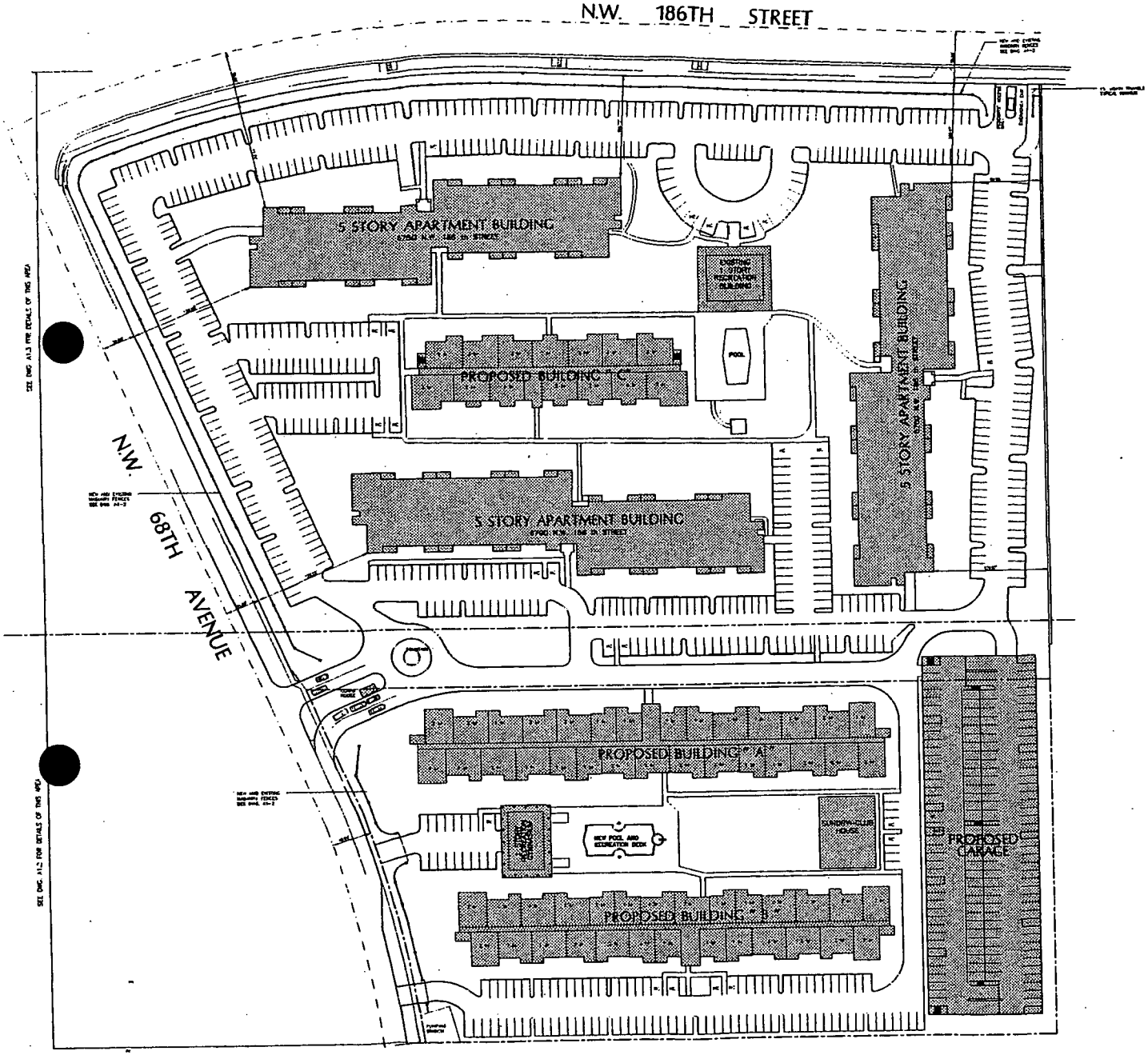

SITE PLAN

SCALE: 1" = 50'-0"

ZONING DATA

LEGAL DESCRIPTION:

TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION
PLAT BOOK 117, PAGE 2
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 573,152 SQ. FT. (13.324 ACRES)

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER
PLAT BOOK 98, PAGE 81
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 268,089 SQ. FT. (6.11 ACRES)

TOTAL NET LAND: 841,281 SQ. FT. (19.313 ACRES)

GROSS BUILDING LOT COVERAGE:

BUILDING # 6700	33,603	SQ. FT.	(EXISTING)
BUILDING # 6730	28,868	SQ. FT.	(EXISTING)
BUILDING # 6790	32,110	SQ. FT.	(EXISTING)
RECREATION BLDG.	5,378	SQ. FT.	(EXISTING)
GATE HOUSE	80	SQ. FT.	(EXISTING)
BUILDING " A "	38,189	SQ. FT.	(PROPOSED)
BUILDING " B "	33,394	SQ. FT.	(PROPOSED)
BUILDING " C "	30,548	SQ. FT.	(PROPOSED)
RECREATION	3,865	SQ. FT.	(PROPOSED)
SUNDRY-CLUB HOUSE	1,980	SQ. FT.	(PROPOSED)
GATE HOUSE	120	SQ. FT.	(PROPOSED)
GARAGE	43,980	SQ. FT.	(PROPOSED)
TOTAL	242,213	SQ. FT.	

GROSS BUILDING LOT COVERAGE: 242,213 SQ. FT. / 841,281 SQ. FT. 28.8 %

TOTAL BUILDING AREA:

			HEIGHT	
BUILDING # 6700	135,130	SQ. FT.	5 FLOORS 45'-4"	(EXISTING)
BUILDING # 6730	140,340	SQ. FT.	5 FLOORS 45'-4"	(EXISTING)
BUILDING # 6790	148,930	SQ. FT.	5 FLOORS 45'-4"	(EXISTING)
RECREATION BLDG.	5,630	SQ. FT.		(EXISTING)
GATE HOUSE	80	SQ. FT.		(EXISTING)
BUILDING " A "	301,474	SQ. FT.	6 FLOORS 63'-0"	(PROPOSED)
BUILDING " B "	187,548	SQ. FT.	6 FLOORS 63'-0"	(PROPOSED)
BUILDING " C "	173,270	SQ. FT.	6 FLOORS 63'-0"	(PROPOSED)
RECREATION	2,368	SQ. FT.	1 FLOOR	(PROPOSED)
SUNDRY-CLUB HOUSE	4,980	SQ. FT.	1 FLOOR	(PROPOSED)
GATE HOUSE	120		1 FLOOR	(PROPOSED)
TOTAL	958,930	SQ. FT.		

FLOOR AREA RATIO: 958,930 / 841,281 = 1.137

TOTAL LANDSCAPE AREA: 348,222 SQUARE FEET AND 41.2 %

ADDITIONAL % OF LANDSCAPE REQUIRED BY CHAPTER 33 %

TREES REQUIRED BY CHAPTER 18A (*) TREES REQUIRED BY CHAPTER 33 (*)

TOTAL TREES REQUIRED (*) TOTAL TREES PROVIDED (*)

(*) SEE LANDSCAPING PLANS

ALL LANDSCAPED AREAS WILL BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM WITH A 100% COVERAGE

TOTAL PARKING AREA	111,525	SQUARE FEET AND	13.25 %
TOTAL WALKS	11,900	SQUARE FEET AND	1.41 %
TOTAL DRIVES	129,400	SQUARE FEET AND	15.34 %

TOTAL NUMBER OF BUILDINGS

SIX APARTMENT BUILDINGS, ONE GARAGE, TWO RECREATION BUILDINGS, ONE SUNDRY-CLUB HOUSE AND TWO GATE HOUSES

APARTMENT BREAKDOWN:

	ONE-BR. UNITS	TWO-BR. UNITS	THREE-BR. UNITS	TOTALS	
6730 BUILDING	35	85	10	100	(EXISTING)
6700 BUILDING	30	65	10	110	(EXISTING)
6790 BUILDING	30	85	10	110	(EXISTING)
BUILDING " A "	49	125	-	174	(PROPOSED)
BUILDING " B "	37	119	-	156	(PROPOSED)
BUILDING " C "	-	73	11	84	(PROPOSED)
TOTALS	181	502	41	734	

DENSITY: 734 / 19.314 = 38.00 UNITS PER ACRE

PARKING REQUIREMENTS:

ONE BEDROOM UNITS:	181 X 1.5 = 271.5	SPACES
TWO BEDROOM UNITS:	502 X 1.75 = 878.5	SPACES
THREE BEDROOM UNITS:	41 X 2.00 = 82.0	SPACES
THREE BEDROOM UNITS:	41 X 2.00 = 82.0	SPACES
TOTAL REQUIRED:	1247.0	SPACES
TOTAL PROVIDED:	1268.0	SPACES (1)
ON-SITE	605.0	SPACES
GARAGE	663.0	SPACES

(1) INCLUDING 28 HANDICAPPED SPACES

BUILDING HEIGHTS:

BUILDING # 6700	5 FLOORS 45'-4"	(EXISTING)
BUILDING # 6730	5 FLOORS 45'-4"	(EXISTING)
BUILDING # 6790	5 FLOORS 45'-4"	(EXISTING)
RECREATION BLDG.	1 FLOOR 15'-0"	(EXISTING)
GATE HOUSE	1 FLOOR 12'-0"	(EXISTING)
BUILDING " A "	6 FLOORS 63'-0"	(PROPOSED)
BUILDING " B "	6 FLOORS 63'-0"	(PROPOSED)
BUILDING " C "	6 FLOORS 63'-0"	(PROPOSED)
GARAGE	5 FLOORS 38'-0"	(PROPOSED)
RECREATION	1 FLOOR 27'-0"	(PROPOSED)
SUNDRY-CLUB HOUSE	1 FLOOR [illegible]	(PROPOSED)
GATE HOUSE	1 FLOOR 12'-0"	(PROPOSED)

JAN 0 8 2004

SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD. SUITE 204
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(305) 529-9606

COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS

01-06-04

01-07-04

01-08-04

PROJECT: CCT PHASE II

FILE NO. A1.1

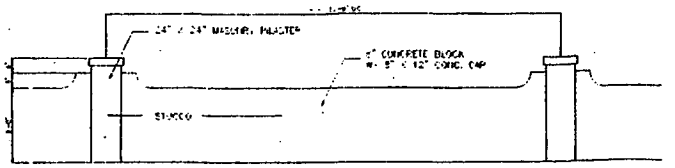
SCALE: 1"=50'-0"

DATE: 08-12-03

SHEET NO. A1.1

OF 13

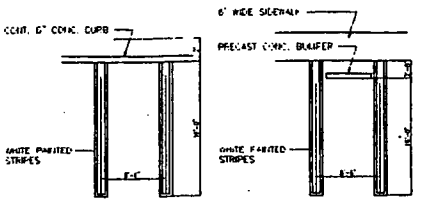
03-1A3



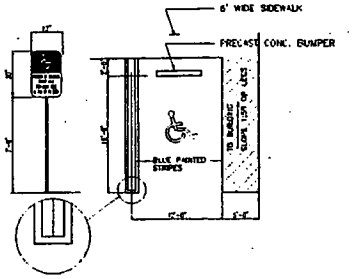
MASONRY FENCE DETAIL
SCALE: 1/4"=1'-0"

ALONG PROPERTY LINES FACING STREETS
5 FEET HIGH CHAIN LINK AT ALL OTHER PROPERTY LINES

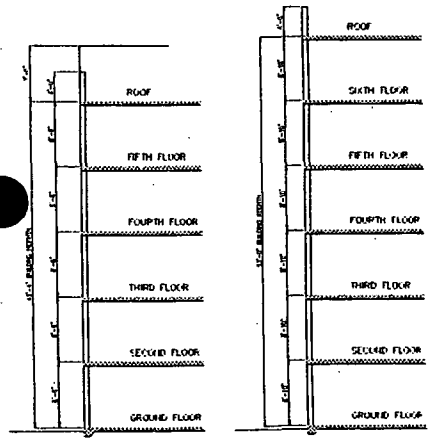
BICYCLE RACK DETAIL
(HUNTCO MODEL BR-13 OR EQUAL)



TYPICAL PARKING STALL DETAIL
N.T.S.

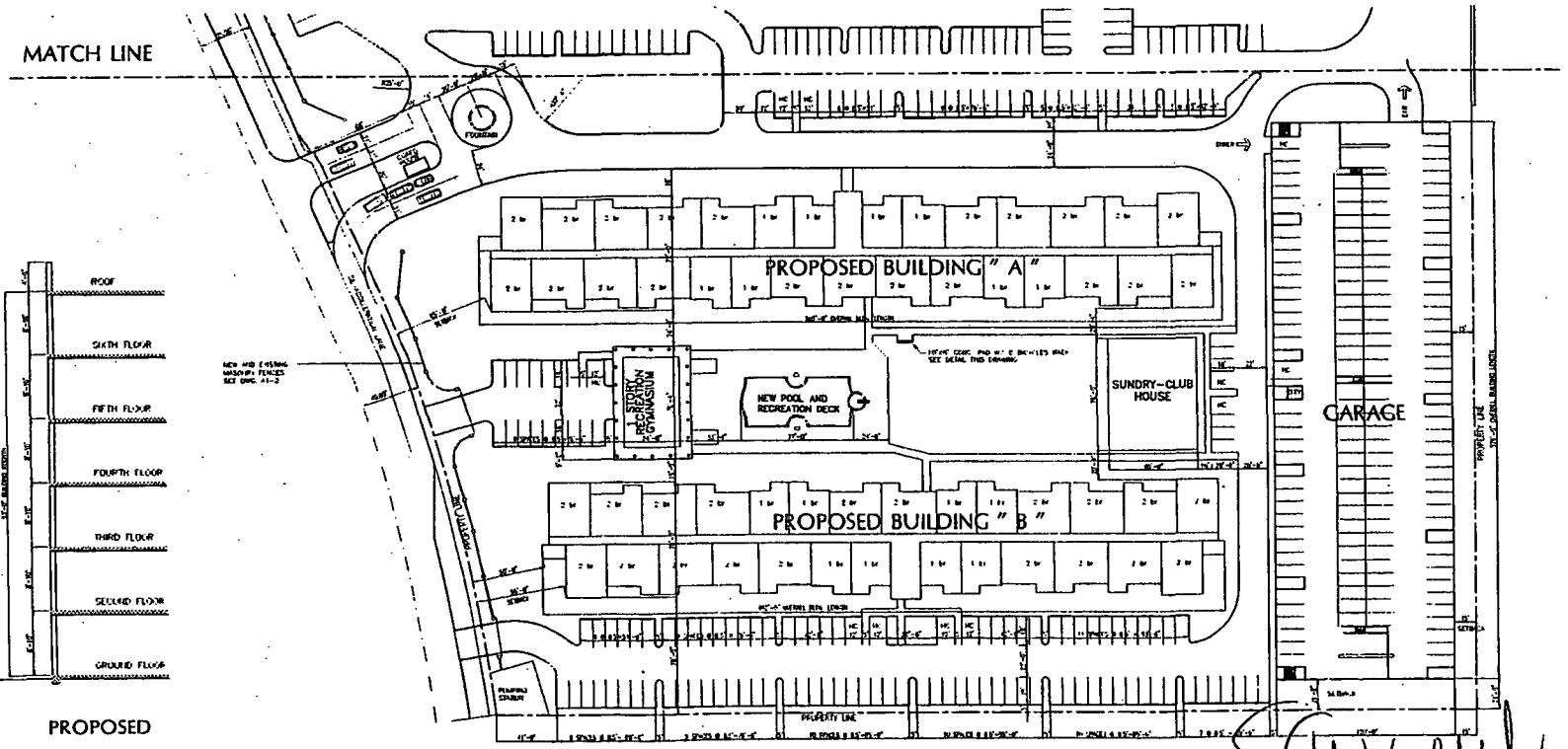


HANDICAPPED PARKING STALL DETAIL
N.T.S.



EXISTING PROPOSED

TYPICAL BUILDINGS SECTIONS
SCALE: 1/8" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1" = 40'-0"

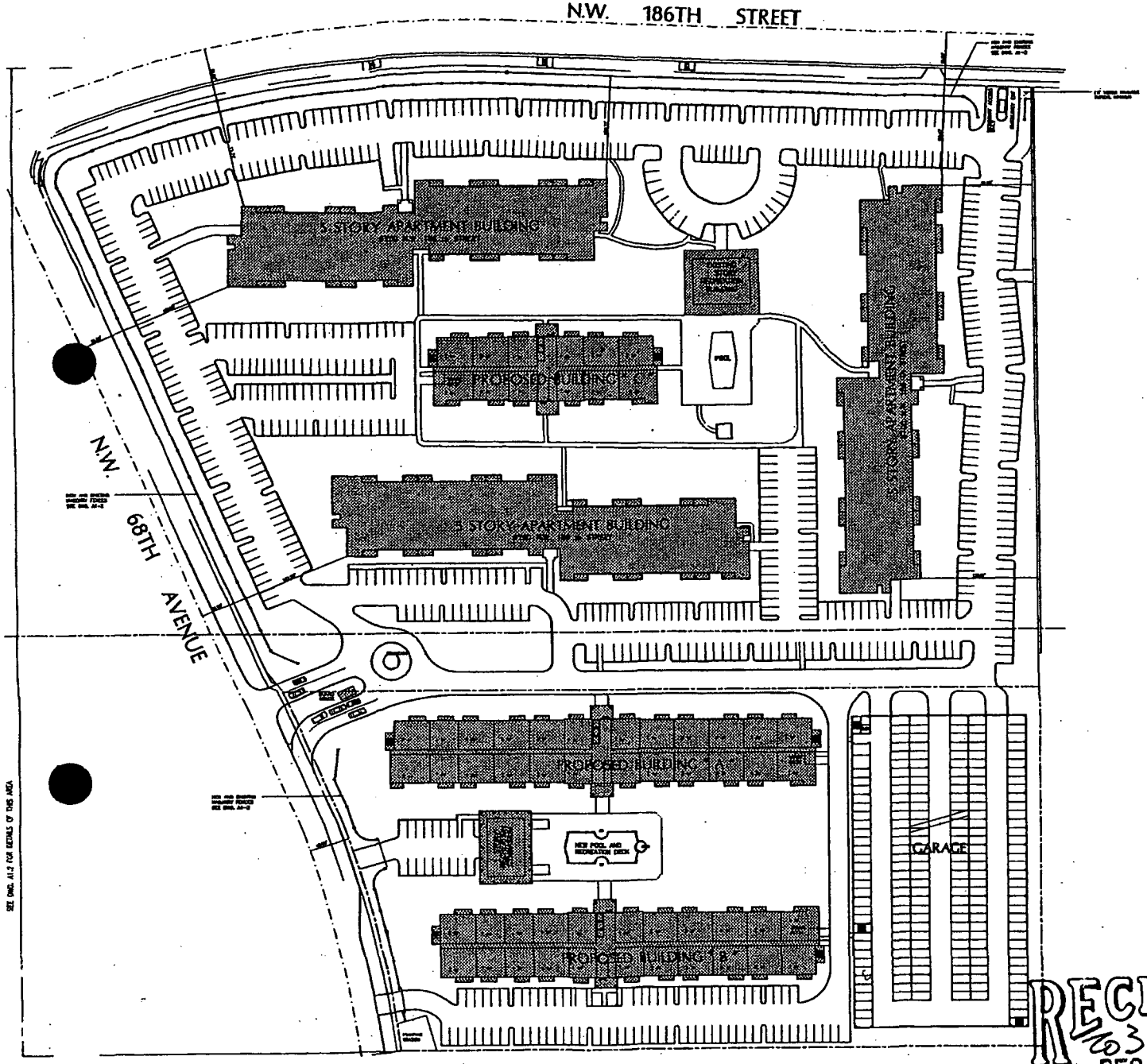
JAN 0 8 2004

SALVADOR M. CRUXENT ARCHITECT
3251 PONCE DE LEON BLVD.
SUITE 204
CORAL GABLES, FLORIDA 33134
(305) 380-0838

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS
01-06-04
01-07-04
01-08-04

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN1
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.2
OF 13



SEE DWG. A1.2 FOR DETAILS OF THIS AREA

SITE PLAN

SCALE: 1" = 50'-0"

ZONING DATA

LEGAL DESCRIPTION: TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION, PLAT BOOK 117, PAGE 2, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 575,100 SQ. FT. (13.204 ACRES)

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, PLAT BOOK 88, PAGE 26, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING [illegible] SQ. FT. ([illegible] ACRES)

TOTAL NET LAND: 841,101 SQ. FT. (19.313 ACRES)

GROSS BUILDING LOT COVERAGE:

BUILDING # 5700	33,853	SQ. FT.	(EXISTING)
BUILDING # 5720	36,965	SQ. FT.	(EXISTING)
BUILDING # 5700	30,110	SQ. FT.	(EXISTING)
RECREATION BLDG.	5,015	SQ. FT.	(EXISTING)
GATE HOUSE	80	SQ. FT.	(EXISTING)
BUILDING " A "	33,705	SQ. FT.	(PROPOSED)
BUILDING " B "	55,853	SQ. FT.	(PROPOSED)
BUILDING " C "	77,630	SQ. FT.	(PROPOSED)
RECREATION	3,665	SQ. FT.	(PROPOSED)
GATE HOUSE	120	SQ. FT.	(PROPOSED)
GARAGE	58,555	SQ. FT.	(PROPOSED)
TOTAL	340,670	SQ. FT.	(EXISTING)

GROSS BUILDING LOT COVERAGE: 340,670 SQ. FT. / 841,101 SQ. FT. 40.5 %

TOTAL BUILDING AREA:

			HEIGHT	
BUILDING # 5700	138,130	SQ. FT.	5 FLOORS	(EXISTING)
BUILDING # 5720	140,340	SQ. FT.	5 FLOORS	(EXISTING)
BUILDING # 5700	140,630	SQ. FT.	5 FLOORS	(EXISTING)
RECREATION BLDG.	3,630	SQ. FT.		(EXISTING)
GATE HOUSE	80	SQ. FT.		(EXISTING)
BUILDING " A "	242,850	SQ. FT.	5 FLOORS 74'-6"	(PROPOSED)
BUILDING " B "	234,240	SQ. FT.	5 FLOORS 74'-6"	(PROPOSED)
BUILDING " C "	67,800	SQ. FT.	5 FLOORS 56'-6"	(PROPOSED)
RECREATION	3,665	SQ. FT.		(PROPOSED)
GATE HOUSE	120			(PROPOSED)
TOTAL	968,340	SQ. FT.		

FLOOR AREA RATIO: 968,340 / 841,101 = 1.15

TOTAL LANDSCAPE AREA: 368,603 SQUARE FEET AND 43.38 %

ADDITIONAL % OF LANDSCAPE REQUIRED BY CHAPTER 33: %

TREES REQUIRED BY CHAPTER 18A (*) — TREES REQUIRED BY CHAPTER 33 (*)

TOTAL TREES REQUIRED (*) — TOTAL TREES PROVIDED (*)

(*) SEE LANDSCAPING PLANS

ALL LANDSCAPED AREAS WILL BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM WITH A 100% COVERAGE

TOTAL PARKING AREA	96,300	SQUARE FEET AND	11.04 %
TOTAL WALKS	11,900	SQUARE FEET AND	1.42 %
TOTAL DRIVES	127,300	SQUARE FEET AND	15.13 %

TOTAL NUMBER OF BUILDINGS: SIX APARTMENT BUILDINGS, ONE GARAGE, TWO RECREATION BUILDINGS AND TWO GATE HOUSES

APARTMENT BREAKDOWN:

	ONE-BR. UNITS	TWO-BR. UNITS	THREE-BR. UNITS	TOTALS	
5700 BUILDING	38	85	18	141	(EXISTING)
5700 BUILDING	38	85	18	141	(EXISTING)
5700 BUILDING	38	85	18	141	(EXISTING)
BUILDING " A "	46	139	15	201	(PROPOSED)
BUILDING " B "	54	105	7	166	(PROPOSED)
BUILDING " C "	26	37	11	74	(PROPOSED)
TOTALS	241	456	83	784	

DENSITY: 784 / 19.31 = 40.58 UNITS PER ACRE

PARKING REQUIREMENTS:

ONE BEDROOM UNITS:	241 X 1.0 = 241.0	SPACES
TWO BEDROOM UNITS:	456 X 1.75 = 798.0	SPACES
THREE BEDROOM UNITS:	83 X 2.00 = 166.0	SPACES
TOTAL REQUIRED:	1205.0	SPACES
TOTAL PROVIDED:	1205.0	SPACES (1)
ON-SITE	896.0	SPACES
GARAGE	310.0	SPACES

(1) INCLUDES 35 HANDICAPPED SPACES

GENERAL 12-07-03

revised Sauxent

RECEIVED 03-12 DEC 8 2003

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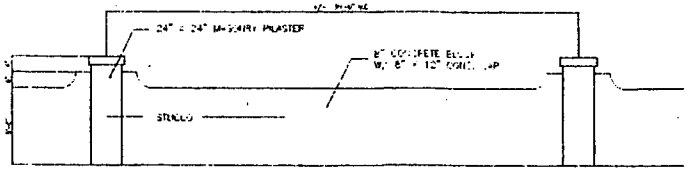
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SALVADOR M. CRUXENT ARCHITECT
2911 PONCE DE LEON BLVD. SUITE 200
CORAL GABLES, FLORIDA 33134
(305) 569-0030

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS

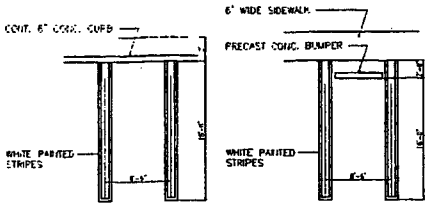
PROJECT: CCT PHASE II
FILE NO: A1.1
SCALE: 1"=50'-0"
DATE: 08-12-03
SHEET NO. A1.1
OF 12



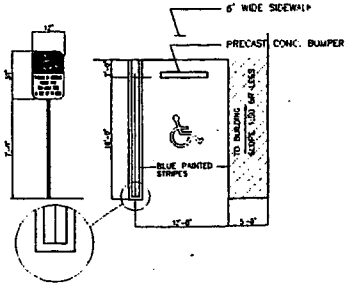
MASONRY FENCE DETAIL
SCALE: 1/4"=1'-0"

ALONG PROPERTY LINES FACING STREETS
5 FEET HIGH CHAIN LINK AT ALL OTHER PROPERTY LINES

BICYCLE RACK DETAIL
N.T.S.
(HUNTCO MODEL BR-13 OR EQUAL)



TYPICAL PARKING STALL DETAIL
N.T.S.



HANDICAPPED PARKING STALL DETAIL
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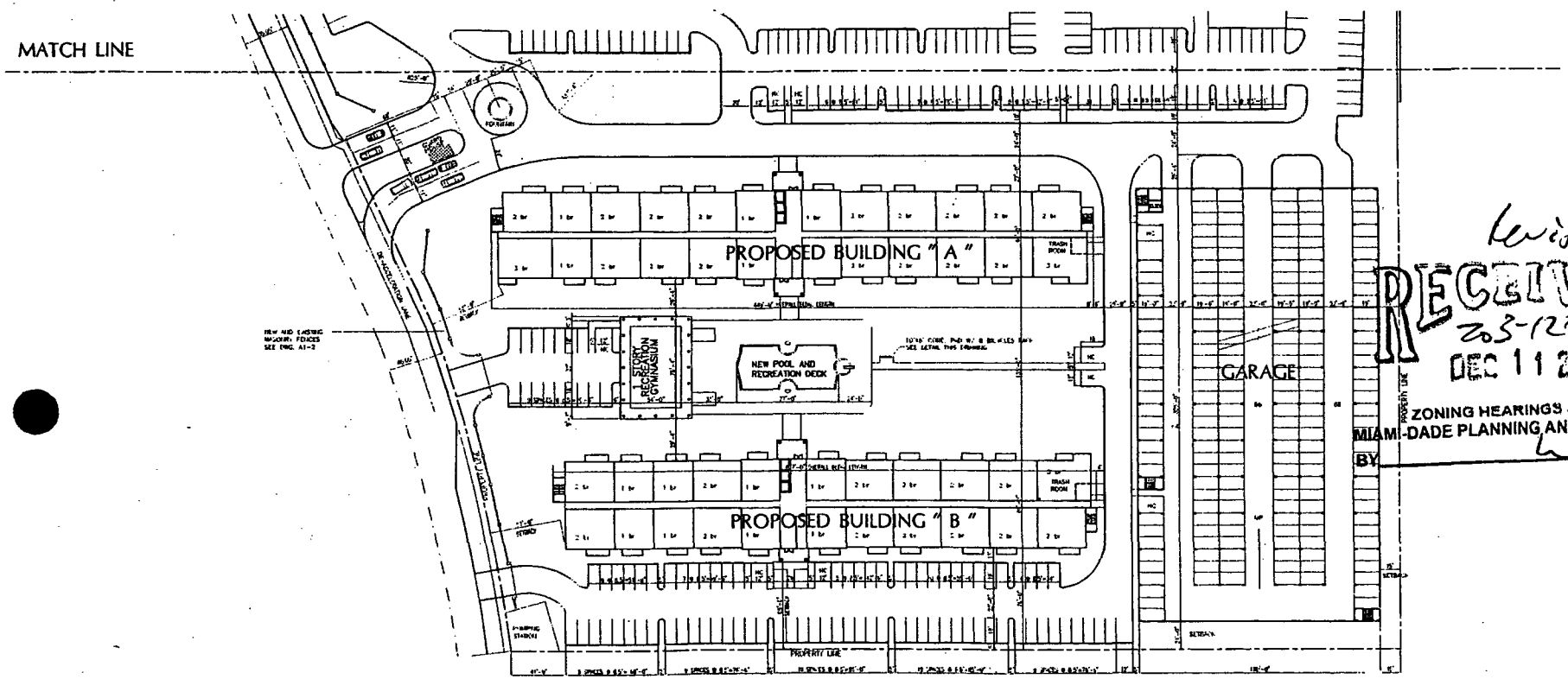

PARTIAL SITE PLAN
SCALE: 1" = 40'-0"

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203-123
DEC 11 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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12-11-03

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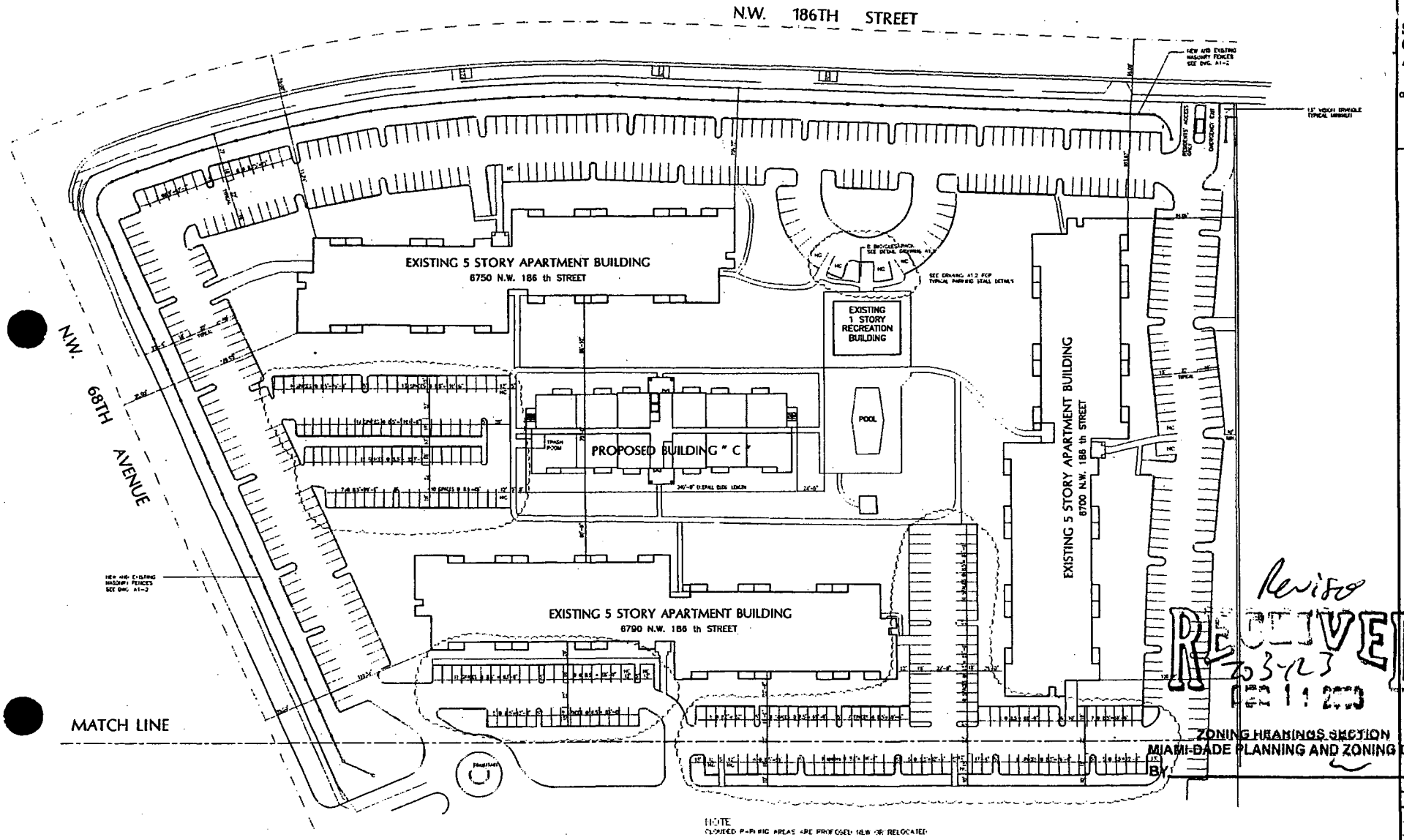
COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS
12-10-03

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN11
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.2
OF 12



PARTIAL SITE PLAN

SCALE: 1" = 50'-0"

Revised

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03-123
DEC 11 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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12-11-03

SALVADOR M. CRUXENT ARCHITECT
2211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 569-8635

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS	12-10-03
PROJECT:	CCT PHASE II
FILE NO:	PARTIALSITEPLAN12
SCALE:	1"=40'-0"
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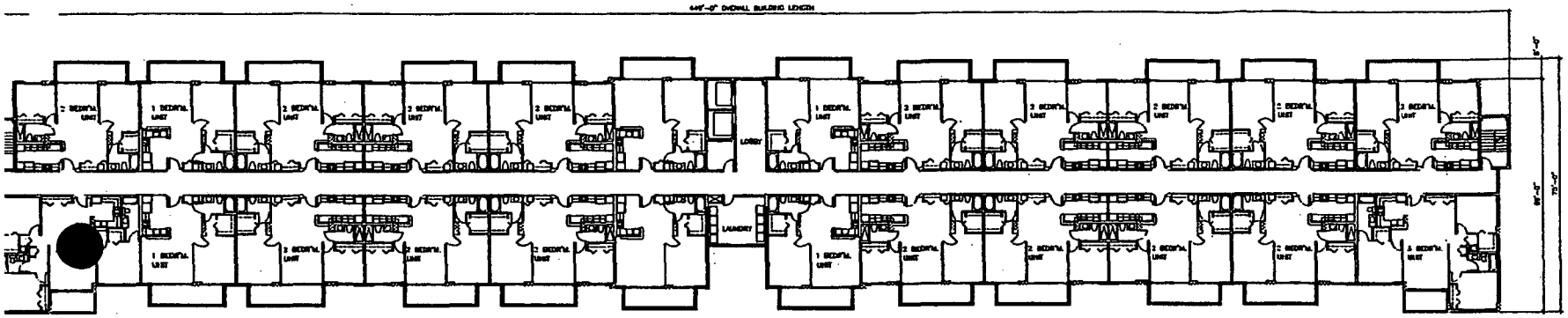
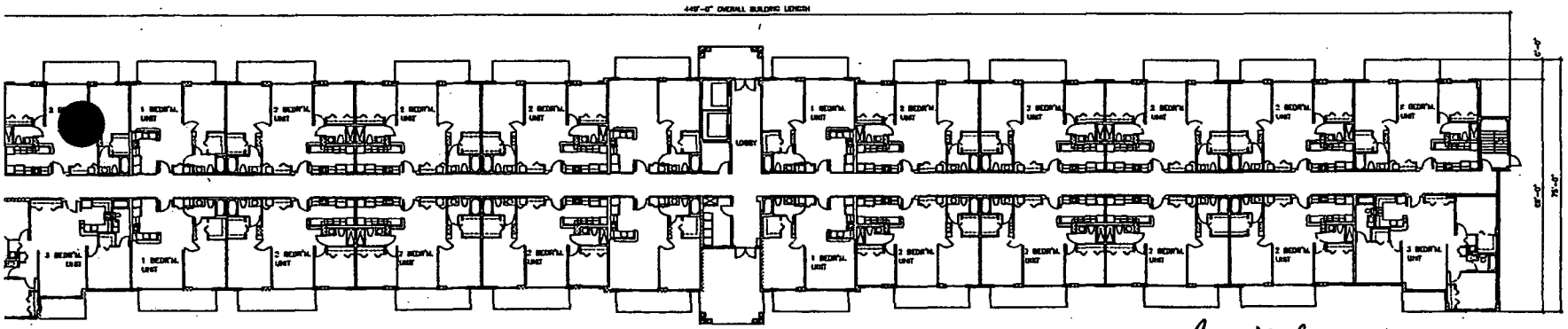
SHEET NO.	A1.3
OF	12



TYPICAL FLOOR PLAN - PROPOSED BUILDING " A "
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - PROPOSED BUILDING " A "
SCALE: 1/16" = 1'-0"

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DEC 8 2003
203423
DEC 09 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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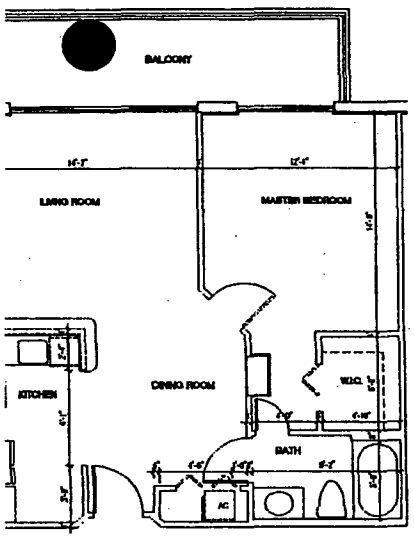
SALVADOR M. CRUXENT ARCHITECT

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

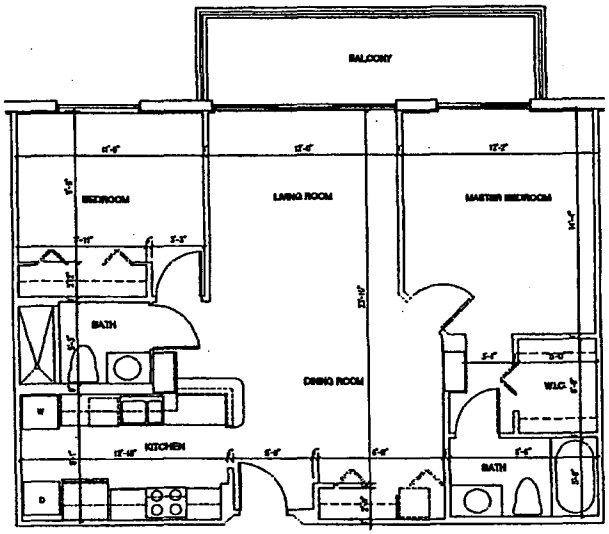
REVISIONS
10-07-03

PROJECT: COUNTRY CLUB TOWERS
FILE NO. A21
SCALE: 1/4"=1'-0"
DATE: 10-29-03
SHEET NO.
A21
OF 12



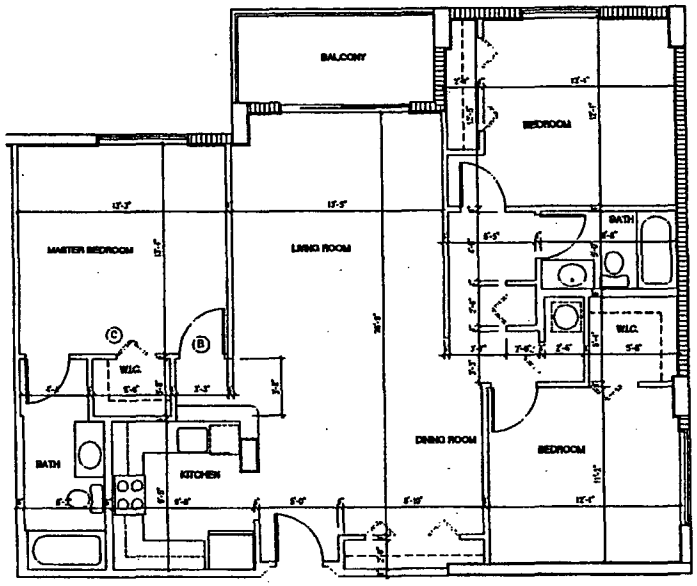
TYPICAL FLOOR PLAN MODEL "A"

SCALE : 1/4" = 1'-0" ONE BEDROOM 745 S.F.



TYPICAL FLOOR PLAN MODEL "B"

SCALE : 1/4" = 1'-0" TWO BEDROOM 996 S.F.



TYPICAL FLOOR PLAN MODEL "C"

SCALE : 1/4" = 1'-0" THREE BEDROOM 1,347 S.F.

Revised DEC 8 2003

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DEC 09 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SALVADOR M. CRUXENT ARCHITECT

COUNTRY CLUB TOWERS SECOND PHASE II

MIAMI, FLORIDA

72255 N.W. 60 th. AVENUE

REVISIONS

PROJECT: COUNTRY CLUB TOWERS

FILE NO. UNITS

SCALE 1/4"=1'-0"

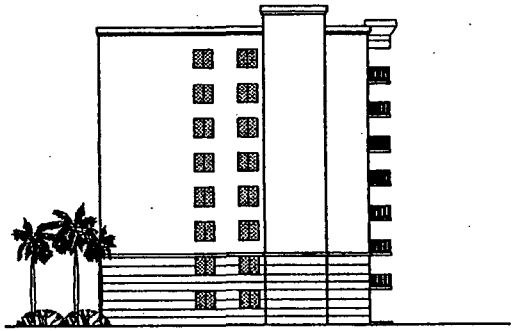
DATE 08-22-03

SHEET NO.

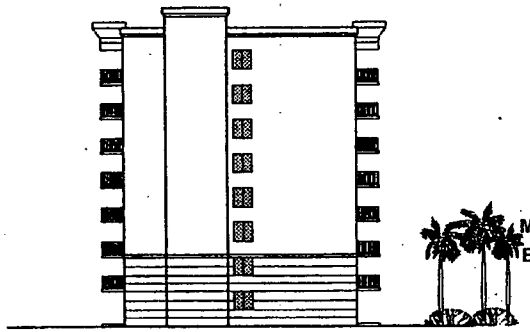
A3.1

OF 9

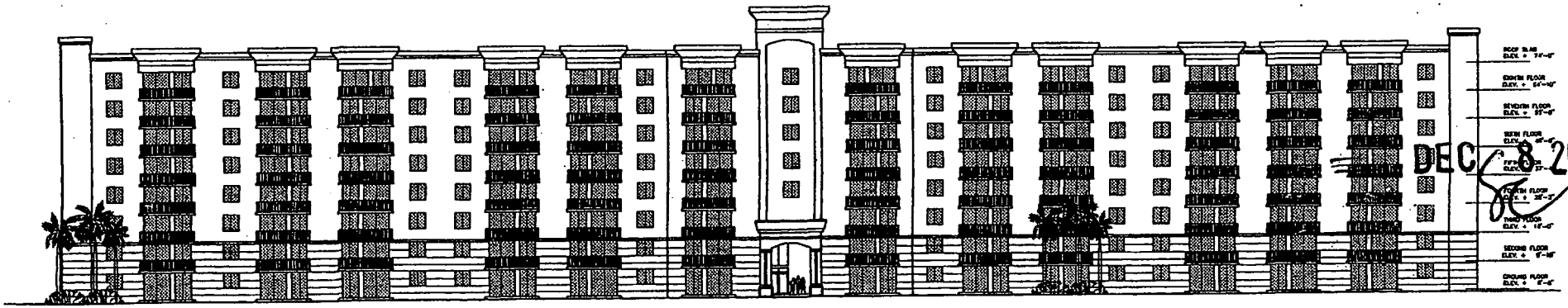
SOUTH ELEVATION - BUILDING "A"



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION - BUILDING "A"

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DEC 09 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DEC 8 2003

SALVADOR M. CRUXENT
ARCHITECT

COUNTRY CLUB TOWERS SECOND PHASE II

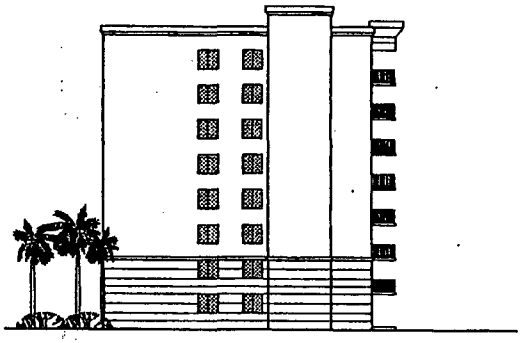
18233 N.W. 68 th AVENUE

MIAMI, FLORIDA

REVISIONS
12-07-03

PROJECT: OCT PHASE II
FILE NO: A4.1
SCALE: 1/16"=1'-0"
DATE: 08-12-03
SHEET NO.
A4.1
OF 12

NORTH ELEVATION - BUILDING " B "



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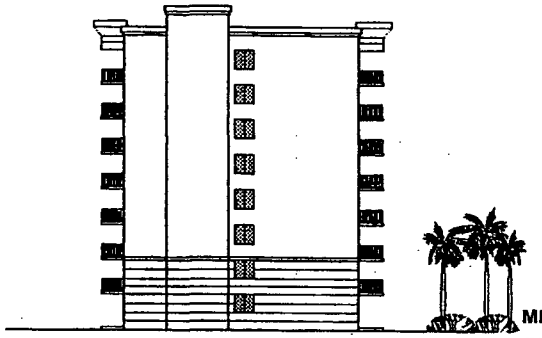
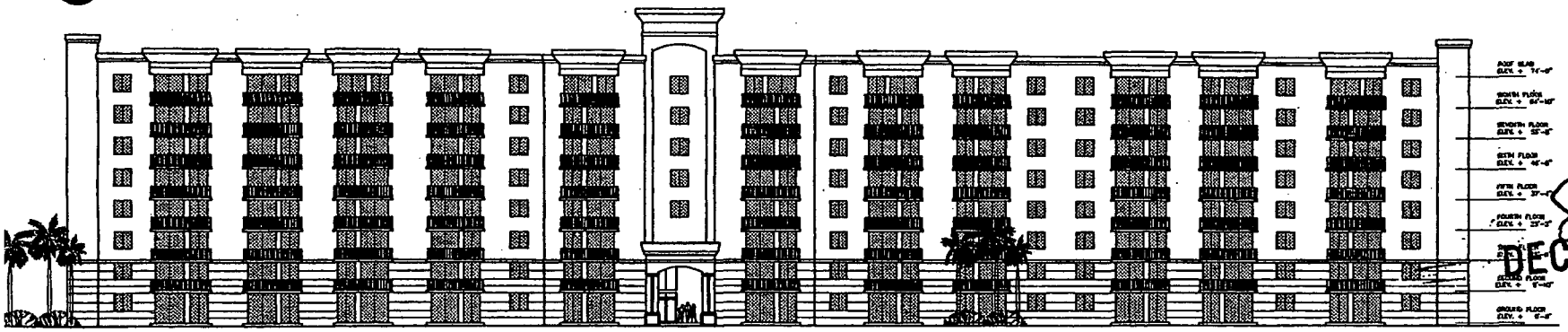


WEST ELEVATION



SOUTH ELEVATION - BUILDING " B"

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ZONING HEARINGS SECTION
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SALVADOR M. CRUXENT ARCHITECT

COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE

MIAMI, FLORIDA

REVISIONS

12-07-03

PROJECT: CCT PHASE II

FILE NO: A4.2

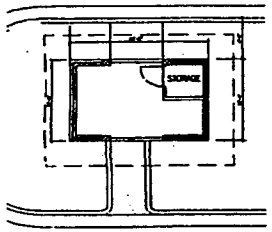
SCALE: 1/16"=1'-0"

DATE: 08-12-03

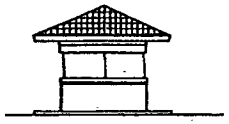
SHEET NO.

A4.2

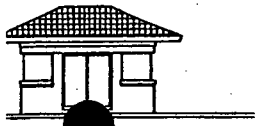
OF 12



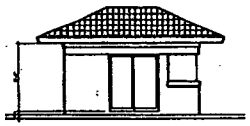
FLOOR PLAN



WEST & EAST ELEVATION

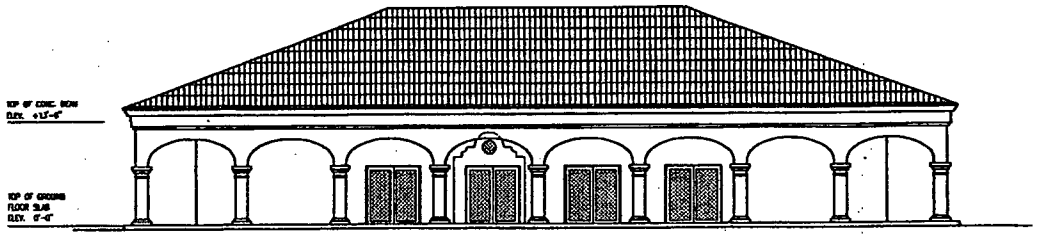


NORTH ELEVATION



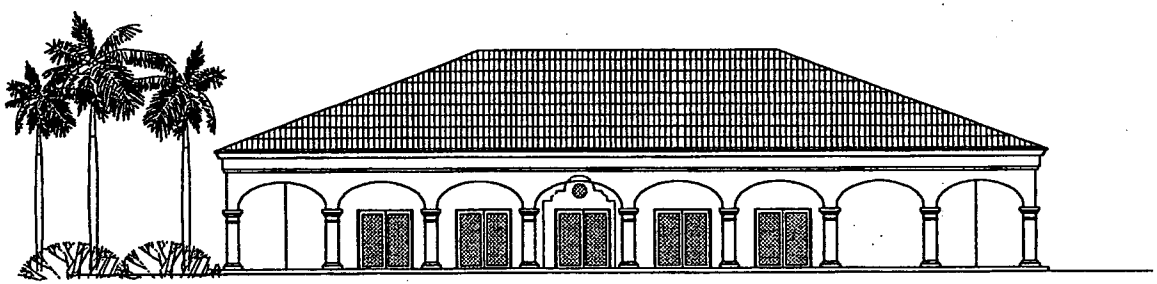
SOUTH ELEVATION

RD HOUSE DETAILS



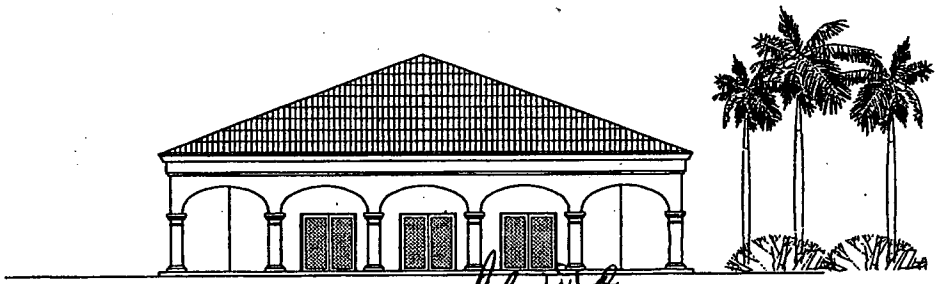
RENTAL OFFICE/GYM EAST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM WEST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM NORTH ELEVATION
(SOUTH EQUAL BUT REVERSED)

SCALE: 1/16" = 1'-0"

Revised

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(305) 858-8838

COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE

MIAMI, FLORIDA

REVISIONS
12-07-03

PROJECT: CCT PHASE II

FILE NO: A5.2

SCALE: 1/8"=1'-0"

DATE: 08-12-03

SHEET NO.

A5.2

OF 12