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 575,162 SQ. FT. (13.204 ACRES)

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER
PLAT BOOK 99, PAGE 61
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 266,099 SQ. FT. (6.11 ACRES)

TOTAL NET LAND: 841,261 SQ. FT. (19.312 ACRES)

GROSS BUILDING LOT COVERAGE:

BUILDING # 6700	32,003	SQ. FT.	(EXISTING)
BUILDING # 6750	28,969	SQ. FT.	(EXISTING)
BUILDING # 6790	32,110	SQ. FT.	(EXISTING)
RECREATION BLDG.	5,218	SQ. FT.	(EXISTING)
GATE HOUSE	80	SQ. FT.	(EXISTING)
BUILDING " A "	36,189	SQ. FT.	(PROPOSED)
BUILDING " B "	33,264	SQ. FT.	(PROPOSED)
BUILDING " C "	20,545	SQ. FT.	(PROPOSED)
RECREATION	3,995	SQ. FT.	(PROPOSED)
SUNDRY-CLUB HOUSE	4,560	SQ. FT.	(PROPOSED)
GATE HOUSE	120	SQ. FT.	(PROPOSED)
GARAGE	~~45,180~~ 45,600	SQ. FT.	(PROPOSED)
TOTAL	242,213	SQ. FT.	

GROSS BUILDING LOT COVERAGE: 242,213 SQ. FT. / 841,261 SQ. FT. 28.8 %

TOTAL BUILDING AREA:

			HEIGHT	
BUILDING # 6700	135,130	SQ. FT.	5 FLOORS 43'-4"	(EXISTING)
BUILDING # 6750	149,340	SQ. FT.	5 FLOORS 43'-4"	(EXISTING)
BUILDING # 6790	149,935	SQ. FT.	5 FLOORS 43'-4"	(EXISTING)
RECREATION BLDG.	2,835	SQ. FT.		(EXISTING)
GATE HOUSE	80	SQ. FT.		(EXISTING)
BUILDING " A "	201,474	SQ. FT.	6 FLOORS 53'-0"	(PROPOSED)
BUILDING " B "	187,546	SQ. FT.	6 FLOORS 53'-0"	(PROPOSED)
BUILDING " C "	123,270	SQ. FT.	6 FLOORS 53'-0"	(PROPOSED)
RECREATION	2,265	SQ. FT.	1 FLOOR	(PROPOSED)
SUNDRY-CLUB HOUSE	4,560	SQ. FT.	1 FLOOR	(PROPOSED)
GATE HOUSE	120		1 FLOOR	(PROPOSED)
TOTAL	956,555	SQ. FT.		

FLOOR AREA RATIO: 956,555/ 841,261 = 1.137

TOTAL LANDSCAPE AREA: 146,222 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 (~ 541 TOTAL TREES PROVIDED (*)
(*) SEE LANDSCAPING PLANS
ALL LANDSCAPED AREAS WILL BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM WITH A 100% COVERAGE

TOTAL PARKING AREA	111,526	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	
6750 BUILDING	35	55	10	100	(EXISTING)
6700 BUILDING	35	65	10	110	(EXISTING)
6790 BUILDING	35	65	10	110	(EXISTING)
BUILDING " A "	49	125	–	174	(PROPOSED)
BUILDING " B "	37	119	–	~~156~~ 162	(PROPOSED)
BUILDING " C "	–	73	11	~~84~~ 84	(PROPOSED)
TOTALS	191	502	41	734	

740 UNITS

DENSITY: 734/ 19.314 = ~~38.00~~ UNITS PER ACRE 38.00

PARKING REQUIREMENTS:

ONE BEDROOM UNITS:	191 X 1.5 = 286.5	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~~		
TOTAL REQUIRED:	1247.0	SPACES
TOTAL PROVIDED:	1269.0	SPACES (1)
ON-SITE	686.0	SPACES = 6960 ft Landscaping
GARAGE	583.0	SPACES = 5830 ft landscaping

(1) INCLUDING 26 HANDICAPPED SPACES

BUILDING HEIGHTH:

BUILDING # 6700	5 FLOORS	43'-4"	(EXISTING)
BUILDING # 6750	5 FLOORS	43'-4"	(EXISTING)
BUILDING # 6790	5 FLOORS	43'-4"	(EXISTING)
RECREATION BLDG.	1 FLOOR	24'-0"	(EXISTING)
GATE HOUSE	1 FLOOR	13'-0"	(EXISTING)
BUILDING " A "	6 FLOORS	53'-0"	(PROPOSED)
BUILDING " B "	6 FLOORS	53'-0"	(PROPOSED)
BUILDING " C "	6 FLOORS	53'-0"	(PROPOSED)
GARAGE	5 FLOORS	39'-0"	(PROPOSED)
RECREATION	1 FLOOR	27'-0"	(PROPOSED)
SUNDRY-CLUB HOUSE	1 FLOOR	27'-0"	(PROPOSED)
GATE HOUSE	1 FLOOR	13'-0"	(PROPOSED)

1/8/2004
Sundry-Club House to be constructed and operated in compliance with Miami-Dade County Code Section 33-207.6 and/or as a Club House.
William V. Riley
Attorney for the Applicant

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ZONING EVALUATION SECTION
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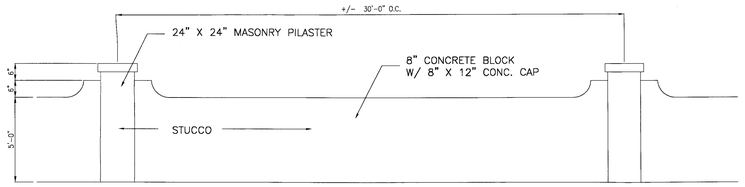
SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 569-9936

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

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

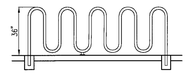
PROJECT: CCT PHASE II
FILE NO: A-1
SCALE: 1"=50'-0"
DATE: 06-12-03
SHEET NO. A1.1
OF 13



MASONRY FENCE DETAL

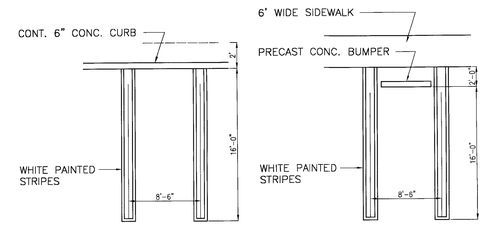
SCALE: 1/4"=1'-0"

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



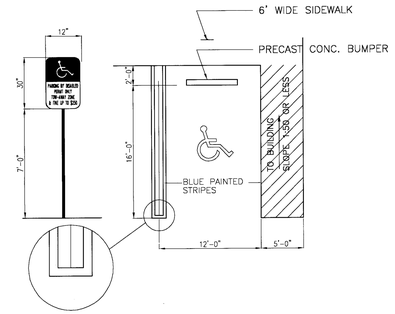
BICYCLE RACK DETAIL

(HUNTCO MODEL BR-13 OR EQUAL)



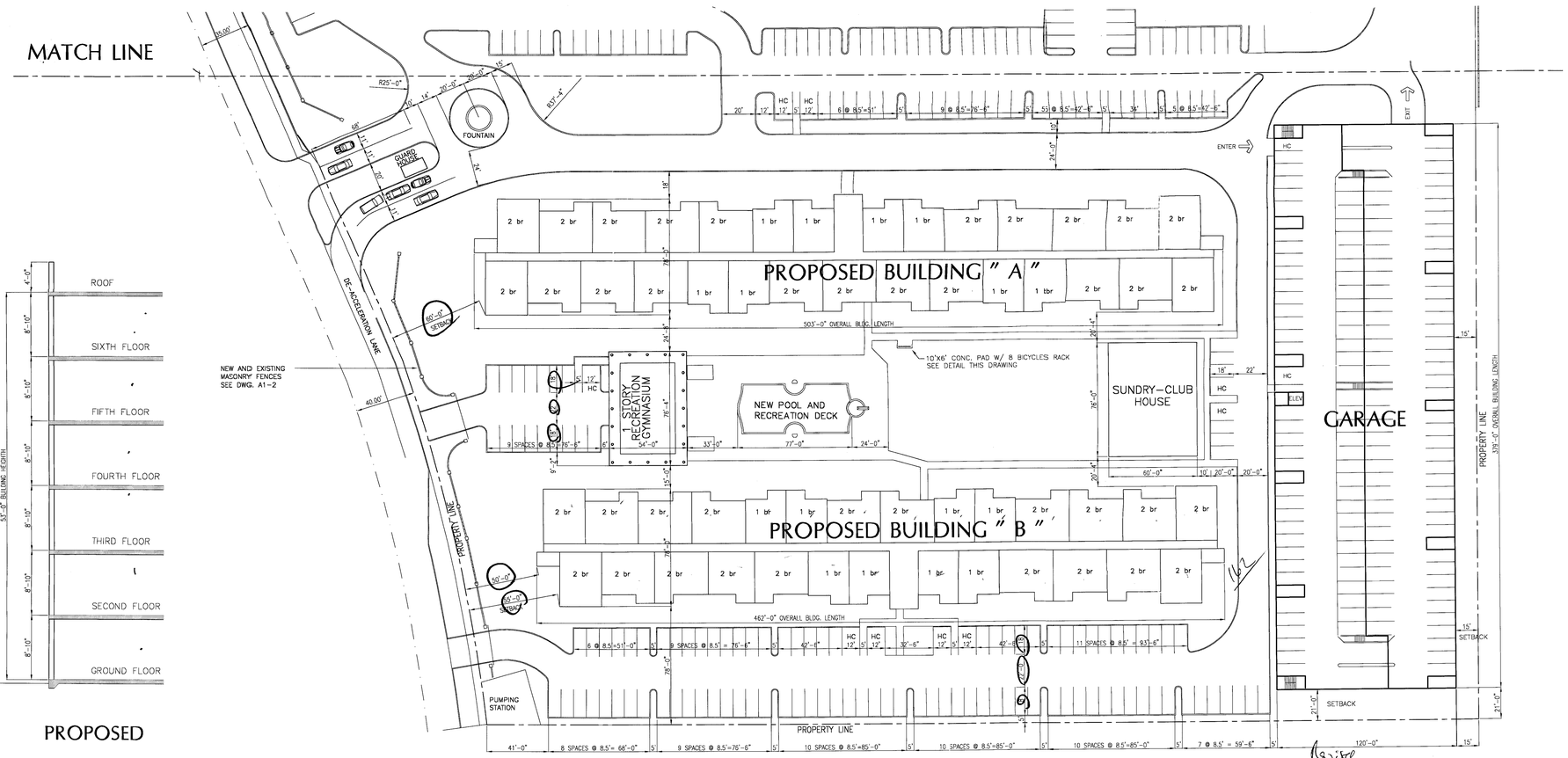
TYPICAL PARKING STALL DETAIL

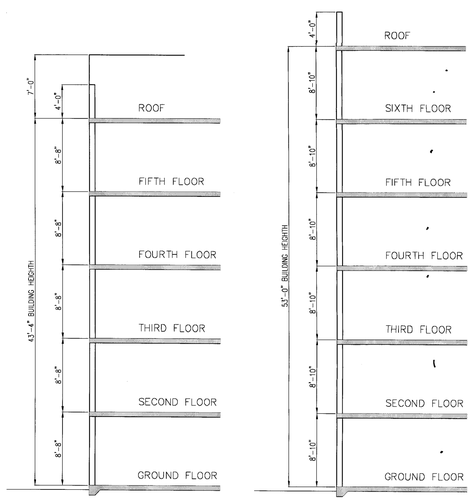
N.T.S.



HANDICAPPED PARKING STALL DETAIL

N.T.S.





EXISTING PROPOSED

TYPICAL BUILDINGS SECTIONS

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

PARTIAL SITE PLAN

SCALE: 1" = 40'-0"

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COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE

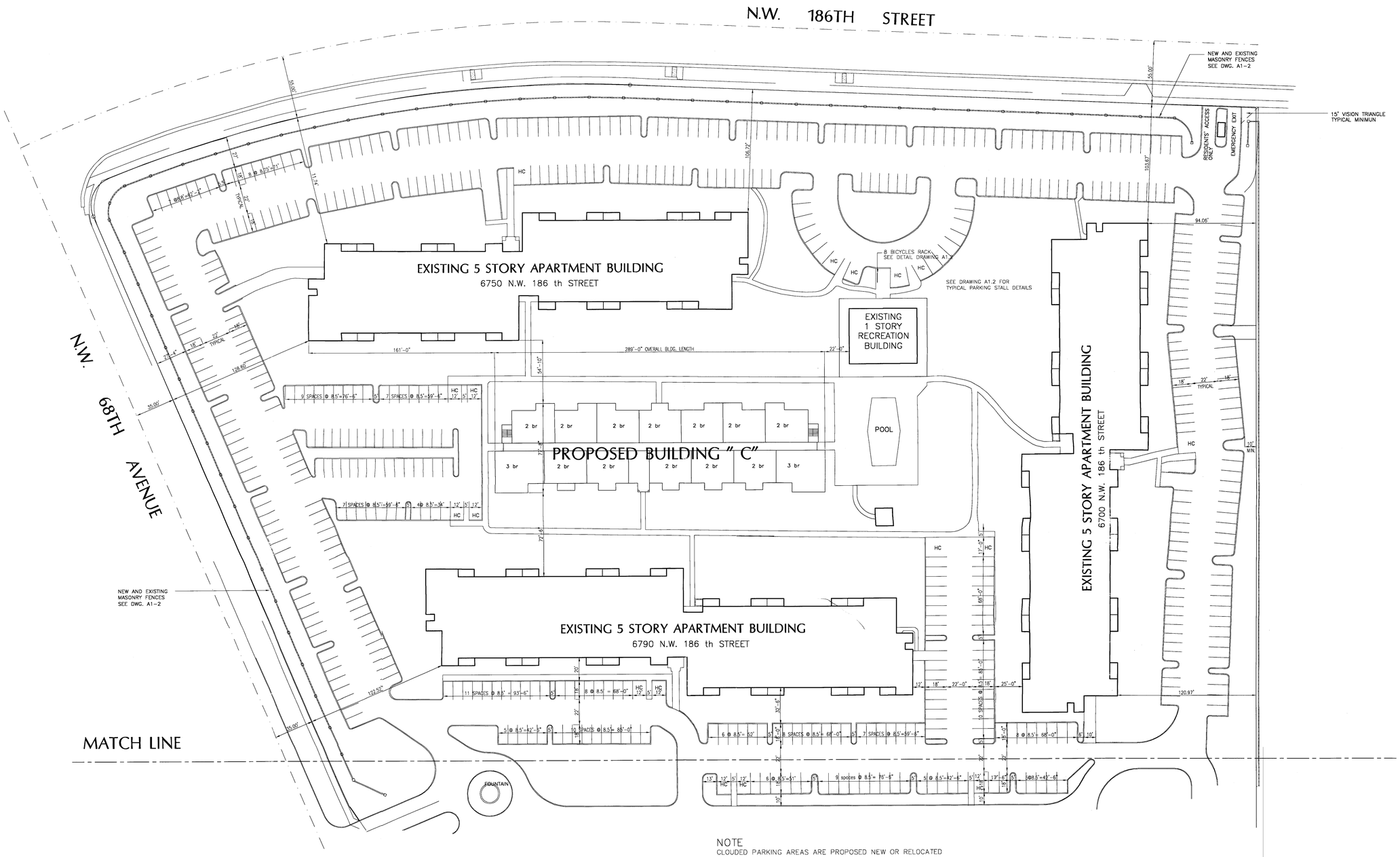
MIAMI, FLORIDA

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



NOTE
CLOUDED PARKING AREAS ARE PROPOSED NEW OR RELOCATED

PARTIAL SITE PLAN

SCALE: 1" = 50'-0" incorrect scale

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BY_____

JAN 06 2004

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

REVISIONS
01-06-04

PROJECT:	CCT PHASE II
FILE NO:	PARTIALSITEPLAN2
SCALE:	1"=40'-0"
DATE:	08-12-03
SHEET NO.	A1.3
OF	13