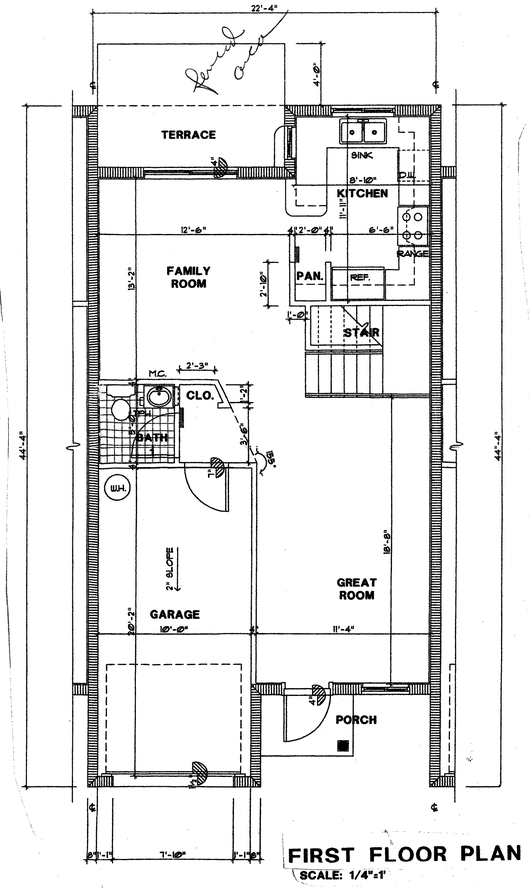
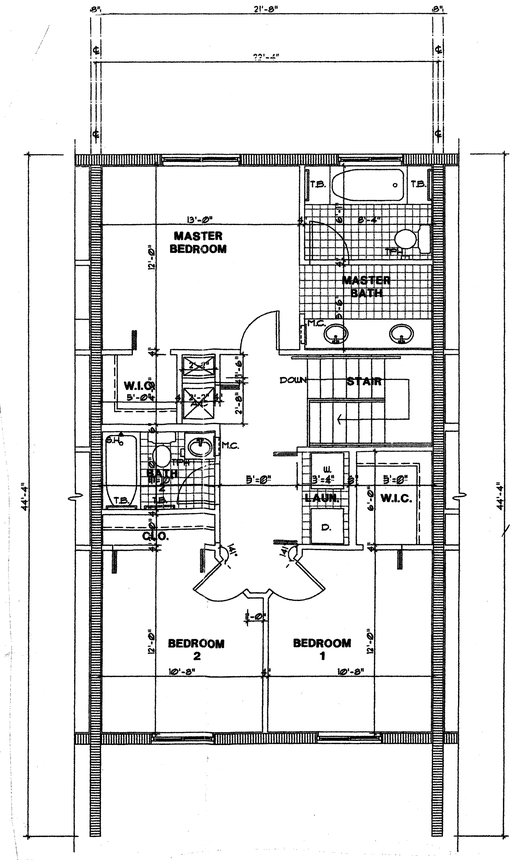
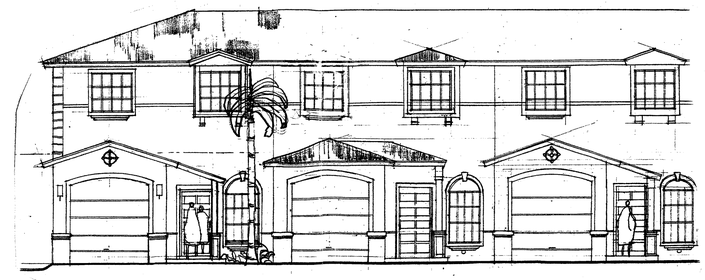


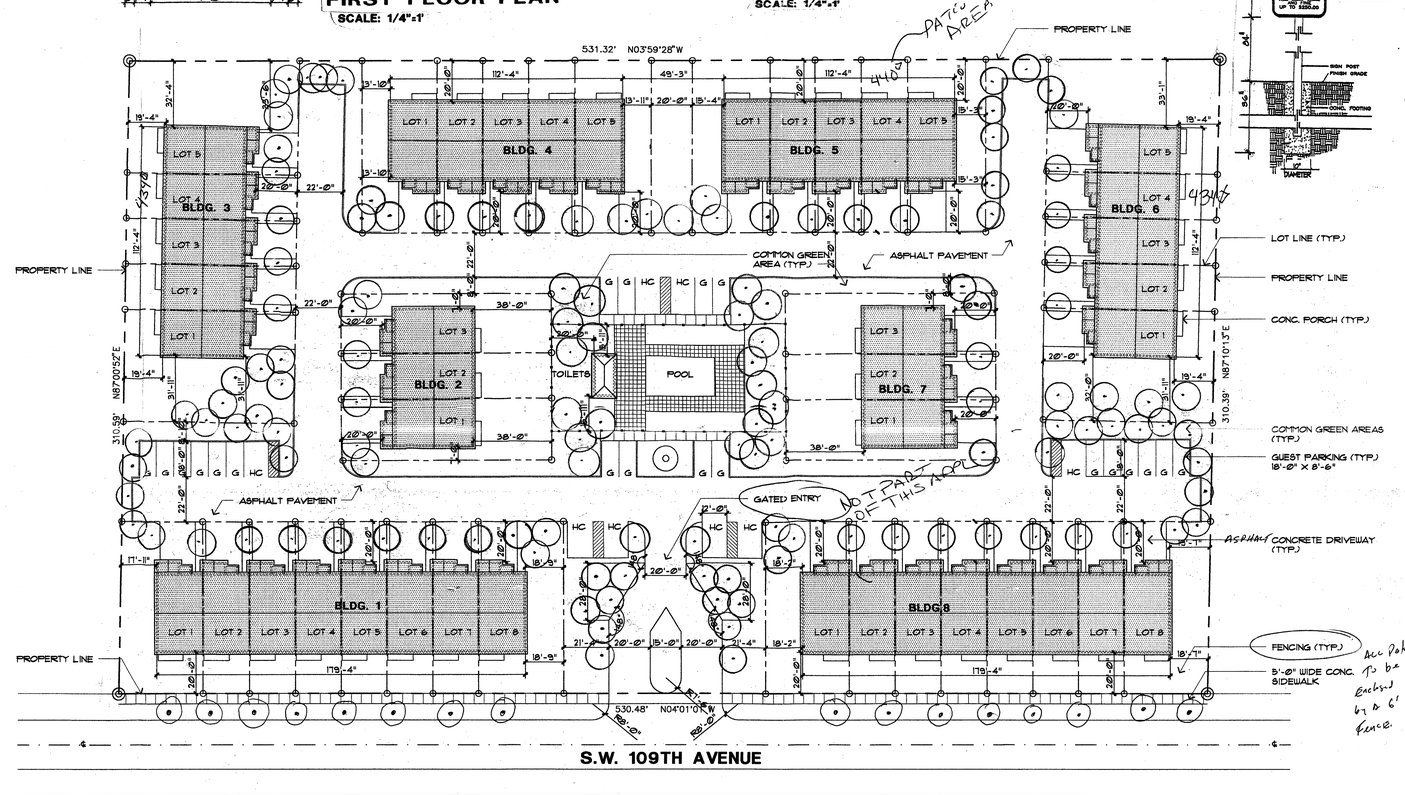
FIRST FLOOR PLAN
SCALE: 1/4"=1'



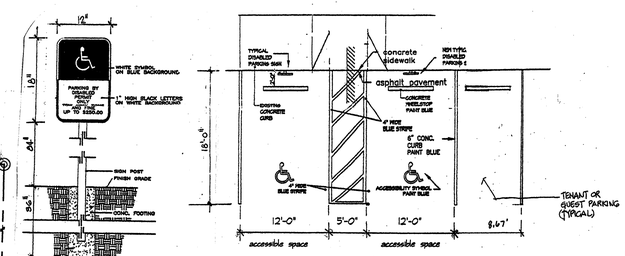
SECOND FLOOR PLAN
SCALE: 1/4"=1'



TYPICAL FRONT ELEVATION
SCALE: NTS



SCHEME 2
SITE PLAN
SCALE: 1"=30'-0"



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

SITE DATA

LOT AREA 3.74 ACRES — 162,914.4 S.F.

LOT COVERAGE
903 X 42 + 200= — 38,126 S.F. 2.34%

DENSITY
42 UNITS / 3.74 ACRES — 11.23 UNITS/ACRE

PARKING

RESERVED FOR TENANTS:	96 SPACES
GUEST:	24 SPACES
REQUIRED HANDICAPPED:	8 SPACES
TOTAL:	128 SPACES

TREES

TREES REQUIRED 3.74 ACRES X 28/ACRE=	105 REQUIRED
TREES PROVIDED	106
TREES IN RIGHT OF WAY 531'/35'=	15 REQUIRED — NOT SHOWN
TREES PROVIDED:	16
PAVED AREA:	47,740 S.F. 29.3%
GREEN AREA:	73,000 S.F. 44.8%

RECEIVED NOV 10 2003 ZONING HEARING SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

ZONING HEARING
☑ PLANS WITHIN THE SCOPE OF THE ZONING HEARING
☐ PLANS NOT WITHIN THE SCOPE OF THE ZONING HEARING
REVIEWED BY: BJ
ON: 11/12/03

PROJECT:
SEASTONE TOWNHOMES
18241 & 18251 S.W. 109 AVENUE
MIAMI, FLORIDA 33157

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AR 0015411
AA 003254

CONSULTANTS:

AS SHOWN

0' 6" 1' 2' 3'

DATE :	08-29-03
JOB NO. :	
DRAWN :	F.M.L.
CHECKED :	E.J.A.

REVISIONS :
10-26-03 OWNER REV. 42 LOTS

☐ For Construction ☐ Review Set
☐ Not for Construction ☐ Office Set
☐ Bid Set ☐ Record Set

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DESCRIPTION :
SITE PLAN

A-1.0