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

WITHIN THE SCOPE OF THE AD

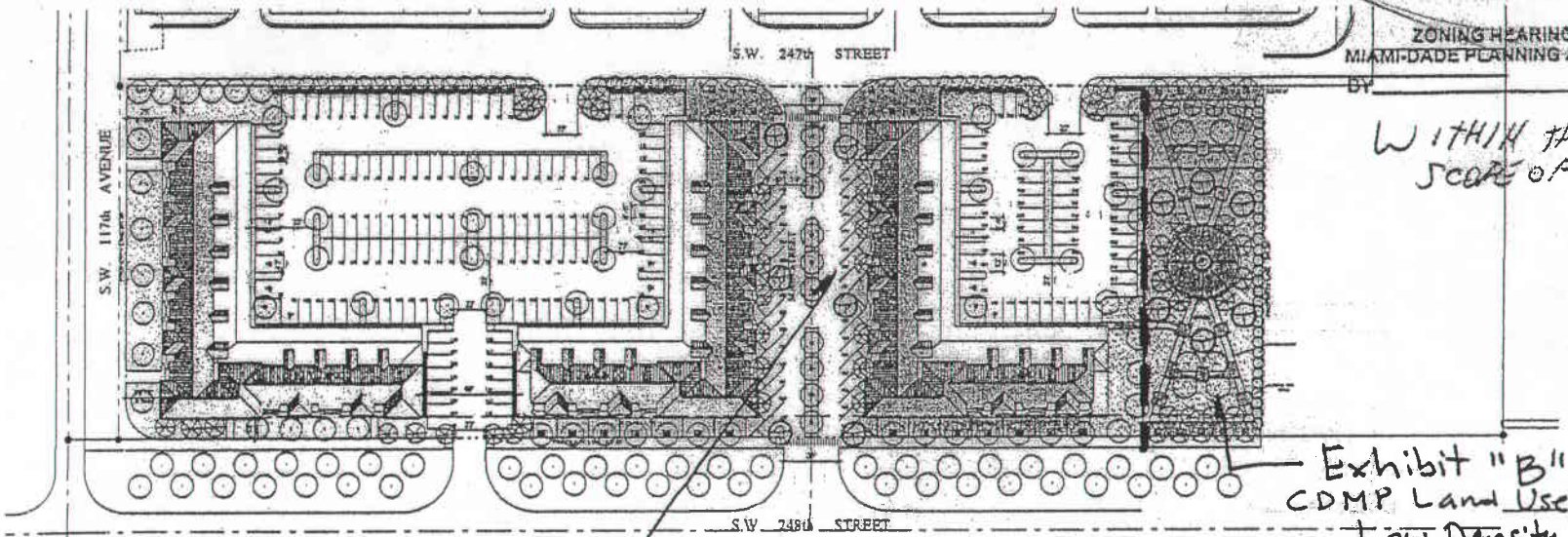


Exhibit "B"
CDMP Land Use Plan
Low Density Residential

Exhibit "A"
CDMP Land Use Plan
(Business and Office)

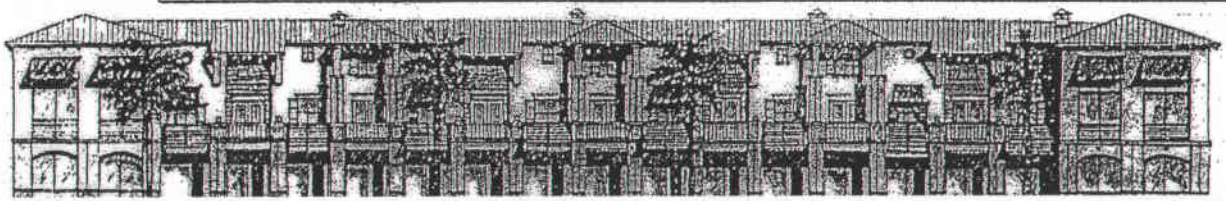
SITE PLAN
SCALE 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT: BU-1
2. LAND AREA: 172,119 S.F. = 3.95 ACRES
3. LOT COVERAGE: MAX. ALLOWED: 40% = 68,848 S.F. — PROPOSED: 58,940 S.F. 34%
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 40 % FOR FIRST FLOOR, 11% FOR EA. ADDITIONAL FLOOR, 81% OF 172,119 S.F. = 87,781 S.F. — PROPOSED: COMMERCIAL= BLD. 1 = 14,792 S.F., BLD. 2 = 14,792 S.F., BLD. 3 = 14,847 S.F., TOTAL 44,826 S.F.; RESIDENTIAL= 33 UNITS @ 1,275 S.F. EACH = 42,075 S.F.; TOTAL PROPOSED F.A.R. = 86,901 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED: 35'-0"
6. LANDSCAPE OPEN AREA: MIN. ALLOWED: 17.5 % = 30,121 S.F., 10 S.F. FOR EA. PARKING SPACE = 2,320 S.F., TOTAL OPEN SPACE REQUIRED= 32,441 S.F. — PROPOSED: 42,556 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: (BLDG 3 ONLY) OFFICE 7,185 S.F./300= 24 SPACES; RETAIL 37,330 S.F./250= 149 SPACES; RESIDENTIAL 1.75 REA. 2 BAR UNIT; 33 UNITS X 1.75 2 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 231; ACCESSIBLE SPACES 6 — PROPOSED: 233 SPACES; 6 (ALREADY INCLUDED IN TOTAL)

PROJECT DATA:

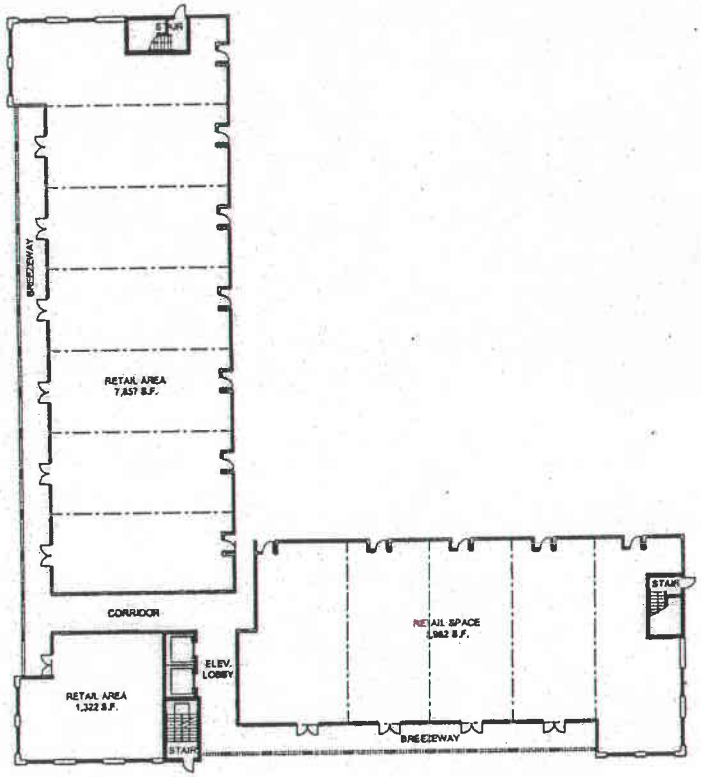
1. ZONING DISTRICT: RU-3M — PROPOSED: OPEN GREEN AREA
2. LAND AREA: 19,548 S.F. = .45 ACRES
3. LOT COVERAGE: MAX. ALLOWED: 30% = 5,863 S.F. — PROPOSED: 0 S.F.
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 30 % FOR ONE STORY, 30% OF 19,548 S.F. = 5,863 S.F. — PROPOSED: TOTAL PROPOSED F.A.R. = 0 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED: 0'-0"
6. LANDSCAPE OPEN AREA: MIN. ALLOWED: 25 % = 4,888 S.F. — PROPOSED: 5,941 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: DWELLING UNITS ALLOWED 12.4/ NET ACRE; 12.53 .45 ACRES= 5.60 UNITS; 5.60 UNITS X 2= 12 SPACES; TOTAL SPACES REQUIRED= 12 SPACES — PROPOSED: 0 UNITS, SEE SITE PLAN; 0 SPACES



SUMMERVILLE TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL ARCHITECTS, INC

SITE DATA, PLAN AND ELEVATION



TYPICAL GROUND FLOOR PLAN

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

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BY

ANGEL PUENTES
ARCHITECT
999 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

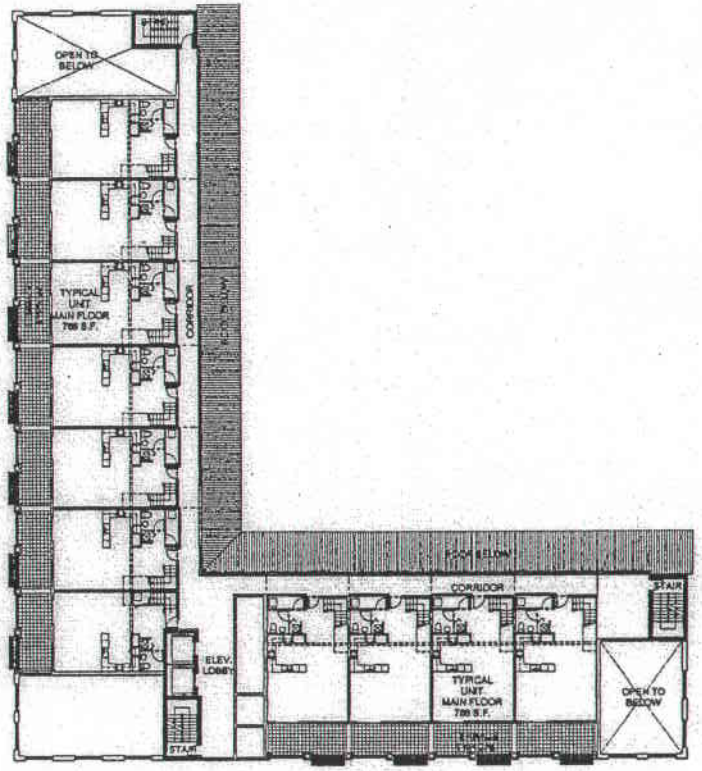
PROJECT NAME
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

PHASE
SCHEMATIC DESIGN

GROUND FLOOR PLAN

A-3.0



SECOND FLOOR PLAN

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

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BY AC

ANGEL PUENTES
ARCHITECT NO. 0009348
999 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

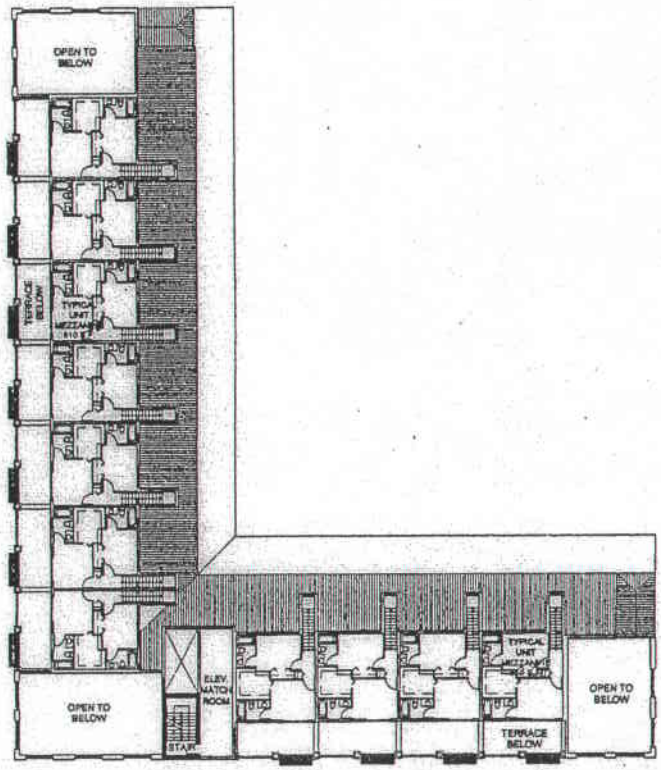
PROJECT NAME
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SCHEMATIC DESIGN

SECOND FLOOR PLAN

A-31



MEZZANINE FLOOR PLAN

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

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MIGUEL PUENTES
PROJECT NO. 0009348
5740 PONCE DE LEON BLVD.
SH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
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SCHEMATIC DESIGN

MEZZANINE FLOOR PLAN

A-12

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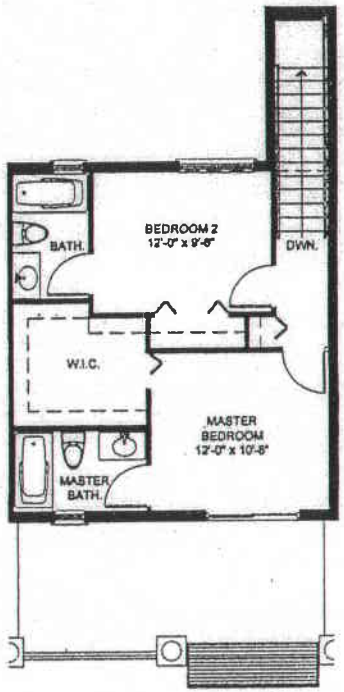
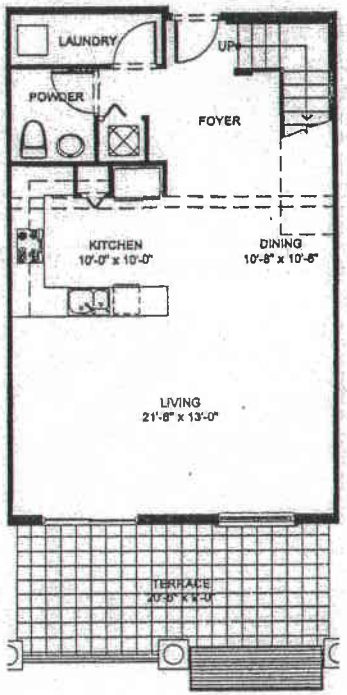
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



MEZZANINE FLOOR PLAN

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



UNIT MAIN FLOOR PLAN

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

FIRST FLOOR A/C AREA = 766 s.f.
SECOND FLOOR A/C AREA = 510 s.f.
TOTAL A/C AREA = 1276 s.f.

ANGEL PUENTES
ARCHITECT NO. 0009348
9000 PONCE DE LEON BLVD.
SUITE 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI-DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SCHEMATIC DESIGN

TYPICAL UNIT
FLOOR PLANS

A-13