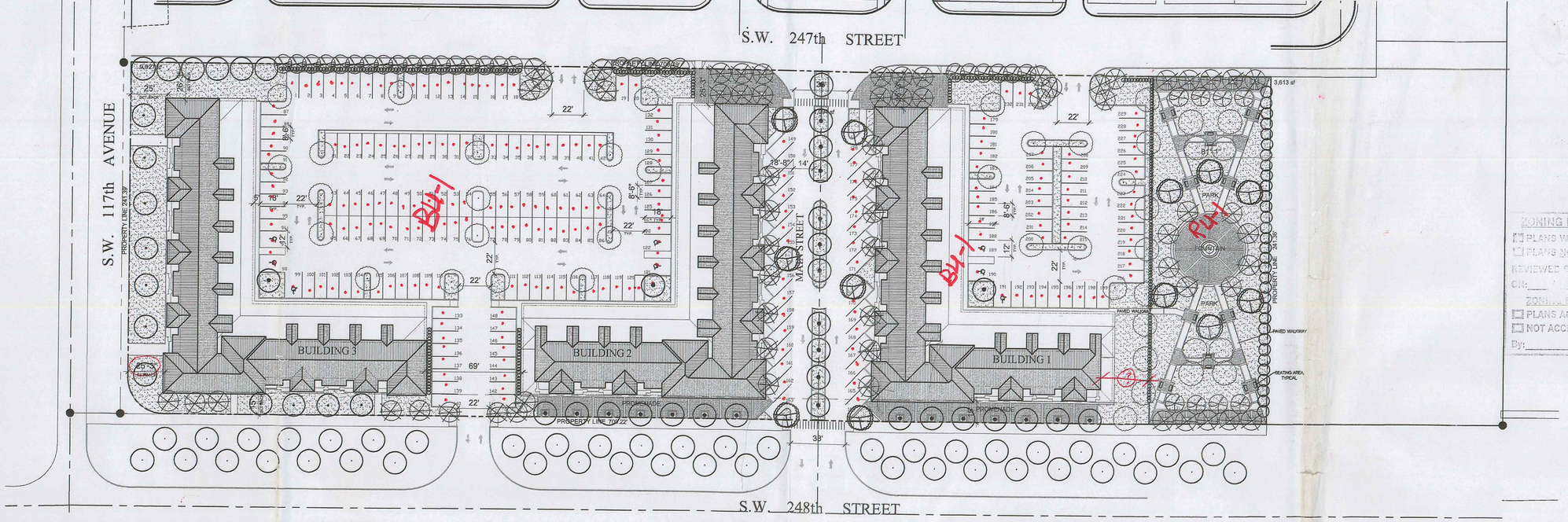


SITE PLAN

SCALE: 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT: BU-1
2. LAND AREA: 172,119 SF = 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; 51% OF 172,119 S.F. = 87,781 S.F.
   PROPOSED: COMMERCIAL= $ ofc. incl. ofc. — BLD. 1 = 14,792 S.F.; BLD. 2 = 14,792 S.F.; BLD. 3 = 14,942 S.F.; TOTAL 44,526 S.F.
   RESIDENTIAL= 33 UNITS @ 1,275 S.F EACH = 42,075 S.F.
   TOTAL PROPOSED F.A.R. = 86,601 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED 35'-0"
8. 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 42,558 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED (BLDG 3 ONLY) OFFICE 7,193 S.F. /300= 24 SPACES; RETAIL 37,332 S.F. /250= 149 SPACES; RESIDENTIAL 1.75 / EA. 2 BRM UNIT 33 UNITS X1.75 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 231; ACCESSIBLE SPACES 8 — PROPOSED 232 SPACES; 8 (ALREADY INCLUDED IN TOTAL)

ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Bob Cole
ON: 9/23/04
ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: ____ / /

PROJECT DATA: (RU-1)

1. ZONING DISTRICT: RU-3M
2. LAND AREA: 19,545 SF = .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 19,545 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"
8. LANDSCAPE OPEN AREA: MIN. ALLOWED 25 %= 4,886 S.F. — PROPOSED 5,941 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: DWELLING UNITS ALLOWED 12.9/ NET ACRE; 12.9X .45 ACRES= 5.80 UNITS; 5.80 UNITS X 2= 12 SPACES; TOTAL SPACES REQUIRED= 12 SPACES — PROPOSED: 0 UNITS, SEE SITE PLAN; 0 SPACES

PROJECT DATA:

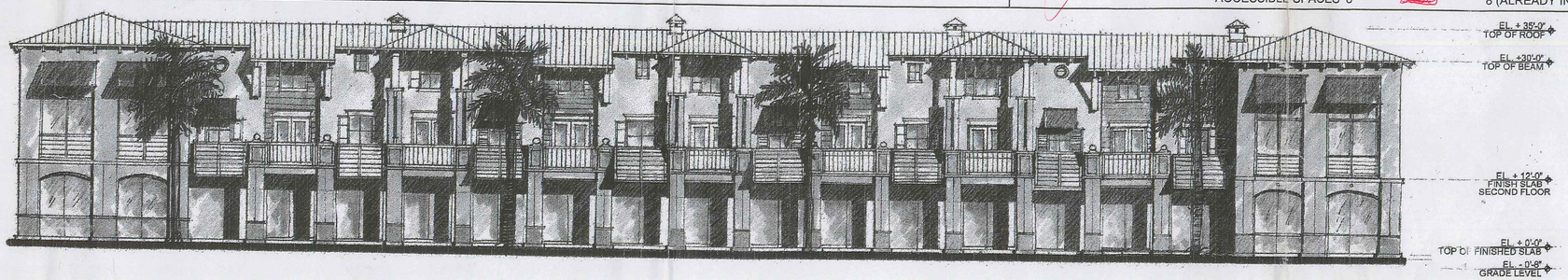
WRONG Still incl. old RU-3m data

NOT A PART

1. OVERALL SITE — Total
2. LAND AREA: 191,664 SF = 4.4 ACRES
3. LOT COVERAGE: MAX. ALLOWED 40%= 76,666 S.F. — PROPOSED 45,423 S.F.
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 40% FOR FIRST FLOOR; 11% FOR EA ADDITIONAL FLOOR; 51% OF 191,664 S.F. = 97,749 S.F.
   PROPOSED: COMMERCIAL= BLD. 1 = 15,141 S.F.; BLD. 2 = 15,141 S.F.; BLD. 3 = 15,141 S.F.; TOTAL 45,423 S.F.
   RESIDENTIAL 33 UNITS @ 1,278 S.F EACH = 42,174 S.F.
   TAL PROPOSED F.A.R. = 87,597 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED 35'-0"
8. LANDSCAPE OPEN AREA: MIN. ALLOWED 17.5 %= 33,541 S.F.; 10 S.F. FOR EA. PARKING SPACE = 2,630 S.F; TOTAL OPEN SPACE REQUIRED= 32,751 S.F. — PROPOSED 42,558 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: COMMERCIAL 45,423 S.F. /250= 182 SPACES (178.1); RESIDENTIAL 1.75 / EA. 2 BRM UNIT 33 UNITS X1.75 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 240 (232); ACCESSIBLE SPACES 8 — PROPOSED 263 SPACES; 8 (ALREADY INCLUDED IN TOTAL)

reduce to match revised data

ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Bob Cole
ON: 9/21/04
ZONING EVALUATOR
☑ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: ____ / /



TYPICAL STREET FRONTAGE ELEVATION

SCALE: 3/32" = 1'-0"

203-262
RECEIVED
SEP 07 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SEAL

ZONING HEARING PLANS REVIEW
☐ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: ____
ON: ____ / /
ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: ____ / /

PROJECT NAME: SUMMERVILLE TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL ARCHITECTS, INC.
120 S. DIXIE HIGHWAY SUITE #070 - CORAL GABLES, FL 2346
LICENSE NO. AA-C000251 TELEPHONE (305) 448-7283

PHASE: SITE PLAN APPROVAL
REVISIONS

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DATE	08/30/2004
JOB NO.	2004-04
DRAWN BY	HL
APPR. BY	AMC
FILE	2004-04
SHEET TITLE	SITE DATA, PLAN AND ELEVATION
SHEET NO.	A-20