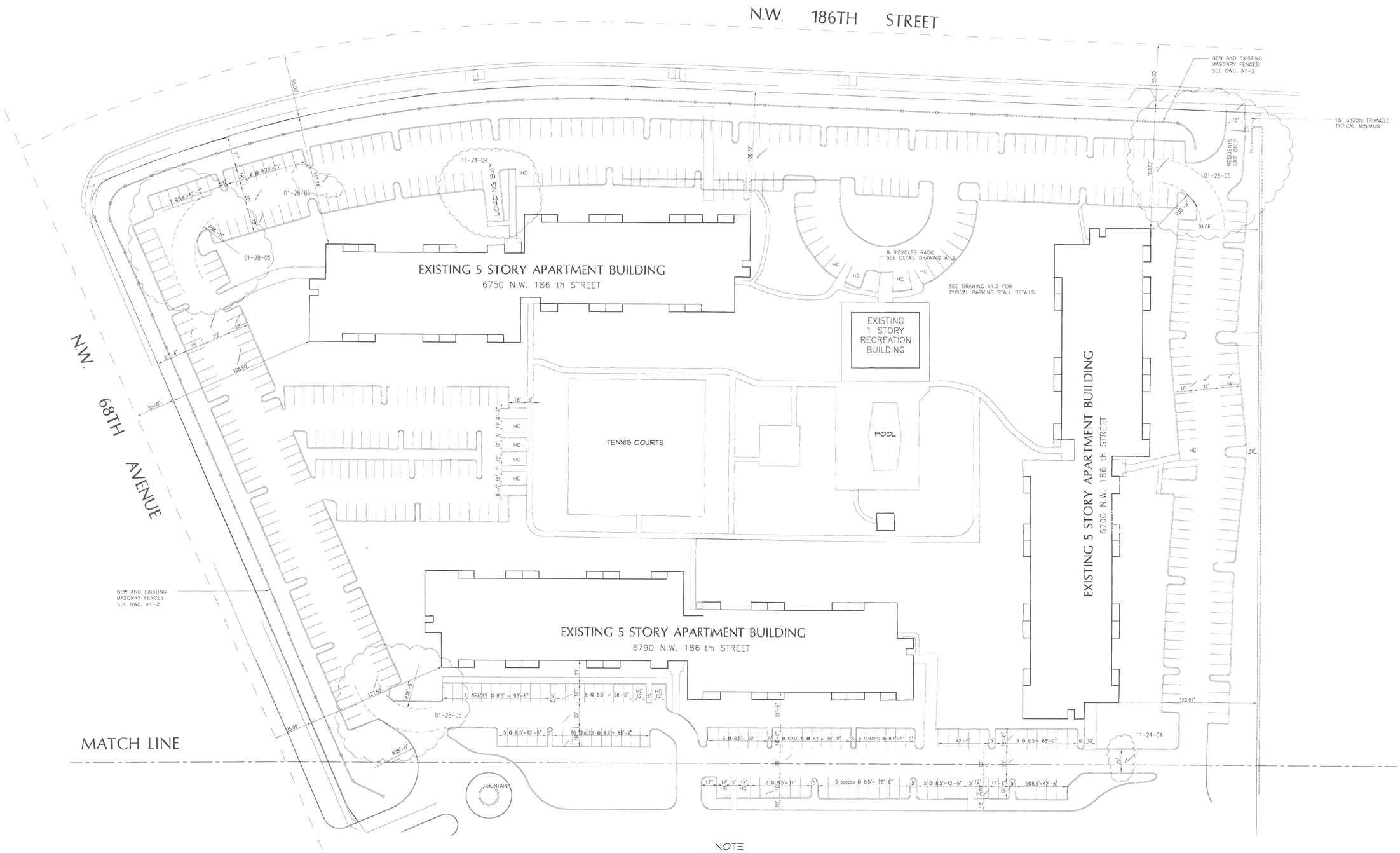

NOTE
CLOUDED PARKING AREAS ARE PROPOSED NEW OR RELOCATED

PARTIAL SITE PLAN

SCALE: 1" = 50'-0"

SALVADOR M. CRUXENT ARCHITECT
321 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

03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN2
SCALE: 1"=40'-0"
DATE: 08-12-03

SHEET NO.

A1.3

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ZONING HEARINGS SECTION
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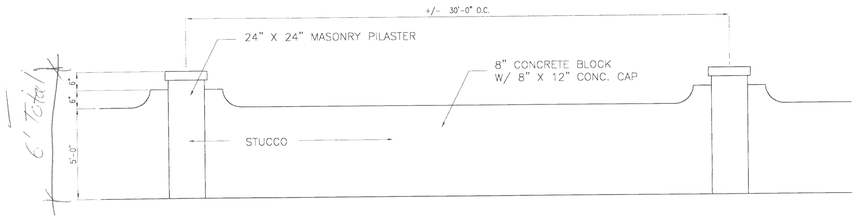
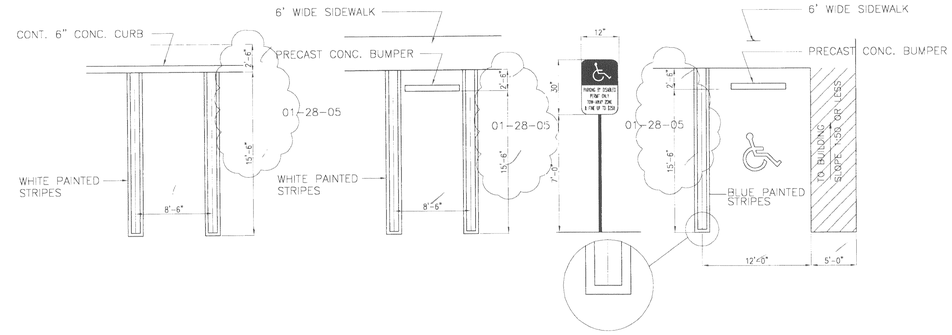


MASONRY FENCE DETAL

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

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

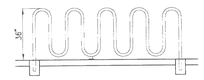


TYPICAL PARKING STALL DETAIL

N.T.S.

HANDICAPPED PARKING STALL DETAIL

N.T.S.



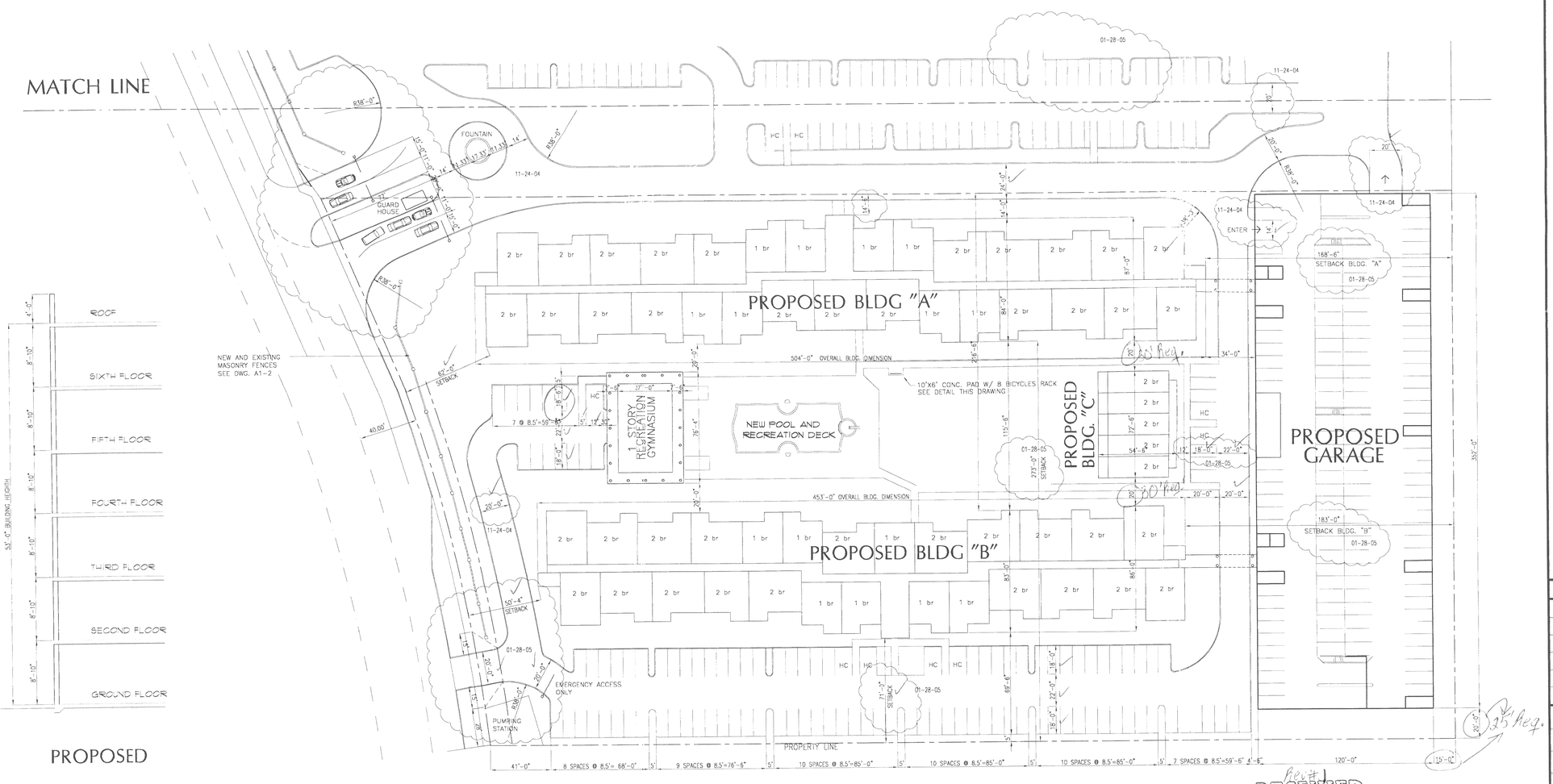
BICYCLE RACK DETAIL

(HUNTCO MODEL BR-13 OR EQUAL)

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 NW. 68 th AVENUE

MIAMI, FLORIDA

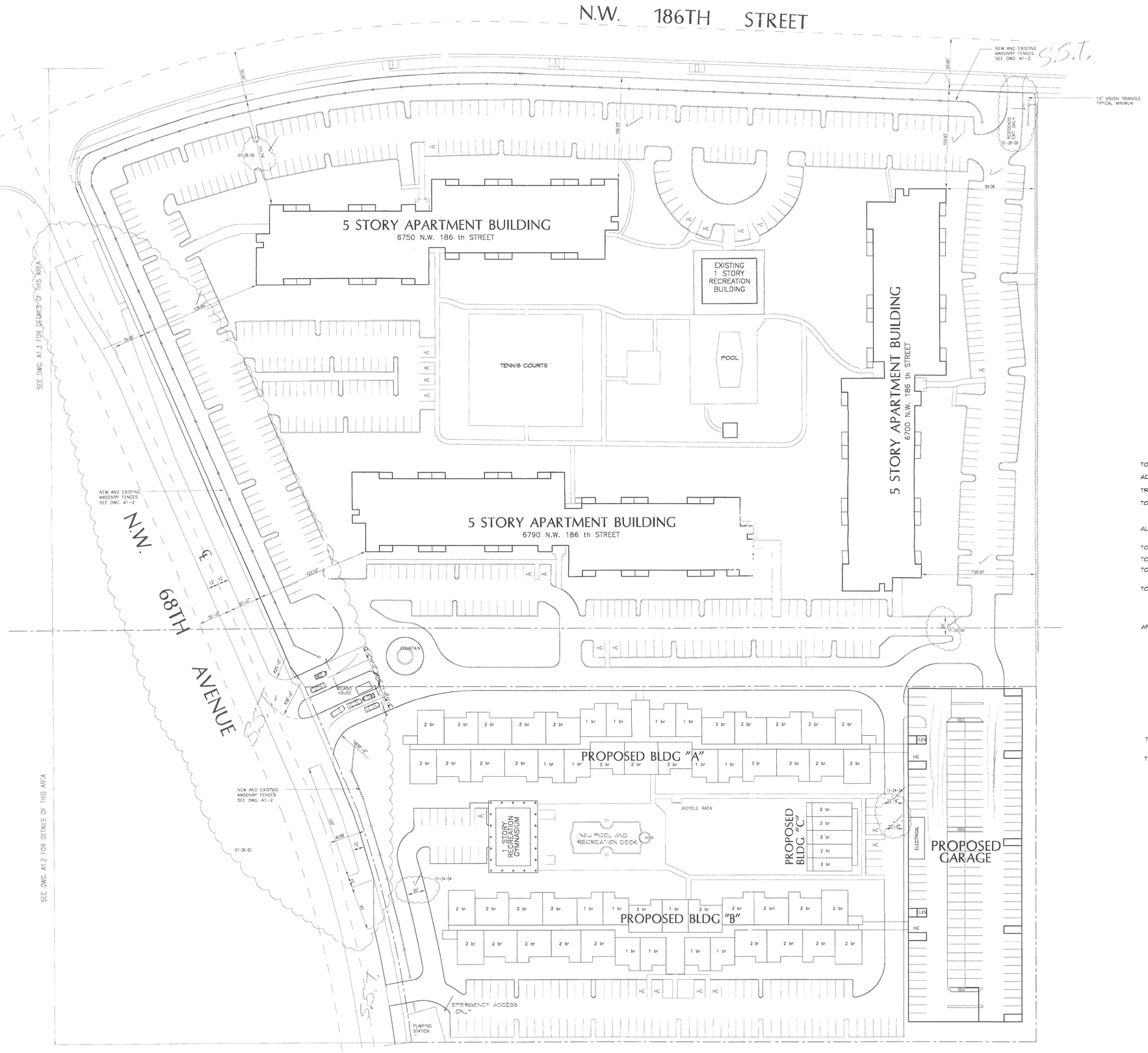
REVISIONS

03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN1
SCALE: 1"=40'-0"
DATE: 08-12-03

SHEET NO. A1.2

OF 11



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	28,869	SQ. FT.	(EXISTING)
BUILDING # 6790	32,110	SQ. FT.	(EXISTING)
EXISTING RECREATION	5,218	SQ. FT.	(EXISTING)
BUILDING " A "	36,189	SQ. FT.	(PROPOSED)
BUILDING " B "	33,264	SQ. FT.	(PROPOSED)
BUILDING " C "	3,876	SQ. FT.	(PROPOSED)
RECREATION	3,995	SQ. FT.	(PROPOSED)
GATE HOUSE	120	SQ. FT.	(PROPOSED)
GARAGE	45,160	SQ. FT.	(PROPOSED)
TOTAL	220,904	SQ. FT.	

GROSS BUILDING LOT COVERAGE: 220,904 SQ. FT. / 841,261 SQ. FT. 26.25 %

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)
EXISTING RECREATION	2,835	SQ. FT.	1 FLOOR 19'-0"	(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 "	6,090	SQ. FT.	2 FLOORS 29'-0"	(PROPOSED)
RECREATION	2,265	SQ. FT.	1 FLOOR 27'-0"	(PROPOSED)
		SQ. FT.		
GATE HOUSE	120		1 FLOOR 13'-0"	(PROPOSED)
TOTAL	834,735	SQ. FT.		

01-28-05

FLOOR AREA RATIO: 834,735 / 841,261 = 0.992

TOTAL LANDSCAPE AREA: 367,244 SQUARE FEET AND 43.6%

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:	111,813	SQUARE FEET AND	13.3%
TOTAL WALKS:	11,900	SQUARE FEET AND	1.4%
TOTAL DRIVES:	129,400	SQUARE FEET AND	15.2%

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

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 "	43	113	-	156	(PROPOSED)
BUILDING " C "	-	5	-	5	(PROPOSED)
TOTALS	197	428	30	655	

DENSITY:
TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION 320 / 13.204 = 24.2 UNITS PER ACRE

DENSITY:
TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER 335 / 6.11 = 54.8 UNITS PER ACRE

DENSITY (BOTH TRACTS): 655 / 19.314 = 33.9 UNITS PER ACRE

PARKING REQUIREMENTS:

ONE BEDROOM UNITS: 197 X 1.5 = 295.5 SPACES
TWO BEDROOM UNITS: 428 X 1.75 = 749.0 SPACES
THREE BEDROOM UNITS: 30 X 2.00 = 60.0 SPACES

TOTAL REQUIRED: 1105.0 SPACES
TOTAL PROVIDED: 1117.0 SPACES (1)
ON-SITE 658.0 SPACES
GARAGE 459.0 SPACES

(1) INCLUDING 28 HANDICAPPED SPACES

BUILDING HEIGHTS:

BUILDING # 6700	5 FLOORS 43'-4"	(EXISTING)
BUILDING # 6750	5 FLOORS 43'-4"	(EXISTING)
BUILDING # 6790	5 FLOORS 43'-4"	(EXISTING)
EXISTING RECREATION	1 FLOOR 24'-0"	(EXISTING)
BUILDING " A "	6 FLOORS 53'-0"	(PROPOSED)
BUILDING " B "	6 FLOORS 53'-0"	(PROPOSED)
BUILDING " C "	2 FLOORS 29'-0"	(PROPOSED)
GARAGE	3 FLOORS 30'-8"	(PROPOSED)
RECREATION	1 FLOOR 27'-0"	(PROPOSED)
GATE HOUSE	1 FLOOR 13'-0"	(PROPOSED)

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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

JAN 31 2005

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COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

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10-14-04
11-24-04
01-28-05

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