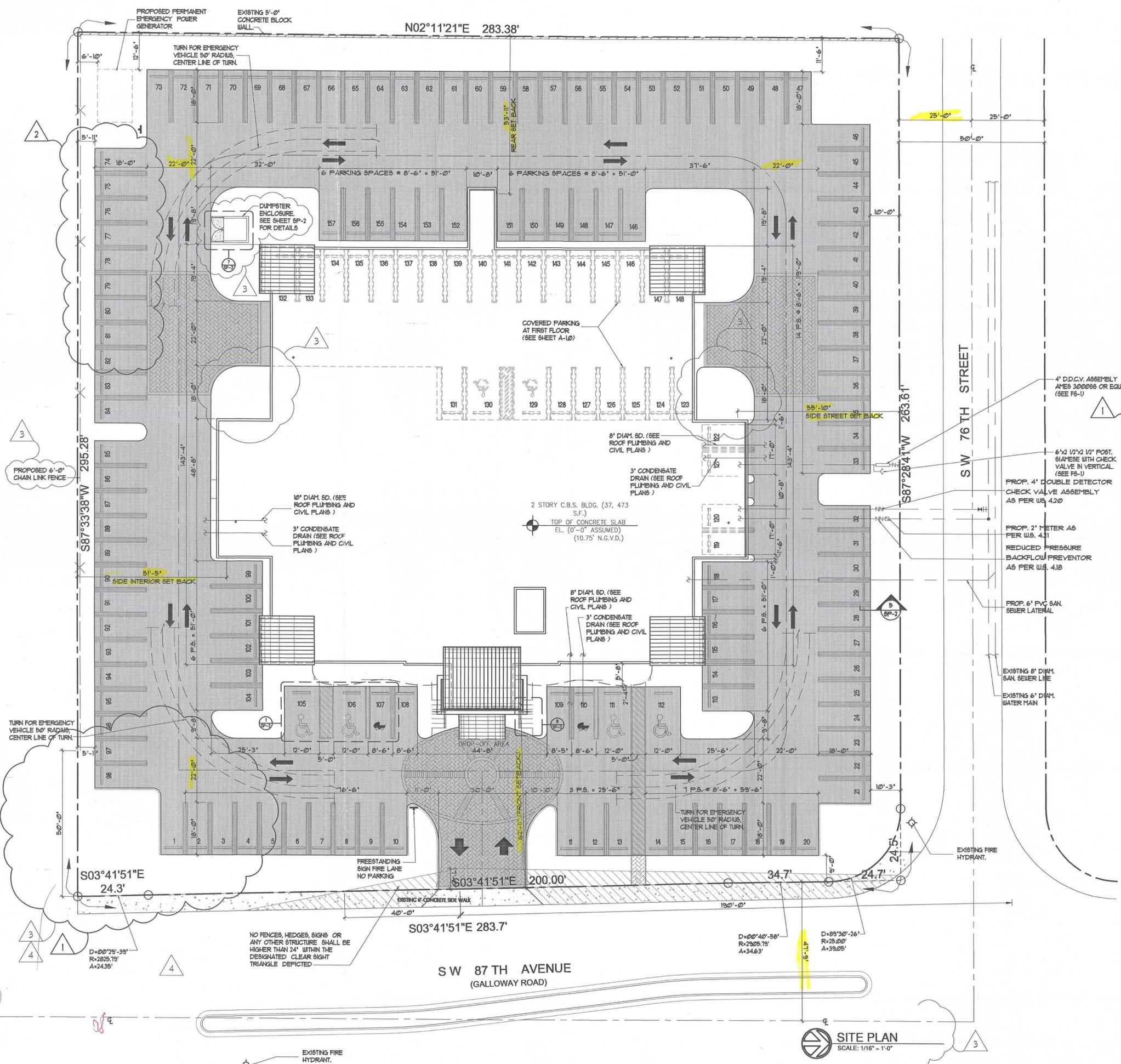


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ZONING LEGEND

A- SITE DATA

1- ZONING DISTRICT: RU-5A

2- SITE AREA: 82,580 S.F. (1.896 ACRES)

B- SITE COMPUTATION

	REQUIRED	PROVIDED
1- SITE AREA (NET LOT AREA)	N / A	82,580 S.F. (100%)
2- BUILDING AREA (LOT COVERAGE)	(40%)	22,804 S.F. (27.61%)
3- PAVED AREA (W/O INTERLOCKING PAVERS)	N / A	37,044 S.F. (44.86%)
* LANDSCAPED AREA + WALKWAYS: 18,343 S.F.		
* INTERLOCKING PAVERS (MAX. 20% OF THE TOTAL OPEN SPACE): 4,389 S.F. (12.27% OF O.S.)		
4- TOTAL OPEN SPACE (MIN. REQUIRED: 25% OF NET LOT AREA + 10 S.F./PARKING SPACE = 21,945 S.F.)		22,732 S.F. (27.53%)

C- BUILDING AREAS BREAKDOWN

* THIS BUILDING IS PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM

	REQUIRED	PROVIDED
1- TOTAL 1ST FLOOR		14,568 S.F.
2- TOTAL 2ND FLOOR		22,984 S.F.
3- TOTAL CONSTRUCTION AREA		37,552 S.F.
4- TOTAL F.A.R.		0.45

MAXIMUM F.A.R. FOR A 2-STORY BUILDING = 0.60 OF NET LOT AREA
 Max F.A.R. ALLOWED = 49,548 S.F. (0.60)
 F.A.R. Provided = 37,552 S.F. (0.45)

D- SETBACKS

	REQUIRED	PROVIDED
1- FRONT SETBACK	25'-0"	62'-11"
2- REAR SETBACK	25'-0"	53'-11"
3- SIDE STREET SETBACK	15'-0"	55'-10"
4- SIDE INTERIOR SETBACK	15'-0"	51'-5"

BUILDING HEIGHT

	REQUIRED	PROVIDED
1- BUILDING HEIGHT	24' (TOP OF ROOF STRUCT.)	29' (TOP OF ROOF STRUCT.) *

E- PARKING

	REQUIRED	PROVIDED
1- REGULAR PARKING SPACE (8'-6" x 18'-0")	113	149
2- ACCESSIBLE PARKING SPACE (12'-0" x 18'-0")	6	6
3- STROLLERS PARKING SPACE (12'-0" x 18'-0")	2	2
4- TOTAL PARKING SPACES	121	157
5- PARKING SURPLUS	N / A	36
6- PARKING RATIO	1/300 S.F.	1/229 S.F.

ZONING ORDINANCES MIAMI-DADE COUNTY

	REQUIRED	PROVIDED
OFFICE GROSS AREA	36,020 S.F. / 300	121 PARKING SPACES REQUIRED
TOTAL PARKING SPACES		157 PARKINGS PROVIDED
TOTAL BICYCLES PARKING SPACES		12 BICYCLE PARKINGS PROVIDED

* VARIANCE IS REQUIRED FOR BUILDING HEIGHT

LEGAL DESCRIPTION

TRACT 33 LESS THE SOUTH 339.00 FEET, SECTION 33, TOWNSHIP 54 SOUTH, RANGE 40 EAST OF DADE COUNTY DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL BOOK 9451 AT PAGE 1778 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGEND

- SOD AREA SEE LANDSCAPE PLAN ON SHEET LP-1
- 1 5/8" BRICK PAVERS OVER 1/2" SAND BED ON 4" CONCRETE WALKWAY. BRICK PAVERS ARRANGED IN HERRINGBONE PATTERN.
- CONCRETE AREA

12901 S.W. 132 AVENUE
MIAMI, FLORIDA 33186

T. (305) 278-7776
F. (305) 278-7473
WWW.BELLOMILANES.COM

AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GALLOWAY MEDICAL PAVILION
 SW 76TH STREET, 87TH AVENUE
 MIAMI-DADE COUNTY, FLORIDA

DATE: 05-15-06
 DRAWN: AV/CB
 CHECKED: AM
 PROJ. NO: 2005BM1489
 05-01-2007 (HEARING)
 06-15-2007 (HEARING)
 11-06-2007 (HEARING)
 11-06-2007 (HEARING)

BDC: BUILDING DEPT. COMMENTS
 CC: COORDINATION CHANGES
 AB: AS-BUILT
 RAP: REVISION AFTER APPROVAL

LEOPOLDO BELLON, AIA
AR-008737

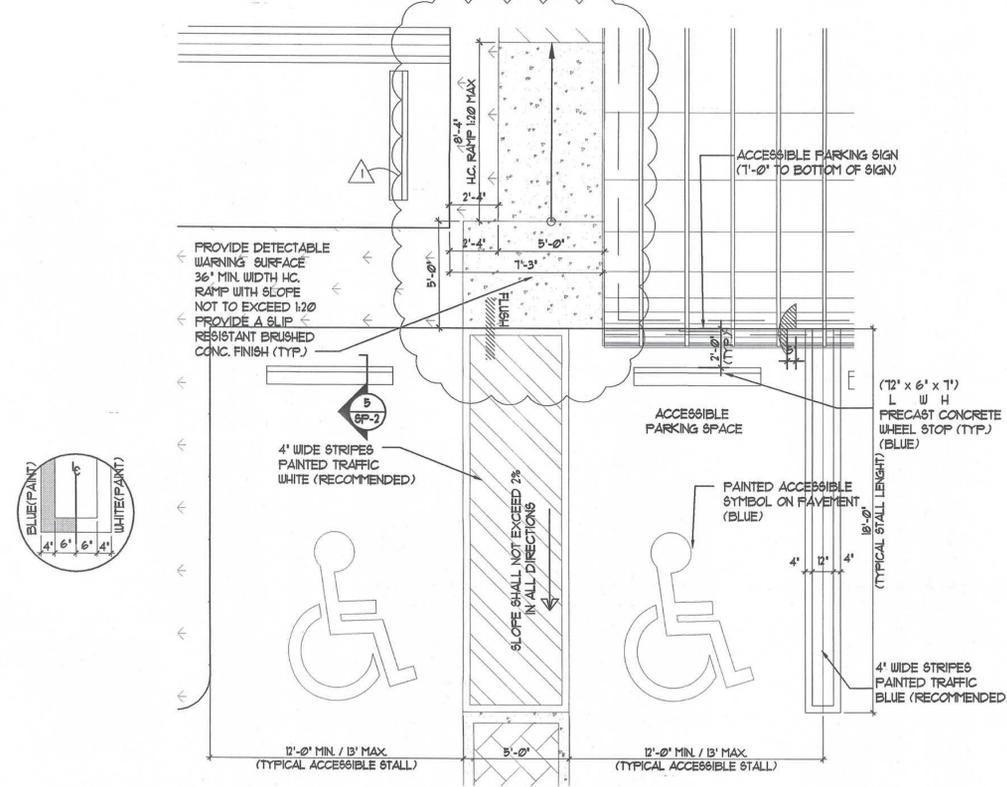
All Plan RECEIVED

207 Dec 19 2007

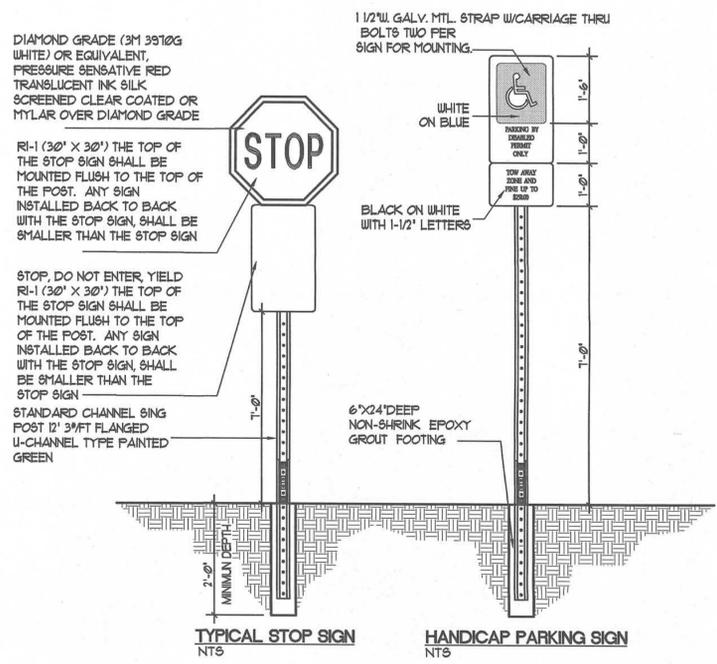
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

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

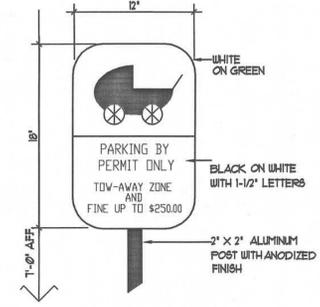
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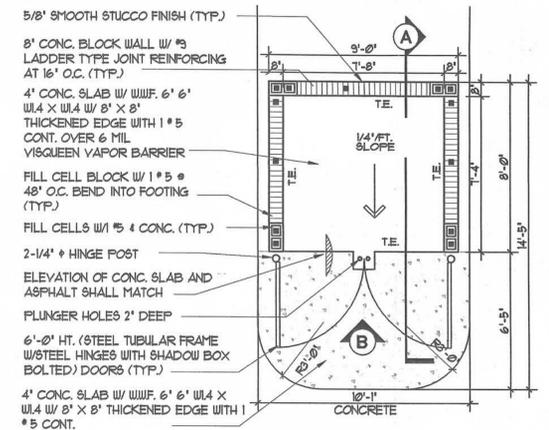
1 TYPICAL PARKING STALLS
Scale: 1/4"=1'-0"



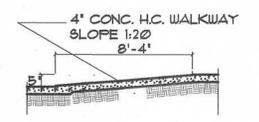
2 SIGNAGE
NTS



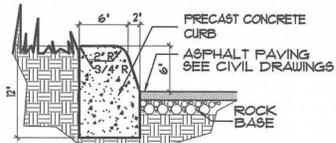
3 BABY STROLLER SIGN
NTS



7 FLOOR PLAN DUMPSTER
Scale: NOT TO SCALE



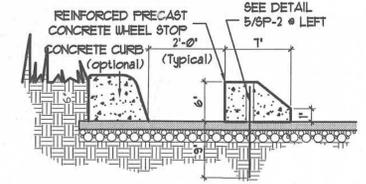
3 HANDICAPPED RAMP DETAIL
NTS



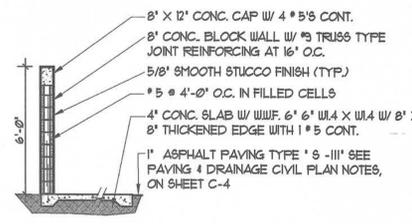
4 EXTRUDED CURB
NTS



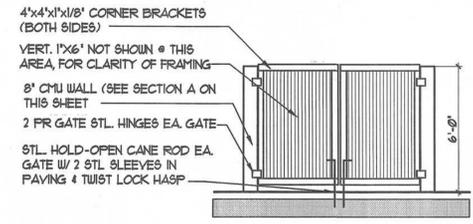
5 TYPICAL WHEEL STOP
NTS



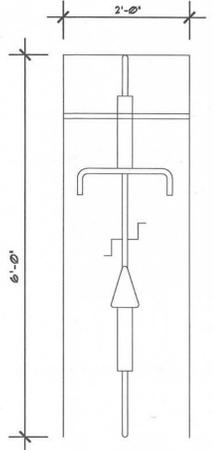
6 CONCRETE WHEEL STOP DETAIL W/ OPTIONAL CURB
NTS



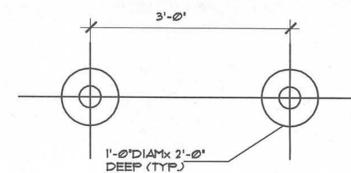
A SECTION



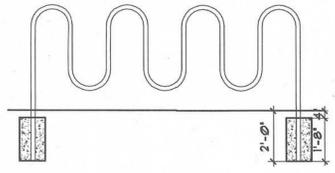
B DUMPSTER GATE ELEVATION
Scale: 1/4"=1'-0"



8 BICYCLE RACK
Scale: NOT TO SCALE



GROUND PLAN
Scale: NOT TO SCALE



BICYCLE RACK ELEVATION
NTS

NOTE
 THESE DRAWINGS ARE FOR SHELL PERMIT ONLY. INTERIOR PARTITIONS SHOWN (WITH THE EXCEPTION OF CORRIDOR PARTITIONS) ARE FUTURE AND ARE BEING INDICATED FOR CLARIFICATION / DESIGN PURPOSES ONLY. INTERIOR WORK IS NOT PART OF THIS PERMIT, (UNLESS OTHERWISE NOTED).

Rev 2
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 MAY - 9 2007
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

SITE DETAILS