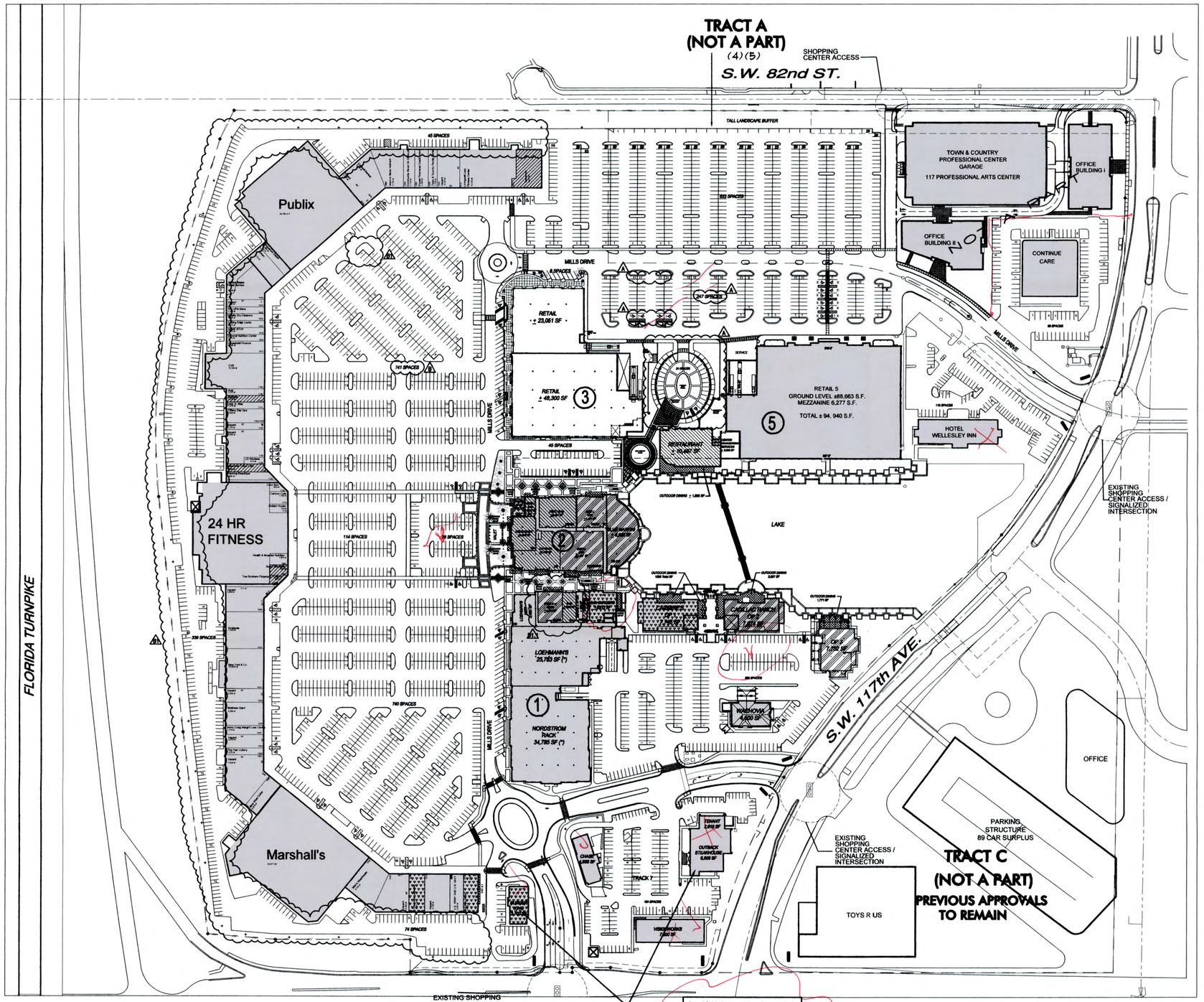

SITE DATA

Substantial Compliance _Permit set 05/04/2015 — REV. B1.1

EXISTING BUILDING AREA (GROSS)

EXISTING CONVENIENCE CENTER	296,512 SF
EXISTING SPECIALTY CENTER (Include Mezzanine)	363,528 SF
TOTAL EXISTING AREA	660,040 SF

PROPOSED BUILDING AREA (GROSS)

CONVENIENCE CENTER			**296,512 SF**
SPECIALTY CENTER	RETAIL	RESTAURANT	
RETAIL			
Retail 1	69,724 SF	10,123 SF	
Retail 2	0 SF	42,735 SF	
Retail 3 (Phase II)	71,351 SF	0 SF	
Retail 4	0 SF	0 SF	
Retail 5	97,523 SF	10,852 SF	
TOTALS	**238,598** SF	**63,710** SF	
OUTPARCELS - Restaurants 1, 2, & 3		23,471 SF	
BANK		4,500 SF	
TOTAL			**330,279 SF**
TOTAL AREA BOTH CENTERS			**626,791 SF**

PARKING DATA

PARKING REQUIRED

CONVENIENCE CENTER			
24 HOUR FITNESS	39,190 (Gross)		
	26,984 Classroom (1/100)	270	
	333 Retail (1/250)	2	
	1,714 Office (1/300)	6	
			278
RETAIL	242,377 (1/250)		970
RESTAURANT	14,945 (Gross Ground Level)		135
	3,252 Existing (Patron Area 1/50)		
	3,517 New (Patron Area 1/50)		
	340 (Outdoor Seating 1/50)		7
BURGER KING	3,700 (Gross Ground Level)		22
	1,080 (Patron Area 1/50)		
TOTAL FOR CONVENIENCE CENTER			**1,412 spaces**
SPECIALTY CENTER			
RETAIL	238,598 (1/250)		954
BANK	4,500 (1/300)		15
RESTAURANT	63,710 (Gross Ground Level)		
	34,280 (Patron Area 1/50)*		686
	5,614 (Outdoor Seating (1/50)		112
OUTPARCEL RESTAURANTS	23,471 (Gross Ground Level)		
	12,267 (Patron Area 1/50)		245
	5,338 (Outdoor Seating 1/50)		107
TOTAL SPECIALTY CENTER			**2,119 spaces**
TOTAL PARKING REQUIRED			**3,531 spaces**

PARKING PROVIDED w/ SURPLUS PARKING ONLY

TOTAL PROVIDED (SURFACE)		3,328 spaces
SURPLUS PARKING		
CONTINUED CARE	50	
HOTEL	42	
OUTBACK/VISION WORKS/ BANK	66	
OFFICE	89	
TOTAL SURPLUS PARKING		247 spaces
TOTAL PROVIDED W/ EXISTING SURPLUS PARKING		3,575 spaces
ADDITIONAL PARKING AVAILABLE		44

HANDICAPPED PARKING

REQUIRED			
1001 AND OVER 20		20	
PLUS 1 FOR EACH 100 OVER 1000	2,530	25	
TOTAL REQUIRED			45 spaces
TOTAL PROVIDED			58 spaces

SUBSTANTIAL COMPLIANCE SITE PLAN
SF1 A 2.00
scale: 1" : 100'-0"
0 50 100 150 200

N

DISCLAIMER

~~1.- THESE PLANS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY. ALL DESIGN, INFORMATION, DIMENSIONS AND SIZES ARE SUBJECT TO VERIFICATION AND CHANGE WITHOUT NOTICE.~~

1.- ALL INFORMATION CONTAINED ON THIS PLAN IS BASED UPON THE FOLLOWING DRAWINGS WHICH WE ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY.

A.) TOWN & COUNTRY CENTER PARKING SITE PLAN
BY: (T.A.G. THE ARCHITECTS GROUP) DATED 08-28-01

B) SKETCH OF SURVEY FOR TOWN & COUNTRY SHOPPING CENTER
BY:FORTIN, LEAVY, SKILES, INC. - CONSULTING ENGINEERS & LAND SURVEYORS
DATED SEPTEMBER 1986

C) KENDALL TOWN & COUNTRY - BOUNDARY TOPOGRAPHIC SURVEY
BY:LUDOVICI & ORANGE, CONSULTING ENGINEERS
FILE: ACAD-2004 01A.ZIP DATED : 11-30-04

D) KENDALL TOWN & COUNTRY - HOTEL PROPERTY
HOTEL SITE - ORB 13173 PG 1215
BY:LUDOVICI & ORANGE, CONSULTING ENGINEERS
FILE: 2004-01ABOUNDARY(1).ZIP DATED : 11-23-04

LEGEND

- EXISTING BUILDING
- EXISTING RESTAURANT
- PROPOSED RETAIL BUILDING
- PROPOSED RESTAURANT
- EXIST/PROP. LOUNGE/BAR AREA
- PROPOSED OUTDOOR SEATING

RECEIVED
MAY 15 2015

TOWN & COUNTRY CENTER
MIAMI FLORIDA

N. KENDALL DR. & S.W. 117 TH. AV.

SUBSTANTIAL COMPLIANCE SUBMITTAL
SITE PLAN

robin bosco architects & planners,inc.
8205 southwest 64th street
miami, florida 33143/305-442-2345
fla reg: AA C001768

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professional seal:
5.3.2015
robin bosco
fla reg: AR C0006316

drawn / file :

preliminary issue:
KTC-SUB5T. COMP. 2013- A2.00

permit issue:
03-07-2013

bid issue:

construction issue:

revisions:
1 06-27-2013
2 01-08-2015
3 05-03-2015

sheet:
A2.00