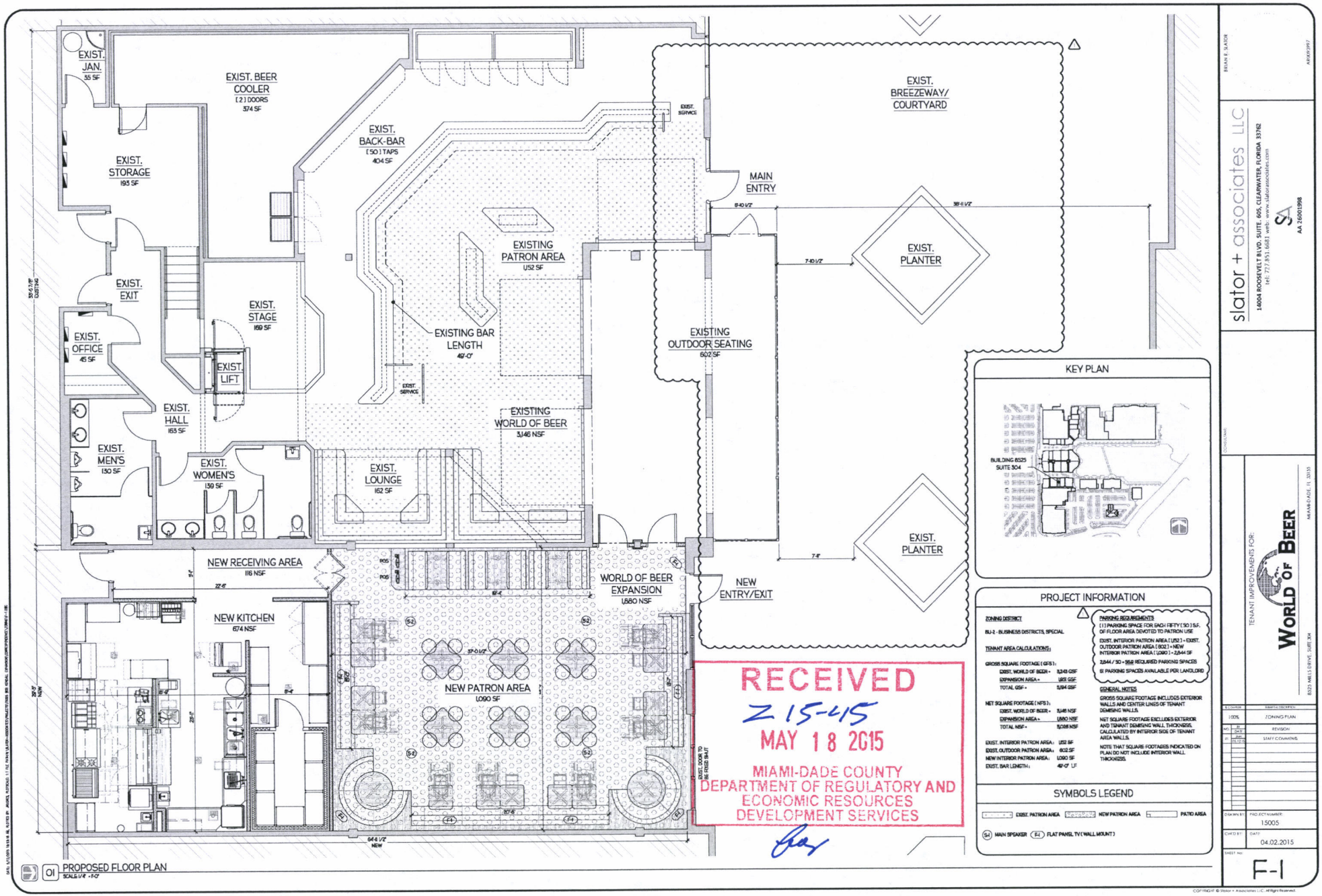

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DEPARTMENT OF REGULATORY AND
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DEVELOPMENT SERVICES

KEY PLAN

PROJECT INFORMATION

ZONING DISTRICT

BU-2 - BUSINESS DISTRICTS, SPECIAL

TENANT AREA CALCULATIONS:

GROSS SQUARE FOOTAGE (GFS):

EXIST. WORLD OF BEER =	3,243 GSF
EXPANSION AREA =	1,951 GSF
TOTAL GSF =	5,194 GSF

NET SQUARE FOOTAGE (NFS):

EXIST. WORLD OF BEER =	3,146 NSF
EXPANSION AREA =	1,880 NSF
TOTAL NSF =	5,026 NSF

EXIST. INTERIOR PATRON AREA:	1,152 SF
EXIST. OUTDOOR PATRON AREA:	602 SF
NEW INTERIOR PATRON AREA:	1,090 SF
EXIST. BAR LENGTH:	49'-0" LF

PARKING REQUIREMENTS

(1) PARKING SPACE FOR EACH FIFTY (50) S.F. OF FLOOR AREA DEVOTED TO PATRON USE

EXIST. INTERIOR PATRON AREA (1,152) + EXIST. OUTDOOR PATRON AREA (602) + NEW INTERIOR PATRON AREA (1,090) = 2,844 SF

2,844 / 50 = 56.9 REQUIRED PARKING SPACES

61 PARKING SPACES AVAILABLE PER LANDLORD

GENERAL NOTES

GROSS SQUARE FOOTAGE INCLUDES EXTERIOR WALLS AND CENTER LINES OF TENANT DEMISING WALLS.

NET SQUARE FOOTAGE EXCLUDES EXTERIOR AND TENANT DEMISING WALL THICKNESS. CALCULATED BY INTERIOR SIDE OF TENANT AREA WALLS.

NOTE THAT SQUARE FOOTAGES INDICATED ON PLAN DO NOT INCLUDE INTERIOR WALL THICKNESS.

SYMBOLS LEGEND

EXIST. PATRON AREA — NEW PATRON AREA — PATIO AREA

(S-1) MAIN SPEAKER — (F-1) FLAT PANEL TV (WALL MOUNT)

BRIAN R. SLATOR
AR0009997

slator + associates LLC
14004 ROOSEVELT BLVD. SUITE. 605, CLEARWATER, FLORIDA 33762
tel: 727.851.6681 web: www.slatorassociates.com
AA 26001998

CONSULTANT:

TENANT IMPROVEMENTS FOR:
WORLD OF BEER
8525 MILLS DRIVE, SUITE 304
MIAMI-DADE, FL 33135

S.C. NUMBER	PERMITTING DESCRIPTION
100%	ZONING PLAN
NO.	REVISION
01	STAFF COMMENTS

DRAWN BY: PROJECT NUMBER: 15005
CHK'D BY: DATE: 04.02.2015
SHEET NO: F-1

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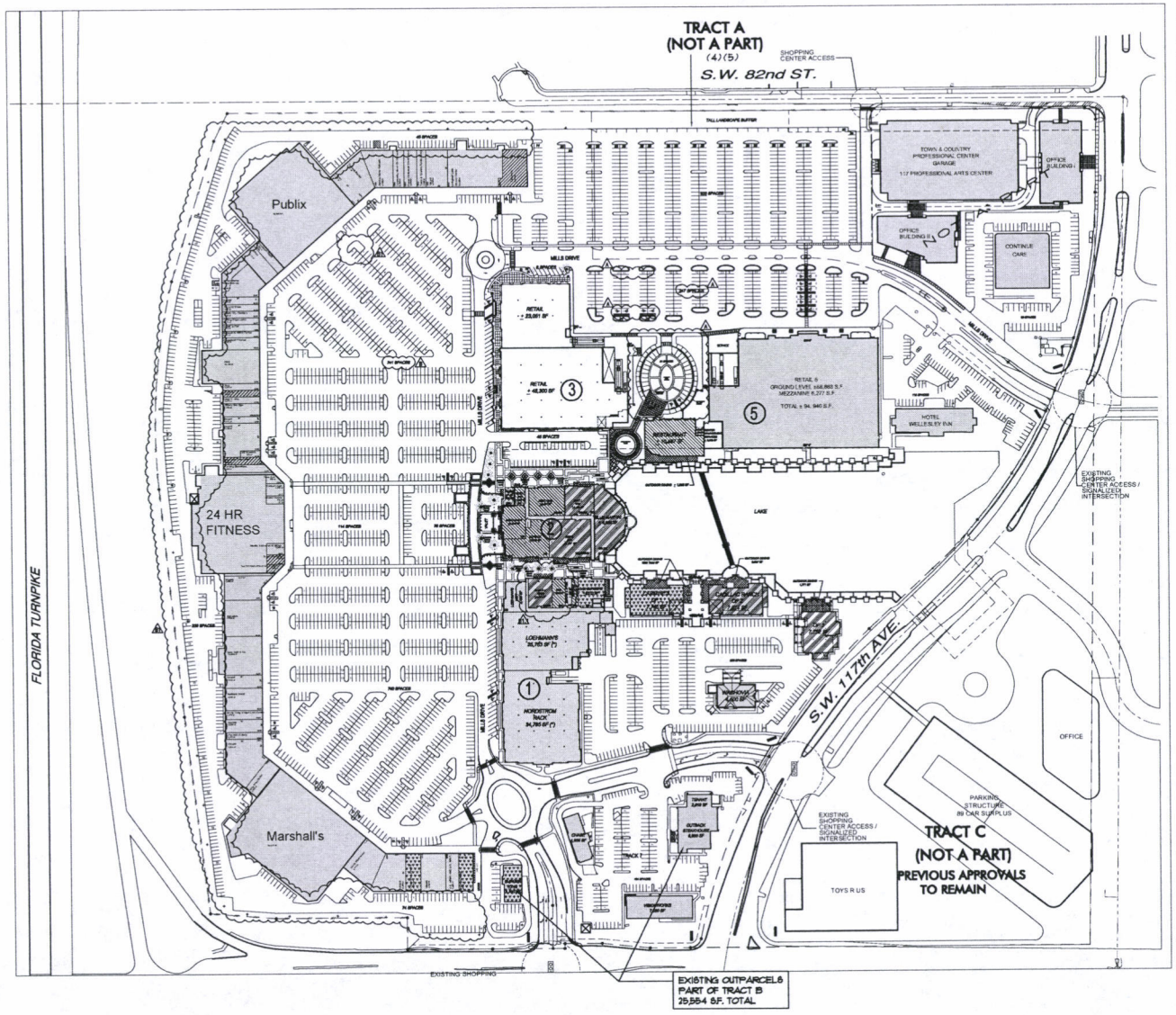

SITE DATA		
Substantial Compliance Permit set 05/04/2015		REV. 81.1
EXISTING BUILDING AREA (GROSS)		
EXISTING CONVENIENCE CENTER		296,512 SF
EXISTING SPECIALTY CENTER (include Mezzanine)		383,528 SF
TOTAL EXISTING AREA		680,040 SF

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	38,190 (Gross)	
	26,964 Classroom I (1/100)	270
	833 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)	956
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

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SUBSTANTIAL COMPLIANCE
SITE PLAN
SH A2.00
scale: 1" : 100'-0"
0 50 100 150 200
N

DISCLAIMER

~~1- SITE PLANS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY. ALL DESIGN, FOR WHICH DIMENSIONS OR SIZES ARE SUBJECT TO VERIFICATION AND CHANGE UPON REVIEW.~~

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

A) TOWN 4 COUNTRY CENTER PARKING SITE PLAN
BY: (T.A.G. THE ARCHITECTS GROUP) DATED 06-18-82

B) SKETCH OF SURVEY FOR TOWN 4 COUNTRY SHOPPING CENTER
BY: FORTIN, LEAVY, SKILES, INC. - CONSULTING ENGINEERS & LAND SURVEYORS
DATED SEPTEMBER 1986

C) KENDALL TOWN 4 COUNTRY - BOUNDARY TOPOGRAPHIC SURVEY
BY: LUDOVICI & ORANGE, CONSULTING ENGINEERS
FILE: ACAD-2004-034.DWF DATED - 9-30-04

D) KENDALL TOWN 4 COUNTRY - HOTEL PROPERTY
HOTEL SITE - ORB 1313 PG 215
BY: LUDOVICI & ORANGE, CONSULTING ENGINEERS
FILE: 2004012-BOUNDARY1.DWF DATED - 11-23-04

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

TOWN & COUNTRY CENTER
MIAMI FLORIDA
N. KENDALL DR. & S.W. 117 TH. AV.
SUBSTANTIAL COMPLIANCE SUBMITTAL
SITE PLAN

robin bosco architects & planners, inc.
8305 southwest 64th street
miami, florida 33143/305-443-8545
fla reg: AA C001706

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KTC-SUBST. COMP. 2015 - A2.00
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construction issue:
revisions:
1 06-27-2013
2 01-06-2015
3 05-03-2015

sheet:
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