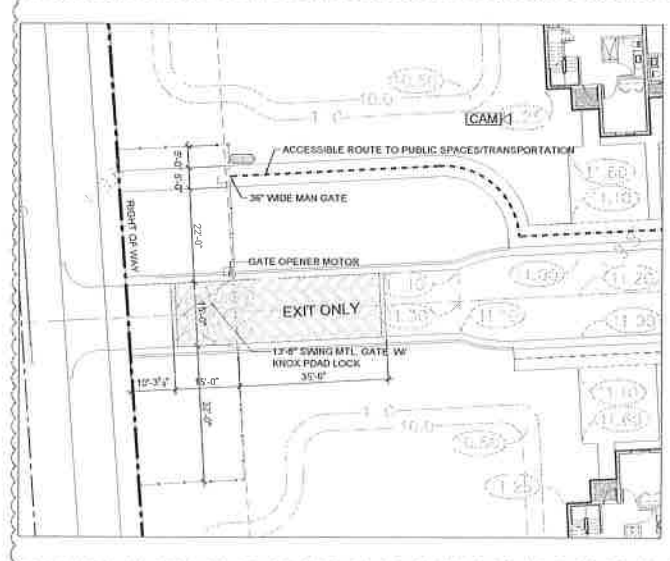
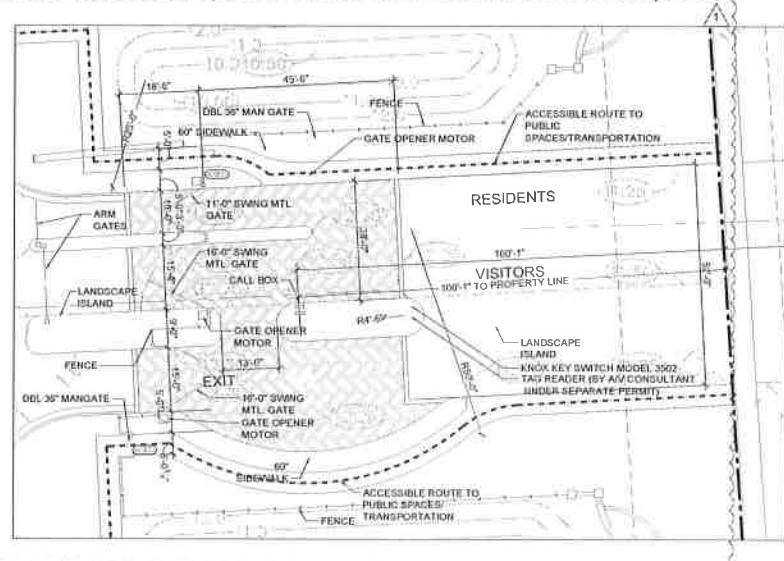


Site Plan  
Scale: 1"=60'

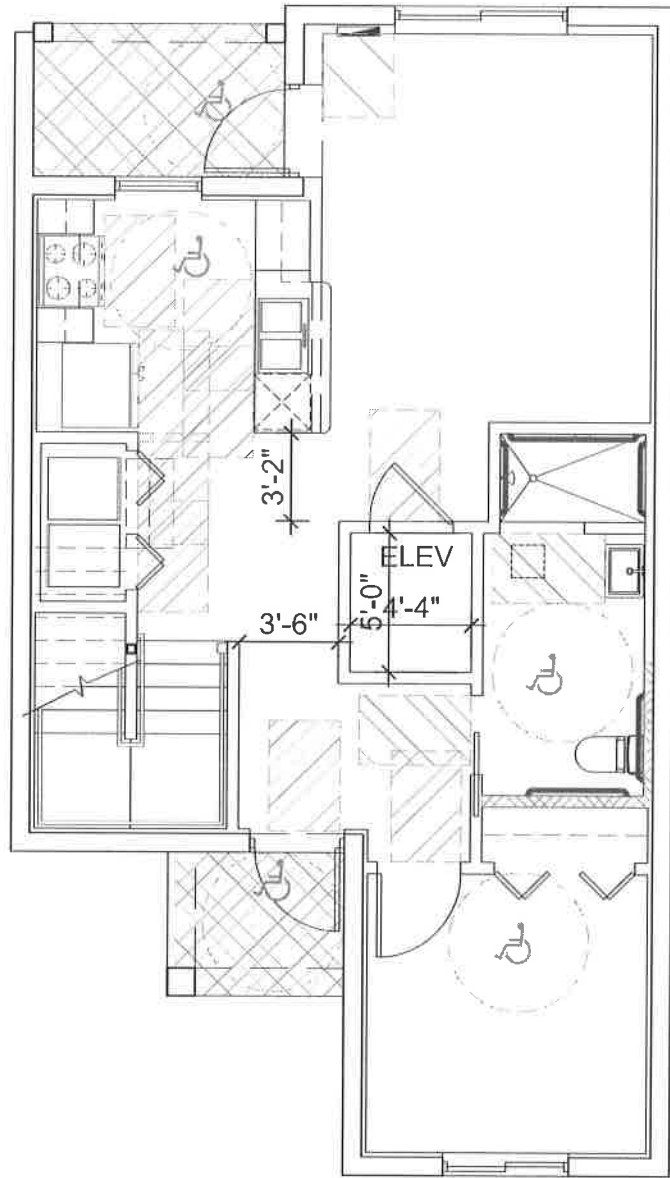


109th Gate (Exit only)  
Scale: 1"=20'

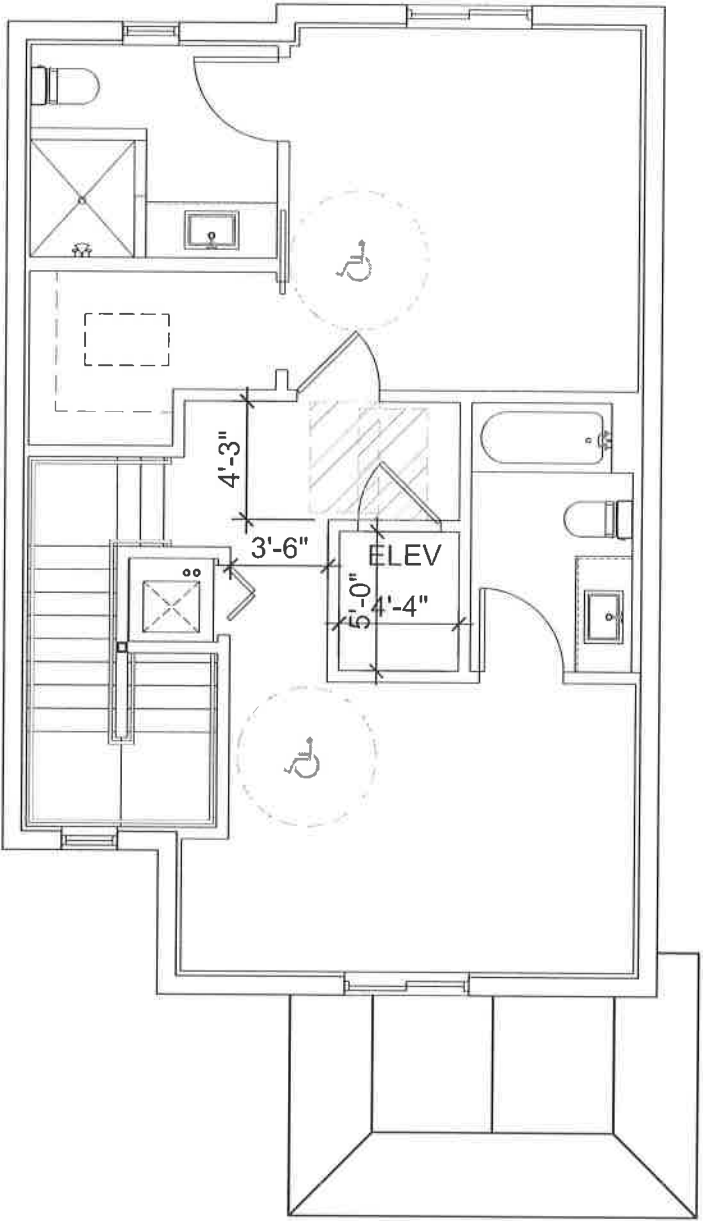


107th Main Gate  
Scale: 1"=20'

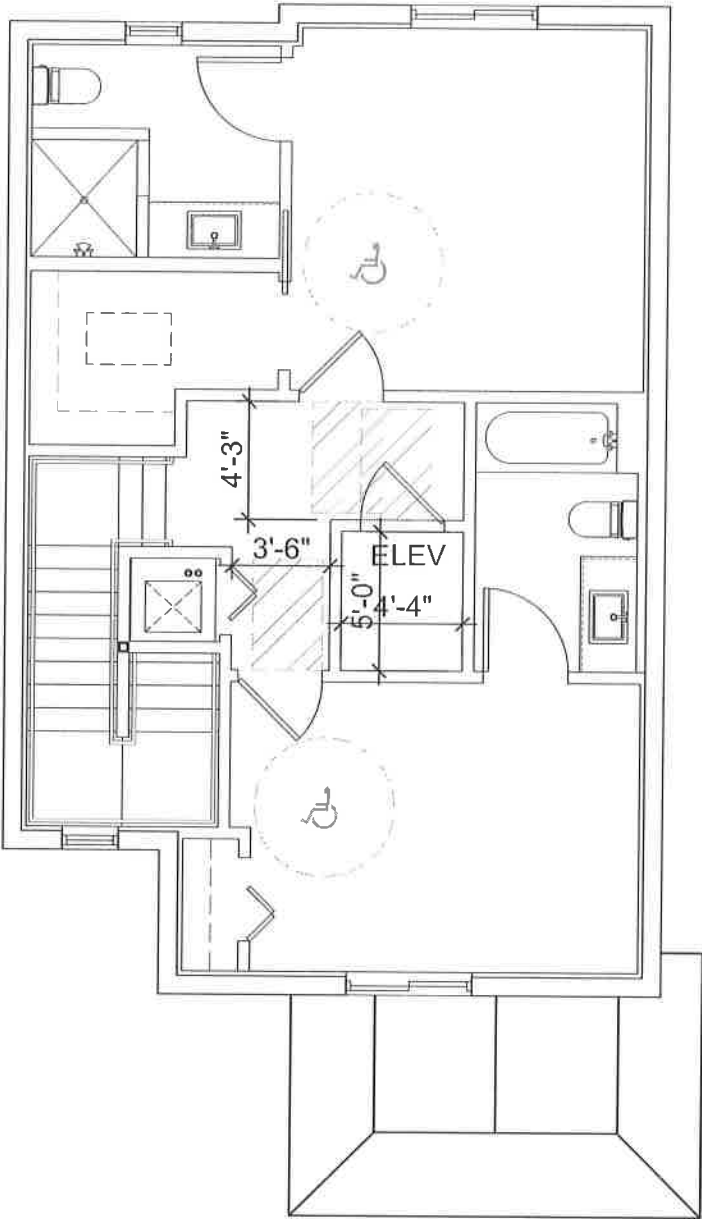
DEVELOPMENT DATA			
JURISDICTION	MIAMI-DADE COUNTY		
ZONING	RU-3M (EXISTING ZONE: RU-TM)		
PROPOSED LAND USE	M-3 RESIDENTIAL (MULTI-FAMILY)		
CONSTRUCTION TYPE	TYPE V-B (SPRINKLED)		
BUILDING CODE	2014 FLORIDA BUILDING CODE		
NET DENSITY	9.88 UNITS PER NET ACRE PROVIDED (12.8 UNITS PER NET ACRE MAXIMUM)		
<b>SITE CALCULATIONS</b>			
SITE COMPONENT	SQUARE FEET	ACRES	PERCENT OF SITE
GROSS SITE AREA- PRE-DEDICATION	511,611 SQ. FEET	11.73 ACRES	-
NET SITE AREA- POST DEDICATION	454,661 SQ. FEET	10.43 ACRES	100 %
BUILDING LOT COVERAGE AT GROUND LEVEL	85,466 SQ. FEET	1.98 ACRES	18.8 %
PARKING PAVED AREA/SIDEWALKS/MISC	123,379 SQ. FEET	2.83 ACRES	27.2 %
WATER BODIES	0 SQ. FEET	0 ACRES	0 %
TOTAL PAVEMENT AREA	315,857 SQ. FEET	7.21 ACRES	69.5 %
TOTAL IMPERVIOUS AREA	238,394 SQ. FEET	5.47 ACRES	52.5 %
OPEN SPACE	368,385 SQ. FEET	8.46 ACRES	81.2 %
<b>BUILDING SETBACKS</b>			
	MIN. REQUIRED	MIN. PROVIDED	
FRONT BUILDING SETBACK	25'-0"	25'-0"	
REAR BUILDING SETBACK	25'-0"	25'-0"	
SIDE (STREET) BUILDING SETBACK	25'-0"	25'-0"	
SIDE (INTERIOR) BUILDING SETBACK	20'-0"	100'-10.1/2"	
MAX. BUILDING HEIGHT	35'-0"	27'-7"	
<b>OPEN SPACE CRITERIA</b>			
	MIN. REQUIRED/MAX. ALLOWED	PROVIDED	
FLOOR AREA RATIO (FAR)- (TOTAL USABLE AREA / NET SITE AREA)	50% MAX (277,875 SQ. FEET)	32.4%	
OPEN SPACE	25% OF LOT/NET AREA MIN. (113,513 SQ. FEET)	148,326 SQ. FT. / 451,051 SQ. FT. (47.5%)	
BUILDING LOT COVERAGE AT GROUND LEVEL	30% MAX (136,215 SQ. FEET)	85,466 SQ. FEET (18.8%)	
<b>LEGAL DESCRIPTION</b>			
PARCEL 1: THE NORTH 265 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.			
AND			
PARCEL 2: THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTH 50 FEET THEREOF, IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.			
<b>UNIT DATA</b>			
LABEL	QUANTITY	NUMBER OF BEDROOMS	GROSS FLOOR AREA
UNIT TYPE A	52	1	1,282 SQUARE FEET
UNIT TYPE B	18	3	1,540 SQUARE FEET
UNIT TYPE B-END	39	3	1,555 SQUARE FEET
UNIT TYPE C-UFAS	3	2	1,540 SQUARE FEET
UNIT TYPE D-UFAS	3	3	1,540 SQUARE FEET
TOTAL	104		
<b>PARKING REQUIREMENTS</b>			
	DIMENSIONS	REQUIRED	PROVIDED
RESIDENTS	2 CAR DRIVEWAY	104 UNITS x 2+ = 208 SPACES	208 SPACES
GUEST-STANDARD	8' x 18'	104 UNITS x 25+ = 2600 SPACES	46 SPACES
ACCESSIBLE	12' x 18'	26 SPACES	8 SPACES
TOTAL GUEST			54 SPACES
TOTAL			262 SPACES
<b>LINE TYPE LEGEND</b>			
*	INDICATES UFAS UNITS		
**	INDICATES UFAS AUDIBLE ACCESSIBLE UNITS		
---	PROPERTY LINE		
---	SETBACK LINE		
---	CENTERLINE OF DRIVE AISLE		
---	ACCESSIBLE PATH (REFER TO CIVIL DRAWINGS FOR FINISH GRADES)		
(ACCESS)	ACCESS CONTROL (REFERENCE ONLY) (UNDER SEPARATE PERMIT). GC SHALL COORD. WITH DOOR HARDWARE		
(CAM)	SECURITY CAMERA (SHOWN FOR REFERENCE ONLY) PROVIDED BY OWNER'S AV CONSULTANT UNDER SEPARATE PERMIT		



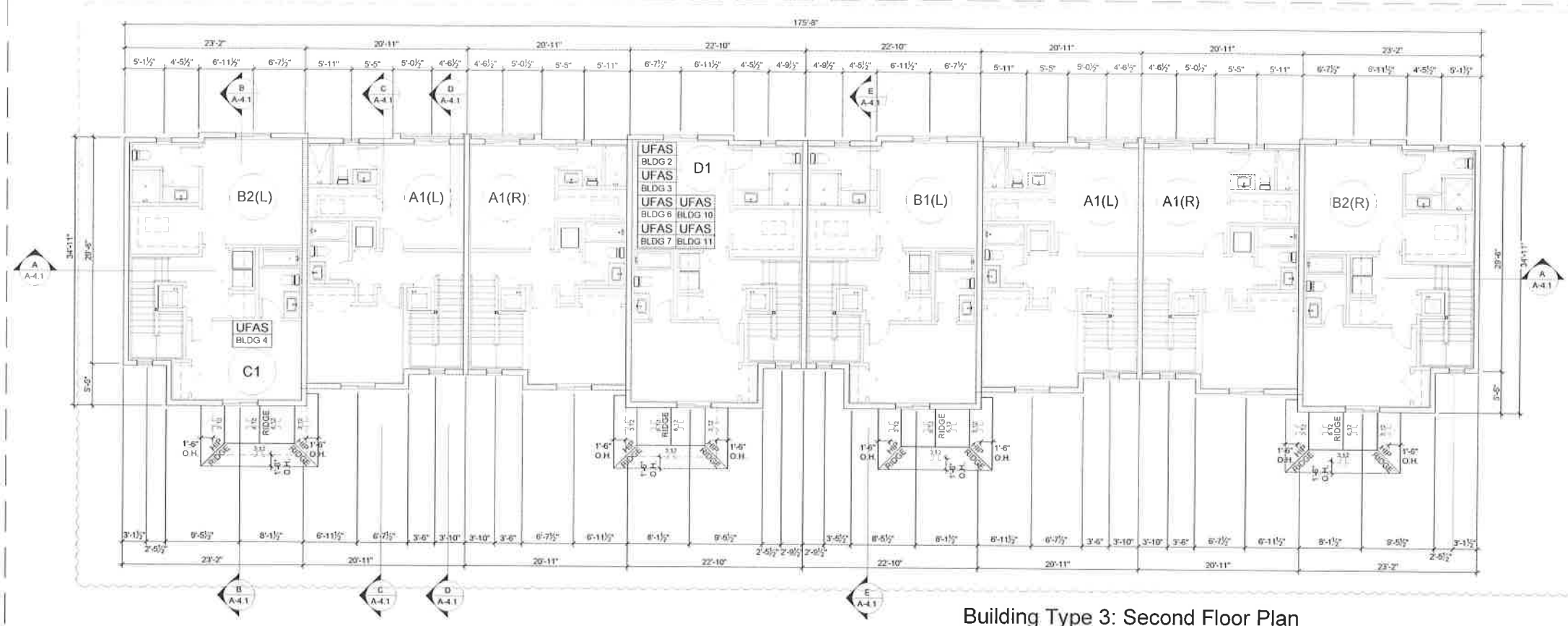
GROUND FLOOR - C / D UNITS



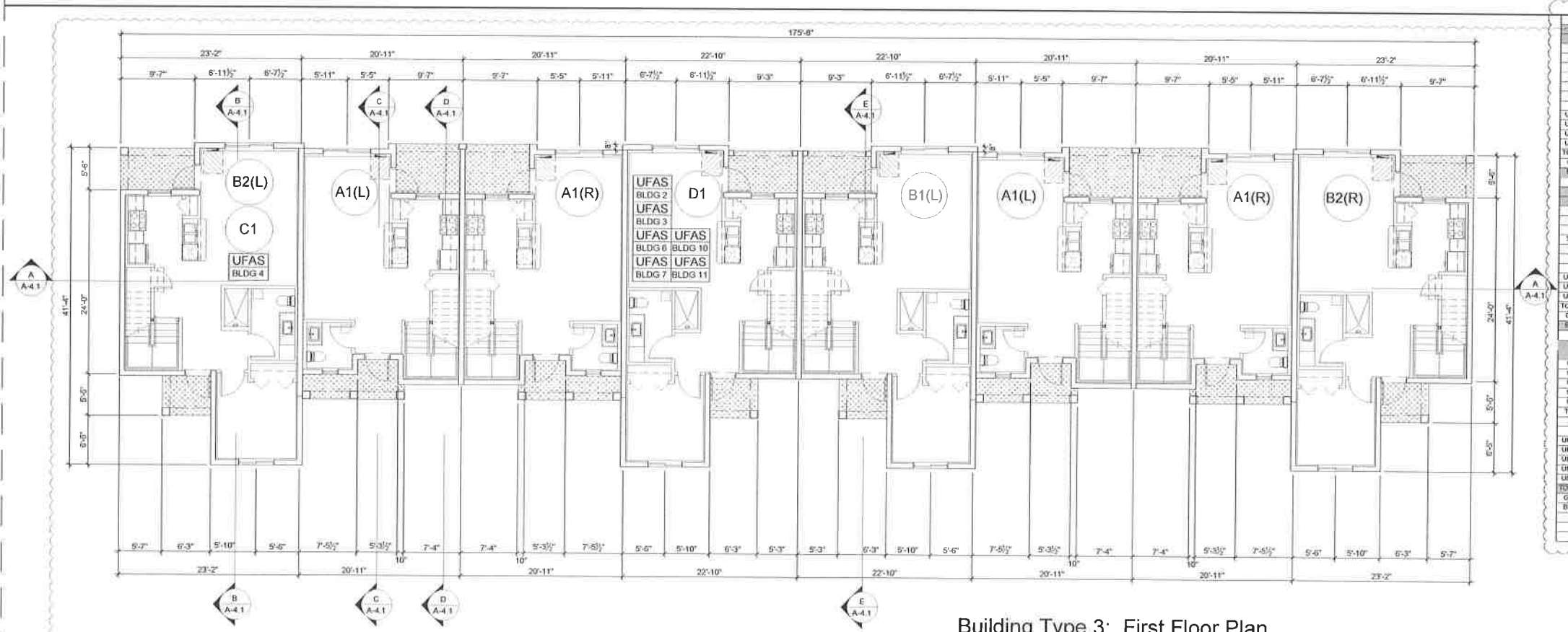
SECOND FLOOR - C UNIT



SECOND FLOOR - D UNIT



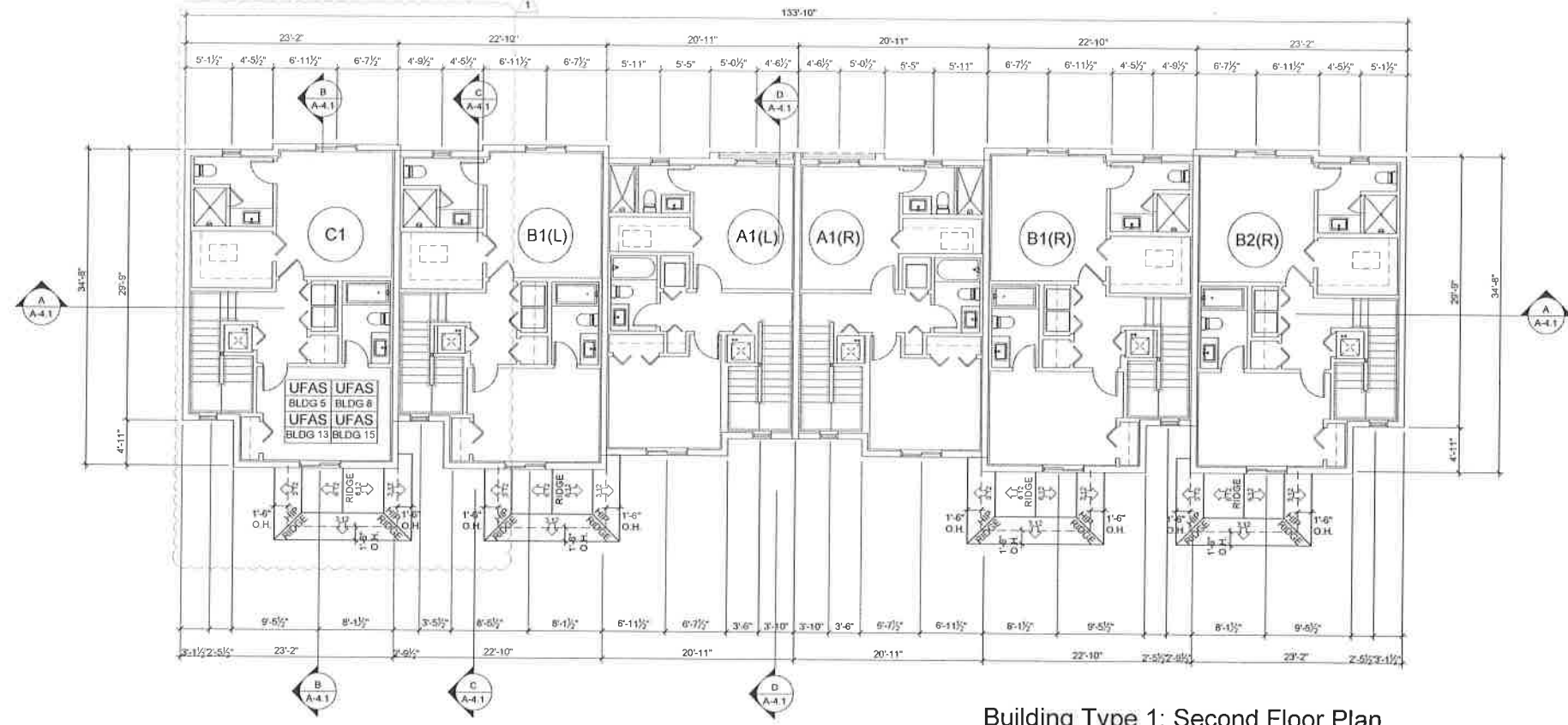
**Building Type 3: Second Floor Plan**  
T.O Structure=1'-0"  
Buildings: 2, 3, 4, 6, 7, 10 & 11  
Scale: 1/8"=1'-0"



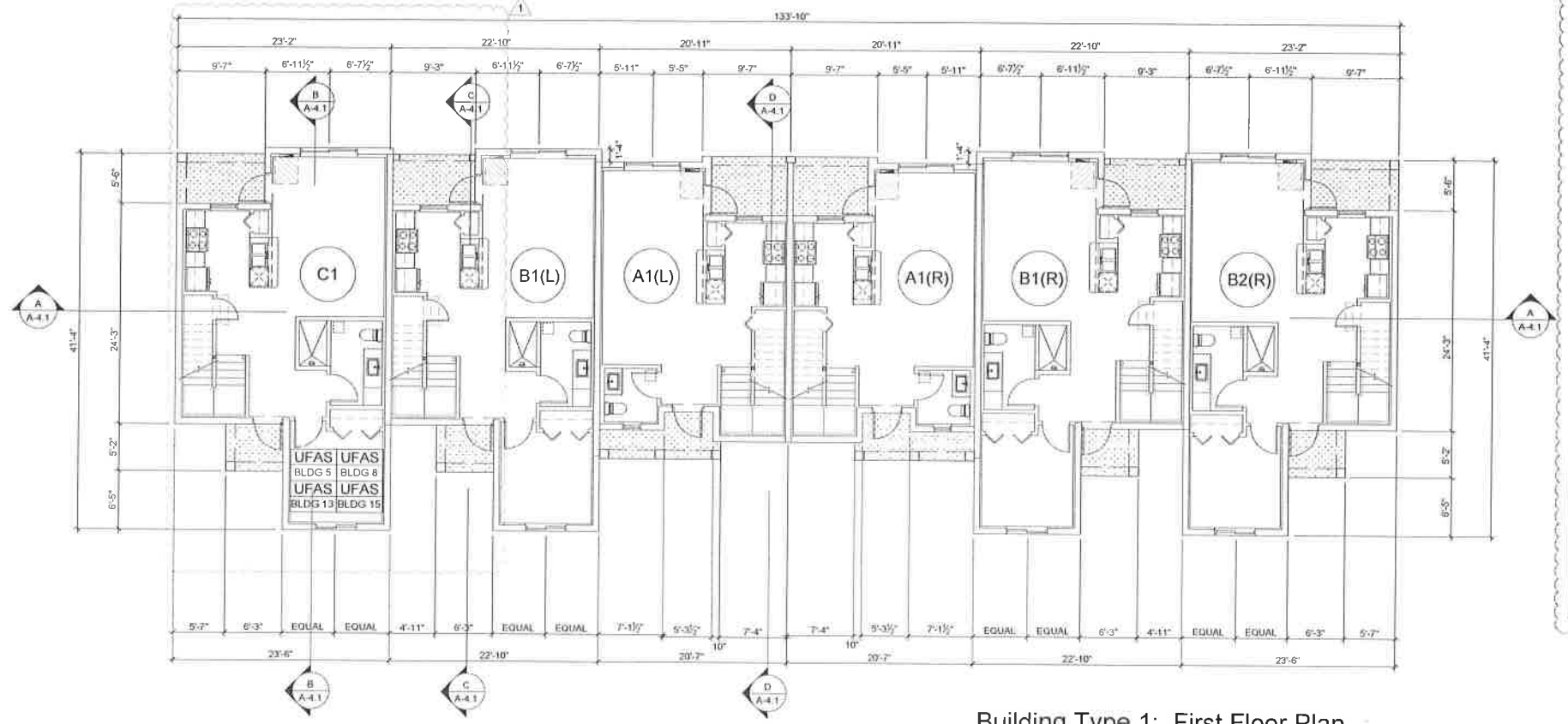
**Building Type 3: First Floor Plan**  
T.O Structure=0'-0"  
Buildings: 2, 3, 4, 6, 7, 10 & 11  
Scale: 1/8"=1'-0"

BUILDING SQUARE FOOTAGE				
BUILDING TYPE	#BEDROOMS	UNIT A/C AREA	NUMBER OF UNITS	TOTAL A/C AREA
<b>BUILDING TYPE 1</b>				
FIRST FLOOR				
UNIT TYPE A1 (FIRST FLOOR)	1 BEDROOM	565 SQUARE FEET	2	1,130 SQUARE FEET
UNIT TYPE B1 (FIRST FLOOR)	2 BEDROOM	765 SQUARE FEET	2	1,530 SQUARE FEET
UNIT TYPE B2 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
UNIT TYPE C1 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
TOTAL FIRST FLOOR A/C AREA				4,210 SQUARE FEET
GROSS FIRST FLOOR AREA				4,783 SQUARE FEET
SECOND FLOOR				
UNIT TYPE A1 (SECOND FLOOR)	1 BEDROOM	665 SQUARE FEET	2	1,330 SQUARE FEET
UNIT TYPE B1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE B2 (SECOND FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
UNIT TYPE C1 (SECOND FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
TOTAL SECOND FLOOR A/C AREA				4,410 SQUARE FEET
GROSS SECOND FLOOR AREA				4,410 SQUARE FEET
BUILDING TYPE 1 TOTAL AREA				8,281 SQUARE FEET
<b>BUILDING TYPE 2</b>				
FIRST FLOOR				
UNIT TYPE A1 (FIRST FLOOR)	1 BEDROOM	565 SQUARE FEET	4	2,260 SQUARE FEET
UNIT TYPE B1 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE C1 (FIRST FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
TOTAL FIRST FLOOR A/C AREA				4,575 SQUARE FEET
GROSS FIRST FLOOR AREA				4,575 SQUARE FEET
SECOND FLOOR				
UNIT TYPE A1 (SECOND FLOOR)	1 BEDROOM	665 SQUARE FEET	4	2,660 SQUARE FEET
UNIT TYPE B1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE B2 (SECOND FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
UNIT TYPE C1 (SECOND FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
TOTAL SECOND FLOOR A/C AREA				5,735 SQUARE FEET
GROSS SECOND FLOOR AREA				5,735 SQUARE FEET
BUILDING TYPE 2 TOTAL AREA				10,310 SQUARE FEET
<b>BUILDING TYPE 3</b>				
FIRST FLOOR				
UNIT TYPE A1 (FIRST FLOOR)	1 BEDROOM	565 SQUARE FEET	4	2,260 SQUARE FEET
UNIT TYPE B1 (FIRST FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
UNIT TYPE B2 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE C1 (FIRST FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
TOTAL FIRST FLOOR A/C AREA				5,340 SQUARE FEET
GROSS FIRST FLOOR AREA				5,340 SQUARE FEET
SECOND FLOOR				
UNIT TYPE A1 (SECOND FLOOR)	1 BEDROOM	665 SQUARE FEET	4	2,660 SQUARE FEET
UNIT TYPE B1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
UNIT TYPE B2 (SECOND FLOOR)	2 BEDROOM	765 SQUARE FEET	2	1,530 SQUARE FEET
UNIT TYPE C1 (SECOND FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
UNIT TYPE D1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
TOTAL SECOND FLOOR A/C AREA				6,700 SQUARE FEET
GROSS SECOND FLOOR AREA				6,700 SQUARE FEET
BUILDING TYPE 3 TOTAL AREA				11,885 SQUARE FEET



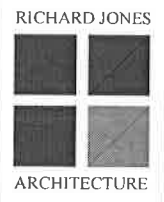


**Building Type 1: Second Floor Plan**  
 T.O Structure=11'-0" Scale: 1/8"=1'-0"  
 Buildings: 5, 8, 13 & 15



**Building Type 1: First Floor Plan**  
 T.O Structure=0'-0" Scale: 1/8"=1'-0"  
 Buildings: 5, 8, 13 & 15

BUILDING SQUARE FOOTAGE				
BUILDING TYPE	#BEDROOMS	UNIT AC AREA	NUMBER OF UNITS	TOTAL AC AREA
<b>BUILDING TYPE 1</b>				
FIRST FLOOR				
UNIT TYPE A1 (FIRST FLOOR)	1 BEDROOM	585 SQUARE FEET	2	1,170 SQUARE FEET
UNIT TYPE B1 (FIRST FLOOR)	2 BEDROOM	765 SQUARE FEET	2	1,530 SQUARE FEET
UNIT TYPE B2 (FIRST FLOOR)	3 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
UNIT TYPE C1 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
TOTAL FIRST FLOOR AC AREA		4,210 SQUARE FEET		
GROSS FIRST FLOOR AREA		4,755 SQUARE FEET		
SECOND FLOOR				
UNIT TYPE A1 (SECOND FLOOR)	1 BEDROOM	655 SQUARE FEET	2	1,310 SQUARE FEET
UNIT TYPE B1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE B2 (SECOND FLOOR)	2 BEDROOM	785 SQUARE FEET	1	785 SQUARE FEET
UNIT TYPE C1 (SECOND FLOOR)	2 BEDROOM	785 SQUARE FEET	1	785 SQUARE FEET
TOTAL SECOND FLOOR AC AREA		4,455 SQUARE FEET		
GROSS SECOND FLOOR AREA		4,995 SQUARE FEET		
<b>BUILDING TYPE 1 TOTAL AREA</b>		<b>8,665 SQUARE FEET</b>		
<b>BUILDING TYPE 2</b>				
FIRST FLOOR				
UNIT TYPE A1 (FIRST FLOOR)	1 BEDROOM	585 SQUARE FEET	4	2,340 SQUARE FEET
UNIT TYPE B1 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE C1 (FIRST FLOOR)	2 BEDROOM	785 SQUARE FEET	VARIES	
TOTAL FIRST FLOOR AC AREA		3,810 SQUARE FEET		
GROSS FIRST FLOOR AREA		4,432 SQUARE FEET		
SECOND FLOOR				
UNIT TYPE A1 (SECOND FLOOR)	1 BEDROOM	665 SQUARE FEET	4	2,660 SQUARE FEET
UNIT TYPE B2 (SECOND FLOOR)	2 BEDROOM	785 SQUARE FEET	2	1,570 SQUARE FEET
UNIT TYPE C1 (SECOND FLOOR)	2 BEDROOM	785 SQUARE FEET	VARIES	
TOTAL SECOND FLOOR AC AREA		4,230 SQUARE FEET		
GROSS SECOND FLOOR AREA		4,765 SQUARE FEET		
<b>BUILDING TYPE 2 TOTAL AREA</b>		<b>8,715 SQUARE FEET</b>		
<b>BUILDING TYPE 3</b>				
FIRST FLOOR				
UNIT TYPE A1 (FIRST FLOOR)	1 BEDROOM	585 SQUARE FEET	4	2,340 SQUARE FEET
UNIT TYPE B1 (FIRST FLOOR)	2 BEDROOM	765 SQUARE FEET	1	765 SQUARE FEET
UNIT TYPE B2 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	2	1,550 SQUARE FEET
UNIT TYPE C1 (FIRST FLOOR)	2 BEDROOM	775 SQUARE FEET	VARIES	
UNIT TYPE D1 (FIRST FLOOR)	2 BEDROOM	785 SQUARE FEET	1	785 SQUARE FEET
TOTAL FIRST FLOOR AC AREA		6,340 SQUARE FEET		
GROSS FIRST FLOOR AREA		6,810 SQUARE FEET		
SECOND FLOOR				
UNIT TYPE A1 (SECOND FLOOR)	1 BEDROOM	685 SQUARE FEET	4	2,740 SQUARE FEET
UNIT TYPE B1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
UNIT TYPE B2 (SECOND FLOOR)	2 BEDROOM	785 SQUARE FEET	2	1,570 SQUARE FEET
UNIT TYPE C1 (SECOND FLOOR)	2 BEDROOM	785 SQUARE FEET	VARIES	
UNIT TYPE D1 (SECOND FLOOR)	2 BEDROOM	775 SQUARE FEET	1	775 SQUARE FEET
TOTAL SECOND FLOOR AC AREA		5,760 SQUARE FEET		
GROSS SECOND FLOOR AREA		6,345 SQUARE FEET		
<b>BUILDING TYPE 3 TOTAL AREA</b>		<b>11,985 SQUARE FEET</b>		



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COMMISSION # 16-002  
 DESIGNER: RJA/RJ  
 DRAWN BY: RBH  
 PLAN REVIEW: RJ  
 SUBMITTALS:  
 PERMIT ISSUE: 09.21.16

REVISIONS:  
 1 HD DG DEPT. 12.22.16  
 COMMENTS: BUILDING PERMIT  
 2 COMMENTS: 05.01.17

BUILDING TYPE 1

FIRST AND SECOND FLOOR PLANS

B1:  
 A-1.1

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