US.1 ELEVATION

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

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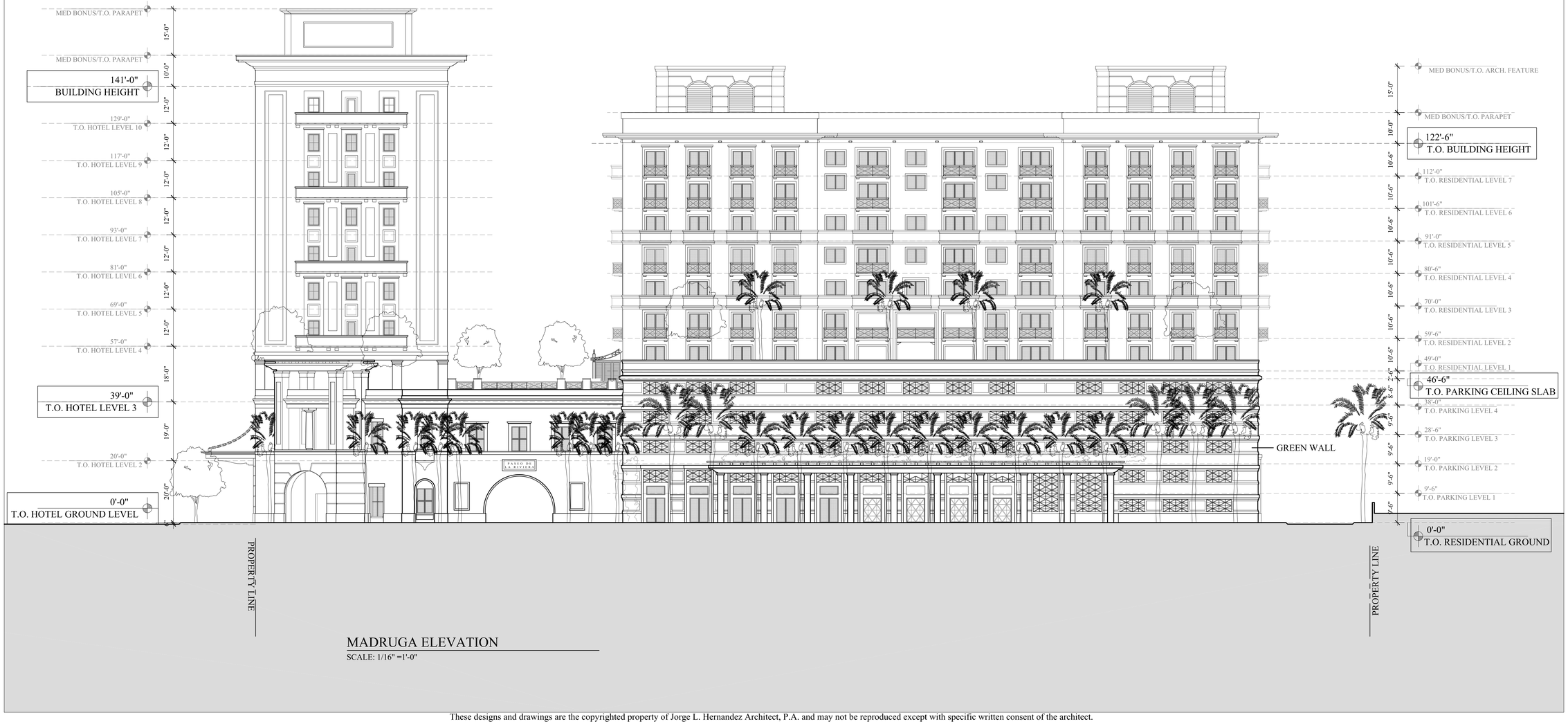
305.774.0022

DRAWING:
US.1 ELEVATION
DATE:
02.09.15
SHEET: A-3.1



MADRUGA ELEVATION

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

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DRAWING:
MADRUGA ELEVATION
DATE:
02.09.15
SHEET: A-3.4

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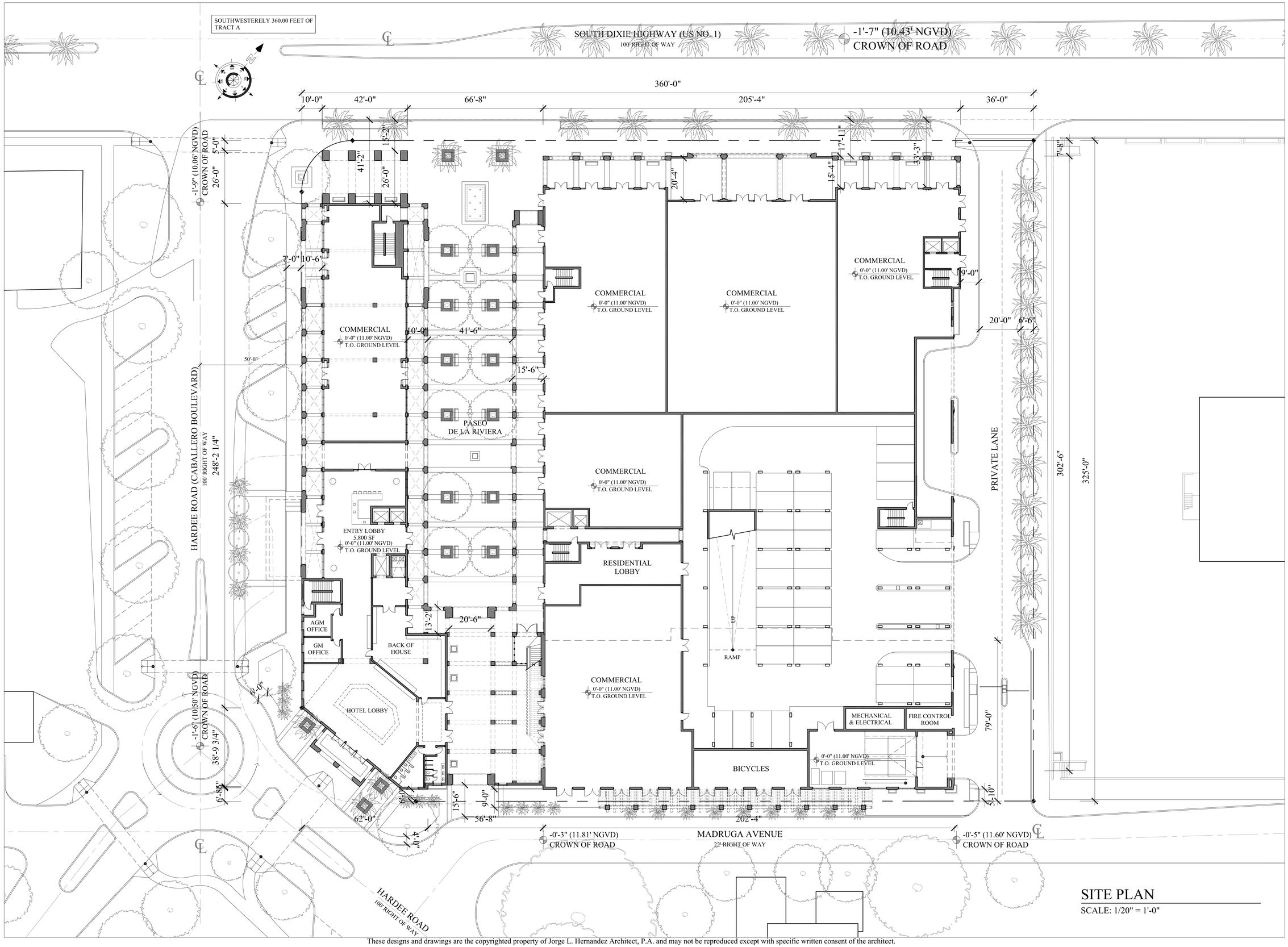

SITE PLAN

SCALE: 1/20" = 1'-0"

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DRAWING: SITE PLAN
DATE: 03.18.15
SHEET: SP-1.1a

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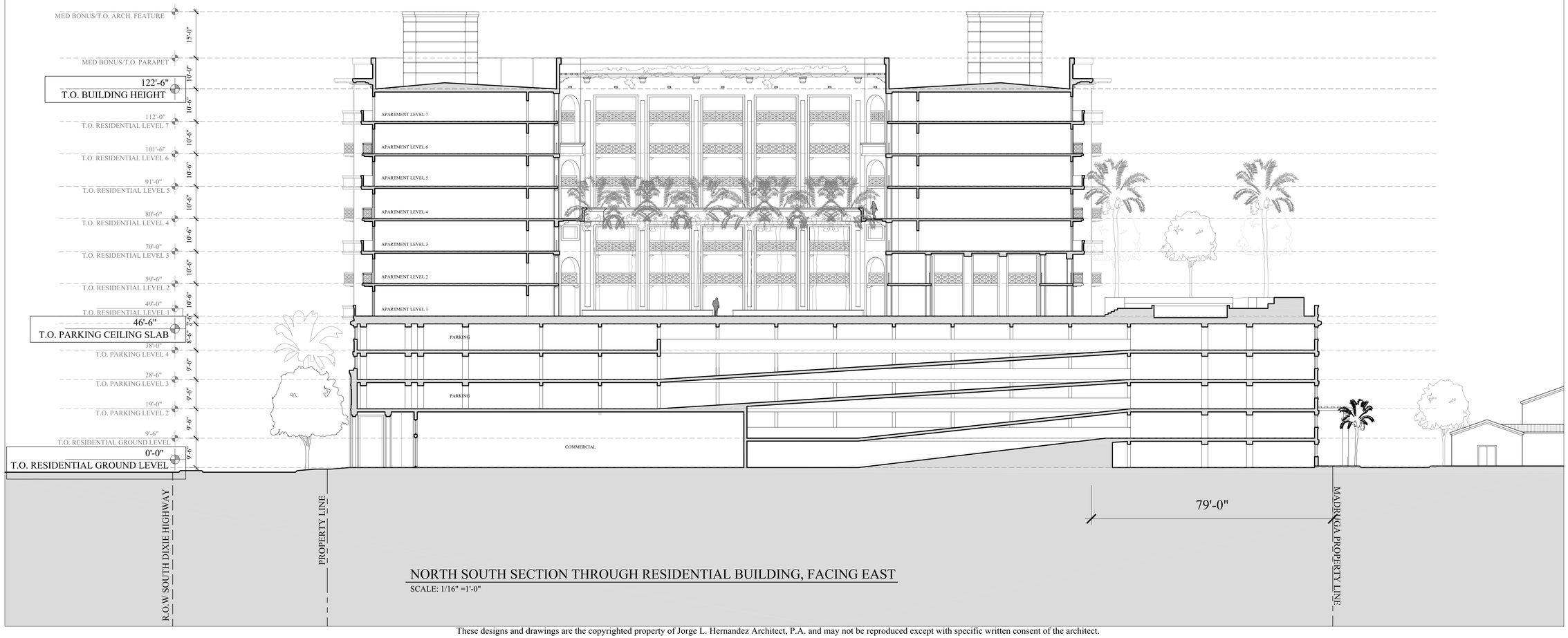

NORTH SOUTH SECTION THROUGH RESIDENTIAL BUILDING, FACING EAST

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

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DRAWING:
NORTH SOUTH SECTION
DATE:
02.16.15

SHEET: A-4.4

LEGAL DESCRIPTION

THE SOUTHWESTERLY 360.00 FEET OF TRACT A, REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COMMENCE AT A POINT WHERE THE SOUTHEASTERLY LINE OF MIAMI-HOMESTEAD HIGHWAY (US 1) INTERSECTS THE NOTHEASTERLY LINE OF HARDEE ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MIAMI-HOMESTEAD HIGHWAY A DISTANCE OF 360.00FT TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE SOUTHEASTERLY PARALLEL TO AND 360.00 FEET NORHTEASTERLY AT RIGHT ANGLES TO THE THE NORTHEASTERLY LINE OF HARDEE ROAD A DISTANCE OF 325.00 FEET TO THE POINT LOCATED ON THE NORTHWESTERLY LINE OF AVENUE MADRUGA, SAID POINT, BEING 303.70 FEET NORTHEASTERLY FROM A POINT WHERE THE NORTHWESTERLY LINE OF AVENUE MADRUGA INTERSECTS THE NORTHERLY LINE OF HARDEE ROAD.

ZONING INFORMATION

DISTRICT:	PLANNED AREA DISTRICT (PAD) MIXED USE DISTRICT (MXD) COMMERCIAL DISTRICT (C)	
FLOOD ZONE:	X	
LOT AREA:	±115,870 SQ. FT. (2.653 ACRES)	
	REQUIRED	PROPOSED
SETBACKS (W/ MED BONUS): FRONT: INTERIOR SIDE: SIDE STREET: REAR:	 0'-0" 0'-0" 0'-0" 0'-0"	 0'-0"* 36'-0" 0'-0"** 5'-10"
MAXIMUM LOT COVERAGE	NO MIN. OR MAX.	89,008 SQ.FT.
MAXIMUM FLOOR AREA RATIO: (3.5 W/ MED BONUS)	ALLOWABLE 405,545 SQ. FT. 3.5 FAR	404,430 SQ. FT. 3.49 FAR
MAXIMUM BUILDING HEIGHT (W/ MED BONUS)	190'-6"	141'-0"
MAXIMUM ARCHITECTURAL ELEMENT HEIGHT (W/ MED BONUS)	15'-0"	15'-0"
BASE FLOOD ELEVATION	N/A	11.00' NGVD

* ONLY OCCURS AT CORNER OF US NO. 1 AND HARDEE ROAD. TYPICAL FRONT SETBACK IS 7'-8" WHICH PRODUCES A 17'-6" WIDE SIDEWALK ADJACENT TO A 15'-0" WIDE COVERED ARCADE.

** ADJACENT TO A 10'-0" WIDE ARCADE

UNIT COUNTS

HOTEL	252 KEYS
APARTMENTS	218 UNITS

PARKING SPACES	636**

**THROUGH THE USE OF SHARED PARKING

FAR

USAGE	S.F.
HOTEL	129,760 SF
APARTMENTS	238,938 SF
COMMERCIAL	35,732 SF
TOTAL SF	**404,430 SF**
SITE AREA	±115,870 SF
	3.49 FAR

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DRAWING:
ZONING DIAGRAMS
DATE:
02.16.15
SHEET: SP-1.2a

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