

15581 SW 104 Terr # 228

Handwritten notes: AH=9, FC=9, CR 9.05

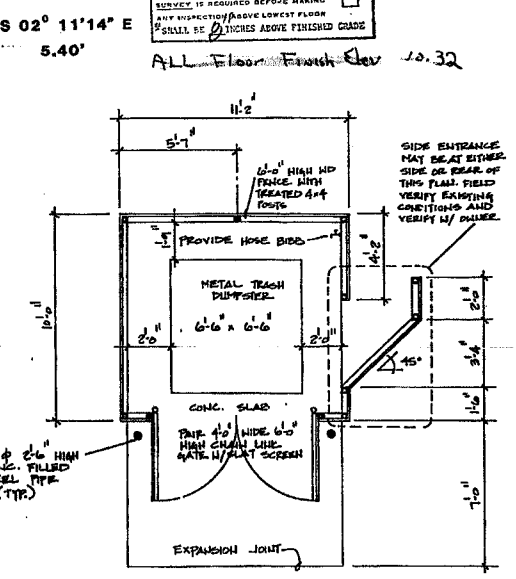
LOWEST FINISHED FLOOR ELEVATION			
(Including basement)			
DISTRICT	M.F.H.	G.F.H.	OTHER
Proposed			10.32
Existing			10.32

LOWEST FLOOR ALL WORK ACCORDING TO THESE ELEVATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE 2 INCHES ABOVE FINISHED GRADE.

PROJECT NO.	88-47
DATE DRAWN	
DATE DATA	
CONSTRUCTOR	
REVISIONS	

All of Tract "A", BAYWOOD AT THE HAWKES, according to the plat thereof as recorded in Plat Book 125 at Page 99 of the Public Records of Dade County, LESS that portion of Tract "A", BAYWOOD AT THE HAWKES, described as follows:

BEGIN at the Southwest corner of said Tract "A"; thence run N15°33'00"E, along the Westerly line of said Tract "A", for a distance of 162.86 feet to the Point of Curvature of a circular curve to the left, of 88°13'04" and a radius of 2754.03 feet; thence run Northerly, along the Westerly line of said Tract "A", and along the Westerly line of said curve, for a distance of 395.00 feet to a point; thence run S81°20'31"E for a distance of 426.95 feet to a point; thence run S28°24'58"E for a distance of 80.00 feet to a point; thence run S88°50'00"E for a distance of 270.58 feet to a point; thence run N44°20'03"E for a distance of 80.00 feet to a point of intersection with the Easterly line of said Tract "A"; thence run S83°39'57"E along the Easterly line of said Tract "A", for a distance of 60.00 feet to a point; thence run S00°34'02"E, along the Easterly line of said Tract "A", for a distance of 393.01 feet to a point; thence run N79°35'12"W, along the Southerly line of said Tract "A", for a distance of 100.00 feet to a point; thence run N79°35'12"W, along the Southerly line of said Tract "A", for a distance of 747.39 feet to a point; thence run N77°34'27"W, for a distance of 182.25 feet to the POINT BEGINNING.

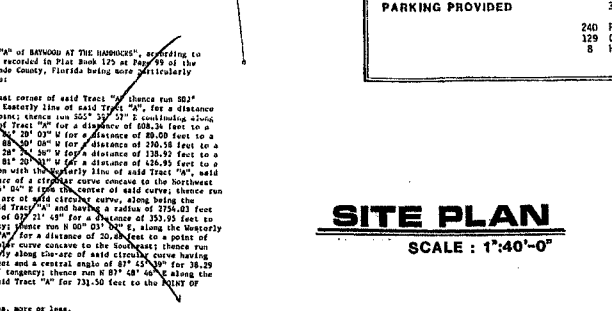
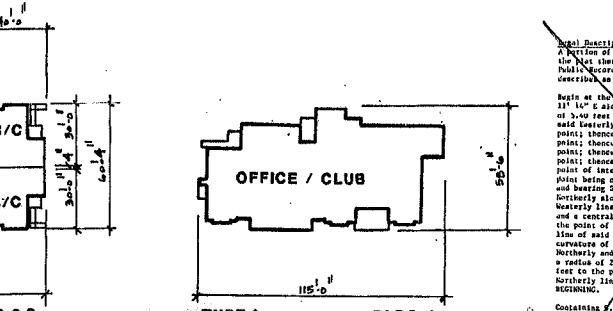
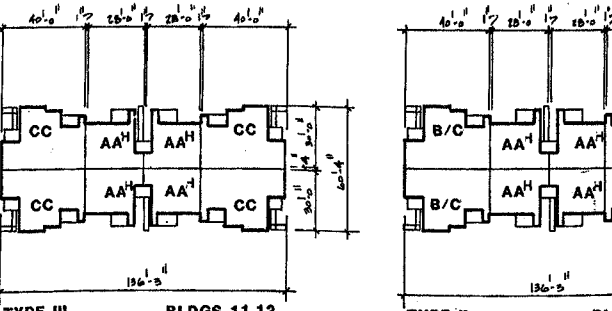
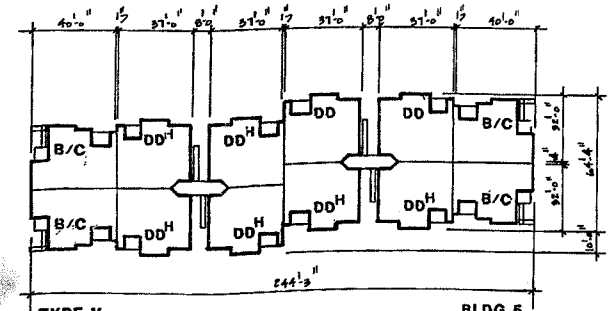
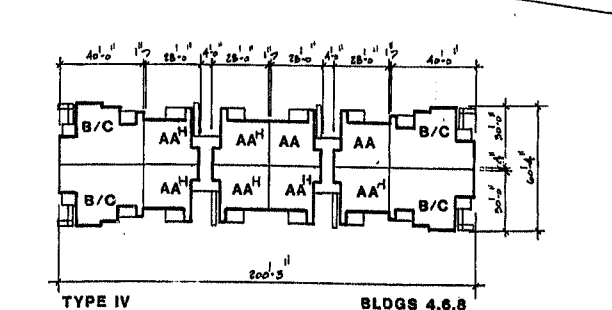
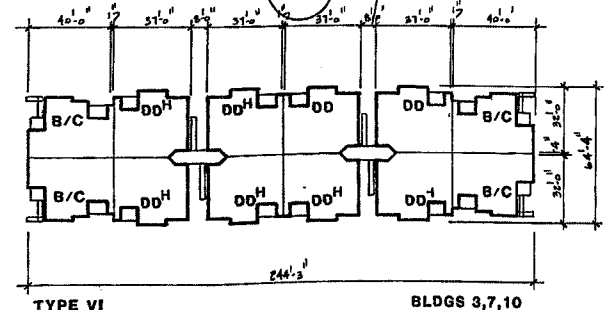


1 DUMPSTER DETAIL (PLAN VIEW)  
SCALE: 1/4"=1'-0"

DISTANCE BETWEEN BUILDINGS WILL BE A MINIMUM OF 30'-0"  
SEE PLANS PREPARED BY LUDOVICI & ORANGE CONSULTING ENGINEERS, INC. FOR SITE DIMENSIONS & DETAILS.

25% OF EACH BUILDING IS REQUIRED TO BE HANDICAP ACCESSIBLE.  
ALL HANDICAPPED UNITS ARE ON 1ST FLOOR.  
PROVIDE RAMPS AS REQUIRED TO INSURE ACCESS FROM PARKING TO RESIDENTIAL UNITS WITH NO GREATER THAN A 1/2" CHANGE IN ELEVATION.  
RAMP SLOPE MAXIMUM IS 1:20

PROGRAM		
DESCRIPTION	NO.	SO. FT. TOTAL SQ. FT.
A One Bedroom, One Bath	80	564
B One Bedroom, One Bath	36	738
C Two Bedroom, Two Bath	52	952
D Two Bedroom, Two Bath	64	1021
<b>TOTAL</b>	<b>232</b>	<b>185,816</b>
<b>MISCELLANEOUS BLDGS.</b>		
Office/Club	1	4,352
<b>TOTAL CONSTRUCTION AREA</b>		<b>190,168</b>
<b>TOTAL LAND AREA</b>		<b>9.4 AC</b>
<b>DENSITY</b>		<b>24.57 UNIT/AC</b>
<b>PARKING REQUIRED</b>		<b>377 SPACES</b>
<b>PARKING PROVIDED</b>		<b>377 SPACES</b>
		240 Regular Spaces
		129 Compact Spaces
		8 Handicapped Spaces



SITE PLAN  
SCALE: 1"=40'-0"  
NORTH

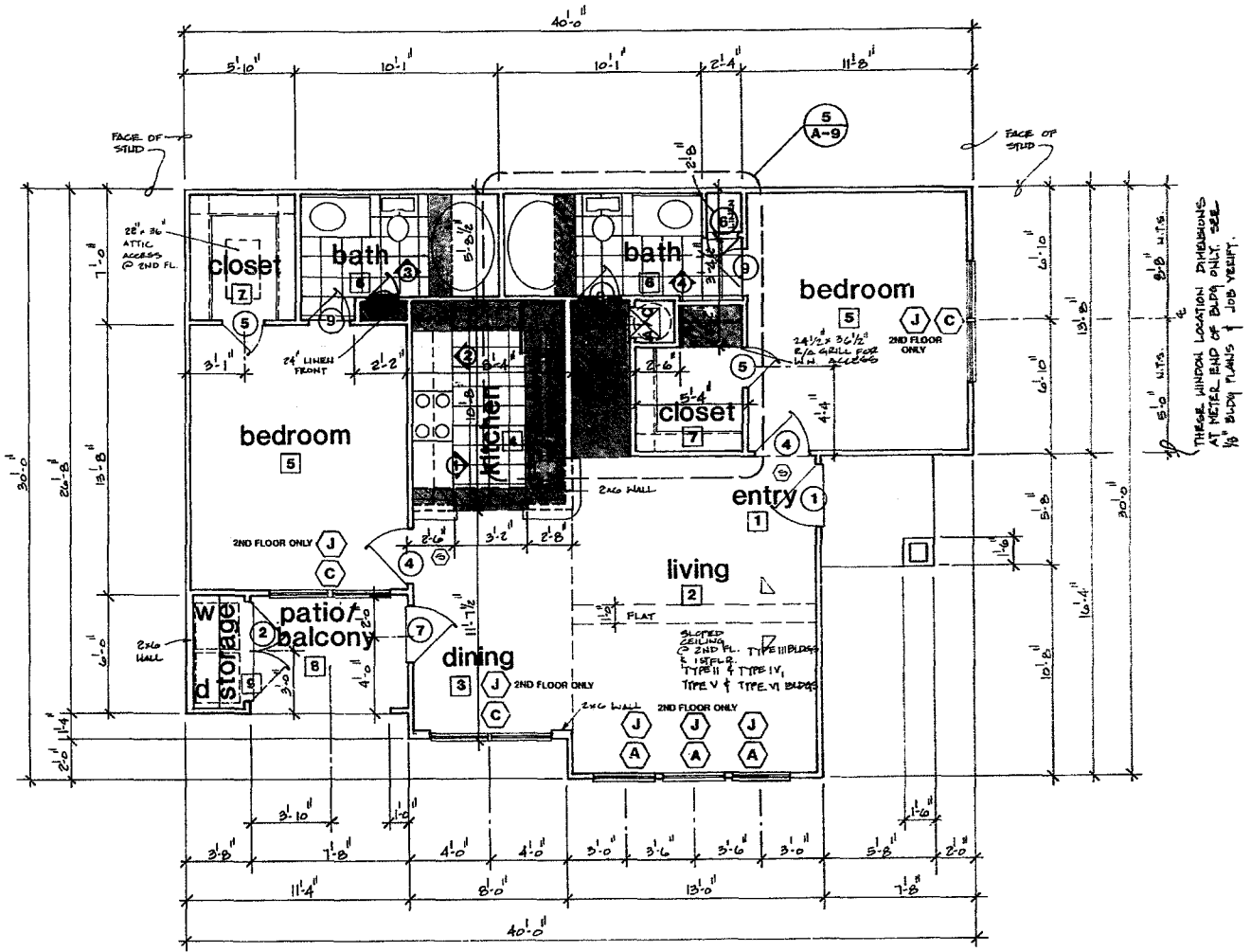
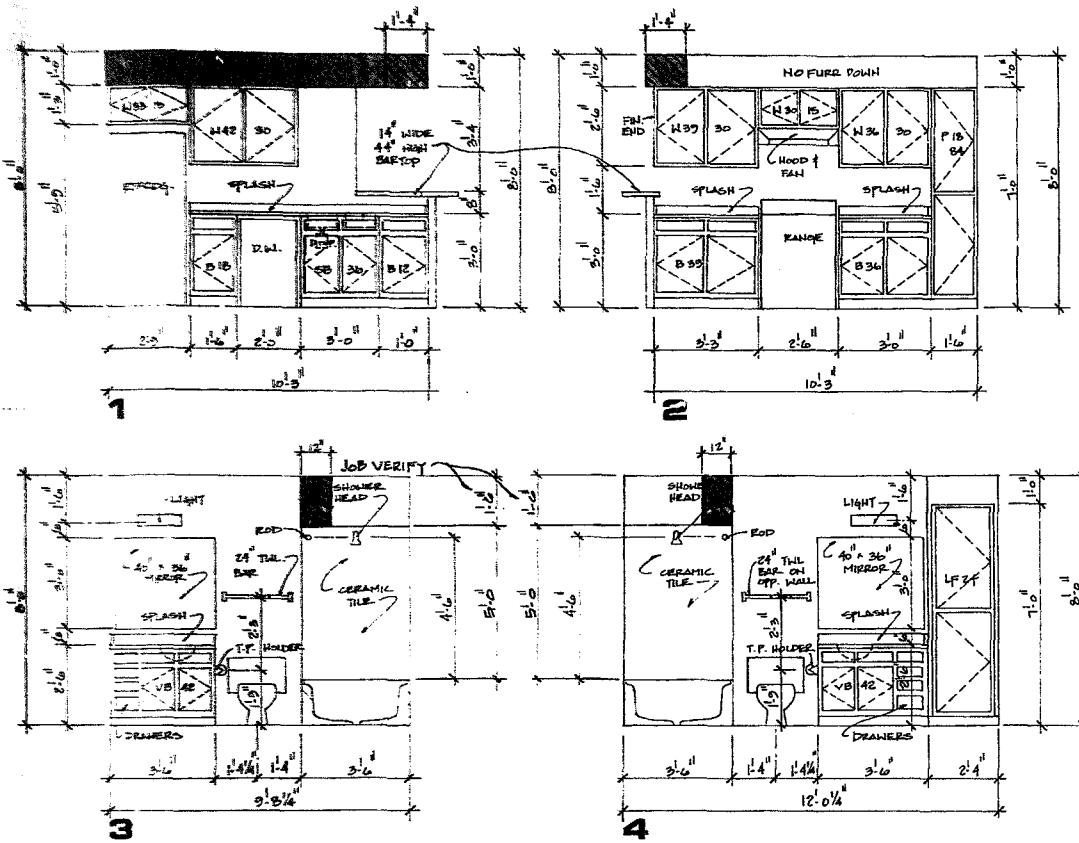
The Biscayne Club  
MIAMI, FLORIDA

WALLACE + ASSOCIATES, A.I.A.

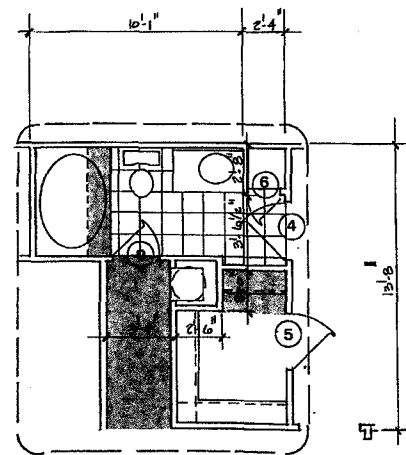
# INTERIOR ELEVATIONS

SCALE: 3/8"=1'-0"

ALL DIMENSIONS ARE SHEETROCK TO SHEETROCK



**PLAN**  
SCALE: 1/4" = 1'-0"



**UNIT C 1ST FLOOR**

SCALE: 1/4" = 1'-0"

UNIT C	
2 BEDROOM	2 BATH
CONDITIONED AREA	952 SQ.FT.
STORAGE AREA	20 SQ.FT.
BALC./MISC. AREA	48 SQ.FT.
TOTAL AREAS	1020 SQ.FT.
NUMBER OF C UNITS	52
FIREPLACES	0
SMOKE DETECTORS	2

SEE SHEET A-6 FOR ADDITIONAL NOTES, SYMBOLS & CABINET SECTIONS.  
SEE SHEET A-7 FOR DOOR, WINDOW & FINISH SCHEDULES AND TYPICAL ABBREVIATIONS.

Ⓢ SMOKE DETECTOR

98-47  
LAW OFFICE  
3700 N. MIAMI AVE.  
MIAMI, FL 33137

**The Biscayne Club**  
MIAMI, FLORIDA

**WALLACE + ASSOCIATES, A.I.A.**  
ARCHITECTS & PLANNERS  
2000 BERING DRIVE SUITE 710 HOUSTON, TEXAS 77057 713-266-2678

**A-10**