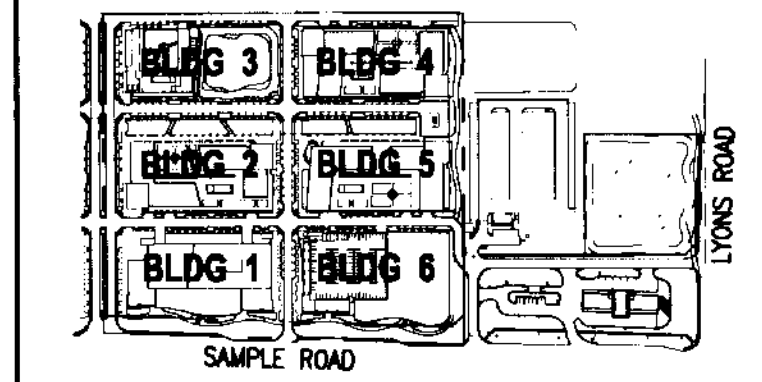


THE VILLAGE OF MARBELLA

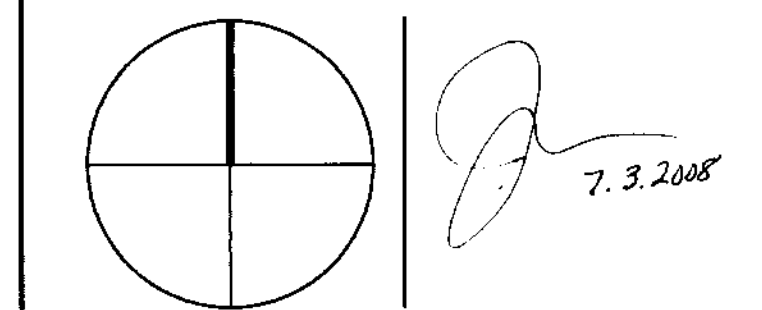
KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

ISSUED FOR SITE SUBMISSION

NORTH SEAL



ADD Inc Architecture Interior Planning

One Skycro Tower
Suite 1070
Two South
Skycro Boulevard
Miami, FL 33191
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JOB NUMBER: 06127.03

CHECKED BY: TJB

ISSUE DATE: 07/03/08

SCALE: 1"=80'-0"

SHEET TITLE

Overall Site Plan and Project Data/Summary Scheme A

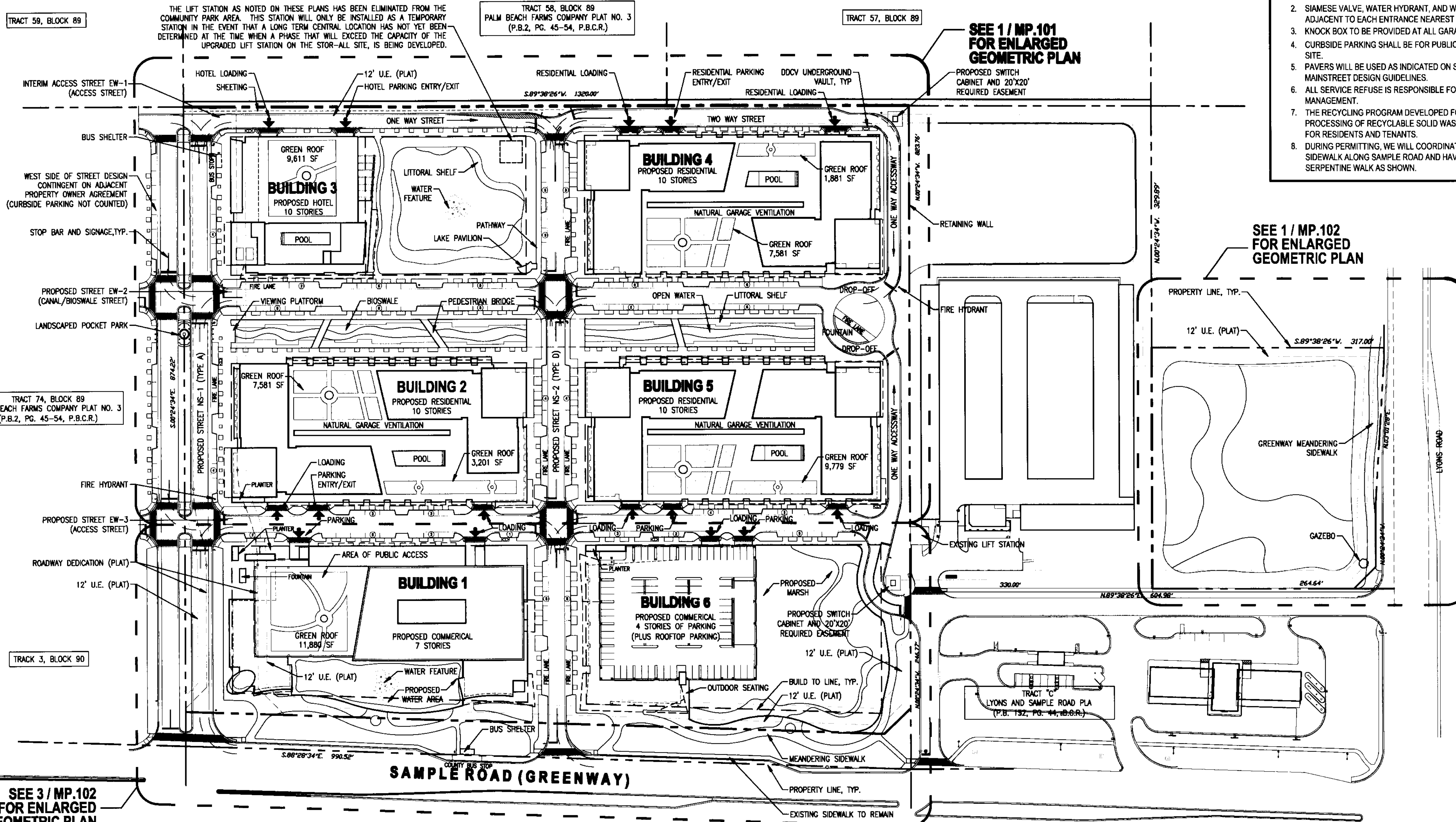
SHEET NUMBER

MP.001A

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GENERAL NOTES:

- ALL UTILITIES AS APPLICABLE BY ORDINANCE SHALL BE PLACED UNDERGROUND FOR THIS PROJECT.
- SIAMESE VALVE, WATER HYDRANT, AND WATER FLOW METER SHALL BE PLACED ON THE WALL ADJACENT TO EACH ENTRANCE NEAREST THE FIRE LANE.
- KNOCK BOX TO BE PROVIDED AT ALL GARAGE GATES AND EGRESS ENTRIES (TYP.)
- CURBSIDE PARKING SHALL BE FOR PUBLIC USE AND NOT DEDICATED TO ANY SPECIFIC USER ON THE SITE.
- PAVERS WILL BE USED AS INDICATED ON SHEETS L400A AND L400B AND IN ACCORDANCE WITH THE MAINSTREET DESIGN GUIDELINES.
- ALL SERVICE REFUSE IS RESPONSIBLE FOR ALL DUMPSTER/TRASH PICK-UP AND RECYCLING MANAGEMENT.
- THE RECYCLING PROGRAM DEVELOPED FOR THE PROJECT WILL INCLUDE COLLECTING, SORTING AND PROCESSING OF RECYCLABLE SOLID WASTE. IT SHALL ALSO INCLUDE AN EDUCATIONAL PROGRAM FOR RESIDENTS AND TENANTS.
- DURING PERMITTING, WE WILL COORDINATE WITH THE CITY AND FDOT TO REMOVE THE EXISTING SIDEWALK ALONG SAMPLE ROAD AND HAVE IT REPLACED BY THE MAIN STREET STANDARD SERPENTINE WALK AS SHOWN.



SEE 3 / MP.102 FOR ENLARGED GEOMETRIC PLAN

SEE 1 / MP.101 FOR ENLARGED GEOMETRIC PLAN

SEE 1 / MP.102 FOR ENLARGED GEOMETRIC PLAN

1 OVERALL SITE PLAN - SCHEME A

SCALE: 1" = 80'-0"

Project Data		
Net Site Area	19.1 Acres (831,996.0 Sq. Ft.)	Density
Parcels A, B & C	19.1 Acres (831,996.0 Sq. Ft.)	Provided as per Main Street Design Standards (without Open Space Bonus)
Parcel F	2.33 Acres (101,494.8 Sq. Ft.)	30 Units per Acre 645 Units
Gross Site Area	21.5 Acres (936,540.0 Sq. Ft.)	Density per Design (with Open Space Bonus)
Parcels A, B & C	21.5 Acres (936,540.0 Sq. Ft.)	35.5 Units per Acre 764 Units
Parcel F	2.71 Acres (118,047.6 Sq. Ft.)	
Lot Coverage (Building Area at Grade)	354,681 Sq. Ft. (37.9% Coverage)	Parking Calculations
Parcels A, B & C Only	354,681 Sq. Ft. (33.6% Coverage)	Parking Required per Main Street Design Standards
Including Parcel F	354,681 Sq. Ft. (33.6% Coverage)	Commercial Parking at 3 Spaces per 1,000 GSF 610 Spaces
		Hotel Parking (assume 1.5 Spaces per key) 225 Spaces
		Residential Parking at 1.5 Spaces per Unit 1,157 Spaces
		Total Parking Required 1,992 Spaces
Open Space Calculation (Note: Gross Site Area of Parcel F is not included in calculations.)		Parking Provided
Required:		Commercial Parking
By Main Street Regulations:		Curbside Parking Retail / Office
16% of 831,996 Sq. Ft. =	133,115 Sq. Ft.	Building No. 01 Structured Retail / Office 392 Spaces (9 Spaces)
Bonus Open Space needed for Density Proposed:		Building No. 03 Structured Hotel 203 Spaces (7 Spaces)
5.5% of 831,996 Sq. Ft. =	45,760 Sq. Ft.	Building No. 06 Structured Retail / Office 383 Spaces (5 Spaces)
Provided:		Total Commercial 1,098 Spaces (21 Spaces)
(For breakdown of these areas see MP.002A)		Residential Parking
To meet Main Street Open Space Requirement	208,689 Sq. Ft.	Building No. 02 Structured Residential 381 Spaces (9 Spaces)
To meet Bonus Open Space Requirement	56,519 Sq. Ft.	Building No. 04 Structured Residential 384 Spaces (9 Spaces)
As Additional Open Space	10,525 Sq. Ft.	Building No. 05 Structured Residential 384 Spaces (9 Spaces)
		Total Residential Parking 1,149 Spaces (27 Spaces)
		TOTAL PARKING PROVIDED 2,247 Spaces (48 Spaces)

Program Summary (See A.301 and A.302 for detailed breakdown of areas)

Building No.	Parking	Residential	Hotel	Retail	Commercial Live/Work	Office	Total Area
Building No. 01A	146,920	11,450	-	16,529	5,473	112,804	293,176
Building No. 02	148,011	334,689	-	3,729	6,805	-	493,234
Building No. 03	90,637	-	102,875	4,469	-	-	197,781
Building No. 04	146,982	345,485	-	-	6,805	-	499,272
Building No. 05	150,160	343,491	-	-	6,805	-	500,456
Building No. 06	202,182	-	-	38,731	-	-	240,913
SUB-TOTALS	-	-	-	63,458	25,888	112,804	-
TOTAL AREAS	884,892	1,035,115	102,875	-	202,150	-	2,224,832

Residential Unit Mix Summary

Building No.	Live/Work	Townhouses	Tower Units/Flats	Hotel Keys	Total Residential Units
Building No. 01A	7	-	-	-	7
Building No. 02	10	13	222	-	245
Building No. 03	-	-	-	150	-
Building No. 04	13	14	229	-	256
Building No. 05	10	17	229	-	256
Building No. 06	-	-	-	-	-
UNIT TOTALS	40	44	680	150	764

Parking Calculations Per Building

Building No.	Residential Parking Required 1.5 Spaces / Unit	Hotel Parking Required assume 1.5 Sp. / Key	Commercial Parking Required 3 Spaces / 1,000 Sq. Ft.	Total Parking Required	Handicapped Required
Building No. 01A	11 Sp.	-	405 Sp.	416 Sp.	(9 Sp.)
Building No. 02	378 Sp.	-	32 Sp.	410 Sp.	(9 Sp.)
Building No. 03	-	225 Sp.	14 Sp.	239 Sp.	(7 Sp.)
Building No. 04	384 Sp.	-	21 Sp.	405 Sp.	(9 Sp.)
Building No. 05	384 Sp.	-	21 Sp.	405 Sp.	(9 Sp.)
Building No. 06	-	-	117 Sp.	117 Sp.	(5 Sp.)
TOTAL AREAS	1,187 Sp.	225 Sp.	610 Sp.	1,982 Sp.	(48 Sp.)

Residential Unit Mix Summary

Building No.	Studio / 1 BA	1 BR / 1 BA	2 BR / 2 BA	3 BR / 3 BA	Total Units
Building No. 01A	-	1	5	1	7
Building No. 02	14	99	101	31	245
Building No. 03	-	-	-	-	-
Building No. 04	21	99	104	32	256
Building No. 05	21	101	108	25	256
Building No. 06	-	-	-	-	-
UNIT TOTALS	56	300	319	69	764