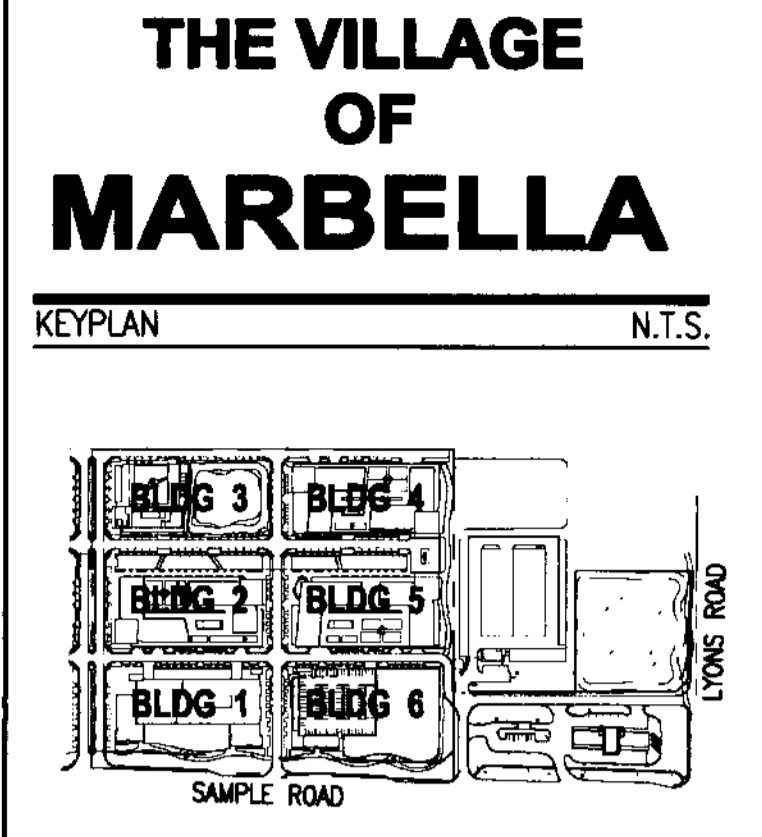


- GENERAL NOTES:**
1. ALL UTILITIES AS APPLICABLE BY ORDINANCE SHALL BE PLACED UNDERGROUND FOR THIS PROJECT.
 2. SIAMESE VALVE, WATER HYDRANT, AND WATER FLOW METER SHALL BE PLACED ON THE WALL ADJACENT TO EACH ENTRANCE NEAREST THE FIRE LANE.
 3. KNOCK BOX TO BE PROVIDED AT ALL GARAGE GATES AND EGRESS ENTRIES (TYP.)
 4. CURBSIDE PARKING SHALL BE FOR PUBLIC USE AND NOT DEDICATED TO ANY SPECIFIC USER ON THE SITE.
 5. PAVERS WILL BE USED AS INDICATED ON SHEETS L400A AND L400B AND IN ACCORDANCE WITH THE MAINSTREET DESIGN GUIDELINES.
 6. ALL SERVICE REFUSE IS RESPONSIBLE FOR ALL DUMPSTER/TRASH PICK-UP AND RECYCLING MANAGEMENT.
 7. 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.
 8. DURING PERMITTING, WE WILL COORDINATE WITH THE CITY AND FOOT TO REMOVE THE EXISTING SIDEWALK ALONG SAMPLE ROAD AND HAVE IT REPLACED BY THE MAIN STREET STANDARD SERPENTINE WALK AS SHOWN.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE

ISSUED FOR SITE SUBMISSION

NORTH SEAL

ADD Inc Architecture Interior Planning

One Marbella Tower
 Suite 1070
 Two South
 Marbella Boulevard
 Miami, FL 33131
 T. 305.482.6700
 F. 305.482.6770
 www.addinc.com

Cambridge Miami

1 OVERALL SITE PLAN - SCHEME B
 SCALE: 1" = 80'-0"

Project Data

Category	Value
Net Site Area	19.1 Acres (831,996.0 Sq. Ft.)
Parcels A, B & C	19.1 Acres (831,996.0 Sq. Ft.)
Parcel F	2.33 Acres (101,494.8 Sq. Ft.)
Gross Site Area	21.5 Acres (936,540.0 Sq. Ft.)
Parcels A, B & C	21.5 Acres (936,540.0 Sq. Ft.)
Parcel F	2.71 Acres (118,047.6 Sq. Ft.)
Lot Coverage (Building Area at Grade)	370,613 Sq. Ft. (39.6% Coverage)
Parcels A, B & C Only	370,613 Sq. Ft. (39.6% Coverage)
Including Parcel F	370,613 Sq. Ft. (35.1% Coverage)
Open Space Calculation (Note: Gross Site Area of Parcel F is not included in calculations.)	
Required:	
By Main Street Regulations:	
16% of 831,996 Sq. Ft. =	133,115 Sq. Ft.
Bonus Open Space needed for Density Proposed:	
5.5% of 831,996 Sq. Ft. =	45,780 Sq. Ft.
Provided:	
(For breakdown of these areas see MP.002B)	
To meet Main Street Open Space Requirement	200,060 Sq. Ft.
To meet Bonus Open Space Requirement	56,519 Sq. Ft.
As Additional Open Space	6,385 Sq. Ft.

Density

Provided as per Main Street Design Standards (without Open Space Bonus)

30 Units per Acre 645 Units

Density per Design (with Open Space Bonus)

35.5 Units per Acre 764 Units

Parking Calculations

Parking Required per Mainstreet Design Standards

Commercial Parking at 3 Spaces per 1,000 GSF 540 Spaces

Hotel Parking (assume 1.5 Spaces per key) 225 Spaces

Residential Parking at 1.5 Spaces per Unit 1,146 Spaces

Total Parking Required 1,911 Spaces

Parking Provided

Commercial Parking 799 Spaces (20 Spaces)

Curbside Parking Retail / Office 116 Spaces (0 Spaces)

Building No. 01 Structured Dealership 323 Spaces* (8 Spaces)

Building No. 03 Structured Hotel 203 Spaces (7 Spaces)

Building No. 06 Structured Retail / Office 157 Spaces** (5 Spaces)

Residential Parking 381 Spaces (9 Spaces)

Building No. 02 Structured Residential 384 Spaces (9 Spaces)

Building No. 04 Structured Residential 384 Spaces (9 Spaces)

Building No. 05 Structured Residential 384 Spaces (9 Spaces)

Total Residential Parking 1,149 Spaces (27 Spaces)

TOTAL PARKING PROVIDED 1,948 Spaces (47 Spaces)

Program Summary (with Auto Dealership*)

Building No.	Parking	Residential	Hotel	Retail	Commercial Live/Work	Office	Total Area
Building No. 01B	369,150	-	-	111,492*	-	-	480,642
Building No. 02	148,011	334,689	-	3,729	6,805	-	493,234
Building No. 03	90,637	-	102,675	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	-	-	-	168,421	20,415	-	-
TOTAL AREAS	1,107,122	1,023,665	102,675	178,836	2,412,298	-	-

Residential Unit Summary

Building No.	Live/Work	Townhouses	Tower Units/Flats	Hotel Keys	Total Residential Units
Building No. 01B	-	-	-	-	-
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	33	44	680	150	757

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. 01B	-	-	335 Sp.	335 Sp.	(8 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	1,146 Sp.	225 Sp.	540 Sp.	1,911 Sp.	(47 Sp.)

Residential Unit Mix Summary

Average Unit Size 1310 SQ. FT.

Building No.	Studio / 1 BA	1 BR / 1 BA	2 BR / 2 BA	3 BR / 3BA	Total Units
Building No. 01B	-	-	-	-	-
Building No. 02	14	99	101	31	245
Building No. 03	-	-	-	-	-
Building No. 04	21	99	104	32	256
Building No. 05	21	101	109	25	256
Building No. 06	-	-	-	-	-
UNIT TOTALS	56	299	314	88	757

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 B

SHEET NUMBER

MP.001B