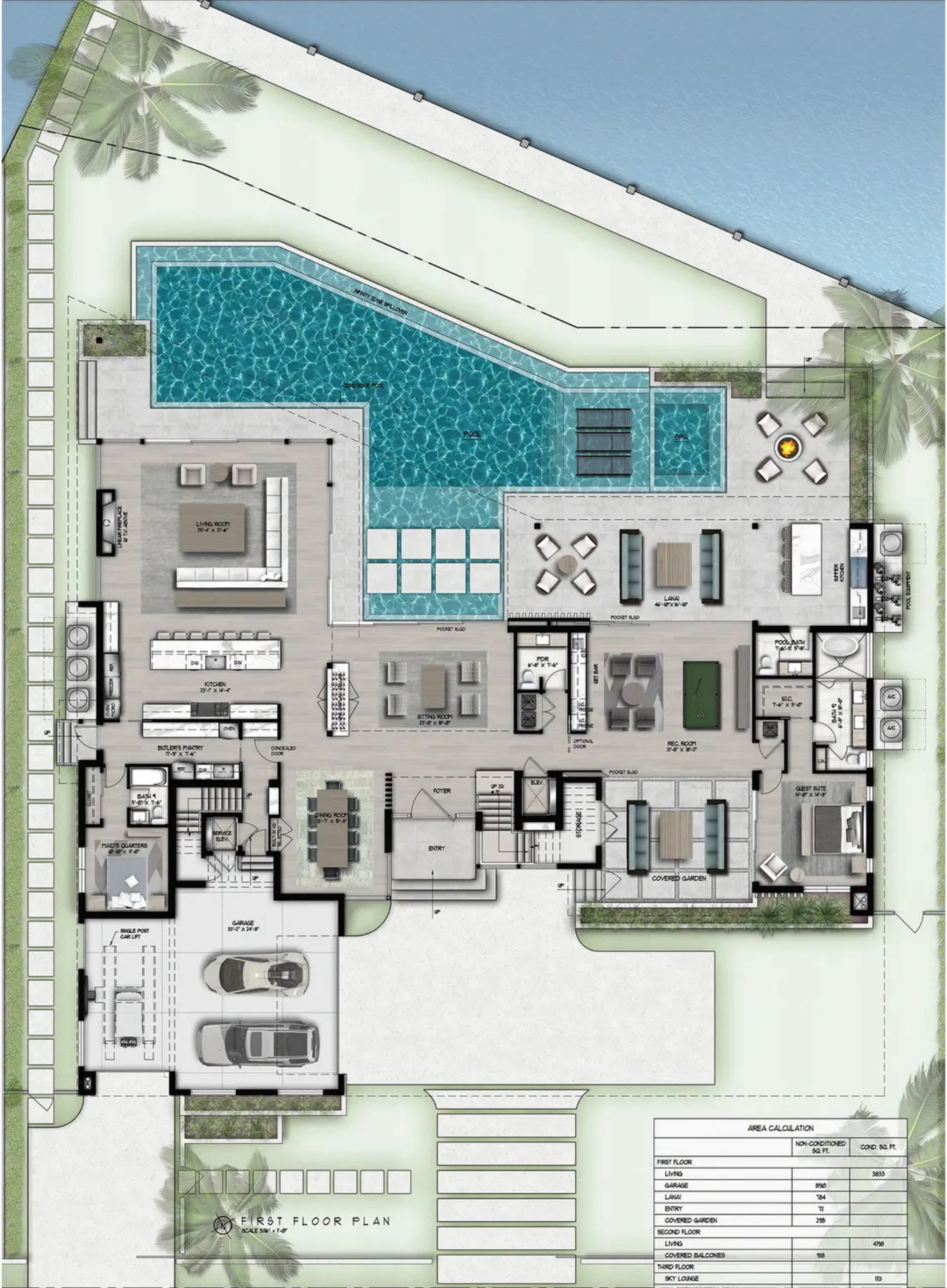




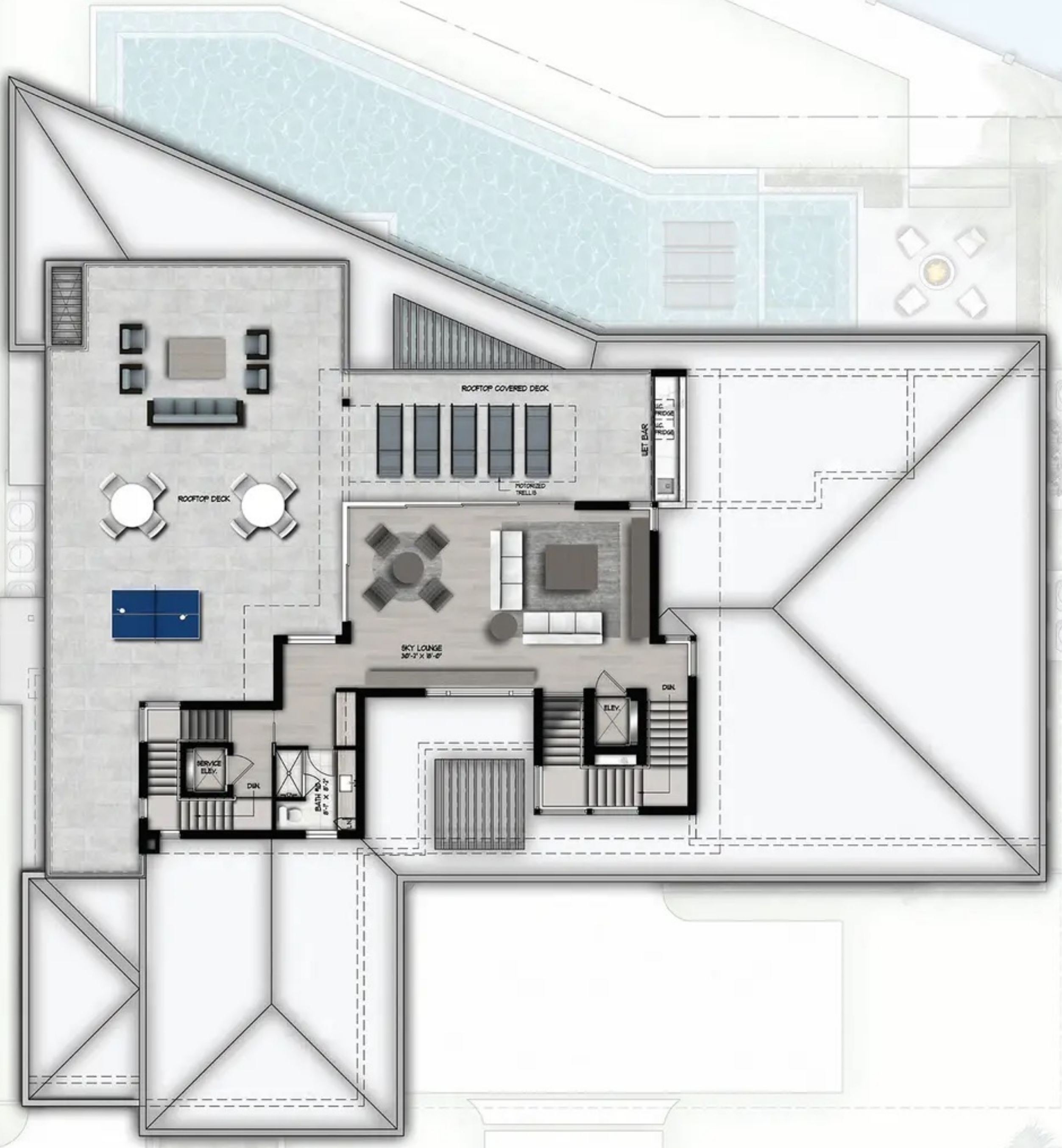
SE 7th (50' R/W) STREET
PONCE DE LEON DRIVE (P)
20' ASPHALT PAVEMENT

 SITE PLAN
SCALE 1/8" = 1'-0"

FAR CALCULATION			
TOTAL LOT AREA		16766	SQ. FT.
		SQ. FT.	
FIRST FLOOR		4703	SQ. FT.
SECOND FLOOR		4700	SQ. FT.
THIRD FLOOR		133	SQ. FT.
TOTAL FLOOR AREA ENCLOSED		10094	SQ. FT.
		ALLOWABLE	
FLOOR AREA RATIO (FAR)		60	%
MAX FLOOR AREA		10094.6	SQ. FT.
LOT COVERAGE		40	%
		28.71	%



AREA CALCULATION		
	NON-CONDITIONED SQ. FT.	COND. SQ. FT.
FIRST FLOOR		
LIVING		3633
GARAGE	890	
LANAI	184	
ENTRY	72	
COVERED GARDEN	205	
SECOND FLOOR		
LIVING		4158
COVERED BALCONIES	908	
THIRD FLOOR		
SKY LOUNGE		1103
COVERED ROOFTOP DECK	462	
TOTAL	3421	9144



THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"

