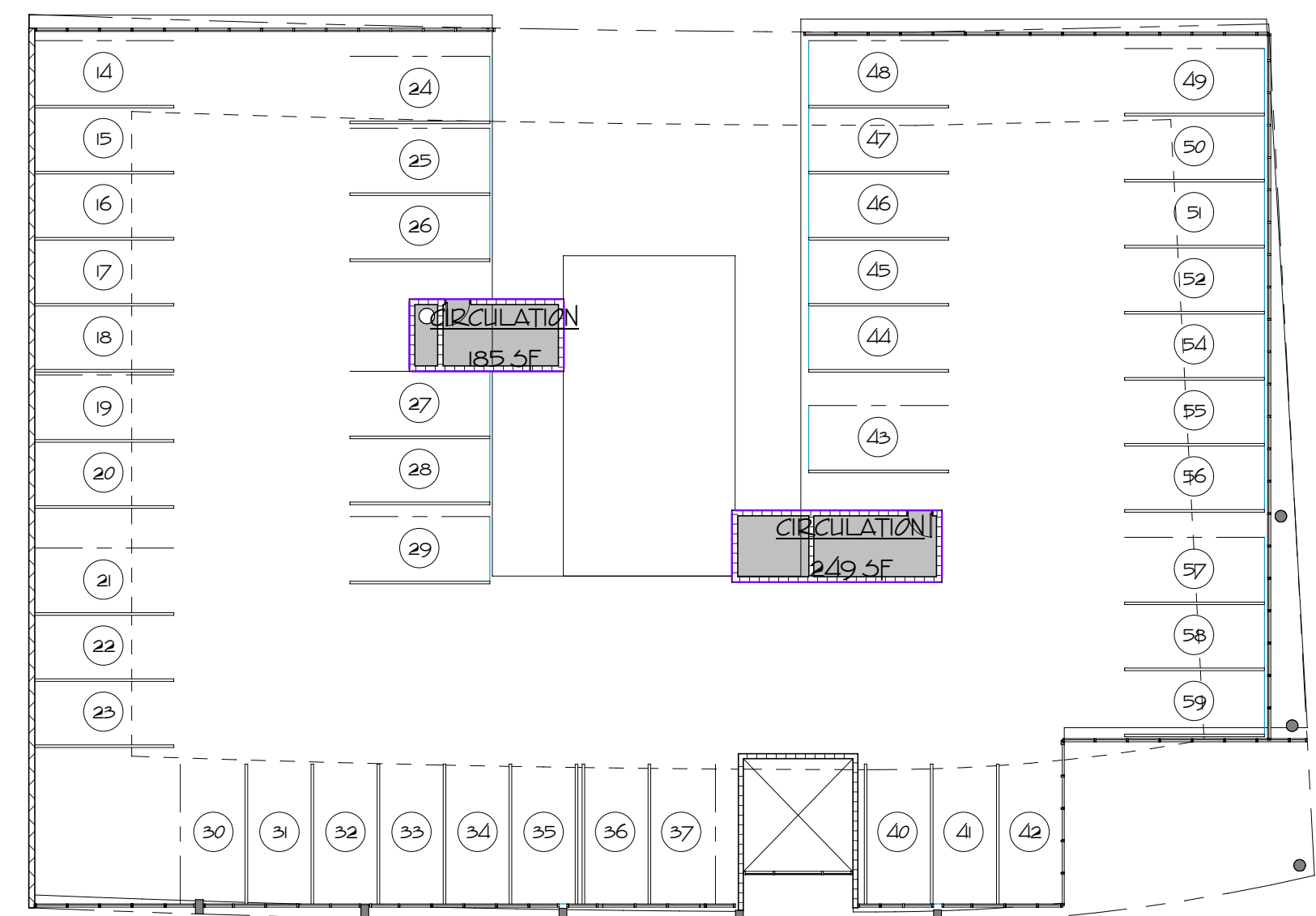
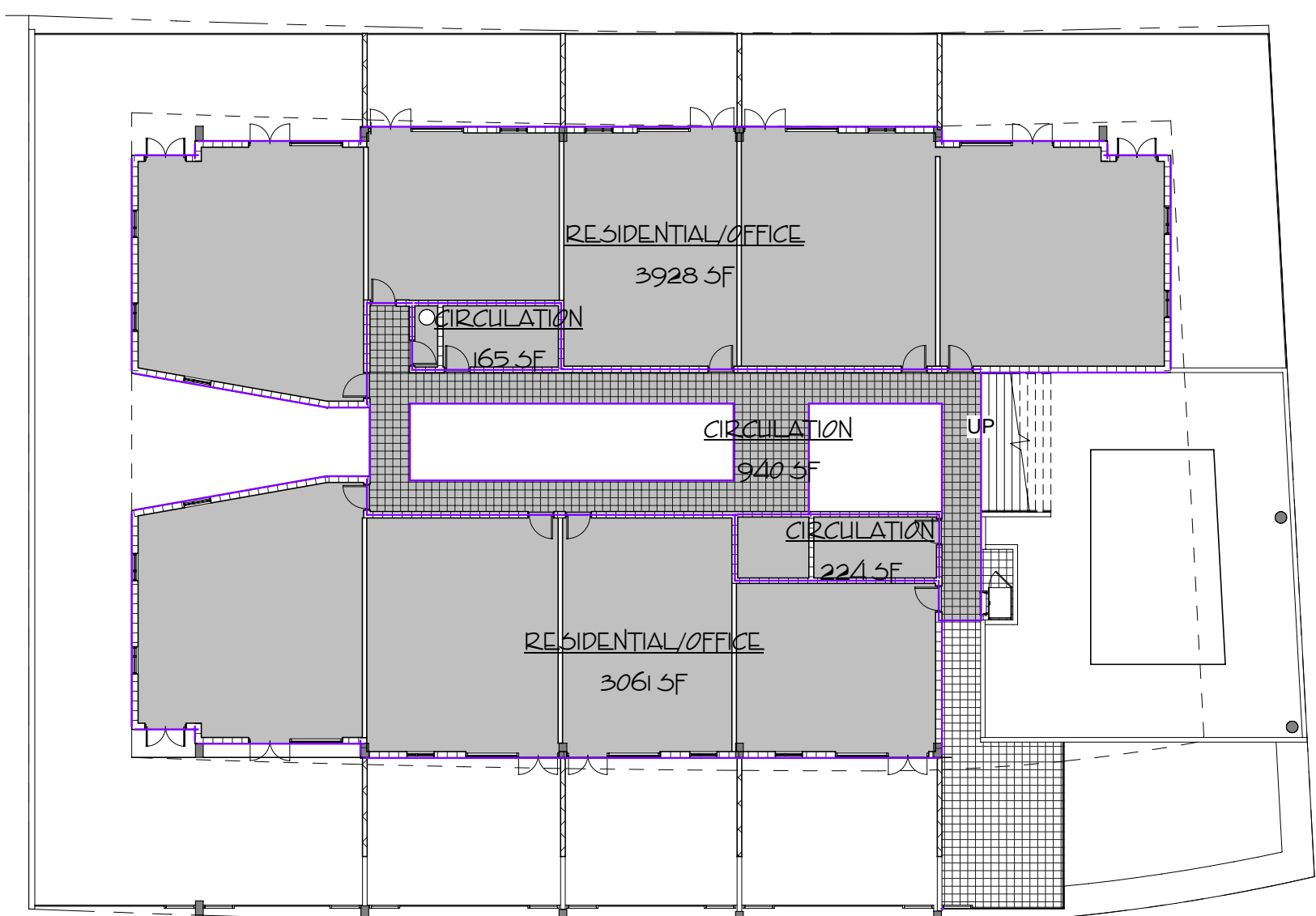


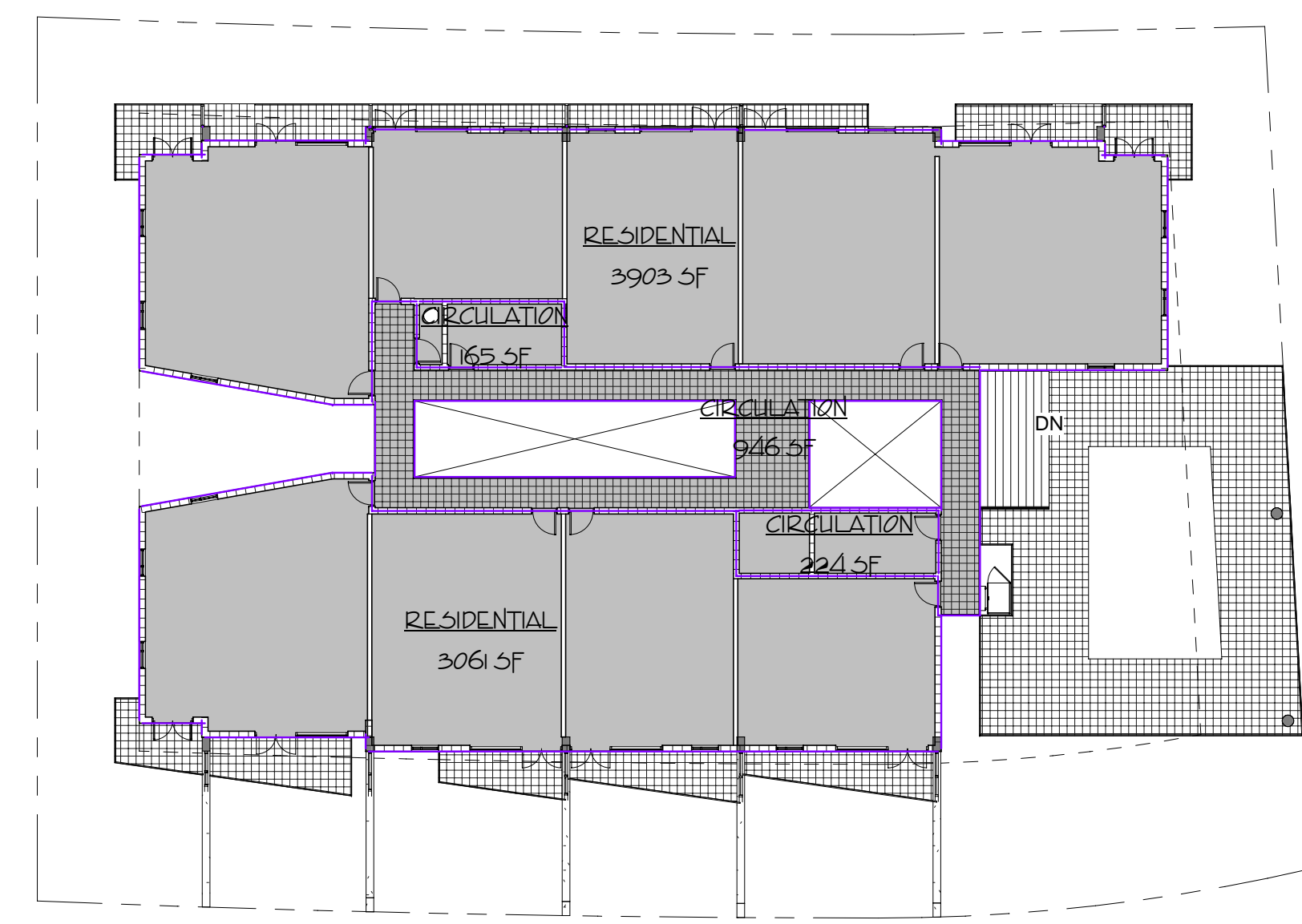
1 GROUND FLOOR  
r = 20'-0" Gross Building Area



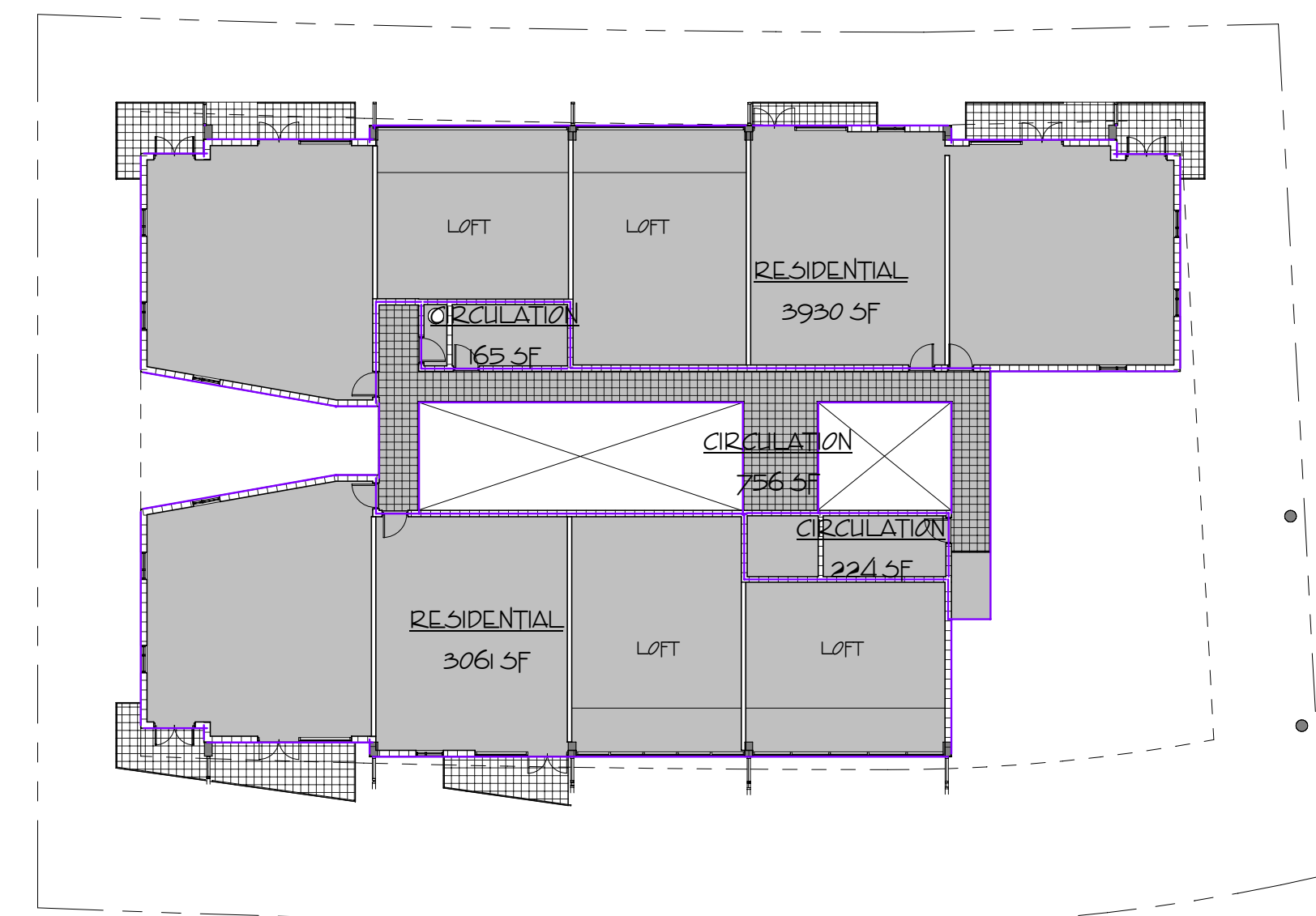
2 2ND FLOOR  
r = 20'-0" Gross Building Area



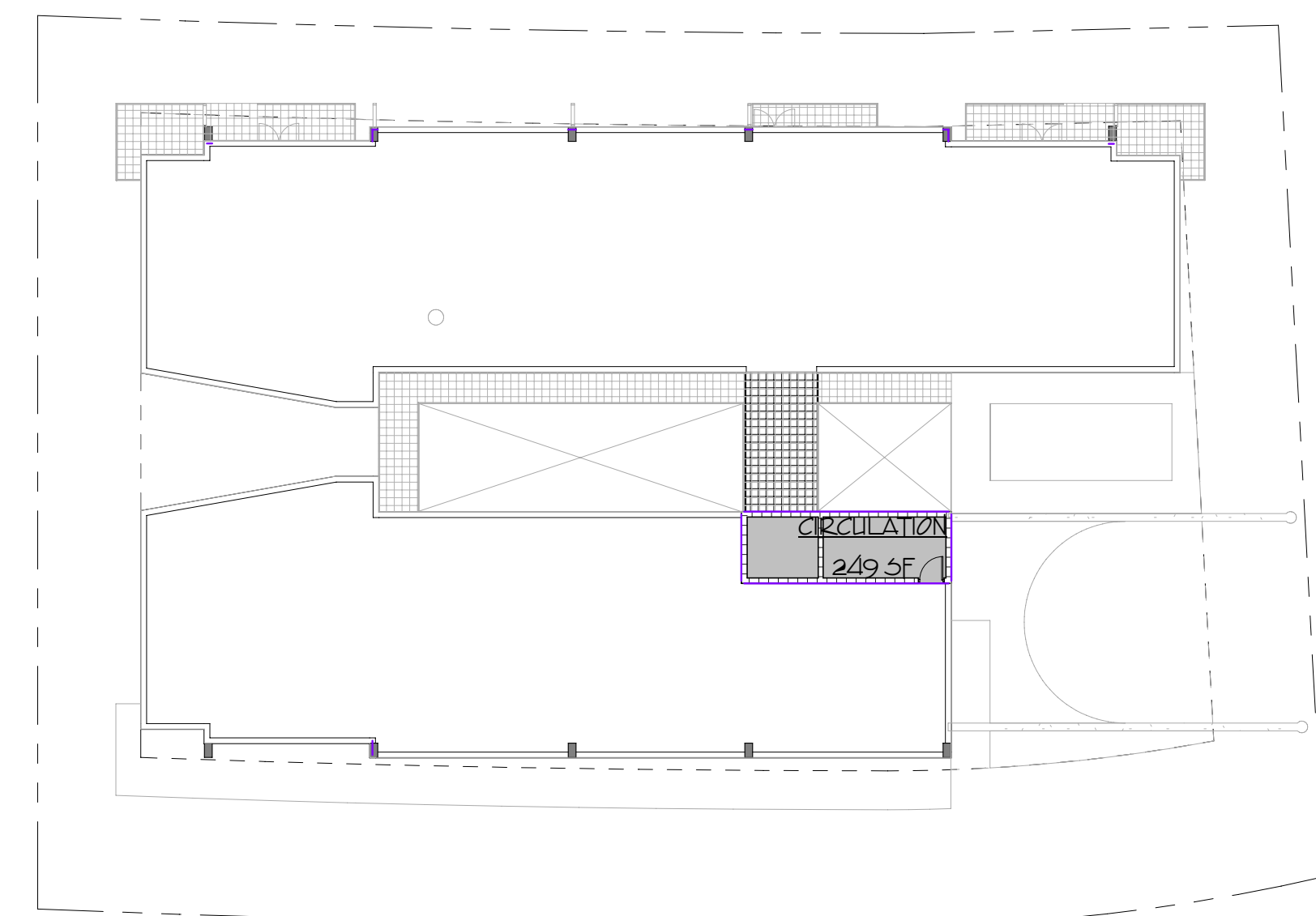
3 3RD FLOOR  
r = 20'-0" Gross Building Area



4 4TH FLOOR  
r = 20'-0" Gross Building Area



5 5TH FLOOR  
r = 20'-0" Gross Building Area



6 ROOF  
r = 20'-0" Gross Building Area

SITE DATA

FAR CALCULATIONS

AREA TABLE	
LEVEL	AREA
GROUND FLOOR	10093 SF
2ND FLOOR	434 SF
3RD FLOOR	8318 SF
4TH FLOOR	8299 SF
5TH FLOOR	8136 SF
ROOF	249 SF
TOTAL BUILDING SF	35529 SF

TOTAL SITE AREA = 18,233 SF  
FAR USED = 20  
ALLOWABLE BUILDING AREA = 36,466 SF

PARKING CALCULATIONS

PARKING PROVIDED = 59  
PARKING REQUIRED FOR ALL RESIDENTIAL OPTION  
23 APTS OF 500-1000 SF  
23 X 15 = 23  
PARKING REQUIRED = 23  
PARKING REQUIRED FOR OFFICE ON 3RD FLOOR - RESIDENTIAL ON 4TH AND 5TH FLOORS  
4 APTS OF 500-1000 SF  
4 X 15 = 21  
8,318 SF (OFFICES) / 400 = 21  
PARKING REQUIRED = 42

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SCALE  
ARCH. SCALE  
LUCASC # 202475

REVISIONS

MIXED USE - RETAIL-PARKING & 24 RESIDENTIAL UNITS  
EVERGLADES CONCOURSE  
10457 151 STREET  
MIAMI BEACH, FL

Drawn By:  
Author:  
Checked By:  
ARI SKLAR

FAR CALCULATIONS

AO!

PROJECT # 04047

DATE: 08-07