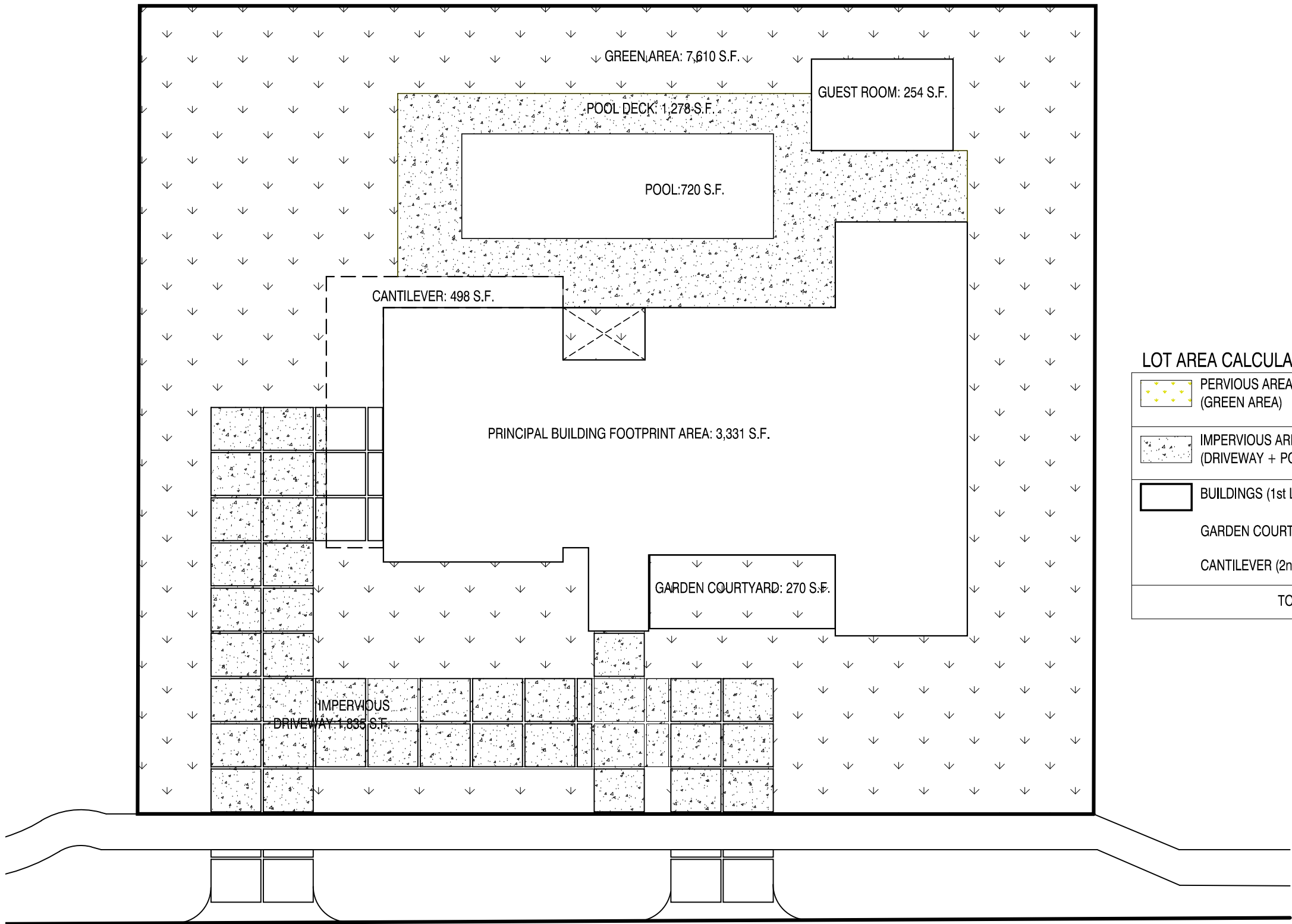
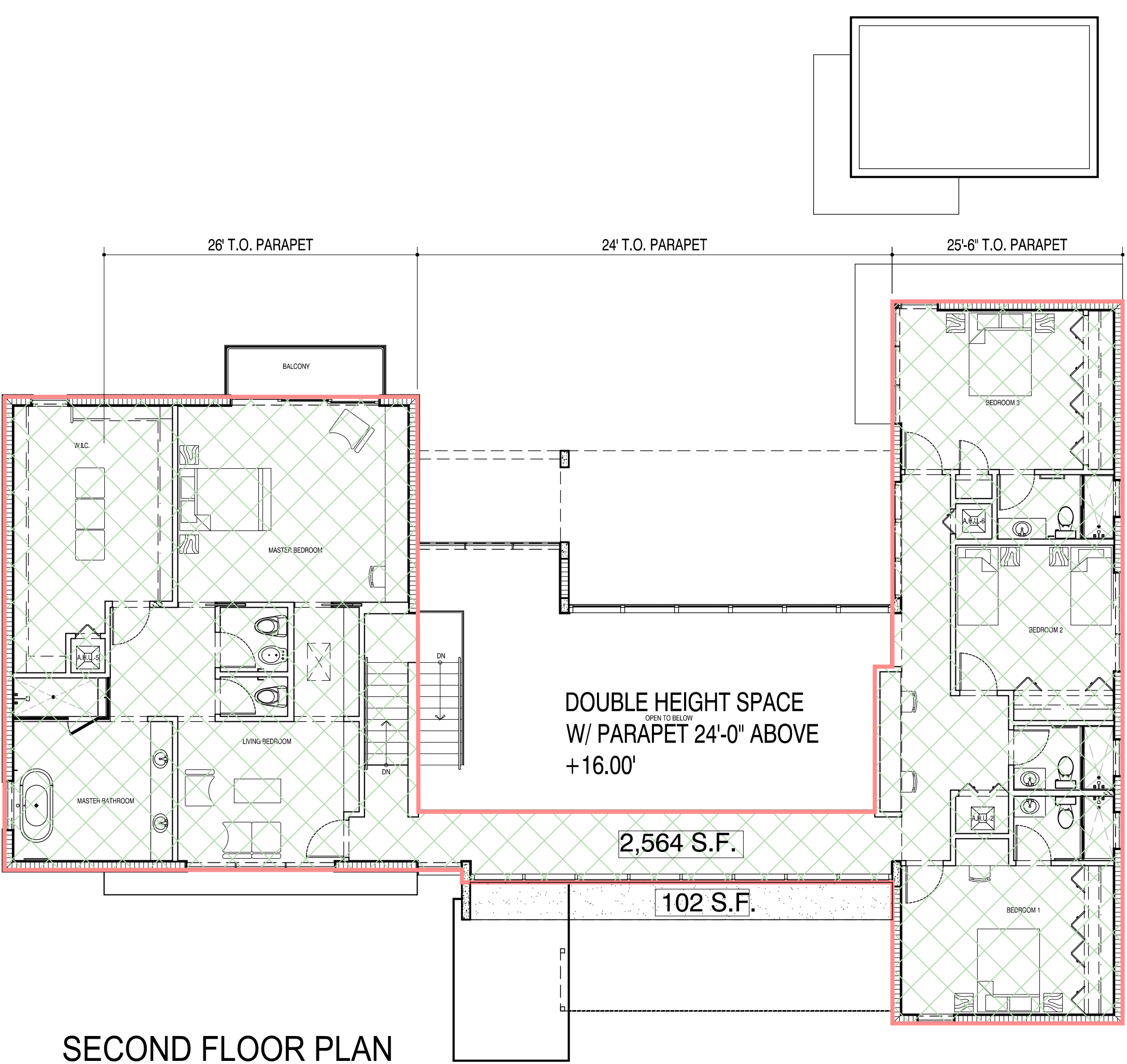


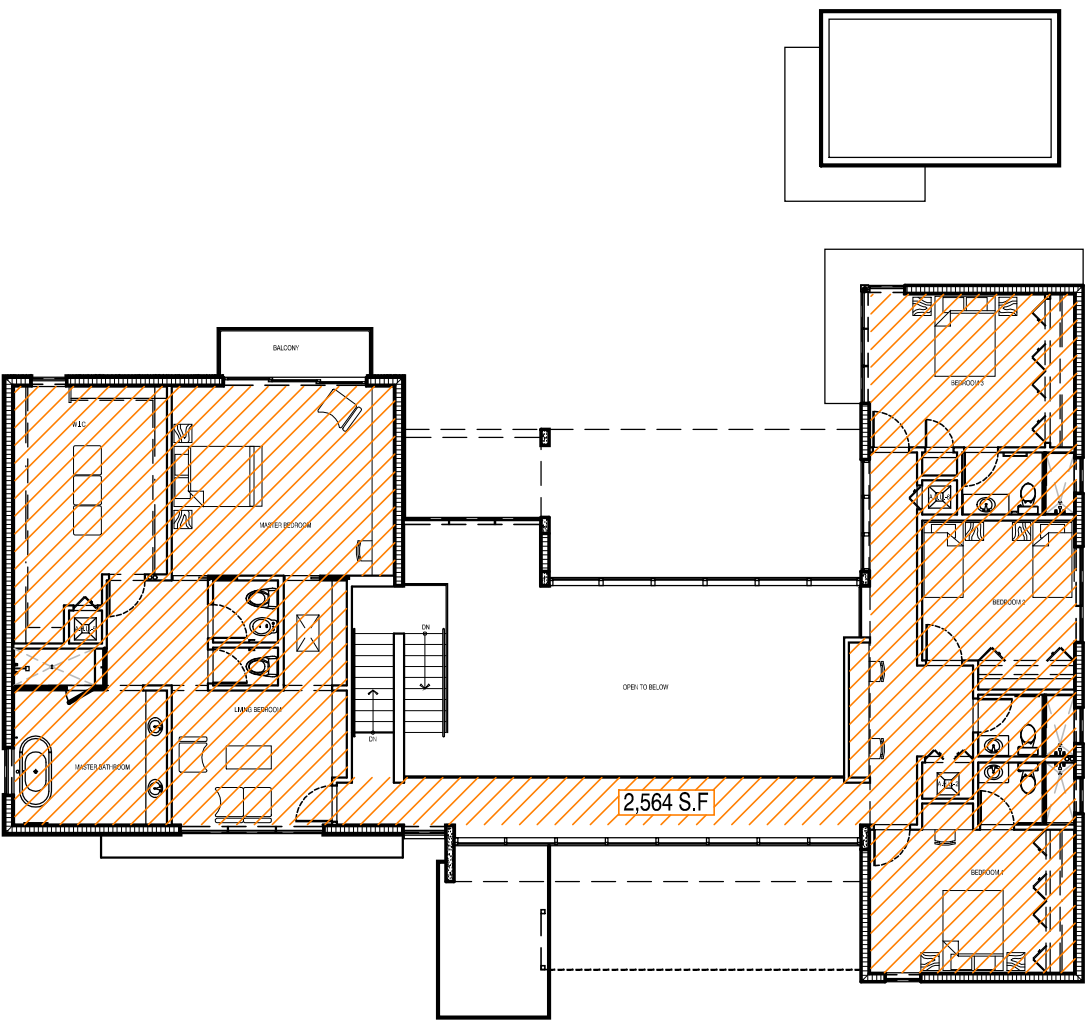


AREA CALCULATIONS
N.T.S.

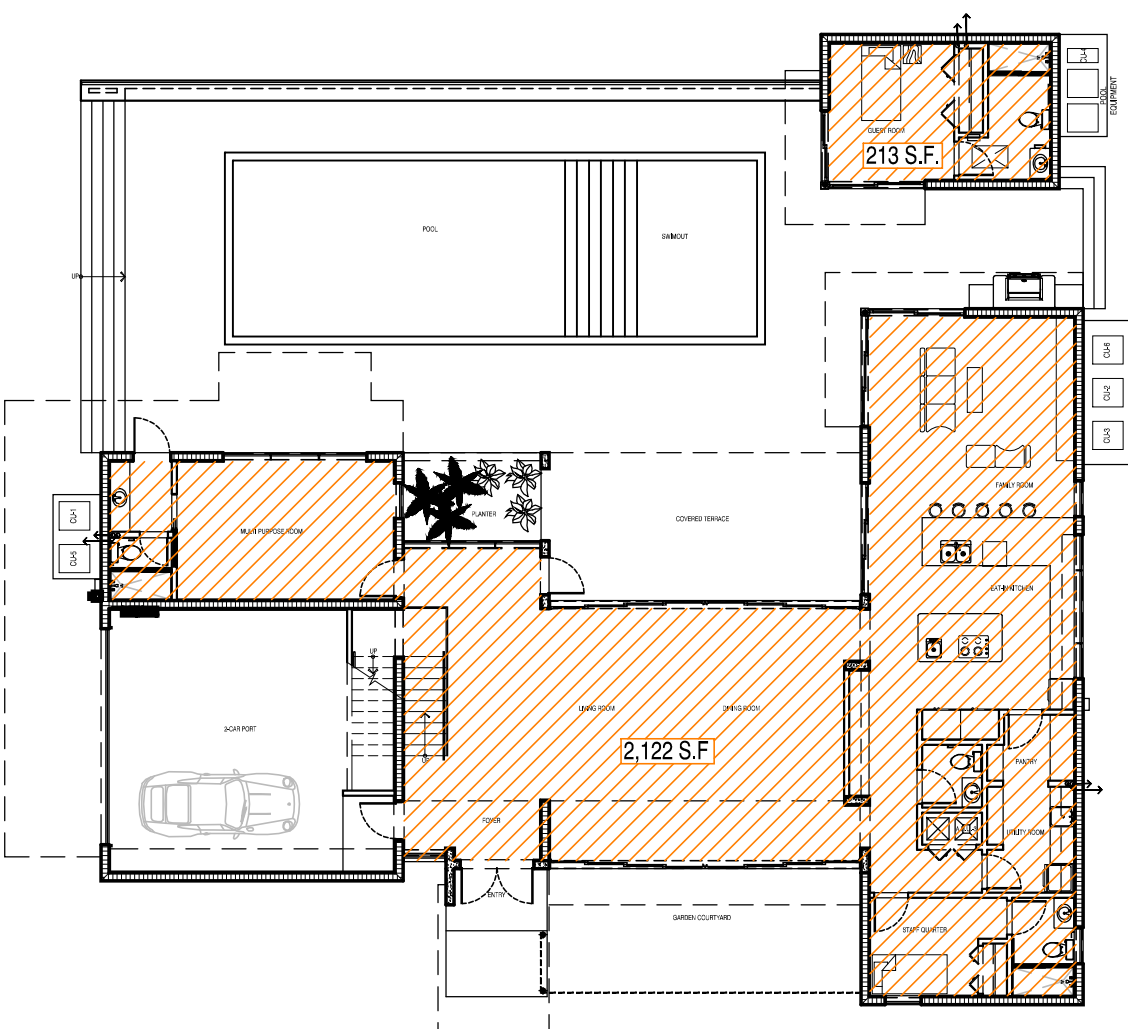
LOT AREA CALCULATION			
PERVIOUS AREA (GREEN AREA)	6,992 S.F.	46.07%	OPEN SPACE 10,825 S.F. (71.32%)
IMPERVIOUS AREA (DRIVEWAY + POOL + POOL DECK)	3,833 S.F.	25.25%	
BUILDINGS (1st LEVEL)	3,585 S.F.	23.62%	LOT COVERAGE 4,353 S.F. (28.68%)
GARDEN COURTYARD	270 S.F.	1.78%	
CANTILEVER (2nd LEVEL)	498 S.F.	3.28%	
TOTAL	15,178 S.F.	100.0%	



SECOND FLOOR PLAN
N.T.S.



2nd. FLOOR PLAN



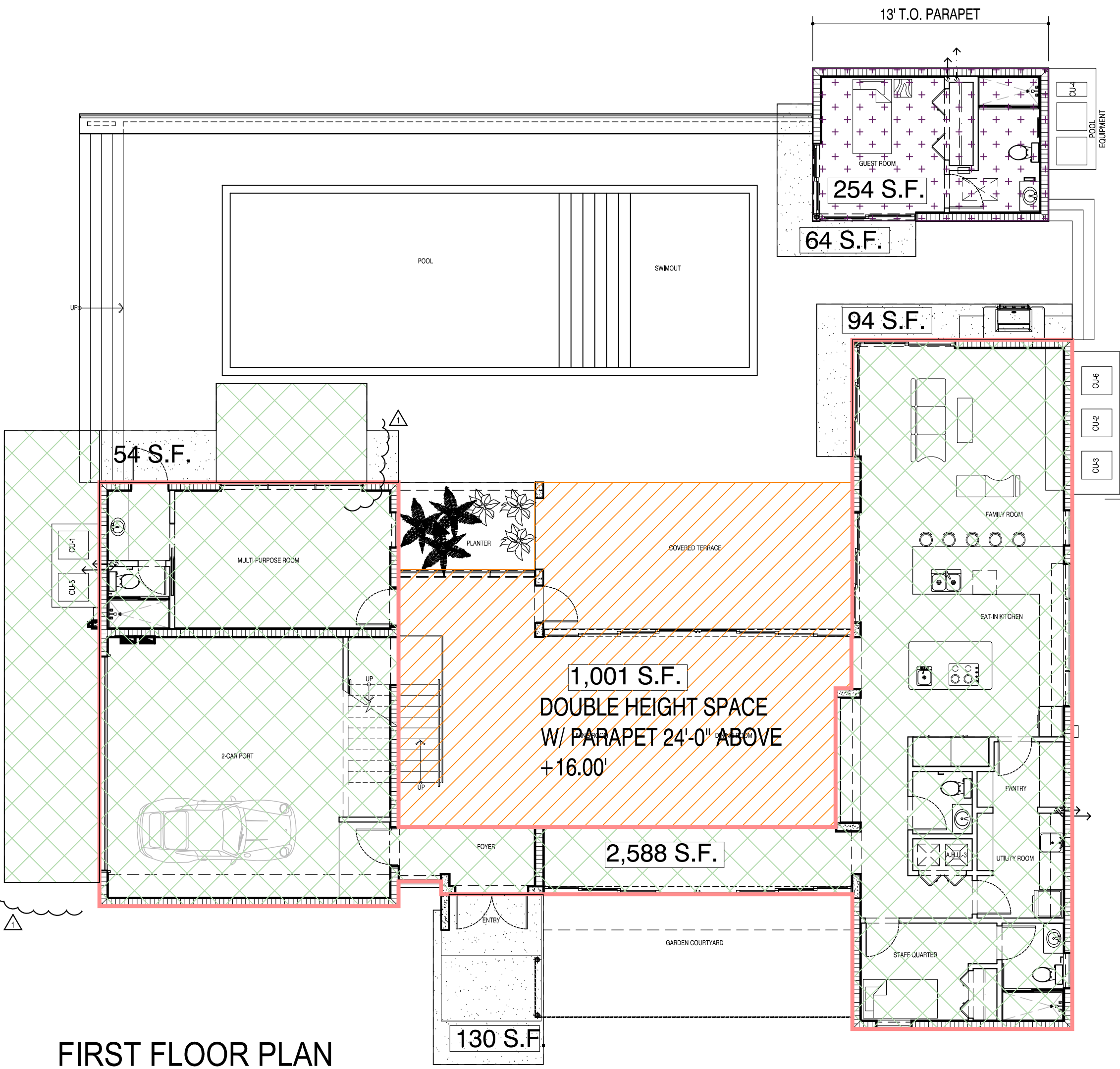
1st. FLOOR PLAN

PERIMETER LINE DRAWING OF A/C
N.T.S.

LEGEND:	1st. LEVEL F.A.R.:	2nd. LEVEL F.A.R.:
	254 S.F.	-
ONE STORY HIGH SPACES BELOW 24'-0" T.O. PARAPET	1,001 S.F.	-
TWO STORIES SPACES BELOW 27'-0" T.O. PARAPET	2,588 S.F.	2,564 S.F.
ROOF CANTILEVER AREA	-	-
	3,843 S.F. (25.32%)	2,564 S.F. (16.89%)

- MAX. BUILDING HEIGHT: 28'-0" TOP OF PARAPET
- MAX. ROOF ELEVATION: 24'-0"

FLOOR AREA RATIO CALCULATION
N.T.S.



FIRST FLOOR PLAN
N.T.S.

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01/27/2023

LANDSCAPE ARCHITECT: HUMBERTO RAMOS
AIA 0017833

SCALE: 1/2" = 1'-0"

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KEY PLAN:

COMM. NO.: 17-117
DATE: JANUARY, 2022
DRAWN BY:
CONTENT: SITE PLAN

NO. REVISION: 07/20/2022
DATE: 01/04/2023

SHEET NUMBER: A-1.1