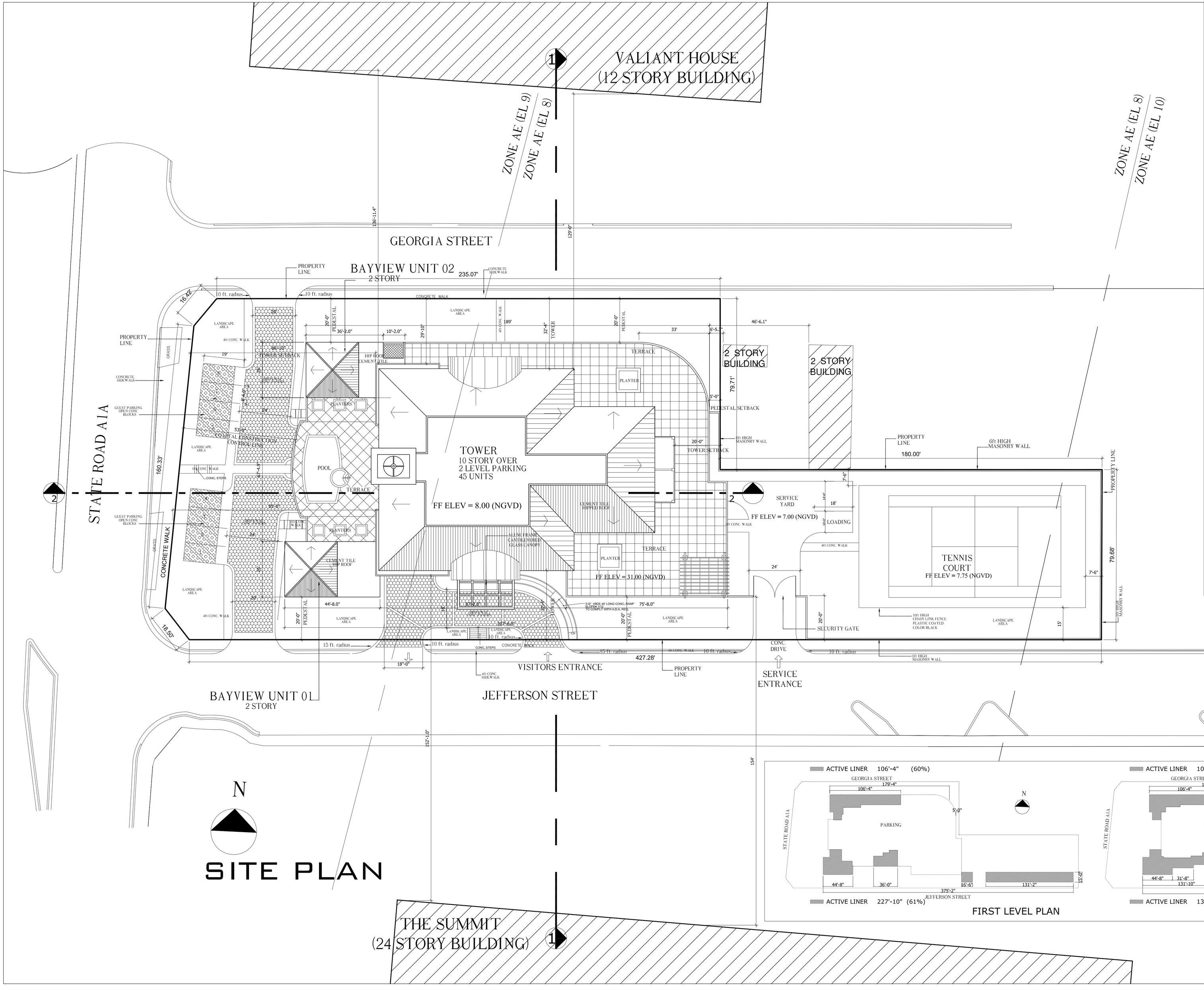


TOTAL NUMBER OF UNITS	47	
TOWER UNITS	45	
BAYVIEW UNITS	2	

	REQUIRED	PROVIDED	
TOTAL GROSS LAND AREA		83,279 SQ. FT.	1.9118 AC.
TOTAL NET AREA		54,424 SQ. FT.	1.249 AC.
TOTAL COVERED AREA	60%	41.3% 22,506 SQ. FT.	
TOTAL OPEN SPACE	40&	58.7% 32,063 SQ. FT.	

NOTE

THE MAXIMUM FOOT - CANDLE LEVEL AT ALL PROPERTY LINES NO TO ECCEED 0.1 F.C ADVACENT TO RESIDENTIAL

SET BACKS

FRONT	REQUIRED	PROVIDED
BASE BUILDING LINE ON A1A	53'	53'
TOWER	53'	86'-10"
CROSS ST. PEDESTAL	15'	20'
TOWER	30'-6'	32'-4'
INTERIOR PEDESTAL	5'	5'
TOWER	5'	20'

PERVIOUS AREA

REQUIRED	PROVIDED
20%	16,599 SQ. FT. 51.7%

IMPERVIOUS AREA

REQUIRED	PROVIDED
80%	15,464 SQ. FT. 48.3%

BUILDING HEIGHT

	REQUIRED	PROVIDED
TOWER	65'	127'-0" (VARIANCE REQ.)

PARKING

TOWER			68 SPACES (INC. 2 HANDICAP)
BAYVIEW UNITS			4 SPACES
1.5 SPACES/UNIT	70.5		8 OPEN SPACES
PLUS GUEST PARKING	9.5	80 SPACES	
MAX. ALLOWED		84 SPACES	80 SPACES

TOTAL FLOOR AREA

1ST LEVEL PARKING	AREA
PARKING AREA	18141 SQ. FT.
COMMUN SPACE	900 SQ. FT.
RECREATION AMENITIES	623 SQ. FT.
BAYVIEW UNITS	2436 SQ. FT.
TOTAL	22100 SQ. FT.

2ND LEVEL PARKING	AREA	BALCONIES
PARKING AREA	15054 SQ. FT.	
COMMUN SPACE	1367 SQ. FT.	
RECREATION AMENITIES	1760 SQ. FT.	
BAYVIEW UNITS	2150 SQ. FT.	532 SQ. FT.
TOTAL	20331 SQ. FT.	

3TH THRU 6TH LEVELS (20 UNITS)	AC. AREA	BALCONIES
1 UNIT A (2 BR) (3B)	1621 SQ. FT.	182 SQ. FT.
1 UNIT B (2 BR) (3B)	1621 SQ. FT.	182 SQ. FT.
1 UNIT C (3 BR) (4B)	2206 SQ. FT.	172 SQ. FT.
1 UNIT D (2 BR) (3B)	1981 SQ. FT.	104 SQ. FT.
1 UNIT E (3 BR) (4B)	2160 SQ. FT.	172 SQ. FT.
TOTAL APTS.	9589 SQ. FT.	
COMMUN AREAS	1177 SQ. FT.	
TOTAL EACH LEVEL	10766 SQ. FT.	812 SQ. FT.

7TH THRU 10TH LEVELS (20 UNITS)	AC. AREA	BALCONIES
1 UNIT A (2 BR) (3B)	1621 SQ. FT.	182 SQ. FT.
1 UNIT B (2 BR) (3B)	1621 SQ. FT.	182 SQ. FT.
1 UNIT C (3 BR) (4B)	1935 SQ. FT.	299 SQ. FT.
1 UNIT D (2 BR) (3B)	1935 SQ. FT.	126 SQ. FT.
1 UNIT E (3 BR) (4B)	1935 SQ. FT.	299 SQ. FT.
TOTAL APTS.	8713 SQ. FT.	
COMMUN AREAS	1177 SQ. FT.	
TOTAL EACH LEVEL	9890 SQ. FT.	1088 SQ. FT.

PENT HOUSE LEVELS (5 UNITS)	AC. AREA	BALCONIES
1 UNIT PH A (4 BR) (4B)	2797 SQ. FT.	193 SQ. FT.
1 UNIT PH B (4 BR) (4B)	2797 SQ. FT.	193 SQ. FT.
1 UNIT PH C (4 BR) (6B)	3362 SQ. FT.	322 SQ. FT.
1 UNIT PH D (4 BR) (6B)	3454 SQ. FT.	150 SQ. FT.
1 UNIT PH E (4 BR) (6B)	3426 SQ.FT.	322 SQ.FT.
TOTAL APTS.	15836 SQ. FT.	
COMMUN AREAS	1175 SQ. FT.	
TOTAL PENT HOUSE LEVELS	17011 SQ. FT.	1180 SQ. FT.

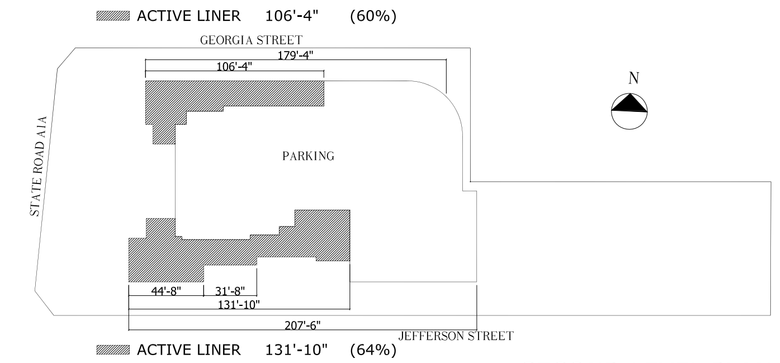
TOWER (A.C. AREA)	99,635 SQ. FT.
PARKING	35,462 SQ. FT.
RECREATION AMENITIES	2,383 SQ. FT.
BAYVIEW UNITS	4,586 SQ. FT.
(UNIT 1....2,532 S.F.)	
(UNIT 2....2,054 S.F.)	
TOTAL BUILDING AREA	142,066 SQ. FT.

ACTIVE LINER 106'-4" (60%)

ACTIVE LINER 227'-10" (61%)

FIRST LEVEL PLAN

ACTIVE LINER 106'-4" (60%)



ACTIVE LINER 131'-10" (64%)

SECOND LEVEL PLAN

architecture/planning&design

Hector A Valdivia, architect AR 0014316

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SEAL

EL MIRADOR

901 SOUTH OCEAN DRIVE/321&327 JEFFERSON STREET
HOLLYWOOD FLORIDA

CLIENT :
GSK HOLLYWOOD DEVELOPMENT GROUP LLC

1000 HALLANDALE BEACH BLVD. - HALLANDALE BEACH, FLORIDA 33009
PH. 954 905 5665

SITE PLAN

SP-01

SCALE: 1/20" = 1'-0"

DATE :
05 - 25 - 2010
12 - 17 - 2010