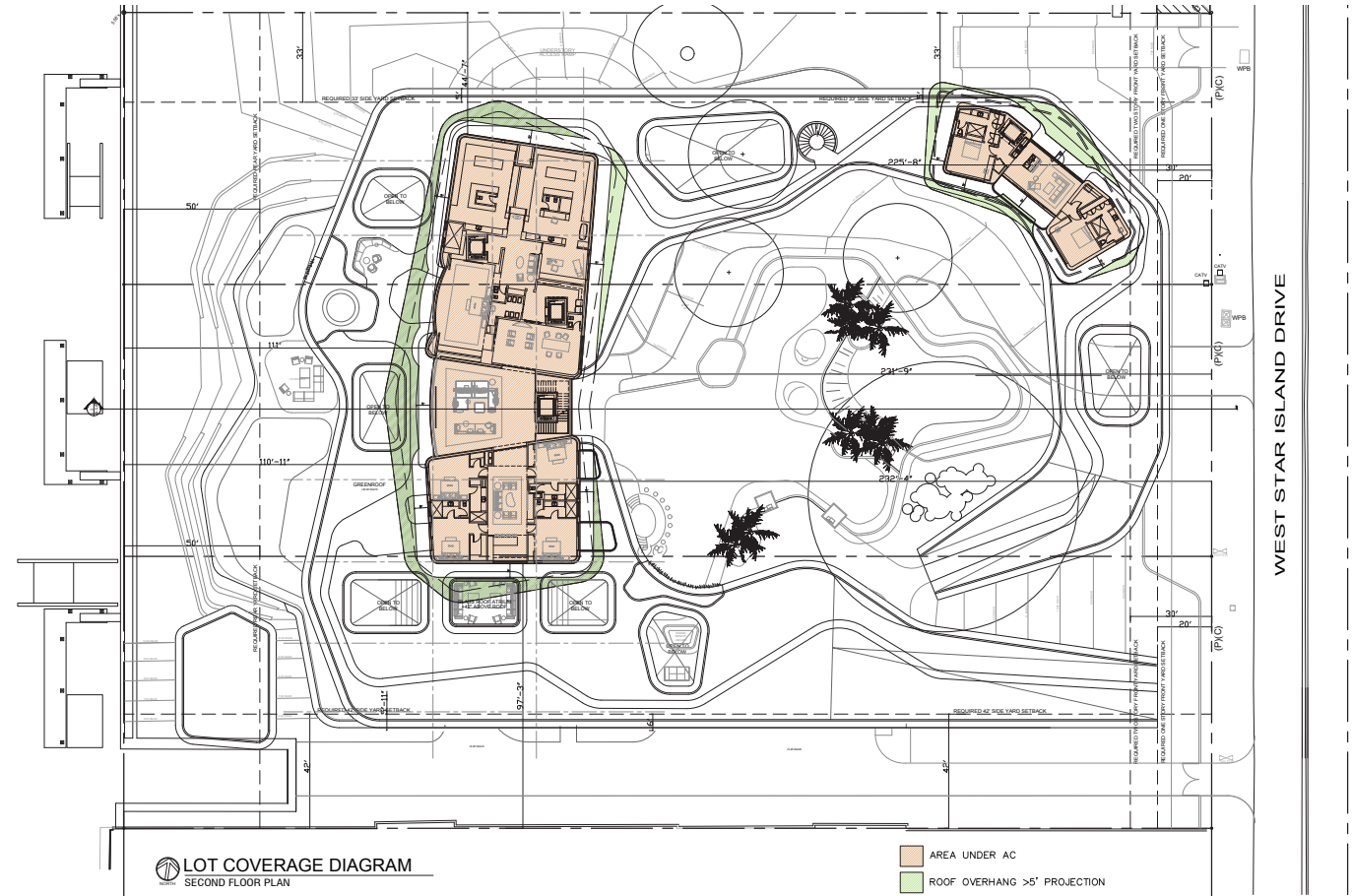
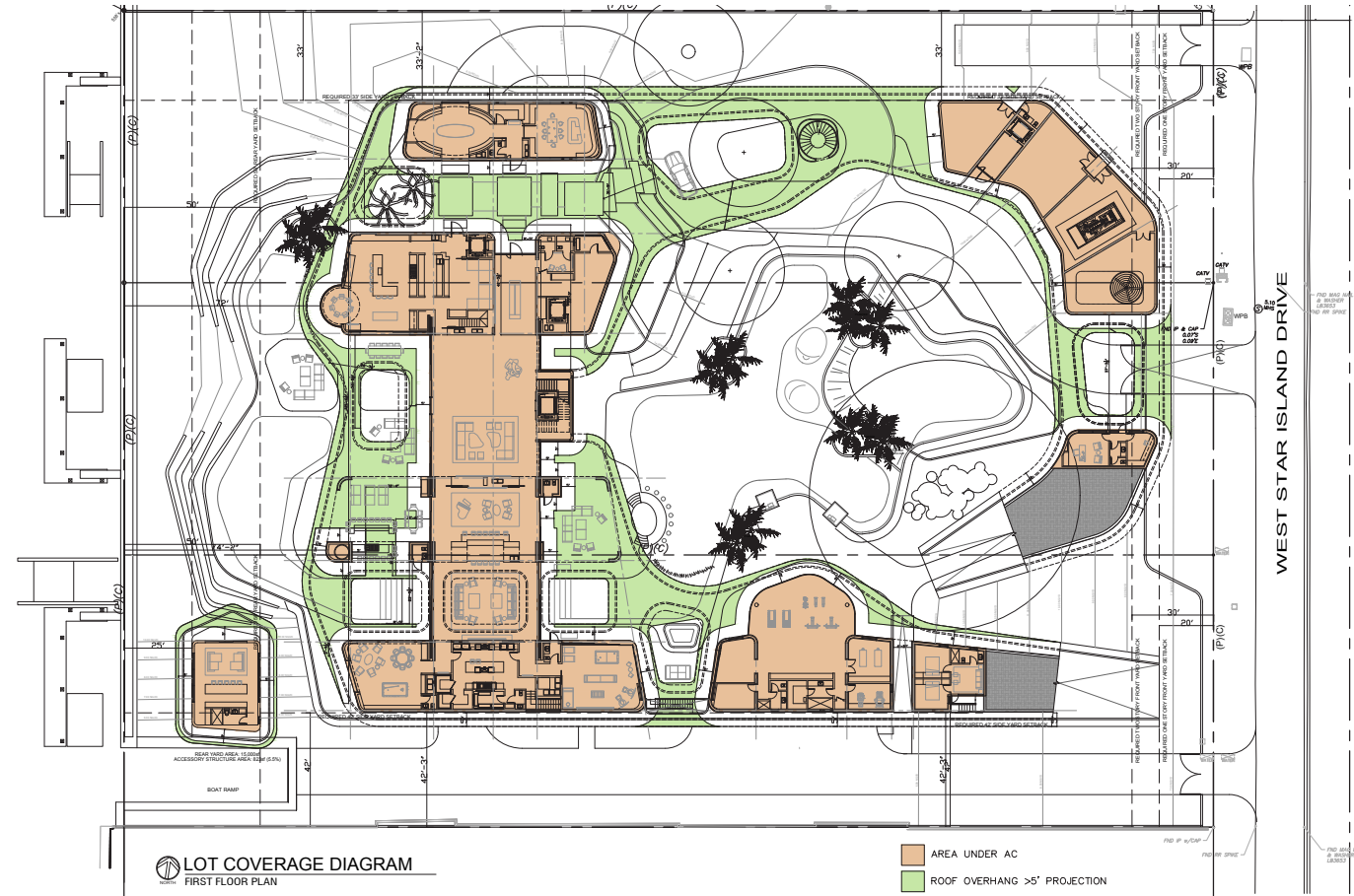


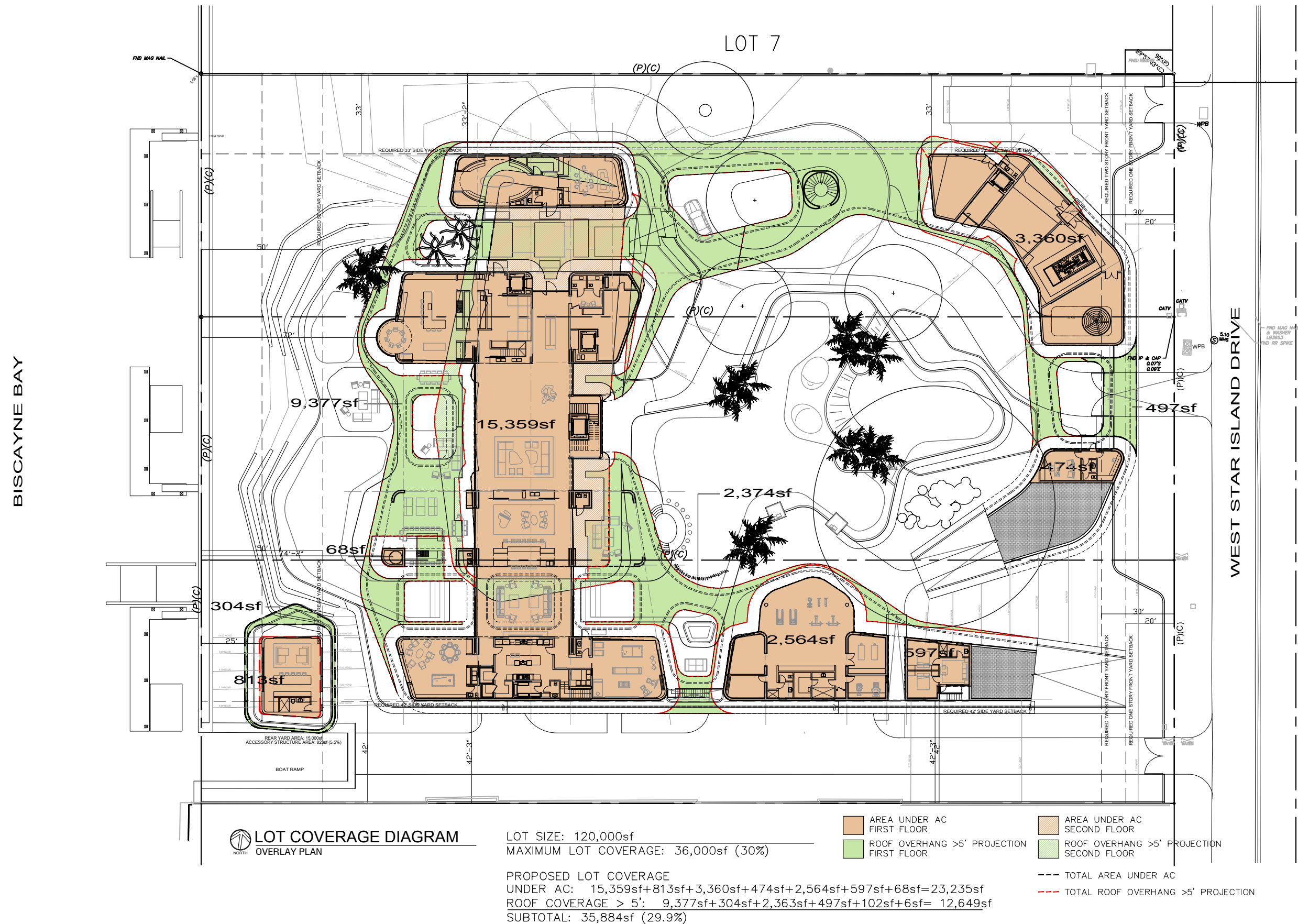
BISCAYNE BAY



BISCAYNE BAY

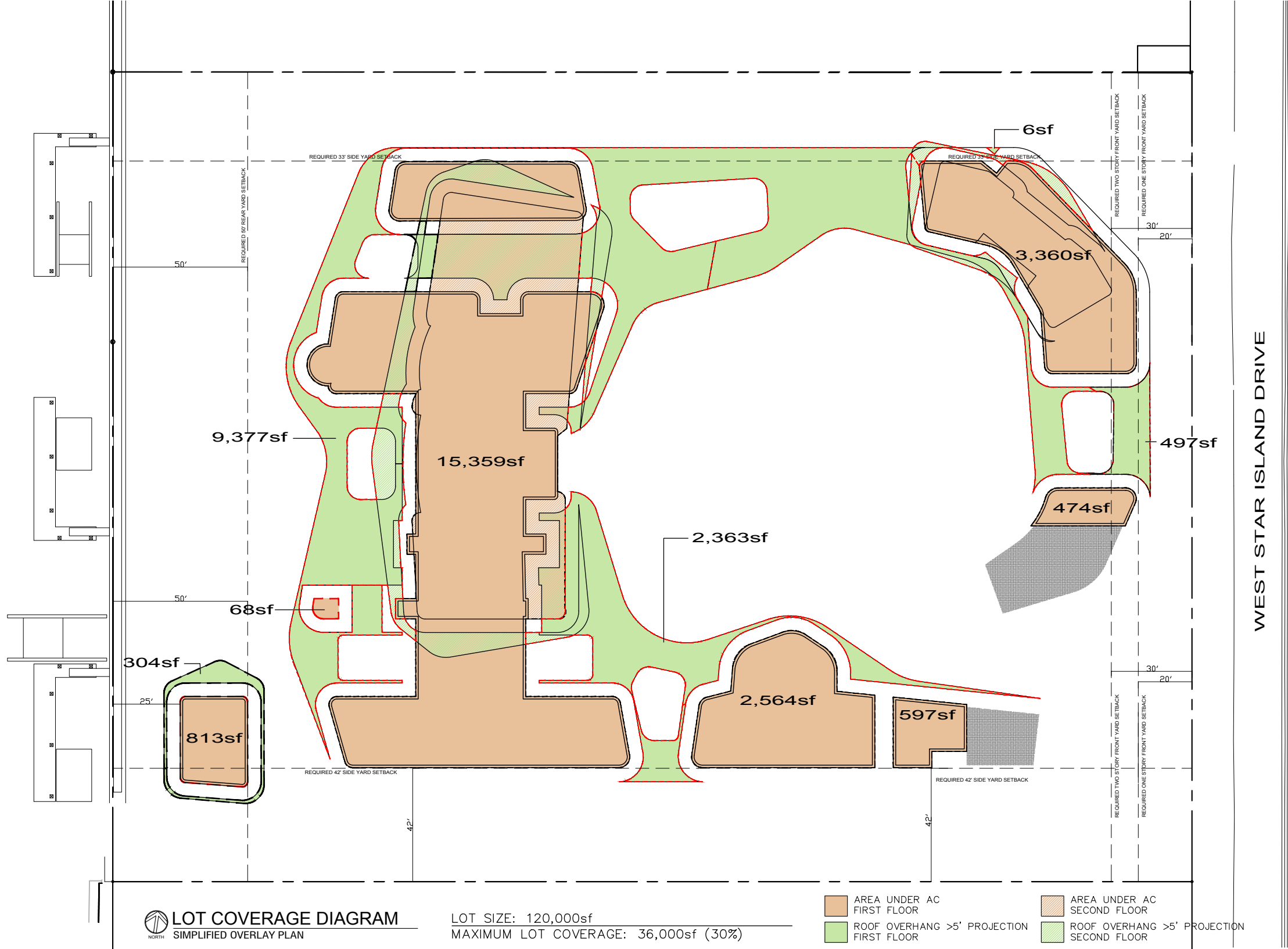


ZONING DIAGRAM - LOT COVERAGE OVERLAY



ZONING DIAGRAM - LOT COVERAGE SIMPLIFIED OVERLAY

BISCAYNE BAY

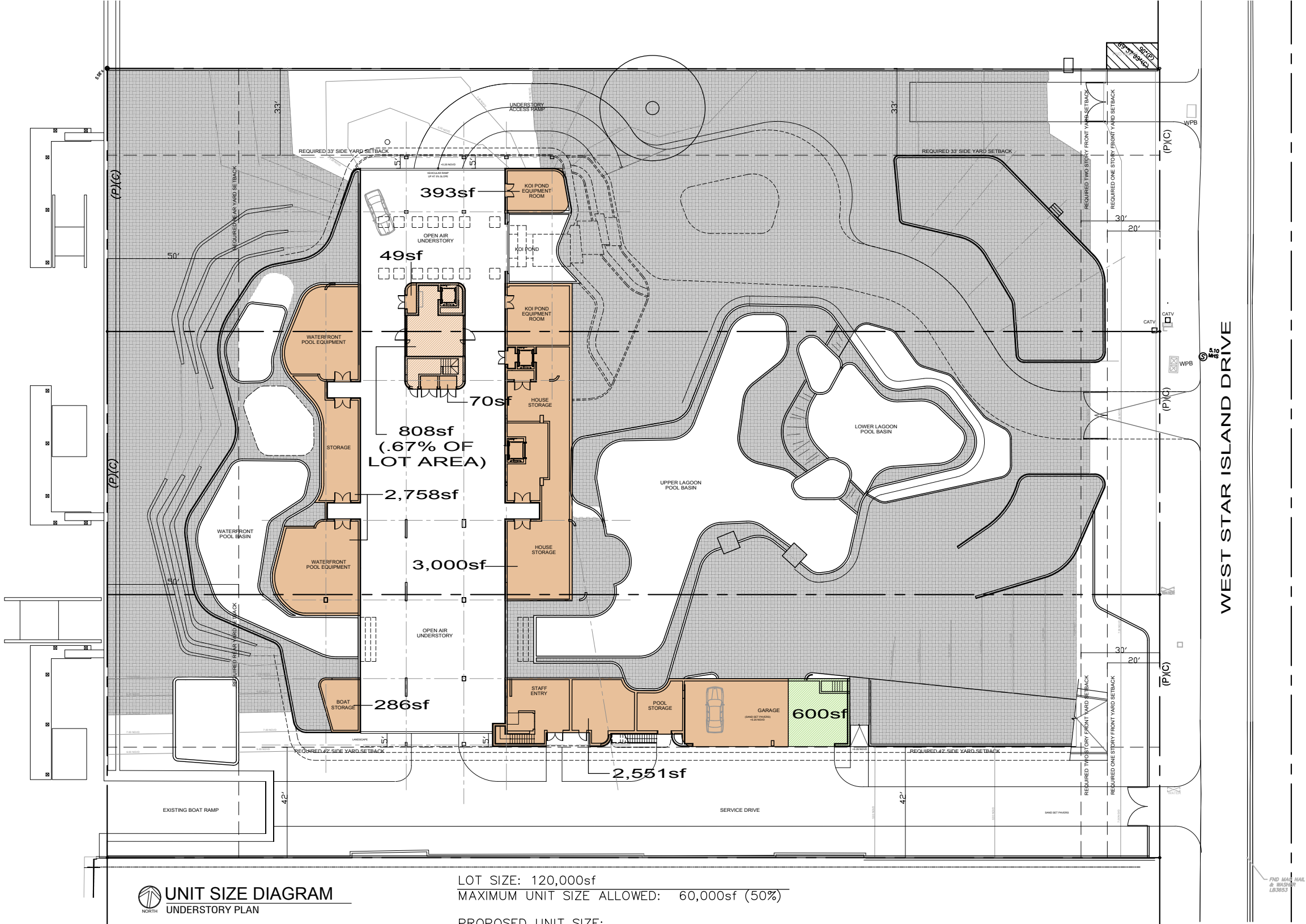


WEST STAR ISLAND DRIVE

ZONING DIAGRAM - UNIT SIZE UNDERSTORY

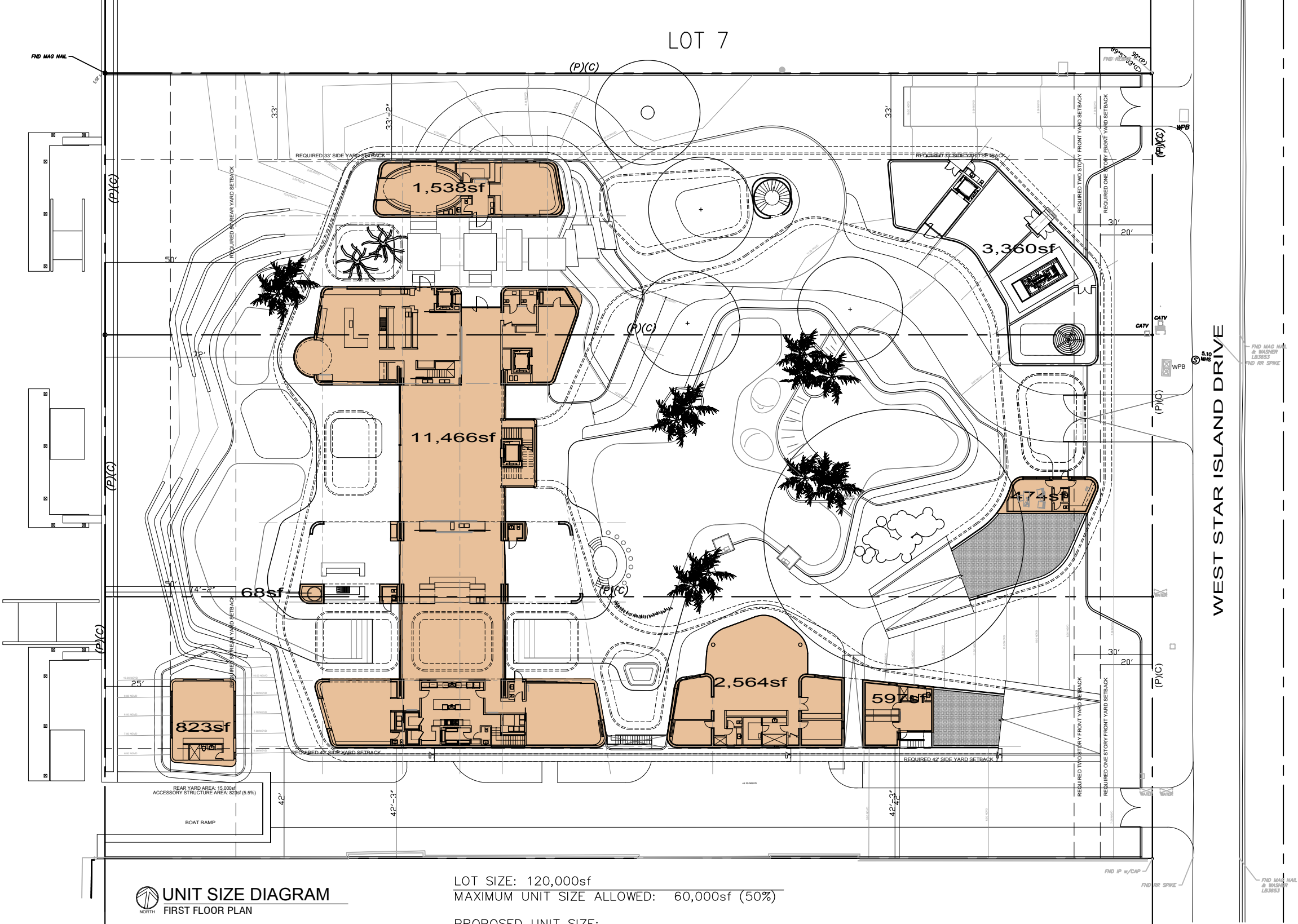
BISCAYNE BAY

WEST STAR ISLAND DRIVE



ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

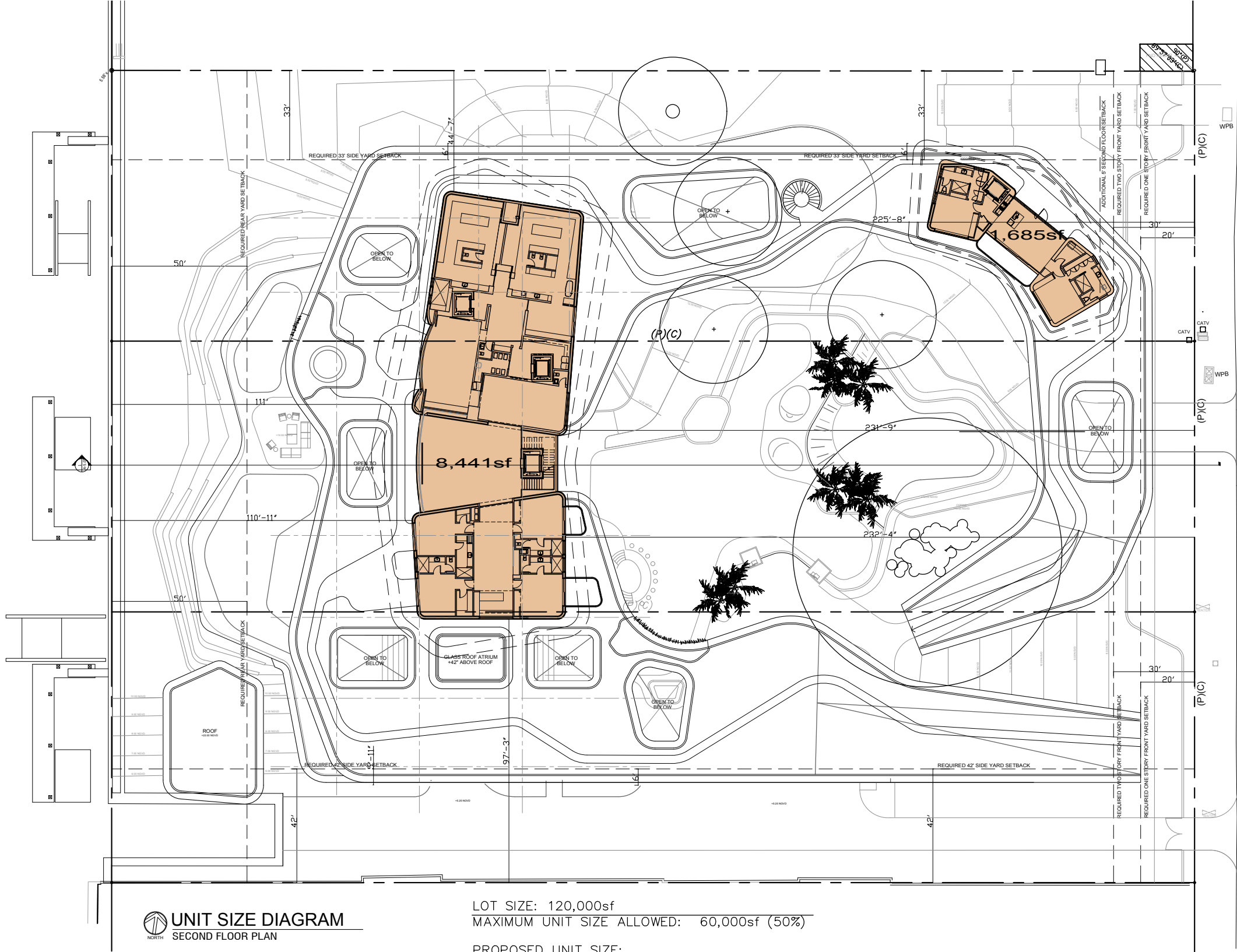
BISCAYNE BAY



ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

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WEST STAR ISLAND DRIVE



UNIT SIZE DIAGRAM
SECOND FLOOR PLAN

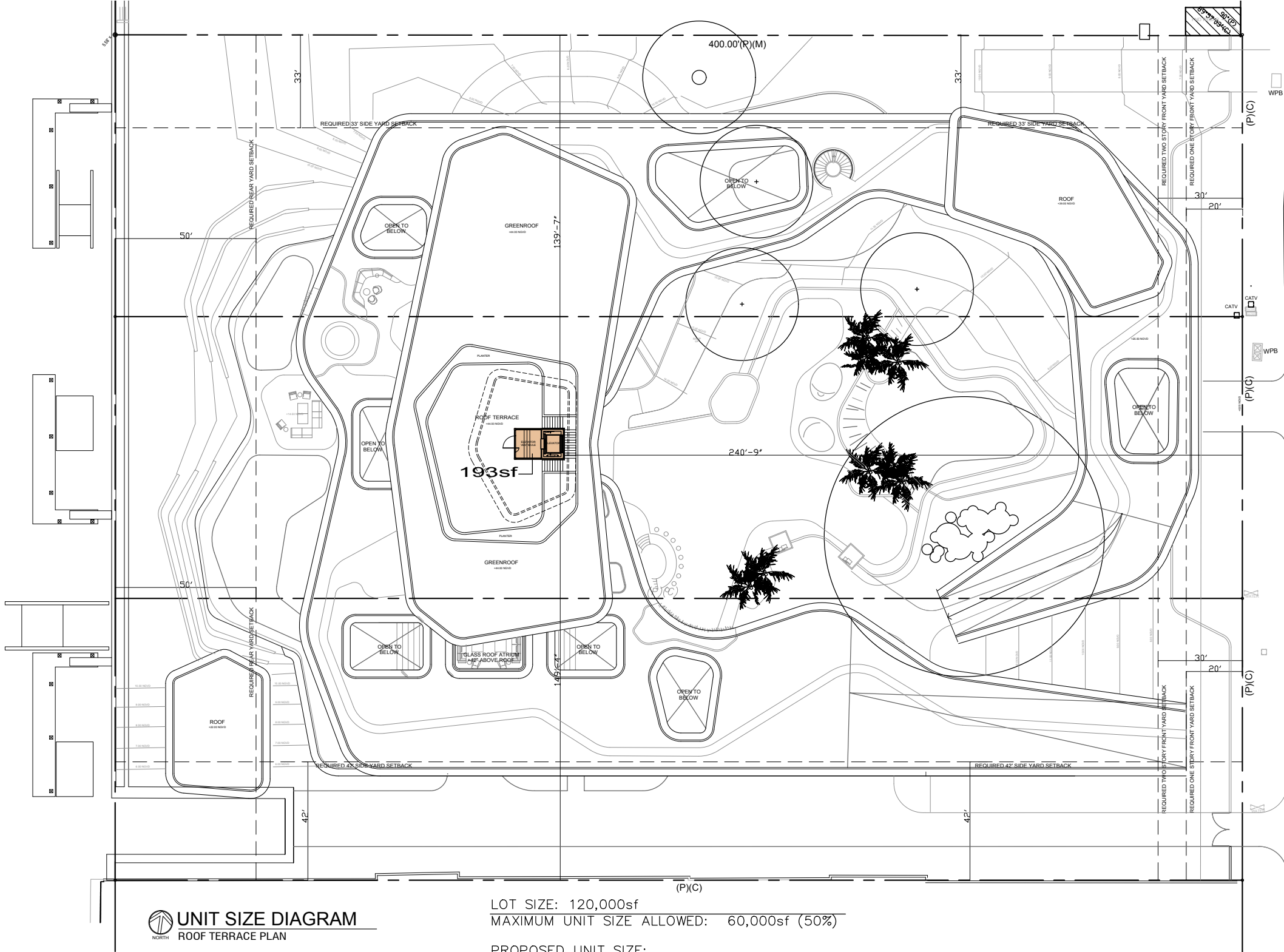
LOT SIZE: 120,000sf
MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)

PROPOSED UNIT SIZE:
UNDERSTORY: 393sf+2,758sf+3,000sf+286sf+2,551sf+49sf+70sf+808sf=9,915sf
FIRST FLOOR: 11,466sf+1,538sf+823sf+2,564sf+597sf+474sf+3,360sf+68sf=20,890sf
SECOND FLOOR: 8,441sf+1,685sf=10,126sf
ROOF TERRACE: 193sf
SUBTOTAL: 41,124sf (34.2%)

ZONING DIAGRAM - UNIT SIZE ROOF TERRACE

BISCAYNE BAY

WEST STAR ISLAND DRIVE



UNIT SIZE DIAGRAM
ROOF TERRACE PLAN

LOT SIZE: 120,000sf
MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)

PROPOSED UNIT SIZE:
UNDERSTORY: 393sf+2,758sf+3,000sf+286sf+2,551sf+49sf+70sf+808sf=9,915sf
FIRST FLOOR: 11,466sf+1,538sf+823sf+2,564sf+597sf+474sf+3,360sf+68sf=20,890sf
SECOND FLOOR: 8,441sf+1,685sf=10,126sf
ROOF TERRACE: 193sf
SUBTOTAL: 41,124sf (34.2%)

ZONING DIAGRAM - OPEN SPACE/PERVIOUS AREA

BISCAYNE BAY

