

CONSTRUCTION PLANS

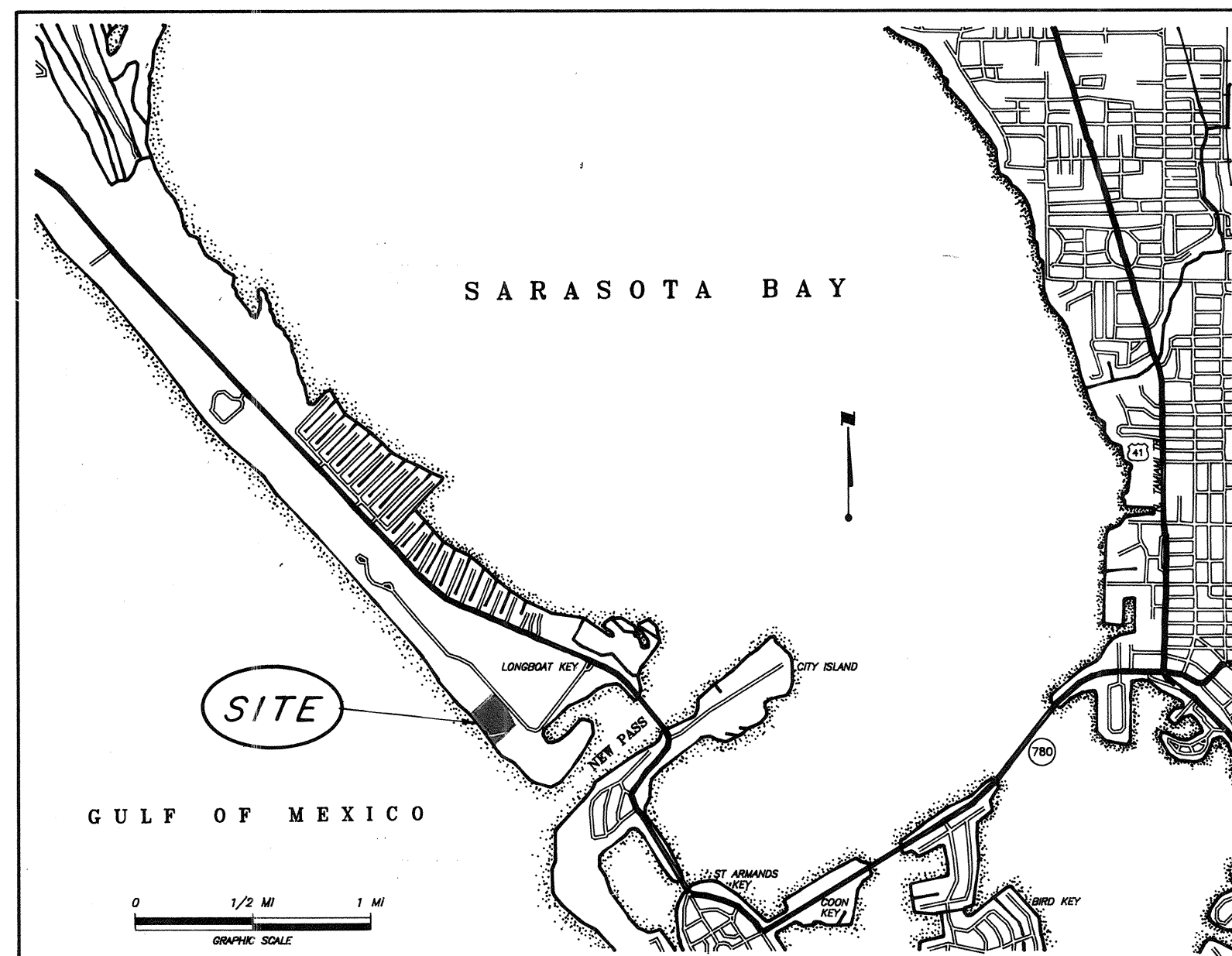
FOR

L'AMBIANCE

FOR

YALE PROPERTIES, INC.

DRAWING INDEX



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2A SUPPLEMENTAL RECORD
DRAWING INFORMATION

DEVELOPMENT DATA

SITE DATA	
Site Area	= 17.23 Acres
Site Area	= 750,539 SF
Proposed Density	= 7.55 DU/AC
Proposed Number of Dwelling Units	= 137 Units
Proposed Density	= 11.20 DU/AC
Allowable Density	= 0.601
Maximum Floor Area Ratio	= 15 %
Maximum Building Coverage	= 1.2
Minimum Open Space Ratio	= 0.65
Minimum Living Space Ratio	= 0.1
Minimum Recreation Space Ratio	= 0.11
Minimum Available Open Space	= 50 %

NOTE: Maximum and minimum ratios are based on the allowable density of 11.2 DU/AC.

Allowable Floor Area: 750,539 SF x 0.601 = 451,074 SF

Proposed Floor Area:

North Building = 225,681

South Building = 228,587

450,268

Proposed Floor Area Ratio:

Floor Area = 450,268 SF = 0.600 < 0.601 Maximum

Site Area = 750,539 SF

BUILDING COVERAGE

Maximum Allowable Building Coverage = 750,539 SF x 0.15 = 112,581

Proposed Building Coverage:

Building 1 = 45,905 SF

Building 2 = 45,905 SF

Gate House = 480 SF

Covered Viewing Stand = 350 SF

Shade Shelter = 476 SF

Pool Building = 500 SF

Total = 93,716 SF

Building Coverage = 93,716 SF = 12.5% < 15% Maximum

Site Area = 750,539 SF

LIVING SPACE

Minimum Allowable Open Space = 450,268 SF x 0.65 = 292,674 SF

Proposed Living Space Area:

Site Area - Building Coverage = Exterior Vehicular Space =

750,539 SF - 93,716 SF = 77,664 SF = 779,159

Proposed Living Space Ratio:

Living Space = 779,159 SF = 1.29 > 0.65 Minimum

Floor Area = 450,268 SF

OPEN SPACE

Minimum Allowable Recreation Space = 450,268 SF x 1.2 = 540,322 SF

Proposed Open Space Area: Site Area - Building Coverage =

750,539 SF - 93,716 SF = 656,823

Proposed Open Space Ratio:

Site Area - Building Coverage = 750,539 SF - 93,716 SF = 1.46 > 1.2 Min.

Floor Area = 450,268 SF

Minimum Allowable Available Open Space: 750,539 SF x 0.5 = 375,270 SF

Proposed Available Open Space:

Site Area - Building Coverage - Exterior Vehicular Space =

750,539 SF - 93,716 SF - 77,664 SF = 579,159 SF

Available Open Space = 579,159 SF = 77.2 > 50% Minimum

Site Area = 750,539 SF

RECREATION AREA

Proposed Recreation Space:

Tennis Courts = 14,200 SF

Pool and Deck = 8,892 SF

Par Course Trail = 27,950 SF

Total = 51,002 SF

Proposed Recreation Space Ratio:

Recreation Space = 51,002 SF = 0.11 > 0.11 Minimum

Floor Area = 450,268 SF

* Entire Pool Deck not counted as Recreation Space

PARKING DATA

Required = 137 units x 1.7 = 233

Provided = Interior spaces = 210

Exterior spaces = 54 (7 Handicapped)

Total = 264

SMALLY, WELLFORD & NALVEN, INC.
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SARASOTA, FLORIDA

CFR/EP
11/19/92
ADD DWG. 2.A
RECORD INFO FOR S.B.L.O.G.