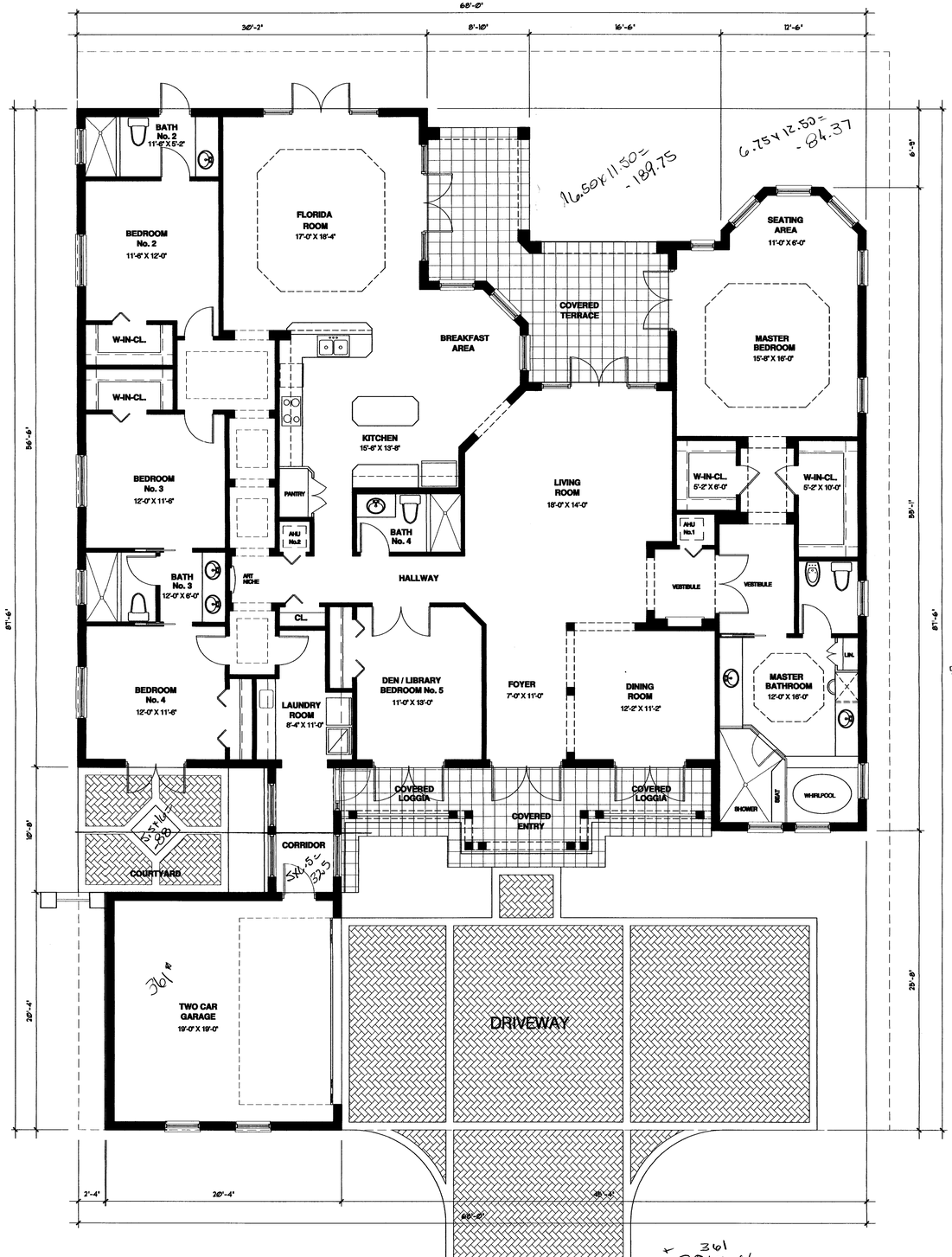

Ground Floor Plan
MODEL A OPTION 1

Scale: 3/16" = 1'-0"

RESIDENTIAL SQ. FT. CALCULATION:
MODEL "A" (ONE STORY)

A/C AREA	3,384.00 S.F.
TWO CAR GARAGE	414.00 S.F.
COVERED TERRACE	288.00 S.F.
COVERED ENTRY	90.00 S.F.
COVERED LOGGIA	84.00 S.F.
TOTAL S.F.	4,260.00 S.F.

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REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

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1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

Jose Antonio Mendez.
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Art-Tech design group, corp.
CONSULTING DESIGNERS

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	A-2

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RESIDENTIAL SQ. FT. CALCULATION:
MODEL "B" (TWO STORY)

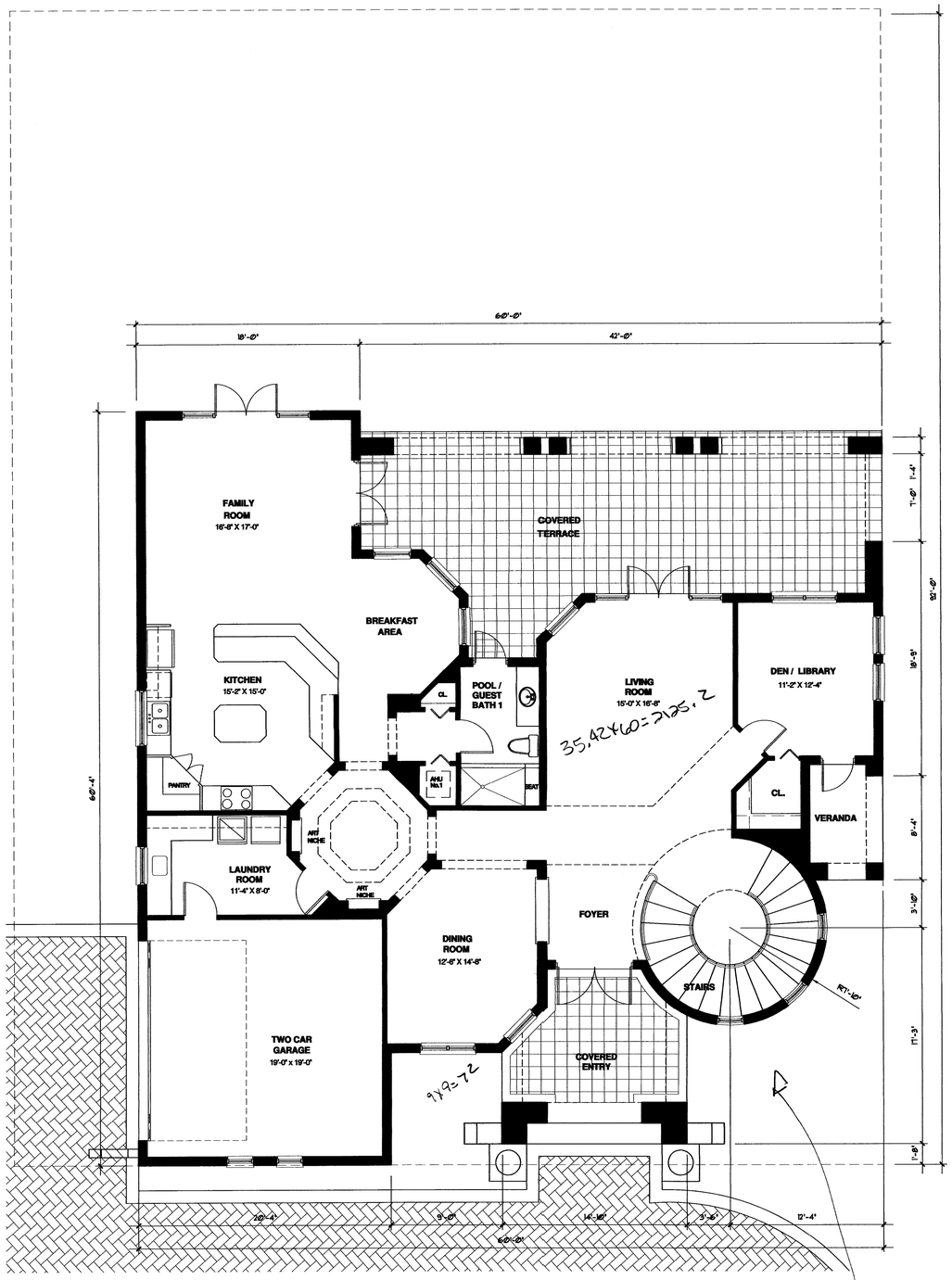
GROUND FLOOR

A/C AREA	1,990.00 S.F.
TWO CAR GARAGE	398.00 S.F.
COVERED TERRACE	572.00 S.F.
COVERED ENTRY	180.00 S.F.
TOTAL GROUND FLOOR (EXCLUDING OPTION GAME AREA AND LOGGIA)	3,140.00 S.F.

SECOND FLOOR

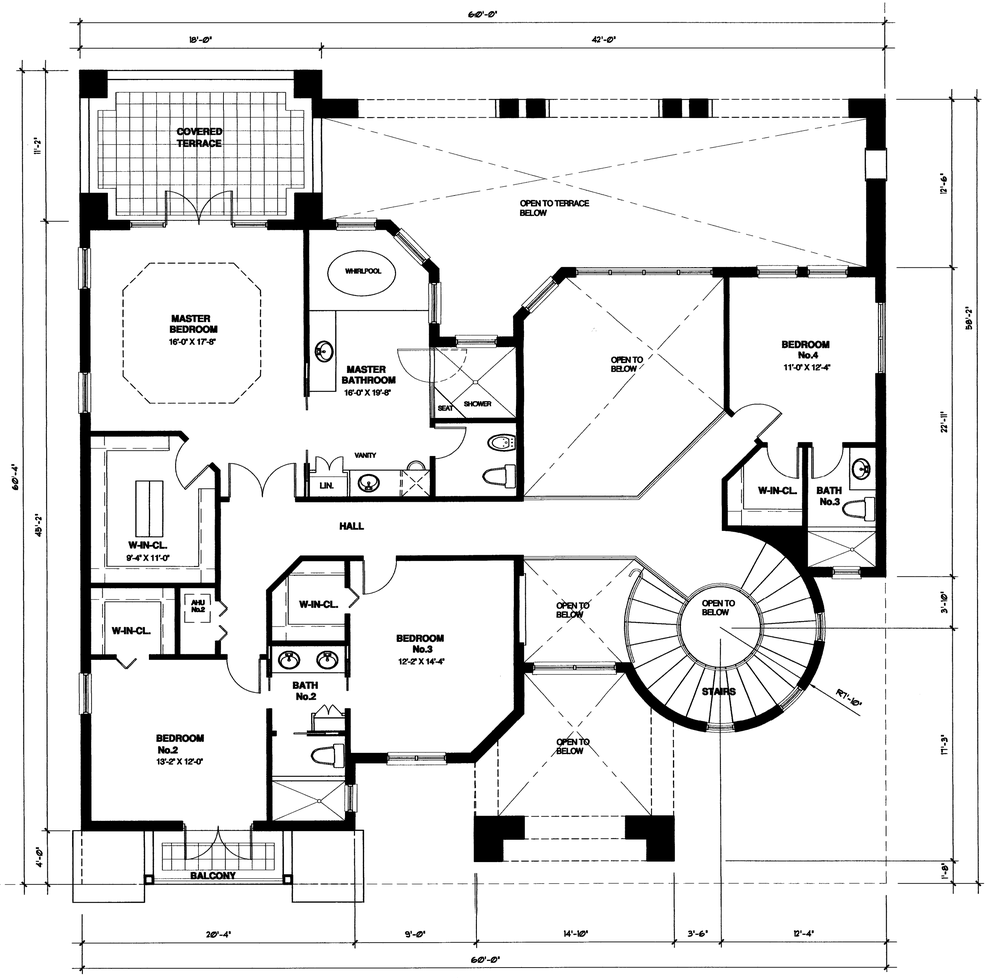
A/C AREA	1,660.00 S.F.

TOTAL A/C AREA (GROUND & SECOND FLOORS)	3,650.00 S.F.



22.74x60= 1364.44
-15.82x 11 = -174.02
- 9x9 = -72
+1118.42

Ground Floor Plan Scale: 3/16" = 1'-0"
MODEL B OPTION 1



2125.2 Lot Coverage
+1108
3233.2 / 14240 = 22.7%

Second Floor Plan Scale: 3/16" = 1'-0"
MODEL B OPTION 1

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REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Date	09-17-07
Scale	AS NOTED
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Proj.	
Drawing	B-2

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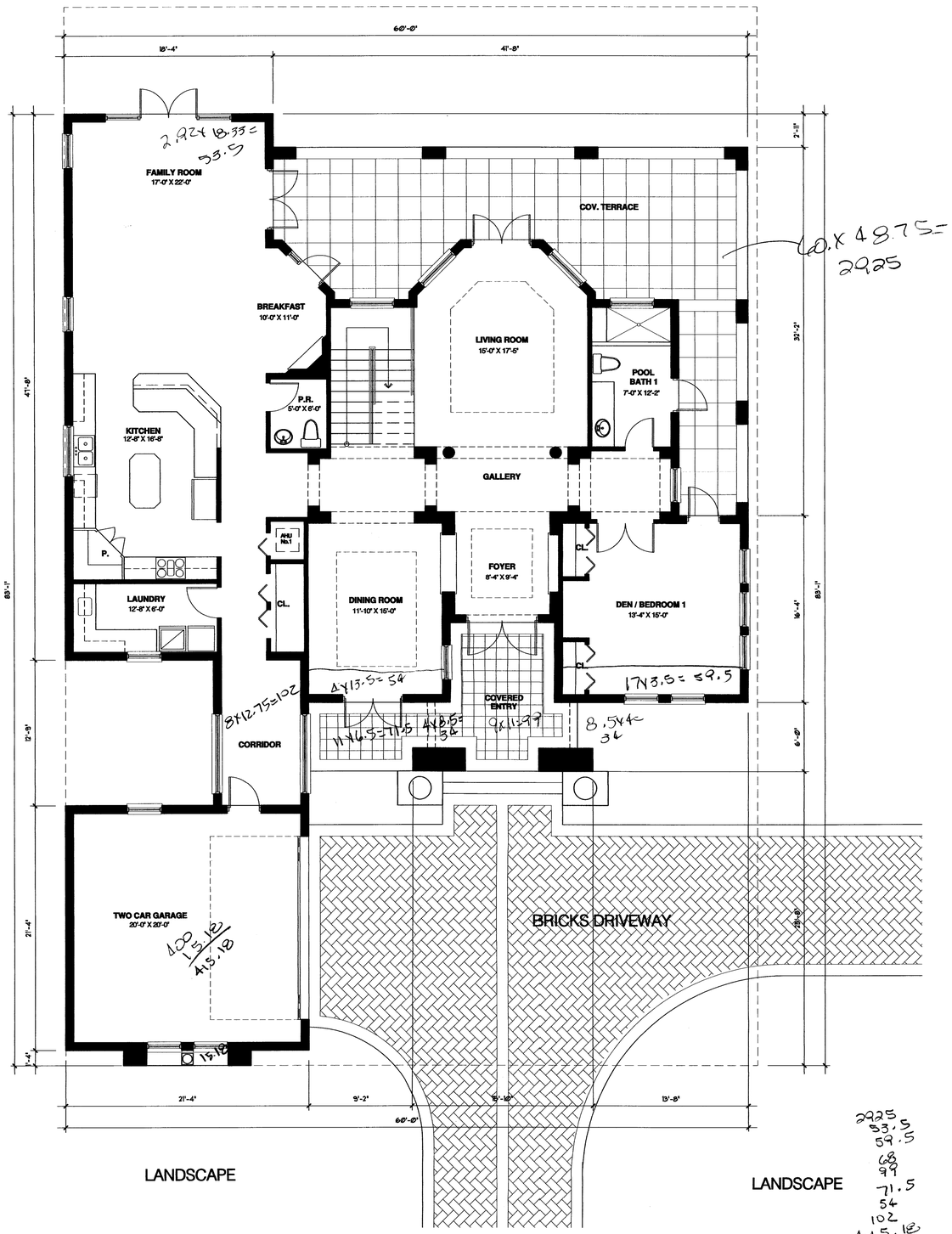

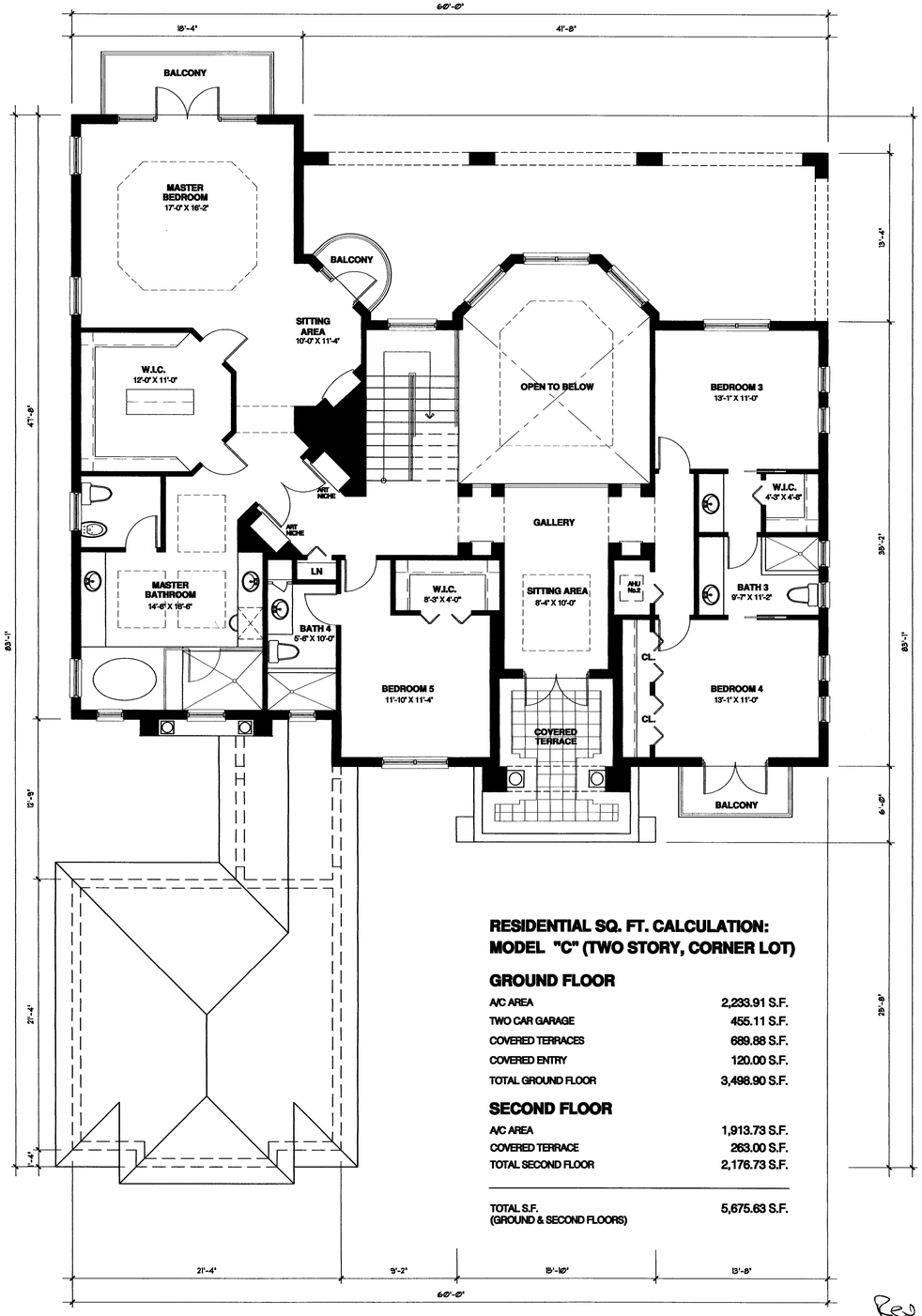

RESIDENTIAL SQ. FT. CALCULATION:
MODEL "C" (TWO STORY, CORNER LOT)

GROUND FLOOR	
A/C AREA	2,233.91 S.F.
TWO CAR GARAGE	455.11 S.F.
COVERED TERRACES	689.88 S.F.
COVERED ENTRY	120.00 S.F.
TOTAL GROUND FLOOR	3,498.90 S.F.
SECOND FLOOR	
A/C AREA	1,913.73 S.F.
COVERED TERRACE	263.00 S.F.
TOTAL SECOND FLOOR	2,176.73 S.F.
TOTAL S.F. (GROUND & SECOND FLOORS)	5,675.63 S.F.

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MIAMI-DADE PLANNING & ZONING DEPT.

Ground Floor Plan
Scale: 3/16" = 1'-0"
MODEL C OPTION 1

Second Floor Plan
Scale: 3/16" = 1'-0"
MODEL C OPTION 1

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REVISIONS

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MENDEZ PROFESSIONAL ENGINEERING CORP.
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Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	C-2

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