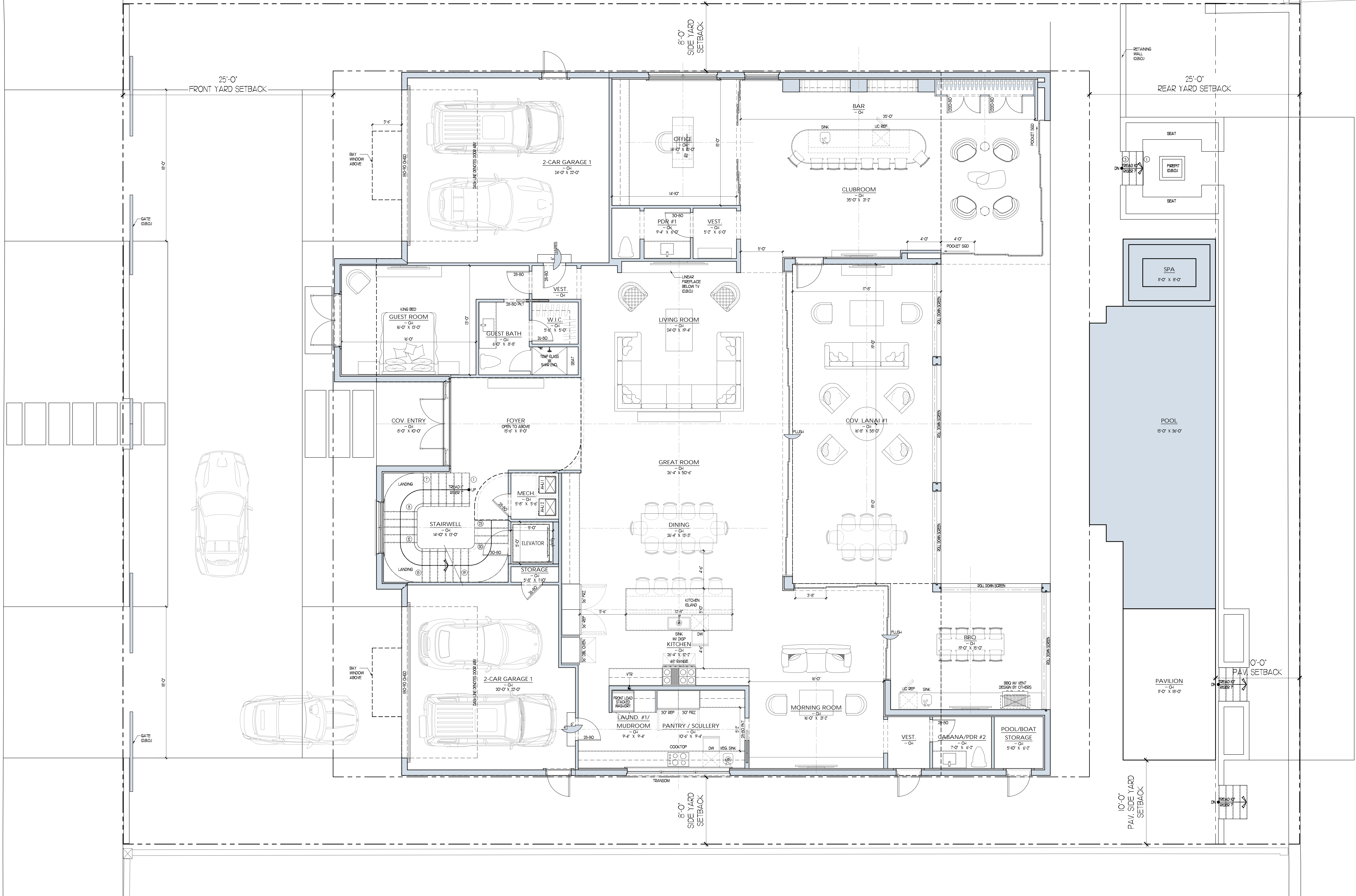


# NE 31st AVE.

5/86  
C.O.R.

AREA CALCULATION	
1ST FLOOR A/C	4071 SQ. FT.
2ND FLOOR A/C	4307 SQ. FT.
TOTAL A/C	8378 SQ. FT.
GARAGE #1	559 SQ. FT.
GARAGE #2	449 SQ. FT.
COVERED ENTRY	80 SQ. FT.
COVERED LANAI	956 SQ. FT.
UNCOVERED BALCONY	642 SQ. FT.
COVERED MASTER BALCONY	233 SQ. FT.
COVERED VIP BALCONY	233 SQ. FT.
UNCOVERED FRONT BALCONY	88 SQ. FT.
PAVILION	198 SQ. FT.
TOTAL	11816 SQ. FT.
DATE: 3/16/2023	



ADJACENT BUILDING

25'-0" FRONT YARD SETBACK

8'-0" SIDE YARD SETBACK

25'-0" REAR YARD SETBACK

10'-0" PAV. SIDE YARD SETBACK

10'-0" PAV. SETBACK

2-CAR GARAGE 1  
24'-0" X 22'-0"

2-CAR GARAGE 1  
20'-0" X 22'-0"

GUEST ROOM  
16'-0" X 15'-0"

COV. ENTRY  
8'-0" X 10'-0"

STAIRWELL  
14'-0" X 15'-0"

2-CAR GARAGE 1  
20'-0" X 22'-0"

OFFICE  
14'-0" X 8'-0"

PDR #1  
9'-4" X 8'-0"

LIVING ROOM  
24'-0" X 19'-4"

GREAT ROOM  
20'-4" X 50'-0"

DINING  
20'-4" X 15'-3"

KITCHEN  
20'-4" X 12'-2"

PANTRY / SCULLERY  
10'-4" X 9'-4"

MORNING ROOM  
16'-0" X 3'-2"

BAR  
14'-0" X 3'-0"

CLUBROOM  
20'-0" X 2'-2"

COV. LANAI #1  
18'-0" X 30'-0"

MORNING ROOM  
16'-0" X 3'-2"

BBO  
17'-0" X 8'-0"

JABANA/PDR #2  
7'-0" X 6'-2"

SPA  
11'-0" X 8'-0"

POOL  
15'-0" X 36'-0"

PAVILION  
11'-0" X 18'-0"

POOL/BOAT STORAGE  
9'-0" X 4'-0"

NE 31st AVE.

