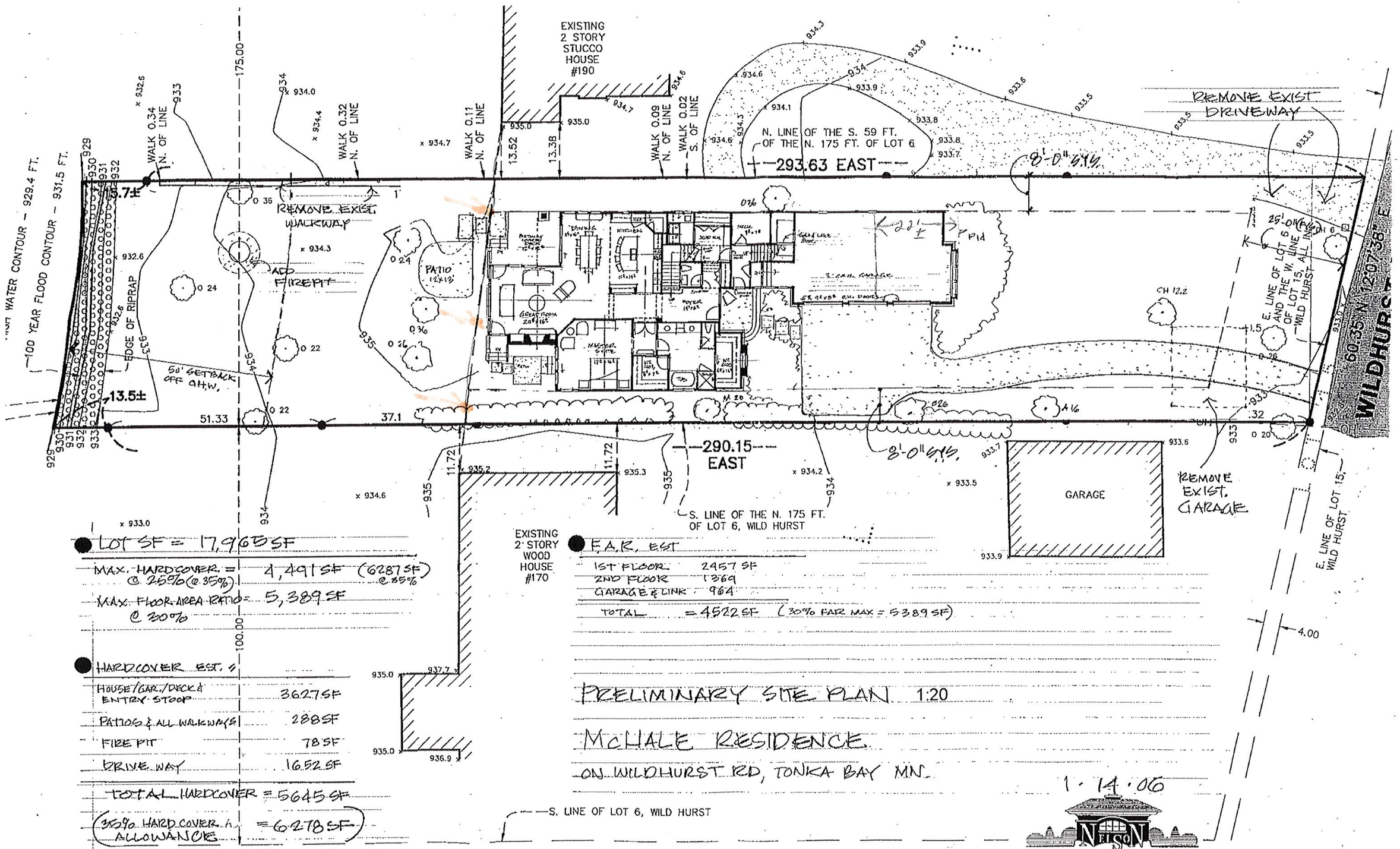

LOT SF = 17,965 SF

MAX. HARDCOVER = 4,491 SF (6287 SF @ 35%)
@ 25% (@ 35%)

MAX. FLOOR AREA RATIO = 5,389 SF
@ 30%

HARDCOVER EST. 1

HOUSE/GAR./DECK & ENTRY STOOP	3627 SF
PATIOS & ALL WALKWAYS	288 SF
FIRE PIT	78 SF
DRIVE WAY	1652 SF
TOTAL HARDCOVER	= 5645 SF
35% HARD COVER A. ALLOWANCE	= 6278 SF

F.A.R. EST

1ST FLOOR	2457 SF
2ND FLOOR	1369
GARAGE & LINK	964
TOTAL	= 4522 SF (30% FAR MAX = 5389 SF)

PRELIMINARY SITE PLAN 1:20

McHALE RESIDENCE

ON WILDHURST RD, TONKA BAY MN.

1·14·06

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