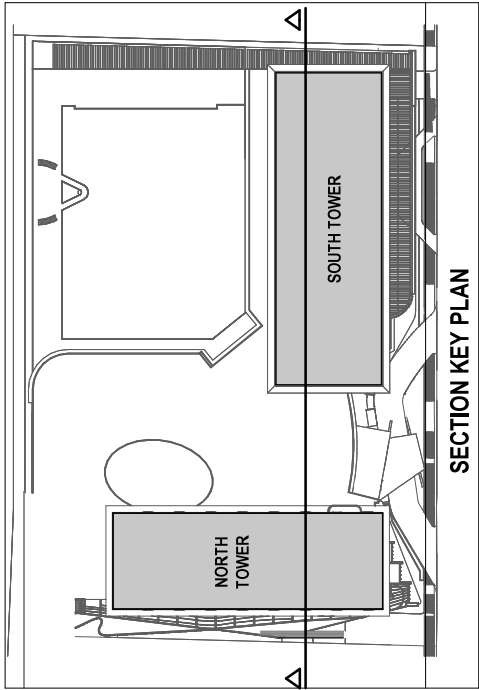


DEAUVILLE HOTEL & RESIDENCES

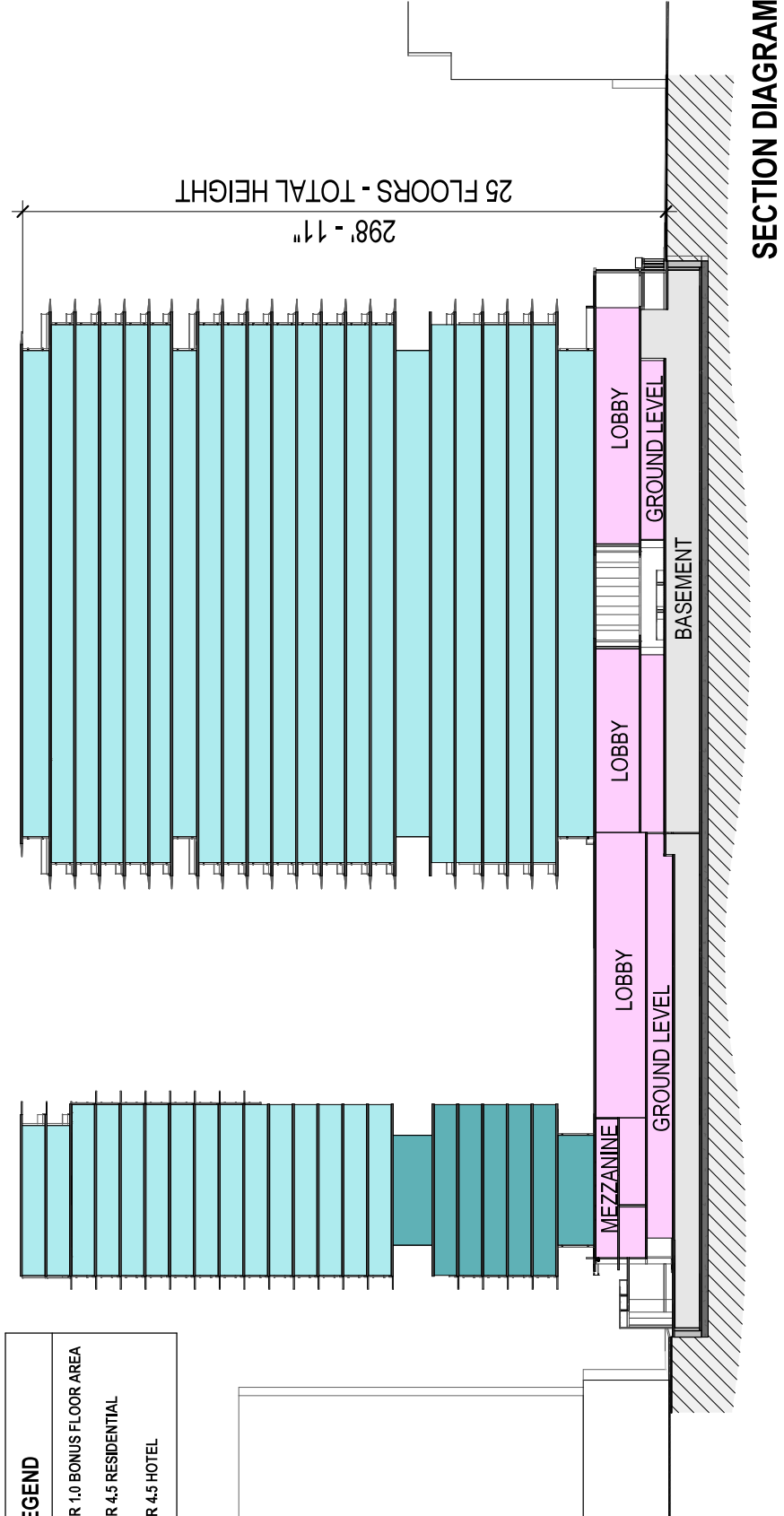
FAR AREA DIAGRAM

06/23/2025



SECTION KEY PLAN

AREA LEGEND	
	AREA FAR 1.0 BONUS FLOOR AREA
	AREA FAR 4.5 RESIDENTIAL
	AREA FAR 4.5 HOTEL



SECTION DIAGRAM

TOWER NORTH HOTEL & RESIDENTIAL	
LEVEL	AREA (FAR 4.5)
L25-RESIDENTIAL	5,124 SF
L24-RESIDENTIAL	10,407 SF
L23-RESIDENTIAL	16,392 SF
L22-RESIDENTIAL	16,392 SF
L21-RESIDENTIAL	16,392 SF
L20-RESIDENTIAL	16,392 SF
L19-RESIDENTIAL	16,392 SF
L18-RESIDENTIAL	16,392 SF
L17-RESIDENTIAL	16,392 SF
L16-RESIDENTIAL	16,392 SF
L15-RESIDENTIAL	16,392 SF
L14-RESIDENTIAL	16,392 SF
L13-RESIDENTIAL	16,392 SF
L12-RESIDENTIAL	16,392 SF
L11-RESIDENTIAL	16,392 SF
L10-HOTEL	11,790 SF
L09-HOTEL	16,834 SF
L08-HOTEL	16,834 SF
L07-HOTEL	16,834 SF
L06-HOTEL	16,834 SF
L05-HOTEL	16,834 SF
L04-HOTEL AMENITIES	11,868 SF
TOTAL AREA	336,458 SF

TOWER SOUTH RESIDENTIAL	
LEVEL	AREA (FAR 4.5)
L25-RESIDENTIAL	13,697 SF
L24-RESIDENTIAL	19,178 SF
L23-RESIDENTIAL	19,178 SF
L22-RESIDENTIAL	19,178 SF
L21-RESIDENTIAL	19,178 SF
L20-RESIDENTIAL	19,178 SF
L19-RESIDENTIAL	15,289 SF
L18-RESIDENTIAL	19,831 SF
L17-RESIDENTIAL	19,831 SF
L16-RESIDENTIAL	19,831 SF
L15-RESIDENTIAL	19,831 SF
L14-RESIDENTIAL	19,831 SF
L13-RESIDENTIAL	19,831 SF
L12-RESIDENTIAL	19,831 SF
L11-RESIDENTIAL	19,831 SF
L10-RESIDENTIAL	15,289 SF
L09-RESIDENTIAL	19,491 SF
L08-RESIDENTIAL	19,491 SF
L07-RESIDENTIAL	19,491 SF
L06-RESIDENTIAL	19,491 SF
L05-RESIDENTIAL	19,491 SF
L04-RESIDENTIAL AMENITIES	15,289 SF
TOTAL AREA	411,559 SF

TOTAL RESIDENTIAL AREA .	
LEVEL	AREA (FAR 4.5)
L25-RESIDENTIAL	18,821 SF
L24-RESIDENTIAL	29,588 SF
L23-RESIDENTIAL	35,570 SF
L22-RESIDENTIAL	35,570 SF
L21-RESIDENTIAL	35,570 SF
L20-RESIDENTIAL	35,570 SF
L19-RESIDENTIAL	31,681 SF
L18-RESIDENTIAL	36,223 SF
L17-RESIDENTIAL	36,223 SF
L16-RESIDENTIAL	36,223 SF
L15-RESIDENTIAL	36,223 SF
L14-RESIDENTIAL	36,223 SF
L13-RESIDENTIAL	36,223 SF
L12-RESIDENTIAL	36,223 SF
L11-RESIDENTIAL	36,223 SF
L10-RESIDENTIAL	15,289 SF
L09-RESIDENTIAL	19,491 SF
L08-RESIDENTIAL	19,491 SF
L07-RESIDENTIAL	19,491 SF
L06-RESIDENTIAL	19,491 SF
L05-RESIDENTIAL	19,491 SF
L04-RESIDENTIAL AMENITIES	15,289 SF
TOTAL AREA	640,189 SF

PODIUM AREA .

AREA TYPE		BONUS FLOOR AREA	AREA (FAR 4.5)	TOTAL AREA
LEVEL 03	L03-MEZZANINE			
	BONUS FLOOR AREA	19,181 SF	0 SF	19,181 SF
LEVEL 02	L02-LOBBY			
	BONUS FLOOR AREA	73,412 SF	0 SF	73,412 SF
LEVEL 01	GROUND LEVEL NORTH			
	BONUS FLOOR AREA	58,187 SF	0 SF	58,187 SF
	FAR 4.50 (RES.)	0 SF	1,244 SF	1,244 SF
	TOTAL AREA	150,779 SF	1,244 SF	152,024 SF

TOTAL HOTEL TOWER AREA	
L10-HOTEL	11,790 SF
L09-HOTEL	16,834 SF
L08-HOTEL	16,834 SF
L07-HOTEL	16,834 SF
L06-HOTEL	16,834 SF
L05-HOTEL	16,834 SF
L04-HOTEL AMENITIES	11,868 SF
TOTAL AREA	107,828 SF

LEVEL 03

LEVEL 02

LEVEL 01

FAR CALCULATION	
LOT AREA	166,509 SF
FAR 4.5 (MAX. ALLOWED)	749,290 SF

TOTAL FLOOR AREA PROPOSED .	
FAR TYPE	TOTAL AREA
BONUS FLOOR AREA	150,779 SF
FAR 4.50 (HOTEL)	107,828 SF
FAR 4.50 (RES.)	641,434 SF
TOTAL AREA	900,041 SF

TOTAL HOTEL USE FLOOR AREA	
L10-HOTEL	11,790 SF
L09-HOTEL	16,834 SF
L08-HOTEL	16,834 SF
L07-HOTEL	16,834 SF
L06-HOTEL	16,834 SF
L05-HOTEL	16,834 SF
L04-HOTEL AMENITIES	11,868 SF
L03-MEZZANINE	19,181 SF
L02-LOBBY	73,412 SF
GROUND LEVEL	58,187 SF
TOTAL AREA	288,607 SF