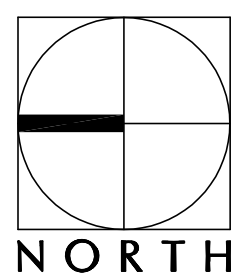


LOT COVERAGE CALCULATIONS (GROUND FLOOR)		
No.	ROOM NAME	AREA (SQUARE FEET)
1	OUTDOOR SHOWER	332.01 S.F.
2	COV. TERR. #2	228.00 S.F.
3	MASTER BDRM.	500.00 S.F.
4	MASTER BATH	320.00 S.F.
5	MASTER W.I.C.	180.00 S.F.
6	BDRM #2, W.I.C., + BATH #2	362.00 S.F.
7	COV. TERR. #3	367.00 S.F.
8	LIV. RM. + FOYER	1,009.00 S.F.
9	COV. ENTRY	149.00 S.F.
10	COV. TERR. #1	534.00 S.F.
11	FAMILY ROOM + KITCHEN	1,166.00 S.F.
12	PANTRY	58.00 S.F.
13	DINING ROOM	407.00 S.F.
14	FWDR. RM. + A/C	81.00 S.F.
15	CABANA BATH	120.00 S.F.
16	MEDIA RM. + I.T.	324.00 S.F.
17	BDRM #3, W.I.C., + BATH #3	334.00 S.F.
18	BDRM #4, W.I.C., + BATH #4	329.00 S.F.
19	HALLWAY, A/C, + LINEN CL.	293.00 S.F.
20	BDRM #5, W.I.C., + BATH #5	329.00 S.F.
21	BDRM #6, W.I.C., + BATH #6	334.00 S.F.
22	LAUNDRY	151.00 S.F.
23	3-CAR GARAGE	859.00 S.F.
MAIN RESIDENCE TOTAL		8,766.01 S.F. (22.20%)
24	ACC. STR. BATH	82.00 S.F.
25	ACC. STR. GUEST HOUSE	384.68 S.F.
26	ACC. STR. W.I.C.	82.00 S.F.
GROUND FLOOR TOTAL		9,314.69 S.F. (23.59%)



SITE PLAN - LOT COVERAGE

SCALE: 3/32" = 1'-0"

LOT COVERAGE ACCESSORY STRUCTURE

MAX. HEIGHT ALLOWED
 AT 20'-0" REAR SETBACK: 18'-0"
 HEIGHT PROVIDED: 18'-0"

F.A.R. ALLOWED: MAX. 5% OF LOT (1,974.64 SF)
 F.A.R. PROVIDED: 548.68 SQ. FT. (1.39%)

NOTE:
 ACCESSORY STRUCTURES DOES
 NOT MAKE UP MORE THAN 5%
 OF LOT COVERAGE AS PER
 VILLAGE OF PINECREST ZONING
 CODE, CHAPTER 30, DIVISION
 4.2, (c) FOR EU-1 DISTRICT.

LOT COVERAGE MAIN RESIDENCE

MAXIMUM GROUND FLOOR F.A.R. ALLOWED:	25.0%	(9,873.21	SQUARE FEET)
GROUND FLOOR F.A.R. PROVIDED:	22.20%	(8,766.01	SQUARE FEET)
ACCESSORY STRUCTURE F.A.R. PROVIDED:	1.39%	(548.68	SQUARE FEET)
TOTAL F.A.R. PROVIDED FOR ONE-STORY HOME:	23.59%	(9,314.69	SQUARE FEET)

PASCUAL
PEREZ
KILIDDJIAN
STARR

ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ, AIA

LICENSE No.: AR 0015394

MARIO P. PASCUAL, AIA

LICENSE No.: AR 0008254

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LICENSE No.: AR 0093067

ANDREW STARR, RA

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STARR, ARCHITECTS - PLANNERS

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REVISIONS:

2. 08.10.23 BLDG. DEPT. REV.

OWNER:

HERITAGE HOME BUILDERS, LLC

9350 SOUTH DIXIE HIGHWAY

SUITE 1500

MIAMI, FL 33156

PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE:

BY HERITAGE HOME BUILDERS, LLC.

7725 SOUTHWEST 114 STREET

VILLAGE OF PINECREST, FL 33156

SEAL:

Digitally signed by

Edgardo Perez

DN:

E=e.perez@ppkarch.com,

CN=Edgardo Perez,

C=Pascual, Perez,

Kiliddjian, Starr &

Associates, L=L-Doral,

S=Florida, C=US

Date: 2023.08.23

09:55:29-04'00'

PERIMETER LINE DRAWINGS

DATE: 0116.2023

SCALE: AS SHOWN

DRAWN: SJF

CHECK BY: EP

JOB NO.: 22-22

SP-5

SHEET NO.: