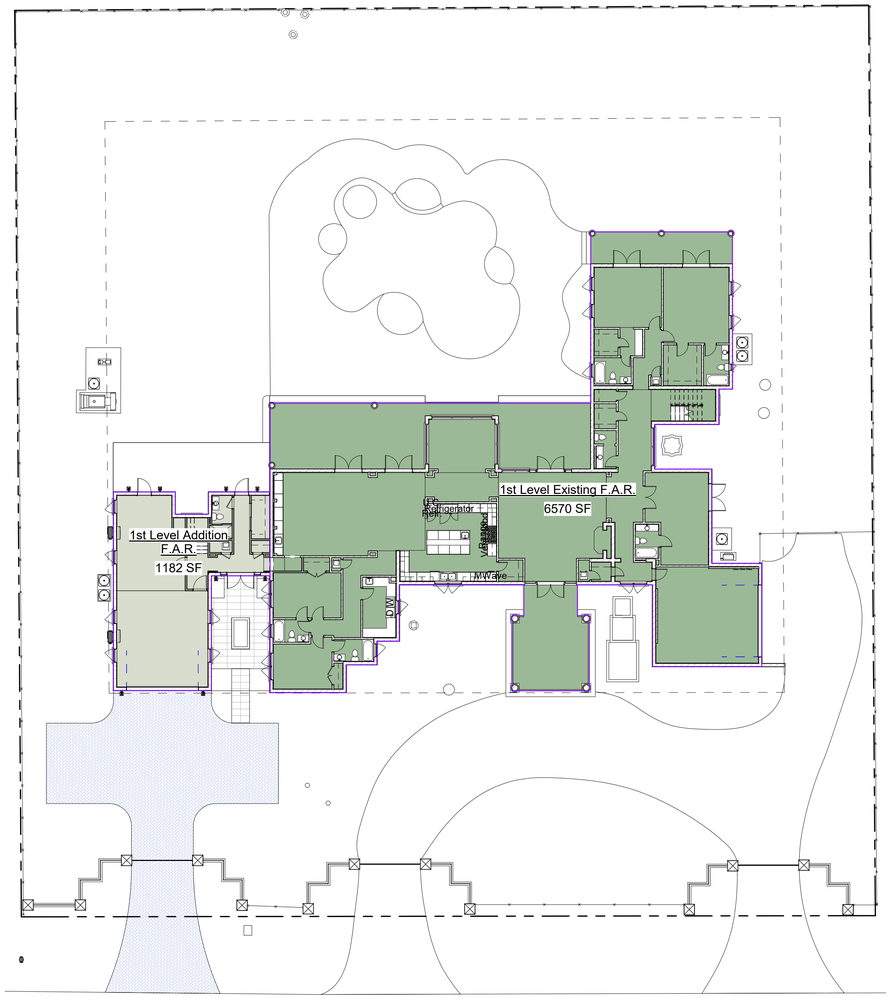

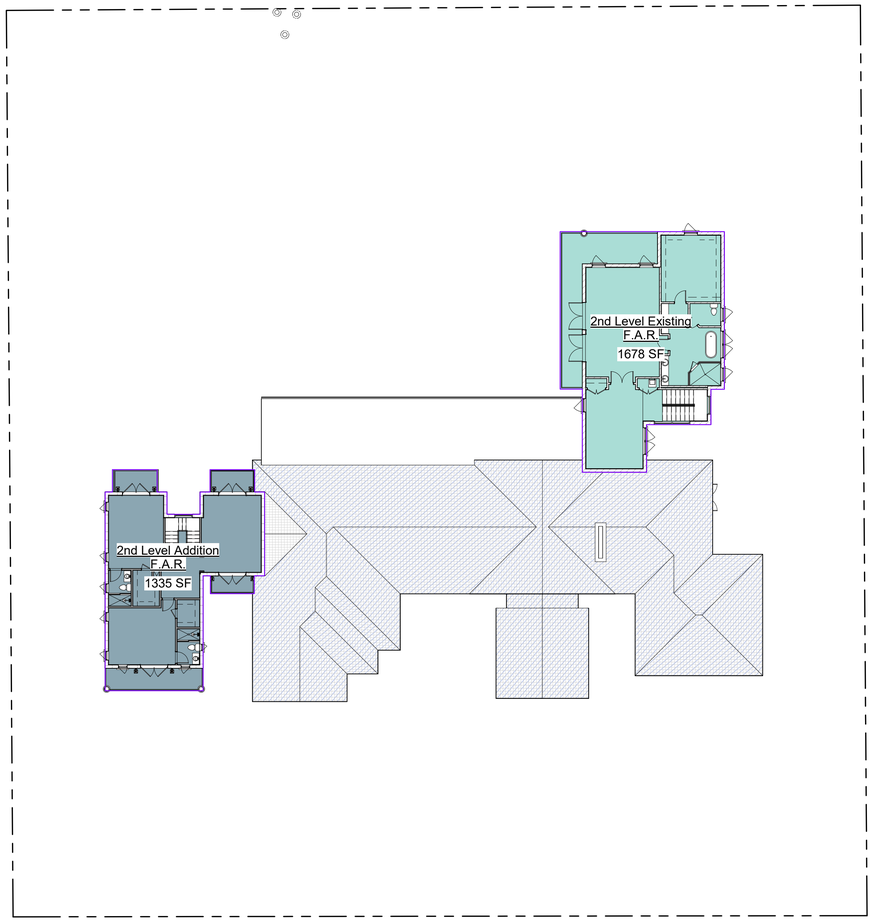

F.A.R Areas

1st Level Addition F.A.R.

1st Level Existing F.A.R.

F.A.R Areas

2nd Level Addition F.A.R.

2nd Level Existing F.A.R.

1 1st Floor F.A.R. Calculation Diagram
1/16" = 1'-0"

1st Level Area Schedule (F.A.R.)		
Name	Area	% of Lot
1st Level Existing F.A.R.	6570 SF	16.946722
1st Level Addition F.A.R.	1182 SF	3.050133
Grand total: 2	7752 SF	19.996855

FAR CALCULATIONS (1st FLOOR):

LOT SIZE = 38,768 SF
MAX ALLOWED FAR 1st FLOOR 20% x 38,768 = 7,753.6 SF
PROPOSED FAR 1st FLOOR = 7,752 SF OR 19.99%

2 2nd Level F.A.R. Calculation Diagram
1/16" = 1'-0"

2nd Level Area Schedule (F.A.R.)		
Name	Area	% of Lot
2nd Level Existing F.A.R.	1678 SF	4.328631
2nd Level Addition F.A.R.	1335 SF	3.442709
Grand total: 2	3013 SF	7.77134

FAR CALCULATIONS (2nd FLOOR):

LOT SIZE = 38,768 SF
MAX ALLOWED FAR 2nd FLOOR 10% x 38,768 = 3,876.8 sf
PROPOSED FAR 2ndFLOOR = 3,013 sf OR 7.77%

NOVUS Archetype
architecture / interior / planning

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AA26001460
Qualifier: Julio Pulido, AIA
License #: AR93904
Qualifier : Salvador Ben Mitrani, NCARB
License # : AR99606

STATE OF FLORIDA · JULIO PULIDO · AR93904 · REGISTERED ARCHITECT

Julio Pulido
Digitally signed by Julio Pulido
Date: 2023.05.11 10:29:03 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl 33156

No.	Description	Date

Project number	-
Date	12-20-2022
Drawn by	SM
Checked by	SM,JP

SHEET TITLE

Zoning Diagrams (F.A.R.)

SHEET No.

A112