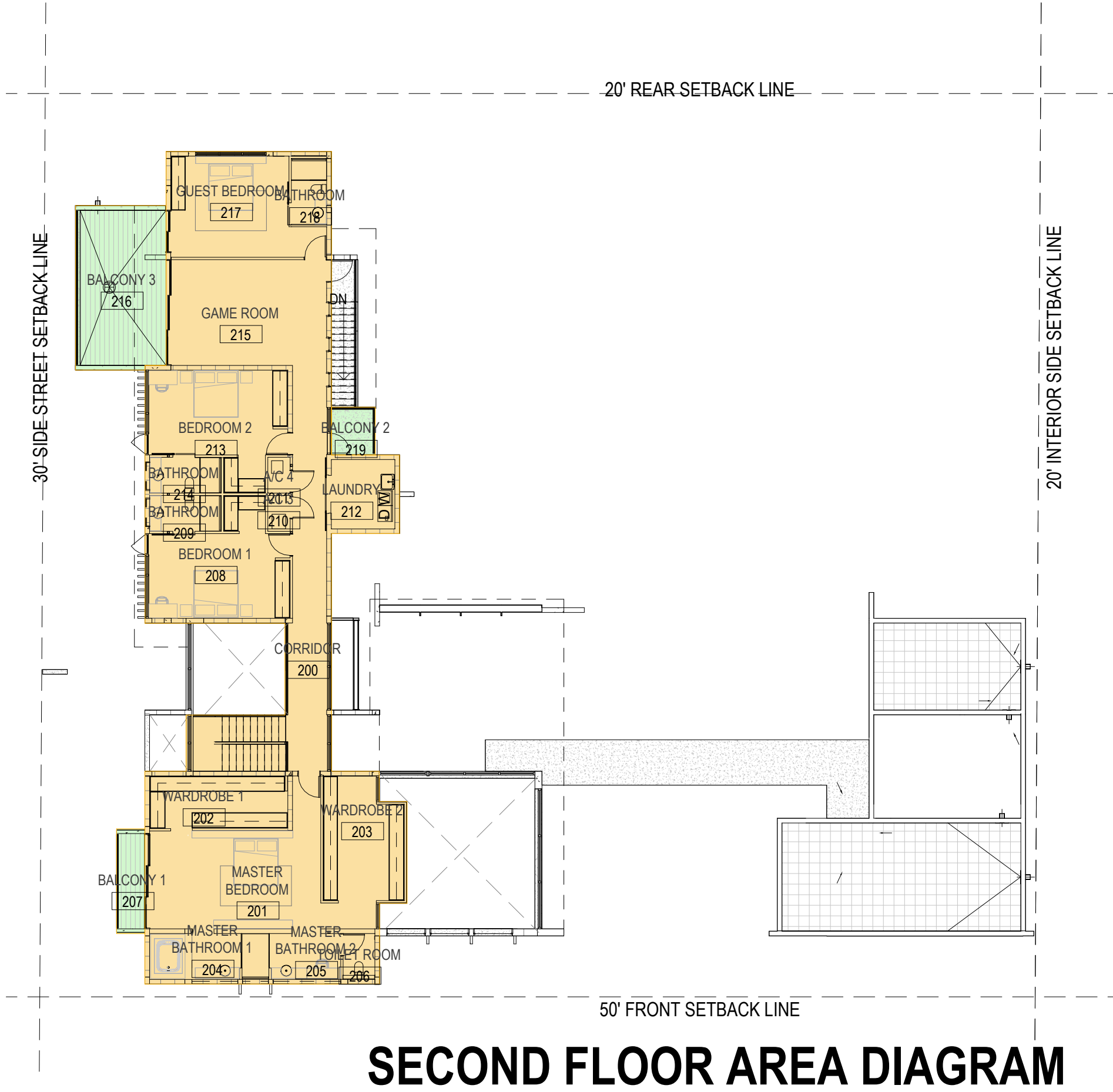


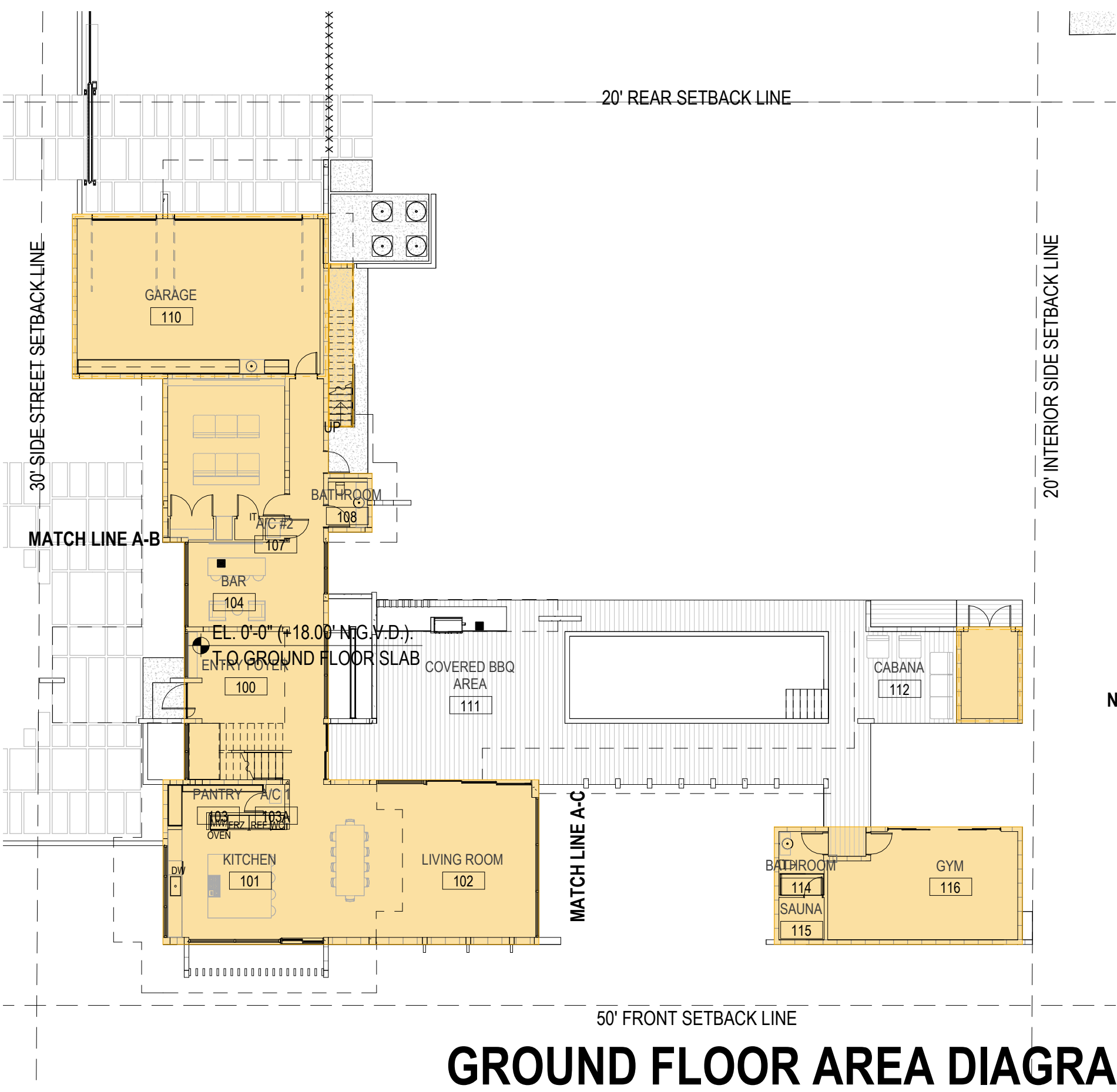


2ND FLOOR AREA CALCULATIONS	
2ND FLOOR AREA ENCLOSED	3,095 SF
BALCONY 1	59 SF
BALCONY 2	42 SF
BALCONY 3	297 SF
TOTAL 2ND FLOOR AREA (9% F.A.R.)	3,493 SF
MAXIMUM 2ND FLOOR AREA (10% F.A.R.)	3,876 SF

PINECREST, FL CODE OF ORDINANCES DIV. 9.2 -
DEFINITION OF TERMS FLOOR AREA RATIO (FAR) - PARTIAL

FAR NOT UTILIZED ON THE GROUND FLOOR OF A SINGLE-FAMILY HOME MAY BE TRANSFERRED TO THE SECOND FLOOR OF THE HOME TO BE USED FOR UNENCLOSED BALCONIES AND/OR TERRACES. A PROPERTY OWNER TRANSFERRING FAR PURSUANT TO THIS SECTION SHALL RECORD A COVENANT IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, ON A FORM APPROVED BY THE VILLAGE ATTORNEY, PROHIBITING SUCH UNENCLOSED BALCONIES AND/OR TERRACES FROM BEING ENCLOSED IN THE FUTURE.

NOTE: ROOF OVERHANGS 3'-0" OR LESS WERE NOT INCLUDED IN THESE CALCULATIONS



A/C AREA CALCULATIONS	
1ST FLOOR:	3,130 SF
2ND FLOOR:	3,095 SF
TOTAL A/C SPACE	6,225 SF

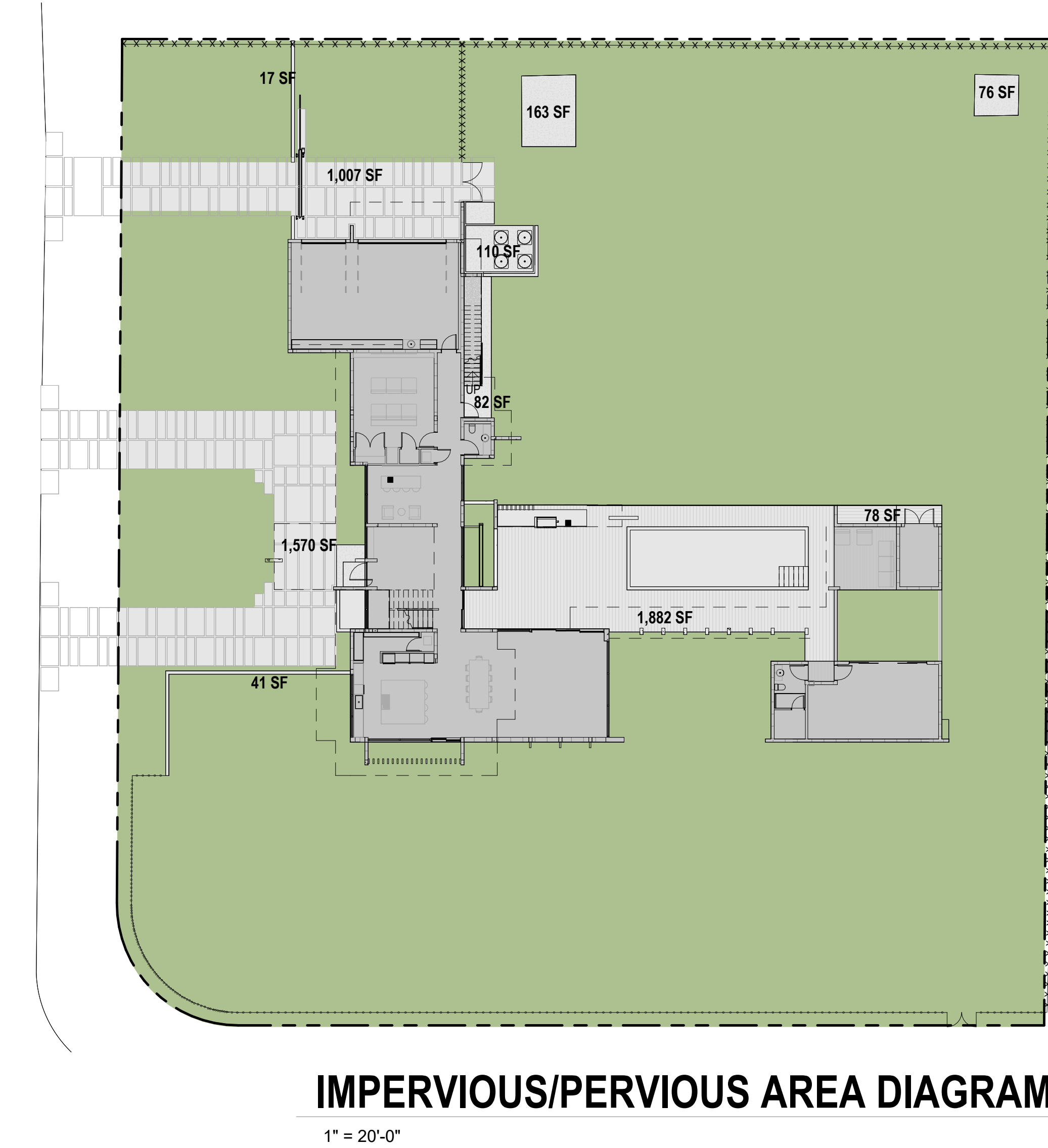
BUILDING FLOOR AREA CALCULATIONS	
1ST FLOOR AREA	4,165 SF
2ND FLOOR AREA	+3,493 SF
TOTAL BLDG. AREA	7,616 SF

NON A/C	1ST FLOOR AREA CALCULATIONS	
	1ST FLOOR AREA ENCLOSED A/C	3,130 SF
	STAIR	104 SF
	GARAGE	804 SF
	STORAGE	127 SF
	TOTAL 1ST FLOOR AREA (11% F.A.R.)	4,165 SF
	MAXIMUM FLOOR AREA (20% F.A.R.)	7,753 SF

PINECREST, FL CODE OF ORDINANCES DIV. 9.2 -
DEFINITION OF TERMS FLOOR AREA RATIO (FAR) - PARTIAL

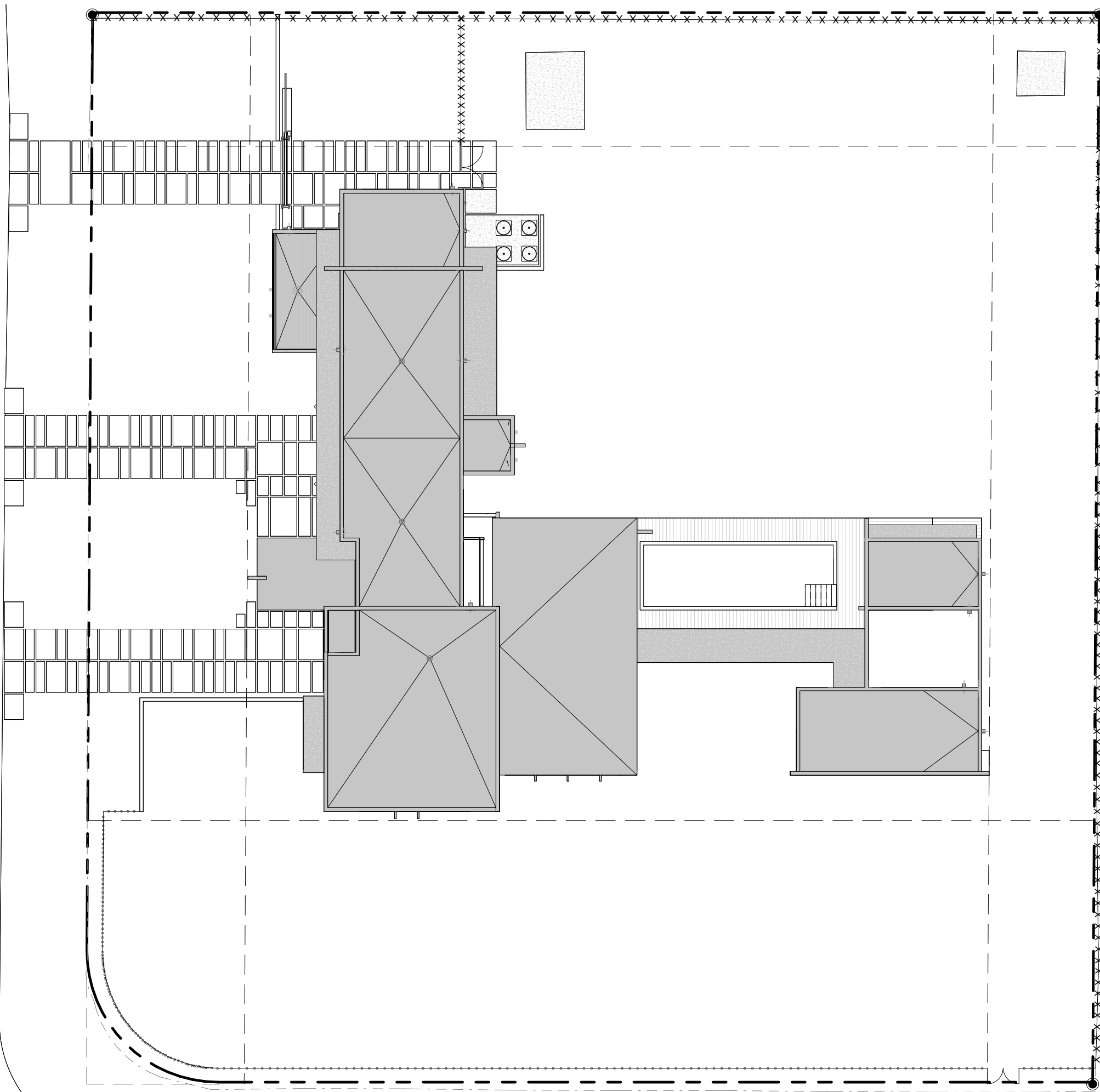
FAR NOT UTILIZED ON THE GROUND FLOOR OF A SINGLE-FAMILY HOME MAY BE TRANSFERRED TO THE SECOND FLOOR OF THE HOME TO BE USED FOR UNENCLOSED BALCONIES AND/OR TERRACES. A PROPERTY OWNER TRANSFERRING FAR PURSUANT TO THIS SECTION SHALL RECORD A COVENANT IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, ON A FORM APPROVED BY THE VILLAGE ATTORNEY, PROHIBITING SUCH UNENCLOSED BALCONIES AND/OR TERRACES FROM BEING ENCLOSED IN THE FUTURE.

NOTE: ROOF OVERHANGS 3'-0" OR LESS WERE NOT INCLUDED IN THESE CALCULATIONS



IMPERVIOUS SITE CALCS.

1,007 SF	
1,570 SF	
1,882 SF	
78 SF	
82 SF	
110 SF	
163 SF	
76 SF	
41 SF	
17 SF	
5,026 SF	
BLDG. COV. (SEE CALCS. AT RIGHT)	
IMPERVIOUS SITE	+ 5,026 SF
TOTAL IMPERVIOUS SITE AREA	11,795 SF (31%)
MAXIMUM IMPERVIOUS SURFACE	17,445 SF (45%)
LOT AREA	
BLDG. COV. (SEE CALCS. AT RIGHT)	- 6,769 SF
IMPERVIOUS SITE	- 5,026 SF
TOTAL PERVIOUS SITE AREA	26,841 SF (69%)
MINIMUM GREEN SPACE (PERVIOUS)	21,322 SF (55%)



BUILDING COVERAGE CALCS.	
6,769 SF	

IMPERVIOUS BUILDING

BLDG. COVERAGE INCLUDES GROUND FLOOR ENCLOSED SPACES AND THE OUTLINE OF AREAS UNDER ROOFS >3'-0"

#26000522

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MIAMI, FLORIDA 33173

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MIAMI, FLORIDA 33165

CARLOS MAURICIO &
FERNANDA ROCA
MA 2405
13125 SW 63 AVENUE
PINECREST, FLORIDA 33156

CASA @
63RD AVENUE

NEW SINGLE-FAMILY RES.
EU-1 RESIDENTIAL ESTATE

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PHASE

Project Status

FILE NAME:

M:\2405 Casa P+ F+ Fernando_ARCH\Casa on 63rd

and DY.dwg

PROJECT NO:

MA 2405

DRAWN BY:

DY

CHECKED BY:

RJM

ISSUE DATE:

11/14/24

REVISIONS

SHEET TITLE

ZONING DIAGRAMS

SHEET: OF:

A-100.1