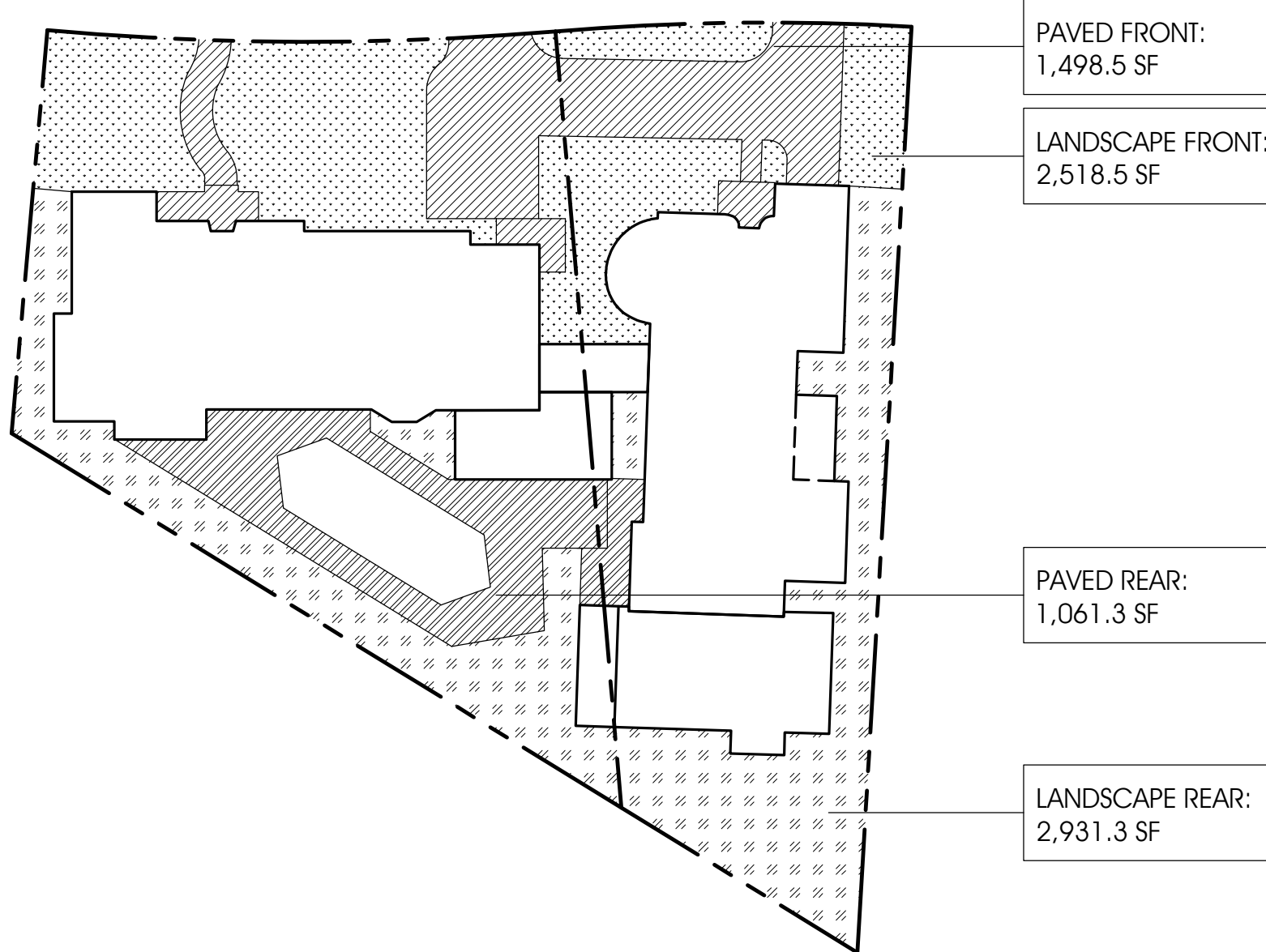
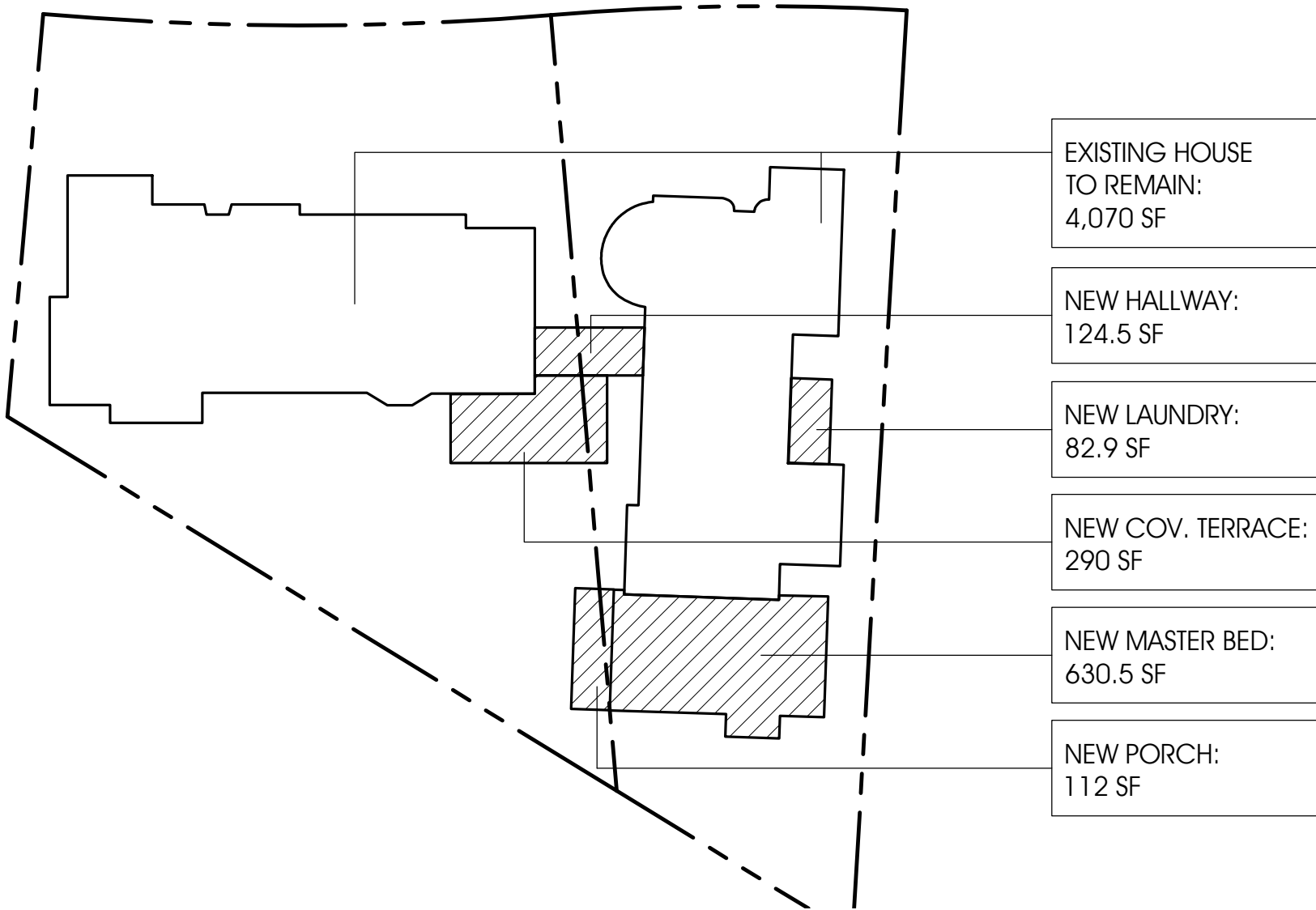


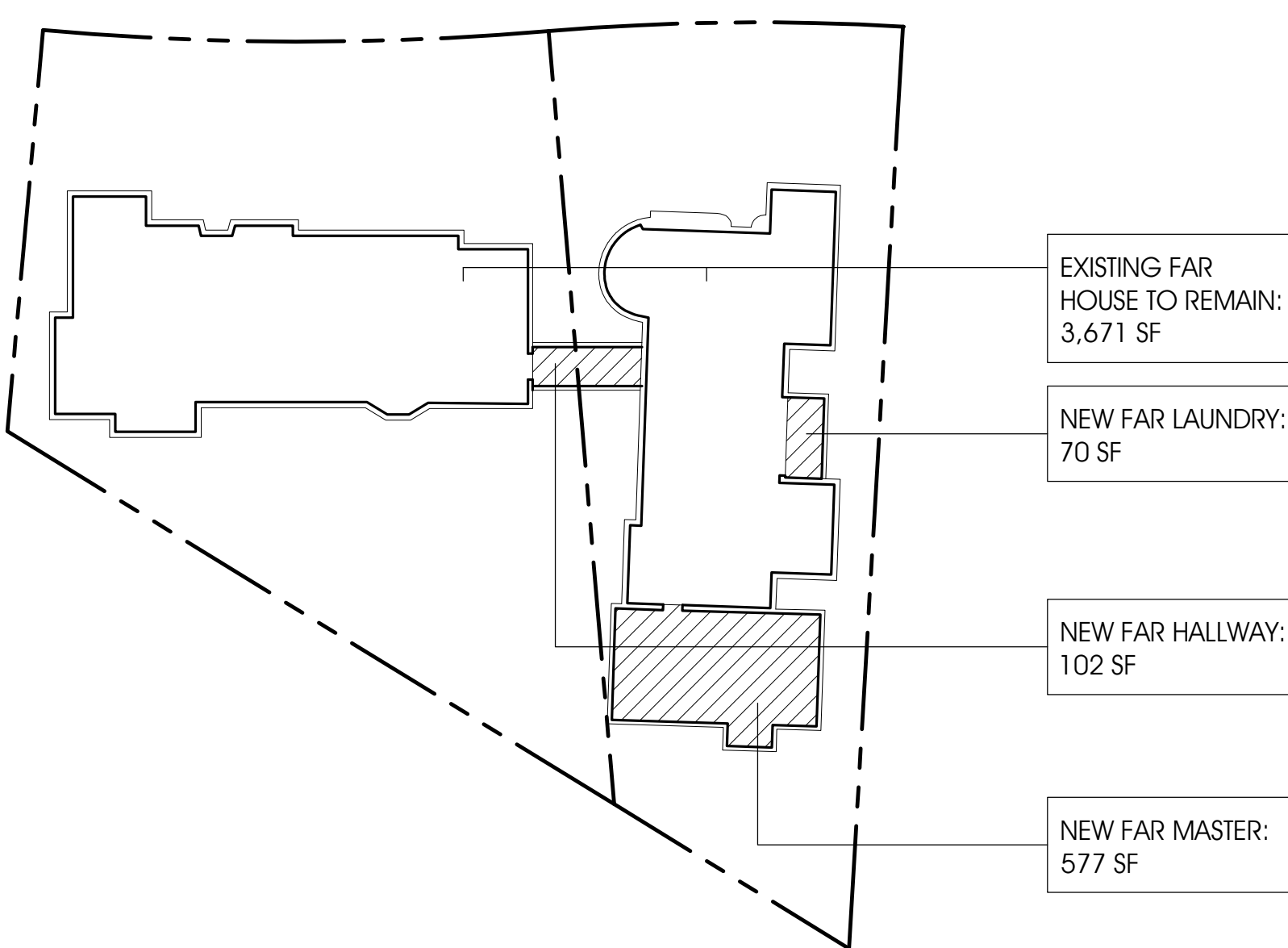
LOT SIZE: 14,230 SF
LOT COVERAGE 45%
SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF
LANDSCAPE AND PAVED AREAS
SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF
LOT COVERAGE 35%
SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF
FIRST FLOOR FAR
SCALE: 1/32" = 1'-0"

REQUESTED VARIANCES

SETBACK REQUIREMENTS: New additions comply w/ setbacks			
	ALLOWED	EXISTING	
FRONT:	26'-0"	24'-8" (EX)	NON CONFORMING
SIDE: NE INTERIOR	10'-0" (5'-0" MIN)	5'-3" (EX)	NON CONFORMING
SIDE: SW INTERIOR	10'-0" (5'-0" MIN)	5'-0" (EX)	NON CONFORMING
REAR:	10'-0"	5'-0" (EX)	NON CONFORMING
SIDE: NE INTERIOR	10'-0"	12'-1 1/2" (EX)	COMPLY

LOT COVERAGE 35%			
	ALLOWED	PROPOSED	OVER
	4,980 SF	5,309.9 SF	330 SF
LANDSCAPE 40%			
	REQUIRED	PROPOSED	UNDER
	5,692 SF	5,449.8 SF	242 SF

EXISTING CALCULATIONS

GROSS EXISTING AREAS (LOT COVERAGE 35%)		EXISTING
2509 INDIAN MOUND		1,853 SF
2515 INDIAN MOUND		2,217 SF
TOTALS		4,070 SF

LOT SIZES		
2509 INDIAN MOUND LOT SIZE		6,230 SF
2515 INDIAN MOUND LOT SIZE		8,000 SF
TOTALS		14,230 SF

AREA CALCULATIONS: TOTALS FOR COMBINED PROPERTIES

FAR CALCULATIONS	ALLOWED: 5,446 SF	EXISTING	PROPOSED	NEW TOTALS
2509 NET		1,647 SF	0 SF	1,647 SF
2515 NET		2,024 SF	0 SF	2,024 SF
NEW HALLWAY		0 SF	102 SF	102 SF
NEW LAUNDRY		0 SF	70 SF	70 SF
NEW MASTER BEDROOM		0 SF	577 SF	577 SF
TOTALS		3,671 SF	749 SF	4,420 SF

LOT COVERAGE CALCS: 35%	ALLOWED: 4,980 SF	EXISTING	PROPOSED	NEW TOTALS
EXISTING 2509		1,853 SF		1,853 SF
EXISTING 2515		2,217 SF		2,217 SF
NEW HALLWAY		0 SF	124.5 SF	124.5 SF
NEW LAUNDRY		0 SF	82.9 SF	82.9 SF
NEW MASTER BEDROOM		0 SF	630.5 SF	630.5 SF
NEW COVERED TERRACE		0 SF	290 SF	290 SF
NEW PORCH		0 SF	112 SF	112 SF
TOTALS		4,070 SF	1,239.9 SF	5,309.9 SF

LOT COVERAGE CALCS: 45%	ALLOWED: 6,403 SF	EXISTING	PROPOSED	NEW TOTALS
MAIN HOUSE		4,070 SF	0 SF	4,070 SF
NEW ADDITIONS		0 SF	1,239.9 SF	1,239.9 SF
POOL		427 SF	0 SF	427 SF
TOTALS		4,497 SF	1,239.9 SF	5,736.9SF

LANDSCAPE AREAS: 40%	REQUIRED: 5,692 SF	PROPOSED
LANDSCAPE: BACKYARD		2,931.3 SF
LANDSCAPE: FRONT YARD MIN 20% OF 40% (1,138 SF)		2,518.5 SF
TOTALS		5,449.8 SF

PAVED AREAS	PROPOSED
FRONT YARD	1,498.5 SF
BACK YARD	1,061.3 SF
TOTALS	2,559.8 SF

NOTES



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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Area Diagrams
and Calculations

SEAL



Nelson de Leon
AR 13937

SHEET NO.

A-01.1