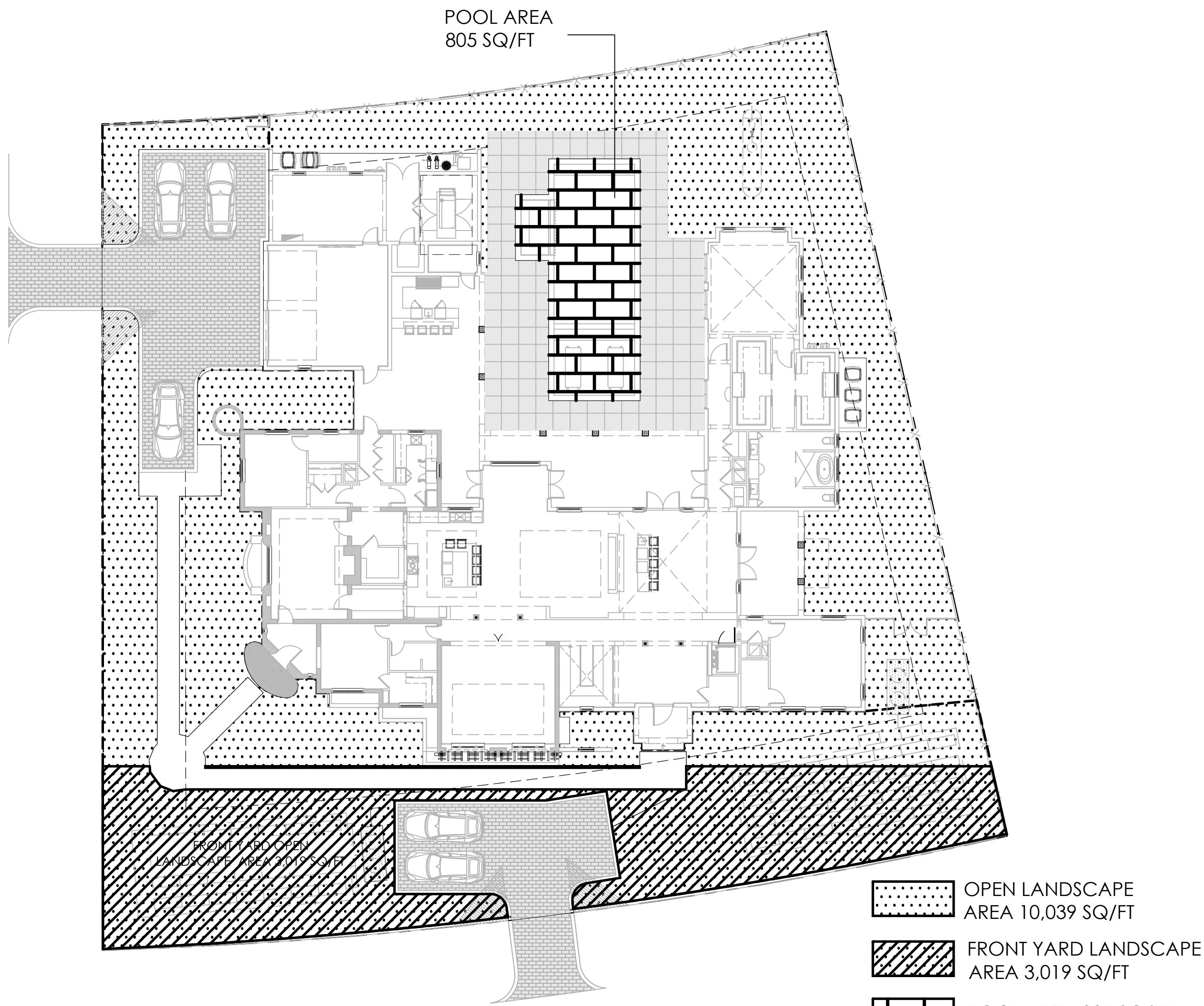
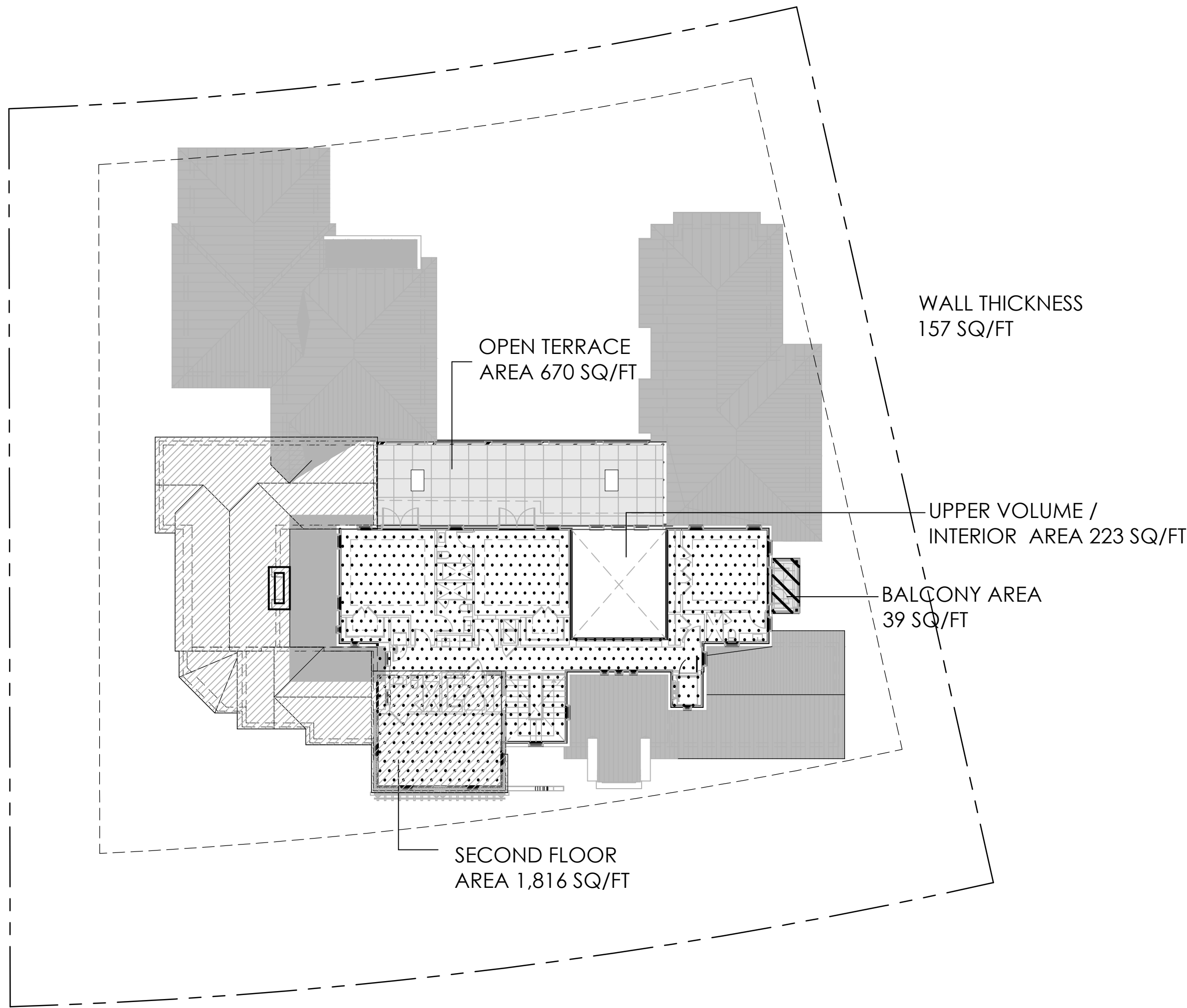
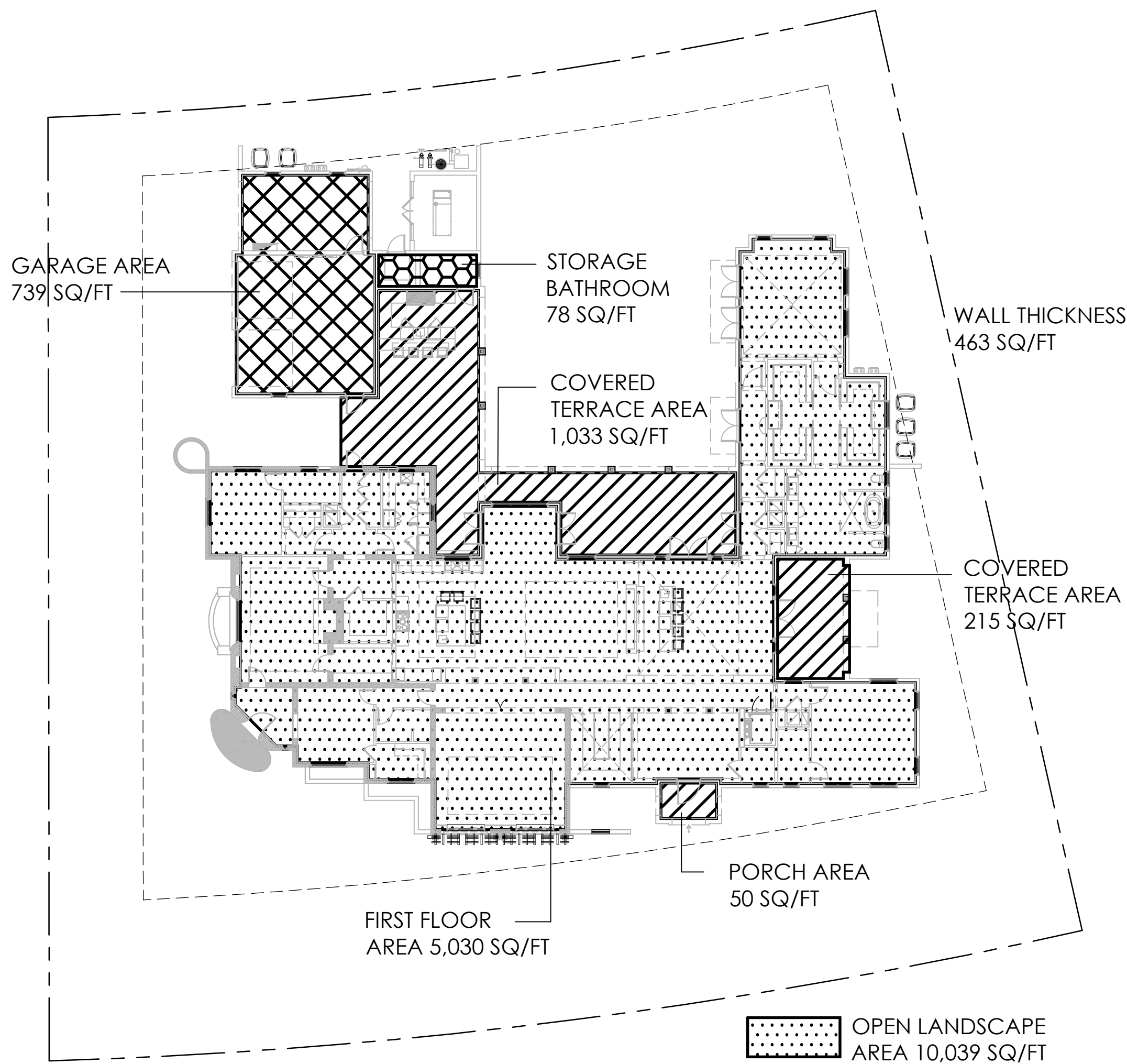




GREEN AREA CALCULATIONS
SCALE: 1/16"= 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16"= 1'-0"



FLOOR AREA CALCULATIONS
SCALE: 1/16"= 1'-0"

- OPEN LANDSCAPE
AREA 10,039 SQ/FT
- COVERED AREA
1,298 SQ/FT
- GARAGE AREA
739 SQ/FT
- STORAGE / BATHROOM AREA
78 SQ/FT

AREA COMPUTATIONS FOR CORAL GABLES			
SFR-SINGLE FAMILY RESIDENTIAL			
TOTAL LOT AREA	22,394 SQ. FT.		
SETBACKS:			
FRONT SETBACK	25'-0"		
SIDE SETBACK	20% / 5ft		
SIDE STREET SETBACK	15'-0"		
REAR SETBACK	10'-0"		
RESIDENCE SQUARE FOOTAGE:			
FIRST FLOOR A/C AREA	5,030	SQ. FT.	
SECOND FLOOR A/C AREA	1,816	SQ. FT.	
TOTAL A/C AREA PROVIDED	6,846	SQ. FT.	
GARAGE AREA	739	SQ. FT.	
TOTAL F.A.R. AREA PROVIDED	7,585	SQ. FT.	
COVERED ENTRY PORCH & TERRACE AREA	1,337	SQ. FT.	
1ST FLOOR WALL THICKNESS	436	SQ. FT.	
2ND FLOOR WALL THICKNESS	157	SQ. FT.	
TOTAL GROSS AREA	9,515	SQ. FT.	
SWIMMING POOL AREA	805	SQ. FT.	
LOT COVERAGE:			
LOT COVERAGE AREA =	8,347	SQ. FT.	
ALLOWED F.A.R.:			
5,000 SQ. FT. @ 48%	2,400	SQ. FT.	
5,000 SQ. FT. @ 35%	1,750	SQ. FT.	
12,394 SQ. FT. @ 30%	3,718	SQ. FT.	
BASE F.A.R. ALLOWED=	7,868	SQ. FT.	
GREEN AREA CALCULATIONS			
MINIMUM GREEN AREA ALLOWED (40%)=	8,958	SQ. FT.	
GREEN AREA PROVIDED=	10,036	SQ. FT.	
MINIMUM FRONT YARD GREEN AREA ALLOWED (20% OF 40%)=	1,792	SQ. FT.	
FRONT YARD GREEN AREA PROVIDED=	3,019	SQ. FT.	

REMODELING RESIDENCE FOR:

MR. & MRS. RODRIGUEZ

2003 ALHAMBRA CIR.
Coral Gables, Florida 33143

date 2021-09-17

issued

drawn MF / DS

checked RP

project no. 2136

sheet no.

A-0.3

PACHECO ARCHITECTURE

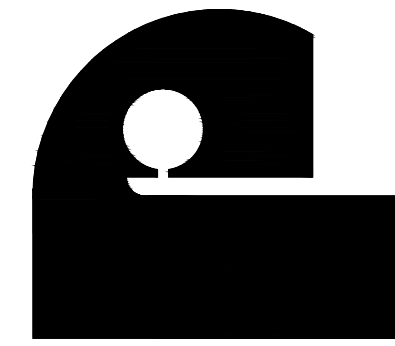
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