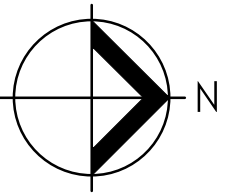


AREA ANALYSIS:		PINECREST	
LOT AREA =	40,392	SQ. FT.	
LOT COVERAGE			
MAXIMUM BUILDING COVERAGE ALLOWED (20% OF LOT) =	8,078	SQ. FT.	
BUILDING COVERAGE PROVIDED =	7,972	SQ. FT.	
MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED (45 % OF LOT) =	18,176	SQ. FT.	
IMPERVIOUS SURFACE AREA PROVIDED =	18,077	SQ. FT.	
IMPERVIOUS SURFACE RATIO PROVIDED (%) =	44.8 %	SQ. FT.	
MINIMUM GREEN SPACE RATIO ALLOWED (55 % OF LOT) =	22,215	SQ. FT.	
GREEN SPACE PROVIDED =	22,315	SQ. FT.	
GREEN SPACE RATIO PROVIDED (%) =	55.2 %	SQ. FT.	
FLOOR AREA RATIO (F.A.R.)			
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (0.20) =	8,078	SQ. FT.	
F.A.R. FIRST FLOOR PROVIDED =	7,972	SQ. FT.	
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (0.10) =	4,039	SQ. FT.	
F.A.R. SECOND FLOOR PROVIDED =	4,039	SQ. FT.	

AREA ANALYSIS:		<u>GENERAL</u>	
<u>GENERAL AREAS</u>			
FIRST FLOOR A/C=	6.032	SQ. FT.	
2ND FLOOR A/C=	4.039	SQ. FT.	
TOTAL A/C:	10.071	SQ. FT.	
GARAGE AREA =	890	SQ. FT.	
COVERED TERRACES & ENTRY =	1.050	SQ. FT.	
TOTAL GROSS AREA:	12.011	SQ. FT.	

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



date	07-11-13	revisions	
issued	01-29-15		
drawn	HM		
checked			
project no.	1440		

A-1

NEW RESIDENCE FOR:
CHATEAU DES FONTAINES RESIDENCE
6520 Southwest 94th Street
Miami, Florida 33156

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