

LOCUS
ARCHITECTURE
INCORPORATED

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	04-08-24
	PERMIT SUBMITTAL	06-07-24

PROJECT

New 2-Story Residence:
6100 W Suburban Dr, Pinecrest, FL 33156

DRAWING

Area Diagrams
and Calculations



Nelson de Leon
AR 13937

SHEET NO.

SCALE

DRAWN

REVIEWED
NDL

PROJ. NO.
351

A-01.1

LOT SIZE: 40,016 SF

AREA CALCULATIONS: TOTALS

FAR CALCULATIONS	ALLOWED	PROPOSED
1ST FLOOR A/C		5,186.4 SF
GARAGE		875 SF
GYM		503.7 SF
SUB-TOTAL	8,003.2 SF (20%)	6,565.1 SF (16.4%)
2ND FLOOR A/C	4,001.6 SF (10%)	3,998 SF (9.9%)
TOTALS		10,563.1 SF

LOT COVERAGE CALCS:	ALLOWED	PROPOSED
1ST FLOOR COVERED	8,003.2 SF (20%)	7,954 SF
TOTALS		7,954 SF (19.8%)

LANDSCAPE AREAS (PERVIOUS)	REQUIRED (MIN.)	PROPOSED
LANDSCAPE:	22,008.8 SF (55%)	23,754.4 SF
TOTALS		23,754.4 SF (59.3%)

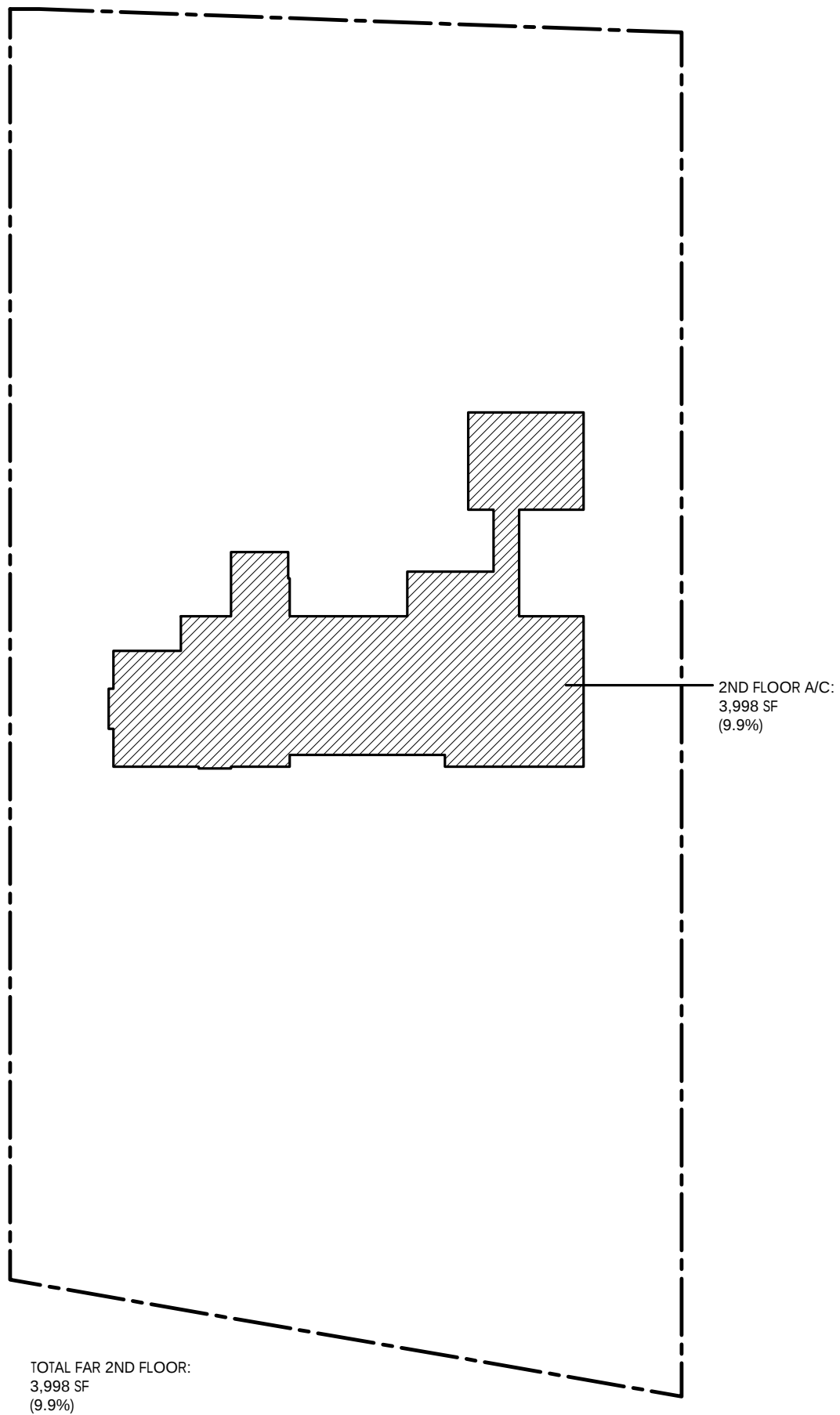
IMPERVIOUS SURFACE	ALLOWED	PROPOSED
IMPERVIOUS:	18,007.29 SF (45%)	16,261.6 SF
TOTALS		16,261.6 SF (40.7%)

AREA CALCULATIONS: RESIDENTIAL PROPERTY

PERVIOUS AREA	PROPOSED
FRONT LANDSCAPE	14,951.5 SF
REAR LANDSCAPE	8,802.9 SF
TOTAL	23,754.4 SF
IMPERVIOUS AREA	PROPOSED
GRAVEL	173.7 SF
FRONT PAVING	3,589.1 SF
RESIDENCE	7,954.0 SF
WATER FEATURE	510.7 SF
POOL	1,254.1 SF
REAR PAVING	2,780 SF
TOTAL	16,261.6 SF

PERVIOUS AREA = 23,754.4 SF
IMPERVIOUS AREA = 16,261.6 SF
LOT TOTAL = 40,016 SF

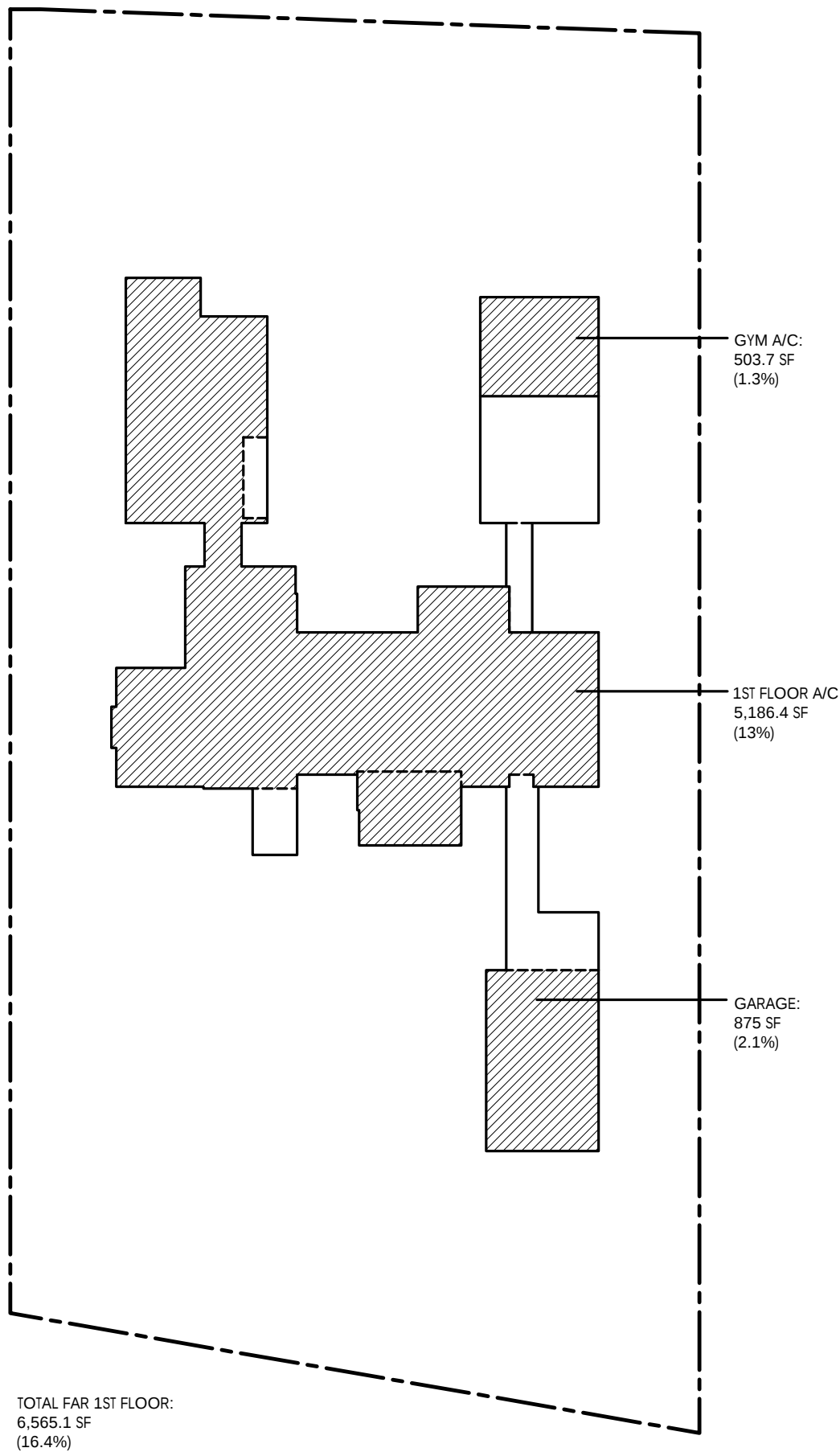
LOT SIZE: 40,016 SF



FAR 2ND FLOOR

SCALE: 1/32" = 1'-0"

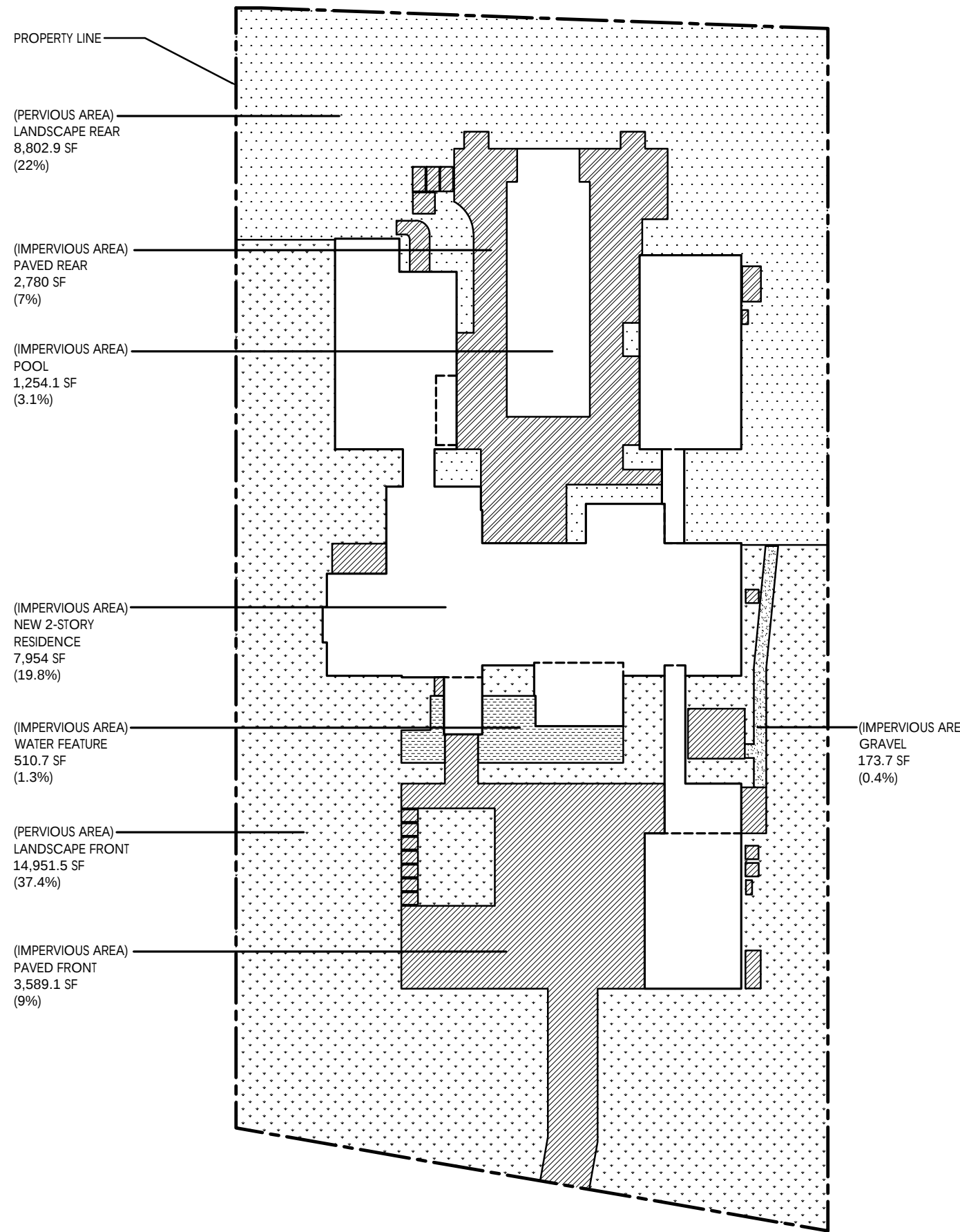
LOT SIZE: 40,016 SF



FAR 1ST FLOOR

SCALE: 1/32" = 1'-0"

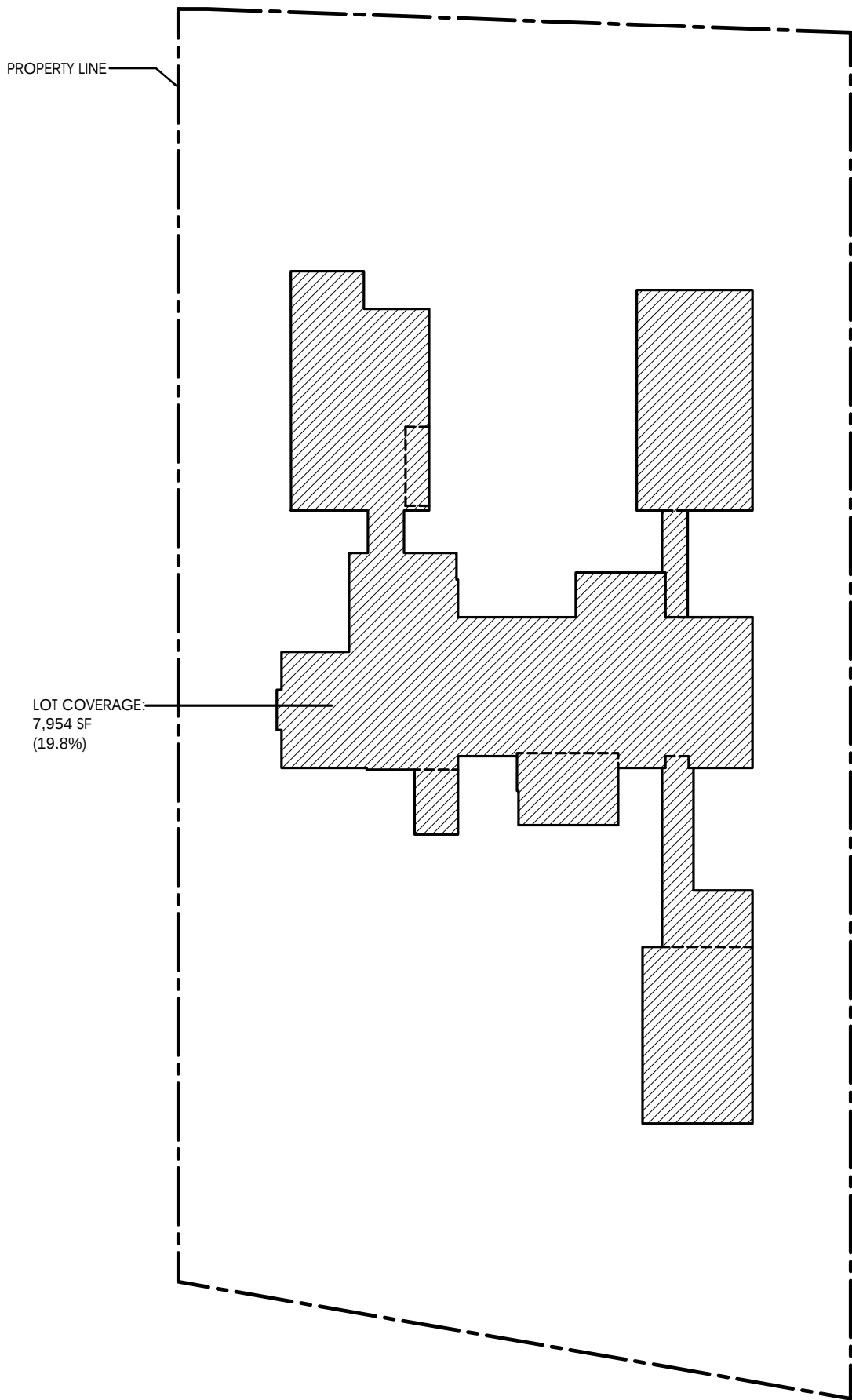
LOT SIZE: 40,016 SF



PERVIOUS AND IMPERVIOUS AREAS

SCALE: 1/32" = 1'-0"

LOT SIZE: 40,016 SF



LOT COVERAGE

SCALE: 1/32" = 1'-0"