

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
ROOF DECK FROM 2ND FLOOR		639.0 SF
SUB-TOTAL	8,003.2 SF (20%)	7,204.1 SF (18%)
2ND FLOOR A/C	4,001.6 SF (10%)	3,998 SF (9.9%)
TOTALS		11,202.1 SF

639 SF OF FAR TRANSFERRED FROM ROOF DECK 2ND FLOOR TO FAR 1ST FLOOR THROUGH A DECLARATION OF RESTRICTIONS.

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%)

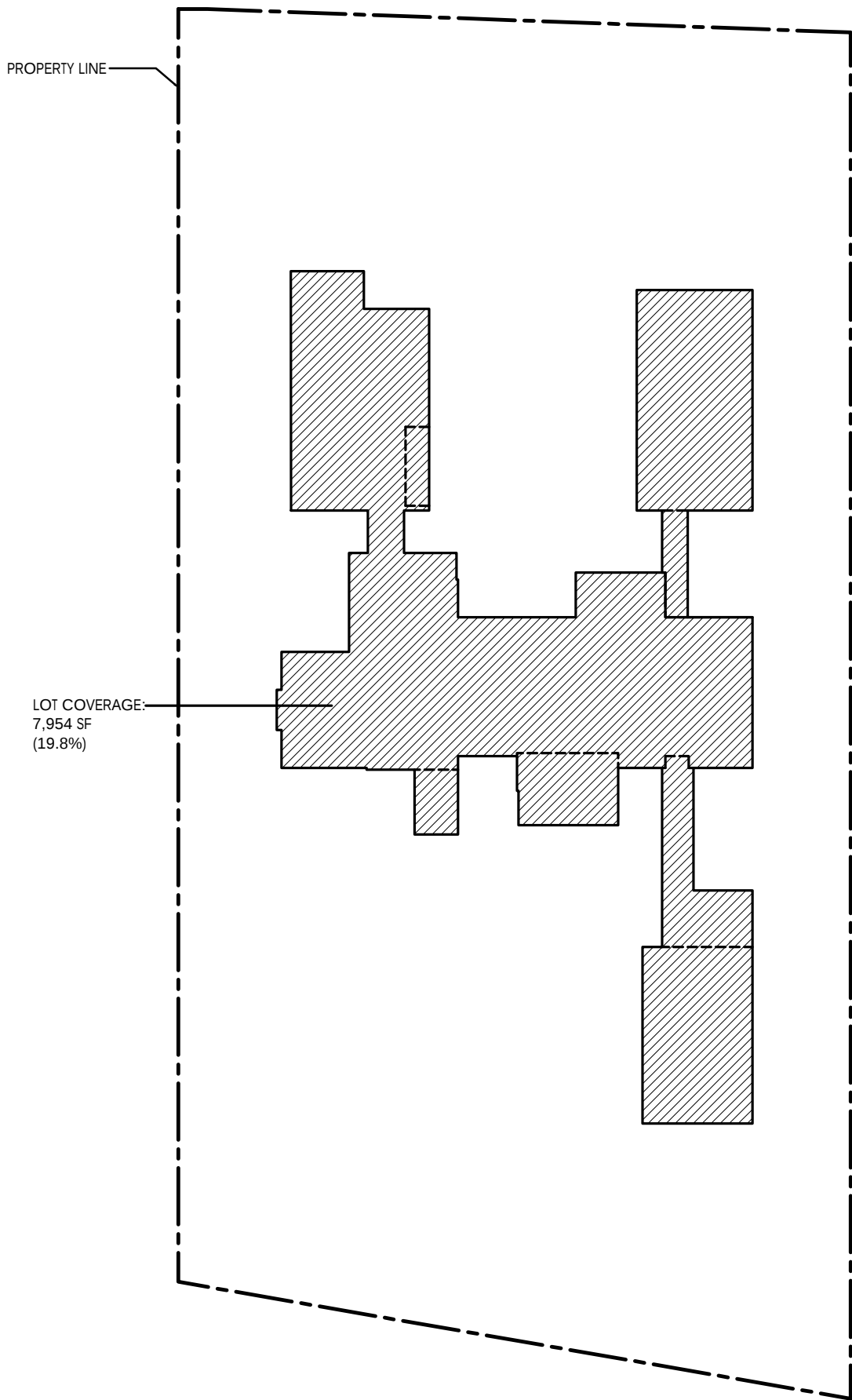
IMPERVIOUS SURFACE	ALLOWED	PROPOSED
IMPERVIOUS:	18,007.29 SF (45%)	16,261.6 SF
TOTALS		16,261.6 SF (40.7%)

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

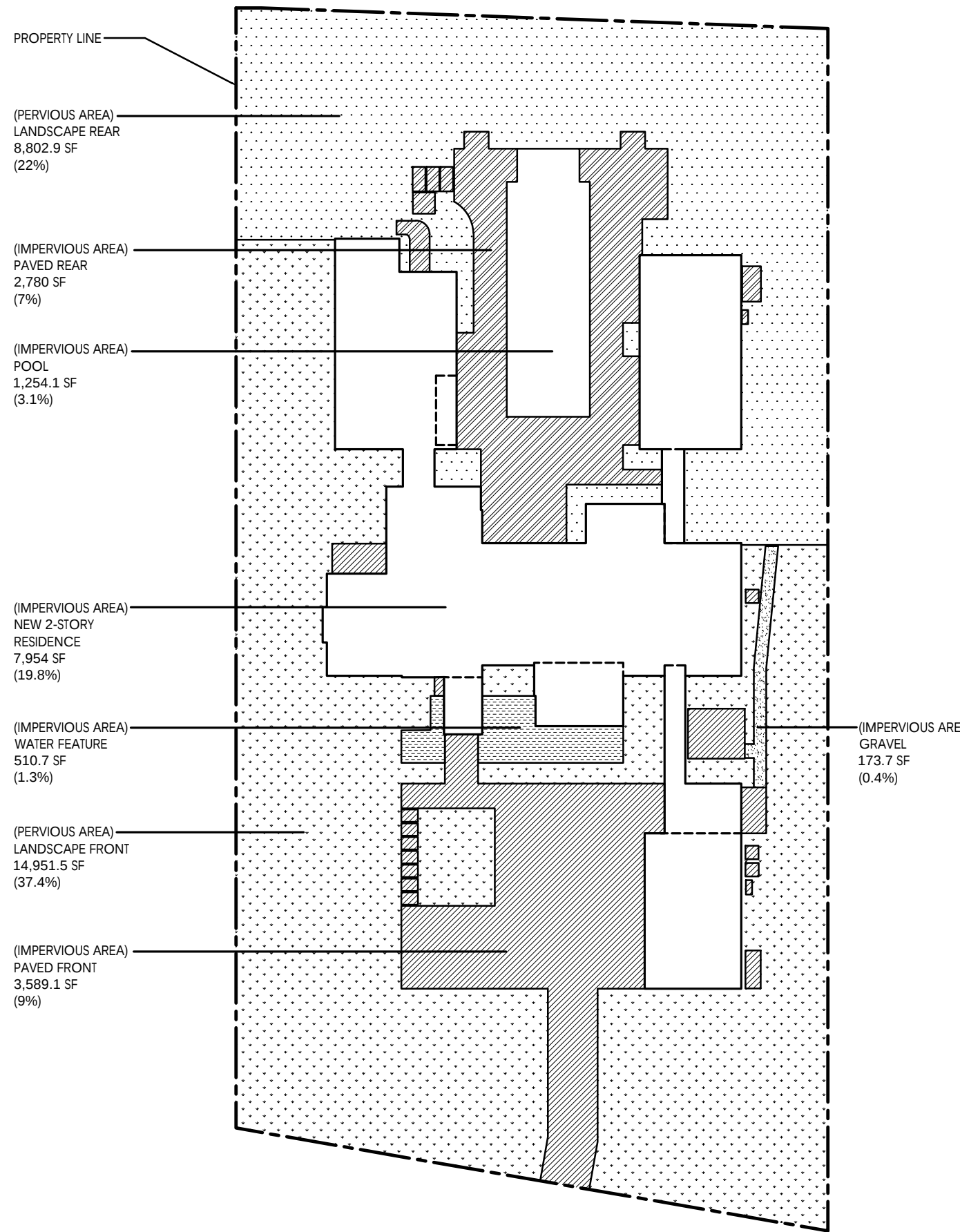
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LOT COVERAGE

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

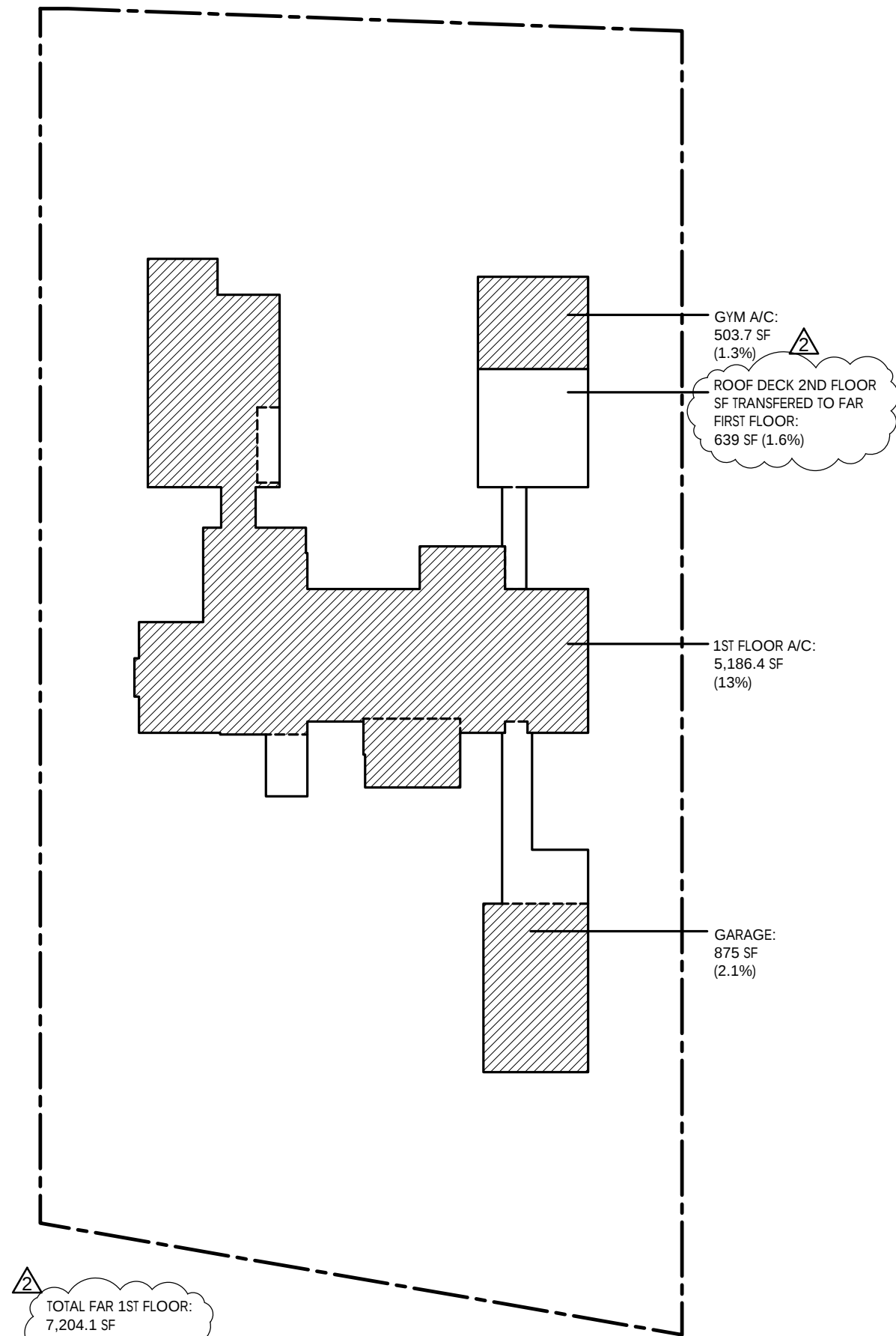
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PERVIOUS AND IMPERVIOUS AREAS

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

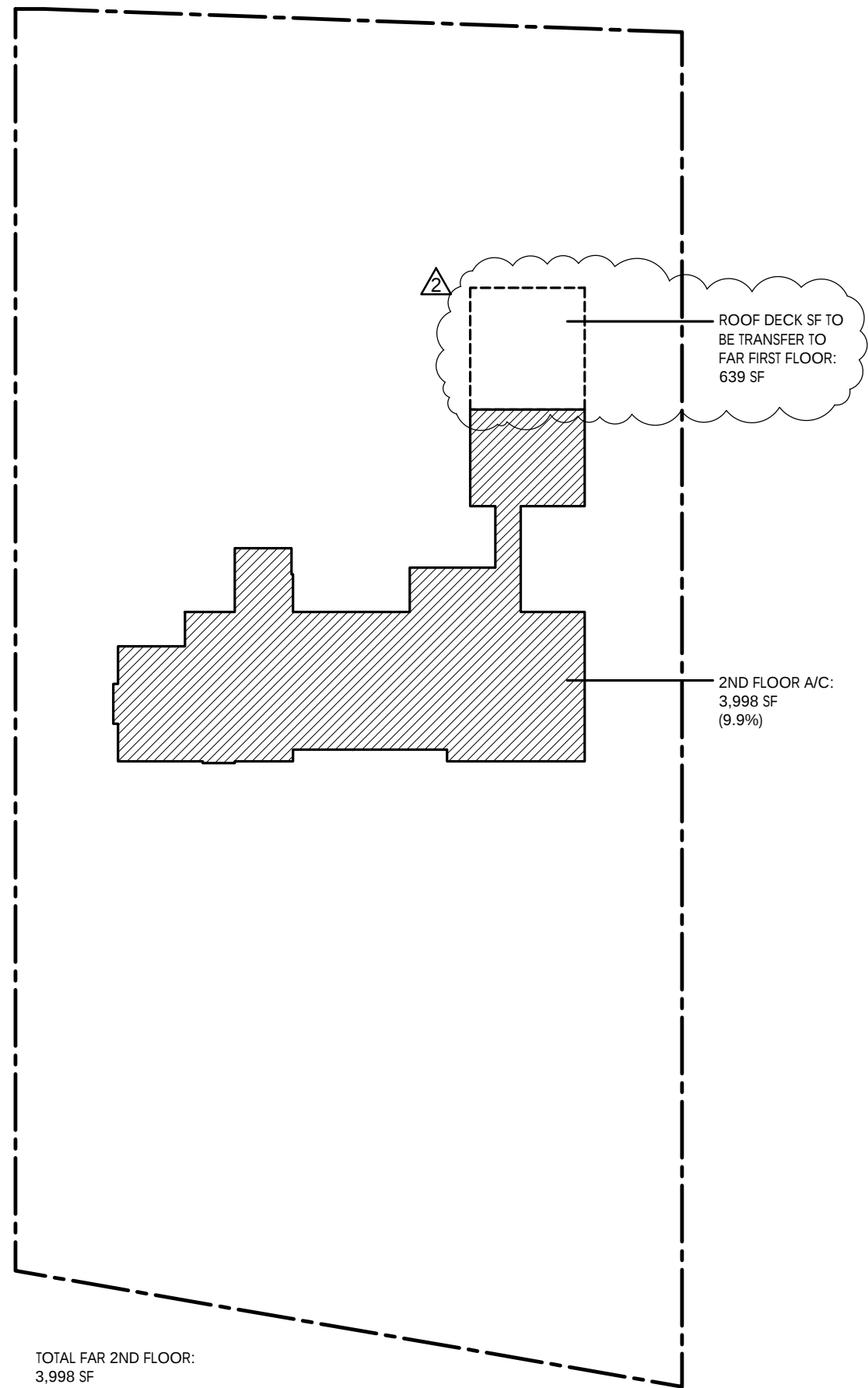
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FAR 1ST FLOOR

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

LOT SIZE: 40,016 SF



FAR 2ND FLOOR

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

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	04-08-24
	PERMIT SUBMITTAL	06-07-24
△	REVIEW COMMENT	11-04-24

PROJECT

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

DRAWING

Area Diagrams
and Calculations

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED
NDL

PROJ. NO.
351

SHEET NO.

A-01.1