

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 1ST FLOOR FAR TO ROOF DECK 2ND FLOOR FAR 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%)

LOCUS

ARCHITECTURE

INCORPORATED

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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
△	REVIEW COMMENT	12-05-24

PROJECT

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

DRAWING

Area Diagrams
and Calculations



Nelson de Leon
AR 13937

SCALE

DRAWN

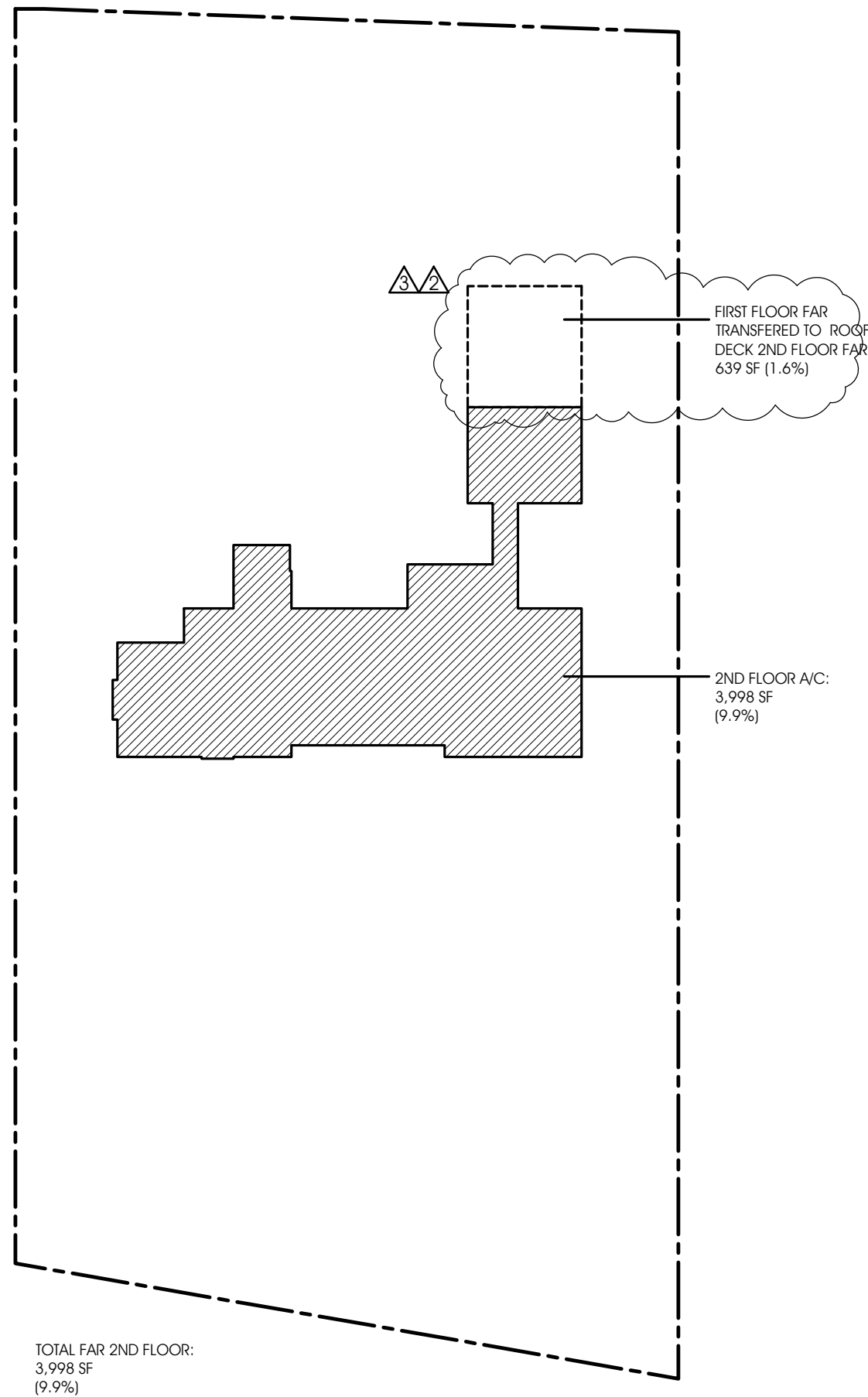
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PROJ. NO.
351

SHEET NO.

A-01.1

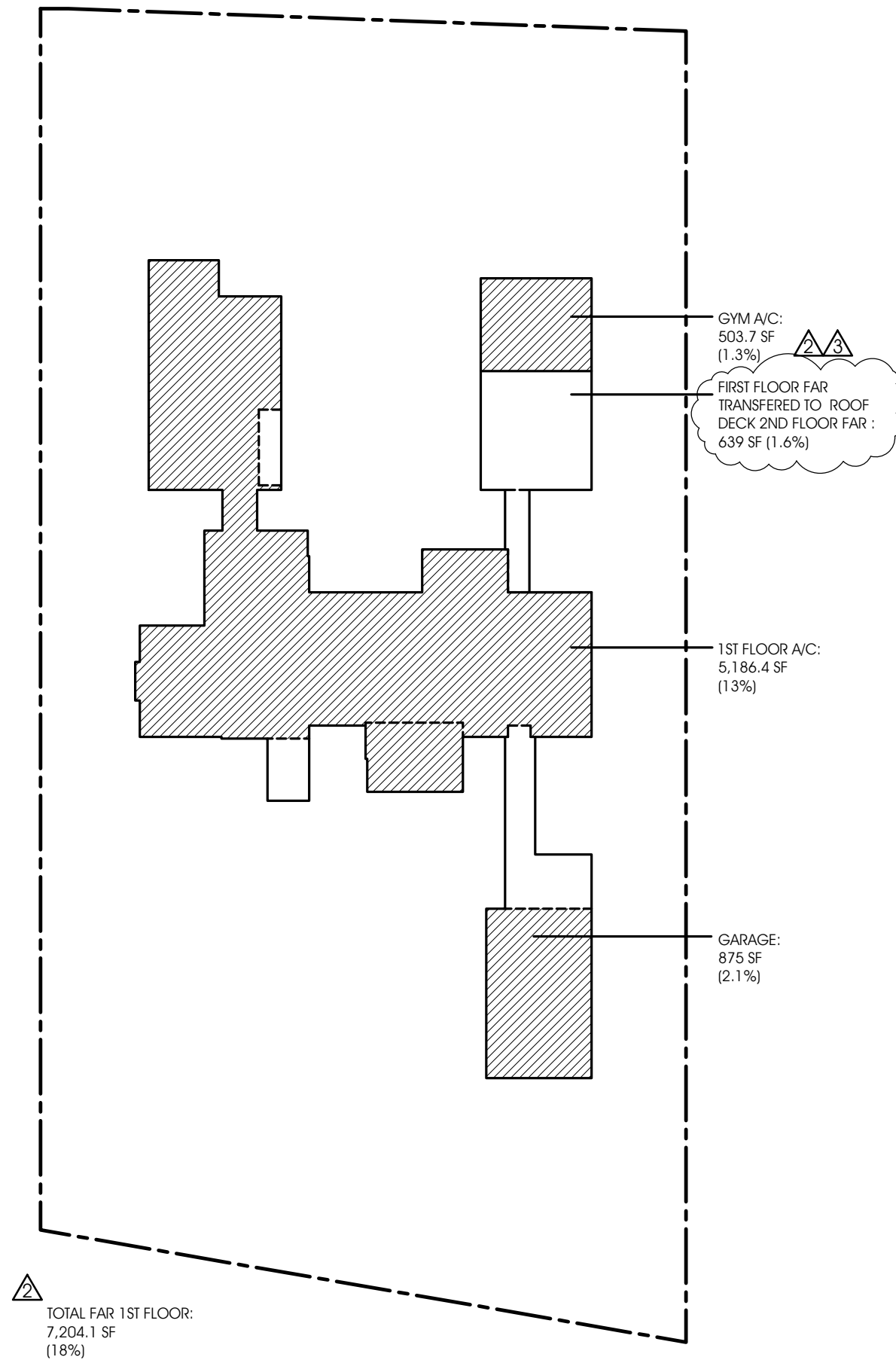
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FAR 2ND FLOOR

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

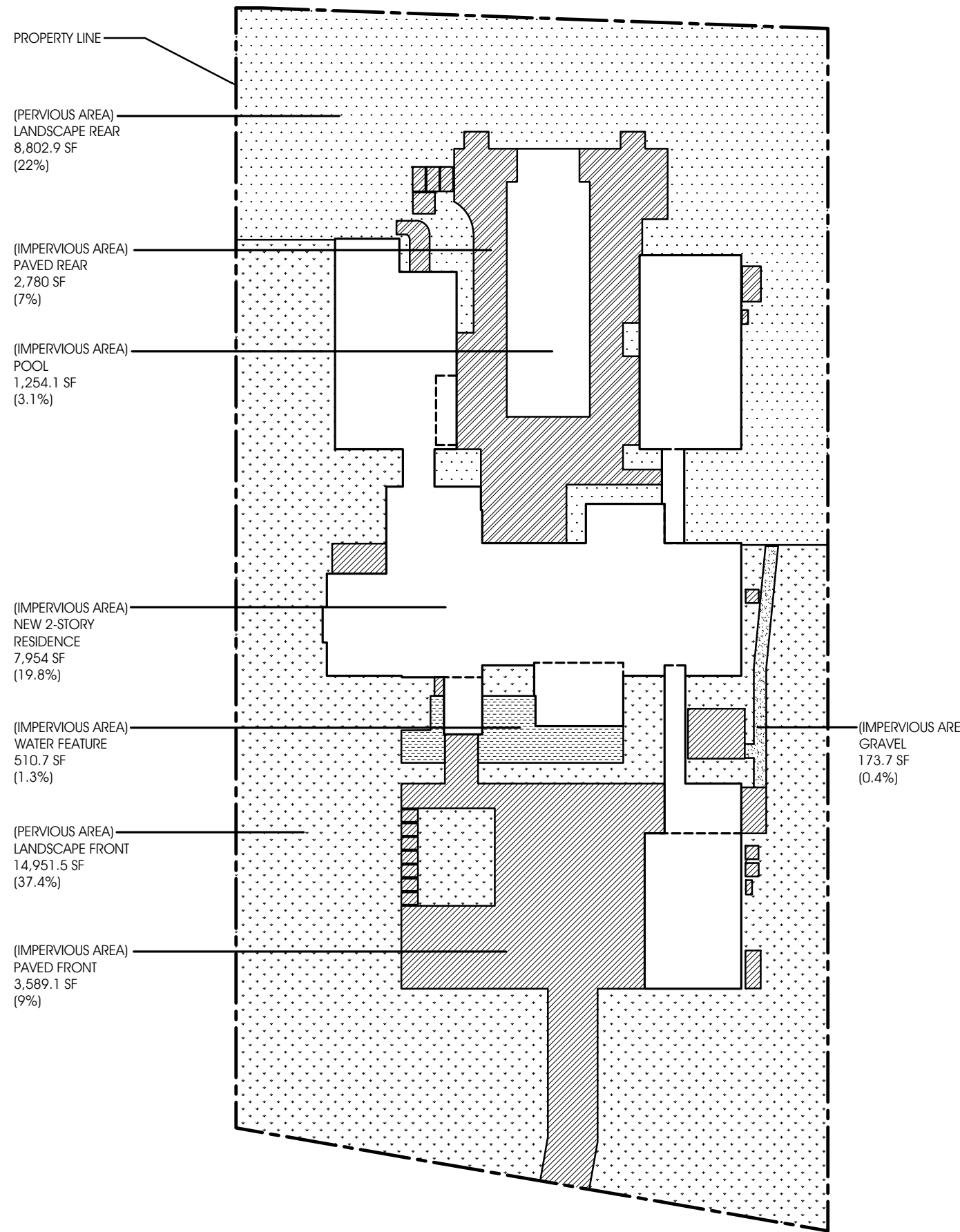
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FAR 1ST FLOOR

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

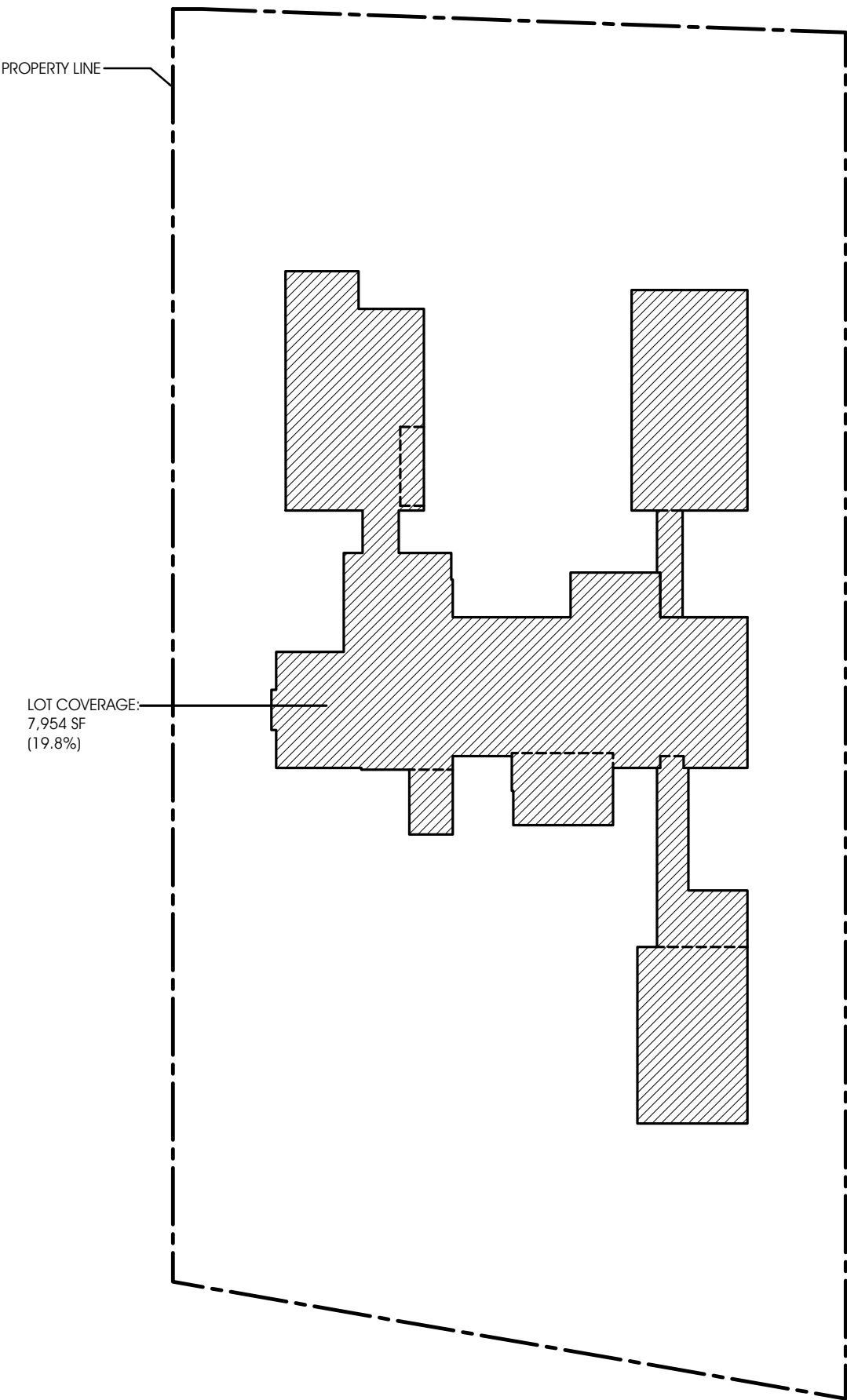
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PERVIOUS AND IMPERVIOUS AREAS

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

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LOT COVERAGE

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