

LOT SIZE: 40,016 SF

AREA CALCULATIONS: RESIDENTIAL PROPERTY

PERVIOUS AREA	PROPOSED
FRONT LANDSCAPE	14,675.3 SF
REAR LANDSCAPE	8,802.9 SF
TOTAL	23,478.2 SF
IMPERVIOUS AREA	PROPOSED
GRAVEL	173.7 SF
FRONT PAVING	4,176 SF
RESIDENCE	7,954.0 SF
WATER FEATURE	200 SF
POOL	1,254.1 SF
REAR PAVING	2,780 SF
TOTAL	16,537.8 SF

PERVIOUS AREA = 23,478.2 SF
IMPERVIOUS AREA = 16,537.8 SF
LOT TOTAL = 40,016 SF

AREA CALCULATIONS: TOTALS

FAR CALCULATIONS		ALLOWED	PROPOSED
A	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

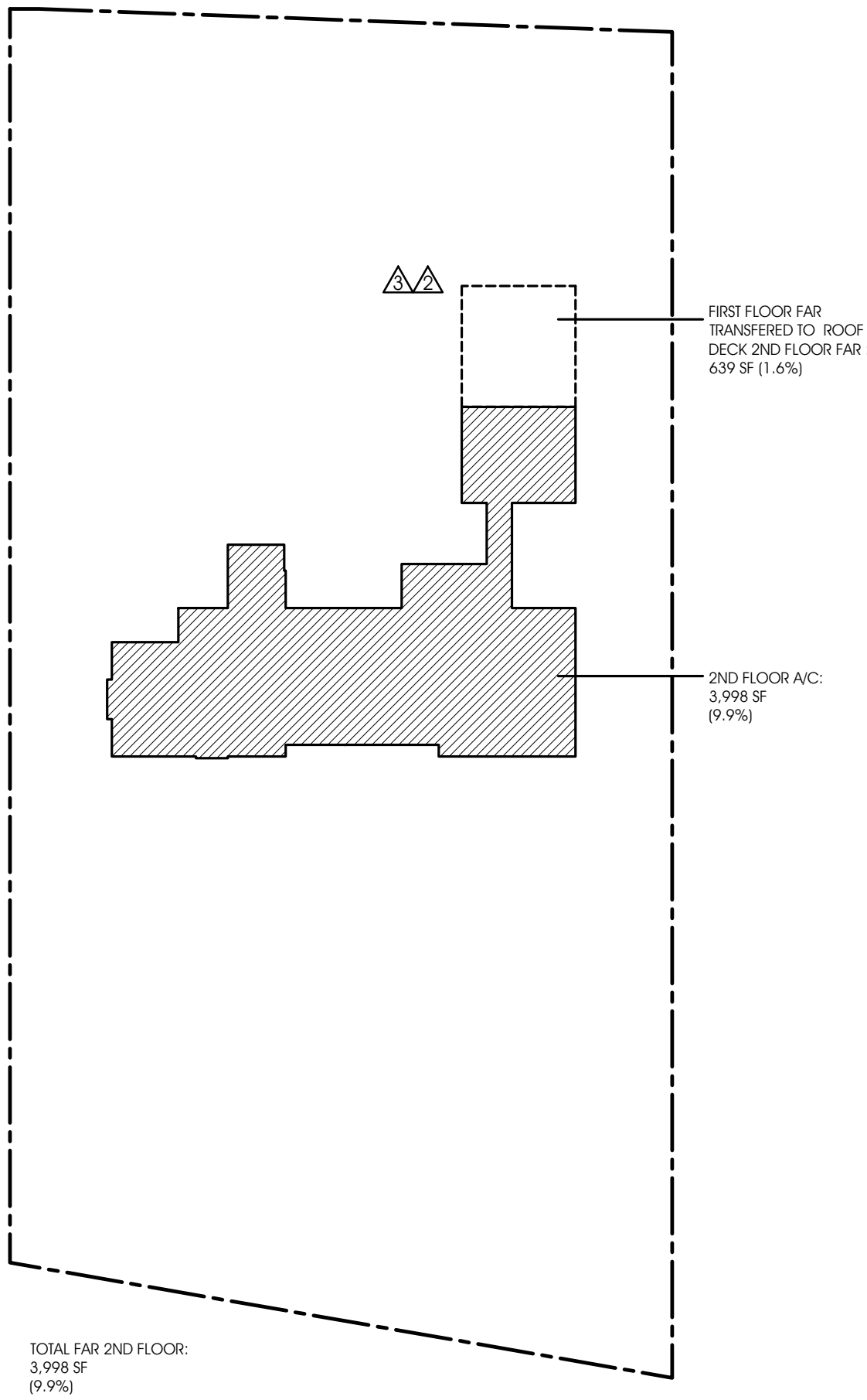
639 SF OF FAR TRANSFERED FROM 1ST FLOOR FAR TO ROOF DECK
2ND FLOOR FAR THROUGH A DECLARATION OF RESTRICTIONS.

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%)	23,478.2 SF
TOTALS		23,478.2 SF (58.6%)

IMPERVIOUS SURFACE	ALLOWED	PROPOSED
IMPERVIOUS:	18,007.29 SF (45%)	16,537.8 SF
TOTALS		16,537.8 SF (41.3%)

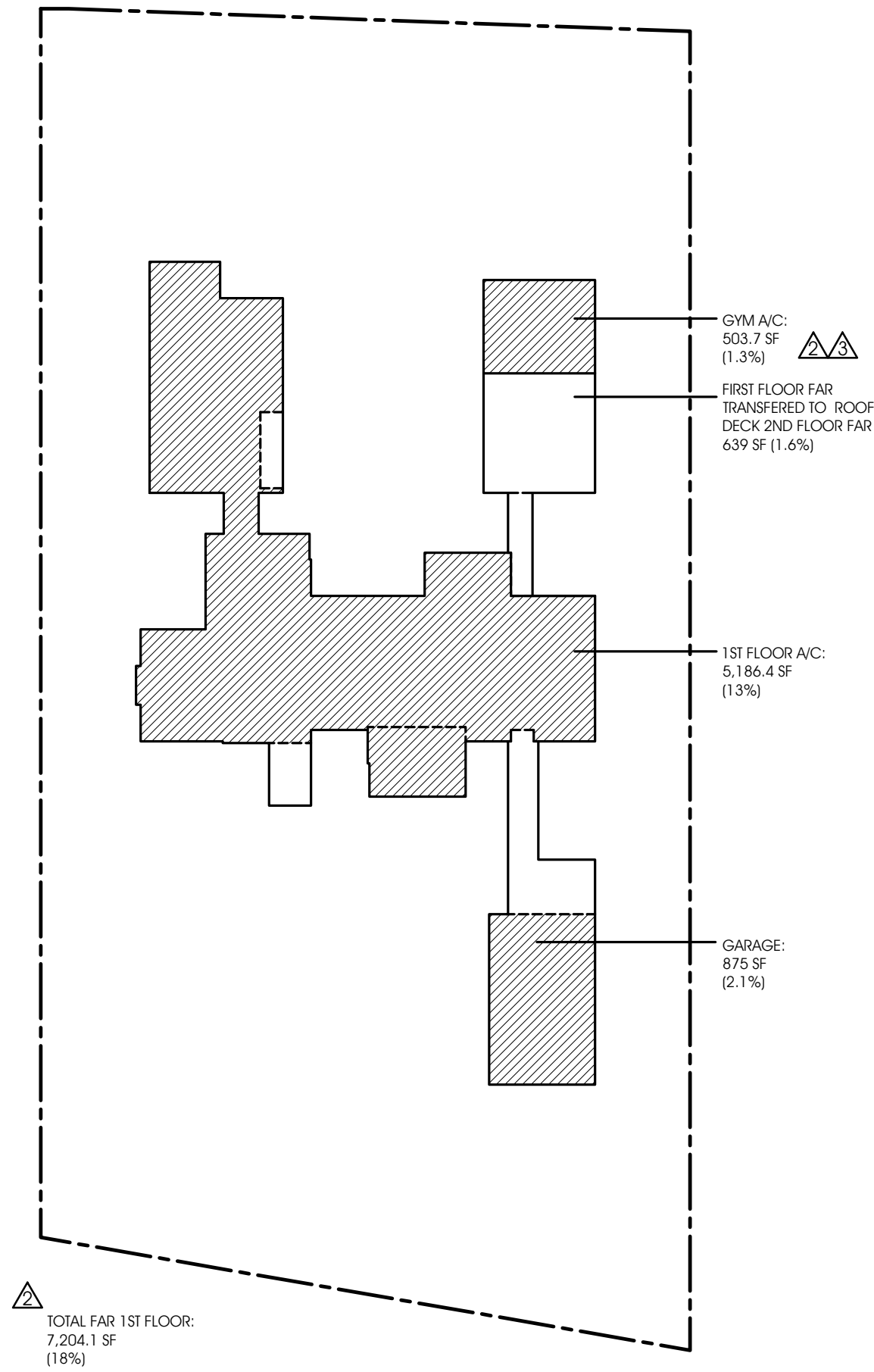
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FAR 2ND FLOOR

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

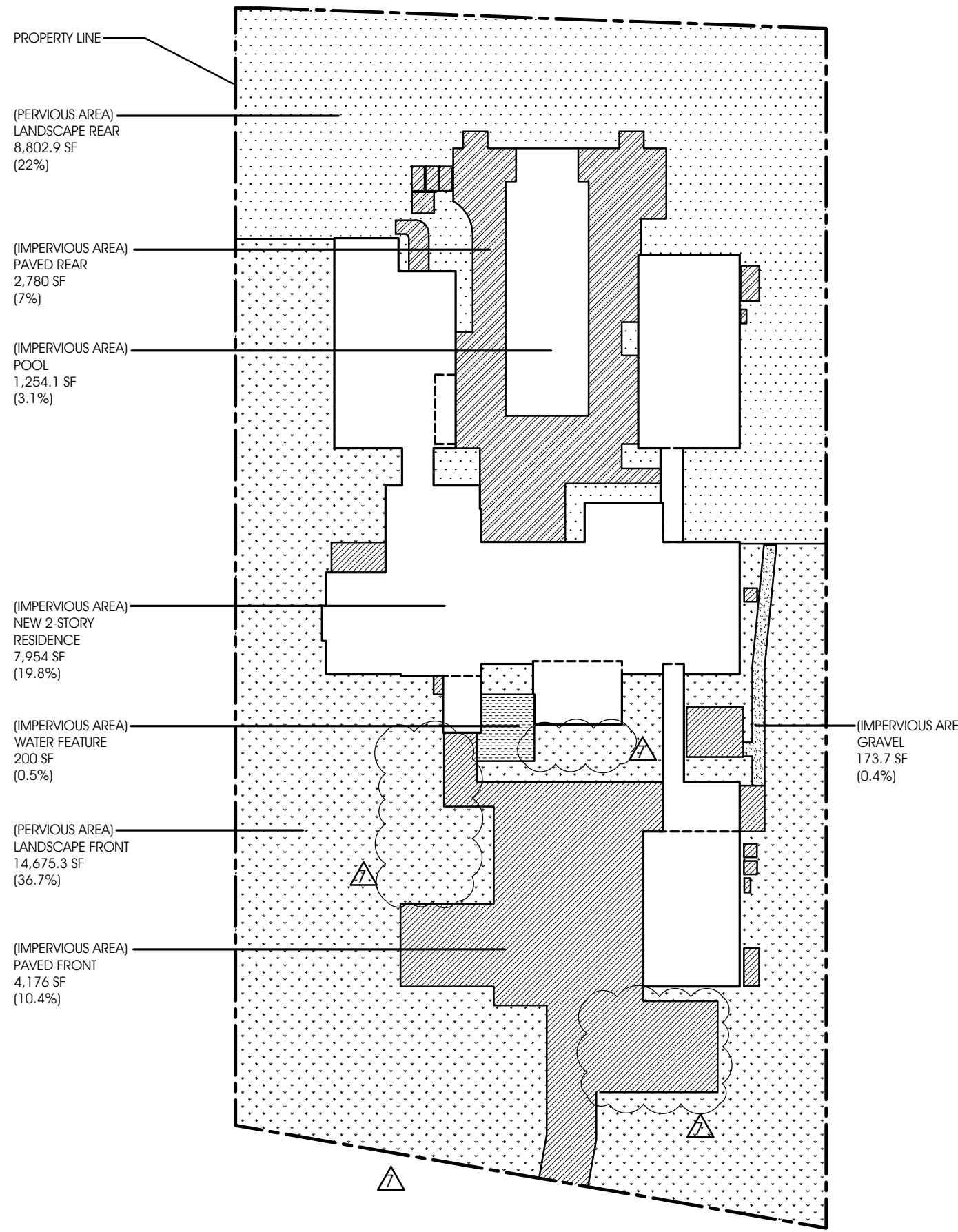
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FAR 1ST FLOOR

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

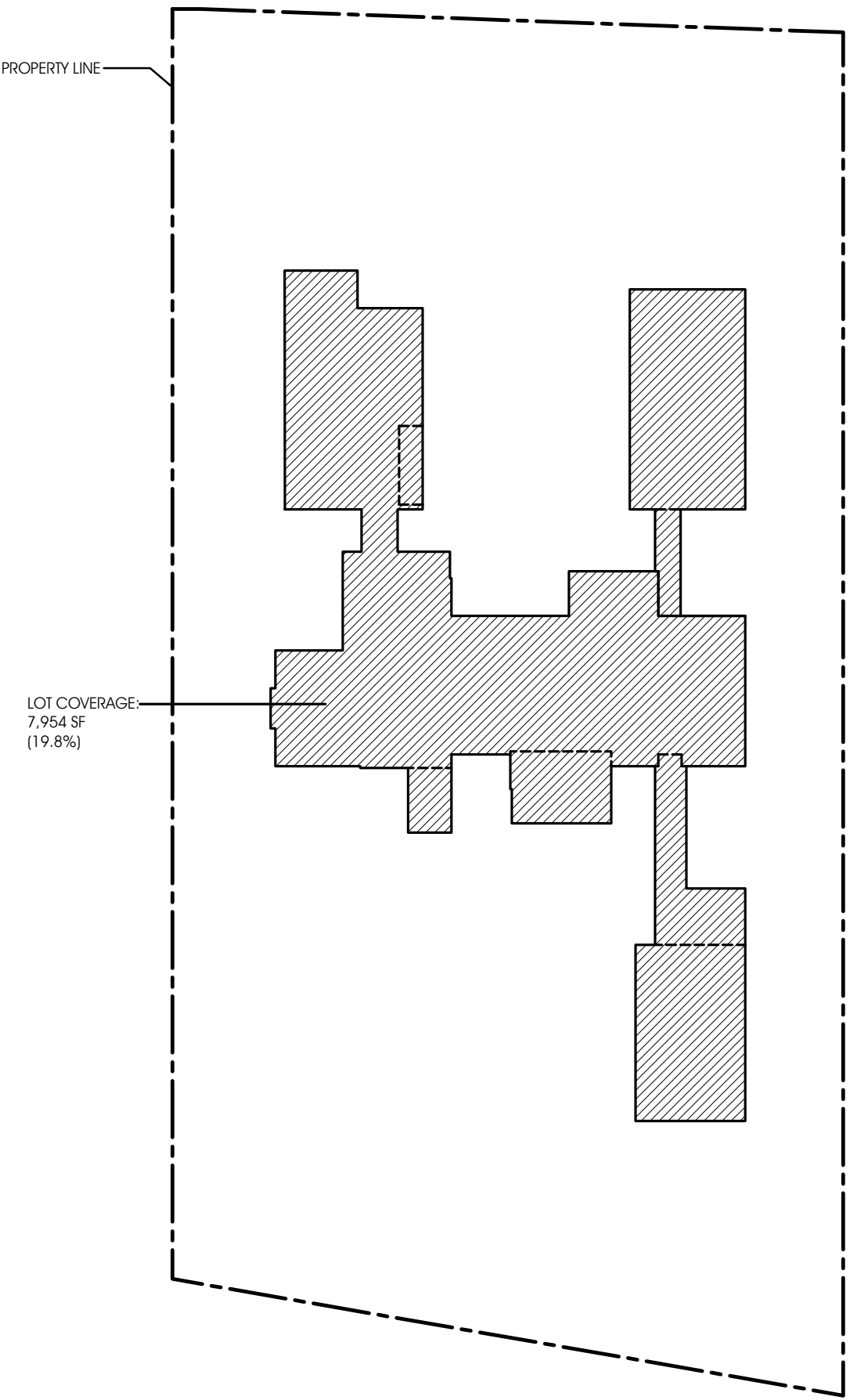
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PERVIOUS AND IMPERVIOUS AREAS

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

LOT SIZE: 40,016 SF



LOT COVERAGE

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
2	REVIEW COMMENT	11-04-24
3	REVIEW COMMENT	12-05-24
7	OWNER REVISION	03-31-26

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
NDI

351

SHEET NO.

A-01.1