

VILLAGE OF PINECREST ZONING INFORMATION					
DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS ZONING DISTRICT: RESIDENTIAL ESTATE (EU) (SINGLE-FAMILY) CARR OAKS PROJECT: 6200 SW 123RD TERRACE (PERMITTING 12-12-23)					
DIMENSIONAL REGULATIONS					
REQUIREMENT/NOTES	MAXIMUM CALCULATION	PROPOSED	UNITS	ZONING SECTION	COMMENT
1. LOT AREA (NET)	N/A	10,000	S.F. / ACRES	N/A	RELAND SURVEY
2. MIN. LOT AREA/ADJ. AREA (SQUARES)	N/A	10,000	S.F. / ACRES	DN 4.2 (15A)	
3. DENSITY	N/A	1.00	UNITS	DN 4.2 (15B)	
4. MAXIMUM HEIGHT PRINCIPAL FLOOR	24 FEET TO THE TOP OF THE PARAPET + 11.0' = 35.0' MAX.	35'-0"	FT.	DN 4.2 (15B)(1)	
5. MAXIMUM HEIGHT PRINCIPAL FLOOR	28 FEET TO THE TOP OF THE PARAPET + 11.0' = 39.0' MAX.	39'-0"	FT.	DN 4.2 (15B)(1)	
6. MAXIMUM HEIGHT PRINCIPAL FLOOR	30.5 FEET TO THE TOP OF THE PARAPET + 11.0' = 41.5' MAX.	41'-0"	FT.	DN 4.2 (15B)(1)	
7. MAXIMUM HEIGHT PRINCIPAL FLOOR	HIGHEST CROWN OF ROAD + 4' = 11.0' + 4' = 15.0'	15'-0"	FT.	DN 4.2 (15B)(1)	
8. BUILDING HEIGHT (MEASUREMENT OF HEIGHT)	10.0' + 10.0' = 20.0'	20'-0"	FT.	DN 4.2 (15B)(1)	
9. MAXIMUM IMPERVIOUS SURFACE AREA	45 PERCENT	45 PERCENT	S.F. / ACRES	DN 4.2 (15B)(1)	
10. MAXIMUM GREEN SPACE	55 PERCENT	55 PERCENT	S.F. / ACRES	DN 4.2 (15B)(1)	
11. MINIMUM LOT WIDTH AND STREET FRONTAGE	120 FEET	120 FEET	FT.	DN 4.2 (15B)(1)	AFFECTS SET BACK MEASUREMENTS
12. MINIMUM LOT WIDTH AND STREET FRONTAGE	120 FEET	120 FEET	FT.	DN 4.2 (15B)(1)	
13. FRONT YARD SETBACK	30 FEET MIN.	30 FEET	FT.	DN 4.2 (15B)(1)	
14. SIDE YARD SETBACK	30 FEET MIN.	30 FEET	FT.	DN 4.2 (15B)(1)	
15. REAR YARD SETBACK	30 FEET MIN.	30 FEET	FT.	DN 4.2 (15B)(1)	
16. REAR YARD SETBACK	30 FEET MIN.	30 FEET	FT.	DN 4.2 (15B)(1)	
17. PRINCIPAL TWO STORY STRUCTURE	MAX. 2ND FLOOR = 30'	30'-0"	FT.	DN 4.2 (15B)(1)	
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19. F.A.R. TRANSFER REQUEST FROM FIRST FLOOR TO SECOND FLOOR AS ALLOWED BY DEFINITION OF FLOOR AREA RATIO (FAR) FOR UNIMPROVED BALCONY LINE	100 PERCENT	100 PERCENT	PERCENT	DN 4.2 (15B)(1)	
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GENERAL NOTES						
PUBLIC WORKS GENERAL NOTES: 1.NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT. 2.NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES. 3.THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD. 4.NO TREES ARE TO BE PLANTED IN THE ROW BEFORE BEING APPROVED BY PUBLIC WORKS. 5.NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED. 6.NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW. 7.ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR - CCARR@PINECREST.FL.GOV 8.ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8" W X 12"D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE. 9.NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE. 10.EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK AT THE SIDEWALK AT ANY TIME. 11.ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE - NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS. 12.ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT. 13.ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS. 14.NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME. 15.ALL SOD IN THE ROW WILL BE SAND GROWN, 'EMPIRE ZOYSIA'.		STAIR NOTES: 1. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING STAIR. ON SITE MEASUREMENTS SHALL BE TAKEN AND FIELD CONDITIONS VERIFIED BY STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION TERMITE PROTECTION STATEMENT TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITECIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2020 1816	GLAZING NOTES: 1. PER FBC R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN FBC R308.4 SHALL BE PROVIDED WITH MANUF. LABEL DESIGNATING THE TYPE OF THICKNESS OF GLASS AND SAFETY GLAZING STANDARD WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION 2. PER FBC R308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY I OR II AS INDICATED IN TABLE R308.3.1(1) 3. PER FBC R308.4, ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS 4. GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING COMPLYING WITH THE SAFETY GLAZING STANDARDS AS SET FORTH IN FBC SECTION 24 5. PER FBC SECTION 24 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9" SOFT, IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCT 6. SWINGING OR SLIDING GLASS DOORS WITHOUT CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 1/2" IN THICKNESS PER FBC SECTION 24 7. LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC SECTION 24	STAIR NOTES: 1. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING STAIR. ON SITE MEASUREMENTS SHALL BE TAKEN AND FIELD CONDITIONS VERIFIED BY STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION BACKING NOTES: 1. PROVIDE (2) 2 X 6 OR (2) 2 X 4 WOOD MEMBERS BACKING OR 1" PLYWOOD AT ALL WALL HUNG CABINET LOCATIONS TO COMPLY WITH FBC 2318.1.14 EXTERIOR WOOD MEMBER NOTE: 1. ALL EXTERIOR PLYWOOD, WOOD FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE MOISTURE AND MOLD RESISTANT. ALL INTERIOR PLYWOOD FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE FIRE TREATED ELECTRICAL NOTE: 1. COORDINATE WITH ELECTRICAL, AV AND LOW VOLTAGE PERMIT TO FORMING AND POURING CONCRETE SLABS, WALLS OR COLUMNS. PROVIDE EMBEDMENT OF LIGHT FIXTURES PER MFR. SPECS REFER TO LANDSCAPE DRAWINGS FOR PROJECT LANDSCAPE REQUIREMENTS AND DESIGN PERIMETER FENCE NOTE: FINISHED SIDE OF PERIMETER FENCE SHALL FACE THE NEIGHBORING PROPERTIES	PERMIT NOTES: 1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 SEVENTH EDITION 2. EXTERIOR DOORS, WINDOWS, STOREFRONTS, GLASS GUARD RAILS, FENCE, GATE, POOL, INTERIOR STAIR, RAILINGS, GENERATOR, ROOFING, CANOPIES, WATERPROOFING, AND GARAGE DOOR, WORK TO BE PERFORMED UNDER SEPARATE PERMIT POOL BARRIERS AND ACCESS GATES NOTES: 1. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.17.1.1 THROUGH R4401.17.1.1.4 OF THE 2020 FBC. 2. ACCESS GATES SHALL COMPLY WITH SECTION R4501.17.1.8 OF THE 2020 FBC. SWIMMING POOL & SPA NOTE: 1. WORK TO BE PERFORMED UNDER SEPARATE PERMIT. PROVIDE SWIMMING POOL SAFETY ALARM PER FBC 4501.17.1.9 FOR ALL PROJECT GRADING INFORMATION, STORM WATER RETENTION AND CALCULATIONS REFER TO CIVIL DRAWINGS ELEVATION CERTIFICATE NOTE: 1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ELEVATION CERTIFICATE TO THE BUILDING DEPARTMENT FOR REVIEW 2. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE FOR REVIEW AND APPROVAL PRIOR TO BUILDING FINAL INSPECTION PASSIVE RADON-RESISTANT STATEMENT RADON-RESISTANT CONSTRUCTION STANDARDS AND MATERIALS FOR THIS RESIDENCE WILL LIMIT RADON ENTRY THROUGH BUILDING FLOORS AND FOUNDATIONS AND WILL LIMIT MECHANICAL DEPRESSURIZATION OF THE BUILDING, AND SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE FBC.	LIFE SAFETY NOTES: 1. ALL STAIR RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. RAILING SHALL NOT ALLOW PASSAGE OF A 4" DIA. SPHERE. TYPE 6" DIA. SPHERE AT TRIANGULAR OPENINGS FORM BY TREAD, RISER AND BOTTOM RAIL OF RAILING AT STAIR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY ONE POINT IN ANY DIRECTION. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS 2. HAND RAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT IN ANY DIRECTION. HANDRAILS MUST TERMINATE INTO WALL OR POST. HANDRAILS MUST COMPLY WITH FBC R311.5.6. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS 3. INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS 4. TYPE 6" DIA. SPHERE BETWEEN RAILING AND STRUCTURE ARE TO REJECT A 4" DIA. SPHERE AND BOTTOM 6" DIA. RAILING IS TO REJECT A 2" DIA. SPHERE 5. WALLS AND CEILING FINISHES SHALL HAVE A FLAME SMOKE CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM-84 OR UL 273. 6. INSULATION MATERIALS FACING VAPOR RETARDERS SHALL HAVE A FLAME SMOKE CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM-84 OR UL 273. 7. PROVIDE FIRE-BLOCKING IN PARTITIONS AT 8' INTERVALS AS AT INTERSECTIONS, OPENINGS, FLOOR JOIST, DOOR, POCKETS 8. GARAGE FLOORS SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL 9. SMOKE ALARMS TO BE INTERCONNECTED