

ZONING CALCULATIONS:

ZONING DISTRICT: EU-1
FLOOD ZONE: X & AE-10
LOT AREA: 44,431 SQ. FT.

BUILDING COVERAGE

SINGLE-STORY PRIMARY RESIDENCE (EXISTING):
MAX. BUILDING COVERAGE REQ. (20%) = 8,886 SQ. FT.
BUILDING COVERAGE PROVIDED (13.8%) = 6,162 SQ. FT.
PROPOSED ACCESSORY BUILDING:
MAX. BUILDING COVERAGE REQ. (5%) = 2,221 SQ. FT.
BUILDING COVERAGE PROVIDED (2.3%) = 1,029 SQ. FT.

IMPERVIOUS AREA

MAX. IMPERVIOUS SURFACE RATIO REQ. (45%) = 19,994 SQ. FT.
IMPERVIOUS SURFACE AREA PROVIDED (42%) = 18,734 SQ. FT.

AREA BREAKDOWN:

EXISTING RESIDENCE 6,162 SQ. FT.
MISC. PADS, COLUMNS, LOW WALLS 173 SQ. FT.
PROPOSED NEW DRIVEWAY 4,866 SQ. FT.
PROPOSED SLAB 1,711 SQ. FT.
PROPOSED GAZEBO 1,029 SQ. FT.
PROPOSED POOL DECK 4,793 SQ. FT.

GREEN SPACE

MIN. GREEN SPACE REQ. (55%) = 24,437 SQ. FT.
GREEN SPACE PROVIDED (58%) = 25,697 SQ. FT.

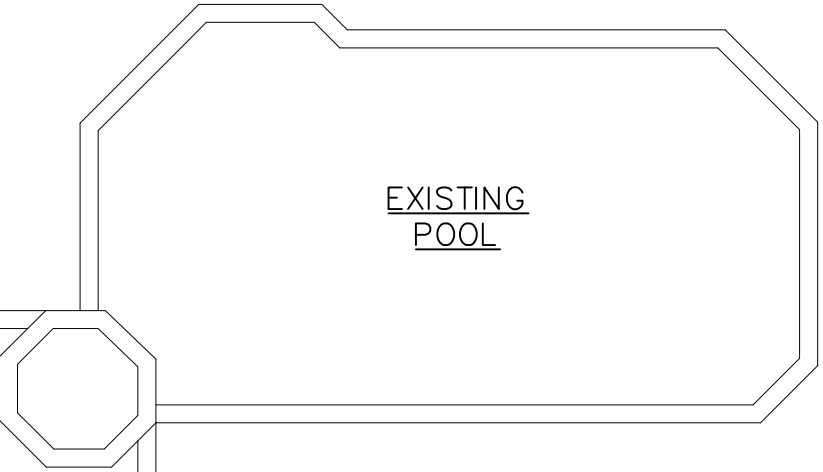
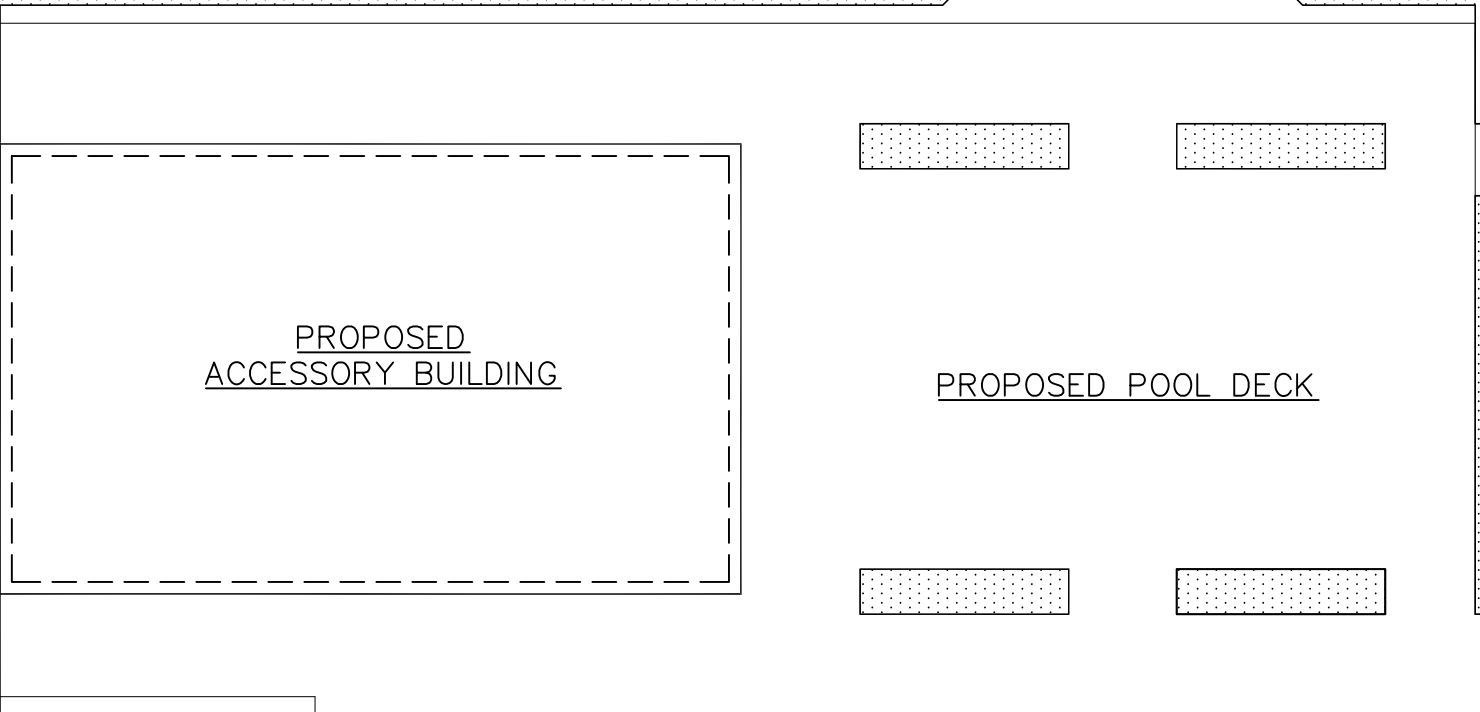
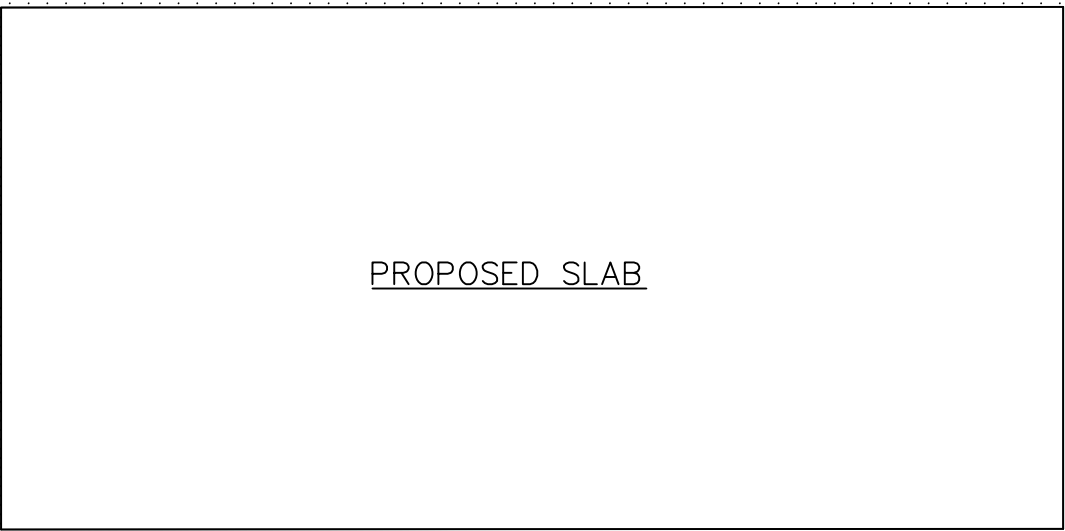
ACCESSORY SETBACKS:

LOCATION	REQUIRED	PROVIDED
FRONT	75'-0"	153'-2"
RIGHT SIDE	20'-0"	74'-9"
LEFT SIDE	20'-0"	105'-0"
REAR	20'-0"	21'-1"

DRIVEWAY AREA CALCULATIONS

FRONT AREA (FRONT BUILDING SETBACK 50') = 8,112 SQ. FT.

MAX. PERMITTED FRONT YARD FOR DRIVEWAY (60%) = 4,867 SQ. FT.
PROVIDED SQUARE FOOTAGE FOR DRIVEWAY (60%) = 4,866 SQ. FT.



LINE INDICATING THE LIMITS OF THE FRONT YARD AREA.

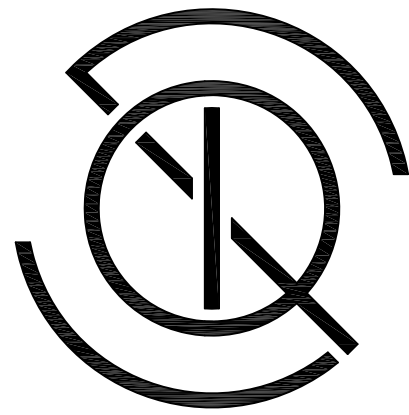
LINE INDICATING THE LIMITS OF THE FRONT YARD AREA.

PROPOSED DRIVEWAY

50'-0"
EXIST. FRONT SETBACK

IMPERVIOUS / PERVIOUS COVERAGE DIAGRAM

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS
RIDGE VENTILATION CURTAIN WALLS MULLIONS SIGNS GLASS WALL
PRECAST SYSTEMS HANDRAILS RAILS FENCES
STORM SHUTTERS STEEL JOISTS STORE FRONT AWNINGS



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CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY & BACKYARD REMODEL

OWNER:

WILLIAM GOMEZ & DANIELLA VILAR

11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION

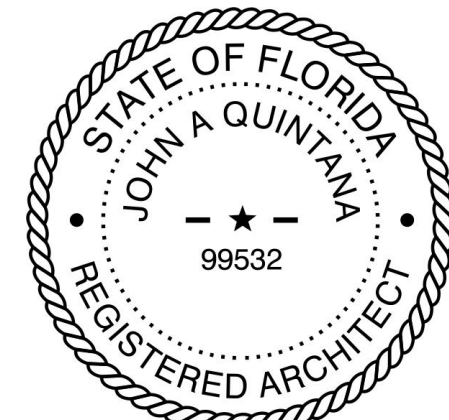
1 BUILDING DEPT. COMMENTS - AUG. 2024

2 BUILDING DEPT. COMMENTS - SEPT. 2024

3 ZONING COMMENTS & UPDATED SURVEY



SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

ZONING
DIAGRAMS

DRAWING NO:

SPZ1.00