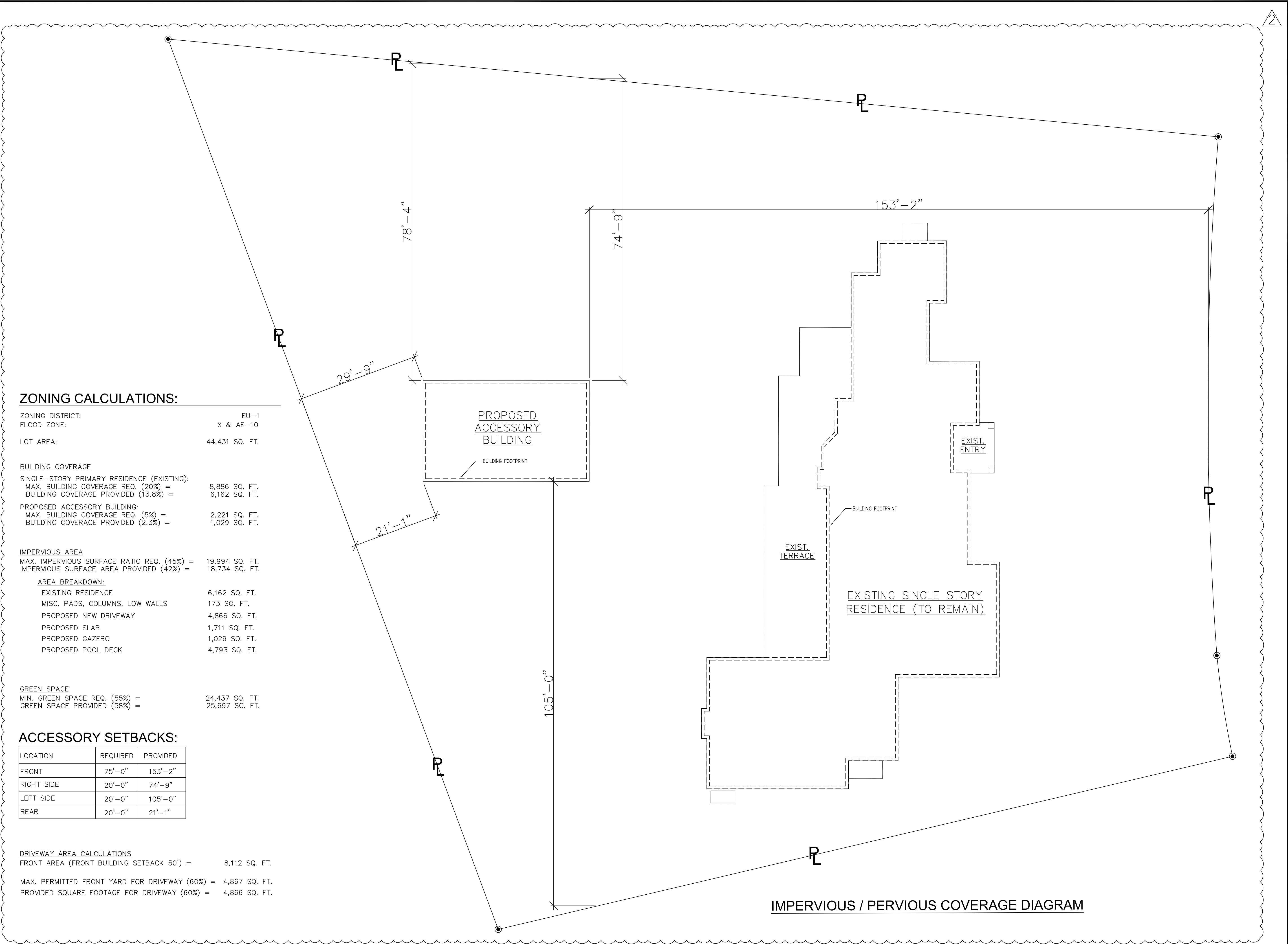




ZONING CALCULATIONS:

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.

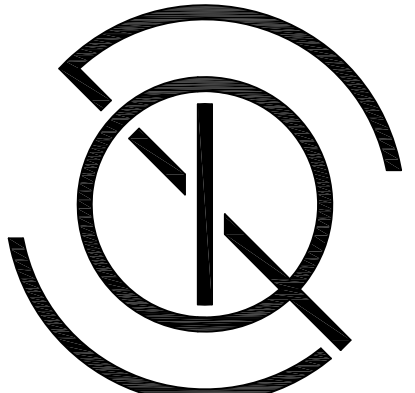
ACCESSORY SETBACKS:

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.	

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

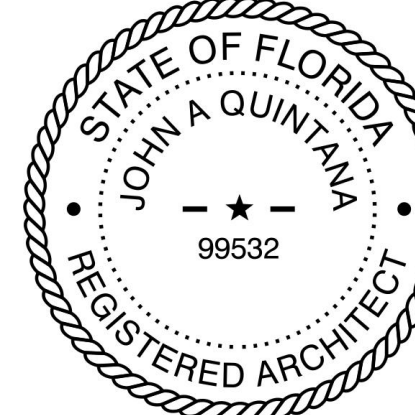
PROJECT NAME:
**GOMEZ DRIVEWAY &
BACKYARD REMODEL**

OWNER:
WILLIAM GOMEZ & DANIELLA VILAR
11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION
BUILDING DEPT. COMMENTS - SEPT. 2024
ZONING COMMENTS & UPDATED SURVEY

SEAL:



John Alexander Quintana AR99532

DRAWING TITLE:
**ZONING
DIAGRAMS**

DRAWING NO:
SPZ2.00