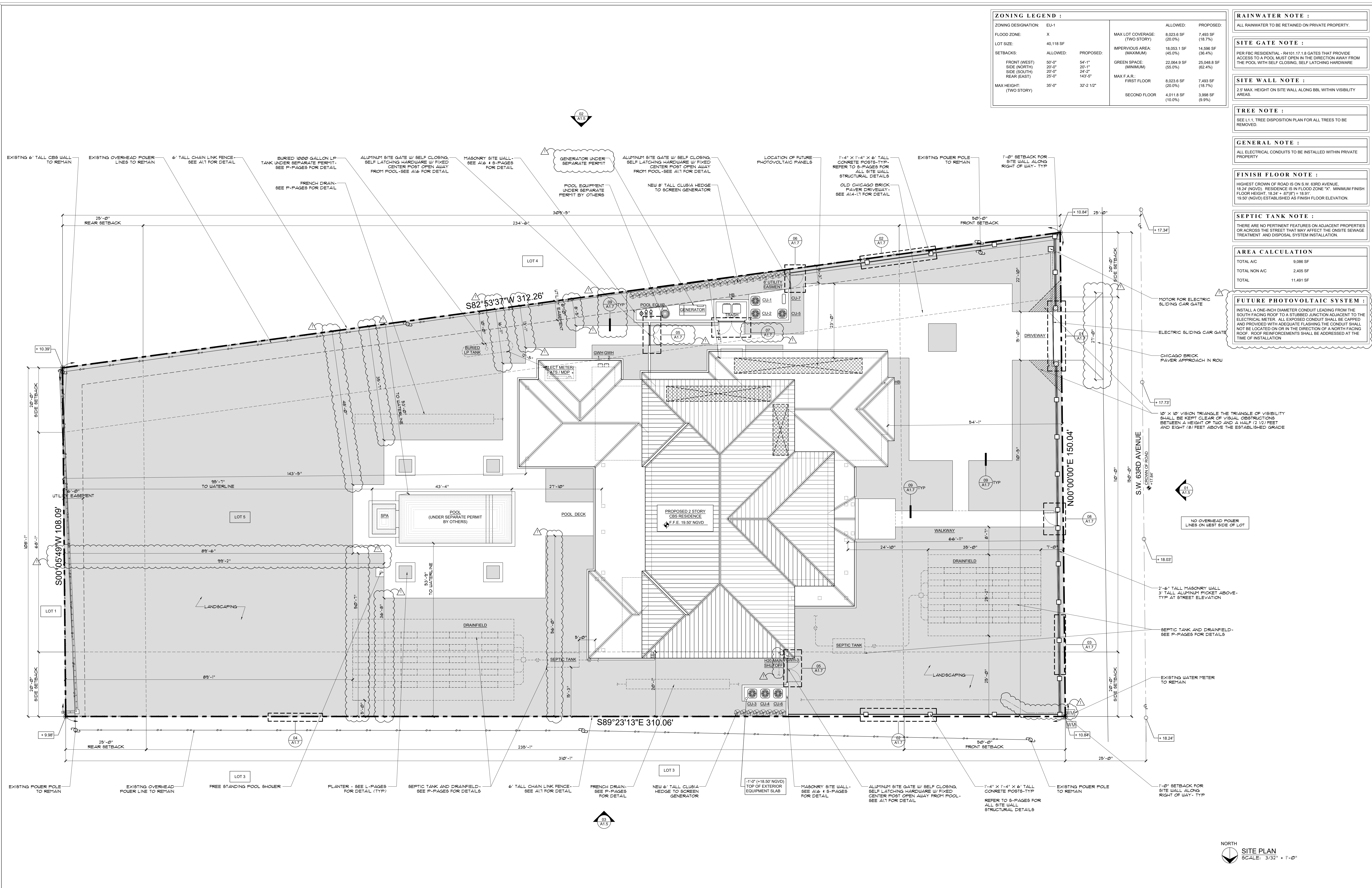




ZONING LEGEND :			
ZONING DESIGNATION:	EU-1	ALLOWED:	PROPOSED:
FLOOD ZONE:	X	MAX LOT COVERAGE: (TWO STORY)	8,023.6 SF (18.7%) 7,493 SF (18.7%)
LOT SIZE:	40,118 SF	IMPERVIOUS AREA: (MAXIMUM)	18,023.1 SF (65.0%) 14,598 SF (68.4%)
SETBACKS:	ALLOWED:	PROPOSED:	GREEN SPACE: (MINIMUM)
FRONT (WEST)	50'-0"	54'-1"	22,064.9 SF (55.0%) 25,048.8 SF (62.4%)
SIDE (NORTH)	20'-0"	20'-1"	MAX F.A.R.: FIRST FLOOR
SIDE (SOUTH)	20'-0"	24'-2"	8,023.6 SF (20.0%) 7,493 SF (18.7%)
REAR (EAST)	25'-0"	143'-5"	SECOND FLOOR
MAX HEIGHT: (TWO STORY)	35'-0"	32'-2 1/2"	4,011.8 SF (10.0%) 3,998 SF (9.9%)

RAINWATER NOTE :
ALL RAINWATER TO BE RETAINED ON PRIVATE PROPERTY.

SITE GATE NOTE :
PER FBC RESIDENTIAL - R4101.17.1.8 GATES THAT PROVIDE ACCESS TO A POOL MUST OPEN IN THE DIRECTION AWAY FROM THE POOL WITH SELF CLOSING, SELF LATCHING HARDWARE.

SITE WALL NOTE :
2.5' MAX. HEIGHT ON SITE WALL ALONG BBL WITHIN VISIBILITY AREAS.

TREE NOTE :
SEE L1.1. TREE DISPOSITION PLAN FOR ALL TREES TO BE REMOVED.

GENERAL NOTE :
ALL ELECTRICAL CONDUITS TO BE INSTALLED WITHIN PRIVATE PROPERTY.

FINISH FLOOR NOTE :
HIGHEST CROWN OF ROAD IS ON S.W. 63RD AVENUE. 18.24' (INVD). RESIDENCE IS IN FLOOD ZONE "X". MINIMUM FINISH FLOOR HEIGHT: 18.24' + (0'0") = 18.24'. 19.50' (NGVD) ESTABLISHED AS FINISH FLOOR ELEVATION.

SEPTIC TANK NOTE :
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES OR ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

AREA CALCULATION	
TOTAL A/C	9,086 SF
TOTAL NON A/C	2,405 SF
TOTAL	11,491 SF

FUTURE PHOTOVOLTAIC SYSTEM :
INSTALL A ONE-INCH DIAMETER CONDUIT LEADING FROM THE SOUTH FACING ROOF TO A STUBBED JUNCTION ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CORRED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

NOTE :

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CLIENT :

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PROJECT INFORMATION :

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SEAL :

Digitally signed by Antonio O Sosa
Date: 2025.08.30 13:27:55 -0400

DRAWING INFORMATION :

ISSUED	04.25.25
BLDG. DEPT. COMMENTS	08.25.25

SHEET :

A1.1

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