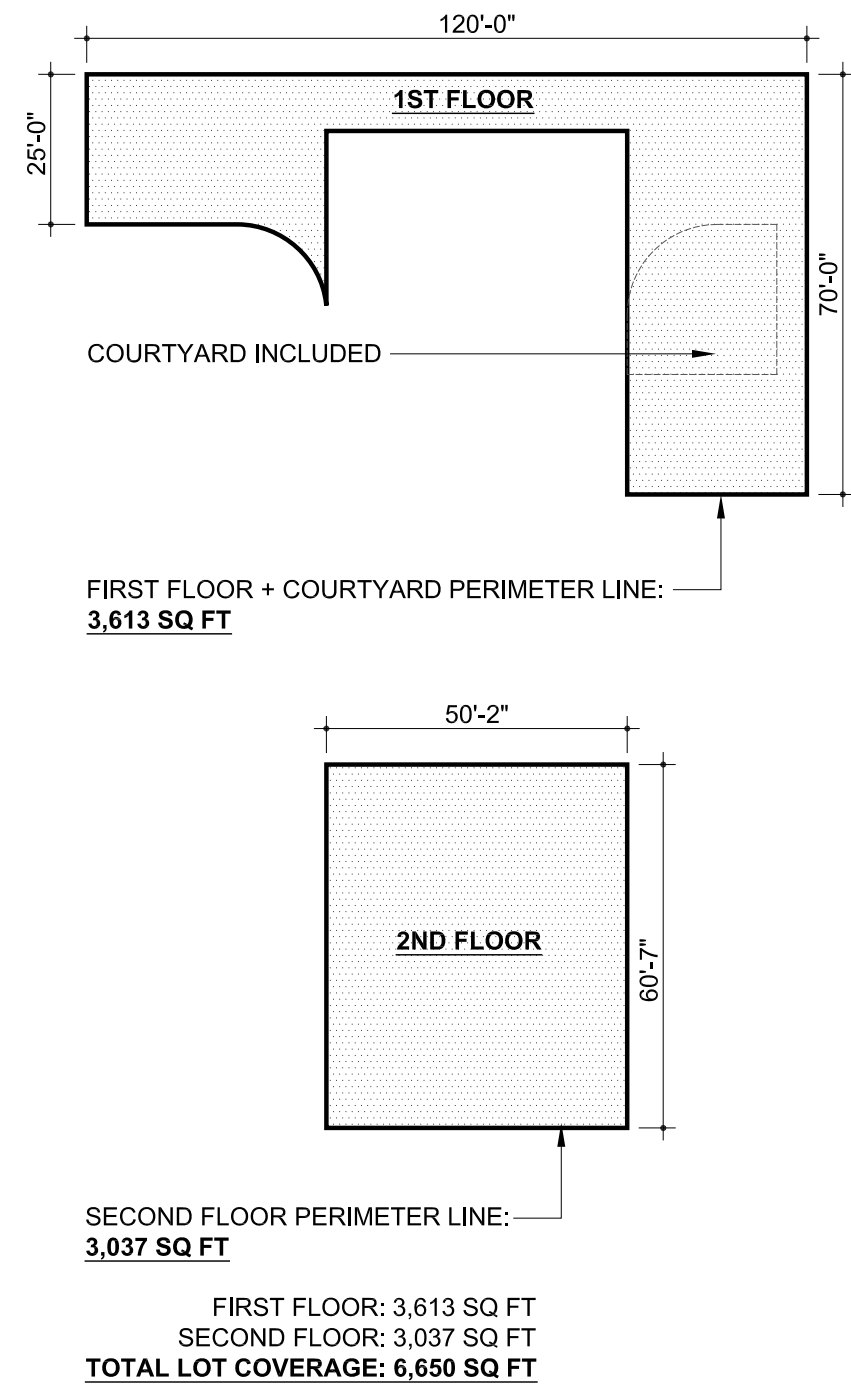
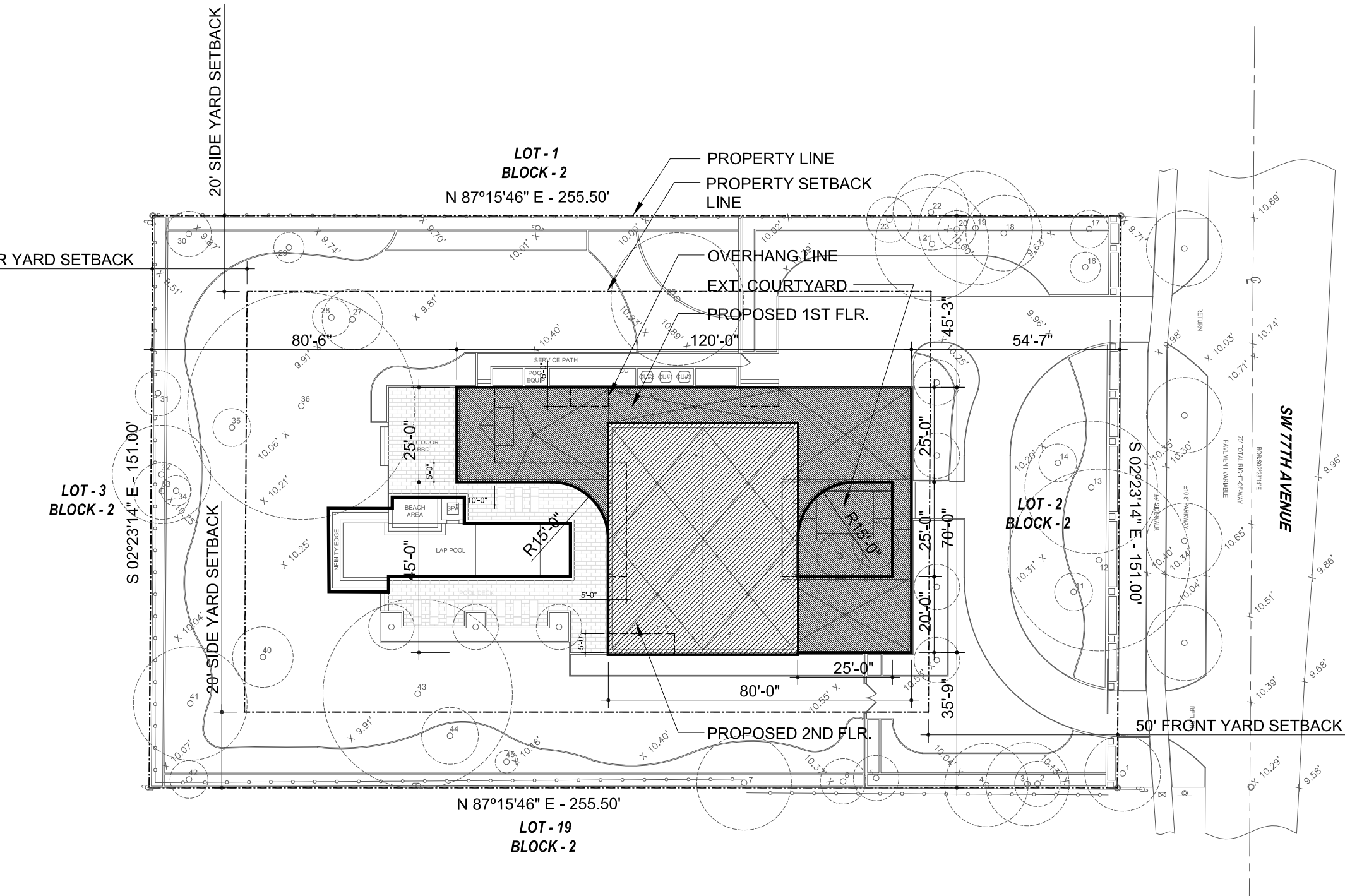
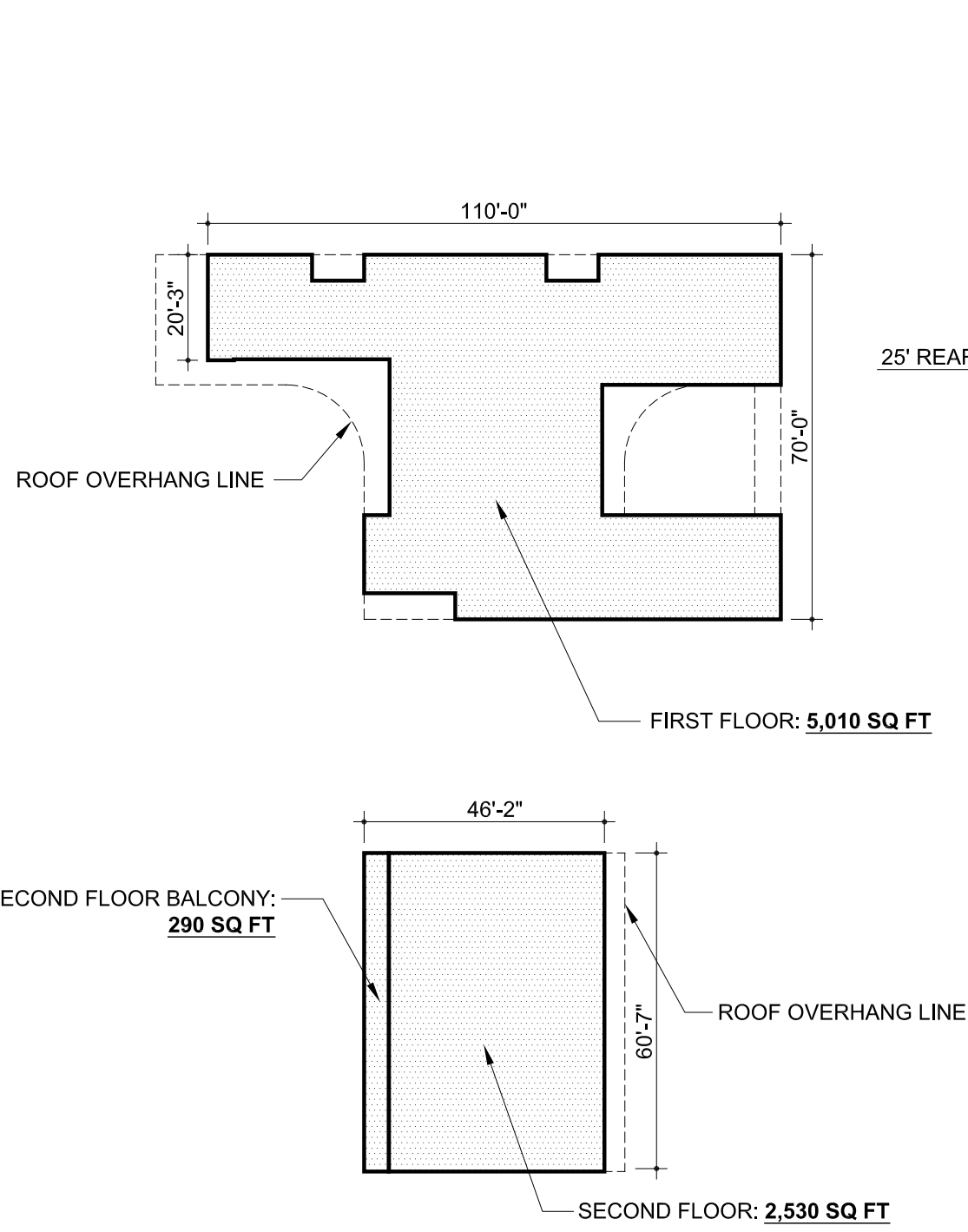
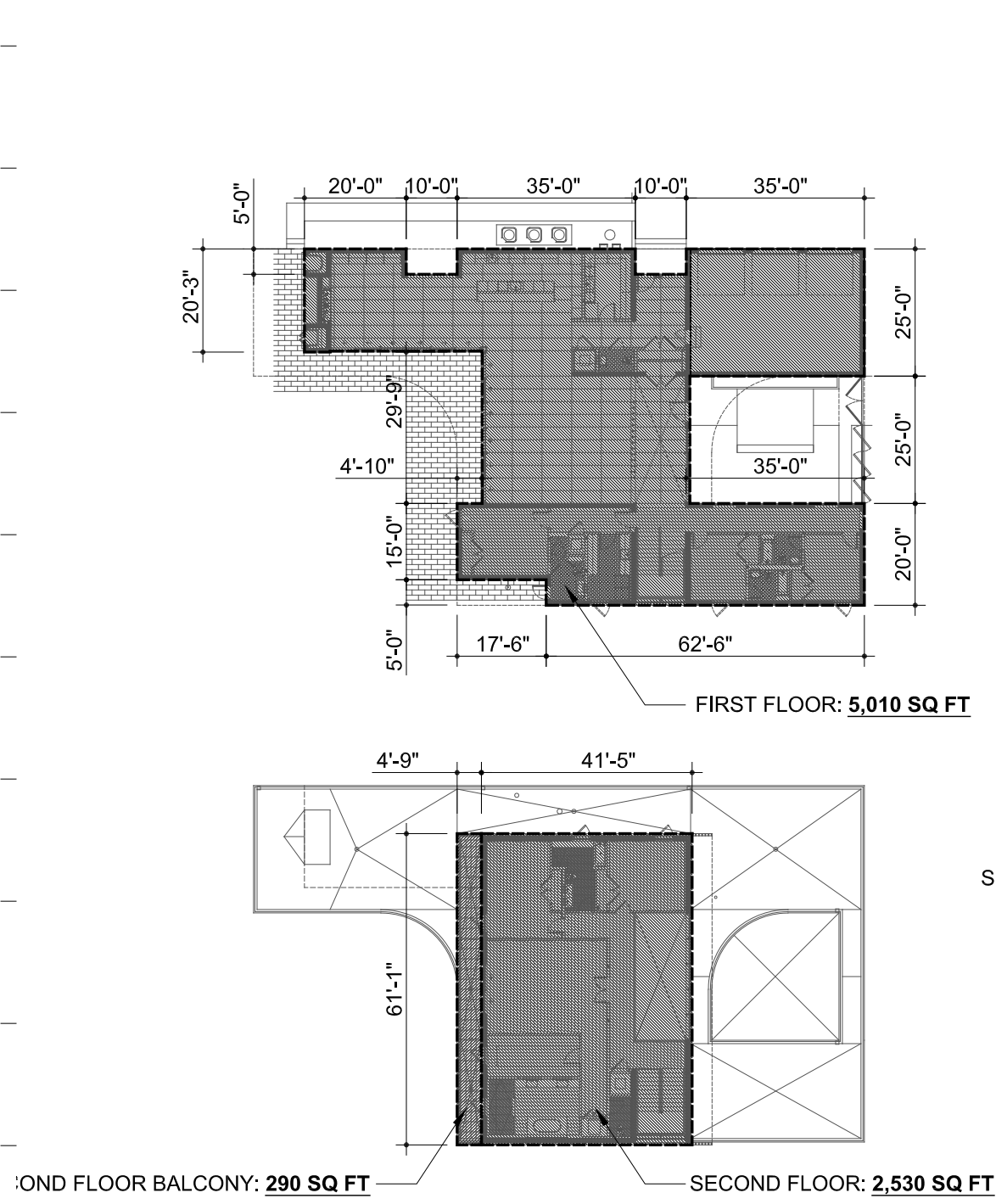




1 FLOOR AREA RATIO

1/32" = 1'-0"

FLOOR AREA RATIO - 1ST FLOOR: .20 (38,580 X .20) = 7,716 SQ FT PERMITTED
PROPOSED: 5,010 SQ FT

FLOOR AREA RATIO - 2ND FLOOR: .10 (38,580 X .10) = 3,858 SQ FT PERMITTED
PROPOSED: 2,820 SQ FT

TOTAL PROPOSED SQ FT: 7,830 SQ FT

2 FLOOR AREA SQ FT - P-LINE DIAGRAM

1/32" = 1'-0"

1ST FLOOR SQ FT: PROPOSED: 5,010 SQ FT

2ND FLOOR SQ FT: PROPOSED: 2,530 SQ FT

2ND FLOOR BALCONY SQ FT: PROPOSED: 290 SQ FT

TOTAL PROPOSED SQ FT: 7,830 SQ FT

3 BUILDING LOT COVERAGE PLAN

1/32" = 1'-0"

BUILDING LOT COVERAGE

OVERALL LOT AREA: 38,580 SQ FT

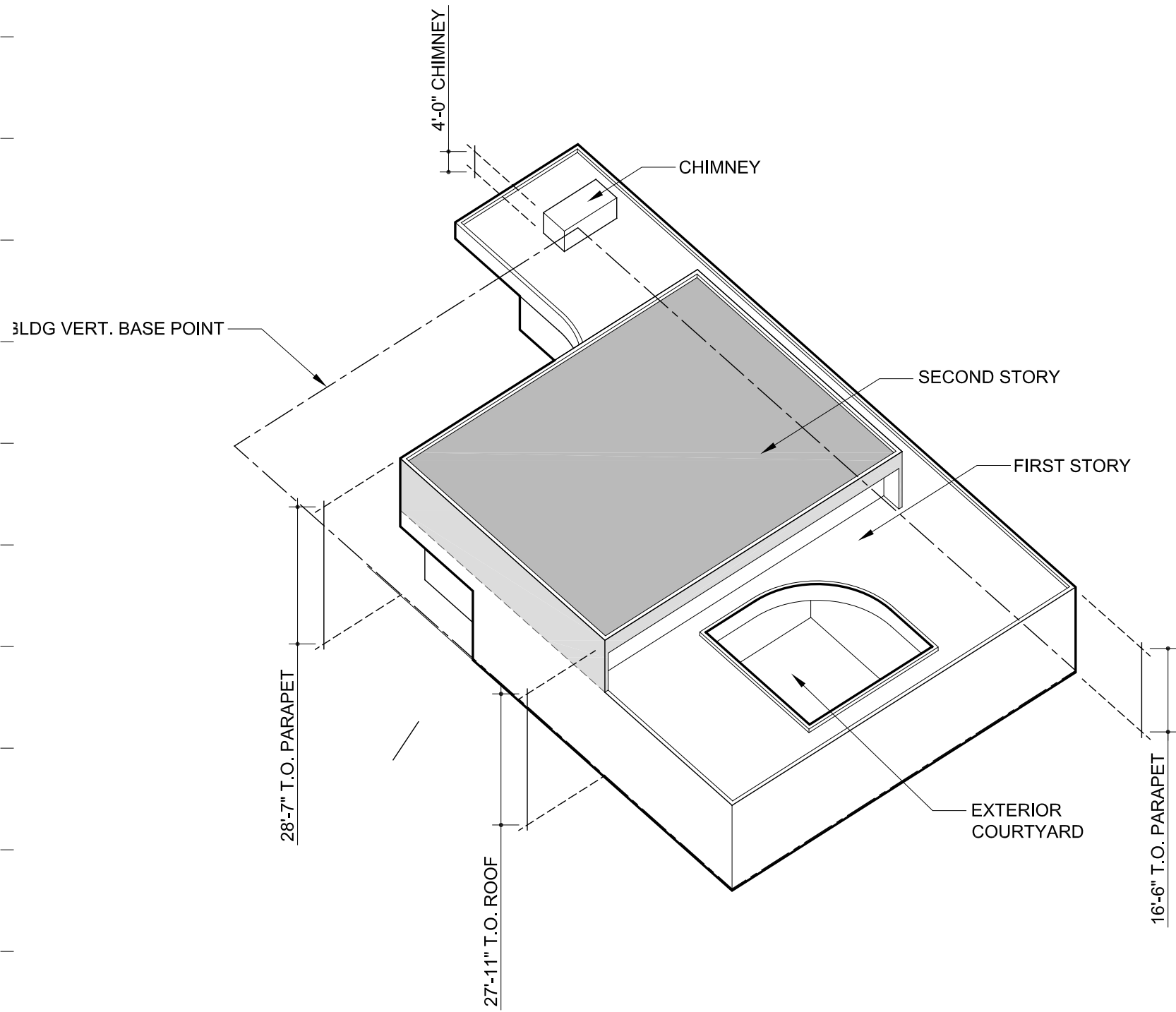
MAXIMUM BUILDING COVERAGE PERMITTED: 20%

PROPOSED BUILDING COVERAGE AREA: 6,650 SQ FT

6,650 / 38,580 X 100 = 17.2%

4 BUILDING LOT COVERAGE PLAN DIAGRAM

1/32" = 1'-0"



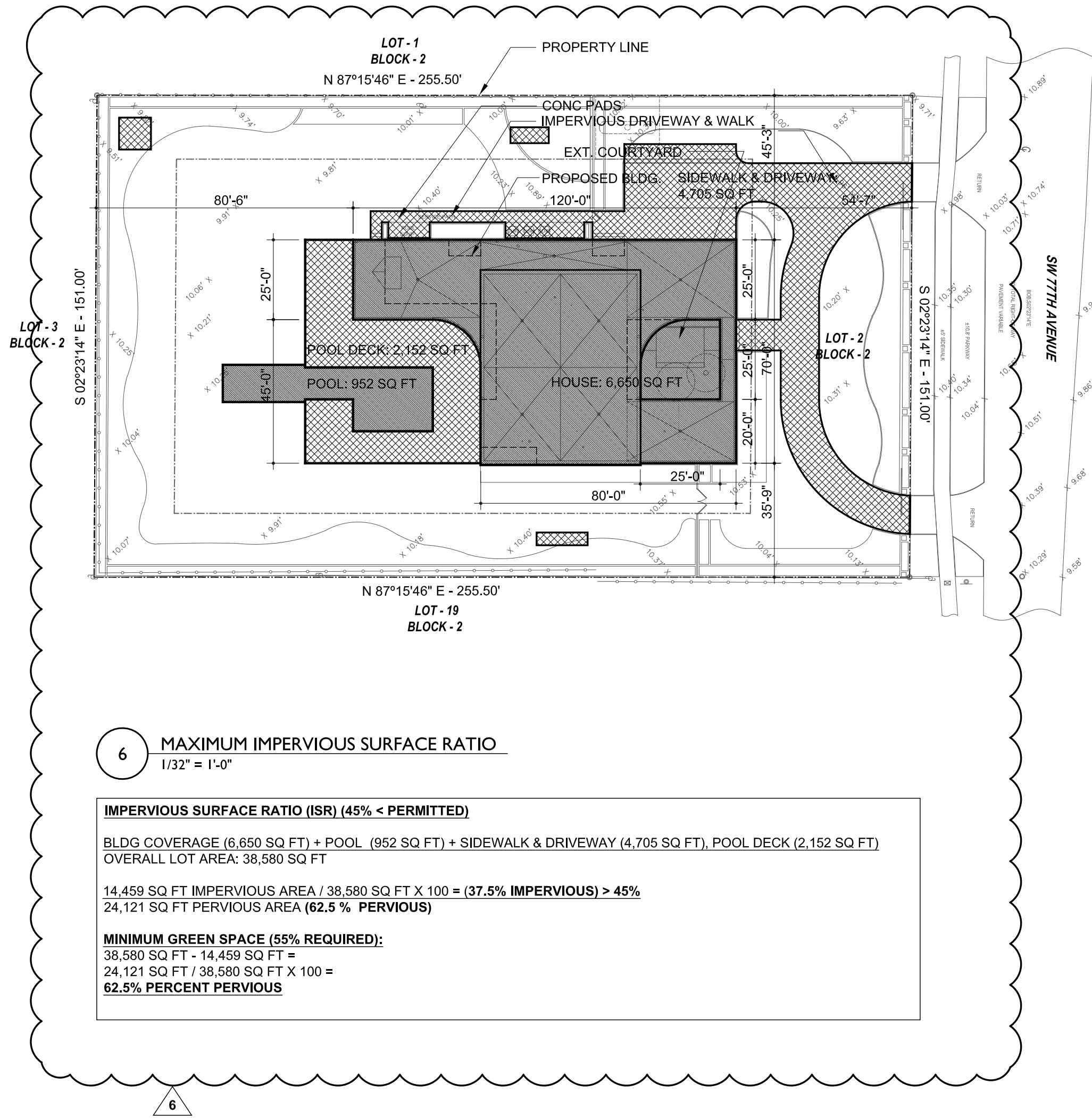
5 BUILDING HEIGHT

NTS

HIGHEST CROWN OF THE ADJACENT STREET + 8" (NON-FLOOD HAZARD AREAS)

10.89' + .67" (8") = 11.56'

BUILDING VERTICAL MEASUREMNT BASE POINT: 11.56'



6 MAXIMUM IMPERVIOUS SURFACE RATIO

1/32" = 1'-0"

IMPERVIOUS SURFACE RATIO (ISR) (45% < PERMITTED)

BLDG COVERAGE (6,650 SQ FT) + POOL (952 SQ FT) + SIDEWALK & DRIVEWAY (4,705 SQ FT), POOL DECK (2,152 SQ FT)

OVERALL LOT AREA: 38,580 SQ FT

14,459 SQ FT IMPERVIOUS AREA / 38,580 SQ FT X 100 = (37.5% IMPERVIOUS) > 45%

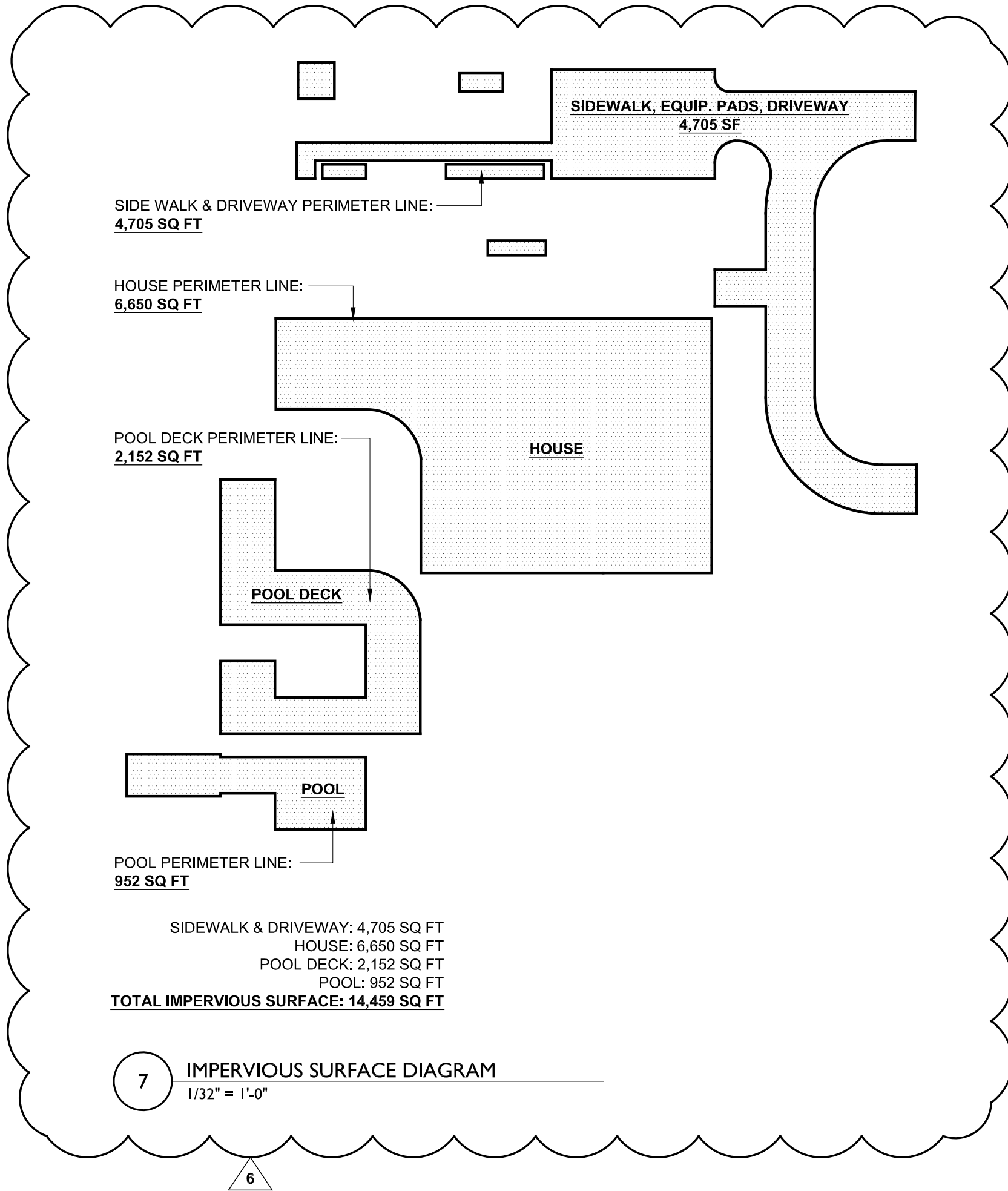
24,121 SQ FT PERVIOUS AREA (62.5% PERVIOUS)

MINIMUM GREEN SPACE (55% REQUIRED):

38,580 SQ FT - 14,459 SQ FT =

24,121 SQ FT / 38,580 SQ FT X 100 =

62.5% PERCENT PERVIOUS



7 IMPERVIOUS SURFACE DIAGRAM

1/32" = 1'-0"



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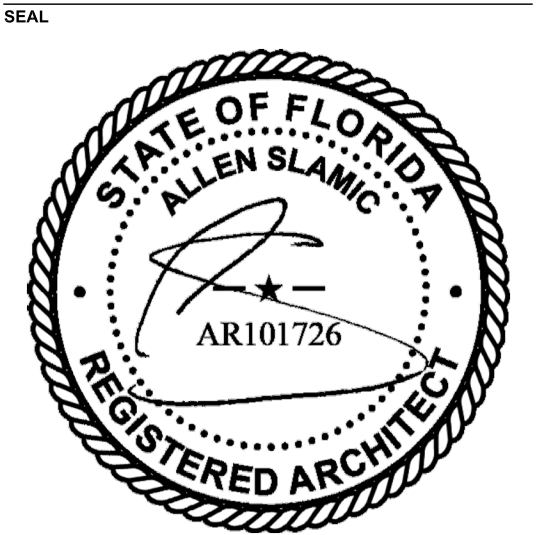
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PROJECT

PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER

KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE

ZONING ANALYSIS

SCALE PROJECT NUMBER

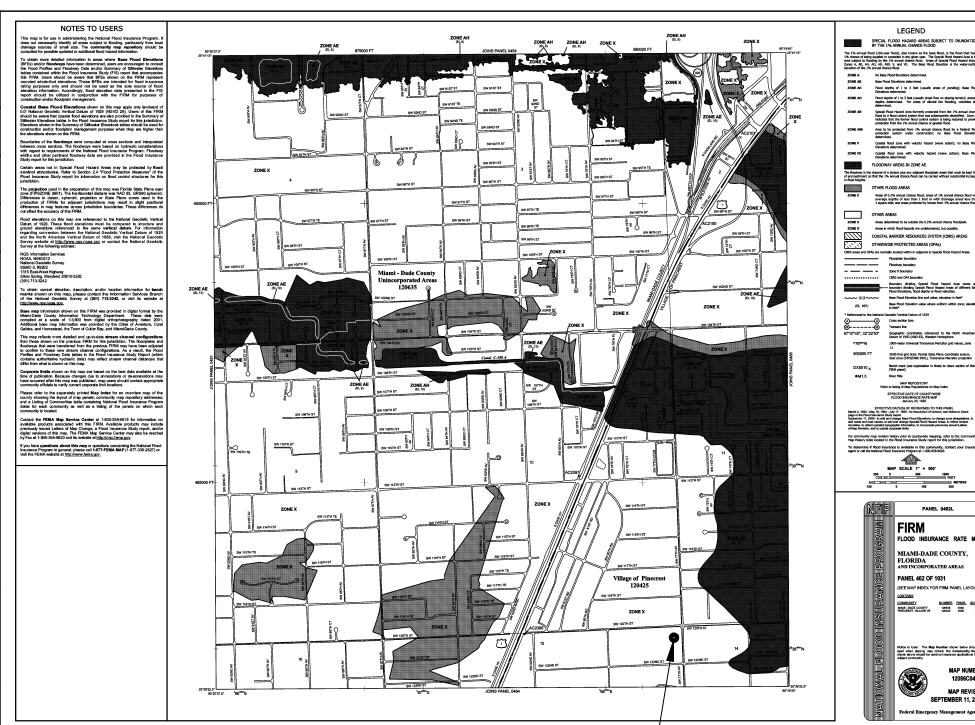
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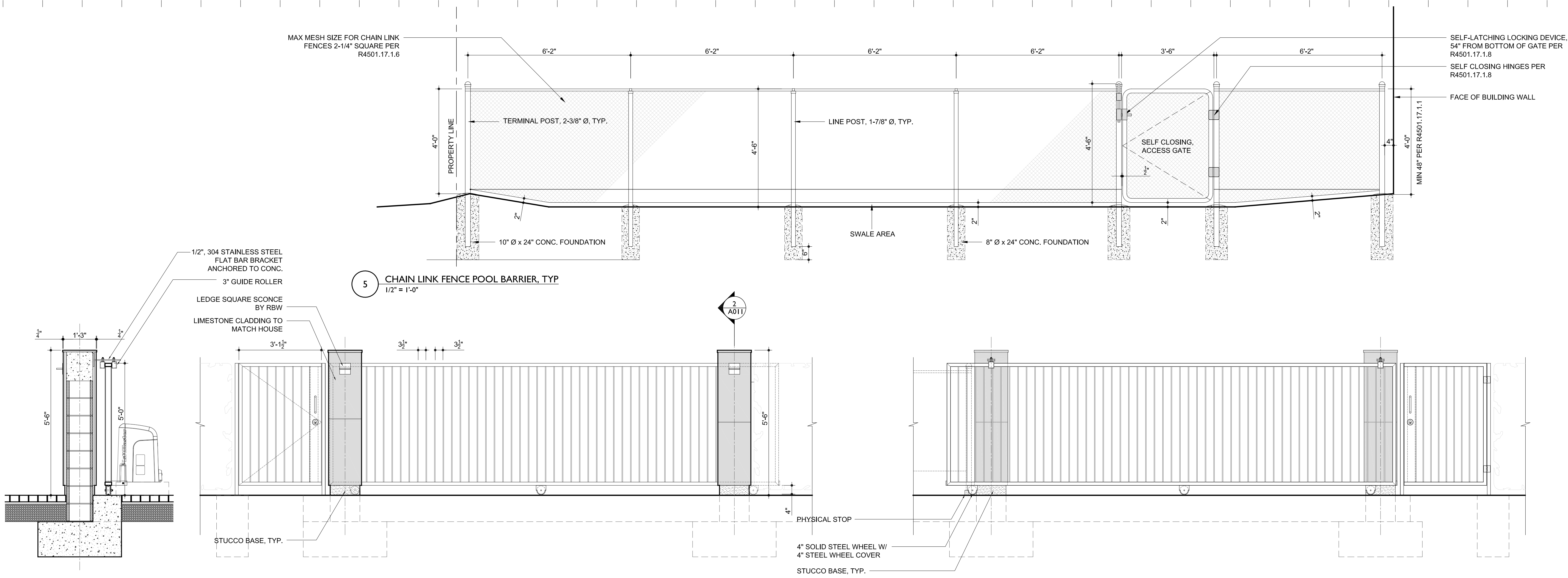
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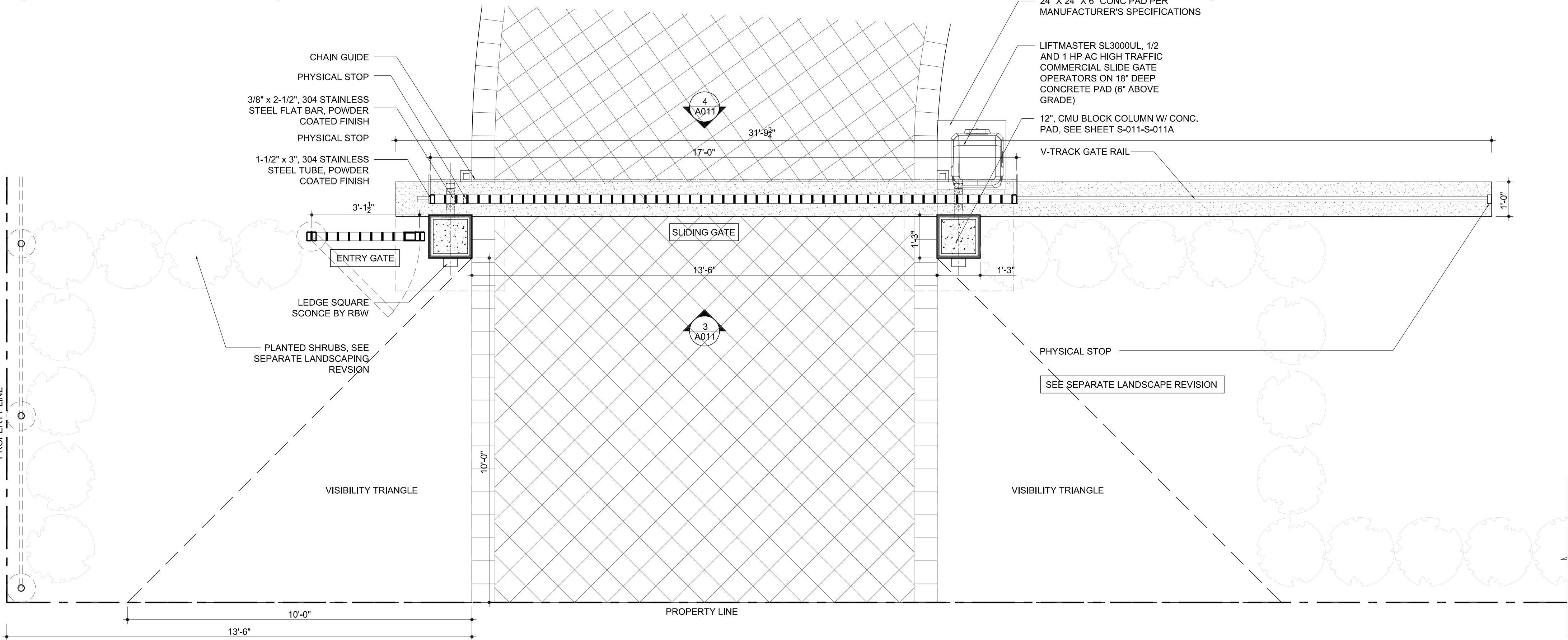




2 COLUMN SECTION, TYP
1/2" = 1'-0"

3 SOUTH SLIDING GATE - ELEVATION
1/2" = 1'-0"

4 SOUTH SLIDING GATE - ELEVATION
1/2" = 1'-0"



1 SOUTH SLIDING GATE - ENLARGED PLAN
1/2" = 1'-0"



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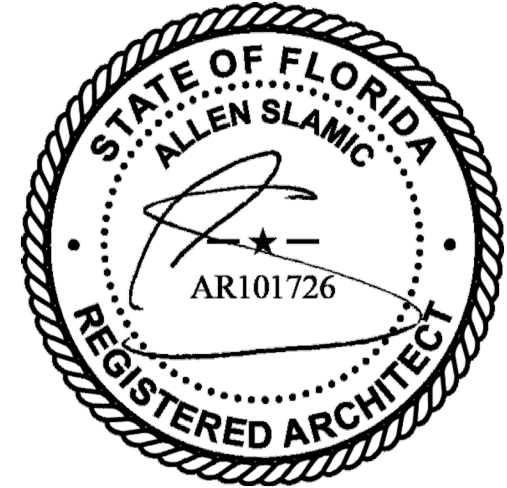
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PROJECT

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TITLE

SOUTH SLIDING
ENTRANCE GATE
DETAILS

SCALE

1/2" = 1'-0"

SHEET

PROJECT NUMBER

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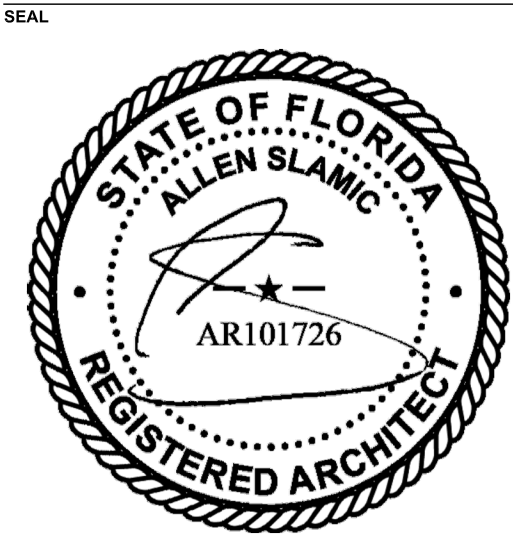
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TITLE
NORTH SLIDING
ENTRANCE GATE
DETAILS

SCALE
1/2" = 1'-0"

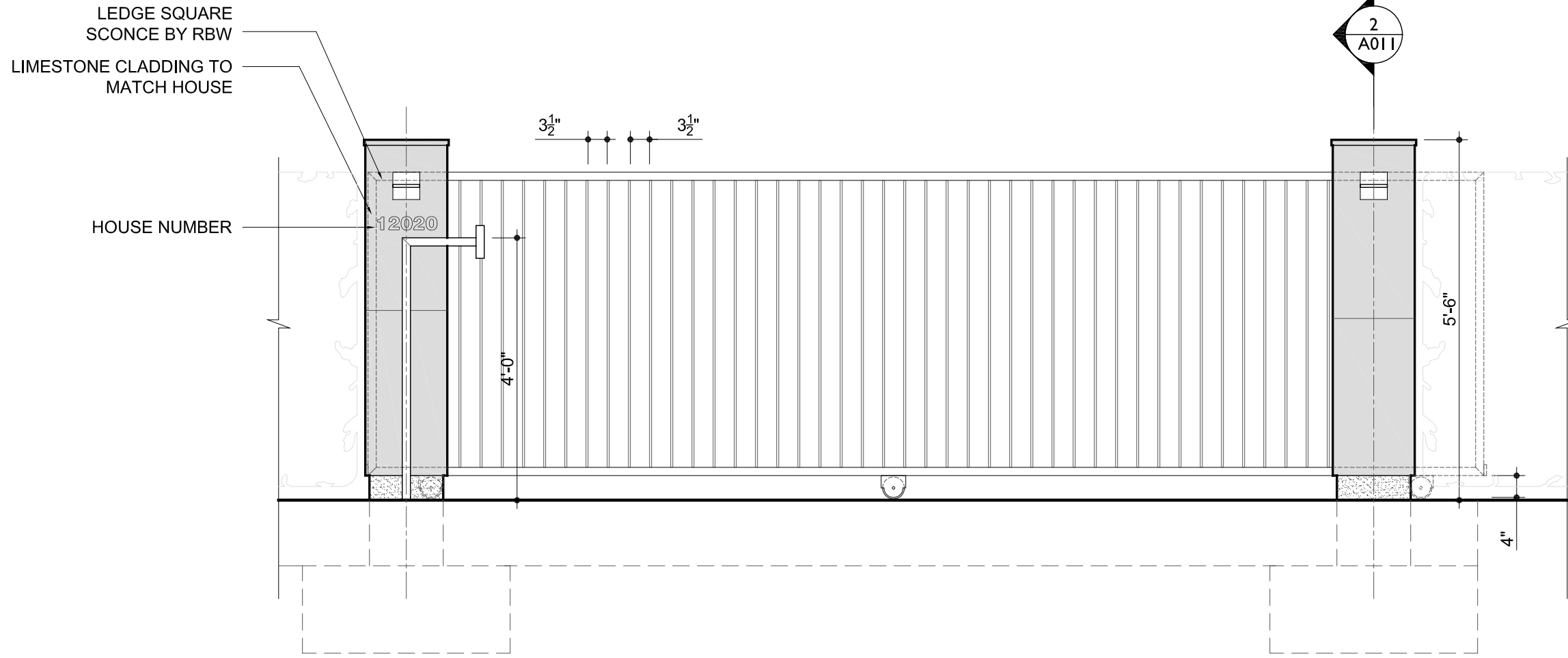
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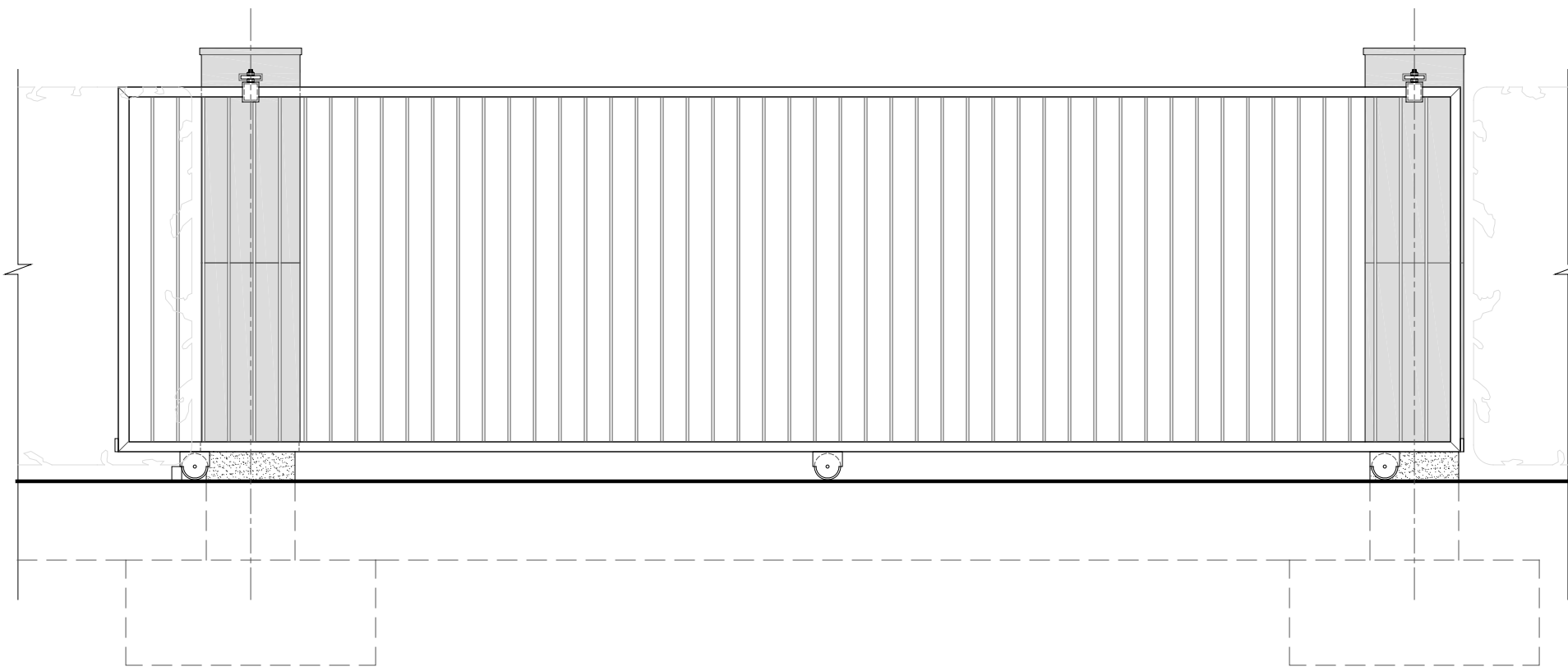
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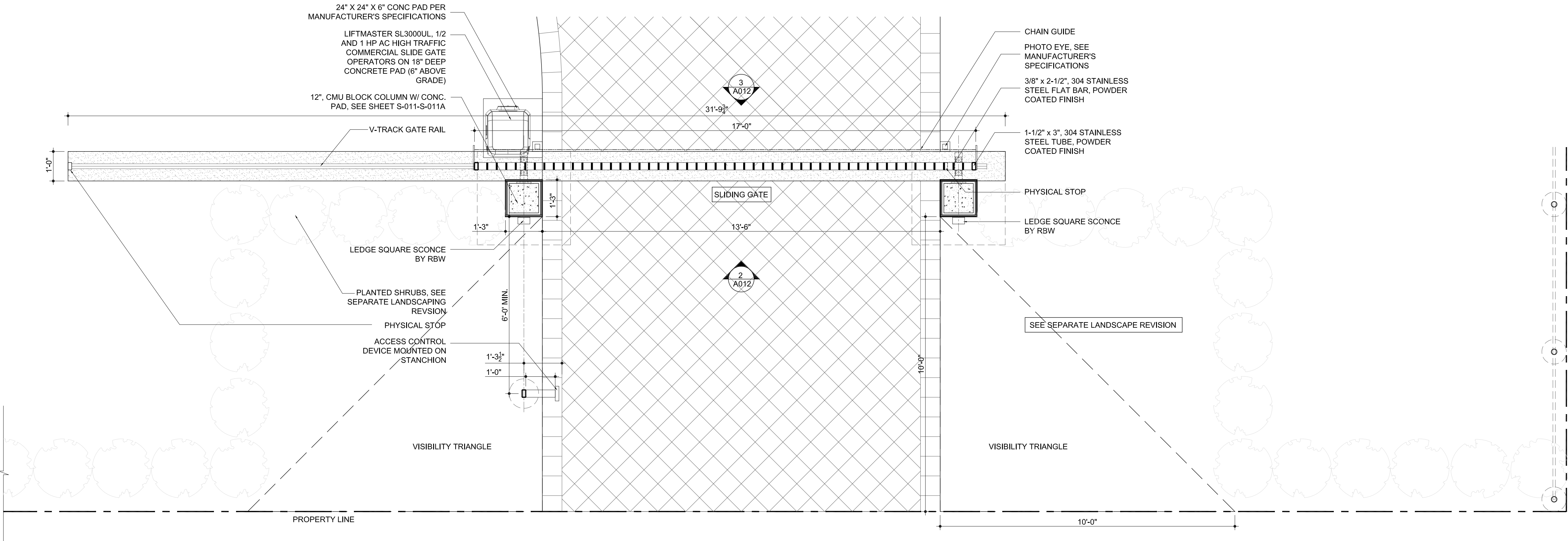
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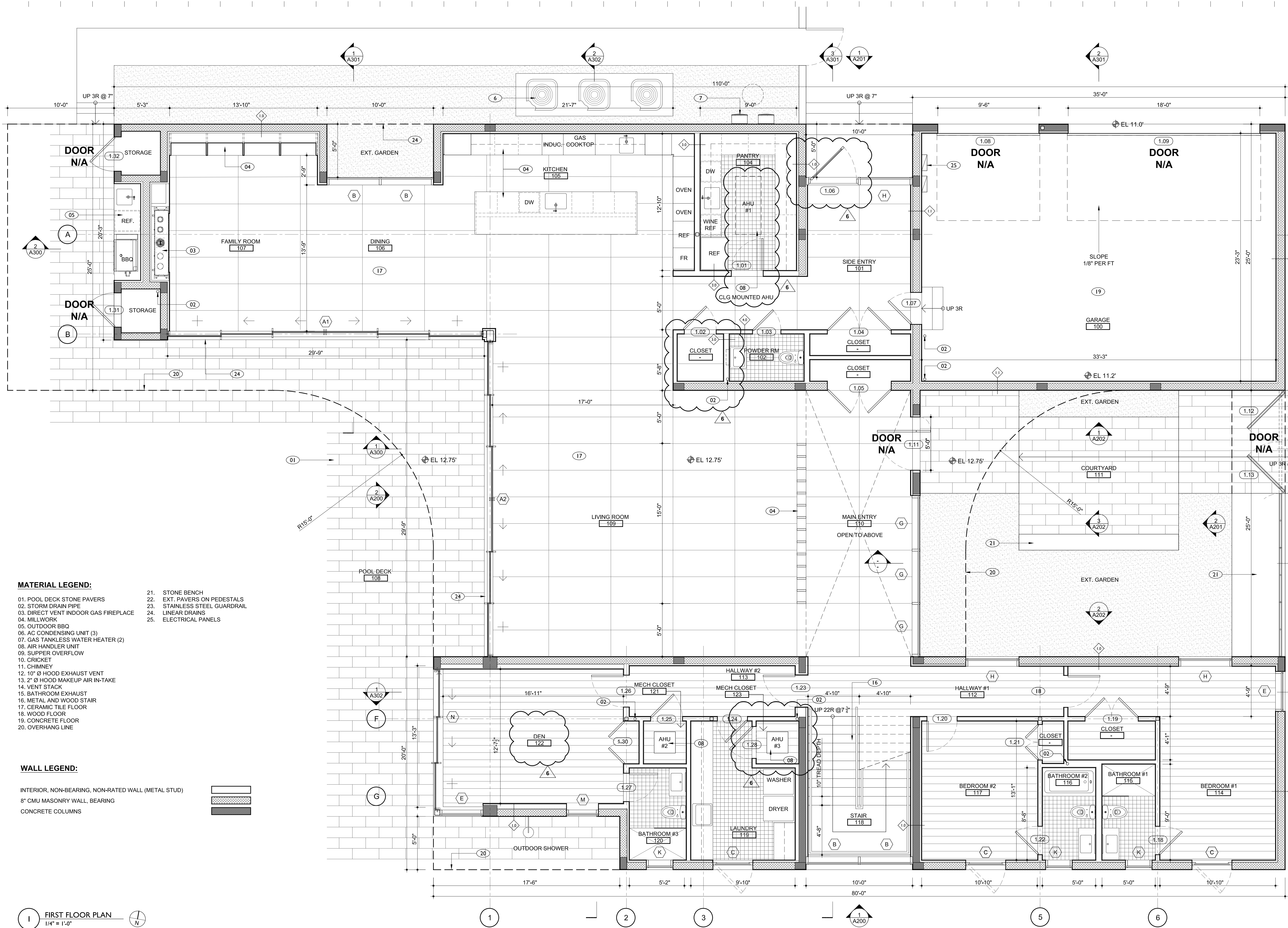
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1/2" = 1'-0"



3 NORTH SLIDING GATE - ELEVATION
1/2" = 1'-0"



1 NORTH SLIDING GATE - ENLARGED PLAN
1/2" = 1'-0"



MATERIAL LEGEND:

01. POOL DECK STONE PAVERS

02. STORM DRAIN PIPE

03. DIRECT VENT INDOOR GAS FIREPLACE

04. MILLWORK

05. OUTDOOR BBQ

06. AC CONDENSING UNIT (3)

07. GAS TANKLESS WATER HEATER (2)

08. AIR HANDLER UNIT

09. SUPPER OVERFLOW

10. CRICKET

11. CHIMNEY

12. 10" Ø HOOD EXHAUST VENT

13. 2" Ø HOOD MAKEUP AIR IN-TAKE

14. VENT STACK

15. BATHROOM EXHAUST

16. METAL AND WOOD STAIR

17. CERAMIC TILE FLOOR

18. WOOD FLOOR

19. CONCRETE FLOOR

20. OVERHANG LINE
21. STONE BENCH

22. EXT. PAVERS ON PEDESTALS

23. STAINLESS STEEL GUARDRAIL

24. LINEAR DRAINS

25. ELECTRICAL PANELS

WALL LEGEND:

- INTERIOR, NON-BEARING, NON-RATED WALL (METAL STUD)

8" CMU MASONRY WALL, BEARING

CONCRETE COLUMNS
-

I FIRST FLOOR PLAN
1/4" = 1'-0"



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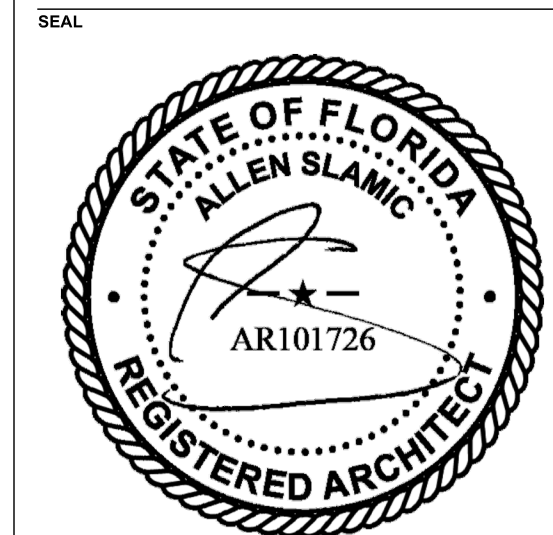
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TITLE
FIRST FLOOR PLAN

SCALE PROJECT NUMBER
1/4" = 1'-0" 2103

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04/14/2026 XX OF XX



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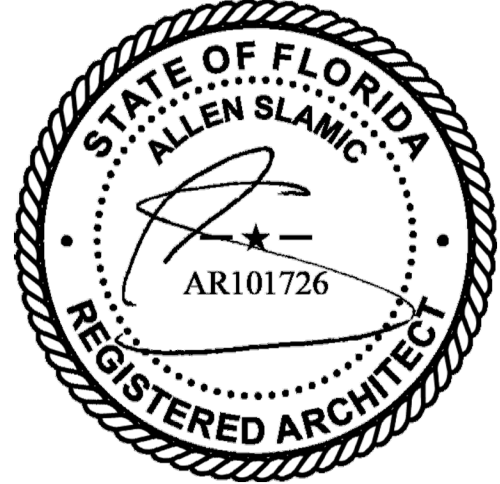
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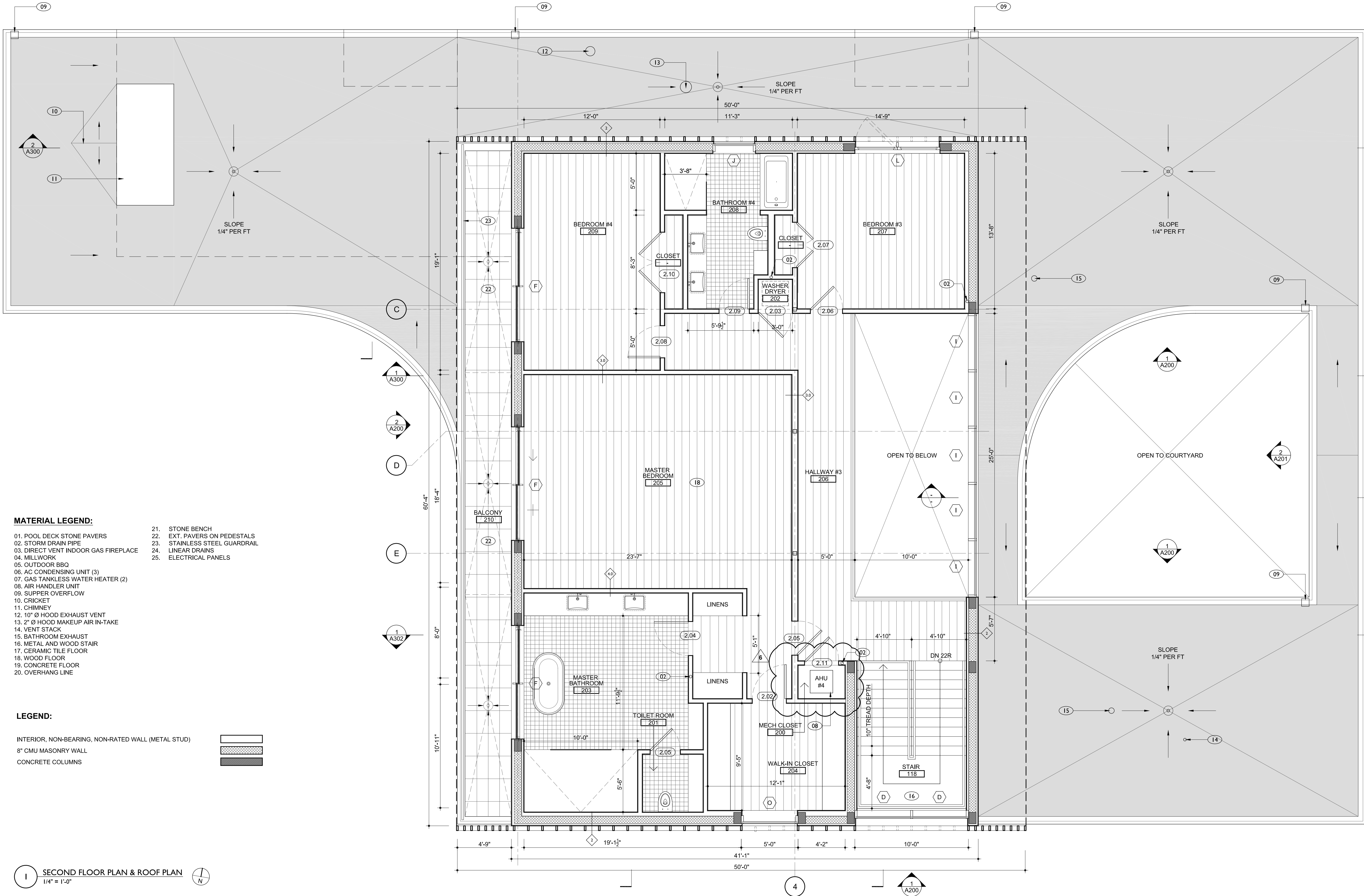
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TITLE
SECOND FLOOR
PLAN

SCALE
1/4" = 1'-0"
PROJECT NUMBER
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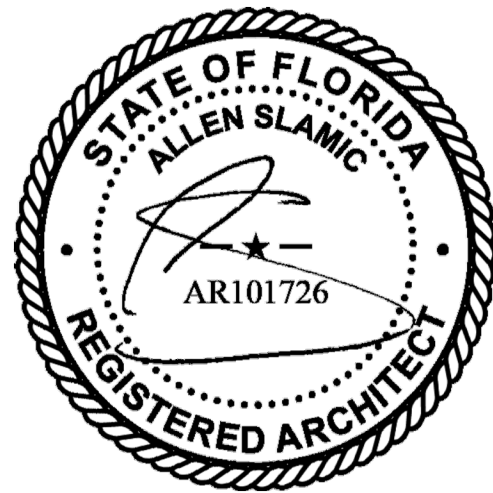
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TITLE

WALL TYPES

SCALE AS NOTED SHEET

PROJECT NUMBER 2103

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