

REVISION	REVISION DATE	ISSUED FOR	DESIGNED BY	CHECKED BY	DATE
△	1/30/15	FOUNDATION PERMIT			
△	4/9/15	PERMIT DRAFT			
△	12/21/16	CITY COMMENTS			
△					
△					
△					

THE TAMARA PEACOCK COMPANY
ALUMINUMS

6500 N. Andrews Ave., Ft. Lauderdale 33309
Phone: 954, 728.8000 Fax: 954, 728.9225

PROPERTY ADDRESS:

4660 NW 74TH. PLACE
COCONUT CREEK, FL 33073


ZONING DESIGNATION

RS-1 : RESIDENTIAL SINGLE-FAMILY DETACHED - 1 DU/Ac

RS-1 REQUIREMENTS

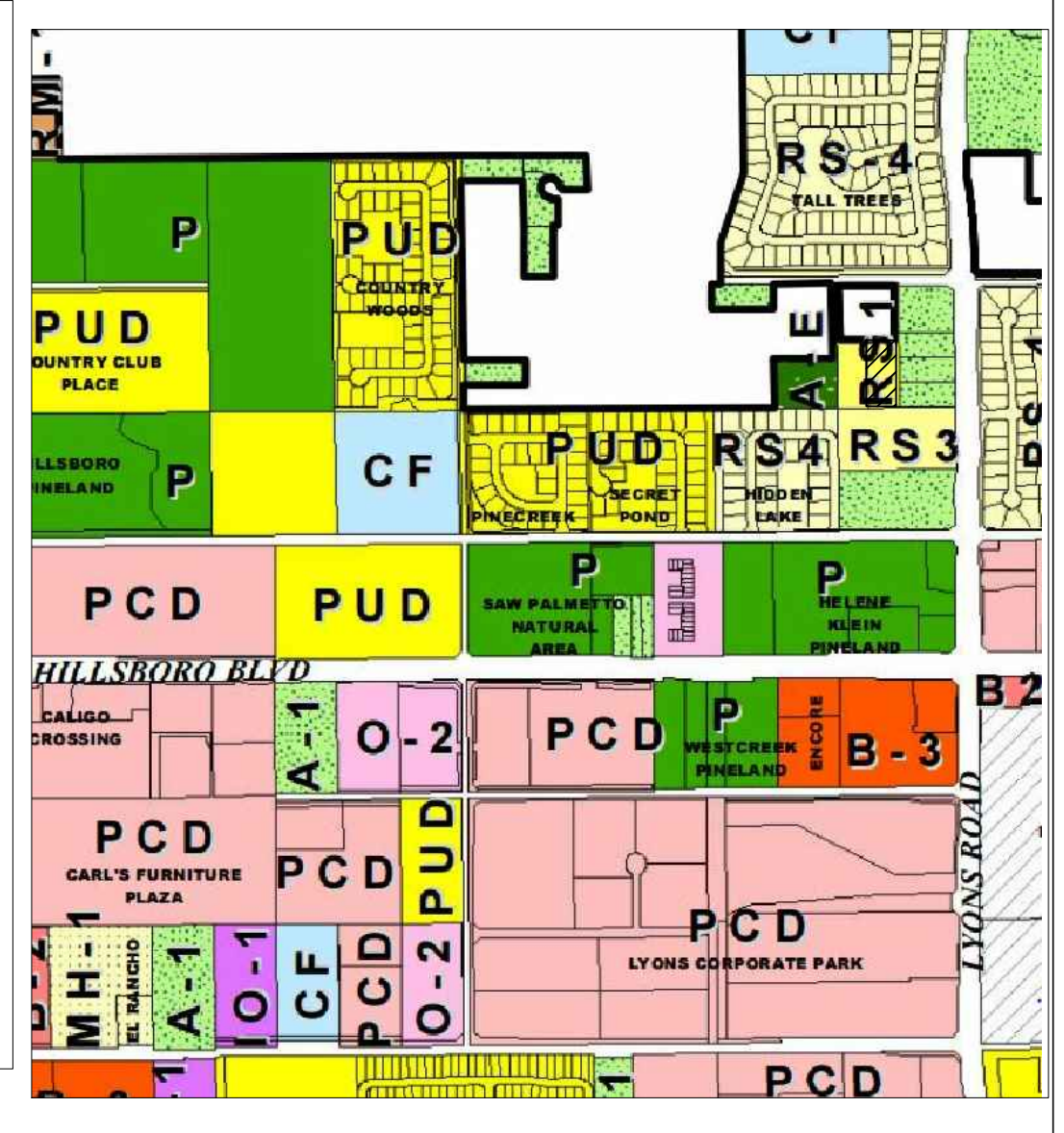
(Gross density: single-family detached homes at densities no greater than one (1) dwelling unit per acre in areas designated for such densities by the comprehensive plan.

- (1) Minimum lot area: One (1) acre;
- (2) Minimum lot width: One hundred fifty (150) feet;
- (3) Minimum lot depth: Two hundred (200) feet;
- (4) Minimum front setback: Fifty (50) feet;
- (5) Minimum side setback: Thirty-five (35) feet;
- (6) Minimum rear setback: Fifty (50) feet;
- (7) Maximum building height: Thirty-five (35) feet;
- (8) Maximum paved area: Five (5) percent of total lot area;
- (9) Minimum open area: Eighty-five (85) percent of total lot area;
- (10) Minimum open space: Seventy-five (75) percent of total lot area;
- (11) Minimum air conditioned dwelling unit size: Two thousand (2,000) square feet for one (1) and two (2) bedroom units, two thousand two hundred, (2,200) square feet for three (3) bedrooms, two thousand four hundred (2,400) square feet for four (4) bedrooms, plus two hundred (200) square feet for each additional bedroom/den.
- (12) Roof design. A minimum 3:12 pitch unless established architectural features can substantiate otherwise. A non-asphaltic based roof material is required on all primary structures.



USABLE LOT AREA

- (1) Gross density: 1 dwelling unit per .672 acres
- (2) Actual lot area: 29, 282 sf
- (3) Actual lot width: 165'
- (4) Actual lot depth: 141'
- (5) Actual front setback: 30'
- (6) Actual side setback: 35'
- (7) Actual rear setback: 13' - 7"
- (8) Actual building height: 25'
- (9) Actual paved area: 2,088 sf, 24%
- (10) Actual open area: 25,642 sf 87%
- (11) Actual open space: 18,554 sf 63%
- (12) Minimum air conditioned dwelling unit size: 5 bedrooms, 1 den: 2800 sf
- (13) Roof design 3:12



SHEET NAME: Site Plan	
PROJECT NAME: Diaz Spec Home - 2 Story	4660 NW 74TH PLACE COCONUT CREEK, FL 33073
PROJ. NO.: 1422	DATE: 03/09/17
SHEET NO.: SP-1	