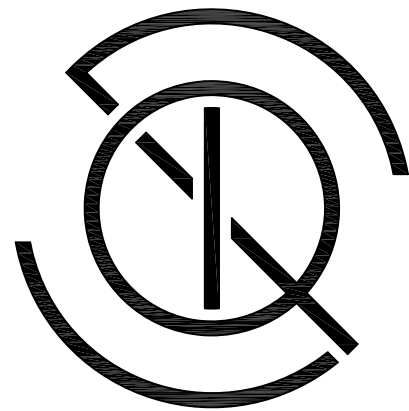




Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
E: John.Quintana10@gmail.com

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

△

△

△

△

△

△

△

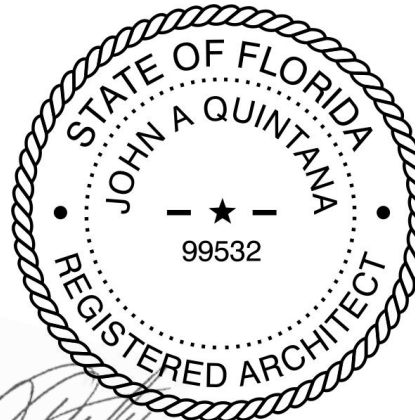
△

△

△

△

SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

ZONING
DIAGRAMS

DRAWING NO:

SPZ1.00

ZONING CALCULATIONS:

ZONING DISTRICT: EU-1
FLOOD ZONE: X

LOT AREA: 42,368 SQ. FT.

BUILDING COVERAGE

SINGLE-STORY PRIMARY RESIDENCE (EXISTING):
MAX. BUILDING COVERAGE REQ. (20%) = 8,474 SQ. FT.
BUILDING COVERAGE PROVIDED (14.7%) = 6,246 SQ. FT.

PROPOSED ACCESSORY BUILDING:
MAX. BUILDING COVERAGE REQ. (5%) = 2,118 SQ. FT.
BUILDING COVERAGE PROVIDED (2.4%) = 1,029 SQ. FT.

IMPERVIOUS AREA

MAX. IMPERVIOUS SURFACE RATIO REQ. (45%) = 19,066 SQ. FT.
IMPERVIOUS SURFACE AREA PROVIDED (44%) = 18,641 SQ. FT.

GREEN SPACE

MIN. GREEN SPACE REQ. (55%) = 23,302 SQ. FT.
GREEN SPACE PROVIDED (56%) = 23,727 SQ. FT.

ACCESSORY SETBACKS:

LOCATION	REQUIRED	PROVIDED
FRONT	75'-0"	152'-1"
RIGHT SIDE	20'-0"	77'-9"
LEFT SIDE	20'-0"	106'-8"
REAR	7'-6"	23'-3"

IMPERVIOUS / PERVIOUS COVERAGE DIAGRAM

TOTAL LOT AREA: 42,368 SQ. FT.

MAX. IMPERVIOUS SURFACE RATIO (45%) = 19,066 SQ. FT.
IMPERVIOUS SURFACE AREA PROVIDED (44%) = 18,641 SQ. FT.

MIN. GREEN SPACE REQ. (55%) = 23,302 SQ. FT.

GREEN SPACE PROVIDED (56%) = 23,727 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 STORE FRONT AWNINGS
STORM SHUTTERS STEEL JOISTS