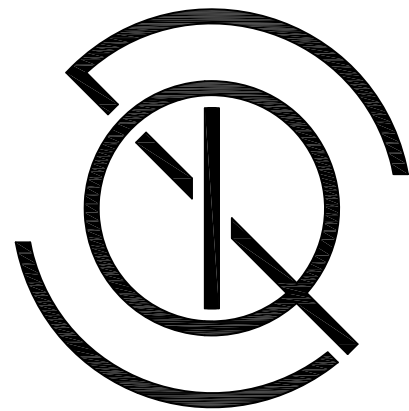




Q DESIGN STUDIO
ARCHITECTURE & PLANNING

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CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY &
BACKYARD REMODEL

OWNER:

WILLIAM GOMEZ & DANIELLA VILAR

11040 SW 69th AVENUE
PINECREST, FL 33156

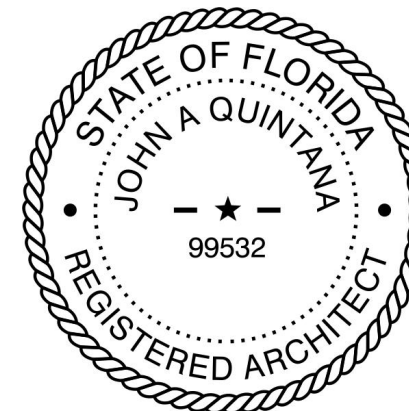
JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION

BUILDING DEPT. COMMENTS - SEPT. 2024



SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

ZONING
DIAGRAMS

DRAWING NO:

SPZ2.00

ZONING CALCULATIONS:

ZONING DISTRICT: EU-1
FLOOD ZONE: X & AE-10

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 (44.9%) = 19,024 SQ. FT.

AREA BREAKDOWN:

EXISTING RESIDENCE 6,246 SQ. FT.
EXISTING POOL 914 SQ. FT.
MISC. PADS, COLUMNS, LOW WALLS 206 SQ. FT.
PROPOSED NEW DRIVEWAY 5,038 SQ. FT.
PROPOSED SLAB 1,711 SQ. FT.
PROPOSED GAZEBO 1,029 SQ. FT.
PROPOSED POOL DECK 3,880 SQ. FT.

GREEN SPACE

MIN. GREEN SPACE REQ. (55%) = 23,302 SQ. FT.
GREEN SPACE PROVIDED (55.1%) = 23,344 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	20'-0"	23'-3"

DRIVEWAY AREA CALCULATIONS

FRONT AREA (FRONT BUILDING SETBACK 50') = 8,414 SQ. FT.

MAX. PERMITTED FRONT YARD FOR DRIVEWAY (60%) = 5,048 SQ. FT.
PROVIDED SQUARE FOOTAGE FOR DRIVEWAY (59.8%) = 5,038 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