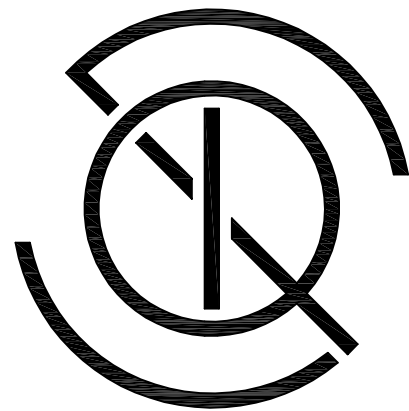




Q DESIGN STUDIO
ARCHITECTURE & PLANNING

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

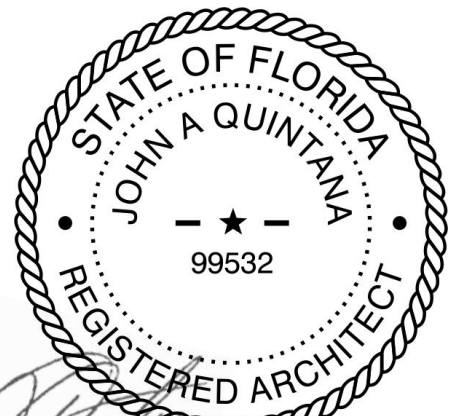
11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION

- BUILDING DEPT. COMMENTS - AUG. 2024
- BUILDING DEPT. COMMENTS - SEPT. 2024
- ZONING COMMENTS & UPDATED SURVEY
- POOL COORDINATION
-
-
-
-
-
-

SEAL:



John Alexander Quintana 09/29/2025
AR99532

DRAWING TITLE:

ZONING
DIAGRAMS

DRAWING NO:

SPZ1.00

ZONING CALCULATIONS:

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

LOT AREA: 44,431 SQ. FT.

BUILDING COVERAGE

SINGLE-STORY PRIMARY RESIDENCE (EXISTING):
MAX. BUILDING COVERAGE REQ. (20%) = 8,886 SQ. FT.
BUILDING COVERAGE PROVIDED (13.8%) = 6,162 SQ. FT.

PROPOSED ACCESSORY BUILDING:
MAX. BUILDING COVERAGE REQ. (5%) = 2,221 SQ. FT.
BUILDING COVERAGE PROVIDED (2.3%) = 1,029 SQ. FT.

IMPERVIOUS AREA

MAX. IMPERVIOUS SURFACE RATIO REQ. (45%) = 19,994 SQ. FT.
IMPERVIOUS SURFACE AREA PROVIDED (42%) = 18,792 SQ. FT.

AREA BREAKDOWN:

EXISTING RESIDENCE	6,162 SQ. FT.
MISC. PADS, COLUMNS, LOW WALLS	173 SQ. FT.
PROPOSED NEW DRIVEWAY	4,866 SQ. FT.
PROPOSED SLAB	1,711 SQ. FT.
PROPOSED GAZEBO	1,029 SQ. FT.
PROPOSED POOL DECK	4,851 SQ. FT.

GREEN SPACE

MIN. GREEN SPACE REQ. (55%) = 24,437 SQ. FT.
GREEN SPACE PROVIDED (58%) = 25,697 SQ. FT.

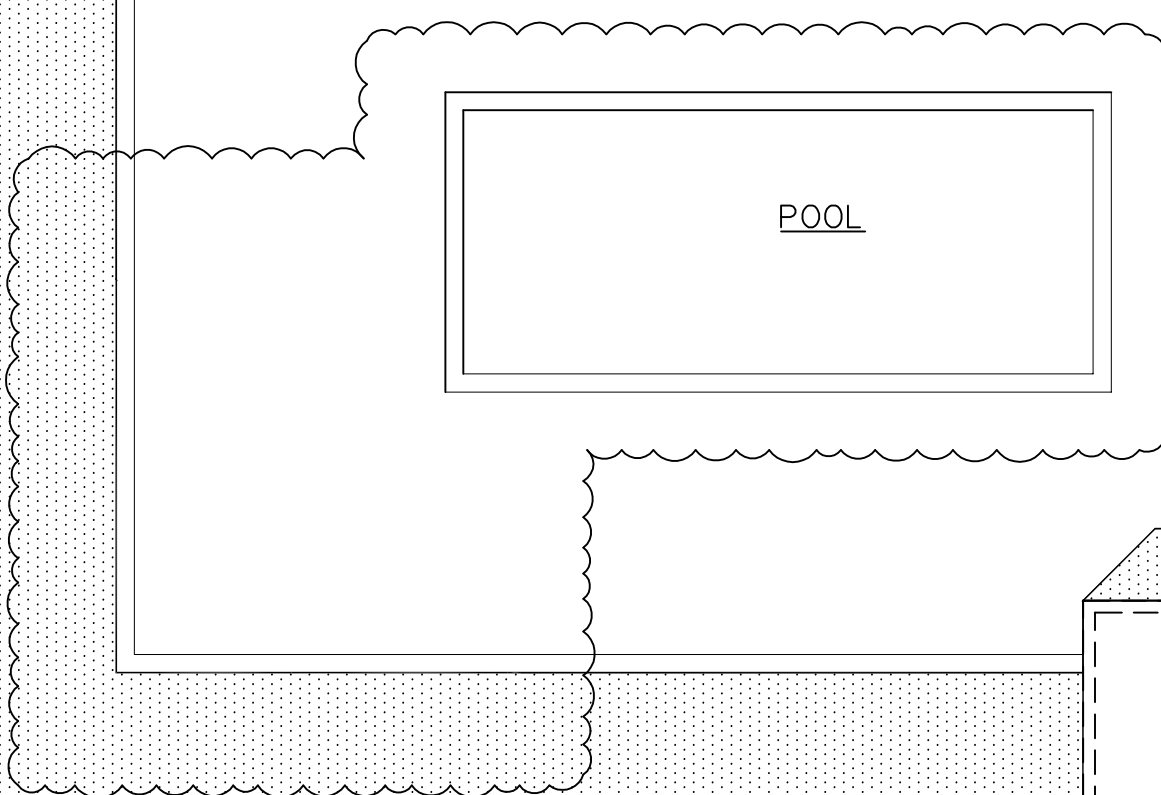
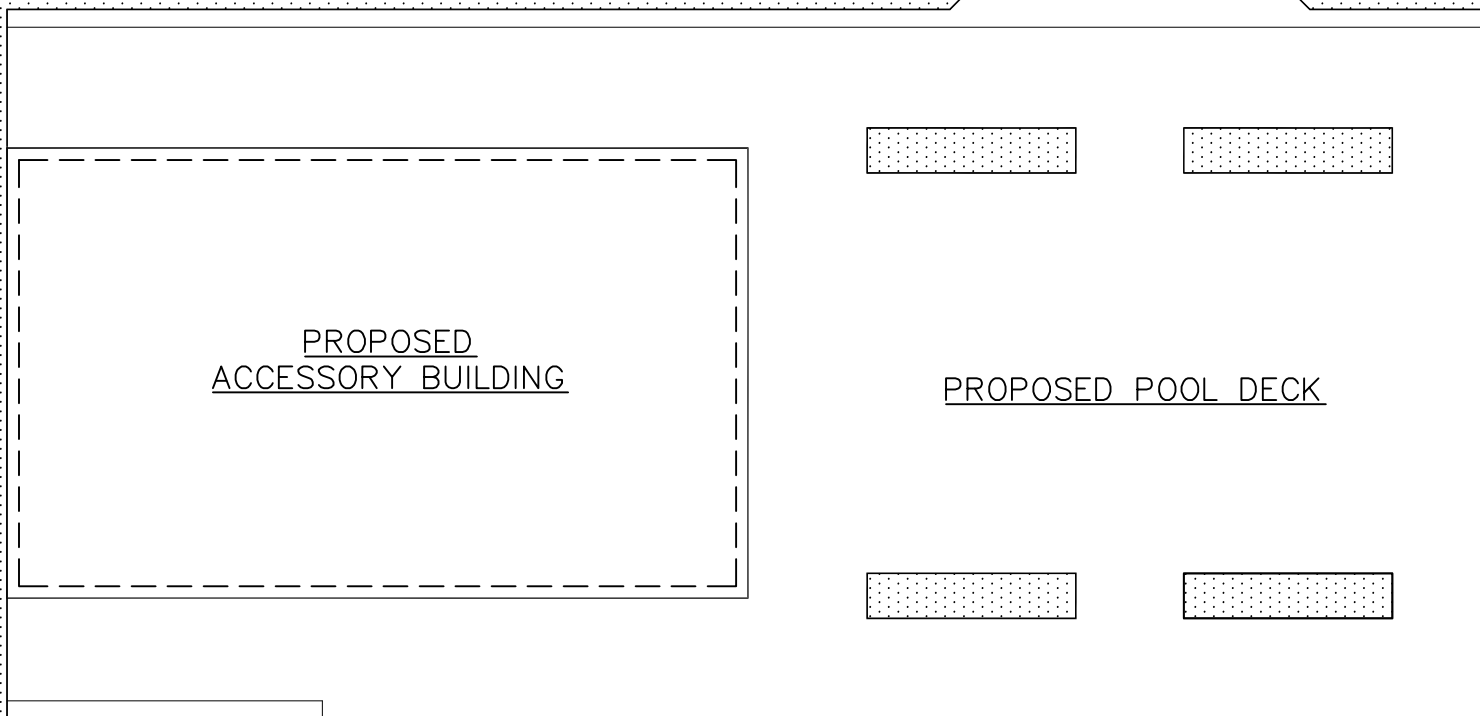
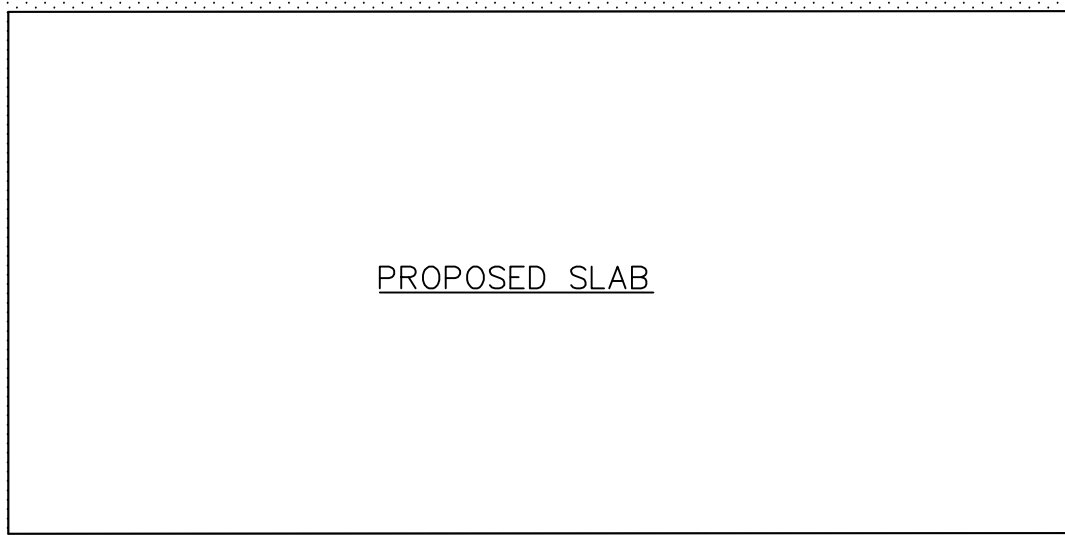
ACCESSORY SETBACKS:

LOCATION	REQUIRED	PROVIDED
FRONT	75'-0"	153'-2"
RIGHT SIDE	20'-0"	74'-9"
LEFT SIDE	20'-0"	105'-0"
REAR	20'-0"	21'-1"

DRIVEWAY AREA CALCULATIONS

FRONT AREA (FRONT BUILDING SETBACK 50') = 8,112 SQ. FT.

MAX. PERMITTED FRONT YARD FOR DRIVEWAY (60%) = 4,867 SQ. FT.
PROVIDED SQUARE FOOTAGE FOR DRIVEWAY (60%) = 4,866 SQ. FT.



BUILDING
FOOTPRINT

BUILDING
FOOTPRINT

LINE INDICATING THE LIMITS
OF THE FRONT YARD AREA.

LINE INDICATING THE
LIMITS OF THE
FRONT YARD AREA.

PROPOSED
DRIVEWAY

50'-0"
EXIST. FRONT SETBACK

IMPERVIOUS / PERVIOUS COVERAGE DIAGRAM

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