



SCALE: $3/32" = 1'-0"$

MAX. HEIGHT ALLOWED
AT 20'-0" REAR SETBACK: 18'-0"
HEIGHT PROVIDED: 18'-0"
F.A.R. ALLOWED: MAX. 5% OF LOT (1,974.64 SF)
F.A.R. PROVIDED: 548.68 SQ. FT. (1.39%)

NOTE:
ACCESSORY STRUCTURES DOES NOT MAKE UP MORE THAN 5% OF LOT COVERAGE AS PER VILLAGE OF PINECREST ZONING CODE, CHAPTER 30, DIVISION 4.2, (c) FOR EU-1 DISTRICT.

MAXIMUM GROUND FLOOR F.A.R. ALLOWED:	25.0%	(9,873.21	SQUARE FEET)
GROUND FLOOR F.A.R. PROVIDED:	22.20%	(8,766.01	SQUARE FEET)
ACCESSORY STRUCTURE F.A.R. PROVIDED:	1.39%	(548.68	SQUARE FEET)
TOTAL F.A.R. PROVIDED FOR ONE-STORY HOME:	23.59%	(9,314.69	SQUARE FEET)