

PROPERTY INFORMATION

FOLIO: 28-5913-003-0180
PROPERTY ADDRESS: 12115 ROLLING ROAD DR. PINECREST, FL 33156
LEGAL DESCRIPTION: LOT 6 LESS THE SOUTHEASTERLY 150 FEET OF LOT 6,
IN BLOCK 2 OF "TOWN AND RANCH ESTATES"
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 50, AT PAGE 46, OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL

ZONING LEGEND

PRIMARY ZONE: EU-1, 2300 ESTATES - 1 ACRE
LAND USE: 0101 RESIDENTIAL - SINGLE-FAMILY, LOW-DENSITY
REF: NEW 2 STORY SINGLE-FAMILY

FLOOD ZONE: X BASE FLOOD ELEVATION: -
CITY FLOOR CRITERIA: - HIGHEST CROWN OF THE ROAD: 11.10'

ELEVATION	LOWEST FLOOR	GARAGE	GRADE
PROPOSED	13.20'	18.10'	11.10'

PRINCIPAL BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	50.0'	50.0'
SIDE-STREET (*)	25.0'	25.0'
SIDE-INTERIOR:	20.0'	20.0'
REAR:	25.0'	25.0'
HEIGHT :	35.0'	25'11"

(*) ARTICLE 4(4.2X6) LOTS WHOSE FRONTAGE IS LESS THAN 125 FEET IN WIDTH
SHALL HAVE A SIDE STREET SETBACK OF 25 FEET.

SITE DATA

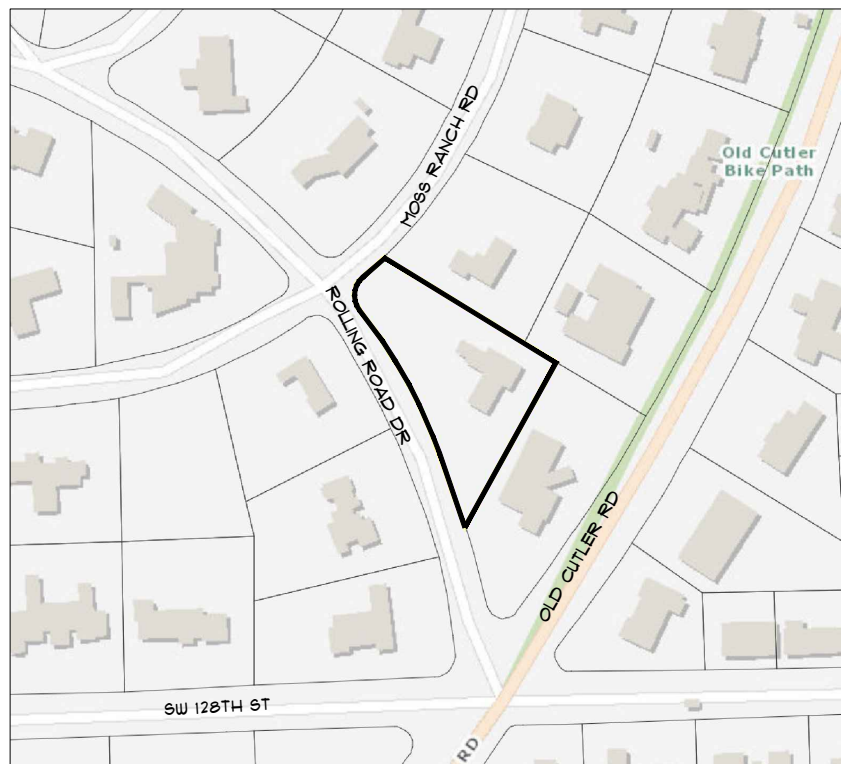
NET LOT AREA: 44,360 SF (1.03 ACRES)

BUILDING AREA

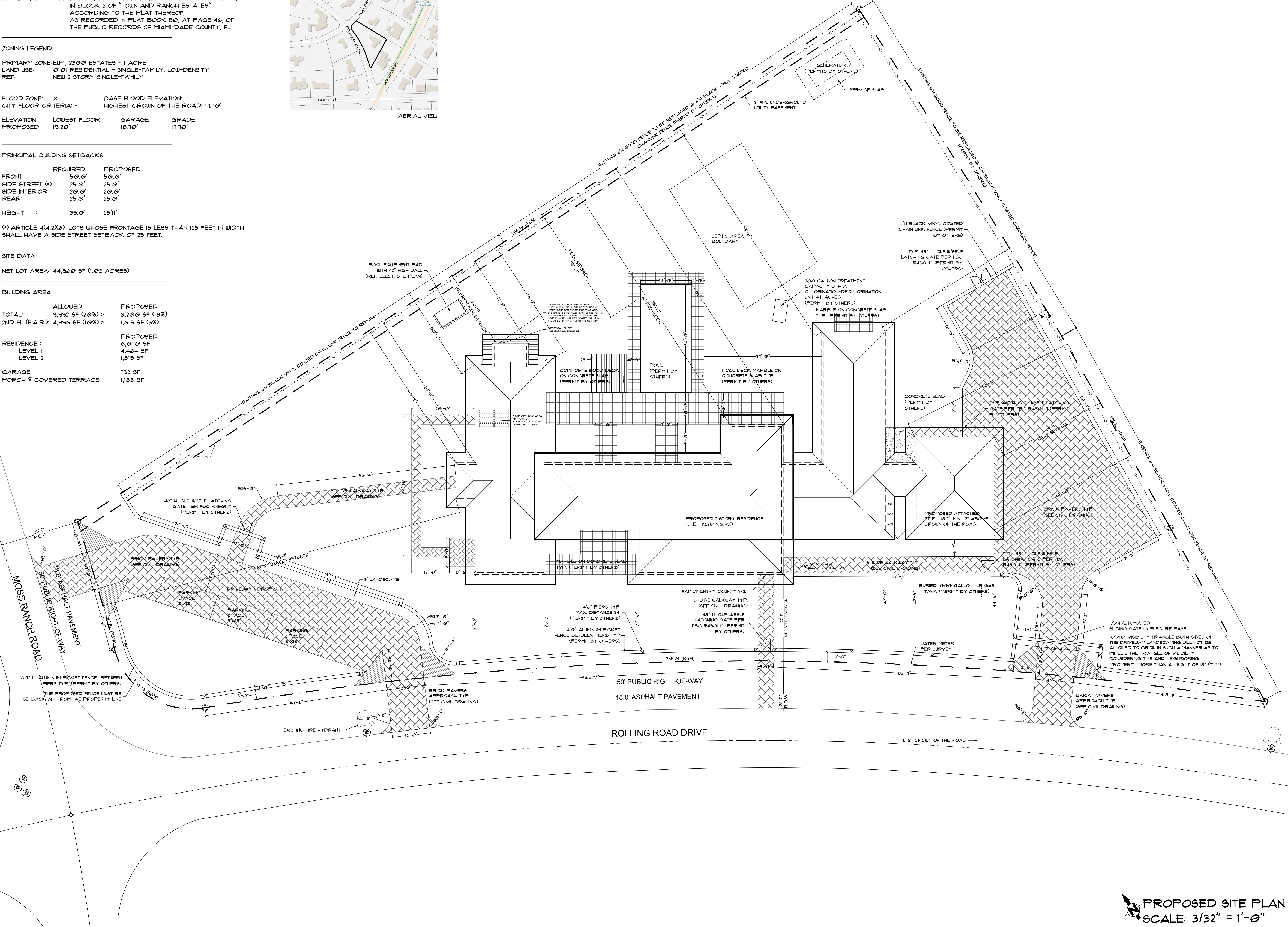
	ALLOWED	PROPOSED
TOTAL:	9,992 SF (20%) >	8,200 SF (18%)
2ND FL (F.A.R.)	4,996 SF (10%) >	1,615 SF (3%)

RESIDENCE :	PROPOSED
LEVEL 1:	6,070 SF
LEVEL 2:	4,464 SF
	1,815 SF

GARAGE:	733 SF
PORCH & COVERED TERRACE:	1,188 SF



AERIAL VIEW



REV	DATE	DESCRIPTION
0	10/10	ISSUED FOR BIDDING REVIEW

SHEET NO.	REV
A-100	0