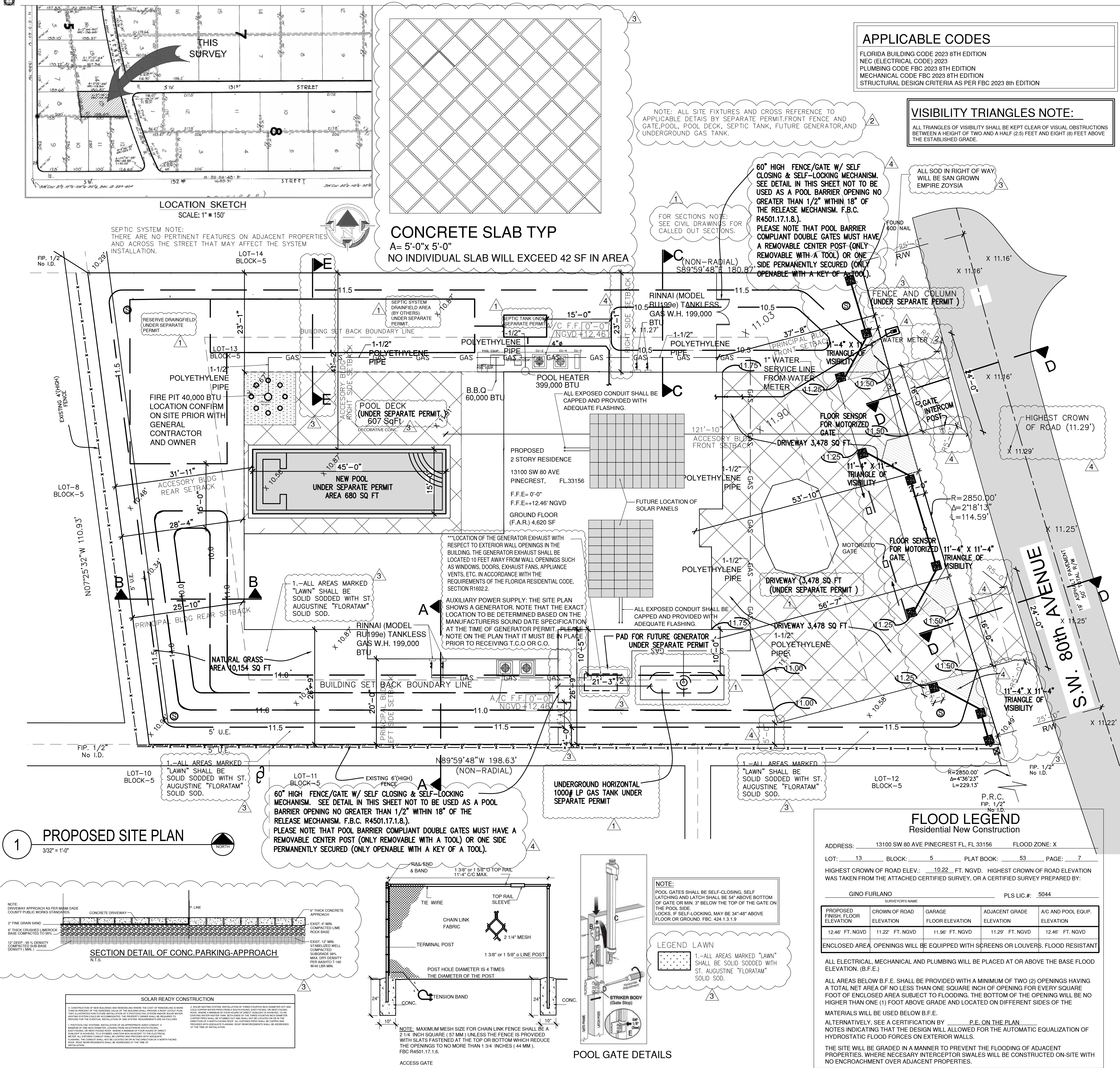
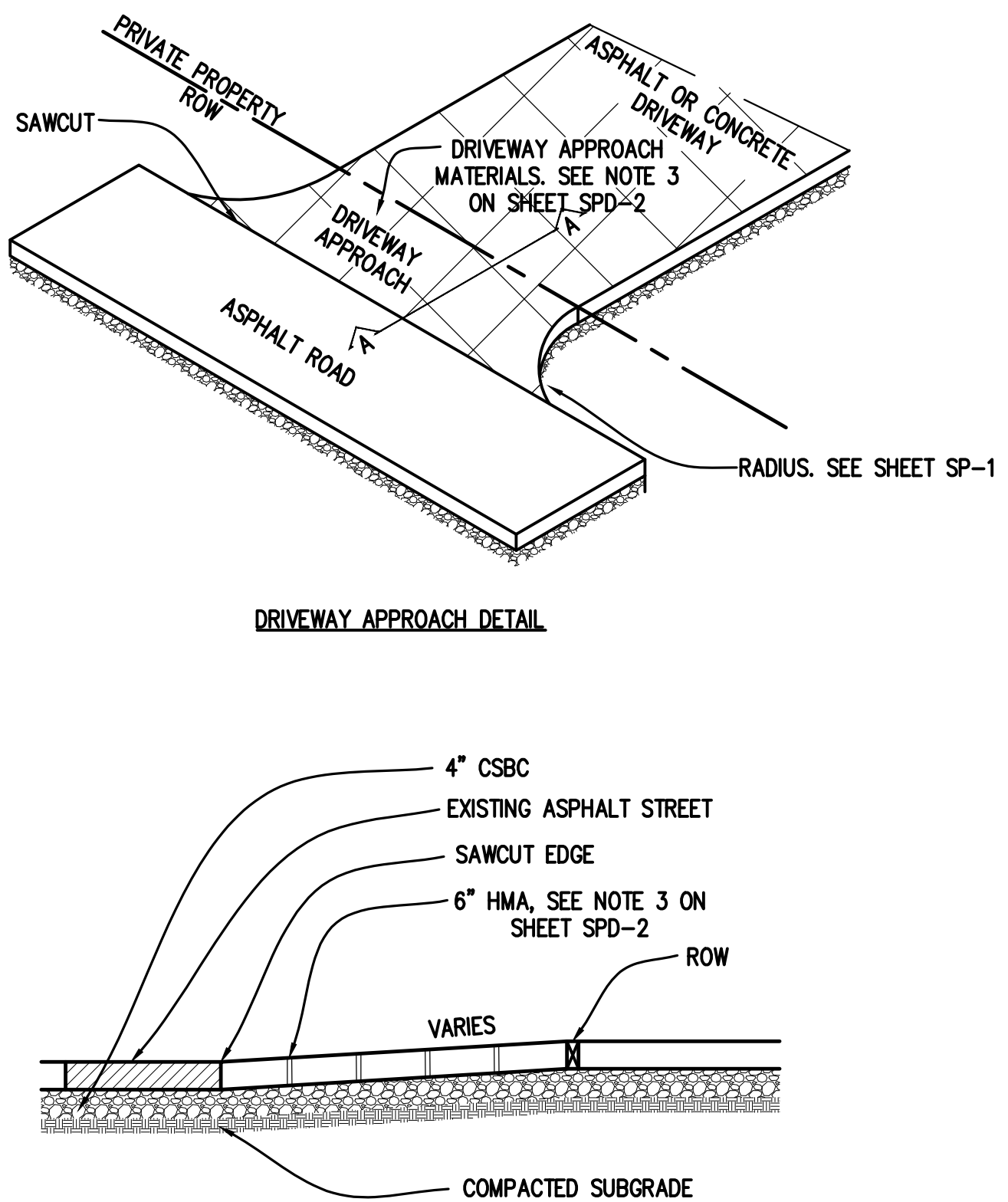




SITE CALCULATIONS		
LOT INFORMATION - EU-M		
	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	29'-6"
LOT COVERAGE BUILDING		4,620 sq.ft.
DRIVEWAY		3,478 sq.ft.
POOL		680 sq.ft.
POOL DECK PAVERS		607 sq.ft.
SAND AREA		150 sq.ft.
EQUIPMENT SLABS		130 sq.ft.
TOTAL IMPERVIOUS AREA		9,665 sq.ft.
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,620 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,620 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,620 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,154 sq.ft (48.18%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	9,662 sq.ft (45.84%)



DE LA LLAMA + ASSOCIATES, INC.

ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA

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STATE OF COLORADO - ARC.00404538

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STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION DATE BY

1 3-20-25 REVISION

2 5-13-25 REVISION

3 6-24-25 REVISION

4 9-04-25 REVISION

DRAWING NAME

SITE
PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

S-P.1