

PROPERTY INFORMATION

FOLIO: 20-5013-003-0100
 PROPERTY ADDRESS: 1215 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

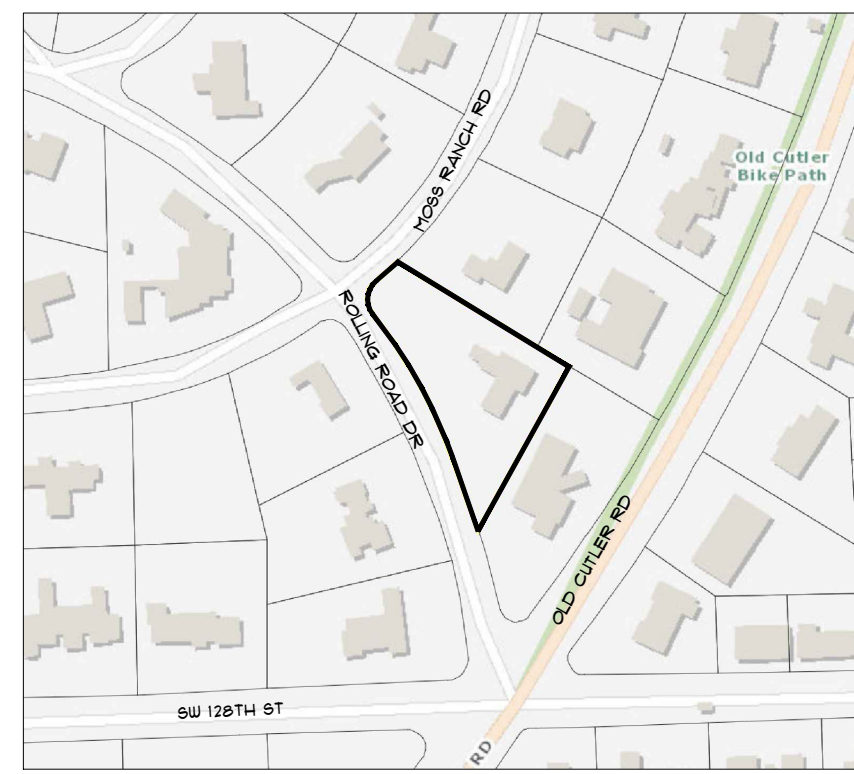
FLOOD ZONE: X BASE FLOOD ELEVATION: -
 CITY FLOOR CRITERIA: - HIGHEST CROWN OF THE ROAD: 11.10'

ELEVATION PROPOSED	LOWEST FLOOR	GARAGE GRADE	GRADE
	13.81'	13.24'	11.10'

PRINCIPAL BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	50.0'	110.00'
SIDE-STREET (*)	25.0'	21.25'
SIDE-INTERIOR:	20.0'	24.83'
REAR:	25.0'	21.33'
HEIGHT :	35.0'	21.92'

(*) 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

TOTAL NET LAND 44,960 SF (1.03 ACRES)

BUILDING COVERAGE (UNDER ROOF)

FIRST FLOOR

RESIDENCE (UNDER A/C)	4,429.8 SF
GARAGE	133.3 SF
CARPORT	350.0 SF
COVERED PATIO / BALCONY	671.1 SF
COVERED PORCH	441.6 SF
LANAI / BBQ AREA	681.1 SF
CABANA BATH/UTILITY (UNDER A/C)	83.6 SF
TOTAL =	7,391.6 SF (16.4%) < 20%

SECOND FLOOR

RESIDENCE (UNDER A/C)	2,652.1 SF
COVERED TERRACE / BALCONY	916.4 SF
TOTAL =	3,568.5 SF (8.1%) < 10% F.A.R.

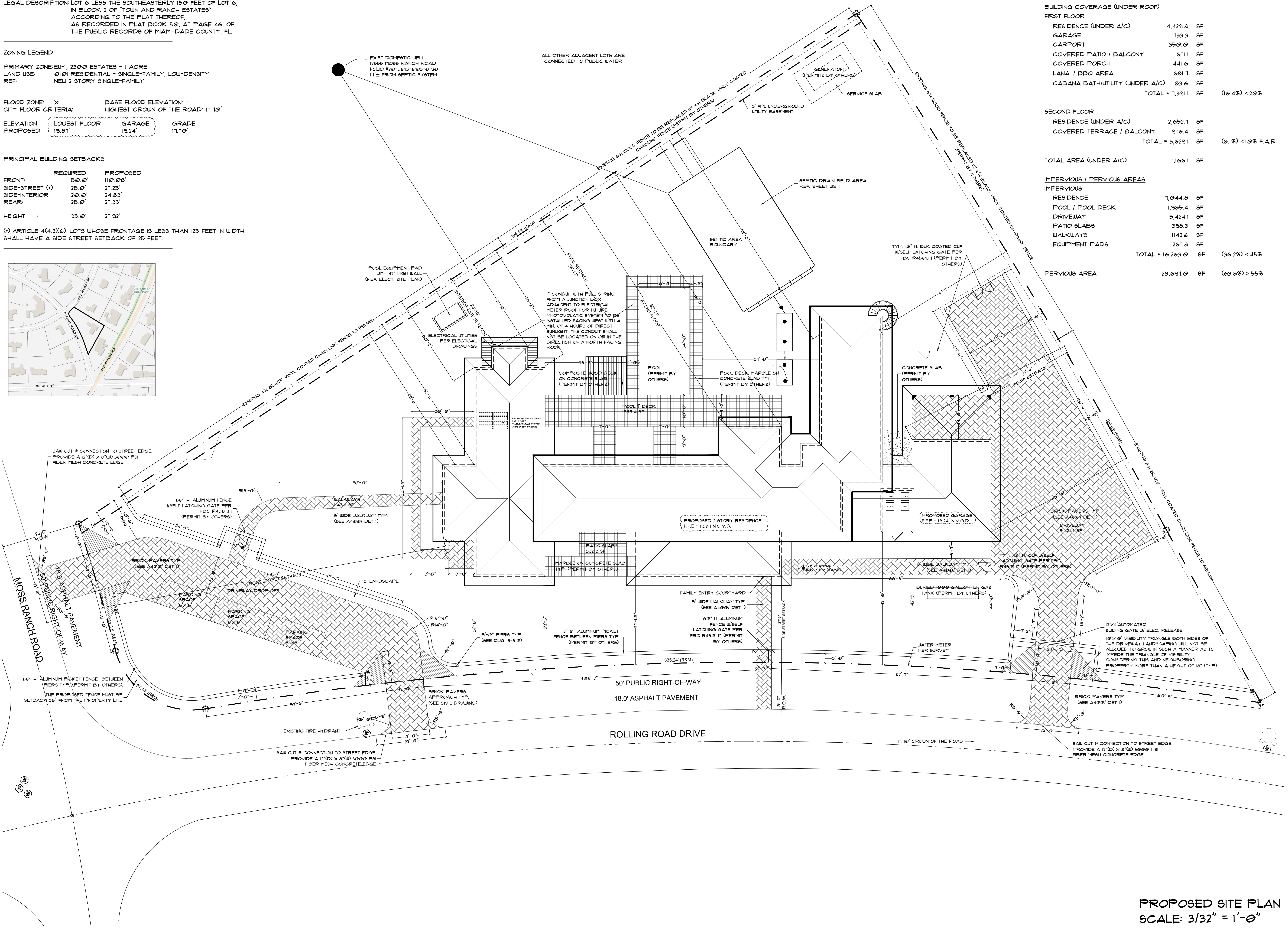
TOTAL AREA (UNDER A/C) 1,166.1 SF

IMPERVIOUS / PERVIOUS AREAS

IMPERVIOUS

RESIDENCE	1,044.8 SF
POOL / POOL DECK	1,385.4 SF
DRIVEWAY	5,424.1 SF
PATIO SLABS	398.3 SF
WALKWAYS	1142.6 SF
EQUIPMENT PADS	267.8 SF
TOTAL =	16,263.0 SF (36.2%) < 45%

PERVIOUS AREA 28,697.0 SF (63.8%) > 55%



CASTRO RESIDENCE

PROPOSED NEW SITE PLAN

**1215 ROLLING ROAD DRIVE
PINECREST, FL 33156**

SEAL

PREPARED BY: SY

CHECKED BY: NAC

REV	DATE	DESCRIPTION
1	12/12/23	ISSUED FOR PERMITS
2	01/23/24	REVISED AS SHOWN
3	02/07/24	REVISED AS SHOWN

SCALE: AS SHOWN

JOB NO: 22-PRO-0028

SHEET NO.	REV.
A-100	6

PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"