

PROPERTY INFORMATION

FOLIO: 28-5913-003-0180
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

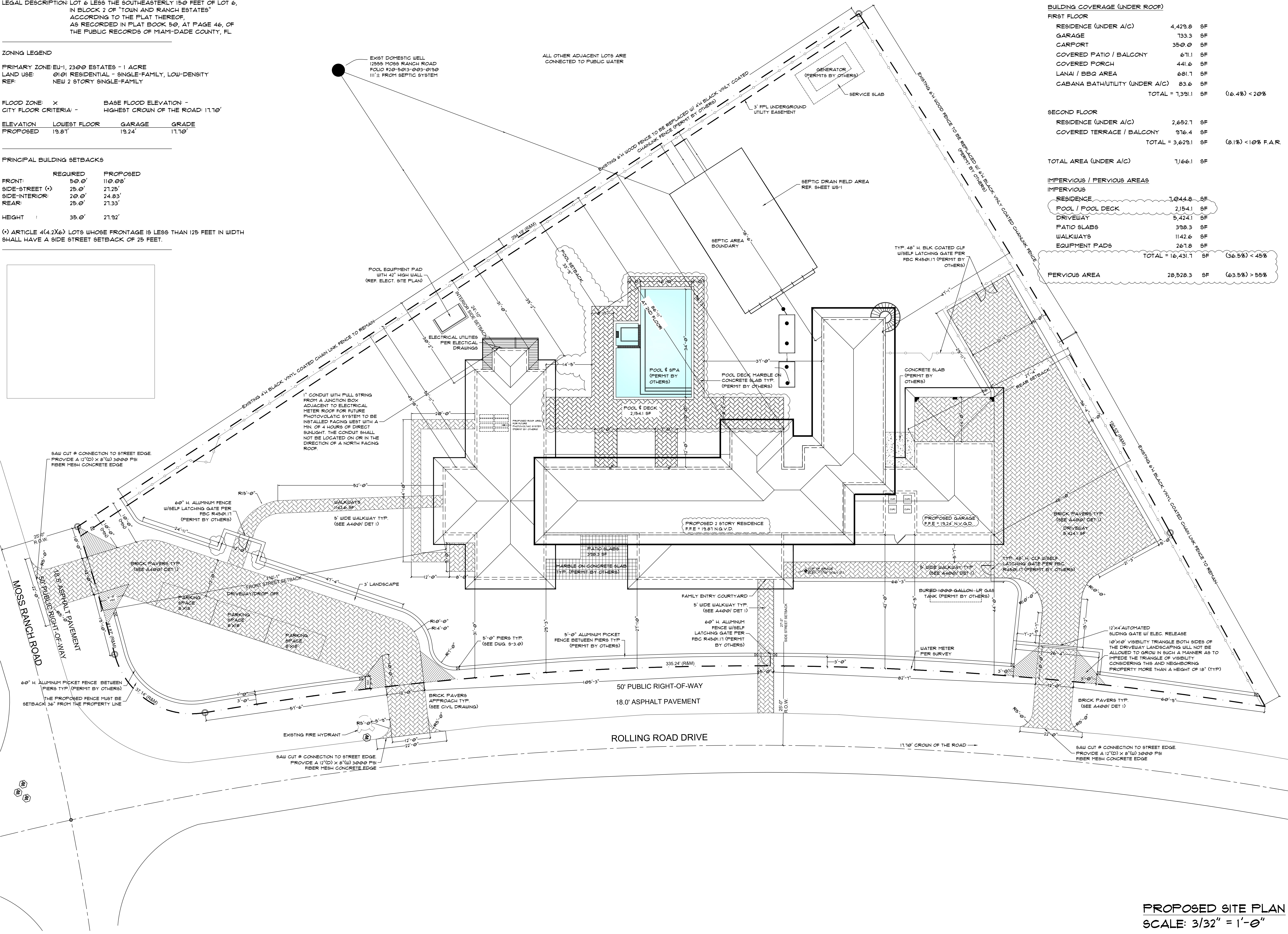
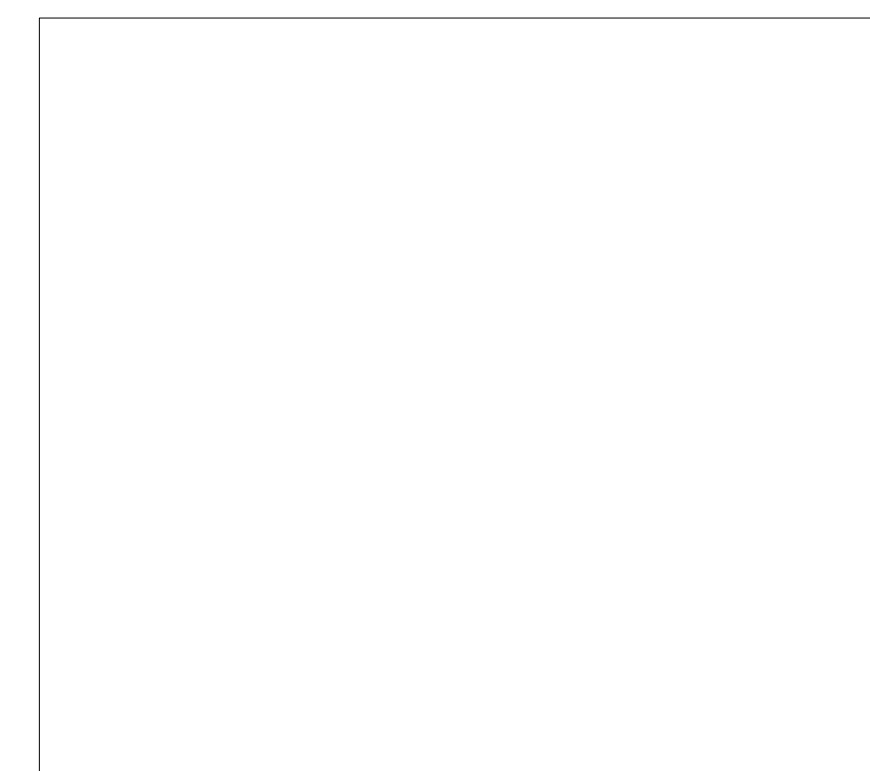
FLOOD ZONE: X BASE FLOOD ELEVATION: -
CITY FLOOR CRITERIA: - HIGHEST CROWN OF THE ROAD: 11.10'

ELEVATION	LOWEST FLOOR	GARAGE	GRADE
PROPOSED	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 44,360 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 =	7,391.1 SF (16.4%) < 20%

SECOND FLOOR

RESIDENCE (UNDER A/C)	2,652.1 SF
COVERED TERRACE / BALCONY	916.4 SF
TOTAL =	3,629.1 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	2,154.1 SF
DRIVEWAY	5,424.1 SF
PATIO SLABS	398.3 SF
WALKWAYS	1,142.6 SF
EQUIPMENT PADS	267.8 SF
TOTAL =	16,431.7 SF (36.5%) < 45%

PERVIOUS AREA 28,520.3 SF (63.5%) > 55%



CASTRO RESIDENCE

PROPOSED NEW SITE PLAN

1215 ROLLING ROAD DRIVE
PINECREST, FL 33156

SEAL

PREPARED BY: ST

CHECKED BY: NAC

REV	DATE	DESCRIPTION
0	10/10/23	DESIGNED FOR
1	10/10/23	REVIEWED
2	10/10/23	REVIEWED
3	10/10/23	REVIEWED
4	10/10/23	REVIEWED

SCALE: AS SHOWN

JOB NO: 22-PRO-0018

SHEET NO.	REV
A-100	1

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

PAPER SIZE: ARCH EXPAND E1 (30" X 42")

SITE DATA

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

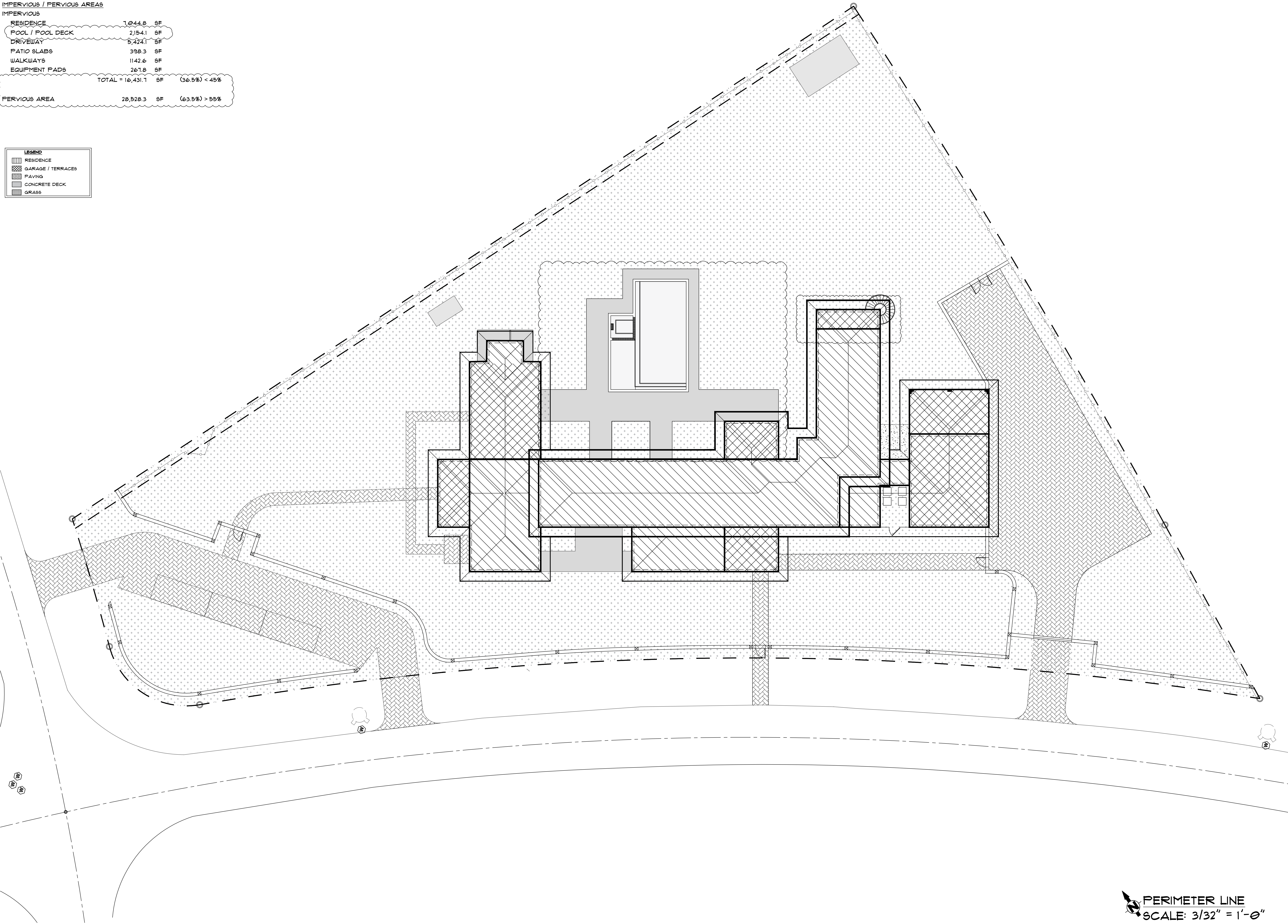
IMPERVIOUS / PERVIOUS AREAS

IMPERVIOUS

RESIDENCE	1,044.0	SF
POOL / POOL DECK	2,154.1	SF
DRIVEWAY	5,424.1	SF
PATIO SLABS	398.3	SF
WALKWAYS	1,142.6	SF
EQUIPMENT PADS	267.0	SF
TOTAL	16,431.1	SF (36.5%) < 45%

PERVIOUS AREA 28,528.3 SF (63.5%) > 55%

LEGEND	
	RESIDENCE
	GARAGE / TERRACES
	PAVING
	CONCRETE DECK
	GRASS



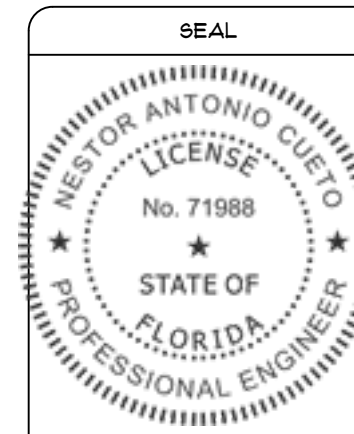
PERIMETER LINE
SCALE: 3/32" = 1'-0"



CASTRO RESIDENCE

SITE COVERAGE PLAN

12715 ROLLING ROAD DRIVE
PINECREST, FL 33156



PREPARED BY: ST

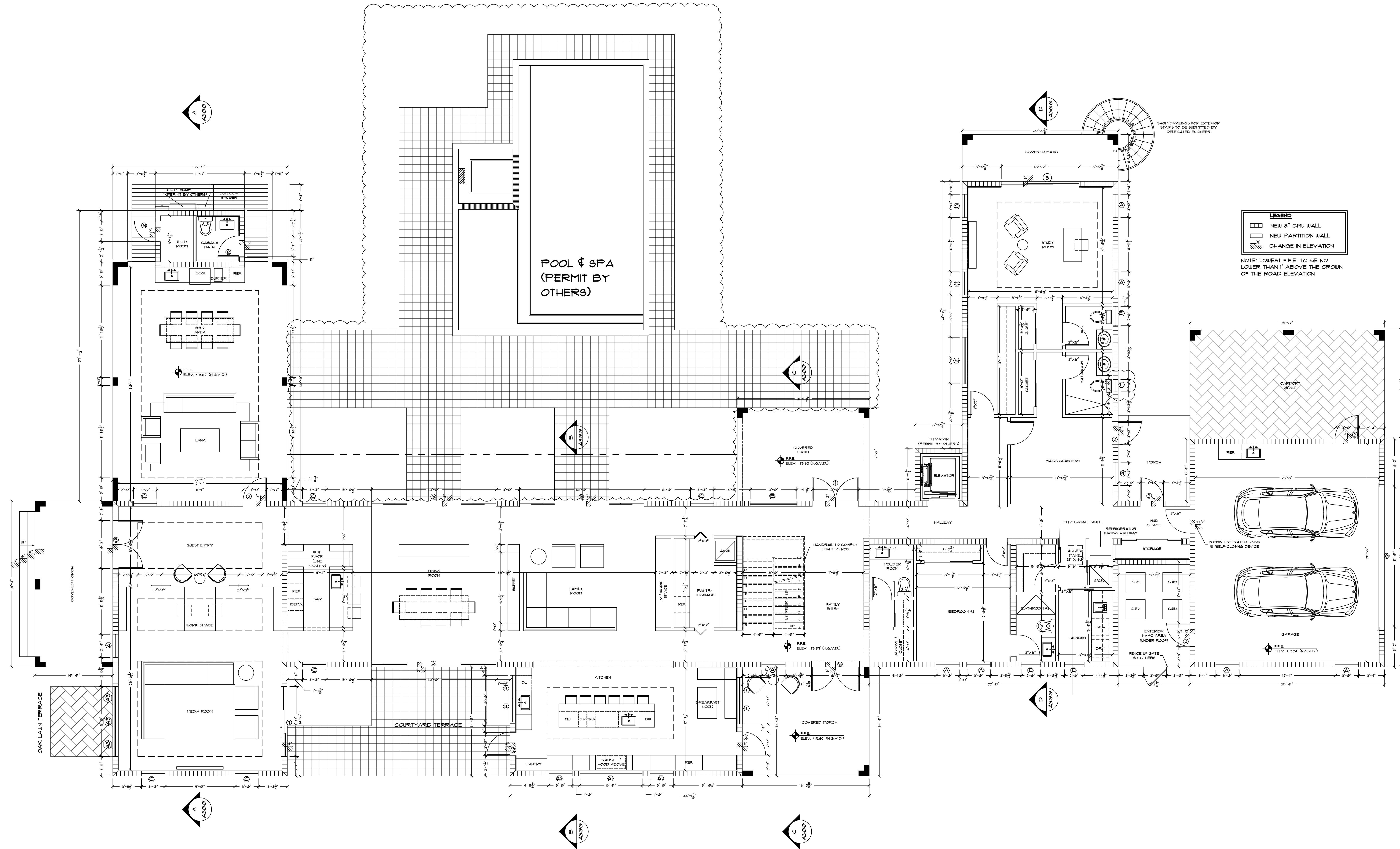
CHECKED BY: NAC

REV	DATE	DESCRIPTION
0	10/03	DESIGNED FOR
1	03/04	REVISOR'S REVIEW
2	06/05	REVISED AS SHOWN
3	06/05	REVISED AS SHOWN

SCALE: AS SHOWN

JOB NO: 22-PRO-0028

SHEET NO.	REV
A-101	2



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"