Location Map (Referenced from Google Earth) Copy 1
Not to Scale

PROPERTY INFORMATION:
ADDRESS: 12940 SW 63rd AVE. PINECREST, FL 33156
FOLIO No. 20-5013-005-0030
LEGAL DESCRIPTION: LOT 3, BLOCK 1, OF BAY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

LOT INFORMATION:
LOT SIZE = 38,768 SF OR 0.89 ACRES

FLOOD INFORMATION:

COMMUNITY NUMBER: 120425
PANEL NUMBER: 0468
SUFFIX: L
DATE OF FIRM INDEX: 09/11/2009
FIRM ZONE: ZONE X
BASE FLOOD ELEVATION: N/A

H.C.O.R. = 15.95'
BASE ELEVATION H.C.O.R. + 8" = 16.62'
EXISTING RESIDENCE F.F.ELE: = 16.47'
NEW ADDITION F.F.ELEV: = 16.64'

ZONING INFORMATION:
ZONING DISTRICT: EU-1 (SINGLE FAMILY RESIDENTIAL ESTATES)
USE: PROPOSED USE = RESIDENTIAL (SINGLE FAMILY)

REFER TO ZONING DIAGRAMS (SHEETS A108 & A110) FOR ZONING CALCULATIONS

SETBACKS:
MAIN HOUSE:

	REQUIRED	PROVIDED
FRONT:	50'-0"	50'-5"
SIDE INTERIOR:	20'-0"	20'-11"
REAR:	25'-0"	NOT ALTERED

BUILDING HEIGHT:
MAXIMUM ALLOWED: 2-STORIES OR 35'-0"

PROPOSED HEIGHT: 29'-6" FROM THE BASE ELEVATION LINE (HCOR + 8") TO THE TOP OF THE RIDGE LINE OF THE ROOF.

SCOPE OF WORK DESCRIPTION:

THE SCOPE OF THE WORK UNDER THIS SUBMITTAL SHALL ENCOMPASS THE FOLLOWING:
-DEMOLITION OF EXISTING TENNIS COURT.
-NEW CONSTRUCTION OF 2-STORY ADDITION.
-NEW PAVERS DRIVEWAY.
-NEW ACCESS GATE AND FENCE.
-NEW SEPTIC SYSTEM (FOR NEW ADDITIONONLY).

NOTE:
-PERIMETER FENCES AND GATES ARE TO REMAIN AND NOT ALTERED UNDER THIS SUBMITTAL.

CODES IN EFFECT:
FBC 7th EDITION RESIDENTIAL 2020
FBC 7th EDITION MECHANICAL 2020
FBC 7th EDITION ENERGY CONSERVATION 2020
FBC 7th EDITION TEST PROTOCOLS FOR HVHZ 2020
VILLAGE OF PINECREST ZONING CODE, LATEST EDITION

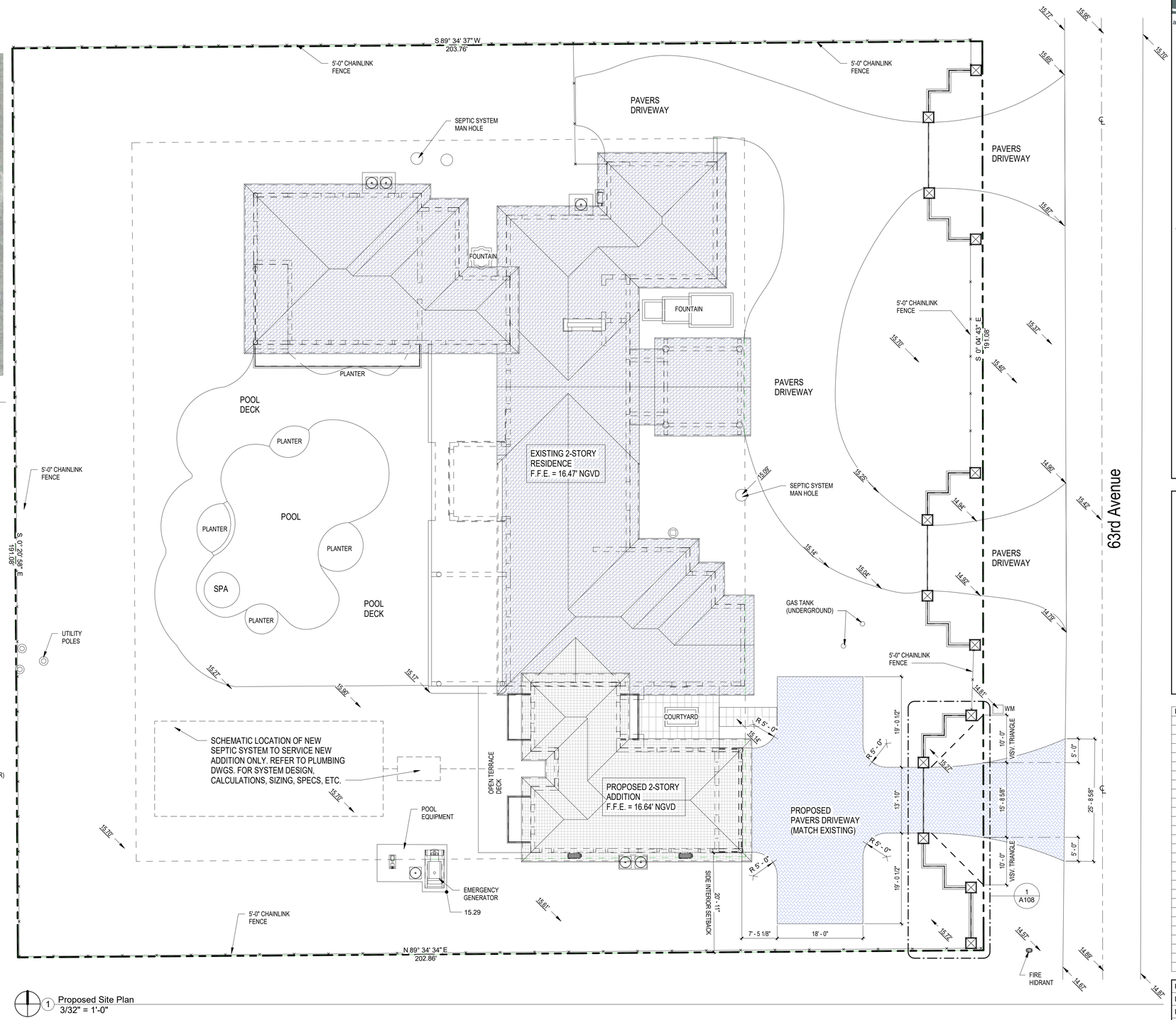
CONSTRUCTION LEGEND & INFORMATION:
OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK: ADDITION
CONSTRUCTION TYPE: TYPE V-B: NS (NO - SPRINKLERS)
2-STORY, LESS THAN 40 '-0" HEIGHT

UNDER A SEPARATE PERMIT:
-ANY WORK ON THE RIGHT OF WAY
-EXTERIOR WINDOWS AND DOORS
-SWIMMING POOL & POOL EQUIPMENT / LIGHTING
-MECHANICAL, ELECTRICAL & PLUMBING TRADES
-GENERATOR AND GAS TANK
-DRIVEWAYS APPROACH
-ROOFING SYSTEM
-LANDSCAPE IRRIGATION SYSTEM
-ON-SITE SEPTIC SYSTEM

DEFERED SUBMITTALS:
-SEPTIC SYSTEM PERMIT (APPLICATION BY SEPTIC TANK CONTRACTOR)
-SWIMMING POOL, POOL DECK, POOL EQUIPMENT, (BY POOL CONTRACTOR)
-FLOOR & ROOF TRUSSES (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-RAILING (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-EXTERIOR WINDOWS & DOORS (SHOP DRAWINGS SUBMITTAL WITH NOAs, PRODUCT APPROVALS, ETC.)
-ROOFING SYSTEM (SHOP DRAWINGS SUBMITTAL WITH PRODUCT APPROVAL, SPECS, SYSTEM DETAILS, ETC.)

NOTE:
REFER TO SURVEY FOR OTHER EXISTING SITE FEATURES, INCLUDING TREES, UTILITIES, ETC.

ALSO REFER TO TREE REMOVAL / RELOCATION PERMIT FOR PALMS TO BE RELOCATED / REMOVED.



Proposed Site Plan
3/32" = 1'-0"

NOVUS Archetype
architecture / interior / planning

NOVUS Archetype, LLC
12721 SW 30th ST. MIAMI, FL 33175
PH: (305) 505-6910
email: julio@novusarchetype.com
AA26001460
Qualifier: Julio Pulido, AIA
License #: AR93904
Qualifier : Salvador Ben Mitrani, NCARB
License # : AR99606

STATE OF FLORIDA · JULIO PULIDO · AR93904 · REGISTERED ARCHITECT

Julio Pulido
Digitally signed by Julio Pulido
Date: 2023.05.19 08:47:45 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl 33156

No.	Description	Date

Project number	-
Date	12-20-2022
Drawn by	SM
Checked by	SM, JP

SHEET TITLE
Proposed Site Plan

SHEET No.
A105