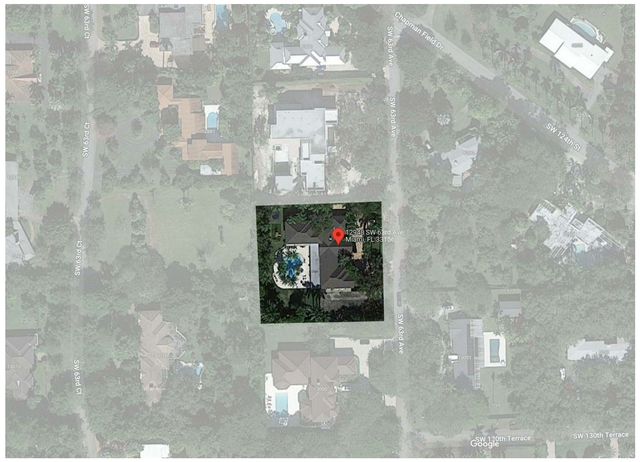


2 Location Map (Referenced from Google Earth)
Not to Scale

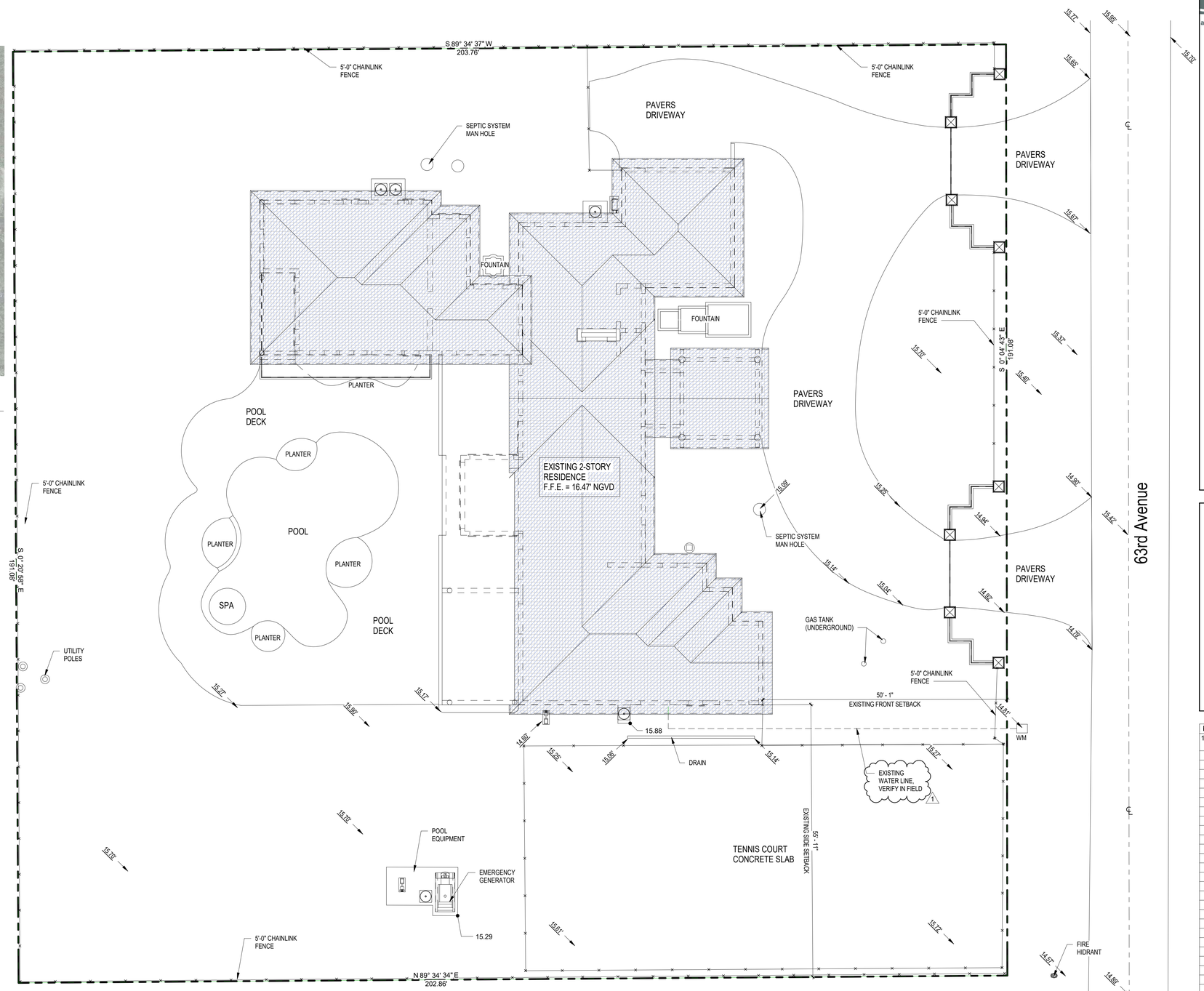
PROPERTY INFORMATION:
ADDRESS: 12940 SW 63rd AVE. PINECREST, FL 33156
FOLIO No. 20-5013-005-0030
LEGAL DESCRIPTION: LOT 3, BLOCK 1, OF BAY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

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'



1 Existing 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: 2024.04.15 16:05:42 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl 33156

No.	Description	Date
1	Revision 1 Bldg. Dpmt. Comments & Owner Changes	03-14-24

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

SHEET TITLE
Existing Site Plan

SHEET No.
A100