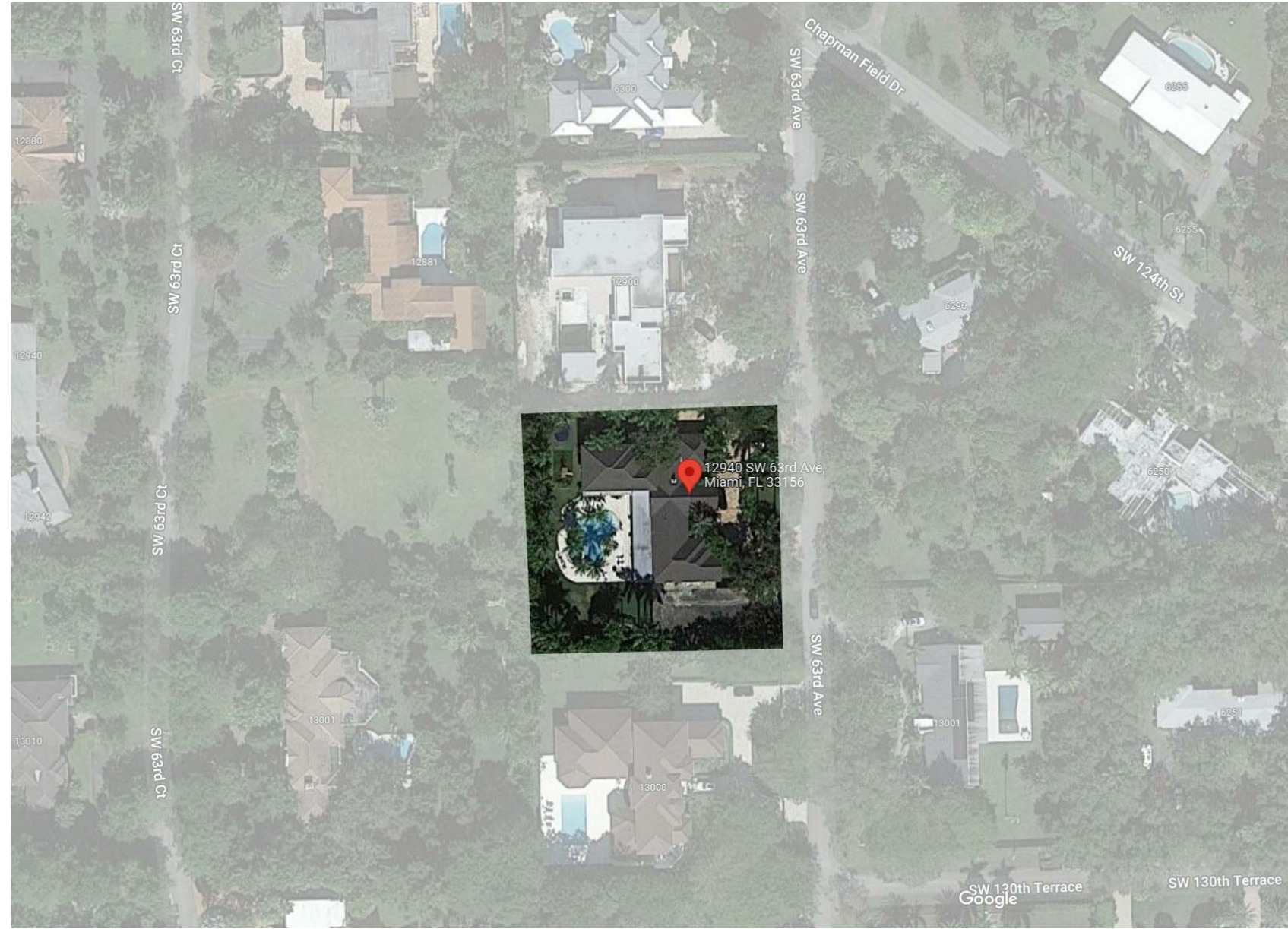


Location Map (Referenced from Google Earth)

Not to Scale

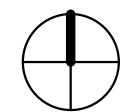
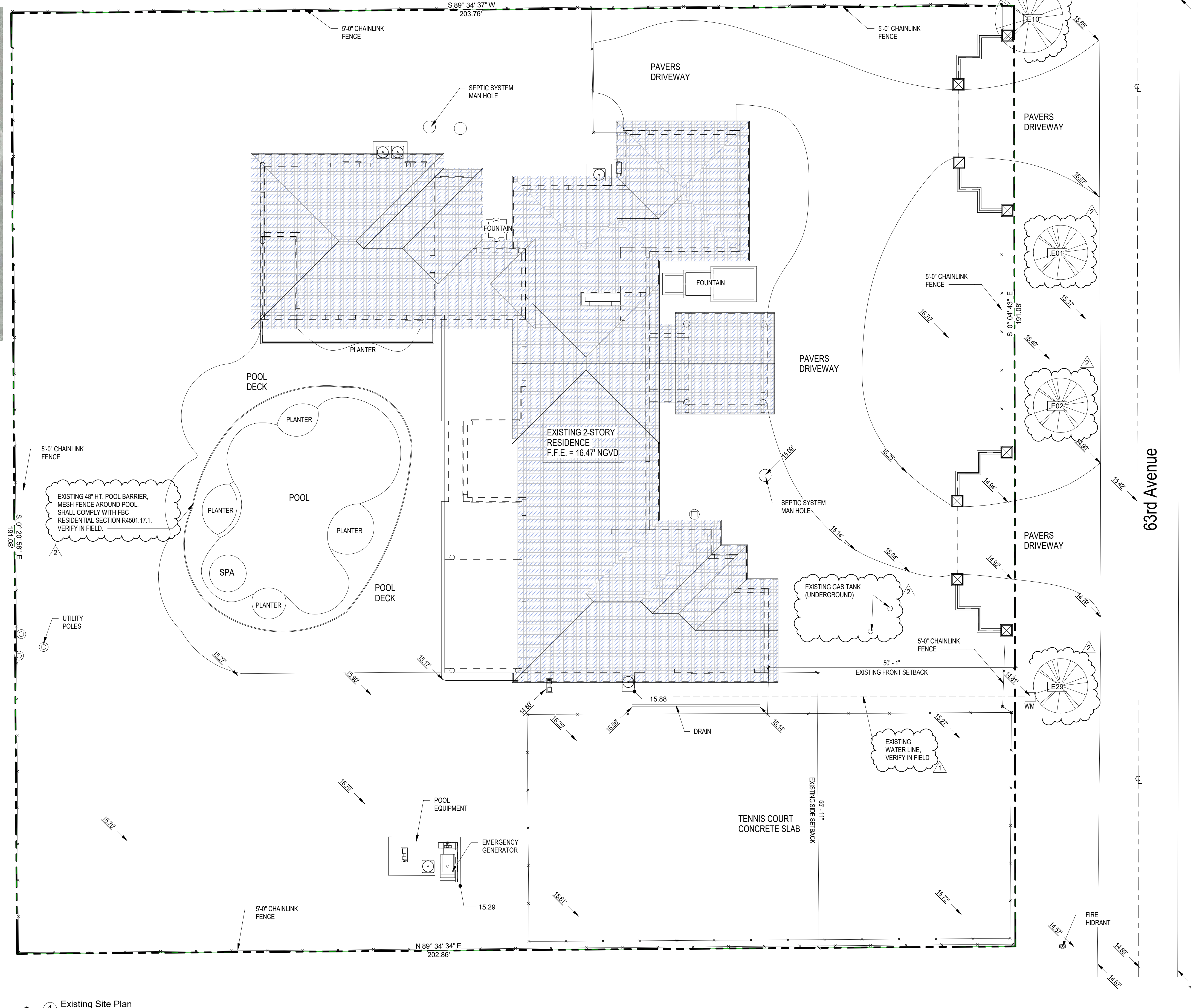
PROPERTY INFORMATION:
ADDRESS: 12940 SW 63rd AVE. PINECREST, FL 33156
FOLIO No. 20-5013-005-0030
LEGAL DESCRIPTION: LOT 3, BLOCK 1, OF BAY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

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"

Existing Street Trees & Palms List								
Mark	Name	Description	Count	Trunk Dia. Inches	Canopy Dia. Feet	Height Feet	Native	Comments
E01	Oak	Tree	1	12	16	20	Yes	
E02	Oak	Tree	1	12	16	20	Yes	
E10	Ficus	Tree	1	41	17	25	No	
E29	Oak	Tree	1	8	8	15	Yes	

REFER TO PROVIDED TREE SURVEY FOR ADDITIONAL INFORMATION AND ALL OF THE OTHER TREES AND PALMS INSIDE THE PROPERTY.



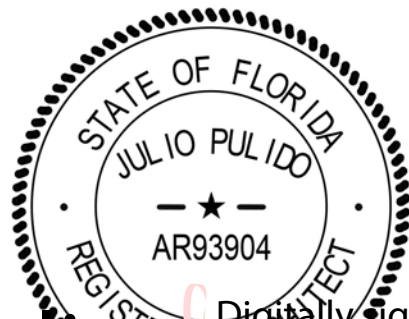
NOVUS Archetype, LLC

12721 SW 30th ST. MIAMI, FL 33175
 PH: (305) 505 6010

email: julio@novusarchetype.com
AA06004160

Qualifier: Julio Pulido, AIA
License #: A788884

Qualifier : Salvador Ben Mitrani, NCARB



Julio Pulido

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl
33156

[illegible]

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

Existing Site Plan

9

SHEET No. _____

A 100

A100

7100
