

PROPERTY ADDRESS: 12805 W 69th COURT
MIAMI, FLORIDA 33156

FOLIO No.: 20-5014-044-0010

LEGAL DESCRIPTION: FAIRMONT ACRES SEC 2 PB 75-97
LOT 10 BLK 3
F/A/U 30-5014-044-00

CODE OF ORDINANCES VILLAGE OF PINECREST, VOL. II, CHAPTER 30

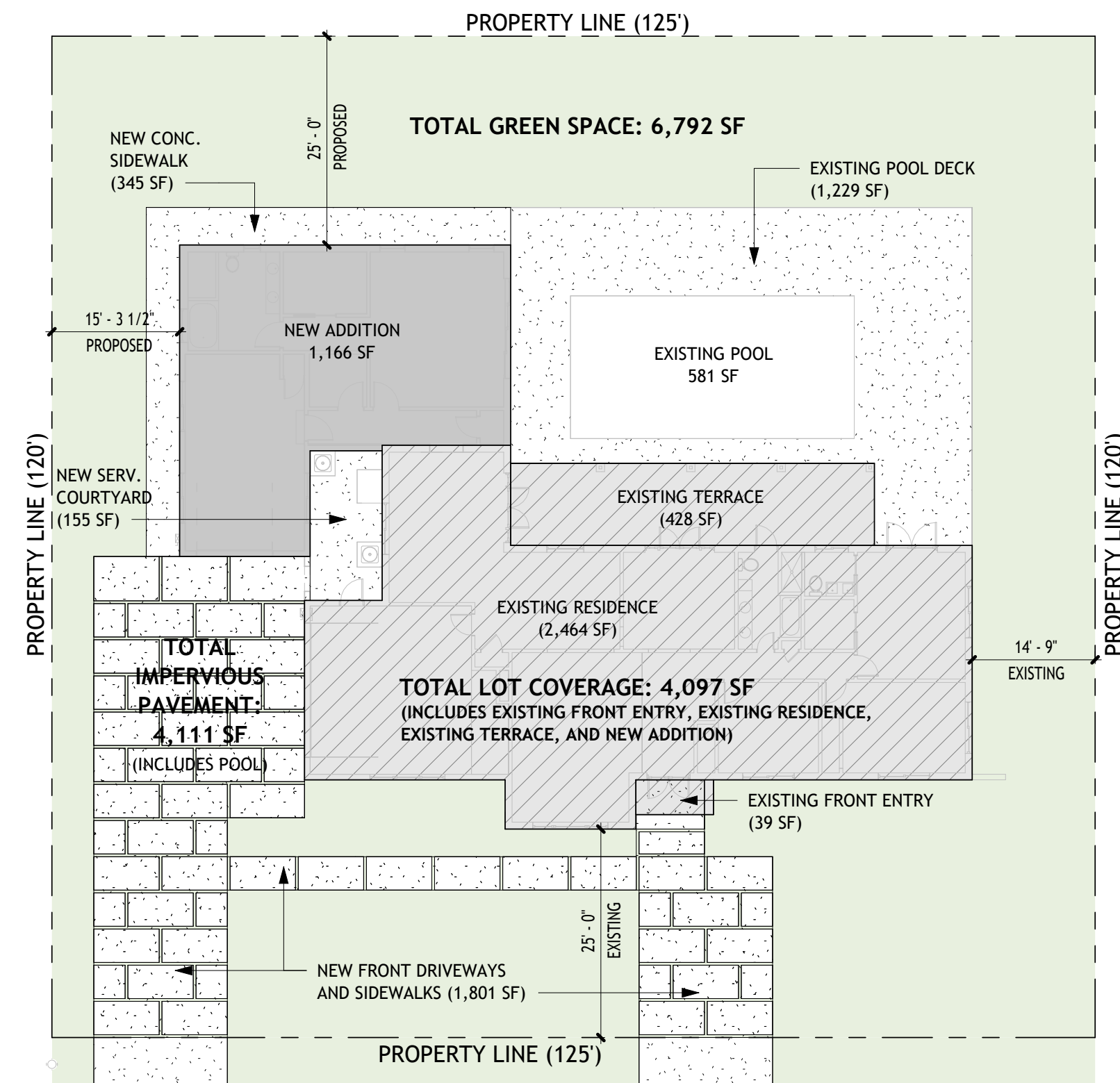
PRIMARY ZONE:	2100 ESTATES - 15,000 SF LOT
PRIMARY LAND USE:	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT
ZONING DISTRICT:	EU-M (RESIDENTIAL MODIFIED ESTATE)
NET LOT AREA:	14,985 SF (0.34 ACRE)
LOT COVERAGE:	4,097 SF (27.34%)

LOT COVERAGE:	ALLOWED	PROVIDED
MAX. BUILDING COVERAGE - 30%	14,985x0.30 = 4,495 SF	4,097 SF (*)
MAX. IMPERVIOUS SURFACE RATIO - 65%	14,985x0.65 = 9,740 SF	8,208 SF (**)
MIN. GREEN SPACE - 35%	14,985x0.35 = 5,245 SF	6,792 SF
(*) INCLUDES THE FOLLOWING:		
EXISTING RESIDENCE: 2,464 SF	POOL: 581 SF	
EXISTING TERRACE: 428 SF	POOL DECK: 1,229 SF	
EXISTING FRONT ENTRY: 39 SF	PAVED AREAS: 2,301 SF	
<u>NEW ADDITION:</u> 1,166 SF	<u>LOT COVERAGE:</u> 4,097 SF	
TOTAL: 4,097 SF	TOTAL: 8,208 SF	

BUILDING HEIGHT LIMIT:	ALLOWED	PROVIDED
PRINCIPAL USE	ONE STORY STRUCTURE: 24'	ONE STORY STRUCTURE: 13'-7"

MAIN HOUSE SETBACKS	REQUIRED	PROVIDED
FRONT: (TO NEW ADDITION)	25'-0"	57'-8"
REAR: (TO NEW ADDITION)	25'-0"	25'-0"
BETWEEN BUILDING	10'-0"	N/A
SIDE: NORTH (TO NEW ADDITION)	15'-0"	15'-4"
SIDE: SOUTH	15'-0"	14'-9" (EXIST.)

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No trees or shrubs or any other BOTANICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7'8 1/2"; from the edge of pavement to the base of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8'W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6" thick sidewalk and extend to the next adjacent white flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete - NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM OF 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. All work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing form, placing and finishing concrete and striping forms.
14. No portion of the public ROW can be enclosed by the contractor's fence at any time.
15. All sod in the ROW will be SAND GROWN, "EMPIRE ZOYSIA"
16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.



1 LOT COVERAGE AND GREEN SPACE DIAGRAM
1/16" = 1'-0"

EXISTING RESIDENCE
TO REMAIN

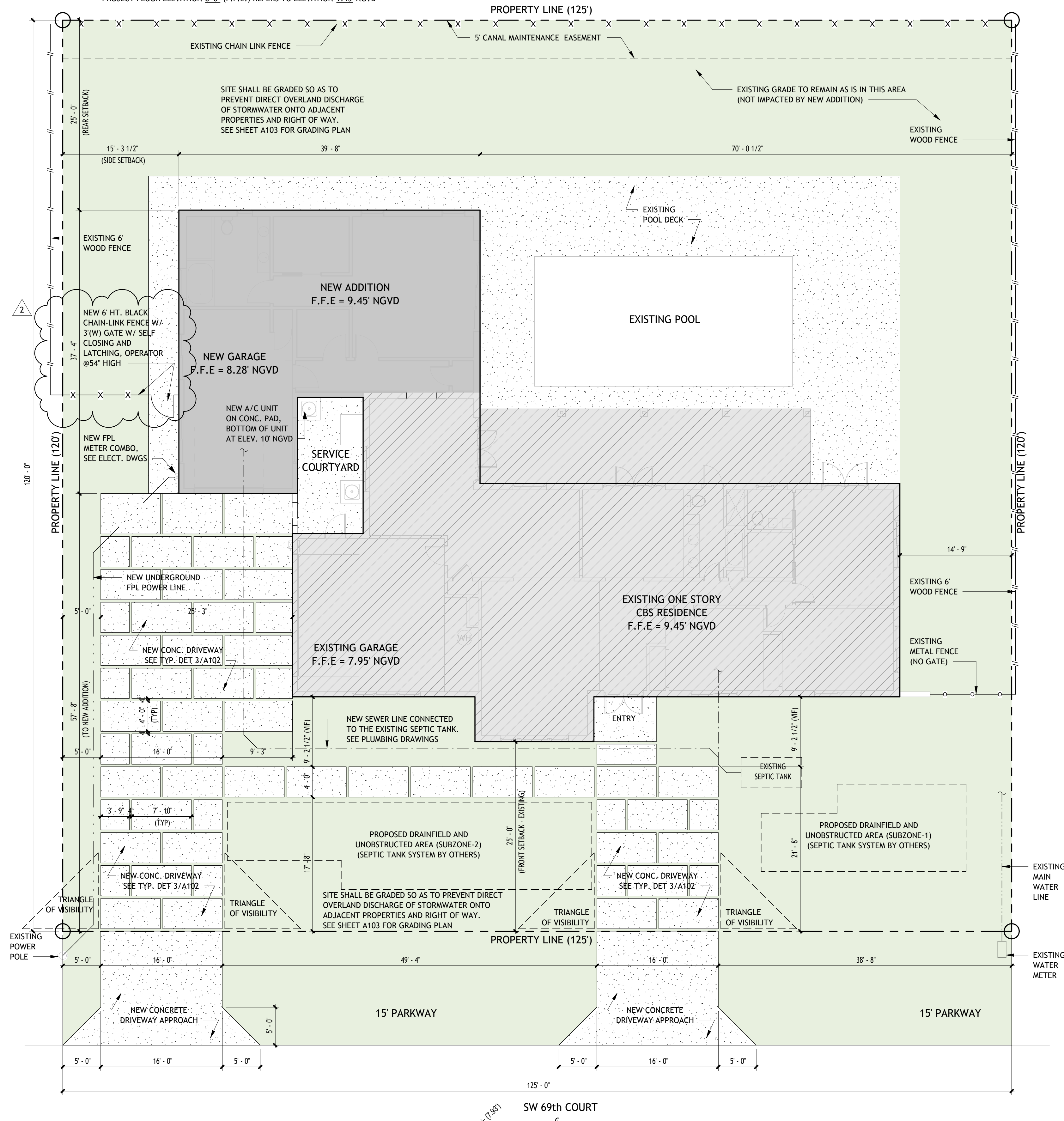
PROPOSED ADDITION

GREEN SPACE

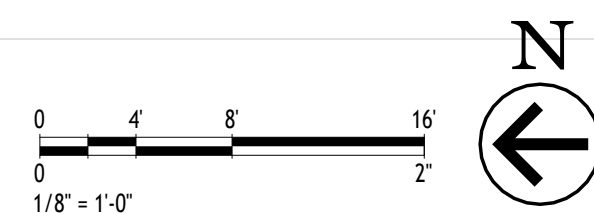
IMPERVIOUS PAVEMENT

FLOOD ZONE:	'AE'
HIGHEST CROWN ROAD:	7.93' NGVD
FEMA BASE FLOOD ELEVATION:	10.0' NGVD
FINISH FLOOR ELEVATION AT MAIN RESIDENCE (AT EXISTING):	9.45' NGVD
FINISH FLOOR ELEVATION AT MAIN RESIDENCE (AT ADDITION):	9.50' NGVD
FINISH GRADE ELEVATION AT GARAGE LOWEST POINT(AT EXISTING)	7.95' NGVD
FINISH GRADE ELEVATION AT GARAGE LOWEST POINT(AT ADDITION)	8.00' NGVD
FINISH GRADE ELEVATION AT LOWEST ADJACENT GARAGE (AT ADDITION)	8.50' NGVD
PROJECT FLOOR ELEVATION 0'-0" (F.F.E.) REFERS TO ELEVATION 9.45' NGVD	

EXISTING RESIDENCE A/C AREA	1,942 SF
EXISTING GARAGE	439 SF
EXISTING COVERED TERRACE	537 SF
NEW RESIDENCE ADDITION A/C AREA	838 SF
NEW GARAGE	328 SF
TOTAL	4,084 SF



2 NEW SITE PLAN
1/8" = 1'-0"



**studio
jpa**

Client:

Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

Residence Addition

Architect:

Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, FL 33176
786.543.9093 / jorge@studiojpa.com

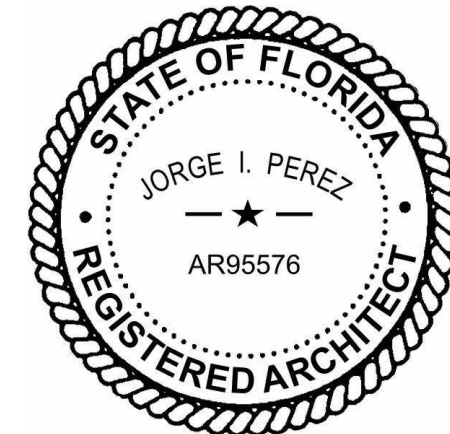
Consultants:

Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, FL 33126
P:305.202.3200
E:jorge89cu@gmail.com

M.E.P. Engineer

Diniester Marcelo, P.E. / Lic. No. 73149
6734 SW 136 CT Miami, FL 33183
P:786.683.8229
E:305engineering services@gmail.com

Seal / Digital Signature:



This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Submittal:	Permit Set	Project No:	2303
Issue Date:	4/25/2024	Drawn by:	JR

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Sheet Name

NEW SITE PLAN

Sheet No. _____

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