2 Location Map_0 Referenced from Google Maps
NO TO SCALE

PROPERTY INFORMATION:

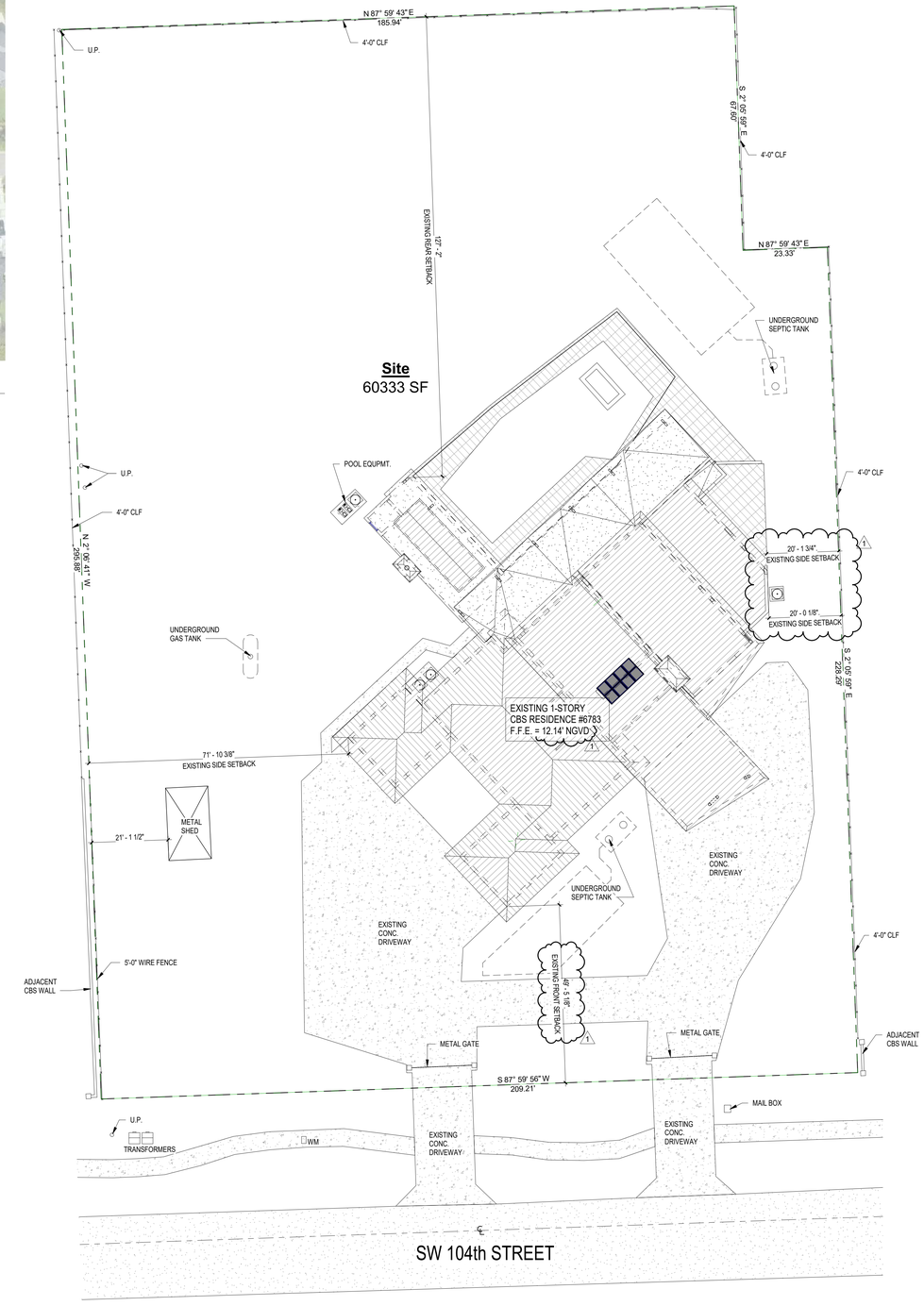
ADDRESS:	6783 SW 104th ST PINECREST, FL 33156
FOLIO No.	20-5002-000-1100
LEGAL DESCRIPTION:	THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH. RANGE 40 EAST LESS THE SOUTH 40 FEET. LESS THE EAST 125.00 FEET AND
LESS	THE WEST 23.33 FEET OF THE EAST 148.33 FEET OF THE NORTH 67.60 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOT INFORMATION:
LOT SIZE = 60,333 SF

FLOOD INFORMATION:

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

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



1 Existing Site Plan
1/16" = 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: 2025.04.08 13:17:11 -04'00'

Dylan & Jamie Roy

Interior Remodeling & Addition

6783 SW 104th St Pincrest, Fl 33156

No.	Description	Date
1	Revision 1 Zoning Comments	03-03-25

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET TITLE

Existing Site Plan

SHEET No.

A100

Location Map_1 Referenced from Google Maps
NOT TO SCALE

SCOPE OF WORK DESCRIPTION:

THE SCOPE OF THE WORK UNDER THIS SUBMITTAL SHALL ENCOMPASS THE FOLLOWING;

- -NEW ADDITION OF APPROXIMATELY 112 SF TO INCREASE THE CLOSET SPACE OF THE MASTER BEDROOM SUITE.
- -NEW MASTER BEDROOM EXTERIOR GLASS DOORS.
- -NEW MASTER BEDROOM EXTERIOR, HIGH, FIXED GLASS WINDOWS.
- -NEW EXTERIOR TILE FINISH FOR MASTERBEDROOM OPEN PATIO.
- -INTERIOR REMODELING OF MASTER BATHROOM WITH: NEW FIXTURES, LAYOUT, ACCESSORIES, FINISHES, LIGHTING, ETC.
- -INTERIOR REMODELING OF MASTER BEDROOM SUITE WITH: NEW FINISHES, CEILINGS, LIGHTING, PAINTING, ETC.
- -RELOCATION OF MASTER SUITE AHU AND CONDENSING UNIT.
- -RELOCATION OF MASTER BEDROOM SUITE INTERIOR DOOR.
- -CONVERTION OF UNUSED SAUNA SPACE INTO A CLOSET.
- -NEW, BIGGER KITCHEN WINDOW.
- -ROTATION OF AHU IN LIVING SPACE & RELOCATION OF A/C CLOSET DOOR.
- -NEW CABINETRY AND STORAGE IN KITCHEN AREA.
- -REPLACE ELECTRIC RANGE WITH GAS RANGE.
- -REPLACE KITCHEN HOOD.
- -REPLACE ISLAND CABINETRY AND COUNTER TOPS.
- -REMOVE SHOWER AND TUB IN BATH 2 TO CREATE NEW CLOSETS AND STORAGE.
- -NEW CABINETRY AND STORAGE IN PANTRY ROOM.
- -NEW CABINETRY AND STORAGE IN OFFICE ROOM.
- -REMOVE EXTERIOR DOOR IN HALLWAY ADJACENT TO LAUNDRY ROOM, AND PROVIDE A NEW CLASEMENT WINDOW.
- -NEW CABINET AND LAUNDRY SINK.
- -NEW GLASS DOOR FOR GYM ROOM.
- -NEW CABINETRY AND STORAGE IN GYM ROOM.
- -NEW CLOSETS IN GUEST BEDROOM.
- -NEW CLOSET & CABINETRY IN REX'S BEDROOM.
- -NEW CLOSET IN HALL.
- -NEW CLOSETS AND CABINETRY IN TRY'S BEDROOM.
- -NEW CABINETRY AND CLOSETS IN DEVIN'S BEDROOM.

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

CODES IN EFFECT:
FBC 8th EDITION RESIDENTIAL 2023
FBC 8th EDITION MECHANICAL 2023
FBC 8th EDITION ENERGY CONSERVATION 2023
FBC 8th EDITION TEST PROTOCOLS FOR HVHZ 2023
VILLAGE OF PINECREST ZONING CODE, LATEST EDITION

CONSTRUCTION LEGEND & INFORMATION:
OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK: NEW CONSTRUCTION TYPE:
TYPE V-B; NS (NO - SPRINKLERS)
1-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

DEFERRED SUBMITTALS:
-SEPTIC SYSTEM (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.

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

REFER TO ZONING DIAGRAMS (SHEETS A108) FOR ZONING CALCULATIONS

SETBACKS:
MAIN HOUSE:

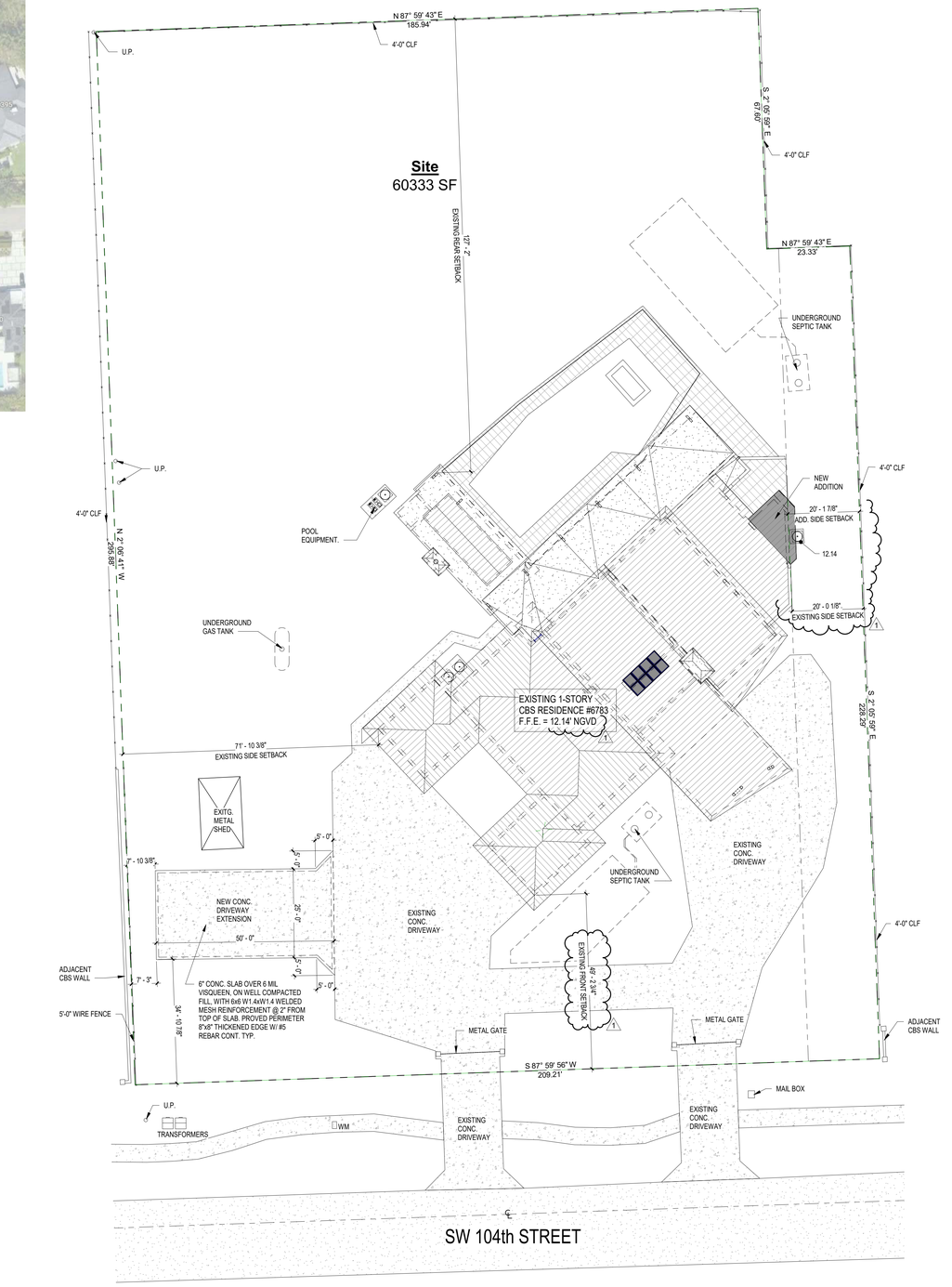
	REQUIRED	EXISTING	PROPOSED ADD.
FRONT:	50'-0"	49'-2 3/4"	N/A
SIDE INTERIOR:	20'-0"	19'-10 1/2"	20'-1"
REAR:	25'-0"	127'-2"	N/A

BUILDING HEIGHT:
MAXIMUM ALLOWED: 2-STORIES OR 35'-0"
FLAT ROOF STRUCTURES: 28'-0" TO TOP OF ROOF OR 29'-6" TO THE TOP OF THE PARAPET WALL CONCEALING THE ROOF

EXISTING HEIGHT: 25'-10" FROM THE BASE ELEVATION LINE (COR + 8") TO THE TOP OF THE FIREPLACE. ALSO SEE ELEVATIONS FOR DIMENSIONAL SPECS.

NEW ADDITION: 10'-9" FROM THE BASE ELEVATION LINE (COR + 8") TO THE TOP OF THE PARAPET. ALSO SEE ELEVATIONS FOR DIMENSIONAL SPECS.

Area Schedule (Living Area (A/C))	
Name	Area
Living-A/C Area: Existing House	5119 SF
Living-A/C Area: New Addition	112 SF
Living-A/C Area: New Closet	69 SF
Grand total: 3	5299 SF



Proposed Site Plan
1/16" = 1'-0"

NOVUS Archetype
architecture / interior / planning

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License # : AR99606

STATE OF FLORIDA · JULIO PULIDO · AR93904 · REGISTERED ARCHITECT

Dylan & Jamie Roy

Interior Remodeling & Addition

6783 SW 104th St Pincrest, Fl 33156

No.	Description	Date
1	Revision 1 Zoning Comments	03-03-25

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET TITLE

Proposed Site Plan

SHEET No.

A105

Lot Coverage & F.A.R. Areas

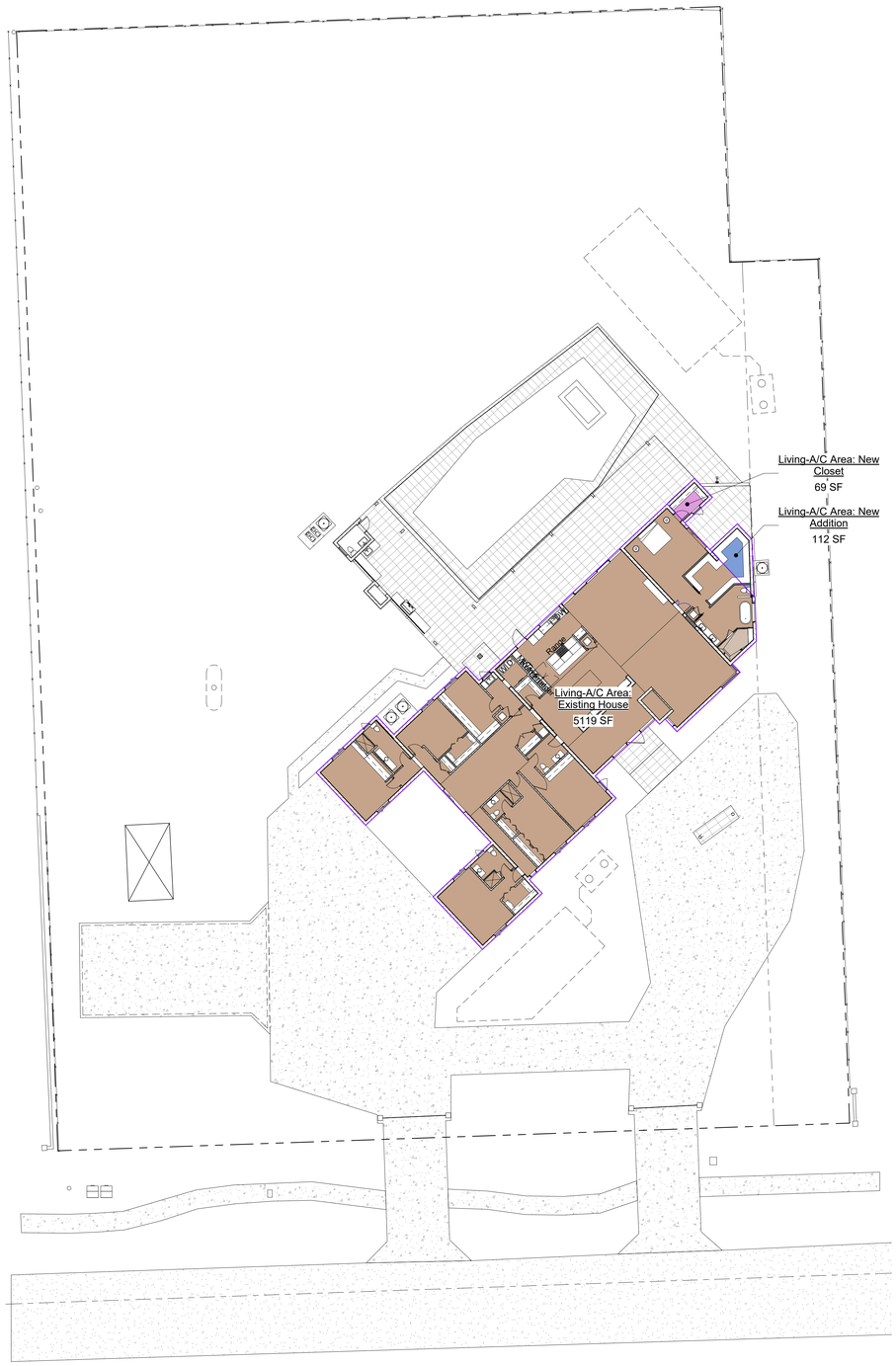
- Lot Coverage / F.A.R.: Existing House
- Lot Coverage / F.A.R.: Existing Shed
- Lot Coverage / F.A.R.: New Addition

1 Lot Coverage & F.A.R. Areas Plan
1/16" = 1'-0"

Area Schedule (Lot Coverage & F.A.R.)		
Name	Area	% of Lot
Lot Coverage / F.A.R.: Existing House	8196 SF	13.585268
Lot Coverage / F.A.R.: Existing Shed	236 SF	0.391181
Lot Coverage / F.A.R.: New Addition	112 SF	0.185429
Grand total: 3	8544 SF	14.161877

LOT COVERAGE & F.A.R. CALCULATIONS:

1-STORY STRUCTURE:
LOT SIZE = 60,333 SF
MAX ALLOWED FOR RESIDENCE 20% x 60,333 = 12,066.6 sf
PROPOSED LOT COVERAGE & F.A.R. = 8,544 sf OR 14.16%
(EVERYTHING UNDER ROOF)



Living-A/C Areas

- Living-A/C Area: Existing House
- Living-A/C Area: New Addition
- Living-A/C Area: New Closet

2 Living-A/C Areas Plan
1/16" = 1'-0"

Area Schedule (Living Area (A/C))	
Name	Area
Living-A/C Area: Existing House	5119 SF
Living-A/C Area: New Addition	112 SF
Living-A/C Area: New Closet	69 SF
Grand total: 3	5299 SF

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6783 SW 104th St Pincrest, Fl 33156

No.	Description	Date

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SHEET TITLE

Zoning Diagrams & Calculations

SHEET No.

A108

Area Schedule (Impervious Area)		
Name	Area	% of Lot
Impervious Area 5 Driveway & Walkways	9346 SF	15.490797
Impervious Area 1 Main House	5374 SF	8.907508
Impervious Area 6 Existing Shed	236 SF	0.391181
Impervious Area 7 Pool Equipment	44 SF	0.072192
Impervious Area 2 Rear Terrace and Pool Deck	3241 SF	5.372335
Impervious Area 3 Pool	1410 SF	2.336644
Impervious Area 4 Patio	195 SF	0.323369
Grand total	19846 SF	32.894026

IMPERVIOUS AREA CALCULATIONS:

LOT SIZE = 60,333 SF
MAX ALLOWED IMPERVIOUS AREA 45% x 60,333 = 27,149.85 sf
PROPOSED IMPERVIOUS AREA = 19,846 sf OR 32.89%

Impervious Areas

- Impervious Area 1 Main House
- Impervious Area 2 Rear Terrace and Pool Deck
- Impervious Area 3 Pool
- Impervious Area 4 Patio
- Impervious Area 5 Driveway & Walkways
- Impervious Area 6 Existing Shed
- Impervious Area 7 Pool Equipment

1 Impervious Areas Plan
1/16" = 1'-0"

Area Schedule (Green Area)		
Name	Area	% of Lot
Green-Pervious Area 1	36961 SF	61.26238
Green-Pervious Area 3	2029 SF	3.363723
Green-Pervious Area 2	780 SF	1.292867
Green-Pervious Area 4	542 SF	0.898236
Green-Pervious Area 5	175 SF	0.289451
Grand total: 5	40487 SF	67.106658

GREEN AREA CALCULATIONS:

LOT SIZE = 60,333 SF
MINIMUM REQUIRED GREEN AREA 55% x 60,333 = 33,183.15 sf
PROPOSED GREEN AREA = 40,487 sf OR 67.11%

Green Area

- Green-Pervious Area 1
- Green-Pervious Area 2
- Green-Pervious Area 3
- Green-Pervious Area 4
- Green-Pervious Area 5

2 Green-Pervious Areas Plan
1/16" = 1'-0"

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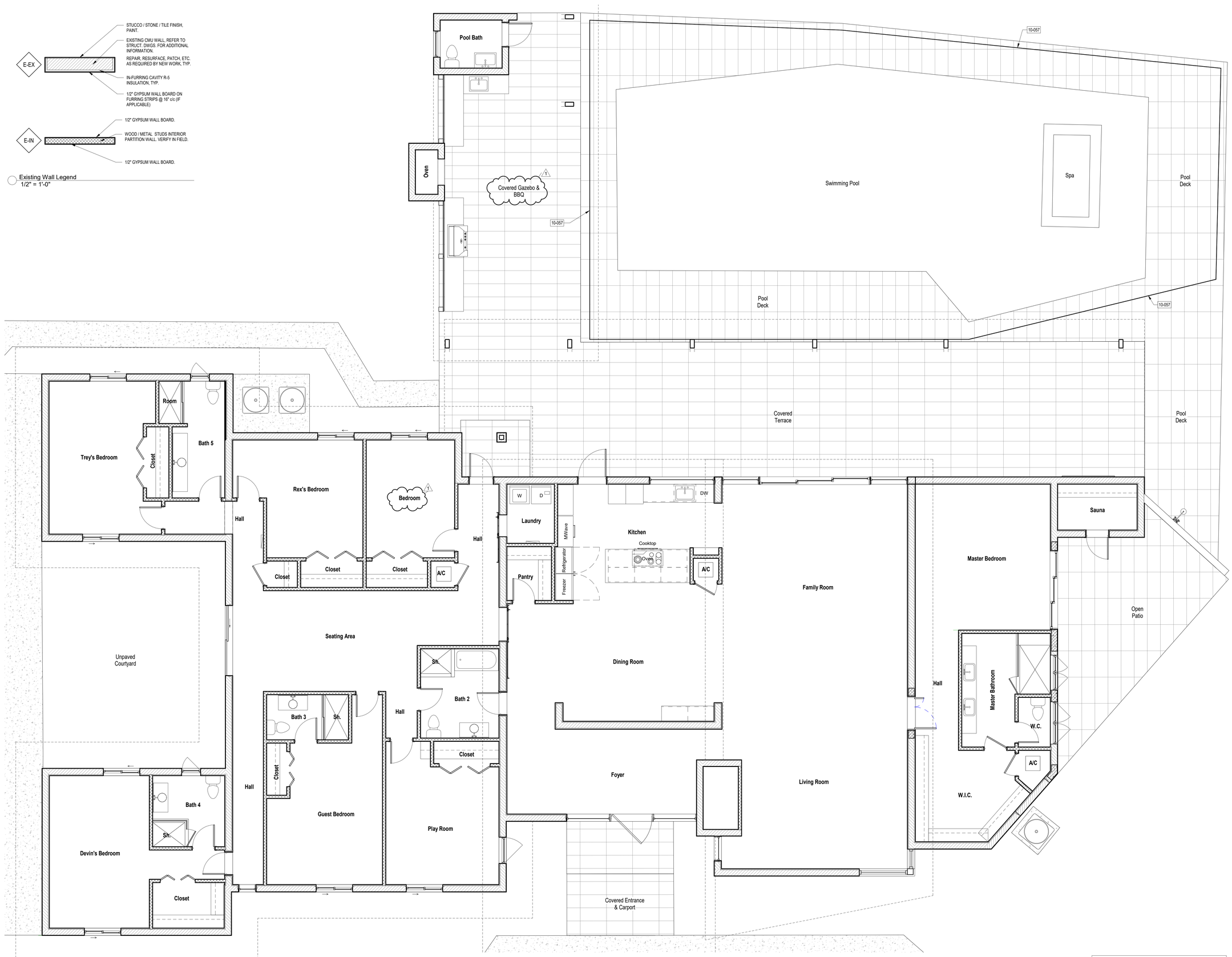
SHEET TITLE

Zoning Diagrams & Calculations

SHEET No.

A110

Existing Wall Legend
1/2" = 1'-0"



REFER TO SHEET A130 FOR KEYNOTE SCHEDULE FOR FLOOR PLANS.

1 Existing House Floor Plan
1/4" = 1'-0"

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No.	Description	Date
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Project number	24-011
Date	07-10-24
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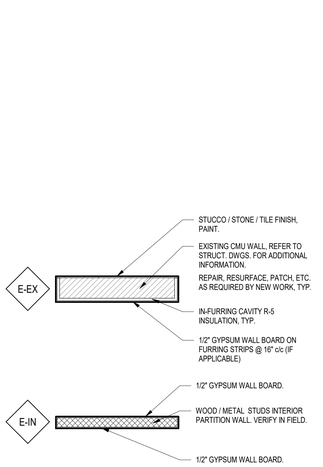
Checked by	JP

SHEET TITLE

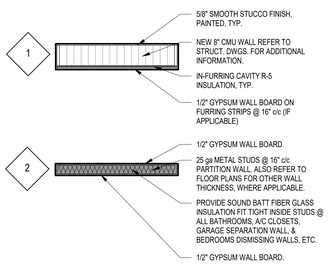
Existing Residence Floor Plan

SHEET No.

A200



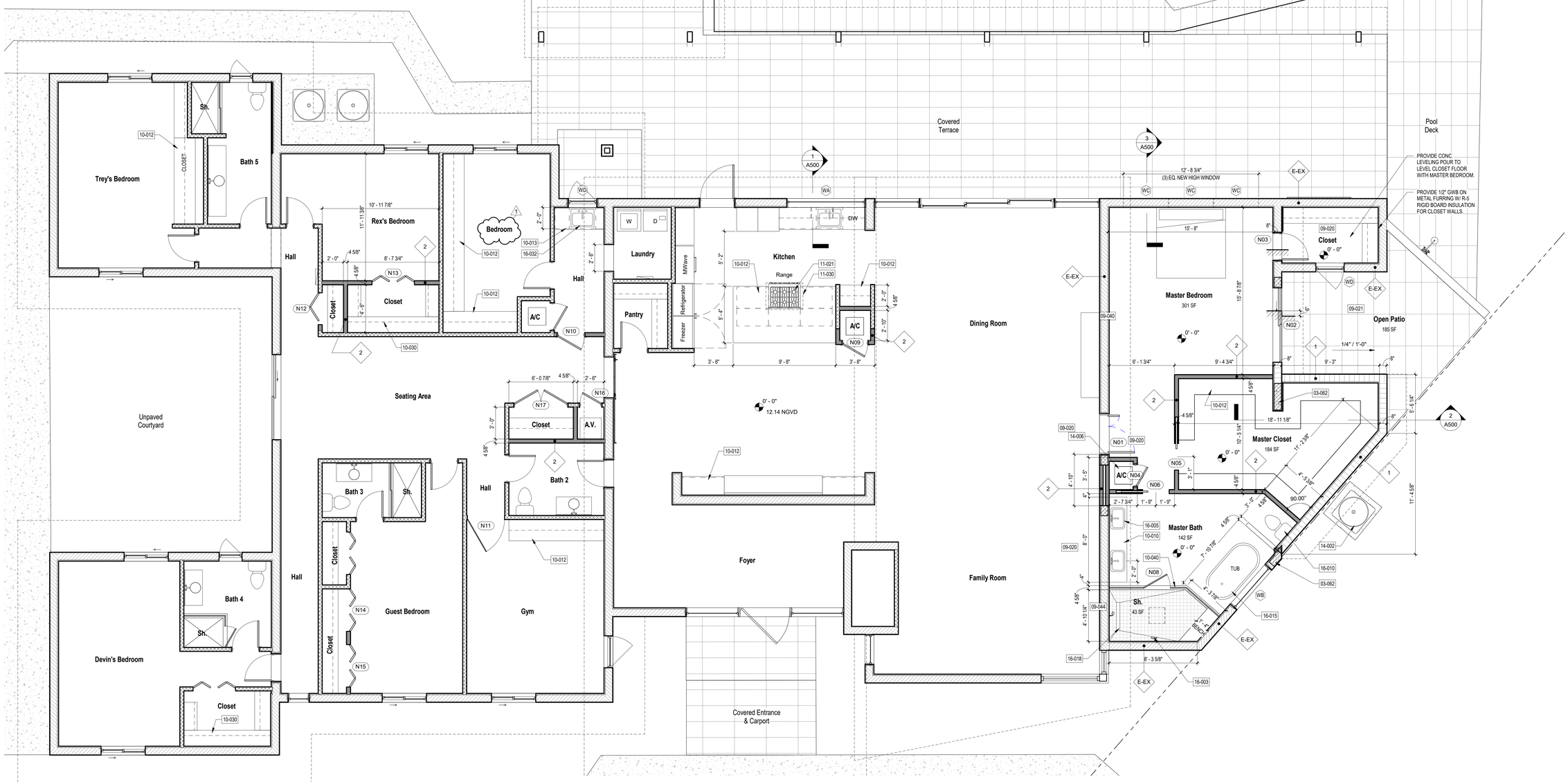
Existing Wall Legend
1/2" = 1'-0"



GENERAL:
-PROVIDE MOISTURE RESISTANT DRYWALL (GREEN BOARD) AT ALL WET LOCATIONS: BATHROOMS, A/C CLOSETS, LAUNDRY ROOMS, ETC.
-PROVIDE (2) LAYERS OF DRYWALL ON THE INTERIOR SIDES OF ALL A/C CLOSET WALLS. STAGGER JOINTS FOR SOUND ATTENUATION PURPOSES.
-PROVIDE 1/2" CEMENT BOARD AS SUBSTRATE / BACKING FOR ALL WALL / FLOOR TILE INSTALLATION, TYP.
-APPLY REDGUARD LIQUID APPLIED WATERPROOFING AND CRACK PREVENTION MEMBRANE UNDER ALL SHOWER AND BATHROOM WALLS / FLOORS TILE INSTALLATION, TYP.
-PROVIDE R-13 FIBER BATT INSULATION IN WALL STUD CAVITY AT GARAGE-TO-HOUSE SEPARATION WALL.

-LOW VOC STANDARD: SITE APPLIED FINISHES SHALL MEET SPECIFIED VOC EMISSIONS LIMITS IN ACCORDANCE WITH GREEGUARD ENVIRONMENTAL INSTITUTE GGPS 001 STANDARD FOR BUILDING MATERIAL AND FINISHES; OR GREEN SEAL (R) STANDARDS. GC SHALL COLLECT, DOCUMENT AND FILE ALL THE REQUIRED INFORMATION REGARDING FINISHES SPECS AND MATERIALS DATA SHEETS AND PROVIDE AN AFFIDAVIT OF COMPLIANCE WITH THESE REGULATION AT THE TIME OF CO OR TCO.

New Wall Legend
1/2" = 1'-0"



1 Proposed Addition & Remodeling Floor Plan
1/4" = 1'-0"

REFER TO SHEET A300 FOR KEYNOTE SCHEDULE FOR FLOOR PLANS & ELEVATIONS.

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SHEET TITLE

Proposed Addition& Remodeling Floor Plan

SHEET No.

A210