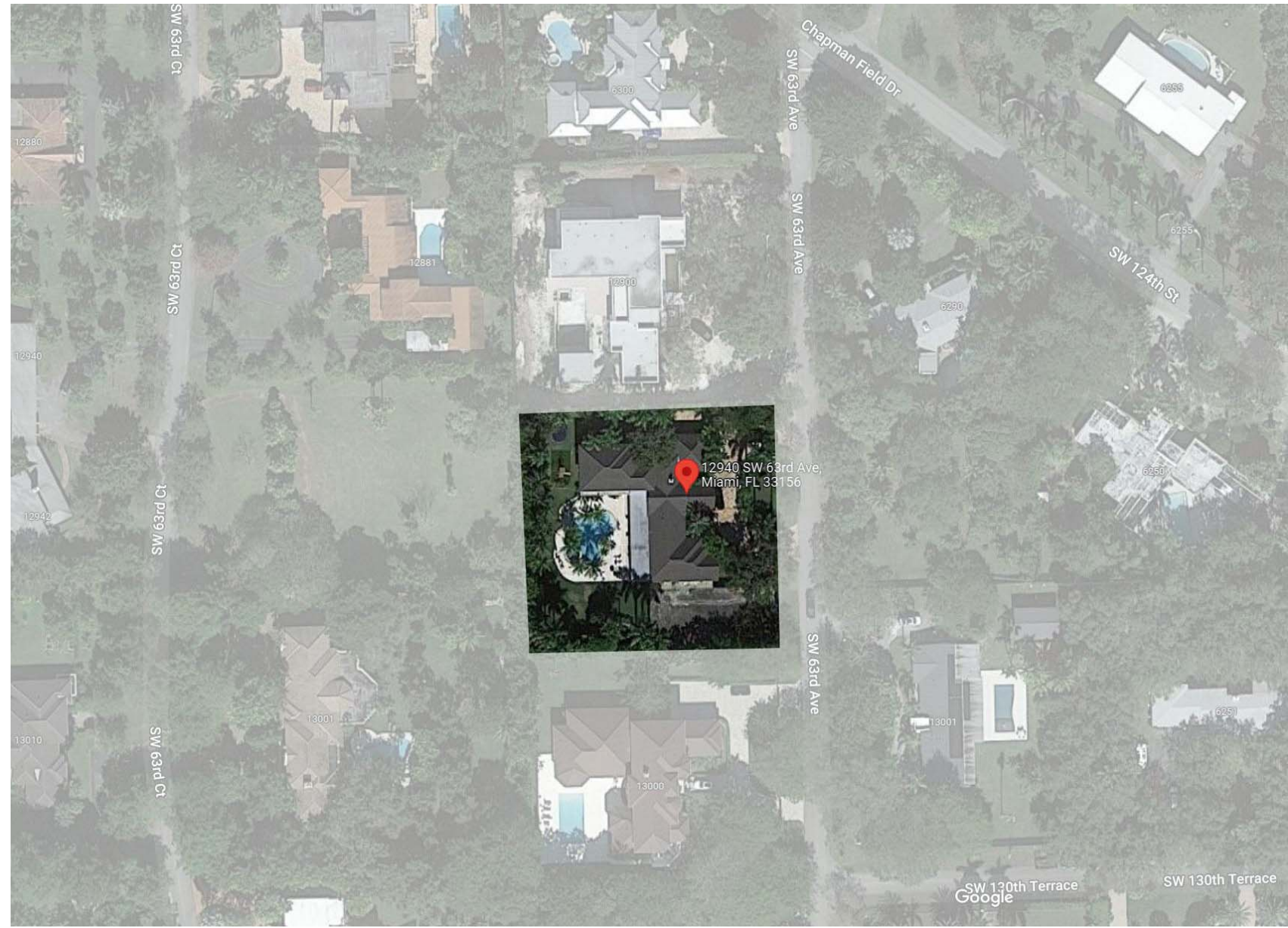




Location Map (Referenced from Google Earth) Copy 1
Not to Scale

PROPERTY INFORMATION:
ADDRESS: 12940 SW 63rd Ave, Pinecrest, FL 33175
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 = 38,788 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" = 16.82'
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 A112, A115 & A118) FOR ZONING CALCULATIONS

SETBACKS:
MAIN HOUSE: REQUIRED 50'-0" PROVIDED 50'-7"
FRONT: 50'-0" 20'-11"
SIDE INTERIOR: 20'-0" 20'-11"
REAR: 25'-0" 107'-10" (ADDITION)

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

PROPOSED HEIGHT:
29'-6" FROM THE BASE ELEVATION LINE (H.C.O.R. + 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 GATES AND FENCE.
- NEW SEPTIC SYSTEM (FOR NEW ADDITIONALLY).
- NEW CHAIN LINK FENCE AND GATE AT SOUTH SIDE OF NEW ADDITION.

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 HHZ 2020
VILLAGE OF PINECREST ZONING CODE, LATEST EDITION

CONSTRUCTION LEGEND & INFORMATION:

OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK: ADDITION
TYPE V-B: NS (NO - SPRINKLERS)
CONSTRUCTION TYPE: 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

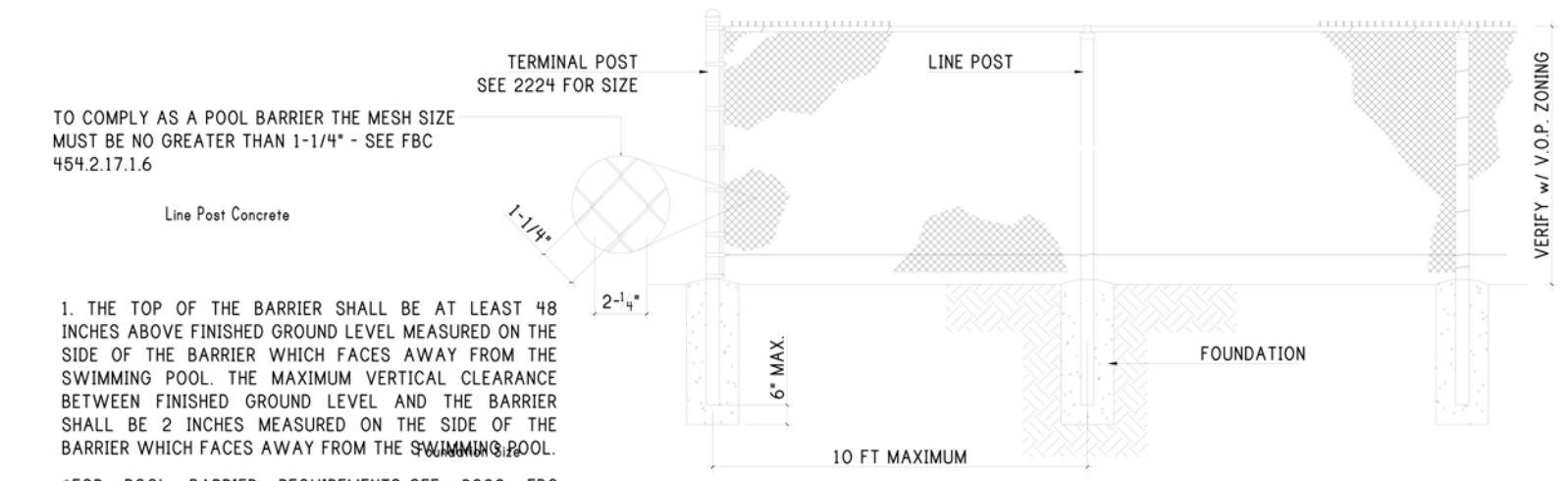
DEFERRED SUBMITTALS:

- 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:

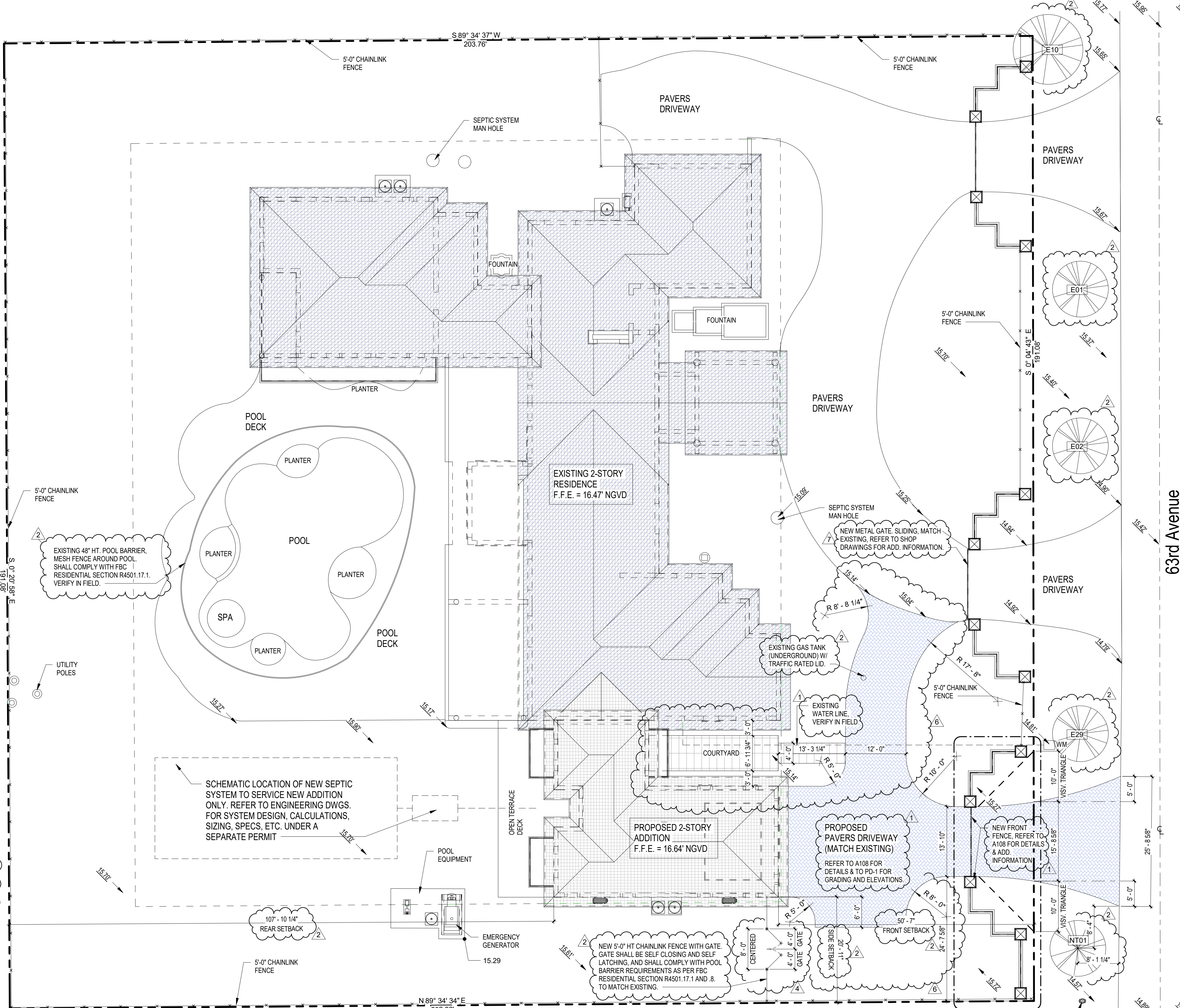
REFER TO SURVEY FOR OTHER EXISTING SITE FEATURES, INCLUDING TREES, UTILITIES, ETC.

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



Fence Height (ft)	Line Post Dimensions (in inches) (wall thickness)	Terminal Post Concrete Foundation Size (diameter * depth in inches)
Up to 4	2-3/8" x 0.012	10" x 24"
Over 4 to 5	2-3/8" x 0.012	10" x 24"
Over 5 to 6	2-3/8" x 0.012	10" x 24"

- Notes:
- This Table is applicable only to fences with unobstructed airflow.
 - Fabric: 12-1/2 gauge minimum.
 - Tension Bands: Use one less than the height of the fence in feet evenly spaced.
 - Fabric Ties: Must be minimum the same gauge of the fabric.
 - Fabric Tie Spacing on the Top Rail: Five ties between posts, evenly spaced.
 - Fabric Tie Spacing on Line Posts: One tie less than height of the fence in feet, evenly spaced.
 - Either top rail or top tension wire shall be used.
 - Braces must be used at Terminal Posts if top tension wire is used instead of Top Rail.
 - Post Spacing: 10 feet in center maximum.
 - Posts shall be embedded to within 6 inch from the bottom of the foundation.
 - In order to follow the contour of the land, the bottom of the fence may clear the contour of the ground by up to 3 inch without increasing table values to the next higher limit.



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

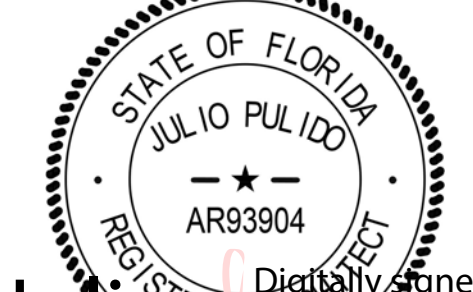
New Street Trees & Palms List

Mark	Description	Count	Scientific Name	Common Name	Trunk Dia. Inches	Height Feet	Canopy Dia. Feet	Native	Comments
NT01	Tree	1	Quercus Virginiana	Oak	4	16	8	Yes	Street Tree, 5'-0" Clear Trunk

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) 505-6910
email: julio@novusarchetype.com
AA26001460
Qualifier: Julio Pulido, AIA
License #: AR93904
Qualifier: Salvador Ben Mitani, NCARB
License #: AR99606



Digitally signed by Julio Pulido
Date: 2026.04.08 16:33:28 -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
2	Revision 2 Bldg. Dpmt. Comments 2	05-28-24
3	Revision 3 Bldg. Dpmt. Comments 3 (Zoning)	07-10-24
4	Revision 4 Bldg. Dpmt. Comments 4 (Zoning)	07-12-24
6	Revision 6 Owner Changes to Proposed New Driveway	06-17-25
7	Revision 7 Front Fence Railing SD Comments	04-08-26

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

Proposed Site Plan

SHEET No.

A105