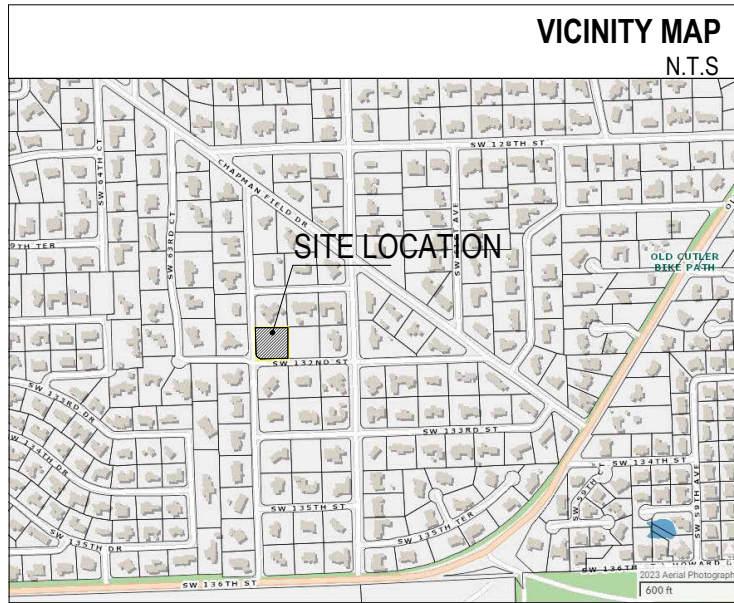




ESTABLISHED GRADE CALCULATION
ESTABLISHED GRADE = (AVG. ELEVATION OF GRADE OF GROUND IMMEDIATELY SURROUNDING THE PROPOSED BUILDING SITE)
 $14.33' + 14.47' + 15.83' + 16.37' + 16.52' + 17.03' + 17.08' + 16.57' + 16.73' + 16.61' / 10 = 16.16'$

LEGAL DESCRIPTION

LOT 6, BLOCK 6, BAY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FOLIO NO.: 20-5013-005-0370

HEIGHT MEASUREMENT BASE CALCULATION

GRADE = (AVG. C.O.R. OF ABUTTING STREETS)
ESTABLISHED = $11.88' + 11.90' + 12.20' + 12.62' + 13.29' + 13.56' + 14.52' + 15.60' + 17.02' + 17.81' + 17.95' / 11 = 14.39'$

HIGHEST C.O.R. = 17.95'

HIGHEST C.O.R. - GRADE(ESTABLISHED) = $17.95' - 14.39' = 3.56'$
 $3.56' \times 12' = 42.72'$
SEE DEFINITIONS: HEIGHT, BUILDING

HIGHEST C.O.R. - ESTABLISHED GRADE = $17.95' - 16.16' = 1.79'$
 $1.79' \times 12' = 21.48'$
SEE DEFINITIONS: HEIGHT, BUILDING

HEIGHT MEASUREMENT BASE & MIN. F.F.E. = 17.95'
(CONFIRMED BY PLANNING DIRECTOR STEVE OLMSTED AND PAT JANISSE VIA EMAIL ON JULY 26, 2024.)

FLOOD LEGEND

Residential New Construction

ADDRESS: 13125 SW 63RD AVENUE, PINECREST, FLORIDA 33156
LOT: 6 BLOCK: 6 PLAT BOOK: 50 PAGE: 74
CROWN OF ROAD (C.O.R.) ESTABLISHED GRADE ELEV. IN NGVD WERE TAKEN FROM THE CERTIFIED SURVEY ATTACHED TO THIS SET OF DRAWINGS PREPARED BY:

WALDO F. PAEZ, PSM LIC.#: 3284
SURVEYOR'S NAME

LOWEST MIN. FLOOR CALCULATION
GRADE = (AVG. BLDG. SITE ELEV. + 0.67')
 $14.33' + 14.47' + 15.83' + 16.37' + 16.52' + 17.03' + 17.08' + 16.57' + 16.73' + 16.61' / 10 = 16.16' + 0.67' = 16.83'$

BASE FLOOR ELEVATION N/A, FLOOD ZONE "X".

PROJECT 0'-0" = +18.00' NGVD

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OVER ADJACENT PROPERTIES.

ZONING INFORMATION

REQUIRED SETBACKS, ARTICLE 4, TABLE 4.4		
BUILDING	MINIMUM	PROVIDED
FRONT (SOUTH):	50'-0"	51'-10"
REAR SETBACK (NORTH):	25'-0"	33'-3"
INTERIOR SIDE (EAST):	20'-0"	20'-0"
SIDE STREET (WEST):	30'-0"	30'-2"

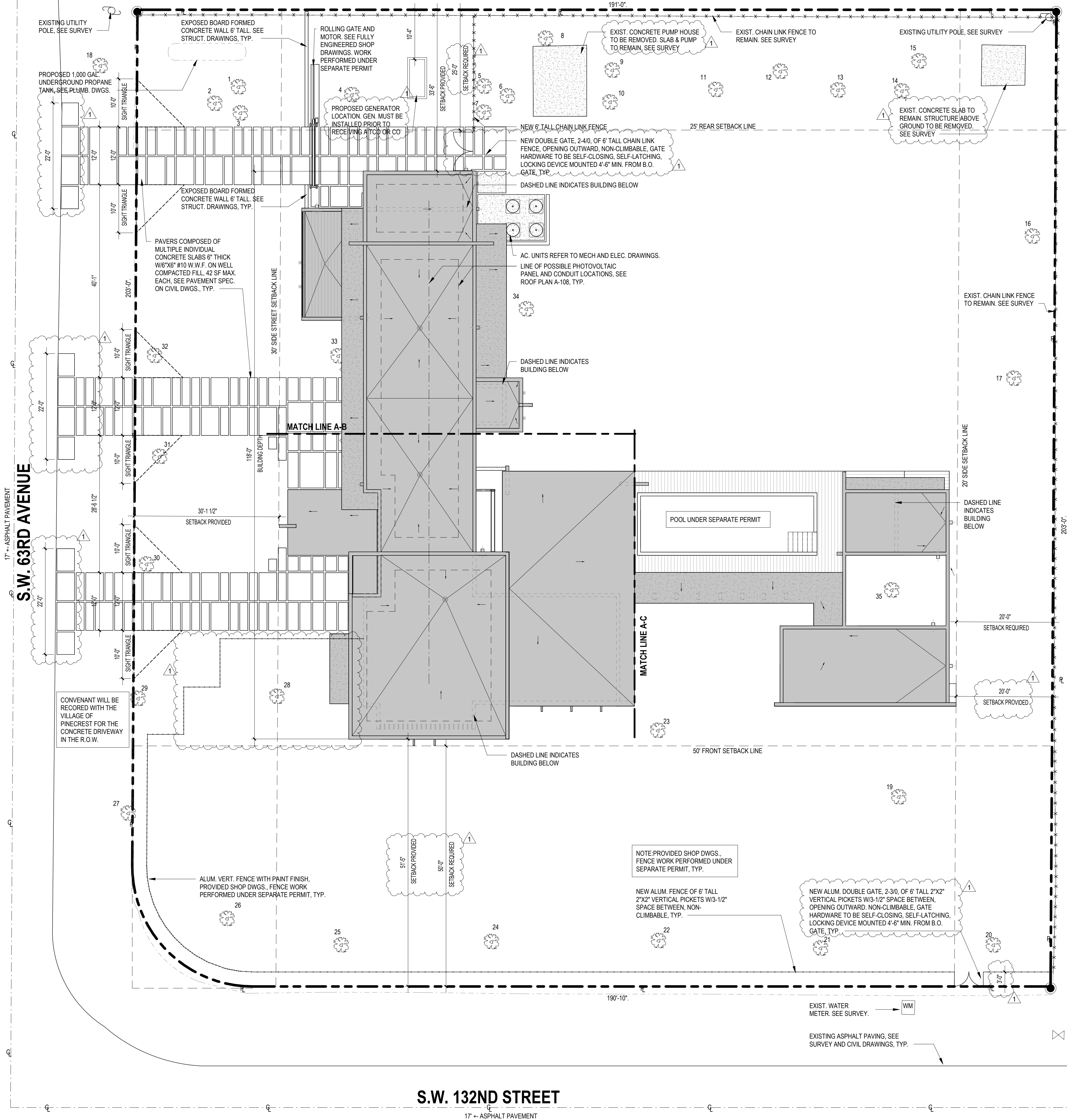
DIMENSIONAL REGULATIONS ARTICLE 4 [4.2(g).5]		
	REQUIRED	PROVIDED
MAX. HEIGHT* PRINCIPAL USE	29'-6" (2-STORY)	27'-0" 12'
MAX. HEIGHT* (1-STORY)	24'-0"	23'-8" 12'
MAX. BUILDING COVERAGE	7,753 SF (20% 2-STORY)	6,769 SF (17%)

MAX. IMPERVIOUS SURFACE RATIO	17.445 SF (45%)	11,795 SF (31%)
MIN. GREEN SPACE	21,322 SF (55%)	26,841 SF (69%)
MIN. LOT WIDTH AND STREET FRONTAGE	125'	191'-0"
MIN. LOT DEPTH	200'	203'-0"

*HEIGHT = T.O. PARAPET

ADDRESS: 13125 SW 63RD AVENUE, PINECREST, FLORIDA 33156
MUNICIPALITY: VILLAGE OF PINECREST
DISTRICT: EU-1 RESIDENTIAL ESTATE
FLOOD ZONE: "X"
BASE ELEVATION MIN.: N/A
LOT AREA: 38,768 SF (0.89 ACRE)

FLOOR AREA RATIO (F.A.R.)	MAXIMUM	PROVIDED
FLOOR AREA RATIO FIRST FLOOR:	7,753 SF (20%)	4,165 SF (11%)
FLOOR AREA RATIO SECOND FLOOR:	3,876 SF (10%)	3,493 SF (9%)



SITE PLAN



3/32" = 1'-0"

#26000522

MATEU

8887, SOUTHWEST 131 STREET
MIAMI, FLORIDA 33176
305.233.3004 DESIGN@MATEU.CO

ARCHITECTURE INTERIOR DESIGN PLANNING

SEAL:

Roney J. Mateu
2024.12.18
10:06:47
-05'00'

RONEY J. MATEU, FAIA
AR0008220

G.F. CONSULTING ENGINEERS, INC.
STRUCTURAL ENGINEERING
13170 SW 128 STREET, SUITE 204
MIAMI, FLORIDA 33186

JMM CONSULTING ENGINEERS
MECH., ELEC., PLUMB. ENGINEERING
10251 SUNSET DRIVE, SUITE 103
MIAMI, FLORIDA 33173

CARLAB, INC.
CIVIL ENGINEERING
8730 SW 25 STREET
MIAMI, FLORIDA 33165

CARLOS MAURICIO &
FERNANDA ROCA
MA 2405
13125 SW 63 AVENUE
PINECREST, FLORIDA 33156

CASA @ 63RD AVENUE

NEW SINGLE-FAMILY RES.
EU-1 RESIDENTIAL ESTATE

MATEU ARCHITECTURE INC

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PHASE

Project Status

FILE NAME:
M2405 Casa Pz Fernandez, COMODEARCHI-Casa on 63rd and PINECREST

PROJECT NO:
MA 2405

DRAWN BY:
DY

CHECKED BY:
RJM

ISSUE DATE:
11/14/24

REVISIONS
1 12/10/24 Bldg. Dept. Comments

SHEET TITLE

SITE PLAN, ZONING

SHEET:

OF:

A-100