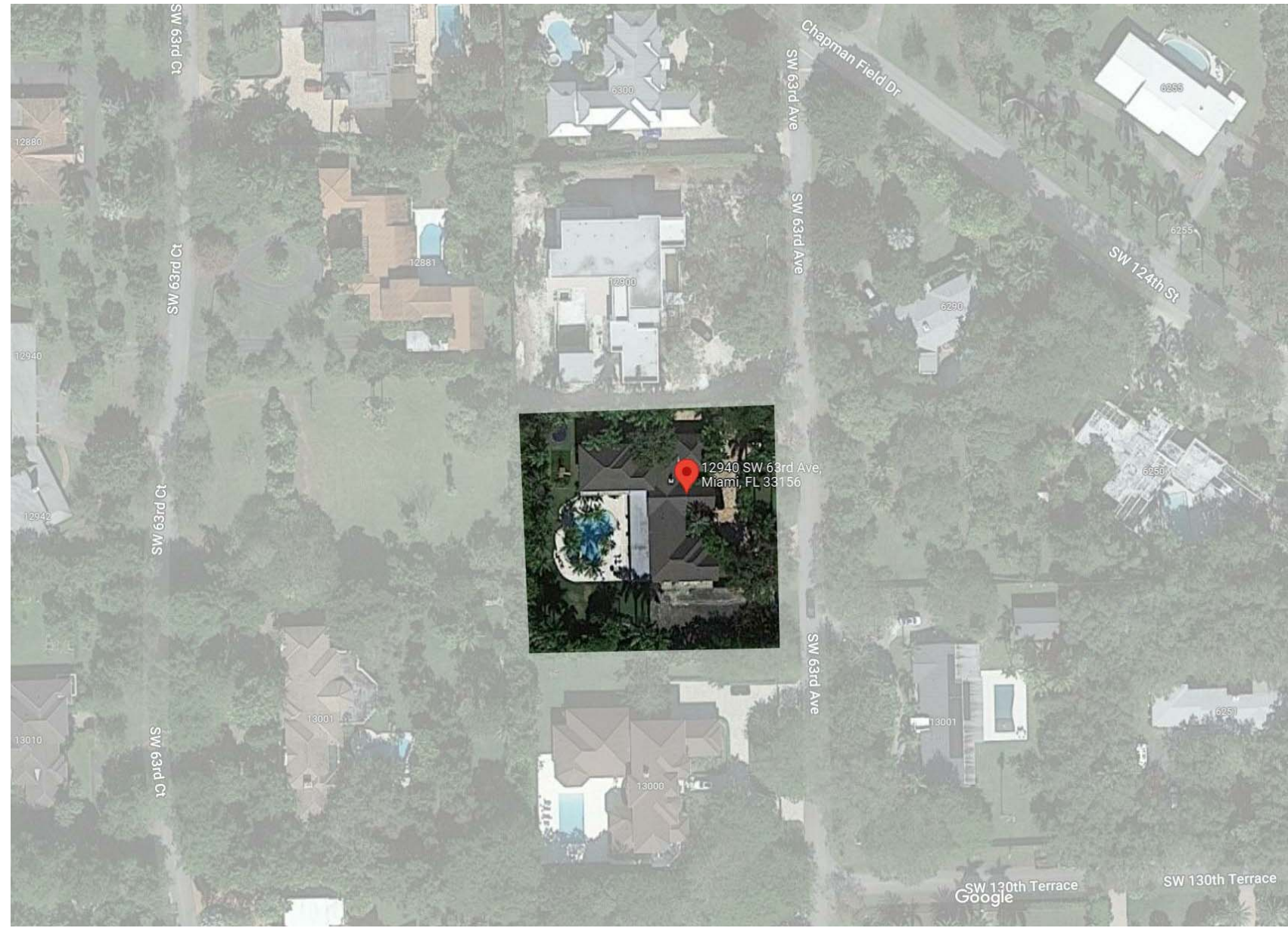




Location Map (Referenced from Google Earth) Copy 1
Not to Scale

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 = 38,788 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 GATE AND FENCE.
- NEW SEPTIC SYSTEM (FOR NEW ADDITION ONLY).
- 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

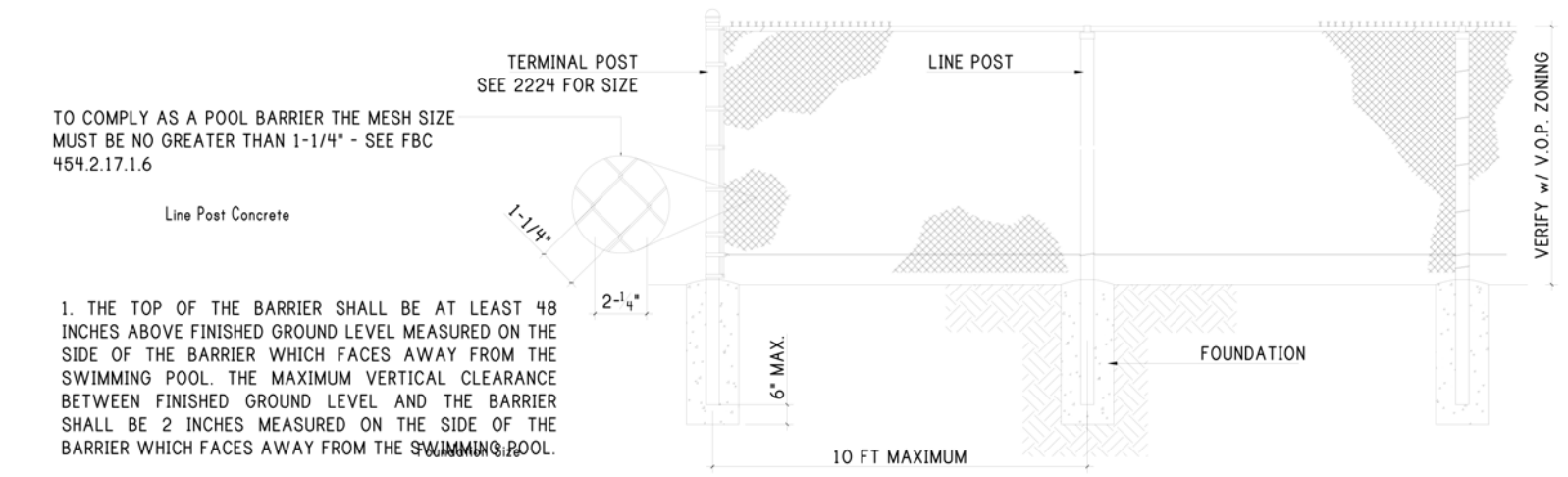
CONSTRUCTION LEGEND & INFORMATION:
OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK: ADDITION
TYPE V-B: NS (NO - SPRINKLERS)
2-STORY, LESS THAN 40'-0" HEIGHT

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.



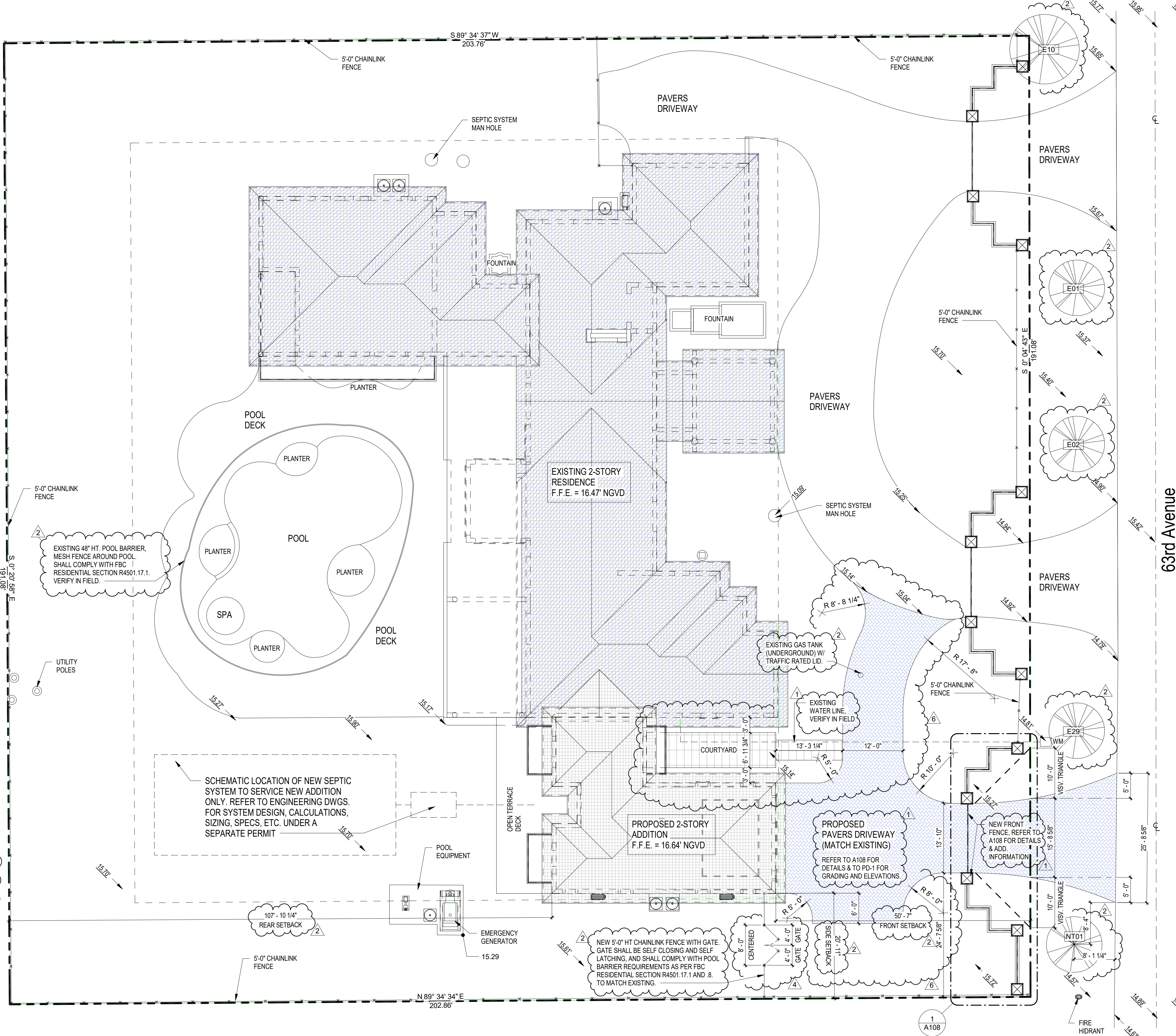
Fence Height (ft)	Line Post Dimensions (in inches x wall thickness)	Terminal Post Concrete Foundation Size (diameter x depth in inches)
Up to 4	2-3/8 x 0.012	10 x 24
Over 4 to 5	2-3/8 x 0.012	10 x 24
Over 5 to 6	2-3/8 x 0.012	10 x 24

- 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.

VILLAGE OF PINECREST

TYPICAL RESIDENTIAL CHAIN LINK FENCE

Revised 5.24.23



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

New Stree 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

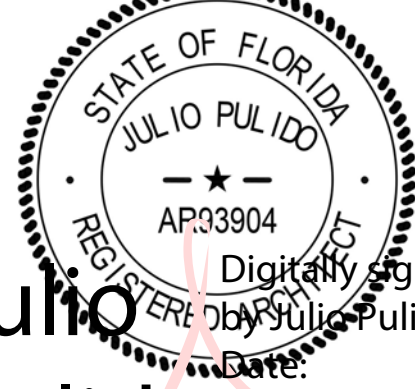
AA26001460

Qualifier: Julio Pulido, AIA

License #: AR93904

Qualifier: Salvador Ben Mitran, NCARB

License #: AR99606



Julio Pulido
2025.07.22
14:57:24 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl
33156

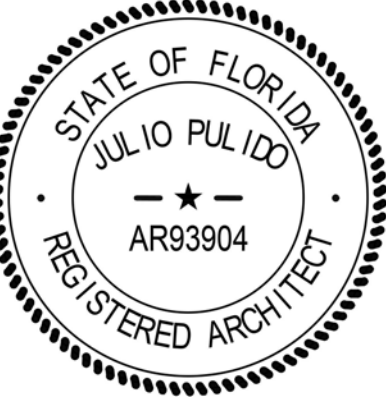
No.	Description	Date
1	Revision 1 Bldg. Dpmt. Comments & Owner Changes	03-14-24
2	Revision 2 Bldg. Dpmt. Comments 2	05-28-24
3	Revision 3 Bldg. Dpmt. Comments 3 (Zoning)	07-10-24
4	Revision 4 Bldg. Dpmt. Comments 4 (Zoning)	07-12-24
6	Revision 6 Owner Changes to Proposed New Driveway	06-17-25

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

Proposed Site Plan

SHEET No.

A105



12940 SW 63 Ave Pinecrest Fl
33156

[illegible]

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

SHEET TITLE

Zoning Diagrams (Pervious and Impervious Areas)

SHEET No.

A115



Pervious Area (Green Area) Calculation

1 Diagram
1/16" = 1'-0"

Area Schedule (GREEN AREA)		
Name	Area	% of Lot
Area-1	16389 SF	42.273881
Area-2	615 SF	1.58528
Area-3	807 SF	2.080454
Area-4	1775 SF	4.577591
Area-5	75 SF	0.193417
Area-6	131 SF	0.337958
Area-7	42 SF	0.10817
Area-8	54 SF	0.138294
Area-9	35 SF	0.089891
Area-10	133 SF	0.344338
Area-11	1379 SF	3.557704
Grand total: 11	21434 SF	55.286978

GREEN SPACE CALCULATION:

LOT SIZE = 38,768 SF
MINIMUM REQUIRED 55% x 38,768 = 21,322.40 SF
PROPOSED GREEN AREA = 21,434 SF OR 55.286%



② Impervious Area Calculation Diagram

② $1/16'' = 1'-0''$

Area Schedule (IMPERVIOUS AREA)		
Name	Area	% of Lot
Area	Not Placed	
Existing Fountain North	19 SF	0.048522
Existing Driveway	3436 SF	8.862803
Existing Equip. Pad 1	125 SF	0.323279
Existing Equip. Pad 2	6 SF	0.015923
Existing Equip. Pad 3	22 SF	0.057108
Existing Equip. Pad 4	31 SF	0.078776
Existing Front Fountain	117 SF	0.301829
Existing Front Porch	436 SF	1.123659
Existing Front Wall 1	22 SF	0.05641
Existing Front Wall 2	21 SF	0.055415
Existing Front Wall 3	22 SF	0.056979
Existing Front Wall 4	22 SF	0.05705
Existing House	5040 SF	13.000413
Existing Pool & Pool Deck	3494 SF	9.011405

Area Schedule (IMPERVIOUS AREA)		
Name	Area	% of Lot
Existing Rear Balcony	228 SF	0.588656
Existing Rear Terrace	866 SF	2.233544
Proposed Addition Rear Deck	421 SF	1.08592
Proposed Courtyard	233 SF	0.599888
Proposed Driveway	1517 SF	3.914277
Proposed Equip. Pad	21 SF	0.055216
Proposed Front Wall 1	34 SF	0.087141
Proposed Front Wall 2	122 SF	0.056305
Proposed New Addition	1182 SF	3.048118
Grand total: 24	17337 SF	44.718637

IMPERVIOUS AREA CALCULATION:

LOT SIZE = 38,768 SF
MAXIMUM ALLOWED 45% x 38,768 = 17,445.60 SF
PROPOSED IMPERVIOUS AREA = 17,337 SF OR 44.718%