



302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE:	REVISION No.	DATE:
Revision #0	6	12/17/2025
Allen Slamic Digitally signed by Allen Slamic DN: cn=Allen Slamic, o=AlexAllen Studio Architects PLLC, email=allen@alexallensstudio. me-US Date: 2026.03.03 15:43:47 -05'00' Adobe Acrobat version: 2025.001.21223		

ISSUED FOR REVISION

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

MEP ENGINEER

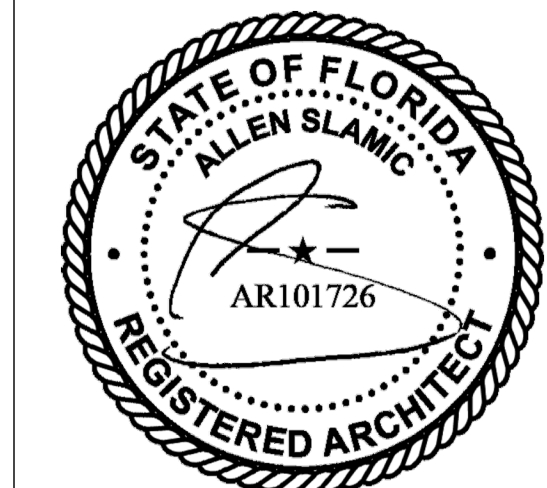
CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street. Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606

SEAL



PROJECT

PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

ZONING ANALYSIS

SCALE	PROJECT NUMBER
NTS	2103
SHEET	
G-100.00	
DATE	DRAWING NUMBER
12/17/2025	XX OF XX



FLOOR AREA RATIO - 1ST FLOOR: .20 (38,580 X .20) = 7,716 SQ FT PERMITTED PROPOSED: 5,010 SQ FT FLOOR AREA RATIO - 2ND FLOOR: .10 (38,580 X .10) = 3,858 SQ FT PERMITTED PROPOSED: 2,820 SQ FT TOTAL PROPOSED SQ FT: 7,830 SQ FT



1ST FLOOR SQ FT: PROPOSED: 5,010 SQ FT

2ND FLOOR SQ FT: PROPOSED: 2,530 SQ FT

2ND FLOOR BALCONY SQ FT: PROPOSED: 290 SQ FT

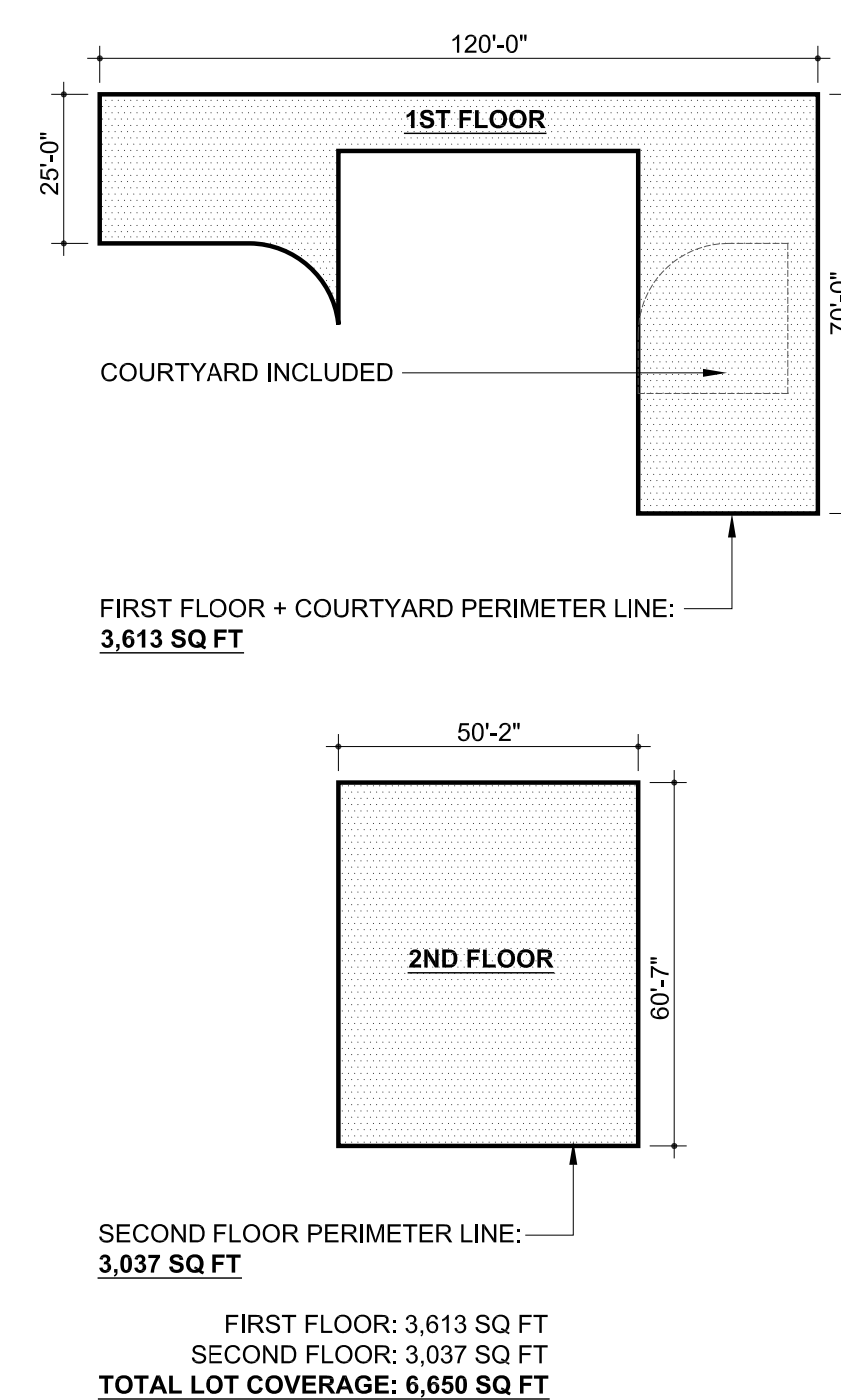
TOTAL PROPOSED SQ FT: 7,830 SQ FT



BUILDING LOT COVERAGE

OVERALL LOT AREA: **38,580 SQ FT**
MAXIMUM BUILDING COVERAGE PERMITTED: **20%**

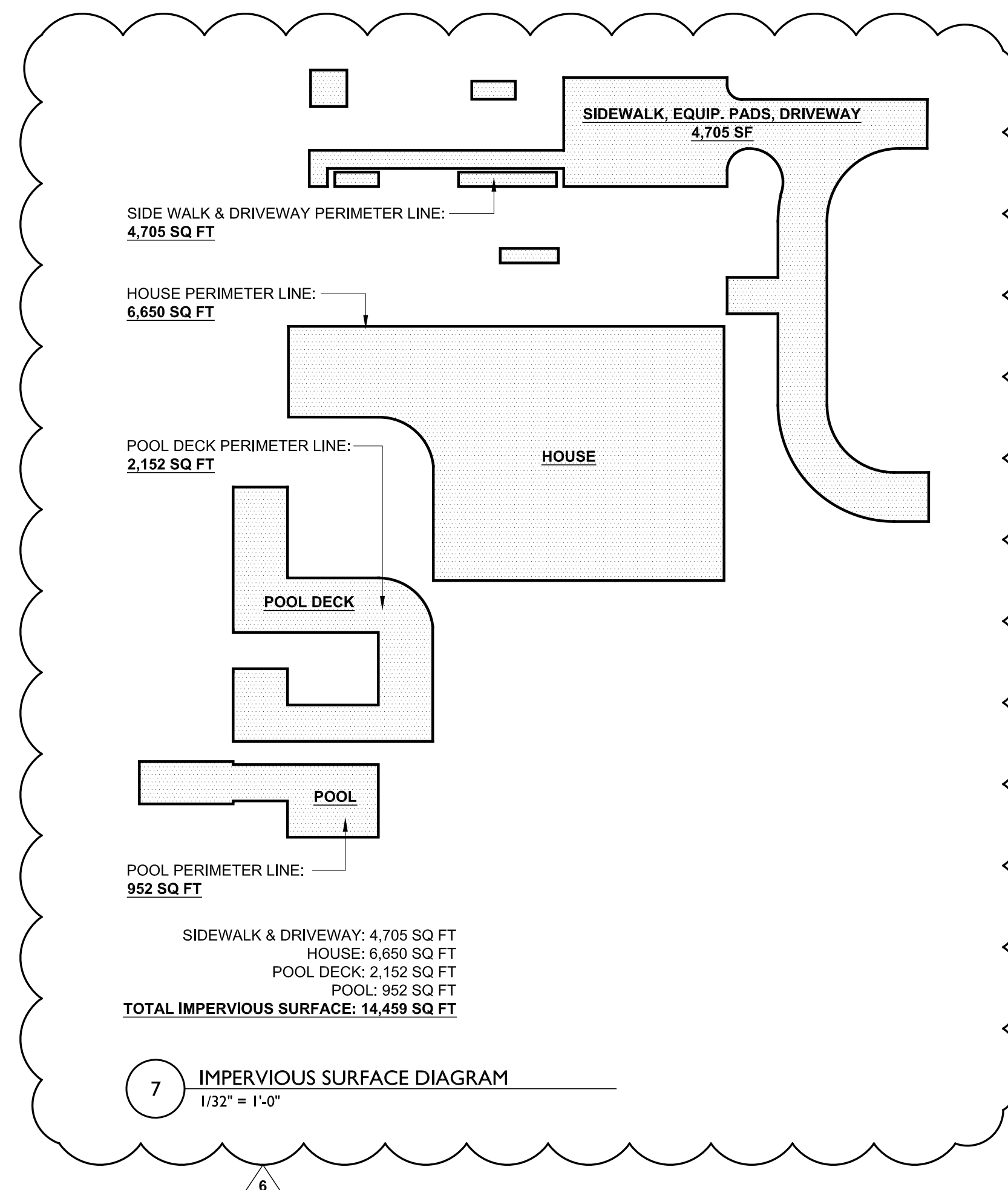
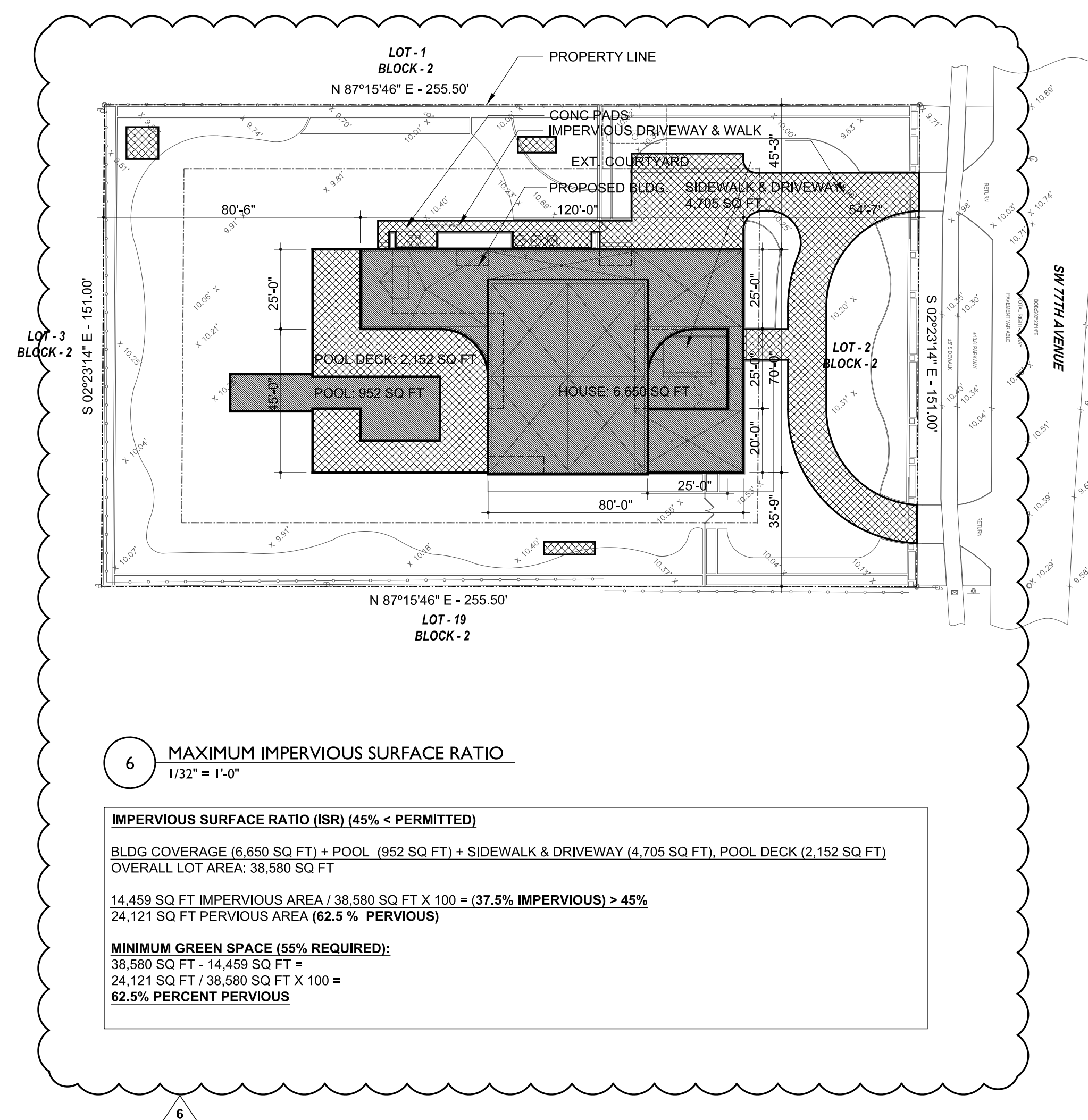
PROPOSED BUILDING COVERAGE AREA: **6,650 SQ FT**
 $6,650 / 38,580 \times 100 = 17.2\%$



HIGHEST CROWN OF THE ADJACENT STREET + 8" (NON-FLOOD HAZARD AREAS)

$10.89' + .67' (8") = 11.56'$

BUILDING VERTICAL MEASUREMNT BASE POINT: 11.56'





AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE: REVISION No. DATE:
Revision #6 12/17/2025

Allen
Slamic
m: c-433
Date: 2026.03.03 15:44:27 -0500
Adobe Acrobat version:
2025.001.21223

ISSUED FOR REVISION

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

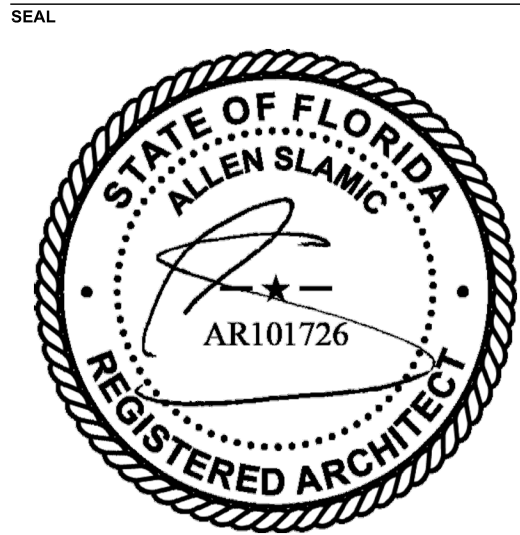
MEP ENGINEER

CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street, Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606



PROJECT
PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

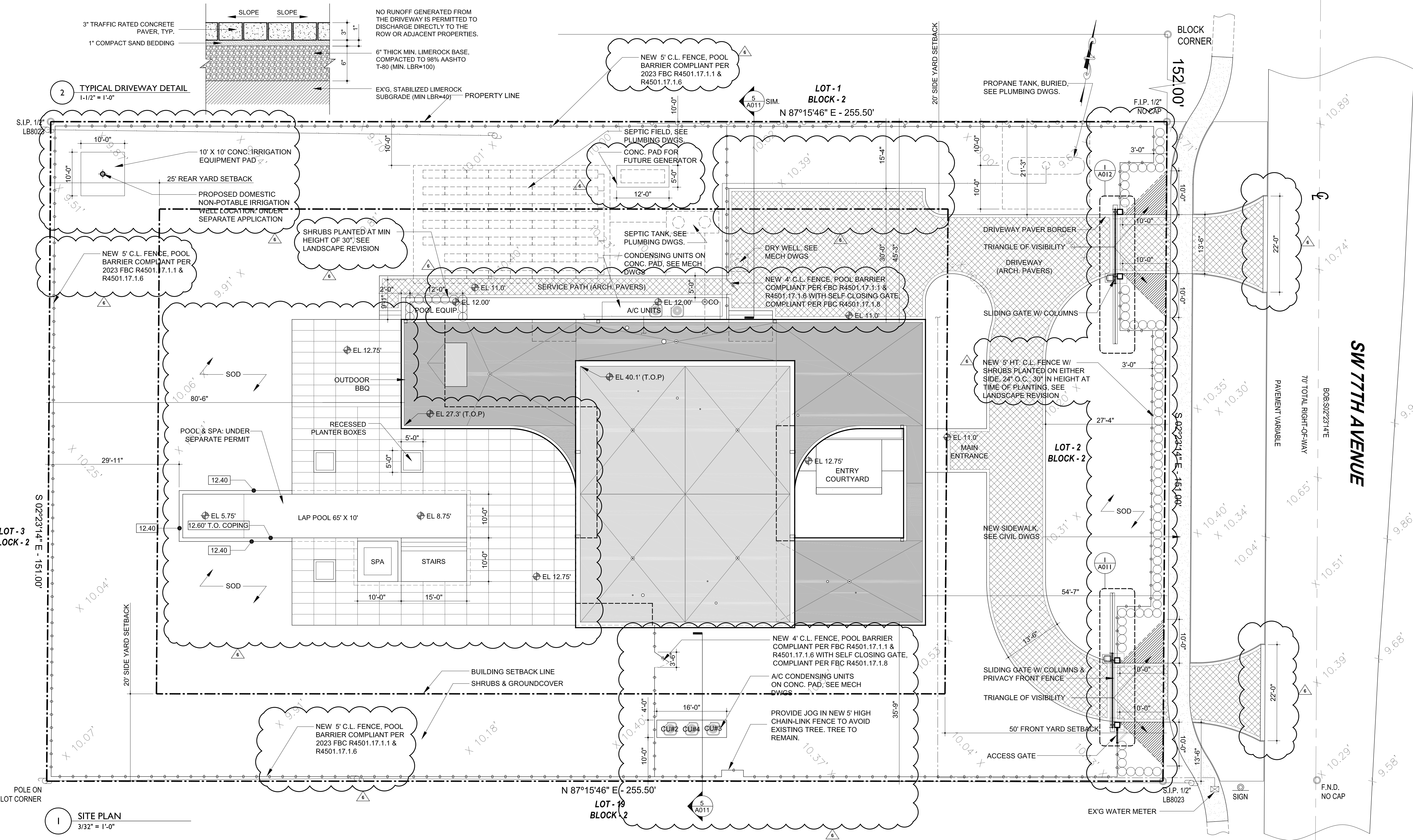
OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE
SITE PLAN

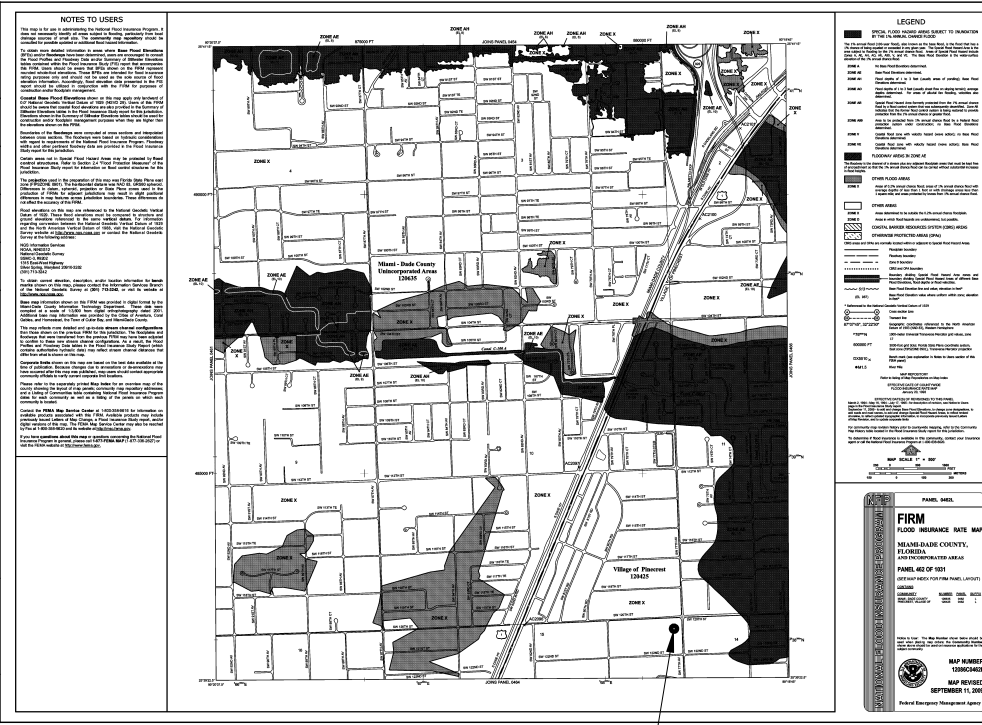
SCALE
3/32" = 1'-0"
SHEET

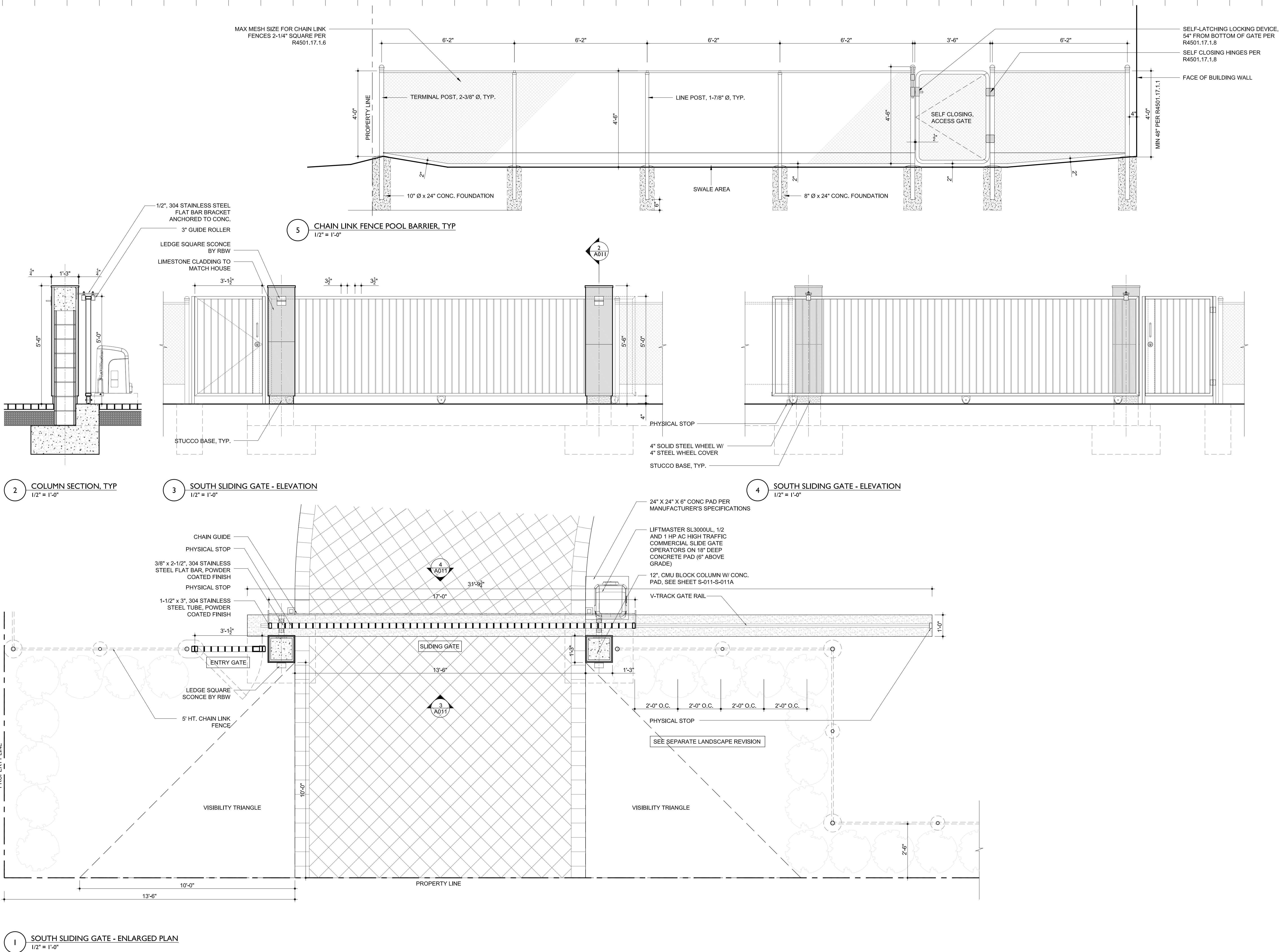
PROJECT NUMBER
2103

DRAWING NUMBER
XX OF XX



ZONING REGULATIONS - VILLAGE OF PINECREST, FLORIDA 33156			FRONT YARD SETBACK - MIN. (FT)		FLOOD INSURANCE RATE MAP (FIRM) ZONE	
ZONING DISTRICT EU-1 RESIDENTIAL (ONE UNIT PER GROSS ACRE)			REAR YARD SETBACK - MIN. (FT)		MAP # 12086C0462L	
ARTICLE 4. ZONING DISTRICT REGULATIONS			SIDE YARD SETBACK - MIN. (FT)		ZONE X (unhatched, areas determined to be outside the 2% annual chance floodplain)	
DIV. 4.2. RESIDENTIAL DISTRICTS (LOW DENSITY RESIDENTIAL DISTRICTS)			MAX HEIGHT: (TWO STORY STRUCTURE)		ARTICLE 6 - ENVIROMENTAL REGULATIONS	
LOT AREA (SQ FT)	38,580 SQ FT		HOWEVER, ANY PORTION OF THE BUILDING OR STRUCTURE WITH A FLAT ROOF, OR SLOPED ROOF CONCEALED BY A PARAPET, SHALL NOT EXCEED 29.5' FEET TO THE TOP OF PARAPET AND 28' FEET TO THE TOP OF THE ROOF		6.3. - FLOODPLAIN MANAGEMENT	
PRINCIPAL TWO STORY STRUCTURE	PERMITTED	PROPOSED	MAXIMUM IMPERVIOUS SURFACE RATIO		SEC. 301. BUILDINGS AND STRUCTURES	
BUILDING LOT COVERAGE: MAX BUILDING COVERAGE	20% FOR TWO STORY STRUCTURE	17.2 % (6,650 SQ FT BUILDING COVERAGE 6,650 / 38,580 X 100 = 17.2%)	MINIMUM GREEN SPACE		6.3.301.2 SPECIFIC METHODS OF CONSTRUCTION AND REQUIREMENTS.	
FLOOR AREA RATIO - 1ST FLOOR	.20 (38,580 X .20) = 7,716 SQ FT	5,010 SQ FT	14,459 SQ FT / 38,580 SQ FT X 100 = 37.5% PERCENT IMPERVIOUS		B. FOR RESIDENTIAL BUILDINGS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA, THE MINIMUM LOWEST FLOOR ELEVATION REQUIREMENTS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE BACK OF SIDEWALK ELEVATION, OR IF THERE IS NO SIDEWALK, A MINIMUM OF EIGHT (8) INCHES ABOVE THE ELEVATION OF THE HIGHEST CROWN OF ROAD OR STREET ABUTTING SUCH BUILDING SITE, WHICHEVER IS HIGHER.	
FLOOR AREA RATIO - 2ND FLOOR	.10 (38,580 X .10) = 3,858 SQ FT	2,820 SQ FT	38,580 SQ FT - 14,459 SQ FT = 24,121 SQ FT / 38,580 SQ FT X 100 = 62.5% PERCENT PERVIOUS		MINIMUM LOWEST FLOOR ELEVATION	
					HIGHEST CROWN OF ROAD IS (10.89' + 8") = REQUIRED F.F.E = 11.56'	
					PROPOSED LOWEST FLOOR ELEVATION	
					F.F.E = 12.75'	





AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE: REVISION No. DATE:
Revision #6 12/17/2025

Allen
Slamic

ISSUED FOR REVISION

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

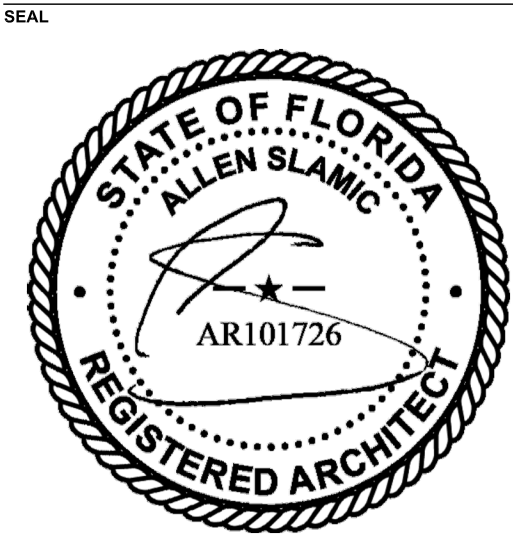
MEP ENGINEER

CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street, Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606



PROJECT
PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE
SOUTH SLIDING
ENTRANCE GATE
DETAILS & CHAIN
LINK FENCE POOL
BARRIER

SCALE PROJECT NUMBER
1/2" = 1'-0" 2103

SHEET

A-011.00

DATE DRAWING NUMBER
03/03/2026 XX OF XX



AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE: REVISION No. DATE:
Revision #0 12/17/2025

Allen
Slamic
Digitally signed by Allen Slamic
DN: cn=Allen Slamic,
ou=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, o=US
Date: 2026.03.03 15:45:16 -0500
Adobe Acrobat version:
2025.001.21223

ISSUED FOR REVISION

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

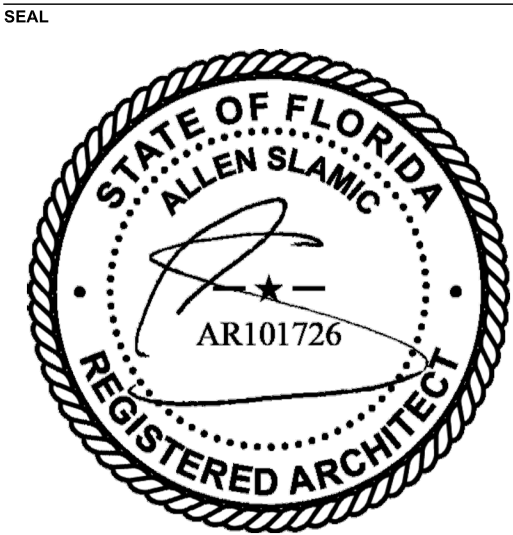
MEP ENGINEER

CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street, Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606



PROJECT
PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE
NORTH SLIDING
ENTRANCE GATE
DETAILS

SCALE
1/2" = 1'-0"

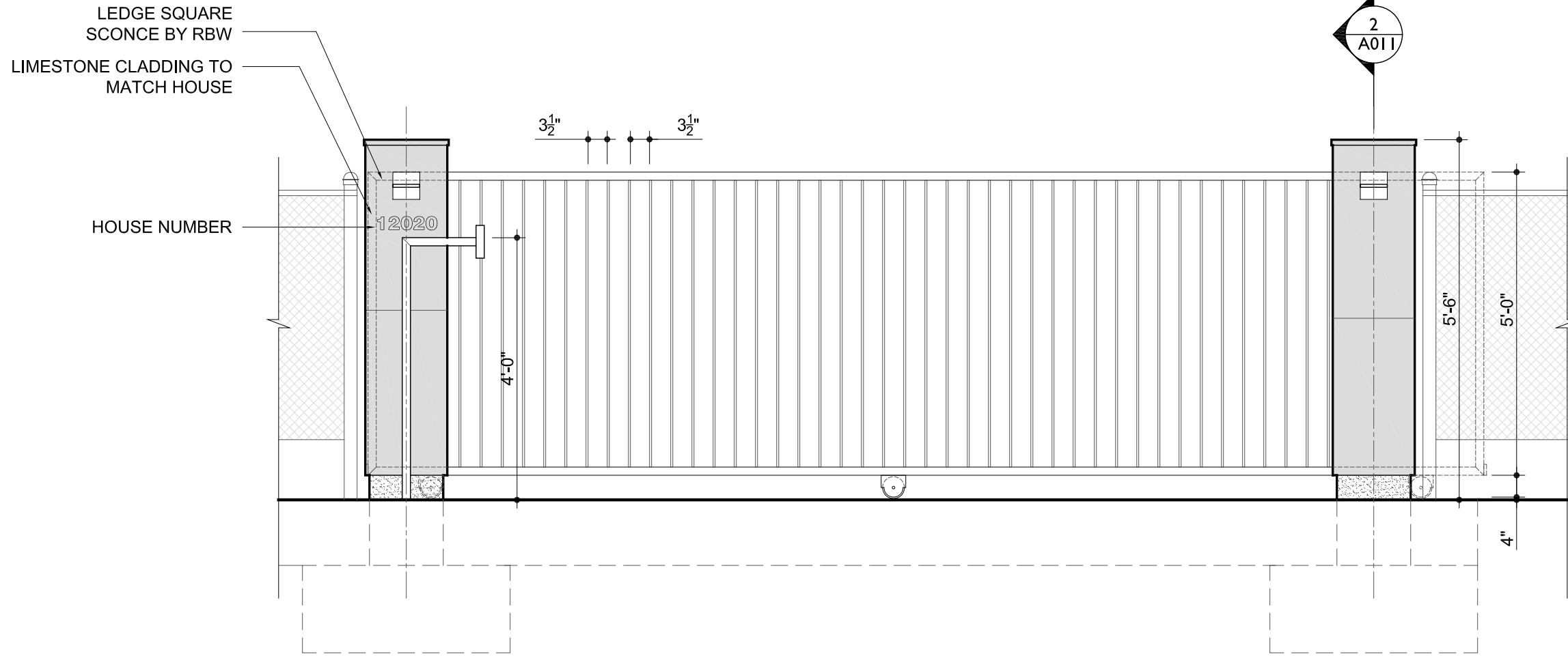
PROJECT NUMBER
2103

SHEET

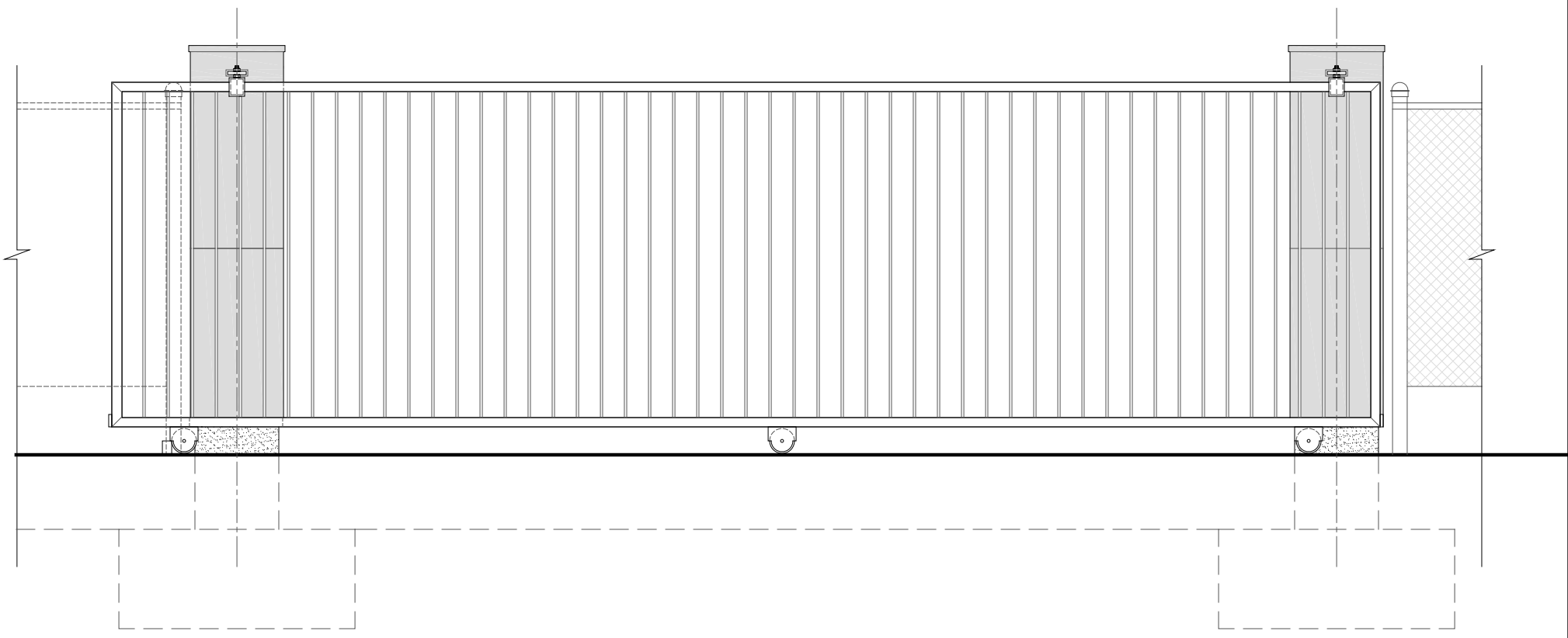
A-012.00

DATE
03/03/2026

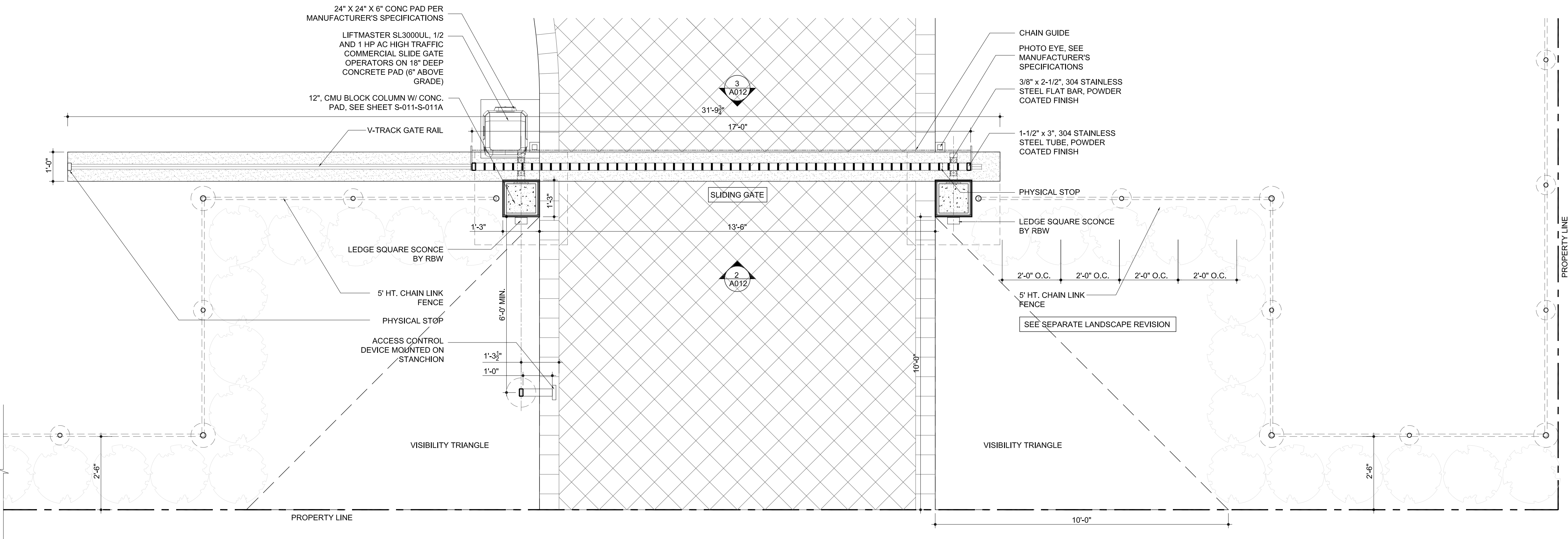
DRAWING NUMBER
XX OF XX



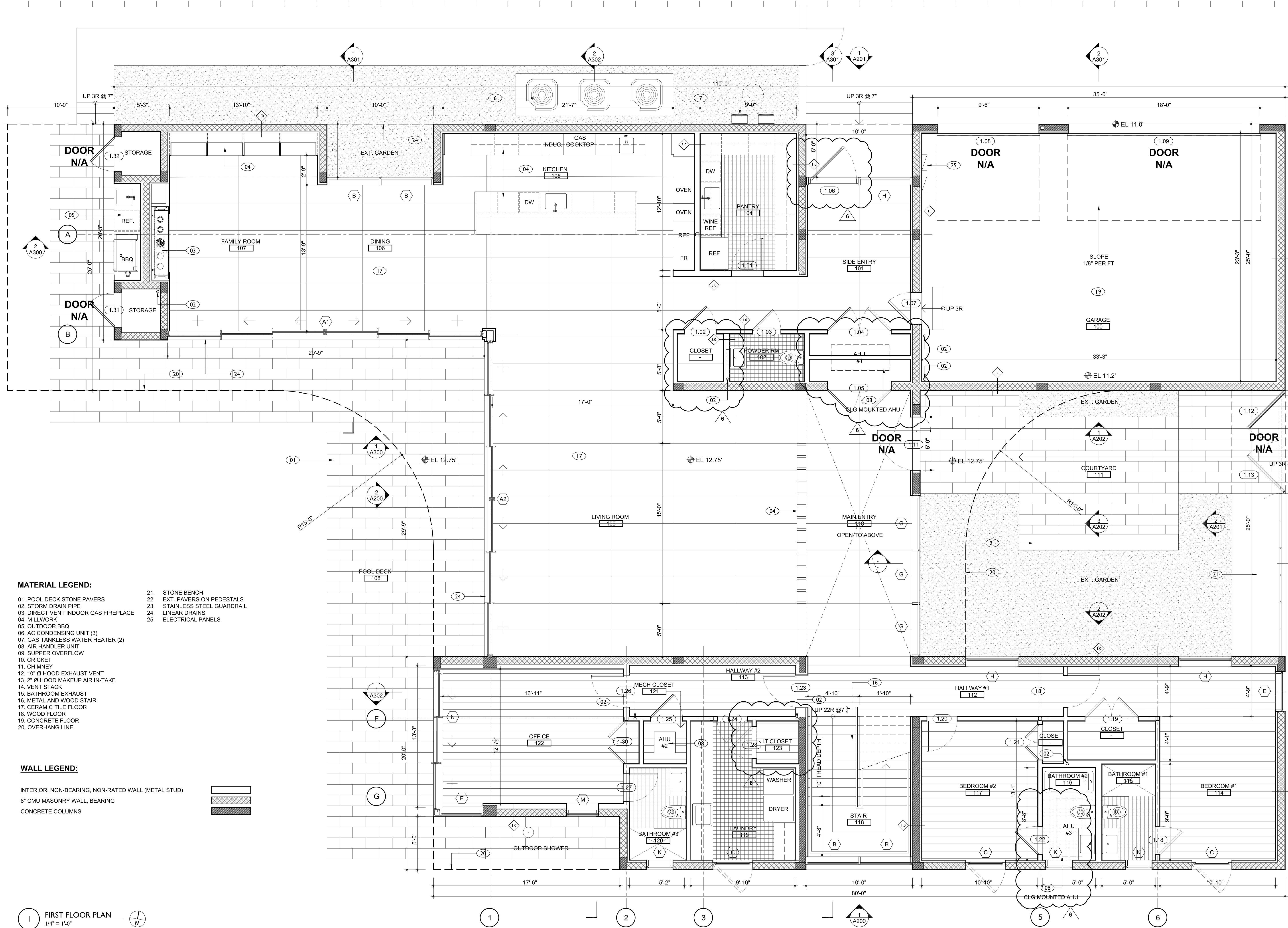
2 NORTH SLIDING GATE - ELEVATION
1/2" = 1'-0"



3 NORTH SLIDING GATE - ELEVATION
1/2" = 1'-0"



1 NORTH SLIDING GATE - ENLARGED PLAN
1/2" = 1'-0"



MATERIAL LEGEND:

01. POOL DECK STONE PAVERS

02. STORM DRAIN PIPE

03. DIRECT VENT INDOOR GAS FIREPLACE

04. MILLWORK

05. OUTDOOR BBQ

06. AC CONDENSING UNIT (3)

07. GAS TANKLESS WATER HEATER (2)

08. AIR HANDLER UNIT

09. SUPPER OVERFLOW

10. CRICKET

11. CHIMNEY

12. 10" Ø HOOD EXHAUST VENT

13. 2" Ø HOOD MAKEUP AIR IN-TAKE

14. VENT STACK

15. BATHROOM EXHAUST

16. METAL AND WOOD STAIR

17. CERAMIC TILE FLOOR

18. WOOD FLOOR

19. CONCRETE FLOOR

20. OVERHANG LINE
21. STONE BENCH

22. EXT. PAVERS ON PEDESTALS

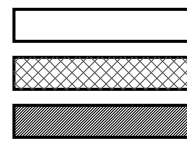
23. STAINLESS STEEL GUARDRAIL

24. LINEAR DRAINS

25. ELECTRICAL PANELS

WALL LEGEND:

- INTERIOR, NON-BEARING, NON-RATED WALL (METAL STUD)
- 8" CMU MASONRY WALL, BEARING
- CONCRETE COLUMNS



I FIRST FLOOR PLAN
1/4" = 1'-0"



AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE: REVISION No. DATE:
Revision #6 6 12/17/2025

Allen
Slamic

ISSUED FOR REVISION

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

MEP ENGINEER

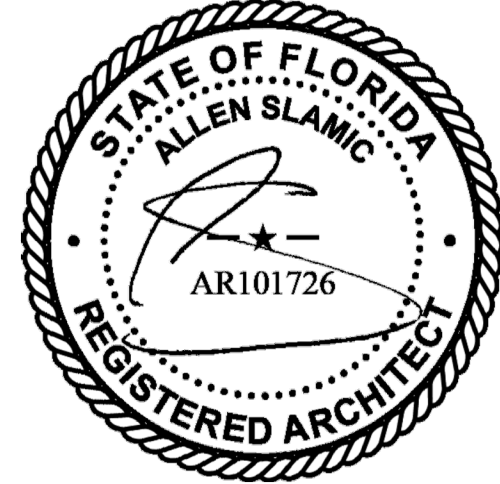
CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street, Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606

SEAL



PROJECT

PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER

KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE

FIRST FLOOR PLAN

SCALE

1/4" = 1'-0"

SHEET

A-100.00

DATE

12/17/2025

DRAWING NUMBER

XX OF XX



AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE: Revision #6 REVISION No. 6 DATE: 12/17/2025

Allen
Slamic
Digitally signed by Allen Slamic
DN: cn=Allen Slamic,
o=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, c=US,
Date: 2026.03.03 15:46:01
+0300
Adobe Acrobat version:
2025.001.21223

ISSUED FOR REVISION

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

MEP ENGINEER

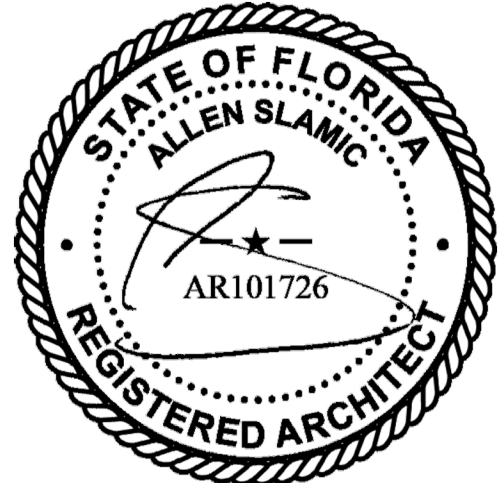
CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street, Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606

SEAL



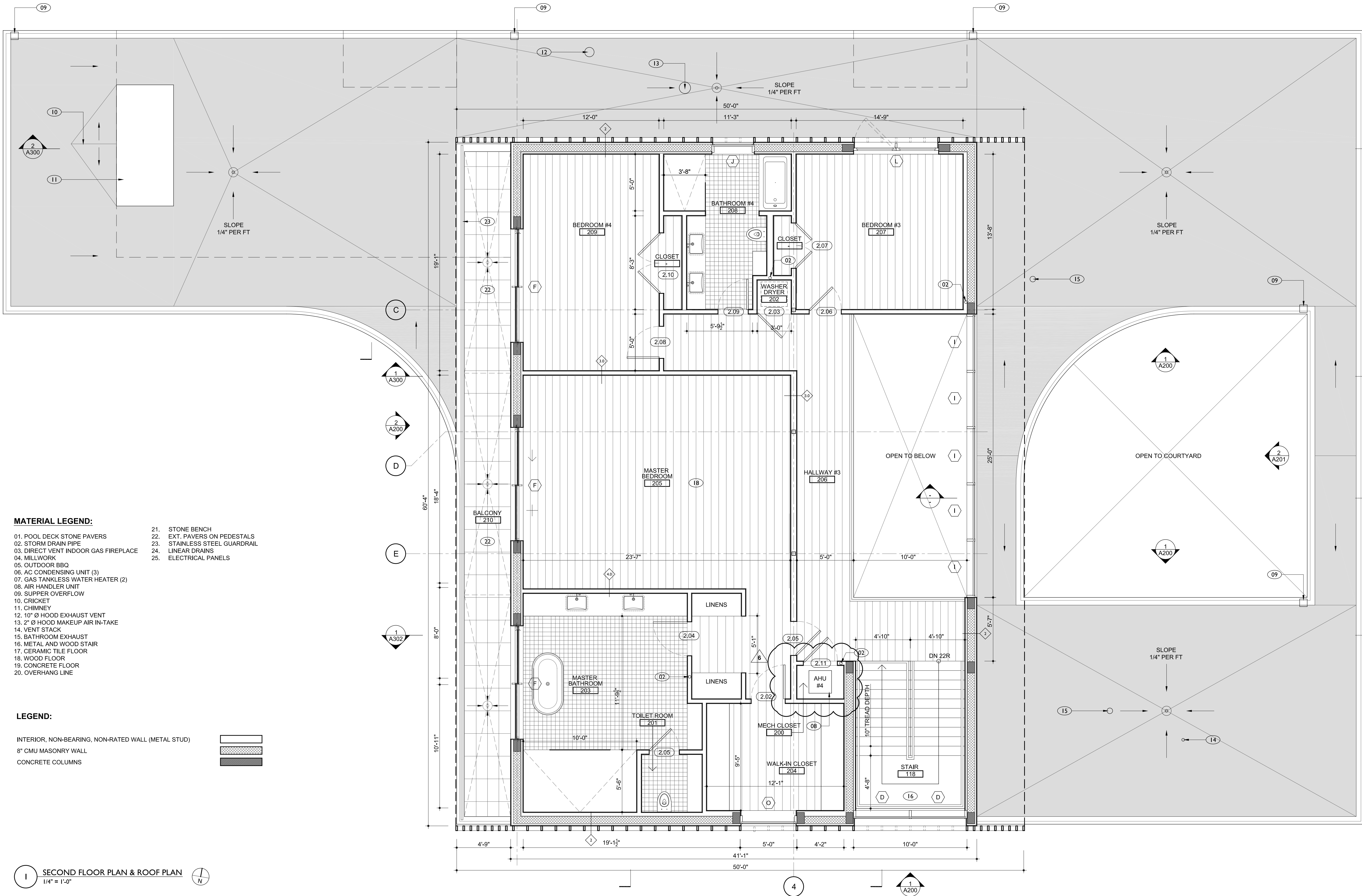
PROJECT
PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE
SECOND FLOOR
PLAN

SCALE
1/4" = 1'-0"
PROJECT NUMBER
2103

SHEET
A-101.00
DATE
12/17/2025
DRAWING NUMBER
XX OF XX

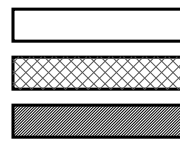


MATERIAL LEGEND:

- 01. POOL DECK STONE PAVERS
- 02. STORM DRAIN PIPE
- 03. DIRECT VENT INDOOR GAS FIREPLACE
- 04. MILLWORK
- 05. OUTDOOR BBQ
- 06. AC CONDENSING UNIT (3)
- 07. GAS TANKLESS WATER HEATER (2)
- 08. AIR HANDLER UNIT
- 09. SUPPER OVERFLOW
- 10. CRICKET
- 11. CHIMNEY
- 12. 10" Ø HOOD EXHAUST VENT
- 13. 2" Ø HOOD MAKEUP AIR IN-TAKE
- 14. VENT STACK
- 15. BATHROOM EXHAUST
- 16. METAL AND WOOD STAIR
- 17. CERAMIC TILE FLOOR
- 18. WOOD FLOOR
- 19. CONCRETE FLOOR
- 20. OVERHANG LINE
- 21. STONE BENCH
- 22. EXT. PAVERS ON PEDESTALS
- 23. STAINLESS STEEL GUARDRAIL
- 24. LINEAR DRAINS
- 25. ELECTRICAL PANELS

LEGEND:

- INTERIOR, NON-BEARING, NON-RATED WALL (METAL STUD)
- 8" CMU MASONRY WALL
- CONCRETE COLUMNS



I SECOND FLOOR PLAN & ROOF PLAN
1/4" = 1'-0"



DATE	DRAWING NUMBER
12/17/2025	XX OF XX

