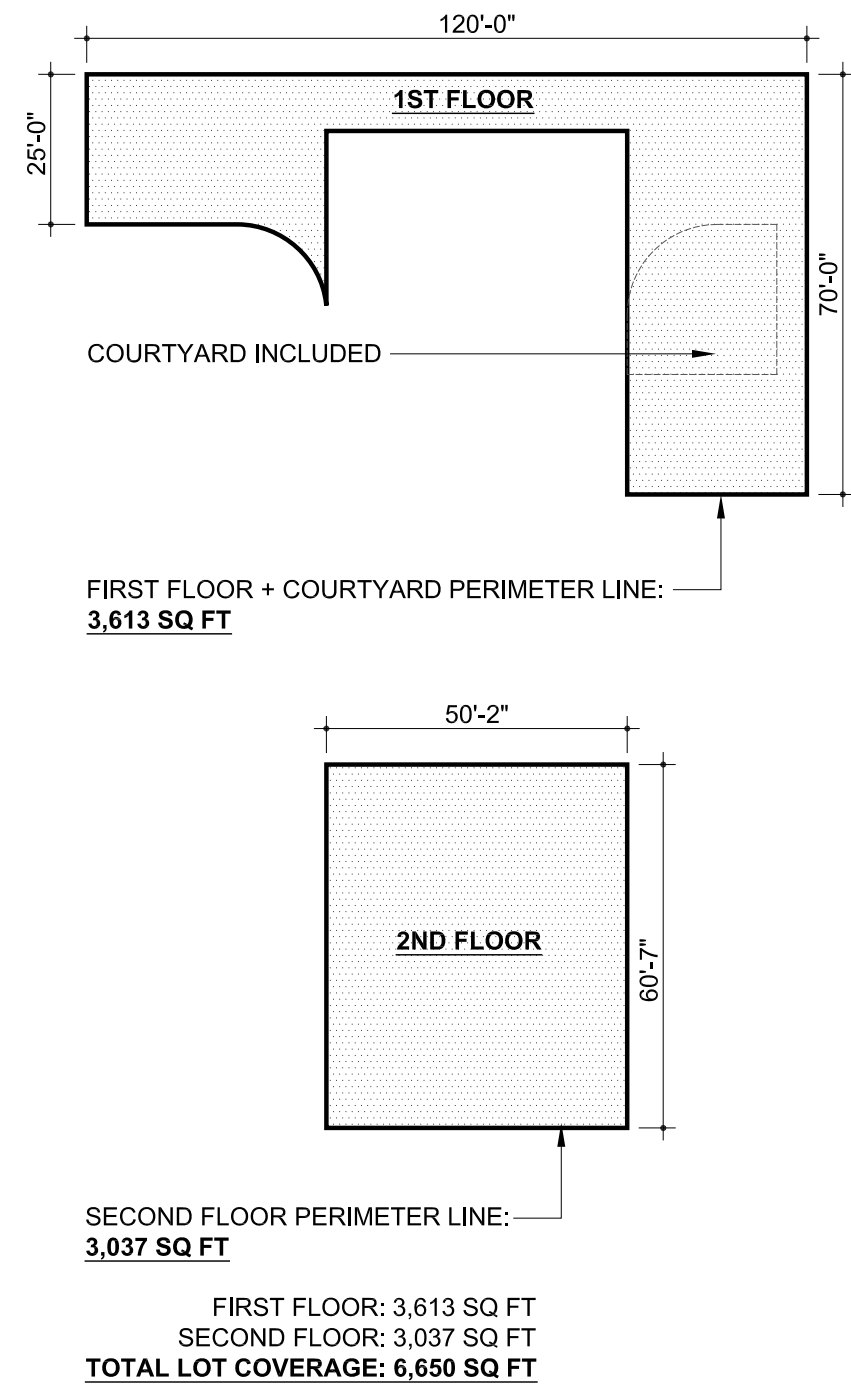
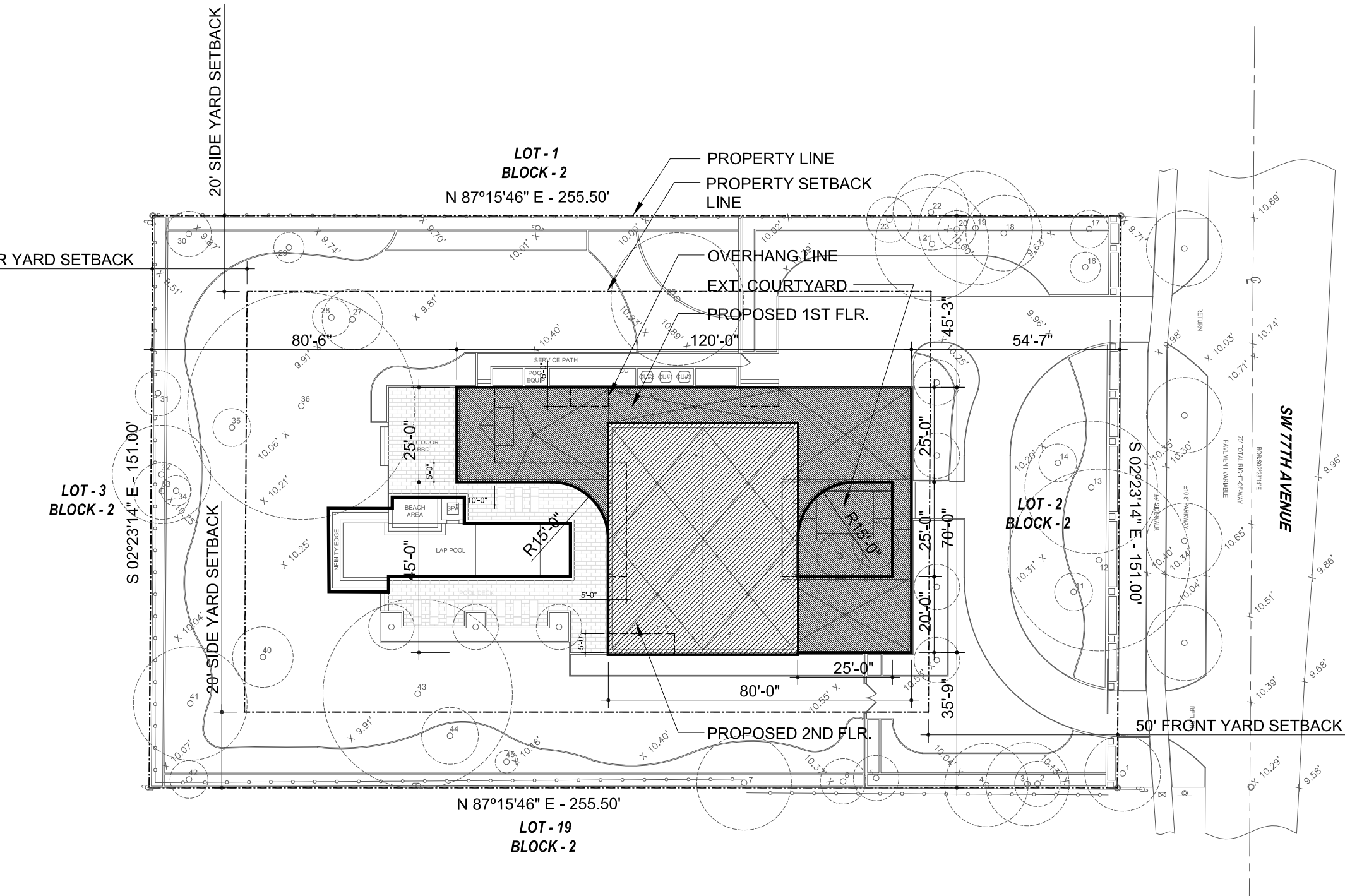
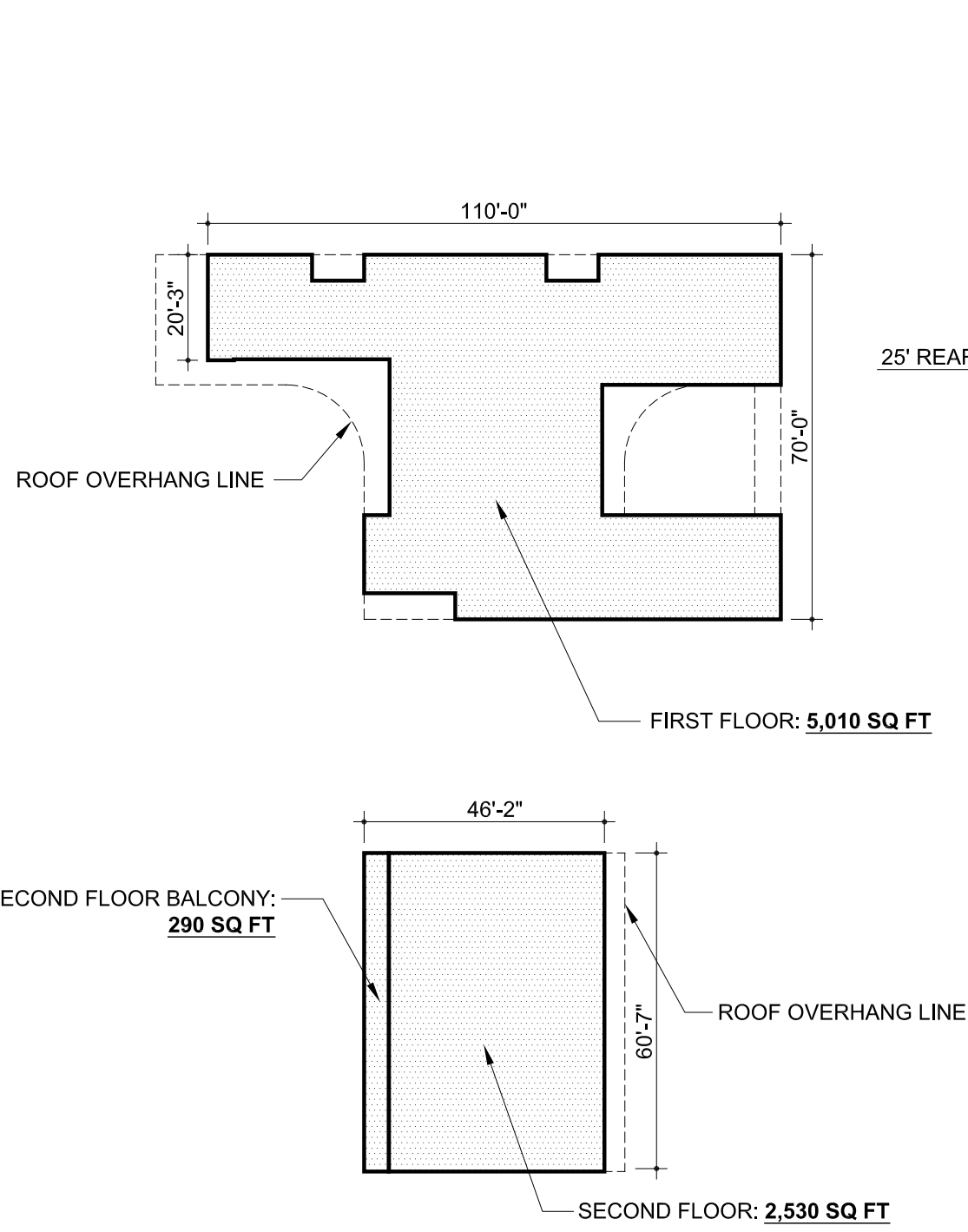
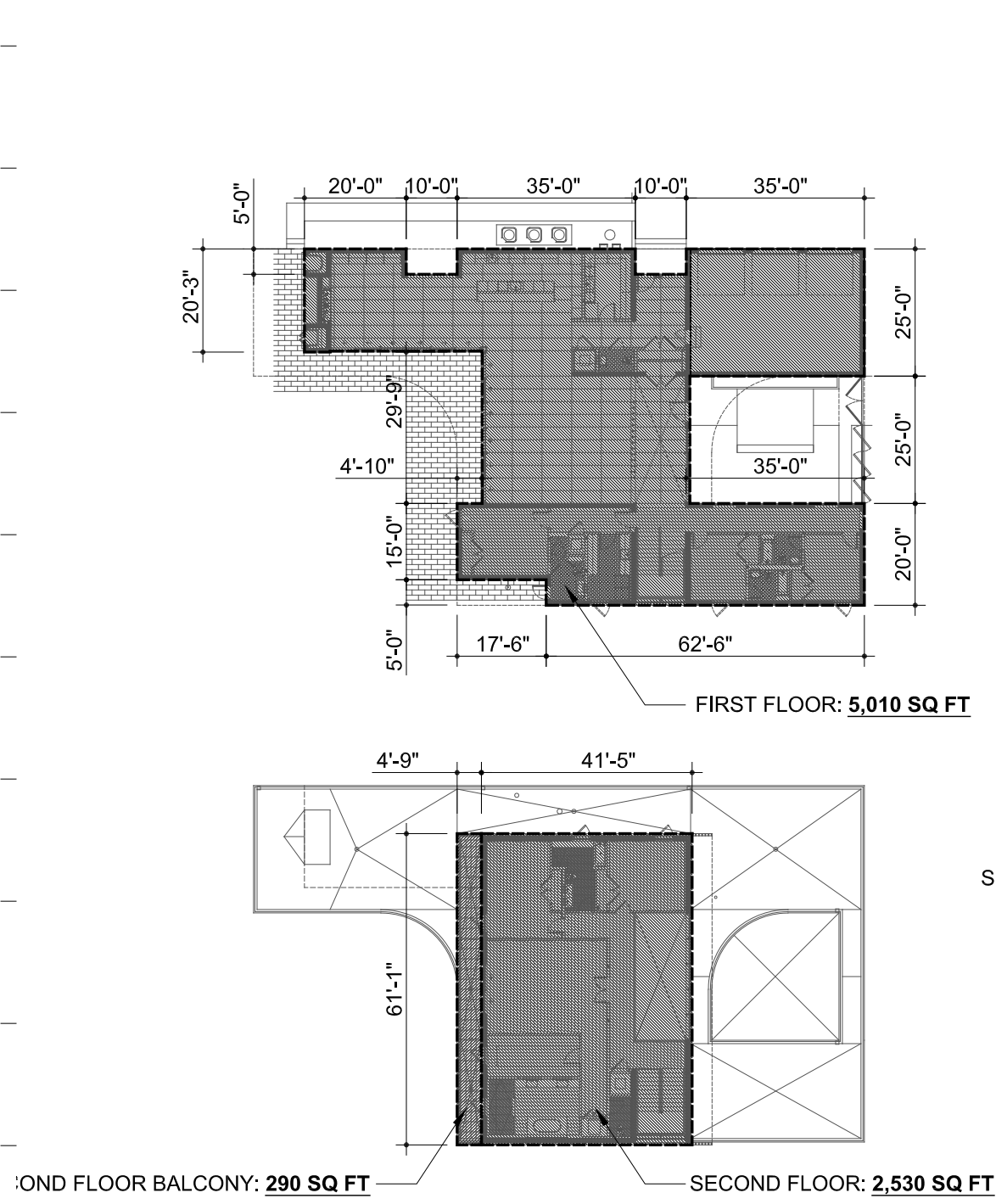




1 FLOOR AREA RATIO

1/32" = 1'-0"

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

2 FLOOR AREA SQ FT - P-LINE DIAGRAM

1/32" = 1'-0"

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

3 BUILDING LOT COVERAGE PLAN

1/32" = 1'-0"

BUILDING LOT COVERAGE

OVERALL LOT AREA: **38,580 SQ FT**

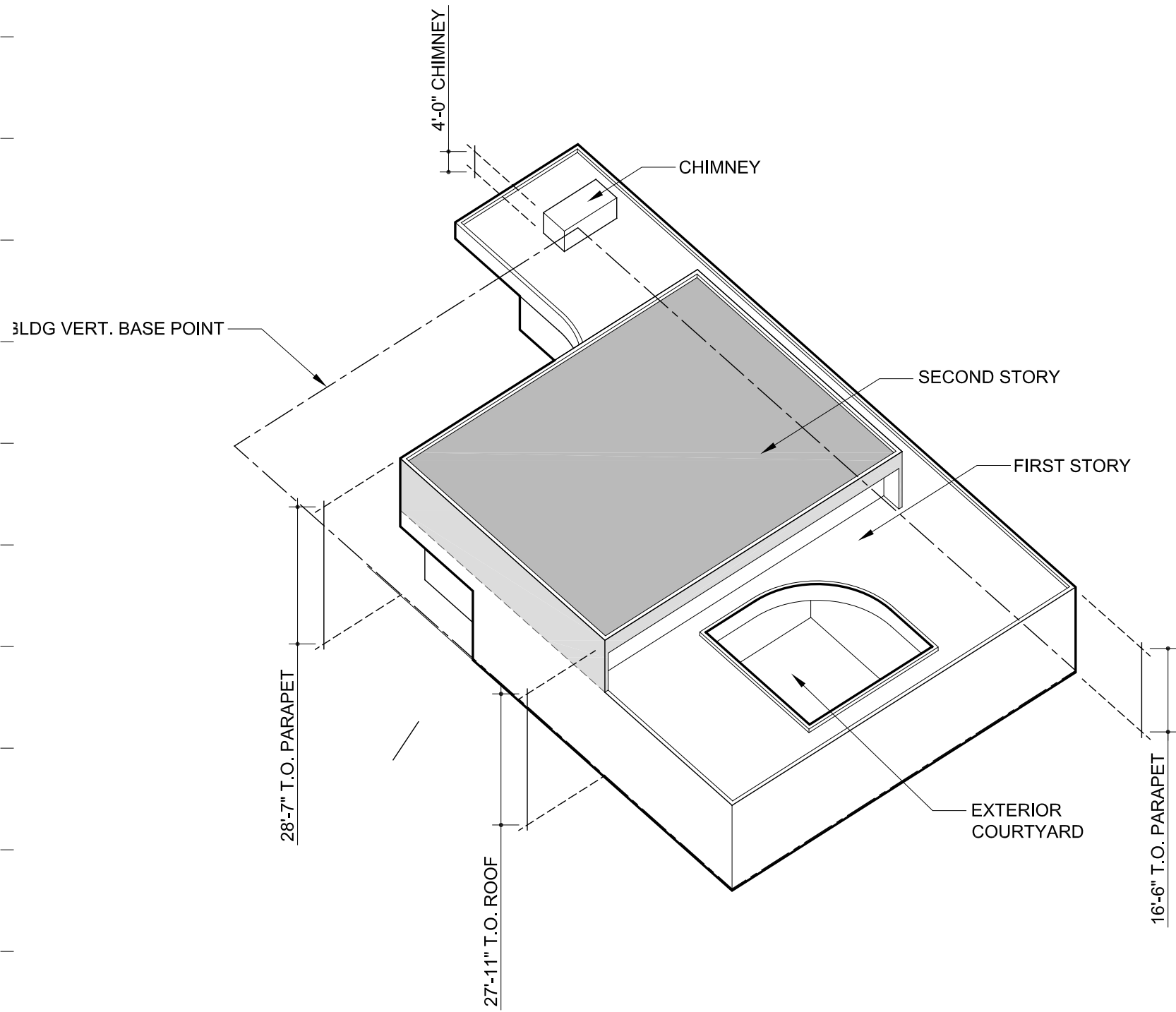
MAXIMUM BUILDING COVERAGE PERMITTED: 20%

PROPOSED BUILDING COVERAGE AREA: **6,650 SQ FT**

6,650 / 38,580 X 100 = **17.2%**

4 BUILDING LOT COVERAGE PLAN DIAGRAM

1/32" = 1'-0"



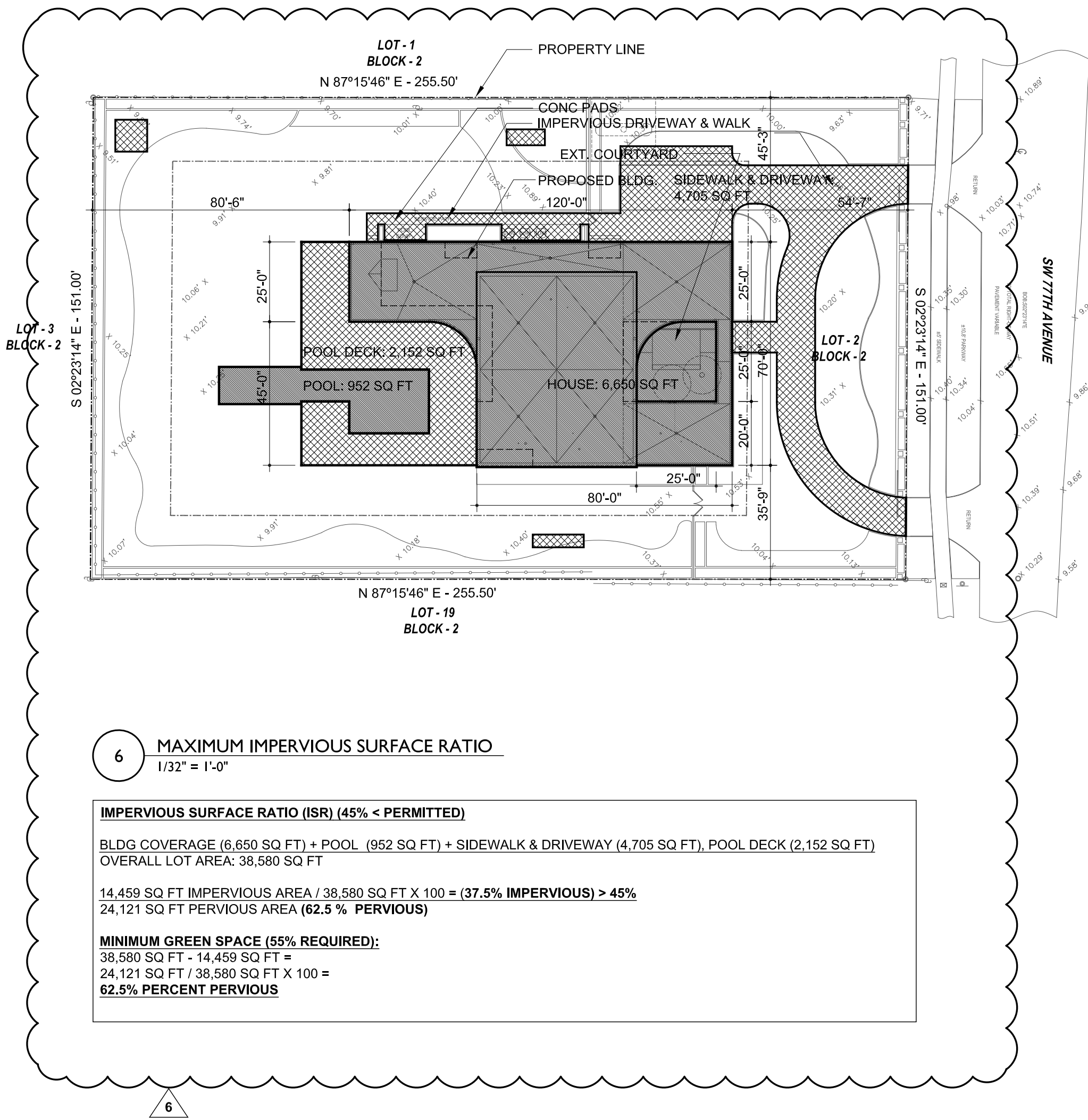
5 BUILDING HEIGHT

NTS

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

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

BUILDING VERTICAL MEASUREMNT BASE POINT: 11.56'



6 MAXIMUM IMPERVIOUS SURFACE RATIO

1/32" = 1'-0"

IMPERVIOUS SURFACE RATIO (ISR) (45% < PERMITTED)

BLDG COVERAGE (6,650 SQ FT) + POOL (952 SQ FT) + SIDEWALK & DRIVEWAY (4,705 SQ FT), POOL DECK (2,152 SQ FT)

OVERALL LOT AREA: 38,580 SQ FT

14,459 SQ FT IMPERVIOUS AREA / 38,580 SQ FT X 100 = **(37.5% IMPERVIOUS) > 45%**

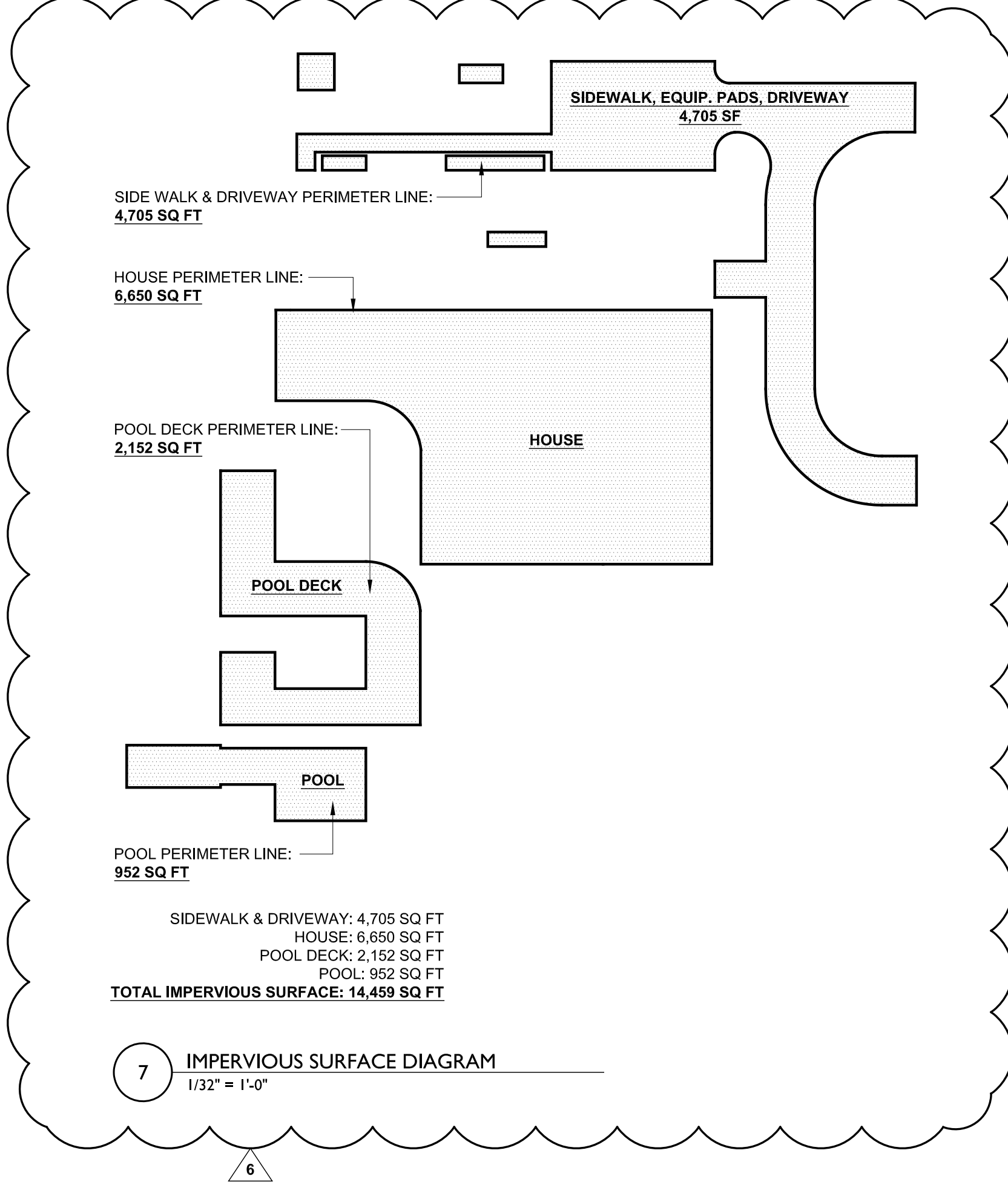
24,121 SQ FT PERVIOUS AREA (**62.5 % PERVIOUS**)

MINIMUM GREEN SPACE (55% REQUIRED):

38,580 SQ FT - 14,459 SQ FT =

24,121 SQ FT / 38,580 SQ FT X 100 =

62.5% PERCENT PERVIOUS



7 IMPERVIOUS SURFACE DIAGRAM

1/32" = 1'-0"



AlexAllen Studio Architects PLLC

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

info@alexallenstudio.com
www.alexallenstudio.com

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Allen Slamic
Digitally signed by Allen Slamic
DN: cn=Allen Slamic,
ou=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, c=US
Date: 2026.07.29 13:00:23 -0400
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STRUCTURAL ENGINEER

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

MEP ENGINEER

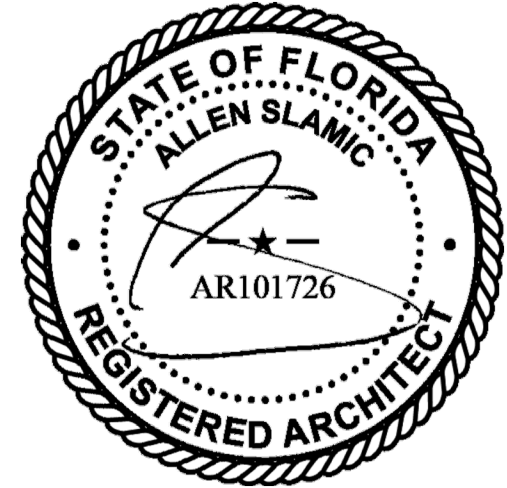
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Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

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

ZONING ANALYSIS

SCALE

NTS

SHEET

PROJECT NUMBER

2103

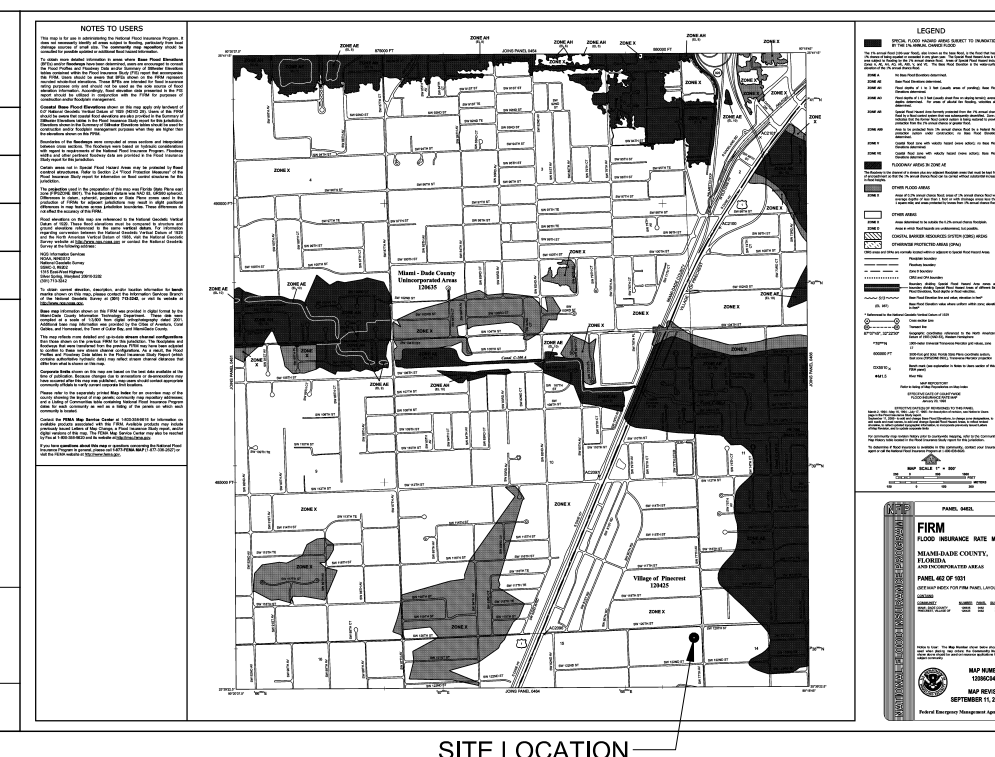
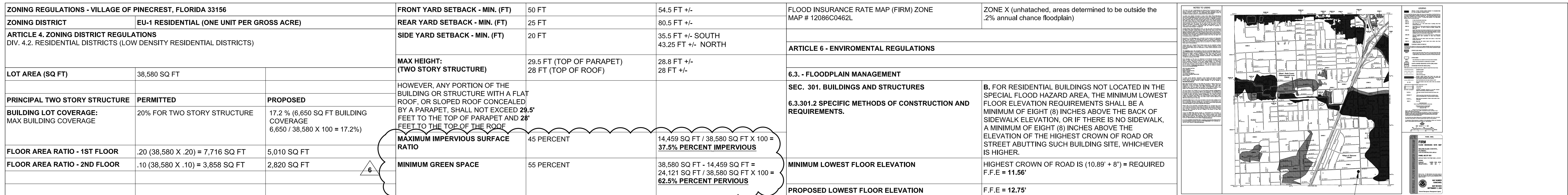
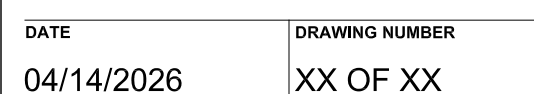
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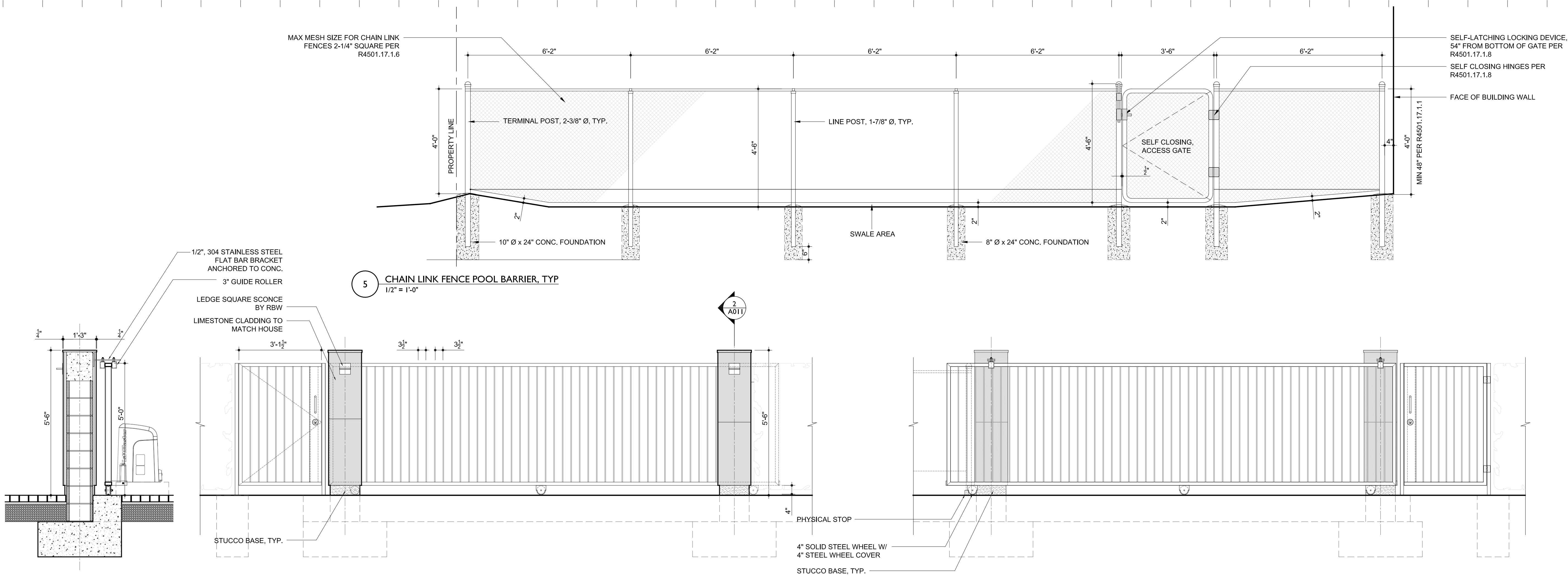
04/14/2026

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XX OF XX

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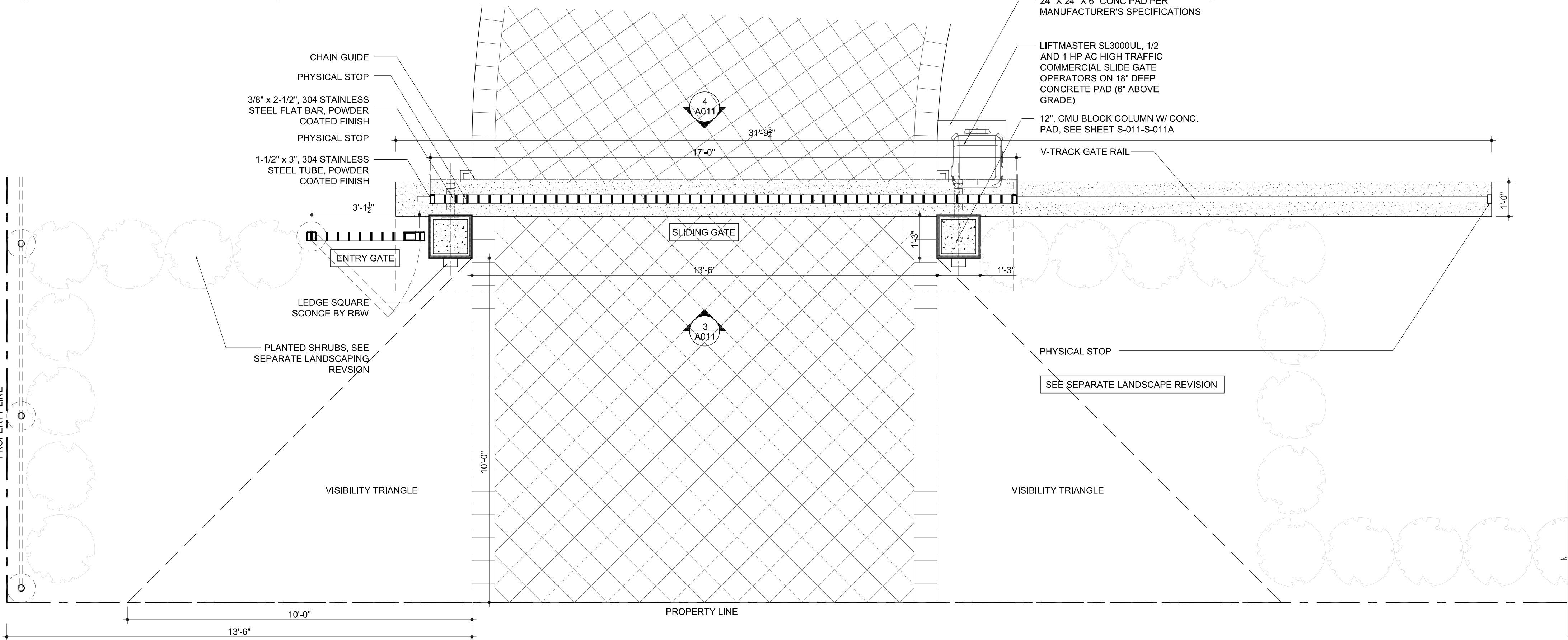




2 COLUMN SECTION, TYP
1/2" = 1'-0"

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

4 SOUTH SLIDING GATE - ELEVATION
1/2" = 1'-0"



1 SOUTH SLIDING GATE - ENLARGED PLAN
1/2" = 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 #5 1 4 04/14/2026

Allen Slamic
Digitally signed by Allen Slamic,
DN: cn=Allen Slamic,
o=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, c=US
Date: 2026.07.29 13:01:44 -0400
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THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

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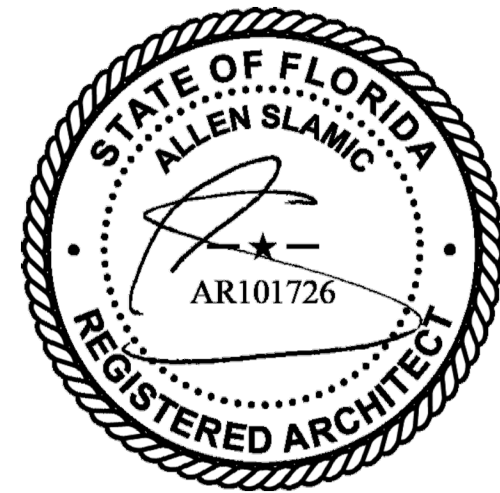
CIVIL ENGINEER

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

SOUTH SLIDING
ENTRANCE GATE
DETAILS

SCALE

1/2" = 1'-0"

SHEET

PROJECT NUMBER
2103
A-011.00

DATE

04/14/2026

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AlexAllen Studio Architects PLLC

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

info@alexallenstudio.com
www.alexallenstudio.com

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

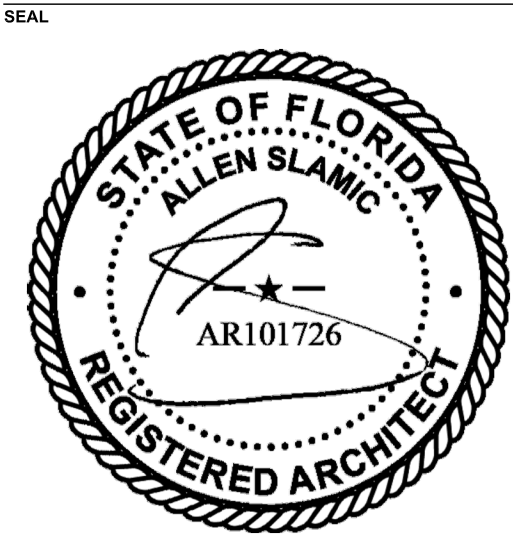
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CIVIL ENGINEER

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

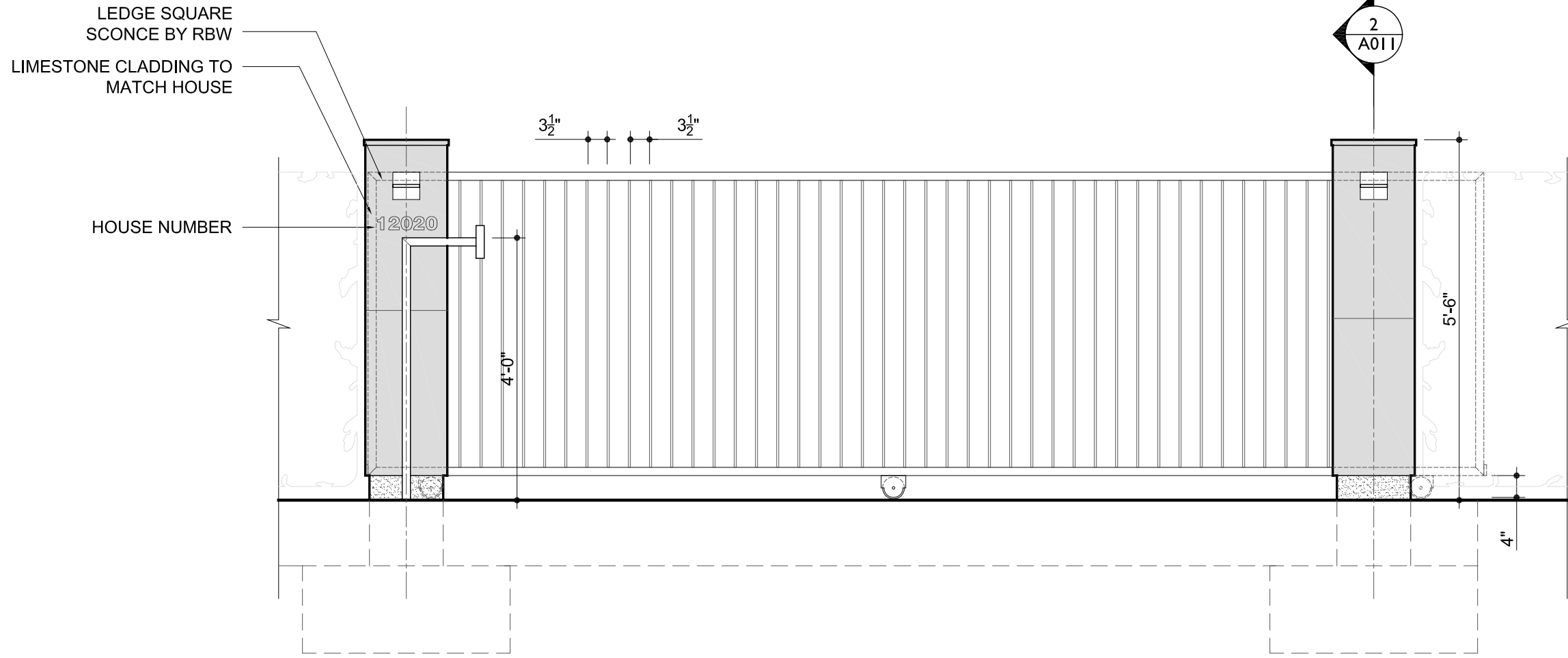
OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE
NORTH SLIDING
ENTRANCE GATE
DETAILS

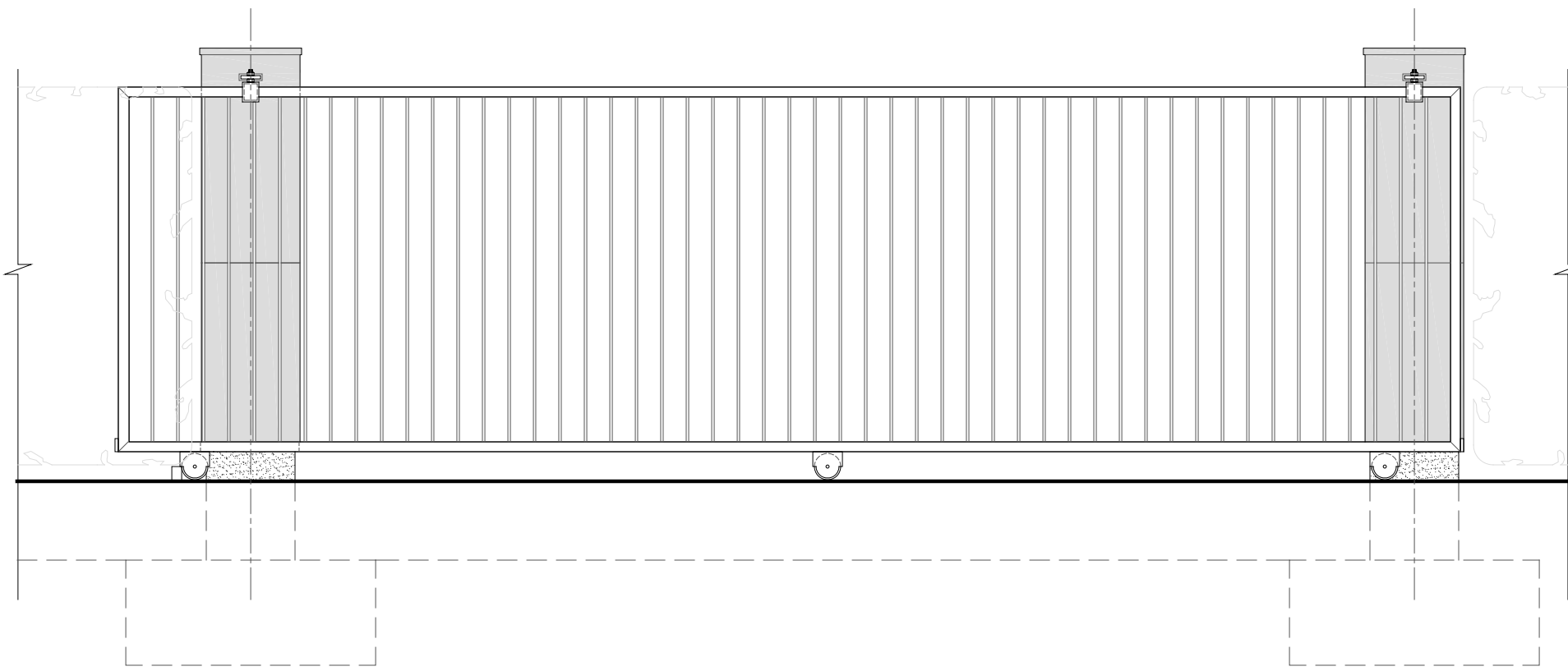
SCALE	PROJECT NUMBER
1/2" = 1'-0"	2103
SHEET	

A-012.00

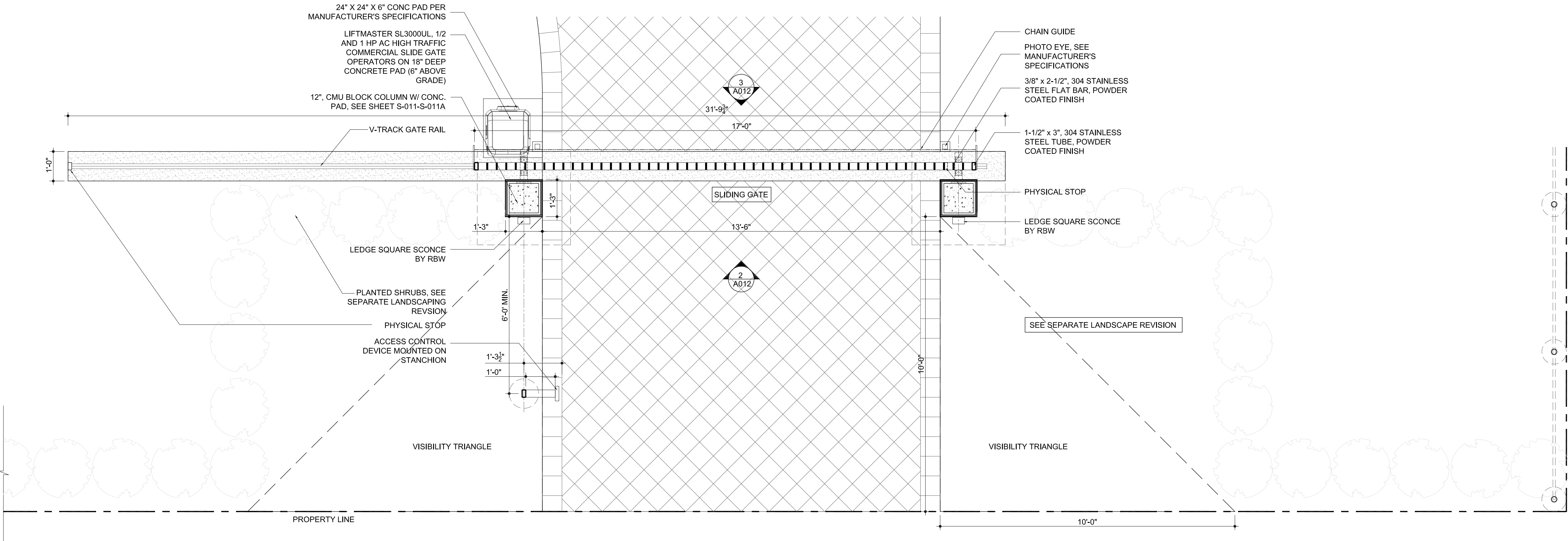
DATE	DRAWING NUMBER
04/14/2026	XX OF XX



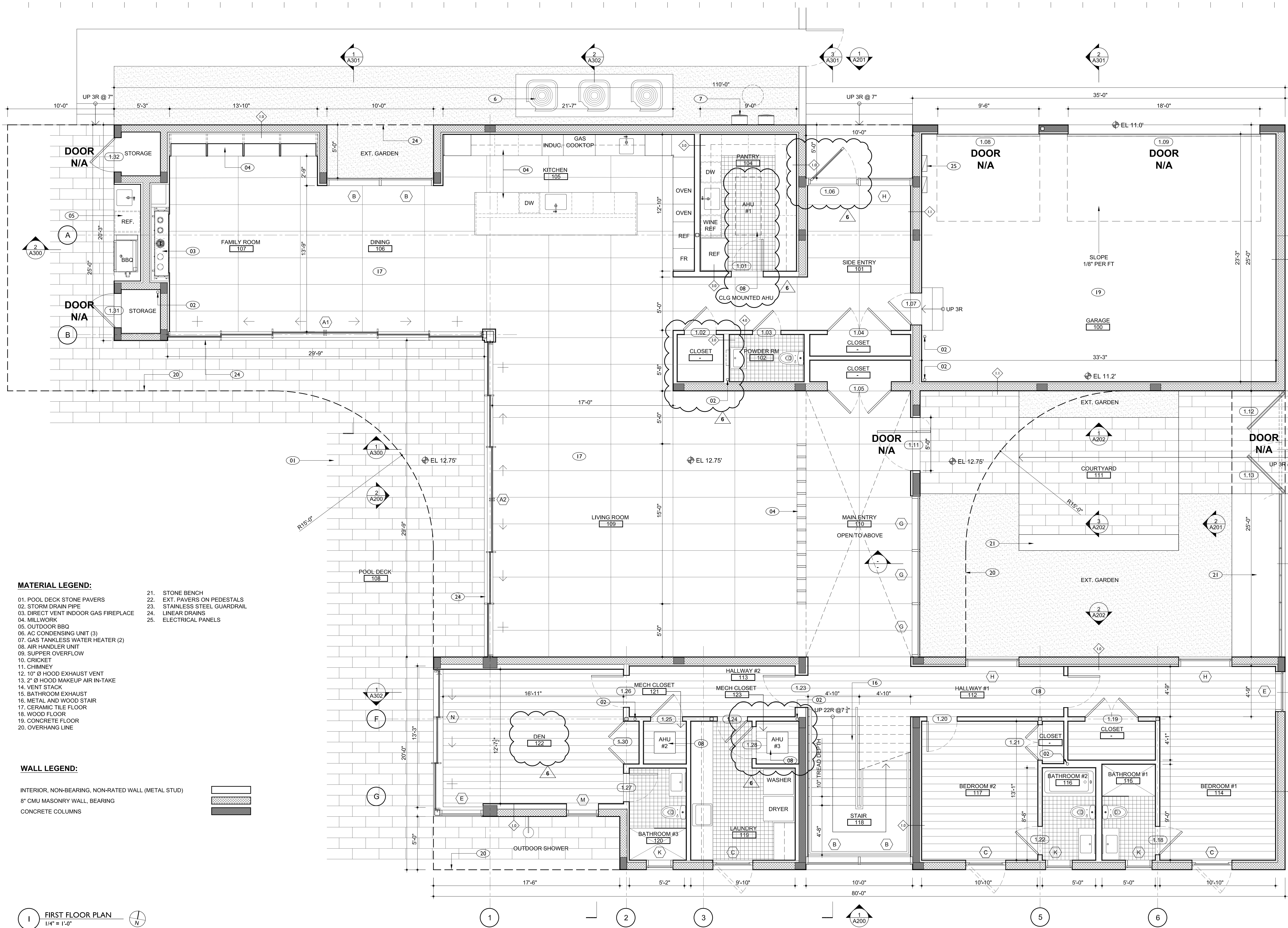
2 NORTH SLIDING GATE - ELEVATION
1/2" = 1'-0"



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



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



AlexAllen Studio Architects PLLC

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

info@alexallenstudio.com
www.alexallenstudio.com

PHASE: REVISION No. DATE:
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Allen
Slamic
Digitally signed by Allen Slamic,
DN: cn=Allen Slamic,
o=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, c=US,
Date: 2026.07.29 13:02:38 -0400
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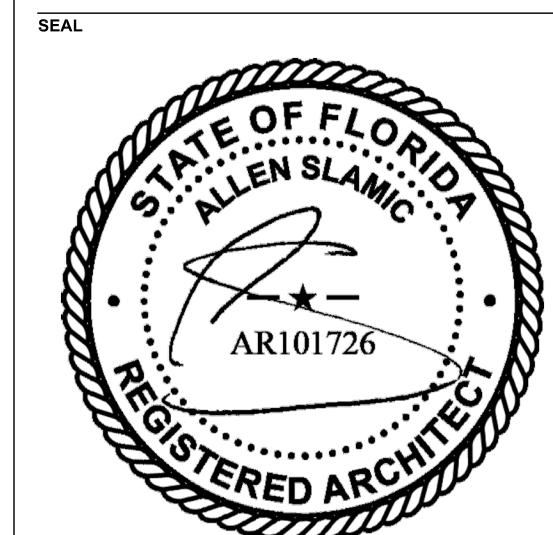
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CIVIL ENGINEER

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
FIRST FLOOR PLAN

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

SHEET

A-100.00

DATE DRAWING NUMBER
04/14/2026 XX OF XX



AlexAllen Studio Architects PLLC

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

info@alexallenstudio.com
www.alexallenstudio.com

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Allen
Slamic
Digitally signed by Allen Slamic,
DN: cn=Allen Slamic,
o=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, c=US
Date: 2026.07.29 13:03:10 -0400
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Miami, Florida 33156
T: (786) 431-1753

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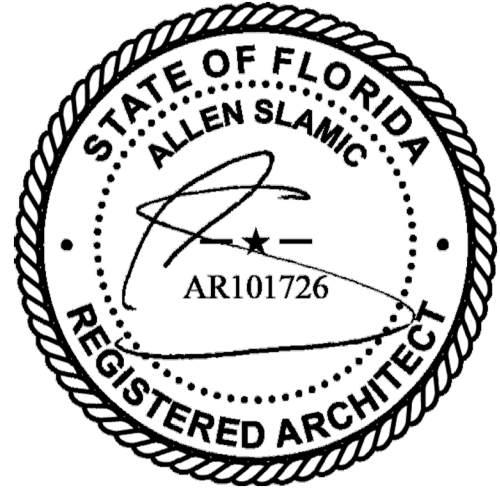
CIVIL ENGINEER

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

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

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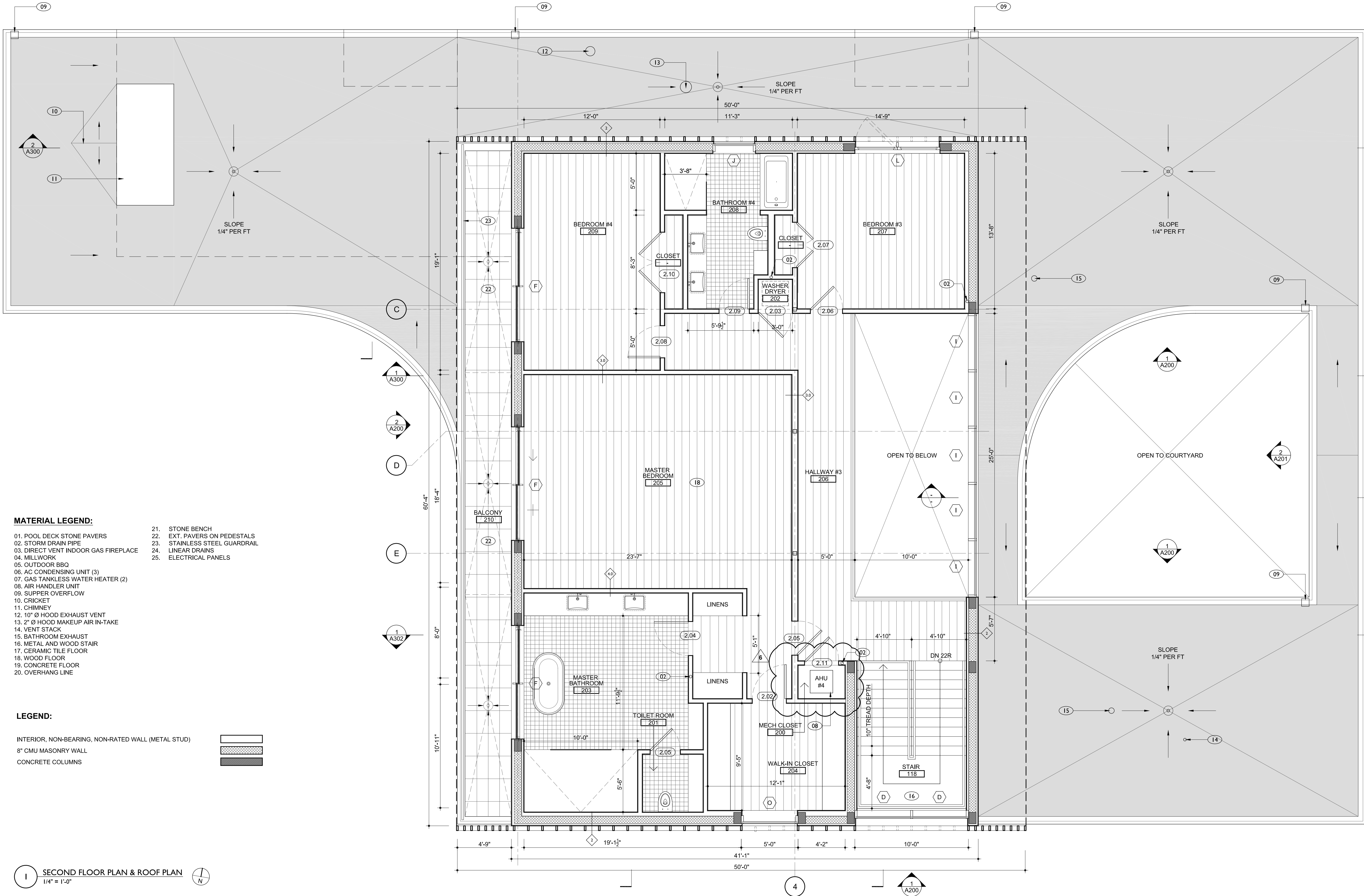
PROJECT
PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

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

TITLE
SECOND FLOOR
PLAN

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

SHEET
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DATE DRAWING NUMBER
04/14/2026 XX OF XX

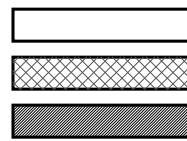


MATERIAL LEGEND:

- | | |
|--------------------------------------|-------------------------------|
| 01. POOL DECK STONE PAVERS | 21. STONE BENCH |
| 02. STORM DRAIN PIPE | 22. EXT. PAVERS ON PEDESTALS |
| 03. DIRECT VENT INDOOR GAS FIREPLACE | 23. STAINLESS STEEL GUARDRAIL |
| 04. MILLWORK | 24. LINEAR DRAINS |
| 05. OUTDOOR BBQ | 25. ELECTRICAL PANELS |
| 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 | |

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\"





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 04/14/2026
Digitally signed by Allen Slamic:
DN: cn=Allen Slamic,
o=AlexAllen Studio Architects
PLLC,
email=allen@alexallenstudio.co
m, c=US
Date: 2026.07.29 13:03:30
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Miami, Florida 33156
T: (786) 431-1753

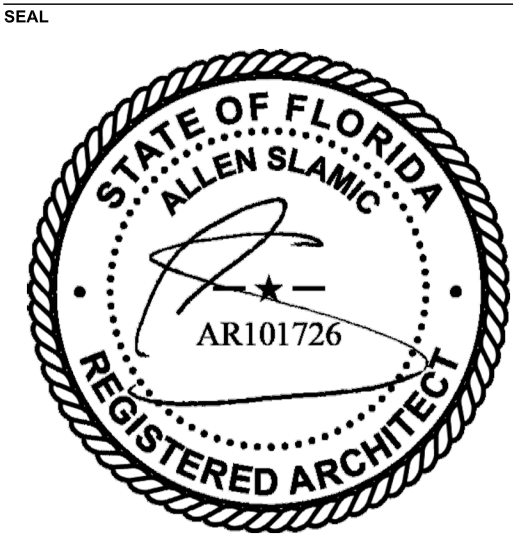
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Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

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



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PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

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

TITLE
WALL TYPES

SCALE AS NOTED
PROJECT NUMBER 2103

SHEET
A-700.00

DATE 04/14/2026
DRAWING NUMBER XX OF XX

