

REQUEST FOR DRB APPROVAL FOR:
RUSSELL GALBUT RESIDENCE

FINAL SUBMITTAL - 08/05/19
OCTOBER 1 AGNEDA

4260 PINE TREE DR, MIAMI BEACH, FLORIDA 33140



CLIENT

RUSSELL GALBUT
4260 PINE TREE DR
MIAMI BEACH, FL 33140

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

URBAN ROBOT
420 LINCOLN ROAD, SUITE 600
MIAMI BEACH, FL 33139
(786) 246-4851

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 4260 PINE TREE DRIVE, MIAMI BEACH, FL.

VARIANCES:

- 1. REQUEST FOR VARIANCE TO EXCEED 24'-0" MAX
HEIGHT BY 3' (27'-0").
- 2. REQUEST FOR VARIANCE FOR THE UNDERSLAB OF
THE FIRST FLOOR TO GRADE.

WAIVERS:

- 1. REQUEST FOR WAIVER TO EXCEED THE 10%
SECOND TO FIRST FLOOR RATIO.
- 2. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS
FOR THE OPEN-SPACE COURTYARD FOR BOTH SIDE
ELEVATIONS.
- 3. WAIVER FOR UNDERSLAB OF FIRST FLOOR TO
GRADE LEVEL

PINE TREE DRIVE RESIDENCE
4260 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.

1843

date:

10/15/2018

revised:

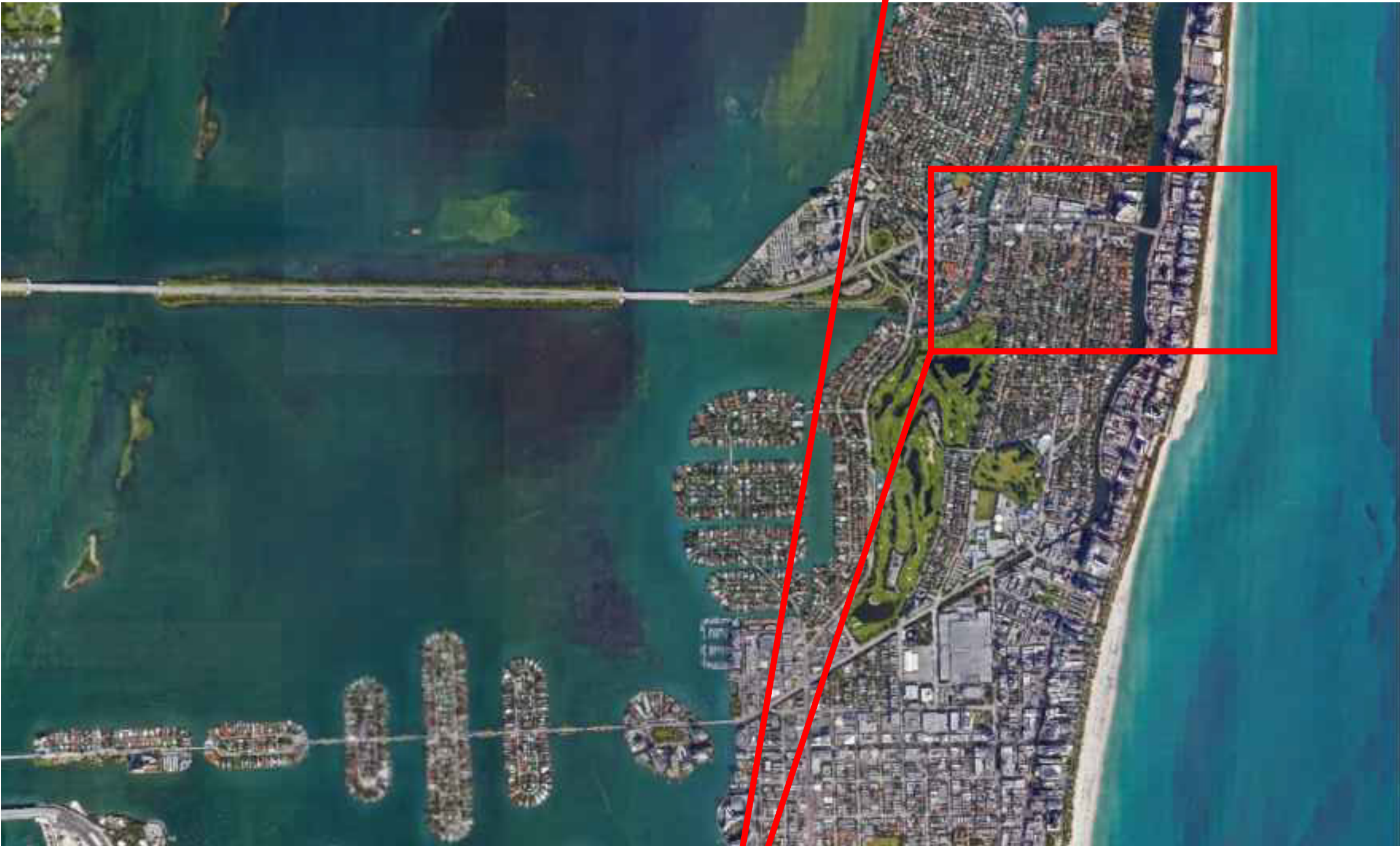
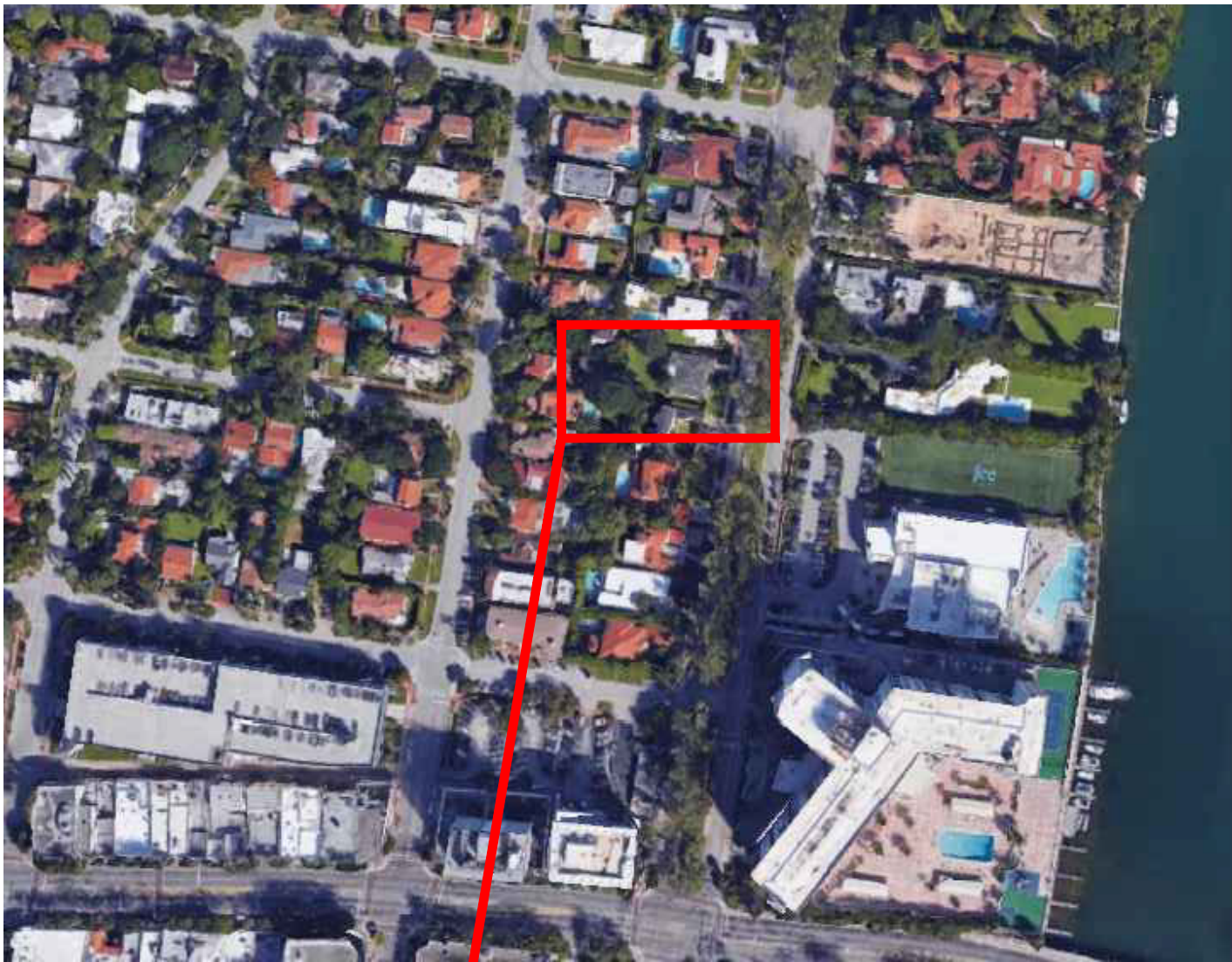
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C-0.0

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4260 PINE TREE DR, MIAMI BEACH, FLORIDA 33140



LOCATION MAP
SCALE: N.T.S.

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PINE TREE DRIVE RESIDENCE
4260 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

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FINAL SUBMITTAL: 08/05/19
HEARING DATE: 10/01/19

SURVEYOR'S NOTES:

1. Field Survey was completed on: October 24th, 2018.

2. LEGAL DESCRIPTION:

Lot 6, less the Southerly 30 feet thereof, and Lot 7, less the Northerly 25 feet thereof, Block 2 of ORCHARD SUBDIVISION NO. 4, according to the Plat thereof, as recorded in Plat Book 25, Page 30 of the Public Records of Miami-Dade County, Florida.

Containing 11,853.16 Square feet or 0.27 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of North along the East line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.= 7 feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120651, Map No. 12086C0309, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmarks used:

City of Miami Beach Benchmark # 45-01 Elevation=5.63' (Adjusted to N.G.V.D. 1929)

Location:

City of Miami Beach Benchmark # 44-02 Elevation=5.70' (Adjusted to N.G.V.D. 1929)

Location: W. 1. 14H. Cl. 1. 1. D. 1. 1. D. 1.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

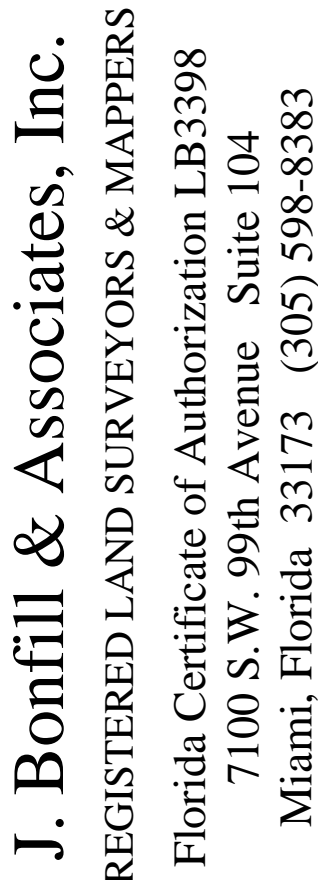
SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors in Chapter 1, Chapter 27, Florida Administrative Code, published in section 472.027, Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

EUGENE COLLINGS-BONFILL
PROFESSIONAL SURVEYOR AND MAPPER No. 7037
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



BOUNDARY SURVEY

of
4260 PINE TREE DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33140

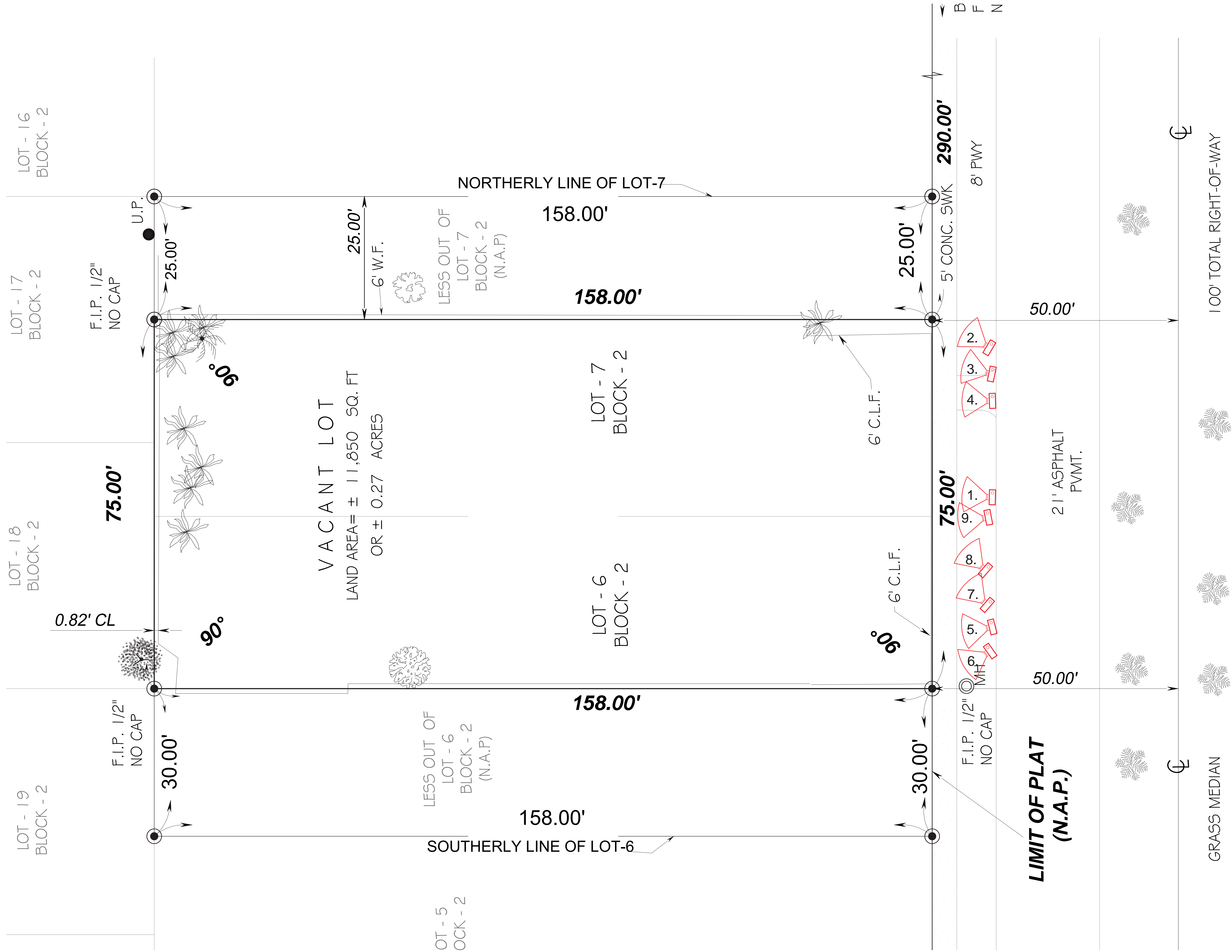
CRESCENT HEIGHTS

[illegible]

Project:	18-0285
Job:	18-0285
Date:	11-5-2018
Drawn:	E.C.B.
Checked:	E.C.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 1	

sheet no.

C-0.3





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



SITE (4260 PINE TREE DR.)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



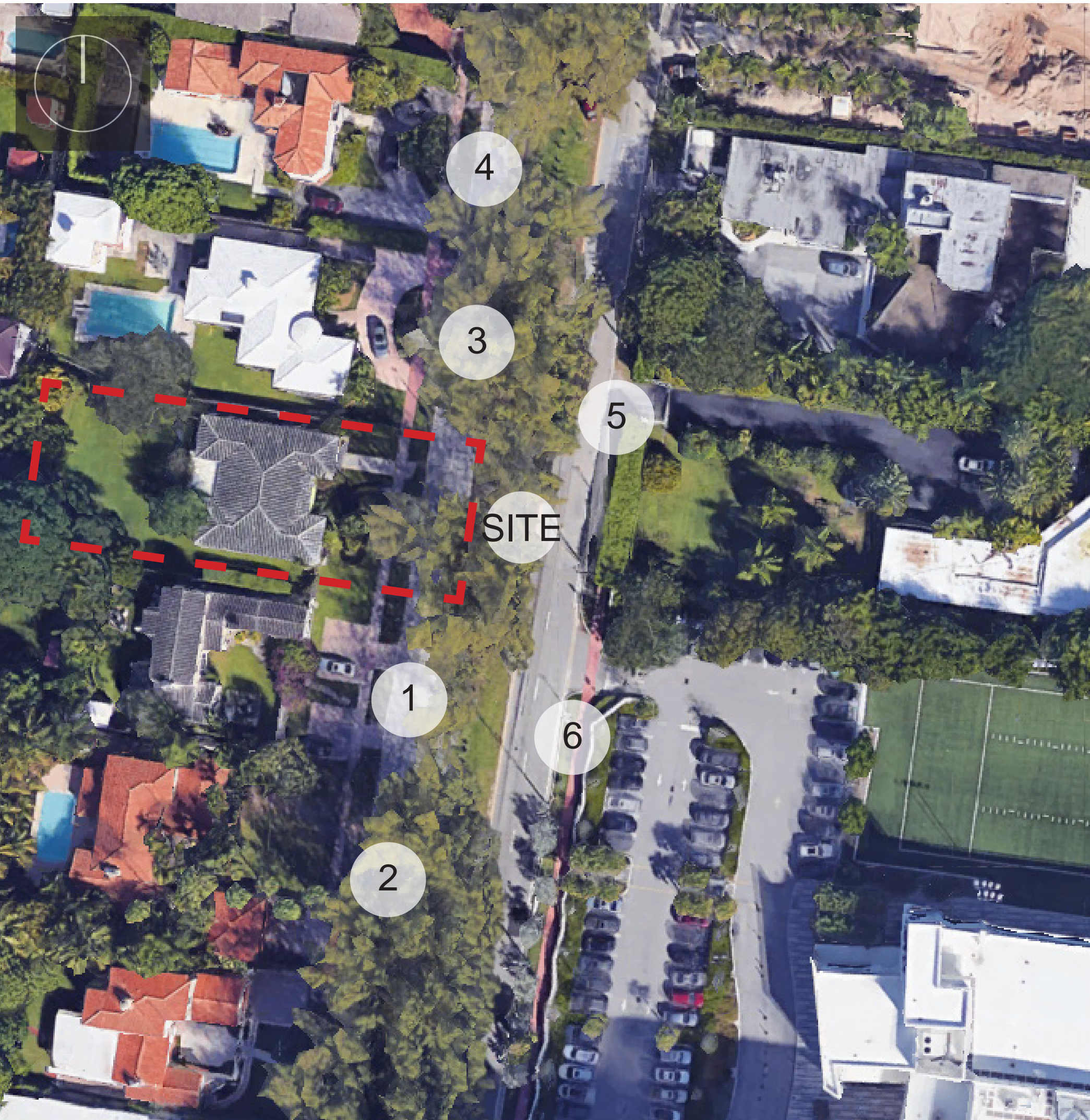
RESIDENCE 4



RESIDENCE 5



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES



RESIDENCE 6



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES





SUBJECT PROPERTY 1 (4260 PINETREE DRIVE)



RESIDENCE 1



RESIDENCE 3

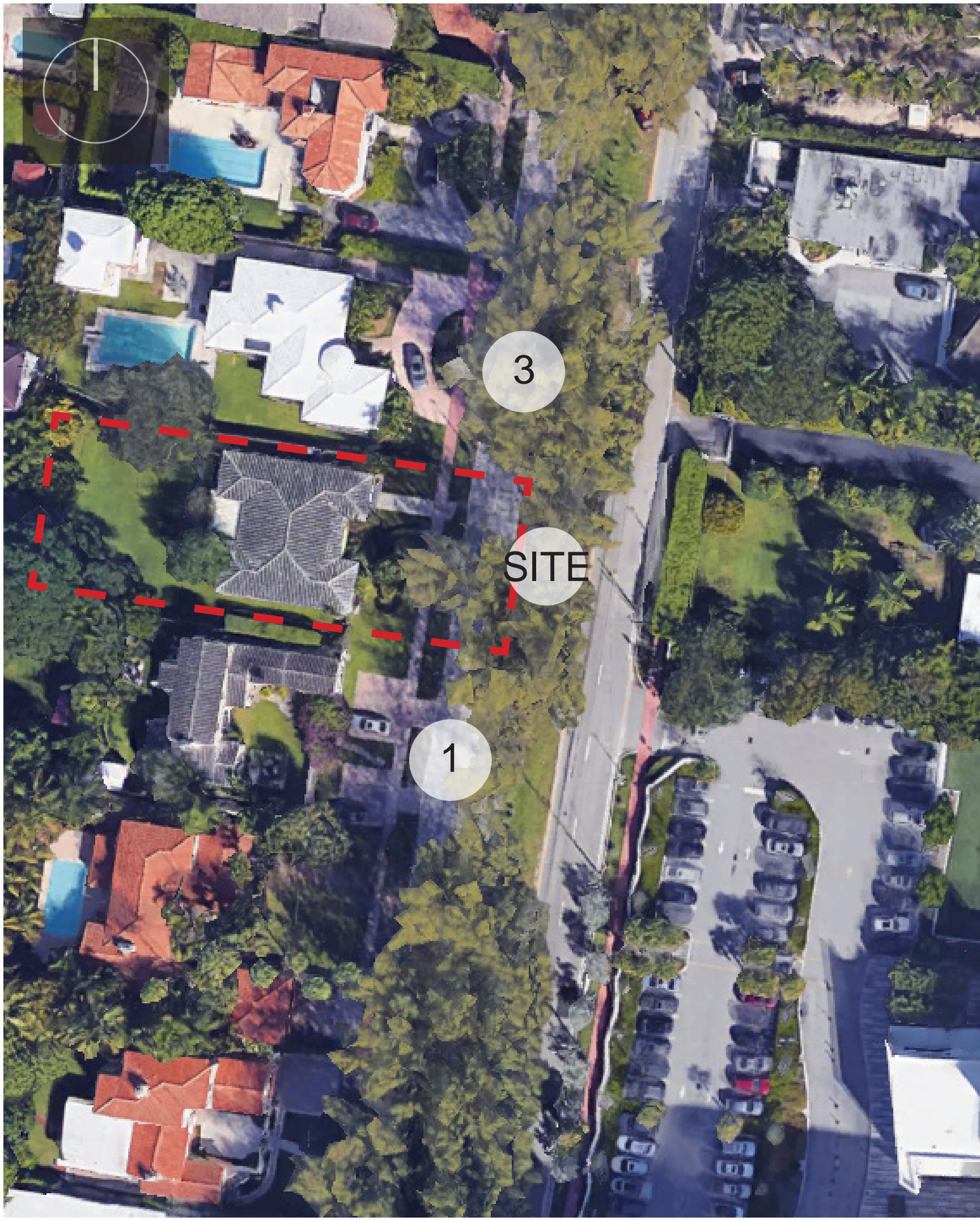


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED

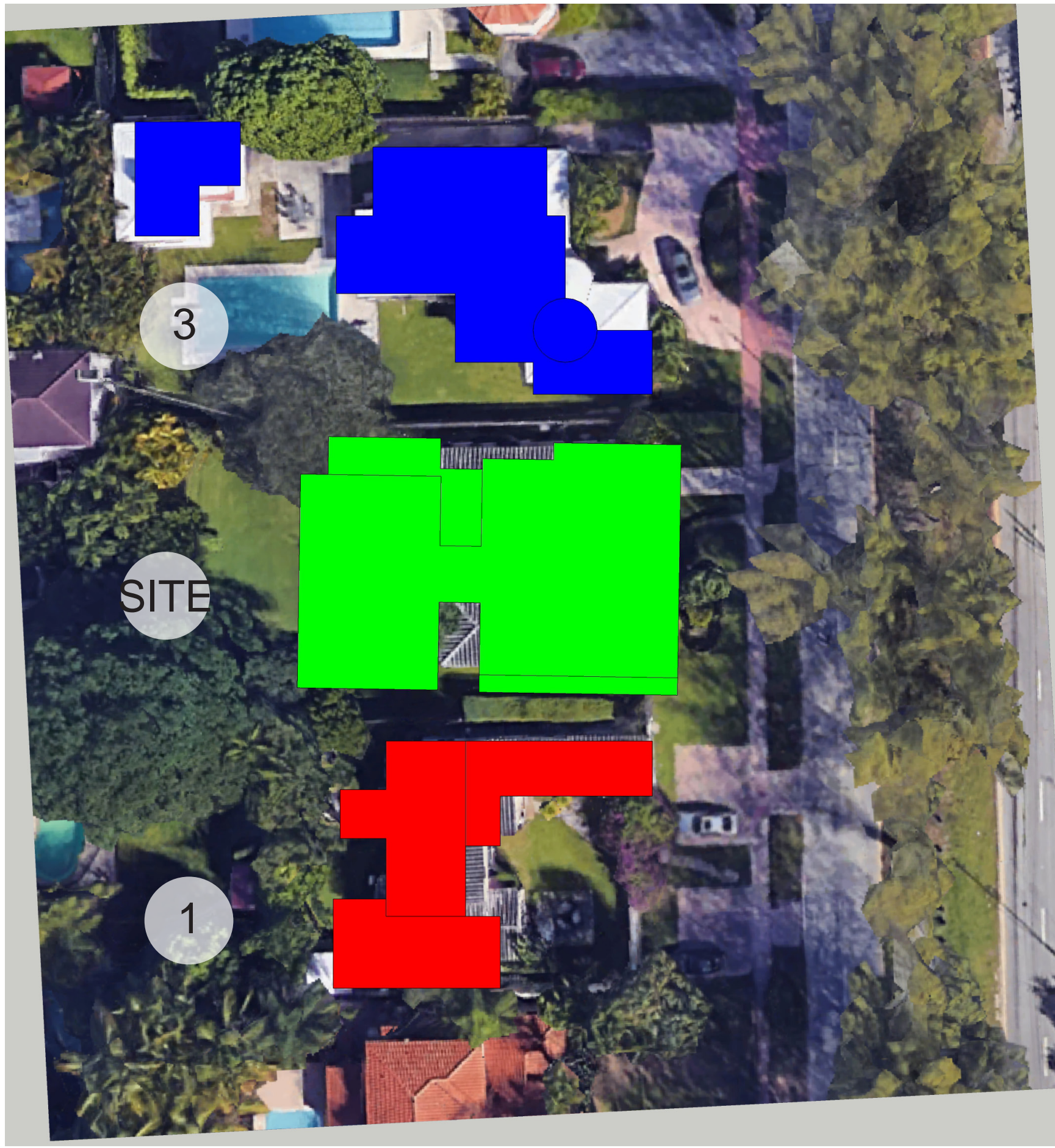


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





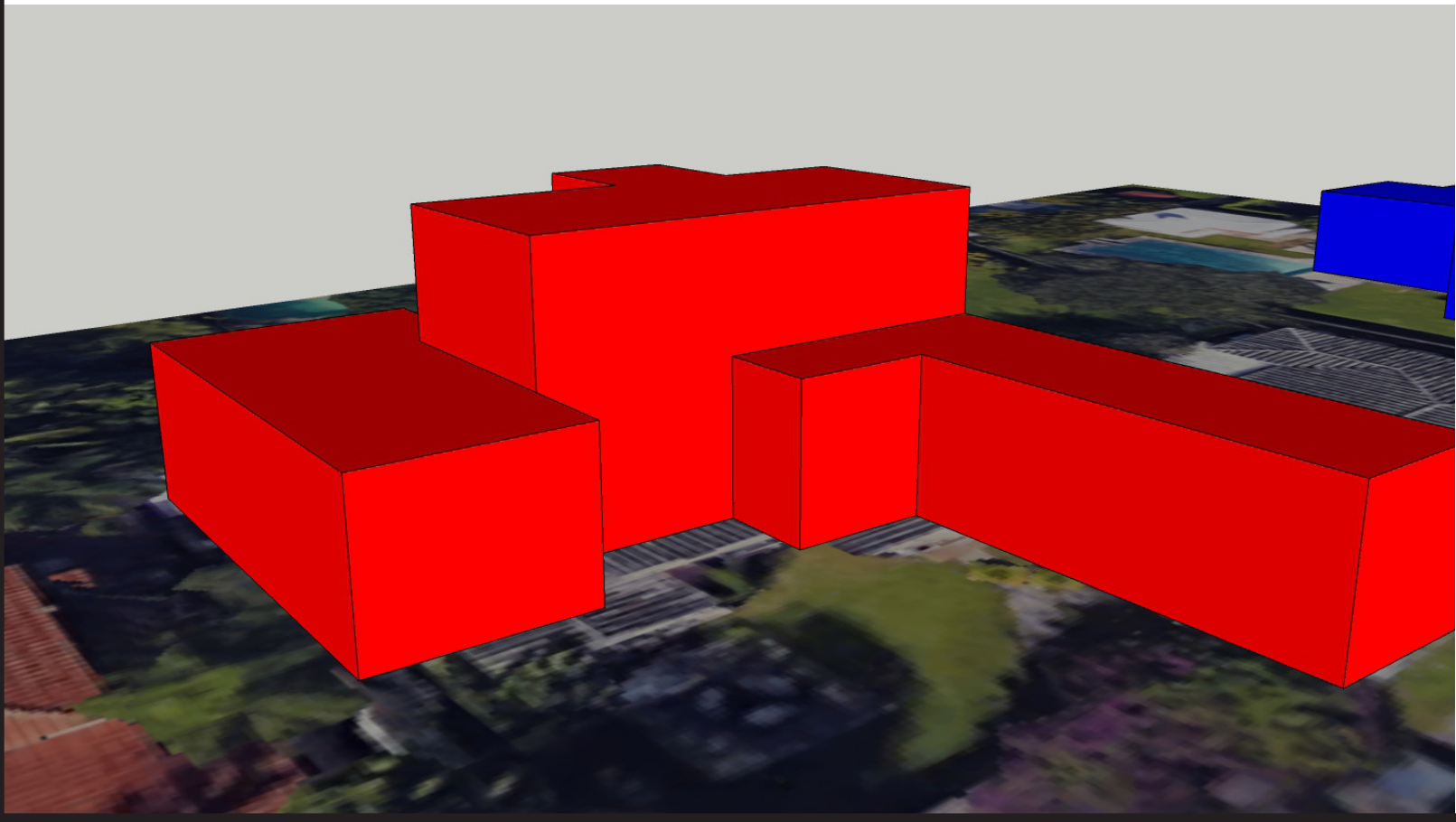
LOCATION MAP



MASSING STUDIES

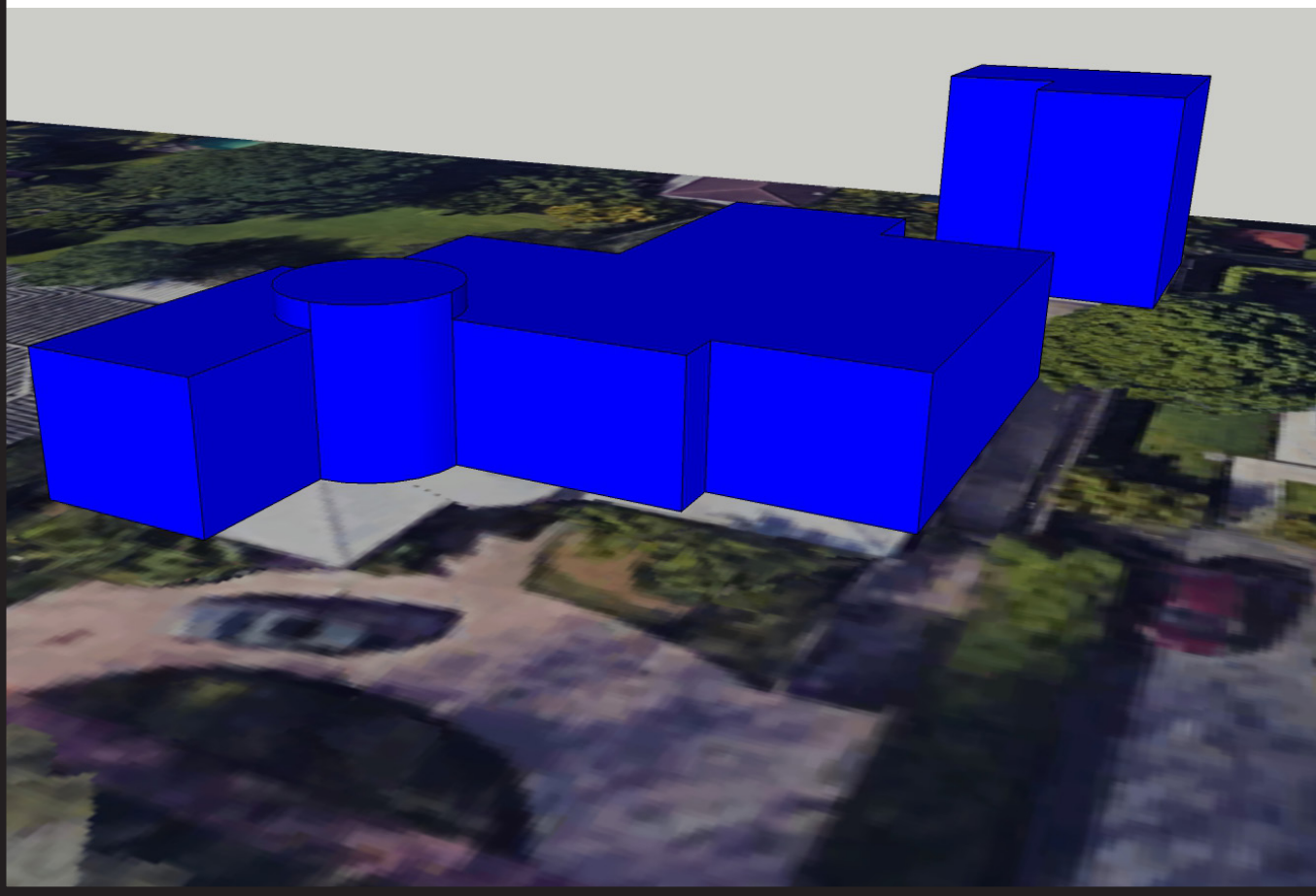
RESIDENCE 1

ADJACENT PROPERTY - 4250 PINETREE DR.
 LOT SIZE: 8,258 SQ. FT.
 LIVING AREA: 2,234 SQ. FT.
 FOOTPRINT: 1,963 SQ. FT.
 APPROXIMATE LOT COVERAGE: 23.8%
 APP. FIRST-SECOND FLOOR RATIO: 39.4%



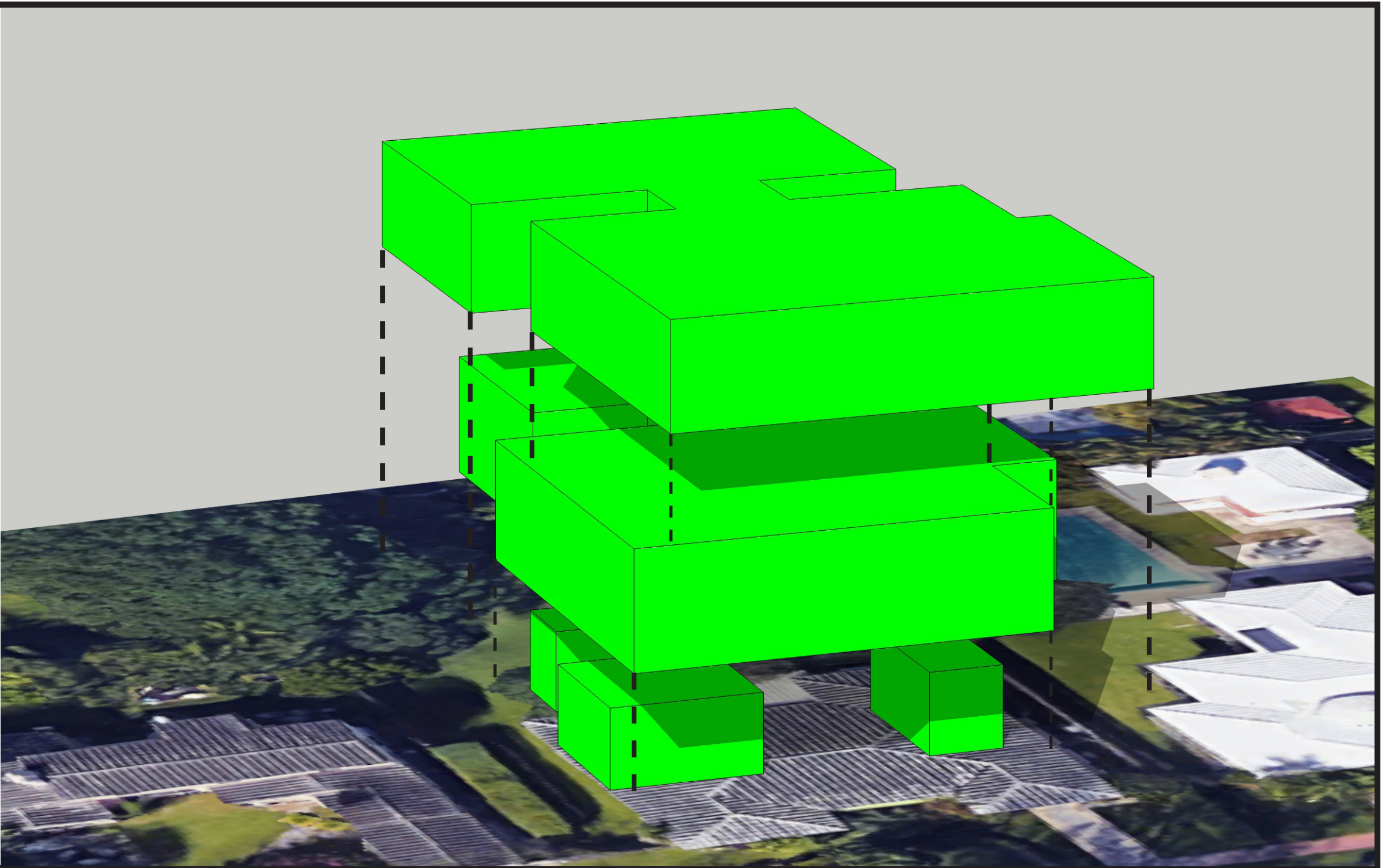
RESIDENCE 3

ADJACENT PROPERTY: 4340 PINETREE DR.
 LOT SIZE: 12,640 SQ. FT.
 LIVING AREA: 2,864 SQ. FT.
 FOOTPRINT: 2,457 SQ. FT.
 APPROXIMATE LOT COVERAGE: 19.4%
 FIRST-SECOND FLOOR RATIO: N/A



PROPOSED RESIDENCE SITE

4260 PINETREE DRIVE, MIAMI BEACH
 LOT SIZE: 11,850 SQ. FT.
 FOOTPRINT: 3,167.61 SQ. FT.
 LOT COVERAGE: 26.73%
 FIRST-SECOND FLOOR RATIO: 99.58%



ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0309L	
3	Base Flood Elevation (BFE):	+8.00' NGVD	
4	Proposed Flood Design Elevation:	(BFE + 5'FB + 3') +16.00' NGVD	
5	Crown of Road Elevation:	+7.2' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip	+11.00' NGVD	
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

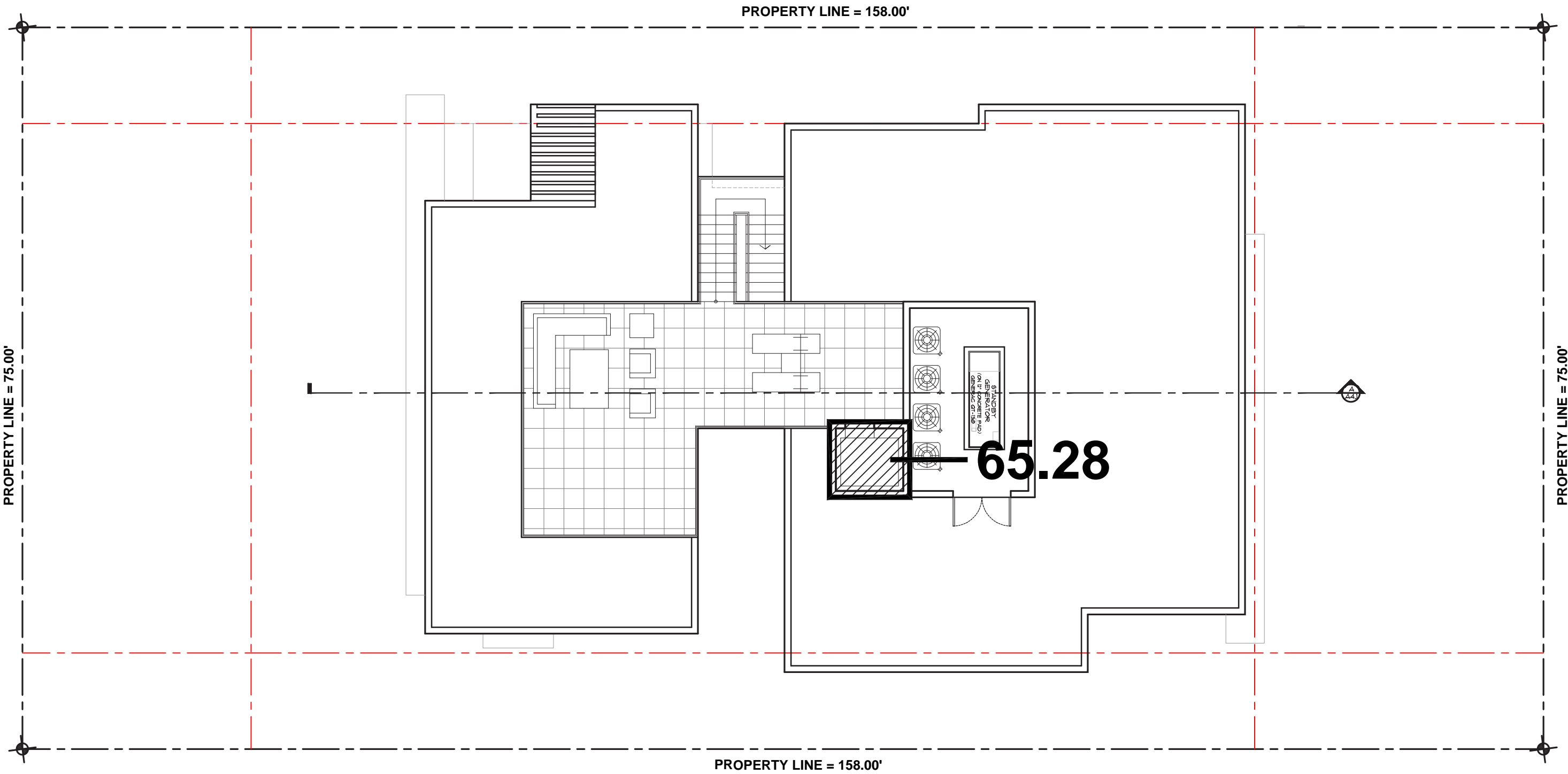
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4260 PineTree Dr, Miami Beach, FL 33140 Legal Description: Lot 6, less the Southerly 30-feet thereof, and Lot 7, less teh Northerly 25 feet thereof, Block 2 of ORCHARD SUBDIVISION NO. 4, according to the Plat thereof, as recorded in Plat Book 25, Page 30 of the Public Records of Miami-Dade County, Florida. Containing 11,853.16 Square feet or 0.27 Acres, more or less, by calculationn.			
2	Folio number(s):	02-3222-001-0210			
3	Board and file numbers :				
4	Year built:	VACANT LAND	Zoning District:	RS-4	
5	Based Flood Elevation:	AE 8'-00"	Grade value in NGVD:	+5.87' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.94' NGVD	Free board:	+5'	
7	Lot Area:	11,850 SF			
8	Lot width:	75'	Lot Depth:	158'	
9	Max Lot Coverage SF and %:	3,555 SF (30%)	Proposed Lot Coverage SF and %:	3,221.6 SF (27.19%)	
10	Existing Lot Coverage SF and %:	VACANT LAND	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,213.17 SF (57.61%)	Rear Yard Open Space SF and %:	1,267.18 SF (71.28%)	
12	Max Unit Size SF and %:	5,925 (50%)	Proposed Unit Size SF and %:	5,901.93 SF (49.80%)	
13	Existing First Floor Unit Size:	VACANT LAND	Proposed First Floor Unit Size:	2,762.06 SF	
			Proposed Second Floor Unit Size:	2,750.56 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	(99.58%) WAIVER REQUIRED	
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" HEIGHT		+24' HEIGHT	NONE
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	NONE
20	Front Second level:	30'-0"		51'-4"	NONE
21	Side 1:	9'-4.5"		10'-0"	
22	Side 2:	9'-4.5"		10'-0"	
23	Rear:	23'-9"		47'-10" (39'-10" INCL. OH)	NONE
	Accessory Structure Sides:	N/A		N/A	NONE
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	NONE (PROPOSED 1 STORY STRUCTURE AS 2 STORY STRUC.
25	Accessory Structure Rear:	N/A		N/A	
26	Sum of Side yard :	18'-9"		20'-0"	NONE
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		
Notes:					

Note: ALTHOUGH THIS ZONE IS DESIGNATED AE-7, IT HAS NOW BEEN CHANGED TO AE-8 BT CMB, AS AE-7 ZONES HAVE BEEN ELIMINATED

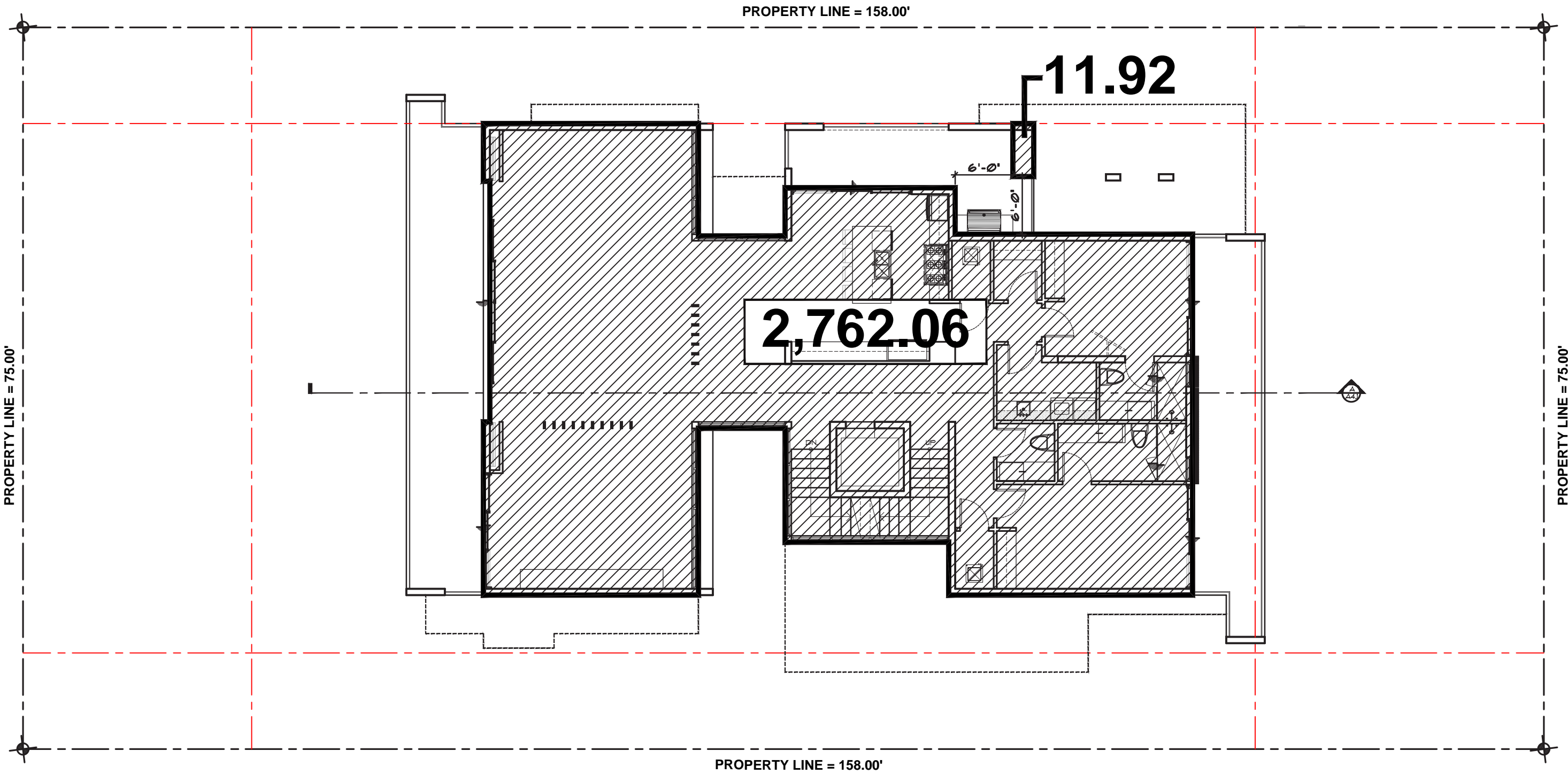
- *
- Flood Zone AE-8 (+8.0' NGVD)
FEMA + 1' = +9.0' NGVD Freeboard (Minimum Required)
Building First Floor to +16.0' NGVD (FEMA + 8.0')

UNIT SIZE :

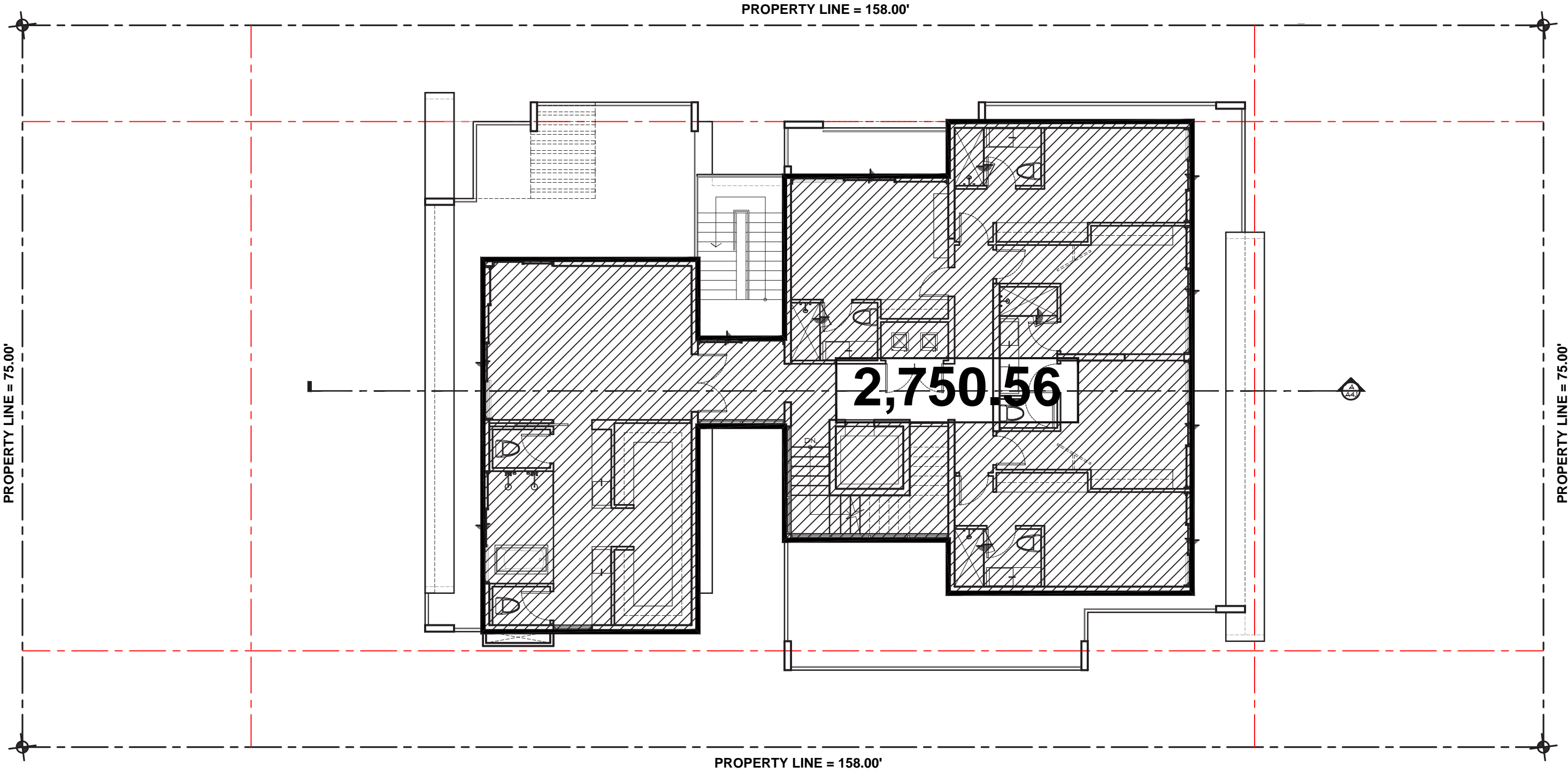
LOT SIZE:	11,850.00 S.F.
UNDER STORY	312.11 S.F.
UNDER STORY STORAGE SPACES (EXEMPT)	224.89 S.F.
UNDER STORY OPEN GARAGE SPACE (EXEMPT)	605.89 S.F.
FIRST FLOOR	2,762.06 S.F.
BBQ AREA TERRACE	11.92 S.F.
SECOND FLOOR	2,750.56 S.F.
ROOF ELEVATOR	65.28 S.F.
TOTAL	5,901.93 S.F.
UNIT / LOT SIZE	49.80% (50% MAX)



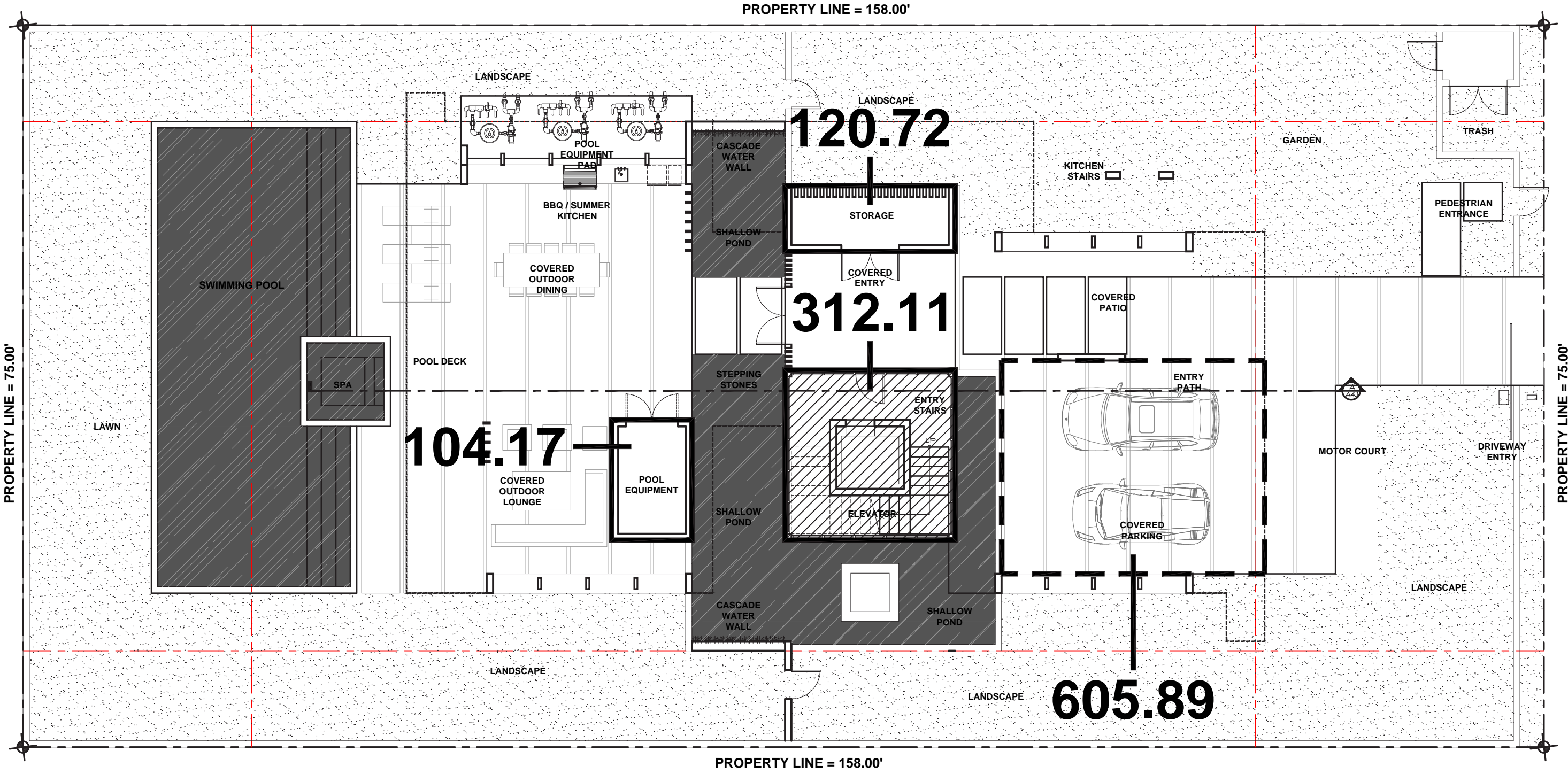
ROOF LEVEL PLAN
SCALE: 3/32"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



UNDER STORY PLAN
SCALE: 3/32"=1'-0"