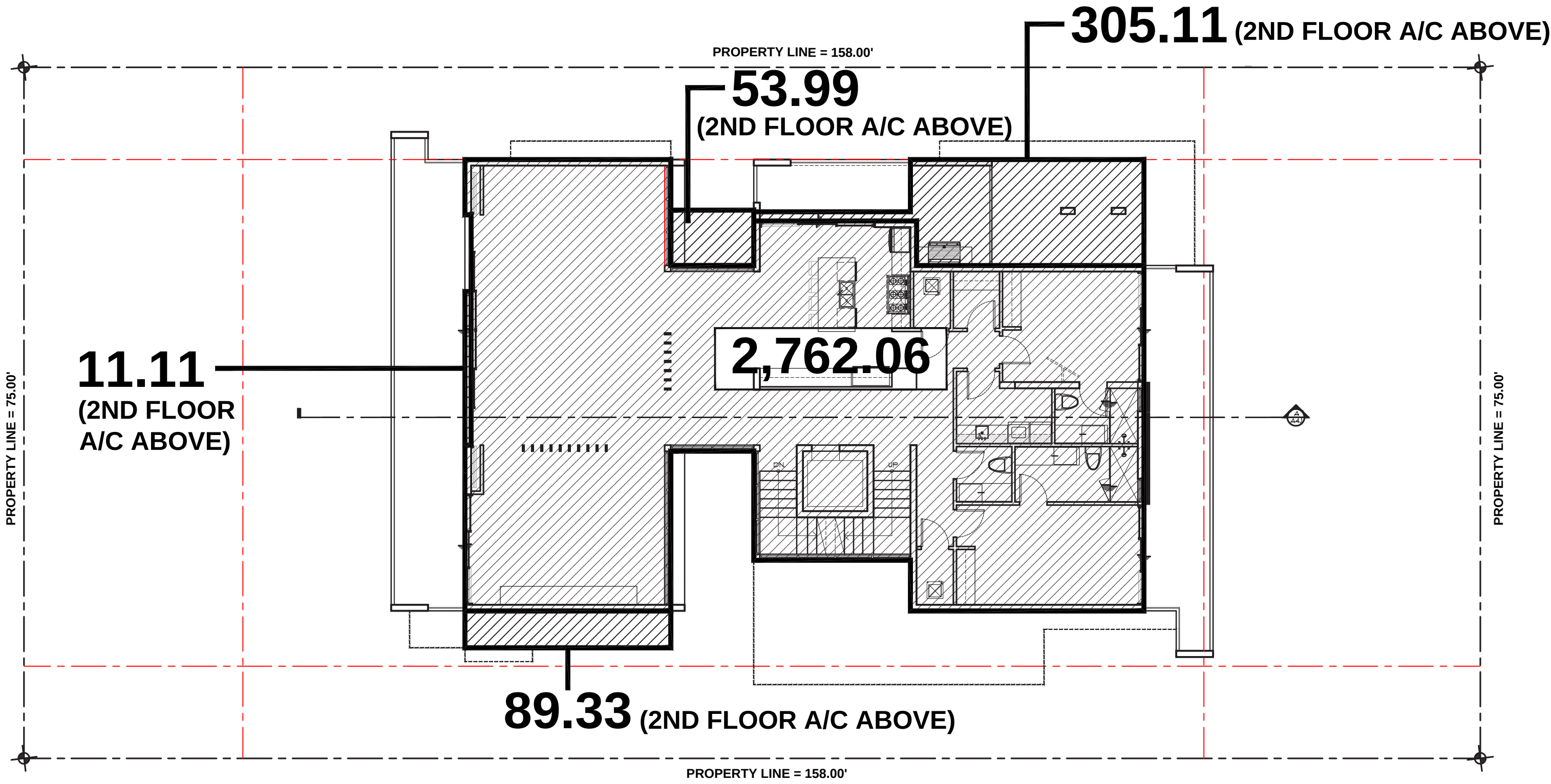


LOT COVERED (FOOTPRINT) :

LOT SIZE:	11,850.00 S.F.
FIRST FLOOR	2,762.06 S.F.
SECOND FLOOR LIVABLE SPACE O.H.	459.54 S.F.
TOTAL	3,221.6 S.F.
UNIT / LOT SIZE	27.19% (30% MAX)



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

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

seal

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comm no.

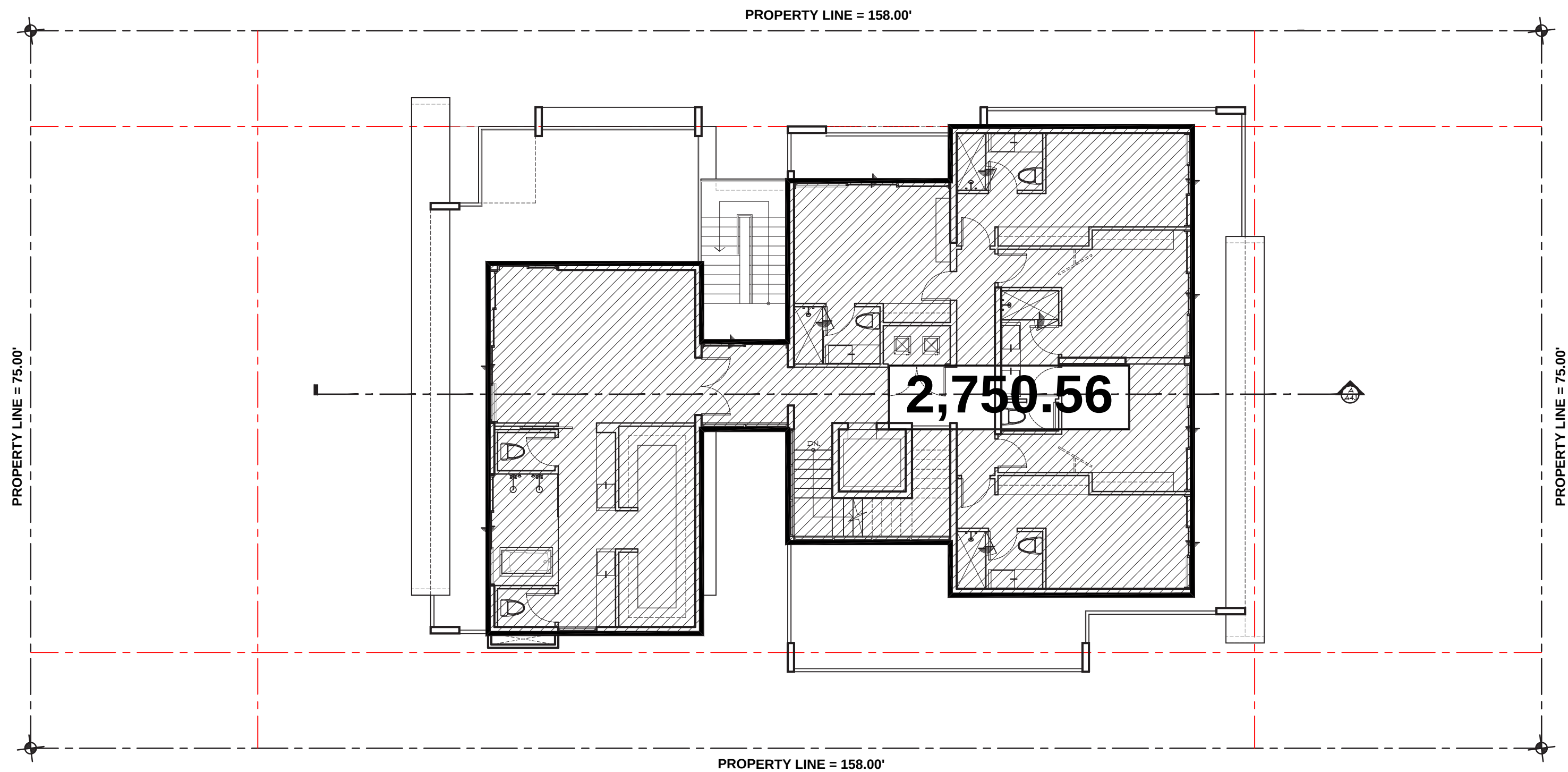
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10/15/2018

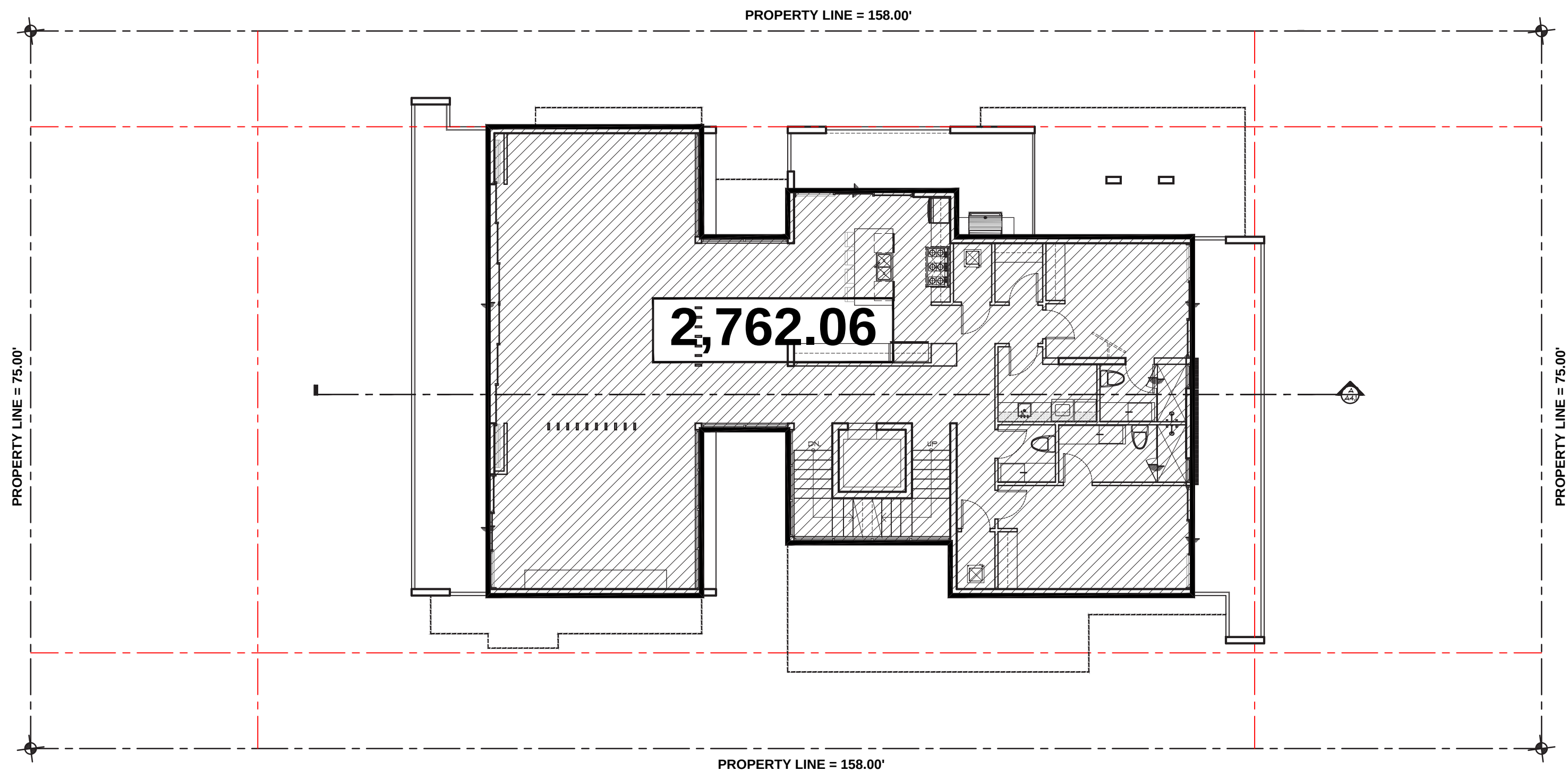
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sheet no.

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



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

SECOND / FIRST FLOOR RATIO :

LOT SIZE:	11,850.00 S.F.
FIRST FLOOR INCLUDING ADDITIONAL ROOF AREAS	2,762.06 S.F.
SECOND FLOOR	2,750.56 S.F.
SECOND / FIRST FLOOR	99.58% (70% MAX.)

REQUESTING WAIVER ON SECOND FLOOR TO FIRST FLOOR RATIO

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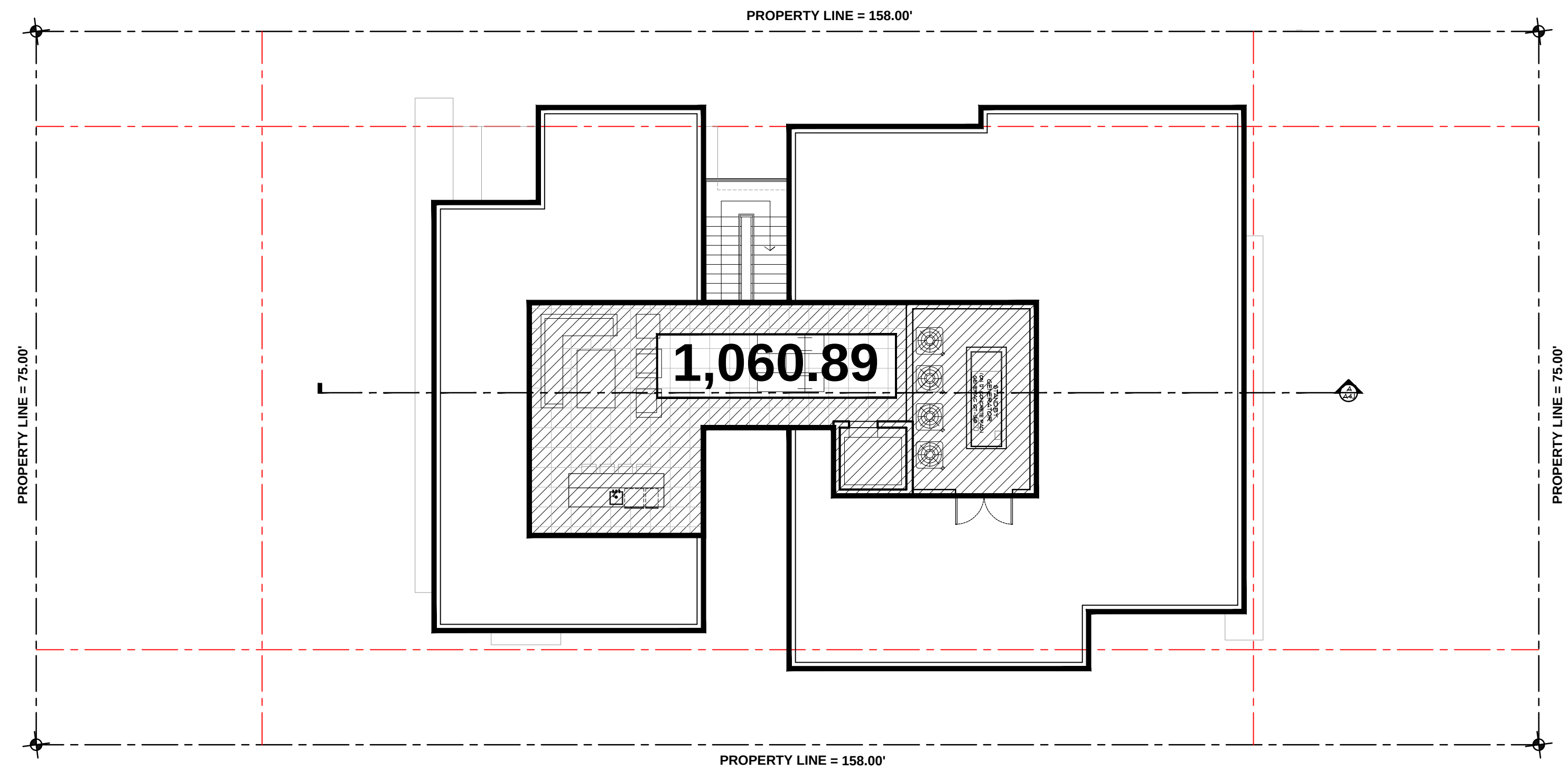
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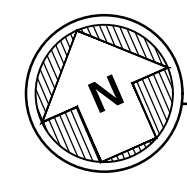
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 **ROOF FLOOR PLAN**
SCALE: 3/32"=1'-0"

ROOF TOP USE :

ROOF AREA TOTAL _____ 4,251.07 SF.
ROOF LOUNGE _____ 1,060.89 SF.
ROOF LOUNGE / ROOF AREA TOTAL _____ 24.96%
(25% MAX)

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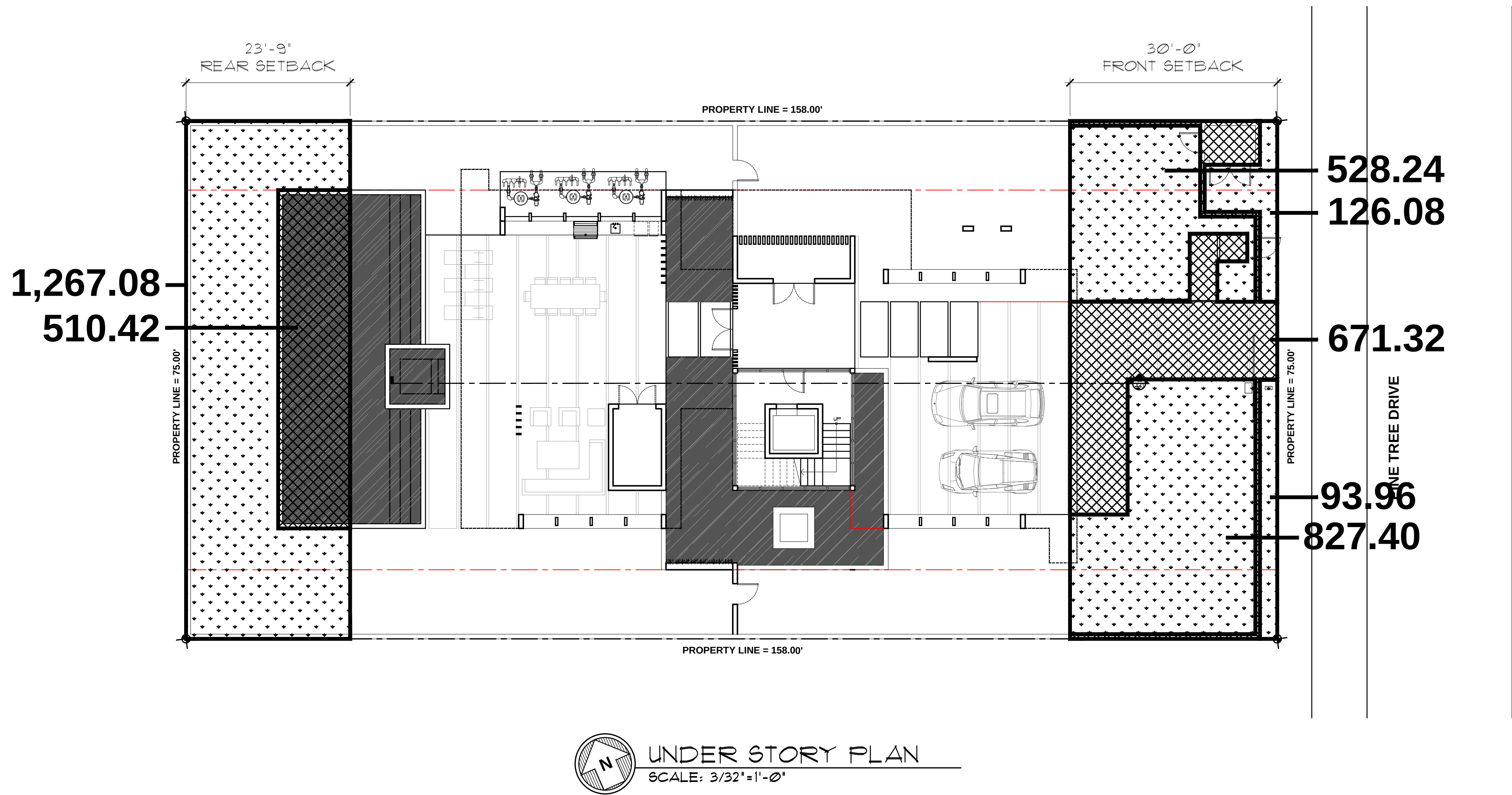
A-1.3

FRONT YARD CALCULATIONS :

AREA: _____ 2,250 S. F. 100%
IMPERVIOUS AREA: _____ 671.32 S. F. 29.84 %
PERVIOUS AREA: _____ 1,578.68 S. F. 70.16%
(70% MIN.)

REAR YARD CALCULATIONS :

AREA: _____ 1,111.50 S. F. 100 %
IMPERVIOUS AREA: _____ 510.42 S. F. 28.72 %
PERVIOUS AREA: _____ 1,267.08 S. F. 71.28 %
(70% MIN.)



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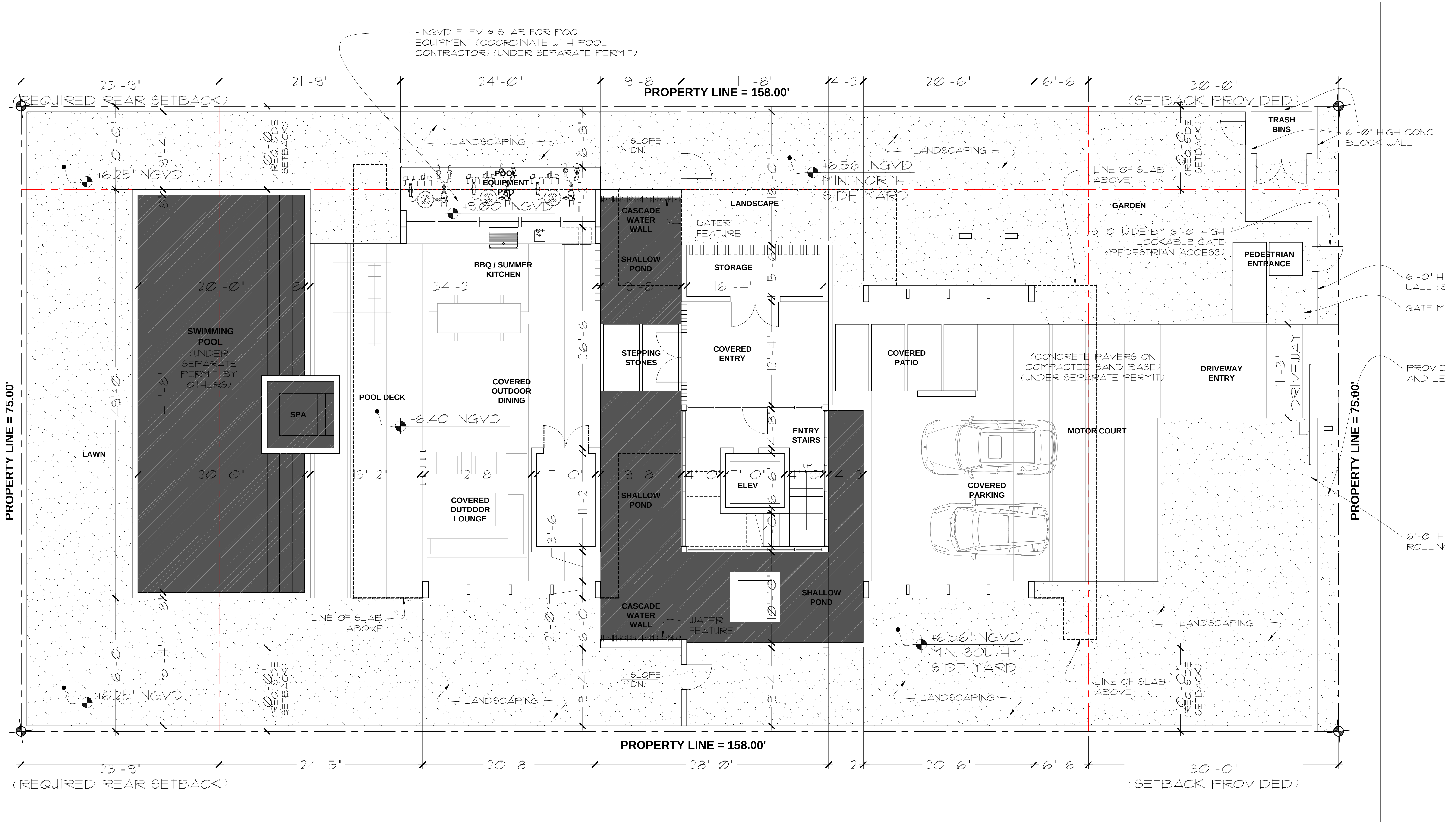
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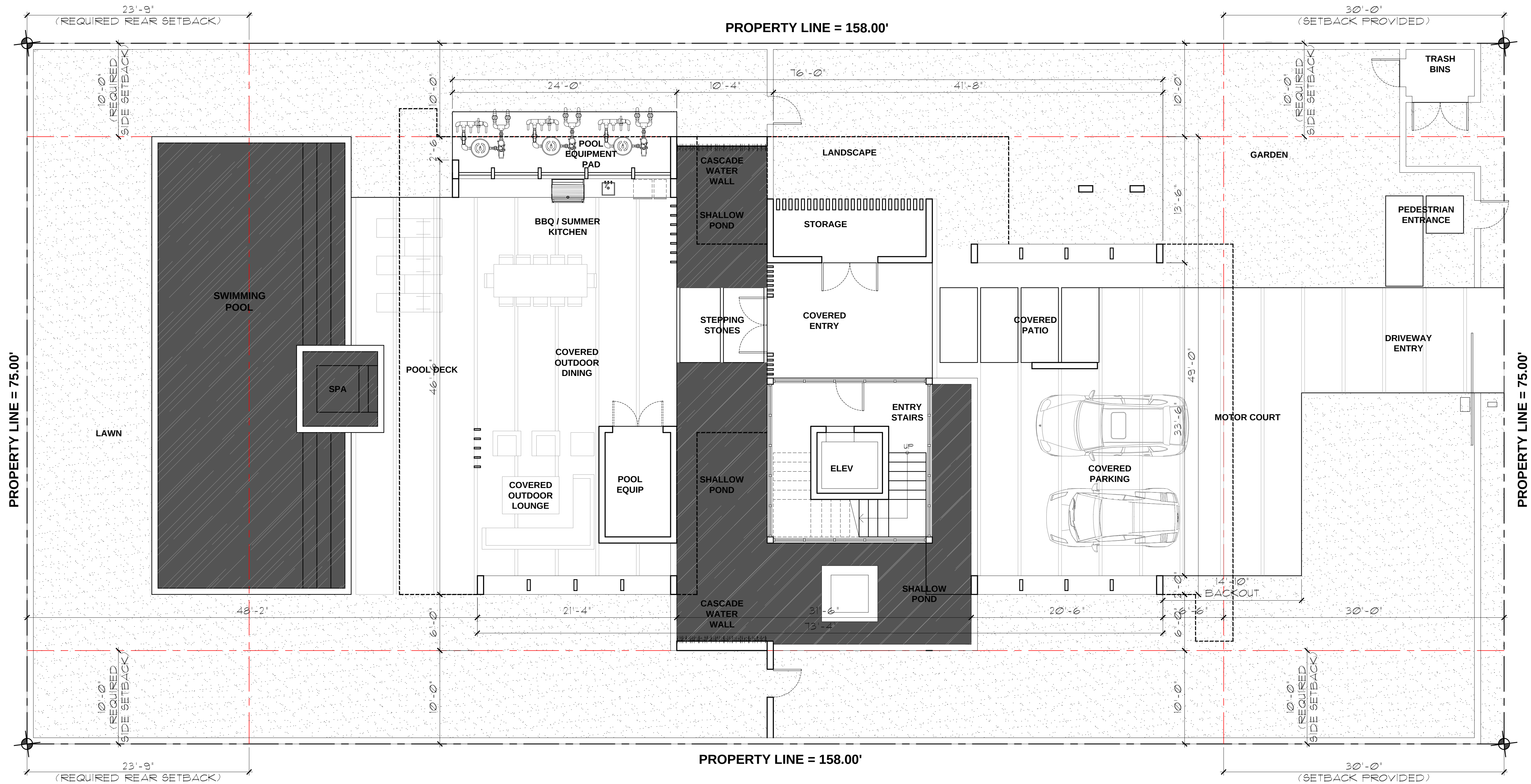
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GROUND LEVEL PLAN
SCALE: 3/16"=1'-0"

PINE TREE DRIVE

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

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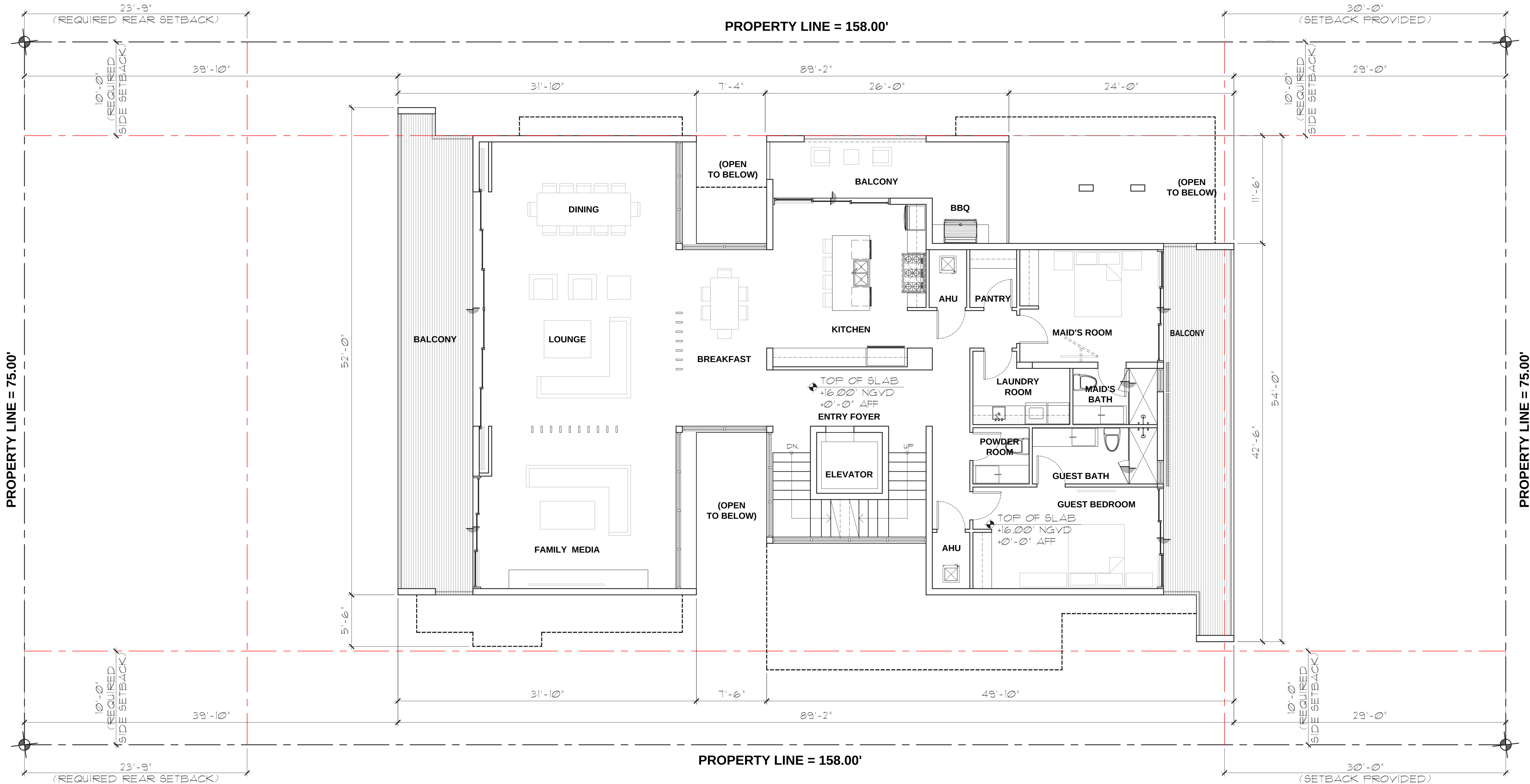
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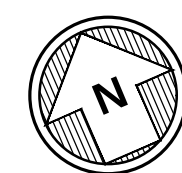
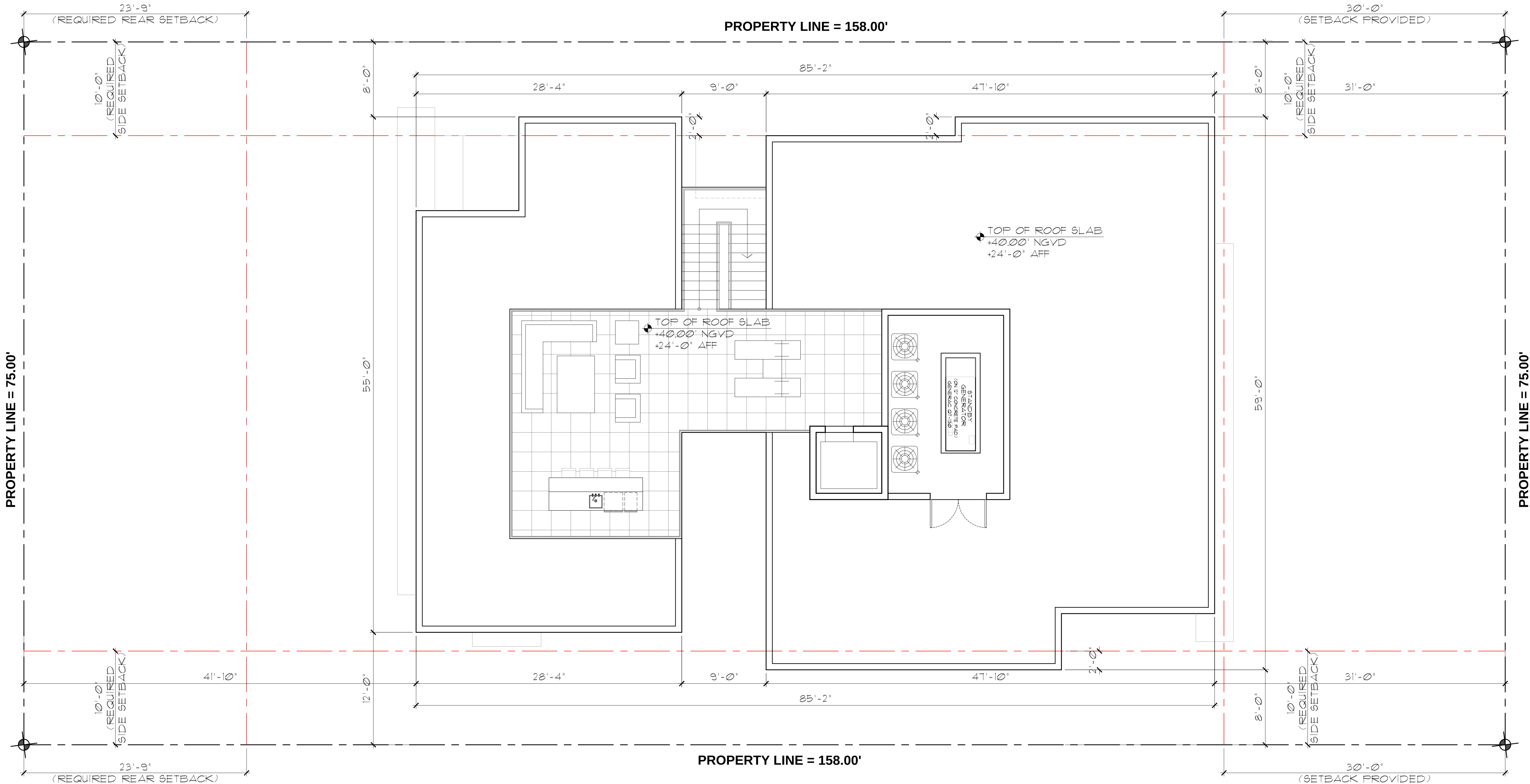
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FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

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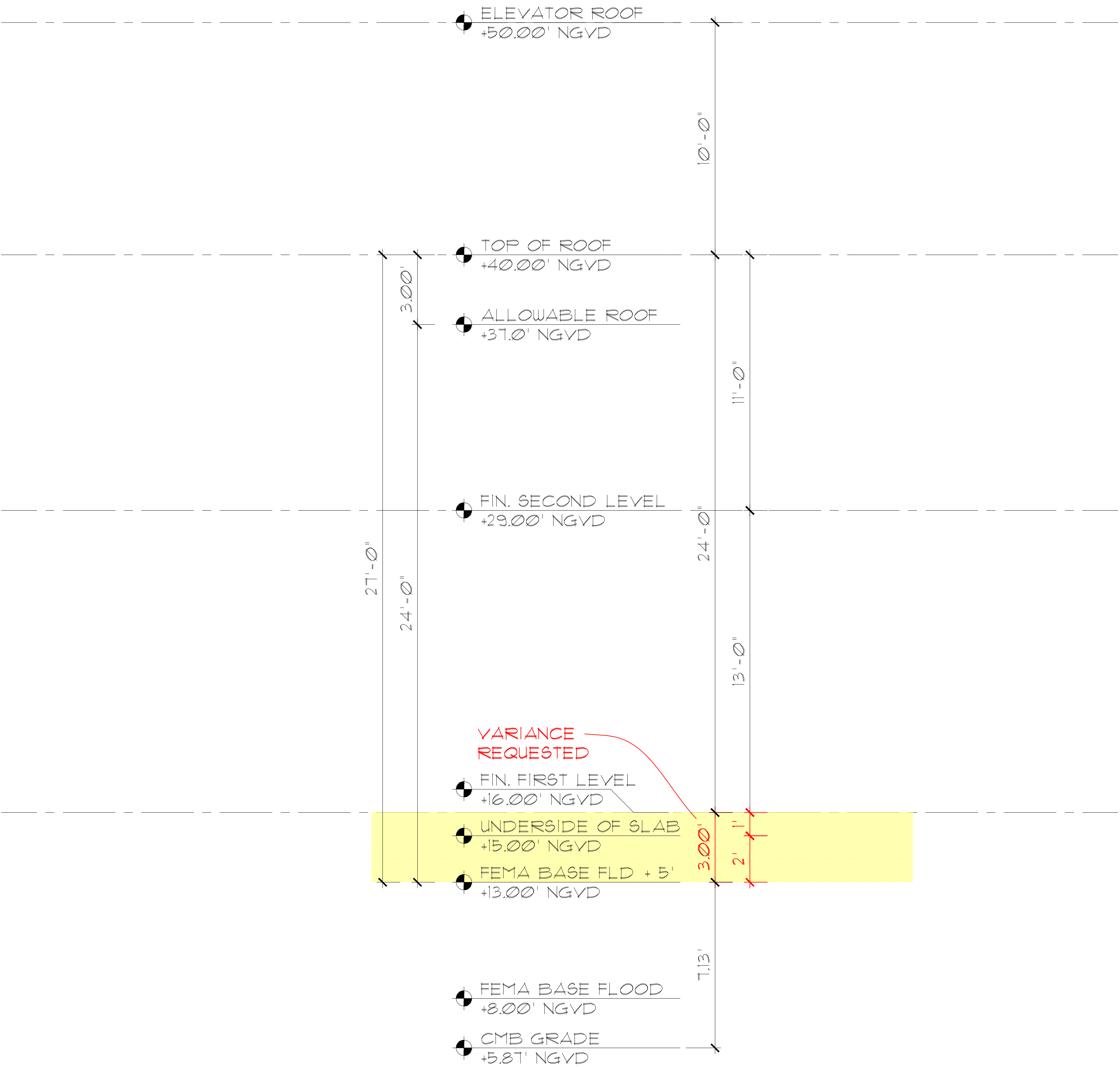
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VARIANCE DIAGRAM
SCALE: 3/16"=1'-0"

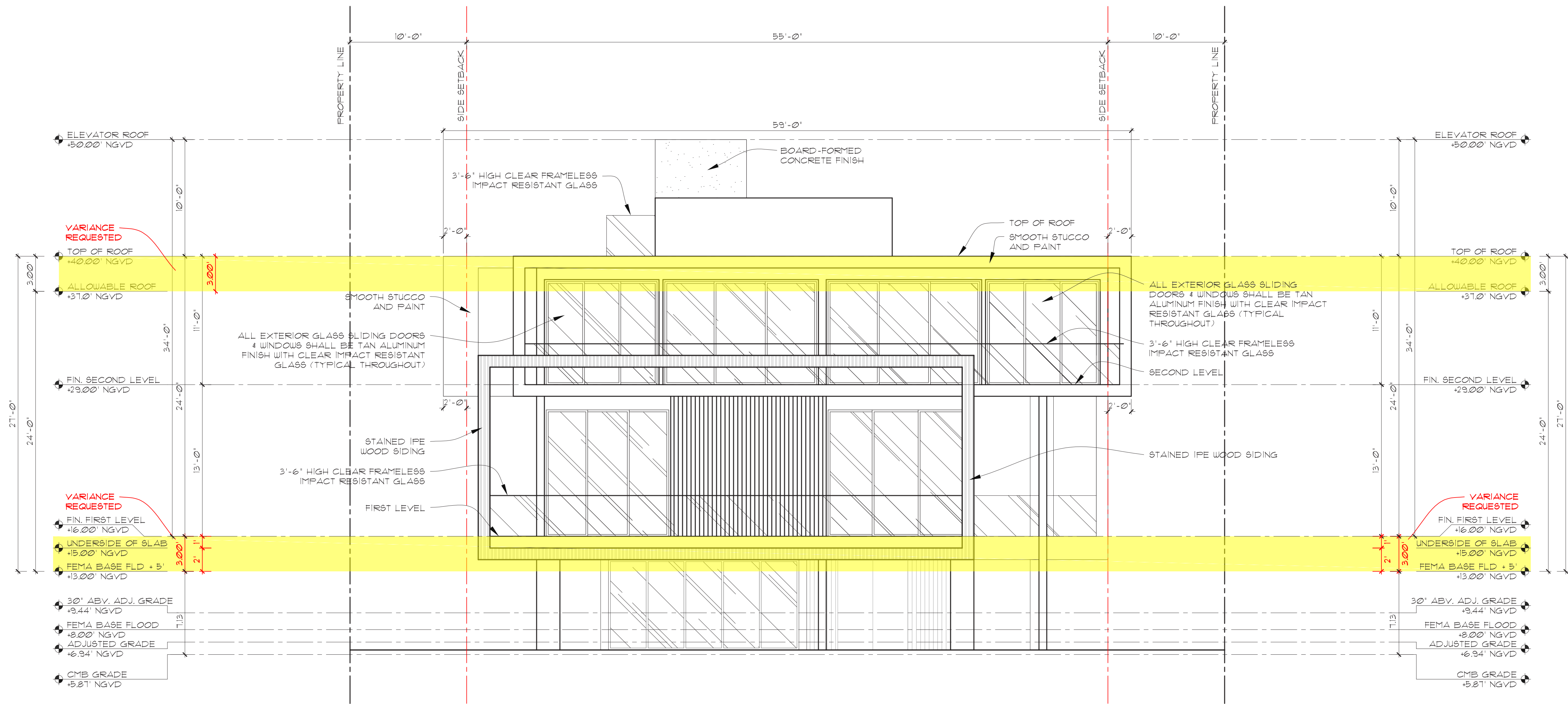
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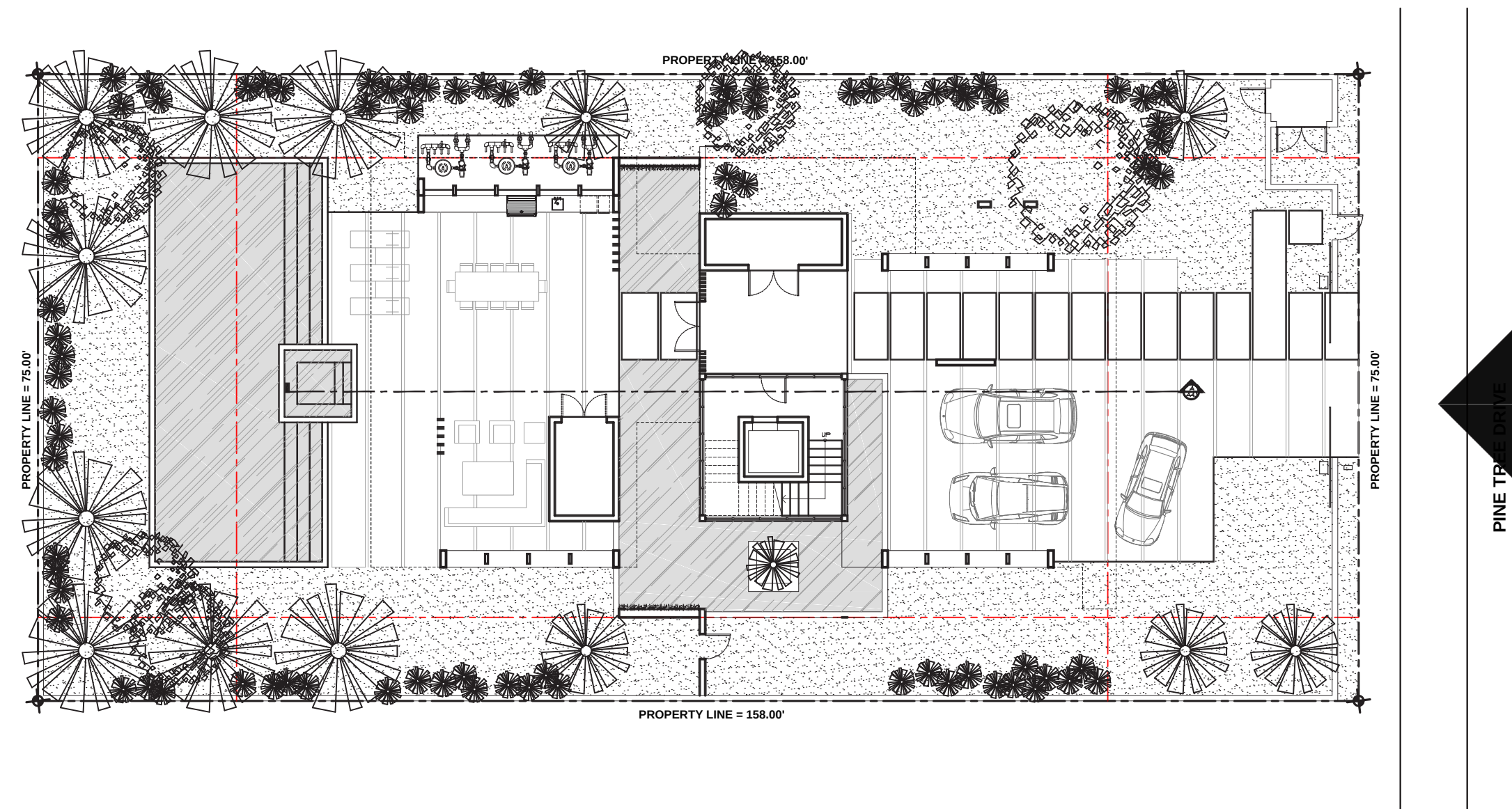
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WEST (FRONT) ELEVATION
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: 1/16"=1'-0"

PINE TREE DRIVE RESIDENCE
4260 PINE TREE DRIVE
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seal

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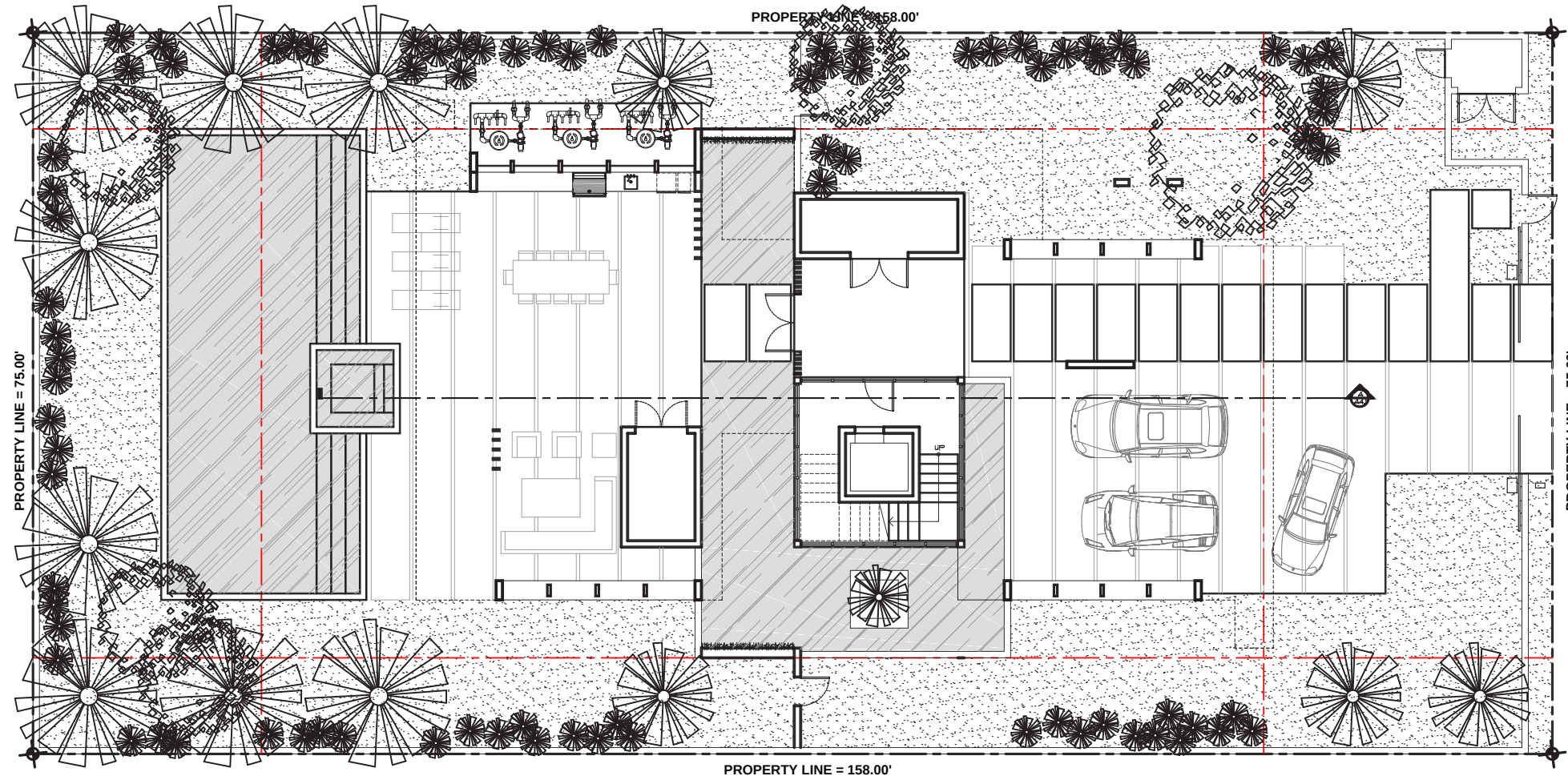
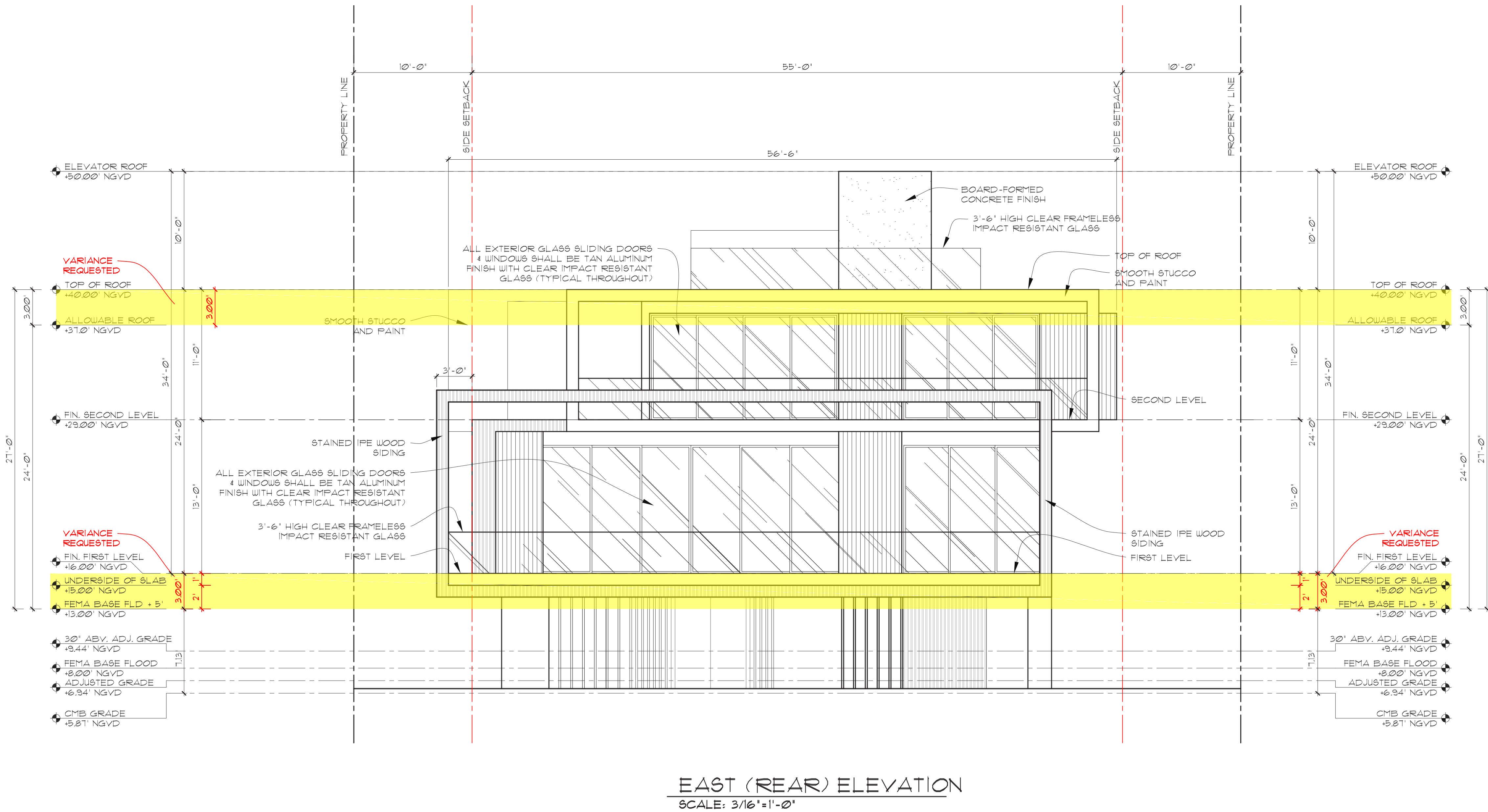
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PINE TREE DRIVE RESIDENCE
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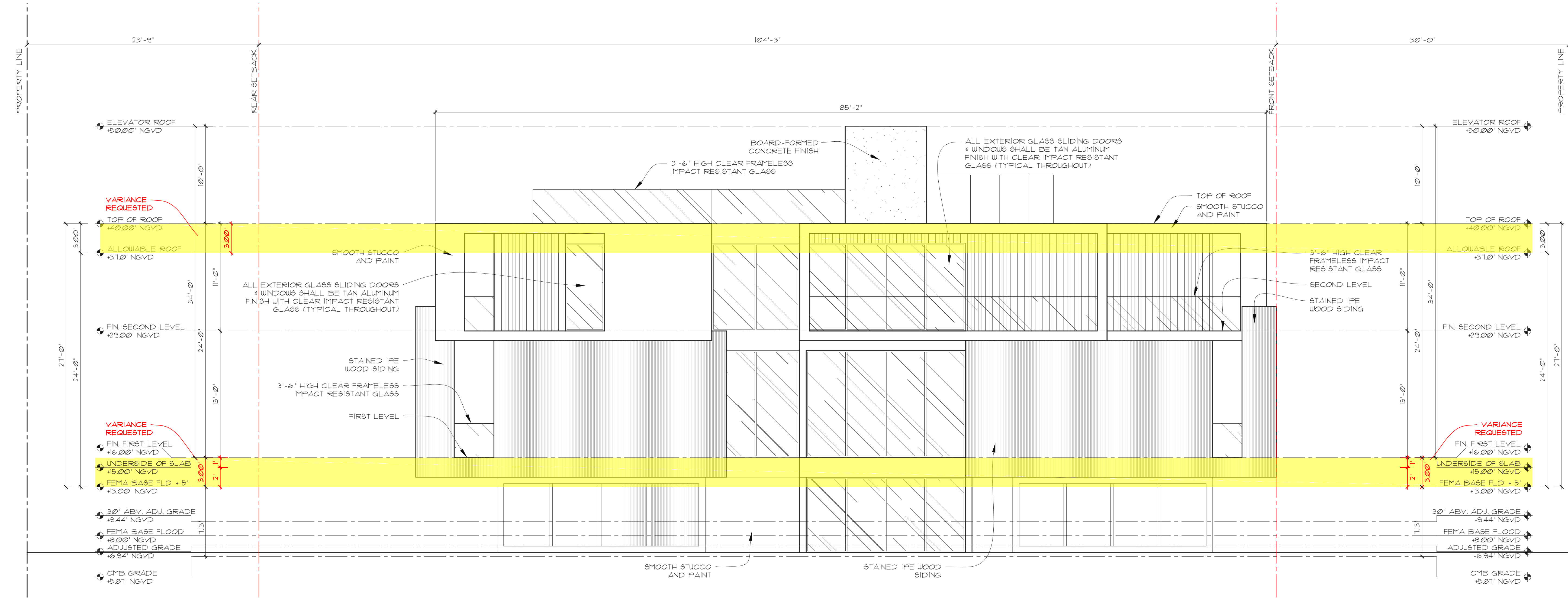
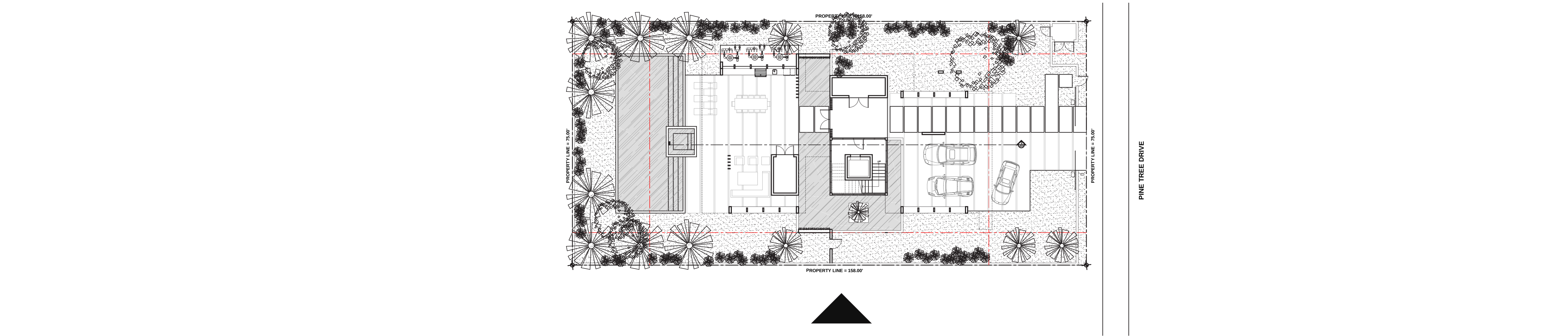
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SOUTH (LEFT) ELEVATION
SCALE: 3/16"=1'-0"

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4260 PINE TREE DRIVE
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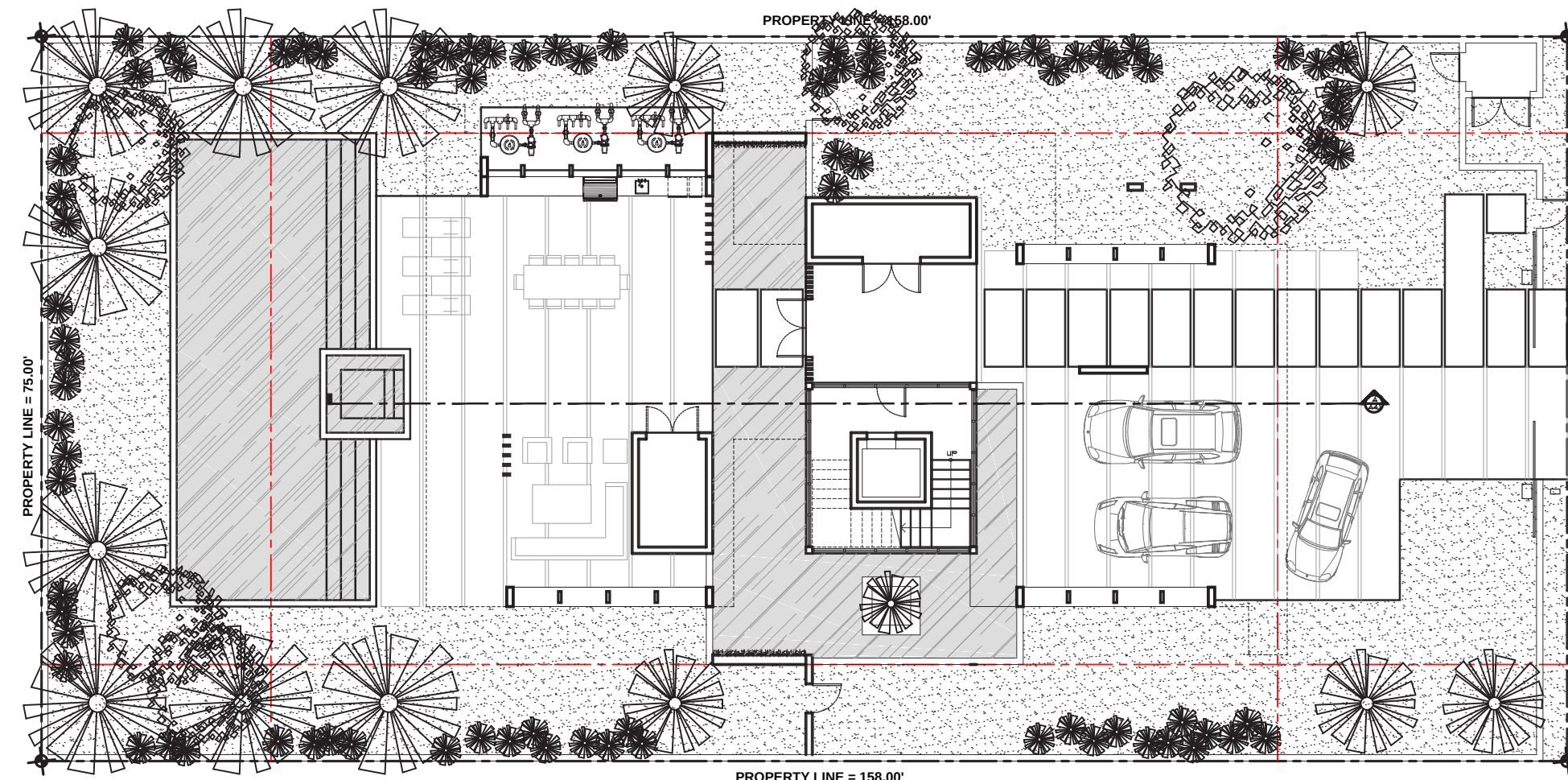
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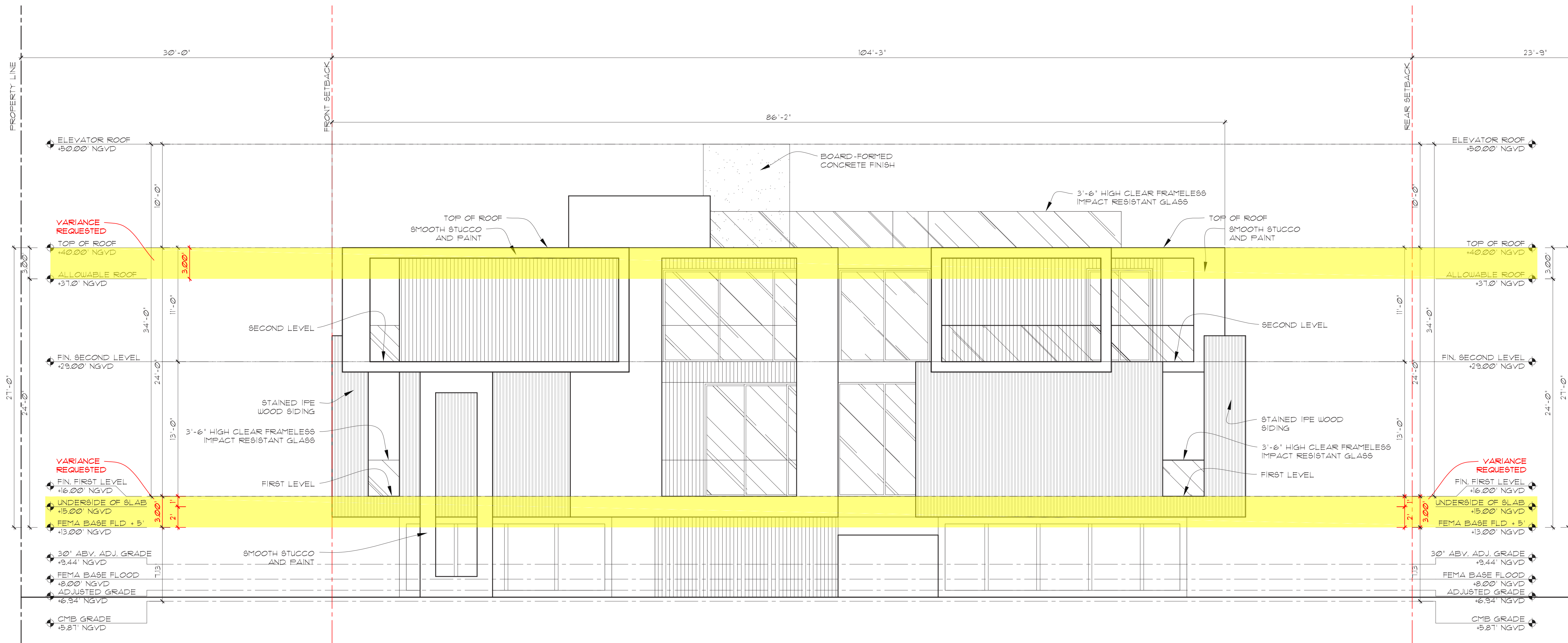
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KEY MAP
SCALE: 1/16"=1'-0"



NORTH (RIGHT) ELEVATION
SCALE: 3/16"=1'-0"

PINE TREE DRIVE RESIDENCE
4260 PINE TREE DRIVE
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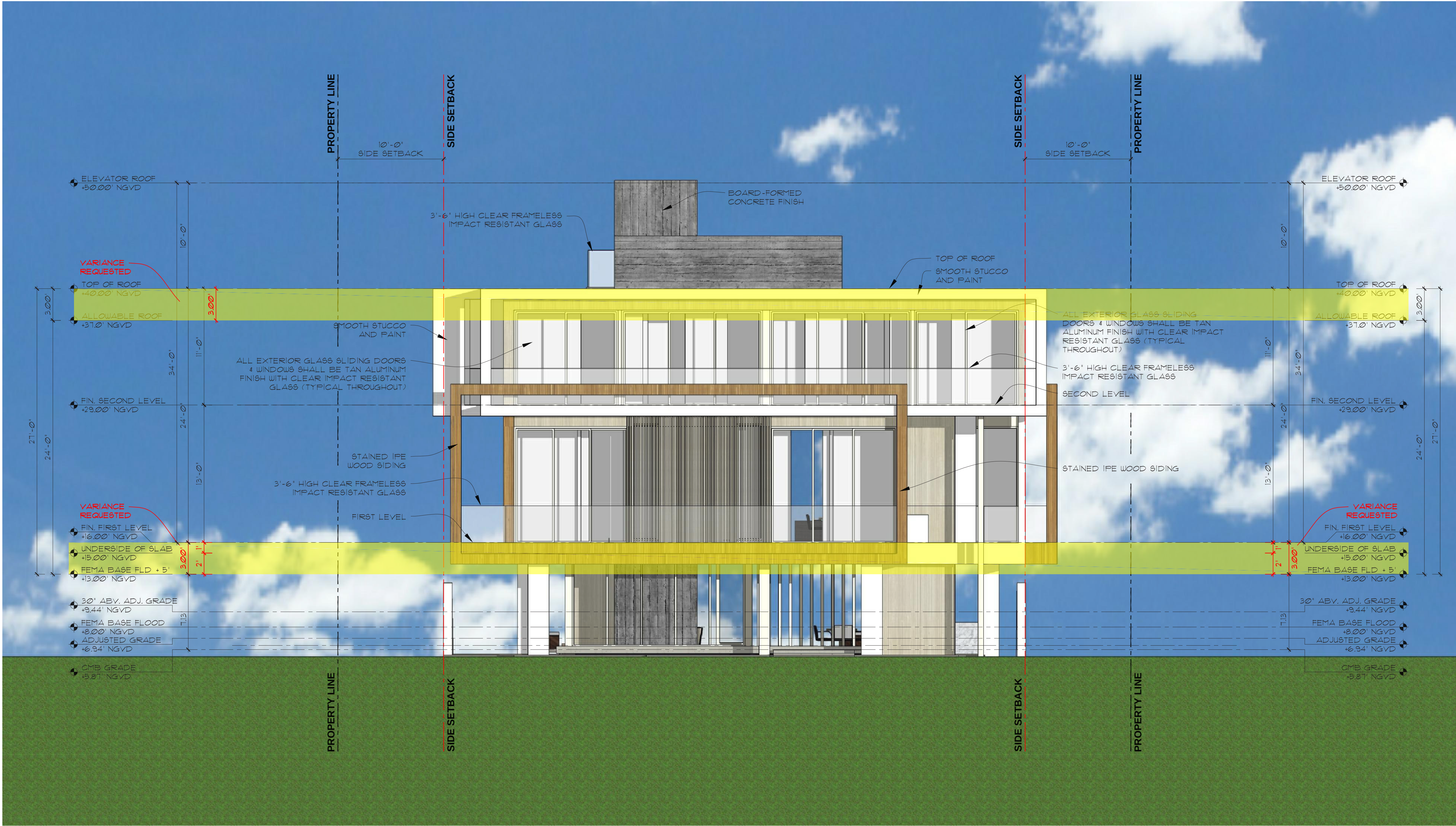
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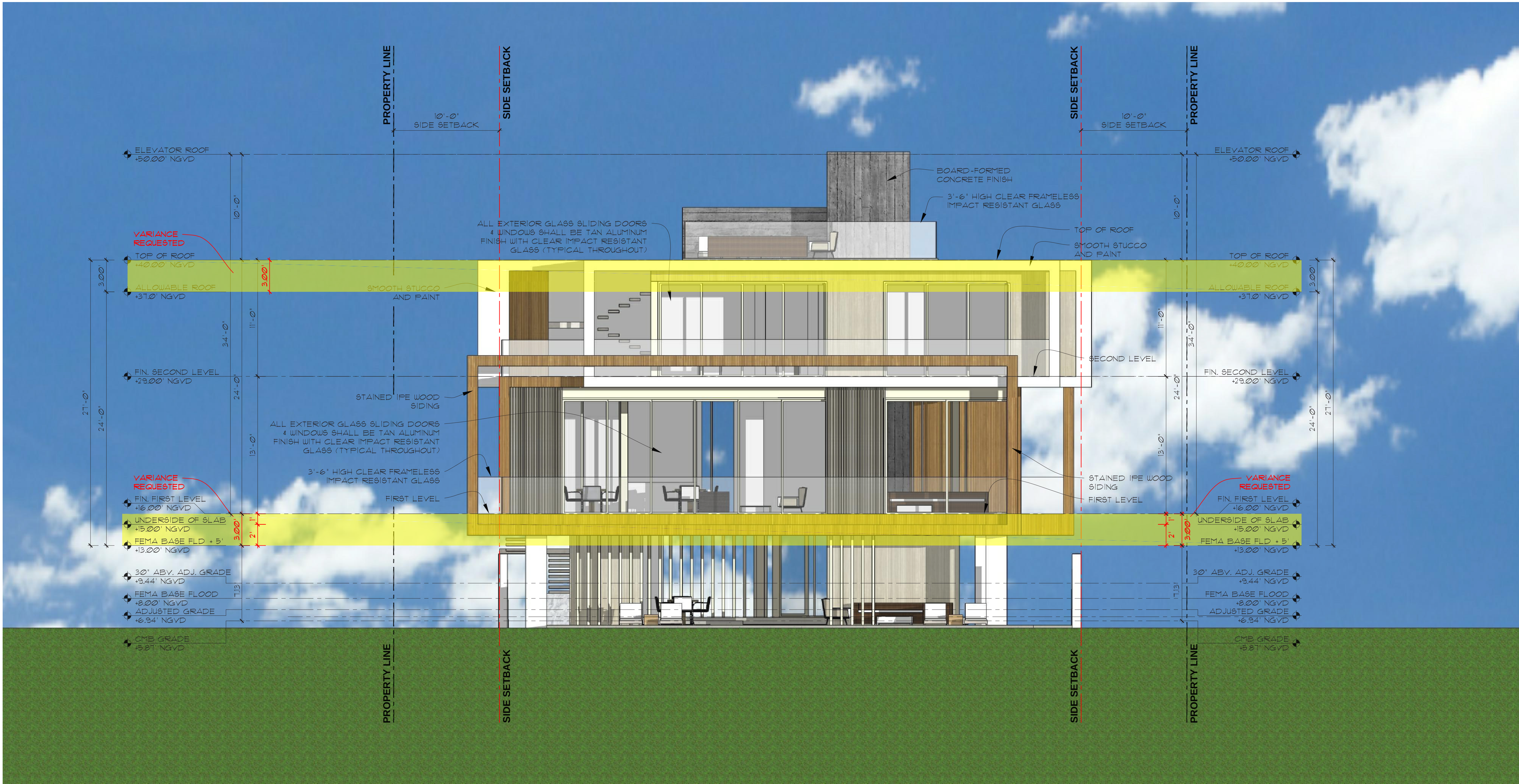
FRONT ELEVATION
SCALE: 3/16"=1'-0"

PINE TREE DRIVE RESIDENCE
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REAR ELEVATION

SCALE: 3/16"=1'-0"

PINE TREE DRIVE RESIDENCE

4260 PINE TREE DRIVE
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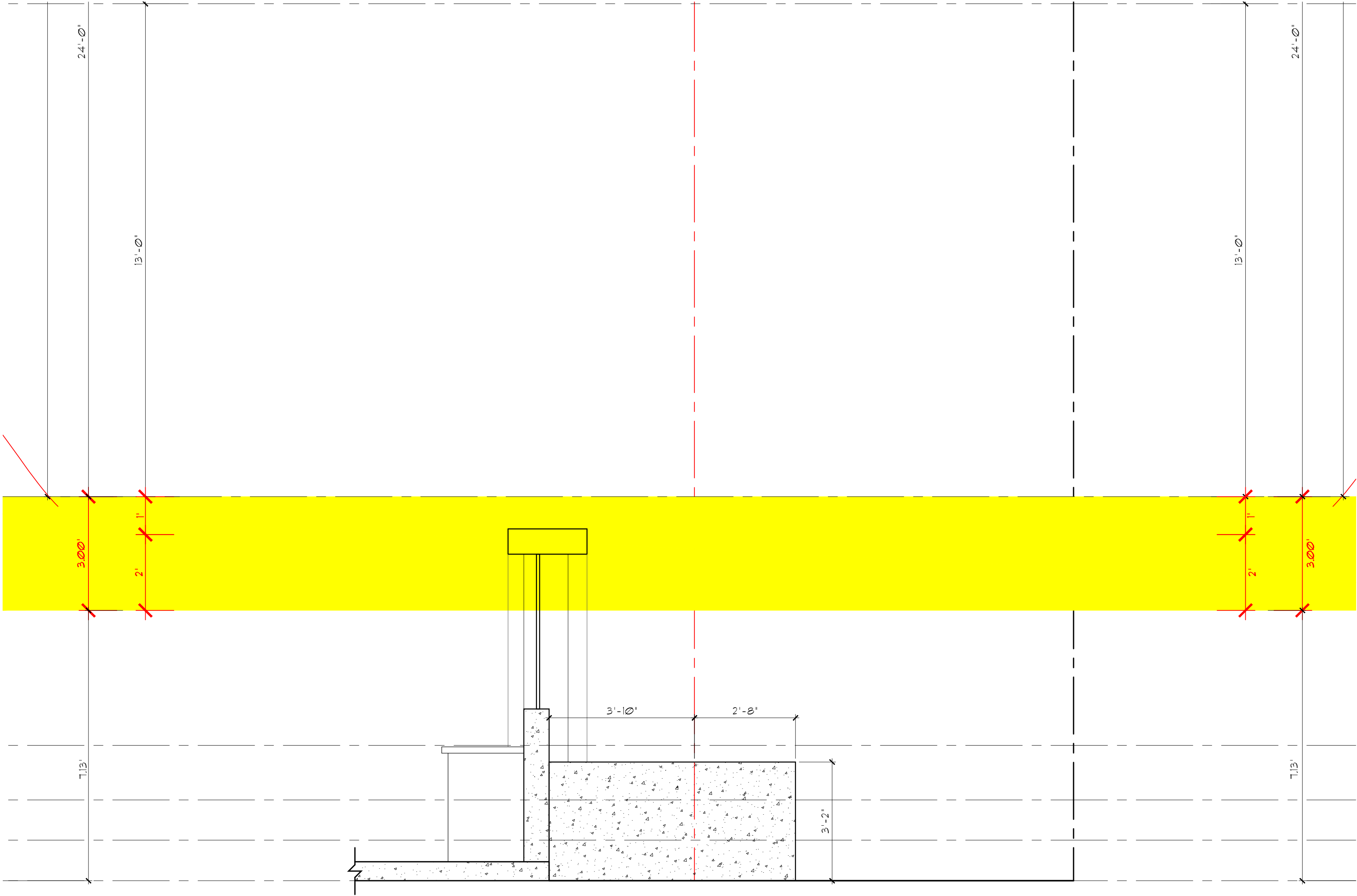
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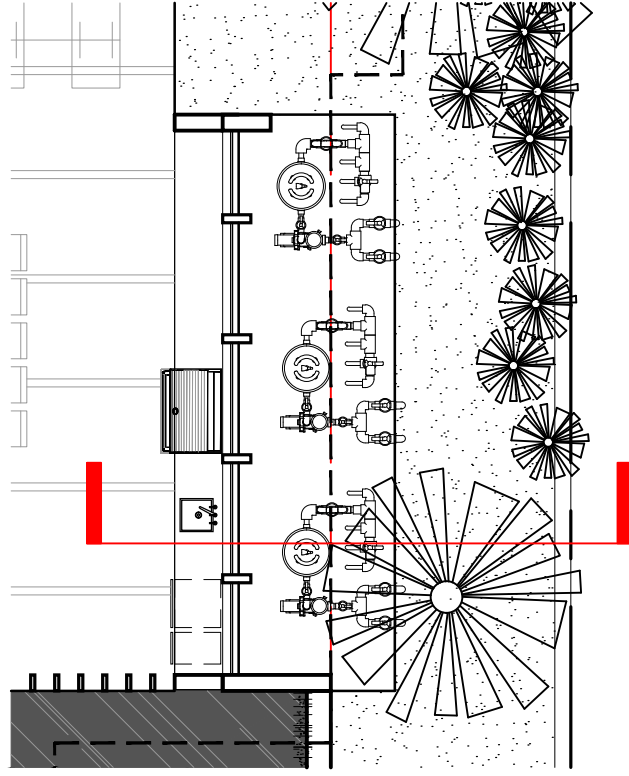
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SECTION DIAGRAM
SCALE: 1/2" = 1'-0"



KEY MAP
SCALE: 1/8" = 1'-0"

RATNER RESIDENCE
6494 ALLISON RD.
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NORTHEAST BIRD'S EYE VIEW



NORTHWEST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW



SOUTHEAST BIRD'S EYE VIEW

3d Bird's Eye Views



FRONT RENDERING