



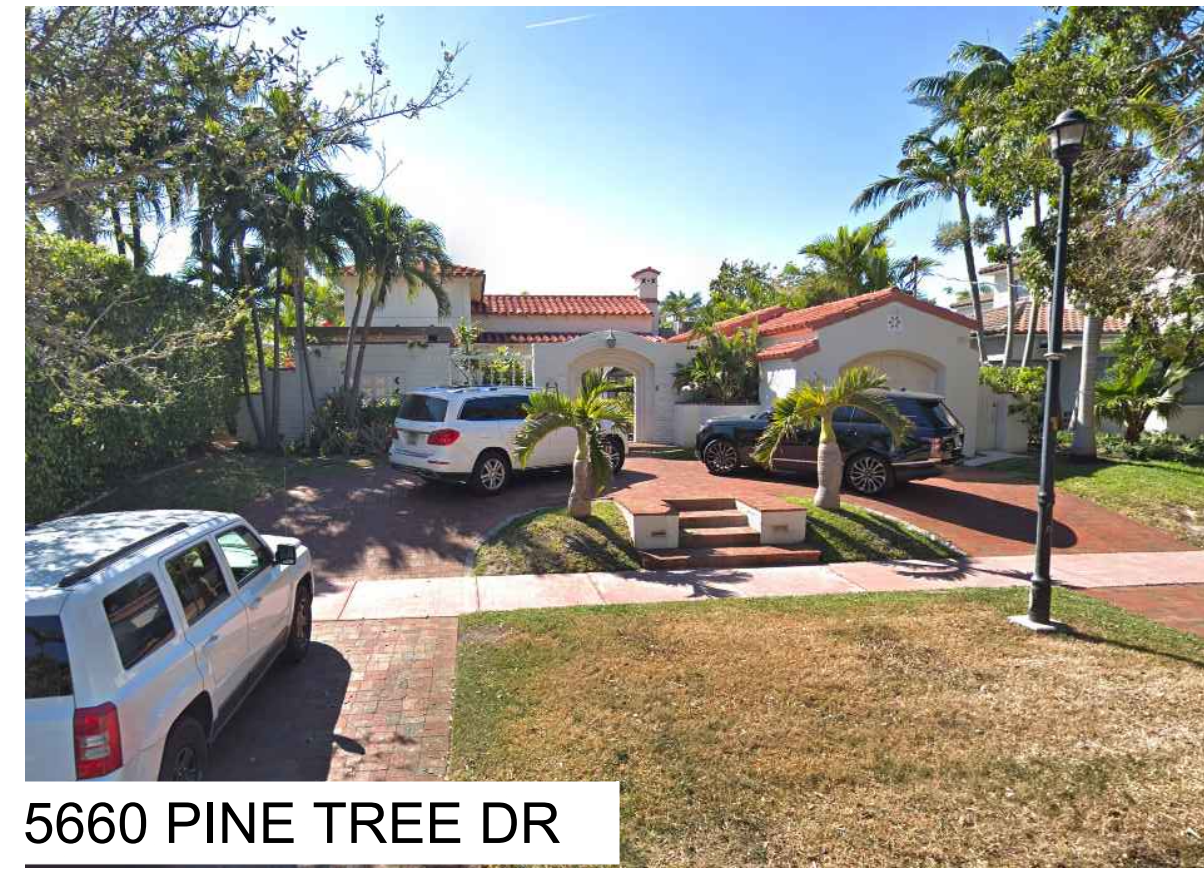
5650 PINE TREE DR



5656 PINE TREE DR



5680 PINE TREE DR



5660 PINE TREE DR



5699 PINE TREE DR



5640 PINE TREE DR



5630 PINE TREE DR (SITE)



5620 PINE TREE DR



5600 PINE TREE DR



5625 PINE TREE DR



5641 PINE TREE DR



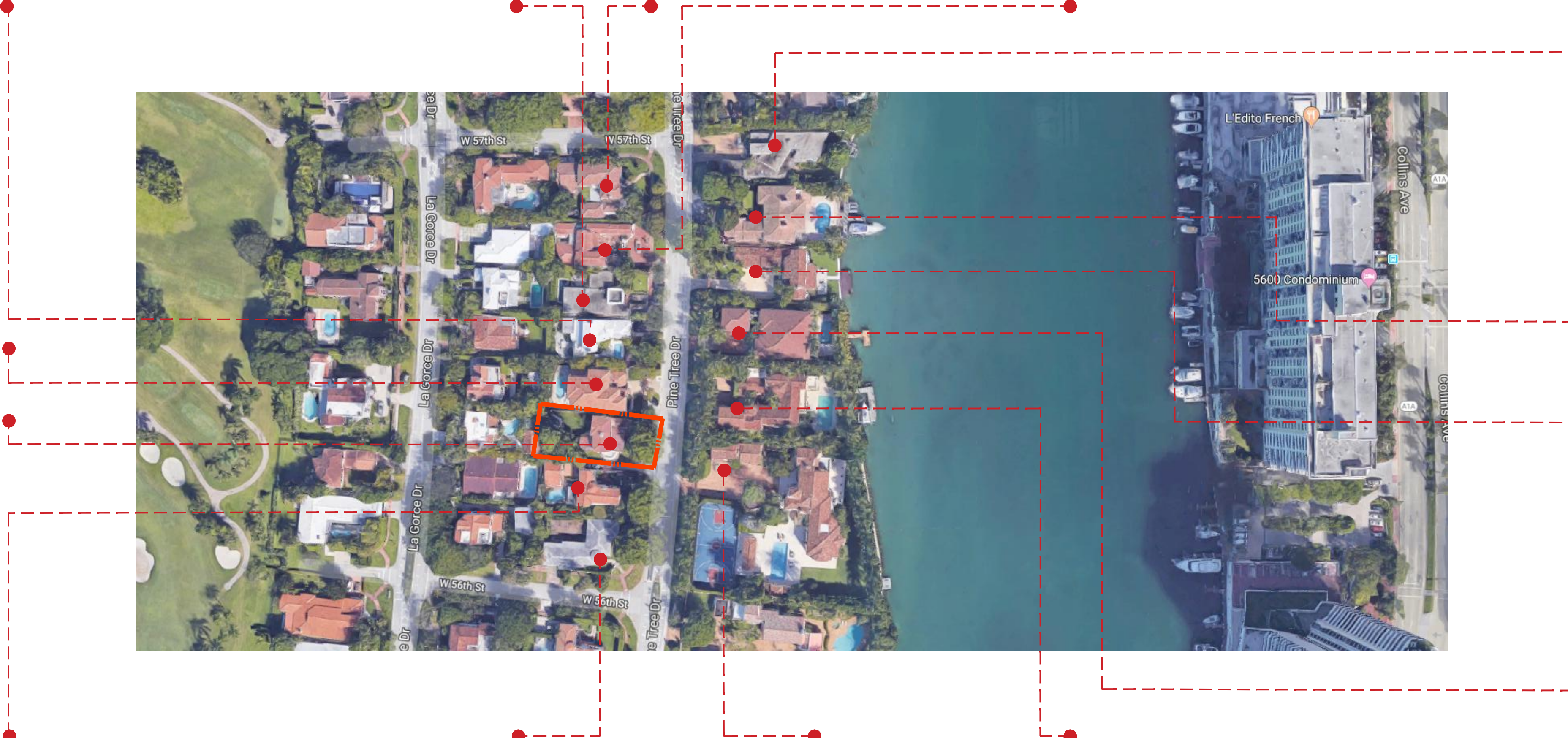
5681 PINE TREE DR



5661 PINE TREE DR



5655 PINE TREE DR



PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

NEIGHBORHOOD
DATE: 09/09/2019
SCALE: NTS
A-0.7

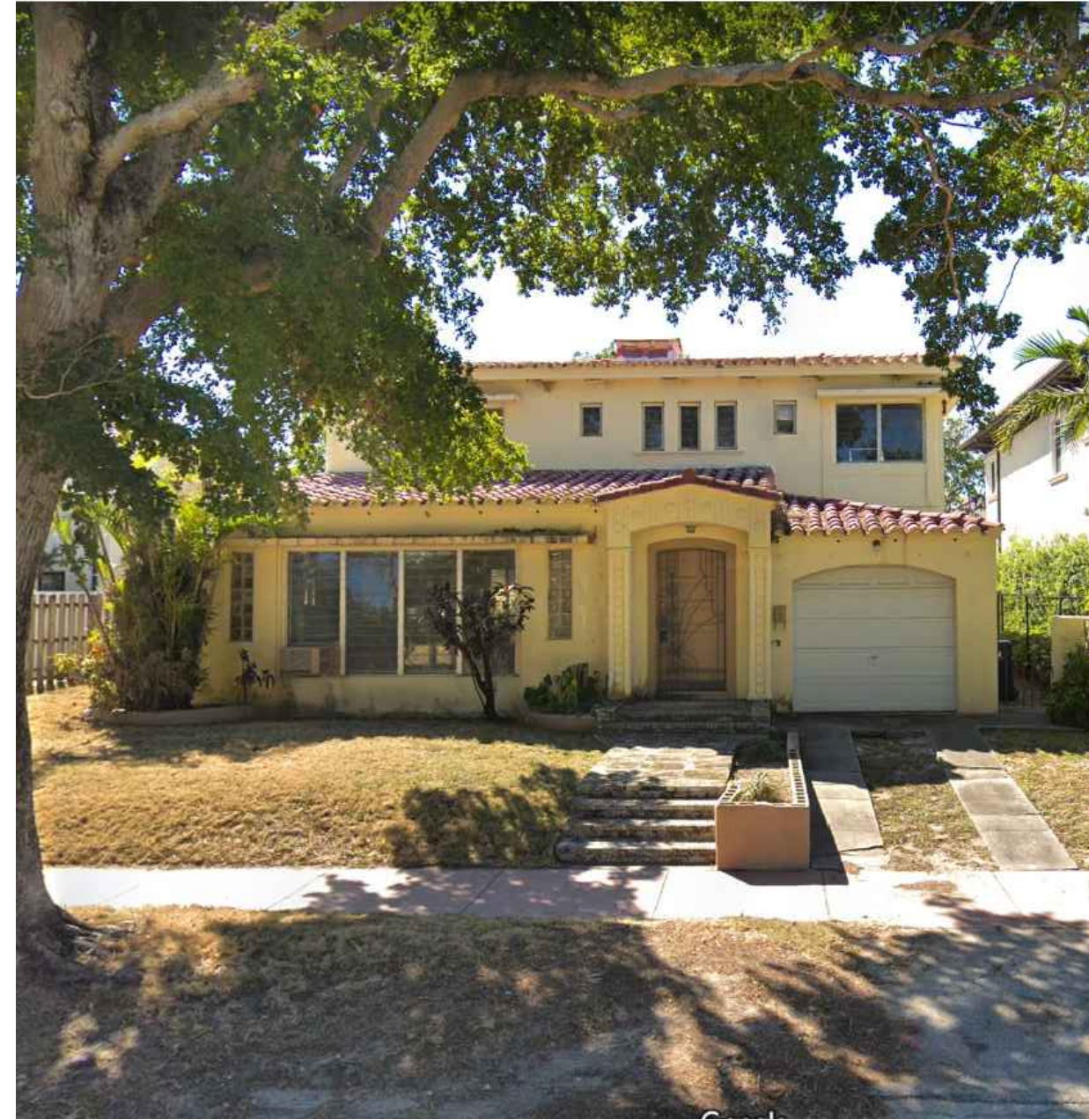
EXISTING



5600 PINE TREE DR



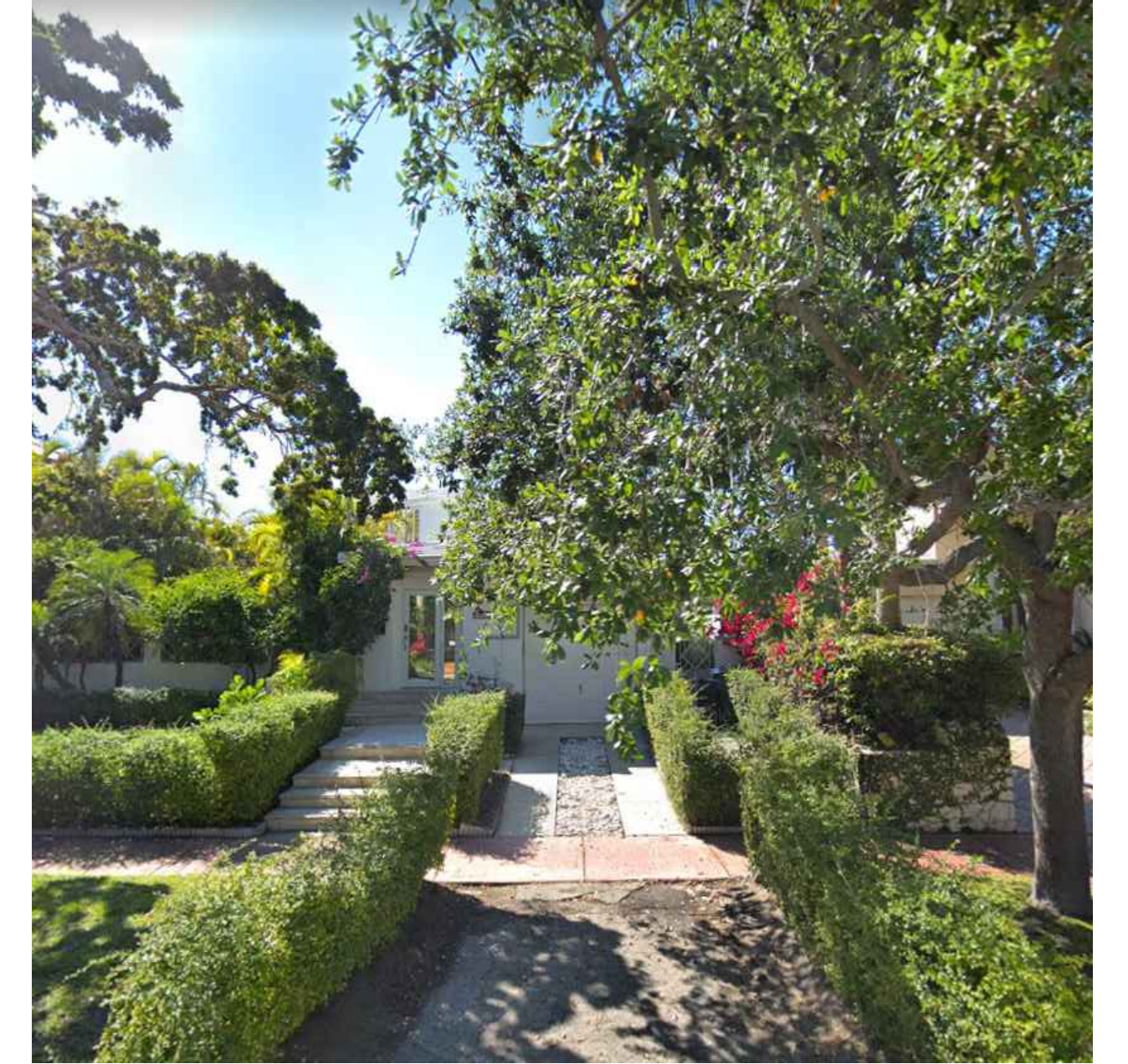
5620 PINE TREE DR



5630 PINE TREE DR (SITE)



5640 PINE TREE DR



5650 PINE TREE DR

PROPOSED



5600 PINE TREE DR



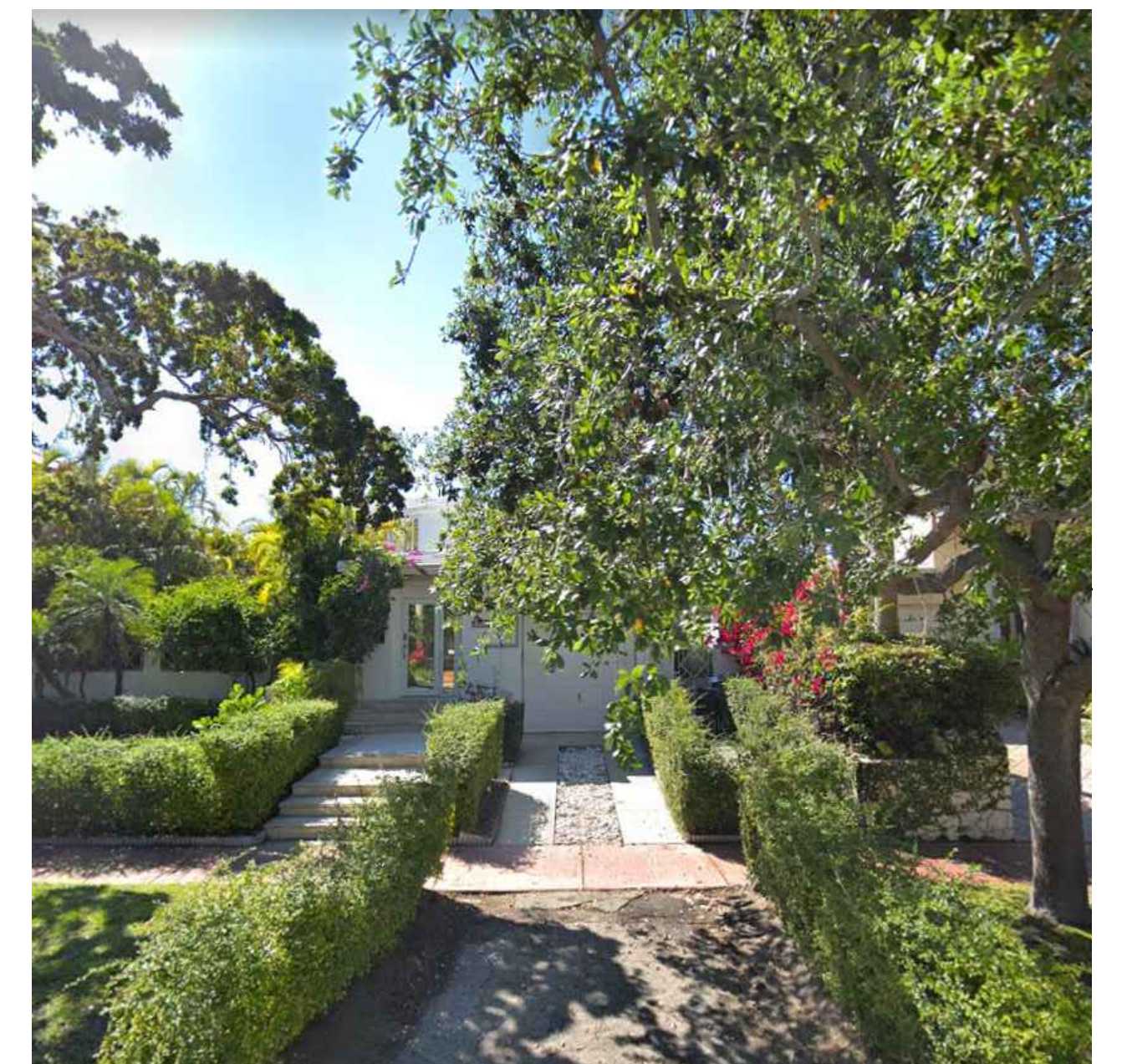
5620 PINE TREE DR



5630 PINE TREE DR (PROPOSED).



5640 PINE TREE DR



5650 PINE TREE DR

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

STREET VIEWS
DATE: 09/09/2019
SCALE: NTS

A-0.8



PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

SITE CONTEXT
 DATE: 09/09/2019
 SCALE: NTS

A-0.9

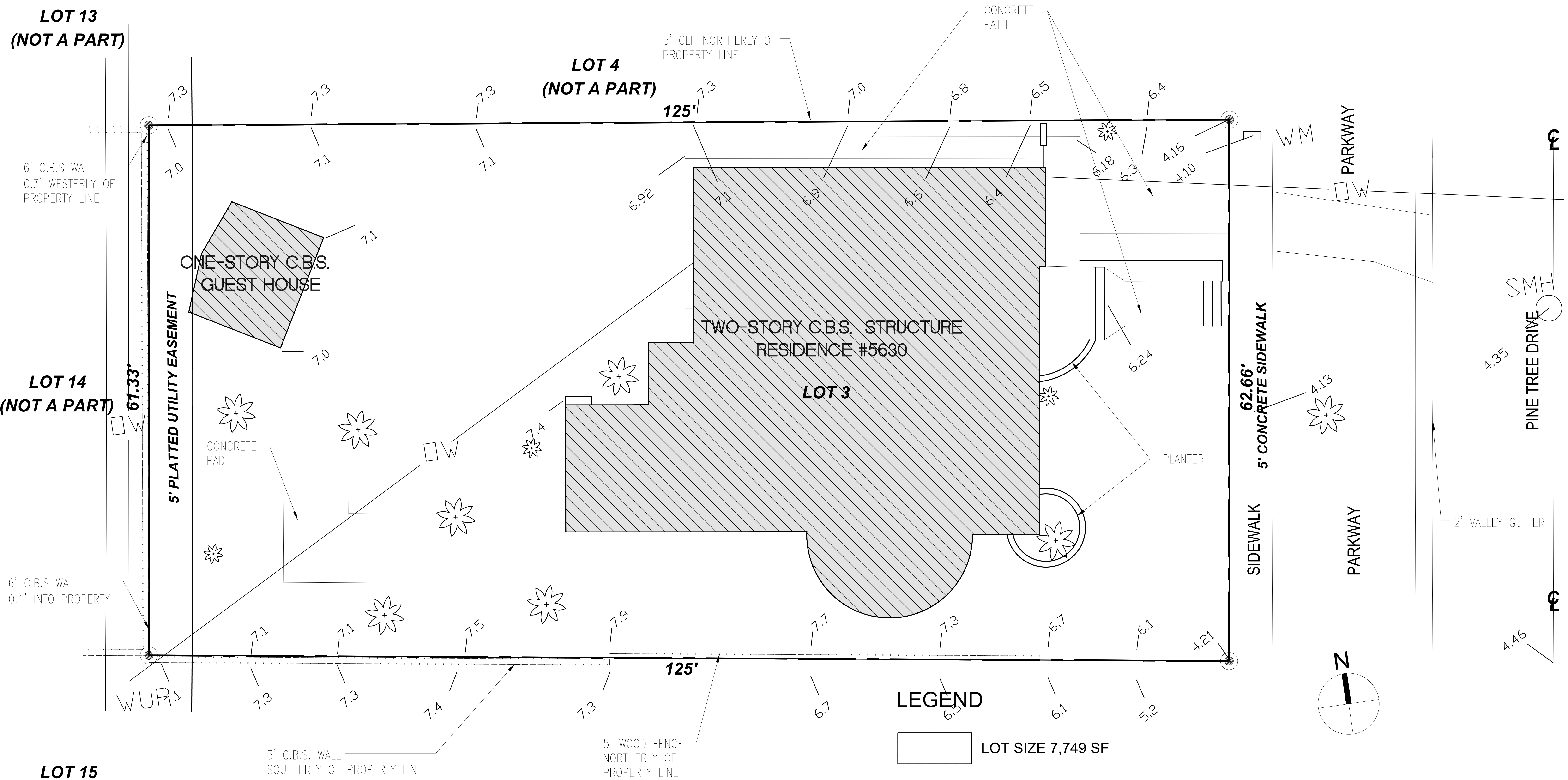
LOT 13
(NOT A PART)

LOT 4
(NOT A PART)


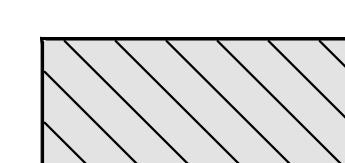
LOT 14
(NOT A PART)

LOT 15
(NOT A PART)

LOT 2
(NOT A PART)



LEGEND

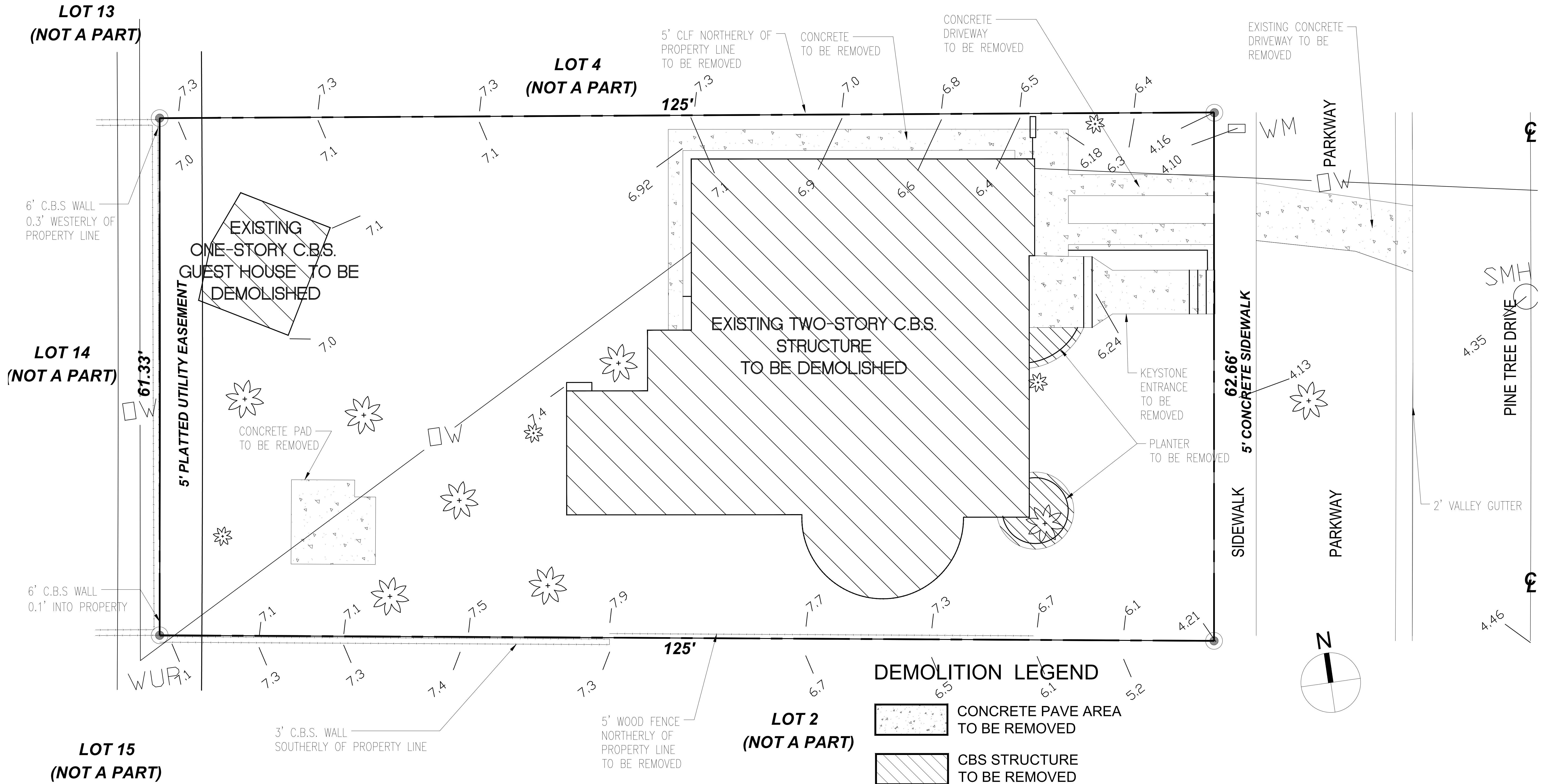
-  LOT SIZE 7,749 SF
-  EXISTING LOT COVERAGE: 2,270 SF (29.3%)

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

EXISTING LOT COVERAGE
 DATE: 09/09/2019
 SCALE: 1/8" = 1'-0"
A-1.0



PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

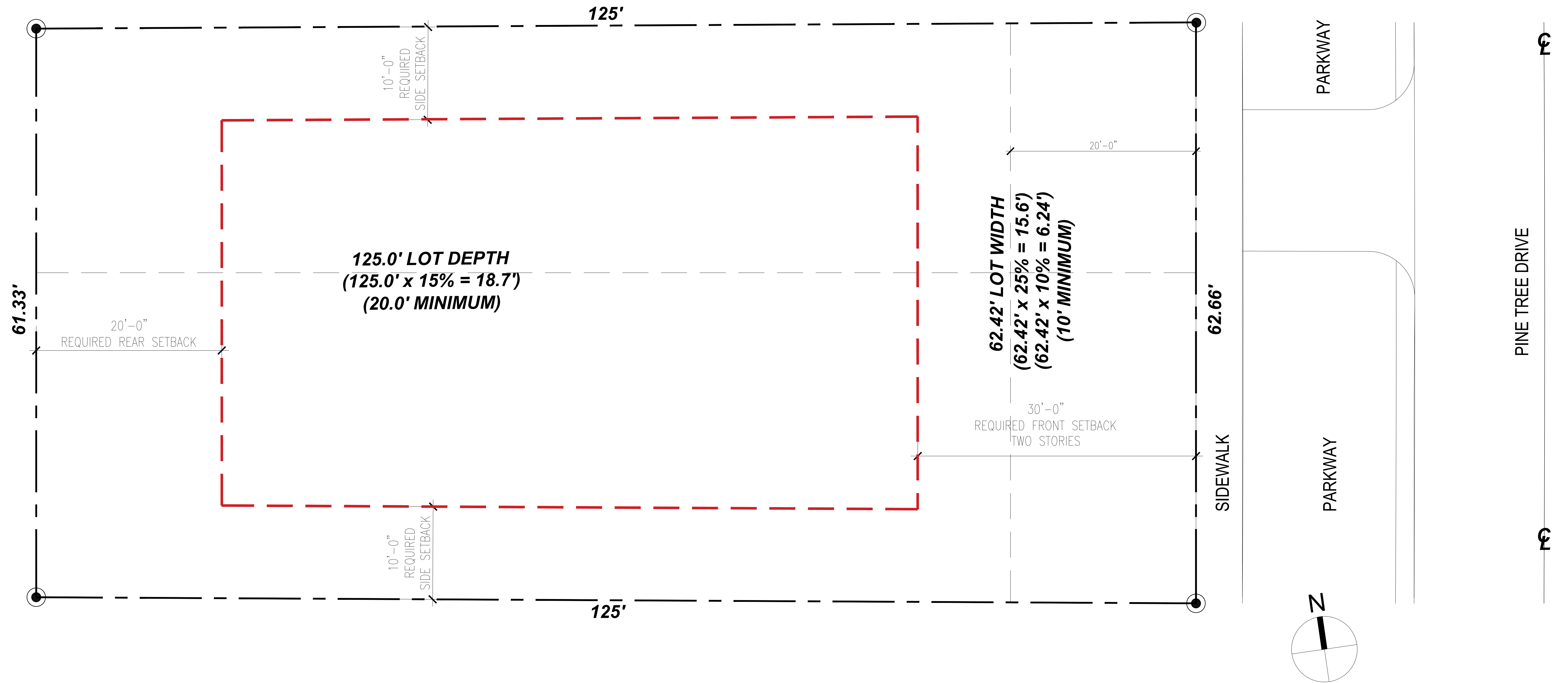
DEMOLITION PLAN
 DATE: 09/09/2019
 SCALE: 1/8" = 1'-0"

A-1.1

ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5630 PINE TREE DRIVE. MIAMI BEACH, FLORIDA 33140		
2	Folio number(s):	02-3214-003-0610		
3	Board and file numbers :	N/A		
4	Year built:	N/A	Zoning District:	RS-4
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	4.13' NGVD
6	Adjusted grade (Flood+Grade/2):	6.065' NGVD	Free board: (FEMA+1')	9.0' NGVD
7	Lot Area:	7,749 sf		
8	Lot width:	62.42 ft.	Lot Depth:	125 ft.
9	Max Lot Coverage SF and %:	2,324.7 sf (30%)	Proposed Lot Coverage SF and %:	2,270 sf (29.3%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	834 sf (66.6% of 1,253 sf)	Rear Yard Open Space SF and %:	862 sf (70.2% of 1,228 sf)
12	Max Unit Size SF and %:	3,874.5 sf (50%)	Proposed Unit Size SF and %:	3,874 sf (50%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,838 sf
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,270 sf (123.5%)
15			Proposed Second Floor Unit Size SF:	2,036 sf
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed 2,004 sf floor area immediately below): 501 sf	509 sf (25%)
		Required	Existing	Proposed
17	Height:	24 ft.	N/A	24 ft.
18	Setbacks:			
19	Front First level:	20 ft.	N/A	30 ft.
20	Front Second level:	30 ft.	N/A	30 ft.
21	Side 1:	10 ft.	N/A	10 ft.
22	Side 2 or (facing street):	10 ft.	N/A	10 ft.
23	Rear:	20 ft.	N/A	20 ft.
	Accessory Structure Side 1:	7.5 ft.	N/A	7.5 ft.
24	Accessory Structure Side 2 or (facing street) :		N/A	N/A
25	Accessory Structure Rear:	7.5 ft.	N/A	7.5 ft.
26	Sum of Side yard :	15.5 ft. (25% of lot width)	N/A	20 ft.
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:



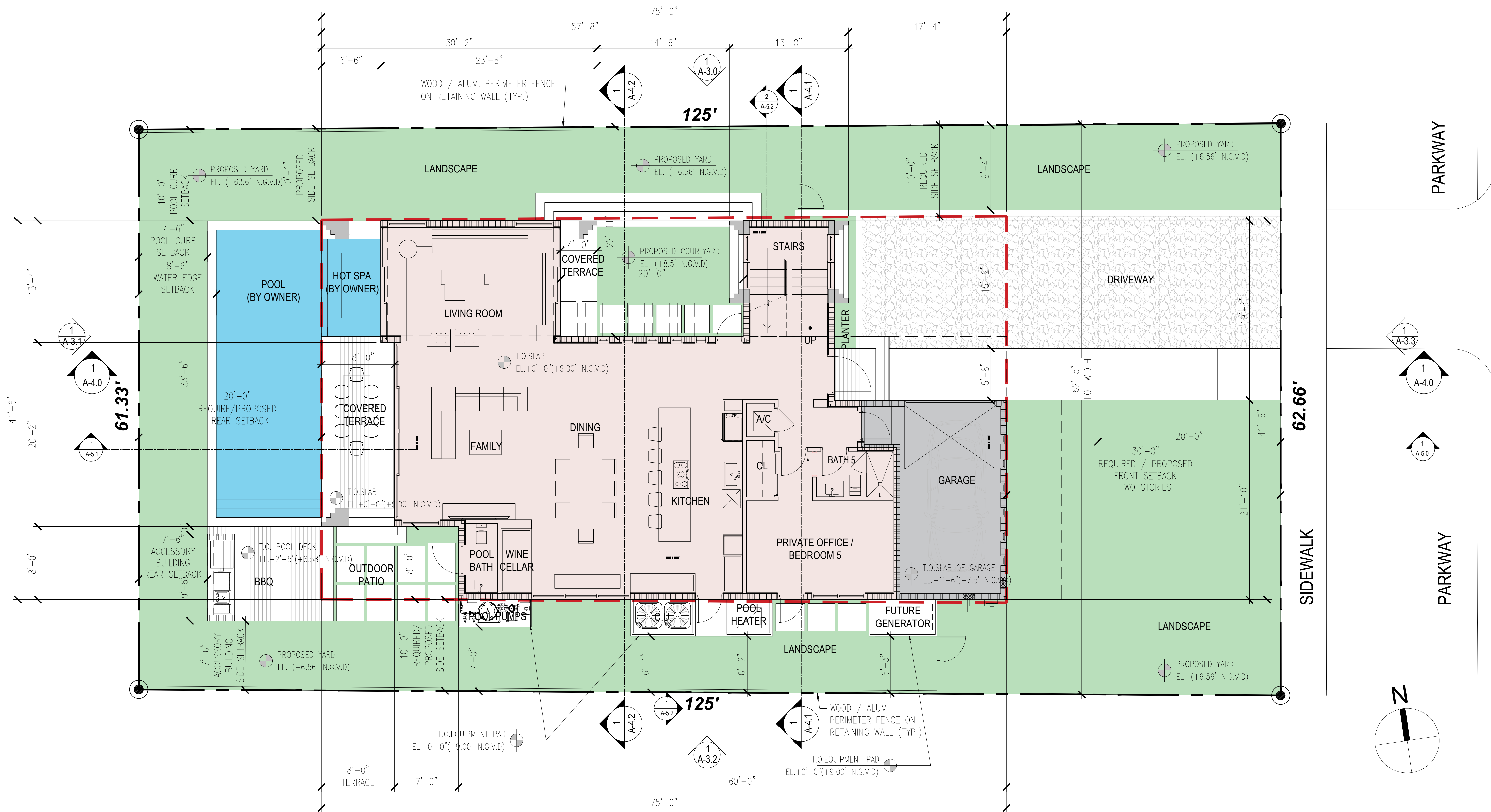
PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

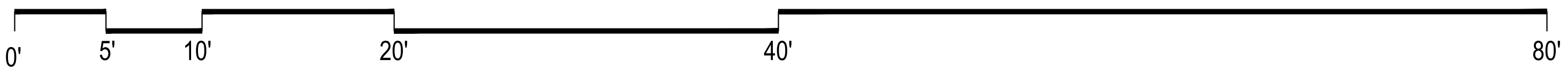
ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

ZONING SETBACKS
 DIAGRAMS
 DATE: 09/09/2019
 SCALE: NTS

A-1.3



LEGAL DESCRIPTION
 LOT 3, BLOCK 3, BEACH VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

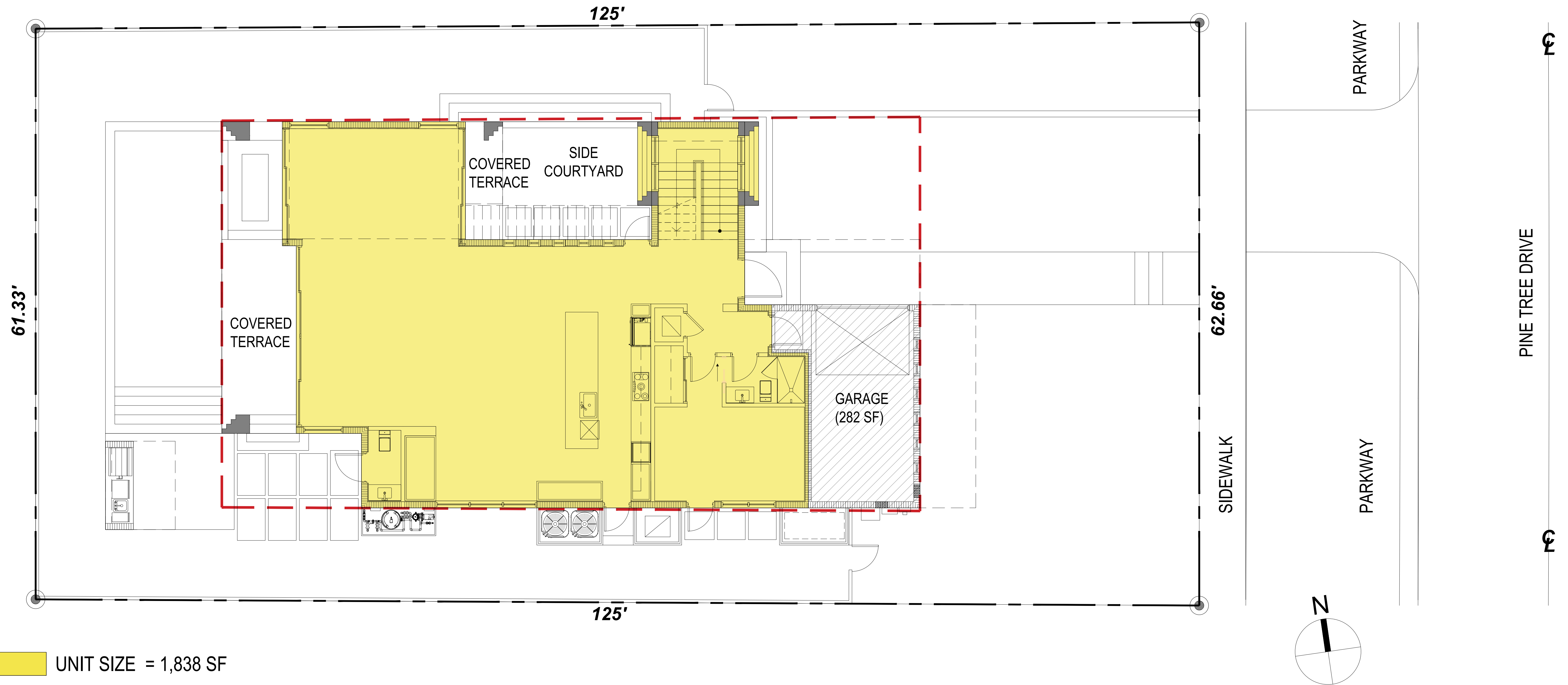
5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

SITE PLAN
 DATE: 09/09/2019
 SCALE: NTS

A-1.4

	ALLOWED	PROVIDED
LOT SIZE	10,000 SF MIN.	7,749 SF
LOT COVERAGE	2,324.7 SF MAX. (30% MAX.)	2,270 SF (29.3%)
UNIT SIZE	3,874.5 SF MAX. (50% MAX.)	3,874 SF (50.0%)
1ST LEVEL		1,838 SF
2ND LEVEL		2,036 SF



UNIT SIZE = 1,838 SF

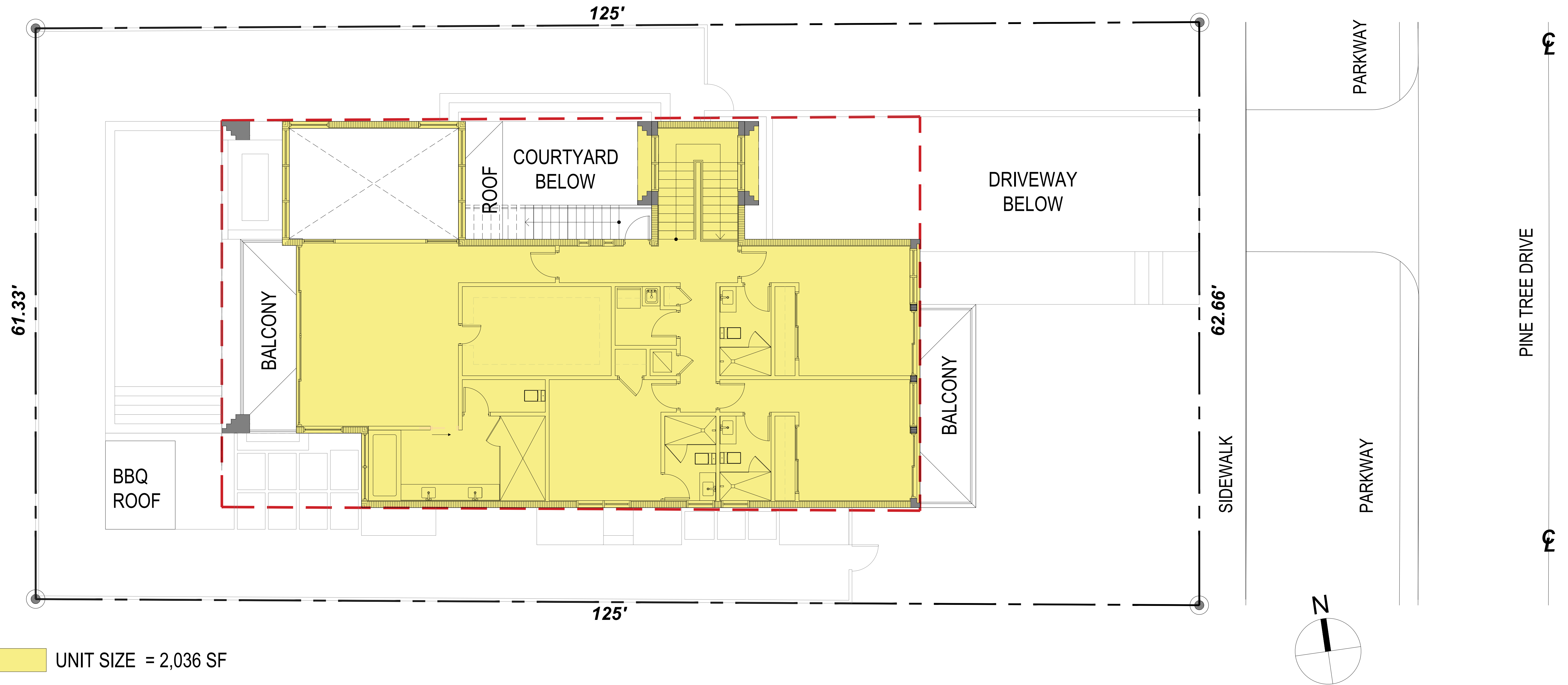
FAJER - VESTILLERO VILLA
DESIGN REVIEW BOARD SUBMITTAL

2360 ALTON ROAD
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

01	GROUND FLOOR
F.A.R./ UNIT SIZE DIAGRAMS	
DATE:	03/11/2019
SCALE:	NTS
A-1.5	

	ALLOWED	PROVIDED
LOT SIZE	10,000 SF MIN.	7,749 SF
LOT COVERAGE	2,324.7 SF MAX. (30% MAX.)	2,270 SF (29.3%)
UNIT SIZE	3,874.5 SF MAX. (50% MAX.)	3,874 SF (50.0%)
1ST LEVEL		1,838 SF
2ND LEVEL		2,036 SF



UNIT SIZE = 2,036 SF

FAJER-VESTILLERO VILLA
DESIGN REVIEW BOARD SUBMITTAL

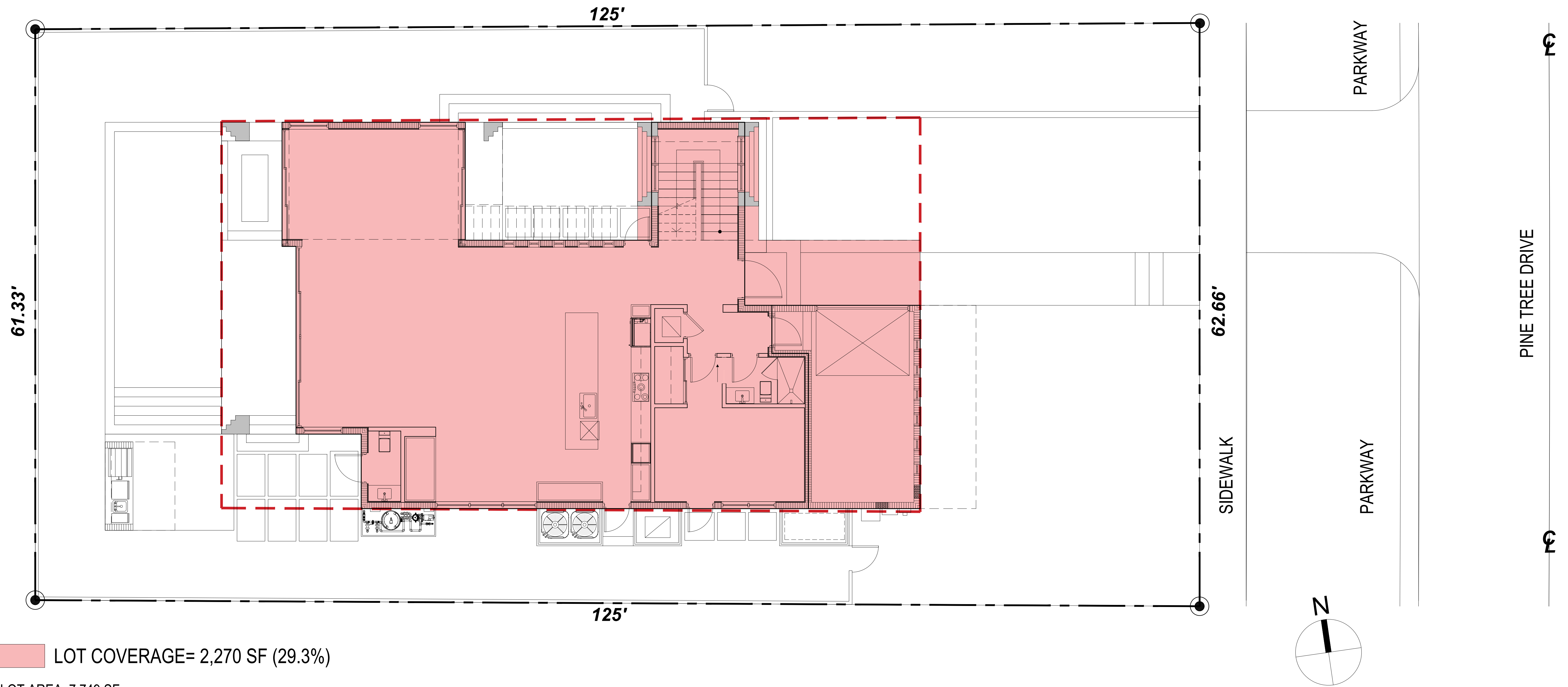
2360 ALTON ROAD
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

01 SECOND FLOOR

F.A.R./ UNIT SIZE
DIAGRAMS
DATE: 03/11/2019
SCALE: NTS

A-1.5.1



LOT COVERAGE= 2,270 SF (29.3%)

LOT AREA: 7,749 SF
 MAXIMUM ALLOWED LOT COVERAGE: 2,324.7 SF
 (30% OF LOT AREA)

01 | LOT COVERAGE DIAGRAM

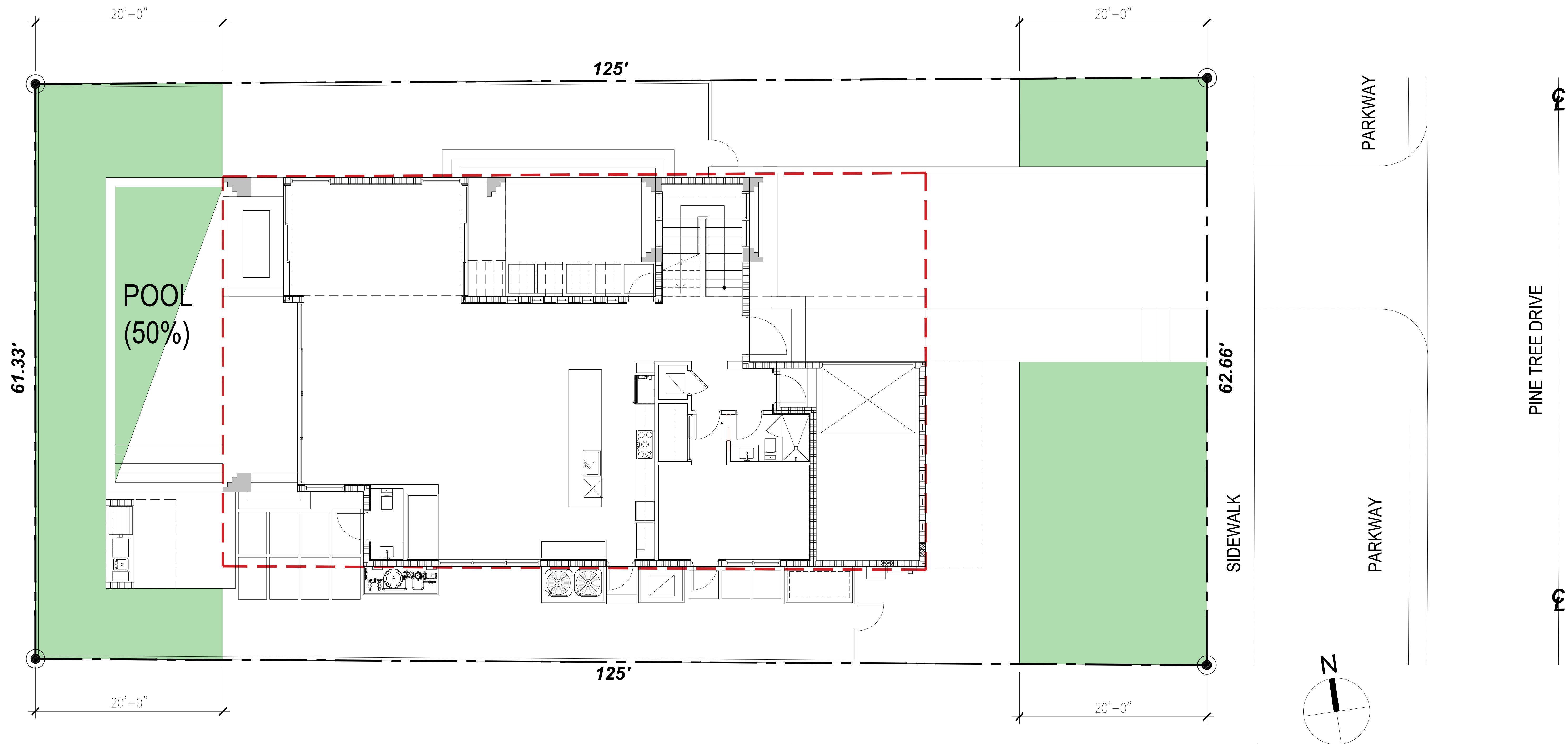
PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

ZONING DIAGRAMS
 DATE: 09/09/2019
 SCALE: 3/32" = 1'-0"

A-1.6



REAR YARD AREA: 1,228 sf
 MINIMUM ALLOWED LANDSCAPE: 859 sf (70% of rear yard area)
 PROPOSED REAR YARD LANDSCAPE AREA: 862 SF (70.2%)

FRONT YARD AREA: 1,253 SF
 MINIMUM ALLOWED LANDSCAPE: 626 SF (50% of front yard area)
 PROPOSED FRONT YARD LANDSCAPE AREA: 834 SF (66.6%)

01 LANDSCAPE AREA DIAGRAM

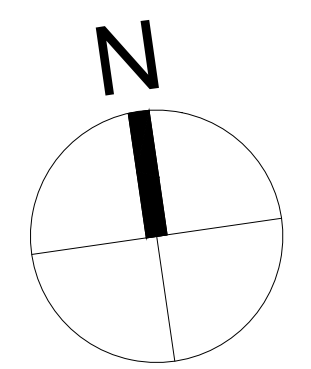
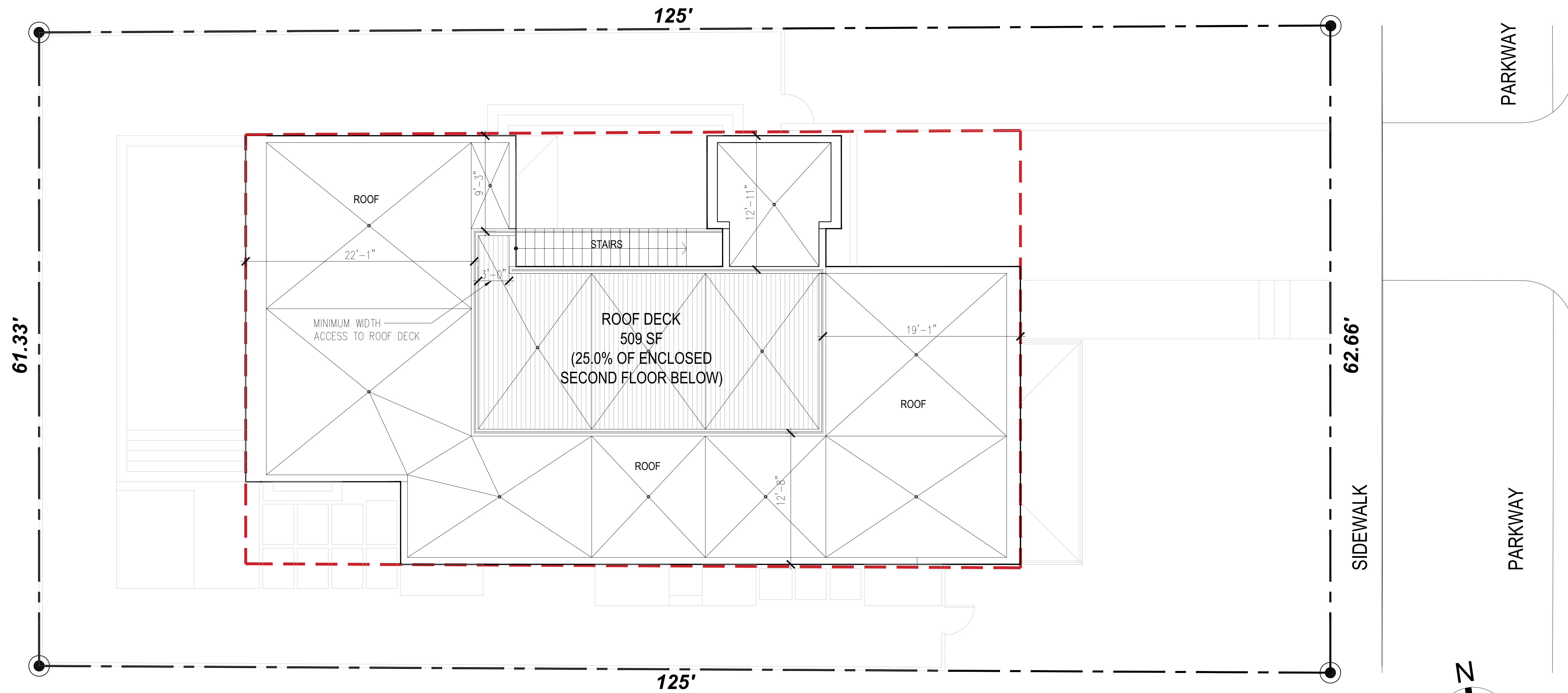
PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL


5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

ZONING DIAGRAMS
 DATE: 09/09/2019
 SCALE: 3/32" = 1'-0"

A-1.7



 ROOF DECK= 509 SF (25.0%)
 SECOND LEVEL ENCLOSED AREA: 2,036 SF
 ROOF DECK AREA: 509 SF (25% OF ENCLOSED AREA BELOW)

01 | ROOF DECK DIAGRAM

PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

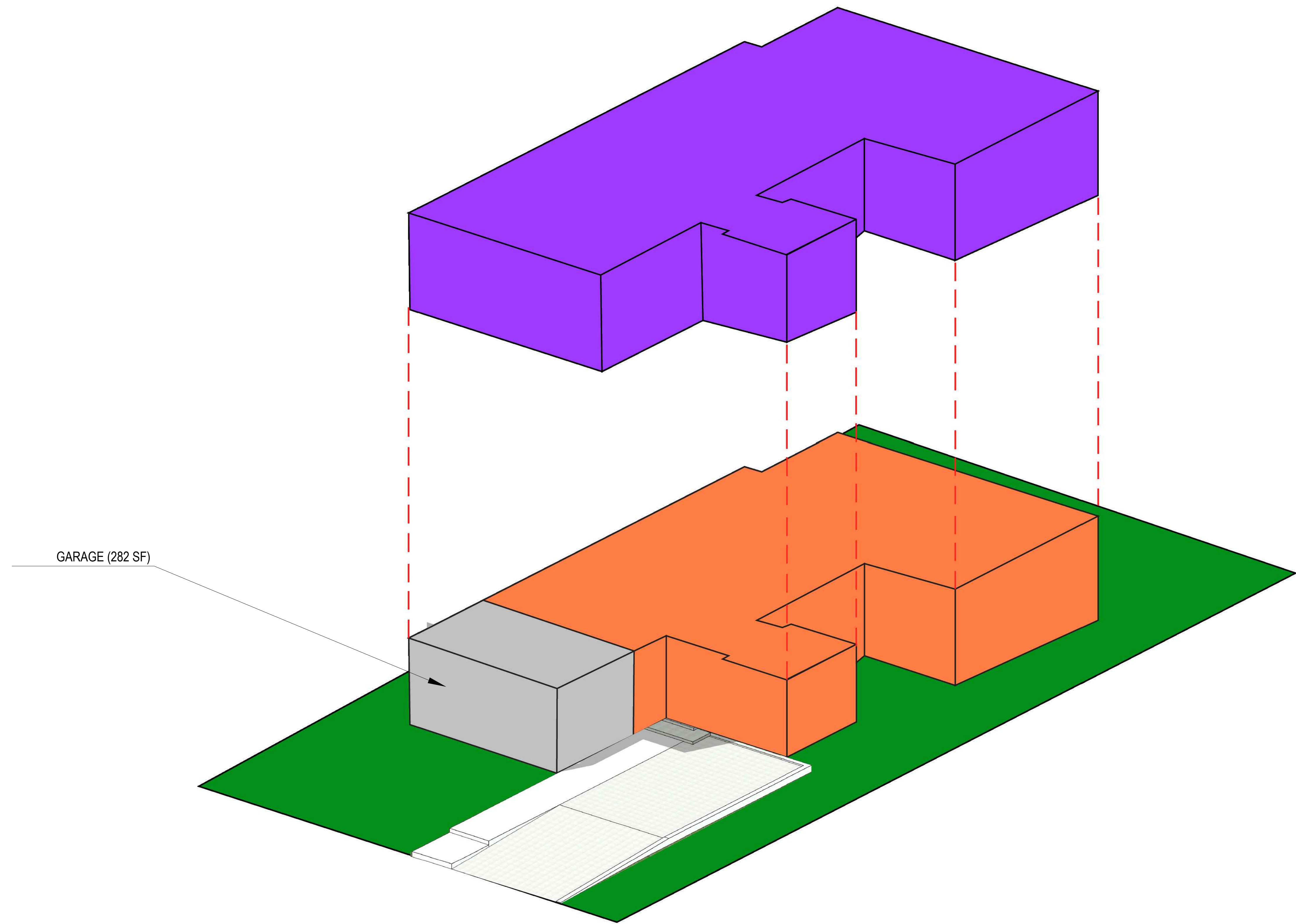
ATELIER305
 ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

ROOF DECK DIAGRAM
 DATE: 09/09/2019
 SCALE: 3/32" = 1'-0"

A-1.8

RELEVANT CODE INFORMATION

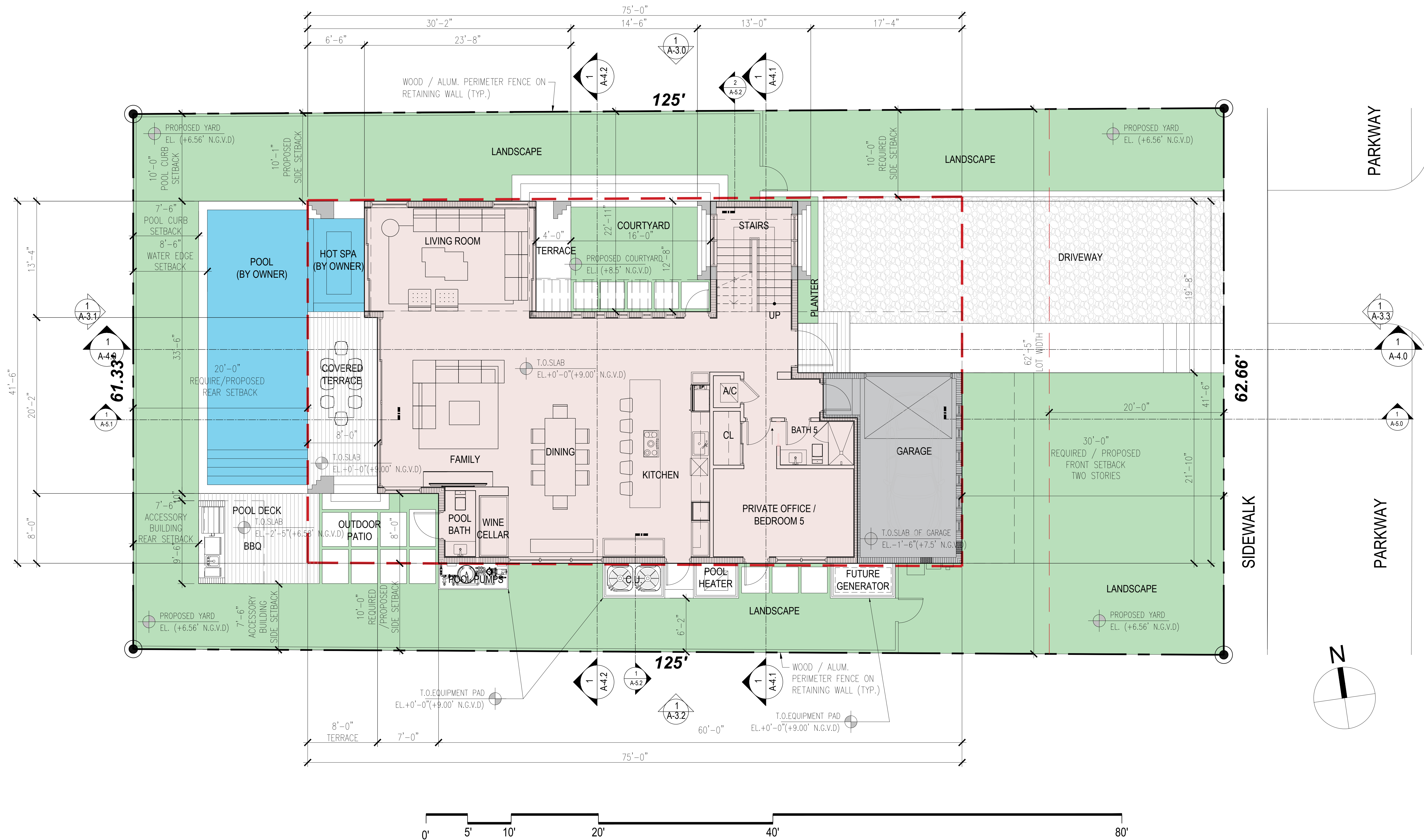
"For two stories homes with an overall lot coverage of 25% or greater, physical volume of the second floor shall not exceed 70% of the first floor of the main home, inclusive of any enclosed parking structure." (142-105 (b) (4) c.



GARAGE (282 SF)

PHYSICAL VOLUME OF SECOND FLOOR: 2,270 SF
 123.5% OF THE GROUND FLOOR (1,838 SF)

PHYSICAL VOLUME OF GROUND FLOOR: 1,838 SF

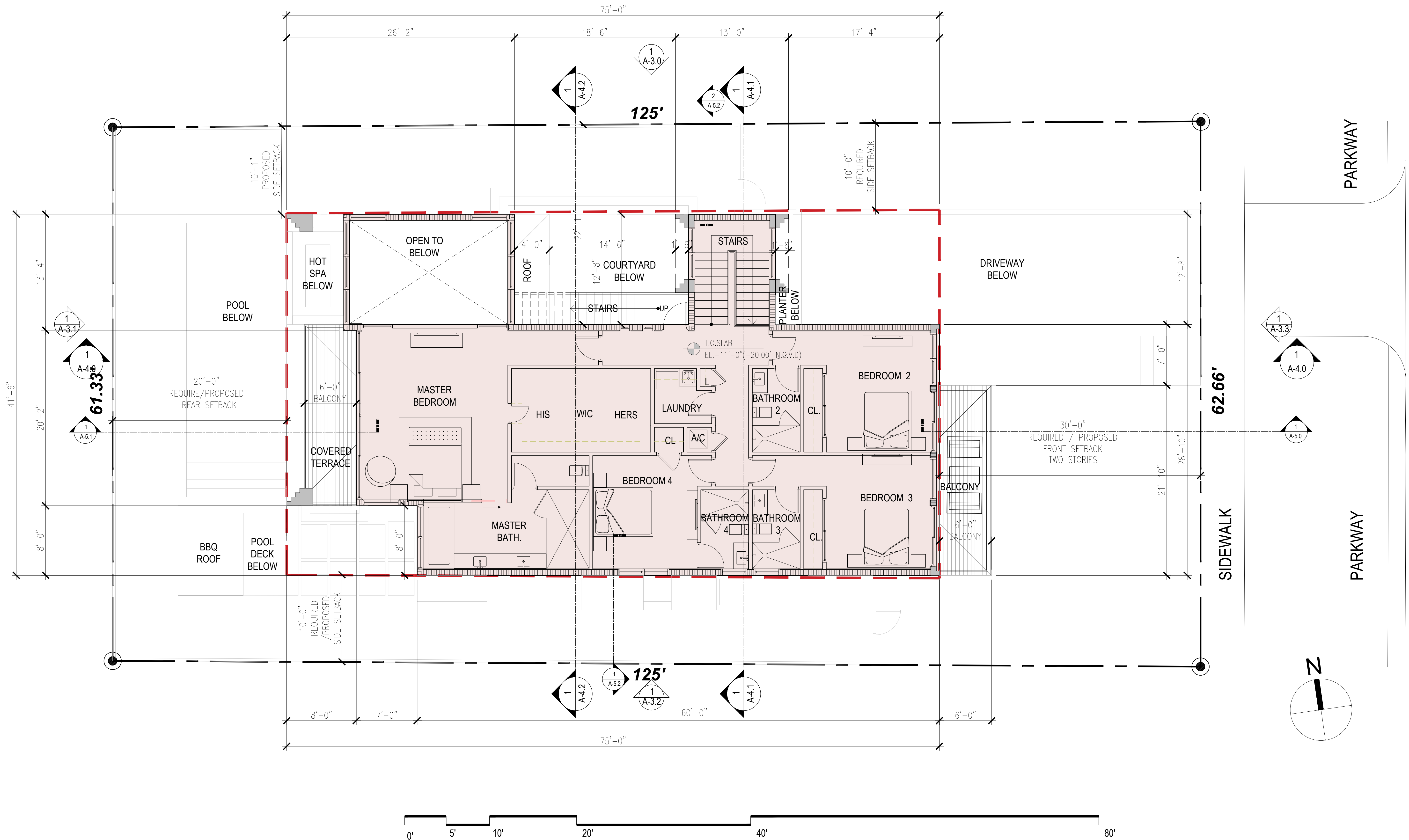


PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

GROUND FLOOR PLAN
 DATE: 09/09/2019
 SCALE: NTS
A-2.1

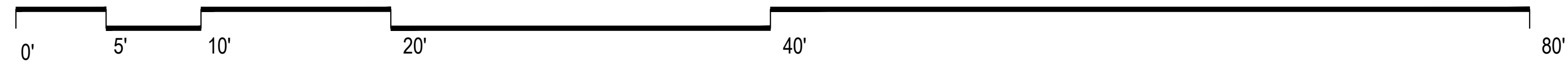
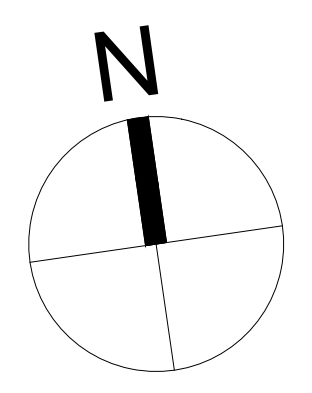
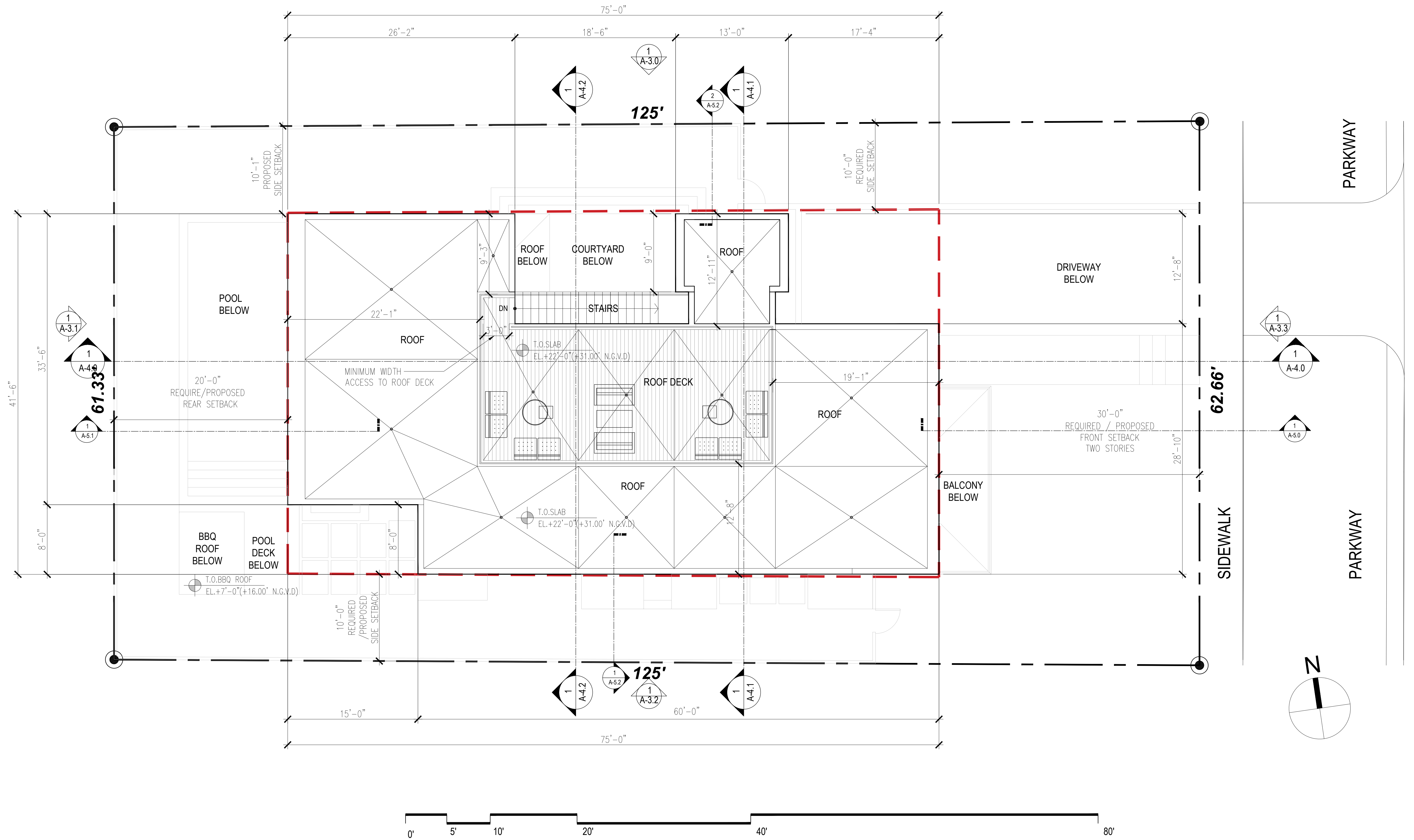


PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

SECOND FLOOR PLAN
 DATE: 09/09/2019
 SCALE: NTS
A-2.2

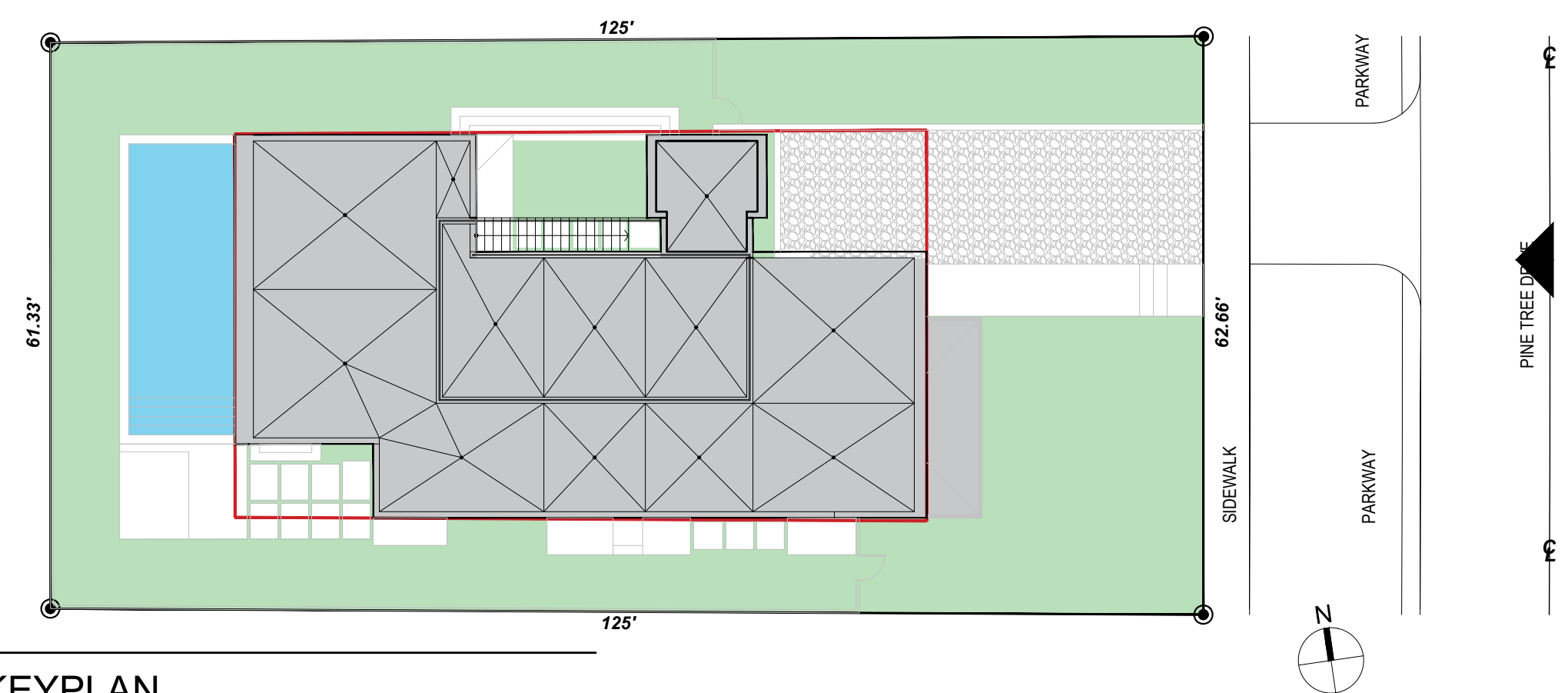


PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

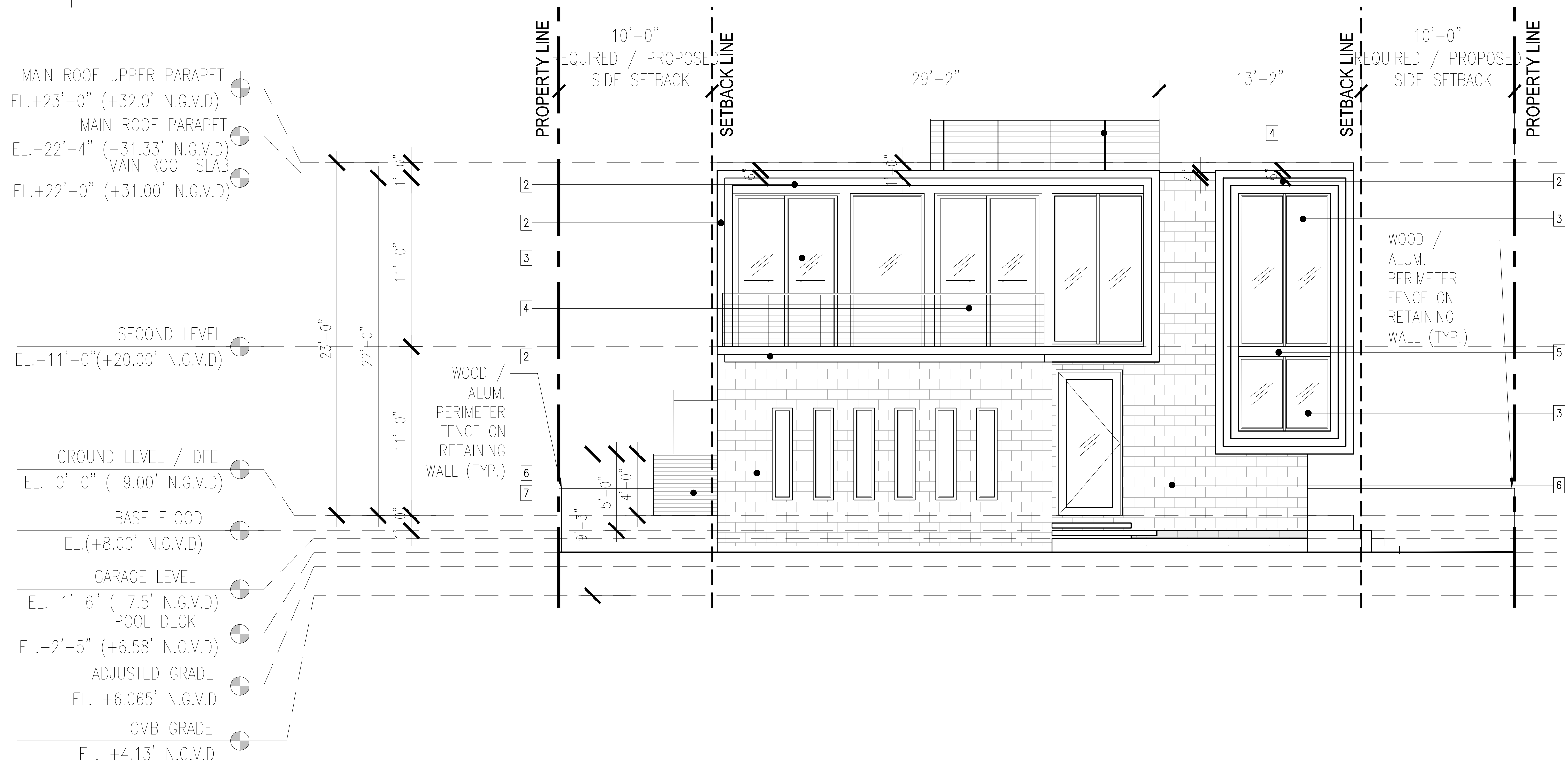
ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

ROOF FLOOR PLAN	
DATE:	09/09/2019
SCALE:	NTS
A-2.3	



02 | KEYPLAN

FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD



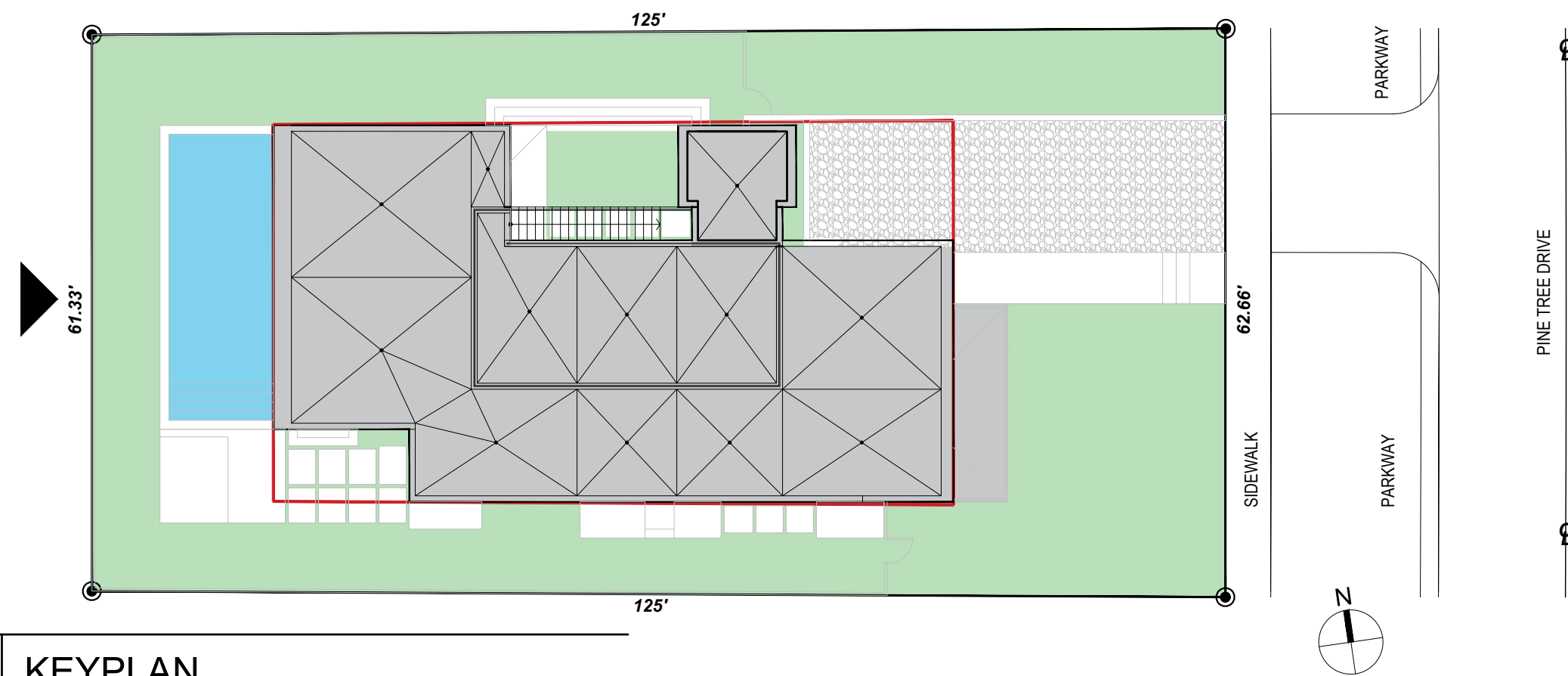
01 | EAST / FRONT ELEVATION

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

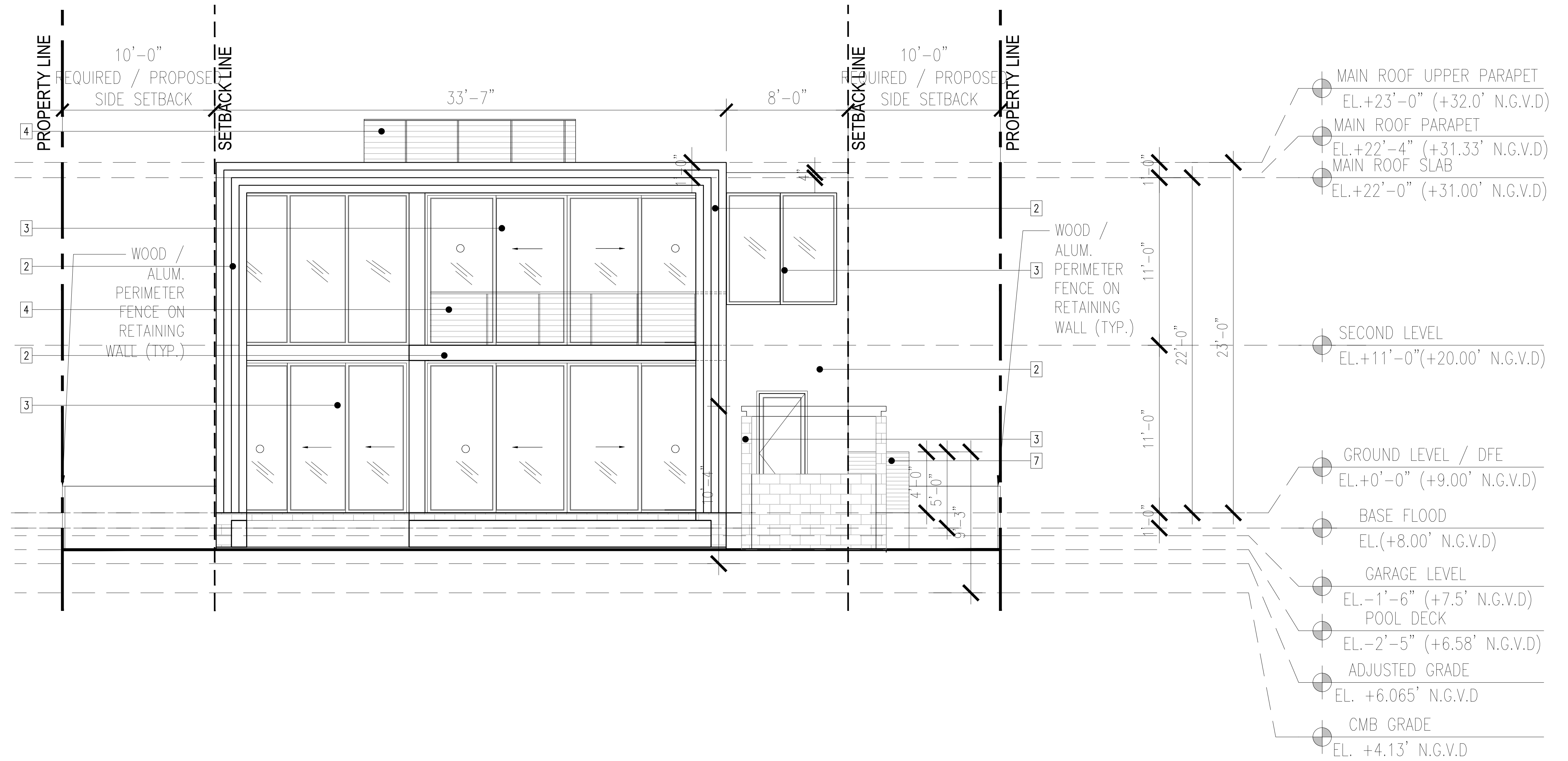
ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

EXTERIOR ELEVATIONS
DATE: 09/09/2019
SCALE: NTS
A-3.0

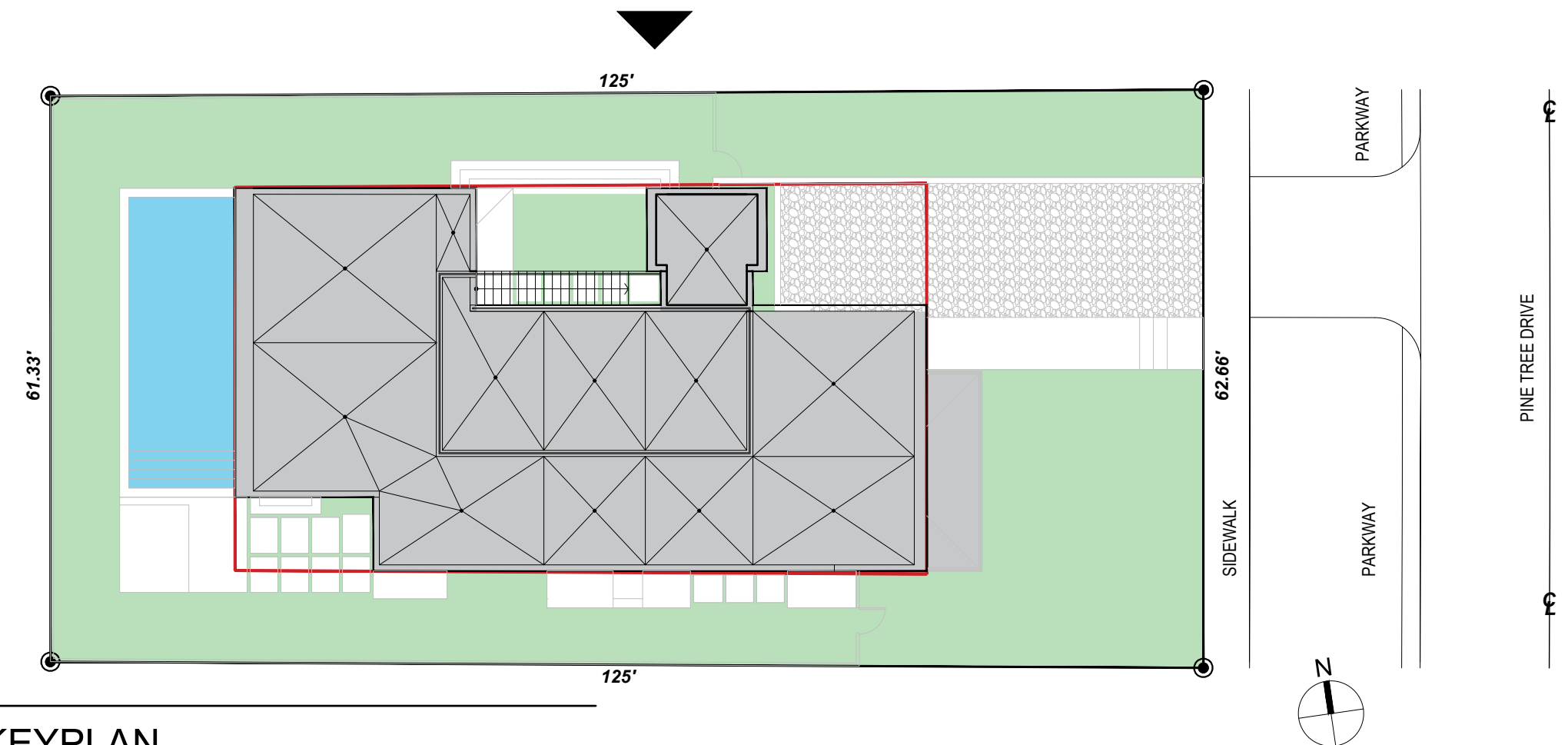


02 | KEYPLAN

FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

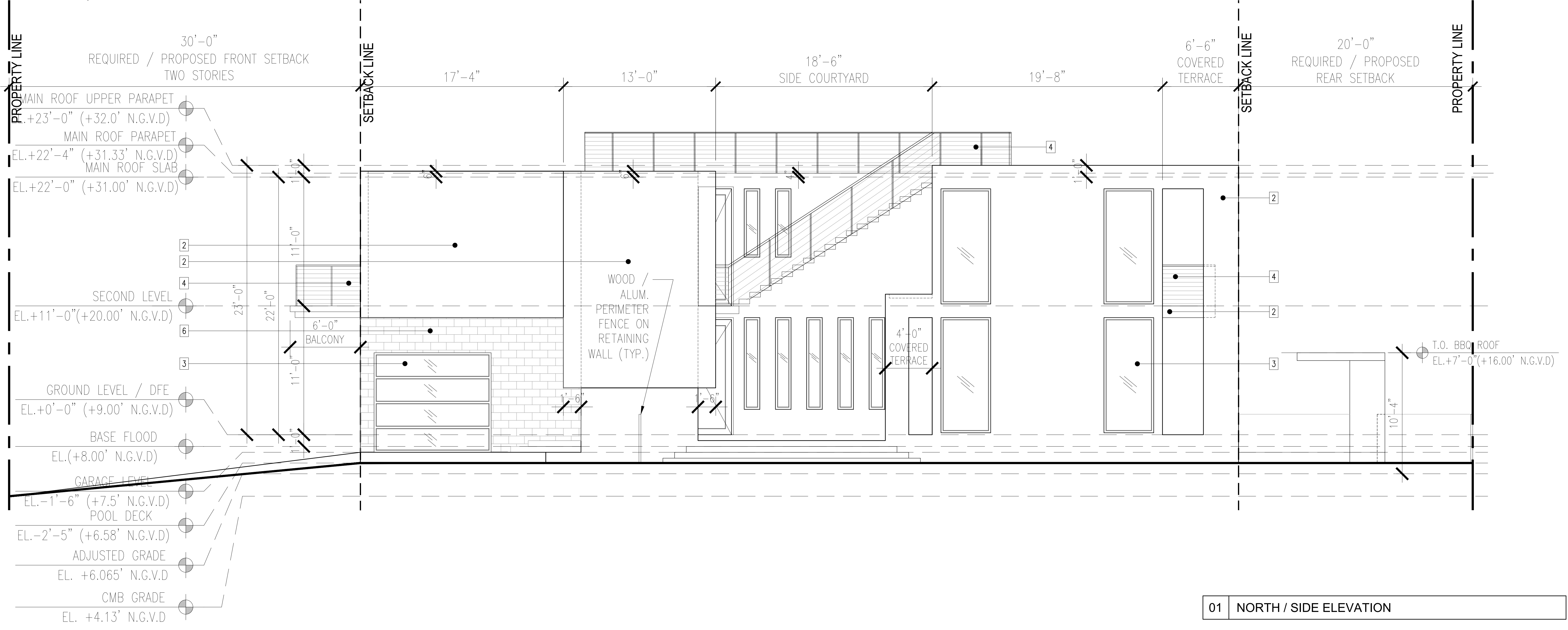


01 | WEST / REAR ELEVATION



FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 KEYPLAN



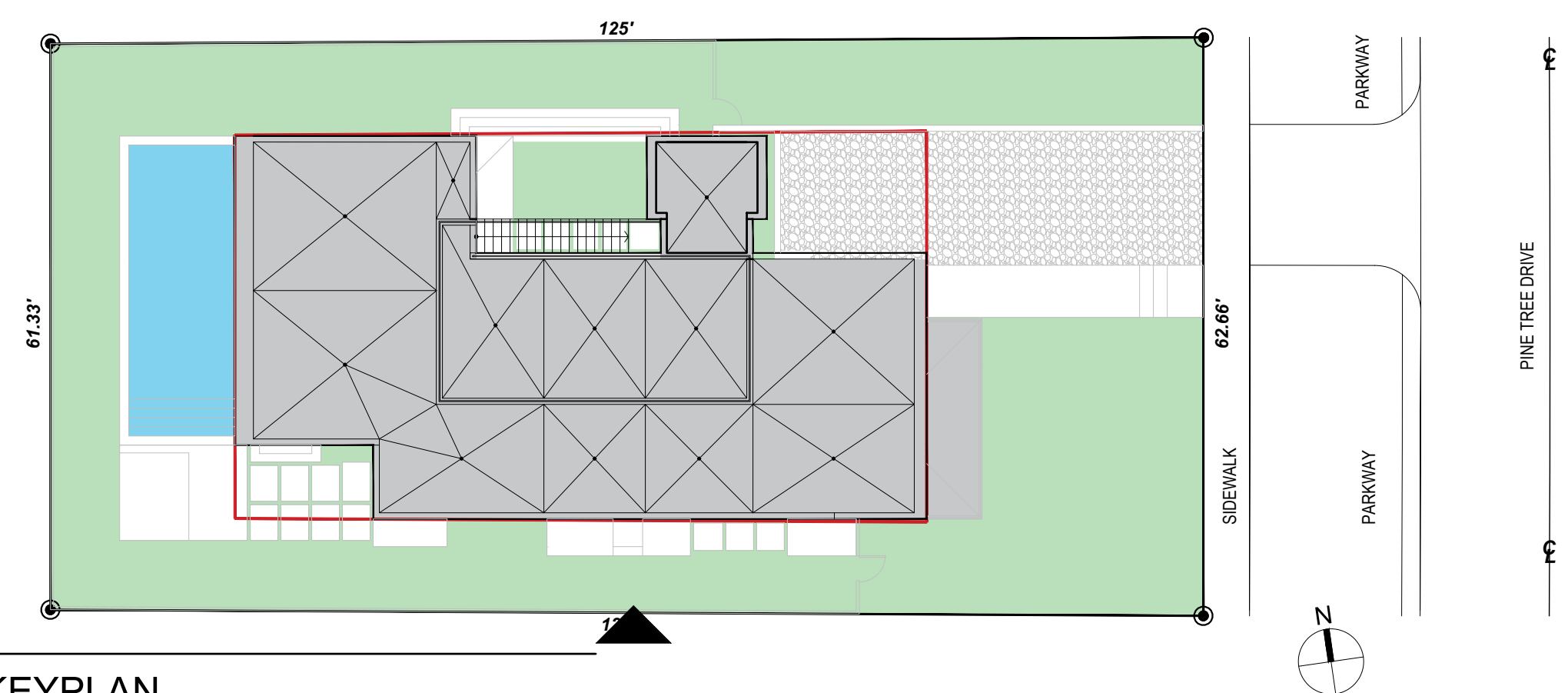
01 NORTH / SIDE ELEVATION

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

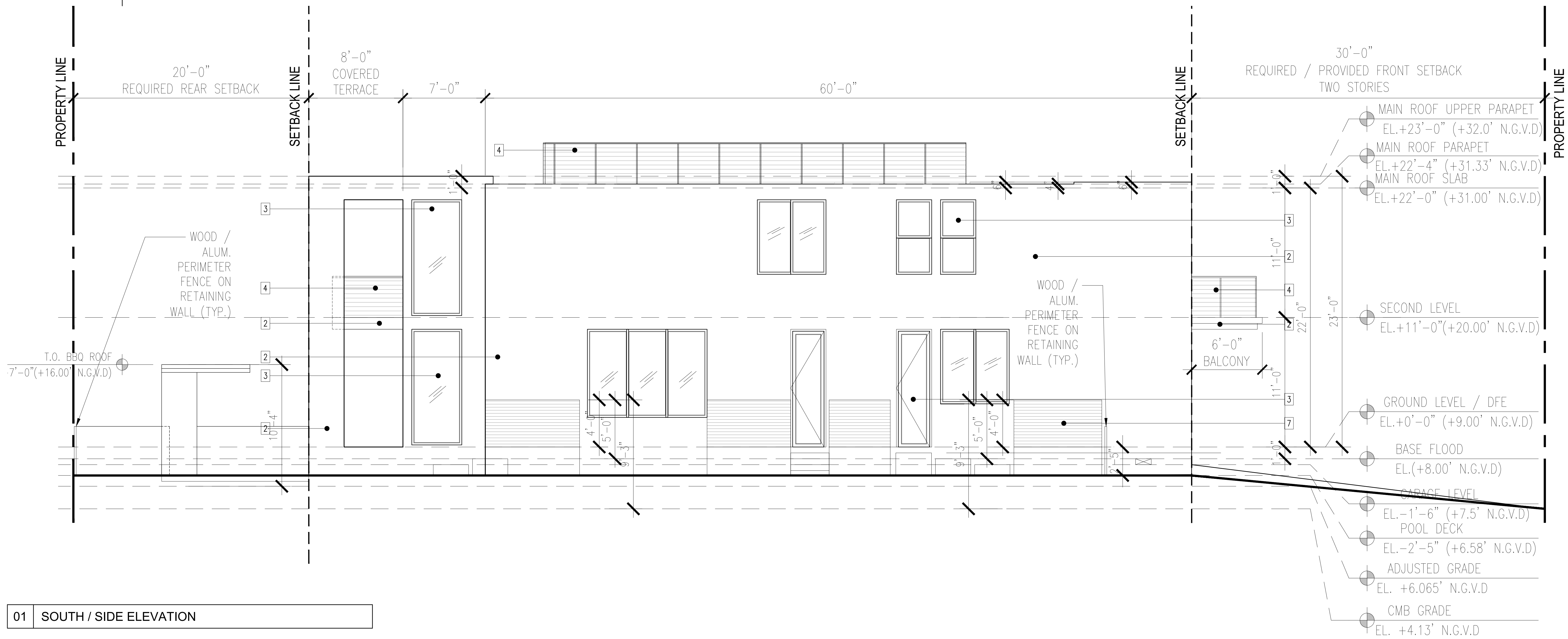
ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

EXTERIOR ELEVATIONS
DATE: 09/09/2019
SCALE: NTS
A-3.2



FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 KEYPLAN



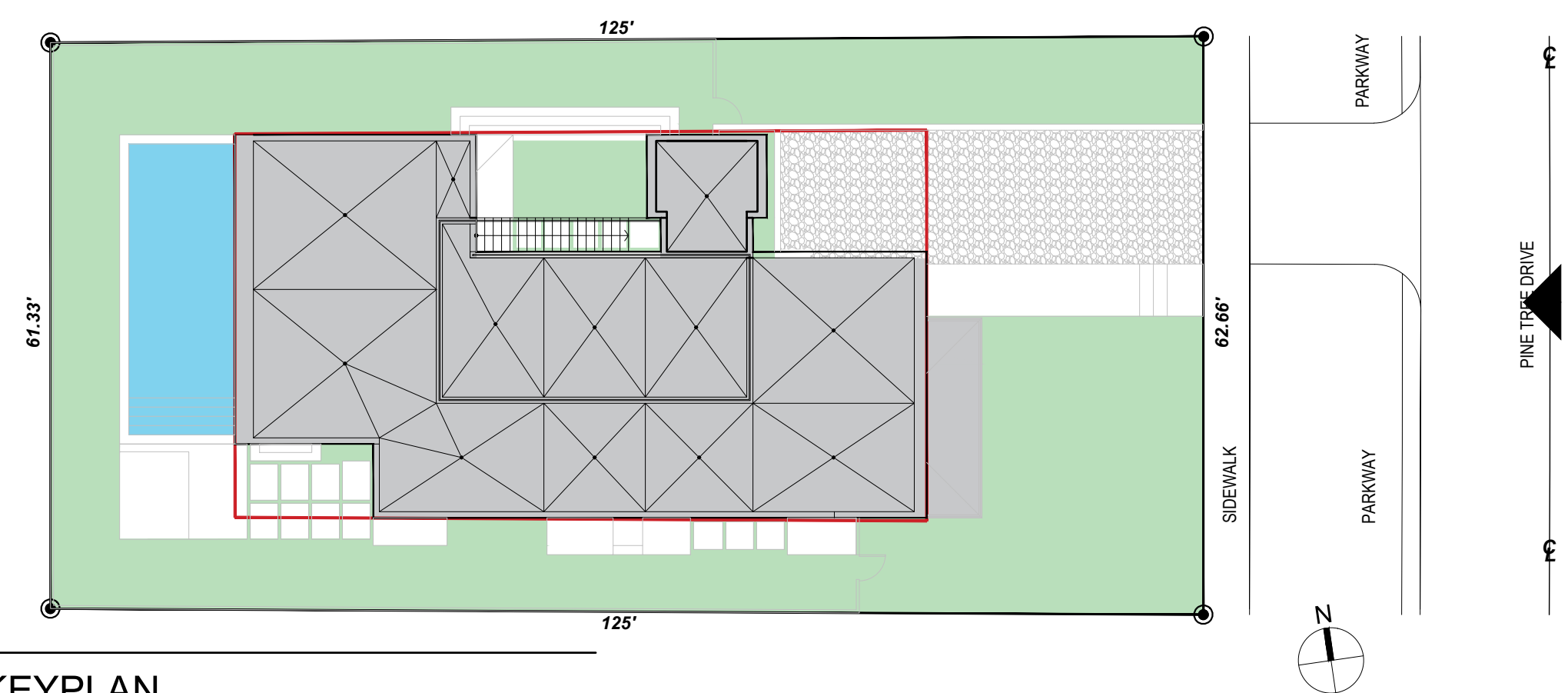
01 SOUTH / SIDE ELEVATION

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

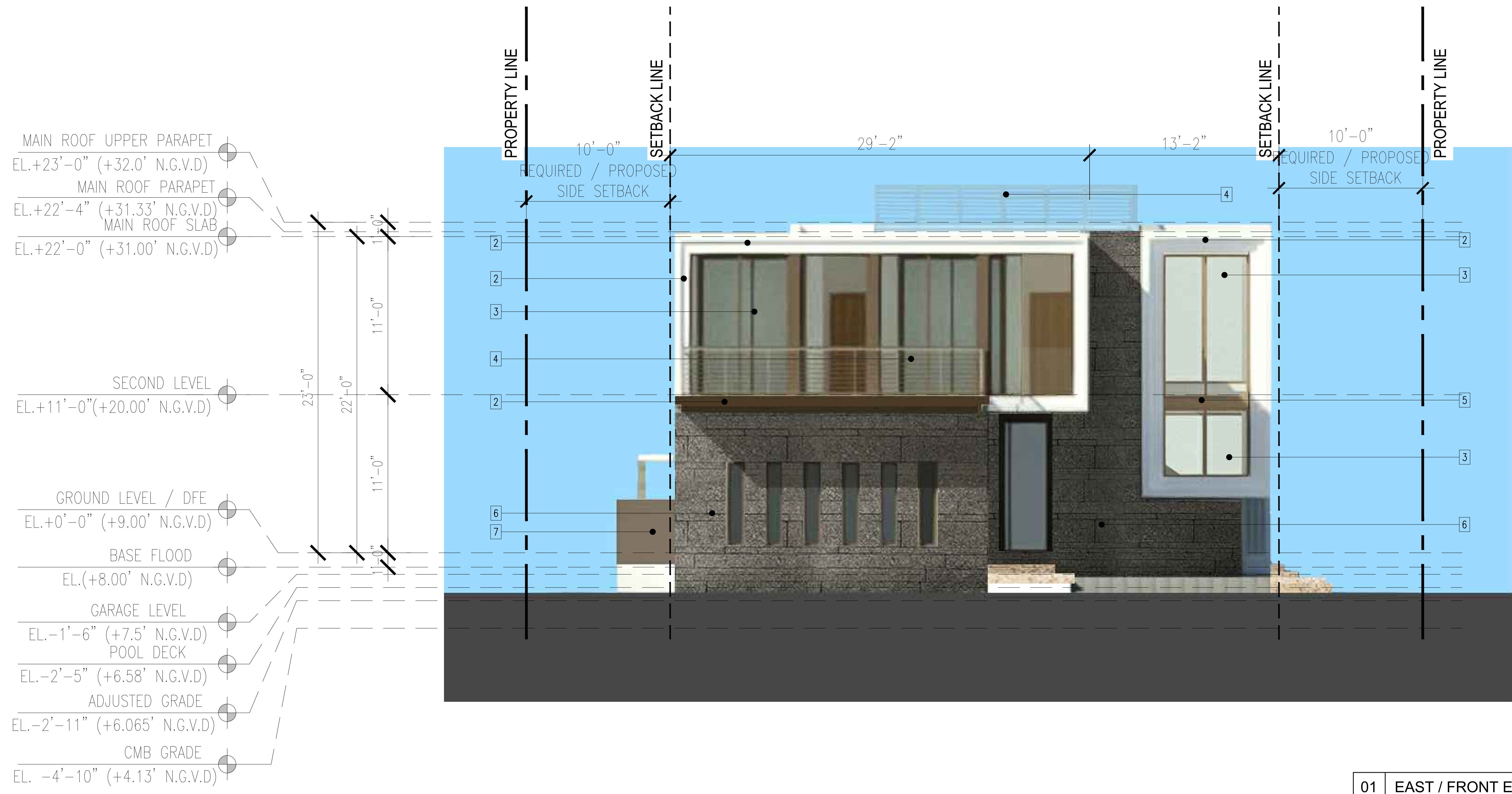
ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

EXTERIOR ELEVATIONS
DATE: 09/09/2019
SCALE: NTS
A-3.3



FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 | KEYPLAN



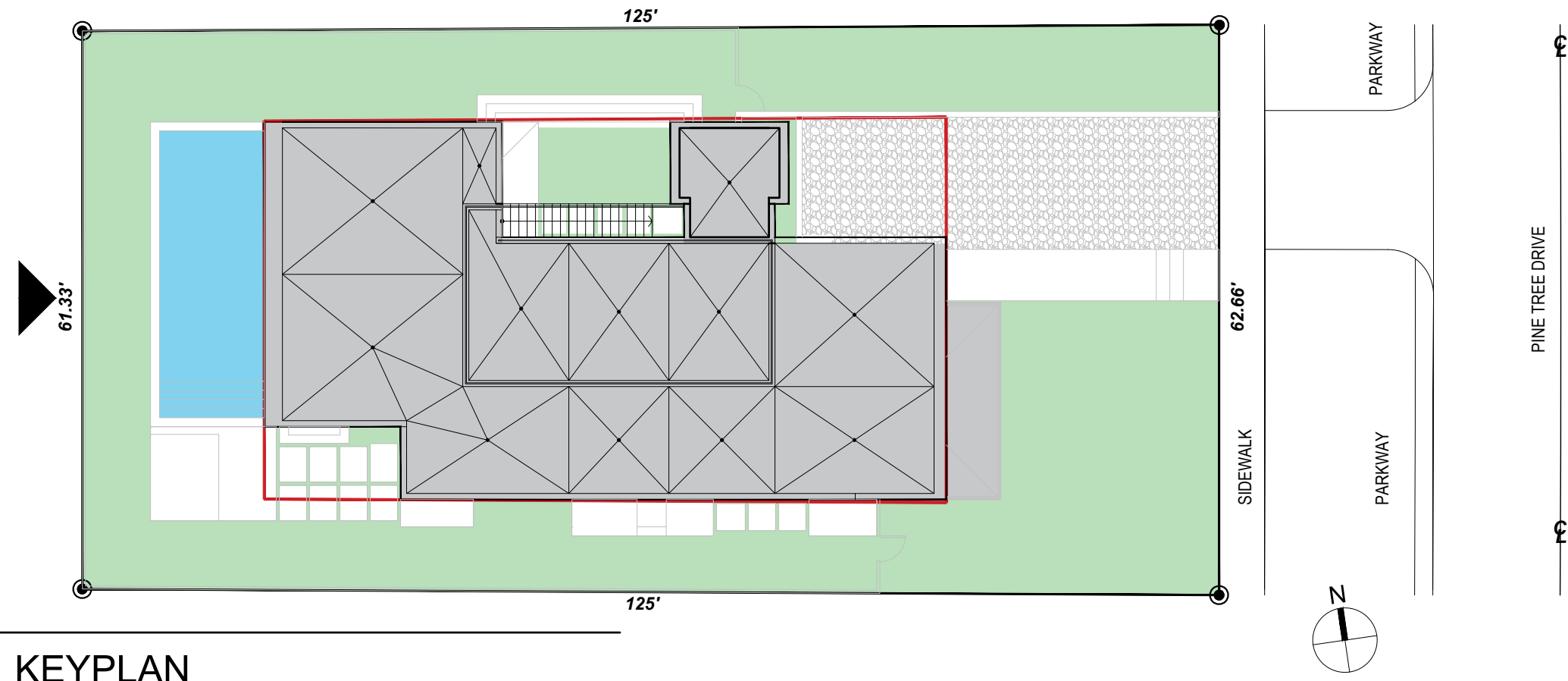
01 | EAST / FRONT ELEVATION

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

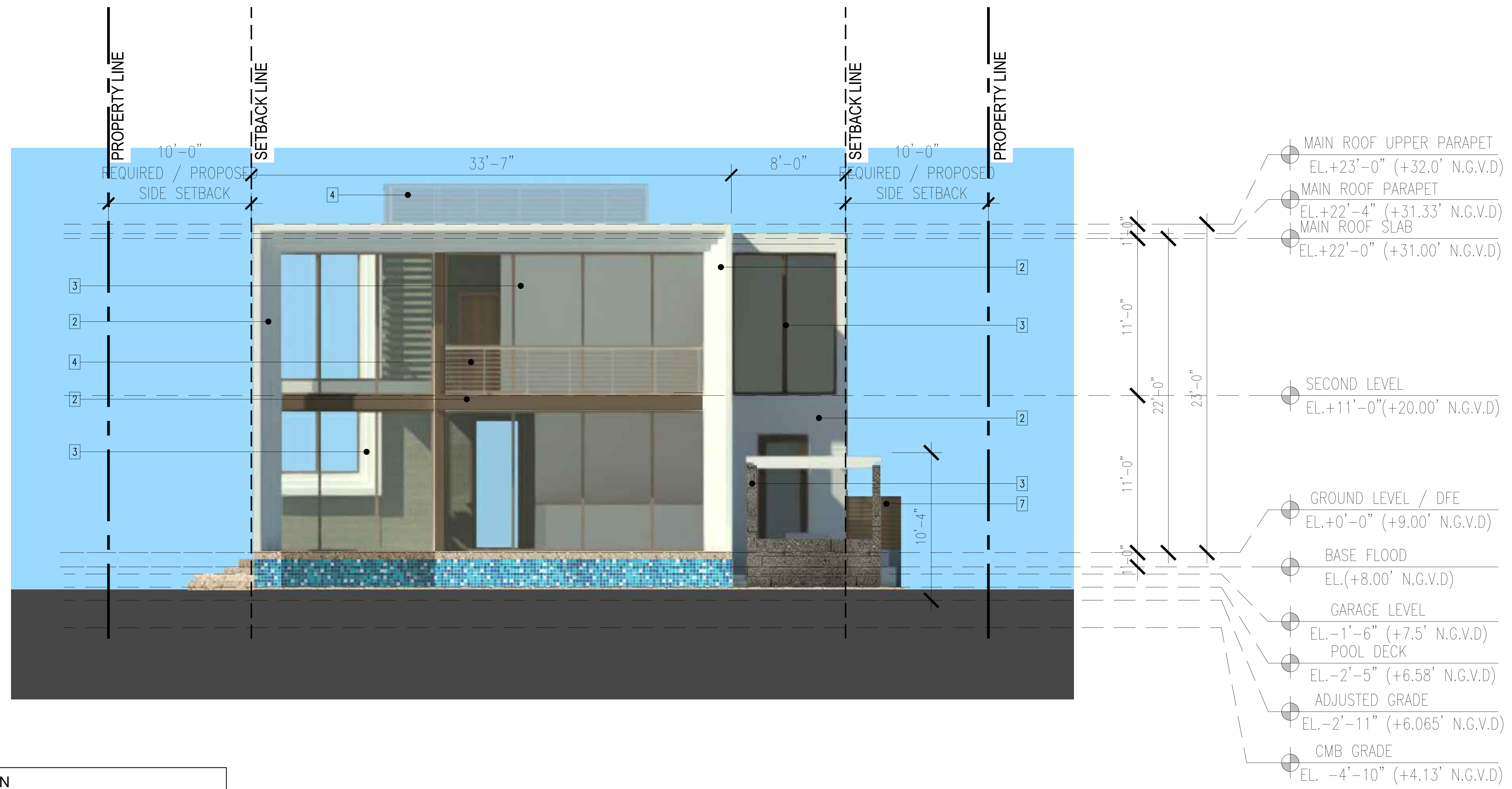
ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

RENDERED ELEVATIONS
DATE: 09/09/2019
SCALE: NTS
A-3.4



FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 | KEYPLAN



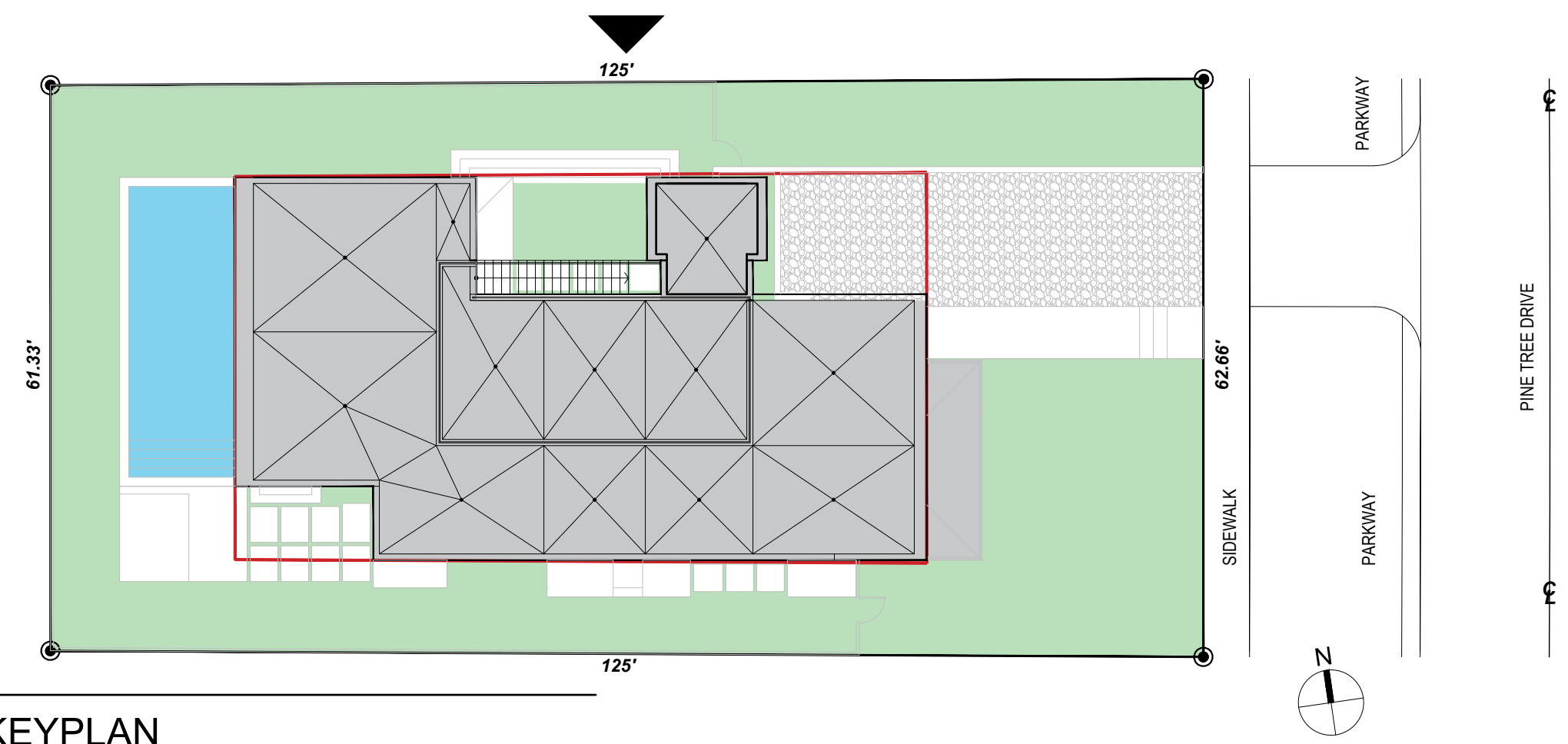
01 | WEST / REAR ELEVATION

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

RENDERED ELEVATIONS
DATE: 09/09/2019
SCALE: NTS
A-3.5



FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 | KEYPLAN



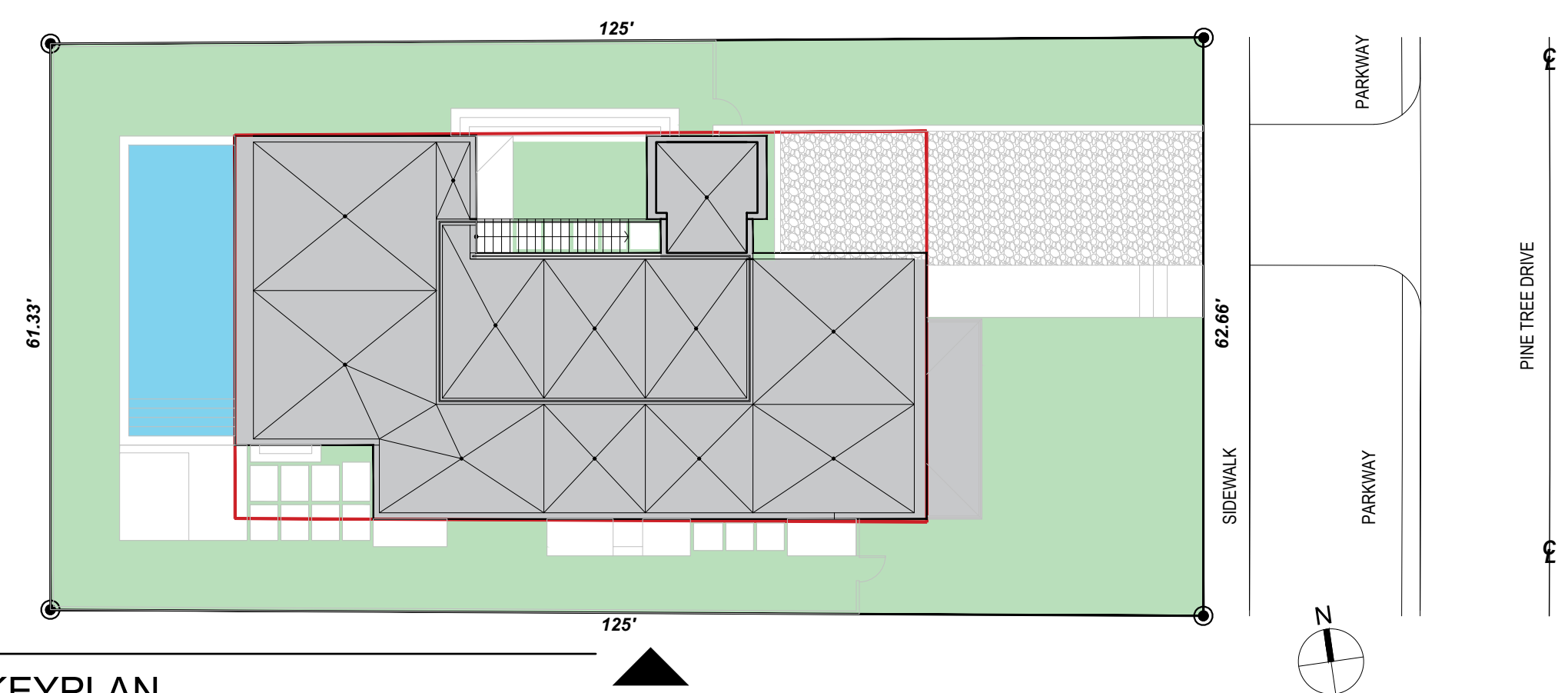
01 | NORTH / SIDE ELEVATION

PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

RENDERED ELEVATIONS
 DATE: 09/09/2019
 SCALE: NTS
A-3.6



FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	STONE VENEER (BASALT STONE)
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 KEYPLAN



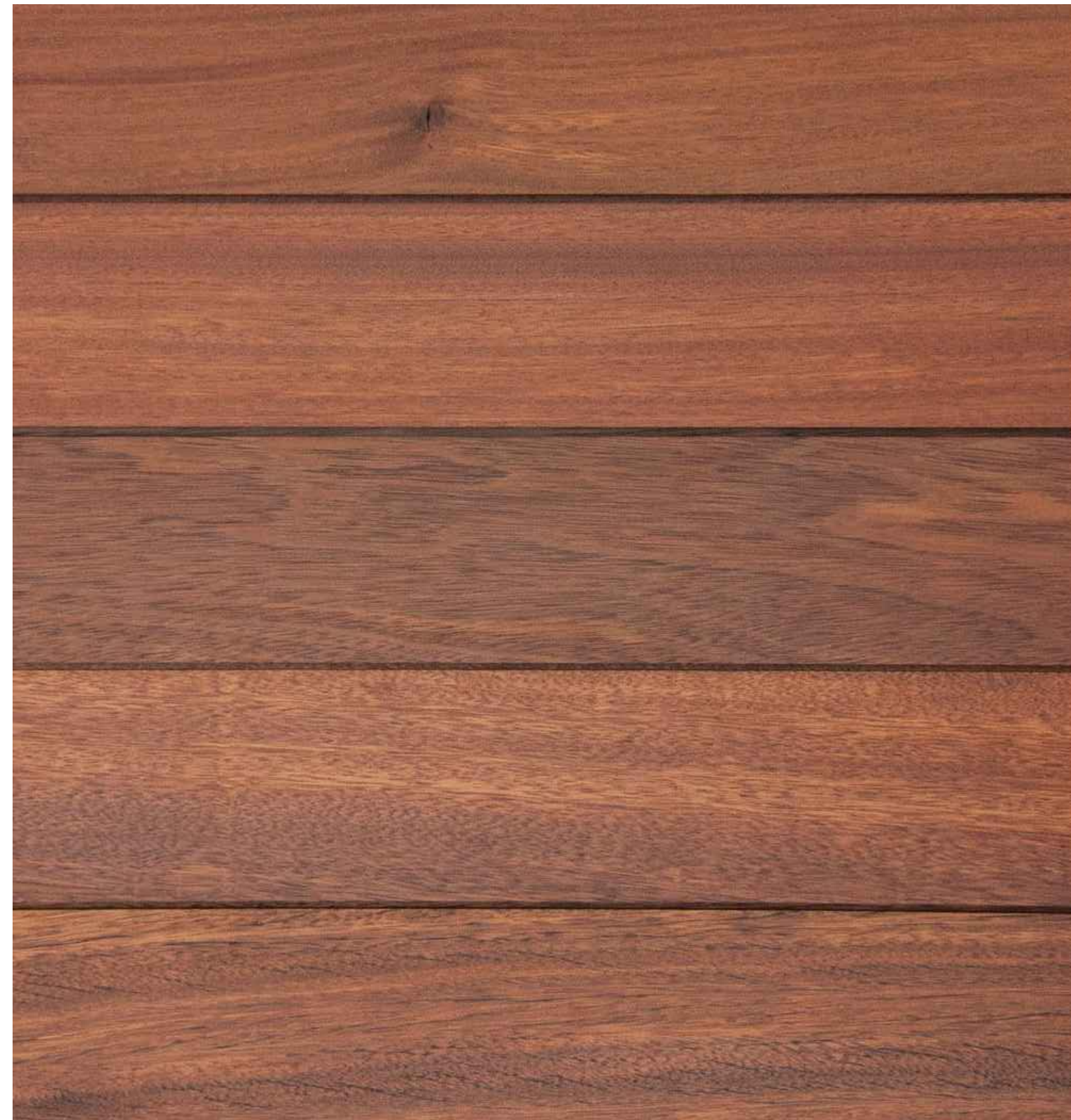
01 SOUTH / SIDE ELEVATION

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

RENDERED ELEVATIONS
DATE: 09/09/2019
SCALE: NTS
A-3.7



IPE WOOD CLADDING



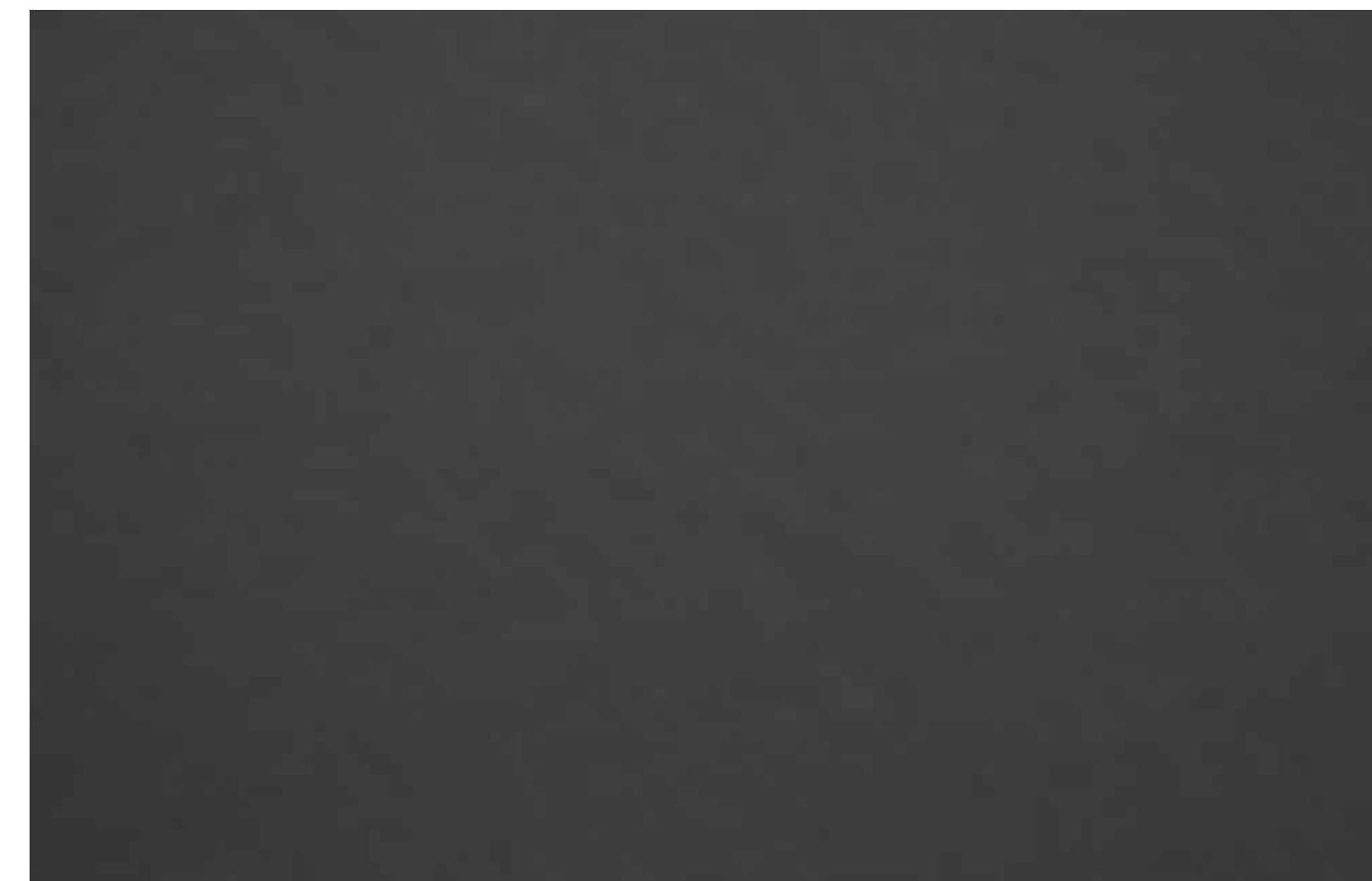
STONE VENEER (BASALT STONE)



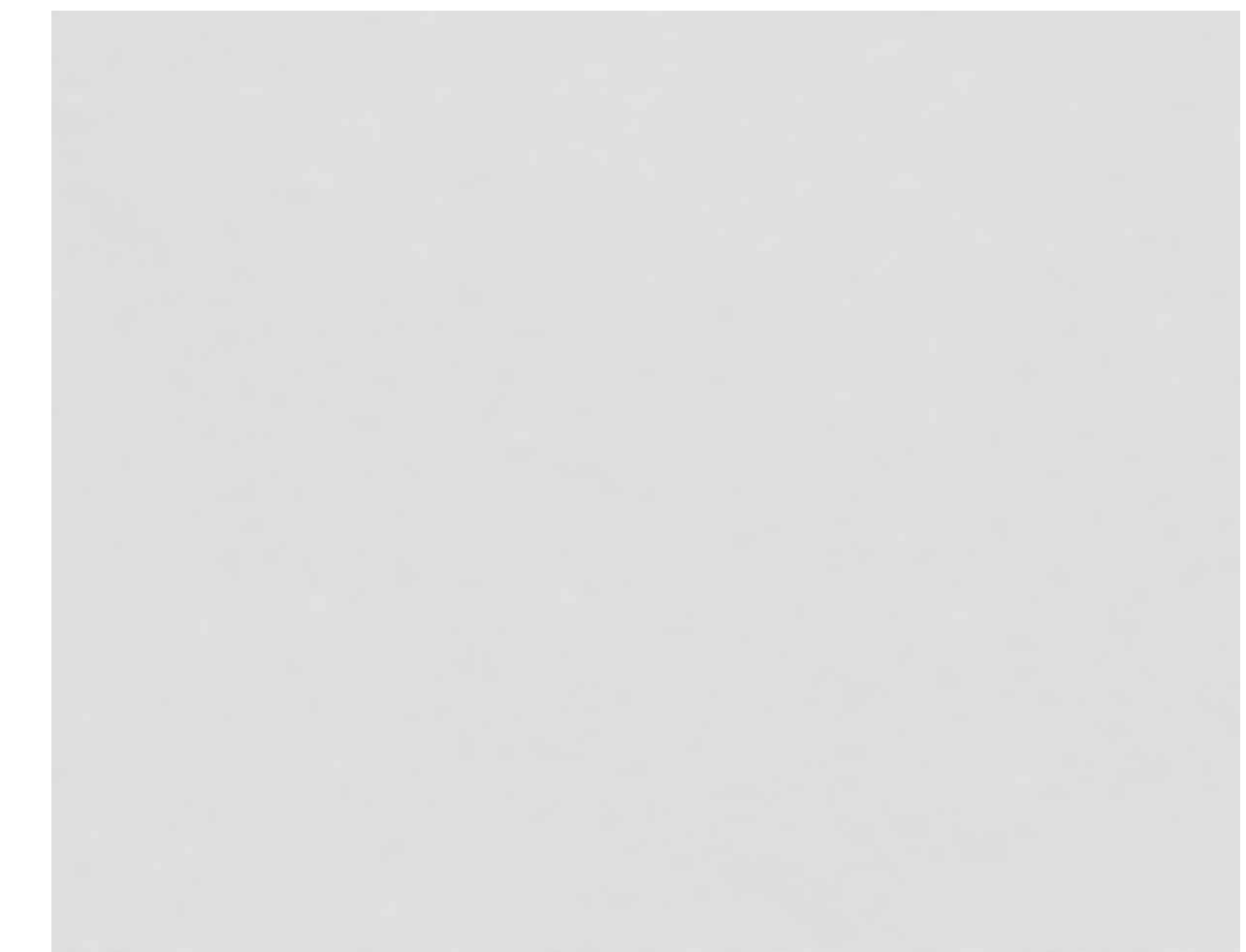
ALUMINUM & GLASS GARAGE DOOR



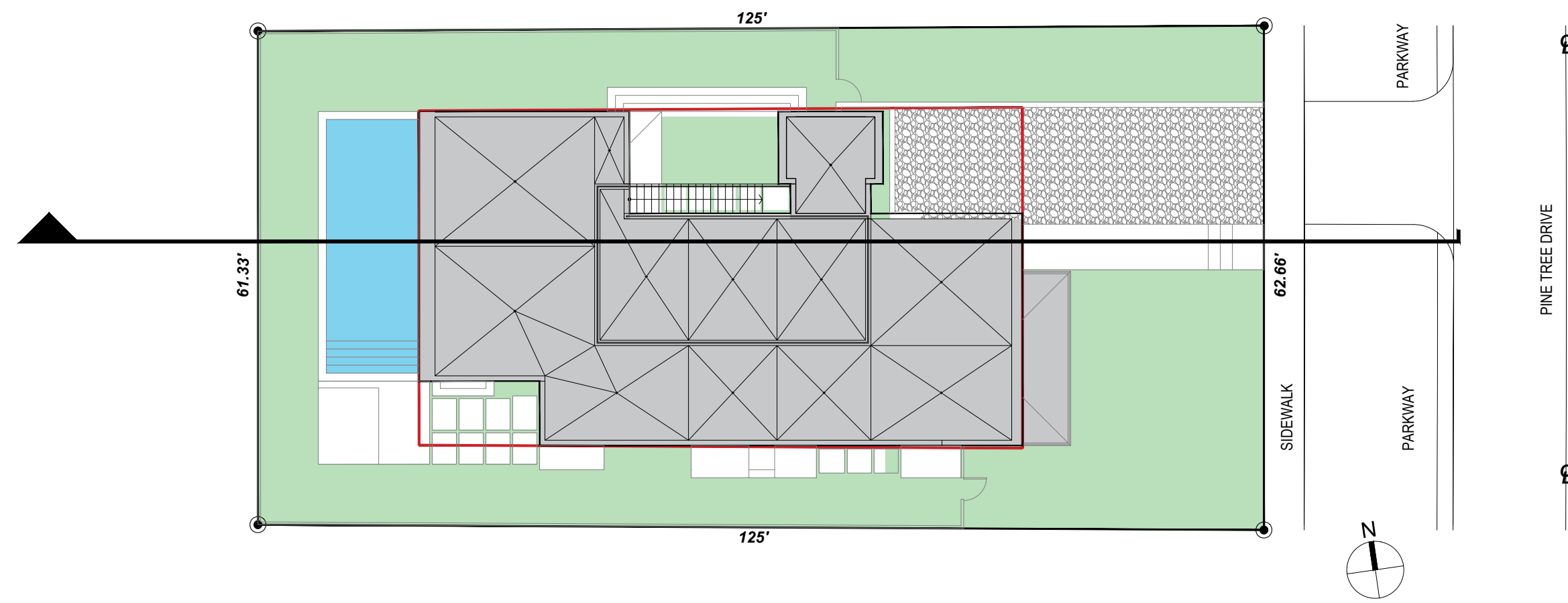
CABLE RAILING 42" A.F.F.



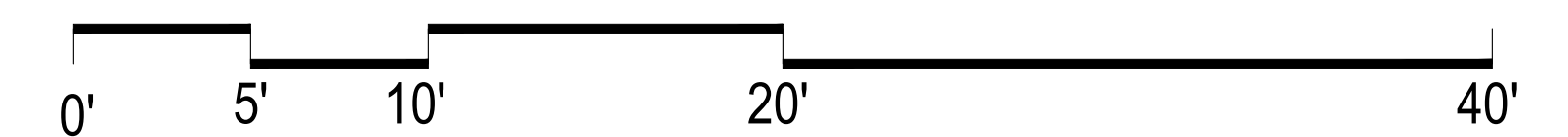
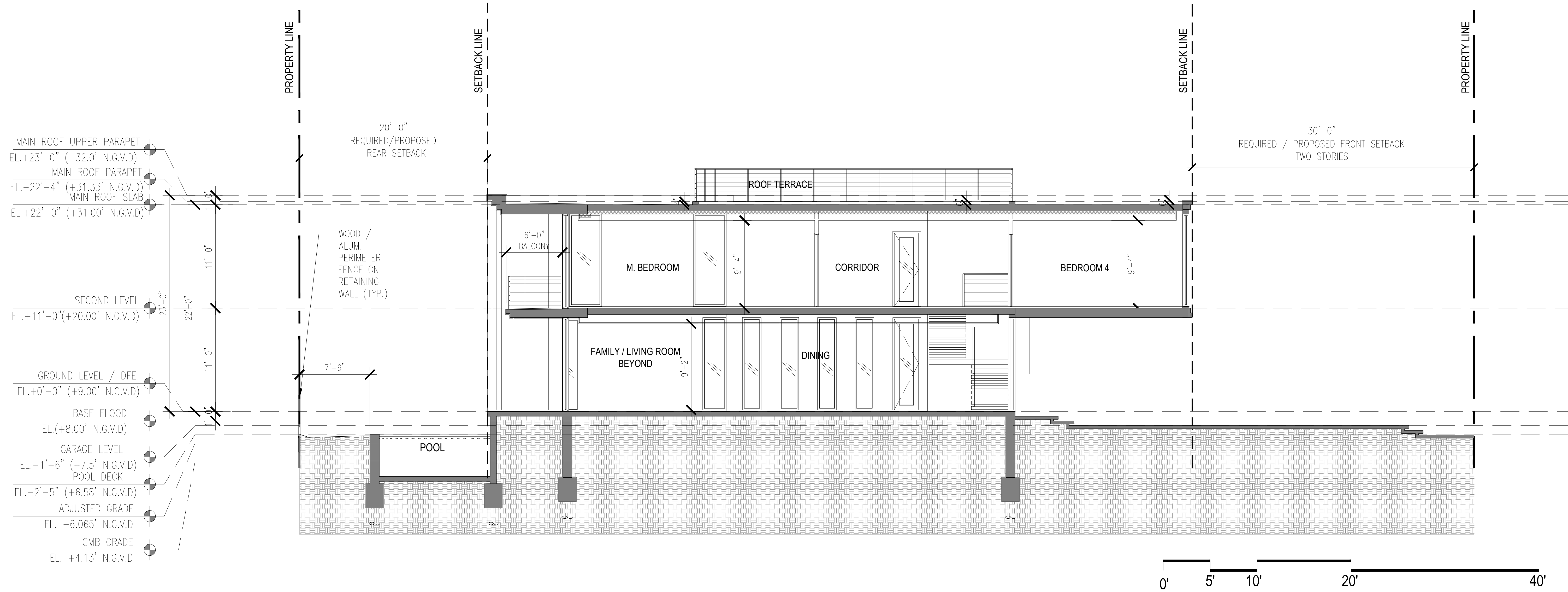
SMOOTH STUCCO PAINTED BRONZE



SMOOTH STUCCO PAINTED WHITE



02 KEYPLAN



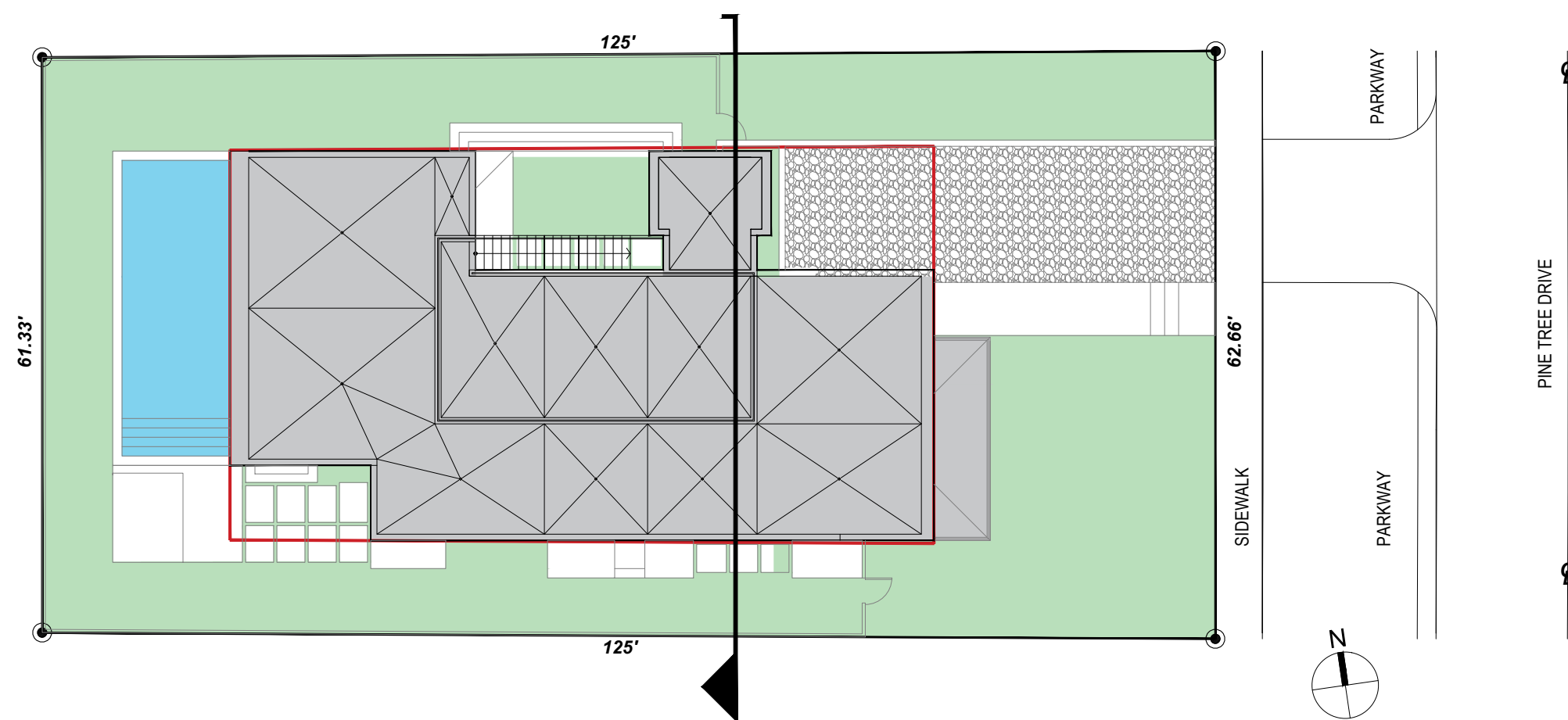
01 SECTION 4.0

PINETREE VILLA
DESIGN REVIEW BOARD SUBMITTAL

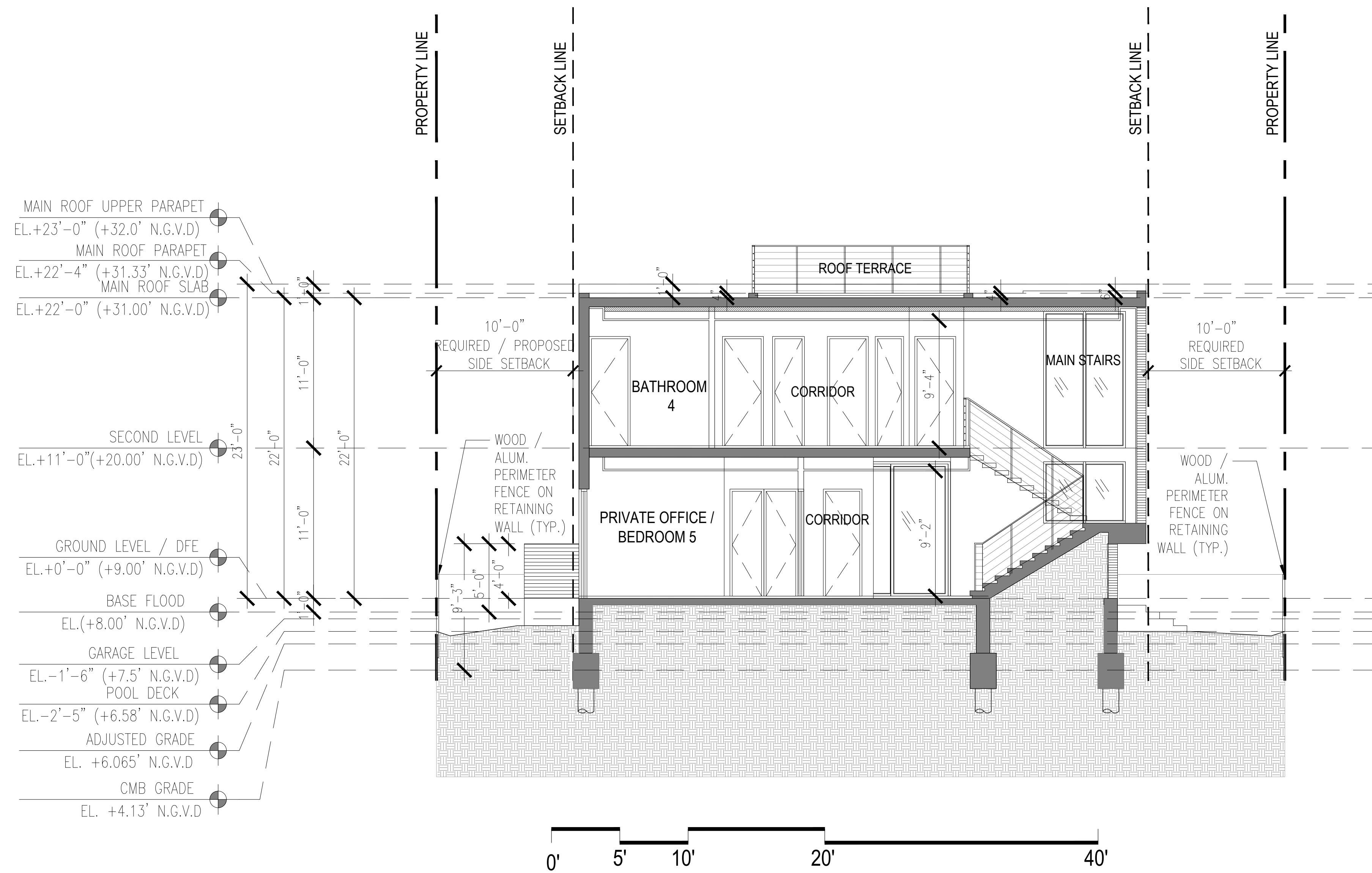
5630 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

ATELIER305
ARCHITECTURE+DESIGN
Copyright © 2018 ATELIER 305. All rights reserved.

SECTIONS	
DATE:	09/09/2019
SCALE:	NTS
A-4.0	



02 KEYPLAN



01 SECTION 4.1

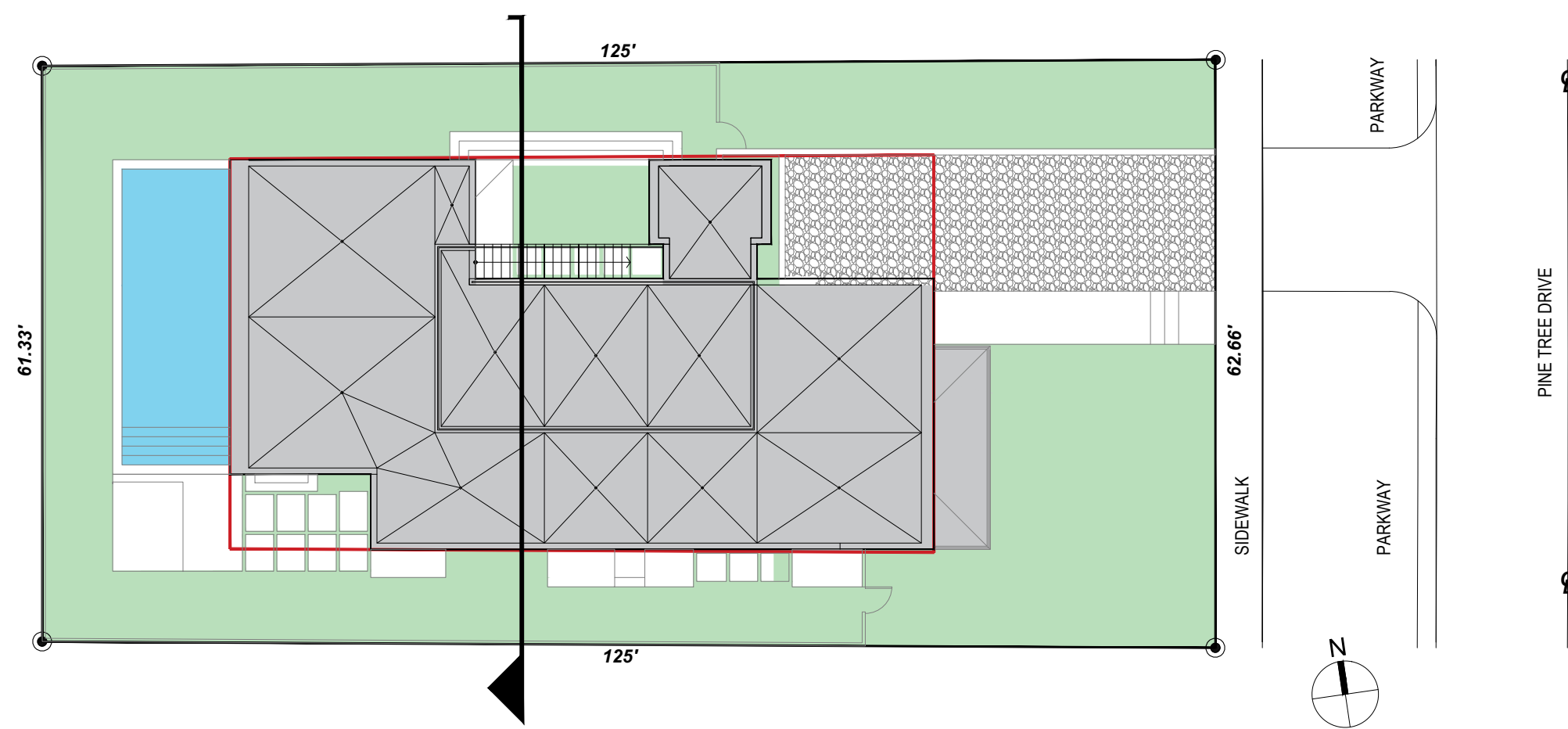
PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

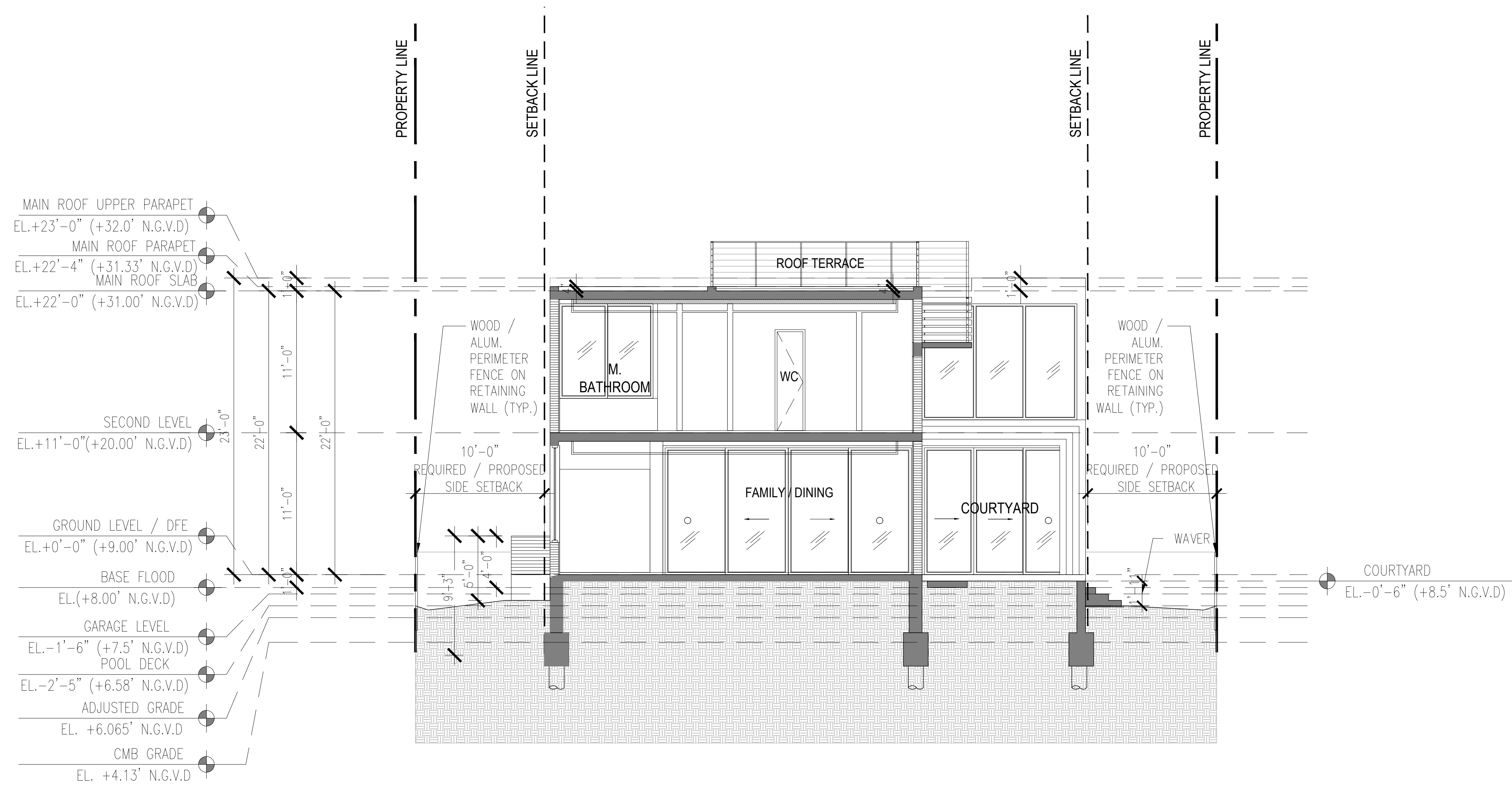
ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

SECTIONS
 DATE: 09/09/2019
 SCALE: NTS

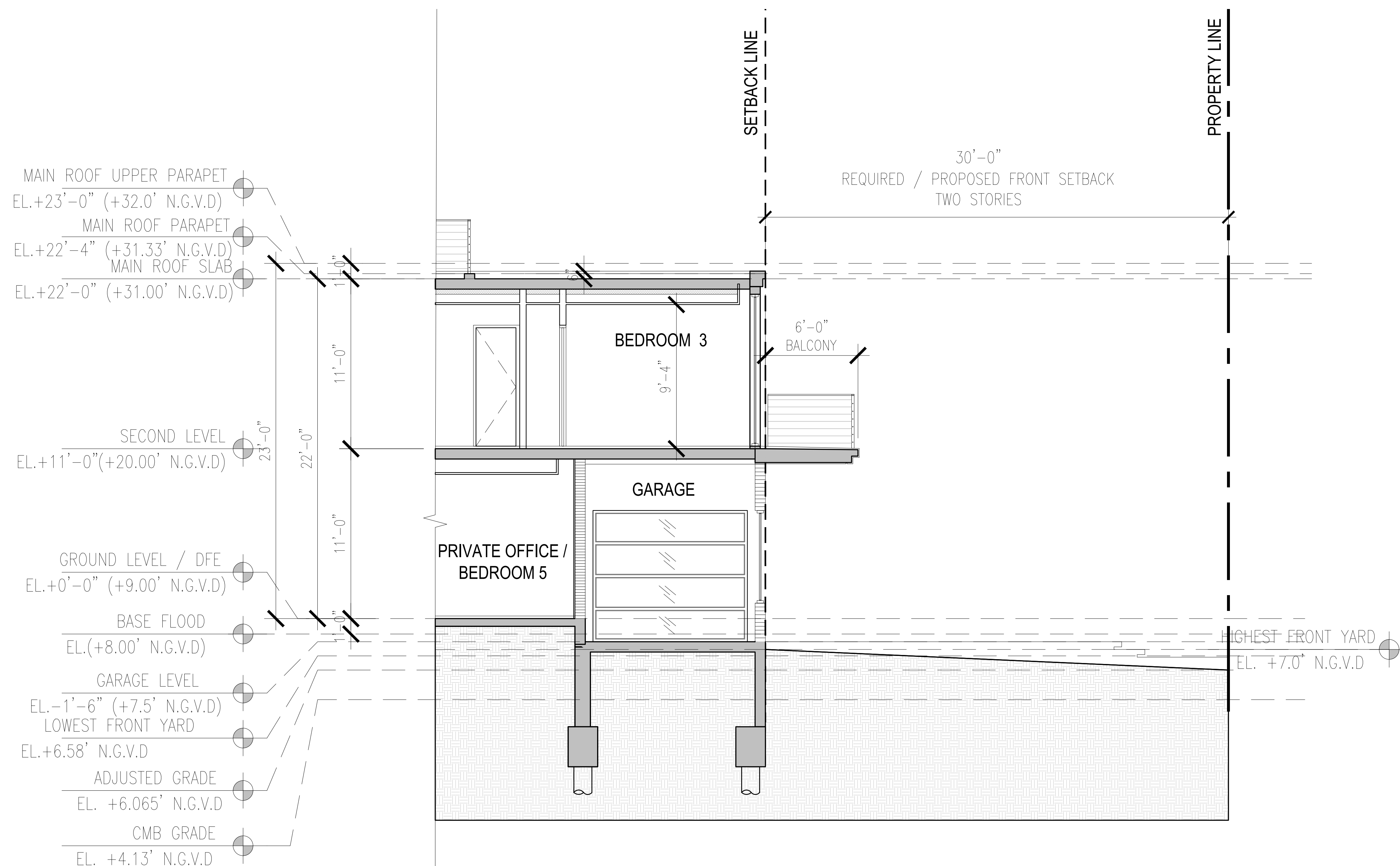
A-4.1



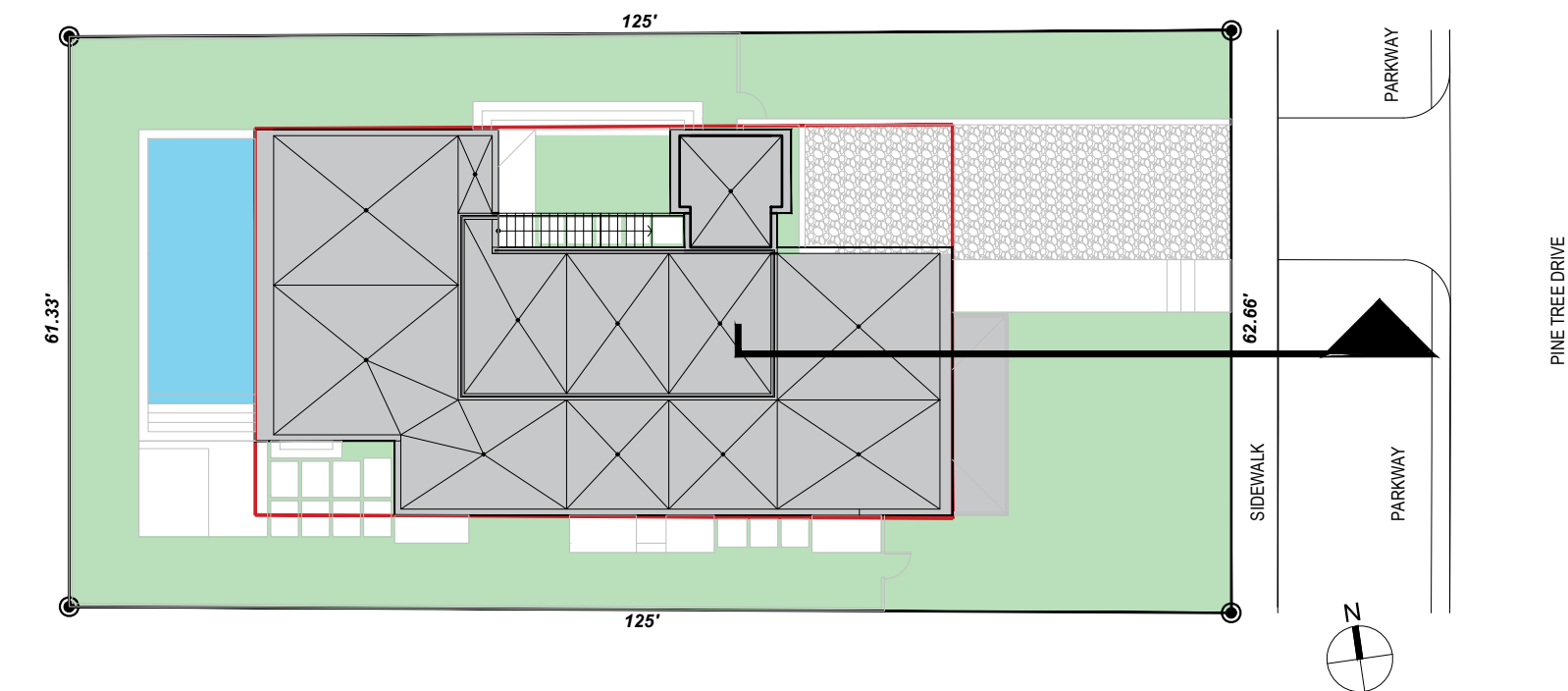
02 KEYPLAN



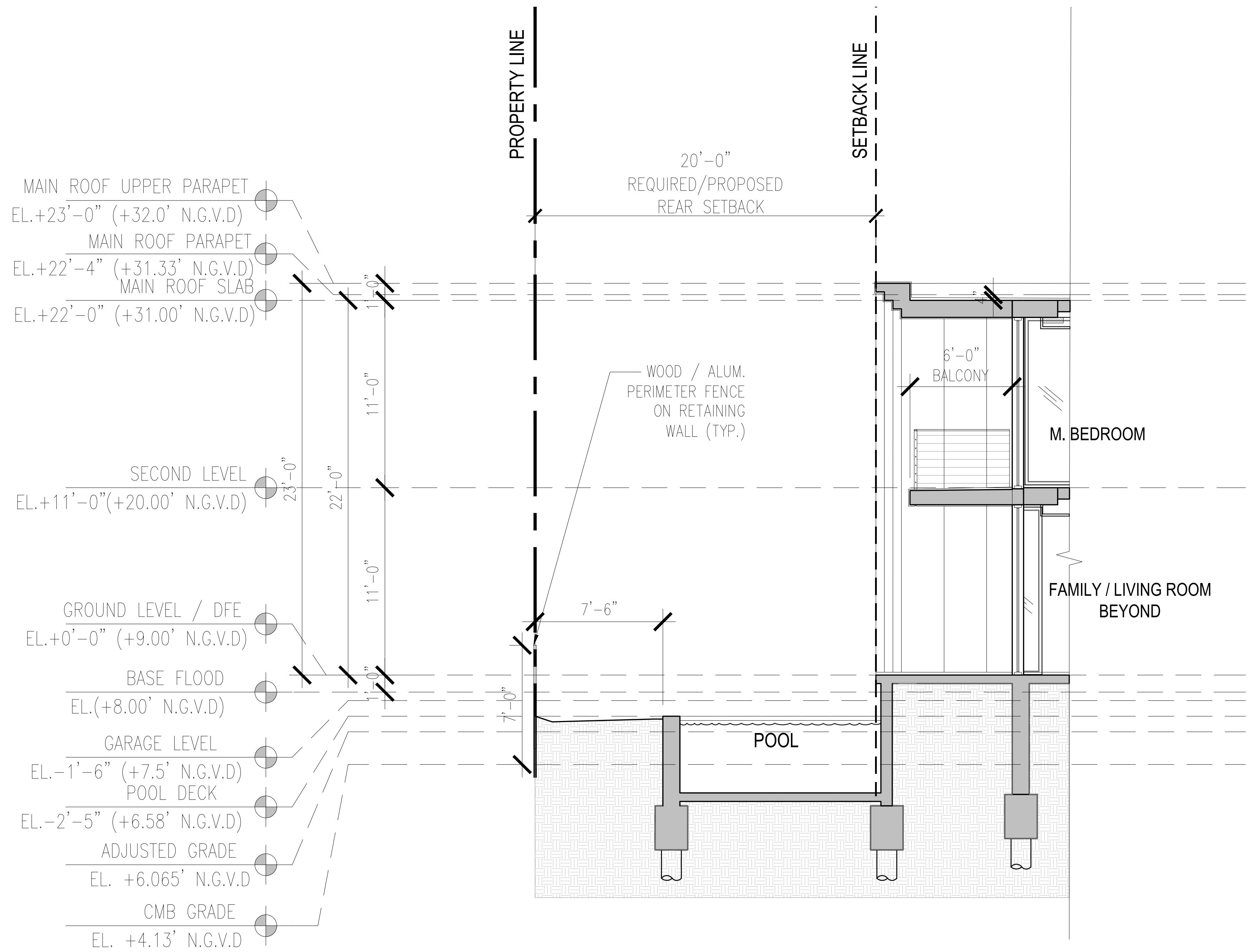
01 SECTION 4.2



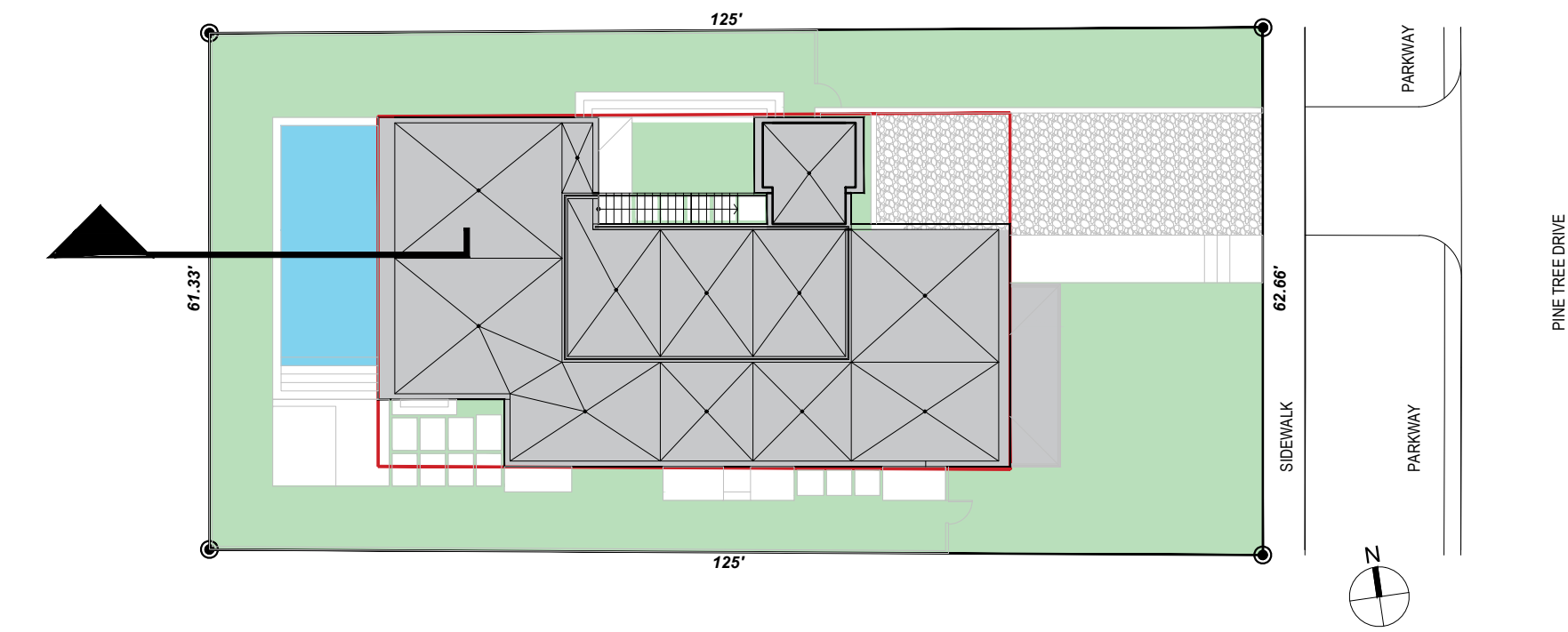
01 | FRONT YARD SECTION 1/4" = 1'-0"



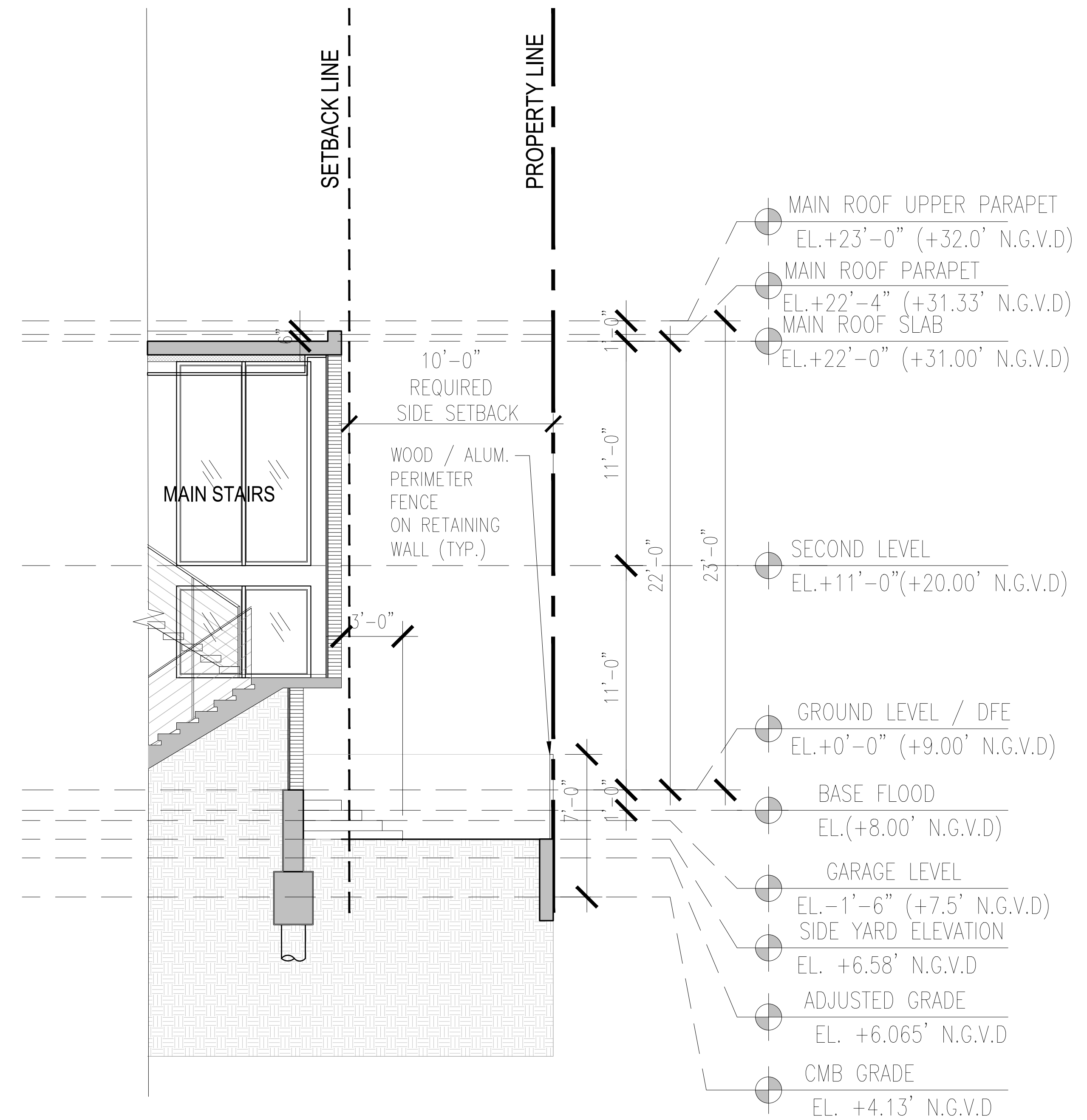
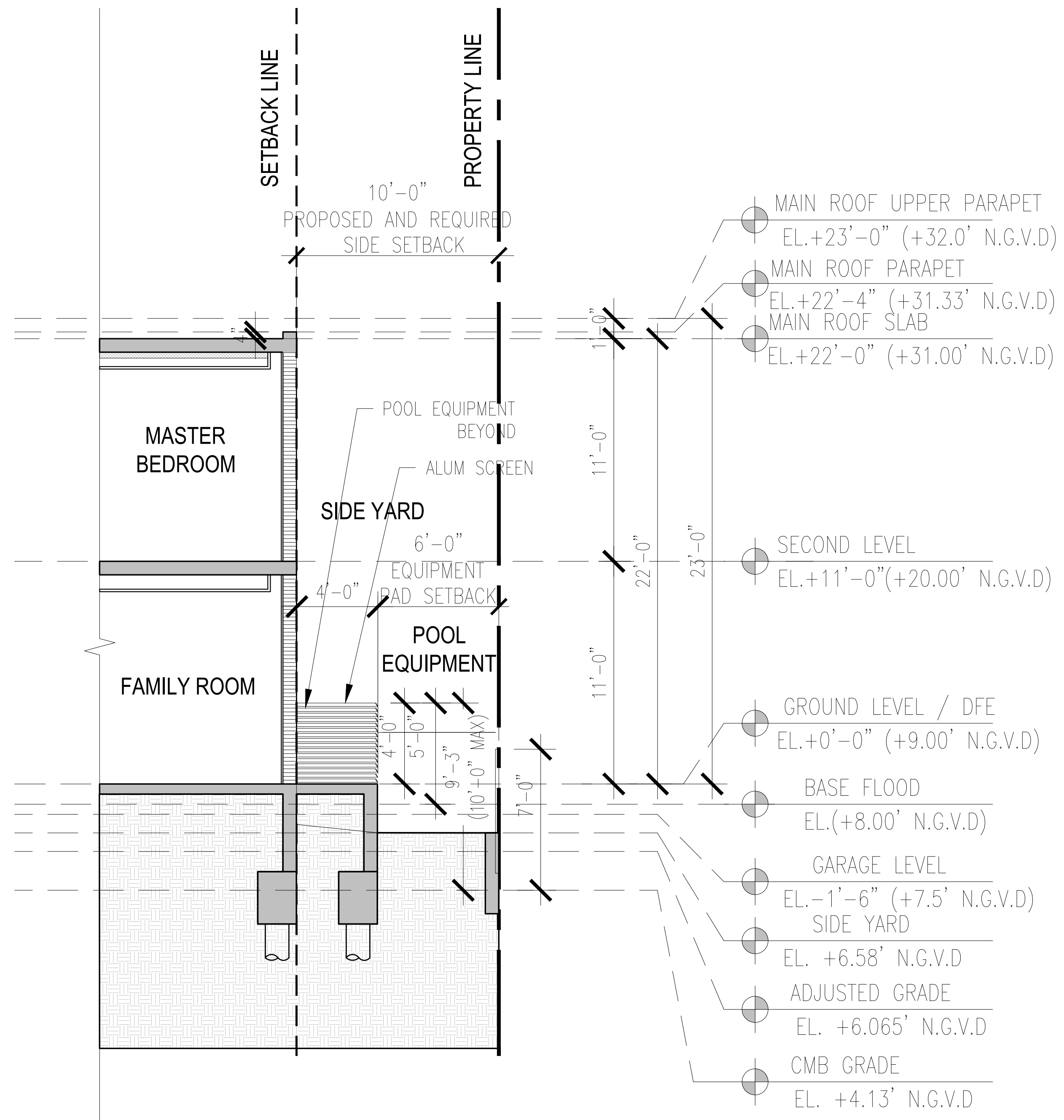
02 | KEYPLAN



01 REAR YARD SECTION 1/4" = 1'-0"

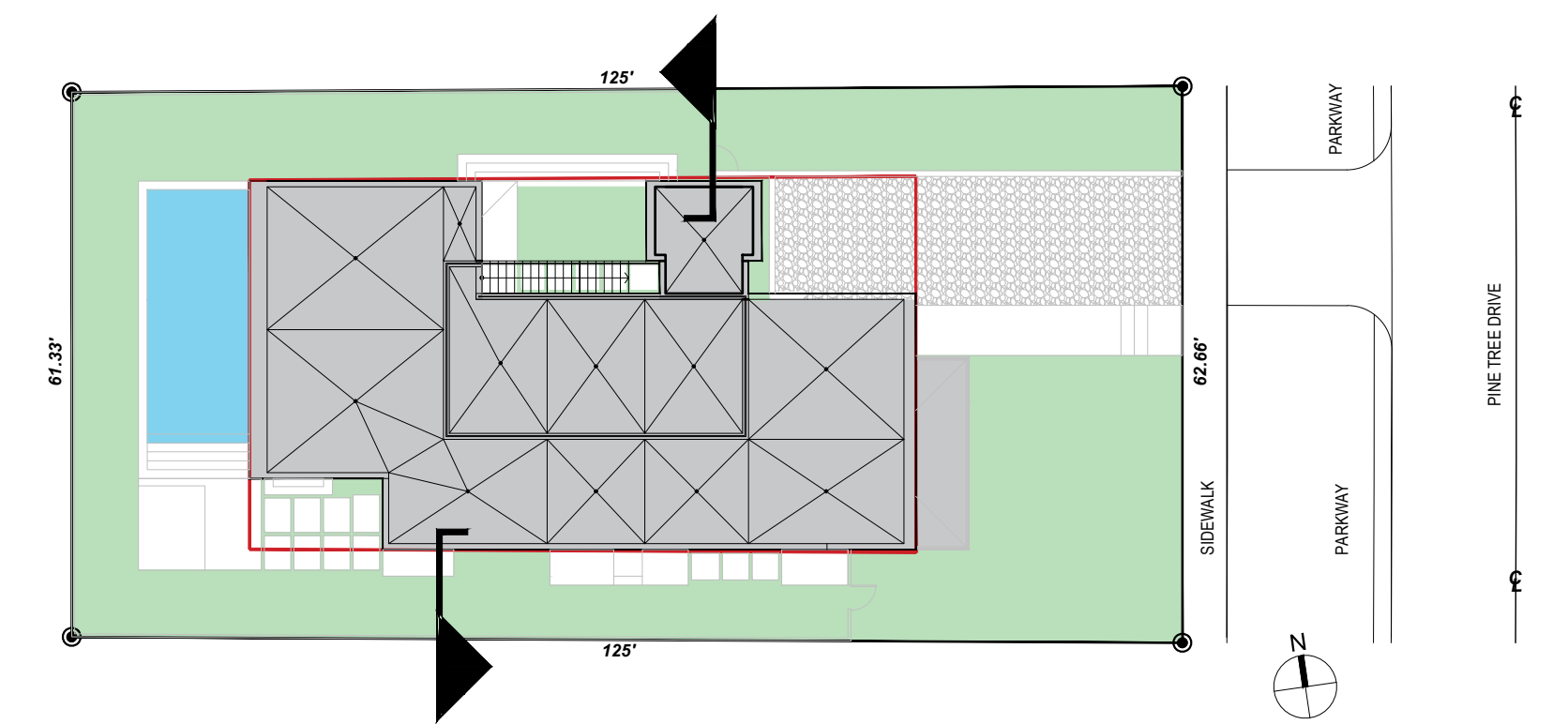


02 KEYPLAN



01 SIDE YARD SECTION 1/4" = 1'-0"

02 SIDE COURTYARD SECTION 1/4" = 1'-0"



03 KEYPLAN

PINETREE VILLA
 DESIGN REVIEW BOARD SUBMITTAL

5630 PINE TREE DRIVE
 MIAMI BEACH, FLORIDA 33140

ATELIER305
 ARCHITECTURE+DESIGN
 Copyright © 2018 ATELIER 305. All rights reserved.

YARD SECTIONS
 DATE: 09/09/2019
 SCALE: NTS

A-5.2