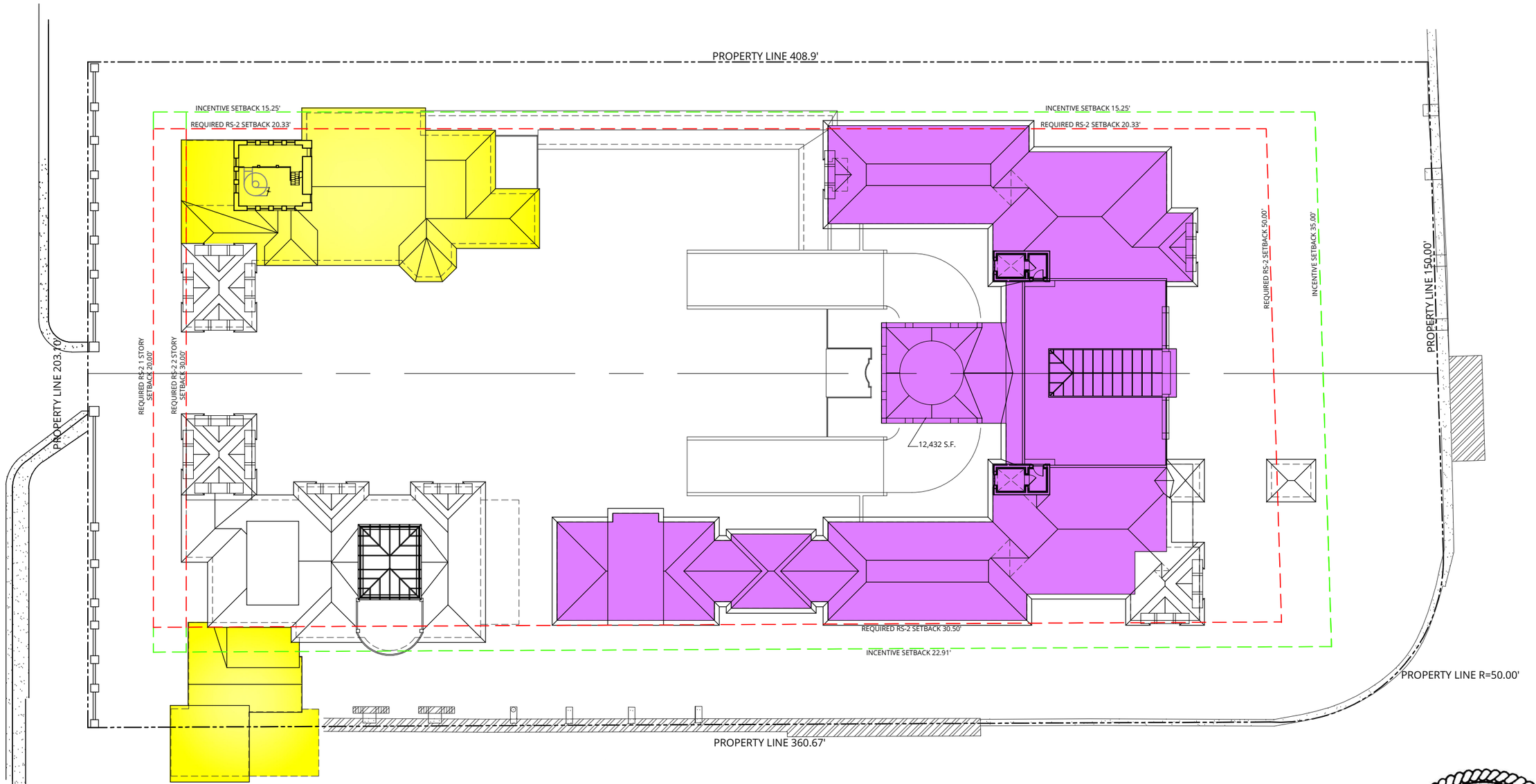


BUILDING AREA USING HEIGHT INCREASE 12,432 S.F. (42.01% OF ROPOSED LOT COVERAGE OF 29,588 S.F.)

BUILDING AREA USING ALLOWABLE HEIGHT INCREASE

SCALE: 1/32" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE

STATE OF FLORIDA
CHRISTOPHER J. LUCE
5/11/2020
AR97684
REGISTERED ARCHITECT

REV 5/11/2020

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140

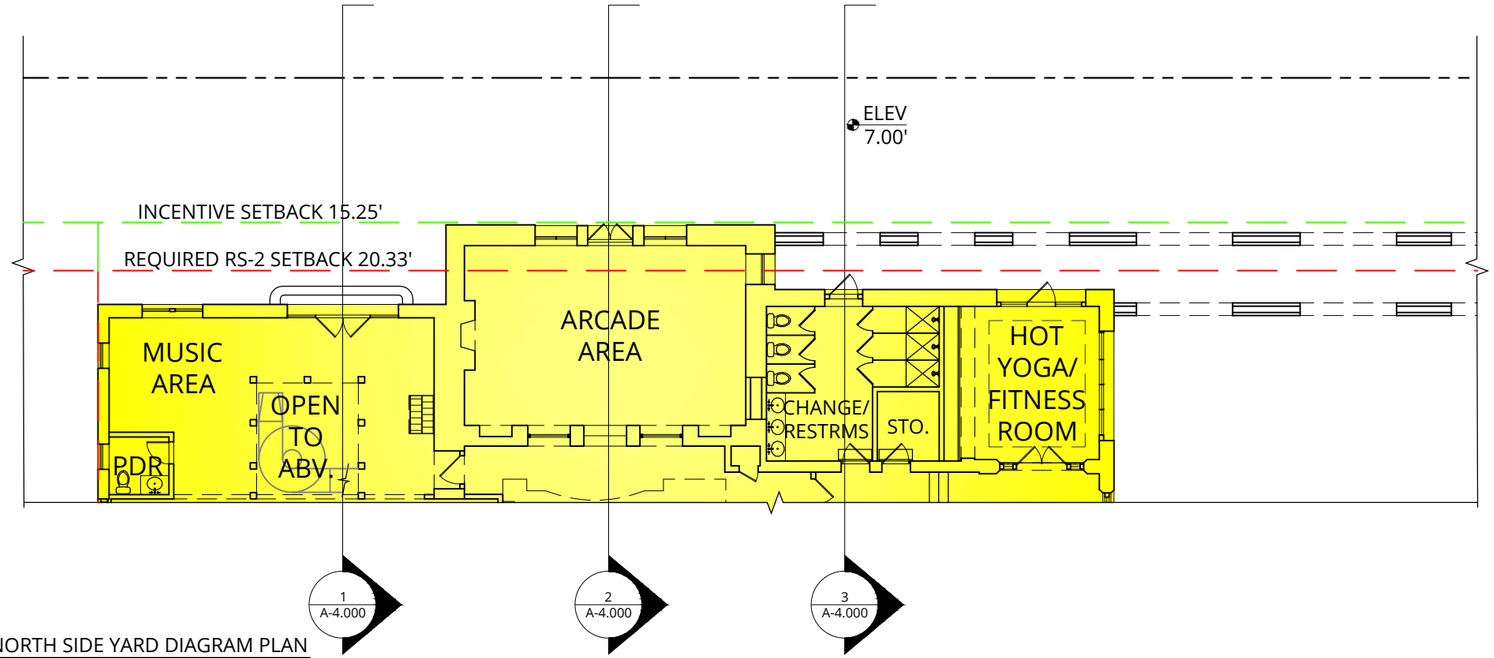
LUCE ARCHITECTS

BUILDING AREA UTILIZING ALLOWABLE HEIGHT INCREASE

5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-3.010
Date: 5/11/2020
Scale: 1/32"=1'-0"

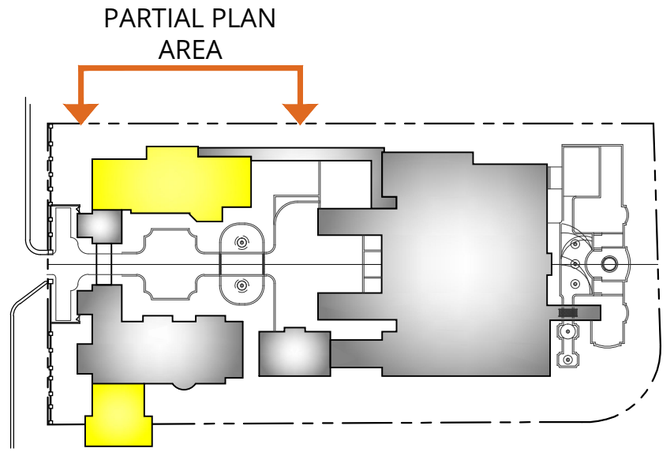
Copyright © 2020 Luce Architects. All rights reserved.



NORTH SIDE YARD DIAGRAM PLAN

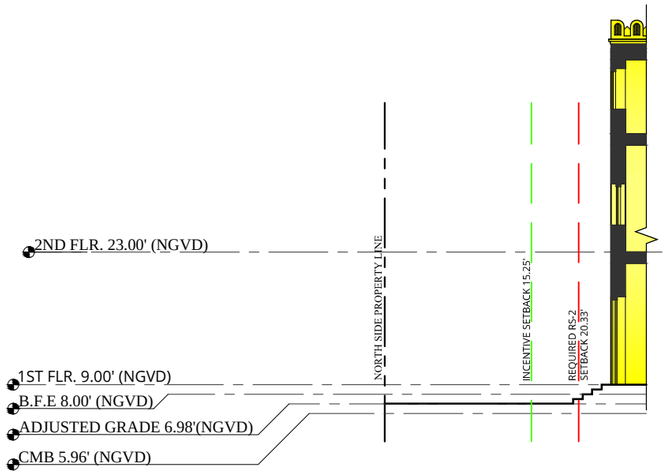
SCALE: 1/16" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



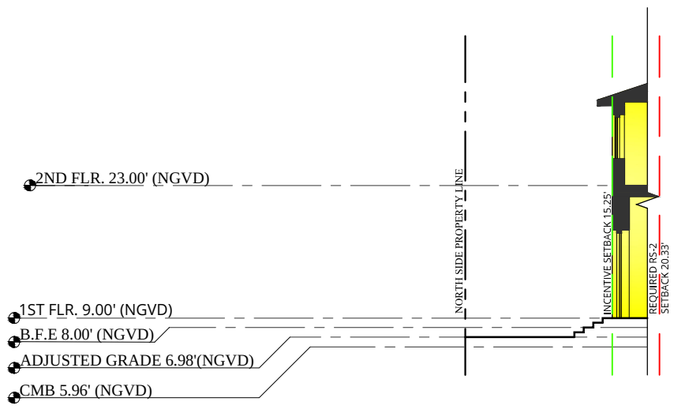
KEY PLAN - NORTH SIDE YARD

N.T.S.



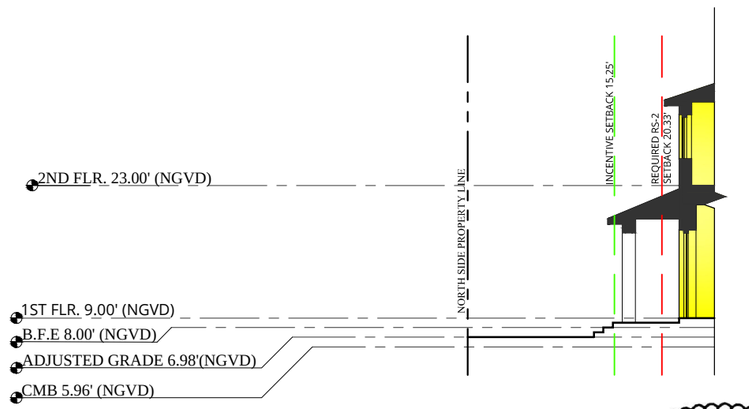
1 A-4.000 SIDE YARD SECTION

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



2 A-4.000 SIDE YARD SECTION

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



3 A-4.000 SIDE YARD SECTION

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



REV 5/11/2020

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140

LUCE ARCHITECTS

NORTH SIDE YARD SECTIONS

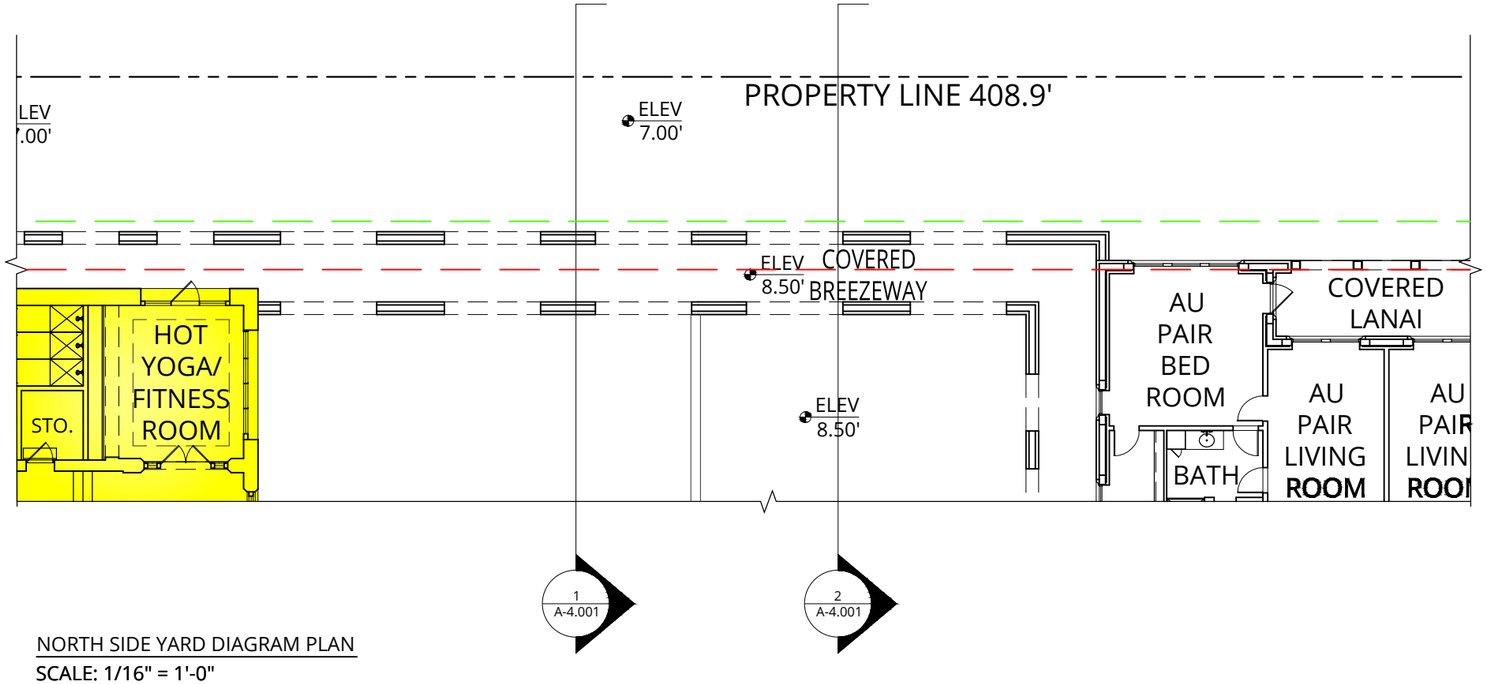
5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-4.000

Date: 5/11/2020

Scale: 1/32"=1'-0"

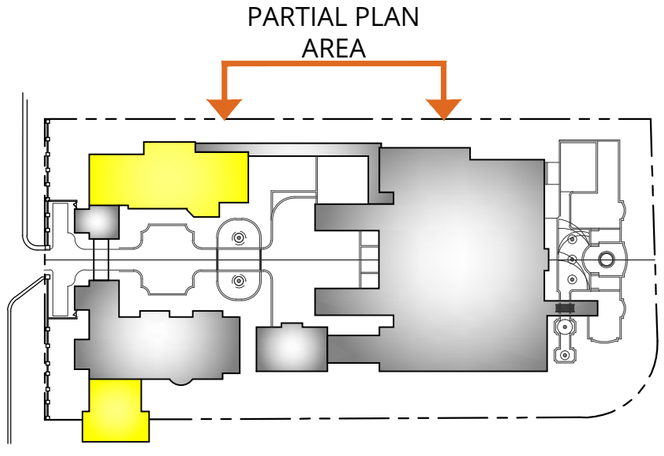
Copyright © 2020 Luce Architects. All rights reserved.



NORTH SIDE YARD DIAGRAM PLAN

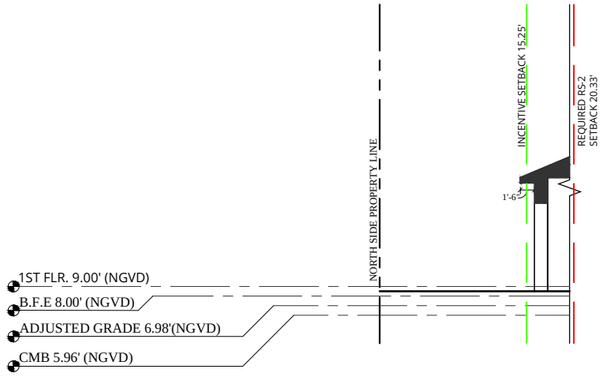
SCALE: 1/16" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



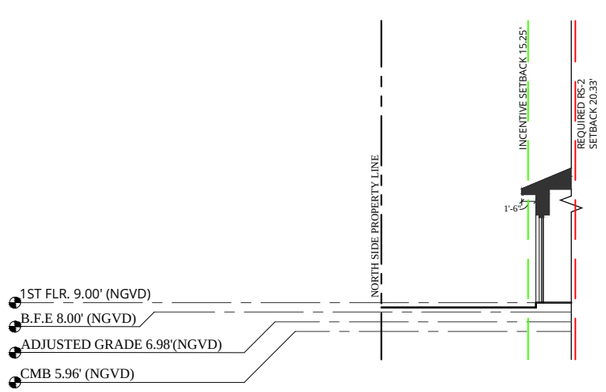
KEY PLAN - NORTH SIDE YARD

N.T.S.



1 A-4.001 SIDE YARD SECTION

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



2 A-4.001 SIDE YARD SECTION

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

STATE OF FLORIDA
CHRISTOPHER J. LUCE
5/11/2020
AR97684
REGISTERED ARCHITECT

REV 5/11/2020

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140

LUCE ARCHITECTS

NORTH SIDE YARD SECTIONS

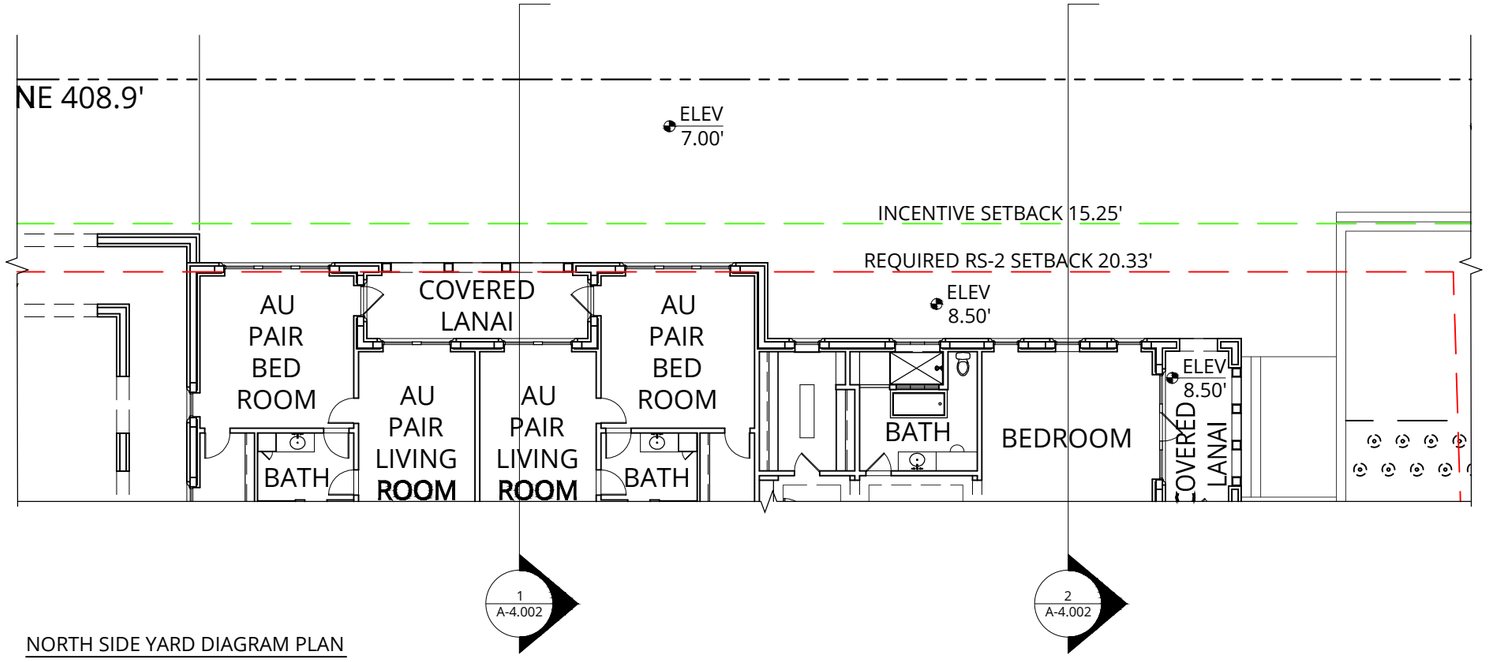
5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-4.001

Date: 5/11/2020

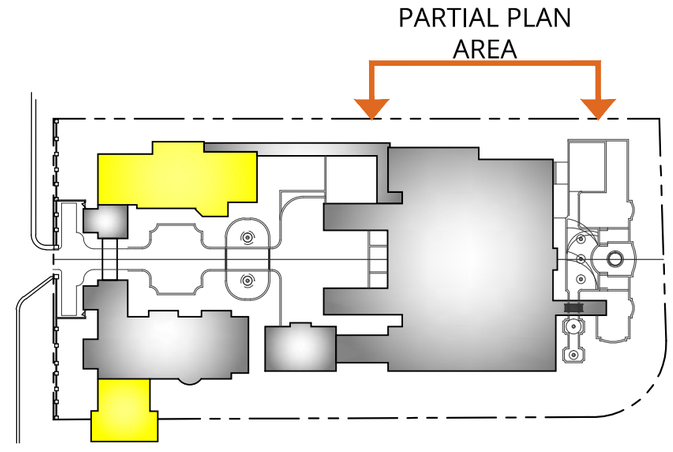
Scale: 1/32"=1'-0"

Copyright © 2020 Luce Architects. All rights reserved.



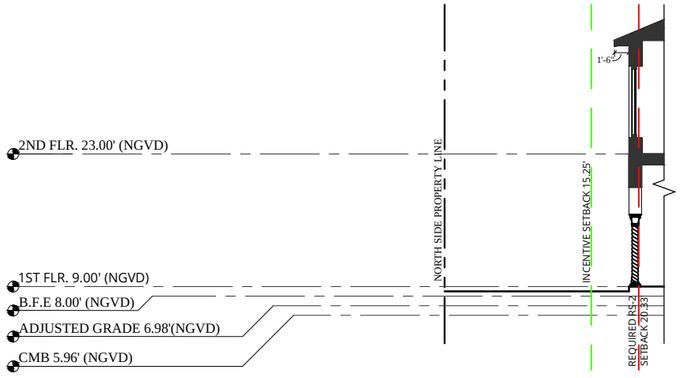
NORTH SIDE YARD DIAGRAM PLAN

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



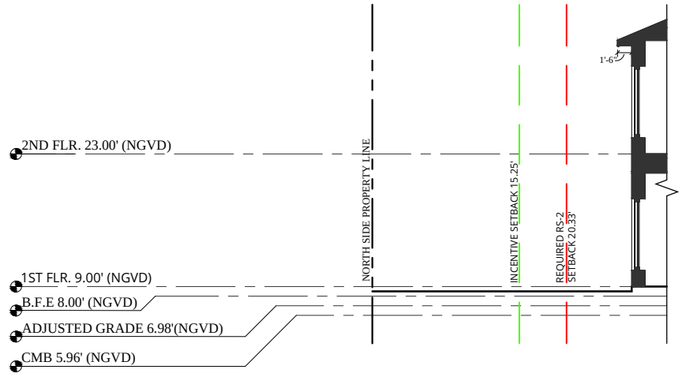
KEY PLAN - NORTH SIDE YARD

N.T.S.



1 A-4.002 SIDE YARD SECTION

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



2 A-4.002 SIDE YARD SECTION

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

STATE OF FLORIDA
CHRISTOPHER J. LUCE
5/11/2020
AR97684
REGISTERED ARCHITECT

REV 5/11/2020

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140

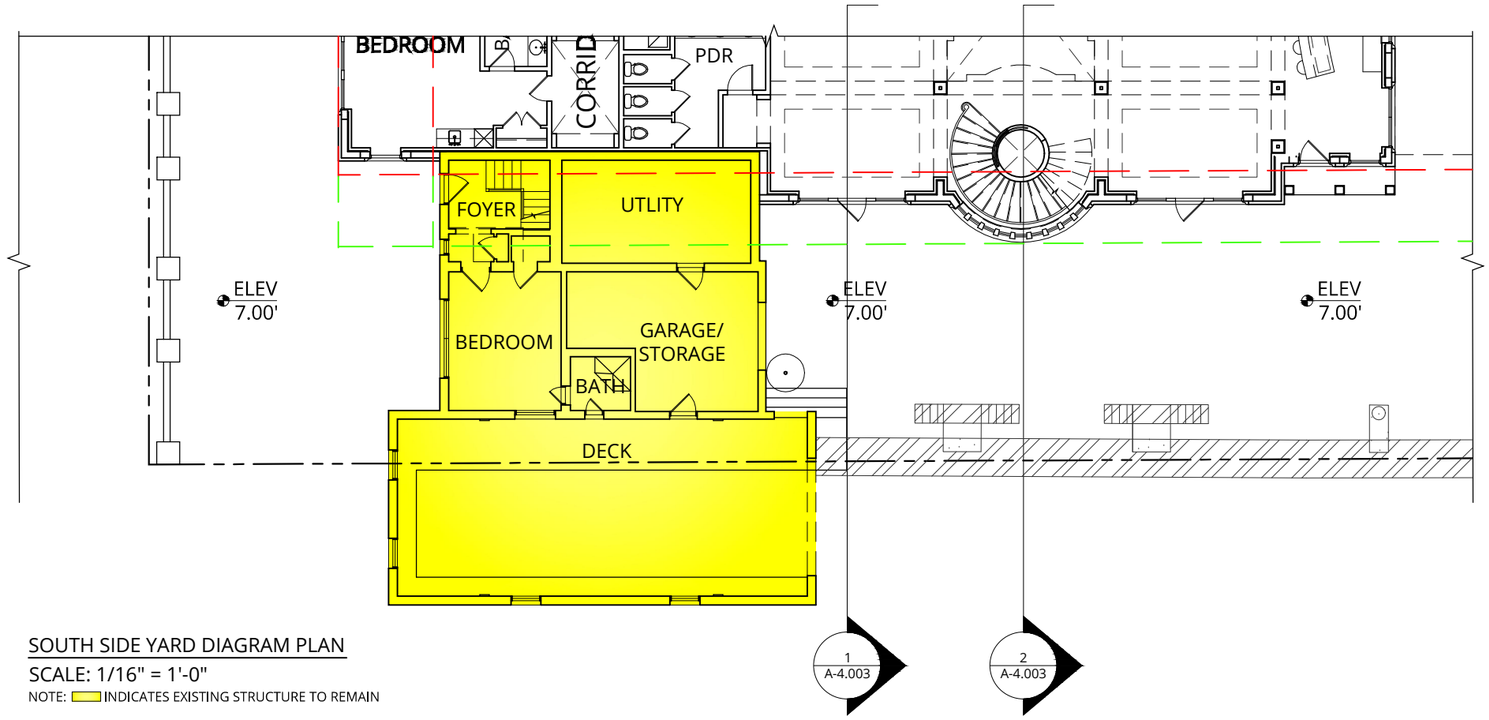
LUCE ARCHITECTS

NORTH SIDE YARD SECTIONS

5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-4.002
Date: 5/11/2020
Scale: 1/32"=1'-0"

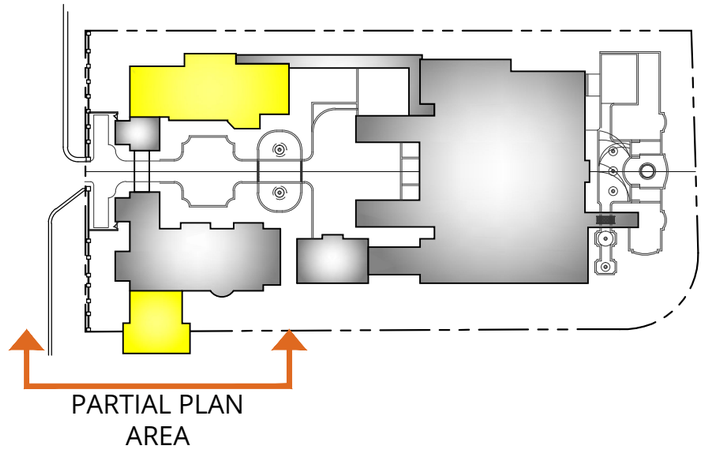
Copyright © 2020 Luce Architects. All rights reserved.



SOUTH SIDE YARD DIAGRAM PLAN

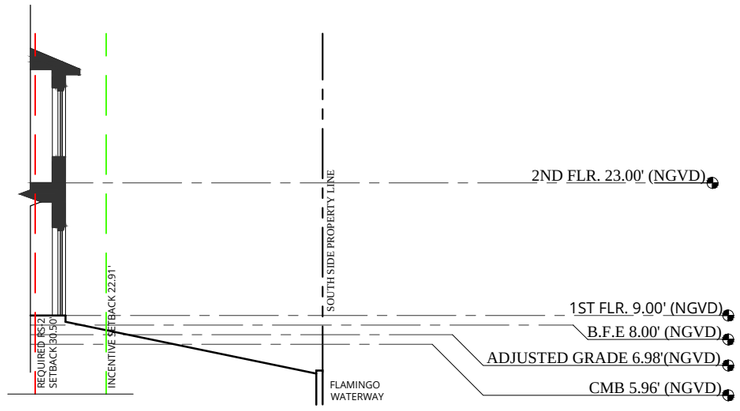
SCALE: 1/16" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



KEY PLAN - SOUTH SIDE YARD

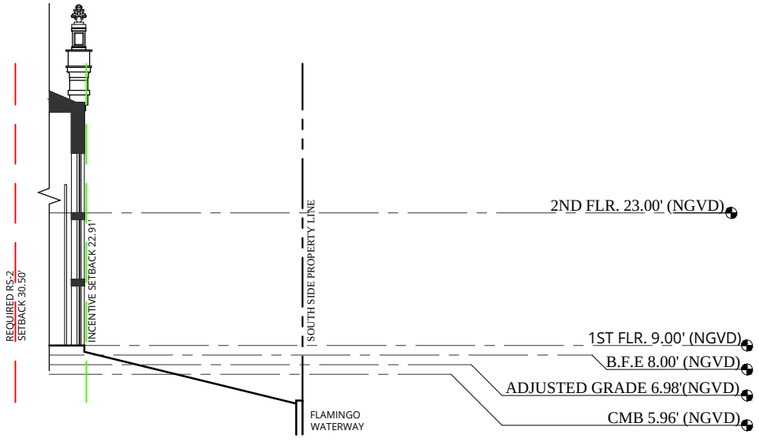
N.T.S.



1
A-4.003

SIDE YARD SECTION

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



2
A-4.003

SIDE YARD SECTION

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



REV 5/11/2020

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140

LUCE ARCHITECTS

SOUTH SIDE YARD SECTIONS

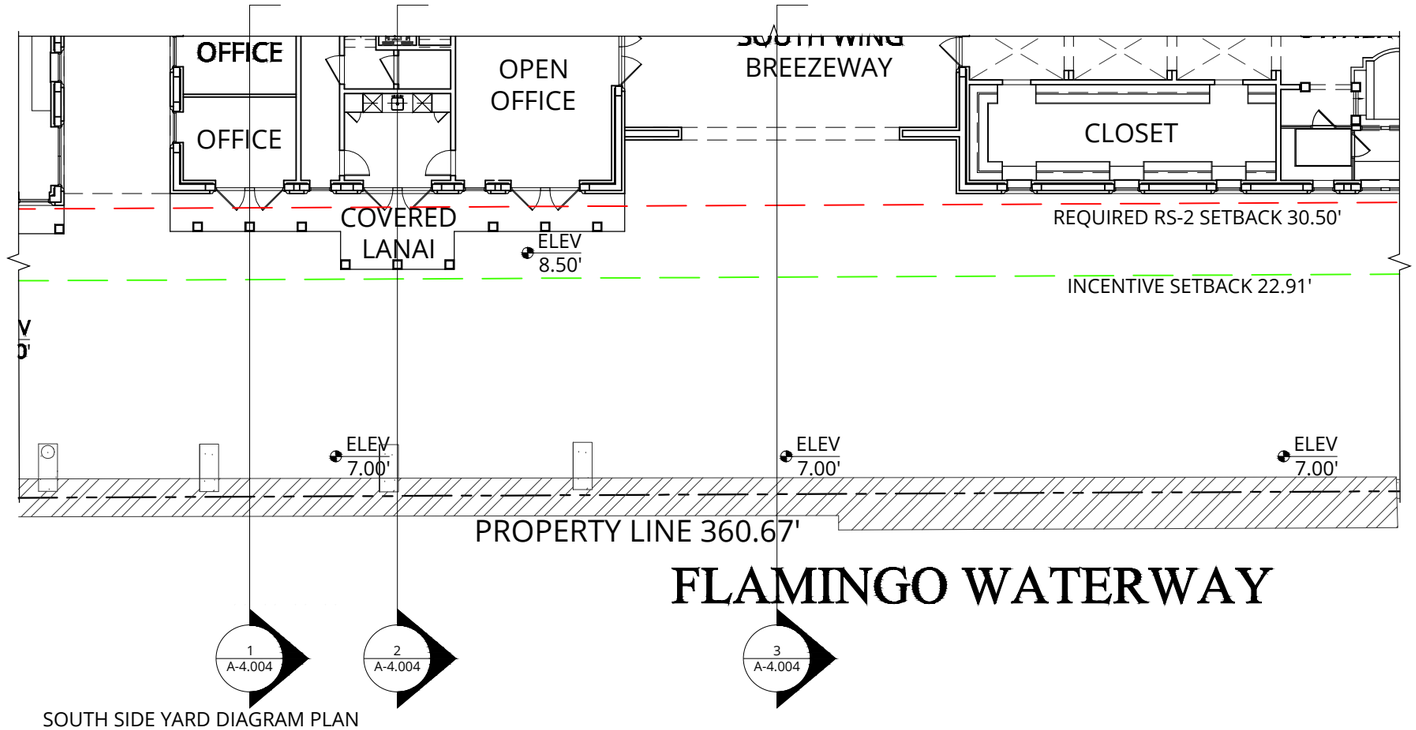
5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-4.003

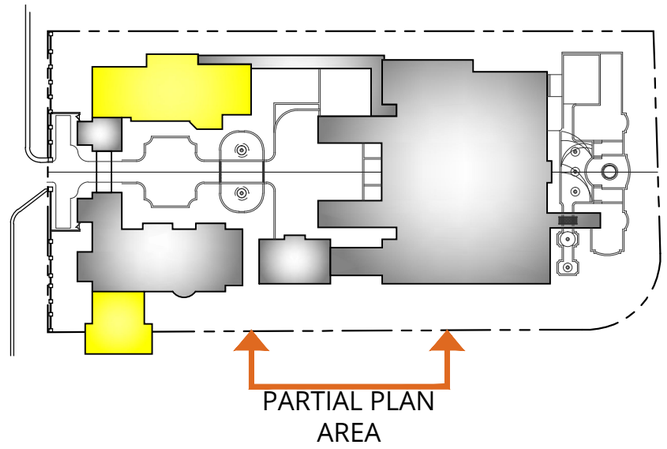
Date: 5/11/2020

Scale: 1/32"=1'-0"

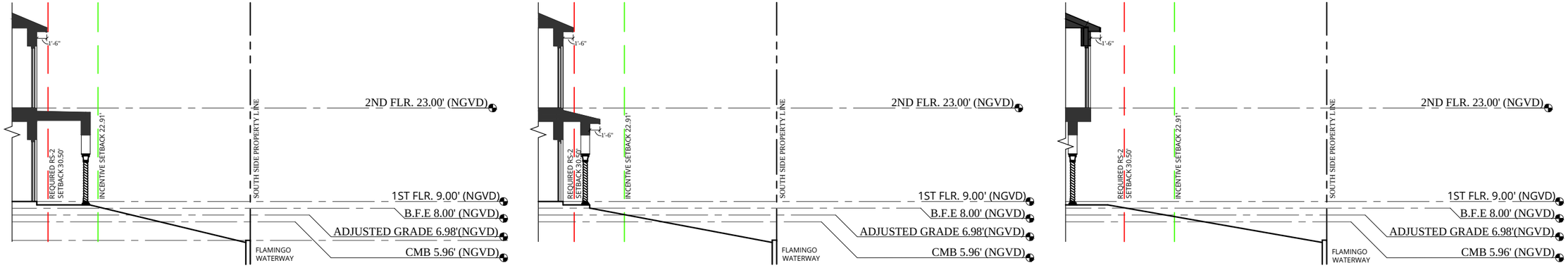
Copyright © 2020 Luce Architects. All rights reserved.



SOUTH SIDE YARD DIAGRAM PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN - SOUTH SIDE YARD
N.T.S.



1 A-4.004 SIDE YARD SECTION
SCALE: 1/16" = 1'-0"

2 A-4.004 SIDE YARD SECTION
SCALE: 1/16" = 1'-0"

3 A-4.004 SIDE YARD SECTION
SCALE: 1/16" = 1'-0"

STATE OF FLORIDA
CHRISTOPHER J. LUCE
5/11/2020
AR97684
REGISTERED ARCHITECT

REV 5/11/2020

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140

LUCE ARCHITECTS

SOUTH SIDE YARD SECTIONS

5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-4.004
Date: 5/11/2020
Scale: 1/32"=1'-0"

Copyright © 2020 Luce Architects. All rights reserved.