

# CATEGORY III – EXISTING CONDITIONS

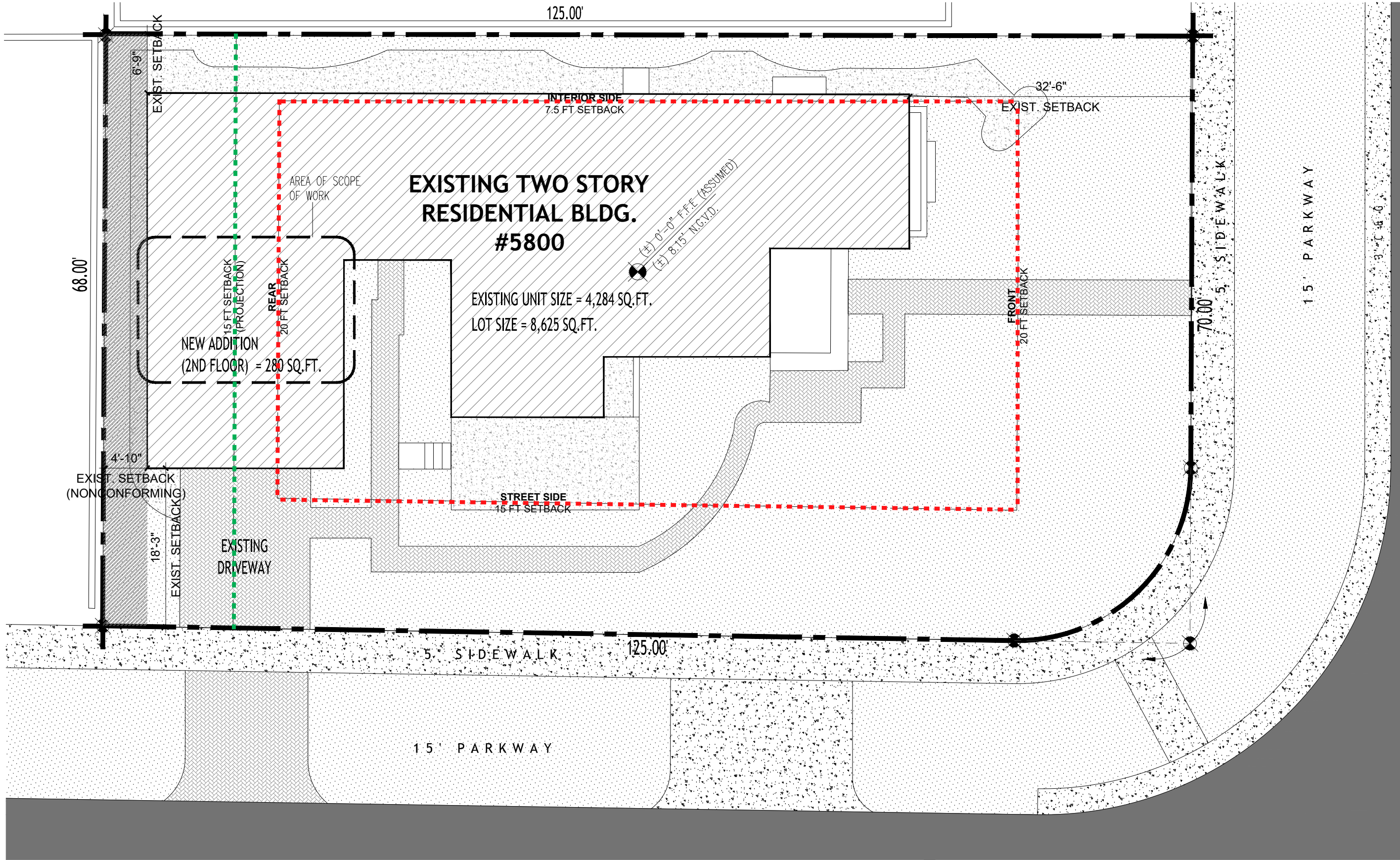
- Context location
- Existing Conditions
- Pictures
- Survey



5800 PINE TREE DR,  
MIAMI BEACH, FL. 33140







EXISTING - SITE PLAN  
3/32" = 1'-0"



ADDITION FOR:  
CORINNA KELLER RESIDENCE  
5800 PINETREE DRIVE  
MIAMI BEACH, FL 33140

PROJECT:

**FINAL SUBMITTAL**

06-08-2020

SEAL:

SIXSIDES ARCHITECTURE, INC.  
AA26002922  
Daniel Gomez, R.A.  
FL. Reg. AR96826

1108 VANE CONCOURSE, SUITE 220  
DAVIE HARBOR ISLANDS, FL 33154  
M. 305.610.1333  
dgomez@sixsidesinc.com

**SIX  
SIDES**

architecture

COPYRIGHT © 2020

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

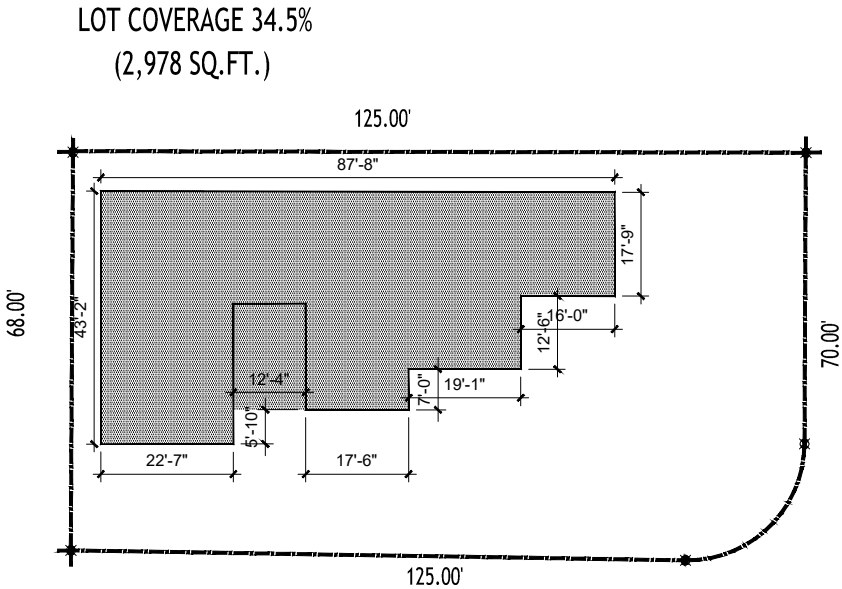
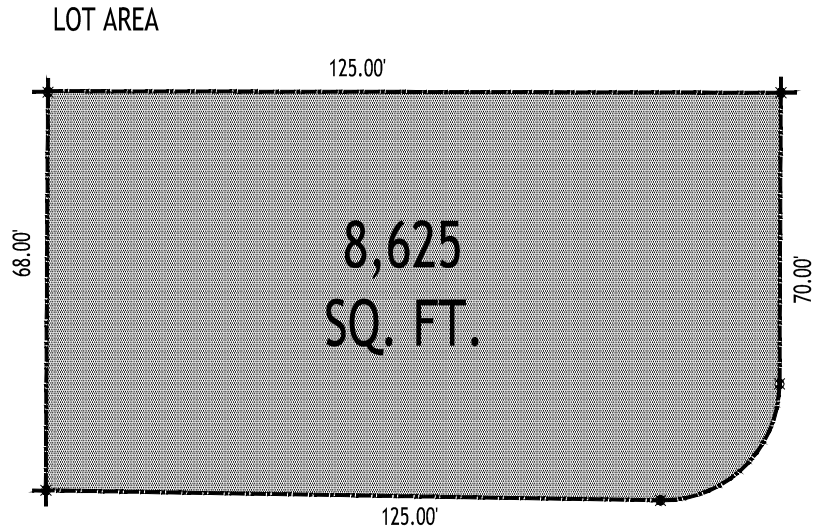
\_\_\_\_\_

EXISTING:  
SITE PLAN

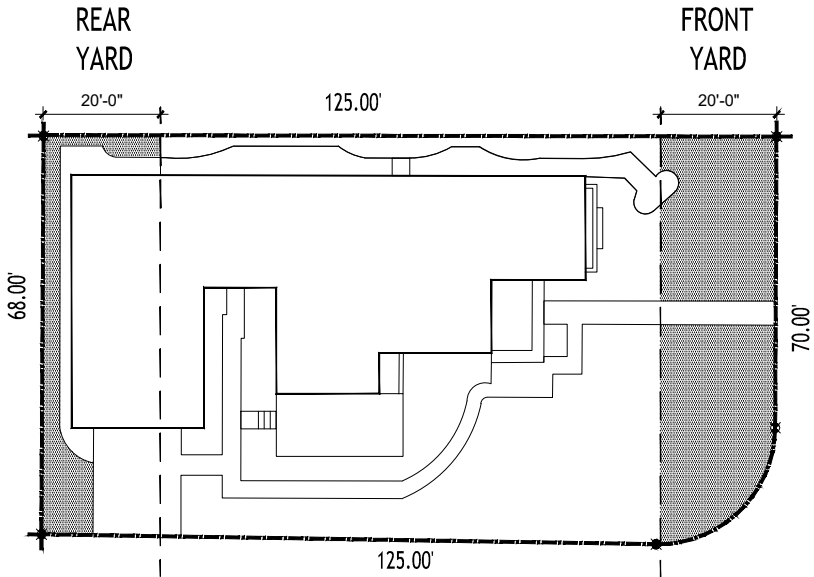
19030555.JH

06/08/20

**A0.2**



LOT COVERAGE DIAGRAM & CALCULATIONS:			
	LOT AREA	REQUIRED	PROVIDED
LOT COVERAGE	8,625 SQ. FT.	40% MAX.(3,450 SQ. FT.)	34.5% (2,978 SQ.FT)



GREEN AREA SHADING DIAGRAM & CALCULATIONS:			
	AREA	REQUIRED	PROPOSED
FRONT YARD:	1,280 SQ. FT.	50% MIN. (640 SQ. FT.)	93% (1,190 SQ. FT.)
REAR YARD:	1,360 SQ. FT.	70% MIN. (952 SQ. FT.)	24.2% (330 SQ. FT.) NONCONFORMING

ADDITION FOR:  
CORINNA KELLER RESIDENCE  
5800 PINETREE DRIVE  
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL  
06-08-2020

SEAL:

SIXSIDES ARCHITECTURE, INC.  
AA26002922  
Daniel Gomez, R.A.  
FL. Reg. AR96826  
  
1108 HANE CONCOURSE, SUITE 220  
BAY HARBOR ISLANDS, FL 33154  
M. 305.610.1333  
dpgomez@sixsidesinc.com



COPYRIGHT © 2020  
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

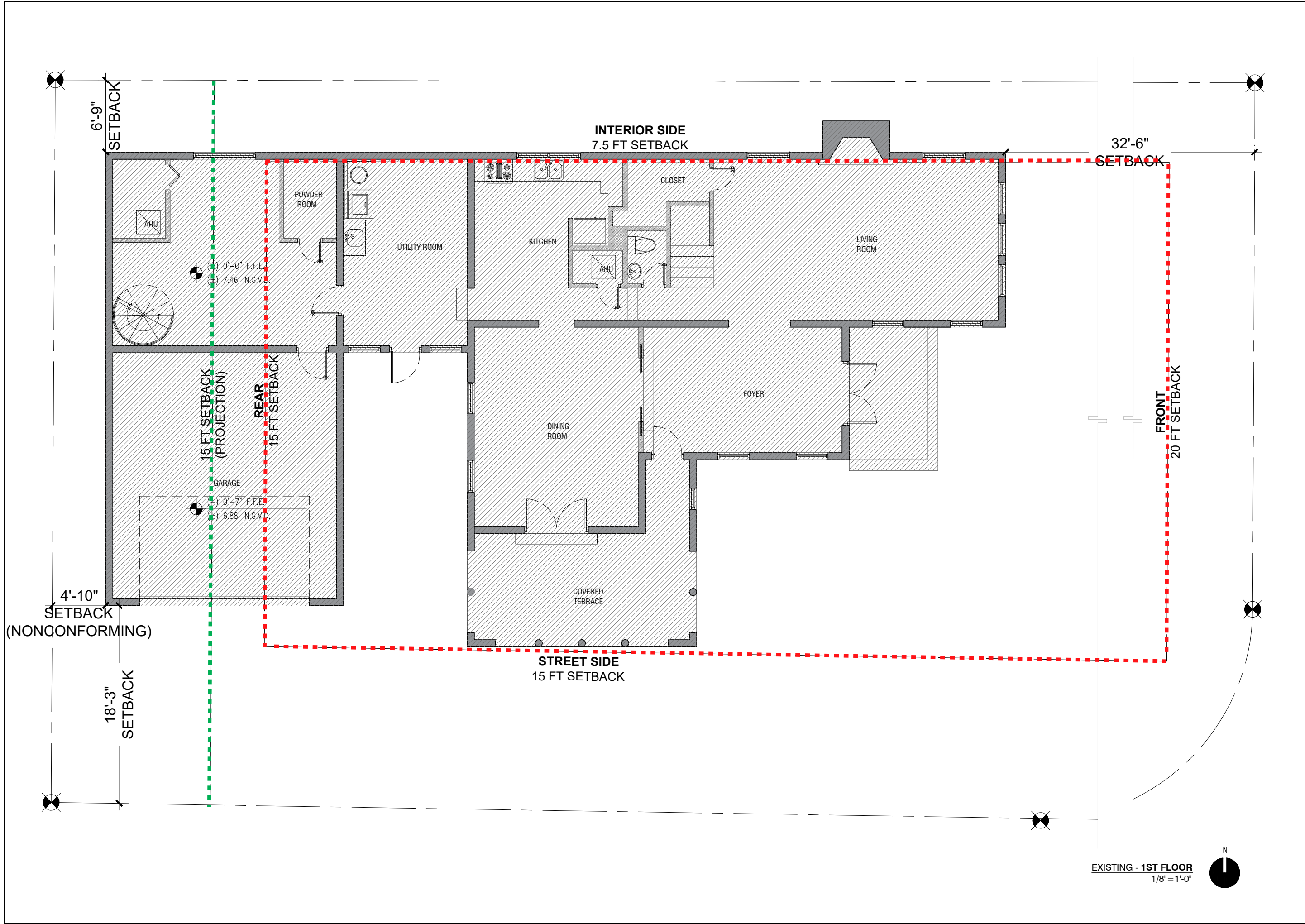
SHADED DIAGRAM

19030555.JH

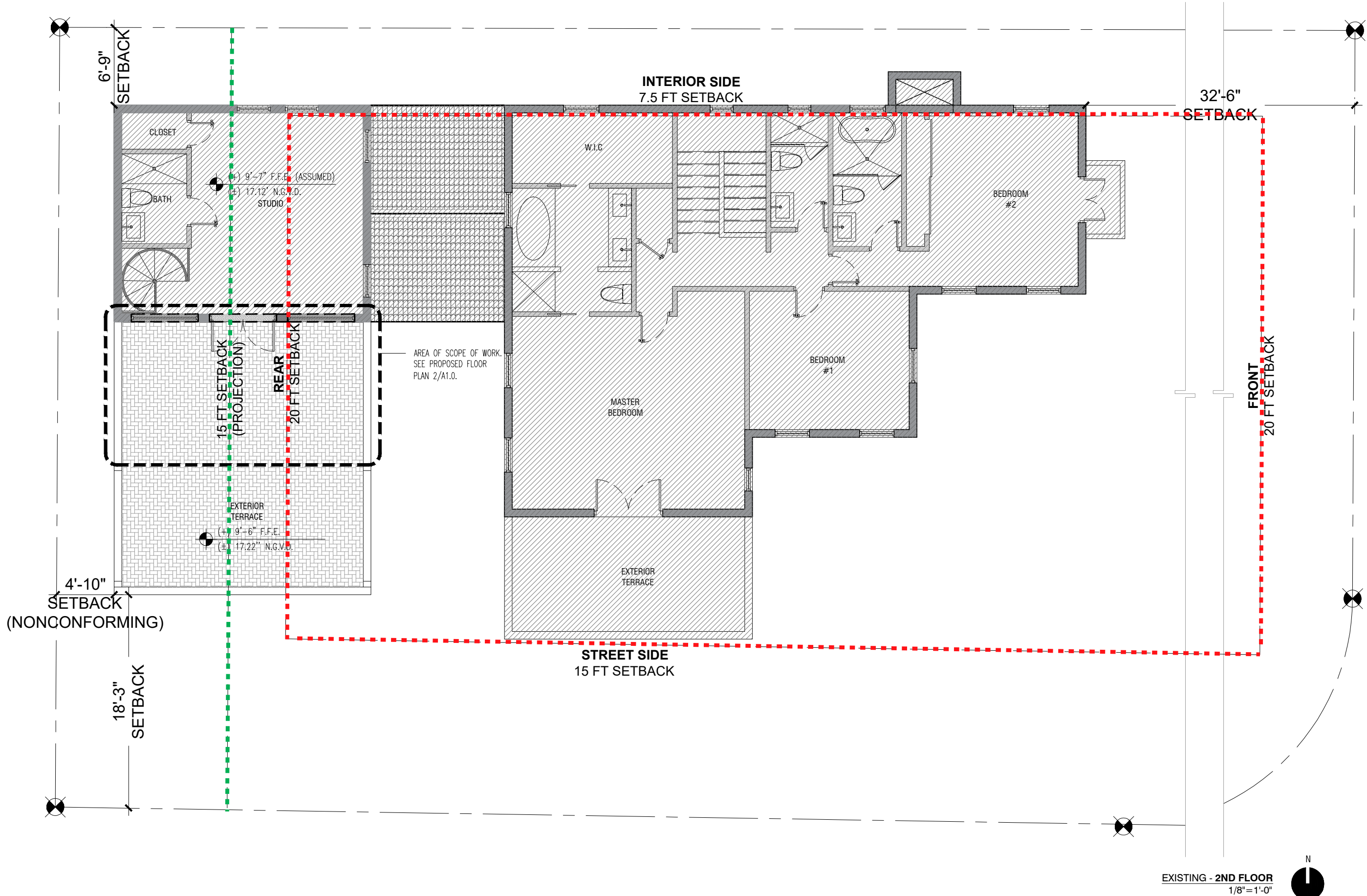
06/08/20

A0.2A

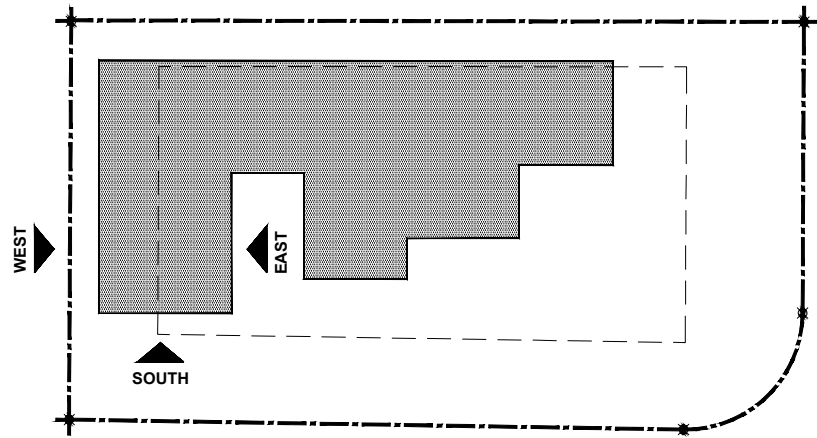




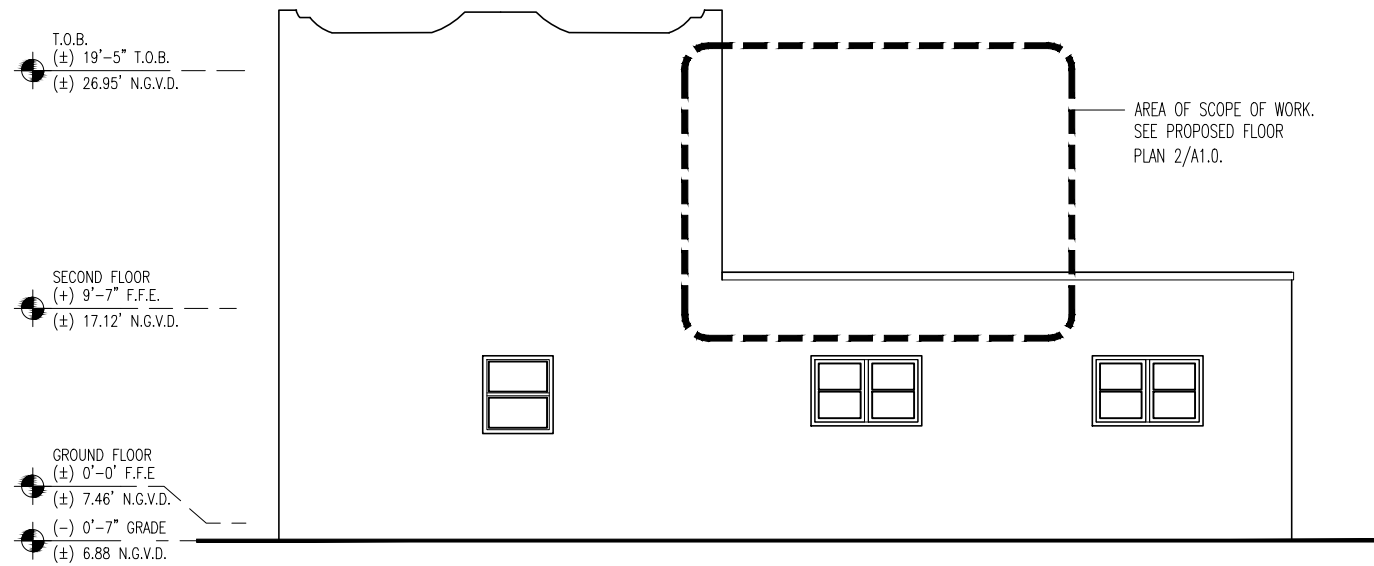
ADDITION FOR: CORINNA KELLER RESIDENCE 5800 PINETREE DRIVE MIAMI BEACH, FL 33140	
PROJECT:	<b>FINAL SUBMITTAL</b> 06-08-2020
SEAL:	SIXSIDES ARCHITECTURE, INC. AA26002922 Daniel Gomez, R.A. FL. Reg. AR96826  1108 KANE CONCOURSE, SUITE 220 SAV HARBOR ISLANDS, FL 33154 M. 305.610.1333 dgomez@sixsidesinc.com
COPYRIGHT © 2020 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.	
REVISED:	
EXISTING: 1ST FLOOR PLAN	
19030555.JH	
06/08/20	
<b>A0.3</b>	



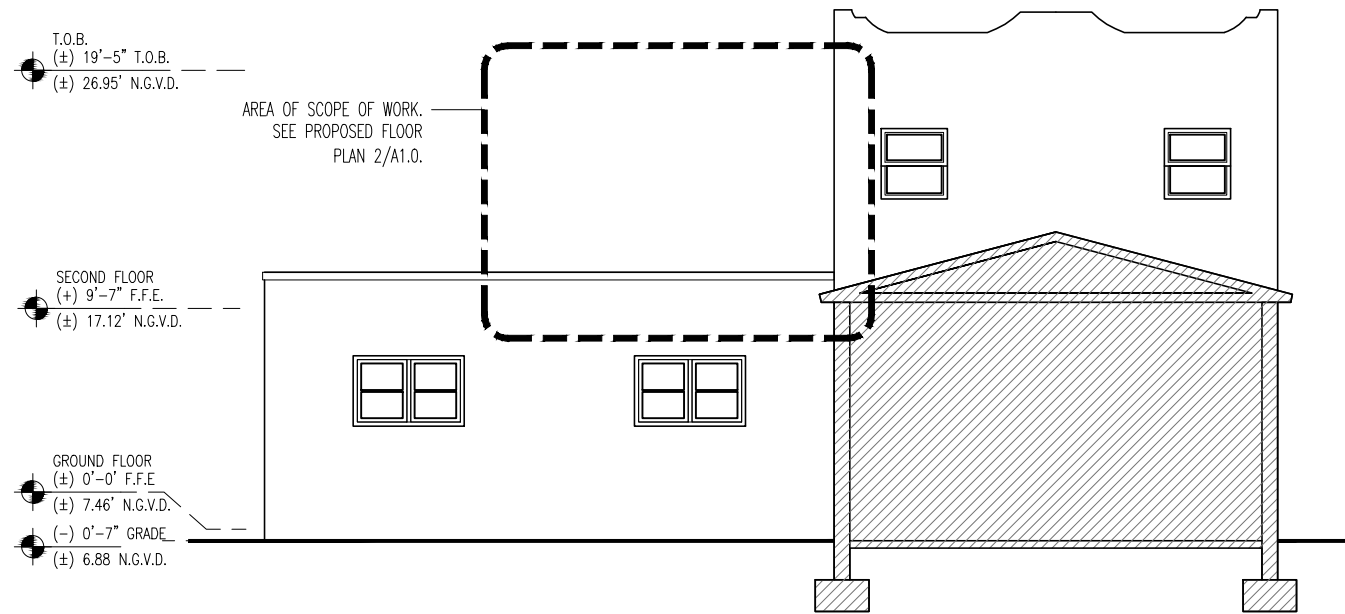
ADDITION FOR: CORINNA KELLER RESIDENCE 5800 PINETREE DRIVE MIAMI BEACH, FL 33140	
PROJECT:	<b>FINAL SUBMITTAL</b> 06-08-2020
SEAL:	
SIXSIDES ARCHITECTURE, INC. AA26002922 Daniel Gomez, R.A. FL. Reg. AR96826  1108 KANE CONCOURSE, SUITE 220 BAY HARBOR ISLANDS, FL 33154 M. 305.610.1333 dgomez@sixsidesinc.com	
COPYRIGHT © 2020 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.	
REVISED:	
EXISTING: 2ND FLOOR PLAN	
19030555.JH	
06/08/20	
<b>A0.4</b>	



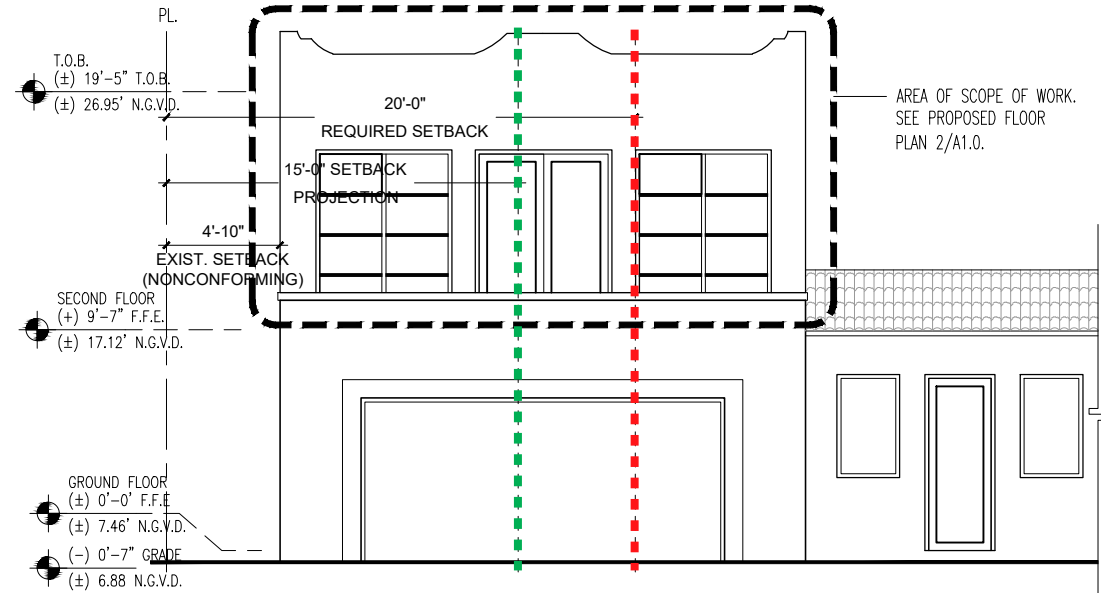
KEY PLAN 1/32"=1'-0"



EXISTING - WEST ELEV  
1/8"=1'-0"



EXISTING - EAST ELEV  
1/8"=1'-0"



EXISTING - SOUTH ELEV  
1/8"=1'-0"

ADDITION FOR:  
CORINNA KELLER RESIDENCE  
5800 PINETREE DRIVE  
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL  
06-08-2020

SEAL:

SIXSIDES ARCHITECTURE, INC.  
AA26002922  
Daniel Gomez, R.A.  
FL. Reg. AR96826  
1108 NANE CONCOURSE, SUITE 220  
BAY HARBOR ISLANDS, FL 33154  
M. 305.610.1333  
dpgomez@sixsidesinc.com



COPYRIGHT © 2020  
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

REVISED:


EXISTING:  
ELEVATIONS

19030555.JH

06/08/20

A0.5



## EXTERIOR PICTURES





5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140



5800 Pinetree Dr.  
Miami Beach, Fl. 33140





5800 Pinetree Dr.  
Miami Beach, Fl. 33140



5800 Pinetree Dr.  
Miami Beach, Fl. 33140



**REAR YARD PICTURES**











5800 PINETREE DR.  
MIAMI BEACH, FL. 33140



DRAWN BY:

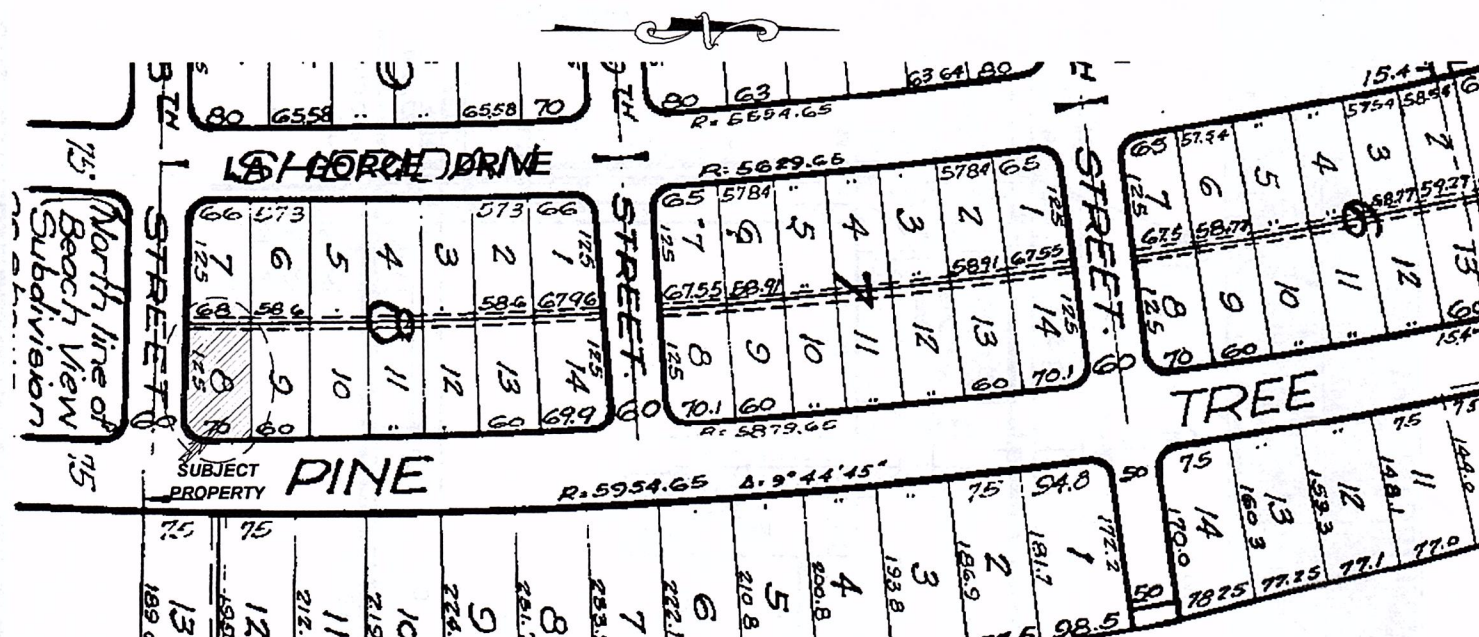
SURVEY OF LOT 8, BLOCK 8, OF BEACH VIEW ADDITION MIAMI BEACH BAY SHORE CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 5800 PINETREE DR, MIAMI BEACH, FL 33140

FOR: CORINNA U KELLER

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC  
A/C = AIR CONDITIONER PAD  
A.E. = ANCHOR EASEMENT  
A/R = ALUMINIUM ROOF  
A/S = ALUMINIUM SHED  
ASPH. = ASPHALT  
B.C. = BLOCK CORNER  
B.C.R. = BROWARD COUNTY RECORDS  
B.M. = BENCH MARK  
B.O.B. = BASIS OF BEARINGS  
C = CALCULATED  
C.B. = CATCH BASIN  
C.B.W. = CONCRETE BLOCK WALL  
CH = CHORD  
CH.B. = CHORD BEARING  
CL = CLEAR  
C.L.F. = CHAIN LINK FENCE  
C.M.E. = CANAL MAINTENANCE EASEMENTS  
CONC. = CONCRETE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS  
DRIVE = DRIVEWAY  
ENCR. = ENCROACHMENT  
E.T.P. = ELECTRIC TRANSFORMER PAD  
F.F.E. = FINISHED FLOOR ELEVATION  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.N. = FOUND NAIL  
F.N.D. = FOUND NAIL & DISK

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM  
IN.&EG. = INGRESS AND EGRESS EASEMENT  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M.E. = LAKE MAINTENANCE EASEMENT  
L.P. = LIGHT POLE  
M. = MEASURED DISTANCE  
M/H = MANHOLE  
N.A.P. = NOT A PART OF  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
N.T.S. = NOT TO SCALE  
O.H.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORD BOOK  
O/S = OFFSET  
OVH. = OVERHANG  
P.B. = PLAT BOOK  
P.C. = POINT OF CURVE  
P.C.C. = POINT OF COMPOUND CURVE  
PL. = PLANTER  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.P. = POWER POLE  
P.P.S. = POOL PUMP SLAB  
P.R.C. = POINT OF REVERSE CURVE  
PRM = PERMANENT REFERENCE MONUMENT  
PT. = POINT OF TANGENCY  
P.V.M.T. = PAVEMENT  
P.W.Y. = PARKWAY  
R. = RECORD DISTANCE

RAD. = RADIUS OF RADIAL  
RGE. = RANGE  
R.P. = RADIUS POINT  
R.O.E. = ROOF OVERHANG EASEMENT  
R.W. = RIGHT-OF-WAY  
SEC. = SECTION  
S.I.P. = SET IRON PIPE L.B. #6044  
SWK. = SIDEWALK  
T = TANGENT  
TWP. = TOWNSHIP  
U.E. = UTILITY EASEMENT  
U.P. = UTILITY POLE  
W.M. = WATER METER  
W.R. = WOOD ROOF  
W.S. = WOOD SHED  
∠ = ANGLE  
Δ = CENTRAL ANGLE  
℄ = CENTER LINE  
M = MONUMENT LINE

LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES  
ZZZZ C.B.S. = WALL (CBW)  
\*-\* C.L.F. = CHAIN LINK FENCE  
—O— I.F. = IRON FENCE  
—W— W.F. = WOOD FENCE  
x 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.  
2) THIS IS A SPECIFIC PURPOSE SURVEY.  
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.  
4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.  
ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK NO. A-33 LOCATOR NO. 3222 NE ELEVATION 8.23 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra*  
05-08-19  
GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534  
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

CERTIFIED TO: CORINNA U KELLER





