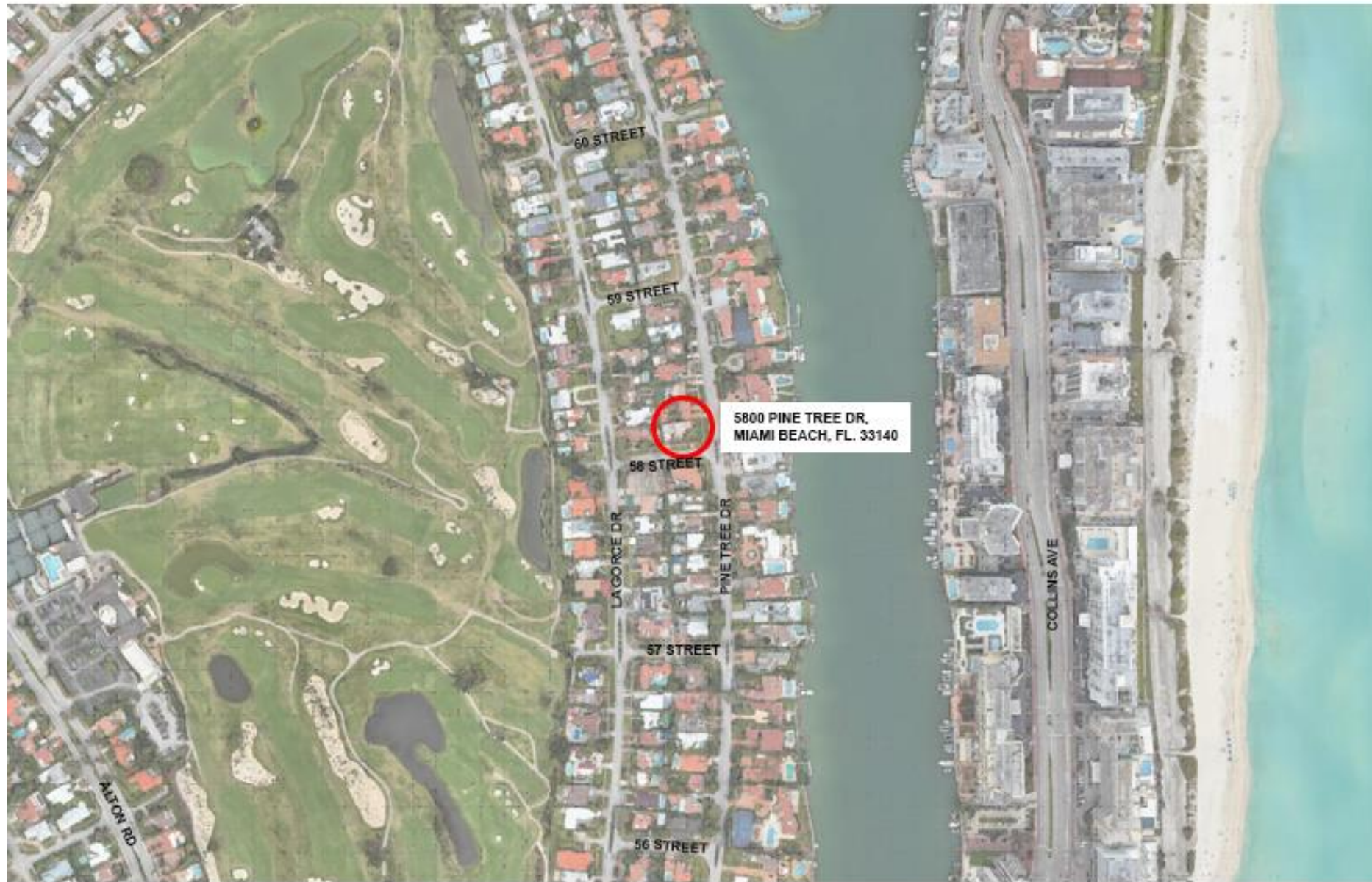


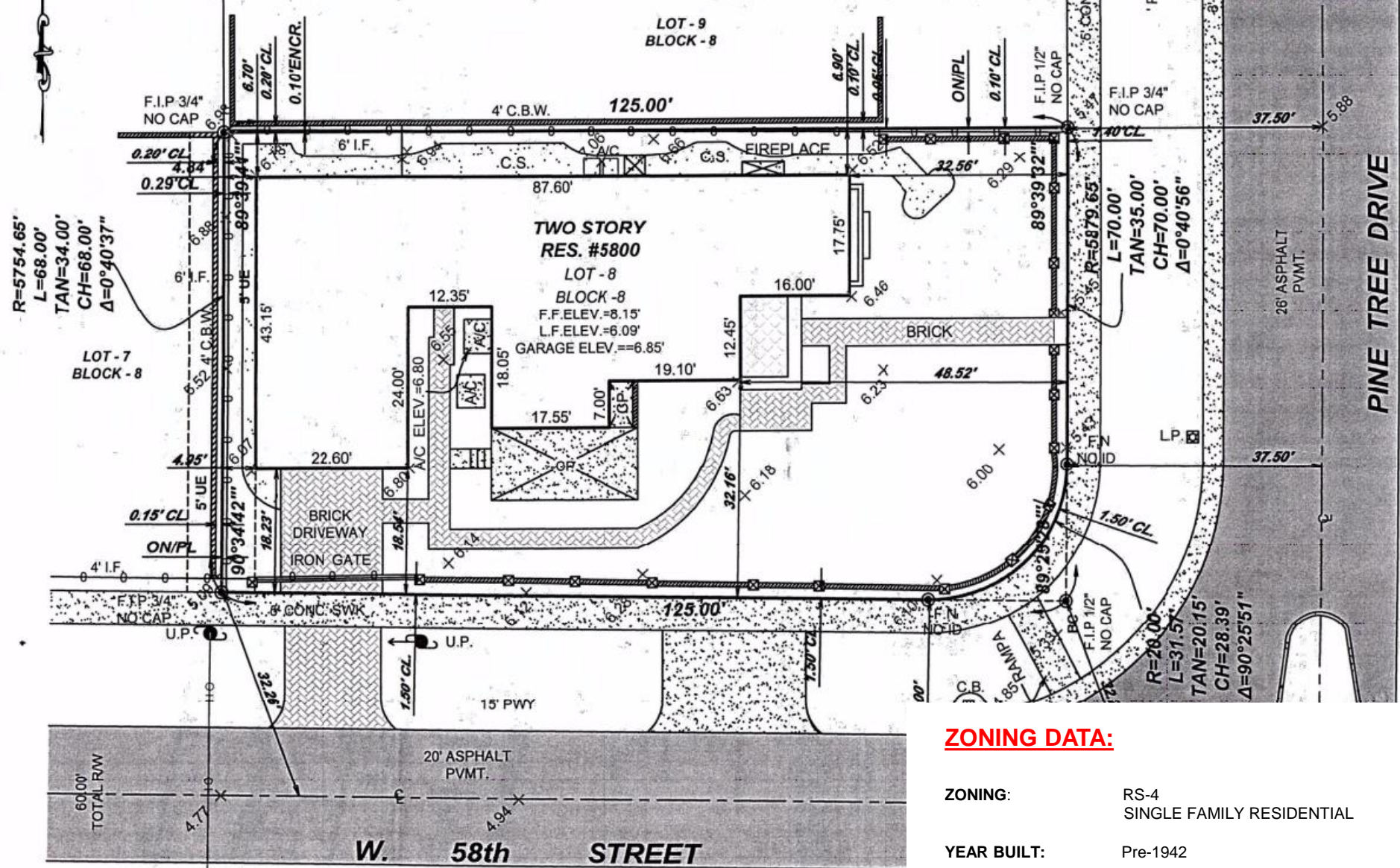
DESIGN REVIEW BOARD
DRB19-0494

5800 PINE TREE DR
MIAMI BEACH, FL.33140

AUGUST 04, 2020

CONTEXT LOCATION MAP





ZONING DATA:

ZONING: RS-4
SINGLE FAMILY RESIDENTIAL

YEAR BUILT: Pre-1942

LOTE SIZE: 8,625 SF

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	20/30 FT	32'-6"	32'-6"
REAR	15 FT	4'-10"	4'-10"
SIDE (STREET)	15 FT	18'-3"	18'-3"
SIDE (INTERIOR)	7'-5" FT	6'-9"	6'-9"

EXTERIOR PICTURES



FRONT YARD (MAIN ENTRANCE)

EXTERIOR PICTURES



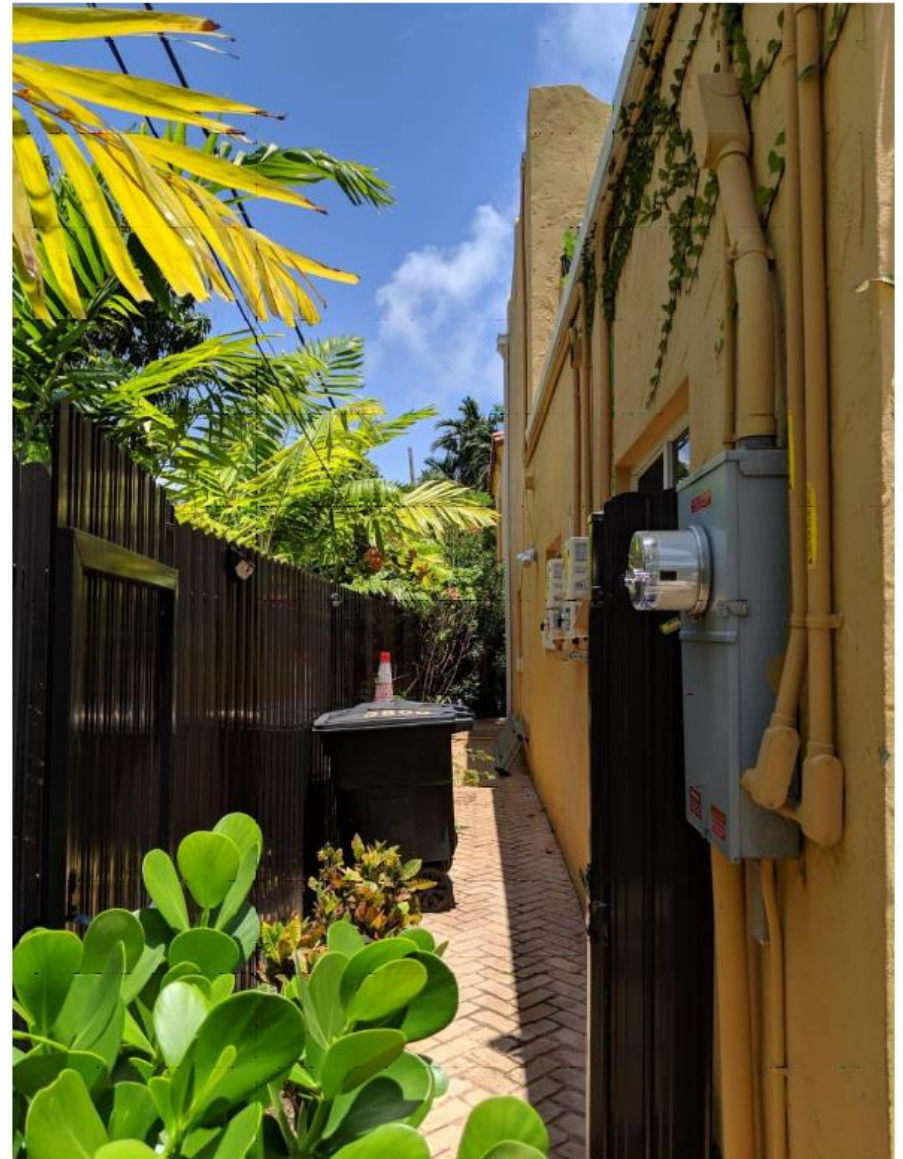
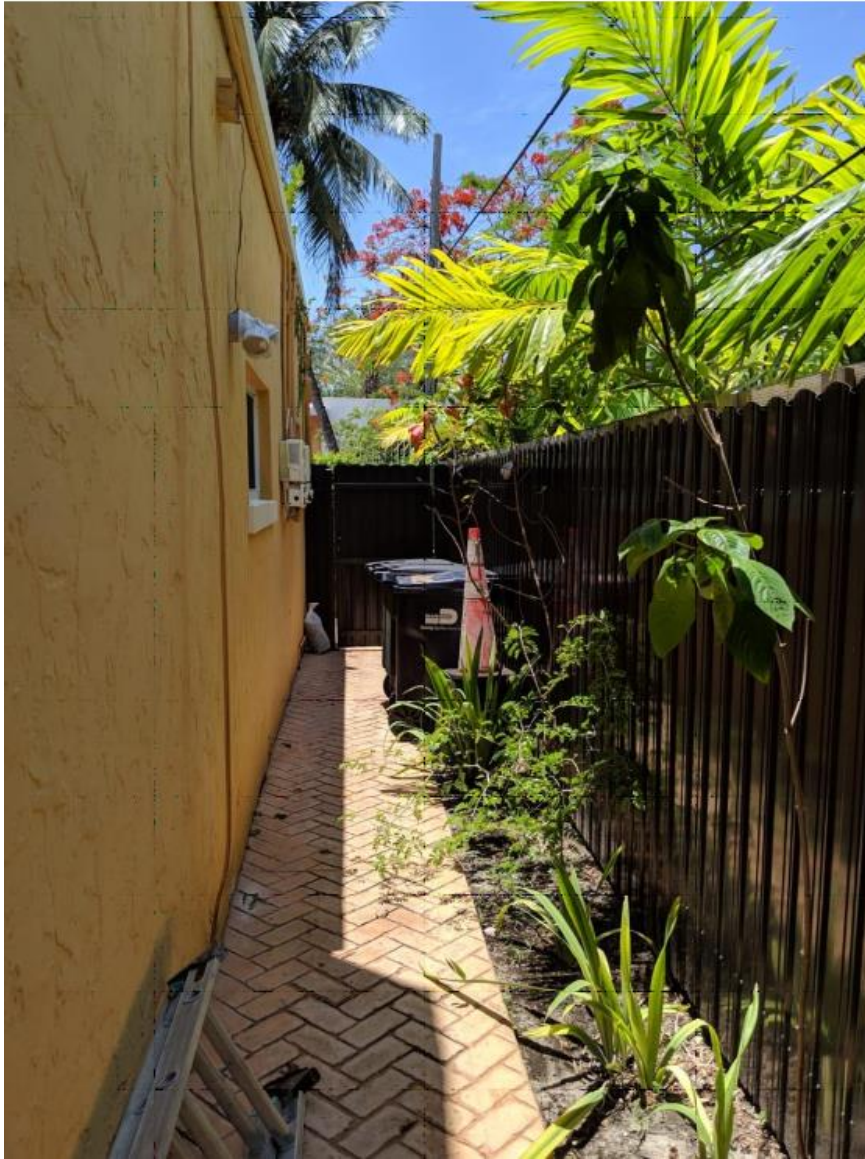
SIDE YARD FACING 58TH STREET

EXTERIOR PICTURES



SIDE YARD FACING 58TH STREET

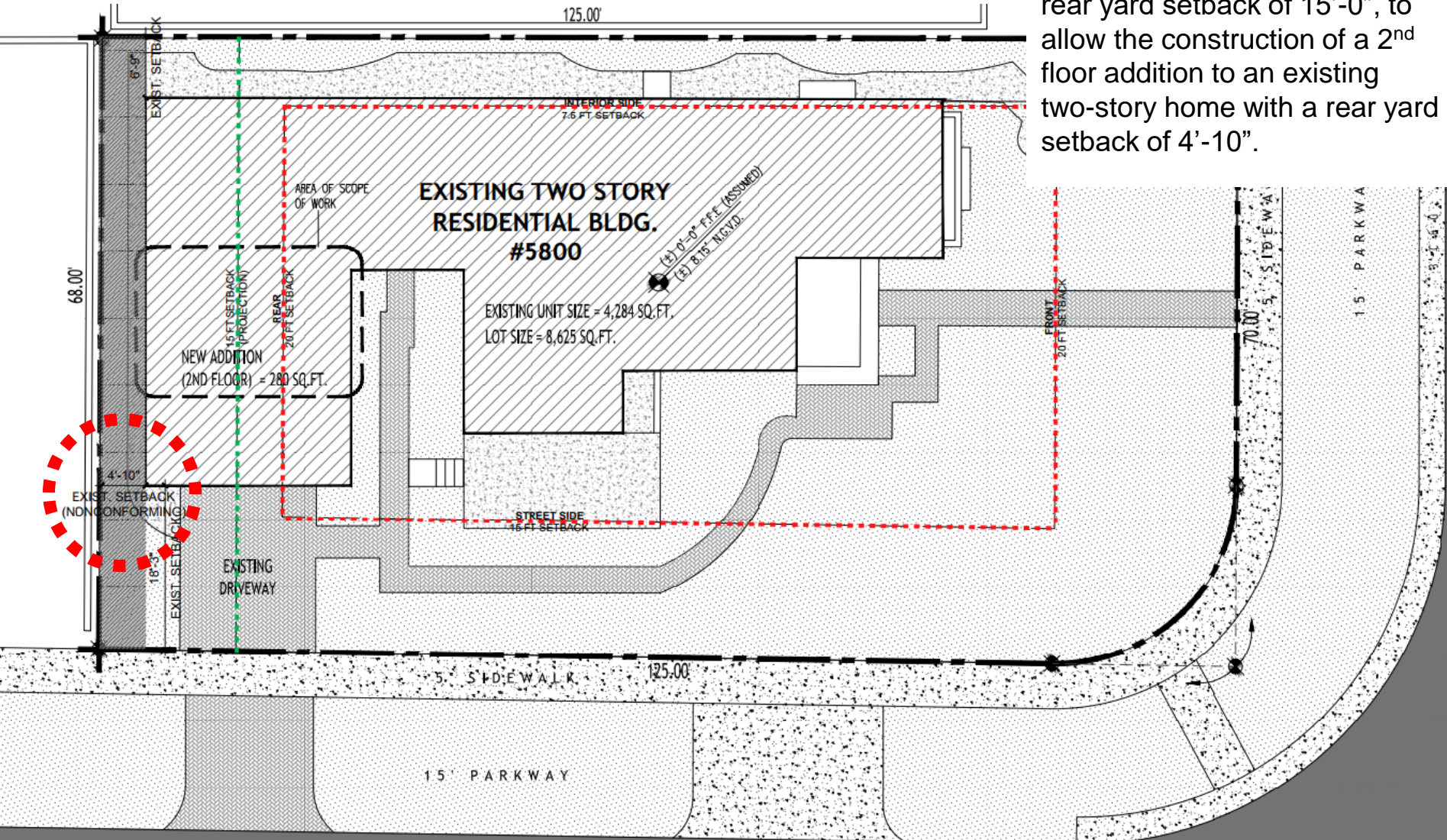
EXTERIOR PICTURES



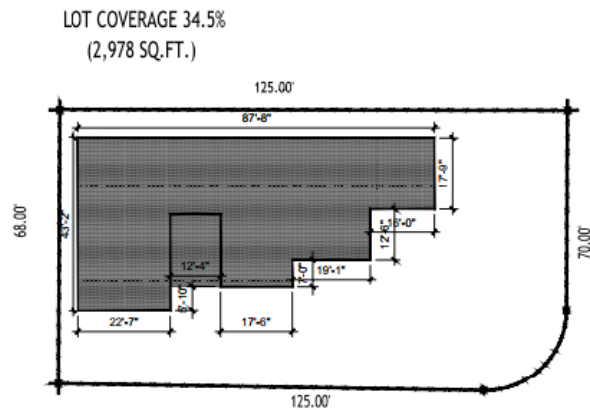
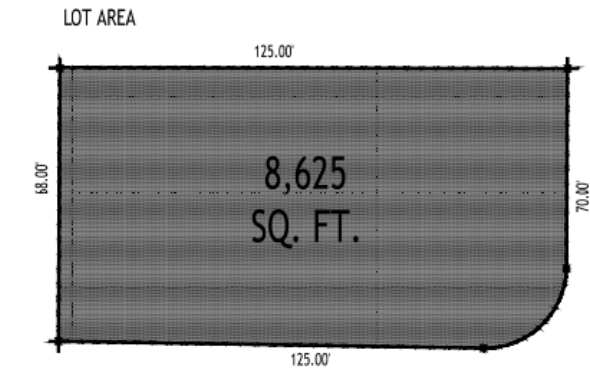
SIDE YARD FACING 58TH STREET

VARIANCE

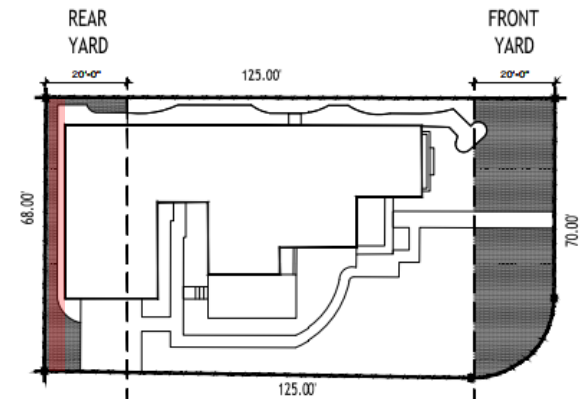
Reduce by 10'-2" the minimum rear yard setback of 15'-0", to allow the construction of a 2nd floor addition to an existing two-story home with a rear yard setback of 4'-10".



DIAGRAMS



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)

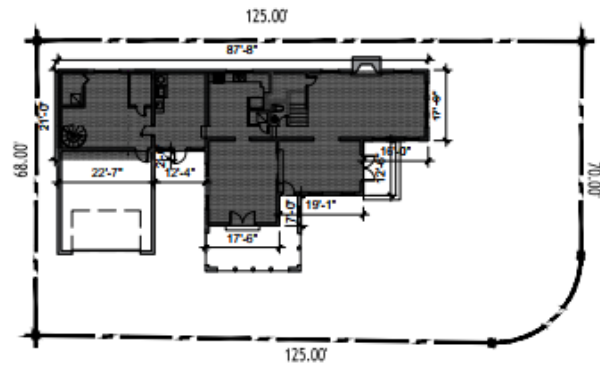


GREEN AREA SHADING DIAGRAM & CALCULATIONS:			
	AREA	REQUIRED	PROPOSED
FRONT YARD:	1,280 SQ. FT.	50% MIN. (640 SQ. FT.)	93% (1,190 SQ. FT.)
REAR YARD:	1,360 SQ. FT.	70% MIN. (952 SQ. FT.)	24.2% (330 SQ. FT.) NONCONFORMING

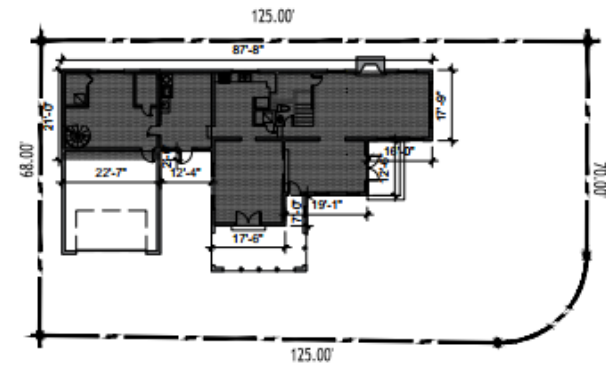
EXISTING

PROPOSED

DIAGRAMS



UNIT SIZE / 1ST FLOOR
2,270 SF



UNIT SIZE / 1ST FLOOR
2,270 SF



UNIT SIZE / 2ND FLOOR
2,368 SF

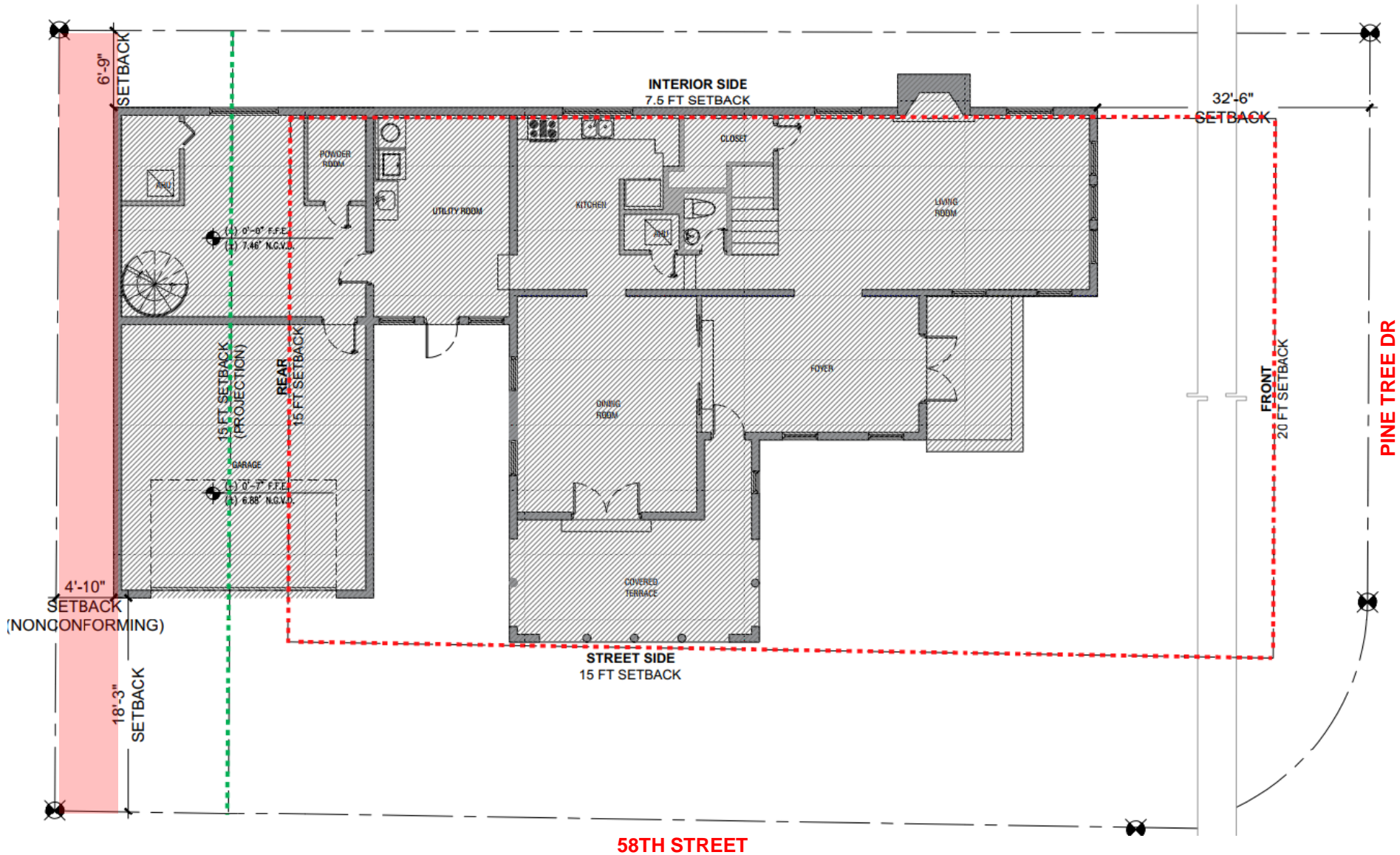


UNIT SIZE / 2ND FLOOR
2,648 SF

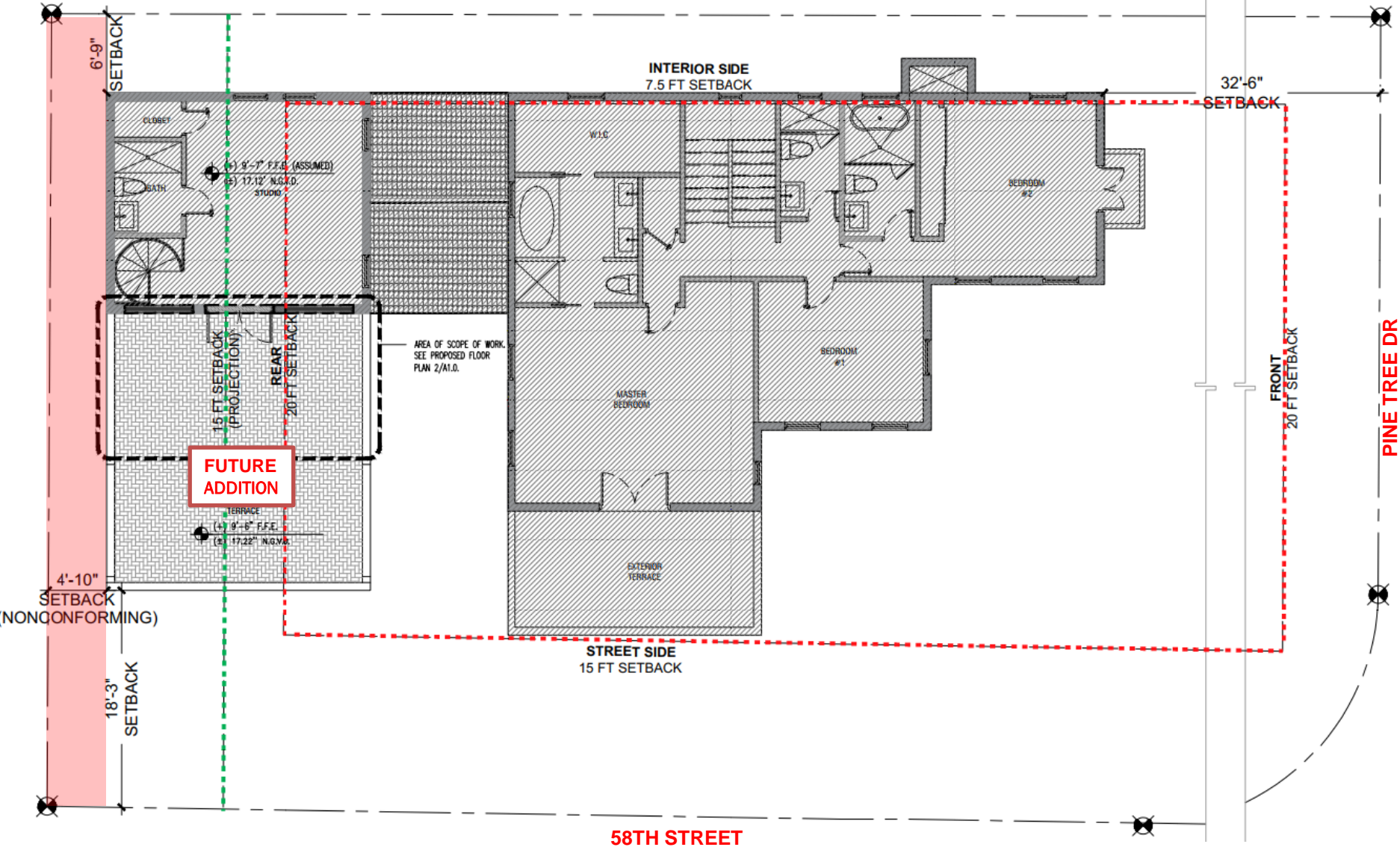
UNIT AREA SHADING DIAGRAM & CALCULATIONS:

	LOT AREA	REQUIRED	PROVIDED
1ST FLOOR			2,270 SQ. FT.
2ND FLOOR			2,368 SQ. FT.
TOTAL	8,625 SQ. FT.	60% MAX.(5,175 SQ. FT.)	49.6% (4,284 SQ. FT.)
NEW ADDITION (2ND FLOOR)			280 SQ. FT.
TOTAL UNIT AREA	8,625 SQ. FT.	60% MAX.(5,175 SQ. FT.)	52.9% (4,564 SQ. FT.)

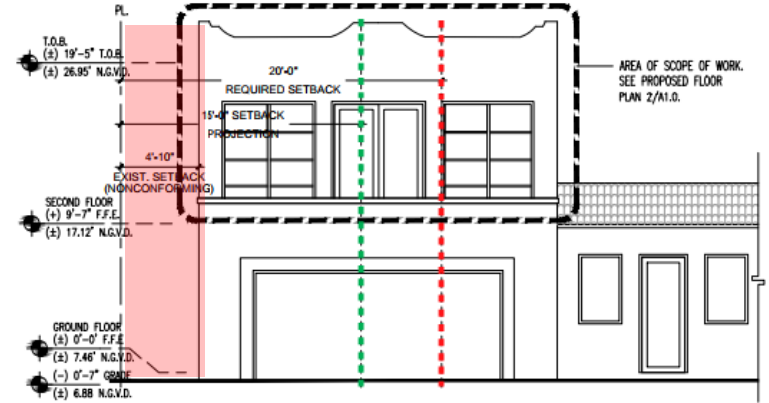
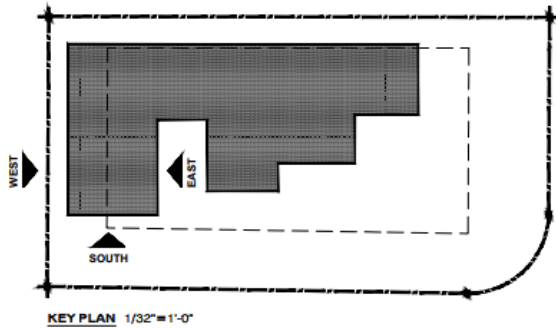
EXISTING 1ST FLOOR



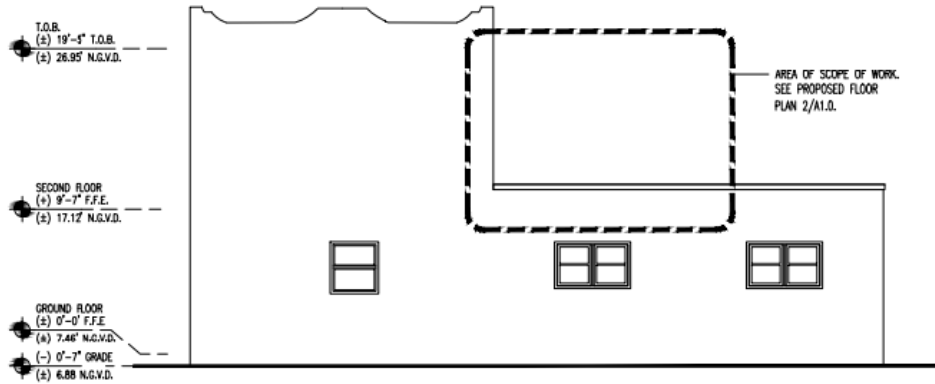
EXISTING 2ND FLOOR



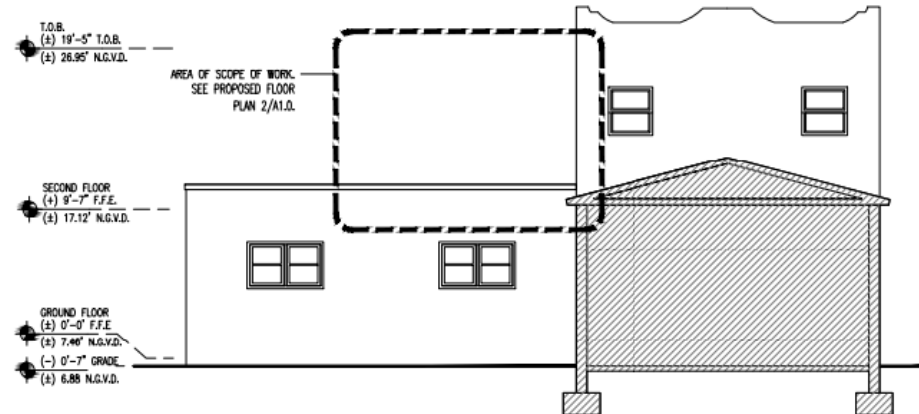
EXISTING ELEVATIONS



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

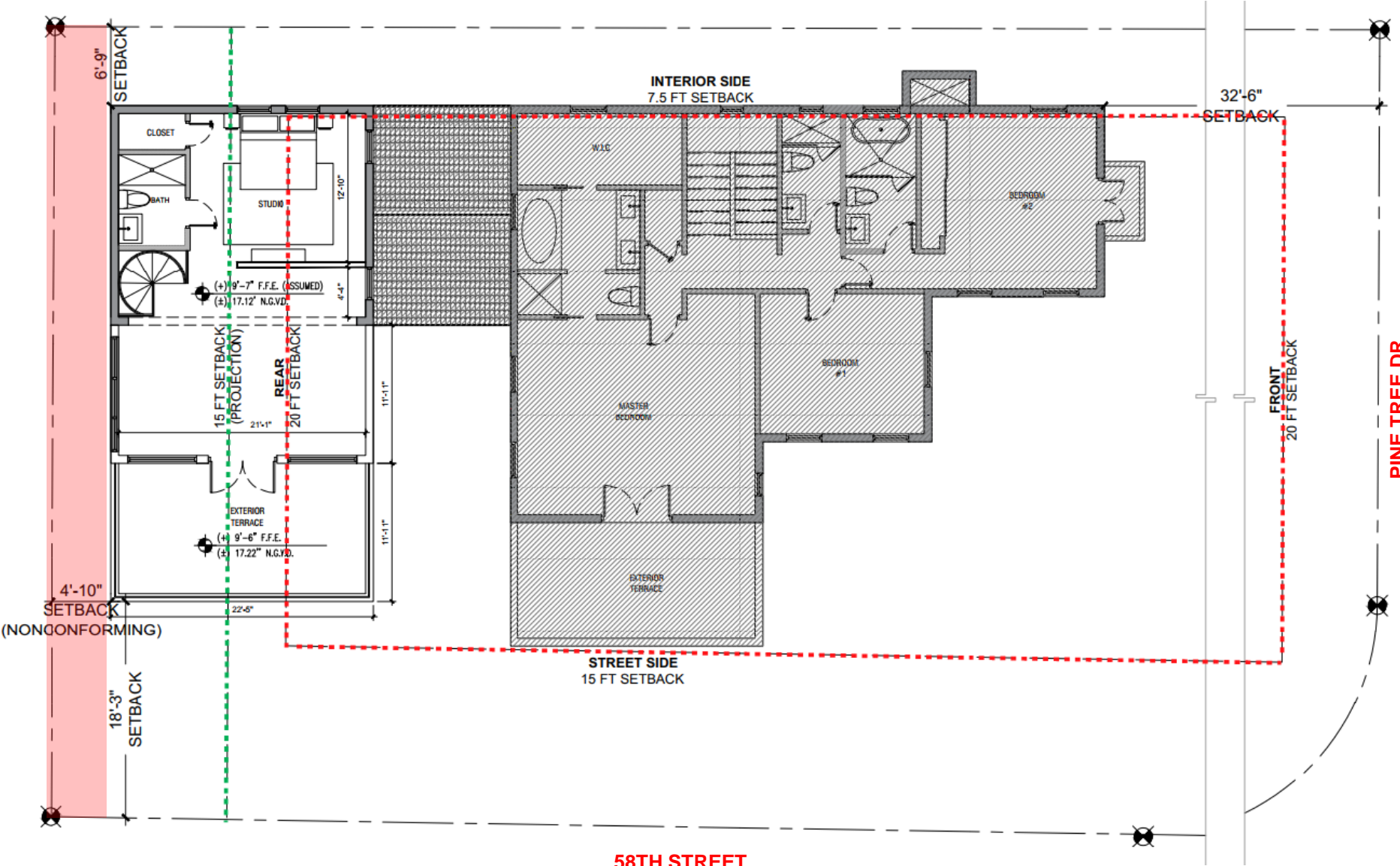


EXISTING - WEST ELEV
1/8" = 1'-0"

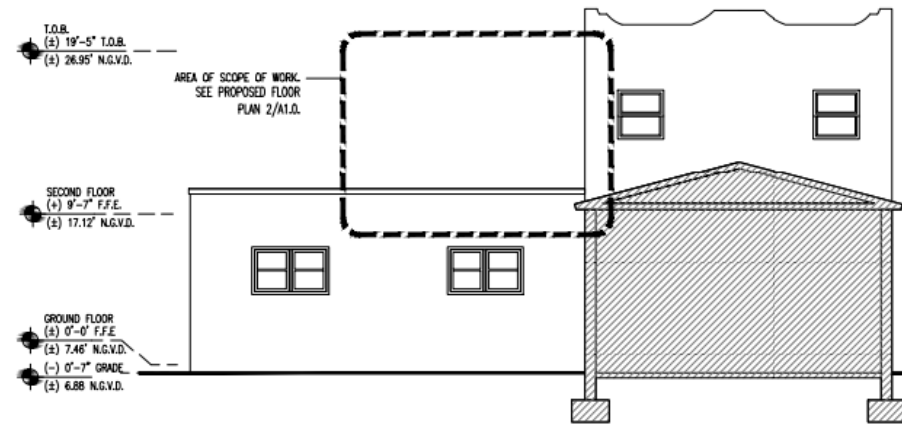
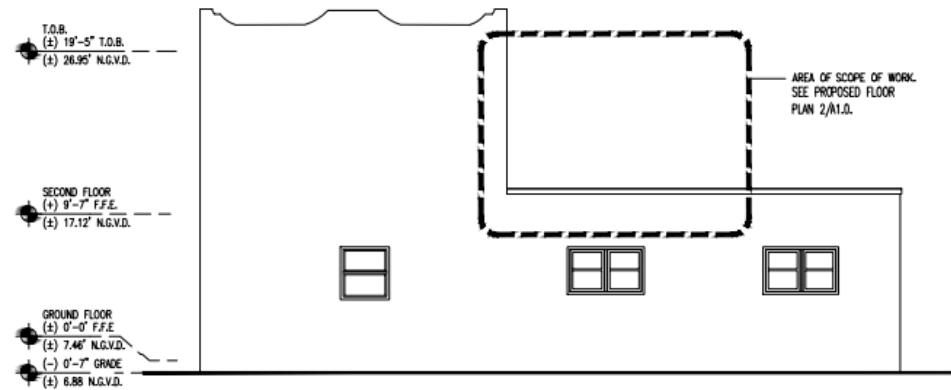
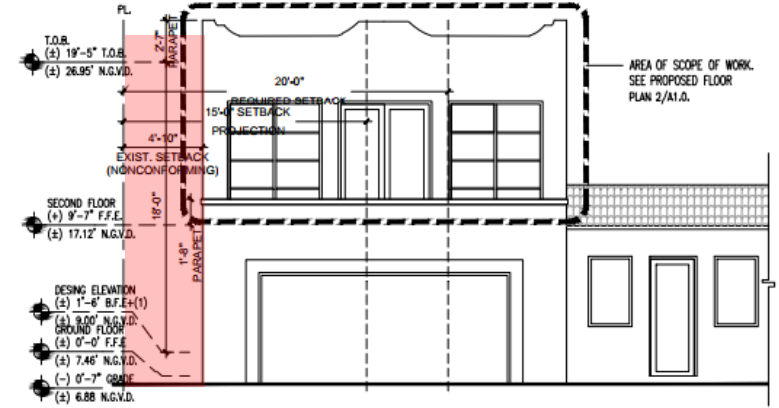
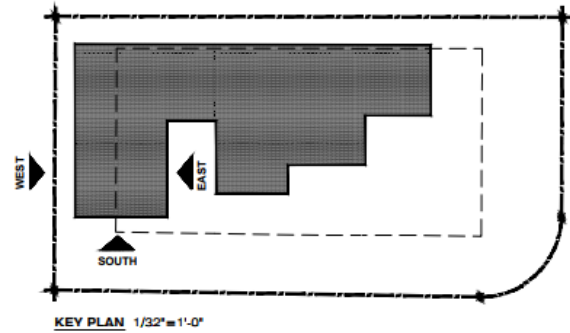


EXISTING - EAST ELEV
1/8" = 1'-0"

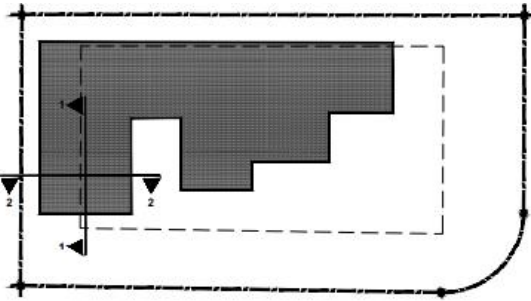
PROPOSED 2ND FLOOR



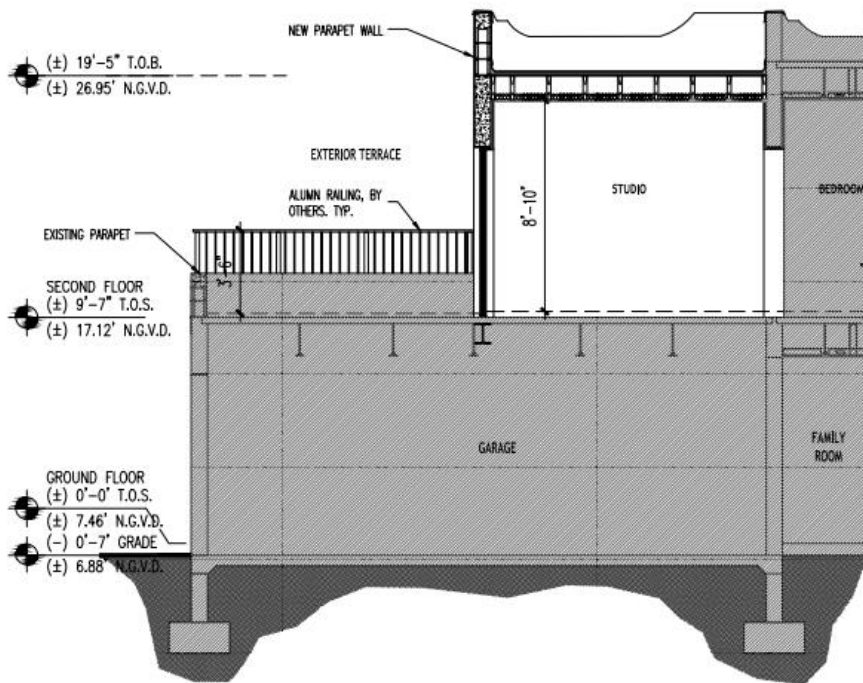
PROPOSED ELEVATIONS



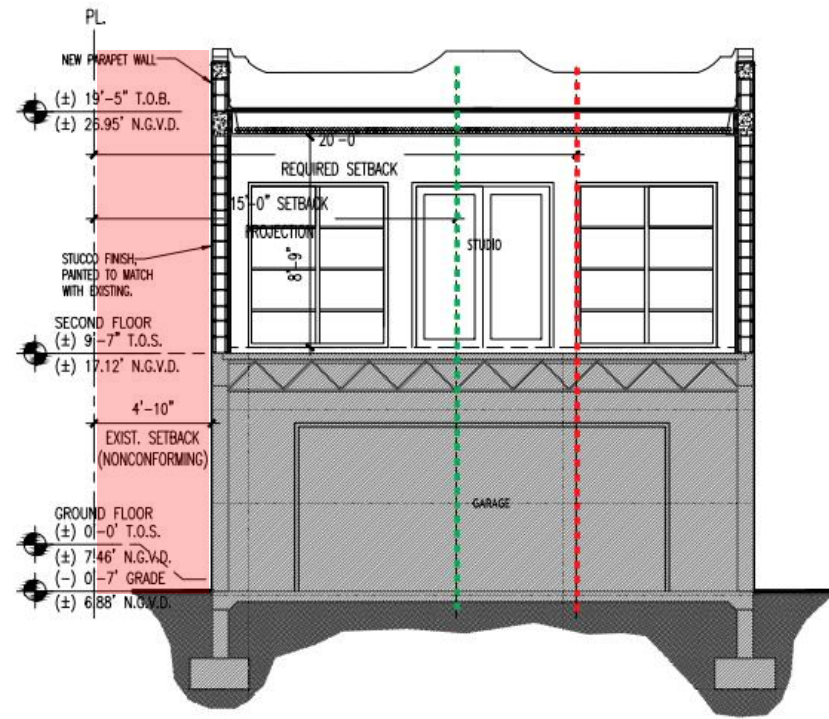
SECTIONS



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

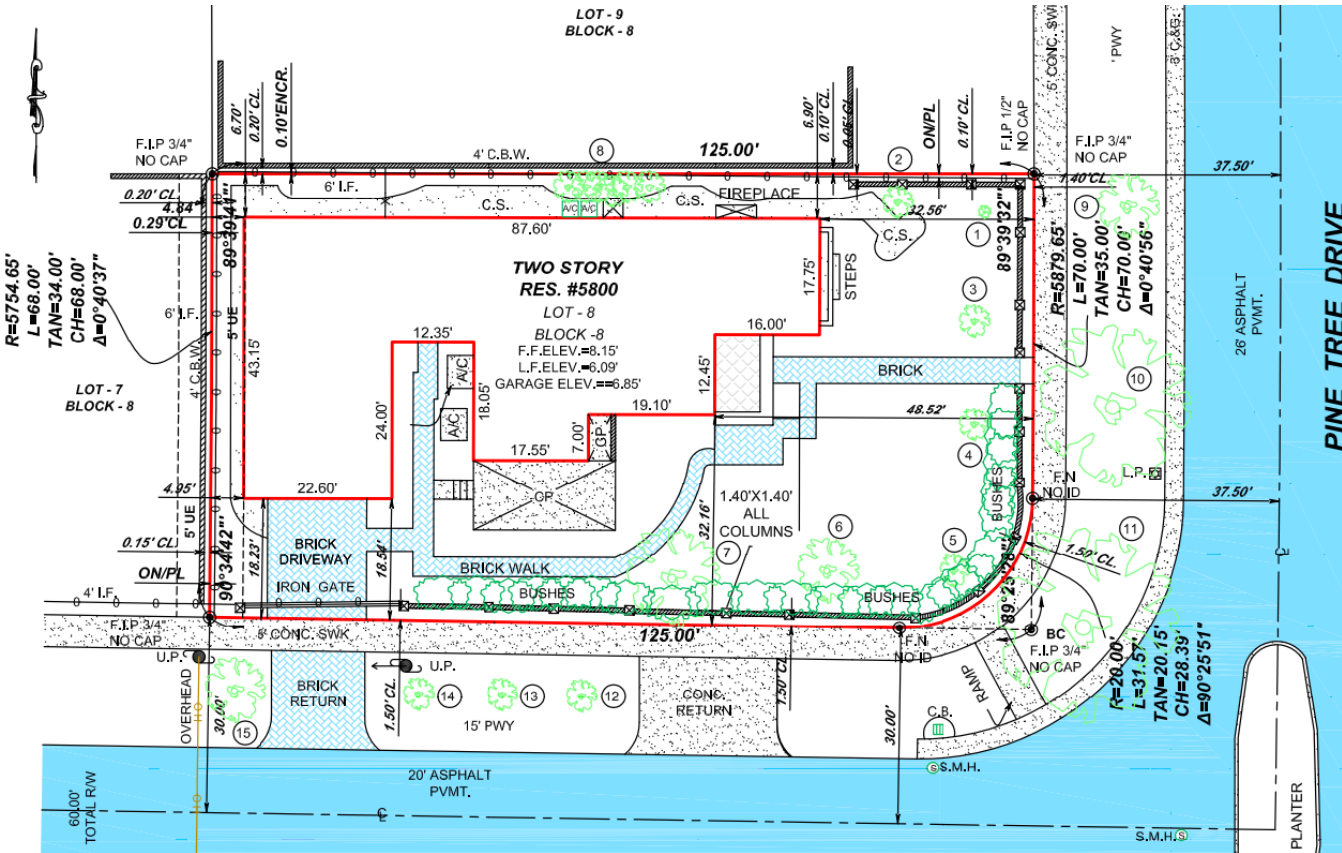


SECTION 1-1
3/16" = 1'-0"



SECTION 2-2
3/16" = 1'-0"

TREE SURVEY



THANK YOU



SIXSIDES ARCHITECTURE, INC.

1108 KANE CONCOURSE, SUITE 212,
BAY HARBOR ISLANDS, FL 33154
786.389.9535.