

# 5011 PINE TREE DRIVE

## EXPLORATIVE STUDIES



WITH **INSPIRATA** MANAGEMENT LLC

# EXISTING IMAGERY

## 1927 TWO STORY MAIN RESIDENCE



SOUTHWEST CORNER  
WEST & SOUTH FACING FACADE



NORTHEAST CORNER  
EAST & NORTH FACING FACADE



NORTHWEST CORNER  
WEST & NORTH FACING FACADE



SOUTHEAST CORNER  
SOUTH & EAST FACING FACADE

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC

# EXISTING IMAGERY

**1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING**



SOUTH FACADE

**1924 TWO STORY CARRIAGE BOAT HOUSE**



EAST FACADE

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC

# EXISTING SITE PLAN



**1924 TWO STORY CARRIAGE BOAT HOUSE**  
*ARCHITECTURALLY SIGNIFICANT*

**1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING**

**1927 TWO STORY MAIN HOUSE**  
*ARCHITECTURALLY SIGNIFICANT*

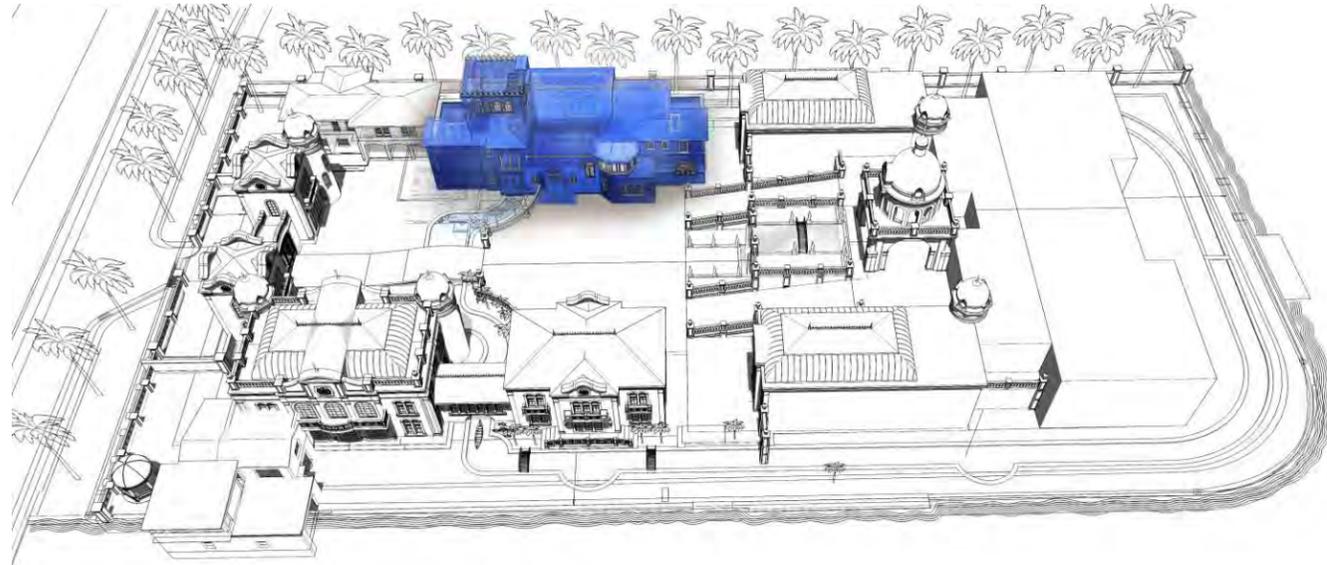
**5011 PINE TREE DRIVE**  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC

# STUDY ONE

NORTH SIDE CONNECTION



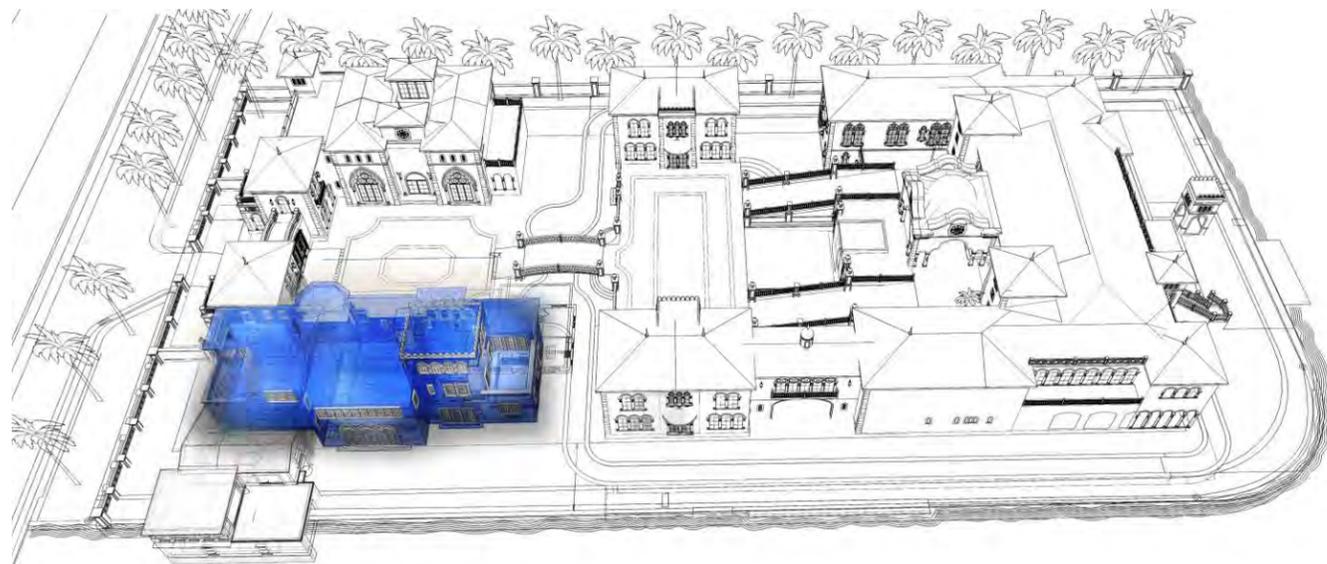
# STUDY TWO

INDEPENDENT



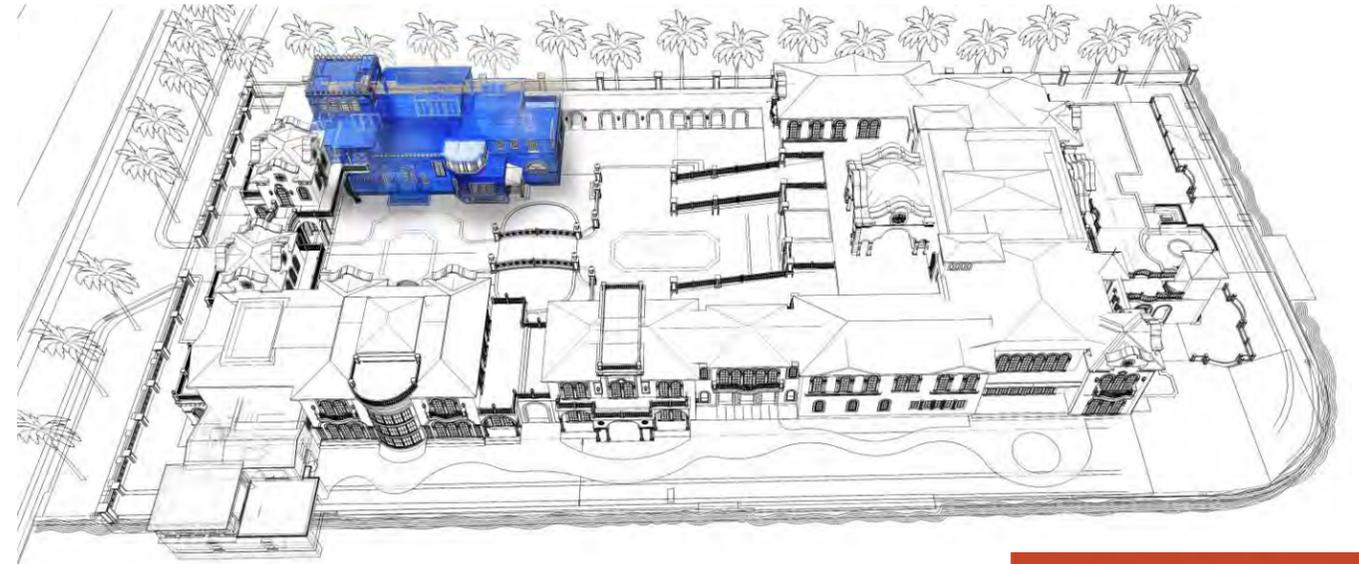
# STUDY THREE

SOUTH SIDE CONNECTION



# STUDY FOUR

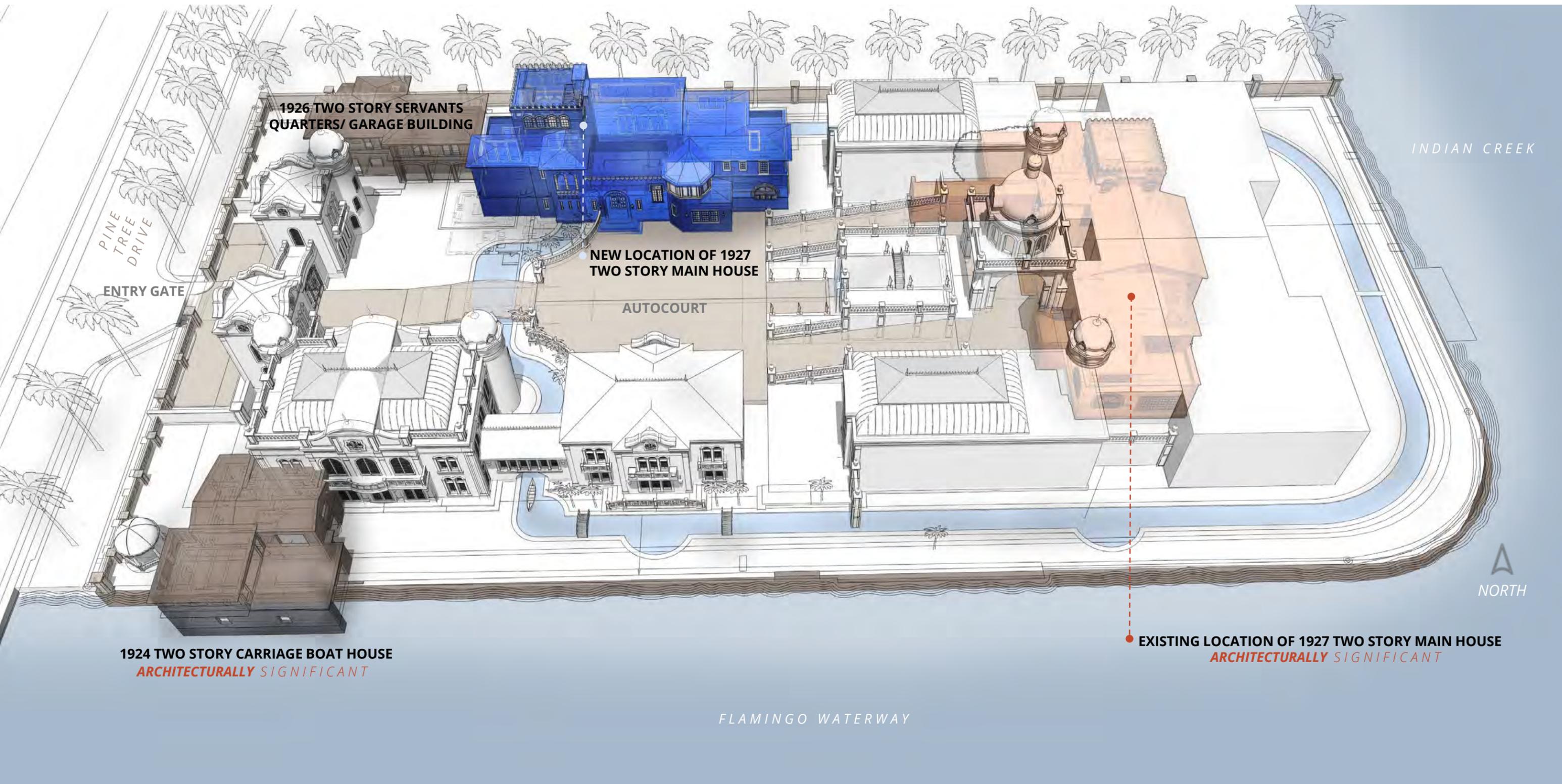
PROPOSED COMBINATION



5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



1926 TWO STORY SERVANTS  
QUARTERS/ GARAGE BUILDING

NEW LOCATION OF 1927  
TWO STORY MAIN HOUSE

AUTOCOURT

PINE  
TREE  
DRIVE

ENTRY GATE

INDIAN CREEK

NORTH

1924 TWO STORY CARRIAGE BOAT HOUSE  
*ARCHITECTURALLY SIGNIFICANT*

EXISTING LOCATION OF 1927 TWO STORY MAIN HOUSE  
*ARCHITECTURALLY SIGNIFICANT*

FLAMINGO WATERWAY

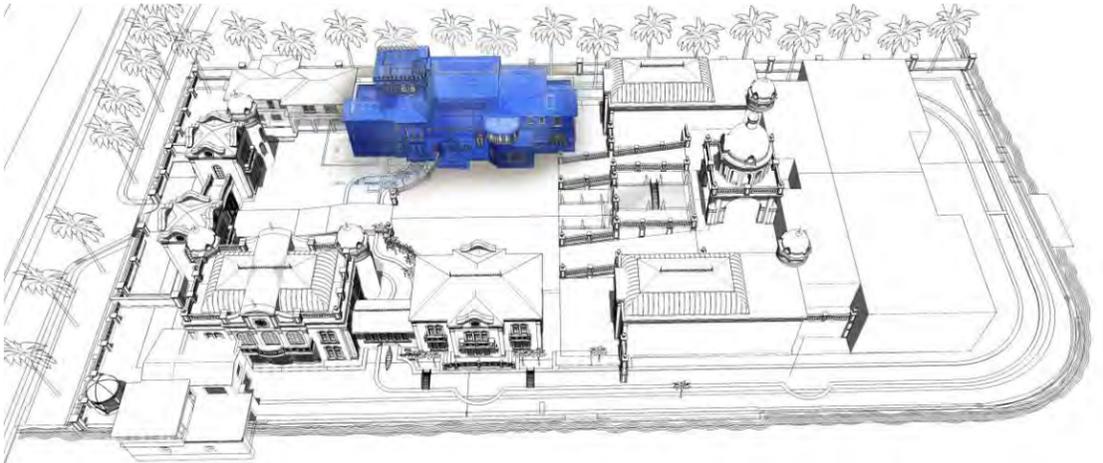
# STUDY ONE

NORTH SIDE CONNECTION

## 5011 PINE TREE DRIVE EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



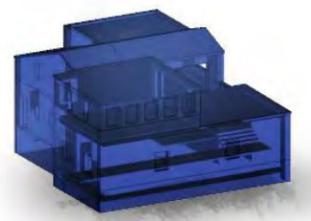
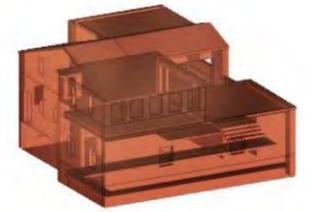
# STUDY ONE

NORTH SIDE CONNECTION

- + 3 of 3 existing structures to be preserved and 2 of 3 kept in original location
- + Architecturally significant structures are closer to public streetscape
- Uneven floor heights between existing structures (1926 Servants Quarters & 1927 Main House) creates new set of problems when tying together
- Connection of the two (1926 Servants Quarters & 1927 Main House) created a disproportional and disjointed façade rhythm
- Northern property line becomes harsh with a tall built environment and very little space between ancillary structures across the site
- Existing garage door façade is still visible in 1926 Servants Quarters



## 1924 TWO STORY CARRIAGE BOAT HOUSE



### EXISTING

**FIRST FLOOR** 1,859 SQ. FT.  
**SECOND FLOOR** 1,436 SQ. FT.

### NEW

**FIRST FLOOR** 1,859 SQ. FT.  
**SECOND FLOOR** 1,436 SQ. FT.

**100%** OF 1924 TWO STORY CARRIAGE BOAT HOUSE TO REMAIN

*\* Only 1 Façade is affected with new construction*

## 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING



### EXISTING

**FIRST FLOOR** 1,917 SQ. FT.  
**SECOND FLOOR** 1,452 SQ. FT.

### NEW

**FIRST FLOOR** 1,476 SQ. FT.  
**SECOND FLOOR** 1,452 SQ. FT.

**87%** OF 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO REMAIN

*\* Removal of 2 garage bays*

## 1927 TWO STORY MAIN HOUSE



### EXISTING

**FIRST FLOOR** 5,110 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

### NEW

**FIRST FLOOR** 4,265 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

**90%** OF 1927 TWO STORY MAIN HOUSE TO REMAIN

*\* Removal of Kitchen and Arched Colonnade*

# 5011 PINE TREE DRIVE

## EXPLORATIVE STUDIES

**KEY**

- TO REMAIN
- TO BE REMOVED
- NEW MASSING



WITH INSPIRATA MANAGEMENT LLC

# STUDY ONE

NORTH SIDE CONNECTION

INDIAN CREEK



## STYLISTIC UNIFICATION

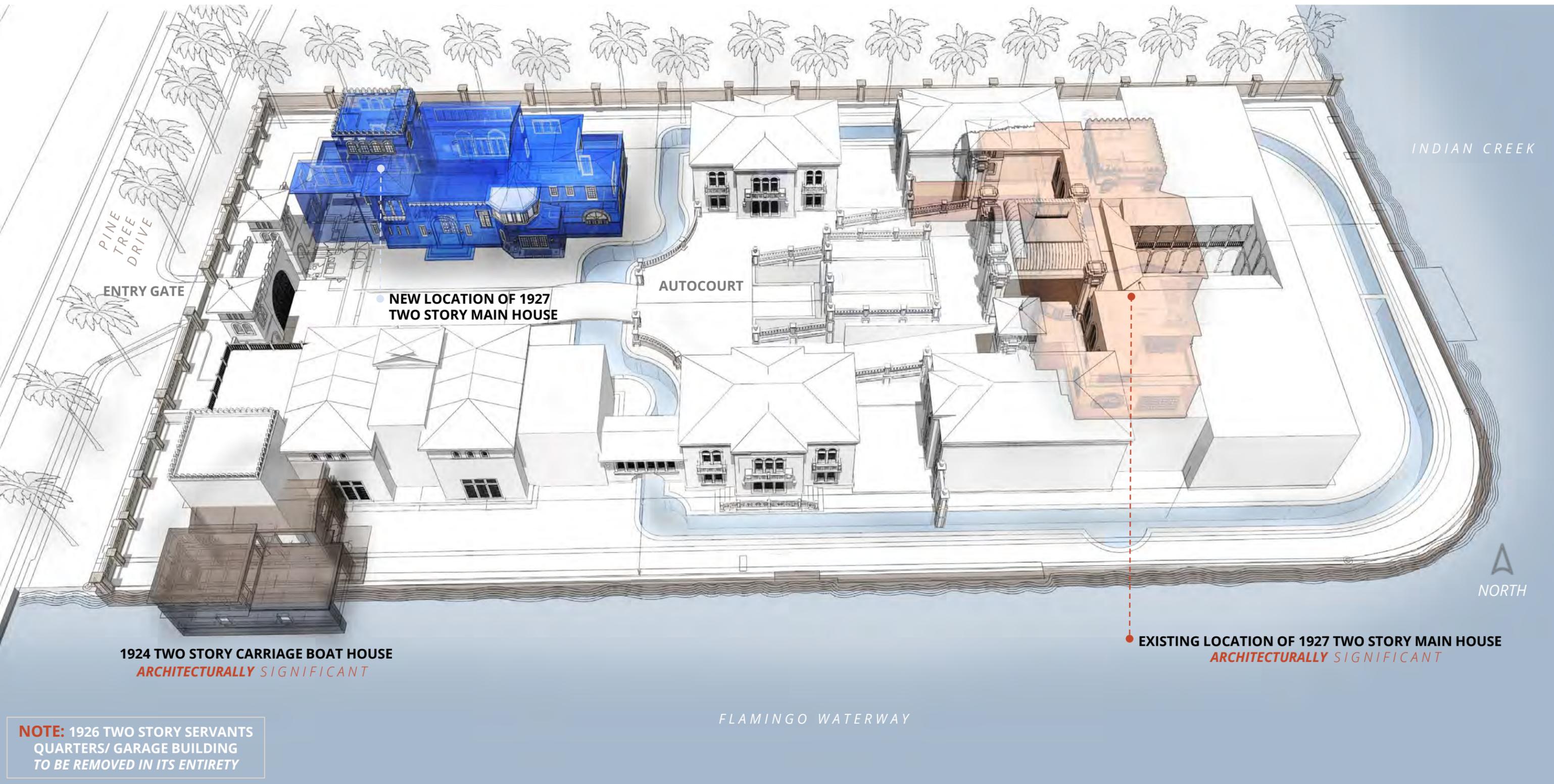
- Disjointed proportions between existing combined structures
- Interior space flanked with clashing heights and details
- New buildings have not blended seamlessly with existing architecturally significant structures

FLAMINGO WATERWAY

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



PINE TREE DRIVE

ENTRY GATE

● NEW LOCATION OF 1927 TWO STORY MAIN HOUSE

AUTOCOURT

INDIAN CREEK

NORTH

1924 TWO STORY CARRIAGE BOAT HOUSE  
*ARCHITECTURALLY SIGNIFICANT*

● EXISTING LOCATION OF 1927 TWO STORY MAIN HOUSE  
*ARCHITECTURALLY SIGNIFICANT*

**NOTE:** 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO BE REMOVED IN ITS ENTIRETY

FLAMINGO WATERWAY

# STUDY TWO

INDEPENDENT

## 5011 PINE TREE DRIVE

EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



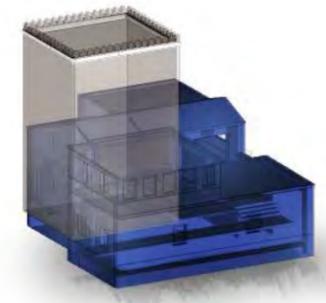
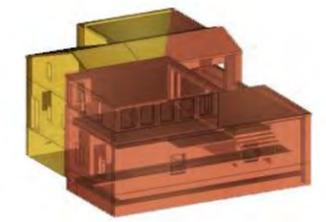
# STUDY TWO

INDEPENDENT

- + Maintained the most architecturally significant structure of the site
- + Decreased the amount of built structures along northern neighboring property line
- + Increased the amount of open space between ancillary structures
- All of 1926 Servants Quarters to be removed
- Majority of 1924 Carriage Boat House is remodeled to allow for a cohesive architectural style across the public streetscape



**1924 TWO STORY CARRIAGE BOAT HOUSE**



**EXISTING**

**FIRST FLOOR** 1,859 SQ. FT.  
**SECOND FLOOR** 1,436 SQ. FT.

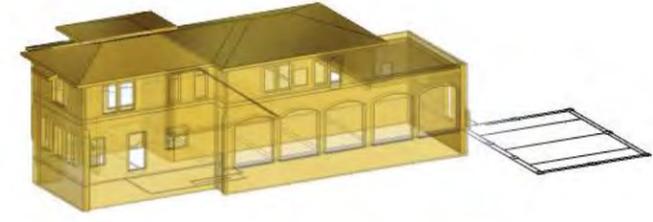
**NEW**

**FIRST FLOOR** 1,315 SQ. FT.  
**SECOND FLOOR** 899 SQ. FT.

**67%** OF 1924 TWO STORY CARRIAGE BOAT HOUSE TO REMAIN

**33%** OF 1924 TWO STORY CARRIAGE BOAT HOUSE TO BE REBUILT

**1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING**



**EXISTING**

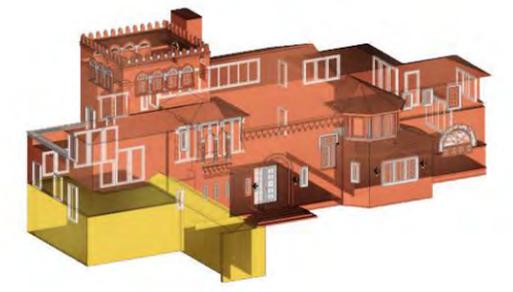
**FIRST FLOOR** 1,917 SQ. FT.  
**SECOND FLOOR** 1,452 SQ. FT.

**NEW**

**FIRST FLOOR** 0 SQ. FT.  
**SECOND FLOOR** 0 SQ. FT.

**0%** OF 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO REMAIN  
*\* Removal of entire building*

**1927 TWO STORY MAIN HOUSE**



**EXISTING**

**FIRST FLOOR** 5,110 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

**NEW**

**FIRST FLOOR** 4,265 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

**90%** OF 1927 TWO STORY MAIN HOUSE TO REMAIN  
*\* Removal of Kitchen and Arched Colonnade*

## 5011 PINE TREE DRIVE EXPLORATIVE STUDIES

**KEY**

- TO REMAIN
- TO BE REMOVED
- NEW MASSING
- NEW CONSTRUCTION



WITH INSPIRATA MANAGEMENT LLC

# STUDY TWO

INDEPENDENT

INDIAN CREEK



## STYLISTIC UNIFICATION

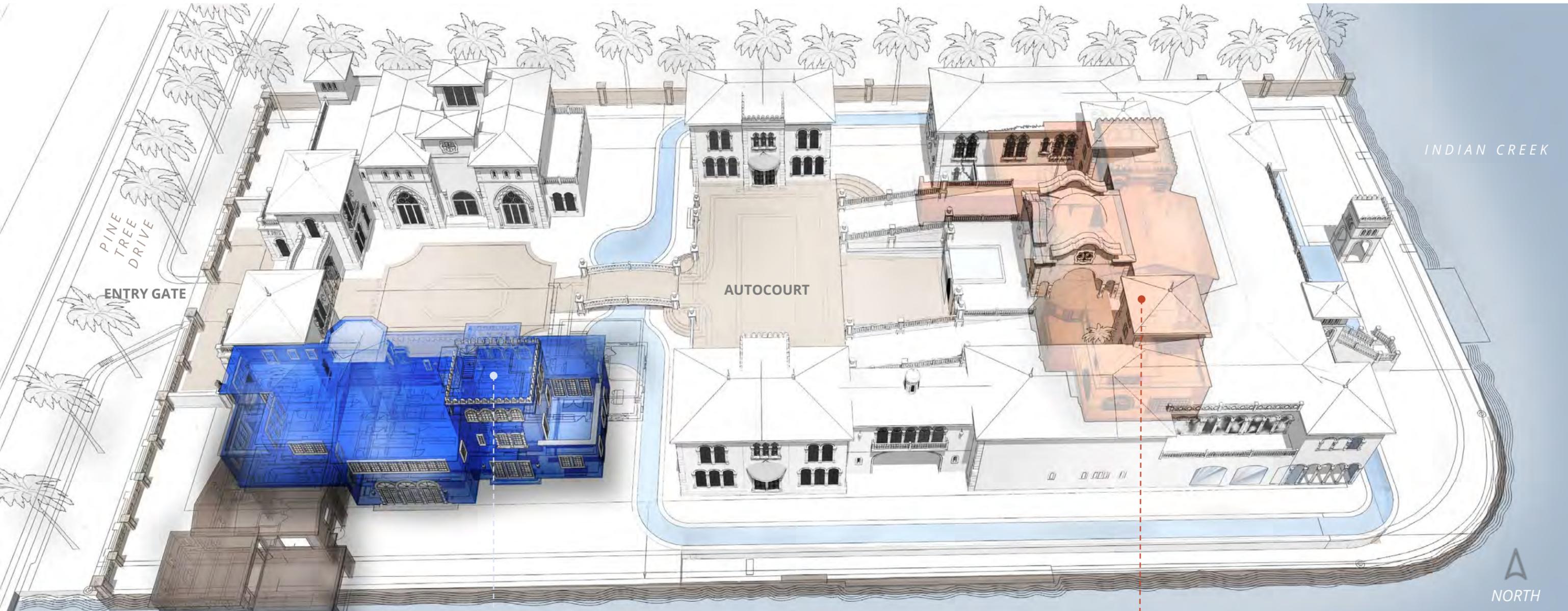
- Unwelcoming public streetscape with flanking towers
- Disproportional ancillary buildings downplaying the major focal point at the new main home
- Disconnected program when form follows function

FLAMINGO WATERWAY

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



**1924 TWO STORY CARRIAGE BOAT HOUSE**  
*ARCHITECTURALLY SIGNIFICANT*

● **NEW LOCATION OF 1927 TWO STORY MAIN HOUSE**

● **EXISTING LOCATION OF 1927 TWO STORY MAIN HOUSE**  
*ARCHITECTURALLY SIGNIFICANT*

**NOTE:** 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO BE REMOVED IN ITS ENTIRETY

# STUDY THREE

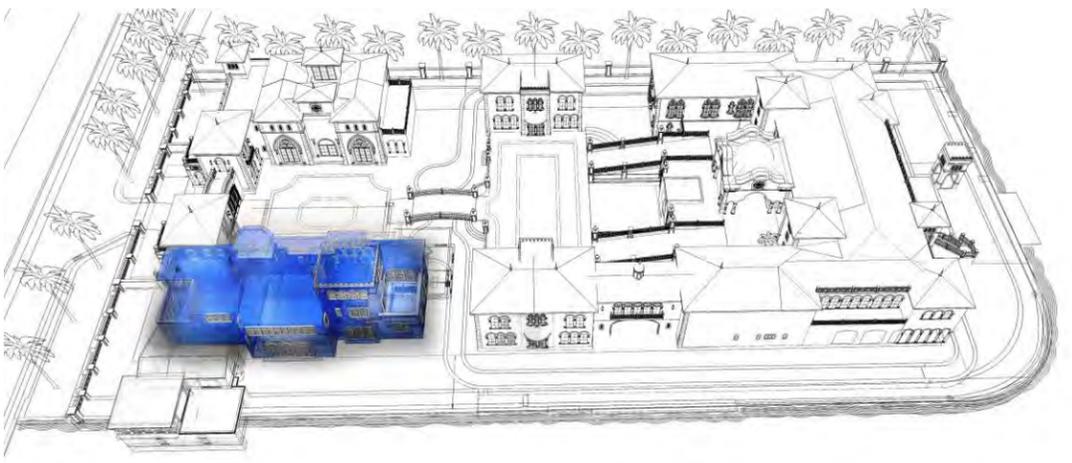
SOUTH SIDE CONNECTION

## 5011 PINE TREE DRIVE

EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



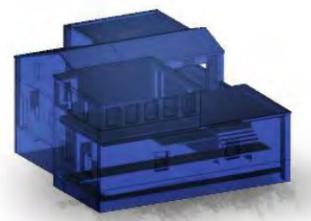
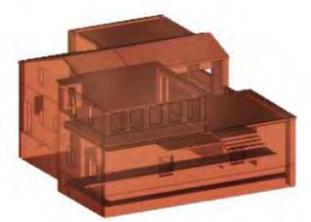
# STUDY THREE

SOUTH SIDE CONNECTION

- + Increased the amount of open space between ancillary structures
- + Architecturally significant structures are closer to public streetscape
- + Decreased the amount of built structures along northern neighboring property line
- Uneven floor heights between existing structures (1926 Servants Quarters & 1927 Main House) creates new set of problems when tying together
- Architecturally significant structures lose their individual character with connection
- + Meets clients needs while maintaining 2 significant existing structures



**1924 TWO STORY CARRIAGE BOAT HOUSE**



EXISTING

**FIRST FLOOR** 1,859 SQ. FT.  
**SECOND FLOOR** 1,436 SQ. FT.

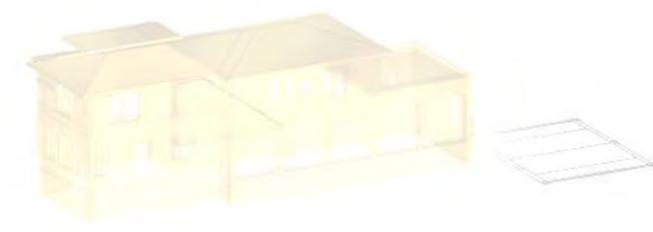
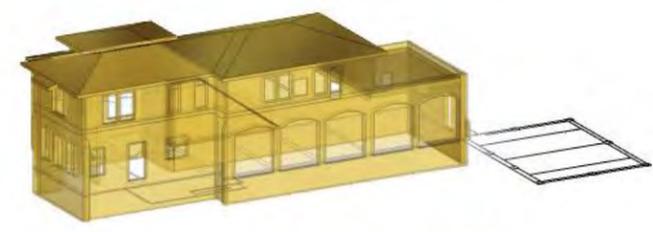
NEW

**FIRST FLOOR** 1,859 SQ. FT.  
**SECOND FLOOR** 1,436 SQ. FT.

**100%** OF 1924 TWO STORY CARRIAGE BOAT HOUSE TO REMAIN

*\* Only 2 Façades are affected with the relocation of the 1927 Main House*

**1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING**



EXISTING

**FIRST FLOOR** 1,917 SQ. FT.  
**SECOND FLOOR** 1,452 SQ. FT.

NEW

**FIRST FLOOR** 0 SQ. FT.  
**SECOND FLOOR** 0 SQ. FT.

**0%** OF 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO REMAIN

*\* Removal of entire building*

**1927 TWO STORY MAIN HOUSE**



EXISTING

**FIRST FLOOR** 5,110 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

NEW

**FIRST FLOOR** 4,265 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

**90%** OF 1927 TWO STORY MAIN HOUSE TO REMAIN

*\* Removal of Kitchen and Arched Colonnade*

## 5011 PINE TREE DRIVE EXPLORATIVE STUDIES

KEY

- TO REMAIN
- TO BE REMOVED
- NEW MASSING



WITH INSPIRATA MANAGEMENT LLC

INDIAN CREEK

FLAMINGO WATERWAY

# STUDY THREE

SOUTH SIDE CONNECTION

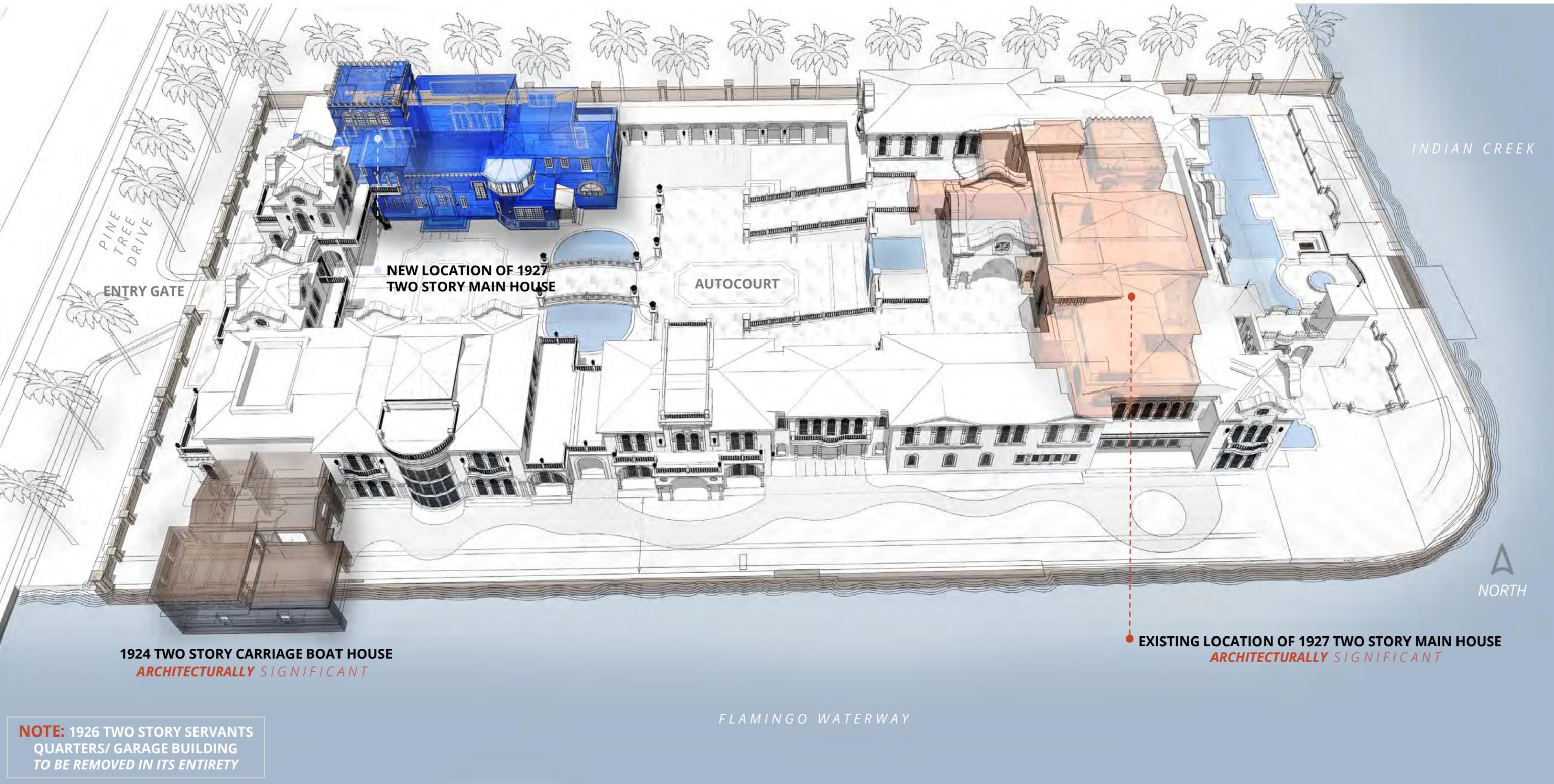
## STYLISTIC UNIFICATION

- Over use of existing details creating too much of a repetitious look
- Merging of two existing buildings with different heights
- + Architecturally significant structures are closer to the public streetscape
- + Entry feels more welcoming with less building structures

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



ENTRY GATE

NEW LOCATION OF 1927 TWO STORY MAIN HOUSE

AUTOCOURT

INDIAN CREEK

NORTH

1924 TWO STORY CARRIAGE BOAT HOUSE  
*ARCHITECTURALLY SIGNIFICANT*

EXISTING LOCATION OF 1927 TWO STORY MAIN HOUSE  
*ARCHITECTURALLY SIGNIFICANT*

**NOTE:** 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO BE REMOVED IN ITS ENTIRETY

FLAMINGO WATERWAY

# STUDY FOUR

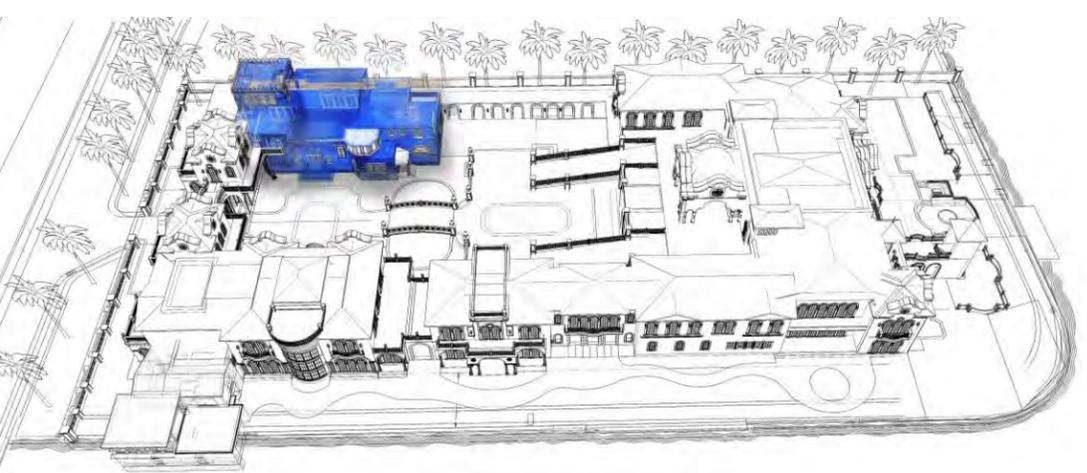
PROPOSED COMBINATION

## 5011 PINE TREE DRIVE

EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



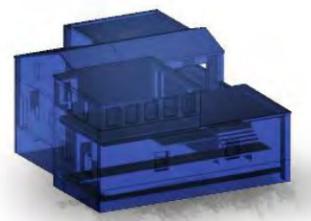
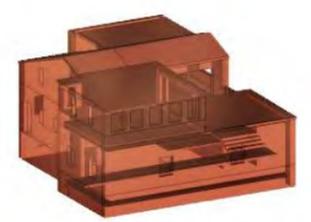
# STUDY FOUR

PROPOSED COMBINATION

- + Architecturally significant structures retained individual characteristics
- + Architecturally significant structures are closer to public streetscape
- + Stylistically we achieved greater success in new asymmetrical location
- + Allowed for further openness along northern property line
- + Interpretation of new arched colonnade is built to replace the original
- + Needs of the clients were met while maintaining 2 significant existing structures



**1924 TWO STORY CARRIAGE BOAT HOUSE**



**EXISTING**

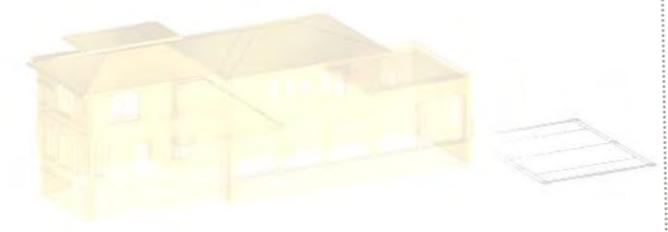
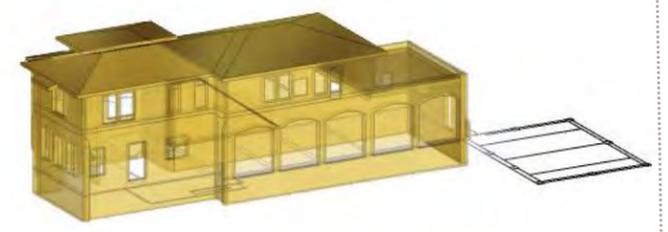
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**SECOND FLOOR** 1,436 SQ. FT.

**NEW**

**FIRST FLOOR** 1,859 SQ. FT.  
**SECOND FLOOR** 1,436 SQ. FT.

**100%** OF 1924 TWO STORY CARRIAGE BOAT HOUSE TO REMAIN  
*\* Only 1 Façade is affected with new construction*

**1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING**



**EXISTING**

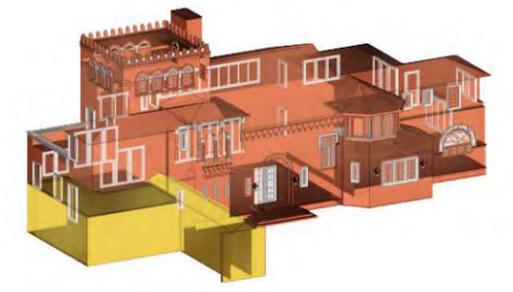
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**SECOND FLOOR** 1,452 SQ. FT.

**NEW**

**FIRST FLOOR** 0 SQ. FT.  
**SECOND FLOOR** 0 SQ. FT.

**0%** OF 1926 TWO STORY SERVANTS QUARTERS/ GARAGE BUILDING TO REMAIN  
*\* Removal of entire building*

**1927 TWO STORY MAIN HOUSE**



**EXISTING**

**FIRST FLOOR** 5,110 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

**NEW**

**FIRST FLOOR** 4,265 SQ. FT.  
**SECOND FLOOR** 3,242 SQ. FT.

**90%** OF 1927 TWO STORY MAIN HOUSE TO REMAIN  
*\* Removal of Kitchen and Arched Colonnade*

## 5011 PINE TREE DRIVE EXPLORATIVE STUDIES

**KEY**

- TO REMAIN
- TO BE REMOVED
- NEW MASSING

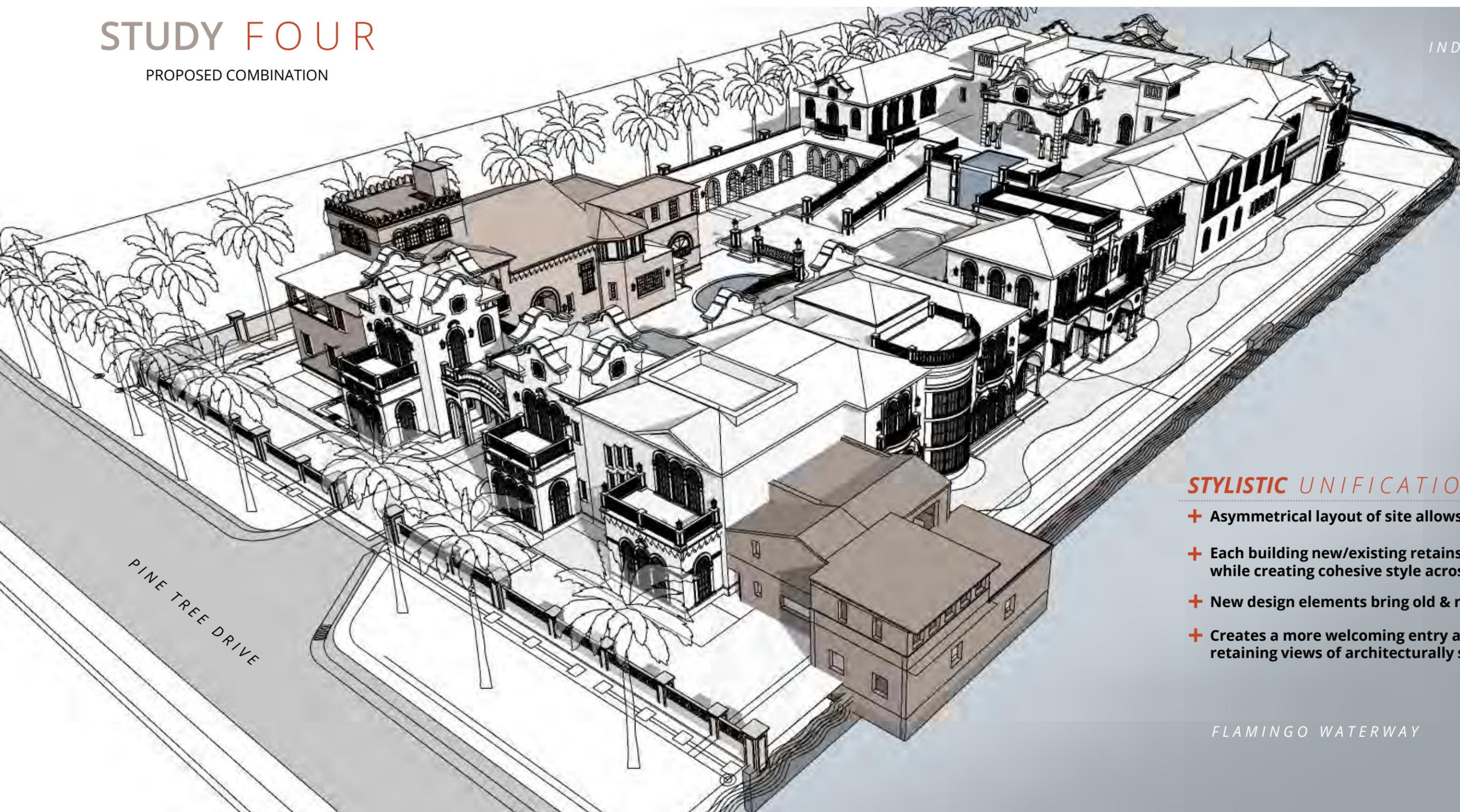


WITH INSPIRATA MANAGEMENT LLC

# STUDY FOUR

PROPOSED COMBINATION

INDIAN CREEK



## STYLISTIC UNIFICATION

- + Asymmetrical layout of site allows for much better flow
- + Each building new/existing retains an individual nature while creating cohesive style across site
- + New design elements bring old & new together
- + Creates a more welcoming entry at the public streetscape while retaining views of architecturally significant structures

FLAMINGO WATERWAY

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC

# SUBMISSION HIGHLIGHTS

5011 PINE TREE DRIVE  
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information	
1	Address: 5011 Pine Tree Drive	
2	Folio number(s): 02-3214-003-0010	
3	Board and file numbers :	
4	Year built: 1924	Zoning District: RS-2
5	Based Flood Elevation: 8.00'	Grade value in NGVD:
6	Adjusted grade (Flood+Grade/2):	Free board: 12"
7	Lot Area: 82,714 S.F.	
8	Lot width: 203.10'	Lot Depth: 411.10'
9	Max Lot Coverage SF and %: 33,085 S.F. 40%	Proposed Lot Coverage SF and %: 29,588 S.F. 35.77%
10	Existing Lot Coverage SF and %: 9,282 11.22%	Lot coverage deducted (garage-storage) SF: N/A
11	Front Yard Open Space SF and %: 10,154 S.F.	Rear Yard Open Space SF and %: 9,854 S.F.
12	Max Unit Size SF and %: 49,628 S.F. 60%	Proposed Unit Size SF and %: 49,261 S.F. 59.55% Inc. Existing
13	Existing First Floor Unit Size: 9,282 S.F.	Proposed First Floor Unit Size: 28,093 S.F. (26,218 S.F. INTERIOR VOLUME) Inc. Existing
14	Existing Second Floor Unit Size: 6,563 S.F.	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)
15		Proposed Second Floor Unit Size SF and % : 21,156 S.F. 71.08% (21,979 S.F 83.83% 1ST FLR. INTERIOR VOLUME) Inc. Existing
16		Proposed Roof Deck Area SF and %: 1,864 S.F. 10.29% (Note: Maximum is 25% of the enclosed floor area immediately below):

	Required	Existing	Proposed	Proposed Height With Bonus
17 Height:*	28'-0" FLAT 31'-0" SLOPED	41'-10 1/4" FLAT 24'-3 1/2" SLOPED	28'-0" 30'-6"	30'-0" 30'-6"
18 Setbacks:				
19 Front First level:	20.00'	25.33'	20.00'	
20 Front Second level:	30.00'	25.33'	25.33'	
21 Side 1:	20.50'	33.30'	15.50'	
22 Side 2 or (facing street):	30.33'	50.00'	15.50'	
23 Rear:	50.00'	56.07'	39.58'	
24 Accessory Structure Side 1:		10.00'	N/A	
25 Accessory Structure Side 2 or (facing street) :		0.00'	N/A	
26 Accessory Structure Rear:				
26 Sum of Side yard :	50.83'	10.00'	15.50'	
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?			Yes	

Notes:

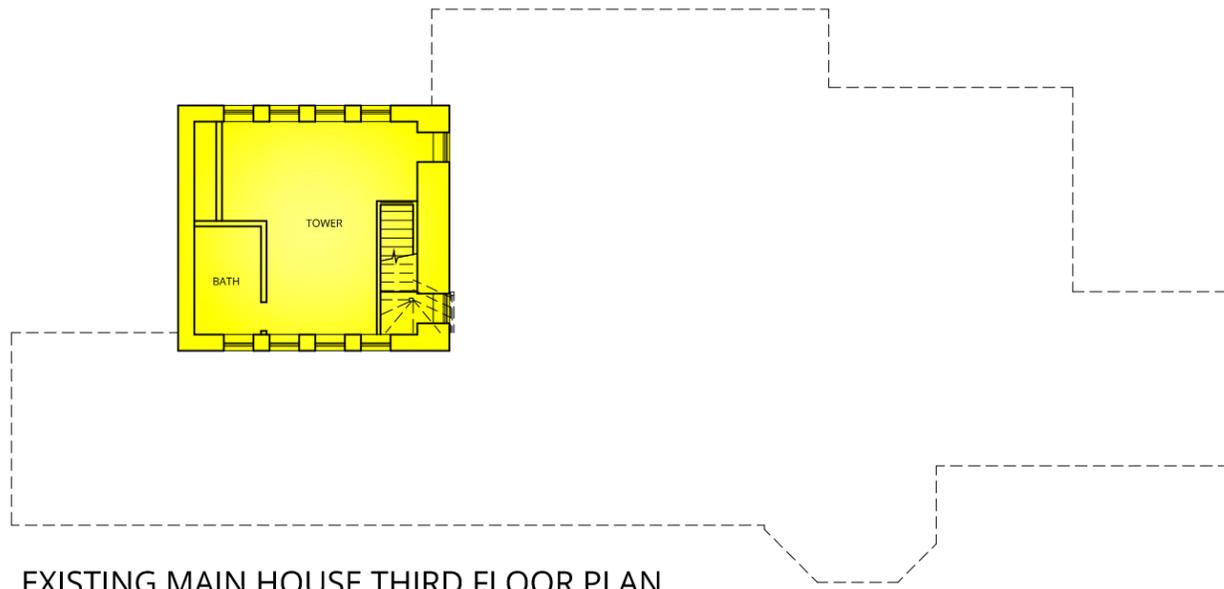
If not applicable write N/A

\* PROPERTIES DETERMINED TO RETAIN AN ARCHITECTURALLY SIGNIFICANT STRUCTURE, FOR LOTS ZONED RS-1 OR RS-2, THE HEIGHT FOR GROUND LEVEL ADDITIONS NOT TO EXCEED 50 PERCENT OF THE LOT COVERAGE PROPOSED MAY BE INCREASED UP TO 30' FOR A FLAT ROOF STRUCTURE AND 33' FOR A SLOPED ROOF STRUCTURE (AS MEASURED TO THE MID-POINT OF THE SLOPE)

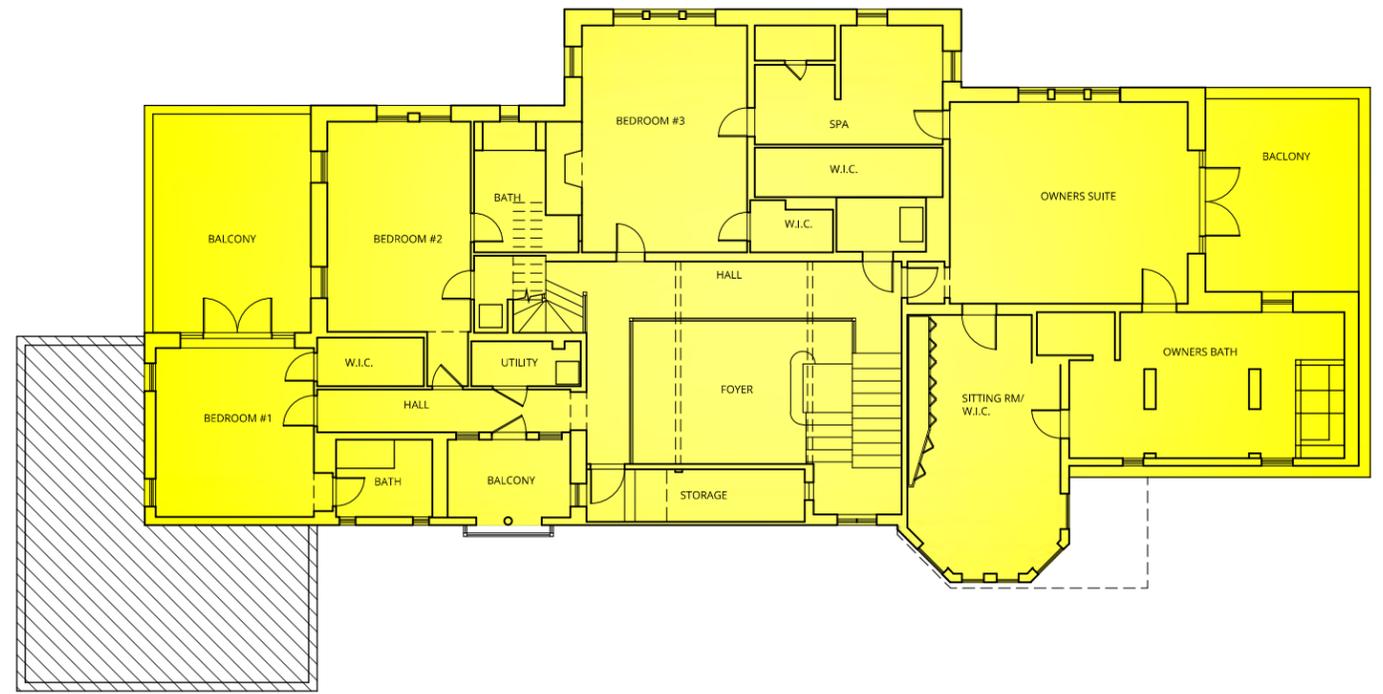


REV 5/11/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		ZONING CHART	Sheet: <b>A-0.001</b>
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020 Scale:



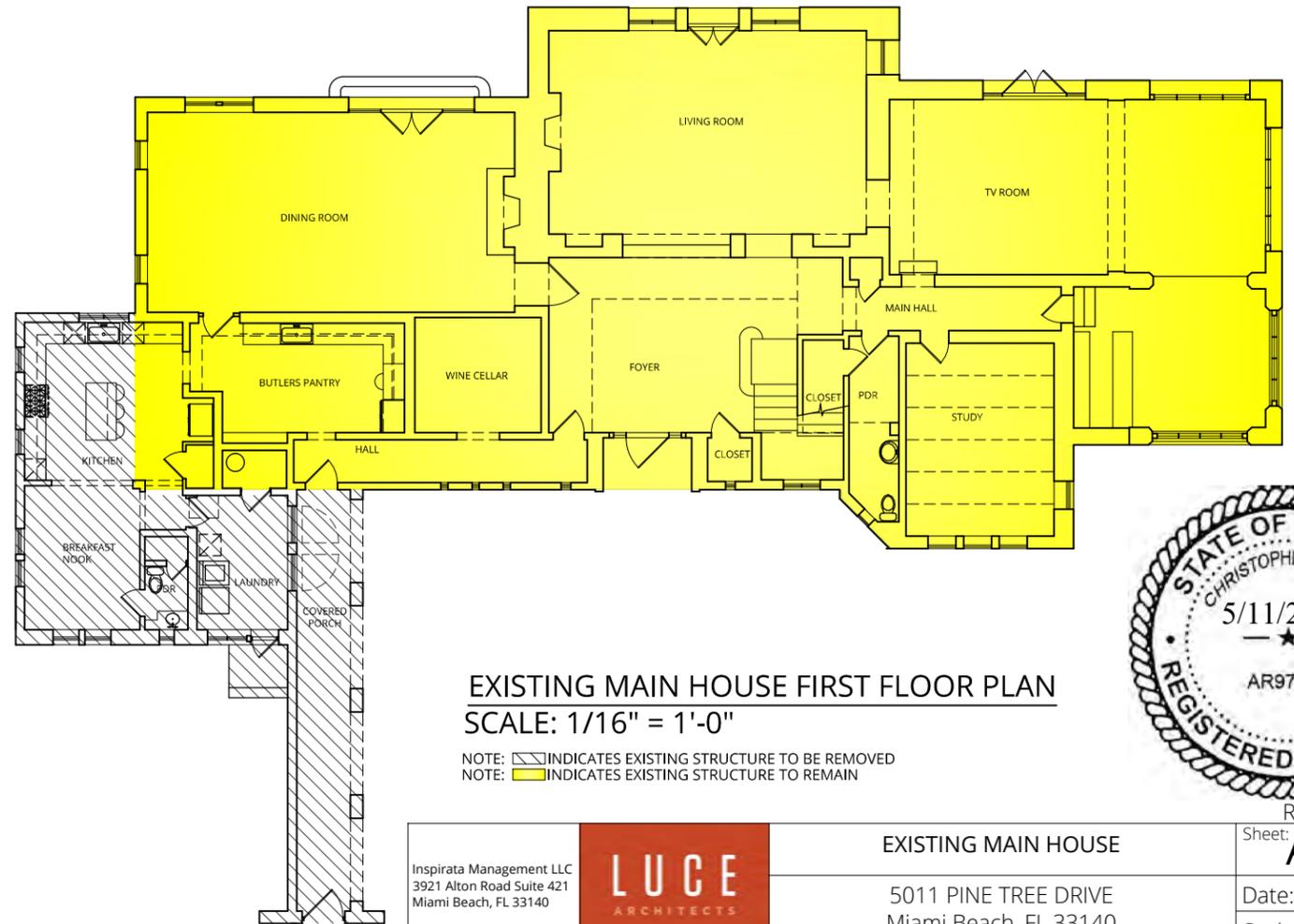
**EXISTING MAIN HOUSE THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**EXISTING MAIN HOUSE SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE TO BE REMOVED  
NOTE: INDICATES EXISTING STRUCTURE TO REMAIN

INDIAN CREEK



**EXISTING MAIN HOUSE FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

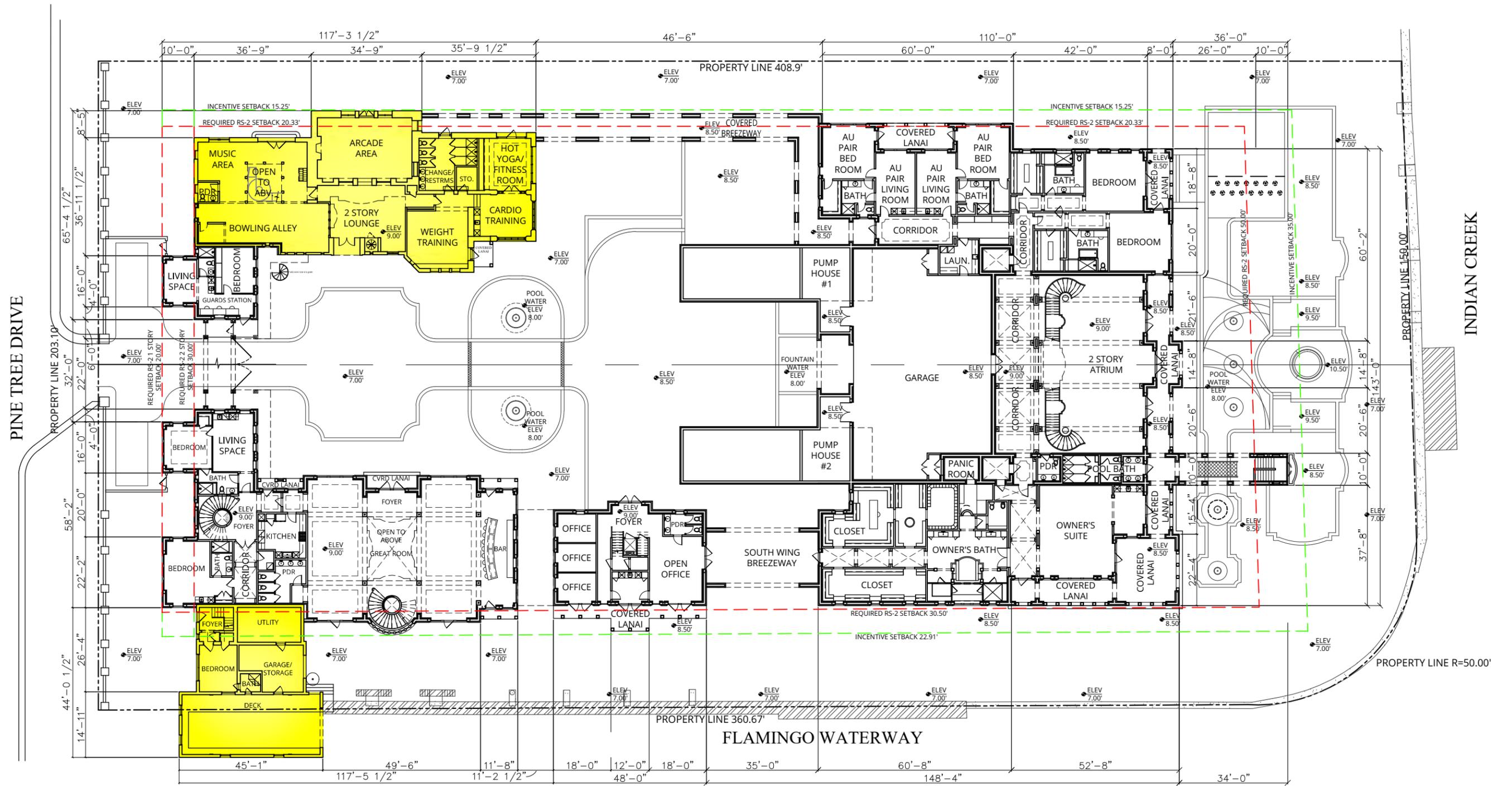
NOTE: INDICATES EXISTING STRUCTURE TO BE REMOVED  
NOTE: INDICATES EXISTING STRUCTURE TO REMAIN

FLAMINGO WATERWAY



REV 5/11/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		EXISTING MAIN HOUSE	Sheet: <b>A-2.006</b>
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020
			Scale: 1/32"=1'-0"



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

NOTE:  INDICATES EXISTING STRUCTURE



REV 5/11/2020

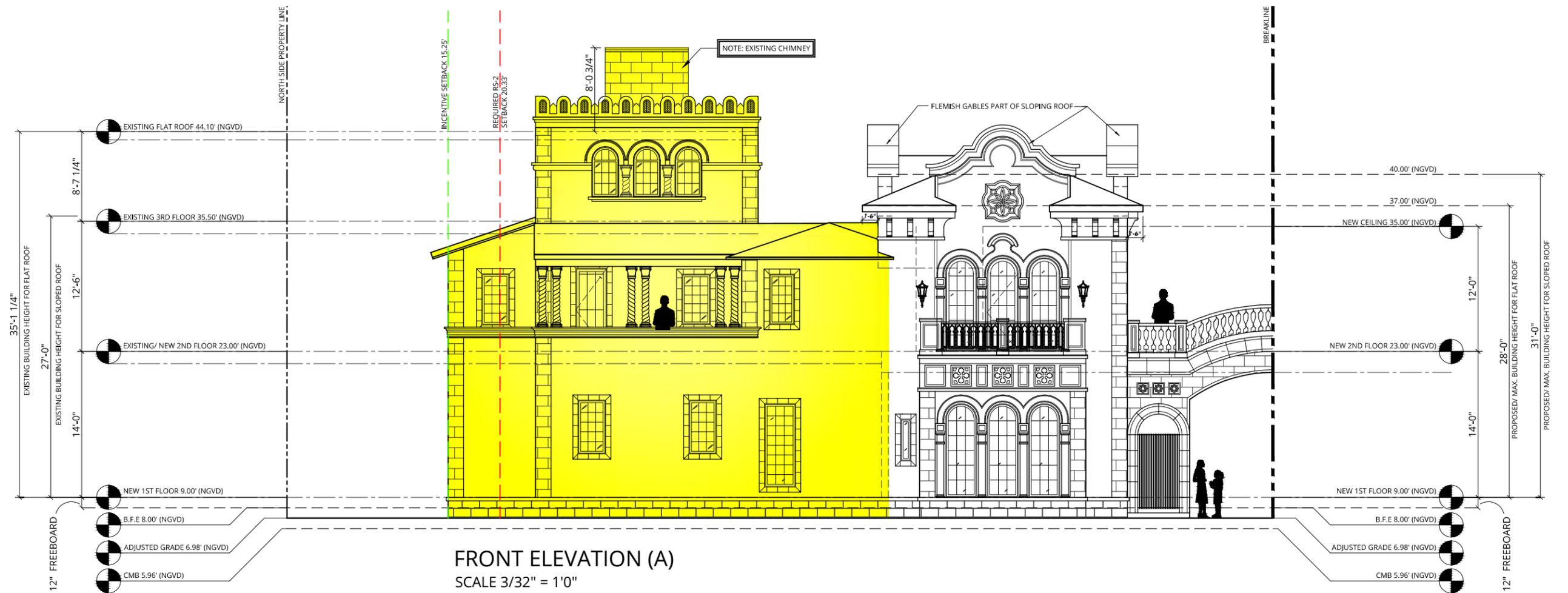
- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
  - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

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

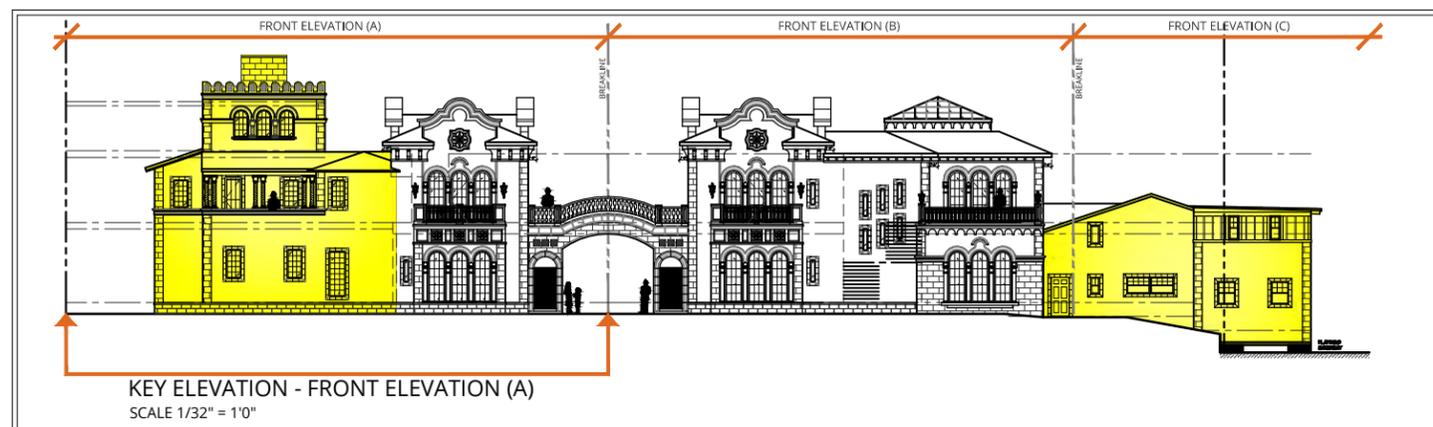


FIRST FLOOR PLAN  
 5011 PINE TREE DRIVE  
 Miami Beach, FL 33140

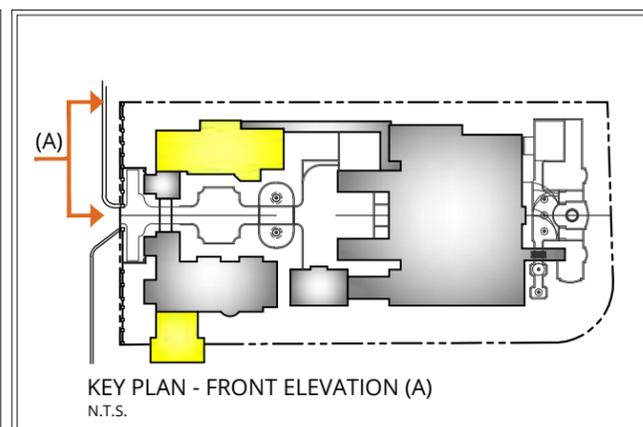
Sheet: **A-5.000**  
 Date: 5/11/2020  
 Scale: 1/32"=1'-0"



FRONT ELEVATION (A)  
SCALE 3/32" = 1'0"



KEY ELEVATION - FRONT ELEVATION (A)  
SCALE 1/32" = 1'0"



KEY PLAN - FRONT ELEVATION (A)  
N.T.S.



REV 5/11/2020

- NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED. 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'
  - 2.

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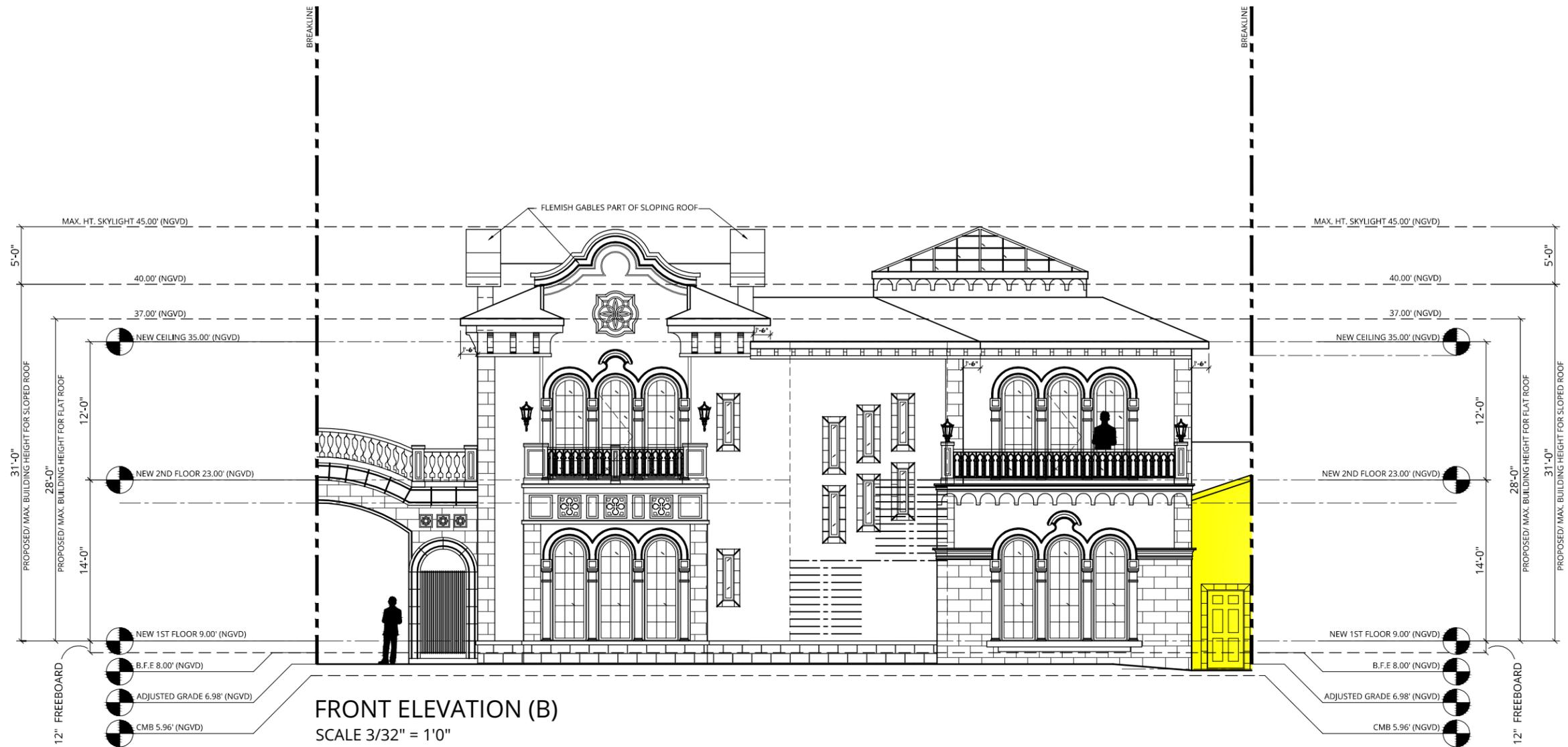
FRONT ELEVATION (A)

5011 PINE TREE DRIVE  
Miami Beach, FL 33140

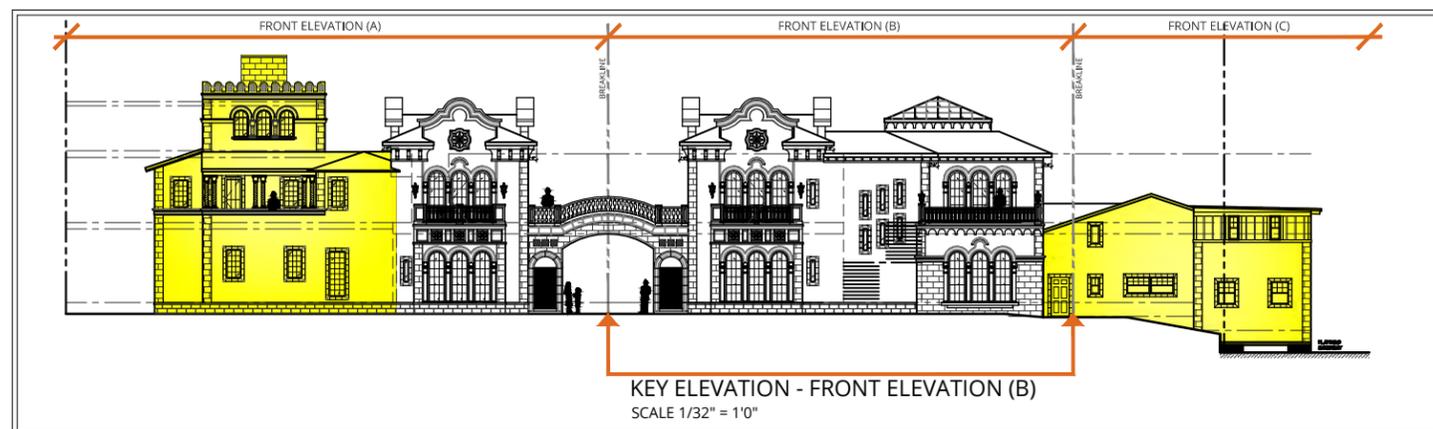
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Date: 5/11/2020

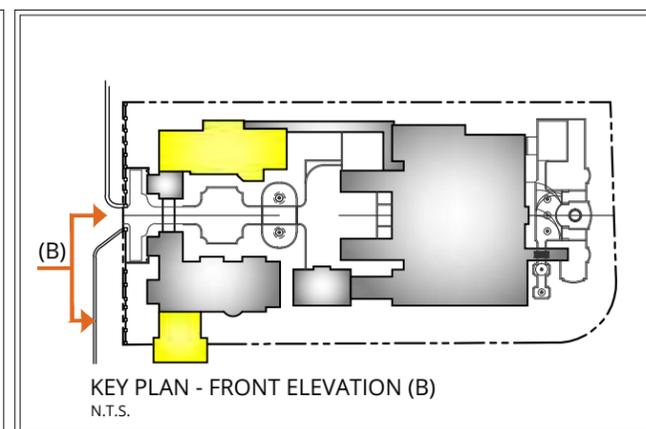
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**FRONT ELEVATION (B)**  
SCALE 3/32" = 1'0"



**KEY ELEVATION - FRONT ELEVATION (B)**  
SCALE 1/32" = 1'0"



**KEY PLAN - FRONT ELEVATION (B)**  
N.T.S.



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'

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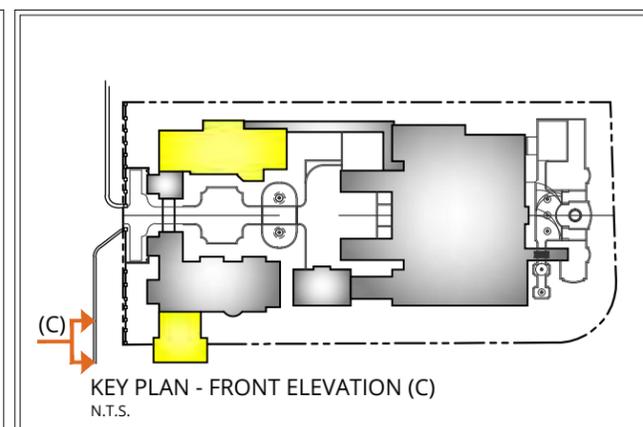
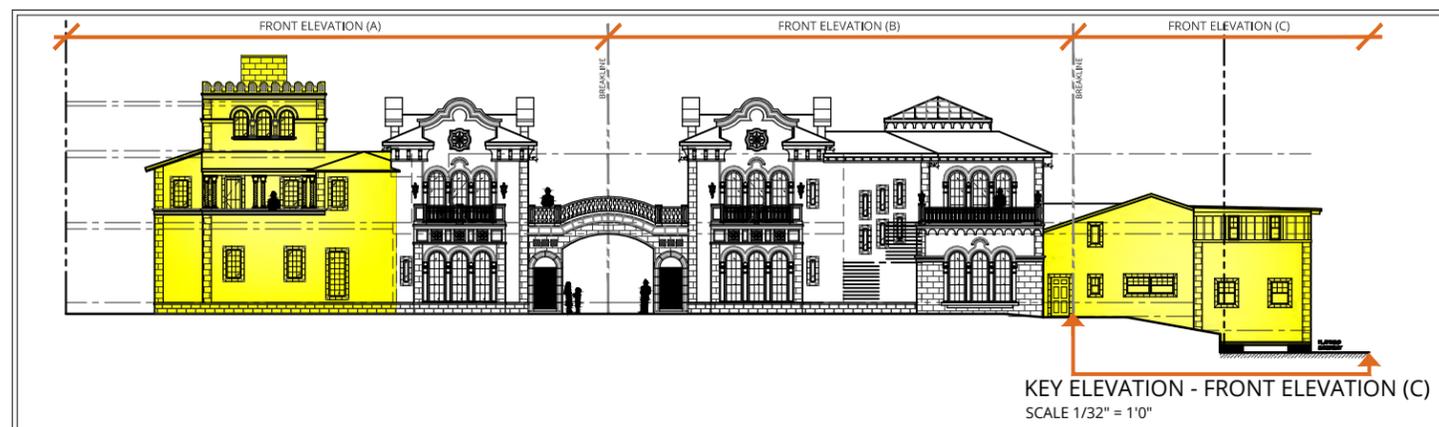
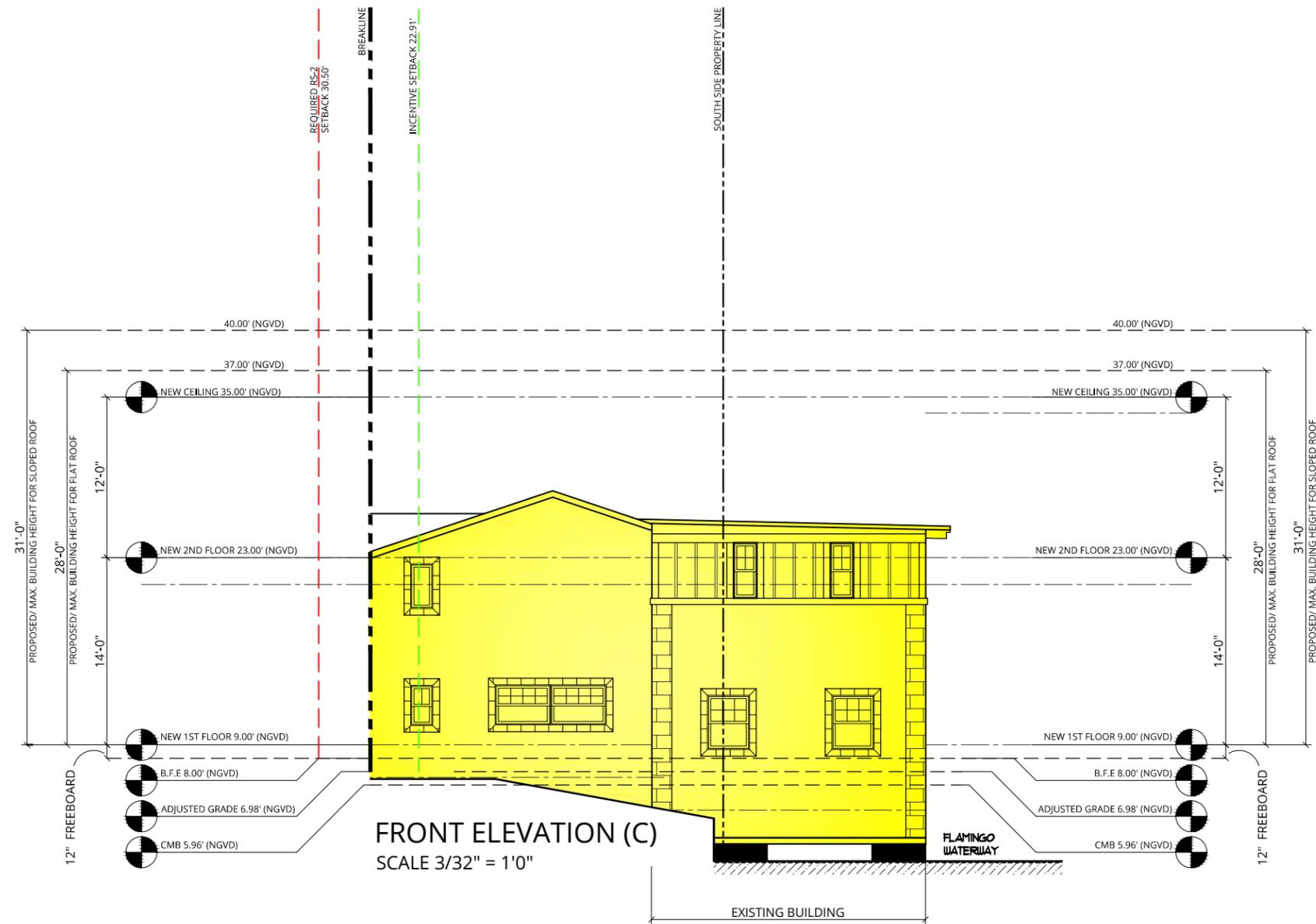
FRONT ELEVATION (B)

5011 PINE TREE DRIVE  
Miami Beach, FL 33140

Sheet: **A-6.001**

Date: 5/11/2020

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



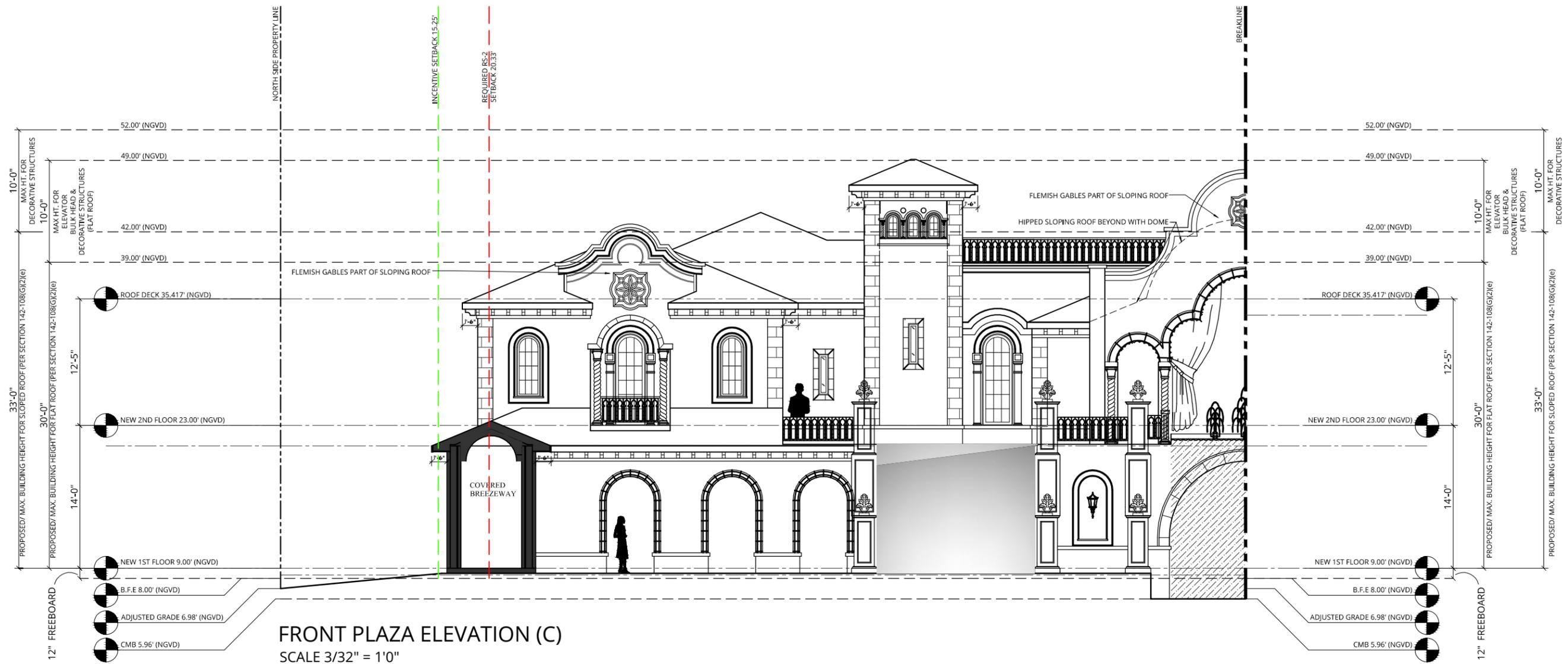
REV 5/11/2020

NOTES:  
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 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'

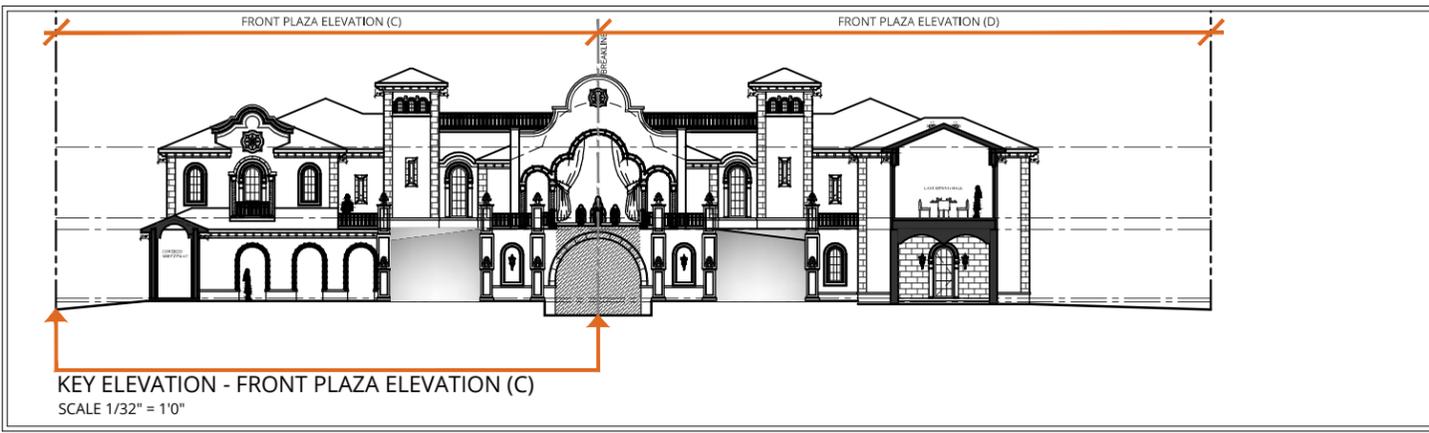
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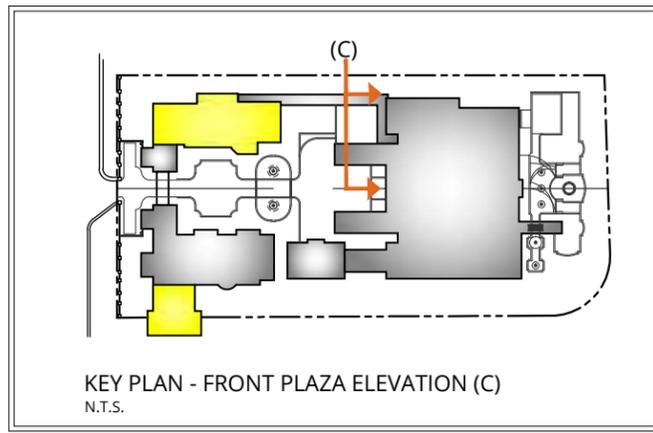
FRONT ELEVATION (C)	Sheet: <b>A-6.002</b>
5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020
	Scale: 1/32"=1'-0"



**FRONT PLAZA ELEVATION (C)**  
SCALE 3/32" = 1'-0"



**KEY ELEVATION - FRONT PLAZA ELEVATION (C)**  
SCALE 1/32" = 1'-0"



**KEY PLAN - FRONT PLAZA ELEVATION (C)**  
N.T.S.



REV 5/11/2020

- NOTES:
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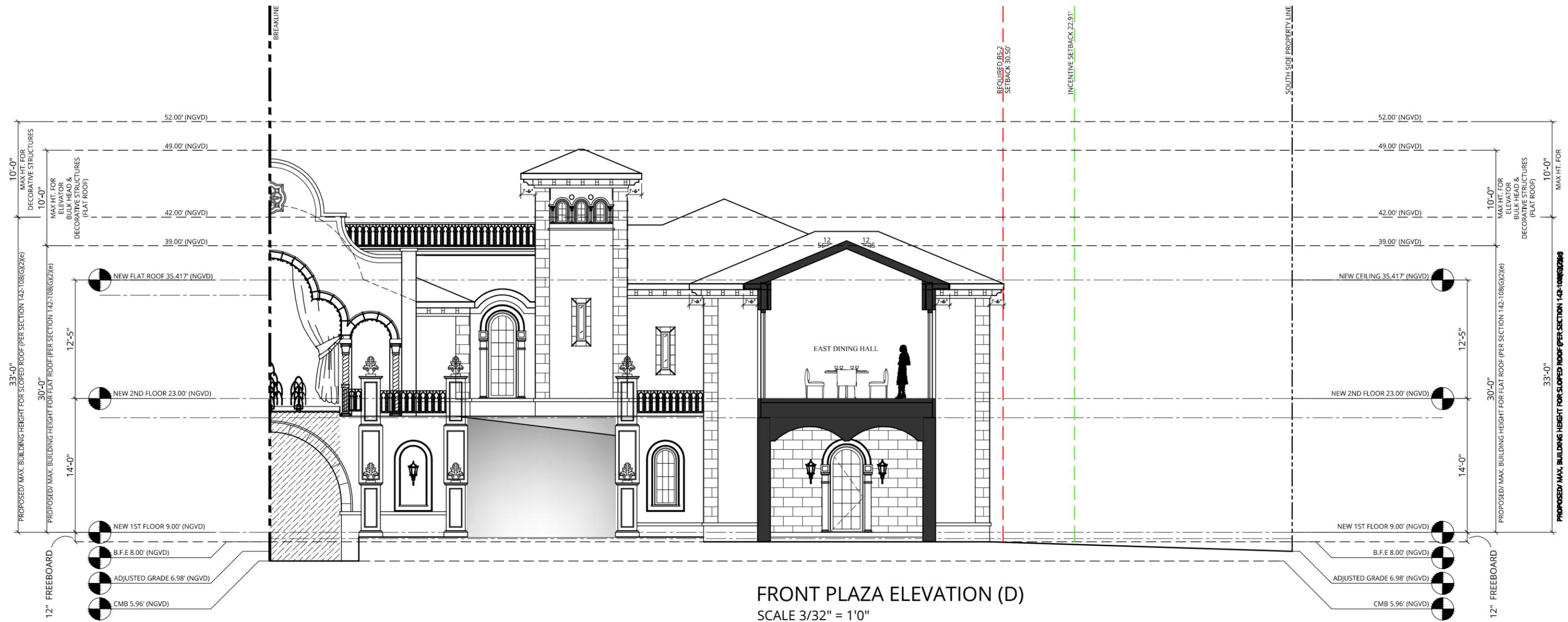
NOTES:  
VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

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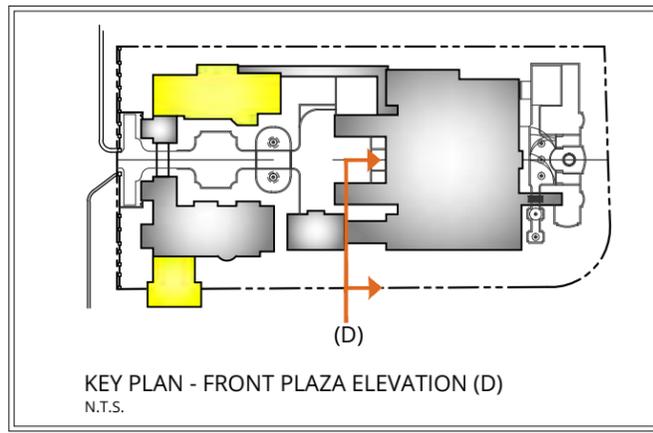
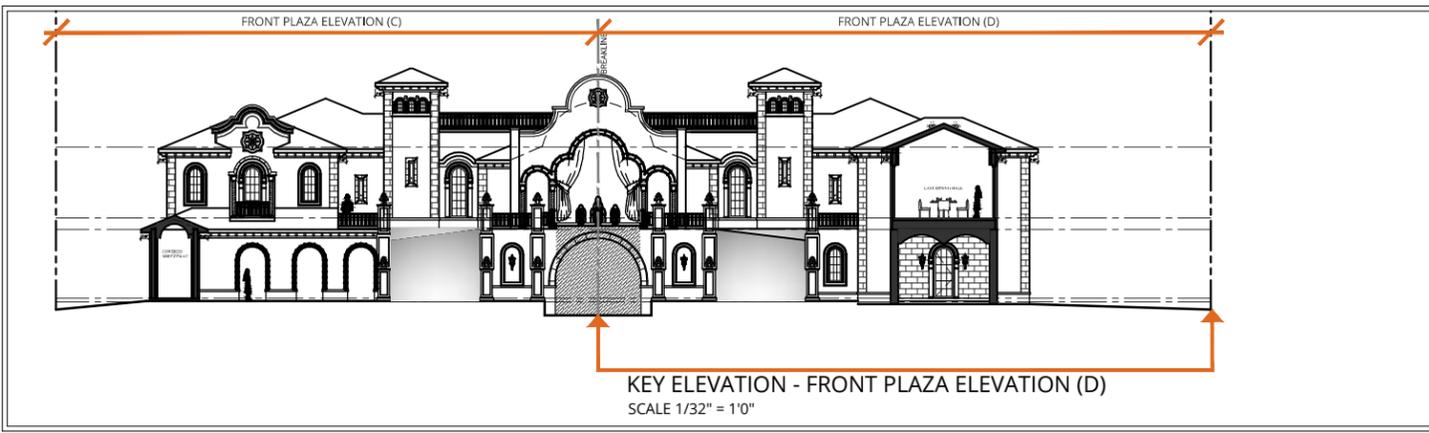


**FRONT PLAZA ELEVATION (C)**  
5011 PINE TREE DRIVE  
Miami Beach, FL 33140

Sheet: **A-6.005**  
Date: 5/11/2020  
Scale: 1/32"=1'-0"



**FRONT PLAZA ELEVATION (D)**  
SCALE 3/32" = 1'0"



REV 5/11/2020

NOTES:  
VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

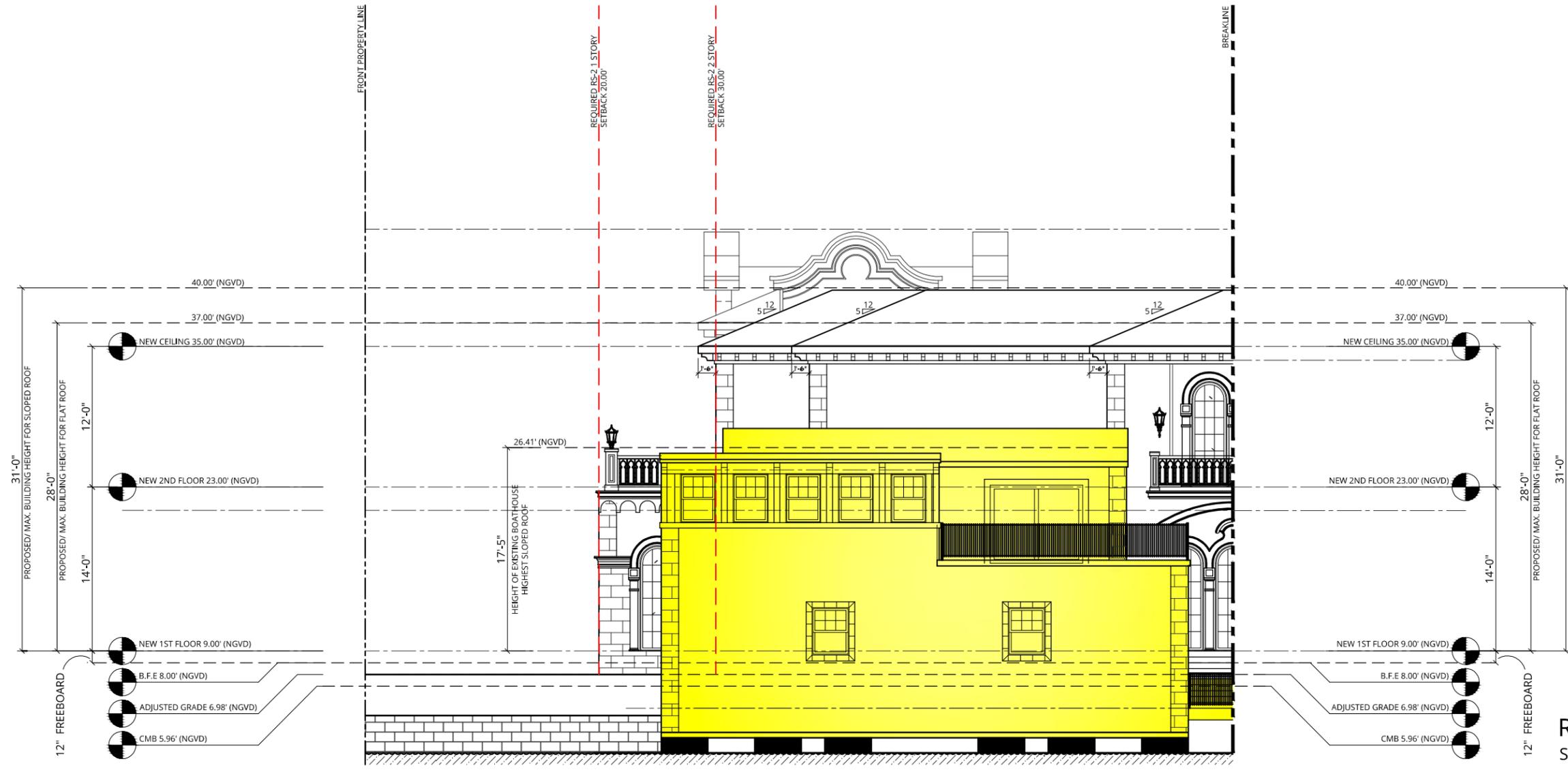
NOTES:  
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2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

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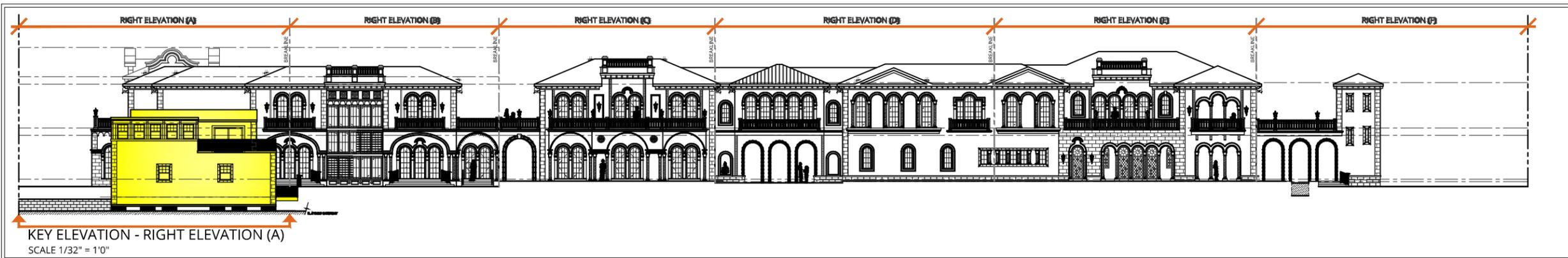


FRONT PLAZA ELEVATION (D)  
5011 PINE TREE DRIVE  
Miami Beach, FL 33140

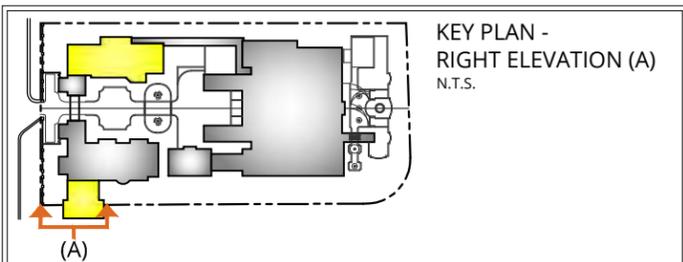
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Date: 5/11/2020  
Scale: 1/32"=1'-0"



**RIGHT ELEVATION (A)**  
 SCALE 3/32" = 1'0"  
 NOTE:  INDICATES EXISTING STRUCTURE TO REMAIN



**KEY ELEVATION - RIGHT ELEVATION (A)**  
 SCALE 1/32" = 1'0"



REV 5/11/2020

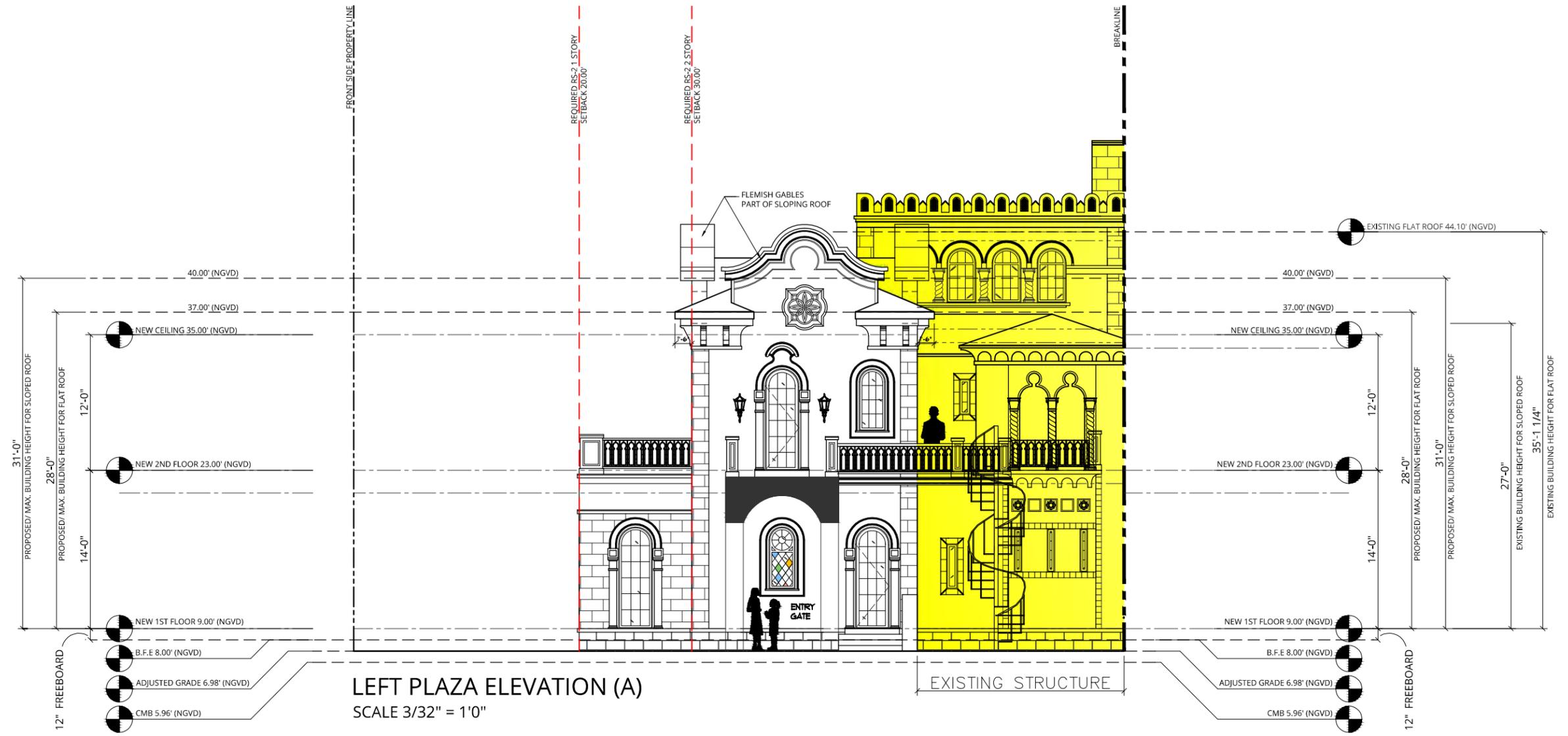
- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
  - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

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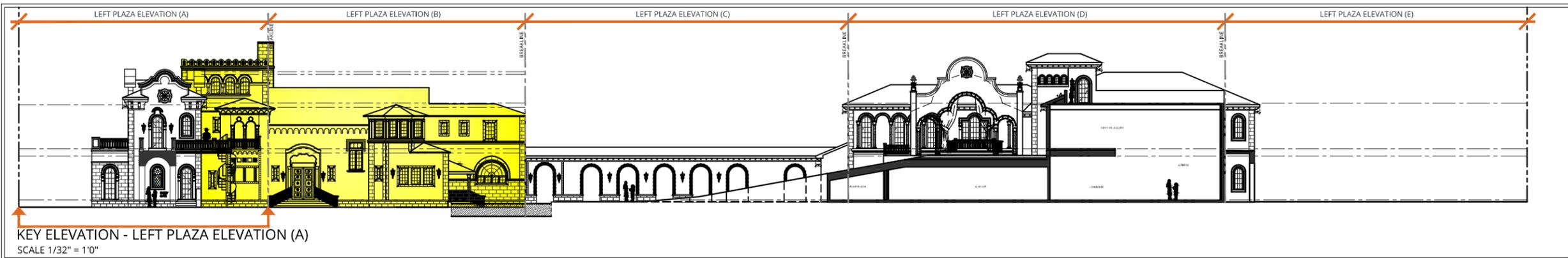


RIGHT ELEVATION (A)  
 5011 PINE TREE DRIVE  
 Miami Beach, FL 33140

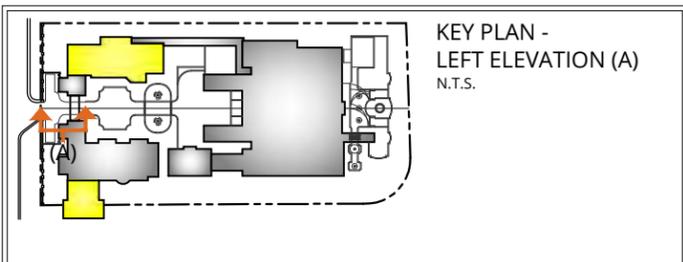
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 Date: 5/11/2020  
 Scale: 1/32"=1'-0"



**LEFT PLAZA ELEVATION (A)**  
SCALE 3/32" = 1'0"



**KEY ELEVATION - LEFT PLAZA ELEVATION (A)**  
SCALE 1/32" = 1'0"



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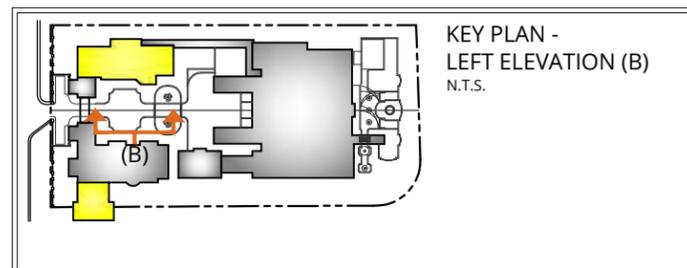
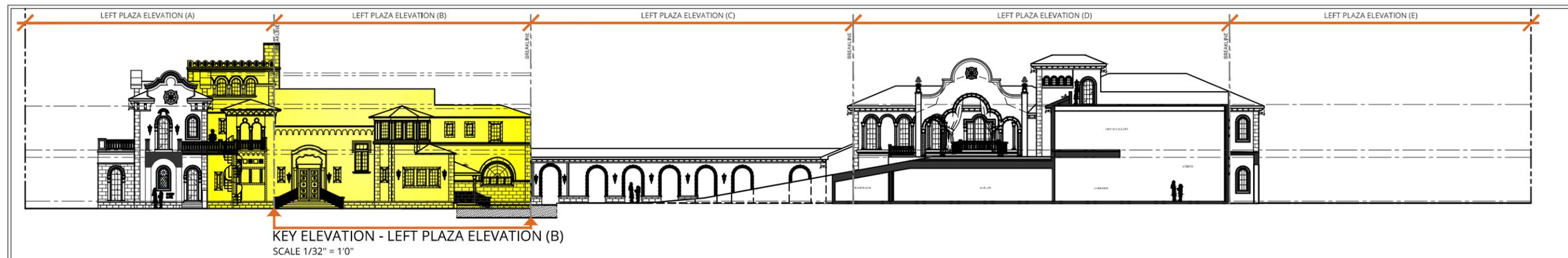
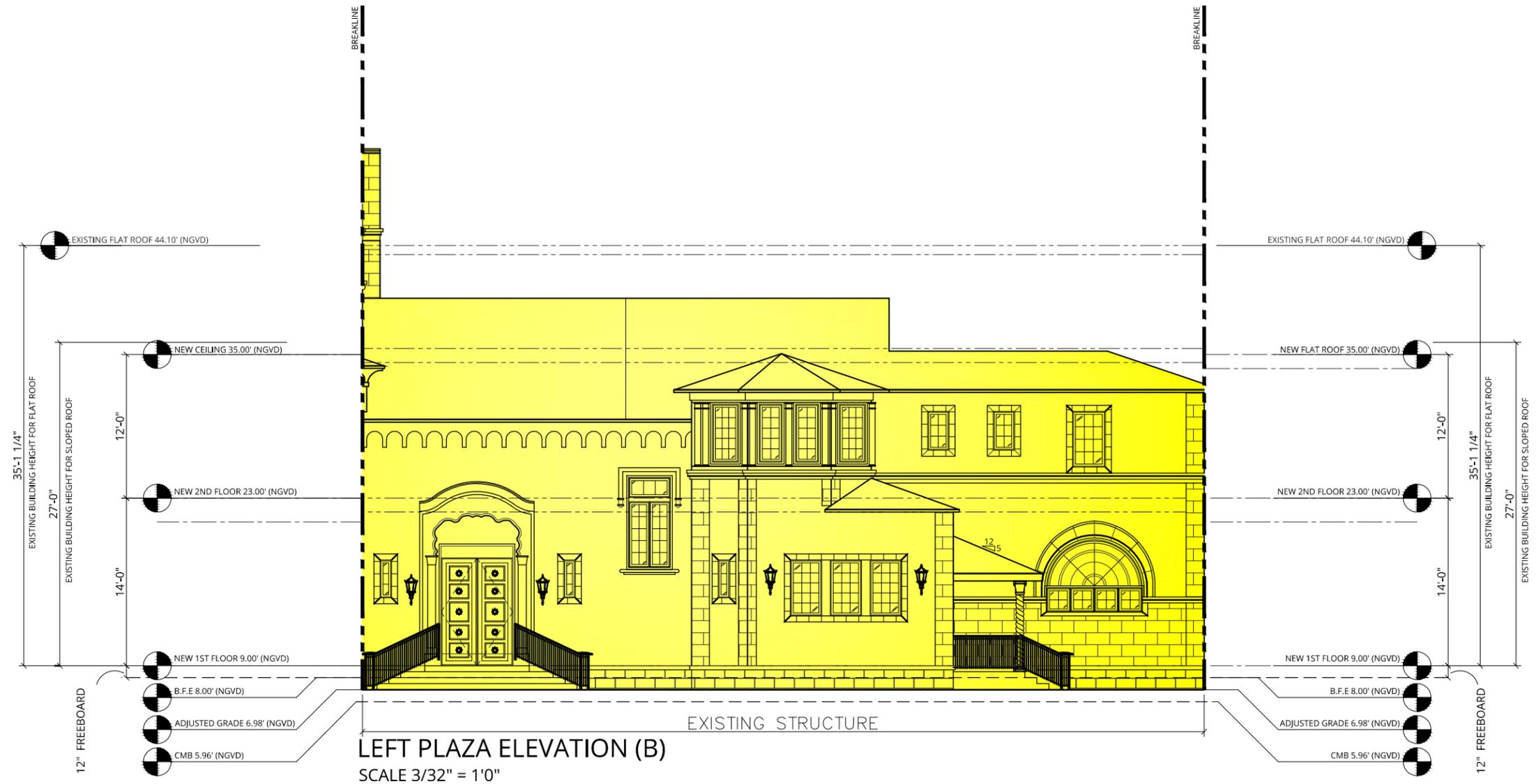
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Miami Beach, FL 33140



**LEFT PLAZA ELEVATION (A)**  
5011 PINE TREE DRIVE  
Miami Beach, FL 33140



REV 5/11/2020  
Sheet: **A-6.013**  
Date: 5/11/2020  
Scale: 1/32"=1'-0"



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LEFT PLAZA ELEVATION (B)

5011 PINE TREE DRIVE  
Miami Beach, FL 33140

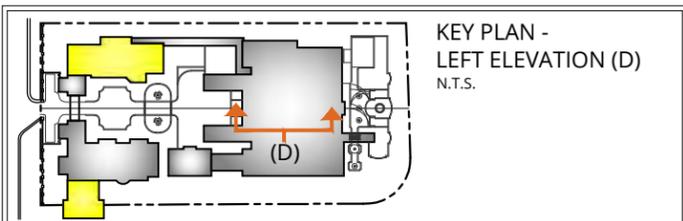
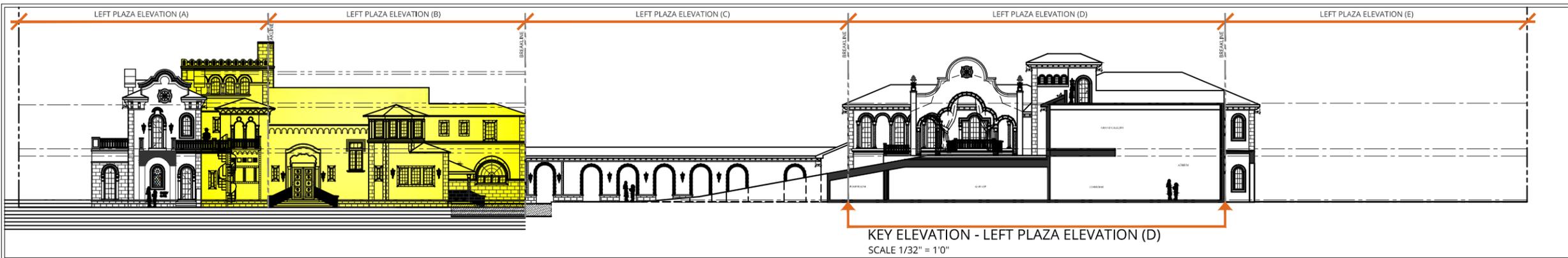
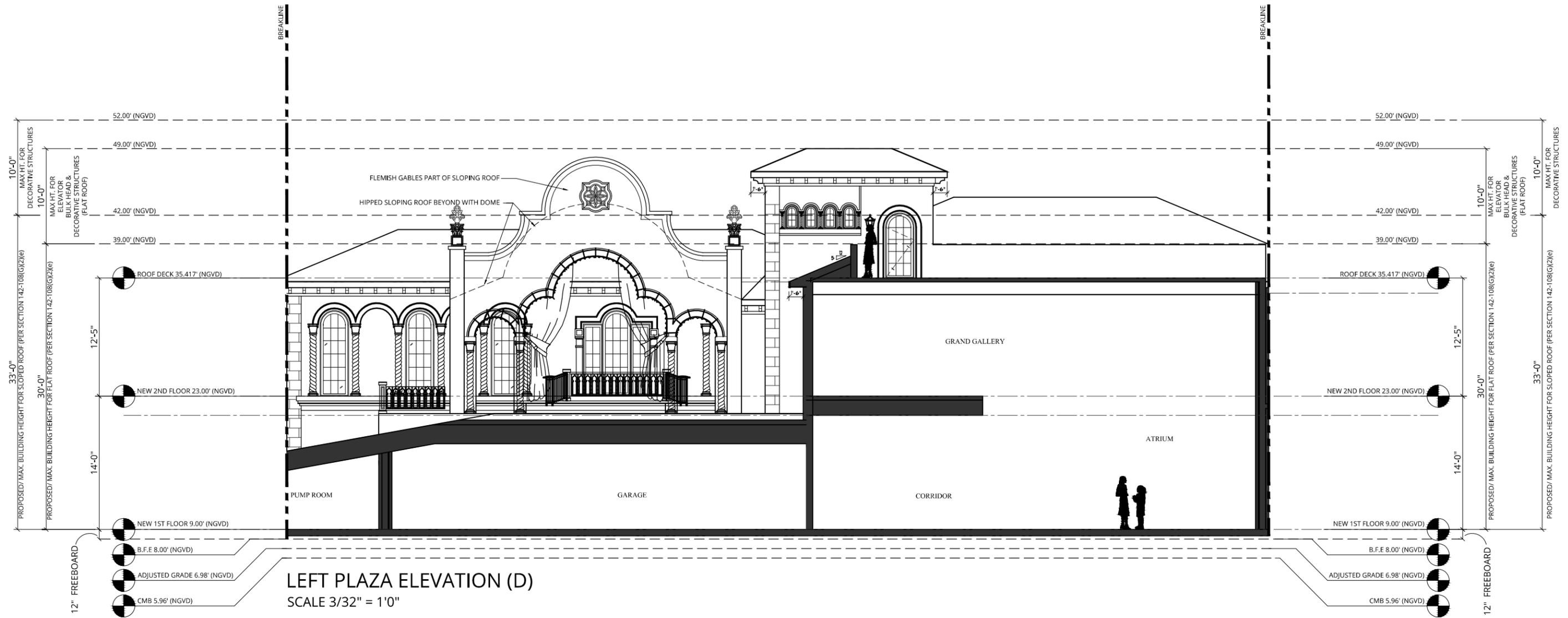
REV 5/11/2020

Sheet: **A-6.014**

Date: 5/11/2020

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





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NOTES:  
 VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

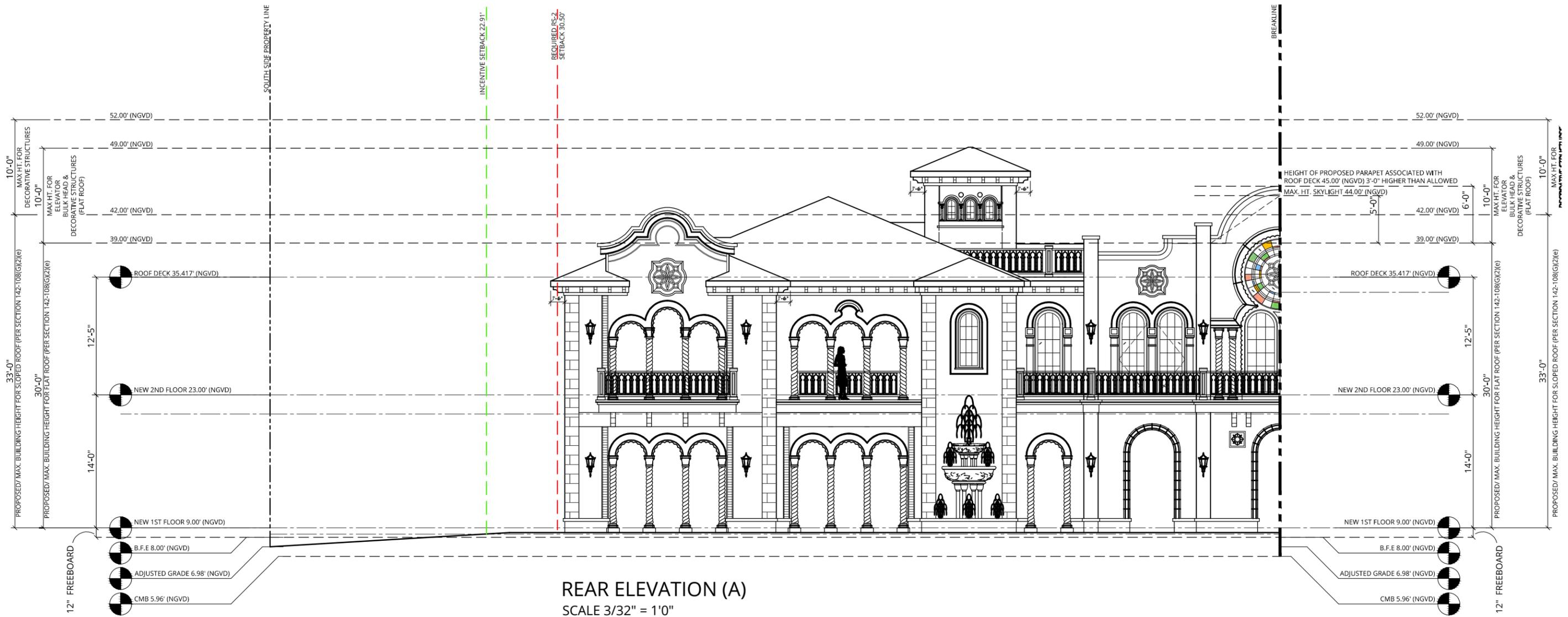
NOTES:  
 1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.  
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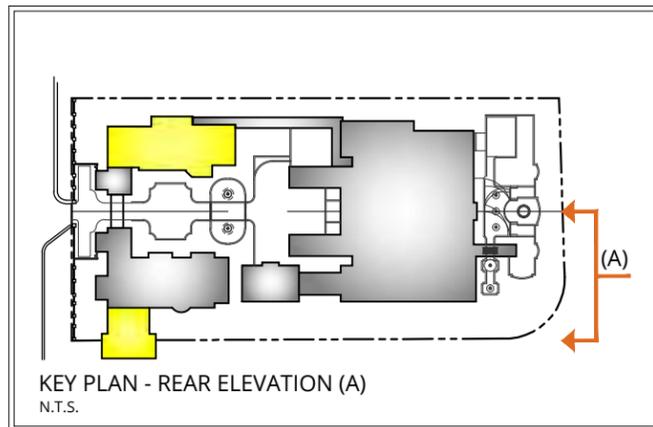
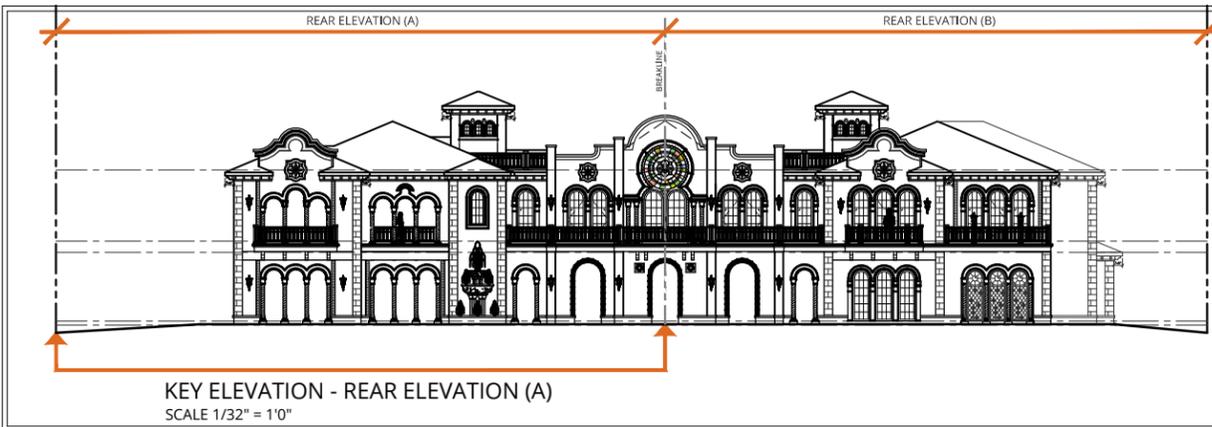


LEFT PLAZA ELEVATION (D)  
 5011 PINE TREE DRIVE  
 Miami Beach, FL 33140

REV 5/11/2020  
 Sheet: **A-6.016**  
 Date: 5/11/2020  
 Scale: 1/32"=1'-0"



REAR ELEVATION (A)  
SCALE 3/32" = 1'0"



REV 5/11/2020

Sheet: **A-6.018**

Date: 5/11/2020

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

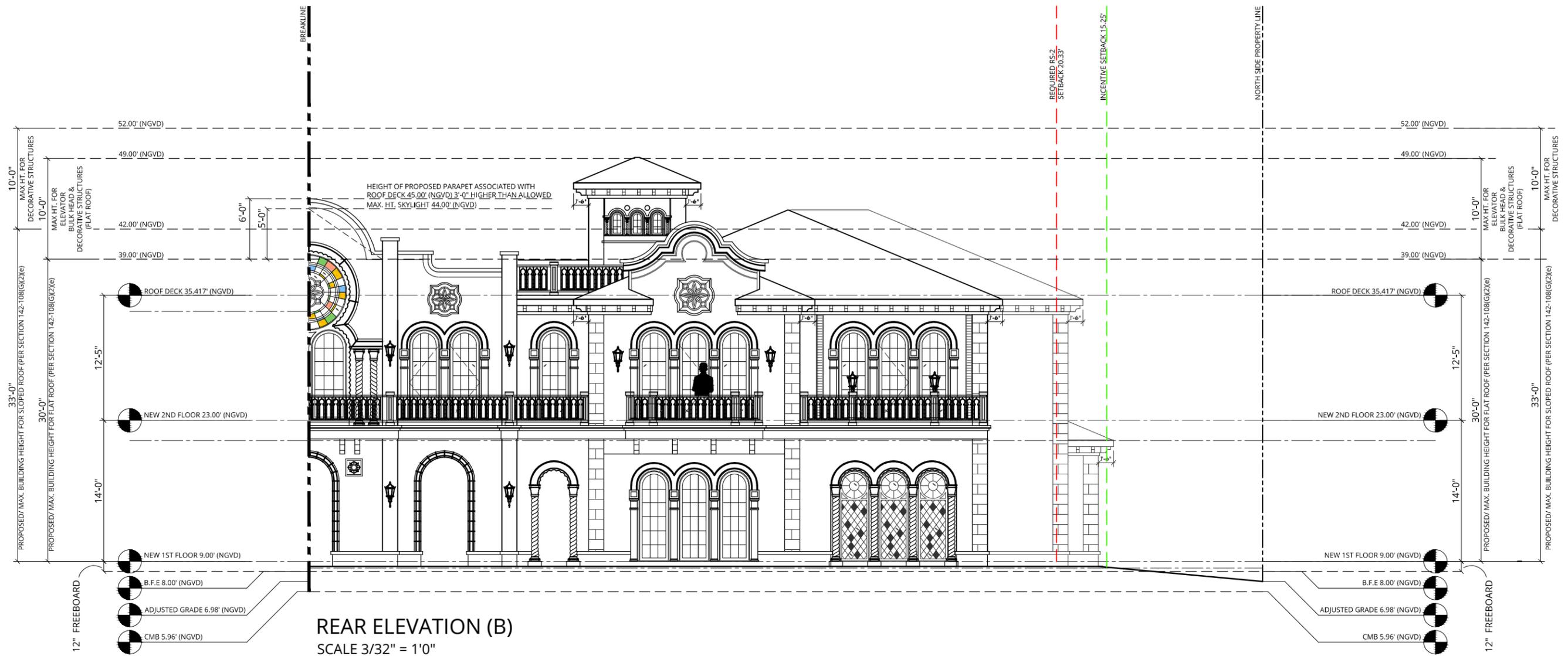
NOTES:  
VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

NOTES:  
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.  
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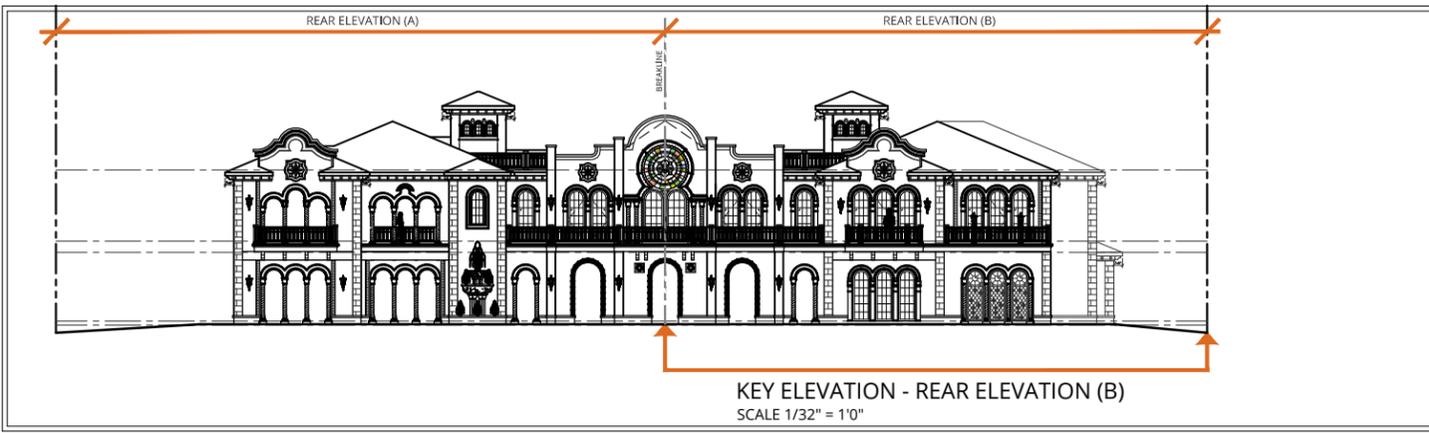
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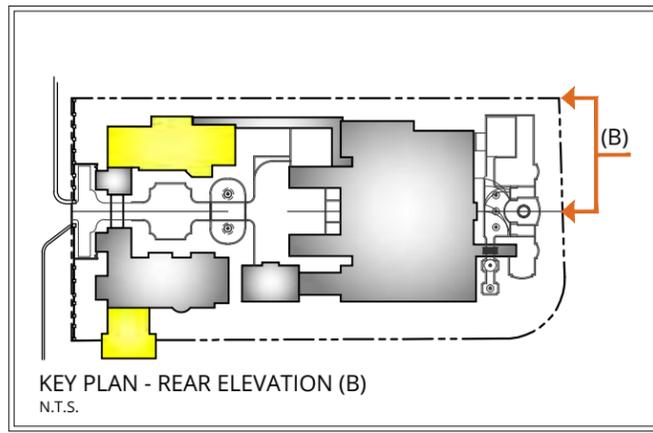
REAR ELEVATION (A)  
5011 PINE TREE DRIVE  
Miami Beach, FL 33140



**REAR ELEVATION (B)**  
SCALE 3/32" = 1'0"



**KEY ELEVATION - REAR ELEVATION (B)**  
SCALE 1/32" = 1'0"



**KEY PLAN - REAR ELEVATION (B)**  
N.T.S.



REV 5/11/2020

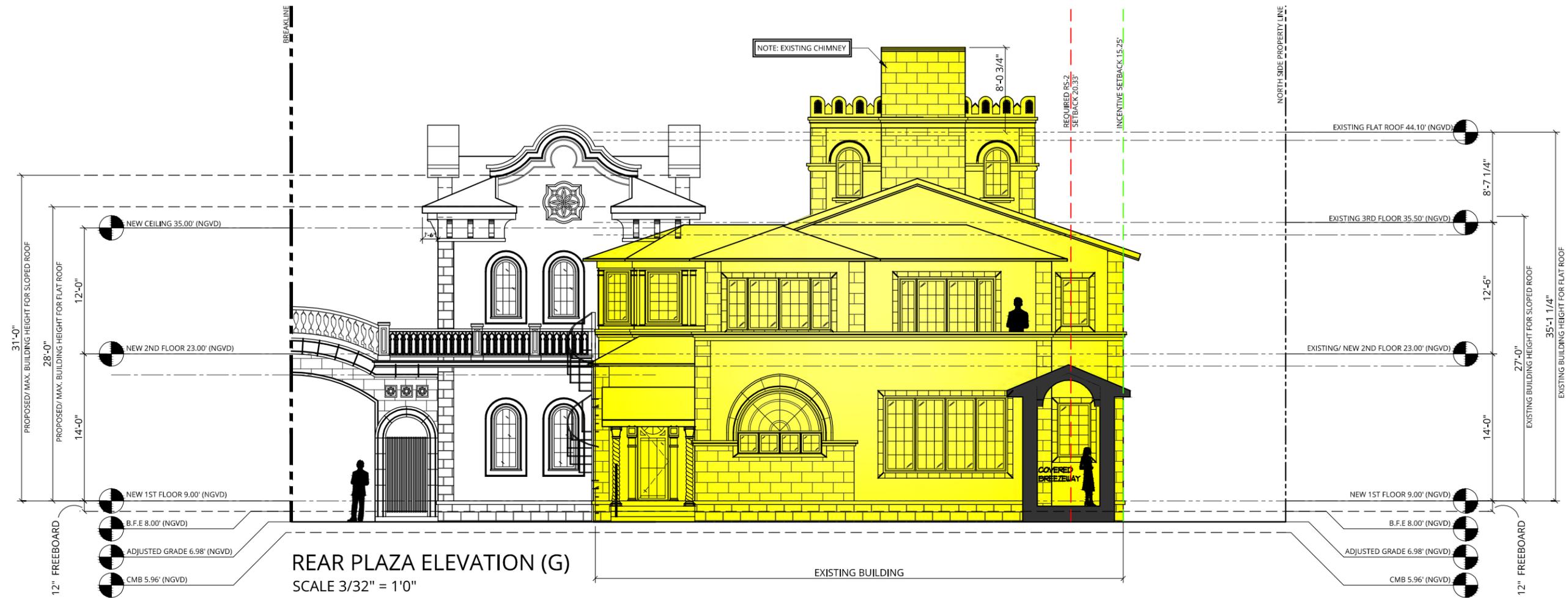
- NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'
  2. VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

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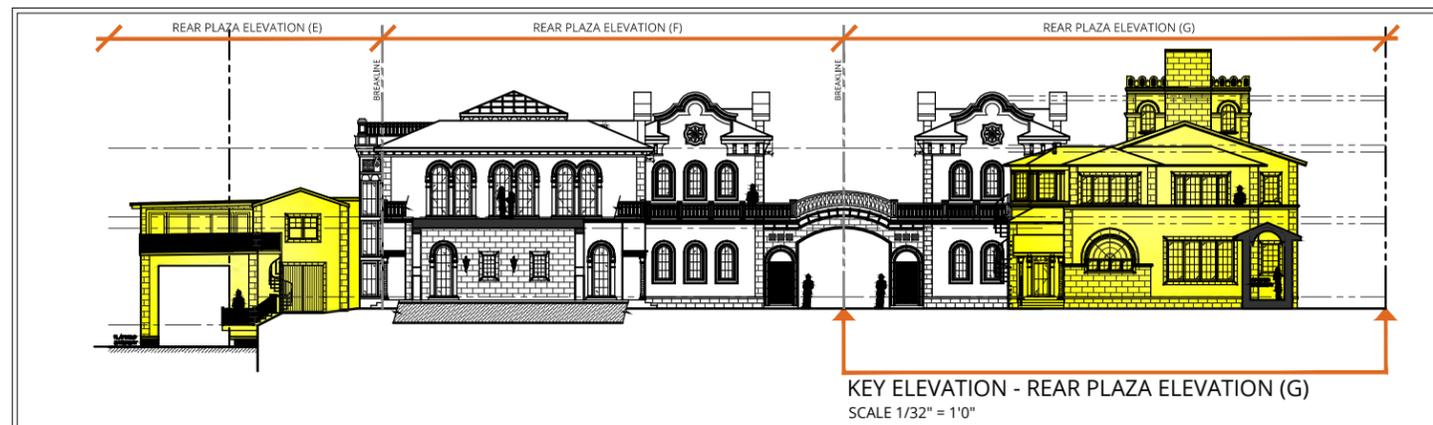
**REAR ELEVATION (B)**  
5011 PINE TREE DRIVE  
Miami Beach, FL 33140

Sheet: **A-6.019**  
Date: 5/11/2020  
Scale: 1/32"=1'-0"

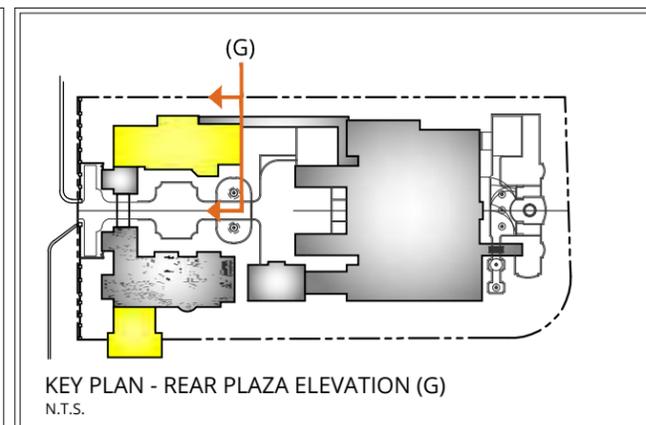


REAR PLAZA ELEVATION (G)  
SCALE 3/32" = 1'0"

EXISTING BUILDING



KEY ELEVATION - REAR PLAZA ELEVATION (G)  
SCALE 1/32" = 1'0"



KEY PLAN - REAR PLAZA ELEVATION (G)  
N.T.S.



- NOTES:
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  - 2.

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REAR PLAZA ELEVATION (G)

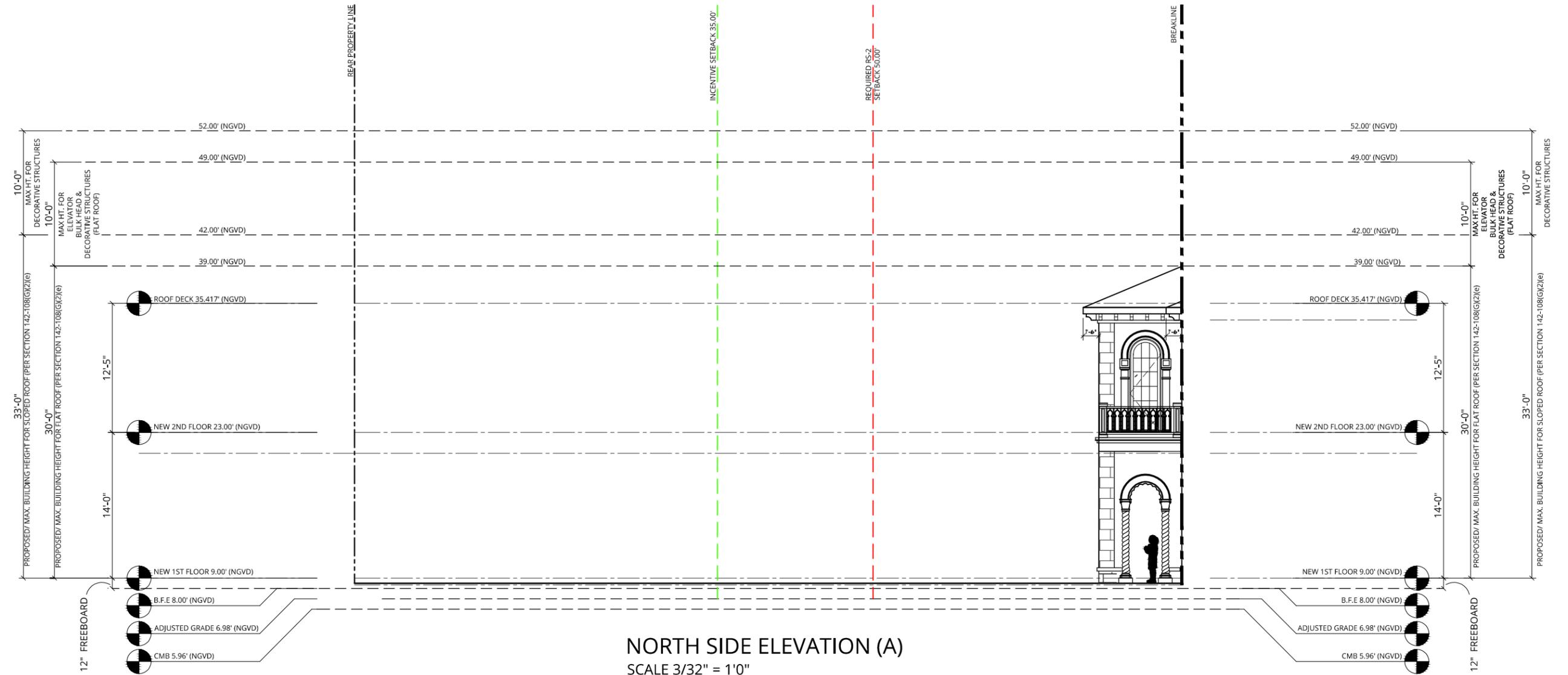
5011 PINE TREE DRIVE  
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REV 5/11/2020

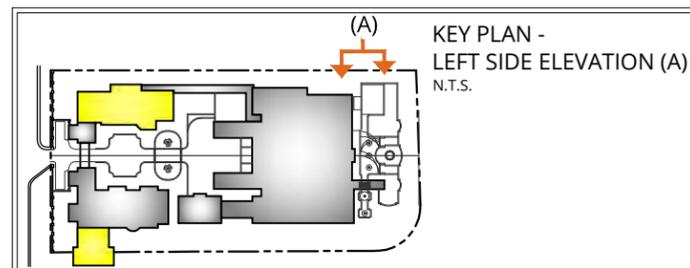
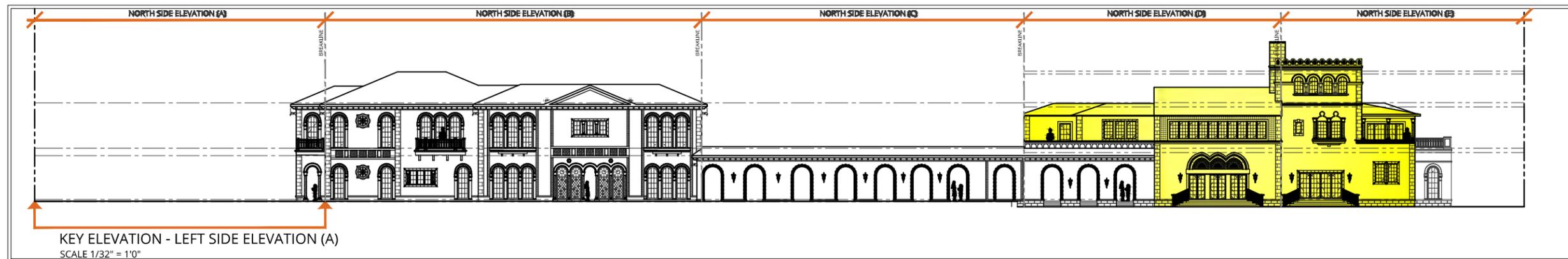
Sheet: **A-6.024**

Date: 5/11/2020

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



NORTH SIDE ELEVATION (A)  
SCALE 3/32" = 1'-0"



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NOTES:  
VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

- NOTES:
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LEFT SIDE ELEVATION (A)

5011 PINE TREE DRIVE  
Miami Beach, FL 33140

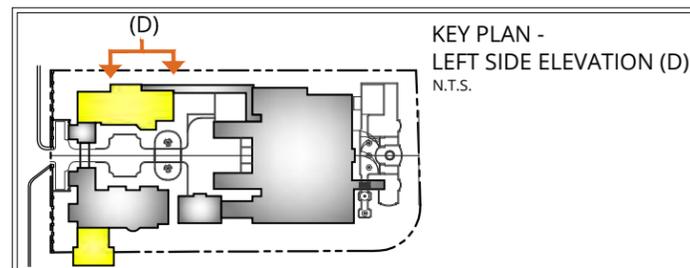
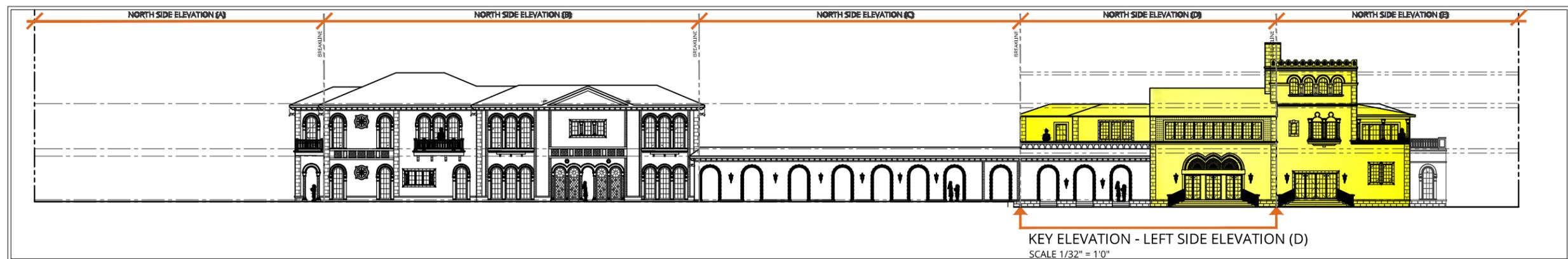
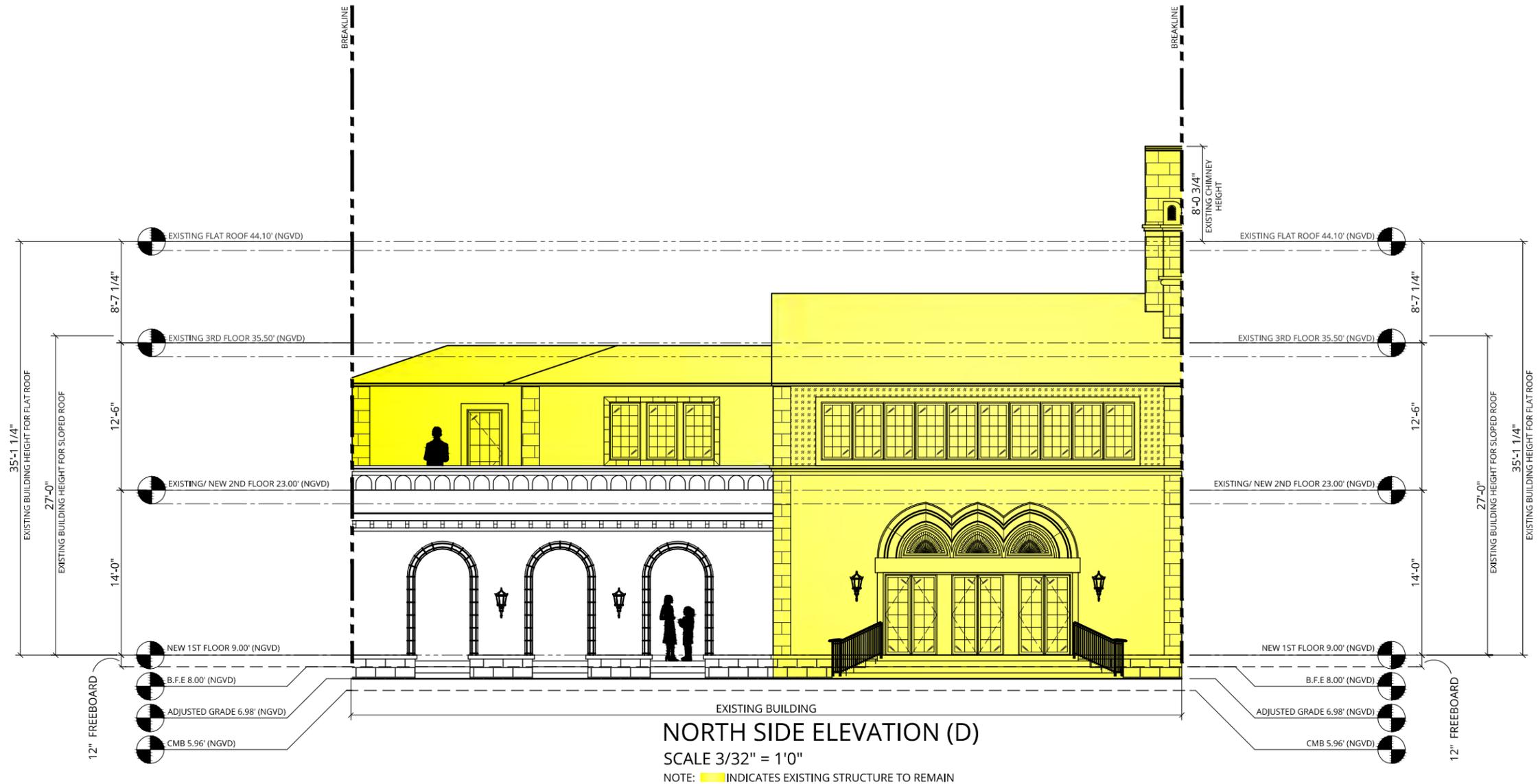
REV 5/11/2020

Sheet: **A-6.025**

Date: 5/11/2020

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





REV 5/11/2020

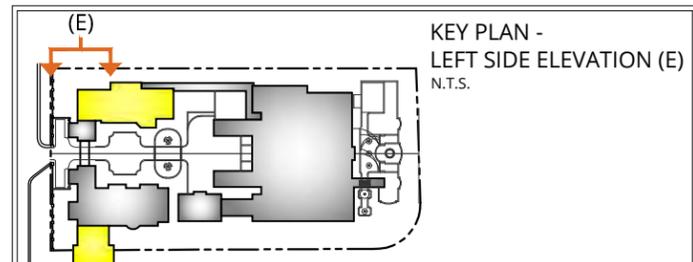
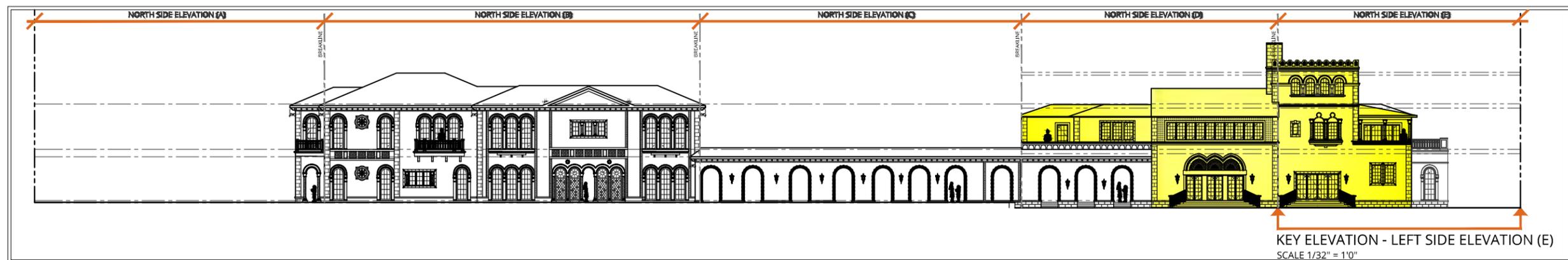
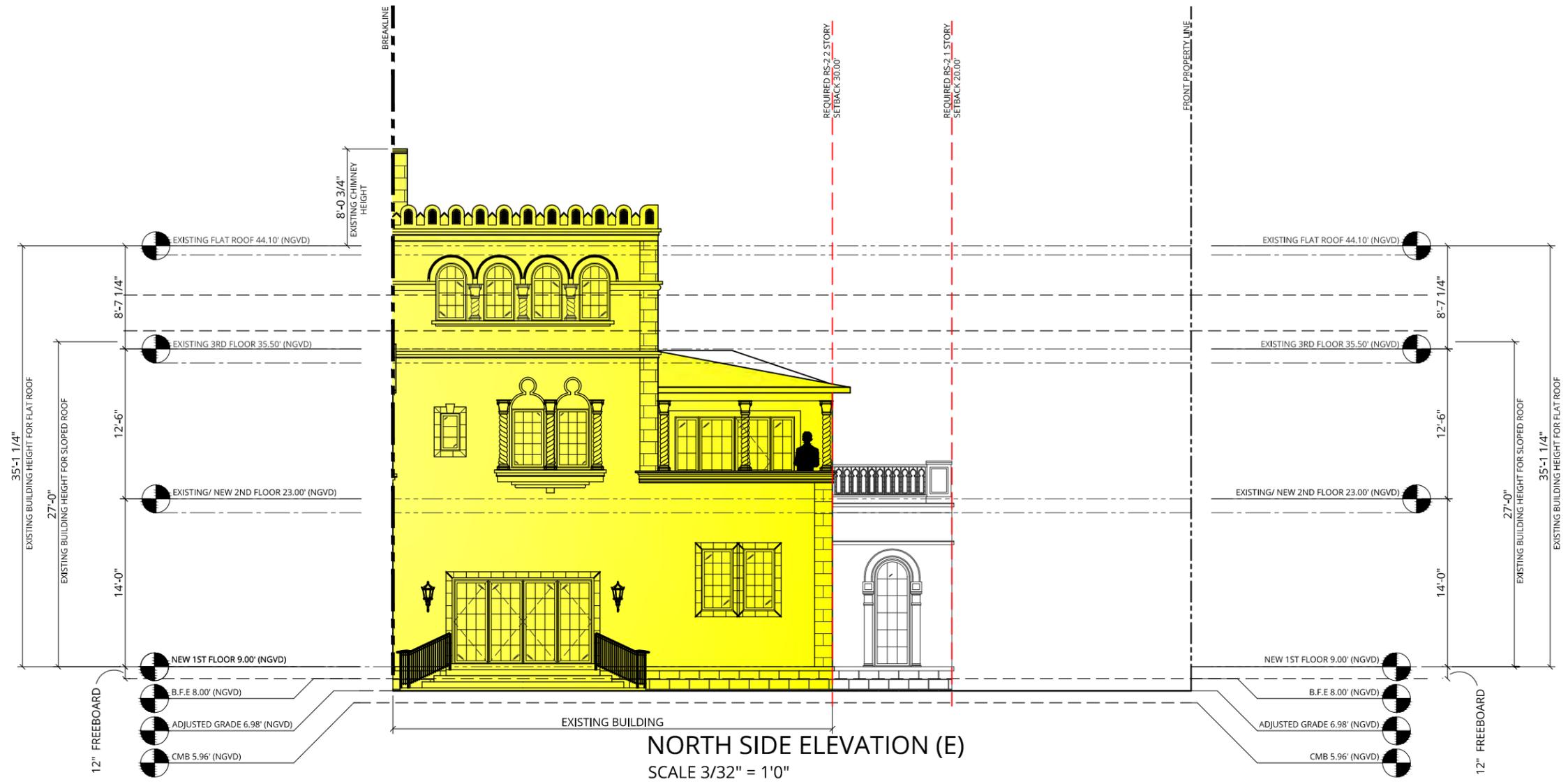
NOTES:  
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**LEFT SIDE ELEVATION (D)**  
5011 PINE TREE DRIVE  
Miami Beach, FL 33140

Sheet: **A-6.028**  
Date: 5/11/2020  
Scale: 1/32"=1'-0"



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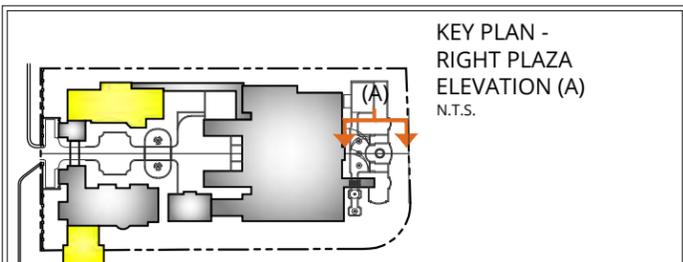
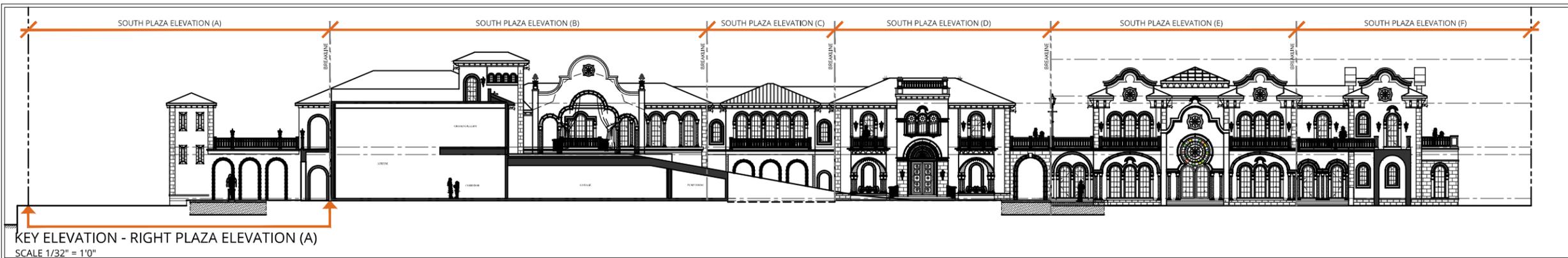
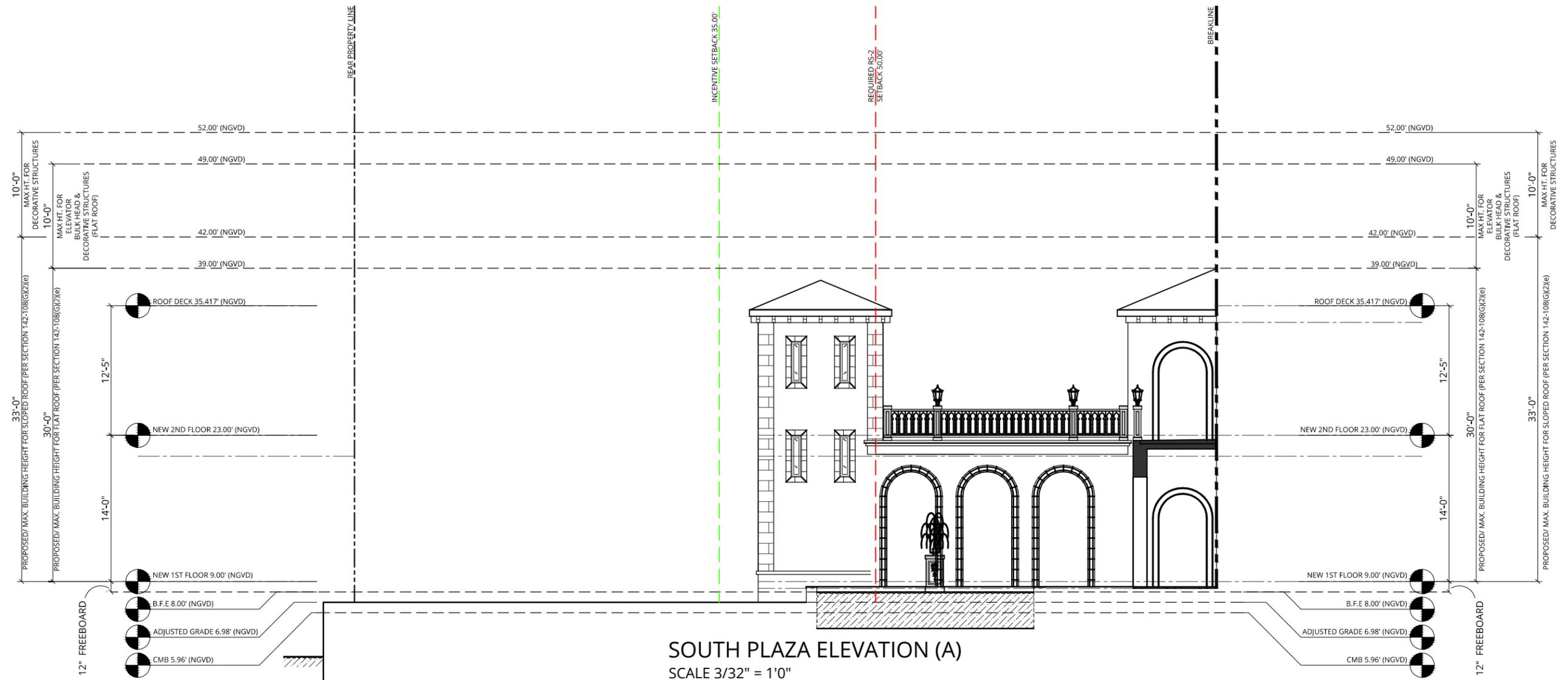
**NOTES:**  
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**LEFT SIDE ELEVATION (E)**  
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REV 5/11/2020  
 Sheet: **A-6.029**  
 Date: 5/11/2020  
 Scale: 1/32"=1'-0"



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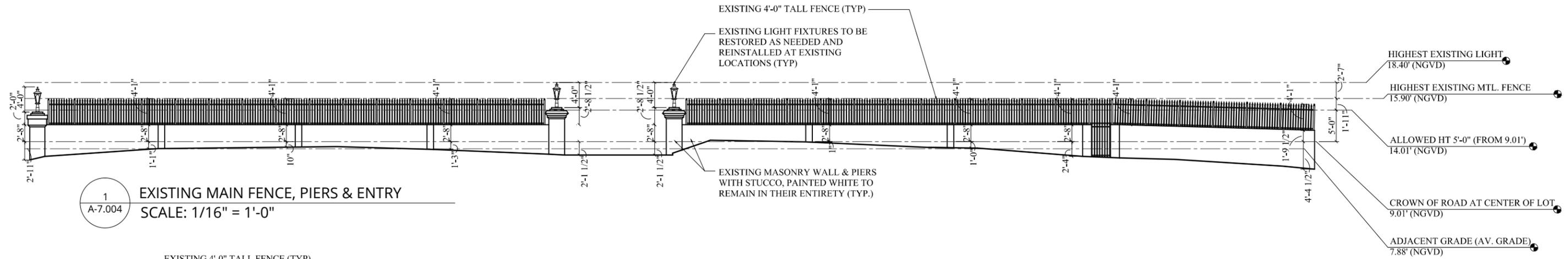
Inspirata Management LLC  
 3921 Alton Road Suite 421  
 Miami Beach, FL 33140



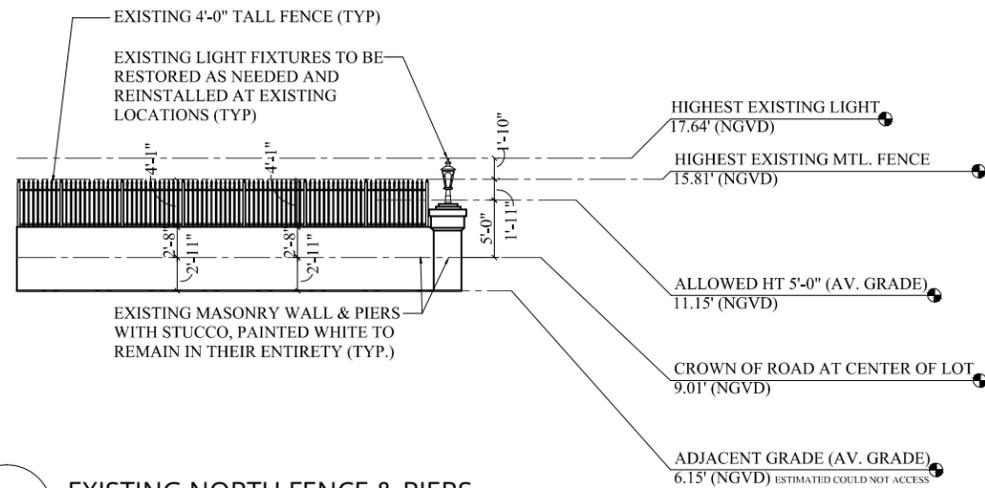
RIGHT PLAZA ELEVATION (A)  
 5011 PINE TREE DRIVE  
 Miami Beach, FL 33140



REV 5/11/2020  
 Sheet: **A-6.030**  
 Date: 5/11/2020  
 Scale: 1/32"=1'-0"



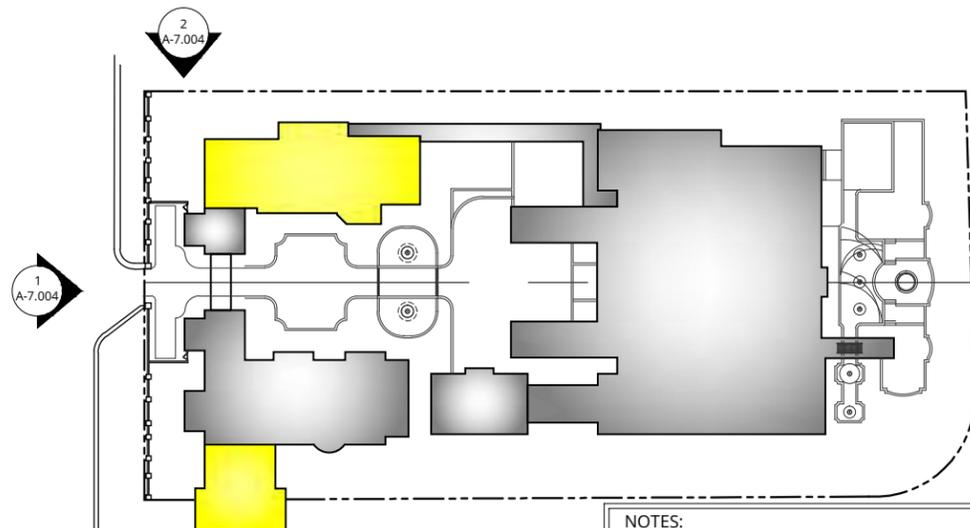
1  
A-7.004  
**EXISTING MAIN FENCE, PIERS & ENTRY**  
SCALE: 1/16" = 1'-0"



2  
A-7.004  
**EXISTING NORTH FENCE & PIERS**  
SCALE: 1/16" = 1'-0"



3  
A-7.004  
**EXISTING LIGHT ON PIERS (TYPICAL)**



**KEY PLAN**  
N.T.S.

**NOTES:**  
WILL REQUIRE A VARIANCE REQUEST TO ALLOW THE EXISTING FRONT FENCE HEIGHT OF 6.89' (6'-10 3/4") TO TOP OF METAL FENCE AND AN EXISTING LIGHT FIXTURE HEIGHT OF 9.39' (9'-4 3/4"). NORTH FENCE WILL REQUIRE A VARIANCE TO ALLOW THE EXISTING NORTH FENCE FOR THE FIRST 4'-0" TO REMAIN AT A HEIGHT OF 6.81' (6'-9 3/4") TO TOP OF METAL FENCE AND AN EXISTING LIGHT FIXTURE HEIGHT OF 8.64' (8'-7 3/4").

**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'

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**EXISTING FRONT FENCE & PIERS**

5011 PINE TREE DRIVE  
Miami Beach, FL 33140

REV 5/11/2020

Sheet: **A-7.004**

Date: 5/11/2020

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





REV 5/11/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		AXONOMETRICS  5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: <b>A-10.000</b> Date: 5/11/2020 Scale:
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REV 5/11/2020

<p>Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140</p>	<p><b>LUCE</b> ARCHITECTS</p>	<p>AXONOMETRICS 5011 PINE TREE DRIVE Miami Beach, FL 33140</p>	<p>Sheet: <b>A-10.001</b> Date: 5/11/2020 Scale:</p>
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REV 5/11/2020

<p>Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140</p>		<p>PERSPECTIVE RENDERINGS</p> <p>5011 PINE TREE DRIVE Miami Beach, FL 33140</p>	<p>Sheet: <b>A-10.002</b></p> <p>Date: 5/11/2020</p> <p>Scale:</p>
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REV 5/11/2020

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EXISTING



PROPOSED



REV 5/11/2020

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# VARIANCE REQUEST

## VARIANCE ONE

A variance to exceed by 1'-11" the maximum allowed height of 5'-0" for a fence located along the front property line in order to retain a wall fence of up to 6'-11" (15.90' NGVD) in height as measured from the grade of 9.01' NGVD facing Pine Tree Drive.

## VARIANCE TWO

A variance to exceed by 0'-10" the maximum allowed height of 6'-0" for a fence located on the interior north side property line along 4'-0" from the front property line in order to retain a wall fence of up to 6'-10" (15.81' NGVD) in height as measured from the grade of 9.01' NGVD.

## VARIANCE THREE

A variance to exceed by 2'-5" the maximum total height allowed of 7'-0" for ornamental light fixtures located on a fence at the front property line in order to retain light fixtures up to 9'-5" (18.40' NGVD) in height measured from grade of 9.01' NGVD facing Pine Tree Drive.

## VARIANCE FOUR

A variance to exceed by 58.6% (17'-11") the maximum projection of 25% (7'-7") within the required street side (south) side yard of 30'-6" in order to retain an architecturally significant two-story structure up to 5'-0" setback from the street side property line and 83.6% (25'-6") projection within the south side yard.

## VARIANCE FIVE

A variance to exceed by 3'-0" the maximum height of 3'-0" allowed for a roof curb or parapet in order to construct a parapet surrounding the domed roof above the porte-cochere up to 6'-0" in height above the maximum 33'-0" height allowed.