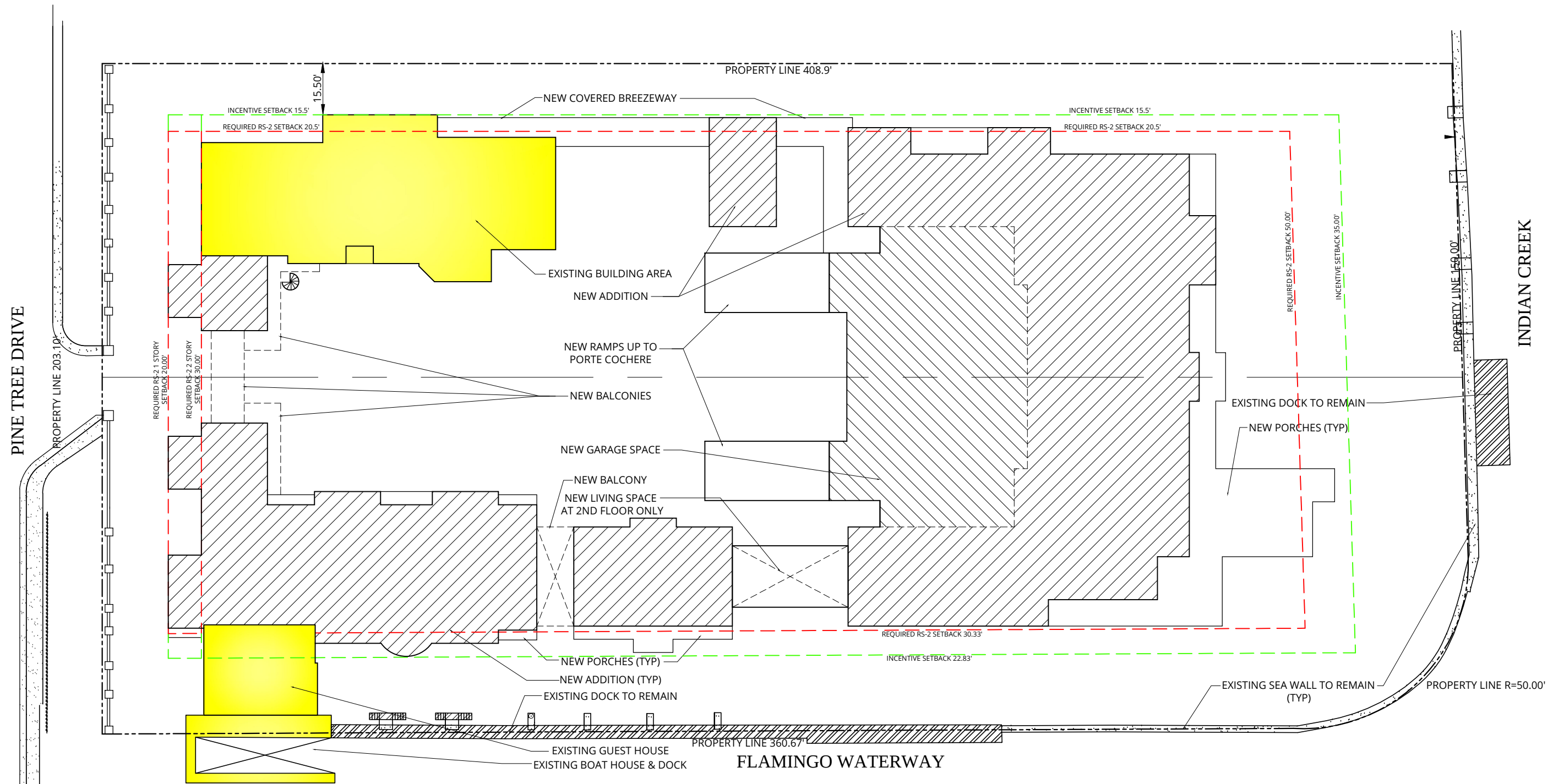




BUILDING EXISTING & NEW PLAN **SCALE: 1/32" = 1'-0"**

NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



REV 10/5/2020

- 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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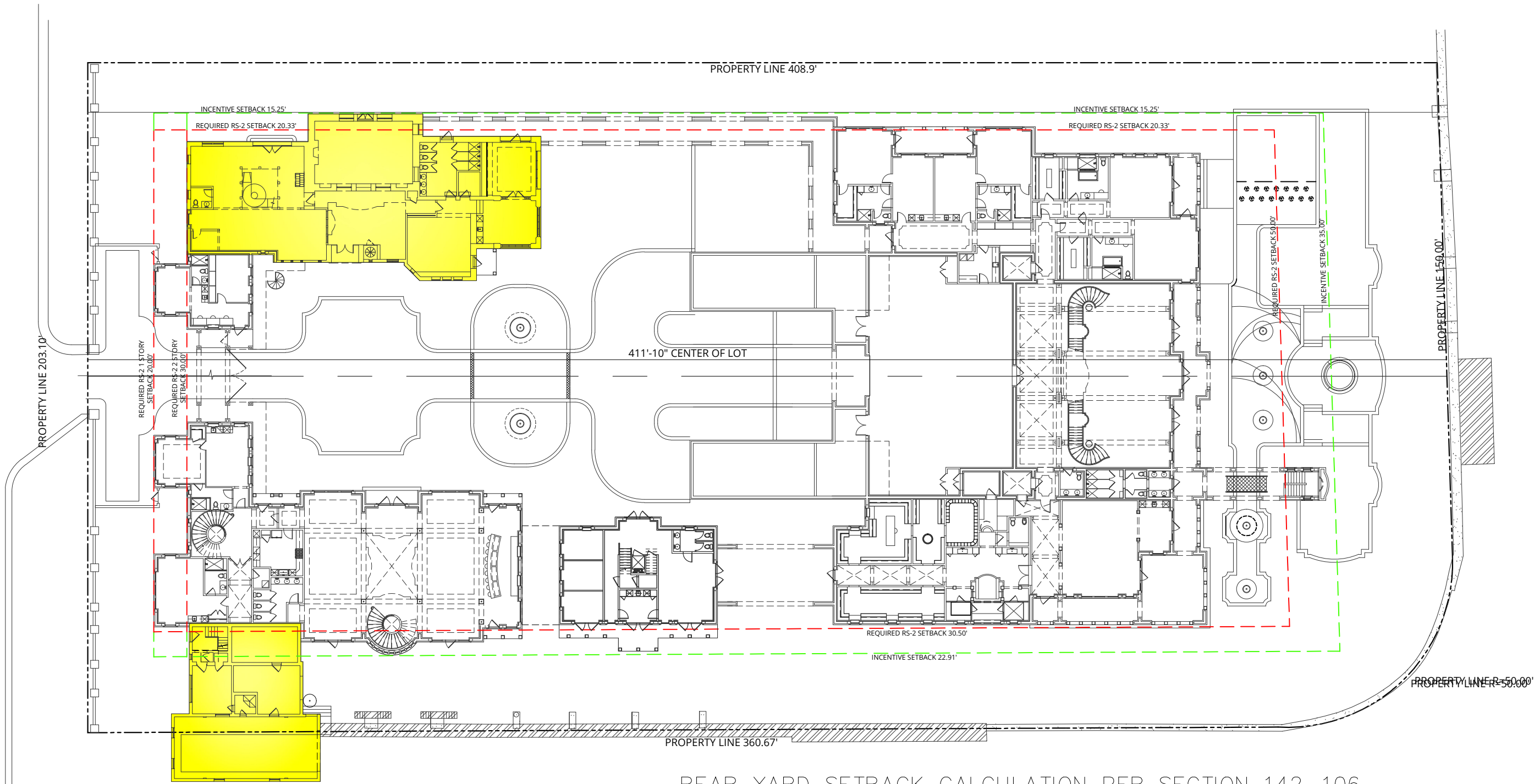
BUILDING EXISTING & NEW PLAN

5011 PINE TREE DRIVE
 Miami Beach, FL 33140

Sheet: **A-2.012**

Date: 5/11/2020

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



LOT DEPTH CALCULATION
SCALE: 1/32" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE

REAR YARD SETBACK CALCULATION PER SECTION 142-106
 15% OF LOT DEPTH OR 20 FEET MIN./ 50 FEET MAX
 $411'-10" \times 15\% = 61'-8"$ or $50'-0"$ MAX
 (SINCE RETAINING ARCHITECTURAL SIGNIFICANT HOUSE
 ALLOWED TO NCROACH UP TO $15'-0"$ INTO REAR YARD,
 $12'-6"$ ENCROACHMENT PROPOSED)

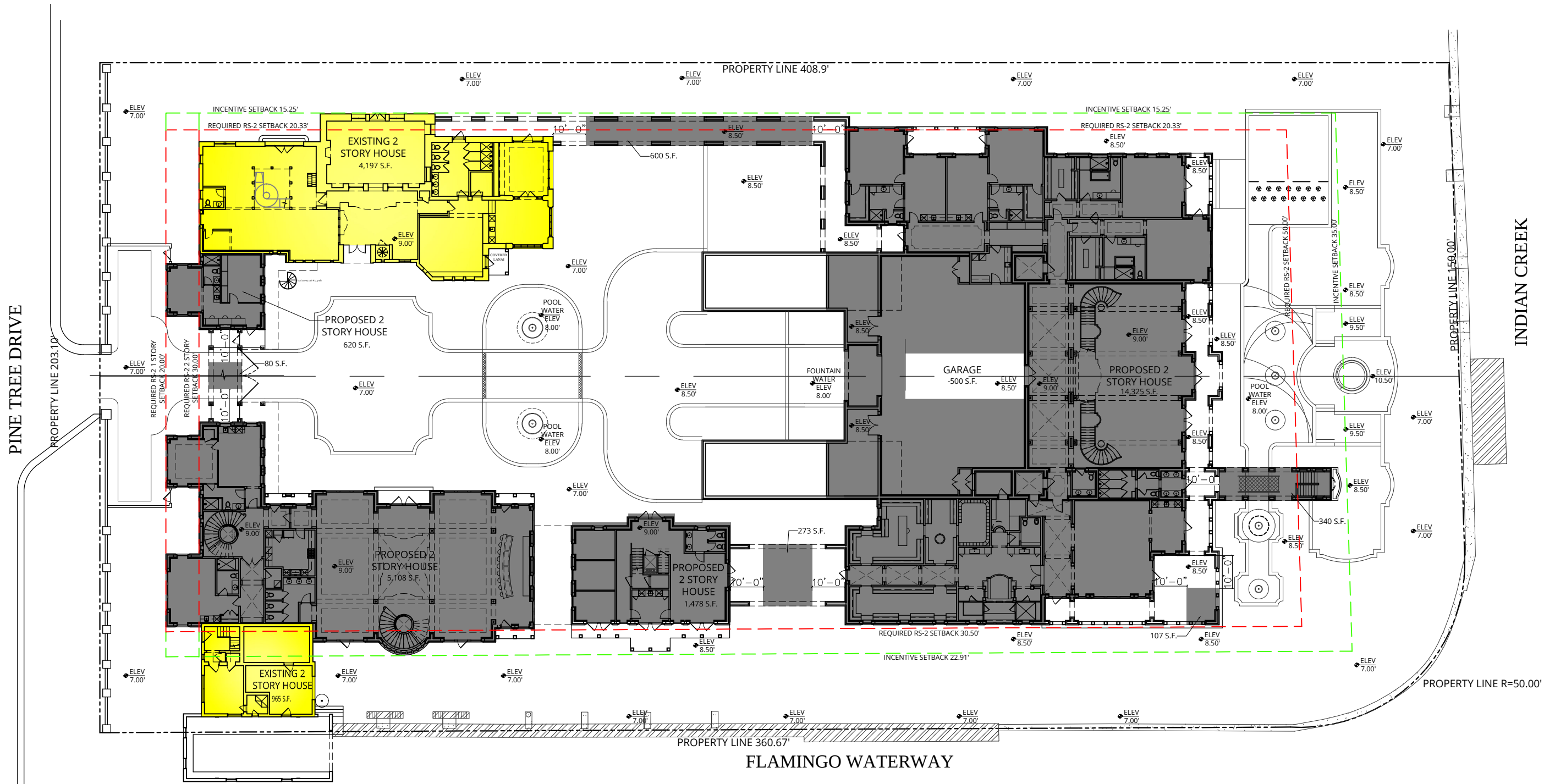


NOTES:	
1.	ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2.	CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

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 ARCHITECTS

LOT DEPTH CALCULATION		REV 10/5/2020
5011 PINE TREE DRIVE Miami Beach, FL 33140		Sheet: A-3.000
		Date: 5/11/2020
		Scale: 1/32"=1'-0"



FIRST FLOOR UNIT SIZE
SCALE: 1/32" = 1'-0"

	UNIT SIZE NEW:	
	PROPOSED HOUSE 1ST FLOOR UNIT SIZE:	22,931 S.F.
	UNIT SIZE EXISTING:	
	EXISTING 1ST FLOOR UNIT SIZE:	5,162 S.F.
TOTAL PROPOSED UNIT SIZE:		28,093 S.F.

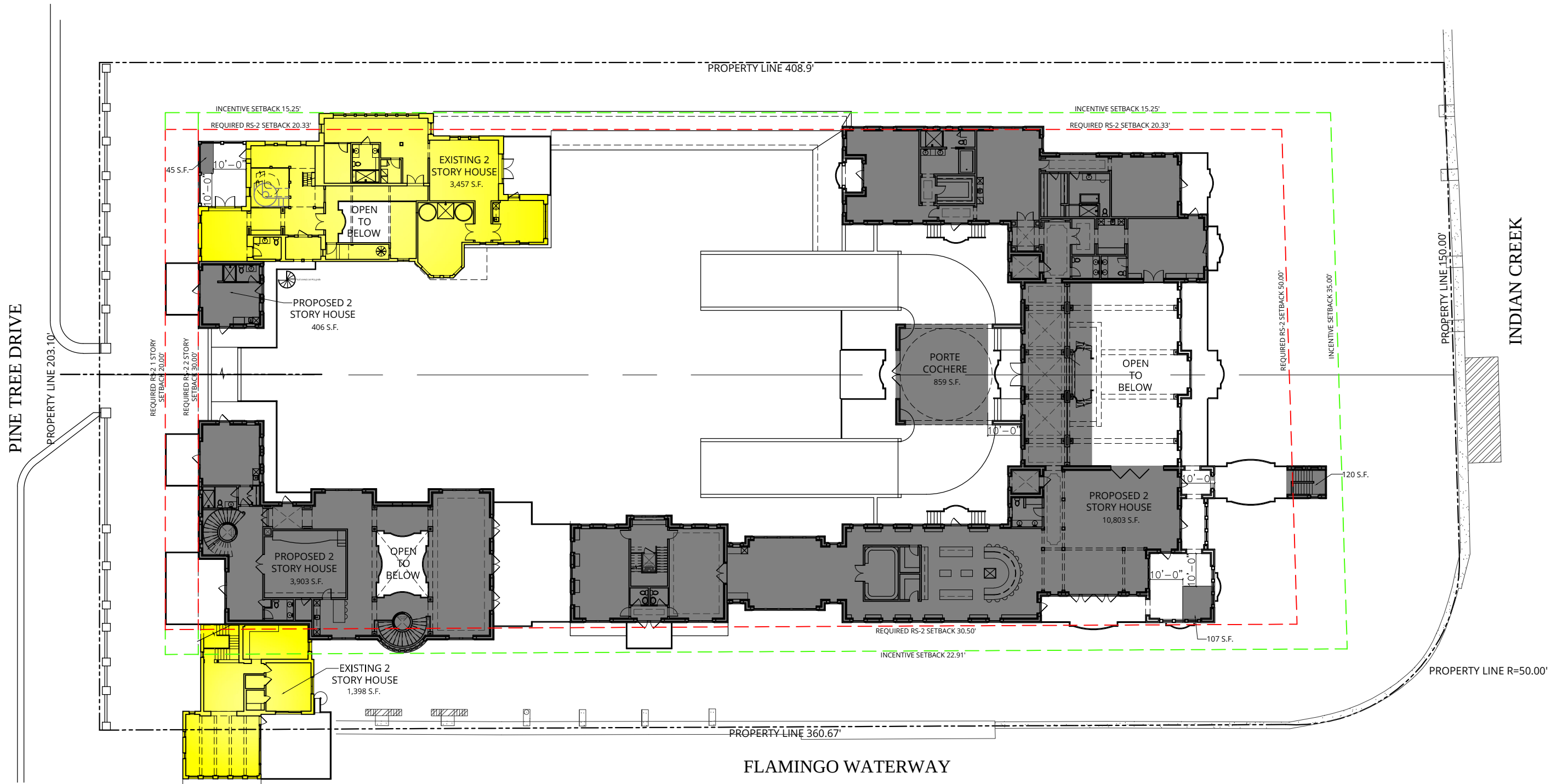


NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

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FIRST FLOOR UNIT SIZE	REV 10/5/2020
5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-3.003
	Date: 5/11/2020
	Scale: 1/32"=1'-0"



SECOND FLOOR UNIT SIZE
SCALE: 1/32" = 1'-0"

	UNIT SIZE NEW:	
	PROPOSED HOUSE 2ND FLOOR UNIT SIZE:	15,792 S.F.
	UNIT SIZE EXISTING:	
	EXISTING 2ND FLOOR UNIT SIZE:	4,855 S.F.
TOTAL PROPOSED UNIT SIZE:		20,647 S.F. (73.49% of 1ST Floor)

NOTES:
WILL REQUIRE A VARIANCE REQUEST TO EXCEED
ALLOWED SECOND FLOOR VOLUME SIZE OF 70% OF FIRST FLOOR.
REQUESTING 71.08%

- NOTES:
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SECOND FLOOR UNIT SIZE
5011 PINE TREE DRIVE
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REV 10/5/2020
Sheet: A-3.004
Date: 5/11/2020
Scale: 1/32"=1'-0"