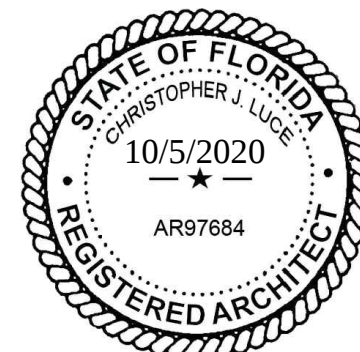
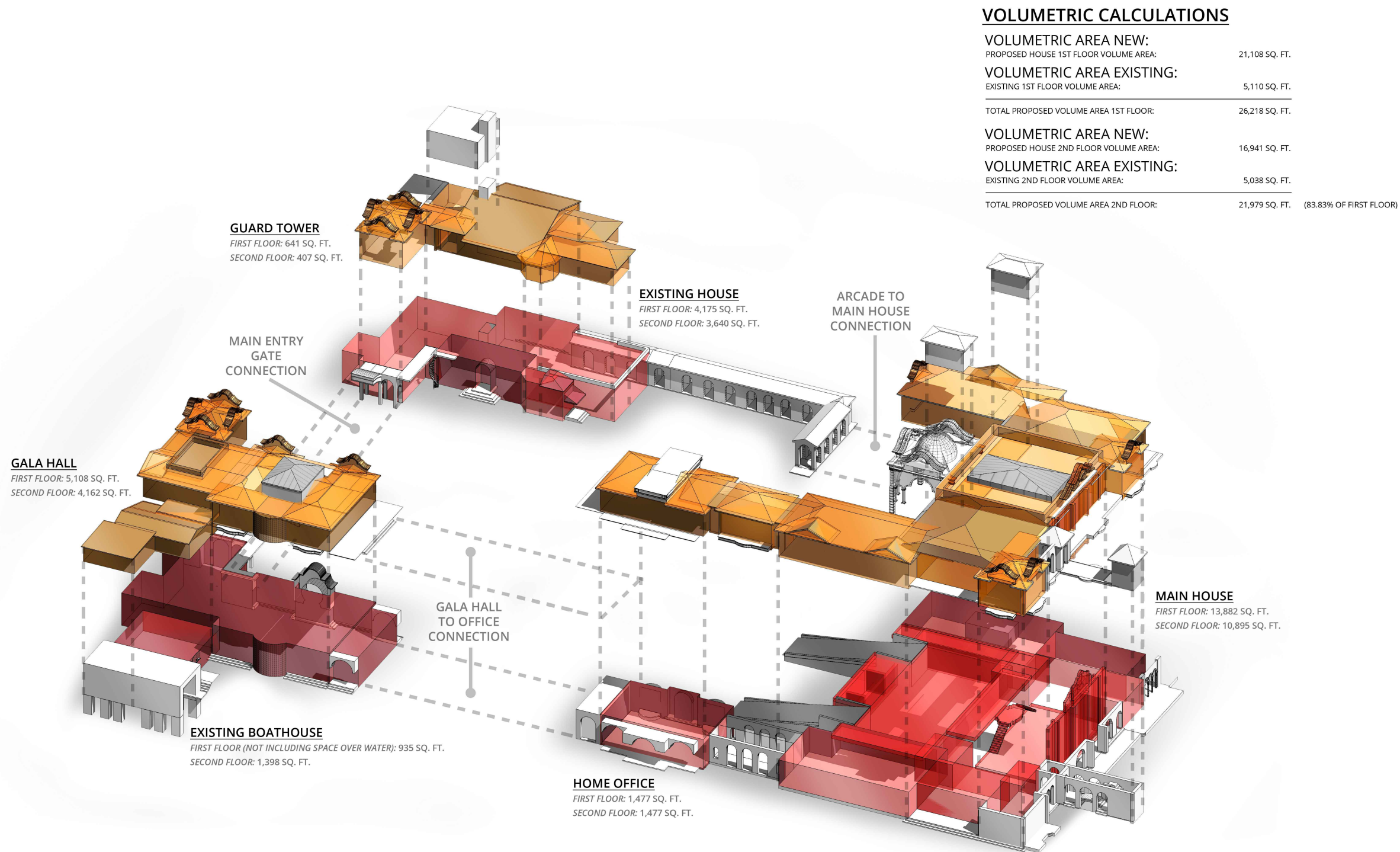
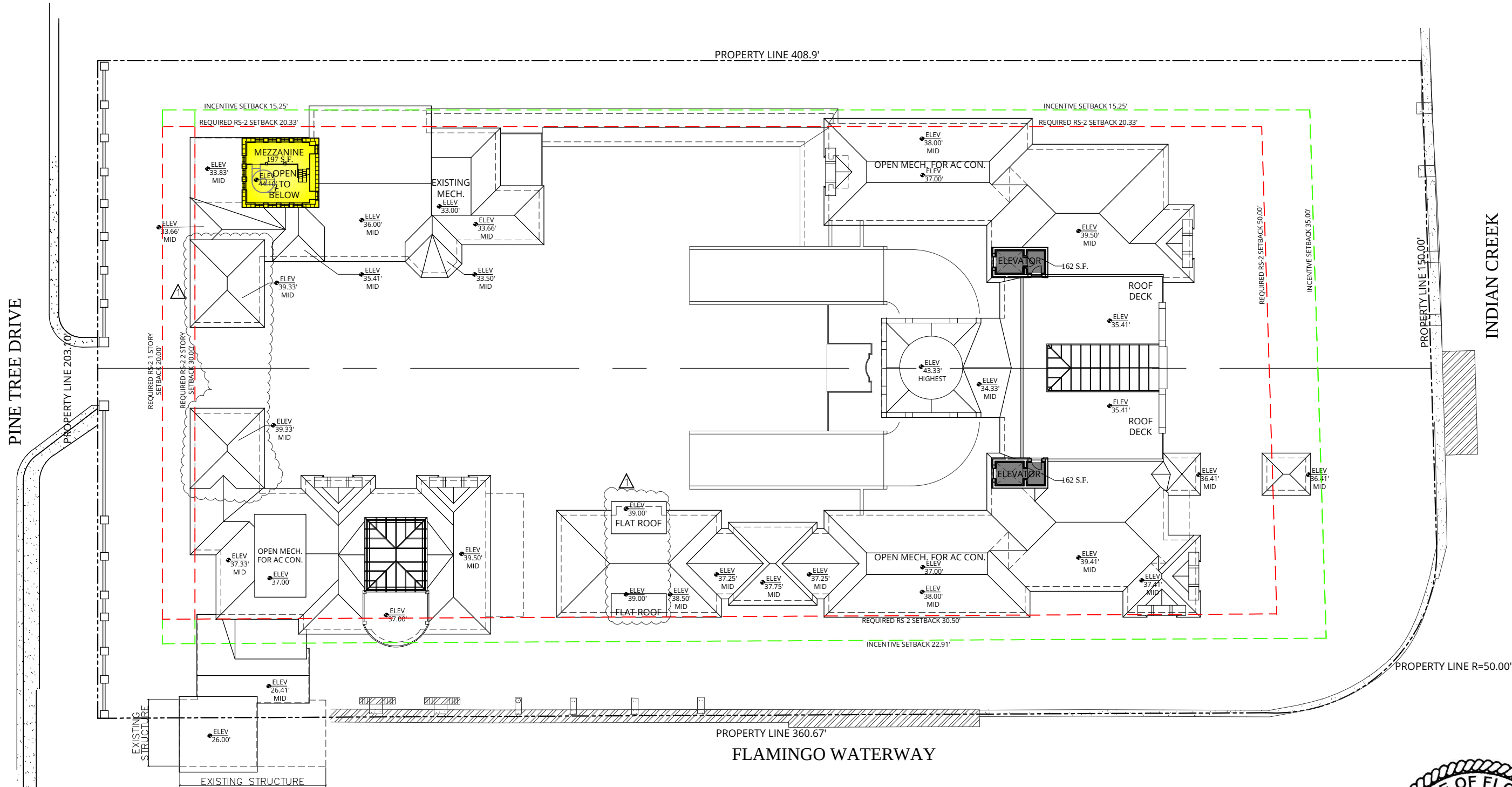




NOTES:
WILL REQUIRE A VARIANCE REQUEST TO EXCEED
ALLOWED SECOND FLOOR VOLUME SIZE OF 70% OF FIRST FLOOR.
REQUESTING 71.08%

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	SECOND VOLUMETRIC SIZE		REV 10/5/2020
		5011 PINE TREE DRIVE Miami Beach, FL 33140		Sheet: A-3.004A
				Date: 5/11/2020 Scale: 1/32"=1'-0"



ROOF UNIT SIZE PLAN
SCALE: 1/32" = 1'-0"

	ROOF UNIT SIZE NEW:	
	PROPOSED ROOF UNIT SIZE:	324 S.F.
	UNIT SIZE EXISTING:	
	EXISTING ROOF UNIT SIZE:	197 S.F.
TOTAL PROPOSED ROOF UNIT SIZE:		521 S.F.
TOTAL PROPOSED UNIT SIZE:		(Total 1ST, 2ND & ROOF) 49,261 S.F. (59.55% of Lot Area of 82,714 S.F.)

- 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
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Miami Beach, FL 33140

LUCE
ARCHITECTS

MEZZANINE/ROOF UNIT SIZE PLAN

5011 PINE TREE DRIVE
Miami Beach, FL 33140

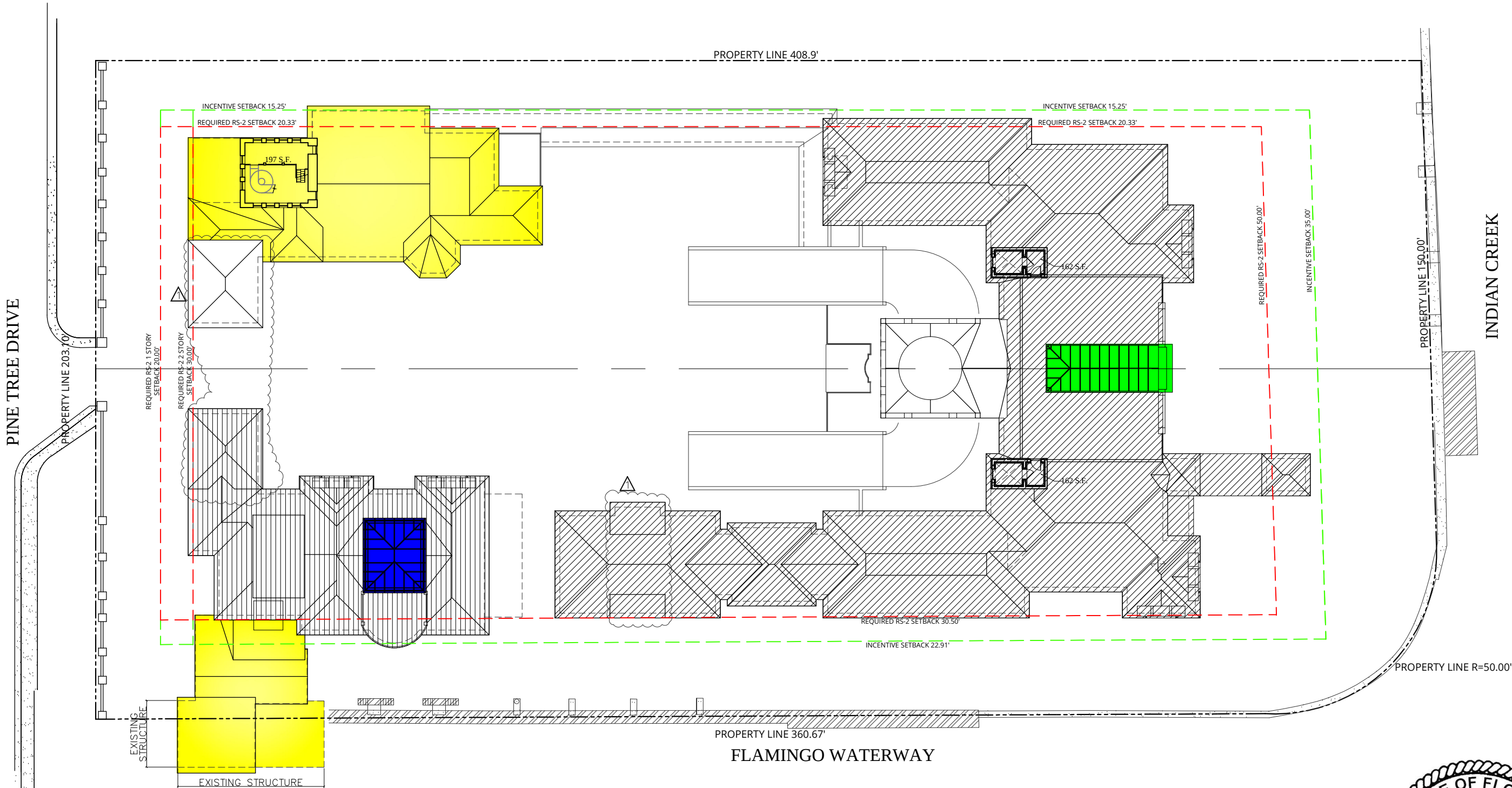


REV 10/5/2020

Sheet: **A-3.005**

Date: 5/11/2020

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



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

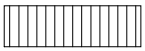
NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



SKYLIGHT A: 445 S.F. (9.53% of Roof)



SKYLIGHT B: 576 S.F. (4.07% of Roof)



ROOF AREA A: 4,665 S.F.



ROOF AREA B: 14,122 S.F.



- NOTES:
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 - 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'

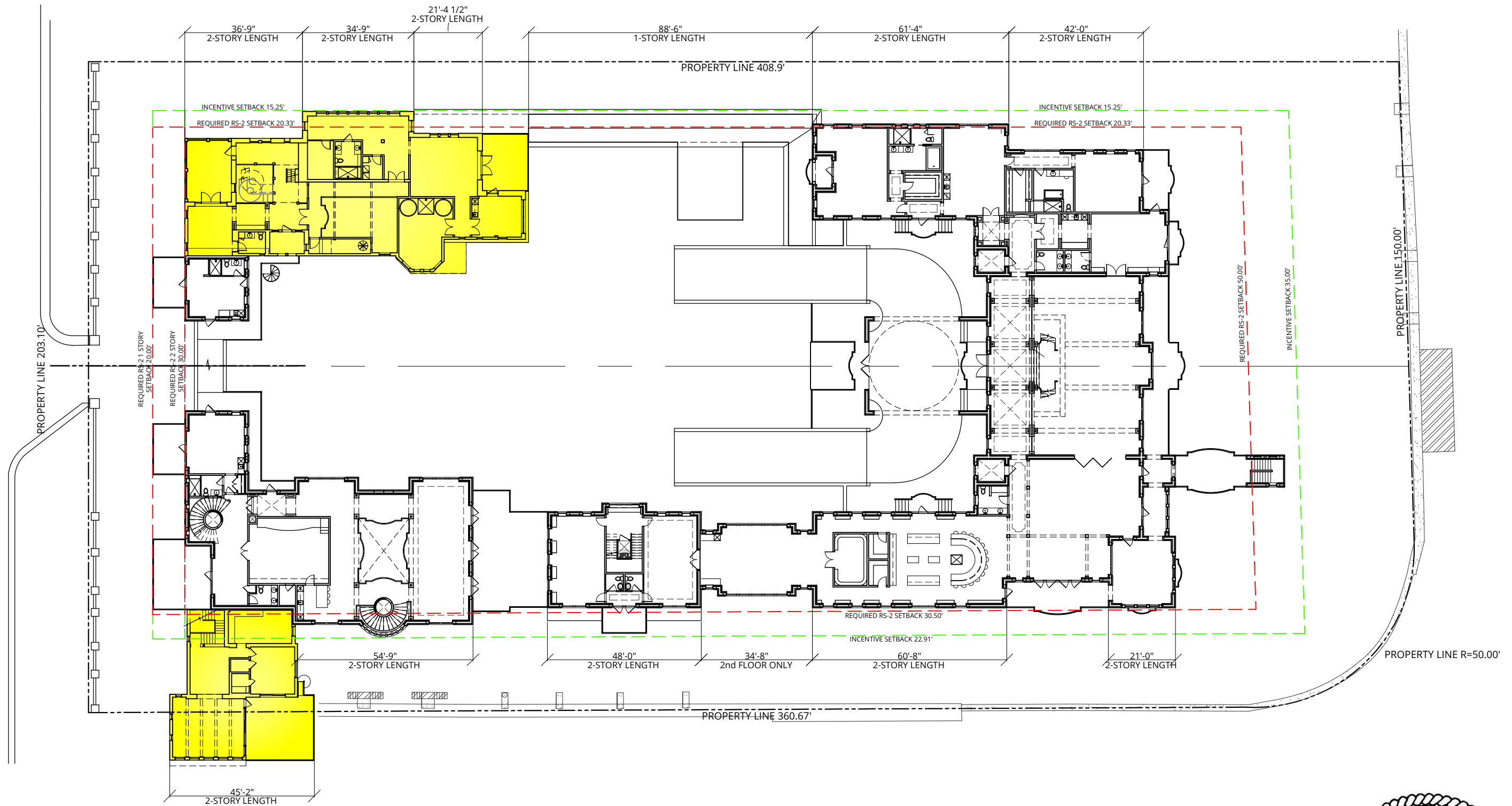
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SKYLIGHT/BELFRY CALCULATION

5011 PINE TREE DRIVE
Miami Beach, FL 33140

REV 10/5/2020
Sheet: **A-3.007**
Date: 5/11/2020
Scale: 1/32"=1'-0"



2-STORY LENGTH
SCALE: 1/32" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE



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		2-STORY LENGTH	REV 10/5/2020
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-3.008
			Date: 5/11/2020 Scale: 1/32"=1'-0"

