

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



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





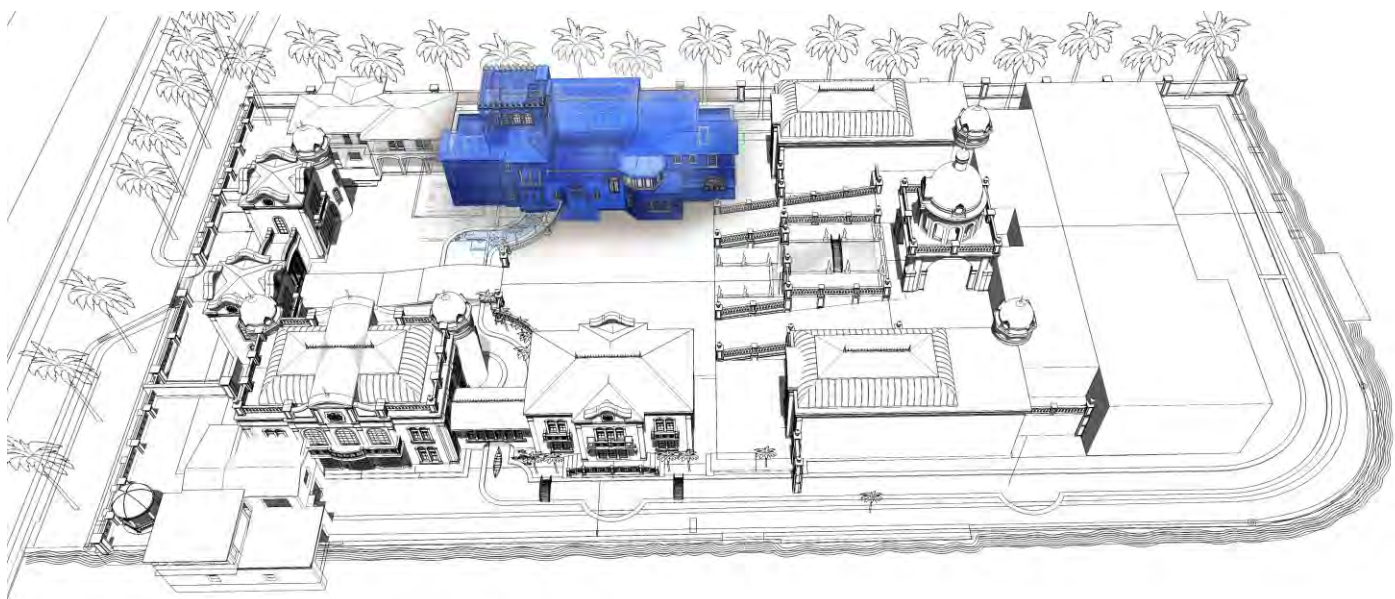
5011 PINE TREE DRIVE
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC

STUDY ONE

NORTH SIDE CONNECTION



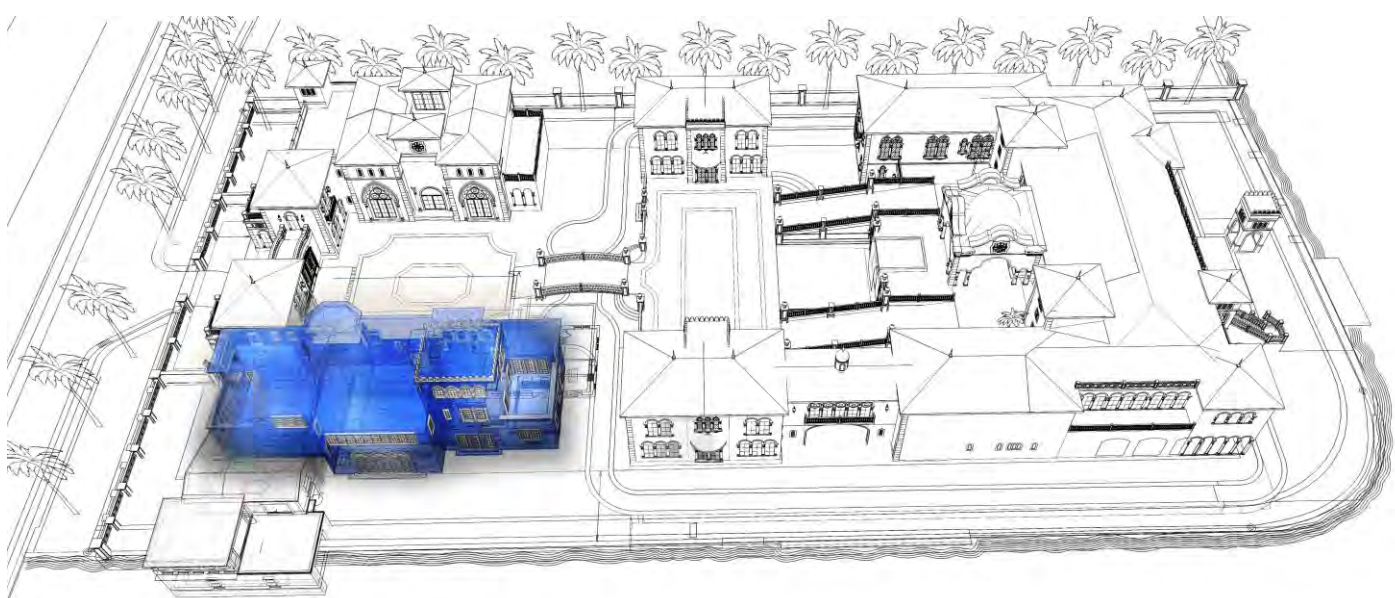
STUDY TWO

INDEPENDENT



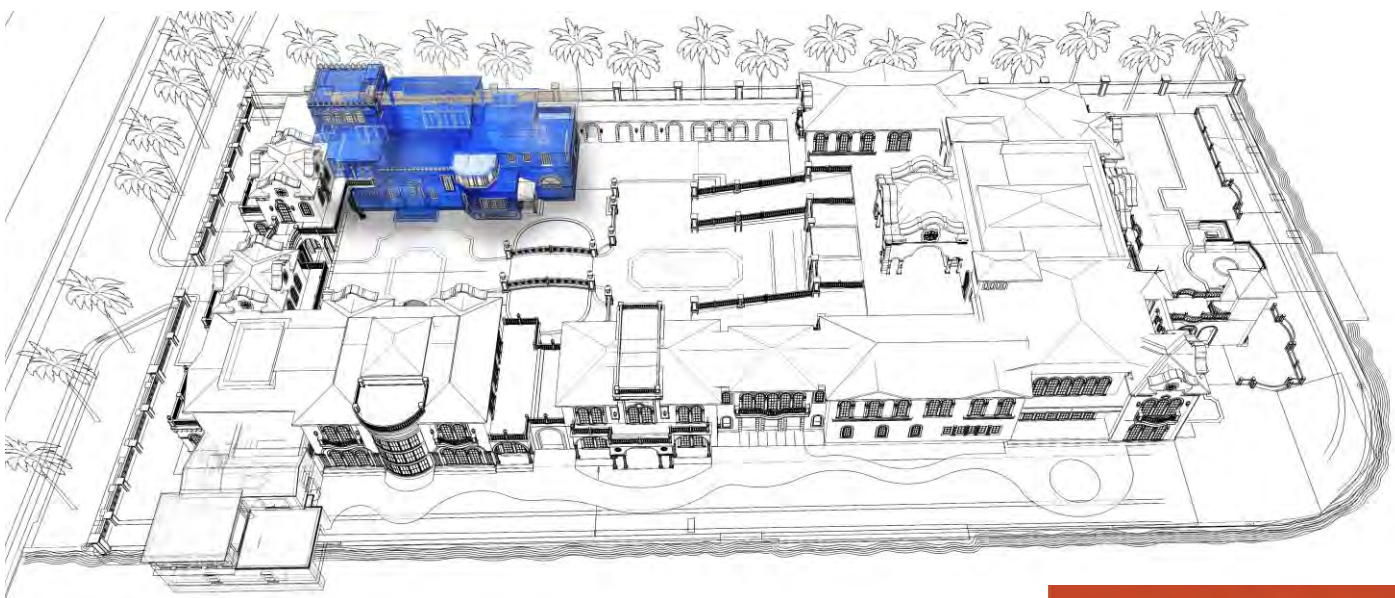
STUDY THREE

SOUTH SIDE CONNECTION



STUDY FOUR

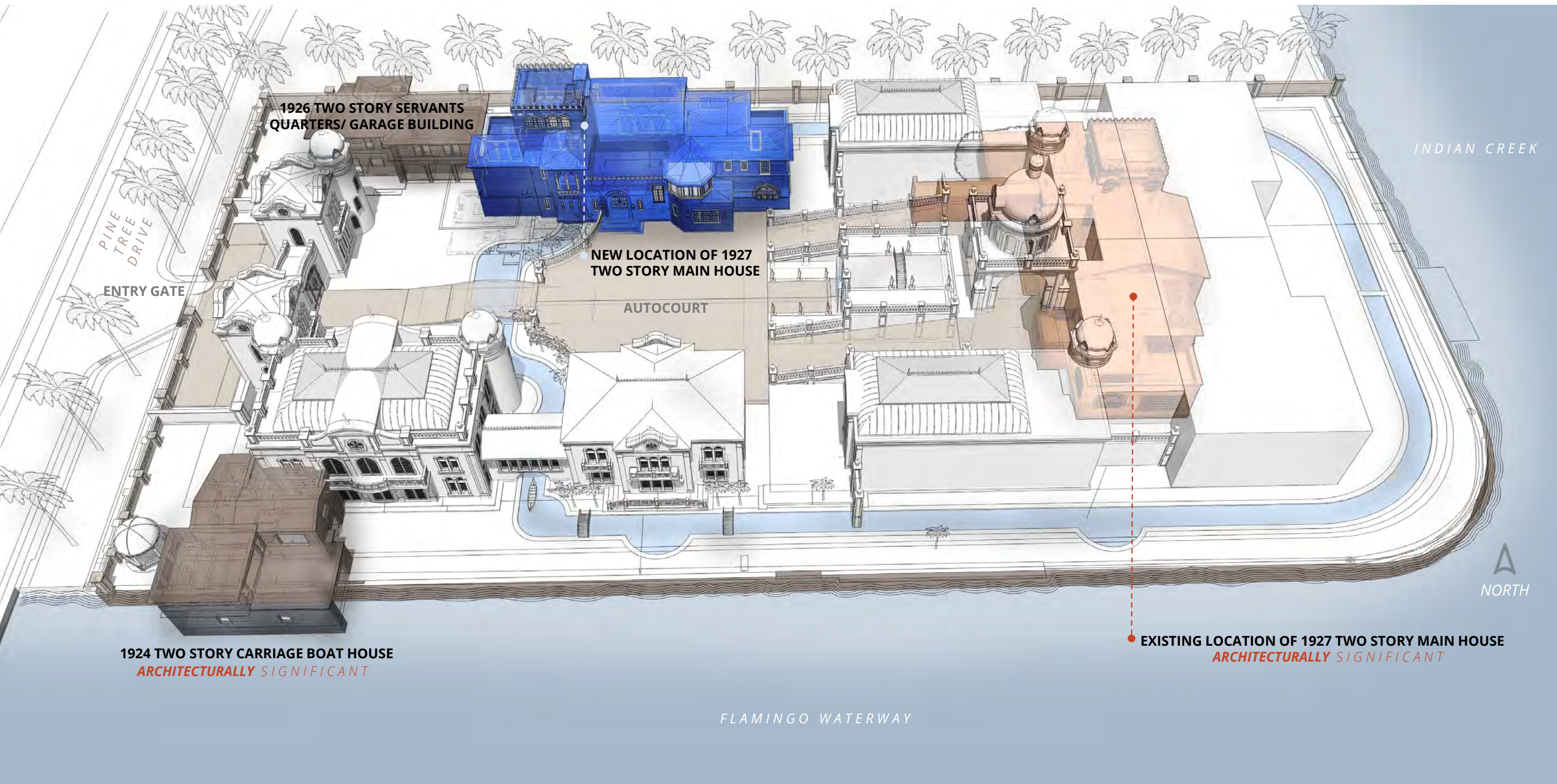
PROPOSED COMBINATION



5011 PINE TREE DRIVE
EXPLORATIVE STUDIES

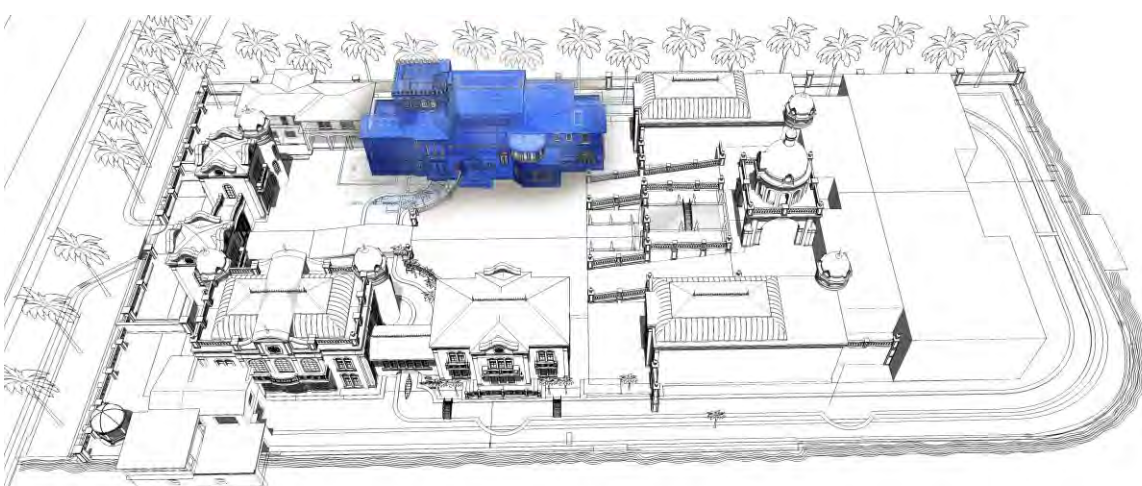


WITH INSPIRATA MANAGEMENT LLC



STUDY ONE
NORTH SIDE CONNECTION
5011 PINE TREE DRIVE
EXPLORATIVE STUDIES





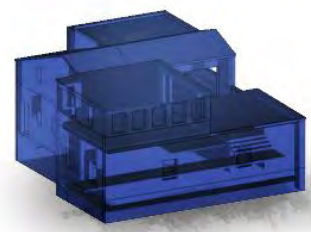
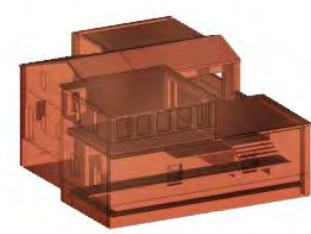
STUDY ONE

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.

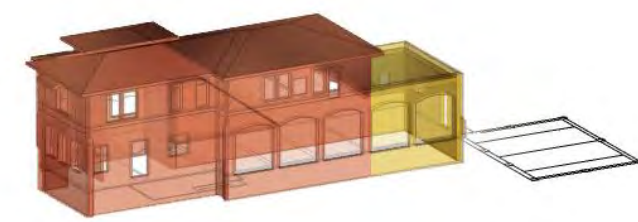
NEW

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

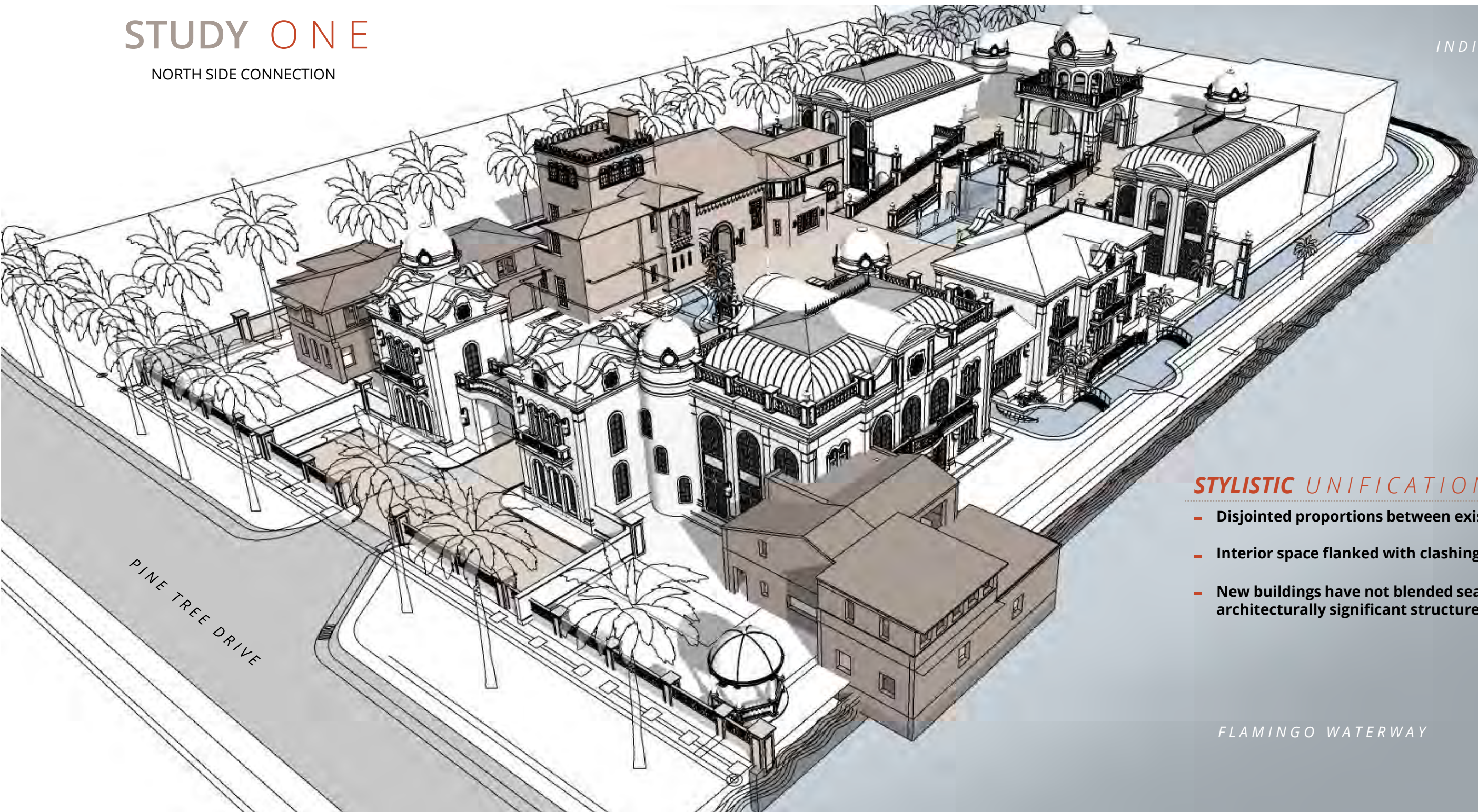
NEW MASSING



WITH INSPIRATA MANAGEMENT LLC

STUDY ONE

NORTH SIDE CONNECTION



INDIAN CREEK

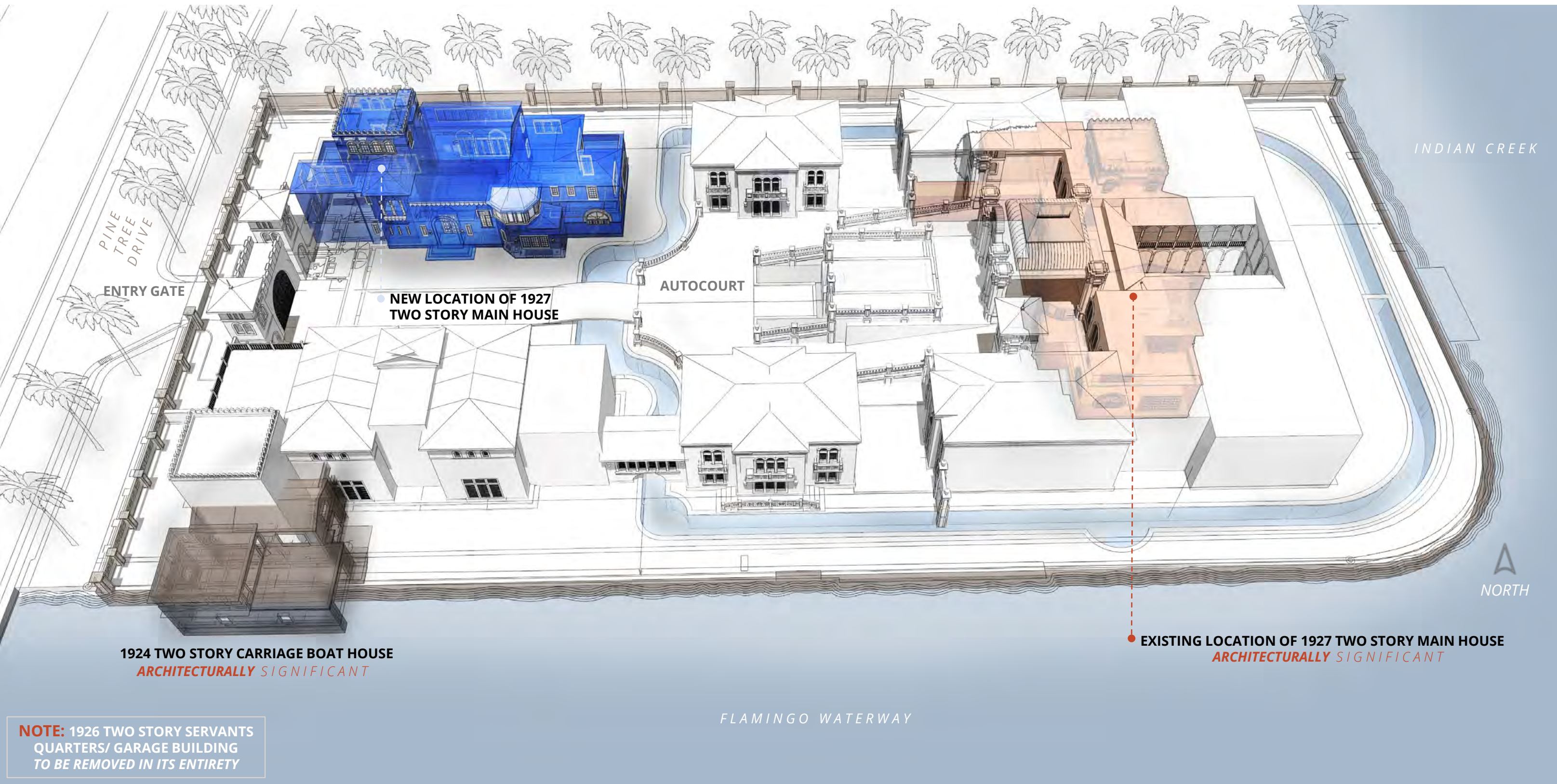
STYLISTIC UNIFICATION

- 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





STUDY TWO
INDEPENDENT
5011 PINE TREE DRIVE
EXPLORATIVE STUDIES



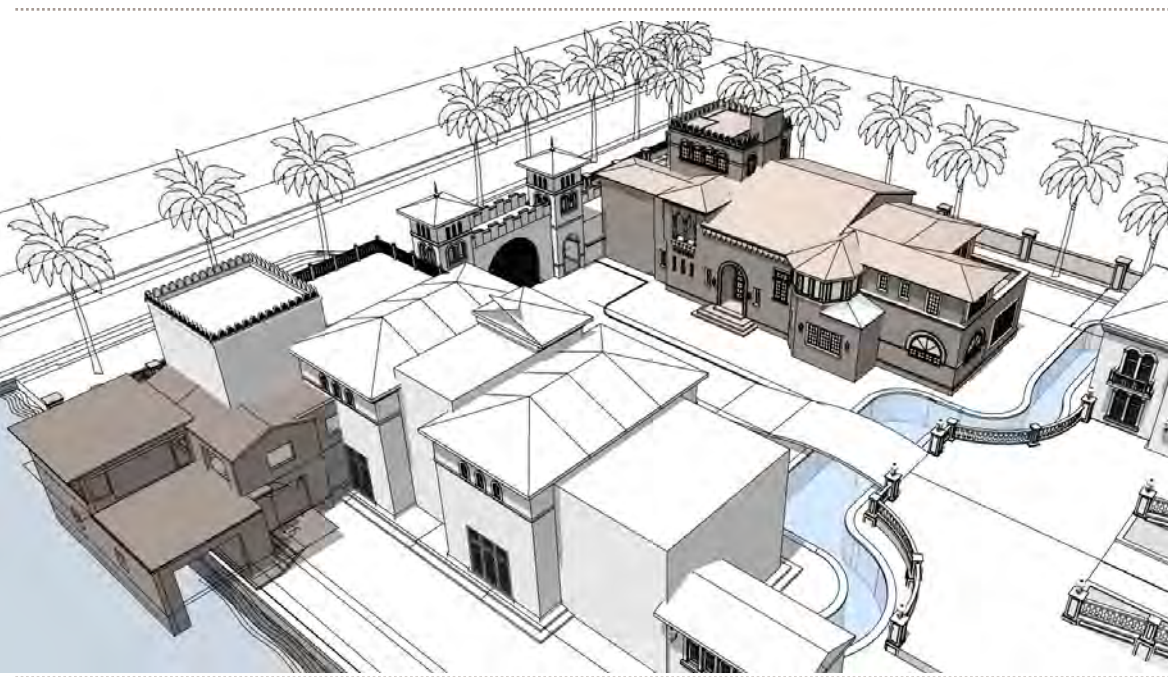
WITH INSPIRATA MANAGEMENT LLC



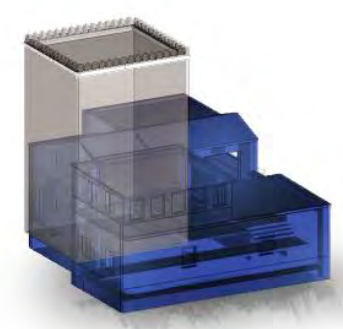
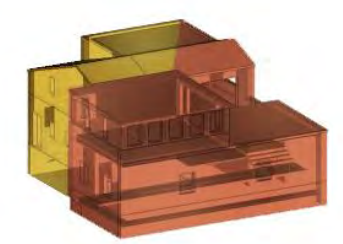
STUDY TWO

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.

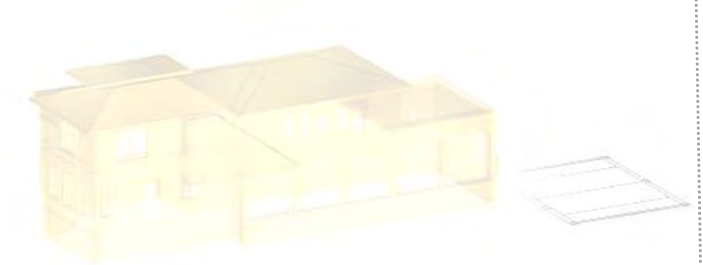
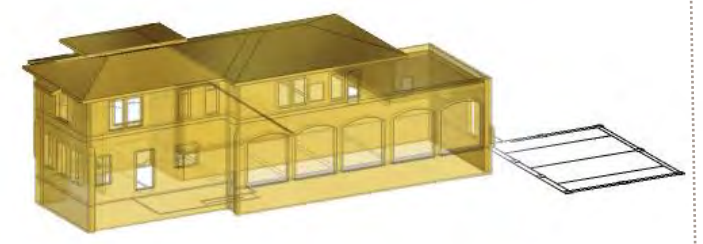
NEW

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



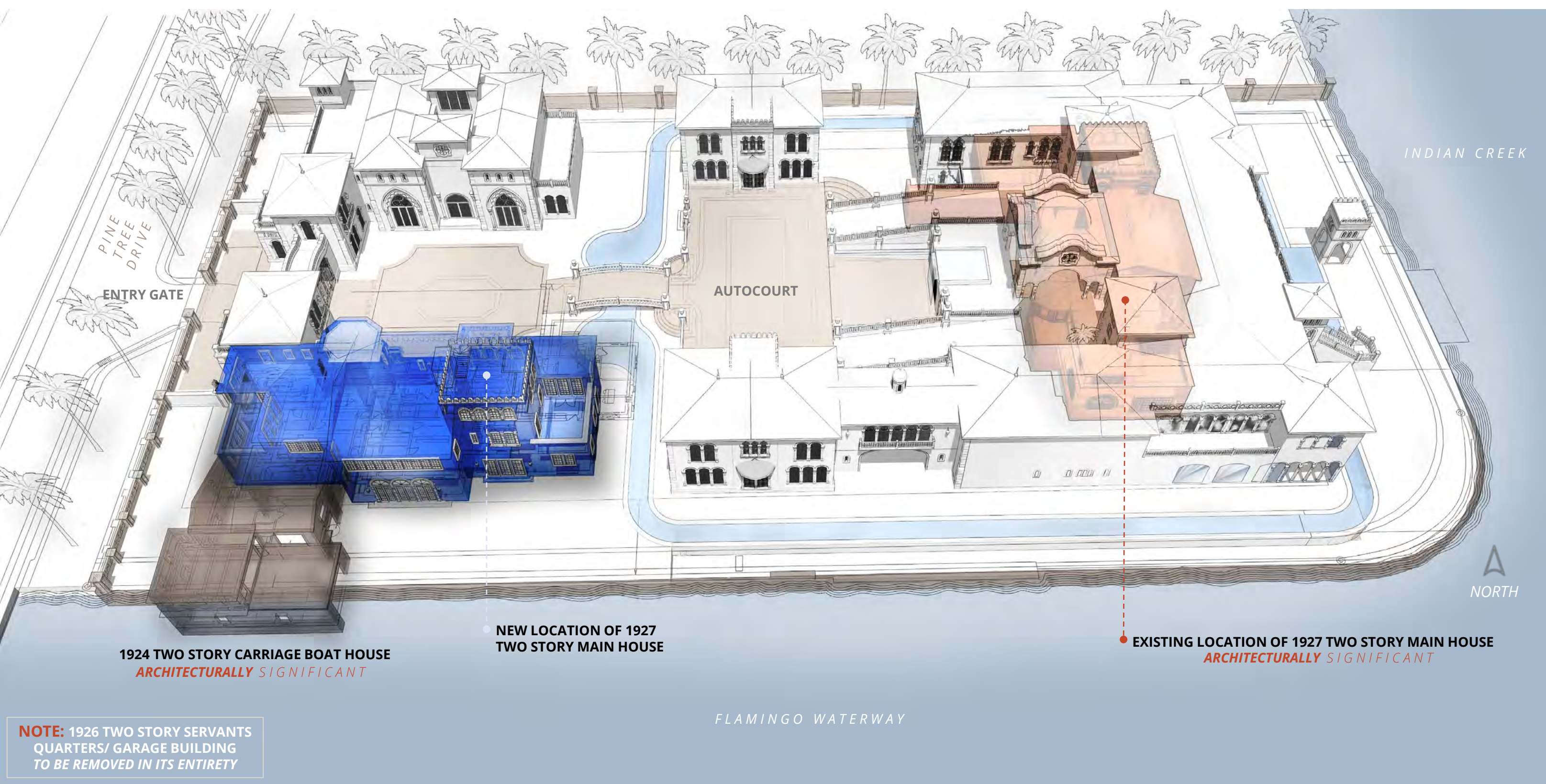
STYLISTIC UNIFICATION

- 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

5011 PINE TREE DRIVE
EXPLORATIVE STUDIES



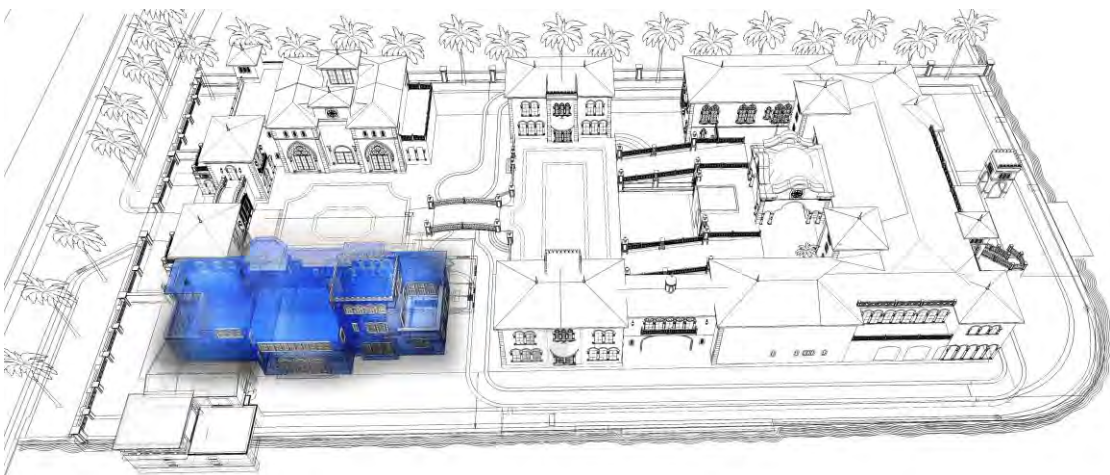
WITH INSPIRATA MANAGEMENT LLC



STUDY THREE
SOUTH SIDE CONNECTION
5011 PINE TREE DRIVE
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



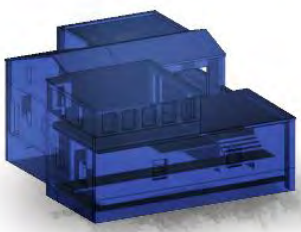
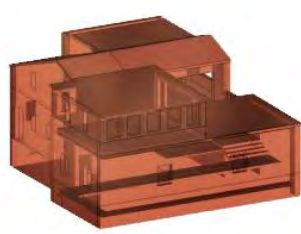
STUDY THREE

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.

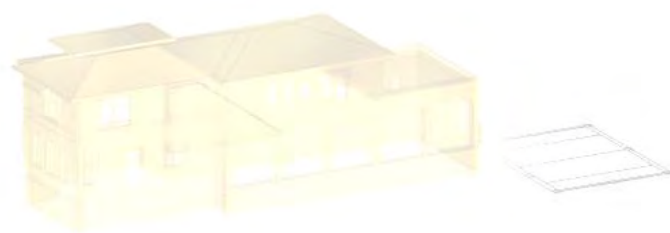
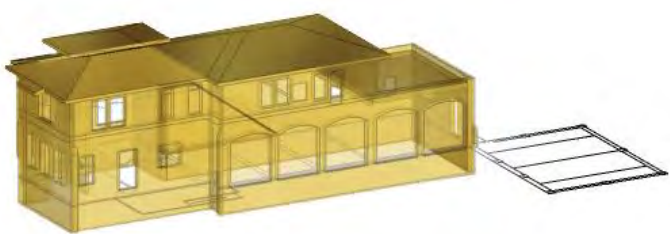
NEW

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



STUDY THREE

SOUTH SIDE CONNECTION

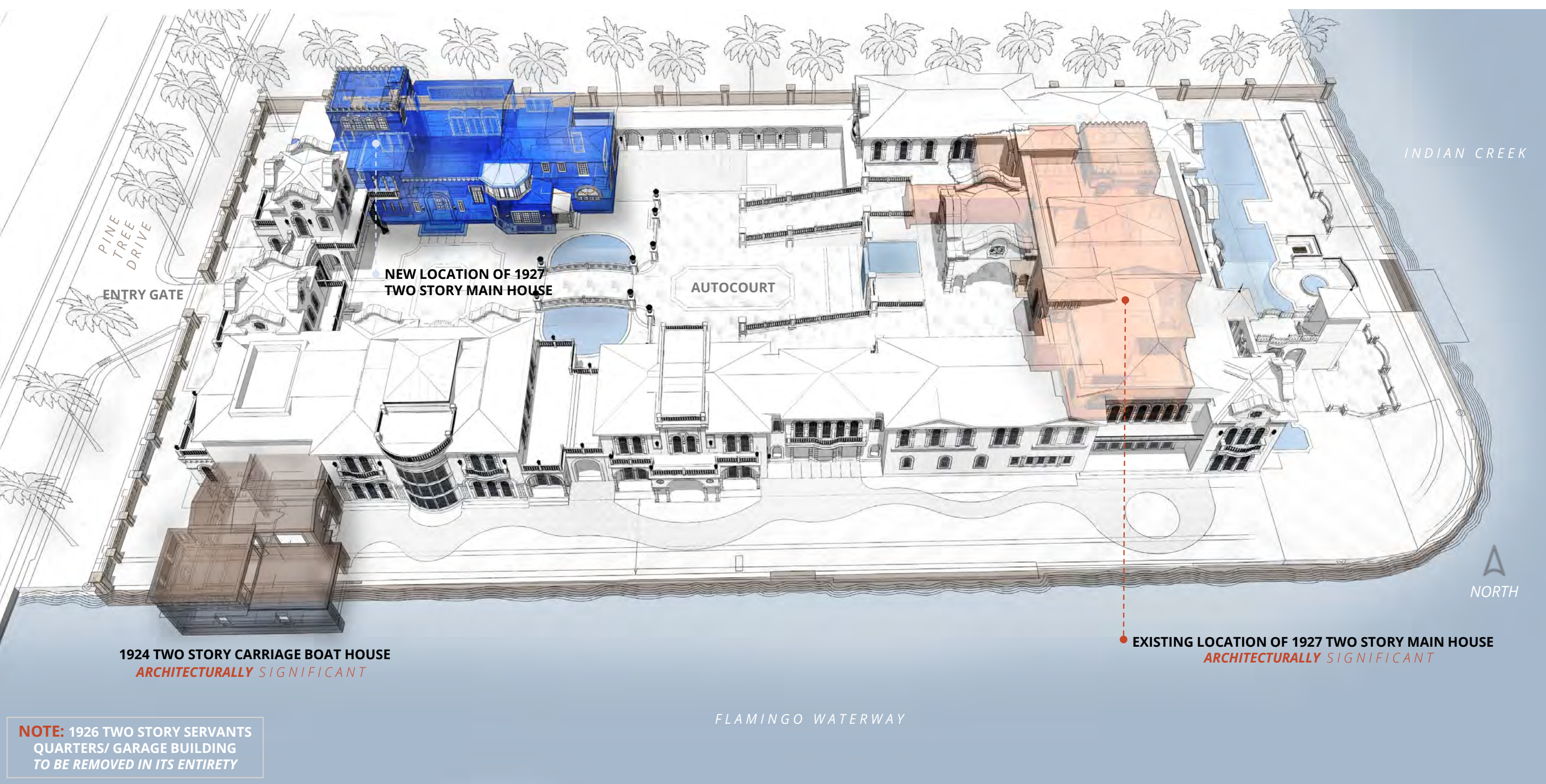
STYLISTIC UNIFICATION

- 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



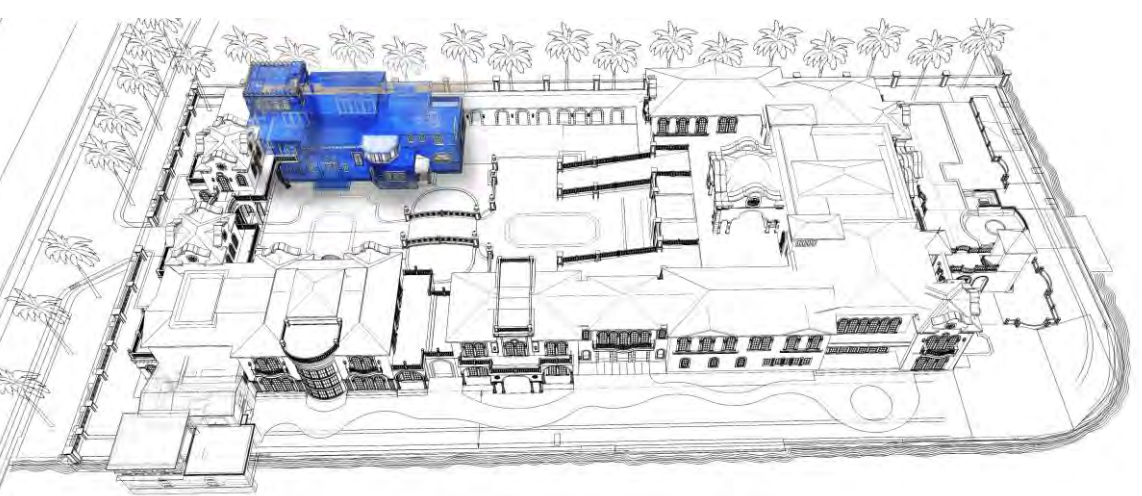
WITH INSPIRATA MANAGEMENT LLC



STUDY **FOUR**
PROPOSED COMBINATION
5011 PINE TREE DRIVE
EXPLORATIVE STUDIES



WITH INSPIRATA MANAGEMENT LLC



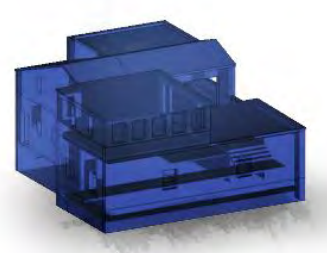
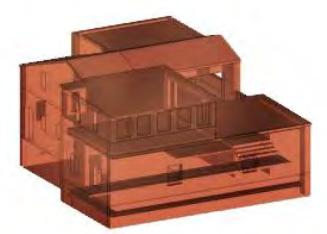
STUDY FOUR

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

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

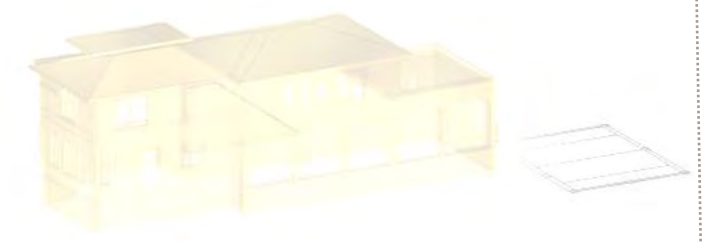
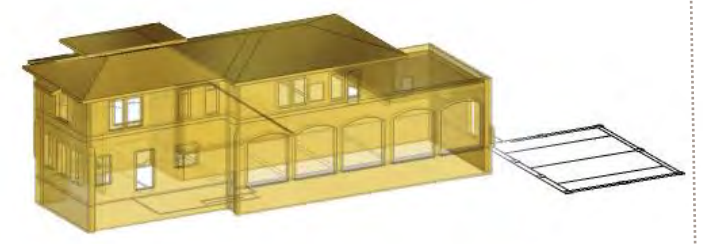
NEW

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	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

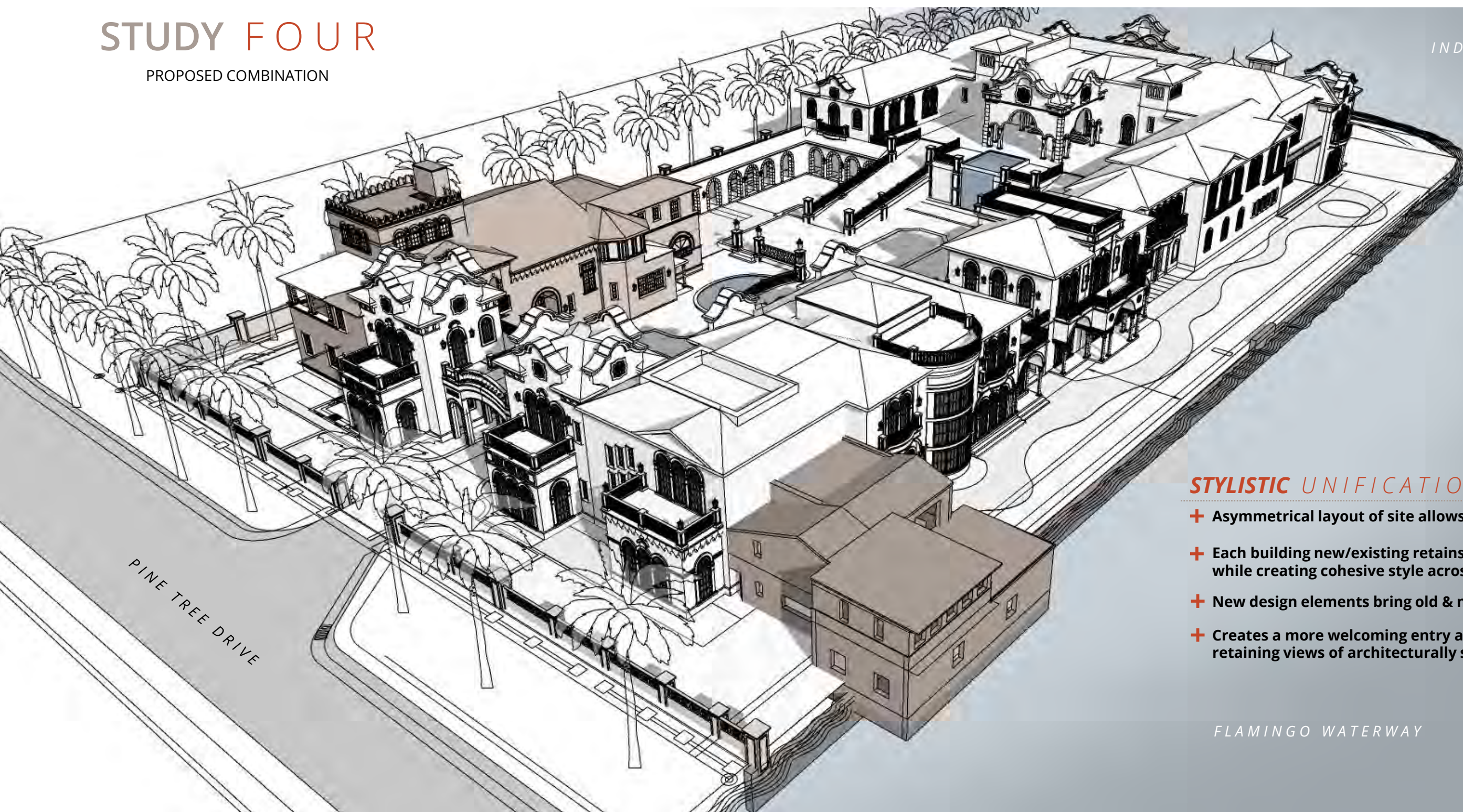
NEW MASSING



WITH INSPIRATA MANAGEMENT LLC

STUDY FOUR

PROPOSED COMBINATION



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):			
17	Height:*	Required 28'-0" FLAT 31'-0" SLOPED	Existing 41'-10 1/4"FLAT 24'-3 1/2" SLOPED	Proposed 28'-0" 30'-6"	Proposed Height With Bonus 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'	
	Accessory Structure Side 1:		10.00'	N/A	
24	Accessory Structure Side 2 or (facing street) :		0.00'	N/A	
25	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	

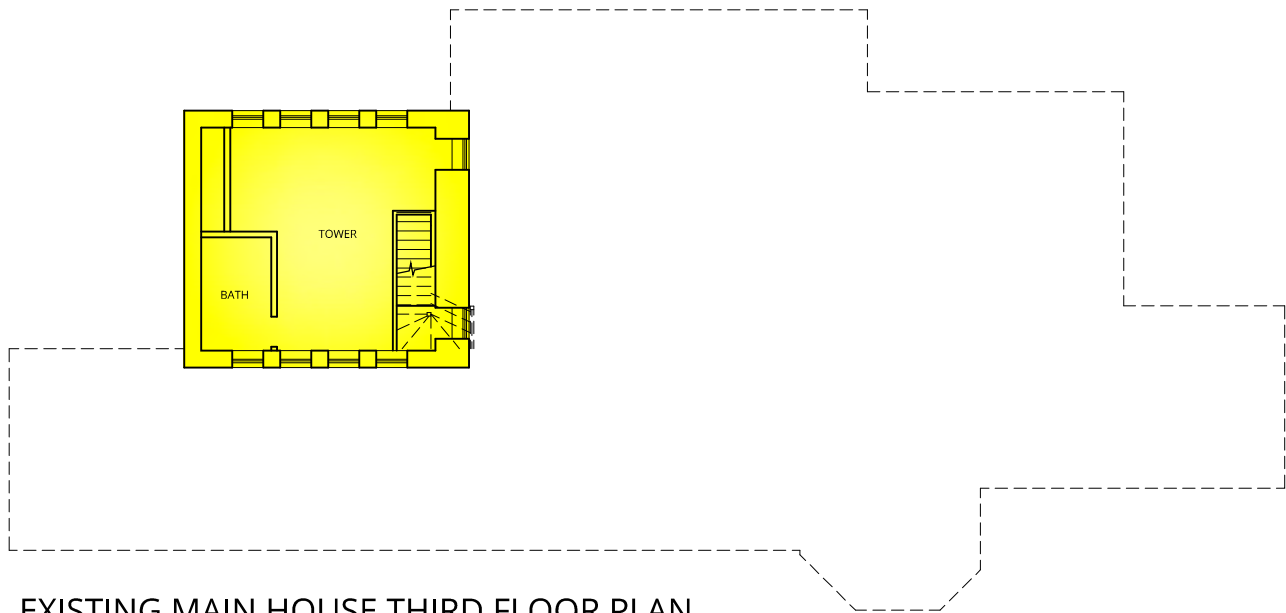


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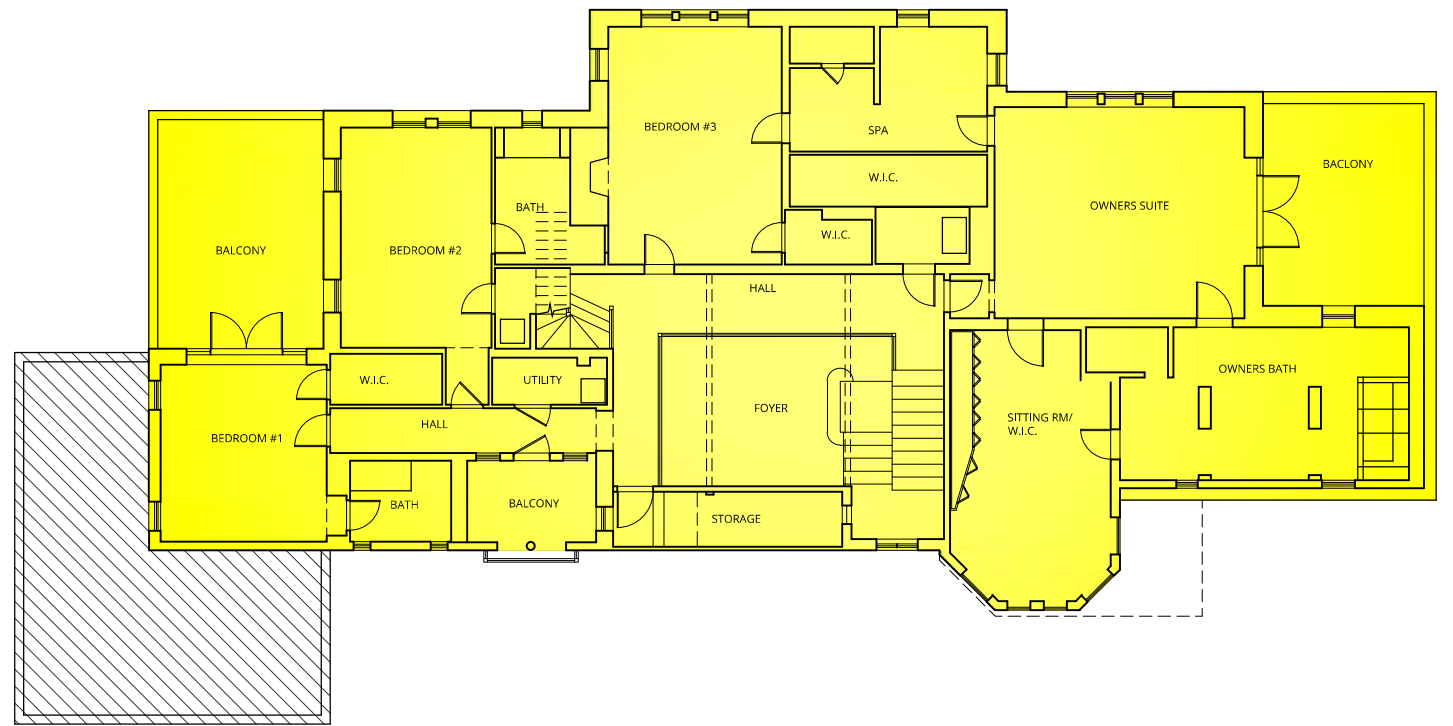
If not applicable write N/A

* 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 32' FOR A SLOPED ROOF STRUCTURE (AS MEASURED TO THE MID-POINT OF THE SLOPE)





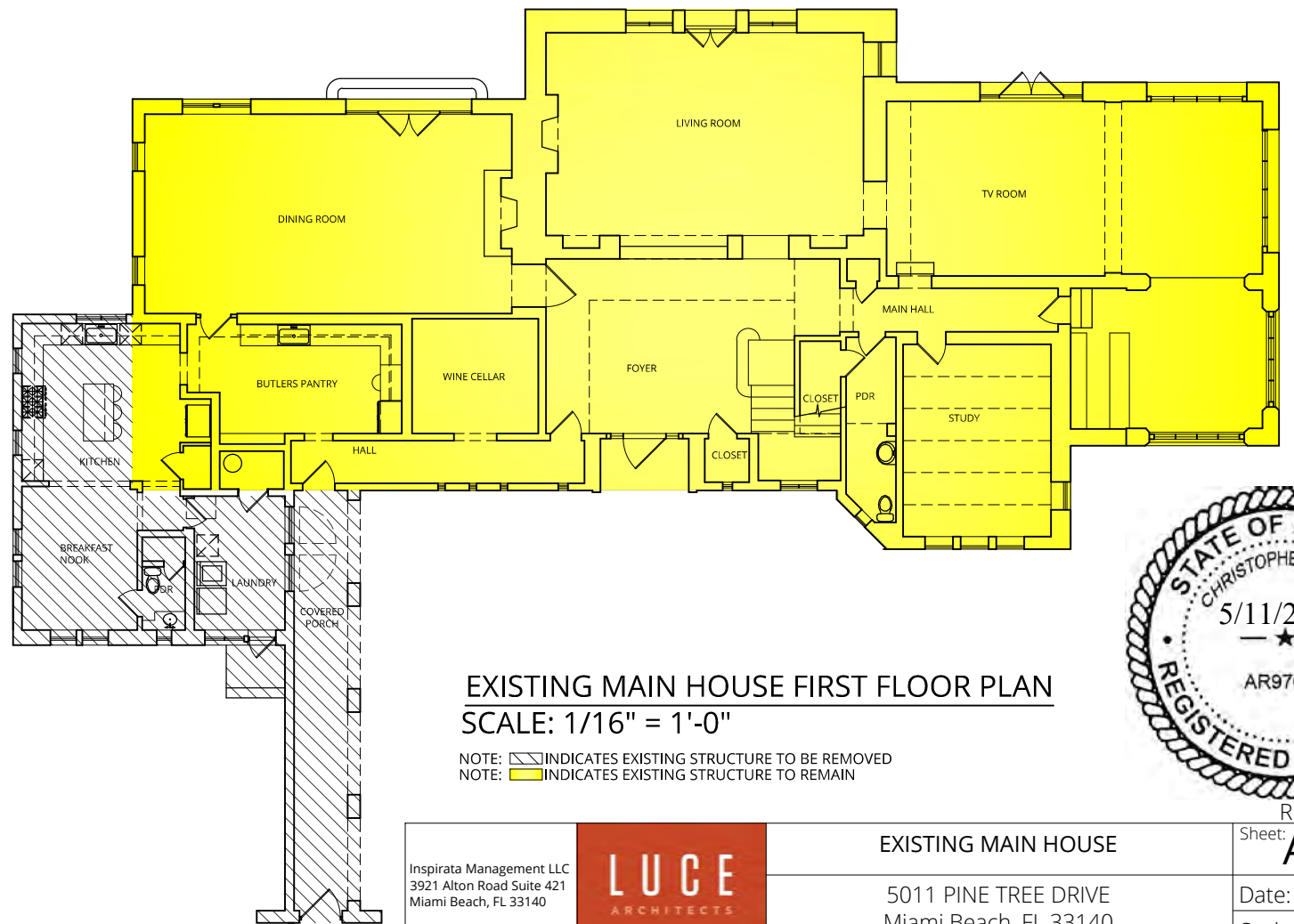
EXISTING MAIN HOUSE THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



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"

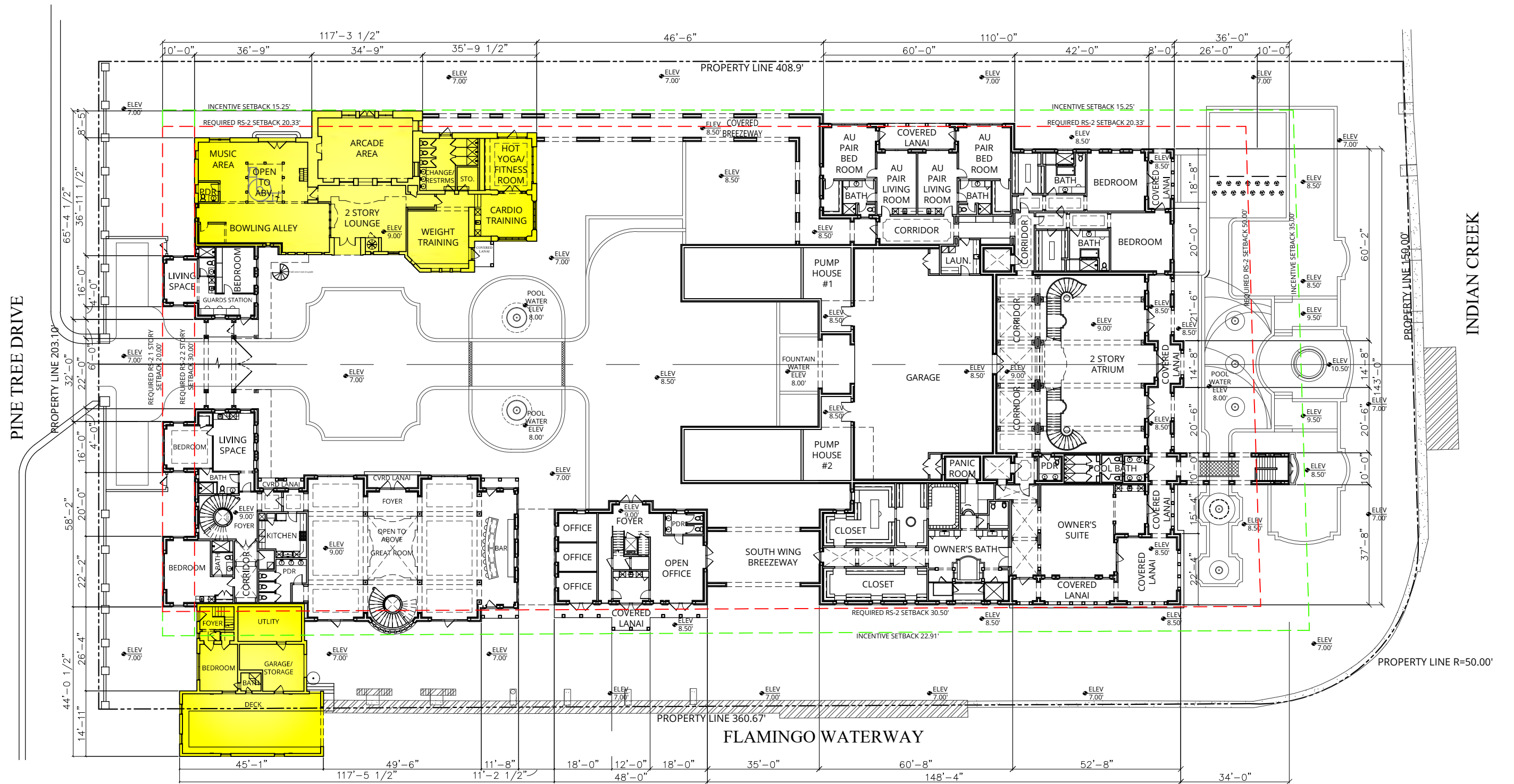
NOTE: INDICATES EXISTING STRUCTURE TO BE REMOVED
NOTE: INDICATES EXISTING STRUCTURE TO REMAIN

FLAMINGO WATERWAY



REV 5/11/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		EXISTING MAIN HOUSE	Sheet: A-2.006
		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:
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.

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



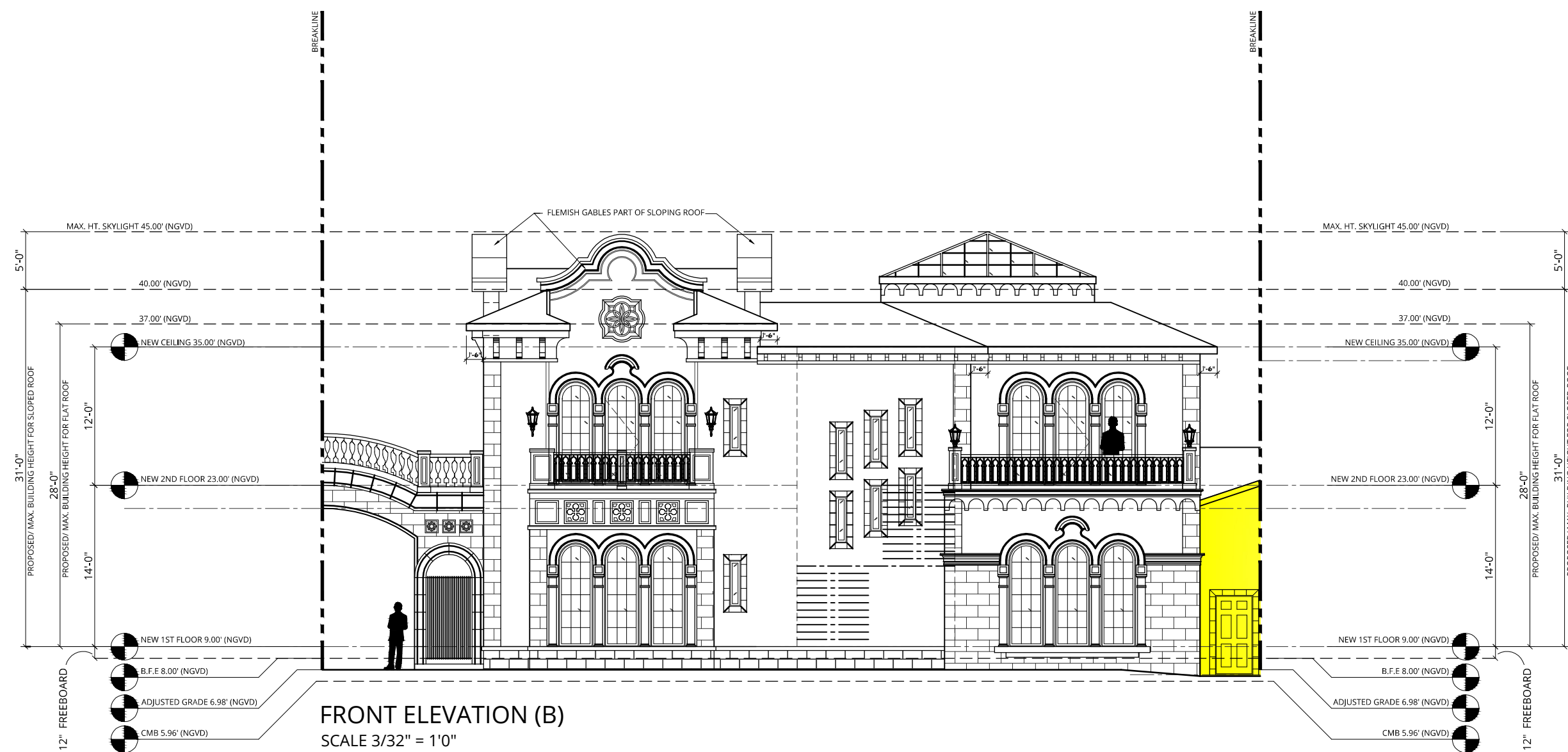
FIRST FLOOR PLAN

5011 PINE TREE DRIVE
Miami Beach, FL 33140

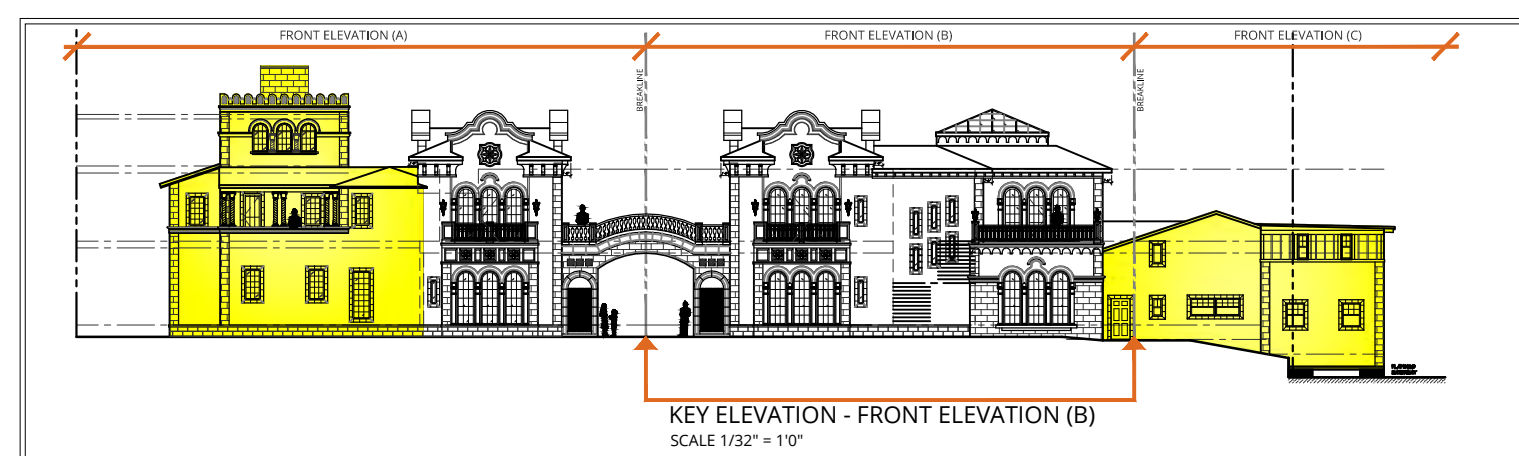
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Date: 5/11/2020

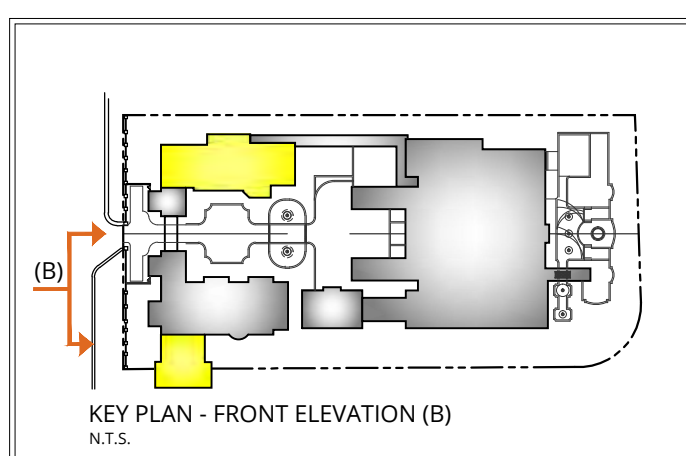
Scale: 1/32"=1'-0"



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.

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'

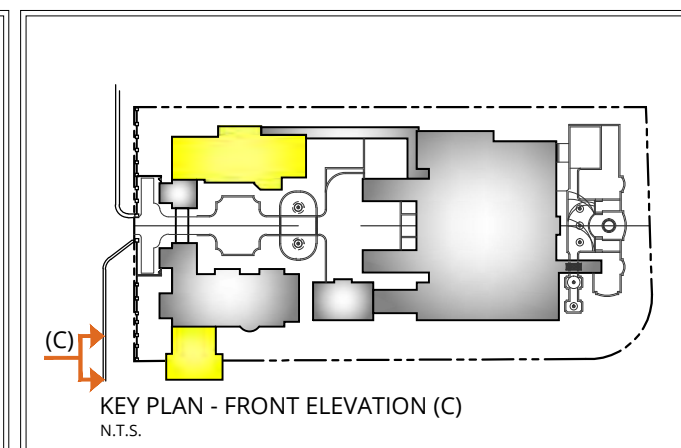
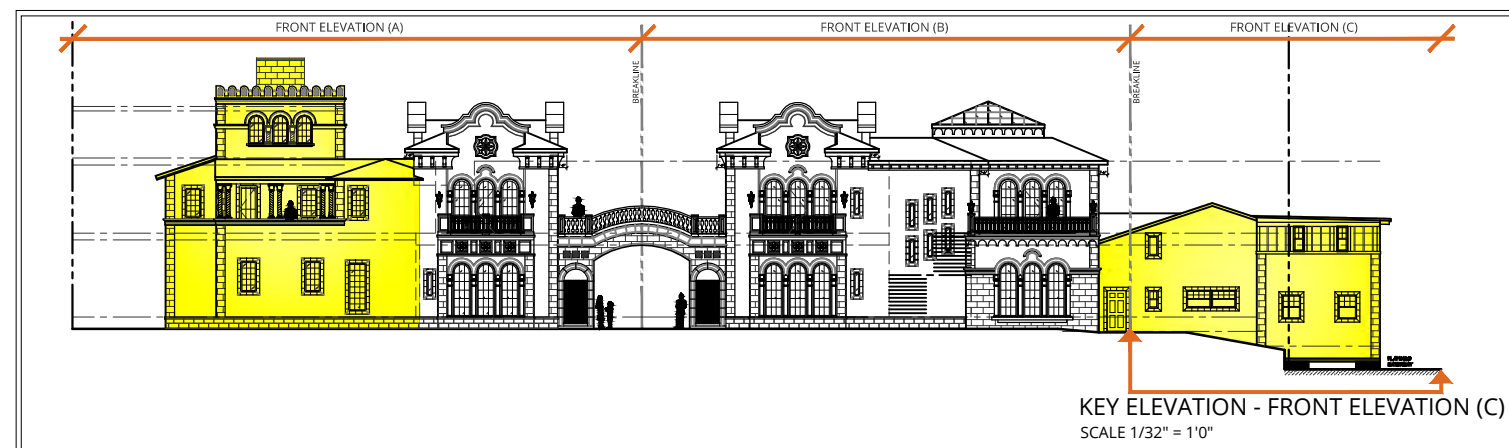
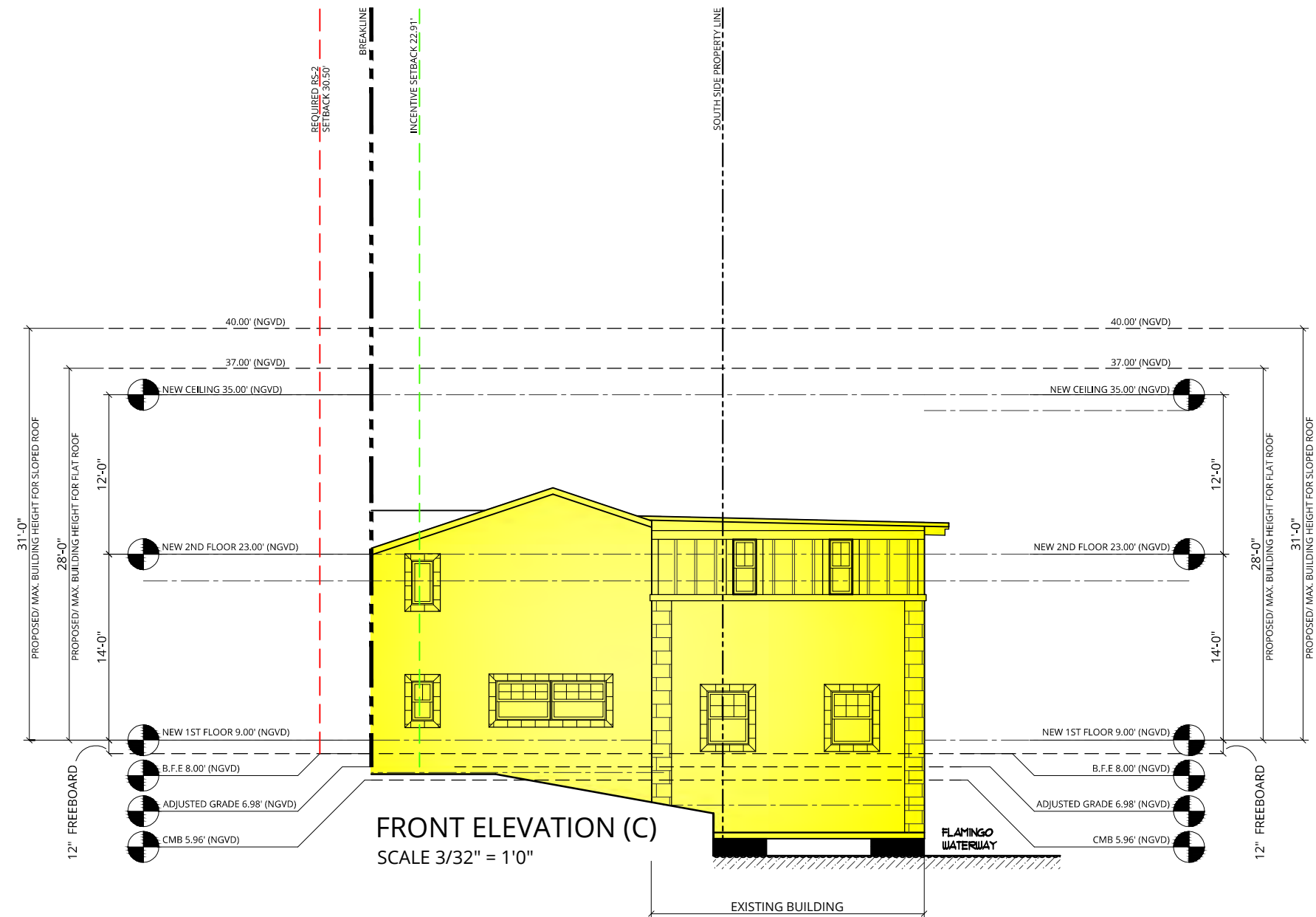
Inspirata Management LLC
3921 Alton Road Suite 421
Miami Beach, FL 33140



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



REV 5/11/2020
Sheet: A-6.001
Date: 5/11/2020
Scale: 1/32"=1'-0"



- 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

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

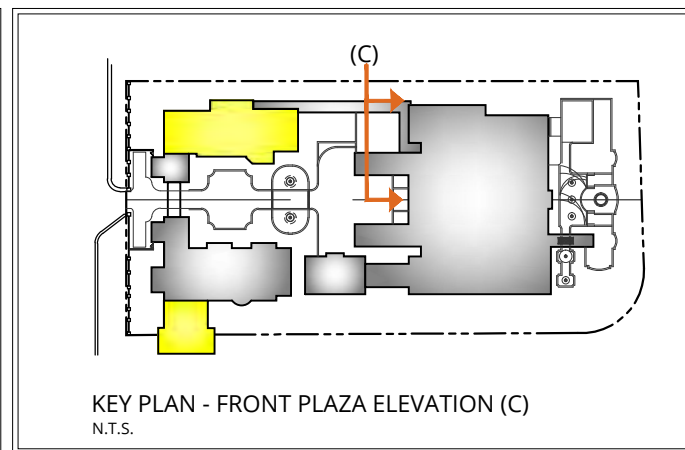
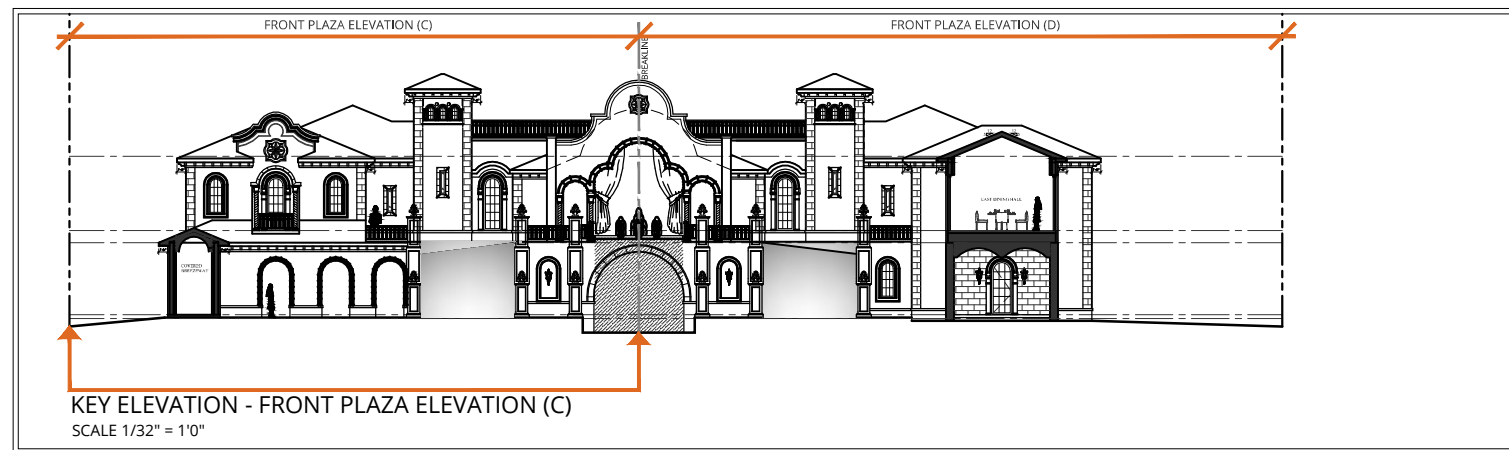
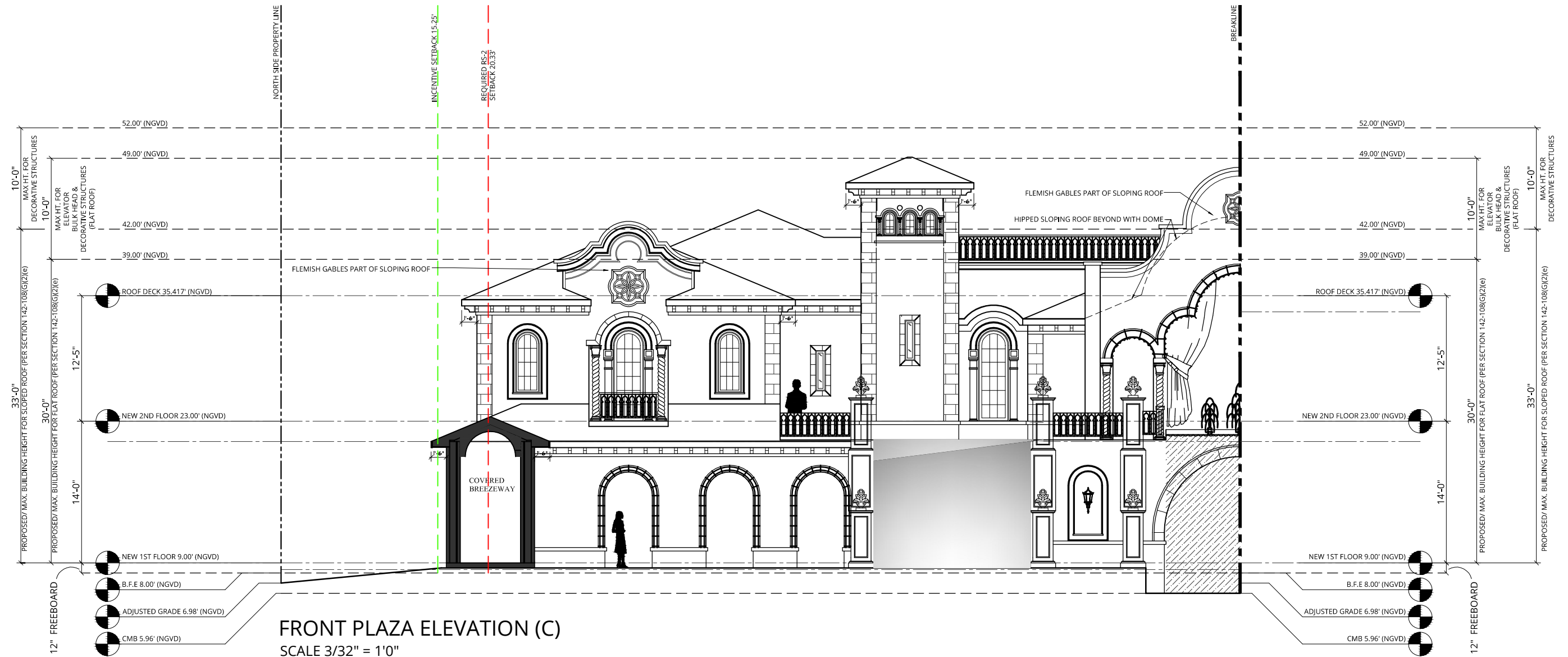


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Sheet: **A-6.002**

Date: 5/11/2020

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



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

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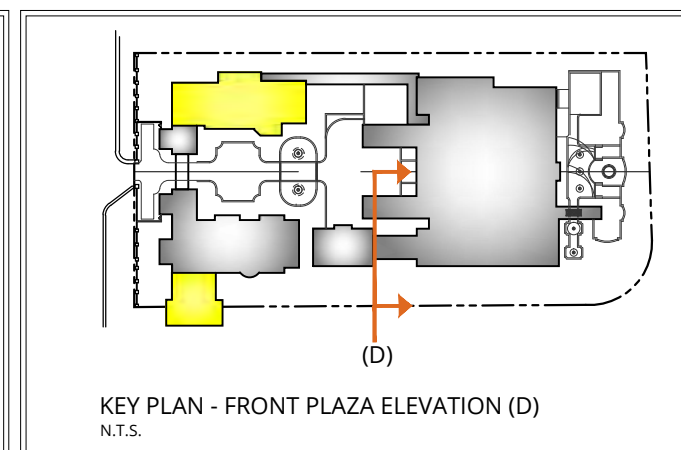
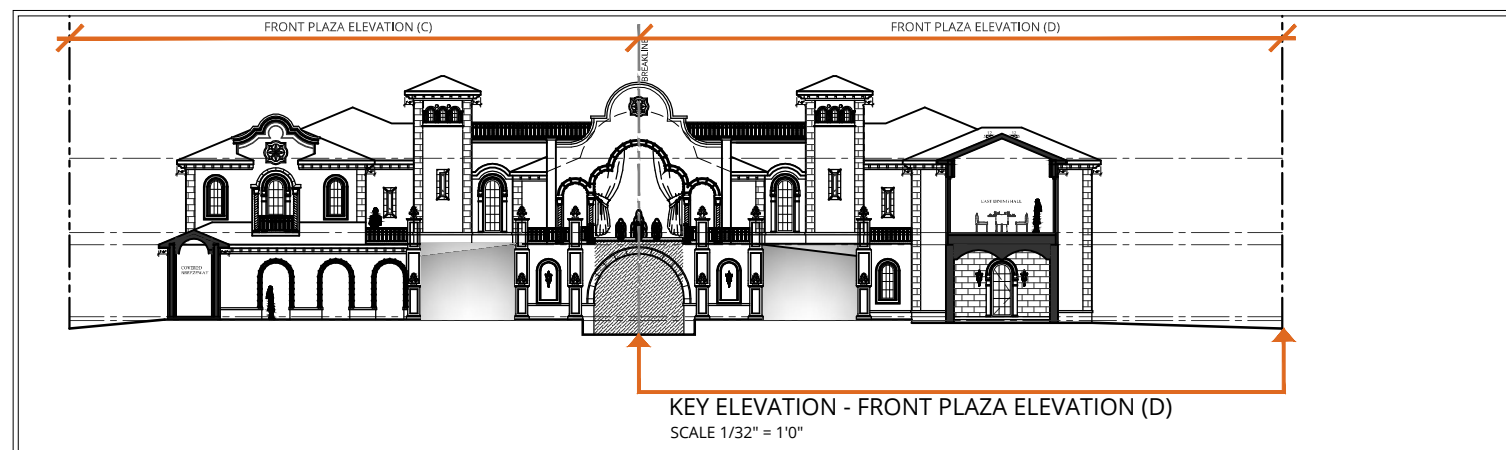
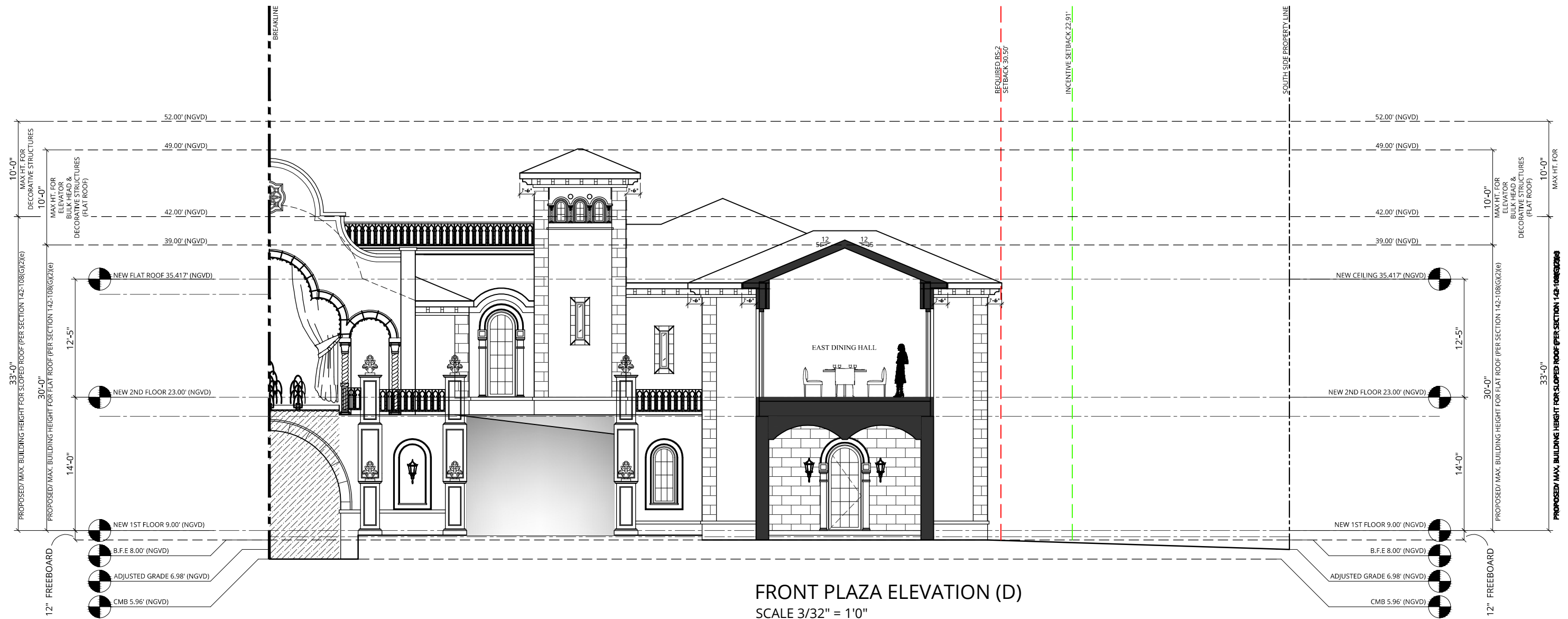
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FRONT PLAZA ELEVATION (C)

5011 PINE TREE DRIVE
Miami Beach, FL 33140

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Date: 5/11/2020
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FRONT PLAZA ELEVATION (D)

Sheet: **A-6.006**

5011 PINE TREE DRIVE
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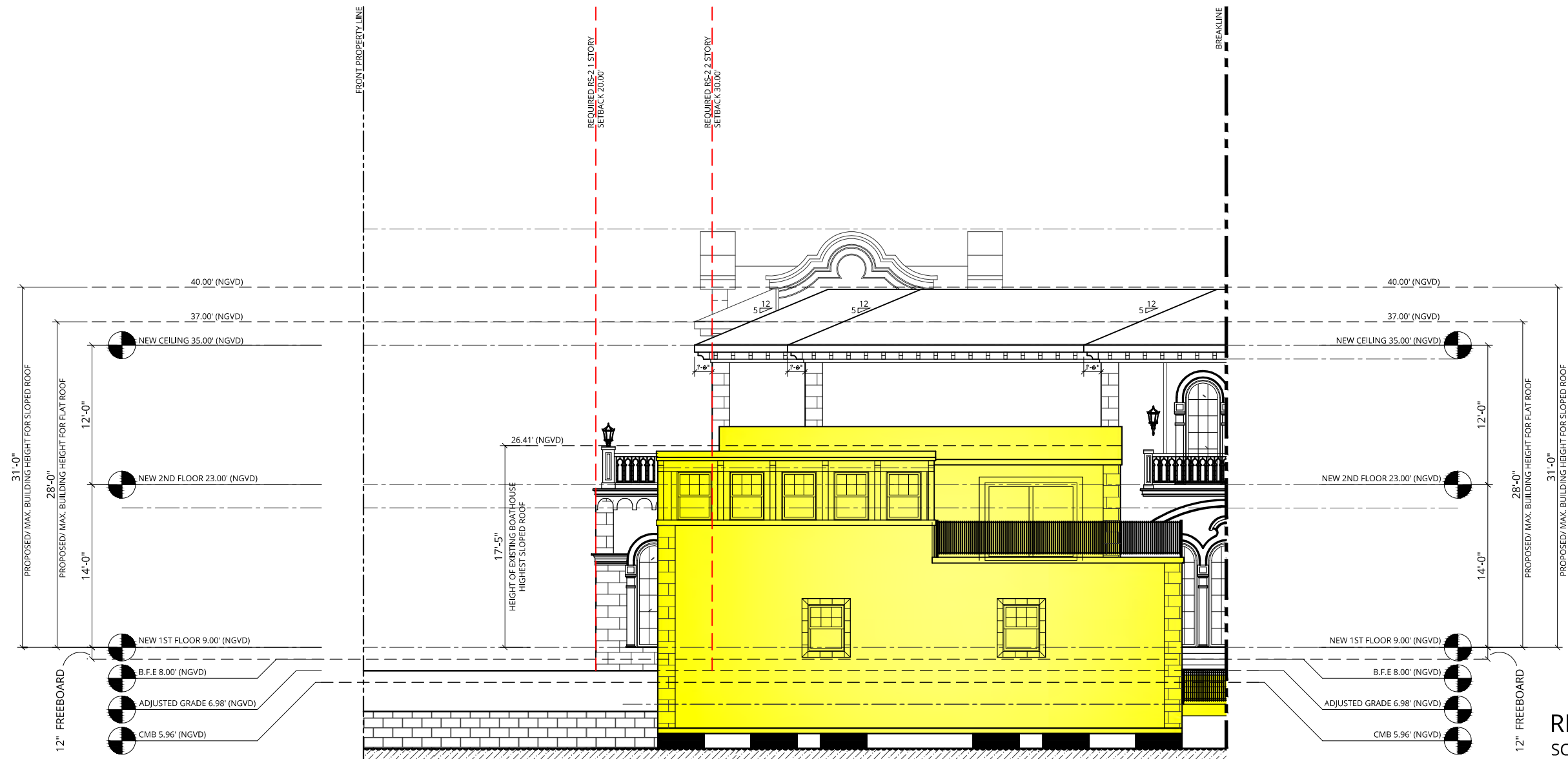
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NOTES:
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- NOTES:
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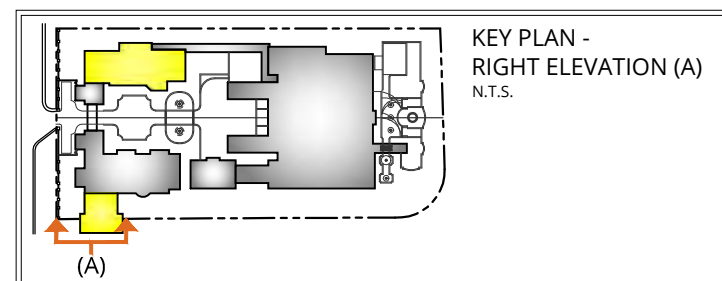
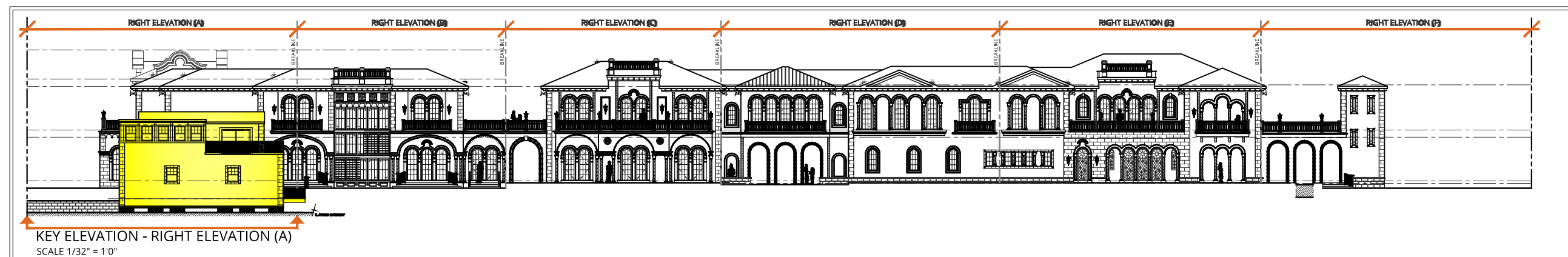
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RIGHT ELEVATION (A)

SCALE 3/32" = 1'0"

NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



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RIGHT ELEVATION (A)

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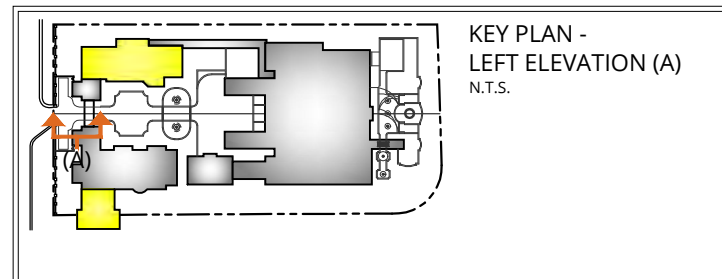
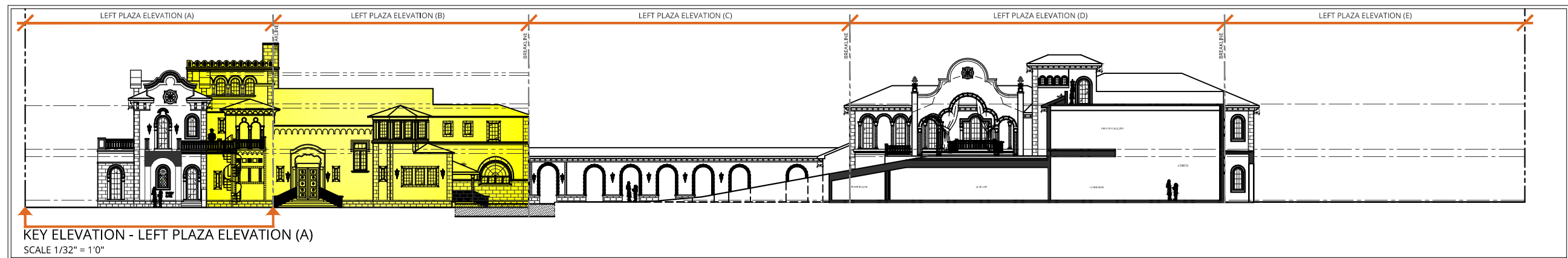
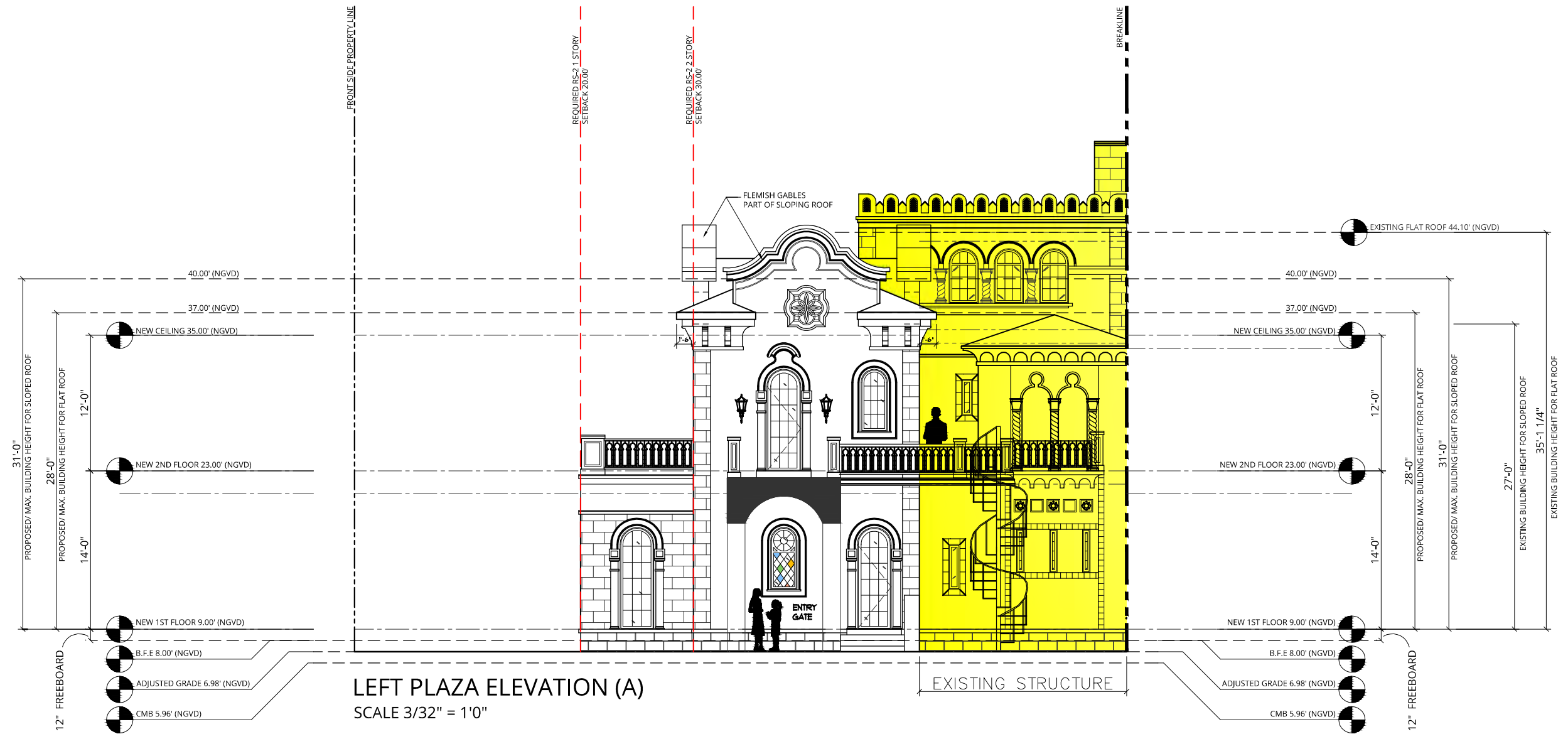
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Sheet: **A-6.007**

Date: 5/11/2020

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





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LEFT PLAZA ELEVATION (A)

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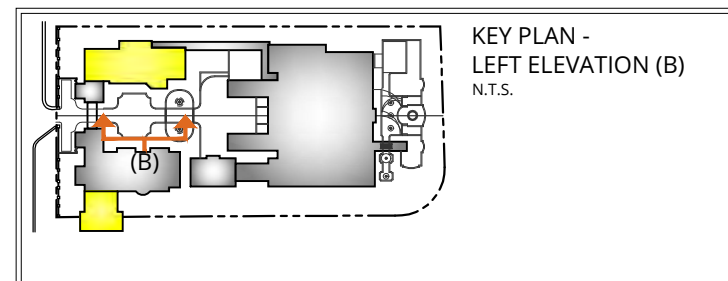
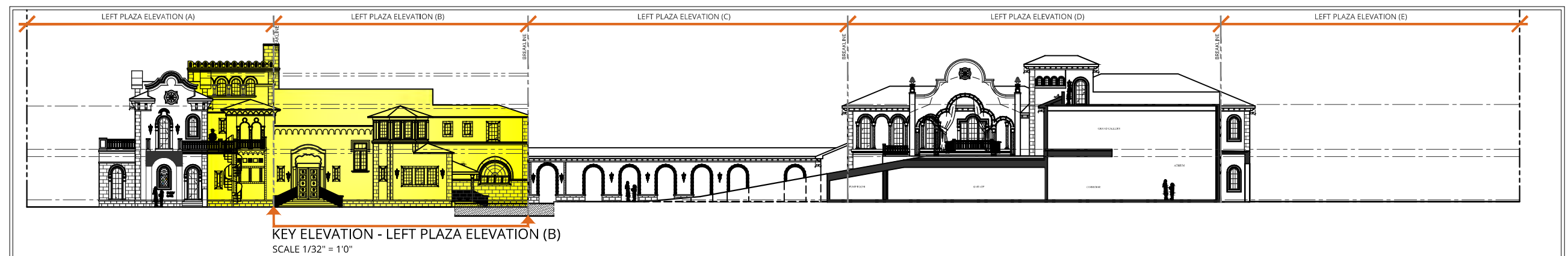
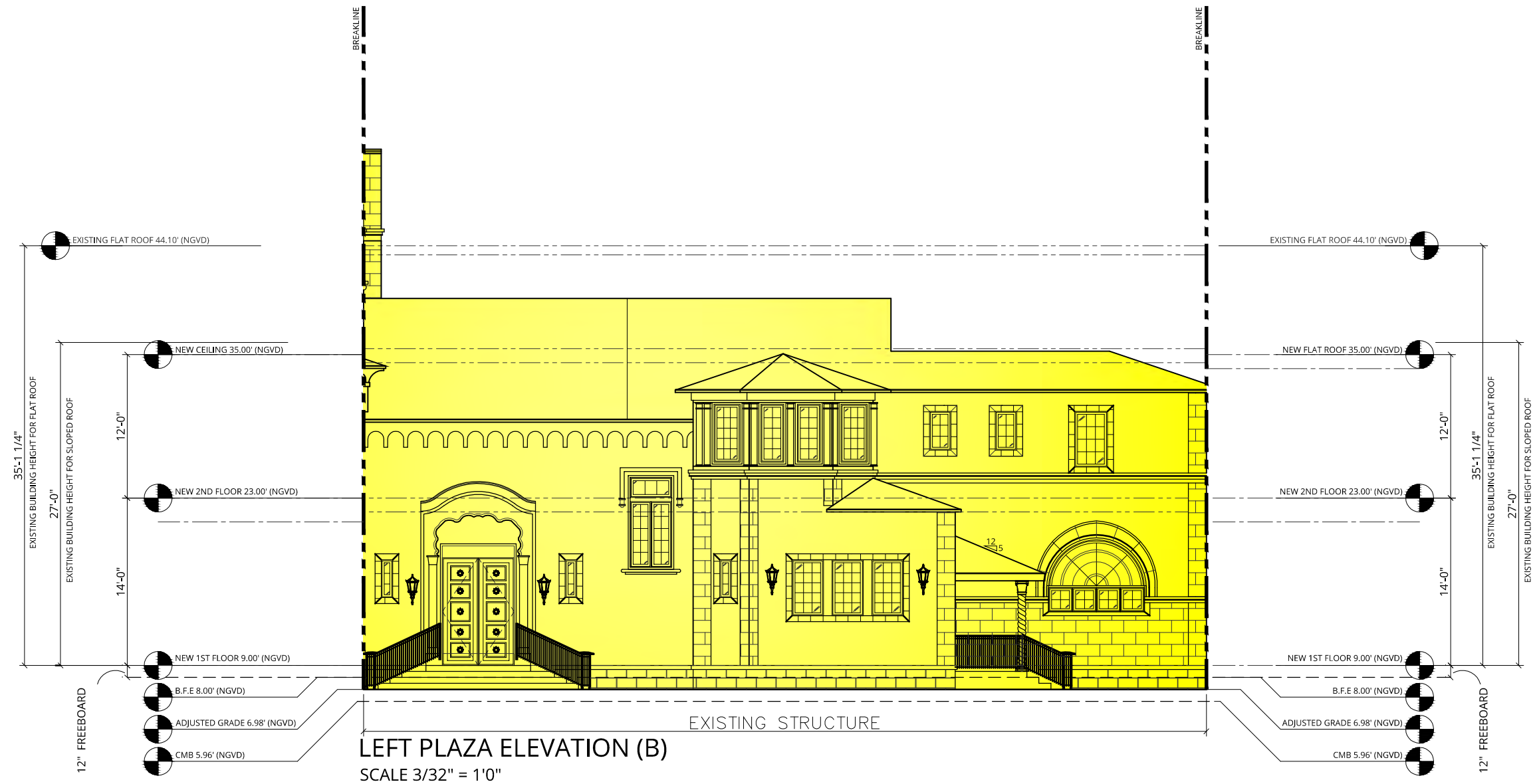
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Date: 5/11/2020

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





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LEFT PLAZA ELEVATION (B)

5011 PINE TREE DRIVE
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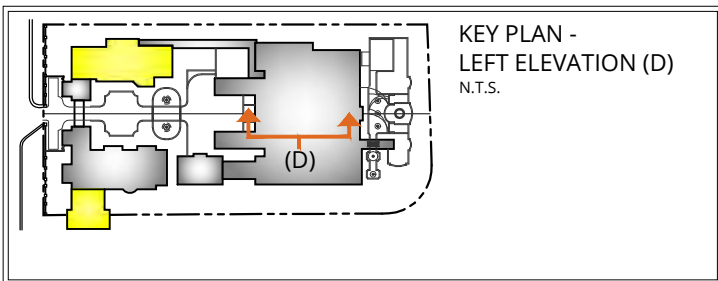
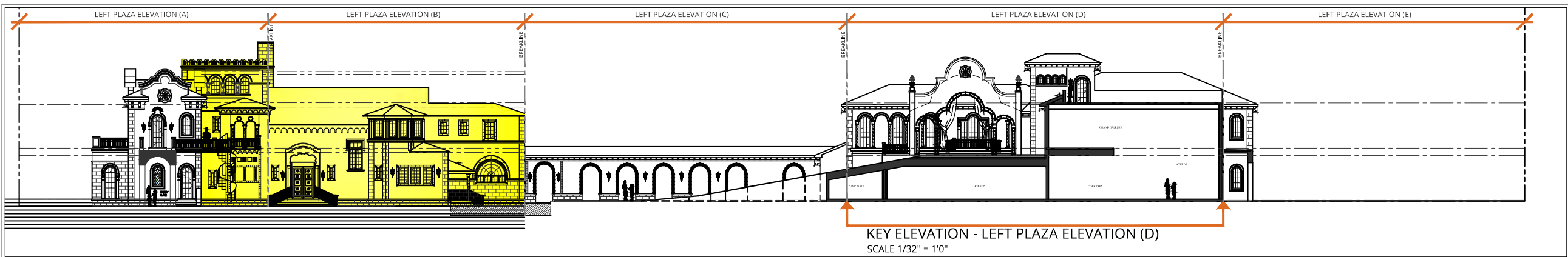
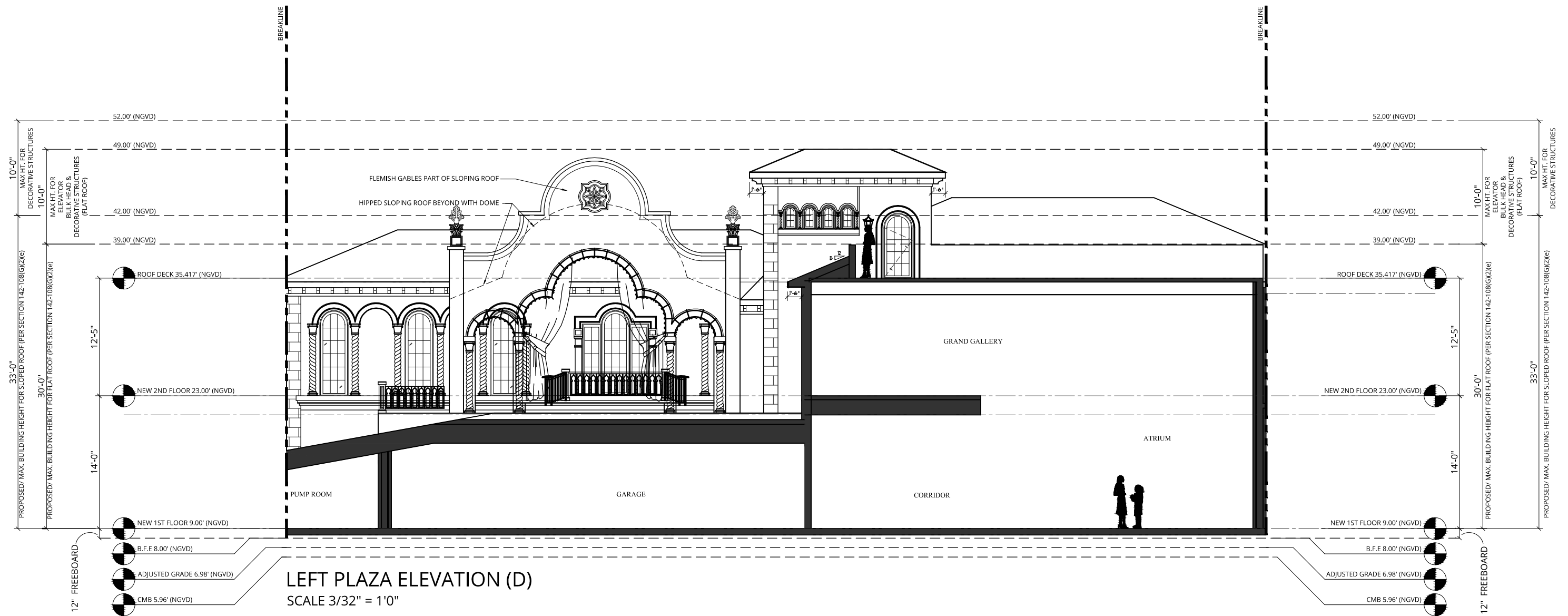
REV 5/11/2020

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Date: 5/11/2020

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



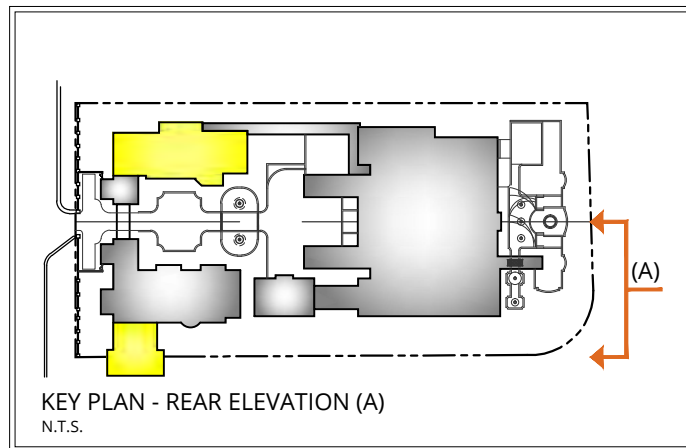
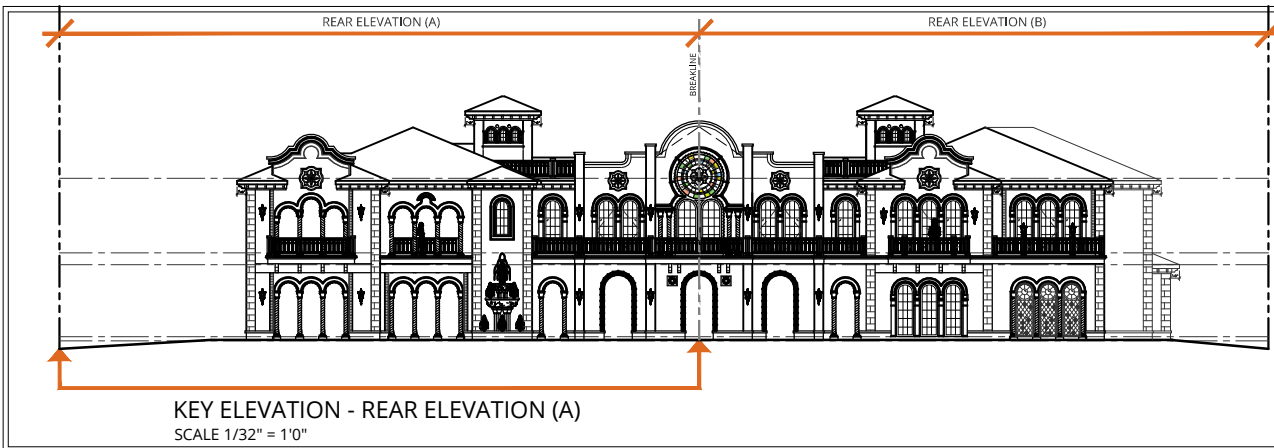
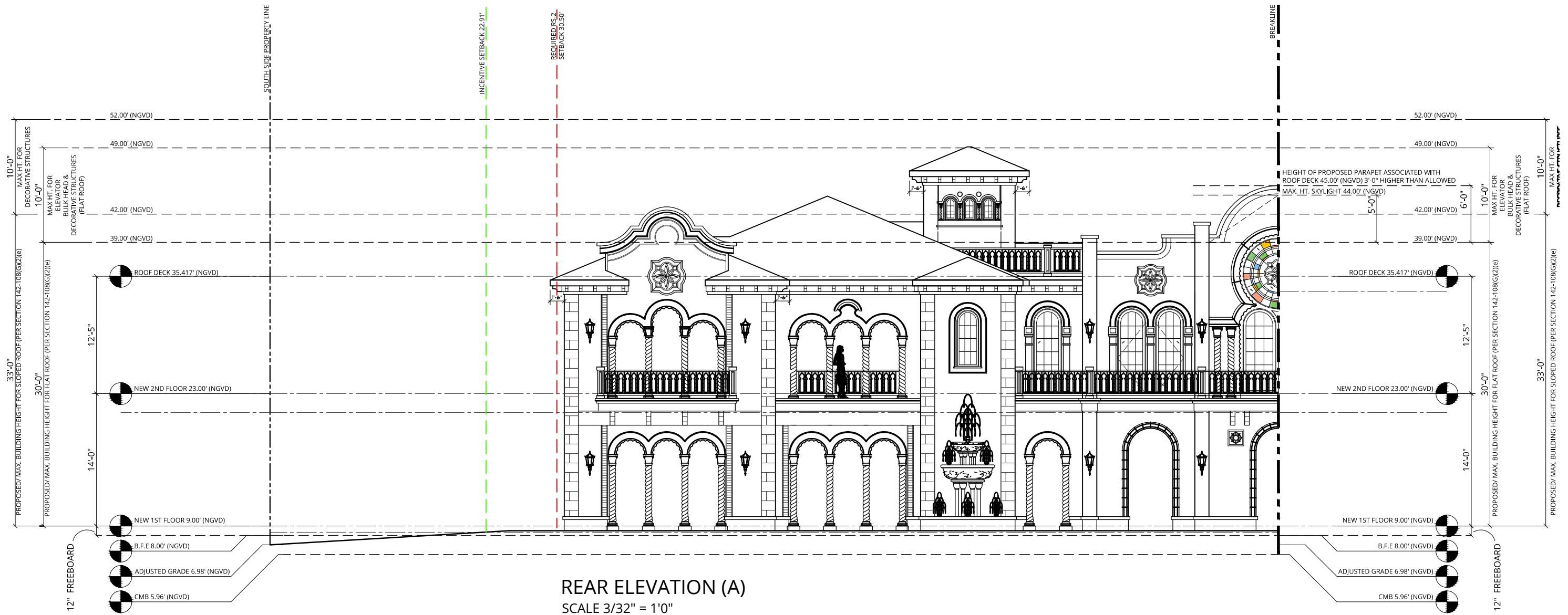


NOTES:
VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

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Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140	LUCE ARCHITECTS	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"
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NOTES:
VARIANCE REQUIRED FOR ELEVATOR TO ROOF DECK, 10' IS MAX ALLOWED HEIGHT, 13' PROPOSED.

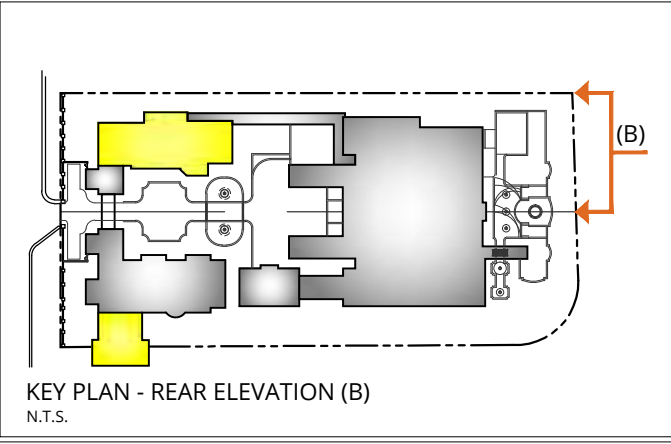
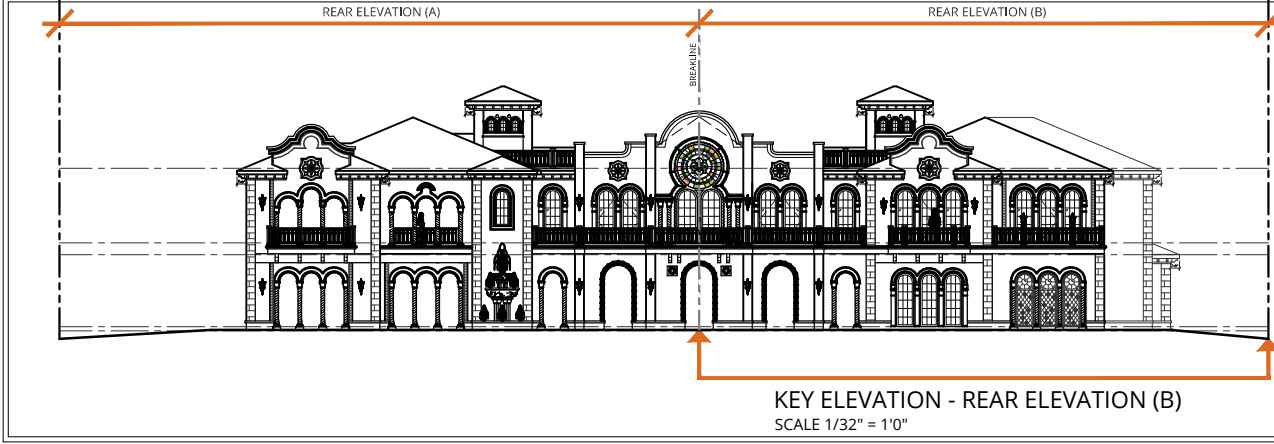
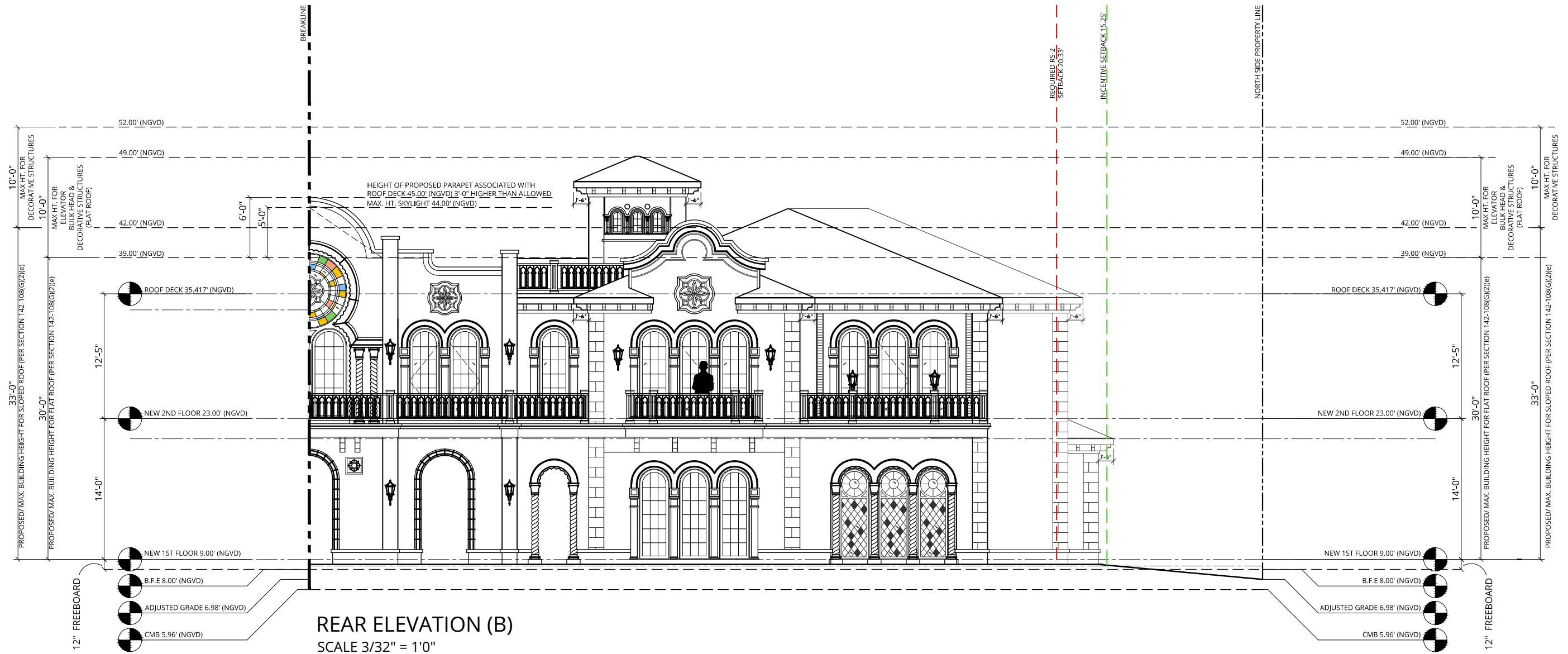
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REAR ELEVATION (A)
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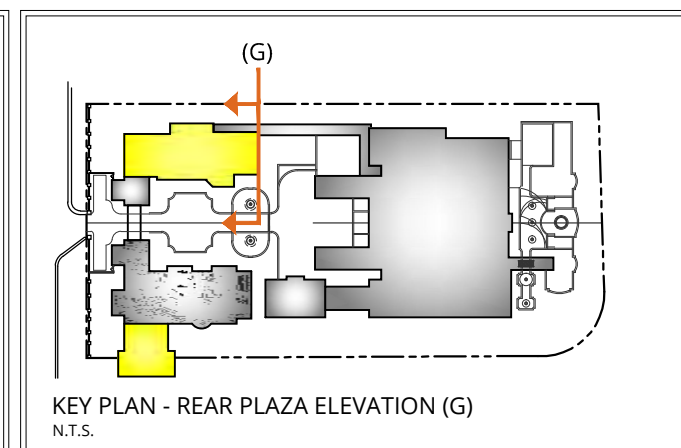
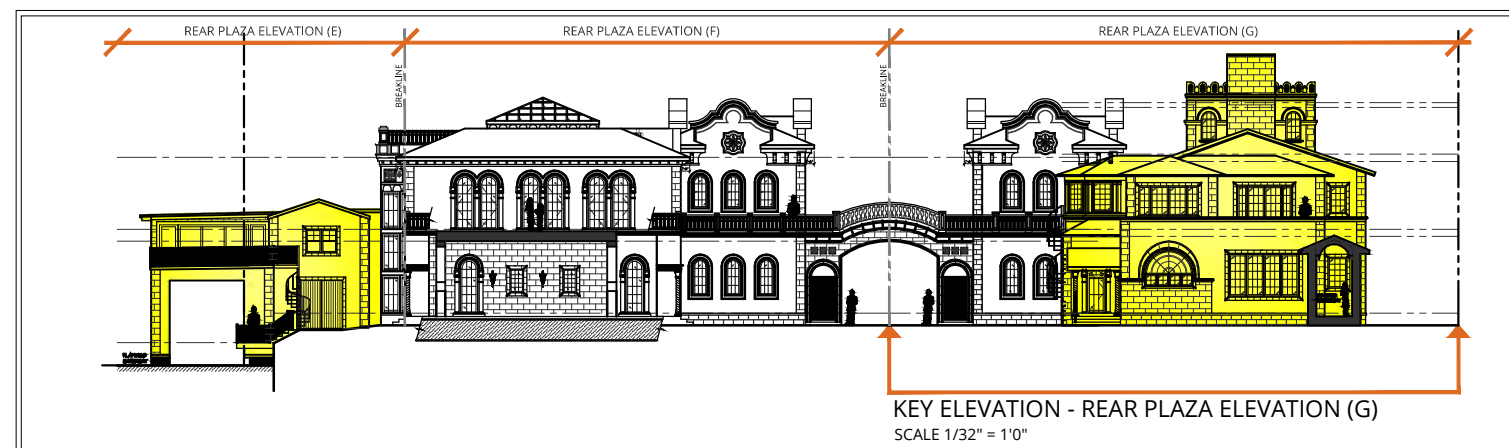
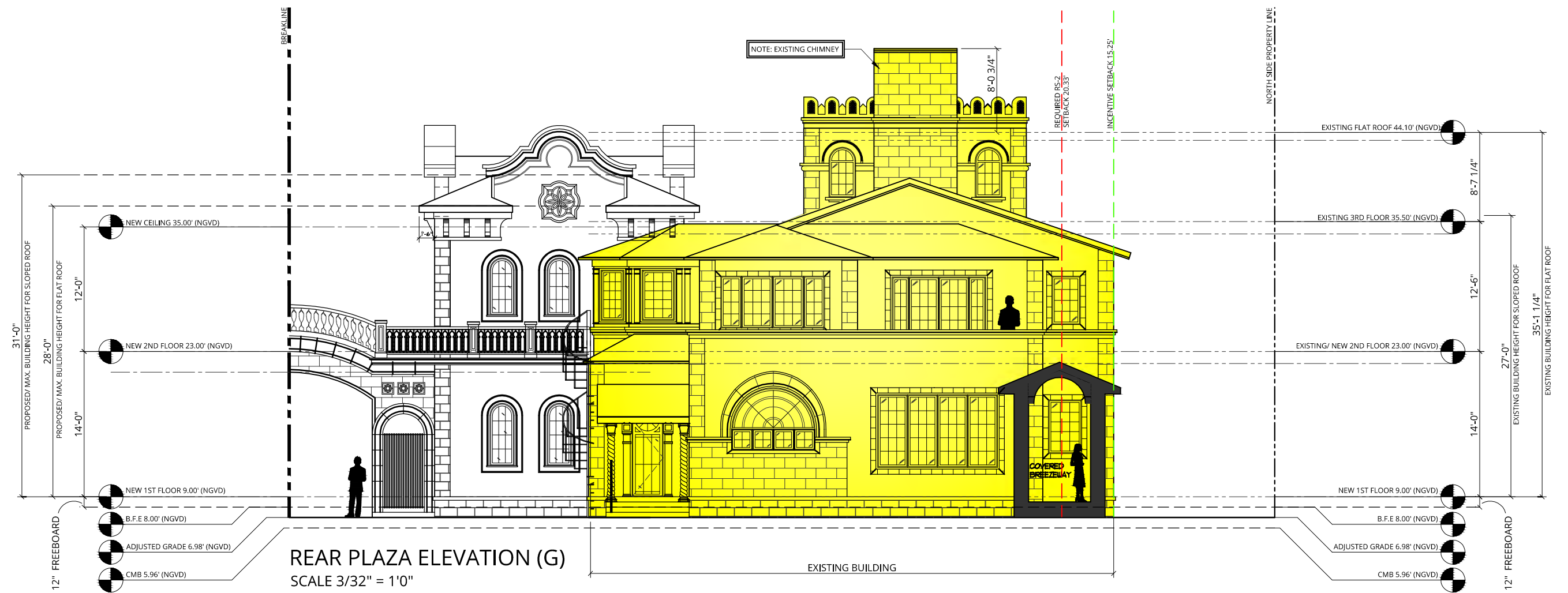
NOTES:
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NOTES:
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REAR ELEVATION (B)	REV 5/11/2020
5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-6.019
	Date: 5/11/2020
	Scale: 1/32"=1'-0"



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REAR PLAZA ELEVATION (G)

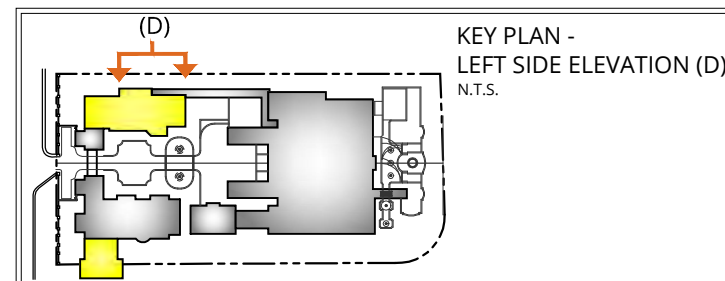
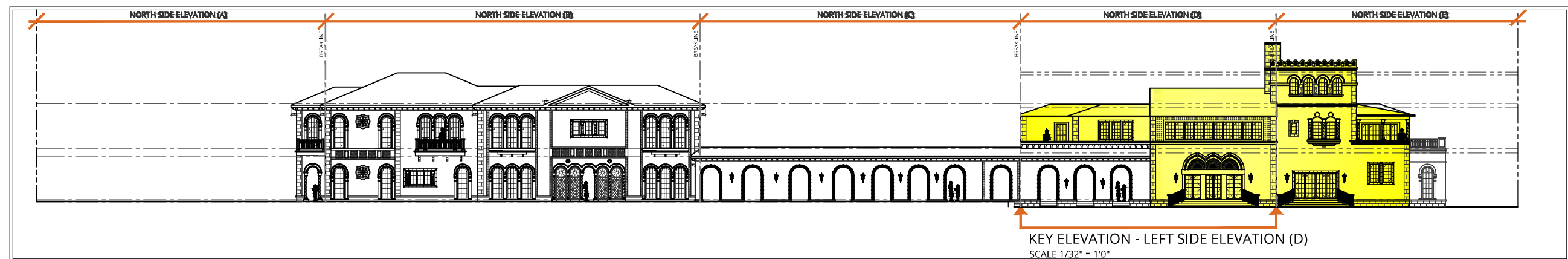
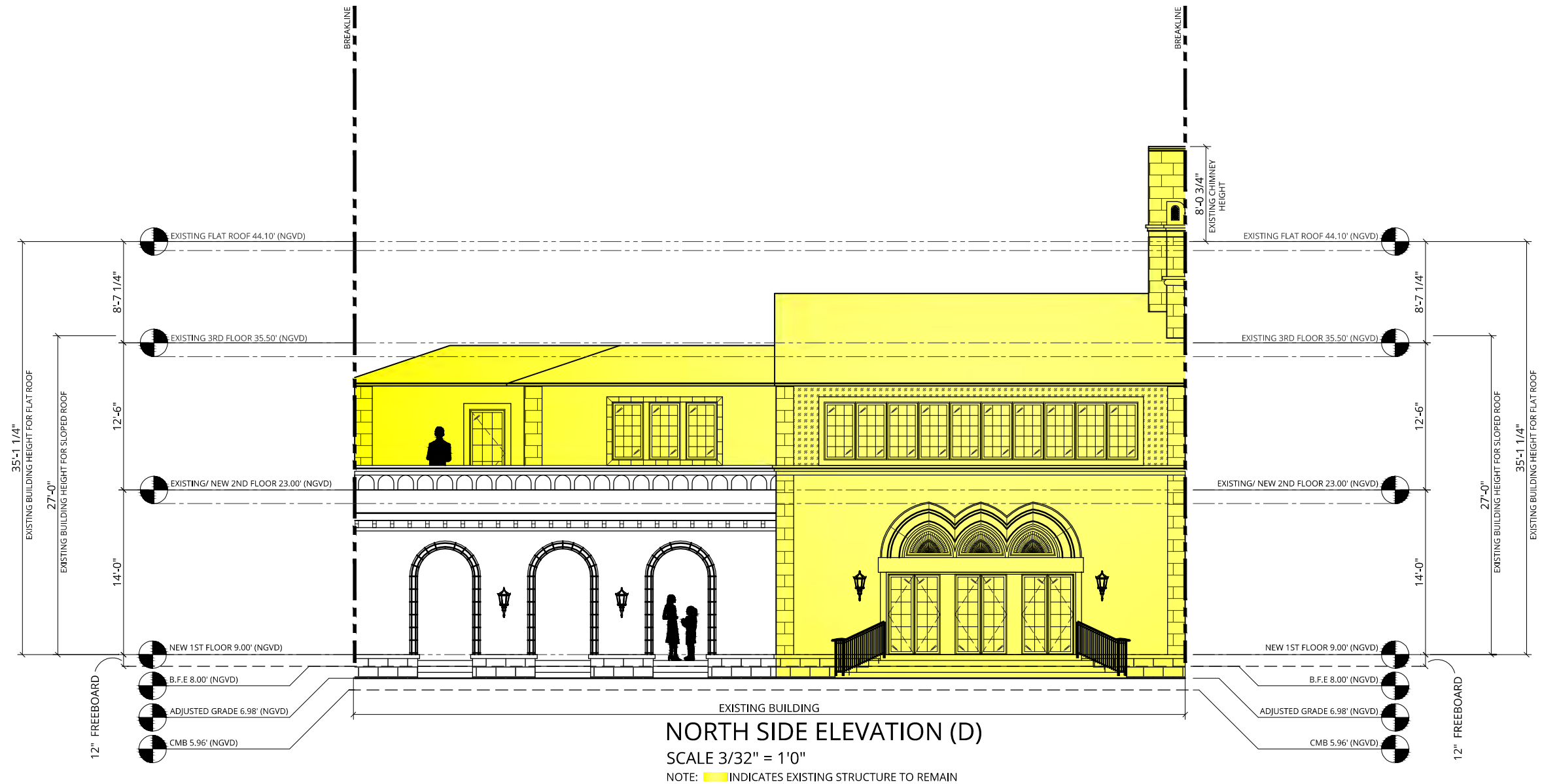
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Sheet: **A-6.024**

Date: 5/11/2020

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LEFT SIDE ELEVATION (D)

5011 PINE TREE DRIVE
Miami Beach, FL 33140

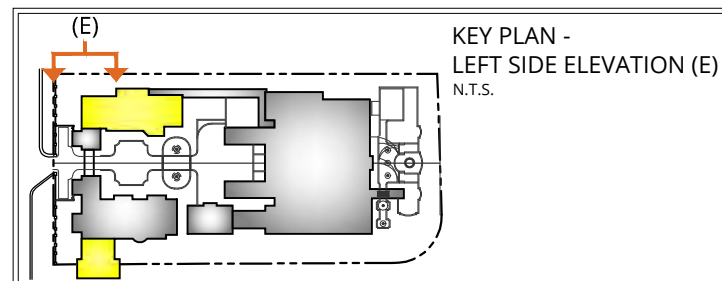
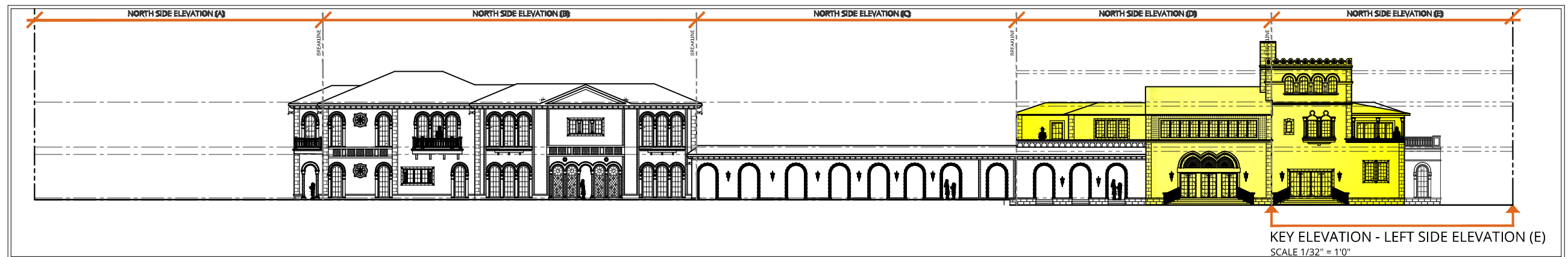
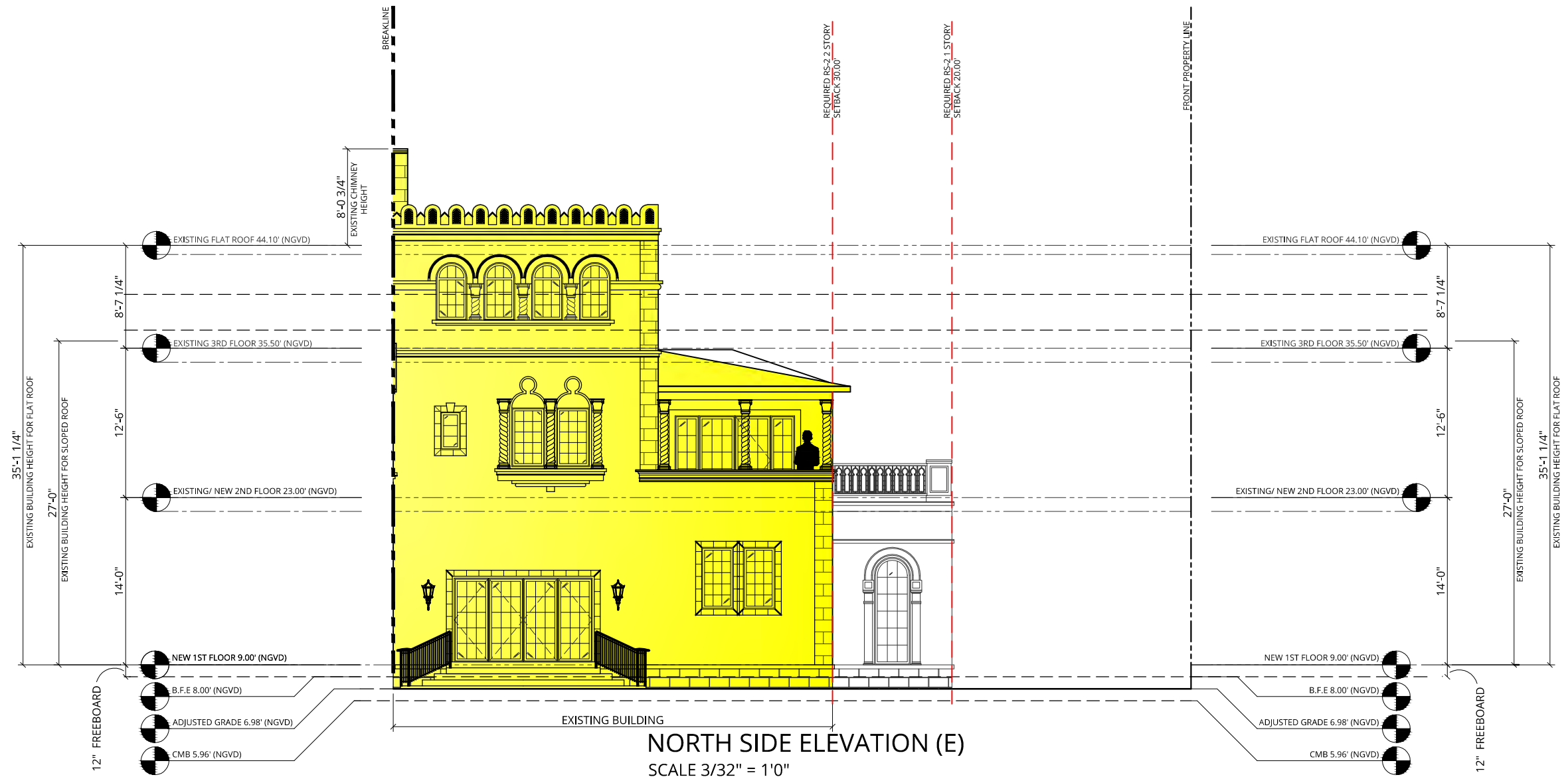
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Date: 5/11/2020

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





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LEFT SIDE ELEVATION (E)

5011 PINE TREE DRIVE
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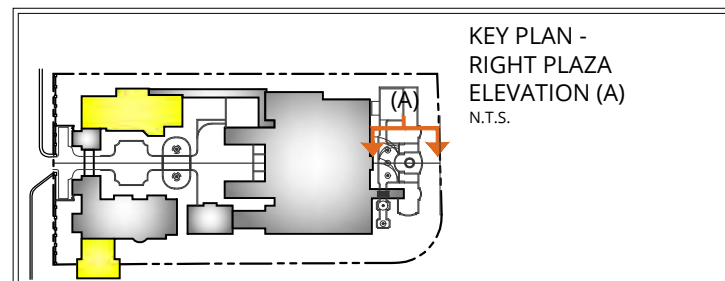
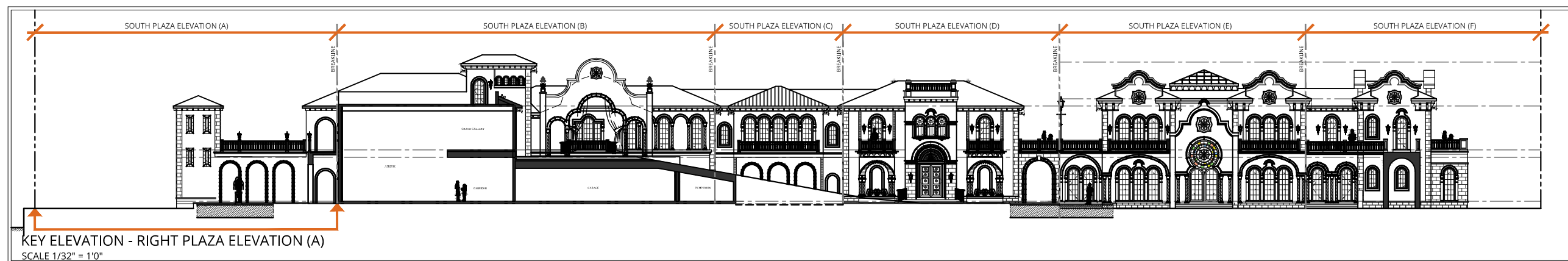
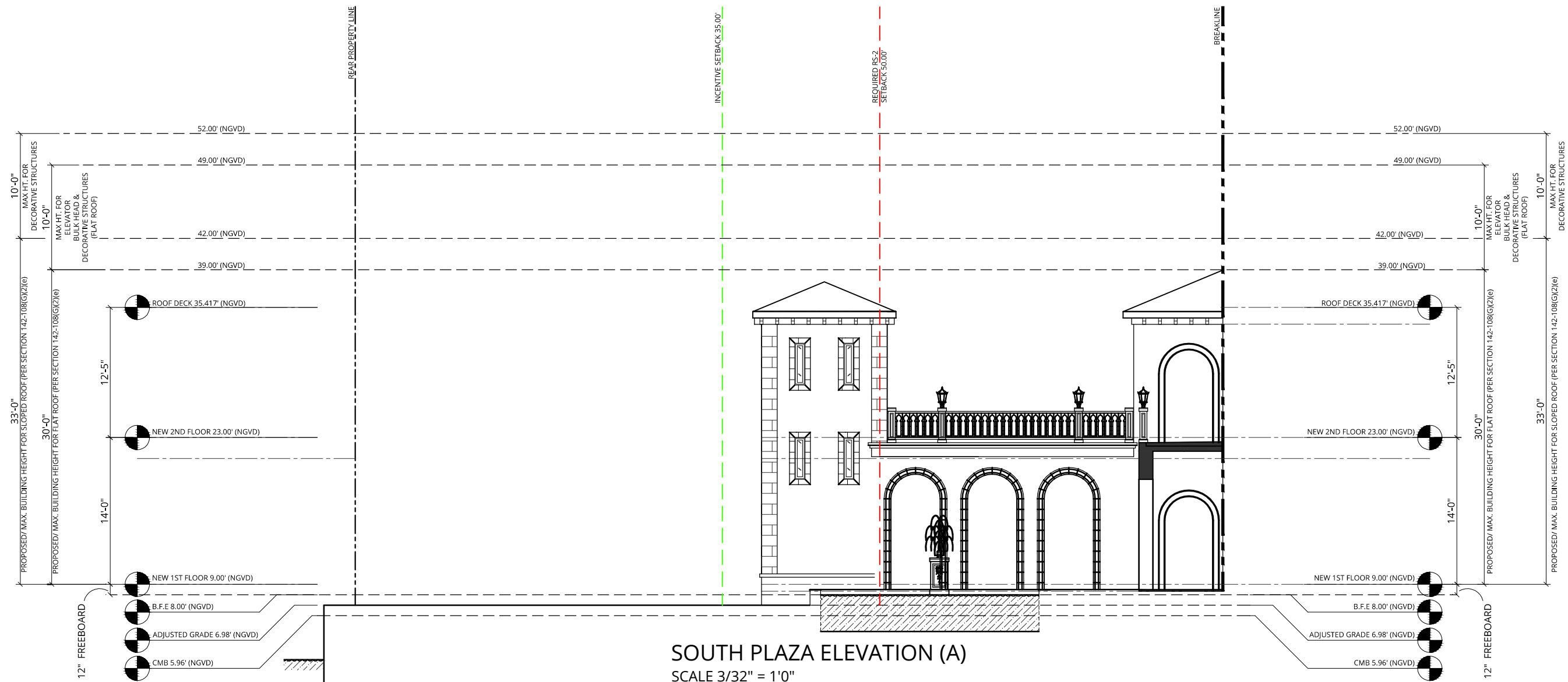
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Sheet: A-6.029

Date: 5/11/2020

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





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NOTES:
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RIGHT PLAZA ELEVATION (A)

5011 PINE TREE DRIVE
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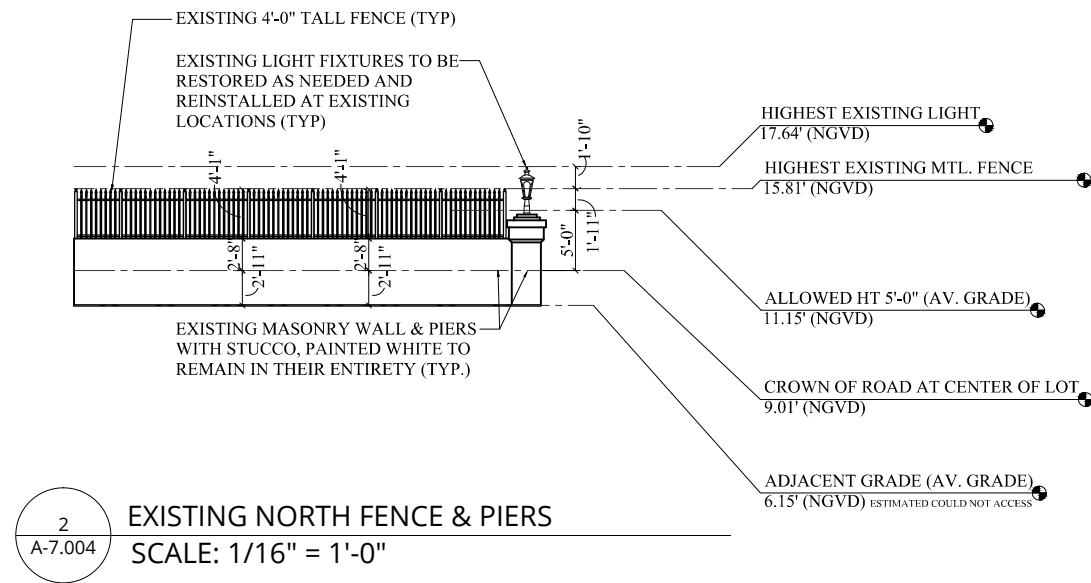
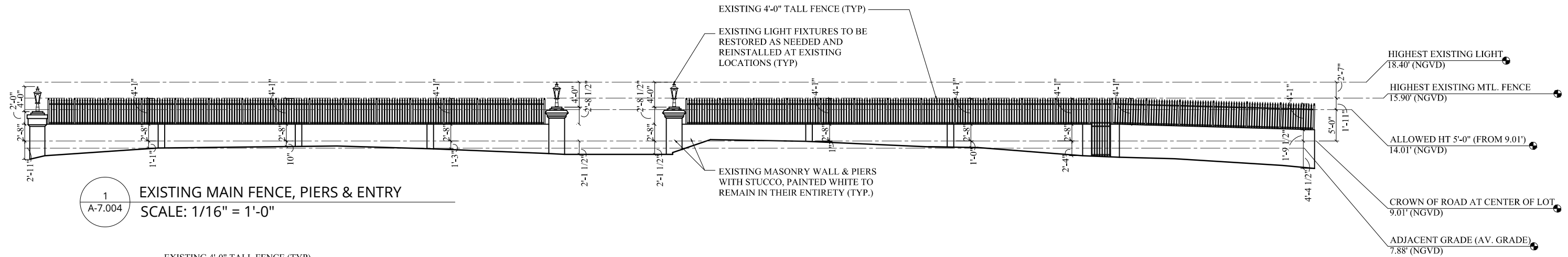
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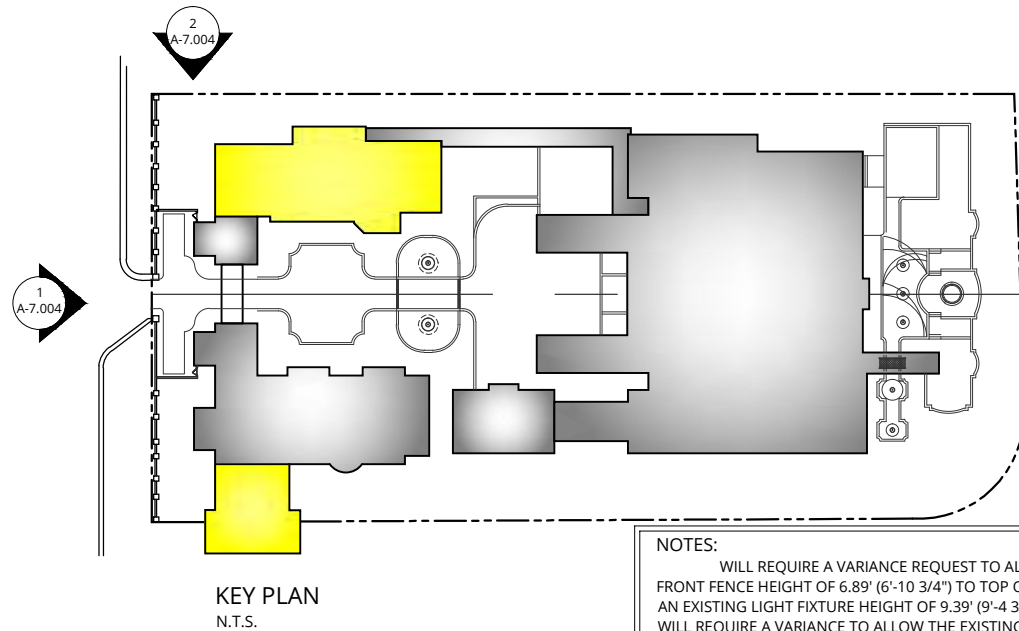
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3
A-7.004

EXISTING LIGHT ON PIERS (TYPICAL)



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:
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EXISTING FRONT FENCE & PIERS


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		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020 Scale:



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		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020 Scale:



EXISTING



PROPOSED



REV 5/11/2020

<p>Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140</p>	<p>LUCE ARCHITECTS</p>	<p>EXISTING VS PROPOSED</p> <p>5011 PINE TREE DRIVE Miami Beach, FL 33140</p>	<p>Sheet: A-10.004</p> <p>Date: 5/11/2020</p> <p>Scale:</p>
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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.