

FINAL SUBMITTAL 02.08.2021
DRB20-0589
FOR
4838 PINE TREE DR
MIAMI BEACH, FL 33140



3
DESIGN
ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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SCOPE OF WORK:

DEMOLITION
REMOVAL OF EXISTING PRE-42 CMU AND STUCCO TWO STORY RESIDENCE

SITE WORK:
REMOVAL AND REPLACEMENT OF EXISTING HARDSCAPE, POOL AND LANDSCAPING AS INDICATED IN THE DRAWINGS

NEW CONSTRUCTION:
NEW CMU AND STUCCO TWO STORY RESIDENCE AND ROOF DECK

DESIGN WAIVER:
1. WAIVER REQUEST TO EXCEED HEIGHT LIMITATION BY 3'-0". TOTAL HEIGHT OF ROOF IS 27'-0".
2. TWO-STORY SIDE OPEN SPACE FOR NORTH INTERIOR SIDE FOR 2 STORY VOLUME MORE THAN 60'-0"

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REVISIONS:

01-04-2020

A40003569

ANTHONY LEON

0016752

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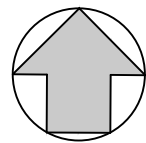
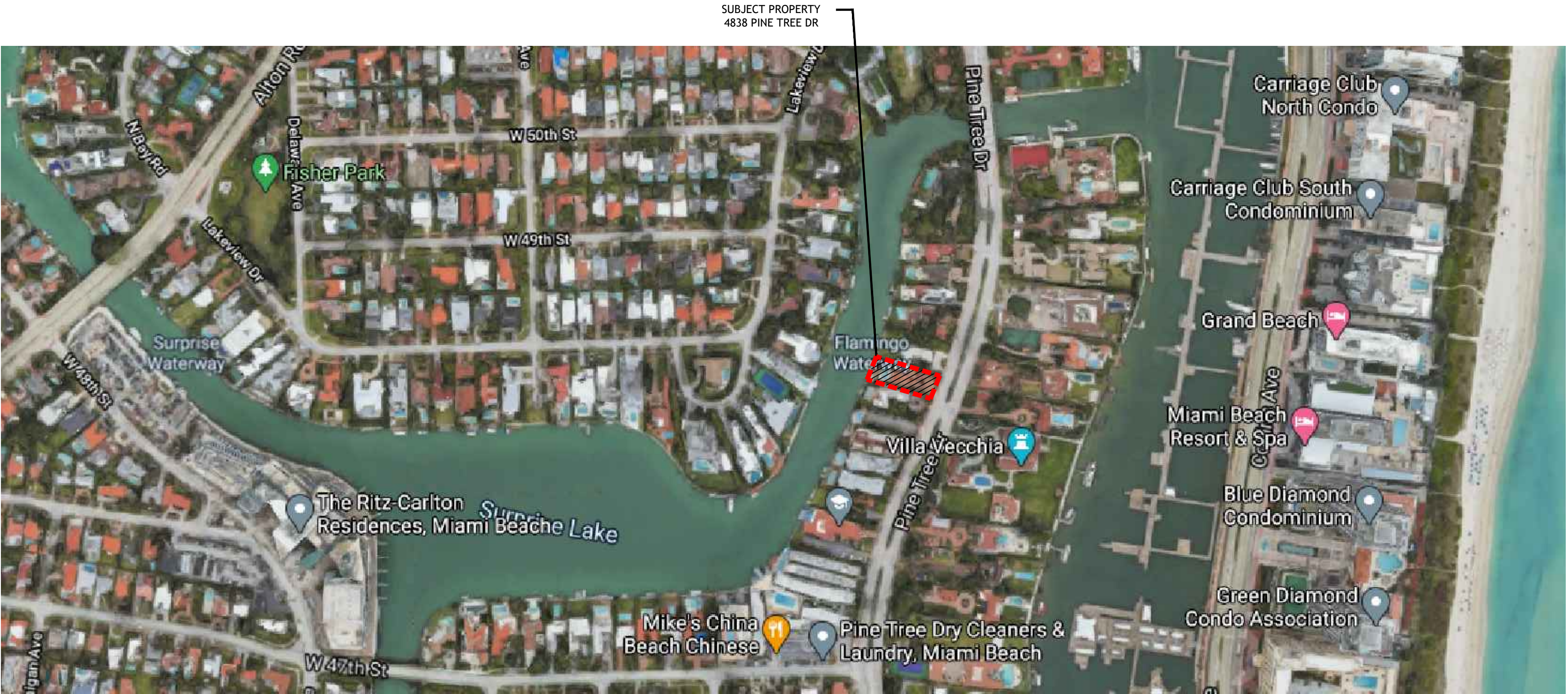
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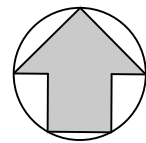
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DBR 0.0

COVER SHEET



VICINITY MAP
SCALE N.T.S.



LOCATION MAP
SCALE N.T.S.

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LOCATION AND AREA MAPS

ACCESSORY USE BUILDING IN REAR SETBACK.
MAX ALLOWED - 25% OF REAR YARD

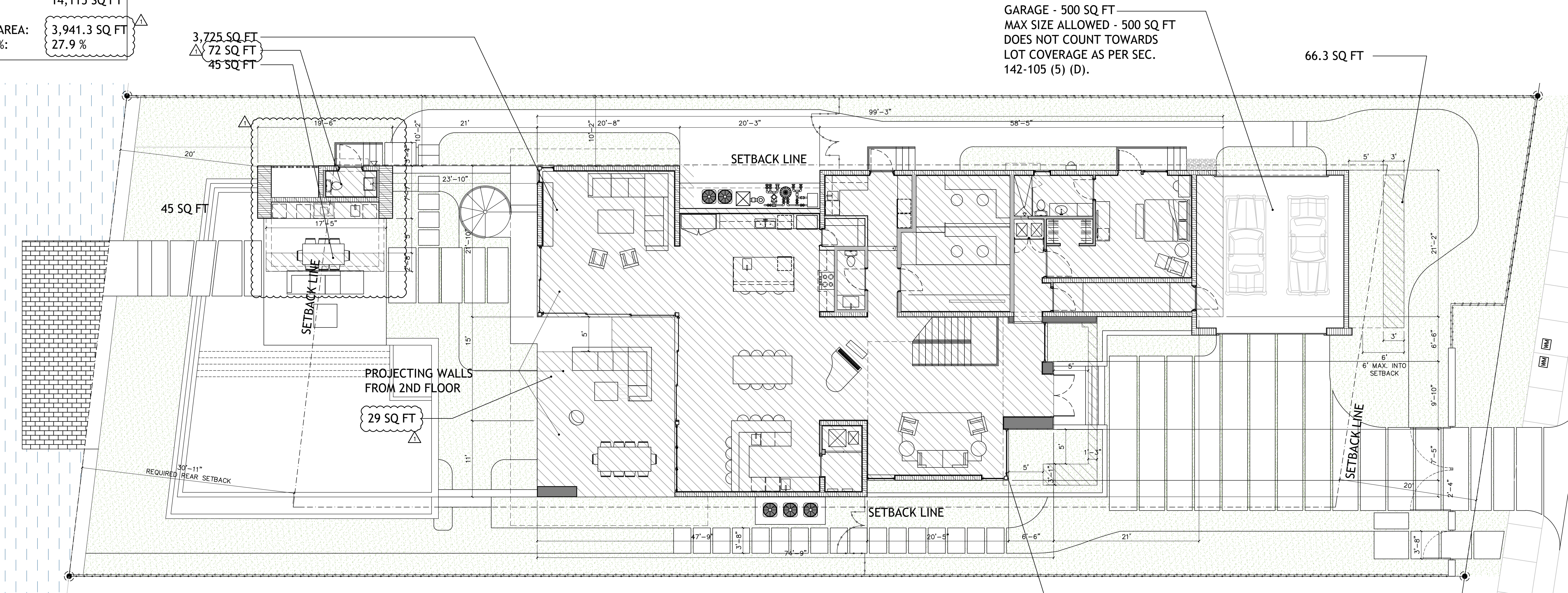
REAR YARD - 2163 SQ FT
MAX ALLOWED - 25 % (540 SQ FT)
PROPOSED COVERED TERRACE AREA OVERLAPPING ON REAR YARD - 146 SQ FT. (7.5 % OF THE REAR YARD)

PROPOSED LOT COVERAGE (30% ALLOWED):

LOT SIZE: 14,115 SQ FT

LOT COVERAGE AREA: 3,941.3 SQ FT

LOT COVERAGE %: 27.9 %



LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

MIAMI BEACH

PLANNING DEPARTMENT 1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305.673.7550

1	ADDRESS:	4838 PINE TREE DR, MIAMI BEACH, FLORIDA, 33140
2	FOLIO NUMBER:	02-3222-022-1740
3	ZONING DESIGNATION:	RS-3
4	FLOOD ZONE:	A/E
5	BASED FLOOD ELEVATION:	8'
6	ADJUSTED GRADE (FLOOD+GRADE/2):	7.525'
7	LOT AREA:	14115 SQ FT
8	LOT WIDTH:	70'

	REQUIRED	PROPOSED
9	LOT COVERAGE:	30% OF LOT - 4234.5 SQ FT
		27.9% - 3941.3 SQ FT
10	UNIT SIZE:	50% OF LOT - 7057.5 SQ FT
11	UNIT SIZE LV 1:	48.50% - 6847 SQ FT
12	UNIT SIZE LV 2:	24.20% - 3419 SQ FT
13	ALLOWABLE ROOF TERRACE:	22.75% - 3212 SQ FT
		20.70% - 711.5 SQ FT

SETBACKS MAIN BUILDING:	REQUIRED	PROPOSED
14	FRONT LV 1	20'-0"
15	FRONT LV 2	31'-8" FT
		40'-0"
16	SIDES	SUM OF SIDE = 25% OF LOT
		WIDTH MIN. (17.3 FT)
		21'-8" FT
		EACH SIDE = 10' MIN
		11'-6" SOUTH
		10'-2" NORTH
17	REAR	15% OF LOT DEPTH
		20'-0" MIN. 50'-0" MAX
		15% OF 206 FT. = 31'-0"
		55'-9"

ACCESSORY USE BUILDING:	REQUIRED	PROPOSED
18	BETWEEN BUILDINGS	5'-0"
19	SIDES	10'-2"
20	REAR	7'-6" FT
		20'-0" FT
21	HEIGHT	24'-0" MAX
		28'-0" UPON DRB APPR.
		29'-6" (WAIVER)

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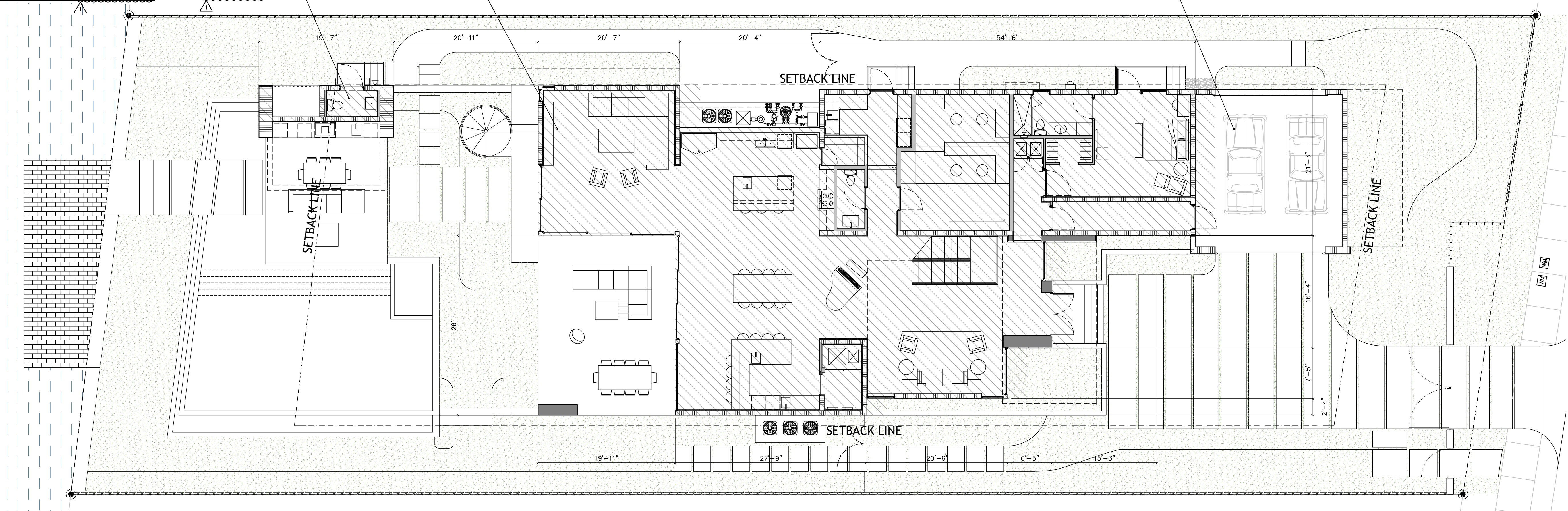
LOT COVERAGE
DIAGRAMS

PROPOSED UNIT SIZE (50% ALLOWED):

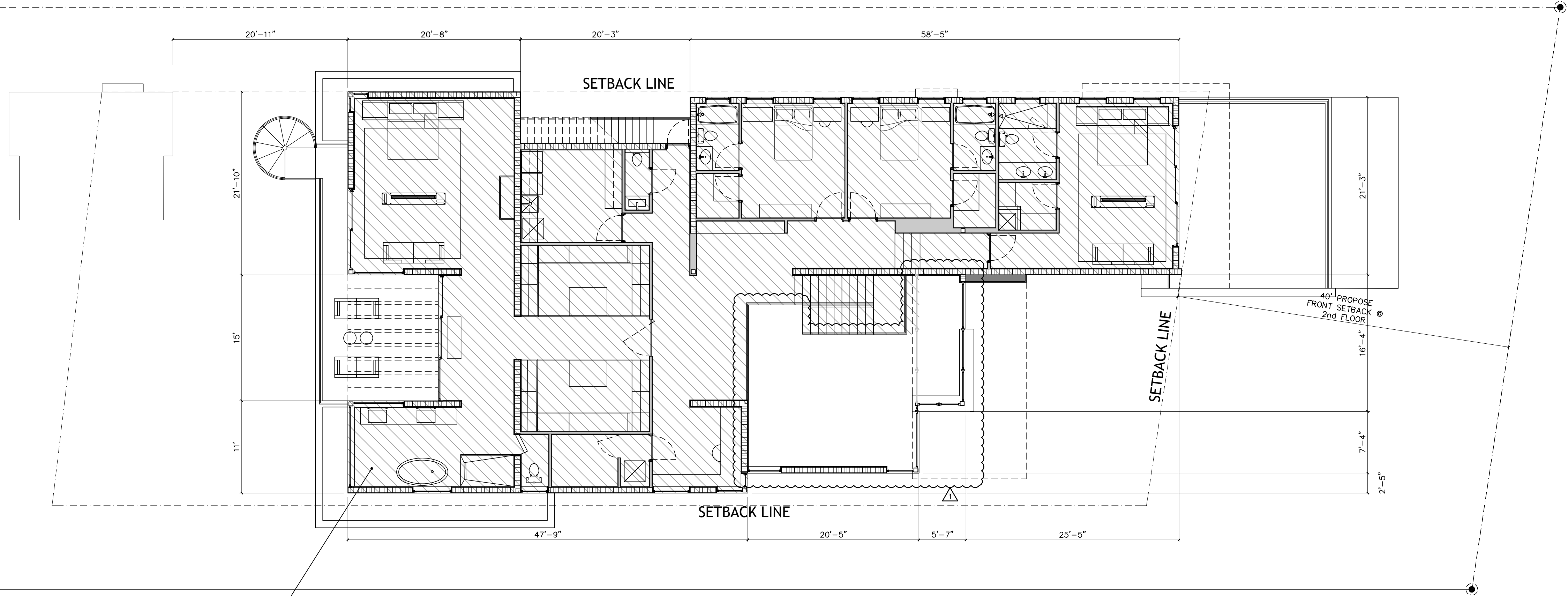
LOT SIZE: 14,115 SQ FT
MAX UNIT SIZE ALLOWED 7,056 SQ FT

1st FLOOR UNIT SIZE: 3,340 SQ FT
2nd FLOOR UNIT SIZE: 3,212 SQ FT
ROOF UNIT SIZE: 0 SQ FT

6,552 SQ FT



UNIT SIZE DIAGRAM PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"



UNIT SIZE DIAGRAM PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

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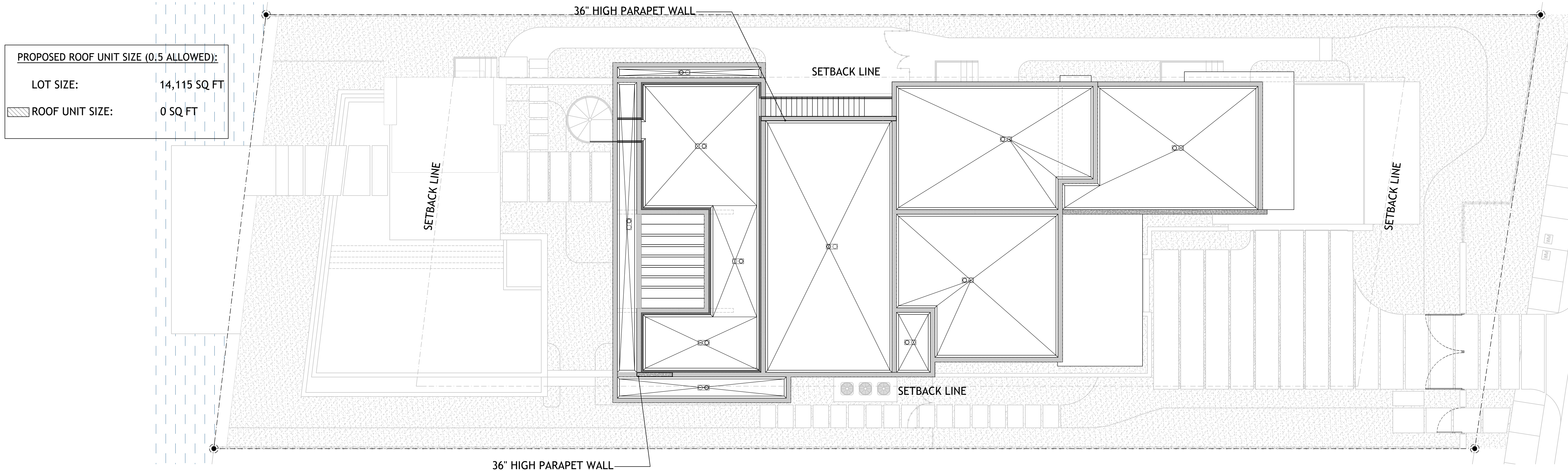
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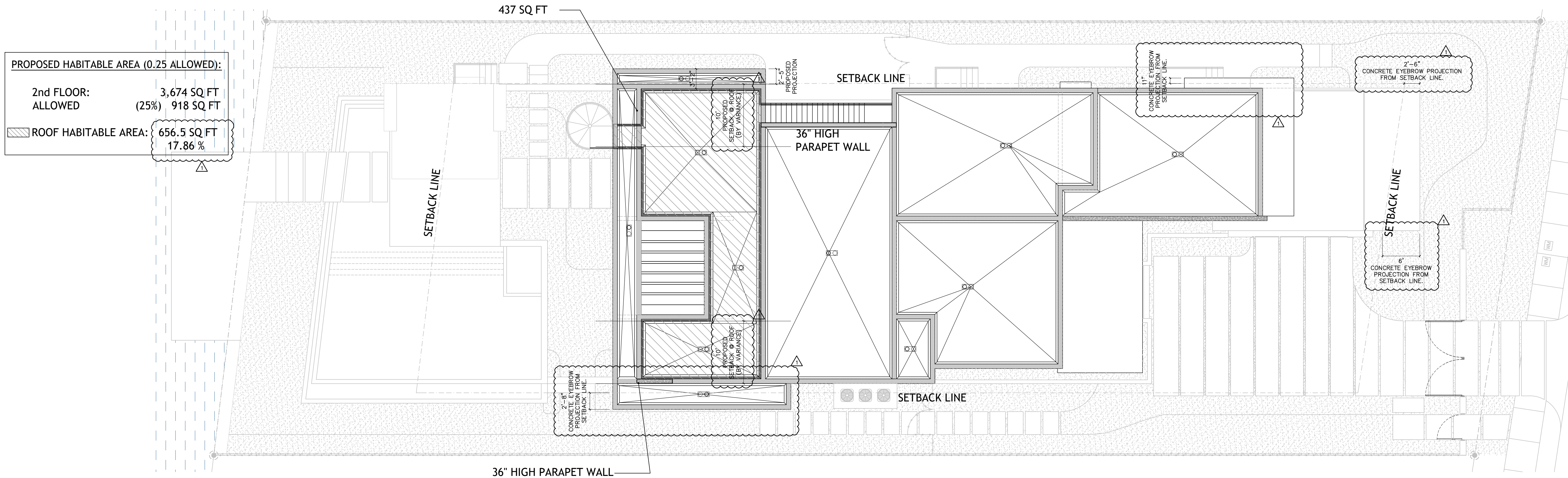
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LOT COVERAGE
DIAGRAMS



ROOF TERRACE UNIT SIZE
SCALE: 1/8" = 1'-0"



ROOF TERRACE HABITABLE SPACE
SCALE: 1/8" = 1'-0"

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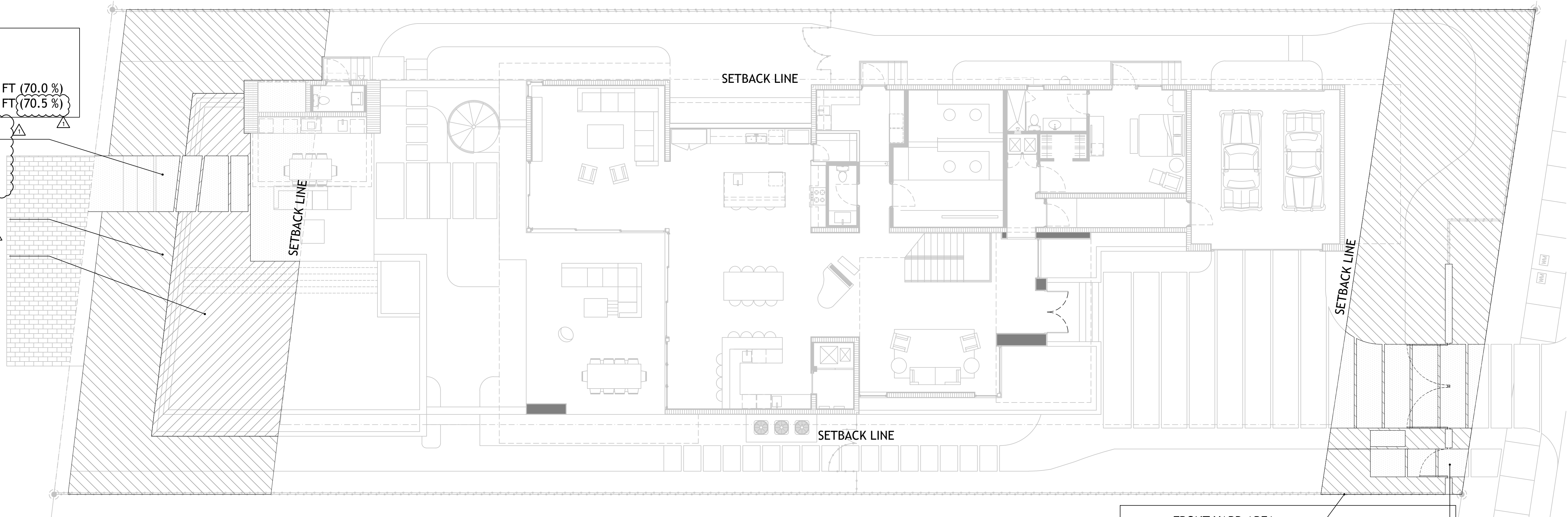
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LOT COVERAGE/ UNIT
SIZE DIAGRAMS.
ROOF TERRACE

REAR YARD AREA
2163 SQ. FT.

PERVIOUS AREA REQUIRED 1514 SQ FT (70.0 %)
PERVIOUS AREA PROVIDED 1525 SQ FT (70.5 %)

- 263 NOT COUNTED
TOWARDS PERVIOUS AREA
REQUIRED IN REAR YARD
PAVER, CONC STEPS.
- OPEN AREA - 1200 SQ FT
- POOL AREA - 650 SQ FT
(50%) - 325 SQ FT



PERVIOUS FRONT/ REAR YARD DIAGRAM
SCALE: 1/8" = 1'-0"

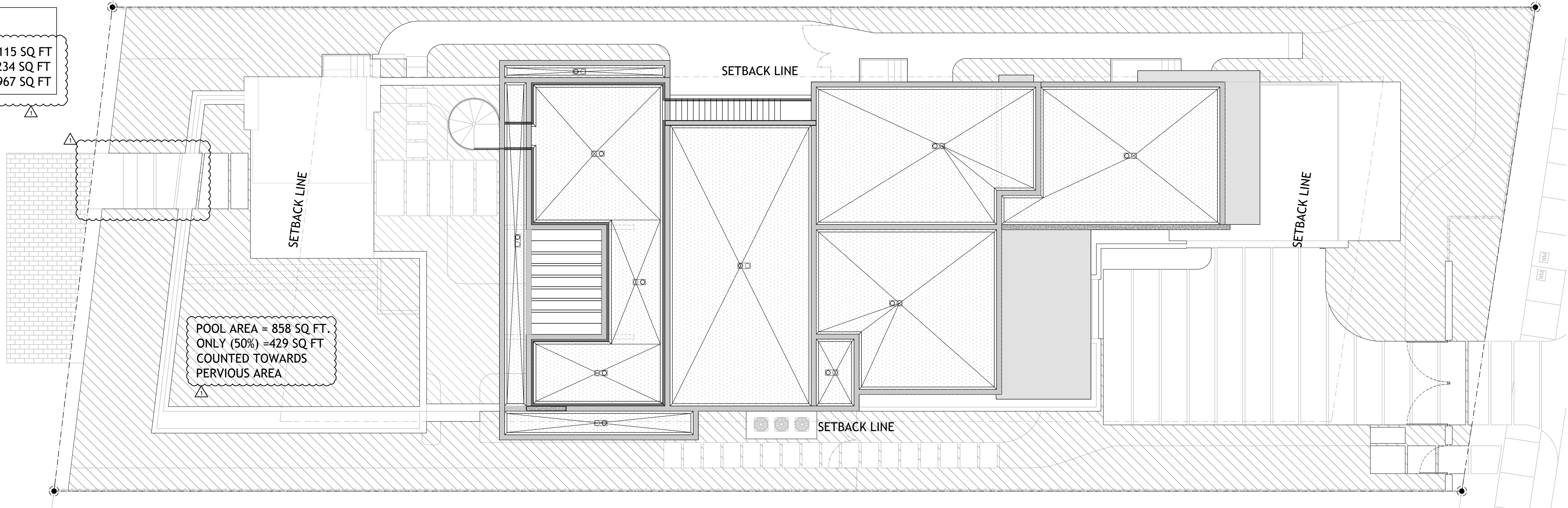
FRONT YARD AREA
1405 SQ. FT.

PERVIOUS AREA REQUIRED 702.5 SQ FT (50.0 %)
PERVIOUS AREA PROVIDED 1098 SQ FT (78.1 %)

302 SQ FT NOT COUNTED TOWARD PERVIOUS
AREA REQUIRED IN 1st LAYER. CONCRETE PAVERS,
DRIVEWAY, WALL FENCE.

PERVIOUS AREA:

LOT AREA :	14,115 SQ FT
REQUIRED (30%)	4,234 SQ FT
PERVIOUS AREA (35%)	4,967 SQ FT



OPEN SPACE - PERVIOUS LOT AREA
SCALE: 1/8" = 1'-0"

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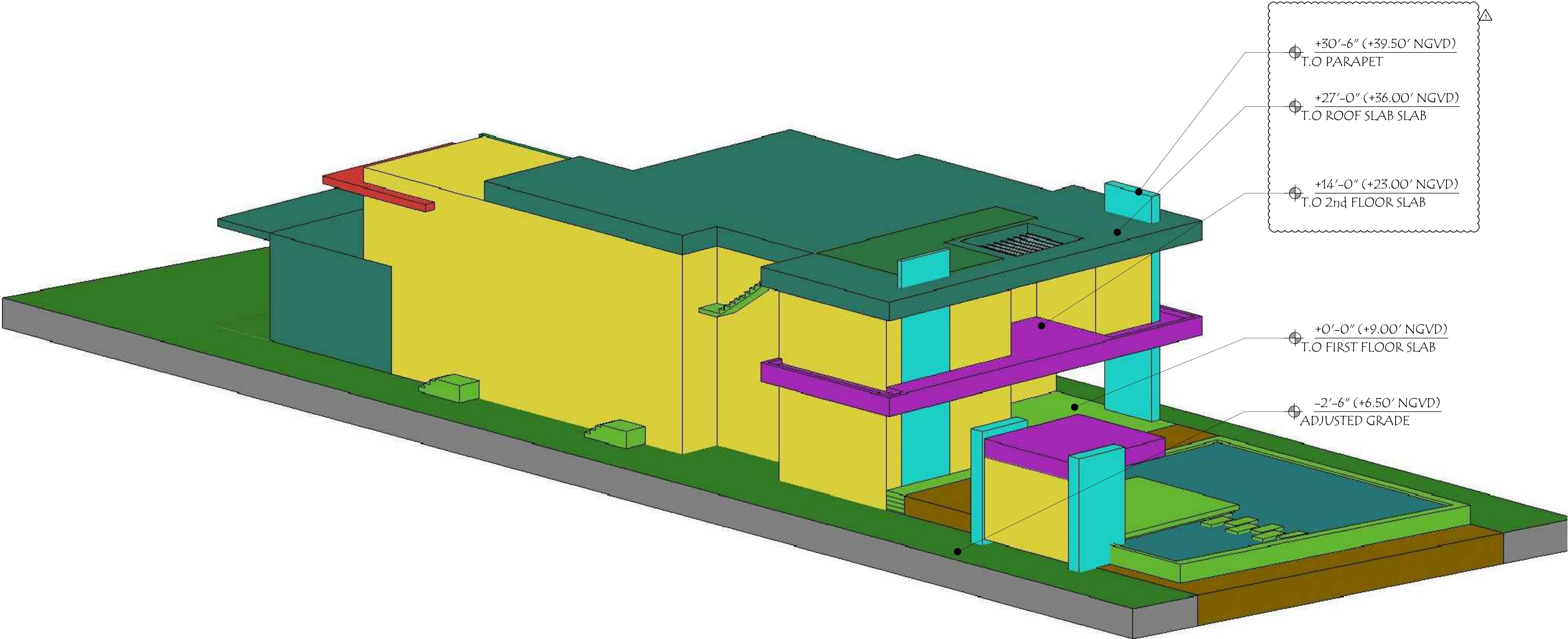
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ZONING
PERVIOUS AREAS
DIAGRAMS



AXONOMETRIC - REAR VIEW
N.T.S

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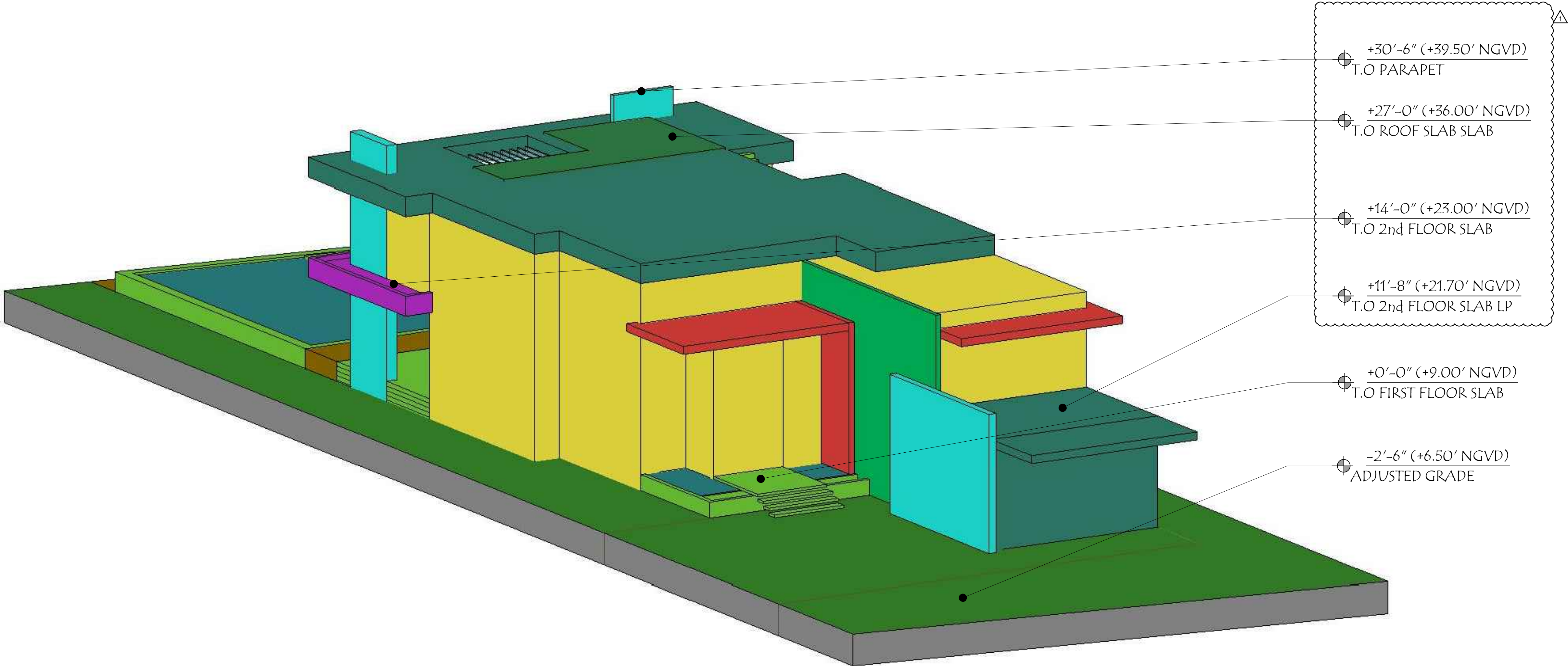
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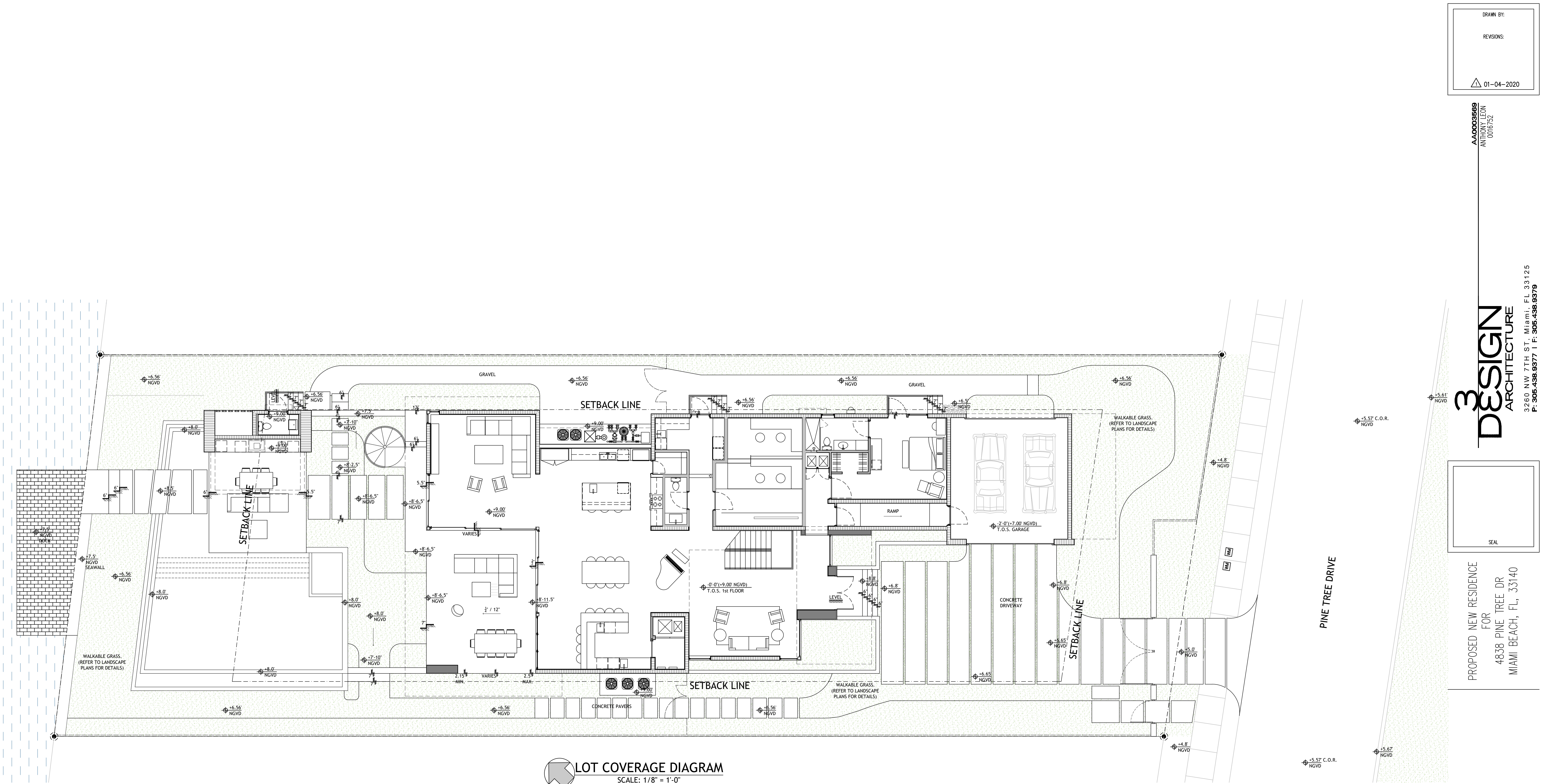
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AXONOMETRIC -
NORTHWEST VIEW



AXONOMETRIC - FRONT VIEW
N.T.S



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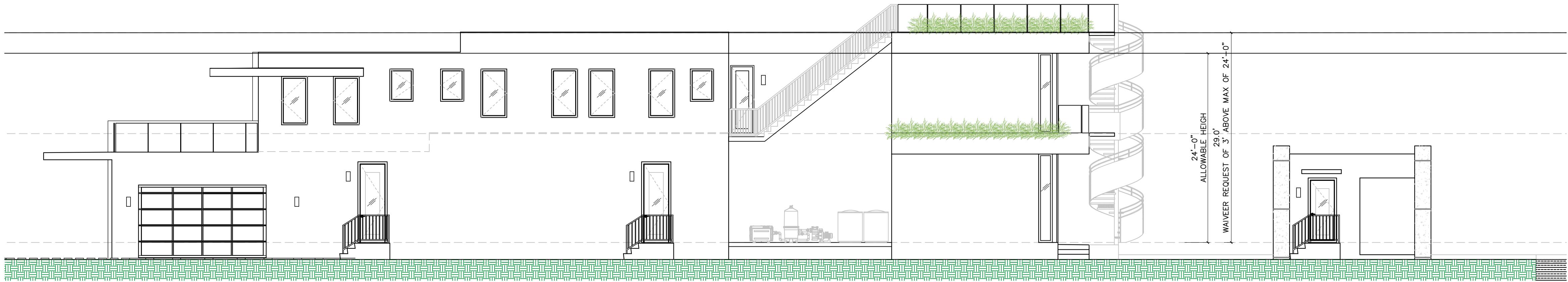
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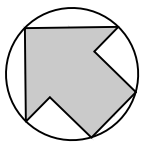
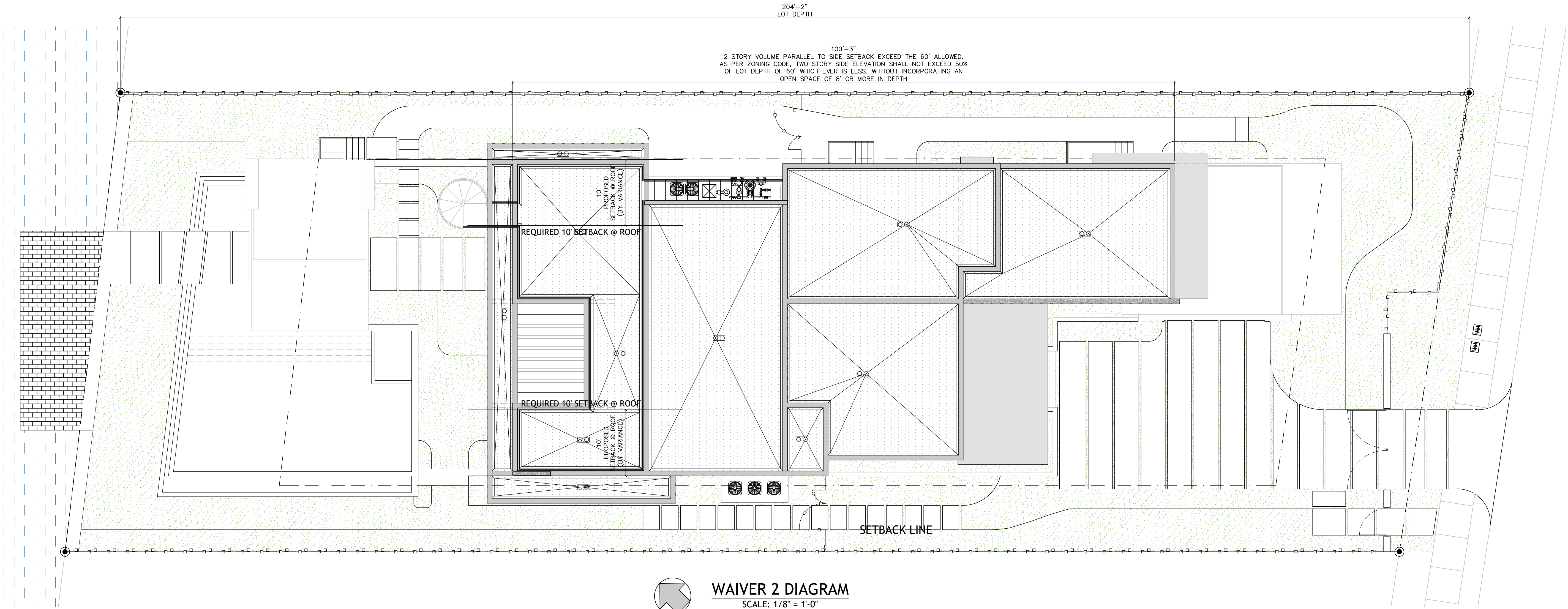
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GRADING PLAN



WAIVER 1 DIAGRAM
SCALE: 1/8" = 1'-0"



WAIVER 2 DIAGRAM
SCALE: 1/8" = 1'-0"

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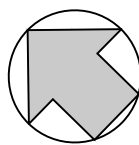
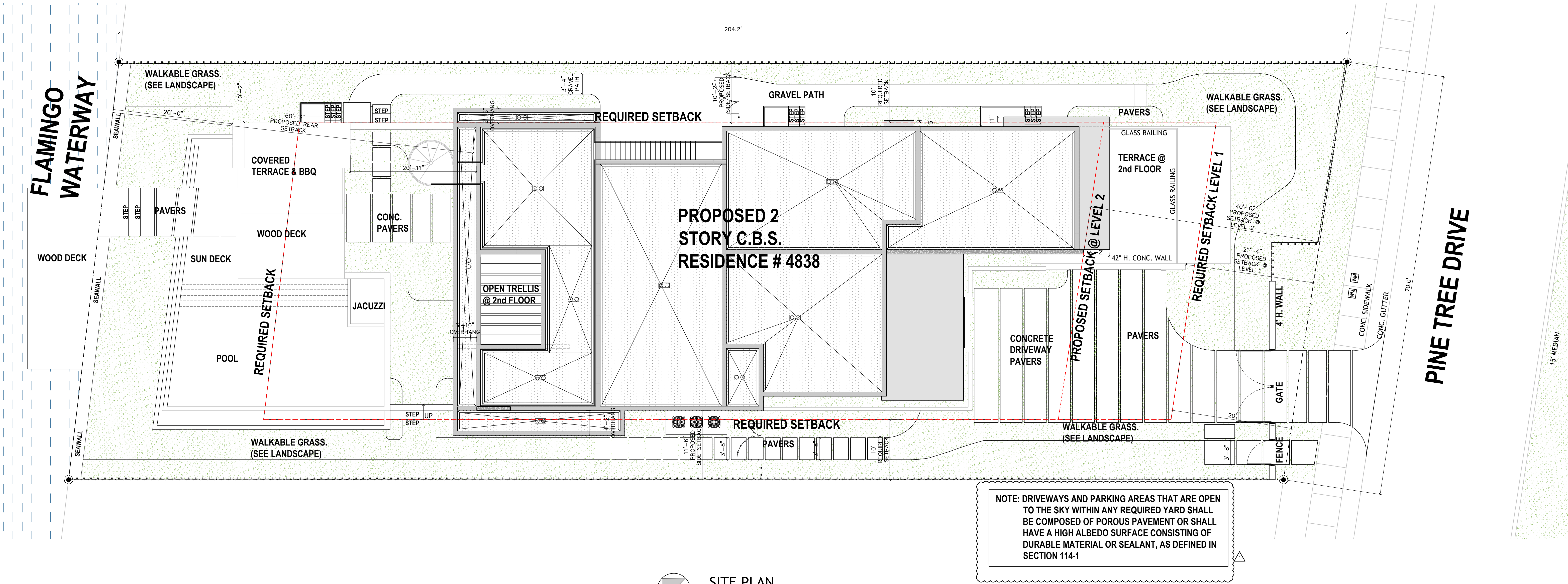
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DRB 1.7
WAIVER DIAGRAMS



SITE PLAN
SCALE: 1/8"=1'-0"

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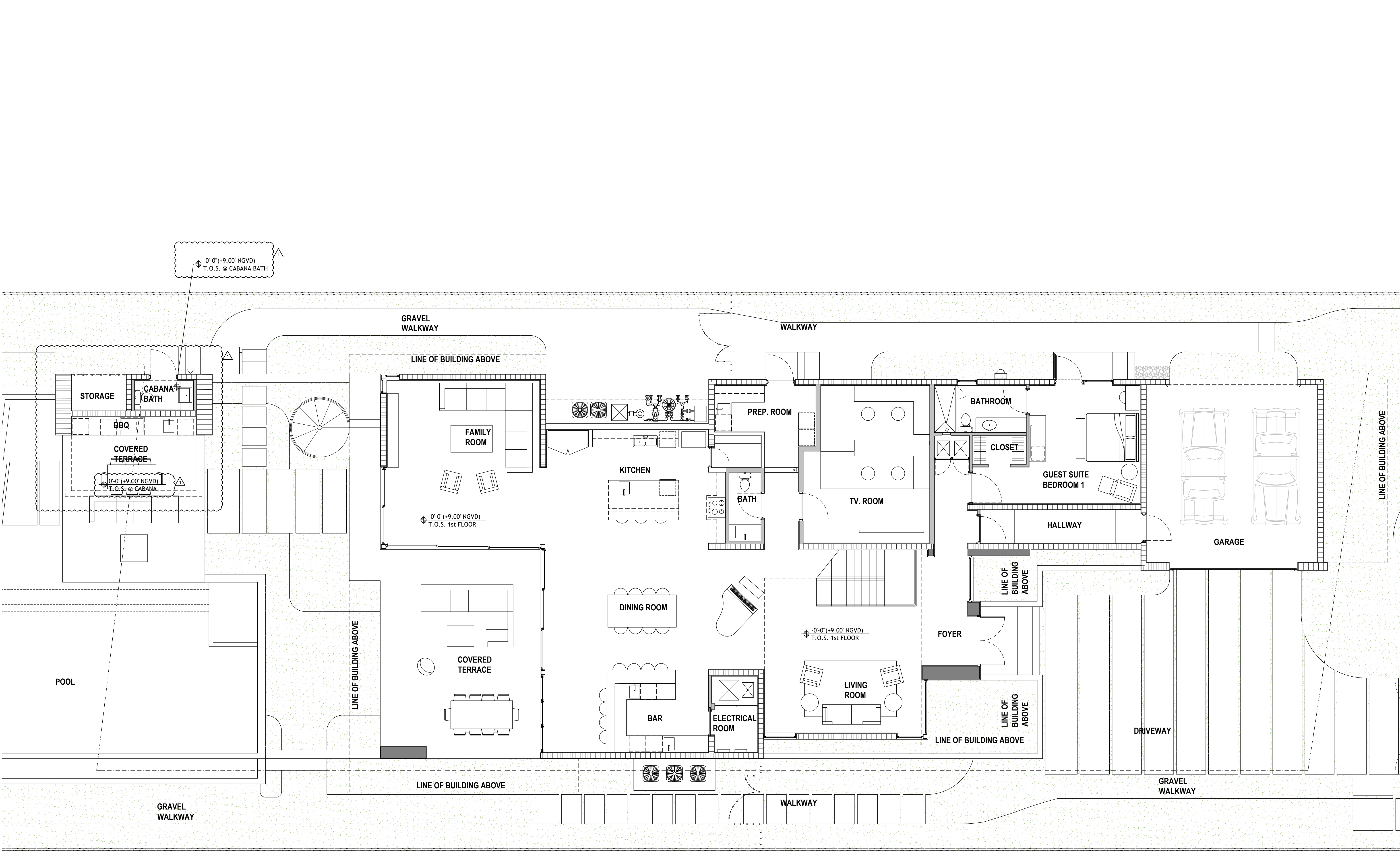
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DRB 2.0

SITE PLAN



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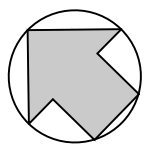
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FLOOR PLAN

LEVEL 1

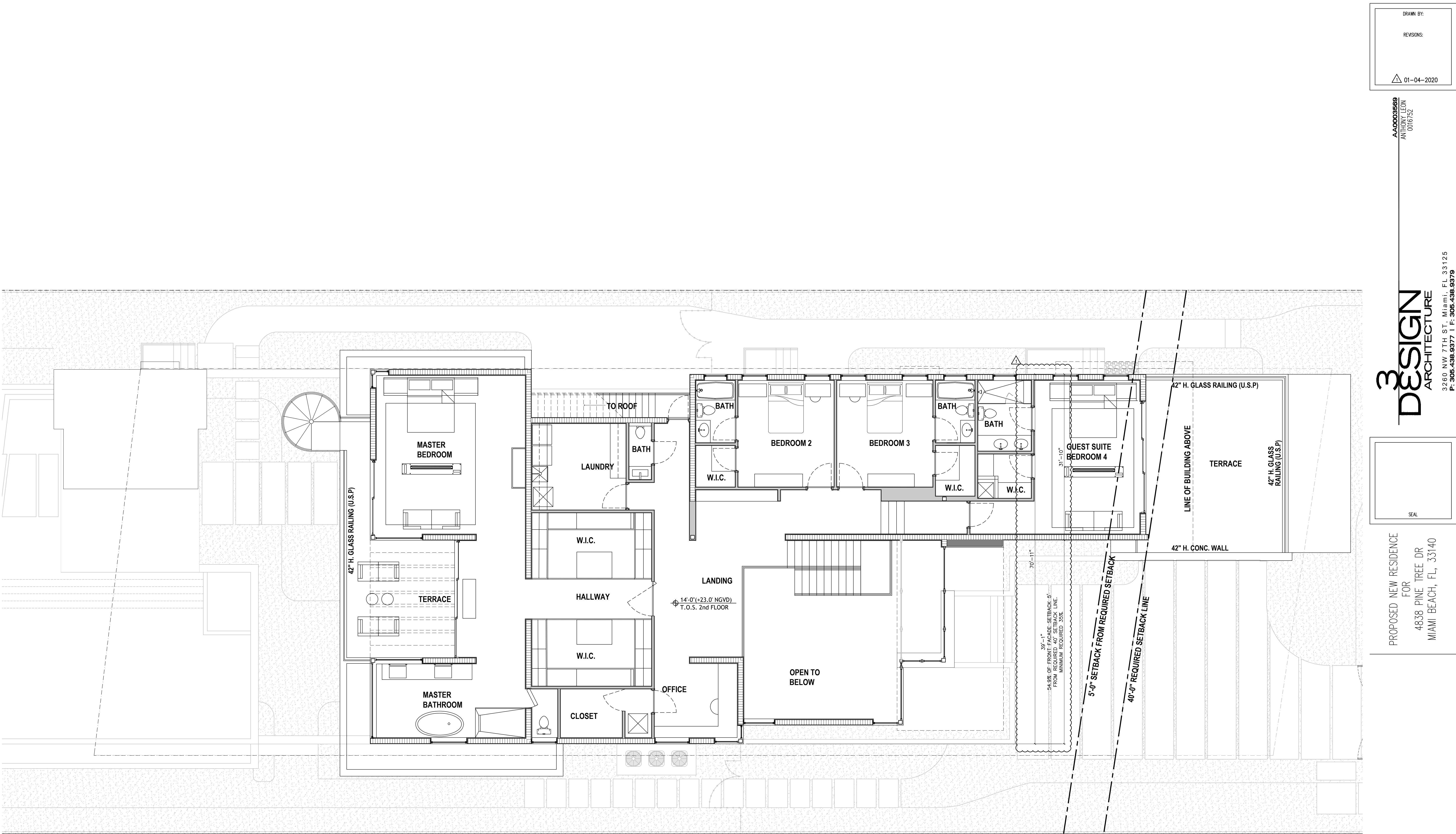


FLOOR PLAN LEVEL 1

SCALE: 3/16"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)



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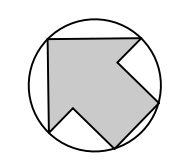
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DRB 2.2

FLOOR PLAN
LEVEL 2

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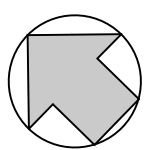
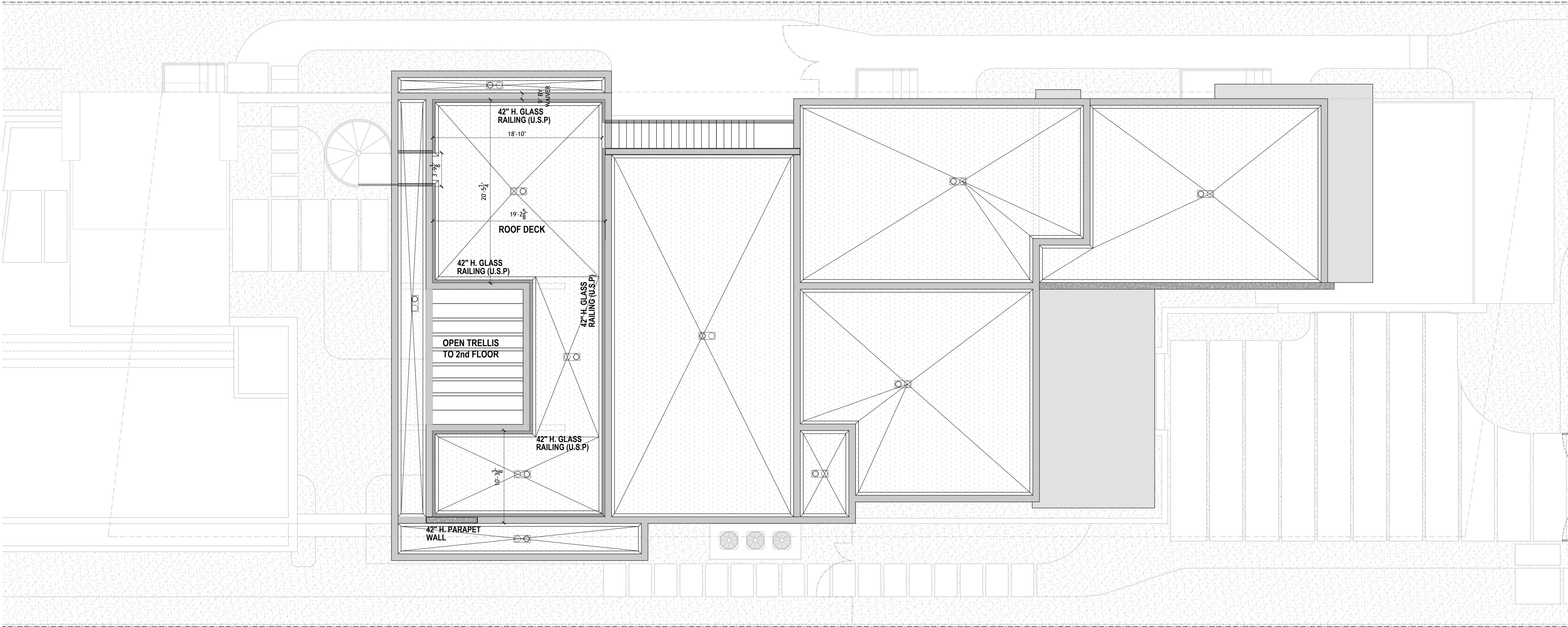


FLOOR PLAN LEVEL 2
SCALE: 3/16"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL
STUD WALL AND/OR CMU &/OR CONCRETE WALL
(U.O.N.)

		REQUIRED	PROPOSED
9	LOT COVERAGE:	30% OF LOT - 4234.5 SQ FT	27.9% - 3941.3 SQ FT
10	UNIT SIZE:	50% OF LOT - 7057.5 SQ FT	48.50% - 6847 SQ FT
11	UNIT SIZE LV 1:		24.20% - 3419 SQ FT
12	UNIT SIZE LV 2:		22.75% - 3212 SQ FT
13	ROOF HABITABLE AREA:	25% OF 2nd FLOOR. 857 SQ FT. (MAX)	20.70% - 711.5 SQ FT



ROOF FLOOR PLAN PLAN
SCALE: 3/16"=1'-0"

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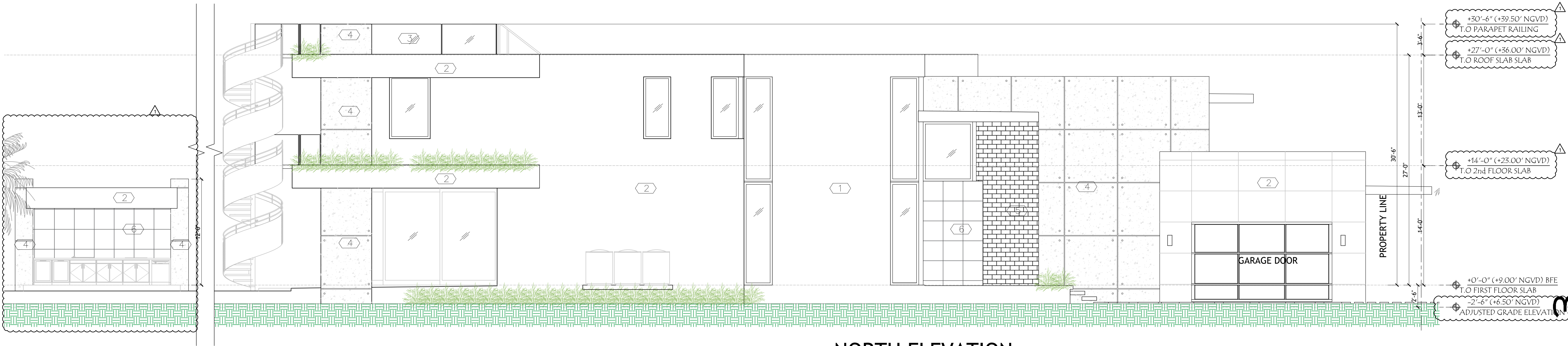
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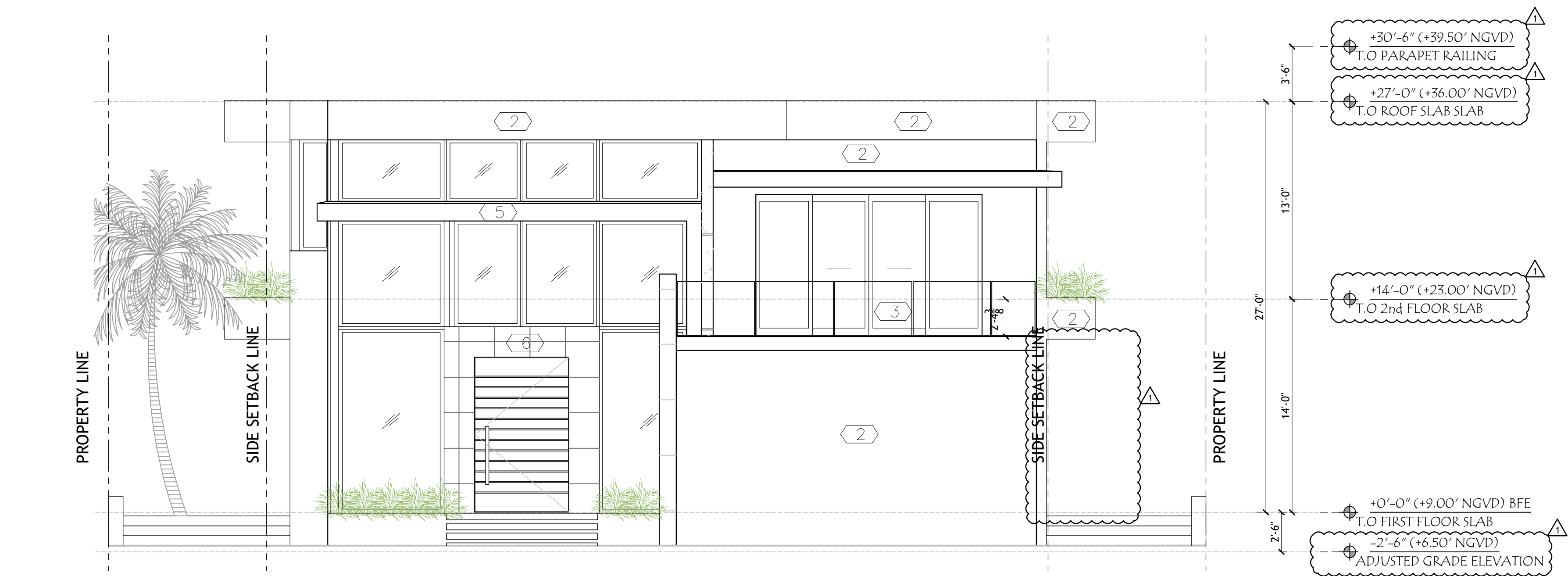
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ROOF PLAN

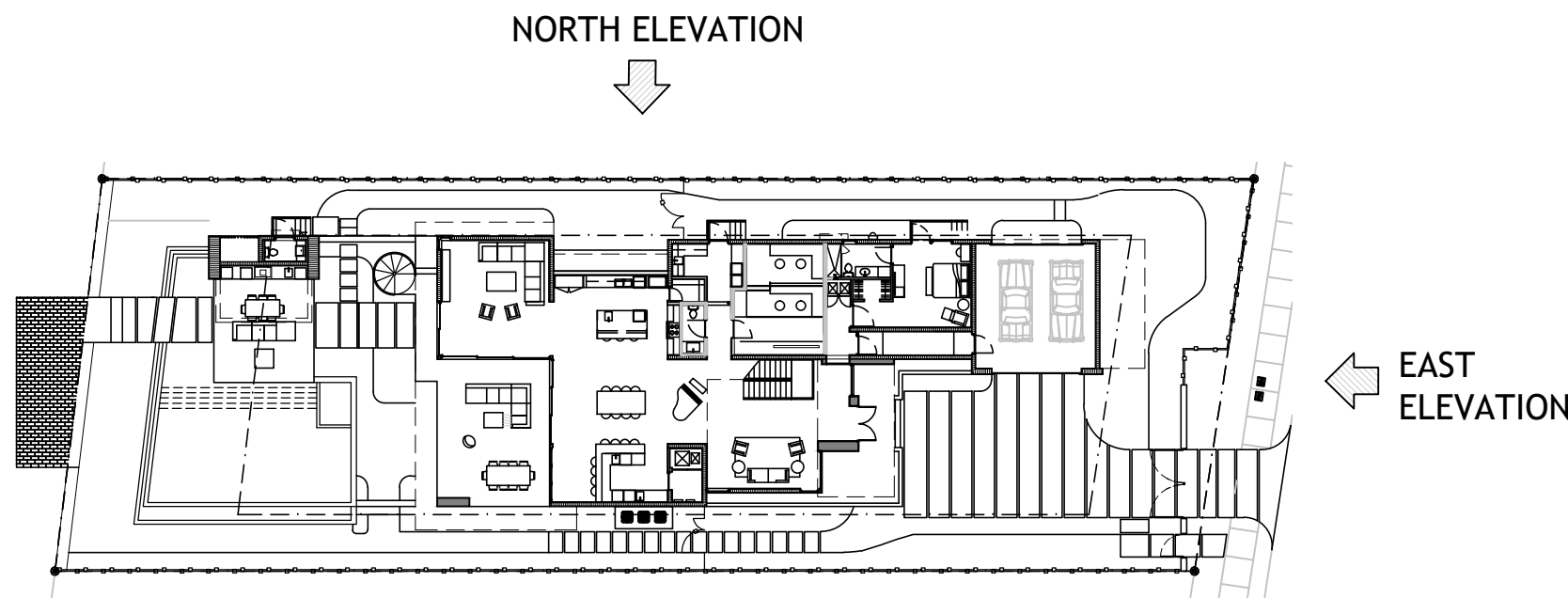


NORTH ELEVATION
SCALE 3/16" = 1'-0



EAST ELEVATION
SCALE 3/16" = 1'-0

FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	PRECAST CONCRETE PANELS
5	WOOD CLADDING FINISH
6	STONE CLADDING FINISH



KEY PLAN
SCALE N.T.C

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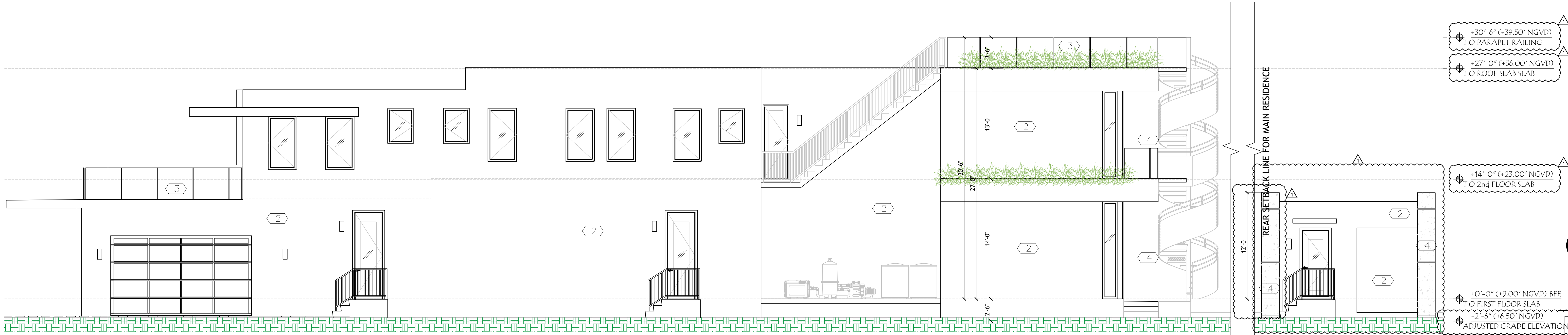
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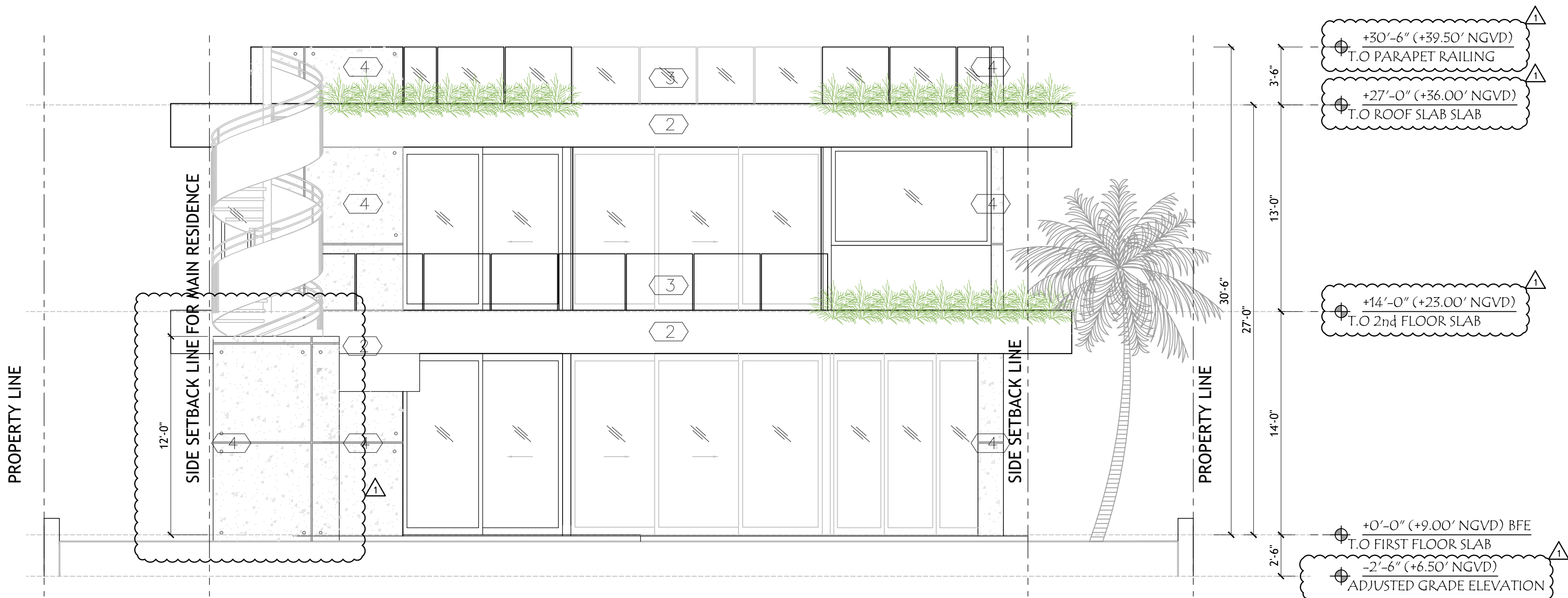
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DRB 3.0
NORTH AND EAST ELEVATIONS

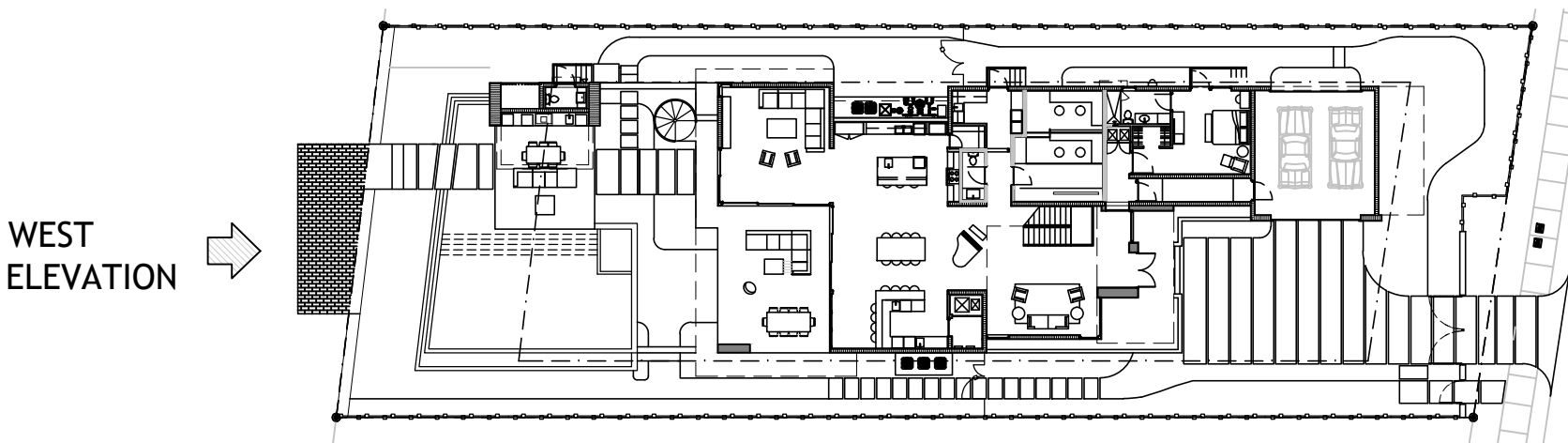


SOUTH ELEVATION
SCALE 3/16" = 1'-0

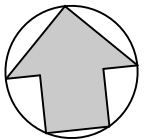


WEST ELEVATION
SCALE 3/16" = 1'-0

FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	PRECAST CONCRETE PANELS
5	WOOD CLADDING FINISH
6	STONE CLADDING FINISH



SOUTH ELEVATION



KEY PLAN
SCALE N.T.C

DRAWN BY:
REVISIONS:
01-04-2020

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ANTHONY LEON
0016752
3260 NW 7TH ST. Miami, FL 33125
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3 DESIGN ARCHITECTURE
SEAL

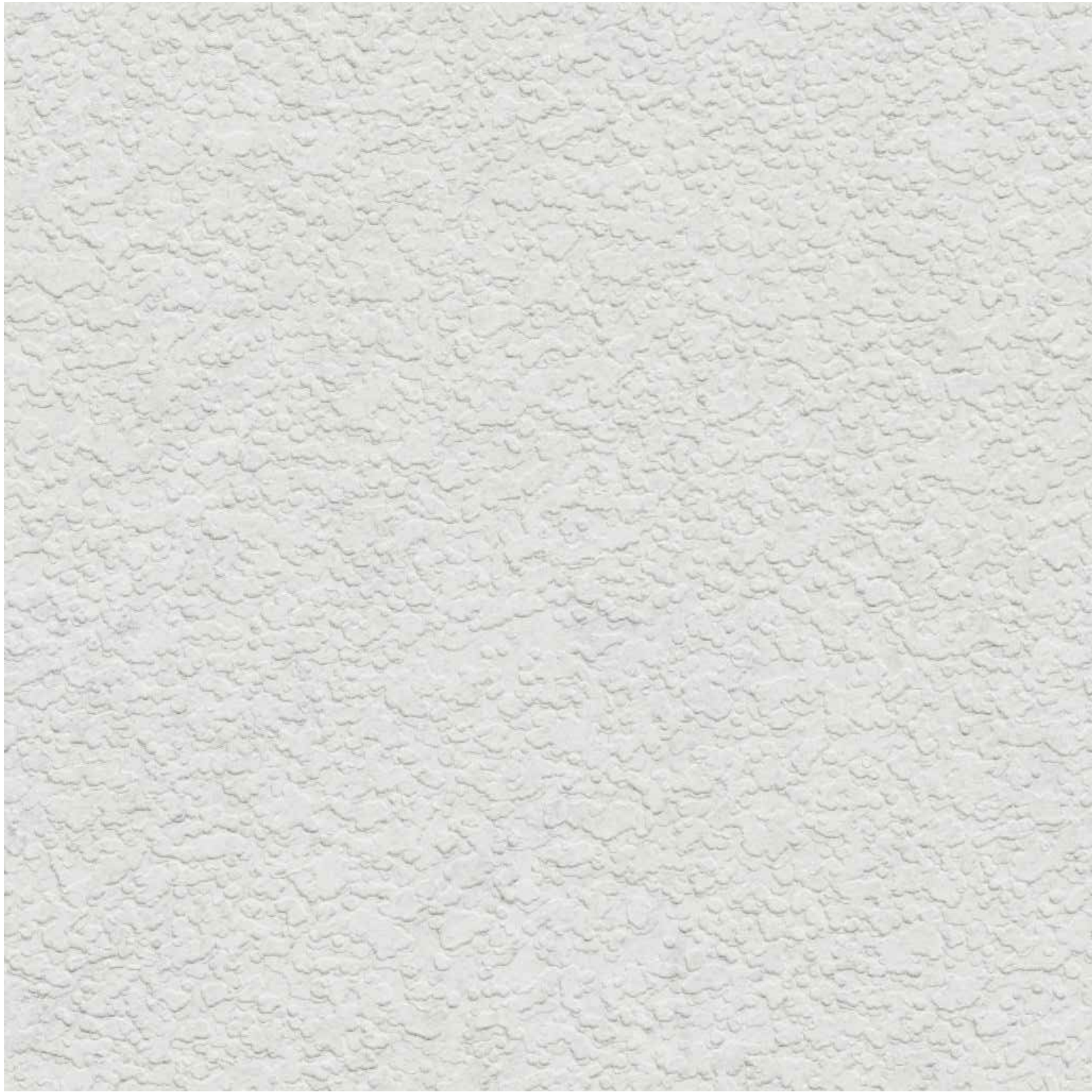
PROPOSED NEW RESIDENCE
FOR
4838 PINE TREE DR
MIAMI BEACH, FL, 33140

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DRB 3.1
SOUTH & WEST ELEVATIONS



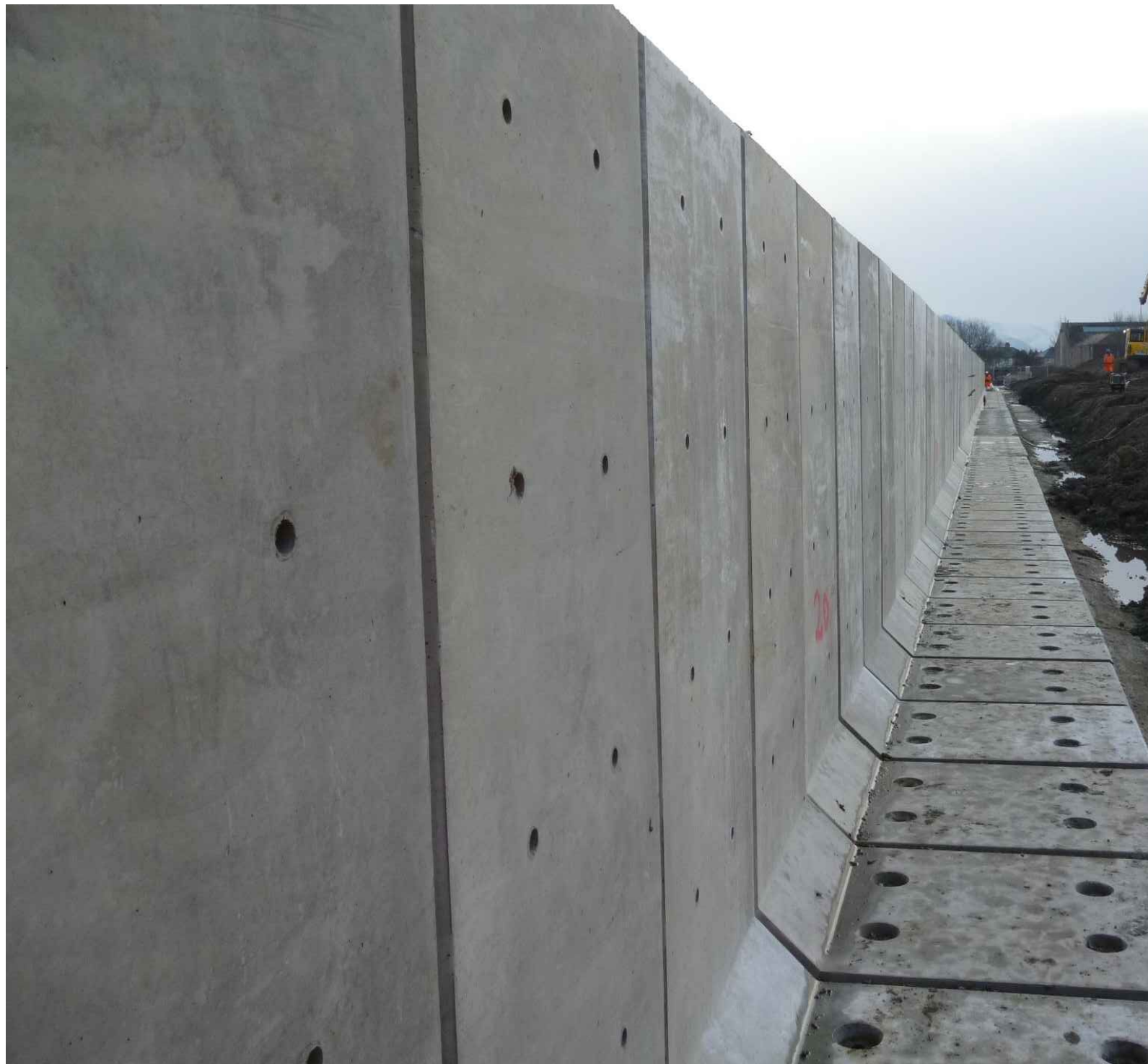
1 LIMESTONE CLADDING



2 WHITE SMOOTH-COAT STUCCO



3 GLASS RAILING



4 PRECAST CONCRETE PANELS



5 WOOD CLADDING FINISH



6 STONE CLADDING FINISH

FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	PRECAST CONCRETE PANELS
5	WOOD CLADDING FINISH
6	STONE CLADDING FINISH

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ANTHONY LEON
001672

3
DESIGN
ARCHITECTURE

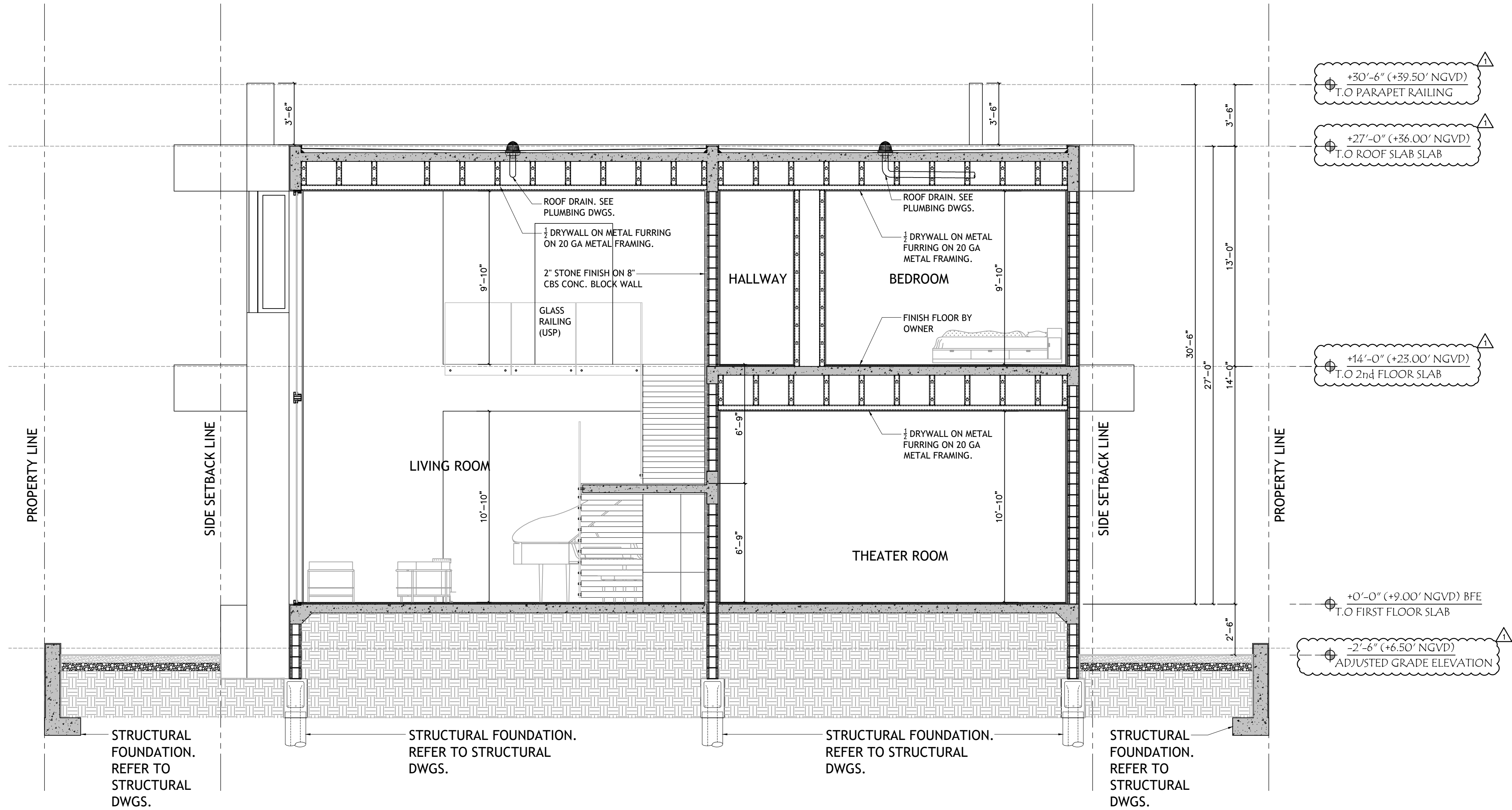
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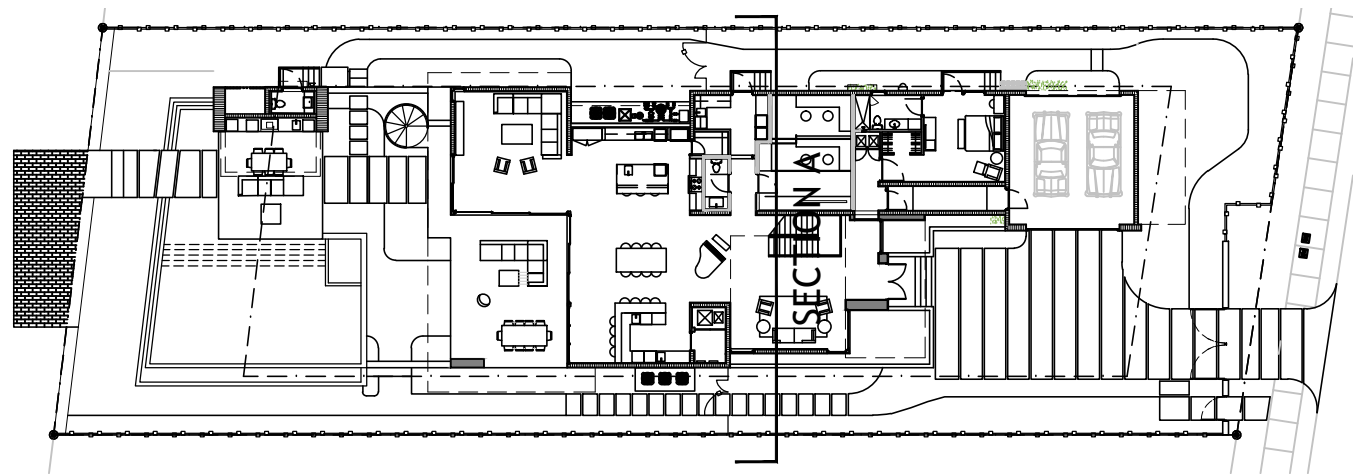
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DBR 3.2
MATERIALS



BUILDING SECTION "A"
SCALE 1/4" = 1'-0



KEY PLAN
SCALE N.T.C

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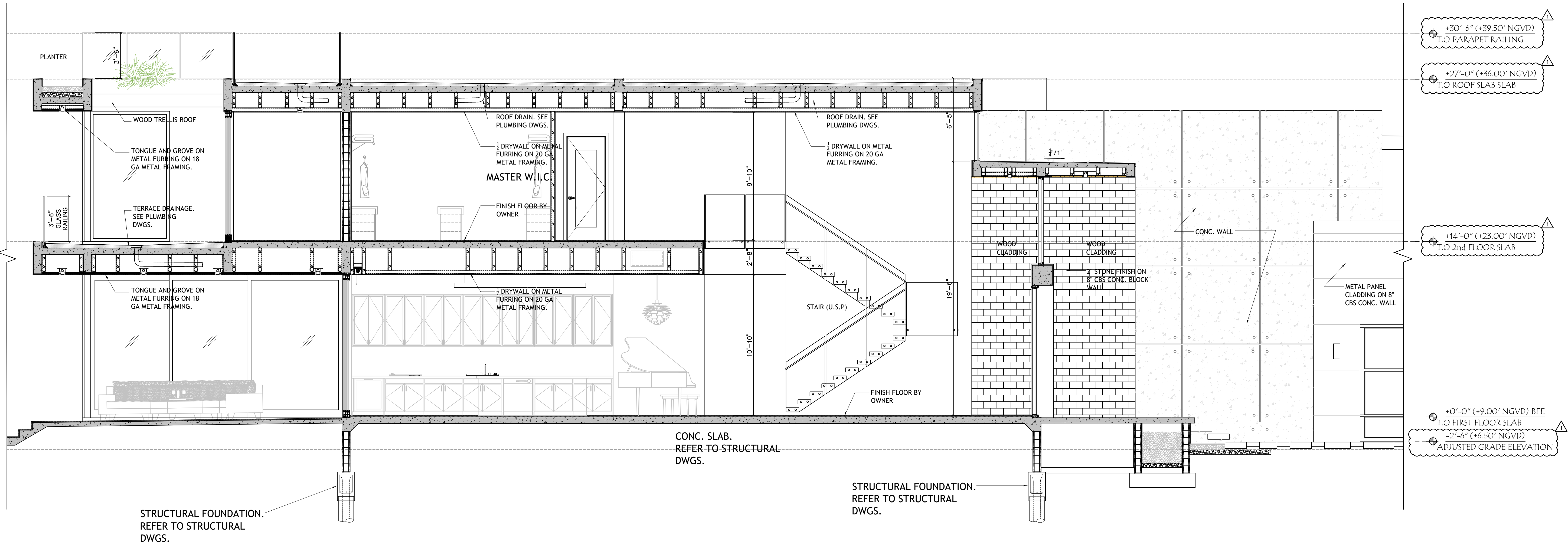
4838 PINE TREE DR

MIAMI BEACH, FL, 33140

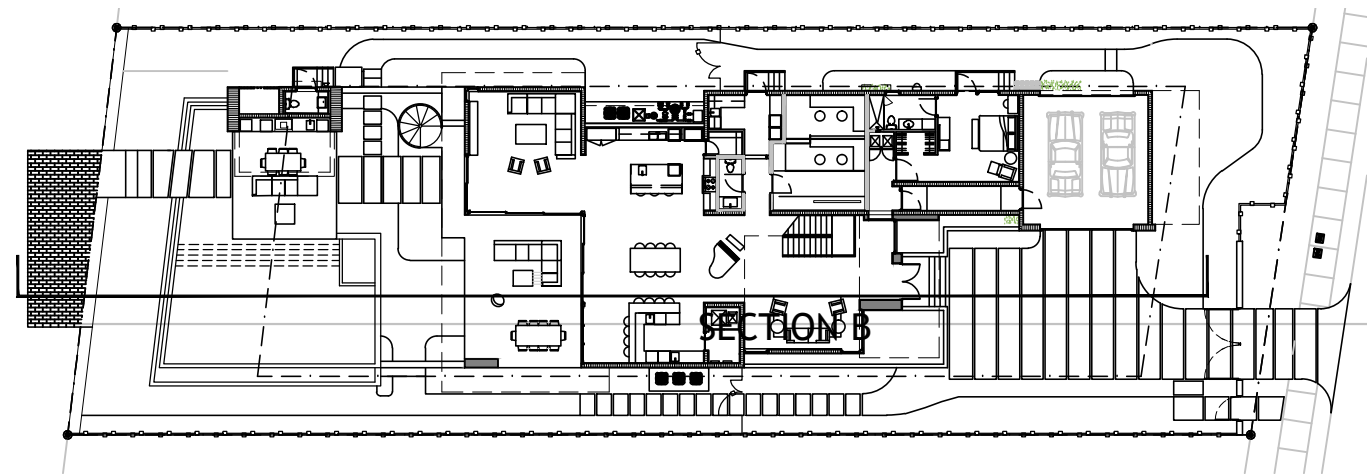
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DRB 4.0

BUILDING SECTION "A"



BUILDING SECTION "B"
SCALE 1/4" = 1'-0



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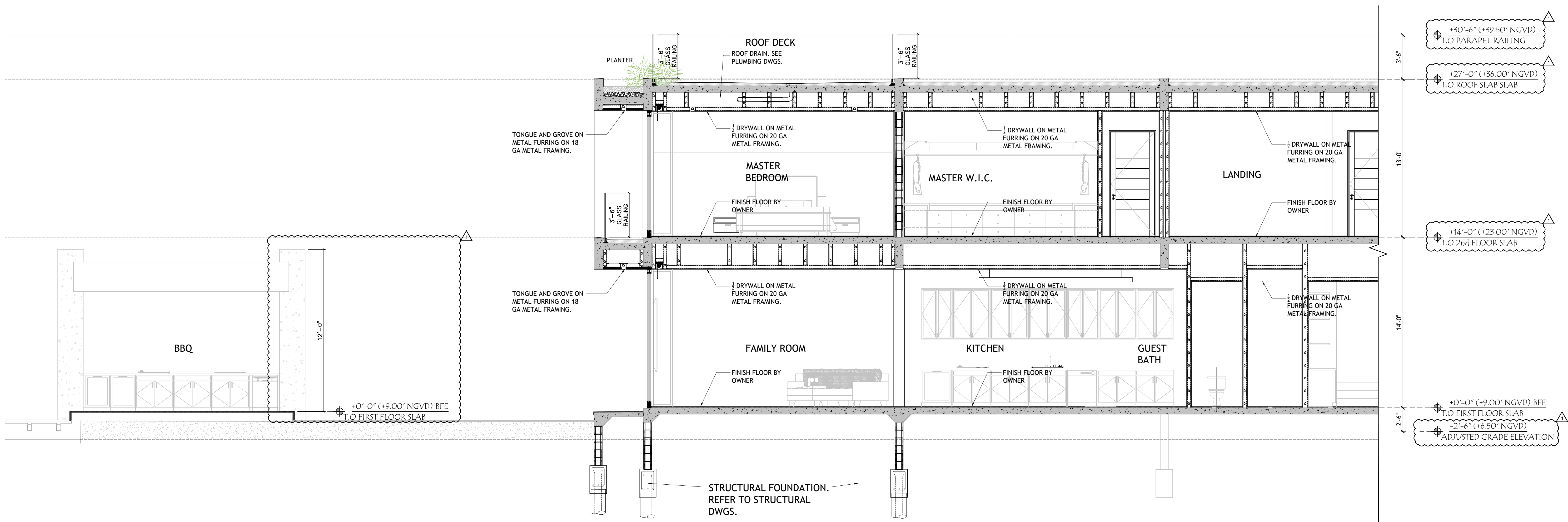
4838 PINE TREE DR

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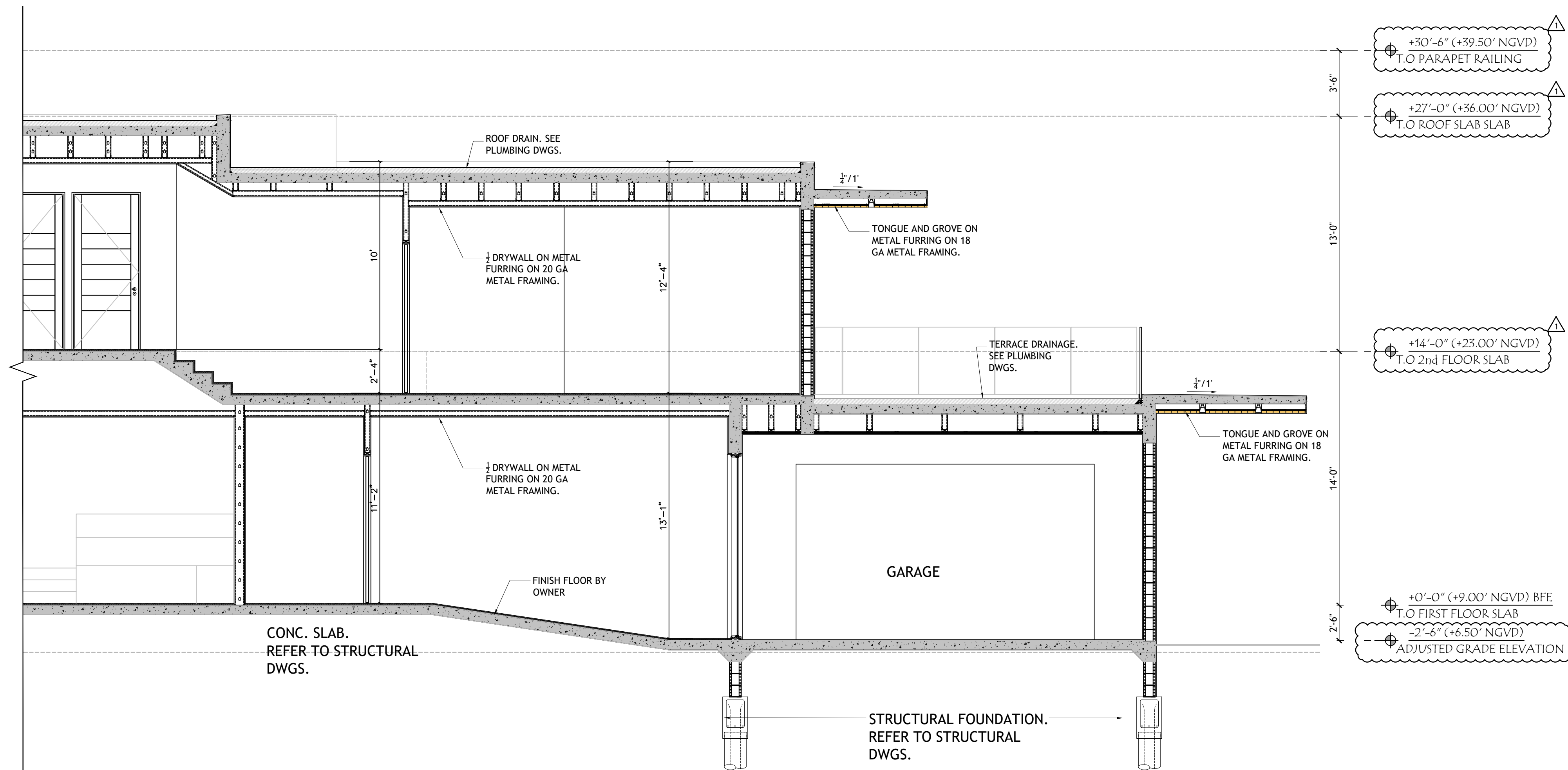
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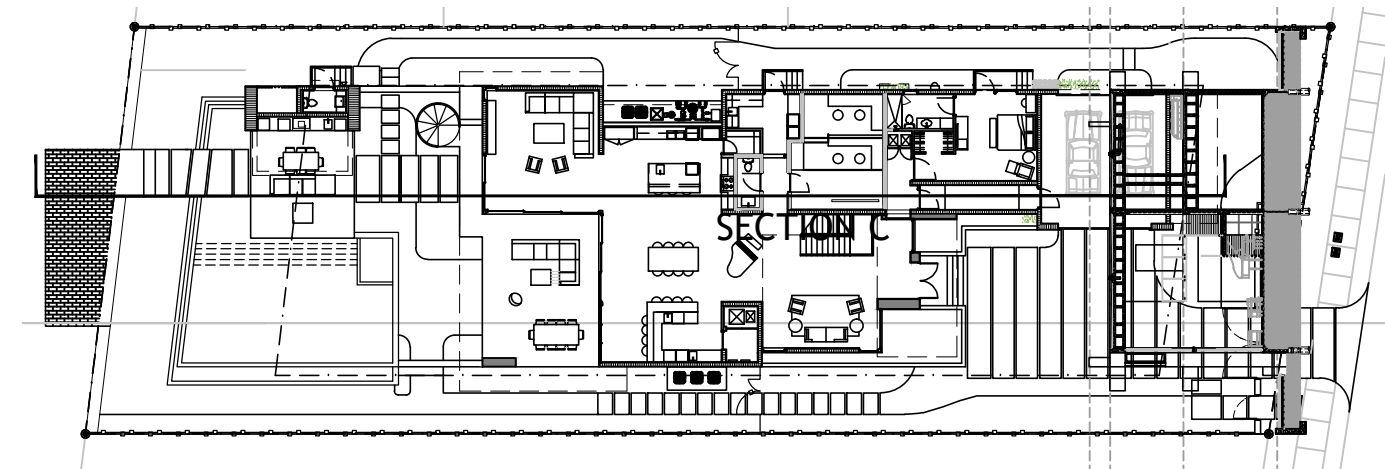
BUILDING SECTION "B"



BUILDING SECTION "C-REAR"
SCALE 1/4" = 1'-0



BUILDING SECTION "C-FRONT"
SCALE 1/4" = 1'-0



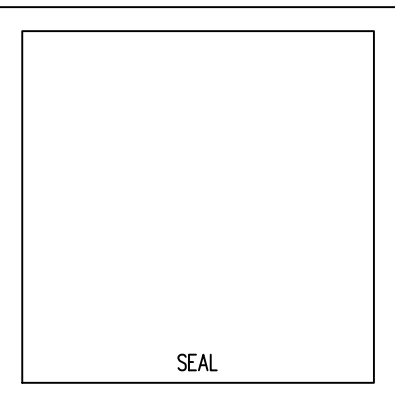
KEY PLAN
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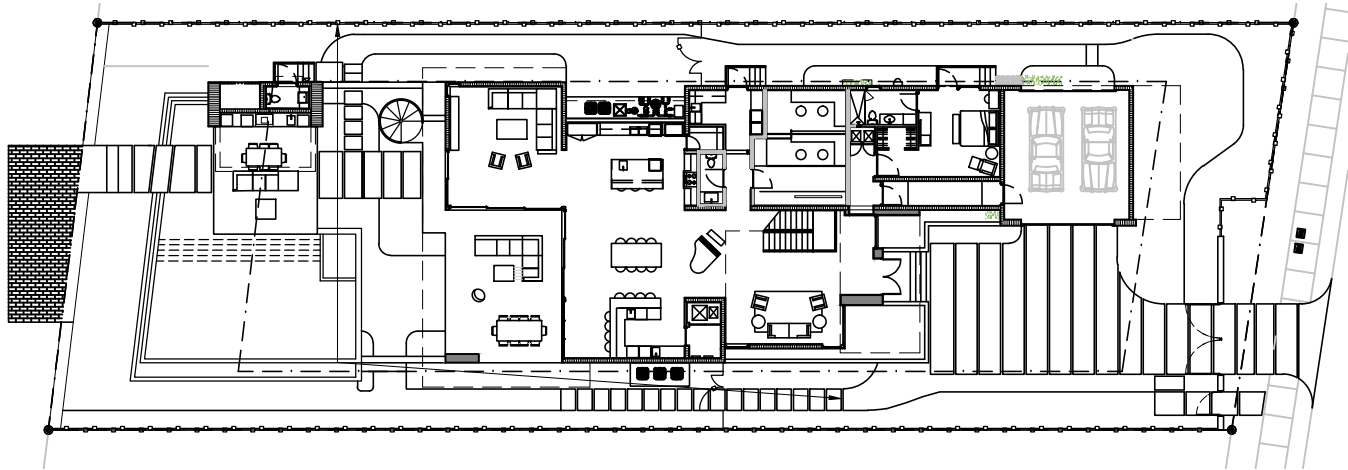
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DRB 4.2

BUILDING
SECTION
"C"



VIEW A



KEY PLAN
SCALE N.T.C

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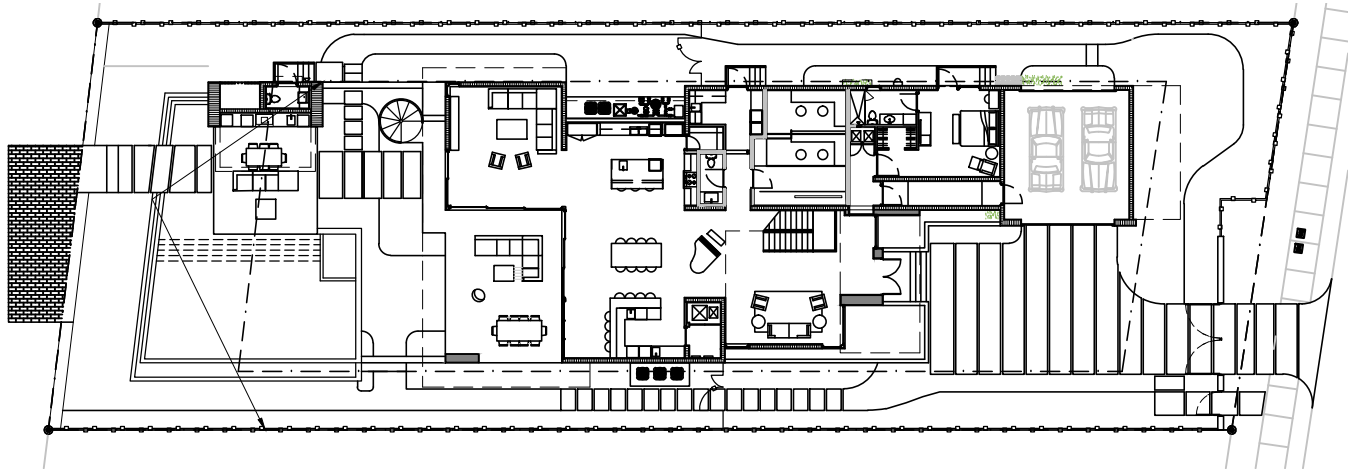
PROPOSED NEW RESIDENCE
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4838 PINE TREE DR
MIAMI BEACH, FL, 33140

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DRB 5.0
VIEW A



VIEW B



KEY PLAN
SCALE N.T.C

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PROPOSED NEW RESIDENCE
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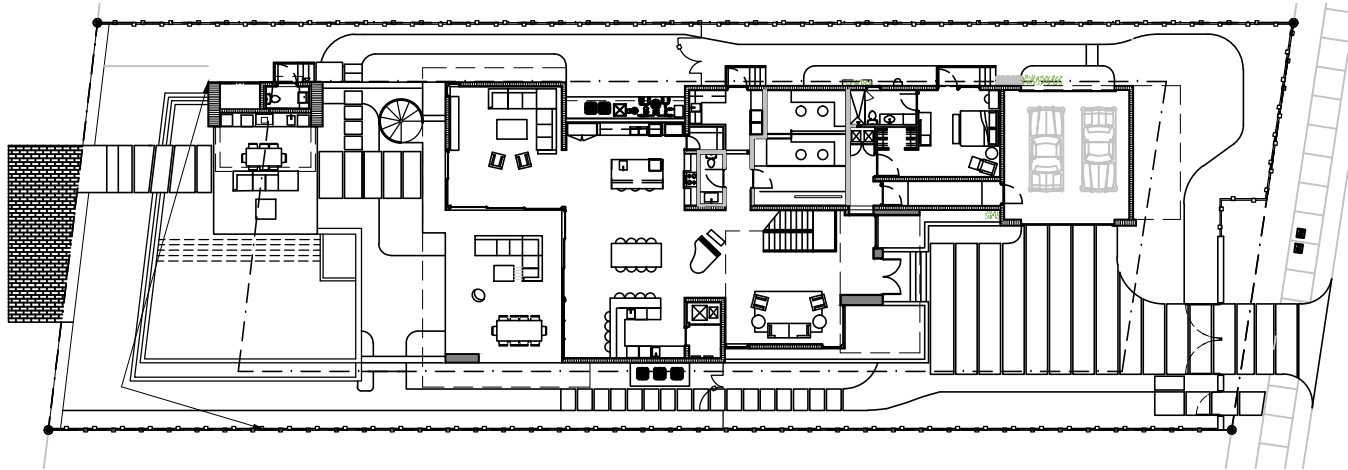
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DRB 5.1

VIEW B



VIEW C



KEY PLAN
SCALE N.T.C

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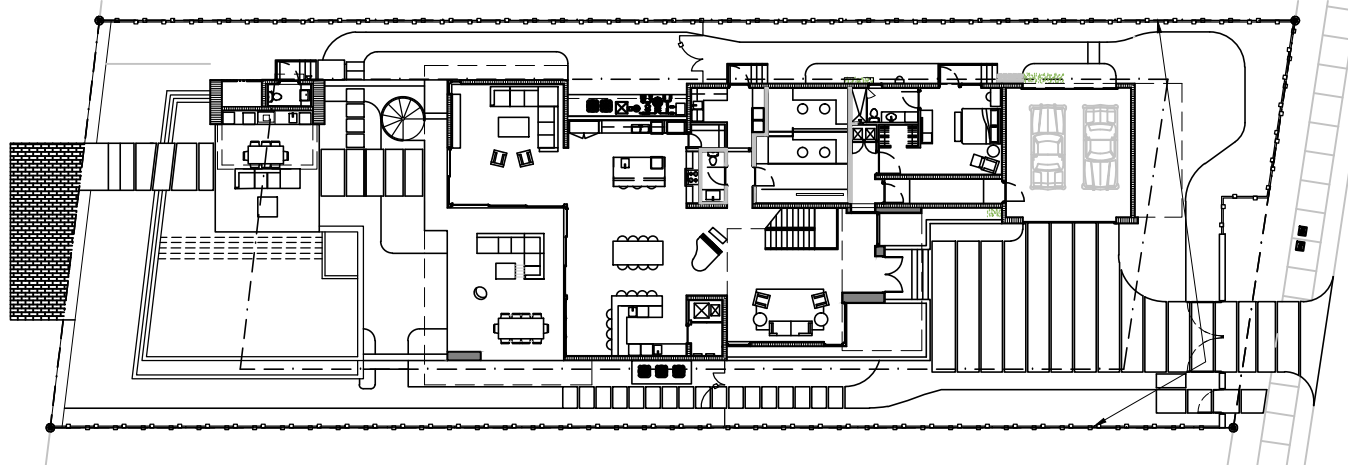
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DRB 5.2

VIEW C



VIEW D



KEY PLAN
SCALE N.T.C

DRAWN BY:

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DESIGN

ARCHITECTURE

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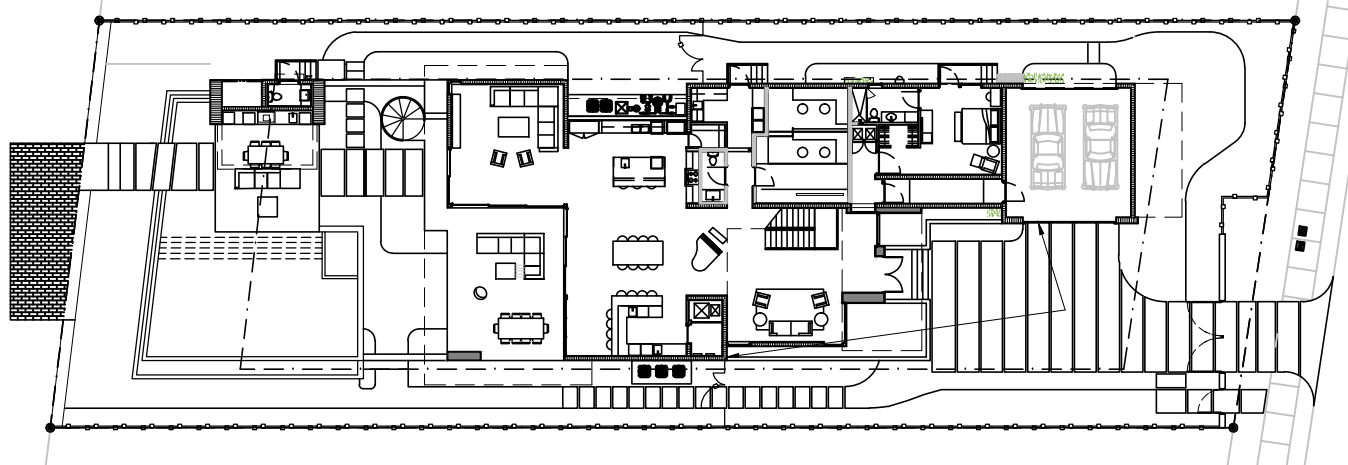
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SEAL

PROPOSED NEW RESIDENCE
FOR
4838 PINE TREE DR
MIAMI BEACH, FL, 33140



VIEW E



KEY PLAN
SCALE N.T.C

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ARCHITECTURE

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PROPOSED NEW RESIDENCE
FOR
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MIAMI BEACH, FL, 33140



SOUTH VIEW



SOUTH ELEVATION RENDER

DRAWN BY:
REVISIONS:
01-04-2020

ADDRESS

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DRB 5.5

SOUTH
ELEVATION
RENDER



NORTH VIEW



NORTH ELEVATION RENDER

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PROPOSED NEW RESIDENCE
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DRB 5.6

NORTH
ELEVATION
RENDER



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DRB 6.0

EXISTING
RESIDENCE