NEW RESIDENCE

SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
MIAMI BEACH, FLORIDA 33141

DENIO
MADERA
DESIGN
LUXURY RESIDENTIAL ARCHITECTURE & DESIGN
305.401.1236

GONZALEZ ARCHITECTURE
1035 NORTH MIAMI AVENUE, SUITE 406
MIAMI FLORIDA 33136
create@gonzalezarchitecture.com
WWW.GONZALEZARCHITECTURE.COM

SCOPE OF WORK

1. 2-STORY REPLACEMENT HOME
2. ARCHITECTURE NEW CONSTRUCTION:
   - 2.1. NEW GATE AND FENCE WALL
   - 2.2. NEW MAIN HOUSE AND 3 ACCESSORY BUILDINGS
   - 2.3. NEW POOL (UNDER SEPARATE PERMIT)
   - 2.4. NEW LANDSCAPING
3. NEW SITE GRADING
4. WAIVER FOR 4 FEET ADDITIONAL HEIGHT ON MAIN HOUSE
5. WAIVER FOR ADDITIONAL OPEN SPACE FOR 2-STORY NORTH ELEVATION

FINAL SUBMITTAL

FILE NO. DRB21-0742 OCTOBER 11, 2021

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ARCHITECTURAL

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LANDSCAPE ARCHITECTURE

LE-1.0 EXISTING TREE DISPOSITION PLAN
LP-1.0 PROPOSED PLANTING PLAN
ARBORIST REPORT

DIGITAL SIGNATURE:

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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT
STATE OF FLORIDA
AR94719

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FIRST SUB.

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A000

ZONING DATA SHEET

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

01 AERIAL (1/2 MILE RADIUS)
SCALE: N.T.S

N

ITEM #	Zoning Information			
1	Address:	6431 PINETREE DRIVE CIRCLE, MIAMI BEACH, FLORIDA 33141		
2	Folio number(s):	02-3211-013-0040		
3	Board and file numbers :	DRB21-0742 DESIGN REVIEW BOARD FINAL SUBMITTAL		
4	Year built:	1935 (Original)	Zoning District:	RS-3
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	3.50' NGVD
6	Adjusted grade (Flood+Grade/2):	6.25' NGVD	Free board:	1'-0" (9.00' NGVD)
7	Lot Area:	20,815 SF		
8	Lot width:	115'-0"	Lot Depth:	180'-11"
9	Max Lot Coverage SF and %:	6,245 SF (30%)	Proposed Lot Coverage SF and %:	6,238 SF (29.9%)
10	Existing Lot Coverage SF and %:	5,263 SF (25.3%)	Lot coverage deducted (garage-storage) SF:	NONE
11	Front Yard Open Space SF and %:	2,247 SF (65.16%)	Rear Yard Open Space SF and %:	2,280 SF (73.12%)
12	Max Unit Size SF and %:	10,408 SF (50%)	Proposed Unit Size SF and %:	10,058 SF (48.37%)
13	Existing First Floor Unit Size:	4,222 SF	Proposed First Floor Unit Size:	5,101 SF
14	Existing Second Floor Unit Size	3,161 SF 7,383 (35.5%)	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	4,957 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	**Height:**	27'-0"	N/A	31'-0"	4'-0"
18	**Setbacks:**				
19	Front First level:	20'-0"	N/A	30'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	11'-6"	N/A	11'-6"	N/A
22	Side 2 or (facing street):	17'-3"	N/A	17'-3"	N/A
23	Rear:	27'-1"	N/A	40'-4"	N/A
	Accessory Structure Side 1:	7'-6"	N/A	11'-6"	N/A
24	Accessory Structure Side 2 or (facing street) :	7'-6"	N/A	17'-3"	N/A
25	Accessory Structure Rear:	13'-6.5"	N/A	13'-6.5"	N/A
26	Sum of Side yard :	28'-9"	N/A	28'-9"	N/A

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?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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A001

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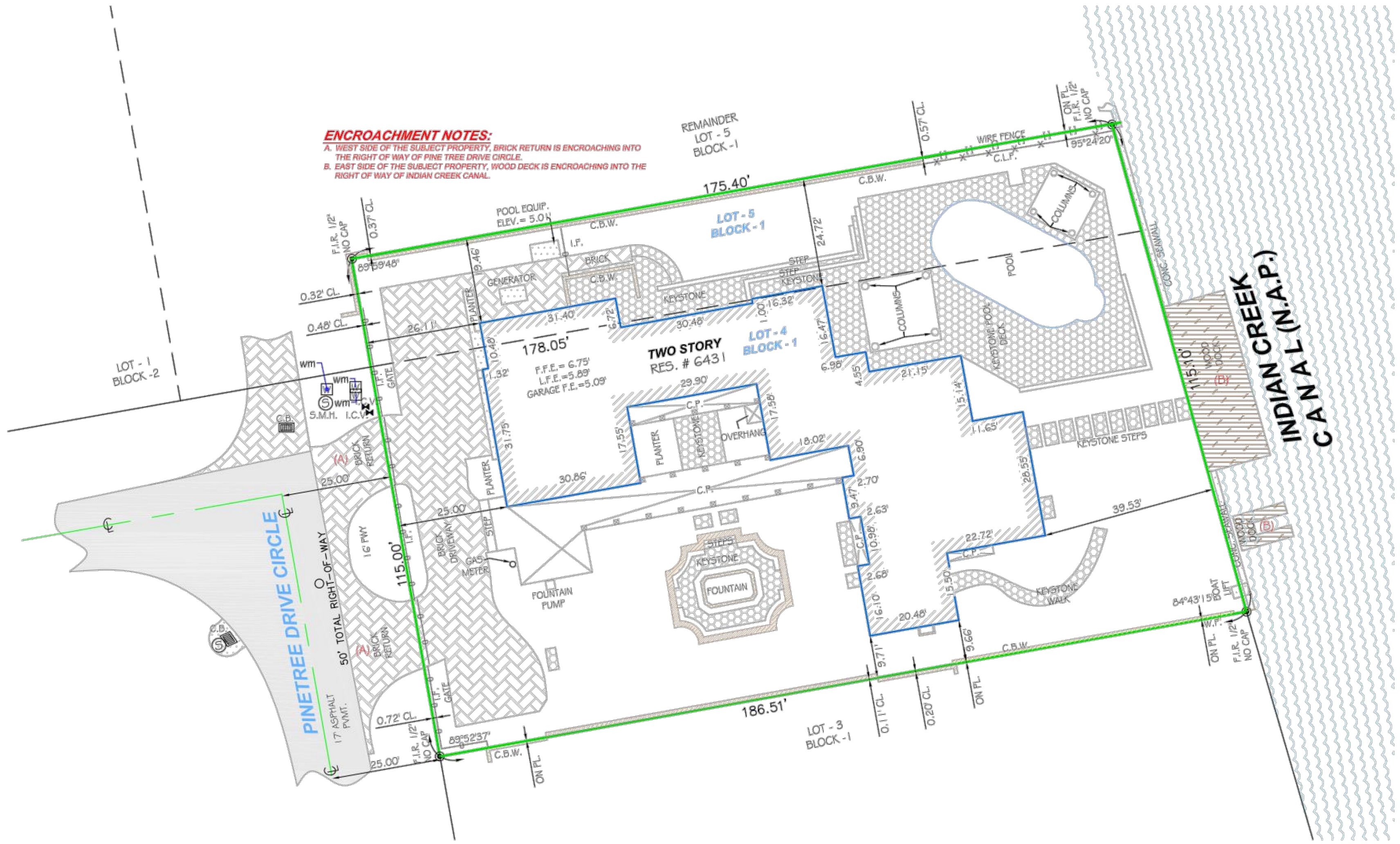
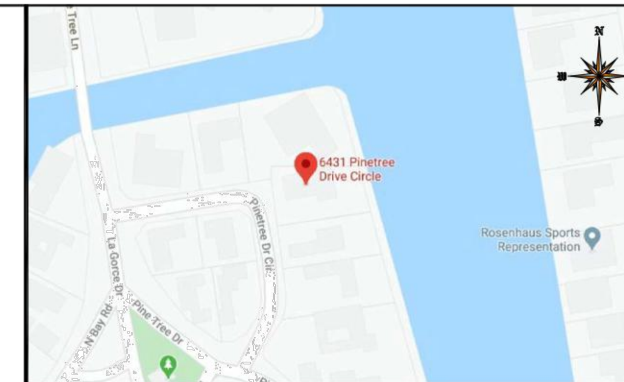
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401
3725 DEL PRADO BLVD. S.
SUITE 828
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:

Parcel 1: Lot 4, of Block 1, of the Subdivision of Lot 1, Block 1, Beach View Addition, according to the Plat thereof, recorded in Plat Book 34, at Page 62, in the office of the Clerk of Circuit Court in and for Miami-Dade County, Florida.

Parcel 2: Also, All of that portion of Lot 5, of Block 1, of the Subdivision of Lot 1, of Block 1, Beach View Addition, according to the Plat thereof recorded in Plat Book 34, at Page 62, in the office of the Clerk of Circuit Court in and for Miami-Dade County, Florida, more particularly described by metes and bounds as follows:

Beginning at a concrete monument situated at the northwest corner of Lot 4, of Block 1, of the Subdivision of Lot 1, Block 1, Beach View Addition, as said Lot 4, of Block 1, is recorded in Plat Book 34, at Page 62, of the Public Records of Miami-Dade County, Florida; run in a northerly direction along the westerly line of said Lot 4 produced, a distance of 25 feet to a point; thence run in an Easterly direction along a line parallel with and 25 feet distant northerly from the northerly line of said Lot 4, a distance of 175.4 feet plus or minus to the concrete bulkhead on the westerly shore of Indian Creek; thence run in a southeasterly direction along the concrete bulkhead on the westerly shore of Indian Creek, a distance of 25.1 feet, plus or minus to a point, said point being northeasterly corner of said Lot 4; thence run in a westerly direction along the northerly line of said Lot 4, a distance of 178.05 feet to the Point of Beginning of the tract of land herein described.

ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
° = DEGREES
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
' = MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
# or NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
PVMT. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA

LEGEND

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
× 0.00 = EXISTING ELEVATIONS

PROPERTY ADDRESS:

6431 PINE TREE DRIVE CIRCLE,
MIAMI BEACH, FLORIDA, 33141

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8.00 FT.
COMMUNITY:	120651
PANEL:	0307
SUFFIX:	L
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA — 09/28/2021 (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: ______
REVISED ON: ______

DRAWN BY:	JB
FIELD DATE:	09/28/2021
SURVEY NO:	20-002685-2
SHEET:	1 OF 1

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR
L.B.# 7806 SEAL

01 SURVEY
SCALE: N.T.S.

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REGISTERED ARCHITECT
STATE OF FLORIDA ENRIQUE R. GONZALEZ AR94719 REGISTERED ARCHITECT
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AR94719

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FIRST SUB.

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A002

01 RIGHT OF WAY AERIAL
SCALE: 3/32" = 1'-0"

N

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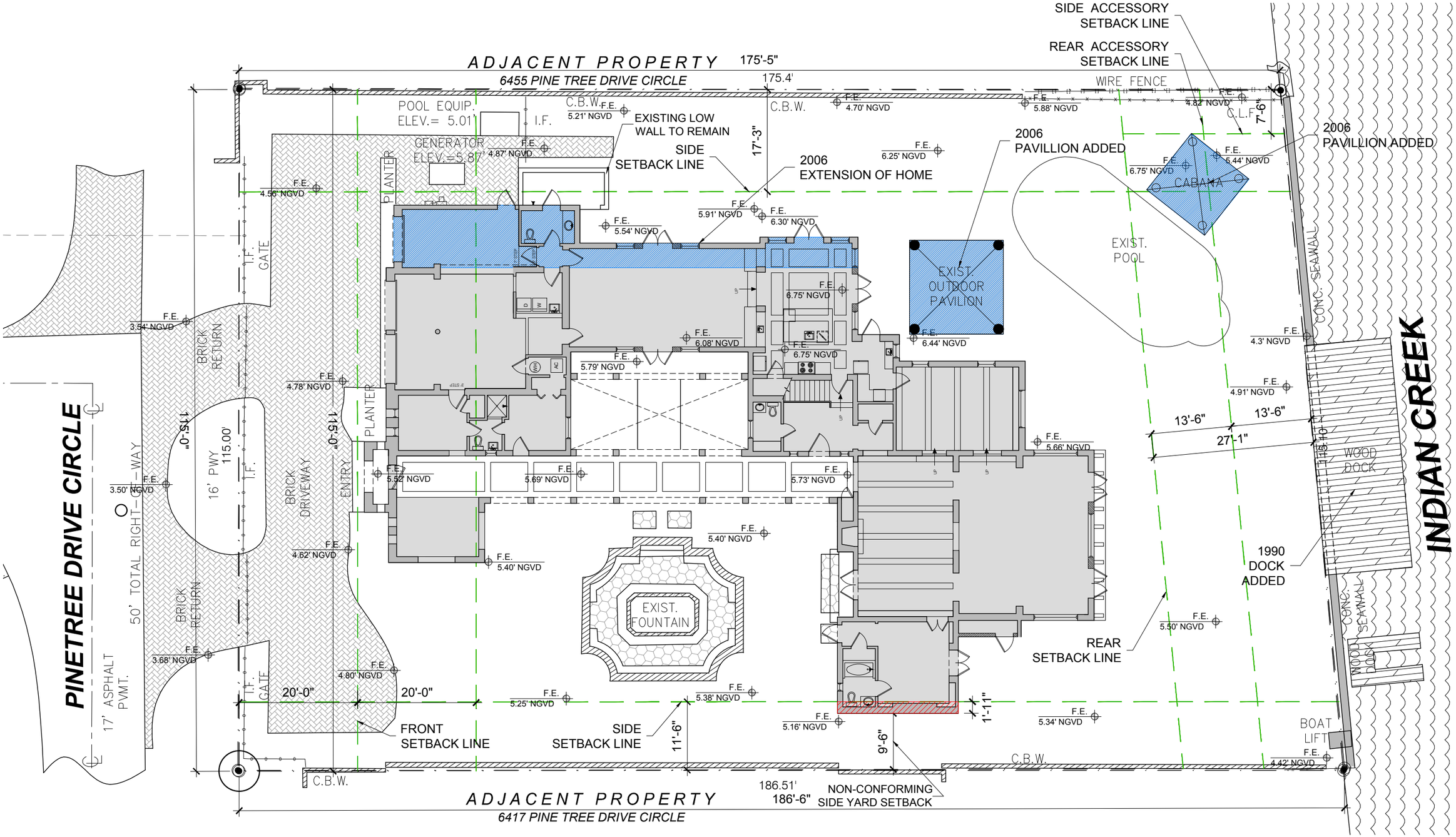
A003



DESIGN FLOOD ELEVATION: THIS IS AN EXISTING BUILDING WITH A FINISHED FLOOR ELEVATION OF 6.75' N.G.V.D. THAT IS BELOW THE BASE FLOOD ELEVATION OF 8.00' N.G.V.D. ALL EQUIPMENT WILL BE RAISED ABOVE THE BASE FLOOD ELEVATION OF BFE+1'. EXISTING EQUIPMENT ON THE GROUND LEVEL OF THE SITE THAT WILL BE REMOVED AND ANY NEW EQUIPMENT PROPOSED WILL BE RAISED TO AN ELEVATION OF BFE+1'.

NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.

EXISTING HOUSE DEMOLITION NOTE: EXISTING HOME, FENCE WALLS, DRIVEWAY, POOL, CABANA, FOUNTAIN, LANDSCAPING AND FOUNDATIONS ARE TO BE COMPLETELY REMOVED FROM THE SITE.

1970 ADDITION

2006 ADDITION

01 EXISTING SITEPLAN - GROUND FLOOR

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

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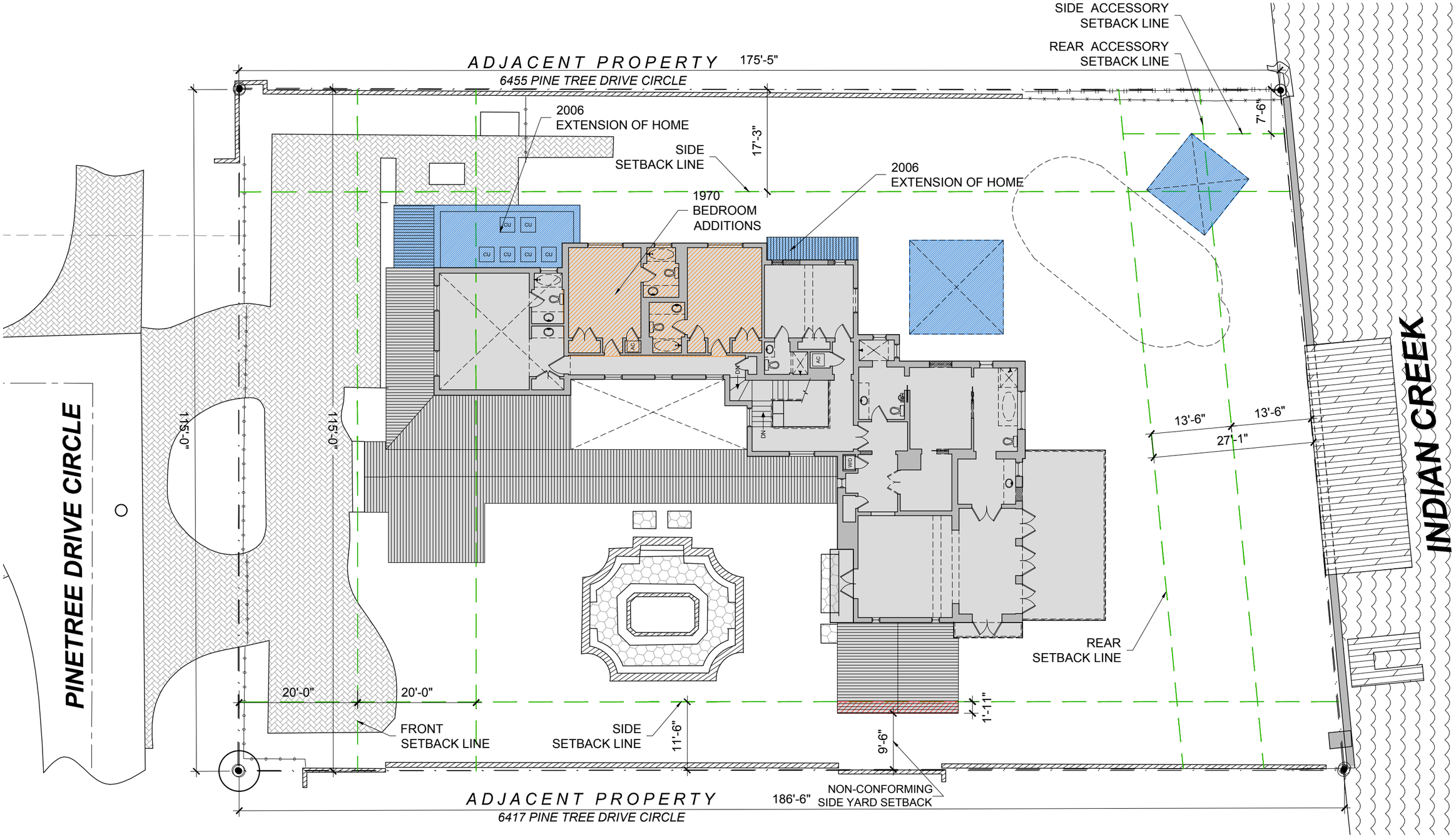
A004



DESIGN FLOOD ELEVATION: THIS IS AN EXISTING BUILDING WITH A FINISHED FLOOR ELEVATION OF 6.75' N.G.V.D. THAT IS BELOW THE BASE FLOOD ELEVATION OF 8.00' N.G.V.D. ALL EQUIPMENT WILL BE RAISED ABOVE THE BASE FLOOD ELEVATION OF BFE+1'. EXISTING EQUIPMENT ON THE GROUND LEVEL OF THE SITE THAT WILL BE REMOVED AND ANY NEW EQUIPMENT PROPOSED WILL BE RAISED TO AN ELEVATION OF BFE+1'.

NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.

EXISTING HOUSE DEMOLITION NOTE: EXISTING HOME, FENCE WALLS, DRIVEWAY, POOL, CABANA, FOUNTAIN, LANDSCAPING AND FOUNDATIONS ARE TO BE COMPLETELY REMOVED FROM THE SITE.

1970 ADDITION

2006 ADDITION

01 EXISTING SITEPLAN - SECOND FLOOR

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

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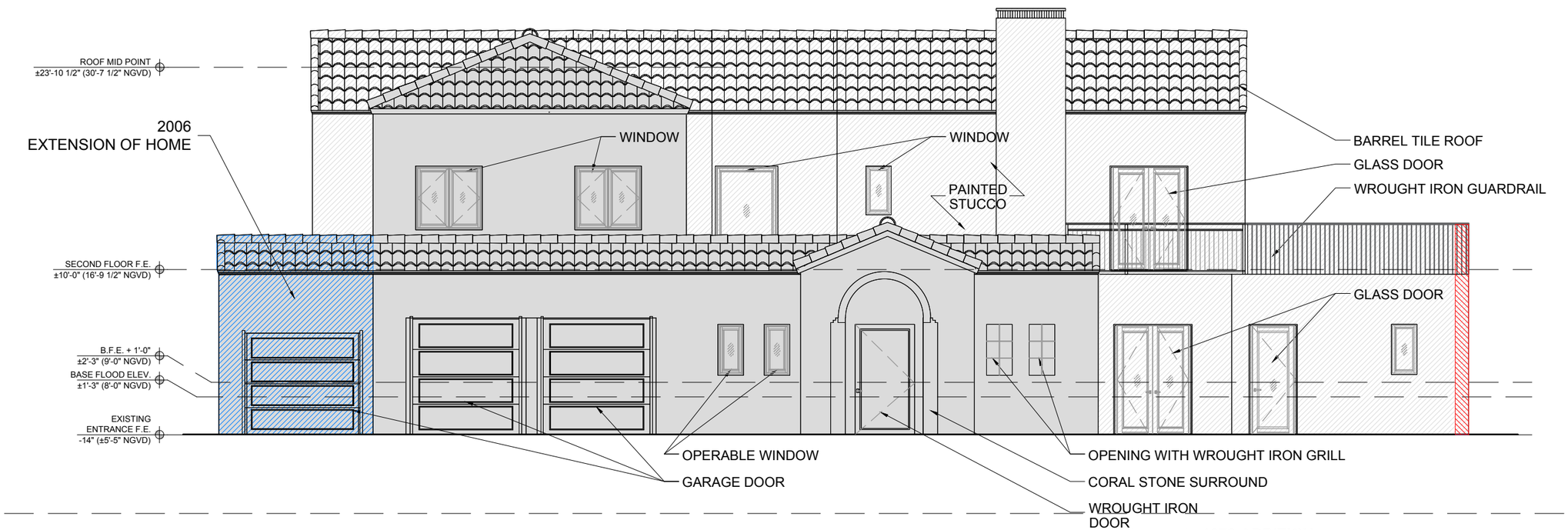

1970 ADDITION

2006 ADDITION

EXISTING HOUSE

DESIGN FLOOD ELEVATION: THIS IS AN EXISTING BUILDING WITH A FINISHED FLOOR ELEVATION OF 6.75' N.G.V.D. THAT IS BELOW THE BASE FLOOD ELEVATION OF 8.00' N.G.V.D. ALL EQUIPMENT WILL BE RAISED ABOVE THE BASE FLOOD ELEVATION OF BFE+1'. EXISTING EQUIPMENT ON THE GROUND LEVEL OF THE SITE THAT WILL BE REMOVED AND ANY NEW EQUIPMENT PROPOSED WILL BE RAISED TO AN ELEVATION OF BFE+1'.

NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.

DEMOLITION NOTE: EXISTING HOME, FENCE WALLS, DRIVEWAY, POOL, CABANA, FOUNTAIN, LANDSCAPING AND FOUNDATIONS ARE TO BE COMPLETELY REMOVED FROM THE SITE.

01 EXISTING WEST ELEVATION

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

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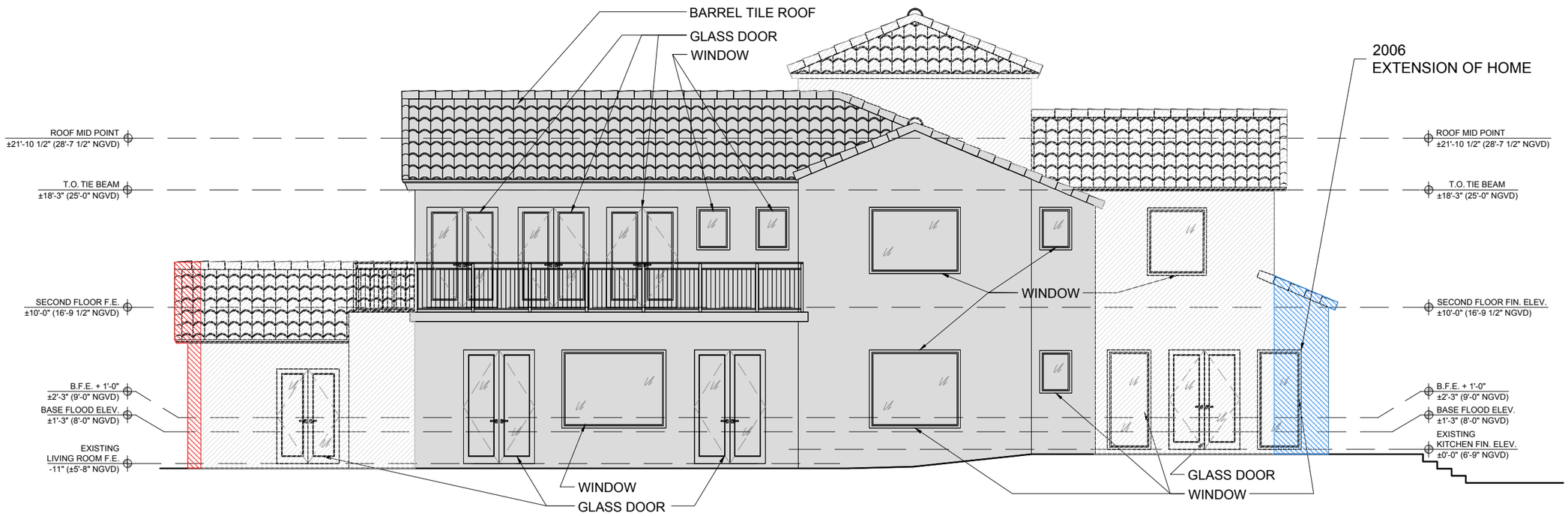
A006



1970 ADDITION

2006 ADDITION

EXISTING HOUSE
DEMOLITION NOTE: EXISTING HOME, FENCE WALLS, DRIVEWAY, POOL, CABANA, FOUNTAIN, LANDSCAPING AND FOUNDATIONS ARE TO BE COMPLETELY REMOVED FROM THE SITE.

DESIGN FLOOD ELEVATION: THIS IS AN EXISTING BUILDING WITH A FINISHED FLOOR ELEVATION OF 6.75' N.G.V.D. THAT IS BELOW THE BASE FLOOD ELEVATION OF 8.00' N.G.V.D. ALL EQUIPMENT WILL BE RAISED ABOVE THE BASE FLOOD ELEVATION OF BFE+1'. EXISTING EQUIPMENT ON THE GROUND LEVEL OF THE SITE THAT WILL BE REMOVED AND ANY NEW EQUIPMENT PROPOSED WILL BE RAISED TO AN ELEVATION OF BFE+1'.

NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.

01 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

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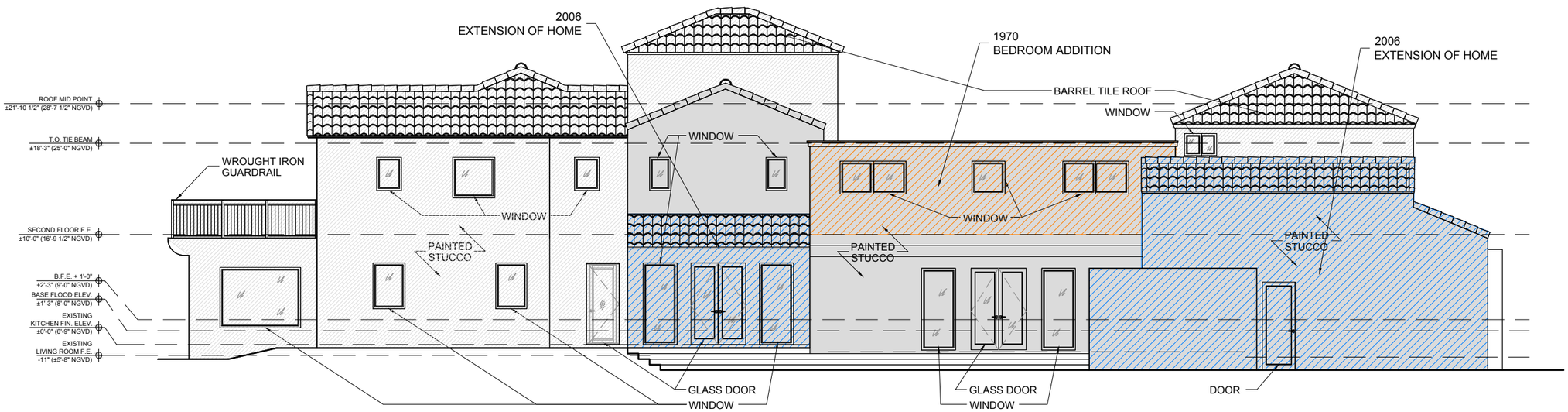
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT
STATE OF FLORIDA
AR94719

NEW RESIDENCE
SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
MIAMI BEACH, FLORIDA 33141

09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A007



1970 ADDITION

2006 ADDITION

EXISTING HOUSE
DEMOLITION NOTE: EXISTING HOME, FENCE WALLS, DRIVEWAY, POOL, CABANA, FOUNTAIN, LANDSCAPING AND FOUNDATIONS ARE TO BE COMPLETELY REMOVED FROM THE SITE.

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01 EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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A008

1970 ADDITION

2006 ADDITION

EXISTING HOUSE

DEMOLITION NOTE: EXISTING HOME, FENCE WALLS, DRIVEWAY, POOL, CABANA, FOUNTAIN, LANDSCAPING AND FOUNDATIONS ARE TO BE COMPLETELY REMOVED FROM THE SITE.

DESIGN FLOOD ELEVATION: THIS IS AN EXISTING BUILDING WITH A FINISHED FLOOR ELEVATION OF 6.75' N.G.V.D. THAT IS BELOW THE BASE FLOOD ELEVATION OF 8.00' N.G.V.D. ALL EQUIPMENT WILL BE RAISED ABOVE THE BASE FLOOD ELEVATION OF BFE+1'. EXISTING EQUIPMENT ON THE GROUND LEVEL OF THE SITE THAT WILL BE REMOVED AND ANY NEW EQUIPMENT PROPOSED WILL BE RAISED TO AN ELEVATION OF BFE+1'.

NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.

01 EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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A009

01 SITE PHOTOS KEY AERIAL
SCALE: N.T.S.

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01 LOOKING EAST

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A011

07 LOOKING EAST

06 LOOKING NORTH

05 LOOKING NORTH

04 LOOKING EAST

03 LOOKING EAST

02 LOOKING SOUTHEAST

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13 LOOKING SOUTHEAST

12 LOOKING SOUTHWEST

11 LOOKING WEST

10 LOOKING WEST

09 LOOKING WEST

08 LOOKING NORTHWEST

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NEIGHBORHOOD PHOTOS KEY AERIAL

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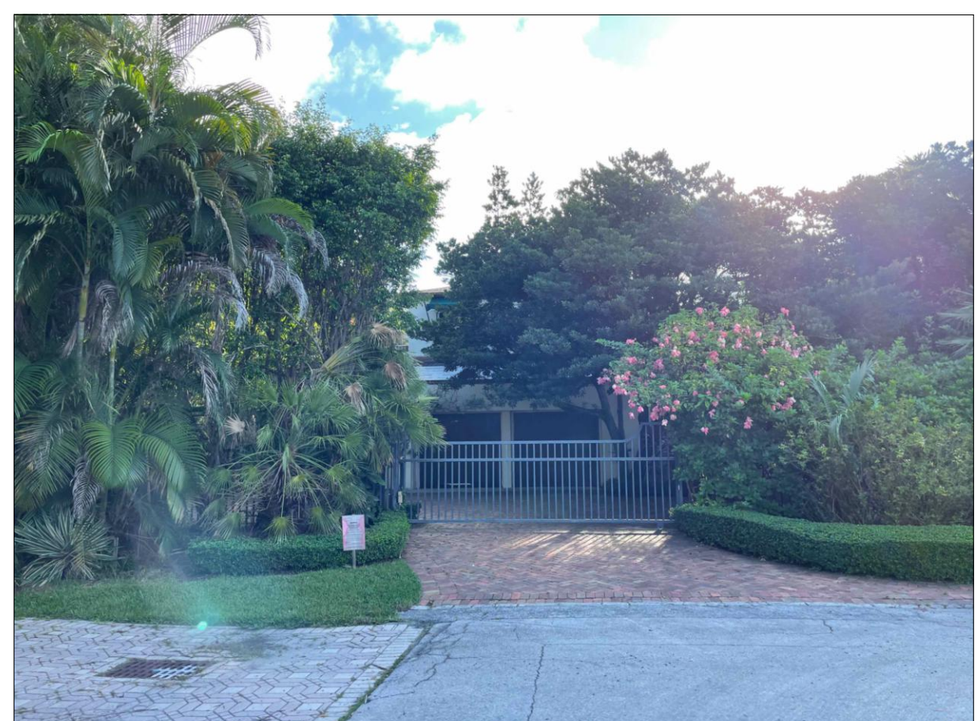
A014

01 6465 PINETREE DRIVE CIRCLE (LOOKING NORTH)

02 6465 PINETREE DRIVE CIRCLE (LOOKING NORTH)

03 6455 PINETREE DRIVE CIRCLE (LOOKING NORTH)



04 6431 PINETREE DRIVE CIRCLE (LOOKING EAST)

CONTEXT

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FINAL SUB

A015

05 6431 PINETREE DRIVE CIRCLE (;LOOKING EAST)

06 6417 PINETREE DRIVE CIRCLE (LOOKING EAST)

07 6417 PINETREE DR CIR (LOOKING EAST)

08 6420 PINETREE DRIVE CIRCLE (LOOKING WEST)

CONTEXT

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A016

01 6455 PINETREE DRIVE CIRCLE (LOOKING NORTH)

02 EXISTING 6431PINETREE DRIVE CIRCLE (LOOKING EAST)

03 6417 PINETREE DRIVE CIRCLE (LOOK EAST)

01 NEIGHBOR CONTEXT PHOTOS W/ EXISTING

SCALE: N.T.S.

04 6455 PINETREE DRIVE CIRCLE (LOOKING NORTH)

05 PROPOSED 6431PINETREE DRIVE CIRCLE (LOOKING EAST)

06 6417 PINETREE DRIVE CIRCLE (LOOK EAST)

02 NEIGHBOR CONTEXT PHOTOS W/ RENDER

SCALE: N.T.S.

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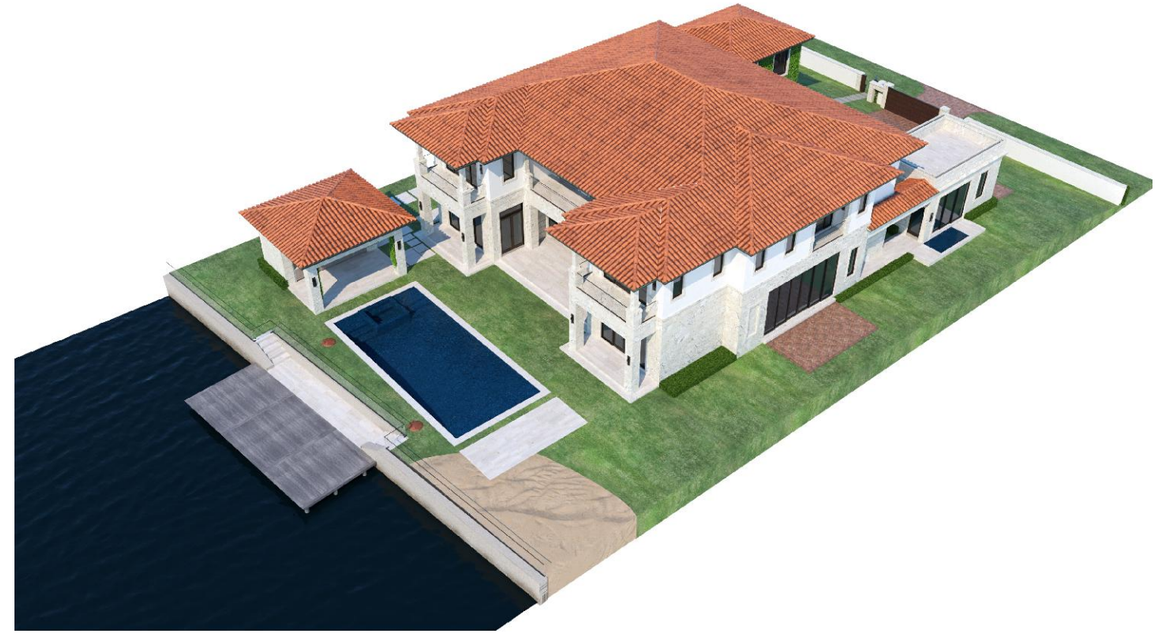
01 SE AXONOMETRIC (LOOKING NORTH WEST)



02 NE AXONOMETRIC (LOOKING SOUTH WEST)

03 NW AXONOMETRIC (LOOKING SOUTH EAST)

04 SW AXONOMETRIC (LOOKING NORTH EAST)

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