



RENDERING AT MAIN ENTRANCE (LOOKING EAST)

1035 N. MIAMI AVENUE
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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

A019



RENDERING AT MAIN ENTRANCE (LOOKING NORTH EAST)

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A020



RENDERING AT GUEST QUARTERS AND GARAGE (LOOKING SOUTH EAST)

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A021

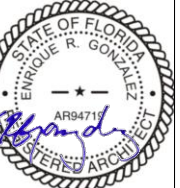


RENDERING AT GYM AND MAIN HOUSE ENTRY (LOOKING NORTH EAST)

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RENDERING AT NORTH SIDE YARD OF GYM AND MAIN HOUSE (LOOKING SOUTH EAST)

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A024



RENDERING AT NORTH SIDE YARD OF MAIN HOUSE (LOOKING SOUTH WEST)

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A025



RENDERING AT REAR YARD OF MAIN HOUSE FROM INDIAN CREEK CANAL (LOOKING SOUTH WEST)

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A027

RENDERING AT REAR YARD OF MAIN HOUSE FROM INDIAN CREEK CANAL (LOOKING WEST)



RENDERING AT REAR YARD OF MAIN HOUSE AT POOL (LOOKING SOUTH)

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A028



RENDERING AT COURTYARD OF MAIN HOUSE (LOOKING WEST)

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RENDERING AT POOL CABANA (LOOKING NORTHWEST)

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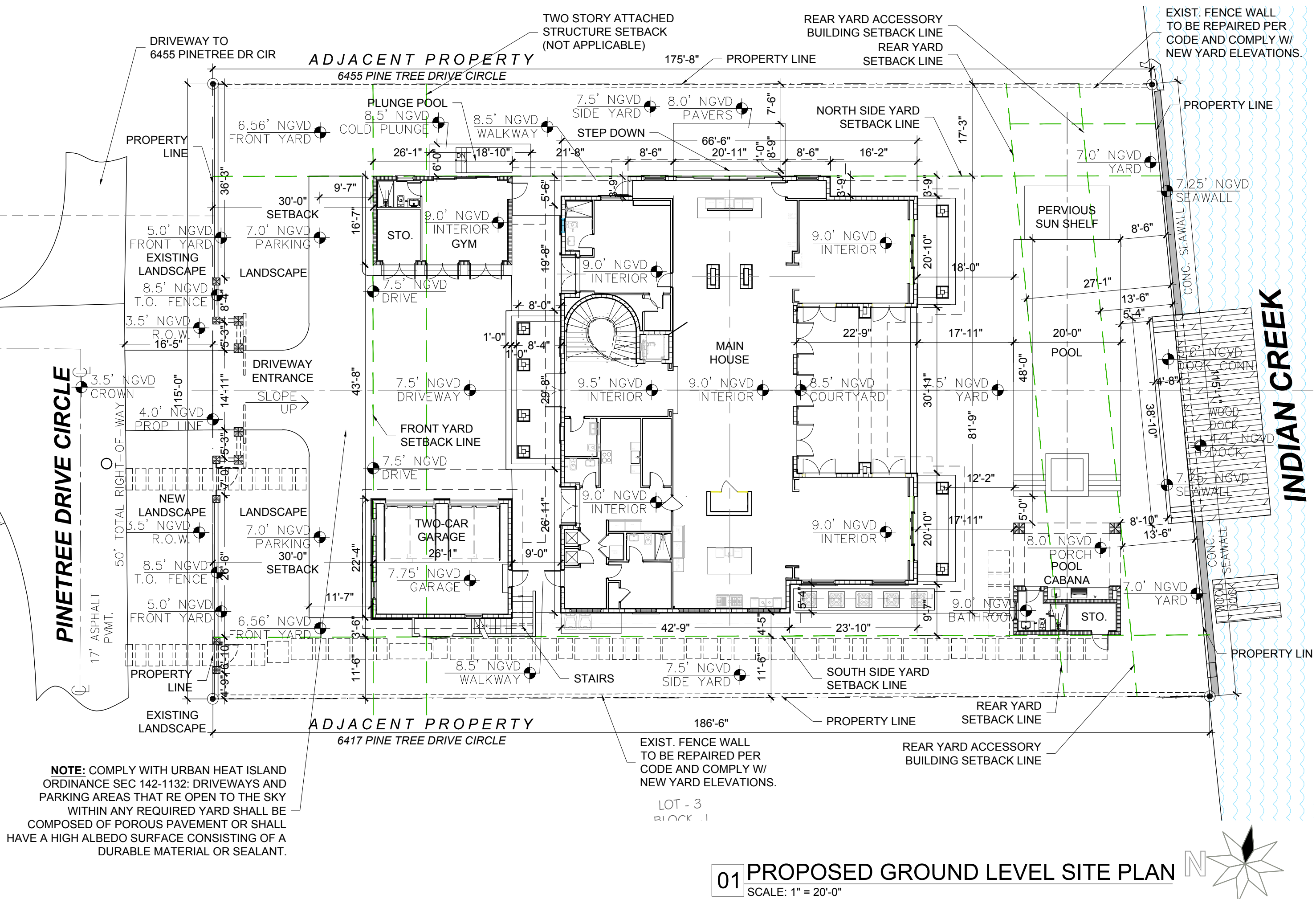
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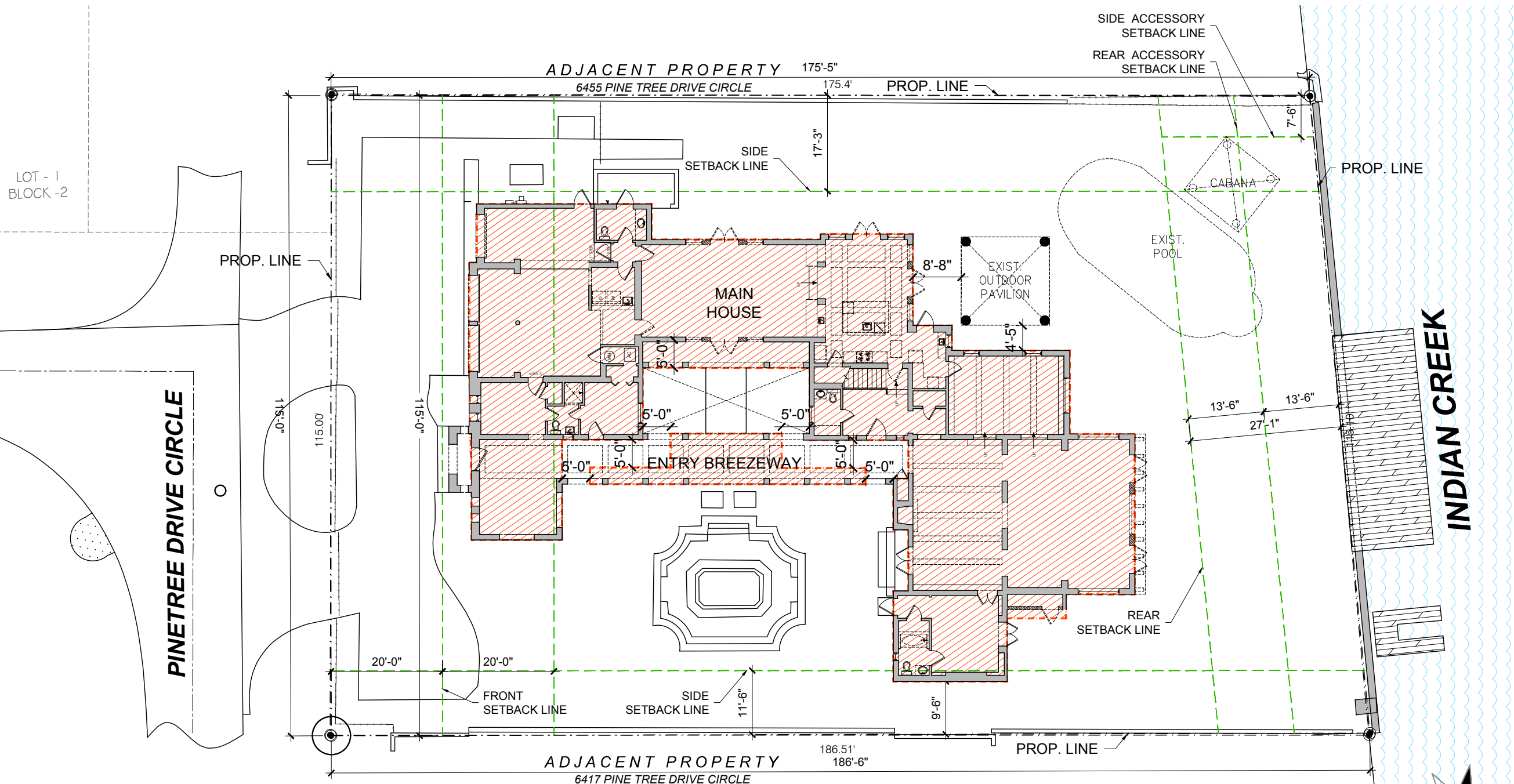
A031

EXISTING LOT COVERAGE:
MAIN HOUSE FIRST LEVEL:
PORCH ENTRY

5,263 SF (25.3%)
4,995 SF
268 SF

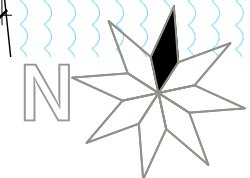
02 LOT COVERAGE CALCULATIONS

SCALE: 1" = 20'-0"



01 LOT COVERAGE EXISTING
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



ACCESSORY BUILDING REAR YARD LOT COVERAGE:

POOL CABANA ENCLOSED AND COVERED:: 263 SF
TOTAL REAR YARD: 3,118 SF

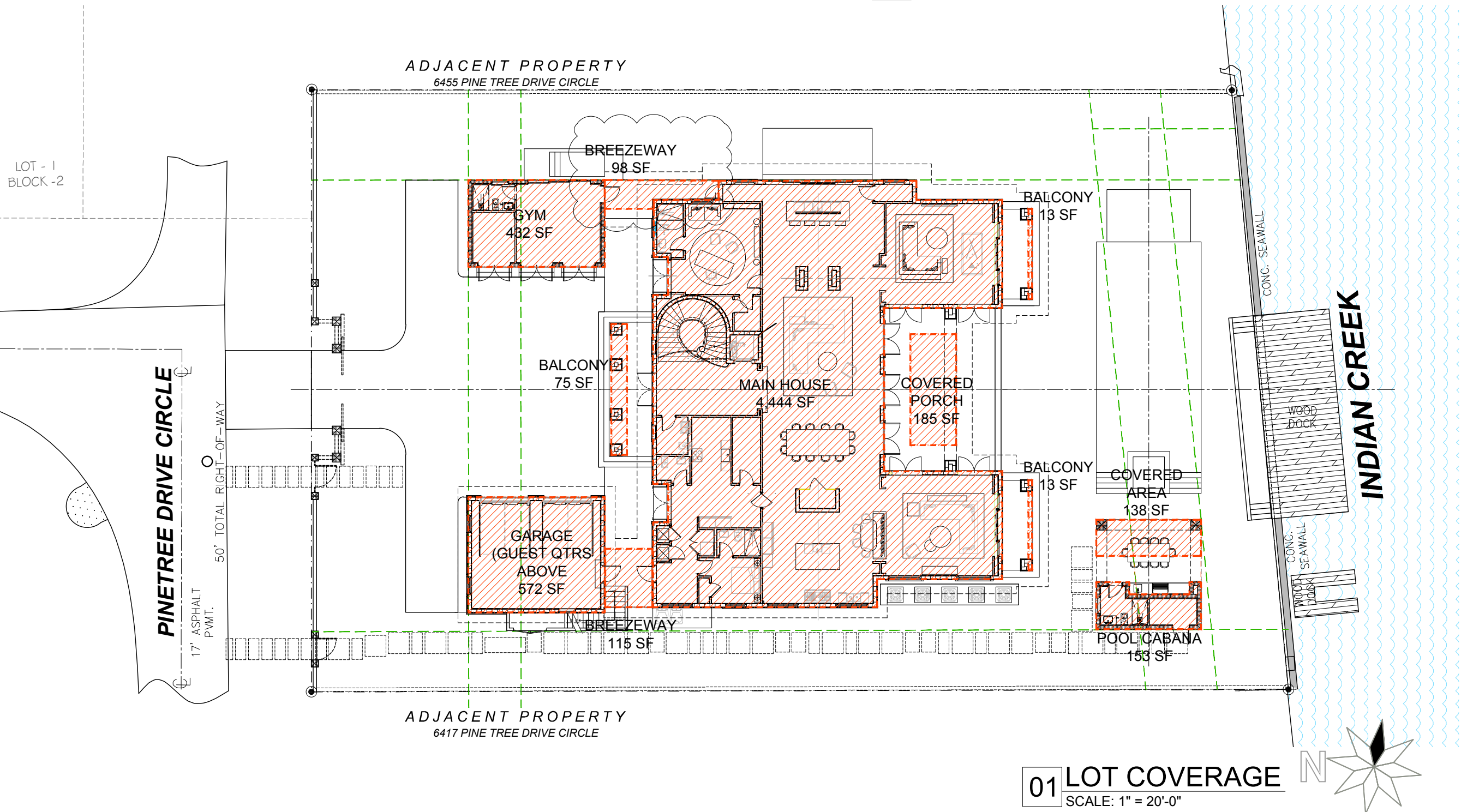
PERCENT LOT COVERAGE
ACCESSORY BUILDING : 8.4 %

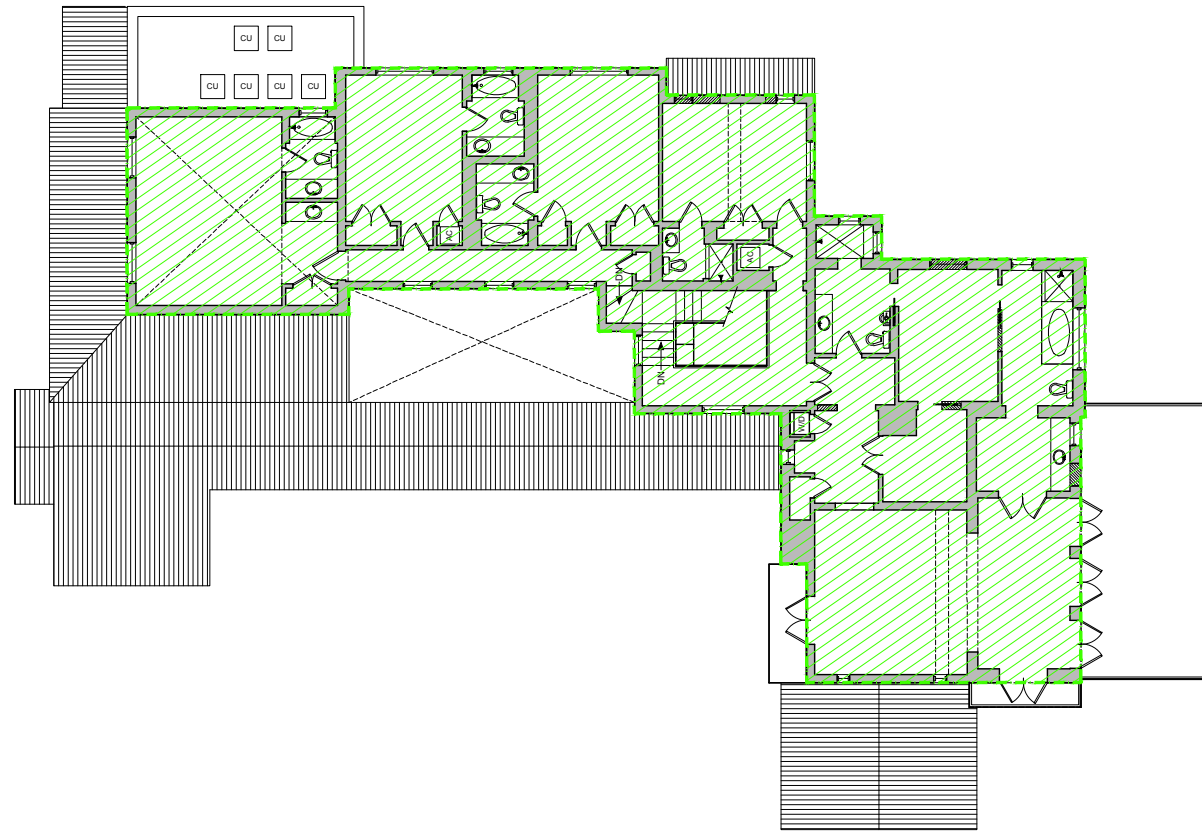
LOT COVERAGE MAX: 6,245 SF (30.0%)

LOT COVERAGE: 6,238 SF (29.9%)

MAIN HOUSE FIRST LEVEL: 4,730 SF
GYM BREEZEWAY: 98 SF
GYM 1ST LEVEL: 432 SF
GARAGE 1ST LEVEL (HABITABLE ABOVE): 572 SF
GARAGE BREEZEWAY: 115 SF
POOL CABANA ENCLOSED: 153 SF
POOL CABANA COVERED: 138 SF

02 LOT COVERAGE CALCULATIONS
SCALE: 1" = 20'-0"





UNIT SIZE EXISTING

MAXIMUM ALLOWED:
50% OF LOT AREA
 $20,815 \text{ SF} \times 50\% = 10,408 \text{ SF}$

EXISTING UNIT SIZE

GROUND FLOOR 4,222 SF

SECOND FLOOR 3,161 SF

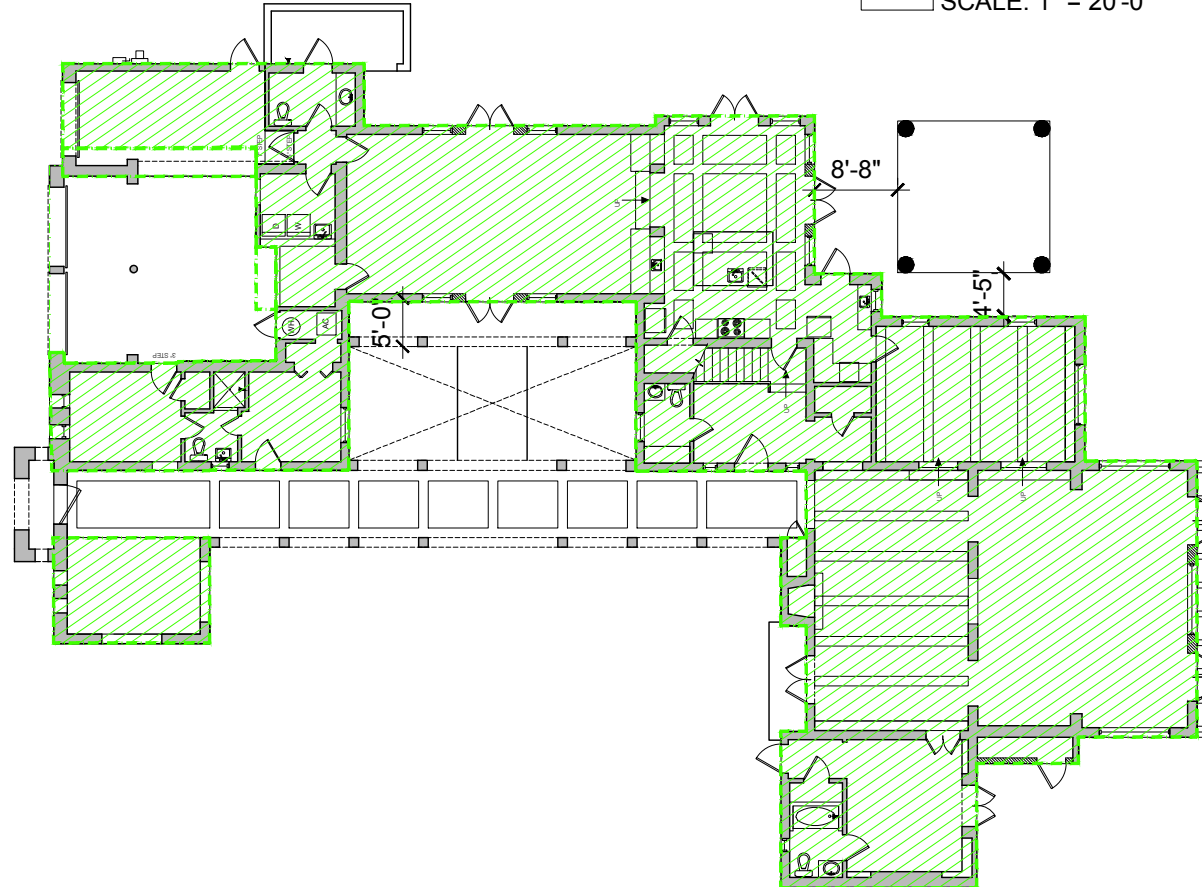
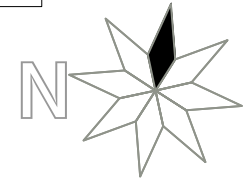
TOTAL: 7,383 SF

LOT AREA: 20,815 SF

UNIT SIZE: 35.5 %

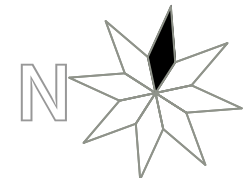
02 EXISTING UNIT SIZE - SECOND FLOOR

SCALE: 1" = 20'-0"



01 EXISTING UNIT SIZE - GROUND FLOOR

SCALE: 1" = 20'-0"



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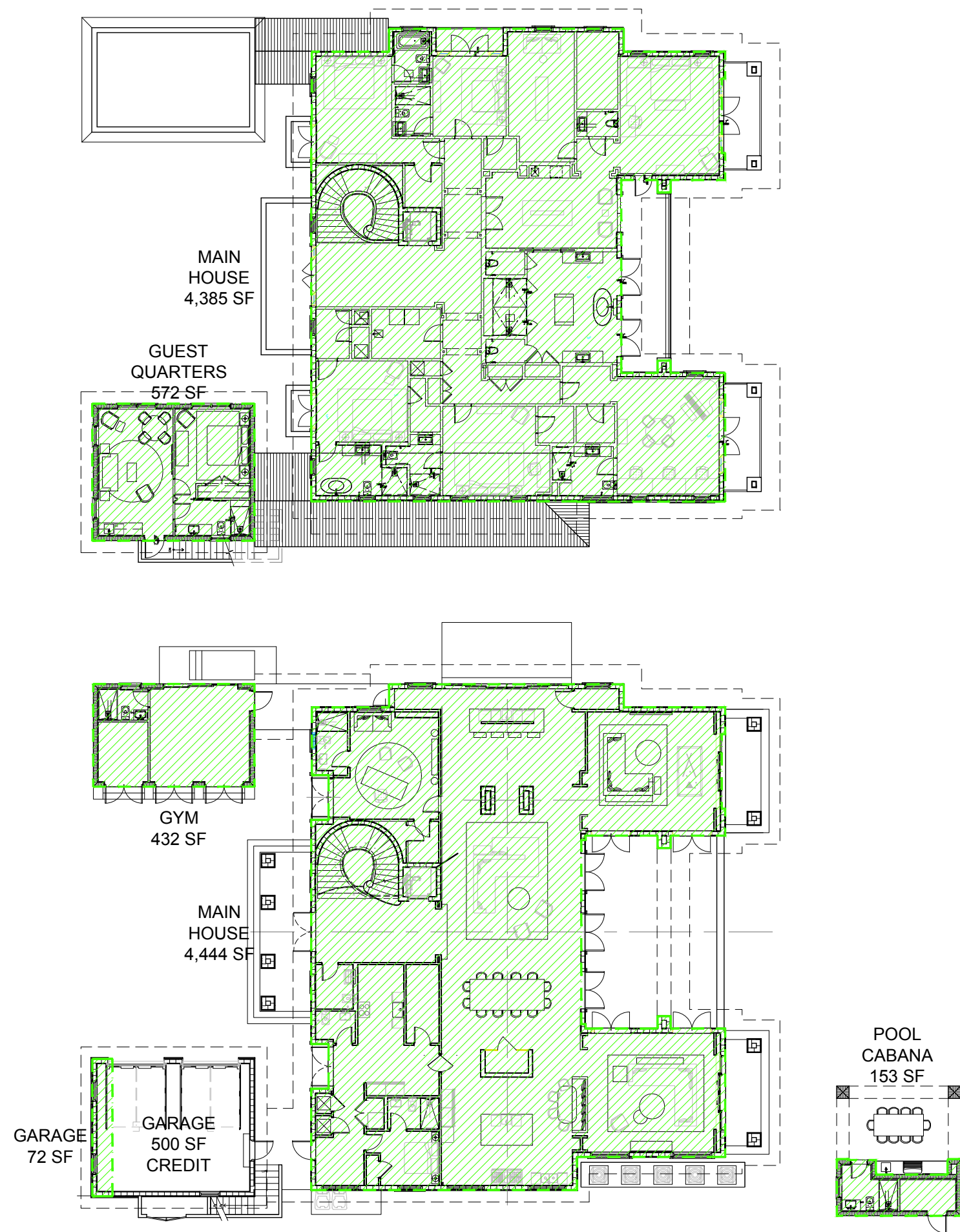
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A036



UNIT SIZE PROPOSED

MAXIMUM ALLOWED:
50% OF LOT AREA
20,815 SF X 50% = 10,408 SF

PROPOSED UNIT SIZE

GROUND FLOOR 5,101 SF

SECOND FLOOR 4,957 SF

TOTAL: 10,058 SF

LOT AREA: 20,815 SF

UNIT SIZE: 48.37 %



FRONT YARD

PROPOSED PERVIOUS OPEN SPACE

FRONT YARD AREA: 3,448 SF
EXCLUDE DRIVEWAY
AND FENCE WALLS: (1,288) SF
PAVERS IN FRONT: (156) SF

PERVIOUS OPEN SPACE: 2,004 SF

% OPEN: 2,004 SF / 3,448 SF = 58.12%

FRONT YARD FOR RS-3:
50% MINIMUM SODDED OR
LANDSCAPED PERVIOUS OPEN SPACE

REAR YARD

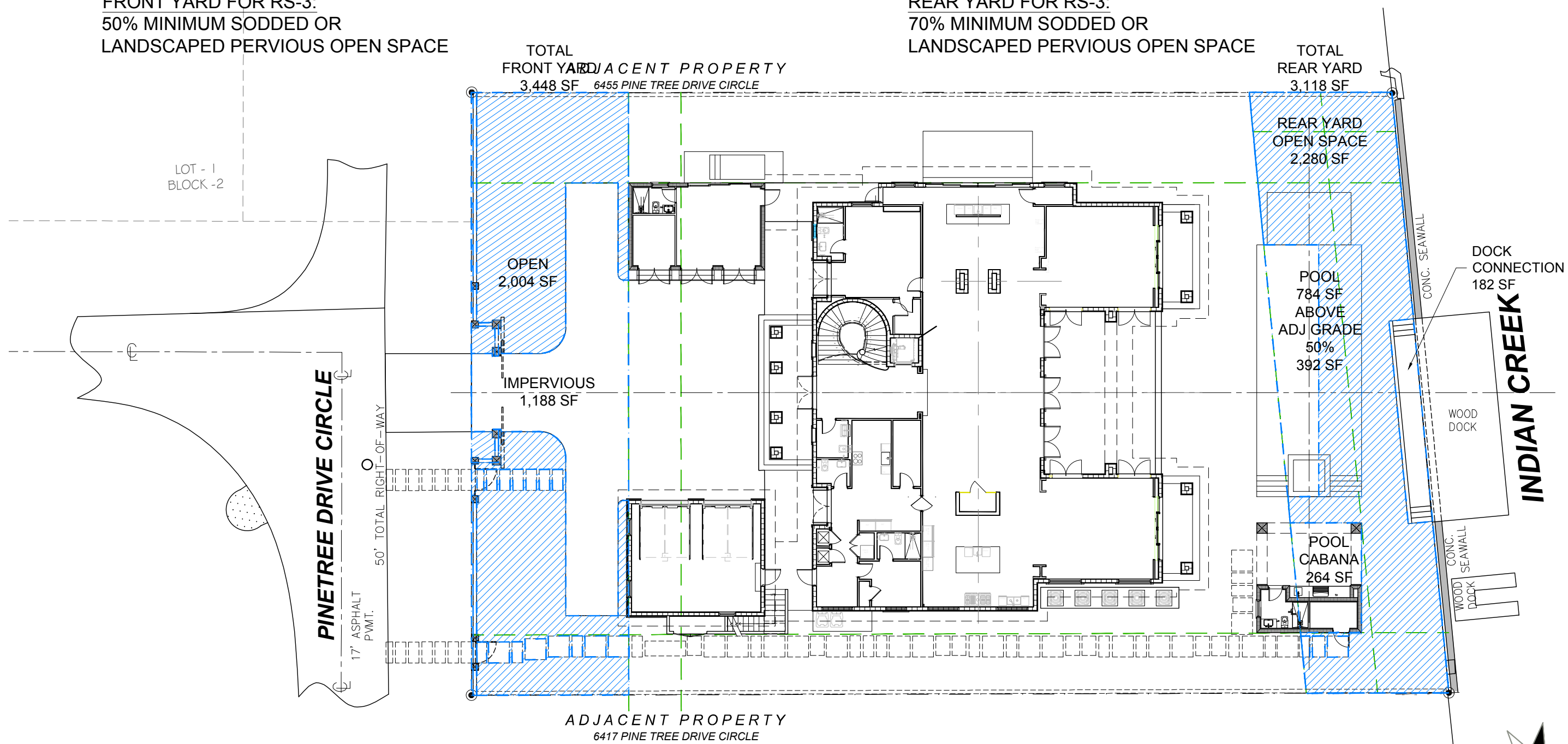
PROPOSED PERVIOUS OPEN SPACE

REAR YARD AREA: 3,118 SF
EXCLUDE 50% POOL: (392) SF
EXCLUDE ACSRY STR.: (264) SF
EXCLUDE DOCK CONNECT: (182) SF
PAVERS AT POOL CABANA: (32) SF

PERVIOUS OPEN SPACE: 2,248 SF

% OPEN: 2,248 SF / 3,118 SF = 72.09%

REAR YARD FOR RS-3:
70% MINIMUM SODDED OR
LANDSCAPED PERVIOUS OPEN SPACE



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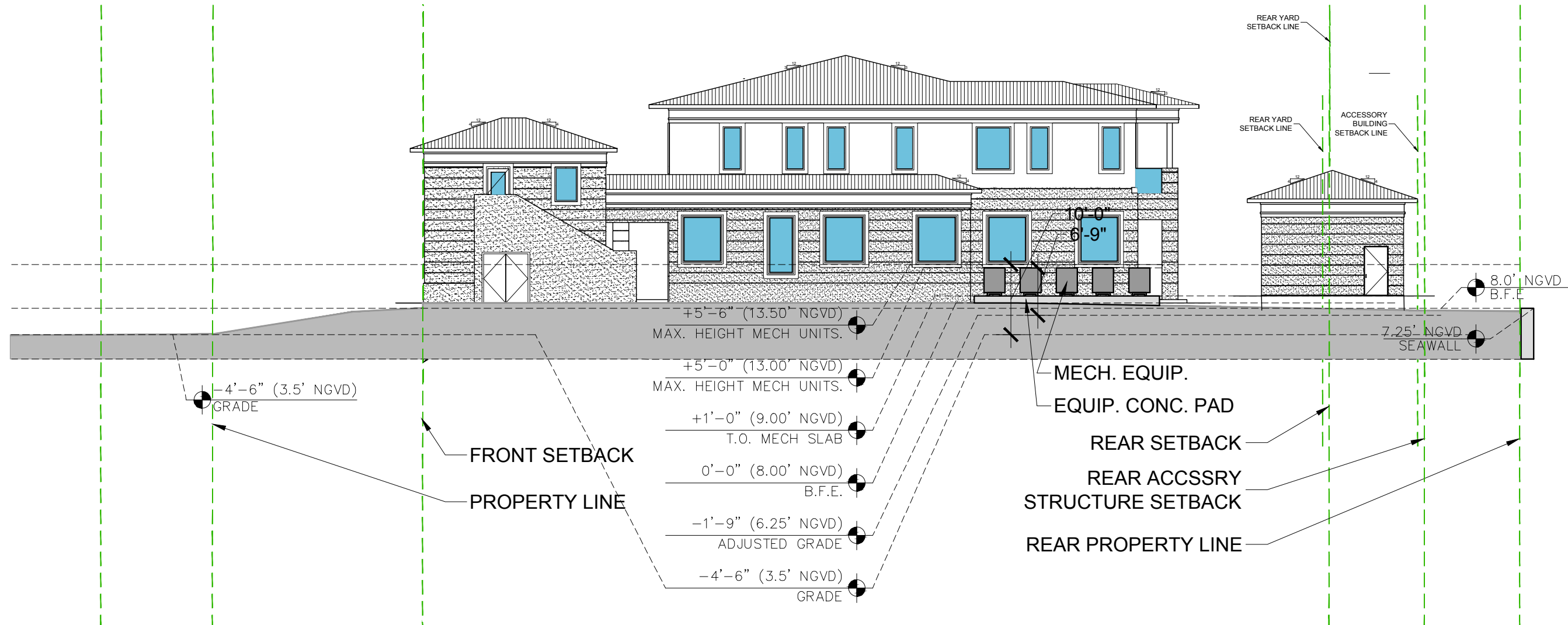
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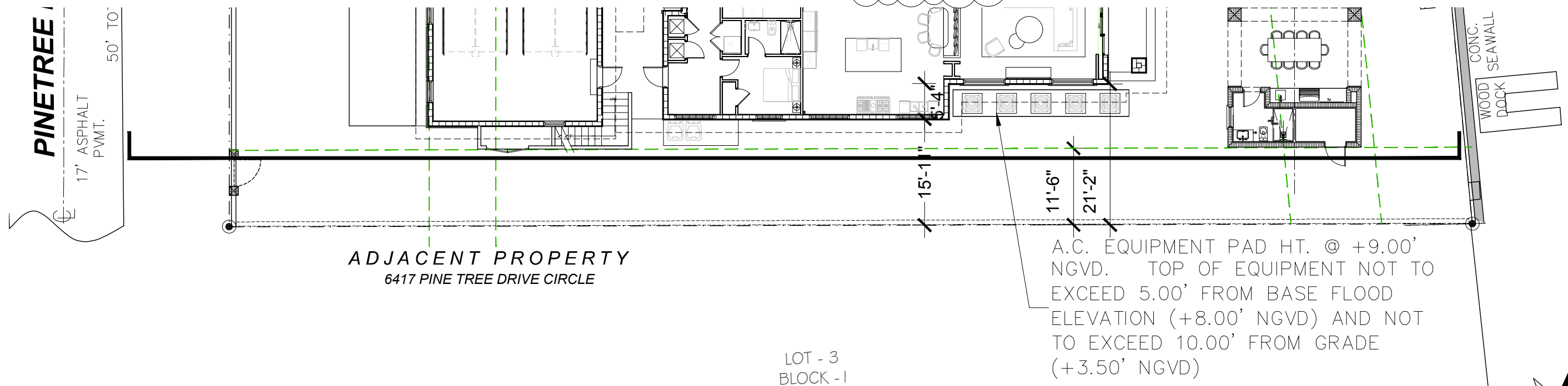
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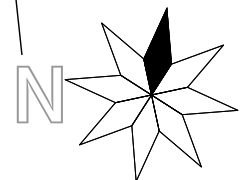
A038



02 SITE SECTION AT MECHANICAL EQUIPMENT
SCALE: 1/16" = 1'-0"
SECTION LOOKING SOUTH



01 SITE PLAN SECTION AT MECHANICAL EQUIPMENT
SCALE: 1/16" = 1'-0"



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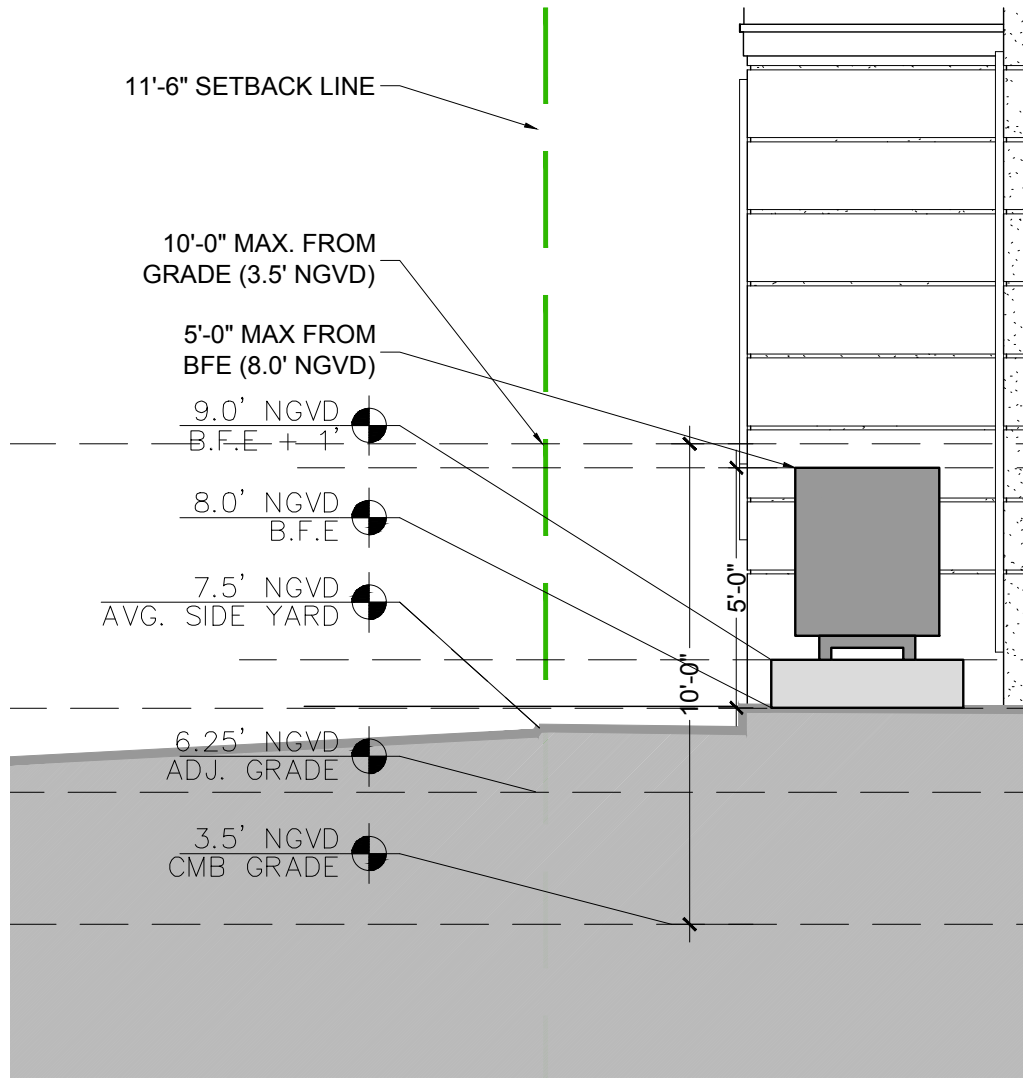
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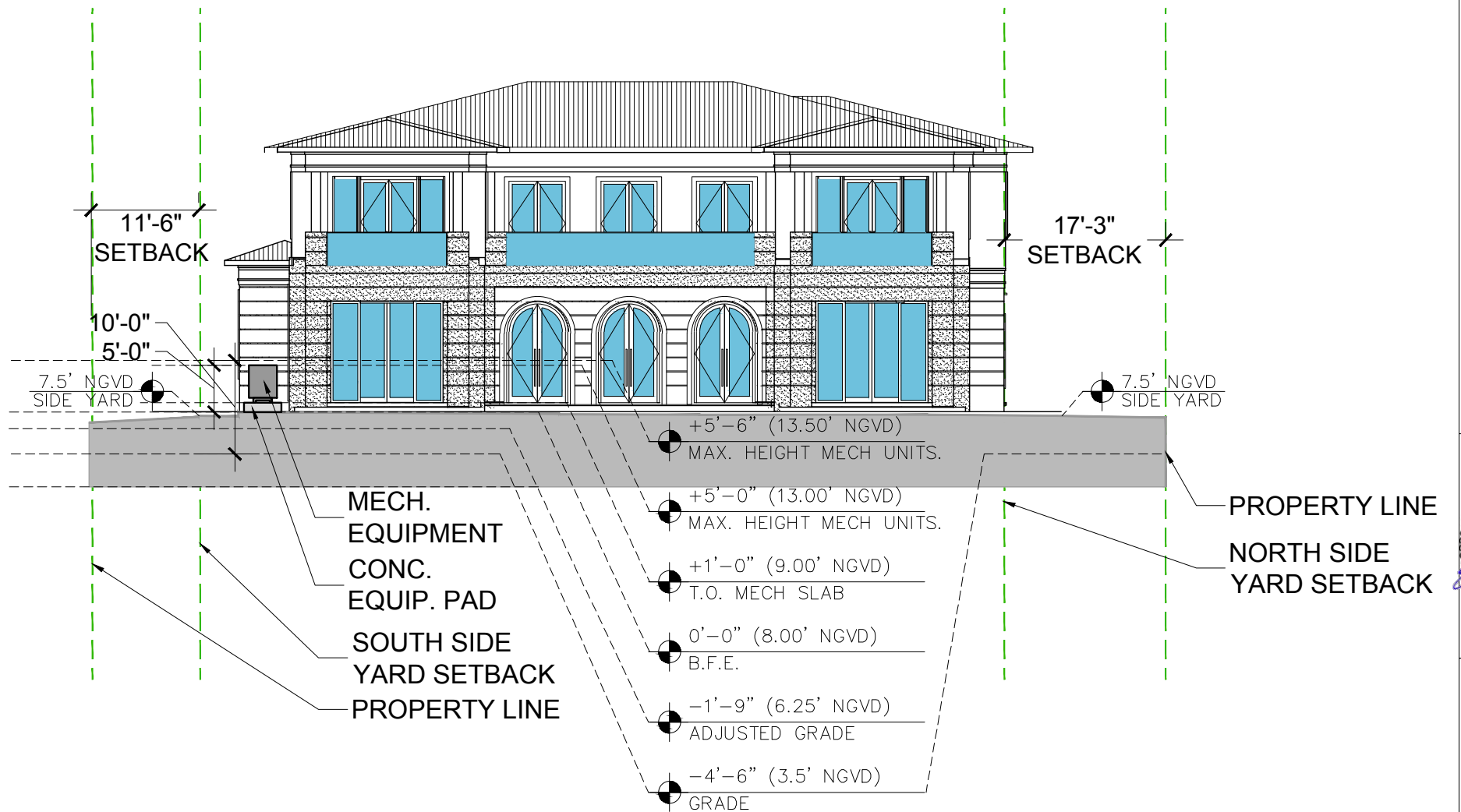
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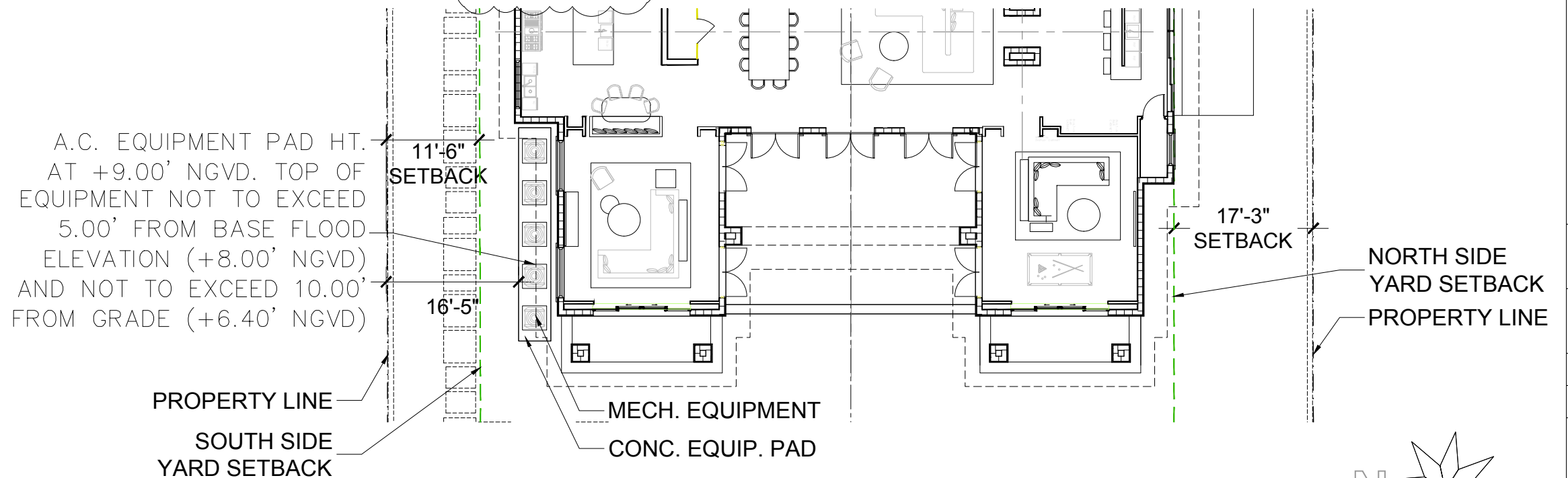
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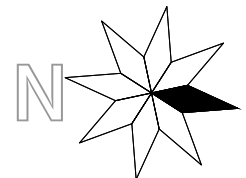
03 ENLARGED SECTION SIDE YARD
SCALE: 1/4" = 1'-0" SECTION LOOKING SOUTH



02 SITE SECTION AT MECHANICAL EQUIPMENT SIDE YARD
SCALE: 1/16" = 1'-0" SECTION LOOKING SOUTH



01 SITE PLAN SECTION AT MECHANICAL EQUIPMENT SIDE YARD
SCALE: 1/16" = 1'-0"



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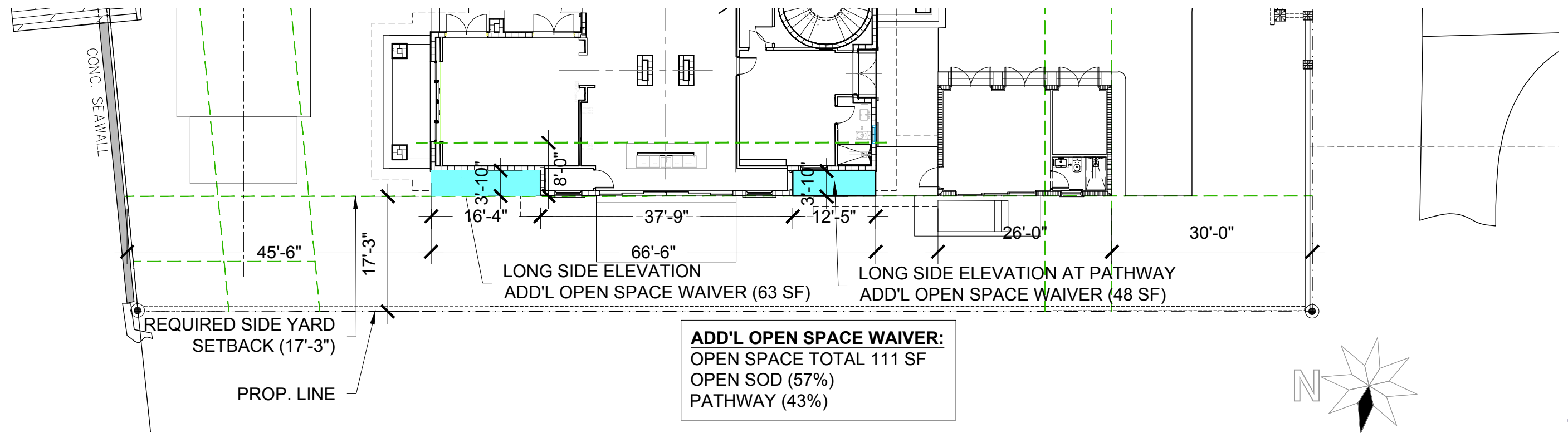
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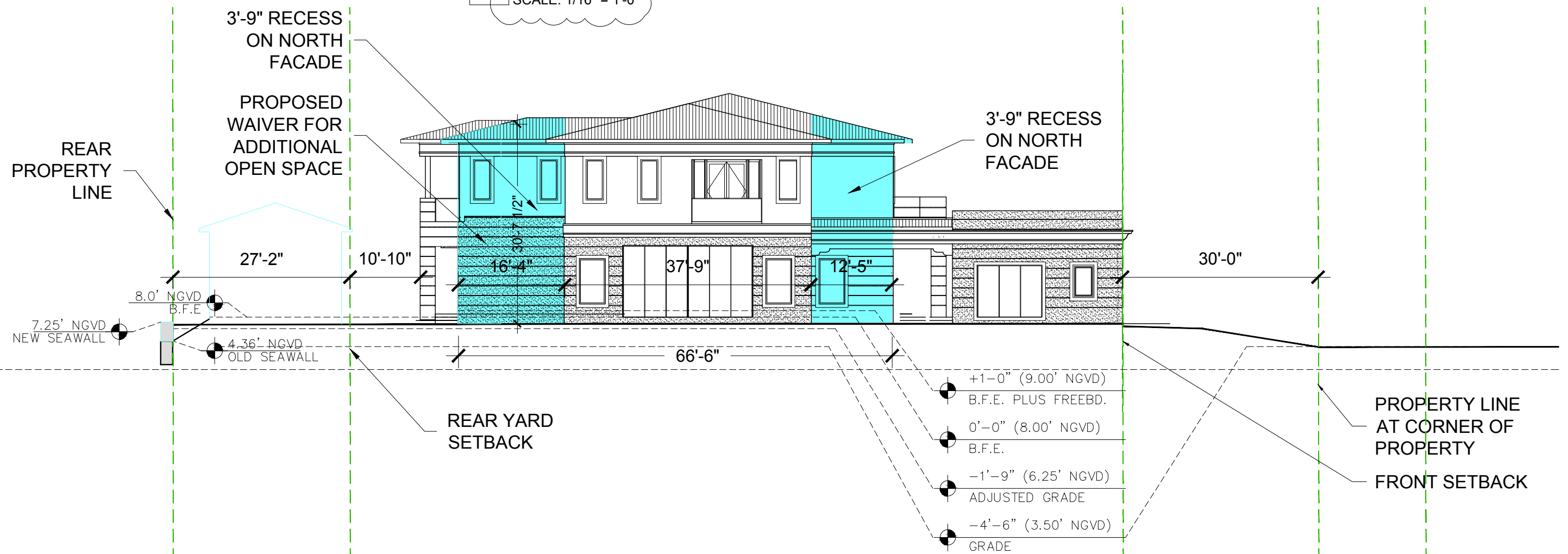
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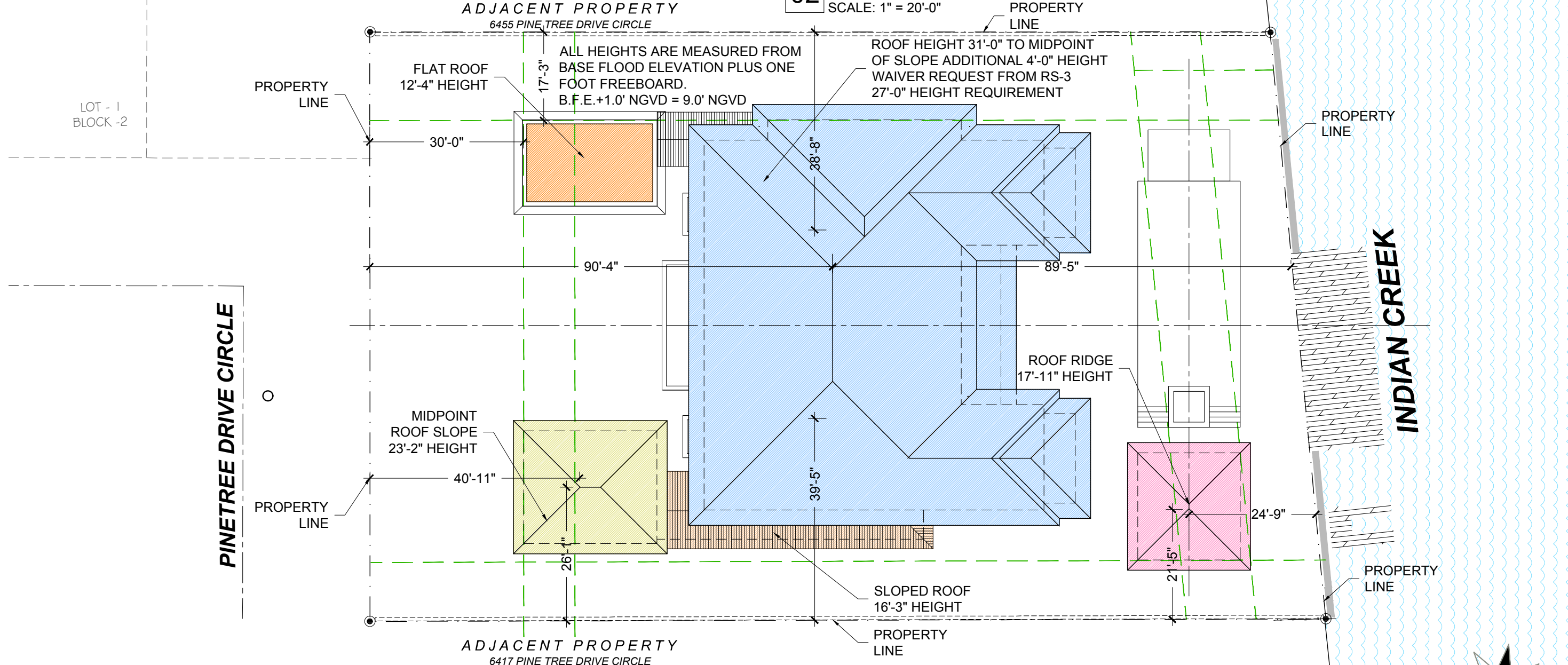
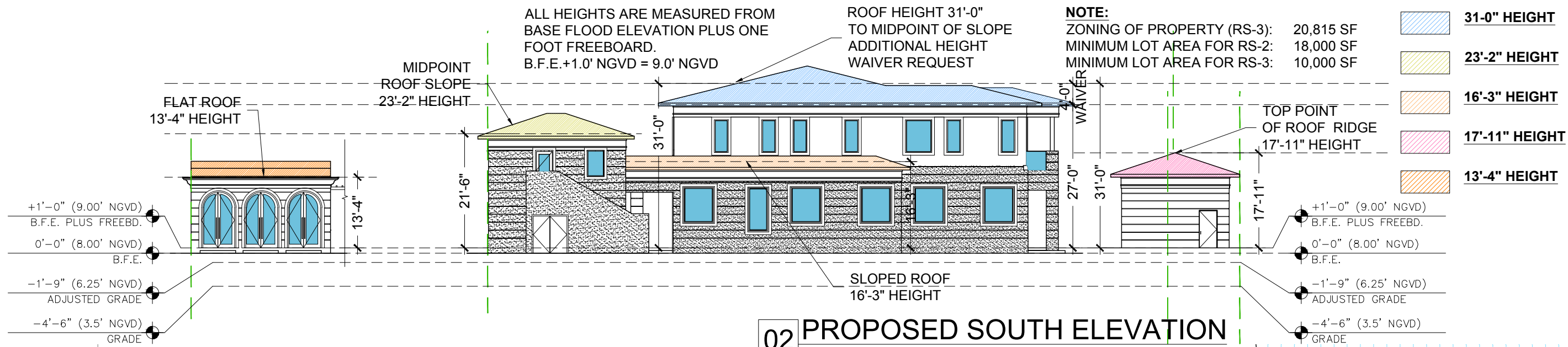
A040



01 ADDITIONAL OPEN SPACE WAIVER DIAGRAM PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"



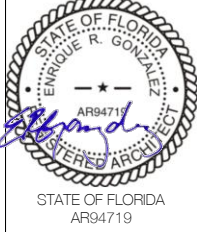
01 ADDITIONAL OPEN SPACE WAIVER DIAGRAM NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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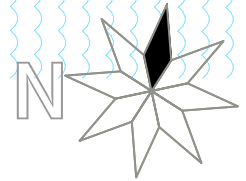


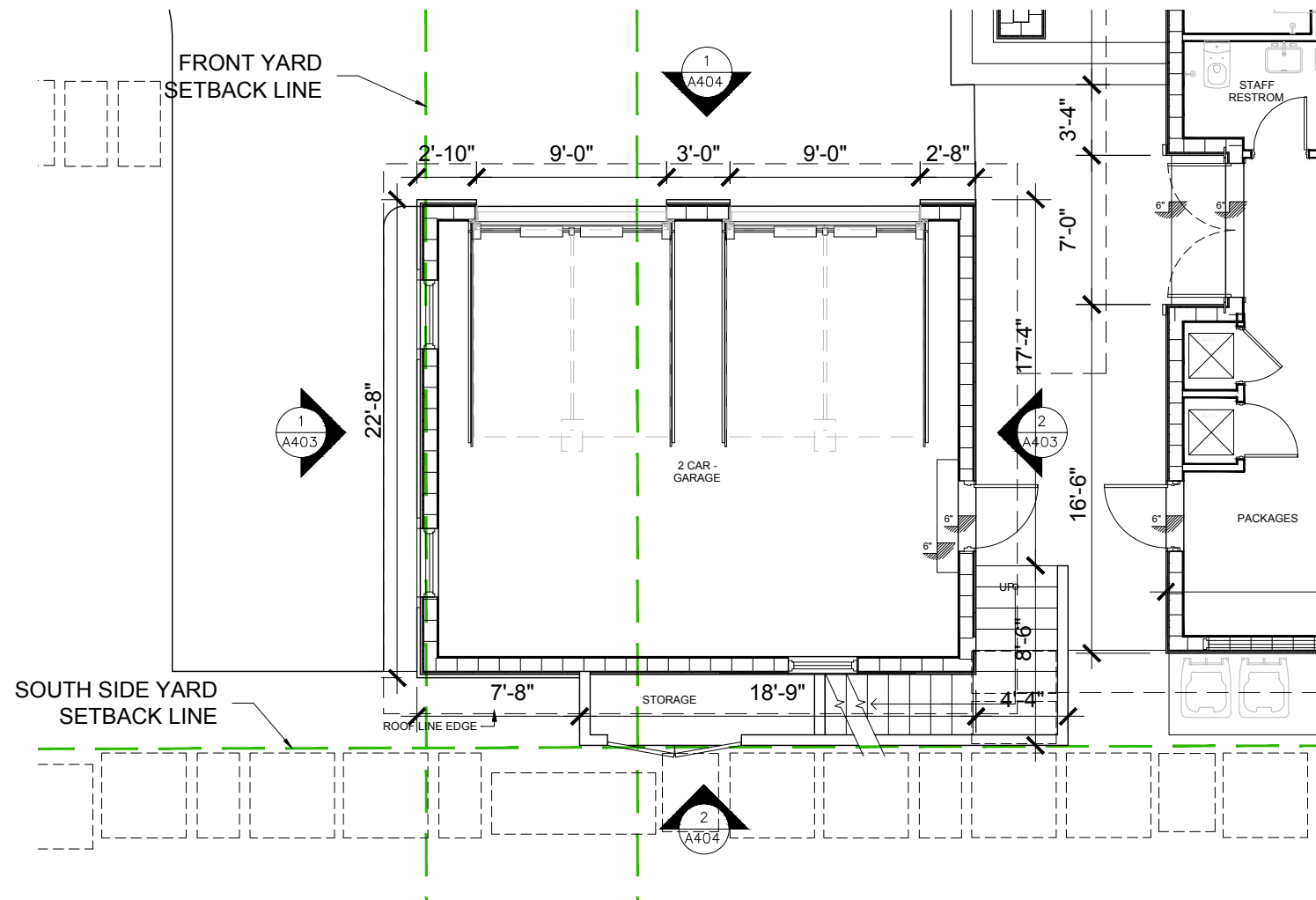
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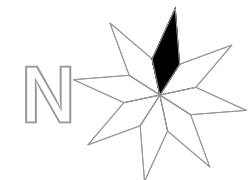




01

GARAGE GROUND LEVEL PLAN

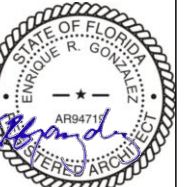
SCALE: 1/8" = 1'-0"



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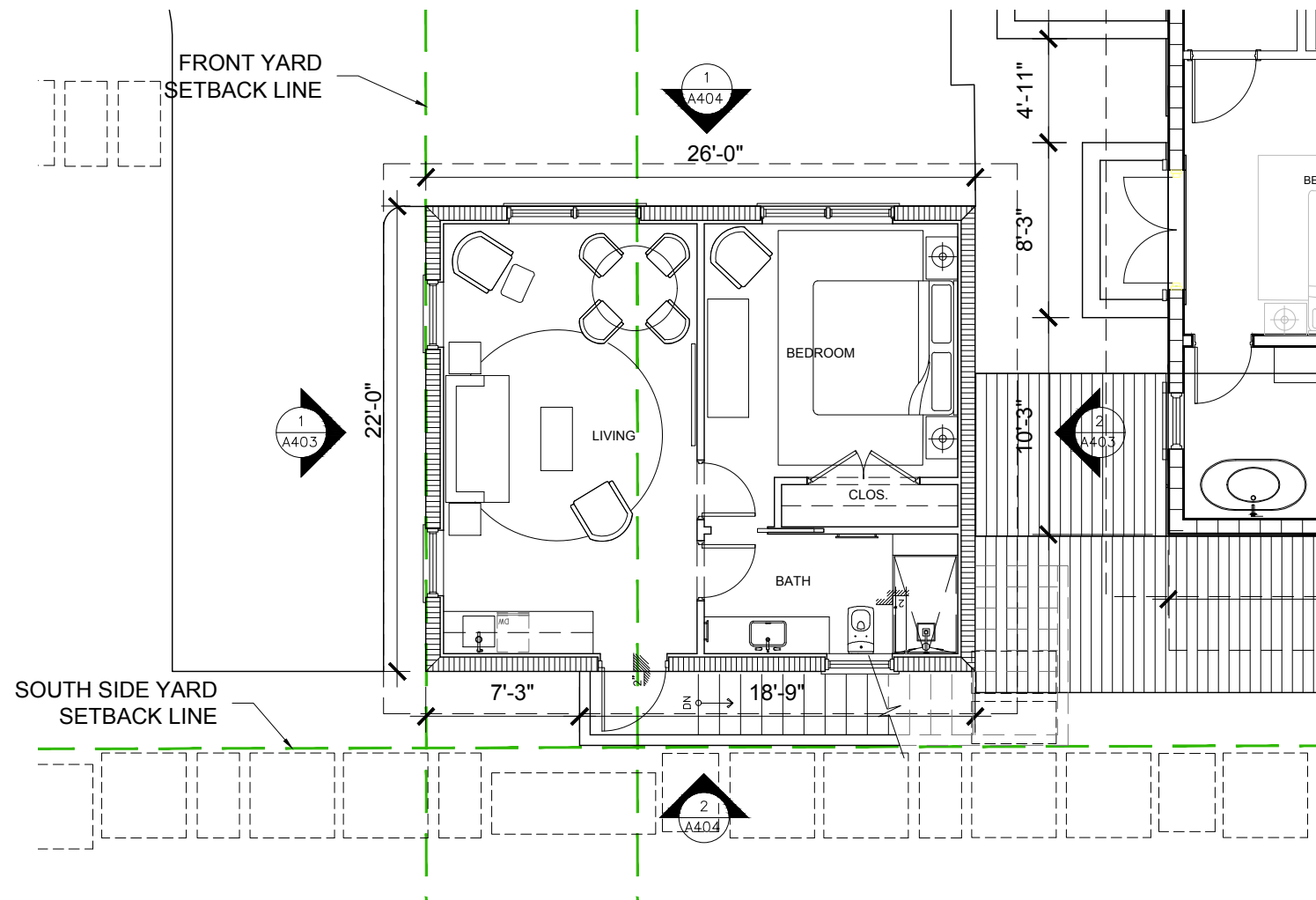
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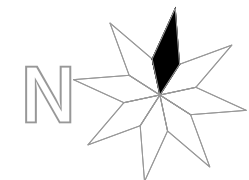
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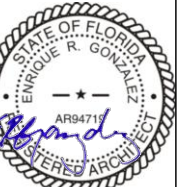
01 GUEST QUARTERS 2ND LEVEL PLAN
SCALE: 1/8" = 1'-0"



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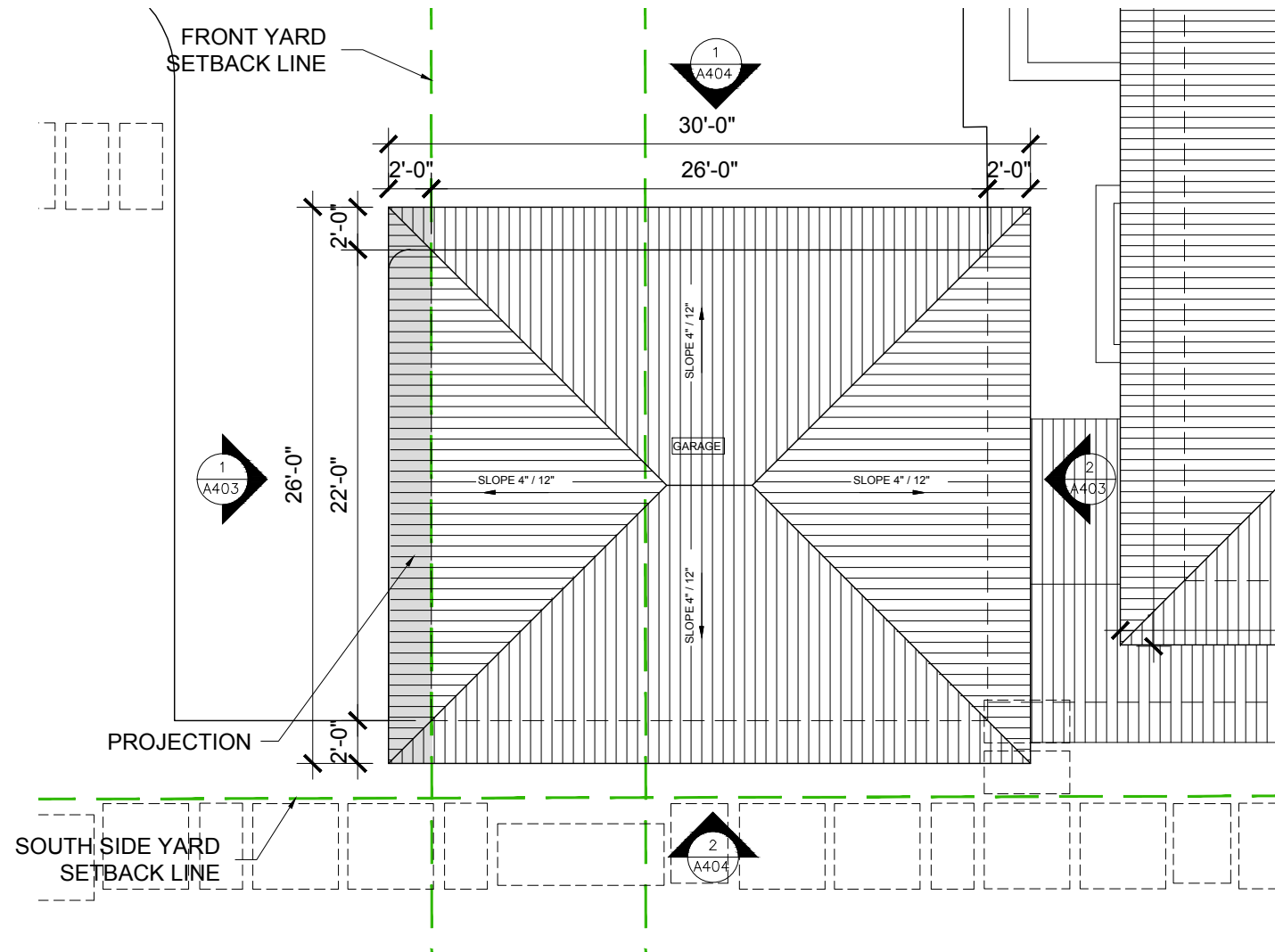
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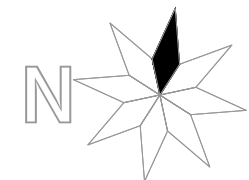
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01 GUEST QUARTERS ROOF PLAN
SCALE: 1/8" = 1'-0"





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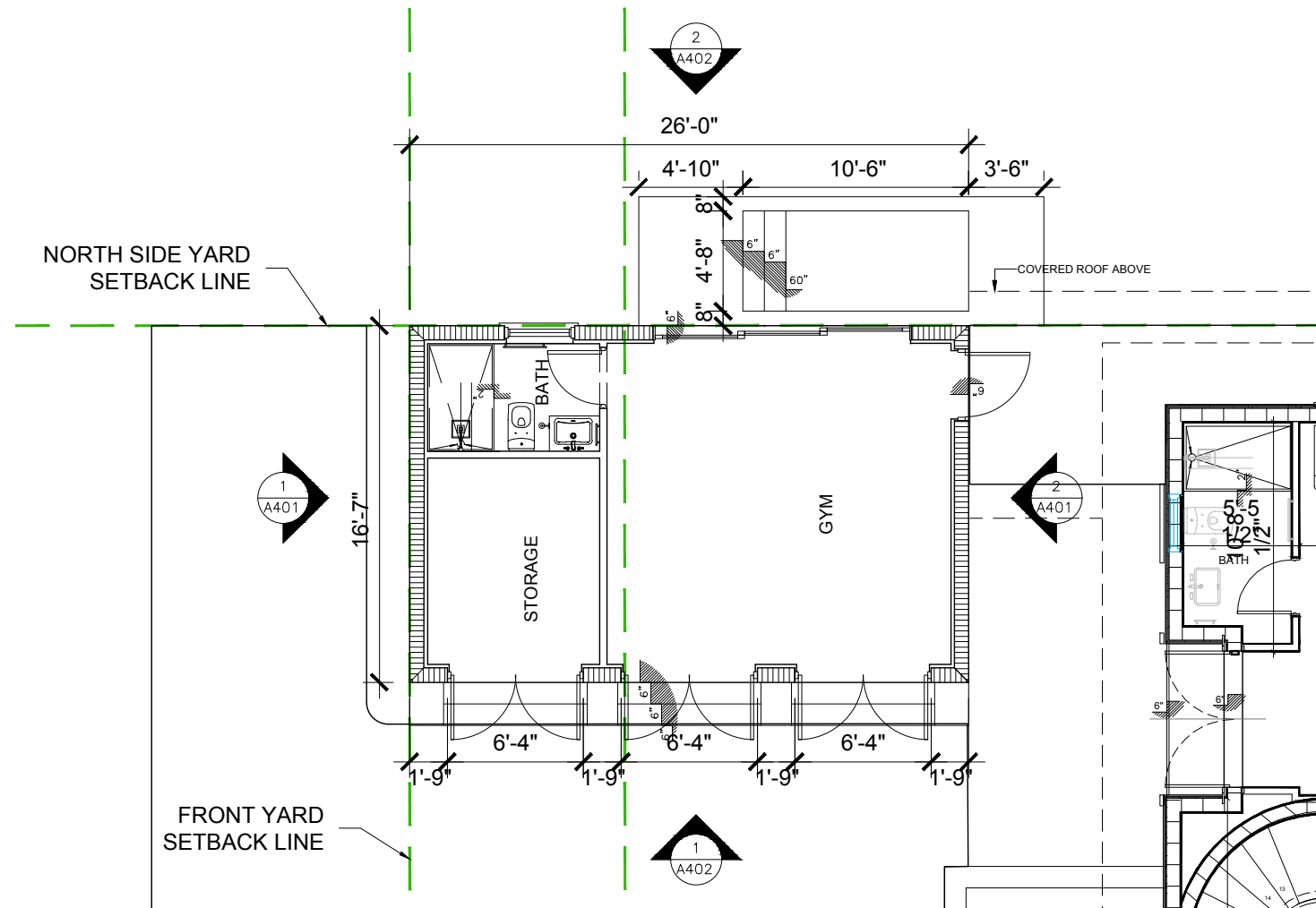
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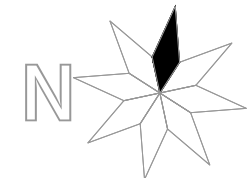
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01 GYM GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0"



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6431 PINETREE DRIVE CIRCLE

MIAMI BEACH, FLORIDA 33141

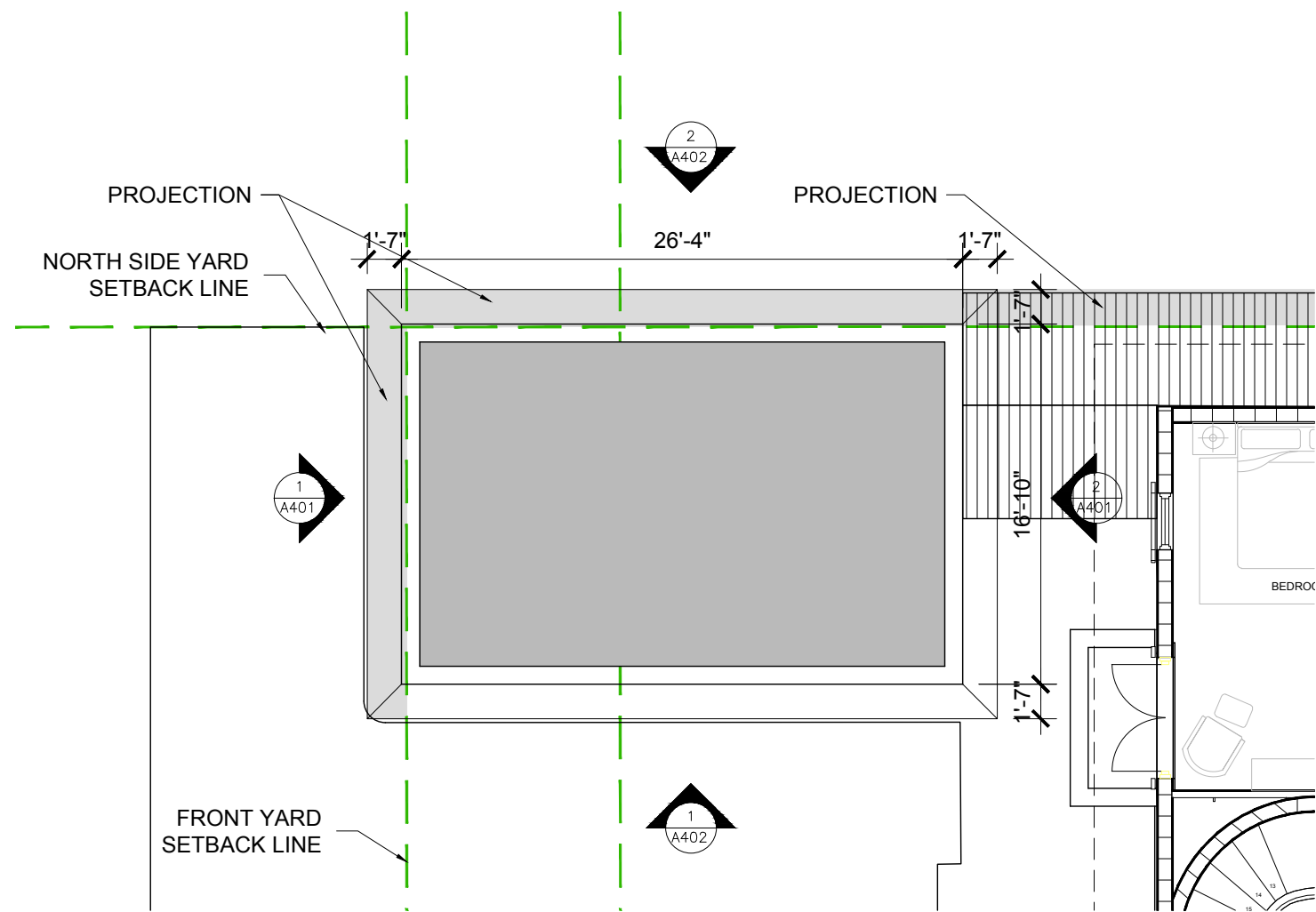
09-20-2021

FIRST SUB.

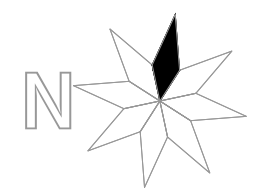
10-11-2021

FINAL SUB

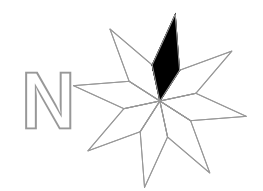
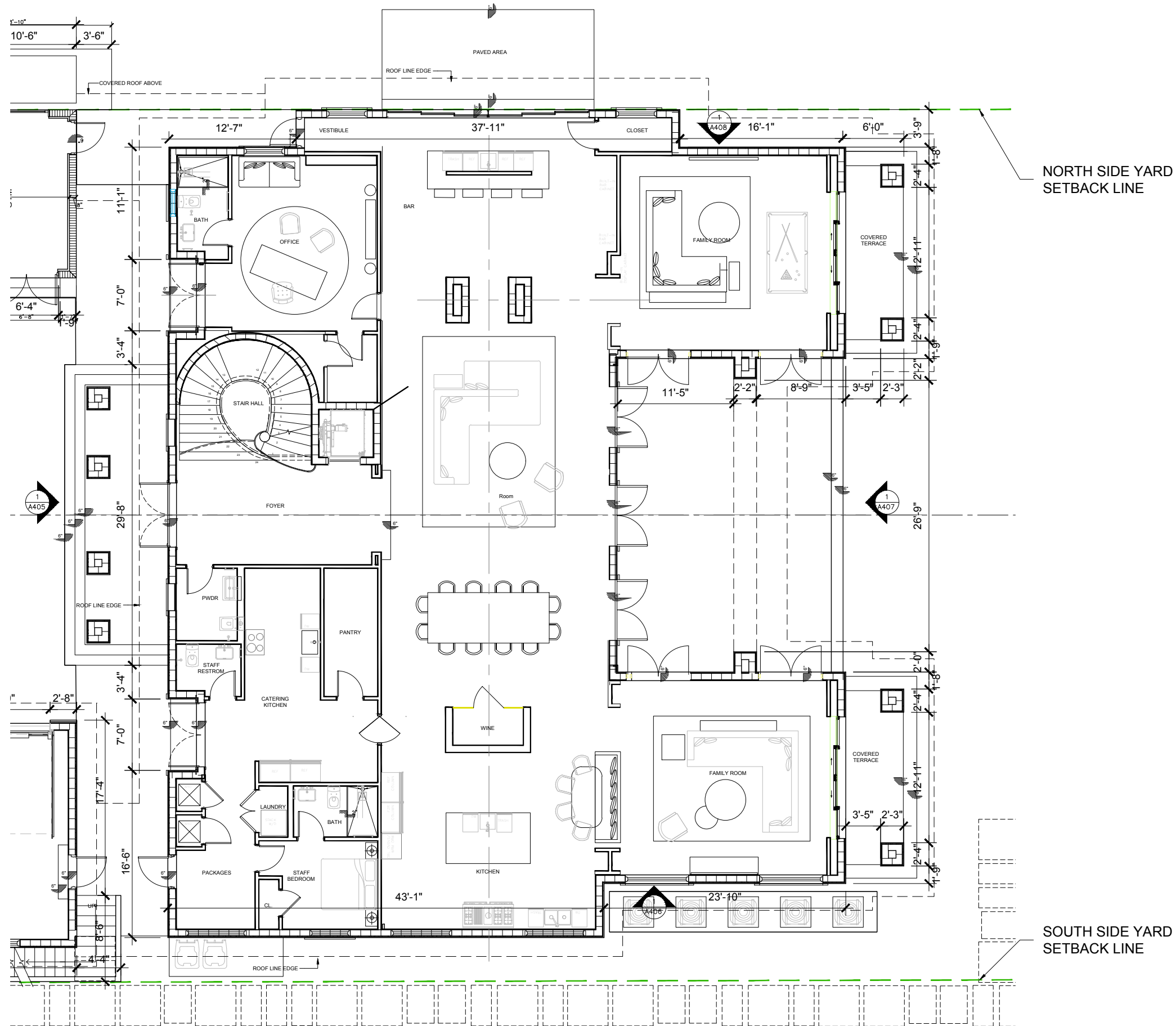
A103



01 GYM ROOF PLAN
SCALE: 1/8" = 1'-0"



1035 N. MIAMI AVENUE SUITE 406 MIAMI, FLORIDA 33136 TELE: 305.440.4314 gonzalezarchitecture.com create@gonzalezarchitecture.com GZA GONZALEZ ARCHITECTURE	ENRIQUE RENE GONZALEZ REGISTERED ARCHITECT ENRIQUE R. GONZALEZ 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		A104
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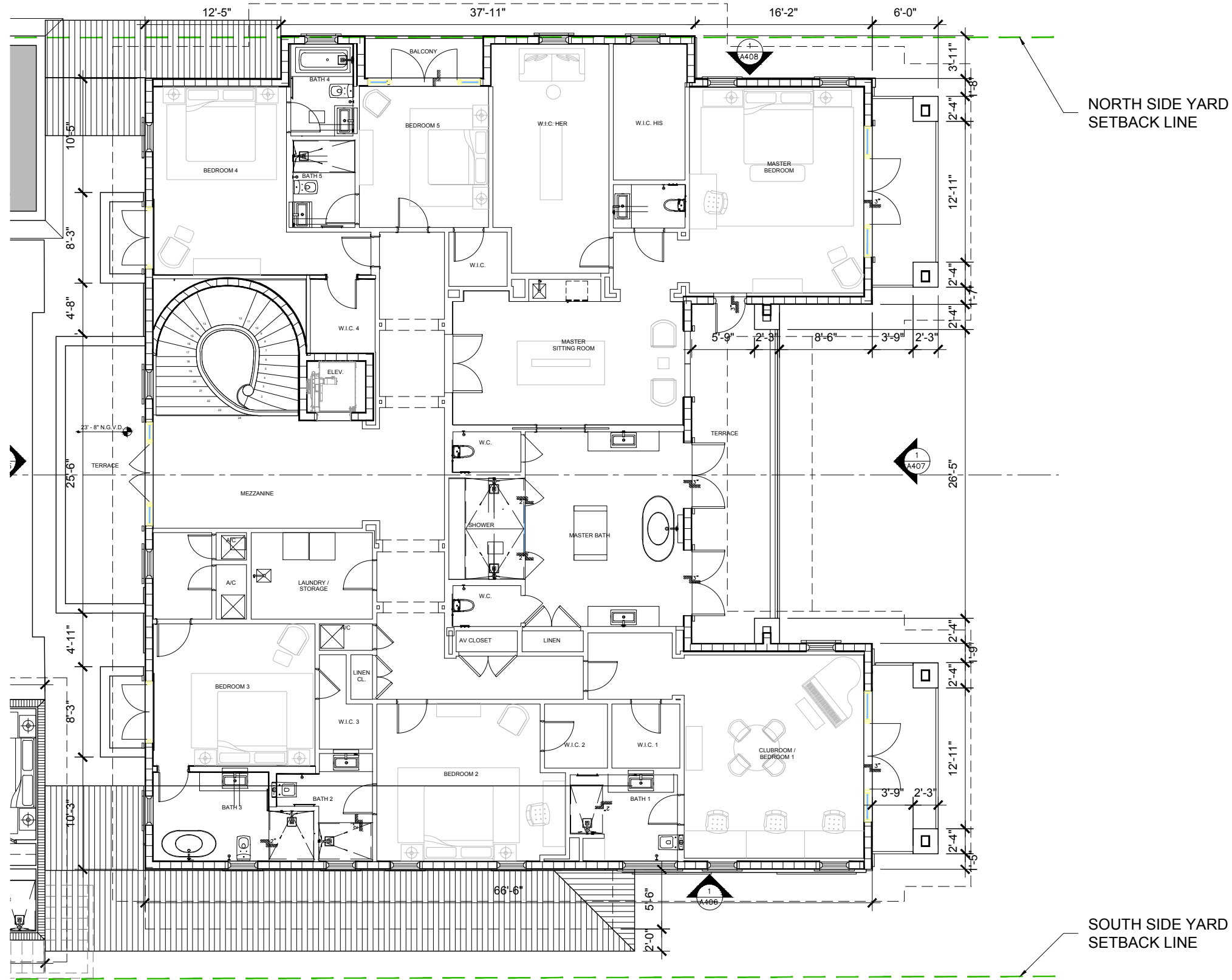
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

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

09-20-2021
FIRST SUB.

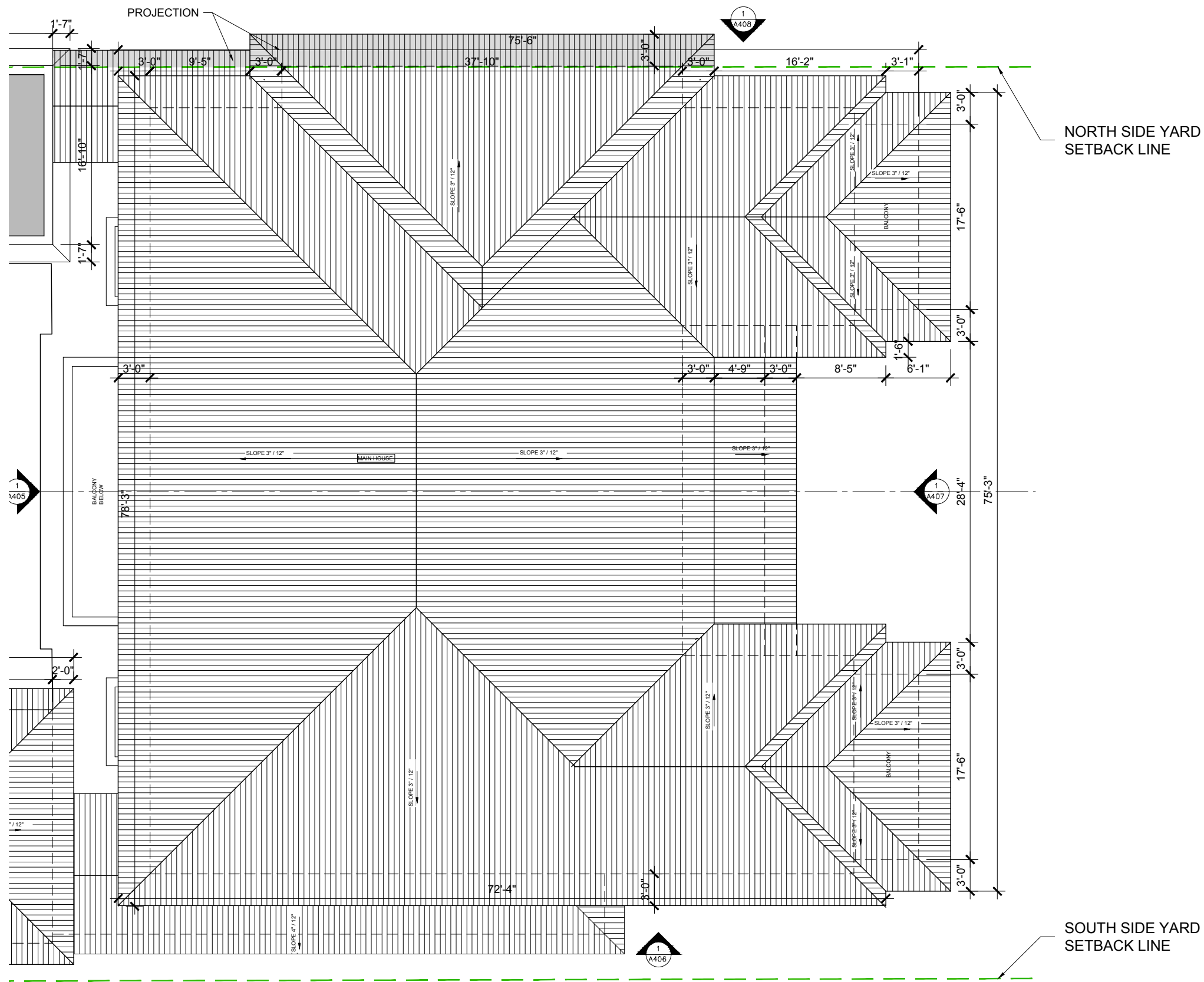
10-11-2021
FINAL SUB

A105

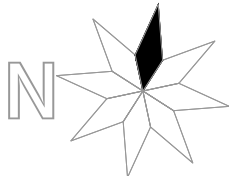


01 MAIN HOUSE 2ND LEVEL PLAN
SCALE: 3/32" = 1'-0"





01 MAIN HOUSE ROOF PLAN
SCALE: 3/32" = 1'-0"



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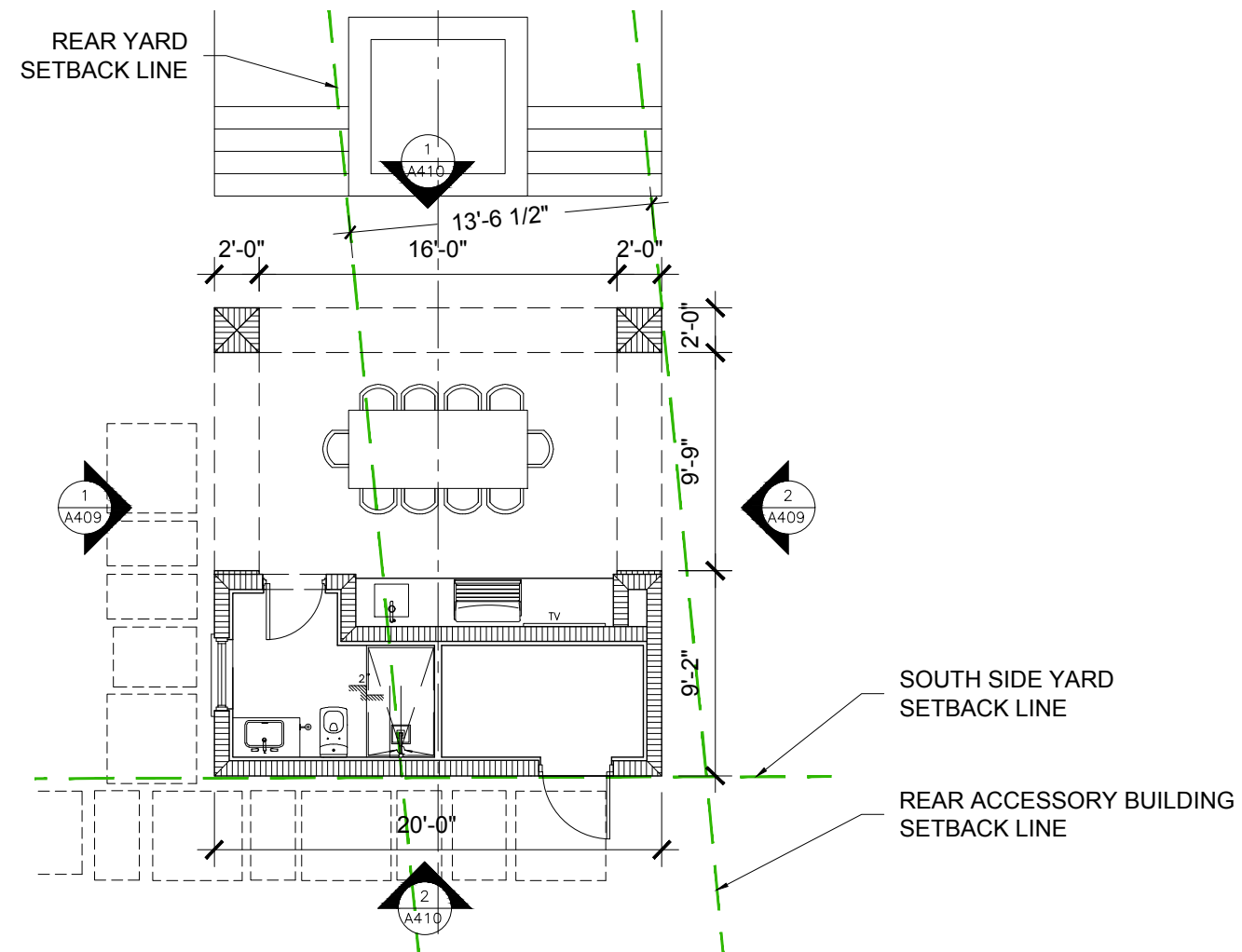
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

STATE OF FLORIDA
AR94719

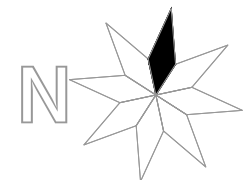
NEW RESIDENCE
SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
MIAMI BEACH, FLORIDA 33141

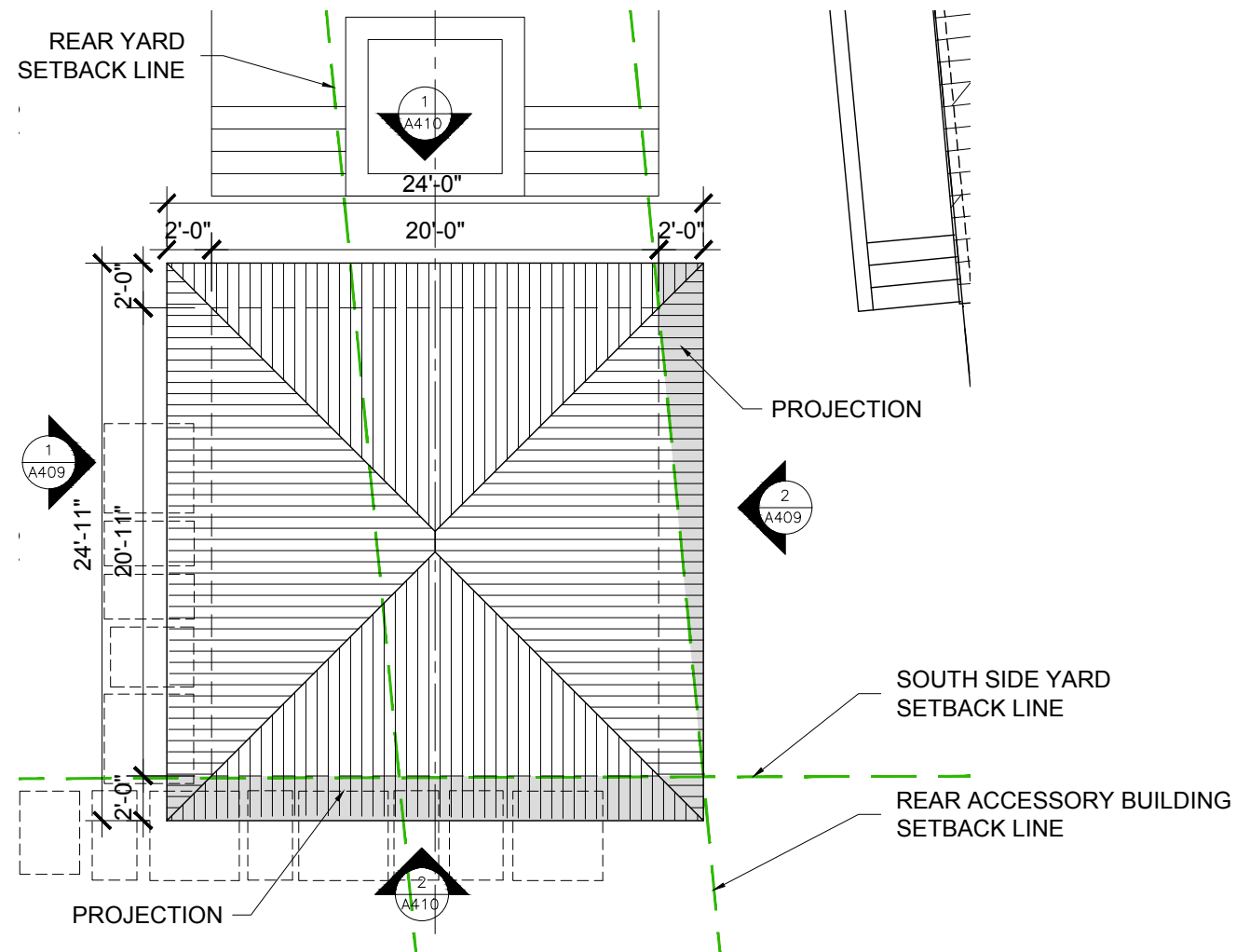
09-20-2021
FIRST SUB.
10-11-2021
FINAL SUB

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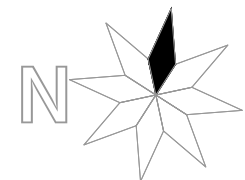


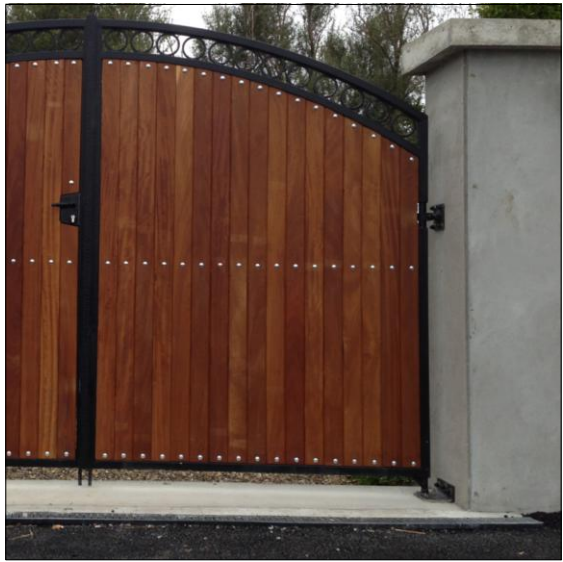
01 POOL CABANA GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0"





01 POOL CABANA ROOF PLAN
SCALE: 1/8" = 1'-0"

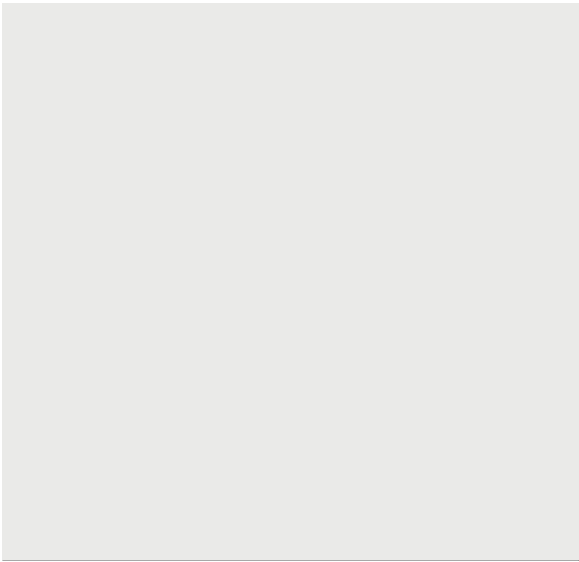




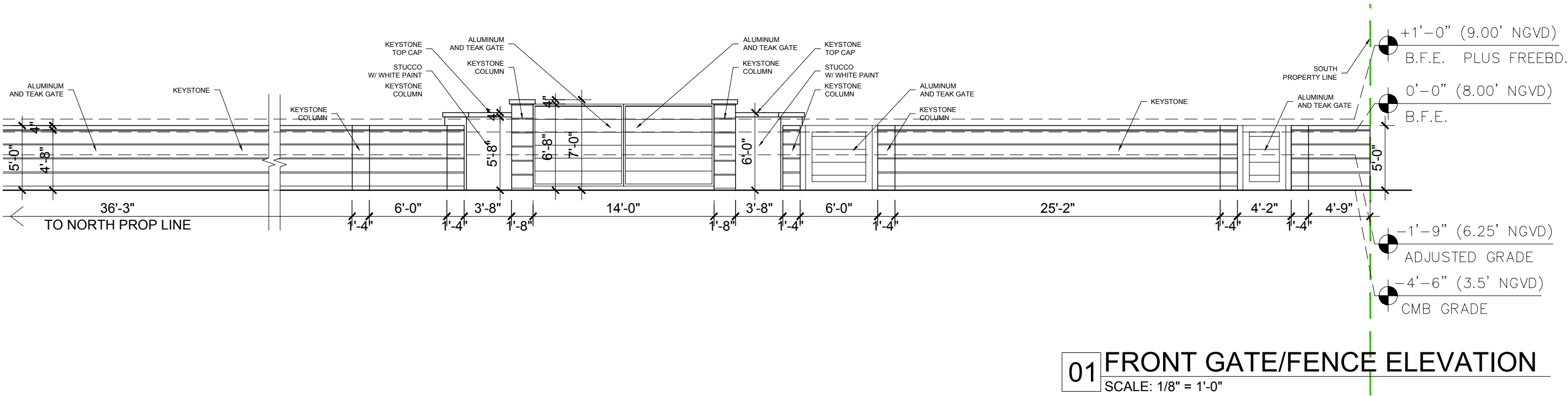
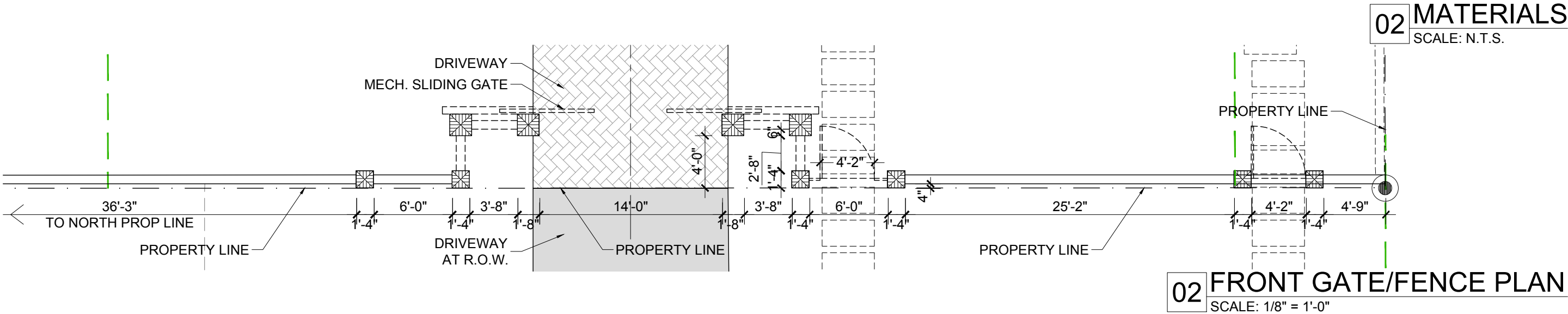
TEAK / ALUM GATES



KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2



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NEW RESIDENCE
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6431 PINETREE DRIVE CIRCLE
MIAMI BEACH, FLORIDA 33141

09-20-2021
FIRST SUB.

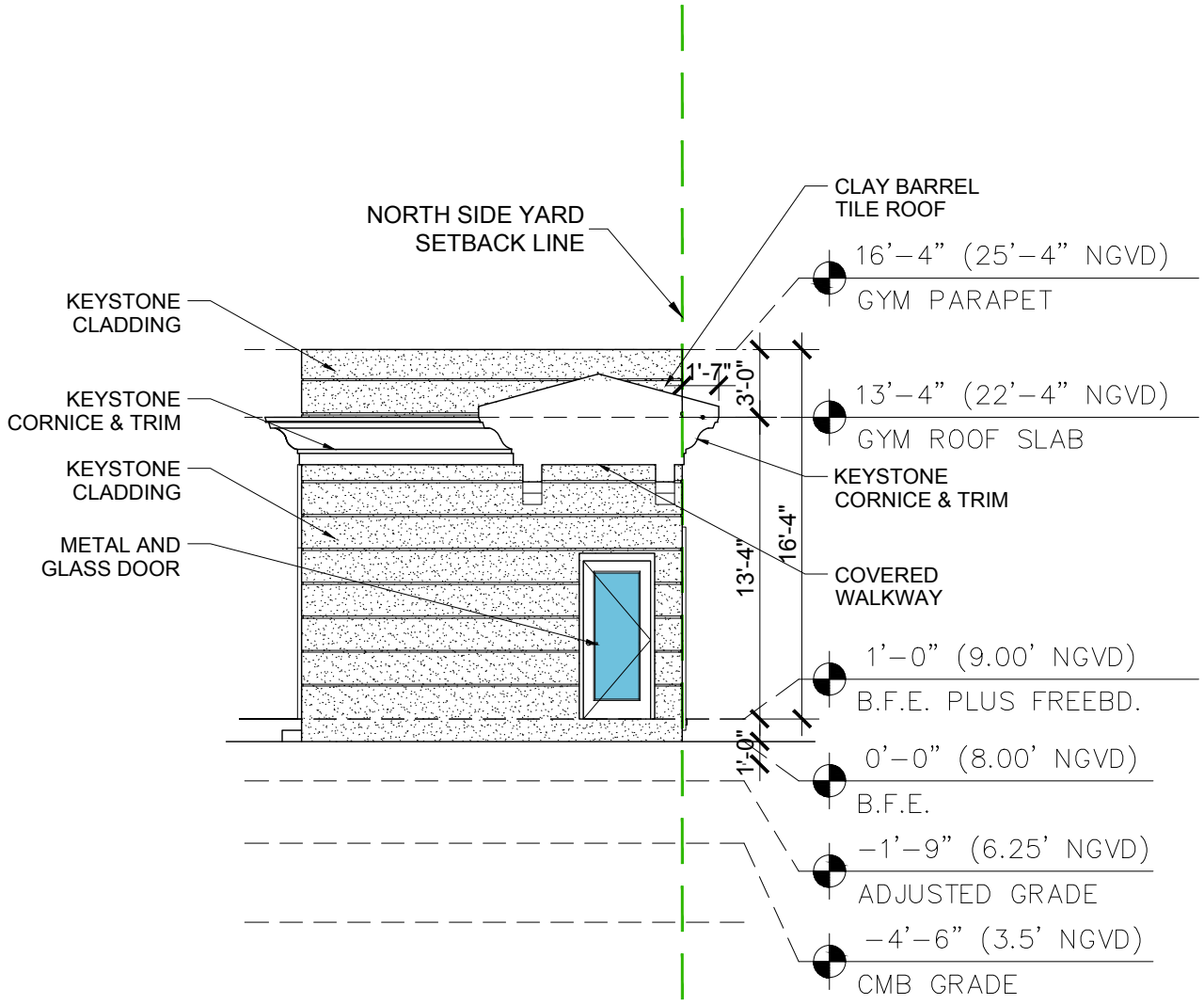
10-11-2021
FINAL SUB

A400

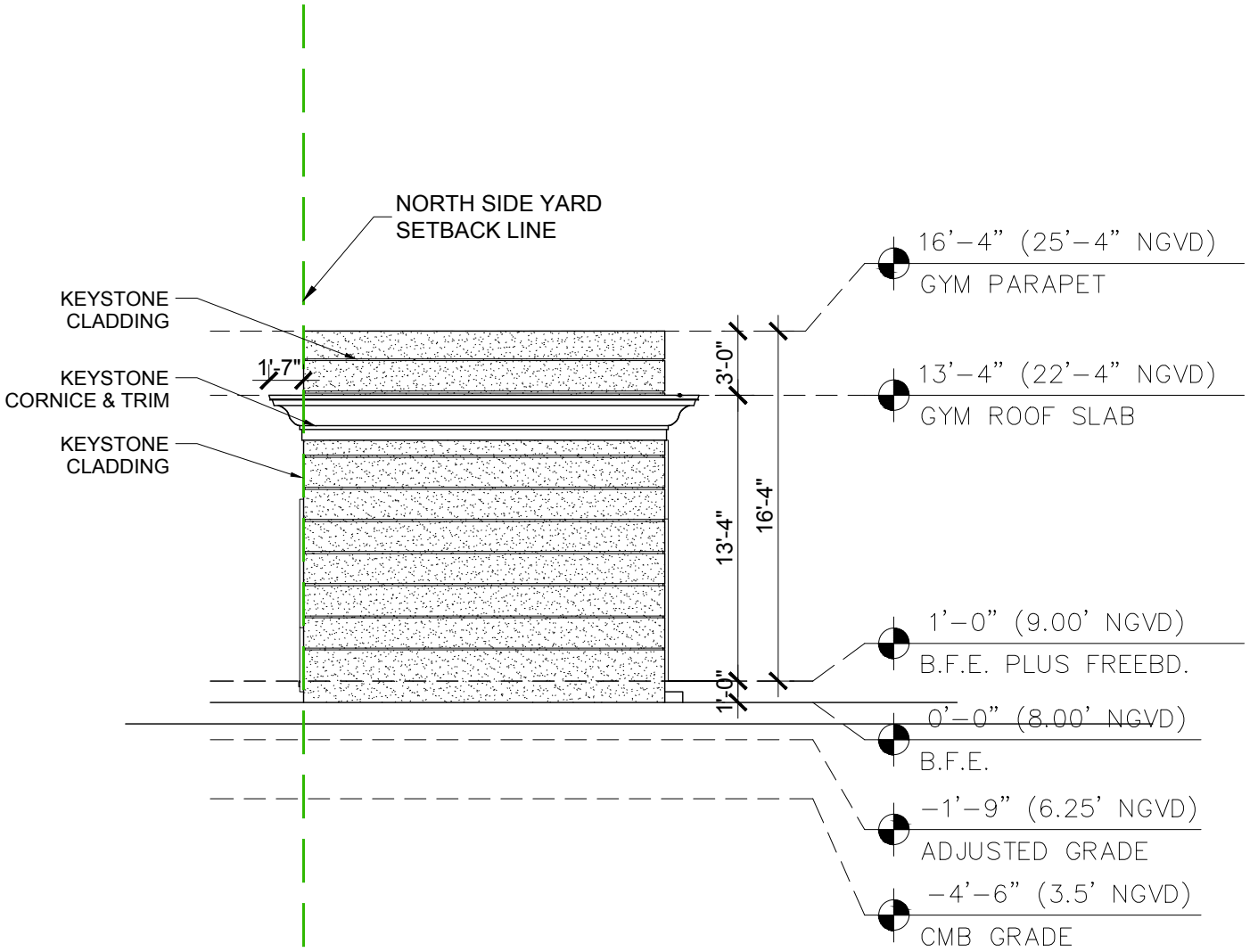


KEYSTONE CLADDING

03 MATERIALS
SCALE: N.T.S.



02 GYM EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 GYM WEST ELEVATION
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA
AR94719

NEW RESIDENCE

SINGLE FAMILY DWELLING

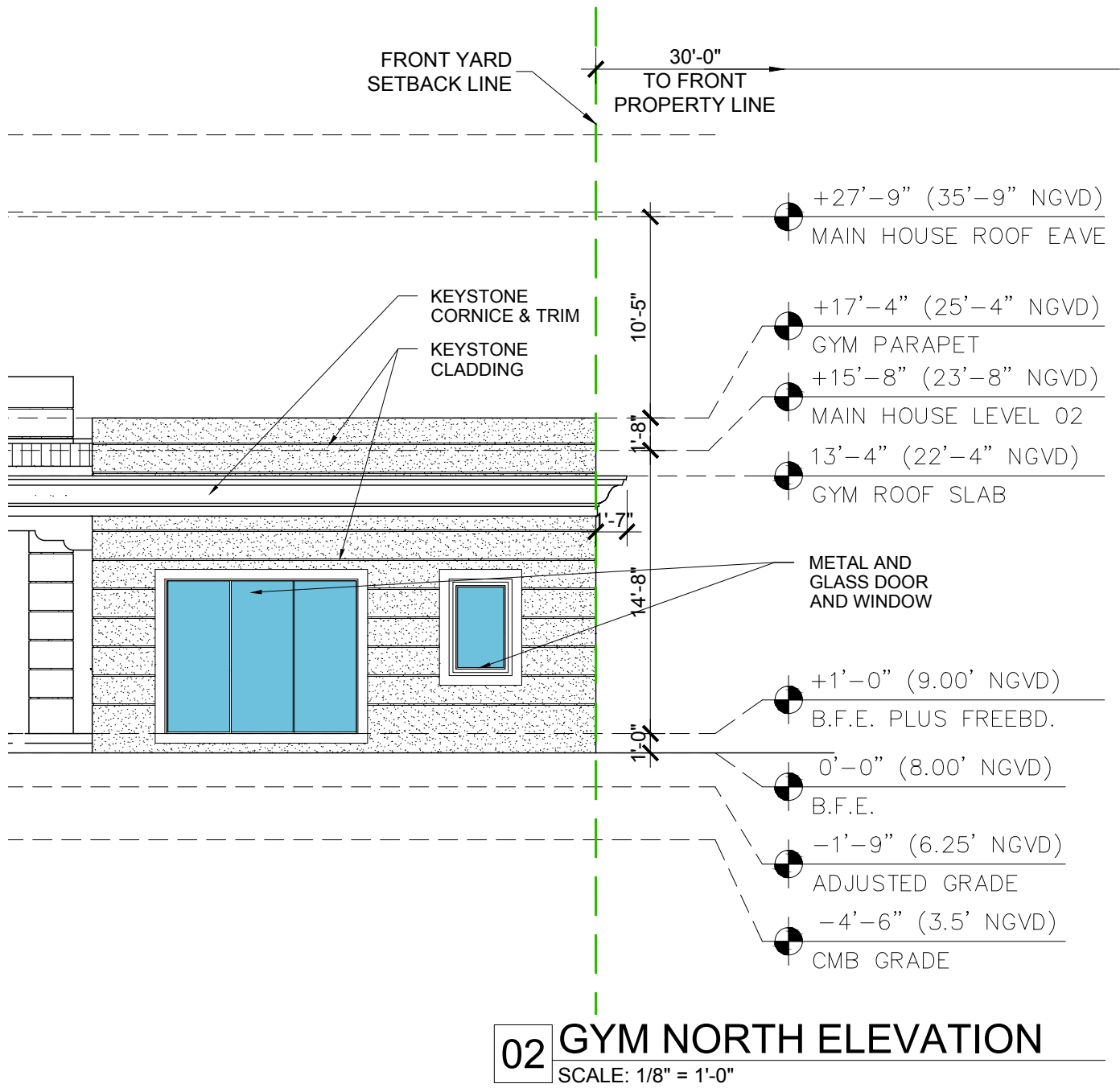
6431 PINETREE DRIVE CIRCLE

MIAMI BEACH, FLORIDA 33141

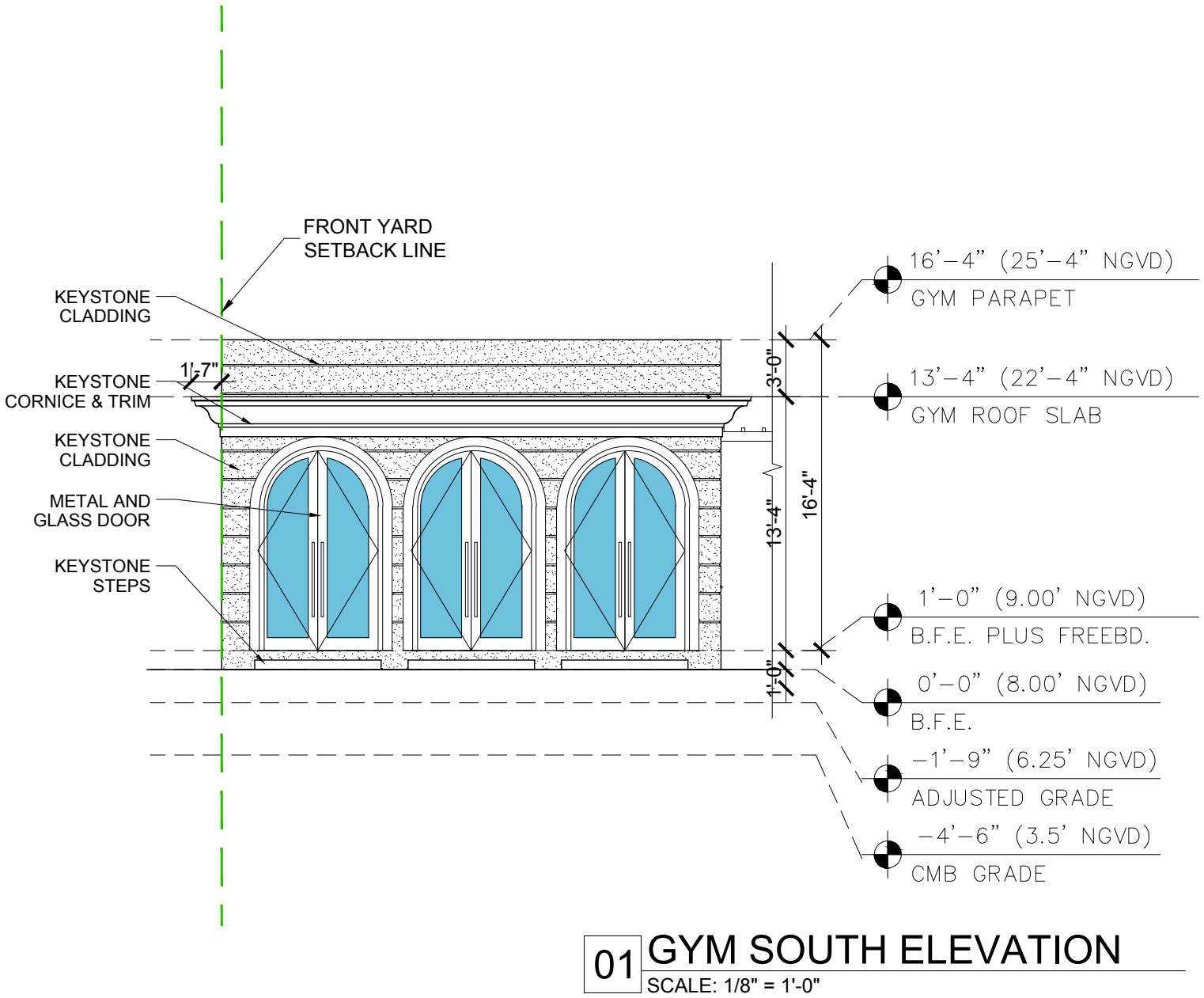
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FINAL SUB

A401



KEYSTONE CLADDING



03 MATERIALS
SCALE: N.T.S.

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NEW RESIDENCE

SINGLE FAMILY DWELLING

6431 PINETREE DRIVE CIRCLE

MIAMI BEACH, FLORIDA 33141

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A402



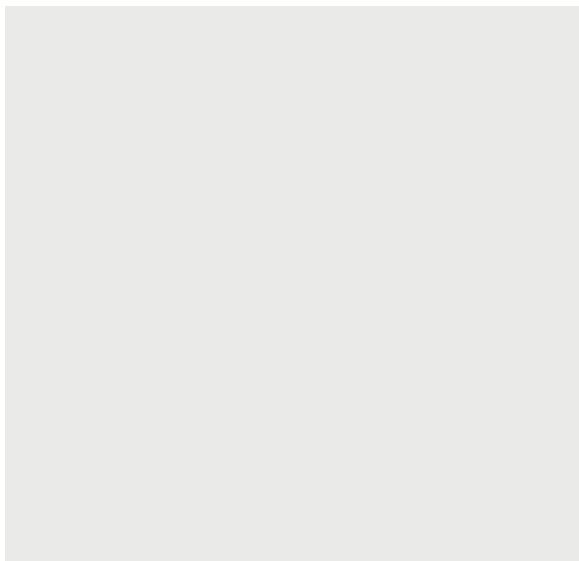
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

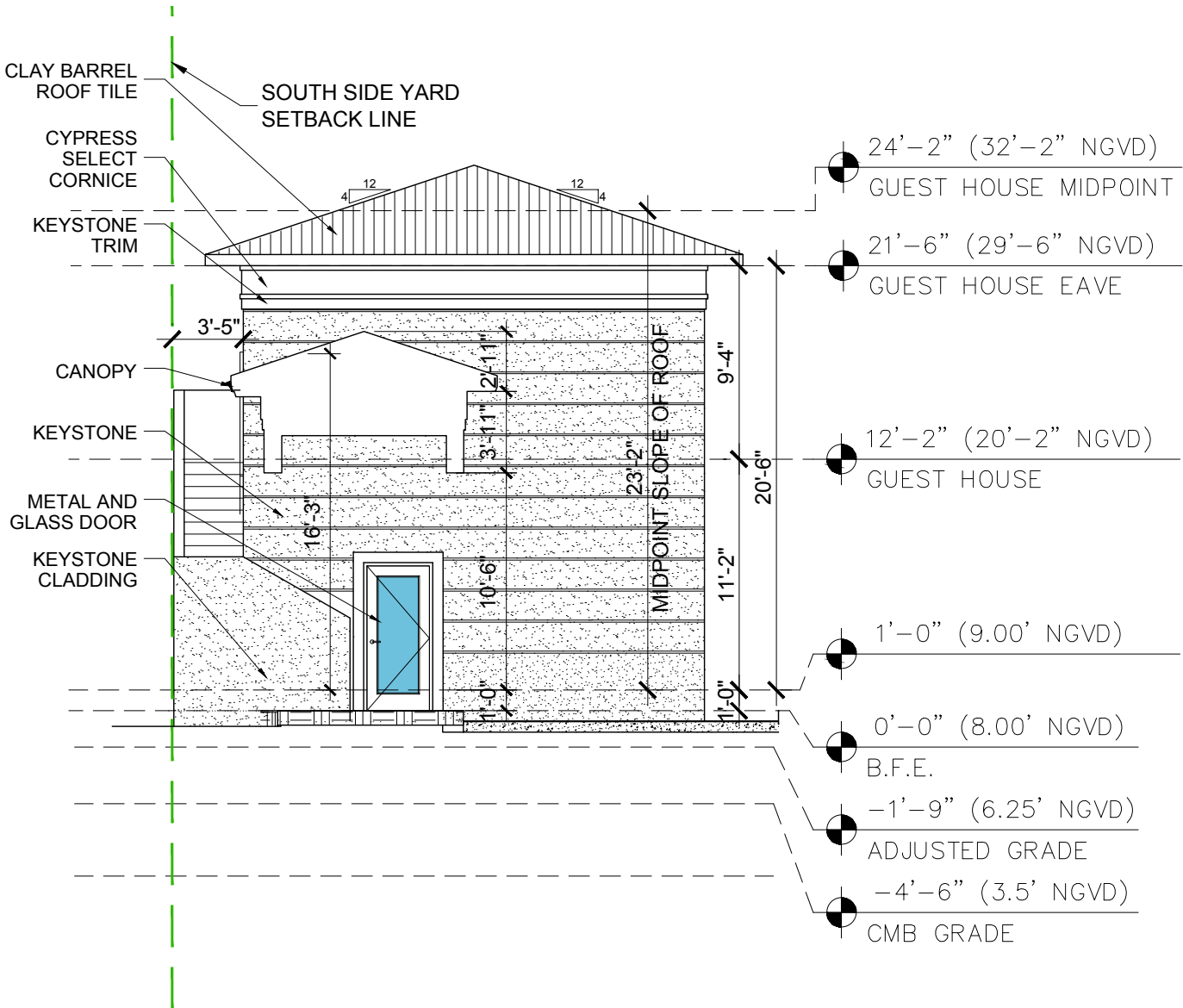


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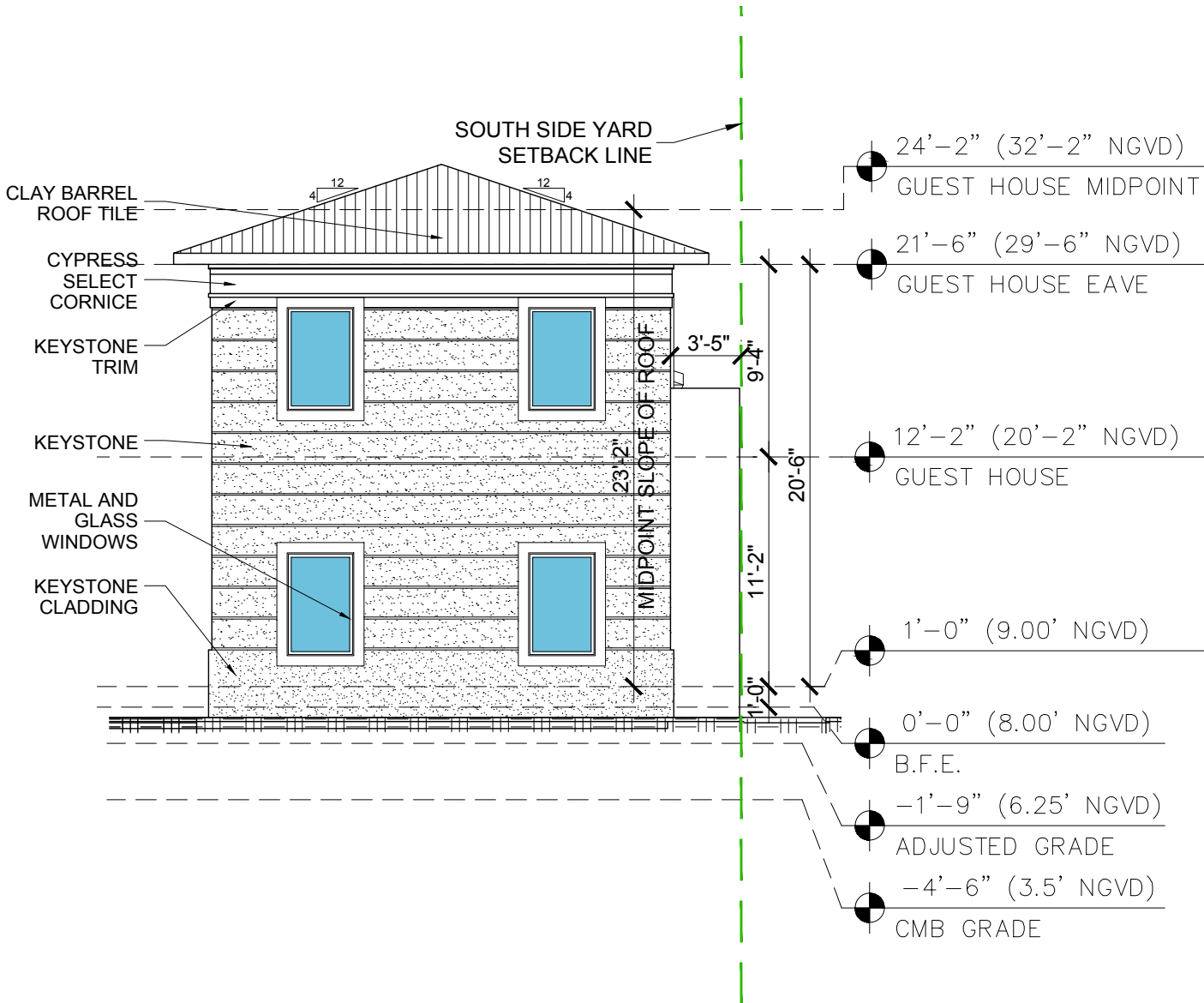


STUCCO FINISH
PAINT: BM WHITE PM-2

02 MATERIALS
SCALE: N.T.S.



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



01 GUEST HOUSE WEST ELEVATION
SCALE: 1/8" = 1'-0"

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A403



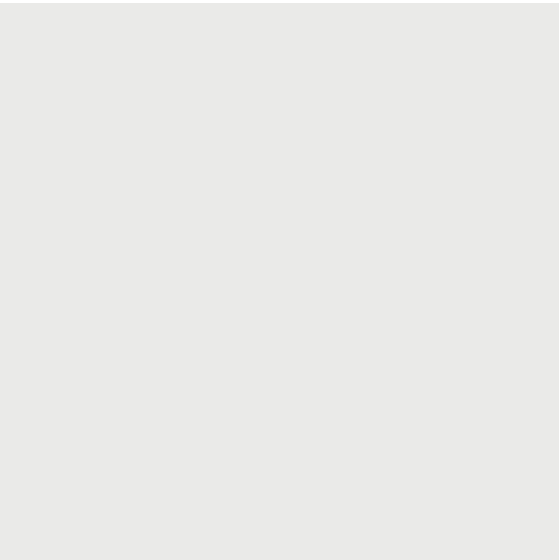
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES



KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

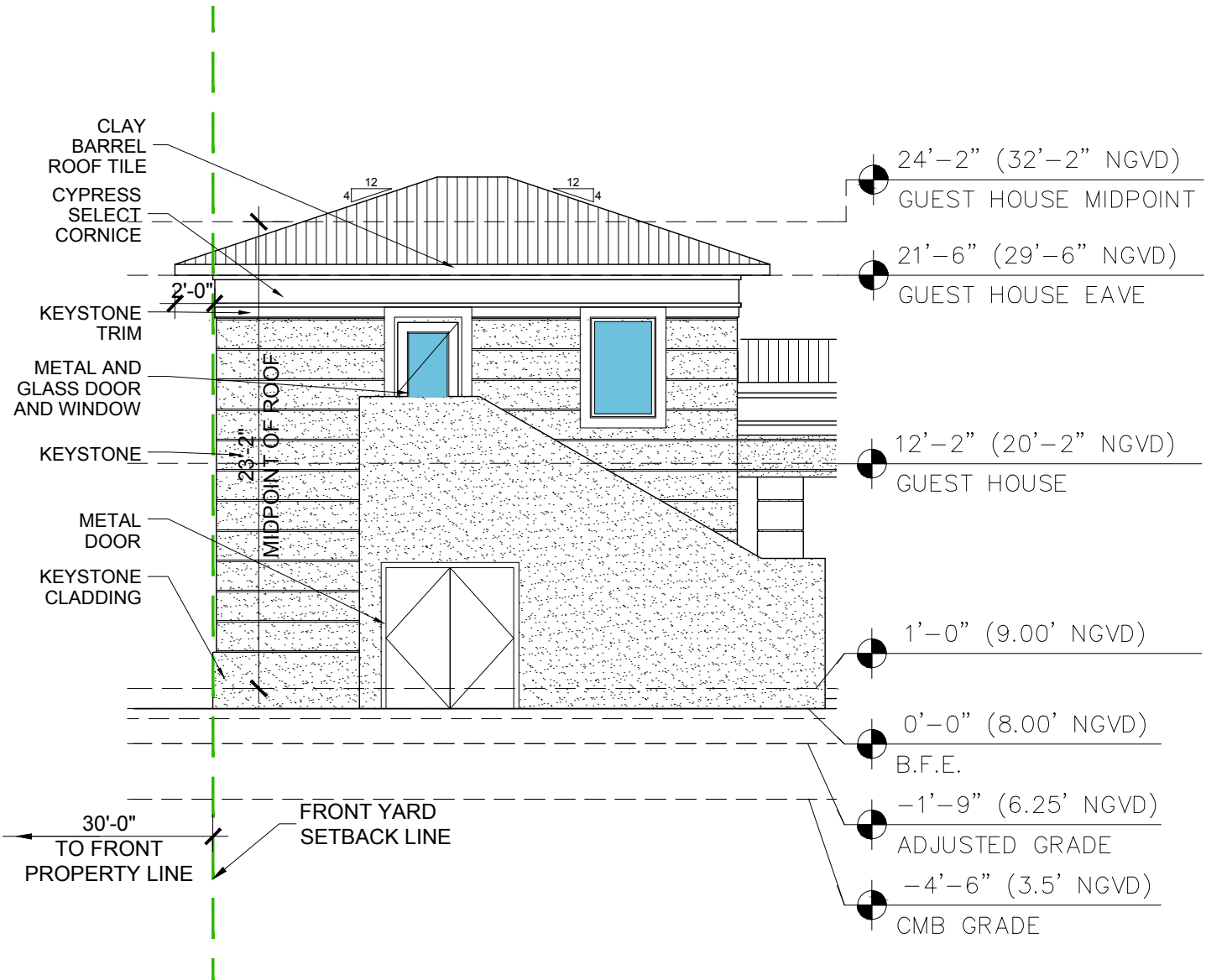
03 MATERIALS
SCALE: N.T.S.

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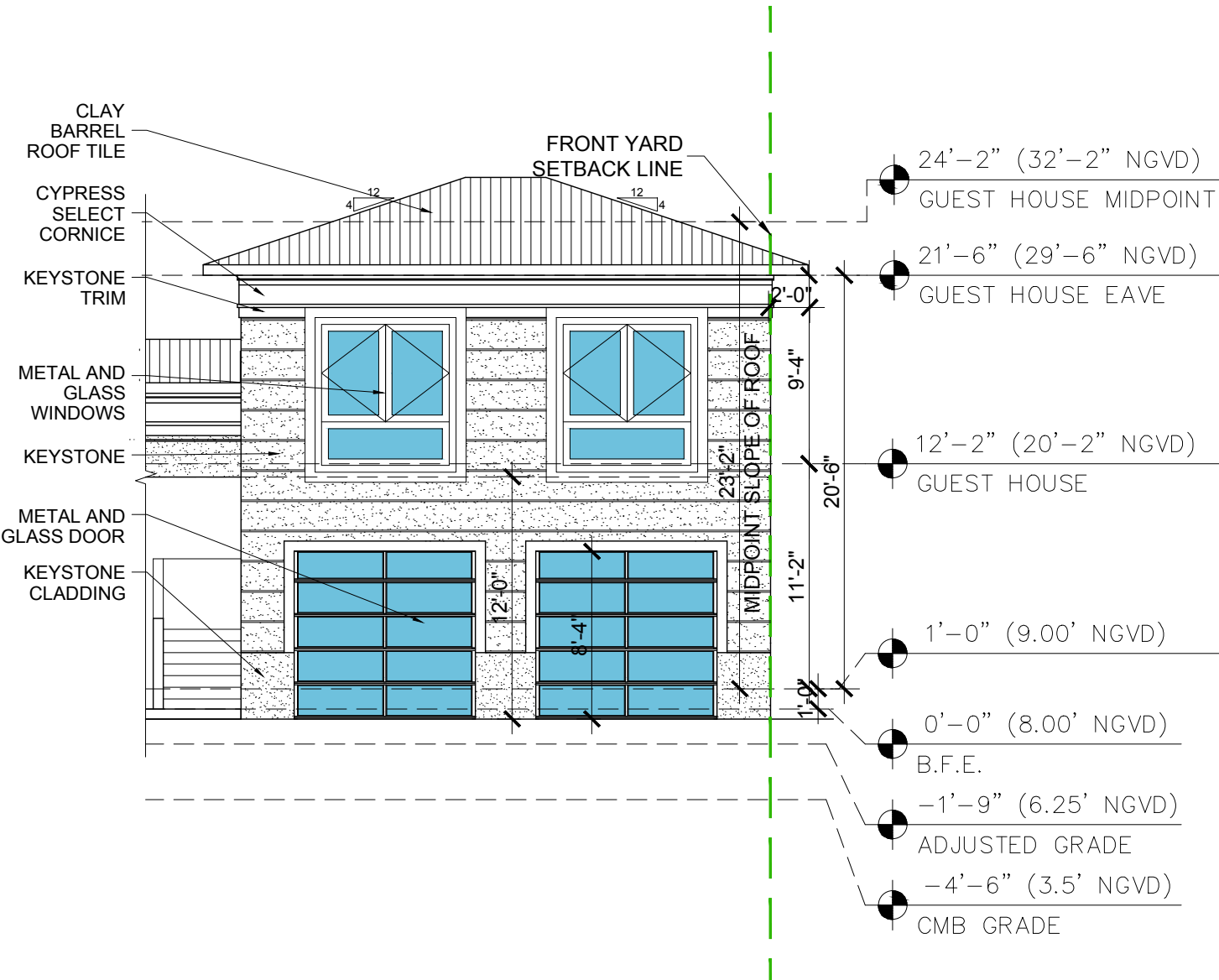
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02 GUEST HOUSE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



01 GUEST HOUSE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NEW RESIDENCE
SINGLE FAMILY DWELLING
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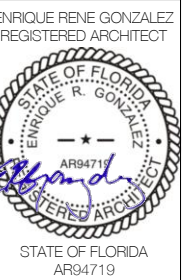
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A404



02 MATERIALS



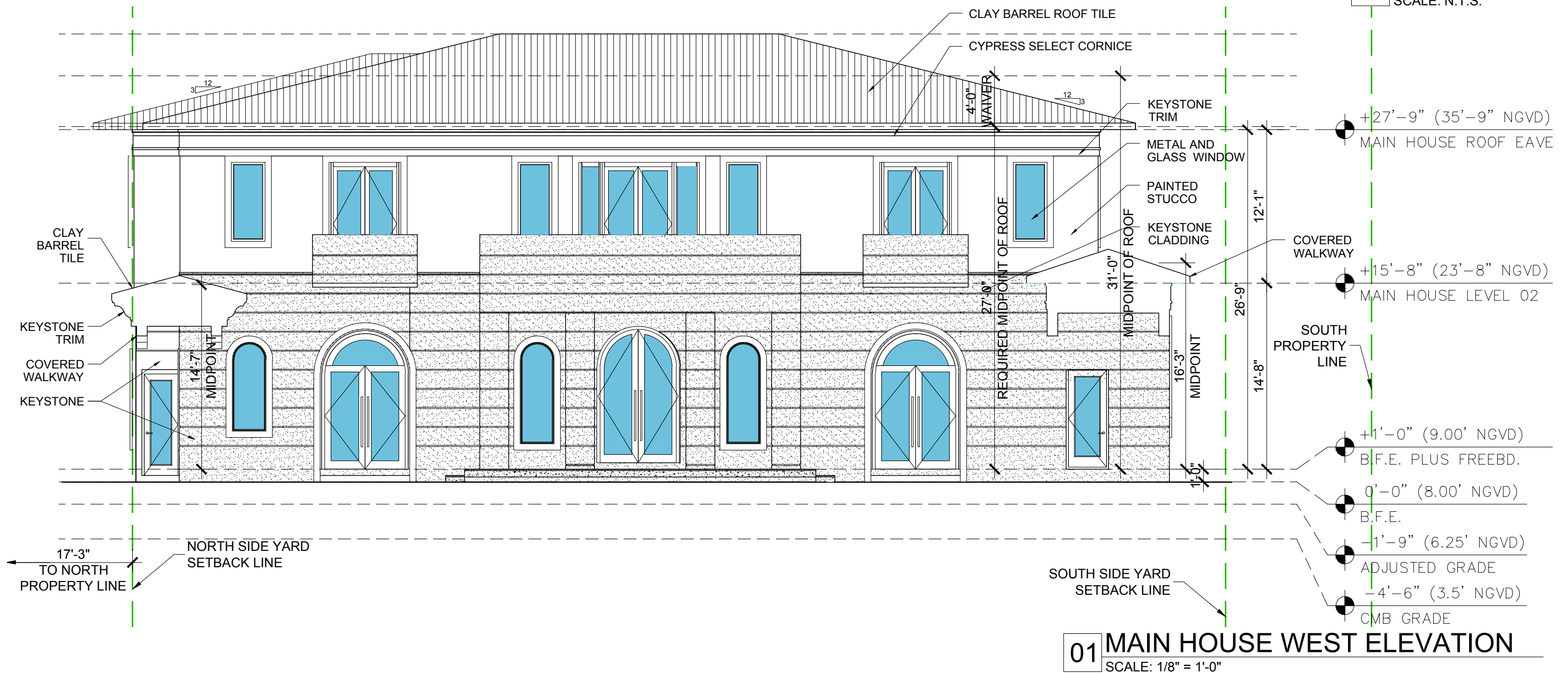
NEW RESIDENCE

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A405





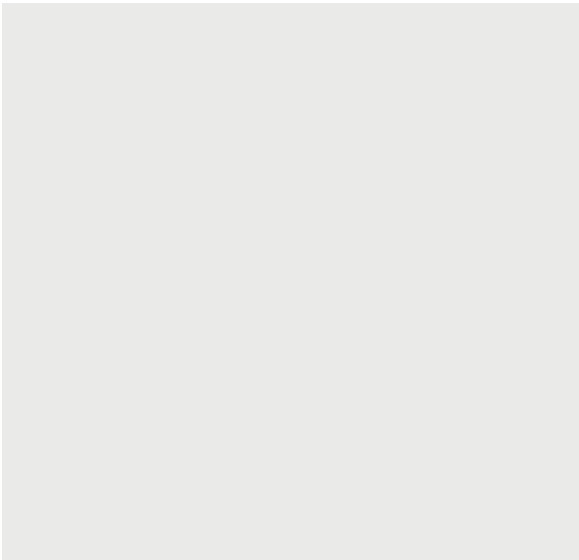
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES



KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2



01 MAIN HOUSE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02 MATERIALS
SCALE: N.T.S.

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A406



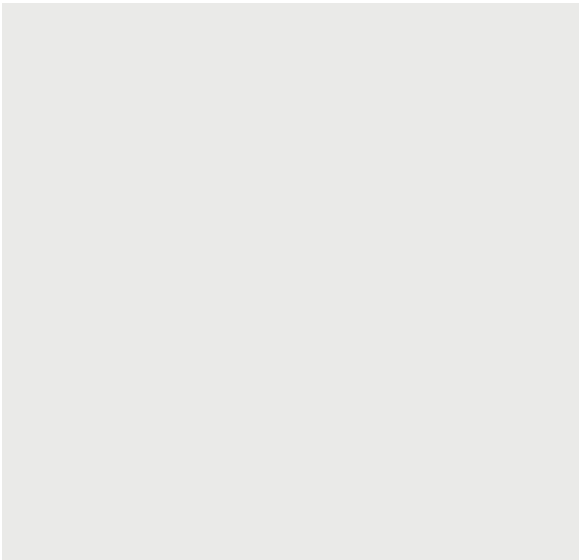
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

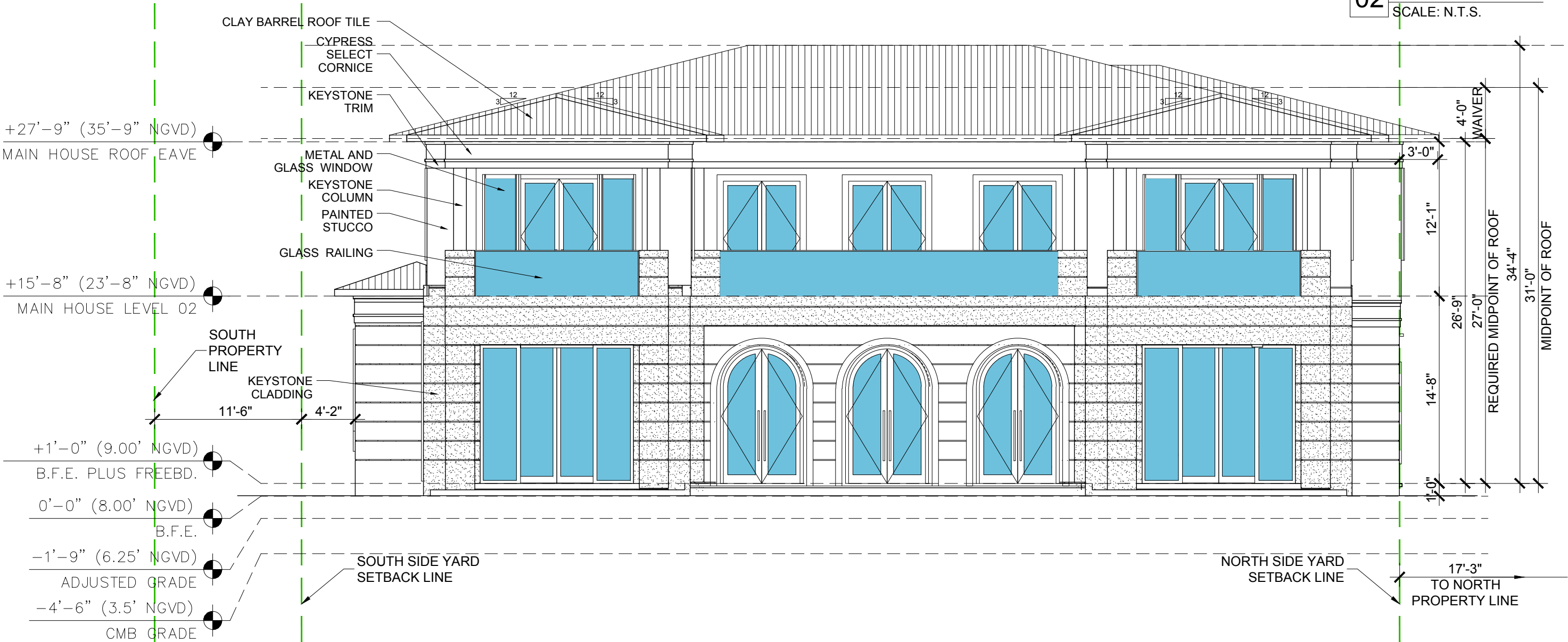


KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

02 MATERIALS
SCALE: N.T.S.



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



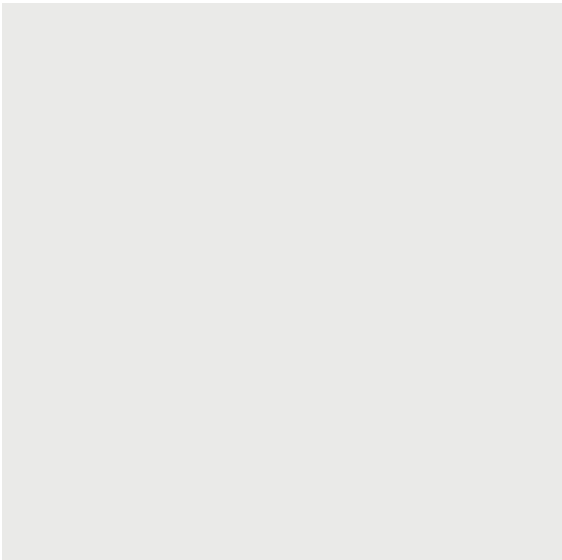
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

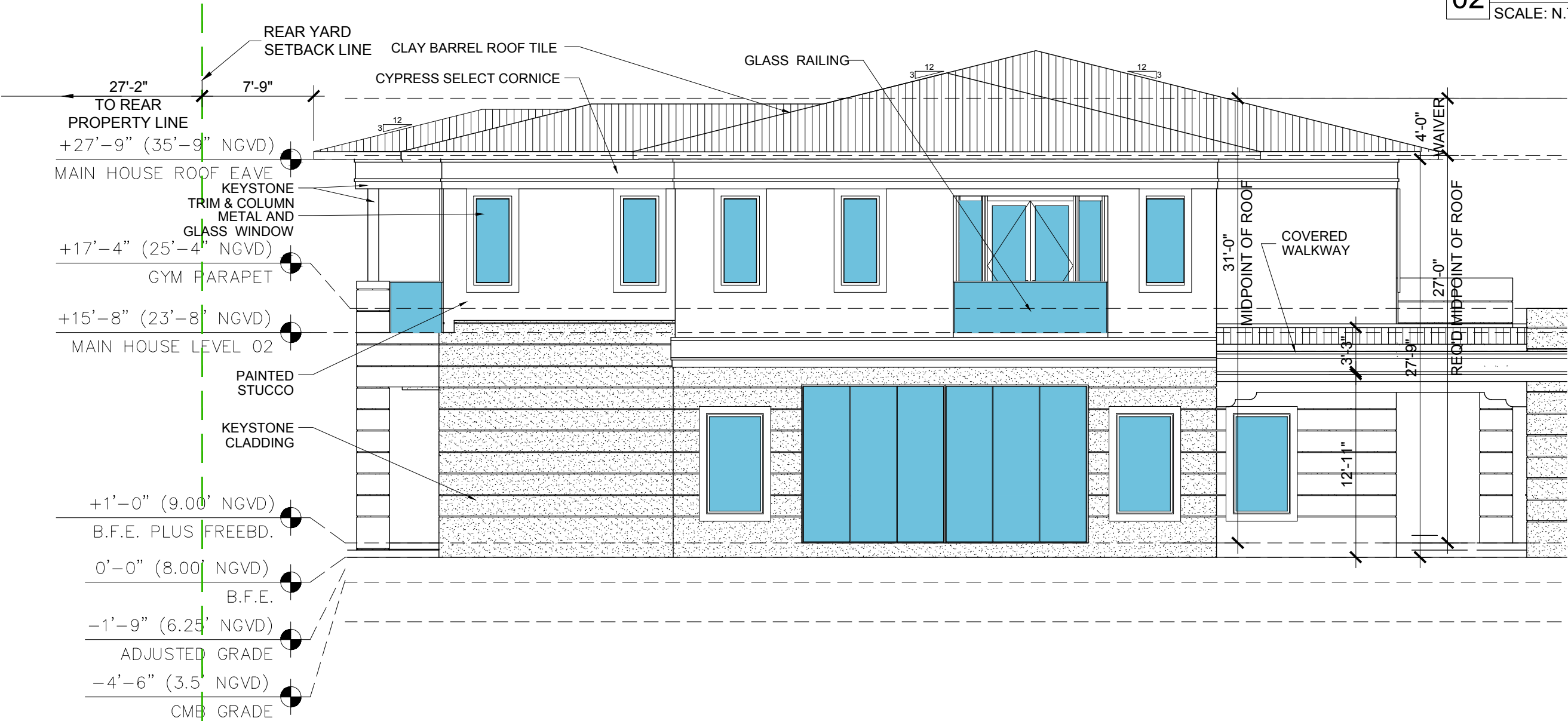


KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

02 MATERIALS
SCALE: N.T.S.



01 MAIN HOUSE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



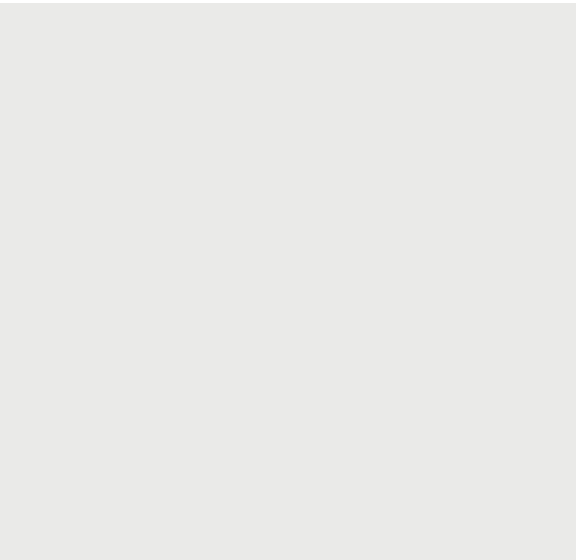
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

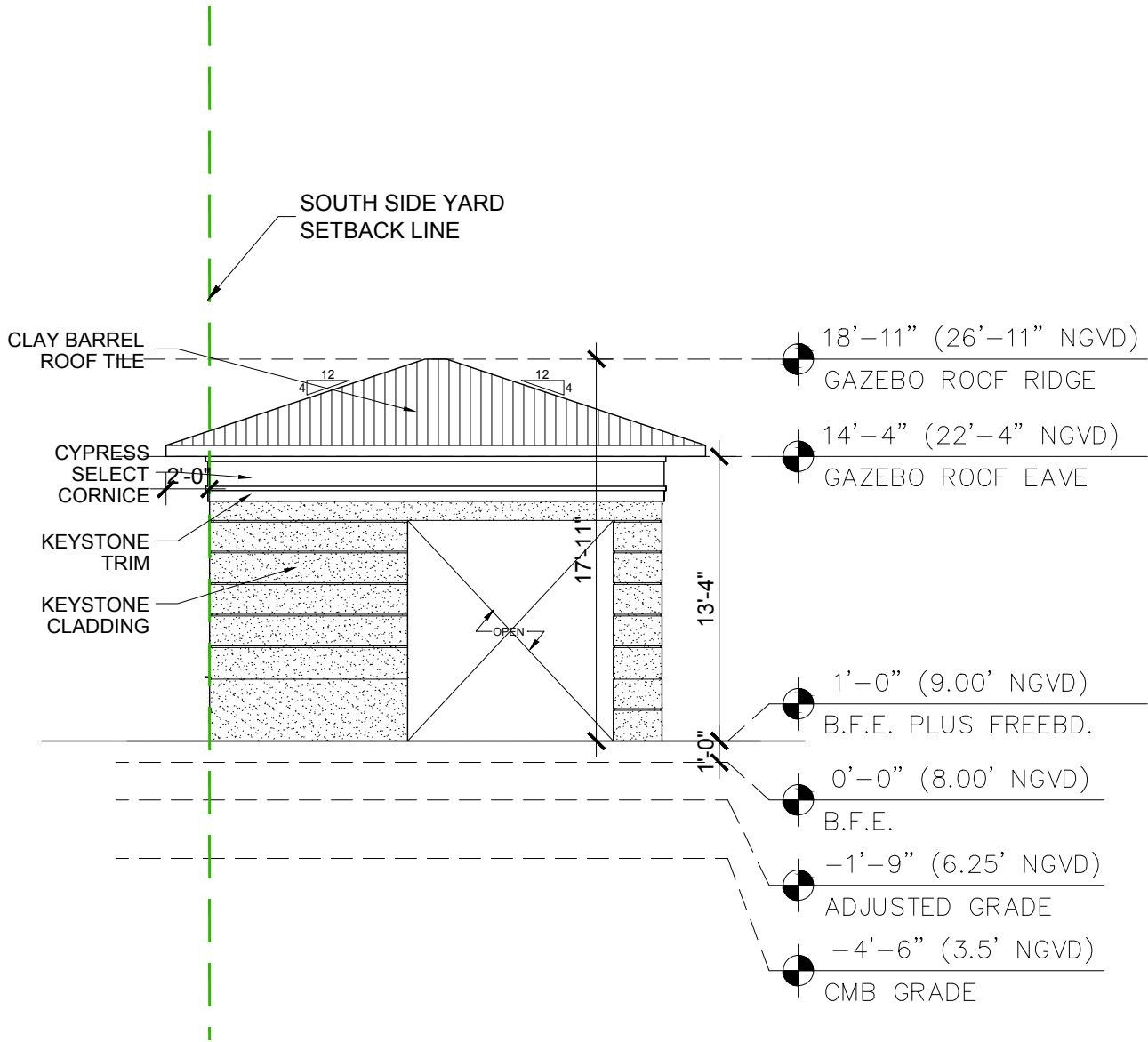


KEYSTONE CLADDING

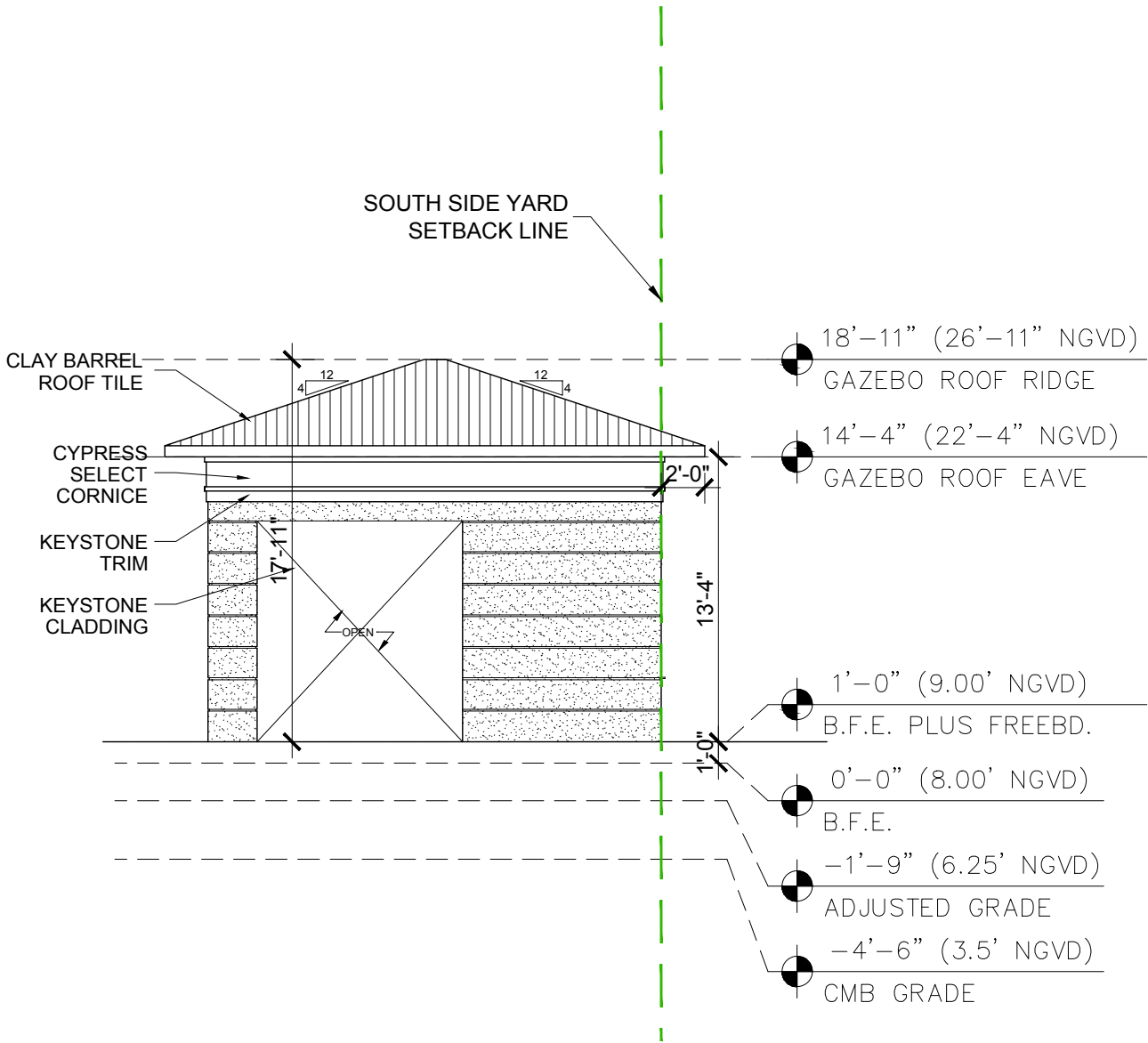


STUCCO FINISH
PAINT: BM WHITE PM-2

03 MATERIALS
SCALE: N.T.S.



02 POOL CABANA EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 POOL CABANA WEST ELEVATION
SCALE: 1/8" = 1'-0"

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A409



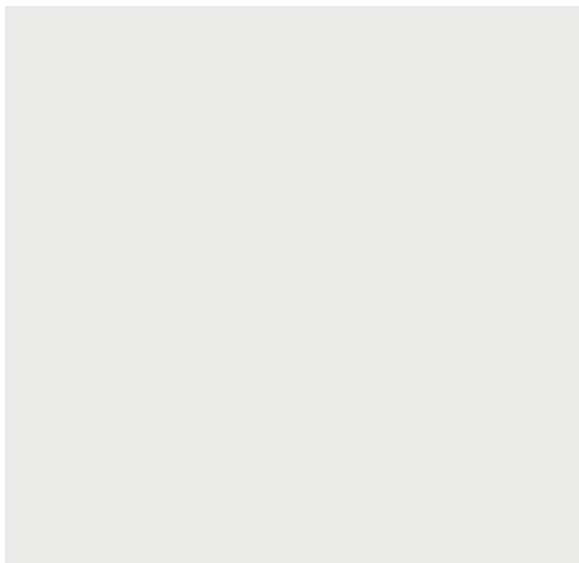
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES



KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

03 MATERIALS
SCALE: N.T.S.

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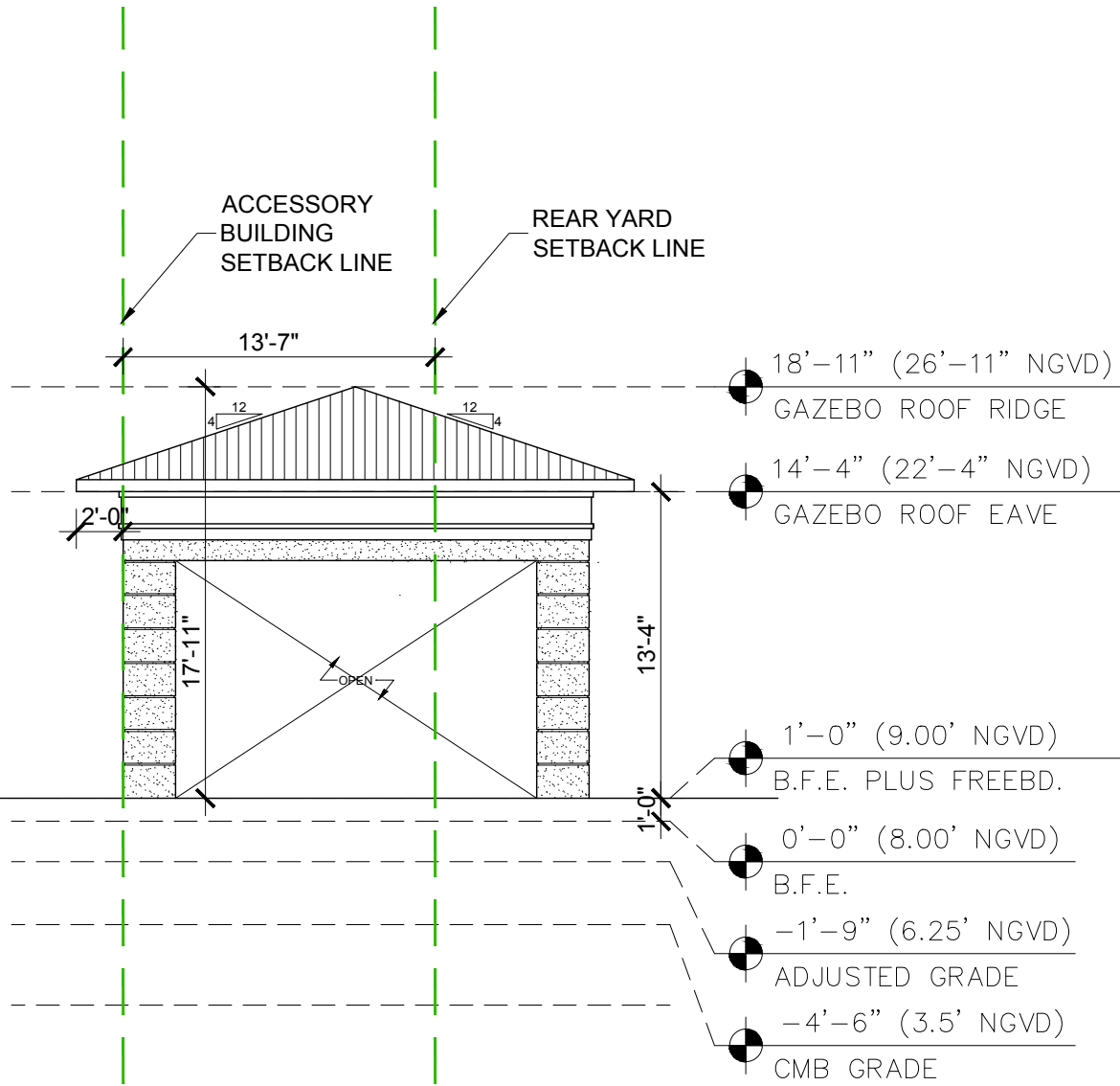
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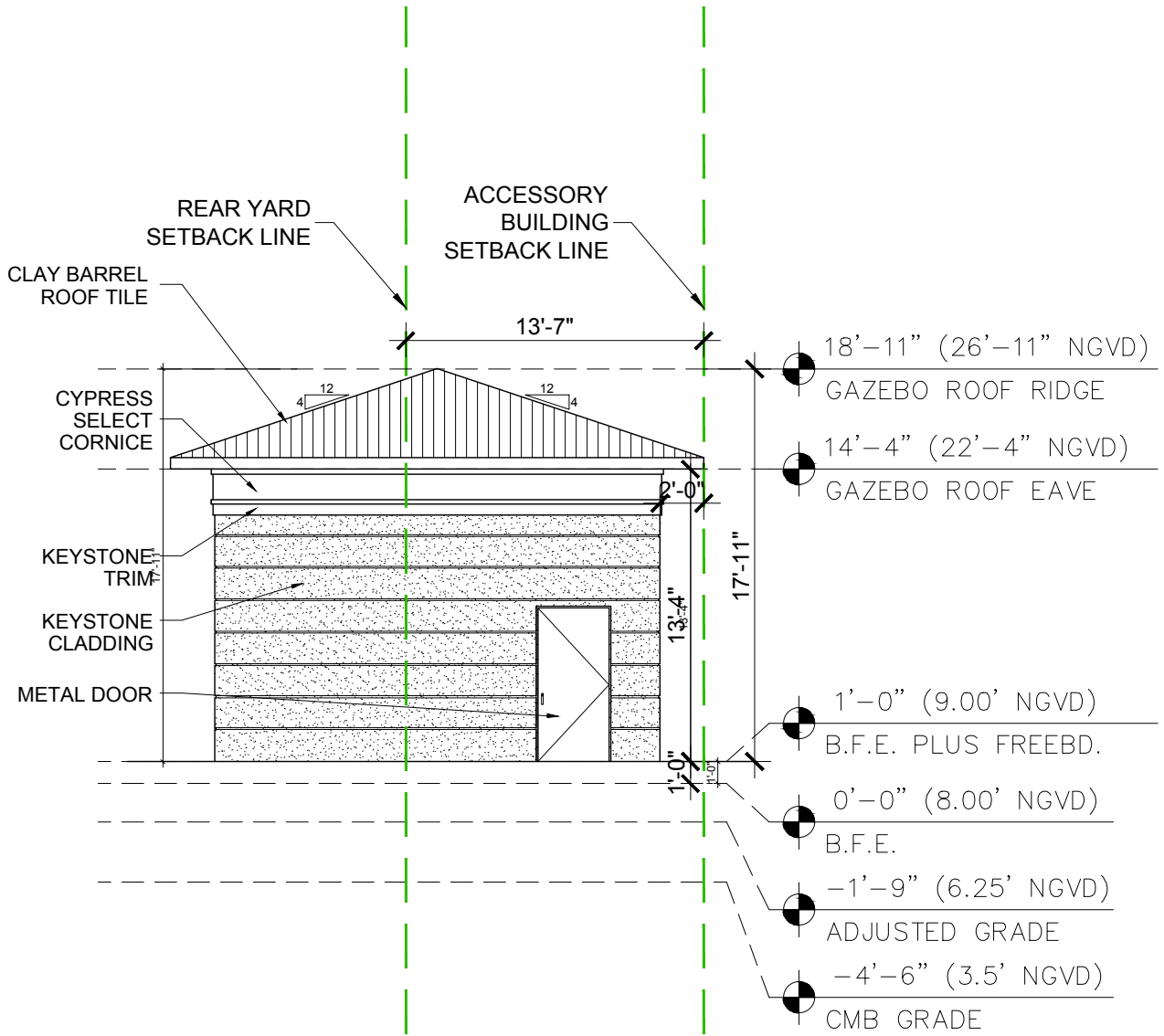
NEW RESIDENCE
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FIRST SUB.
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FINAL SUB

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02 POOL CABANA NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 POOL CABANA SOUTH ELEVATION
SCALE: 1/8" = 1'-0"