

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



DENIO
MADERA
DESIGN
LUXURY RESIDENTIAL ARCHITECTURE & DESIGN
305.401.1236



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

SCOPE OF WORK

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

ARCHITECTURAL

A000	SCOPE OF WORK & INDEX	A400	ELEVATION GATE
A001	AERIAL & ZONING DATA SHEET	A401	ELEVATION GYM WEST & EAST
A002	SURVEY N.T.S.	A402	ELEVATION GYM NORTH/SOUTH
A003	RIGHT OF WAY AERIAL	A403	ELEV. GUEST WEST & EAST
A004	EXISTING SITE PLAN GROUND	A404	ELEV. GUEST NORTH & SOUTH
A005	EXISTING SITE PLAN SECOND	A405	ELEV. MAIN HOUSE WEST
A006	EXISTING ELEVATION WEST	A406	ELEV. MAIN HOUSE SOUTH
A007	EXISTING ELEVATION EAST	A407	ELEV. MAIN HOUSE EAST
A008	EXISTING ELEVATION NORTH	A408	ELEV. MAIN HOUSE NORTH
A009	EXISTING ELEVATION SOUTH	A409	ELEV. POOL CABANA EAST/WEST
A010 TO A013	SITE PHOTOS	A410	ELEV. POOL CABANA N / S
A014 TO A018	CONTEXT PHOTOS		
A019 TO A030	RENDERINGS		
A031	PROPOSED GROUND SITE PLAN		
A032	PROPOSED SECOND SITE PLAN		
A033	PROPOSED ROOF SITE PLAN		
A034	EXISTING LOT COVERAGE		
A035	PROPOSED LOT COVERAGE		
A036	EXISTING UNIT SIZE		
A037	PROPOSED UNIT SIZE		
A036	PROPOSED OPEN SPACE DIAGRAM		
A039	MECH. EQUIPMENT & FRONT SECTION		
A040	MECH. EQUIPMENT & FRONT SECTION		
A041	WAIVER DIAGRAM - PLAN		
A042	WAIVER DIAGRAM - ELEV		
A043	WAIVER DIAGRAM - ROOF HEIGHT		
A100	ACCESSORY BLDG GARAGE PLAN		
A101	ACCESSORY BLDG GUEST PLAN		
A102	ACCESSORY BLDG ROOF PLAN		
A103	ACCESSORY BLDG GYM PLAN		
A104	ACCESSORY BLDG GYM ROOF		
A105	MAIN GROUND FLOOR PLAN		
A106	MAIN SECOND FLOOR PLAN		
A107	MAIN ROOF PLAN		
A108	POOL CABANA FLOOR PLAN		
A109	POOL CABANA ROOF PLAN		

LANDSCAPE ARCHITECTURE

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

DIGITAL SIGNATURE:

1035 N. MIAMI AVENUE
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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

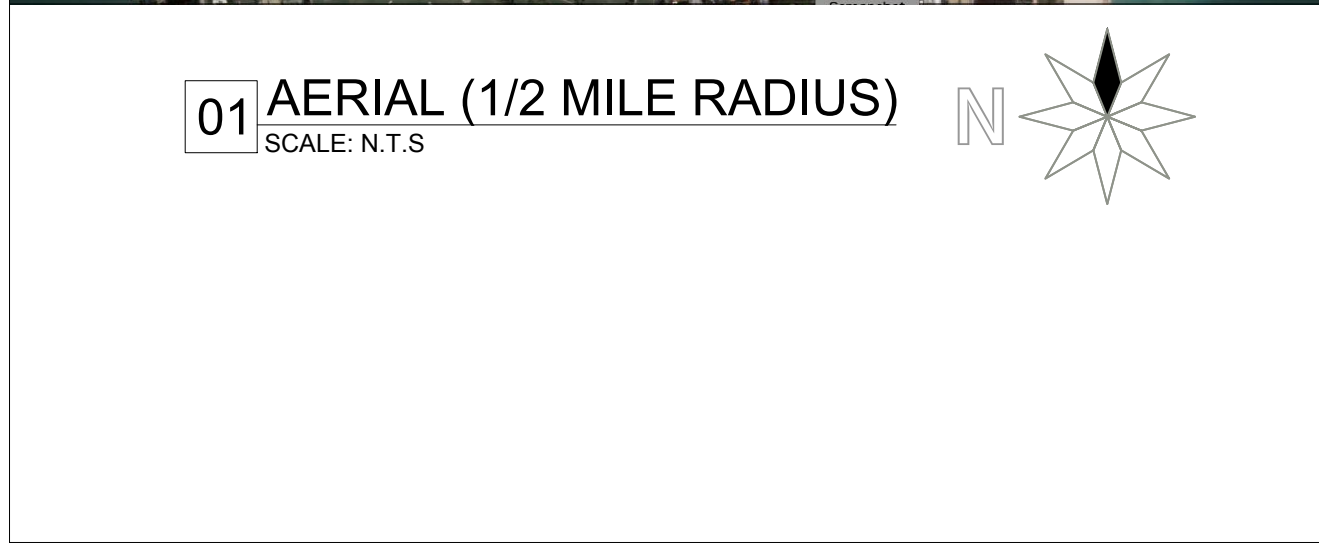
STATE OF FLORIDA
AR94719

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09-20-2021
FIRST SUB.

10-11-2021
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A000



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

Notes:

If not applicable write N/A

All other data information should be presented like the above format

A001

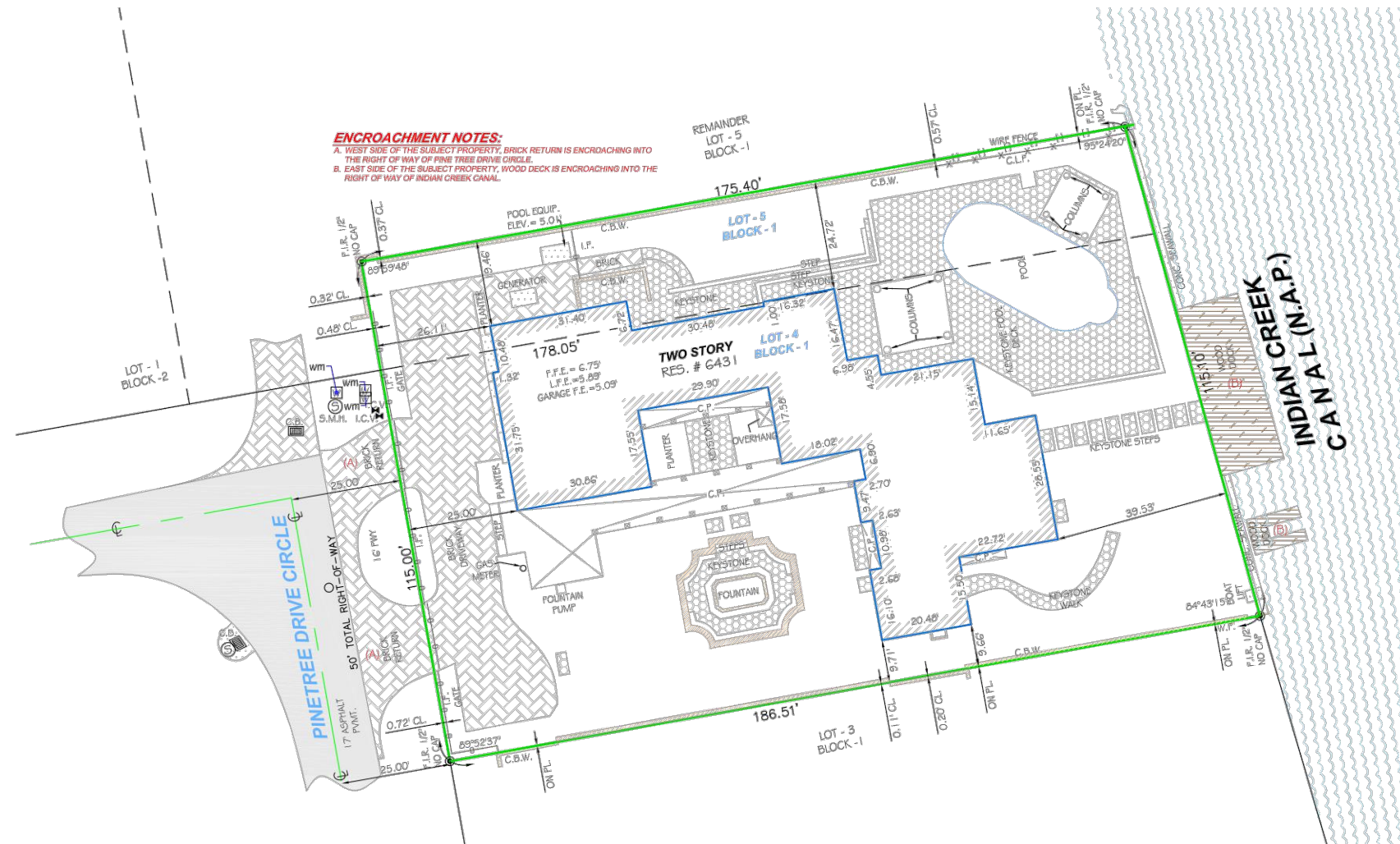


GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET



A. WEST SIDE OF THE SUBJECT PROPERTY, BRICK RETURN IS ENCRDACHING INTO THE RIGHT OF WAY OF PINE TREE DRIVE CIRCLE.
B. EAST SIDE OF THE SUBJECT PROPERTY, WOOD DECK IS ENCRDACHING INTO THE RIGHT OF WAY OF INDIAN CREEK CANAL.

[illegible]

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.
- THE 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, BUT NOT TO BE USED FOR ANY PURPOSES EXCEPTED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BLOCK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS 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.

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.

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.

I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 476.027, 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: _____

 = 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
 = EXISTING ELEVATIONS

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



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.

01 SURVEY
SCALE: N.T.S.

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A002



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



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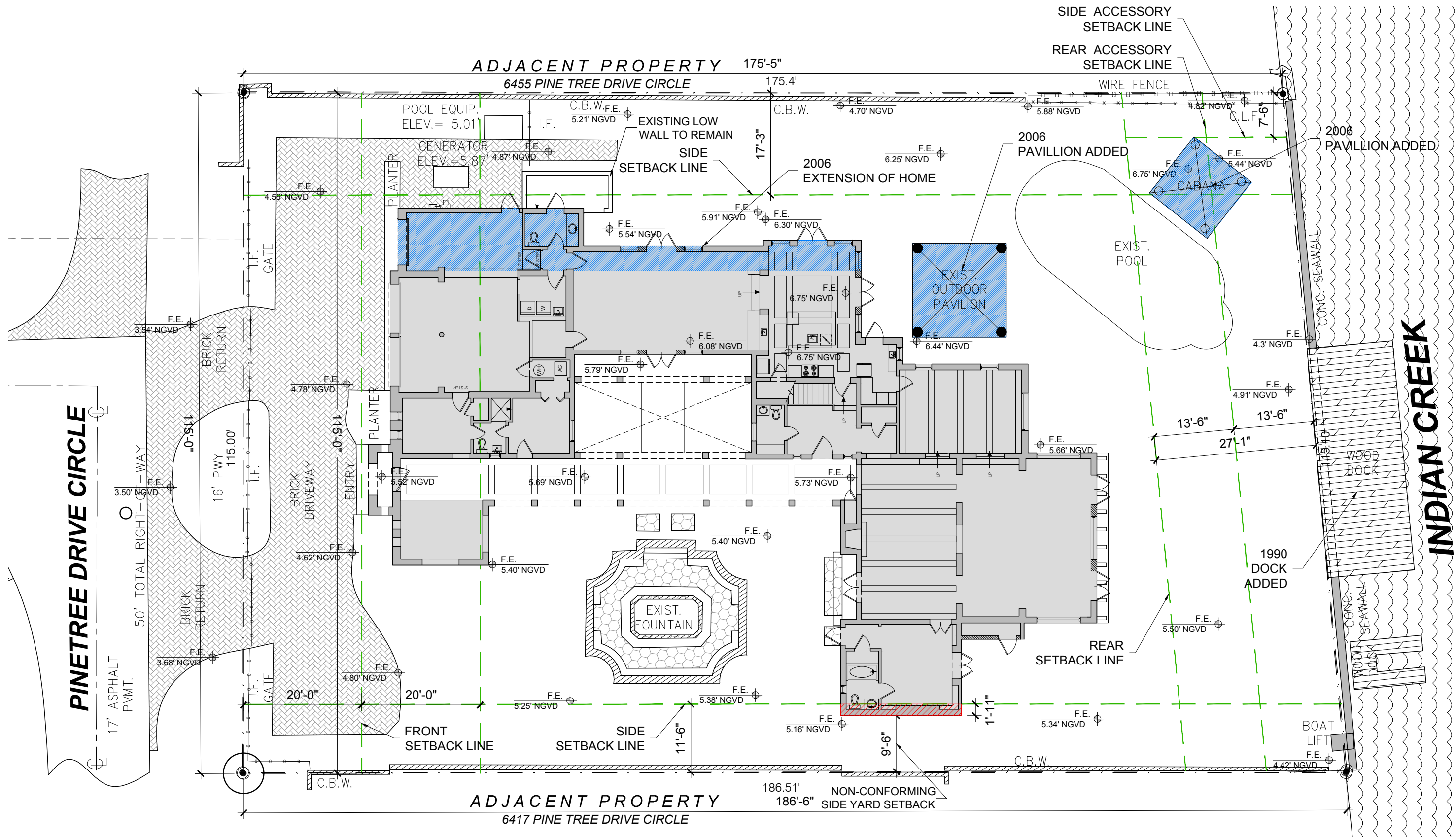
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A003



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'.

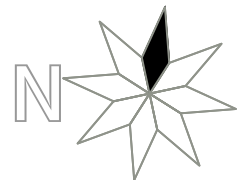
NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.

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

01 EXISTING SITEPLAN - GROUND FLOOR

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

- 1970 ADDITION
- 2006 ADDITION



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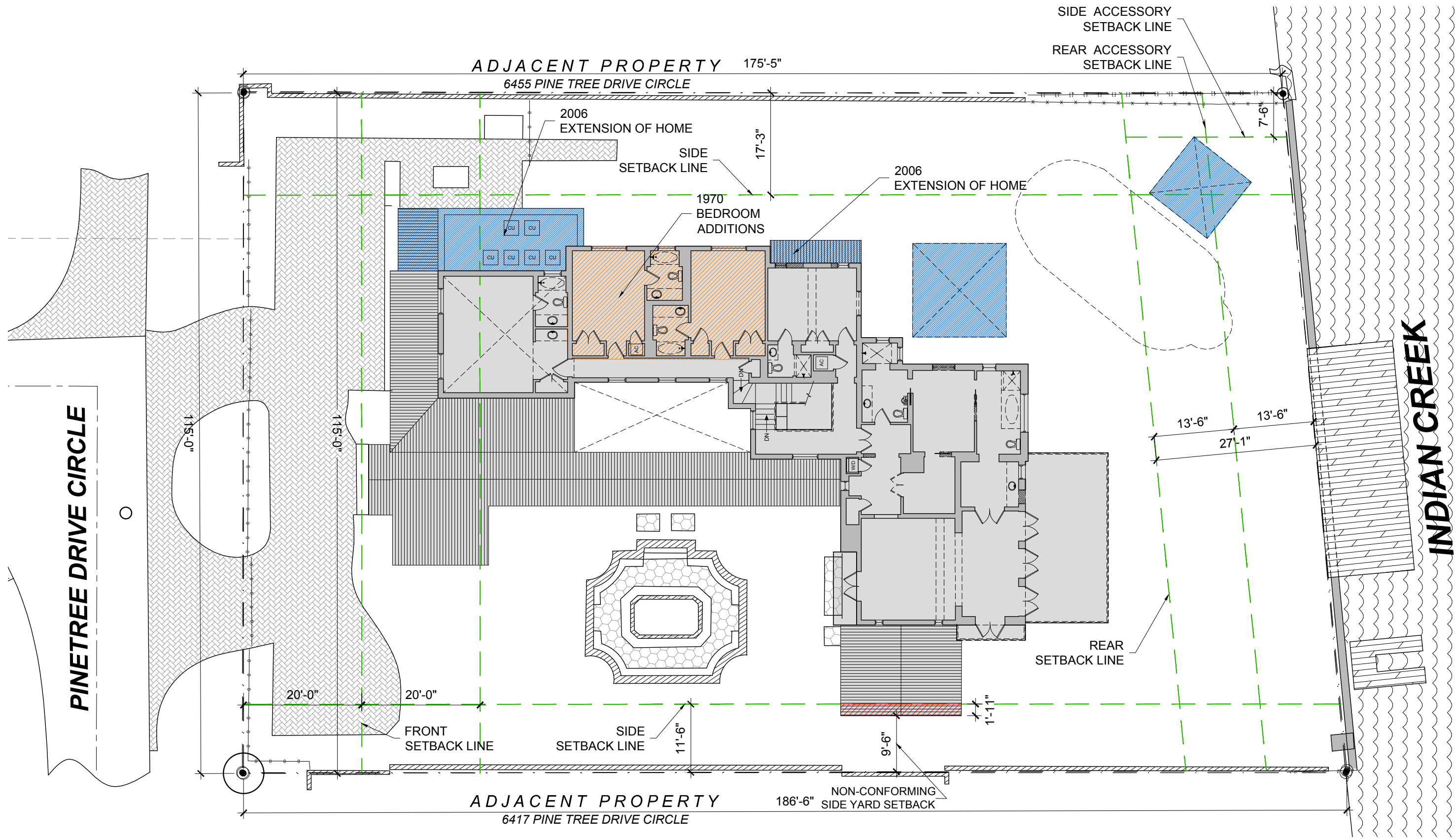
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A004



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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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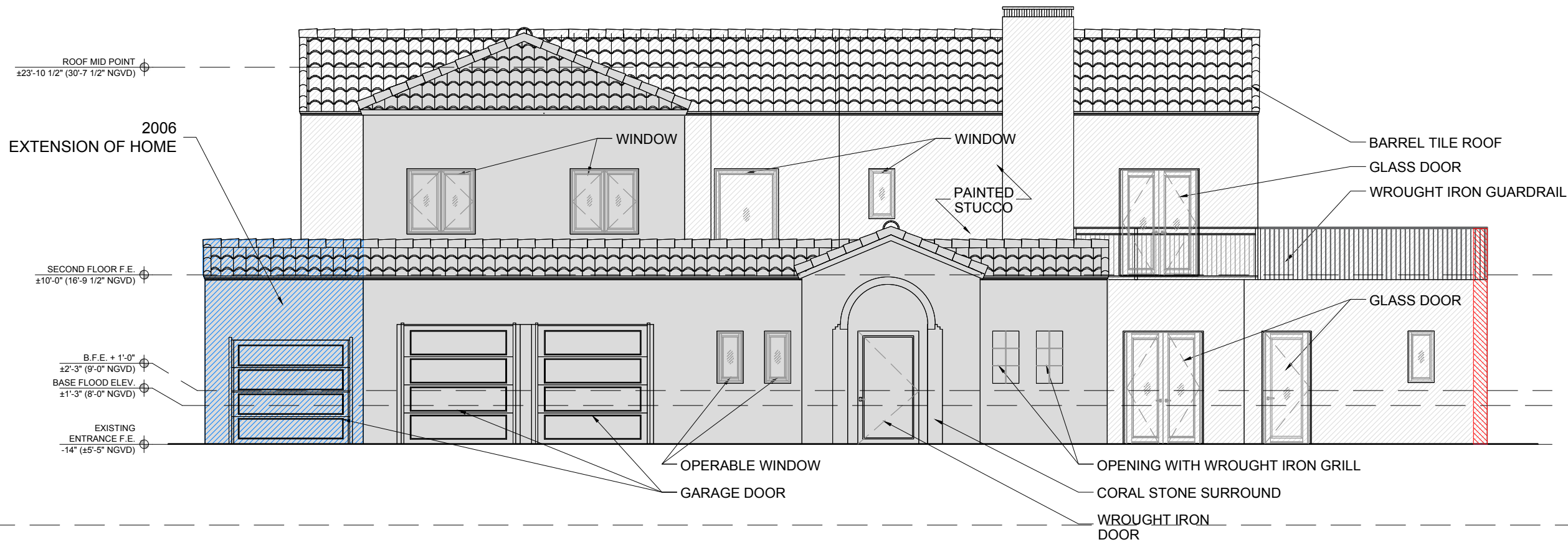
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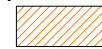
A005



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



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.

01

EXISTING WEST ELEVATION

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

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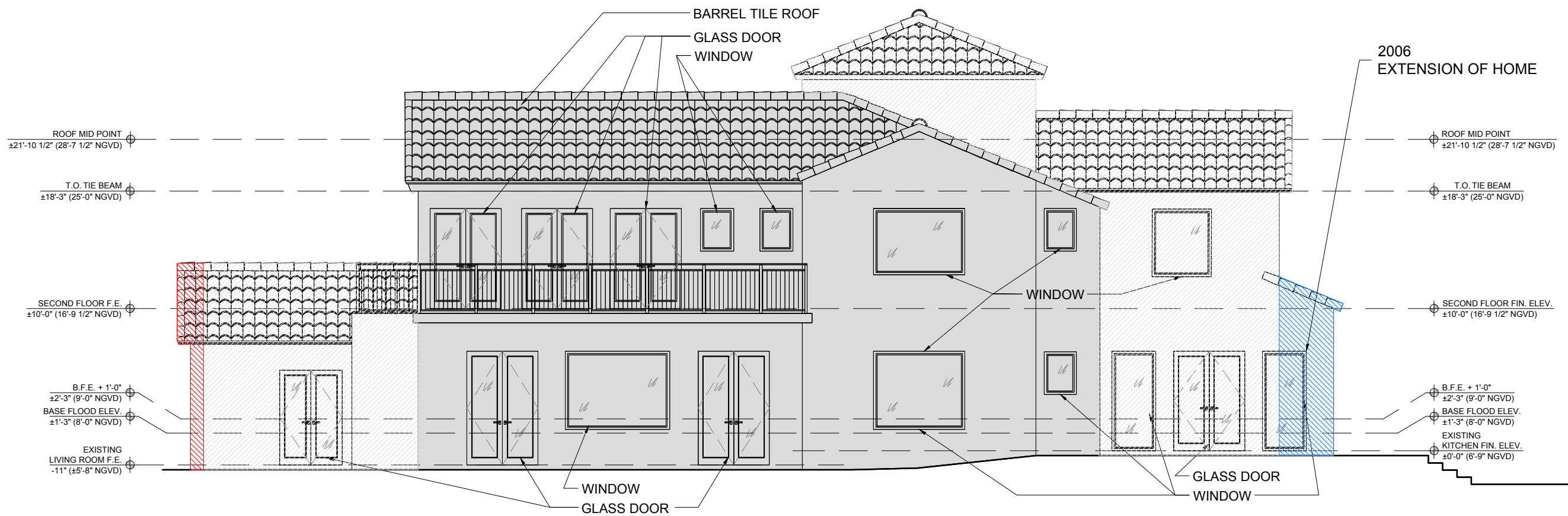
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A006



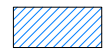
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NON-CONFORMING SIDE YARD NOTE: STUDY AT SOUTH WEST CORNER OF HOUSE IS AN EXISTING CONDITION IS NON-CONFORMING TO THE CURRENT ZONING CODE.



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.

01

EXISTING EAST ELEVATION

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

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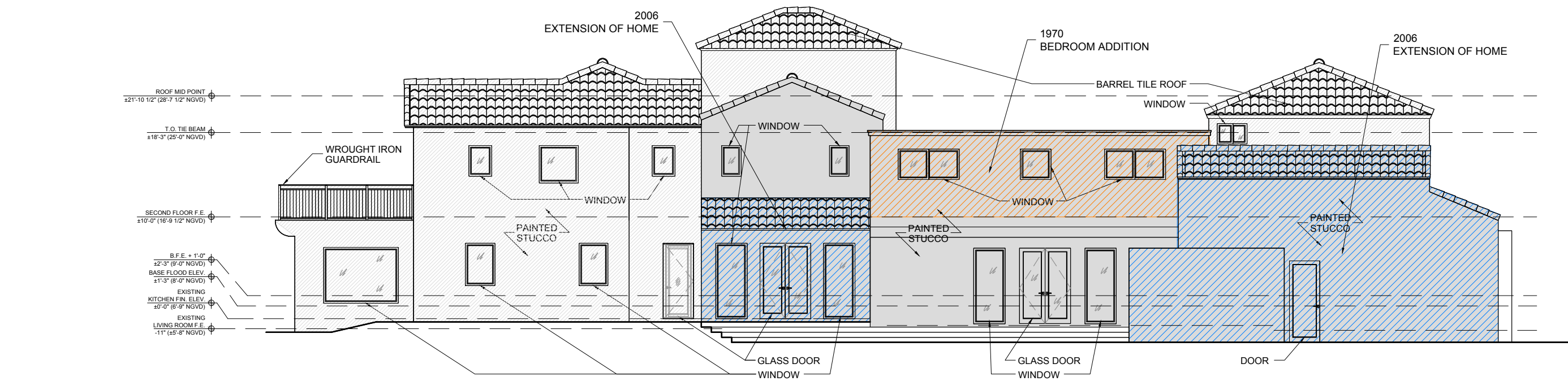
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A007



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- 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.

01

EXISTING NORTH ELEVATION

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

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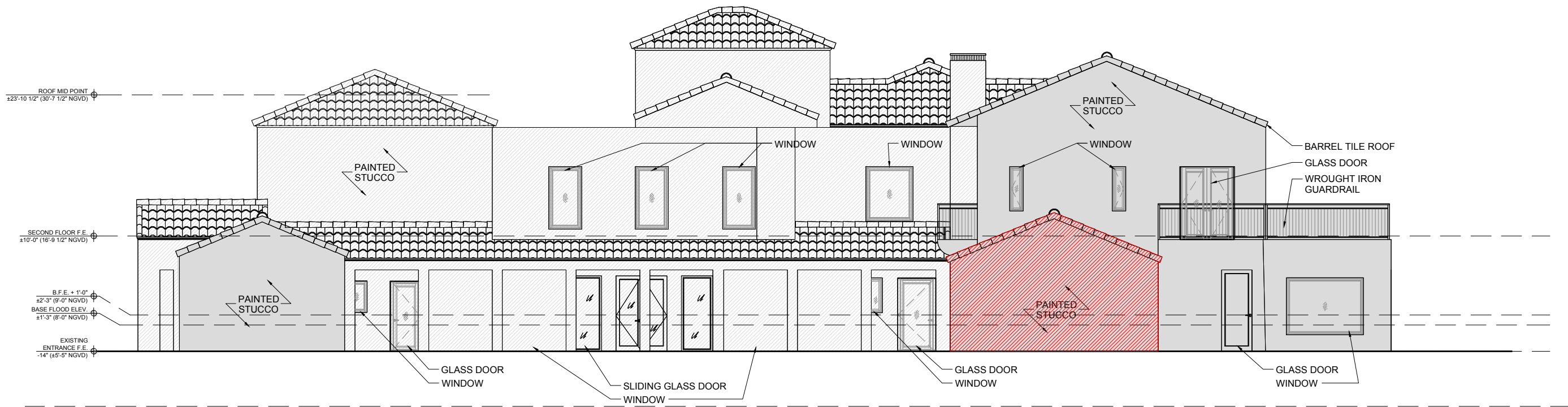
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A008



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



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.

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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07 LOOKING EAST



06 LOOKING NORTH



05 LOOKING NORTH



04 LOOKING EAST



03 LOOKING EAST



02 LOOKING SOUTHEAST

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A012



13 LOOKING SOUTHEAST



12 LOOKING SOUTHWEST



11 LOOKING WEST



10 LOOKING WEST



09 LOOKING WEST



08 LOOKING NORTHWEST

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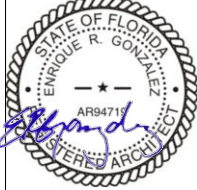
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NEIGHBORHOOD PHOTOS KEY AERIAL 

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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
A014



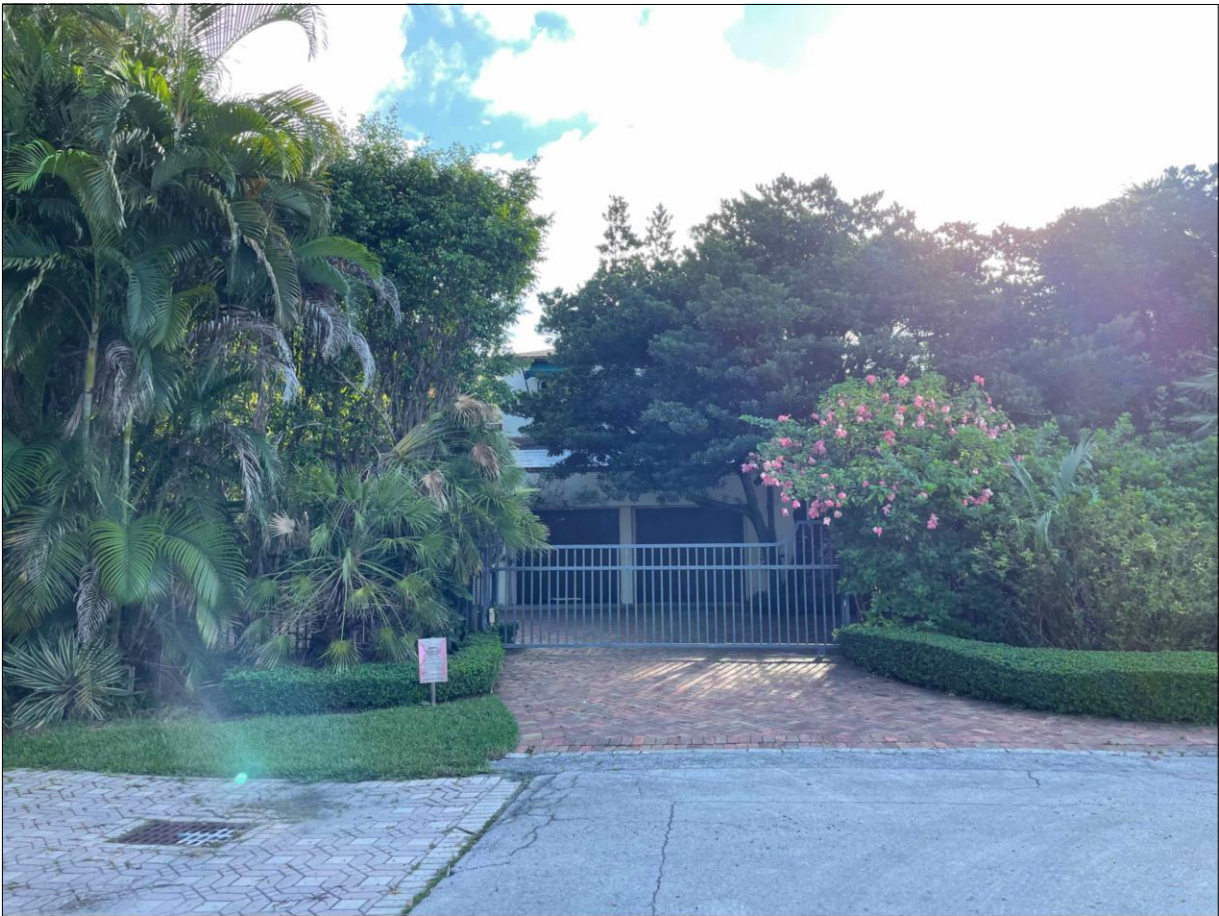
01 6465 PINETREE DRIVE CIRCLE (LOOKING NORTH)



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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A015



05 6431 PINETREE DRIVE CIRCLE (;LOOKING EAST)



07 6417 PINETREE DR CIR (LOOKING EAST)



06 6417 PINETREE DRIVE CIRCLE (LOOKING EAST)



08 6420 PINETREE DRIVE CIRCLE (LOOKING WEST)

CONTEXT

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01 6455 PINETREE DRIVE CIRCLE (LOOKING NORTH)



02 EXISTING 6431 PINETREE 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 6431 PINETREE 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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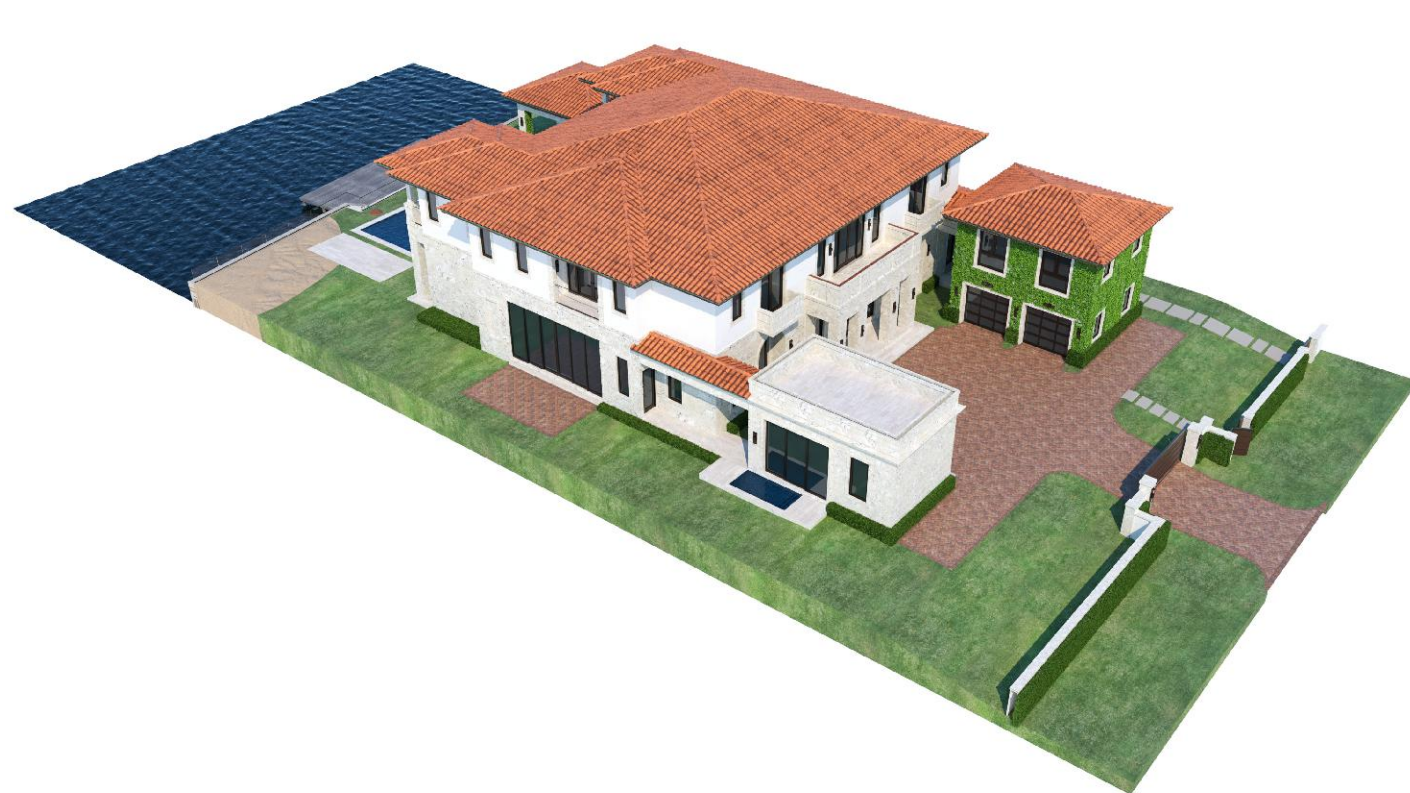
A017



01 SE AXONOMETRIC (LOOKING NORTH WEST)



02 NE AXONOMETRIC (LOOKING SOUTH WEST)



03 NW AXONOMETRIC (LOOKING SOUTH EAST)

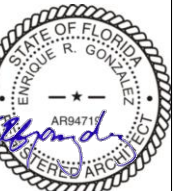


04 SW AXONOMETRIC (LOOKING NORTH EAST)

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RENDERING AT MAIN ENTRANCE (LOOKING EAST)

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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 MAIN HOUSE ENTRY (LOOKING EAST)

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

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

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A026

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



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

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

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RENDERING AT COURTYARD OF MAIN HOUSE (LOOKING WEST)

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RENDERING AT POOL CABANA (LOOKING NORTHWEST)

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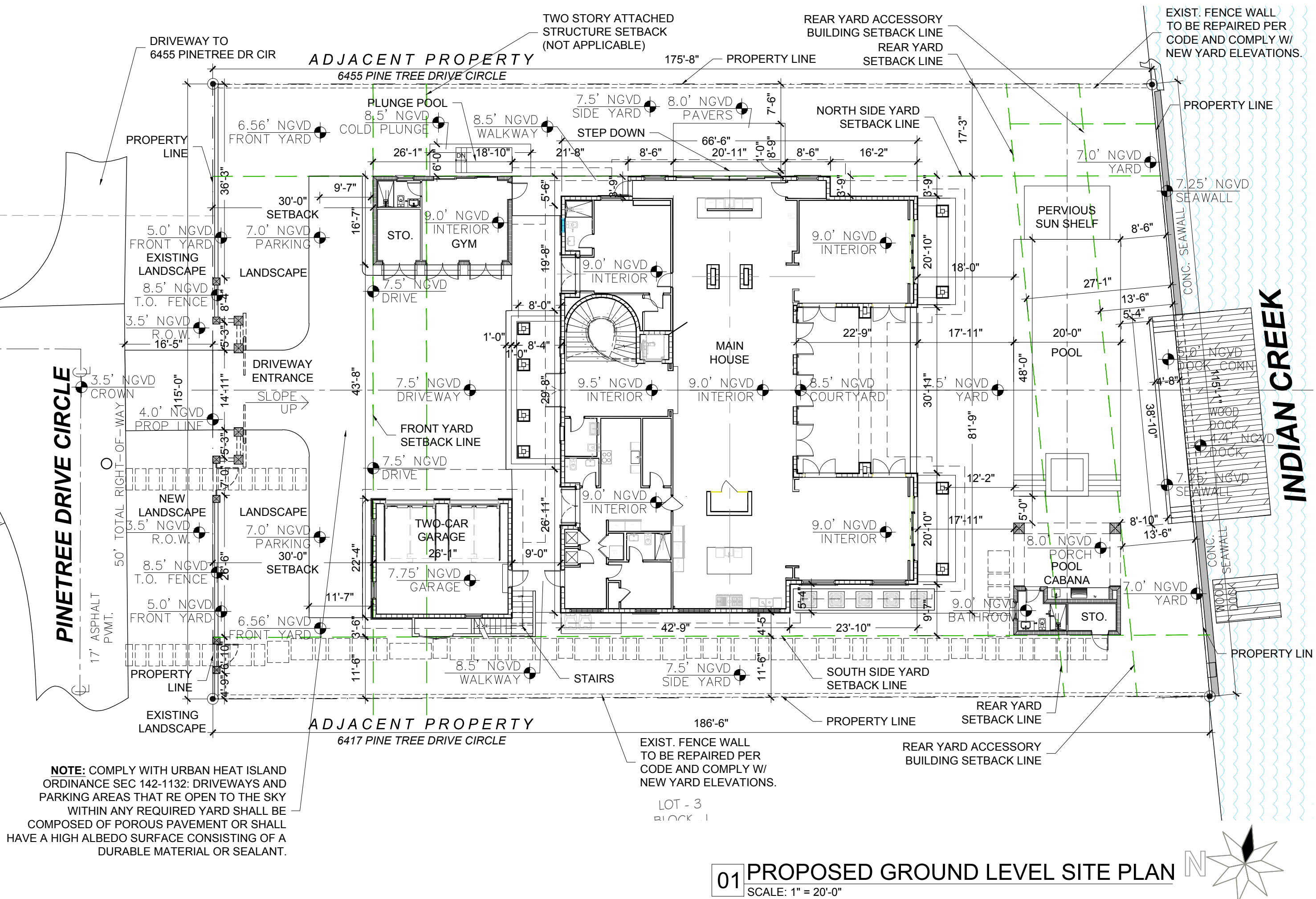
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A031

7,311.0 SF = 14.0%

LOT - 1
BLOCK -2

PINETREE DRIVE CIRCLE

PROP. LINE

115'-0"

115'-0"

115'-0"

20'-0"

20'-0"

FRONT
SETBACK LINE

SIDE
SETBACK LINE

11'-6"

ADJACENT PROPERTY
6417 PINE TREE DRIVE CIRCLE

186.51'
186'-6"

PROP. LINE

REAR
SETBACK LINE

9'-6"

MAIN
HOUSE

ENTRY BREEZEWAY

ADJACENT PROPERTY 175'-5"

6455 PINE TREE DRIVE CIRCLE

175.4'

PROP. LINE

SIDE
SETBACK LINE

17'-3"

SIDE ACCESSORY
SETBACK LINE

REAR ACCESSORY
SETBACK LINE

7'-6"

PROP. LINE

EXIST.
POOL

13'-6"

13'-6"

27'-1"

INDIAN CREEK

N

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

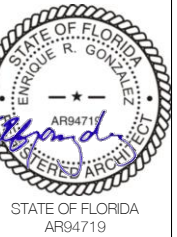
LOT COVERAGE EXISTING

SCALE: 1" = 20'-0"

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ACCESSORY BUILDING REAR YARD LOT COVERAGE:

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

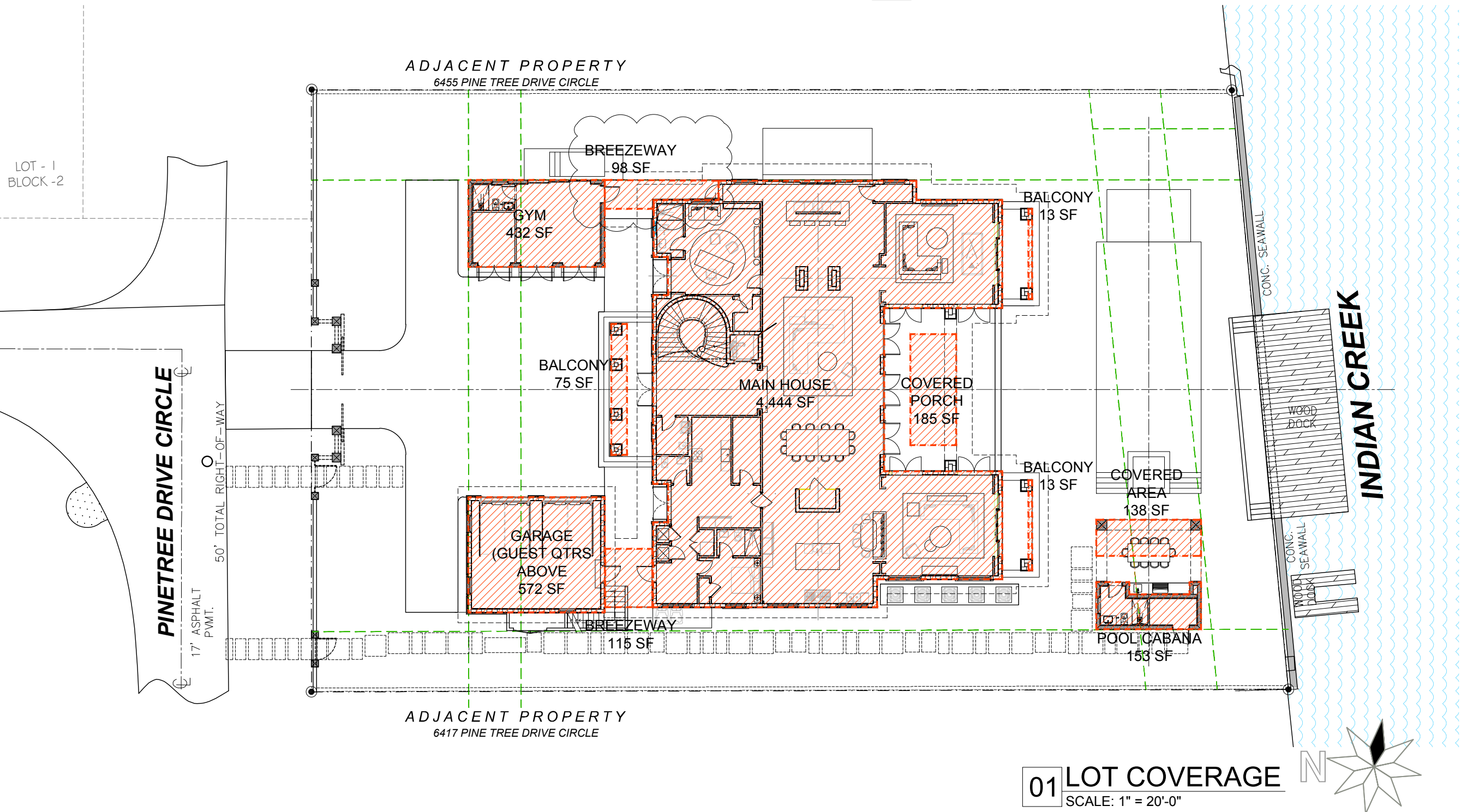
PERCENT LOT COVERAGE
ACCESSORY BUILDING : 8.4 %

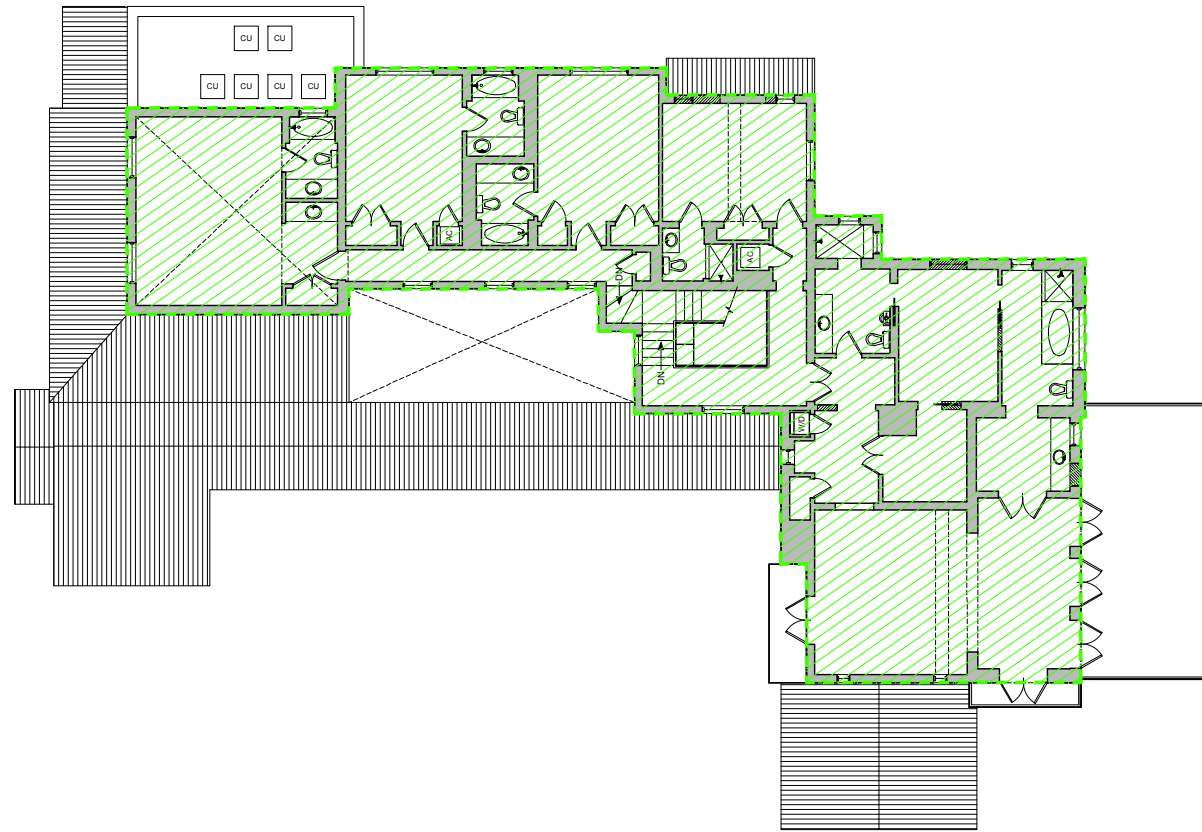
LOT COVERAGE MAX: 6,245 SF (30.0%)

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

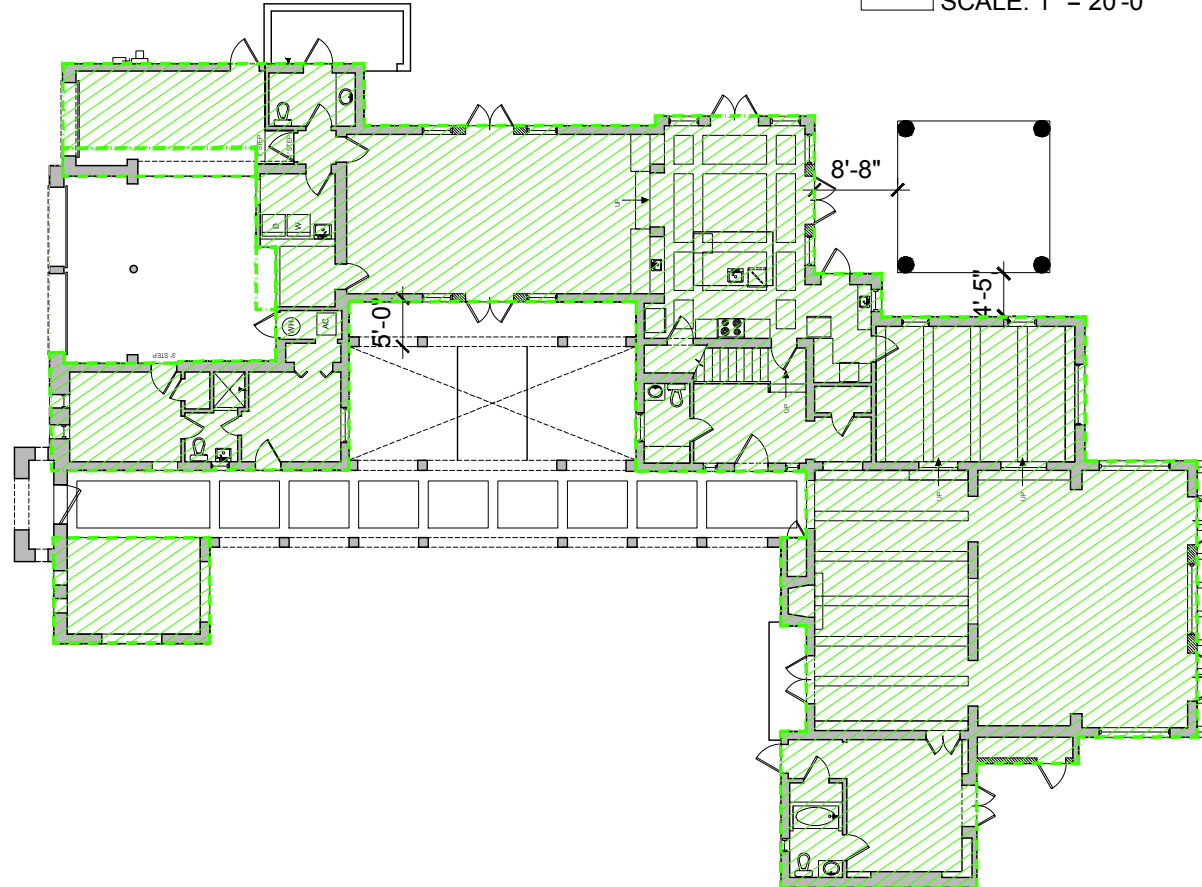
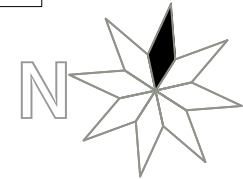
TOTAL: 7,383 SF

LOT AREA: 20,815 SF

UNIT SIZE: 35.5 %

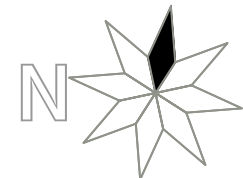
02 EXISTING UNIT SIZE - SECOND FLOOR

SCALE: 1" = 20'-0"



01 EXISTING UNIT SIZE - GROUND FLOOR

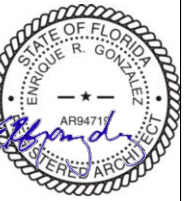
SCALE: 1" = 20'-0"



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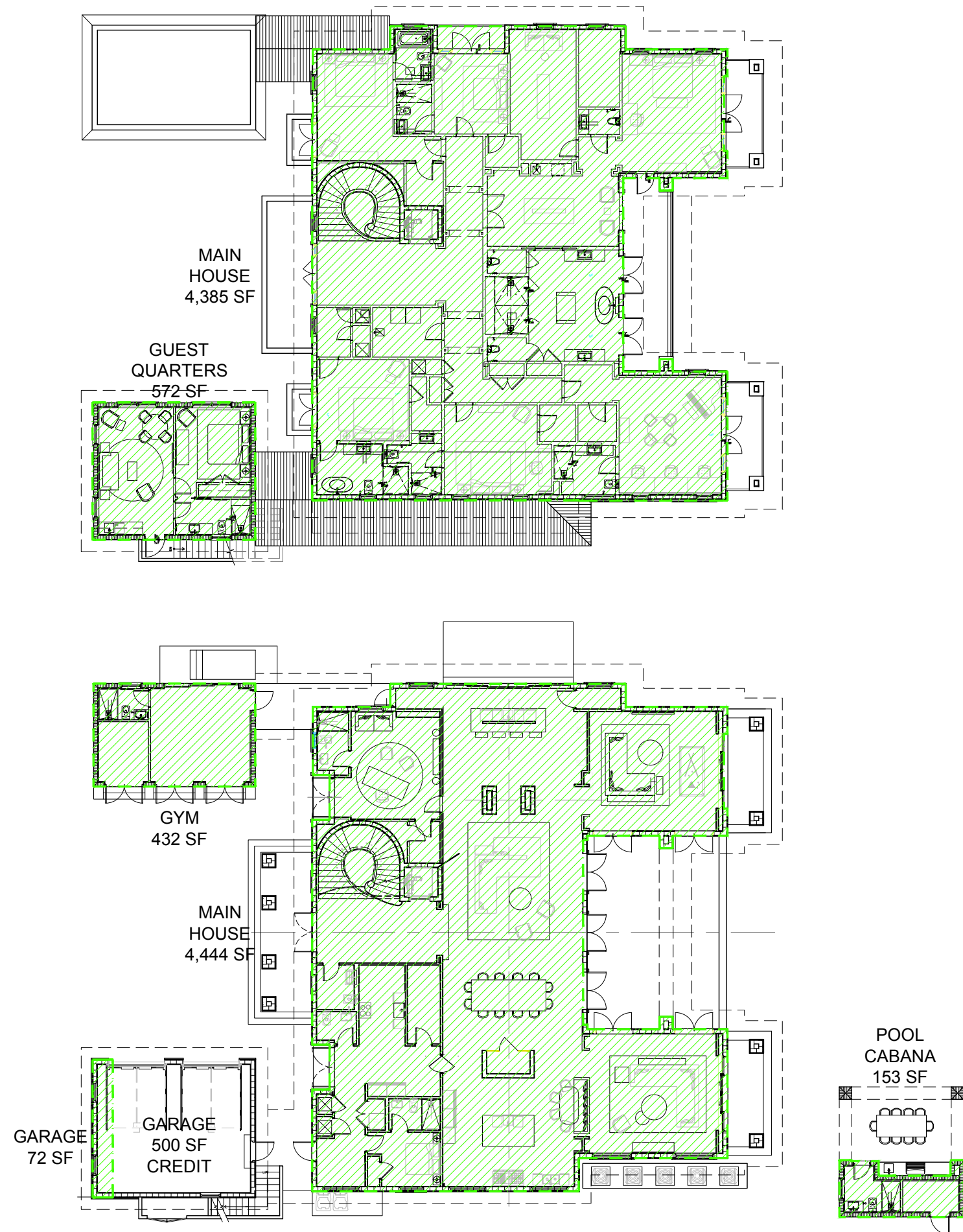
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02 UNIT SIZE SECOND LEVEL
SCALE: 1" = 20'-0"



01 UNIT SIZE GROUND LEVEL
SCALE: 1" = 20'-0"



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

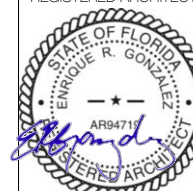
LOT AREA: 20,815 SF

UNIT SIZE: 48.37 %

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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

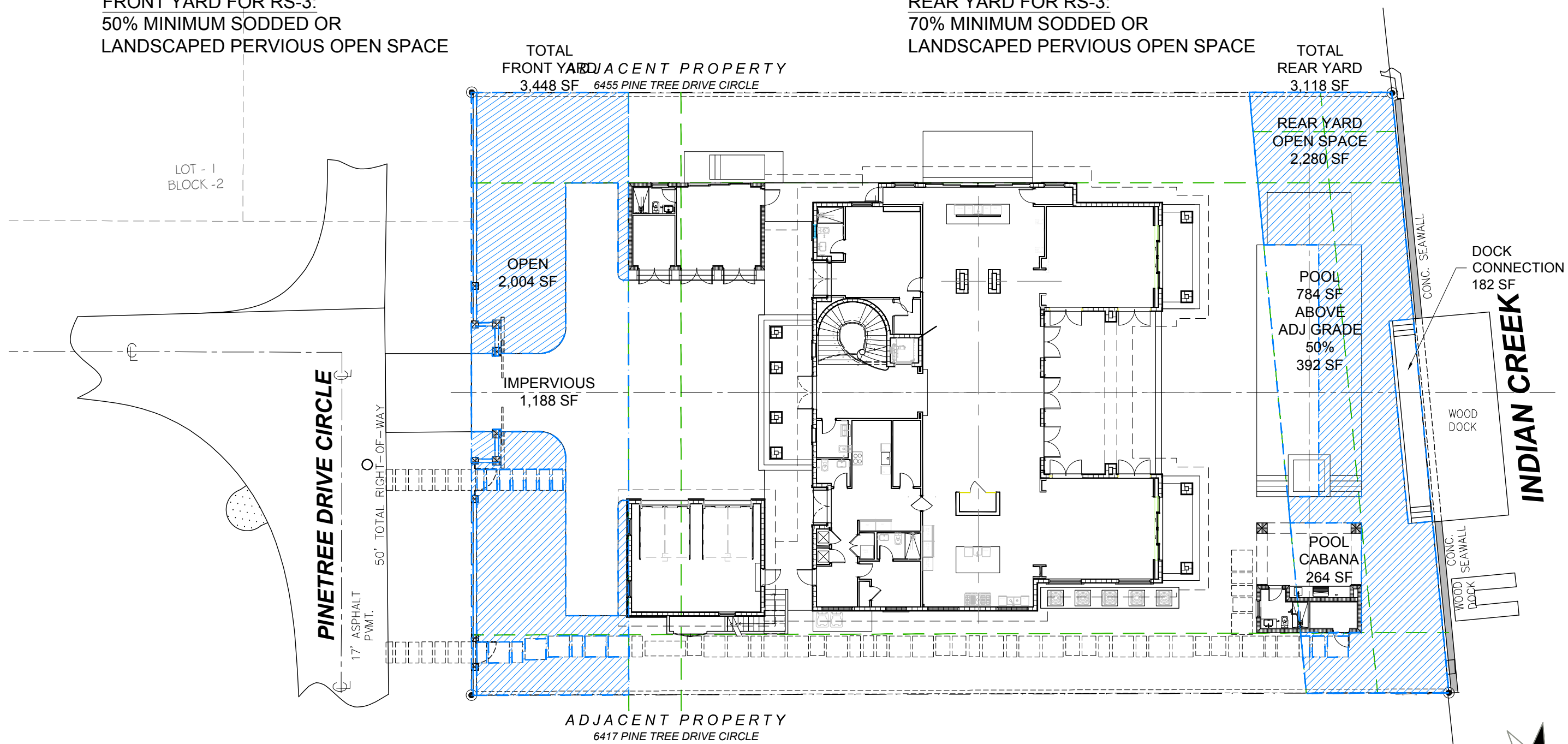
PROPOSED PERVIOUS OPEN SPACE

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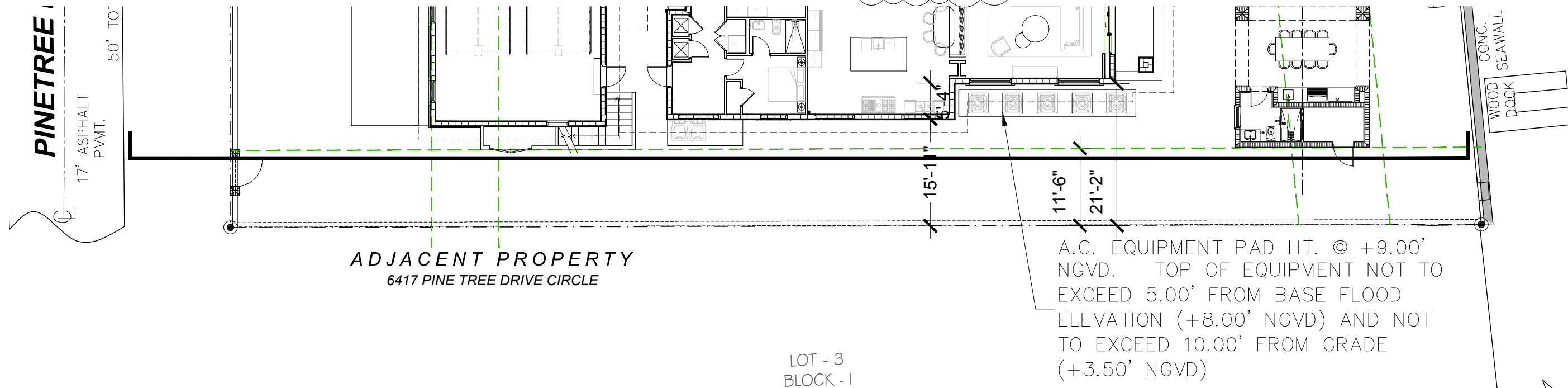
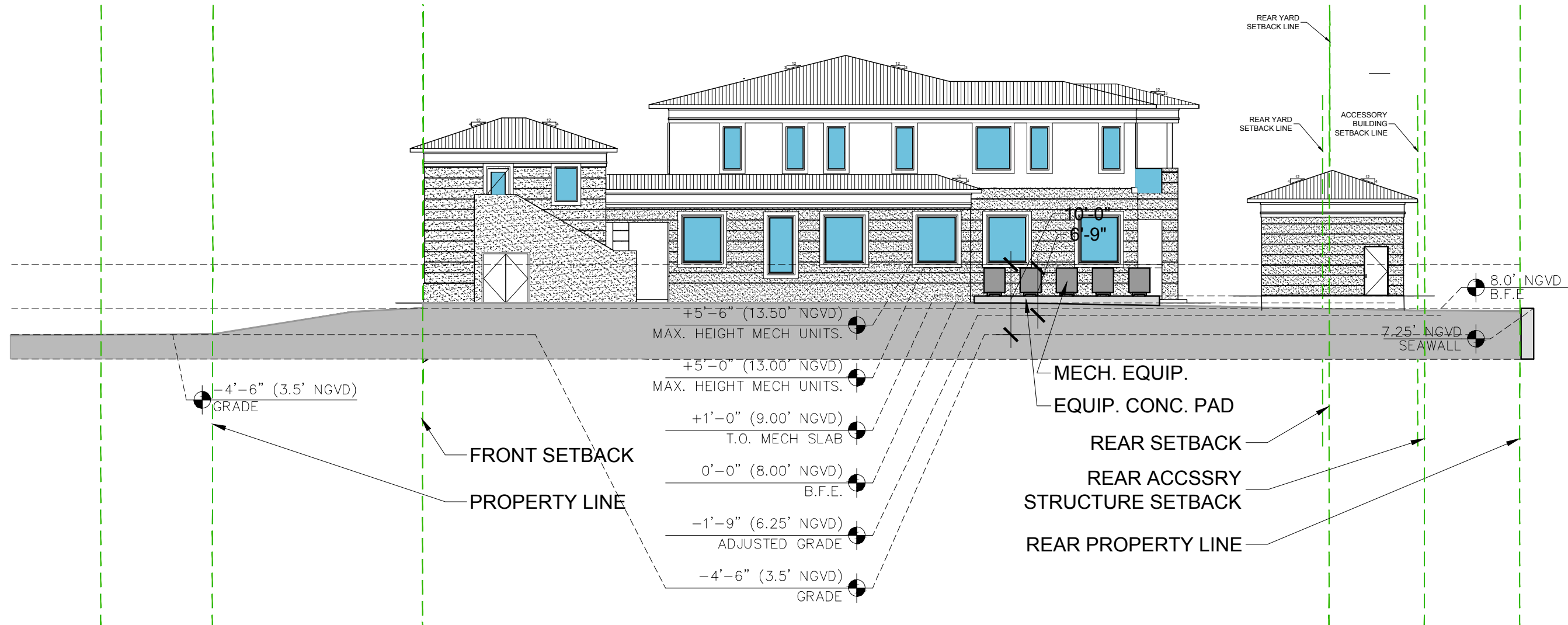
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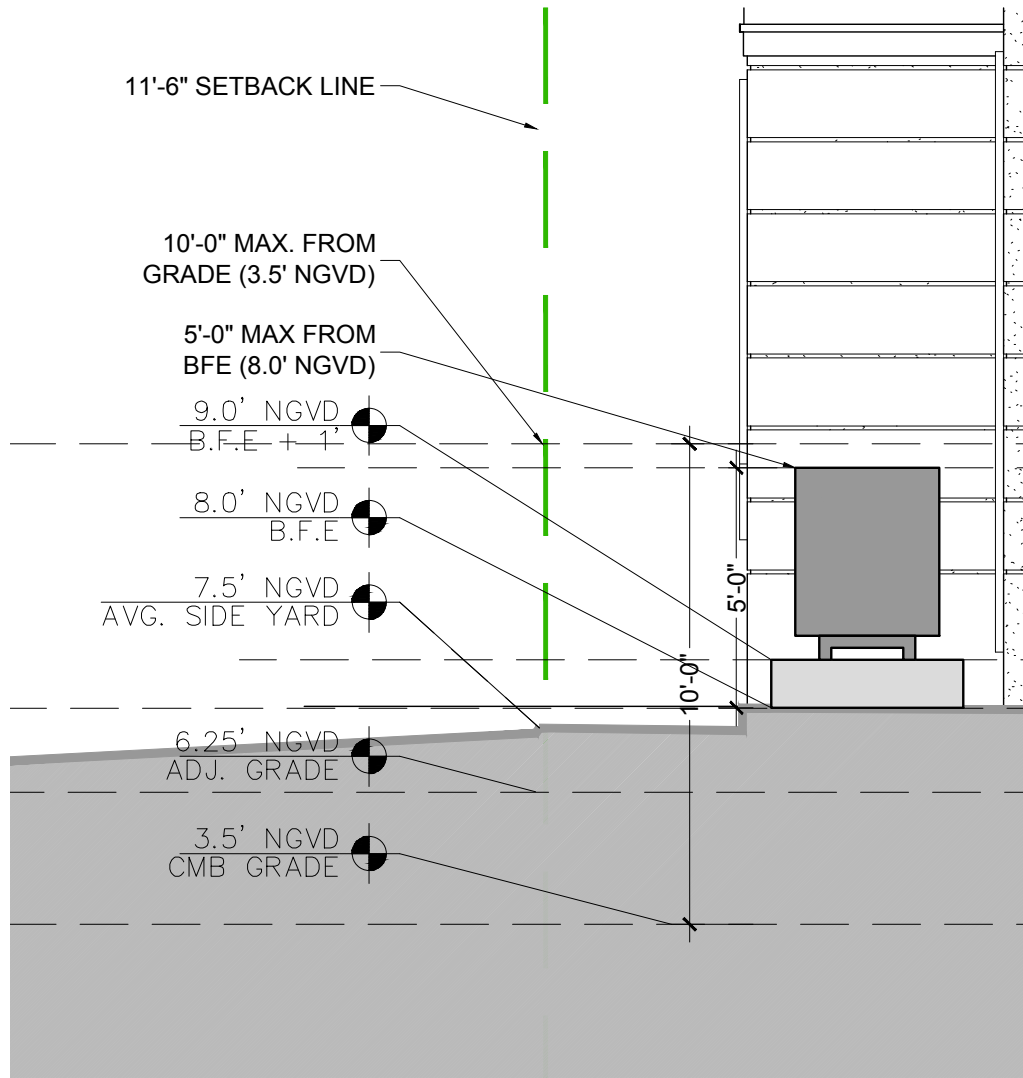
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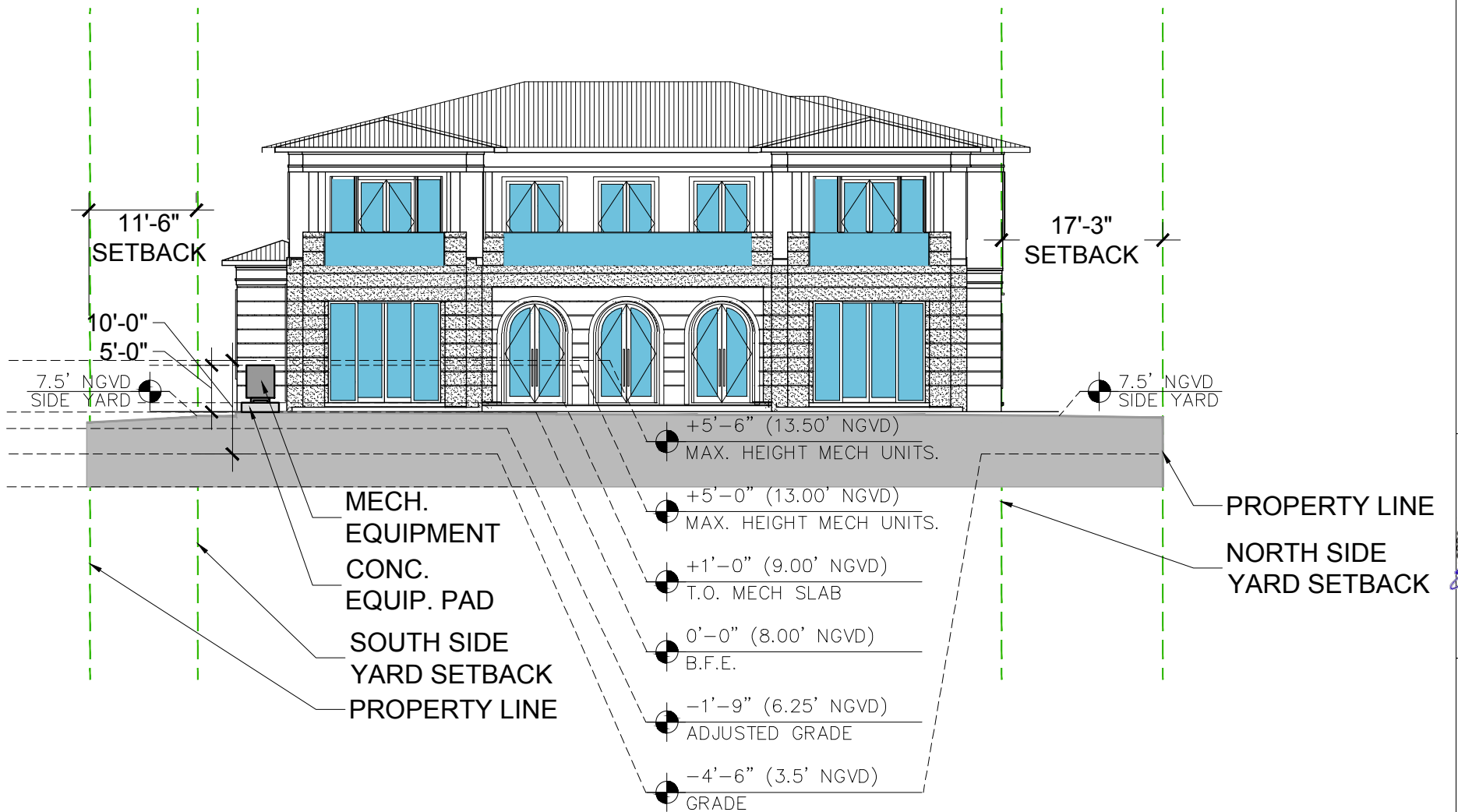
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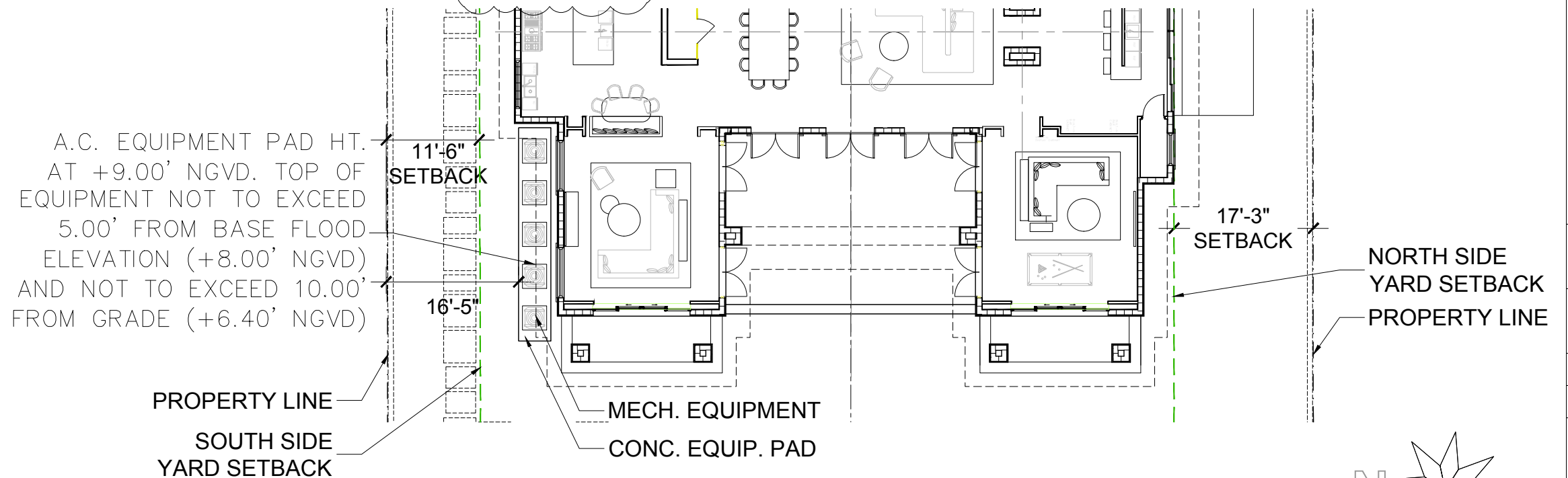
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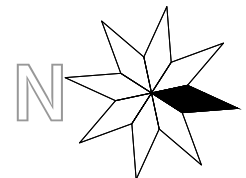
03 ENLARGED SECTION SIDE YARD
SCALE: 1/4" = 1'-0" SECTION LOOKING SOUTH



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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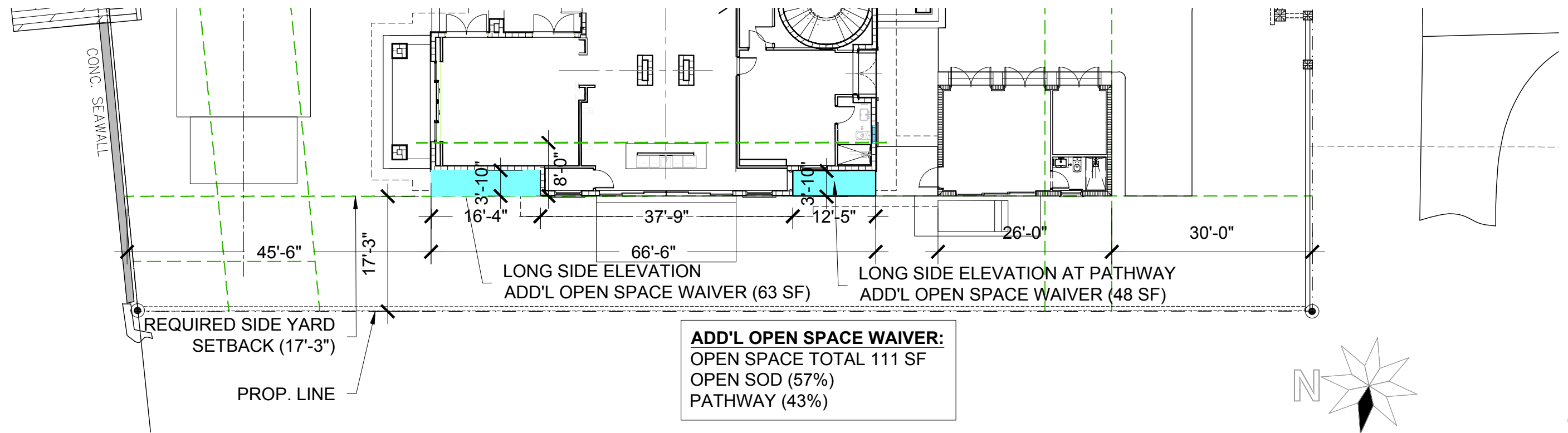
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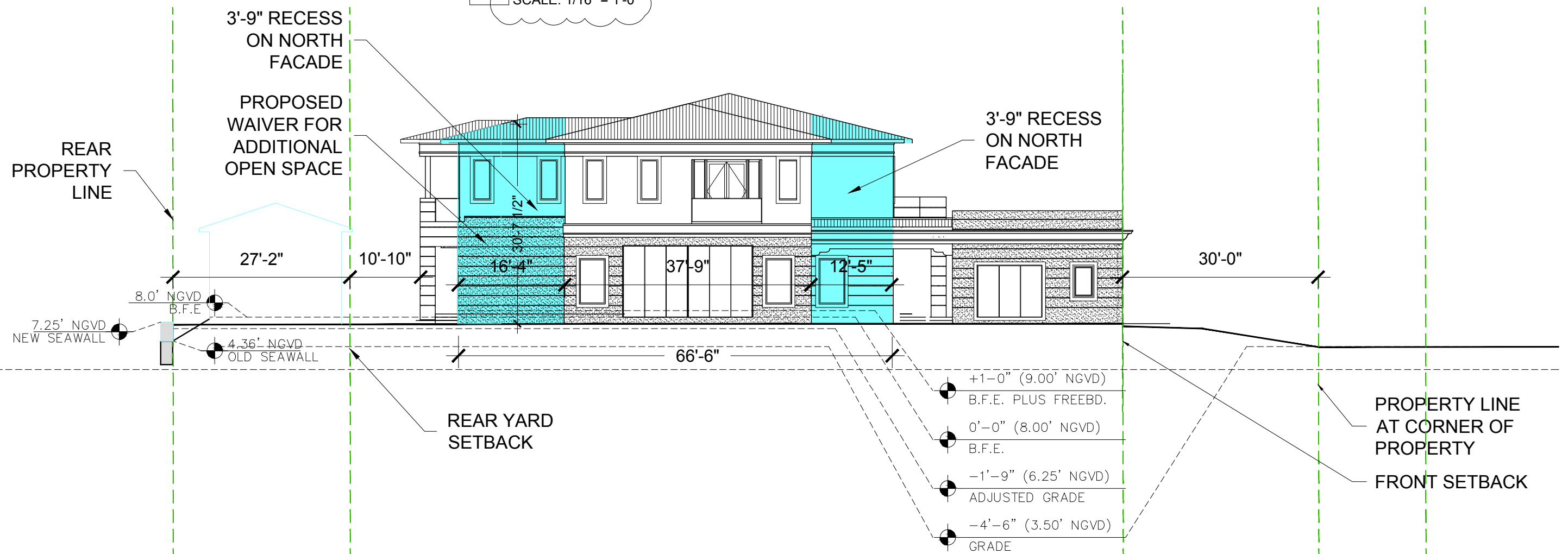
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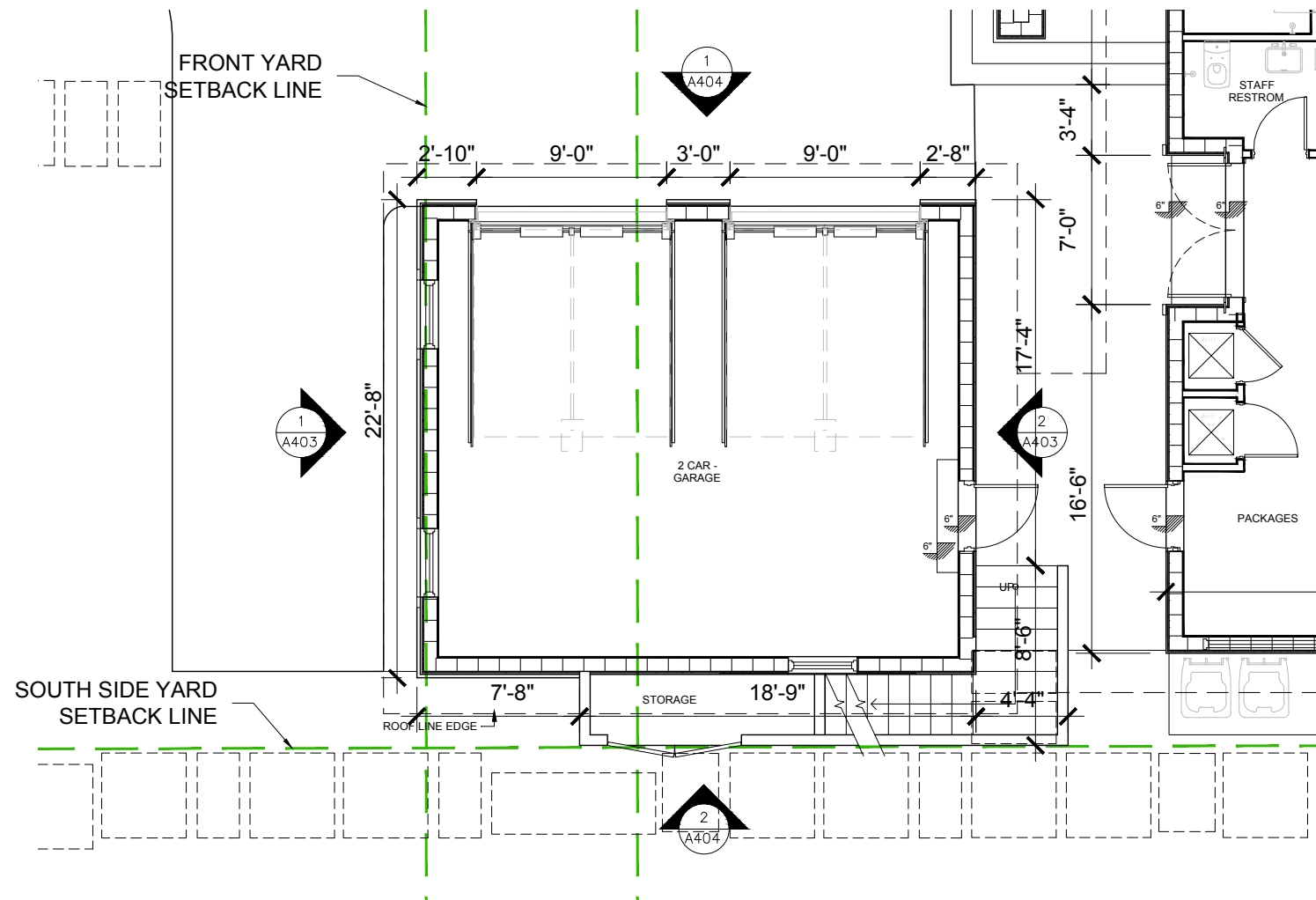
A040



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



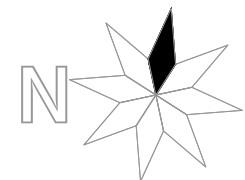
01 ADDITIONAL OPEN SPACE WAIVER DIAGRAM NORTH ELEVATION
SCALE: 1/16" = 1'-0"



01

GARAGE GROUND LEVEL PLAN

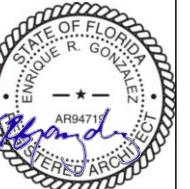
SCALE: 1/8" = 1'-0"



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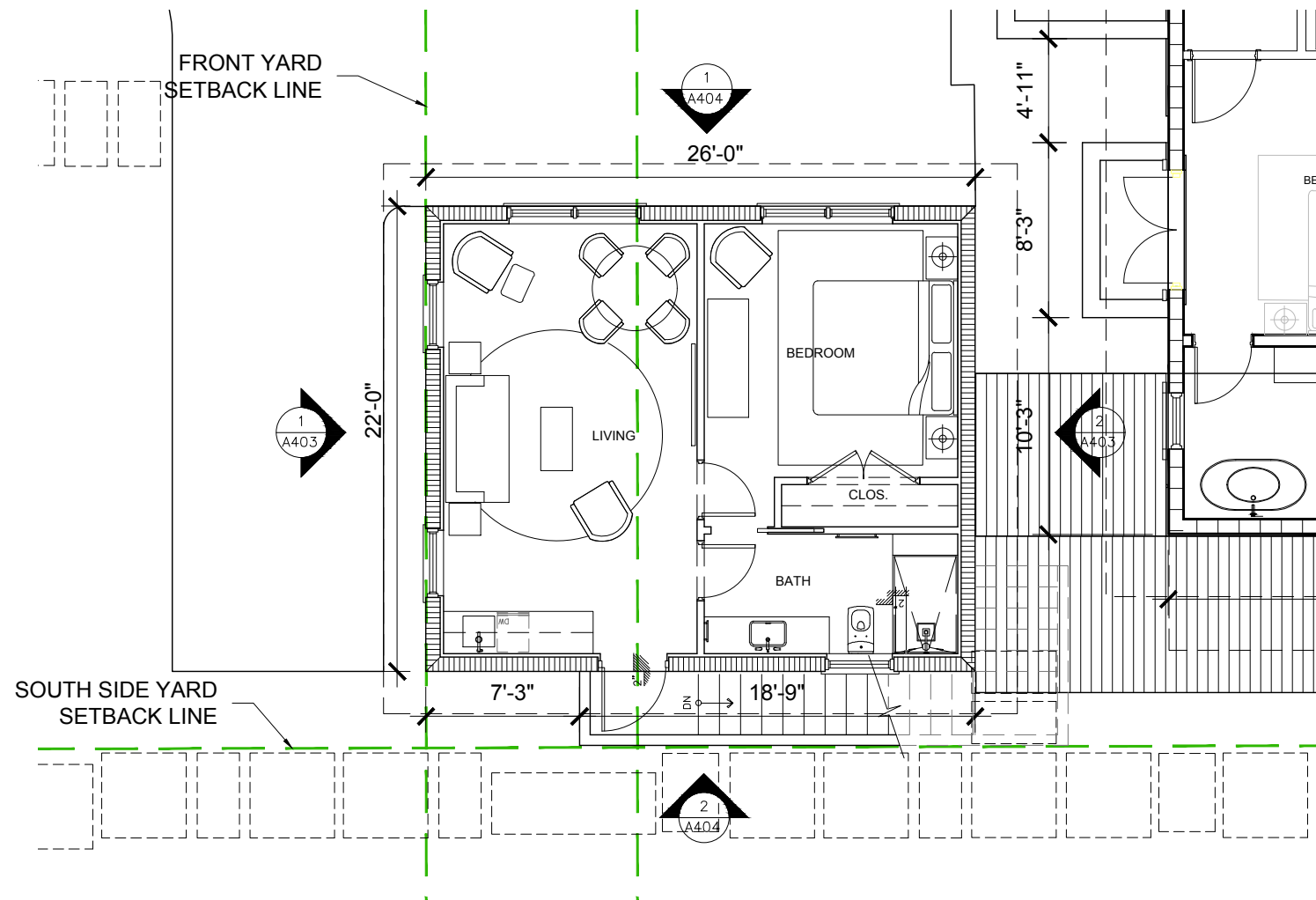
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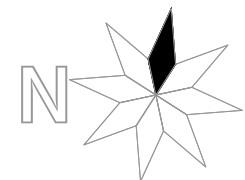
A100



01

GUEST QUARTERS 2ND LEVEL PLAN

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

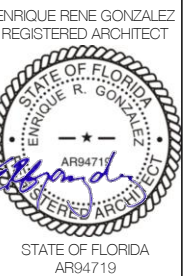


NEW RESIDENCE
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6431 PINETREE DRIVE CIRCLE
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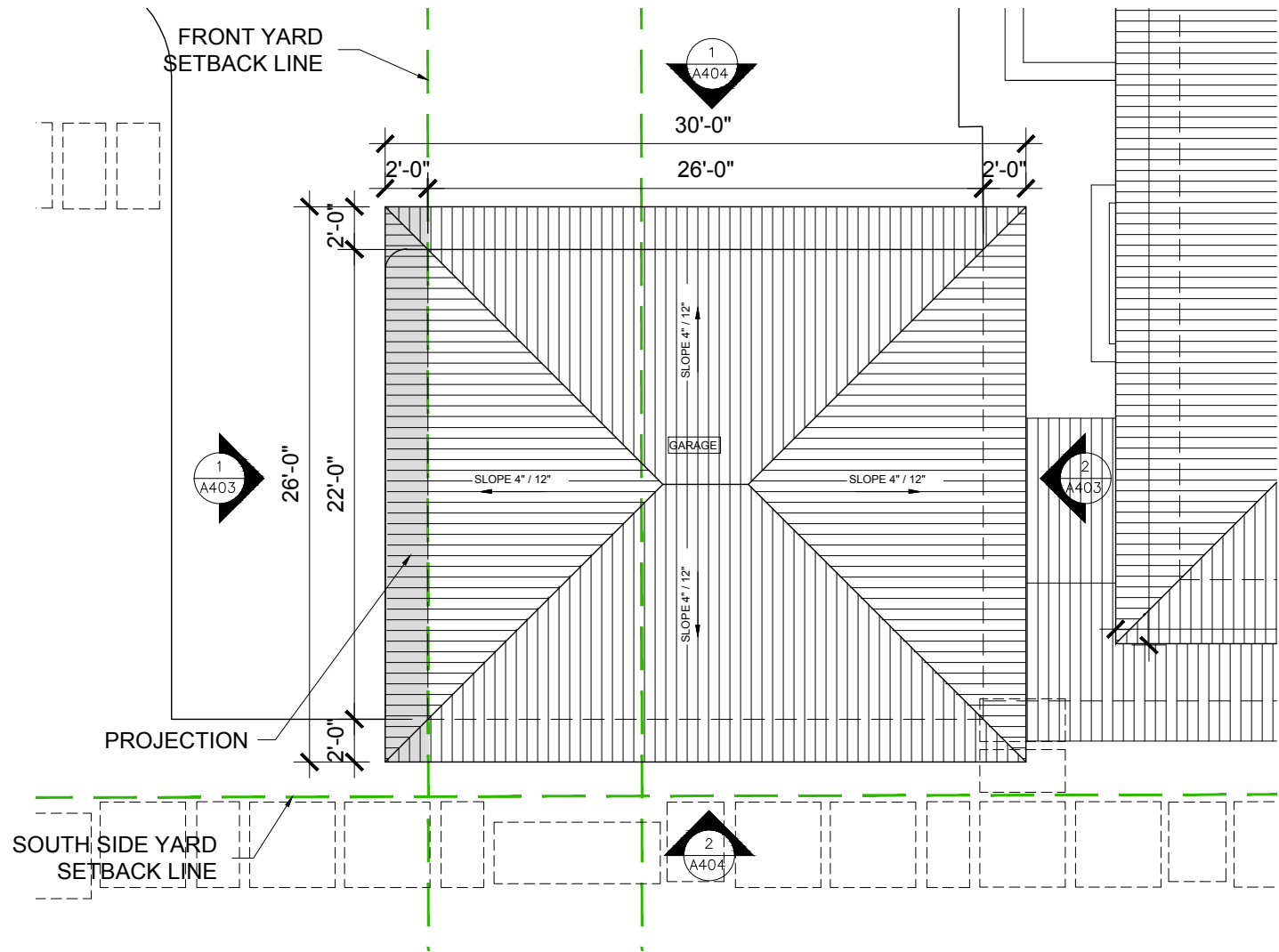
09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

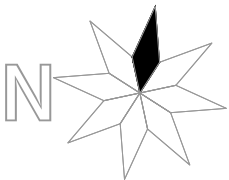
A101



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



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A

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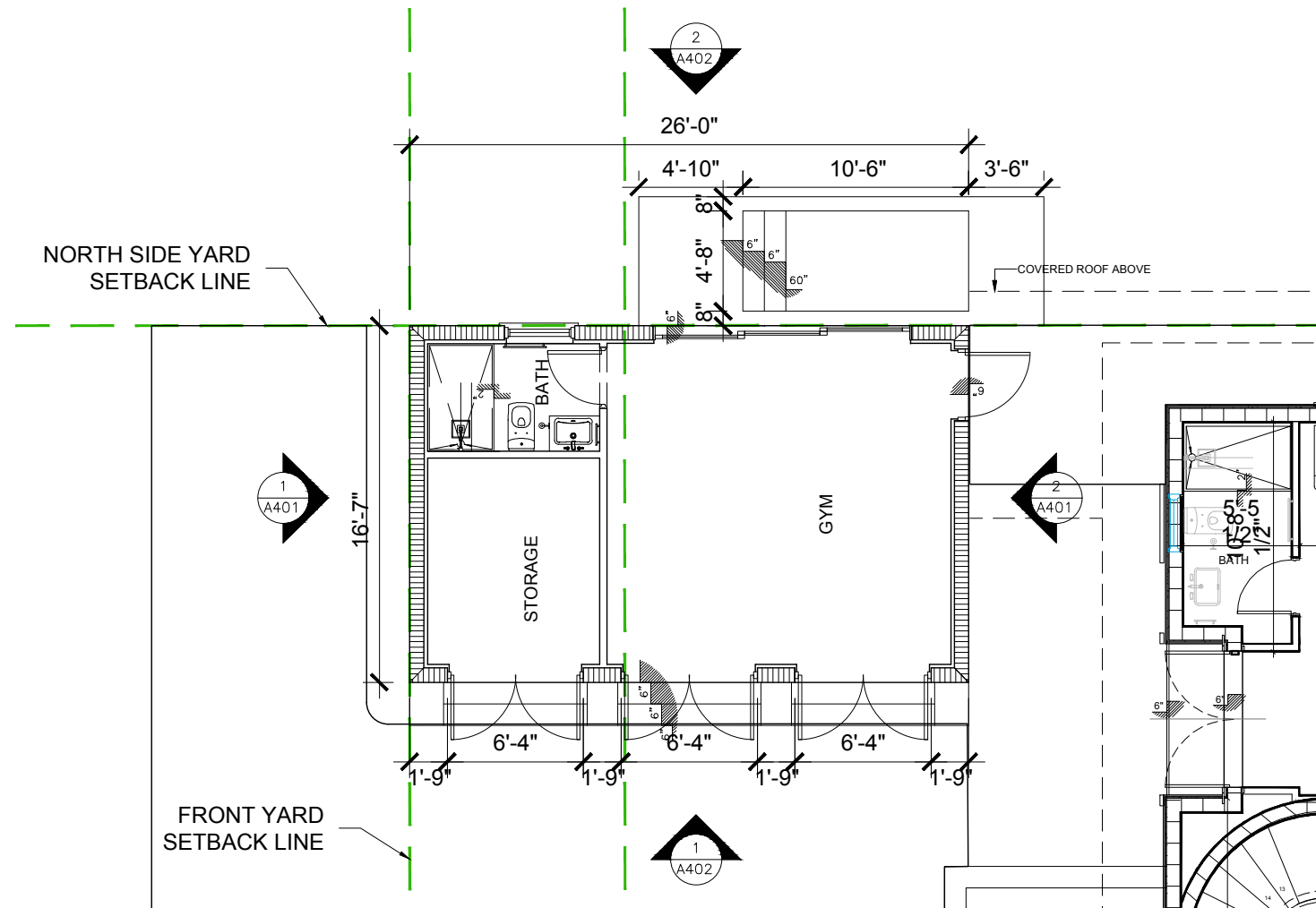
STATE OF FLORIDA
ENRIQUE R. GONZALEZ
AR94719
REGISTERED ARCHITECT

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

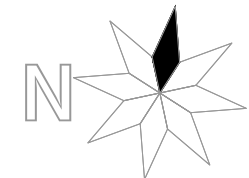
09-20-2021
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A102



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



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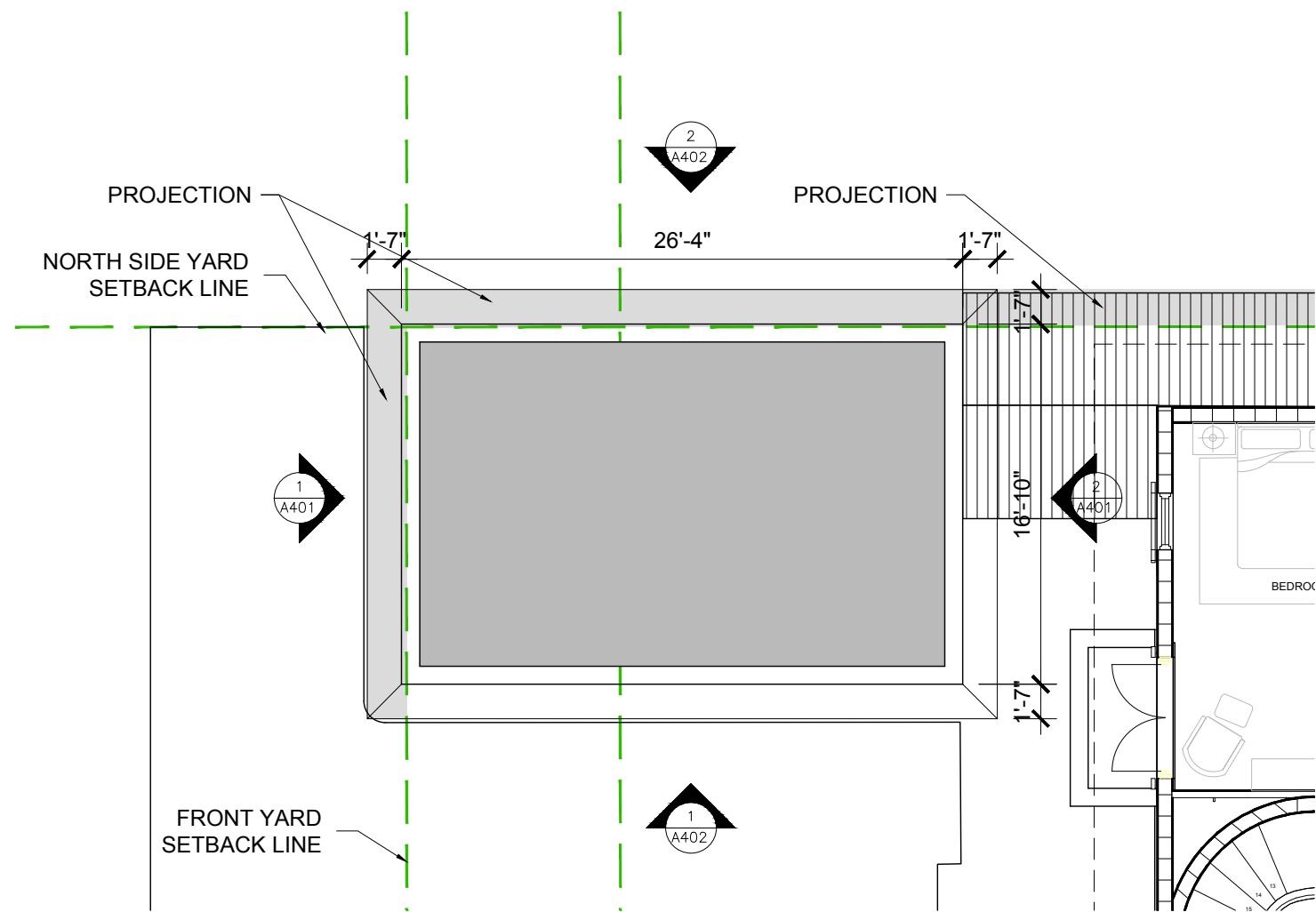
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

STATE OF FLORIDA
AR94719

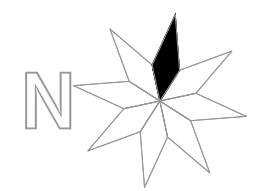
NEW RESIDENCE
SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
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A103



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



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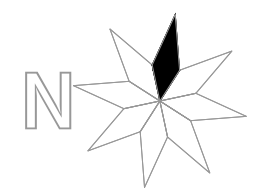
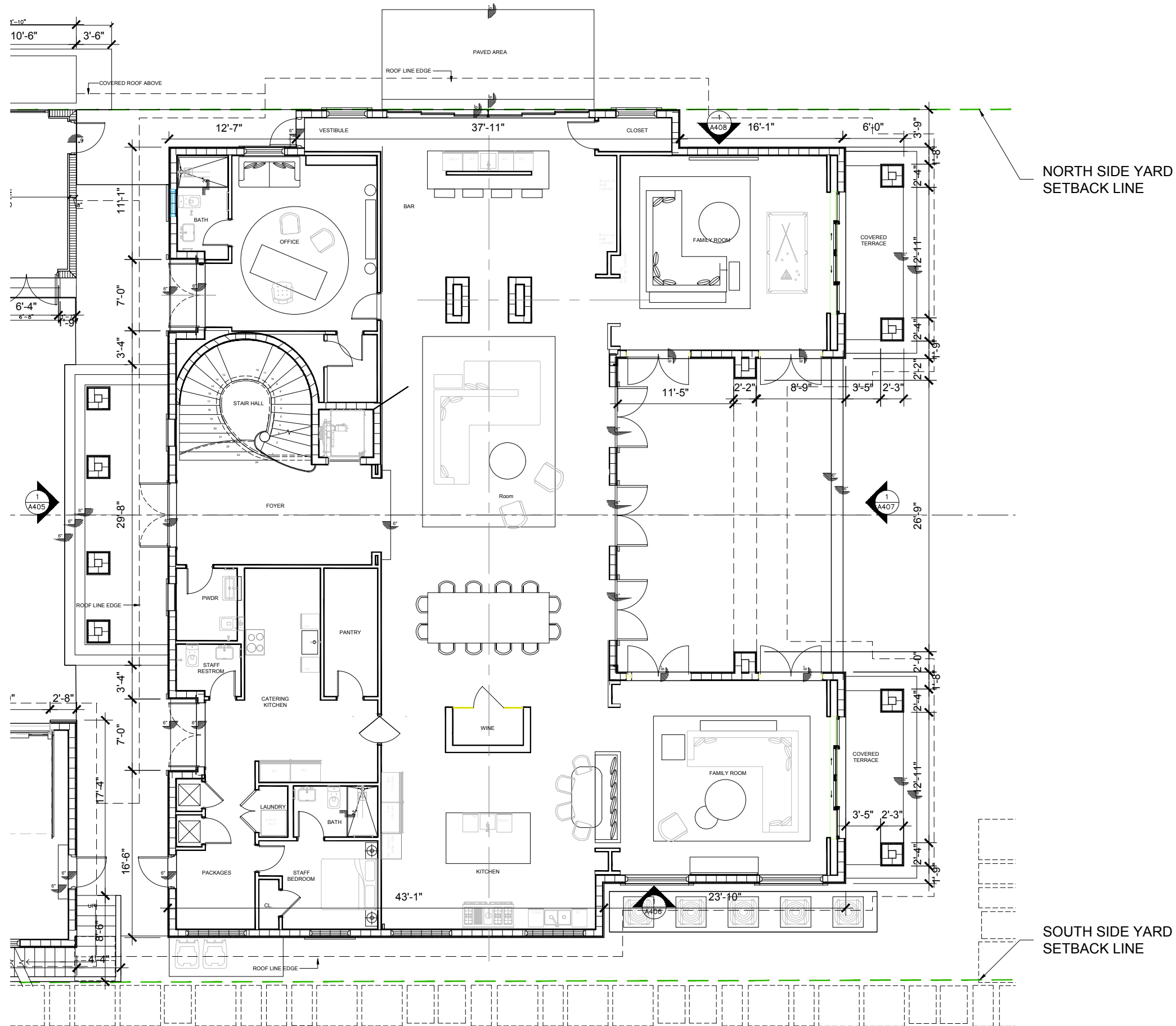

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A104



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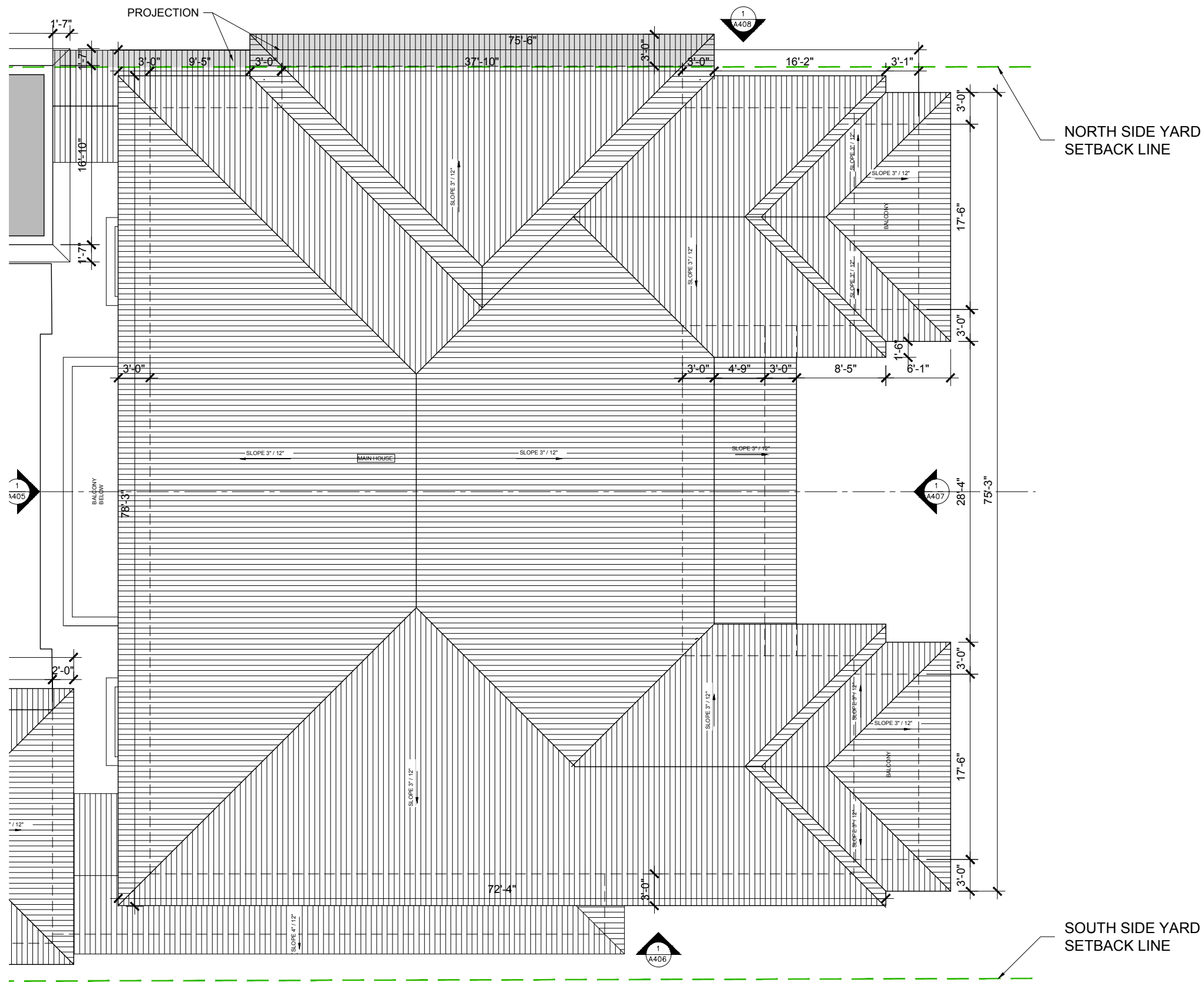
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

NEW RESIDENCE
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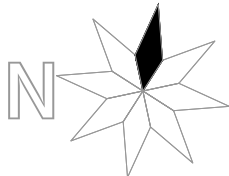
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A105



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



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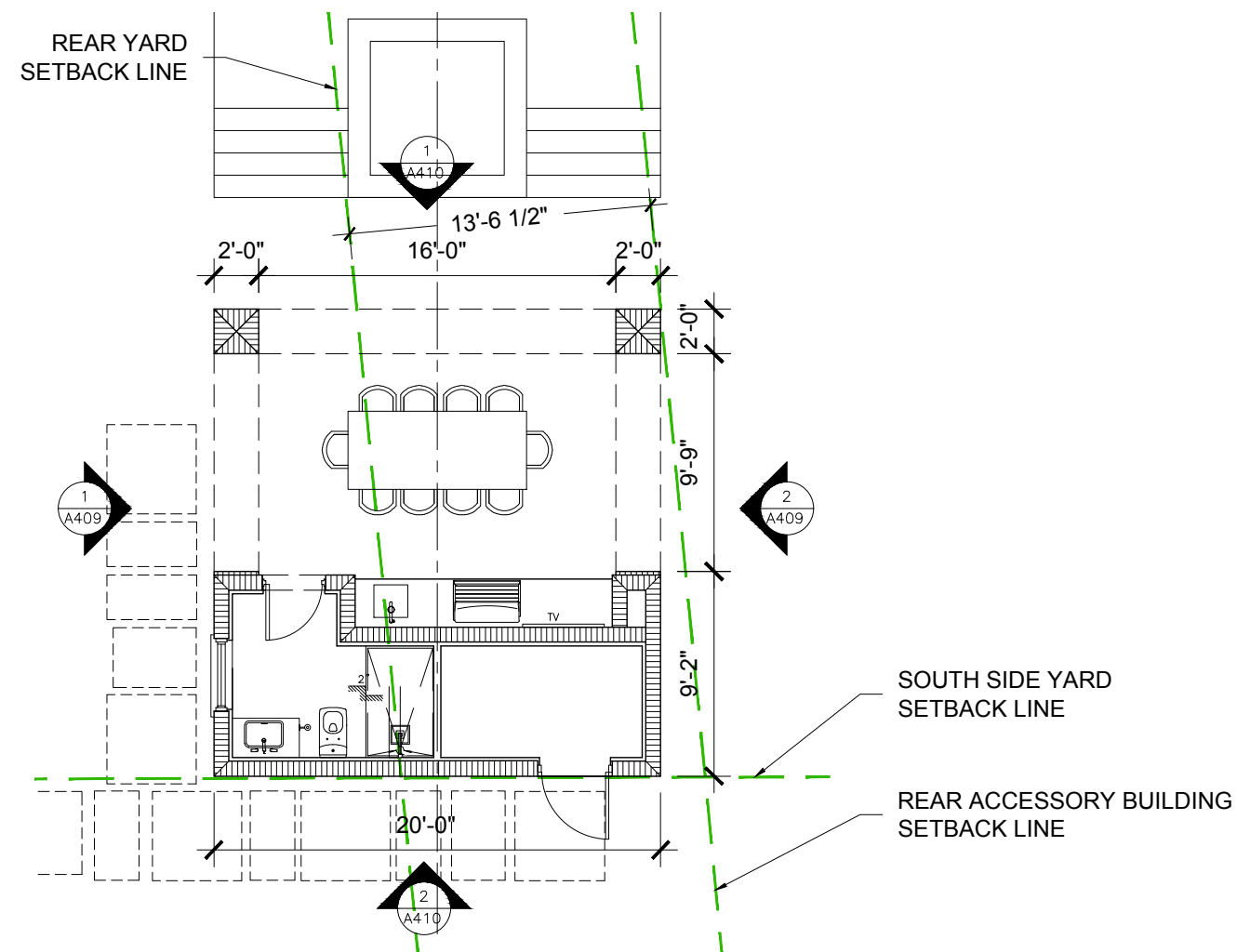
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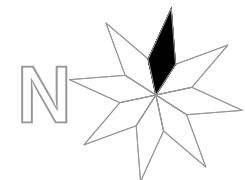
NEW RESIDENCE
SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
MIAMI BEACH, FLORIDA 33141

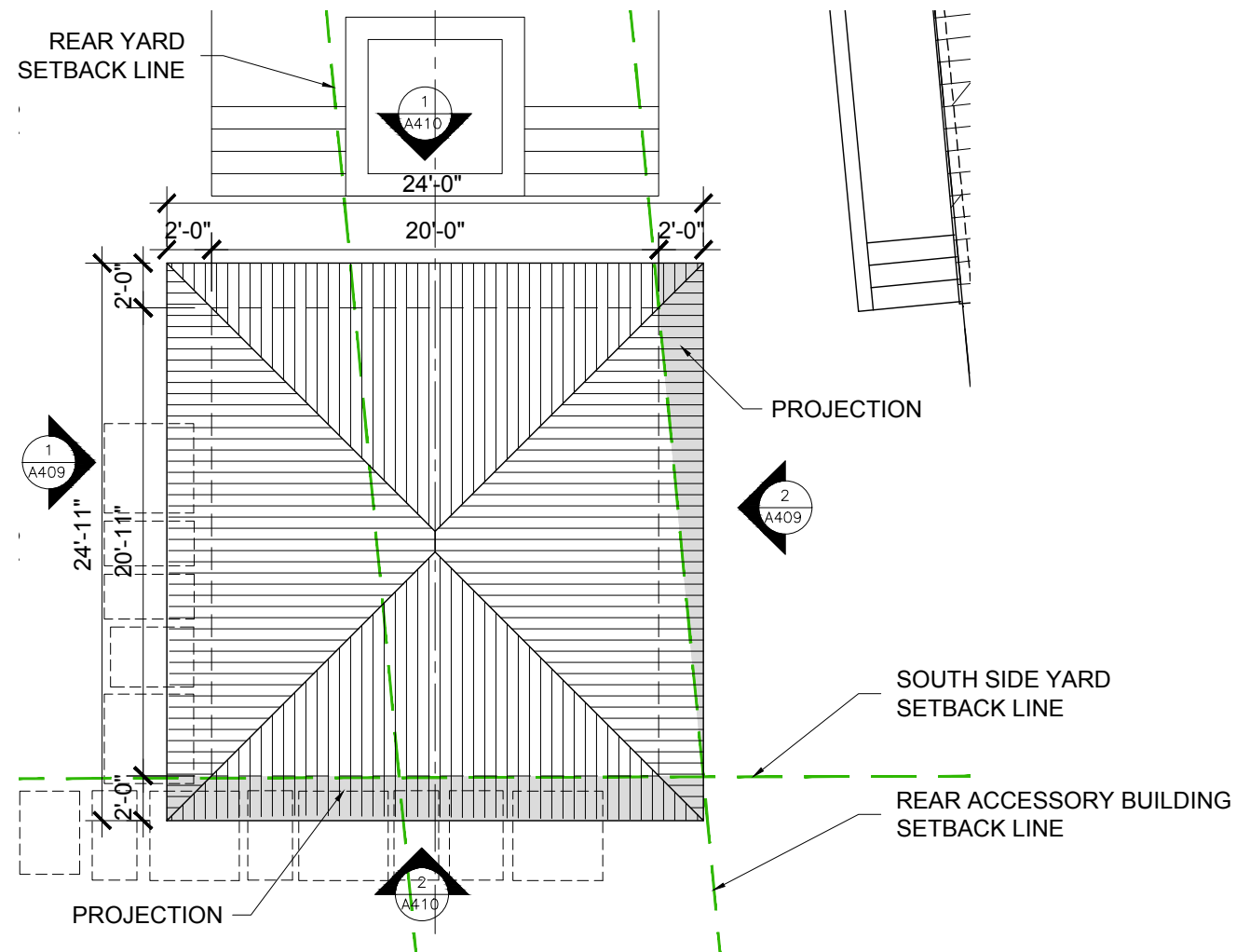
09-20-2021
FIRST SUB.
10-11-2021
FINAL SUB

A107

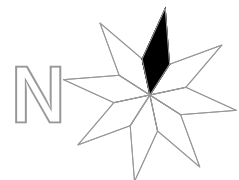


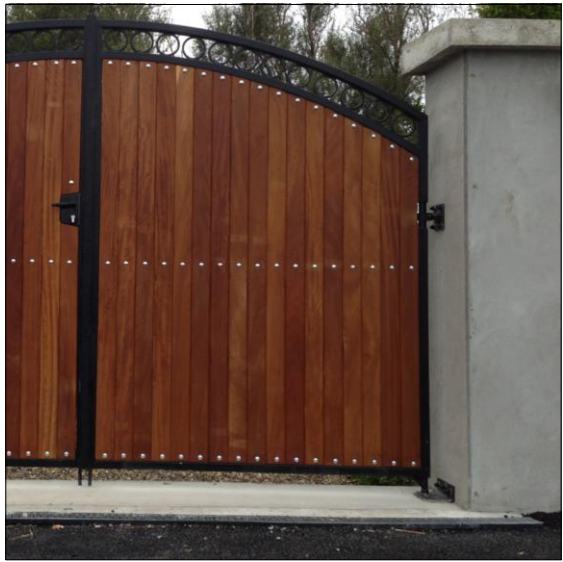
01 POOL CABANA GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0"





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

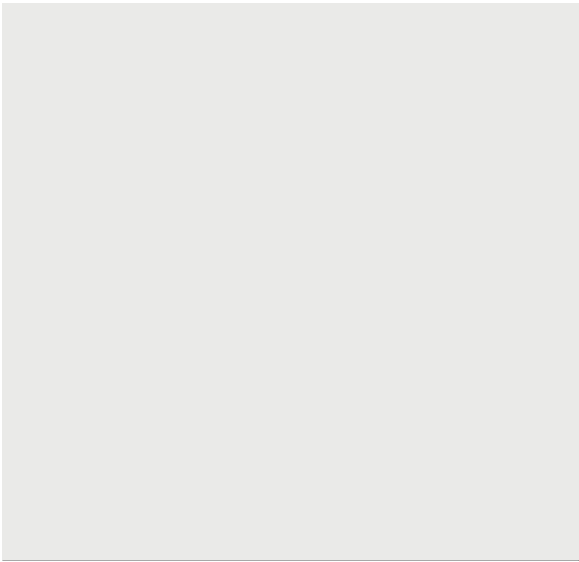




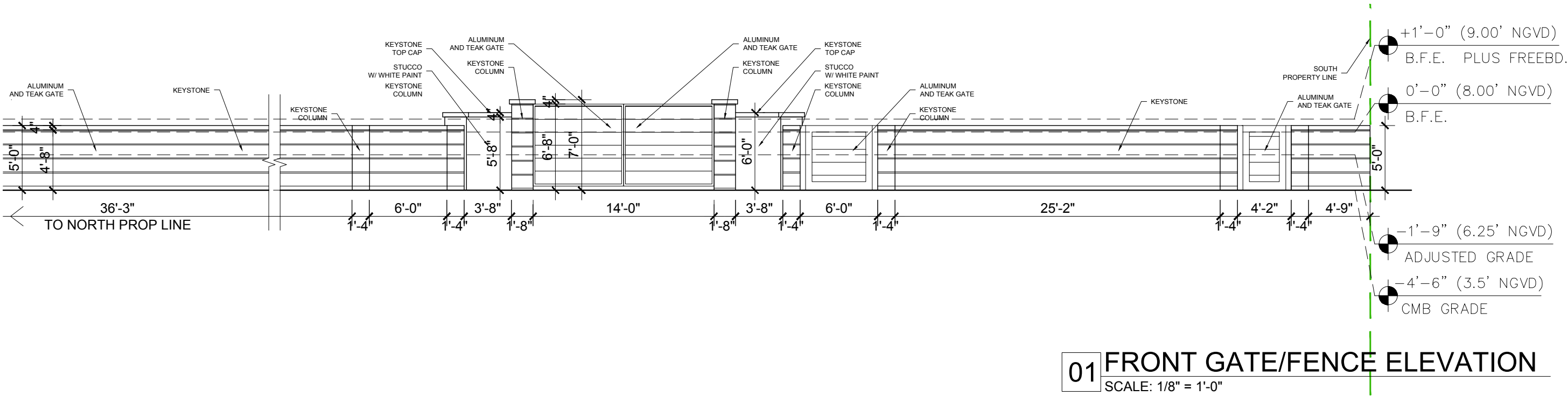
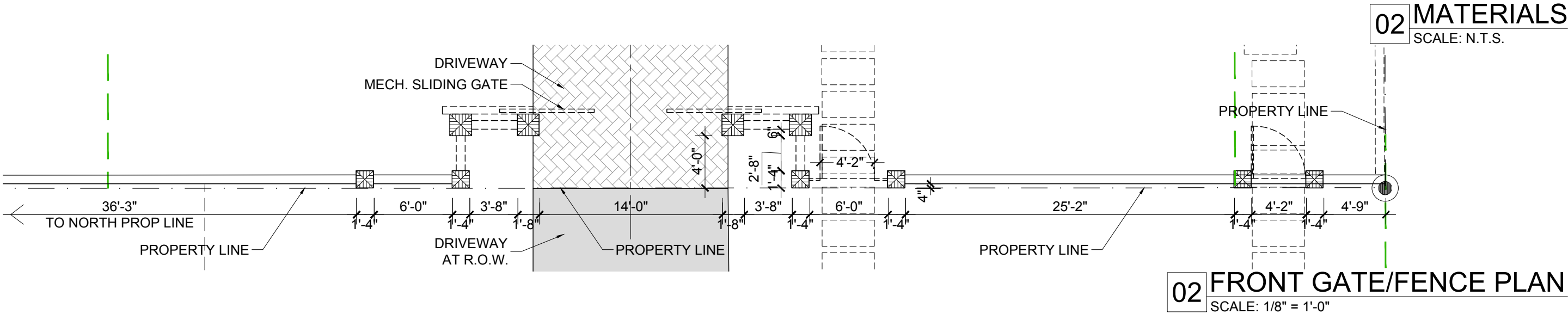
TEAK / ALUM GATES



KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2



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NEW RESIDENCE
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6431 PINETREE DRIVE CIRCLE
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FIRST SUB.

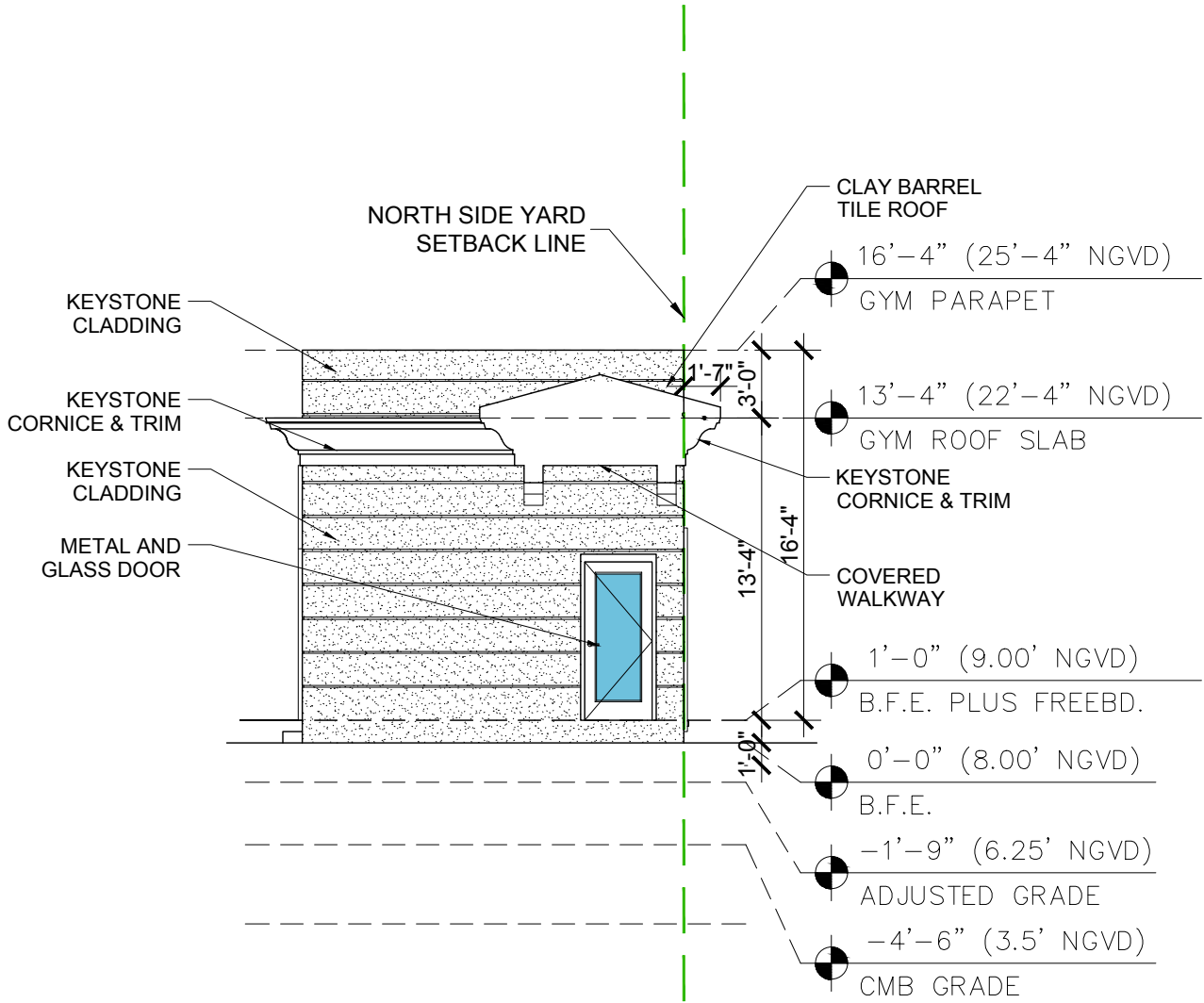
10-11-2021
FINAL SUB

A400

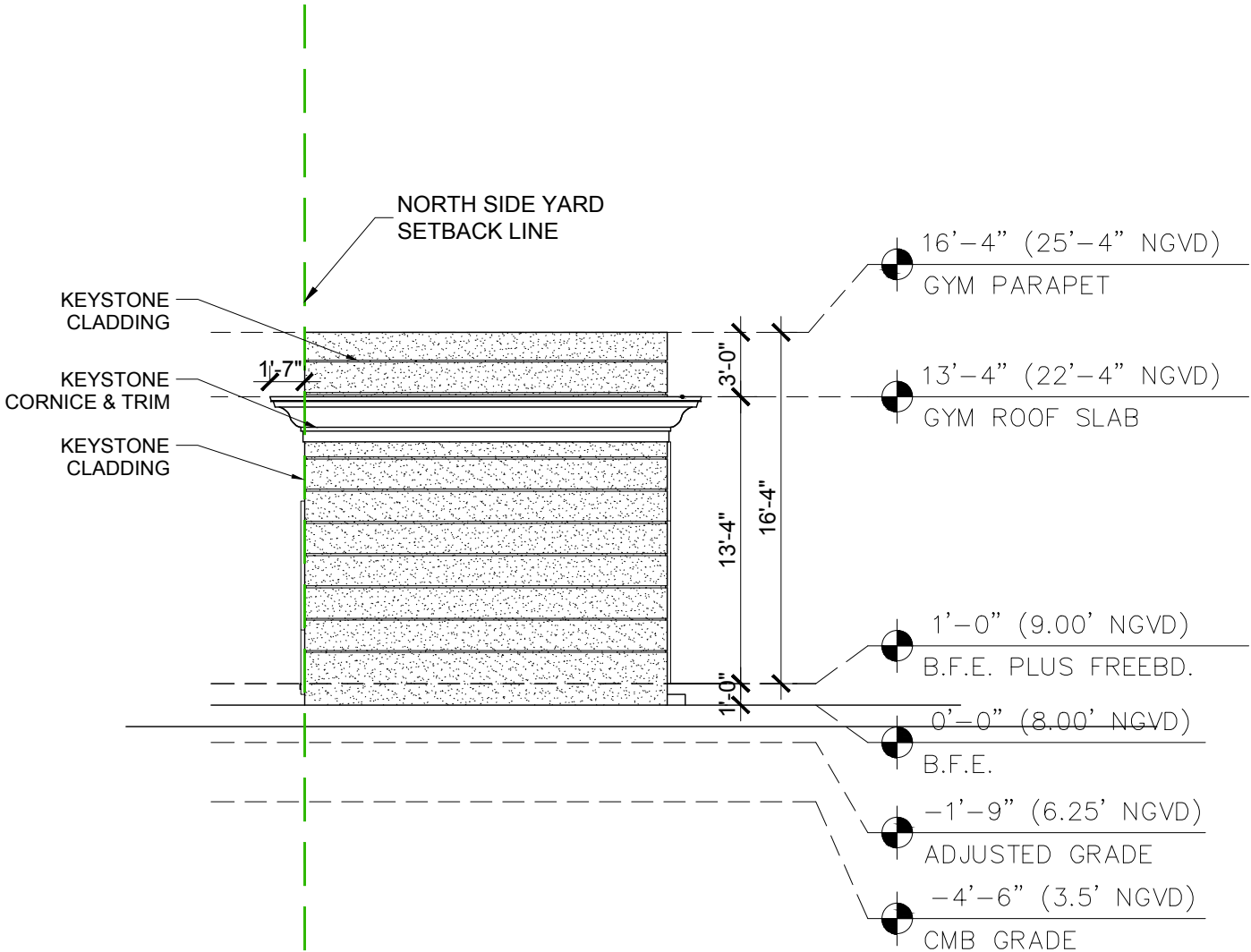


KEYSTONE CLADDING

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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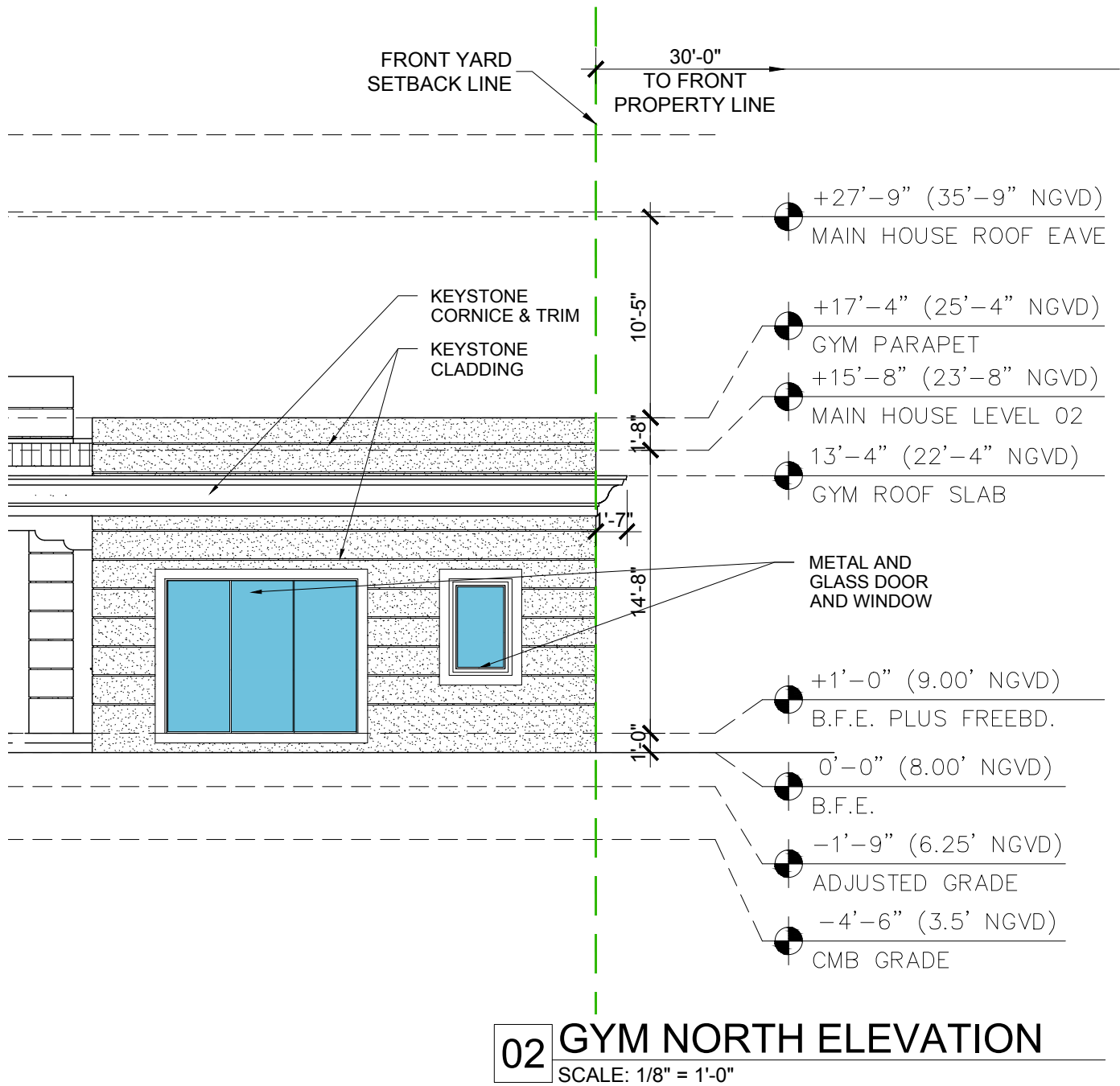
STATE OF FLORIDA
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NEW RESIDENCE
SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
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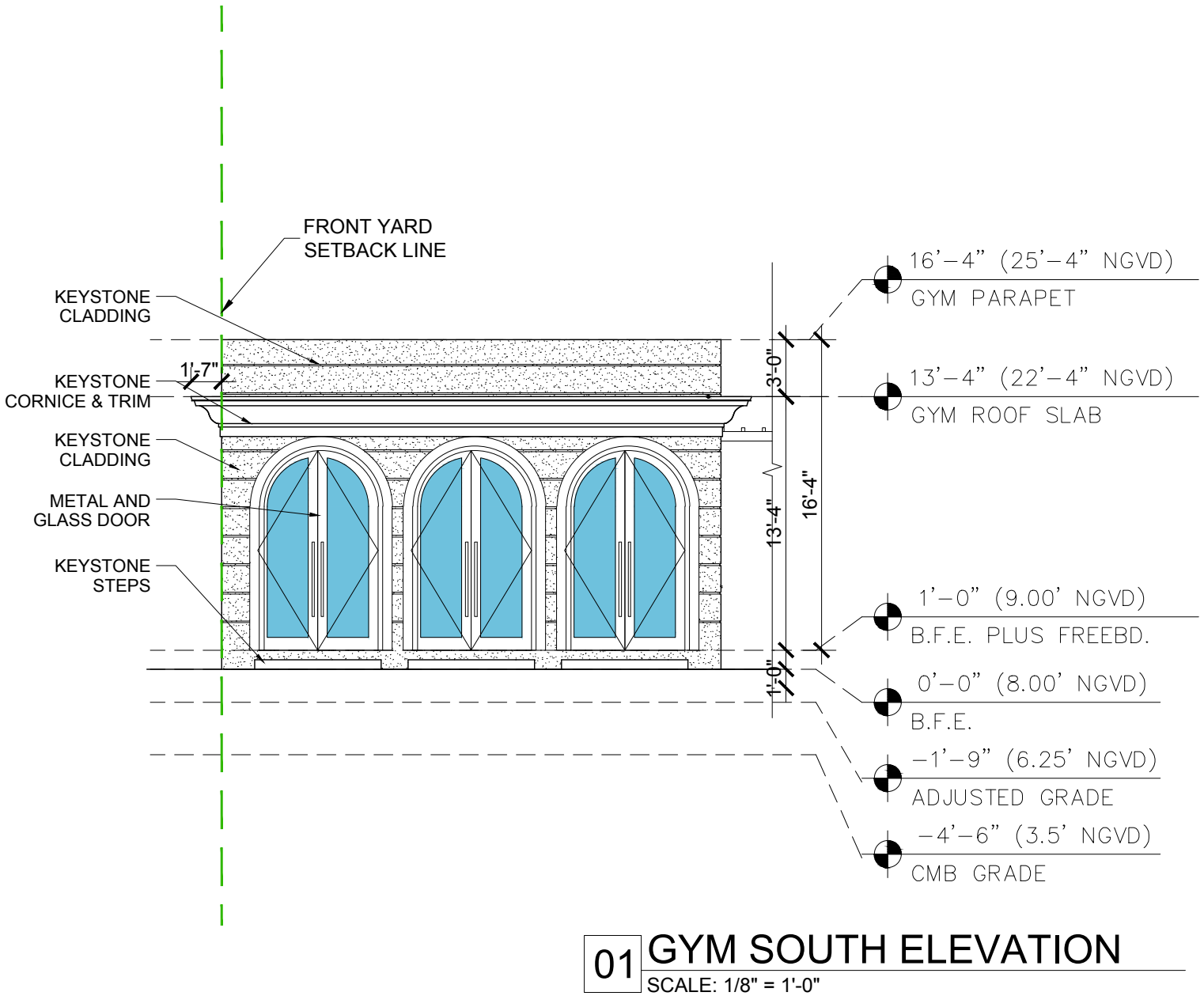
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A401



KEYSTONE CLADDING



03 MATERIALS
SCALE: N.T.S.

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FINAL SUB

A402



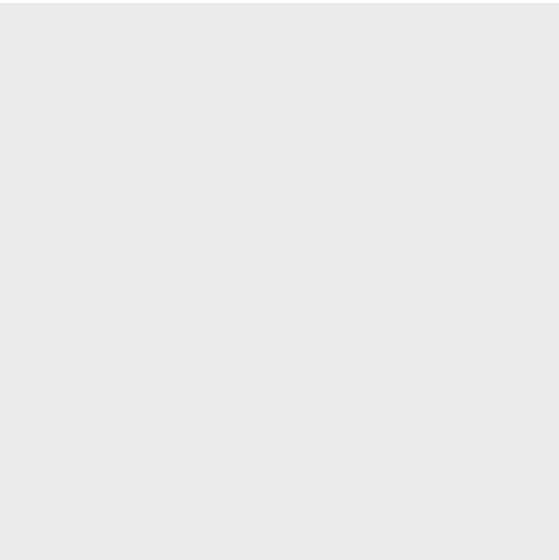
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

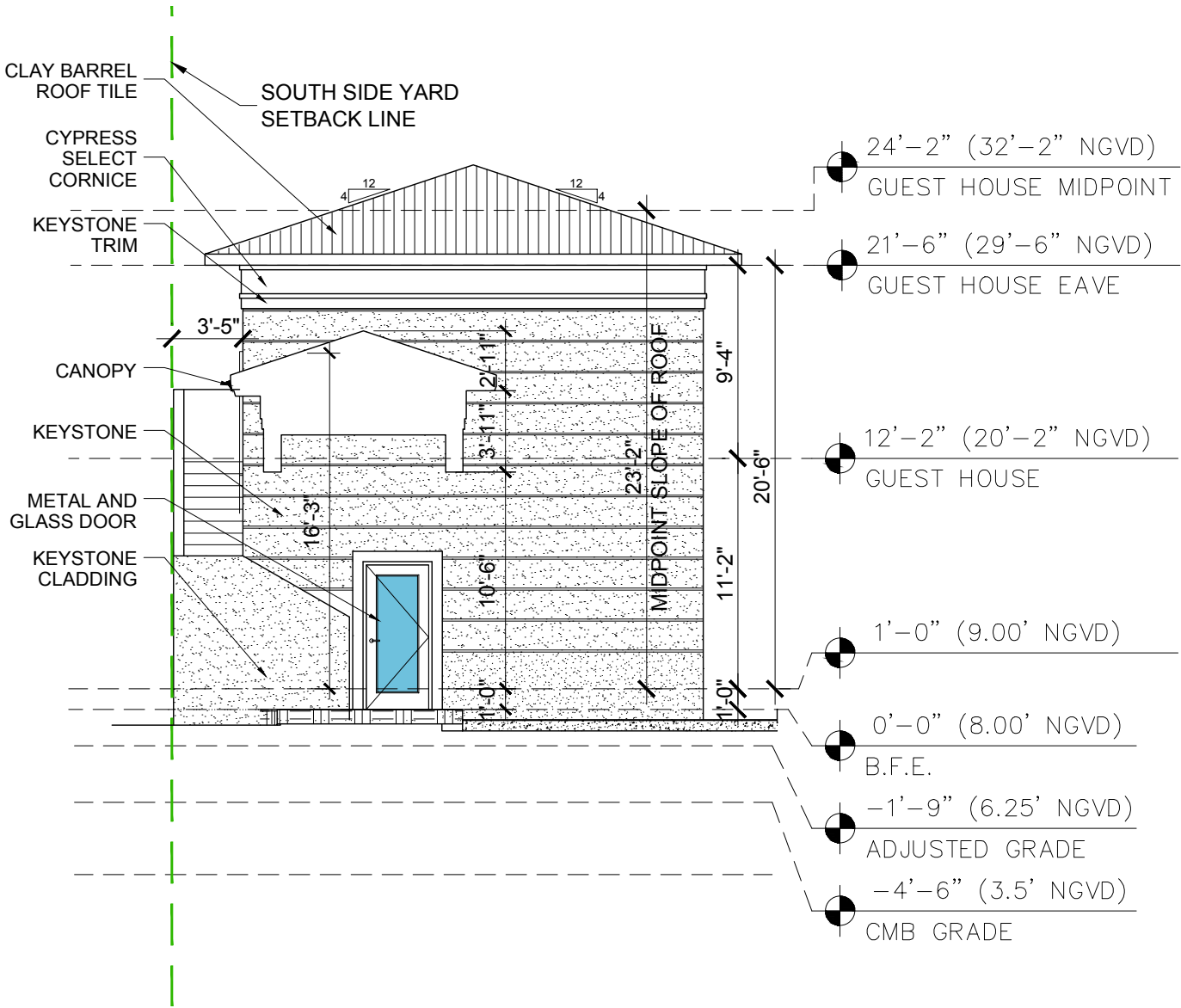


KEYSTONE CLADDING

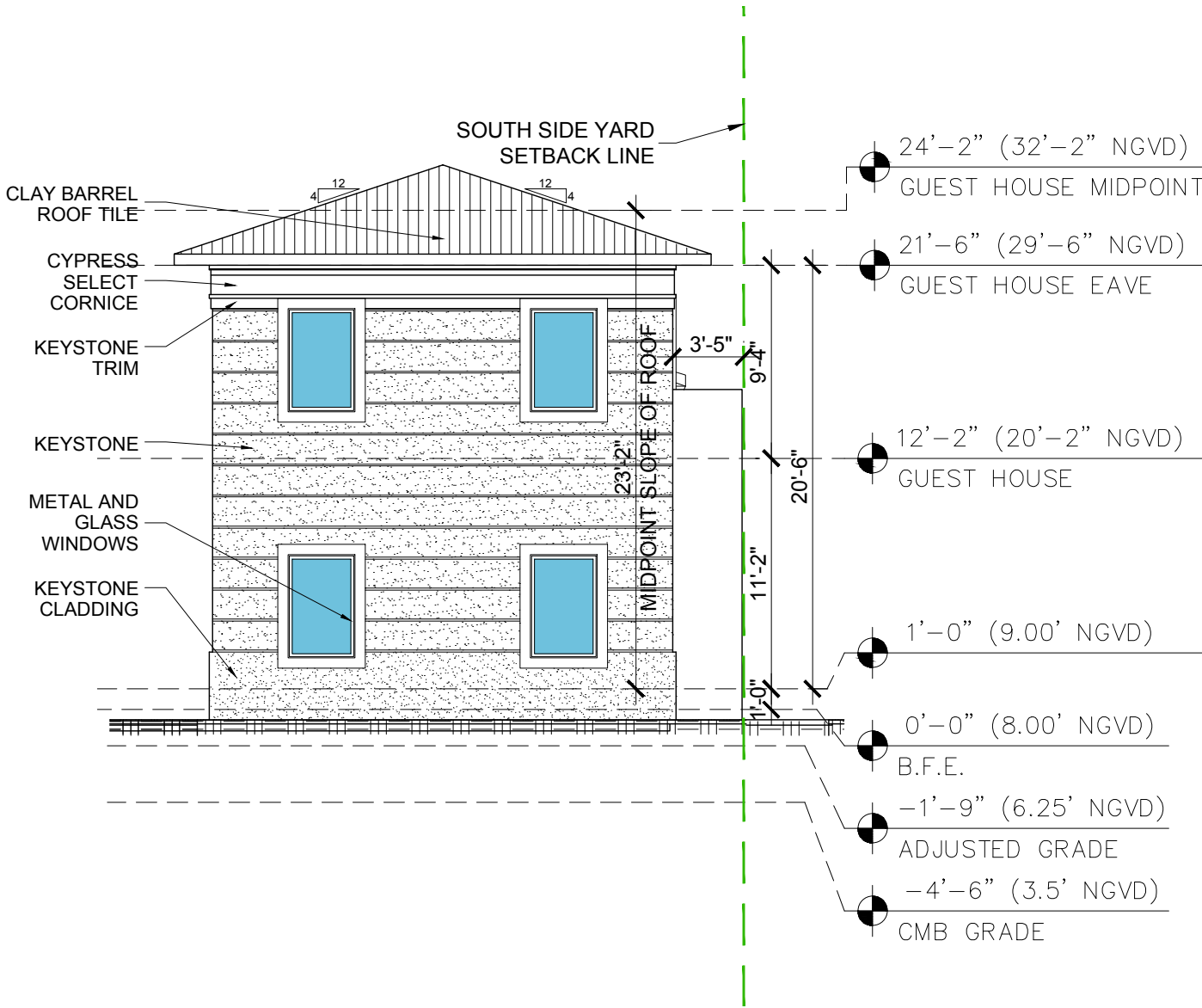


STUCCO FINISH
PAINT: BM WHITE PM-2

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



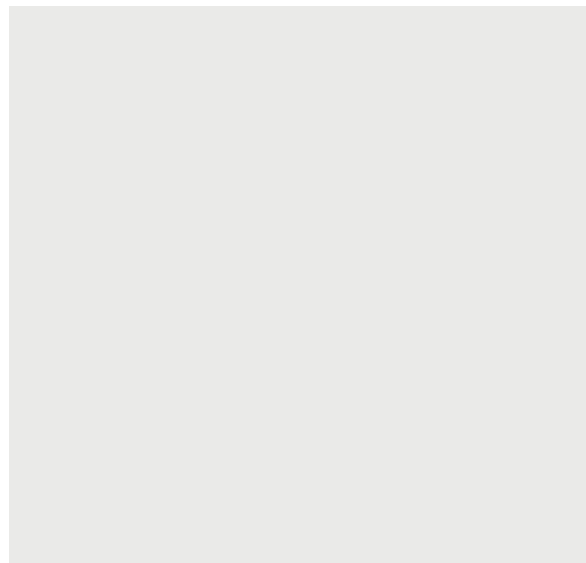
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

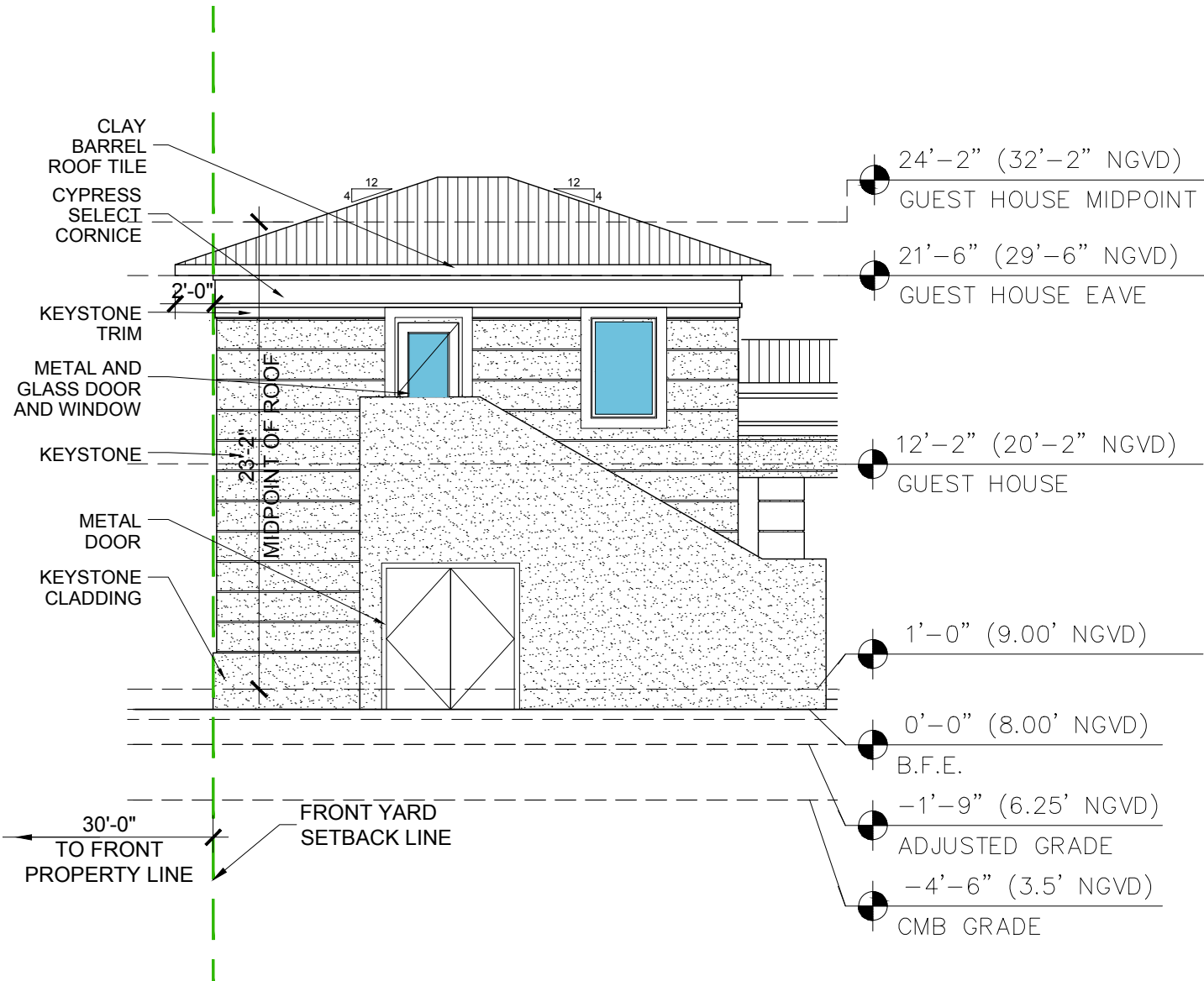


KEYSTONE CLADDING

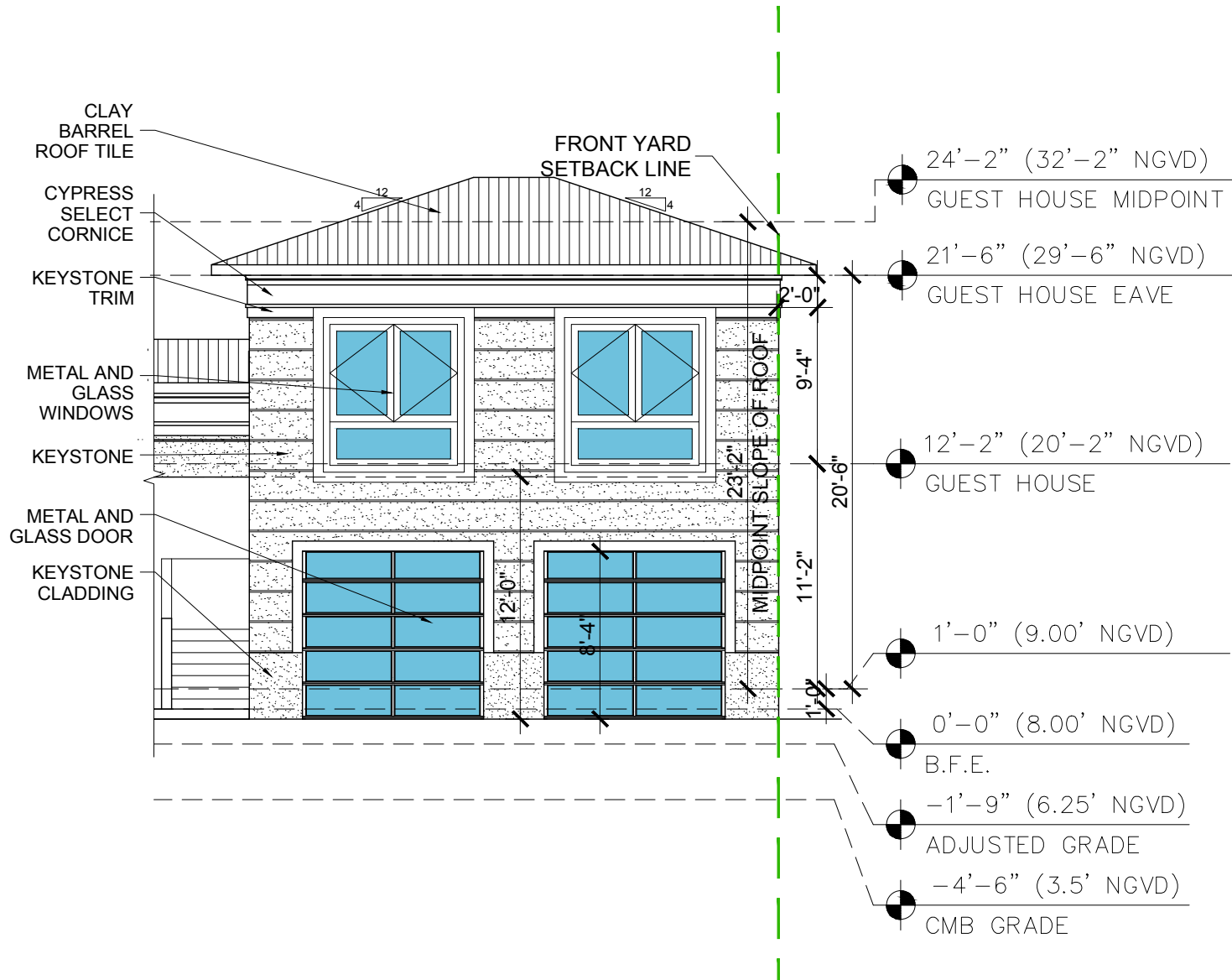


STUCCO FINISH
PAINT: BM WHITE PM-2

03 MATERIALS
SCALE: N.T.S.



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



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

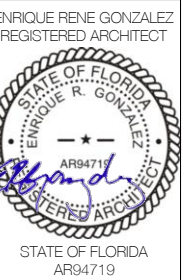
NEW RESIDENCE
SINGLE FAMILY DWELLING
6431 PINETREE DRIVE CIRCLE
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09-20-2021
FIRST SUB.
10-11-2021
FINAL SUB

A404



02 MATERIALS

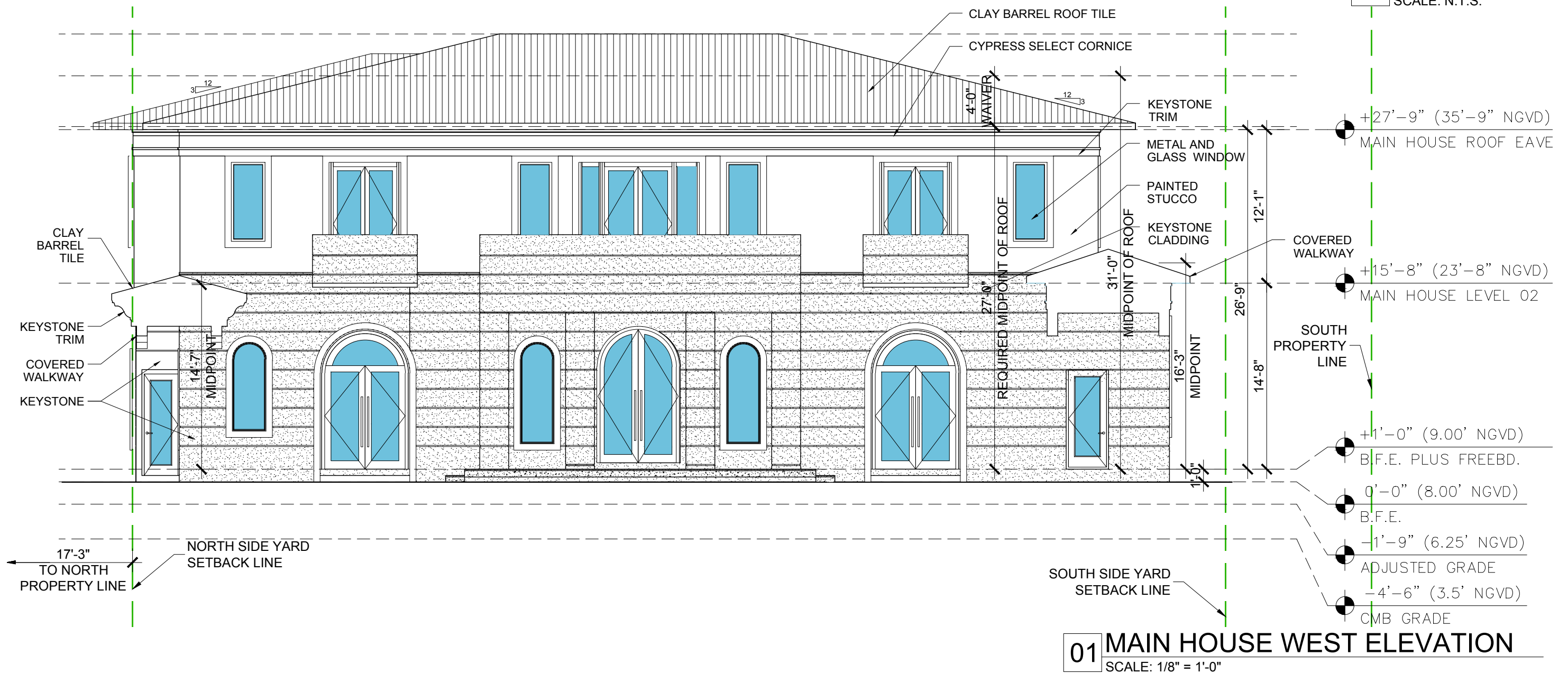


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6431 PINETREE DRIVE CIRCLE
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FINAL SUB

A405





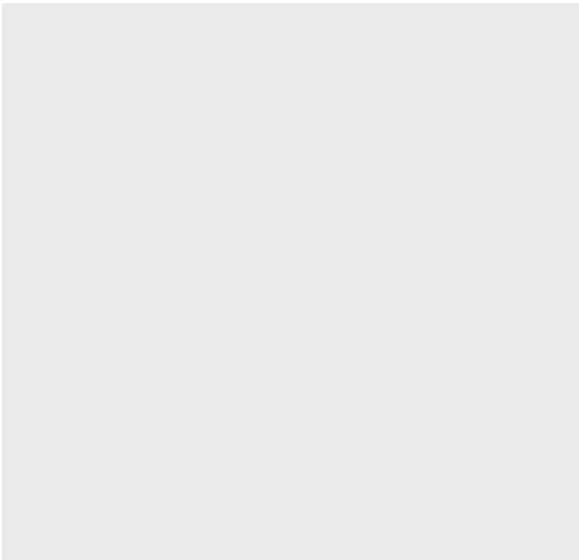
CLAY BARREL ROOF TILE



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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FIRST SUB.

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FINAL SUB

A406



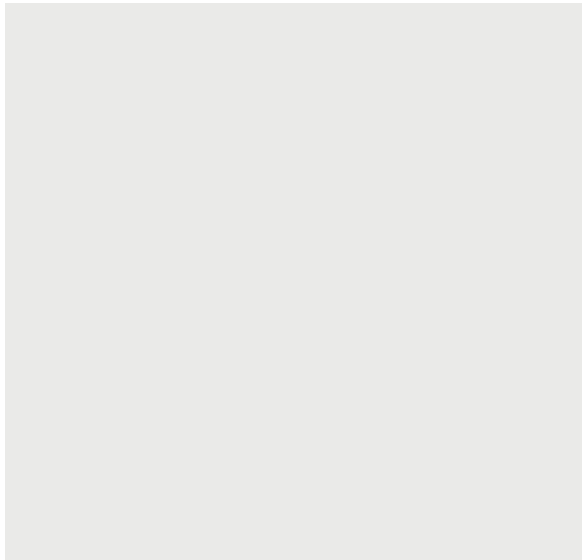
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

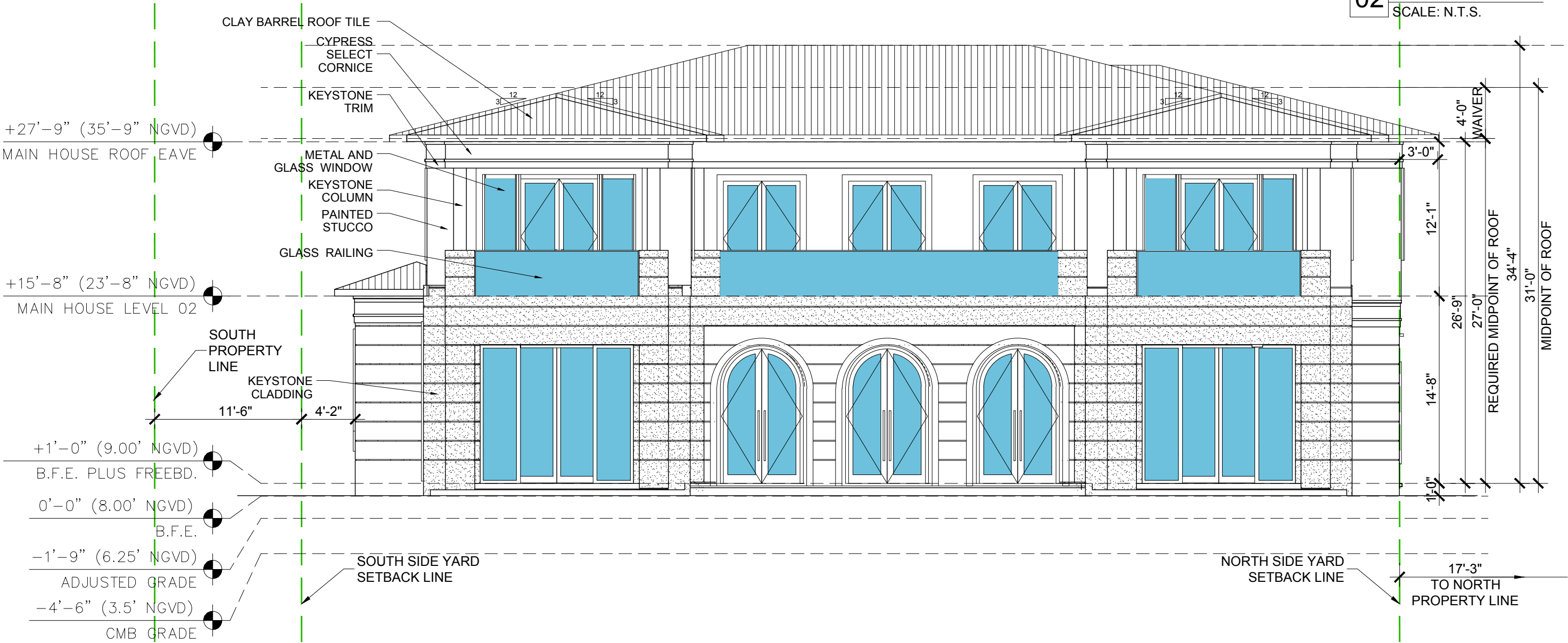


KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

02 MATERIALS
SCALE: N.T.S.



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



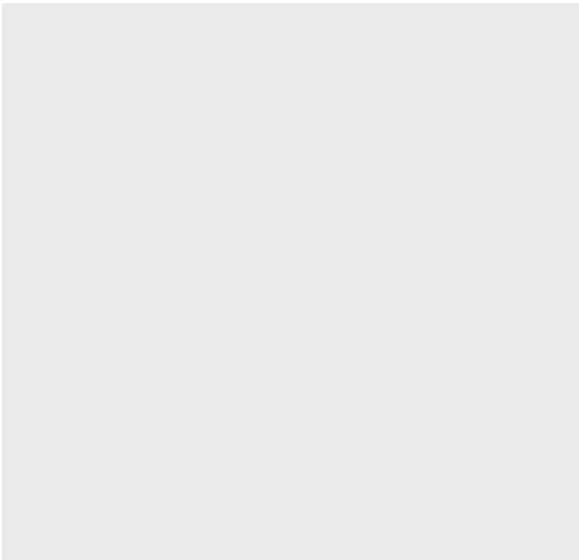
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

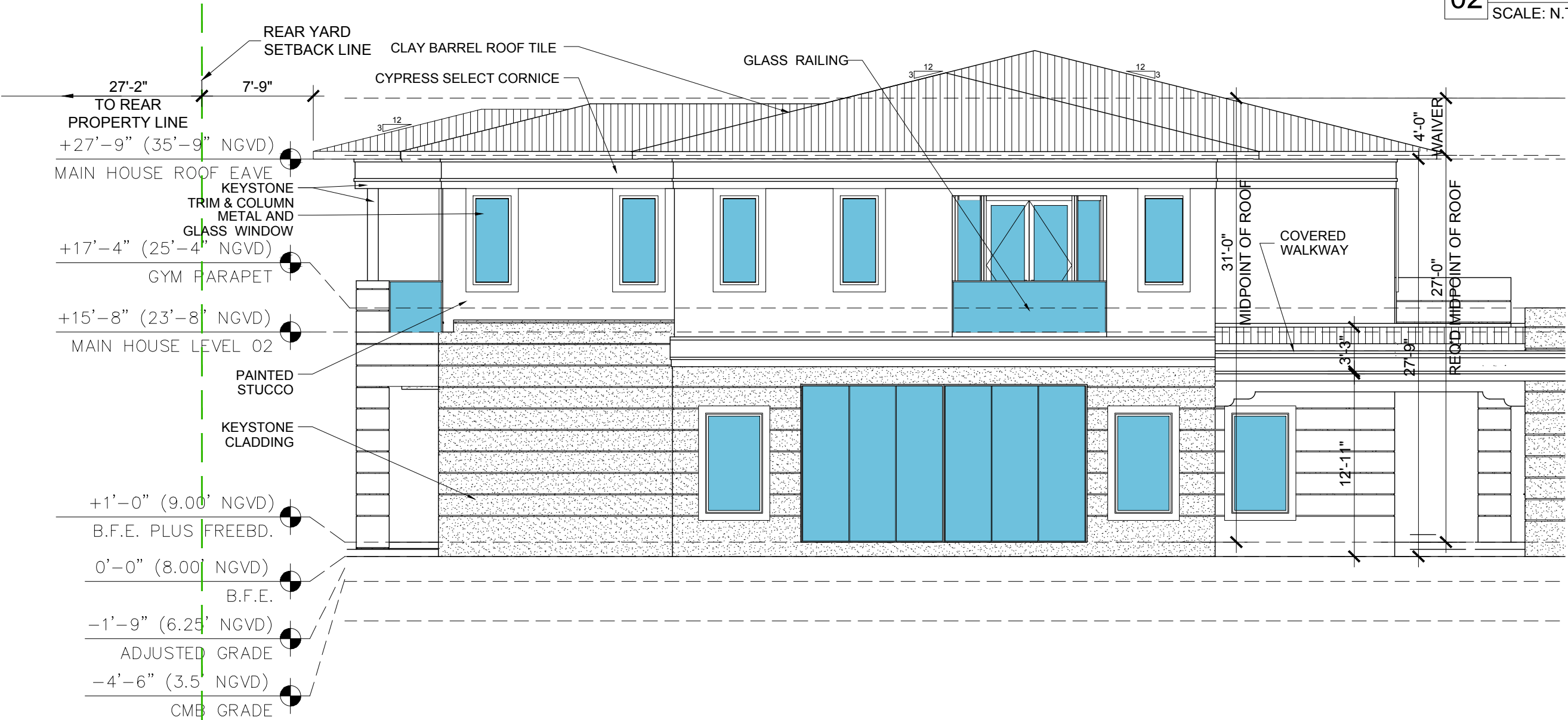


KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

02 MATERIALS
SCALE: N.T.S.



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



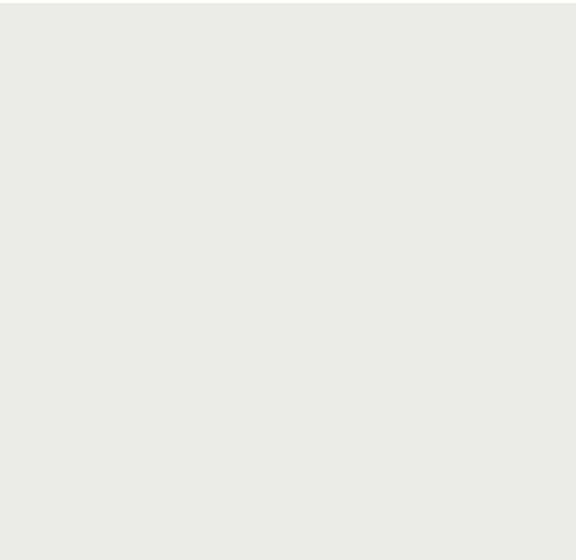
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

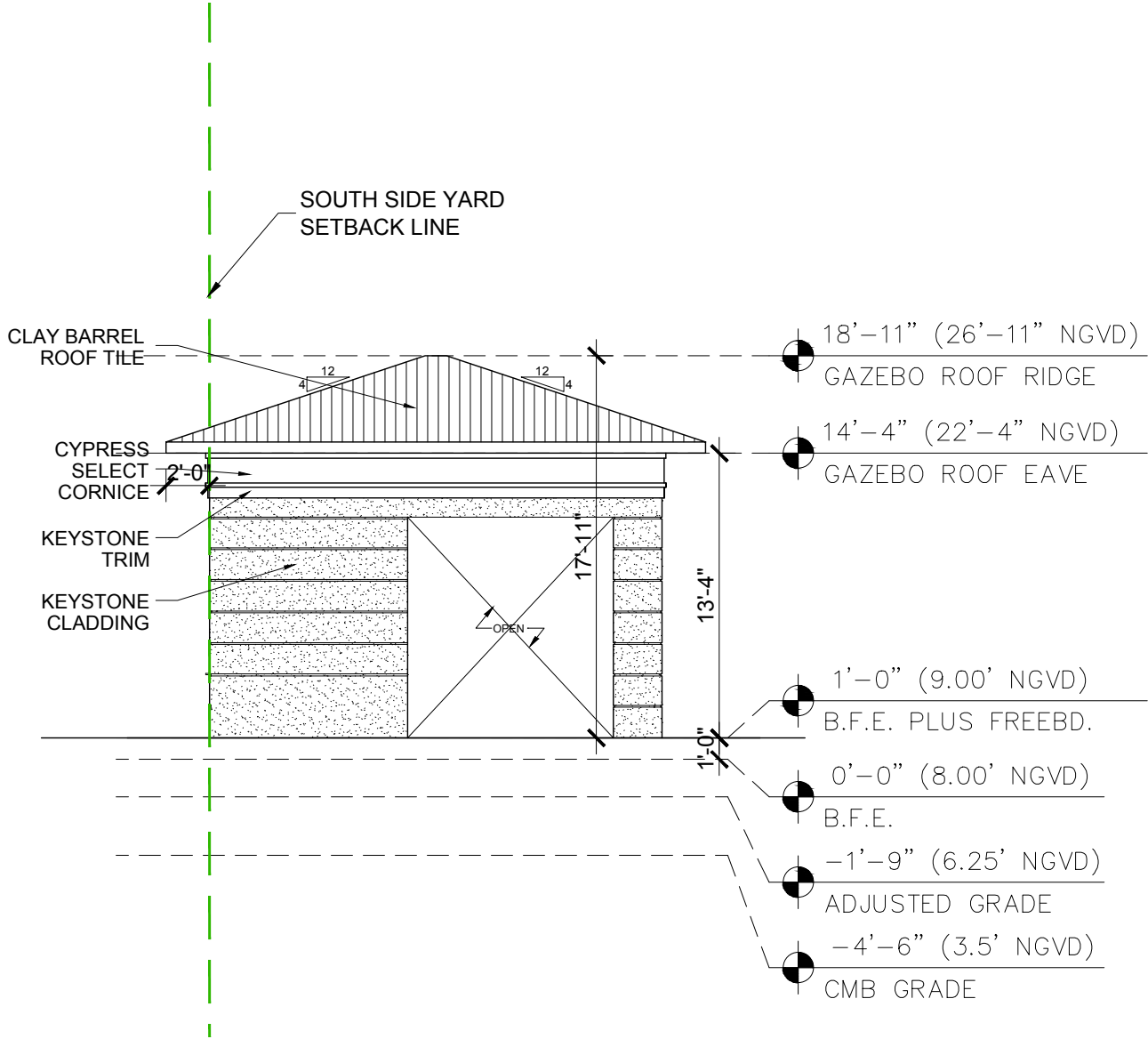


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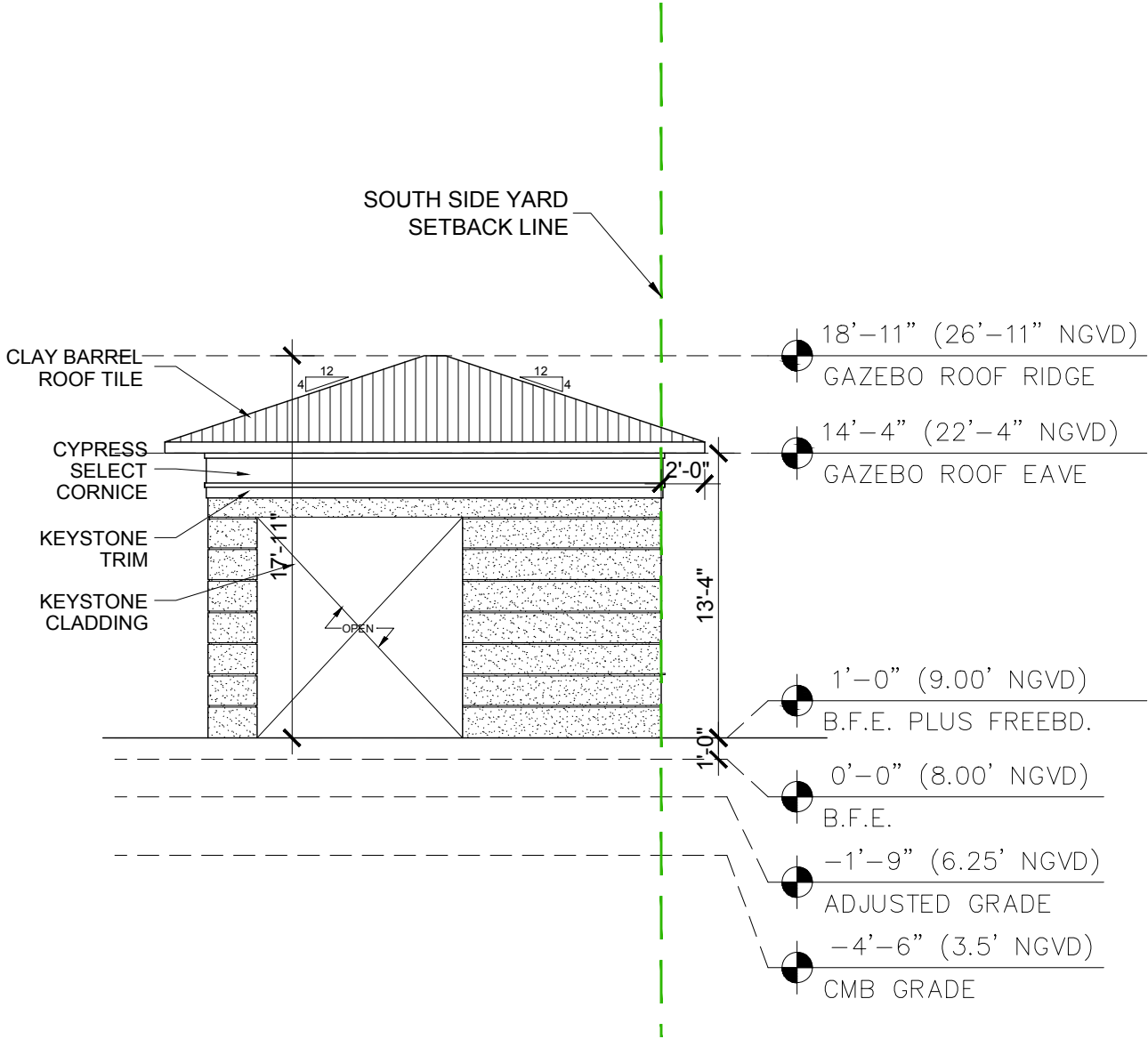


STUCCO FINISH
PAINT: BM WHITE PM-2

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



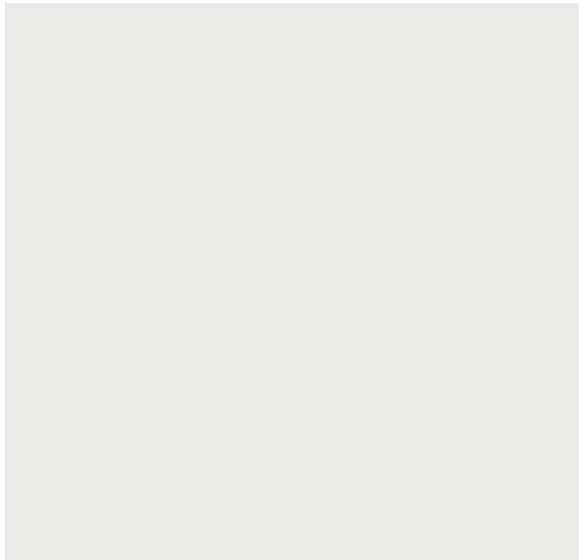
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

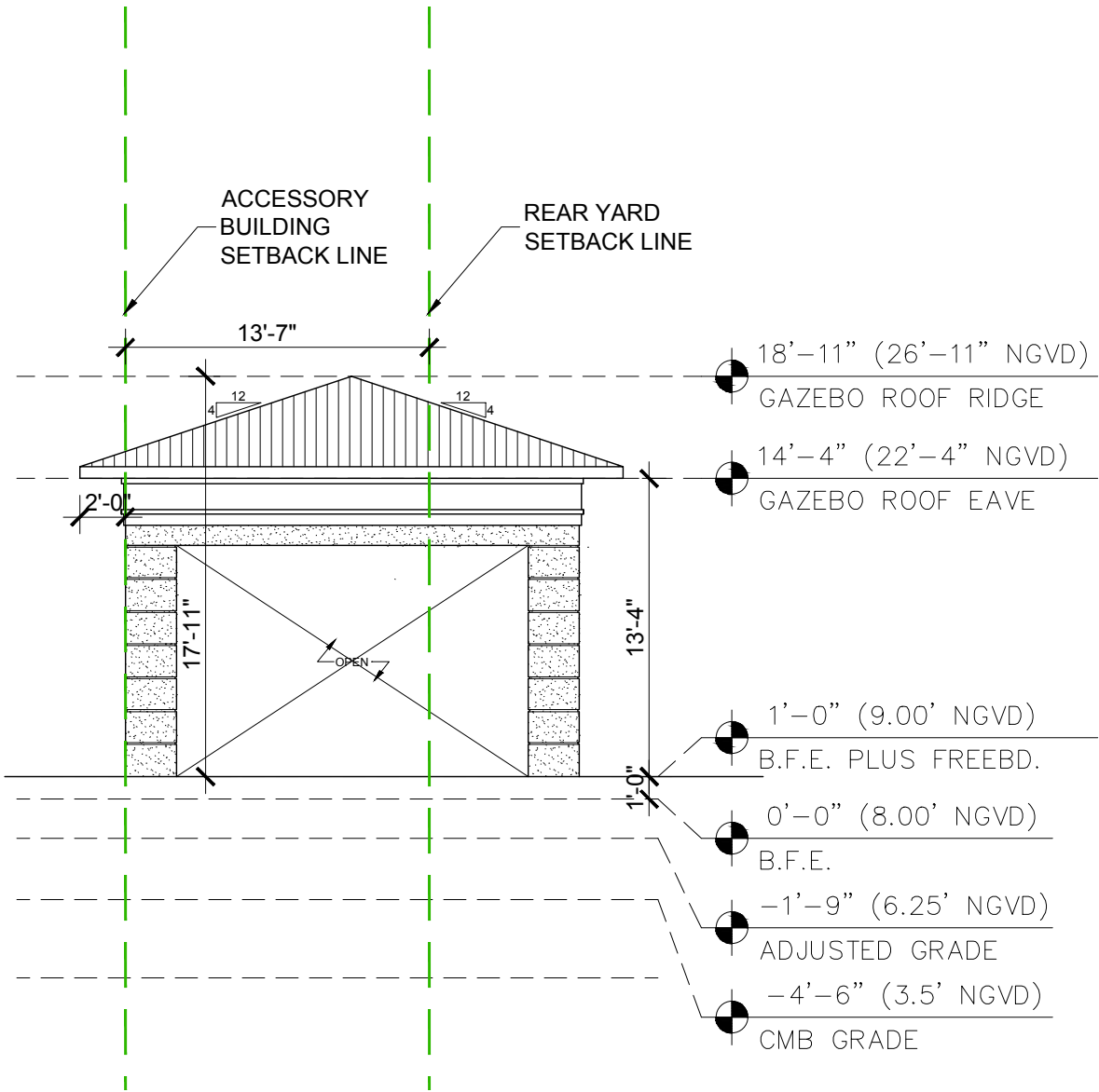


KEYSTONE CLADDING

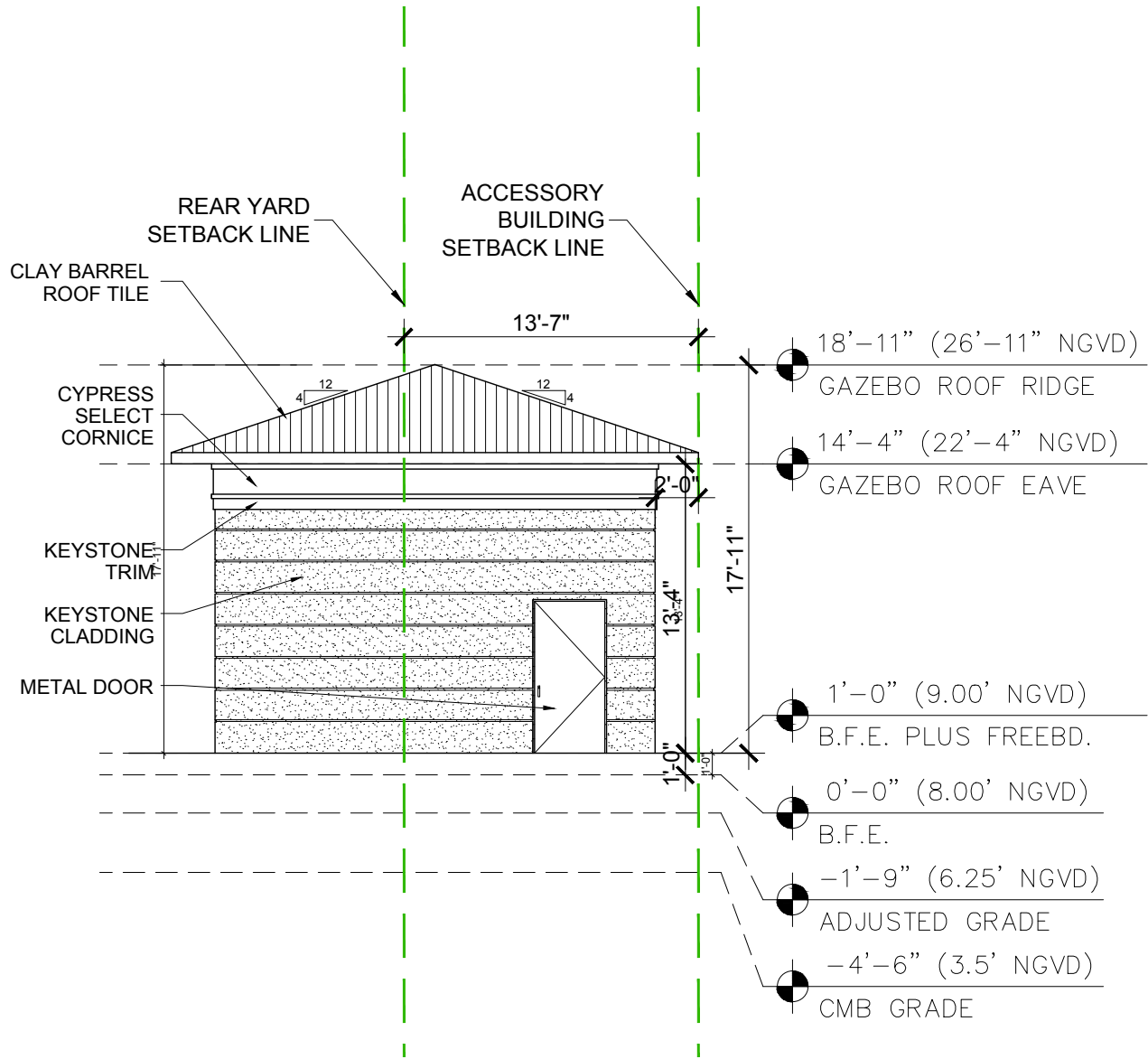


STUCCO FINISH
PAINT: BM WHITE PM-2

03 MATERIALS
SCALE: N.T.S.



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



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