



STREET VIEW RENDERING LOOKING EAST



SLIDE 2

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



A003

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

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



1035 N. MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TELE: 305.440.4314
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SLIDE 3 Neighbor Outreach and Support



NO.	Property Address	Owner
1.	6455 PINE TREE DRIVE CIR	Paisley Real Estate LLC / Witkoff, Steven C.
2.	6465 PINE TREE DRIVE CIR	John H Burger Jr & James K Gerhardstein
3.	6417 PINE TREE DRIVE CIR	Barbara Kaufman
4.	6420 PINE TREE DRIVE CIR	Craig Fisher & Stephanie Doppelt
5.	6475 PINE TREE DRIVE CIR	Todd & Madeline Brandon
6.	6461 PINE TREE DRIVE CIR	Jody & Philip Gross
7.	6400 PINE TREE DRIVE CIR	Alan Weisberg
8.	6415 PINE TREE DRIVE CIR	Joy Malakoff*
9.	6401 PINE TREE DRIVE CIR	Carl Austin Rosen
10.	6385 PINE TREE DRIVE CIR	6385 Klein Family Land Trust, Oscar J Rodriguez, Trustee, c/o Richard Koenigsberg
*former City Commissioner and Board member		



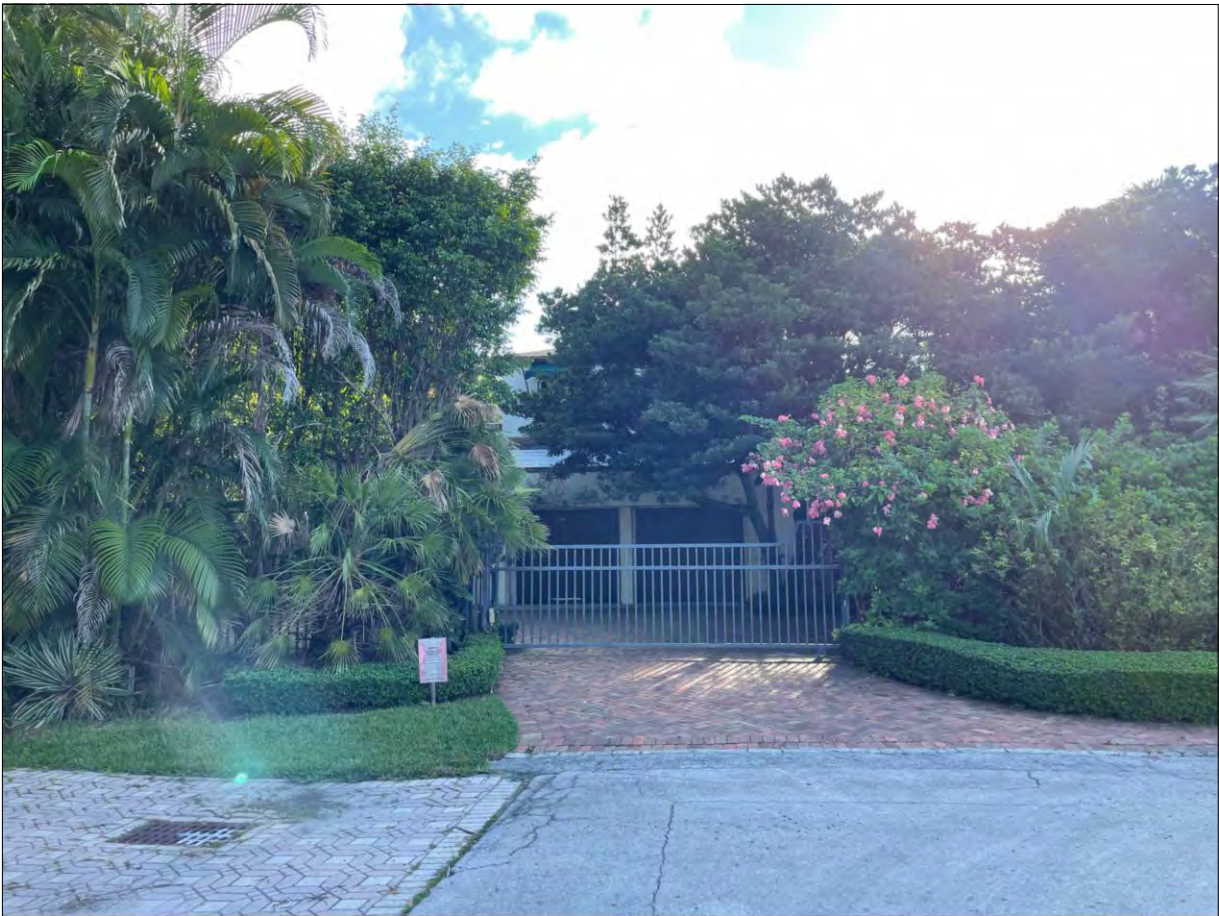
01 6465 PINETREE DRIVE CIRCLE (LOOKING NORTH)



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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ENRIQUE RENE GONZALEZ
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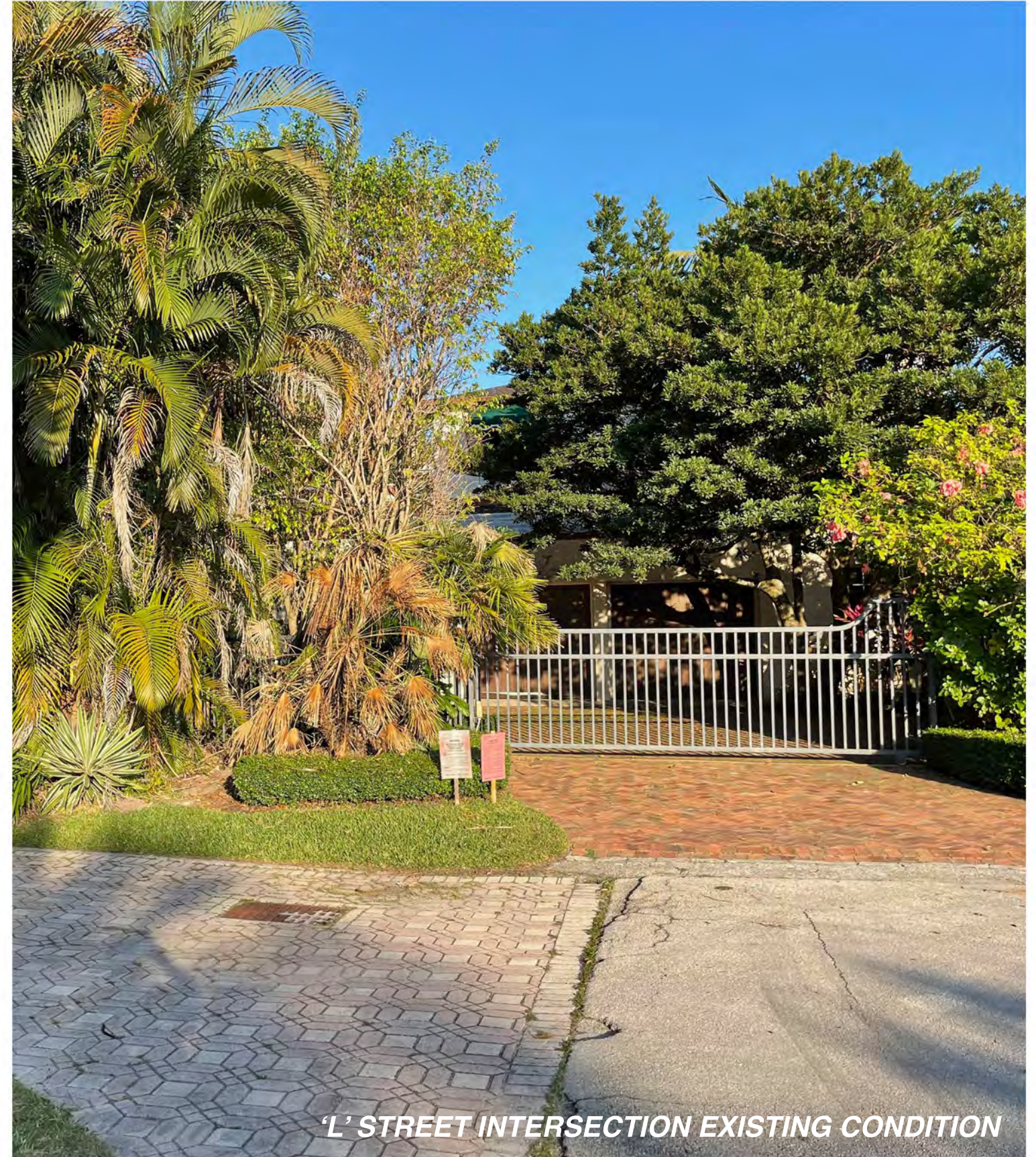
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A015



DESIGN REVIEW BOARD PRESENTATION
6431 PINETREE DRIVE CIRCLE, MIAMI BEACH, 33141
FILE NO. DRB21-0742



'L' STREET INTERSECTION EXISTING CONDITION



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)

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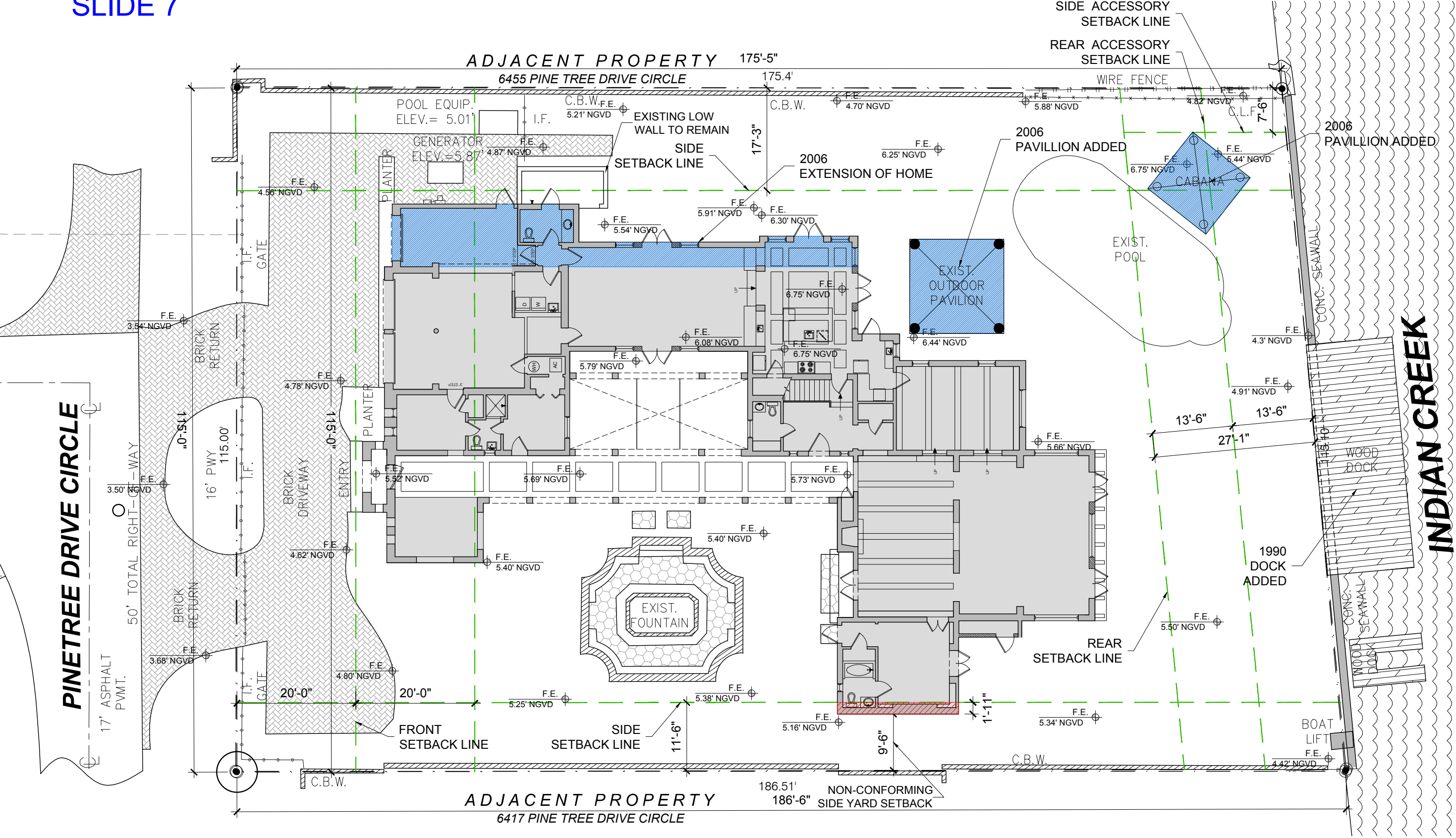
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A016



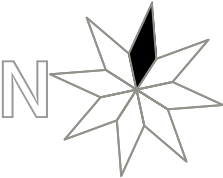
DESIGN FLOOD ELEVATION: THIS IS AN EXISTING BUILDING WITH A FINISHED FLOOR ELEVATION OF 6.75' N.G.V.D. THAT IS BELOW THE BASE FLOOD ELEVATION OF 8.00' N.G.V.D. ALL EQUIPMENT WILL BE RAISED ABOVE THE BASE FLOOD ELEVATION OF BFE+1'. EXISTING EQUIPMENT ON THE GROUND LEVEL OF THE SITE THAT WILL BE REMOVED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



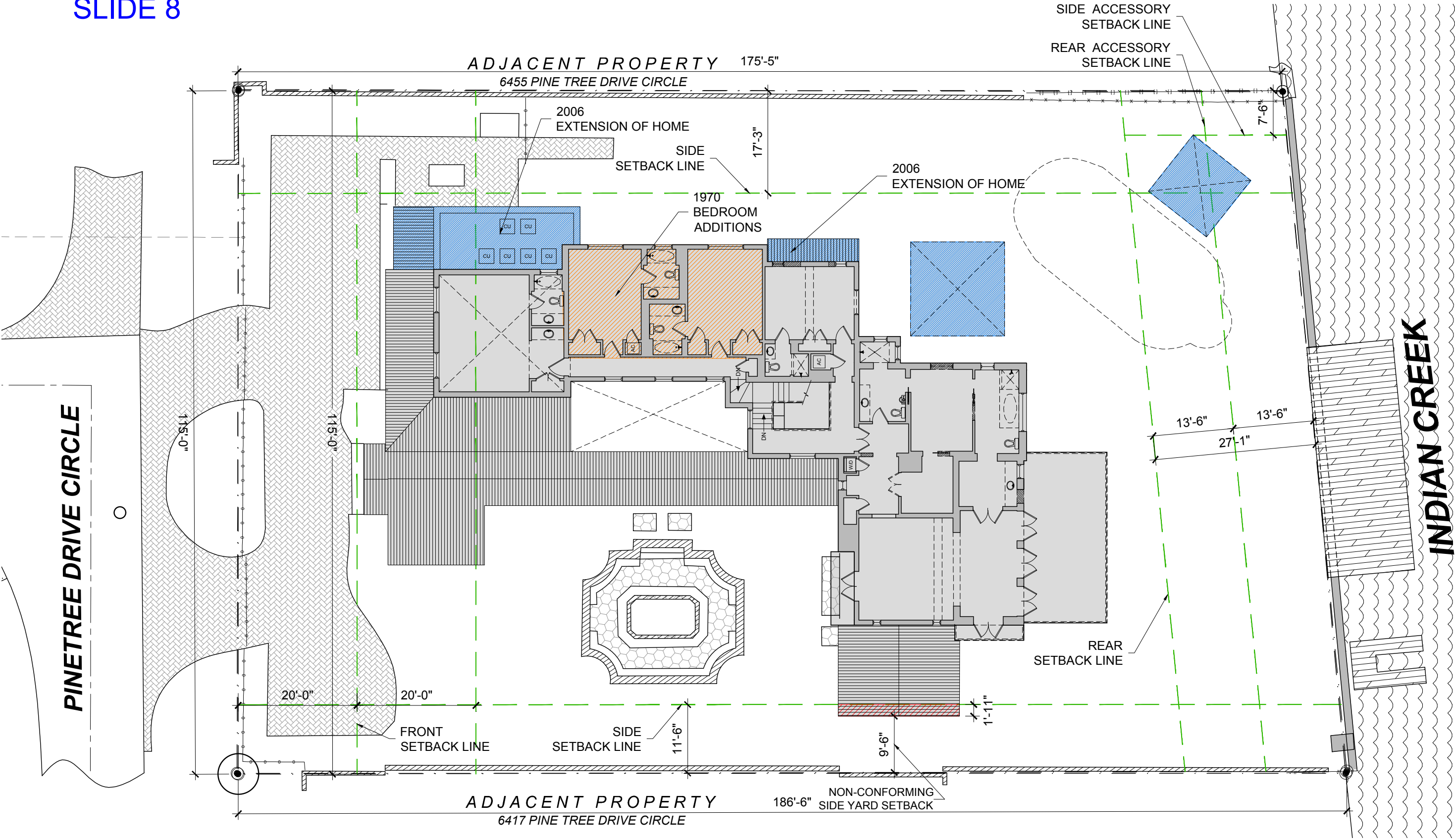
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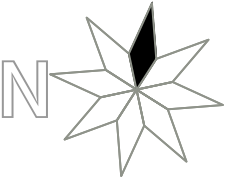
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1970 ADDITION
2006 ADDITION

01 EXISTING SITEPLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"



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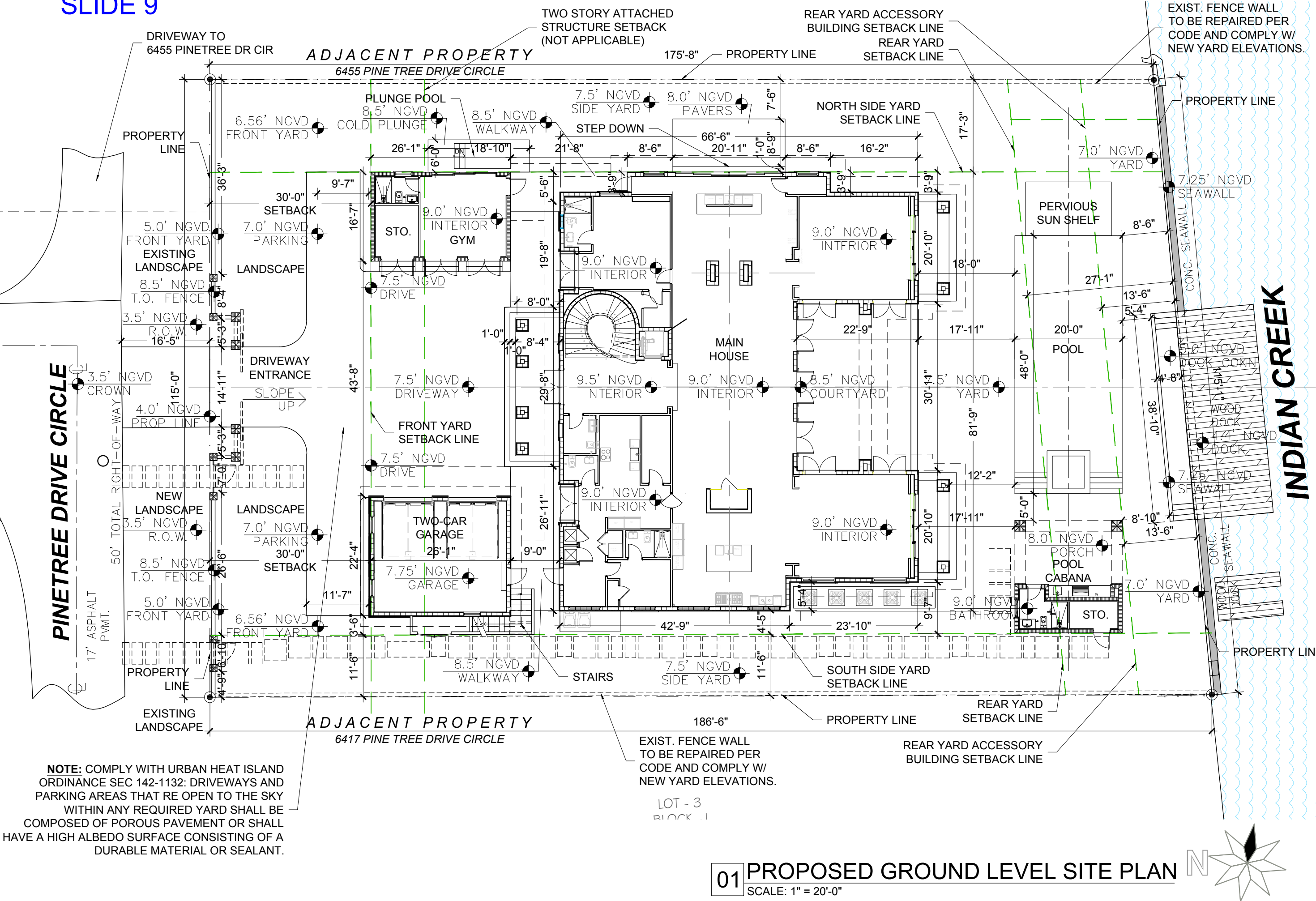
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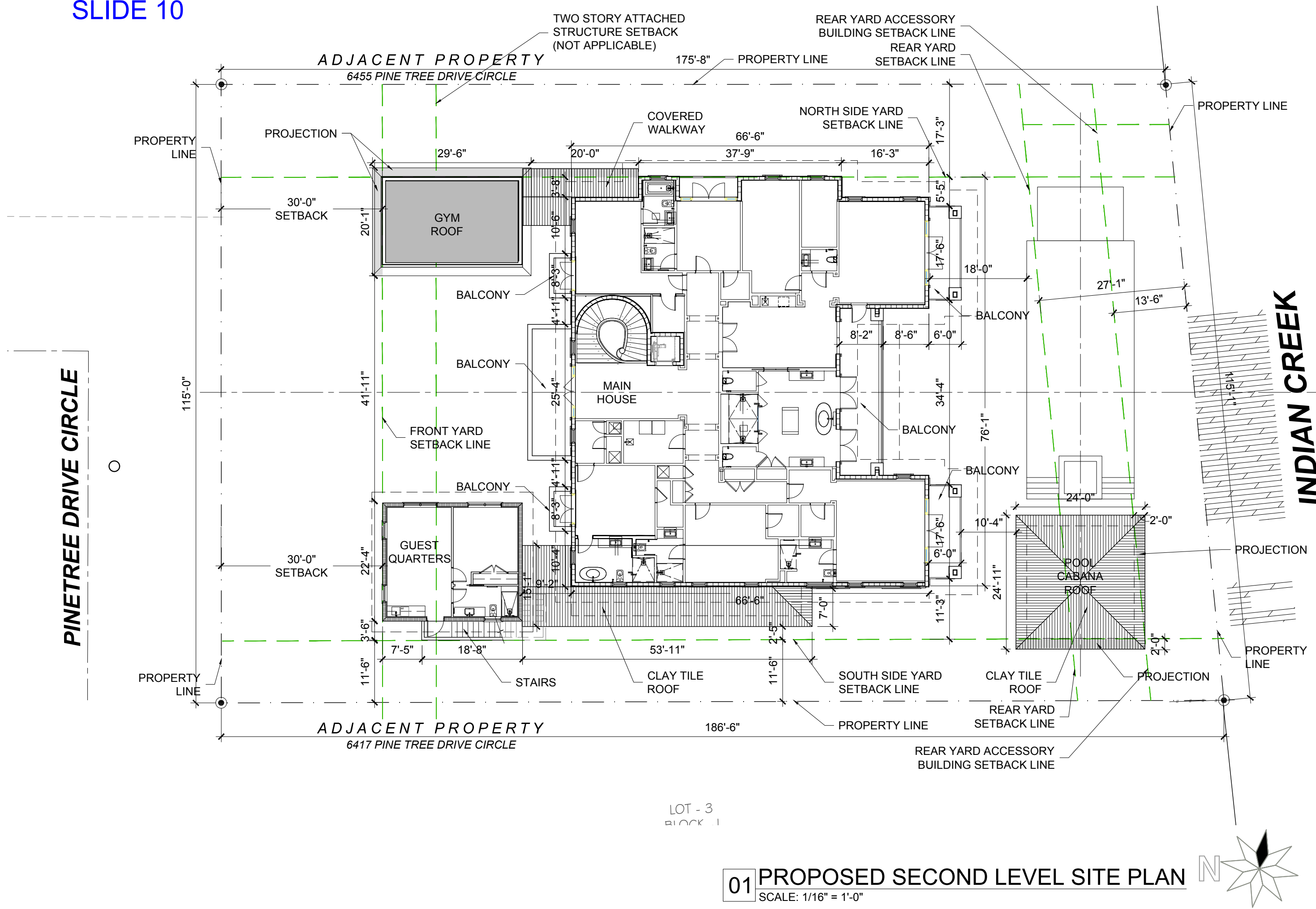
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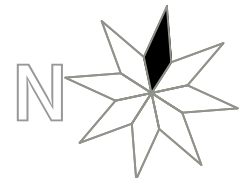
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A032





RENDERING AT MAIN HOUSE ENTRY (LOOKING EAST)

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RENDERING AT MAIN ENTRANCE (LOOKING NORTH EAST)

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A020



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A021

RENDERING AT GUEST QUARTERS AND GARAGE (LOOKING SOUTH EAST)



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

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A022



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A027

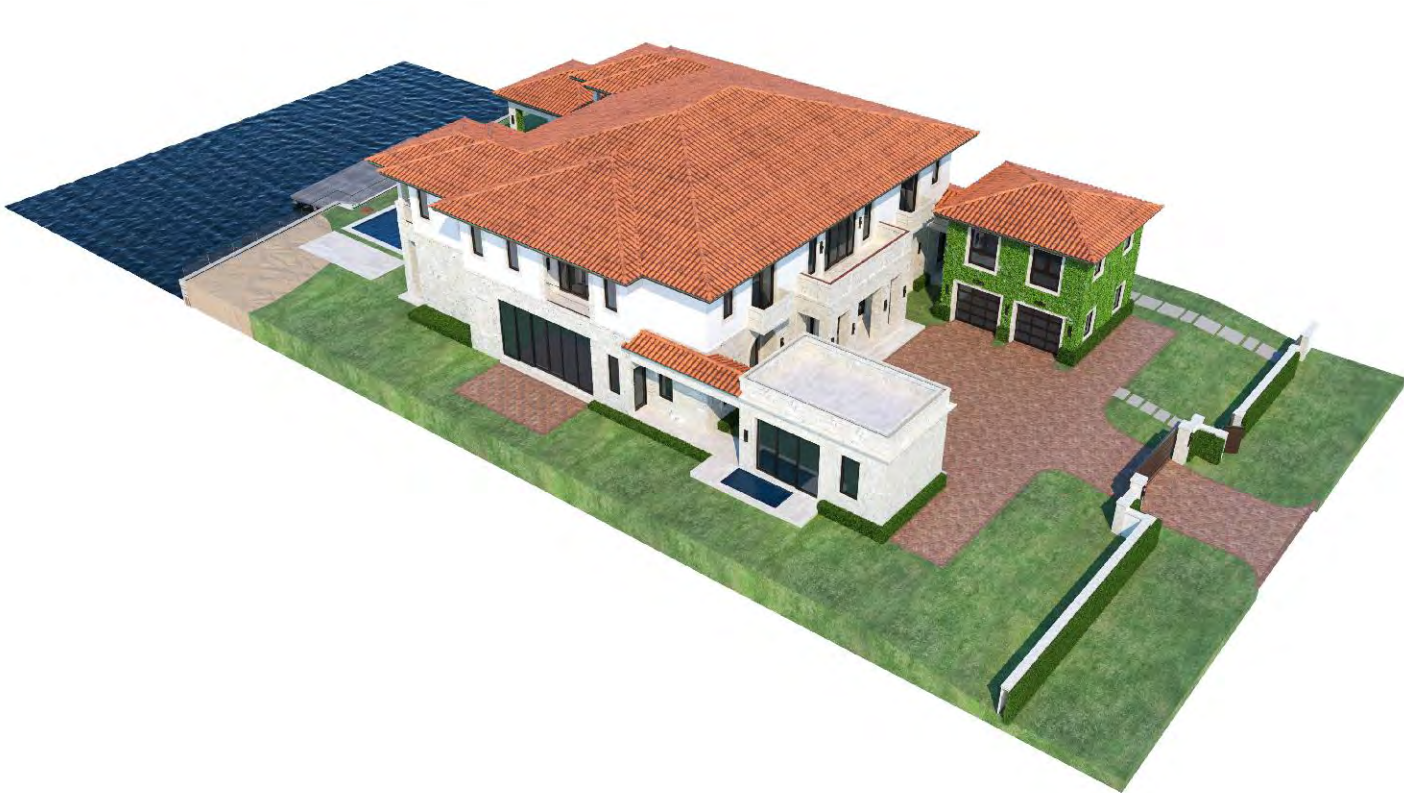
RENDERING AT REAR YARD OF MAIN HOUSE FROM INDIAN CREEK CANAL (LOOKING WEST)



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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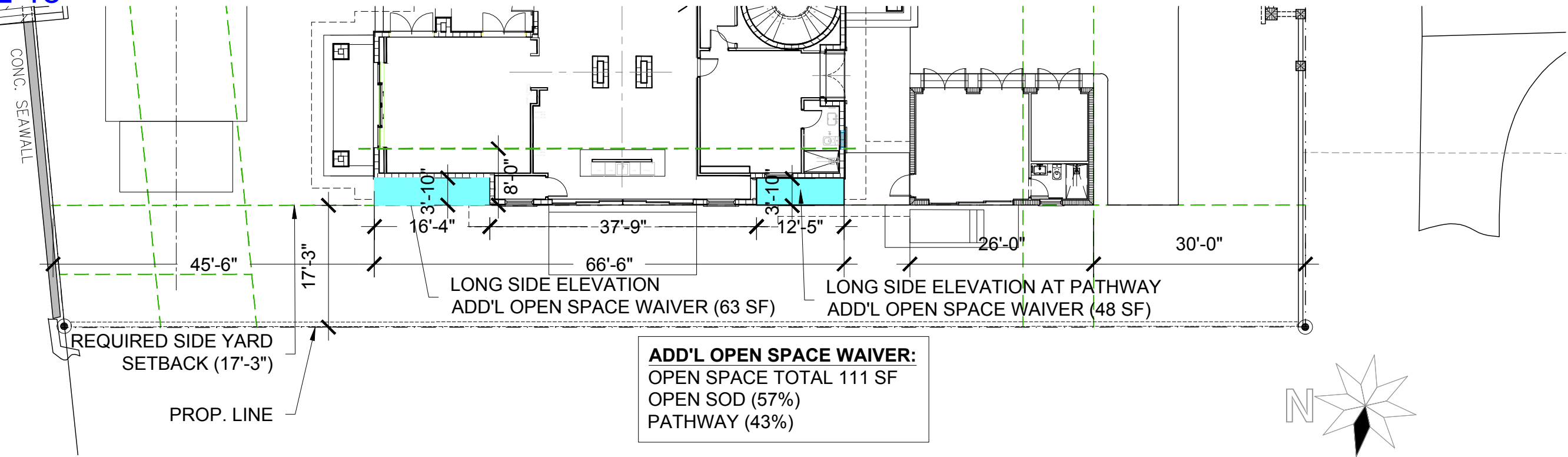
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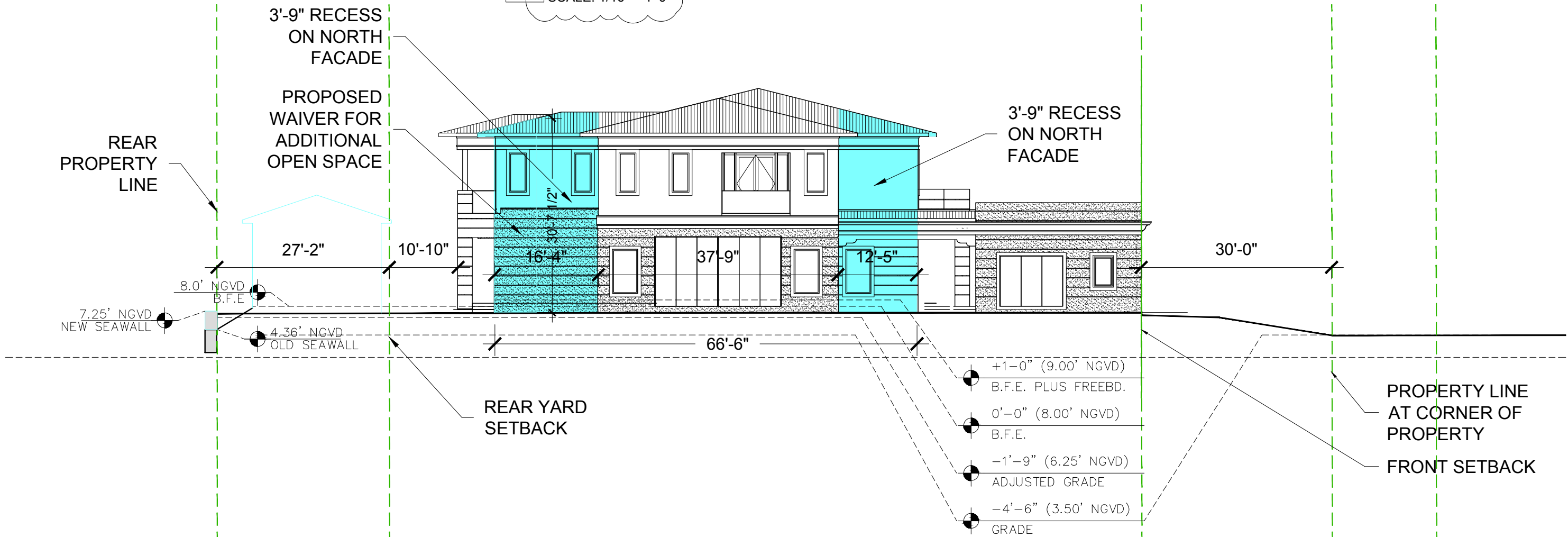
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A018



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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A024

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



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

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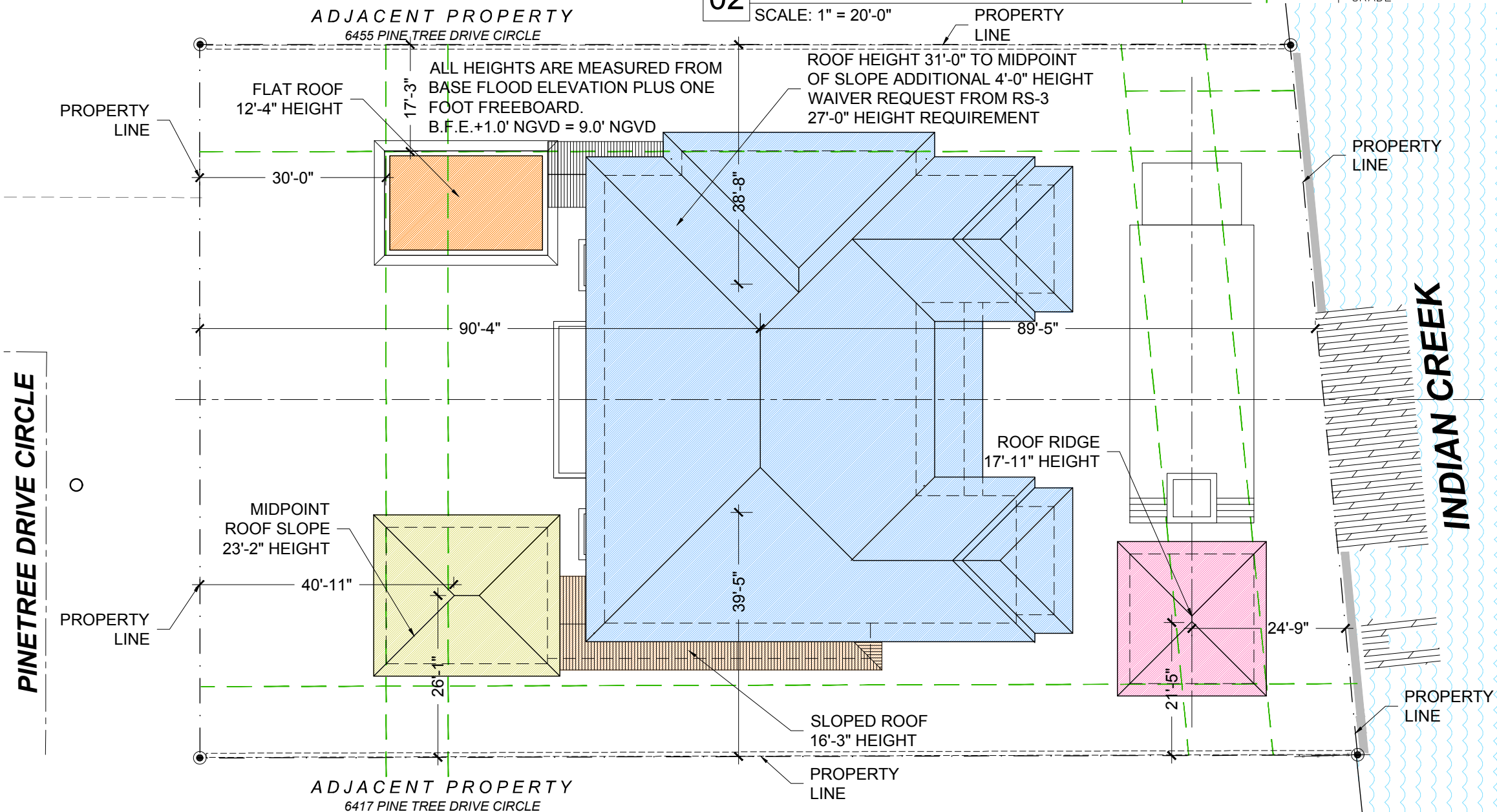
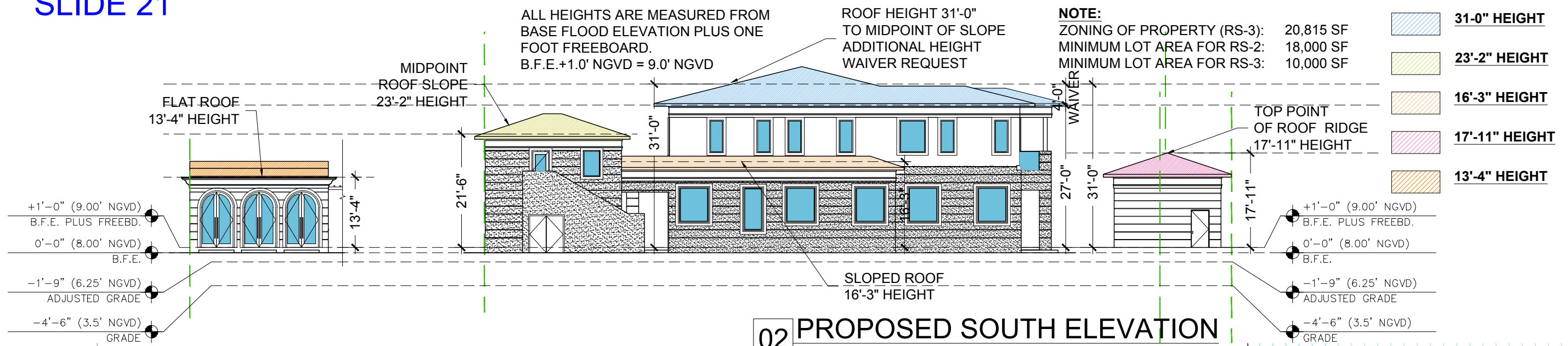
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A025





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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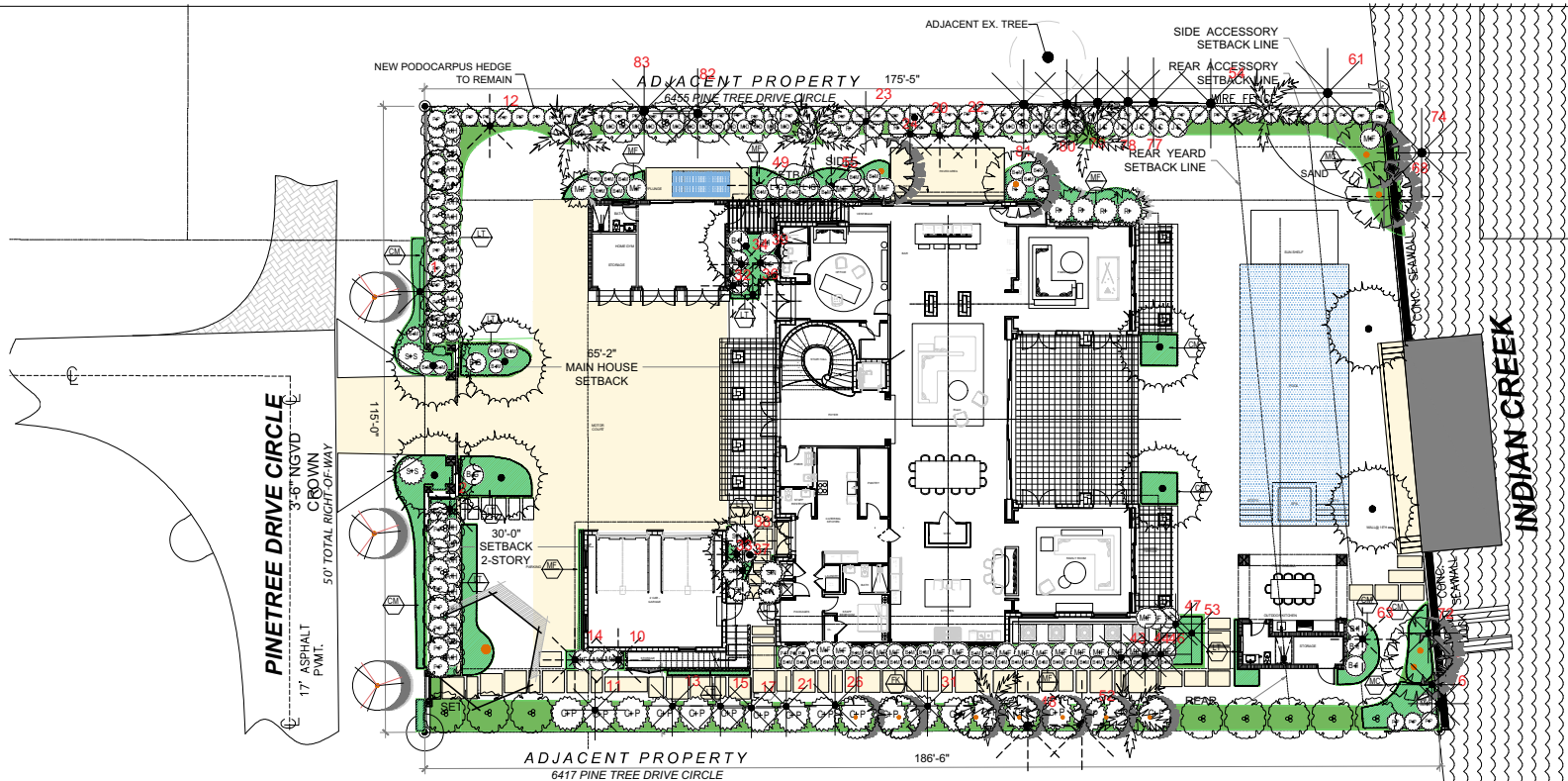
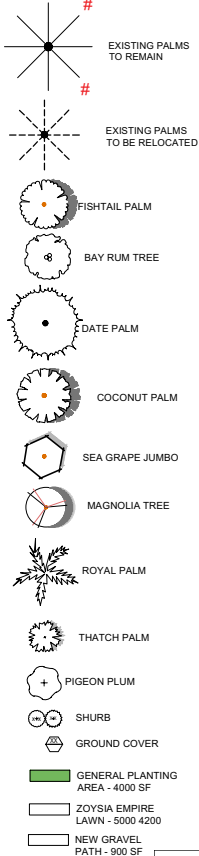
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SLIDE 23

PLANT SYMBOLS

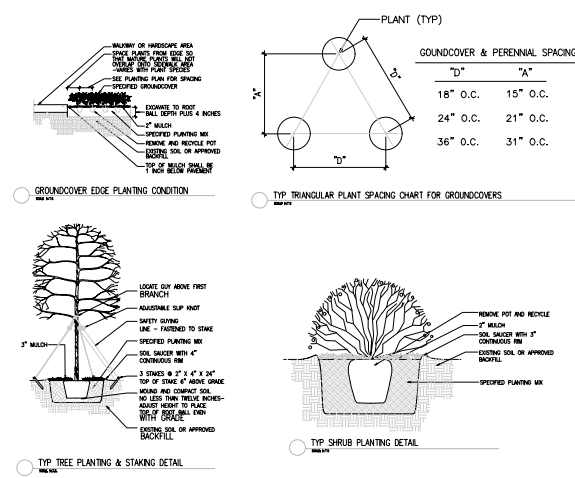


PLANT LIST LANDSCAPE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE / DROUGHT	QTY
TREES + PALMS					
CO	<i>Coccothrinax</i>	Coconut Palm	16-18' CT 10" CAL	*	6
PD	<i>Podocarpus</i>	Podocarpus	25G 2' 1/2"	*	87
LG	<i>Laguncularia</i>	Podocarpus	25G	*	3
SS	<i>Serenoa</i>	Saw palmetto	25G 4' HT	*	2
BG	<i>Bougainvillea</i>	Bougainvillea	15G 5' HT	*	2
BT	<i>Bougainvillea</i>	Bougainvillea	25G 8' HT	*	5
CA	<i>Casuarina</i>	Casuarina	25G	*	4
AH	<i>Tabernaemontana</i>	Princed Jasmine	7G	*	22
CC	<i>Chamaedorea</i>	Cat Palm	25G	*	19
MF	<i>Myrsine</i>	Simpson Stopper	25G	*	24
BM	<i>Psychotria</i>	Banana Coffee	15G	*	54
R	<i>Rapanea</i>	Lady Palm	25G	*	11
MD	<i>Morone</i>	Swiss Cheese Plant	7G	*	20
SN	<i>Shorea</i>	Bird of Paradise	25G 9' HT	*	6
JC	<i>Capparis</i>	Jamaican Caper	15G	*	6
SHRUBS + ACENTS					
PP	<i>Podocarpus</i>	Podocarpus	25G 2' 1/2"	*	87
LG	<i>Laguncularia</i>	Podocarpus	25G	*	3
SS	<i>Serenoa</i>	Saw palmetto	25G 4' HT	*	2
BG	<i>Bougainvillea</i>	Bougainvillea	15G 5' HT	*	2
BT	<i>Bougainvillea</i>	Bougainvillea	25G 8' HT	*	5
CA	<i>Casuarina</i>	Casuarina	25G	*	4
AH	<i>Tabernaemontana</i>	Princed Jasmine	7G	*	22
CC	<i>Chamaedorea</i>	Cat Palm	25G	*	19
MF	<i>Myrsine</i>	Simpson Stopper	25G	*	24
BM	<i>Psychotria</i>	Banana Coffee	15G	*	54
R	<i>Rapanea</i>	Lady Palm	25G	*	11
MD	<i>Morone</i>	Swiss Cheese Plant	7G	*	20
SN	<i>Shorea</i>	Bird of Paradise	25G 9' HT	*	6
JC	<i>Capparis</i>	Jamaican Caper	15G	*	6
GROUNDCOVERS					
MF	<i>Nephrolepis</i>	Macho Fern	3G @ 24" OC	*	332
CM	<i>Centropogon</i>	Ernest Blanket	3G @ 18" OC	*	273
MC	<i>Muhlenbergia</i>	Muhly grass	3G @ 24" OC	*	103
FK	<i>Pennisetum</i>	Fakafatchee Grass	3G @ 24" OC	*	70
LT	<i>Liriodendron</i>	Lily Turf	3G @ 18" OC	*	713
Top Soil	50/50, 5"-6" Deep				610CY
Empire Zoysia					4200SF

SYMBOL	PLANTING DETAIL
1	1. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: — 5 trees x 0.478 = 2.39 trees x 34 = 81.26 trees
2	2. Native trees required: Number of trees provided x 30% = 34 x 30 = 10.2 trees
3	3. Low maintenance / drought and salt tolerant required: Number of trees provided x 50% = 34 x 50 = 17 trees
4	4. Street Trees (maximum average spacing of 20' o.c.) — 60 linear feet along street divided by 20' = 3 trees
5	5. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.) — linear feet along street divided by 20' = 60 linear feet / 20' = 3 trees
6	6. Native large shrubs or small trees required: Sum of lot and street trees required x 12/30 = 12/30 x 81.26 = 32.5 trees
7	7. Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 310 x 50 = 155 trees
8	8. Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 310 x 50 = 155 trees
9	9. Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 310 x 50 = 155 trees
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100	100. Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 310 x 50 = 155 trees

PLANTING DETAIL



LANDSCAPE ARCHITECT
FL 00000000000000000000
VINCENT A. FILIZENZI
LA 00000000000000000000

NOTE:
These are preliminary drawings and plans
and are not to be used for construction
without the approval of the architect
and the engineer.

HERMAN RESIDENCE
Landscape Design
6431 Pine Tree Dr. Circle, Miami Beach, FL 33141

PROJECT #:
DRAWN BY: JF
CHECKED BY: VF
DATE: 09/16/2021
DISCIPLINE / SHEET TITLE:
OVERALL PROPOSED PLANTING PLAN

SHEET NUMBER:
LP-1.0



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

1035 N. MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TELE: 305.440.4314
gonzalezarchitecture.com
create@gonzalezarchitecture.com

Gonzalez Architecture

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

A026



RENDERING AT COURTYARD OF MAIN HOUSE (LOOKING WEST)

1035 N. MIAMI AVENUE
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G/A
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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

STATE OF FLORIDA
AR94719

NEW RESIDENCE

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09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A029



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

1035 N. MIAMI AVENUE
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09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A028



RENDERING AT POOL CABANA (LOOKING NORTHWEST)

1035 N. MIAMI AVENUE
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MIAMI, FLORIDA 33136
TELE: 305.440.4314
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create@gonzalezarchitecture.com

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MIAMI BEACH, FLORIDA 33141

09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A030



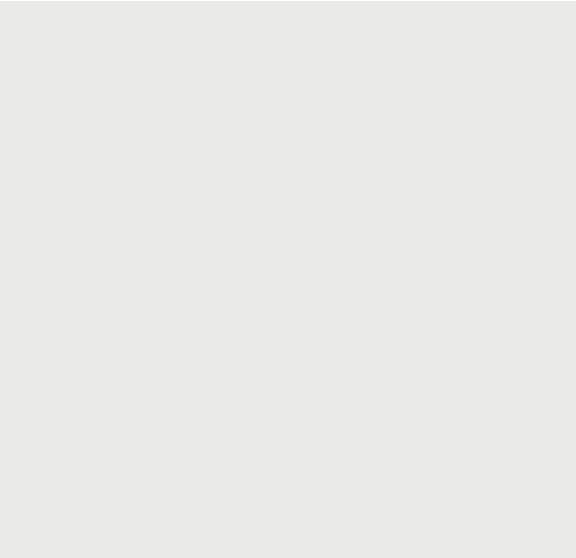
CLAY BARREL ROOF TILE



CYPRESS SELECT WOOD EAVES

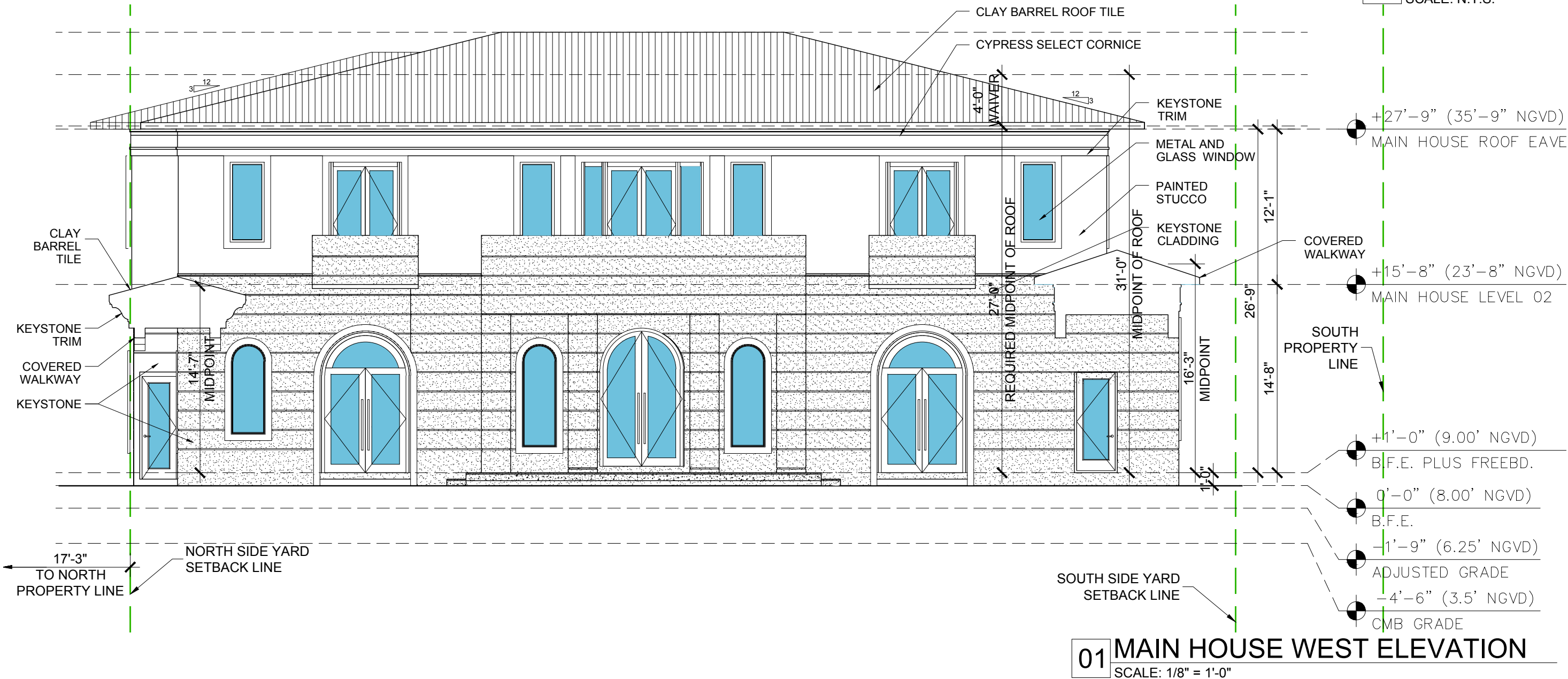


KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2

02 MATERIALS
SCALE: N.T.S.



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STATE OF FLORIDA
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09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A405



**UPDATED RENDERING
STREET VIEW RENDERING LOOKING EAST**

Modifications to Conditions

MODIFY CONDITION I.D.1.c.: The front (west) elevation of the one-story building volume shall incorporate fenestration, or similar architectural treatment, and shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

MODIFY CONDITION I.D.1.e. The final design details and color selection of the “teak/aluminum gates” or similar wood substitute shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

MODIFY CONDITION I.D.1.f. The final design details and color selection of the “cypress wood eaves” or similar wood substitute shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

DELETE CONDITION III.J. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.

Thank You

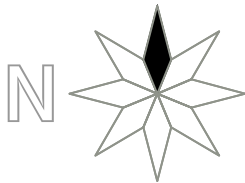
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



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



ZONING DATA SHEET

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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	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	
		7,383 (35.5%)			
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

1035 N. MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TELE: 305.440.4314
gonzalezarchitecture.com
create@gonzalezarchitecture.com



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

A001



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:
6431 PINE TREE DRIVE CIRCL
MIAMI BEACH, FLORIDA, 3314

ABBREVIATIONS

[illegible]

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- LEGAL NOTES - ACCOMPANYING SURVEY OF SURVEY:**
- * THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY OF LOS ANGELES. ANY 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.
 - * SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY AREA AND IS NOT TO BE CONSIDERED AS A MEASURE OF LENGTH OR WIDTH. ANKOR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
 - * EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DELETED OTHERWISE.
 - * RECORDS MAY BE RECORDED IN THE COUNTY OF LOS ANGELES.
 - * ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT 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.
- FEE OWNERSHIP NOT DETERMINED:**
- THE 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: 126051
FANEL: 0307
SUFFD: L
DATE OF FIRM: 06/11/2000
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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:

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE FOREGOING SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS RECENTLY 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 CHAPTERS 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 478.029, 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: _____

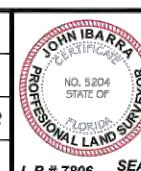
REVISED ON: _____

LEGEND

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
	= EXISTING ELEVATIONS

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



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:

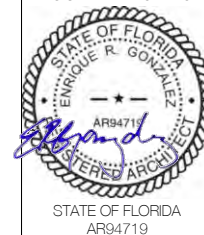
Beginning at a concrete monument situated at the northwest corner of Lot 4, of Block 1, of the Subdivision of Lot 1, Block 1, Beach View Addition; as said Lot 4, of Block 1, is recorded in Plat Book 34, at Page 62, of the Public Records of Miami-Dade County, Florida; run in a northerly direction along 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.

01 SURVEY
SCALE: N.T.S.

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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



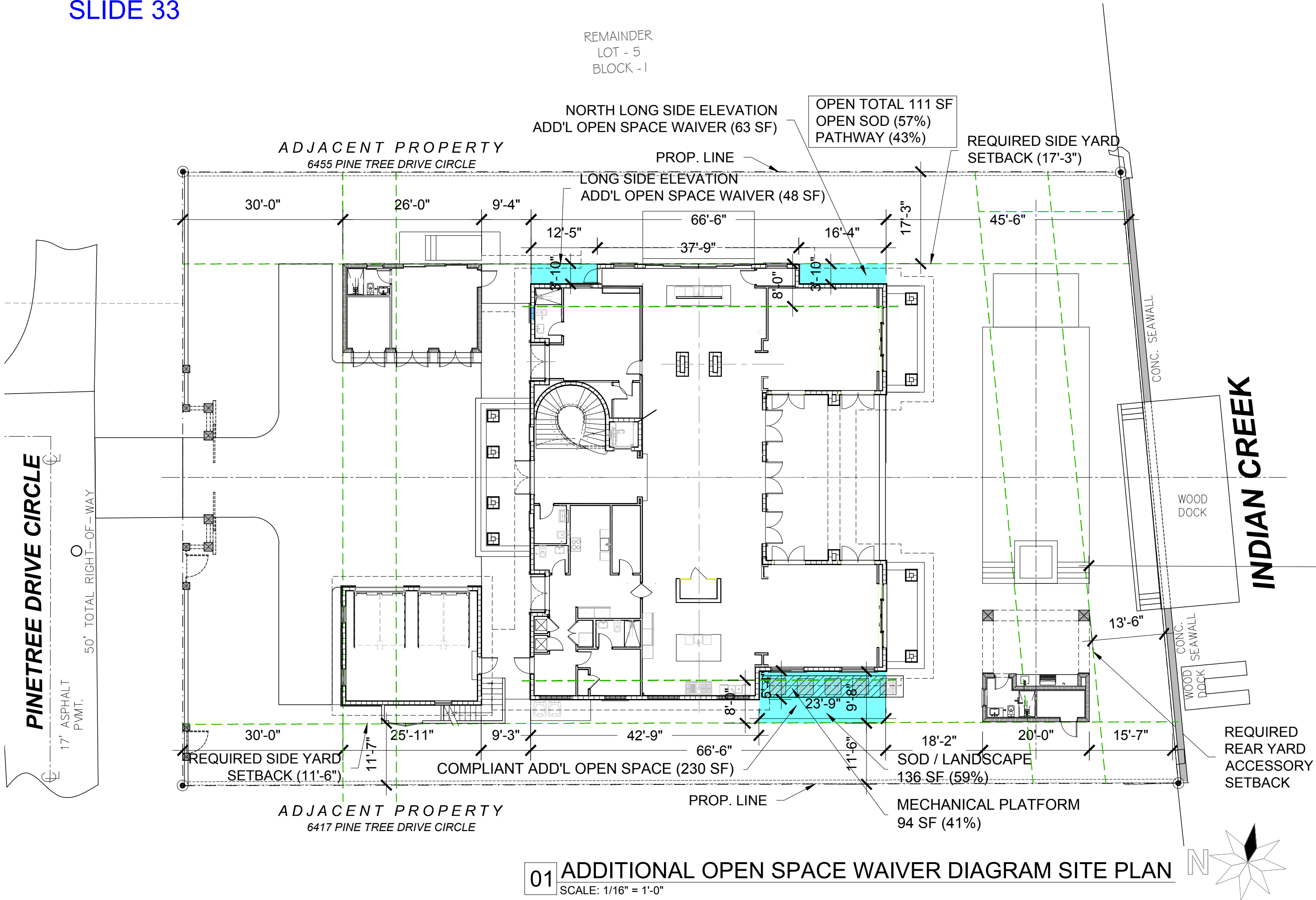
STATE OF FLORIDA
AR94719

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

09-20-2021
FIRST SUB

10-11-2021
FINAL SUB

A002



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G/A
GONZALEZ ARCHITECTURE

ENRIQUE R. GONZALEZ
REGISTERED ARCHITECT
STATE OF FLORIDA
AR94719

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FIRST SUB.

10-11-2021
FINAL SUB

A041

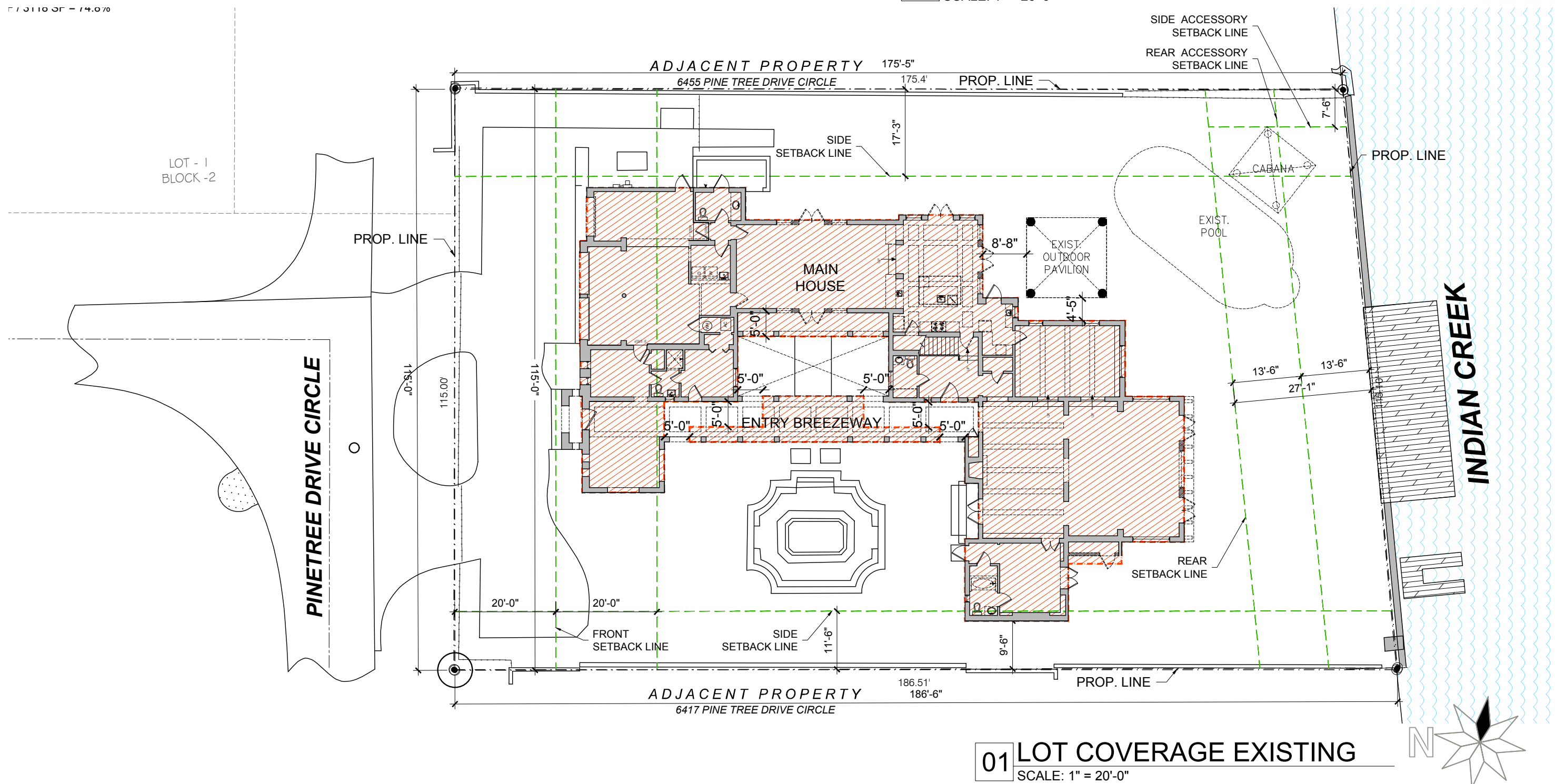
EXISTING LOT COVERAGE:
MAIN HOUSE FIRST LEVEL:
PORCH ENTRY

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

02

LOT COVERAGE CALCULATIONS

SCALE: 1" = 20'-0"



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G/A
GONZALEZ ARCHITECTURE

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STATE OF FLORIDA
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09-20-2021
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FINAL SUB

A034

ACCESSORY BUILDING REAR YARD LOT COVERAGE:

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

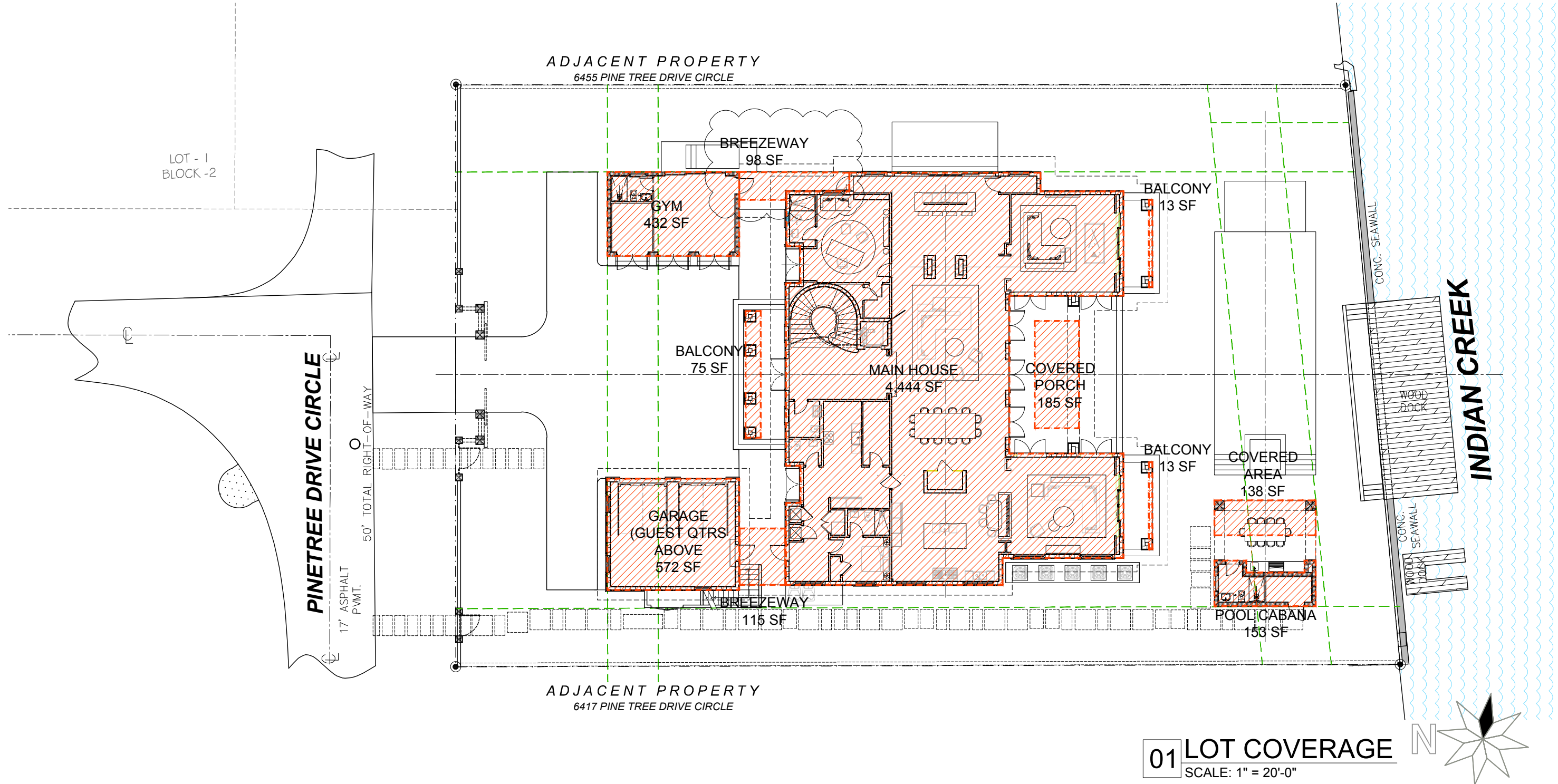
PERCENT LOT COVERAGE
ACCESSORY BUILDING : 8.4 %

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"



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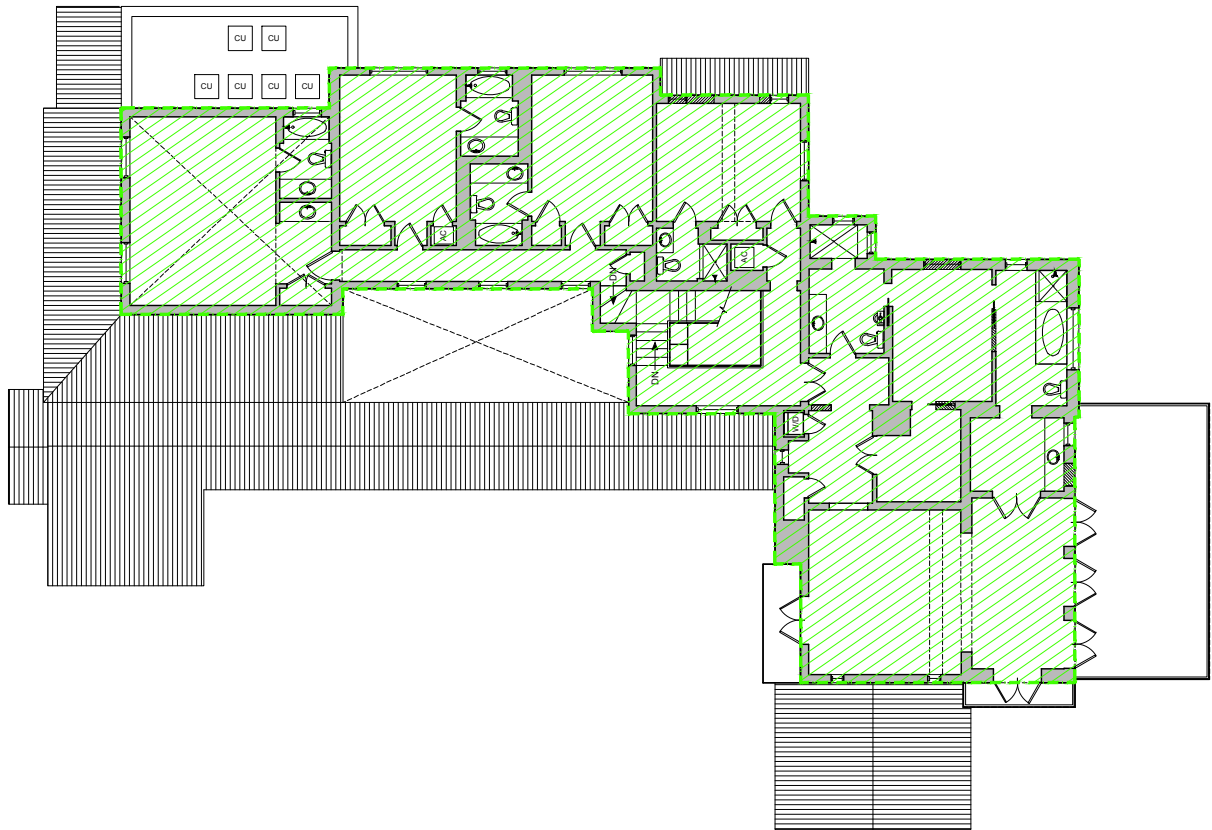
STATE OF FLORIDA
AR94719

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

09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A035



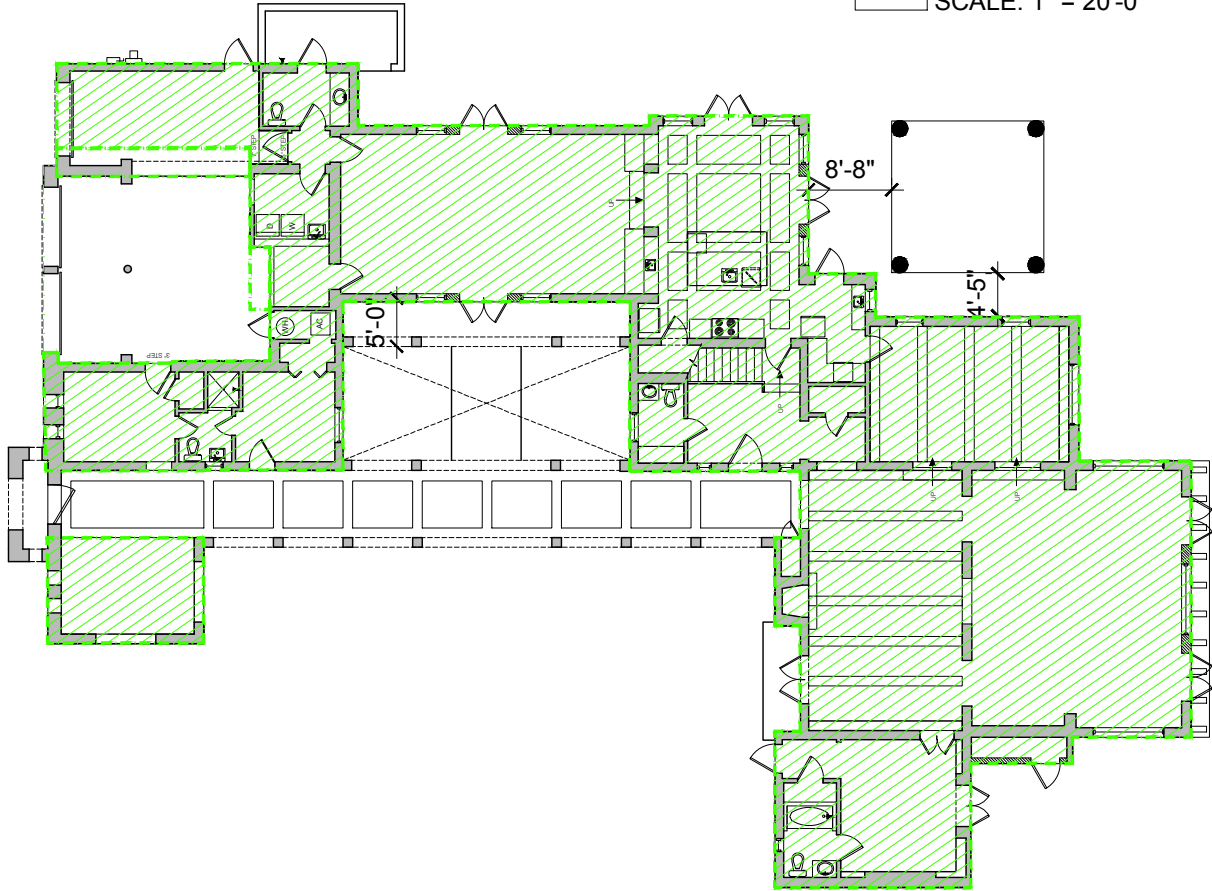
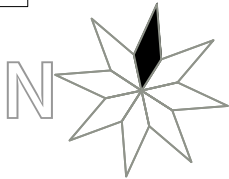
UNIT SIZE
EXISTING

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

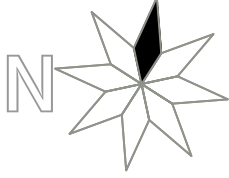
EXISTING UNIT SIZE

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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G/A
GONZALEZ ARCHITECTURE

ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

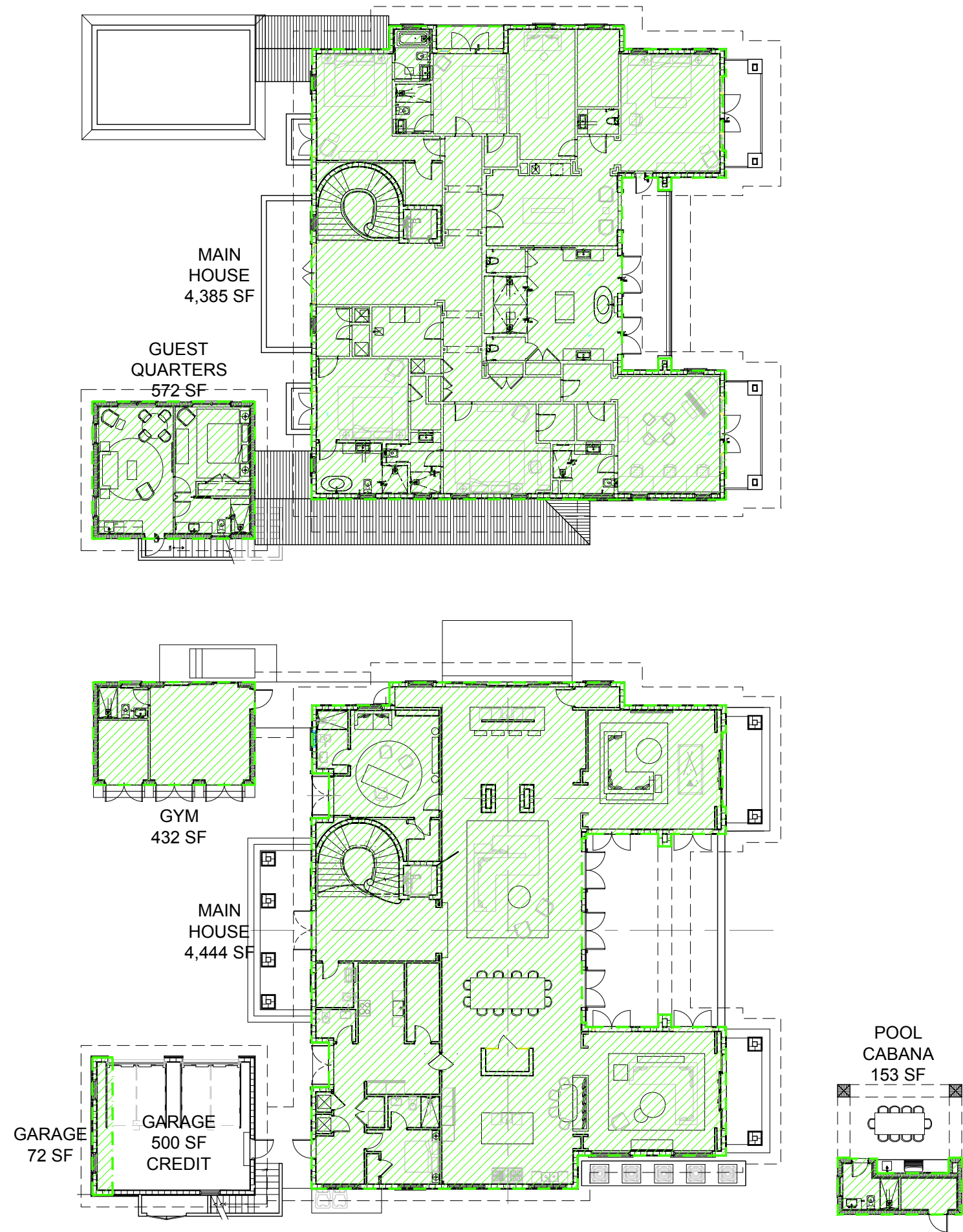
STATE OF FLORIDA
AR94719

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A036



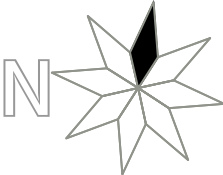
UNIT SIZE
PROPOSED

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

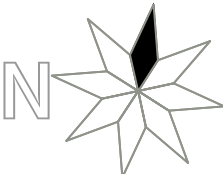
PROPOSED UNIT SIZE

GROUND FLOOR	5,101 SF
SECOND FLOOR	4,957 SF
TOTAL:	10,058 SF
LOT AREA:	20,815 SF
UNIT SIZE:	48.37 %

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



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



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A037

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

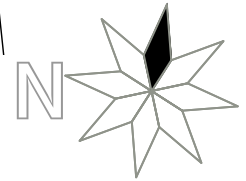
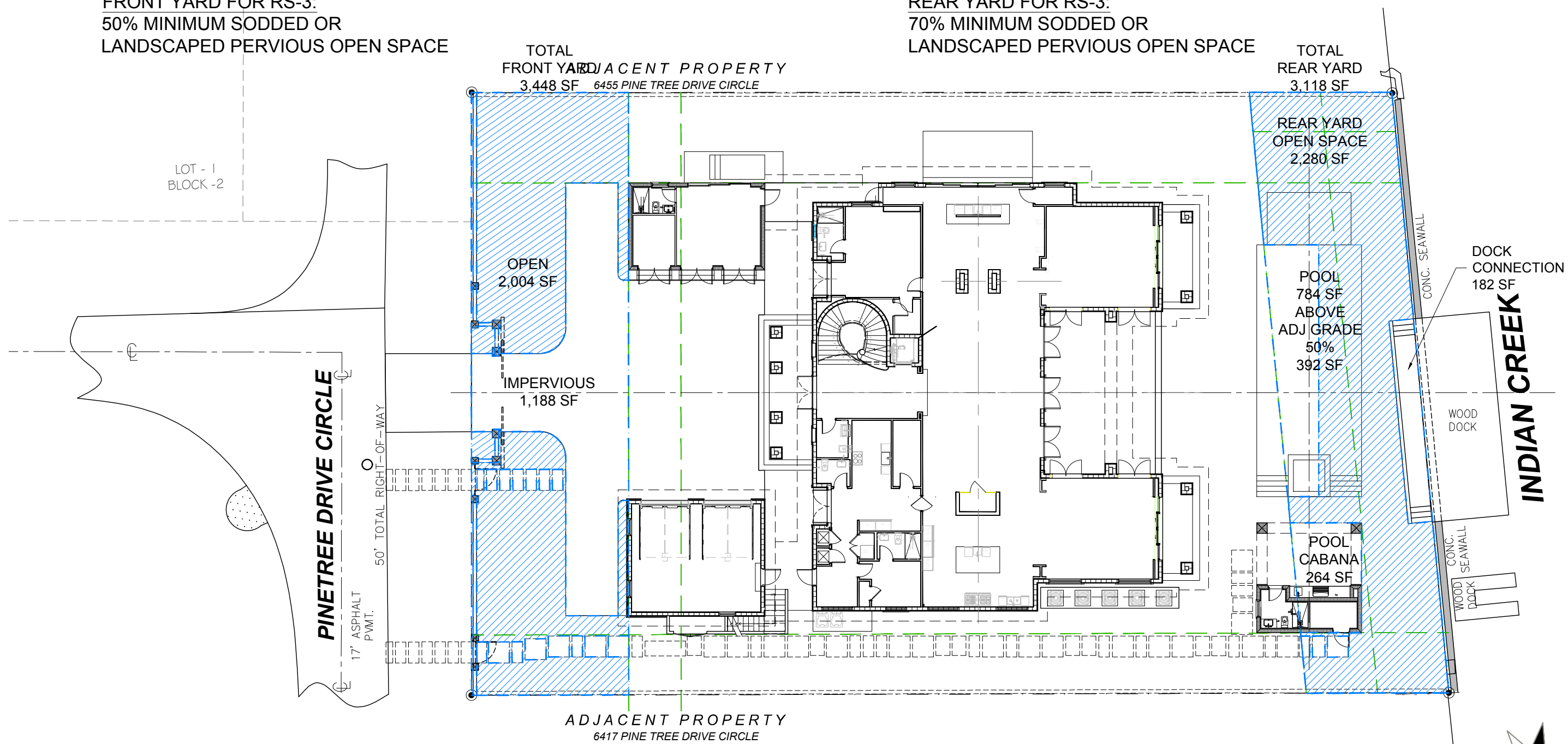
PROPOSED PERVIOUS OPEN SPACE

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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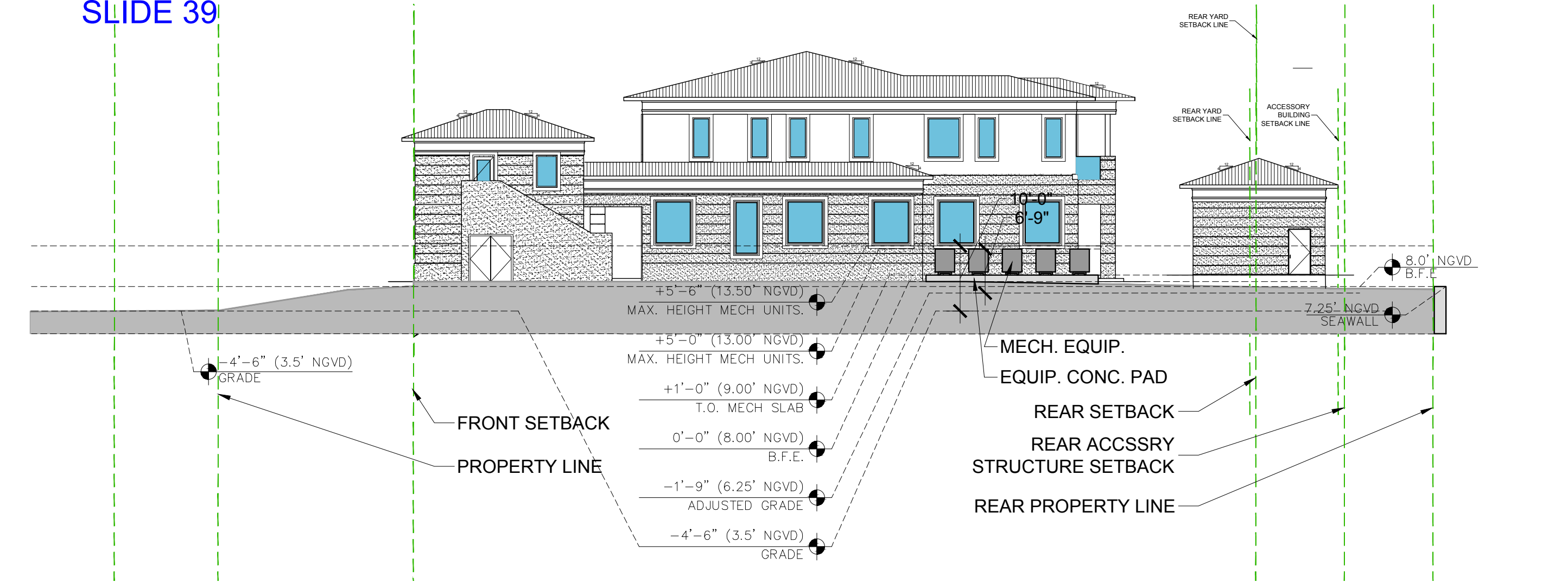
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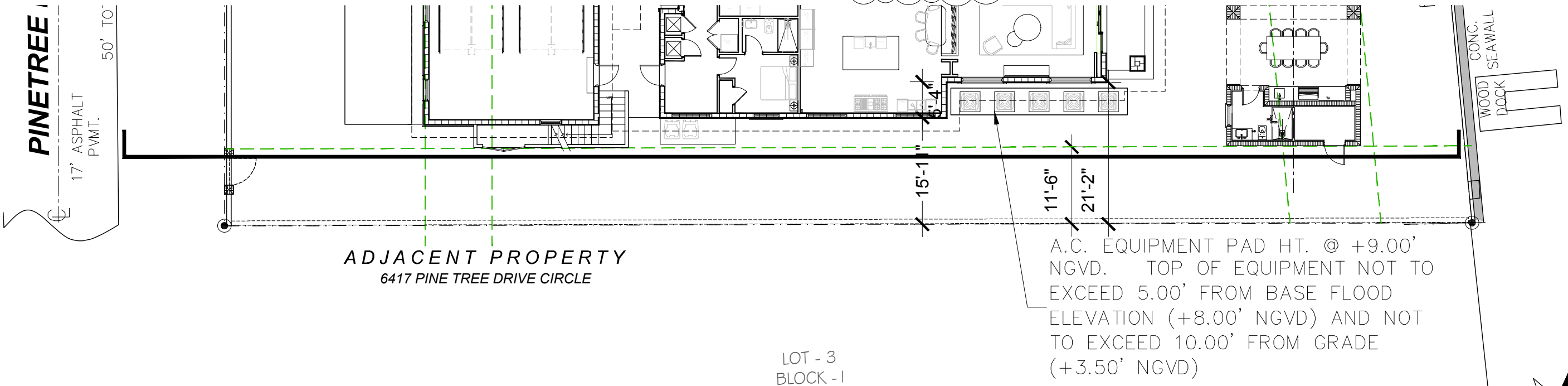
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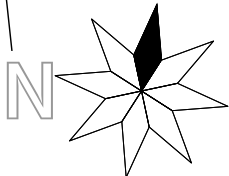
A038



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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A039



01 LOOKING EAST

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G/A
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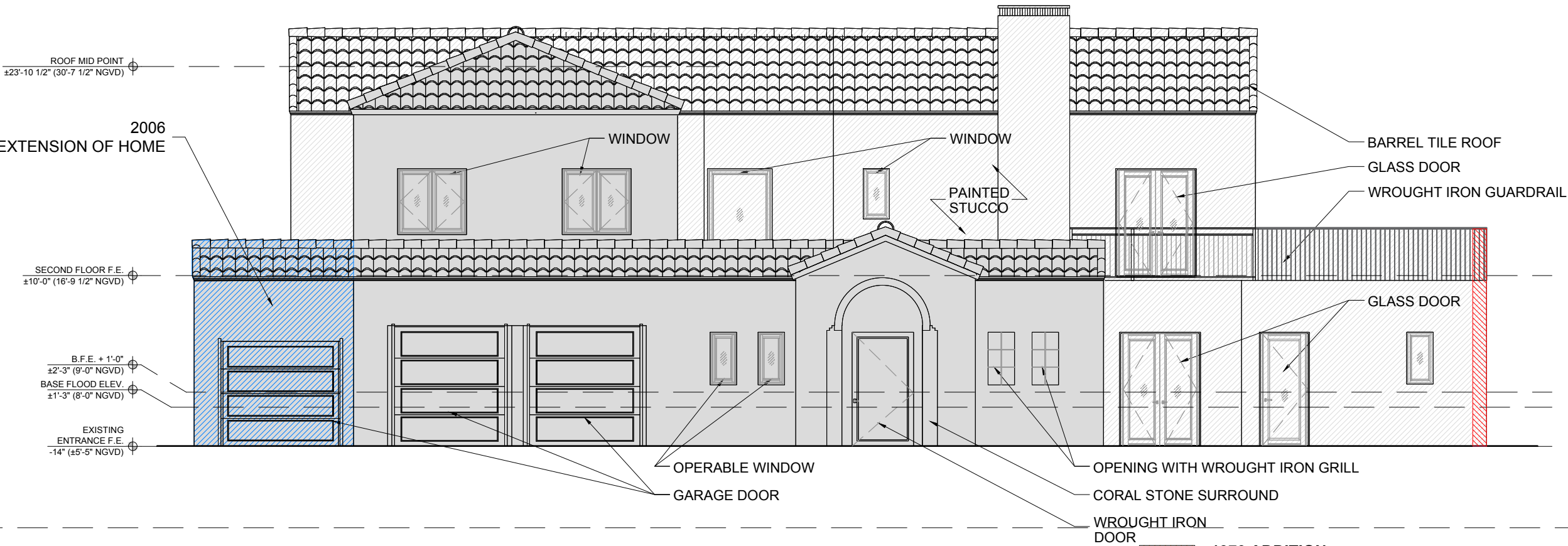
STATE OF FLORIDA
AR94719

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09-20-2021
FIRST SUB.

10-11-2021
FINAL SUB

A011



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.

-  **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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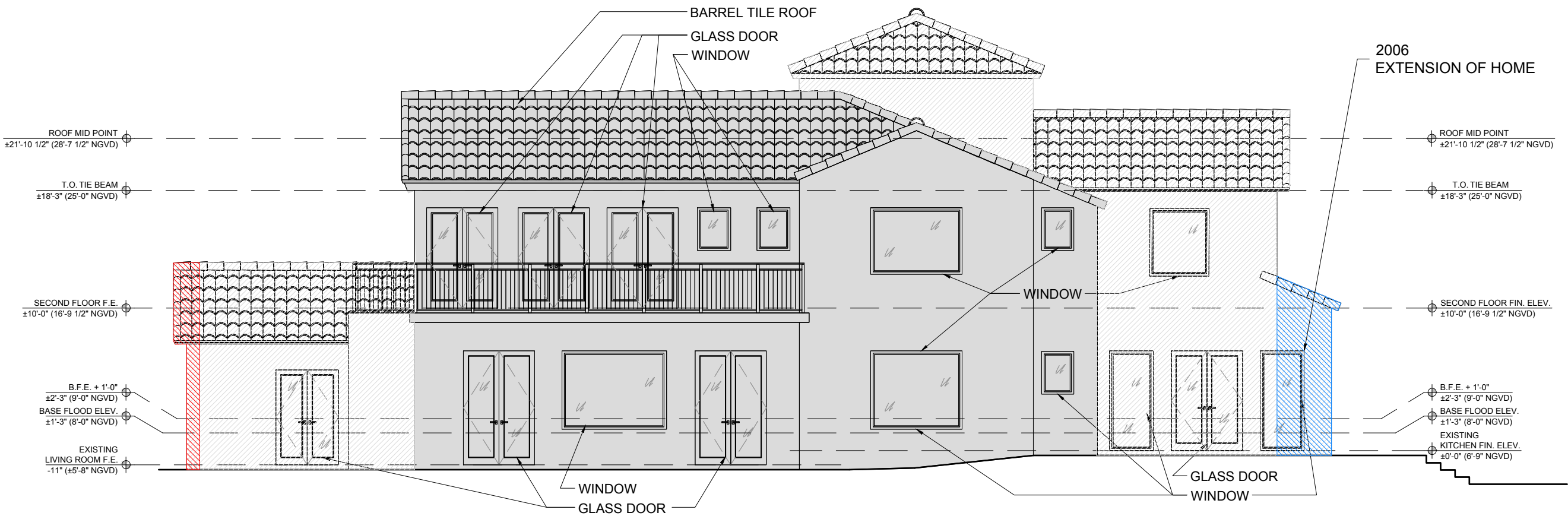

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A006



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.

- 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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**GONZALEZ ARCHITECTURE**

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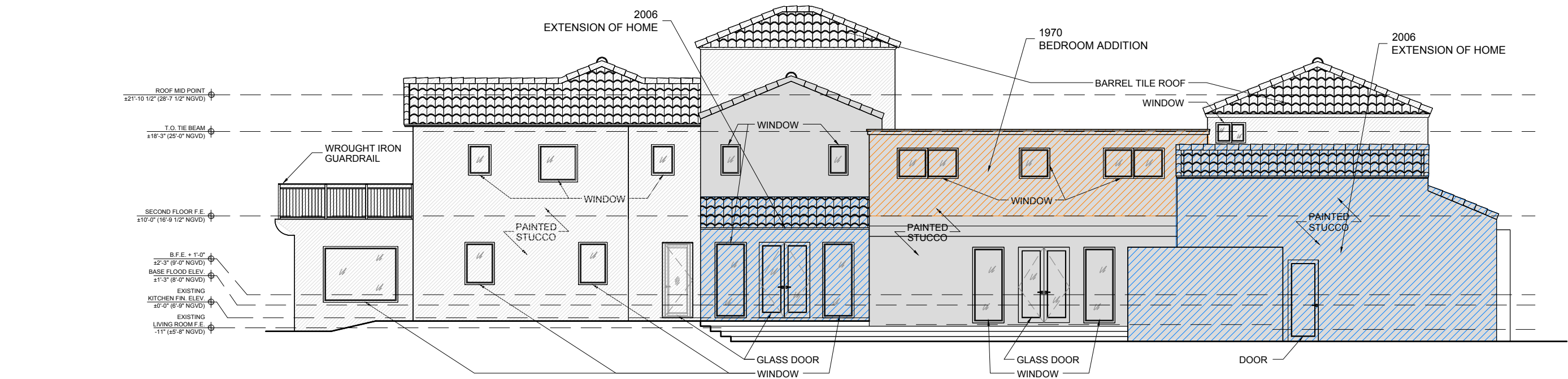
STATE OF FLORIDA
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A007



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'.

-  **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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**GONZALEZ ARCHITECTURE**

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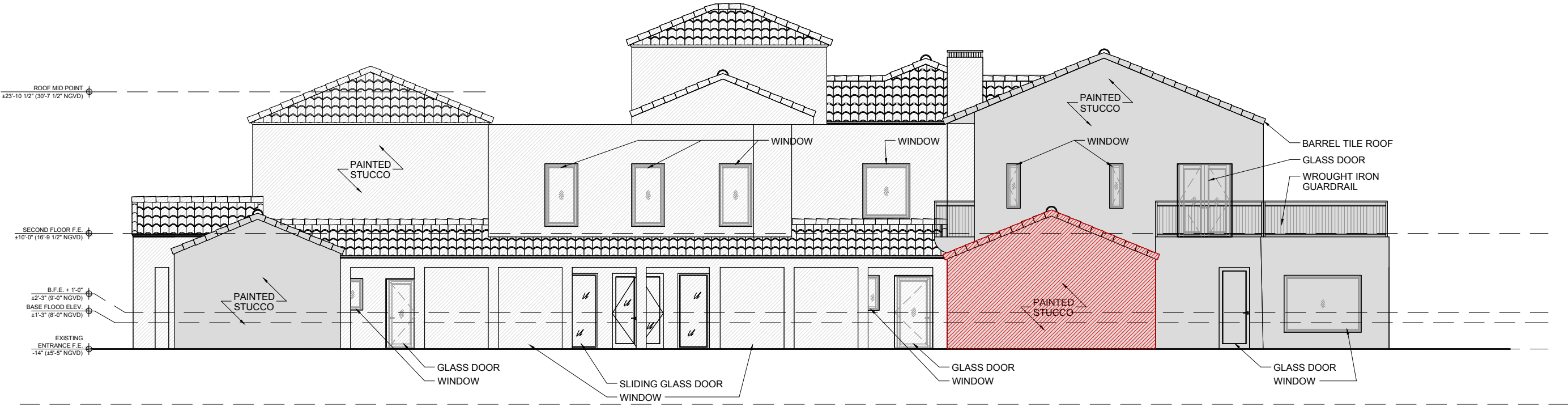
STATE OF FLORIDA
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A008



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.

-  **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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**GONZALEZ ARCHITECTURE**

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A009



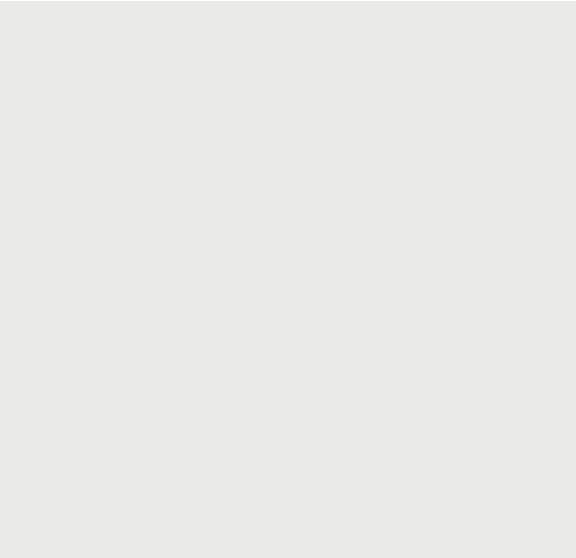
CLAY BARREL ROOF TILE



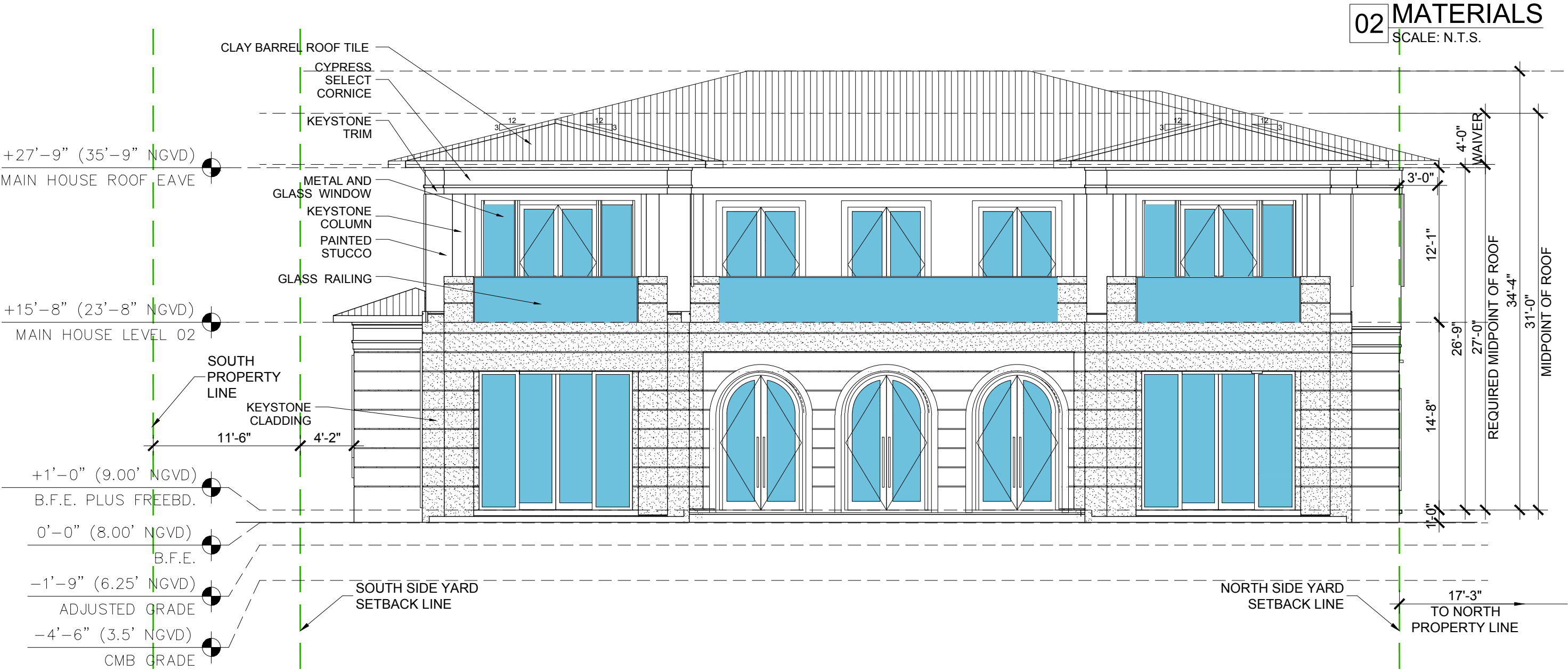
CYPRESS SELECT WOOD EAVES



KEYSTONE CLADDING



STUCCO FINISH
PAINT: BM WHITE PM-2



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



RENDERING AT MAIN ENTRANCE (LOOKING EAST)

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A019