



5661 PINE TREE DR RESIDENCE

5661 PINE TREE DR MIAMI BEACH, FL 33140

FOLIO # 02-3214-003-0340

DRB FINAL SUBMITTAL SET - DRB21-0748 - 01/04/2022

SCOPE OF WORK

- NEW CONSTRUCTION OF A 2 STORY RESIDENTIAL BUILDING .

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE

5661 PINE TREE DRIVE
MIAMI BEACH, FL 33140

Owner:
Name OWNER
Address OWNER_ADDRESS1
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
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Consultant:
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Tel:
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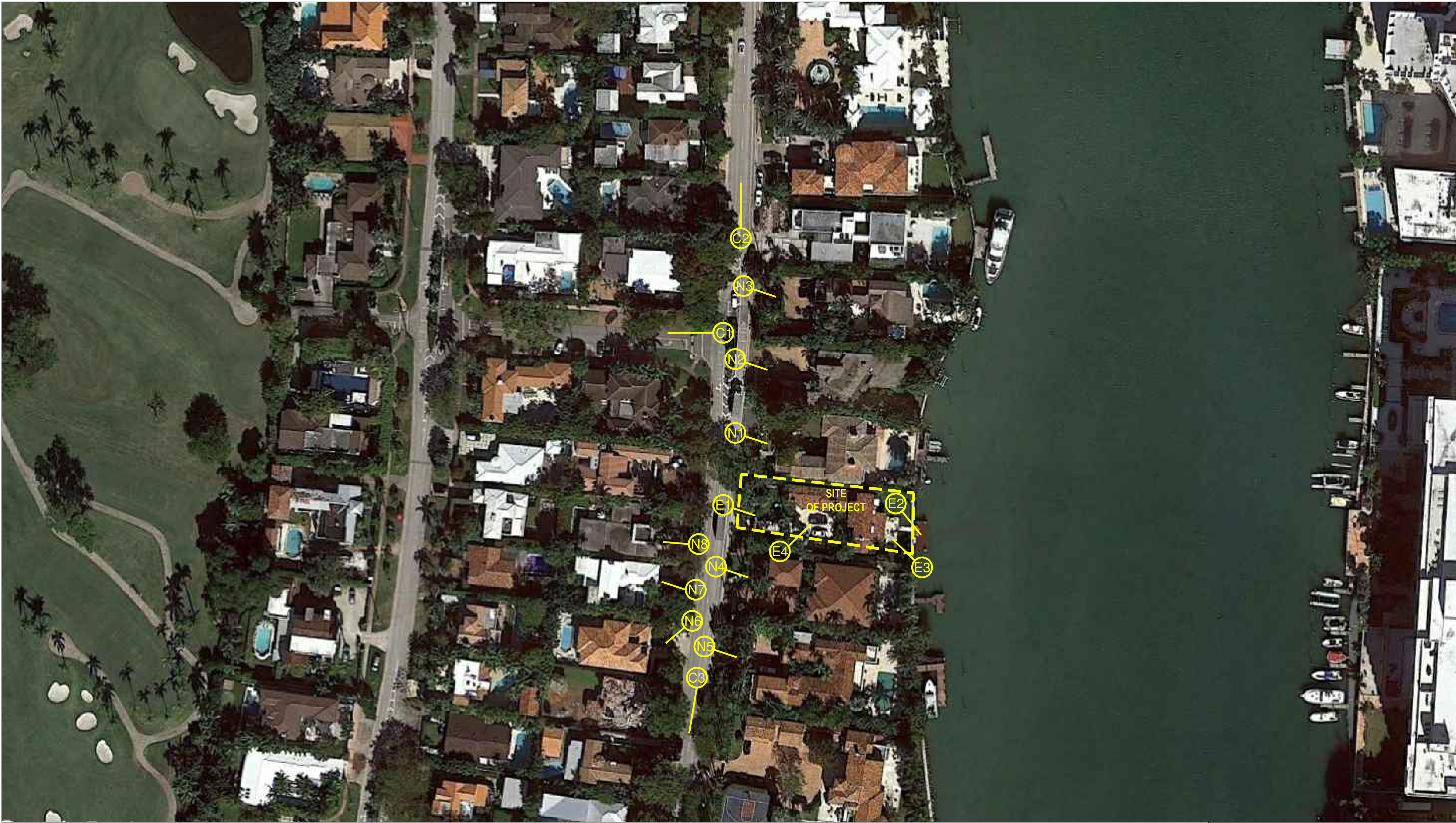
Architect:
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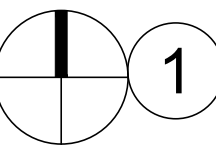


COVER PAGE

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Project	2187	

DRB FINAL PRESENTATION - 01/04/2022



 1
IMAGE KEY PLAN
Scale: N.T.S.

IMAGES ON SHEET A0.04-CONTEXT
C1 - W 57TH ST
C2 - PINE TREE DR - NORTH
C3 - PINE TREE DR - SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - REAR YARD
E3 - REAR YARD
E4 - SIDE YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 5681 PINE TREE DR
N2 - 5699 PINE TREE DR
N3 - 5701 PINE TREE DR
N4 - 5655 PINE TREE DR

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - 5641 PINE TREE DR
N6 - 5640 PINE TREE DR
N7 - 5650 PINE TREE DR
N8 - 5656 PINE TREE DR

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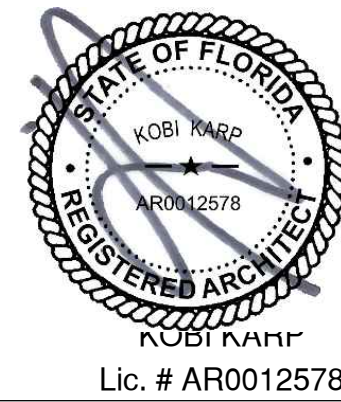
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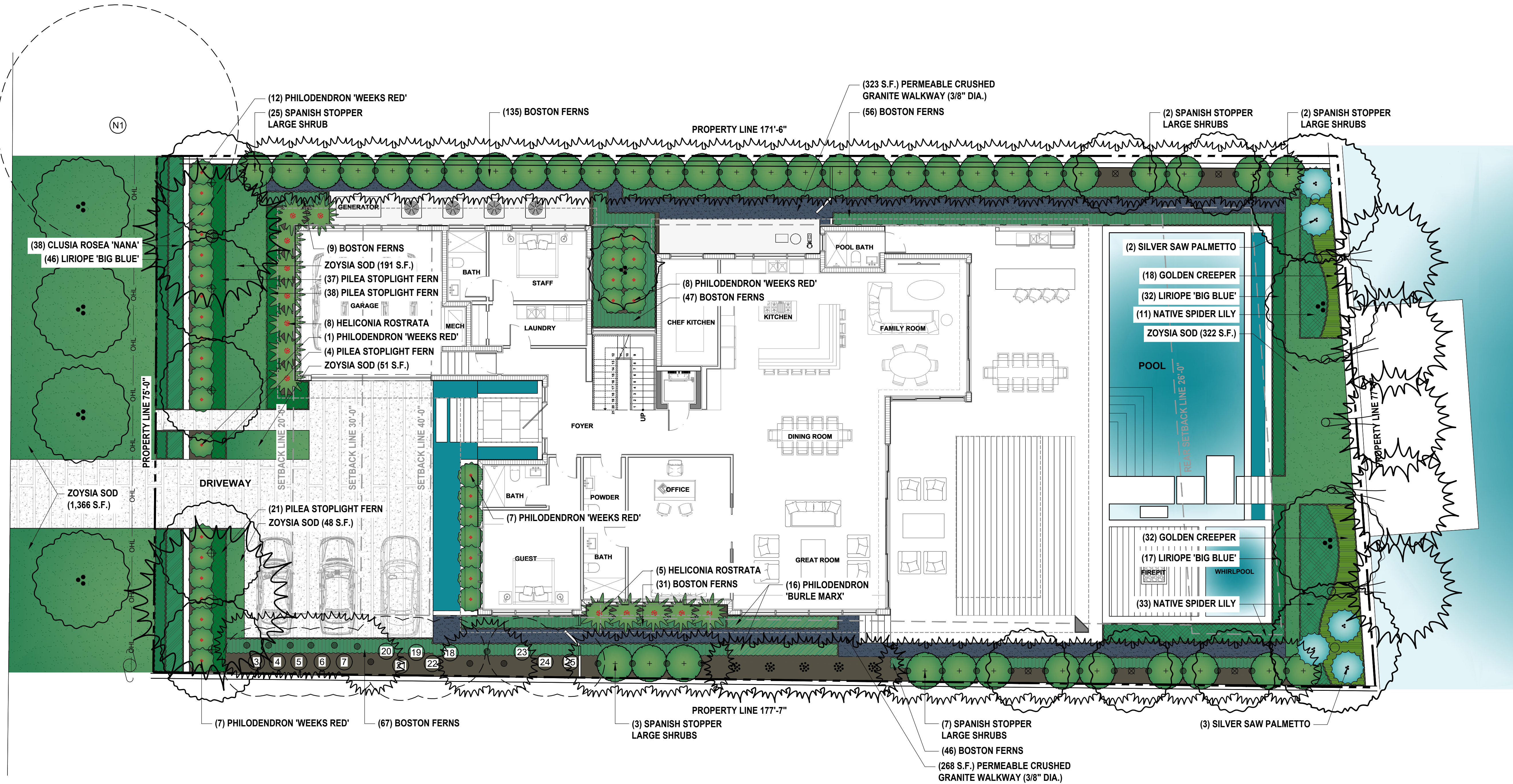
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NEIGHBORHOOD MAP

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david o.
landscape
architecture
DAVID J. ODISHOO
RLA #6666969

PLANTING UNDERSTORY PLAN

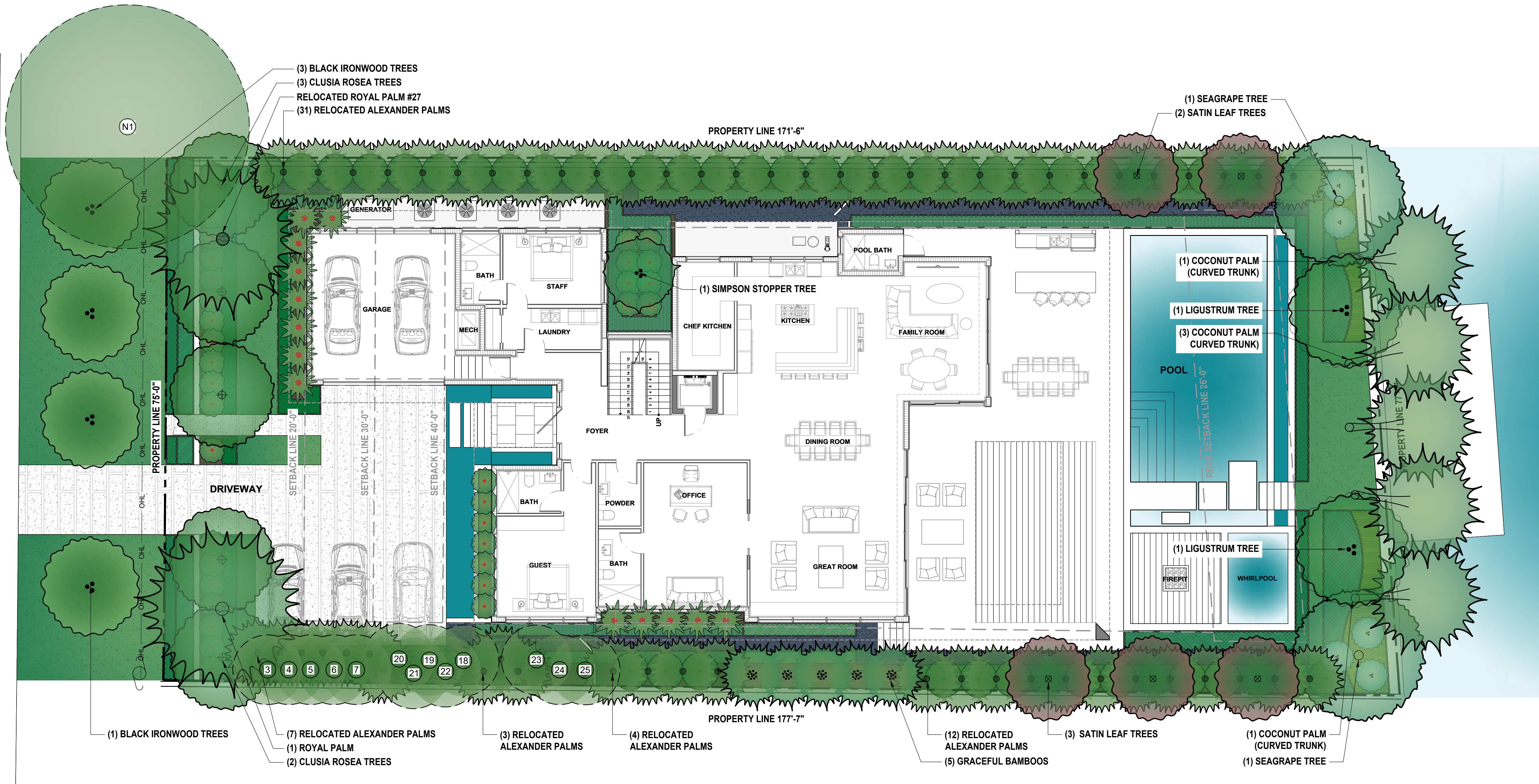
Date:	10-18-2021	Sheet No.
Scale:	1/8"=1'-0"	LP-200
Project #:		

PLANTING UNDERSTORY PLAN

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



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RLA #6666969

PLANTING CANOPY PLAN

Date:	10-18-2021	Sheet No.
Scale :	1/8"=1'-0"	LP-100
Project # :		

PLANTING CANOPY PLAN

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





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RENDERING

Date	01-04-2022	Sheet No.
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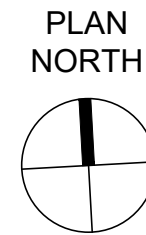
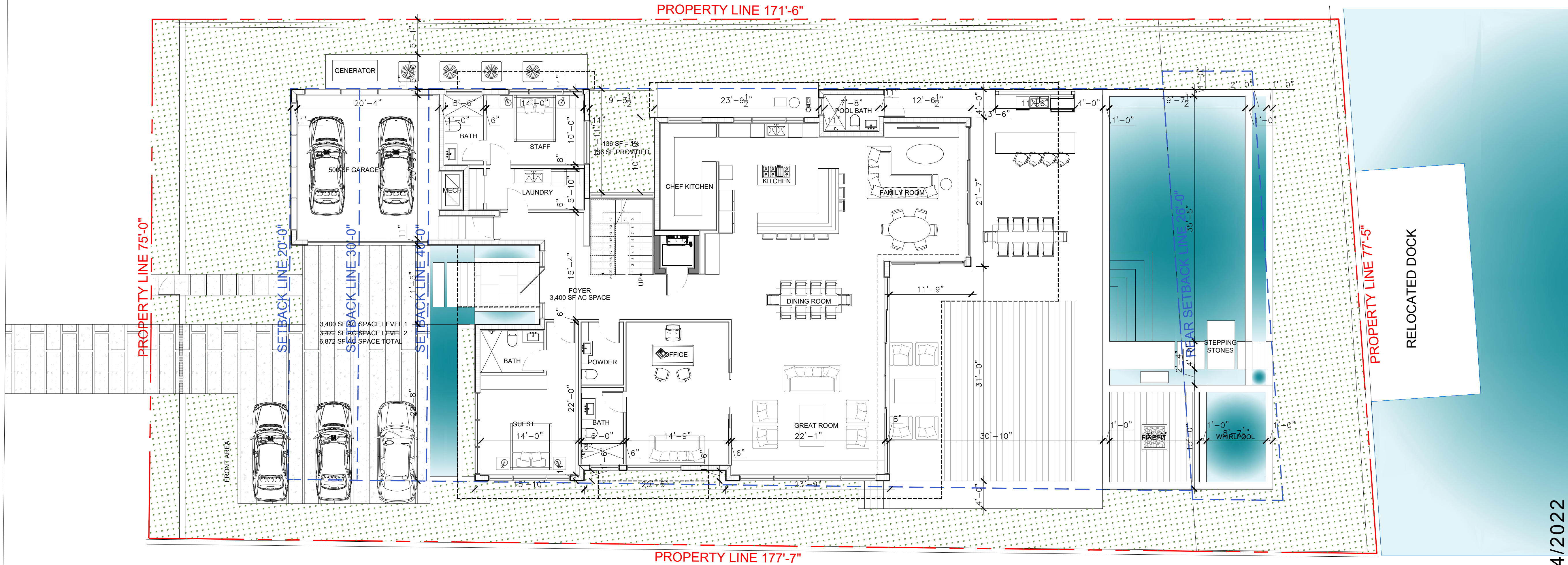
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PROPOSED GROUND FLOOR
Scale: 1/8" = 1'-0"

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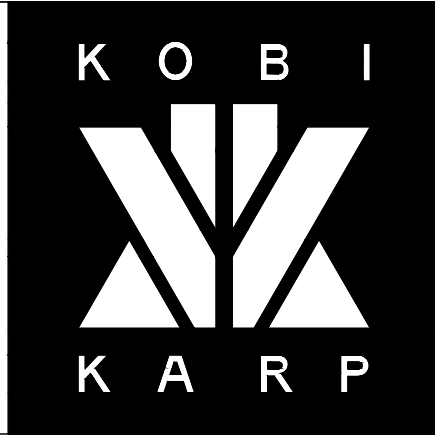
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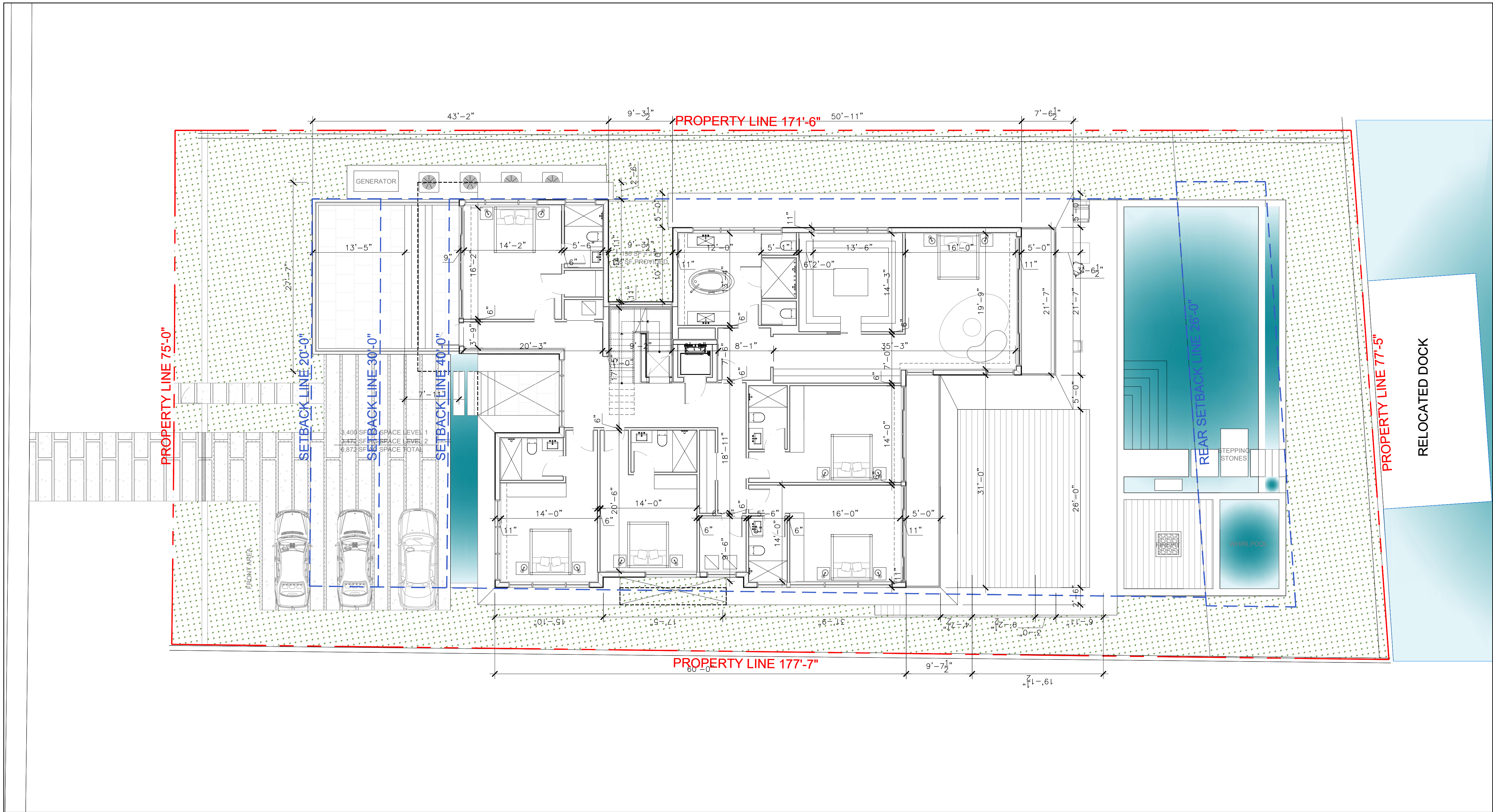
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PROPOSED LEVEL 1

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PROPOSED LEVEL 2

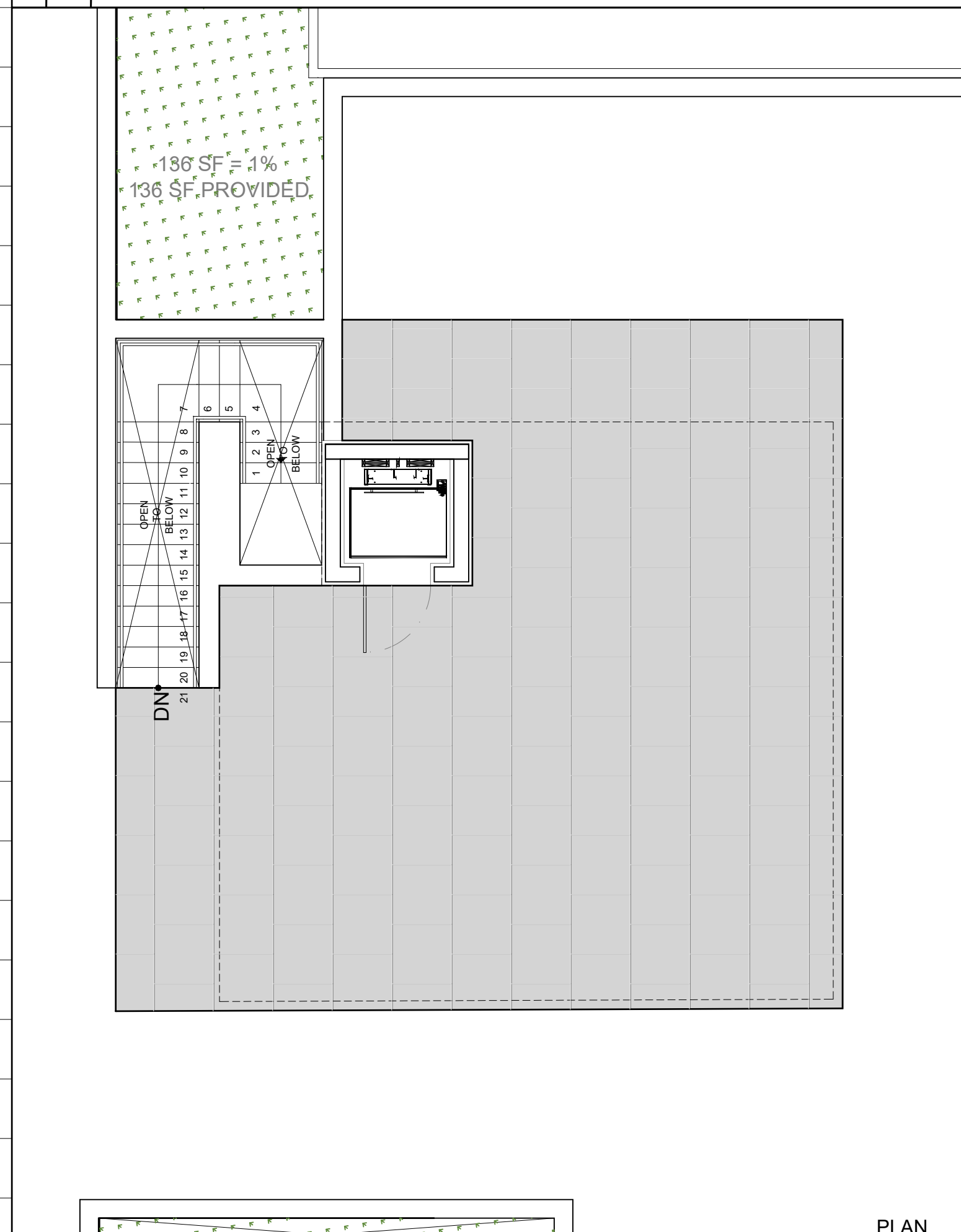
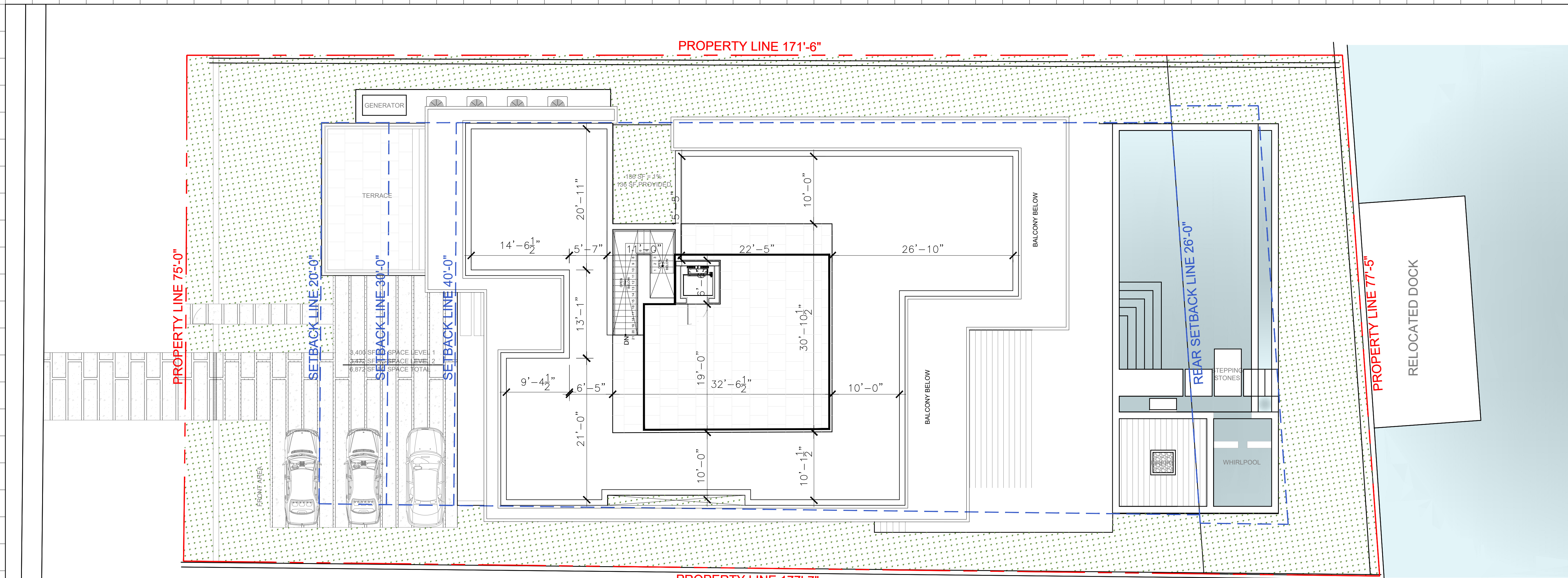
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Scale	--	A3.02
Project	2187	

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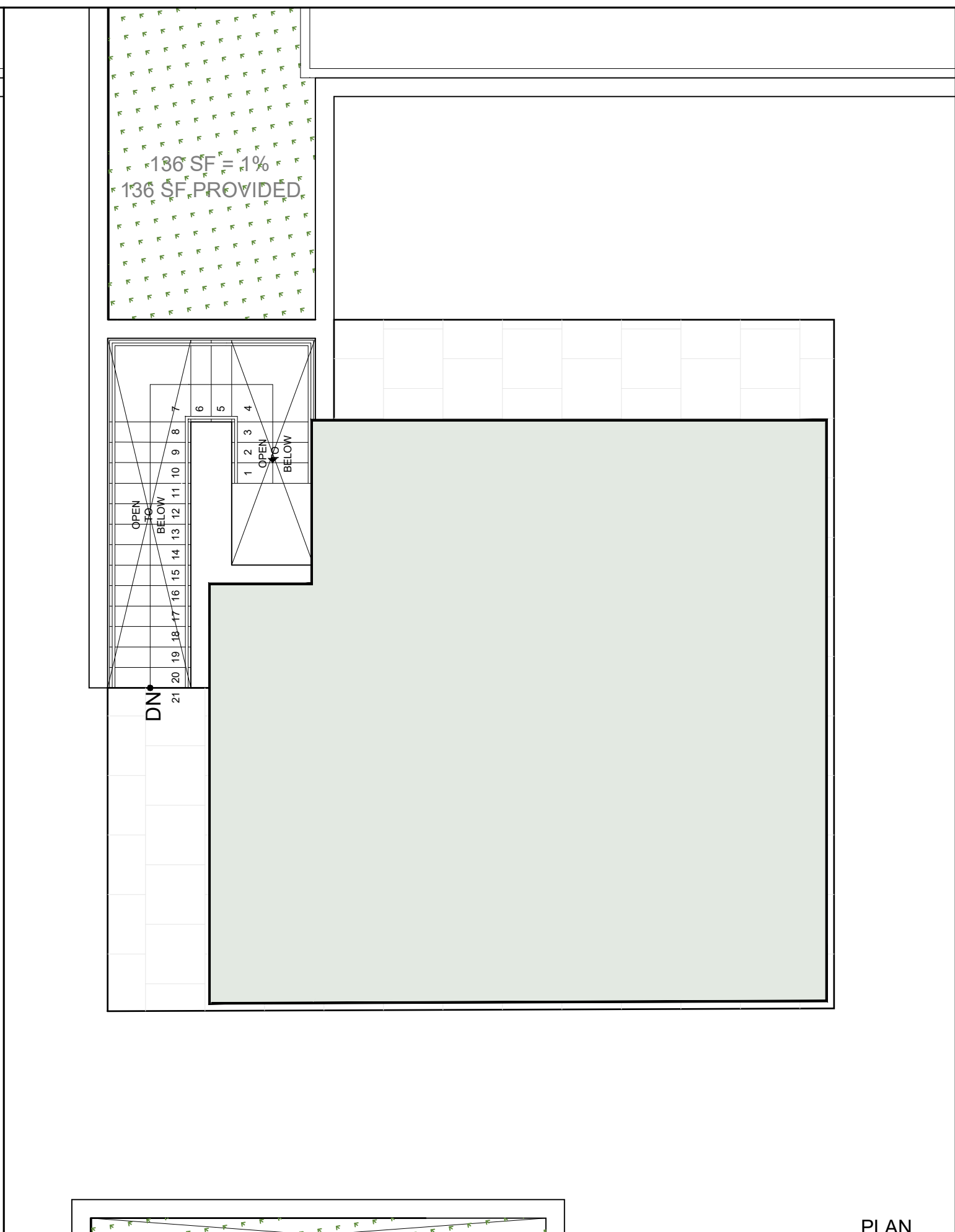
PLAN
NORTH

PROPOSED 2ND LEVEL

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



B PROPOSED ROOF DECK
Scale: 1/8" = 1'-0"



C PROPOSED SHADE PLAN
Scale: 1/8" = 1'-0"

ROOF DECK CALCS:	
ALLOWED ROOF DECK AREA 25%	
OF ENCLOSED SECOND FLOOR AREA.	872.5 SF
PROPOSED ROOF DECK AREA	826.5 SF (23.68%)
ALLOWED SHADED AREA 20%	
OF ENCLOSED SECOND FLOOR AREA.	698 SF
PROPOSED SHADED AREA	678 SF (19.56%)

A PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"
PLAN NORTH

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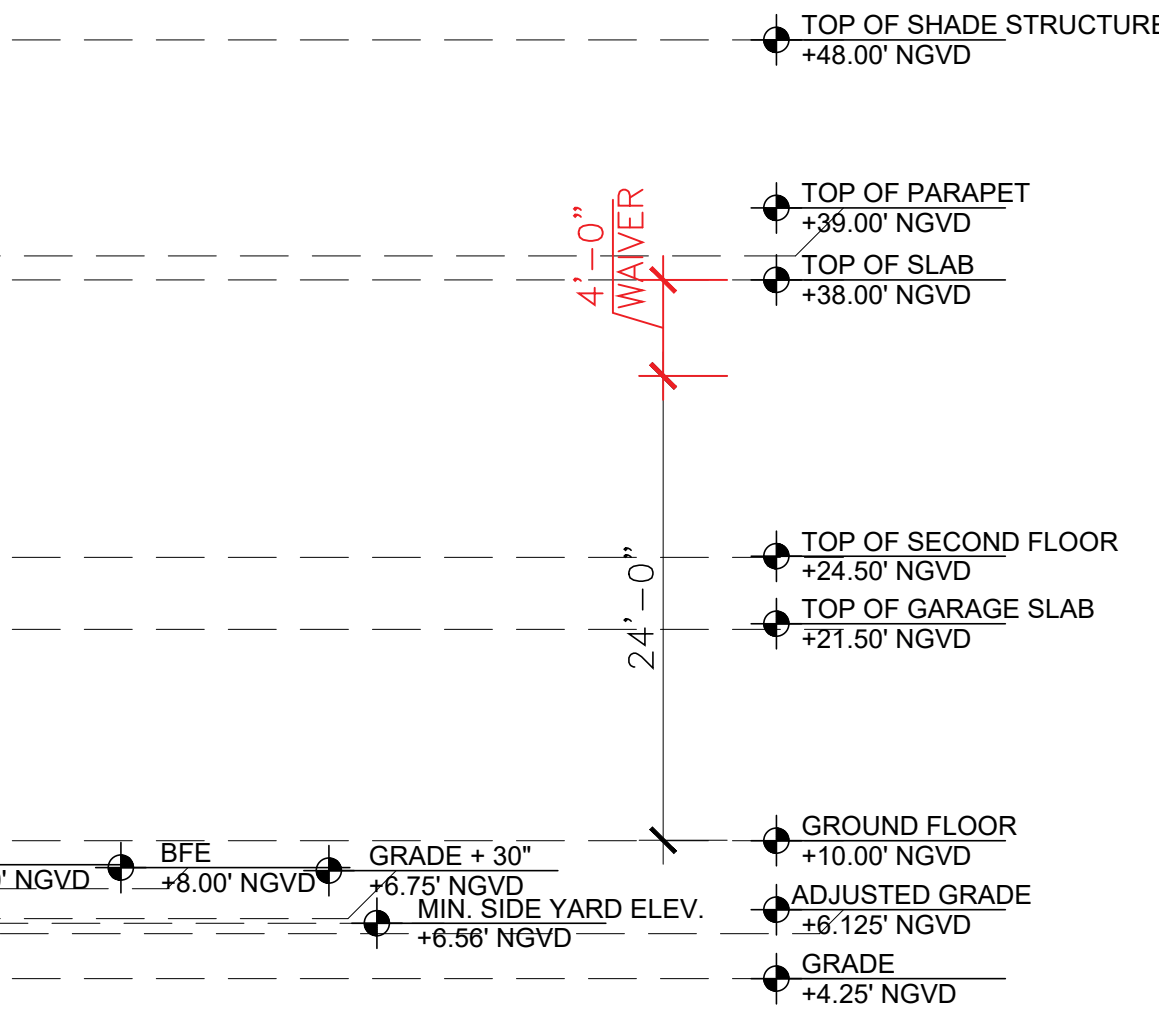
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PROPOSED ROOF

Date	01-04-2022	Sheet No.
Scale	--	A3.03
Project	2187	

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ELEVATION MATERIAL LEGEND



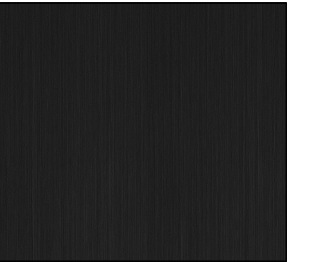
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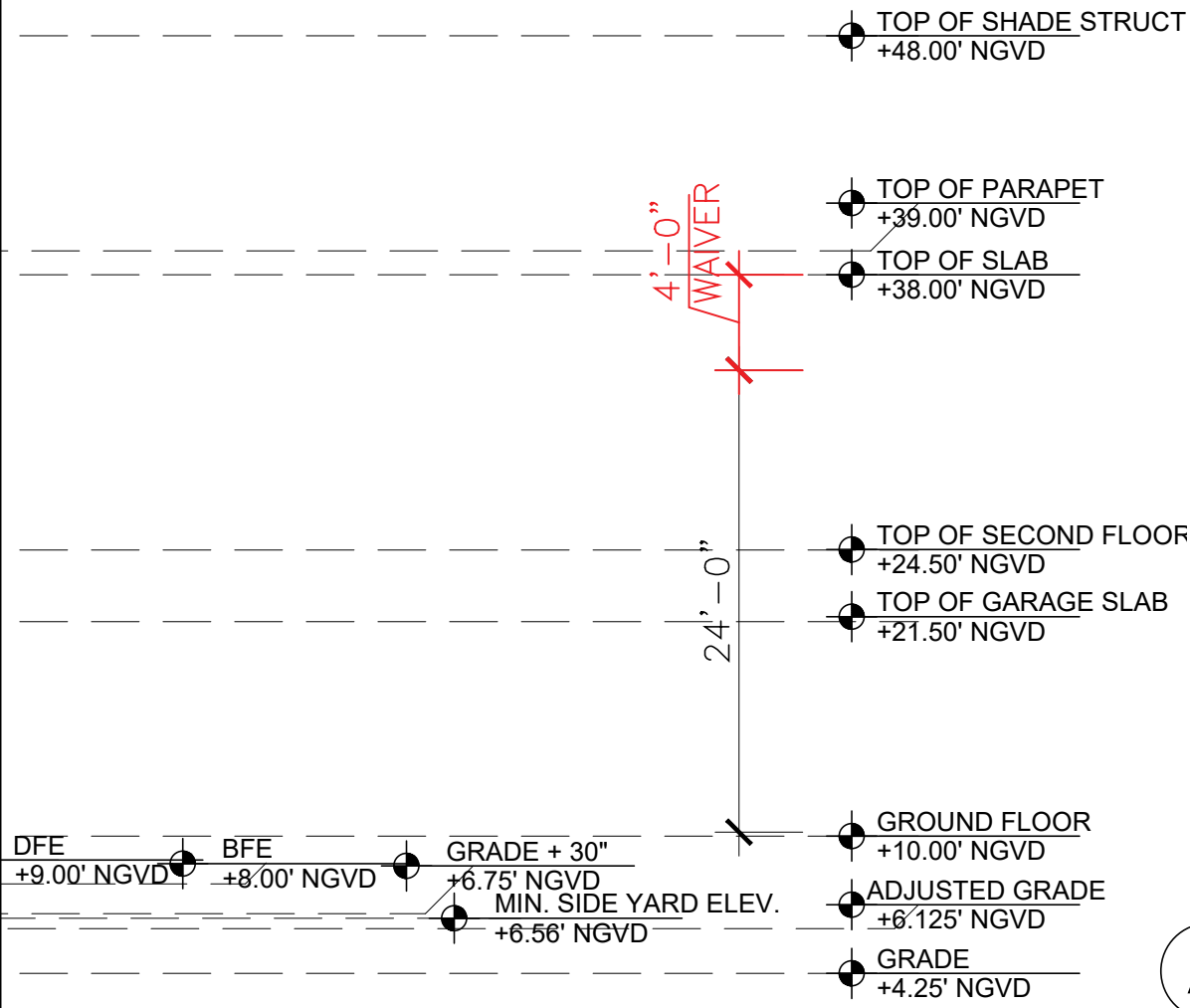
2] SMOOTH STUCCO
PAINTED OFF WHITE



3] WOOD CLADDING



4] DARK ANODIZED
METAL FINISH



(A) PROPOSED COLOR ELEVATIONS

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

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PROPOSED
COLOR ELEVATIONS

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A PROPOSED COLOR ELEVATIONS
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ELEVATION MATERIAL LEGEND



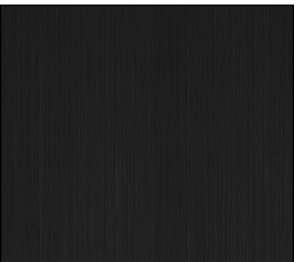
1] STONE



2] SMOOTH STUCCO
PAINTED OFF WHITE



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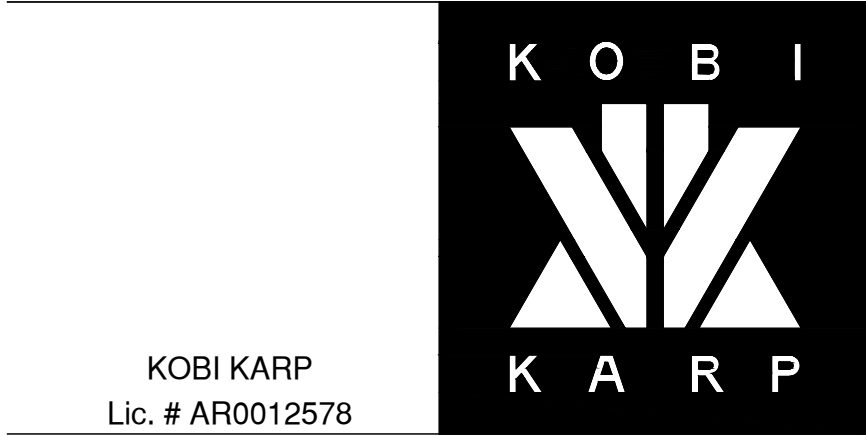
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**PROPOSED
COLOR ELEVATIONS**

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AXONOMETRIC RENDERING

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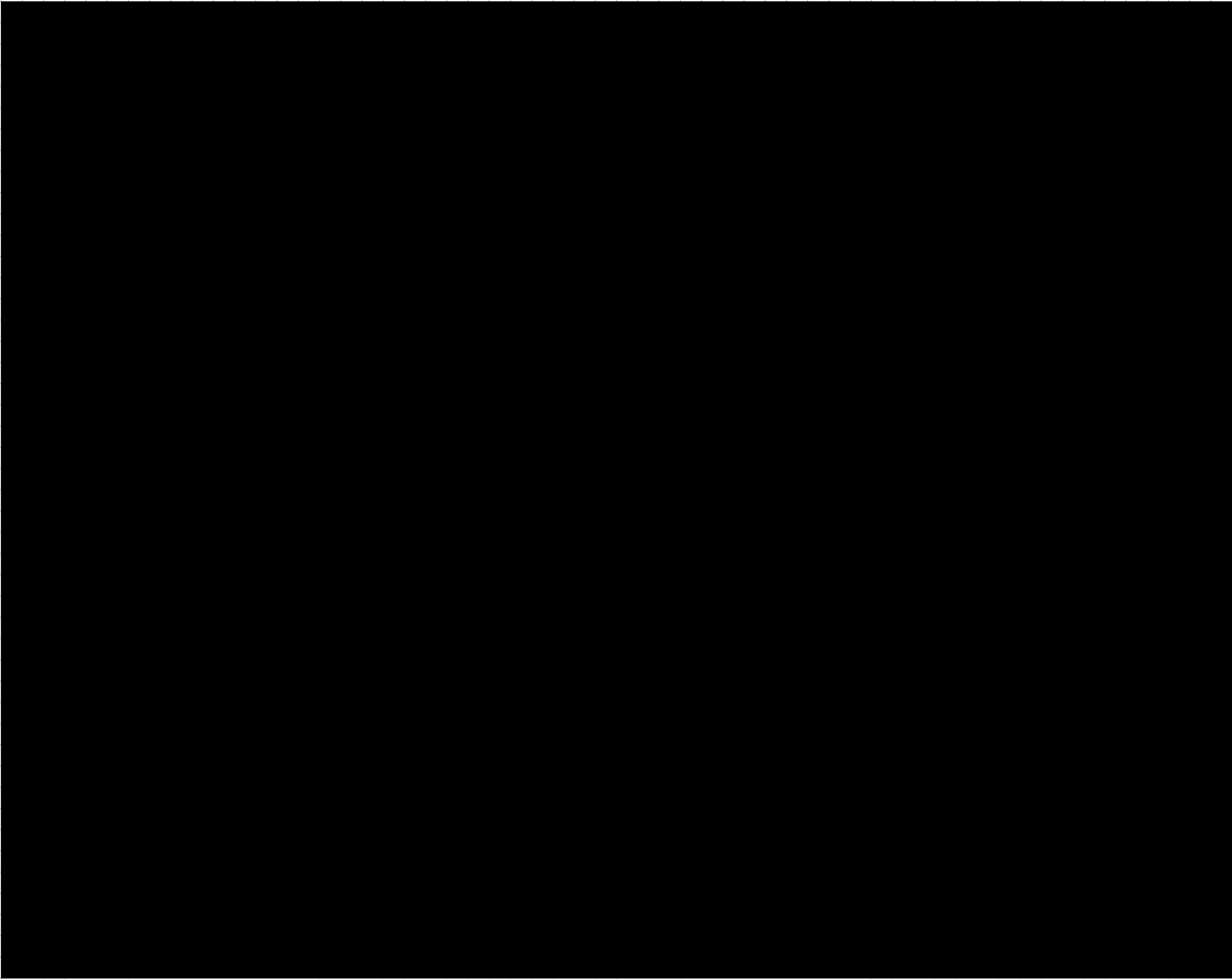
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AXONOMETRIC RENDERING

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END

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1 C1
Scale: N.T.S.



2 C2
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3 C3
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CONTEXTUAL IMAGES

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DBR FINAL PRESENTATION - 01/04/2022



1 E1
Scale: N.T.S.



2 E2
Scale: N.T.S.



1 E3
Scale: N.T.S.



2 E4
Scale: N.T.S.

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PRIVATE RESIDENCE
5661 PINE TREE DRIVE
MIAMI BEACH, FL 33140

Owner:
Name OWNER
Address OWNER_ADDRESS1
Address OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
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Email

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Architect:
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EXISTING HOME IMAGES

Date	01-04-2022	Sheet No.
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DBR FINAL PRESENTATION - 01/04/2022



1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



3 N3
Scale: N.T.S.



4 N4
Scale: N.T.S.

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NEIGHBORING HOME IMAGES

Date	01-04-2022	Sheet No.
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DBR FINAL PRESENTATION - 01/04/2022



1 N5
Scale: N.T.S.



2 N6
Scale: N.T.S.



3 N7
Scale: N.T.S.



4 N8
Scale: N.T.S.

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NEIGHBORING HOME IMAGES

Date	01-04-2022	Sheet No.
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DBR FINAL PRESENTATION - 01/04/2022



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	5661 PINE TREE DRIVE, MIAMI BEACH FL 33140		
2	Folio number(s):	02-3214-003-0340		
3	Board and file numbers :	NOT APPLICABLE		
4	Year built:	1934 / 1979	Zoning District:	RS-3
5	Base Flood Elevation:	10'-0" NGVD	Grade value in NGVD:	4.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.125' NGVD	Free board:	+2.00' NGVD (10'-0" NGVD)
7	Lot Area:	13,623 SF		
8	Lot width:	75' - 0"	Lot Depth:	173' - 6"
9	Max Lot Coverage SF and %:	4,086 SF (30.00%)	Proposed Lot Coverage SF and %:	3,673 (26.12%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1,190 SF (76.22%)	Rear Yard Open Space SF and %:	3,159.5 SF (70.44%)
12	Max Unit Size SF and %:	6,811.5,SF (50.00%)	Proposed Unit Size SF and %:	6,383 SF (46.85%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,374 SF (20.76%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A PER ORDINANCE 2020-4359
			Proposed Second Floor Unit Size SF and % :	3,465 SF (25.43%)
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	
16				826.5 SF (23.68%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		28'-0"	4'-0" (WAIVER)
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	10'-0" MIN.		10'-0"	
22	Side 2 or (facing street):	8'-9" MIN.		8'-9"	
23	Rear:	15% OF 173'-6" = 26'-0"		26'-0"	
24	Accessory Structure Side 1:	7'-6"		7'-6"	
	Accessory Structure Side 2 or (facing street) :	7'-6"		7'-6"	
	Accessory Structure Rear:	12'-0"		N/A	
26	Sum of side yard :	18'-9" (25% of Lot Width)		18'-9"	
27	Located within a Local Historic District?			Yes or ☐	
28	Designated as an individual Historic Single Family Residence Site?			Yes or ☐	
29	Determined to be Architecturally Significant?			Yes or ☐	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	PROJECT DATA / DRAWING INDEX & GENERAL NOTES
	SURVEY
A0.02	LOCATION MAP
A0.03	IMAGE KEY PLAN
A0.04	CONTEXTUAL IMAGES
A0.05	EXISTING HOME IMAGES
A0.06	NEIGHBORING HOMES IMAGES
A0.07	NEIGHBORING HOMES IMAGES
A0.08	ZONING DIAGRAMS – LOT COVERAGE
A0.09	ZONING DIAGRAMS – UNIT SIZE REQUIREMENTS
A0.10	ZONING DIAGRAMS – UNIT SIZE REQUIREMENTS
A2.01	SITE PLAN
A3.01	GROUND FLOOR PLAN
A3.02	SECOND FLOOR PLAN
A3.03	ROOF DECK PLAN & ENLARGED ROOF PLAN
A4.01	FRONT & REAR ELEVATIONS
A4.02	SIDE ELEVATIONS
A4.03	RENDERED FRONT & REAR ELEVATIONS
A4.04	RENDERED FRONT & REAR ELEVATIONS
A4.05	CONTEXTUAL ELEVATIONS
A5.01	SECTIONS
A5.02	SECTIONS
A5.03	SITE YARD SECTIONS
A6.01	RENDERING
A6.02	RENDERING

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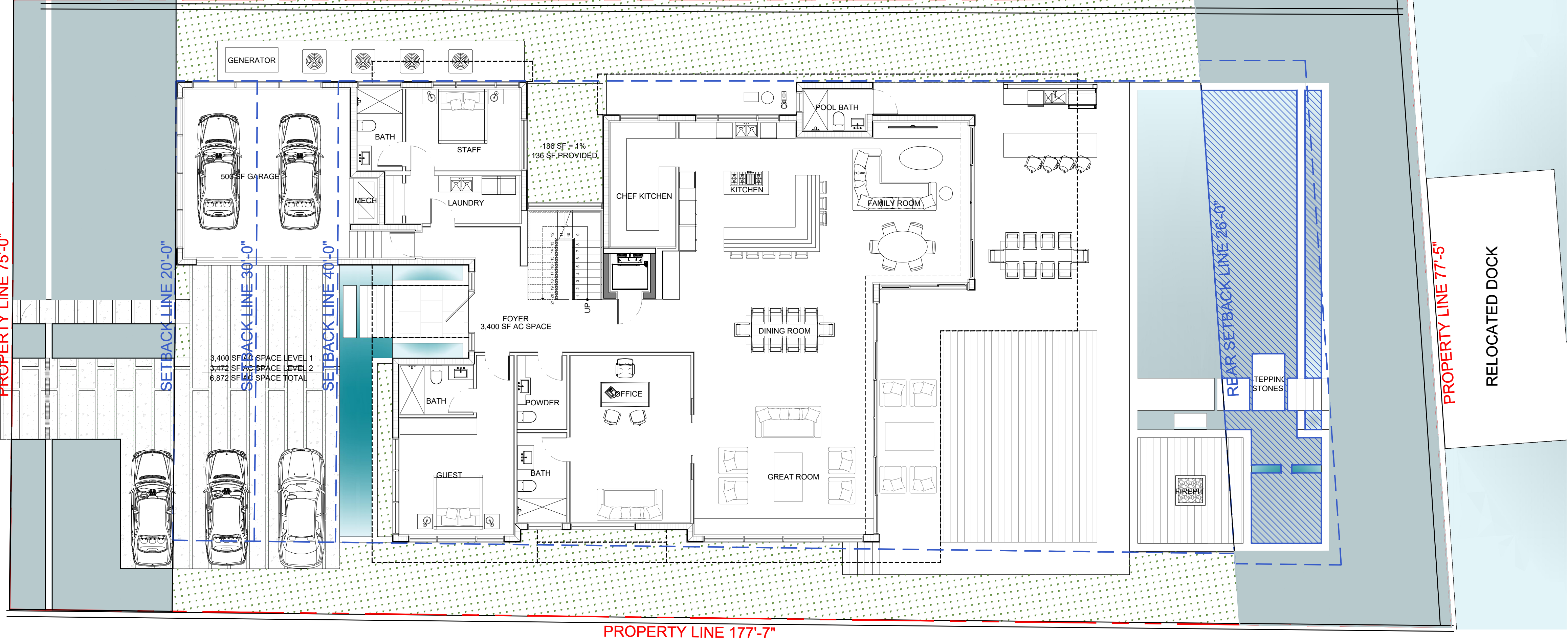
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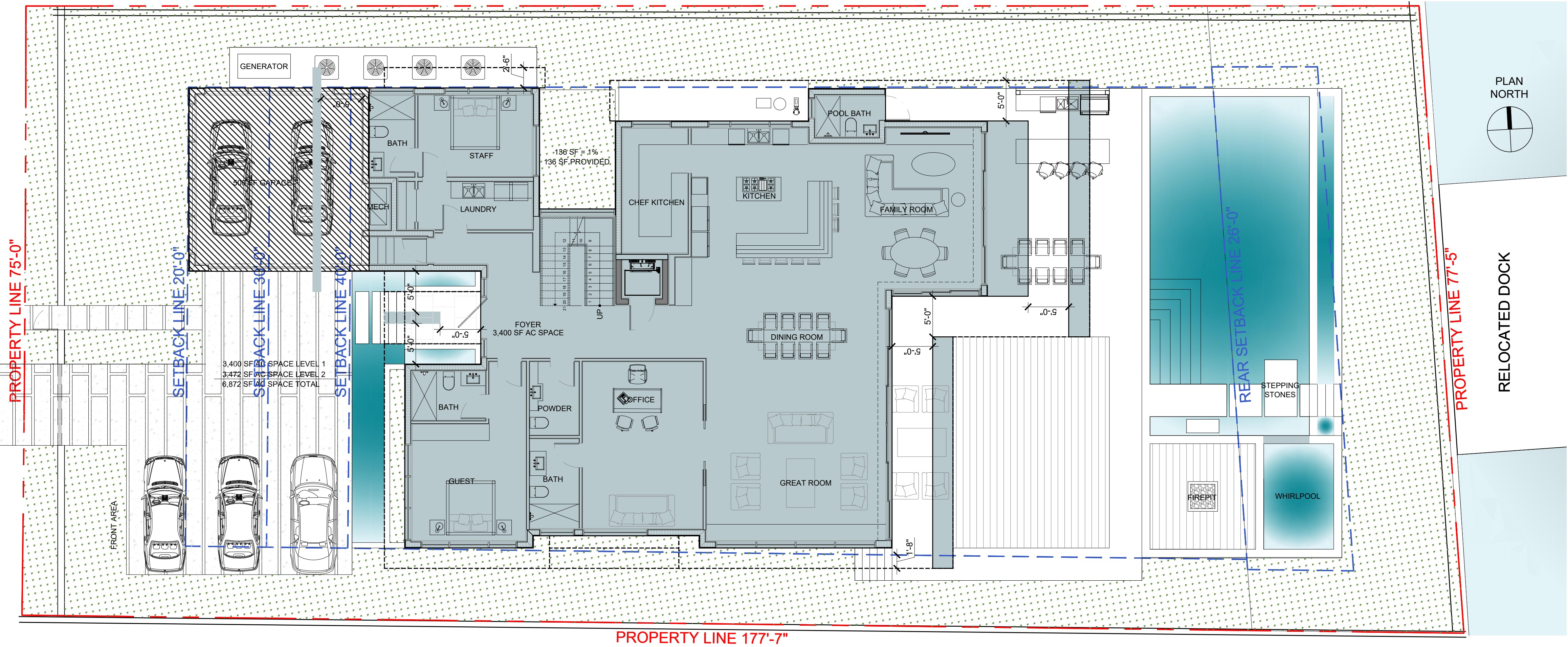
PROJECT DATA

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PERVIOUS / IMPERVIOUS:	
LOT SIZE:	13,623 SF
FRONT YARD (50% REQ. FRONT YARD AREA):	1,502 SF (50%)
REQUIRED:	751 SF (50% OF 1,502SF)
PROVIDED:	1,190 SF (76.22%)
REAR YARD(70% REQ. YARD AREA)	2,010 SF
REQUIRED:	1,410 SF (70% OF 2,010 SF)
PROVIDED:	1,550 SF (OPEN SPACE) + 416.5 SF (50% OF POOL AREA)
TOTAL	: 3,159.5 SF (70.44%)

A ZONING DIAGRAMS-PERVIOUS CALCS.
Scale: 1/8" = 1'-0"



LOT COVERAGE:	
LOT SIZE:	13,623 SF
ALLOWED	
LOT COVERAGE	:4,086 SF (30%)
PROPOSED	
LOT COVERAGE	:3,483 SF (24.77%)
OVERHANGS	: 190 SF
GARAGE (EXCLUDED)	:500 SF
TOTAL	:3,673 SF (26.12%)

B ZONING DIAGRAMS-LOT COVERAGE
Scale: 1/8" = 1'-0"

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ZONING DIAGRAMS

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B UNIT SIZE-SECOND FLOOR
Scale: $1/8" = 1'-0"$



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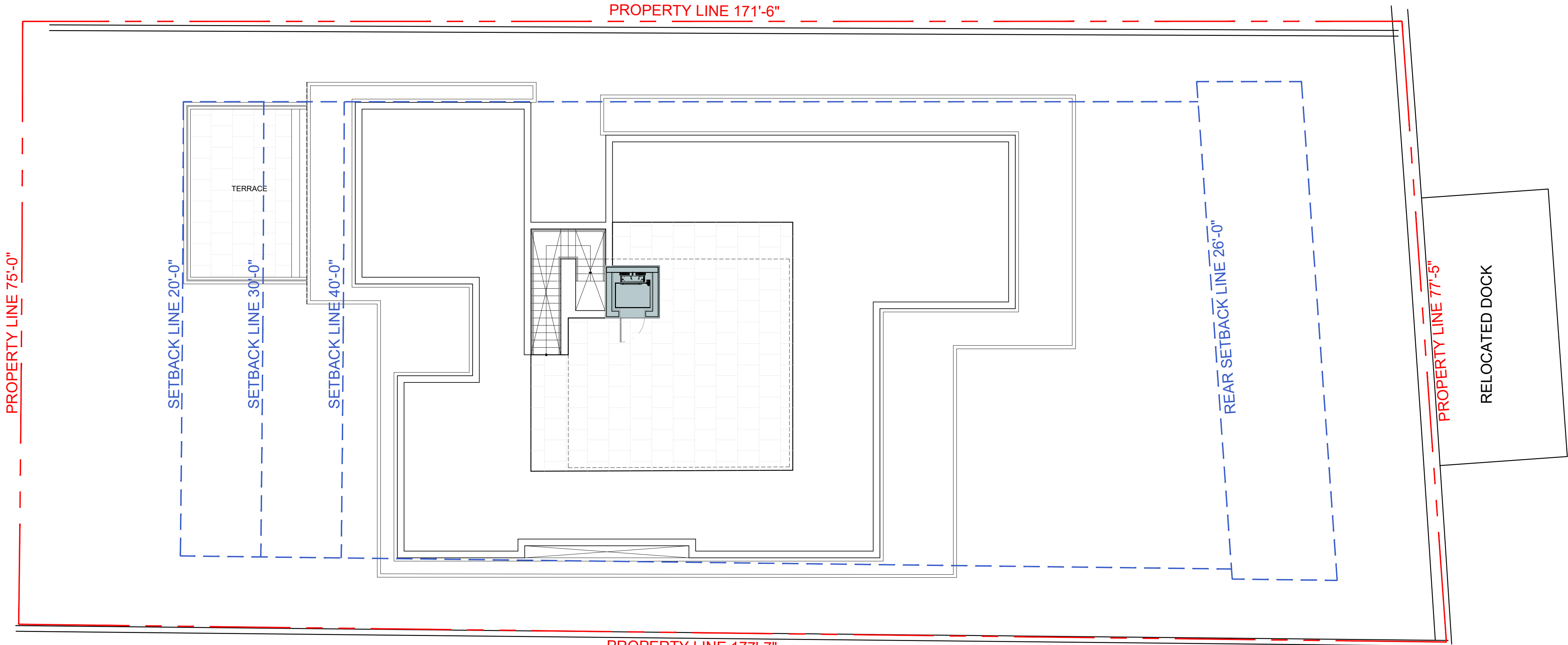
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ZONING DIAGRAMS

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Scale	--	
Project	2187	



A UNIT SIZE-ROOF PLAN
Scale: 1/8" = 1'-0"

UNIT SIZE LEGEND:	
LOTE SIZE:	13,623 SF
ALLOWED UNIT SIZE:	6,811.5 SF (50%)
PROPOSED UNIT SIZE:	
GROUND FLOOR:	3,374 SF (24.76%)
SECOND FLOOR:	3,465 SF (25.43%)
ROOF:	44 SF (0.32%)
GARAGE	- 500 SF
TOTAL:	6,383 SF (46.85%)

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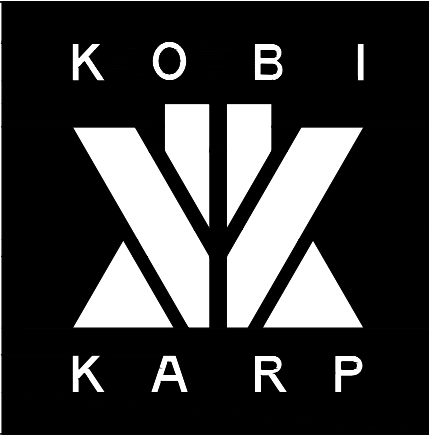
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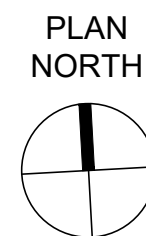
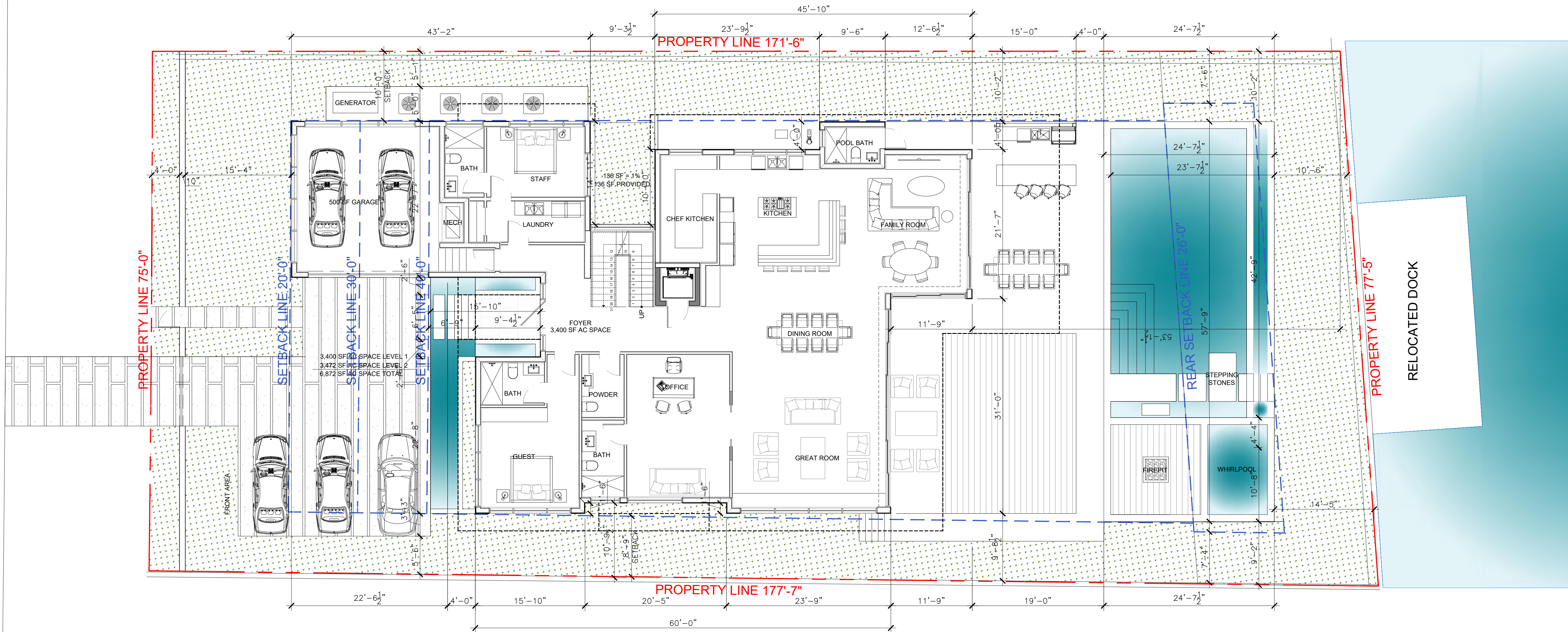
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ZONING DIAGRAMS

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A

PROPOSED SITE PLAN

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

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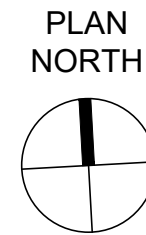
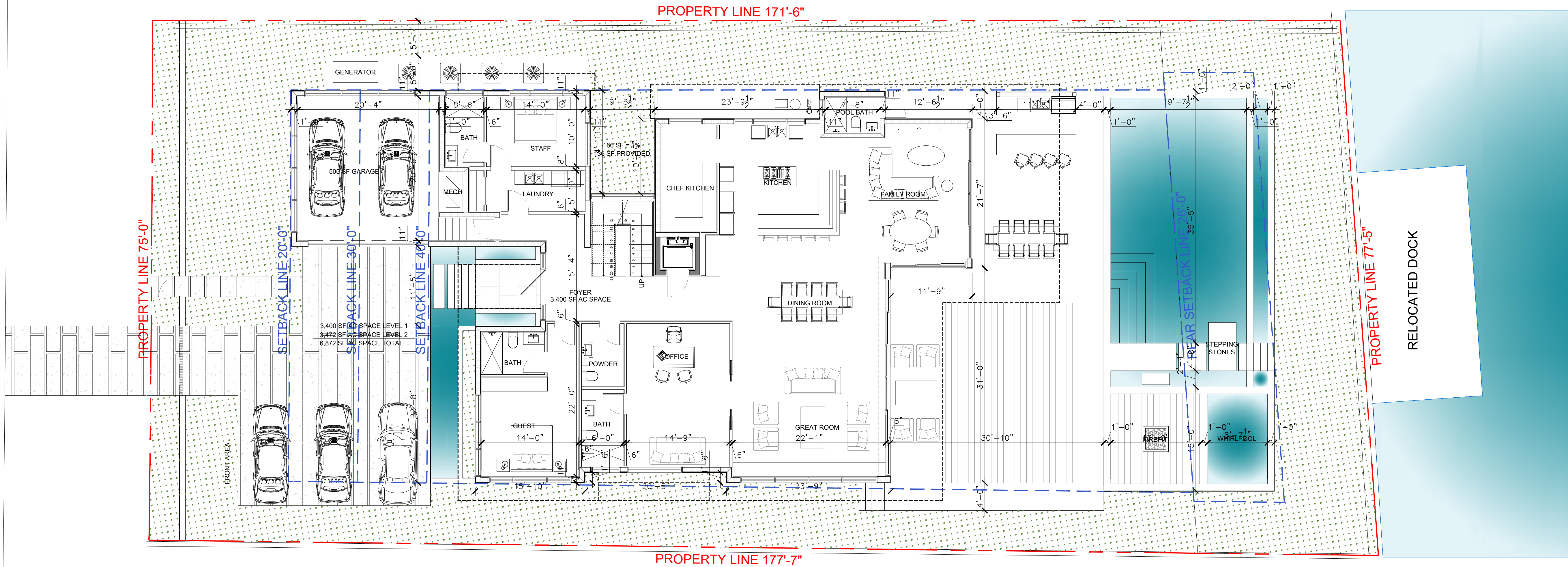
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PROPOSED SITE PLAN

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PROPOSED GROUND FLOOR

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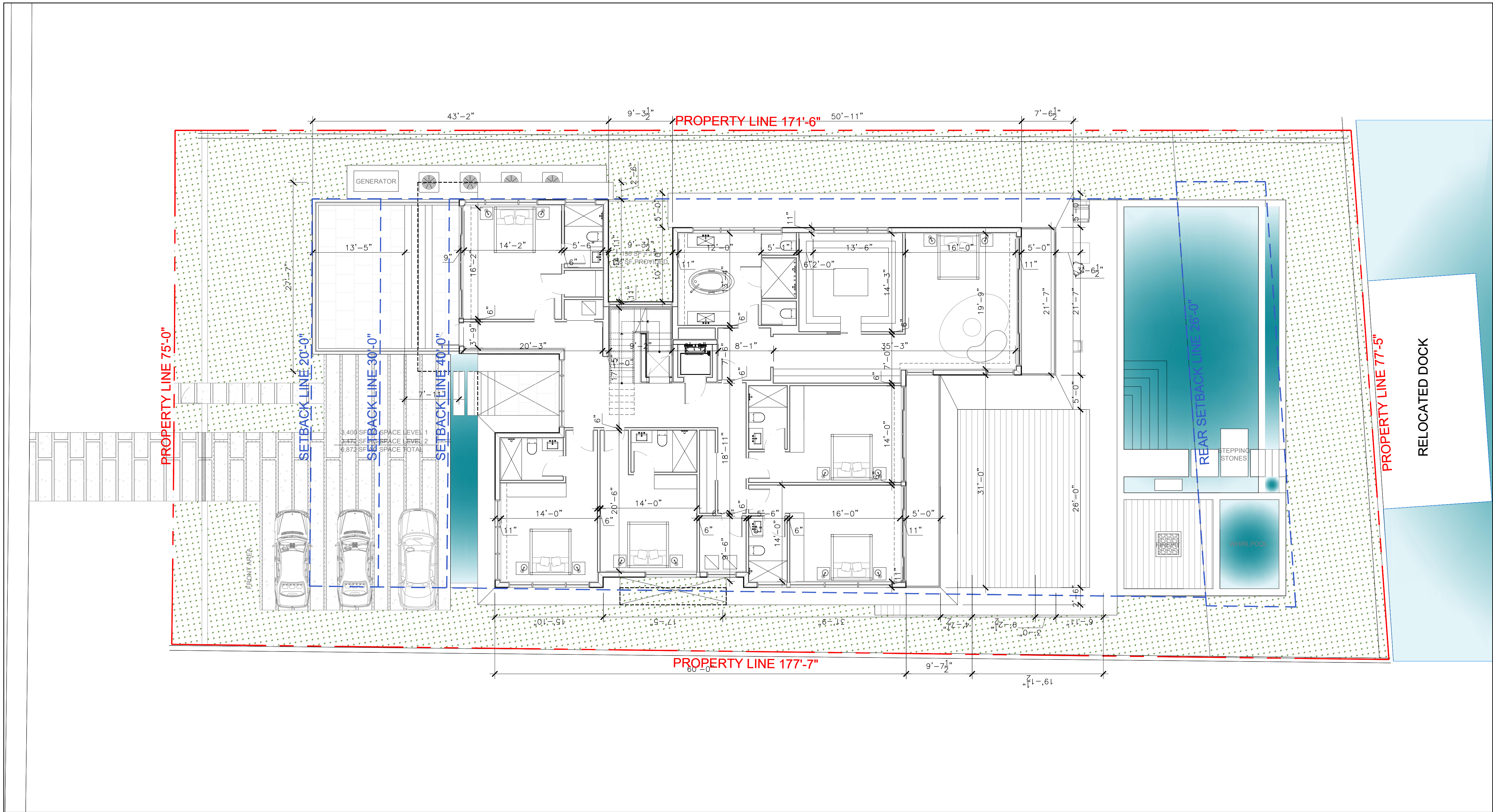
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PROPOSED LEVEL 1

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PROPOSED LEVEL 2

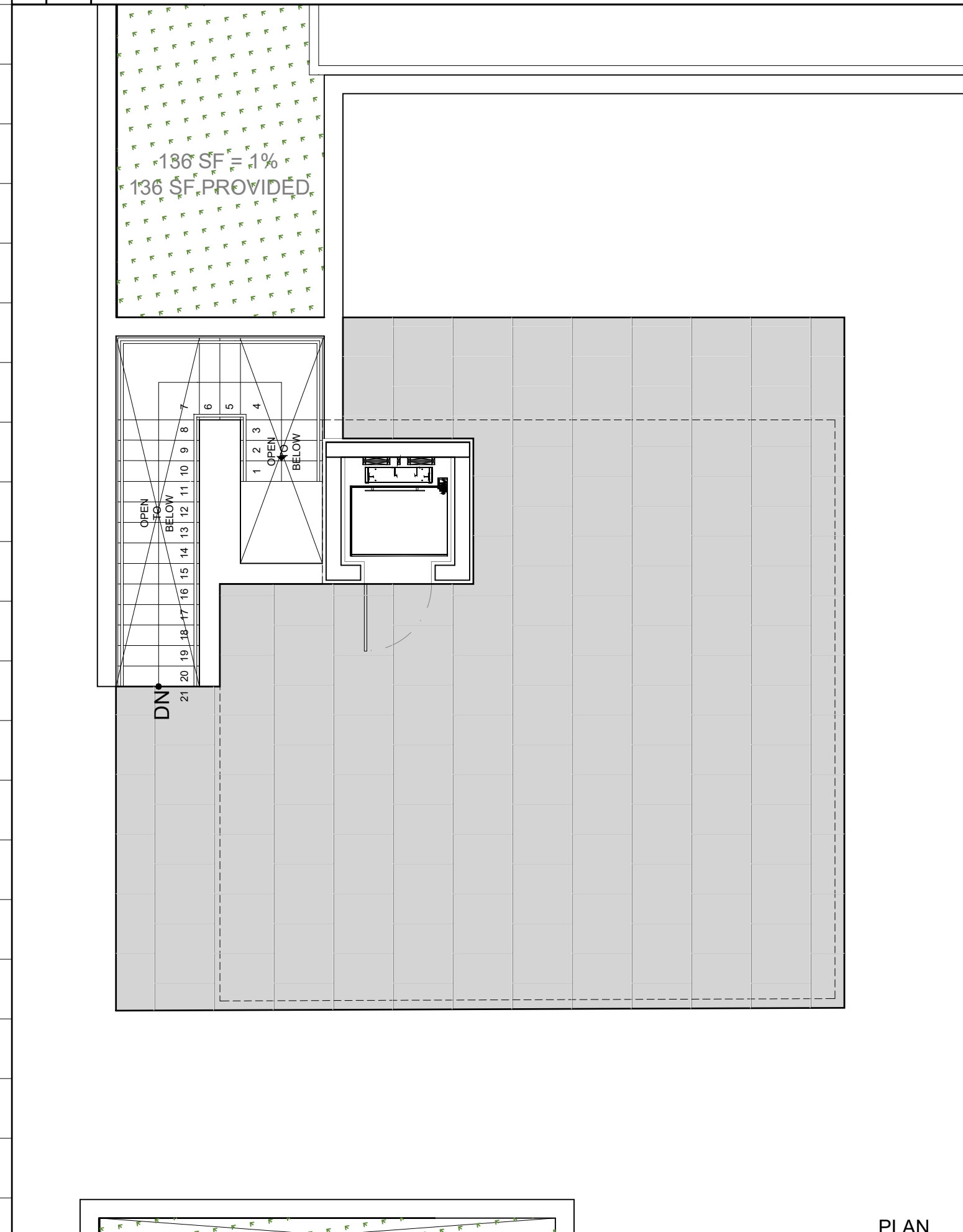
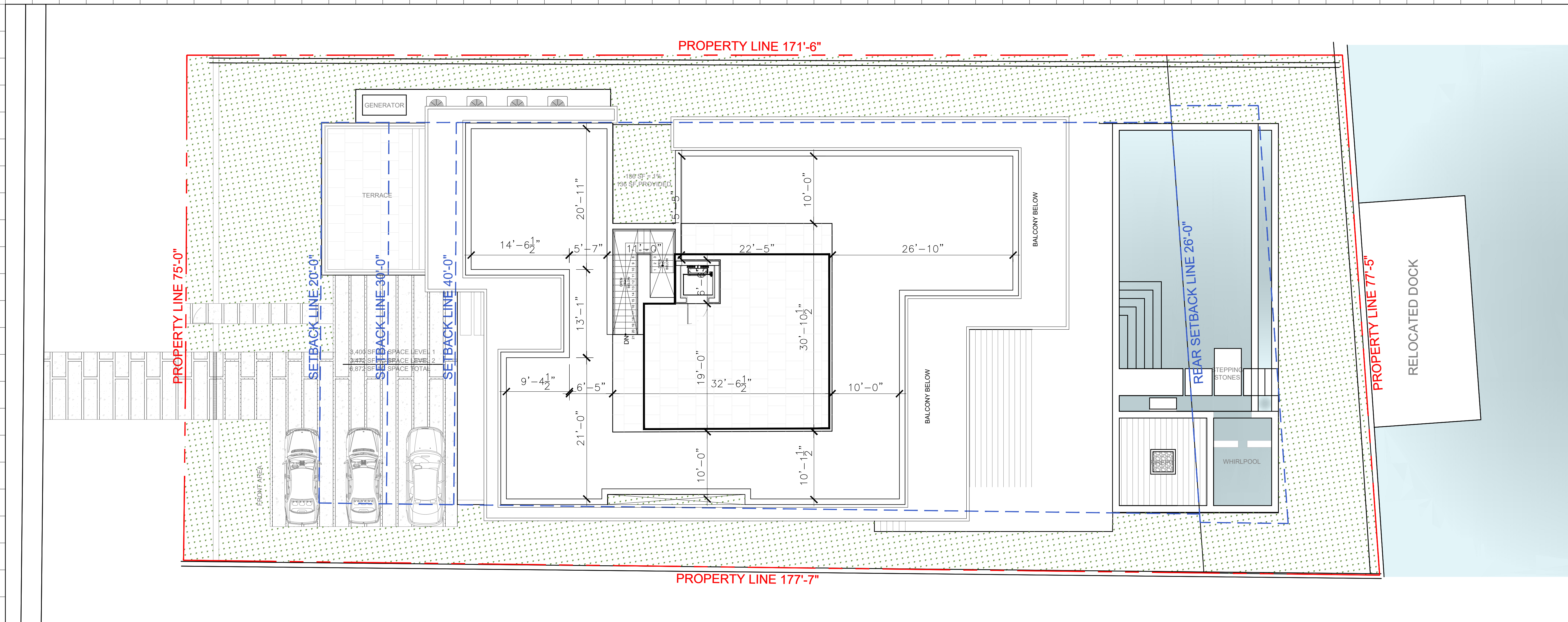
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A PROPOSED 2ND LEVEL

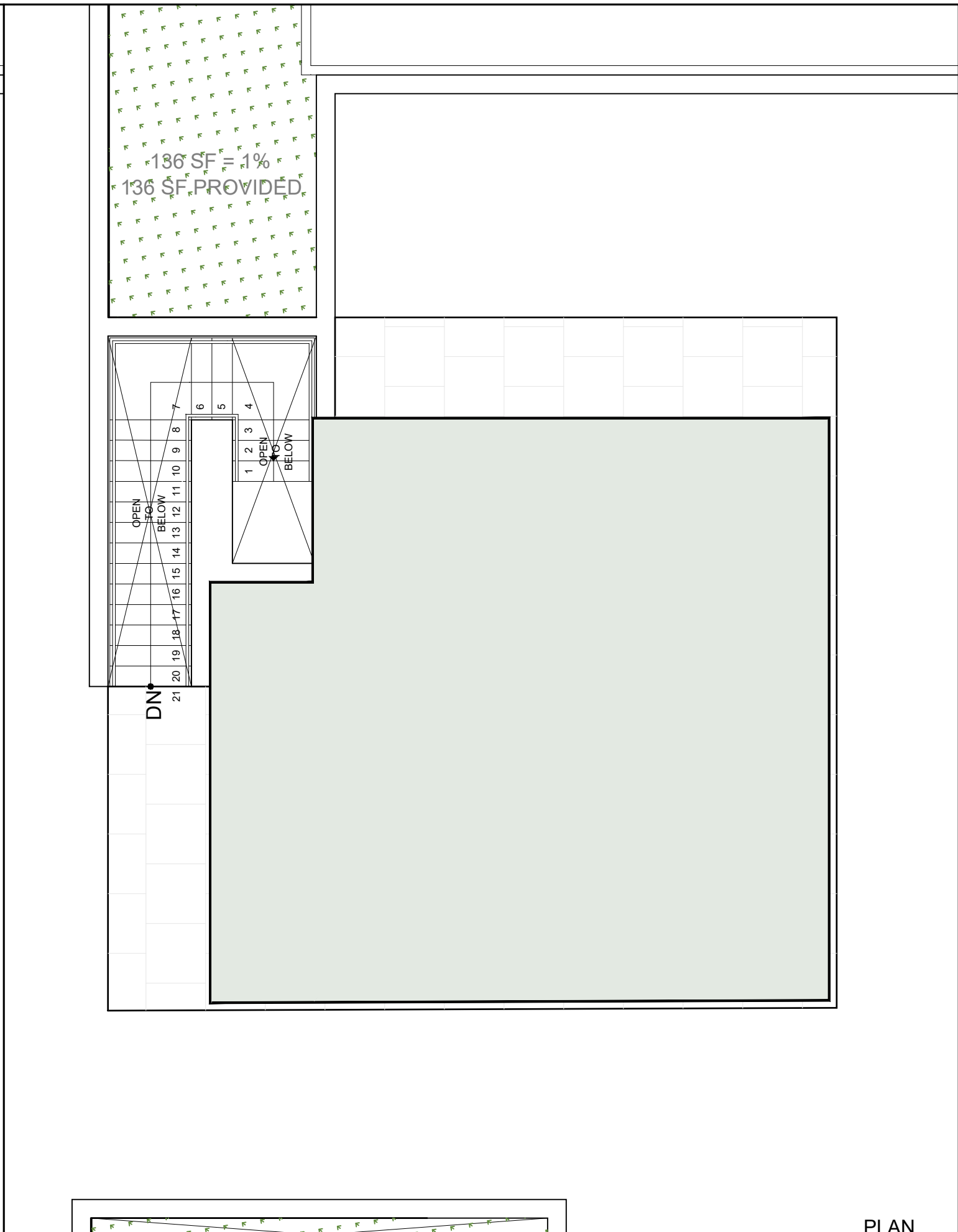
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PLAN
NORTH





B PROPOSED ROOF DECK
Scale: 1/8" = 1'-0"



C PROPOSED SHADE PLAN
Scale: 1/8" = 1'-0"

ROOF DECK CALCS:	
ALLOWED ROOF DECK AREA 25%	
OF ENCLOSED SECOND FLOOR AREA.	872.5 SF
PROPOSED ROOF DECK AREA	826.5 SF (23.68%)
ALLOWED SHADED AREA 20%	
OF ENCLOSED SECOND FLOOR AREA.	698 SF
PROPOSED SHADED AREA	678 SF (19.56%)

A PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"
PLAN NORTH

Rev.	Date	Rev.	Date

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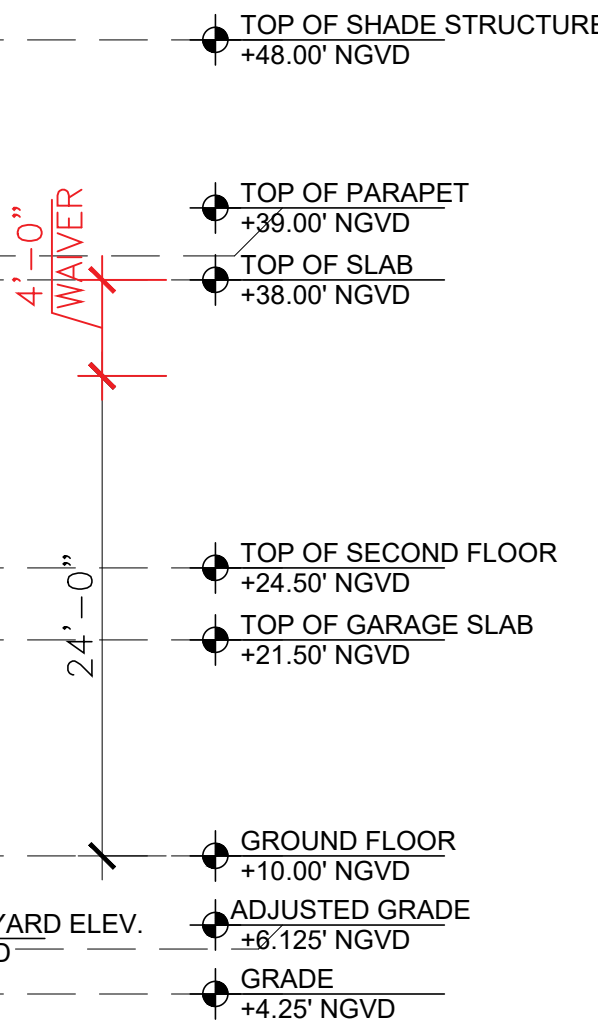
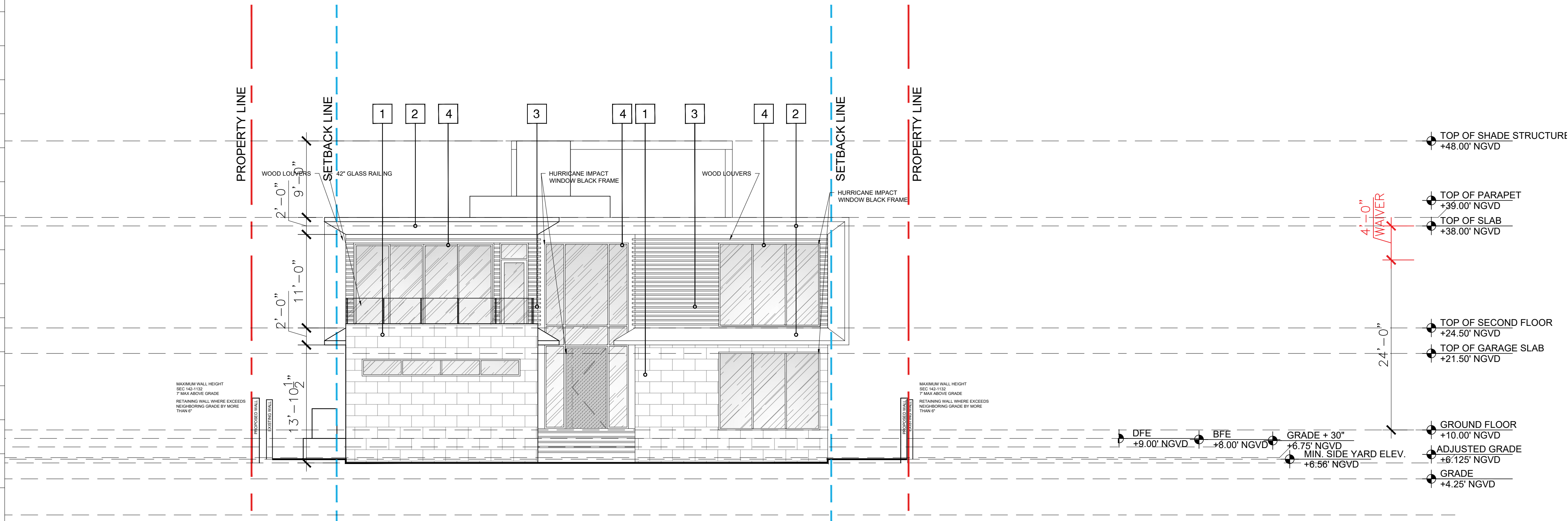
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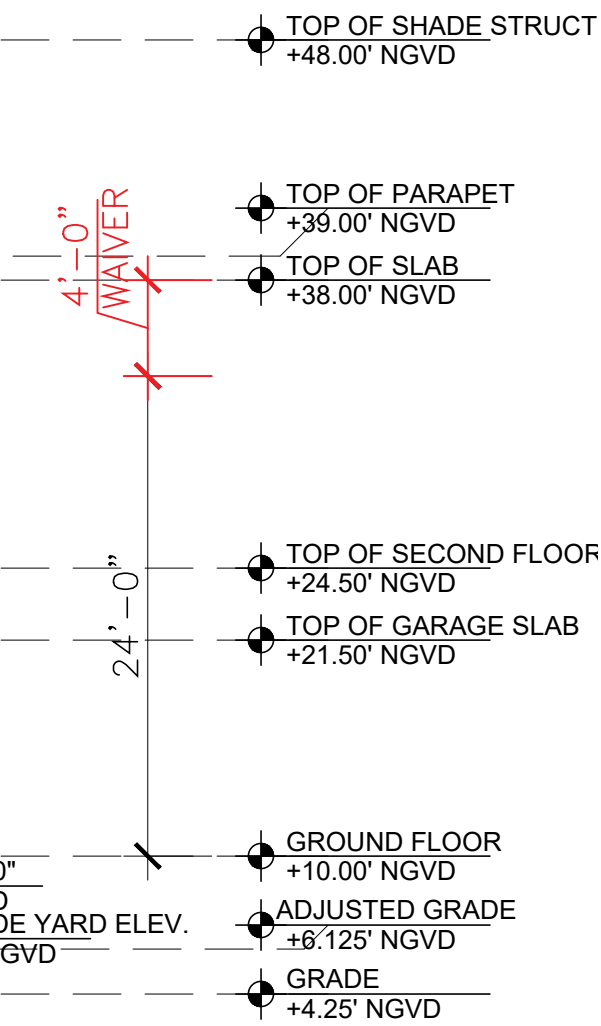
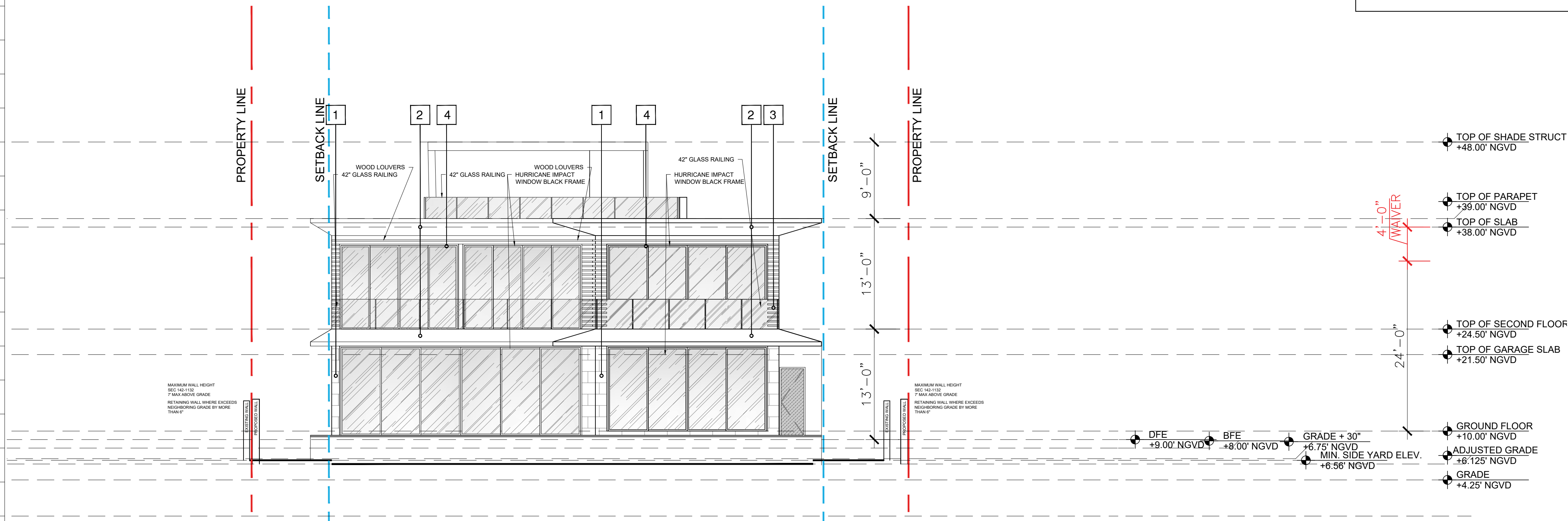
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PROPOSED ROOF

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ELEVATION MATERIAL LEGEND



PROPOSED ELEVATIONS

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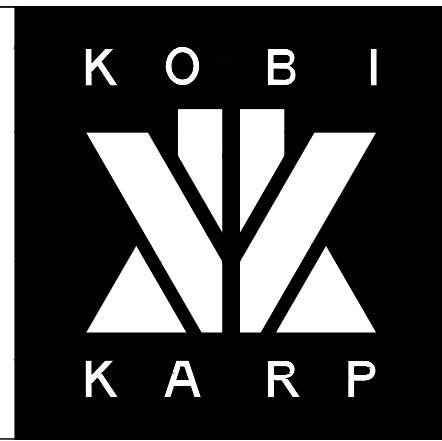
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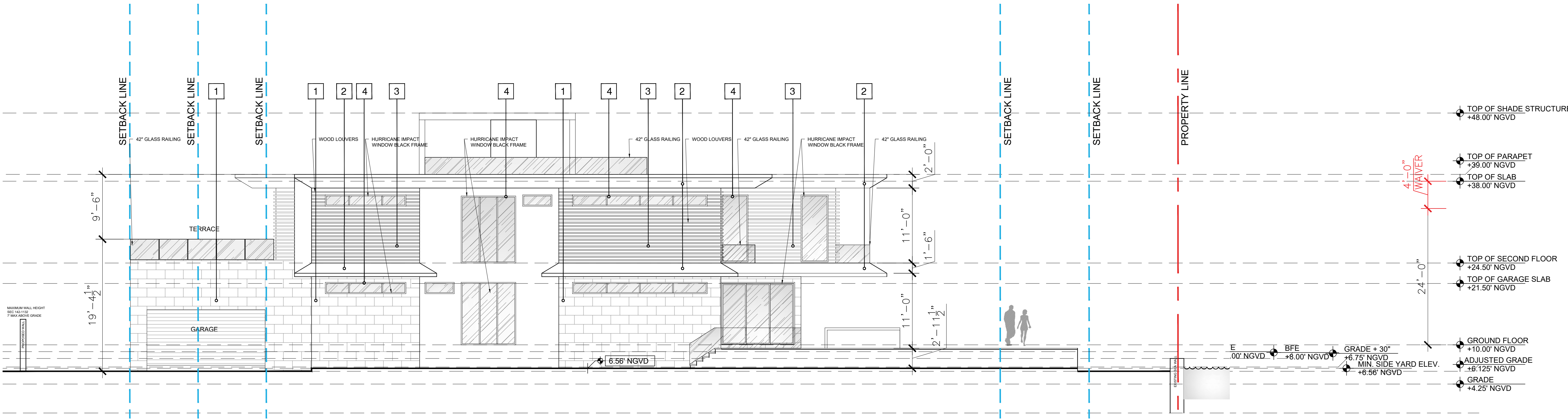
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
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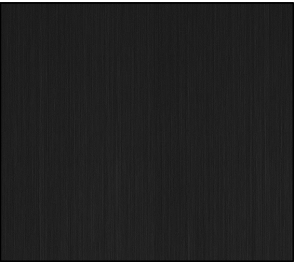


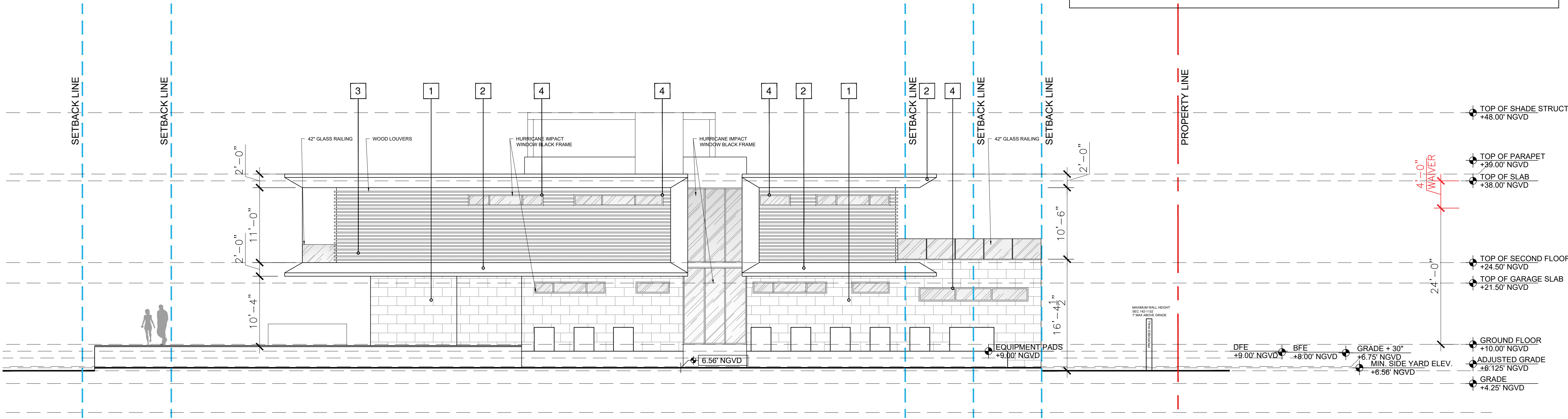
PROPOSED ELEVATIONS

Date	11-10-2021	Sheet No.
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Project	2187	



A PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND			
			
1] STONE	2] SMOOTH STUCCO PAINTED OFF WHITE	3] WOOD CLADDING	4] DARK ANODIZED METAL FINISH



Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33140

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

Consultant:
Name:
Address:
Address:
Tel:
Email:

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K O B I



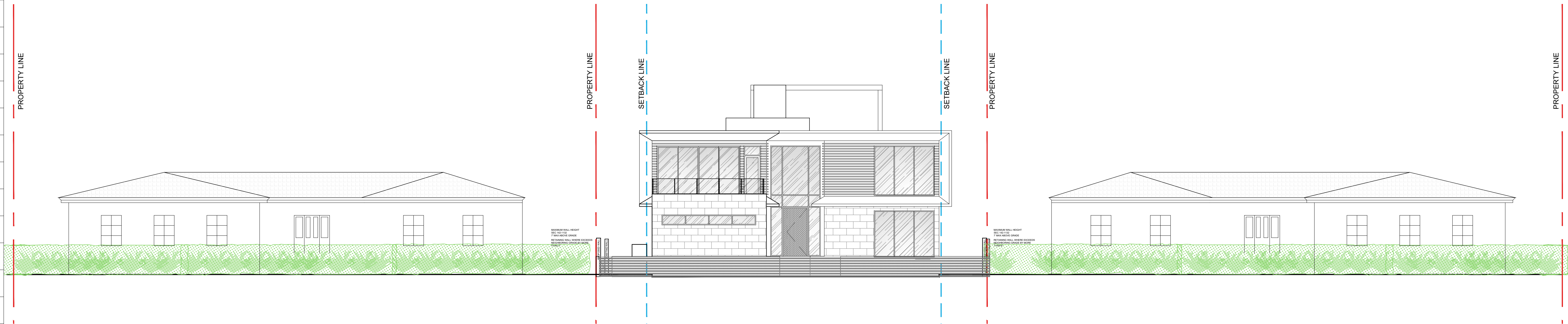
K A R P

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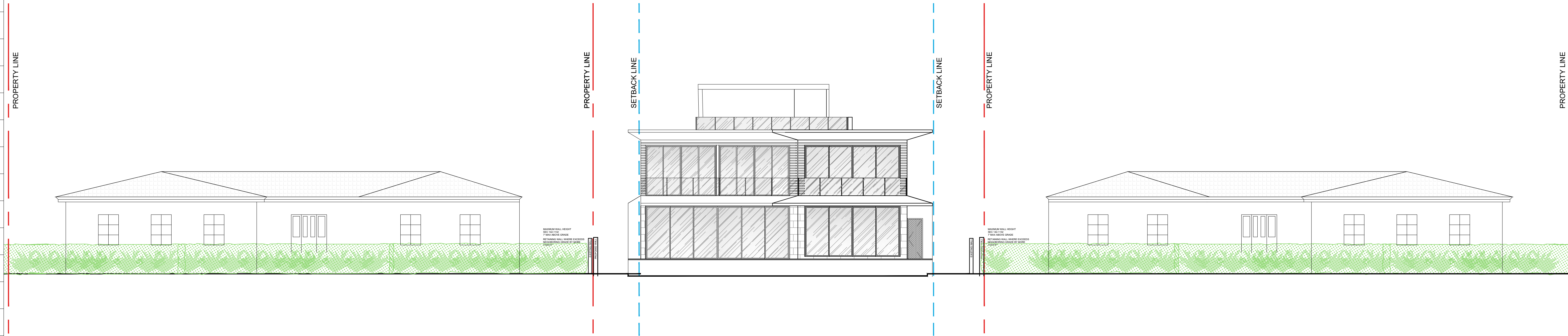
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PROPOSED ELEVATIONS

Date	11-10-2021	Sheet No.
Scale	--	A4.02
Project	2187	



1 CONTEXTUAL ELEVATION FRONT
SCALE: 3/32" = 1'-0"



1 CONTEXTUAL ELEVATION BACK
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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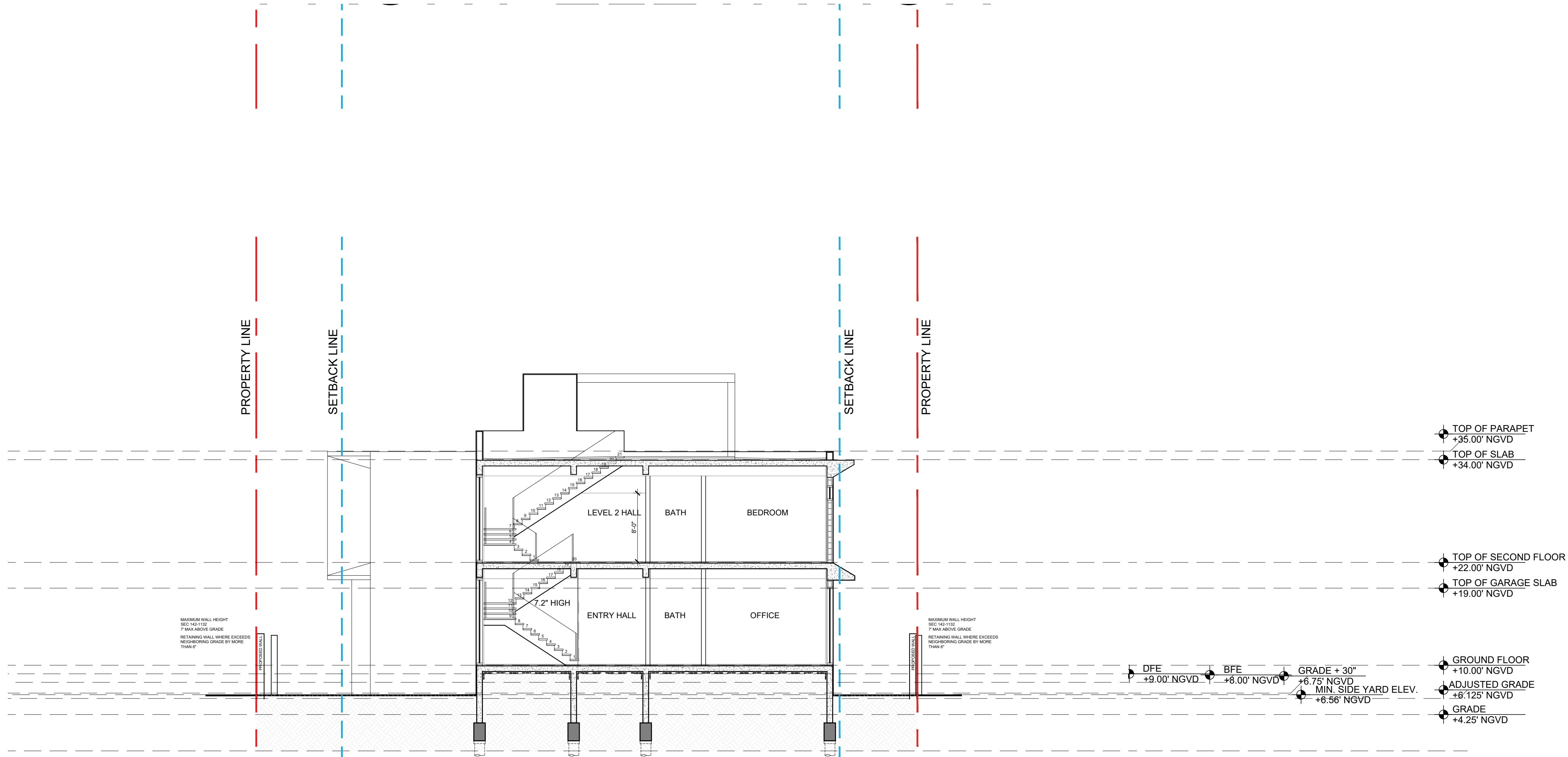
K O B I
K A R P

K O B I K A R P

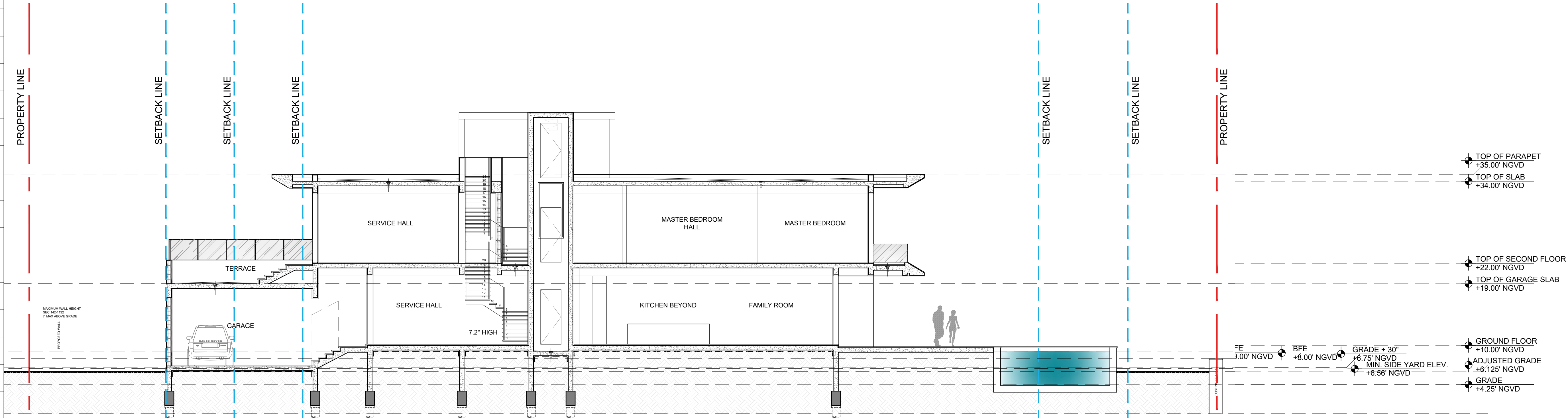
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CONTEXTUAL ELEVATIONS

Date	11-10-2021	Sheet No.
Scale	--	A4.05
Project	2187	



A PROPOSED SECTIONS
Scale: 1/8" = 1'-0"



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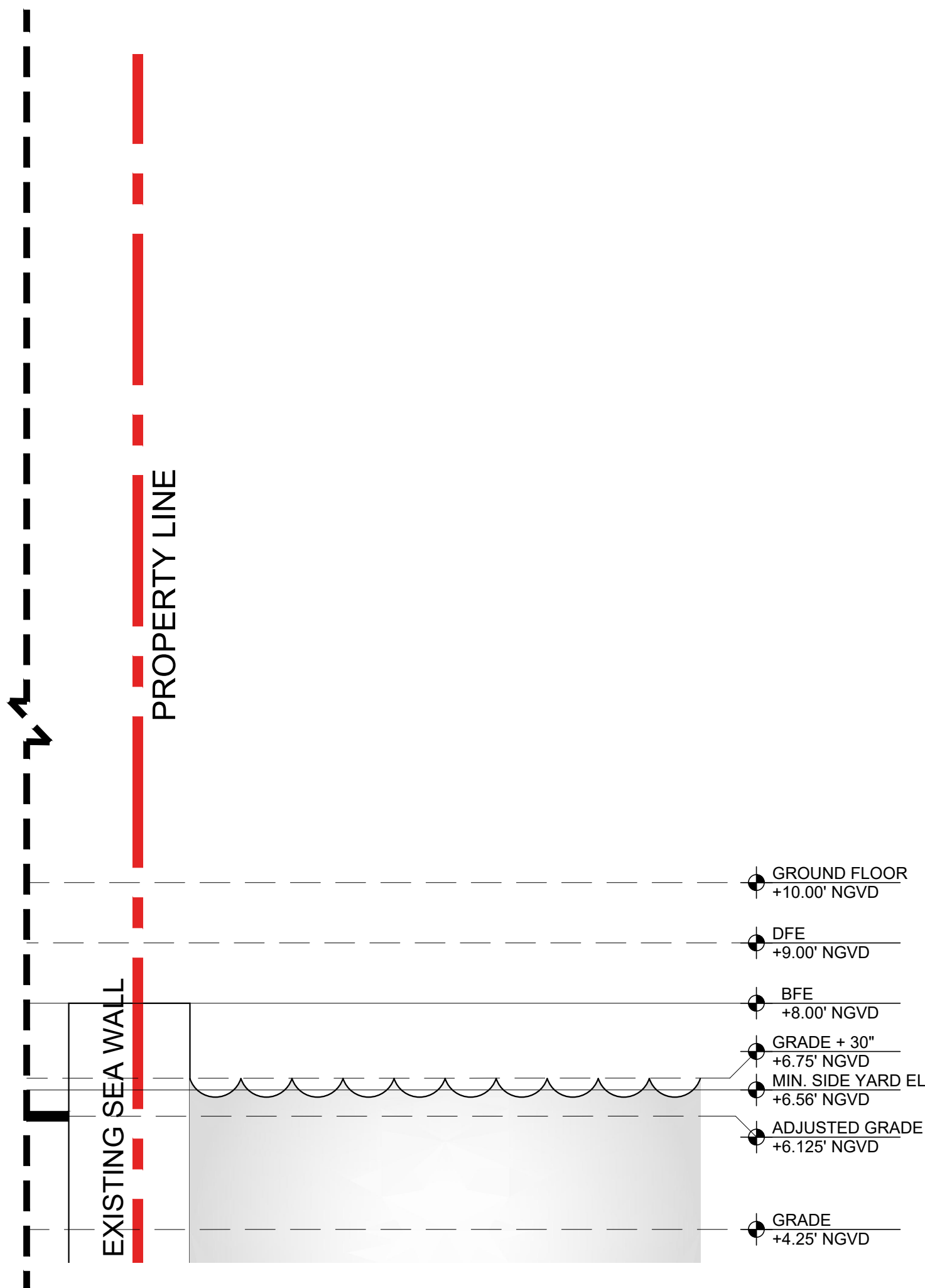
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PROPOSED SECTIONS

Date	11-10-2021	Sheet No.
Scale	--	A5.01
Project	2187	



2 PROPOSED REAR YARD SECTION
SCALE: 3/32" = 1'-0"

MAXIMUM WALL HEIGHT
SEC 142-1132
7' MAX ABOVE GRADE

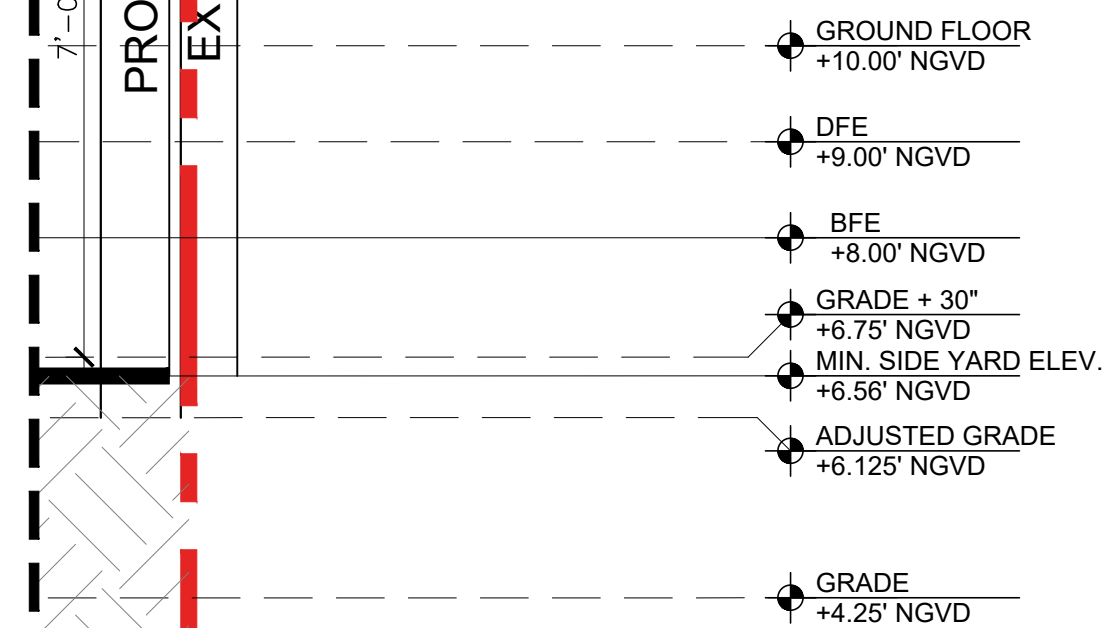
RETAINING WALL WHERE EXCEEDS
NEIGHBORING GRADE BY MORE
THAN 6"



3 PROPOSED SIDE YARD SECTION
SCALE: 3/32" = 1'-0"

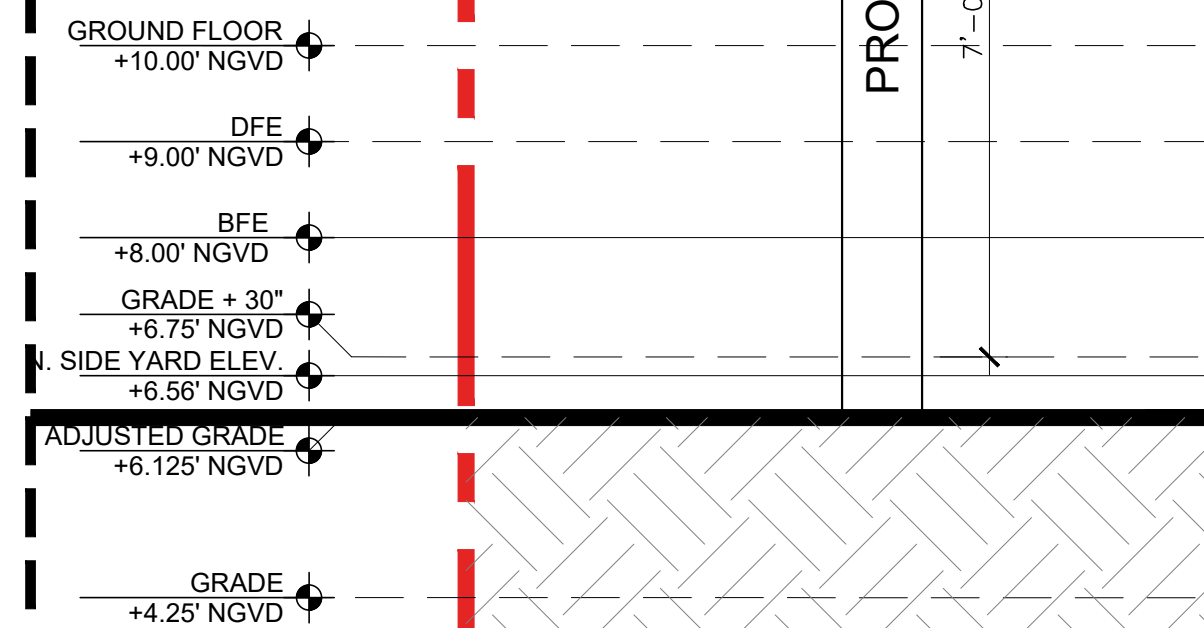
MAXIMUM WALL HEIGHT
SEC 142-1132
7' MAX ABOVE GRADE

RETAINING WALL WHERE EXCEEDS
NEIGHBORING GRADE BY MORE
THAN 6"



4 PROPOSED SIDE YARD SECTION
SCALE: 1/2" = 1'-0"

MAXIMUM WALL HEIGHT
SEC 142-1132
7' MAX ABOVE GRADE



5 PROPOSED FRONT YARD SECTION
SCALE: 1/2" = 1'-0"

Rev.	Date	Rev.	Date

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SITE YARD SECTIONS

Date	11-10-2021	Sheet No.
Scale	--	A5.02
Project	2187	