

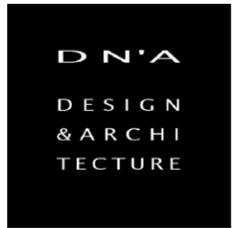


FINAL SUBMITTAL 05-09-2022 - DRB22-0834

3100 PINE TREE DRIVE
Miami Beach, Florida 33140

TABLE OF CONTENTS

A0-1	SURVEY	A2-2	ENLARGED SECOND FLOOR PLAN
A0-2	FOR REFERENCE ONLY	A3-1	ELEVATION
A0-3	FOR REFERENCE ONLY	A3-2	ELEVATION
A1-1	OVERALL GROUND FLOOR PLAN	A3-3	ELEVATION DIAGRAM
A1-2	OVERALL SECOND FLOOR PLAN	A4-1	SECTIONS
A1-3	DIAGRAMS	A5-1	MATERIALS SHEET
A1-4	DIAGRAMS	A5-2	RENDERING
A1-5	DIAGRAMS	A5-3	RENDERING
A1-6	DIAGRAMS	A5-4	RENDERING
A2-1	ENLARGED GROUND FLOOR PLAN	A5-5	RENDERING



7288 Nw 1st Court
MIAMI, FL 33150

T 305/350-2993
F 305/350-2524
W www.dna-arc.com

AR91744

ALL DRAWING AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.

JOSHUA FAMILY BED TRUST
RESIDENCE
3100 PINETREE DRIVE
MIAMI BEACH, FLORIDA 33140

Client
Joshua Family Bed Trust
773 / 980.5421

Architectural Registration
State of Florida
Rodrigo A Carrion
Registration no.: AR 91744

No.	Issue	Date
4	Owner Request	02/09/2022
3	DERM Core comments	11/30/2021
1	Bldg Dept Comments	10/05/2021

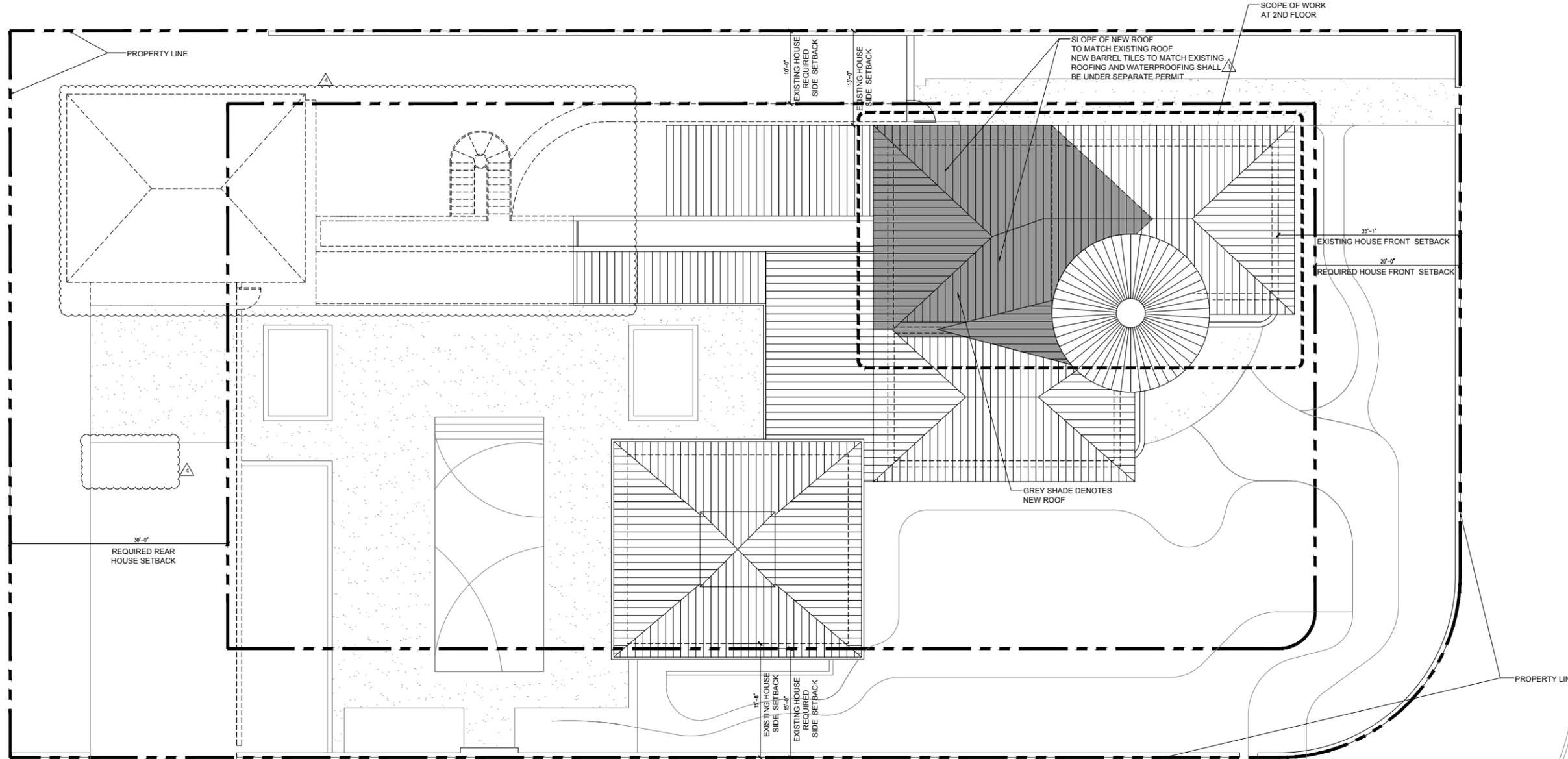
RELEASED FOR CONSTRUCTION	
Date	08 / 04 / 2021
Job Number	02100100
Scale	
Drawn	
Checked	
CAD File	
Sheet Title	

ROOF PLAN

Sheet

A-1

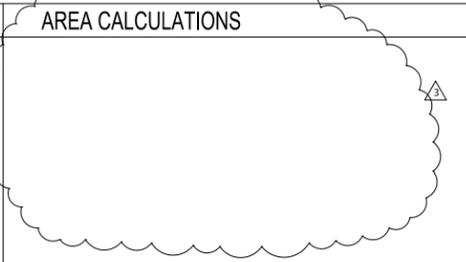
100% CONSTRUCTION DOCUMENTS



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

LEGEND

	NEW PARTITION		INTERIOR ELEVATION CALL OUT
	EXISTING MASONRY WALL OR PARTITION TO REMAIN		HATCH DENOTES EXISTING ROOF TO REMAIN
	FIRE EXTINGUISHER BY LARSEN'S MODEL #MP6 OR EQUAL 6 LB. UL RATING: 3A-40B:C		DOOR TAG- REFER TO DOOR TYPES FOR DESIGN CRITERIA
	TRAVEL DISTANCE TO EXIT - EXIT DISCHARGE PATH TO A PUBLIC STREET		SECTION CALL OUT
	EXIT SIGN AT REQUIRED EXITS		DETAIL NUMBER
	FINISH CEILING HEIGHT		AREA
	HATCH DENOTES DROP CEILING		ELEVATION FROM NGVD
	JUNCTION BOX		ELEVATION FROM BASELINE



*** WORK SHOWN ON THIS SHEET, UNDER SEPARATE PERMIT (FOR USE AS REFERENCE ONLY)**
• FOR MORE INFORMATION REFER TO PERMIT BR2105876, WORK PERMIT REVISION RV2116802

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE - POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022

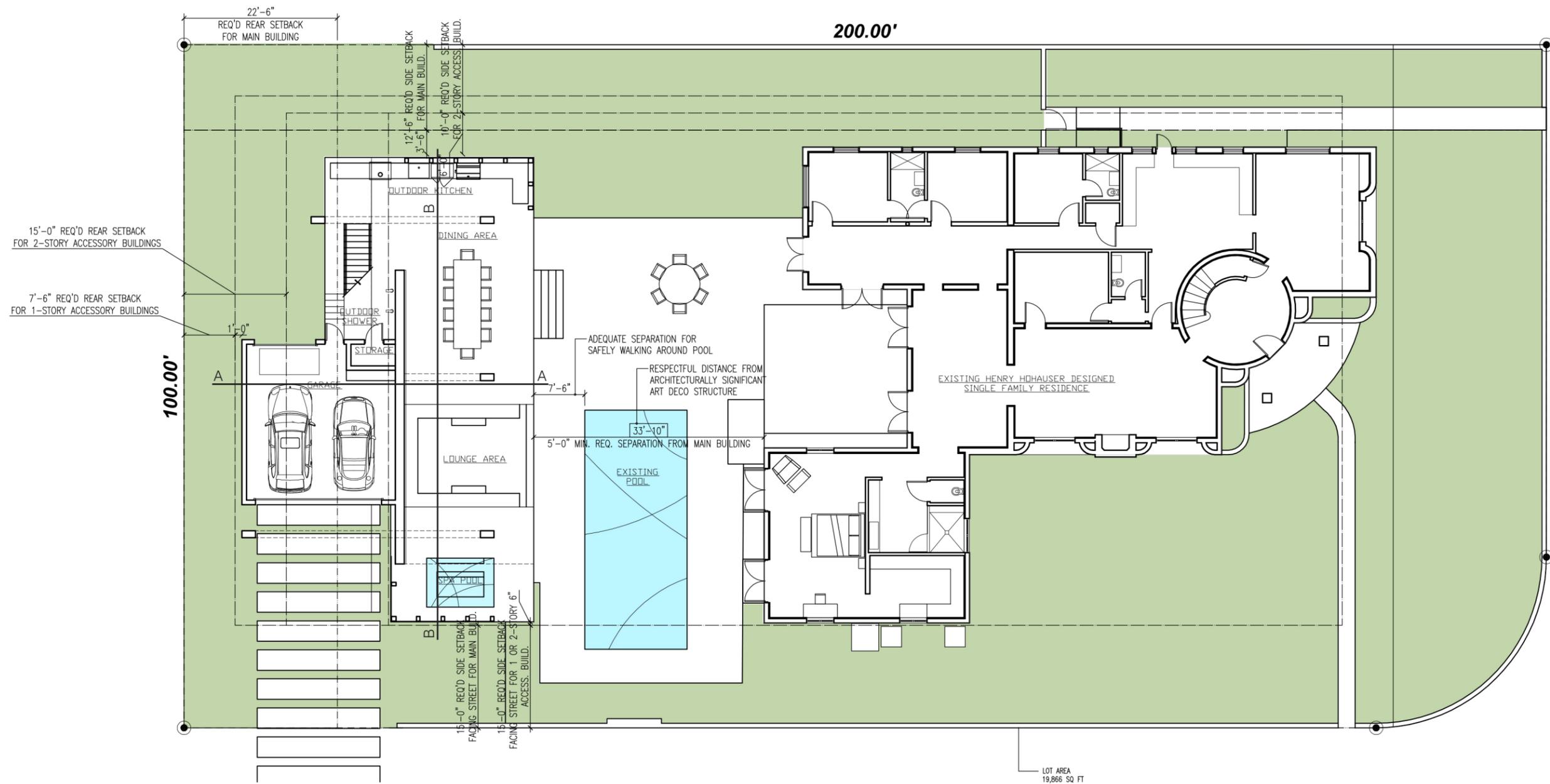
Sheet Title

OVERALL GROUND
FLOOR PLAN

Sheet

A1-1

DESIGN REVIEW BOARD
FINAL SUBMITTAL
DRB22-0834



OVERALL GROUND FLOOR PLAN

SCALE:

1/16" = 1'-0"



All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE - POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

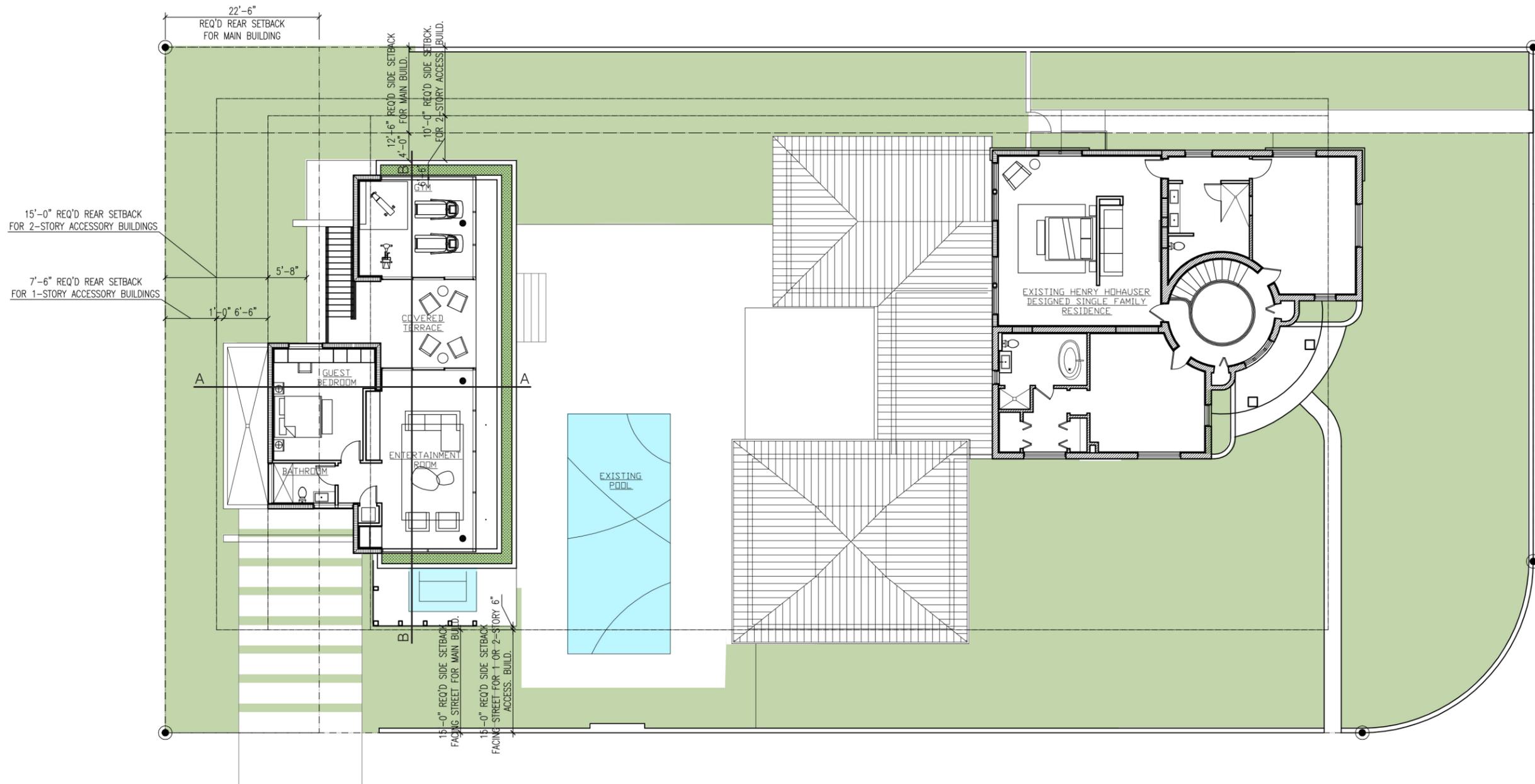
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022
Sheet Title

OVERALL SECOND
FLOOR PLAN

Sheet
A1-2

DESIGN REVIEW BOARD
FINAL SUBMITTAL
DR822-0834



OVERALL SECOND FLOOR PLAN
SCALE:

1/16" = 1'-0"



All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE- POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

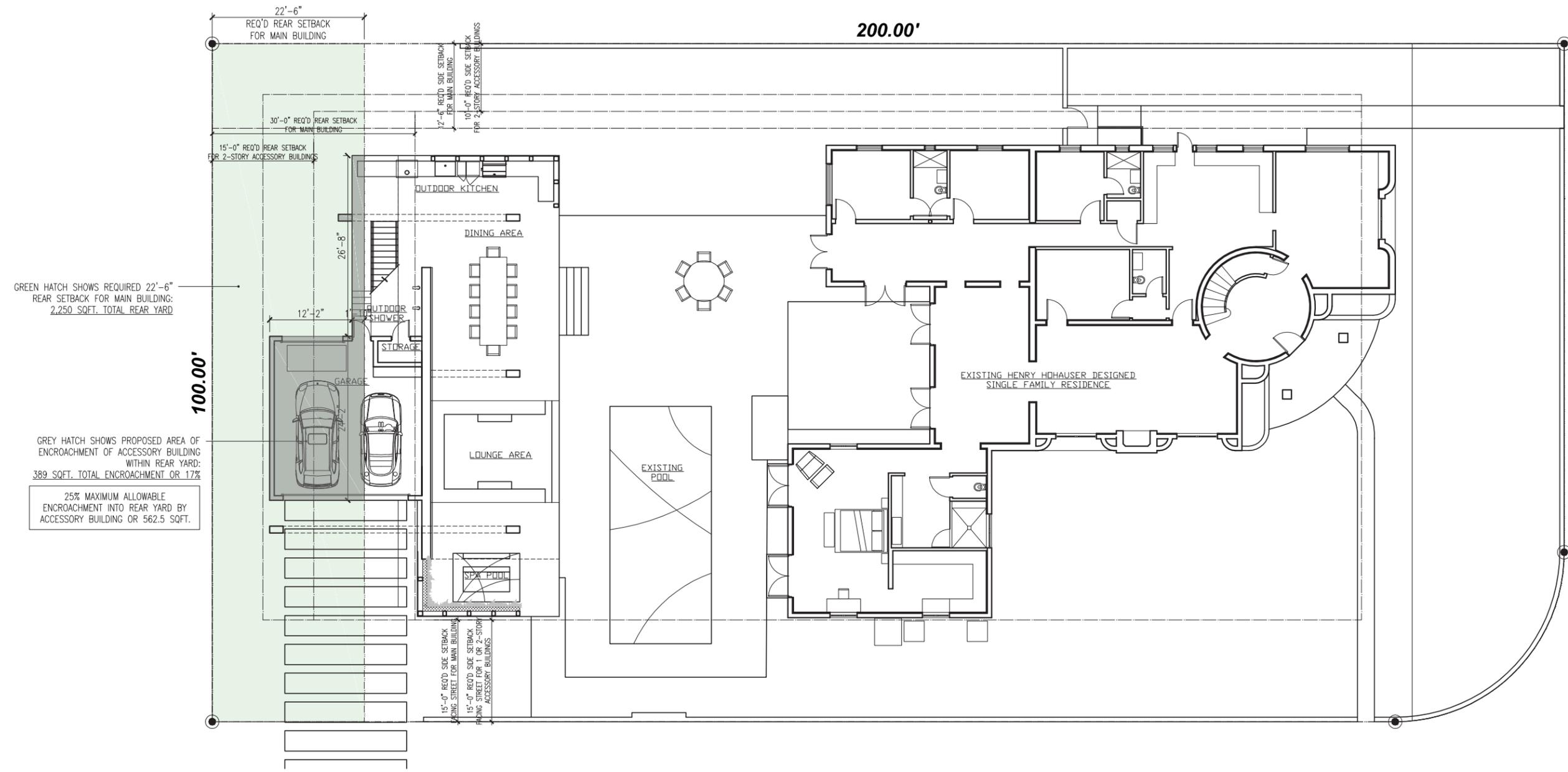
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022
Sheet Title

ACCESSORY BUILDING
ENCROACHMENT

Sheet
A1-3

DESIGN REVIEW BOARD
FINAL SUBMITTAL
DR822-0834



200.00'

100.00'

GREEN HATCH SHOWS REQUIRED 22'-6"
REAR SETBACK FOR MAIN BUILDING:
2,250 SQFT. TOTAL REAR YARD

GREY HATCH SHOWS PROPOSED AREA OF
ENCROACHMENT OF ACCESSORY BUILDING
WITHIN REAR YARD:
389 SQFT. TOTAL ENCROACHMENT OR 17%

25% MAXIMUM ALLOWABLE
ENCROACHMENT INTO REAR YARD BY
ACCESSORY BUILDING OR 562.5 SQFT.

ACCESSORY BUILDING ENCROACHMENT DIAGRAM

SCALE:

1/16" = 1'-0"



All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE - POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022

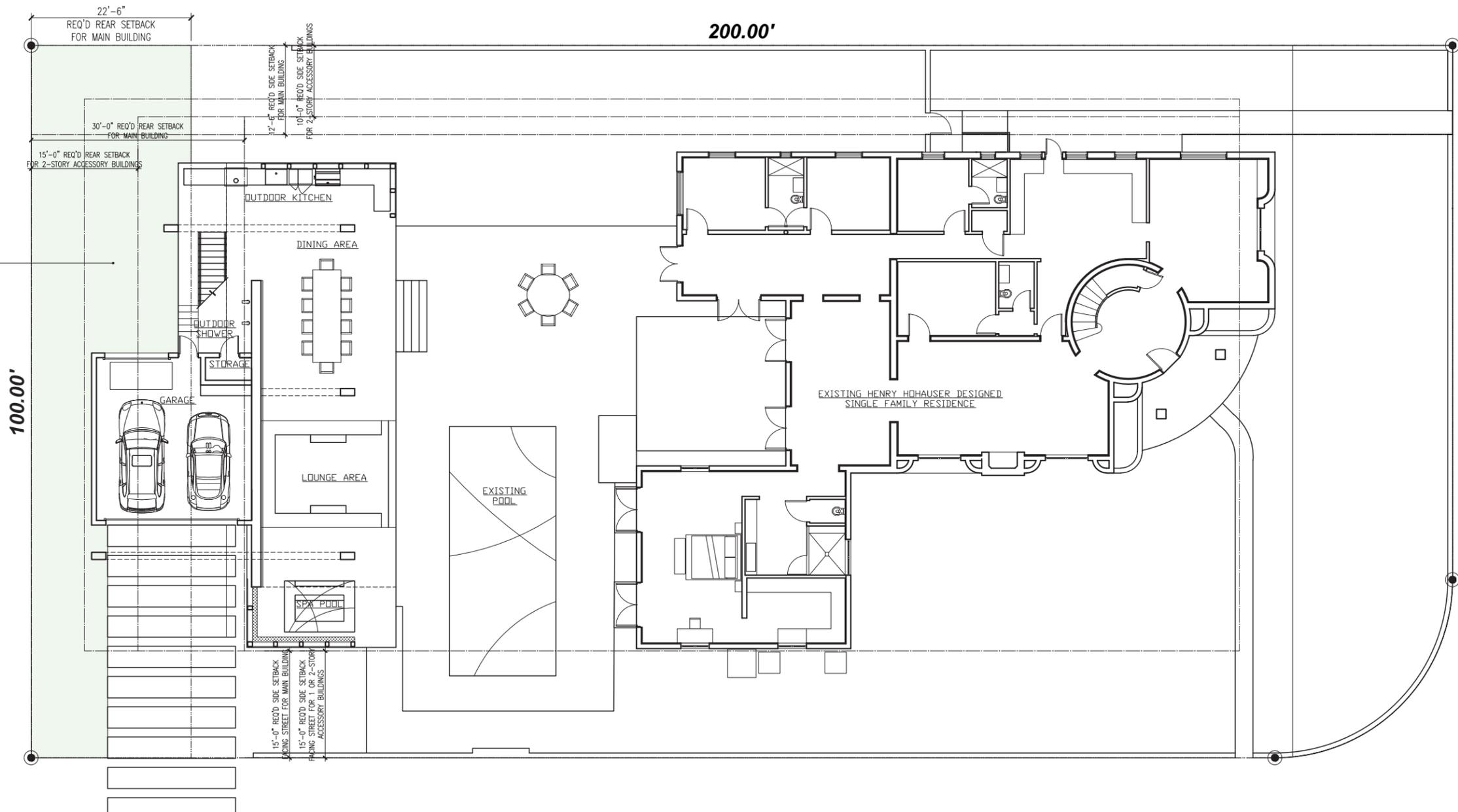
Sheet Title

PERVIOUS SPACE
DIAGRAM

Sheet

A1-4

DESIGN REVIEW BOARD
FINAL SUBMITTAL
DRB22-0834

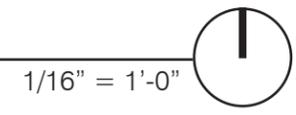


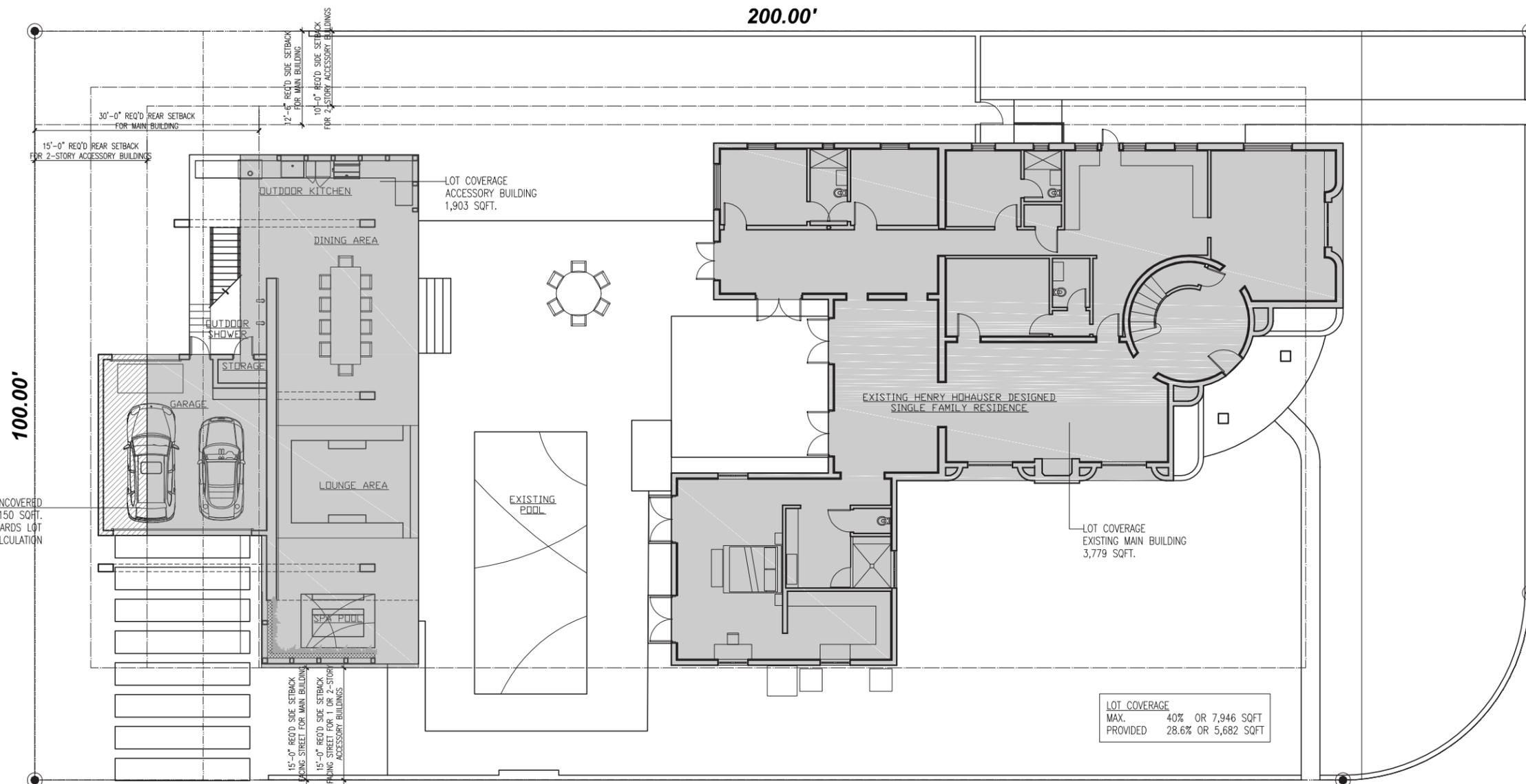
SHADED HATCH SHOWS PROPOSED
SODDED/LANDSCAPED PERVIOUS OPEN
AREA AT REAR YARD:
1,477 SQFT. OR 65.6%

70% MINIMUM REQUIRED REAR YARD
SODDED/LANDSCAPED PERVIOUS OPEN
SPACE OR 1,575 SQFT.

PERVIOUS SPACE VARIANCE OF 98 SQFT

PERVIOUS SPACE DIAGRAM
SCALE:

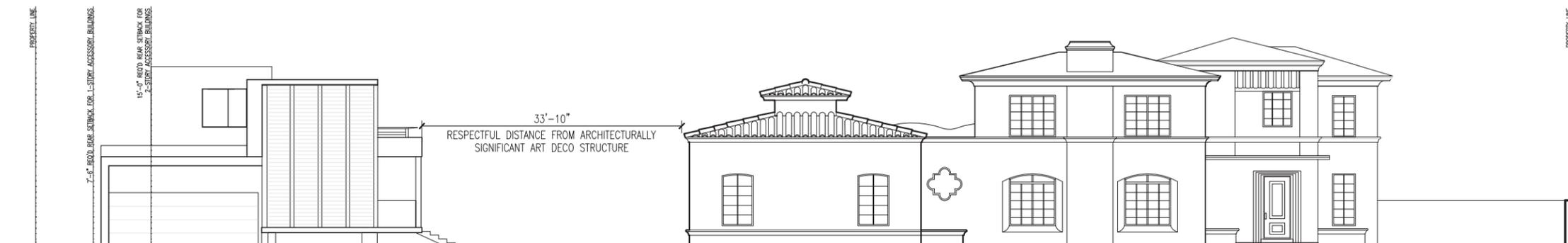




LOT COVERAGE DIAGRAM

SCALE:

1/16" = 1'-0"



W 31 STREET ELEVATION

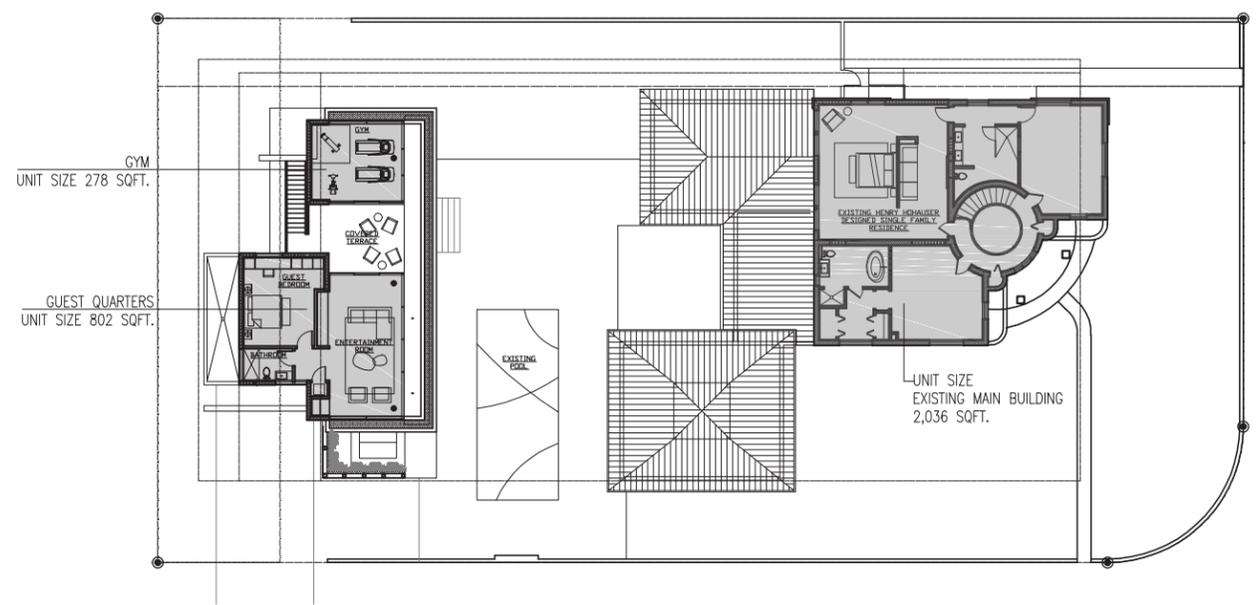
SCALE:

1/16" = 1'-0"

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE- POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

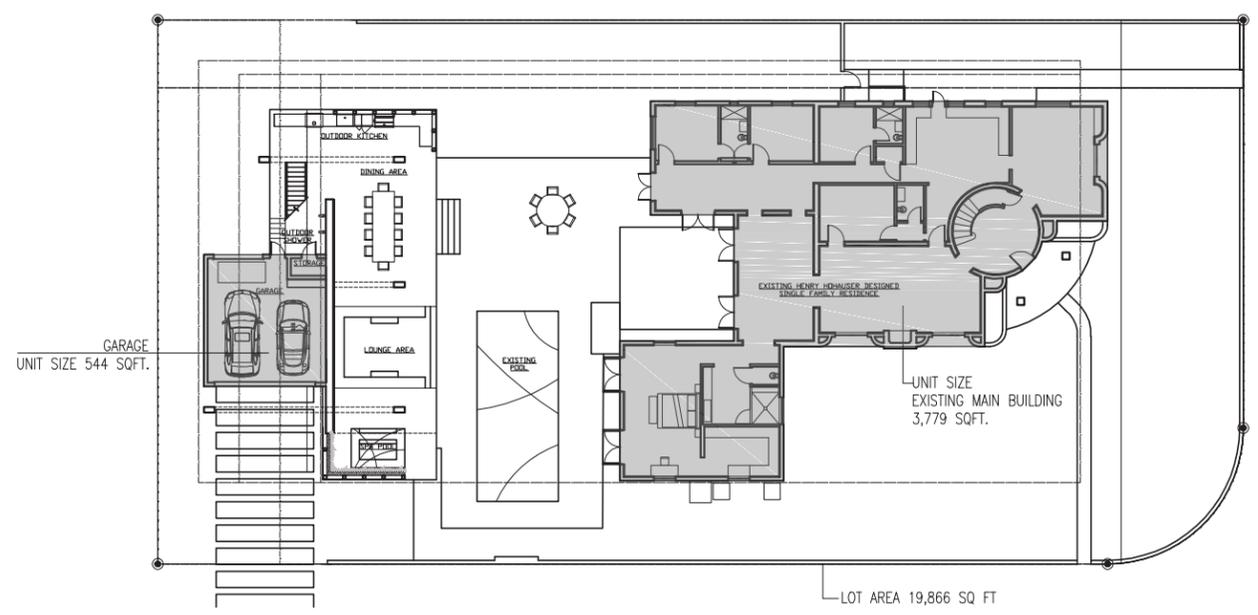
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



SECOND FLOOR UNIT DIAGRAM

SCALE:

1/32" = 1'-0"



GROUND FLOOR UNIT DIAGRAM

SCALE:

1/32" = 1'-0"

SECOND FLOOR UNIT SIZE TOTAL	
3,116 SQFT.	
GROUND FLOOR UNIT SIZE TOTAL	
4,323 SQFT.	
UNIT SIZE TOTAL	
MAX.	60% OR 11,920 SQFT
PROVIDED	37.4% OR 7,439 SQFT

Date: 05-09-2022
Sheet Title
UNIT SIZE DIAGRAMS

Sheet
A1-6

DESIGN REVIEW BOARD
FINAL SUBMITTAL
DRB22-0834

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE- POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

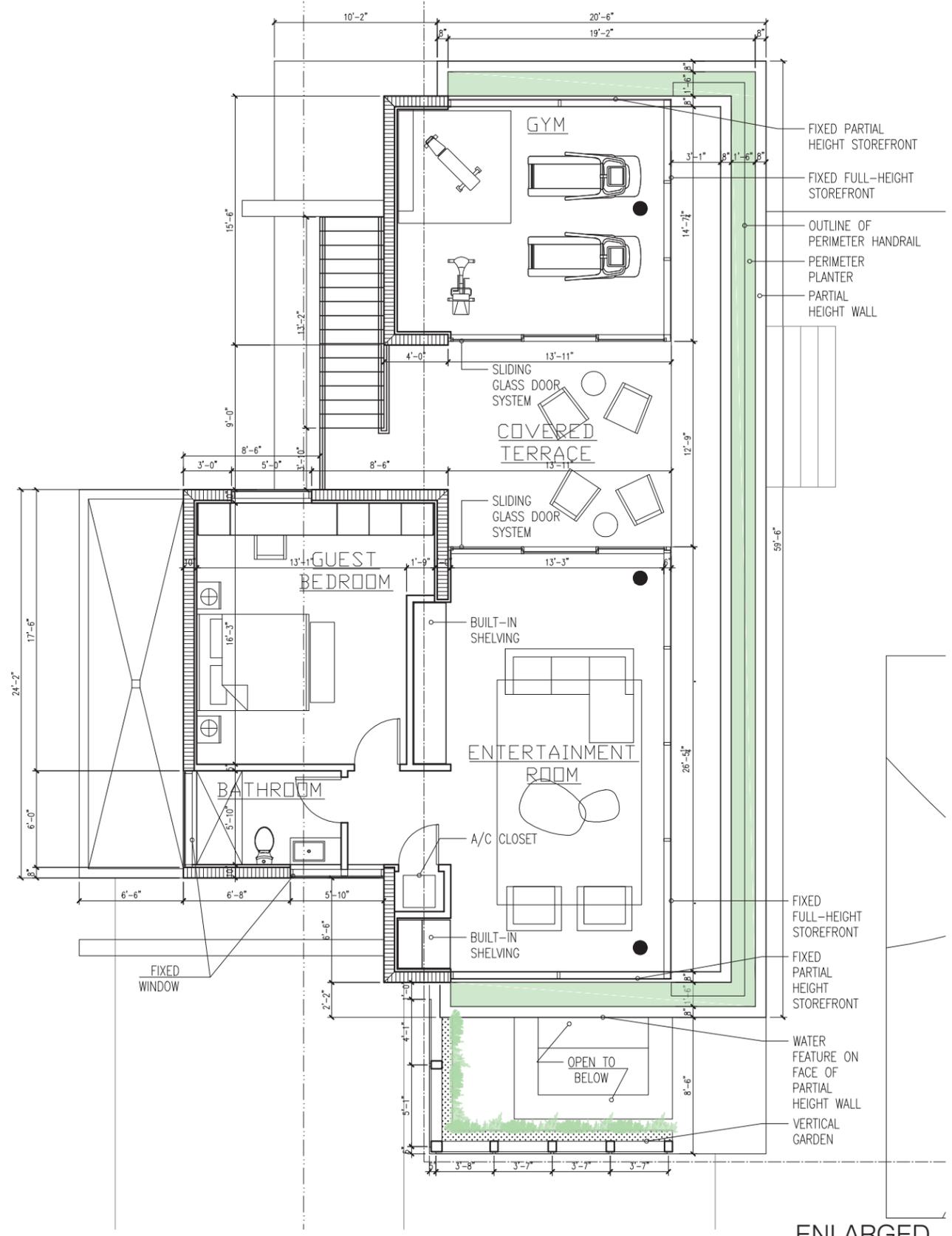
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022
Sheet Title

ENLARGED SECOND FLOOR PLAN

Sheet
A2-2

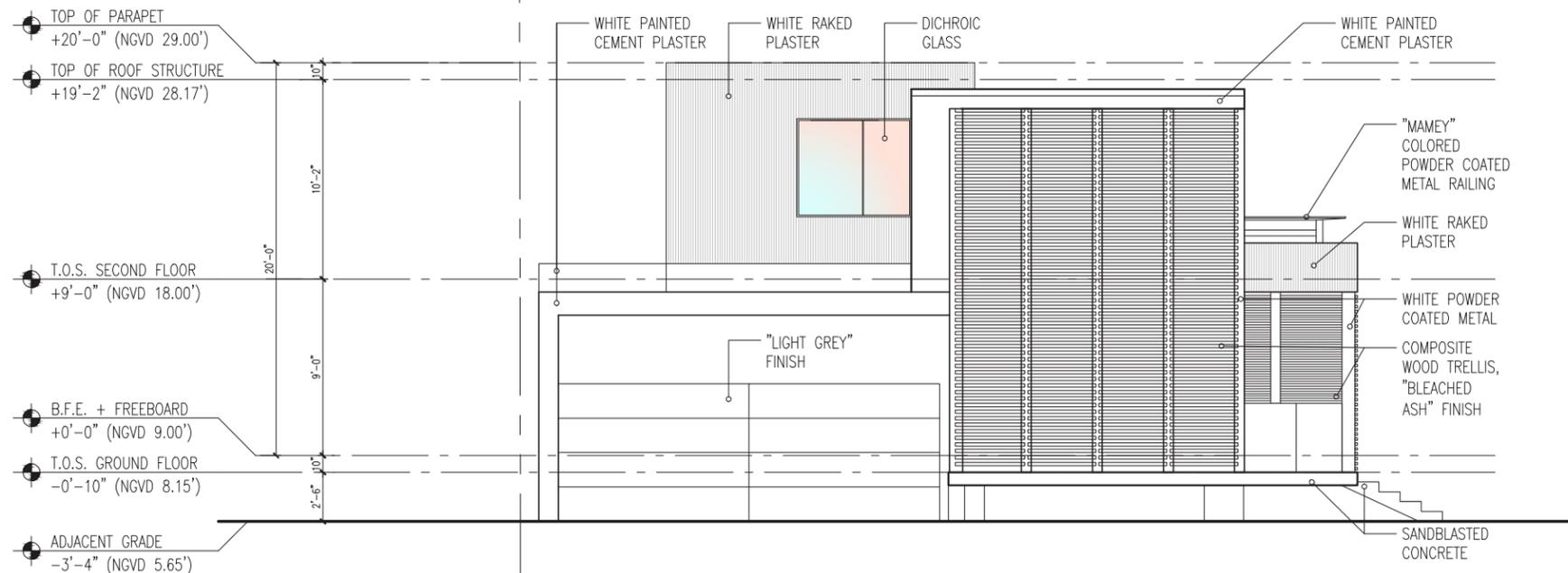
DESIGN REVIEW BOARD
FINAL SUBMITTAL
DR822-0834



ENLARGED SECOND FLOOR PLAN

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

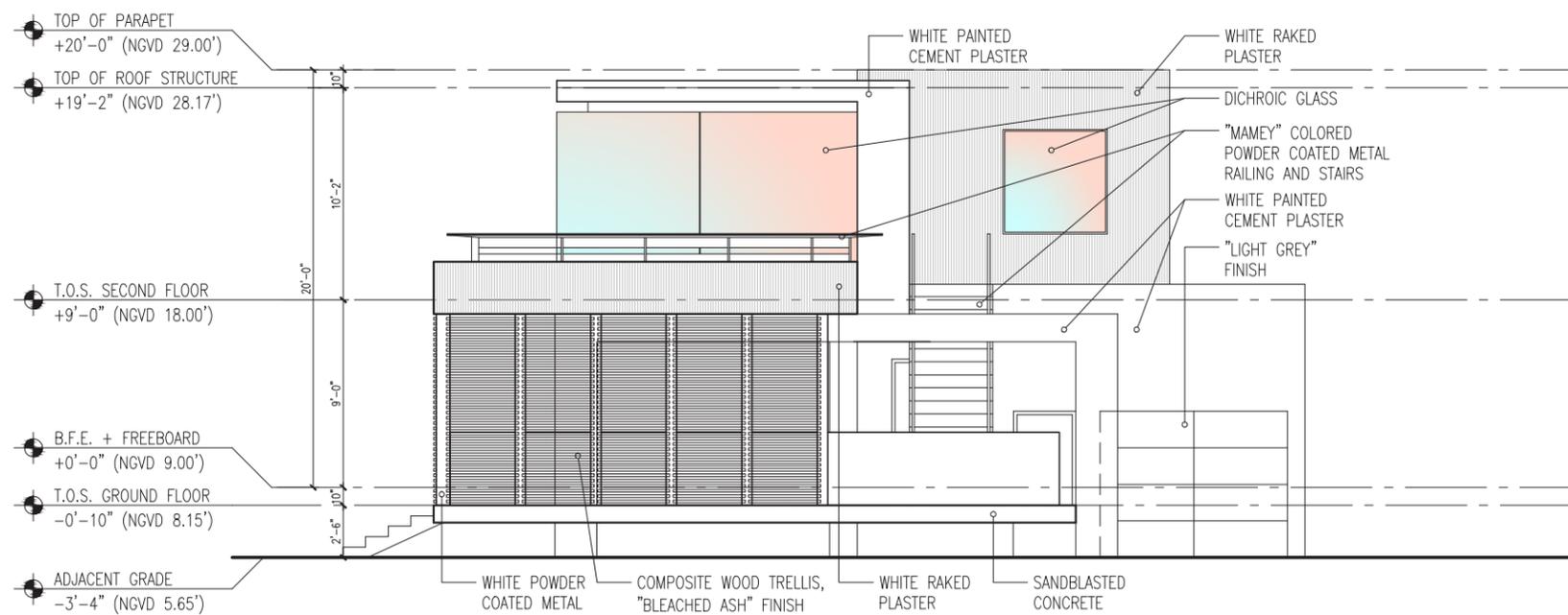




EAST ELEVATION

SCALE:

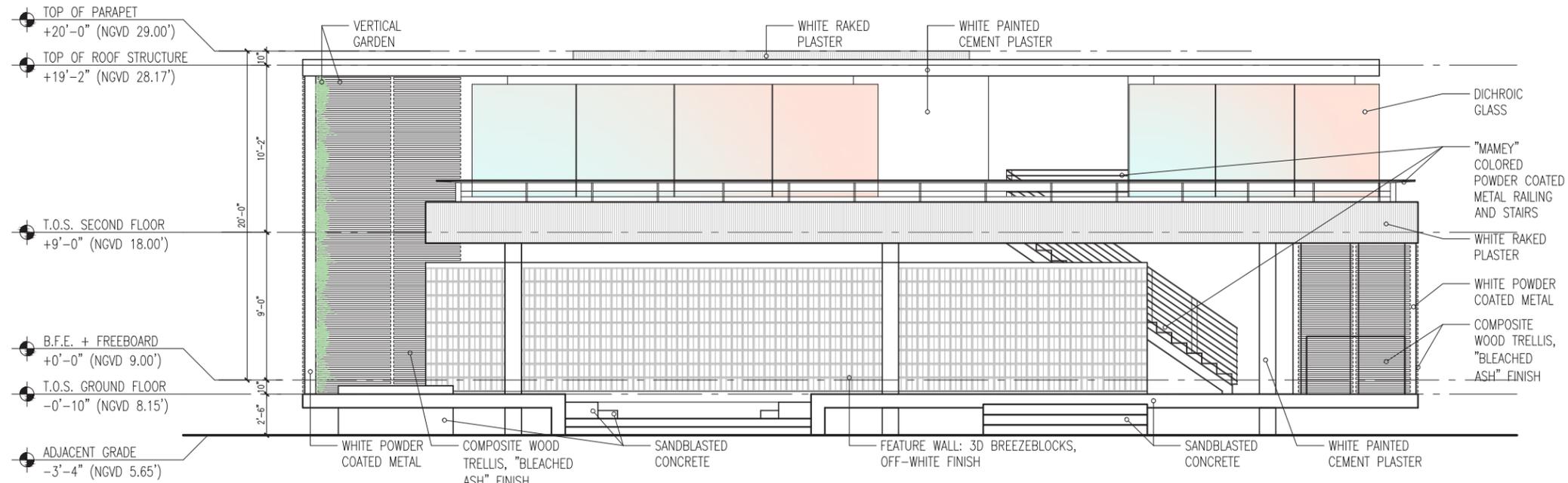
1/8" = 1'-0"



WEST (REAR) ELEVATION

SCALE:

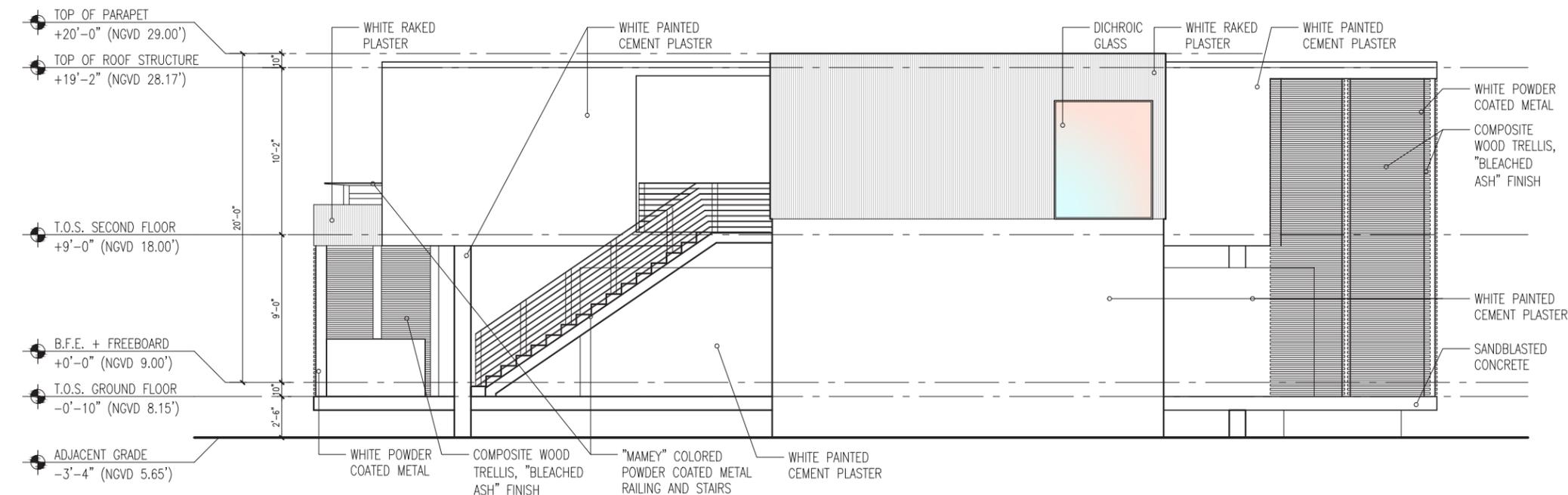
1/8" = 1'-0"



SOUTH ELEVATION - W 31 STREET

SCALE:

1/8" = 1'-0"



NORTH ELEVATION

SCALE:

1/8" = 1'-0"



7288 NW 1st Court
Miami, Florida 33150

T 305|350-2993
E info@dna-arc.com
W www.dna-arc.com

AR91744

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE - POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022

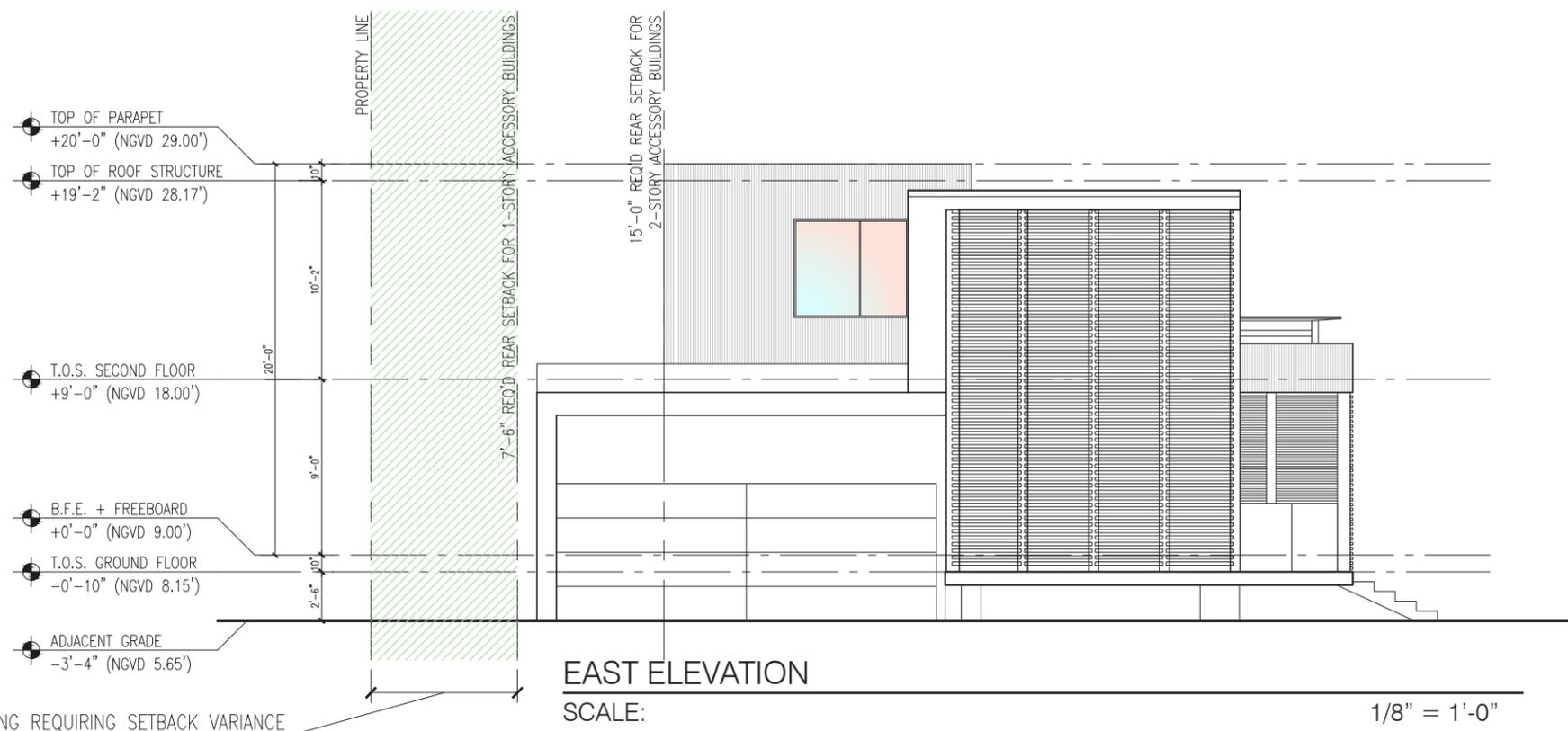
Sheet Title

ELEVATION DIAGRAMS

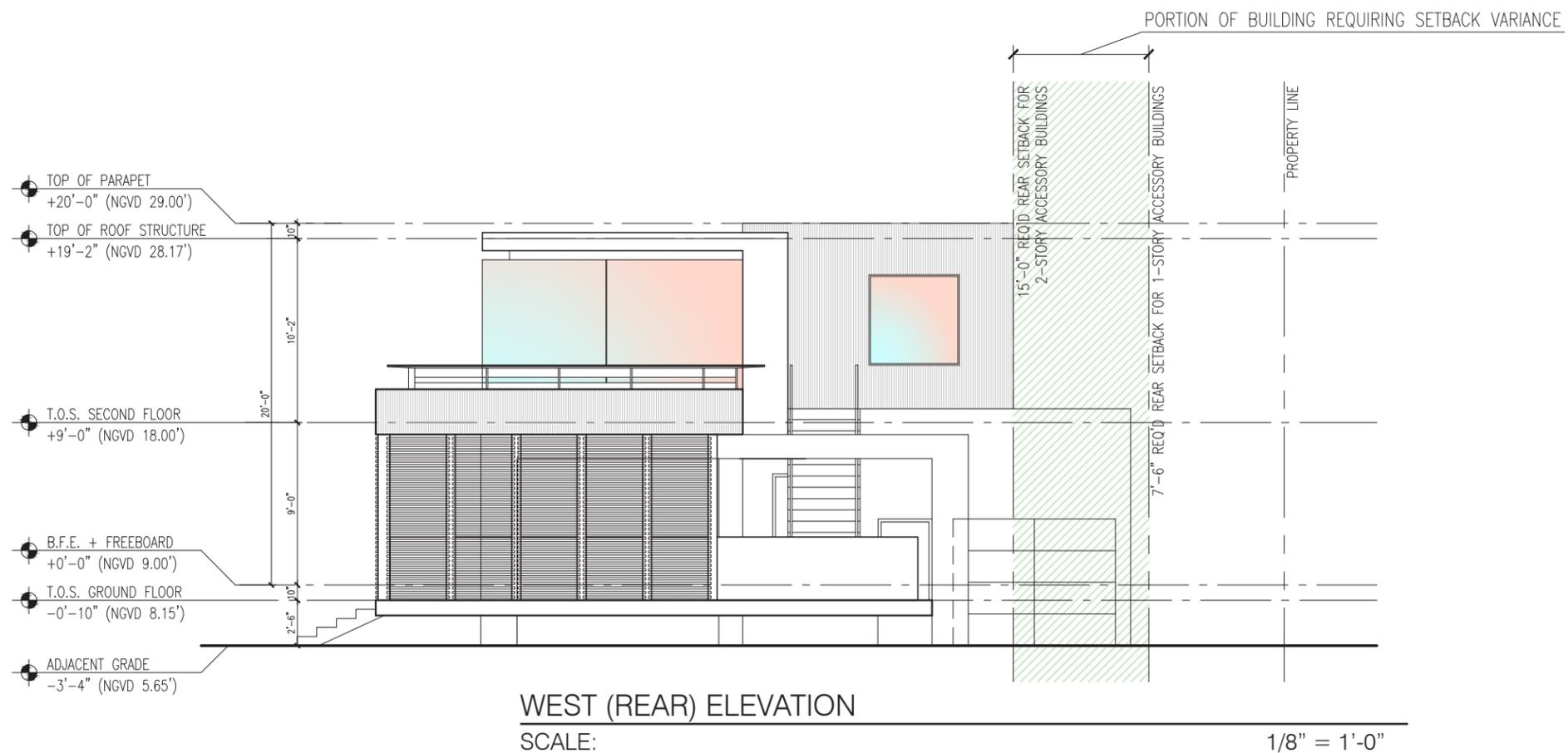
Sheet

A3-3

DESIGN REVIEW BOARD
FINAL SUBMITTAL
DR822-0834



PORTION OF BUILDING REQUIRING SETBACK VARIANCE



PORTION OF BUILDING REQUIRING SETBACK VARIANCE



7288 NW 1st Court
Miami, Florida 33150

T 305|350-2993
E info@dna-arc.com
W www.dna-arc.com

AR91744

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

WOODWARD RESIDENCE - POOL HOUSE
3100 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33139

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

Date: 05-09-2022

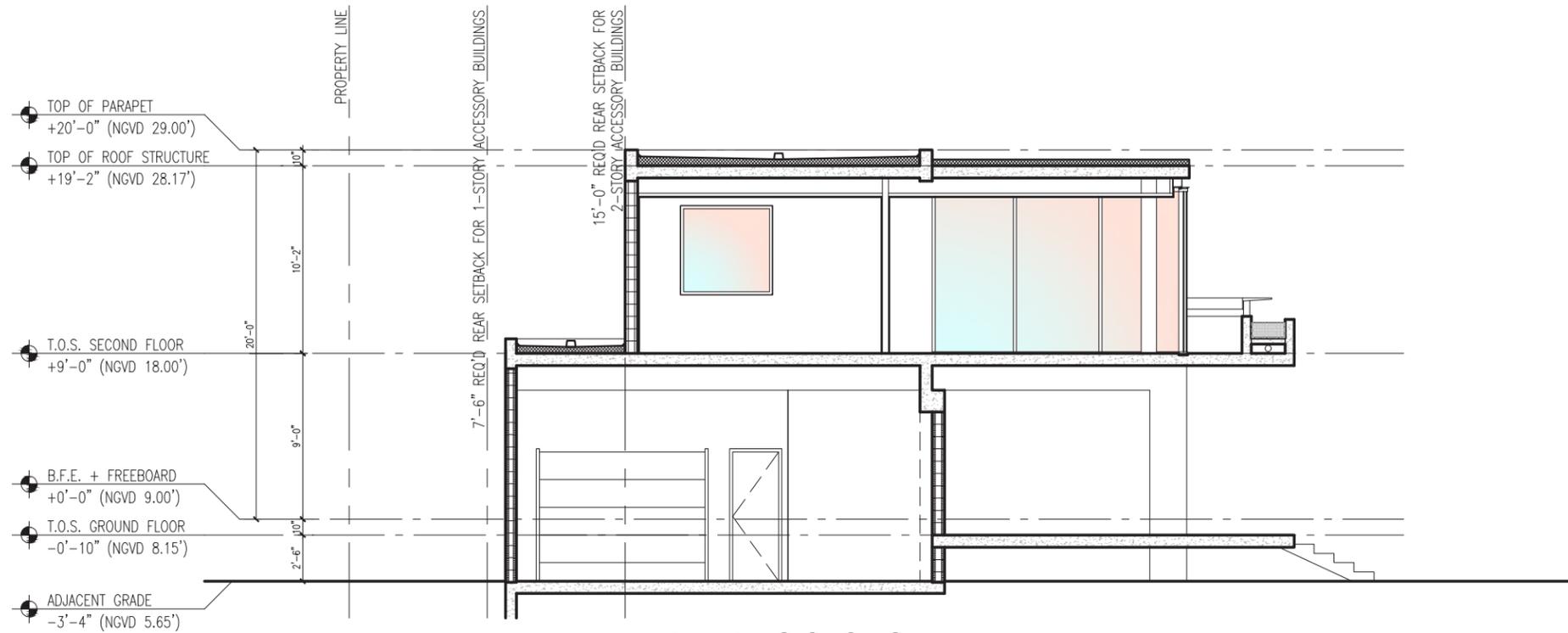
Sheet Title

BUILDING SECTIONS

Sheet

A4-1

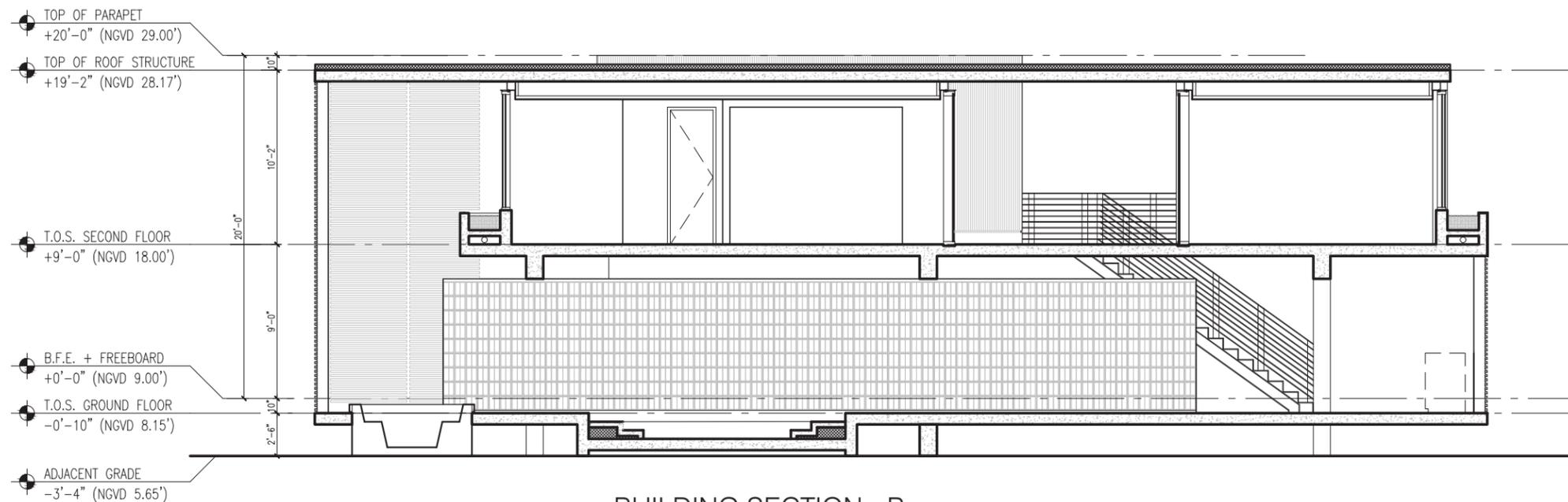
DESIGN REVIEW BOARD
FINAL SUBMITTAL
DRB22-0834



BUILDING SECTION - A

SCALE:

1/8" = 1'-0"



BUILDING SECTION - B

SCALE:

1/8" = 1'-0"