

6455 PINE TREE DRIVE CIRCLE, MIAMI BEACH, FL
DRB22-0851
DRB FINAL SUBMITTAL 12/12/2022



ARCHITECT
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
571 NW 28TH ST.
MIAMI, FL 33127
T: 305.5731818

Rev.	Date	Rev.	Date
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6455 PINETREE DRIVE CIRCLE
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

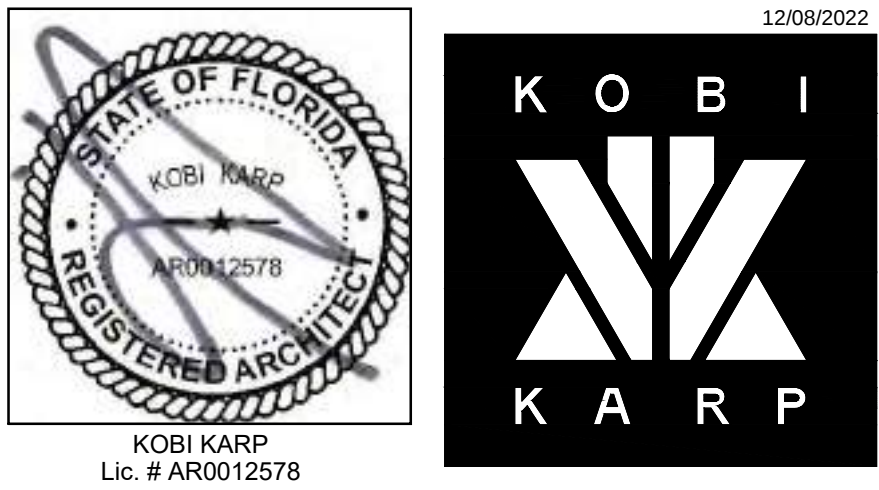
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Structural Engineer Consultant:

MEP Engineer Consultant:

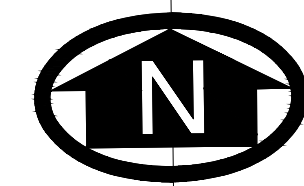
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COVER

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TREE LIST						
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD	
35	MANGO TREE	MANGIFERA INDICA	0.5'h	15'	8'	
36	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'	
37	MACARTHUR PALM	PYTHOSPERMA MACARTHURI	0.5'	25'	6'	
38	PICKEY DATE PALM	PHENIX ROSELENI	0.3'	10'	6'	
39	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.4'	30'	5'	
40	CANARY DATE PALM	PHENIX CANARIENSIS	1.2'	6'	6'	
41	MACARTHUR PALM	PYTHOSPERMA MACARTHURI	1.5'	15'	15'	
42	MACARTHUR PALM	PYTHOSPERMA MACARTHURI	0.6'	30'	6'	
43	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.3'	17'	5'	
44	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.3'	17'	5'	
45	BISMARCK PALM	BISMARCKIA NOBILIS	1.5'	15'	15'	
46	CHRISTMAS PALM	ADONIDIA MERRILLII	0.3'	10'	14'	
47	COCONUT	COCOS NUCIFERA	1.4'	40'	30'	
48	NOT EXISTING	NOT EXISTING				
49	NOT EXISTING	NOT EXISTING				
50	COCONUT	COCOS NUCIFERA	1.0'	18'	25'	
51	COCONUT	COCOS NUCIFERA	1.0'	18'	25'	
52	COCONUT	COCOS NUCIFERA	1.0'	18'	25'	
53	COCONUT	COCOS NUCIFERA	1.0'	18'	25'	
54	COCONUT	COCOS NUCIFERA	1.0'	18'	25'	
55	MACARTHUR PALM	PYTHOSPERMA MACARTHURI	0.5'	35'	20'	
56	COCONUT	COCOS NUCIFERA	1.5'	50'	30'	
57	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.4'	40'	5'	
58	CANARY DATE PALM	PHENIX CANARIENSIS	0.5'	10'	6'	
59	UNKNOWN	UNKNOWN	0.6'	15'	8'	
60	CHRISTMAS PALM	ADONIDIA MERRILLII	0.3'	12'	5'	
61	UNKNOWN	UNKNOWN	1.0'	9'	5'	
62	MACARTHUR PALM	PYTHOSPERMA MACARTHURI	0.7'	15'	5'	
63	MACARTHUR PALM	PYTHOSPERMA MACARTHURI	0.7'	35'	15'	
64	ROYAL PALM	ROYSTONIA ELATA	0.4'	18'	2'	

LEGEND:

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		OVERHEAD ELECT.
	METAL FENCE		POWER POLE
	WOODEN FENCE		LIGHT POLE
	CHAIN LINK FENCE		HANDICAP SPACE
	WOOD DECK/DOCK		FIRE HYDRANT
	ASPHALTED AREAS		EASEMENT LINE
	CONCRETE		WATER VALVE
	BRICKS OR PAVERS		TV-CABLE BOX
	ROOFED AREAS		WM WATER METER
	WATER (EDGE OF WATER)		CONC. LIGHT POLE
	ELECTRIC BOX		

[illegible]

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120651-307L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.0 FEET** (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: **32,328 SF (+/-)**, CALCULATED TO EDGE OF WATER (OUTSIDE OF SEAWALL)
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF NORTH-SOUTH, BEING THE RECORDED BEARING FOR THE CENTERLINE OF PINE TRAIL, AS SHOWN ON PLAT BOOK 34 AT PAGE 62 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

BEGINNING AT A CONCRETE MONUMENT SITUATED AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, OF A SUBDIVISION OF LOT 1, BLOCK 1, OF BEACH VIEW ADDITION, AS SAID LOT 4, BLOCK 1, IS RECORDED IN PLAT BOOK 34, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 1, A DISTANCE OF 178.05 FEET, THENCE RUN IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL WITH AND 25 FEET DISTANT NORTHERLY FROM THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 175.5 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 178.05 FEET, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 178.05 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


 The seal is circular with a double border. The outer border contains the text "FLORIDA" at the top and "COMMISSION EXPIRES MAY 5, 2022" at the bottom. The inner border contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF FLORIDA" at the bottom. In the center, the name "Ed P. Pino" is written, with "No. 6771" below it. A star is positioned to the right of the name.

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

without permission of American Services of Miami, Corp.

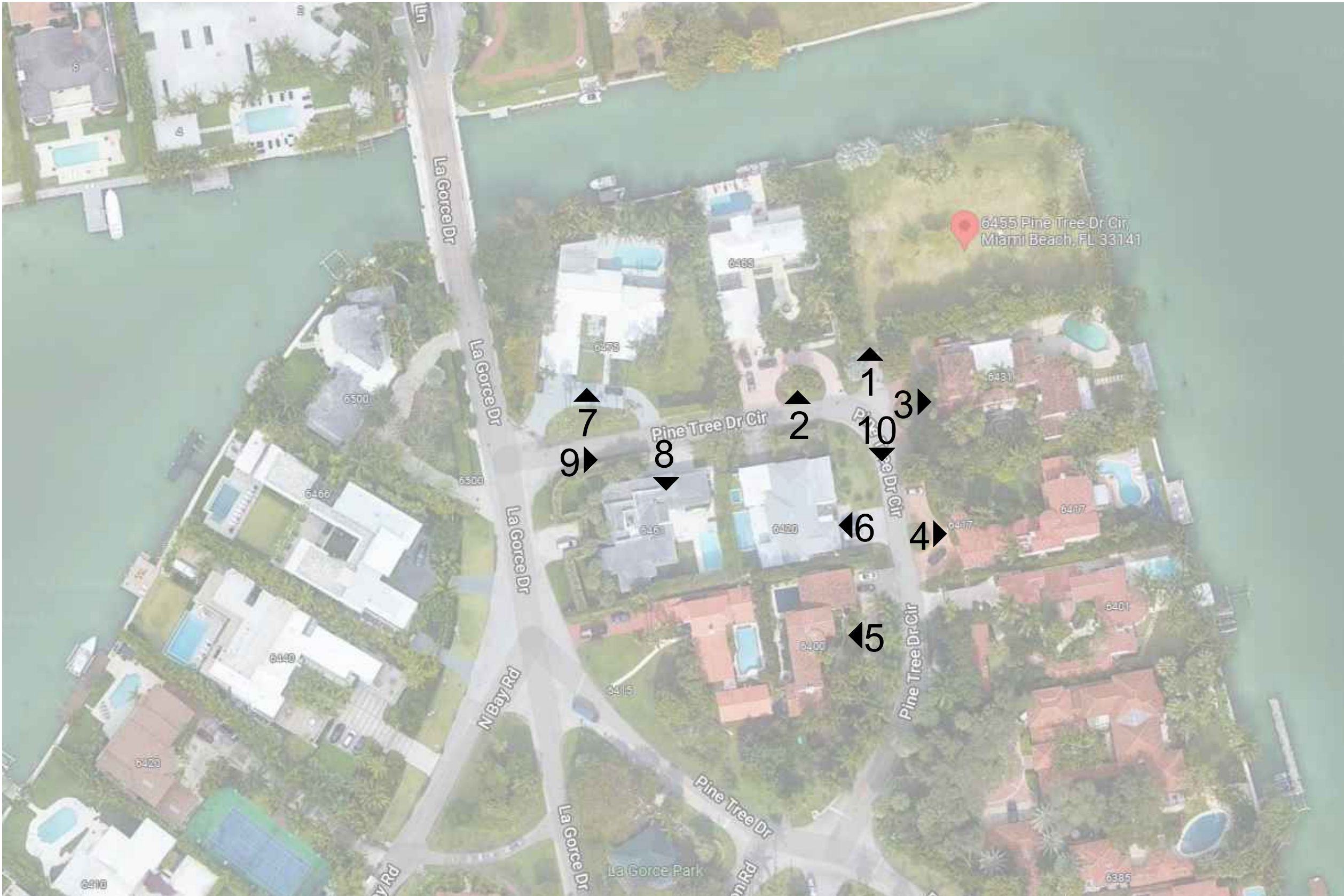
PH: (305) 598-5101
WEB: ASOMIAMI.COM
WEB: ASOMIAMI.COM

SCALE: 1"=30'	DESIGNED BY: EP	DRAWN BY: D.G.	CHECKED BY: EP
DATE: 5/5/22	APPROVED BY: EP	FIELD BOOK No.	PAGE No.

ORDER No.
20-1047

SHEET No.
1

DCNC



1. 6455 PINE TREE DRIVE CIRCLE



2. 6465 PINE TREE DRIVE CIRCLE



3. 6431 PINE TREE DRIVE CIRCLE

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PHOTOS

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4. 6417 PINE TREE DRIVE CIRCLE



5. 6400 PINE TREE DRIVE CIRCLE



6. 6420 PINE TREE DRIVE CIRCLE



7. 6475 PINE TREE DRIVE CIRCLE

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8. 6461 PINE TREE DRIVE CIRCLE



9. WEST LOOKING EAST



10. NORTH LOOKING SOUTH

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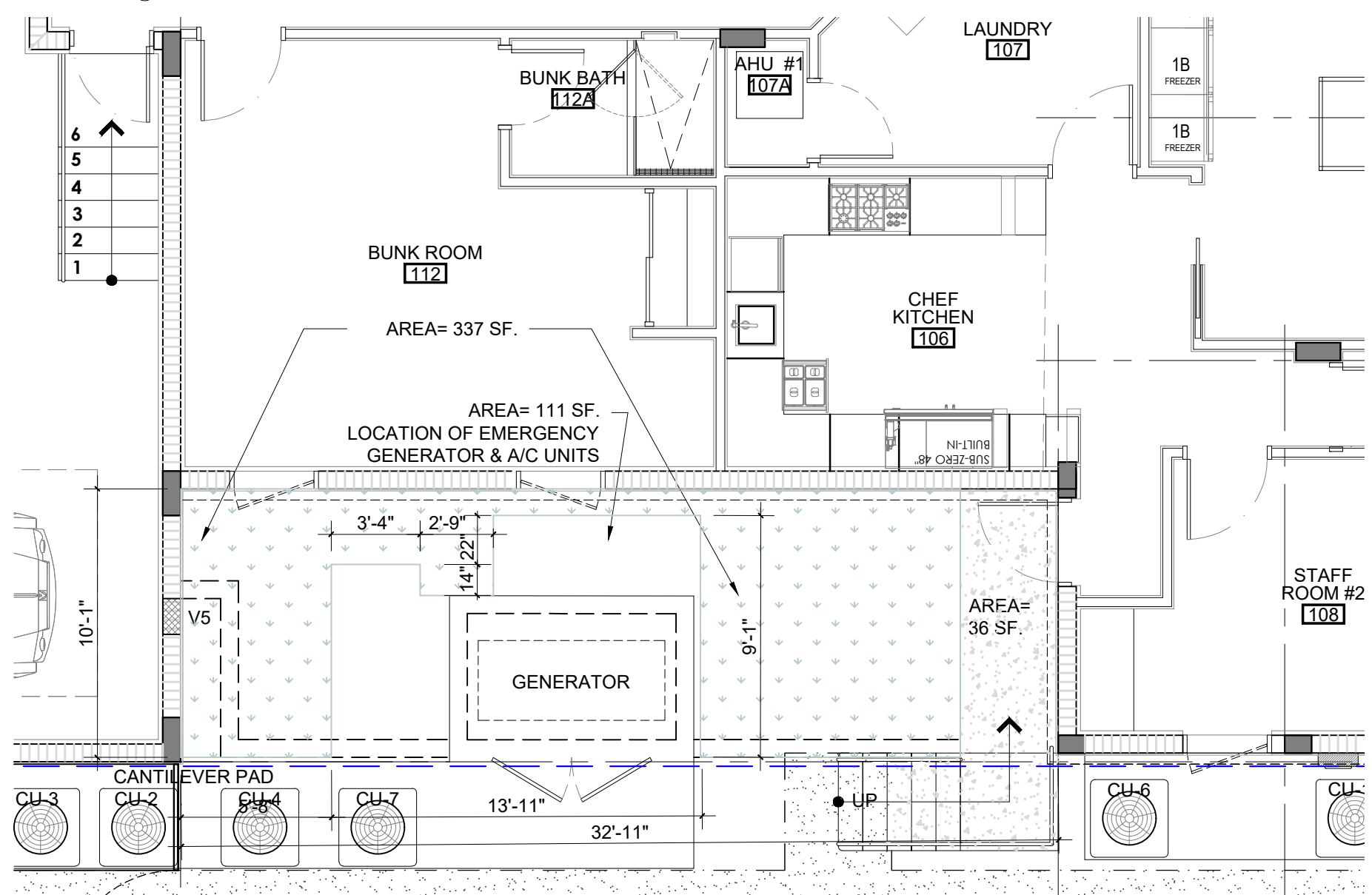
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REAR YARD	=	8,821 SF (100%)
LANDSCAPED REAR YARD	=	5,546 SF
WATER PORTION of POOL 1,334 SF (50% CREDIT = 667 SF)	=	667 SF
TOTAL LANDSCAPED REAR YARD	=	6,213 SF 6,213 SF (70.43%)
ACCESSORY BUILDINGS = 836 SF (9.4% OF REAR YARD)		

PROPOSED PERVIOUS COVERAGE		
880 SF FRONT YARD SIZE	570 SF PROVIDED	(64.77%)
8,821 SF REAR YARD SIZE	6,213 SF PROVIDED	(70.43%)
IMPERVIOUS AREAS at REAR YARD CALCULATION		
SPA ACCESSORY	437.00 SF	
GUEST ACCESSORY	399.35 SF	
COLD PLUNGE & YOGA	292.00 SF	
TRELLIS (OUTDOOR DINING) & OUTDOOR KITCHEN	437.00 SF	
DECK	3,497.00 SF	
TOTAL	5,062.35 SF	



LOT SIZE =	32,328.00 SF (100%)
COURTYARD =	337.00 SF (1.04 %)
IMPERVIOUS =	147.00 SF (43%)
PERVIOUS REQUIRED (50% of 337 SF)	168.5 SF
PERVIOUS PROVIDED	183.0 SF (54.30%)

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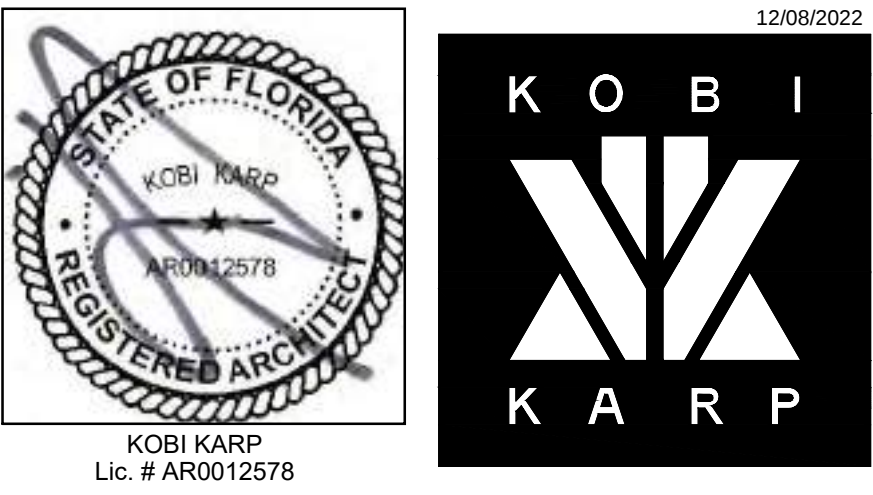
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ZONING DATA

Date: 12-12-2022	Sheet No.
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437 SF

36 SF

38 SF

8,107 SF
INCL. GARAGE

399 SF

PROPOSED LOT COVERAGE - RS-3 ZONE			
32,328	SF LOT SIZE		
9,699	SF REQUIRED (30%)	9,022.45 SF PROVIDED (27.90%)	
		Main Residence (1st floor):	8,107.10 SF
		Covered structure projection:	79.00 SF
		Spa area-accessory:	437.00 SF
		Guest room-accessory:	399.35 SF
		Total:	9,022.45 SF

1 LOT COVERAGE DIAGRAM

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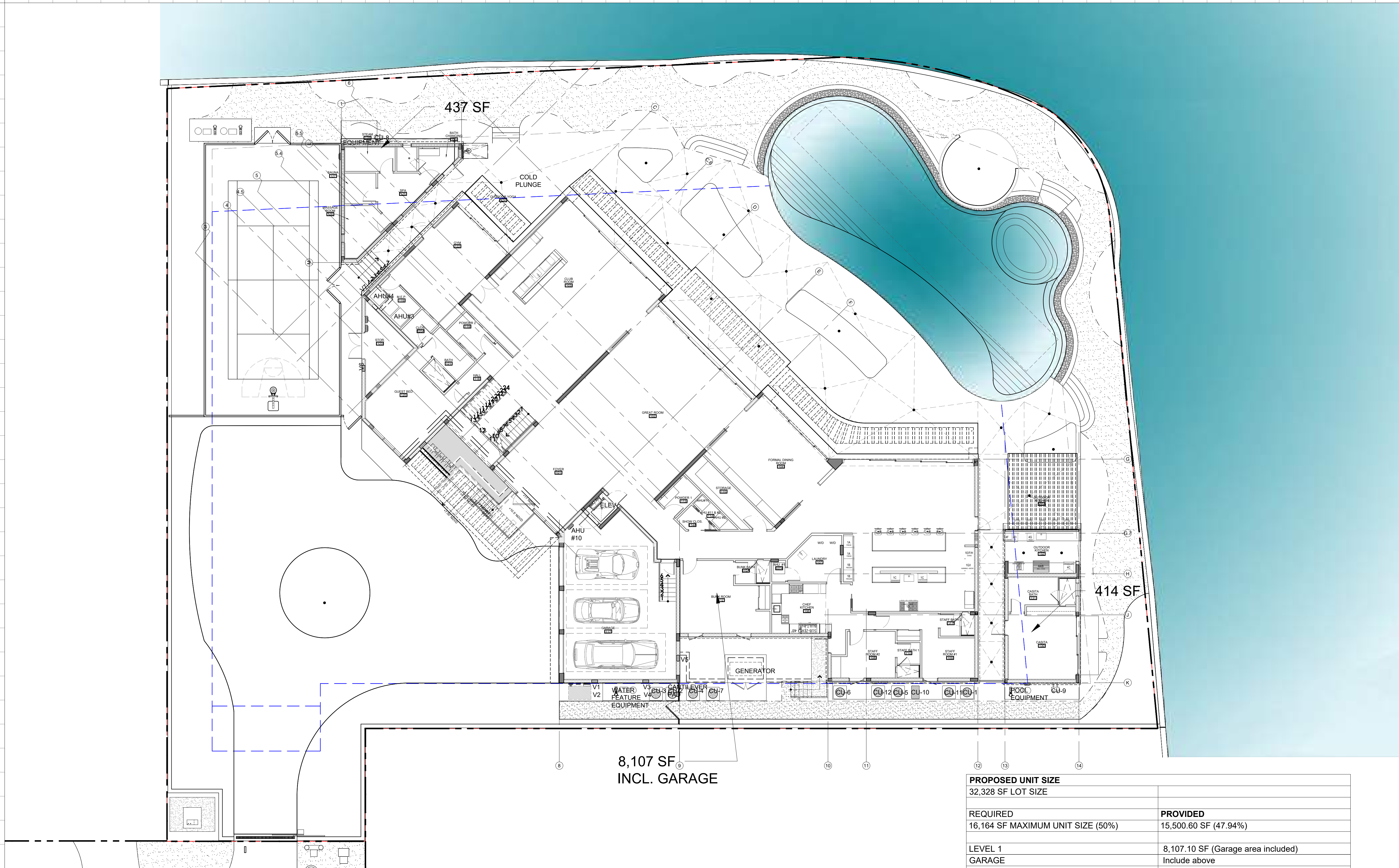
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ZONING SHADES

Date: 12-12-2022	Sheet No.
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PROPOSED UNIT SIZE	
32,328 SF LOT SIZE	
REQUIRED	PROVIDED
16,164 SF MAXIMUM UNIT SIZE (50%)	15,500.60 SF (47.94%)
LEVEL 1	8,107.10 SF (Garage area included)
GARAGE	Include above
GUEST HOUSE	399.35 SF
SPA	437.00 SF
LEVEL 2	7,017.15 SF (Cut outs excluded)
LEVEL 3 (ROOF)	40 SF Elevator
Sub total	16,000.60 SF
Garage Reduction	-500 SF
TOTAL	15,500.60 SF
MAX ROOF DECK = 1,710 SF	1,612 SF ROOF DECK PROVIDED
MAX TRELLIS = 1,368 SF	1,350 SF ROOF TRELLIS

1 LEVEL 1 UNIT SIZE

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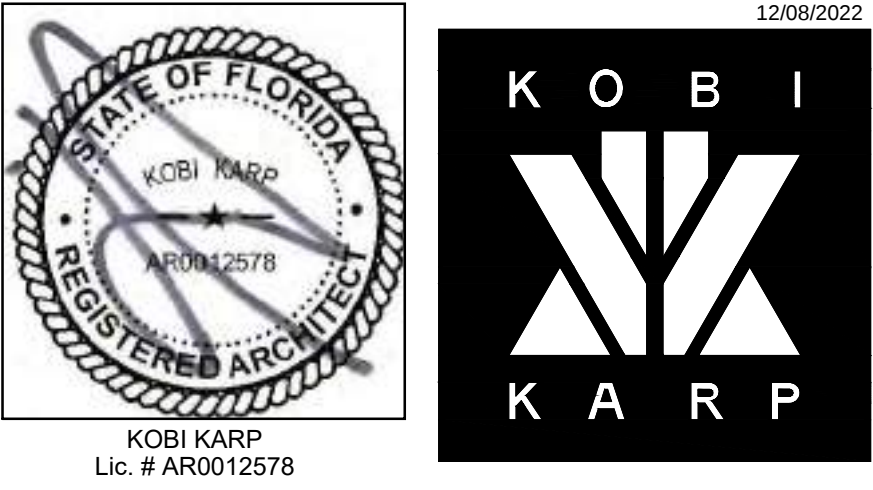
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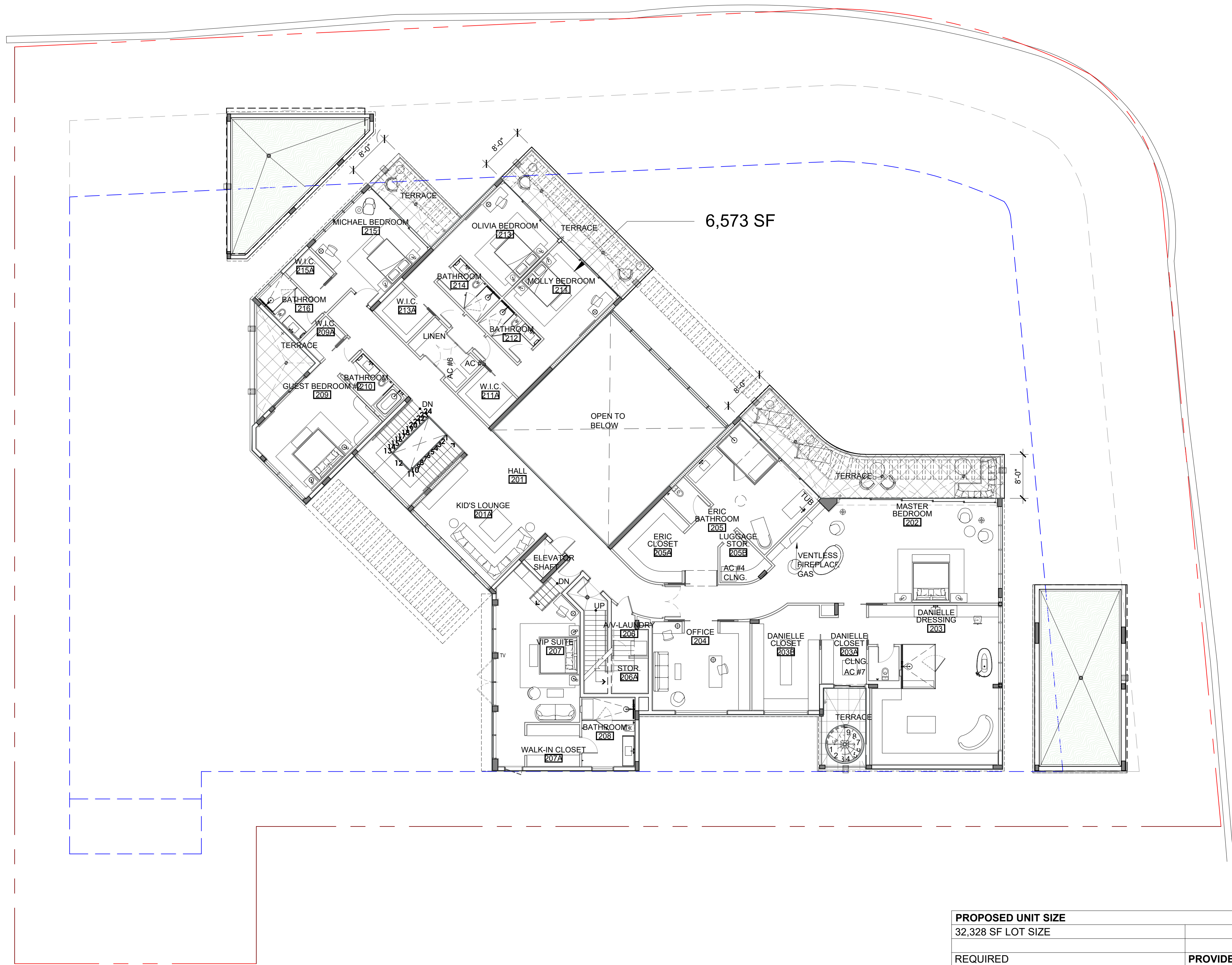
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1 LEVEL 2 UNIT SIZE

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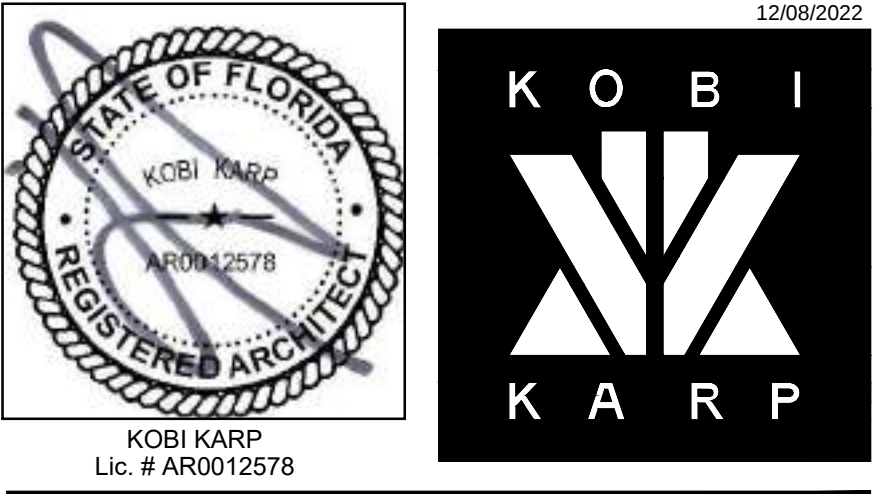
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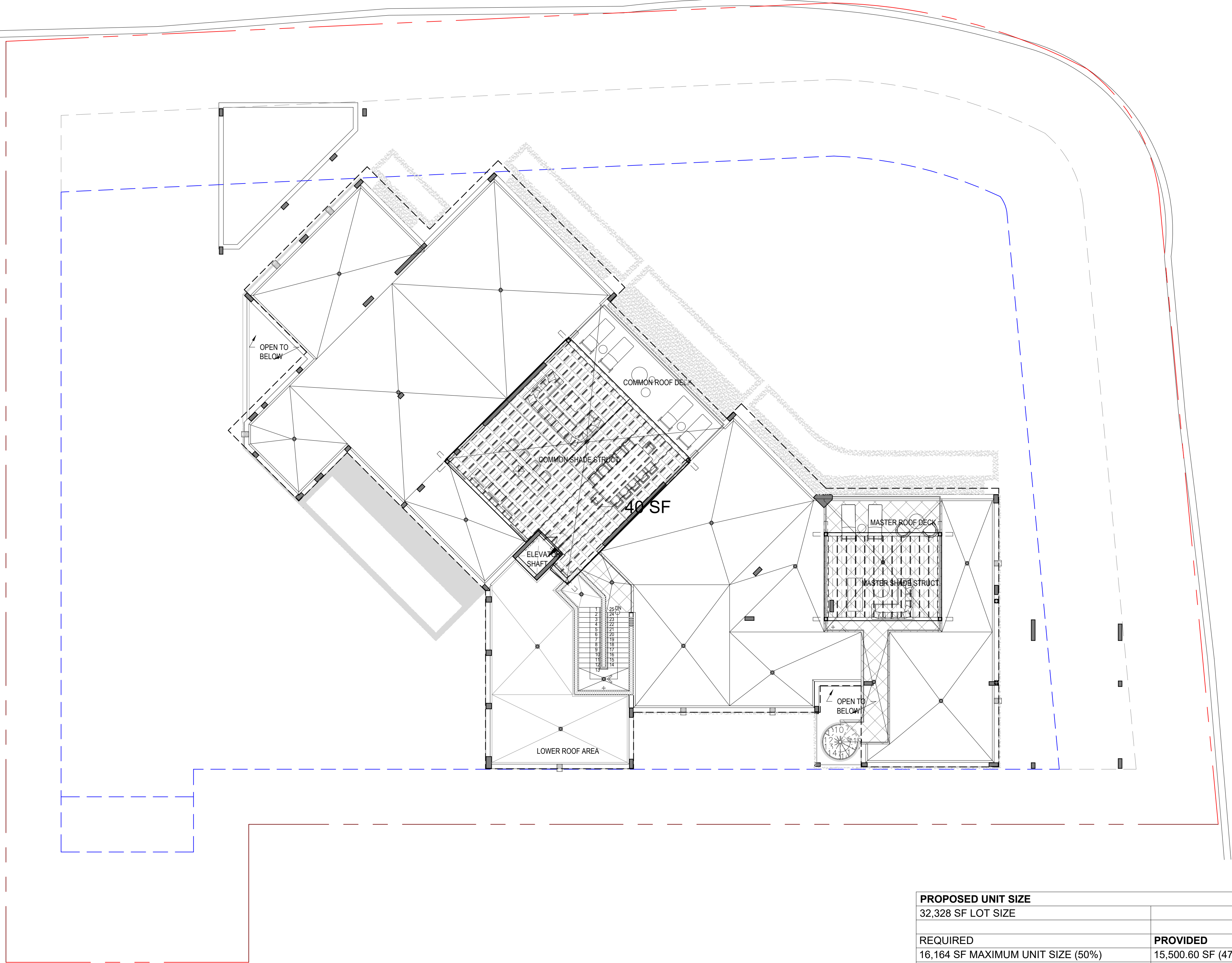
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1 LEVEL 3 UNIT SIZE

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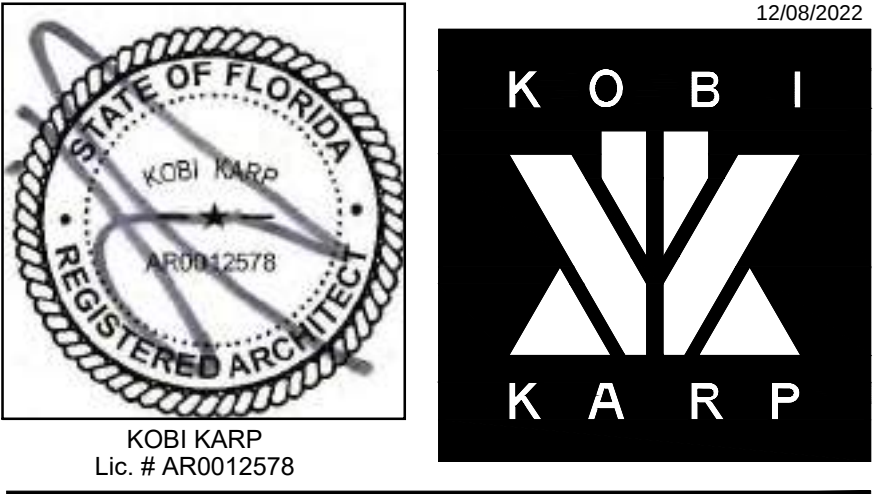
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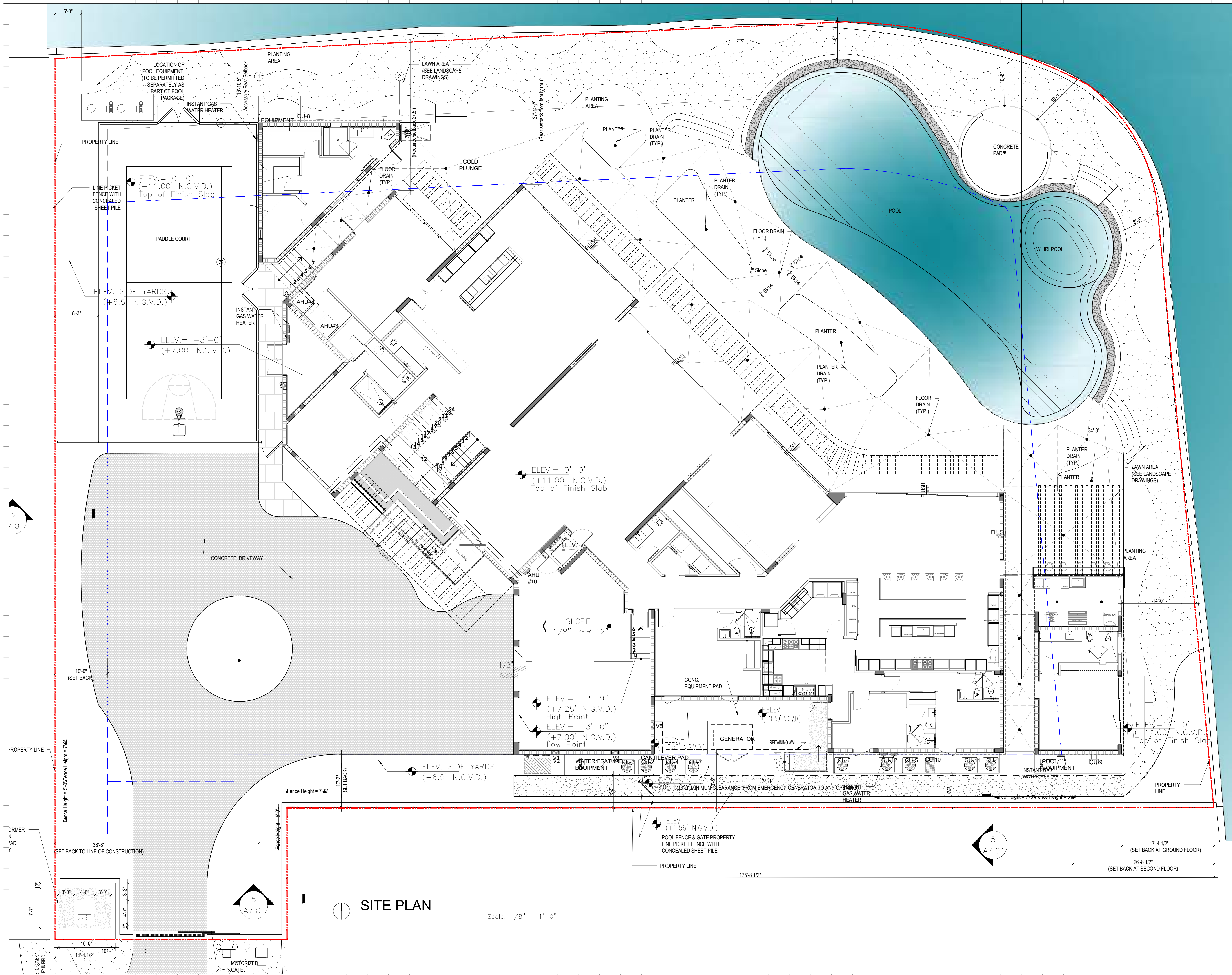
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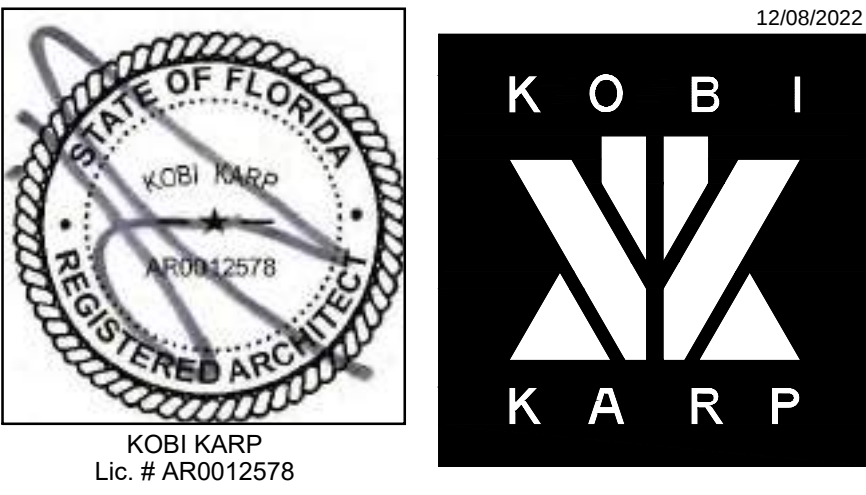
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Structural Engineer Consultant:

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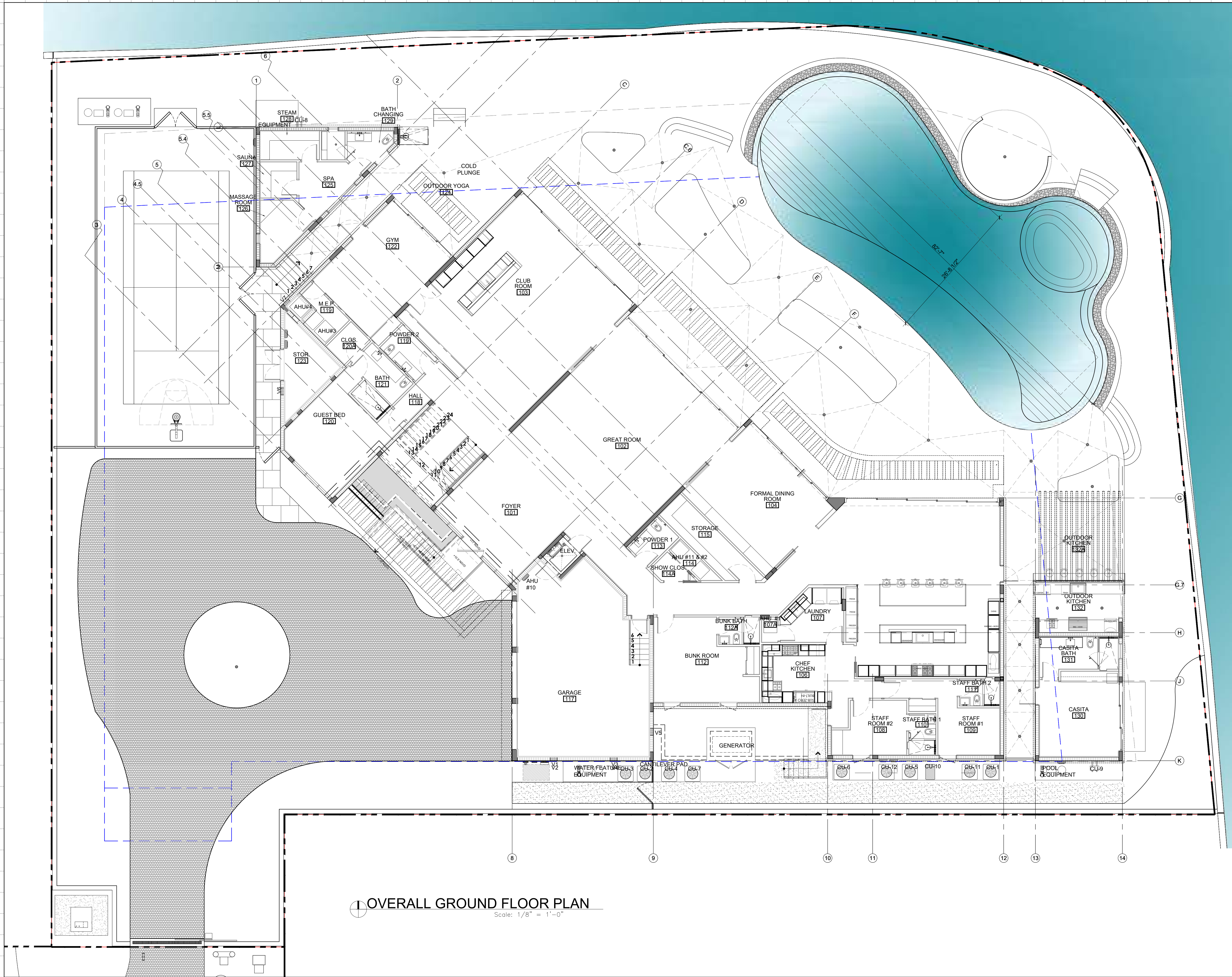
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SITE PLAN

Date: 12-12-2022	Sheet No. A2.00
Scale: 1/8" = 1'-0"	
Project #: 2052	



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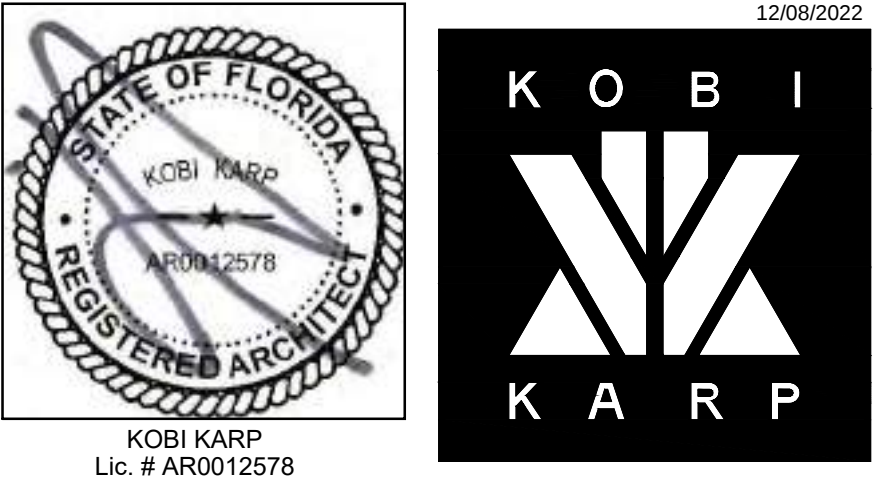
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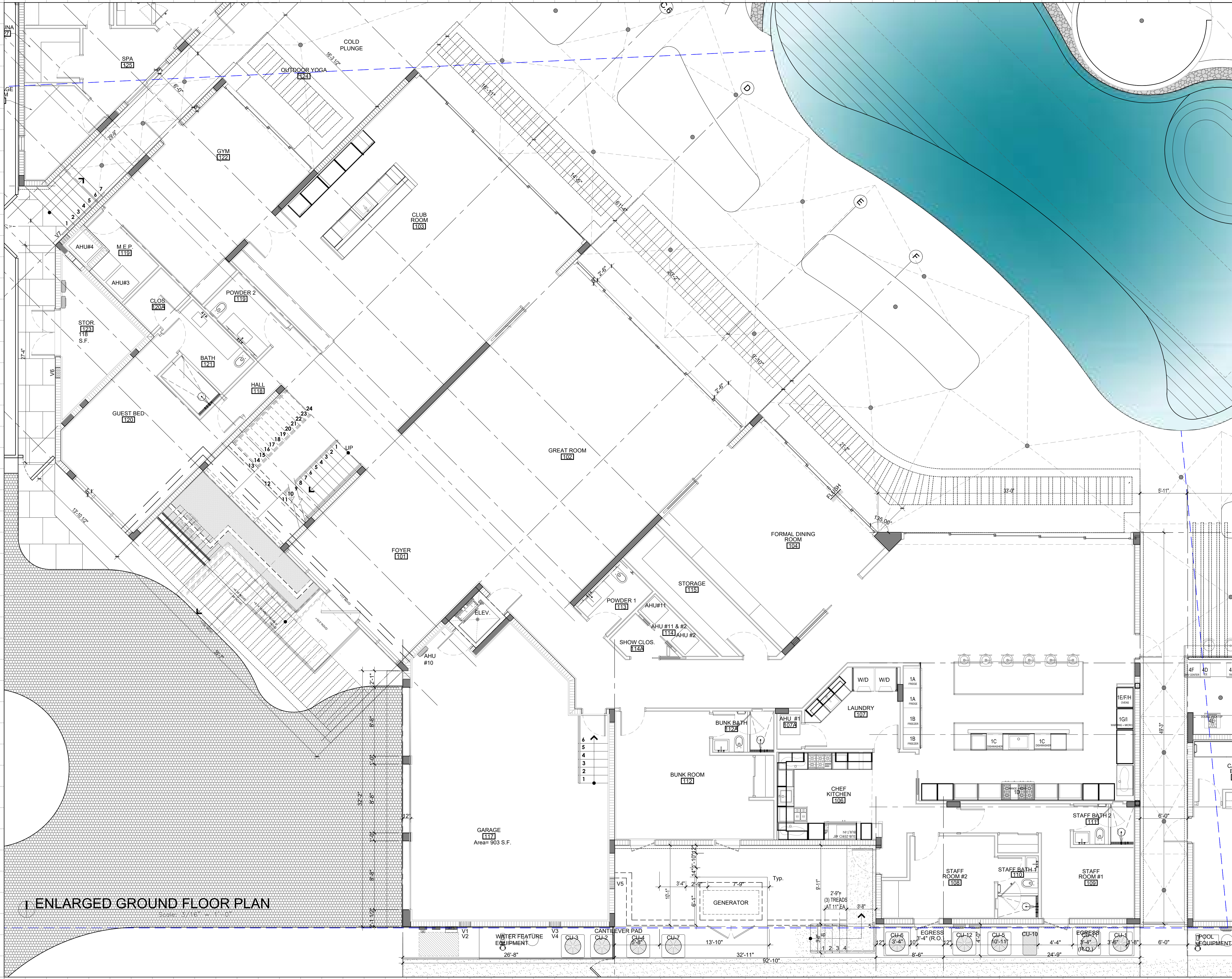
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OVERALL GROUND FLOOR PLAN

Date: 12-12-2022	Sheet No.
Scale:	A3.01A
Project #: 2052	



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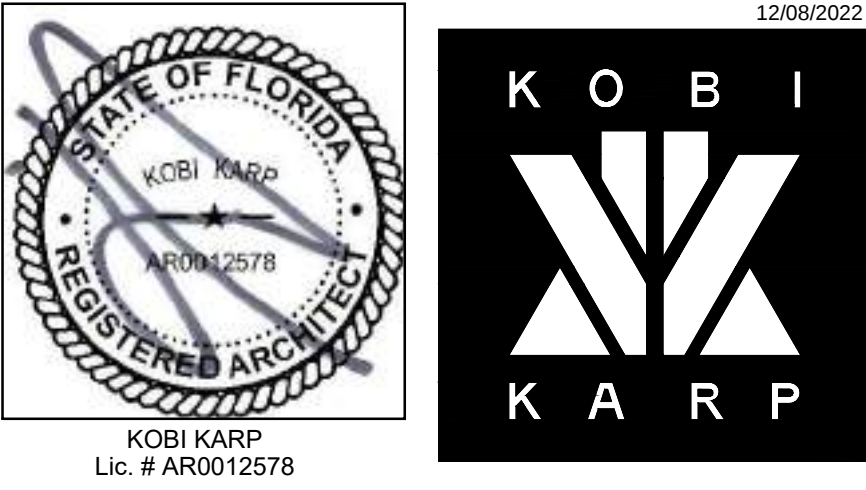
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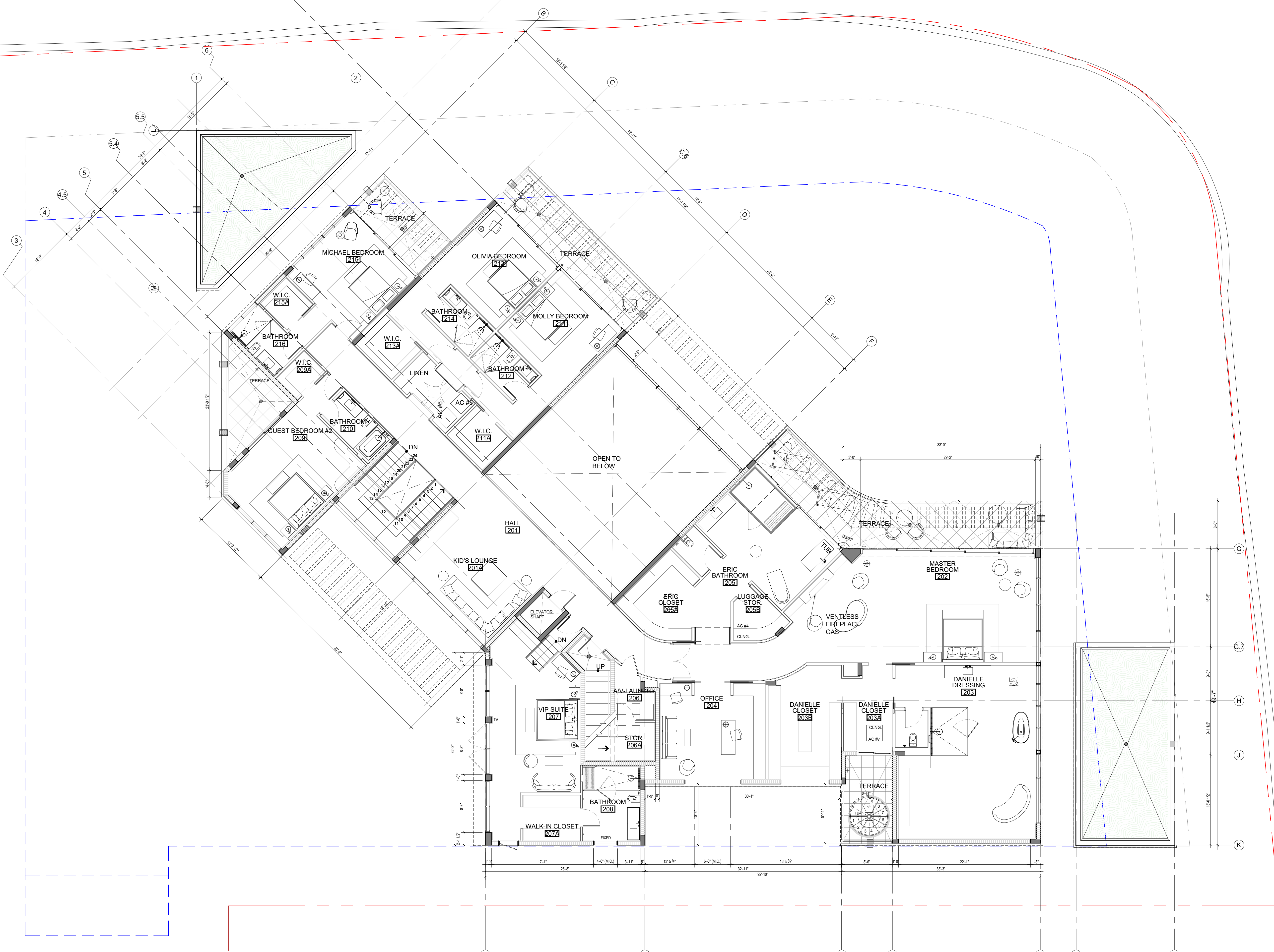
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ENLARGED GROUND FLOOR PLAN

Date:	12-12-2022	Sheet No.
Scale:		A3.01B
Project #:	2052	



OVERALL SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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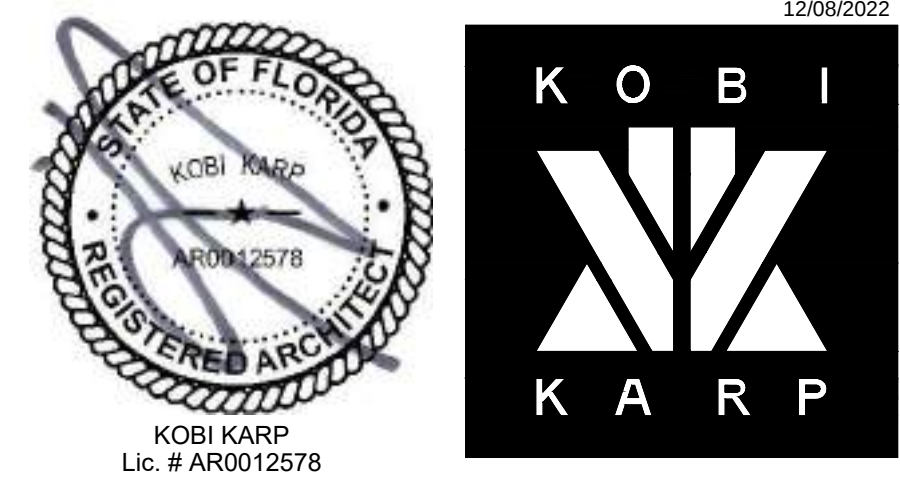
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MEP Engineer Consultant:

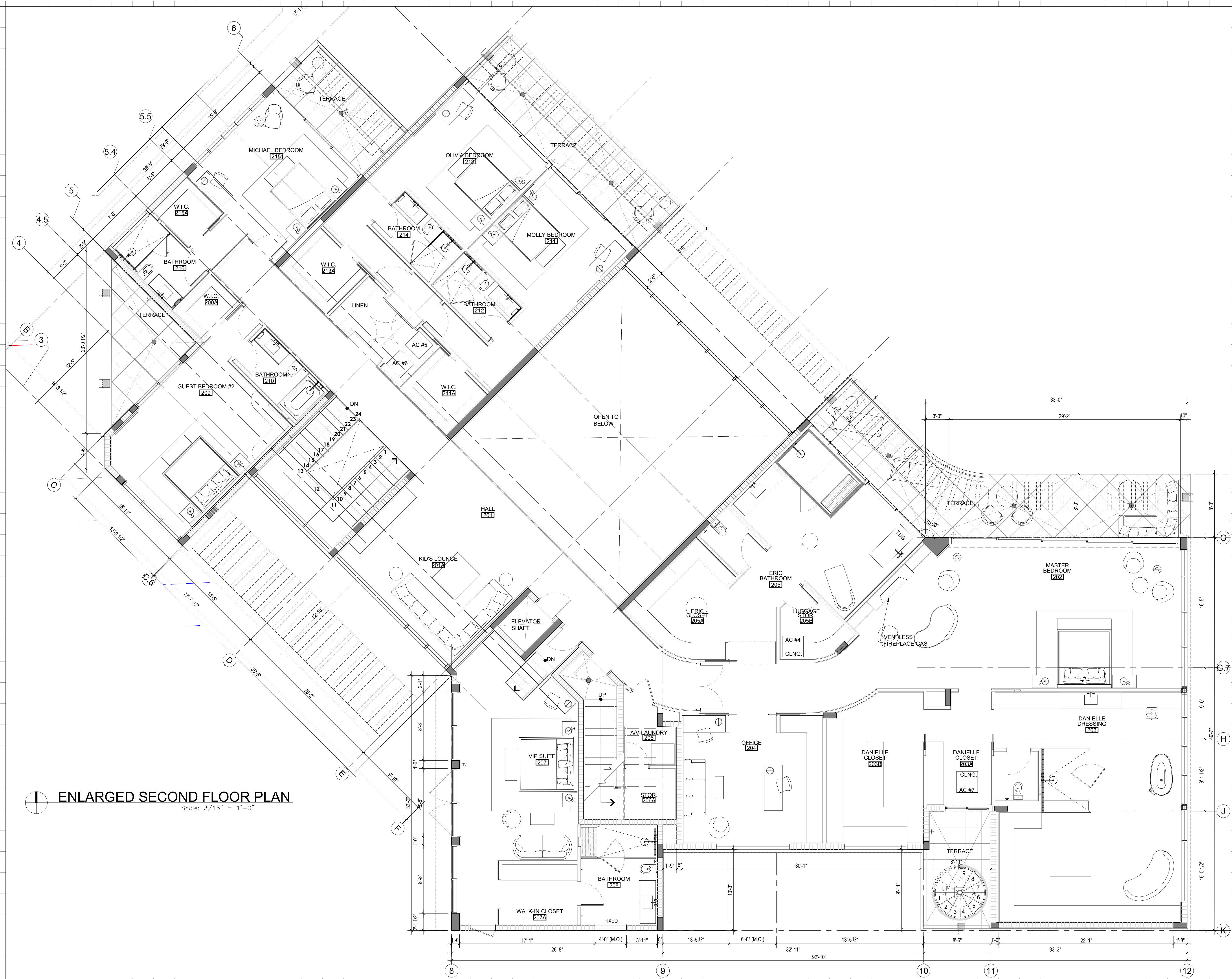
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SECOND FLOOR PLAN

Date: 12-12-2022	Sheet No.
Scale :	A3.02
Project # : 2052	



ENLARGED SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

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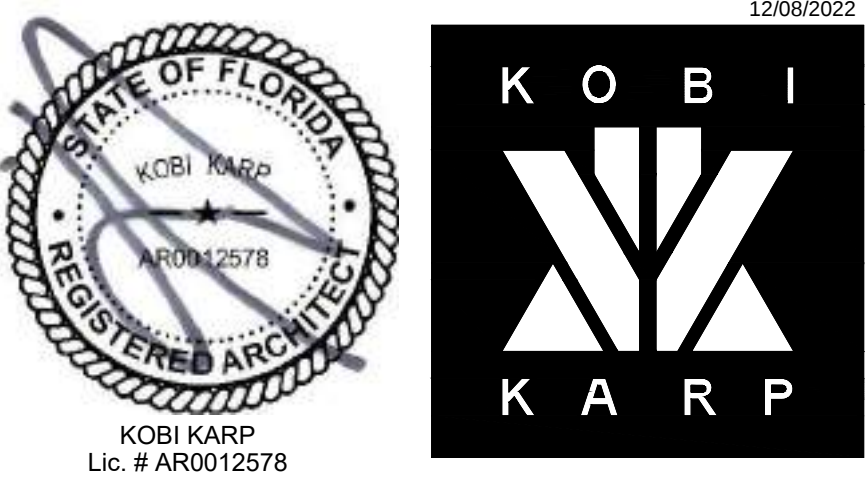
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Structural Engineer Consultant:

MEP Engineer Consultant:

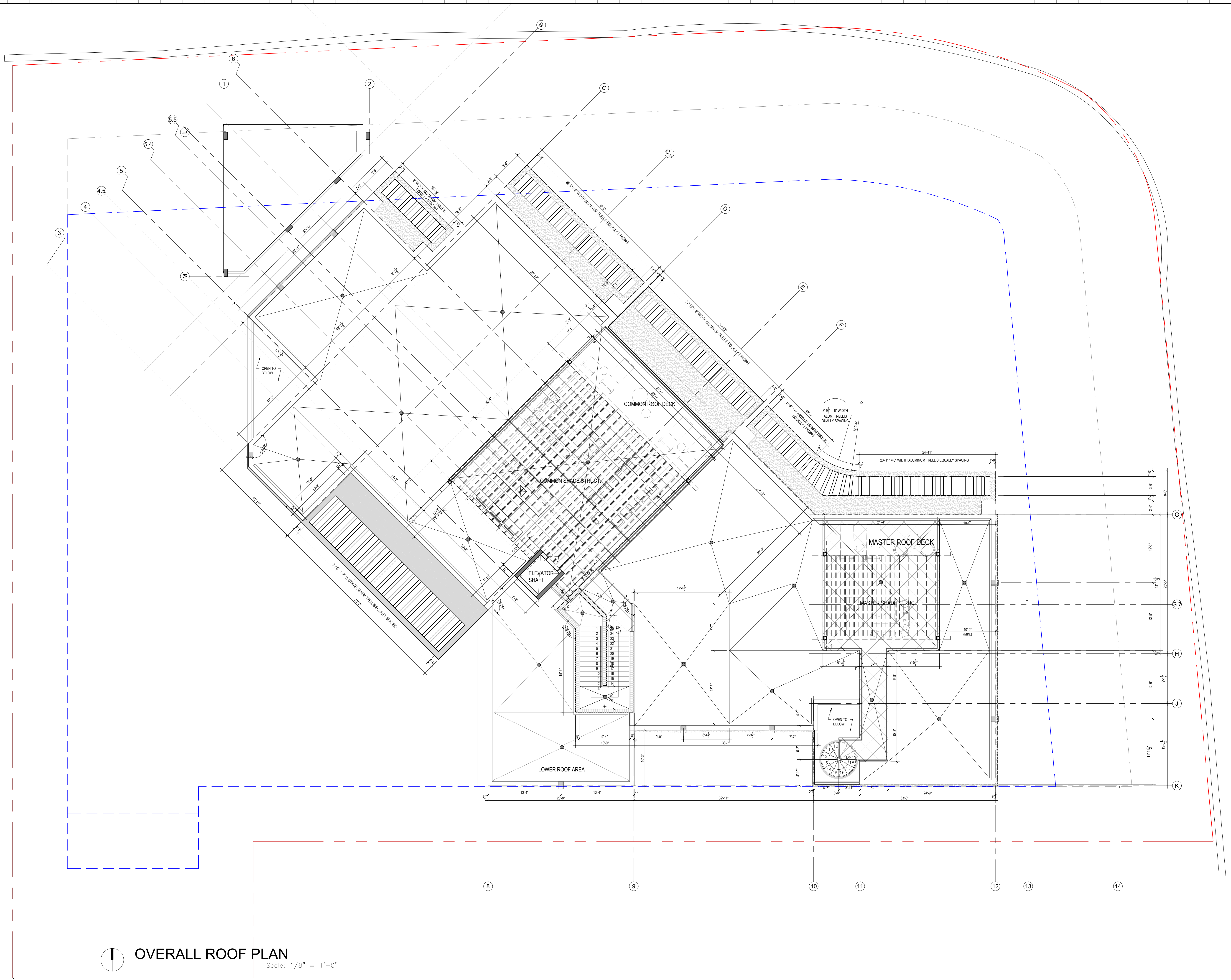
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ENLARGED SECOND FLOOR PLAN

Date: 12-12-2022	Sheet No.
Scale:	A3.02B
Project #: 2052	



OVERALL ROOF PLAN
Scale: 1/8" = 1'-0"

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Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:

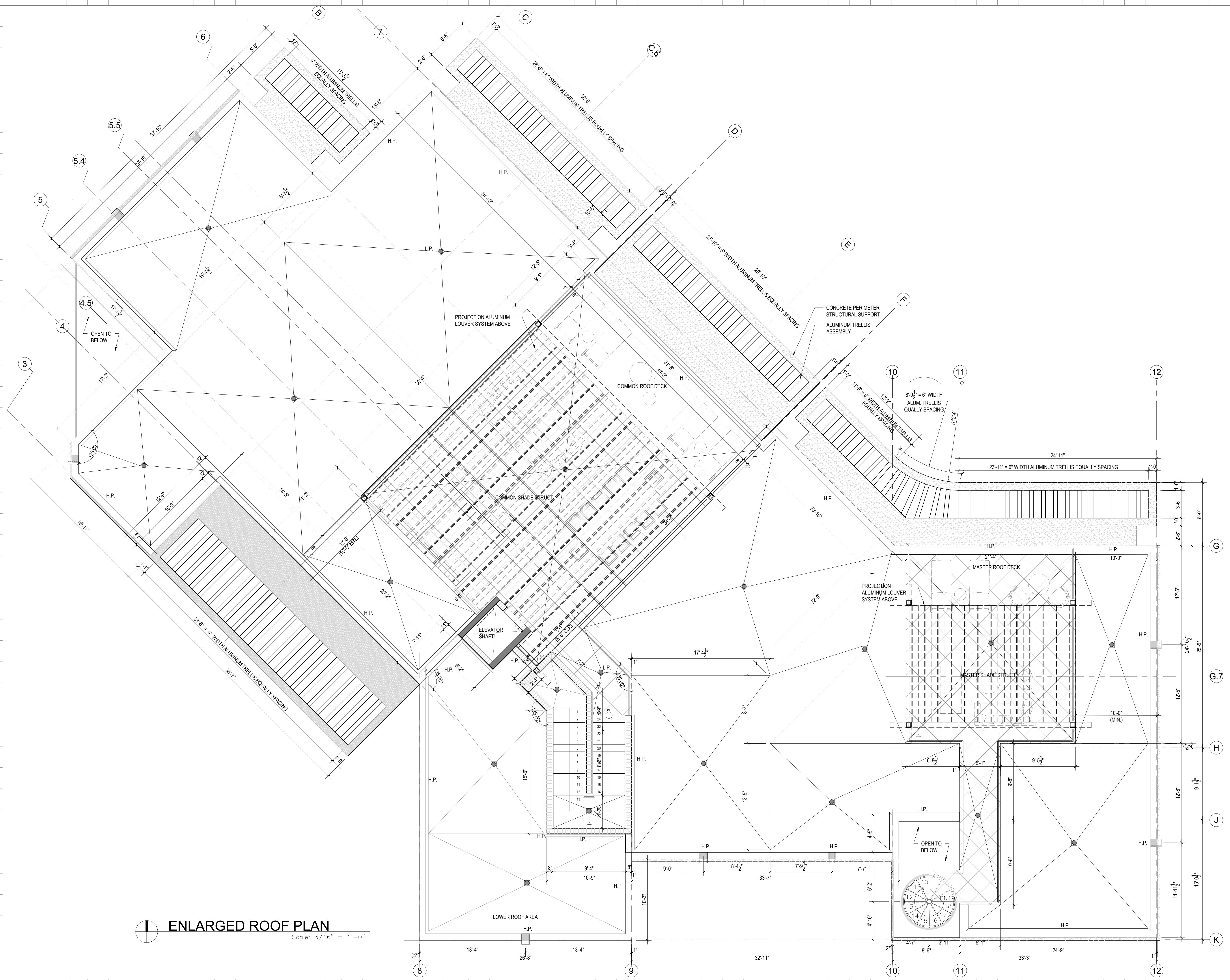
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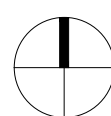
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OVERALL ROOF PLAN

Date: 12-12-2022	Sheet No.
Scale :	A3.04
Project # : 2052	



 **ENLARGED ROOF PLAN**
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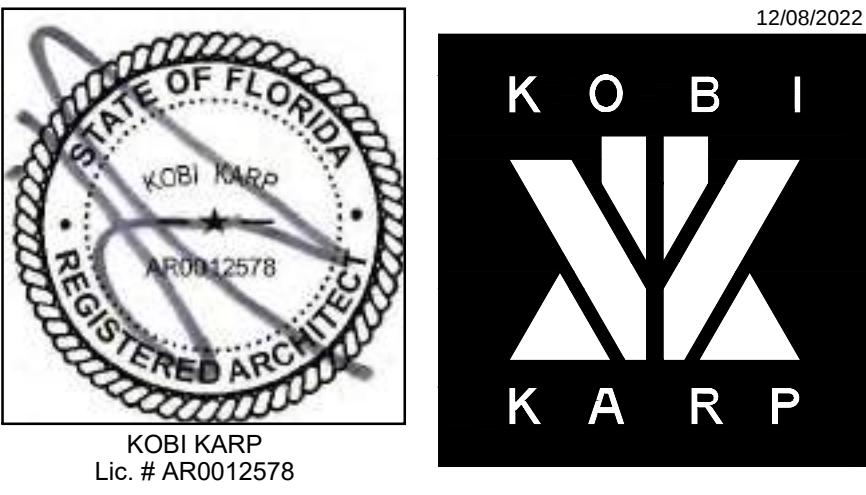
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Project # : 2052	