

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



6455 Pinetree Drive Circle, Miami Beach, FL

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WWW.KOBIKARP.COM

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PRIVATE RESIDENCE
6455 PINETREE DRIVE CIRCLE
MIAMI BEACH, FL 33141

Owner:

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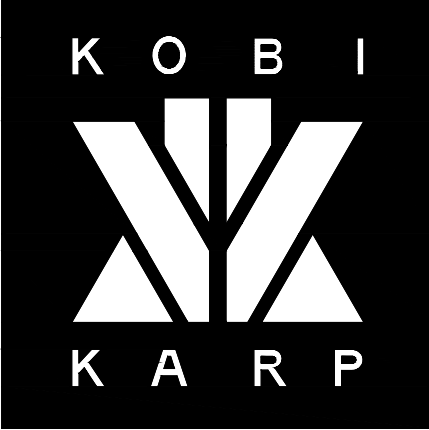
Civil Engineer Consultant:

Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:
Name David O. Design Inc.
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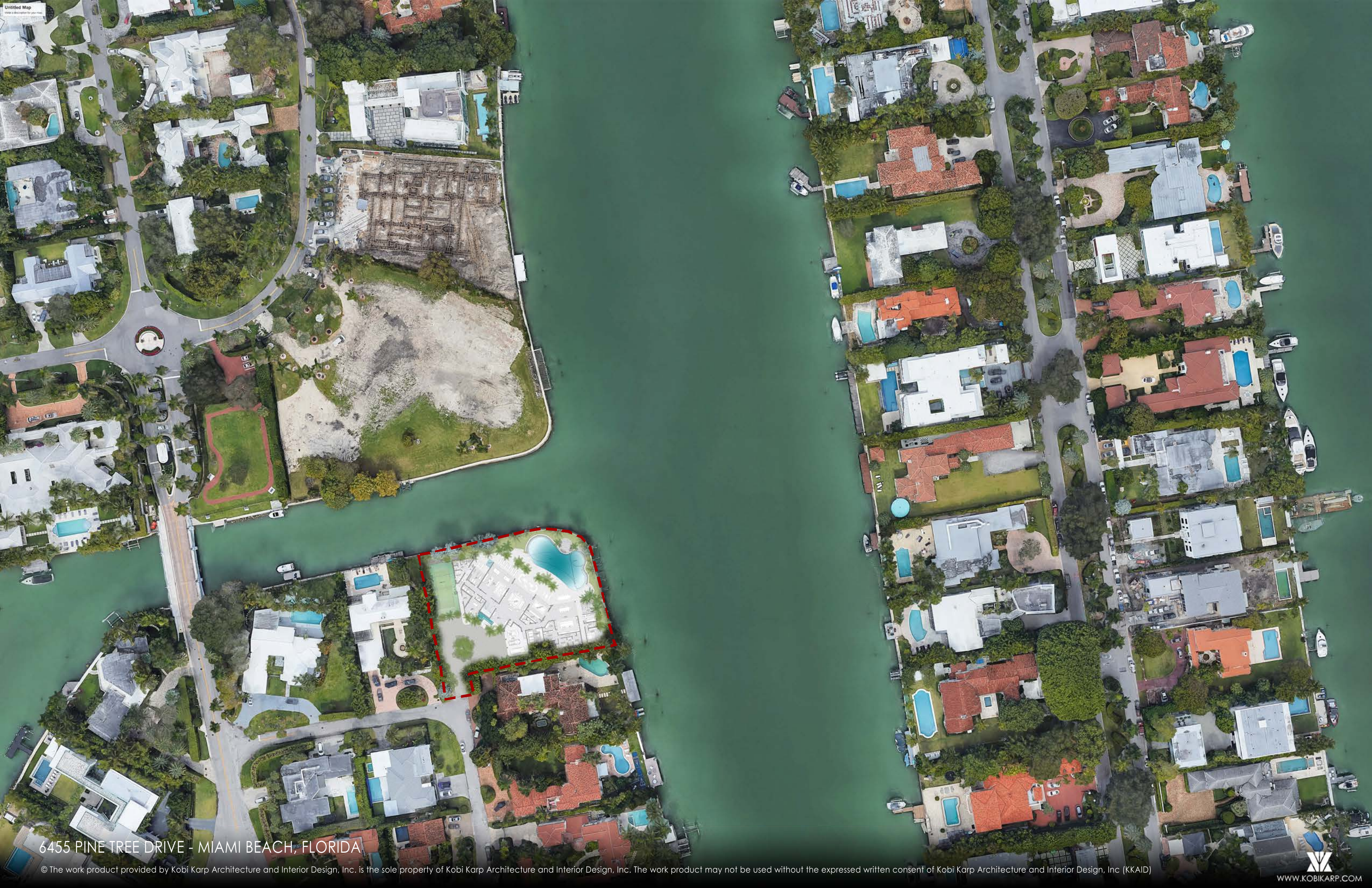
COVER

Date: 12-12-2022	Sheet No.
Scale :	A0.00
Project # : 2052	

Neighbor Support
6455 Pine Tree Dr Cir
DRB22-0851



NO.	Property Address	Owner
1.	6465 Pine Tree Dr Cir	John H Burger Jr & James K Gerhardstein
2.	6431 Pine Tree Dr Cir	Michael Herman
3.	6420 Pine Tree Dr Cir	Craig Fisher



6455 PINE TREE DRIVE - MIAMI BEACH, FLORIDA

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RENDERING

Date:	12-12-2022	Sheet No.
Scale :		A6.03
Project # :	2052	



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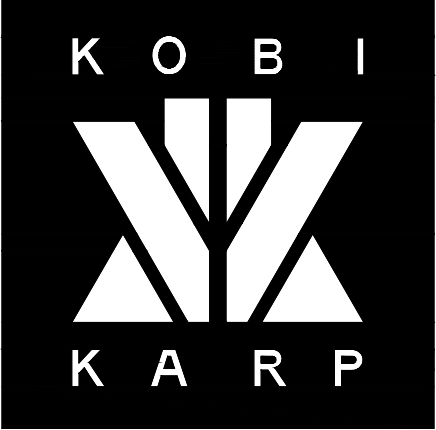
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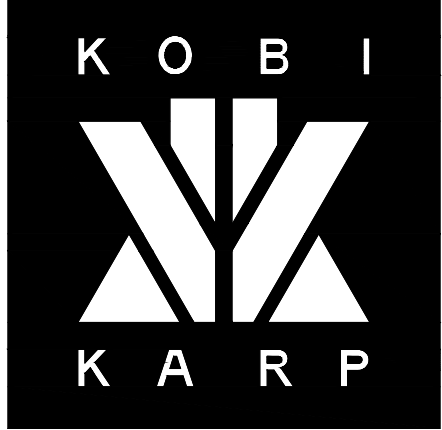
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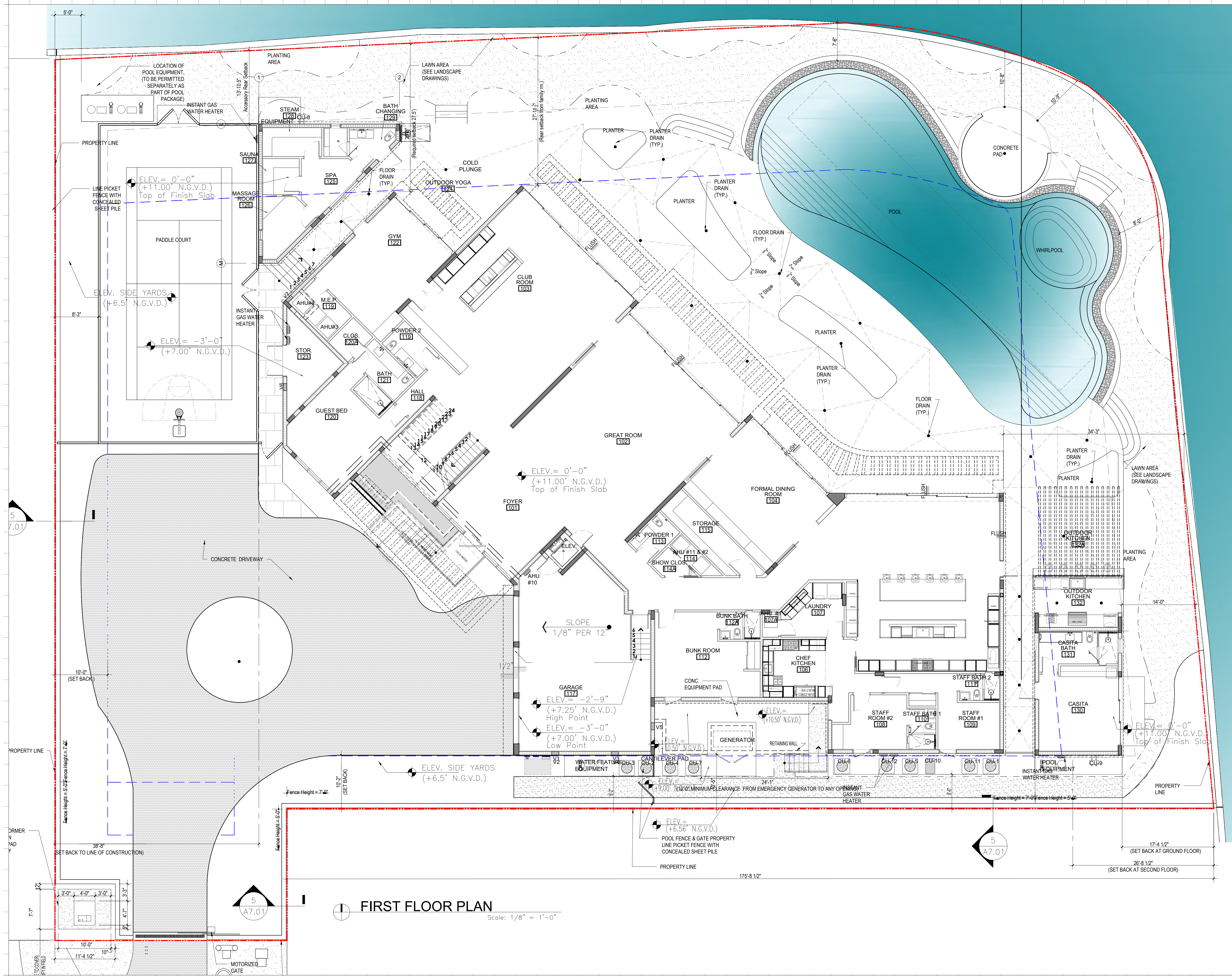
RENDERING

Date: 12-12-2022	Sheet No.
Scale :	A6.02
Project # : 2052	





6455 MATERIAL BOARD



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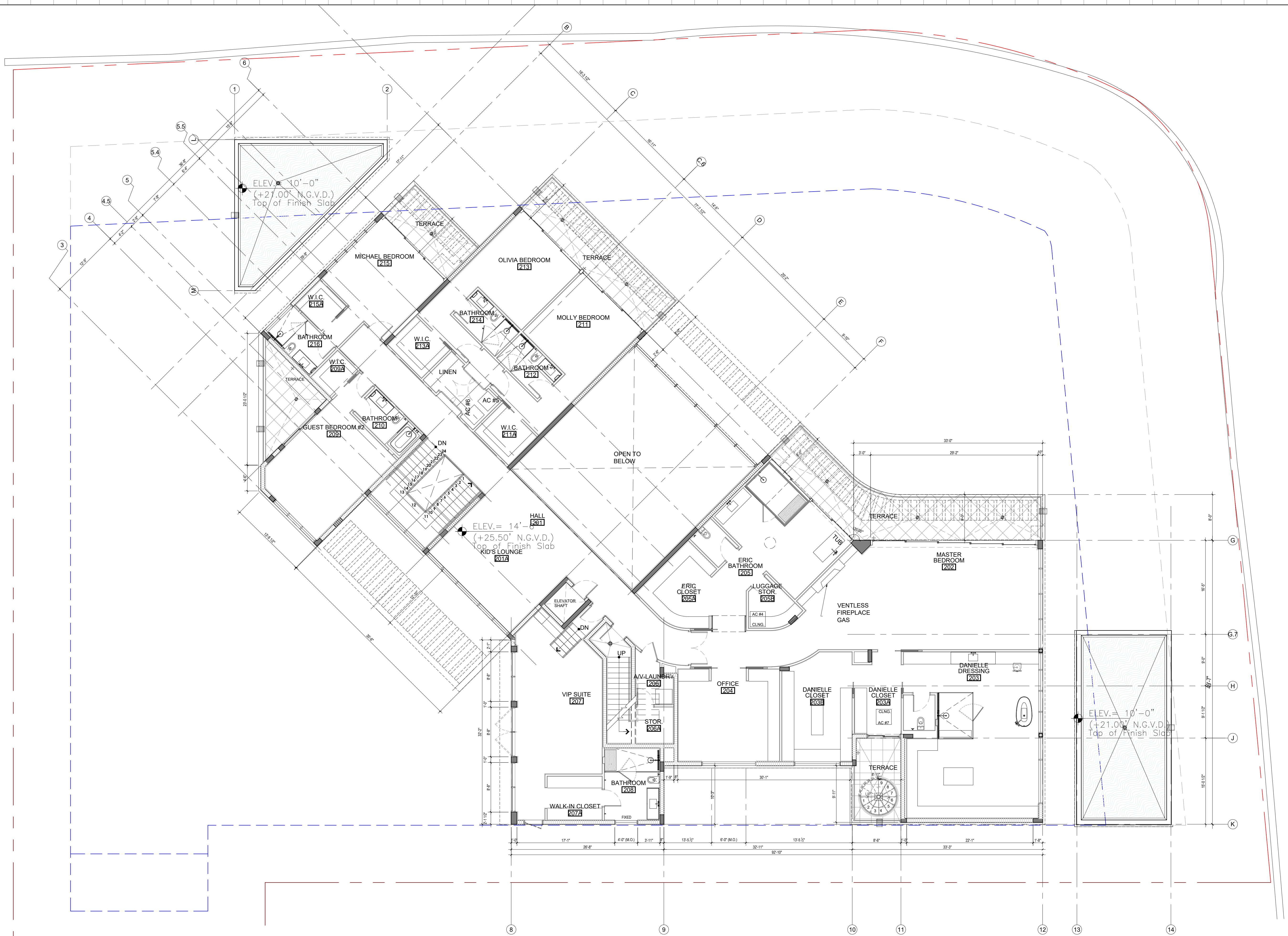
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FIRST FLOOR PLAN

Date: 12-12-2022	Sheet No. A3.01
Scale: 1/8" = 1'-0"	
Project #: 2052	



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

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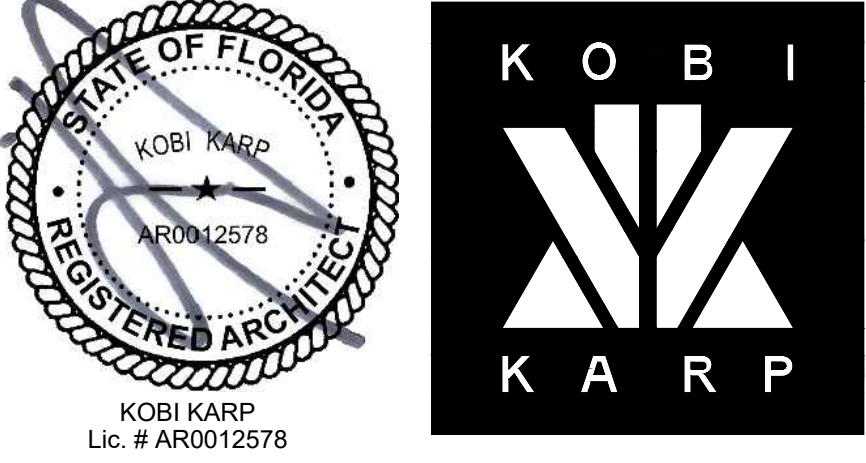
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Structural Engineer Consultant:

MEP Engineer Consultant:

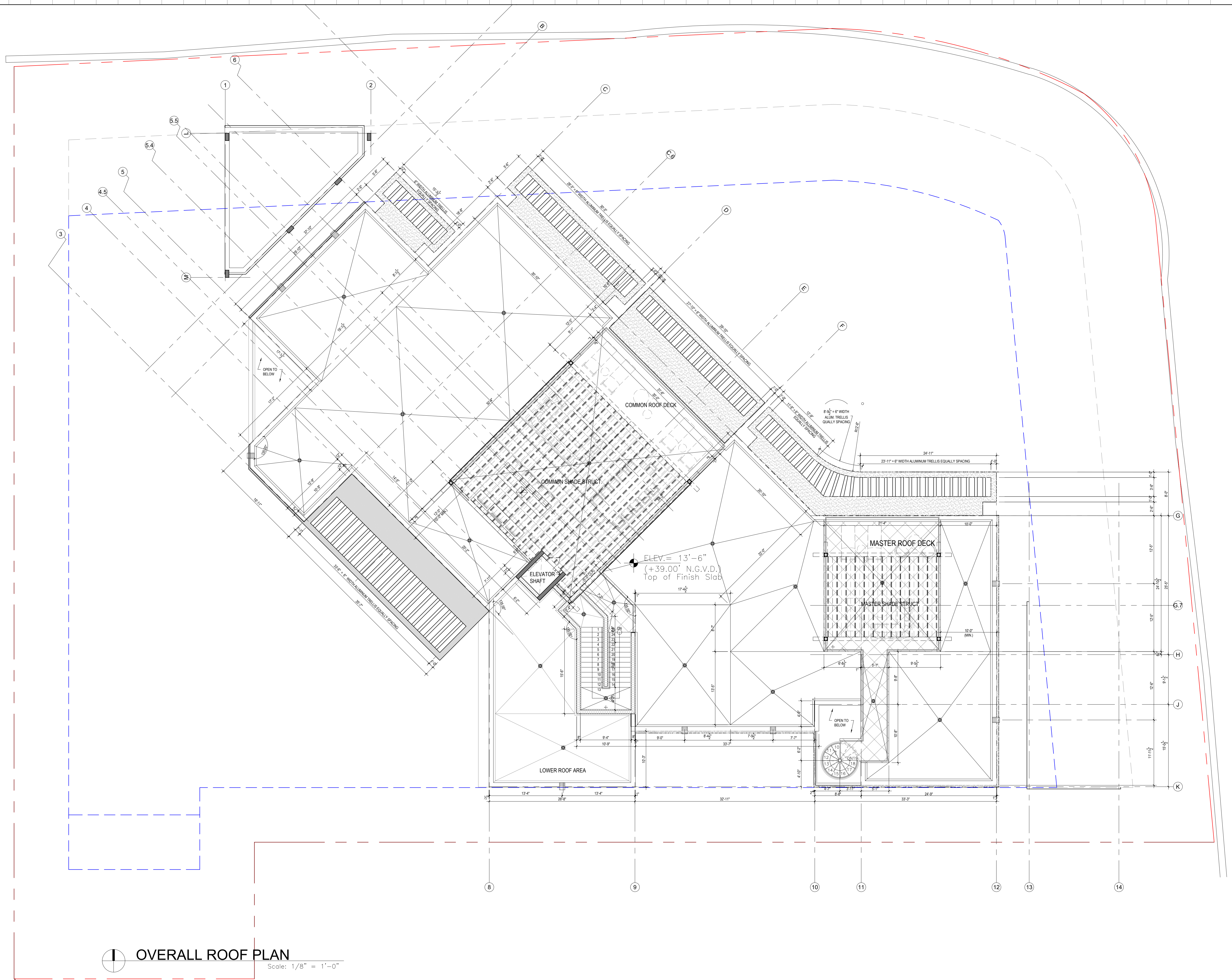
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SECOND FLOOR PLAN

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



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

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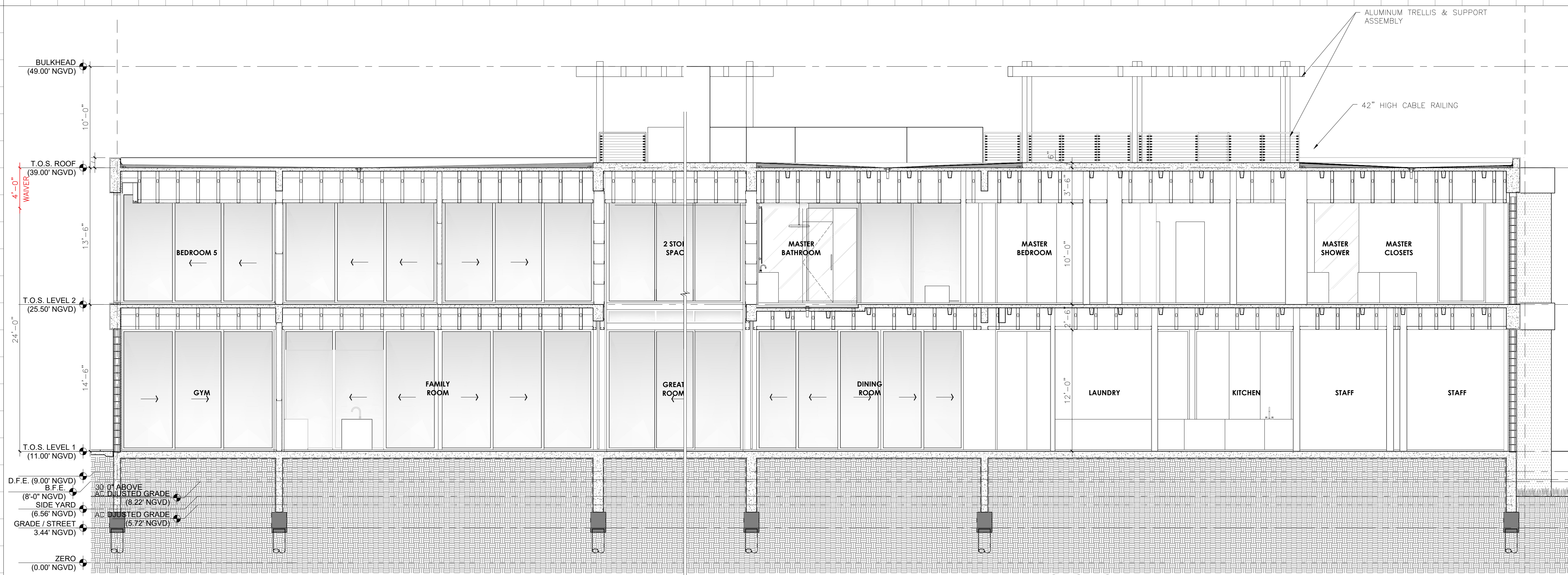
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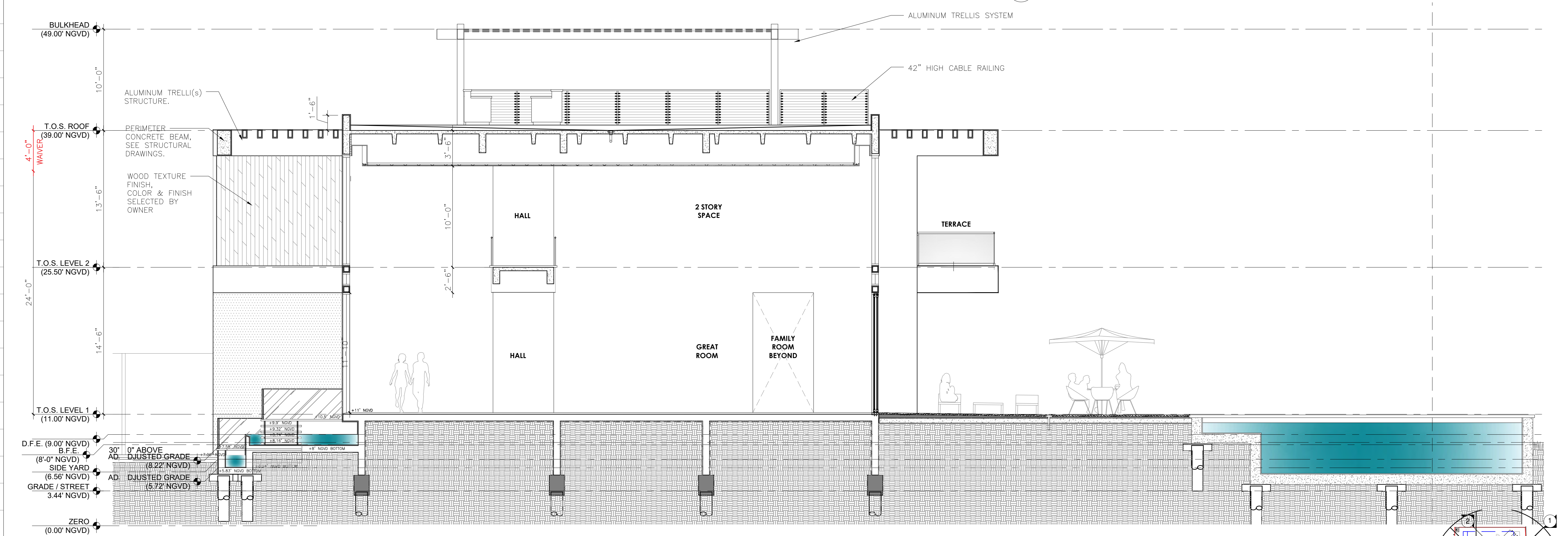
OVERALL ROOF PLAN

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



1 SECTION 1

SCALE: 3/16" = 1'-0"



2 SECTION 2

SCALE: 3/16" = 1'-0"

KEY PLAN

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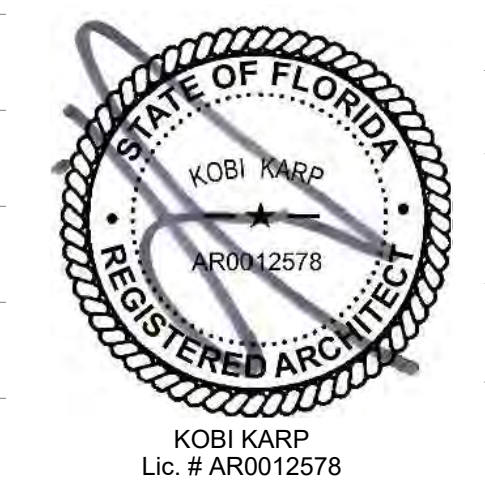
Civil Engineer Consultant:

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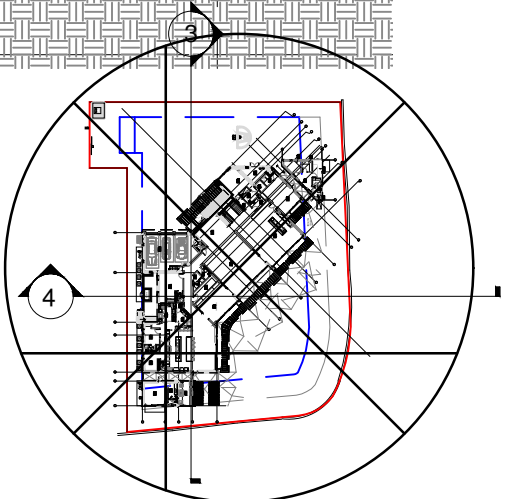
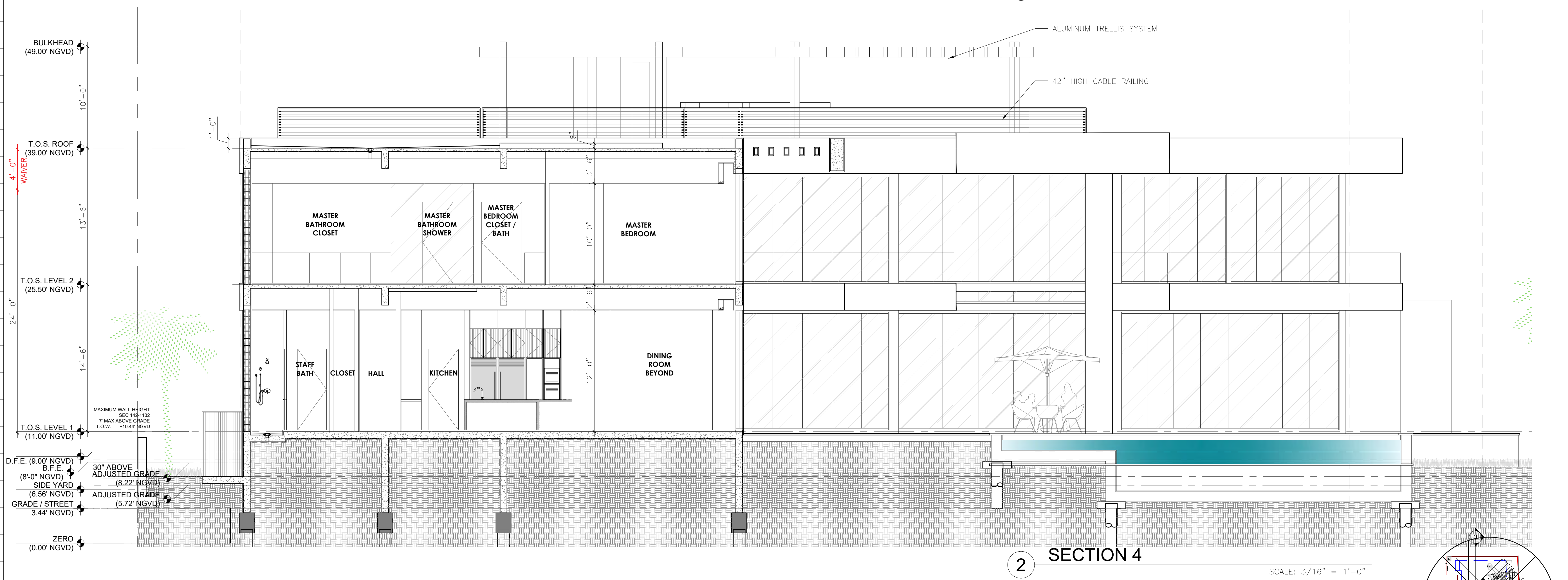
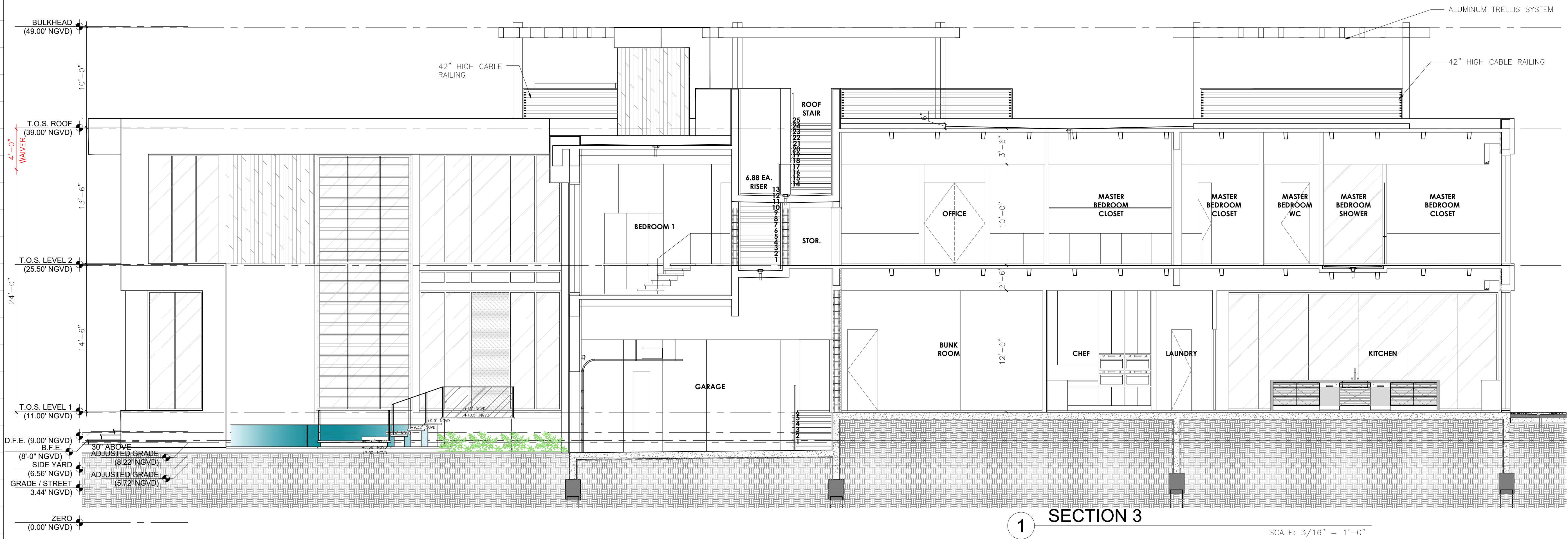
Landscape Architect Consultant:
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SECTION

Date: 12-12-2022	Sheet No.
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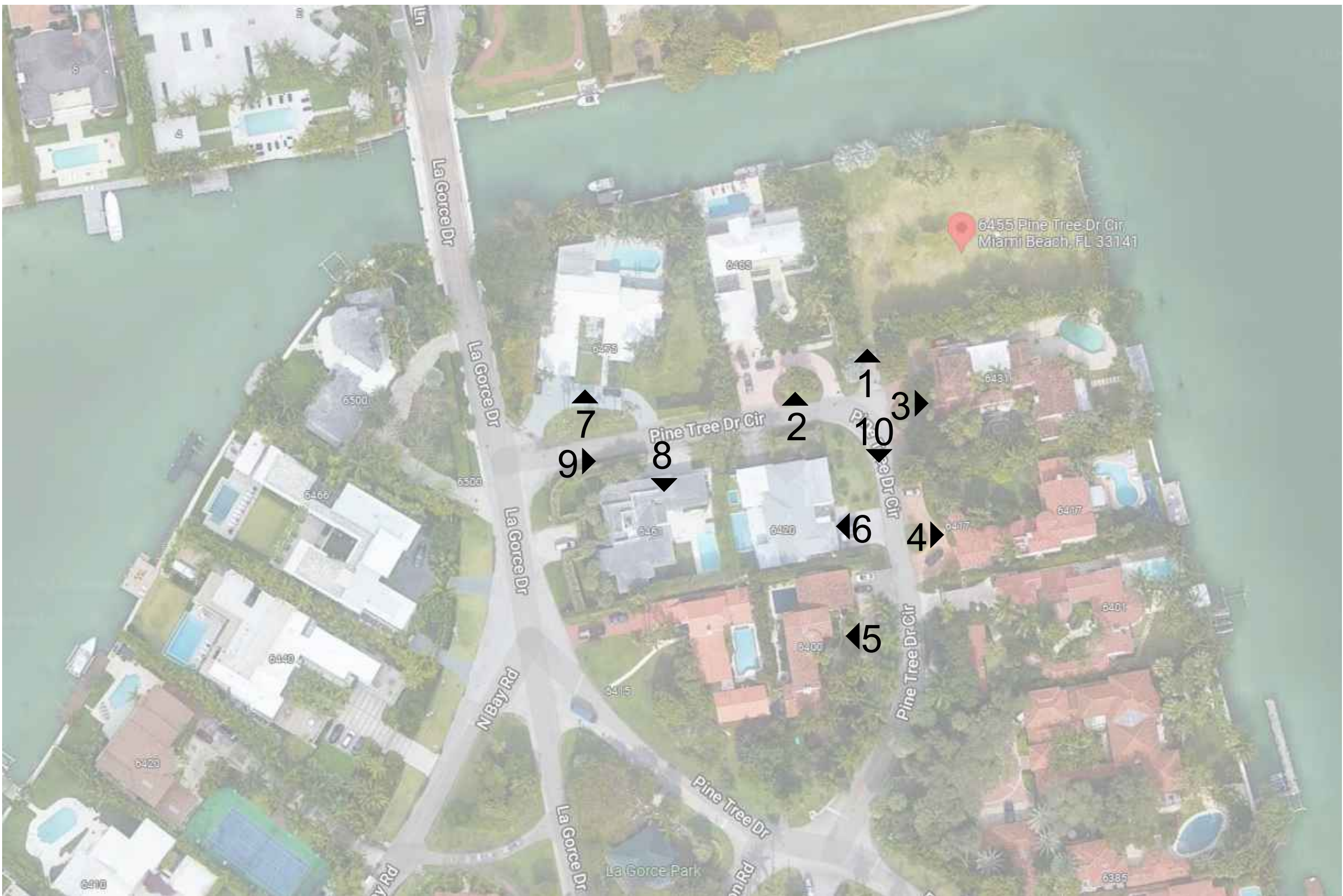
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SECTION

Date:	12-12-2022	Sheet No.
Scale :		A5.02
Project # :	2052	



1. 6455 PINE TREE DRIVE CIRCLE



2. 6465 PINE TREE DRIVE CIRCLE



3. 6431 PINE TREE DRIVE CIRCLE

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1	City Comments/Owner Changes	9	
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PHOTOS

Date:	12-12-2022	Sheet No.
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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

Rev.	Date	Rev.	Date
1	City Comments/Owner Changes	9	
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PHOTOS

Date:	12-12-2022	Sheet No.
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8. 6461 PINE TREE DRIVE CIRCLE



9. WEST LOOKING EAST



10. NORTH LOOKING SOUTH

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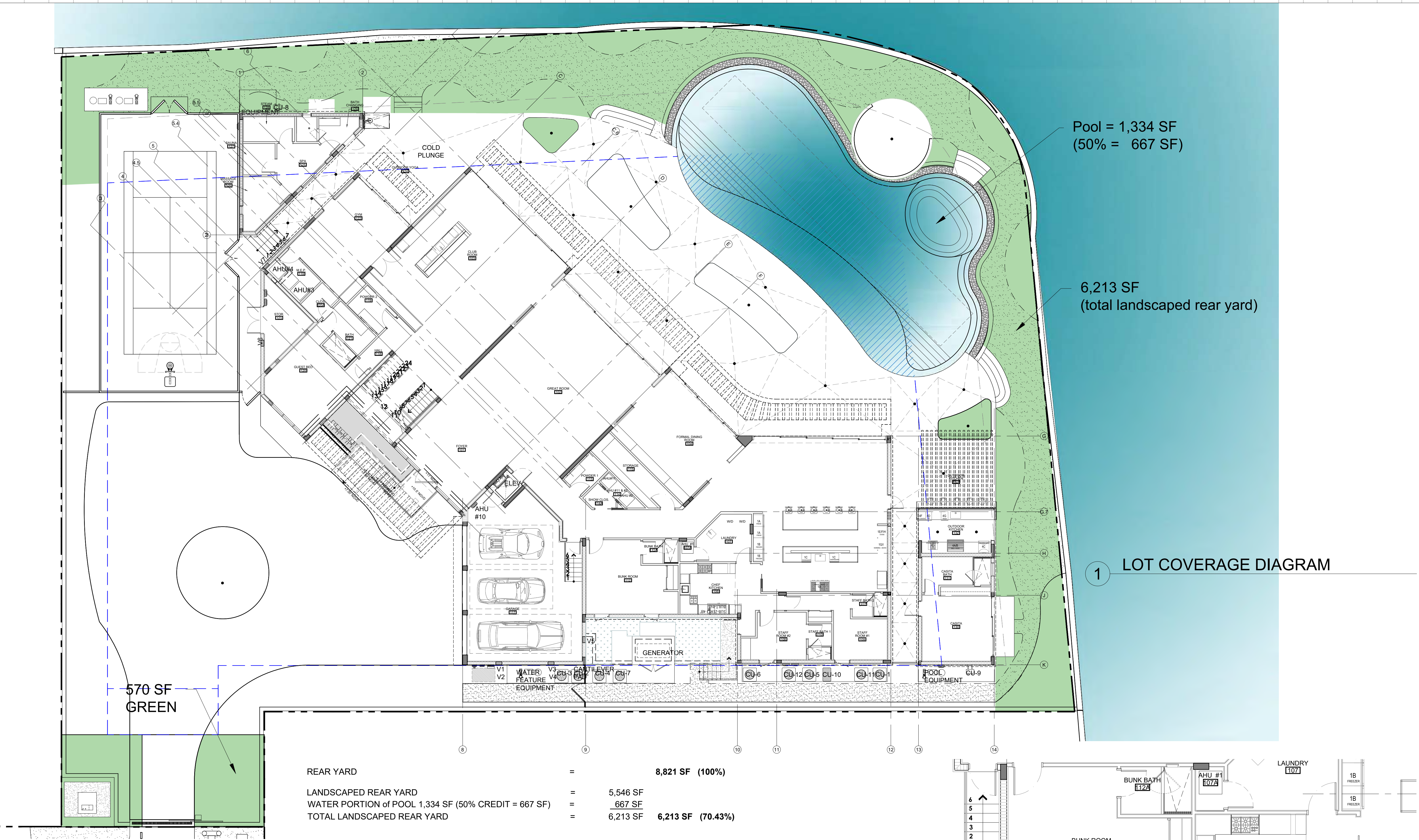
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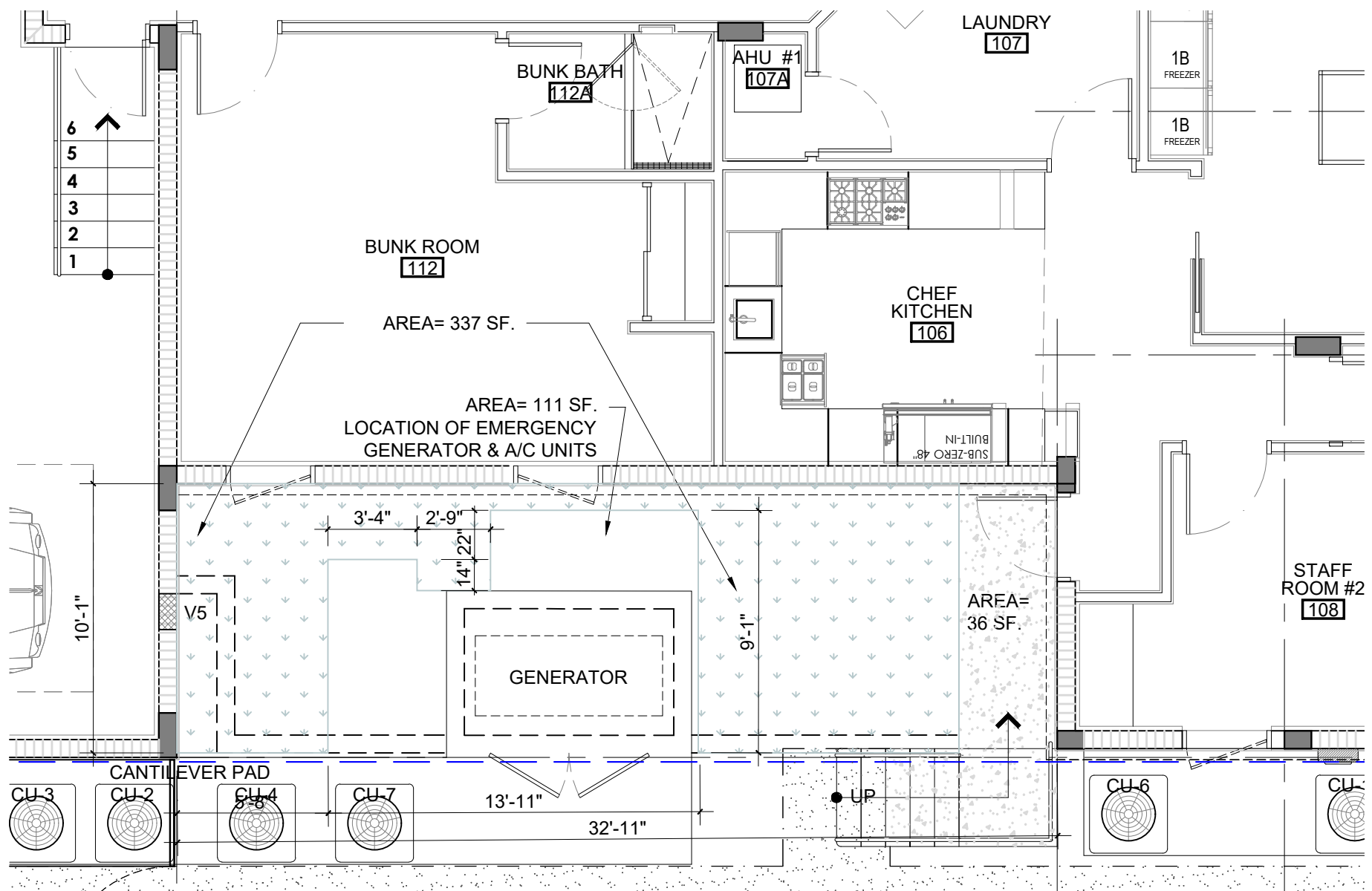
Pool = 1,334 SF
(50% = 667 SF)

6,213 SF
(total landscaped rear yard)

1 LOT COVERAGE DIAGRAM

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	



2 COURTYARD PLAN

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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ZONING DATA

Date: 12-12-2022	Sheet No.
Scale :	A1.01
Project # : 2052	

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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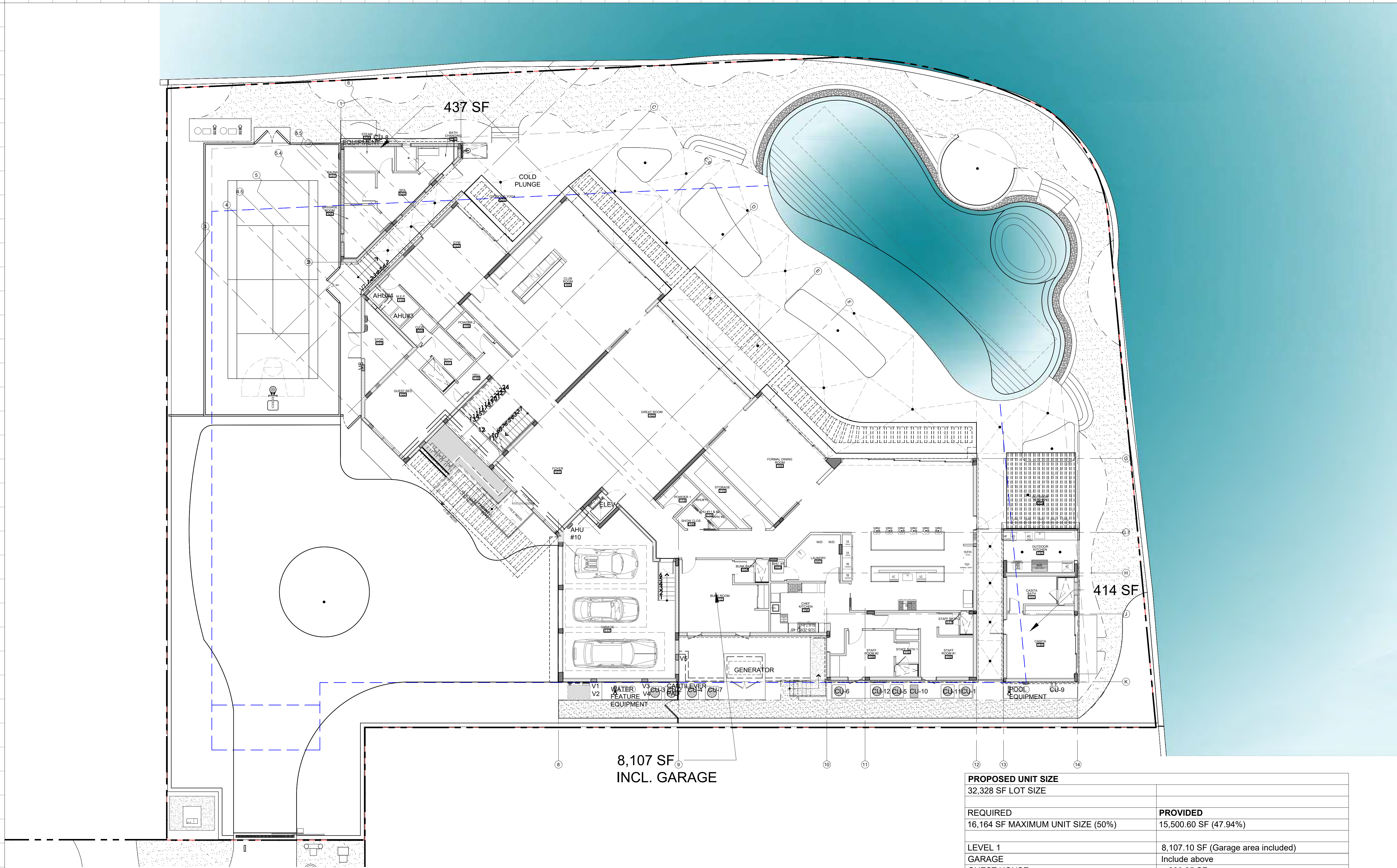
Landscape Architect Consultant:
Name David O. Design Inc.
Address 2686 S.W. 28th Lane
Address Coconut Grove, Florida 33133
Tel: (305) 854 9299
Email davidodesign@hotmail.com

Architect:
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571 NW 28th Street, Miami, Florida 33127 USA
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Email info@kobikarp.com



ZONING SHADES

Date:	12-12-2022	Sheet No.
Scale :		A1.02
Project # :	2052	



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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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PRIVATE RESIDENCE
6455 PINETREE DRIVE CIRCLE
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Civil Engineer Consultant:

Structural Engineer Consultant:

MEP Engineer Consultant:

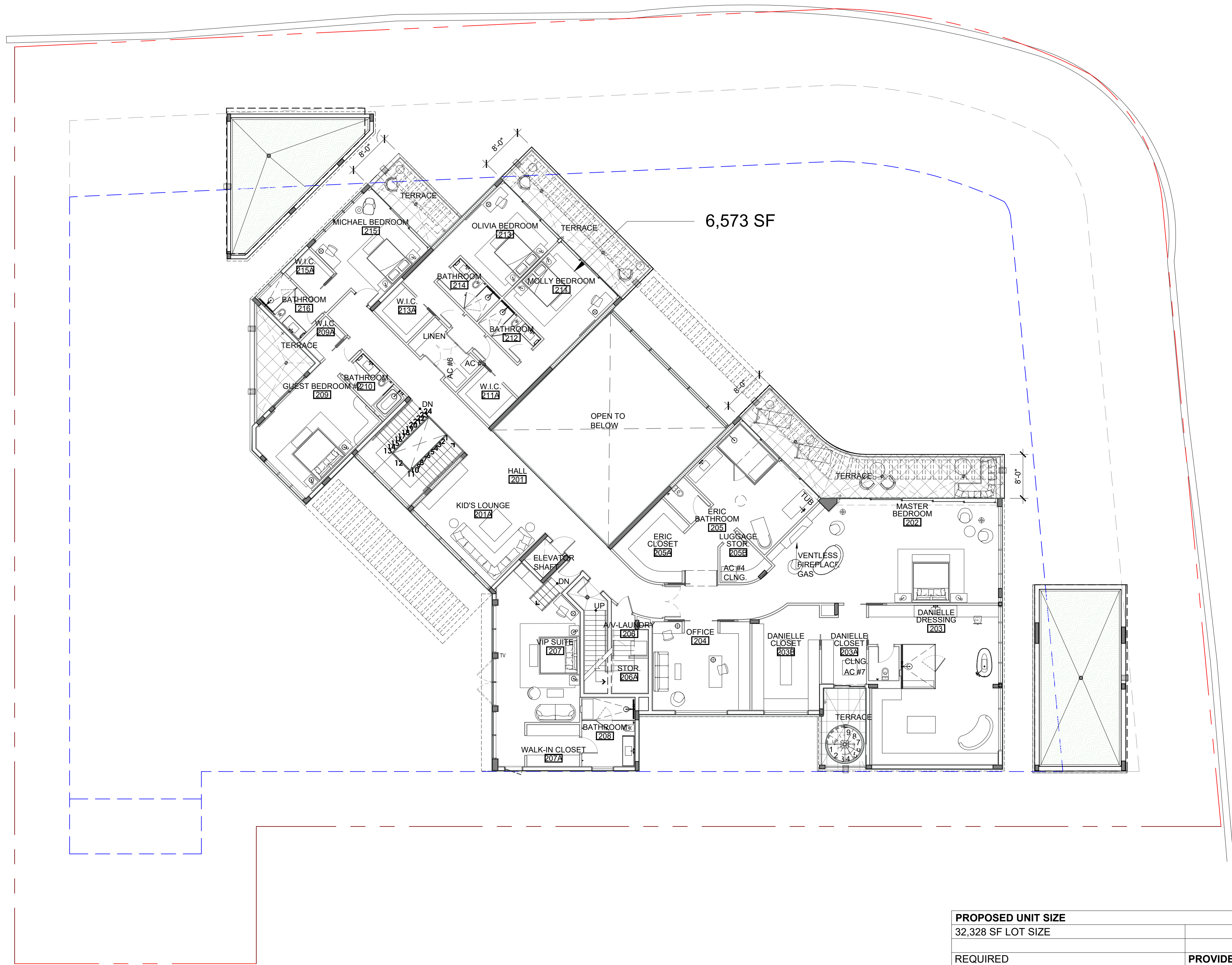
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ZONING SHADES

Date: 12-12-2022	Sheet No.
Scale :	A1.03
Project # : 2052	



PROPOSED UNIT SIZE	
32,328 SF LOT SIZE	
REQUIRED	PROVIDED
16,164 SF MAXIMUM UNIT SIZE (100%)	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 2 UNIT SIZE

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
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MIAMI BEACH, FL 33141

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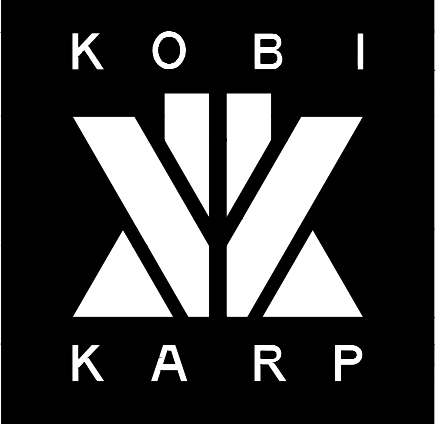
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Structural Engineer Consultant:

MEP Engineer Consultant:

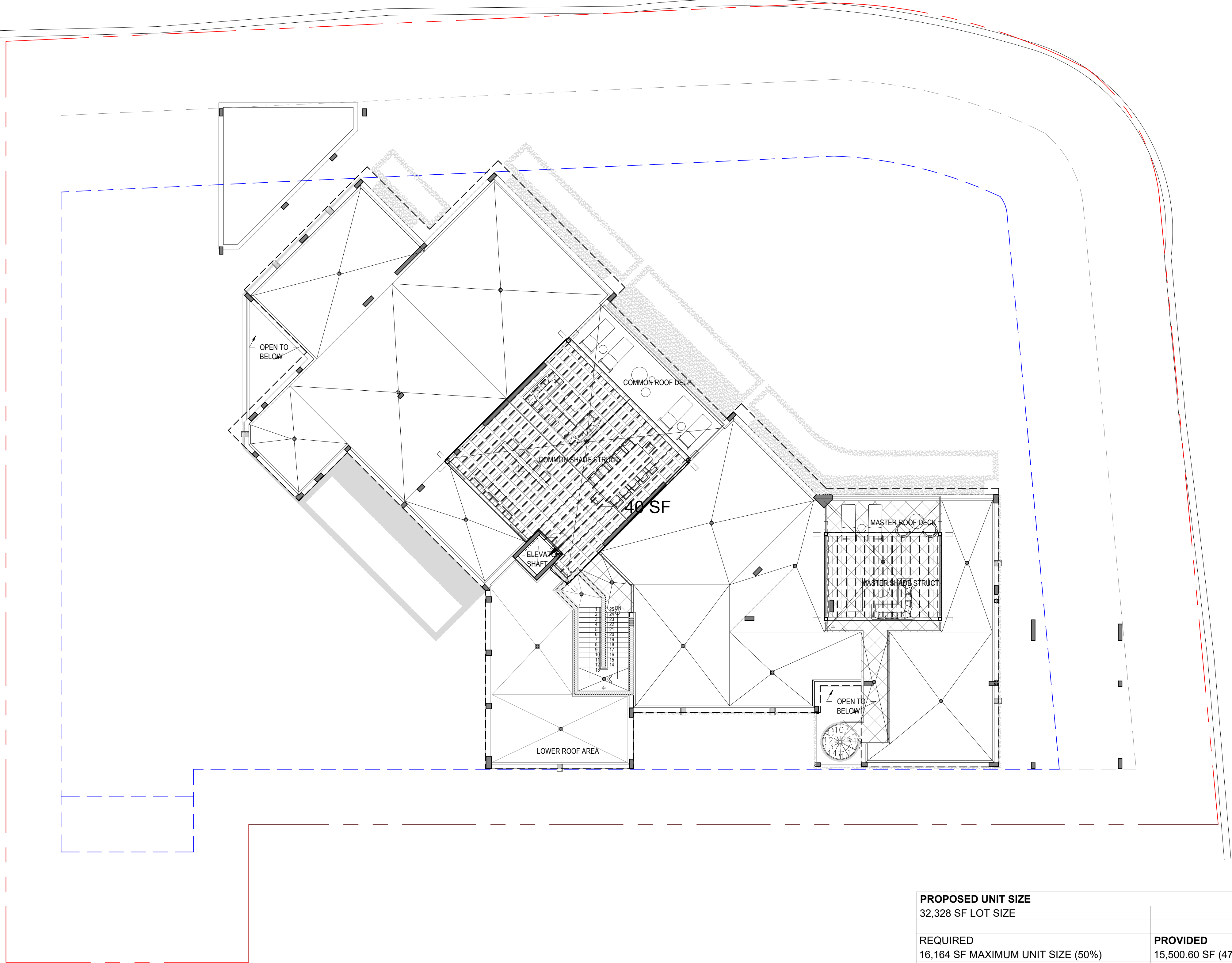
Landscape Architect Consultant:
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ZONING SHADES

Date: 12-12-2022	Sheet No.
Scale :	A1.04
Project # : 2052	



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 3 UNIT SIZE

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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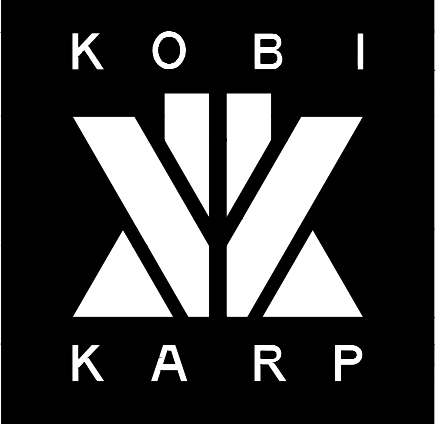
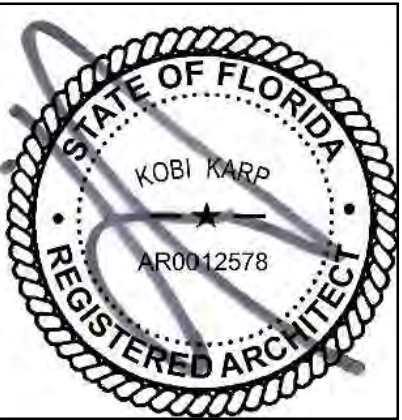
Civil Engineer Consultant:

Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:
Name David O. Design Inc.
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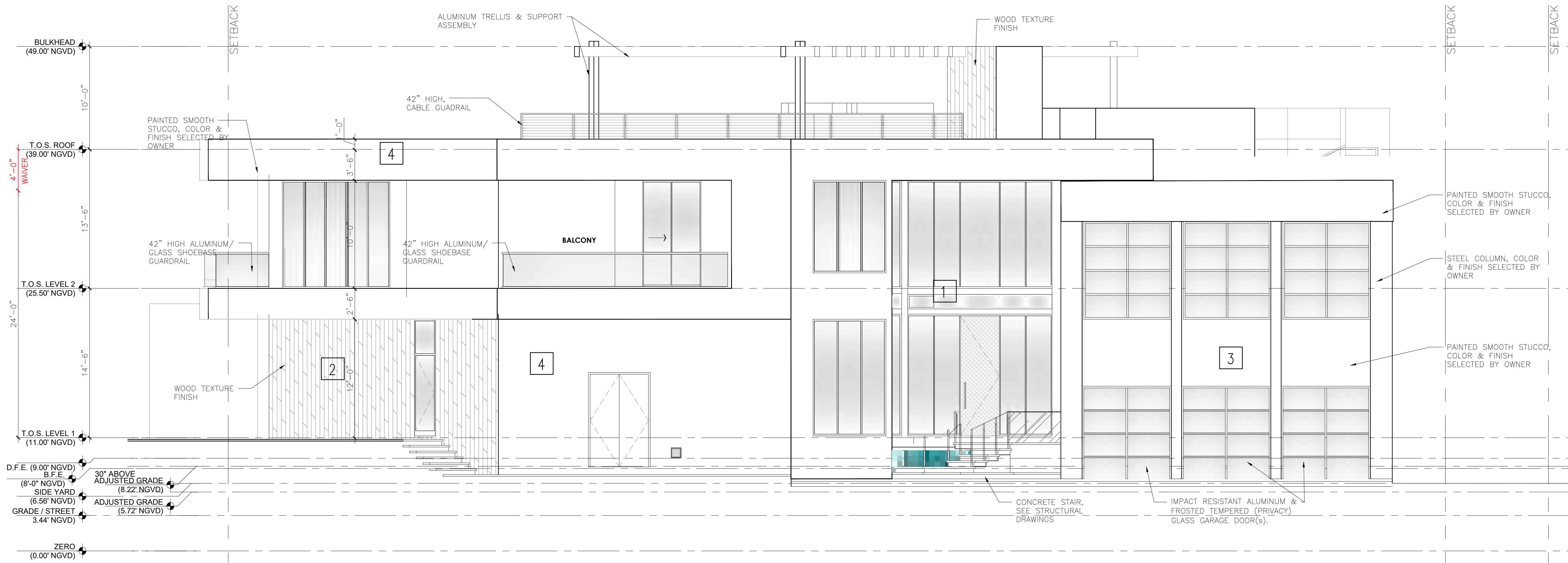
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Lic. # AR0012578

ZONING SHADES

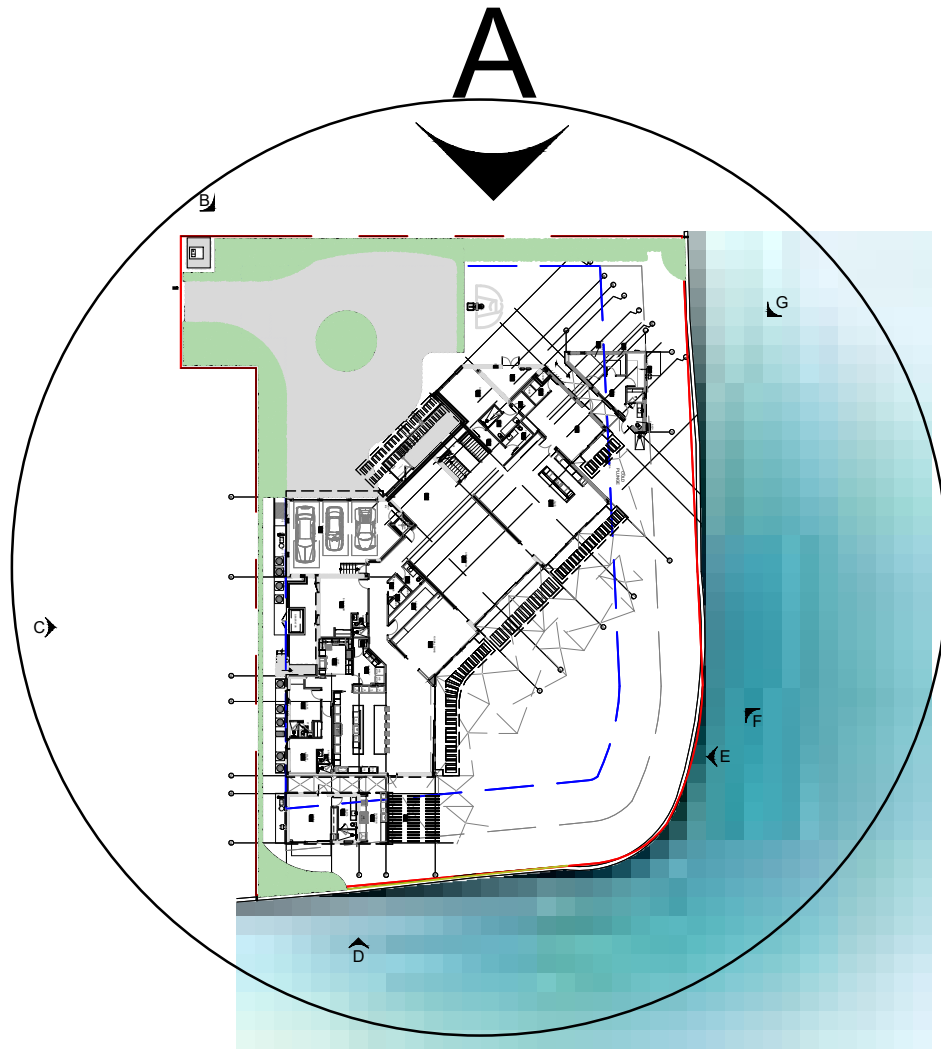
Date:	12-12-2022	Sheet No.
Scale :		A1.05
Project # :	2052	



1 "A" WEST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING 2. WOOD PLANK CLADDING & EXTERIOR SOFFITS 3. GREY STUCCO 4. WHITE STUCCO



LOCATION KEY

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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5		13	
6		14	
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Structural Engineer Consultant:

MEP Engineer Consultant:

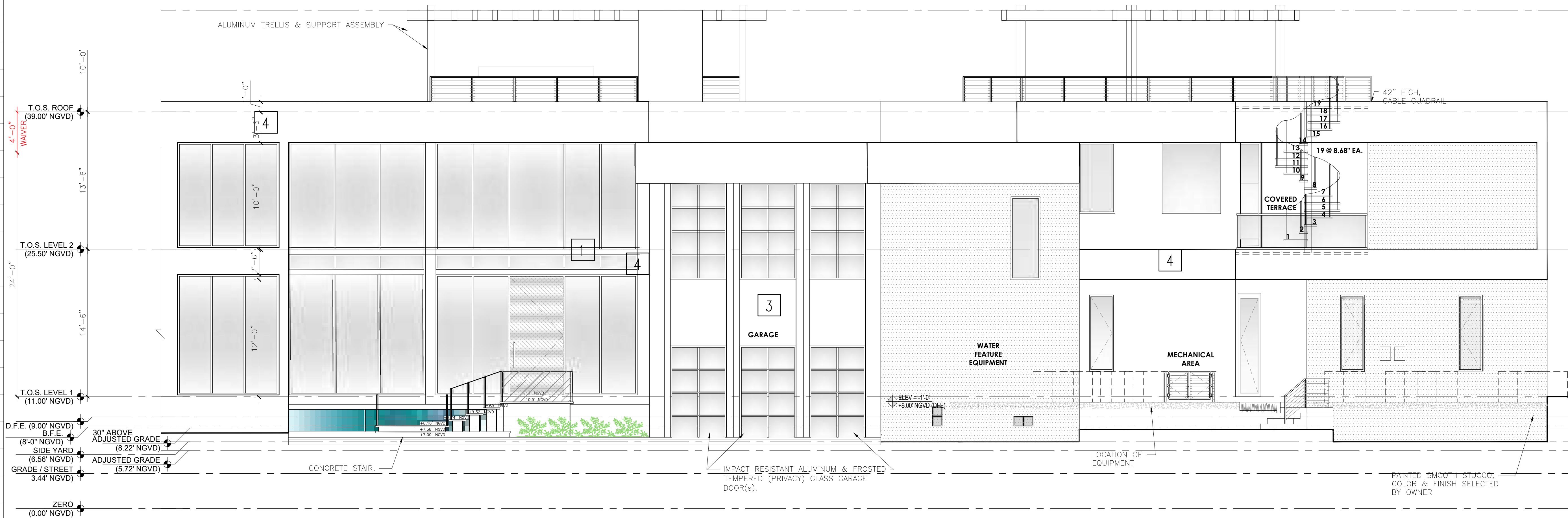
Landscape Architect Consultant:
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WEST ELEVATION

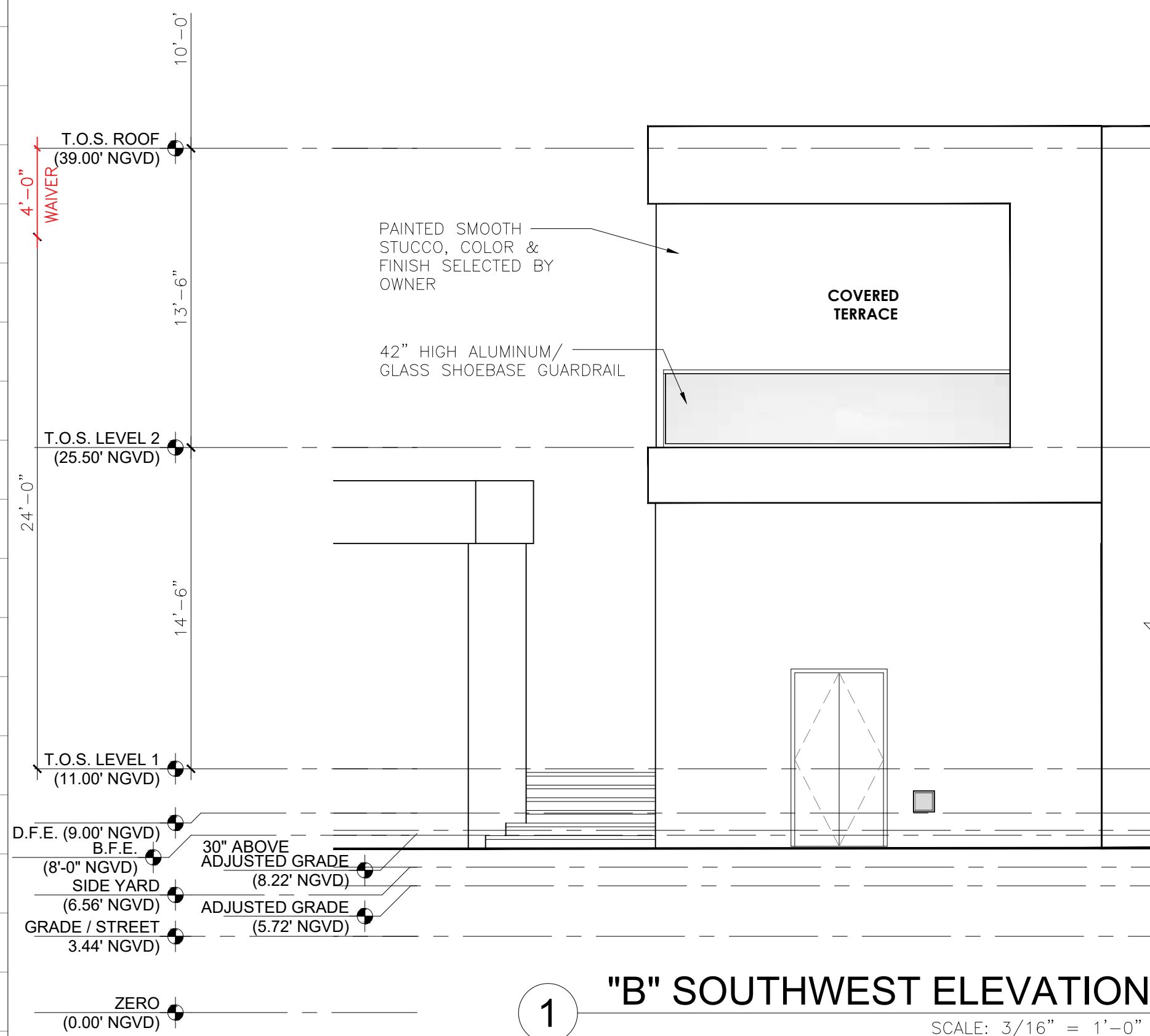
Date: 12-12-2022	Sheet No.
Scale :	A4.01
Project # : 2052	



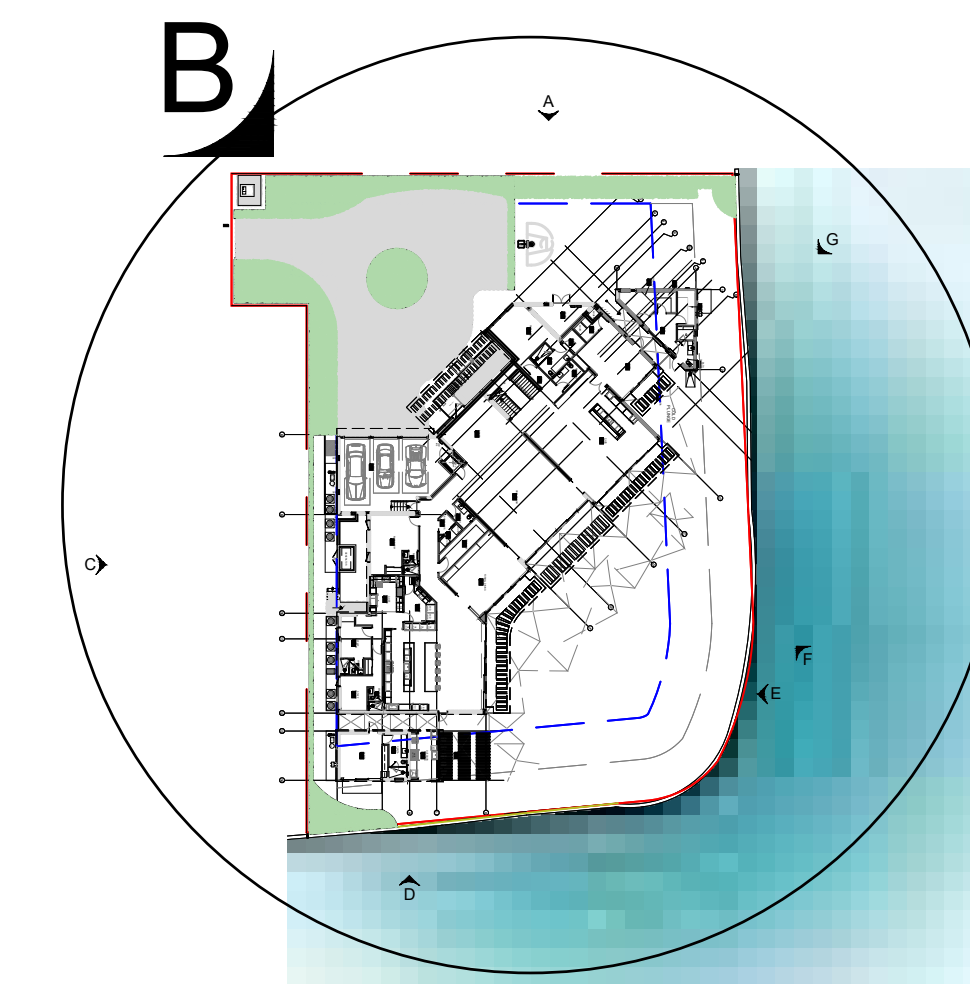
1 "B" SOUTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING 2. WOOD PLANK CLADDING & EXTERIOR SOFFITS 3. GREY STUCCO 4. WHITE STUCCO



1 "B" SOUTHWEST ELEVATION (continue)
SCALE: 3/16" = 1'-0"



LOCATION KEY

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
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MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Civil Engineer Consultant:

Structural Engineer Consultant:

MEP Engineer Consultant:

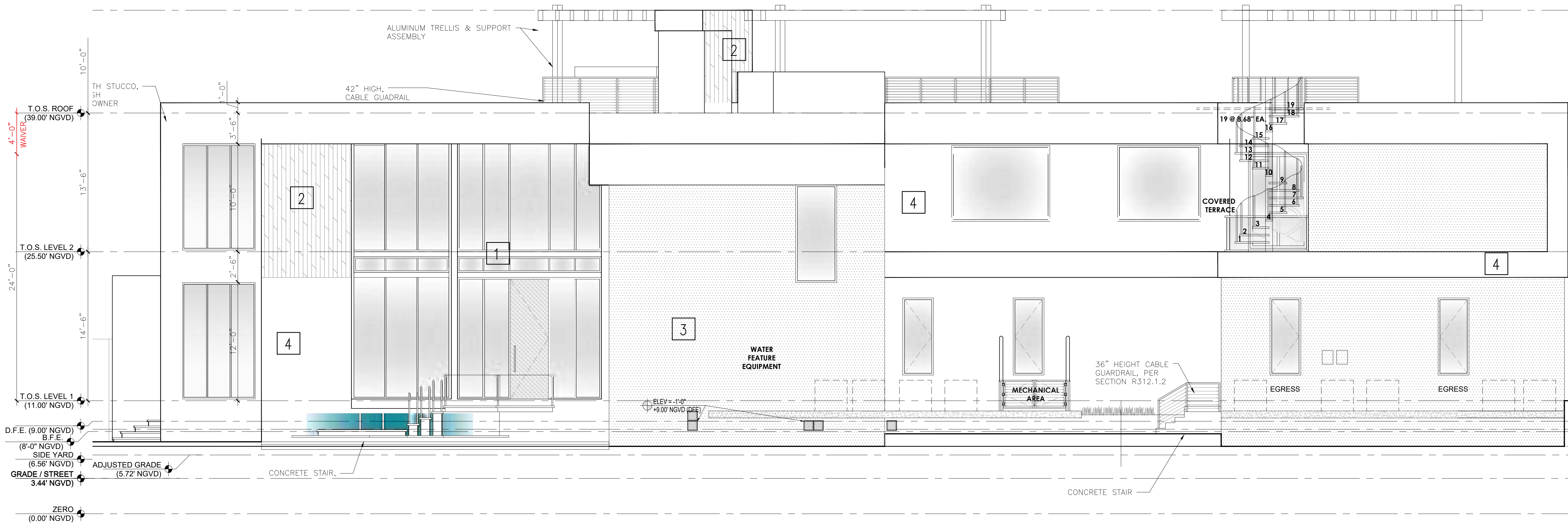
Landscape Architect Consultant:
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SOUTHWEST ELEVATION

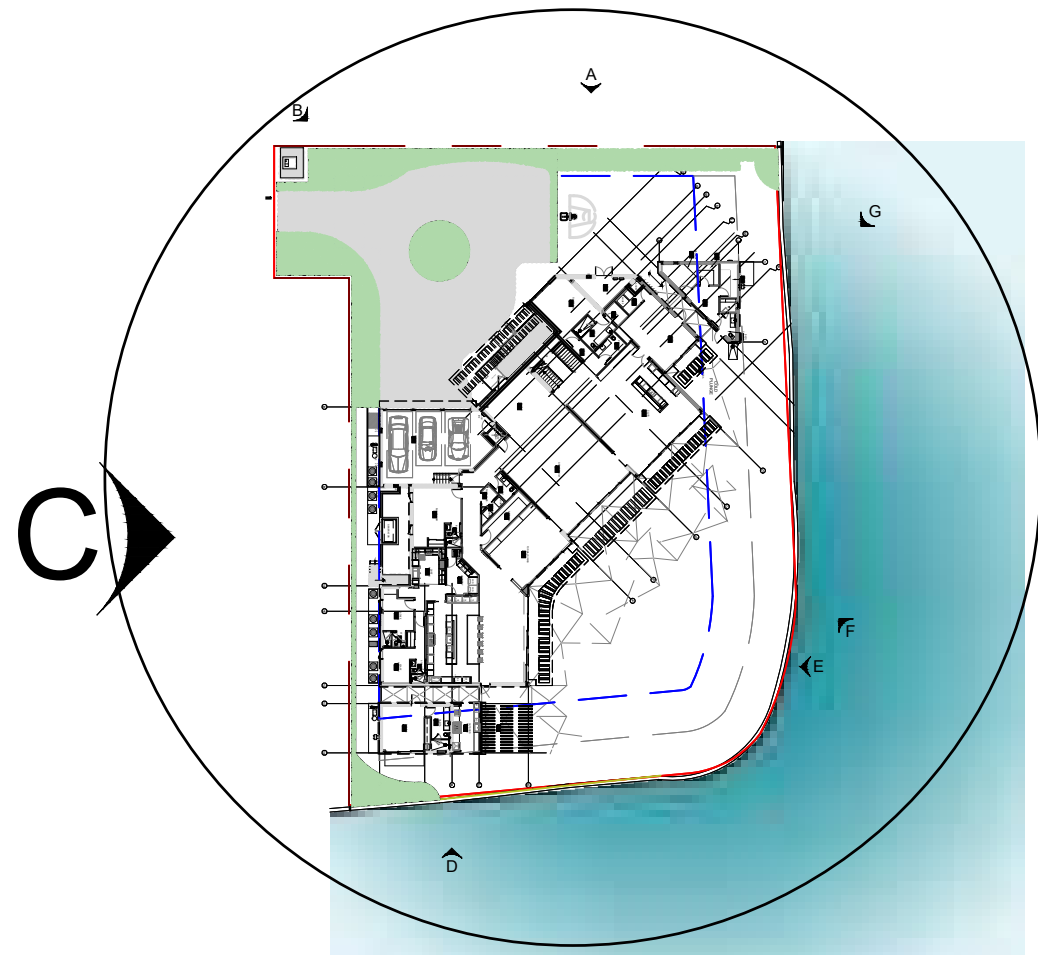
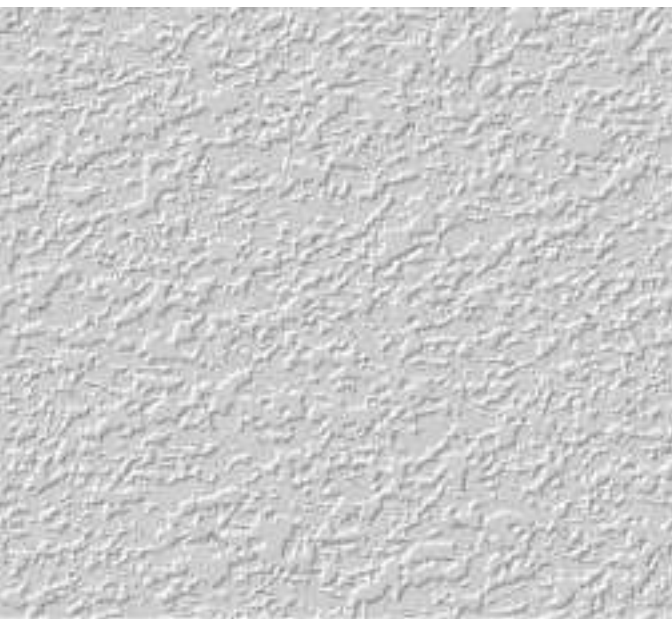
Date: 12-12-2022	Sheet No.
Scale :	A4.02
Project # : 2052	



1 'C' SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING 2. WOOD PLANK CLADDING & EXTERIOR SOFFITS 3. GREY STUCCO 4. WHITE STUCCO



LOCATION KEY

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
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Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:

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SOUTH ELEVATION

Date: 12-12-2022	Sheet No. A4.03
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Structural Engineer Consultants:

MEP Engineer Consultant

Landscape Architect Consultant:

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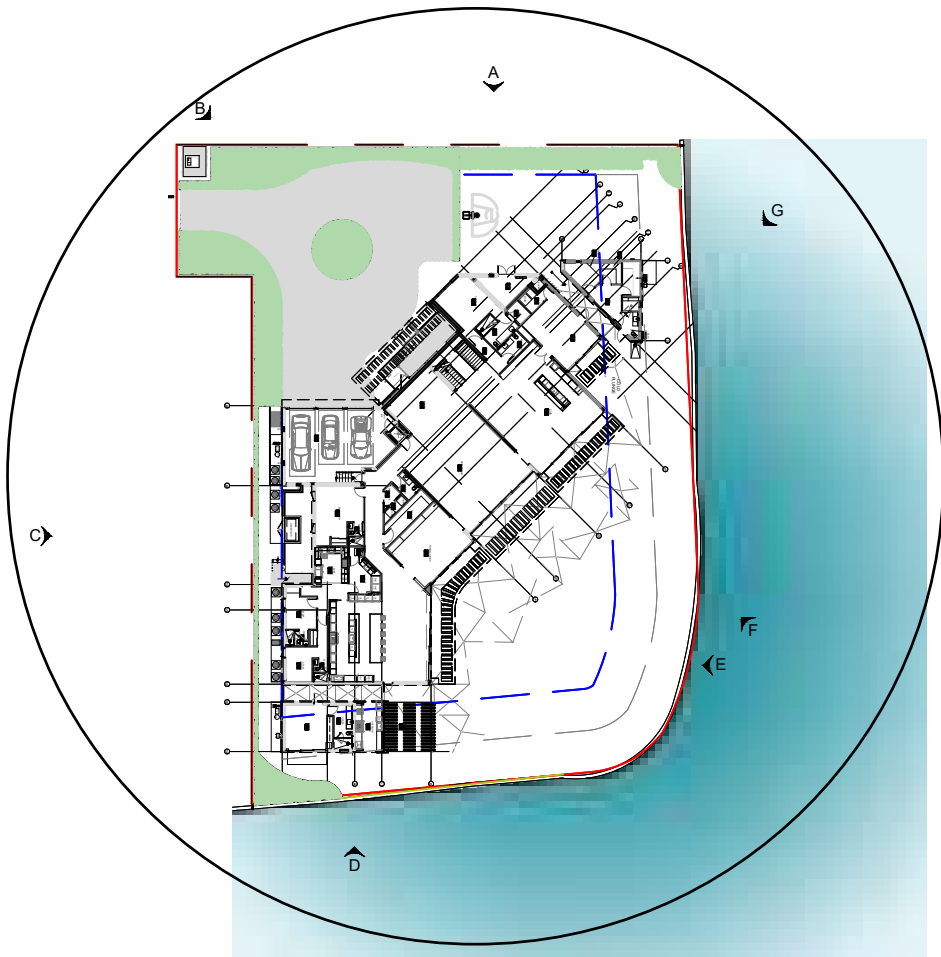


Date: 12-12-2022

Scale :
Project # : 2052

Sheet No

A4.04



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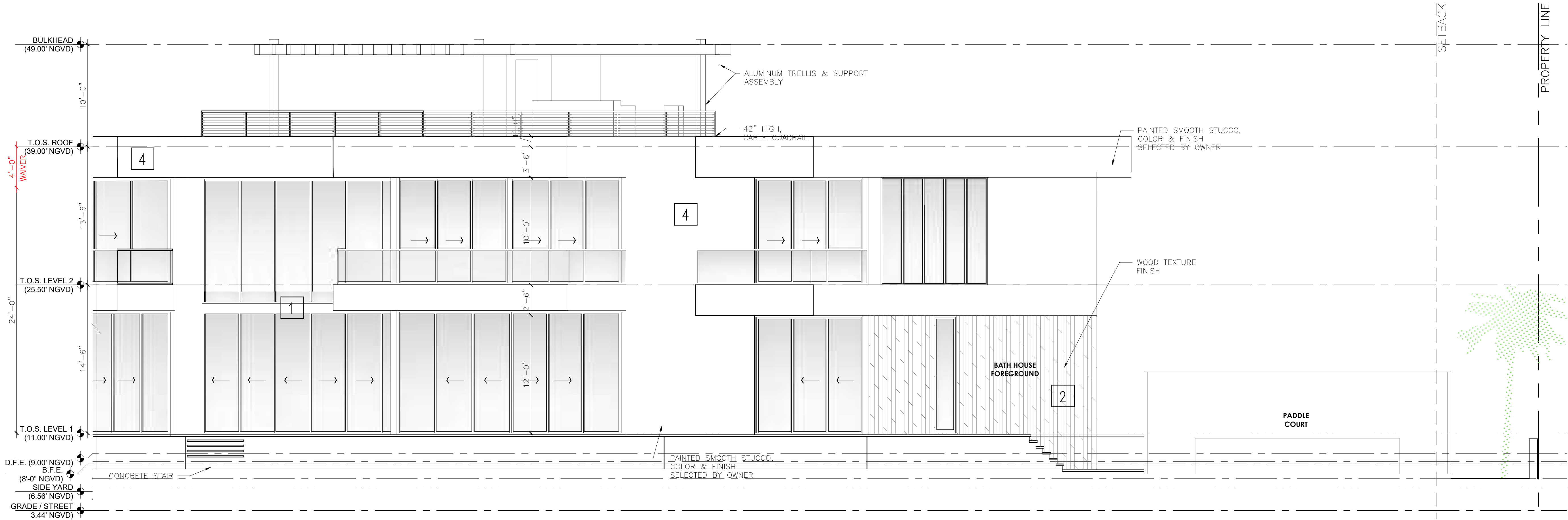
1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING

2. WOOD PLANK CLADDING & EXTERIOR SOFFITS

3. GREY STUCCO

4. WHITE STUCCO





1 "E" NORTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

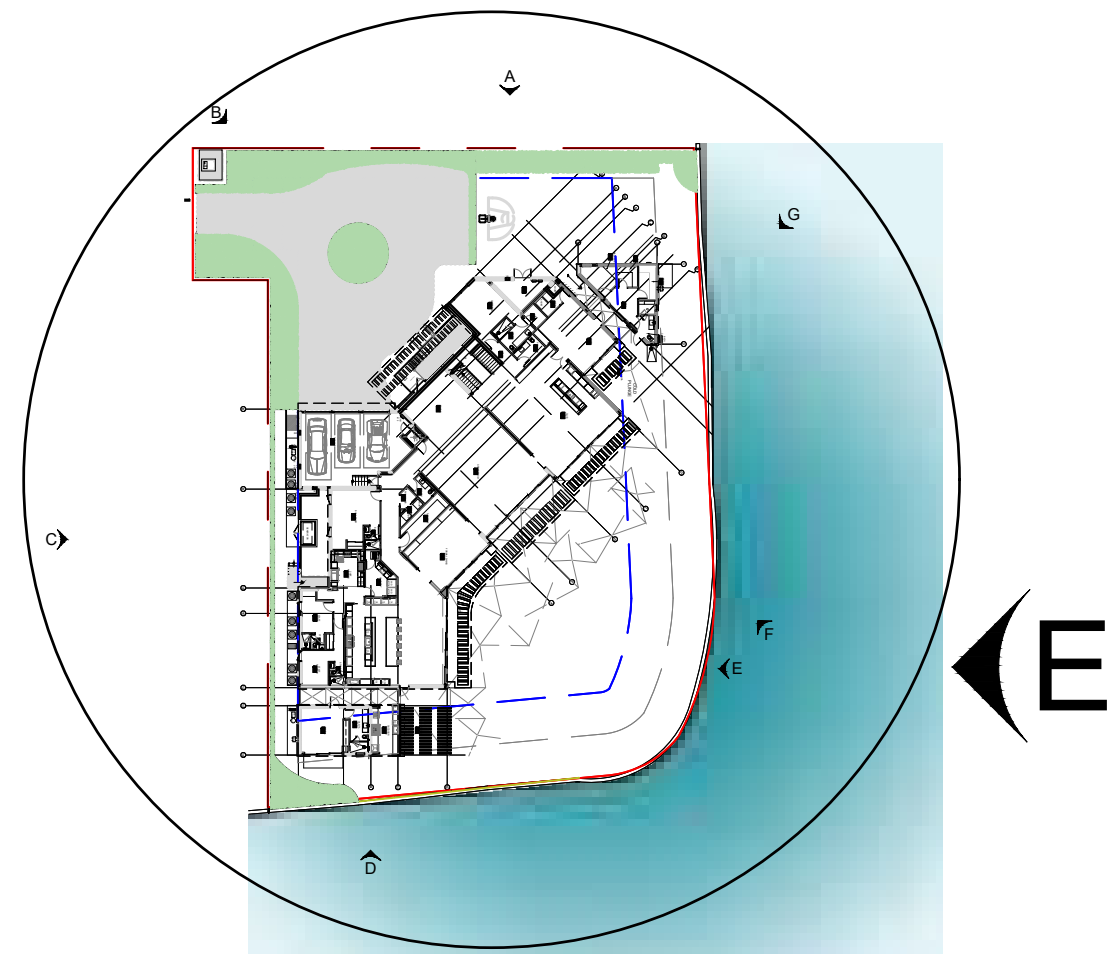
1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING
2. WOOD PLANK CLADDING & EXTERIOR SOFFITS



3. GREY STUCCO



4. WHITE STUCCO



LOCATION KEY

Rev.	Date	Rev.	Date
1		9	
2		10	
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MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Civil Engineer Consultant:

Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:

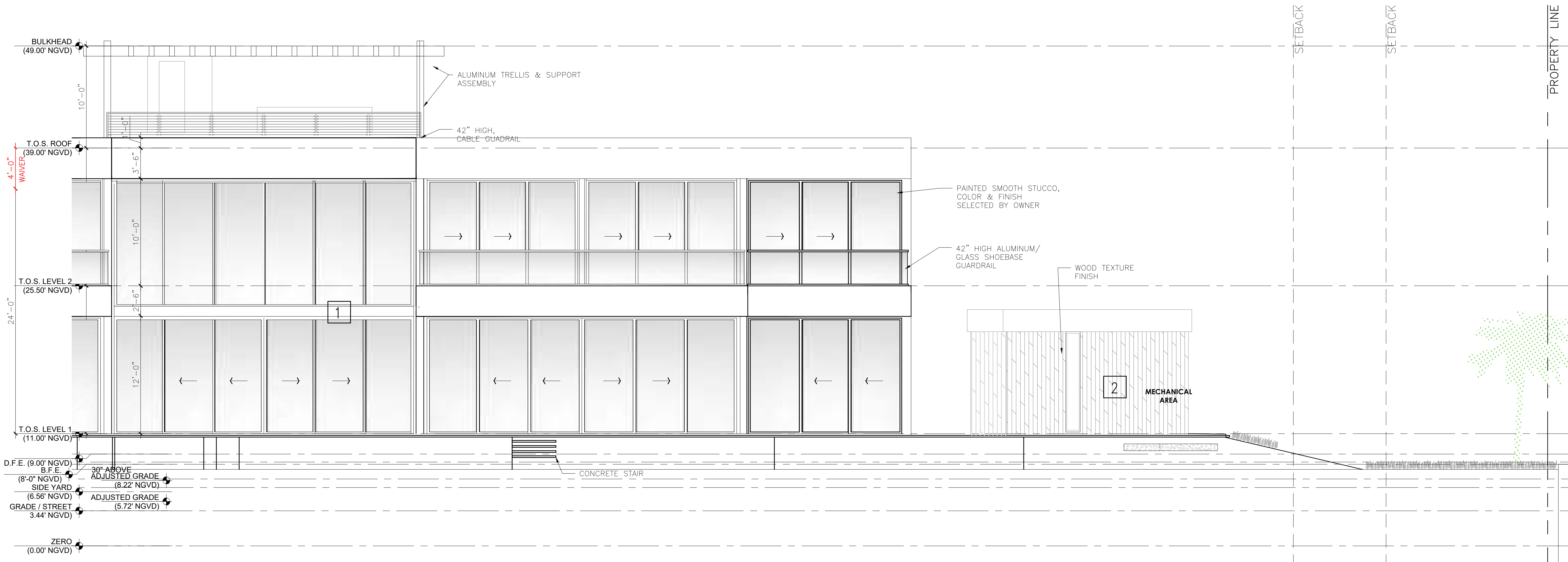
Name David O. Design Inc.
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Architect:
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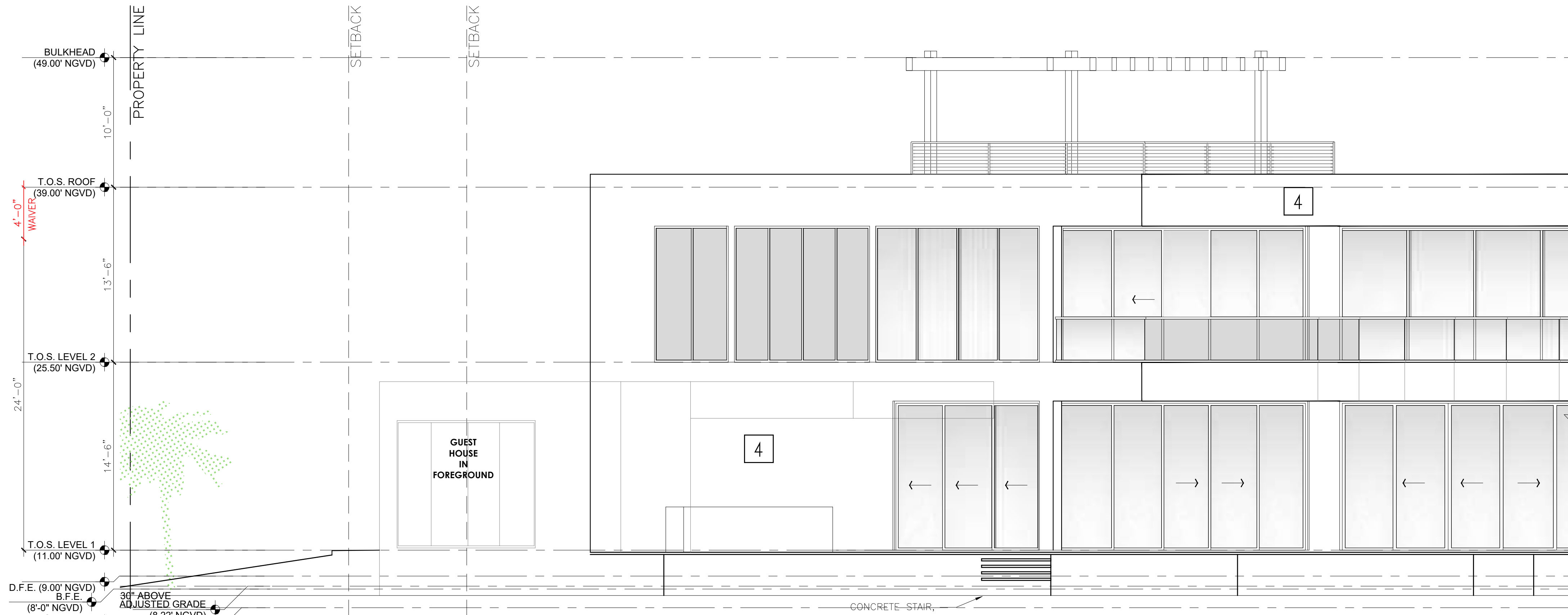


NORTH ELEVATION

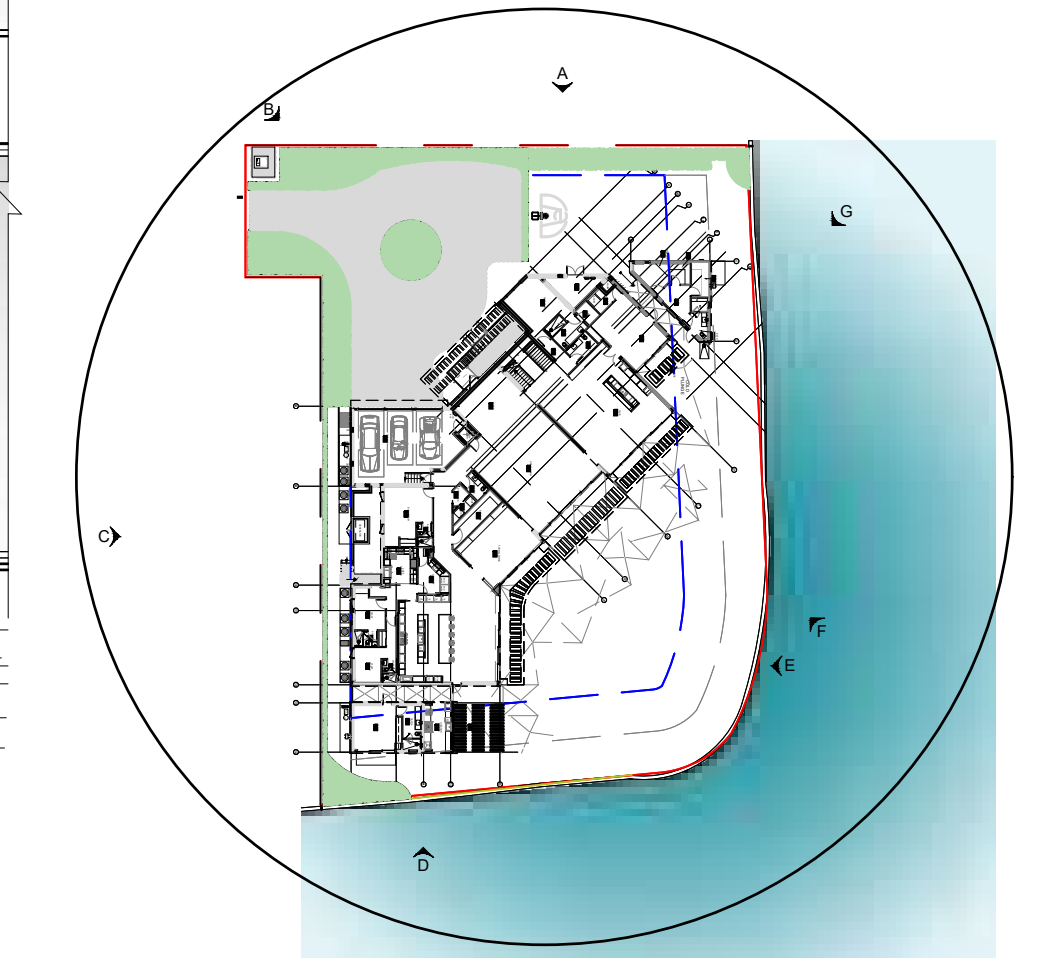
Date: 12-12-2022	Sheet No.
Scale :	A4.05
Project # : 2052	



1 "F" NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



1 "F" NORTHEAST ELEVATION (continue)
SCALE: 3/16" = 1'-0"



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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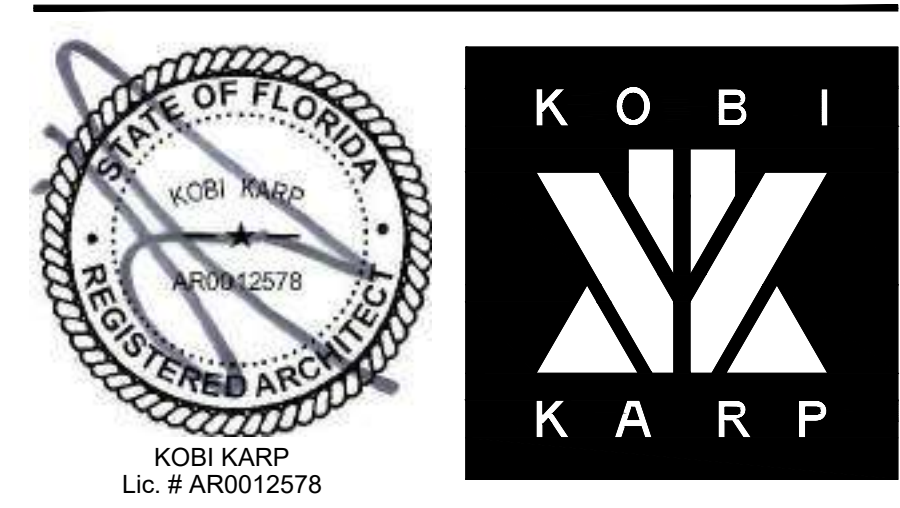
Civil Engineer Consultant:

Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:
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Fax: +1(305) 573 3766
Email info@kobilkarp.com



NORTHEAST ELEVATION

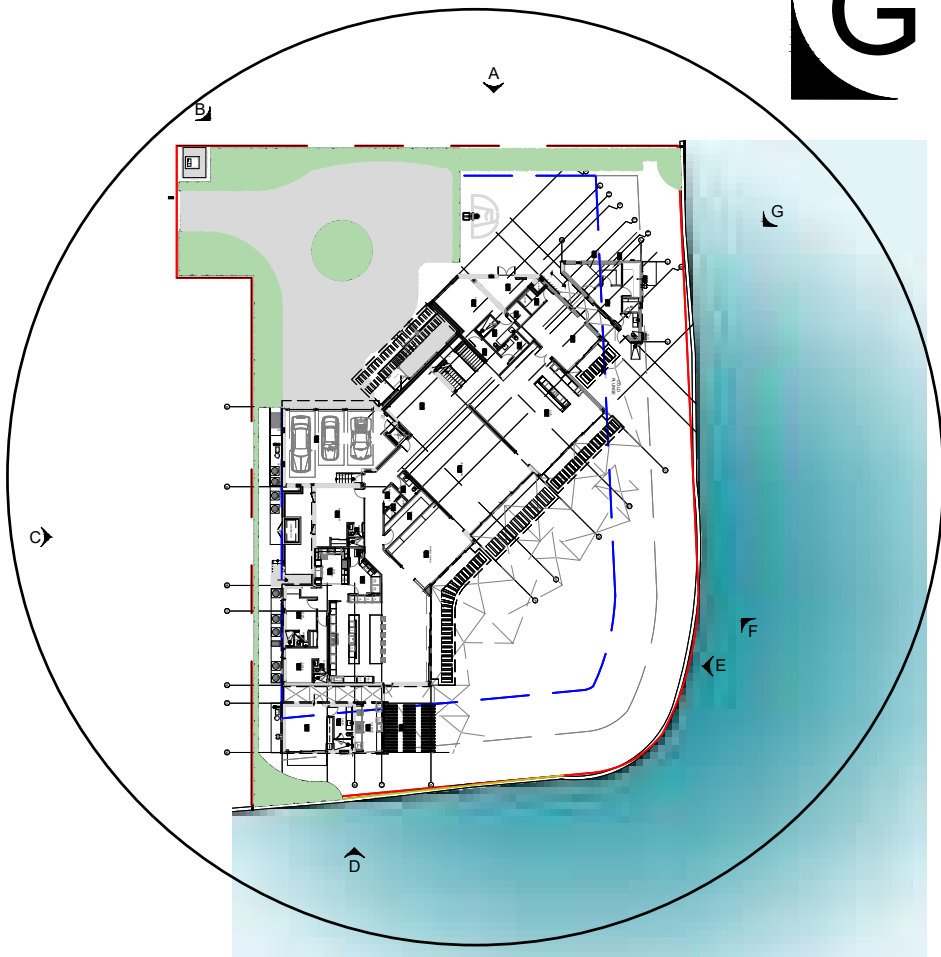
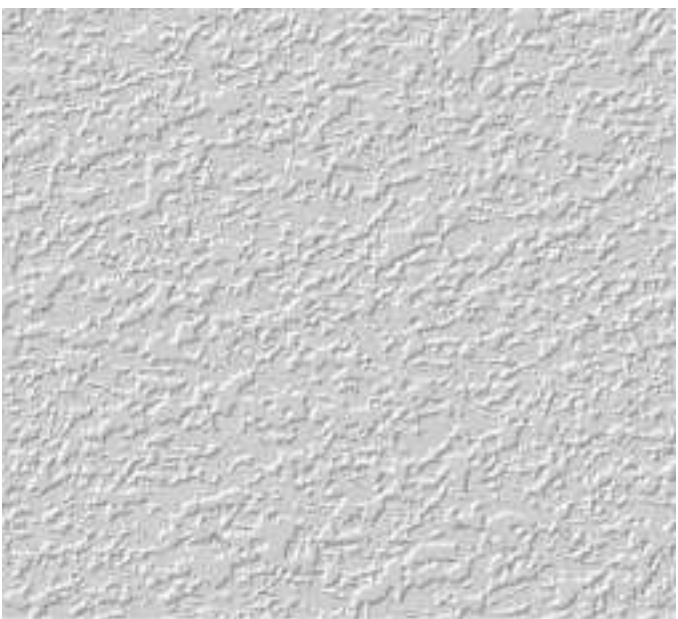
Date: 12-12-2022	Sheet No.
Scale :	A4.06
Project # : 2052	



1 "G" NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING 2. WOOD PLANK CLADDING & EXTERIOR SOFFITS 3. GREY STUCCO 4. WHITE STUCCO



LOCATION KEY

Rev.	Date	Rev.	Date
1		9	
2		10	
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Owner:

PRIVATE RESIDENCE

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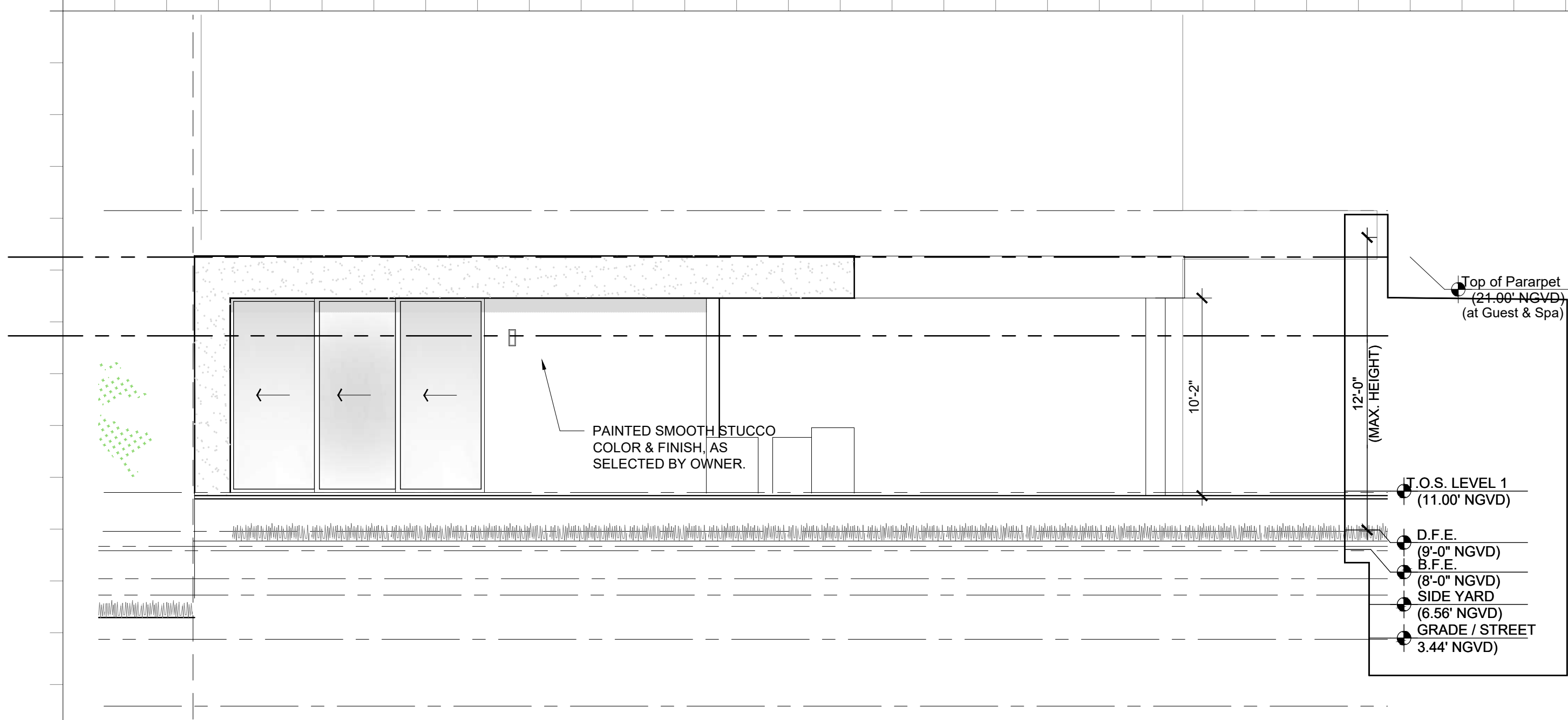
Name David O. Design Inc.
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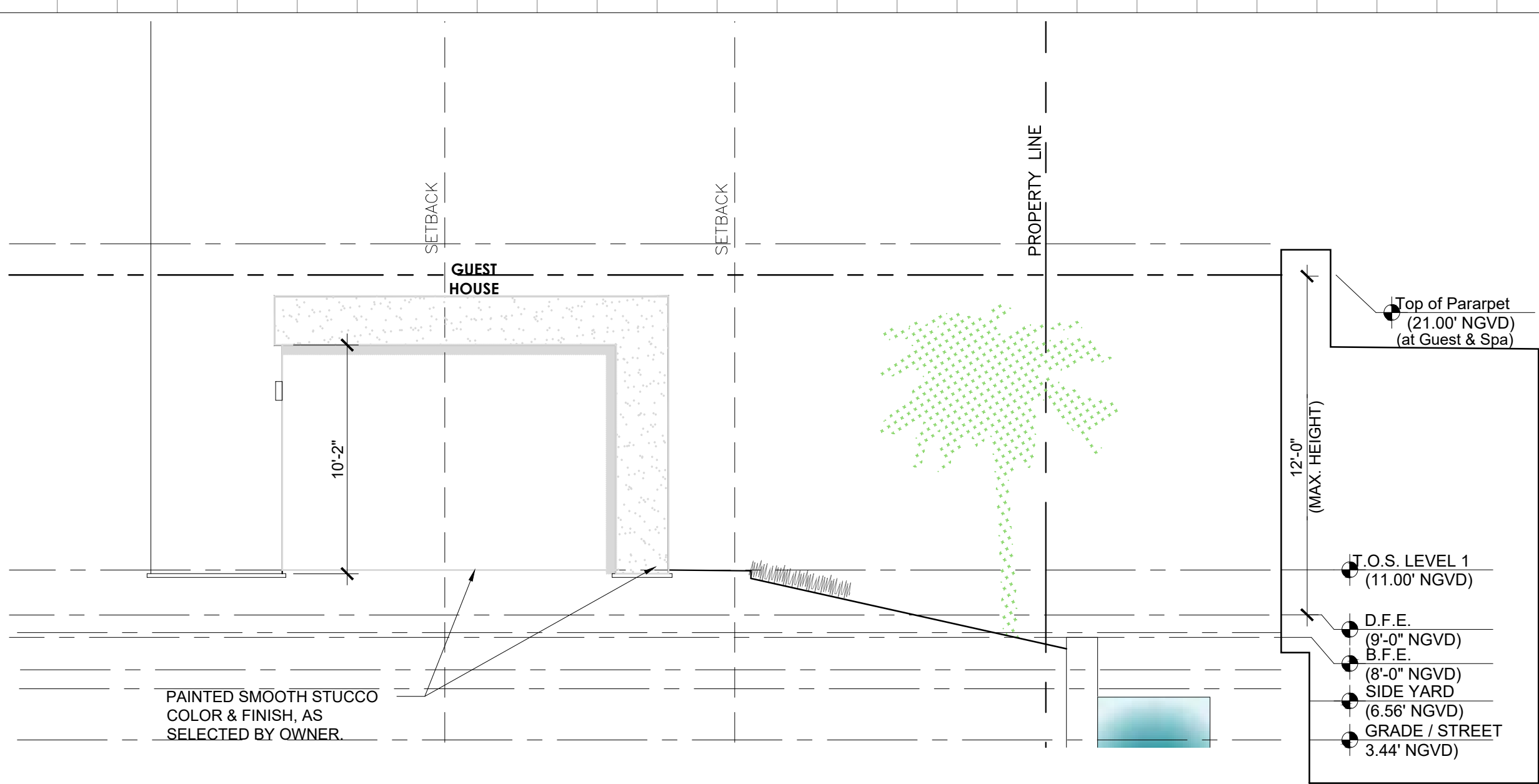
NORTHWEST ELEVATION

Date: 12-12-2022	Sheet No.
Scale :	A4.07
Project # : 2052	



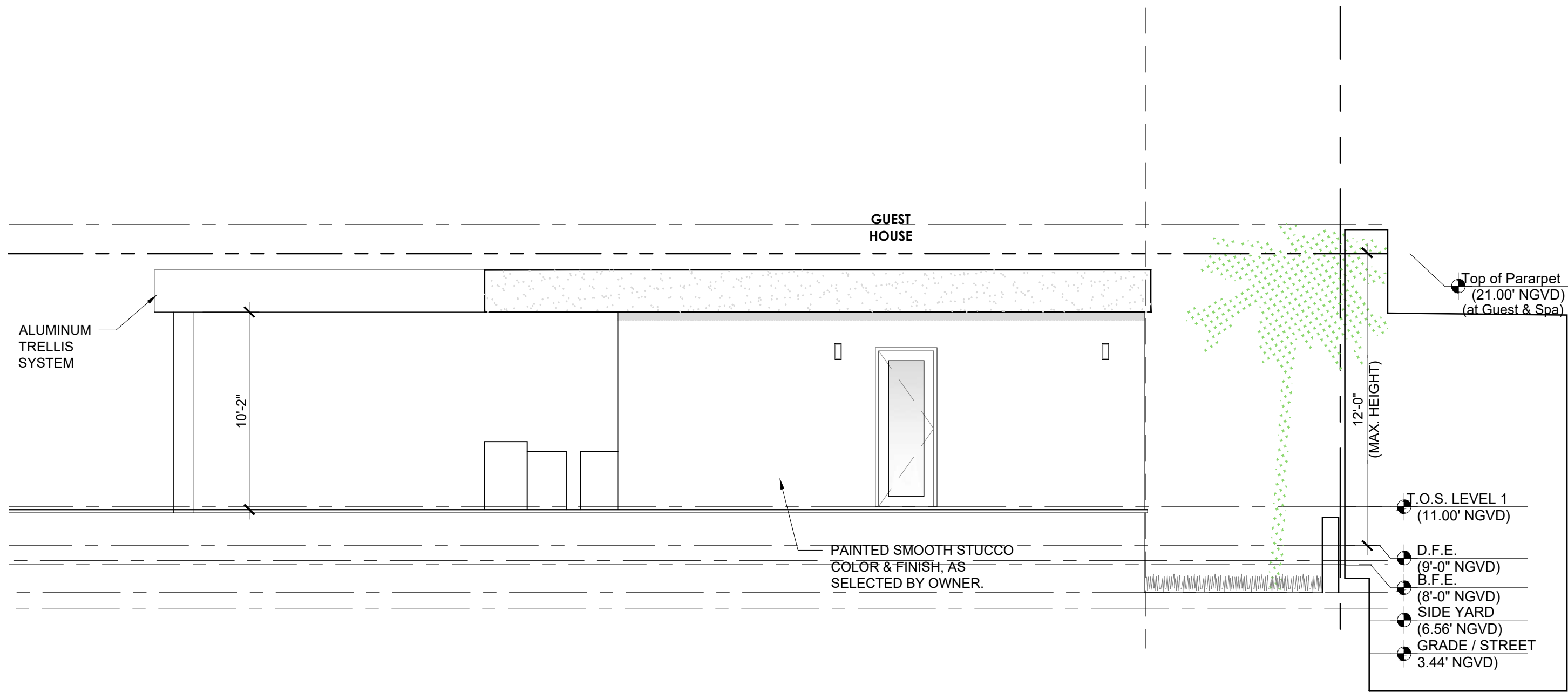
2 GUEST HOUSE EAST ELEVATIONS

SCALE: 3/16" = 1'-0"



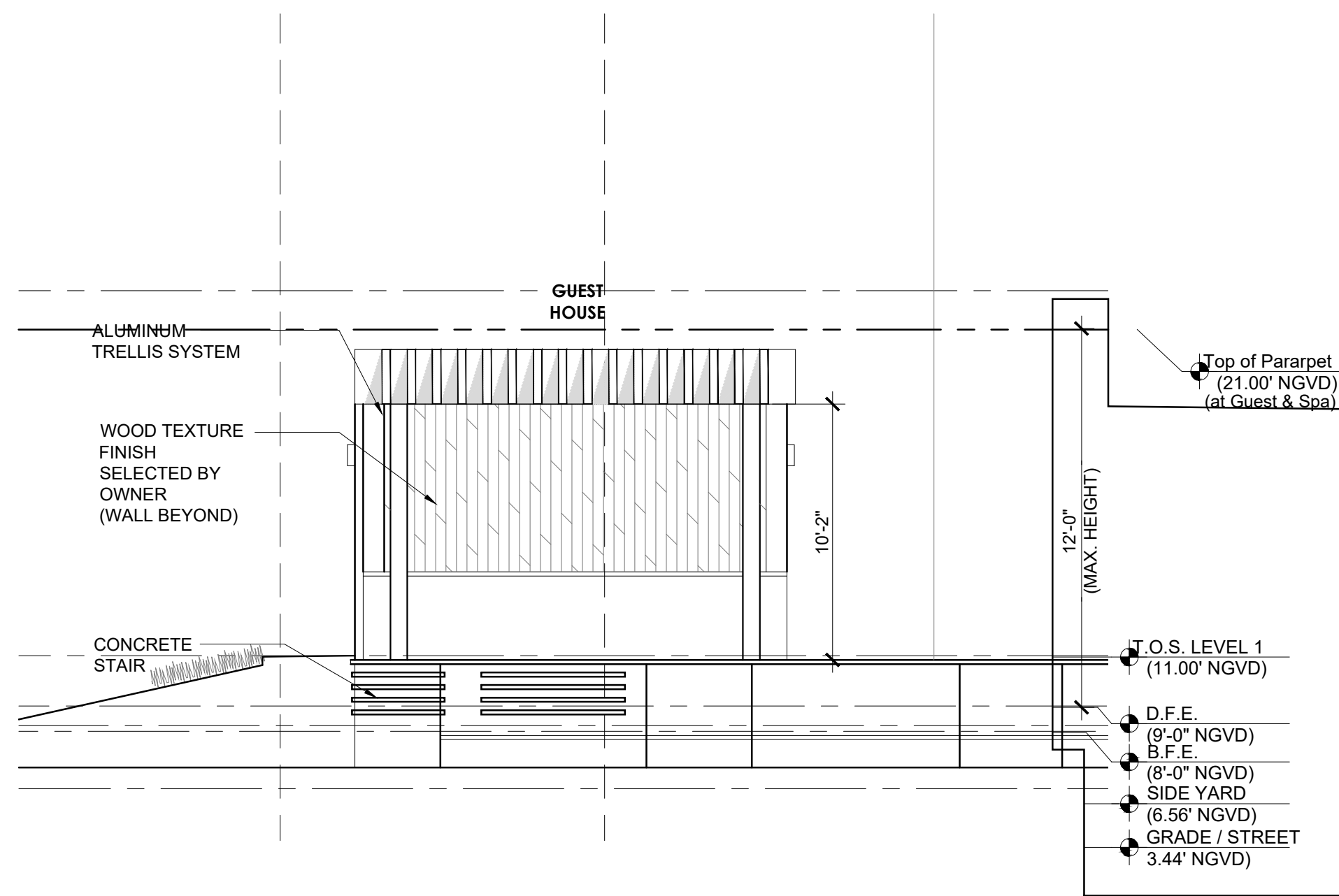
1 GUEST HOUSE SOUTH ELEVATIONS

SCALE: 3/16" = 1'-0"



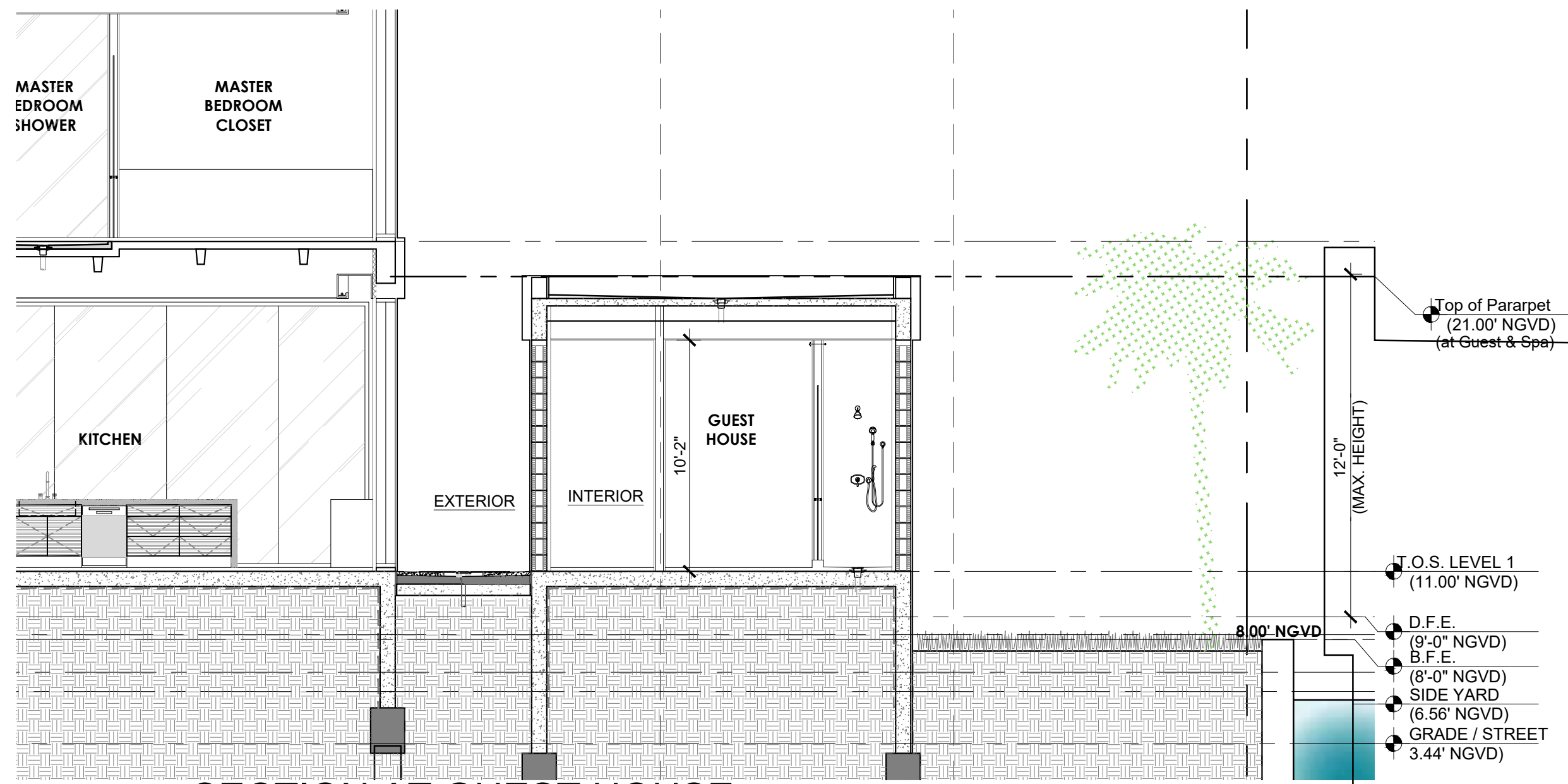
4 GUEST HOUSE WEST ELEVATIONS

SCALE: 3/16" = 1'-0"



3 GUEST HOUSE NORTH ELEVATIONS

SCALE: 3/16" = 1'-0"



5 SECTION AT GUEST HOUSE

SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
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Structural Engineer Consultant:

MEP Engineer Consultant:

Landscape Architect Consultant:

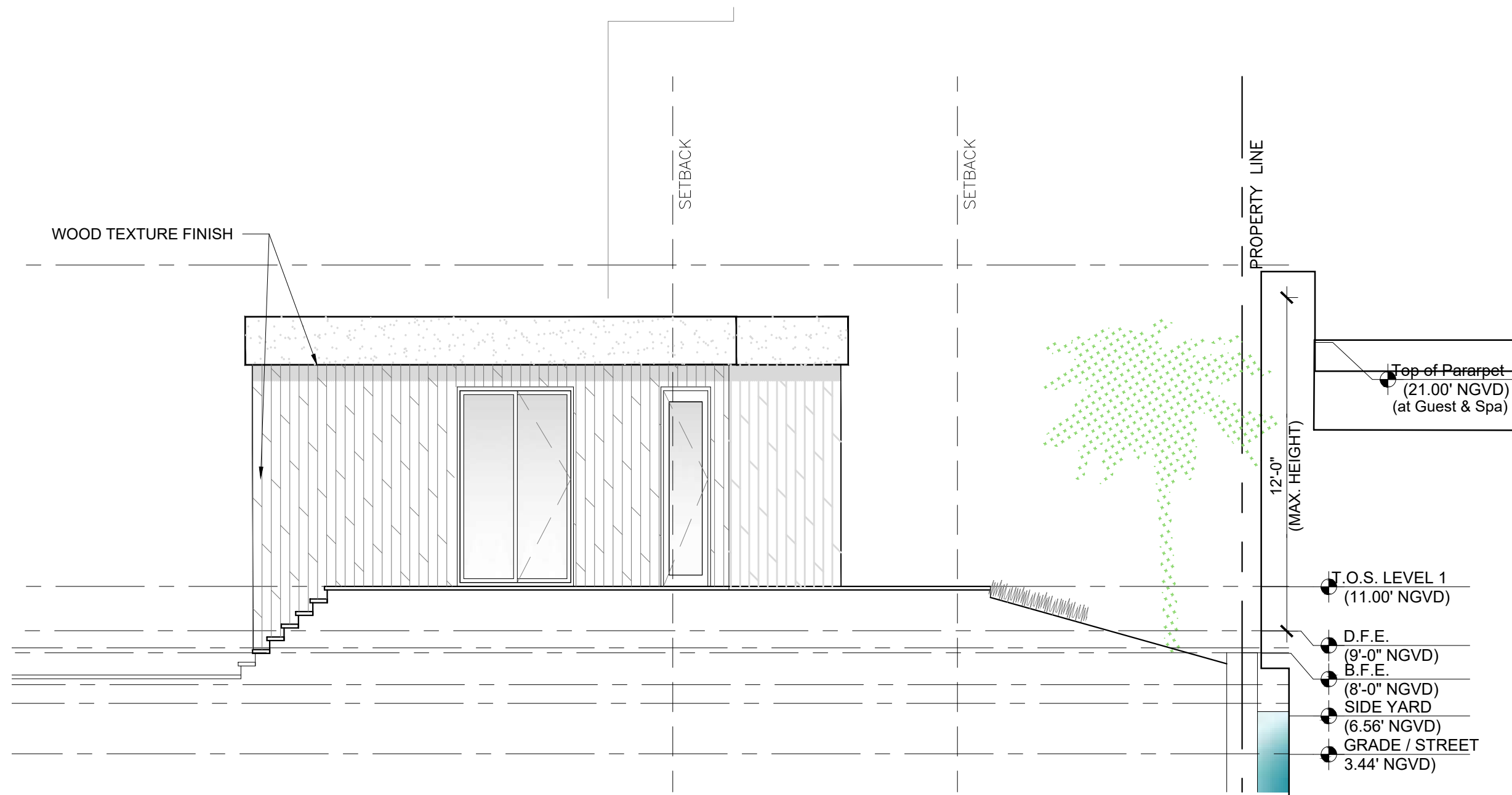
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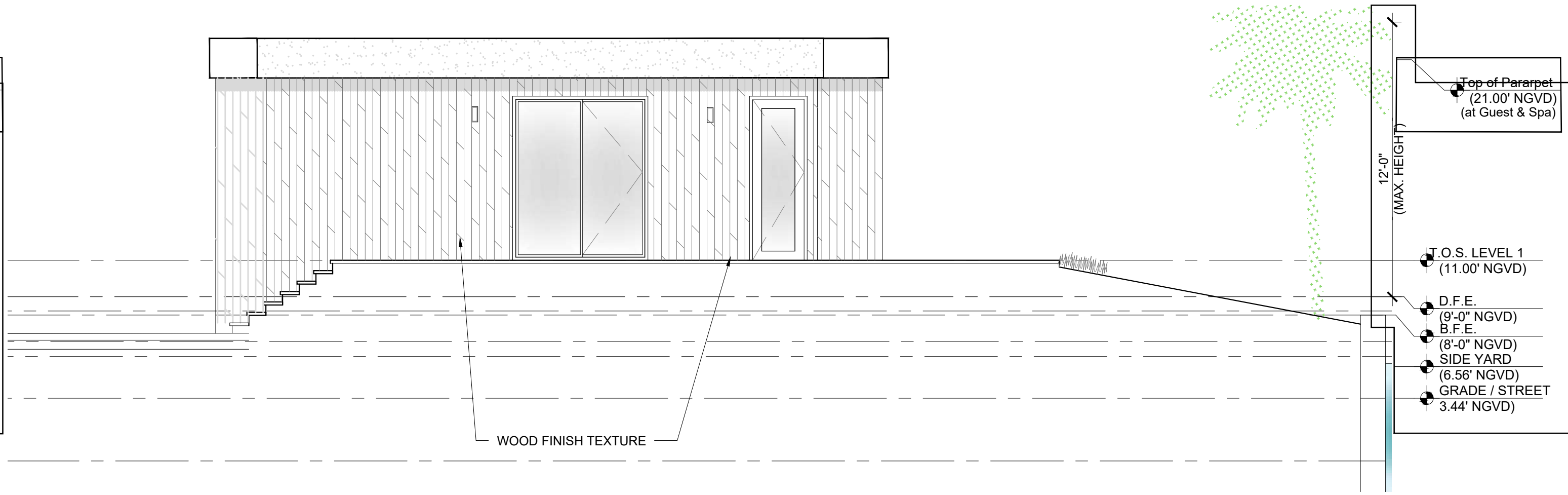


GUEST HOUSE ELEVATIONS

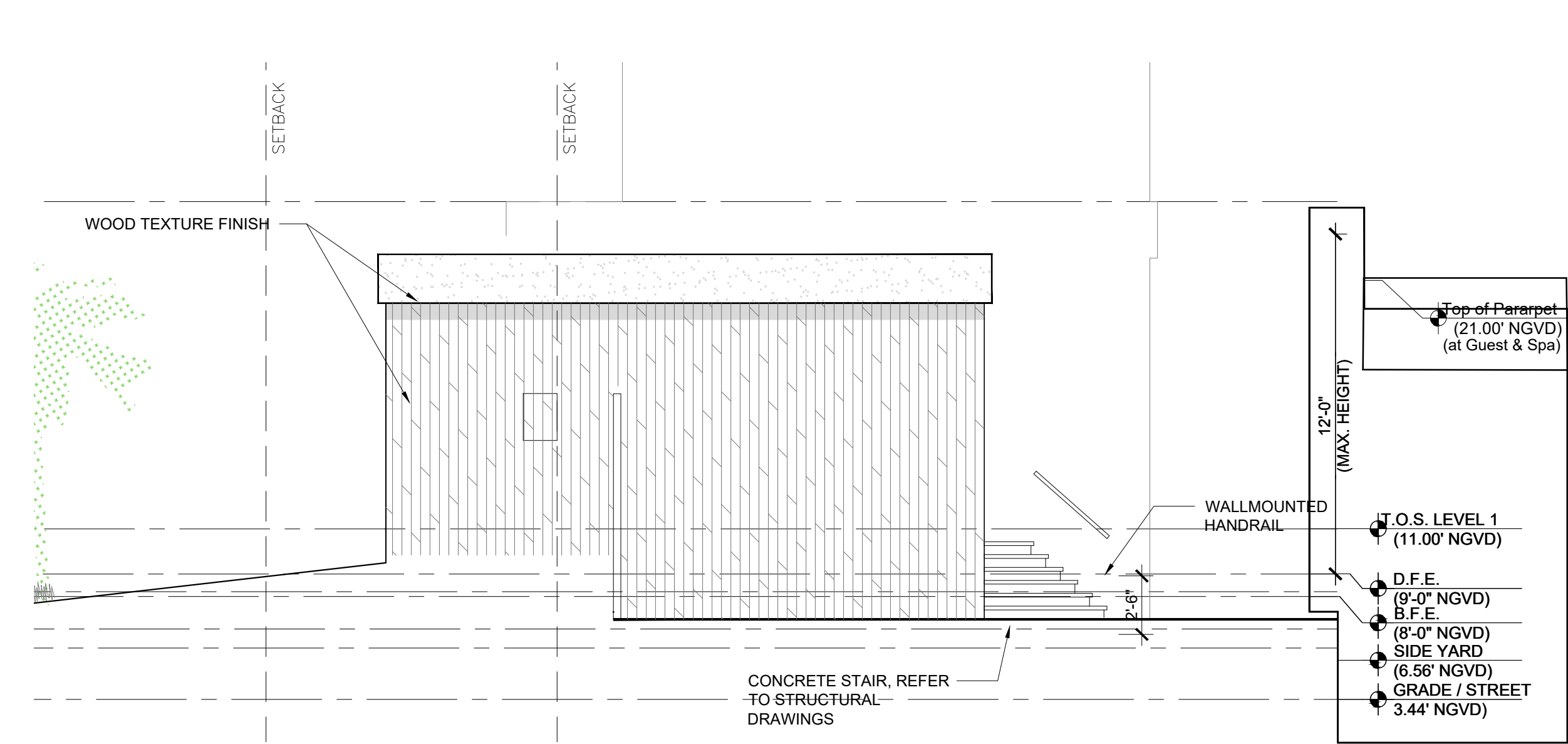
Date: 12-12-2022	Sheet No. A4.08
Scale :	
Project # : 2052	



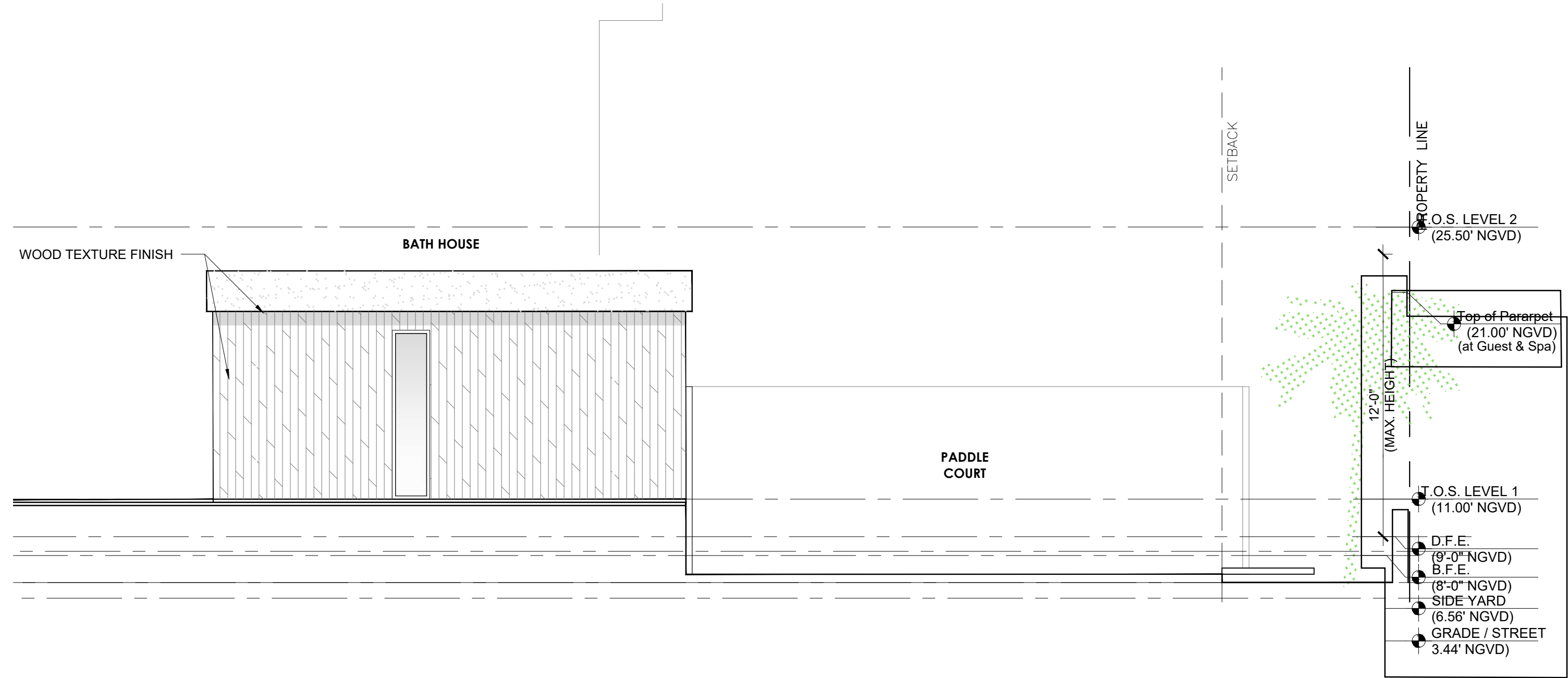
2 SPA EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 SPA SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



4 SPA WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SPA NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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SPA ELEVATIONS

Date:	12-12-2022	Sheet No.
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Project # :	2052	



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NORTH ELEVATION

Date: 12-12-2022	Sheet No.
Scale :	A4.10
Project # : 2052	

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING
2. WOOD PLANK CLADDING & EXTERIOR SOFFITS
3. GREY STUCCO
4. WHITE STUCCO



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



MATERIAL LEGEND

1. GREY ALUMINUM FRAMES &
BREAKMETAL CLADDING

2. WOOD PLANK CLADDING &
EXTERIOR SOFFITS

3. GREY STUCCO

4. WHITE STUCCO



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

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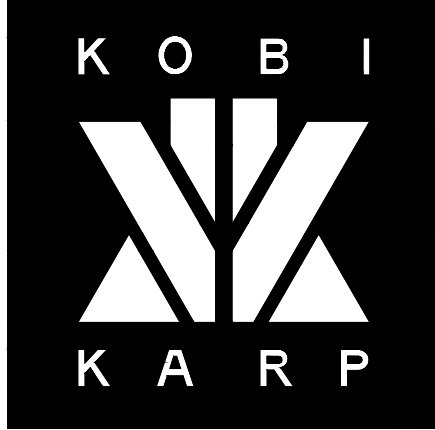
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EAST ELEVATION

Date: 12-12-2022	Sheet No.
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SOUTH ELEVATION

Date: 12-12-2022	Sheet No.
Scale :	A4.12
Project # : 2052	

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING
2. WOOD PLANK CLADDING & EXTERIOR SOFFITS
3. GREY STUCCO
4. WHITE STUCCO



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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WEST ELEVATION

Date: 12-12-2022	Sheet No.
Scale :	A4.13
Project # : 2052	

MATERIAL LEGEND

1. GREY ALUMINUM FRAMES & BREAKMETAL CLADDING 2. WOOD PLANK CLADDING & EXTERIOR SOFFITS 3. GREY STUCCO 4. WHITE STUCCO

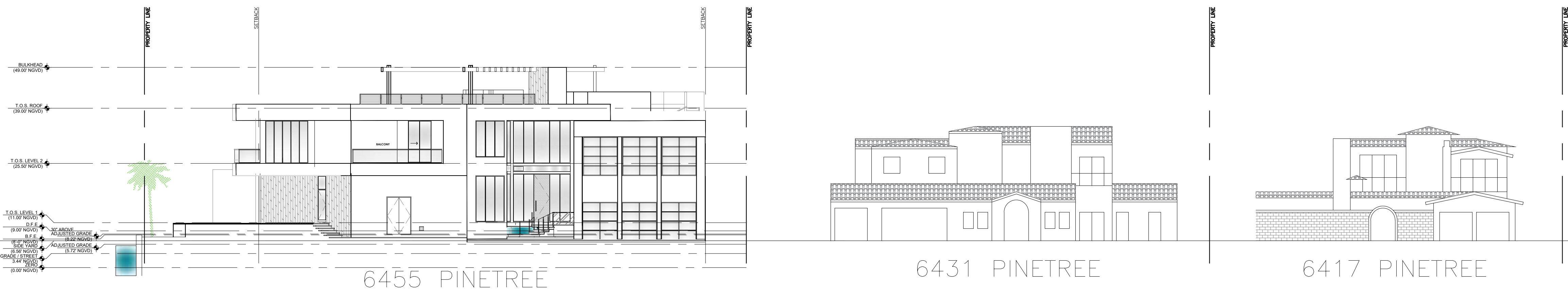


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 CONTEXT ELEVATIONS (PINE TREE DR CIR - EAST)

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



2 CONTEXT ELEVATIONS (PINE TREE DR CIR - WEST)

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

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MEP Engineer Consultant:

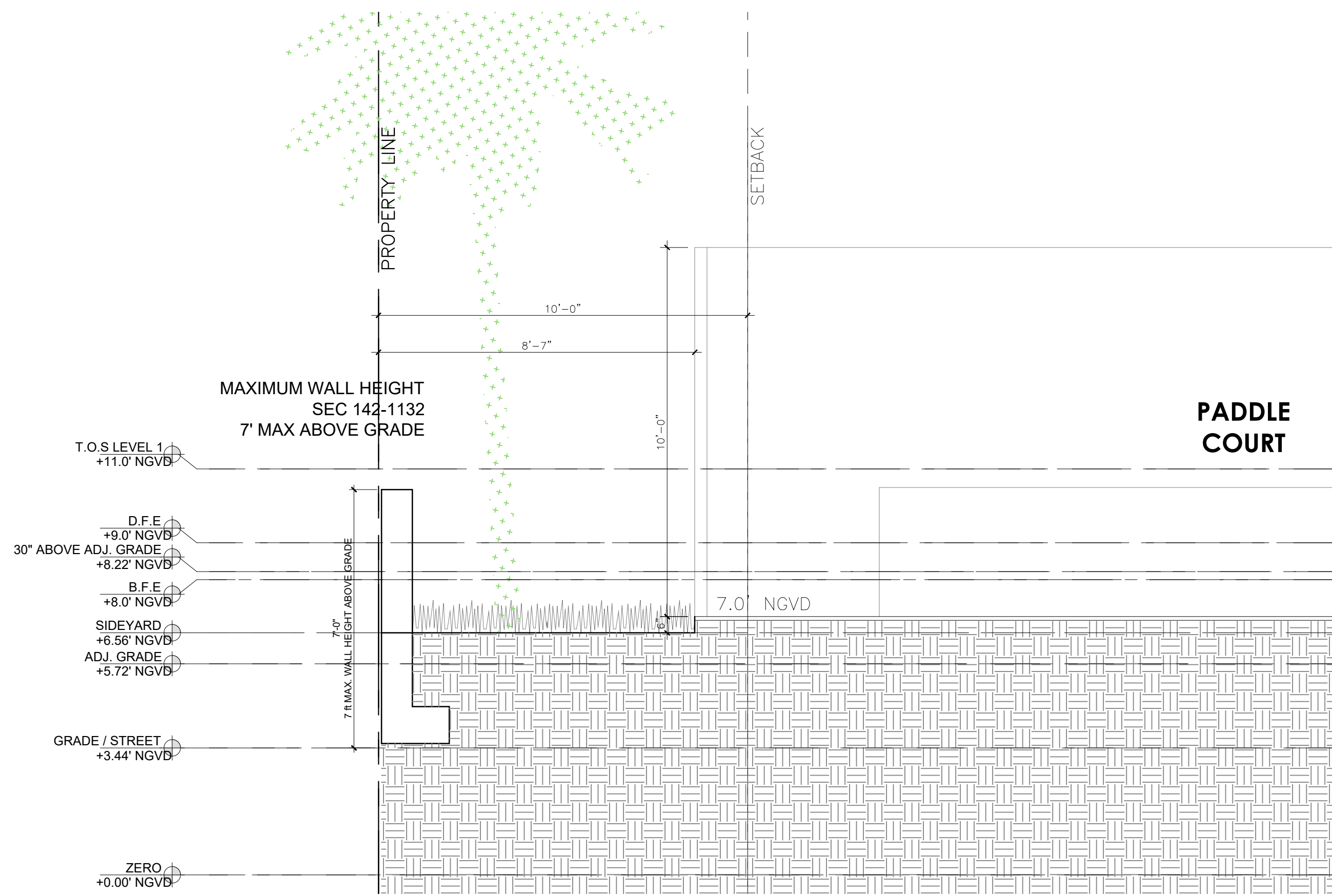
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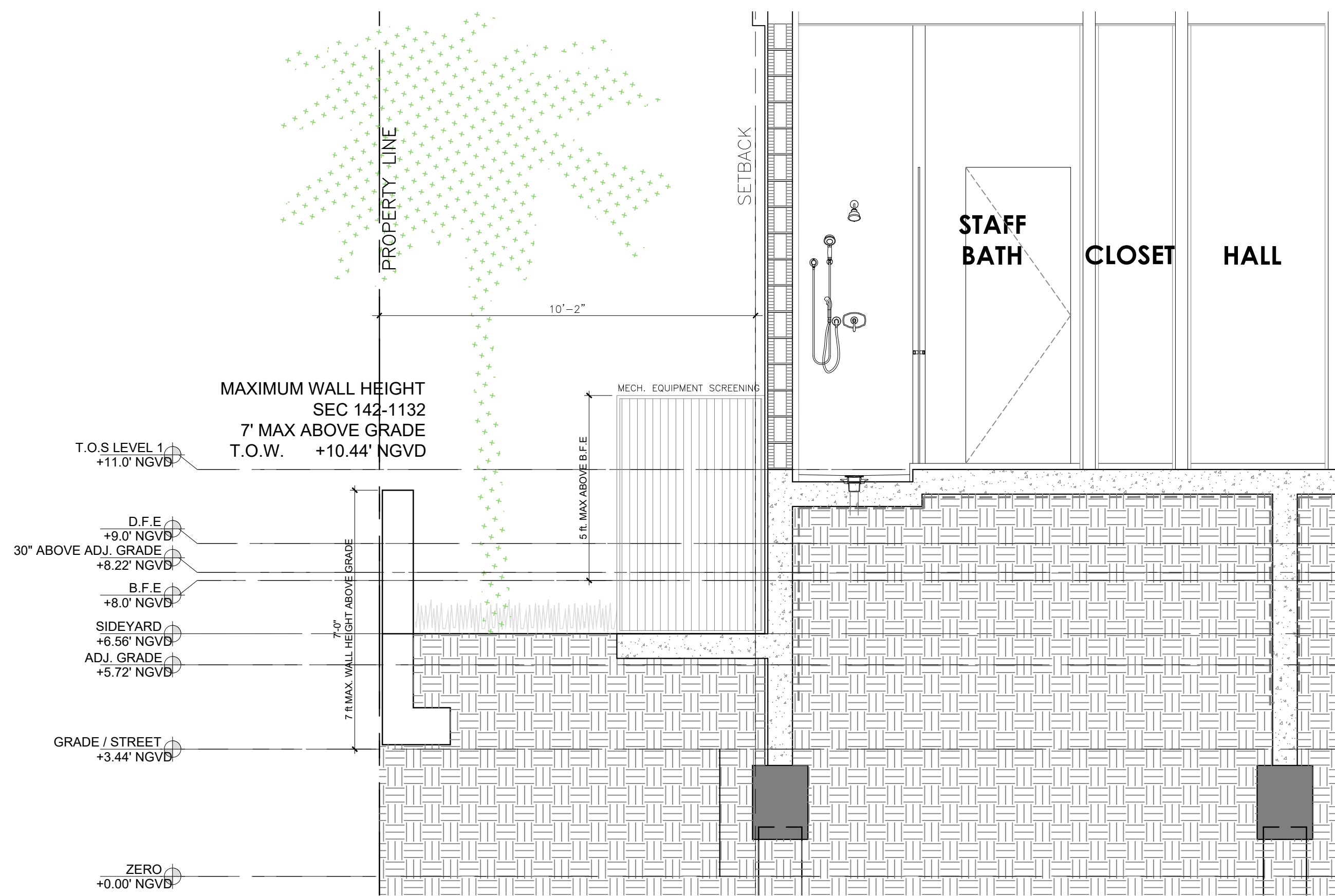


CONTEXT ELEVATIONS

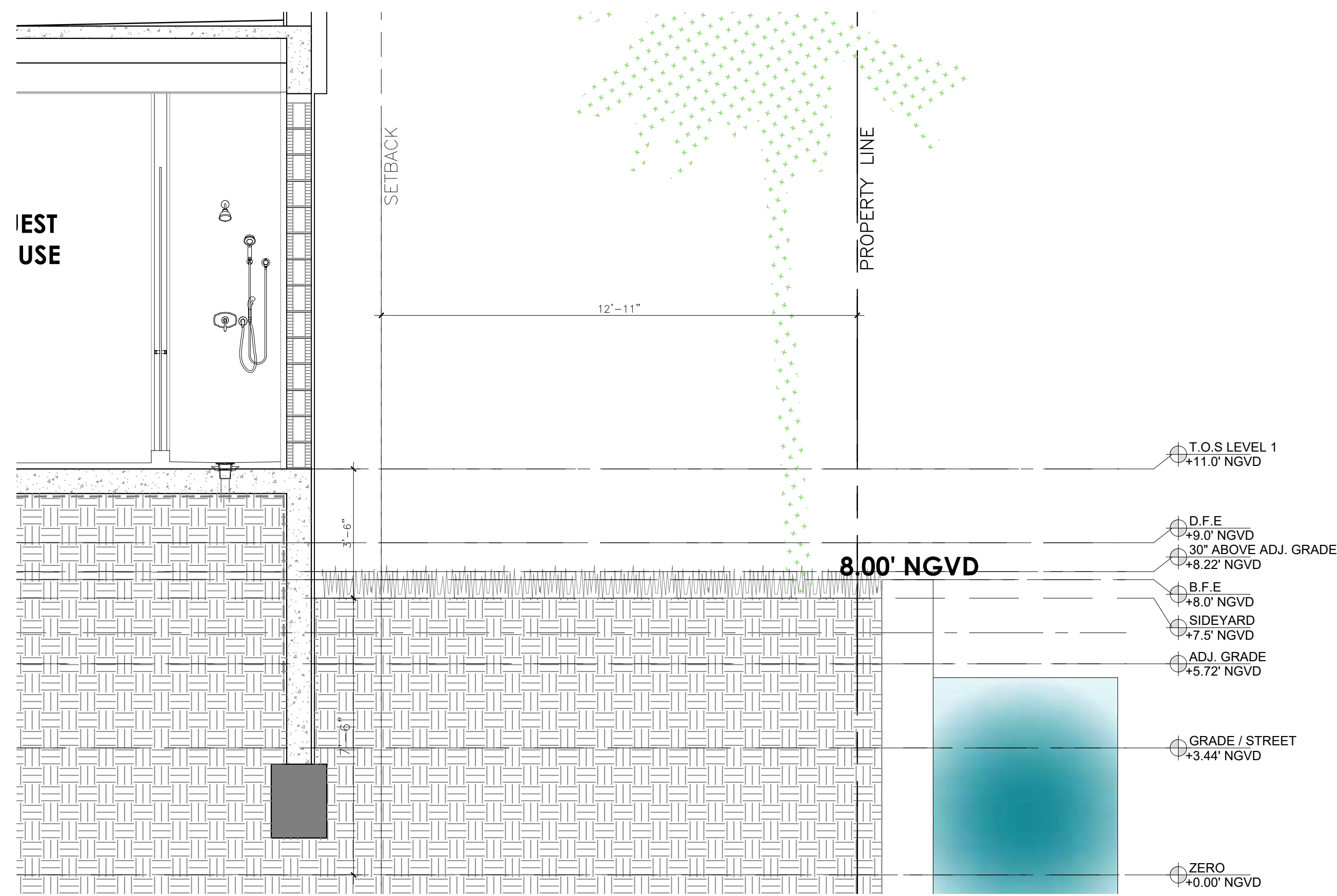
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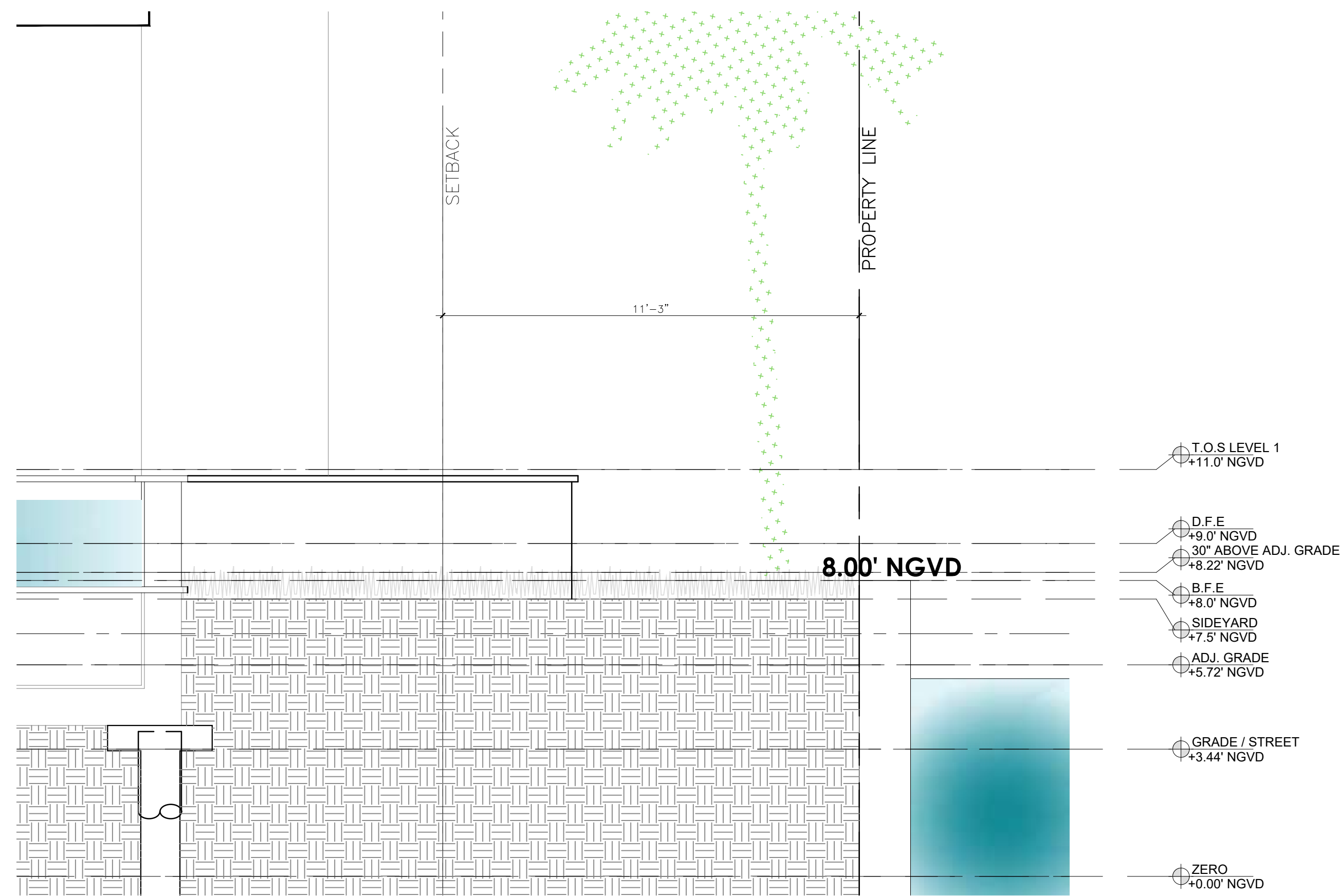
1 SIDEYARD SECTION 1
SCALE: 3/18" = 1'-0"



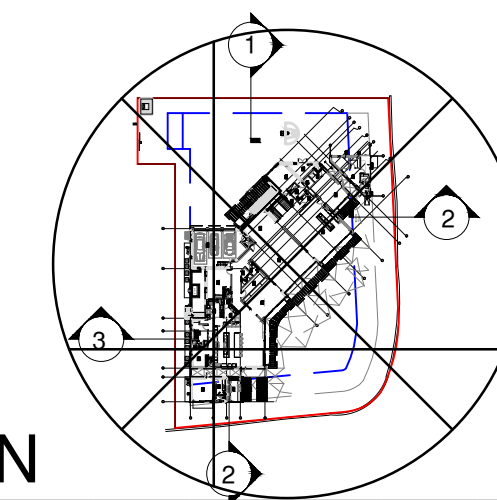
3 SIDEYARD SECTION 3
SCALE: 3/18" = 1'-0"



2 SIDEYARD SECTION 2
SCALE: 3/18" = 1'-0"



4 SIDEYARD SECTION 4
SCALE: 3/18" = 1'-0"



KEY PLAN

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SECTION

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Scale :	
Project # : 2052	



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NE EXPLODED AXONOMETRIC VIEW

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EXPLODED AXONOMETRIC - NE

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NW EXPLODED AXONOMETRIC VIEW



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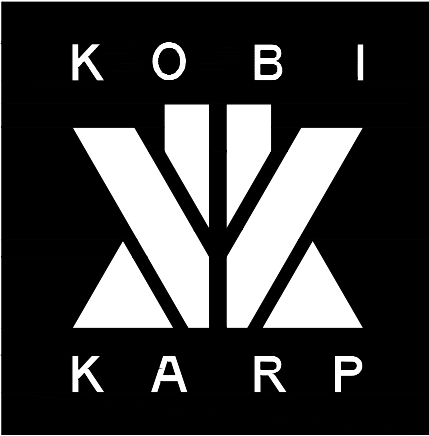
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EXPLODED AXONOMETRIC - NW

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EXPLODED AXONOMETRIC - SE

Date: 12-12-2022	Sheet No.
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SW EXPLODED AXONOMETRIC VIEW

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EXPLODED AXONOMETRIC - SW

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Project # :	2052	