

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

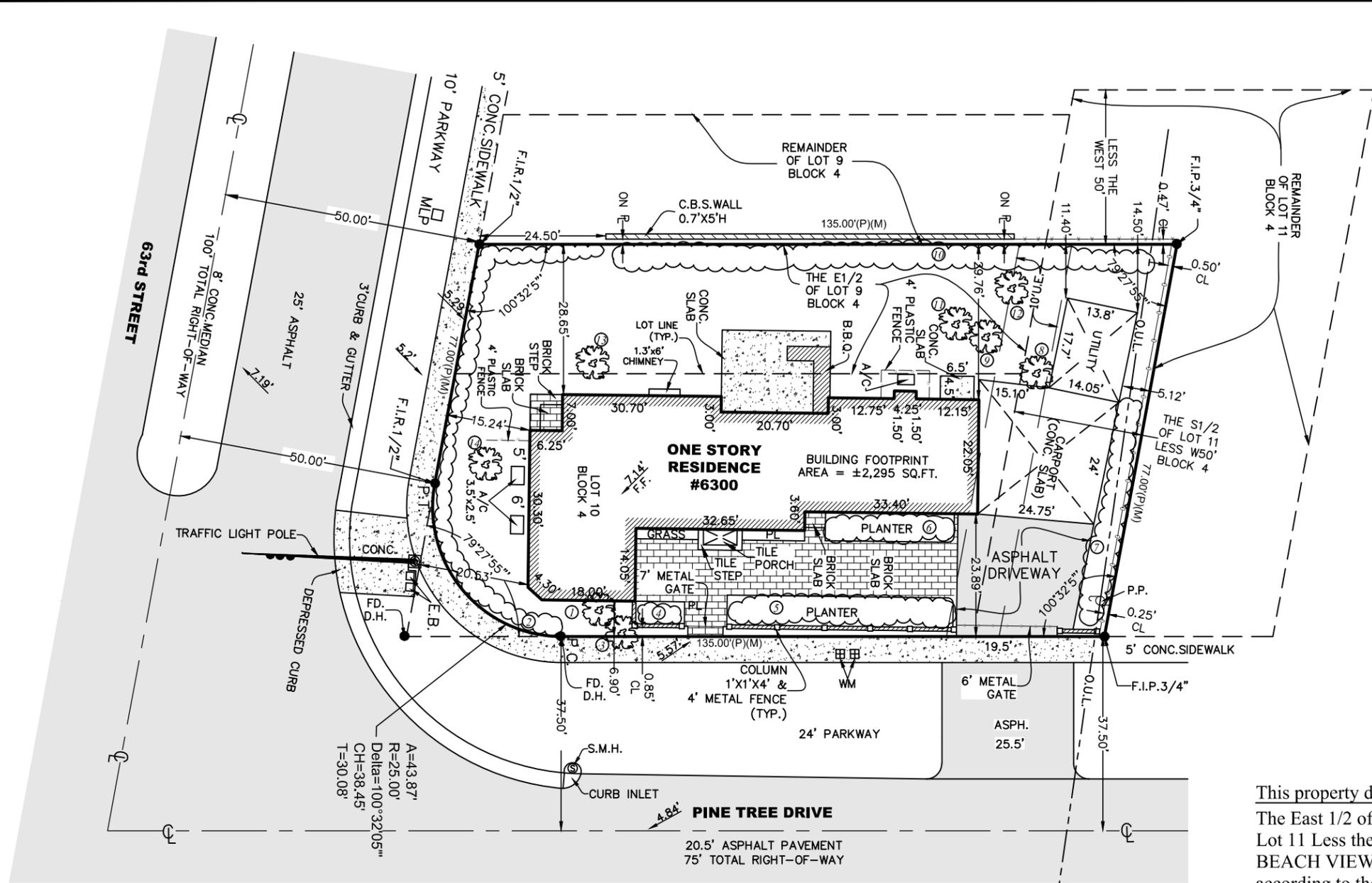
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET			
1	Address:	6300 PINE TREE DR, MIAMI BEACH, FL 33141-4528	
2	Folio number(s):	02-3211-014-0340	
3	Board and file numbers:	BOA	
4	Year built:	1934	Zoning District: RS-4
5	Based Flood Elevation:	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):	Free board:	
7	Lot Area:	10,395 SF	
8	Lot width:	77'	Lot Depth: 135'
9	Max Lot Coverage SF and %:	3,118 SF (30%)	Proposed Lot Coverage SF and %: 3,199 SF (30.77%)
10	Existing Lot Coverage SF and %:	3,155 SF (30.35%)	Lot coverage deducted (garage-storage) SF: N/A
11	Front Yard Open Space SF and %:	1,268 SF (12.20%)	Rear Yard Open Space SF and %: 1,155 SF (11%)
12	Max Unit Size SF and %:	5,198 SF (50%)	Proposed Unit Size SF and %: 2,347 SF (22.5%)
13	Existing First Floor Unit Size:	2,303 SF	Proposed First Floor Unit Size: 2,347 SF
14	Existing Second Floor Unit Size:		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
15		N/A	Proposed Second Floor Unit Size SF and %: N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A
		Required	Existing
17	Height:	21'-0"	11'-11"
18	Setbacks:		11'-11"
19	Front First level:	20'-0"	16'-5"
20	Front Second level:	N/A	N/A
21	Side 1:	10'-0"	28'-8"
22	Side 2 or (facing street):	15'-0"	6'-11"
23	Rear:	20'-3"	28'-10"
24	Accessory Structure Side 1:	7'-6"	N/A
25	Accessory Structure Side 2 or (facing street):	N/A	N/A
26	Accessory Structure Rear:	7'-6"	5'-1"
27	Sum of Side yard:	19'-3"	35'-7"
28	Sum of Side yard:	19'-3"	35'-7"
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			

LEGAL DESCRIPTION:

THE EAST 1/4 OF LOT 9 AND ALL OF LOT 10 AND THE SOUTH 1/4 OF LOT 11 LESS THE WEST 50 FEET, BLOCK 4, BEACH VIEW ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION PLAN
SCALE: N.T.S.



TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	PALM TREE	18"	20'	8'
2	FICUS HEDGE	10.8"	15'	6'
3	PINE TREE	7.2"	25'	8'
4	ARECA	24"	15'	8'
5	ARECA	24"	15'	6'
6	ARECA	12"	20'	6'
7	PALM HEDGE	10.8"	20'	6'
8	PALM TREE	14.4"	15'	8'
9	PALM TREE	18"	15'	9'
10	ARECA PALM HEDGE	30"	20'	10'
11	PALM TREE	13.2"	12'	10'
12	PALM TREE	12"	11'	8'
13	PALM TREE	30"	17'	10'
14	PALM TREE	24"	30'	6'

This property described as:
 The East 1/2 of Lot 9 and all of Lot 10 and the South 1/2 of Lot 11 Less the West 50 feet, Block 4, BEACH VIEW ADDITION, according to the Plat thereof as recorded in Plat Book 16, Page 10, of the Public Records of Miami-Dade County, Florida.

Certified to:
 Solon M. Pereira Filho

Address:
 6300 Pine Tree Drive, Miami Beach, FL 33141

Lot Area = ±10,016 sq.ft. (±0.23 acres)

Elevations shown refer to N.G.V.D. 1929.
 BM # A-33 (MIAMI-DADE)
 Elevation = 8.23 ft (N.G.V.D.)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS: 02/14/17 SURVEY UPDATE 06/22/17 TREE SURVEY 07/17/17 ELEVATIONS ADDED				
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0307	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09/11/09	F.I.R.M.INDEX 09/11/09	BASE ELEV. + 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 55, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
 RENE AIGUESVIVES 12/15/16
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.

Surveyors, Mappers and Land Planners
 5701 S.W. 107th Avenue #204, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date 12/09/16	Scale: 1" = 25'	Drawn by: J.A.	Drwg. No. 16-18901
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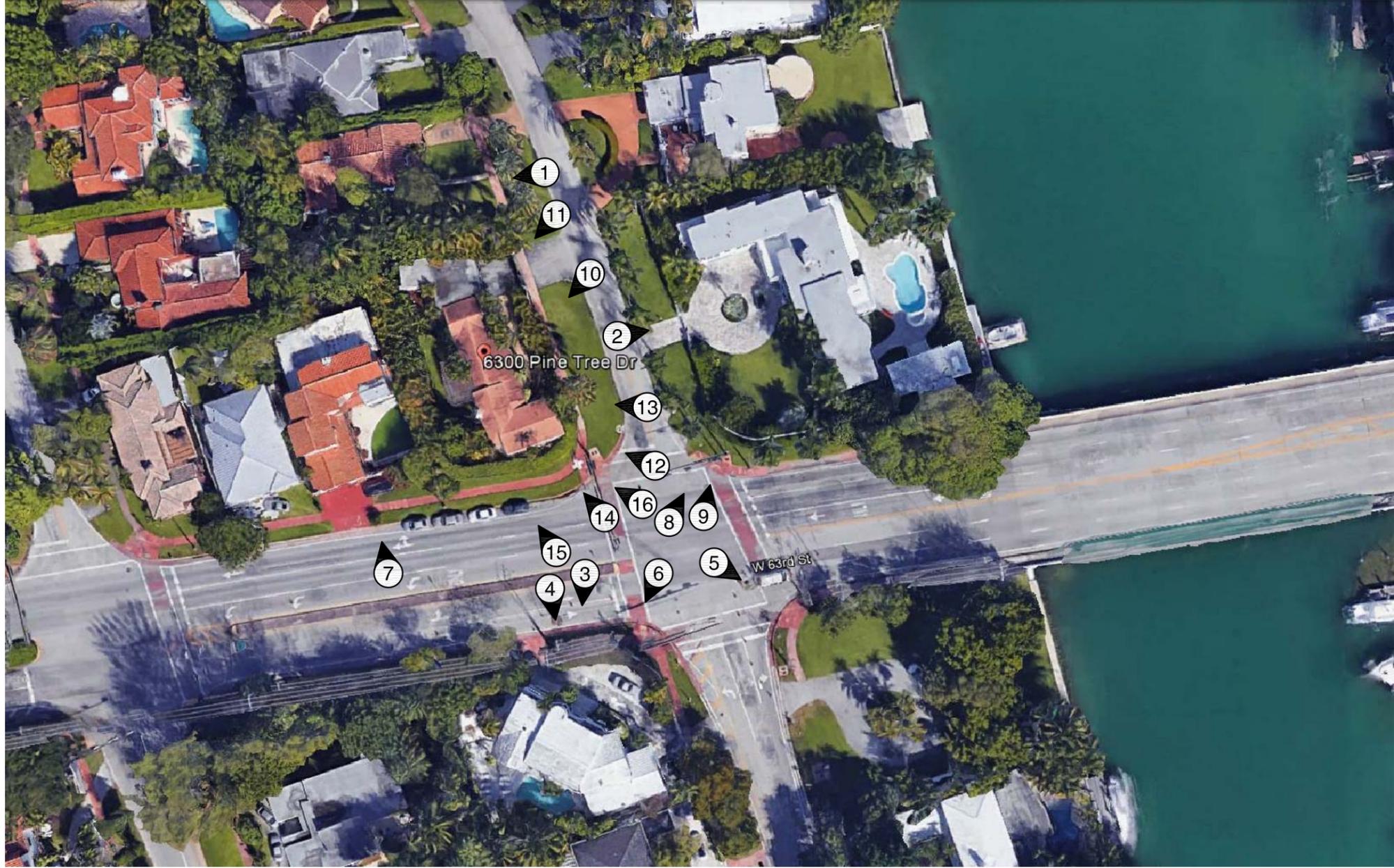
NOTE:

a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 c) Code restrictions and title search not reflected in this survey.
 d) Underground utilities, improvements, footings and encroachments, if any not located.
 e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
 f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

LEGEND

A = Arc
 ASPH = Asphalt
 BM = Bench Mark
 BRG = Bearing
 CATV = Cable TV
 CB = Catch basin
 CBS = Concrete Block Structure
 CH = Chord
 Chatta. = Chattahoochee
 CL = Center Line
 CLF = Chain Link Fence
 CL = Clear
 CONC. = Concrete
 D = Delta
 Ø = Diameter
 DH = Drill Hole
 DME = Drainage & Maintenance Easement
 E.B. = Electric Box
 Enc. = Encroachment
 F.F. = Finish Floor
 F.H. = Fire Hydrant
 F.I.R. = Found Iron Rebar
 FPL = Florida Power & Light
 F.I.P. = Found Iron Pipe
 FD. = Found
 L.P. = Light Pole
 M = Measured
 M.F. = Metal Fence
 M.H. = Manhole
 ML = Monument Line
 MON. = Monument
 N/A = Not Applicable
 N/D = Nail & Disc
 NTS = Not to Scale
 O/S = Offset
 O.U.L. = Overhead Utility Lines
 OH = Overhang
 P = Plat
 PB = Plat Book
 PC = Point of Curvature
 P.C.C. = Point of Compound Curvature
 PCP = Permanent Control Point
 PG = Page
 P.I. = Point of Intersection
 PL = Property Line
 PL = Planter
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 P.P. = Power Pole
 P.R.M. = Permanent Reference Monument
 P.R.C. = Point of Reverse Curvature
 PT = Point of Tangency
 R = Radius
 R/R = Railroad
 PSM = Professional Surveyor Mapper
 R/W = Right-of-Way
 SWK = Sidewalk
 Sec. = Section
 (TYP) = Typical
 T = Tangent
 U.E. = Utility Easement
 W.F. = Wood Fence
 W.M. = Water Meter
 W.V. = Water Valve
 X/X = Denotes Spot Elevations Taken

NOTE:
 g) All roads shown hereon are public unless otherwise noted.
 h) No identification cap found on property corners unless otherwise noted.
 i) Distance along boundary are record and measured unless otherwise noted.
 j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
 k) Accuracy: The expected use of land as classified in the minimum technical standards (5,17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.



CONTEXT PHOTOGRAPHS KEY PLAN
SCALE: N.T.S.





CONTEXT PHOTOGRAPH ①



CONTEXT PHOTOGRAPH ②



CONTEXT PHOTOGRAPH ③



CONTEXT PHOTOGRAPH ④