

Proposed additions and renovations for:

Pereira Residence

6300 Pine Tree Dr. Miami Beach FL 33141

Owner:

Solon M. Pereira Filho

6300 Pine Tree Dr. Miami Beach FL 33141

LOCATION MAP



TEAM

Architect	Project Manager
OA Architecture Orlando Alonso Jr.	OA Architecture Daniel Alonso
305 595 3095	786 853 2732
oalonsojr@oa-arch.com	dalonso@oa-arch.com

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COVER

SURVEY

ARCHITECTURE

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A0.2 EXISTING / DEMOLITION ELEVATIONS

A1.1 PROPOSED FLOOR PLAN

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A2.1 PROPOSED ELEVATIONS

SCOPE OF WORK

1, New powder room addition,

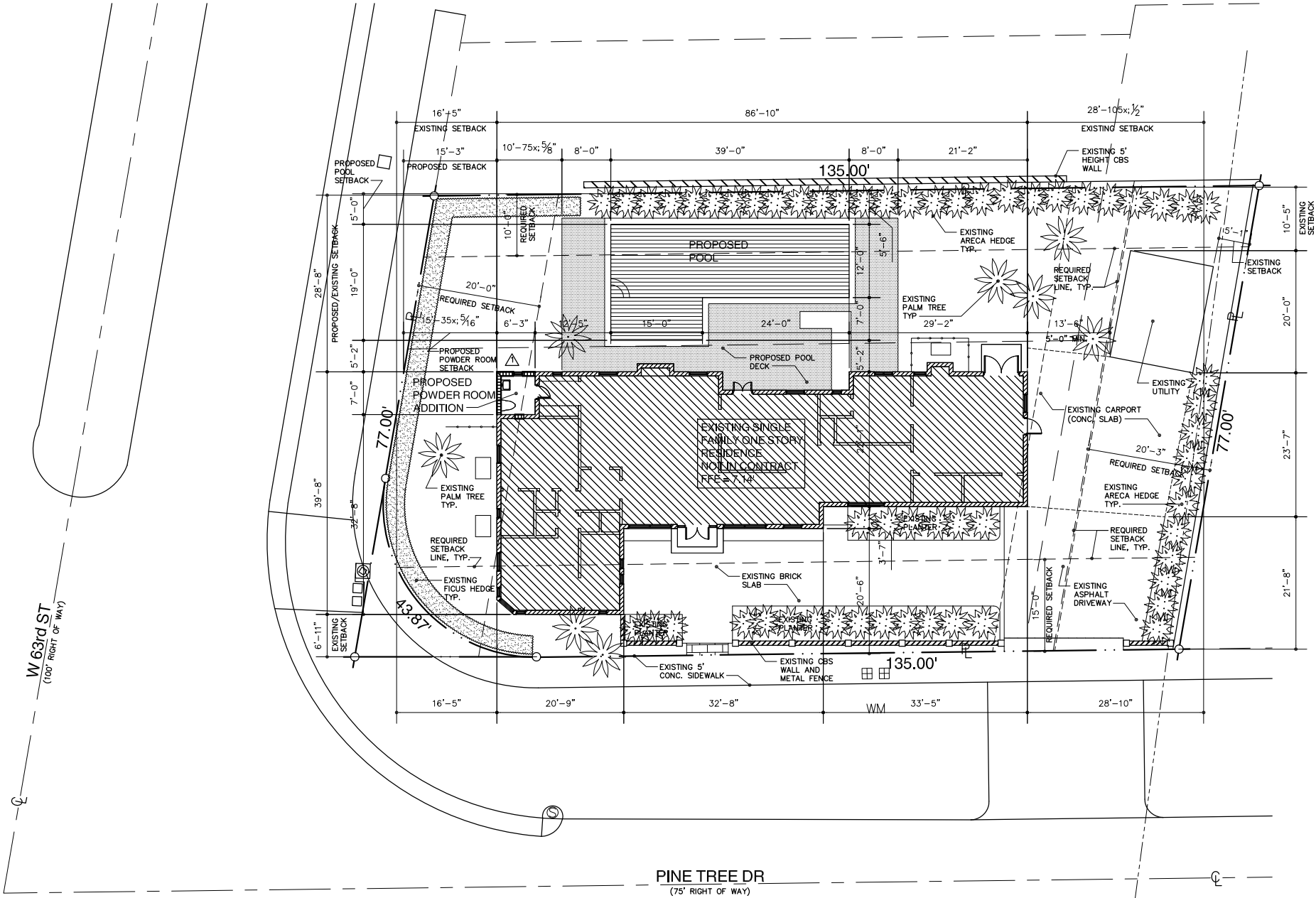
2, New swimming pool and deck,

REVISION LIST

07.05.17 LT First Submittal

07.18.17 LT Comment Response

07.27.17 LT Final Submittal

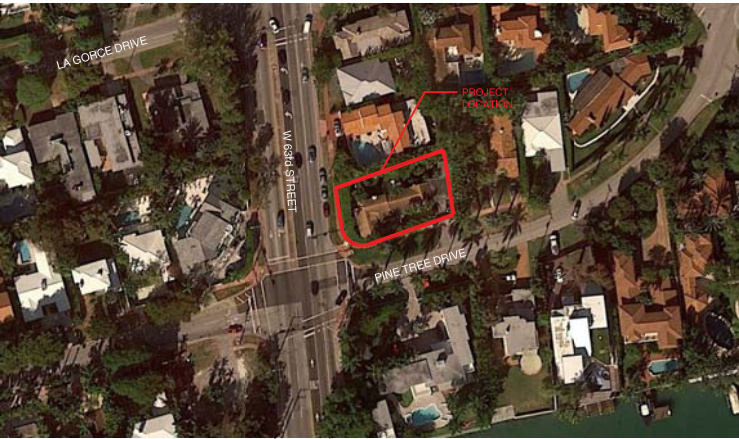


PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

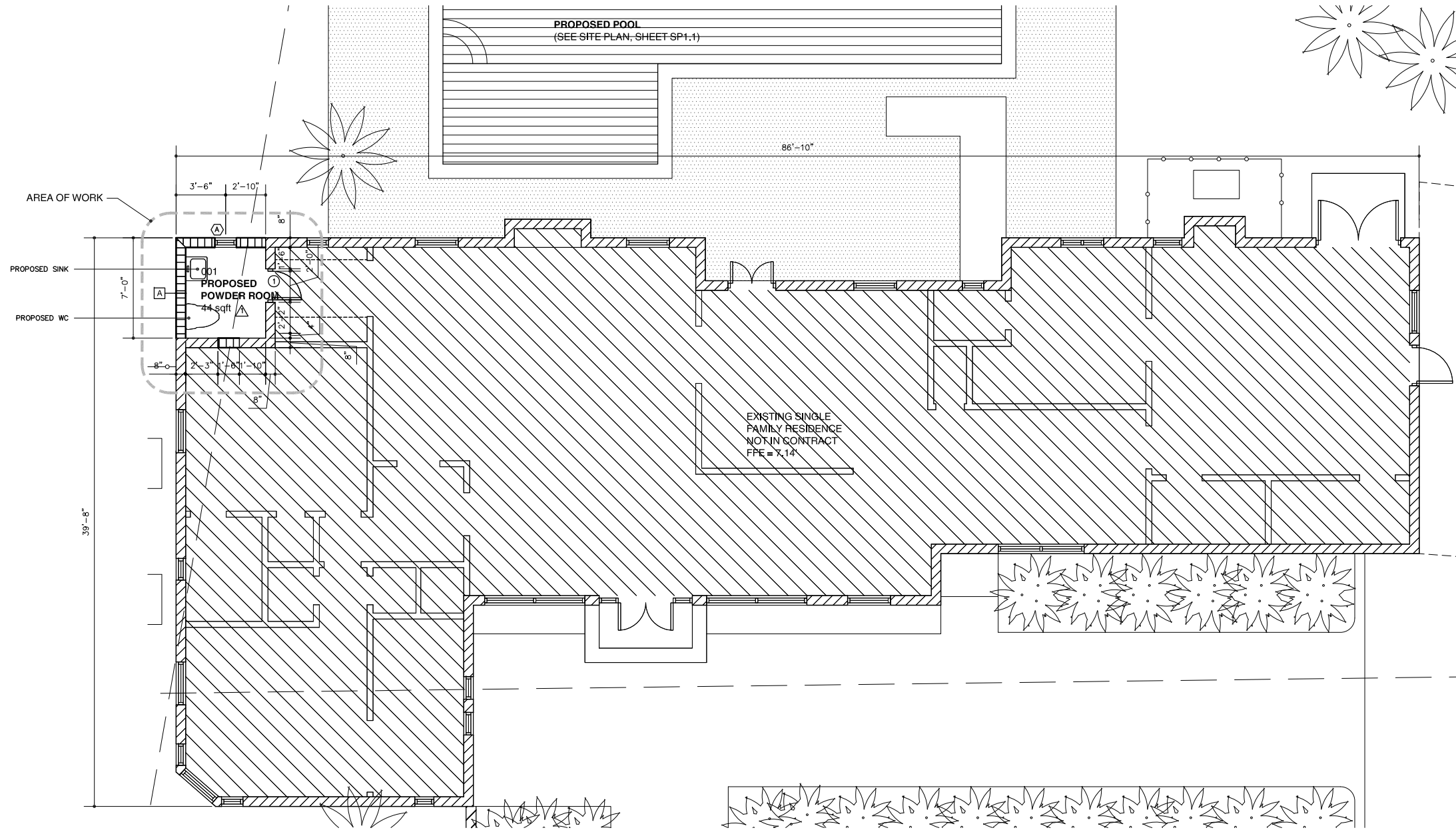
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:		6300 PINE TREE DR, MIAMI BEACH, FL 33141-4528	
2	Folio number(s):		02-3211-014-0340	
3	Board and file numbers :		BOA	
4	Year built:		Zoning District:	RS-4
5	Based Flood Elevation:		Grade value in NGVD:	
6	Adjusted 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 (80%)	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		N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)
15				Proposed Second Floor Unit Size SF and %:
16				Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):
		Required	Existing	Proposed
17	Height:	21'-0"	11'-11"	11'-11"
18	Setbacks:			
19	Front First level:	20'-0"	16'-5"	15'-3"
20	Front Second level:	N/A	N/A	N/A
21	Side 1:	10'-0"	28'-8"	28'-8"
22	Side 2 or (facing street):	15'-0"	6'-11"	N/A
23	Rear:	20'-3"	28'-10"	N/A
24	Accessory Structure Side 1:	7'-6"	10'-5"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	7'-6"	5'-1"	N/A
26	Sum of Side yard :	19'-3"	35'-7"	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.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

Proposed bath addition for:
Pereira Residence
Owner: Solor M. Pereira Filho
6300 Pine Tree Dr. Miami Beach FL, 33141

Consulting Engineer

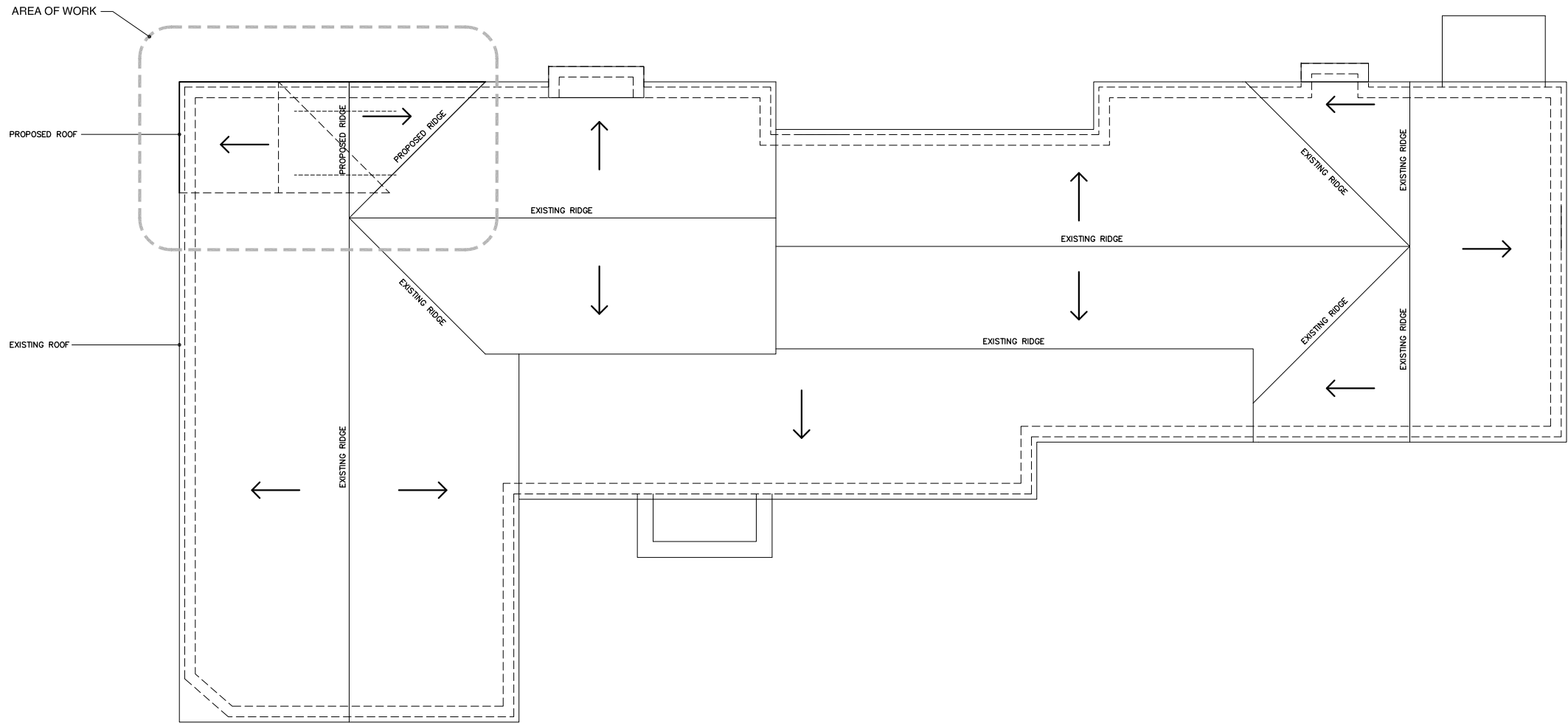
07.05.17 LT First Submittal
07.22.17 LT Final Submittal
Job: A1713 Start: 06/07/2017

07.03.17 LT Command Response

Charles Moore
Florida Registration No. AR 14138
NOT FOR PERMIT USE/ISS
SIGNED/SEALED & DATED



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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

Proposed bath addition for:
Pereira Residence
Owner: Soton M. Pereira Filho
6300 Pine Tree Dr. Miami Beach FL, 33141

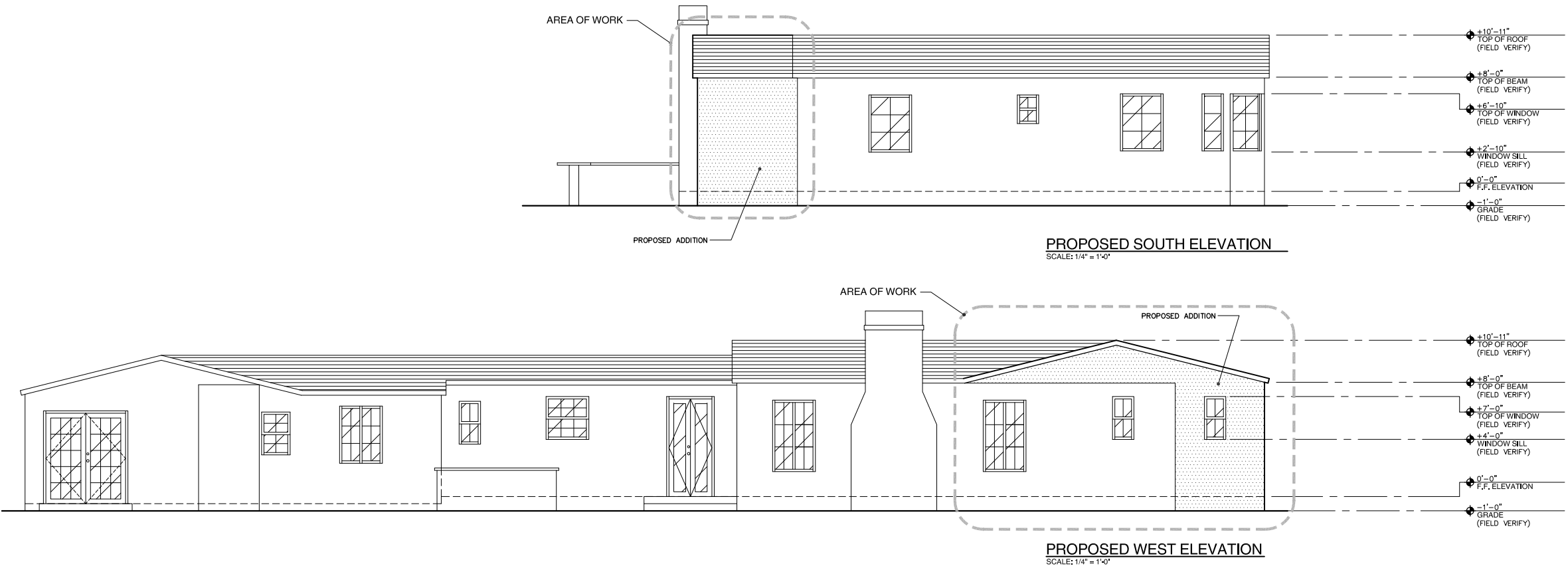
Consulting Engineer

07.05.17 LT Final Submittal
07.27.17 LT Final Submittal
Job: A1713 Start: 06/27/2017

Check: Maria S.
Printed: Wednesday, April 14, 2016
NOT FOR CONSTRUCTION
SIGNED/SEALED & DATED



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Proposed bath addition for:
Pereira Residence
Owner: Solon M. Pereira Filho
6300 Pine Tree Dr. Miami Beach FL, 33141

Consulting Engineer

07.05.17 LT Final Submittal
07.27.17 LT Final Submittal
Job: A1713 Sheet: 06.07.2017

Client: Mr. & Mrs. Pereira
Project: Pereira Residence, A1713
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