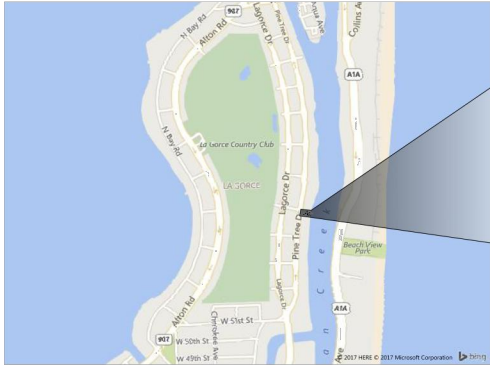


PROJECT ADDRESS: 5465 PINE TREE DRIVE, MIAMI BEACH, FL 33140-2145



SCOPE OF WORK

1. DESCRIPTION OF WORK: New construction 2 story single family residence.
2. SCOPE OF WORK:
- 2.1 Demolition of existing main house and retention of existing detached garage/guest cottage.
 - 2.2 New construction 2 story single family residence.

FINAL DRB SUBMITTAL DEADLINE DATE:

FINAL
SUBMITTAL
1/5/18

DRAWING INDEX	
Sheet Number	Sheet Name
D-000	COVER & INDEX
D-001	EXISTING SITE SURVEY
D-002	EXISTING SITE SURVEY
D-003	EXISTING SITE SURVEY
D-004	EXISTING SITE SURVEY
D-005	EXISTING SITE SURVEY
D-100	DEMOLITION PLAN
D-101	SITE PLAN
D-102	ZONING CHART
D-103	NEIGHBORHOOD CONTEXT
D-104	EXISTING SITE CONTEXT
D-105	EXISTING SITE CONTEXT
D-106	EXISTING SITE CONTEXT
D-107	SETBACK VARIANCE
D-108	OPEN AREA DIAGRAM
D-109	UNIT SIZE - GROUND FLOOR PLANS
D-110	UNIT SIZE - SECOND FLOOR PLANS
D-111	UNIT SIZE - ROOF PLAN
D-112	HEIGHT EXEPTION ROOF PLAN
D-113	LOT COVERAGE
D-114	LEFT SIDE YAR DIAGRAM
D-115	RIGHT SIDE YARD DIAGRAM
D-200	GROUND FLOOR PLAN
D-201	SECOND FLOOR PLAN
D-202	ROOF PLAN
D-203	BUILDING SECTION
D-204	BUILDING SECTION
D-205	BUILDING SECTION
D-206	BUILDING SECTION
D-207	BUILDING SECTION
D-208	BUILDING SECTION
D-209	BUILDING SECTION
D-210	BUILDING SECTION
D-211	FRONT ELEVATION
D-212	RIGHT SIDE ELEVATION
D-213	REAR ELEVATION
D-214	LEFT SIDE ELEVATION
D-215	FRONT ELEVATION - DETACHED GARAGE
D-216	RIGHT SIDE ELEVATION - DETACHED GARAGE
D-217	REAR ELEVATION - DETACHED GARAGE
D-218	LEFT SIDE ELEVATION - DETACHED GARAGE
D-219	EXIST. FRONT FENCE, PIERS AND GATES PICTURES
D-220	EXIST. FRONT FENCE, PIERS AND GATES PICTURES
D-221	EXIST. FRONT FENCE, PIERS AND GATES ELEV.
D-222	EXISTING NORTH & SOUTH FENCE PICTURES
D-223	EXISTING SOUTH FENCE PICTURES
D-224	EXIST. SOUTH FENCE AND PIERS ELEV.
D-225	AXONOMETRIC VIEWS
D-226	AXONOMETRIC VIEWS
D-300	TREE DISPOSITION PLAN
D-301	TREE DISPOSITION PLAN
D-302	TREE DISPOSITION CHART
D-303	PLANTING PLAN
D-304	PLANTING DETAILS
D-305	PLANTING NOTES
D-306	MAINTENANCE NOTES
D-307	PLANT PHOTOBOARD

REV:1/5/18



COVER & INDEX		D-000
5465 PINE TREE DRIVE Miami Beach, FL 33140		Date: 10/17/2017
		Scale:

BOUNDARY AND MEAN HIGH WATER LINE SURVEY

LEGAL DESCRIPTION (As Shown in Owner's Policy of Title Insurance):

Lot 29, in Block 1, of BEACH VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 9 at Page 158, of the Public Records of Dade County, Florida;

ALSO

Beginning at the intersection of the Easterly line of Pine Tree Drive with the center line of West 55th Street produced Easterly as said Pine Tree Drive and West 55th Street are shown on a Plat entitled "BEACH VIEW SUBDIVISION", recorded in Plat Book 9, at Page 158, of the Public Records of Dade County, Florida, run in a Northerly direction along the Easterly line of Pine Tree Drive, a distance of Forty-Five and Four Hundredths (45.04) feet to the Point of Beginning of the tract of land herein described;

From said point of beginning run in a Southeasterly direction along the arc of a circular curve deflecting to the left, and having for its elements a central angle of 90 degrees 09' 56" and a radius of 20 feet, a distance of 31.47' to the point of tangency of the above mentioned circular curve;

Thence run in an Easterly direction along a line tangent to the above mentioned circular curve, said line being parallel to and 25 feet distant Northerly from the center line of West 55th Street produced Easterly, a distance of 155.7 feet to a point, and said point being the intersection of the last mentioned line with the outside face of the concrete bulkhead on the Westerly shore of Indian Creek;

Thence run in a Southerly direction, meandering the outside face of said concrete bulkhead on the Westerly shore of Indian Creek, a distance of 50 feet, plus or minus, to a point;

Thence run in a Westerly direction along a line parallel to and 25 feet distant Southerly from the center line of West 55th Street, produced Easterly, a distance of 152.3 feet to a point, said point being the point of curvature of a circular curve, deflecting to the left;

Thence run along the arc of the last mentioned circular curve deflecting to the left, having for its elements a central angle of 90 degrees 09' 56" and a radius of 20 feet, a distance of 31.47' to the point of compound curvature of the last mentioned circular curve, said point also being at the intersection of the arc of the last mentioned circular curve with the arc of a circular curve on the Easterly line of Pine Tree Drive,

Thence run in a Northerly direction along the Easterly line of Pine Tree Drive a distance of 90.08 feet to the Point of Beginning of the tract of land herein described, containing 02 acres, more or less;

which land is more generally described as:

That parcel of land bounded on the North by Block 1-A; on the South by Block 1; on the West by the East line of Pine Tree Drive; and on the East by Indian Creek, and marked "Private Street"; as shown upon the Plat of Beach View Subdivision according to the, Plat thereof, recorded in Plat Book 9, at Page 158, of the Public Records of Dade County, Florida.

LESS AND EXCEPT

A portion of "Private Street" being located within the plat of BEACH VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 158, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 1 Block 1 A of the aforementioned BEACH VIEW SUBDIVISION, being a point on the arc on a 6937' radius curve to the right concave Northwesternly, a radial line at said point bears North 7135°45' West; thence along the arc of said curve being the Easterly right of way line of Pinetree Drive and the West line of Lot 1 Block 1A, through a central angle of 00°26'59", for an arc distance of 54.44 feet to the Point of Beginning; thence continue along the arc of the aforementioned 6937' radius curve through a central angle of 00°09'56", for an arc distance of 20.06 feet to the intersection with the Westerly projection of the South line of the aforementioned Lot 1 Block 1A, thence South 74°03'21" East, along the Westerly projection of the aforementioned Lot 1 Block 1A, a distance of 20.03 feet to the point of curvature of a 20.00' radius curve concave Northeastly, a radial line at said point bears South 15°56'39" West, thence along the arc of said curve to the right through a central angle of 90°09'56", for an arc distance of 31.47 feet to the Point of Beginning.

Subject to the following matters of record as designated in Schedule B, Exceptions of Old Republic National Title Insurance Company, Owner's Policy of Title Insurance, Policy Number: OXFL-08583888, File Number: Centner, ORT File Number 17061327, Policy Date: 07/12/2017 at 3:15 PM

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years, which are not yet due and payable.
Not a Survey matter and contains no plottable elements.

2. *Restrictions, dedications and easements as shown on the Plat of Beach View Subdivision as recorded in Plat Book 9, Page 158, of the Public Records of Miami-Dade County, Florida.*
Not a Survey matter and contains no plottable elements.

3. *Declaration of Use for Guest House related to Impact Fees as contained in instrument recorded in Official Records Book 21428, Page 1213, of the Public Records of Miami-Dade County, Florida.*
Not a Survey matter and contains no plottable elements.

4. *Riparian and littoral rights are not insured.*
Not a Survey matter and contains no plottable elements.

5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
Not a Survey matter and contains no plottable elements.

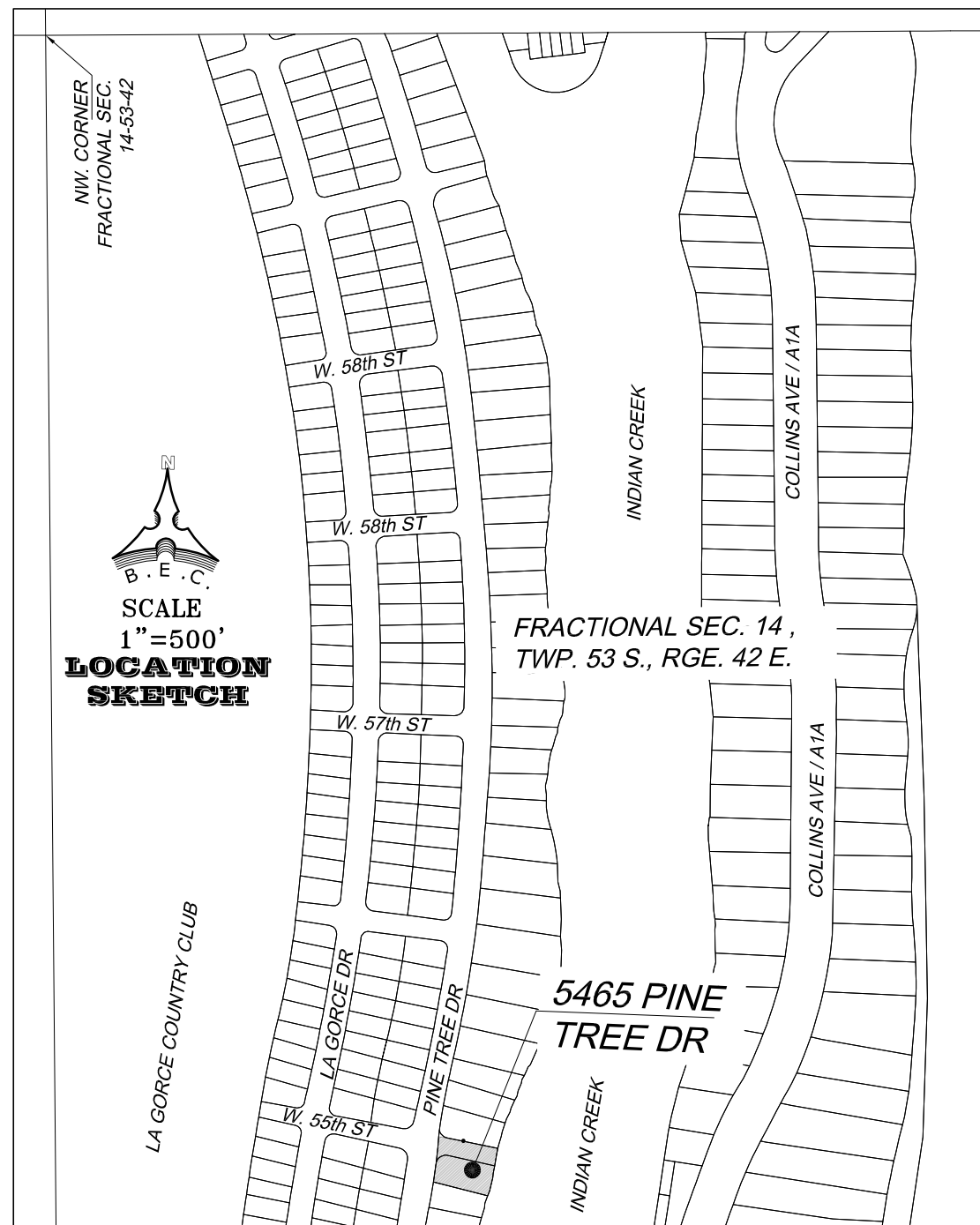
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
Not a Survey matter and contains no plottable elements.

7. The following state of facts as disclosed by that survey prepared by NexGen Surveying, LLC, dated June 22, 2017 under Job #100009659:
- a. Encroachment of driveway upon the adjacent road right of way along the Westerly boundary of subject property.
 - b. Encroachment of a concrete wall on the Northerly boundary of subject property.

Biscayne Engineering did not evaluate this matter.

8. Mortgage in favor of First Republic Bank recorded July 12, 2017 in Official Records Book 30609, Page 4981, of the Public Records of Miami-Dade County, Florida.
Not a Survey matter and contains no plottable elements.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.



SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY AND MEAN HIGH WATER LINE SURVEY" was prepared under my responsible charge and complies with Chapter 177, Part II, Florida statutes, and in accordance with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL. 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

Survey Date: 08-04-2017
Underground Utilities Survey Date: 10-06-2017

Wolfgang S. Hueck, PSM, For the Firm
Professional Surveyor and Mapper No. 6519
State of Florida

THIS SURVEY IS NOT COMPLETE
WITHOUT ALL FOUR (5) SHEETS

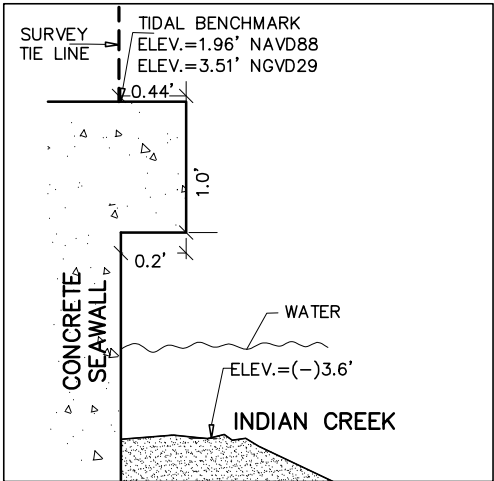
DC-5868 NGVD-29 11"x17"

[illegible]

BOUNDARY AND MEAN HIGH WATER LINE SURVEY



EAST SIDE LOOKING NORTH



DETAIL: PROFILE VIEW
LOOKING NORTH
NOT TO SCALE

ABBREVIATIONS

AC. = ACRES
B.E.C. = BISCAYNE ENGINEERING COMPANY
BEC = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
(C) = CALCULATED BASED ON SURVEY MEASUREMENTS
CBS = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
D = DIAMETER
ELEV. = ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
FND= FOUND
H = HEIGHT
ID = IDENTIFICATION
I.P. = IRON PIPE
I.P.&C = IRON PIPE AND CAP
IR&C = IRON ROD AND CAP
L = LENGTH (WHEN USED IN CURVE DATA)
N/A = NOT AVAILABLE
N.T.S. = NOT TO SCALE
N&W = NAIL AND WASHER
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PER PLAT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
(R) = RECORD
R&C = 5/8"Ø REBAR AND CAP
RGE = RANGE
R/W = RIGHT-OF-WAY
S = SPREAD
SE. = SOUTHEAST
SEC. = SECTION
S.F. = SQUARE FEET
TWP = TOWNSHIP
± = MORE AND LESS
CL = CENTER LINE
Ø = DIAMETER
(') = FEET
(") = INCHES

LEGEND:

- CATCH BASIN
- WOOD POWER POLE
- LIGHT POLE
- WATER METER
- BOLLARD
- TELEPHONE/COMMUNICATION MANHOLE
- PALM
- TREE
- FIRE DEPARTMENT CONNECTION
- SIGN

LINE TYPES:

- WOOD FENCE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- OVERHEAD WIRES
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- STORM SEWER LINE
- WATER LINE

SURVEYOR'S NOTES:

- Legal Description provided by client.
- This site lies in Section 14, Township 53 South, Range 42 East, Miami-Dade County, Florida.
- Area of the subject property to the Mean High Water Line is 21,214 square feet more or less.
- Bearings and coordinates shown hereon refer to the Florida State Plane Coordinate System, East Zone, NAD83 (North American Datum of 1983), bearings were derived by obtaining coordinates using real time kinematic (RTK) global position equipment having sub-centimeter accuracy using a Trimble model R8 unit (dual frequency) and are referenced to the Southerly line of Lot 29, Block 1 of Beach View Subdivision, having a bearing of S82°20'52"E.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to the following City of Miami Beach benchmarks.
i) MDC D 186: PK Nail and Washer in concrete rim of BST MH, elevation = 5.77 feet, location E intersection W 55th Street & Pine Tree Drive.
ii) CMB 53 01 P: PK Nail and Washer on curb, W side of landscape median, elevation = 5.09 feet, location intersection of W 53 Street & Pine Tree Drive.
- Lands shown hereon are located in Federal Flood Zone "AE", elevation 8' NGVD-1929 = (8.00-1.55) = **6.45 feet NAVD-88**, per FIRM Map Number 12086C0328, Suffix L, Community Name: City of Miami Beach, Community Number: 120651, Revised: September 11, 2009.
- Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.
- Ties from property lines to building are to the exterior face of building's perimeter walls; underground foundations have not been located or shown.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown including but not limited to buildings, structural appurtenances, storm drainage systems, tanks or rubbish fills.
- The location of visible utilities shown hereon were field located.
- The approximate location of underground utilities was marked in the field by InfraMap Corporation and located by Biscayne Engineering Company on 11-06-2017 (See InfraMap PROJECT#: PF14717).
- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.
- There may be additional restrictions affecting this property found in the laws of the City of Miami Beach, and the State of Florida.
- This survey is a retracement of the Sketch of Survey for Lot 29 and a portion of private Road adjacent to said Lot, Block 1, Beach View Subdivision prepared by Biscayne Engineering Company, Drawing 318-SS-4, order # 11183, field book #608-39, bearing a date of May 28, 1946.
- Reference: Sketch of Survey for Lot 1, Block 1-A, Beach View Subdivision prepared by Biscayne Engineering Company, Drawing # BT-1910, order # 01-66711, field book 2000-II-47-52, bearing a date of 8-29-88.
- The mean high water elevation as shown hereon was established by extending the elevation shown at Mean High High Water Interpolation Point No. 158
- THE MEAN HIGH WATER LEVEL SHOWN HEREON HAS AN ELEVATION OF (+)0.16' NAVD OF 1988, AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAVING AN ELEVATION OF 0.16 FEET RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- NOTE: THIS SURVEY HAS BEEN REDUCED FROM IT'S ORIGINAL SIZE OF 24"x36" SHEETS AND RECONFIGURED ONTO THE FOUR (4) SHEETS HEREON IN ORDER TO MAINTAIN THE GRAPHIC SCALES AS SHOWN HEREON.

HATCH TYPES

- BUILDING LIMITS
- CONCRETE WALL

+ 7.4 = GROUND ELEVATION (TYPICAL)
x 5.45 = HARD SURFACE ELEVATION (TYPICAL)

THIS SURVEY IS NOT COMPLETE
WITHOUT ALL FOUR (5) SHEETS

5465 PINE TREE DRIVE
MIAMI BEACH FL, 33140

FOR DAVID AND LEILA CENTNER

DESIGNED BY: I.G./A.R.
DATE: 03-04-17

APPROVED BY: W.H.

FIELD BOOK No. 2904/44

CHECKED BY: W.H./A.R.

ORDER No.
03-85890

SHEET No.
2 OF 5

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors

PH: (305) 324-7671
FAX: (305) 324-0609

WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

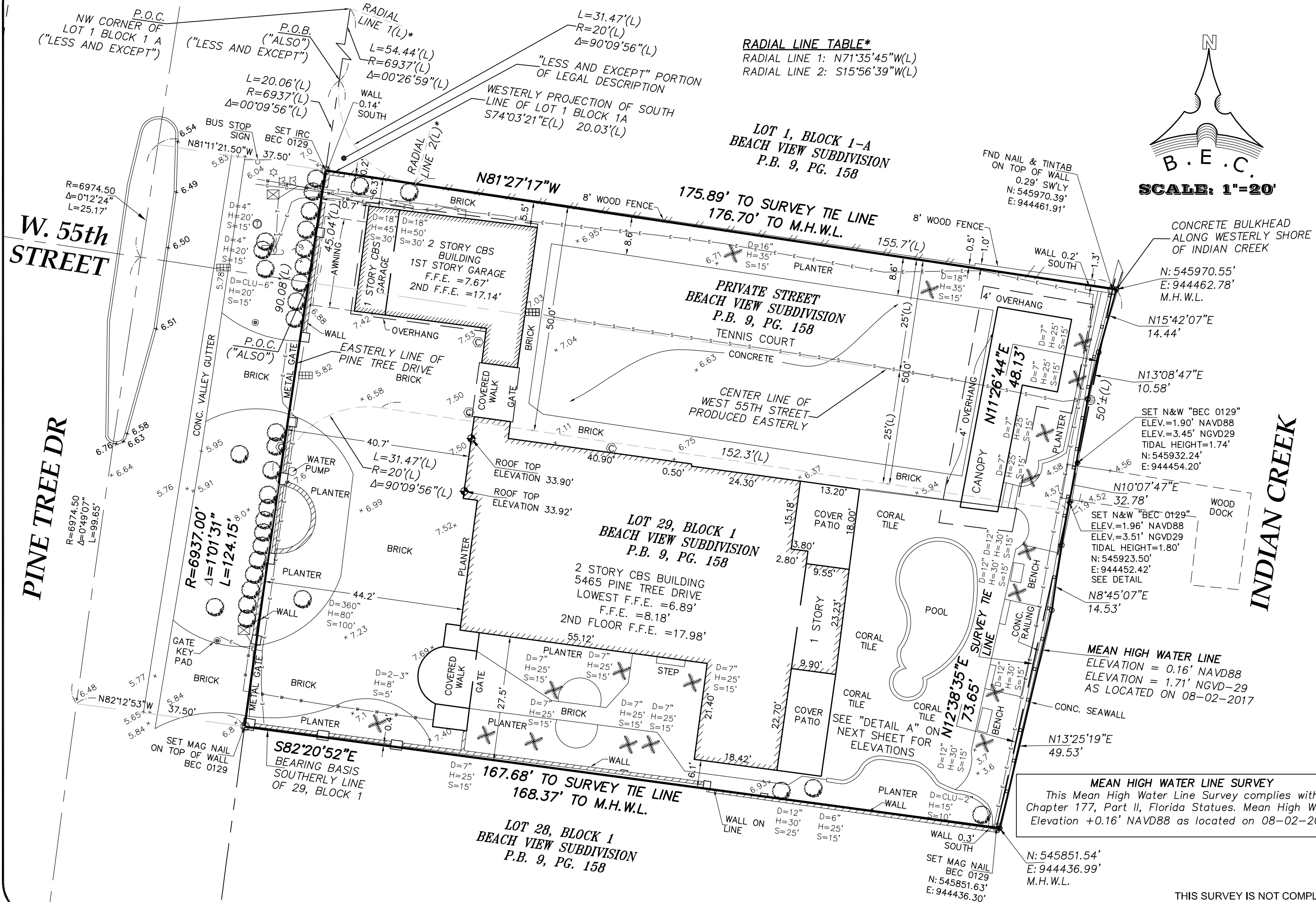
MIAMI
529 WEST FLAGLER STREET
FLORIDA 33130

COMMENTS

DATE

F.E.#

BOUNDARY AND MEAN HIGH WATER LINE SURVEY



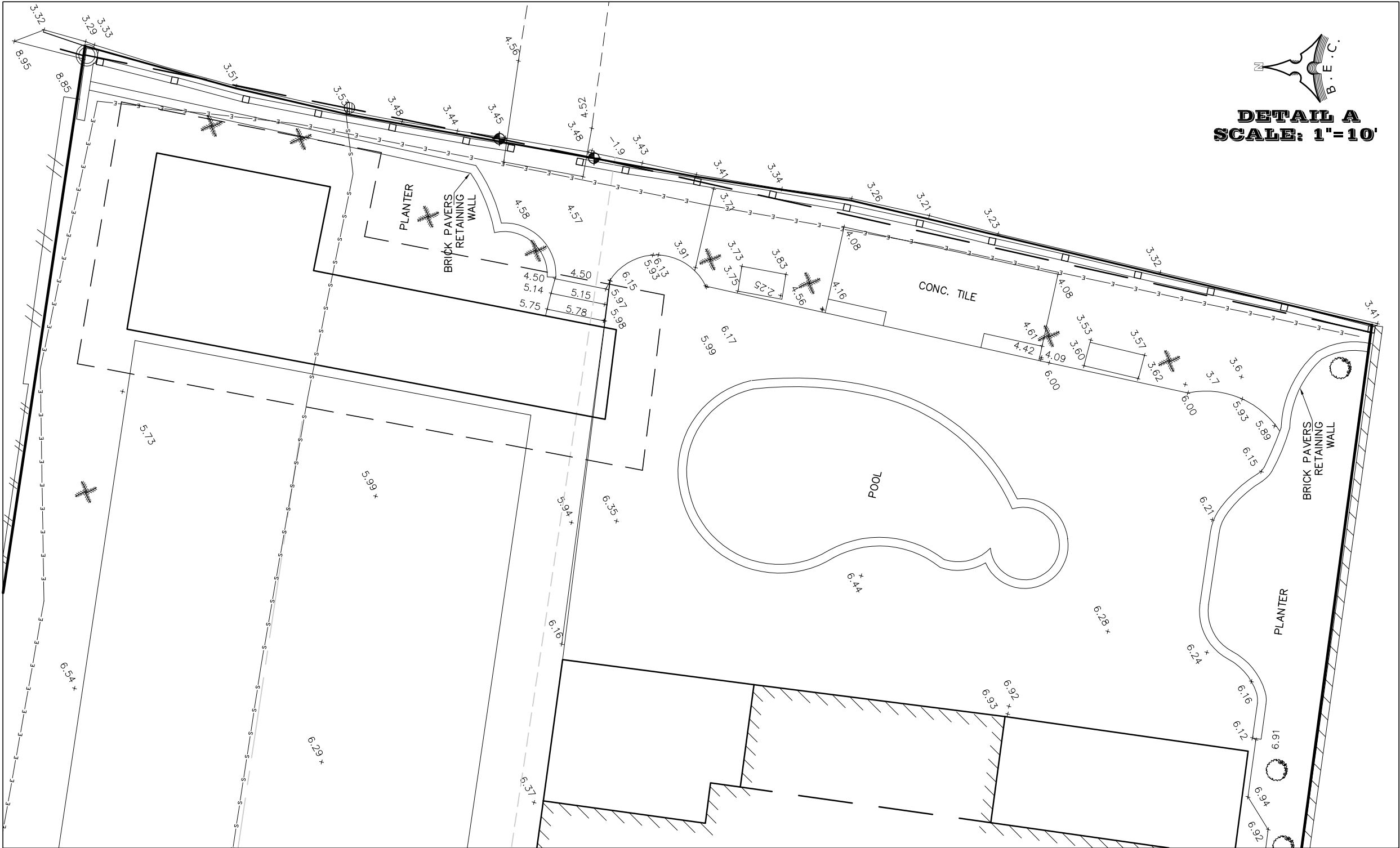
MEAN HIGH WATER LINE SURVEY
This Mean High Water Line Survey complies with Chapter 177, Part II, Florida Statutes. Mean High Water Elevation +0.16' NAVD88 as located on 08-02-2017

N: 545851.54'
E: 944436.99'
M.H.W.L.

THIS SURVEY IS NOT COMPLETE
WITHOUT ALL FOUR (5) SHEETS

DC-5868 NGVD-29 11"x17"

BOUNDARY AND MEAN HIGH WATER LINE SURVEY



DETAIL A
SCALE: 1"=10'

DATE: Dec 07, 2017 - 3:10pm EST FILE: F:\SURVEY\PROJECTS\58580\58580.DWG AND LEILA CENTER\DWG\58580 11x17.dwg

THIS SURVEY IS NOT COMPLETE
WITHOUT ALL FOUR (5) SHEETS

DC-5868 NGVD-29 11"x17"

5465 PINE TREE DRIVE MIAMI BEACH FL, 33140 FOR DAVID AND LEILA CENTER		BISCAYNE ENGINEERING COMPANY, INC. Consulting Engineers Planners Surveyors MIAMI 529 WEST FLAGLER STREET FLORIDA 33130 PH: (305) 324-7671 FAX: (305) 324-0609 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com	
ORDER NO. 03-85890	SHEET No. 4 OF 5	DESIGNED BY: I.G./A.R. CHECKED BY: W.H./A.R. DATE: 08-04-17 APPROVED BY: W.H.	DRAWN BY: W.H./I.G. FIELD BOOK No. 2904/44

[illegible]

BISCAVNE ENGINEERING COMPANY, INC.
 Consulting Engineers Planners Surveyors

MIAMI
 529 WEST FLAGLER STREET
 FLORIDA, 33130

PH: (305) 324-7971
 FAX: (305) 324-0809

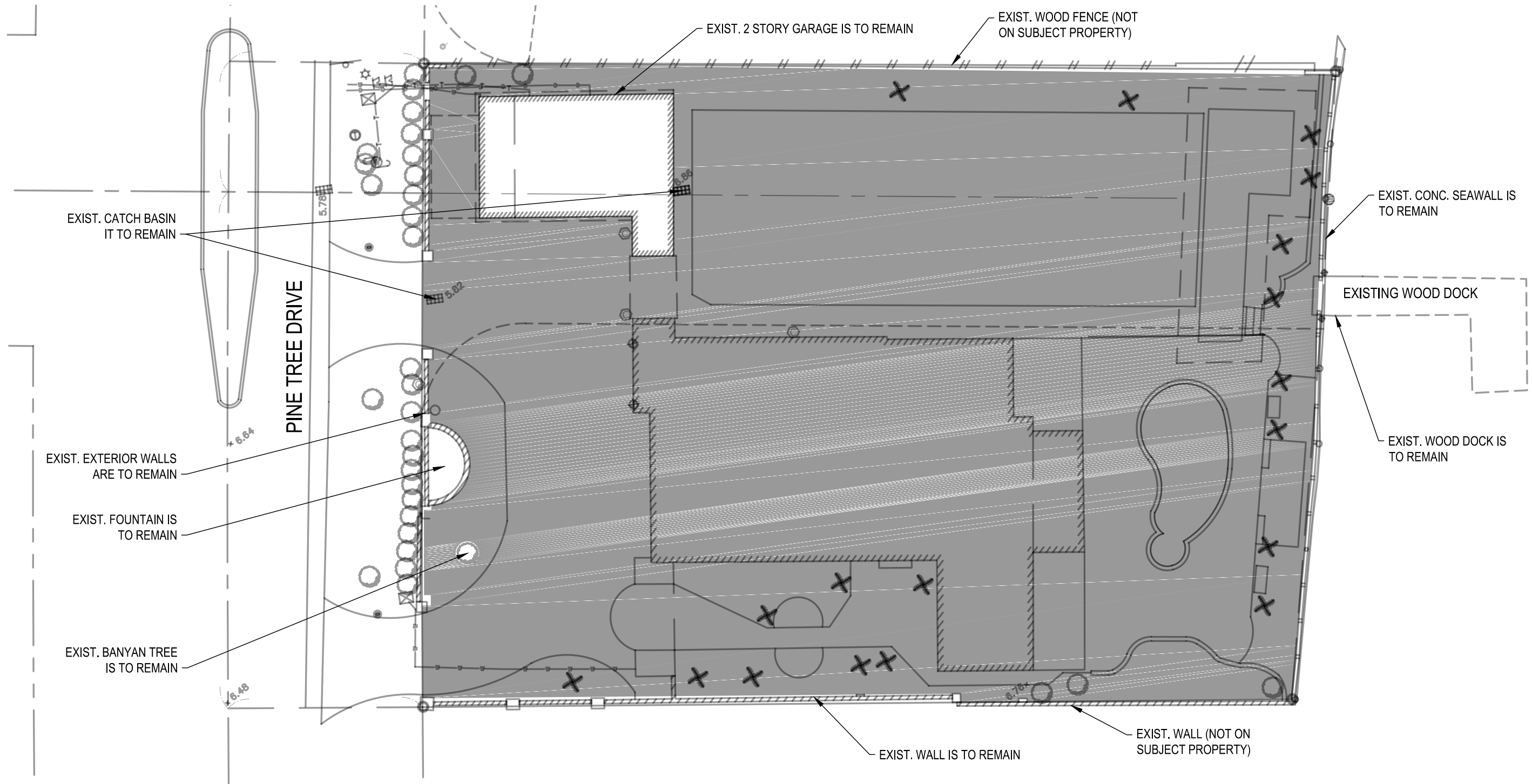
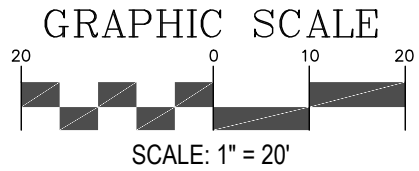
WEB SITE: www.biscavneengineering.com
 E-MAIL: info@biscavneengineering.com

<p> 5465 PINE TREE DRIVE MIAMI BEACH FL, 33140 </p>	<p> FOR: DAVID AND LEILA CANTNER </p>	<p> SCALE: 1"=10' DATE: 08-04-17 </p>	<p> DESIGNED BY: L.G./A.R. APPROVED BY: W.H. </p>	<p> DRAWN BY: W.H./L.G. FIELD BOOK NO: 2904/44 </p>	<p> CHECKED BY: W.H./A.R. </p>
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ORDER No.
03-85890

SHEET No.
5 OF 5

F:\ENGINEERING PROJECTS\02-85942-D'ALESSIO INSPIRED ARCHITECTURAL DESIGNS\3. DESIGN\CAD\PRODUCTION\02-85942-SITE-PLAN.dwg [5] Jan 04, 2018 2:21pm EVECIN



LEGEND



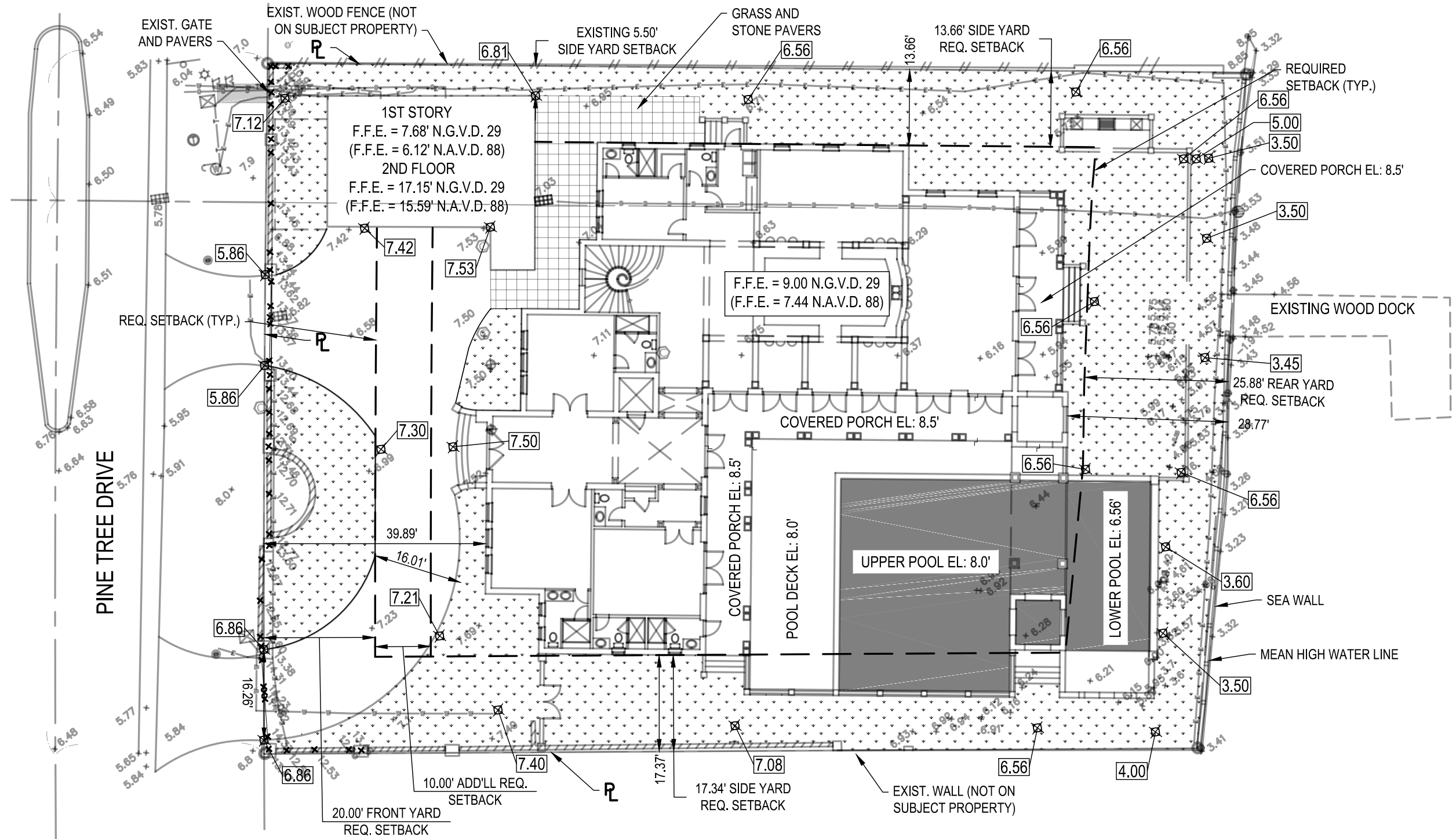
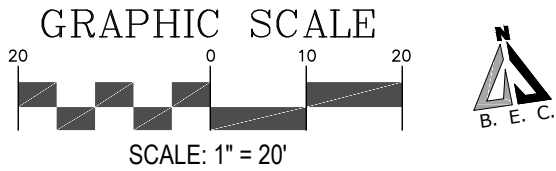
AREA TO BE DEMOLISHED

MIAMI
529 WEST FLAGLER STREET
FLORIDA, 33130
CA 0129
PH: (305) 324-7671
FAX: (305) 324-0809
WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

DEMOLITION PLAN		REV: 1/5/18
5465 PINE TREE DRIVE Miami Beach, FL 33139		D-100
Date: 10/17/2017		Scale: AS SHOWN

This drawing is the property of Biscayne Engineering Company, Inc. and shall not be used or reproduced, in whole or in part without permission of Biscayne Engineering Company, Inc.

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	5465 PINE TREE DRIVE, MIAMI BEACH, FL 33140-2145			
2	Folio number(s):	02-3214-003-0240			
3	Board and file numbers :				
4	Year built:	1926	Zoning District:	RS-3	
5	Based Flood Elevation:	AE-8	Grade value in NGVD:	6.64	
6	Adjusted grade (Flood+Grade/2):	(8+6.64)/2 = 7.32'	Free board:	12"	
7	Lot Area:	21,214			
8	Lot width:	124.15	Lot Depth:	S=168.37' N=179.70'	
9	Max Lot Coverage SF and %:	6,305 S.F. (29.72%)	Proposed Lot Coverage SF and %:	6,200 S.F. (29.22%)	
10	Existing Lot Coverage SF and %:	8,602 S.F. (41%)	Lot coverage deducted (garage-storage) SF:	939 S.F.	
11	Front Yard Open Space SF and %:	1240 S.F. (50%)	Rear Yard Open Space SF and %:	2,530 S.F. (80%)	
12	Max Unit Size SF and %:	10,471 S.F. (49.35%)	Proposed Unit Size SF and %:	10,377 S.F. (49.04%)	
13	Existing First Floor Unit Size:	3,813 S.F.	Proposed First Floor Unit Size:	5,239 S.F.	
14	Existing Second Floor Unit Size	3,588 S.F.	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,967 S.F. (75.72% of First Floor)(Will request water from D.R.B.)	
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):	950 S.F. (23.94%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	29'-9 1/8"			N/A
18	Setbacks:				
19	Front First level:	20'-0"	10.7' (Garage) 40.7' (Residence)	39'-10"	N/A
20	Front Second level:	10'-0"	10.7' (Garage) 40.7' (Residence)	39'-10"	N/A
21	Side 1 (South)(Required N & S Comb.):	25% OF 124.15 = 31'	6'-1"	17'-4"	N/A
22	Side 2 (North)(Required N & S Comb.):	25% OF 124.15 = 31'	5.5' (Garage) 48'-9" (Residential)	13'-8"	N/A
23	Rear:	25'-11"	43'-1"	28'-9"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	25% OF 124.15 = 31'	54'-10"	31'-0"	N/A
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					

LOT AREA: 142-105
PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH
STREET ADDRESS: 5465 PINE TREE DRIVE, MIAMI BEACH, FL 33140-2145
FOLIO NUMBER: 02-3214-003-0240
ZONING DISTRICT: RS-3
FEMA ZONE: AE
BFE: 8' N.G.V.D.

LOT AREA: 142-105
MINIMUM LOT WIDTH: 142-105
GROSS BUILDING AREA: 142-105
LOT COVERAGE: 142-105
BUILDING HEIGHT: 54-35
BUILDING SETBACKS: 142-106
DRIVEWAYS: 142-1132
POOL SETBACK: 142-1132
PROJECTIONS: 142-1132, 142-105
OTHER DIMENSIONAL REQUIREMENTS: 142-105

MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

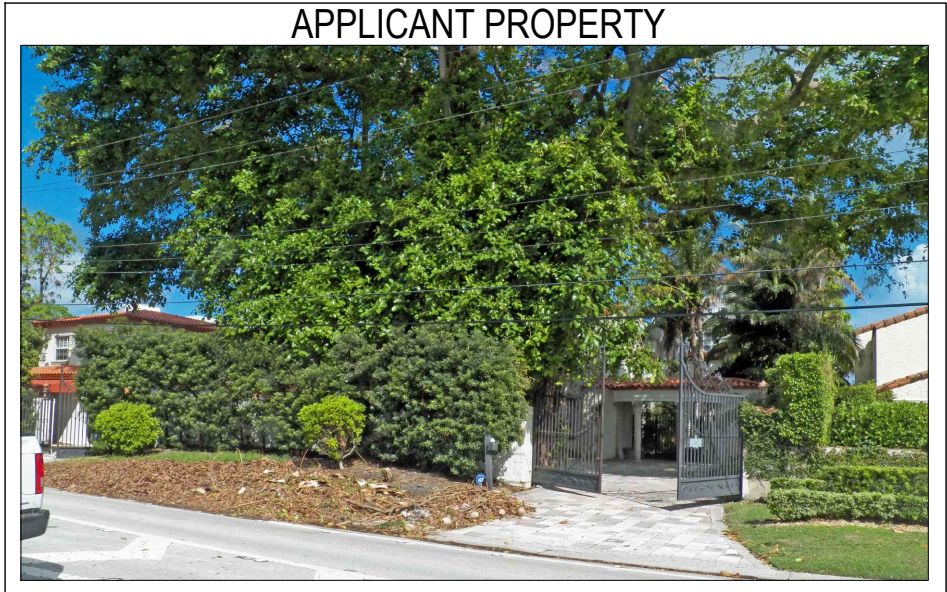
REV: 1/5/15

 <p> MIAMI 529 WEST FLAGLER STREET FLORIDA, 33130 CA 0129 PH: (305) 324-7671 FAX: (305) 324-0809 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com </p>	<p align="center">ZONING CHART</p> <p align="center">5465 PINE TREE DRIVE Miami Beach, FL 33139</p>	<p align="center">D-102</p> <p>Date: 10/17/2017</p> <p>Scale: AS SHOWN</p>

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PINE TREE DRIVE PROPERTIES (TOP VIEW)



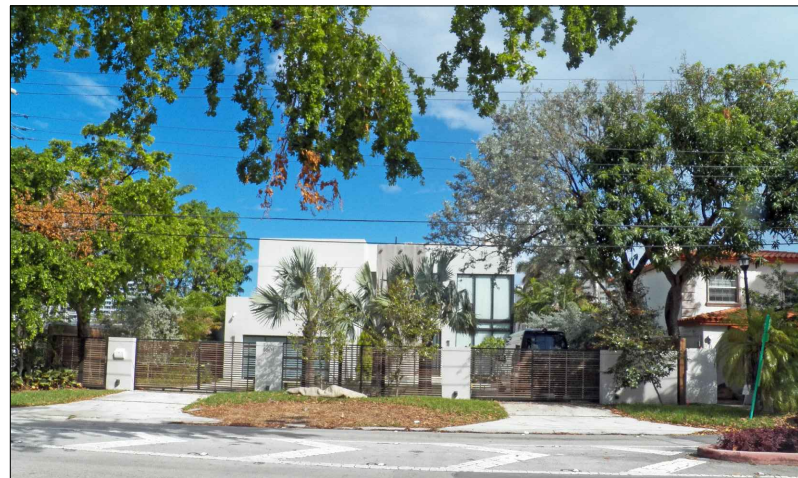
03 5465 PINE TREE DRIVE (FRONT VIEW)
MIAMI BEACH, FL 33140-2145



01 5445 PINE TREE DRIVE (FRONT VIEW)
MIAMI BEACH, FL 33140-2145



02 5451 PINE TREE DRIVE (FRONT VIEW)
MIAMI BEACH, FL 33140-2145



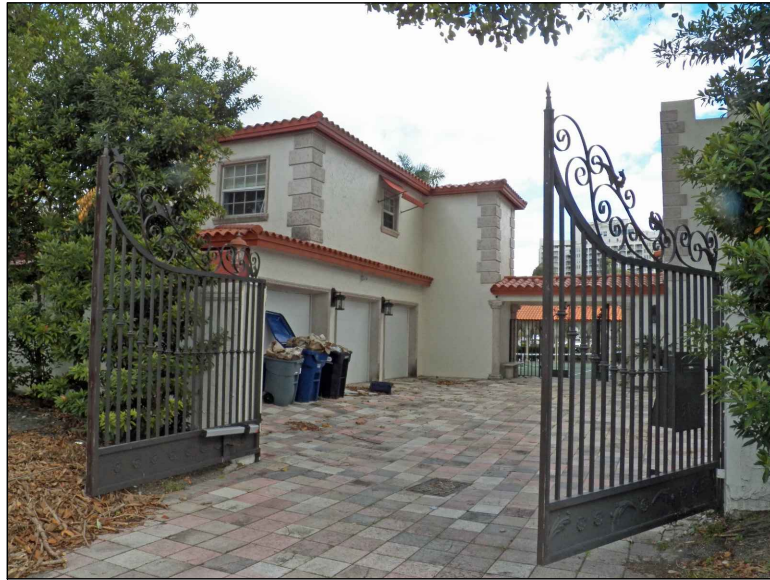
04 5501 PINE TREE DRIVE (FRONT VIEW)
MIAMI BEACH, FL 33140-2147



05 5515 PINE TREE DRIVE (FRONT VIEW)
MIAMI BEACH, FL 33140-2147

 <p>MIAMI 529 WEST FLAGLER STREET FLORIDA, 33130 CA 0129 PH: (305) 324-7671 FAX: (305) 324-0809 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com</p>	NEIGHBORHOOD CONTEXT		REV: 1/5/18
	5465 PINE TREE DRIVE Miami Beach, FL 33139	Date: 10/17/2017 Scale: AS SHOWN	D-103

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01



02




03



04



PINE TREE DRIVE PROPERTIES (TOP VIEW)

 <p> MIAMI 529 WEST FLAGLER STREET FLORIDA, 33130 CA 0129 PH: (305) 324-7671 FAX: (305) 324-0809 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com </p>	REV: 1/5/18	
	EXISTING SITE CONTEXT	D-104
	5465 PINE TREE DRIVE Miami Beach, FL 33139	Date: 10/17/2017 Scale: AS SHOWN



05



06




07



08



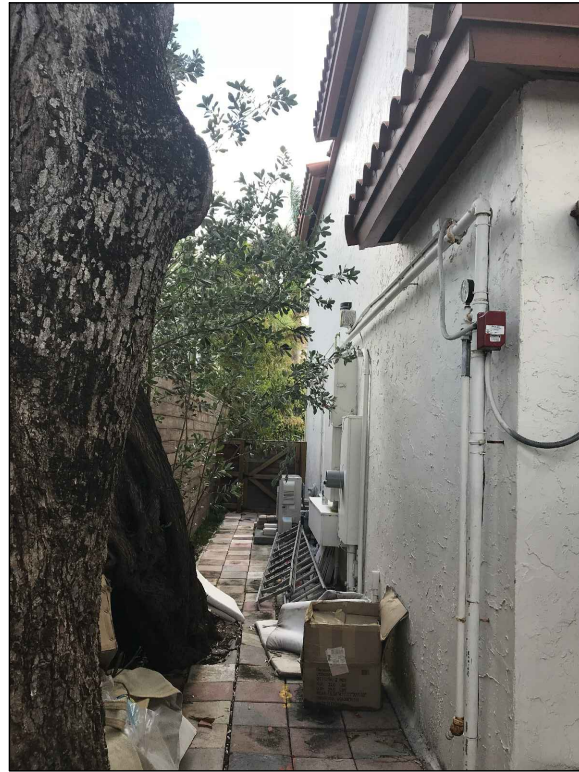
PINE TREE DRIVE PROPERTIES (TOP VIEW)

 <p> MIAMI 529 WEST FLAGLER STREET FLORIDA, 33130 CA 0129 PH: (305) 324-7671 FAX: (305) 324-0809 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com </p>	REV: 1/5/18	
	EXISTING SITE CONTEXT	D-105
	5465 PINE TREE DRIVE Miami Beach, FL 33139	Date: 10/17/2017 Scale: AS SHOWN

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09



10



11



12

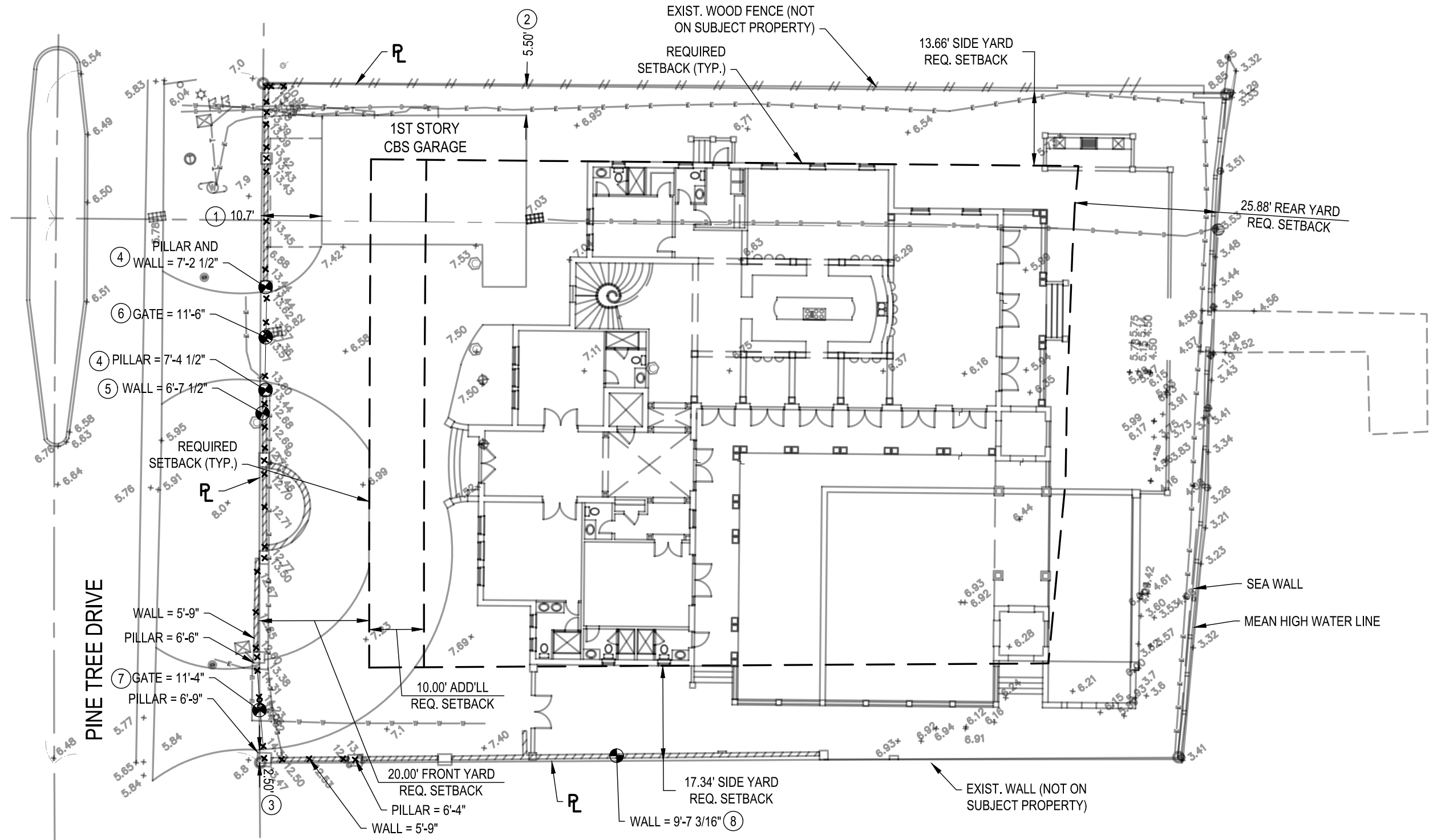
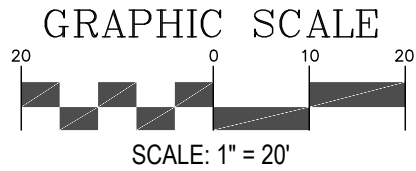


PINE TREE DRIVE PROPERTIES (TOP VIEW)

 <p> MIAMI 529 WEST FLAGLER STREET FLORIDA, 33130 CA 0129 PH: (305) 324-7671 FAX: (305) 324-0809 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com </p>	REV: 1/5/18	
	EXISTING SITE CONTEXT	D-106
	5465 PINE TREE DRIVE Miami Beach, FL 33139	Date: 10/17/2017 Scale: AS SHOWN

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F:\ENGINEERING PROJECTS\02-85942-D'ALESSIO INSPIRED ARCHITECTURAL DESIGNS\3. DESIGN\CAD\PRODUCTION\02-85942-SITE-PLAN.dwg [6] Jan 04, 2018 2:21pm EVECIN



SETBACK VARIANCES

- ① FRONT SETBACK VARIANCE: 11.05'
- ② SIDE SETBACK VARIANCE: 5.50'
- ③ DISTANCE FROM SOUTH PROPERTY LINE TO DRIVEWAY IS 2.5'

HEIGHT VARIANCES

- ④ FRONT WALL VARIANCE = 7'-2 1/2" (PILLARS 7'-4 1/2")
- ⑤ FRONT WALL VARIANCE = 6'-7 1/2"
- ⑥ FRONT GATE VARIANCE (NORTH) = 11'-6"
- ⑦ FRONT GATE VARIANCE (SOUTH) = 11'-4"
- ⑧ SOUTH WALL VARIANCE = 9'-7 3/16"



VARIANCE SHEET

5465 PINE TREE DRIVE
Miami Beach, FL 33139

REV: 1/5/18

D-107

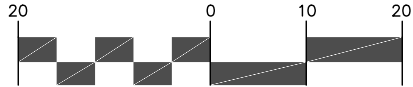
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Scale: AS SHOWN

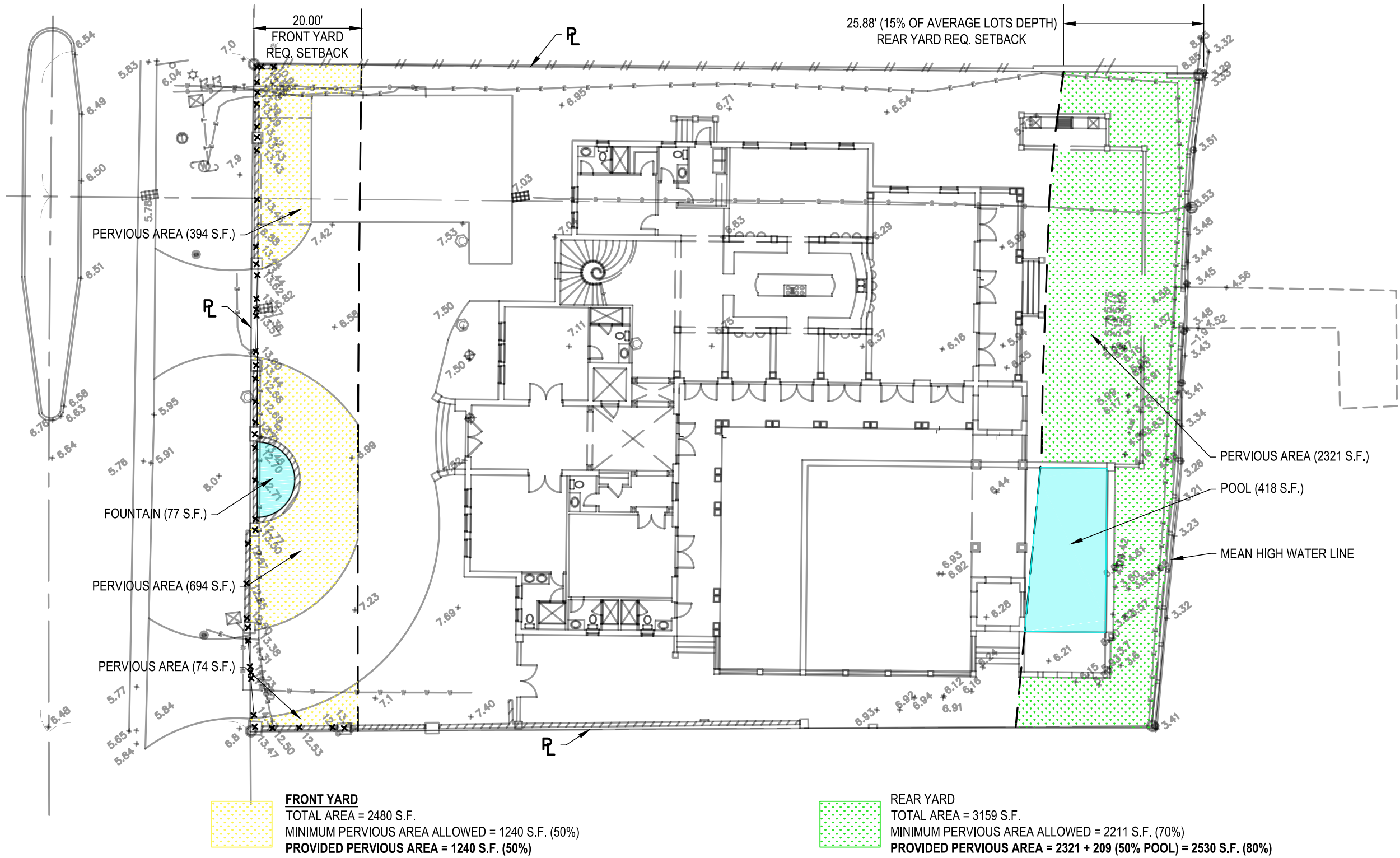
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F:\ENGINEERING PROJECTS\02-85942-D'ALESSIO INSPIRED ARCHITECTURAL DESIGNS\3. DESIGN\CAD\PRODUCTION\02-85942-SITE-PLAN.dwg [8] Jan 04, 2018 2:21pm EVECIN

GRAPHIC SCALE



SCALE: 1" = 20'



FRONT YARD
TOTAL AREA = 2480 S.F.
MINIMUM PERVIOUS AREA ALLOWED = 1240 S.F. (50%)
PROVIDED PERVIOUS AREA = 1240 S.F. (50%)

REAR YARD
TOTAL AREA = 3159 S.F.
MINIMUM PERVIOUS AREA ALLOWED = 2211 S.F. (70%)
PROVIDED PERVIOUS AREA = 2321 + 209 (50% POOL) = 2530 S.F. (80%)



MIAMI
529 WEST FLAGLER STREET
FLORIDA, 33130
CA 0129
PH: (305) 324-7671
FAX: (305) 324-0809
WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

OPEN AREA DIAGRAM

5465 PINE TREE DRIVE
Miami Beach, FL 33139

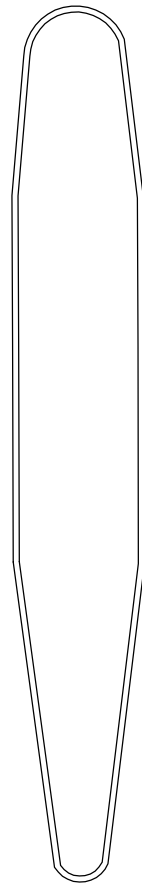
REV: 1/5/18

D-108

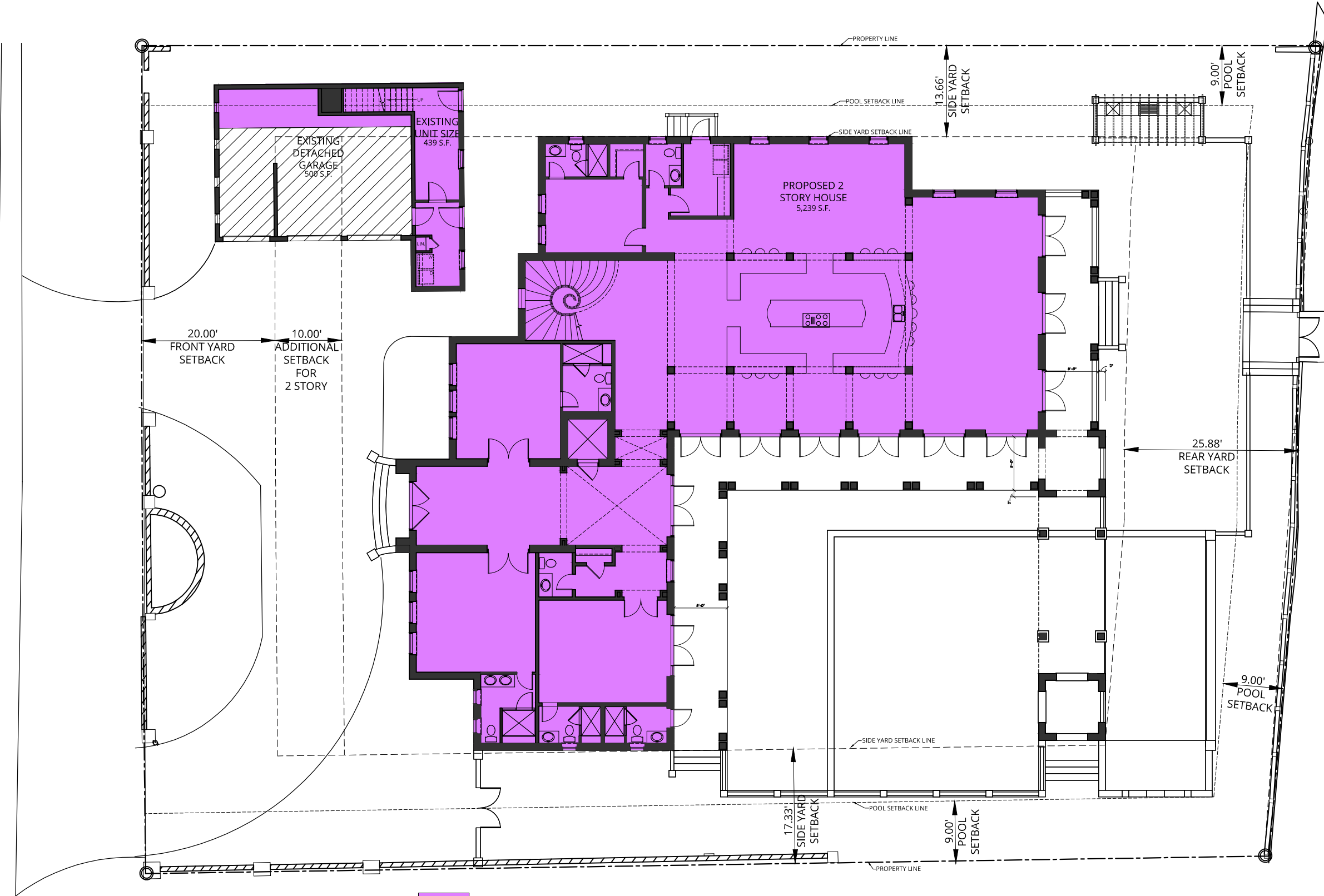
Date: 10/17/2017

Scale: AS SHOWN

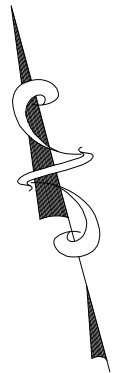
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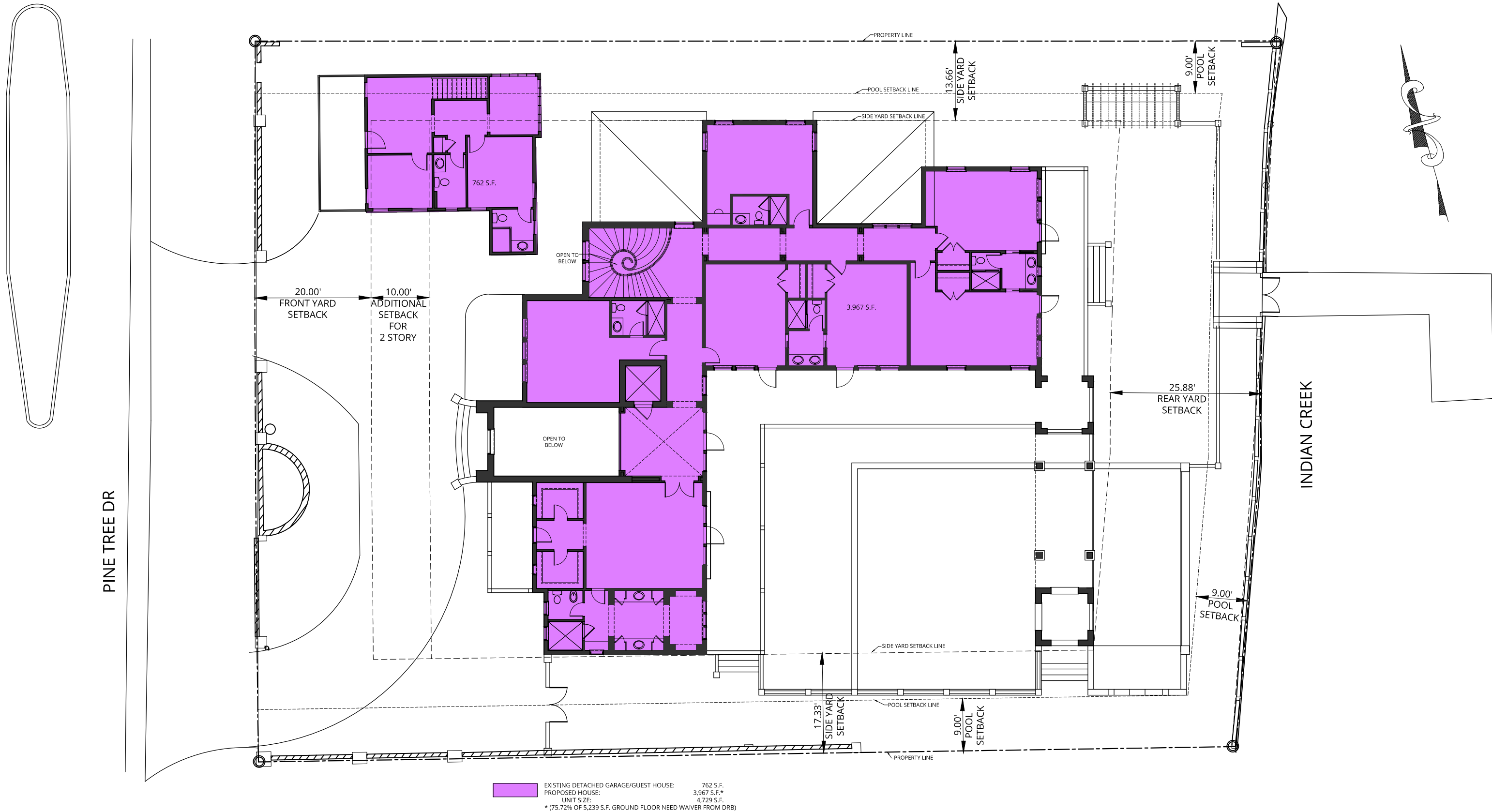
PINE TREE DR



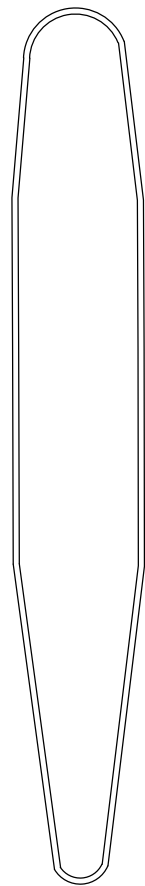
UNIT SIZE:
EXISTING DETACHED GARAGE/GUEST HOUSE: 439 S.F.
PROPOSED HOUSE: 5,239 S.F.
UNIT SIZE: 5,600 S.F.



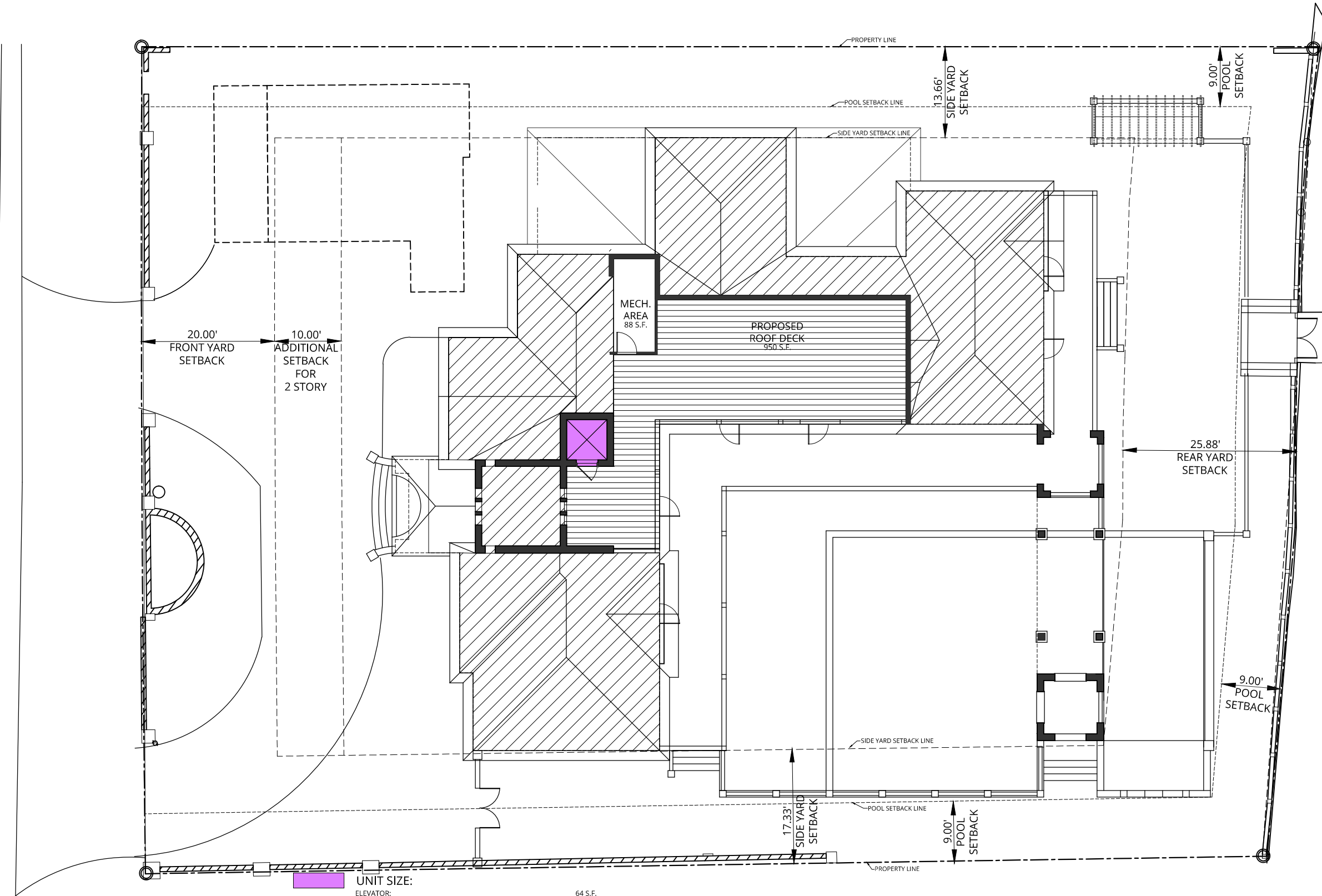
UNIT SIZE - GROUND FLOOR PLANS		D-109
5465 PINE TREE DRIVE Miami Beach, FL 33140		Date: 10/17/2017
		Scale: 1/16"=1'-0"






EXISTING DETACHED GARAGE/GUEST HOUSE: 762 S.F.
PROPOSED HOUSE: 3,967 S.F.*
UNIT SIZE: 4,729 S.F.
* (75.72% OF 5,239 S.F. GROUND FLOOR NEED WAIVER FROM DRB)



PINE TREE DR

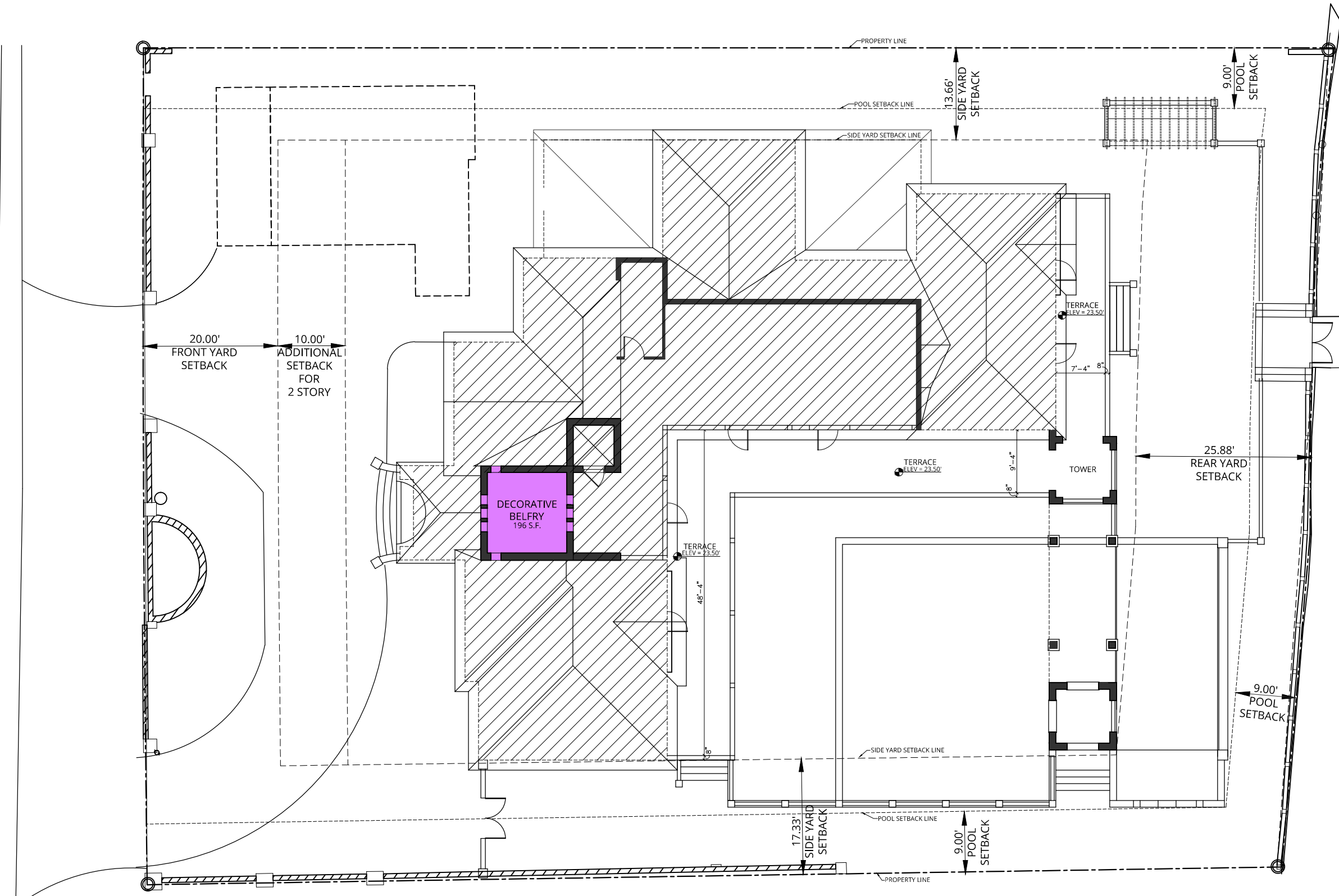


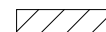
-  ENCLOSED FLOOR AREA BELOW:
SECOND FLOOR BELOW: 3,967 S.F.
-  PROPOSED ROOF DECK:
MAX. ROOF DECK ALLOWED: 991 S.F. (25% OF ENCLOSED FLOOR AREA BELOW)
ROOF DECK PROVIDED: 950 S.F. (23.94% OF ENCLOSED FLOOR AREA BELOW)
-  MECHANICAL AREA:
OPEN ROOF TOP MECHANICAL AREA FOR AC CONDENSERS: 88 S.F.




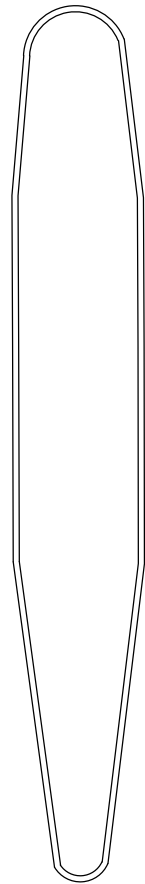
UNIT SIZE - ROOF PLAN		REV:12/5/17
5465 PINE TREE DRIVE Miami Beach, FL 33140		D-111
		Date: 10/17/2017
		Scale: 1/16"=1'-0"

PINE TREE DR

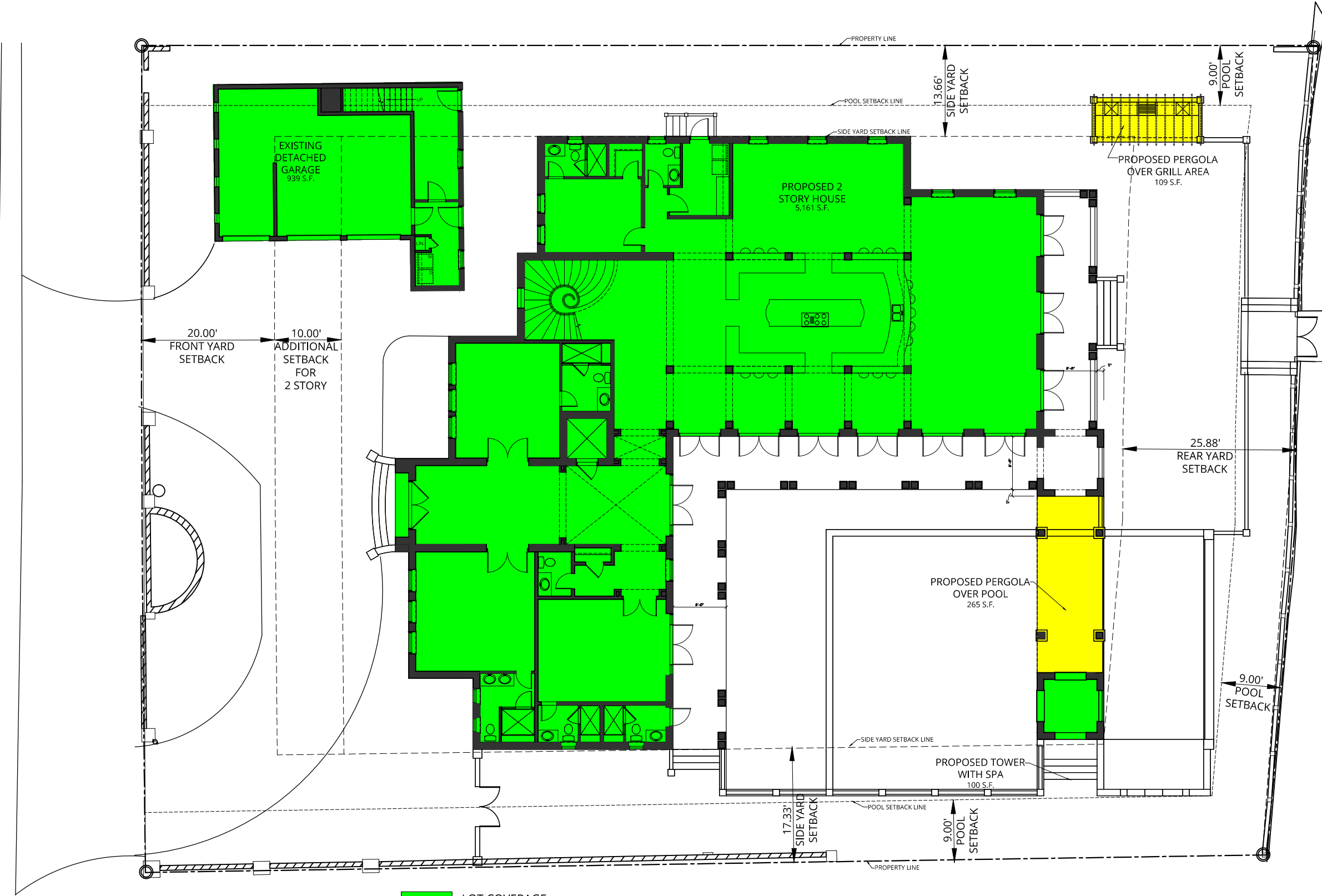


 ENCLOSED FLOOR AREA BELOW:
SECOND FLOOR BELOW: 3,967 S.F.

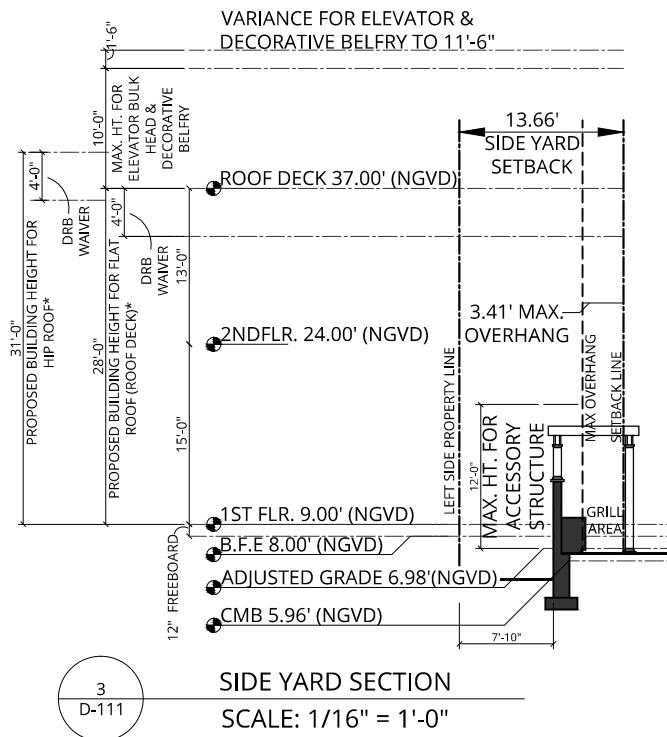
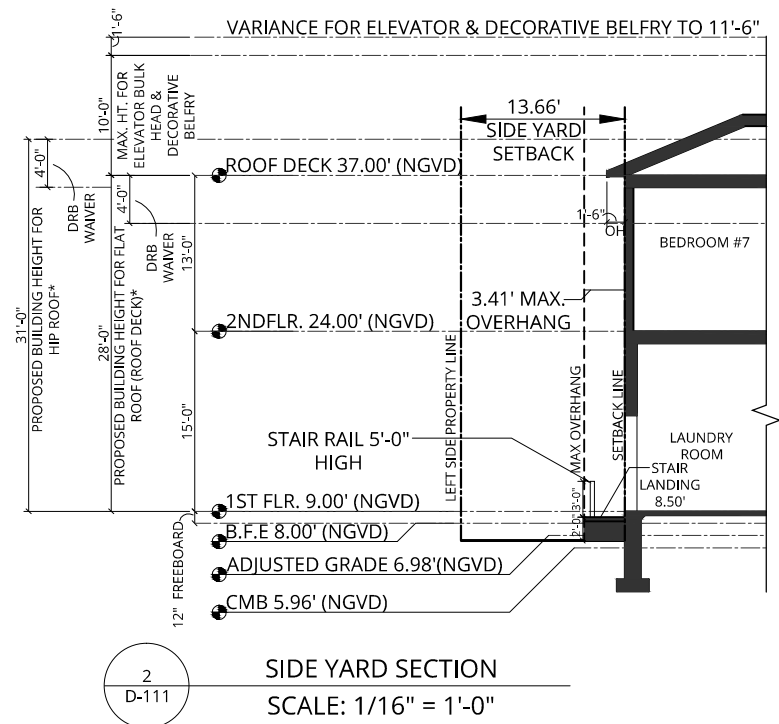
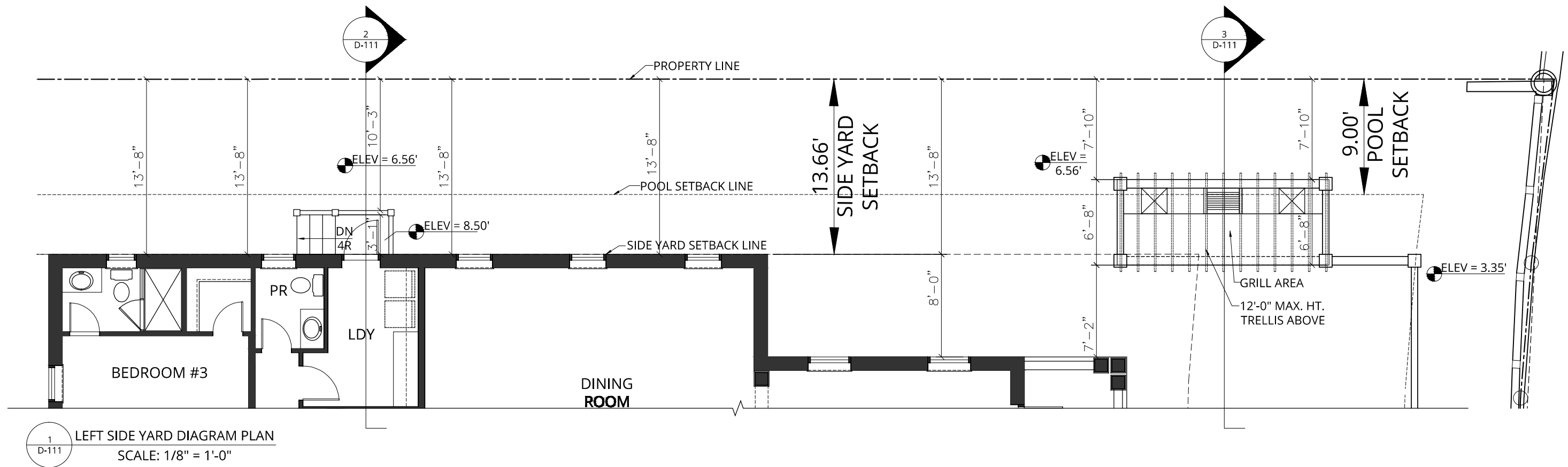
 DECORATIVE BELFRY AREA:
DECORATIVE BELFRY: 196 S.F.
(4.9 % OF ENCLOSED FLOOR AREA BELOW)

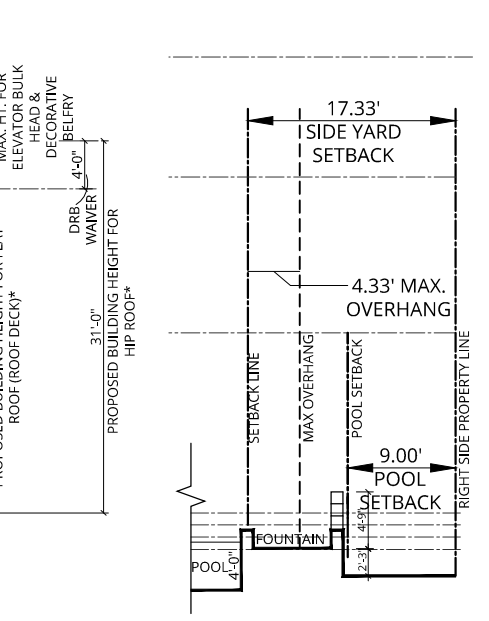
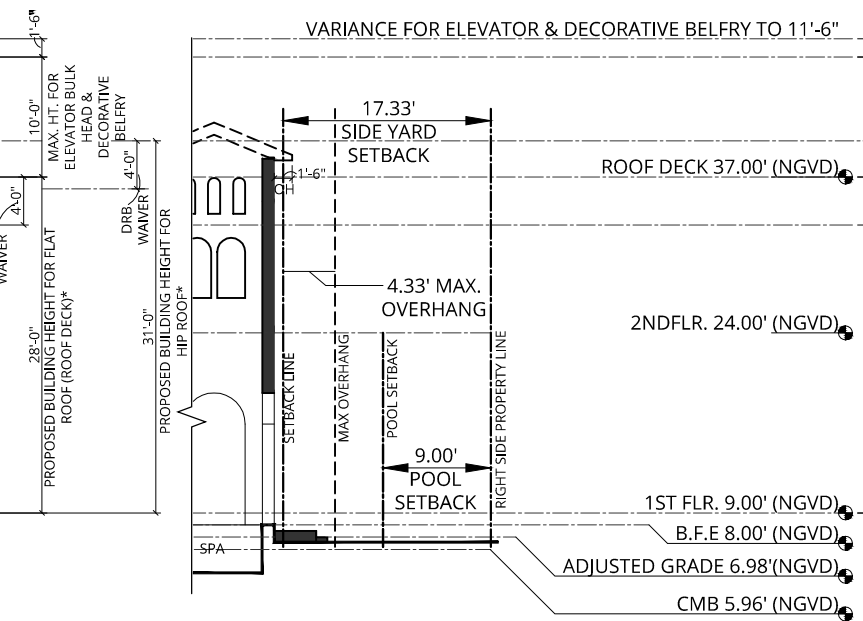
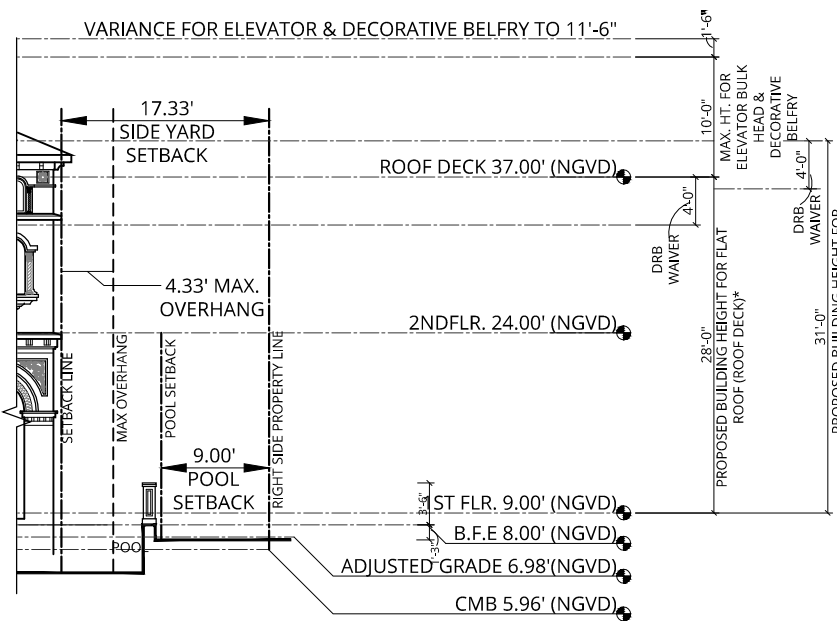
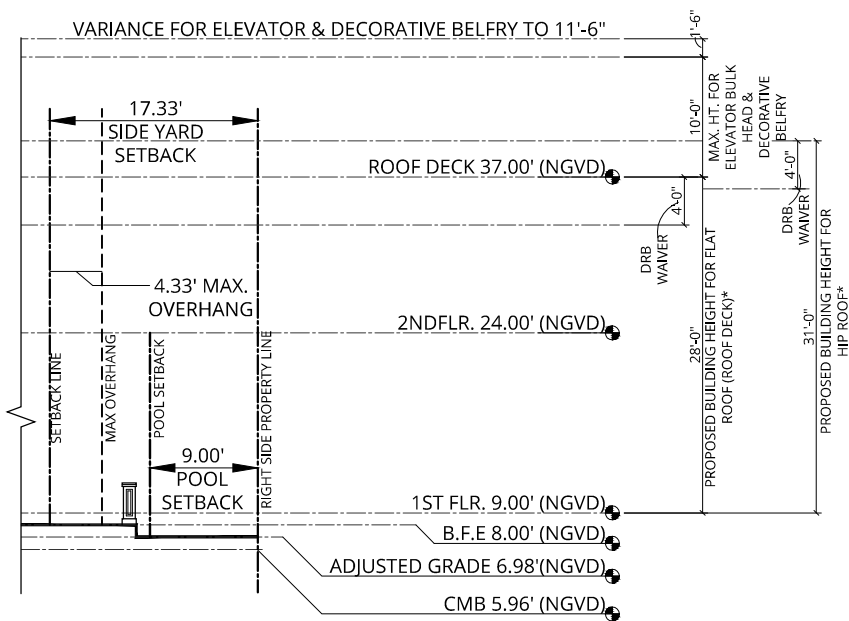
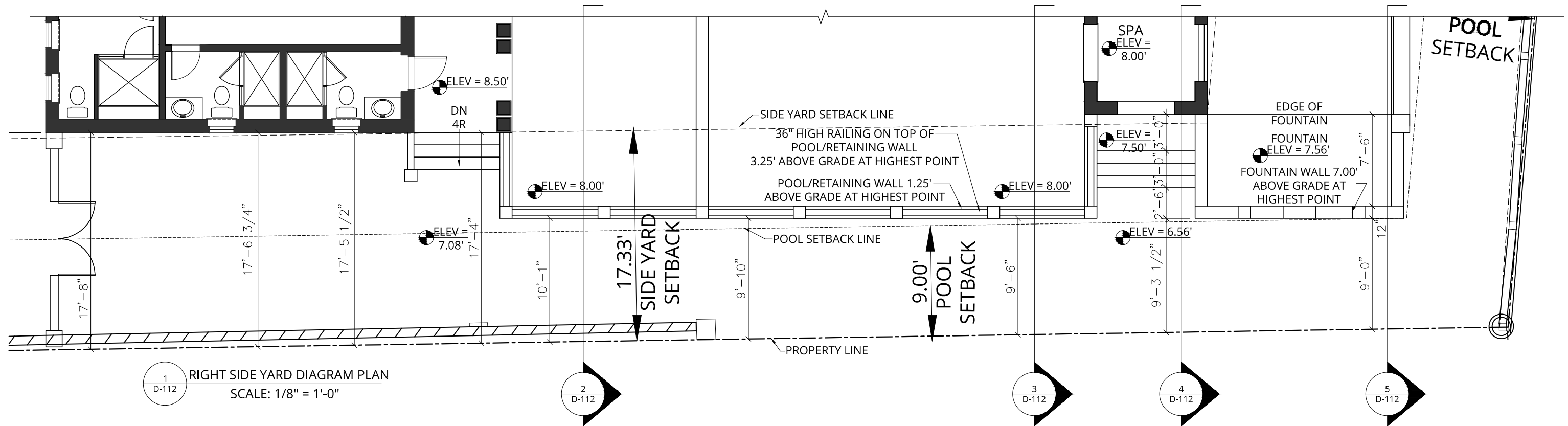


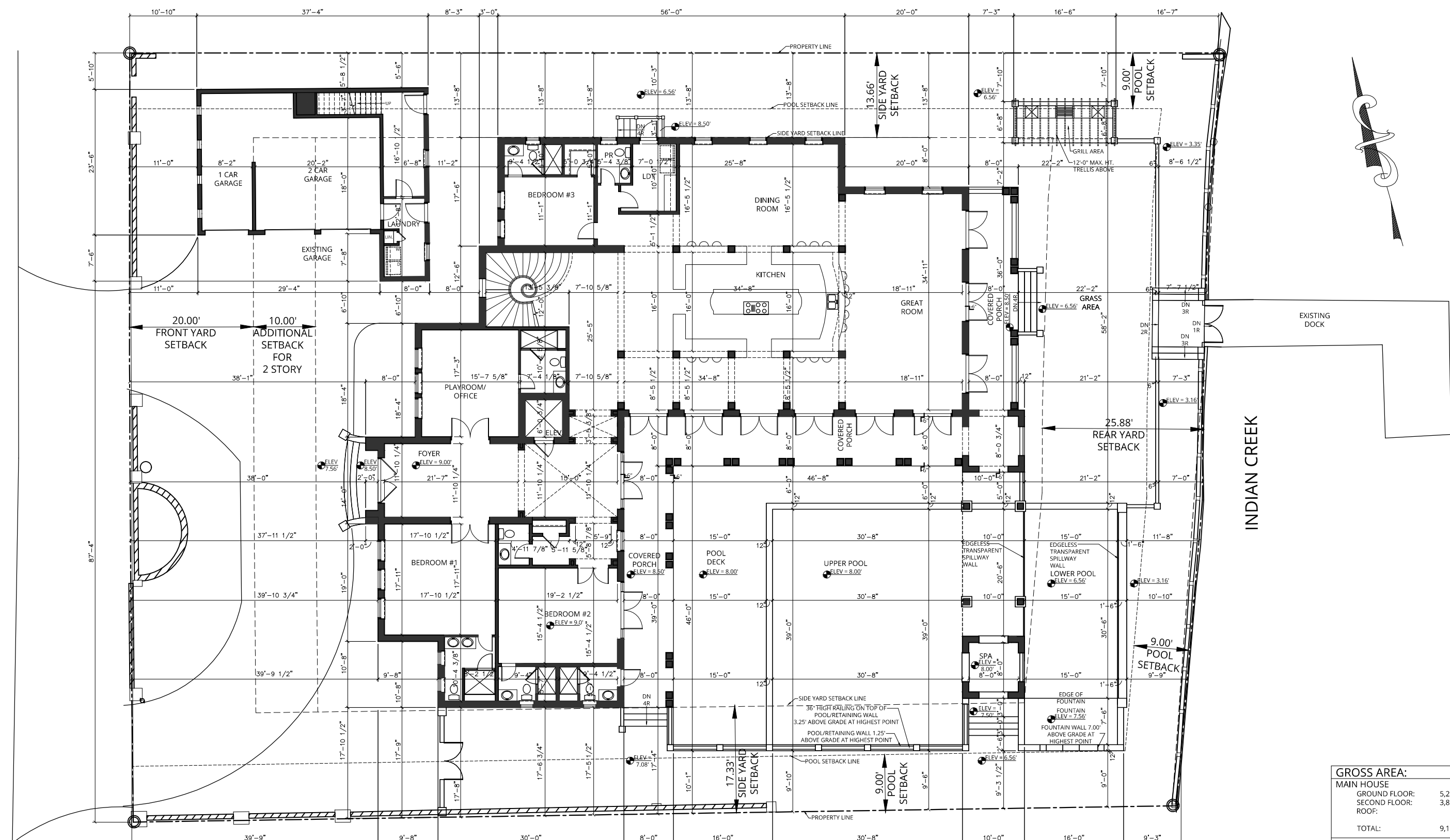
PINE TREE DR



<div></div>	LOT COVERAGE:	
	EXISTING DETACHED GARAGE/GUEST HOUSE:	939 S.F.
	PROPOSED HOUSE:	5,266 S.F.
	TOWER WITH SPA:	100 S.F.
TOTAL LOT COVERAGE:		6,305 S.F.
		(29.72% OF LOT)
<div></div>	EXEMPT OUTDOOR COVERED AREAS:	
	PERGOLA AT POOL:	265 S.F.
	PERGOLA AT GRILL:	109 S.F.
	TOTAL EXEMPT AREA:	374 S.F.
		(1.76% OF LOT)





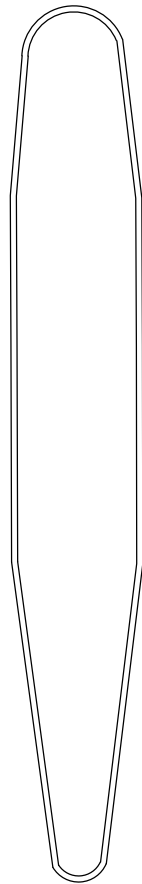


PINE TREE DR

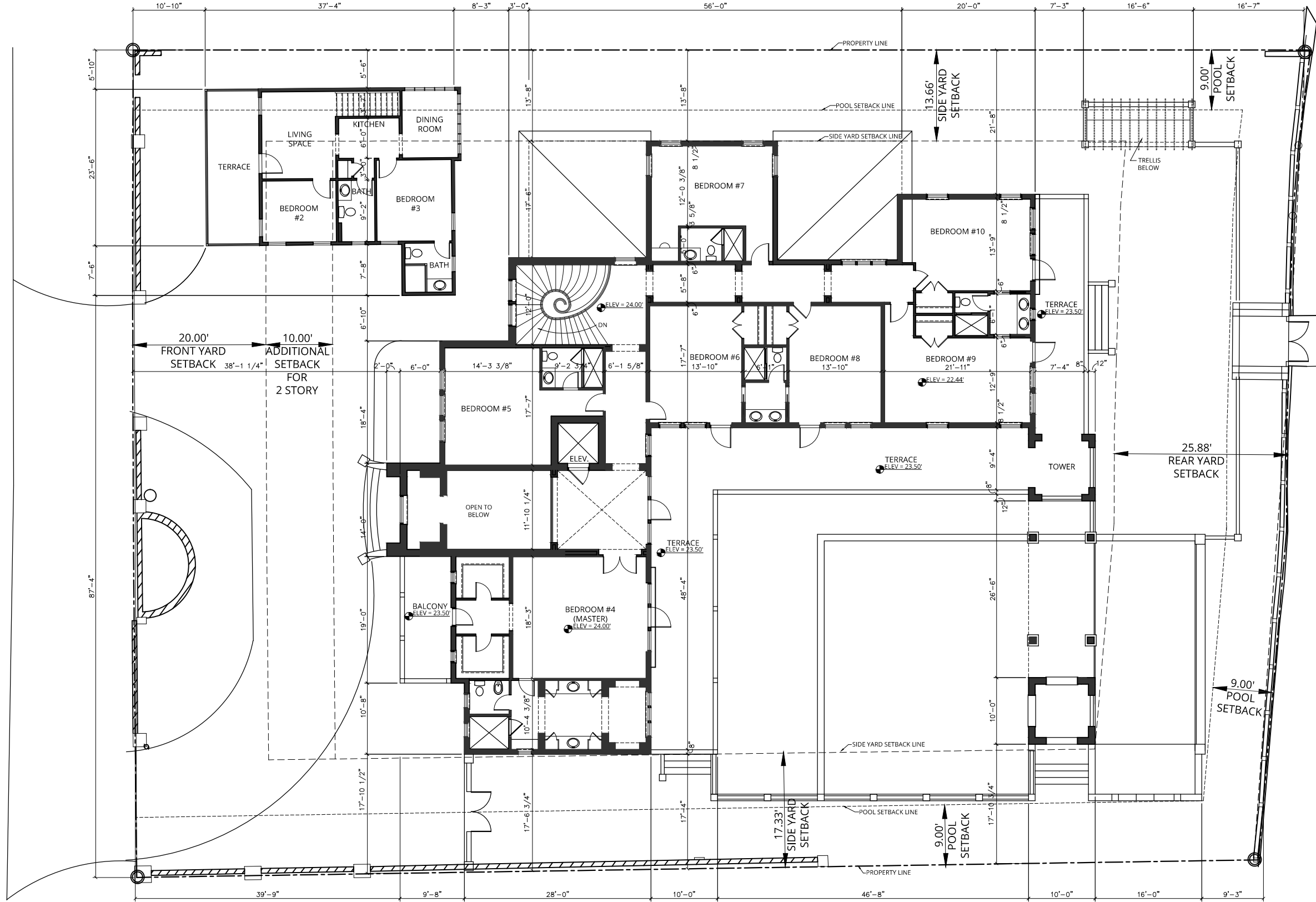
INDIAN CREEK

GROSS AREA:	
MAIN HOUSE	
GROUND FLOOR:	5,239 S.F.
SECOND FLOOR:	3,810 S.F.
ROOF:	64 S.F.
TOTAL:	9,113 S.F.
EXISTING DETACHED GARAGE/GUEST COTTAGE	
GROUND FLOOR:	312 S.F.
SECOND FLOOR:	721 S.F.
TOTAL:	1,033 S.F.
GARAGE:	627 S.F.

- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



PINE TREE DR

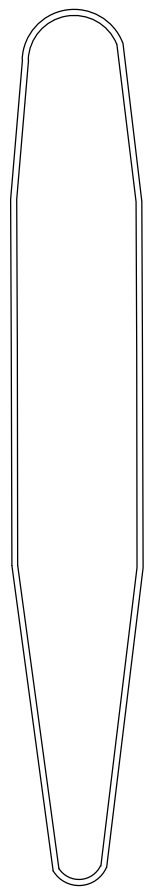


INDIAN CREEK

- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

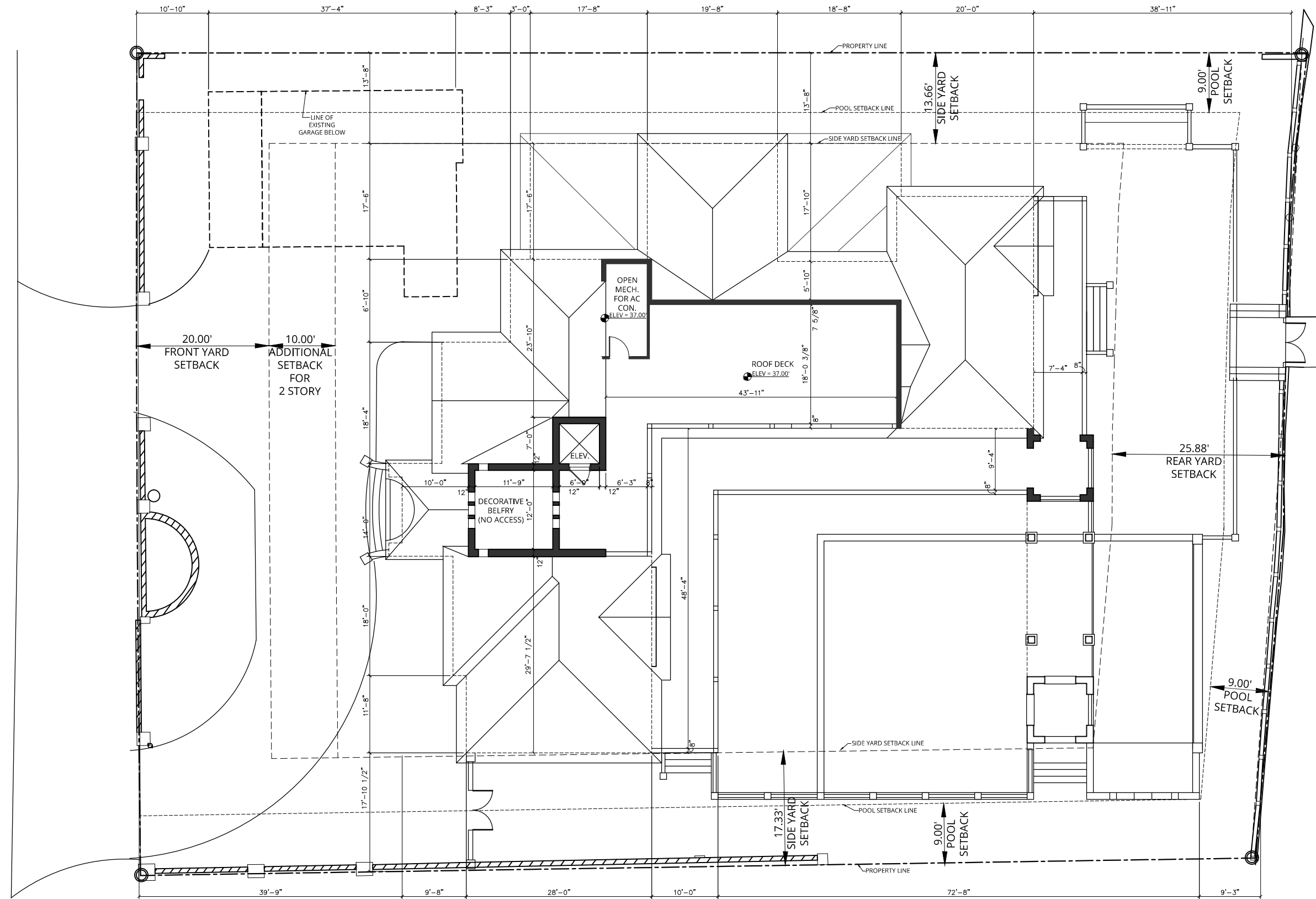
GROSS AREA:	
MAIN HOUSE	
GROUND FLOOR:	5,239 S.F.
SECOND FLOOR:	3,810 S.F.
ROOF:	64 S.F.
TOTAL:	9,113 S.F.
EXISTING DETACHED GARAGE/GUEST COTTAGE	
GROUND FLOOR:	312 S.F.
SECOND FLOOR:	721 S.F.
TOTAL:	1,033 S.F.
GARAGE:	627 S.F.





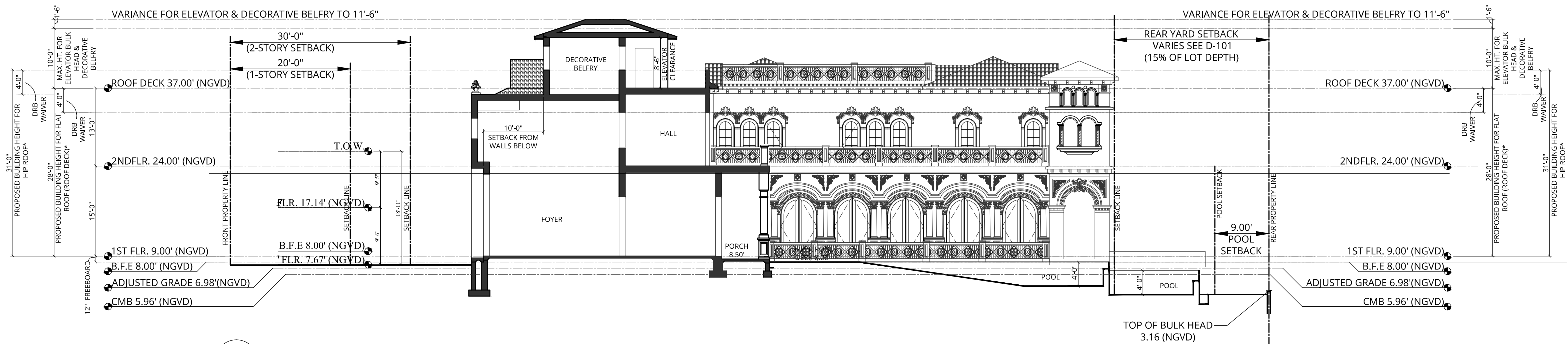
PINE TREE DR

INDIAN CREEK

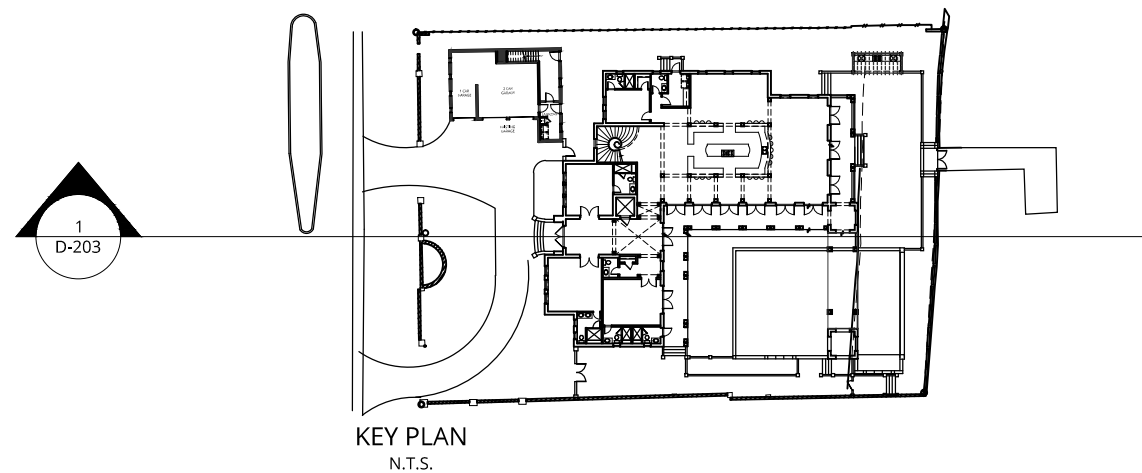


GROSS AREA:	
MAIN HOUSE	
GROUND FLOOR:	5,239 S.F.
SECOND FLOOR:	3,810 S.F.
ROOF:	64 S.F.
TOTAL:	9,113 S.F.
EXISTING DETACHED GARAGE/GUEST COTTAGE	
GROUND FLOOR:	312 S.F.
SECOND FLOOR:	721 S.F.
TOTAL:	1,033 S.F.
GARAGE:	627 S.F.

- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

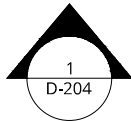


1
D-203
BUILDING SECTION



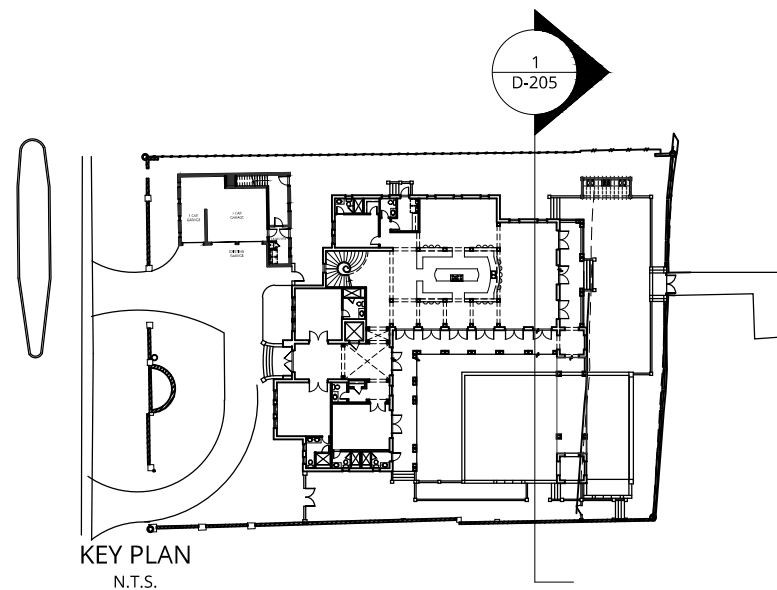
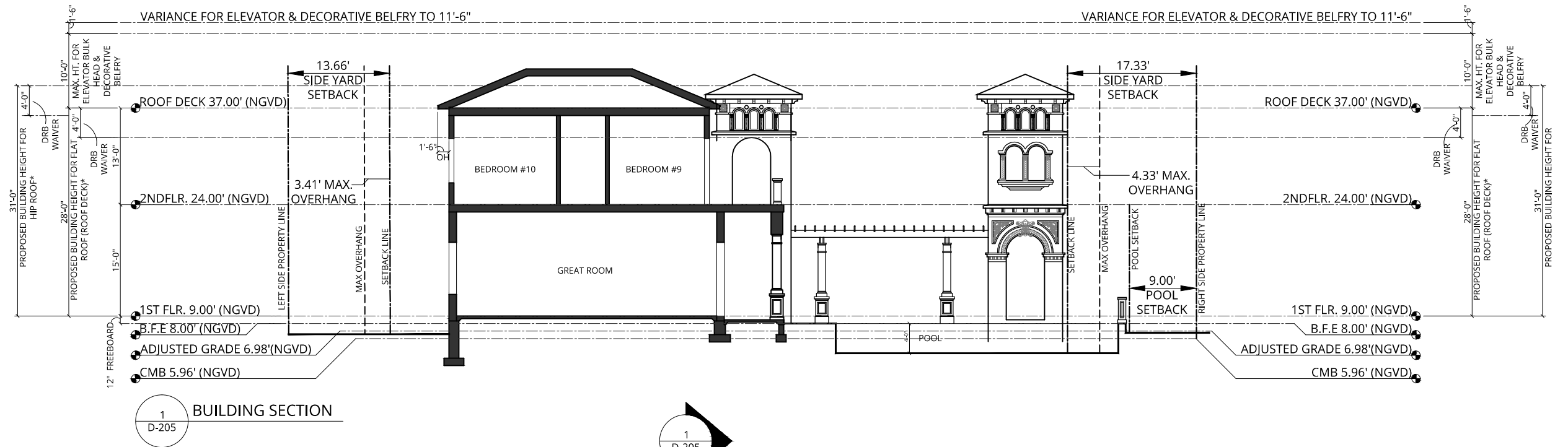
NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

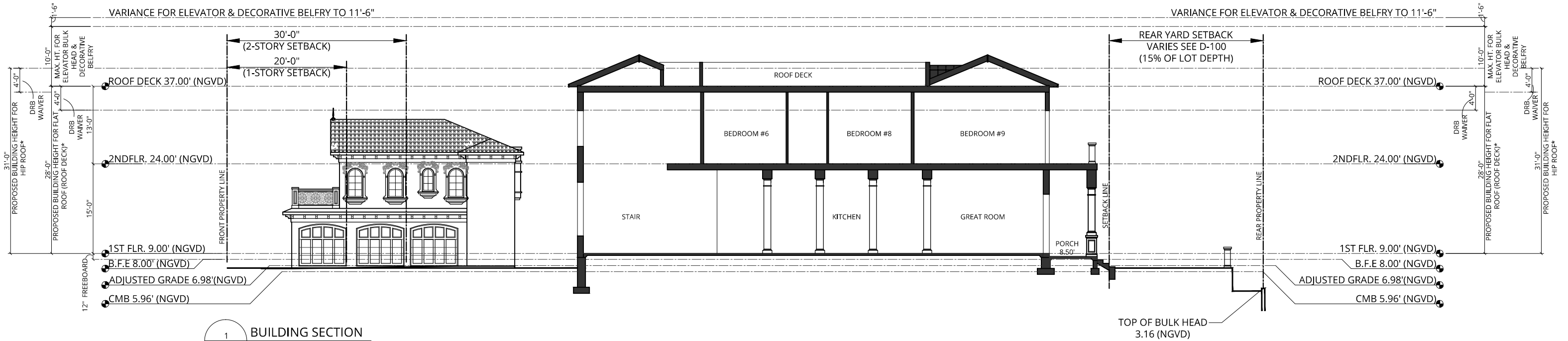


NOTES:

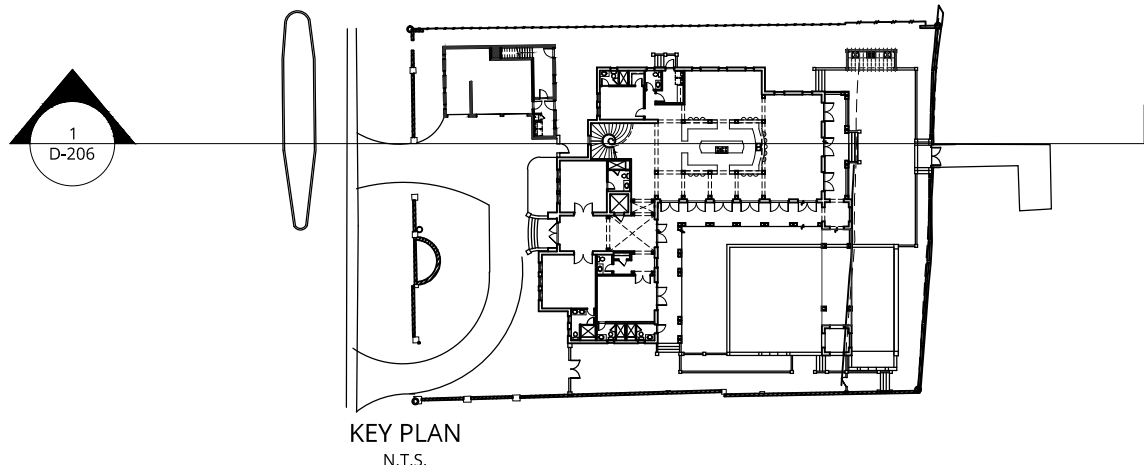
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



- NOTES:
- WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB
- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



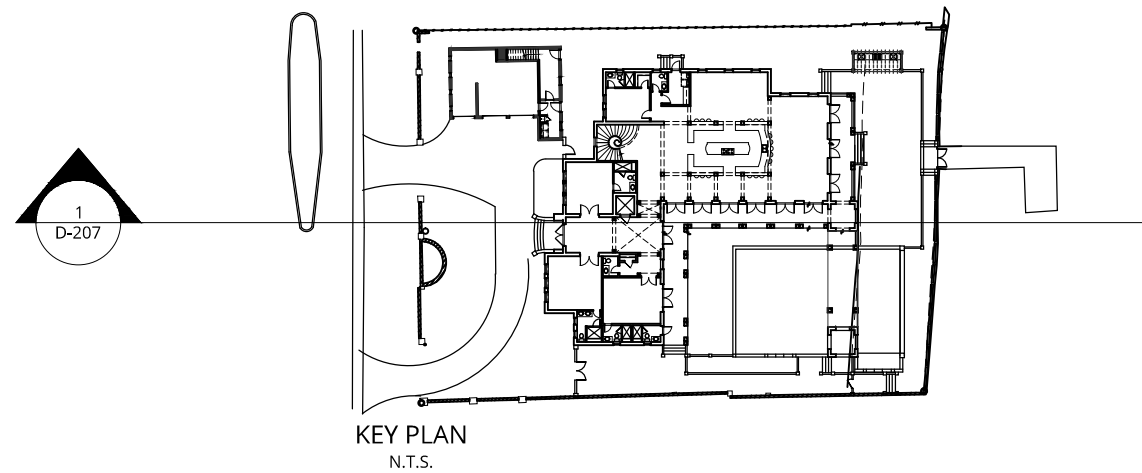
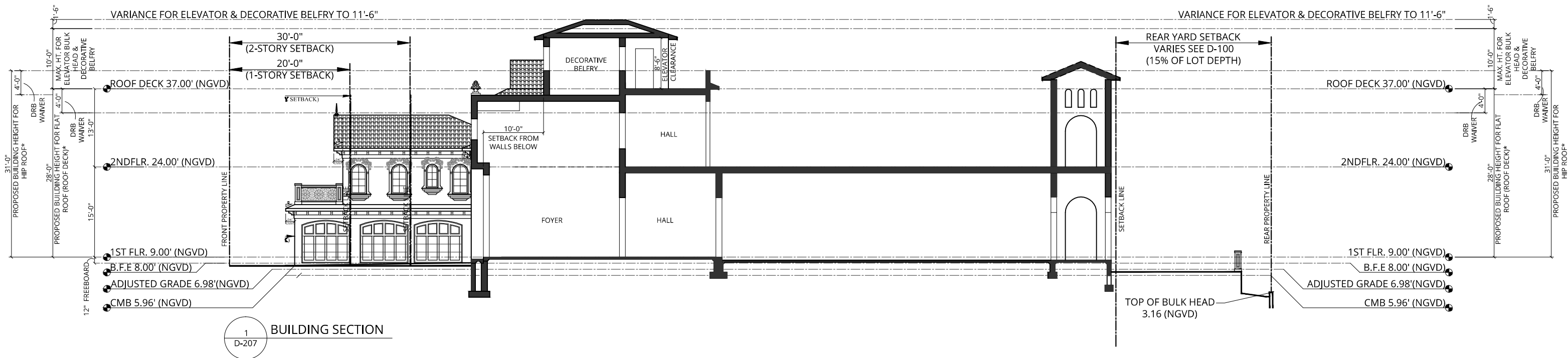
1
D-206
BUILDING SECTION



1
D-206

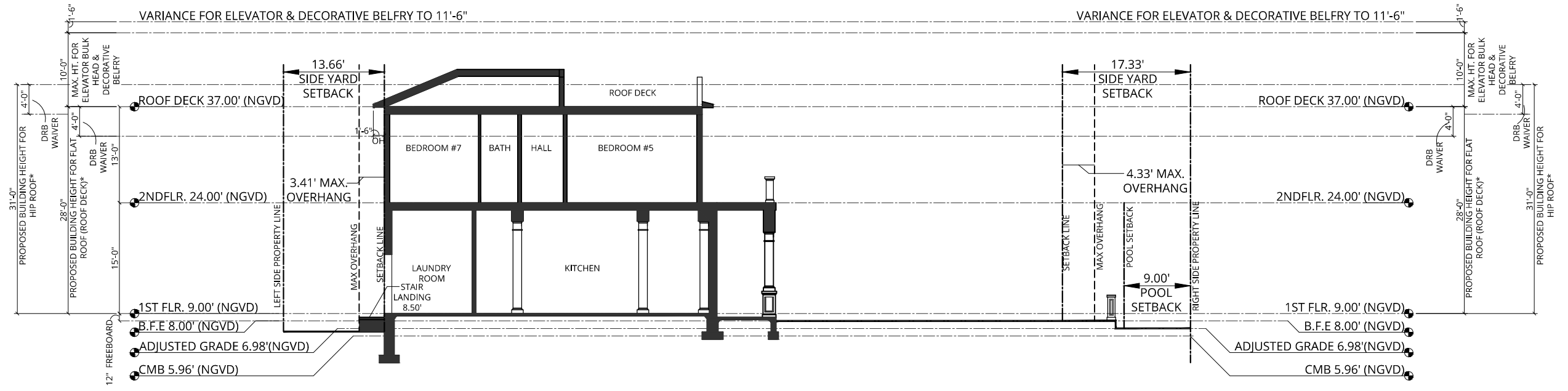
NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

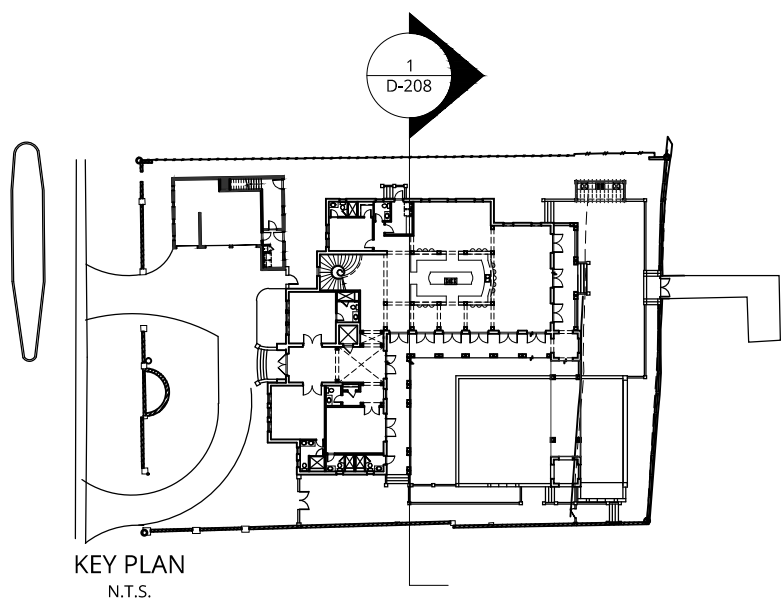


NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

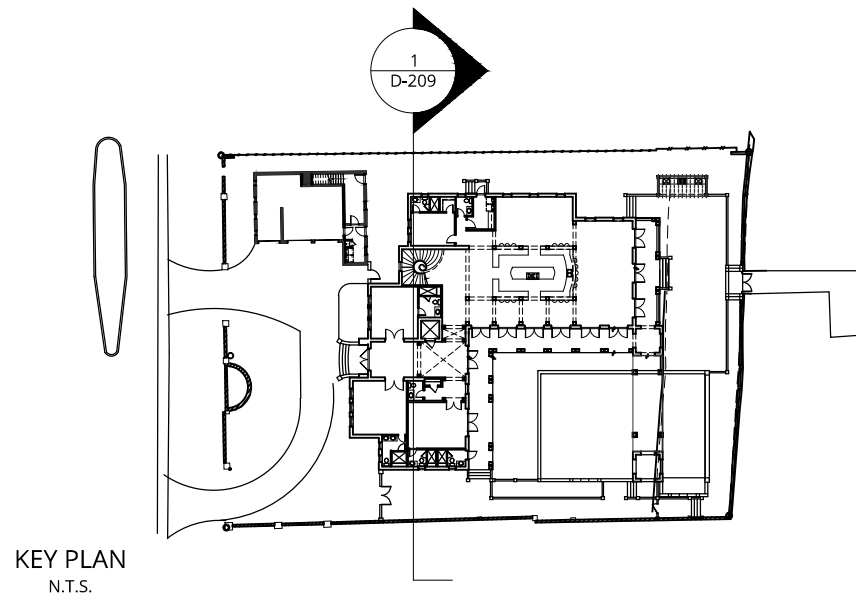
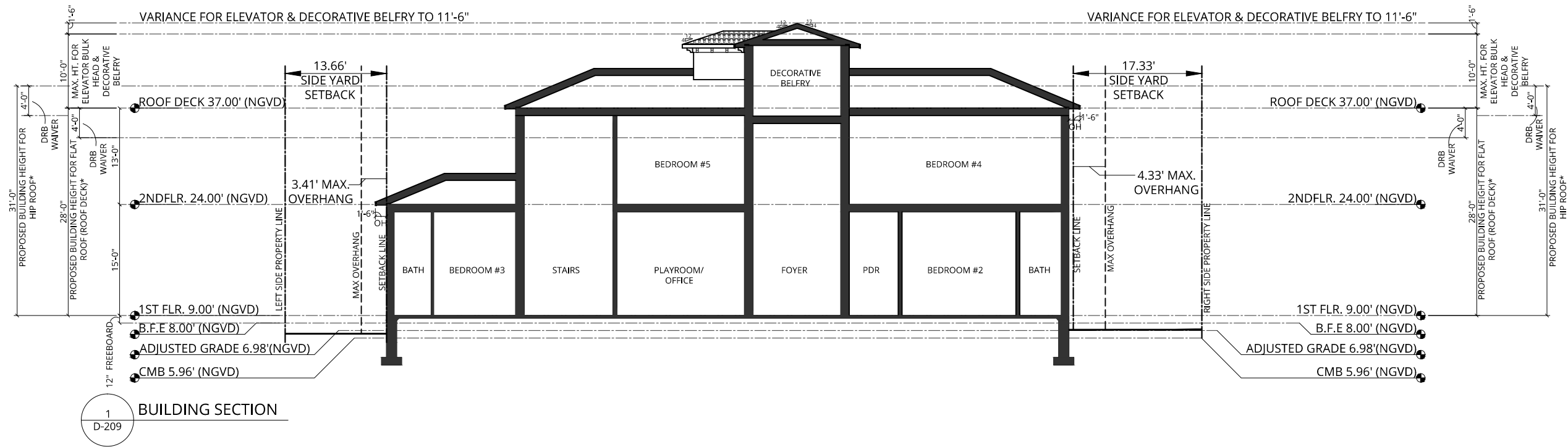


1
D-208
BUILDING SECTION



NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

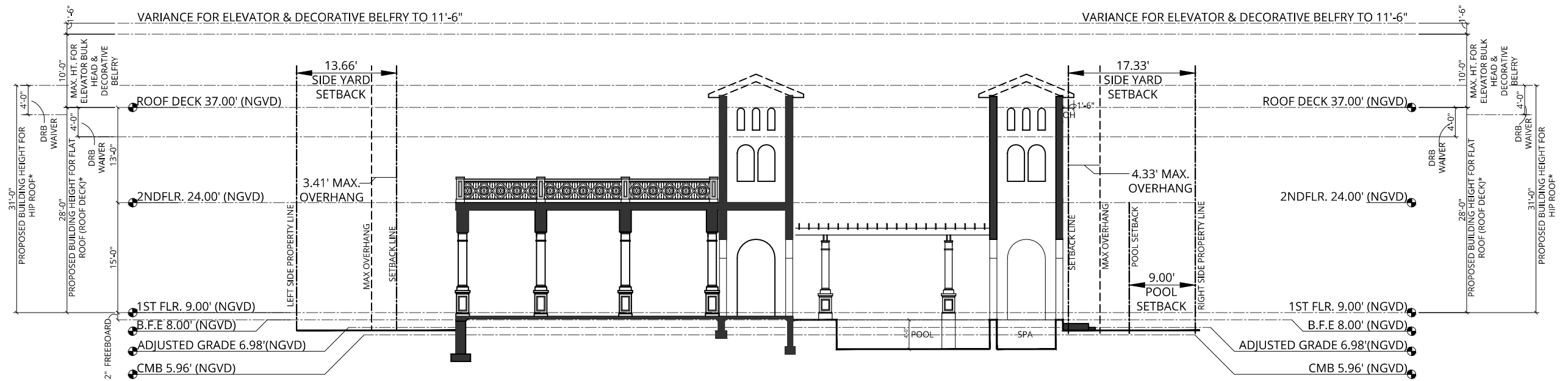
- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



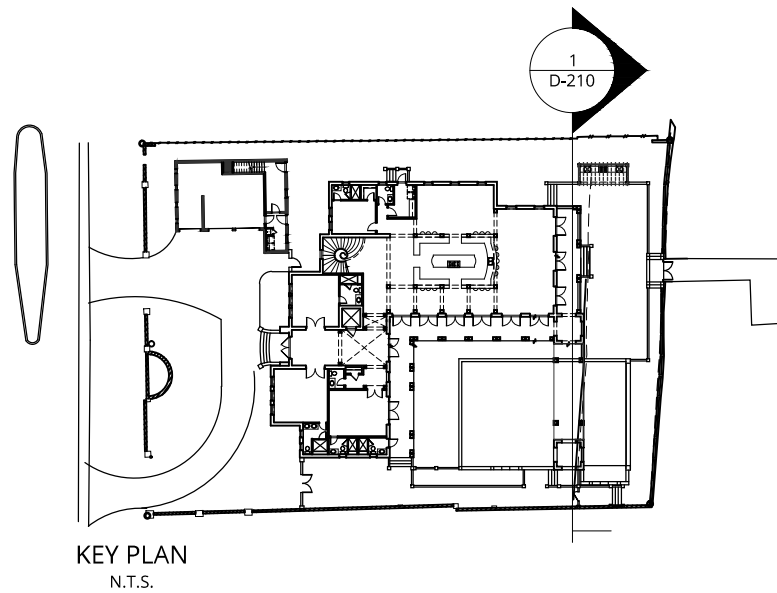
NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

REV:12/5/17



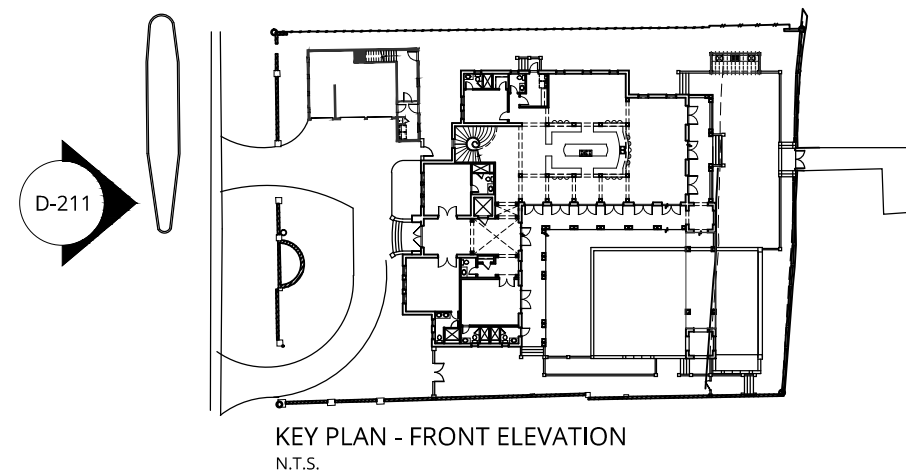
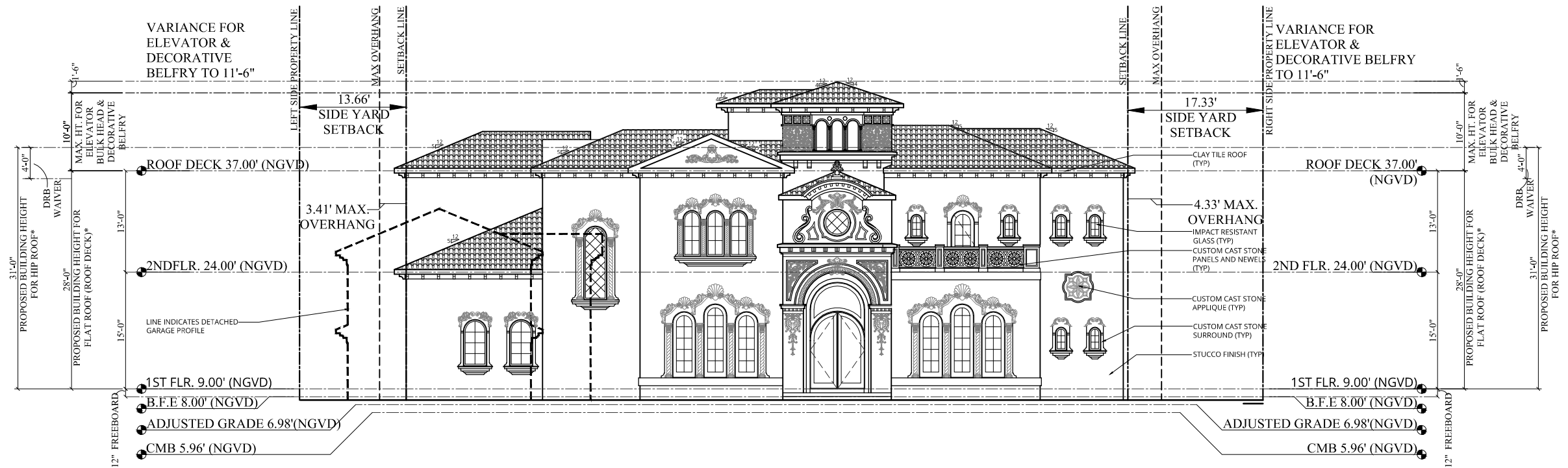
1
D-210
BUILDING SECTION



NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

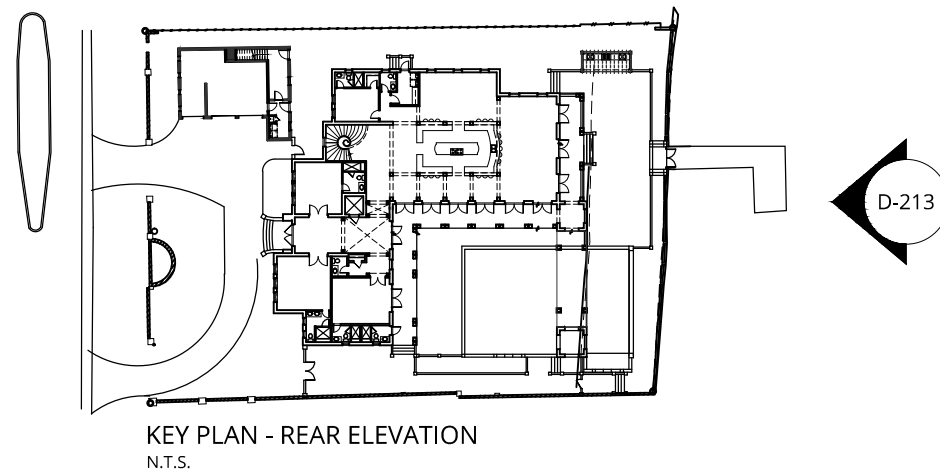
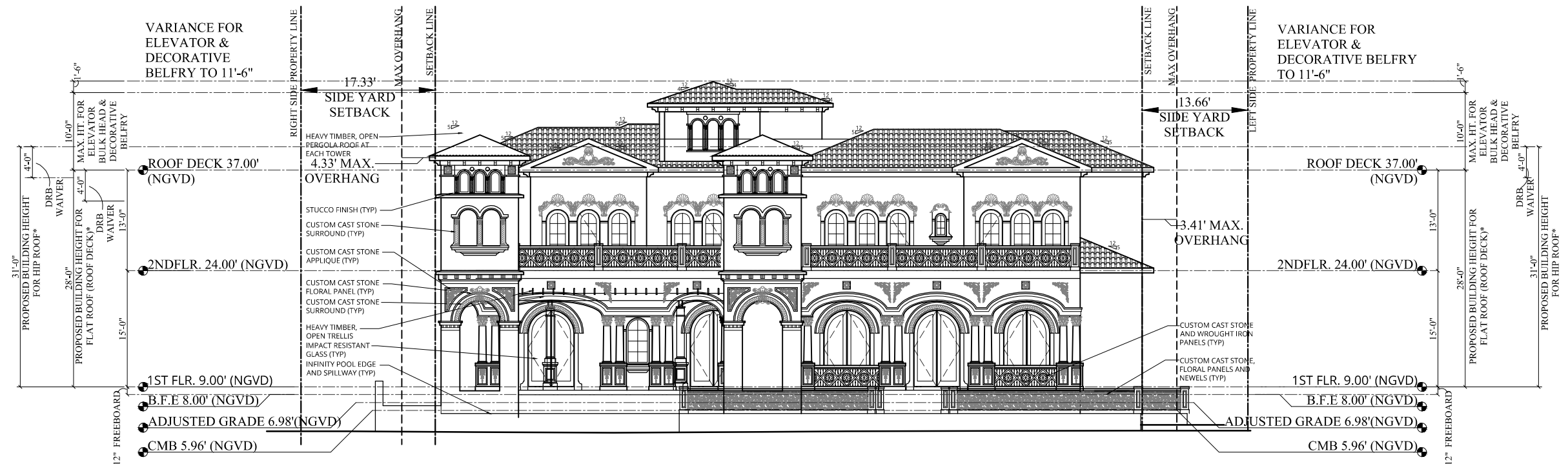
NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

REV:12/5/17



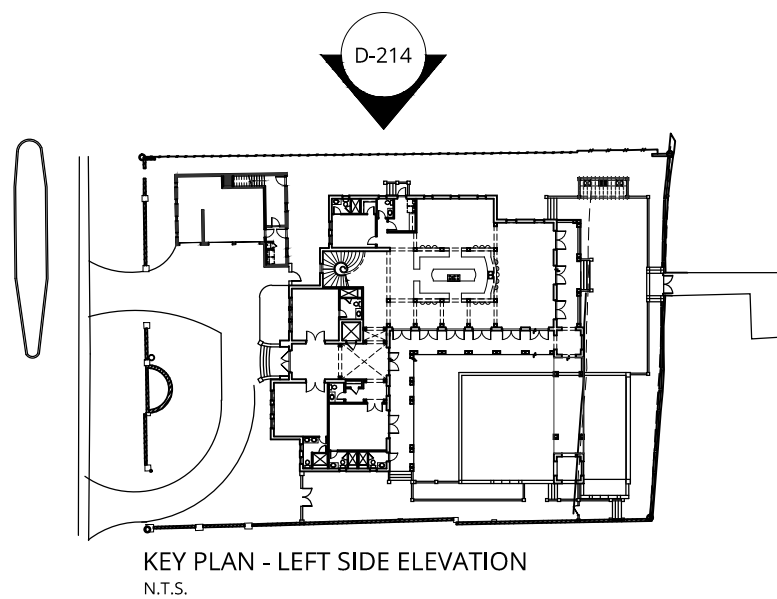
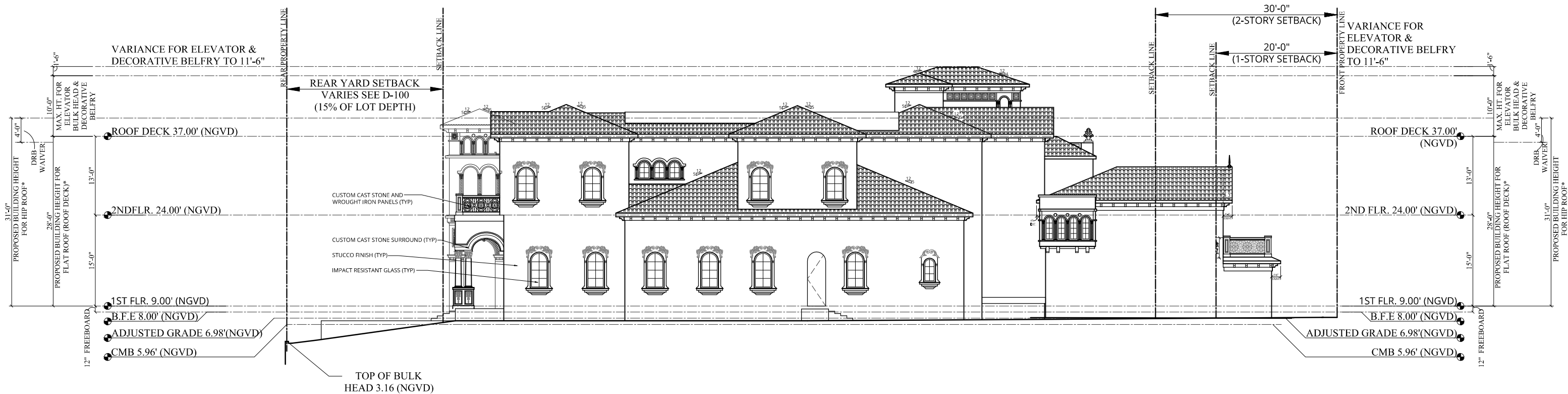
NOTES:
WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB

- NOTES:
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 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



KEY PLAN - REAR ELEVATION
N.T.S.

- NOTES:
- WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB
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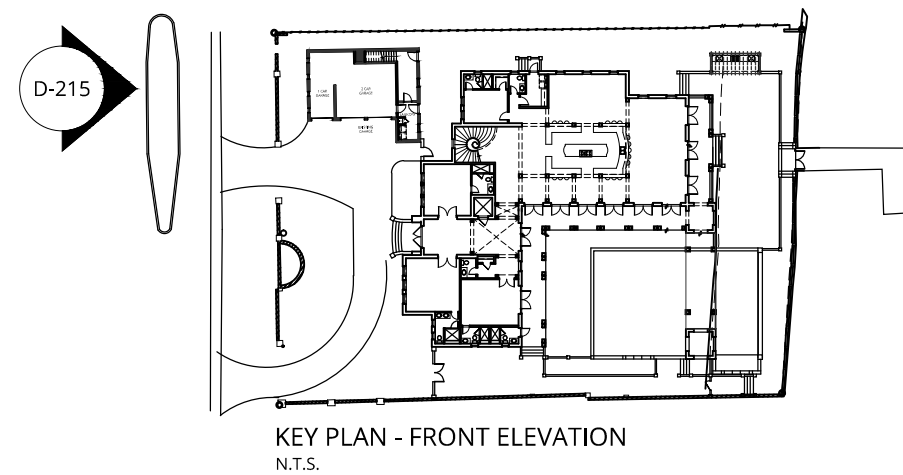
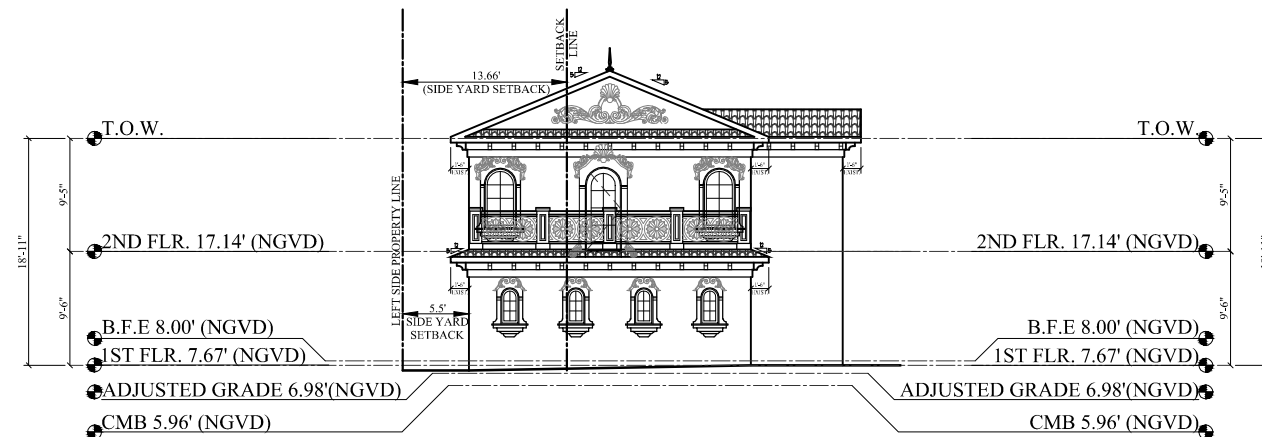


NOTES:

WILL REQUIRE A WAIVER REQUEST TO ALLOW INCREASE OF 28'-0" FOR FLAT ROOFS AND 31'-0" FOR SLOPED ROOFS FROM DRB



NOTES:

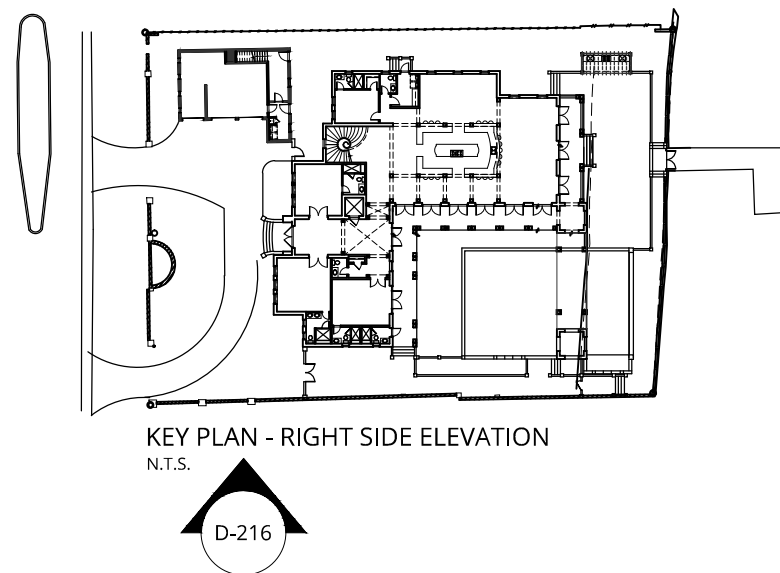
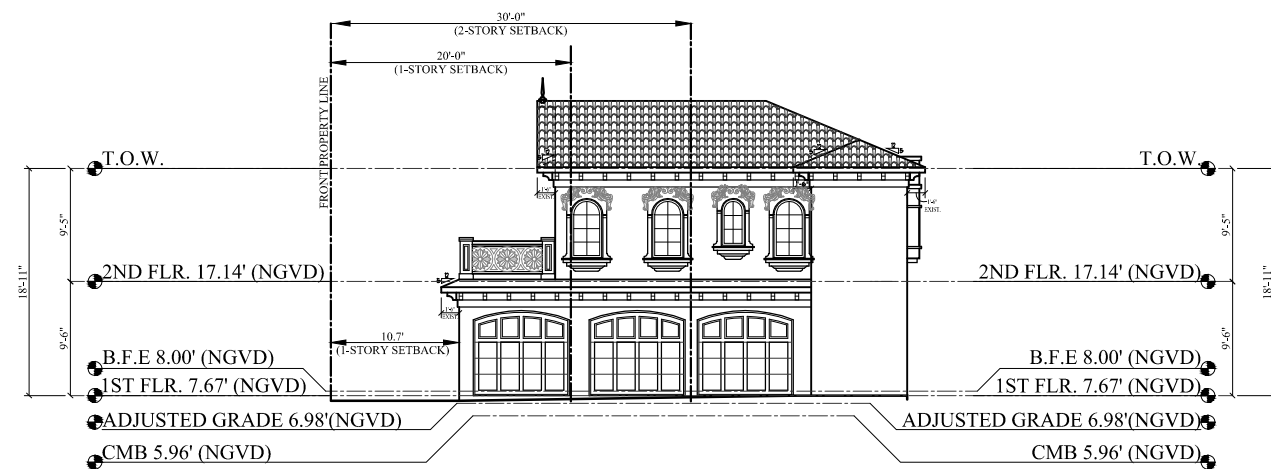
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
- CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



NOTES:
WILL REQUIRE A VARIANCE REQUEST TO REDUCE THE REQUIRED SUM OF SIDE YARDS TO 5'-6" AT NORTH + 17'-4" AT SOUTH FOR 22'-10". WILL ALSO REQUIRE VARINACE FOR PROJECTIONS LESS THAN 25% OF SIDE YARD. 5'-6" SIDE YARD. EXISTING SIDE YARD AT GARAGE 5'-6" X 25% = 1'-4 1/2" MAX PROJECTION. 1'-6" OVERHANG EXISTING.

- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

 	FRONT ELEVATION	REV:12/5/17 D-215
	5465 PINE TREE DRIVE Miami Beach, FL 33140	Date: 10/17/2017 Scale: 1/16"=1'-0"



NOTES:

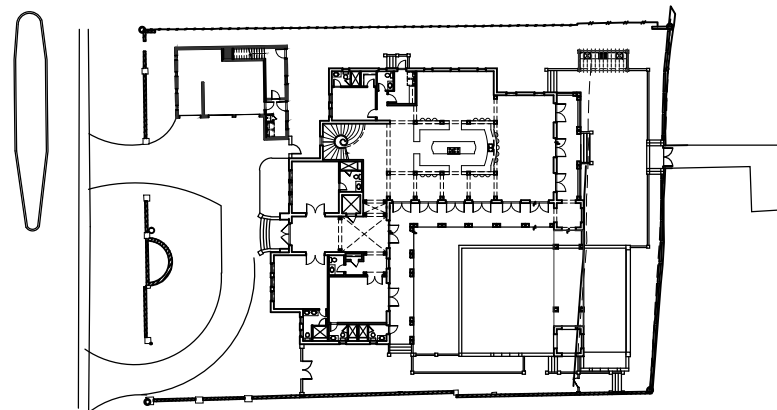
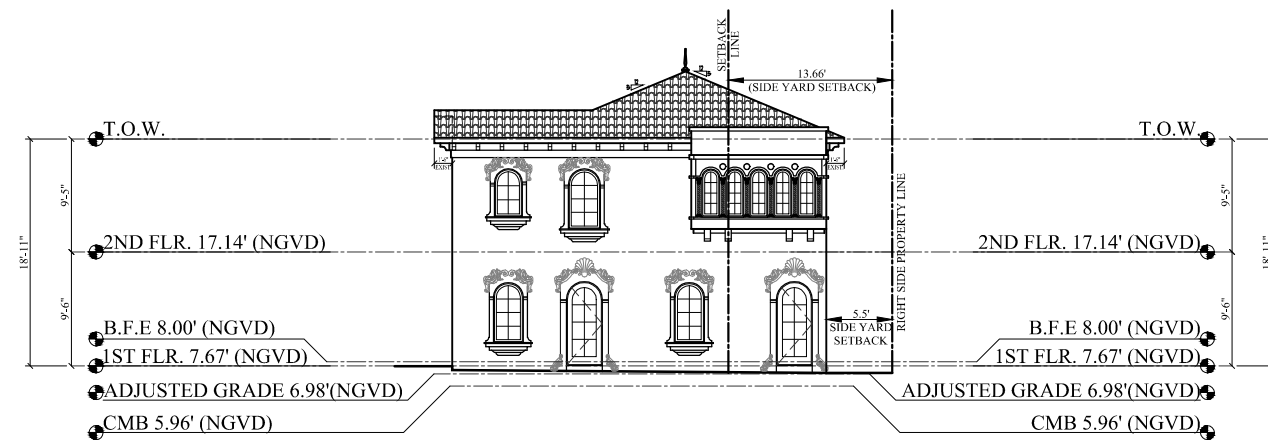
WILL REQUIRE A VARIANCE REQUEST TO REDUCE THE REQUIRED SUM OF SIDE YARDS TO 5'-6" AT NORTH + 17'-4" AT SOUTH FOR 22'-10". WILL ALSO REQUIRE VARINACE FOR PROJECTIONS LESS THAN 25% OF SIDE YARD. 5'-6" SIDE YARD. EXISTING SIDE YARD AT GARAGE 5'-6" X 25% = 1'-4 1/2" MAX PROJECTION. 1'-6" OVERHANG EXISTING. WILL REQUIRE A FRONT YARD SETBACK VARIANCE TO MAINTAIN EXISTING 10'-9"

NOTES:

- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
- CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

REV:12/5/17

 	RIGHT SIDE ELEVATION	D-216
	5465 PINE TREE DRIVE Miami Beach, FL 33140	Date: 10/17/2017 Scale: 1/16"=1'-0"

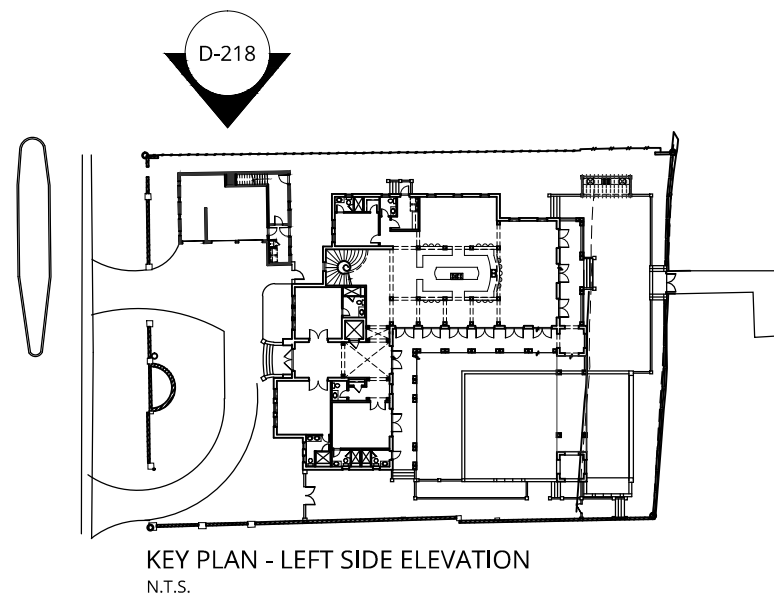
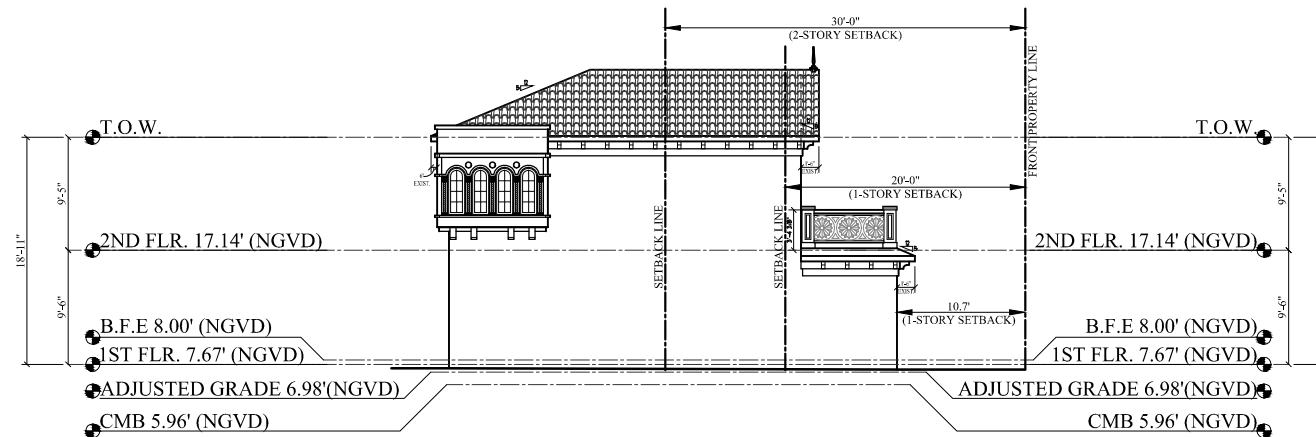


KEY PLAN - REAR ELEVATION
N.T.S.



NOTES:
WILL REQUIRE A VARIANCE REQUEST TO REDUCE THE REQUIRED SUM OF SIDE YARDS TO 5'-6" AT NORTH + 17'-4" AT SOUTH FOR 22'-10". WILL ALSO REQUIRE VARINACE FOR PROJECTIONS LESS THAN 25% OF SIDE YARD. 5'-6" SIDE YARD. EXISTING SIDE YARD AT GARAGE 5'-6" X 25% = 1'-4 1/2" MAX PROJECTION. 1'-6" OVERHANG EXISTING.

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

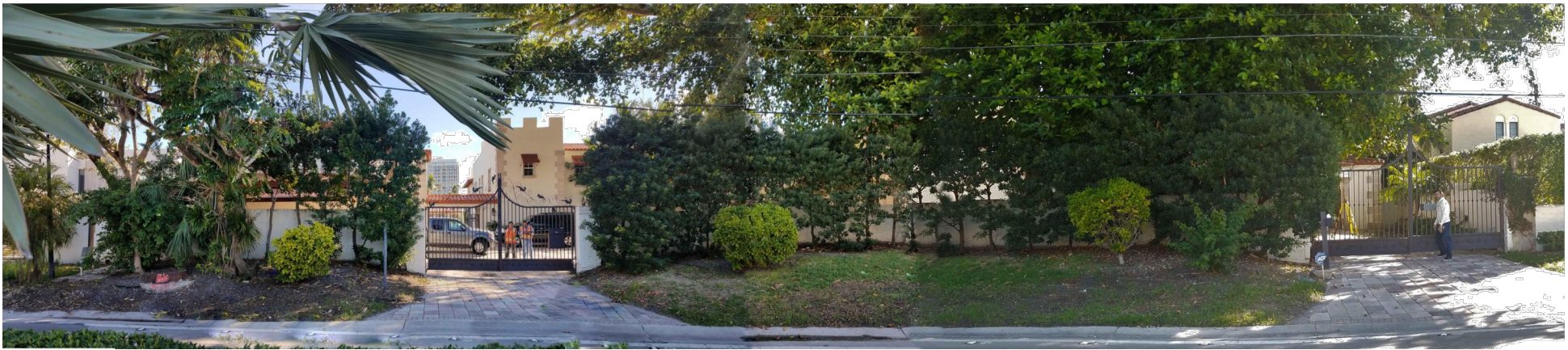


NOTES:

WILL REQUIRE A VARIANCE REQUEST TO REDUCE THE REQUIRED SUM OF SIDE YARDS TO 5'-6" AT NORTH + 17'-4" AT SOUTH FOR 22'-10". WILL ALSO REQUIRE VARINACE FOR PROJECTIONS LESS THAN 25% OF SIDE YARD. 5'-6" SIDE YARD. EXISTING SIDE YARD AT GARAGE 5'-6" X 25% = 1'-4 1/2" MAX PROJECTION. 1'-6" OVERHANG EXISTING. WILL REQUIRE A FRONT YARD SETBACK VARIANCE TO MAINTAIN EXISTING 10'-9"

NOTES:

- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
- CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'



1
D-219

EXISTING FRONT FENCE, PIERS AND GATES (TO REMAIN AS-IS)



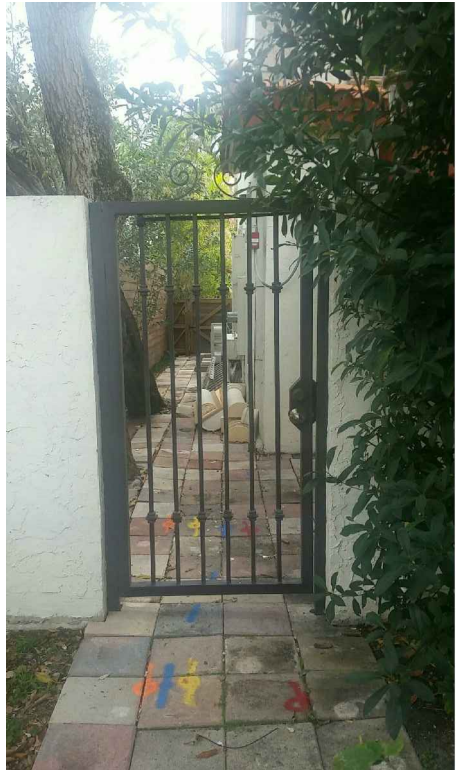
2
D-219

EXISTING NORTH GATE



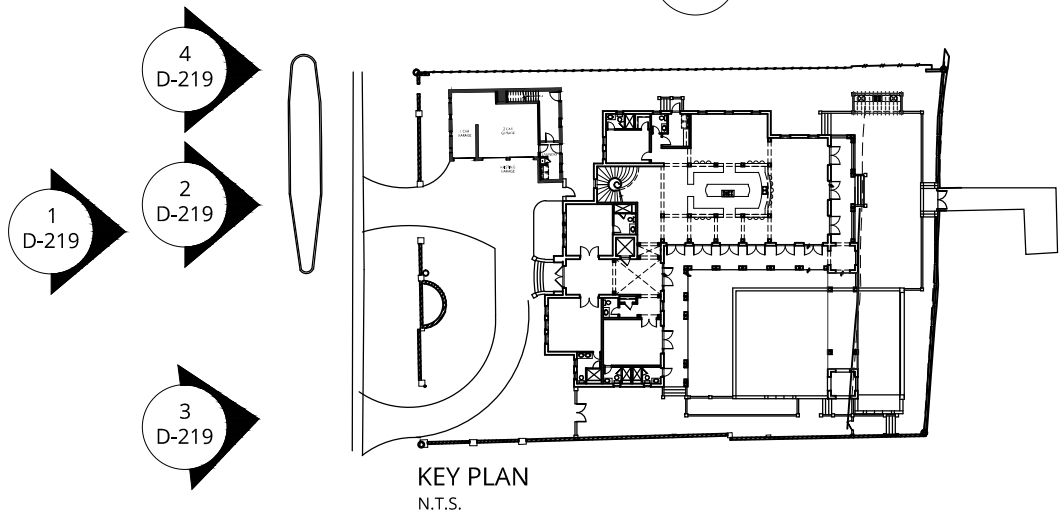
3
D-219

EXISTING SOUTH GATE



4
D-219

EXISTING NORTH MAN GATE



NOTES:
WILL REQUIRE A VARIANCE REQUEST TO ALLOW EXISTING GATE HEIGHT OF 10'-11", FRONT WALL HEIGHT OF 7'-2 1/2", SIDE WALL VARIANCE (NORTH) OF 7'-7" AND A SIDE WALL VARIANCE (SOUTH) OF 5'-9" (REF. VARIANCE SHEET D-107 & EXISTING SURVEY SHEET PREPARED BY BISCAYNE ENGINEERING.

NOTES:
1. ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

REV:1/5/18



1
D-220

EXISTING NORTH GATE



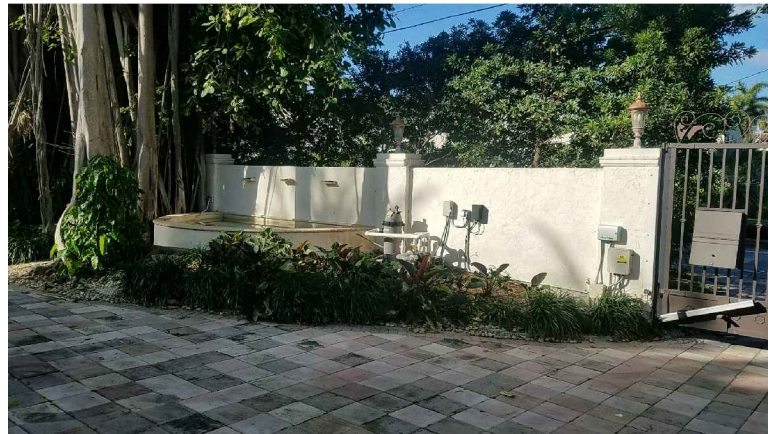
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D-220

EXISTING SOUTH GATE



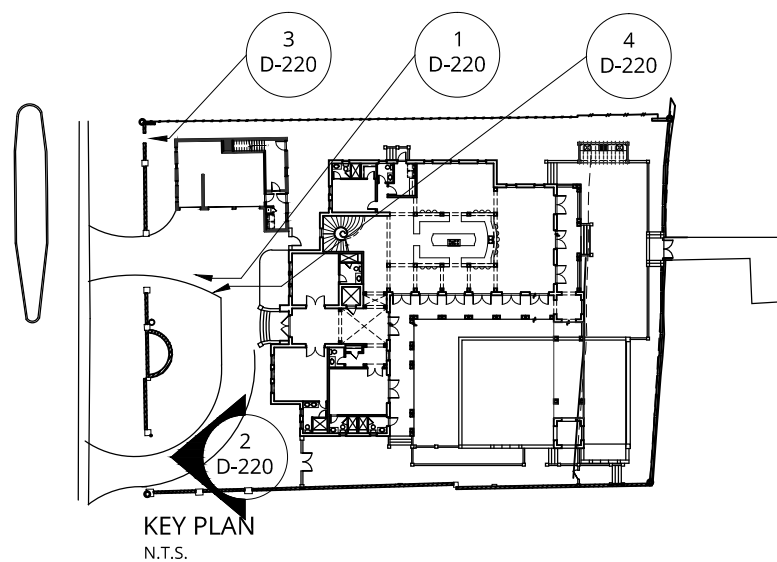
3
D-220

EXISTING NORTH MAN GATE



4
D-220

EXISTING FRONT WALL WITH FOUNTAIN



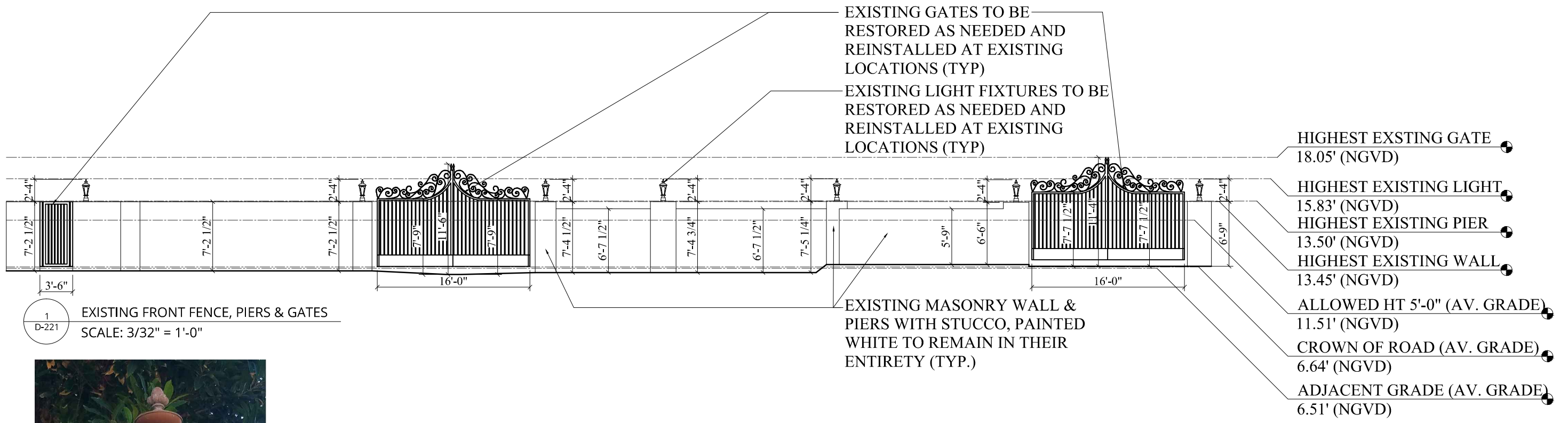
NOTES:

WILL REQUIRE A VARIANCE REQUEST TO ALLOW EXISTING GATE HEIGHT OF 10'-11", FRONT WALL HEIGHT OF 7'-2 1/2", SIDE WALL VARIANCE (NORTH) OF 7'-7" AND A SIDE WALL VARIANCE (SOUTH) OF 5'-9" (REF. VARIANCE SHEET D-107 & EXISTING SURVEY SHEET PREPARED BY BISCAYNE ENGINEERING.

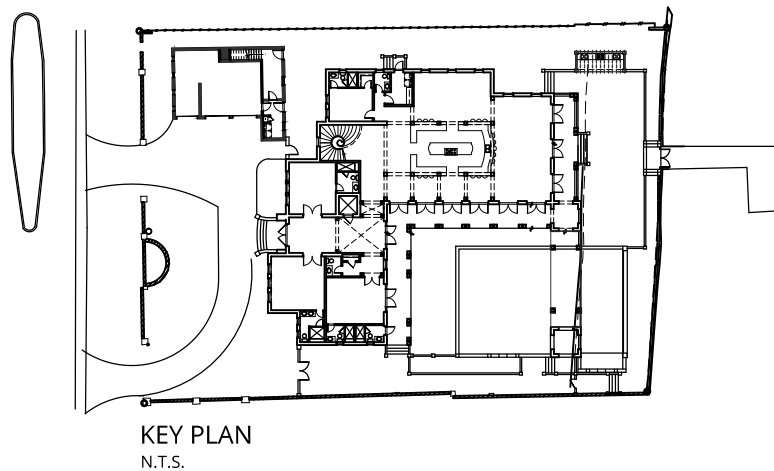
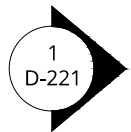
NOTES:

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2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

REV:1/5/18



2 D-221 EXISTING LIGHT (TYPICAL)



NOTES:

WILL REQUIRE A VARIANCE REQUEST TO ALLOW EXISTING GATE HEIGHT OF 10'-11", FRONT WALL HEIGHT OF 7'-2 1/2", SIDE WALL VARIANCE (NORTH) OF 7'-7" AND A SIDE WALL VARIANCE (SOUTH) OF 5'-9" (REF. VARIANCE SHEET D-107 & EXISTING SURVEY SHEET PREPARED BY BISCAYNE ENGINEERING.

NOTES:

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1
D-222

EXISTING NORTH FENCE



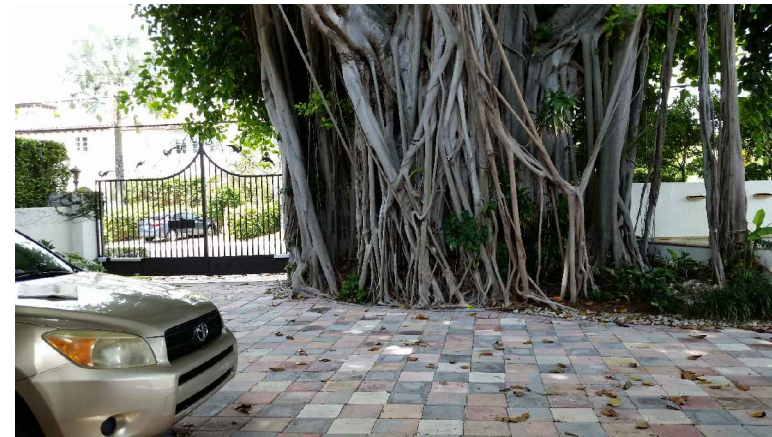
2
D-222

EXISTING NORTH FENCE



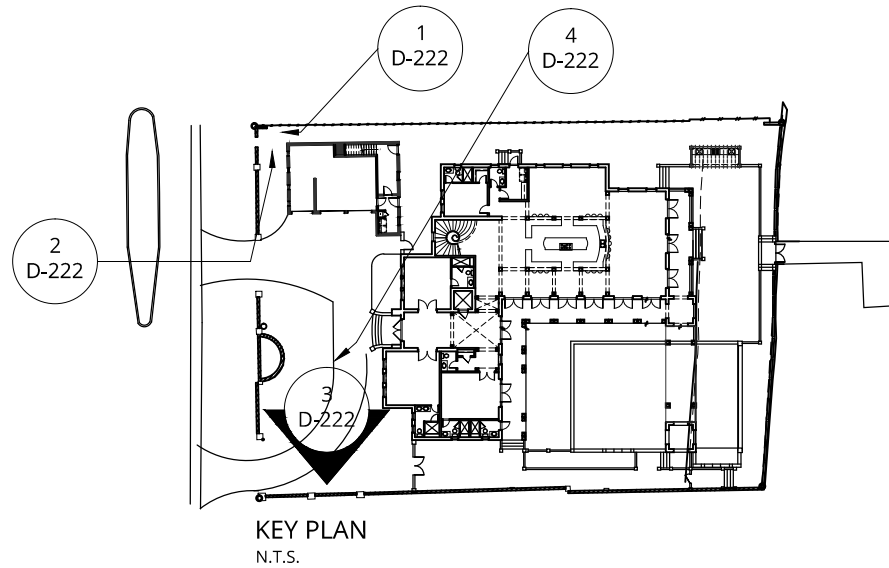
3
D-222

EXISTING SOUTH FENCE



4
D-222

EXISTING FRONT FENCE WITH EXISTING TREE



NOTES:

WILL REQUIRE A VARIANCE REQUEST TO ALLOW EXISTING GATE HEIGHT OF 10'-11", FRONT FENCE HEIGHT OF 7'-2 1/2", SIDE FENCE VARIANCE (NORTH) OF 7'-7" AND A SIDE FENCE VARIANCE (SOUTH) OF 5'-9" (REF. VARIANCE SHEET D-107 & EXISTING SURVEY SHEET PREPARED BY BISCAYNE ENGINEERING.

NOTES:

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REV:1/5/18



EXISTING NORTH, SOUTH AND FRONT FENCE & PIERS	D-222
5465 PINE TREE DRIVE Miami Beach, FL 33140	Date: 10/17/2017
	Scale: 1/16"=1'-0"