

REQUEST FOR DRB APPROVAL FOR:  
PINE TREE DR CIRCLE RESIDENCE

DRB FINAL SUBMISSION  
03/02/2018

6455 PINE TREE DR CIRCLE

MIAMI BEACH, FL 33141



ARCHITECT  
CHOEFF LEVY FISCHMAN  
8425 BISCAYNE BLVD. STE 201  
MIAMI, FL 33138  
(305) 434-8338

LANDSCAPE ARCHITECT  
URBAN ROBOT ASSOCIATES  
420 LINCOLN RD #600  
MIAMI BEACH, FL 33139  
(786) 246-4851

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY  
LOCATED AT 6455 PINE TREE DR CIRCLE

WAIVERS:

1. REQUEST TO WAIVE THE 24'-0" HEIGHT  
REQUIREMENT. HEIGHT REQUESTED AT 21'-0".

VARIANCES:

1. SEEKING RELIEF FROM MUNICODE  
SECTION 142-105 (B)(1) - MINIMUM LOT WIDTH. CODE  
REQUIRES A MINIMUM LOT WIDTH OF 60'-0".

2. SEEKING RELIEF FROM MUNICODE SECTION  
142-106(3) - APPLICANT IS REQUESTING A REAR  
YARD SETBACK VARIANCE FOR A SMALL PORTION  
OF A TWO-STORY DESIGN FEATURE TO ENCROACH  
1'-6" INTO THE REAR SETBACK.



REQUEST FOR DRB APPROVAL FOR:  
PINE TREE DR CIRCLE RESIDENCE

DRB FINAL SUBMISSION  
03/02/2018

6455 PINE TREE DR CIRCLE

MIAMI BEACH, FL 33141



6455 PINE TREE DRIVE CIRCLE  
MIAMI BEACH, FL 33141

INDEX OF DRAWINGS

A-00

COVER SHEET / SCOPE OF WORK

A-01

INDEX OF DRAWINGS / LOCATION MAP

A-02

ARCHITECT'S LETTER OF INTENT

A-03

SURVEY

ARCHITECTURAL

A-04

SITE PLAN

A-05

ZONING DATA SHEET

A-060

CALCULATIONS

A-061

VOLUMETRIC AREA CALCULATIONS

A-062

VOLUMETRIC AREA DIAGRAMS

A-063

YARD CALCULATIONS

A-064

YARD SECTION

A-065

YARD SECTION

A-07

VARIANCE DIAGRAM

A-08

VARIANCE DIAGRAM

A-09

WAIVER DIAGRAM

A-11

FIRST FLOOR PLAN

A-12

SECOND FLOOR PLAN

A-13

ROOF PLAN

A-31

FRONT ELEVATION

A-32

REAR ELEVATION

A-33

SIDE ELEVATION

A-34

SIDE ELEVATION

A-41

SECTION

A-42

SECTION

CONTEXT-5.1

FRONT RENDERING

CONTEXT-5.2

REAR RENDERING

CONTEXT-5.3

RENDERED FRONT ELEVATION

CONTEXT-5.4

RENDERED REAR ELEVATION

CONTEXT-5.5

RENDERED SIDE ELEVATION

CONTEXT-5.6

RENDERED SIDE ELEVATION

CONTEXT-5.7

MATERIAL PALETTE

CONTEXT-5.8

AXONOMETRIC DIAGRAMS

CONTEXT-6.1

CONTEXT PHOTOGRAPHS

CONTEXT-6.2

CONTEXT RENDERING & MASSING STUDIES

LANDSCAPE

L001

COVER SHEET

L002

TREE REMOVAL & RELOCATION PLAN

L200

SITE PLATING PLAN

L202

PLANTING DETAILS

L300

SITE LIGHTING PLAN





February 12, 2018

City of Miami Beach  
Design Review Board  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent  
6455 Pine Tree Drive Circle, Miami Beach, Florida**

Dear Planning Staff and Design Review Board Members,

This Letter of Intent is regarding a new residence being proposed to be located on a currently vacant lot located at 6455 Pine Tree Drive Circle in Miami Beach. The lot is located on a corner which has an access frontage of 44.0' sandwiched in between its two neighboring lots. The lot itself is quite large at 27,860 square feet, but due to its access frontage of 44.0' will require a variance for this special condition, as the frontage is non-conforming, yet existing. We therefore formally request that a variance be granted to grandfather in this existing condition.

The proposed residence will have 11,692 square feet of countable space. That is air-conditioned space plus the portion of the garage that exceeds 500 square feet, in addition to countable overhangs and accessory structures. The allowable unit size would be 50%, or 13,930 square feet. We are at the acceptable percentage of 42%.

When calculating the footprint, or lot coverage, we included the open court that exists at the entry. The reason it was included in the calculations is that it has three or more walls, thus making this area count. Including this court area, and small rear yard detached cabana, our footprint, or lot coverage, equals 8,358 square feet, or 30% (maximum allowable).

The allowable second floor to first floor ratio allowed before a waiver is required is 70%. This would include all volume spaces. The main entry area, which acts as the main living area of the residence is technically a one-story area and is counted as such. Any structure under 18' in height is considered one story on Miami Beach. Our roof height at this living area is 17'. Thus, this portion of the residence is counted as a one-story volume. Our second floor in this case is 67% of the first floor, thus no waiver is required as we fall under the acceptable level.

We have reviewed all setbacks with the staff and determined that a rear yard setback variance will be necessary for a small portion of a two-story colonnade feature that is encroaching 1'-6" into the required 27'-6" rear yard setback. Otherwise, all the setback requirements of this property are being met substantially.

This property falls within an RS-3 residential district. As such, we are allowed a maximum roof height of 24' without a waiver, and up to 28' with a waiver. The property falls within an AE-8 base flood level, so with the Freeboard applied, we are constructing our first floor at +9.0' NGVD. All heights are taken from this elevation, which is our first habitable floor. The residence

was designed with a roof height at most of the residence at 26', while the bride at the front of the residence that connects both sides of the residence is at approximately a 25' height at the roof. Only the north portion of the residence is designed at 27' high. This occurs only at the bedroom wing (not mater bedroom) and only faces the water on one side of the property. We did this to provide movement to the architecture regarding the height. The lot is totally hidden from the street and the residence will not be seen. As well, it is also well hidden from its neighbors with massive existing landscaping that will remain and will be enhanced. As well, the setbacks that are required on each side are well exceeded, so the new residence will be located further away from any adjacent lot than the minimum allows.

We feel that the additional height in this case is not an egregious request that will disturb any neighbor or will be at all noticeable. The sliding glass doors on the first floor are 11' high with the structure being 2', making the major portion of the residence 13' from floor to floor and floor to roof. Thus the 26' height. Only at the limited 27' high portion will the sliders be 12' high and only on the second floor. The first-floor sliders remain 11' high in this area. Again, this is done to provide architectural interest to the exterior aesthetics of the residence.

We respectfully request that the DRB grant the applicant the waiver for height, and the two variances being requested for this project.

We hope that you like the design of this unique residence, and feel that it will be a great addition to the landscape of Miami Beach.

Sincerely,



Ralph Choeff, President  
Choeff Levy Fischman PA  
Architecture + Design



SCALE: 1" = 25'



TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
35	MANGI TREE	MANGI TREE WOOD	1.0	15'	4'
36	ROYAL PALM	ROYALTYNA ELATA	1.0	30'	40'
37	MACARTHUR PALM	PYTHOSPHERMA MACARTHUR	0.5'	25'	6'
38	PICKEY DATE PALM	PHOENIX ROEBELEI	0.3	10'	6"
39	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.4	35'	5'
40	CANDY DATE PALM	PHOENIX CANARIENSIS	0.5	15'	15'
41	MACARTHUR PALM	PYTHOSPHERMA MACARTHUR	1.0'	15'	15'
42	MACARTHUR PALM	PYTHOSPHERMA MACARTHUR	0.6'	30'	6'
43	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.3	17'	5'
44	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.3	6'	6"
45	BISMARCK PALM	BISMARCKIA NOBILIS	1.5	15'	15'
46	CHRISTMAS PALM	ADONDISA MERRILLI	0.3'	10'	14'
47	COCONUT	COCOS NUFEERA	1.4'	40'	30'
48	SEA CANNON TREE	CECOPHILA CANARIENSIS	1.0'	15'	15'
49	TRUMPET TREE	GEORPDA PELIATA	0.4	12'	5'
50	COCONUT	COCOS NUFEERA	1.0'	18'	25'
51	COCONUT	COCOS NUFEERA	1.0'	18'	25'
52	COCONUT	COCOS NUFEERA	1.0'	18'	25'
53	COCONUT	COCOS NUFEERA	1.0'	18'	25'
54	COCONUT	COCOS NUFEERA	1.0'	18'	25'
55	MACARTHUR PALM	PYTHOSPHERMA MACARTHUR	0.5	35'	20'
56	COCONUT	COCOS NUFEERA	1.5	50'	30'
57	CARPENTARIA PALM	CARPENTARIA ACUMINATA	0.4	40'	10'
58	CANDY DATE PALM	PHOENIX CANARIENSIS	0.5'	10'	6"
59	UNKNOWN	UNKNOWN	0.6'	15'	8"
60	CHRISTMAS PALM	ADONDISA MERRILLI	0.5	12'	5'
61	UNKNOWN	UNKNOWN	1.0	15'	15'
62	MACARTHUR PALM	PYTHOSPHERMA MACARTHUR	0.7	35'	15'

**CERTIFIED TO :**  
EDGE ON BRICKELL, LLC.  
SAPURSTEIN AND BLOCH, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
EXECUTIVE NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS

[illegible]

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

**Lot 5, Block 1, of the Subdivision of Lot 1, Block 1, of BEACH VIEW ADDITION, according to the Plat thereof, recorded in Plat Book 34, at Page 62, of the Public Records of Dade County, Florida, with the exception of the portion of said lot described by metes and bounds as follows:**

Beginning at a concrete monument situated at the Northwest corner of Lot 4, Block 1, a subdivision of said 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 concrete bulkhead on the Western shore of Indian Creek a distance of 175.4 feet plus or minus to the point of beginning of the tract of land hereinafter described; thence 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 175.4 feet plus or minus to the concrete bulkhead on the Western shore of Indian Creek, thence run in a Southeasterly direction along the concrete bulkhead on the Western shore of Indian Creek, a distance of 25.1 feet plus or minus to a point, thence in a Westerly direction along the concrete bulkhead on the Western shore of said Lot 4 a distance of 178.05 feet to the point of beginning of the tract of land hereinafter described.

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. 120651-3071, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.0 FEET (NGVD)

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**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF NORTH-SOUTH, BEING THE RECORDED BEARING FOR THE CENTERLINE OF PINE TREE, AS SHOWN ON PLAT BOOK 34 AT PAGE 62 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT [WWW.FEMA.COM](http://WWW.FEMA.COM).

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

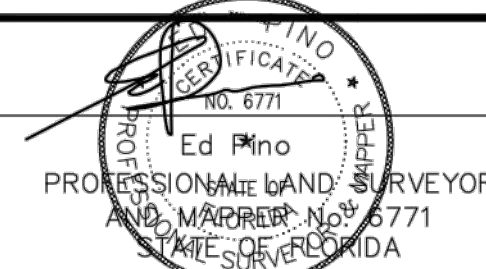
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

FOLIO NUMBER: 02-3211-013-0050

-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY



ASOMIAMI.COM



DATE : JANUARY 17, 2018

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NEW SINGLE FAMILY RESIDENCE  
6455 PINTREE DR CIR  
MIAMI BEACH, FL 33141

seal

Ralph Choeff  
registered architect  
AR0009679  
AA26003009  
comm no.

1735

date:  
02/12/2018

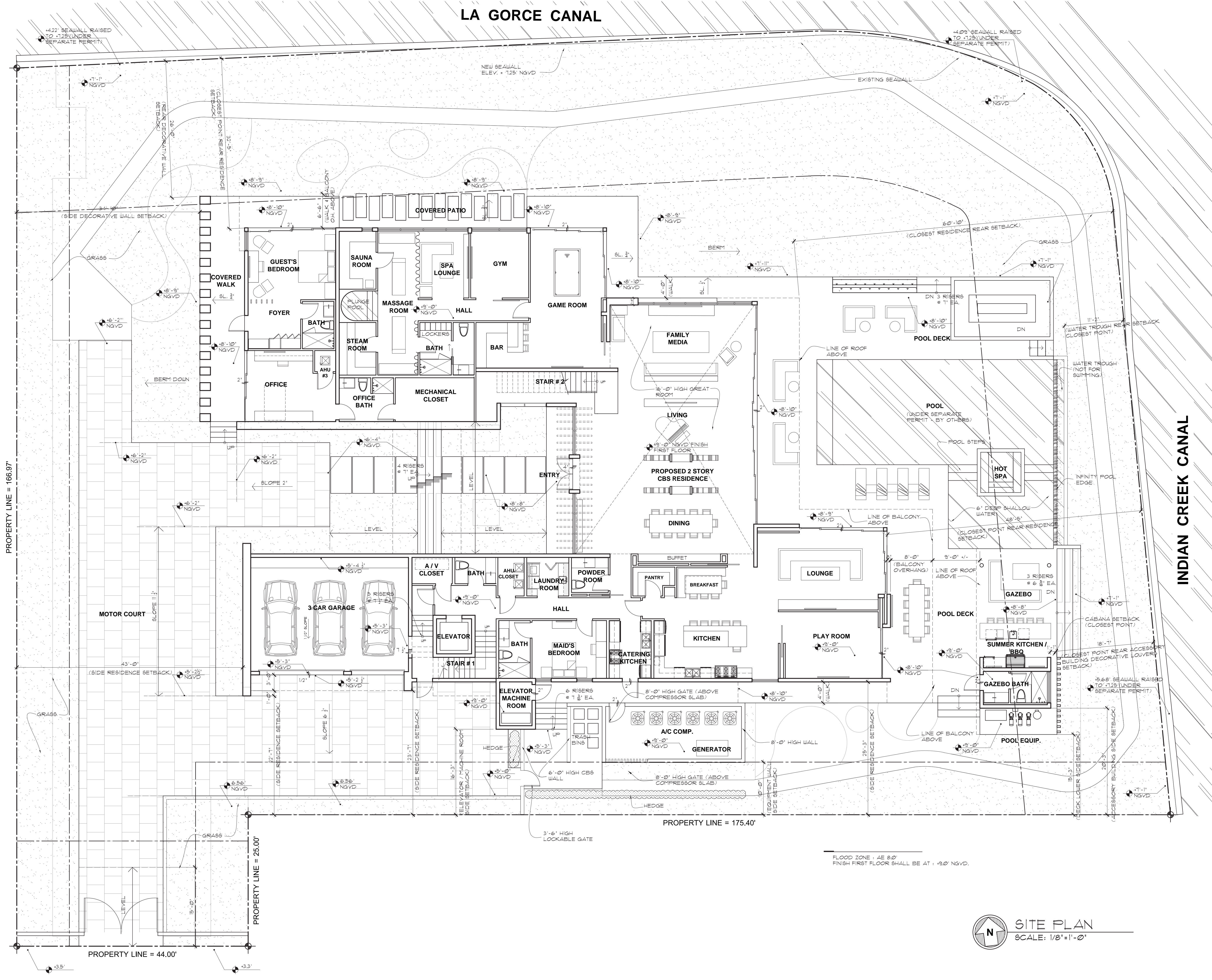
revised:

sheet no.

## A-0.3

SURVEY  
SCALE: NOT TO SCALE





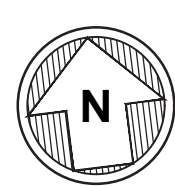
PROPERTY LINE = 166.97'

PROPERTY LINE = 175.40'

PROPERTY LINE = 25.00'

PROPERTY LINE = 44.00'

FLOOD ZONE : AE 8.0'  
FINISH FIRST FLOOR SHALL BE AT : +3.0' NGVD.

 **SITE PLAN**  
SCALE: 1/8" = 1'-0"

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN  
8425 Biscayne Blvd. suite 201  
Miami, Florida 33138  
(305) 305.434.8338  
(305) 305.892.5292  
www.clarchitects.com

**NEW SINGLE FAMILY RESIDENCE**  
6455 PINTREE DR CIR  
MIAMI BEACH, FL 33141

seal

Ralph Choeff  
registered architect  
AR0009679  
AA26003009  
comm no.

**1735**

date:  
03/02/2018

revised:

sheet no.

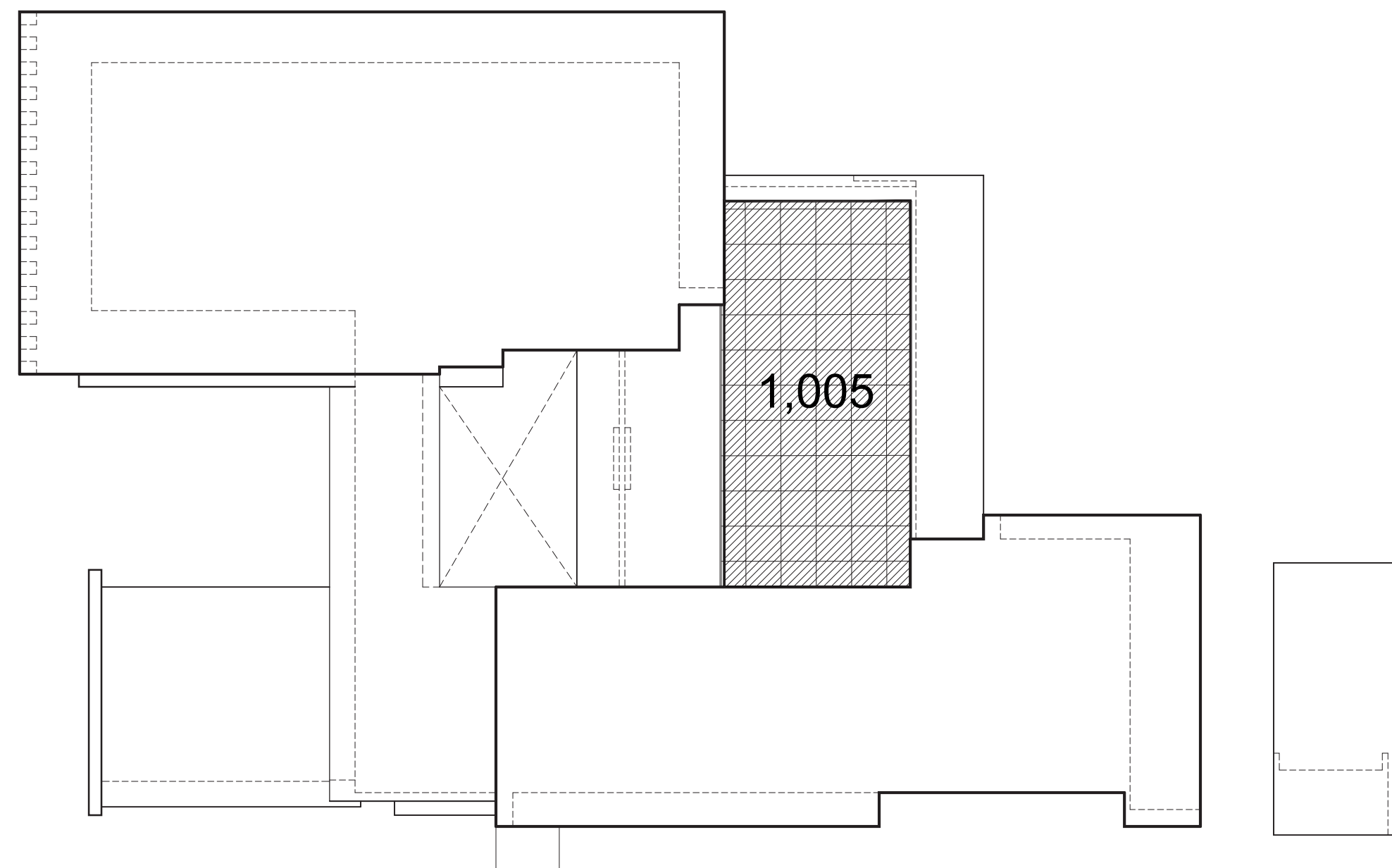
**A-0.4**



ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0307L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	9.00' NGVD	
5	Crown of Road Elevation:	3.44' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence, Garage, & Cabana	
8	Lowest Elev. of Equip	9.00' NGVD	
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	6455 Pine Tree Drive Circle Miami Beach, FL 33141 Lot 5, Block 1, of the Subdivision of Lot 1, Block 1, of BEACH VIEW ADDITION, according to the Plat thereof, recorded in Plat Book 34, at Page 62, of the Public Records of Dade County, Florida, with the exception of the portion of said lot desribed by metes and bounds.			
2	Folio number(s):	02-3211-013-0050			
3	Board and file numbers :	DRB18-0229			
4	Year built:	N/A	Zoning District:	RS-3	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	3.44' NGVD	
6	Adjusted grade (Flood+Grade/2):	5.72' NGVD	Free board:	9.00' NGVD	
7	Lot Area:	27,860 SF			
8	Lot width:		Lot Depth:		
9	Max Lot Coverage SF and %:	8,358 SF (30%)	Proposed Lot Coverage SF and %:	8,358 SF (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:	541 SF (61.5%)	Rear Yard Open Space SF and %:	6,850 SF (80.0%)	
12	Max Unit Size SF and %:	13,930 SF (50%)	Proposed Unit Size SF and %:	11,692 SF (42%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	6,785 SF	
			Proposed First Floor Unit Size (Volumetric):	7,180 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	4,809 SF (67%)	
15			Proposed Second Floor Unit Size:	4,809 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,005 SF (20.1%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24' - 28'		27'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		41'-3"	
20	Front Second level:	30'-0"		50'-3"	
21	Side 1:	10'-0"		16'-3"	
22	Side 2 or (facing street):	10'-0"		34'-10"	
23	Rear:	27'-6"		26'-0"	
	Accessory Structure Side 1:	7'-6"		20'-3"	
24	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
25	Accessory Structure Rear:	13'-10"		18'-3"	
26	Sum of Side yard :				
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		
Notes:					



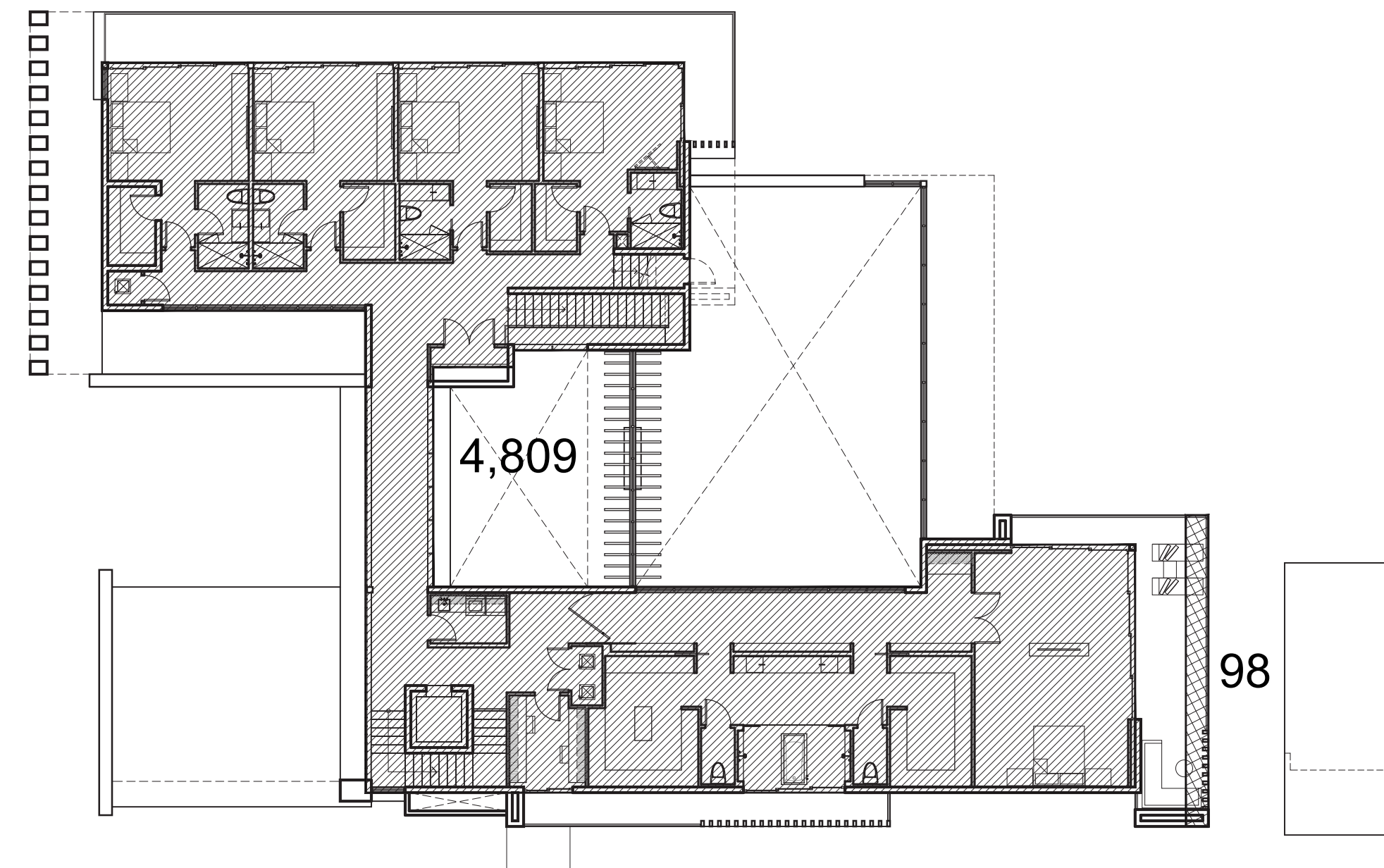


ROOF DECK CALCULATIONS

TOTAL SECOND FLOOR AREA	4,809 S. F.	100%
TOTAL ROOF AREA	1,005 S. F.	20.1%

4 ROOF DECK AREA

SCALE 1/16" = 1'-0"



3 2ND FLOOR UNIT SIZE

SCALE 1/16" = 1'-0"

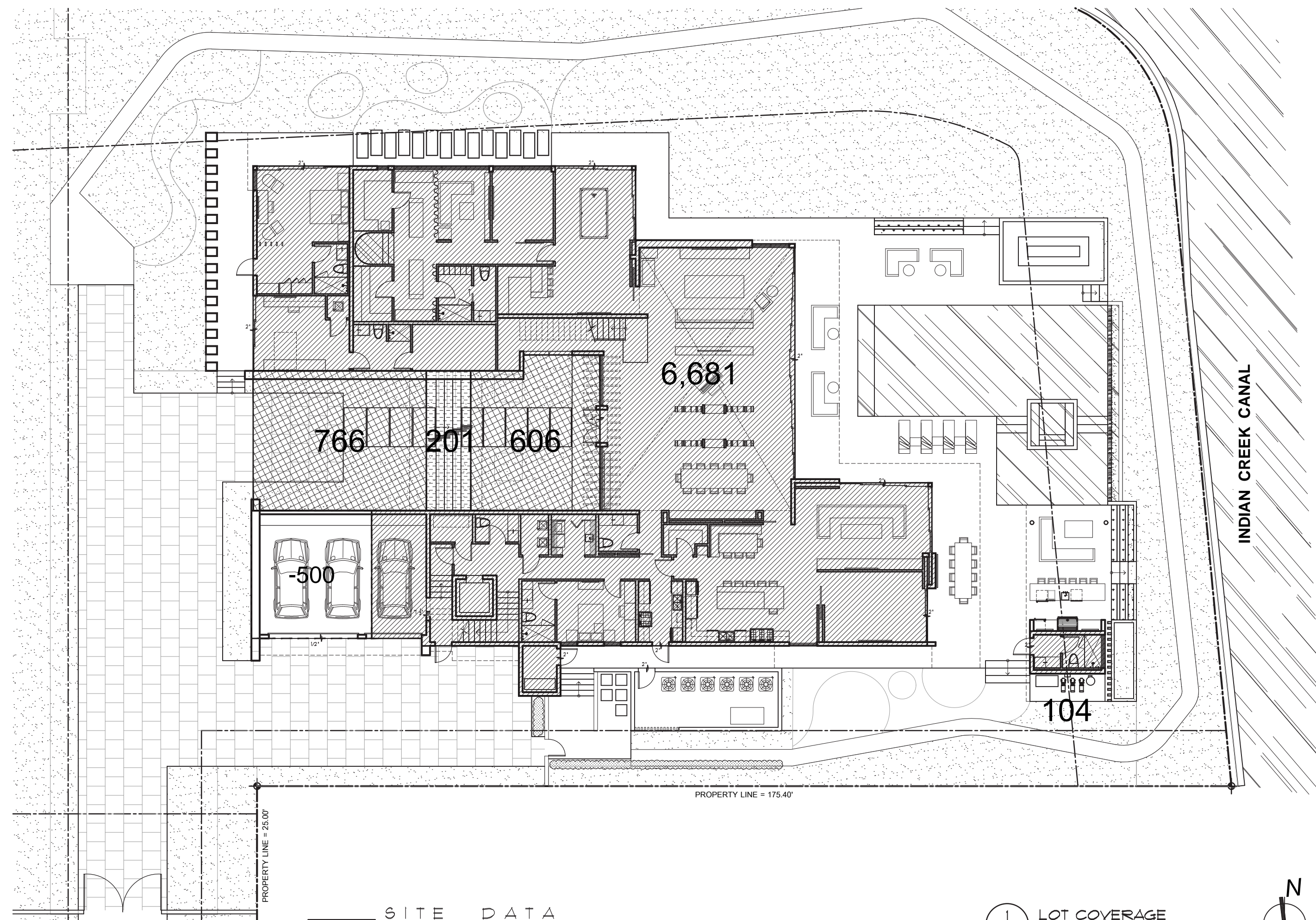


BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	6,455 S. F.
SECOND FLOOR (AC)	4,809 S. F.
TOTAL (AC):	11,264 S. F.
GARAGE (NON A/C) (455-500)	226 S. F.
CABANA	104 S. F.
BALCONIES + OVERHANGS	98 S. F.
TOTAL (NON AC):	428 S. F.
TOTAL UNIT SIZE (AC + NON AC):	11,692 SQ. FT. (42%)

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	7,180 S. F.
TOTAL SECOND FLOOR (VOLUMETRIC)	4,809 S. F.
TOTAL:	67%

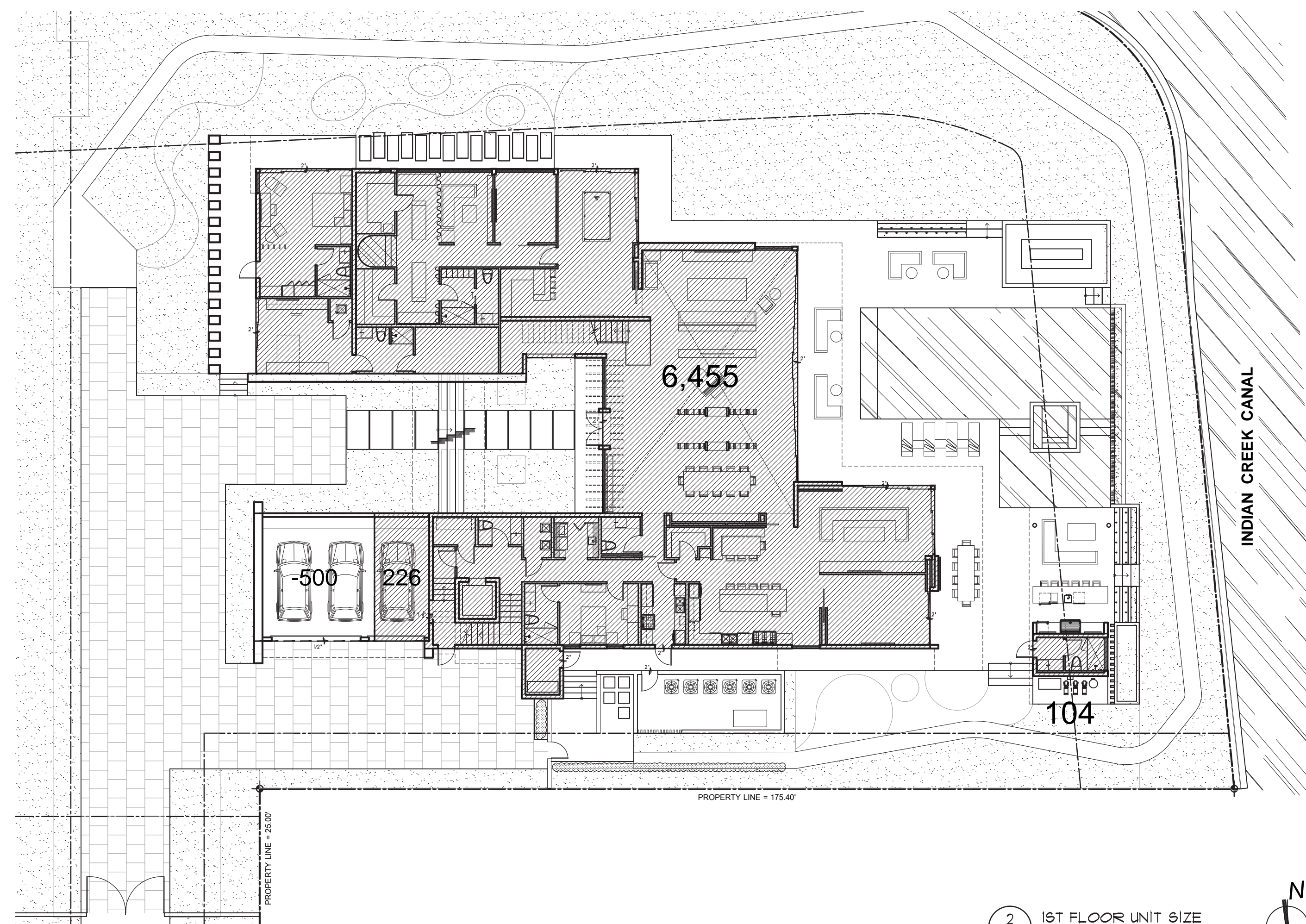


SITE DATA

EXISTING LOT SIZE:	27,860 S. F. (100%)
BLDG. LOT COVERAGE:	
MAIN HOUSE	6,681 S. F.
CABANA	104 S. F.
2ND STORY A/C SPACE	201 S. F.
ENCLOSED COURTYARDS	1,372 S. F.
TOTAL BLDG. LOT COVERAGE:	8,358 SQ. FT. (30%)

1 LOT COVERAGE

SCALE 1/16" = 1'-0"



2 1ST FLOOR UNIT SIZE

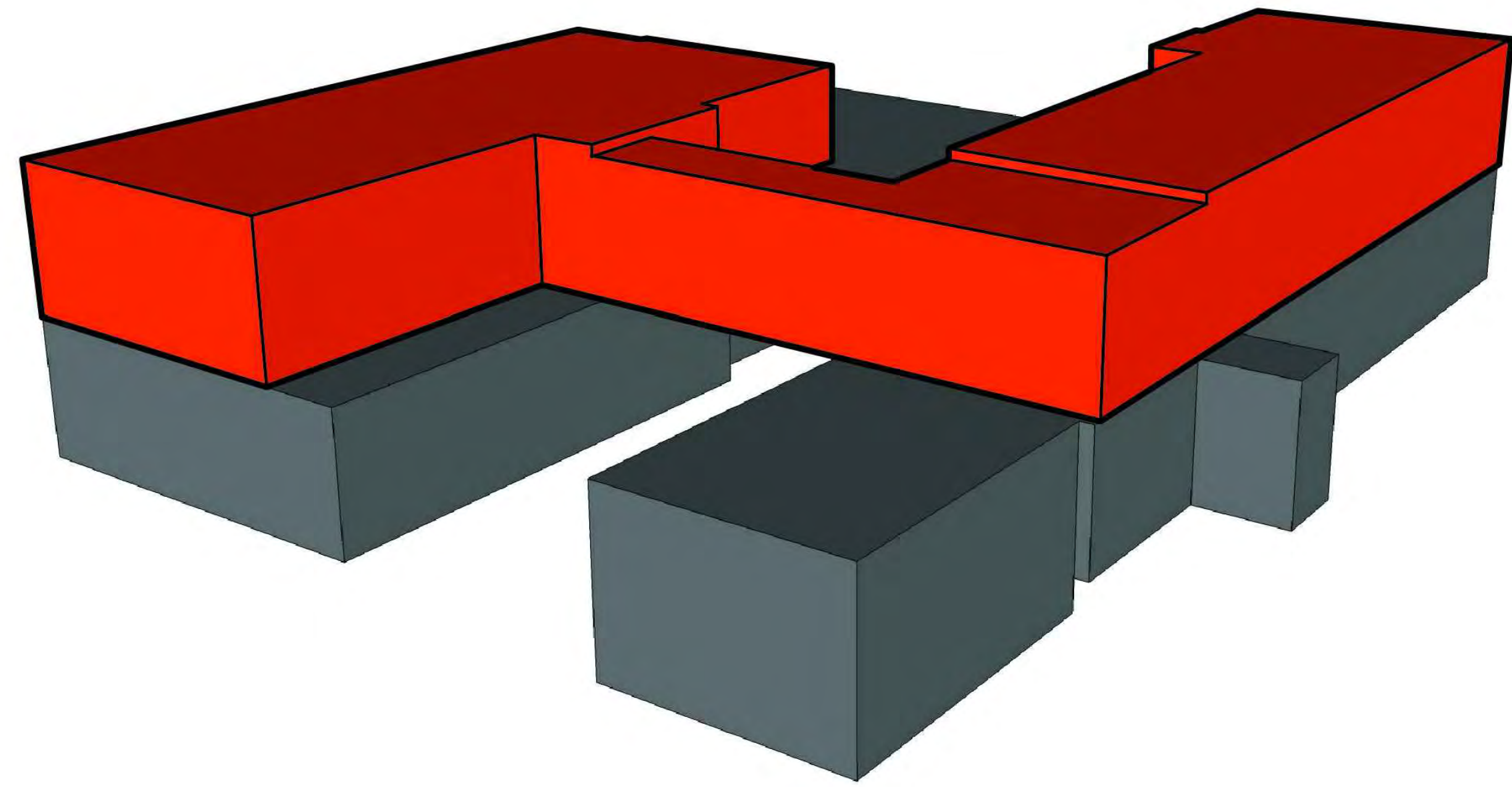
SCALE 1/16" = 1'-0"



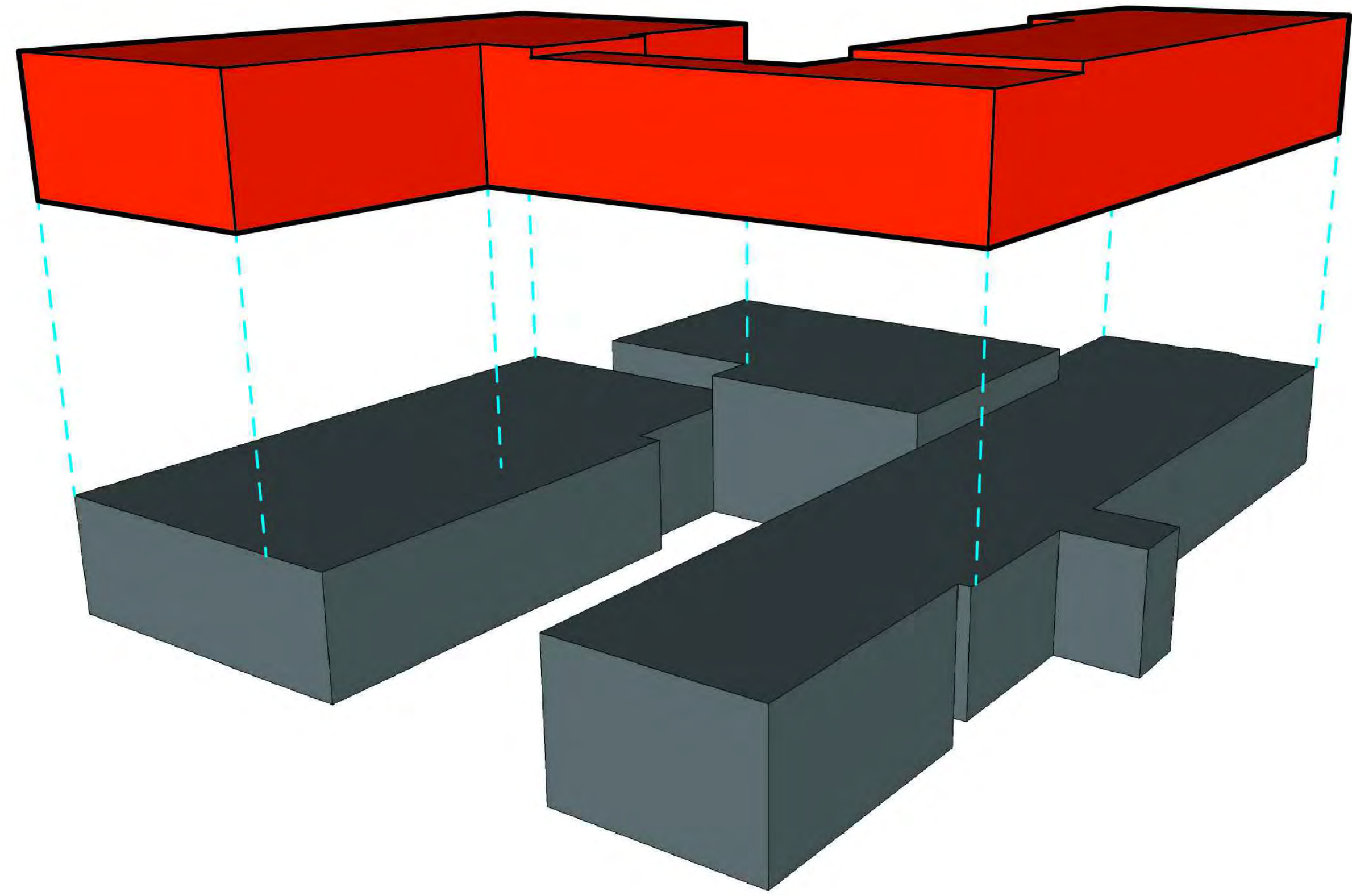




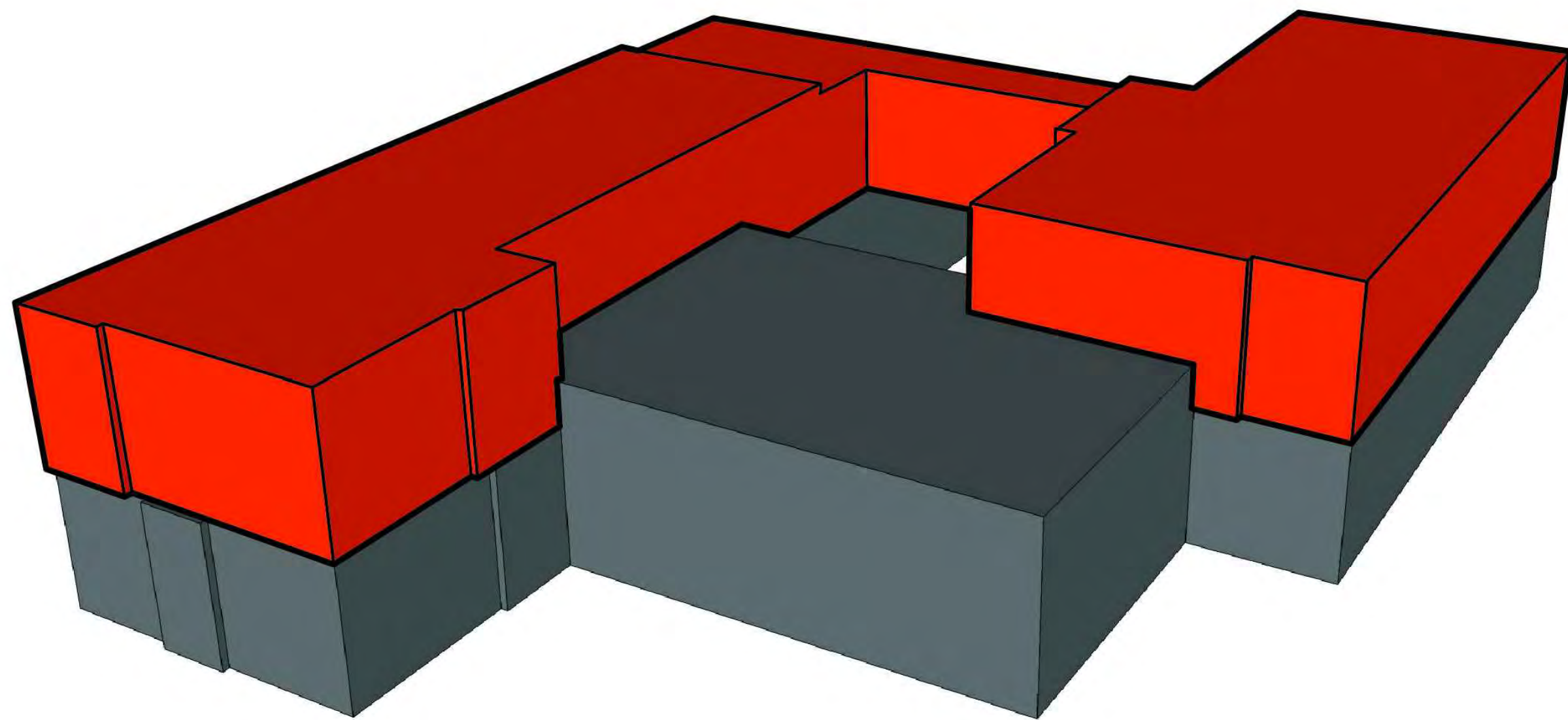




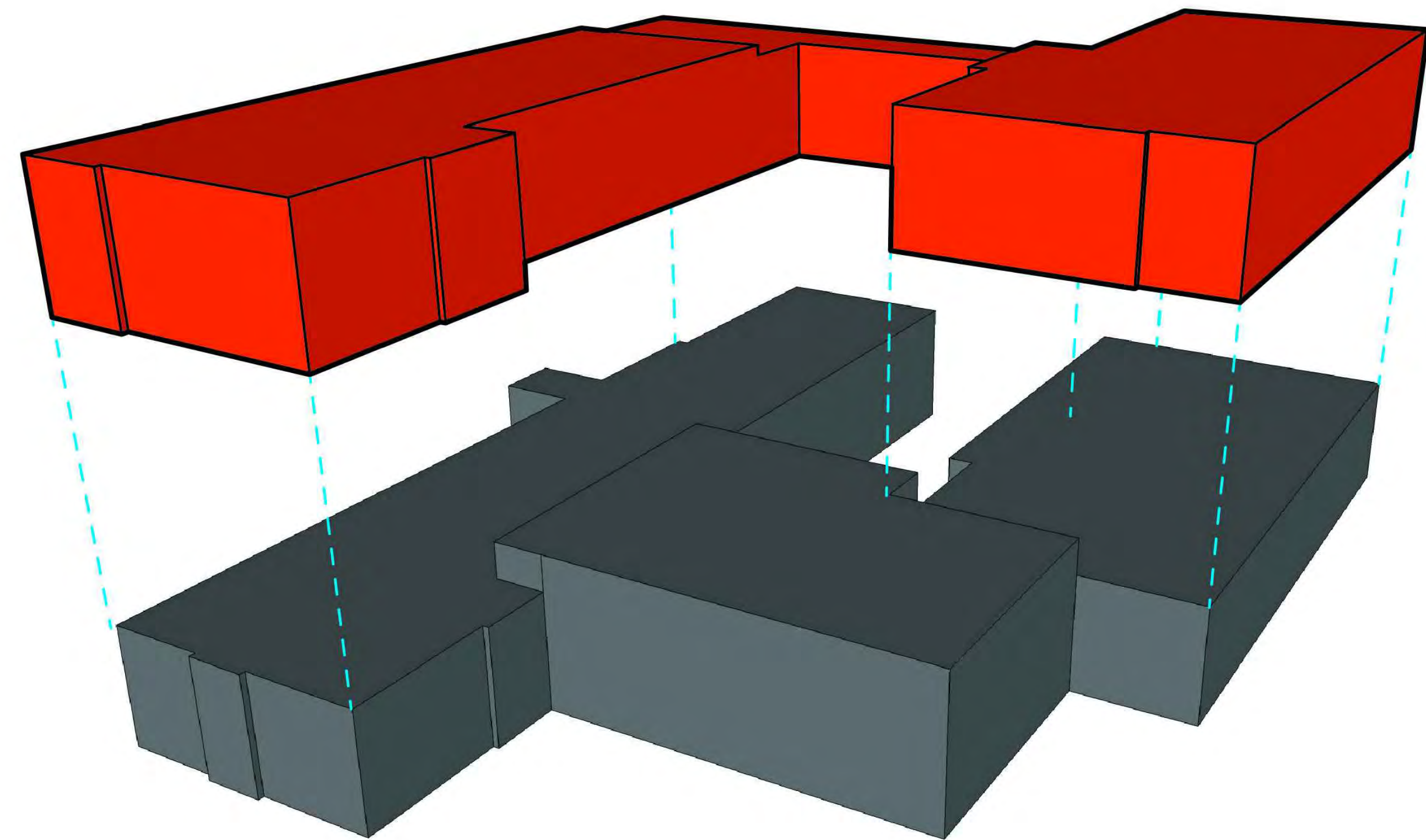
1 VOLUMETRIC DIAGRAM



2 EXPLODED AXONOMETRIC VOLUMETRIC DIAGRAM

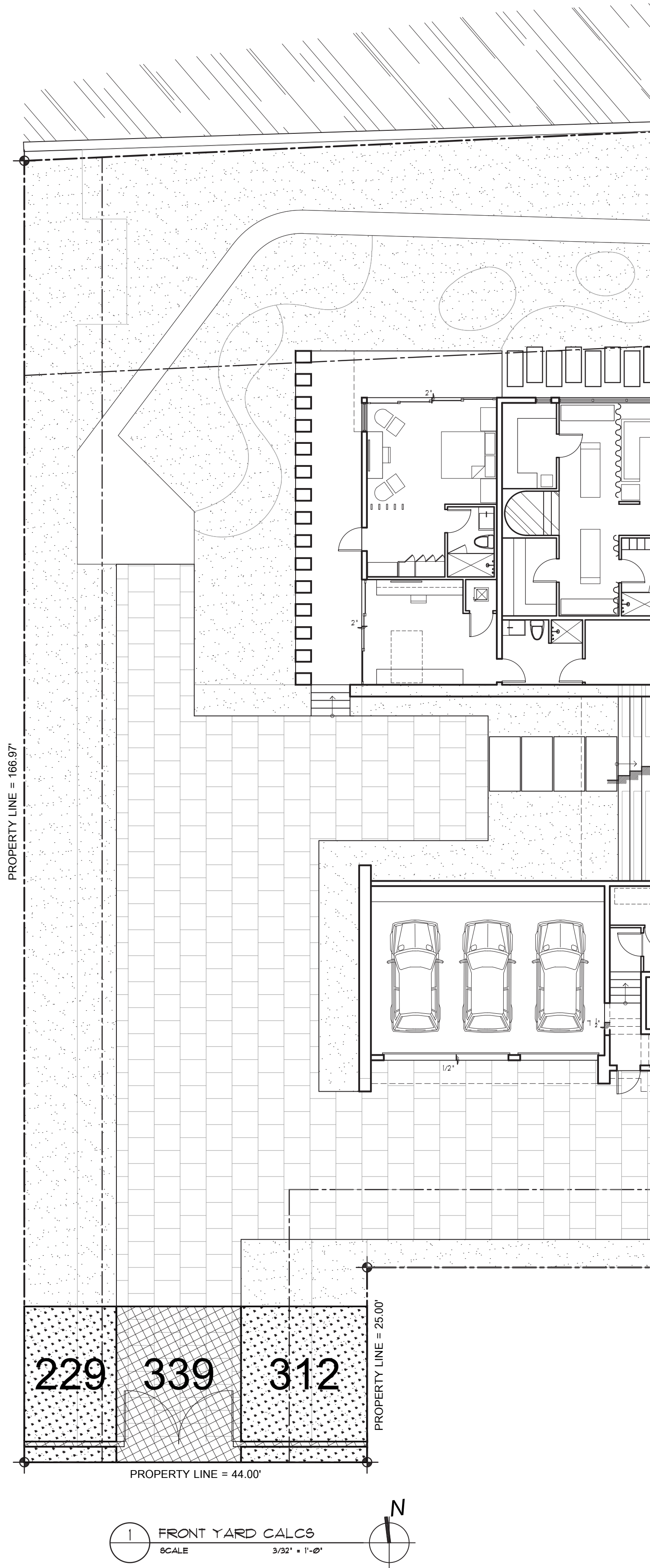


3 VOLUMETRIC DIAGRAM

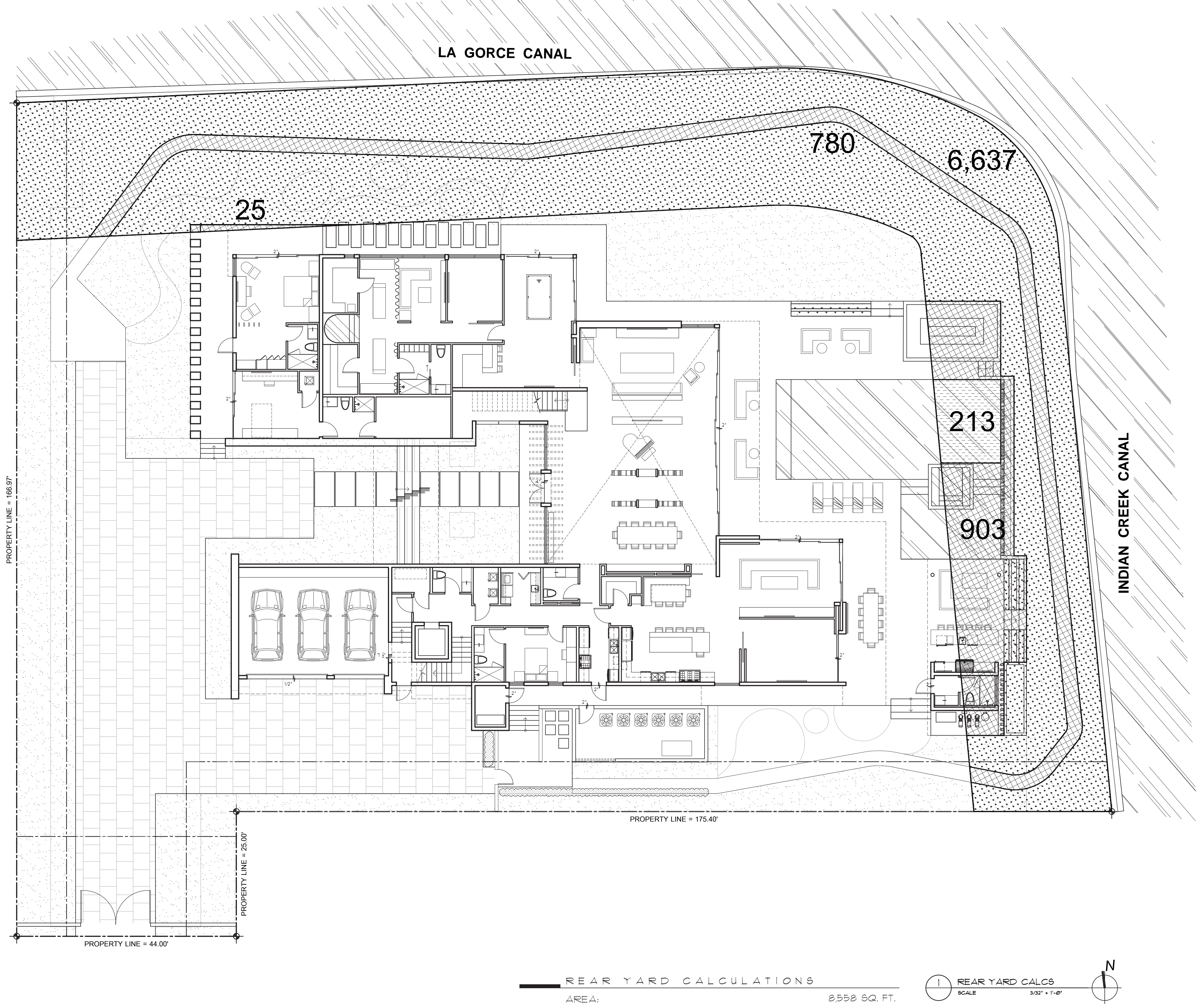


4 EXPLODED AXONOMETRIC VOLUMETRIC DIAGRAM



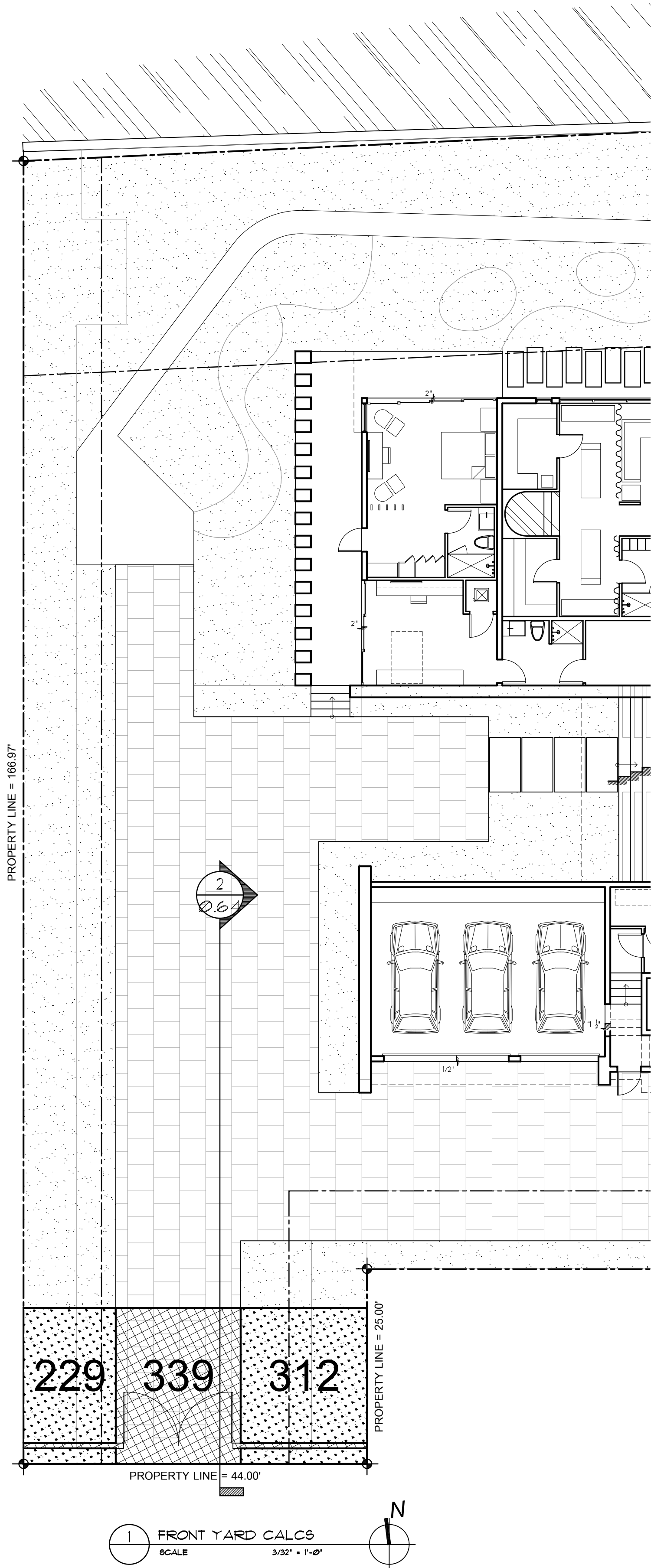


FRONT YARD CALCULATIONS	
AREA:	280 SQ. FT.
IMPERVIOUS AREA:	339 SQ. FT. (38.5%)
LANDSCAPE/PREVIOUS AREA:	541 SQ. FT. (61.5%)



REAR YARD CALCULATIONS	
AREA:	2,558 SQ. FT.
IMPERVIOUS AREA:	1,708 SQ. FT. (20%)
LANDSCAPE/PREVIOUS AREA:	6,850 SQ. FT. (80%)





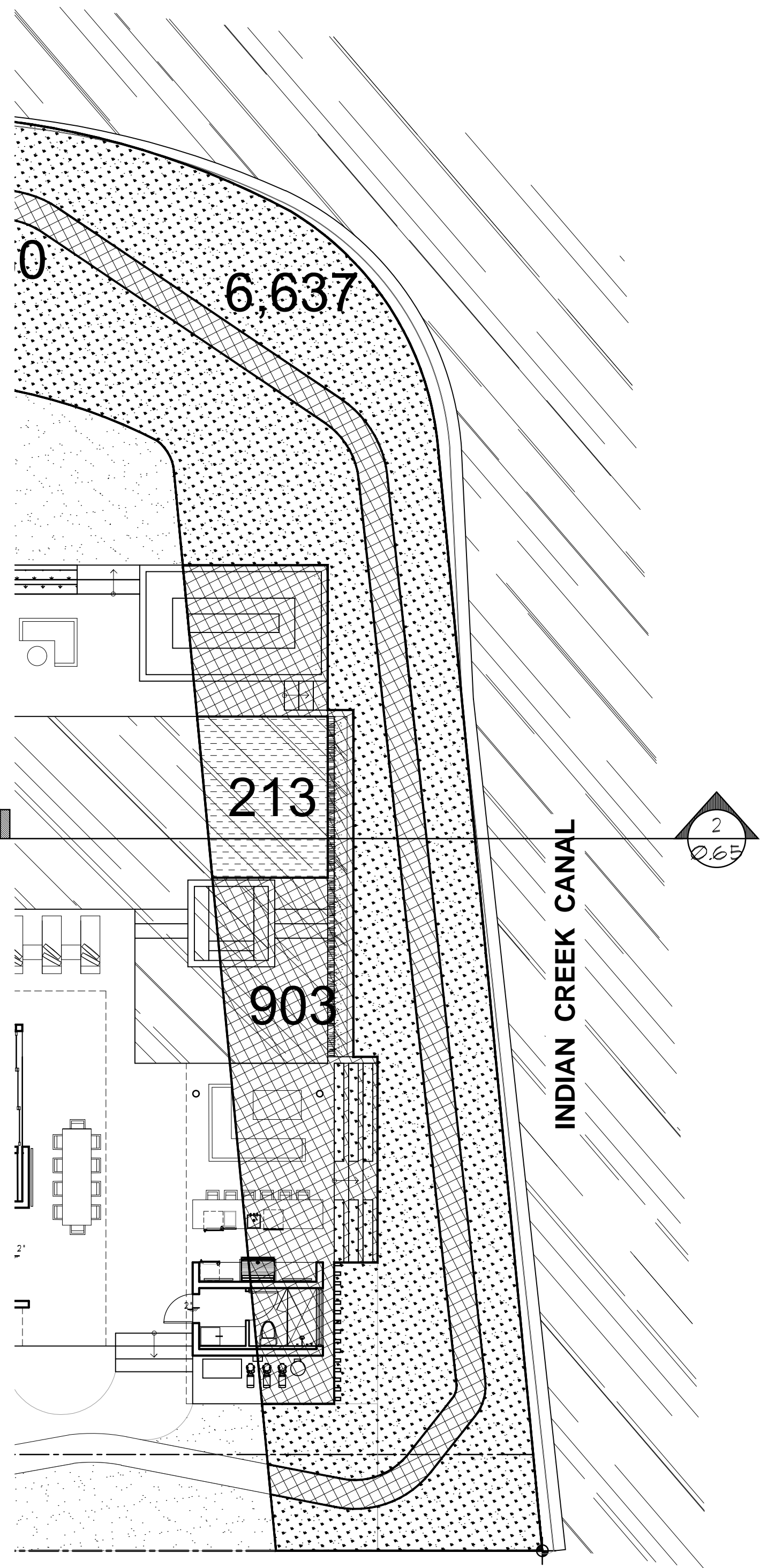
1 FRONT YARD CALCS  
SCALE 3/32" = 1'-0"

FRONT YARD CALCULATIONS	
AREA:	280 SQ. FT.
IMPERVIOUS AREA:	339 SQ. FT. (38.5%)
LANDSCAPE/PREVIOUS AREA:	541 SQ. FT. (61.5%)

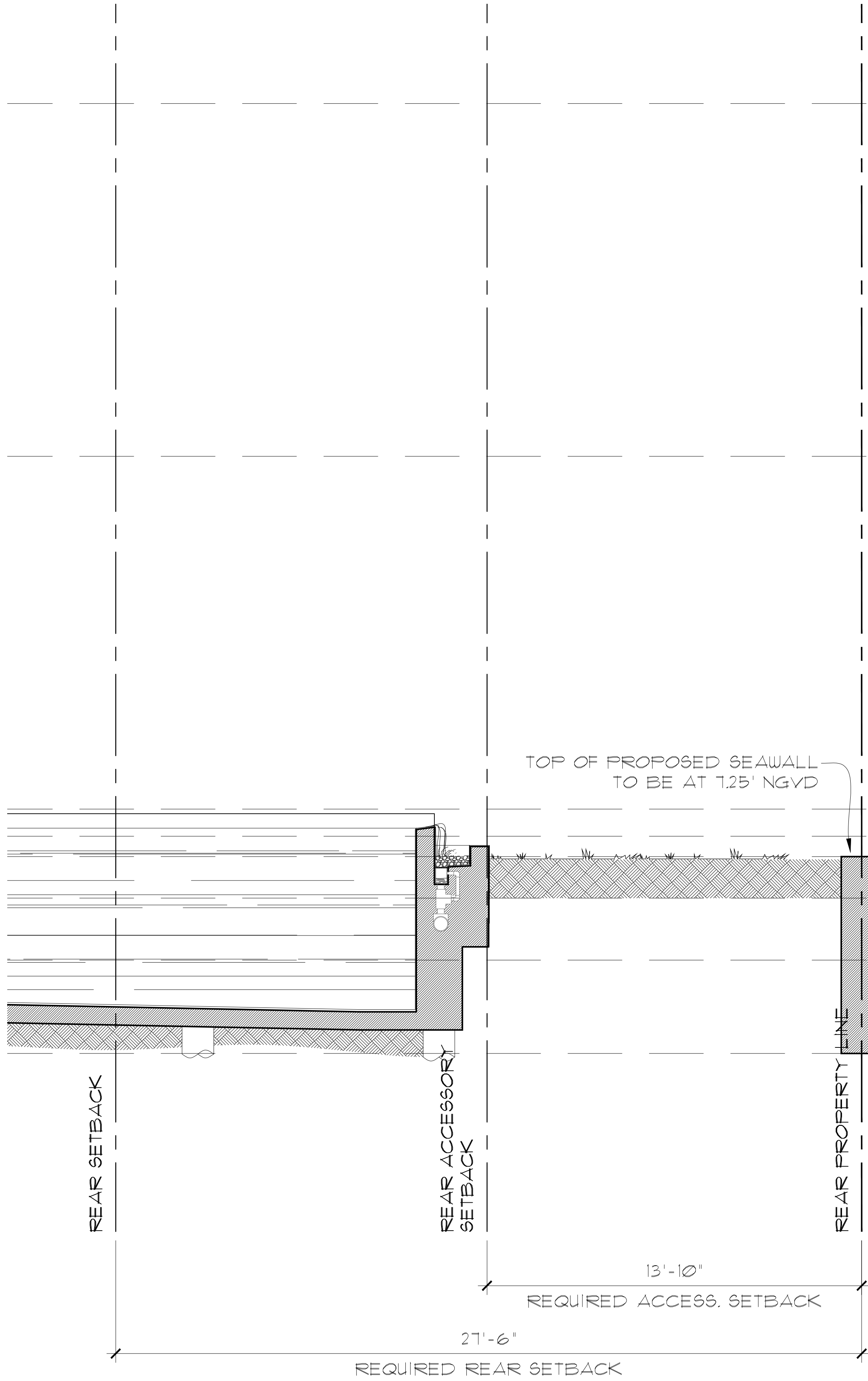


2 REAR YARD SECTION  
SCALE 3/8" = 1'-0"




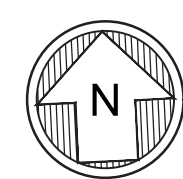


REAR YARD CALCULATIONS	
AREA:	8,558 SQ. FT.
IMPERVIOUS AREA:	1,108 SQ. FT. (20%)
LANDSCAPE/PREVIOUS AREA:	6,850 SQ. FT. (80%)



HIGH ROOF, T.O.S. ELEV. +27'-0" +36.00' NGVD	
ROOF, T.O.S. ELEV. +26'-0" +35.00' NGVD	
SECOND FLOOR, T.O.S. ELEV. +13'-0" +22.00' NGVD	
GROUND FLOOR, T.O.S. ELEV. +0'-0" +9.00' NGVD	
BASE FLOOD ELEVATION +8.00' NGVD	
ADJUSTED GRADE +5.72' NGVD	
ESTABLISHED GRADE +3.44' NGVD	
0.00' NGVD	





LA GORCE CANAL

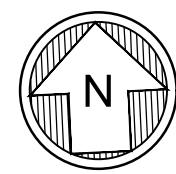
INDIAN CREEK CANAL

100' x 150'

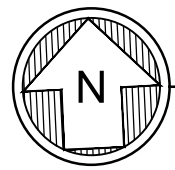
100' x 150'

A-0.7

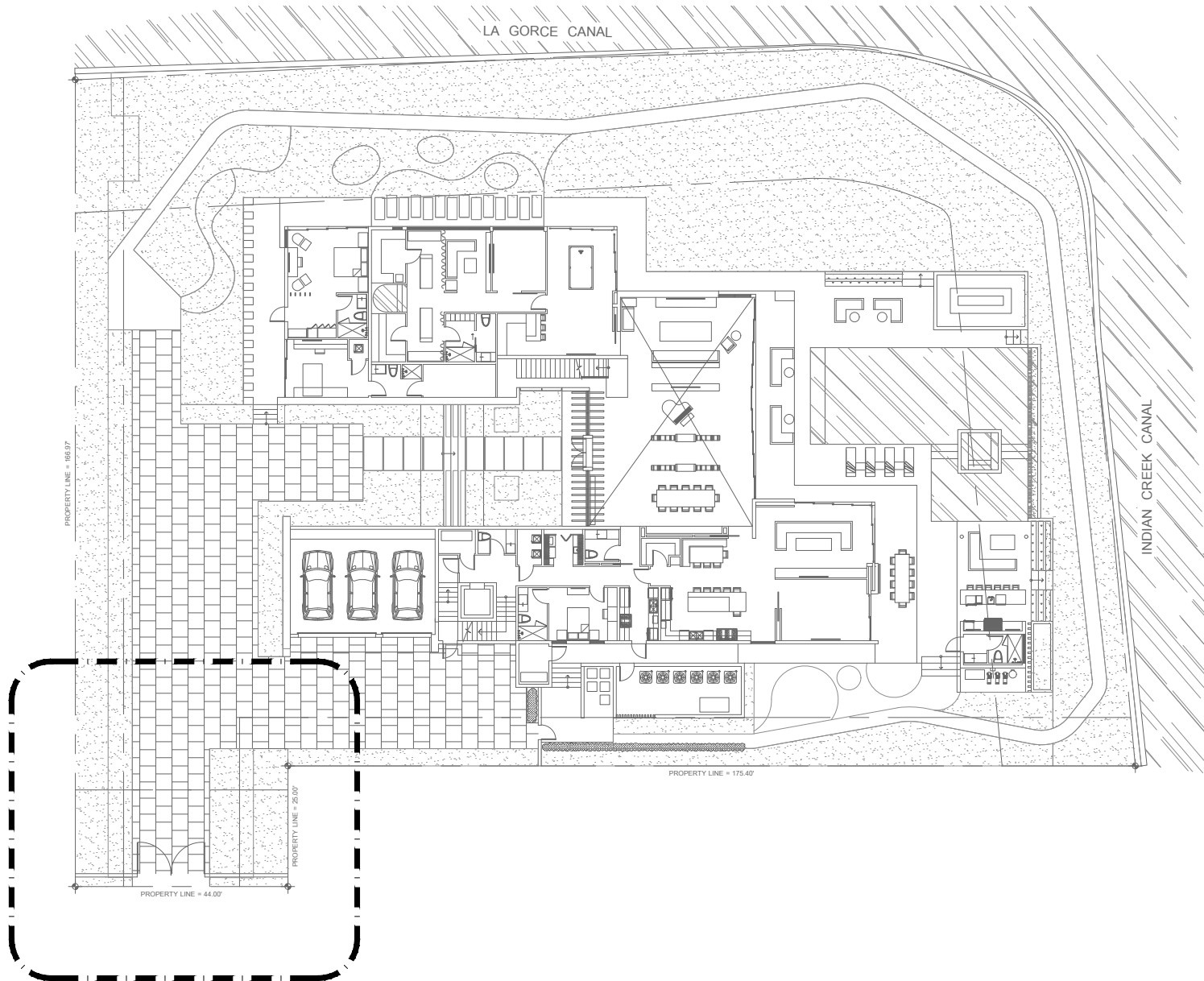
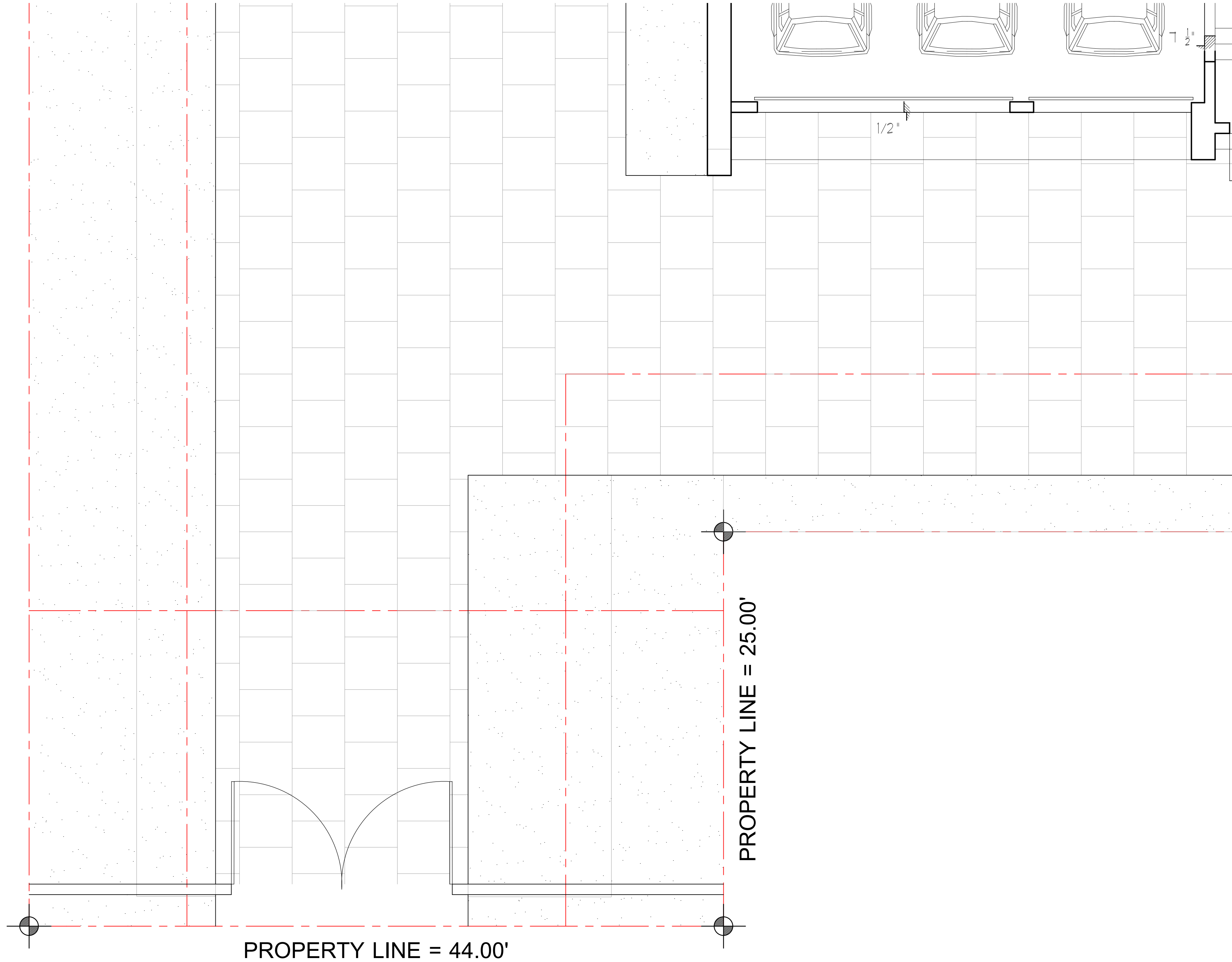




ENLARGED GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



KEY PLAN  
SCALE: 1/32"=1'-0"



**REQUESTED VARIANCE:**

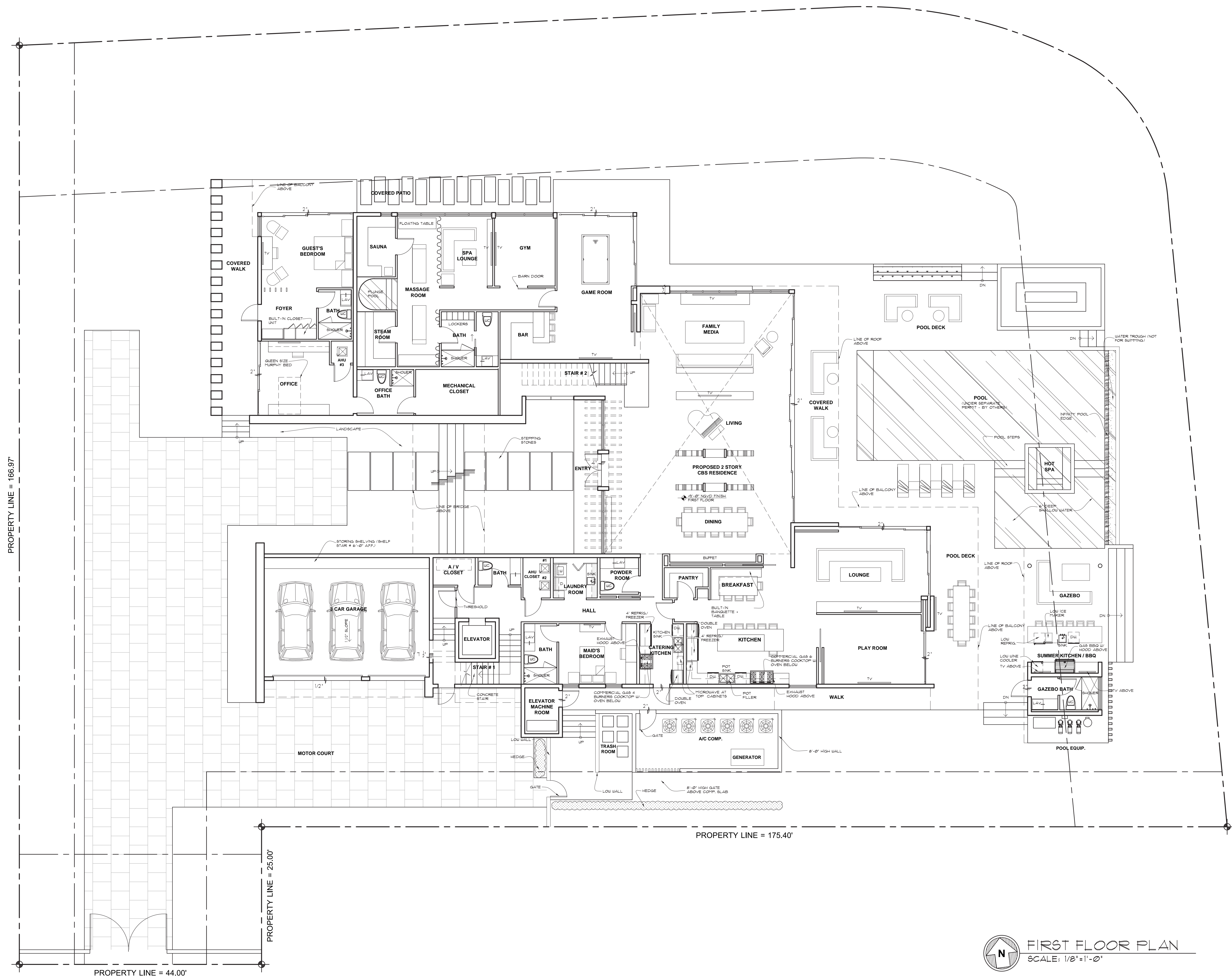
SEEKING RELIEF FROM MUNICODE SECTION 142-105(B)(1)

APPLICANT IS REQUESTING A LOT WIDTH VARIANCE TO ALLOW A 44'-0" PROPERTY WIDTH, WHEN THE CODE REQUIRES A MINIMUM OF 60'-0"

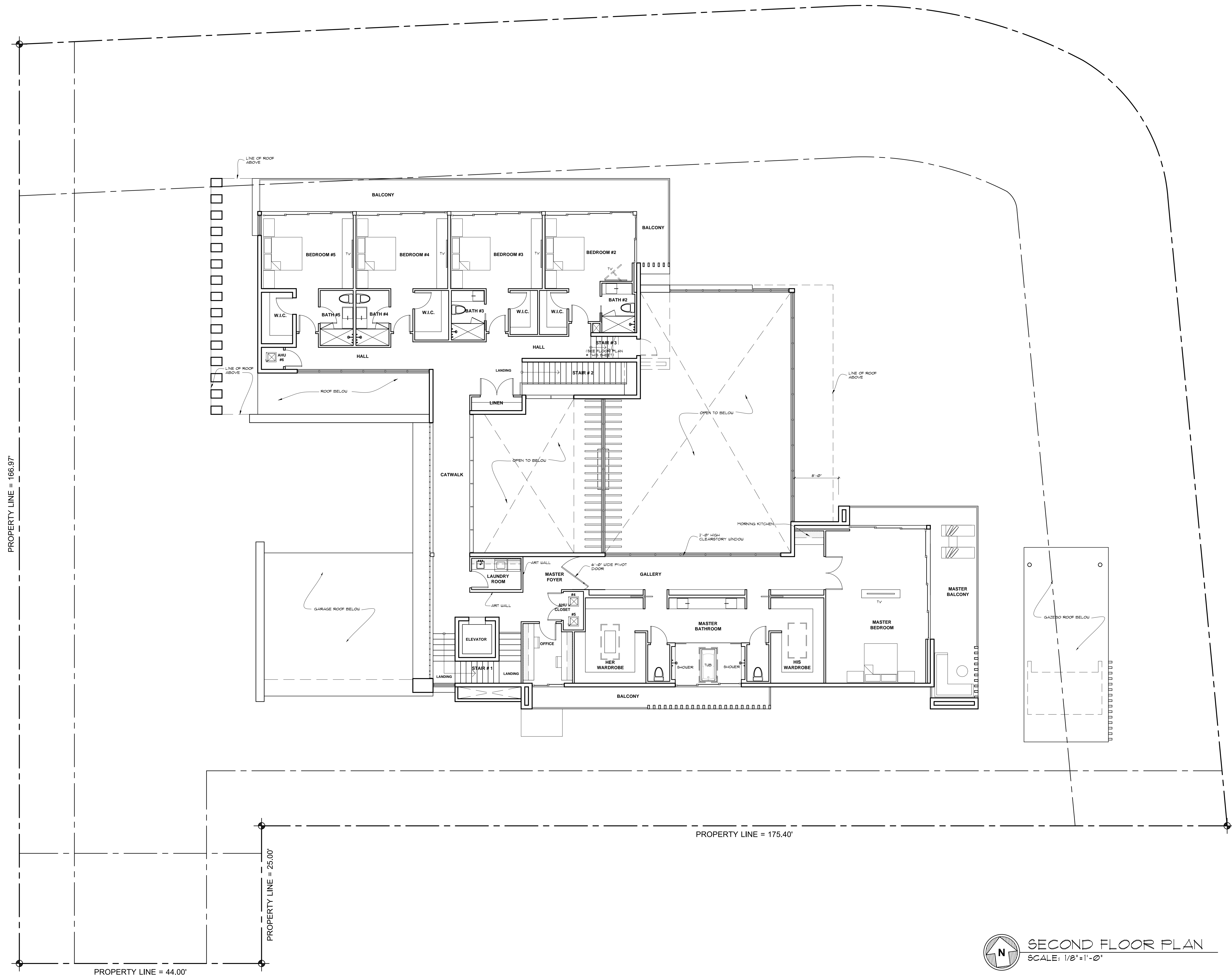












seal

Ralph Choeff  
registered architect  
AR0009679  
AA26003009  
comm no.

1735

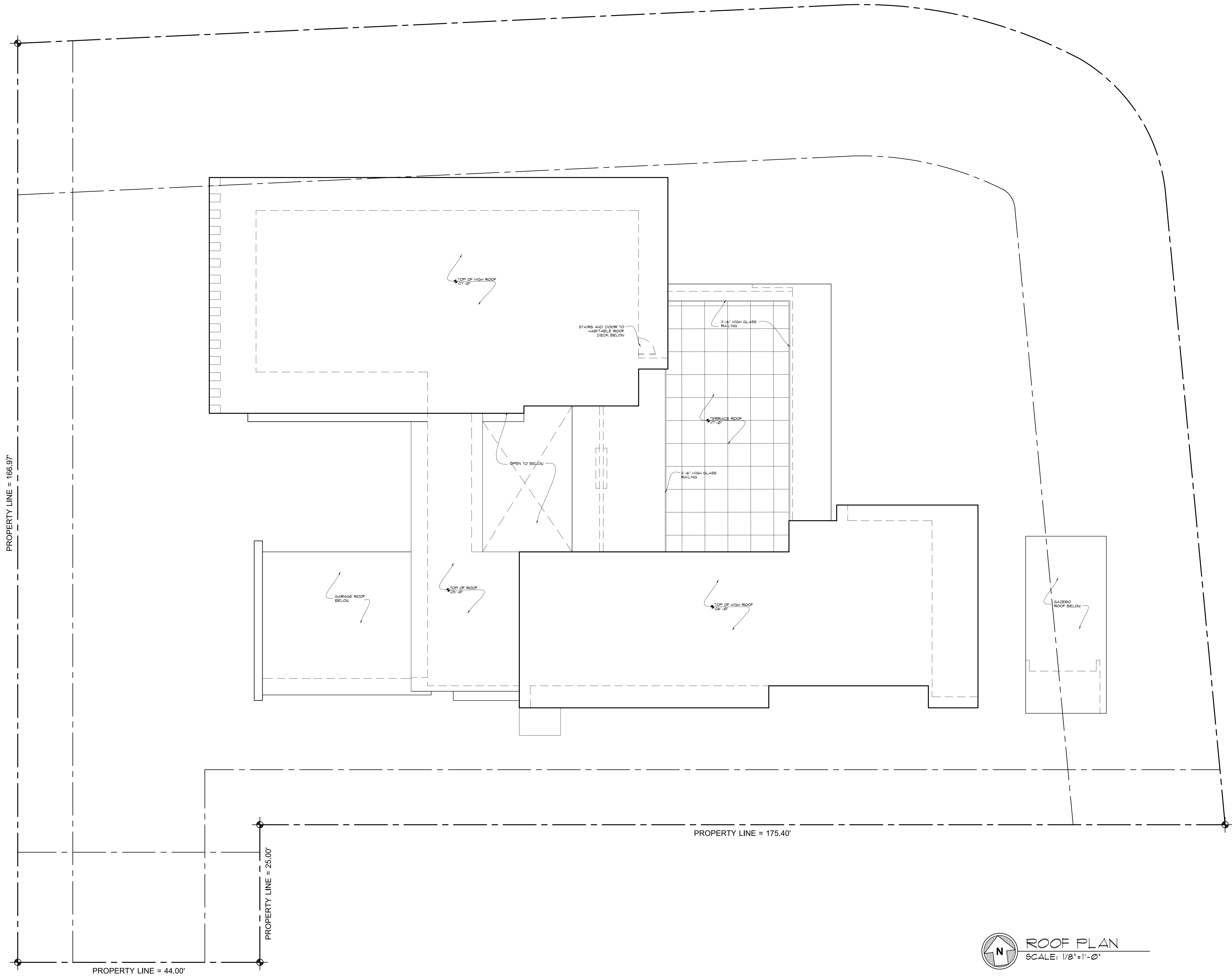
date:  
03/02/2018

revised:

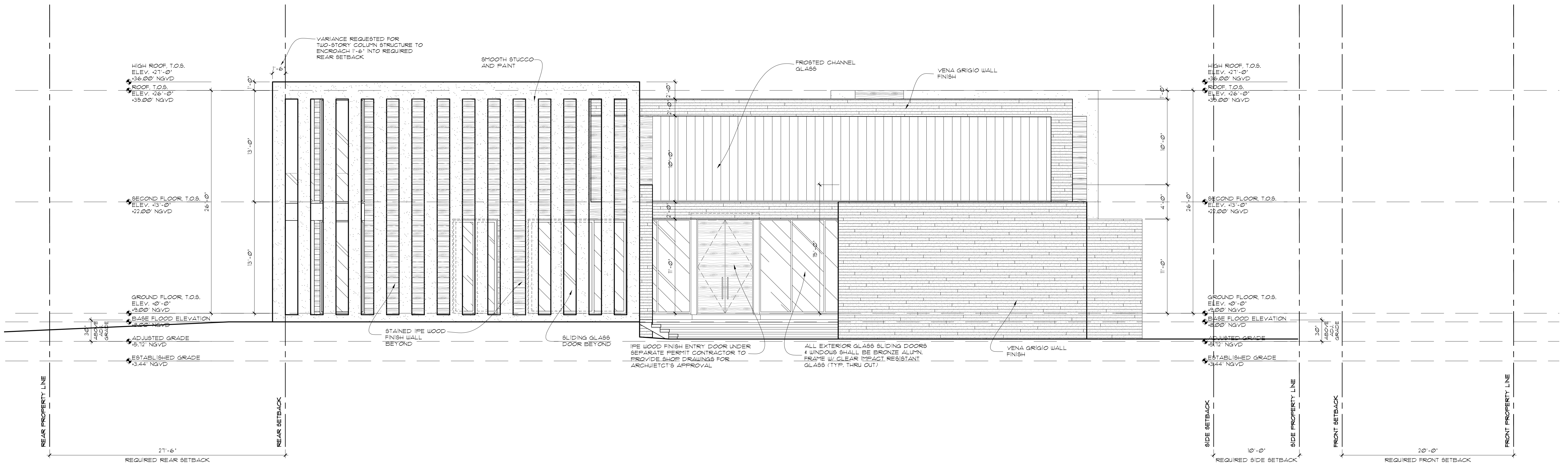
sheet no.

A-1.2









Front Elevation (WEST)

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

seal

comm no. 1735  
date: 03/02/2018  
revised:

Ralph Choeff  
registered architect  
AR0009679  
AA26003009

NEW SINGLE FAMILY RESIDENCE  
6455 PINETREE DR CIR  
MIAMI BEACH, FL 33141

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
www.clfarchitects.com  
(t) 305.434.8338  
(f) 305.892.5292

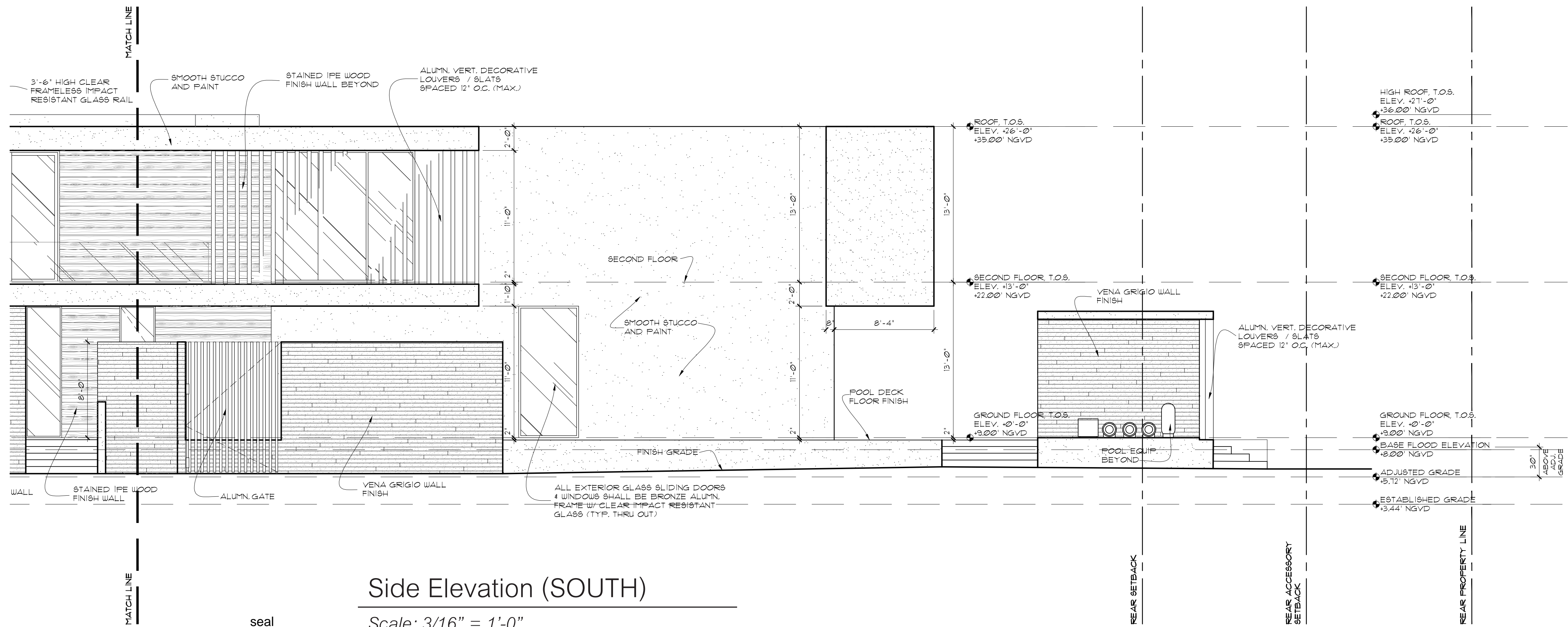
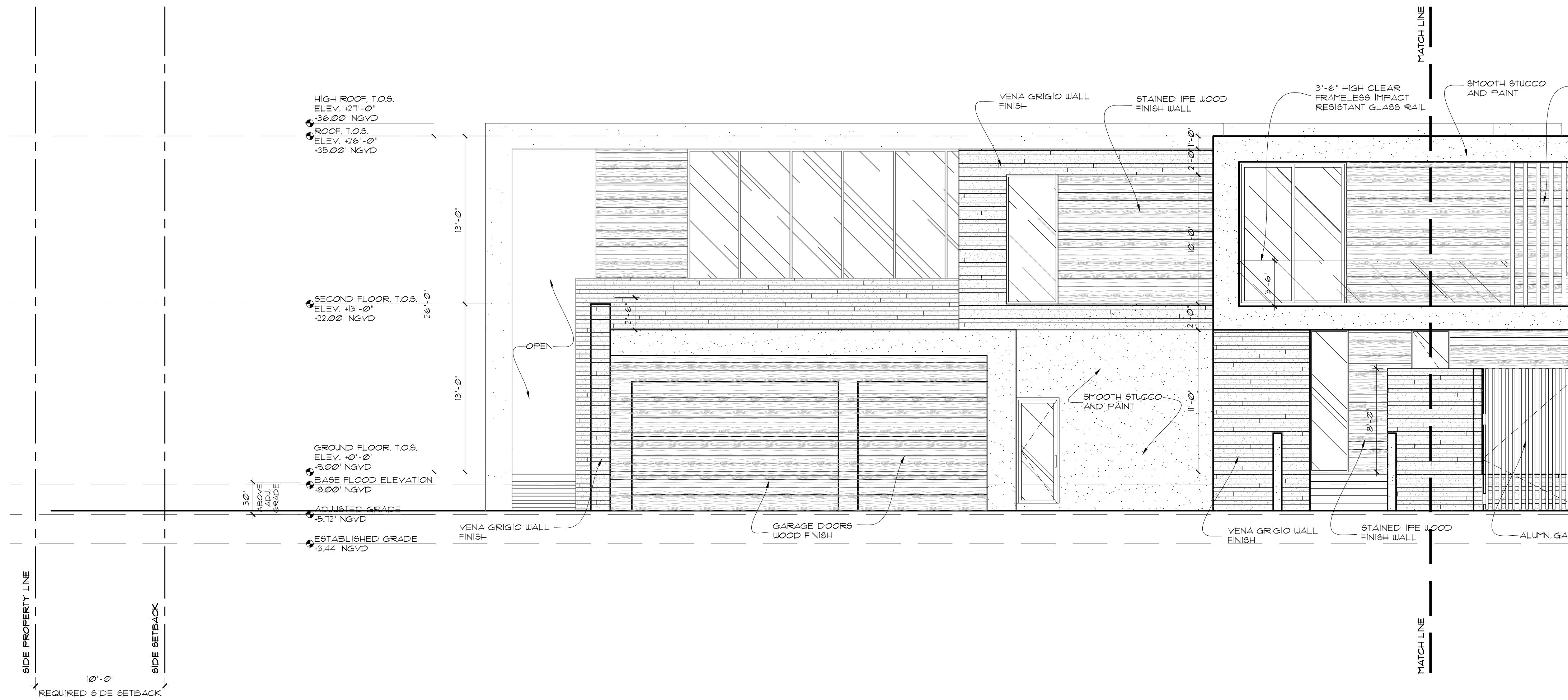
sheet no.

A-3.1



## A-3.2





Side Elevation (SOUTH)

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

comm no.  
1735

date:  
03/02/2018

revised:

Ralph Choeff  
registered architect  
AR0009679  
AA26003009

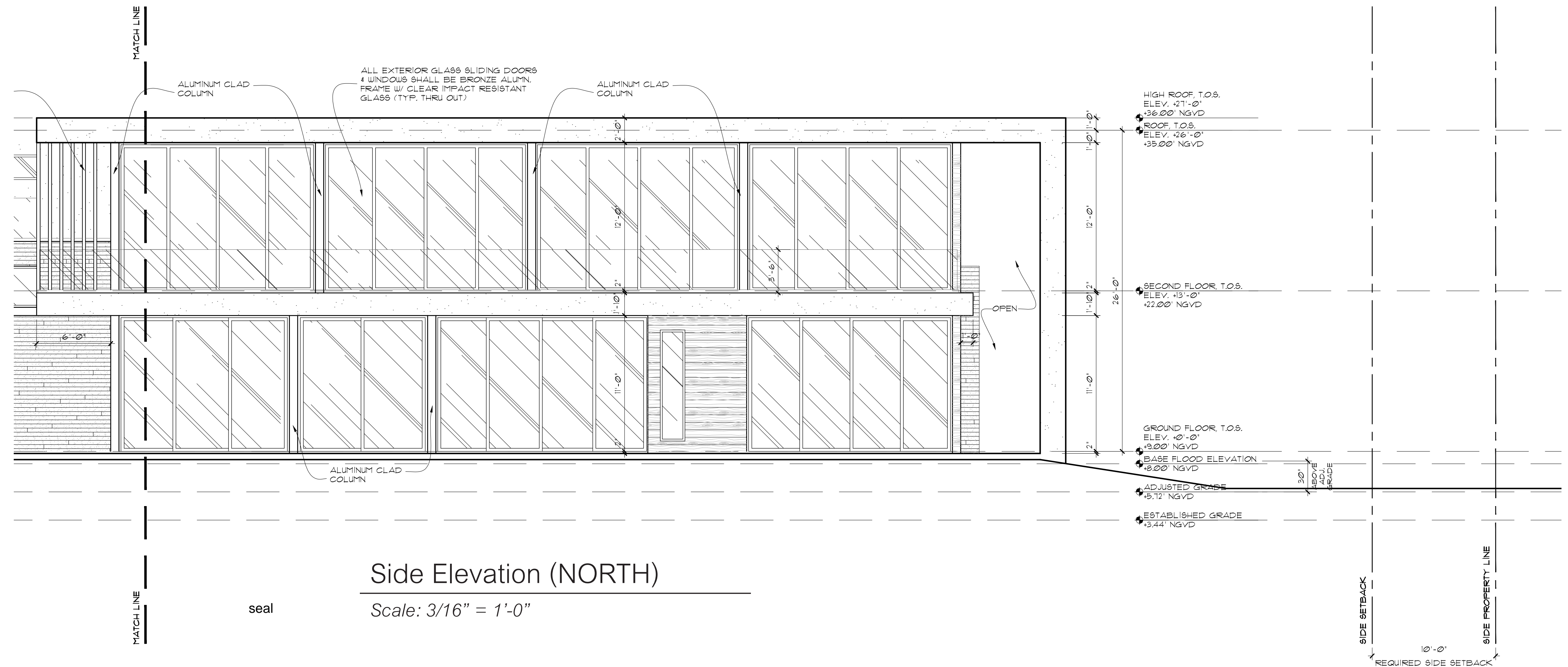
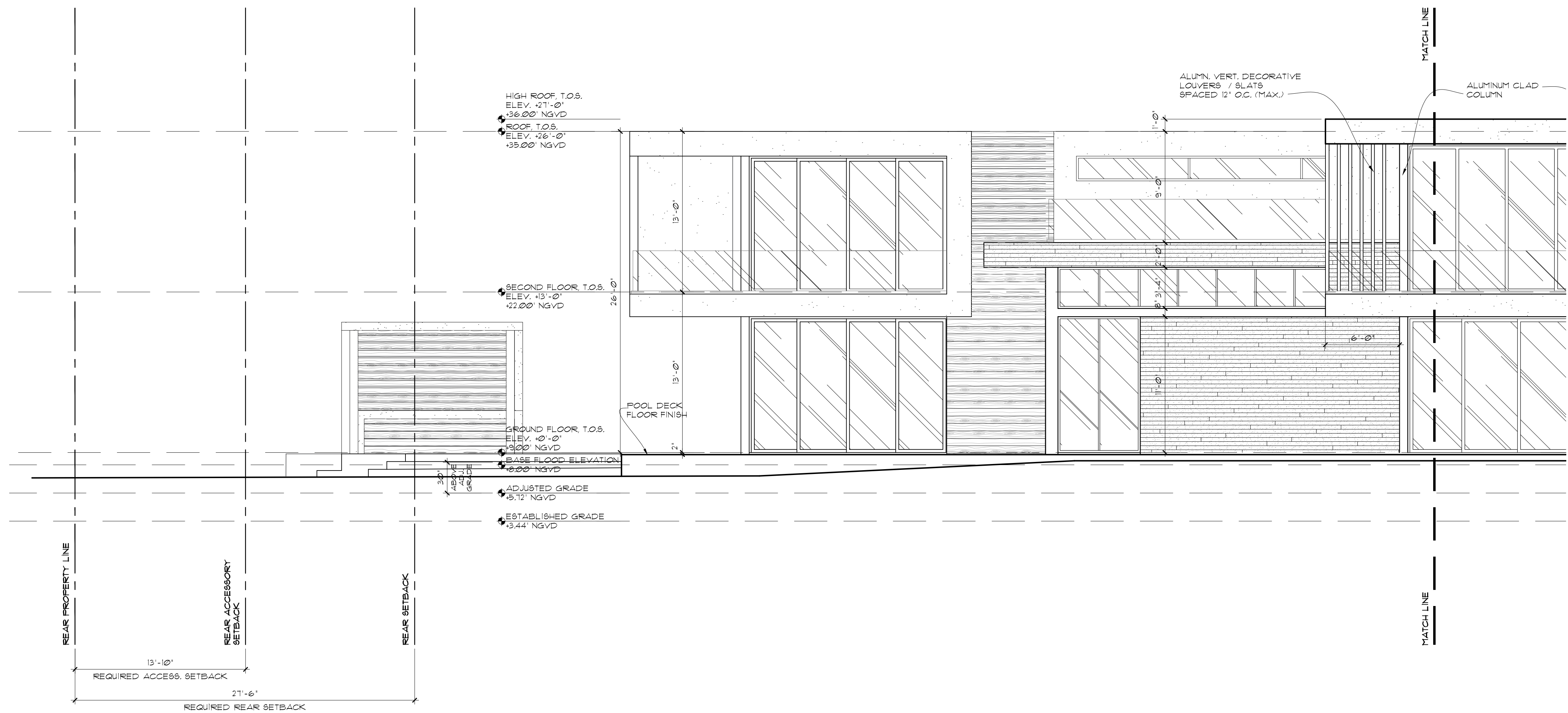
NEW SINGLE FAMILY RESIDENCE  
6455 PINETREE DR CIR  
MIAMI BEACH, FL 33141

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN  
8425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
www.clfarchitects.com  
(t) 305.434.8338  
(f) 305.892.5292

sheet no.

A-3.3





Side Elevation (NORTH)

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

comm no.

1735

date:

03/02/2018

revised:

Ralph Choeff  
registered architect  
AR0009679  
AA26003009

NEW SINGLE FAMILY RESIDENCE

6455 PINETREE DR CIR  
MIAMI BEACH, FL 33141

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201  
Miami, Florida 33138

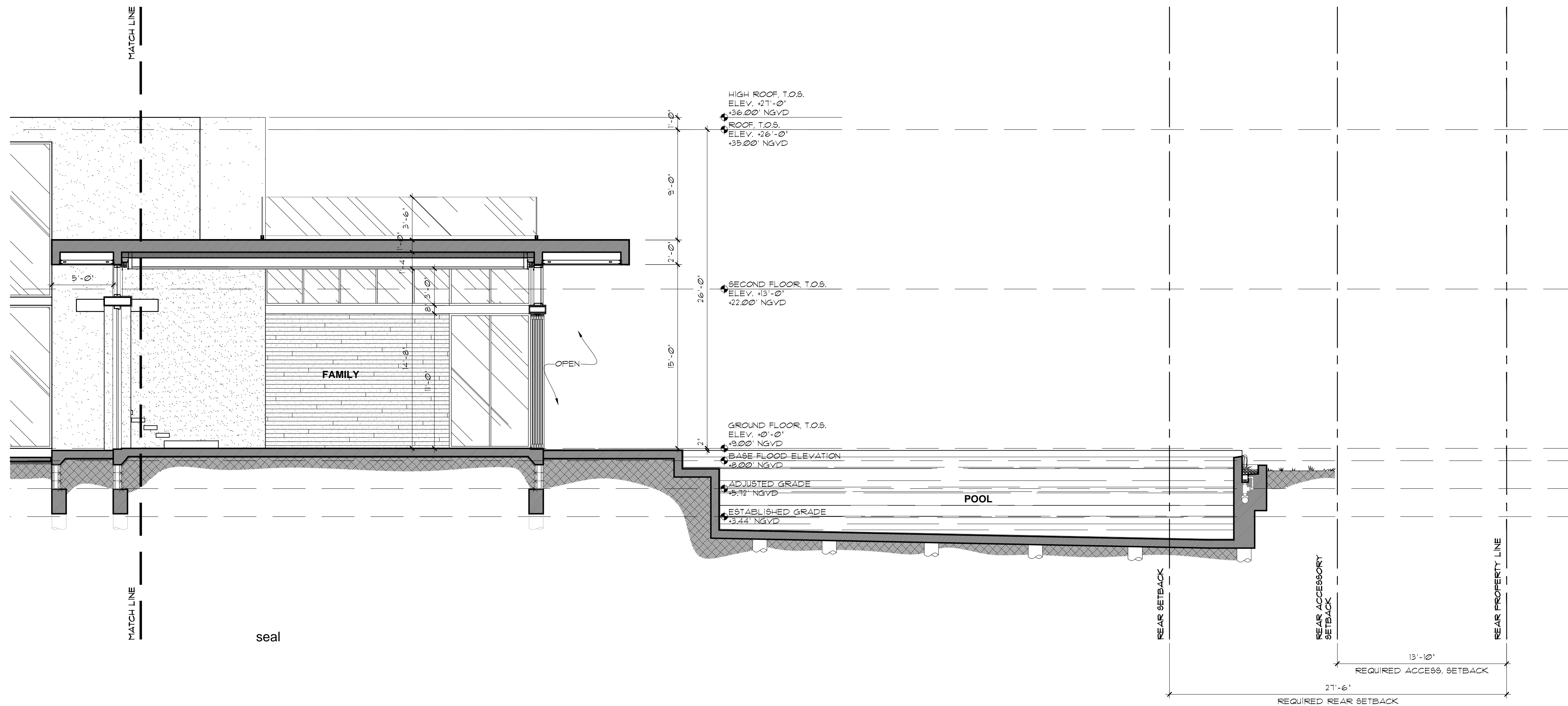
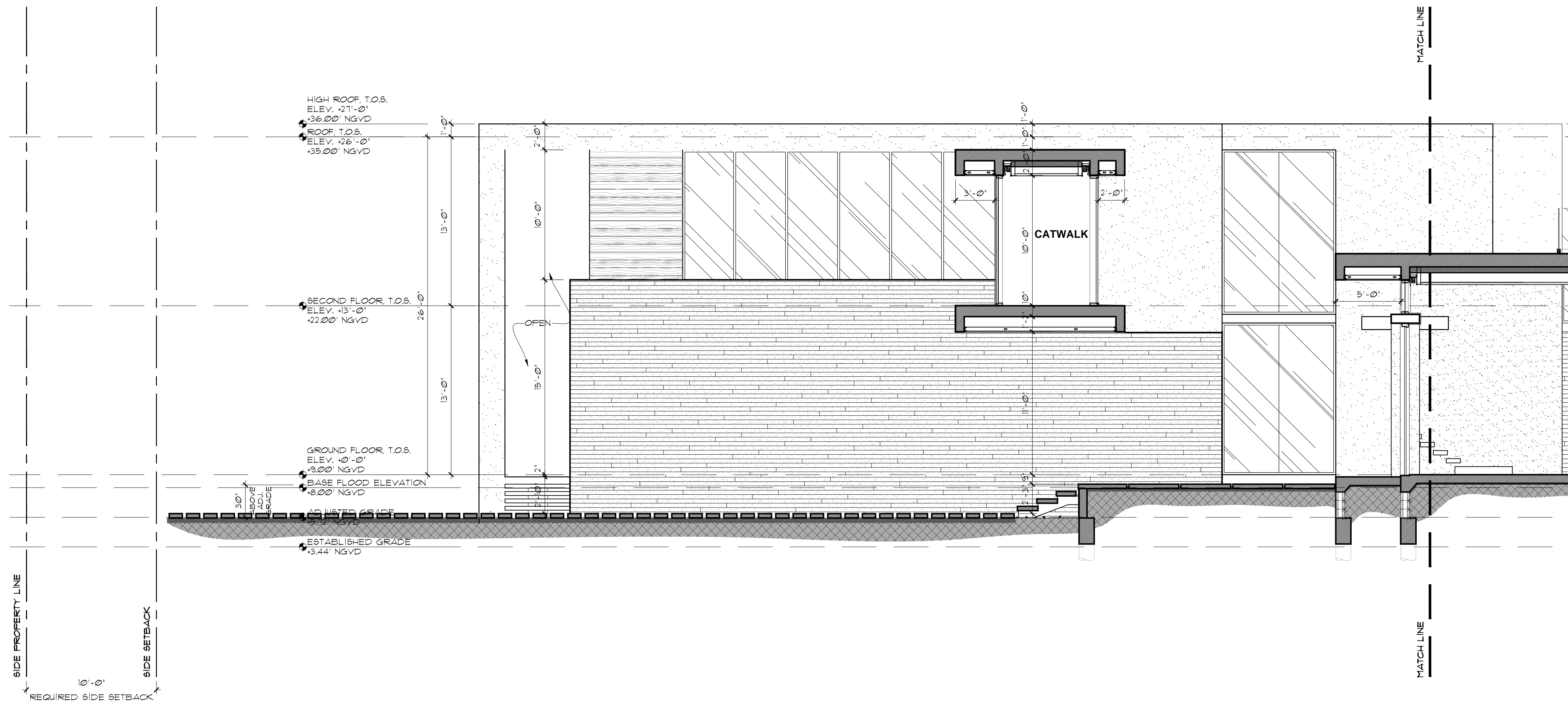
[www.clfarchitects.com](http://www.clfarchitects.com)

(t) 305.434.8338  
(f) 305.892.5292

sheet no.

A-3.4





comm no.  
1735

date:  
03/02/2018

revised:

Ralph Choeff  
registered architect  
AR0009679  
AA26003009

NEW SINGLE FAMILY RESIDENCE

6455 PINETREE DR CIR  
MIAMI BEACH, FL 33141

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
www.clfarchitects.com

(t) 305.434.8338  
(f) 305.892.5292

sheet no.

**A-4.1**









Front View





Rear View





Front Elevation (WEST)

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





Rear Elevation (EAST)

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





Side Elevation (SOUTH)

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





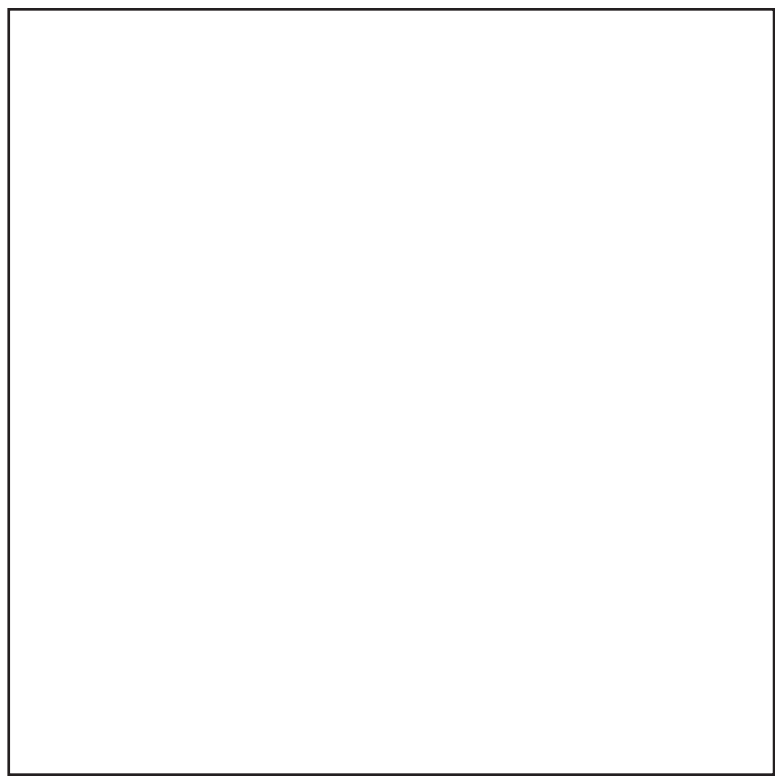
Side Elevation (NORTH)

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





1



2



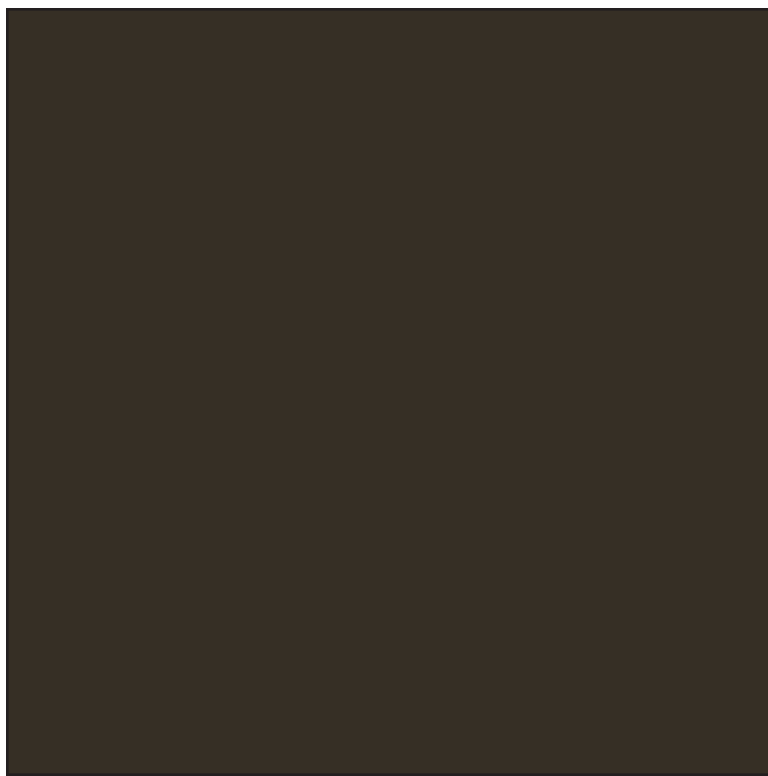
3



4



5



6

PROPOSED MATERIAL PALETTE

	DESCRIPTION	APPLICATION
1	Frosted Channel Glass	Glazing in Second Floor Catwalk
2	Clear Low-E Glazing	Sliding Glass Doors, Windows, and Railings
3	Limestone	Pool Deck and Pavers
4	Vena Griogio Tile	Exterior Facade Material
5	Ipe Wood	Exterior Wall Cladding
6	Dark Bronze Metal	Window & Door Frames









Residence 1



Subject Property (6455 Pine Tree Drive Circle)



Residence 2



Residence 3



Residence 4



Residence 5



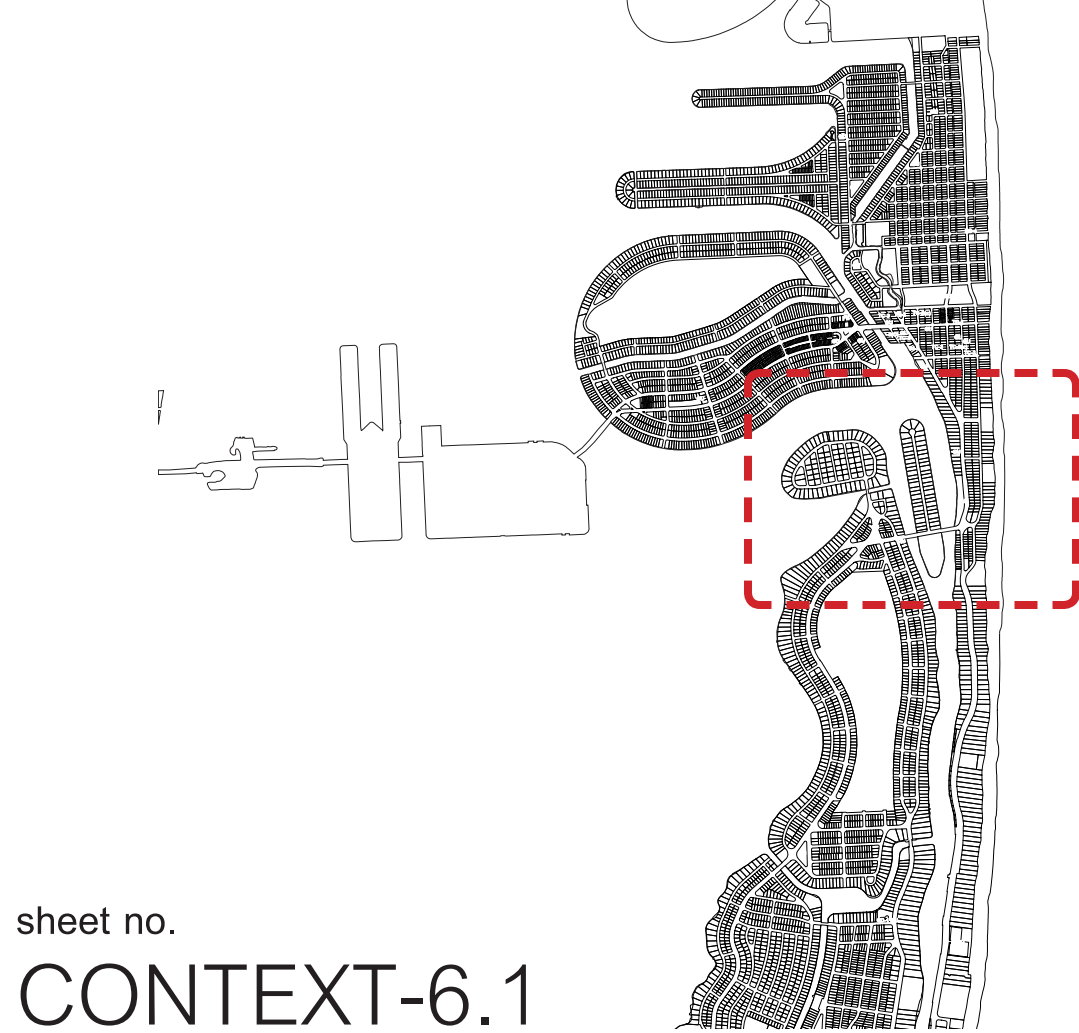
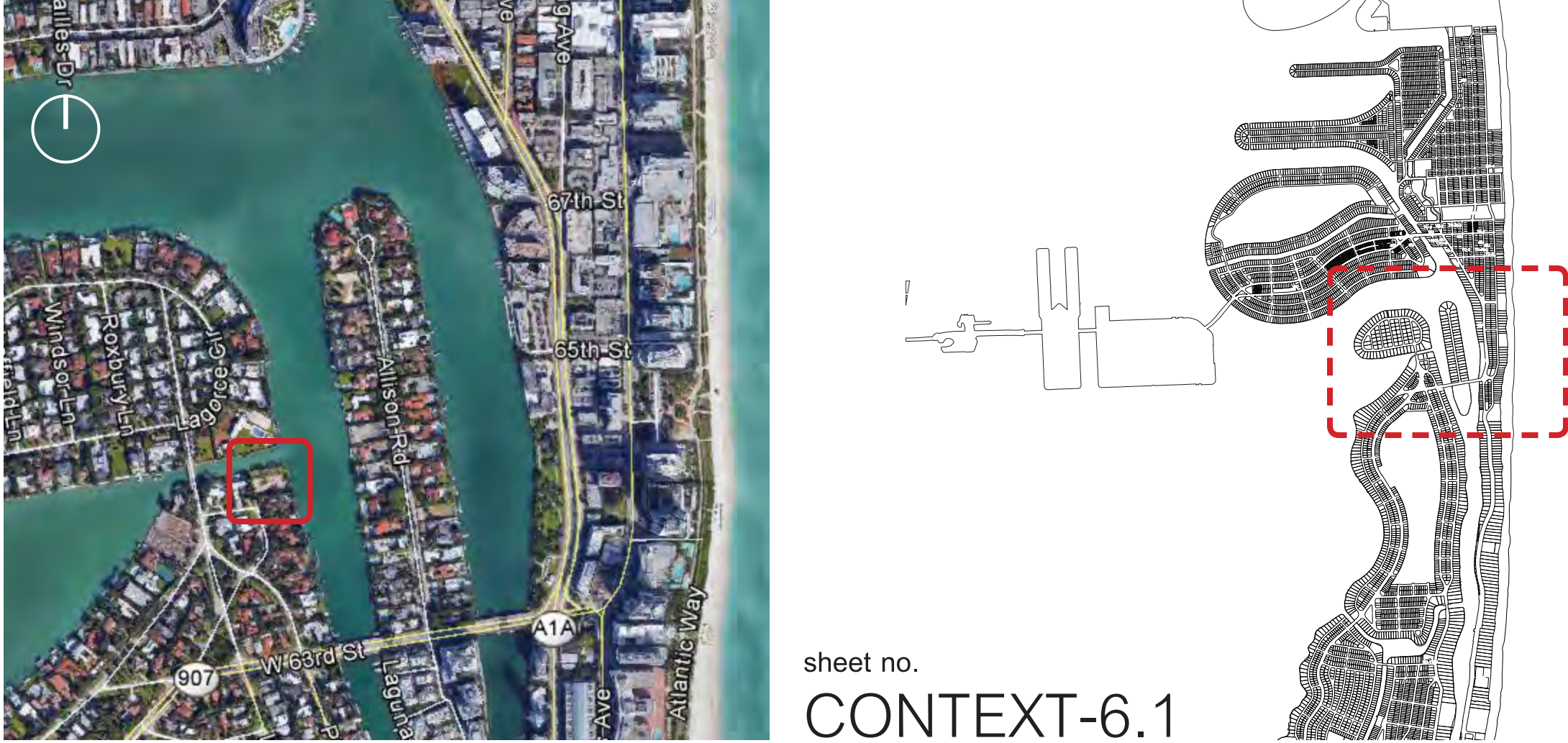
Residence 6



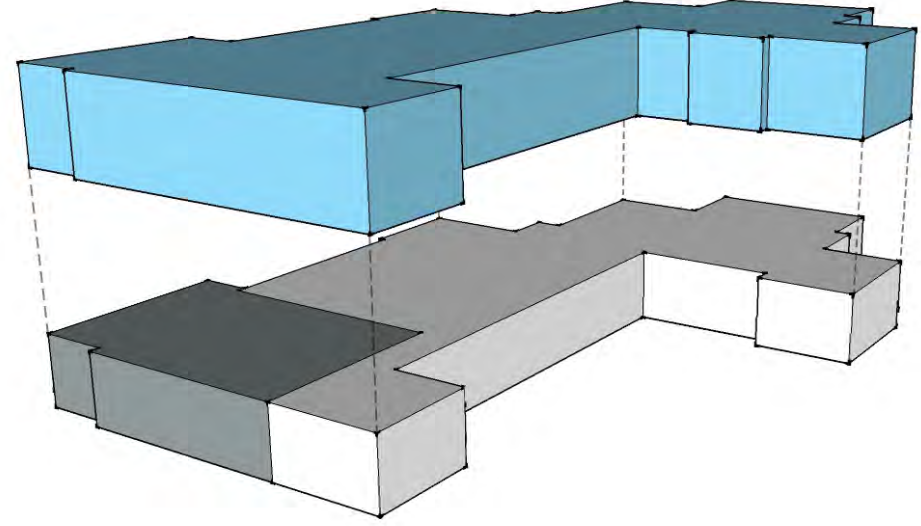
Aerial Photograph of Surrounding Properties



Aerial Photograph of Surrounding Properties







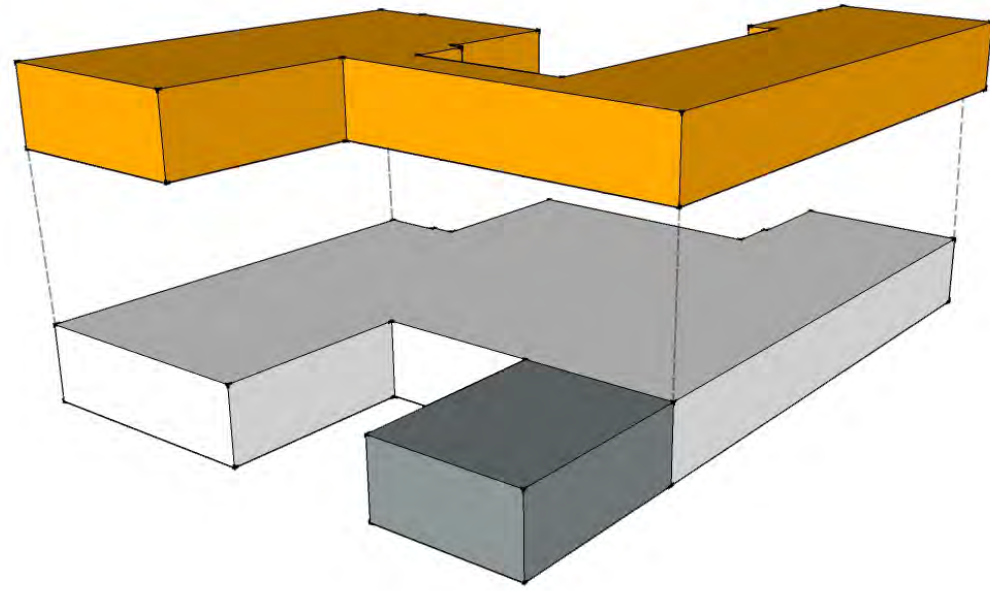
**6465 Pine Tree Drive Circle**

Adjacent Property

Lot Size: 16,500 Sq. Ft

Approx. Lot Coverage: No Records Available

Approx. First-Second Ratio: No Records Available



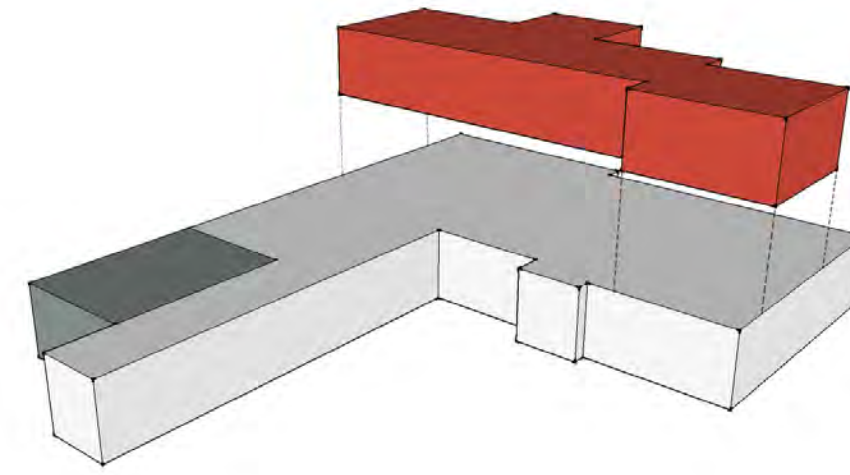
**6455 Pine Tree Drive Circle**

Proposed Property

Lot Size: 27,860 Sq. Ft

Lot Coverage: 30%

First-Second Ratio: 67%



**6431 Pine Tree Drive Circle**

Adjacent Property

Lot Size: 20,815 Sq. Ft

Approx. Lot Coverage: No Records Available

Approx. First-Second Ratio: No Records Available

