

BOARD OF ADJUSTMENTS VARIANCE
ZBA24-0167
FINAL SUBMITTAL
9-08-2024



GREENBERG RESIDENCE
5821 PINE TREE DRIVE
MIAMI BEACH, FL

PROJECT:

SHEET 1 OF 1

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PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



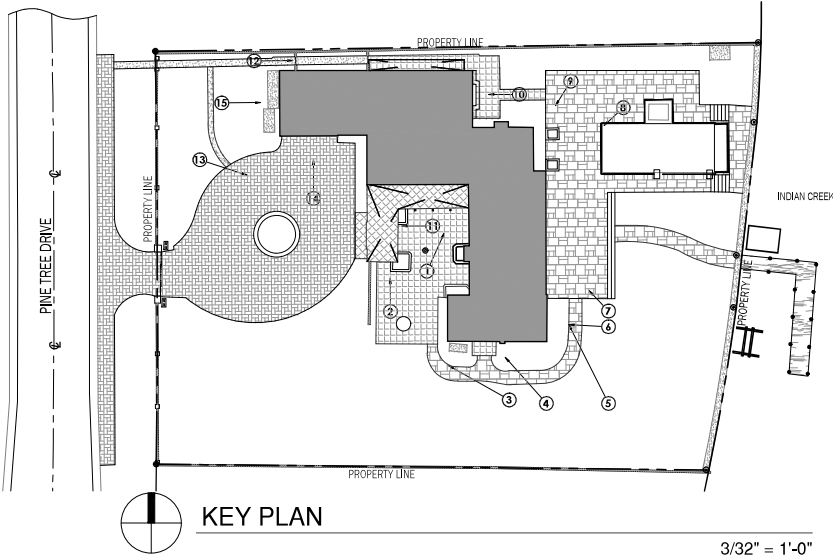
PHOTO #13



PHOTO #14



PHOTO #15



EXISTING CONDITIONS
EXTERIOR PHOTOS

GREENBERG RESIDENCE
5821 PINE TREE DRIVE
MIAMI BEACH, FL

SHEET TITLE:

PROJECT:

PROJECT NO. : 23-416
DRAWN BY: MD
CHECKED BY: JG
DATE: 08-16-24

REV.	DATE	DESCRIPTION

SHEET

A-0.01



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



KEY PLAN

N.T.S

SITE CONTEXT PHOTOS

GREENBERG RESIDENCE
5821 PINE TREE DRIVE
MIAMI BEACH, FL

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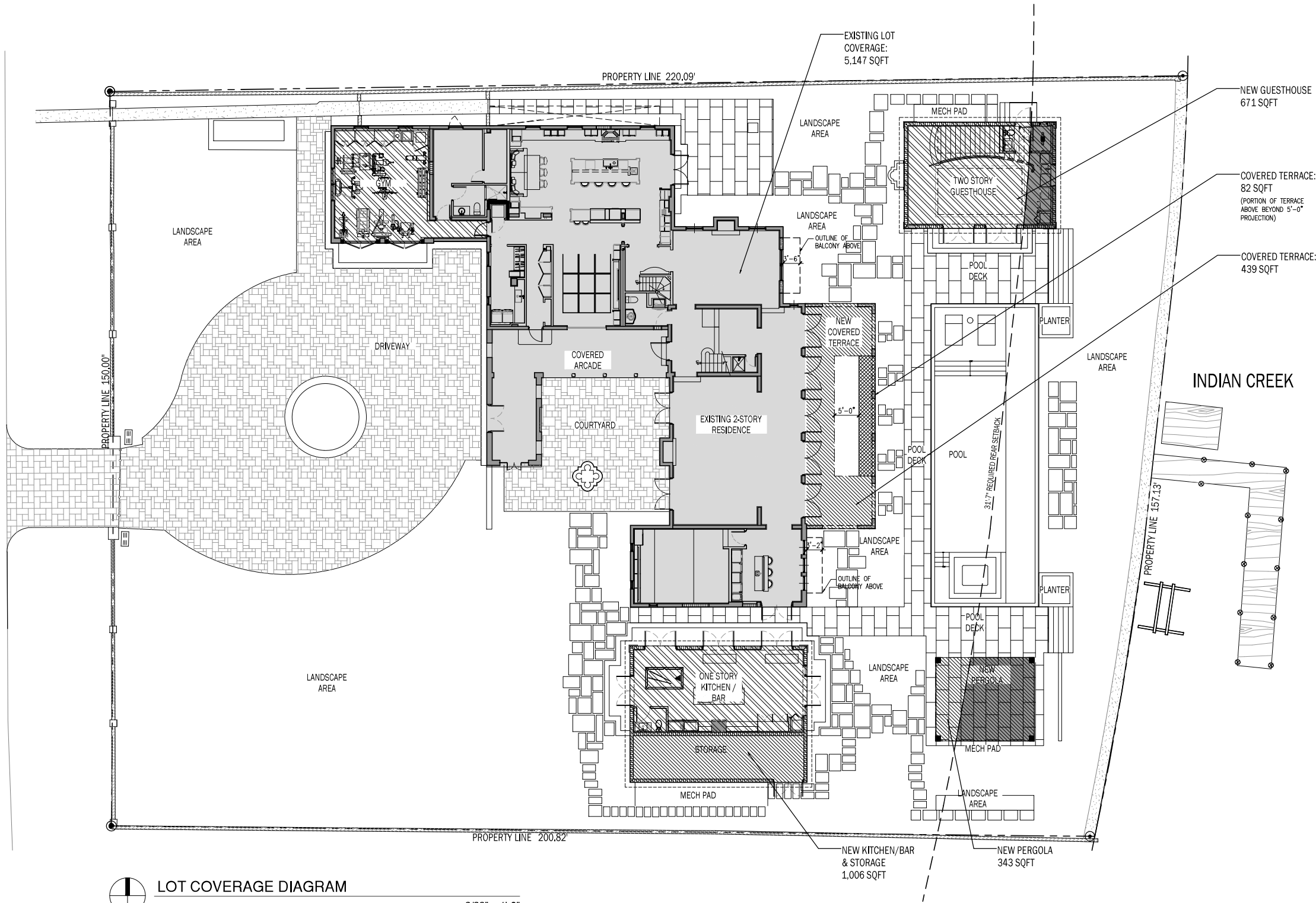
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PINE TREE DRIVE



LOT COVERAGE DIAGRAM

3/32" = 1'-0"

LOT COVERAGE	
-EXISTING LOT COVERAGE:	5,147 SQFT
TOTAL EXISTING LOT COVERAGE:	5,147 SQFT
-COVERED TERRACE:	439 SQFT
-PORTION OF TERRACE ABOVE BEYOND 5'-0":	82 SQFT
-NEW GUESTHOUSE:	671 SQFT
-NEW KITCHEN/BAR/STORAGE:	1,006 SQFT
-NEW PERGOLA:	343 SQFT
TOTAL ADDED LOT COVERAGE:	2,541 SQFT
TOTAL LOT COVERAGE PROPOSED:	7,688 SQFT

LOT COVERAGE- REAR YARD	
-REAR YARD AREA:	4,938 SQFT
-LOT COVERAGE ALLOWED IN REAR YARD, 25% MAX:	1,235 SQFT
-GUESTHOUSE LOT COVERAGE WITHIN REAR YARD:	126 SQFT
-PERGOLA LOT COVERAGE WITHIN REAR YARD:	246 SQFT
-TOTAL REAR YARD LOT COVERAGE:	372 SQFT (7.53%)

HATCH LEGEND	
	EXISTING LOT COVERAGE
	PORTION OF NEW ACCESSORY BUILDINGS WITHIN REAR YARD
	NEW LOT COVERAGE NON A/C
	NEW LOT COVERAGE NEW A/C
	NEW LOT COVERAGE PORTION OF ABOVE ABOVE BEYOND 5'-0" PROJECTION

LOT COVERAGE DIAGRAM

SHEET TITLE:

PROJECT:

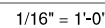
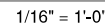
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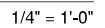
SHEET

A-0.10

GREENBERG RESIDENCE
5821 PINE TREE DRIVE
MIAMI BEACH, FL



1/4" = 1'-0"





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DESIGN ARCHITECT

CONTEXTUAL ELEVATION

GREENBERG RESIDENCE
5821 PINE TREE DRIVE
MIAMI BEACH, FL

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SHEET

A-0.13


$$3/32'' = 1'-0''$$

GENERAL NOTES

DIVISION I - GENERAL REQUIREMENTS

- 1) Work performed shall comply with these GENERAL NOTES, unless otherwise noted on plans.
- 2) It is a general requirement that all systems, materials and workmanship shall meet and be performed in accordance with the requirements of the South Florida Building Code (SFBC) (Latest Adopted Edition), Life Safety Code (NFPA 101) (Latest Adopted Edition) the applicable Standard Specifications of the American Society for Testing Materials and any other applicable code and/or agency having jurisdiction over the project. All products to have approval by the Building & Zoning Department Product Control Section. All requirements of local, state and national codes, regulations and ordinances pertaining to building, preservation of health and safety, shall be observed by the contractor. This project shall comply entirely with the Occupational Safety and Health Act (OSHA).
- 3) On-site verification of all dimensions and conditions at job site before construction begins shall be the responsibility of the Contractor. Written dimensions on plans shall have precedence over scale dimensions. Any discrepancies or omissions shall be reported to the Architect at once, in writing, before proceeding with the work.
- 4) Contractor and Subcontractor shall completely familiarize themselves with existing site conditions. Contractor should coordinate all trades work and evaluate field conditions prior to commencing work to avoid conflicts that may affect work progress or quality.
- 5) Contractor shall supply all materials and labor necessary to provide electrical, telephone, water and sewer services during construction.
- 6) Contractor to supply samples of finish materials to the Architect for approval. The Architect shall be the sole interpreter of the design intent regarding color, texture, profile and juxtaposition of masses. Any deviation from original drawings shall be consented with the Architect prior to changes, or compliance with plans shall be enforced at Contractor's expense.
- 7) All manufacturers shall submit shop drawings to Architect for approval prior to fabrication.

DIVISION II - SITE WORK

- 1) Soil Statement: Per visual inspection, the soil at this site is adequate to support the design load of 2500 PSF, if any other conditions are encountered, the contractor shall notify the Architect prior to the start of work. Soil must be compacted to 95% density. Soil reports supersede this note when available.
- 2) Site shall be cleared of all fallen trees and shrubs and resulting trash, stumps and vegetation.
- 3) Terminate Protection: All soil and fill under floors and/or within or under buildings shall have pre-construction soil treatment for protection against termites. The standards of the National Pest Control Association shall be followed in respect to pre-construction soil treatment for protection against termites. Certificate of compliance shall be issued to the Building Department by a licensed pest control company.

STRUCTURAL NOTES

- 1) Dimensions and conditions shall be verified and confirmed at job site. Notify the Architect, in writing, of any discrepancies before proceeding with work.
- 2) Reinforcing Steel: As per structural drawings and notes.
- 3) Structural Steel Members: As per structural drawings and notes.
- 4) Welding: Welding in the shop or field to be done by certified welder only and shall conform to the A.W.S. specifications latest edition with revisions.
- 5) Protection of Metal: Structural steel members shall have one shop coat of primer paint; if exposed, shall receive a second field paint coat as per SFBC 2807.
- 6) All metal used for connecting wood members shall be galvanized or stainless steel.

DIVISION III - CONCRETE

All concrete work to be in accordance with "Specifications for Structural Concrete for Buildings ACI 301-83 (U.O.N.)."

Compressive Strength in 28 days for U.O.N.		
Foundation	3000	Non-Reinforced
CIP Beams	3000	All Other
CIP Columns	4000	All Prestressed

Concrete Protection for Reinforcing		
Grade Beams/Footings	1-1/2"	Floor Slab
Columns	2"	Beams

Slump and Cylinder Test

Testing and test reports for all poured concrete as required by local departments.

Concrete Slab on Grade

Interior concrete slab on grade shall have a 6-mil. polyethylene vapor barrier with a permeance less than 0.30 perms (ASTM E-96).
All floor slabs and walkways shall have a smooth machine steel trowel finish or broom finish (U.O.N.).
All concrete slabs on grade shall be reinforced with 6/6-10/10 W.W.M. center (U.O.N.).

FOUNDATIONS

- 1) Foundations have been designed assuming a soil bearing capacity of 2,500 P.S.F. This capacity has been established by soil tests.
- 2) Should other conditions be encountered, contractor to notify the Architect in writing before proceeding with any work.
- 3) Excavation for footings pads and other foundation shall be clean, and free of water when concrete is placed and for a 24-hour period after placing.

DIVISION IV - MASONRY

- 1) Mortar for all masonry work shall be a 3:1:1 mix by volume of sand, Portland cement and masonry cement. All mortar shall have a minimum compressive strength of 2500 P.S.F. in 28 days.
- 2) All hollow concrete blocks shall be grade H, Type I, conforming to ASTM C-90, latest edition with revisions (concrete blocks shall be normal weight).
- 3) Masonry bearing walls shall conform to ASTM C-90 and C-270.

DIVISION V - CARPENTRY

- 1) All lumber used structurally shall be identified by the grade mark of an approved lumber grading agency. Stress grade lumber shall be Douglas Fir #2 or better, and conform to the "National Design Specifications for Stress Grade Lumber and its Fastenings", Latest Edition, with 1200 PSI minimum fiber stress in bending and 12% or less moisture content unless otherwise noted.
- 2) Framing shall be done in a workmanlike manner by skilled labor:
 - a. All nailing shall conform to the Building Code Nailing Schedule.
 - b. Provide 1 2 x 4 wood stud and 1 metal stud each side of door openings.
 - c. Cutting of wood structural members shall be in accordance to the Building Code.
- 3) Wall sheathing shall be 1/2" plywood. Roof sheathing shall be 3/4" plywood.

- 4) Preserve trim all lumber, as per SFBC 2913.2(A) in contact with masonry or concrete as per "American Wood Preservative Bureau".
- 5) Install sillsealers accurately with tight joints and true surfaces well sanded, free from defects.

DIVISION VII - DOORS AND WINDOWS

- 1) Doors:
 - a. Contractor to furnish all necessary hardware items.
 - b. All hinges of doors opening to exterior shall have non-removable pins.
 - c. Hinges on exterior out-swinging doors shall have non-exposed screws.
- 2) Contractor shall coordinate rough opening dimensions with window and door manufacturers prior to starting construction.
- 3) All windows shall be approved by shop drawings from manufacturer prior to fabrication.

DIVISION IX - FINISHES

- 1) All exterior stucco materials, application, moisture barrier, metal reinforcement, etc. to be applied as per manufacturer's specifications and Building Codes.
 - a. All stucco trims as shown around windows and doors to be done with "J" beads as per "United States Gypsum" or approved equal.
- 2) Interior walls and ceiling shall be Gypsum drywall board, as called for in plans. Walls shall have an orange-peel finish, unless otherwise noted. All interior ceilings shall have a smooth finish, unless otherwise noted.
 - a. Standard steel studs shall be 2-1/2", 3-5/8" and 6" wide studs spaced a maximum of 24" on center specified herein and as recommended by manufacturer in accordance with thickness of drywall and fire rating requirements. Partitions systems shall be installed in strict accordance with manufacturers specifications.

Partitions systems are as follows:

- 1) Single-layer wallboard partitions shall be of 5/8" Gypsum wallboard. Screw attached to each side of stud.
- 2) Ceilings shall have one layer of 5/8" type "X" Gypsum wallboard screw attached to 7/8" metal furring strips spaced at 16" o/c where called for.
- 3) Moisture resistant drywall (moisture resistant type) green board shall be used in damp areas rooms and bathrooms. Refer to room finish schedule for these areas.
- 4) Chase walls shall be fire rated as required by governing codes and shall be of widths to accommodate roughing in by mechanical, plumbing, electrical, etc. work required in chases. Use minimum 5/8" type "X" Gypsum wall board. Construct using metal furring channels or metal studs spaced to provide adequate strength. Trace furring channels across chase using 5/8" Gypsum board cross braces spaced so as to provide adequate strength and stiffness to partition.

Caulking:

- 1) Caulk around perimeter of all openings in exterior walls, including door frames, window frames, lowered openings, around pipes, conduits, ducts and all fastenings penetrating exterior walls surfaces.
- 2) Caulk around and provide a solid bed under all applied thresholds at exterior doors.
- 3) Caulk around all lavatories, water-closets and other plumbing fixtures.
- 4) Caulk miscellaneous items of work incorporated into the buildings and which are indicated to be caulked, or which normally require caulking to prevent infiltration of water, as detailed, indicated or directed.

- 5) Caulking compounds shall be one part polysulfide base, synthetic rubber acrylate.
Ceramic tile used on floors shall be tile manufactured for flooring with non-slip surface.

Paint Schedule: Paints and surfaces on which paints are applied are specified herein. Refer to room finish schedule and plans for interior finished surfaces.

- a. Exterior Surfaces:
 - 1) Stucco/Concrete:
 - 1 Coat - Flat Latex
 - 2) Ferrous Metal:
 - 1 Coat - Oil Alkyd Primer
 - 2 Coat - Eggshell Alkyd Enamel
 - 3) Galvanized Metal:
 - 1 Coat - Oil Alkyd Primer for Galvanized Metal
 - 2 Coat - Gloss Alkyd Enamel
 - 4) Wood Surfaces:
 - 1 Coat - Oil Primer
 - 2 Coat - Acrylic Latex Flat
- b. Interior Surfaces:
 - 1) Gypsum Wallboard:
 - 1 Coat - Latex Primer Sealer
 - 2 Coat - Flat Latex
 - 2) Block and Concrete:
 - 1 Coat - Latex Block Filler (for concrete block areas only)
 - 2 Coat - Flat Latex
 - 3) Ferrous Metal:
 - 1 Coat - Oil Alkyd Primer
 - 2 Coat - Eggshell Alkyd Enamel
 - 4) Wood Trim and Doors (Paint Finish)
 - 1 Coat - Enamel Undercoat
 - 2 Coat - Flat Alkyd Enamel or Eggshell Enamel, as selected.

Stain Finish - submit samples for approval

BURGLARY INTRUSION HARDWARE NOTES

Exterior swinging and overhead doors, and exhaust fans shall comply with the requirements of section #6C-18 of the Metropolitan Dade County, Florida code pertaining to security against burglary and intrusion.

- 1) Locks on exterior doors shall be capable of resisting a force of 300 lbs. applied in any movable direction and in accordance with resistance standard set forth in chapter 8C, (Westlock single cylinder with 1" throw, for a 1-3/4 solid core door. If panel, use 3/4" throw or approved equal).
- 2) All single exterior swinging doors shall have a keylock to be operated from the exterior, with a minimum of 1000 possible key changes or locking combinations. If key-in-knob lock is used, there shall be an auxiliary single dead bolt with hardened bolts or inserts.
- 3) Hinges on exterior out-swinging doors shall have screws concealed when door is closed. Exposed pins shall be non-removable.
- 4) Glass in exterior doors shall comply with the American National Standards Institute Z97.1.
- 5) Vision panels in exterior doors, other than glazing within 40" of the inside locking activating device of locks and swinging glass doors shall comply with American National Standards Institute Z97.1.
- 6) All windows in withstand a force of 150 lbs. applied in any operable direction as per resistance standards.

2 GENERAL NOTES

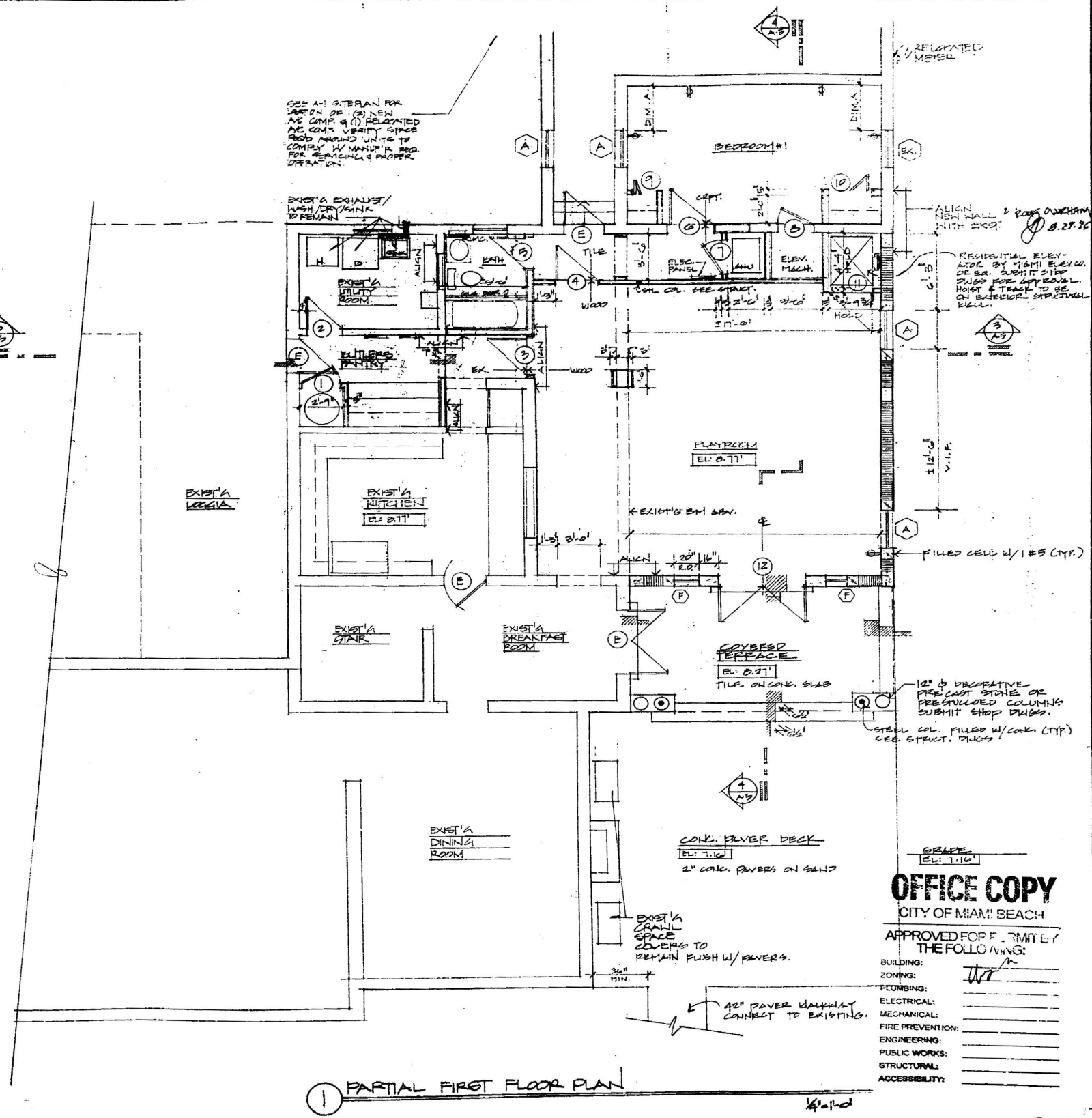
3 SCOPE OF WORK

ADDITION & RENOVATIONS TO EXISTING RESIDENCE. THE PROJECT WILL INCLUDE A NEW, TWO CARPORT ADDITION TO INCLUDE 6 PARKING & TWO BEDROOMS & 6 BATH, TOTALING APPROX. 1200 SQ. FT.

4 LEGEND

- ===== PARTITION TO BE REMOVED
- ===== NEW 8" CONC. BLOCK W/ 1/2" STUCCO FIN ON EXTERIOR & 1/2" STUCCO OVER HD OF INTL. FURRING & S.D. HOLD.
- ===== NEW 3/8" MTL. STUDS @ 16" O.C. W/ 1/2" STUCCO ON BOTH SIDES
- ===== POURED STRUCT. CONCRETE PER 2016 FL. BLDG. CODE - SEE STRUCT. DWGS.

1 PARTIAL FIRST FLOOR PLAN

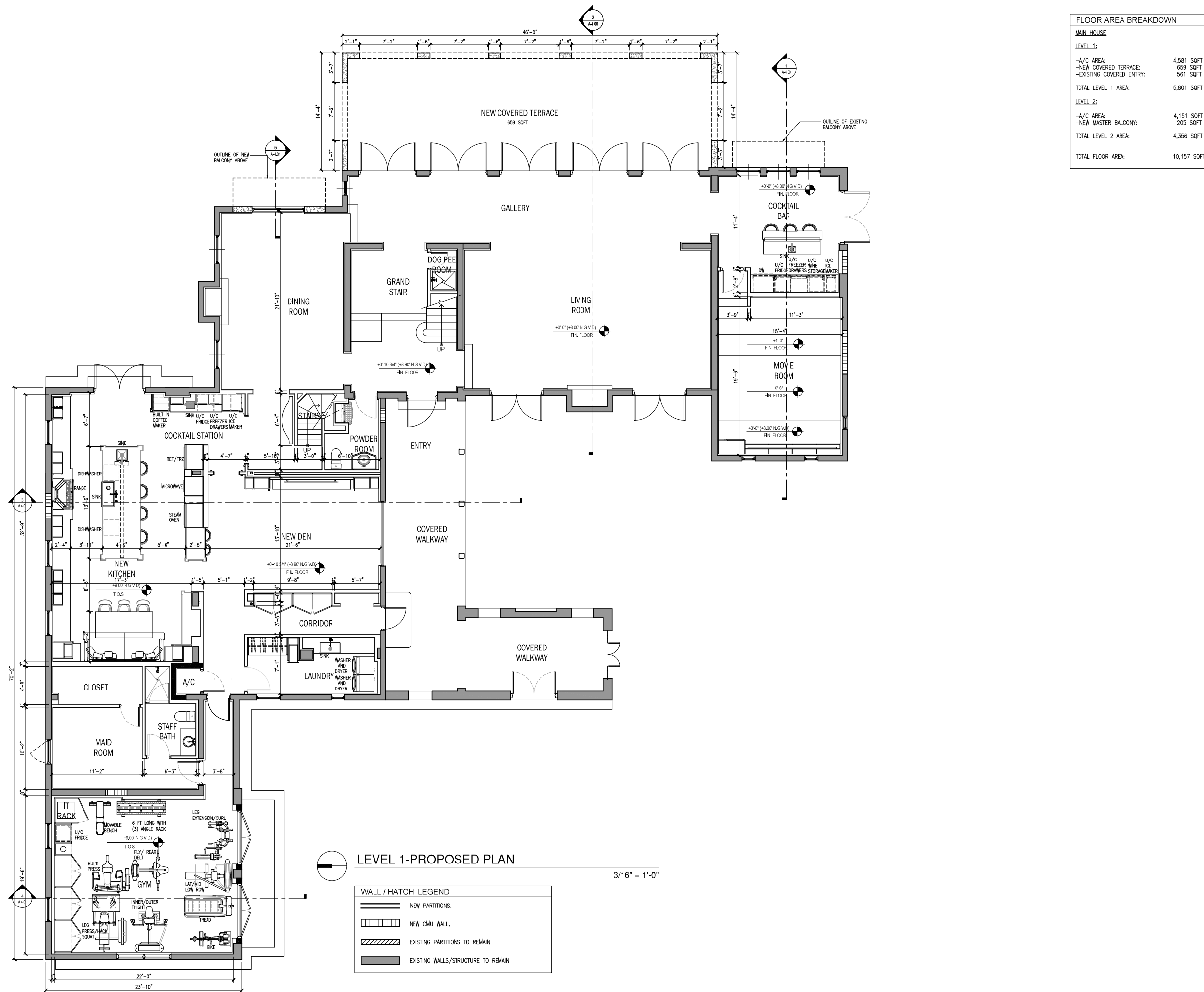
OFFICE COPY
CITY OF MIAMI BEACHAPPROVED FOR F. T. MIT E. J.
THE FOLLOWING:

BUILDING:	
ZONING:	
PERMITS:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	



		Required	Existing	Proposed	Deficiencies
17	Height:	N/A	32'-2"	N/A	
18	Setbacks:				
19	Front (Pine Tree Drive):	30'-0'	44'-8"	N/A	
20	Side 1 (Interior- North):	15'-1'	7'-8"	8'-8"	6'-5"
21	Side 2 (Interior- South):	15'-1'	45'-10"	10'-0"	5'-1"
22	Rear:	33'-0'	66'-5"	54'-11"	
23	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear (facing waterway)	15'-9'	N/A	15'-10"	
26	Sum of Side yard :	150.83' x 25% = 37'-8"	53'-6" (35.47%)	18'-8" (12.38%)	19'-0" (12.6%)
27	Min 25% of lot width				
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?			yes	

REFER TO SHEETS A-0.10, A-0.11 & A-0.12 FOR ZONING AND VARIANCES DIAGRAMS



LEVEL 2 PROPOSED PLAN

GREENBERG RESIDENCE
5821 PINE TREE DRIVE
MIAMI BEACH, FL

SHEET TITLE:

PROJECT:

PROJECT NO. : 23-416

DRAWN BY: MD

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