

4880 Pine Tree Drive

Illustrated Responses for DRB Continuance



MTTR MGMT

291 NE 61st St
Miami FL 33137

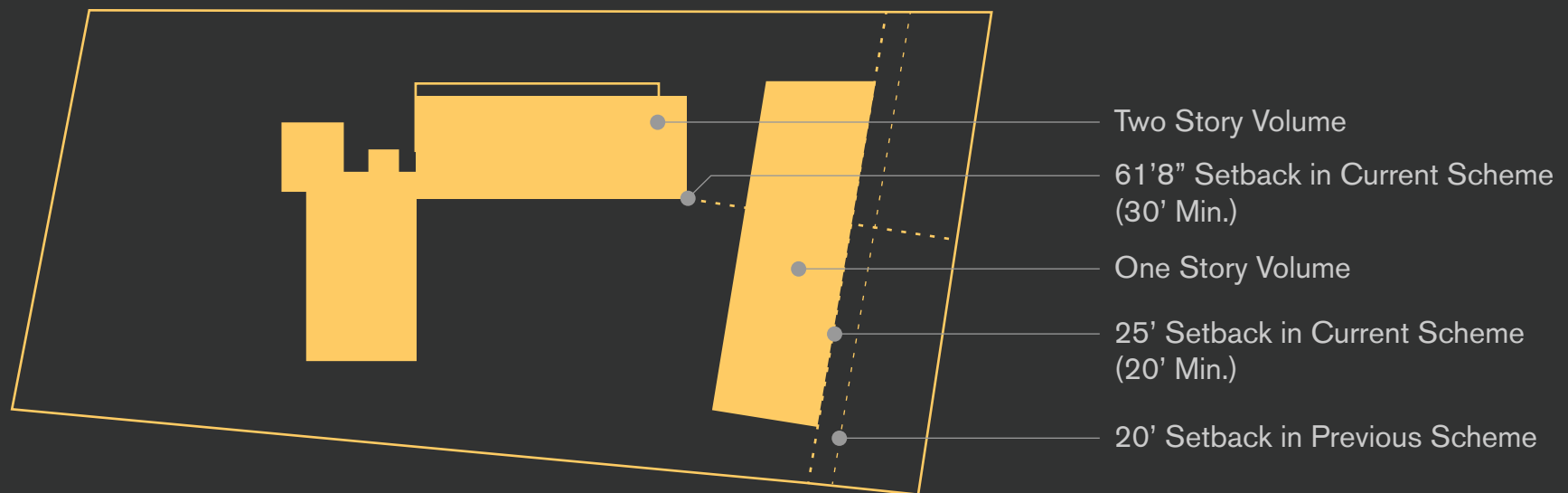
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Improving Street Presence I

Improving Street Presence Part 1: Making the Street Setback Larger

We added an extra 5' to the front (Setback), to a total of 25' from property line, bringing it closer to the two-story set-back. Whereas 20' is allowable by the massing-setback of a one-story structure. The Two-Story portion of the structure is currently set back at 61'-8" from street, double the minimum.



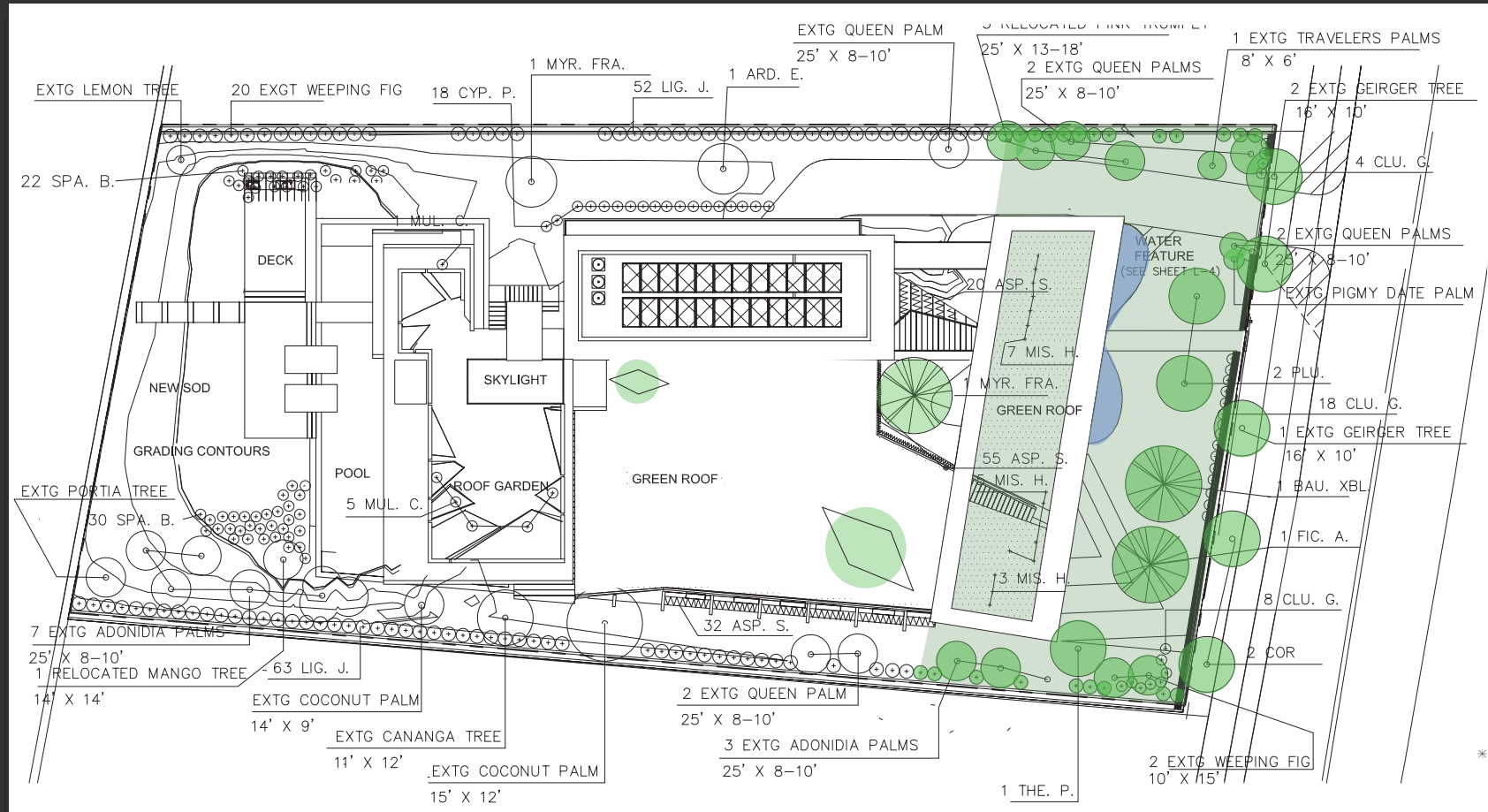
Improving Street Presence II

Improving Street Presence Part 2: Adding Meaningful Trees to the Front Yard

In this developed version we included specimen-size trees to the front setback to increase presence of meaningful plant life for the streetscape. The trees are two 18' native White Geiger trees, a 20' specimen Hong Kong Orchid, two 10' Frangipani Trees and a 20' native specimen Strangler Fig – in addition to two 25' Queen Palms and a Pigmy Date Palm. The total amount of trees/plants in the street setback is 42.



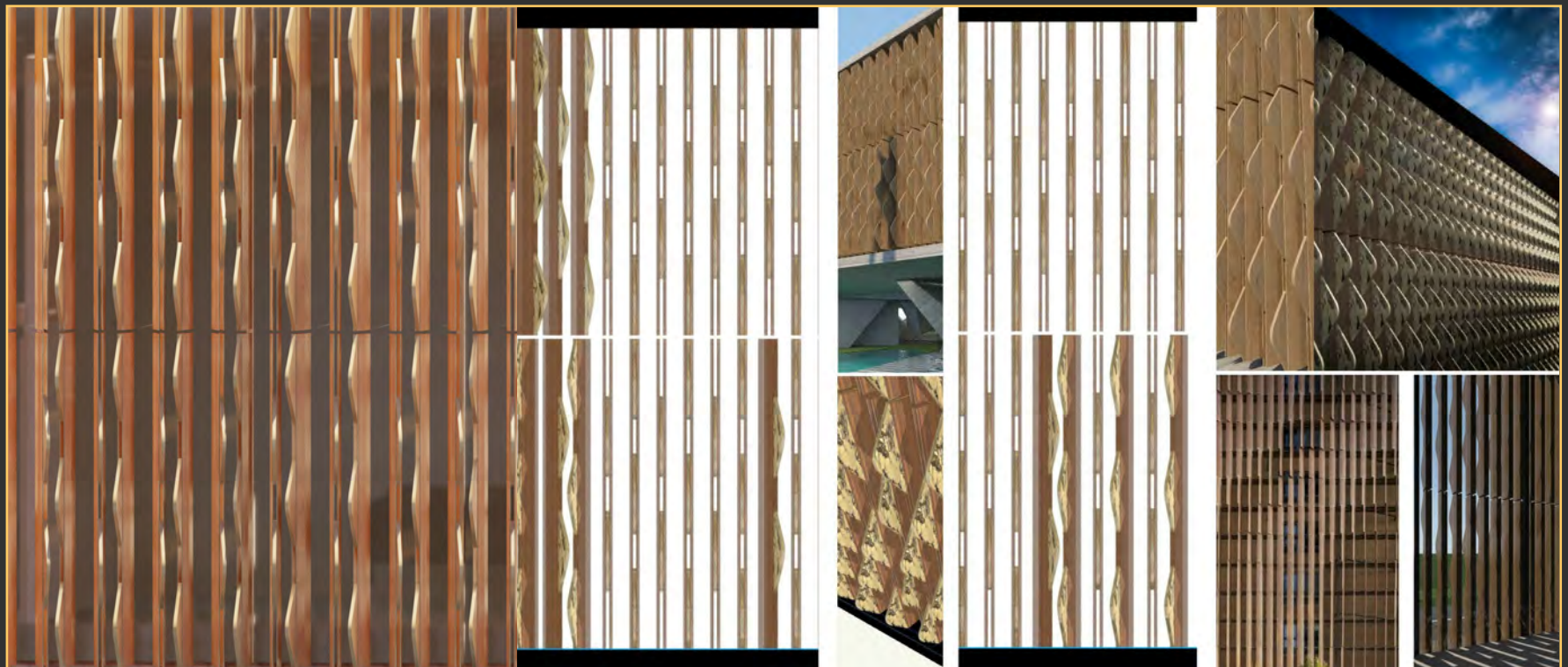
Improving Street Presence II



Improving Street Presence III

Improving Street Presence Part 3: Mid-Century Inspired Louver Redesign

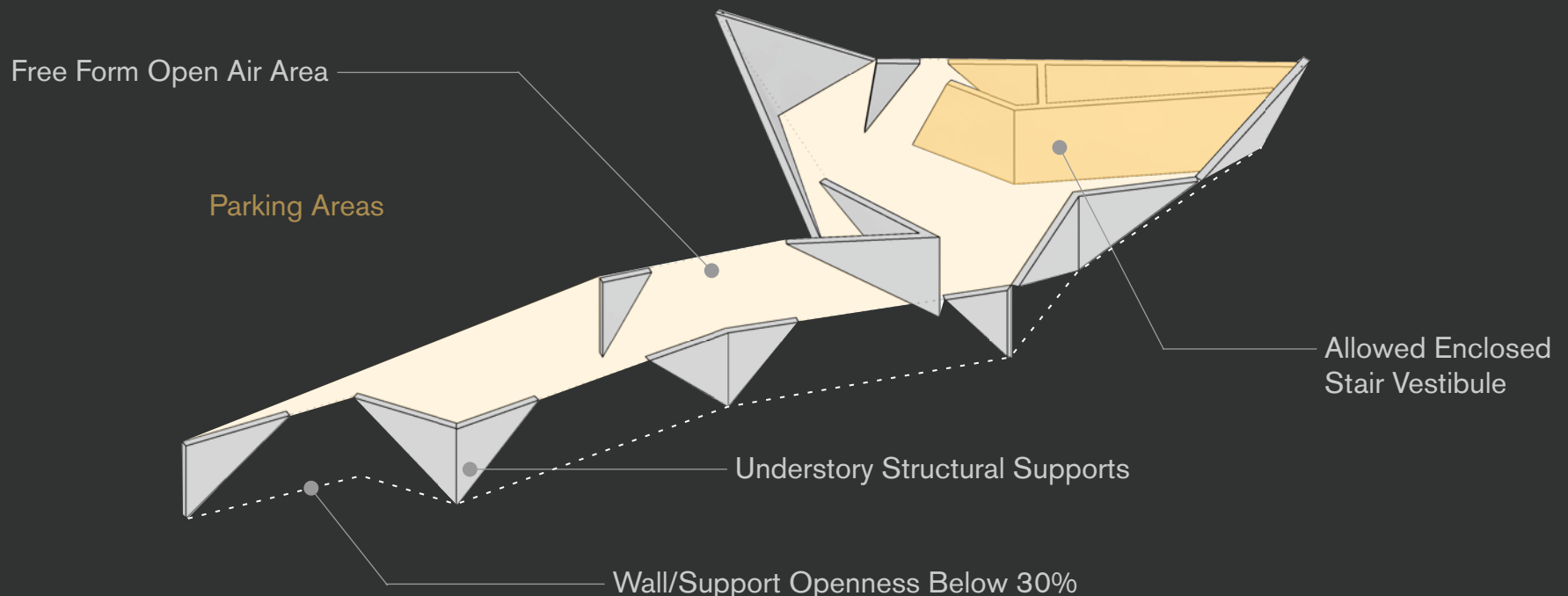
We provided a significant development for the street-facing louver system to improve the building's character. It is now made of a warmer color/material and its pattern is dynamic and mid-century inspired. It is also kinetic in the louver/fin angle to provide a variation in openness, which also translates into a variation of pattern – from straight down (wide open) to curvilinear wave pattern (when closed).



Opening Up the Understory

Understory Redesign

We have redesigned the understory to address the 'open it up by 30% and make it lighter'. As a result we have a much lighter, natural light-filled understory that is more open, including enhanced understory landscaping and a more varied palette of natural materials. The supports are farther between and we added a perforation to the roof in addition to the previous one – now with larger open areas. This supports the intent of the code for the understory, and we believe it is now a good example of a flood-resistant space. The spaces we enclosed are true vertical circulation elements as prescribed, the remaining areas being strictly about support.



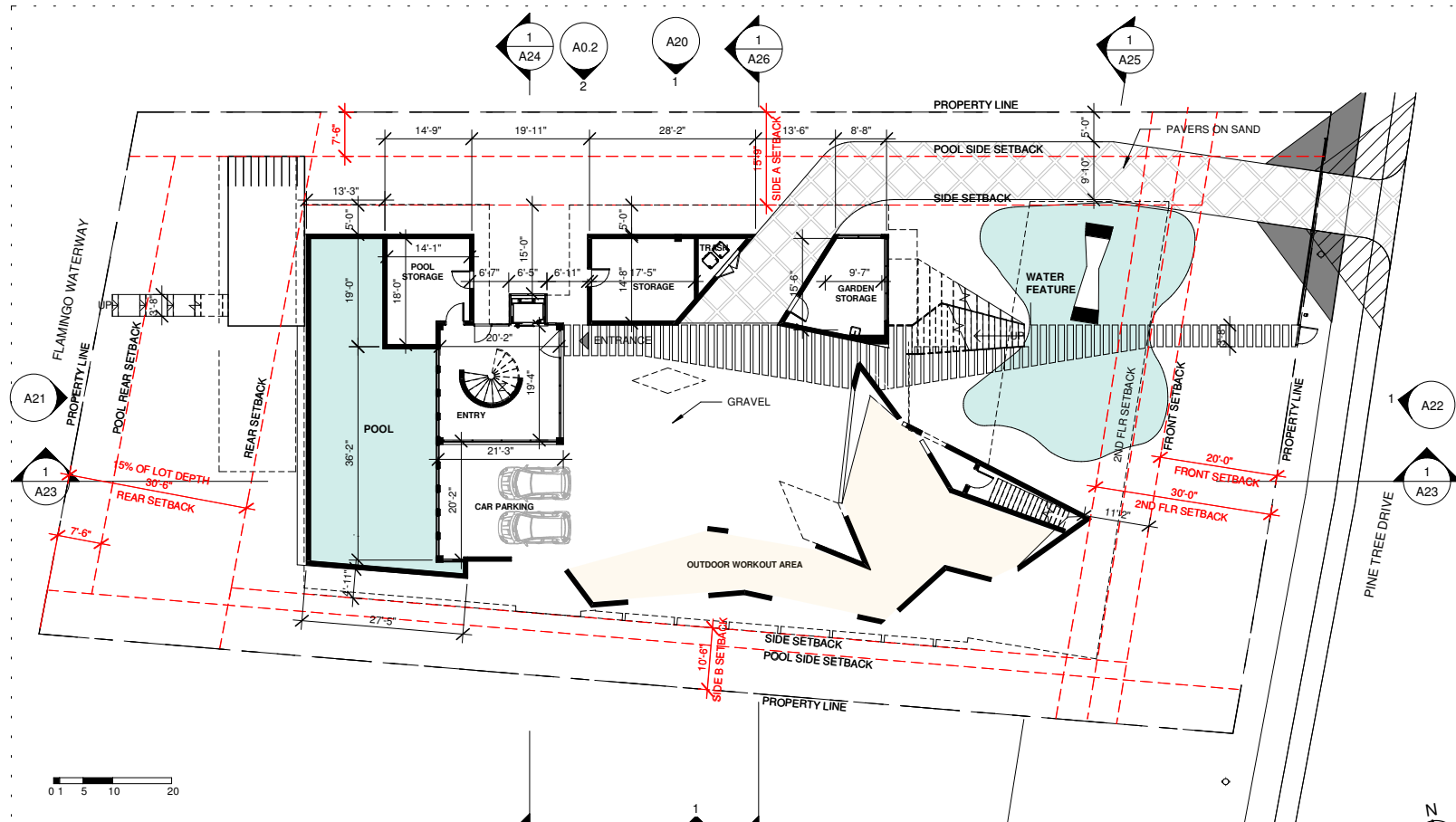
Opening Up the Understory



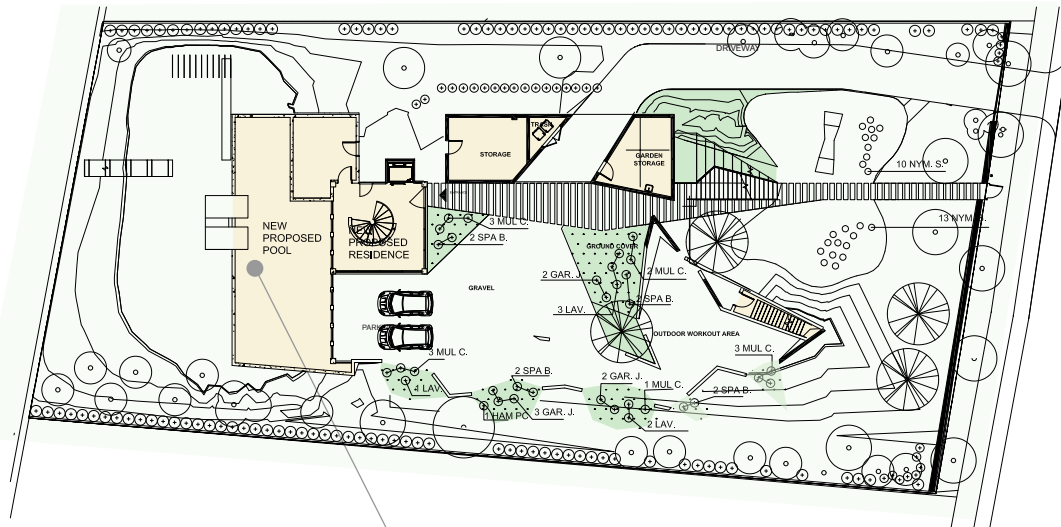
Opening Up the Understory



清江先生



Opening Up the Understory: Landscape Plan



PLANT LIST

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---------|-----|-----------------------|----------------|------------------------|
| NYM. S. | 23 | NYMPHAEA SPP. | WATER LILY'S | 18-24" DIA. # AS SHOWN |
| MUL. C. | 12 | MAELANDRUM CAPILLARIS | MULY GRASS | 18-24" DIA. # 24" DC. |
| SPA. B. | 8 | SPARTINA BAKERI | SAND CORDBASS | 2-3' DIA. (30) |
| LAV. | 6 | LAVANDULA | LAVENDER | 18-24" x 18-24" |
| GAR. J. | 7 | GARDENIA JASMINE | SHRUB GARDENIA | 18-24" x 18-24" |

Planted and Treated Understory Surfaces

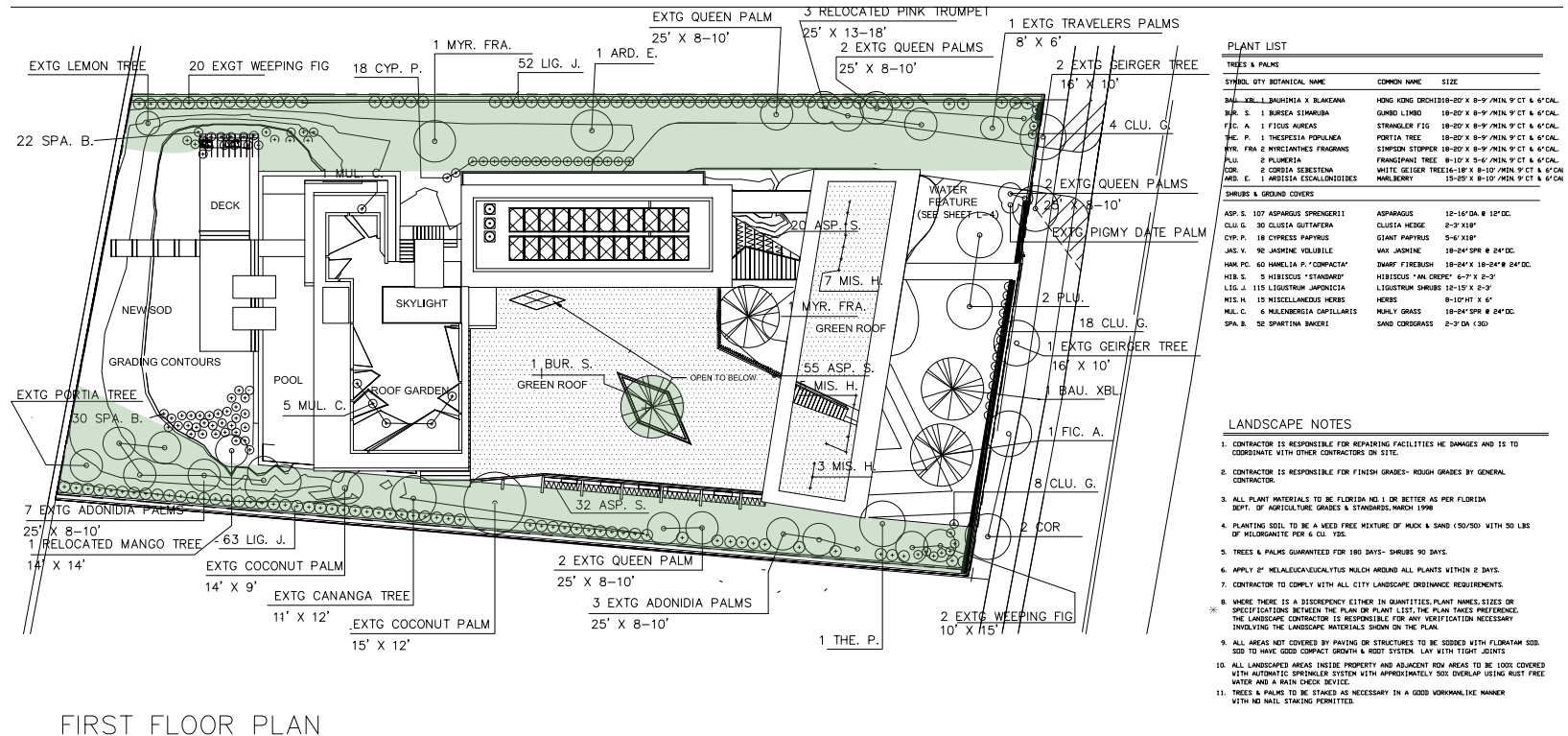
Allowed Enclosed Vestibule,
Allowed Mech/Storage or
Below Pool

Treatment of North and South Property Lines and Setbacks

Mitigating Effects on North and South Properties: Maximizing the Setback to the North and Buffering to the South

In response to the Staff's suggestion that we switch the maximization between N and S setbacks (the South facing side of the project having the lowest building mass) we responded by doing just that. We pushed the building to the South, making the setback with the North property effectively 15'-9" (previously 10'-6"). This, in combination with lowering 2' the height of the north-south building bar (2' from max available height through waiver – discussed below) and increased planting quantity and height (discussed in landscape section below), should minimize the shade and volume impact to the North. While this move has entailed relocating the driveway to the North, the intent was to mirror the North neighbor's driveway for a limited length to the advantage of the street scape so there is more uninterrupted green frontage which is consolidated with the South Property Line. The South property line has been enhanced by added planting buffers, which blend well with the smaller facing portion of the natural wood facades ~ and no vehicular movement.

Treatment of North and South Property Lines and Setbacks



LANDSCAPE PLAN



SCALE 1" = 10'

BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECT

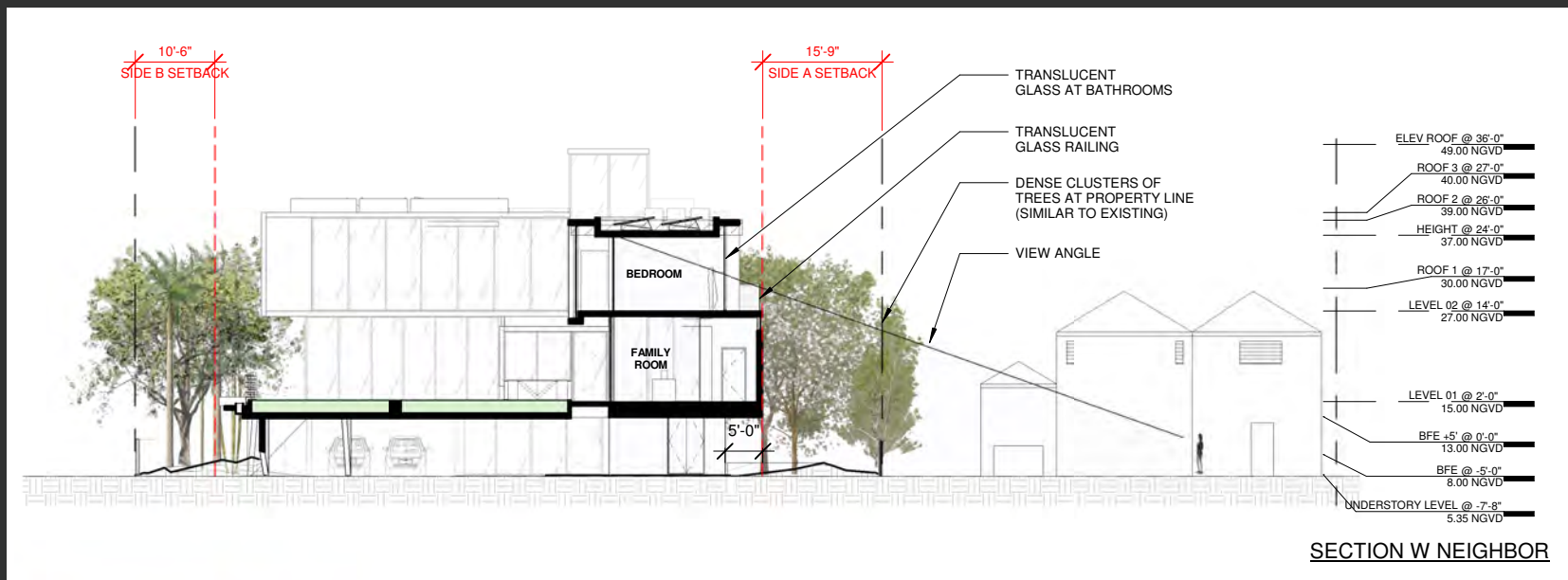
LAUDERDALE BY THE SEA, FLA
954/771-8184



Improving Privacy

Privacy in North Elevation by Using Translucent Glass

In addition to the before mentioned increased landscape screening – in quantity and in size, we have also used translucent glass to provide visual privacy in select areas: bathrooms and balconies. Translucent glass is highly diffusive and prevents visual recognition while allowing light to go through. It also decreases reflectivity. The increase of setback distance, reduced massing height, landscaping and material treatment are intended to provide screening and privacy at the viewing angles shown from adjacent property, in addition to the screening provided by trees. The rooms are 20'-9" from property line.



Building Shadow Management

Building Shadow on Neighbor During the Year

We are improving the performance of shadow coverage to the North (sun leans to the South in Northern Hemisphere) in this scheme by doing the following: reducing building height, placing building farther away by increasing setback and providing better layered landscape coverage and size. The shadow studies indicate that the building doesn't cast shadows on neighboring pool most of the year (75%), from February 3rd to November 6th, after that the shadows ranging from minor to partial. On the most prohibitive day of the year (December 21st) the shadow on neighboring property is partial and significantly reduced from previous scheme, as shown in Sun Studies.

Building Shadow Management



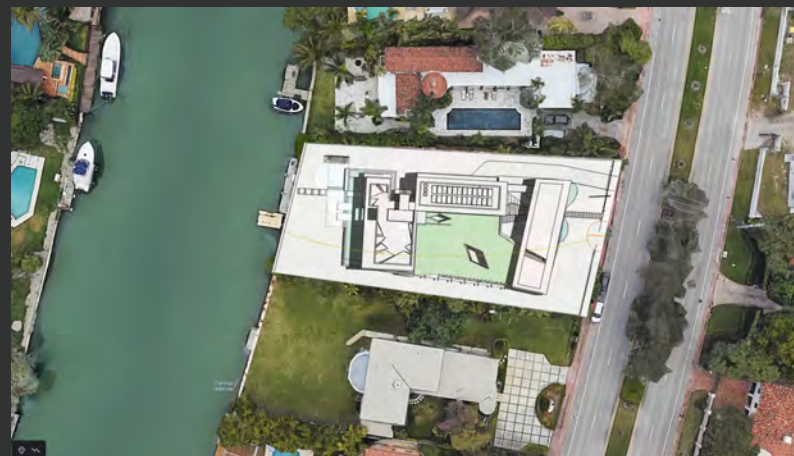
December 21st



February 3rd



March 21st

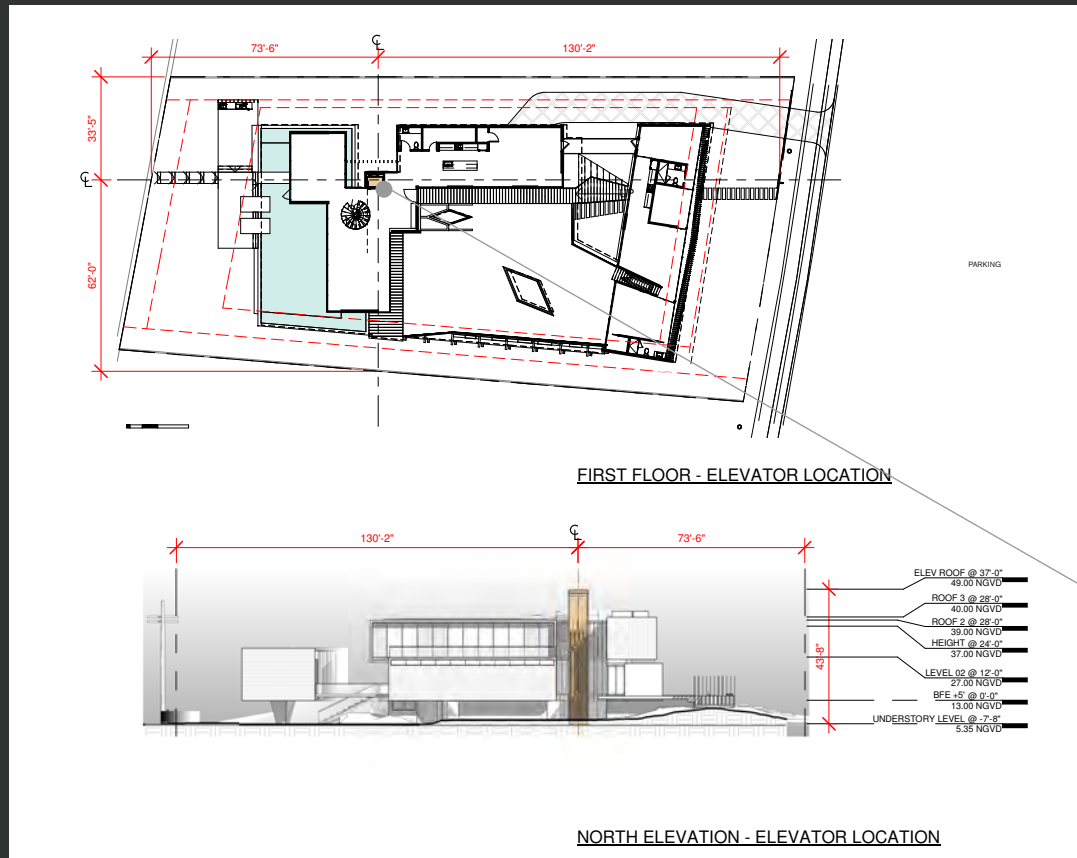


June 21st

Further Centralization of Elevator

Relocation of Elevator Farther South

The increase of the North setback has also resulted in the elevator being more central to the site than in the previous scheme. The Elevator is 30'-9" from the property line. This is one of the Waiver requests of the application.

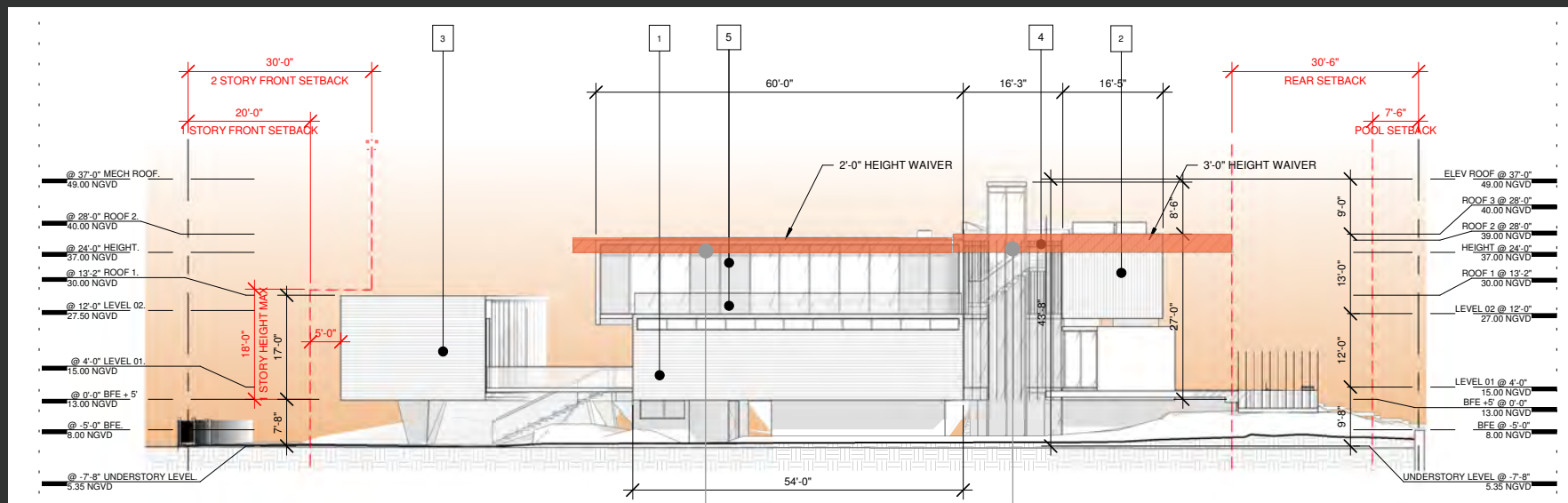


Elevator has moved 5' +/- Centrally to Site

Height Waiver Reductions

Height Reduction in Building Massing to the North and to the West

This scheme requires reduced height waivers than previously requested. On the North side of building we are requesting only a 2' increase (previously a 4' increase) and on the water side massing (West) we are requesting 3' (previously 4').



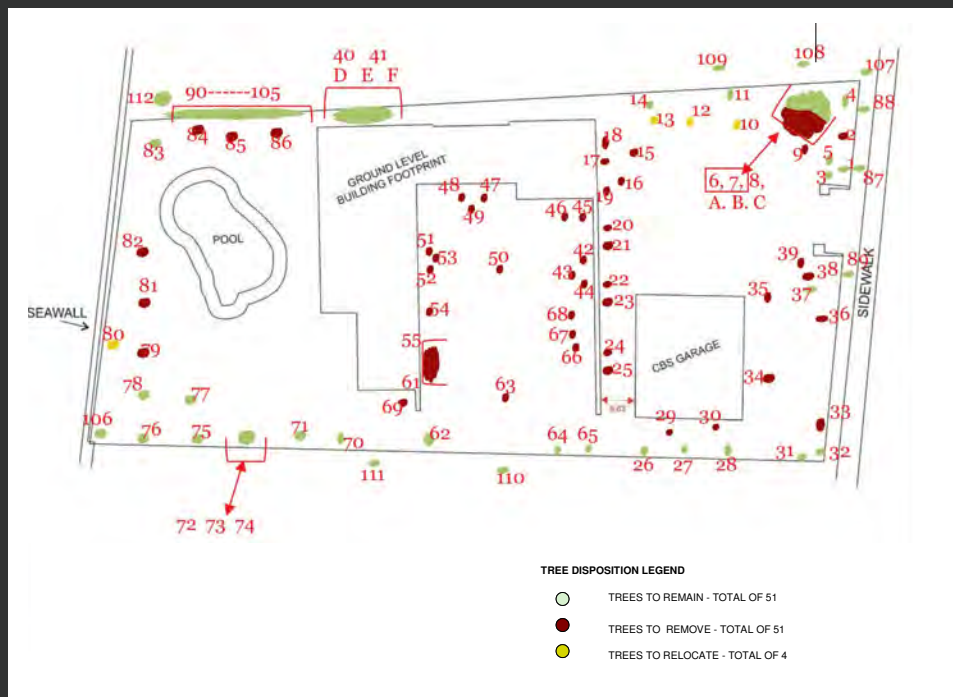
Height Waiver Request Reduced
from 4' to 2'

Height Waiver Request Reduced
from 4' to 3'

Landscape Enhancement I

Improved Mitigation of Existing Trees and Addition of New Trees and Plants

We are keeping more of the original trees and relocating more trees than in the previous scheme. In the previous submittal we were adding 5, now we are adding 11 trees. We were keeping 21 trees before, now we are keeping 51. Previously we were relocating 1 tree, now we are relocating 4. We reduced the amount of trees we are removing by 34. In addition to the beneficial location of to the new trees, we are planting an elevated extensive roof-yard over understory to reduce heat island effect and maximize green coverage, as well as an extensive planted roof for one of the living volumes.



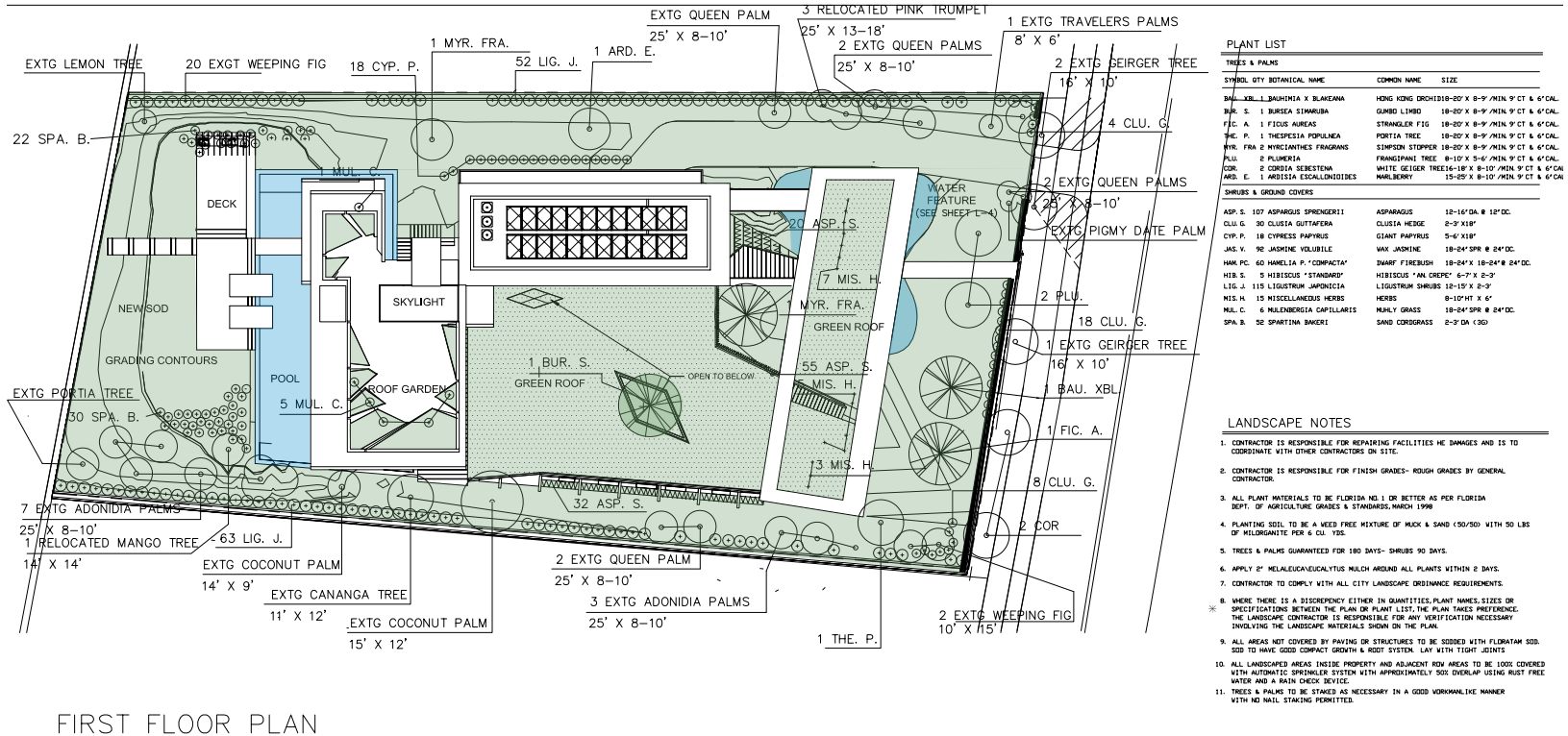
Our Tree Mitigation has Improved Substantially in this Current Scheme

Landscape Enhancement II

Increased Screening on North and South Sides, Specimens on Street

We have increased screening on north (by 72 tree/plants plus existing 28) and south (by 64 plants plus existing 19) sides and raised the height of new planting. On the North side we have 100 trees/plants that range between 8' and 25' including a new 20' tall native and specimen Simpson Stopper and on the South we have 83 trees/plants that range between 10' and 25' including a 20' Portia Tree and a 14' Mango Tree. On the street side we have four new signature trees – in addition to the new and existing (total 42 trees/plants), and placed some new meaningful natives and specimens to improve the street scape. They include a 20' native specimen Strangler Fig, 2 native 15' White Geiger trees, a specimen 20' Hong Kong Orchid and two Frangipani trees.

Landscape Enhancement II



FIRST FLOOR PLAN

LANDSCAPE PLAN



SCALE 1" = 10'

BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECT

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