

4880 Pine Tree Drive

Illustrated Responses for DRB Continuance



MTTR MGMT

291 NE 61st St
Miami FL 33137

This booklet represents the adjustments and changes in project design as a response to the issues that were of concern to the CMB DRB board members and neighbors during the February Design Review Board meeting. It is of utmost importance to us that the issues are addressed in a responsible manner and in coordination with Staff and under the allowances of the City Ordinance. This booklet is supplementary to the main submittal.

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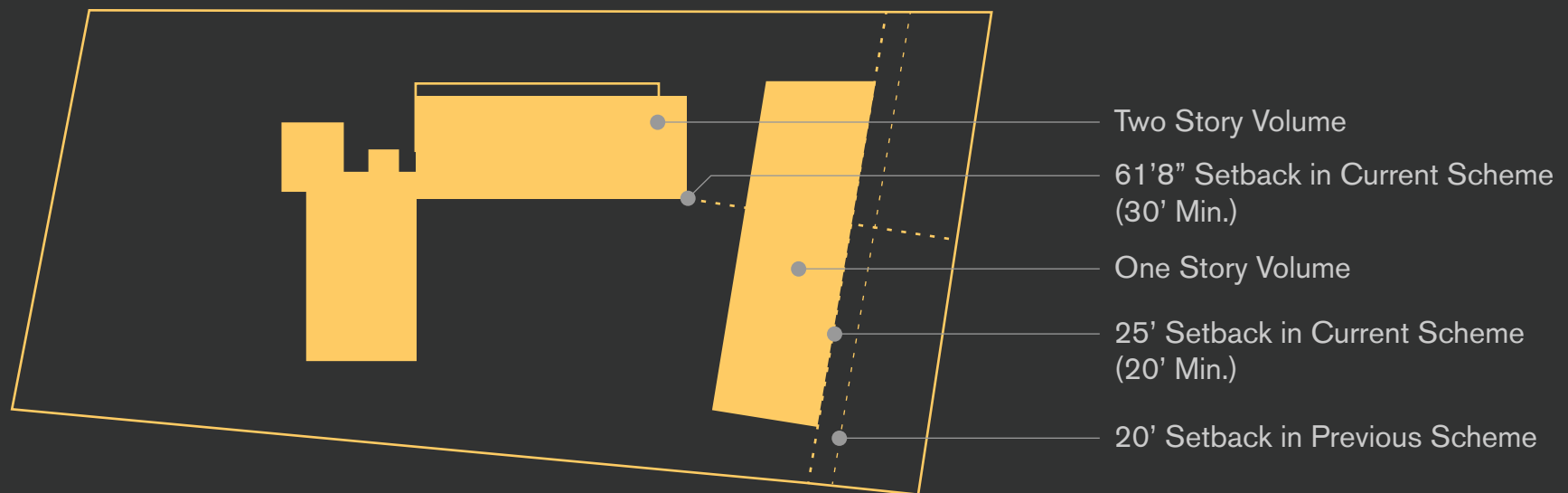
Index

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2. Opening Up the Understory.
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4. Improving Privacy.
5. Building Shadow Management.
6. Centralization of Elevator.
7. Height Waiver Reductions.
8. Landscape Enhancement I & II.

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.



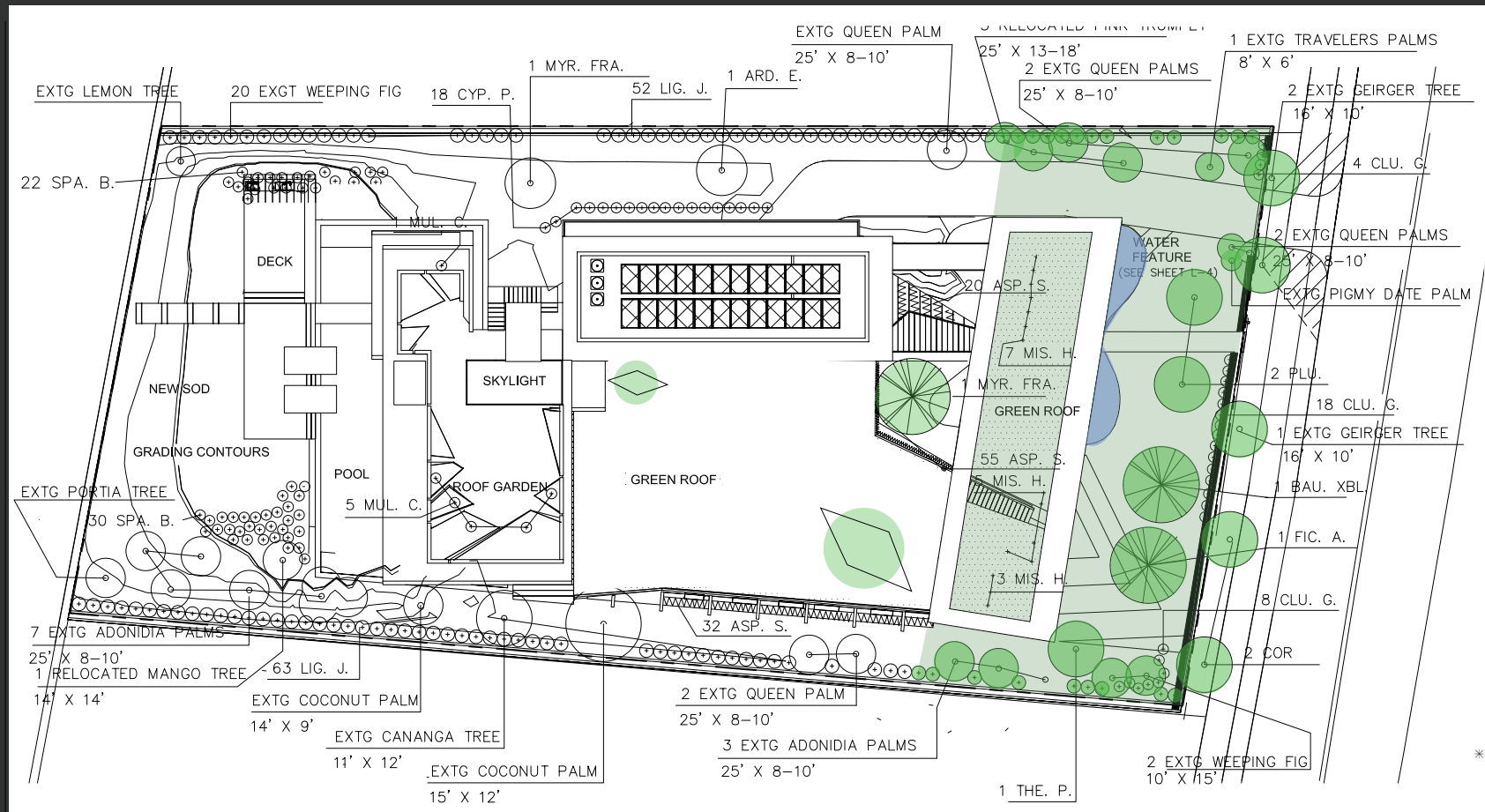
Improving Street Presence II

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.



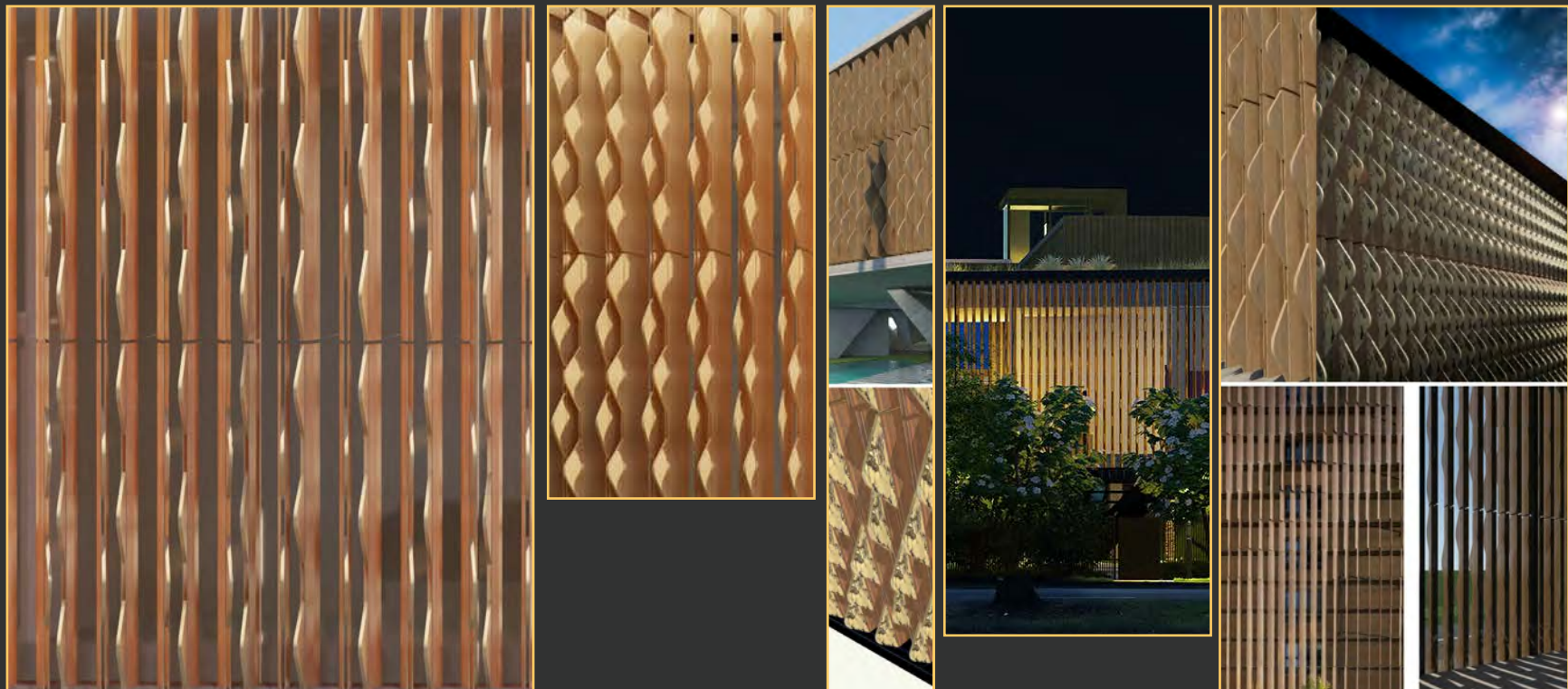
Improving Street Presence II



Improving Street Presence III

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

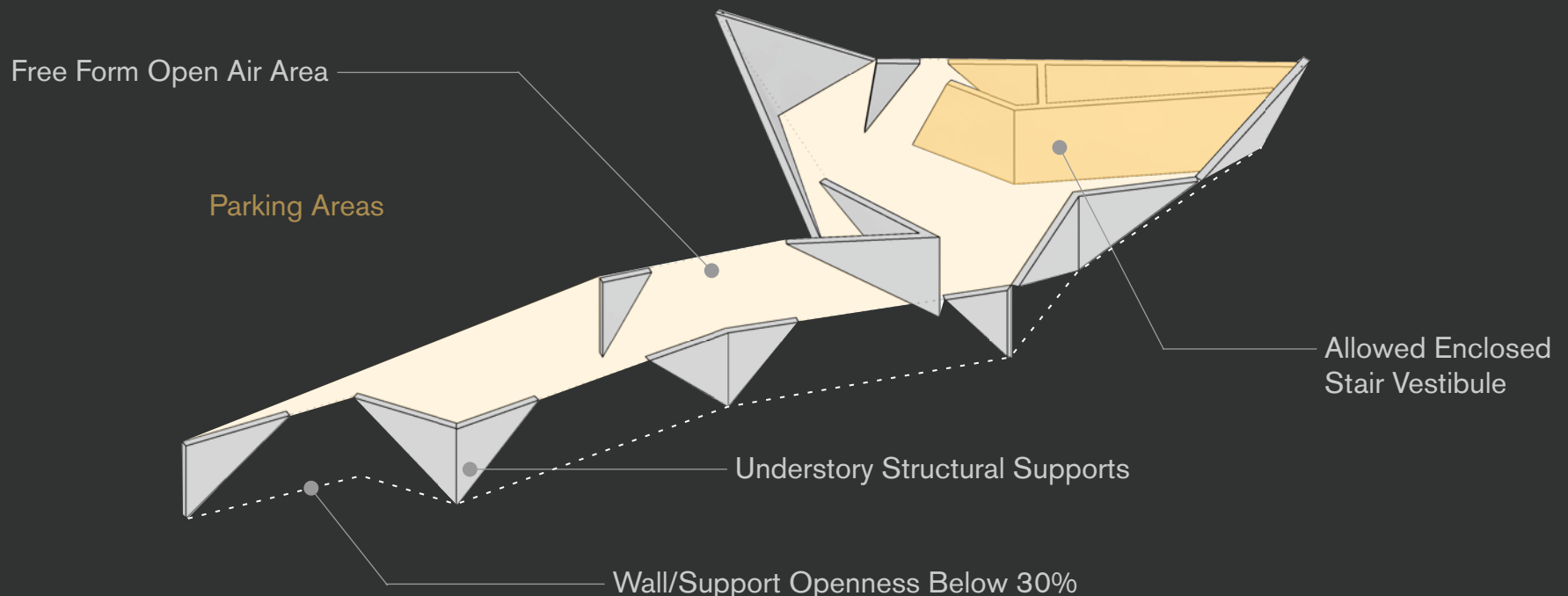
We provided a significant development for the street-facing louver system to improve the building's character. It is now made of a warmer color/material and its pattern is dynamic and mid-century inspired. It is also kinetic in the louver/fins angle to provide a variation in openness, which also translates 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.



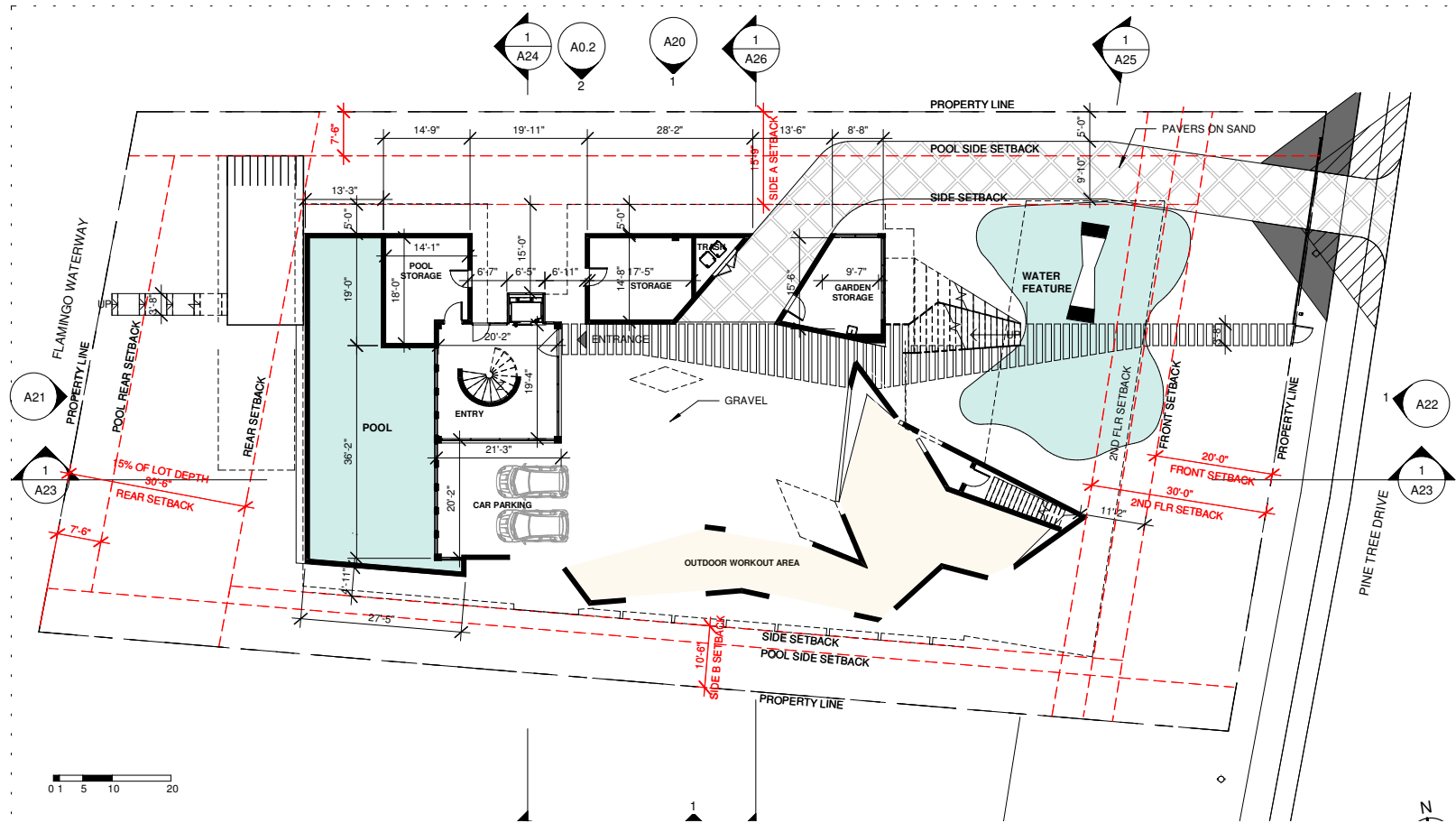
Opening Up the Understory



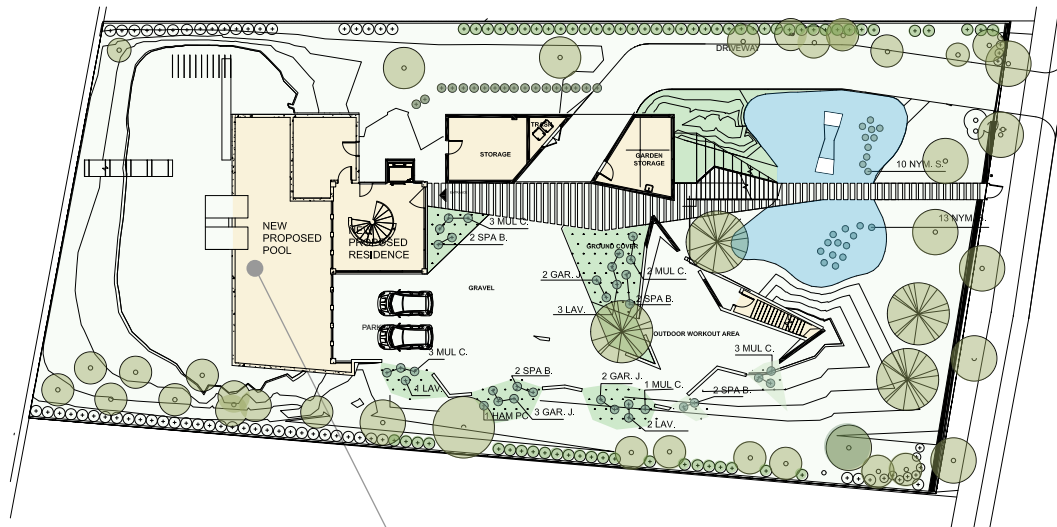
Opening Up the Understory



Opening Up the Understory: Plan



Opening Up the Understory: Landscape Plan



PLANT LIST

SHRUBS & GROUND COVERS	COMMON NAME	SIZE
SYMB. QTY. BOTANICAL NAME		
NYM. S. 25 NYMPHAEA SPP.	WATER LILY'S	18-24" DIA. # AS SHOWN
MUL. C. 10 MALENDRENIA CAPILLARIS	MULY GRASS	18-24" DIA. # 24" DC.
SPA. B. 8 SPARTINA BAKERI	SAND CORN GRASS	2-3' DIA. (30)
LAV. 6 LAVANDULA	LAVENDER	18-24" X 18-24"
GAR. J. 7 GARDENIA JASMINOIDES	DWARF GARDENIA	18-24" X 18-24"

Planted and Treated Understory Surfaces

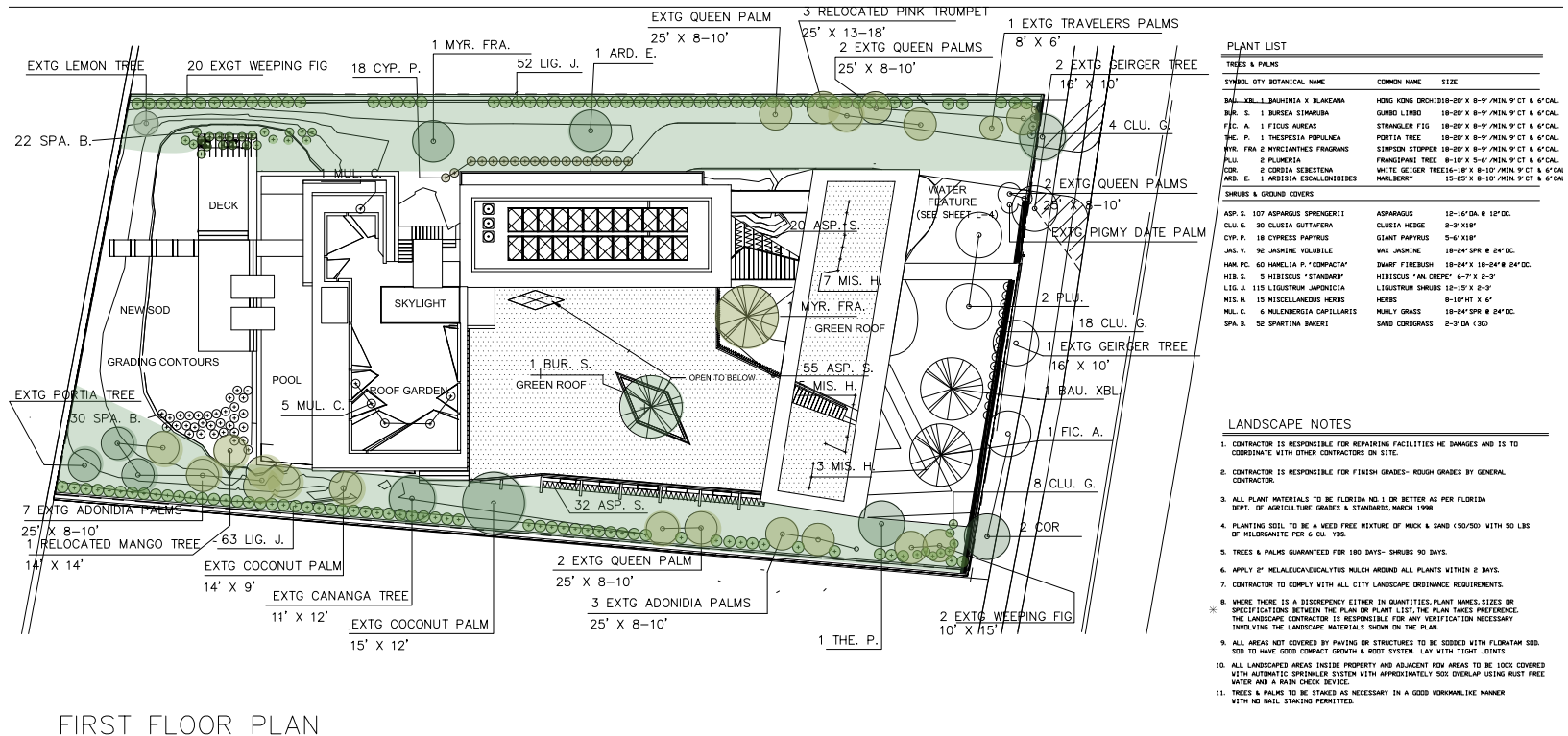
Allowed Enclosed Vestibule,
Allowed Mech/Storage or
Below Pool

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

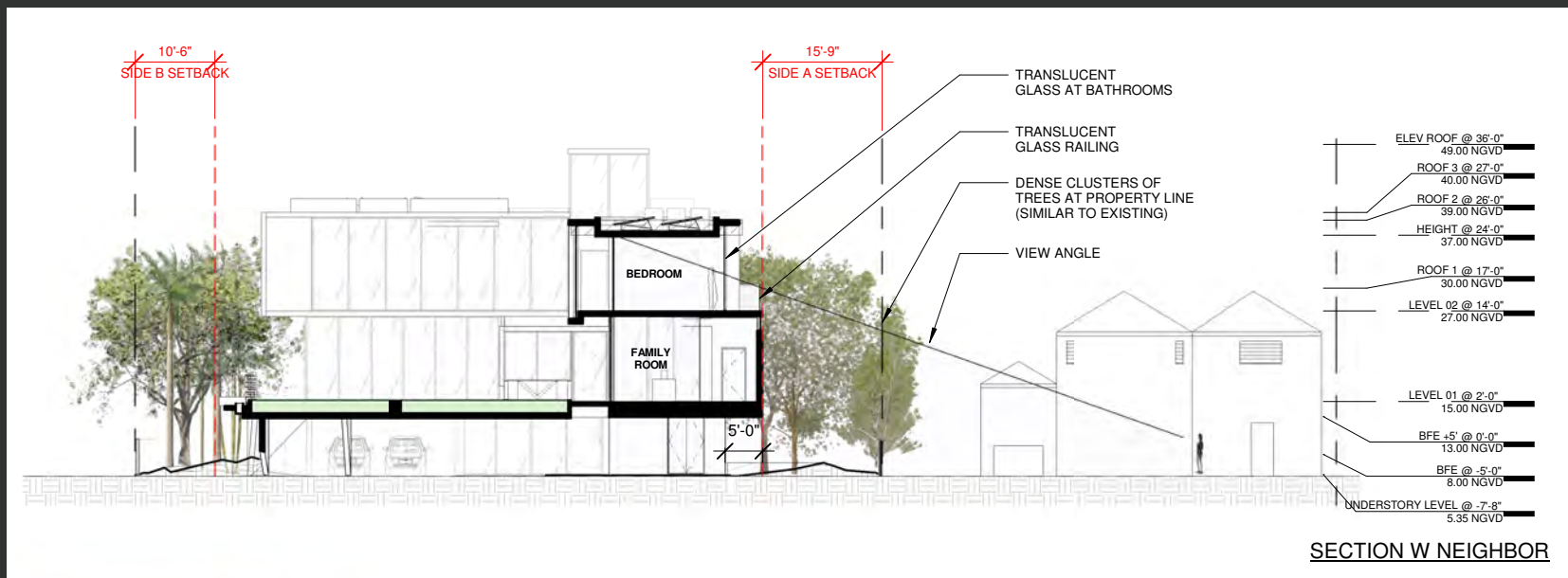


12543

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.

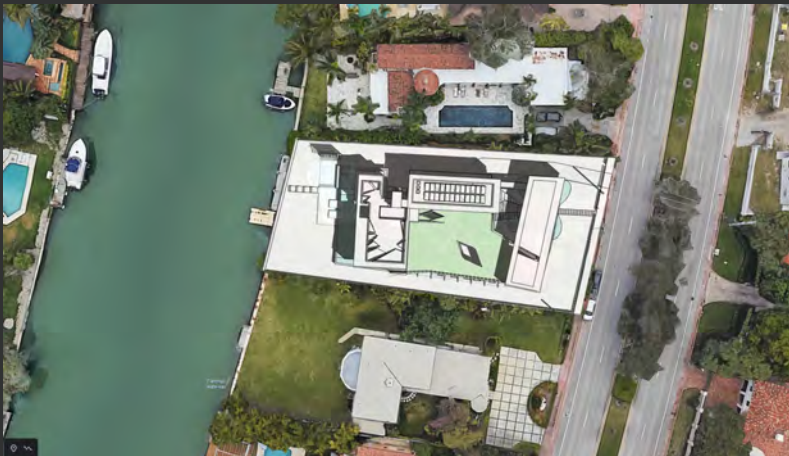
Building Shadow Management



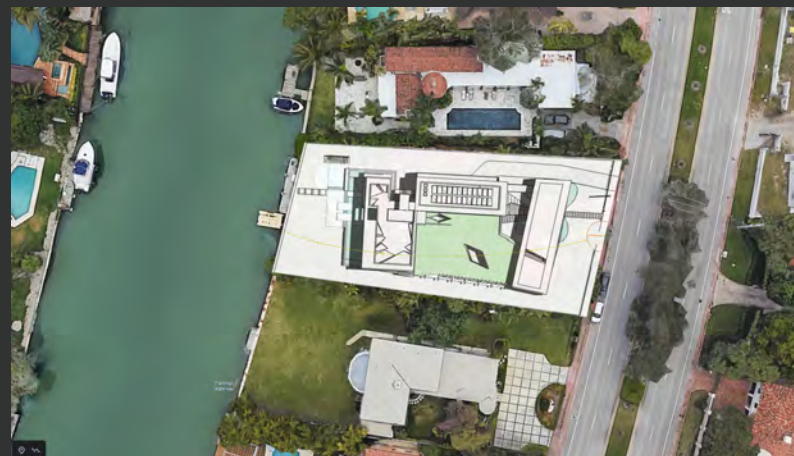
December 21st



February 3rd



March 21st

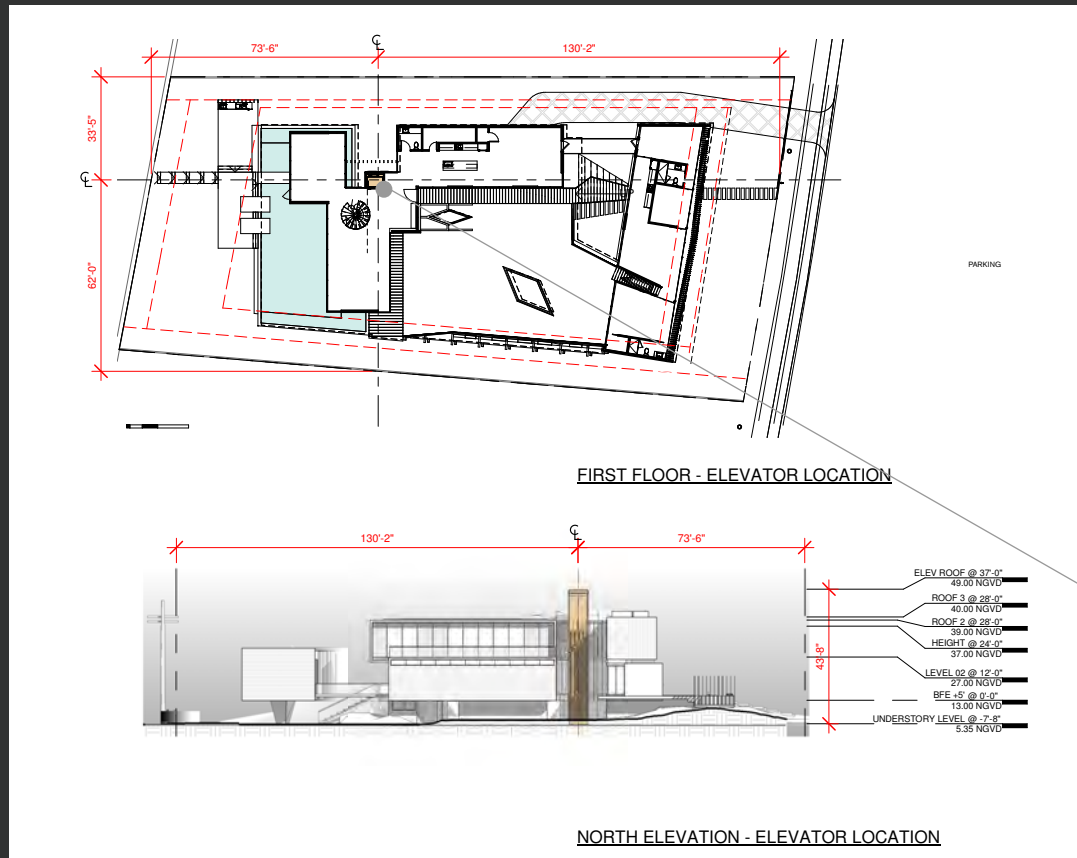


June 21st

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.

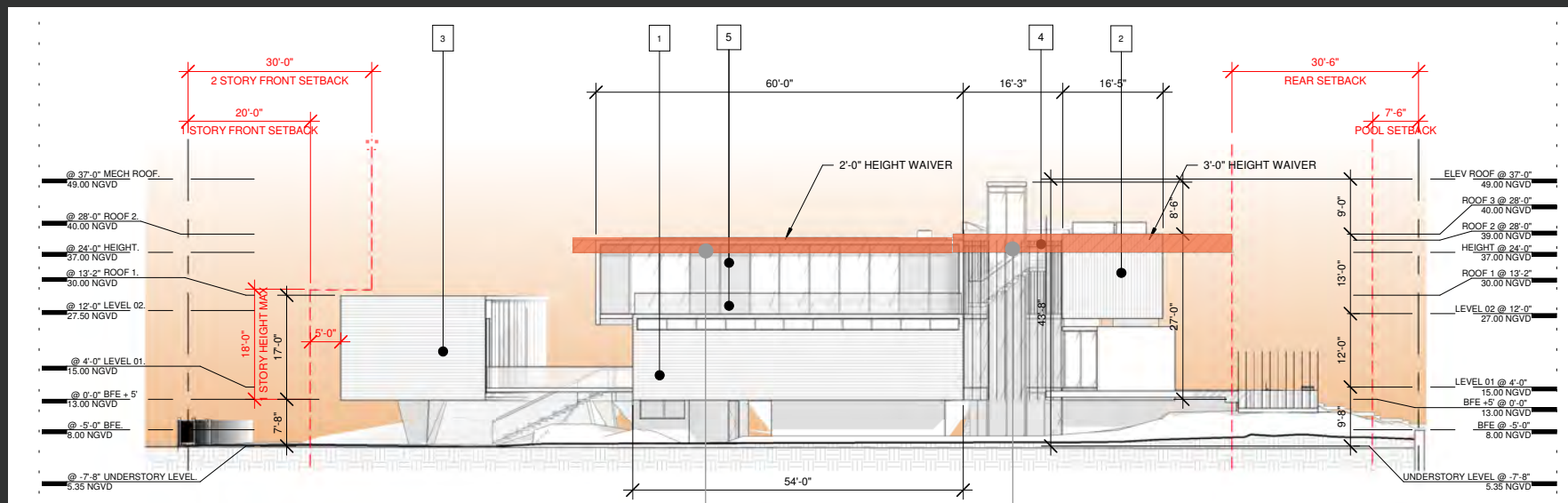


Elevator has moved 5' +/- Centrally to Site

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').



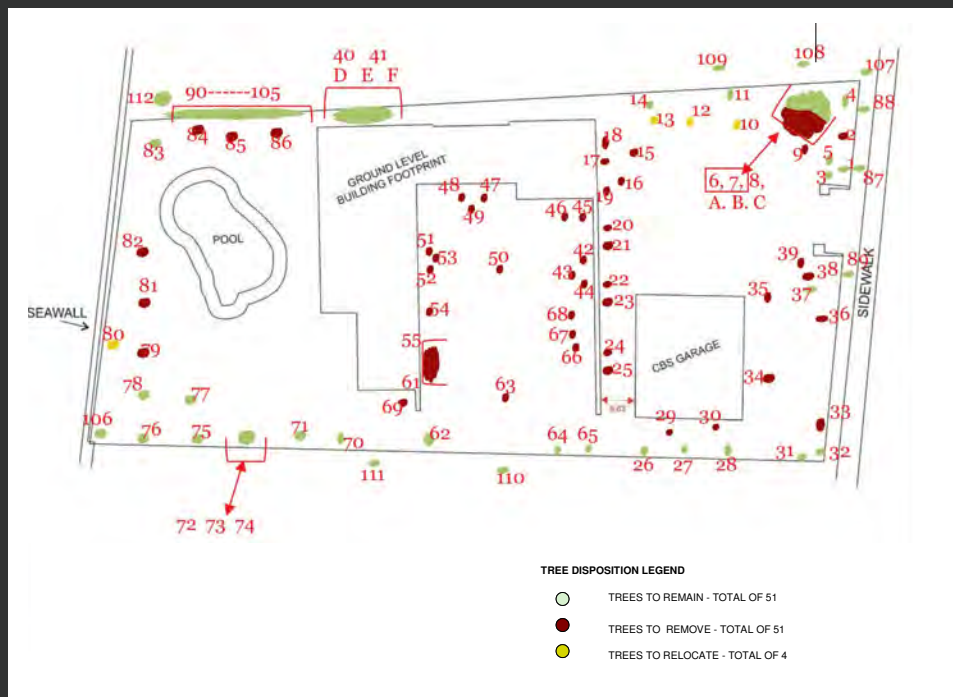
Height Waiver Request Reduced
from 4' to 2'

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.



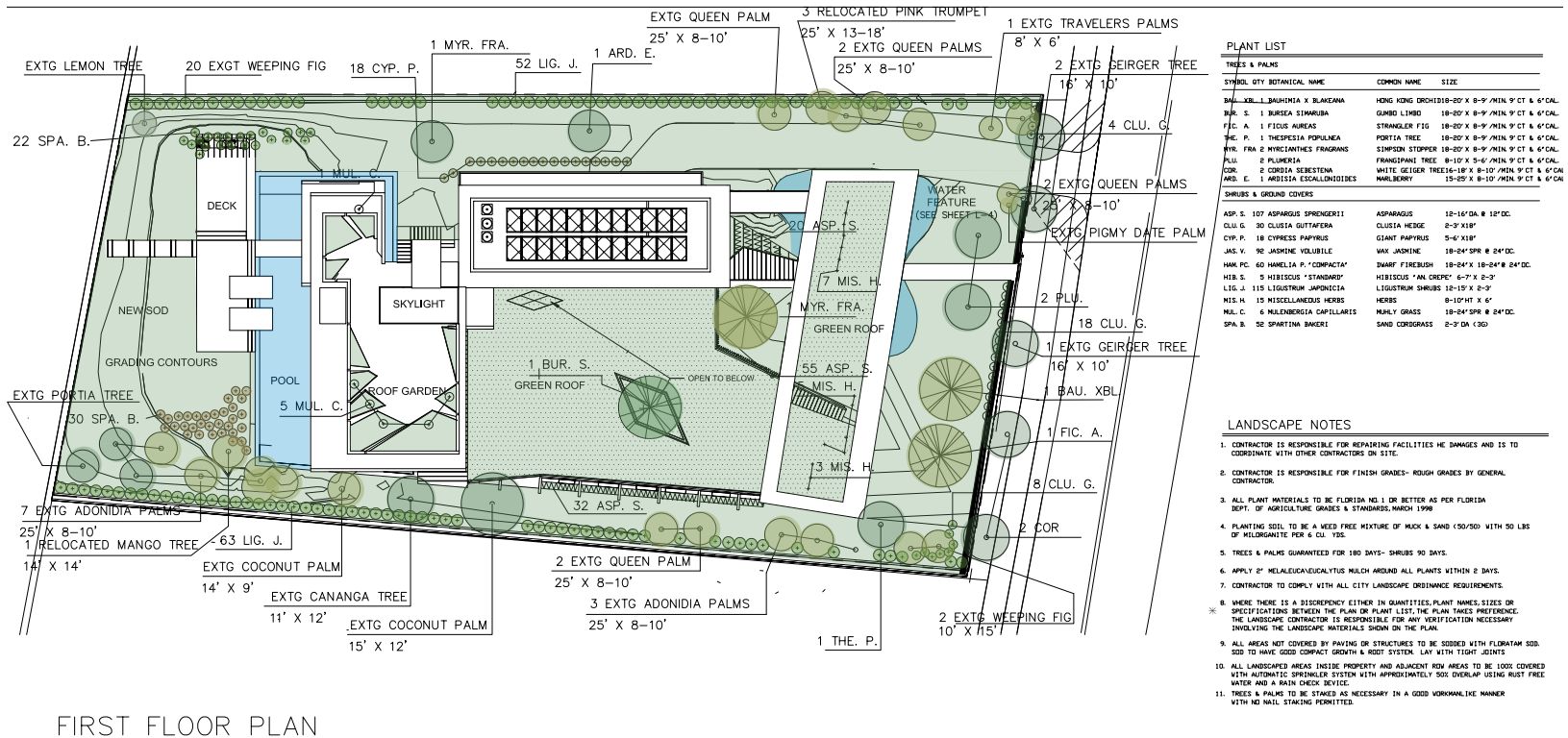
Our Tree Mitigation has Improved Substantially in this Current Scheme

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

LAUDERDALE BY THE SEA, FLA
954/771-8184



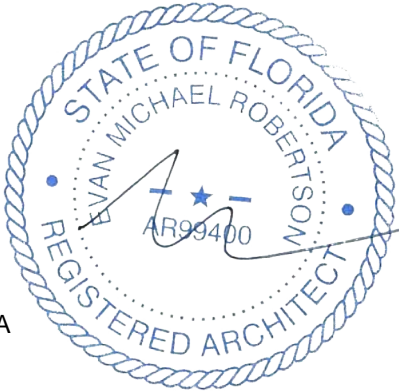
4880 PINE TREE DRIVE

ARCHITECTURE SET
CONTINUANCE FINAL SUBMITTAL
MARCH 30, 2020



DRAWING LIST

A0	TITLE SHEET
A0.1	DESIGN REVISIONS DIAGRAM
A0.2	DESIGN REVISION DIAGRAM 2
A1	SURVEY 1 OF 2
A2	SURVEY 2 OF 2
A3	ZONING DATA SHEET
A4	CONTEXT PLAN
A5	CONTEXT ELEVATIONS
A6	CONTOUR PLAN
A7	UNIT SIZE DIAGRAMS
A8	PERVIOUS DIAGRAM
A9	LOT COVERAGE
A10	SITE PHOTOS
A11	CONTEXT PHOTOS
A12	DEMOLITION PLAN
A13	SITE PLAN
A14	UNDERSTORY PLAN
A15	LEVEL 1
A16	LEVEL 2
A17	VESTIBULE PLAN
A18	ROOF PLAN
A19	SOUTH ELEVATION
A20	NORTH ELEVATION
A21	WEST ELEVATION
A22	EAST ELEVATION
A23	SECTION A
A24	SECTION B
A25	SECTION C
A26	SECTION D
A27	EXTERIOR COVERED AREA
A28	SIDE YARD A SECTION
A29	SIDE YARD B SECTION
A30	REAR YARD SECTION
A31	FRONT YARD SECTION
A32	WAIVER DIAGRAM - HEIGHT
A33	WAIVER DIAGRAM - ELEVATOR LOCATION
A34	EXPLODED AXO FLOOR RATIO
A35	MATERIAL PALETTE
A36	OUTDOOR WORKOUT AREA
A37	NORTH PRIVACY
A38	SUN STUDY
A39	AXONOMETRICS
A40	RENDERINGS - STREET PRESENCE VOLUME
A41	DYNAMIC SCREEN W/ INDIVIDUAL ROTATING ELEMENTS
A42	RENDERINGS
A43	RENDERINGS



ITEM #1 - PUSHED EAST VOLUME BACK 5'-0" FROM STREET TO REDUCE STREET PRESENCE

ITEM #2 - PUSHED WEST VOLUME BACK 2'-6" FROM STREET

ITEM #3 - LOWERED WEST VOLUME 1'-0" IN HEIGHT TO REDUCE SHADOW IN ADJACENT PROPERTY

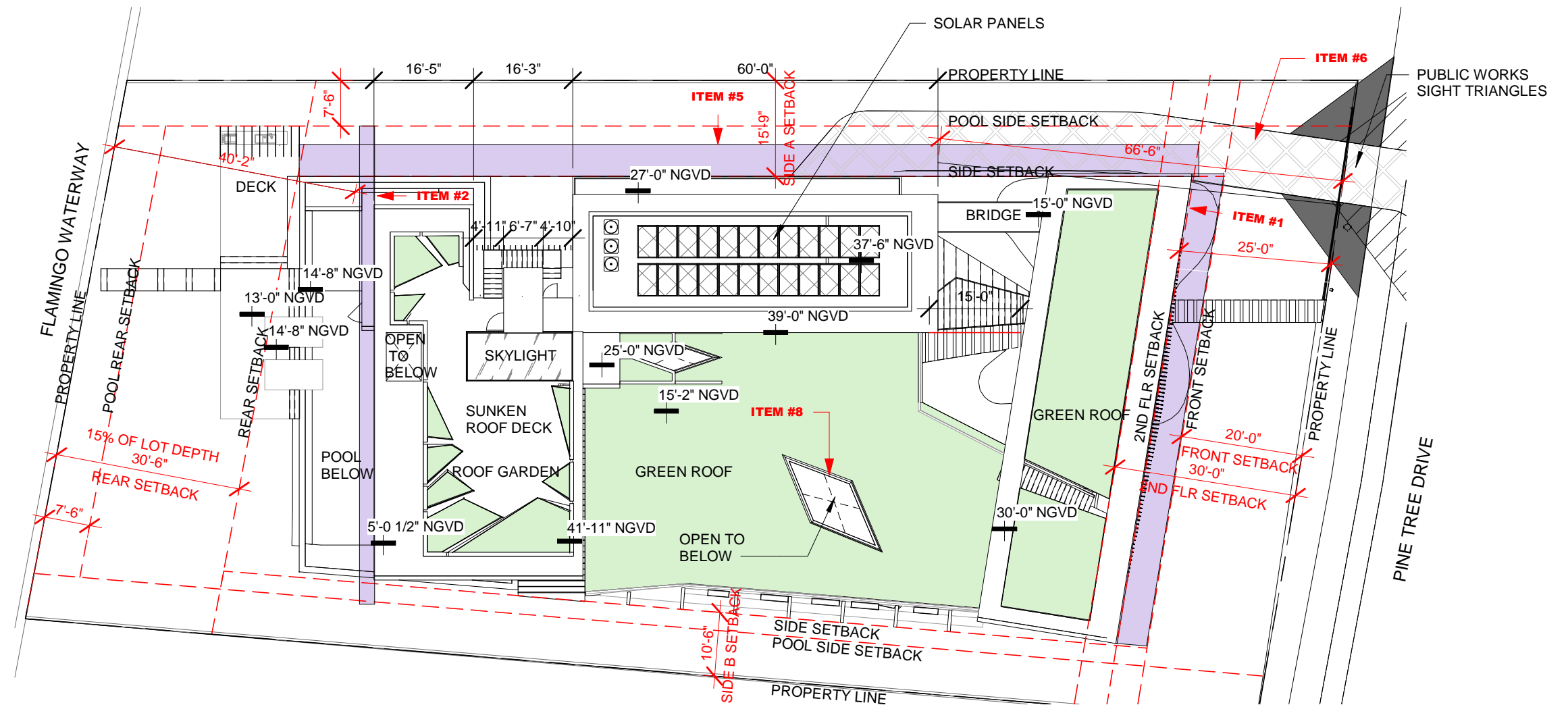
ITEM #4 - LOWERED NORTH VOLUME 2'-0" IN HEIGHT TO REDUCE SHADOW IN ADJACENT PROPERTY

ITEM #5 - MOVED BUILDING SOUTHWARDS 5'-3" TO REDUCE SHADOWS ON NORTH NEIGHBOR

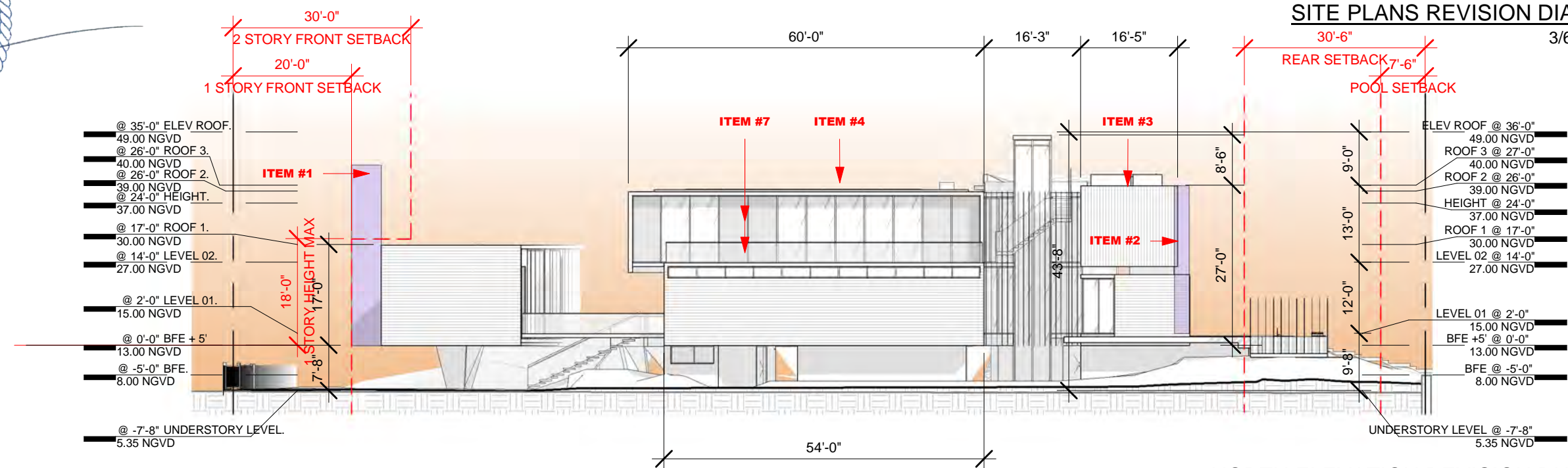
ITEM #6 - MOVED DRIVEWAY TO NORTH SIDE AT WIDER SETBACK LOCATION

ITEM #7 - ADDED TRANSLUCENT GLASS PANELS AT BATHROOM LOCATIONS AND TRANSLUCENT BALCONY RAILING TO SCREEN FROM VIEW

ITEM #8 - LARGER OPENING TO ALLOW MORE NATURAL LIGHT INTO UNDERSTORY



SITE PLANS REVISION DIAGRAM



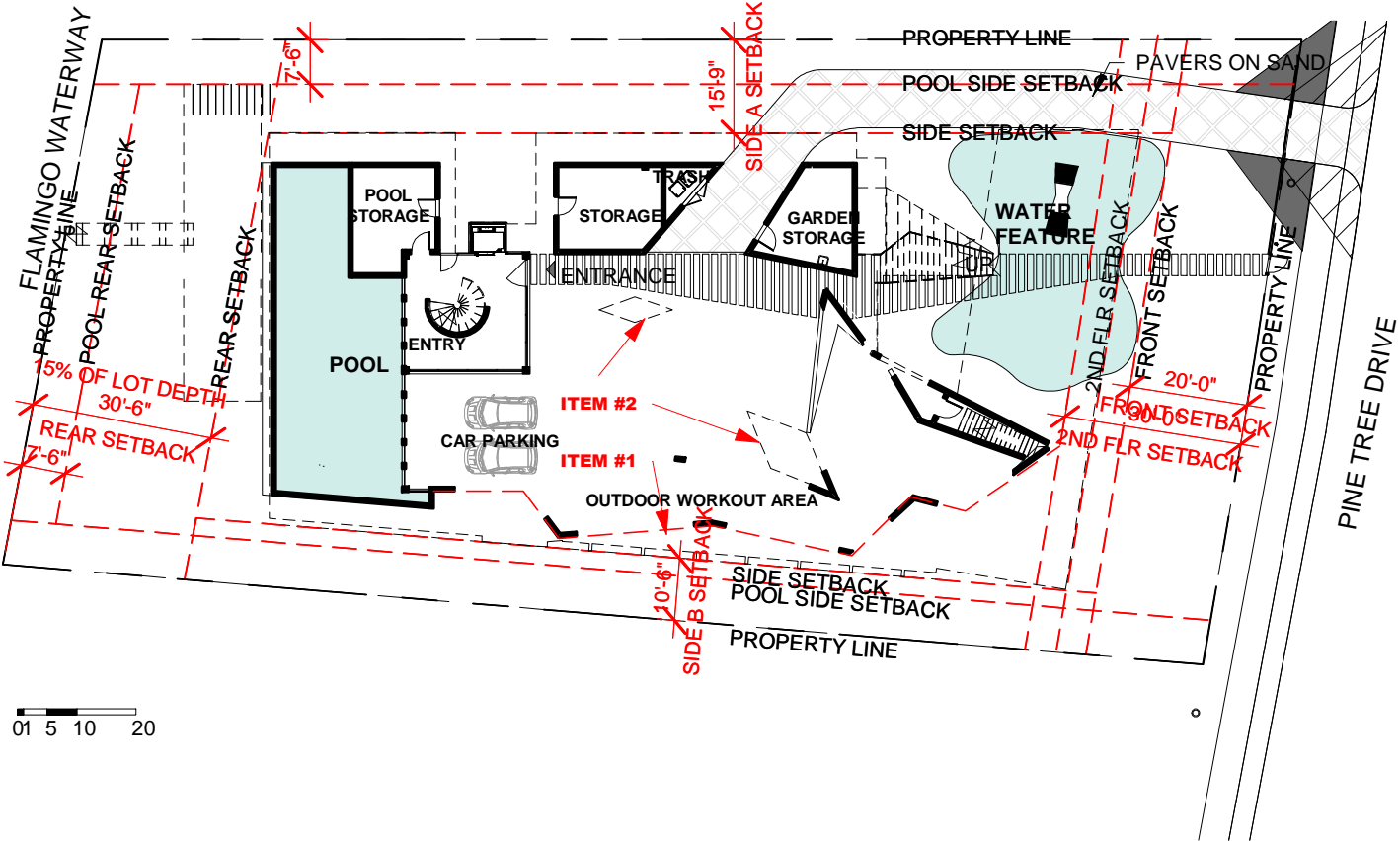
NORTH ELEVATION REVISION DIAGRAM

DESIGN REVISIONS FROM PREVIOUS

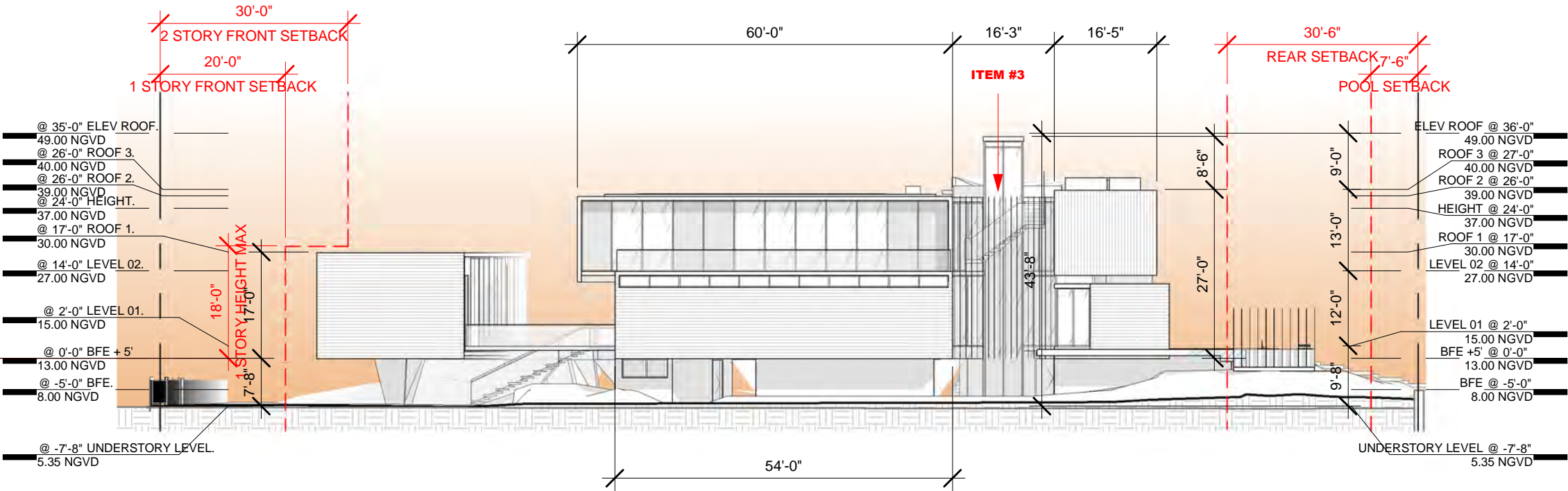
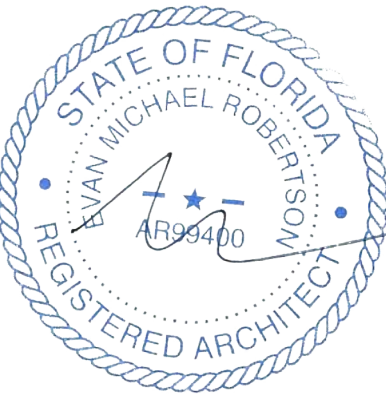
ITEM #1 - REVISED OUTLINE OF UNDERTORY WALLS TO MAKE IT MORE OPEN.

ITEM #2 - CHANGED LOCATION OF OPENING TO ABOVE AND ADDED ANOTHER OPENING

ITEM #3 - CHANGED HEIGHT OF SCREEN TO NOT EXTEND PAST THE ROOF LINE



UNDERSTORY PLAN



NORTH ELEVATION

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma77er.com



DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

DESIGN REVISION DIAGRAM 2
03.30.2020 As indicated

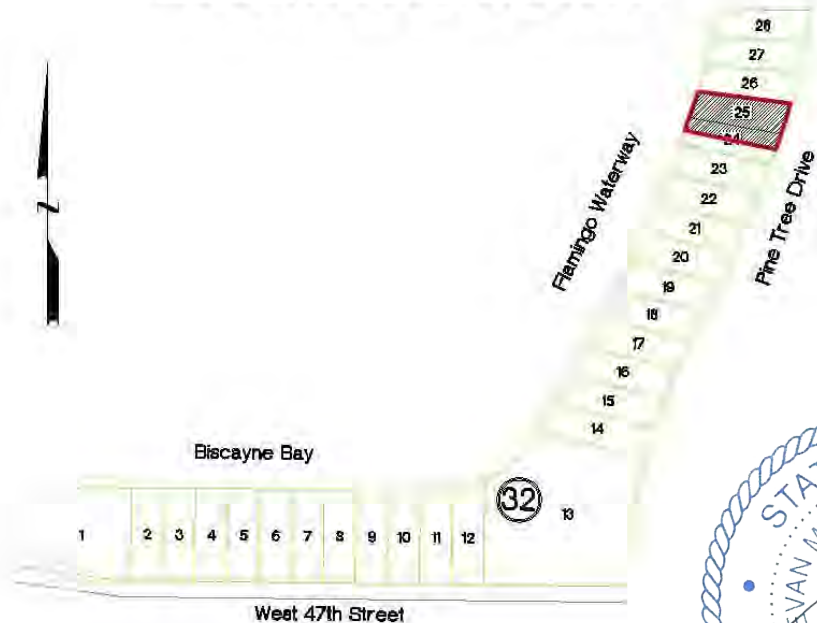
1804

A0.2



Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACON@BELLOUTH.NET
PH: 305-234-0588
RE: 206495-0778

Location Sketch



TREE LEGEND:
1. Queen Palm D=0.70', H=20', SP=10'
2. Christmas Palm D=0.80', H=20', SP=10'
3. Queen Palm D=0.35', H=10', SP=5'
4. Palm D=0.70', H=20', SP=10'
5. Palm D=0.80', H=25', SP=15'
6. Palm D=0.80', H=25', SP=15'
7. Palm D=0.80', H=25', SP=15'
8. Palm D=0.80', H=25', SP=15'
9. Palm D=0.80', H=25', SP=15'
10. Ficus D=0.85', H=30', SP=20'
11. Queen Palm D=0.85', H=30', SP=20'
12. Ficus D=0.80', H=25', SP=20'
13. Ficus D=0.80', H=25', SP=20'
14. Christmas Palm D=1.0', H=20', SP=15'
15. Christmas Palm D=0.80', H=10', SP=10'
16. Queen Palm D=0.40', H=10', SP=10'
17. Ficus D=0.50', H=20', SP=10'
18. Coconut Palm D=1.1', H=35', SP=20'
19. Queen Palm D=0.35', H=10', SP=10'
20. Christmas Palm D=0.70', H=25', SP=10'
21. Christmas Palm D=0.80', H=25', SP=10'
22. Christmas Palm D=0.40', H=20', SP=10'
23. Christmas Palm D=0.40', H=20', SP=10'
24. Christmas Palm D=0.80', H=35', SP=20'
25. Christmas Palm D=0.80', H=35', SP=20'
26. Christmas Palm D=0.80', H=35', SP=20'
27. Christmas Palm D=0.80', H=35', SP=20'
28. Christmas Palm D=0.80', H=35', SP=20'
29. Christmas Palm D=0.80', H=35', SP=20'
30. Christmas Palm D=0.80', H=35', SP=20'
31. Ficus D=1.3', H=15', SP=15'
32. Ficus D=2.3', H=25', SP=20'
33. Ficus D=4.0', H=35', SP=35'
34. Ficus D=0.55', H=20', SP=10'
35. Christmas Palm D=0.85', H=20', SP=15'
36. Queen Palm D=1.0', H=25', SP=15'
37. Ficus D=0.70', H=20', SP=15'
38. Christmas Palm D=0.70', H=20', SP=12'
39. Christmas Palm D=0.60', H=15', SP=12'
40. Ficus D=1.1', H=20', SP=10'
41. Ficus D=1.1', H=20', SP=10'
42. Christmas Palm D=0.70', H=30', SP=15'
43. Christmas Palm D=0.70', H=30', SP=15'
44. Queen Palm D=0.35', H=10', SP=5'
45. Christmas Palm D=0.80', H=30', SP=10'

46. Christmas Palm D=0.70', H=30', SP=15'
47. Christmas Palm D=0.70', H=20', SP=10'
48. Christmas Palm D=0.70', H=20', SP=10'
49. Queen Palm D=0.35', H=10', SP=5'
50. Ficus D=0.70', H=15', SP=10'
51. Christmas Palm D=0.50', H=25', SP=10'
52. Christmas Palm D=0.50', H=25', SP=10'
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60. Christmas Palm D=0.50', H=25', SP=10'
61. Christmas Palm D=0.50', H=25', SP=10'
62. Coconut Palm D=1.0', H=25', SP=15'
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66. Coconut Palm D=1.0', H=35', SP=20'
67. Coconut Palm D=1.0', H=35', SP=20'
68. Ficus D=0.40', H=20', SP=15'
69. Christmas Palm D=0.35', H=25', SP=10'
70. Ficus D=1.0', H=30', SP=10'
71. Coconut Palm D=0.70', H=35', SP=25'
72. Christmas Palm D=0.80', H=25', SP=10'
73. Christmas Palm D=0.80', H=25', SP=10'
74. Christmas Palm D=0.80', H=25', SP=10'
75. Christmas Palm D=0.25', H=25', SP=8'
76. Christmas Palm D=0.60', H=25', SP=8'
77. Christmas Palm D=0.60', H=25', SP=8'
78. Christmas Palm D=0.60', H=25', SP=8'
79. Christmas Palm D=0.60', H=15', SP=8'
80. Mango D=0.70', H=15', SP=15'
81. Christmas Palm D=0.60', H=20', SP=8'
82. Christmas Palm D=0.60', H=20', SP=8'
83. Lemon D=0.40', H=10', SP=10'
84. Christmas Palm D=0.60', H=20', SP=10'
85. Christmas Palm D=0.60', H=30', SP=20'
86. Christmas Palm D=0.60', H=15', SP=10'
87. Ficus D=0.50', H=15', SP=10'
88. Ficus D=0.50', H=15', SP=10'
89. Ficus D=0.50', H=15', SP=10'

Property Information

PROPERTY ADDRESS:

4880 Pine Tree Drive
Miami Beach, Florida 33140

CERTIFIED ONLY TO:

Deva Finger

LEGAL DESCRIPTION:

Lots 24 and 25, Less the Southerly 1/2 of Lot 24,
Block 32, of: "LAKE VIEW SUBDIVISION",
according to the Plat Thereof as Recorded in Plat
Book 14, Page 42, of the Public Records of
Miami-Dade County, Florida.

ELEVATION INFORMATION

National Flood Insurance Program

FEMA Elev. Reference to NGVD 1929

Comm Panel 120651
Panel # 0309
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 6.52'
Garage Elev. 5.06'
Suffix: "L"
Elev. Reference to NGVD 1929

JOB #	19-1223
DATE	11-08-2019
PB	14-42

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and for Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. N/A.
#3 Bearings as Shown hereon are Based upon West 47th Street, N90°00'00"E
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 7-26-18; 10-5-18; 11-8-19
#7 Completed Survey Field Date: 7-25-18; 10-1-18; 11-8-19
#8 Disc No 2019, Station Surveying Station
#9 Last Revised:
#10 Zoned Building setback line not determined



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (S-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper, additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter S-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

ARCHITECT

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma77er.com

CONSULTANT

OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

DRAWING TITLE

SURVEY 1 OF 2
03.30.2020

DRAWING #

A1

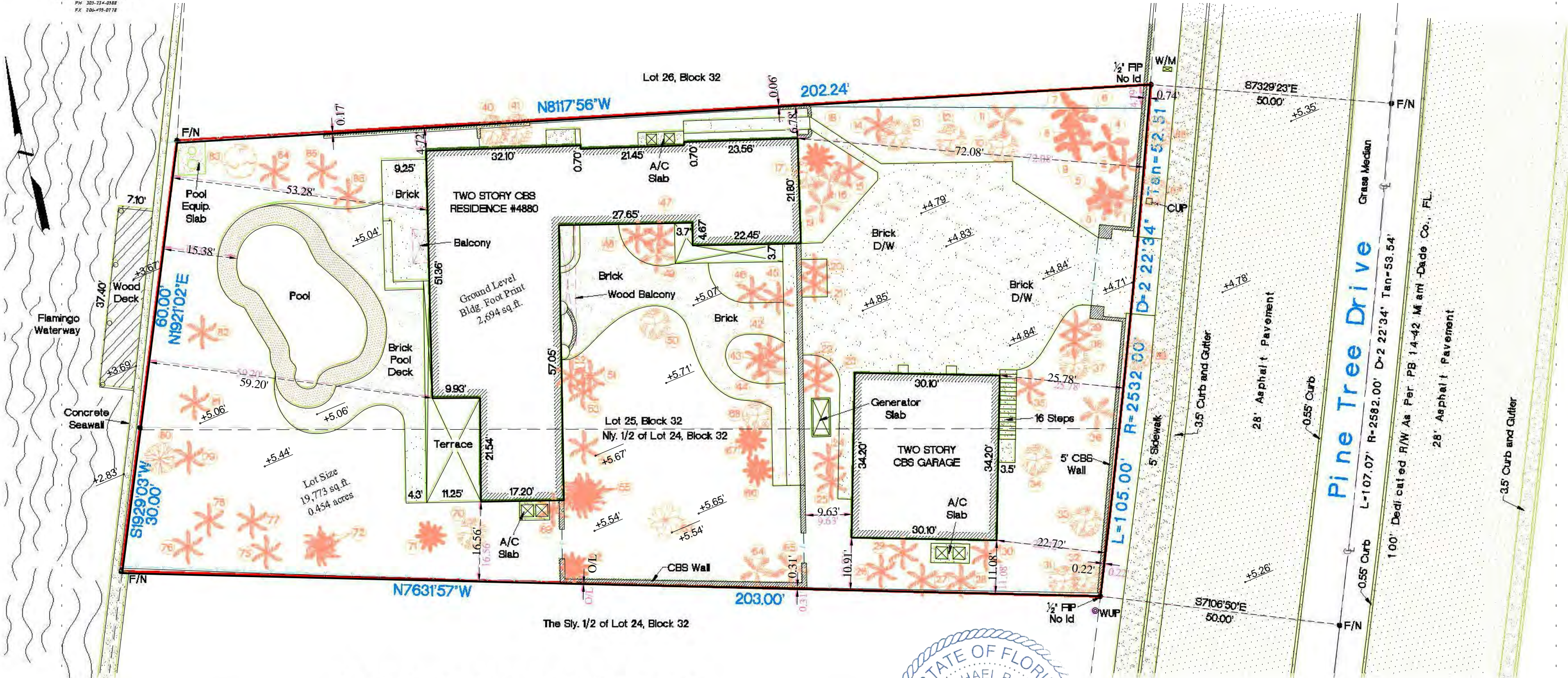


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 1498
13030 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFA@BELL.SOUTH.NET
PH: 305-224-0288
FX: 206-493-0718

Boundary Survey

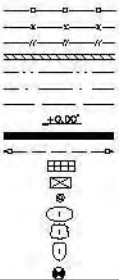
Graphic Scale 1" = 20'

Sheet 2 of 2

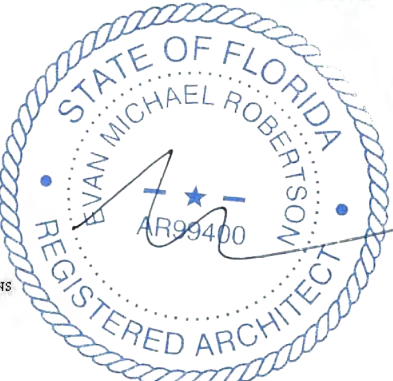


Abbreviations of Legend

- | | | | |
|--------------------------------|--|---|--------------------------------|
| A = ARC DISTANCE | D = EASEMENT | L = LENGTH | PL = PLANTER |
| AVE = AVENUE | D/W = DRAINAGE & MAINTENANCE EASEMENT | L.M.E. = LAKE MAINTENANCE EASEMENT | P.O.C. = POINT OF COMMENCEMENT |
| ASPH = ASPHALT | D.M.E. = DRAINAGE & MAINTENANCE EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION | P.O.B. = POINT OF BEGINNING |
| A/W = ANCHORED WIRE | | L.P. = LIGHT POLE | R = RADIUS |
| A/C = AIR CONDITIONER | | MEAS = MEASURED | RES = RESIDENCE |
| BLDG = BUILDING | | M.H. = MAN HOLE | R/W = RIGHT OF WAY |
| B.COR = BLOCK CORNER | | ML = MONUMENT LINE | S.D.H. = SET DRILL HOLE |
| CB = CATCH BASIN | | N.G.V.G. = NATIONAL GEODETIC VERTICAL DATUM | S.I.P. = SET IRON PIPE |
| CLF = CHAIN LINK FENCE | | N.T.S. = NOT TO SCALE | SN = SET NAIL |
| CONC. = CONCRETE | | O.E. = OVERHEAD ELECTRIC LINE | SDWLK = SIDEWALK |
| COL. = COLUMN | | O/L = ON LINE | T = TANGENT |
| C.U.P. = CONCRETE UTILITY POLE | | P.C.P. = PERMANENT CONTROL POINT | U.E. = UTILITY EASEMENT |
| C.L.P. = CONCRETE LIGHT POLE | | P.M. = PARKING METER | W/F = WOOD FENCE |
| CBS = CONCRETE BLOCK STRUCTURE | | P.C. = POINT OF CURVATURE | W.V. = WATER VALVE |
| C.M.E. = CANAL MAINTENANCE | | P/W = PARKWAY | W.U.P. = WOOD UTILITY POLE |
| | | | WALK = WALKWAY |



- = IRON FENCE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = CBS WALL
- = OVERHEAD ELEC.
- = CENTER LINE
- = EASEMENT
- = DENOTES ELEVATIONS
- = BUILDING
- = DISTANCE
- = CATCH BASIN
- = WATER METER
- = W.U.P.
- = STATE ROAD
- = US HIGHWAY
- = INTERSTATE
- = MONITORY WELL



JOB #	19-1223
DATE	11-08-2019
PB	14-42

The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief. Subject to notes and Notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma77er.com

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SURVEY 2 OF 2
03.30.2020

1" = 20'-0"

1804

A2

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4880 PINE TREE DRIVE, MIAMI BEACH, FL, 33140		
2	Folio number(s):	02-3222-022-1770		
3	Board and file numbers:	DRB19-0468		
4	Year built:	1938	Zoning District:	RS-3
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	4.60 NGVD
6	Adjusted grade (Flood+Grade/2):	6.30 FEET	Free board:	13.00 NGVD
7	Lot Area:	19,773 SF		
8	Lot width:	105 FEET	Lot Depth:	203 FEET
9	Max Lot Coverage SF and %:	5,931 SF 30%	Proposed Lot Coverage SF and %:	4,969 SF 25%
10	Existing Lot Coverage SF and %:	3,727 SF 19%	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,862 SF 88%	Rear Yard Open Space SF and %:	2,210 SF 80%
12	Max Unit Size SF and %:	9,887 SF 50%	Proposed Unit Size SF and %:	7,637 SF 39%
13	Existing First Floor Unit Size:	2,694 SF	Proposed First Floor Unit Size:	4,046 SF
14	Existing Second Floor Unit Size	3,727 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,713 SF 67%
15			Proposed Second Floor Unit Size SF and % :	2,713 SF 67%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	570 SF 21%

		Required	Existing	Proposed	Deficiencies
17	Height:	24 FEET + 3 FEET WAIVER	20 FEET	27 FEET	
18	Setbacks:				
19	Front First level:	20'-0"	22.72 FEET	25'-0"	
20	Front Second level:	30'-0"	22.72 FEET	61'-8"	
21	Side 1:	10'-6"	4.72 FEET	10'-6"	
22	Side 2 or (facing street):	15'-9"	10.91 FEET	15'-9"	
23	Rear:	30'-6"	53.28 FEET	41'-2"	
	Accessory Structure Side 1:	7'-6"	N/A	7'-6"	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	16'-5"	
26	Sum of Side yard :	26'-3"	15.63 FEET	26'-3"	
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

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OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH| FL | 33140

PROJECT

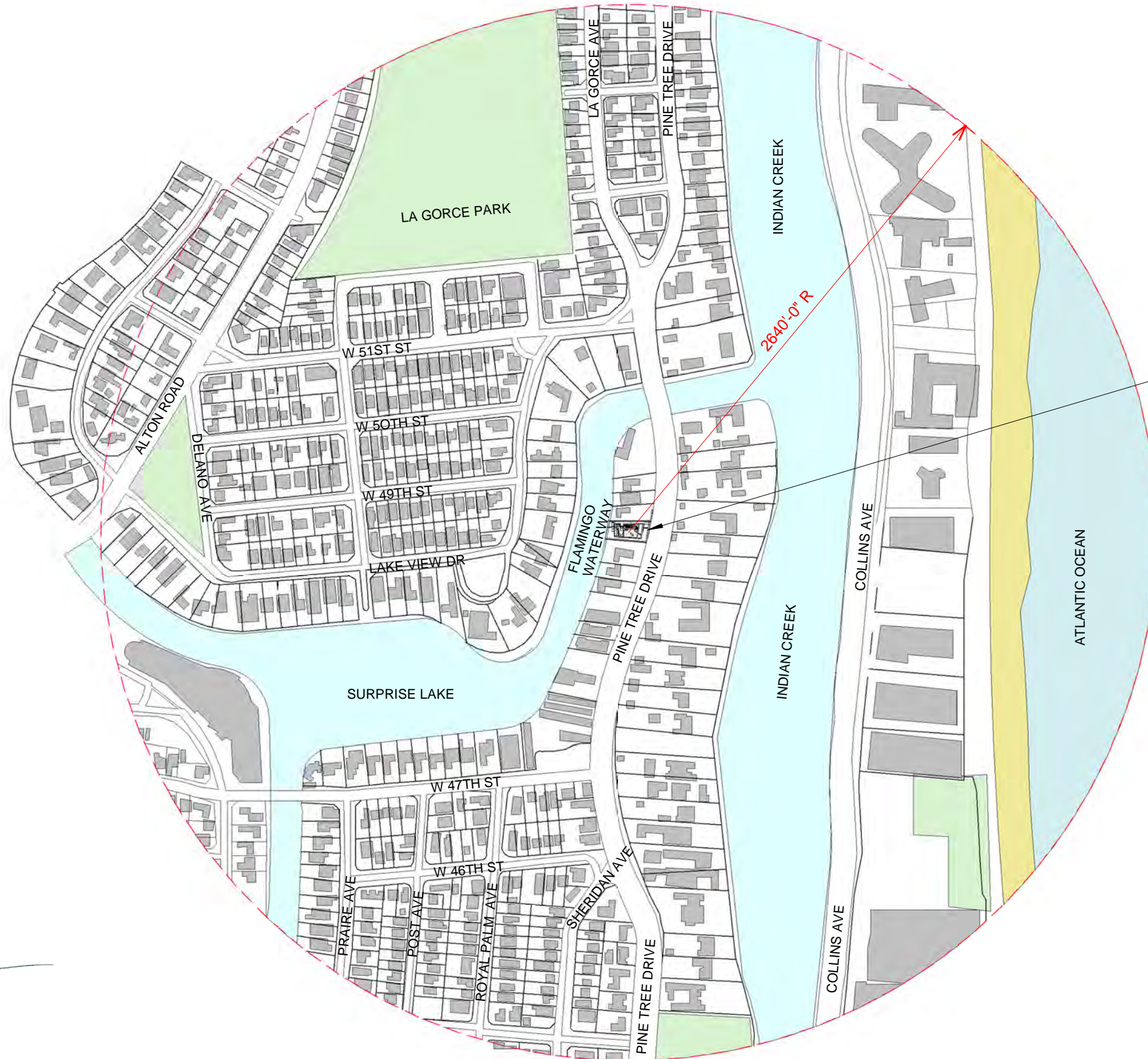
PINE TREE

DRAWING TITLE

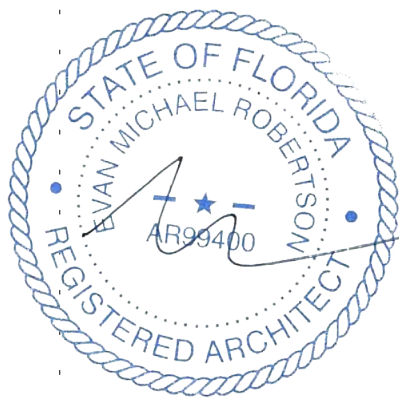
ZONING DATA SHEET
03.30.2020

DRAWING #

A3



4880 PINE TREE DRIVE



0 100 500 1000



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

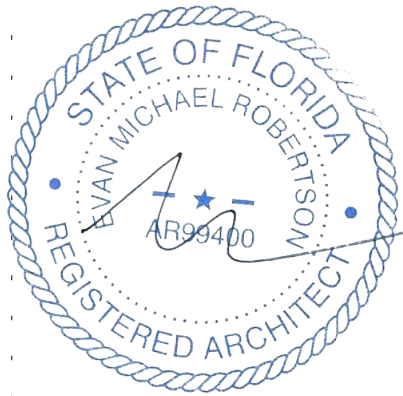
PINE TREE

CONTEXT PLAN
03.30.2020

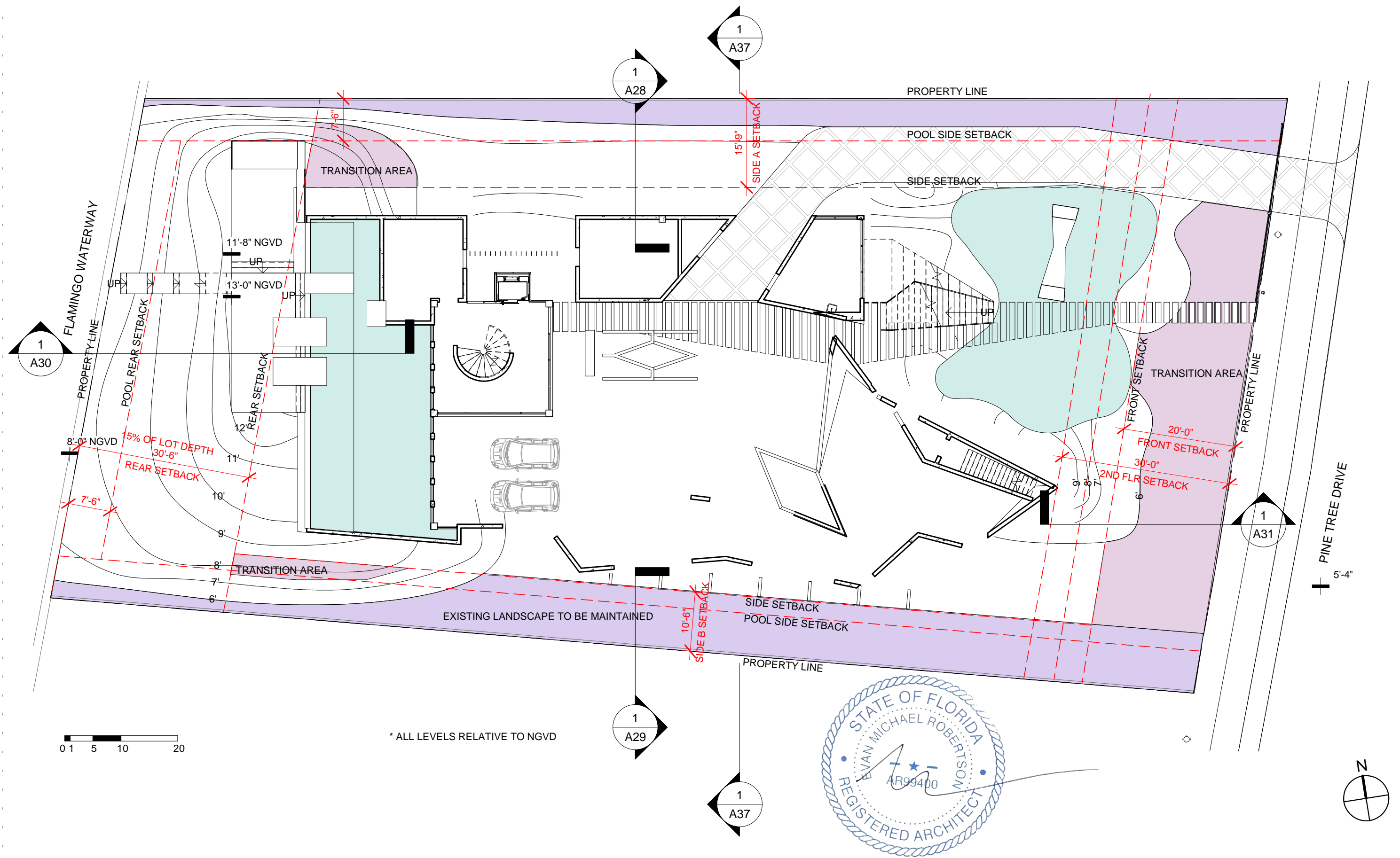
1" = 600'-0"

1804

A4



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	CONTEXT ELEVATIONS 03.30.2020 3/64" = 1'-0"	1804 A5



ARCHITECT

MTTR MGMT
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CONSULTANT

OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

DRAWING TITLE

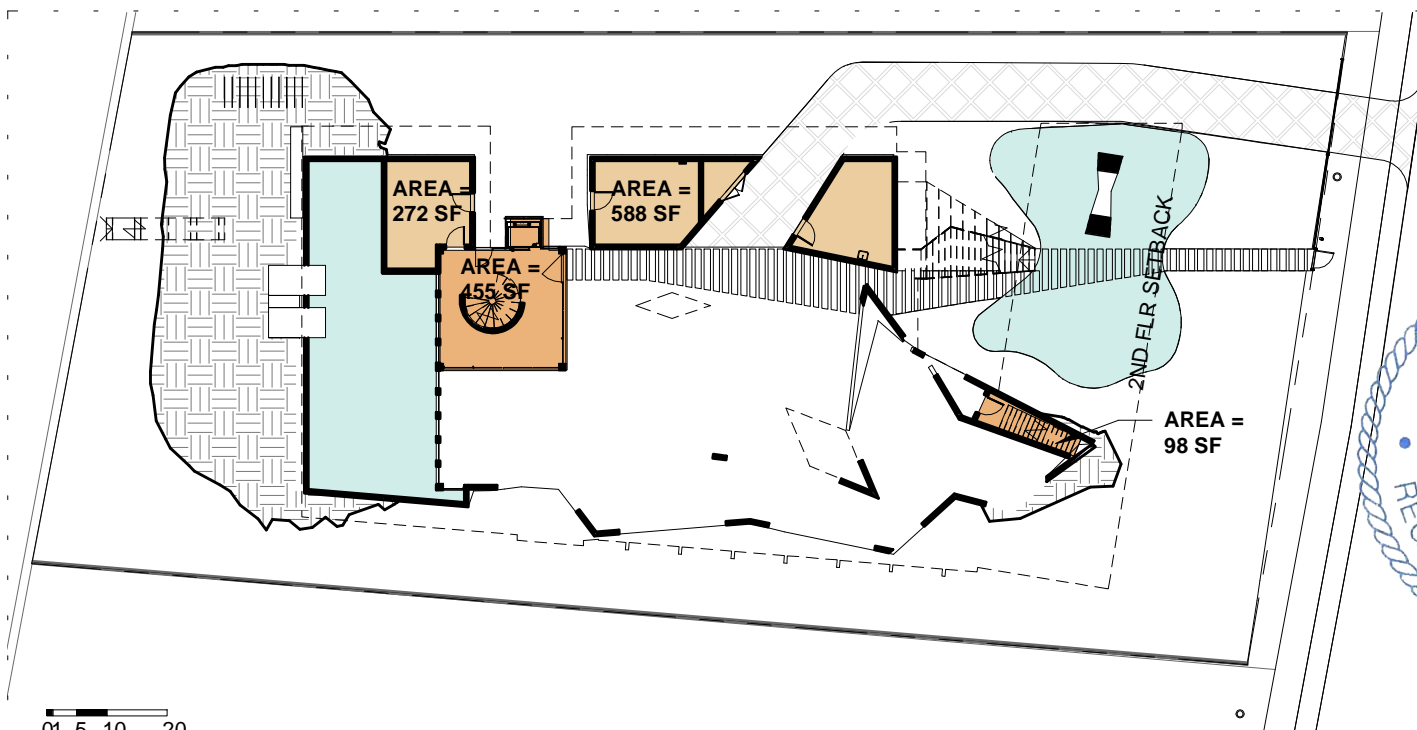
CONTOUR PLAN
03.30.2020

1/16" = 1'-0"

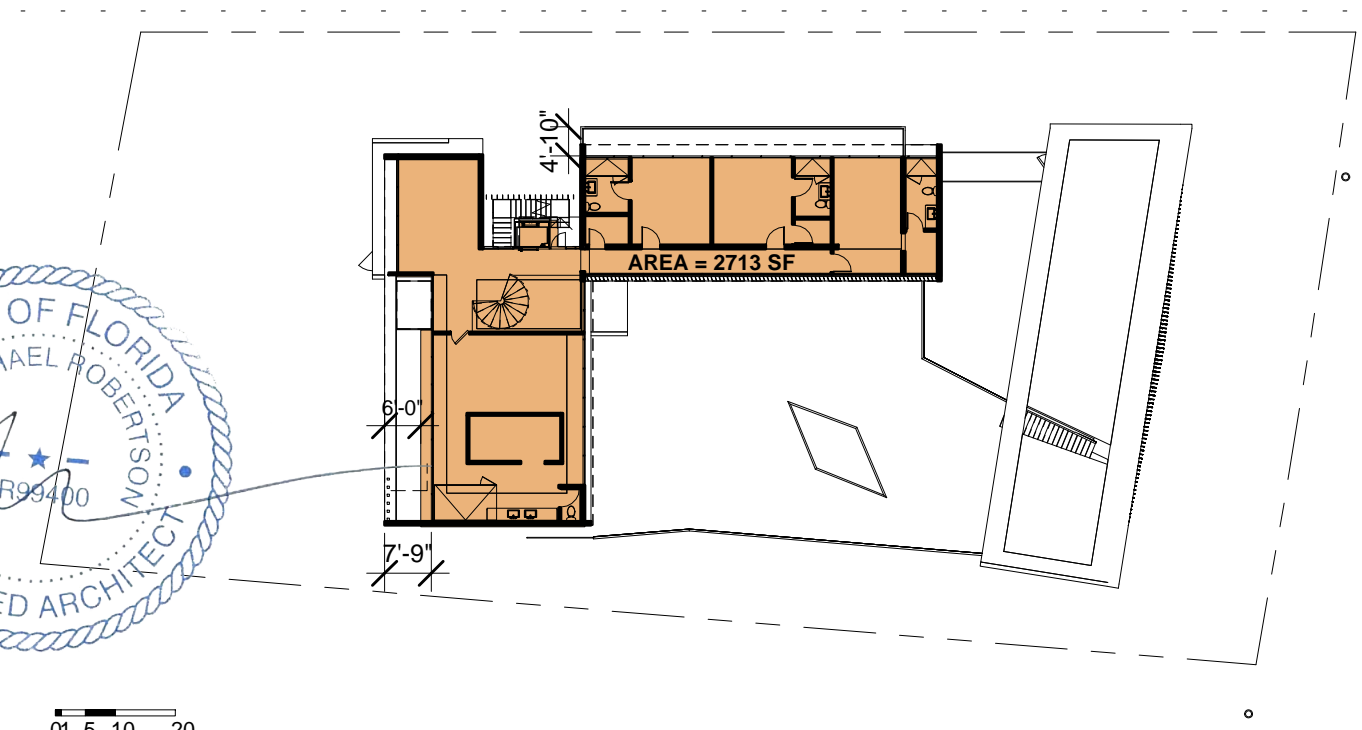
1804

DRAWING #

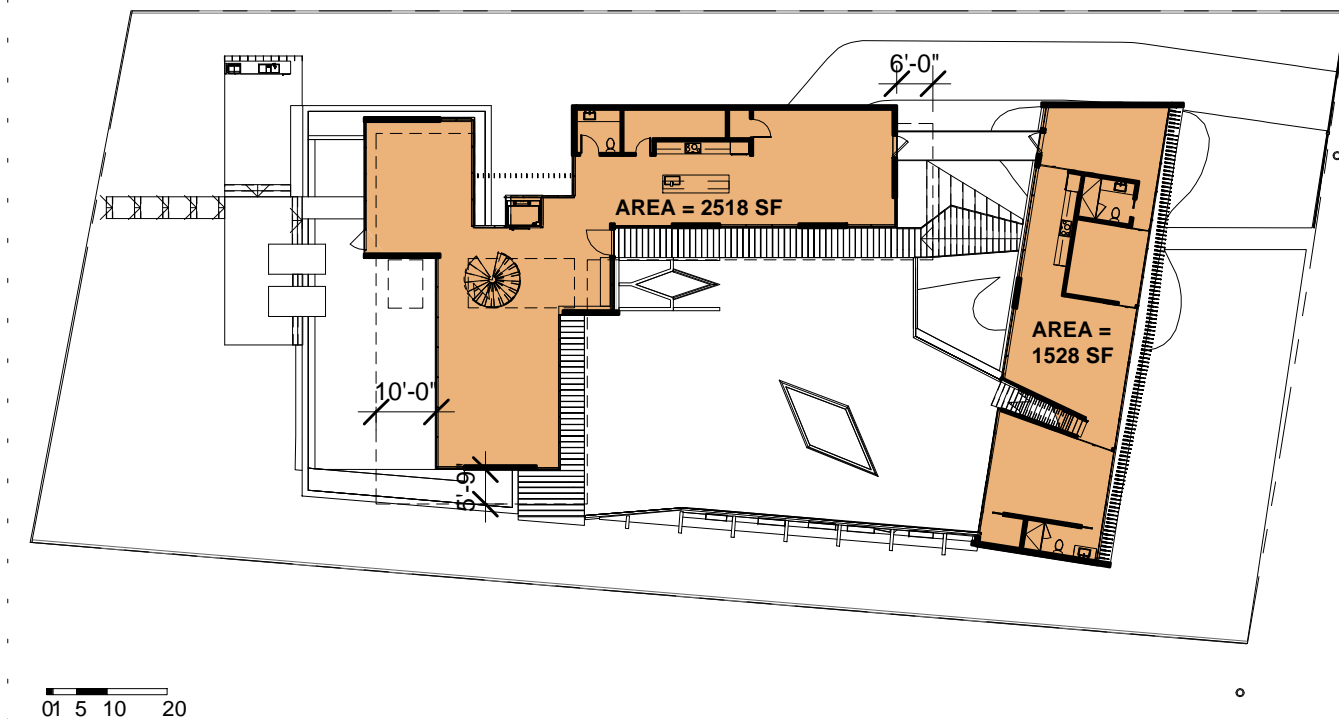
A6



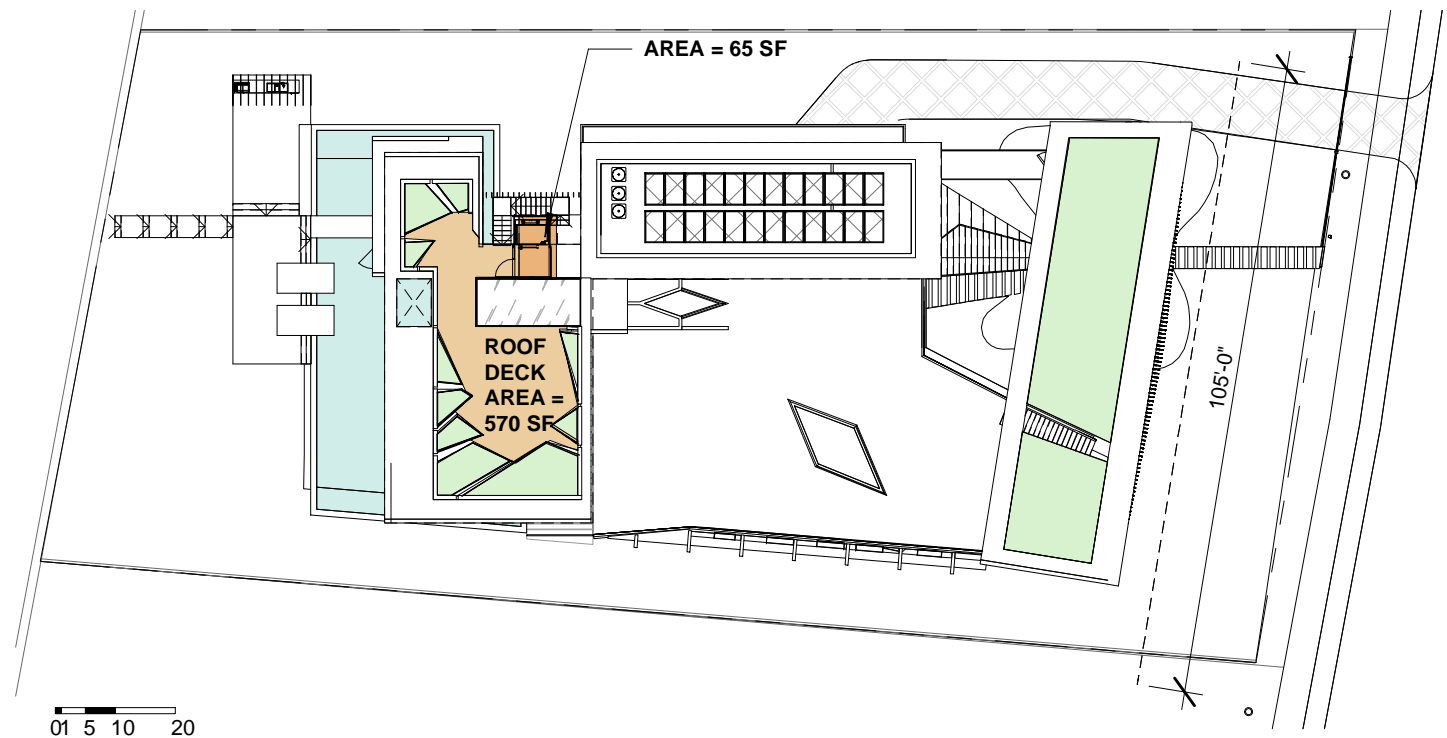
UNDERSTORY



SECOND FLOOR



FIRST FLOOR



ROOF PLAN

UNDERSTORY UNIT SPACE REQUIREMENTS

ALLOWED	PROVIDED	
3% OF LOT AREA 19,773 SF X 3% = 593 SF	AC AREA	= 553 SF
	NON-AC AREA	= 860 SF
		- 600 SF
		= 260 SF
TOTAL UNDERSTORY UNIT AREA = 813 SF		

MAXIMUM UNIT SIZE

ALLOWED	PROVIDED	
50% OF LOT AREA 19,773 SF X 50% = 9,886 SF	UNDERSTORY	= 813 SF
	FIRST FLOOR	= 4,046 SF
	SECOND FLOOR	= 2,713 SF
	ROOF	= 65 SF
	TOTAL	= 7,637 SF (39%)

2ND FLOOR VOLUMETRIC UNIT SIZE

ALLOWED	PROVIDED
70% OF FLOOR BELOW 4,060 SF X 70% = 2,842 SF	2ND FLOOR = 2,713 SF (67%)

ROOF DECK AREA

ALLOWED	PROVIDED
25% OF FLOOR BELOW 2,756 SF X 25% = 689 SF	ROOF DECK AREA = 570 SF (21%)

ARCHITECT

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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

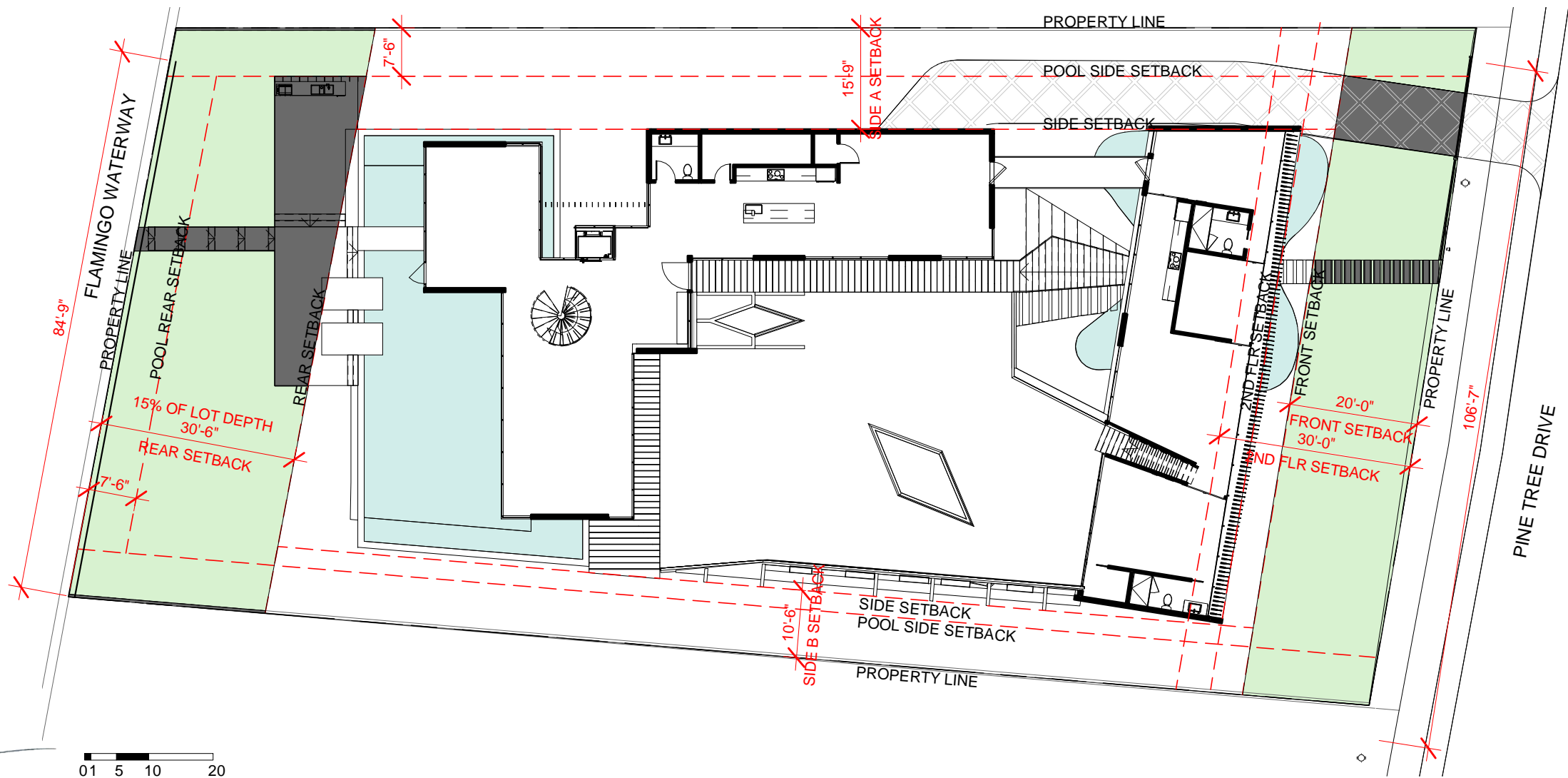
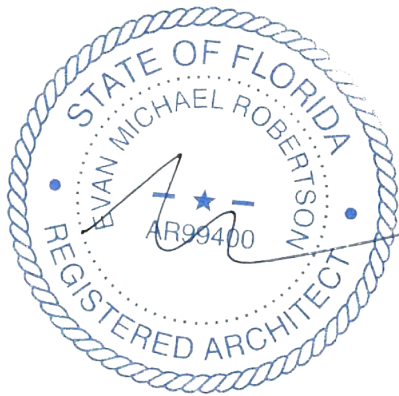
DRAWING TITLE

UNIT SIZE DIAGRAMS
03.30.2020 1/32" = 1'-0" 1804

DRAWING #

A7







PERVIOUS REAR YARD REQUIREMENTS

ALLOWED

70% OF REAR YARD AREA
2,779 SF X 70% = 1,945 SF

PROVIDED

 SODDED OR LANDSCAPED
2,210 SF 80%


 IMPERVIOUS
571 SF


PERVIOUS FRONT YARD REQUIREMENTS

ALLOWED

50% OF FRONT YARD AREA
2,116 SF X 50% = 1,058 SF

PROVIDED

 SODDED OR LANDSCAPED
1,862 SF 88%

 PAVERS
242 SF



ARCHITECT

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PROJECT

PINE TREE

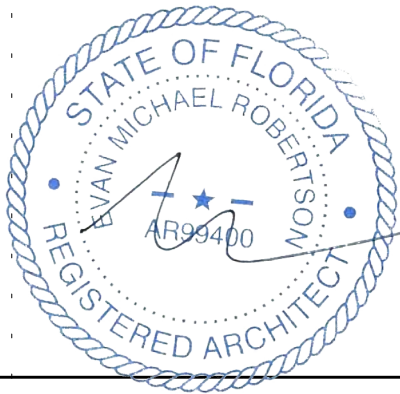
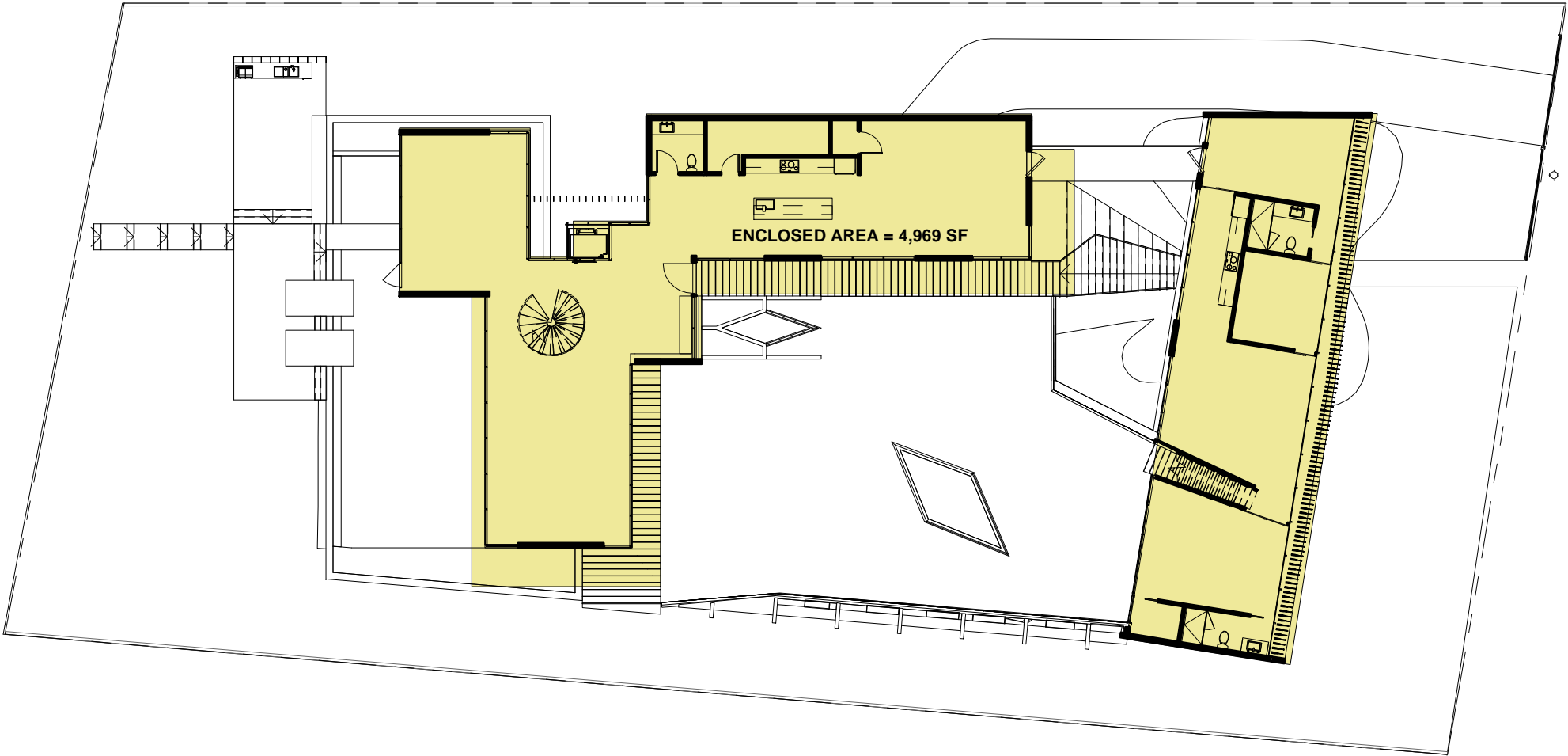
DRAWING TITLE

PERVIOUS DIAGRAM
03.30.2020 3/64" = 1'-0"

DRAWING #

A8

1804



01 5 10 20

LOT COVERAGE

ALLOWED

30% OF LOT AREA
19,773 SF X 30% = 5,931 SF

PROVIDED



LOT COVERAGE AREA
4,969 SF (25%)



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PINE TREE

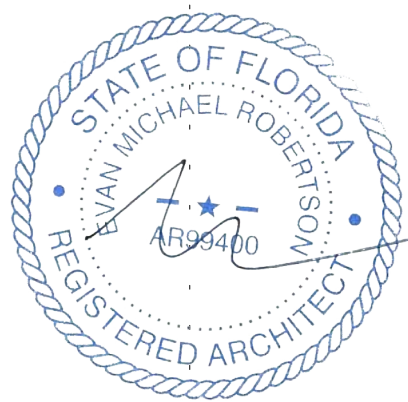
LOT COVERAGE

03.30.2020

3/64" = 1'-0"

1804

A9



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PROJECT

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SITE PHOTOS
03.30.2020

1804

A10



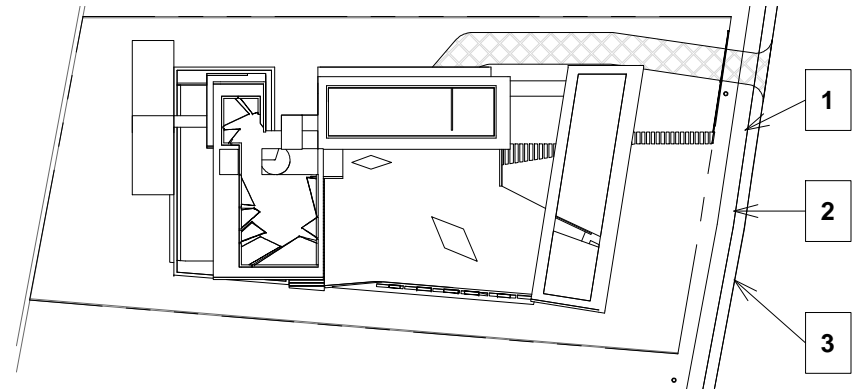
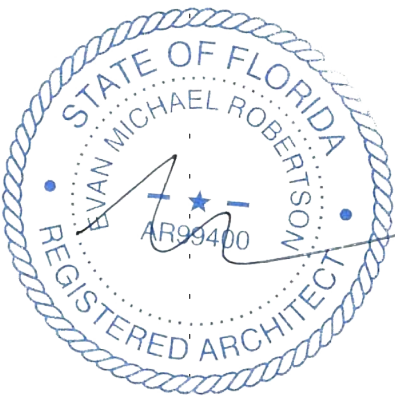
1



3



2



ARCHITECT

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

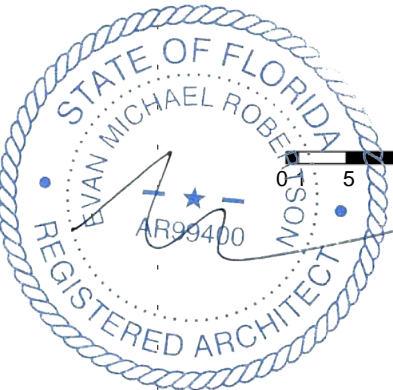
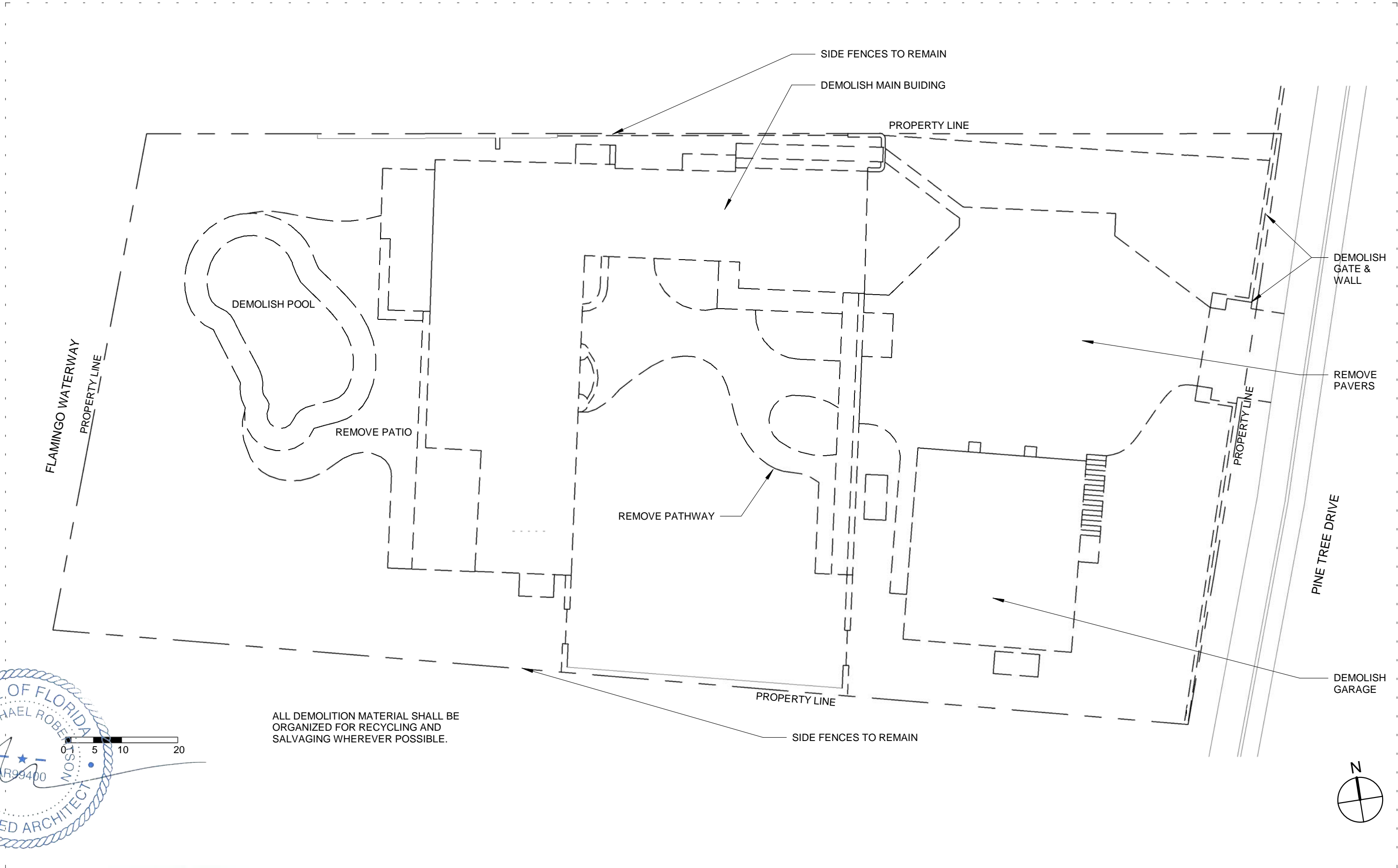
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CONTEXT PHOTOS
03.30.2020 1" = 60'-0"

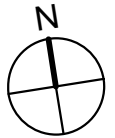
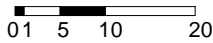
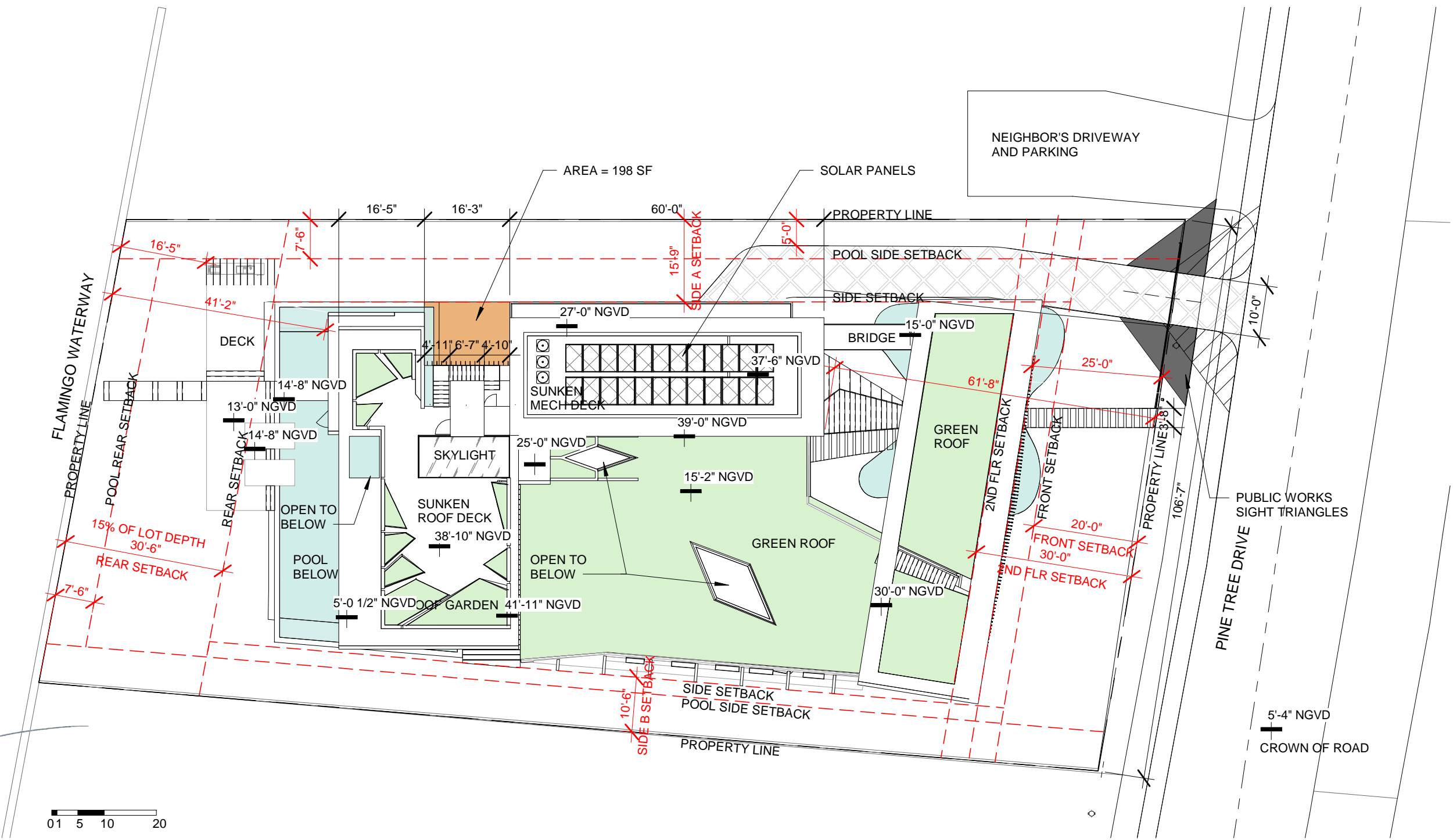
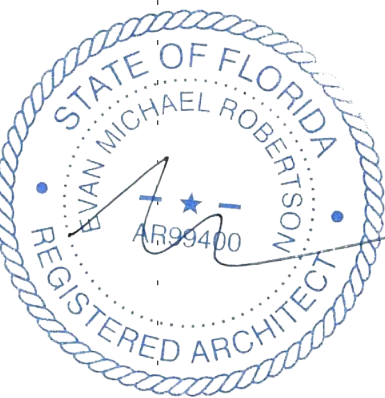
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A11

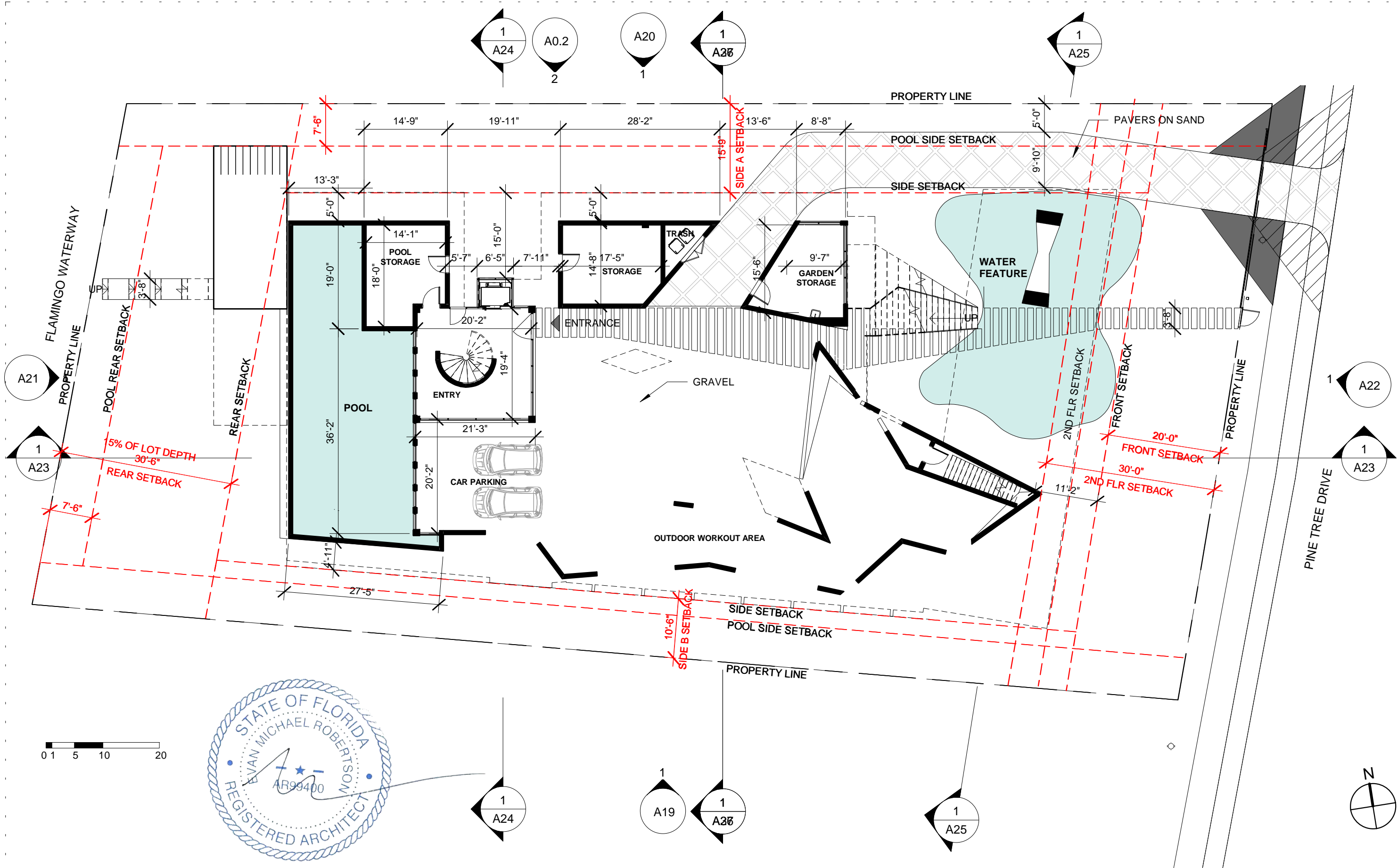
1804



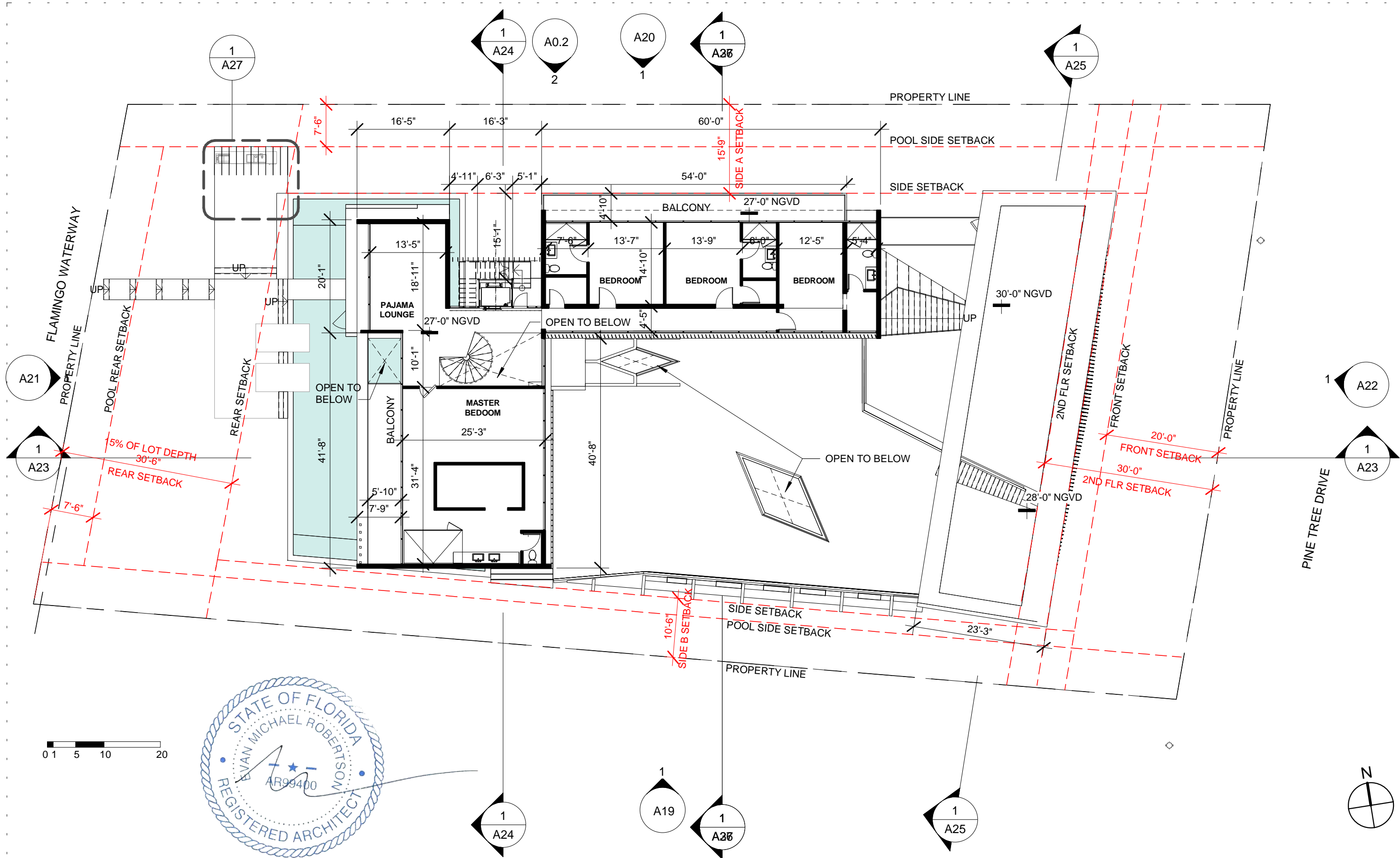
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	DEMOLITION PLAN 03.30.2020 1/16" = 1'-0"	1804 A12

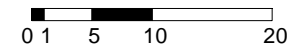
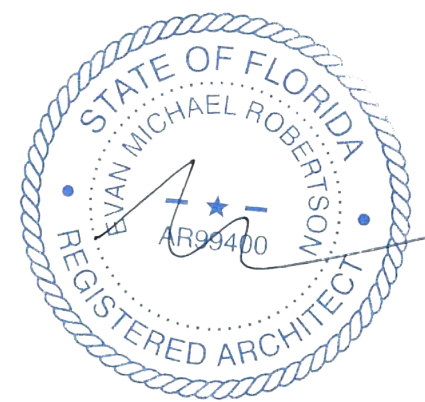
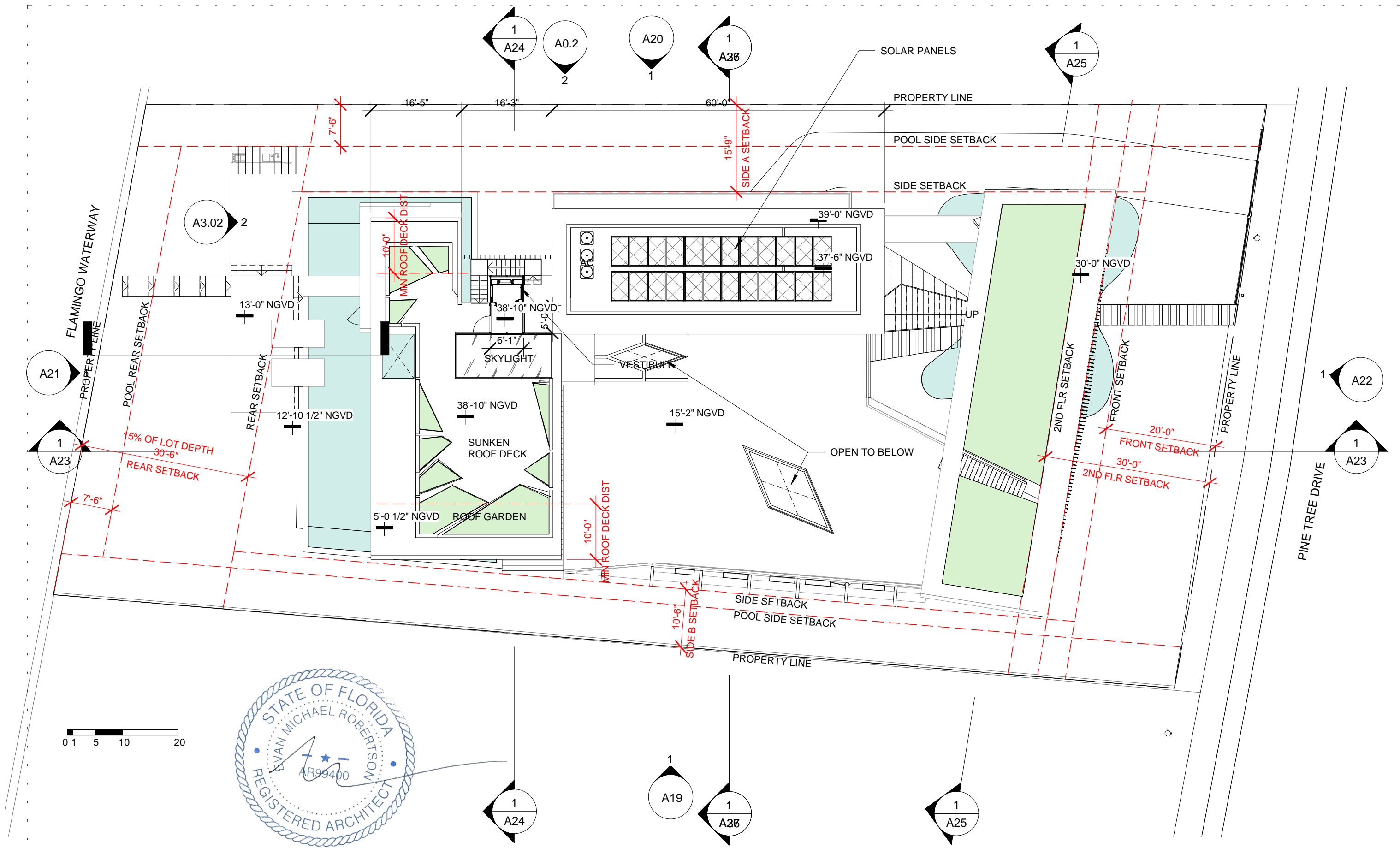


ACCESSORY SETBACKS			SETBACKS			SIDE ELEVATION		
ALLOWED	PROVIDED		ALLOWED	PROVIDED		ALLOWED	PROVIDED	
SIDE:	7'-6"	7'-6"	FRONT:	ONE STORY: 20'-0" TWO STORY: 30'-0"	25'-0" 61'-8"	2 STORY MAX ALLOWABLE LENGTH	60'-0" MAX	60'-0"
REAR:	7'-6"	16'-5"	SIDE:	25% OF LOT WIDTH 105' X 25% = 26.25 SIDE B 10% LOT WIDTH = 10.5' SIDE A = 15.75'	10'-6" 15'-9"	AREA OF COURTYARD	1% OF LOT AREA 19,773 SF X 1%: 197.7 SF	198 SF
			REAR:	MIN. 15% OF LOT DEPTH 203' X 15% = 30.5'	41'-2"			
ARCHITECT			OWNER			DRAWING TITLE		
CONSULTANT			PROJECT			DRAWING #		
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com			DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140			PINE TREE		
						SITE PLAN		
						03.30.2020		
						3/64" = 1'-0"		
						1804		
						A13		

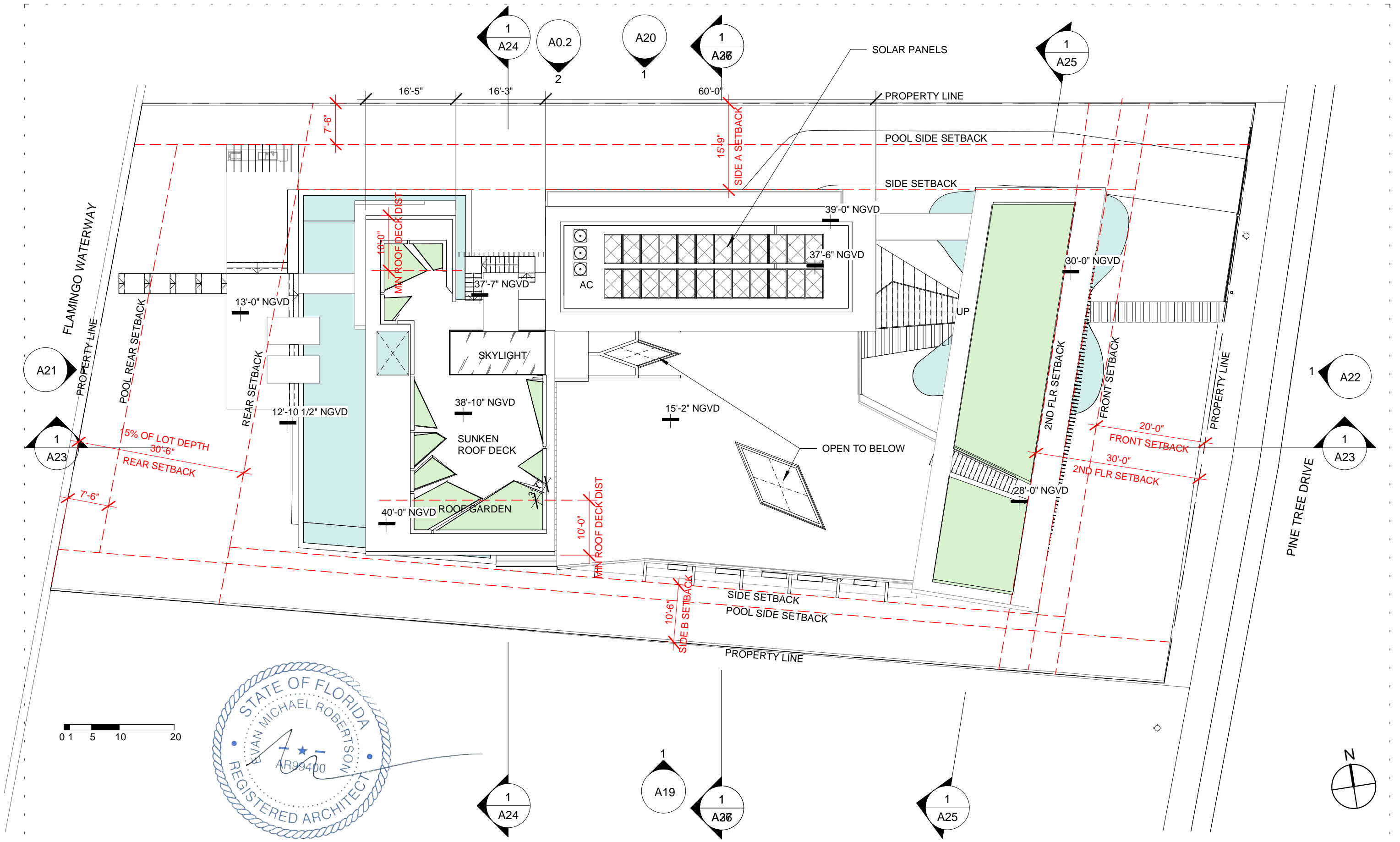


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	UNDERSTORY PLAN 03.30.2020 1/16" = 1'-0"	A14 1804





ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	VESTIBULE PLAN 03.30.2020 1/16" = 1'-0"	A17



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

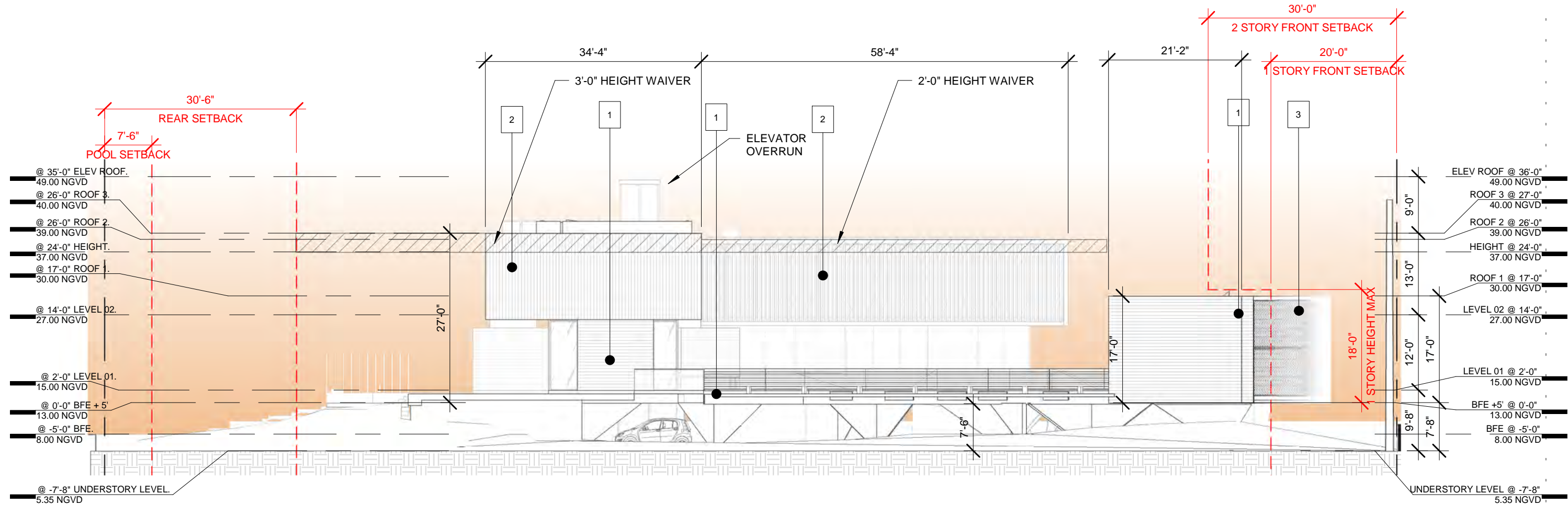
PINE TREE

ROOF PLAN
03.30.2020

1/16" = 1'-0"

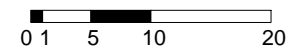
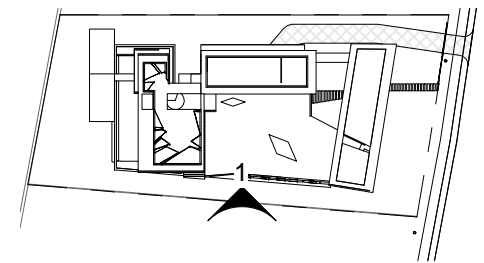
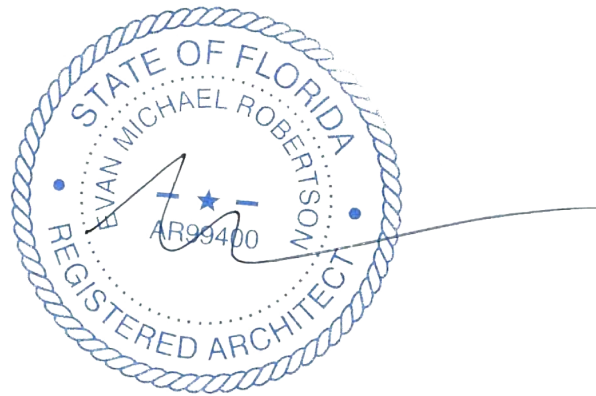
1804

A18



MATERIALS LEGEND

- | | |
|---|-----------------------|
| 1 | BOARD-FORMED CONCRETE |
| 2 | CHARRED WOOD |
| 3 | WOOD COLORED SCREEN |
| 4 | TRANSLUCENT GLASS |



ARCHITECT

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CONSULTANT

OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

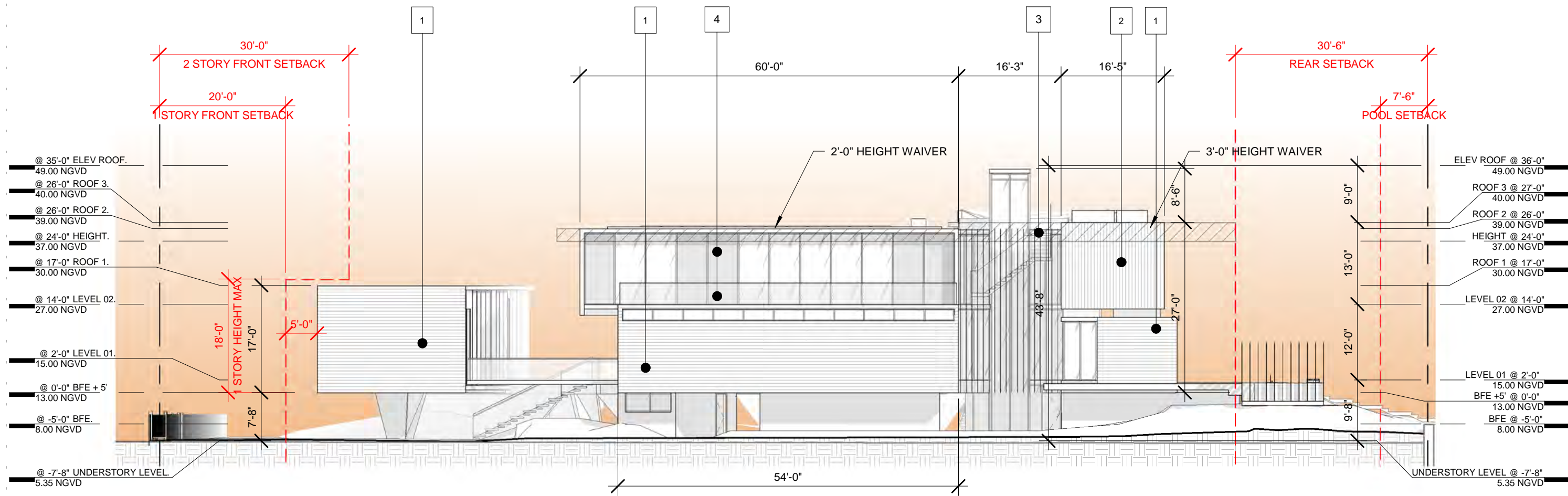
DRAWING TITLE

SOUTH ELEVATION
03.30.2020 1/16" = 1'-0"

DRAWING #

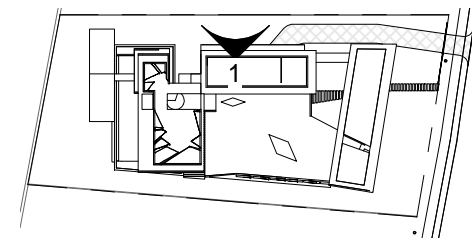
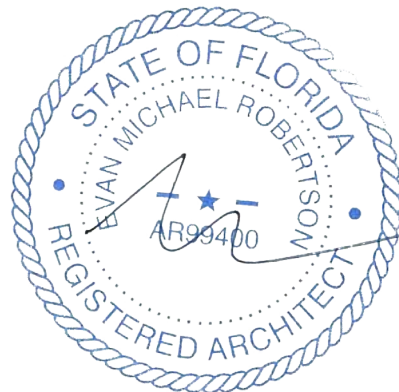
A19

1804



MATERIALS LEGEND

- | | |
|---|-----------------------|
| 1 | BOARD-FORMED CONCRETE |
| 2 | CHARRED WOOD |
| 3 | WOOD COLORED SCREEN |
| 4 | TRANSLUCENT GLASS |



0 1 5 10 20

ARCHITECT

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma77er.com

CONSULTANT

OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

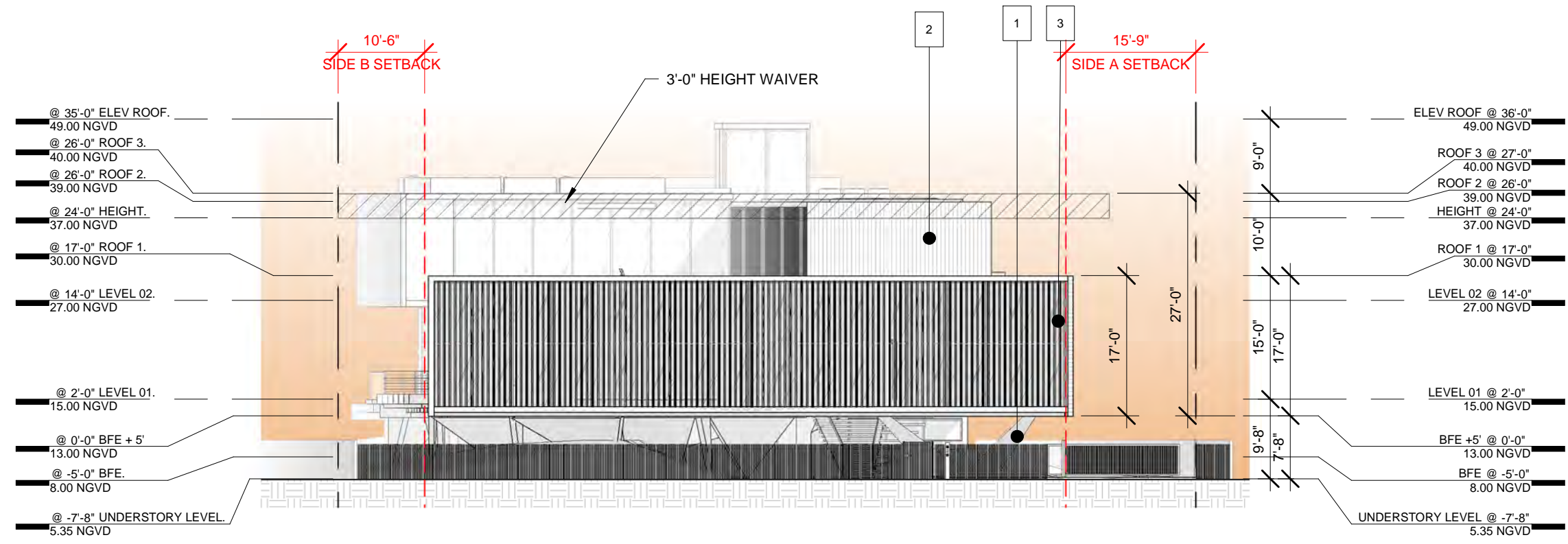
DRAWING TITLE

NORTH ELEVATION
03.30.2020 1/16" = 1'-0"

DRAWING #

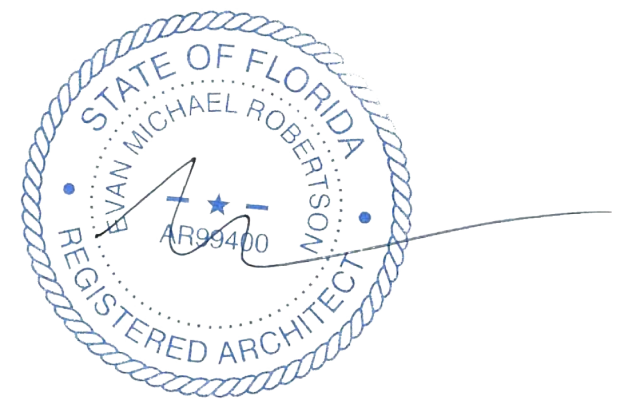
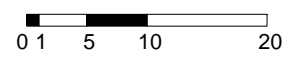
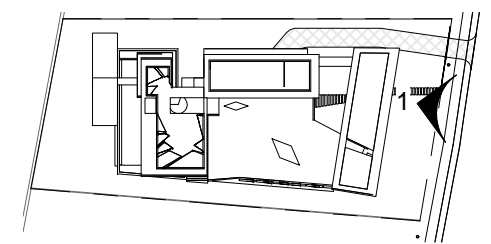
A20

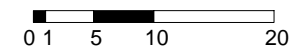
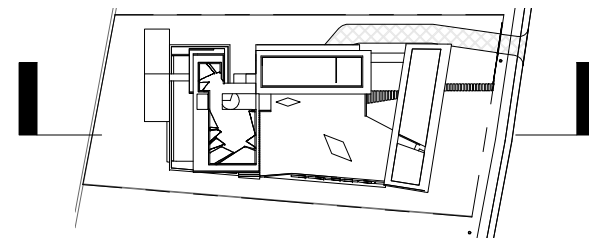
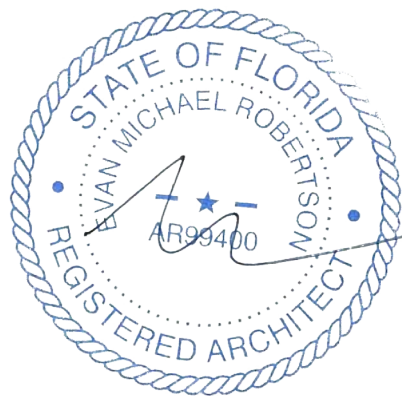
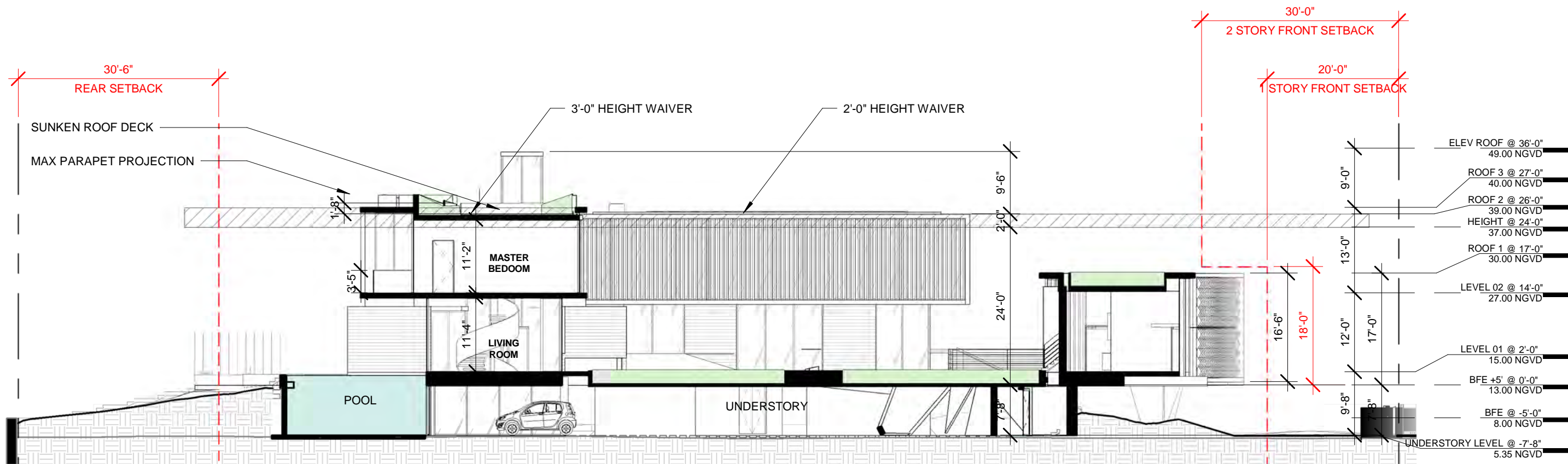
1804



MATERIALS LEGEND

- | | |
|---|-----------------------|
| 1 | BOARD-FORMED CONCRETE |
| 2 | CHARRED WOOD |
| 3 | WOOD COLORED SCREEN |
| 4 | TRANSLUCENT GLASS |





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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

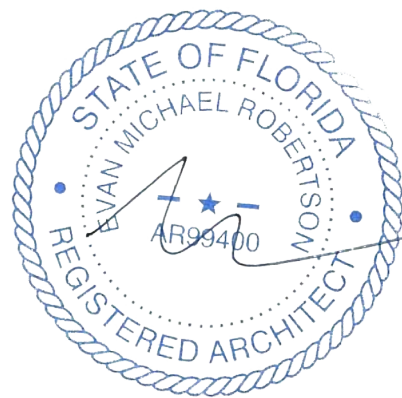
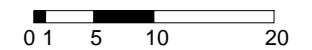
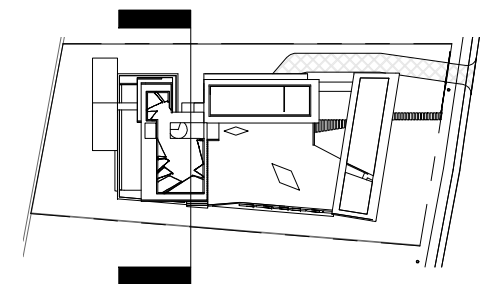
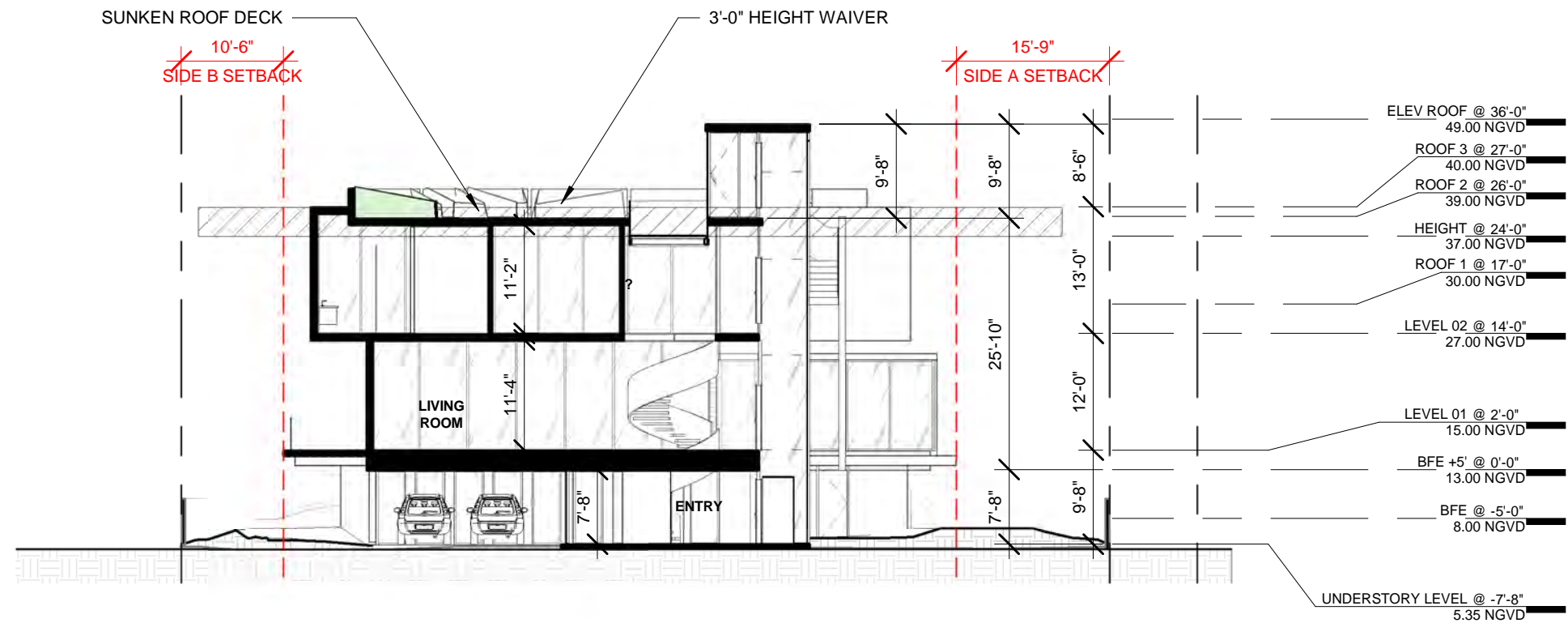
PINE TREE

SECTION A
03.30.2020

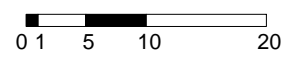
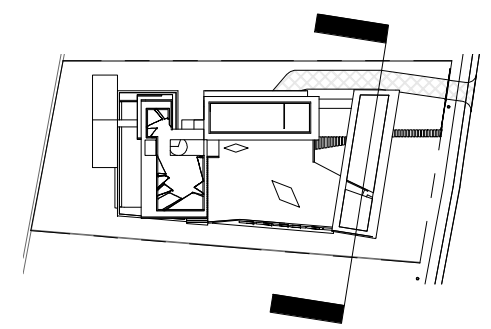
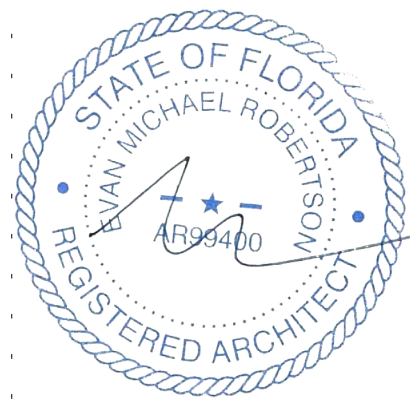
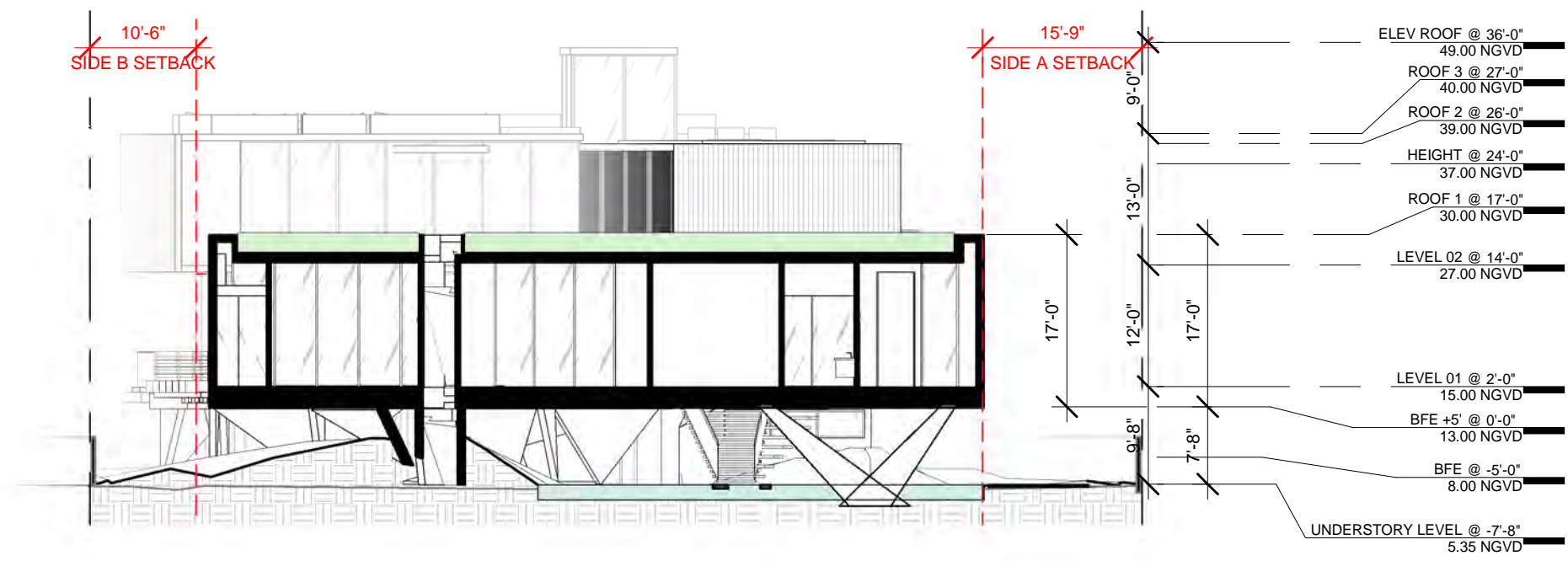
1/16" = 1'-0"

1804

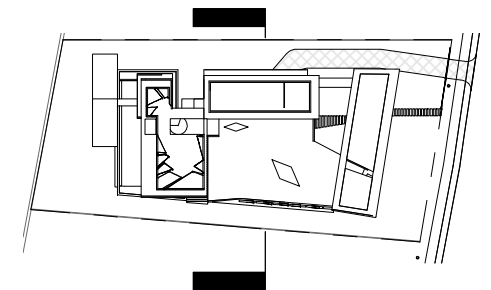
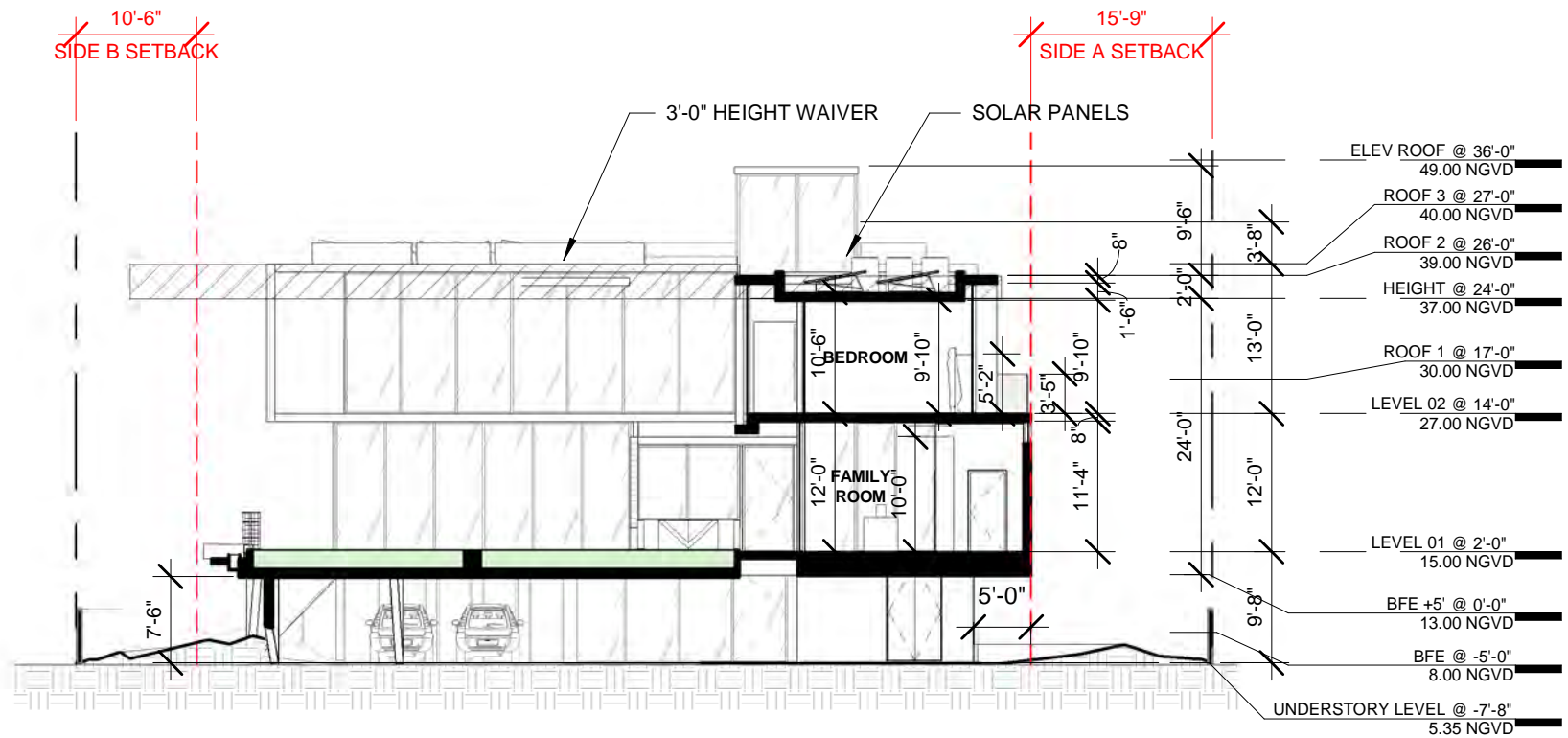
A23



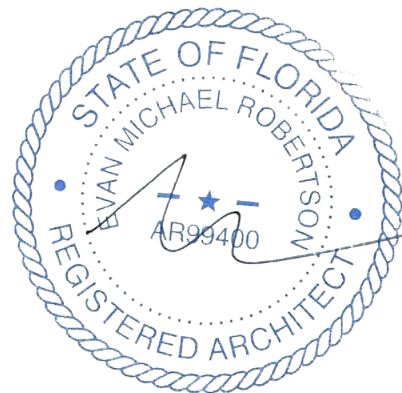
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	SECTION B 03.30.2020 1/16" = 1'-0"	1804 A24



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	SECTION C 03.30.2020 As indicated 1804	A25



0 1 5 10 20



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

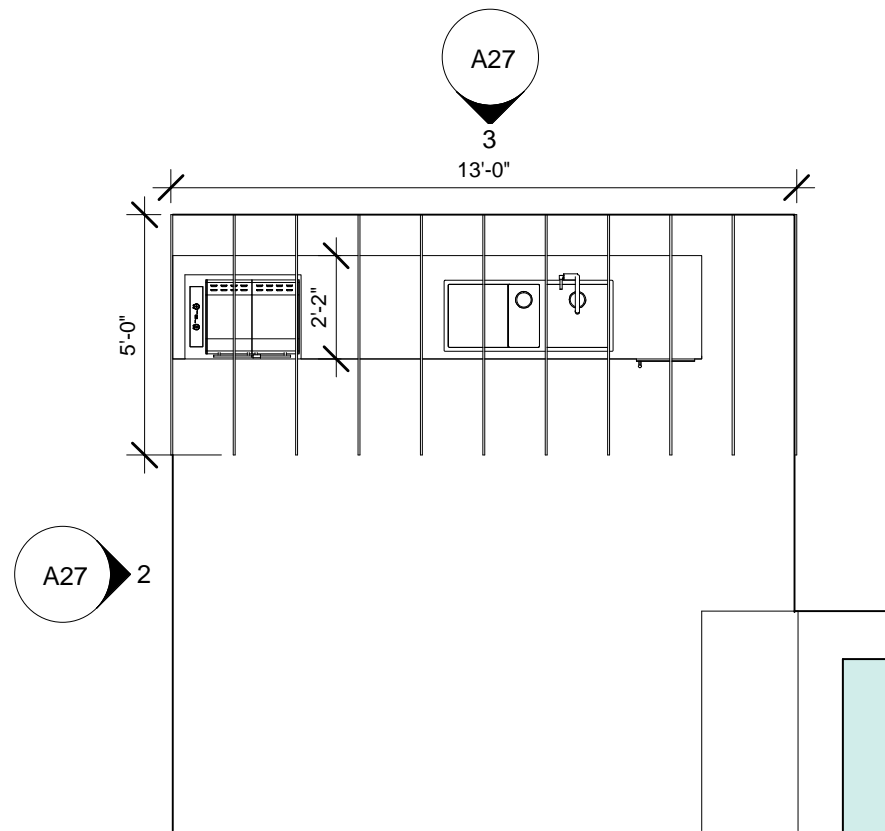
PINE TREE

SECTION D
03.30.2020

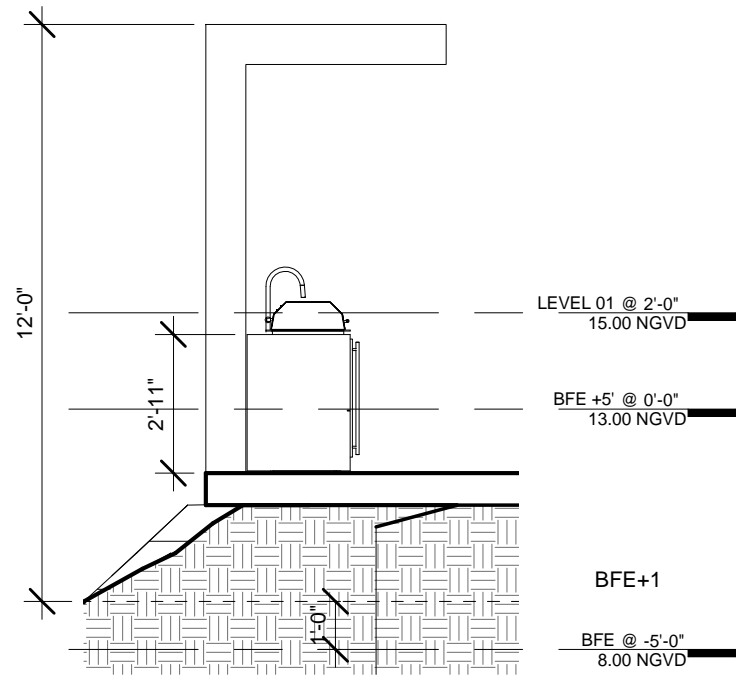
1/16" = 1'-0"

1804

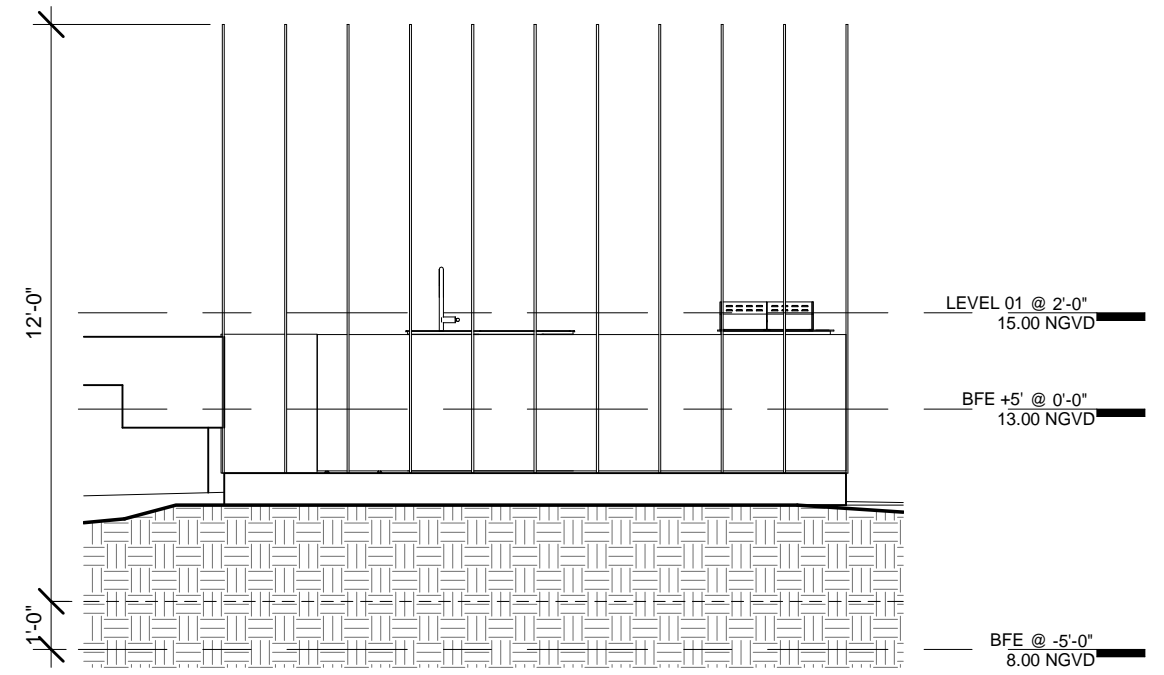
A26



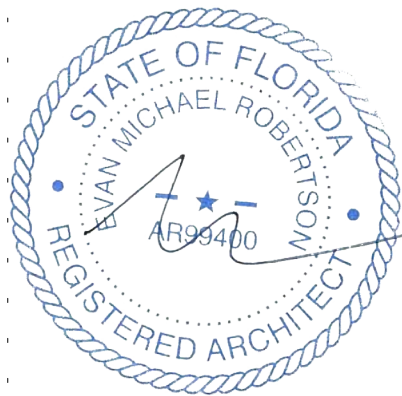
EXTERIOR COVER PLAN
1/4" = 1'-0" **1**



EXTERIOR COVER SIDE ELEVATION
1/4" = 1'-0" **2**



EXTERIOR COVER REAR ELEVATION
1/4" = 1'-0" **3**



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

EXTERIOR COVERED AREA
03.30.2020 1/4" = 1'-0" 1804

A27

@ 36'-0" ELEV ROOF
49.00 NGVD

ELEV ROOF @ 36'-0"
49.00 NGVD

15'-9"
SIDE A SETBACK

@ 27'-0" ROOF 3
40.00 NGVD
@ 26'-0" ROOF 2
39.00 NGVD

ROOF 3 @ 27'-0"
40.00 NGVD
ROOF 2 @ 26'-0"
39.00 NGVD

@ 24'-0" HEIGHT
37.00 NGVD

HEIGHT @ 24'-0"
37.00 NGVD

@ 17'-0" ROOF 1
30.00 NGVD

ROOF 1 @ 17'-0"
30.00 NGVD

@ 14'-0" LEVEL 02
27.00 NGVD

LEVEL 02 @ 14'-0"
27.00 NGVD

TRANSITION AREA

EXISTING SIDE FENCE TO REMAIN

@ 2'-0" LEVEL 01
15.00 NGVD

LEVEL 01 @ 2'-0"
15.00 NGVD

@ 0'-0" BFE +5'
13.00 NGVD

BFE +5' @ 0'-0"
13.00 NGVD

@ -5'-0" BFE
8.00 NGVD

BFE @ -5'-0"
8.00 NGVD

@ -5'-11" 30" ABV GRADE
7.10 NGVD

30" ABV GRADE @ -5'-11"
7.10 NGVD

@ -6'-5" MIN. YARD ELEV.
6.56 NGVD

MIN. YARD ELEV. @ -6'-5"
6.56 NGVD

@ -4'-2" ADJ. GRADE
6.30 NGVD

ADJ. GRADE @ -4'-2"
6.30 NGVD

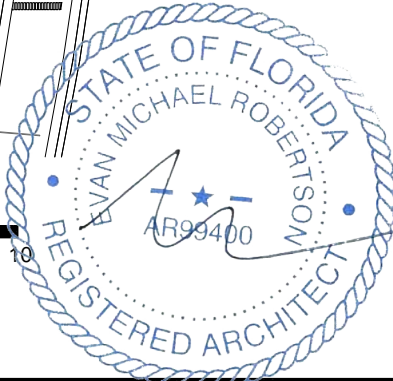
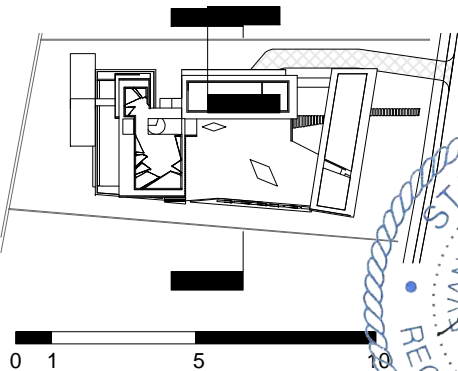
@ -7'-8" UNDERSTORY LEVEL
5.35 NGVD

UNDERSTORY LEVEL @ -7'-8"
5.35 NGVD

@ -8'-5" GRADE
4.60 NGVD

GRADE @ -8'-5"
4.60 NGVD

7'-0"
MAX HEIGHT OF FENCE



DEFINITIONS

GRADE MEANS THE CITY SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY.

GRADE = 4.60 NGVD

GRADE, ADJUSTED MEANS THE MIDPOINT ELEVATION BETWEEN GRADE AND THE MINIMUM REQUIRED FLOOD ELEVATION FOR A LOT OR LOTS.
 $(8.00-4.60)/2 + 4.60 = 6.30$

ADJUSTED GRADE = 6.30 NGVD

CODE

THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56** FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING IS TO BE PRESERVED, WHICH MAY HAVE A LOWER ELEVATION.

INTERIOR SIDE YARDS (LOCATED BETWEEN THE FRONT SETBACK LINE AND REAR PROPERTY LINE). THE **MAXIMUM ELEVATION** SHALL NOT EXCEED ADJUSTED GRADE, OR **30 INCHES** ABOVE GRADE, WHICHEVER IS GREATER

WITHIN THE REQUIRED REAR OR SIDE YARD, FENCES, WALLS AND GATES SHALL NOT EXCEED **SEVEN FEET**, AS MEASURED FROM GRADE

CENTRAL AIR CONDITIONERS, EMERGENCY GENERATORS AND OTHER MECHANICAL EQUIPMENT. ACCESSORY CENTRAL AIR CONDITIONERS, GENERATORS AND ANY OTHER MECHANICAL EQUIPMENT, INCLUDING ATTACHED SCREENING ELEMENTS, MAY OCCUPY A REQUIRED SIDE OR REAR YARD, IN SINGLE-FAMILY, PROVIDED THAT:

(1)THEY ARE NOT CLOSER THAN **FIVE FEET** TO A REAR OR INTERIOR SIDE LOT LINE

(2)THE **MAXIMUM HEIGHT** OF THE EQUIPMENT INCLUDING ATTACHED SCREENING ELEMENTS, SHALL NOT EXCEED **FIVE FEET** ABOVE CURRENT FLOOD ELEVATION, WITH A **MAXIMUM HEIGHT** NOT TO EXCEED **TEN FEET ABOVE GRADE**.

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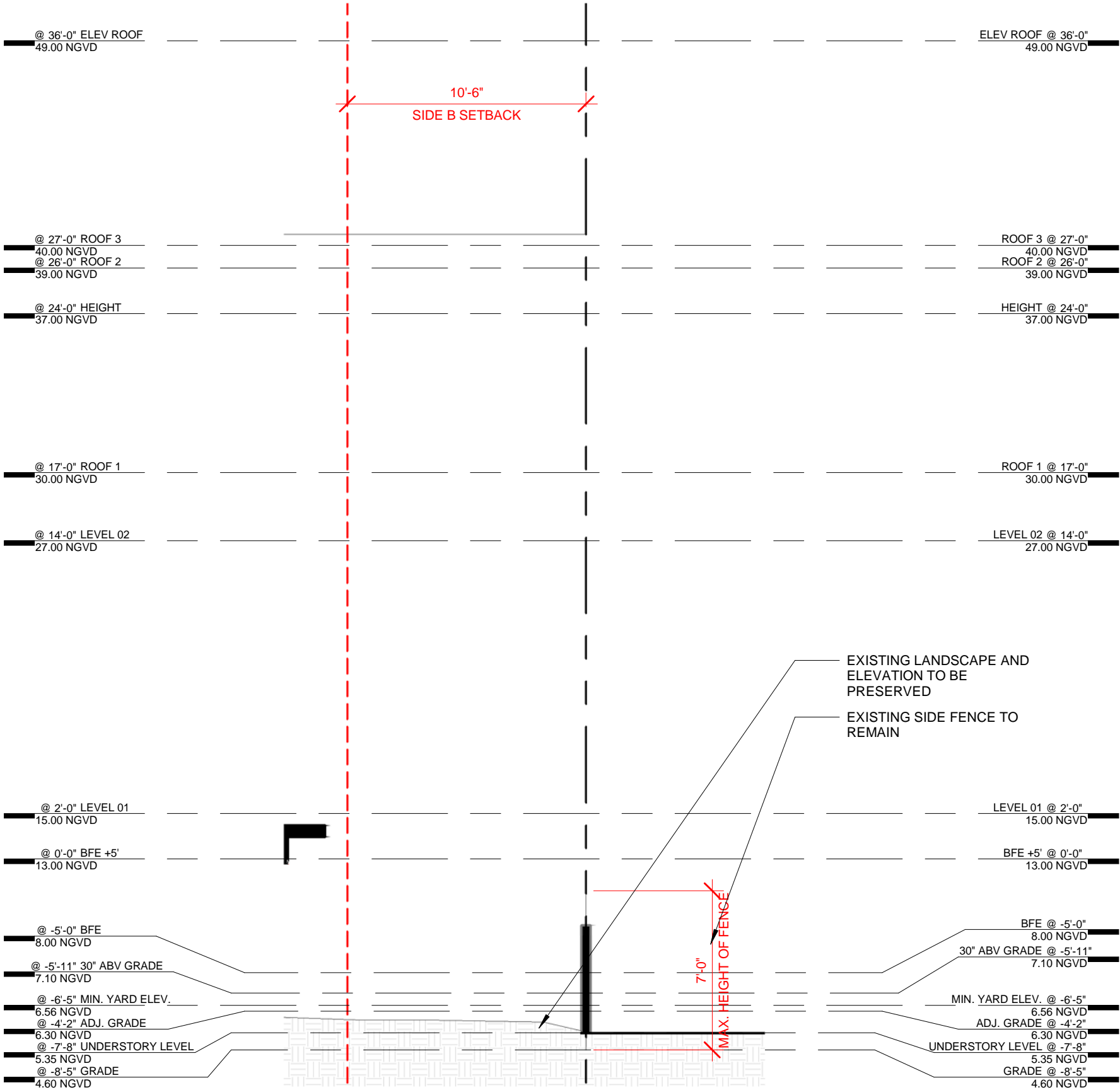
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4880 PINE TREE DR | MIAMI BEACH| FL | 33140

PINE TREE

SIDE YARD A SECTION
03.30.2020 3/16" = 1'-0"

1804

A28



DEFINITIONS

GRADE MEANS THE CITY SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY.

GRADE = 4.60 NGVD

GRADE, ADJUSTED MEANS THE MIDPOINT ELEVATION BETWEEN GRADE AND THE MINIMUM REQUIRED FLOOD ELEVATION FOR A LOT OR LOTS.
 $(8.00-4.60)/2 + 4.60 = 6.30$

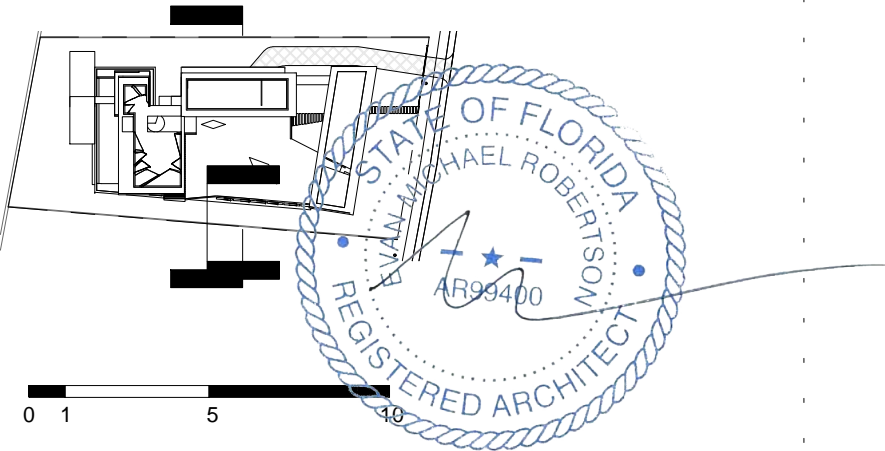
ADJUSTED GRADE = 6.30 NGVD

CODE

THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56** FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING IS TO BE PRESERVED, WHICH MAY HAVE A LOWER ELEVATION.

INTERIOR SIDE YARDS (LOCATED BETWEEN THE FRONT SETBACK LINE AND REAR PROPERTY LINE). THE **MAXIMUM ELEVATION** SHALL NOT EXCEED ADJUSTED GRADE, OR **30 INCHES** ABOVE GRADE, WHICHEVER IS GREATER

WITHIN THE REQUIRED REAR OR SIDE YARD, FENCES, WALLS AND GATES SHALL NOT EXCEED **SEVEN FEET**, AS MEASURED FROM GRADE



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PROJECT

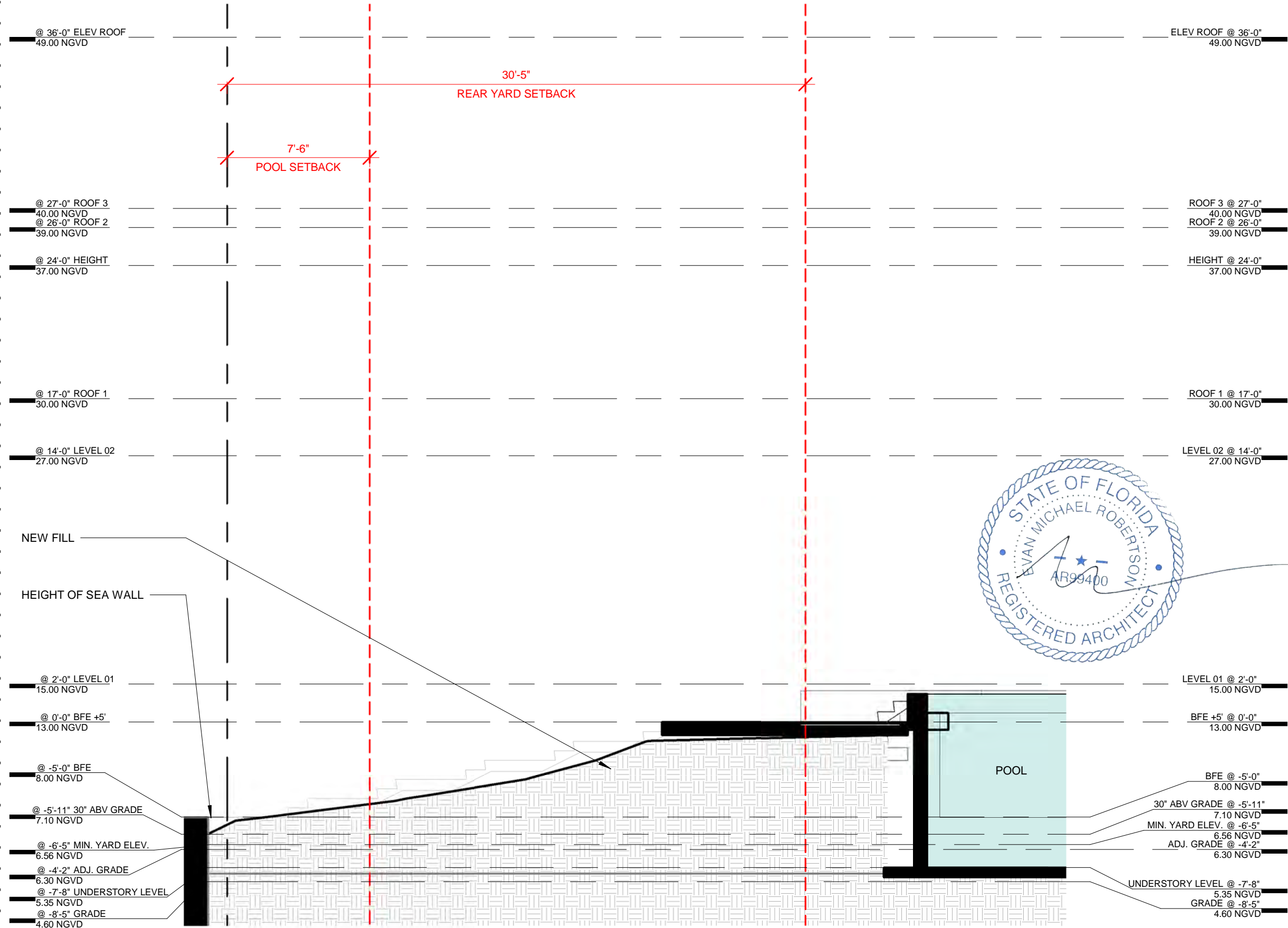
PINE TREE

DRAWING TITLE

SIDE YARD B SECTION
03.30.2020 3/16" = 1'-0"

DRAWING #

A29



DEFINITIONS

GRADE MEANS THE CITY SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY.

GRADE = 4.60 NGVD

GRADE, ADJUSTED MEANS THE MIDPOINT ELEVATION BETWEEN GRADE AND THE MINIMUM REQUIRED FLOOD ELEVATION FOR A LOT OR LOTS. $(8.00-4.60)/2 + 4.60 = 6.30$

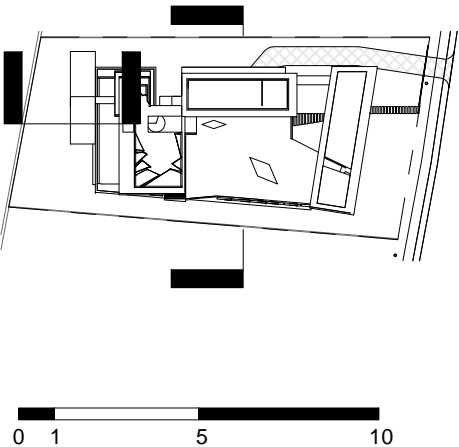
ADJUSTED GRADE = 6.30 NGVD

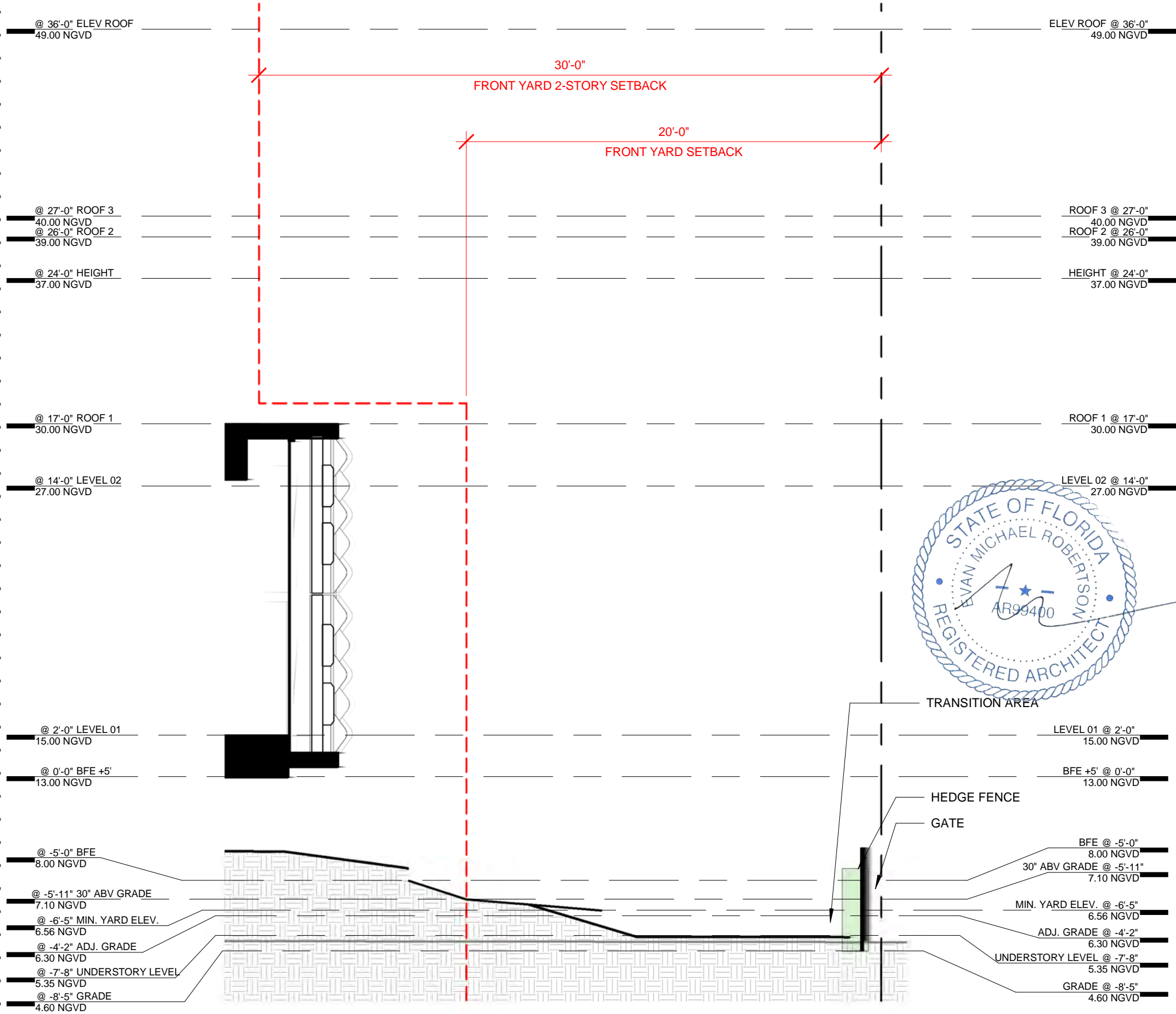
CODE

THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56** FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING IS TO BE PRESERVED, WHICH MAY HAVE A LOWER ELEVATION.

REAR YARD WATERFRONT. THE **MAXIMUM ELEVATION** SHALL NOT EXCEED THE BASE FLOOD ELEVATION, PLUS FREEBOARD

MAXIMUM ELEVATION = 13.00 NGVD





DEFINITIONS

GRADE MEANS THE CITY SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY.

GRADE = 4.60 NGVD

GRADE, ADJUSTED MEANS THE MIDPOINT ELEVATION BETWEEN GRADE AND THE MINIMUM REQUIRED FLOOD ELEVATION FOR A LOT OR LOTS.
 $(8.00-4.60)/2 + 4.60 = 6.30$

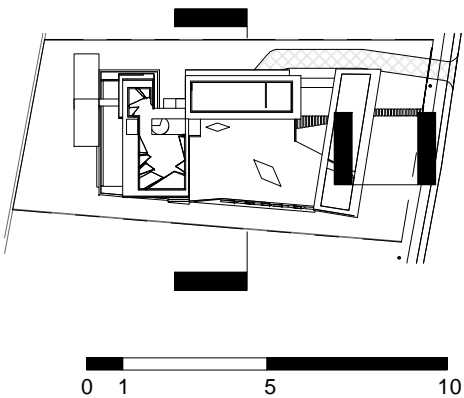
ADJUSTED GRADE = 6.30 NGVD

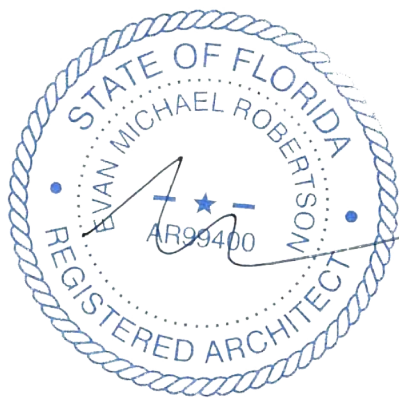
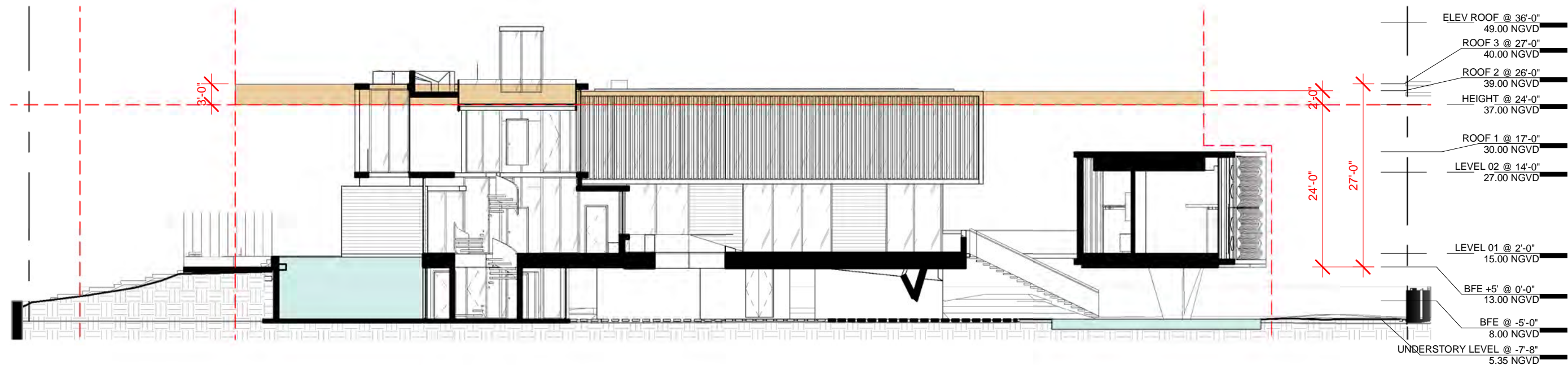
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THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56** FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING IS TO BE PRESERVED, WHICH MAY HAVE A LOWER ELEVATION.

FRONT YARD. THE **MAXIMUM ELEVATION** WITHIN A REQUIRED FRONT YARD SHALL NOT EXCEED ADJUSTED GRADE, 30 INCHES ABOVE GRADE, OR FUTURE ADJUSTED GRADE, WHICHEVER IS GREATER.

WITHIN THE REQUIRED FRONT YARD, FENCES, WALLS AND GATES SHALL NOT EXCEED **FIVE FEET**, AS MEASURED FROM GRADE. THE HEIGHT MAY BE INCREASED UP TO A MAXIMUM TOTAL HEIGHT OF SEVEN FEET IF THE FENCE, WALL OR GATE IS SET BACK FROM THE FRONT PROPERTY LINE. HEIGHT MAY BE INCREASED ONE FOOT FOR EVERY TWO FEET OF SETBACK.





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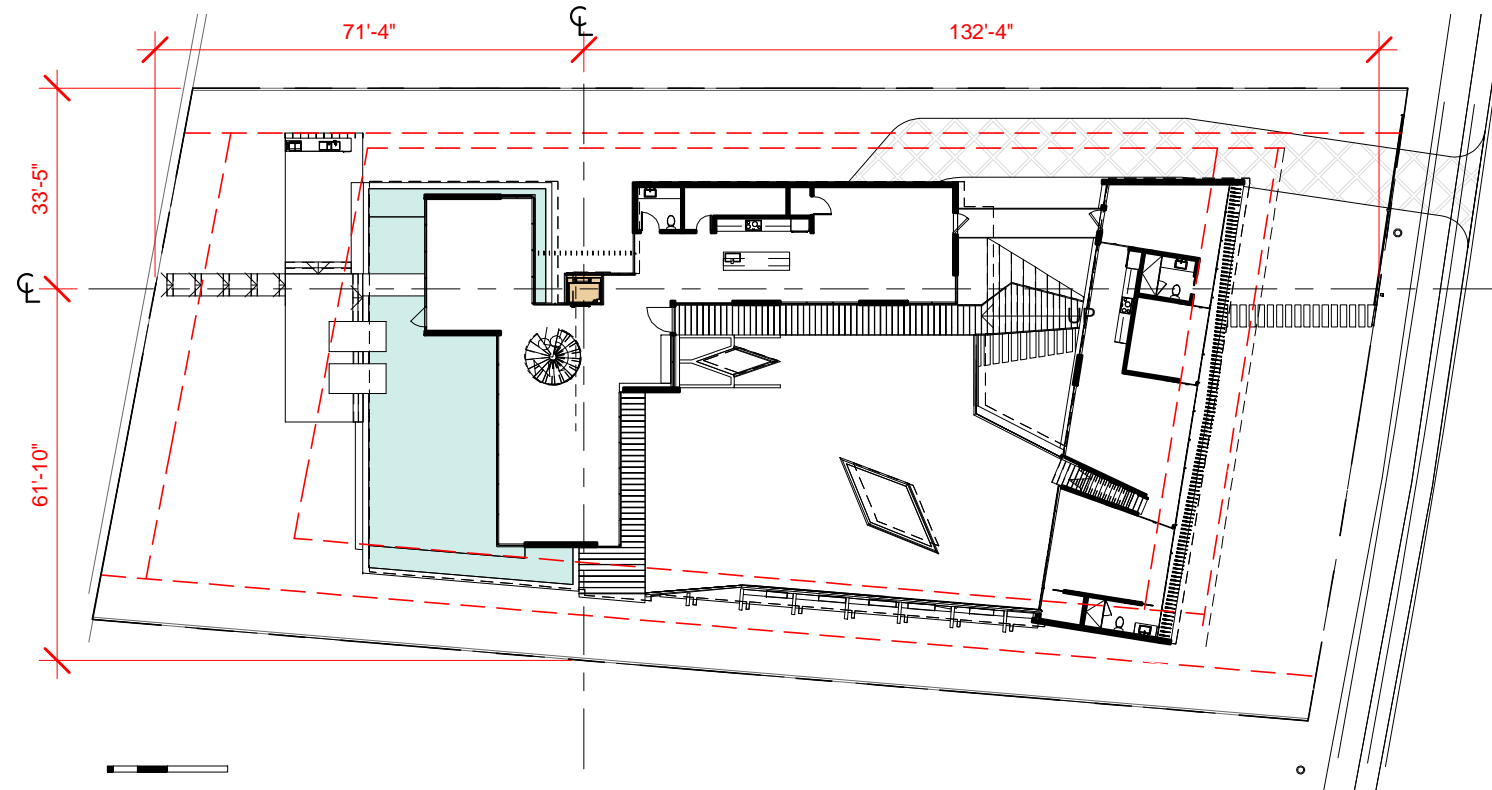


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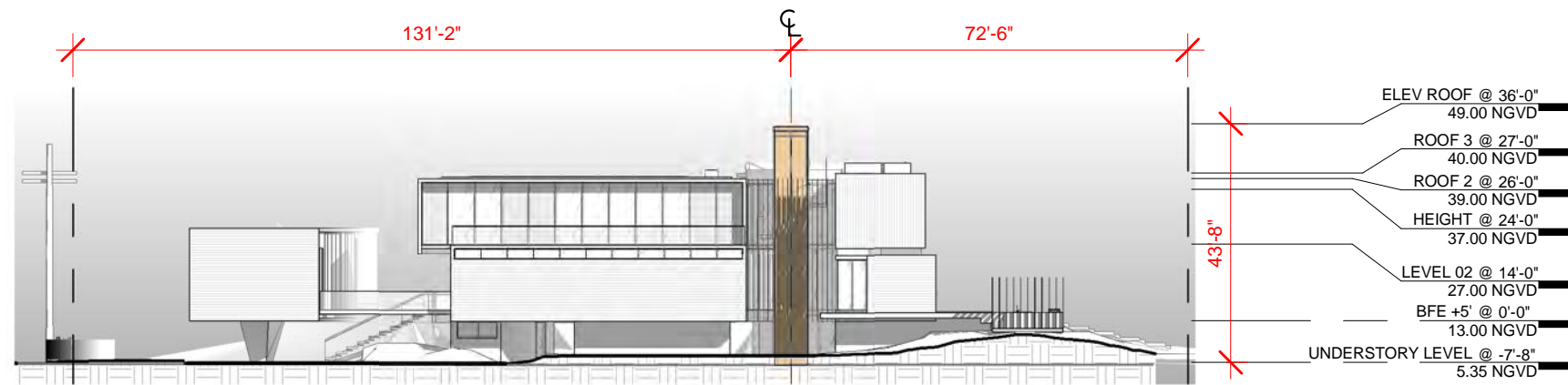
PINE TREE

WAVER DIAGRAM - HEIGHT
03.30.2020 1/16" = 1'-0" 1804

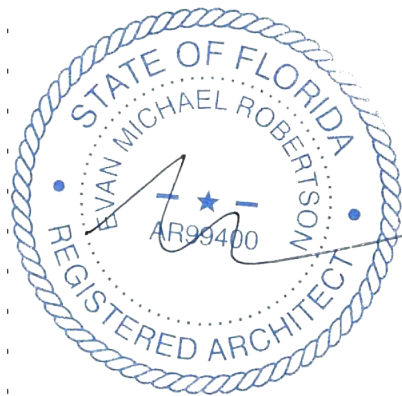
A32



FIRST FLOOR - ELEVATOR LOCATION



NORTH ELEVATION - ELEVATOR LOCATION



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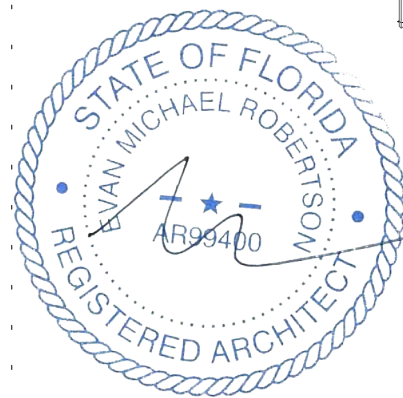
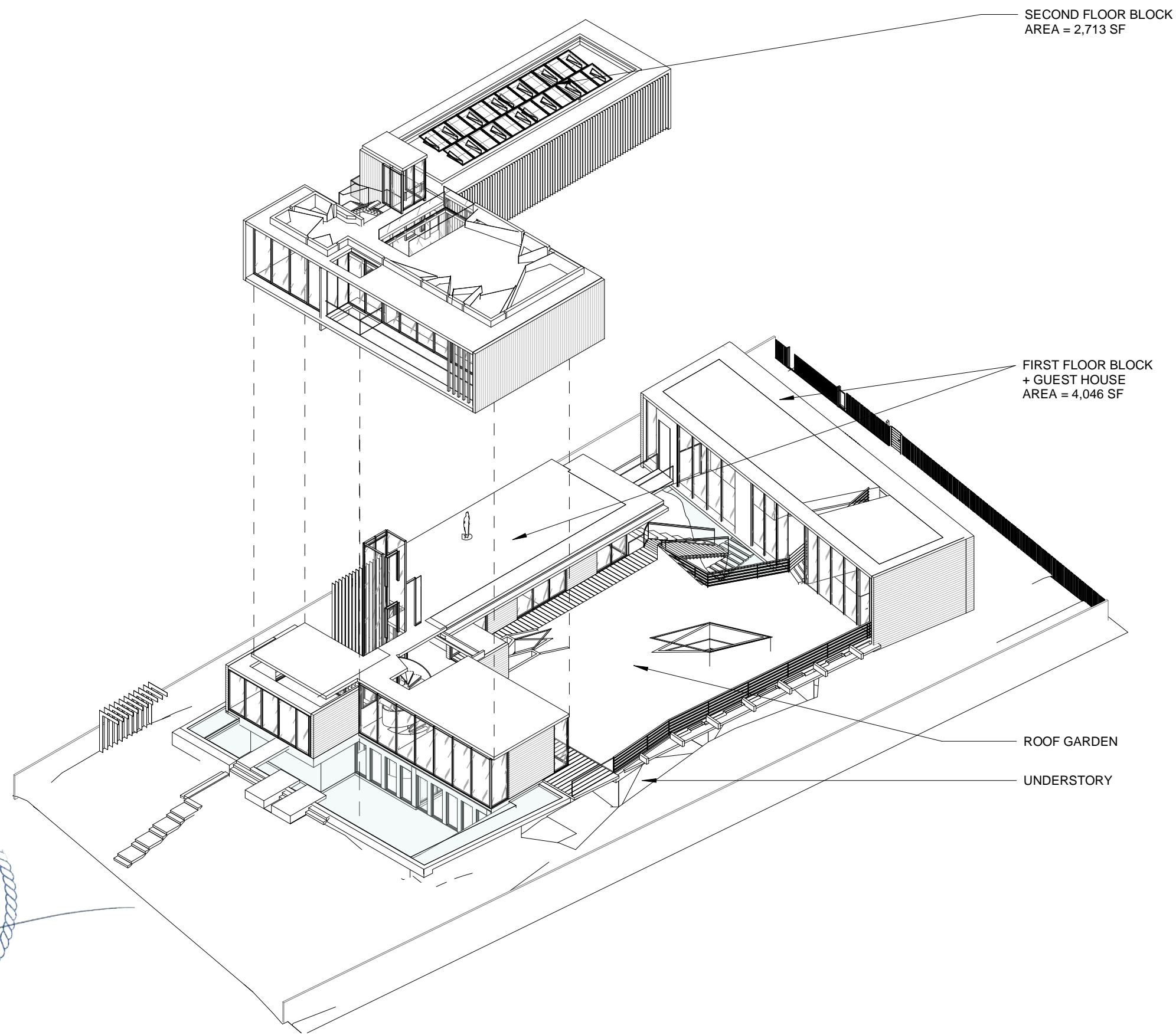
**WAIVER DIAGRAM - ELEVATOR
LOCATION**

1/32" = 1'-0"

DRAWING #

A33

1804



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CHARRED WOOD



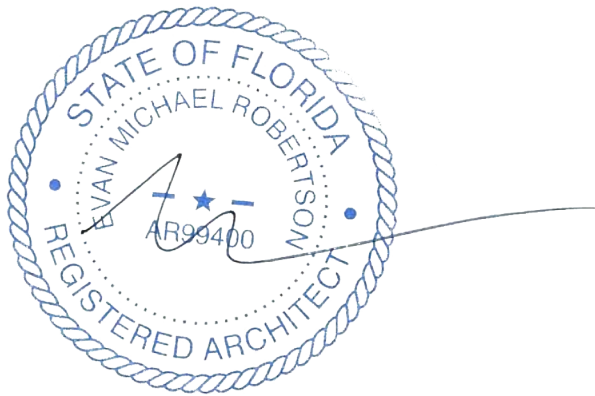
TEAK WOOD SCREEN



TRANSLUCENT GLASS



BOARD-FORMED CONCRETE



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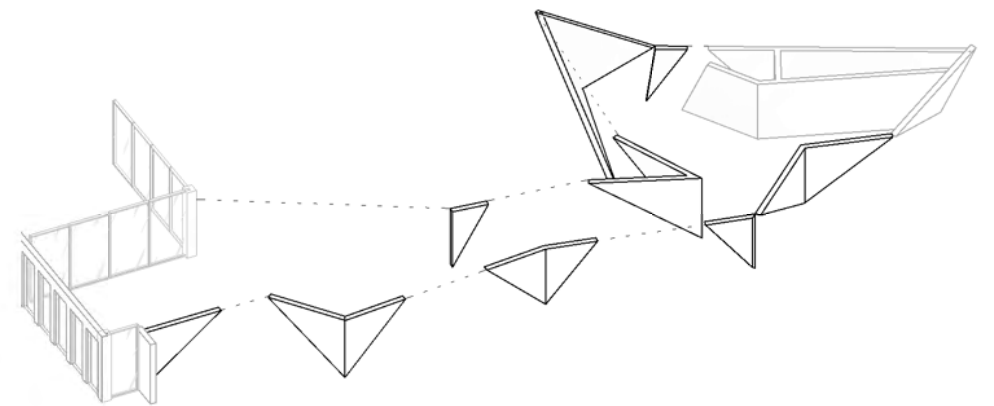
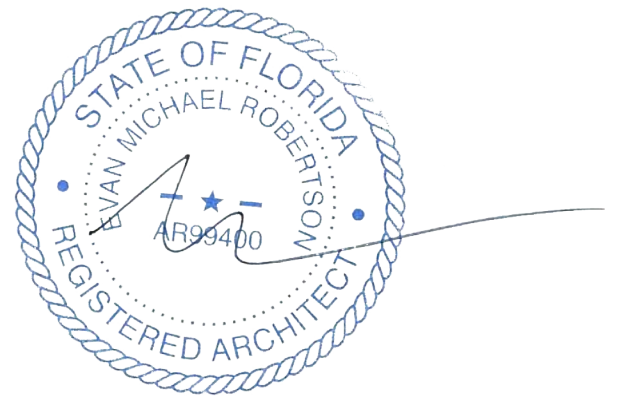
DRAWING TITLE

MATERIAL PALETTE
03.30.2020

DRAWING #

1804

A35



OUTDOOR WORKOUT AREA

OUTDOOR WORKOUT AREA

ALLOWED

50% OF WORKOUT AREA
1769 SF X 50% = 884 SF

PROVIDED

OPEN AREA
1160 SF (66%)

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PROJECT

PINE TREE

DRAWING TITLE

OUTDOOR WORKOUT AREA

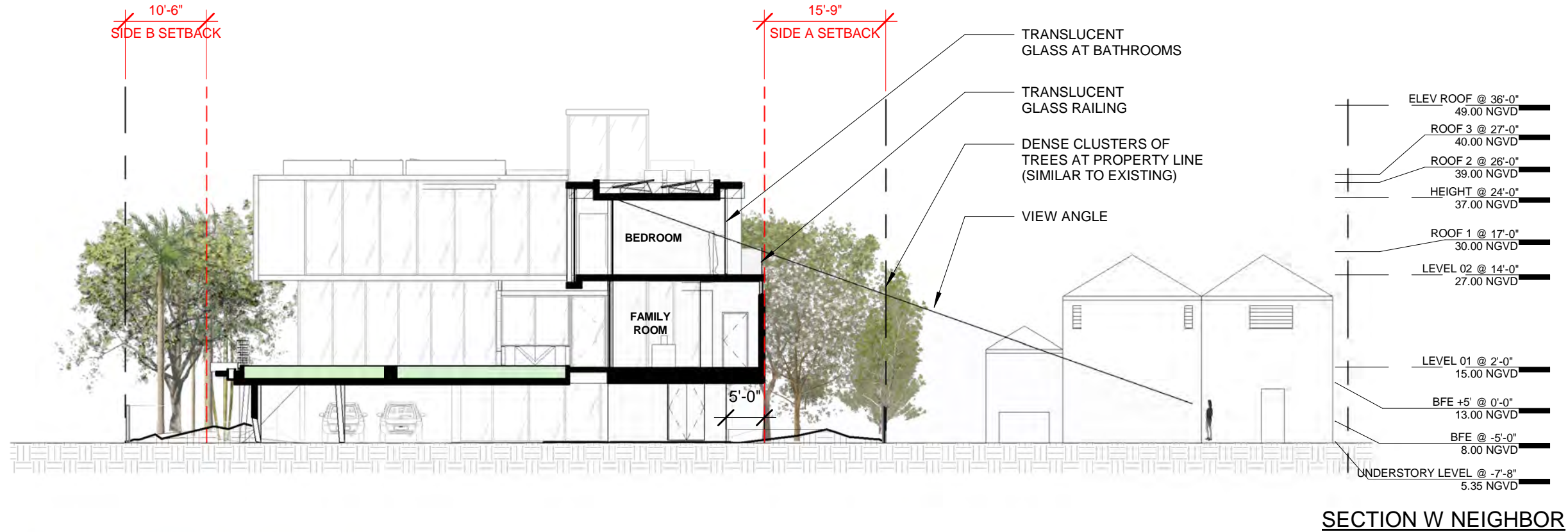
03.30.2020

3/32" = 1'-0"

1804

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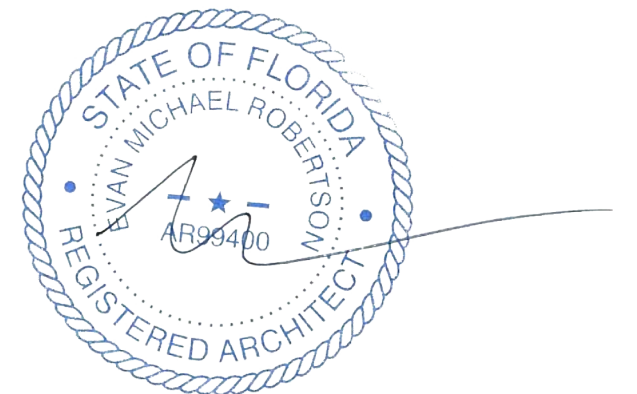
A36



EXISTING DENSE CLUSTER OF TREES
(FROM ARBORIST REPORT)



TRANSLUCENT GLASS



ARCHITECT

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PROJECT

PINE TREE

DRAWING TITLE

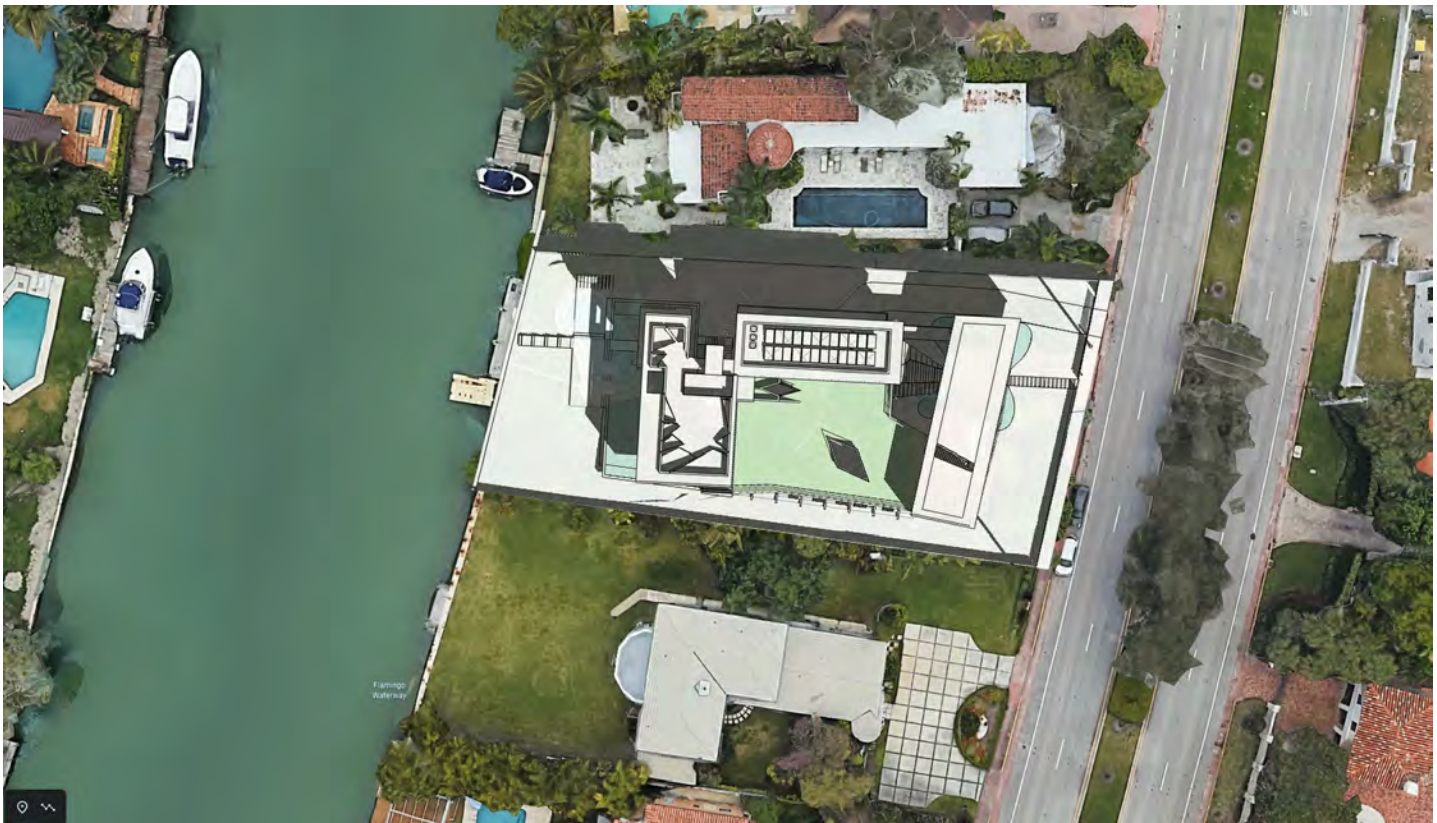
NORTH PRIVACY
03.30.2020

1/16" = 1'-0"

1804

DRAWING #

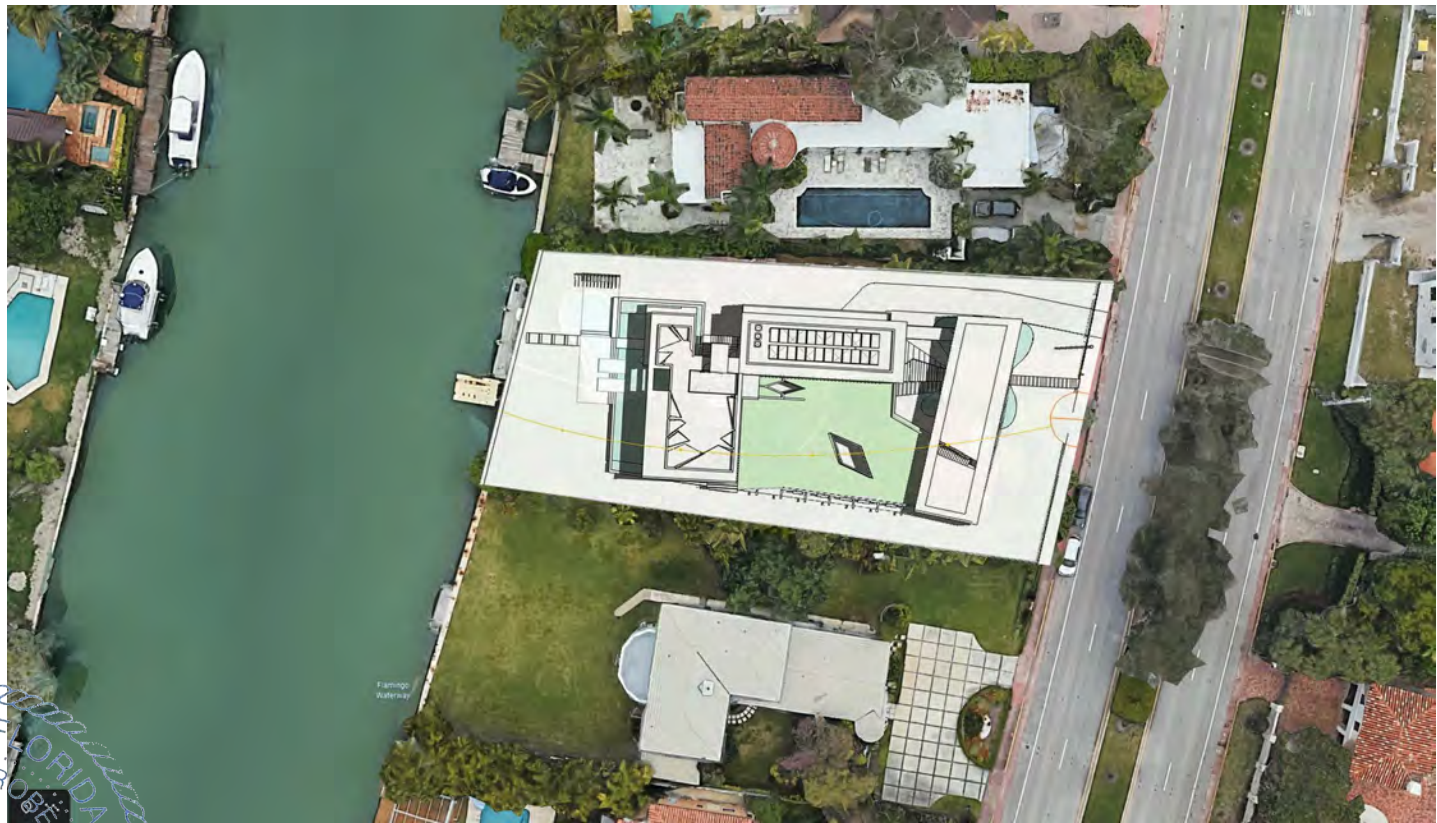
A37



1 - FEBRUARY 3RD



2 - MARCH 21ST



3 - JUNE 21ST



4 - DECEMBER 21ST

STATE OF FLORIDA

EVAN MICHAEL ROBERTS

REGISTERED ARCHITECT

AR99400

MTTR MGMT

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A38

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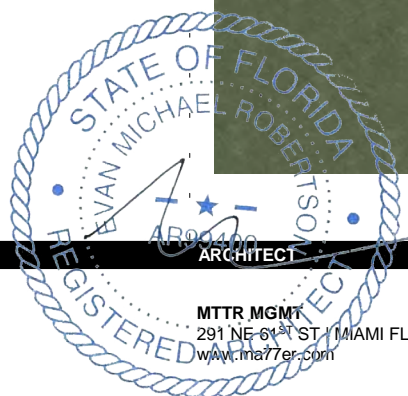
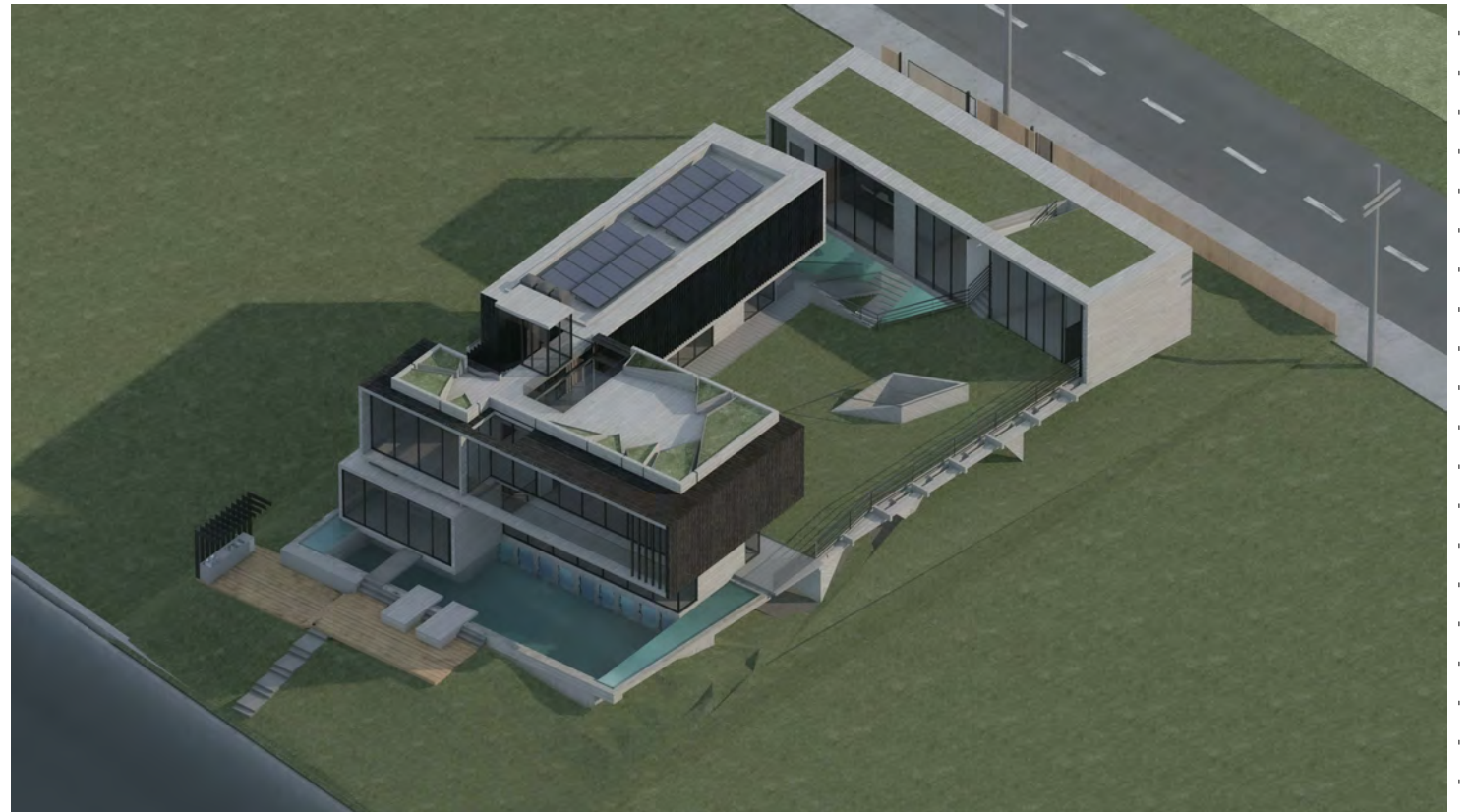
PINE TREE

DRAWING TITLE

SUN STUDY
03.30.2020

DRAWING #

A38



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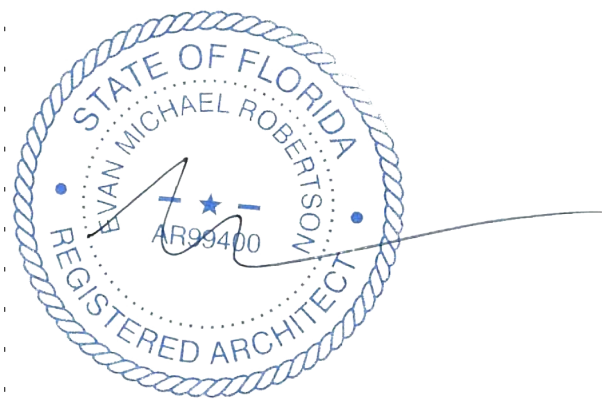
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PINE TREE

AXONOMETRICS
03.30.2020

1804

A39



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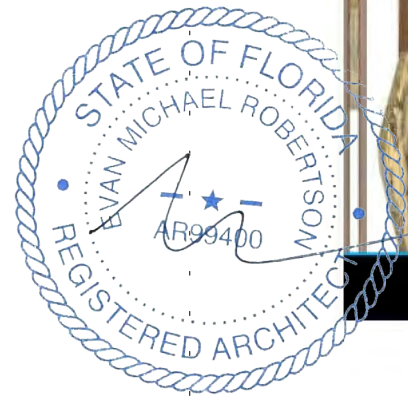
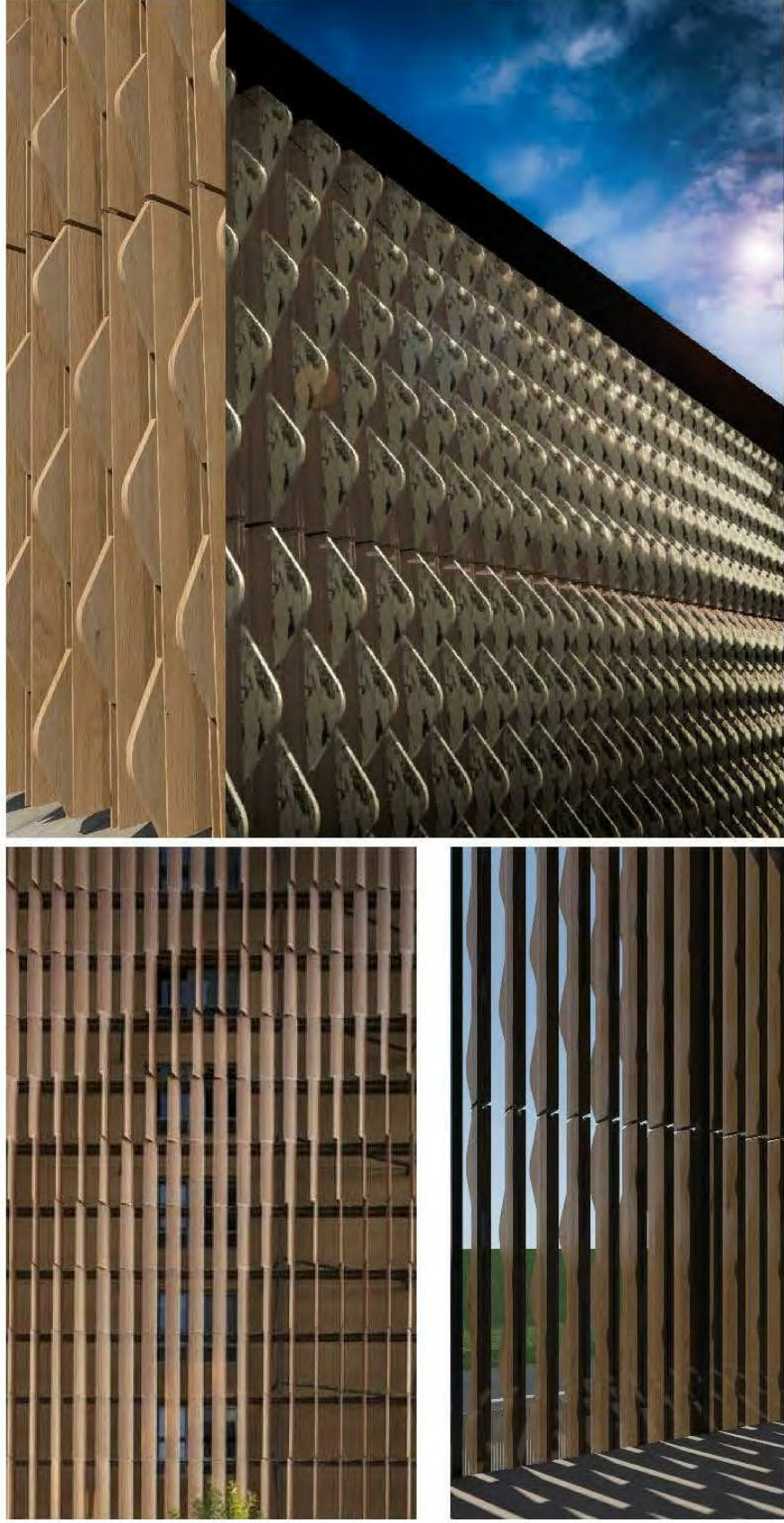
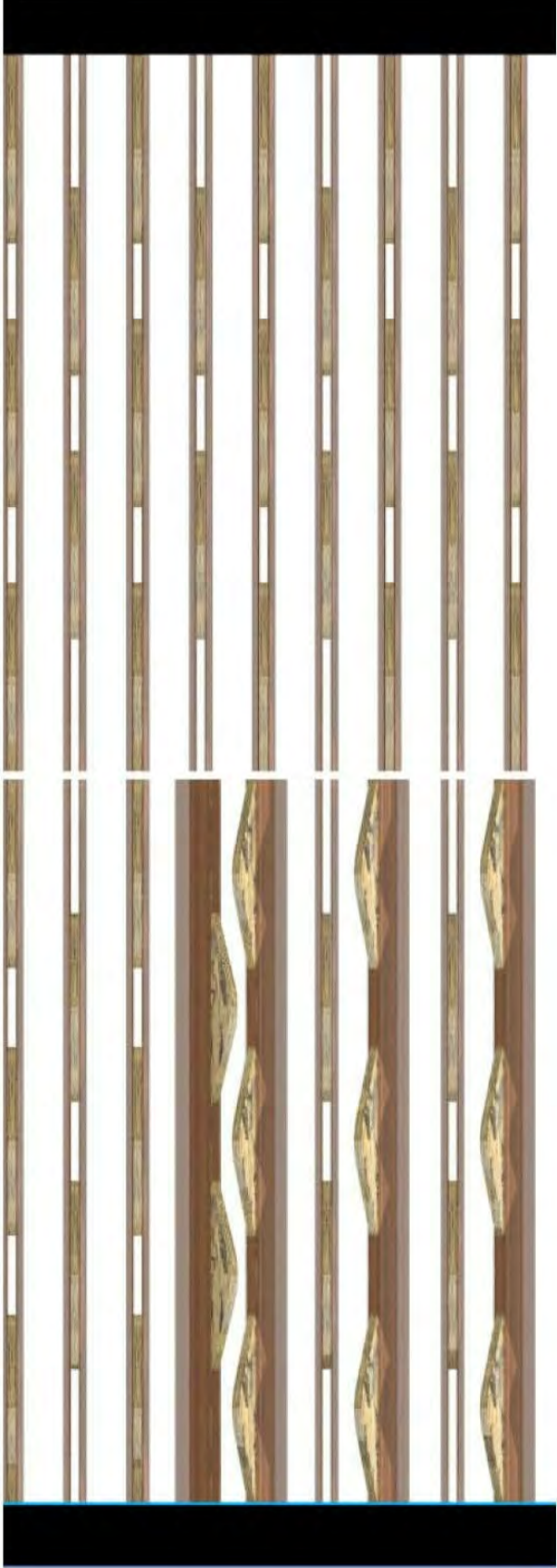
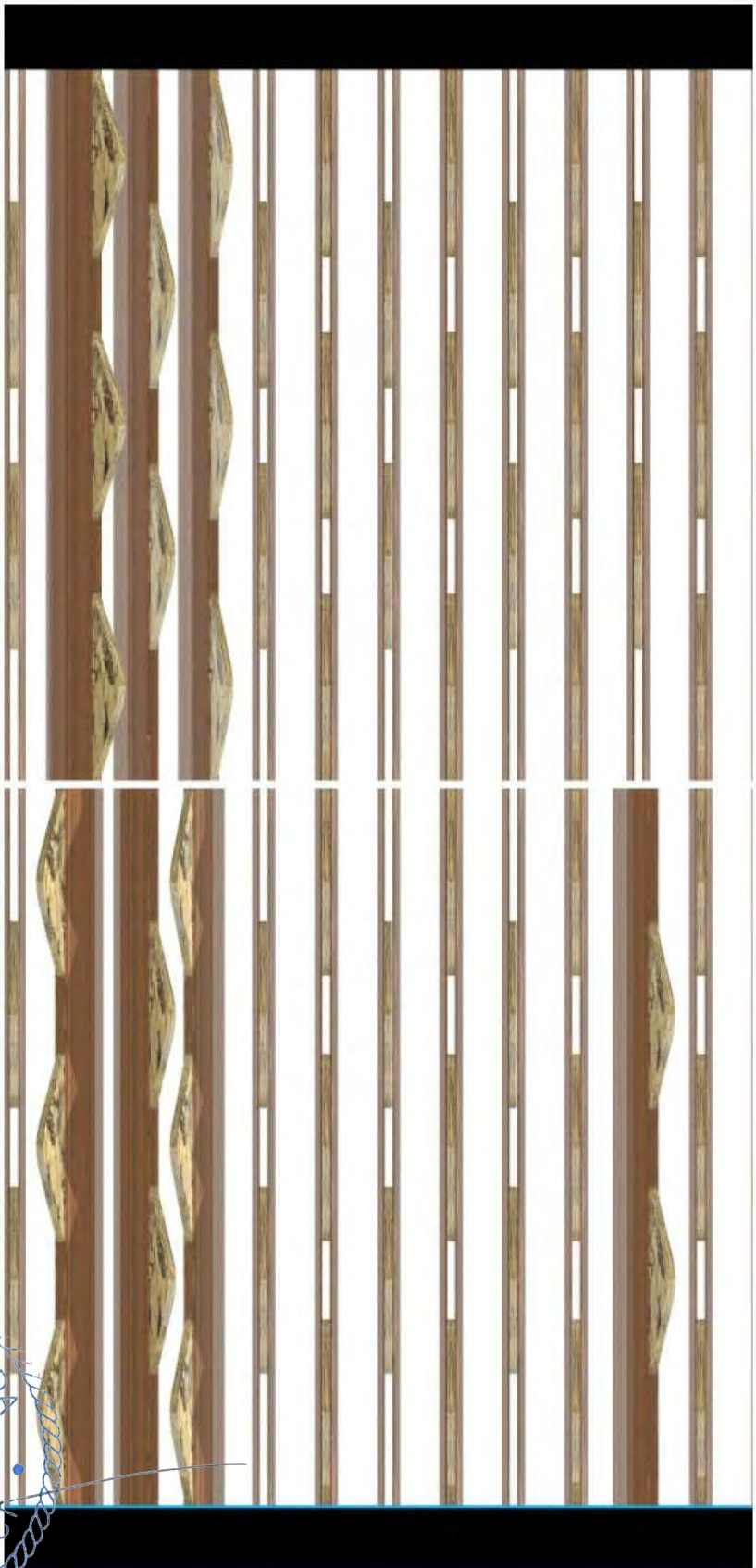
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

**RENDERINGS - STREET PRESENCE
VOLUME**

1804

A40



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
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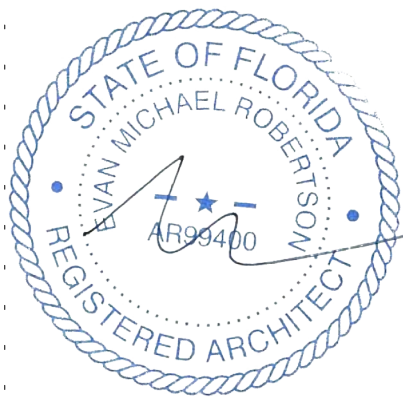
DEVA FINGER
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PINE TREE

DYNAMIC SCREEN W/ INDIVIDUAL
ROTATING ELEMENTS

1804

A41



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

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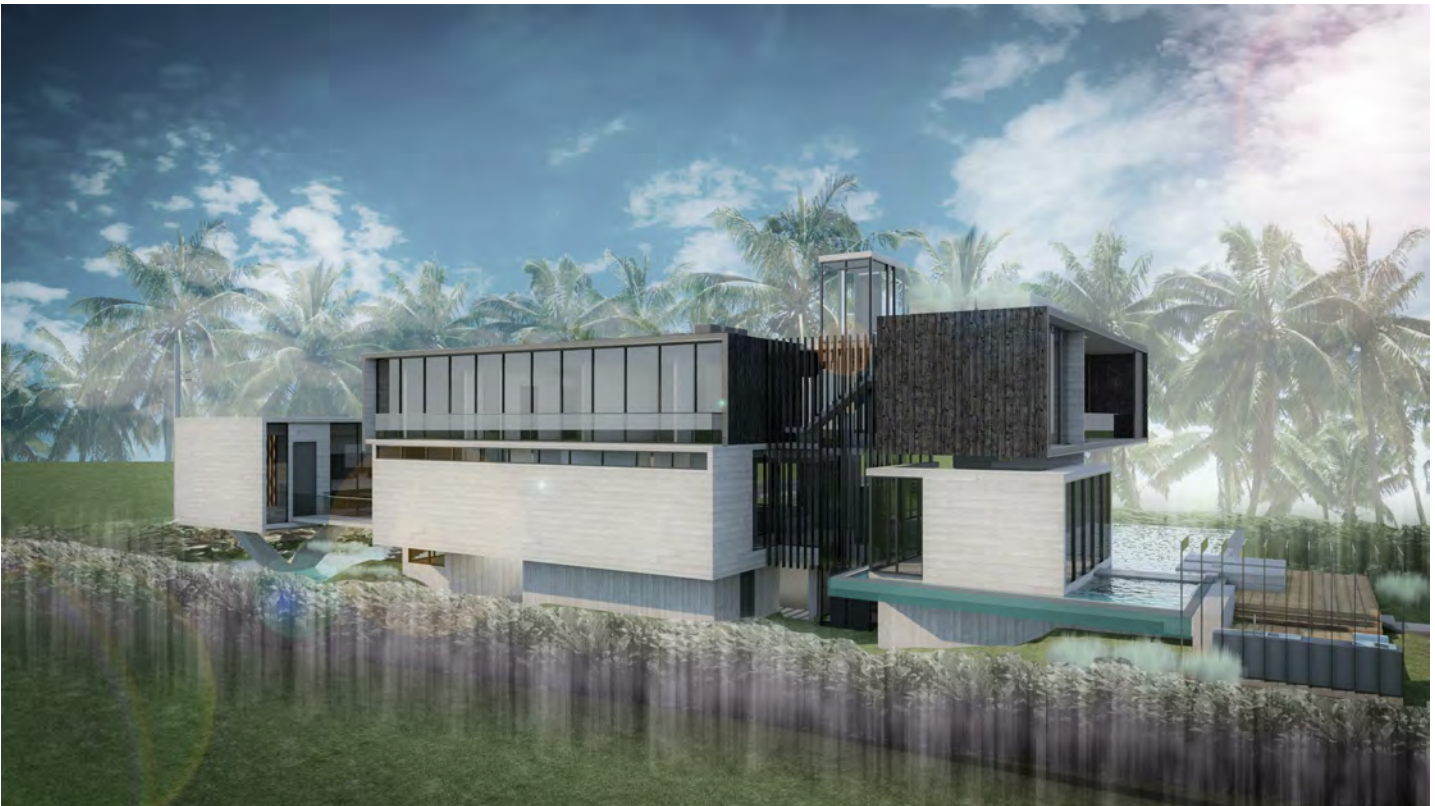
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

RENDERINGS
03.30.2020

1804

A42



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	RENDERINGS 03.30.2020	A43 1804

4880 PINE TREE DRIVE

LANDSCAPE SET

CONTINUANCE SUBMITTAL

MARCH 9, 2020



LANDSCAPE DRAWING LIST

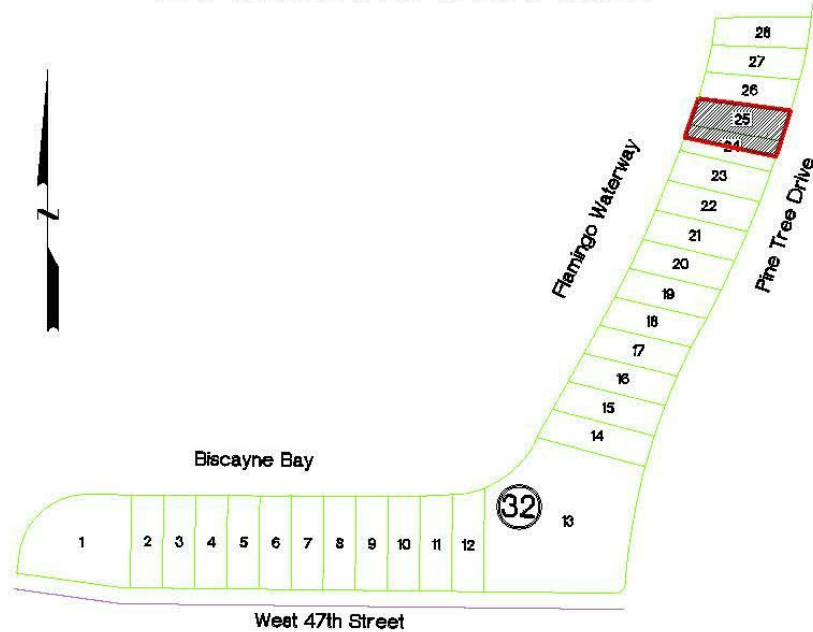
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L1	TREE SURVEY 1 OF 2
L2	TREE SURVEY 2 OF 2
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN FOR UNDERSTORY
L5	LANDSCAPE LEGEND
L6	TREE DISPOSITION PLAN

EXHIBIT - ARBORIST REPORT



Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

Location Sketch



TREE LEGEND:

1. Queen Palm D=0.70', H=20', SP=10'
2. Christmas Palm D=0.80', H=20', SP=8'
3. Queen Palm D=0.35', H=10', SP=5'
4. Palm D=0.70', H=20', SP=8'
5. Palm D=0.80', H=25', SP=15'
6. Palm D=0.80', H=25', SP=15'
7. Palm D=0.80', H=25', SP=15'
8. Palm D=0.80', H=25', SP=15'
9. Palm D=0.80', H=25', SP=15'
10. Ficus D=0.85', H=30', SP=20'
11. Queen Palm D=0.85', H=30', SP=20'
12. Ficus D=0.80', H=25', SP=20'
13. Ficus D=0.80', H=25', SP=20'
14. Christmas Palm D=1.0', H=20', SP=15'
15. Christmas Palm D=0.80', H=10', SP=10'
16. Queen Palm D=0.40', H=10', SP=10'
17. Ficus D=0.50', H=20', SP=10'
18. Coconut Palm D=1.1', H=35', SP=20'
19. Queen Palm D=0.35', H=10', SP=10'
20. Christmas Palm D=0.70', H=25', SP=10'
21. Christmas Palm D=0.80', H=25', SP=10'
22. Christmas Palm D=0.40', H=20', SP=10'
23. Christmas Palm D=0.40', H=20', SP=10'
24. Christmas Palm D=0.80', H=35', SP=20'
25. Christmas Palm D=0.80', H=35', SP=20'
26. Christmas Palm D=0.80', H=35', SP=20'
27. Christmas Palm D=0.80', H=35', SP=20'
28. Christmas Palm D=0.80', H=35', SP=20'
29. Christmas Palm D=0.80', H=35', SP=20'
30. Christmas Palm D=0.80', H=35', SP=20'
31. Ficus D=1.3', H=15', SP=15'
32. Ficus D=2.3', H=25', SP=20'
33. Ficus D=4.0', H=35', SP=35'
34. Ficus D=0.55', H=20', SP=10'
35. Christmas Palm D=0.85', H=20', SP=15'
36. Queen Palm D=1.0', H=25', SP=15'
37. Ficus D=0.70', H=20', SP=15'
38. Christmas Palm D=0.70', H=20', SP=12'
39. Christmas Palm D=0.60', H=15', SP=12'
40. Ficus D=1.1', H=20', SP=10'
41. Ficus D=1.1', H=20', SP=10'
42. Christmas Palm D=0.70', H=30', SP=15'
43. Christmas Palm D=0.70', H=30', SP=15'
44. Queen Palm D=0.35', H=10', SP=5'
45. Christmas Palm D=0.60', H=30', SP=10'

46. Christmas Palm D=0.70', H=30', SP=15'
47. Christmas Palm D=0.70', H=20', SP=10'
48. Christmas Palm D=0.70', H=20', SP=10'
49. Queen Palm D=0.35', H=10', SP=5'
50. Ficus D=0.70', H=15', SP=10'
51. Christmas Palm D=0.50', H=25', SP=10'
52. Christmas Palm D=0.50', H=25', SP=10'
53. Christmas Palm D=0.50', H=25', SP=10'
54. Christmas Palm D=0.50', H=25', SP=10'
55. Christmas Palm D=0.50', H=25', SP=10'
56. Christmas Palm D=0.50', H=25', SP=10'
57. Christmas Palm D=0.50', H=25', SP=10'
58. Christmas Palm D=0.50', H=25', SP=10'
59. Christmas Palm D=0.50', H=25', SP=10'
60. Christmas Palm D=0.50', H=25', SP=10'
61. Christmas Palm D=0.50', H=25', SP=10'
62. Coconut Palm D=1.0', H=25', SP=15'
63. Avocado D=0.70', H=25', SP=20'
64. Queen Palm D=0.80', H=25', SP=20'
65. Queen Palm D=0.80', H=25', SP=20'
66. Coconut Palm D=1.0', H=35', SP=20'
67. Coconut Palm D=1.0', H=35', SP=20'
68. Ficus D=0.40', H=20', SP=15'
69. Christmas Palm D=0.35', H=25', SP=10'
70. Ficus D=1.0', H=30', SP=10'
71. Coconut Palm D=0.70', H=35', SP=25'
72. Christmas Palm D=0.80', H=25', SP=10'
73. Christmas Palm D=0.80', H=25', SP=10'
74. Christmas Palm D=0.80', H=25', SP=10'
75. Christmas Palm D=0.25', H=25', SP=8'
76. Christmas Palm D=0.60', H=25', SP=8'
77. Christmas Palm D=0.60', H=25', SP=8'
78. Christmas Palm D=0.60', H=25', SP=8'
79. Christmas Palm D=0.60', H=15', SP=8'
80. Mango D=0.70', H=15', SP=15'
81. Christmas Palm D=0.60', H=20', SP=8'
82. Christmas Palm D=0.60', H=20', SP=8'
83. Lemon D=0.40', H=10', SP=10'
84. Christmas Palm D=0.60', H=20', SP=10'
85. Christmas Palm D=0.60', H=30', SP=20'
86. Christmas Palm D=0.60', H=15', SP=10'
87. Ficus D=0.50', H=15', SP=10'
88. Ficus D=0.50', H=15', SP=10'
89. Ficus D=0.50', H=15', SP=10'

Property Information

PROPERTY ADDRESS:

4880 Pine Tree Drive
Miami Beach, Florida 33140

CERTIFIED ONLY TO:

Deva Finger

LEGAL DESCRIPTION:

Lots 24 and 25, Less the Southerly 1/2 of Lot 24,
Block 32, of: "LAKE VIEW SUBDIVISION",
according to the Plat Thereof as Recorded in Plat
Book 14, Page 42, of the Public Records of
Miami-Dade County, Florida.

ELEVATION INFORMATION

National Flood Insurance Program

FEMA Elev. Reference to NGVD 1929

Comm Panel 120651
Panel # 0309
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 6.52'
Garage Elev. 5.06'
Suffix: "L"
Elev. Reference to NGVD 1929

JOB #	19-1223
DATE	11-08-2019
PB	14-42

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and for Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon West 47th Street, N90°00'00"E
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 7-26-18; 10-5-18; 11-8-19
- #7 Completed Survey Field Date: 7-25-18; 10-1-18; 11-8-19
- #8 Disc No 2019, Station Surveying Saison
- #9 Last Revised:
- #10 Zoned Building setback line not determined



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
The expected use of land, as classified in the Standards of Practice (S.J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter S.J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

ARCHITECT

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma77er.com

CONSULTANT

LANDSCAPE ARCHITECT
BRUCE E. CUMMINGS P.A.
LAUDERDALE-BY-THE-SEA, FL
954/771-8184

OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

DRAWING TITLE

TREE SURVEY 1 OF 2
03.30.2020

DRAWING #

L1

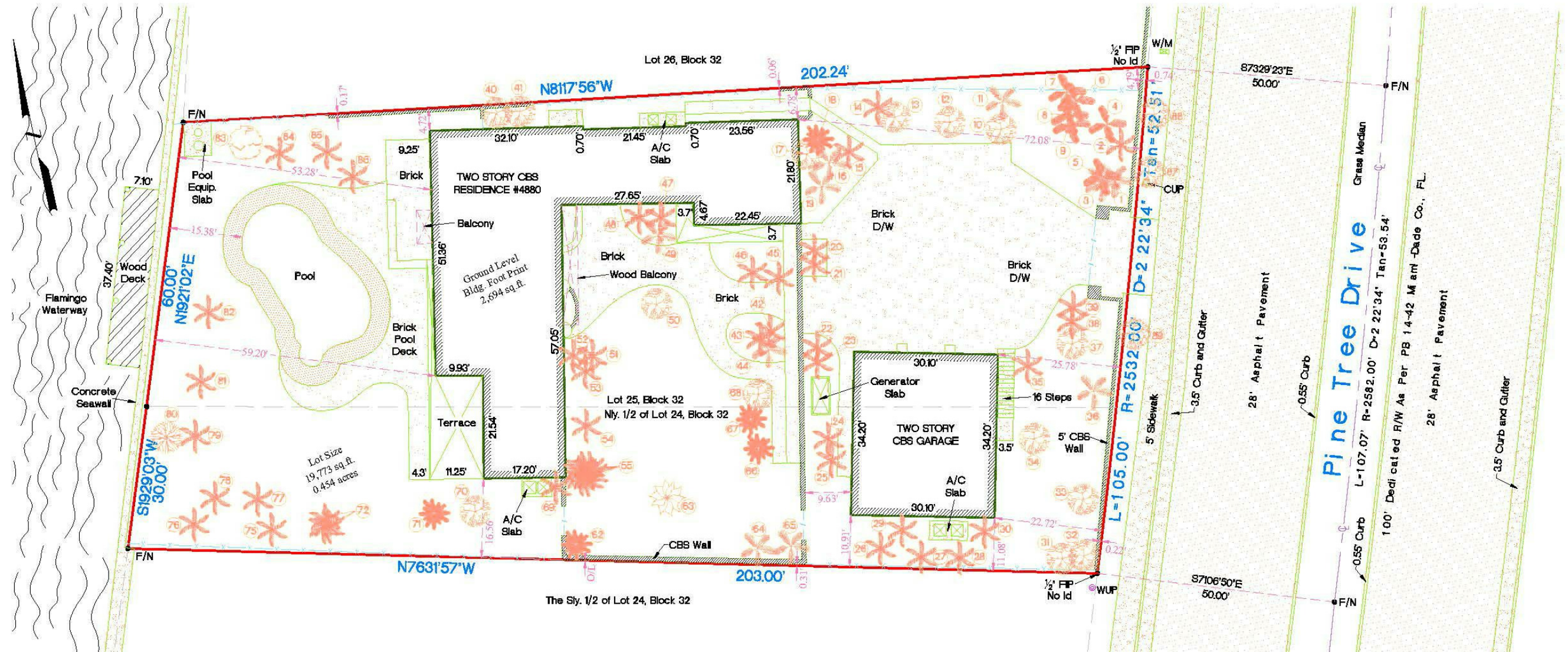


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 1498
13030 SW 13TH COURT
MIAMI, FLORIDA 33186
E-MAIL: AFA@AFA-SURVEYING.COM
PH: 305-224-0288
FX: 305-410-0178

Boundary Survey

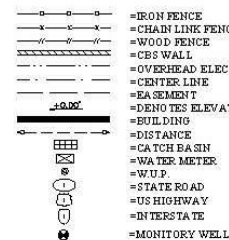
Graphic Scale 1" = 20'

Sheet 2 of 2



Abbreviations of Legend

A	=ARC DISTANCE	D	=DIRECTION	L	=LENGTH	PL	=PLANTER
AVE	=AVENUE	D.W.	=DRAINAGE & MAINTENANCE	L.M.E.	=LOWEST FLOOR ELEVATION	P.O.C.	=POINT OF COMMENCEMENT
ASH	=ASPHALT	D.M.E.	=DRAINAGE & MAINTENANCE	L.F.E.	=LOWEST FLOOR ELEVATION	P.O.B.	=POINT OF BEGINNING
A.W.	=ANCHORED WIRE	EASEMENT	=EASEMENT	L.P.	=LIGHT POLE	R	=RADIUS
B.L.D.G.	=BUILDING	ENC.	=ENCROACHMENT	MEAS.	=MEASURED	R/W	=RIGHT OF WAY
B.COR.	=BLOCK CORNER	E.T.P.	=ELECTRIC TRANSFORMER PAD	M.H.	=MAN HOLE	S.D.H.	=SET DRILL HOLE
CB	=CATCH BASIN	F.P.L.	=FLORIDA POWER AND LIGHT	M.L.	=MONUMENT LINE	S.I.P.	=SET IRON PIPE
CLF	=CHAIN LINK FENCE	F.H.	=FREE HYDRANT	N.G.V.G.	=NATIONAL GEODETIC	SN	=SET NAIL
CONC.	=CONCRETE	F.I.P.	=FOUND IRON PIPE	N.T.S.	=NOT TO SCALE	SDWLK	=SIDEWALK
COL.	=COLUMN	FF	=FINISH FLOOR	O.E.	=OVERHEAD ELECTRIC LINE	T	=TANGENT
CUP.	=CONCRETE UTILITY POLE	D.H.F.	=FOUND DRILL HOLE	O.L.	=ON LINE	U.E.	=UTILITY EASEMENT
C.L.P.	=CONCRETE LIGHT POLE	FR	=FOUND REBAR	P.C.P.	=PERMANENT CONTROL POINT	W.F.	=WOOD FENCE
CBS	=CONCRETE BLOCK STRUCTURE	FD	=FOUND DISC	P.M.	=PARKING METER	W.V.	=WATER VALVE
C.M.E.	=CANAL MAINTENANCE	FN	=FOUND NAIL	P.C.	=POINT OF CURVATURE	W.U.P.	=WOOD UTILITY POLE
		IF	=IRON FENCE	P/W	=PARKWAY	WALK	=WALKWAY



The sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

JOB #	19-1223
DATE	11-08-2019
PB	14-42



ARCHITECT

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

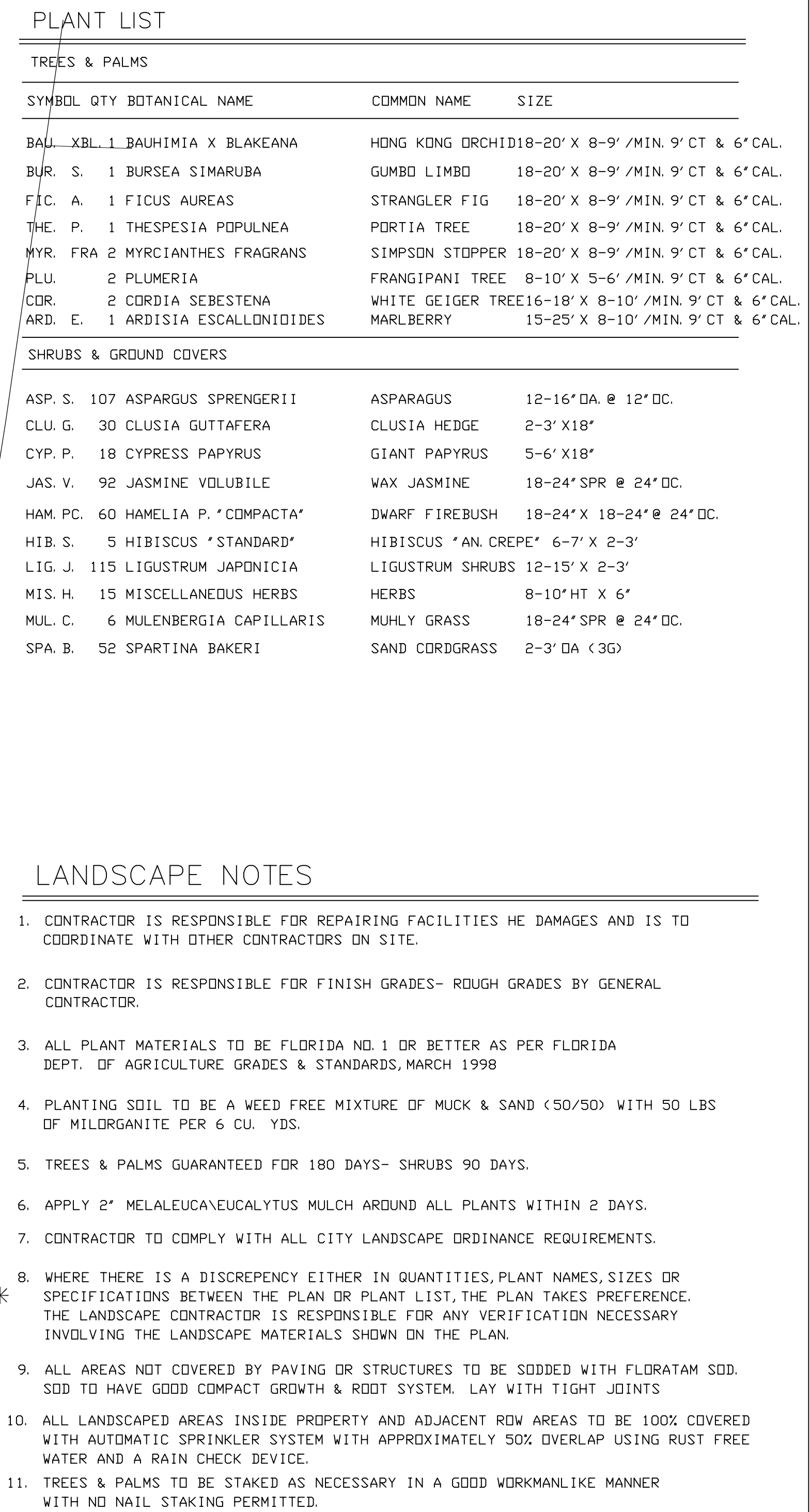
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TREE SURVEY 2 OF 2
03.30.2020

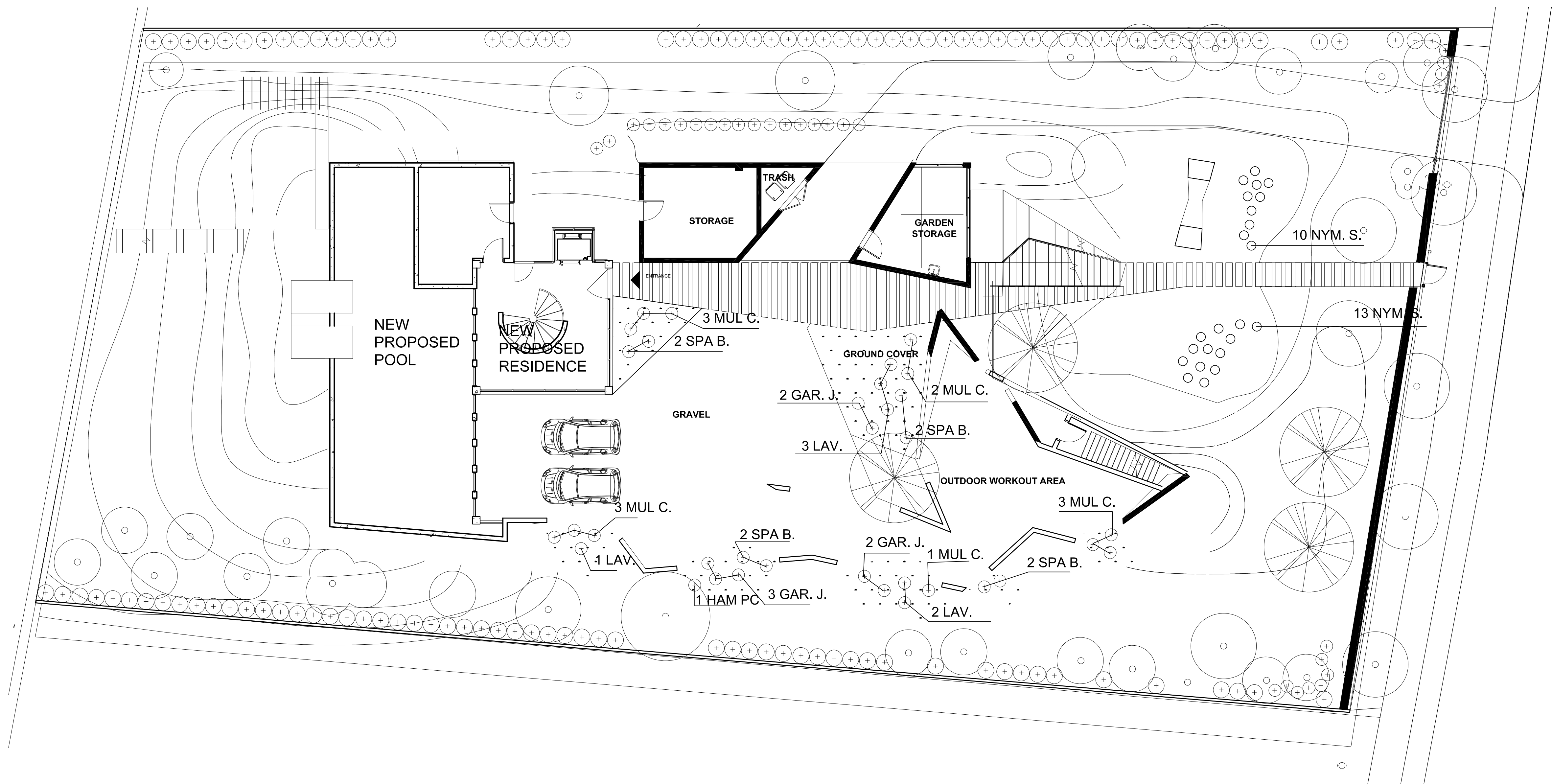
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L2

1804



L3

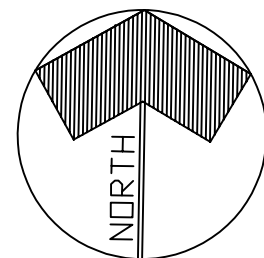


UNDERSTORY PLAN

PLANT LIST

SHRUBS & GROUND COVERS			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME SIZE
NYM. S.	23	NYMPHAEA SPP.	WATER LILY'S 12-16" DA. @ AS SHOWN
MUL. C.	12	MULENBERGIA CAPILLARIS	MUHLY GRASS 18-24" SPR @ 24" DC.
SPA. B.	8	SPARTINA BAKERI	SAND CORDGRASS 2-3' DA (3G)
LAV.	6	LAVANDULA	LAVENDER 18-24" X 18-24"
GAR. J.	7	GARDENIA JASMINOIDES	DWARF GARDENIA 18-24" X 18-24"

LANDSCAPE PLAN



SCALE 1" = 10'

BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECT

LAUDERDALE BY THE SEA, FLA
954/771-8184



MTTR MGMT
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LANDSCAPE ARCHITECT
BRUCE E. CUMMINGS P.A.
POMPANO BEACH, FL
954/771-8184

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

LANDSCAPE FOR FIRST
FLOOR

L4

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 19,773 SF

Acres 0.45

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 19,773 s.f. x 50 % = 9,887 s.f.

REQUIRED/
ALLOWED

PROVIDED

9,887 SF

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces _____ x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

9,887 SF

B. Maximum lawn area (sod) permitted= 50 % x 9,887 s.f.

4,944 SF

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

5 trees x 14 net lot acres - number of existing trees=

19 - 27 EX

39

B. % Natives required: Number of trees provided x 30% =

12

12

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

20

39

D. Street Trees (maximum average spacing of 20' o.c.)

_____ linear feet along street divided by 20'=

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

105 linear feet along street divided by 20'=

3 EX 3 NEW

6

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

91

B. % Native shrubs required: Number of shrubs provided x 50%=

46

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

10

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

5

ARCHITECT

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma77er.com



CONSULTANT

OWNER

DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

DRAWING TITLE

LANDSCAPE LEGEND
03.30.2020

DRAWING #

L5

True Tree Service, LLC
4880 Pine Tree Drive (AR)
06 December 2019
Page | 4

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
1	<i>Syagrus romanzoffiana</i>	Queen palm	11"	15'	8'	11'	Good	REMAN
2	<i>Syagrus romanzoffiana</i>	Queen palm	10"	14'	7'	10'	Good	REMOVE
3	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMAN
4	<i>Syagrus romanzoffiana</i>	Queen palm	8"	13'	7'	8'	Good	REMAN
5	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMAN
6	<i>Ravenea madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
7	<i>Ravenea madagascariensis</i>	Travelers palm	10"	14'	8'	10'	Good	REMOVE
8	<i>Ravenea madagascariensis</i>	Travelers palm	11"	14'	8'	11'	Good	REMAN
A	<i>Ravenea madagascariensis</i>	Travelers palm	9"	12'	6'	9'	Good	REMAN
B	<i>Ravenea madagascariensis</i>	Travelers palm	8"	13'	6'	8'	Good	REMAN
C	<i>Ravenea madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
9	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMOVE
10	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7.5"	25'	16'	8'	Good	RELOCATE
11	<i>Syagrus romanzoffiana</i>	Queen palm	9"	16'	8'	9'	Good	REMAN
12	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7"	25'	16'	7'	Good	RELOCATE
13	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7"	23'	15'	7'	Good	RELOCATE
14	<i>Syagrus romanzoffiana</i>	Queen palm	12"	20'	14'	12'	Good	REMAN
15	<i>Adonia merillii</i>	Manila palm				Under-sized		REMOVE
16	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMOVE
17	<i>Ficus benjamina</i>	Weeping Fig	6"	16'	8'	6'	Good	REMOVE
18	<i>Cocos nucifera</i>	Coconut palm	13"	20'	10'	13'	Fair	REMOVE
19	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMOVE
20	<i>Adonia merillii</i>	Manila palm	7.5"	25'	10'	8'	Good	REMOVE
21	<i>Adonia merillii</i>	Manila palm	7"	25'	10'	7'	Good	REMOVE
22	<i>Adonia merillii</i>	Manila palm	7"	23'	10'	6'	Good	REMOVE
23	<i>Adonia merillii</i>	Manila palm	6"	23'	8'	6'	Good	REMOVE
24	<i>Cocos nucifera</i>	Coconut palm	8"	28'	8'	8'	Good	REMOVE
25	<i>Cocos nucifera</i>	Coconut palm	7"	28'	8'	7'	Good	REMOVE
26	<i>Adonia merillii</i>	Manila palm	9"	32'	8'	9'	Good	REMAN
27	<i>Adonia merillii</i>	Manila palm	6.5"	32'	8'	9'	Good	REMAN
28	<i>Adonia merillii</i>	Manila palm	7"	30'	8'	7'	Good	REMAN
29	<i>Adonia merillii</i>	Manila palm	7"	30'	8'	7'	Good	REMOVE
30	<i>Adonia merillii</i>	Manila palm	7.5"	30'	8'	8'	Good	REMOVE

True Tree Service, LLC
4880 Pine Tree Drive (AR)
06 December 2019
Page | 6

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
31	<i>Adonia merillii</i>	Manila palm	6"	20'	8'	6'	Good	REMOVE
32	<i>Adonia merillii</i>	Manila palm	6"	25'	10'	6'	Good	REMOVE
33	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMOVE
34	<i>Cocos nucifera</i>	Coconut	27"	15'	12'		Good	REMOVE
35	<i>Persea americana</i>	Avocado	9"	18'	15'	9'	Good	REMOVE
36	<i>Syagrus romanzoffiana</i>	Queen palm	10"	25'	18'	10'	Good	REMAN
37	<i>Syagrus romanzoffiana</i>	Queen palm	9"	24'	15'	9'	Good	REMOVE
38	<i>Syagrus romanzoffiana</i>	Queen palm	10"	24'	15'	10'	Good	REMOVE
39	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 6"	20"	15'	9'	Good	REMOVE
40	<i>Adonia merillii</i>	Manila palm	4.5"	25'	10'	5'	Good	REMOVE
41	<i>Cananga odorata</i>	Cananga tree	12"	30'	11'	12'	Fair	REMOVE
42	<i>Cocos nucifera</i>	Coconut	9"	30'	14'	9'	Good	REMAN
43	<i>Adonia merillii</i>	Manila palm	9"	18'	8'	9'	Good	REMAN
44	<i>Adonia merillii</i>	Manila palm	9"	18'	8'	9'	Good	REMAN
45	<i>Adonia merillii</i>	Manila palm	9"	18'	8'	9'	Good	REMAN
46	<i>Adonia merillii</i>	Manila palm	4"	20'	8'	4'	Good	REMAN
47	<i>Adonia merillii</i>	Manila palm	Multi 4" / 5" / 6"	23'	8'	15'	Good	REMAN
48	<i>Adonia merillii</i>	Manila palm	5.5"	16'	6'	6'	Good	REMAN
49	<i>Adonia merillii</i>	Manila palm	Multi 6" / 6.5"	22"	6'	13'	Good	REMAN
50	<i>Adonia merillii</i>	Manila palm	7"	20'	8'	7'	Good	REMOVE
51	<i>Mangifera indica</i>	Mango	Multi 8.5" / 5"	12'	14'	14'	Good	RELOCATE
52	<i>Adonia merillii</i>	Manila palm	6.5"	16'	7'	7'	Good	REMOVE
53	<i>Adonia merillii</i>	Manila palm	6.5"	16'	7'	7'	Good	REMOVE
54	<i>Citrus Limon</i>	Lemon				Under-sized		REMAN
55	<i>Adonia merillii</i>	Manila palm	7"	16'	6'	7'	Good	REMOVE
56	<i>Cocos nucifera</i>	Coconut	8"	25'	10'	8'	Poor	REMOVE
57	<i>Adonia merillii</i>	Manila palm	7"	16'	6'	7'	Good	REMOVE
58	<i>Cordia sebestena</i>	Geiger tree	6"	16'	8'	6'	Good	REMAN
59	<i>Cordia sebestena</i>	Geiger tree	6"	16'	10'	6'	Good	REMAN
60	<i>Cordia sebestena</i>	Geiger tree	6"	16'	10'	6'	Good	REMAN

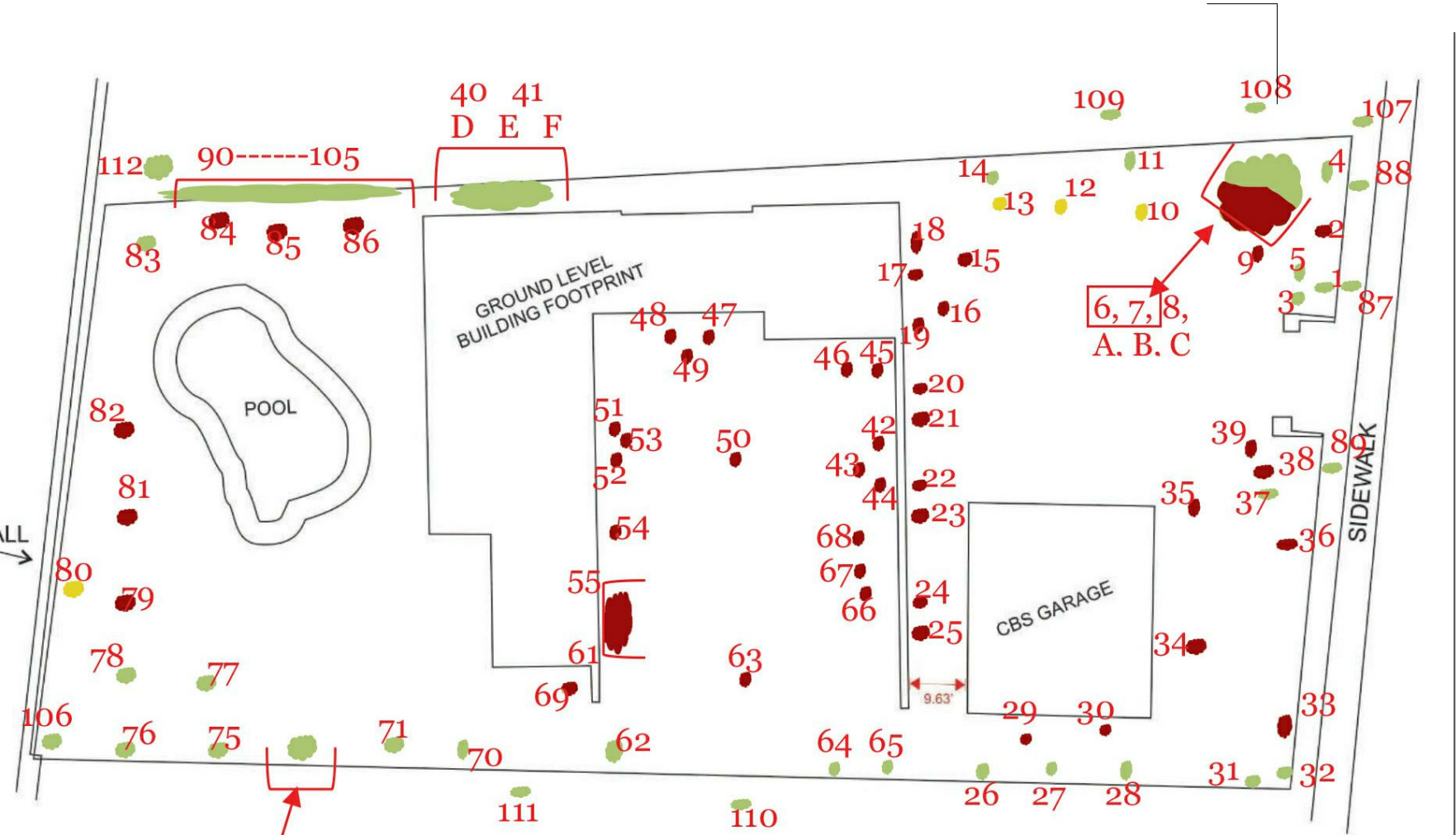
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#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
31	<i>Ficus benjamina</i>	Weeping Fig	5"	16"	10'	5'	Poor	REMAN
32	<i>Ficus benjamina</i>	Weeping Fig	22"	20'	16'	15'	Poor	REMAN
33	<i>Coccoloba uvifera</i>	Seagrape	Multi 20" / 21"	35'	28'	41'	Poor	REMOVE
34	<i>Bauhinia variegata</i>	Bauhinia butterfly	6"	17'	10'	6'	Good	REMOVE
35	<i>Adonia merillii</i>	Manila palm	12"	20'	15'	12'	Good	REMOVE
36	<i>Syagrus romanzoffiana</i>	Queen palm	15"	15'	12'	15'	Good	REMOVE
37	<i>Bauhinia variegata</i>	Bauhinia butterfly	8"	13'	15'	8'	Good	REMAN
38	<i>Adonia merillii</i>	Manila palm	10"	12'	10'	10'	Good	REMOVE
39	<i>Adonia merillii</i>	Manila palm	9"	12'	10'	9'	Good	REMOVE
40	<i>Ficus benjamina</i>	Weeping Fig	Multi (4x) 4"	16'	8'	16'	Good	REMOVE
41	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 4"	17'	8'	8'	Good	REMAN
42	<i>Ficus benjamina</i>	Weeping Fig	3"	16'	7'	3'	Good	REMAN
43	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 5"	16'	8'	10'	Good	REMAN
44	<i>Adonia merillii</i>	Manila palm	7.5"	25'	14'	6'	Good	REMOVE
45	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	22'	15'	7'	Good	REMOVE
46	<i>Adonia merillii</i>	Manila palm	4"	22'	12'	4'	Good	REMOVE
47	<i>Cocos nucifera</i>	Coconut	9"	26'	8'	9'	Good	REMOVE
48	<i>Ficus benjamina</i>	Weeping Fig	5"	25'	7'	5'	Good	REMOVE
49	<i>Adonia merillii</i>	Manila palm	8"	26'	7'	8'	Good	REMOVE
50	<i>Adonia merillii</i>	Manila palm	8"	27'	7'	8'	Good	REMOVE
51	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized		REMOVE
52	<i>Ficus benjamina</i>	Weeping Fig	Multi 7" / 3"	14'	12'	10'	Good	REMOVE
53	<i>Adonia merillii</i>	Manila palm	6"	24'	10'	6'	Good	REMOVE
54	<i>Adonia merillii</i>	Manila palm	6.5"	23'	10'	7'	Good	REMOVE
55	<i>Adonia merillii</i>	Manila palm	6.5"	24'	10'	7'	Good	REMOVE
56	<i>Adonia merillii</i>	Manila palm	Multi 6" / 6"	25'	10'	12'	Good	REMOVE
57	<i>Adonia merillii</i>	Manila palm	6"	25'	9'	6'	Good	REMOVE
58	<i>Adonia merillii</i>	Manila palm	6"	25'	9'	6'	Good	REMOVE
59	<i>Adonia merillii</i>	Manila palm	6"	14'	6'	6'	Good	REMOVE
60	<i>Adonia merillii</i>	Manila palm	6"	17'	8'	6'	Good	REMOVE

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#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
90*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 3"	16'	10'	6'	Good	REMAN
91*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3x) 3"	17'	10'	9'	Good	REMAN
92*	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	17'	10'	7'	Good	REMAN
93*	<i>Ficus benjamina</i>	Weeping Fig	3"	16'	10'	3'	Good	REMAN
94*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 3"	16'	10'	6'	Good	REMAN
95*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3x) 3"	16'	10'	9'	Good	REMAN
96*	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	16'	10'	7'	Good	REMAN
97*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3x) 3"	16'	10'	9'	Good	REMAN
98*	<i>Ficus benjamina</i>	Weeping Fig	4"	19'	10'	4'	Good	REMAN
99*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 3"	16'	10'	6'	Good	REMAN
100*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 3" / 4"	20'	10'	10'	Good	REMAN
101*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 3"	16'	10'	6'	Good	REMAN
102*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2x) 3"	17'	10'	6'	Good	REMAN
103*	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	16'	10'	7'	Good	REMAN
104*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3x) 3"	19'	10'	9'	Good	REMAN
105*	<i>Ficus benjamina</i>	Weeping Fig	Multi 5" / 3"	21'	10'	8'	Good	REMAN
106*	<i>Thespesia populnea</i>	Portia tree	Multi (5x) 3"	15'	15'	15'	Good	REMAN
Trees on adjacent property								
107*	<i>Callistemon citrinus</i>	Red bottlebrush	4"	12'	4'	4'	Good	
108*	<i>Roystonea regia</i>	Royal palm	12"	16'	10'	12'	Good	
109*	<i>Livingstonia chinensis</i>	Fountain palm	10"	15'	7'	10'	Good	
110*	<i>Sabal palmetto</i>	Cabbage palm	14"	23'	6'	14'	Good	
111*	<i>Dysoxylum</i>	Atrec				Under-sized		
112*	<i>Thespesia populnea</i>	Portia tree	6"	16'	12'	8'	Good	

* = trees were estimated due to limited access



TREE DISPOSITION LEGEND

TREES TO REMAIN - TOTAL OF 51

TREES TO REMOVE - TOTAL OF 51

TREES TO RELOCATE - TOTAL OF 4