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# 5011 PINE TREE DRIVE

DESIGN REVIEW BOARD DRAWINGS  
REVISED FINAL SUBMITTAL 10/5/2020



SCOPE OF WORK  
1. DESCRIPTION OF WORK: Relocation of existing architectural significant house with addition  
2. SCOPE OF WORK:  
2.1 Relocation of existing architectural significant house with addition  
2.2 Demolition of existing garage and apartment  
2.3 Renovation and addition to existing house & boathouse.

FINAL DRB SUBMITTAL DEADLINE DATE:



REV 10/5/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		COVER & INDEX	Sheet: <b>D-0.000</b>
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020 Scale:

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM # Zoning Information

1 Address: 5011 Pine Tree Drive  
 2 Folio number(s): 02-3214-003-0010  
 3 Board and file numbers :  
 4 Year built: 1924 Zoning District: RS-2  
 5 Based Flood Elevation: 8.00' Grade value in NGVD:  
 6 Adjusted grade (Flood+Grade/2): Free board: 12"  
 7 Lot Area: 82,714 S.F.  
 8 Lot width: 203.10' Lot Depth: 411.10'  
 9 Max Lot Coverage SF and %: 33,085 S.F. 40% Proposed Lot Coverage SF and %: 29,588 S.F. 35.77%  
 10 Existing Lot Coverage SF and %: 9,282 11.22% Lot coverage deducted (garage-storage) SF: N/A  
 11 Front Yard Open Space SF and %: 10,154 S.F. Rear Yard Open Space SF and %: 9,854 S.F.  
 12 Max Unit Size SF and %: 49,628 S.F. 60% Proposed Unit Size SF and %: 49,261 S.F. 59.55% Inc. Existing  
 13 Existing First Floor Unit Size: 9,282 S.F. Proposed First Floor Unit Size: 28,093 S.F. (26,218 S.F. INTERIOR VOLUME) Inc. Existing  
 14 Existing Second Floor Unit Size: 6,563 S.F. Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)  
 15 Proposed Second Floor Unit Size SF and % : 21,156 S.F. 71.08% (21,979 S.F. 83.83% 1ST FLR. INTERIOR VOLUME) Inc. Existing  
 16 Proposed Roof Deck Area SF and %: 1,864 S.F. 10.29%  
 (Note: Maximum is 25% of the enclosed floor area immediately below):

	Required	Existing	Proposed	Proposed Height With Bonus
17 Height:*	28'-0" FLAT 31'-0" SLOPED	41'-10 1/4" FLAT 24'-3 1/2" SLOPED	28'-0" 30'-6"	30'-0" 30'-6"
18 Setbacks:				
19 Front First level:	20.00'	25.33'	20.00'	
20 Front Second level:	30.00'	25.33'	25.33'	
21 Side 1:	20.50'	33.30'	15.50'	
22 Side 2 or (facing street):	30.33'	50.00'	15.50'	
23 Rear:	50.00'	56.07'	39.58'	
Accessory Structure Side 1:		10.00'	N/A	
24 Accessory Structure Side 2 or (facing street) :		0.00'	N/A	
25 Accessory Structure Rear:				
26 Sum of Side yard :	50.83'	10.00'	15.50'	
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	

Notes:

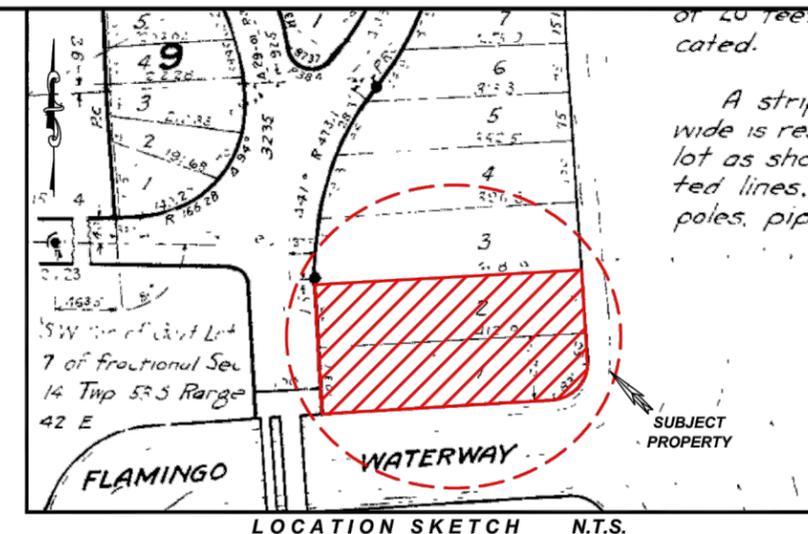
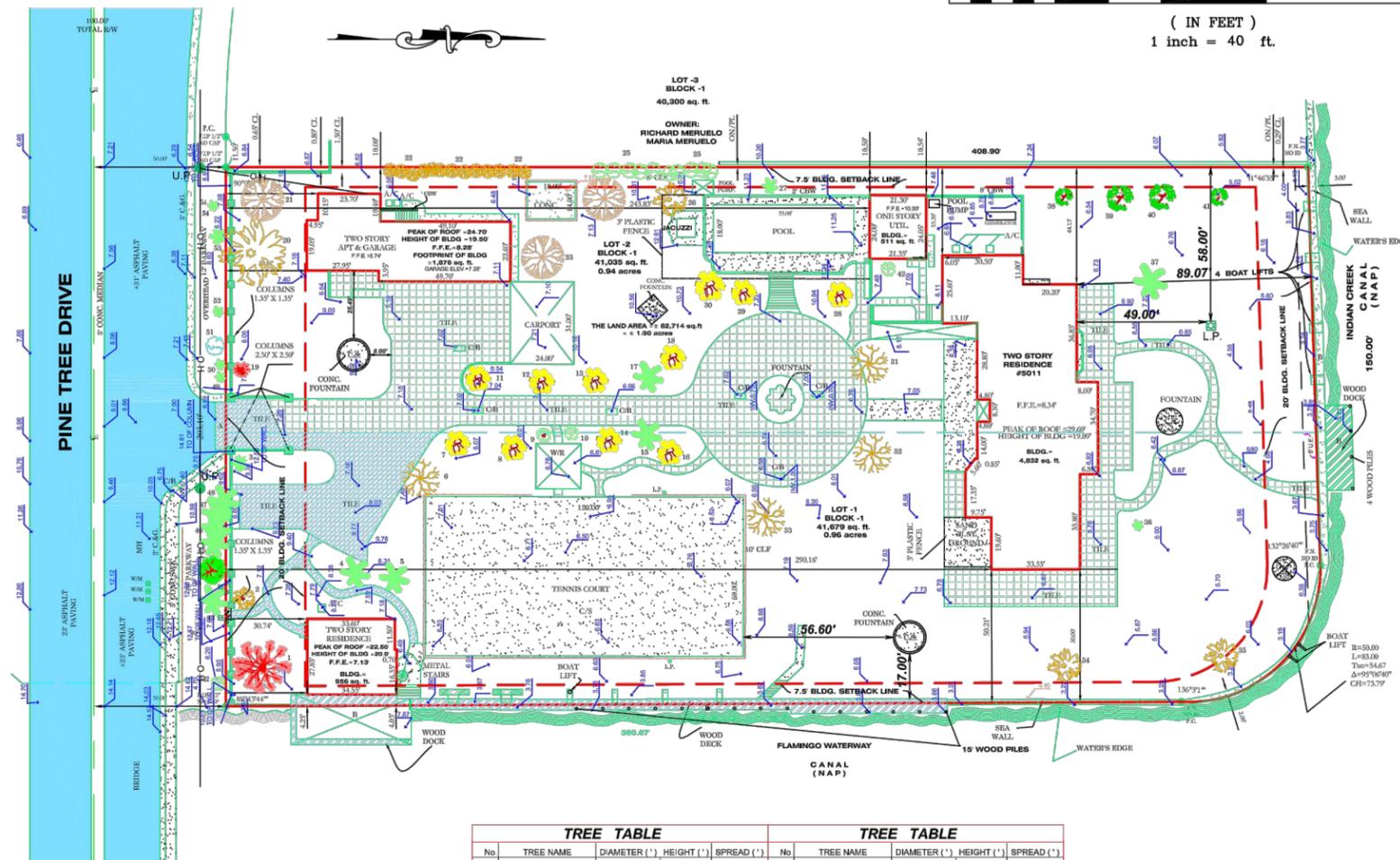
If not applicable write N/A

\* PROPERTIES DETERMINED TO RETAIN AN ARCHITECTURALLY SIGNIFICANT STRUCTURE, FOR LOTS ZONED RS-1 OR RS-2, THE HEIGHT FOR GROUND LEVEL ADDITIONS NOT TO EXCEED 50 PERCENT OF THE LOT COVERAGE PROPOSED MAY BE INCREASED UP TO 30' FOR A FLAT ROOF STRUCTURE AND 30' FOR A SLOPED ROOF STRUCTURE (AS MEASURED TO THE MID-POINT OF THE SLOPE)



REV 10/5/2020

Inspirata Management LLC 3021 Alton Road Suite 421 Miami Beach, FL 33140		ZONING CHART	Sheet: A-0.001
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020 Scale:



**LEGAL DESCRIPTION:**

SURVEY OF LOT 1-2, BLOCK , OF BEACH VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

5011 PINETREE DR  
 MIAMI BEACH, FL 33140

**CERTIFICATIONS:**

5011 PINETREE HOLDINGS INC

**SURVEYOR'S NOTES:**

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH BENCH MARK # A-34. LOCATOR NO. 3223 E. ; ELEVATION FEET 14.34 OF N.G.V.D. OF 1929
- THIS IS A SPECIFIC PURPOSE SURVEY.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by GEORGE IBARRA  
 IBARRA  
 DN: c=US, st=Florida, l=Miami,  
 o=NOVA SURVEYOR, INC.,  
 cn=GEORGE IBARRA,  
 email=novasurveyors@gmail.com  
 Date: 2020.04.03 15:58:21 -04'00'

BY: GEORGE IBARRA (DATE OF FIELD WORK)  
 PROFESSIONAL LAND SURVEYOR NO. :2534  
 STATE OF FLORIDA  
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 04-02-2020 UP DATED SURVEY

REVISED ON:

TREE TABLE				TREE TABLE			
No.	TREE NAME	DIAMETER (")	HEIGHT (')	No.	TREE NAME	DIAMETER (")	HEIGHT (')
1	FICUS	7.00	25.00	28	SAWGRASS PARETTO	2.00	7.00
2	COCCALOBBA	2.00	15.00	29	SAWGRASS PARETTO	2.00	20.00
3	ALEXANDER PALM	0.40	25.00	30	COCO	0.70	25.00
4	MEXICAN PALM	0.70	20.00	31	CANARY ISLAND PALM	1.10	20.00
5	MEXICAN PALM	0.70	25.00	32	CANARY ISLAND PALM	1.10	20.00
6	CANARY ISLAND PALM	1.20	30.00	33	SAWGRASS PARETTO	1.20	7.00
7	SAWGRASS PARETTO	2.00	6.00	34	ROYAL PALM	2.00	35.00
8	SAWGRASS PARETTO	2.00	5.00	35	ROYAL PALM	2.00	45.00
9	PALM	0.30	8.00	36	MINIATURE DATE PALM	0.30	4.00
10	PALM	0.30	8.00	37	MINIATURE DATE PALM	0.30	4.00
11	SAWGRASS PARETTO	1.50	6.00	38	AVOCADO	0.70	15.00
12	SAWGRASS PARETTO	1.50	4.00	39	AVOCADO	0.30	19.00
13	SAWGRASS PARETTO	1.50	7.00	40	AVOCADO	0.50	20.00
14	SAWGRASS PARETTO	1.50	6.00	41	AVOCADO	0.80	15.00
15	QUEEN PALM	0.80	35.00	42	PALM	0.70	15.00
16	SAWGRASS PARETTO	1.50	7.00	43	QUEEN PALM	1.00	35.00
17	QUEEN PALM	0.80	30.00	44	DRAGON TREE	1.00	30.00
18	SAWGRASS PARETTO	2.00	7.00	45	QUEEN PALM	1.00	25.00
19	FICUS	8.00	35.00	46	QUEEN PALM	1.00	20.00
20	COCCALOBBA	3.00	25.00	47	QUEEN PALM	1.00	25.00
21	MANGO	1.50	25.00	48	QUEEN PALM	1.00	25.00
22	HIBISCU	0.70	17.00	49	MINIATURE DATE PALM	1.00	8.00
23	MANGO	1.20	35.00	50	MINIATURE DATE PALM	1.00	8.00
24	MANGO	2.00	35.00	51	PINE	0.70	10.00
25	FMS TALE	0.70	10.00	52	MINIATURE DATE PALM	0.30	7.00
26	COCO	0.80	50.00	53	ALEXANDER PALM	0.30	40.00
27	QUEEN PALM	0.80	35.00	54	MINIATURE DATE PALM	0.30	7.00

**ABBREVIATIONS AND MEANINGS**

- A = ARC
- A/C = AIR CONDITIONER PAD.
- A.E. = ANCHOR EASEMENT.
- A/R = ALUMINUM ROOF.
- A/S = ALUMINUM SHED.
- ASPH. = ASPHALT.
- B.C. = BLOCK CORNER.
- B.L.D.G. = BUILDING.
- B.M. = BENCH MARK
- B.M.H. = BELL SOUTH MANHOLE
- B.O.B. = BASIS OF BEARINGS.
- C = CALCULATED
- C.B. = CATCH BASIN.
- C.B.S. = CONCRETE BLOCK STRUCTURE.
- CBW = CONCRETE BLOCK WALL.
- CH. = CHORD.
- CH.B. = CHORD BEARING.
- CL = CLEAR
- C.L.F. = CHAIN LINK FENCE.
- C.M.E. = CANAL MAINTENANCE EASEMENTS.
- CONC. = CONCRETE.
- C.P. = CONC. PORCH.
- C.S. = CONCRETE SLAB.
- D.E. = DRAINAGE EASEMENT.
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- D.G. = DEGREES.
- E = EAST.
- E.T.P. = ELECTRIC TRANSFORMER PAD.
- ELEV. = ELEVATION.
- ENCR. = ENCROACHMENT.
- F.H. = FIRE HYDRANT.
- F.I.P. = FOUND IRON PIPE.
- F.I.R. = FOUND IRON ROD.
- F.F.E. = FINISHED FLOOR ELEVATION.
- F.W.D. = FOUND WALL & DISK.
- FR = FRAME.
- FT = FEET.
- PROP. COR. = PROPERTY CORNER
- FNIP. = FEDERAL NATIONAL INSURANCE
- F.W. = FOUND WALL.
- H. = HIGH (HEIGHT)
- I.N. & E.G. = INGRESS AND EGRESS EASEMENT.
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE.
- L.F.E. = LOWEST FLOOR ELEVATION.
- L.M.E. = LAKE MAINTENANCE EASEMENT.
- M. = MINUTES.
- M.D. = MEASURED DISTANCE.
- MON. = MONUMENT LINE.
- M/H = MANHOLE.
- M/L = MONUMENT LINE.
- N.A.P. = NOT A PART OF.
- NGVD = NATIONAL GEODETIC VERTICAL DATUM.
- N. = NORTH.
- N.T.S. = NOT TO SCALE.
- #-NO. = NUMBER.
- O/S = OFFSET.
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- OVH = OVERHANG
- P.V.M.T. = PAVEMENT.
- PL. = PLASTER.
- P/L = PROPERTY LINE.
- P.C.C. = POINT OF COMPOUND CURVE.
- P.C. = POINT OF CURVE.
- PT. = POINT OF TANGENCY.
- POC. = POINT OF COMMENCEMENT.
- POB. = POINT OF BEGINNING.
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK.
- PG. = PAGE.
- PKY. = PARKWAY.
- PRM. = PERMANENT REFERENCE MONUMENT.
- P.L.S. = PROFESSIONAL LAND SURVEYOR.
- R. = RECORDED DISTANCE.
- RR. = RAIL ROAD.
- RES. = RESIDENCE.
- R/W = RIGHT-OF-WAY.
- R.P. = RADIUS POINT.
- RGR. = RANGE.
- SEC. = SECTION.
- STY. = STORY.
- SWR. = SIDEWALK.
- S.I.P. = SET IRON PIPE L.B. #6044.
- S. = SOUTH.
- S. = SECONDS
- W.S. = WOOD SHED.
- W = WEST.
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1355 NW 97 AV SUITE 200  
 MIAMI FLORIDA 33172  
 TELEPHONE: (305) 264-2660  
 FAX: (305) 264-0229

**Nova Surveyors Inc.**  
 LAND SURVEYORS

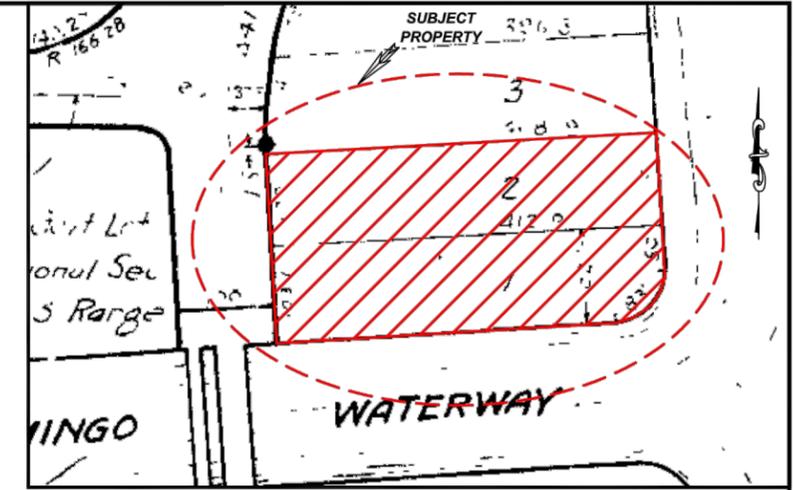
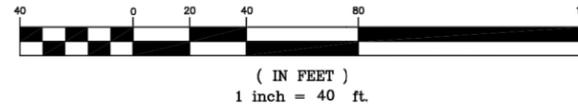
SURVEY No. 4-0006446-5

**BOUNDARY SURVEY**

DRAWN BY: AL

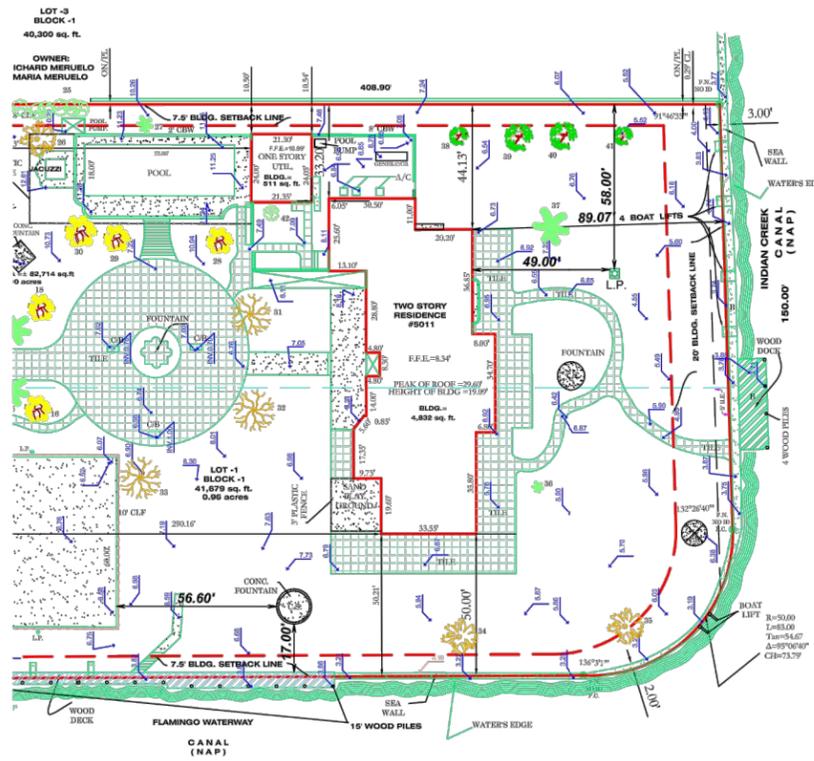
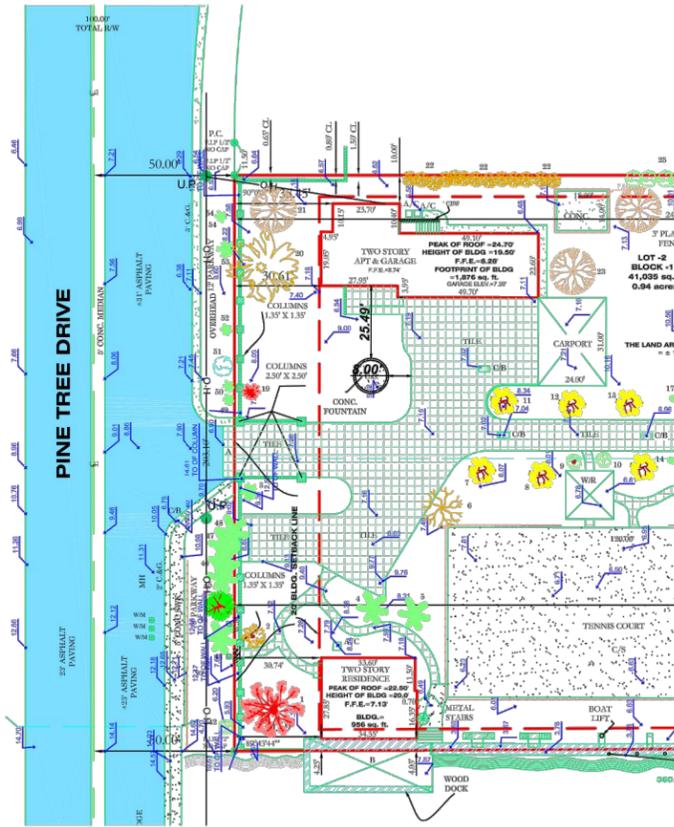
SHEET No. 1 OF 1

GRAPHIC SCALE



**EAST CLOSE UP AREA**

**WEST CLOSE UP AREA**



**LEGAL DESCRIPTION:**

SURVEY OF LOT 1-2, OF BEACH VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

5011 PINETREE DR  
 MIAMI BEACH, FL 33140

**CERTIFICATIONS:**

5011 PINETREE HOLDINGS INC

**SURVEYOR'S NOTES:**

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS. NORTH ARROW BASED ON PLAT
- 2) ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH BENCH MARK # A-34.LOCATOR NO. 3223 E. ; ELEVATION FEET 14.34 OF N.G.V.D. OF 1929
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 4) THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX:120651-0328-L. DATE OF FIRM: 09-11-2009
- BASE FLOOD ELEVATION: 8 FEET

**ABBREVIATIONS AND MEANINGS**

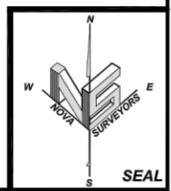
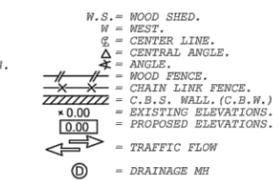
A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT.	H. = HIGH (HEIGHT)	P.V. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EGS. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGB. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	* = DEGREES.	L.P. = LIGHT POLE.	P.C. = POINT OF CURVE.	STY. = STORY.
B.L.D.G. = BUILDING.	E = EAST.	L.P.E. = LOWEST FLOOR ELEVATION.	P.O.T. = POINT OF TANGENCY.	SWK. = SIDEWALK.
B.M. = BENCH MARK.	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.M.E. = LAKE MAINTENANCE EASEMENT.	POC. = POINT OF COMMENCEMENT.	S.I.P. = SET IRON PIPE I.B. #6044.
B.M.H. = BELLSOUTH MANHOLE	ENCR. = ENCROACHMENT.	' = MINUTES.	POB. = POINT OF BEGINNING.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	F.H. = FIRE HYDRANT.	M. = MEASURED DISTANCE.	P.R.C. = POINT OF REVERSE CURVE	S.I.P. = SET IRON PIPE I.B. #6044.
C = CALCULATED	F.I.R.P. = FOUND IRON PIPE.	MON. = MONUMENT LINE.	P.B. = PLAT BOOK.	S. = SOUTH.
C.B. = CATCH BASIN.	F.F.E. = FINISHED FLOOR ELEVATION.	M/H = MANHOLE.	PG. = PAGE.	T = TANGENT.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.N.D. = FOUND NAIL & DISK.	M/L = MONUMENT LINE.	PG. = PAGE.	TWP. = TOWNSHIP.
CBW = CONCRETE BLOCK WALL.	FR = FRAME.	N.A.P. = NOT A PART OF.	PG. = PAGE.	UTL. = UTILITY.
CH. = CHORD.	FT = FEET.	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	PG. = PAGE.	U.F. = UTILITY POLE.
CH.B. = CHORD BEARING.		N. = NORTH.	PG. = PAGE.	W.M. = WATER METER.
CL = CLEAR		N.T.S. = NOT TO SCALE.	PG. = PAGE.	W.F. = WOOD FENCE.
C.L.F. = CHAIN LINK FENCE.		#-NO. = NUMBER.	PG. = PAGE.	
C.M.E. = CANAL MAINTENANCE EASEMENTS.		O/S = OFFSET.	PG. = PAGE.	

BY: \_\_\_\_\_ 03/13/2007  
**GEORGE IBARRA** (DATE OF FIELD WORK)  
 PROFESSIONAL LAND SURVEYOR NO. :2534  
 STATE OF FLORIDA  
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 04-02-2020 UPDATED SURVEY

REVISED ON:



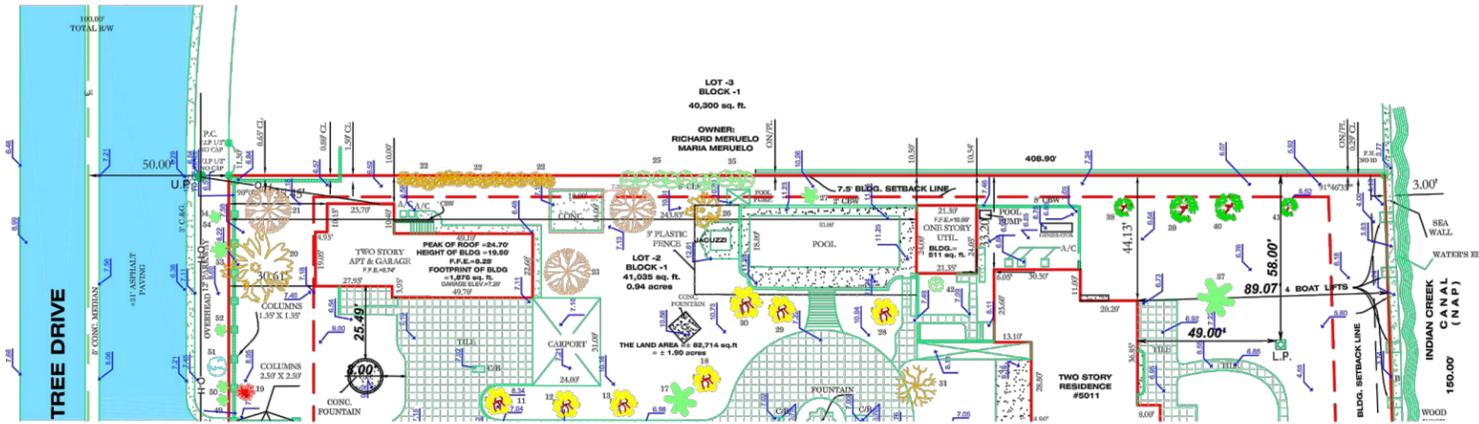
**BOUNDARY SURVEY**

GRAPHIC SCALE

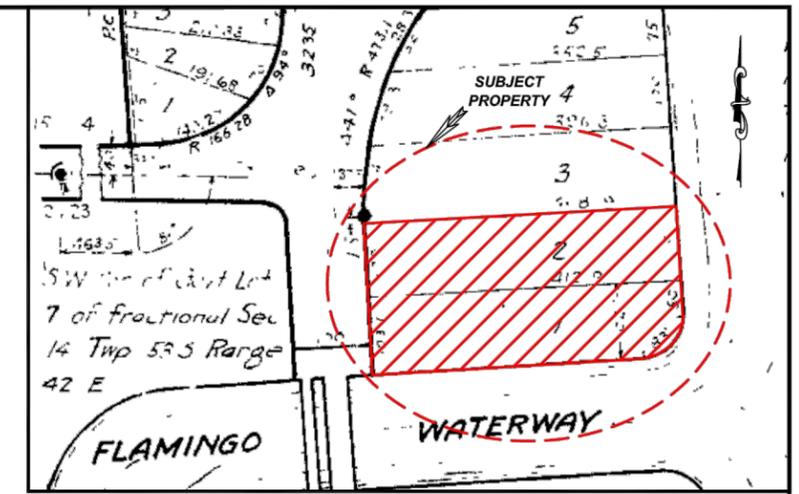
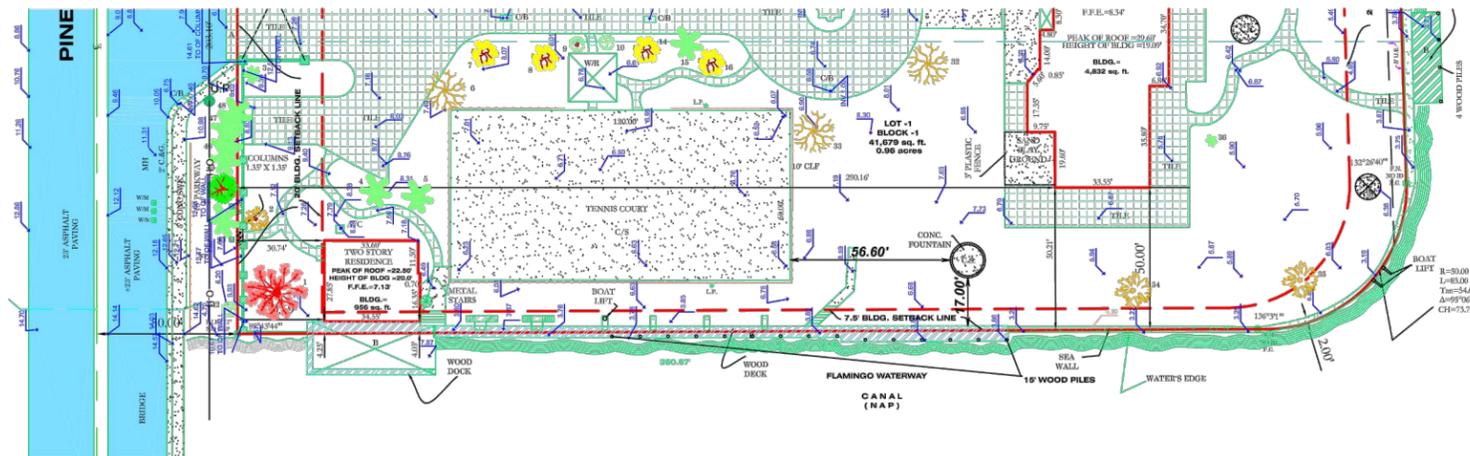


( IN FEET )  
 1 inch = 40 ft.

**NORTH CLOSE UP AREA**



**SOUTH CLOSE UP AREA**



LOCATION SKETCH N.T.S.

**LEGAL DESCRIPTION:**

SURVEY OF LOT 1-2, OF BEACH VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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**CERTIFICATIONS:**

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REVISED ON:

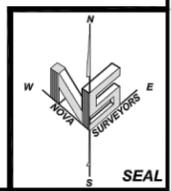
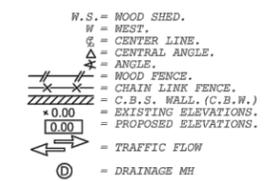
**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**

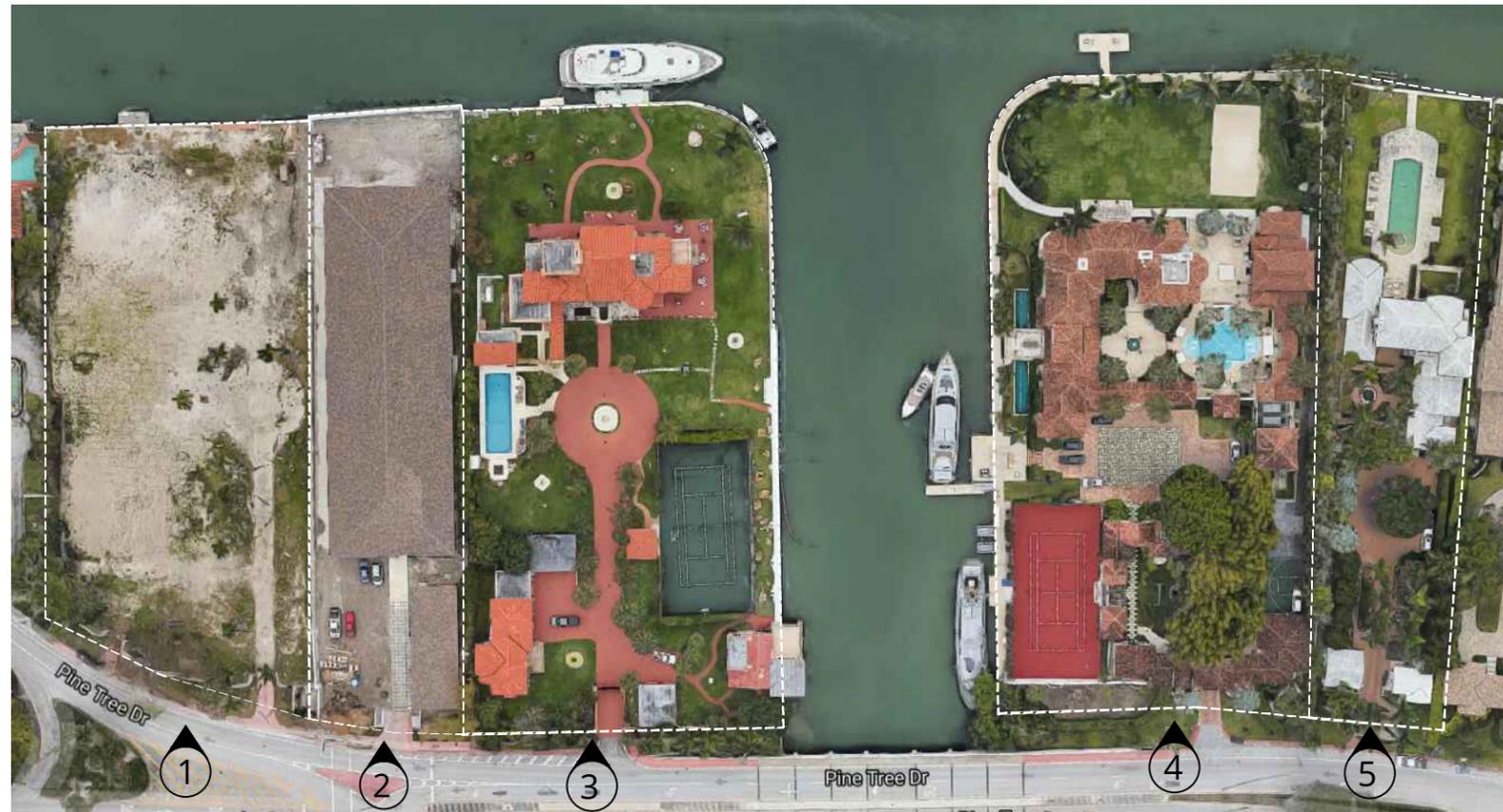
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120651-0328-L DATE OF FIRM: 09-11-2009

BASE FLOOD ELEVATION: 8 FEET

**ABBREVIATIONS AND MEANINGS**

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/O/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT.	H. = HIGH (HEIGHT)	P.C. = POINT OF CURVE.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EGS. = INGRESS AND EGRESS EASEMENT.	P.L. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	* = DEGREES.	L.P. = LIGHT POLE.	P.O.C. = POINT OF TANGENCY.	STY. = STORY.
B.L.D.G. = BUILDING.	E = EAST.	L.P.E. = LOWEST FLOOR ELEVATION.	P.O.B. = POINT OF BEGINNING.	SWK. = SIDEWALK.
B.M. = BENCH MARK	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.M.E. = LAKE MAINTENANCE EASEMENT.	P.R.C. = POINT OF REVERSE CURVE	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELLSOUTH MANHOLE	ELEV. = ELEVATION.	' = MINUTES.	P.B. = PLAT BOOK.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	PG. = PAGE.	" = SECONDS.
C = CALCULATED	F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.	PG. = PARSELY.	T = TANGENT.
C.B. = CATCH BASIN.	F.I.R. = FOUND IRON PIPE.	M/H = MANHOLE.	FRM. = PERMANENT REFERENCE MONUMENT.	TWP = TOWNSHIP.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.I.R. = FOUND IRON ROD.	M/L = MONUMENT LINE.	N.A.P. = NOT A PART OF.	UTIL. = UTILITY.
CBW = CONCRETE BLOCK WALL.	F.F.E. = FINISHED FLOOR ELEVATION.	N.A.P. = NOT A PART OF.	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	U.F. = UTILITY POLE.
CH. = CHORD.	F.N.D. = FOUND NAIL & DISK.	N. = NORTH.	N.T.S. = NOT TO SCALE.	W.M. = WATER METER.
CH.B. = CHORD BEARING.	FR = FRAME.	N.T.S. = NOT TO SCALE.	#-NO. = NUMBER.	W.F. = WOOD FENCE.
CL = CLEAR	FT = FEET.	O/S = OFFSET.		
C.L.F. = CHAIN LINK FENCE.				
C.M.E. = CANAL MAINTENANCE EASEMENTS.				





PINE TREE DRIVE PROPERTIES (TOP VIEW)



3 5101 PINE TREE DRIVE (FRONT VIEW) MIAMI BEACH FL 33140-2145



1 5111 PINE TREE DRIVE (FRONT VIEW) MIAMI BEACH FL 33140-2145



2 5101 PINE TREE DRIVE (FRONT VIEW) MIAMI BEACH FL 33140-2145



4 4949 PINE TREE DRIVE (FRONT VIEW) MIAMI BEACH FL 33140-2145



5 4929 PINE TREE DRIVE (FRONT VIEW) MIAMI BEACH FL 33140-2145



REV 10/5/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		NEIGHBORHOOD CONTEXT	Sheet: <b>A-1.000</b>
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020 Scale: