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A-6.006	FRONT PLAZA ELEVATION - D		
A-6.007	RIGHT SIDE ELEVATION - A		
A-6.008	RIGHT SIDE ELEVATION - B		
A-6.009	RIGHT SIDE ELEVATION - C		
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A-6.011	RIGHT SIDE ELEVATION - E		
A-6.012	RIGHT SIDE ELEVATION - F		
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A-6.023	REAR PLAZA ELEVATIONS - F		




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:



Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140	LUCE ARCHITECTS	COVER & INDEX	REV 10/5/2020 Sheet: D-0.000
		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):			
17	Height:*	Required 28'-0" FLAT 31'-0" SLOPED	Existing 41'-10 1/4"FLAT 24'-3 1/2" SLOPED	Proposed 28'-0" 30'-6"	Proposed Height With Bonus 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 PERECENT OF THE LOT COVERAGE PROPOSED MAY BE INCREASED UP TO 30' FOR A FLAT ROOF STRUCTURE AND 33' FOR A SLOPED ROOF STRUCTURE (AS MEASURED TO THE MID-POINT OF THE SLOPE)

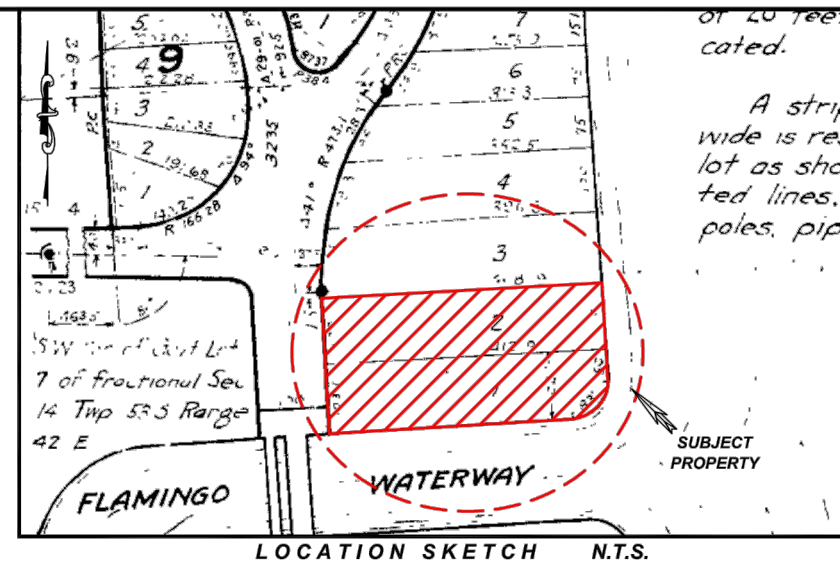
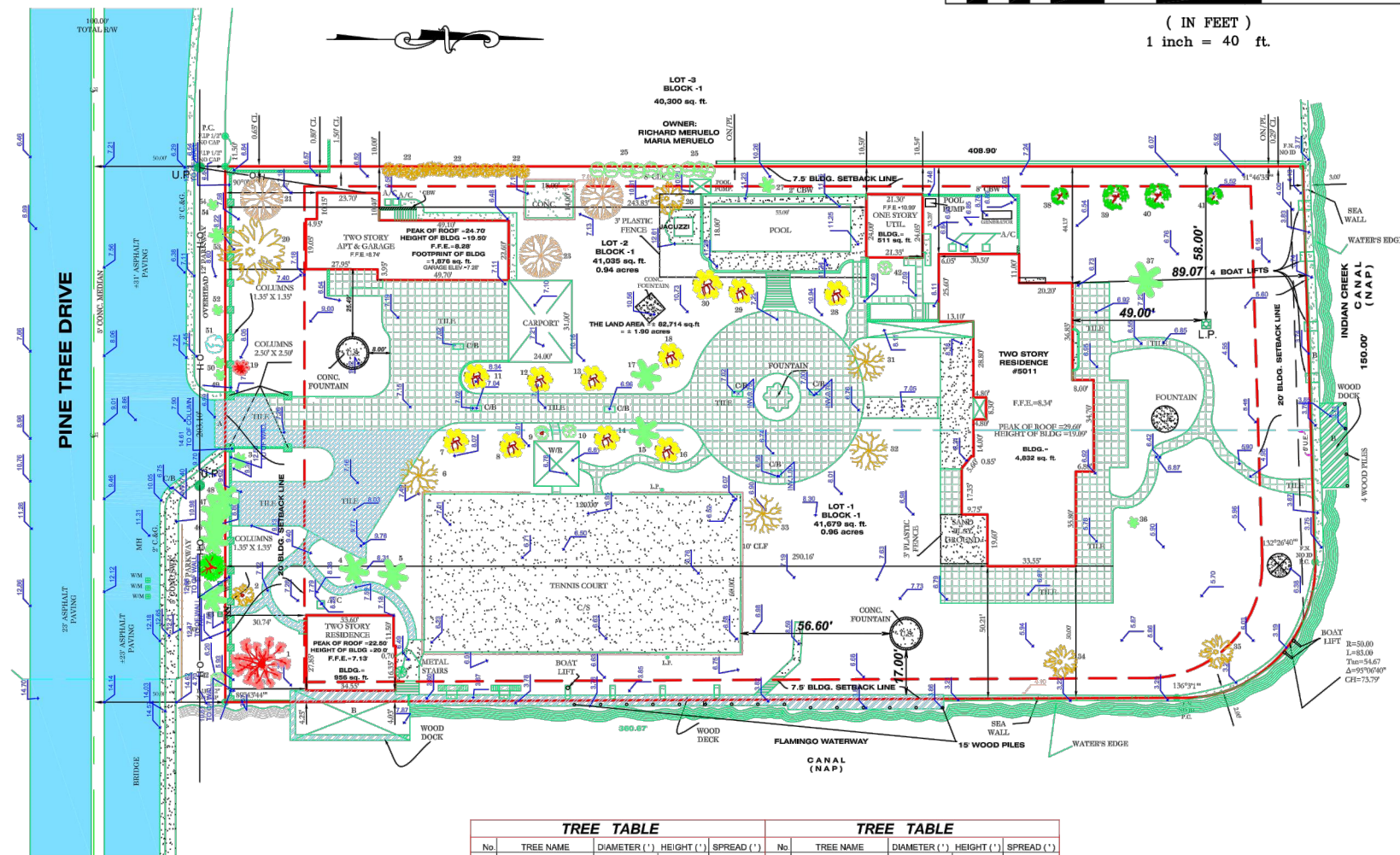


Nova Surveyors Inc.
LAND SURVEYORS

BOUNDARY SURVEY

(IN FEET)
1 inch = 40 ft.

SHEET No. 1 OF 1



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.

5011 PINETREE DR
MIAMI BEACH, FL 33140

5011 PINETREE HOLDINGS INC

- 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.
- 2) NORTH ARROW BASED ON PLAT
- 3) 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
- 4) THIS IS A SPECIFIC PURPOSE SURVEY.
- 5) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 6) 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
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: _____ Date: 2020.04.03 15:58:21 -04'00'
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).

REVISÉ ON: 04-02-2020 UP DATED SURVEY

REVISÉD ON:

- 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 OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND 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 FNMP 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.

TREE TABLE					TREE TABLE				
No	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')	No	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')
1	FICUS	7.00	25.00	20.00	28	SAWGRASS PARETTO	2.00	7.00	10.00
2	COCCALOLBA	2.00	15.00	10.00	29	SAWGRASS PARETTO	2.00	20.00	10.00
3	ALEXANDER PALM	0.40	25.00	5.00	30	COCO	0.70	25.00	15.00
4	MEXICAN PALM	0.70	20.00	10.00	31	CANARY ISLAND PALM	1.10	20.00	15.00
5	MEXICAN PALM	0.70	25.00	10.00	32	CANARY ISLAND PALM	1.10	20.00	15.00
6	CANARY ISLAND PALM	1.20	30.00	15.00	33	SAWGRASS PARETTO	1.20	7.00	15.00
7	SAWGRASS PARETTO	2.00	6.00	5.00	34	ROYAL PALM	2.00	35.00	15.00
8	SAWGRASS PARETTO	2.00	5.00	5.00	35	ROYAL PALM	2.00	45.00	15.00
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	15.00
11	SAWGRASS PARETTO	1.50	6.00	5.00	38	AVOCADO	0.70	15.00	-
12	SAWGRASS PARETTO	1.50	4.00	5.00	39	AVOCADO	0.30	19.00	5.00
13	SAWGRASS PARETTO	1.50	7.00	5.00	40	AVOCADO	0.50	20.00	5.00
14	SAWGRASS PARETTO	1.50	6.00	5.00	41	AVOCADO	0.80	15.00	-
15	QUEEN PALM	0.80	35.00	10.00	42	PALM	0.70	15.00	-
16	SAWGRASS PARETTO	1.50	7.00	8.00	43	QUEEN PALM	1.00	35.00	15.00
17	QUEEN PALM	0.80	30.00	10.00	44	DRAGON TREE	1.00	30.00	10.00
18	SAWGRASS PARETTO	2.00	7.00	10.00	45	QUEEN PALM	1.00	25.00	15.00
19	FICUS	8.00	35.00	-	46	QUEEN PALM	1.00	20.00	15.00
20	COCCALOLBA	3.00	25.00	30.00	47	QUEEN PALM	1.00	25.00	15.00
21	MANGO	1.50	25.00	25.00	48	QUEEN PALM	1.00	25.00	15.00
22	HBISCU	0.70	17.00	-	49	MINIATURE DATE PALM	1.00	8.00	-
23	MANGO	1.20	35.00	30.00	50	MINIATURE DATE PALM	1.00	6.00	-
24	MANGO	2.00	35.00	30.00	51	PINE	0.70	10.00	-
25	FHS TALE	0.70	10.00	-	52	MINIATURE DATE PALM	0.30	7.00	-
26	COCO	0.80	50.00	15.00	53	ALEXANDER PALM	0.30	40.00	5.00
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.
A.S.H. = ASHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.W.H. = BELLSOUTH MANHOLE
B.O.B. = BASTS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
C.C. = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E.F. = 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
 = 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.N.D. = FOUND NAIL & DISK.
 FR = FRAME.
 FT = FEET.

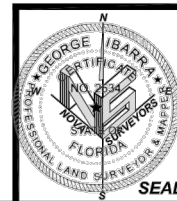
PROP. COR. = PROPERTY CORNER
 FNIP. = FEDERAL NATIONAL INSURANCE
 F.N. = FOUND NAIL.
 H. = HIGH (HEIGHT)
 IN. & EG. = INGRESS AND EGRESS EASEMENT.
 L.B. = LICENSED BUSINESS
 L.P. = LIGHT POLE.
 L.F.E. = LOWEST FLOOR ELEVATION.
 L.M.E. = LAKE MAINTENANCE EASEMENT.
 * = MINUTES
 M. = MEASURED DISTANCE.
 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
OVI = OVERHANG
P.W.M.T. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
PCC. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PKWY. = 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
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE
S. = SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET FROM PIPE L.B. #6044
S. = SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

W.S. = WOOD SHED.
 W = WEST.
 C.L. = CENTER LINE.
 C.A. = CENTRAL ANGLE.
 Δ = ANGLE.
 = WOOD FENCE.
 = CHAIN LINK FENCE.
 = C.B.S. WALL. (C.B.W.).
 = EXISTING ELEVATIONS.
 = PROPOSED ELEVATIONS.
 = TRAFFIC FLOW
 (D) = DRAINAGE MH



1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

DRAWN BY: AL

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 4-0006446-5

SHEET No. 1 OF 1

BOUNDARY SURVEY

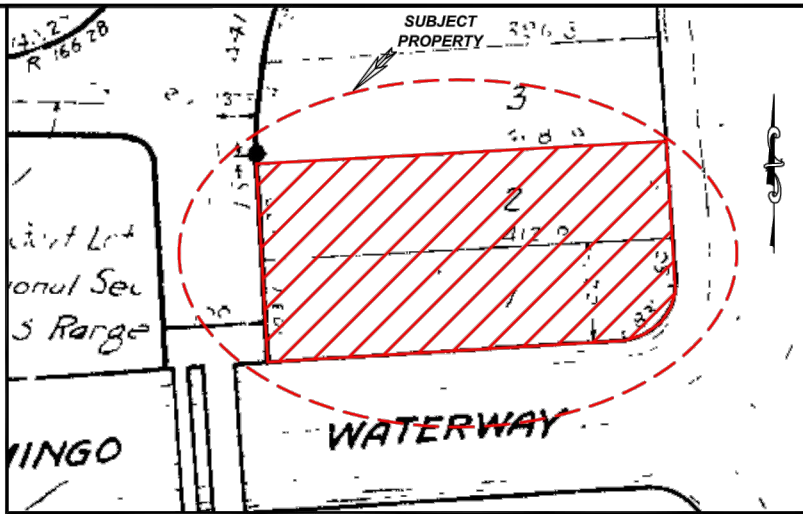
GRAPHIC SCALE



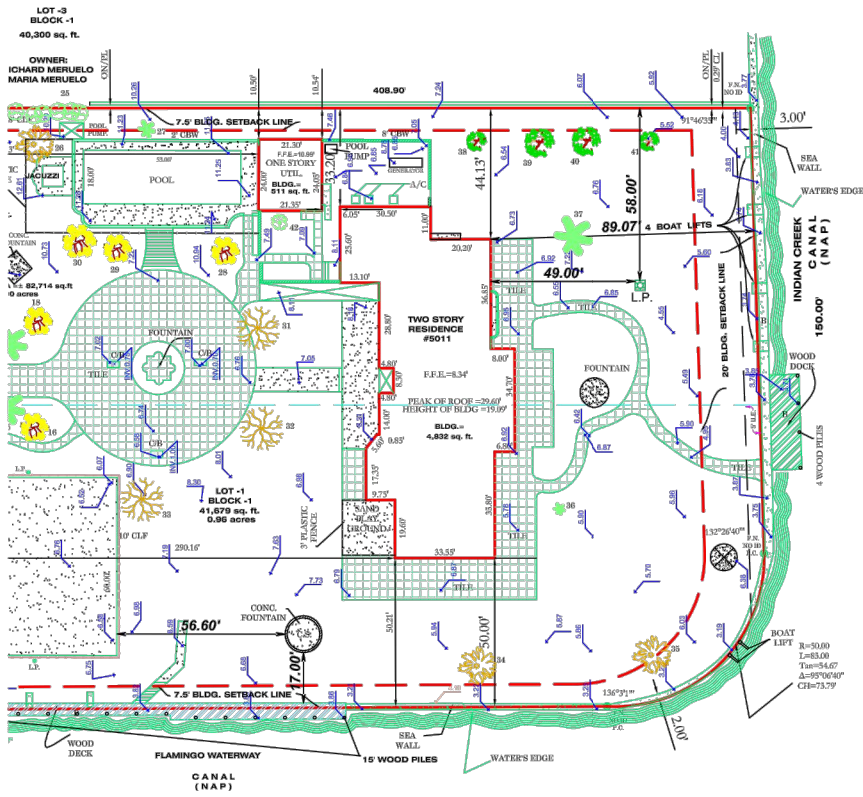
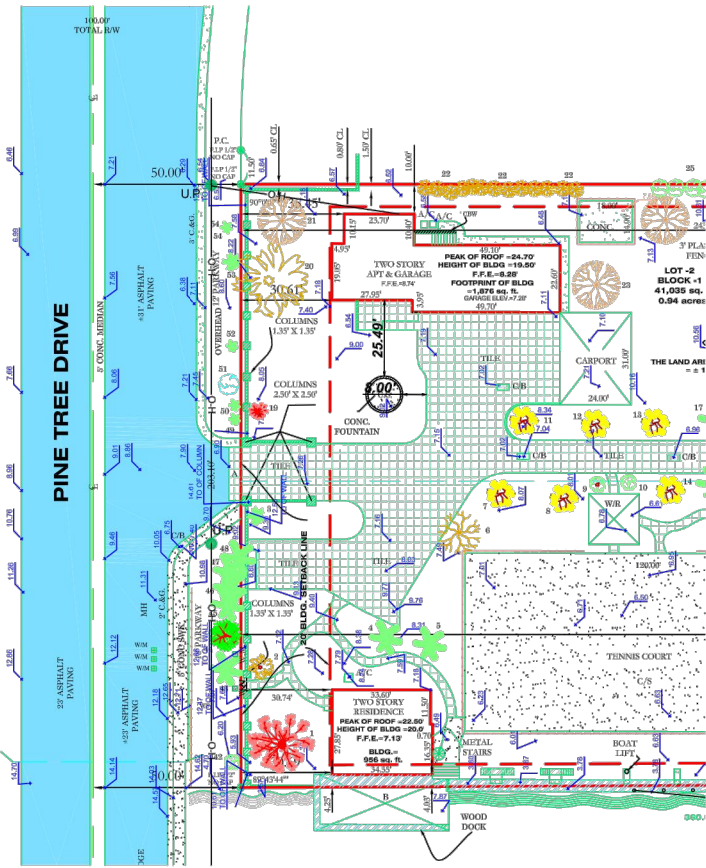
(IN FEET)
1 inch = 40 ft.

EAST CLOSE UP AREA

WEST 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.

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.

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:

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.
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- 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 FNP 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

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPES.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
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.
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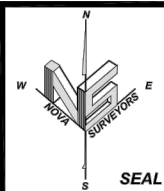
ABBREVIATIONS AND MEANINGS

PROP. COR. = PROPERTY CORNER
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN. & EGRESS = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M.V. = MONUMENT LINE.
N.A.P. = NOT A PART OF.
N.G.V.D. = 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
OVI = OVERHANG
P.V.M. = PAVEMENT.
PL. = PLANTER.
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.
PRY. = PARALLEL.
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.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTL. = UTILITY.
U.F. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

W.S. = WOOD SHED.
W. = WEST.
E. = CENTER LINE.
A. = CENTRAL ANGLE.
A. = ANGLE.
C.B. = CHAIN LINK FENCE.
C.B.S. = C.B.S. WALL (C.B.W.)
E. = EXISTING ELEVATIONS.
P. = PROPOSED ELEVATIONS.
T. = TRAFFIC FLOW
D. = DRAINAGE NH



1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

DRAWN BY: AL

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 4-0006446-5

SHEET No. 1 OF 1

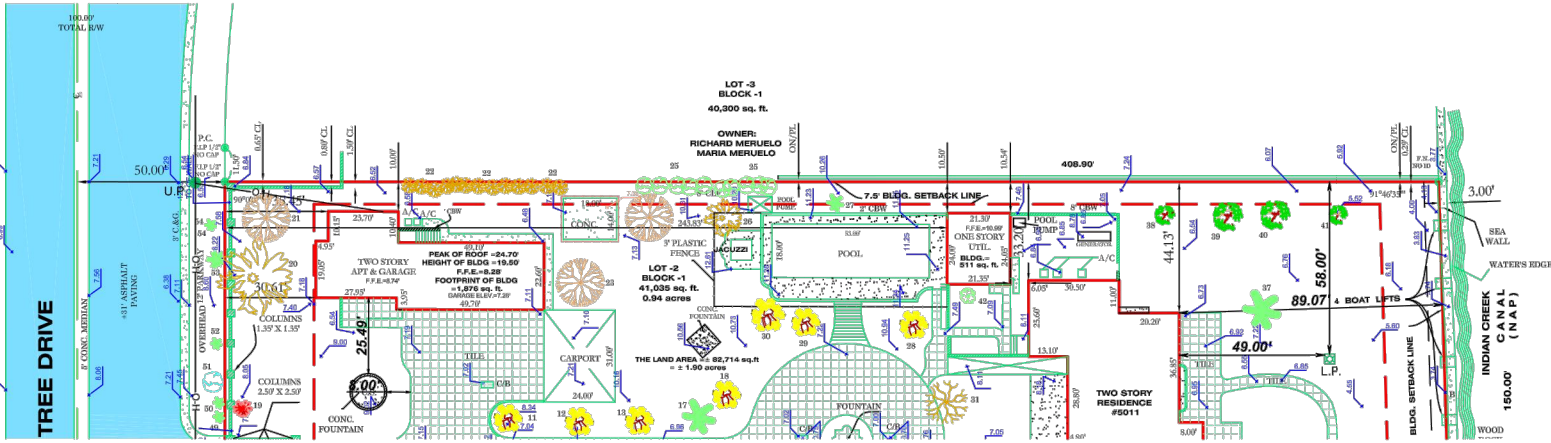
BOUNDARY SURVEY

GRAPHIC SCALE

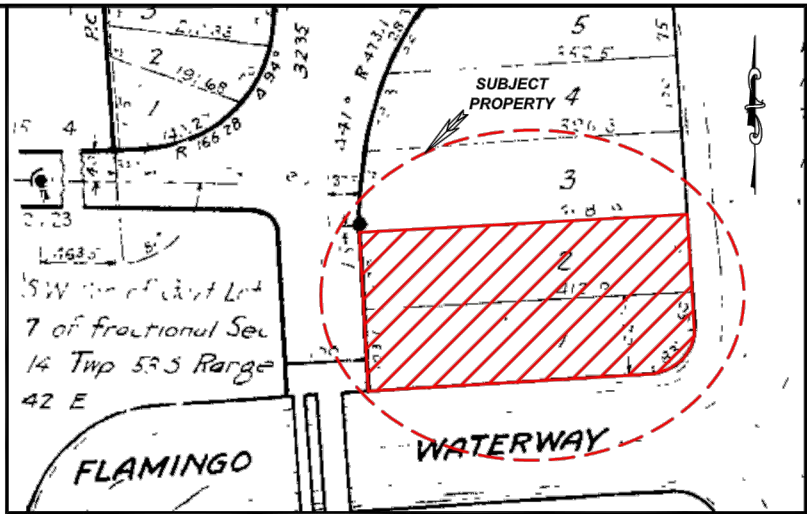
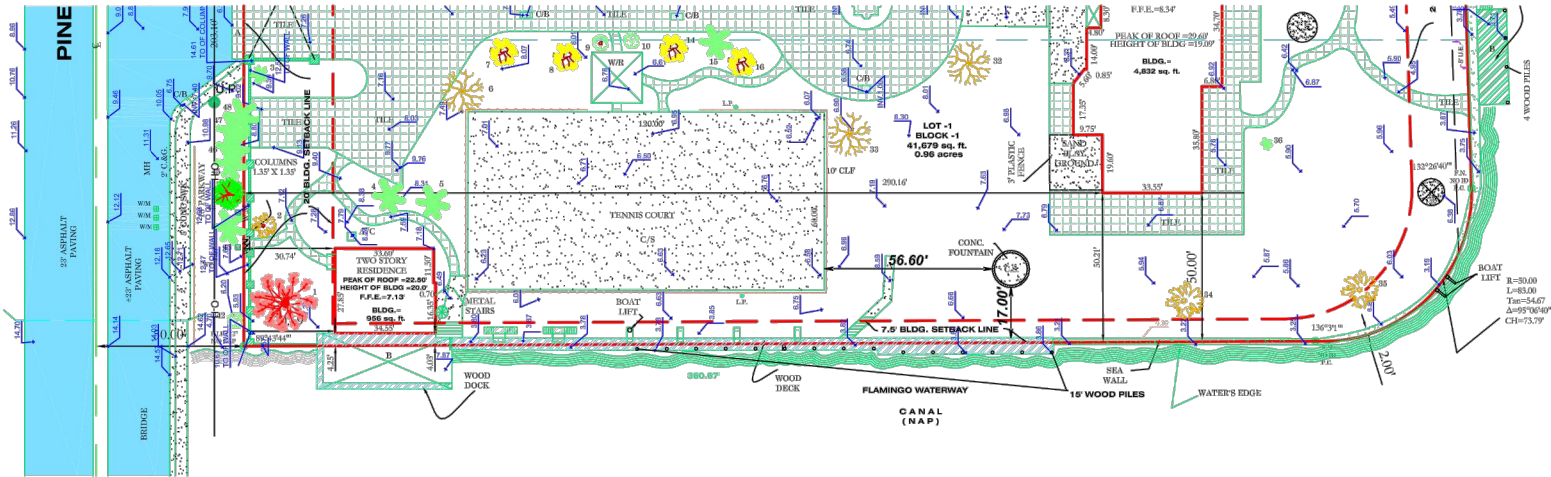


(IN FEET)
1 inch = 40 ft.

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.

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.

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

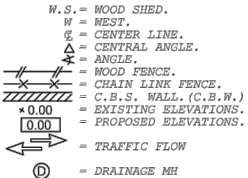
REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

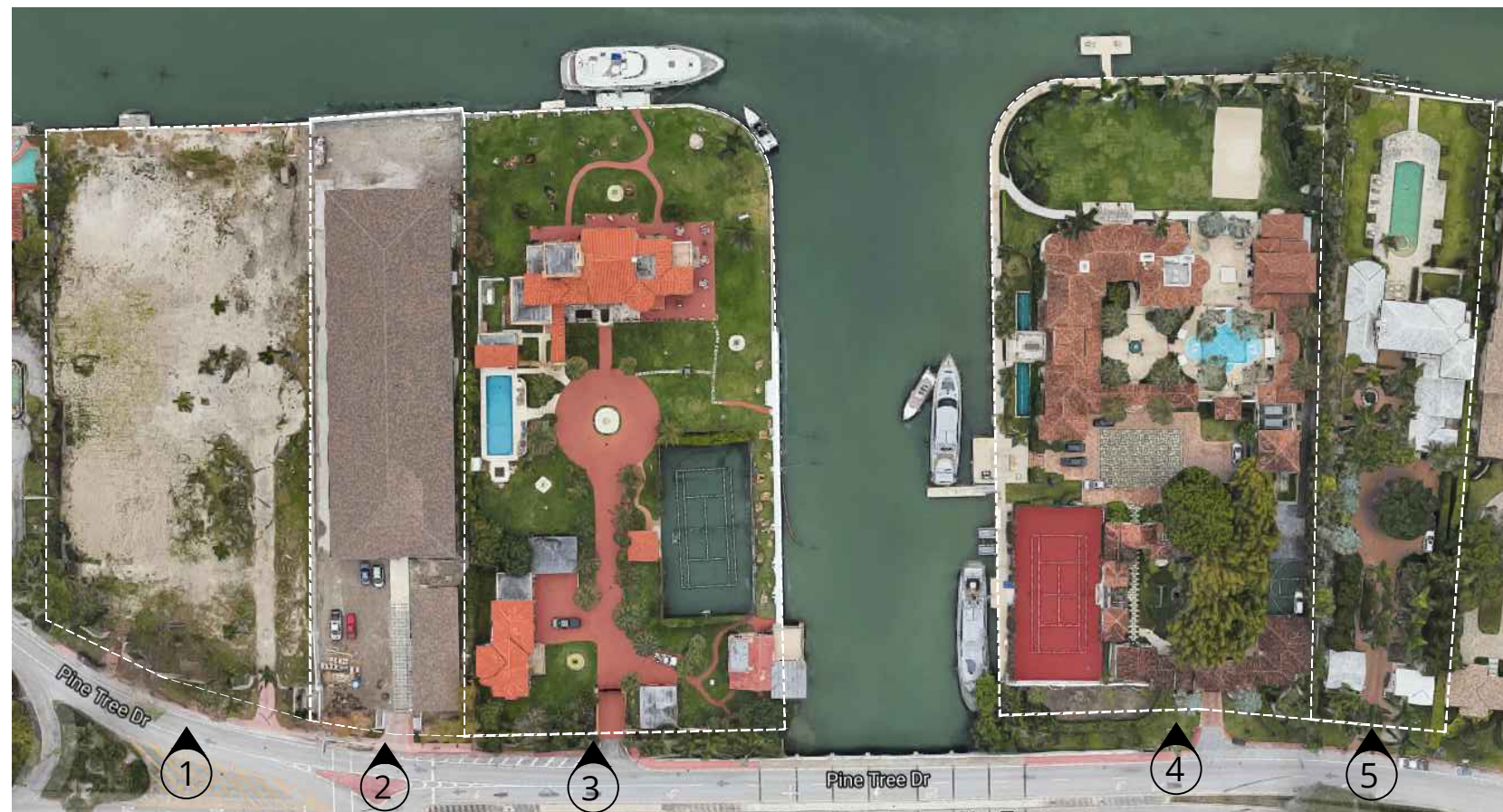
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- 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 OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, 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.	FNIP. = FOUND NAIL.	O.V. = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT.	H. = HIGH (HEIGHT)	P.W.M. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EG. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	E = EAST.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
B.L.D. = BUILDING.	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.P.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWK. = SIDEWALK.
B.M. = BENCH MARK	ELEV. = ELEVATION.	L.M.E. = LAKE MAINTENANCE EASEMENT.	PT. = POINT OF TANGENCY.	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELL SOUTH 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	" = SECONDS
C = CALCULATED	F.I.P. = FOUND IRON PIPE.	M/L = MANHOLE.	P.B. = PLAT BOOK.	T = TANGENT.
C.B. = CATCH BASIN.	F.I.R. = FOUND IRON ROD.	N.A.P. = NOT A PART OF.	PG. = PAGE.	TWP = TOWNSHIP.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.F.E. = FINISHED FLOOR ELEVATION.	N.O.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	PM. = PERMANENT REFERENCE MONUMENT.	UTL. = UTILITY.
CBW = CONCRETE BLOCK WALL.	F.N.D. = FOUND NAIL & DISK.	N. = NORTH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	U.F. = UTILITY POLE.
CH. = CHORD.	FR = FRAME.	N.T.S. = NOT TO SCALE.	R. = RECORDED DISTANCE.	W.M. = WATER METER.
CH.B. = CHORD BEARING.	FT = FEET.	#-NO. = NUMBER.		W.F. = WOOD FENCE.
CL = CLEAR		O/S = OFFSET.		
C.L.F. = CHAIN LINK FENCE.				
C.M.E. = CANAL MAINTENANCE EASEMENTS.				



SEAL



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

