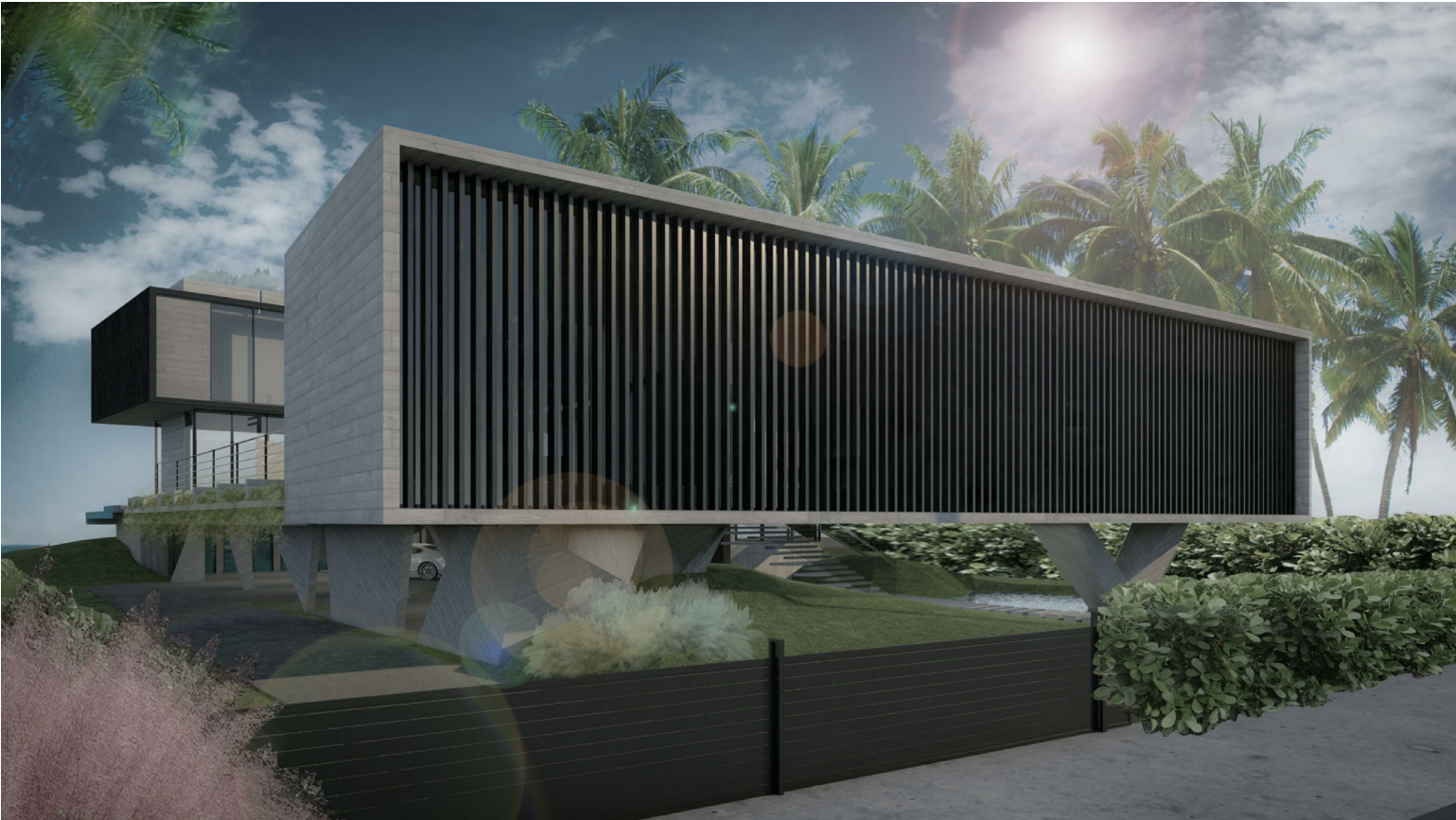


4880 PINE TREE DRIVE

ARCHITECTURE SET

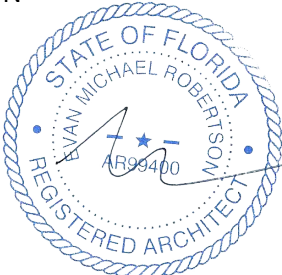
FINAL SUBMITTAL

DECEMBER 9, 2019



DRAWING LIST

A0	TITLE SHEET
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 PALATE
A36	RENDERED AXONOMETRICS
A37	RENDERINGS
A38	RENDERINGS

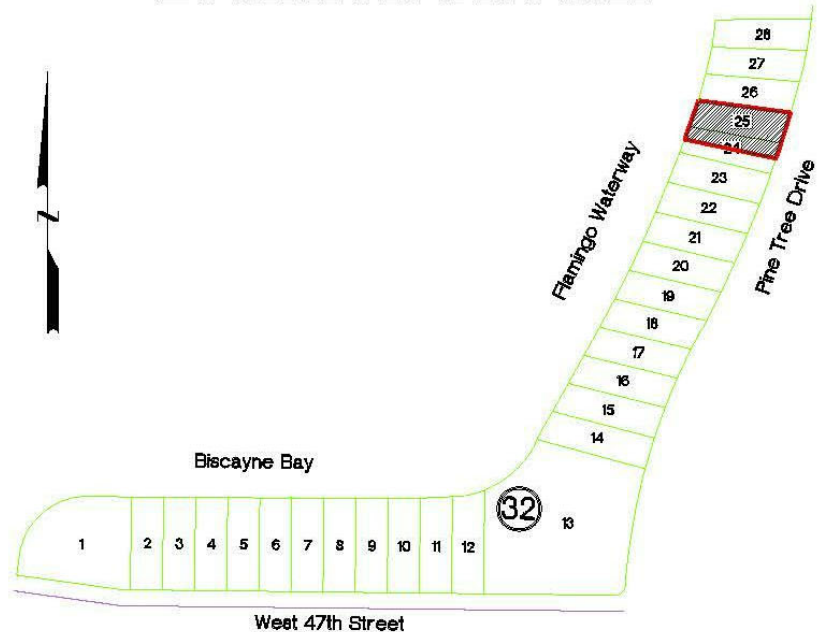


12.09.2019



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: AFAC@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=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=10'
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'
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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'
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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'
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43. Christmas Palm D=0.70', H=30', SP=15'
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45. Christmas Palm D=0.80', H=30', SP=10'

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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=0.80', 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 Salon
- #9 Last Revised:
- #10 Zoned Building setback line not determined



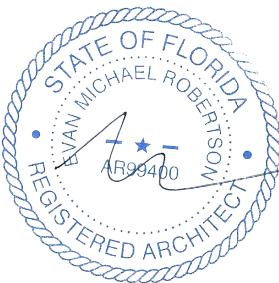
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

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



12.09.2019

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
12.09.2019

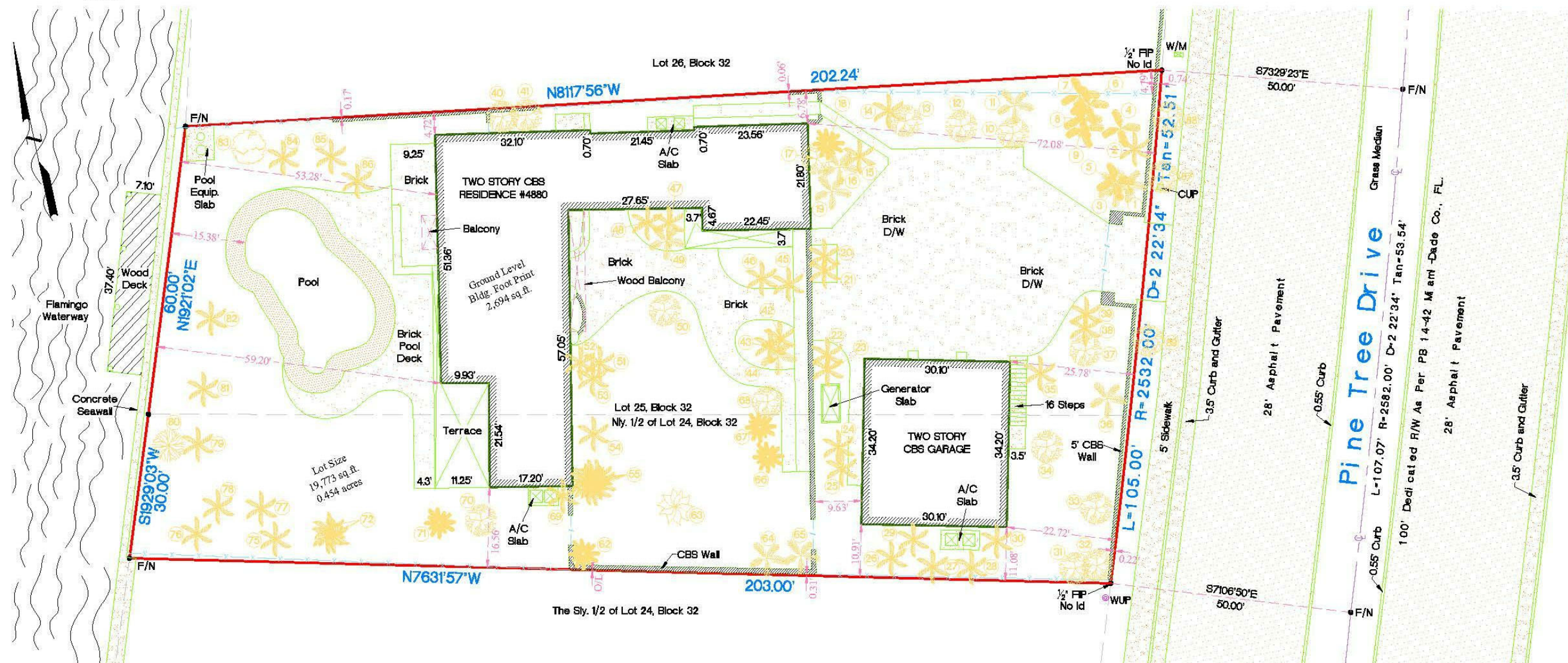
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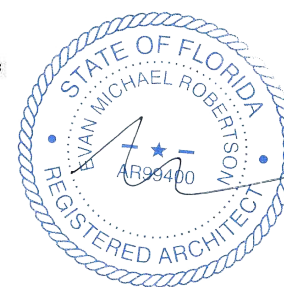
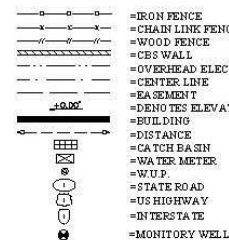


Graphic Scale 1" = 20'

Sheet 2 of 2



Abbreviations of Legend

[illegible]

12.09.2019

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
Not Valid unless Signed & Stamped with Embossed Seal

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

PINE TREE

SURVEY 2 OF 2
12.09.2019

1804

A2

MIAMI BEACH

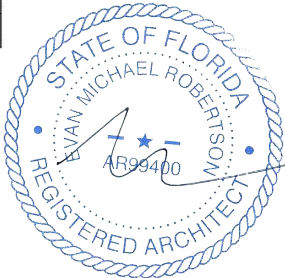
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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:		Zoning District:	RS-3
5	Based Flood Elevation:		Grade value in NGVD:	4.60 NGVD
6	Adjusted grade (Flood+Grade/2):		Free board:	13.00 NGVD
7	Lot Area:		19,773 SF	
8	Lot width:		Lot Depth:	203 FEET
9	Max Lot Coverage SF and %:		Proposed Lot Coverage SF and %:	4,969 SF 25%
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:	2,254 SF 81%
12	Max Unit Size SF and %:		Proposed Unit Size SF and %:	7,867 SF 40%
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	4,060 SF
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,756 SF 68%
15			Proposed Second Floor Unit Size SF and % :	2,756 SF 68%
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 + 4 FEET WAIVER	20 FEET	28 FEET	
18	Setbacks:				
19	Front First level:	20'-0"	22.72 FEET	20'-0"	
20	Front Second level:	30'-0"	22.72 FEET	61'-6"	
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'-3"	
	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	17'-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



12.09.2019

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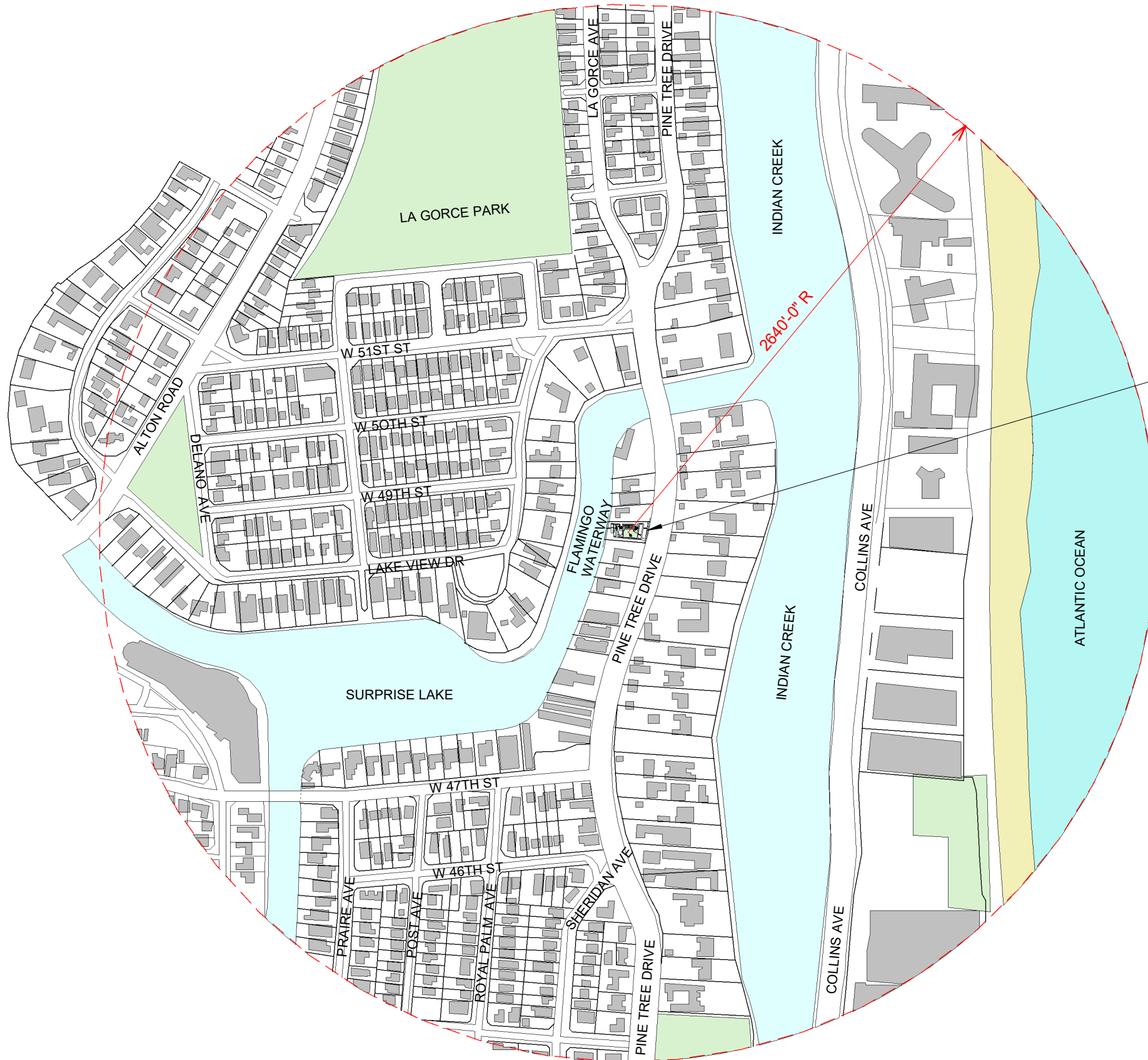
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH| FL | 33140

PINE TREE

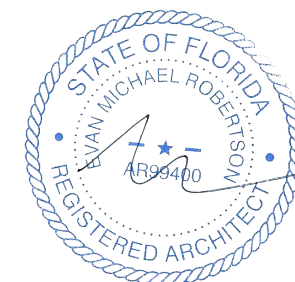
ZONING DATA SHEET
12.09.2019

1804

A3



4880 PINE TREE DRIVE



12.09.2019

0 100 500 1000



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PROJECT

PINE TREE

DRAWING TITLE

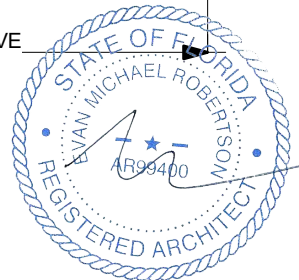
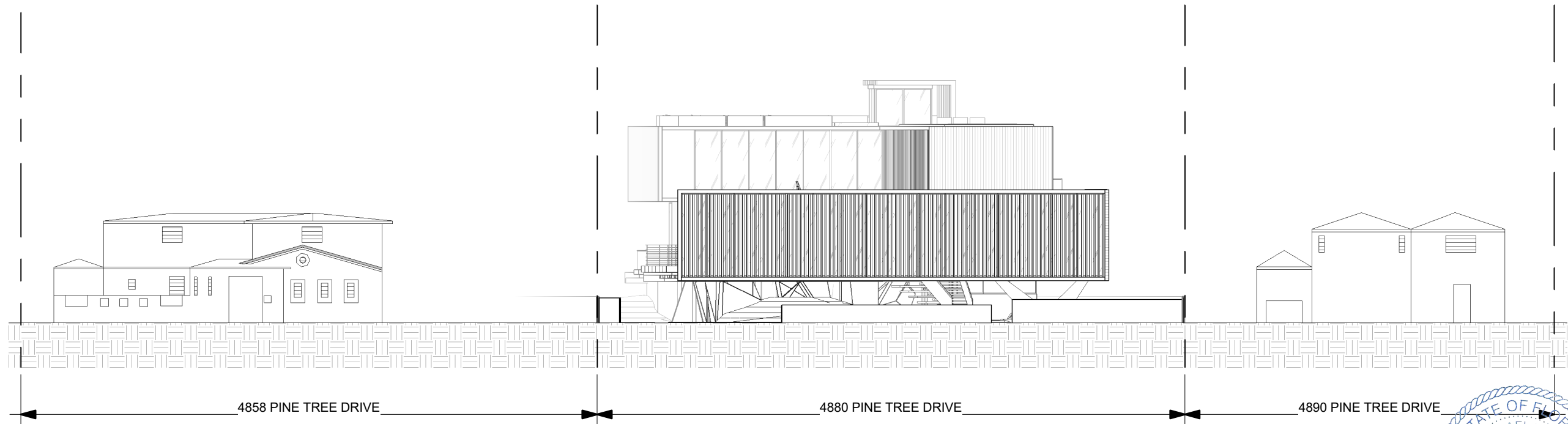
CONTEXT PLAN
12.09.2019

1" = 600'-0"

DRAWING #

A4

1804



12.09.2019

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

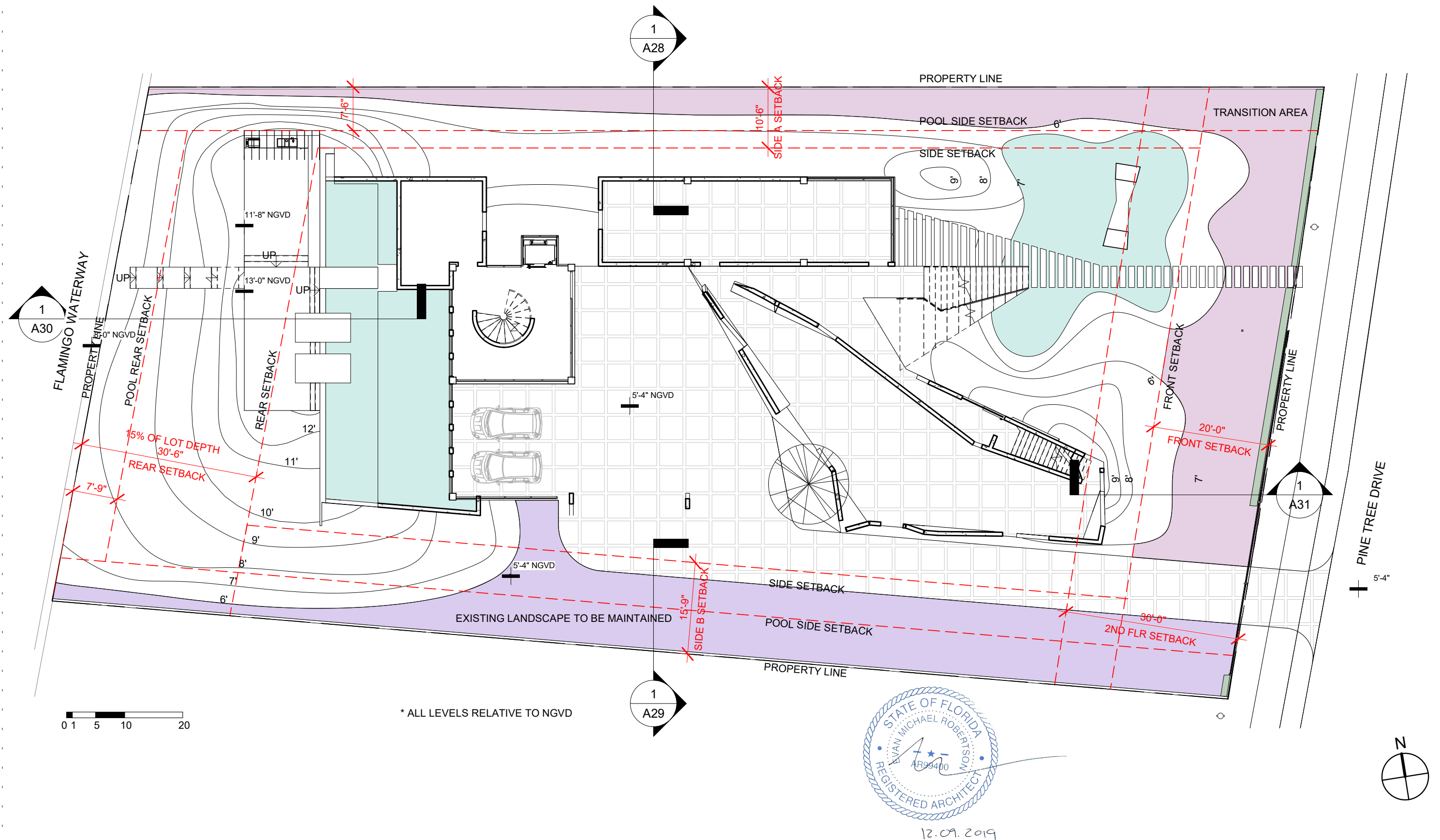
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CONTEXT ELEVATIONS
12.09.2019 3/64" = 1'-0"

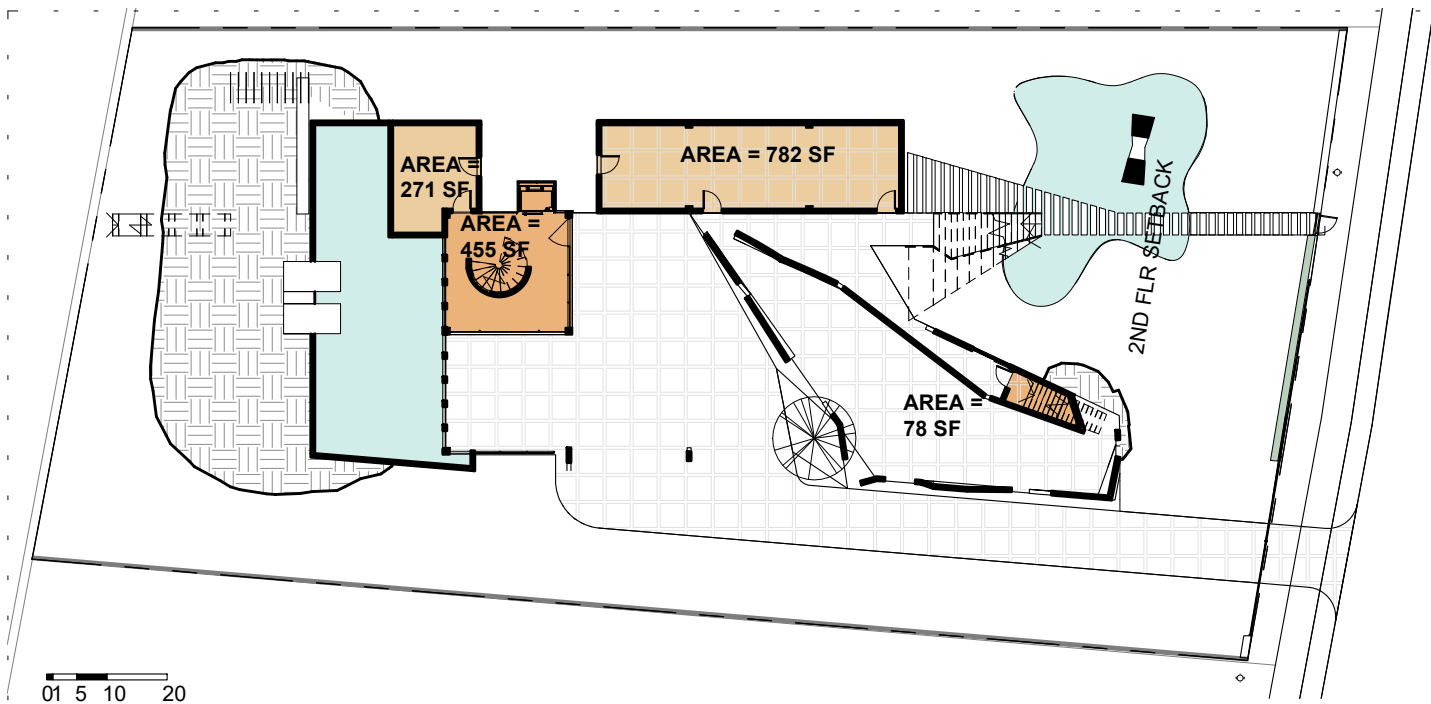
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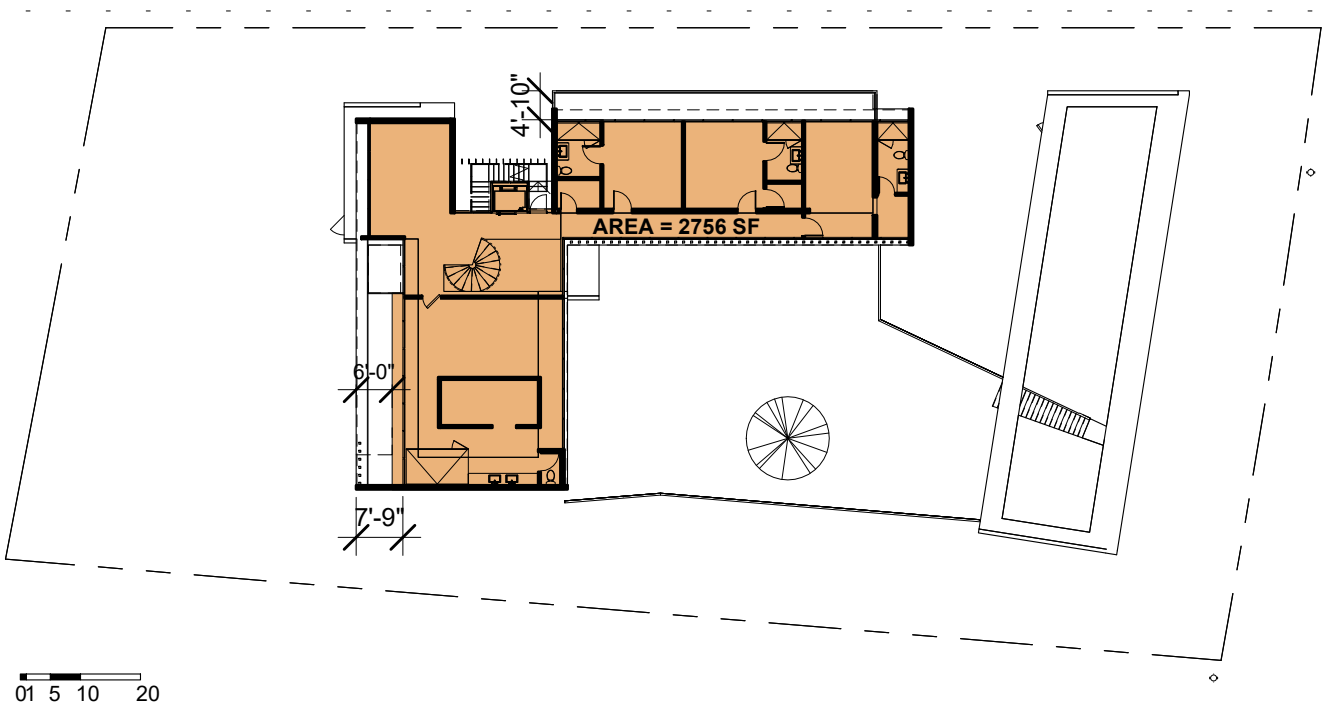
1804



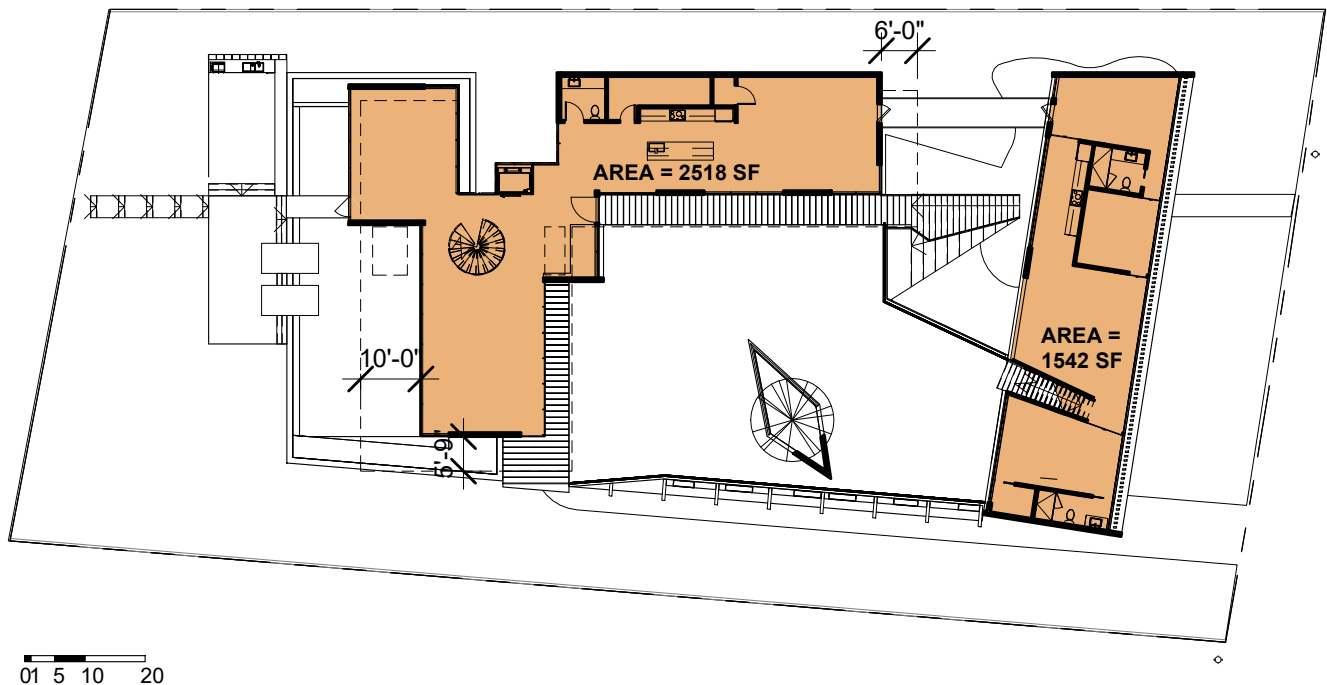
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	CONTOUR PLAN 12.09.2019 1/16" = 1'-0"	A6 1804



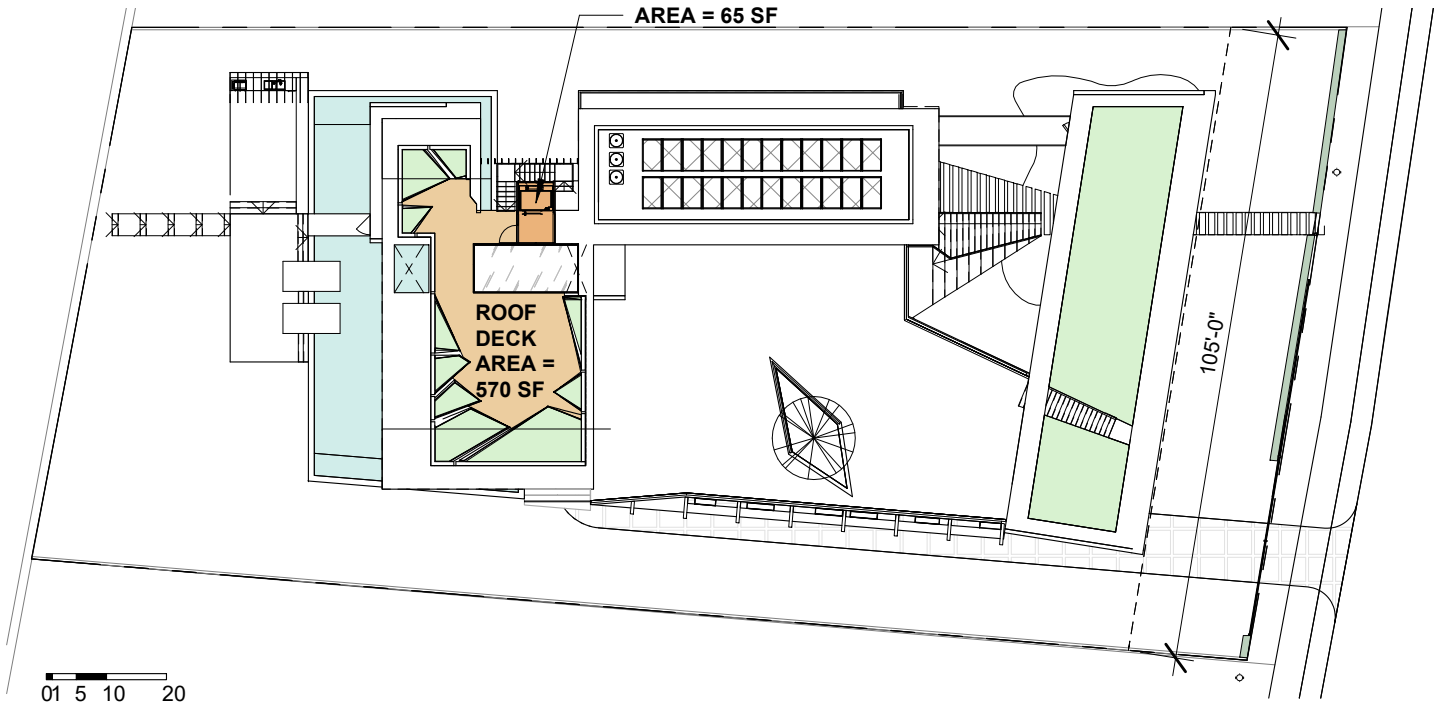
UNDERSTORY



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	= 533 SF
	NON-AC AREA	= 1,053 SF
		- 600 SF
		= 453 SF
TOTAL UNDERSTORY UNIT AREA = 986 SF		

MAXIMUM UNIT SIZE

ALLOWED	PROVIDED	
50% OF LOT AREA 19,773 SF X 50% = 9,886 SF	UNDERSTORY	= 986 SF
	FIRST FLOOR	= 4,060 SF
	SECOND FLOOR	= 2,756 SF
	ROOF	= 65 SF
	TOTAL	= 7,867 SF (40%)

2ND FLOOR VOLUMETRIC UNIT SIZE

ALLOWED	PROVIDED
70% OF FLOOR BELOW 4,060 SF X 70% = 2,842 SF	2ND FLOOR = 2,756 SF (68%)

ROOF DECK AREA

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

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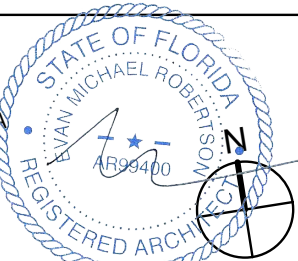
DEVA FINGER
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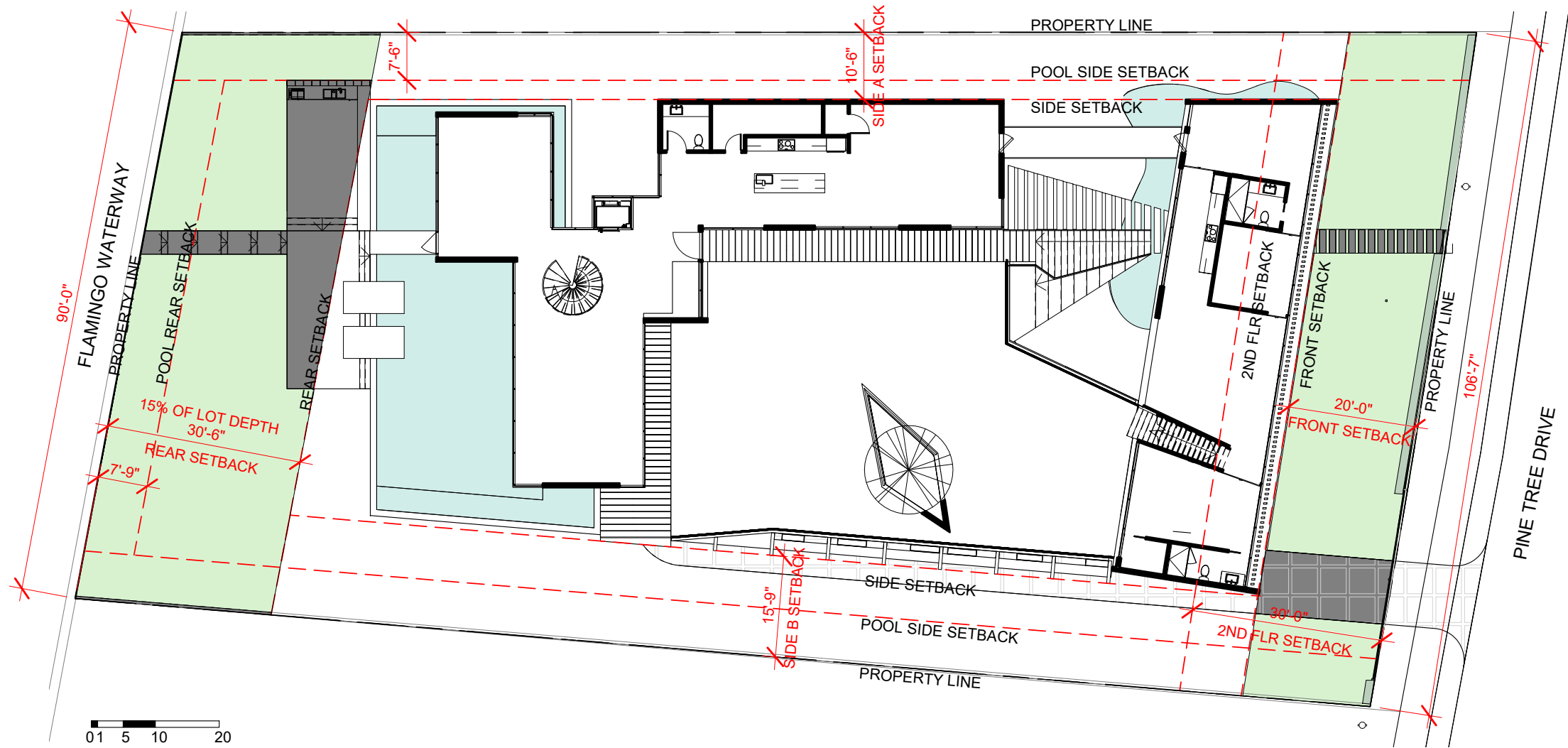
PINE TREE

UNIT SIZE DIAGRAMS
12.09.2019 1/32" = 1'-0"

1804

A7





PERVIOUS REAR YARD REQUIREMENTS

ALLOWED

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

PROVIDED

-  SODDED OR LANDSCAPED
2,254 SF 81%
-  IMPERVIOUS
525 SF

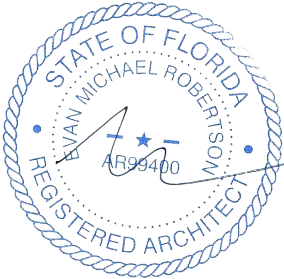
PERVIOUS FRONT YARD REQUIREMENTS

ALLOWED

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

PROVIDED

-  SODDED OR LANDSCAPED
1,864 SF 88%
-  PAVERS
252 SF



12.09.2019



ARCHITECT

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PROJECT

PINE TREE

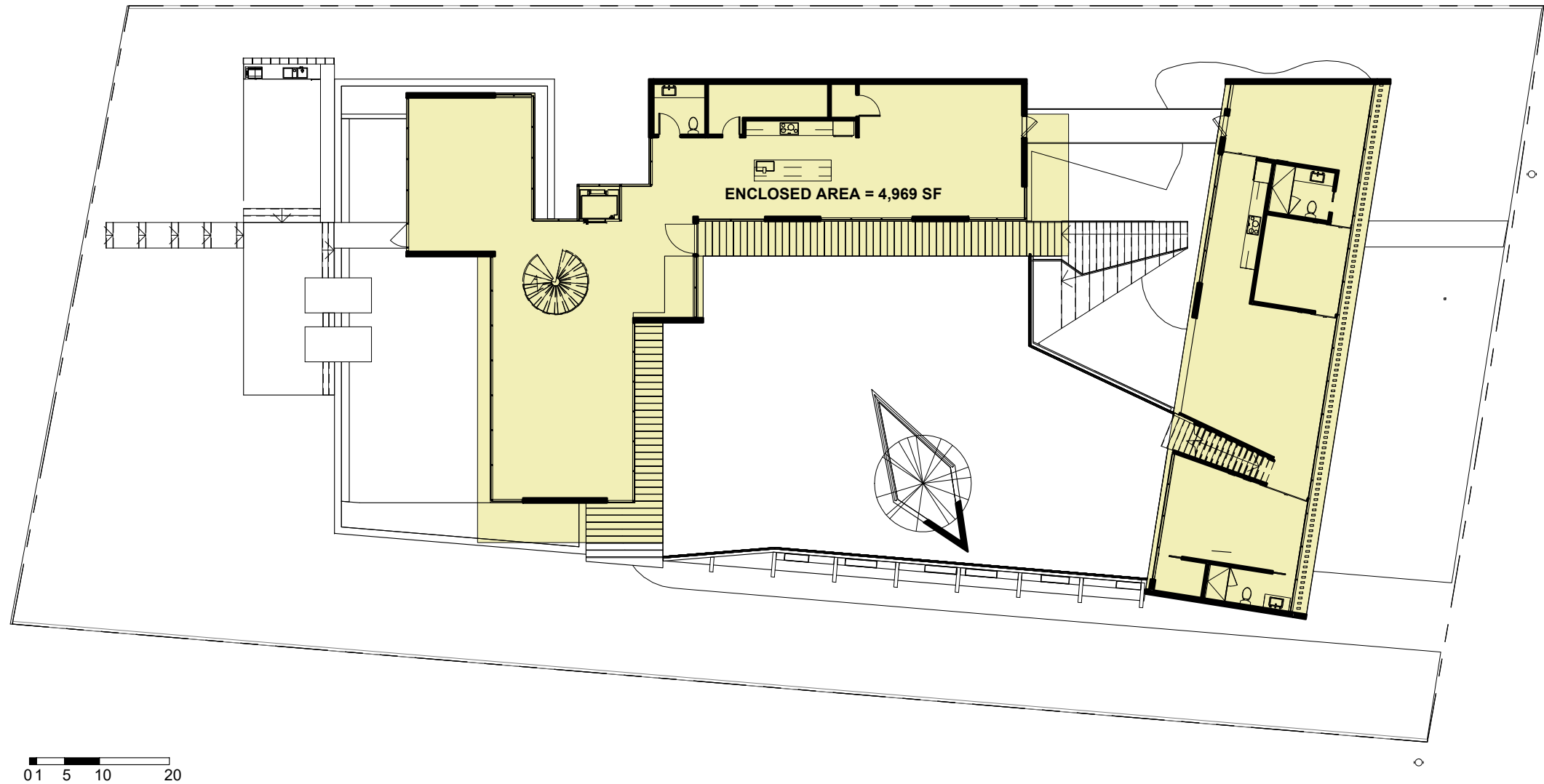
DRAWING TITLE

PERVIOUS DIAGRAM
12.09.2019 3/64" = 1'-0"

DRAWING #

A8

1804



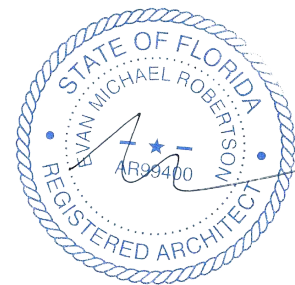
LOT COVERAGE

ALLOWED

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

PROVIDED

LOT COVERAGE AREA
4,969 SF (25%)



12.09.2019



ARCHITECT

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PROJECT

PINE TREE

DRAWING TITLE

LOT COVERAGE
12.09.2019

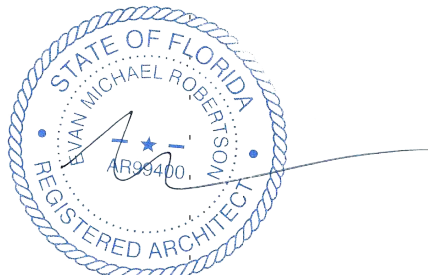
3/64" = 1'-0"

1804

DRAWING #

A9





 12.09.2019

ARCHITECT

CONSULTANT

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PROJECT

DRAWING TITLE

DRAWING #

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

PINE TREE

SITE PHOTOS
 12.09.2019

1804

A10



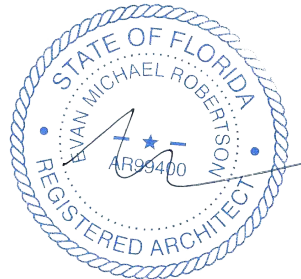
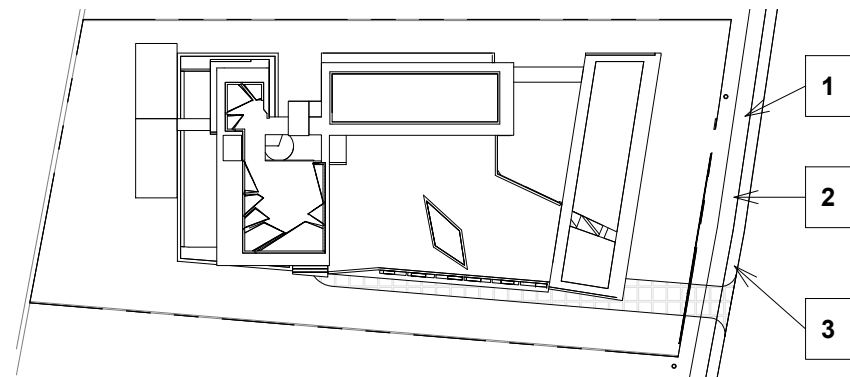
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3



2



12.09.2019

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

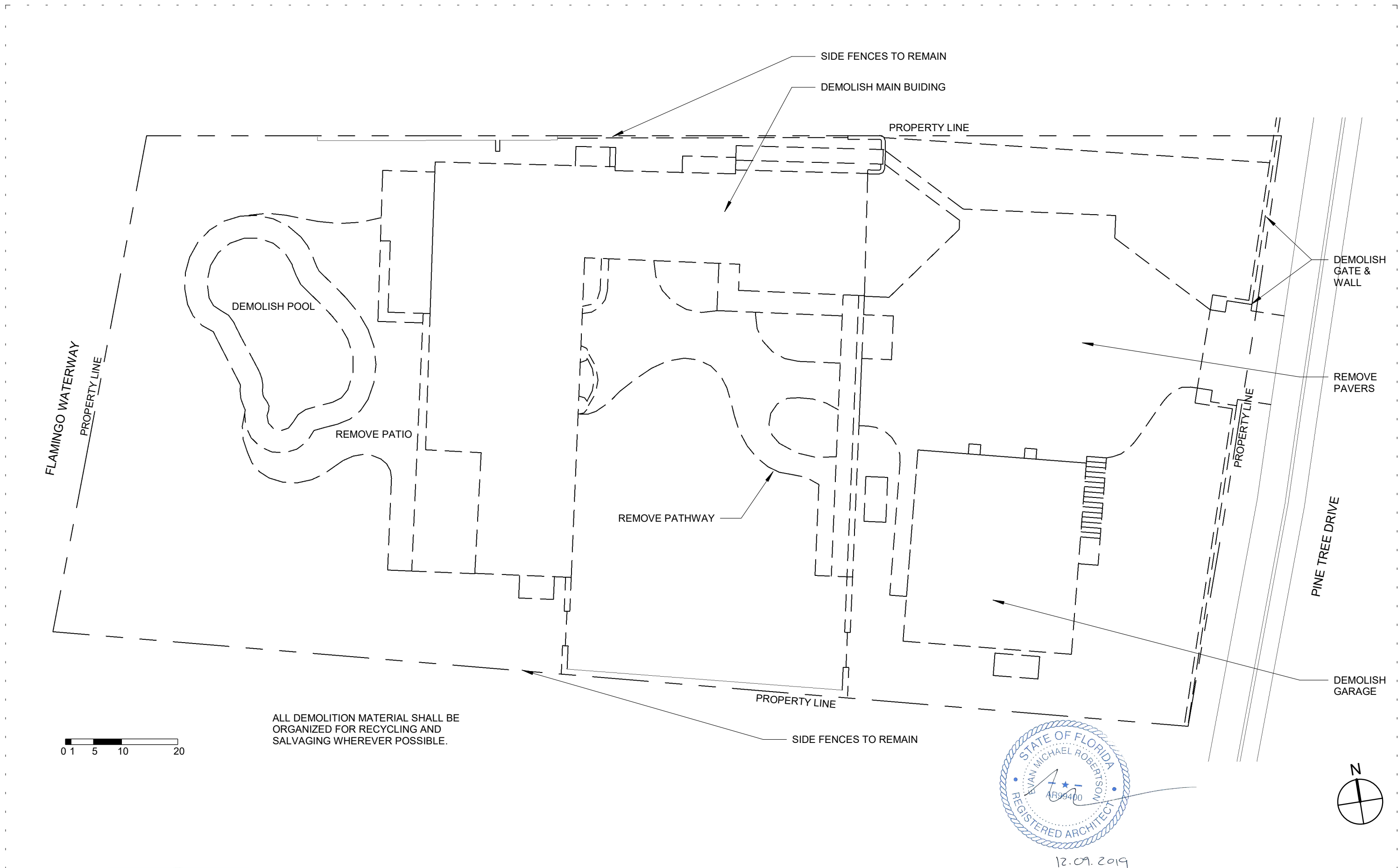
CONTEXT PHOTOS
12.09.2019

1" = 60'-0"

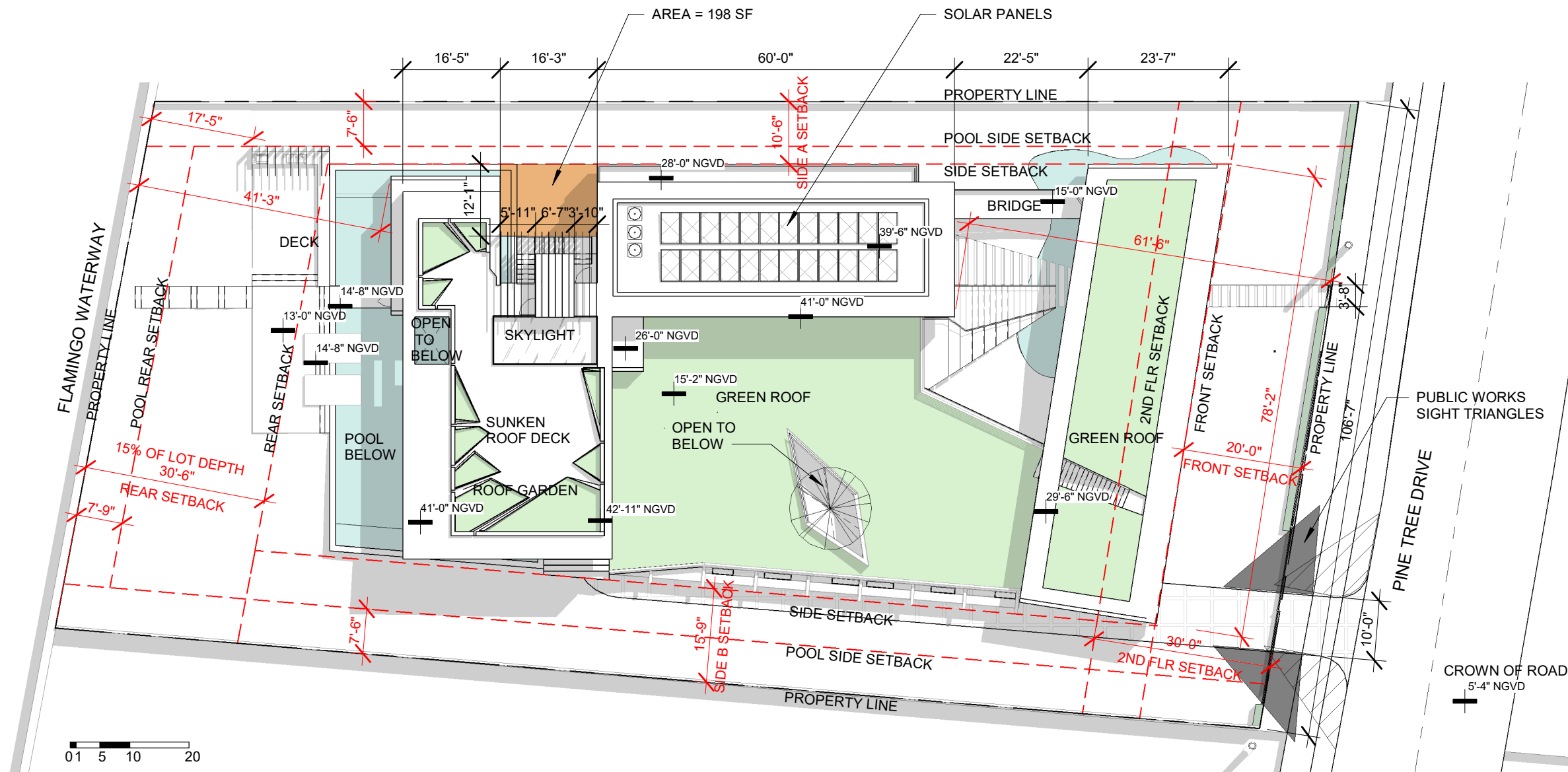
1804

DRAWING #

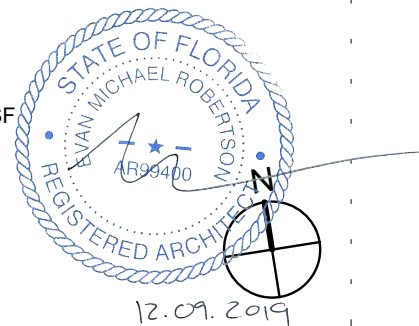
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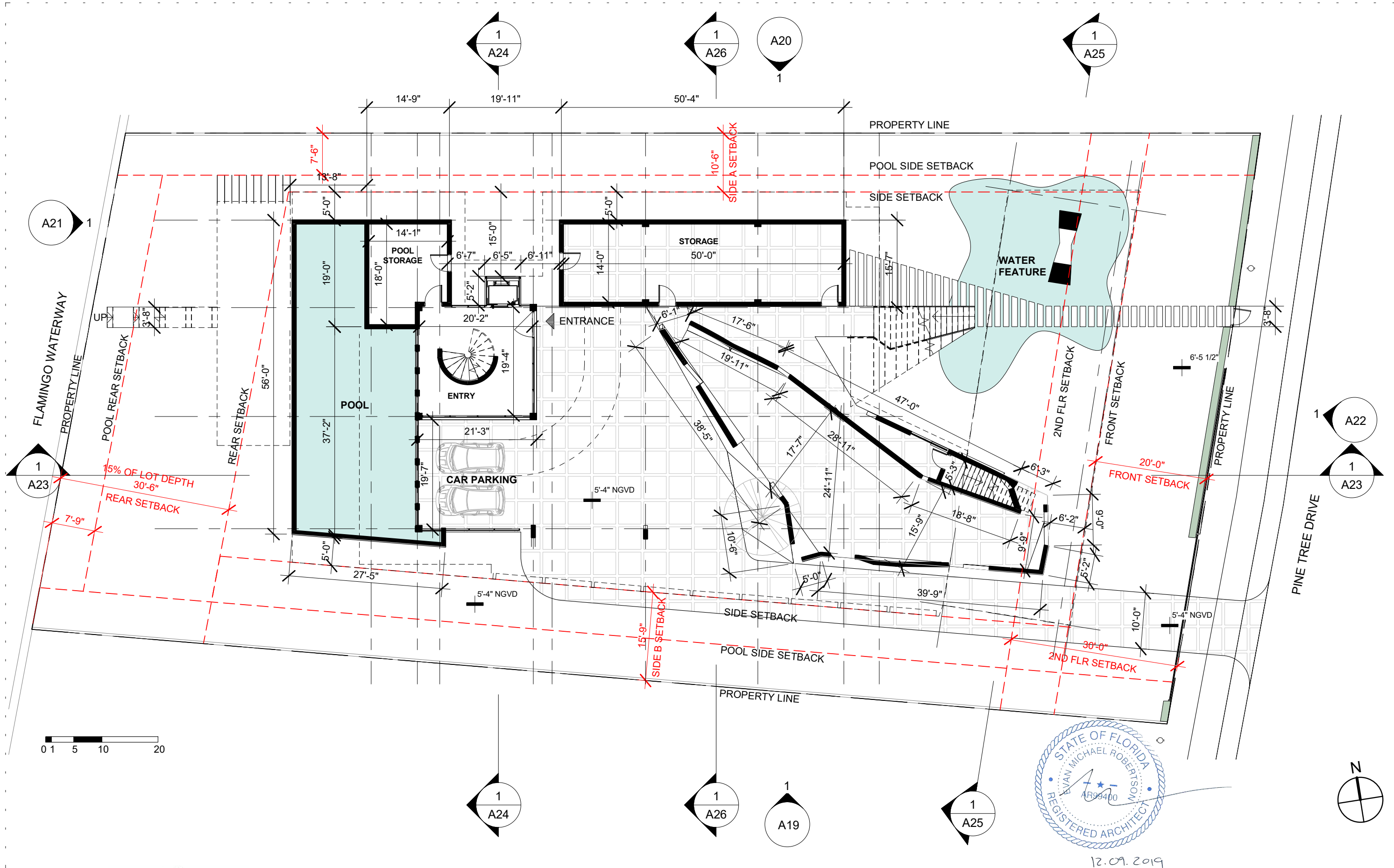


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	DEMOLITION PLAN 12.09.2019 1/16" = 1'-0" 1804	A12

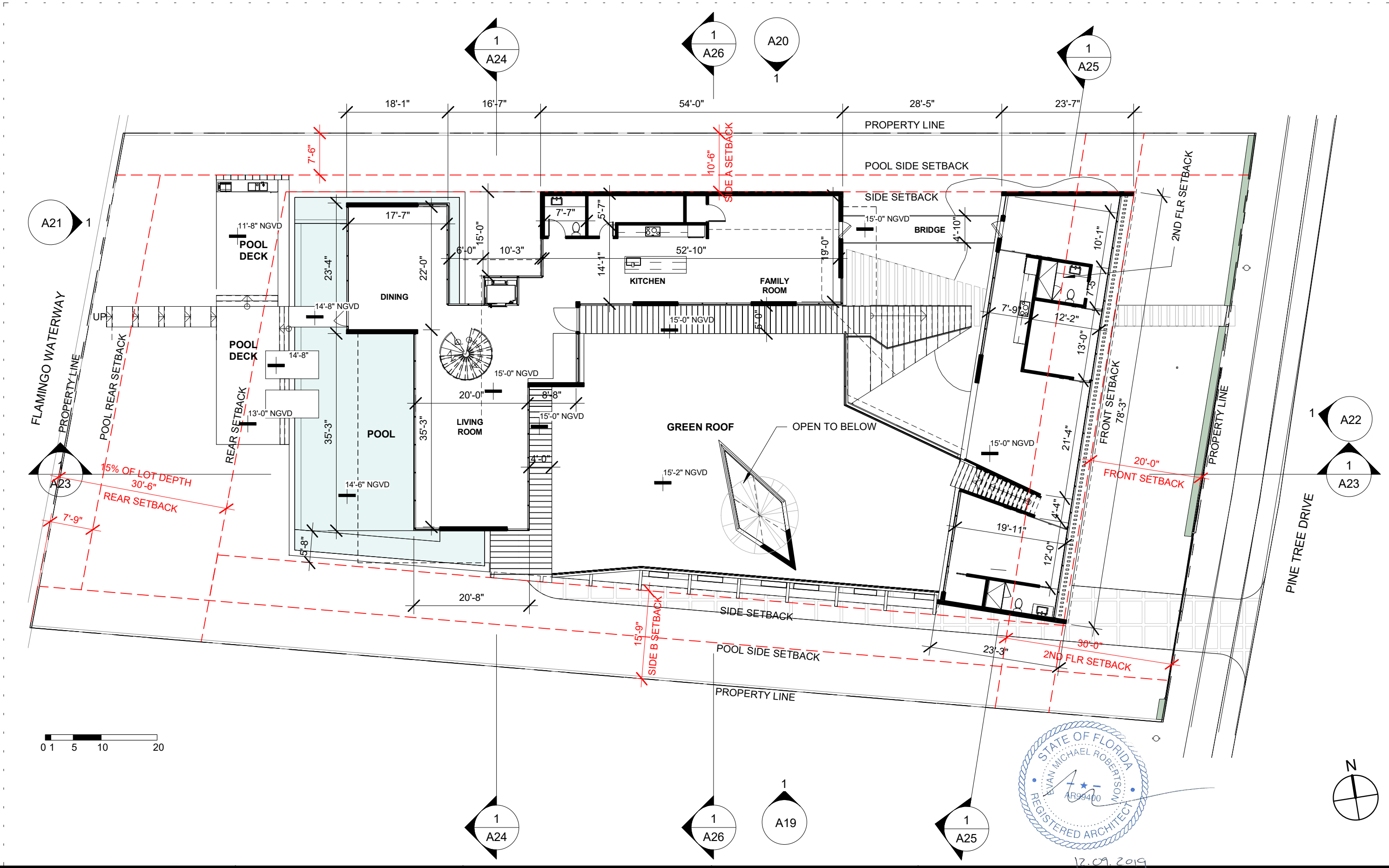


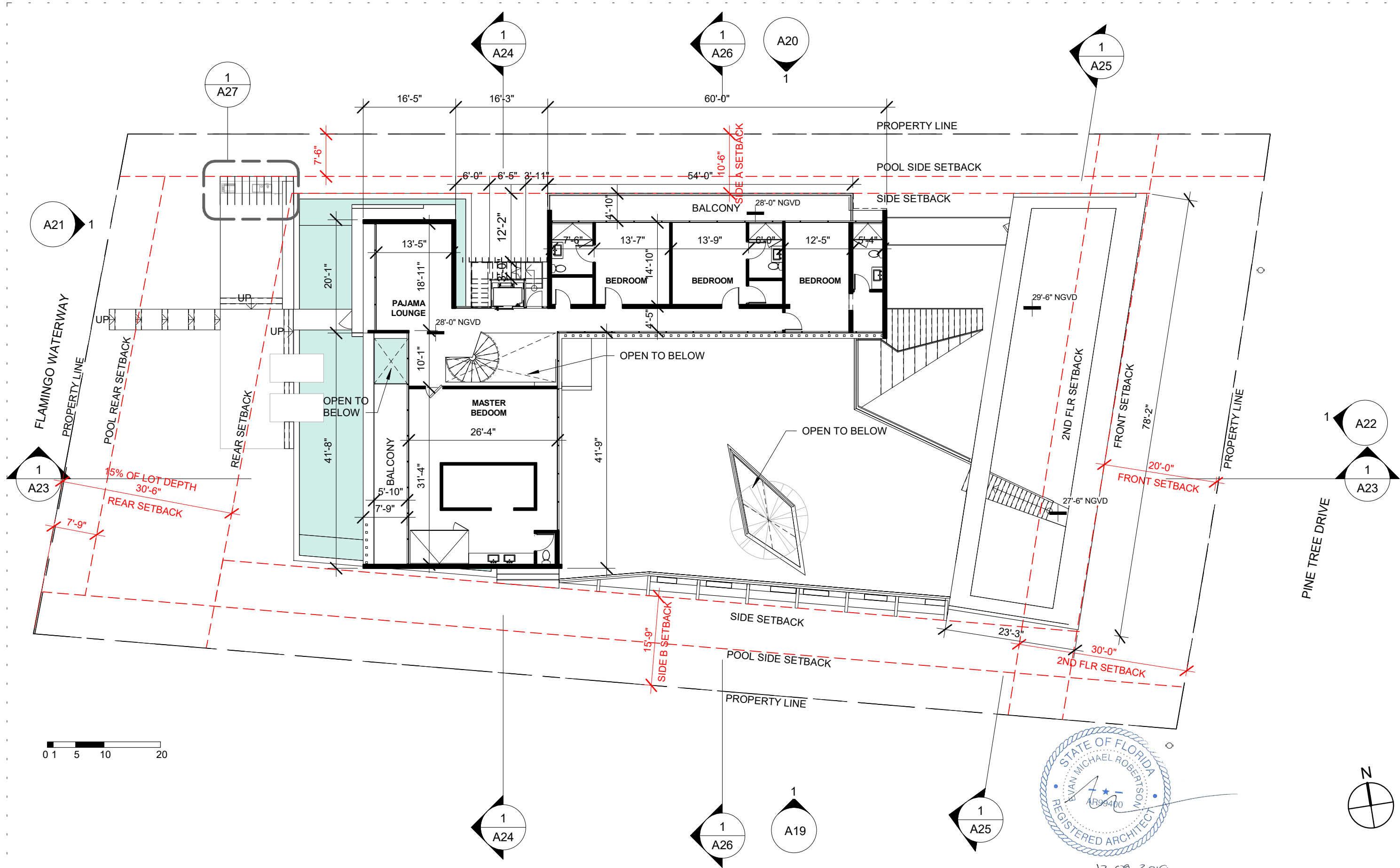
ACCESSORY SETBACKS			SETBACKS			SIDE ELEVATION		
ALLOWED	PROVIDED		ALLOWED	PROVIDED		ALLOWED	PROVIDED	
SIDE:	7'-6"	7'-6"	FRONT:	ONE STORY: 20'-0" TWO STORY: 30'-0"	20'-0" 61'-6"	2 STORY MAX ALLOWABLE LENGTH	60'-0" MAX	60'-0"
REAR:	7'-6"	17'-5"	SIDE:	25% OF LOT WIDTH 105' X 25% = 26.25 SIDE A 10% LOT WIDTH = 10.5' SIDE B = 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'-3"			
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	SITE PLAN 12.09.2019	3/64" = 1'-0"	1804	A13	



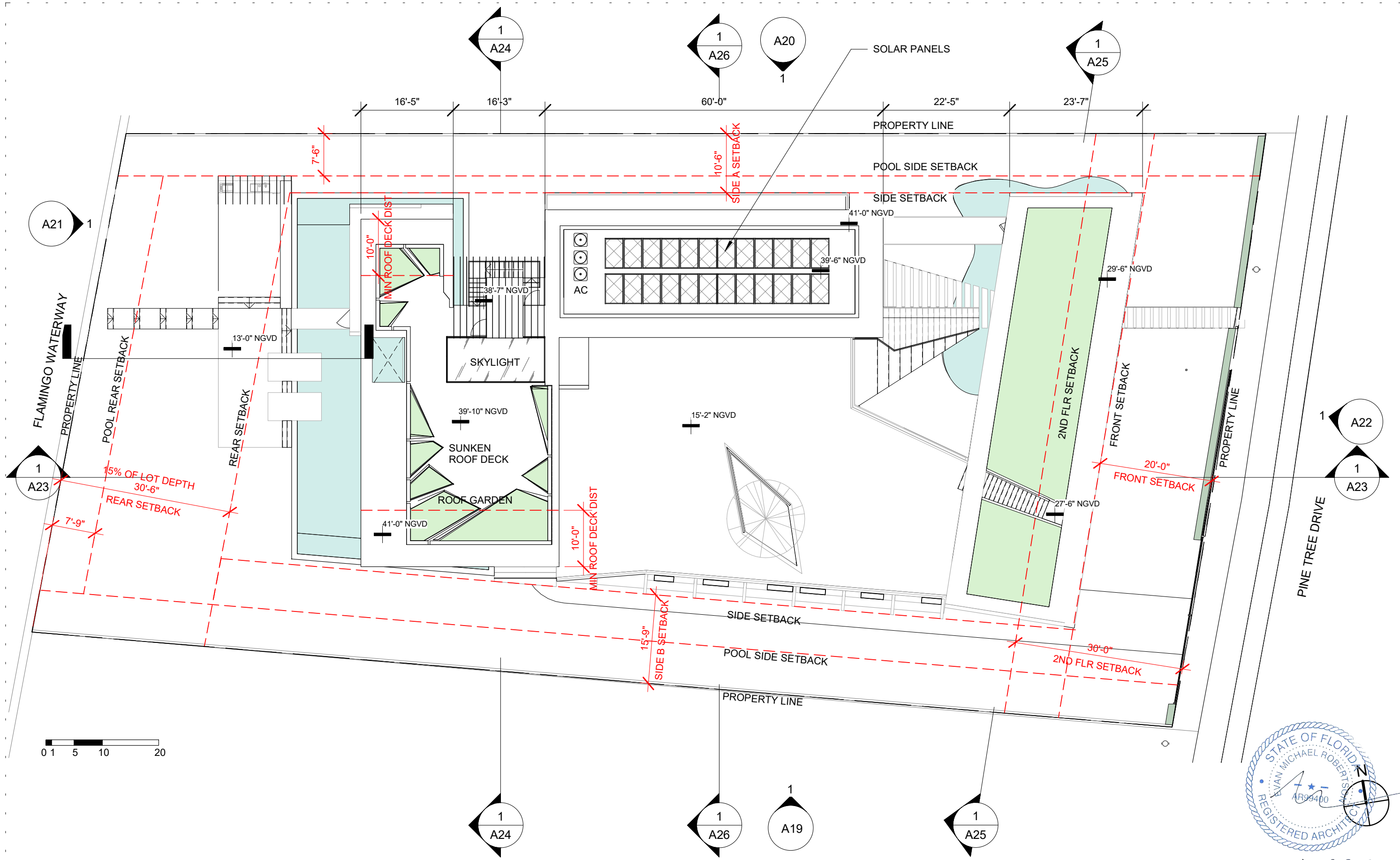


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	UNDERSTORY PLAN 12.09.2019 1/16" = 1'-0"	A14 1804

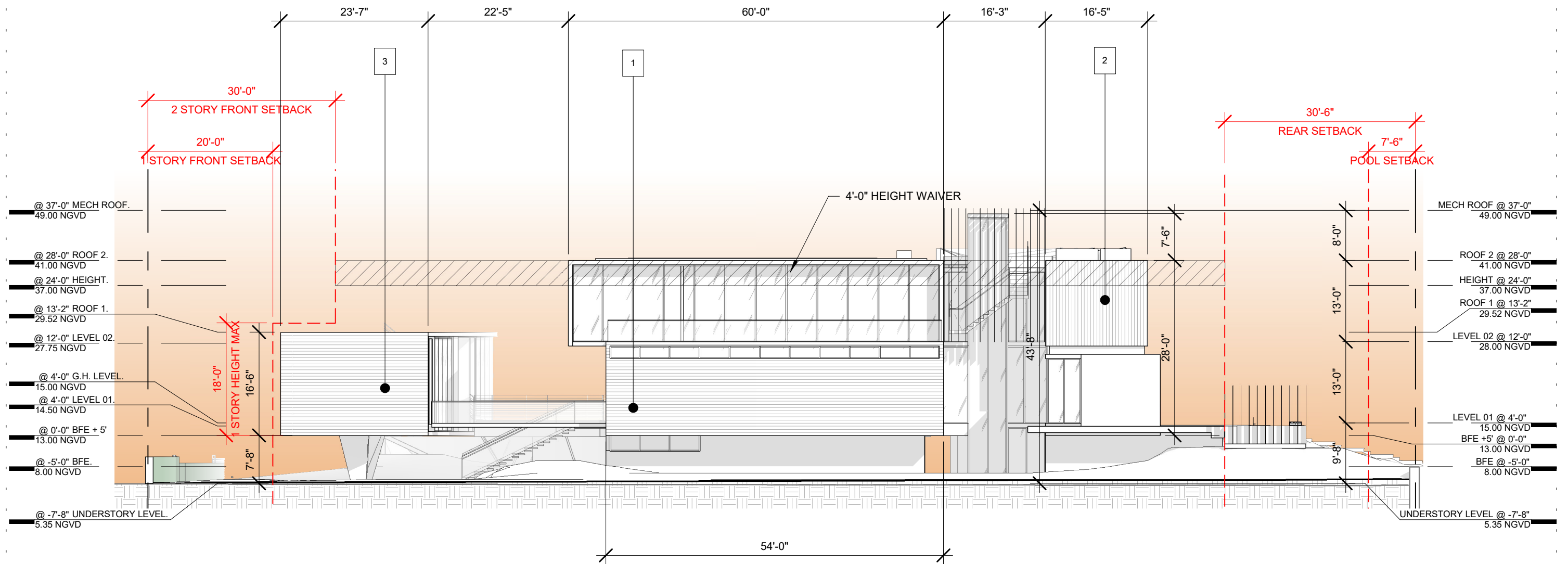




ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	LEVEL 2 12.09.2019	A16

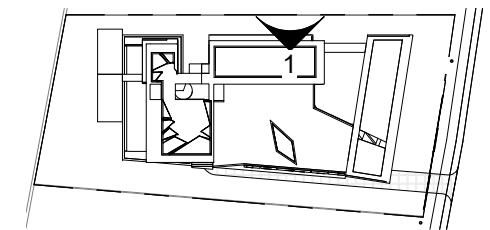
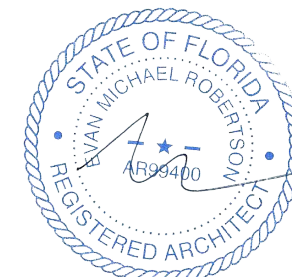


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	ROOF PLAN 12.09.2019	A18



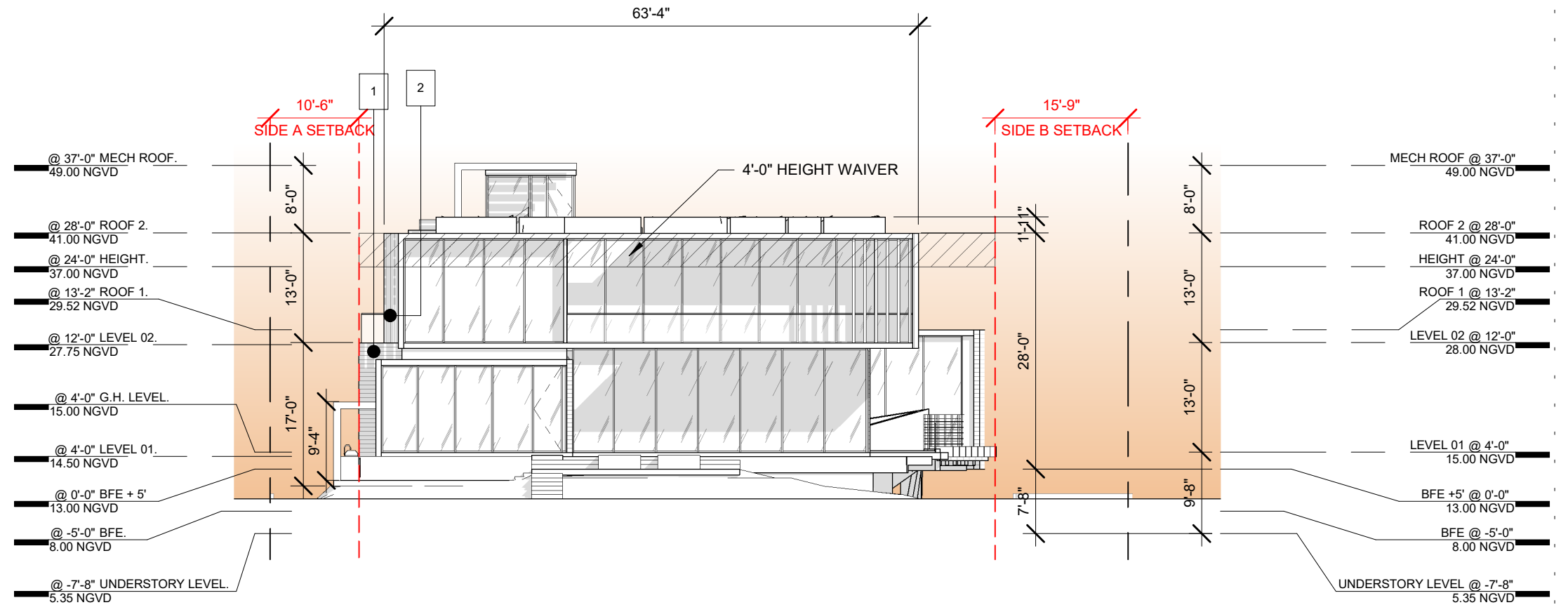
MATERIALS LEGEND

- 1 POURED-IN PLACE CONCRETE
- 2 CHARRED WOOD
- 3 POURED-IN PLACE DARK CONCRETE
- 4 WOOD COLORED METAL SCREEN



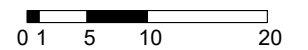
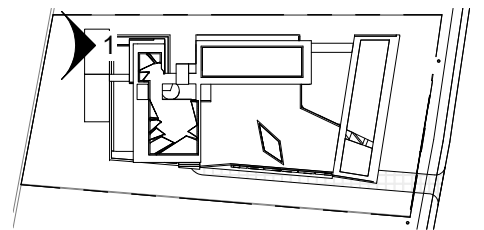
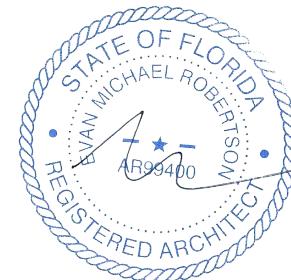
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ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	NORTH ELEVATION 12.09.2019 1/16" = 1'-0"	A20 1804



MATERIALS LEGEND

- 1 POURED-IN PLACE CONCRETE
- 2 CHARRED WOOD
- 3 POURED-IN PLACE DARK CONCRETE
- 4 WOOD COLORED METAL SCREEN



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

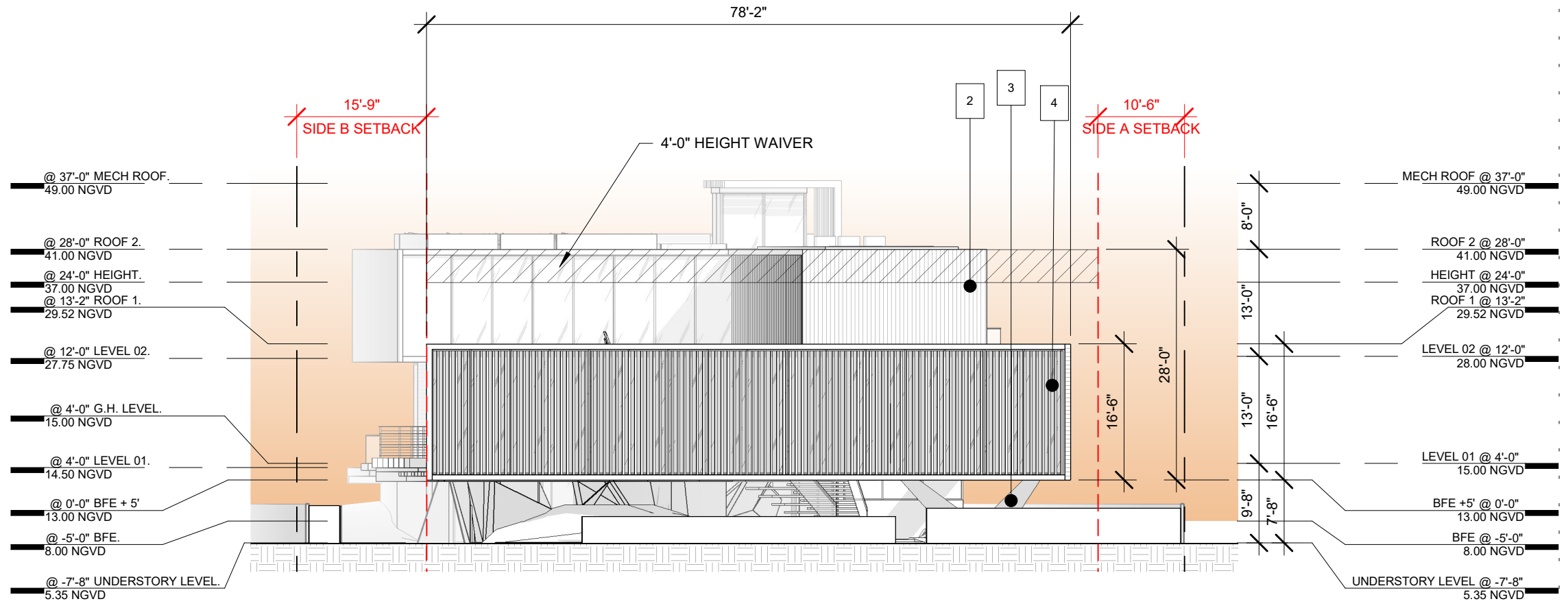
PINE TREE

WEST ELEVATION
12.09.2019

1/16" = 1'-0"

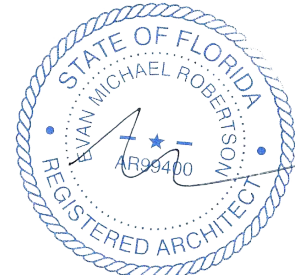
1804

A21

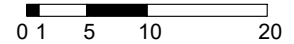
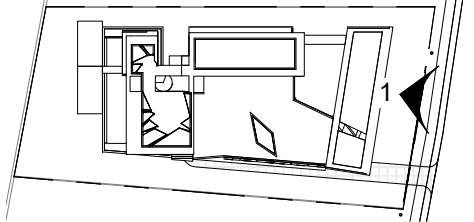


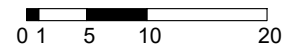
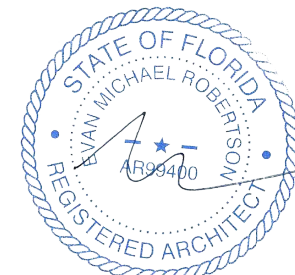
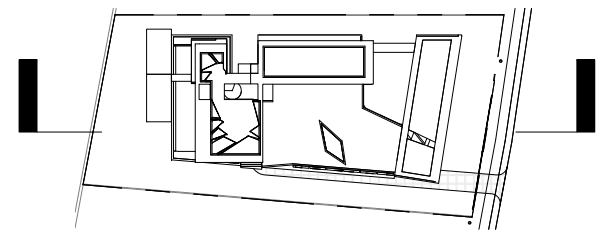
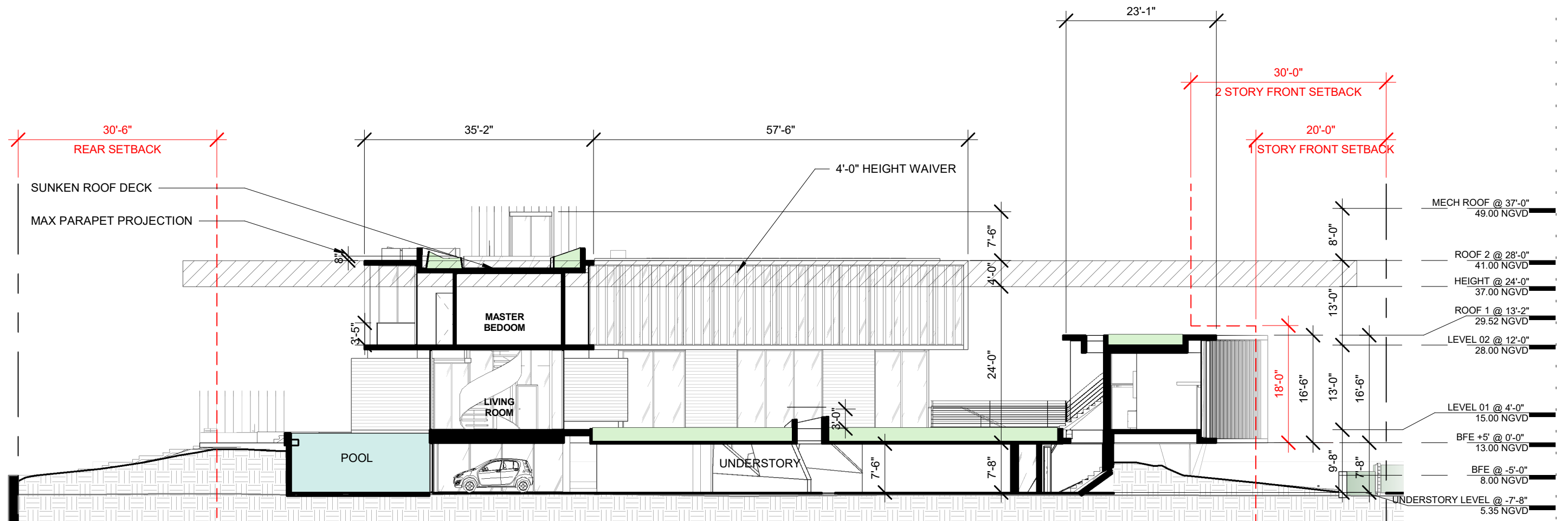
MATERIALS LEGEND

- 1 POURED-IN PLACE CONCRETE
- 2 CHARRED WOOD
- 3 POURED-IN PLACE DARK CONCRETE
- 4 WOOD COLORED METAL SCREEN



12.09.2019





ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

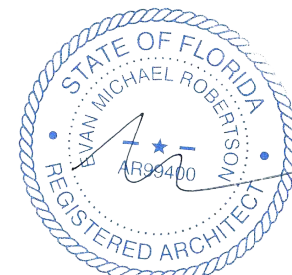
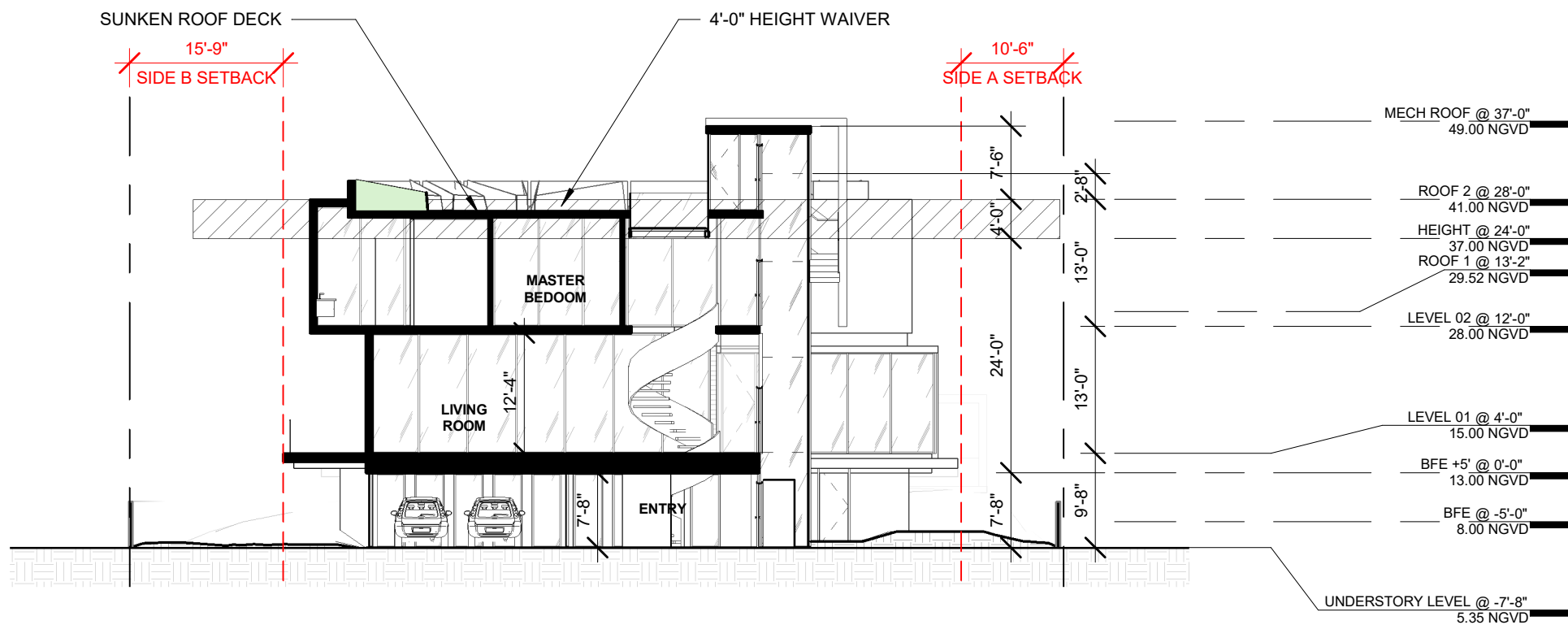
SECTION A
12.09.2019

1/16" = 1'-0"

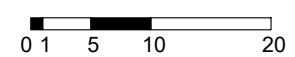
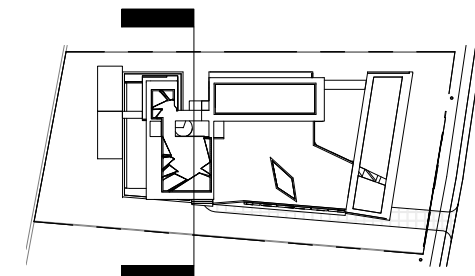
1804

DRAWING #

A23



12.09.2019



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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DEVA FINGER
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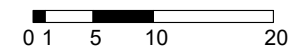
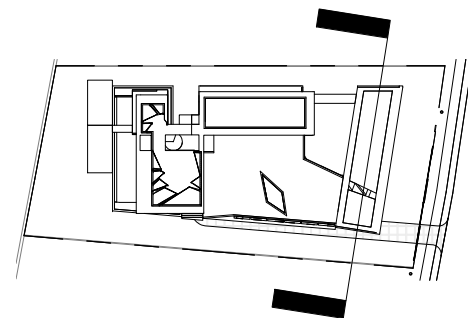
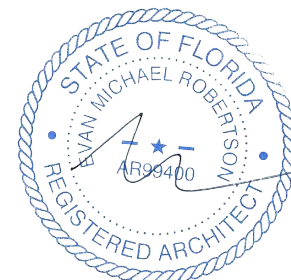
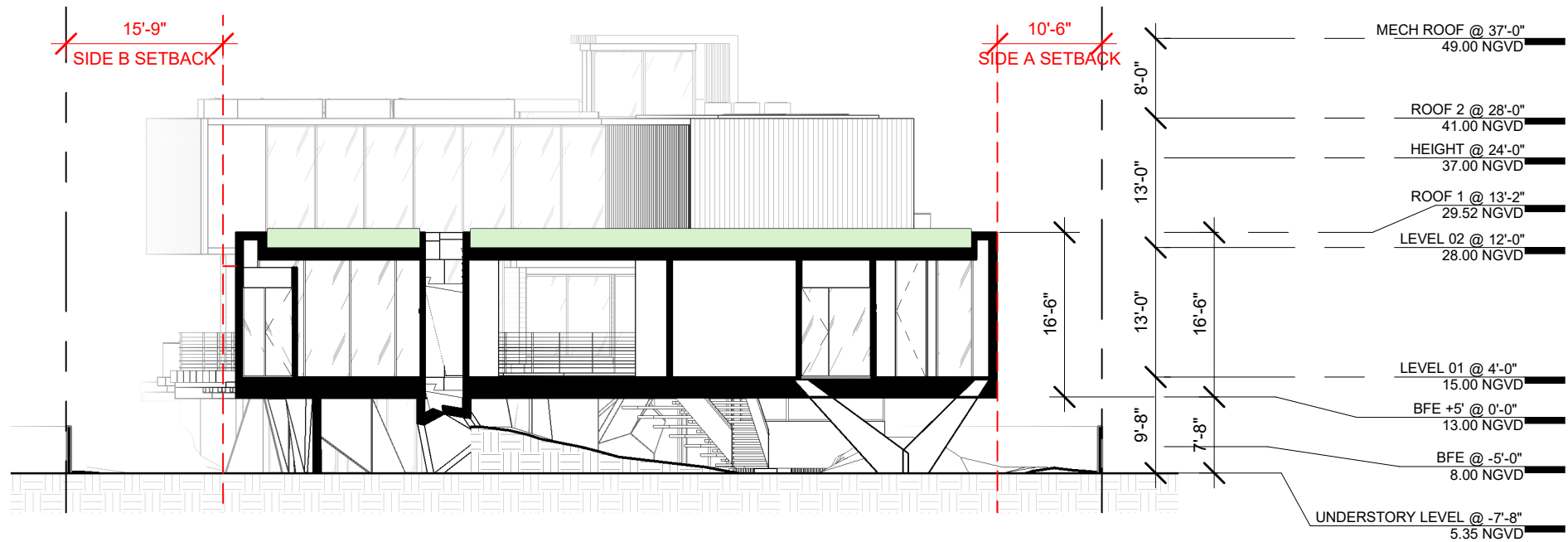
PINE TREE

SECTION B
12.09.2019

1/16" = 1'-0"

1804

A24



ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

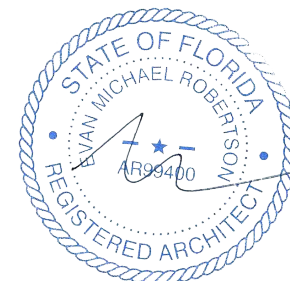
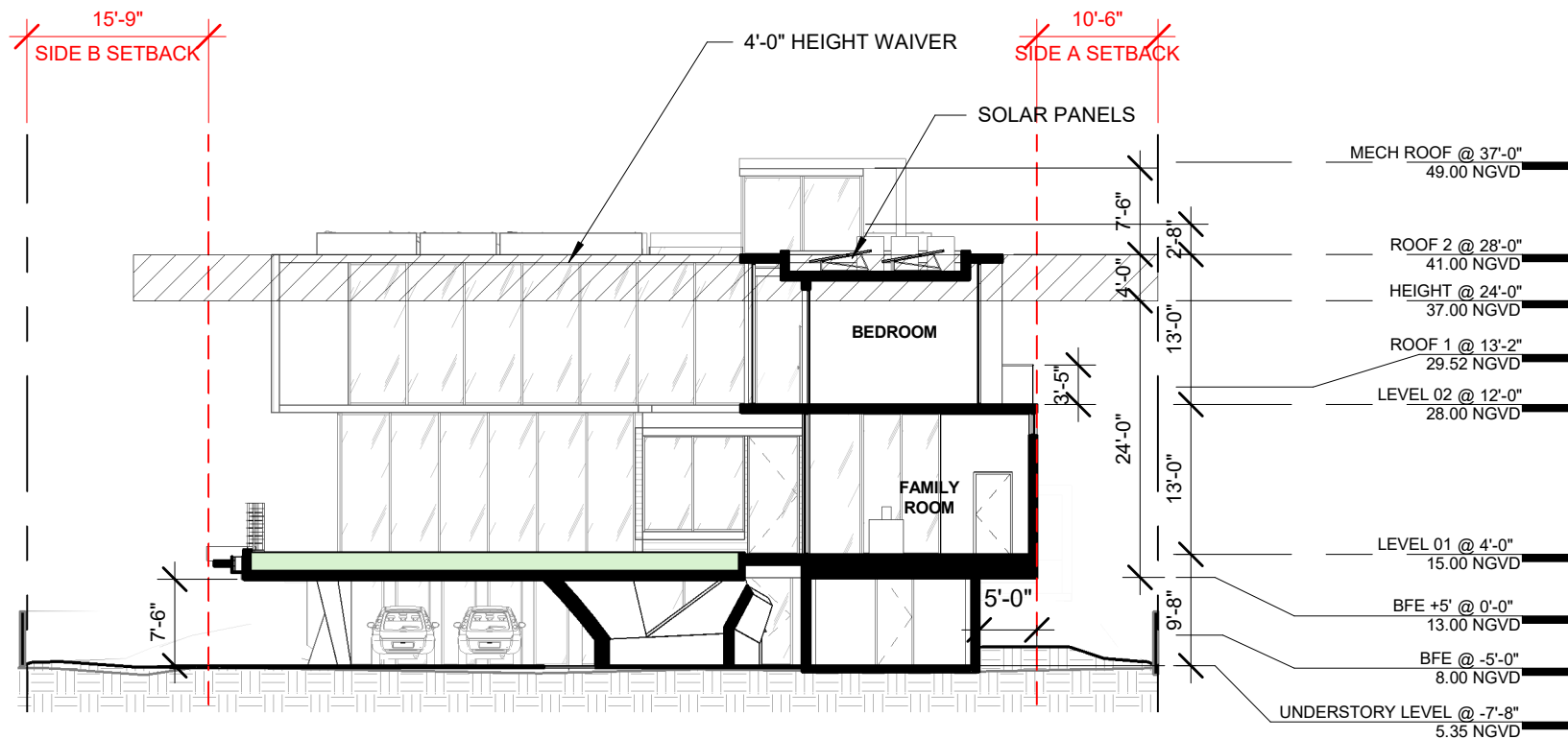
SECTION C
12.09.2019

As indicated

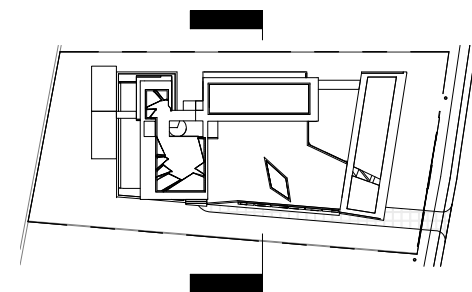
1804

DRAWING #

A25



12.09.2019



0 1 5 10 20

ARCHITECT

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OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

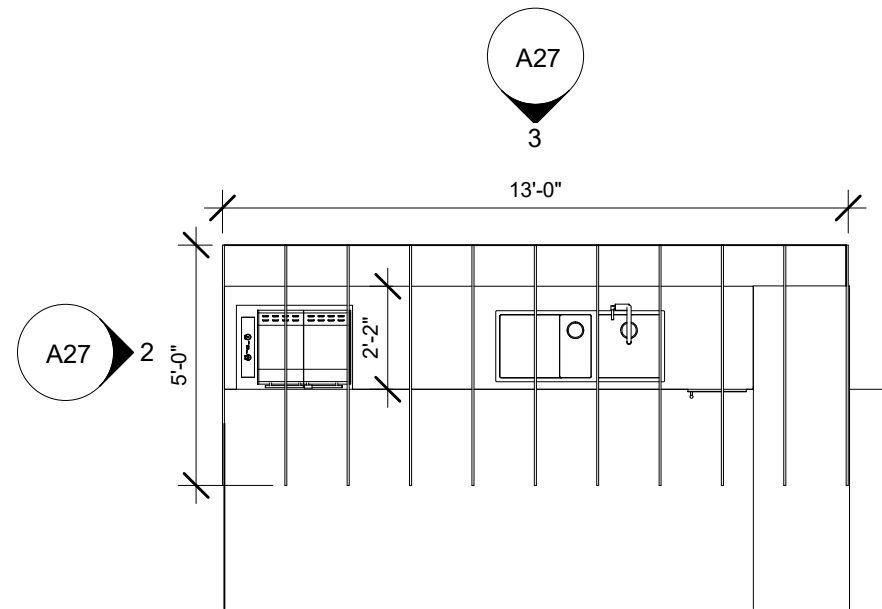
SECTION D
12.09.2019

1/16" = 1'-0"

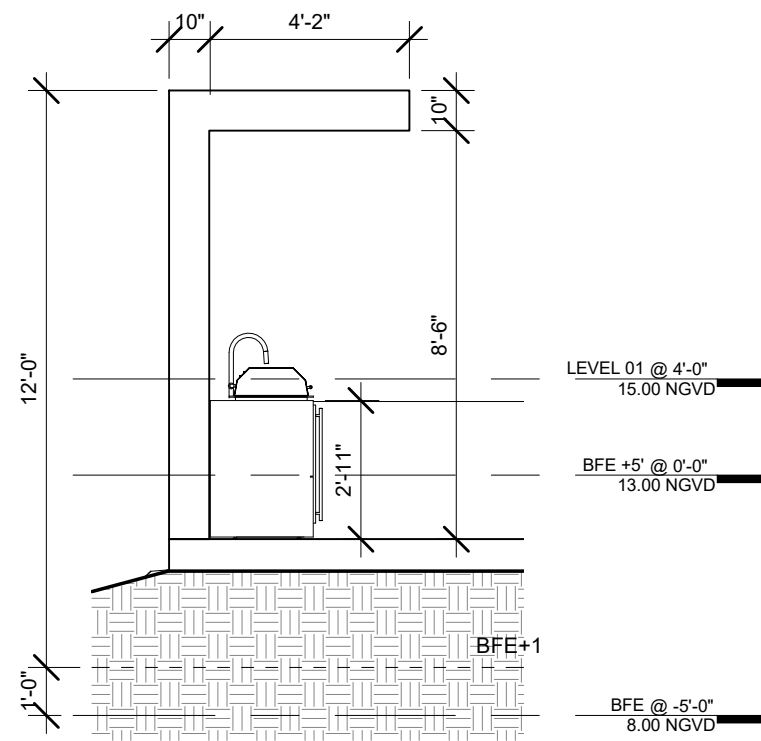
1804

DRAWING #

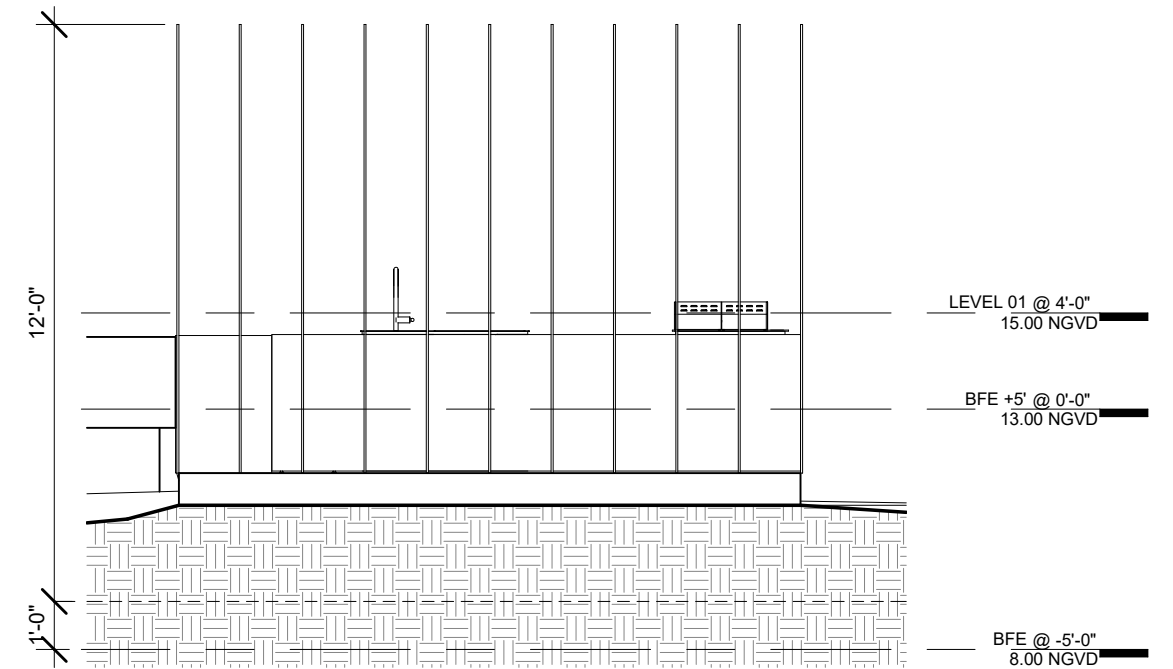
A26



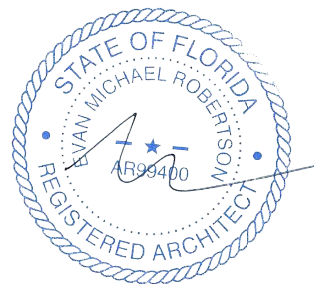
EXTERIOR COVER PLAN



EXTERIOR COVER SIDE ELEVATION



EXTERIOR COVER REAR ELEVATION



12.09.2019

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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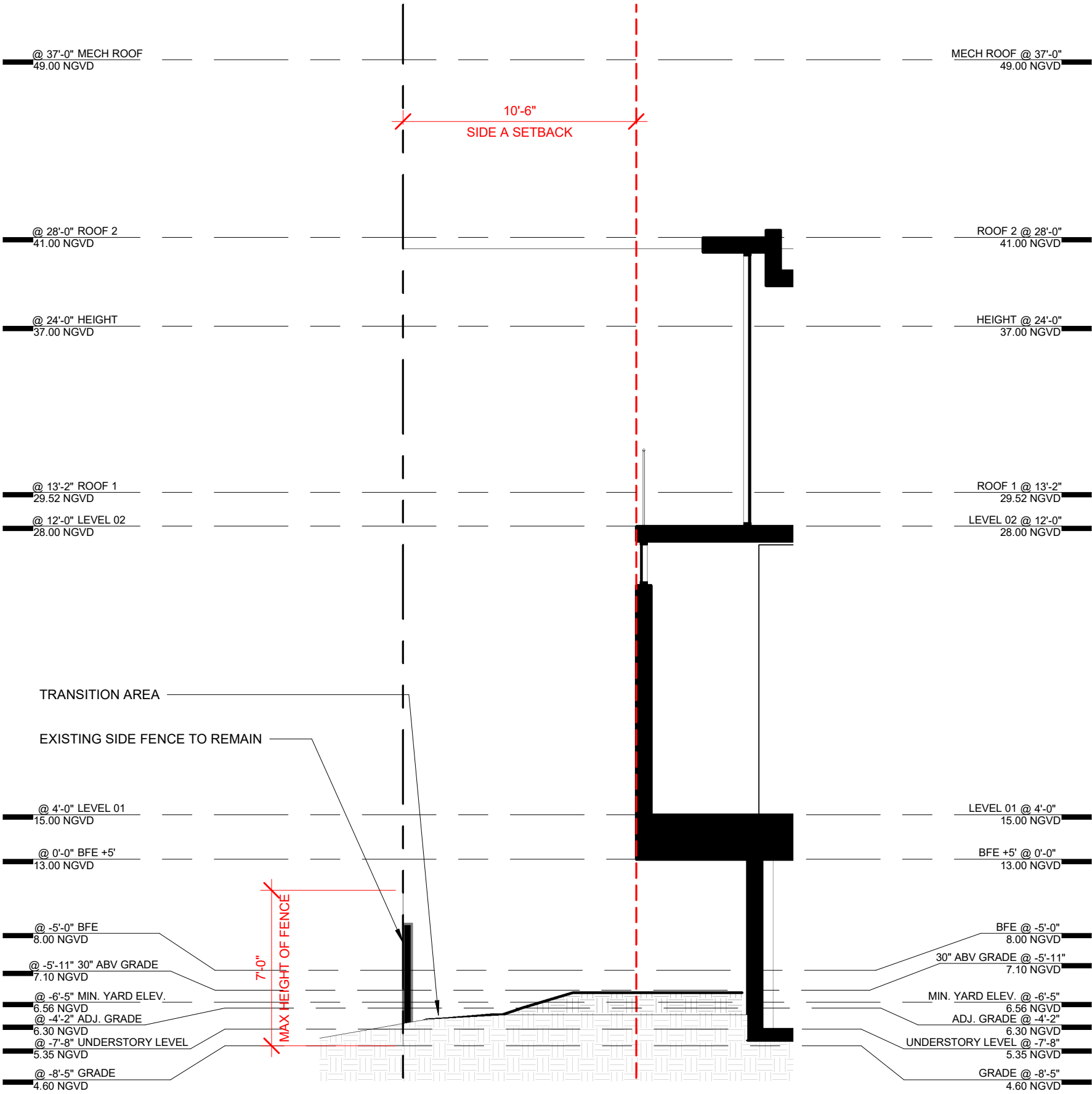
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

EXTERIOR COVERED AREA
12.09.2019 1/4" = 1'-0"

1804

A27



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

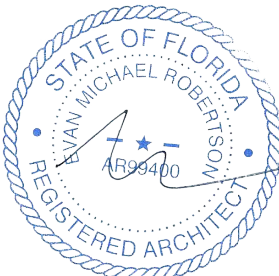
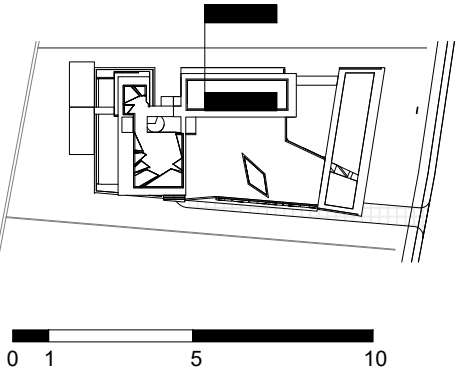
THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56** FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES),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



12.09.2019

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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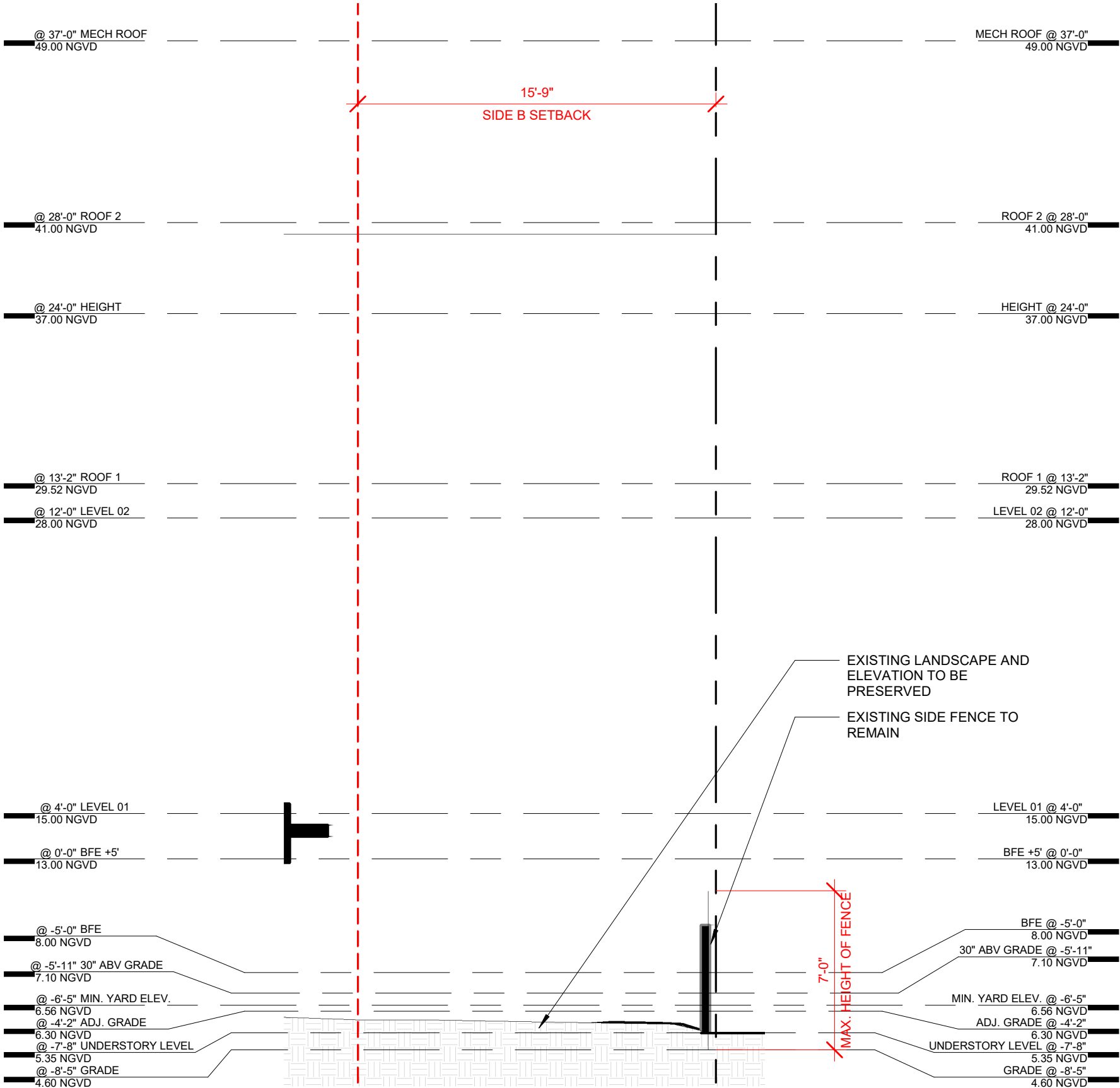
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SIDE YARD A SECTION
12.09.2019 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.
 $(8.00-4.60)/2 + 4.60 = 6.30$

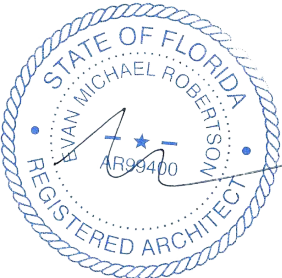
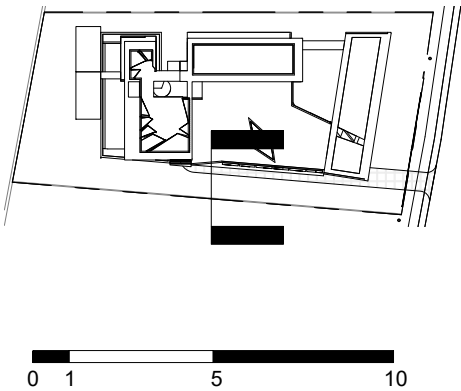
ADJUSTED GRADE = 6.30 NGVD

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



ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

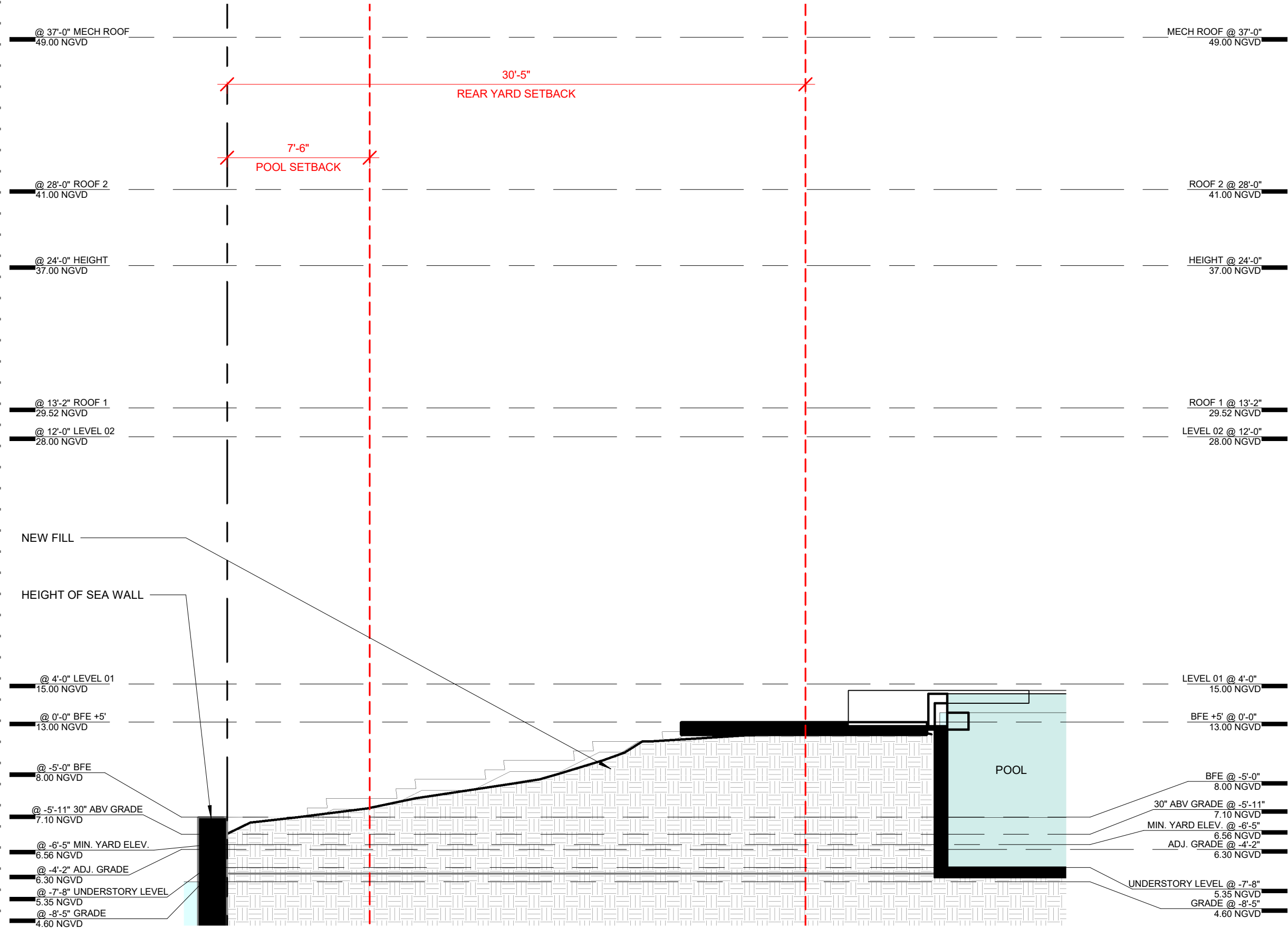
DRAWING TITLE

SIDE YARD B SECTION
12.09.2019 3/16" = 1'-0"

DRAWING #

A29

1804



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. $(8.00-4.60)/2 + 4.60 = 6.30$

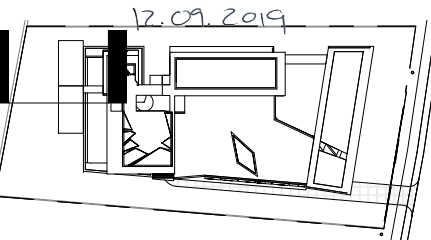
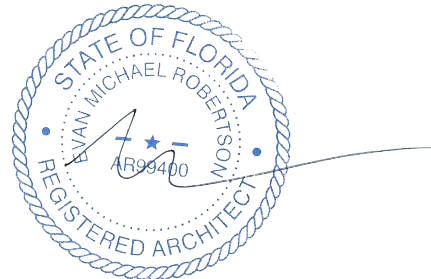
ADJUSTED GRADE = 6.30 NGVD

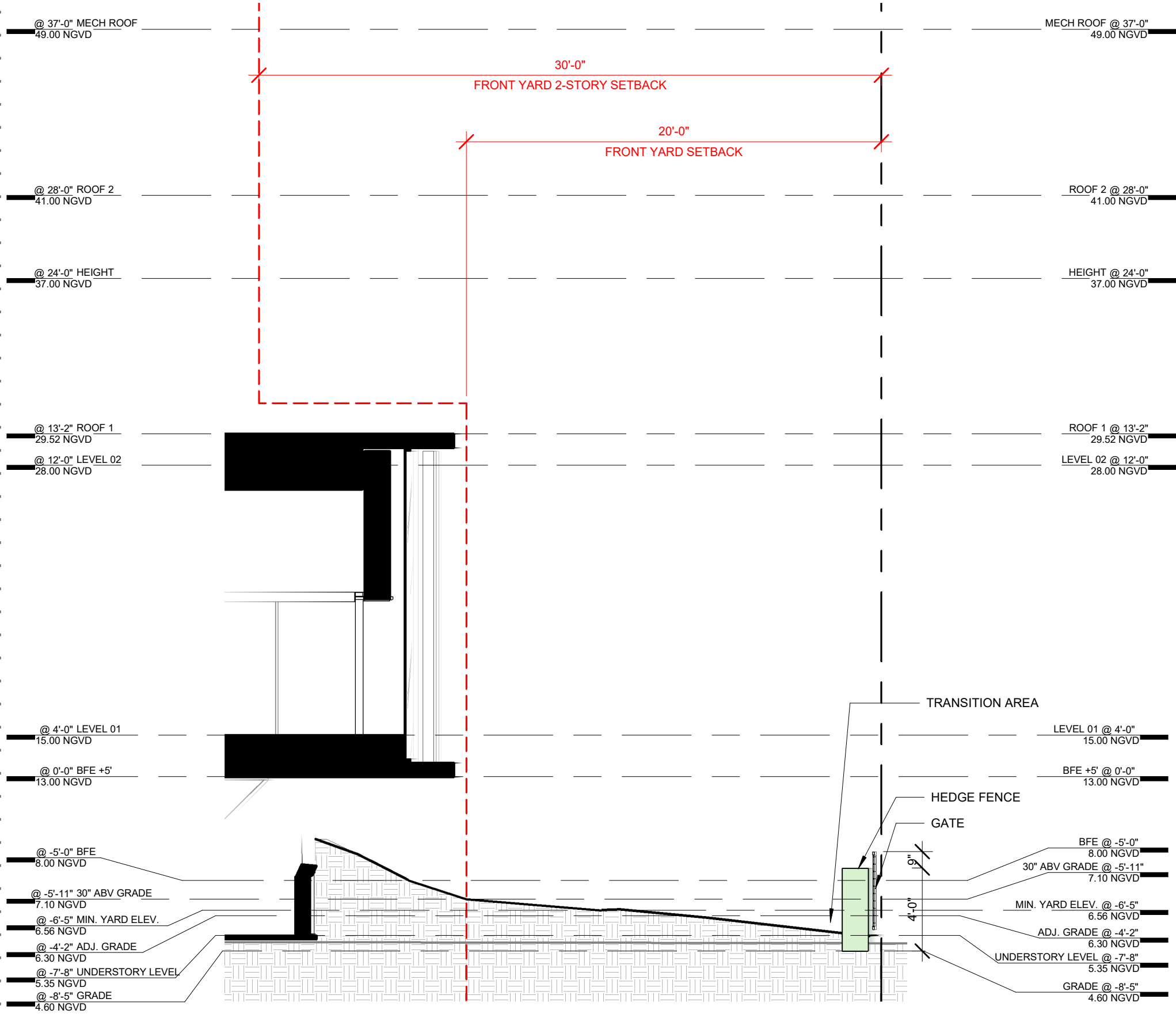
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THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56** FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS,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

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. $(8.00-4.60)/2 + 4.60 = 6.30$

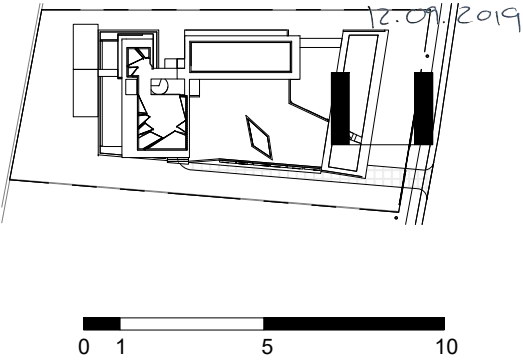
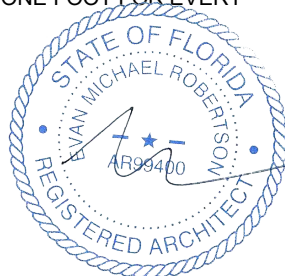
ADJUSTED GRADE = 6.30 NGVD

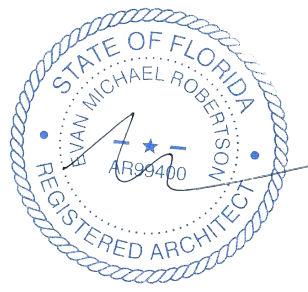
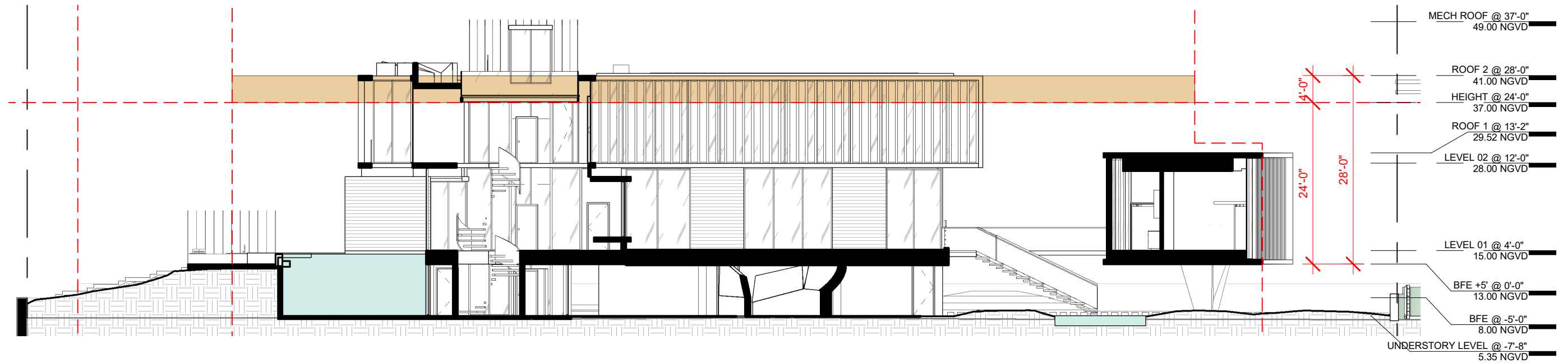
CODE

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.

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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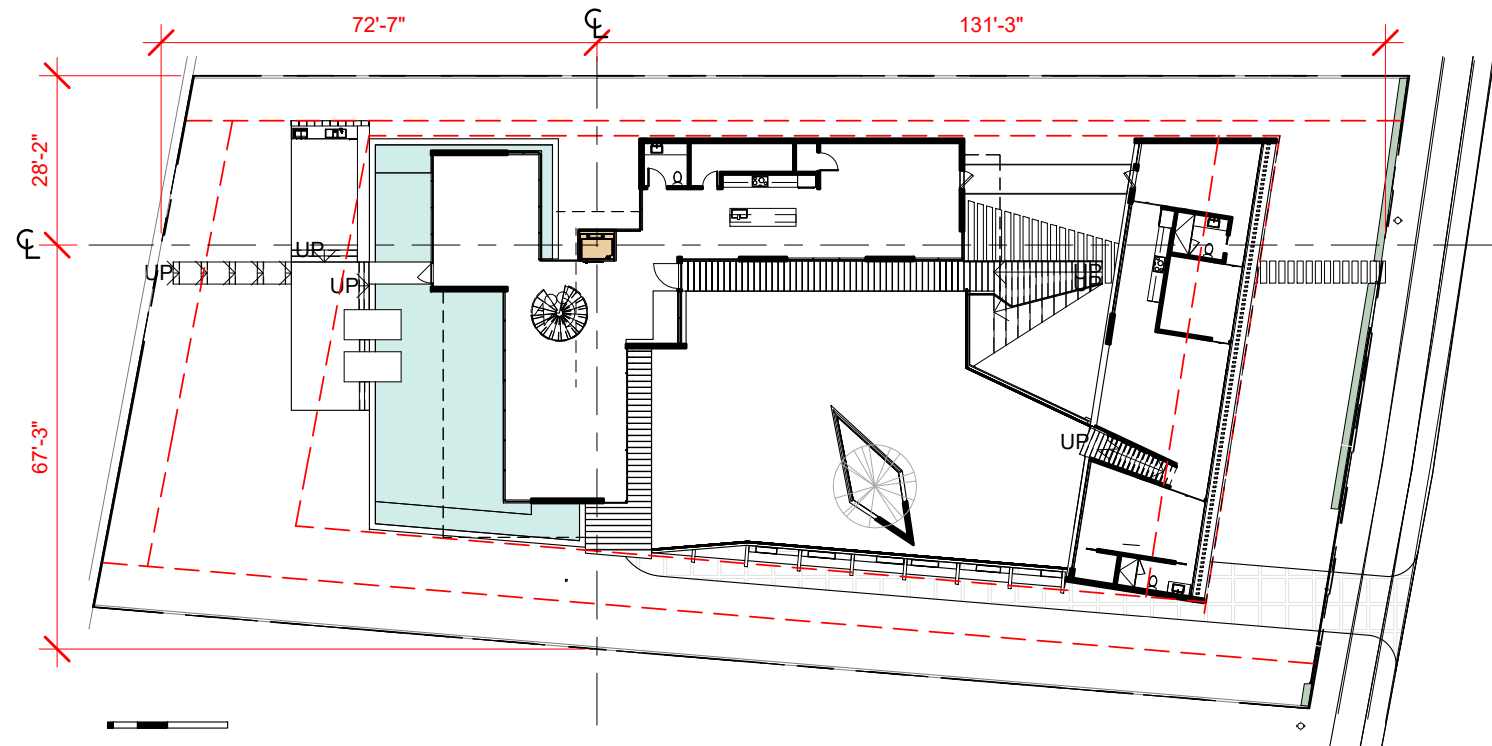
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WAVER DIAGRAM - HEIGHT
12.09.2019 1/16" = 1'-0"

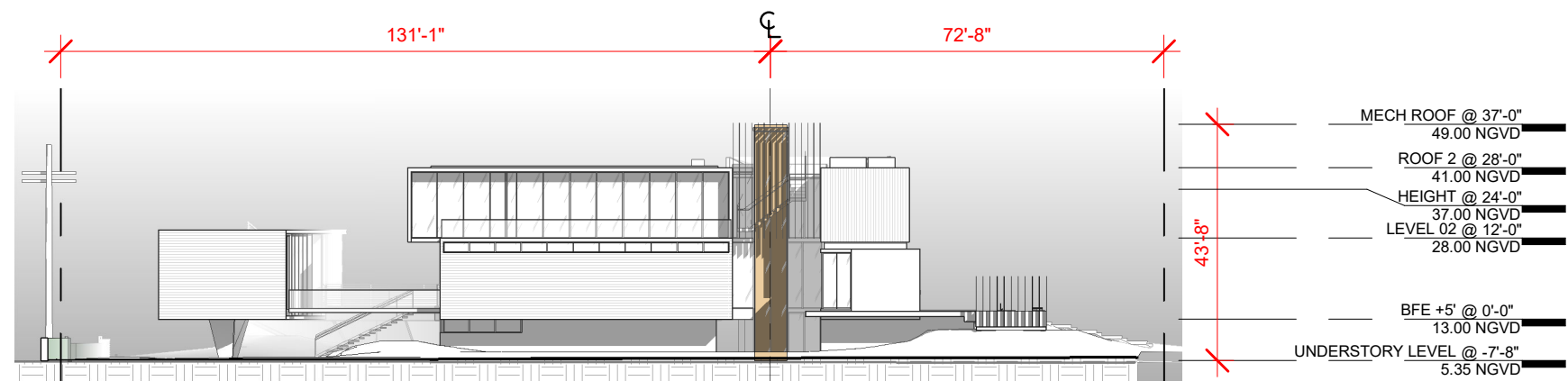
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A32

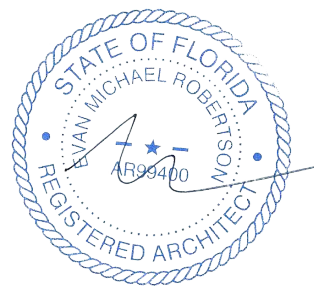
1804



FIRST FLOOR - ELEVATOR LOCATION



NORTH ELEVATION - ELEVATOR LOCATION



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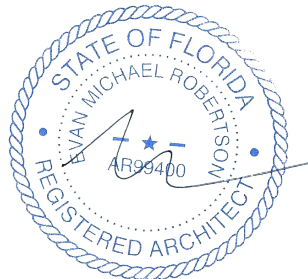
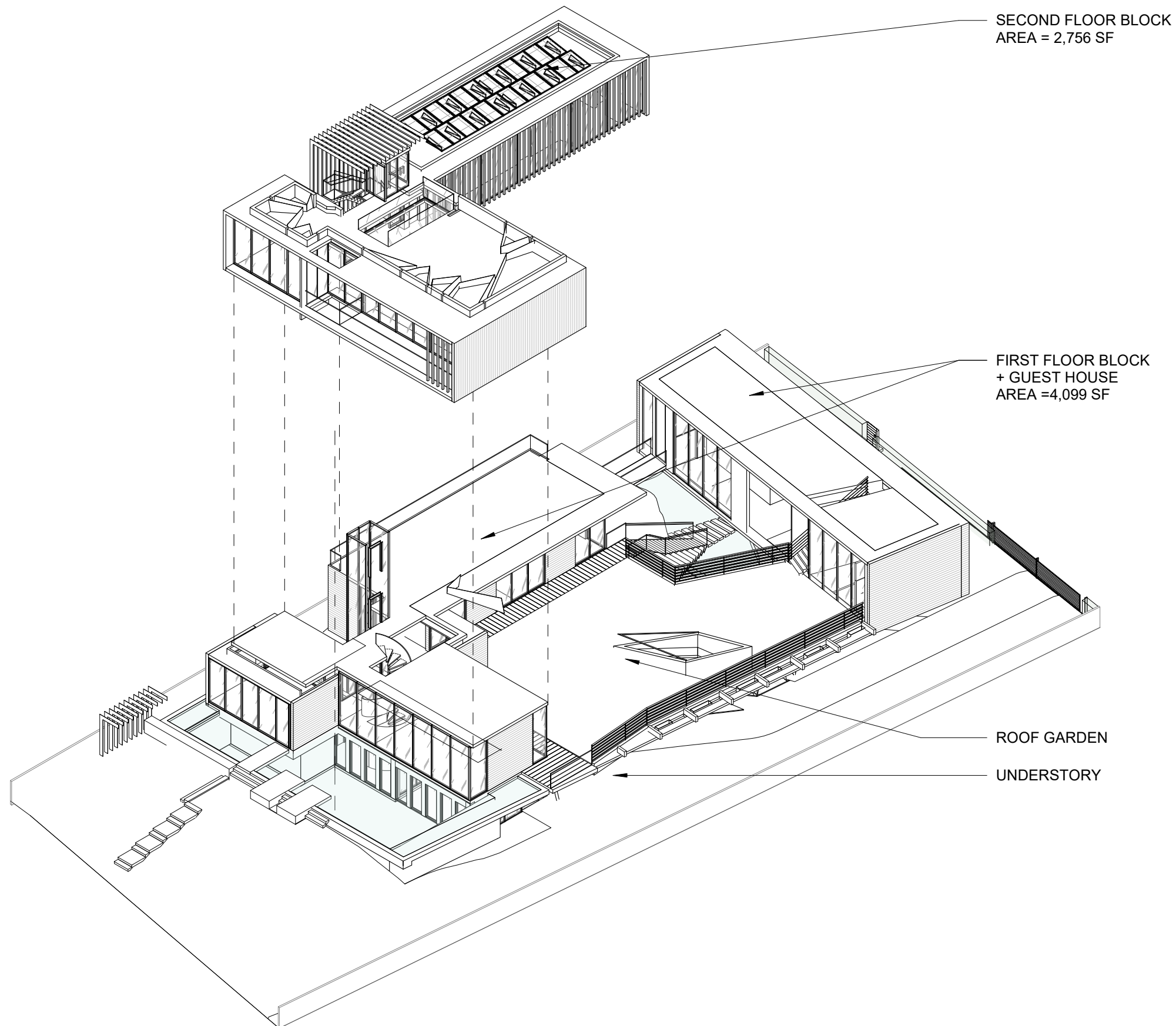
PINE TREE

**WAIVER DIAGRAM - ELEVATOR
LOCATION**

1/32" = 1'-0"

1804

A33



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EXPLODED AXO FLOOR RATIO
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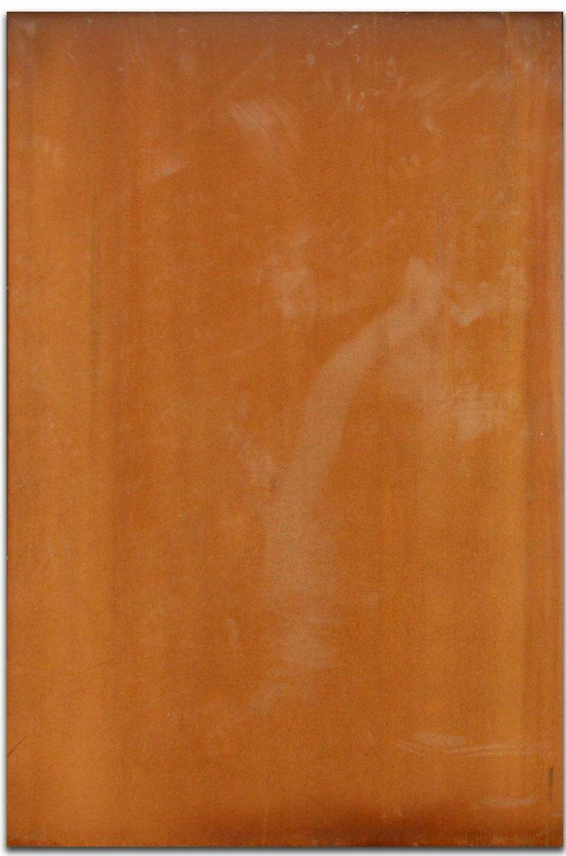
A34



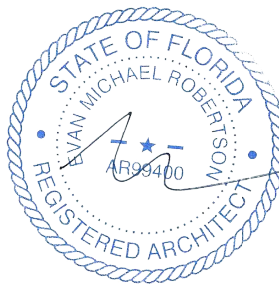
BOARD-FORMED CONCRETE



CHARRED WOOD



CORTEN METAL SCREEN



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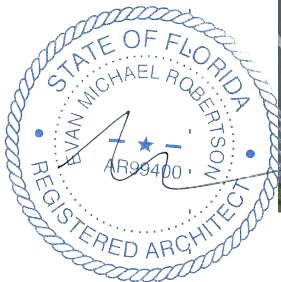
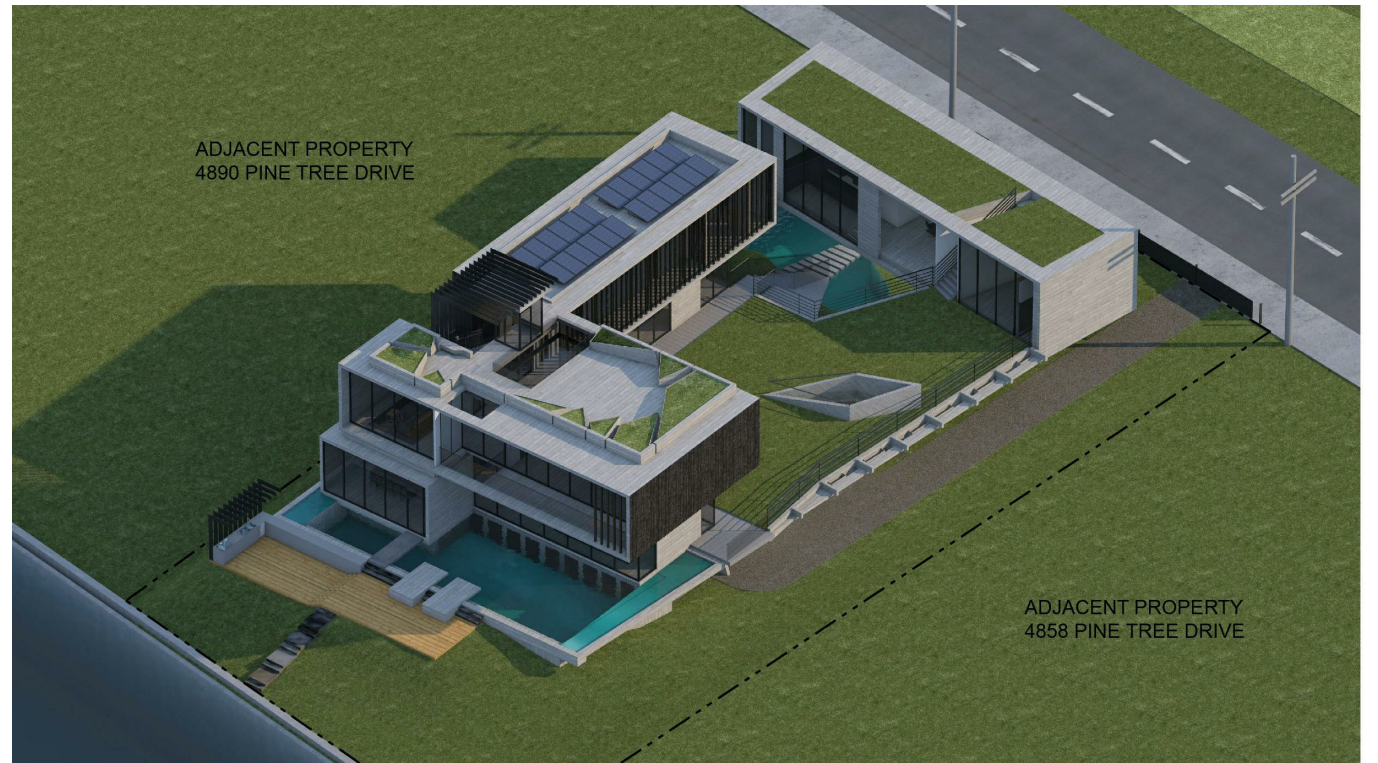
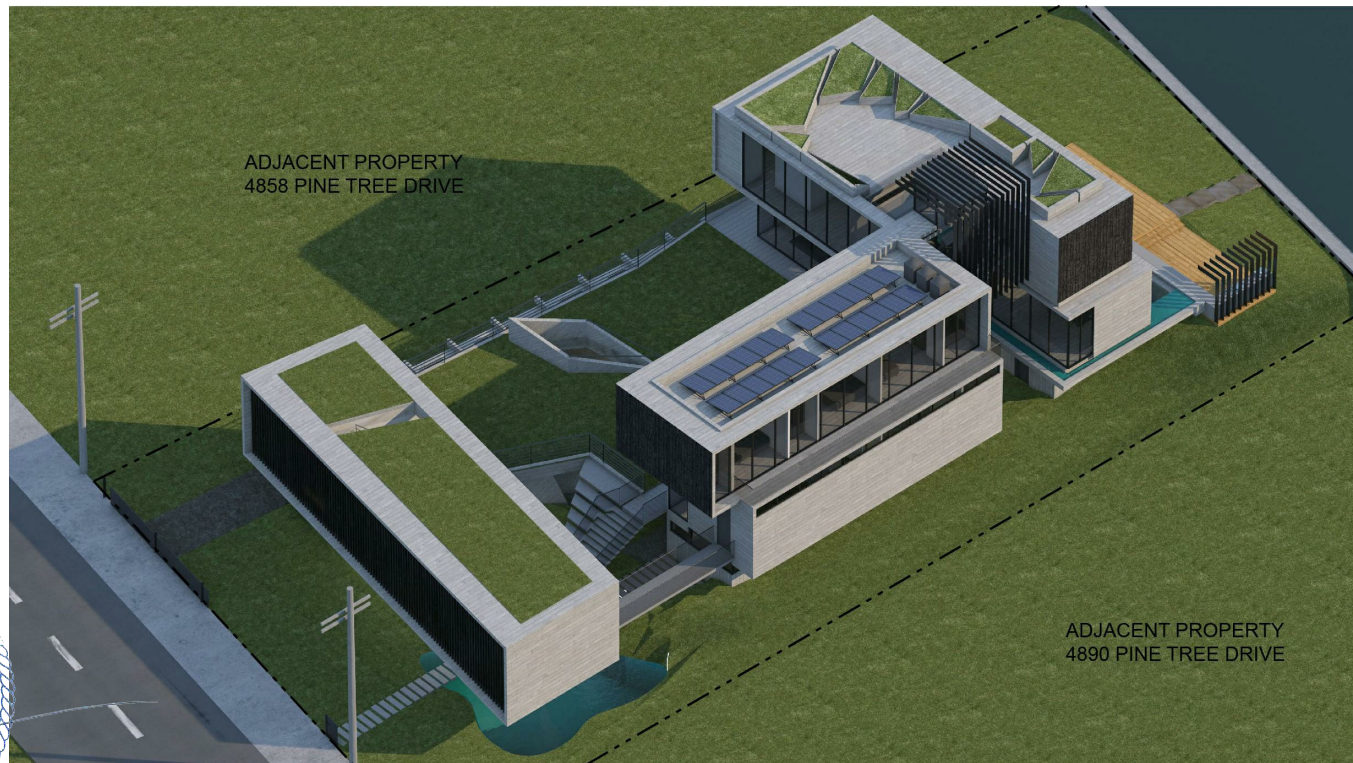
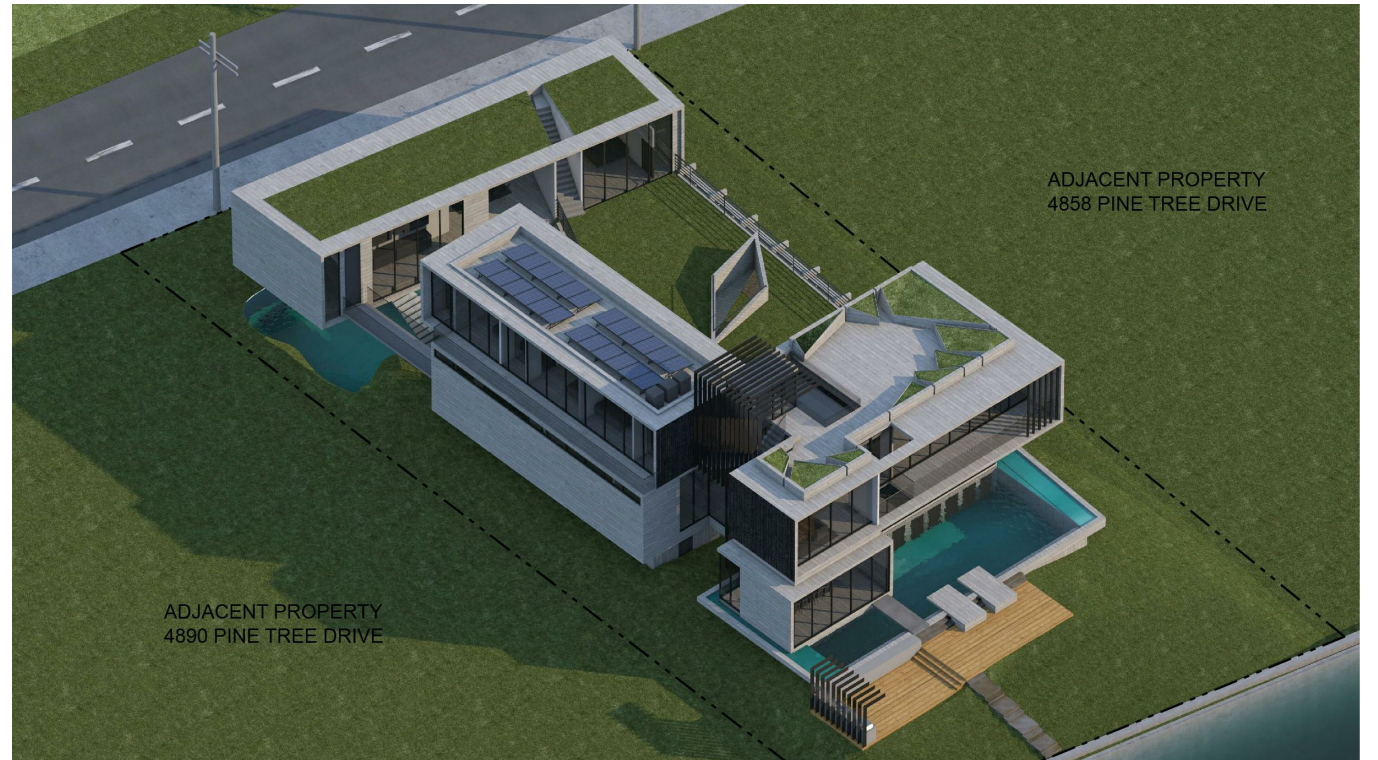
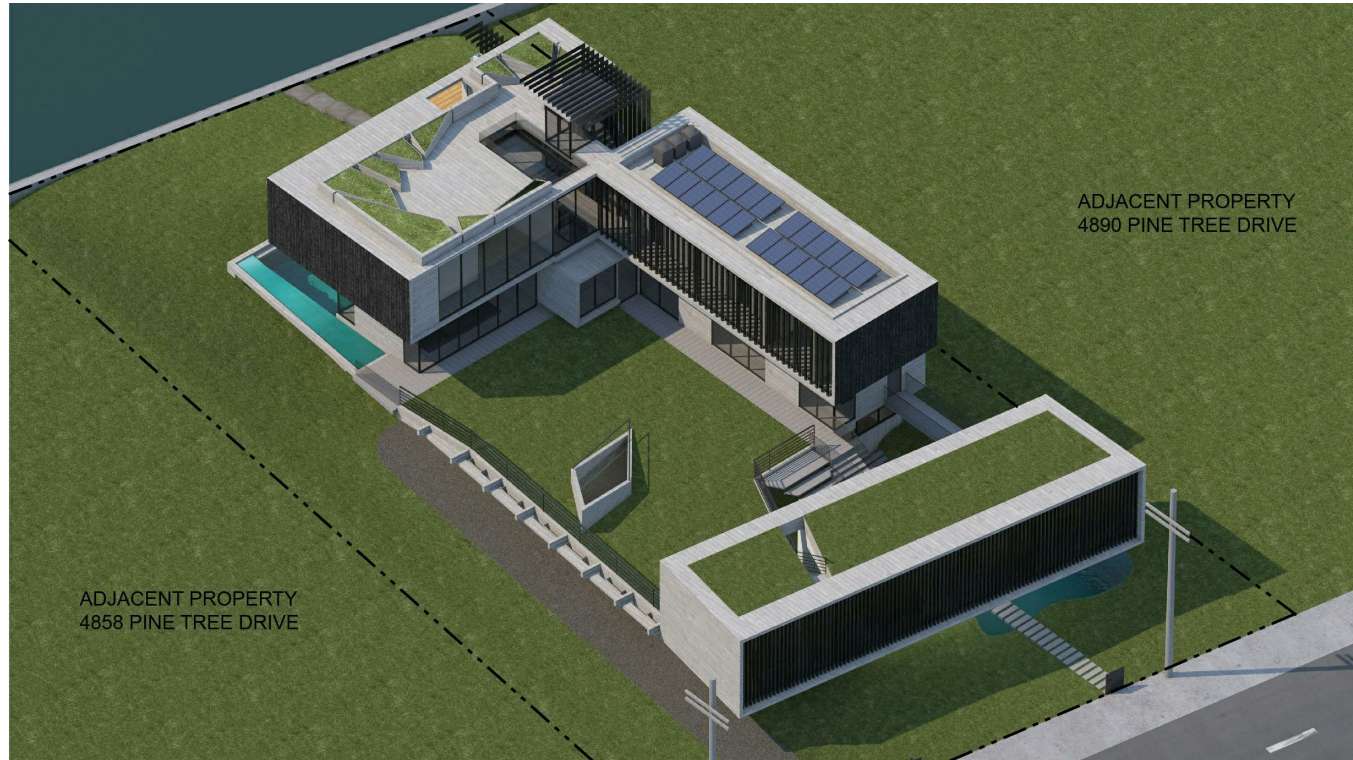
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MATERIAL PALATE
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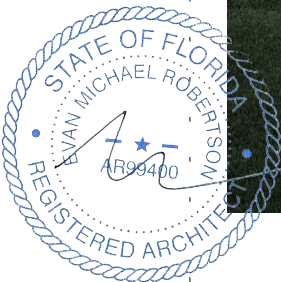
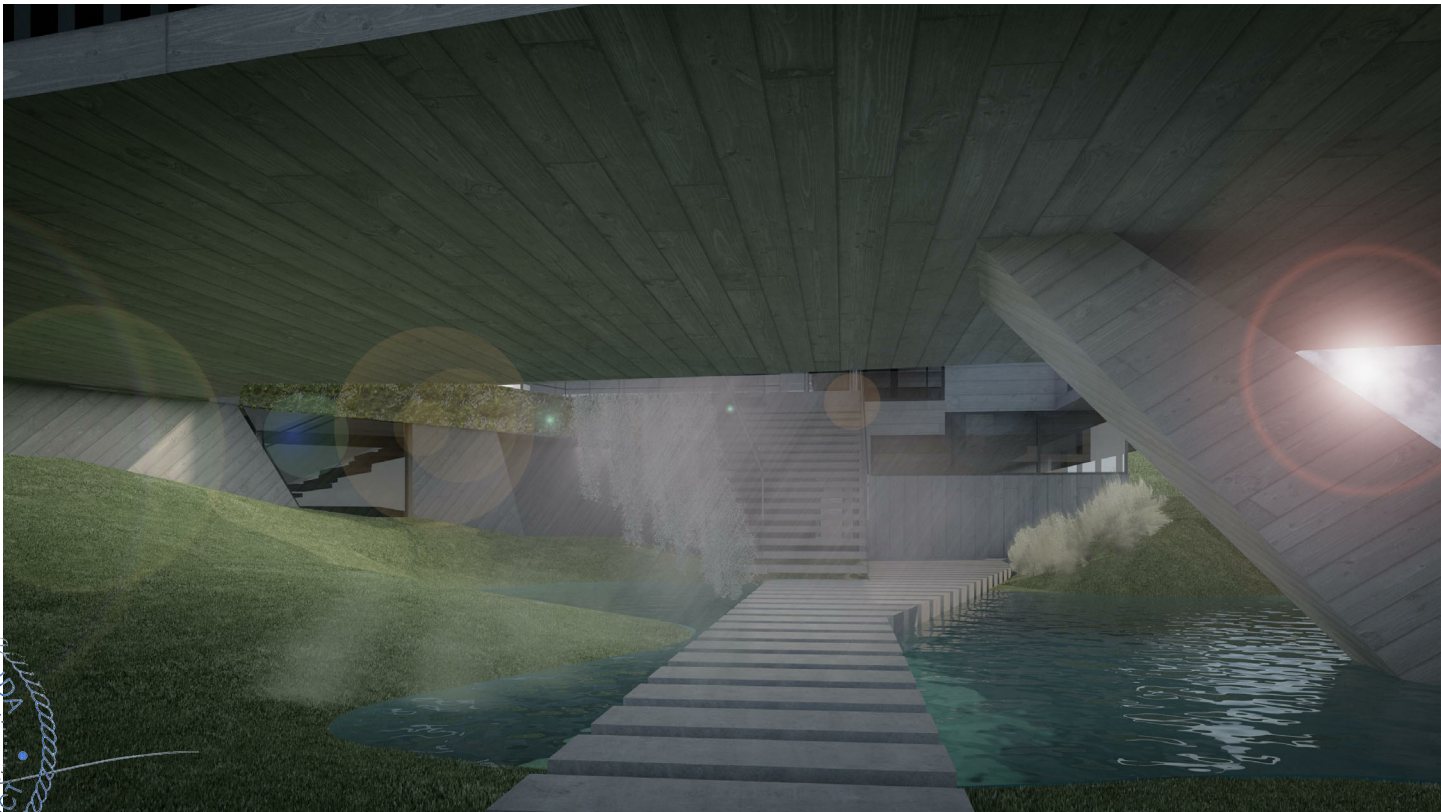
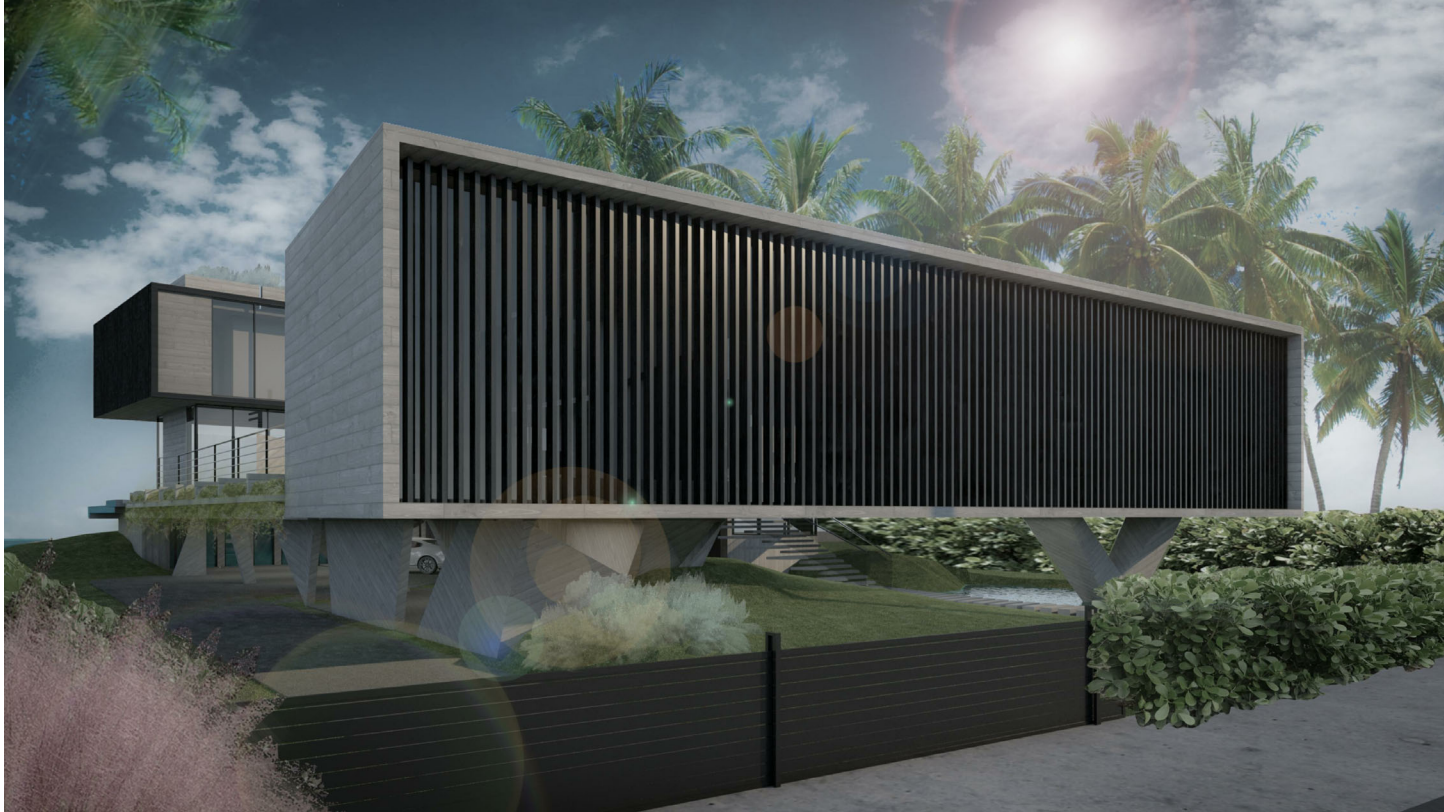
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RENDERED AXONOMETRICS
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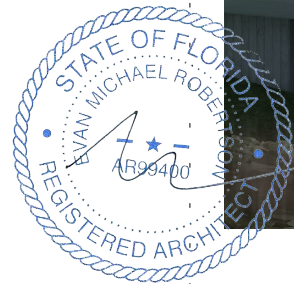
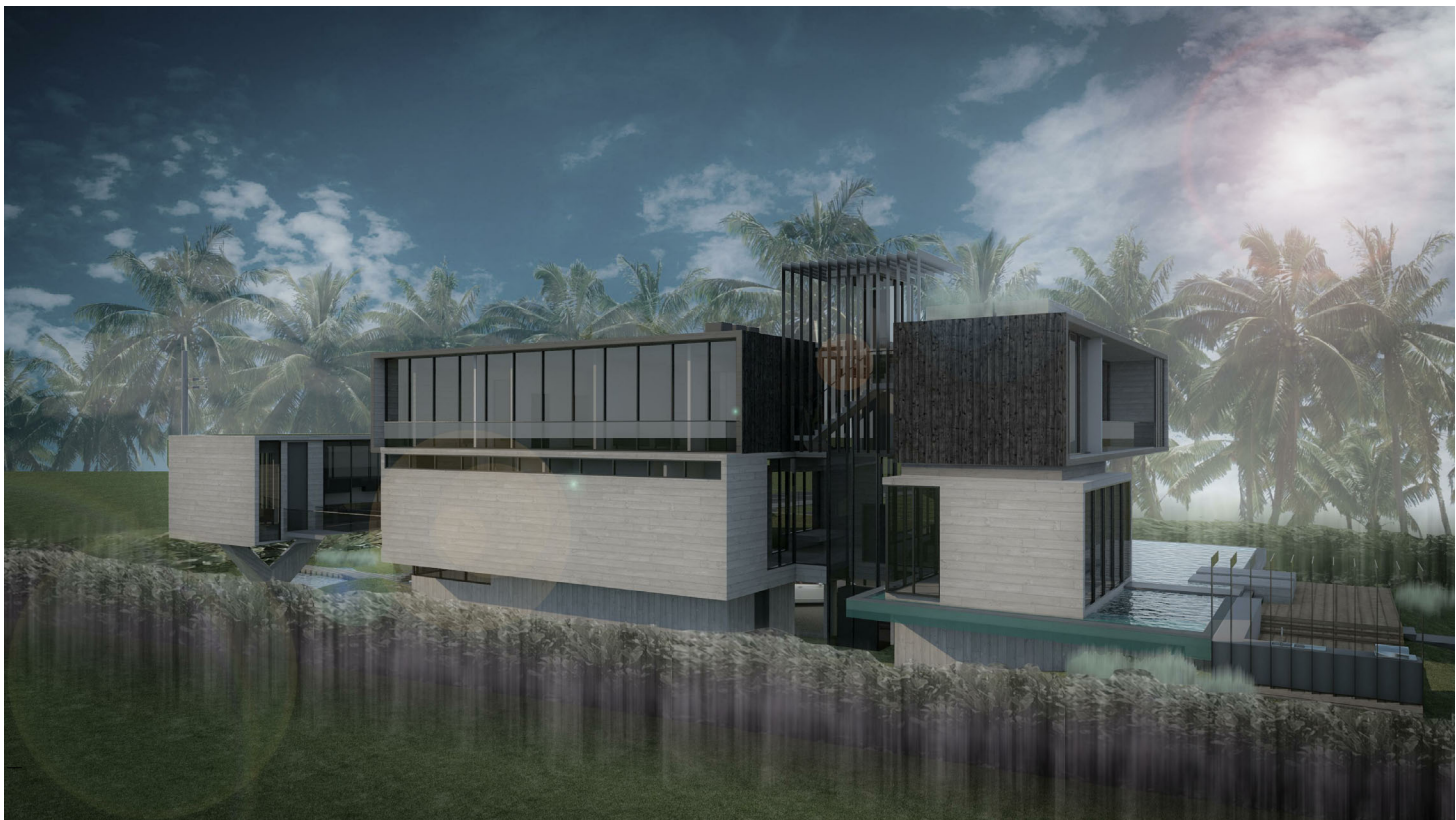
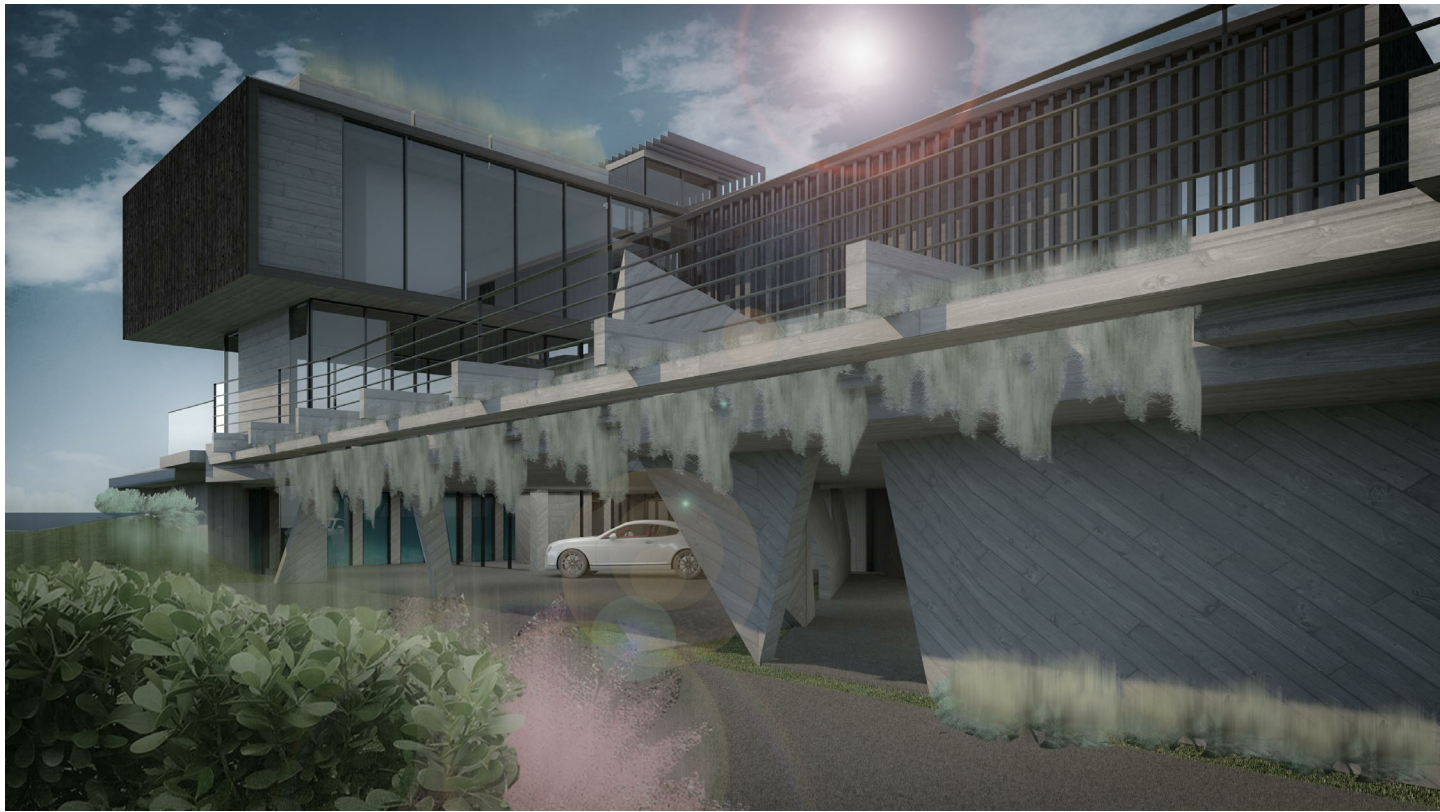
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RENDERINGS
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