

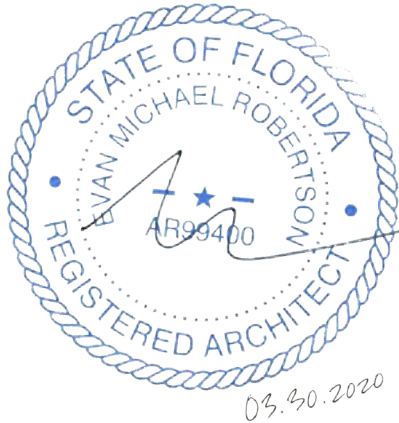
4880 PINE TREE DRIVE

ARCHITECTURE SET
CONTINUANCE FINAL SUBMITTAL
MARCH 30, 2020



DRAWING LIST

A0	TITLE SHEET
A0.1	DESIGN REVISIONS DIAGRAM
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	GYM VOLUME
A37	SUN STUDY AXONOMETRICS
A38	AXONOMETRICS
A39	RENDERINGS - DAY/NIGHT
A40	DYNAMIC SCREEN W/ INDIVIDUAL ROTATING ELEMENTS
A41	RENDERINGS
A42	RENDERINGS

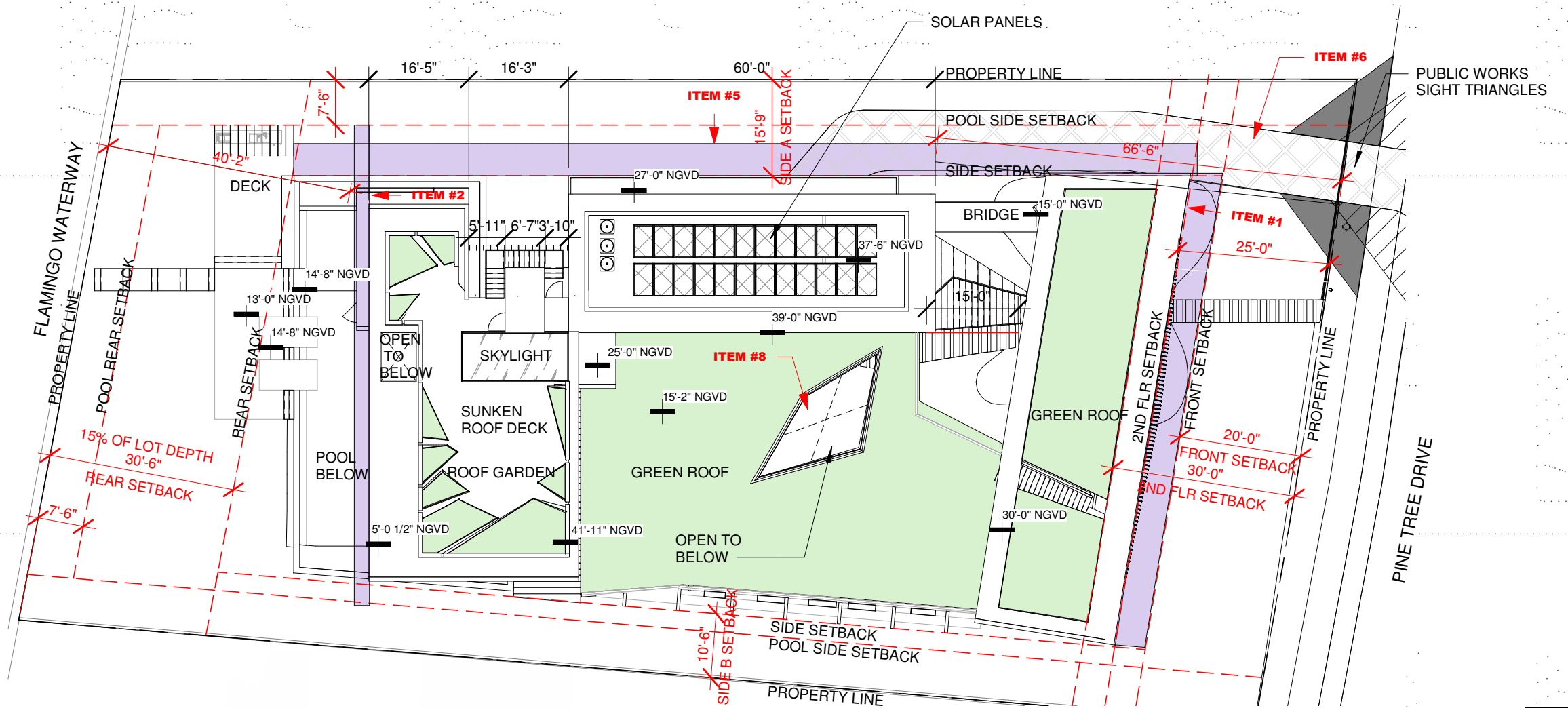


DESIGN REVISIONS

- ITEM #1 - PUSHED FRONT VOLUME BACK 5'-0" FROM STREET TO REDUCE STREET PRESENCE
ITEM #2 - PUSHED REAR VOLUME BACK 2'-6" FROM STREET
ITEM #3 - LOWERED REAR VOLUME 1'-0" IN HEIGHT TO REDUCE SHADOW IN ADJACENT PROPERTY
ITEM #4 - LOWERED SIDE 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

ADDITIONAL ITEMS:

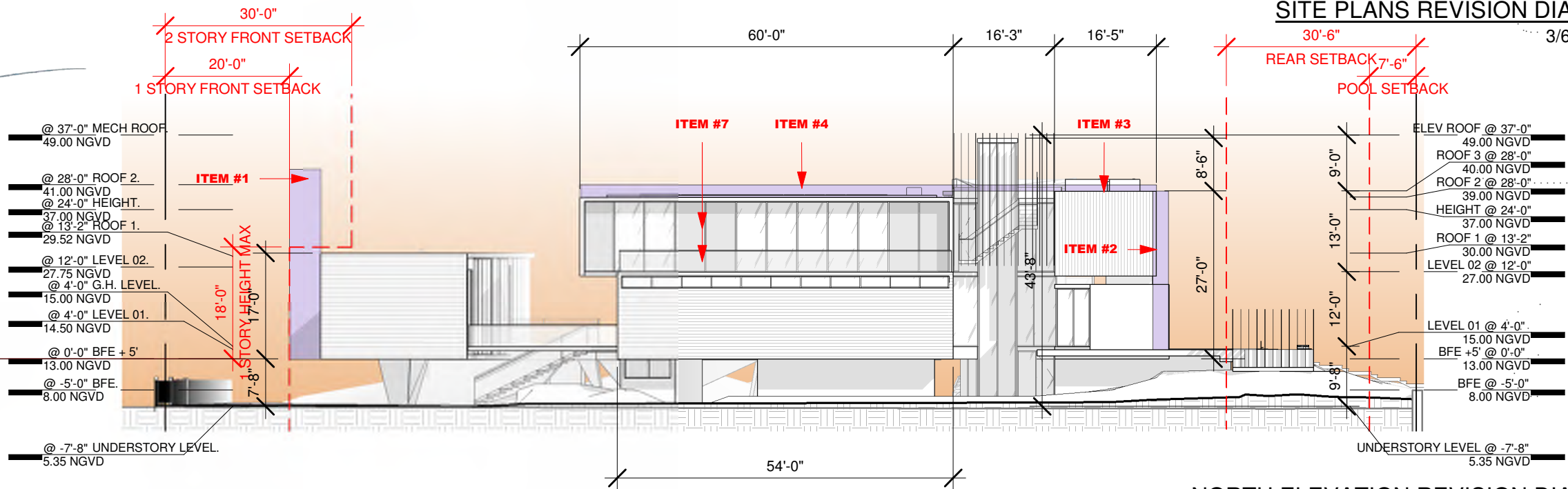
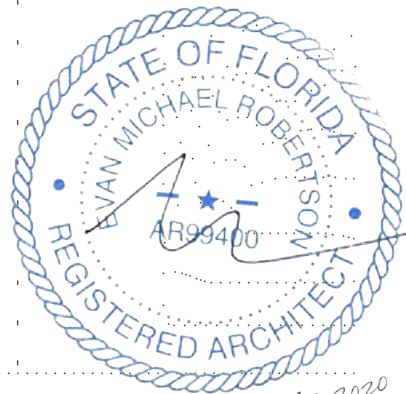
- FRONT SCREEN CHANGED; SEE SHEETS A22, A39 AND A40
-UNDERSTORY STRUCTURE CHANGED, SHEET A36 INDICATING OPENNESS



SITE PLANS REVISION DIAGRAM

1

3/64" = 1'-0"



NORTH ELEVATION REVISION DIAGRAM

2

3/64" = 1'-0"

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

DESIGN REVISIONS DIAGRAM
03.30.2020 3/64" = 1'-0" 1804

A0.1



Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 18749M
13050 S.W. 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFA@BELLOUTH.NET
TEL: 305-234-0588
FAX: 206-495-0778

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=0.50, H=10, SP=5
4. Palm D=0.70, H=20, SP=10
5. Palm D=0.80, H=20, SP=10
6. Palm D=0.80, H=20, SP=10
7. Palm D=0.80, H=20, SP=10
8. Palm D=0.80, H=20, SP=10
9. Palm D=0.80, H=20, SP=10
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11. Queen Palm D=0.80, H=20, SP=10
12. Palm D=0.80, H=20, SP=10
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14. Christmas Palm D=0.80, H=20, SP=10
15. Christmas Palm D=0.80, H=20, SP=10
16. Queen Palm D=0.80, H=20, SP=10
17. Palm D=0.80, H=20, SP=10
18. Coconut Palm D=1.0, H=30, SP=20
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79. Christmas Palm D=0.80, H=20, SP=10
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82. Christmas Palm D=0.80, H=20, SP=10
83. Lemon D=0.40, H=10, SP=5
84. Christmas Palm D=0.80, H=20, SP=10
85. Christmas Palm D=0.80, H=20, SP=10
86. Christmas Palm D=0.80, H=20, SP=10
87. Palm D=0.80, H=20, SP=10
88. Palm D=0.80, H=20, SP=10
89. Palm D=0.80, H=20, 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 Shown on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. 10A.
- #3 Readings as Shown Hereon are Based upon West 47th Street, N89°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 Day: No 2019, Station Surveying Season
- #9 Last Revised
- #10 Zoned Building setback line not determined

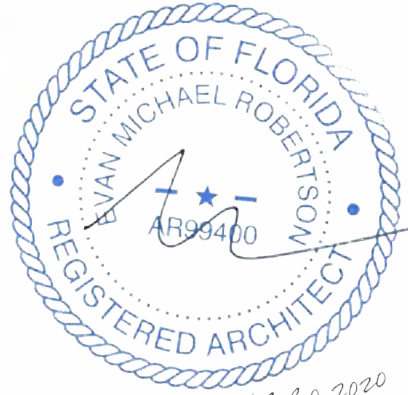


Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaico@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

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 55-17.052 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 P. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

Location Sketch



03.30.2020

ARCHITECT

MTTR MGMT
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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

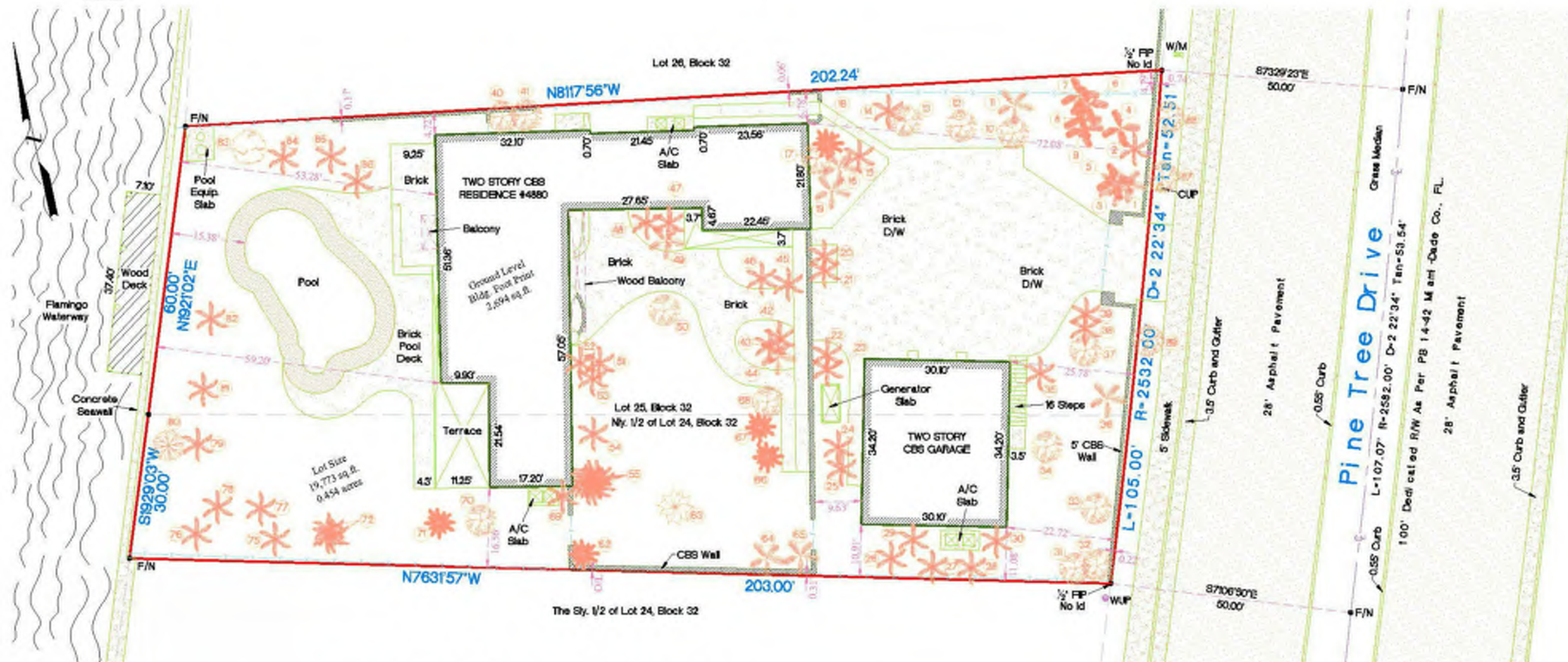


Prepared by:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 12186
10000 SW 10TH AVENUE
SUITE 100
MIAMI, FLORIDA 33156
P: 305.555.1234
F: 305.555.1235

Boundary Survey

Graphic Scale 1" = 20'

Sheet 2 of 2



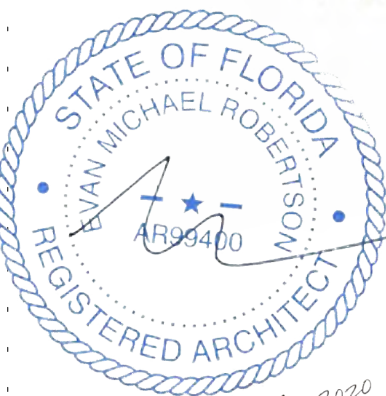
Abbreviations of Legend

A	ARC DISTANCE	E	ENCLOSURE	P	POST
AVE	AVENUE	E.M.E.	ELECTRIC METER ENCLOSURE	P.O.C.	POINT OF COMMENCEMENT
AW	ADJUTANT	E.P.	ELECTRIC POLE	P.O.B.	POINT OF BEGINNING
AW	ADJUTANT	E.P.	ELECTRIC POLE	R	RADIUS
AW	ADJUTANT	E.P.	ELECTRIC POLE	R/W	RIGHT OF WAY
AW	ADJUTANT	E.P.	ELECTRIC POLE	R/W	RIGHT OF WAY
AW	ADJUTANT	E.P.	ELECTRIC POLE	R/W	RIGHT OF WAY
AW	ADJUTANT	E.P.	ELECTRIC POLE	R/W	RIGHT OF WAY
AW	ADJUTANT	E.P.	ELECTRIC POLE	R/W	RIGHT OF WAY
AW	ADJUTANT	E.P.	ELECTRIC POLE	R/W	RIGHT OF WAY

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

The data herein is a true and accurate representation of the facts as the same were ascertained by the Surveyor and Mapper, and is not to be used for any other purpose without the written consent of the Surveyor and Mapper.

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



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SURVEY 2 OF 2
03.30.2020

1804

A2

MIAMI BEACH

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

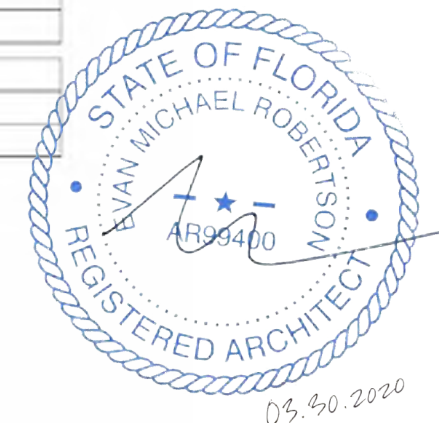
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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:	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 %:	7,548 SF 38%
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%
17	Height:	Required 24 FEET + 3 FEET WAIVER	Existing 20 FEET	Proposed 27 FEET
18	Setbacks:			
19	Front First level:	20'-0"	22.72 FEET	25'-0"
20	Front Second level:	30'-0"	22.72 FEET	66'-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	40'-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	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



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OWNER

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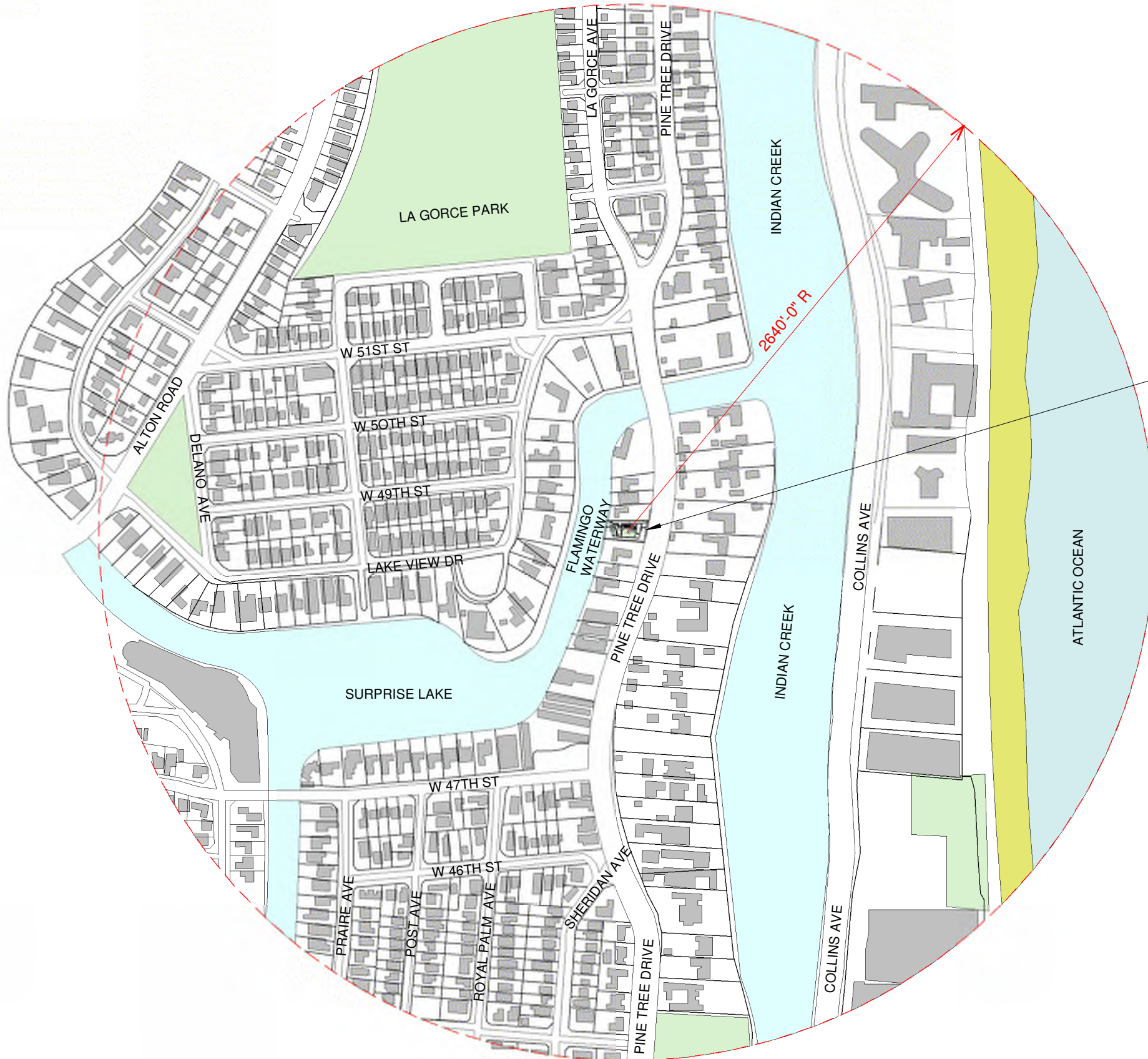
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

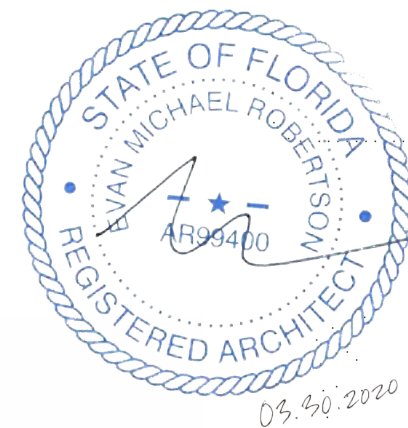
ZONING DATA SHEET
03.30.2020

1804

A3



4880 PINE TREE DRIVE



0 100 500 1000



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

DRAWING TITLE

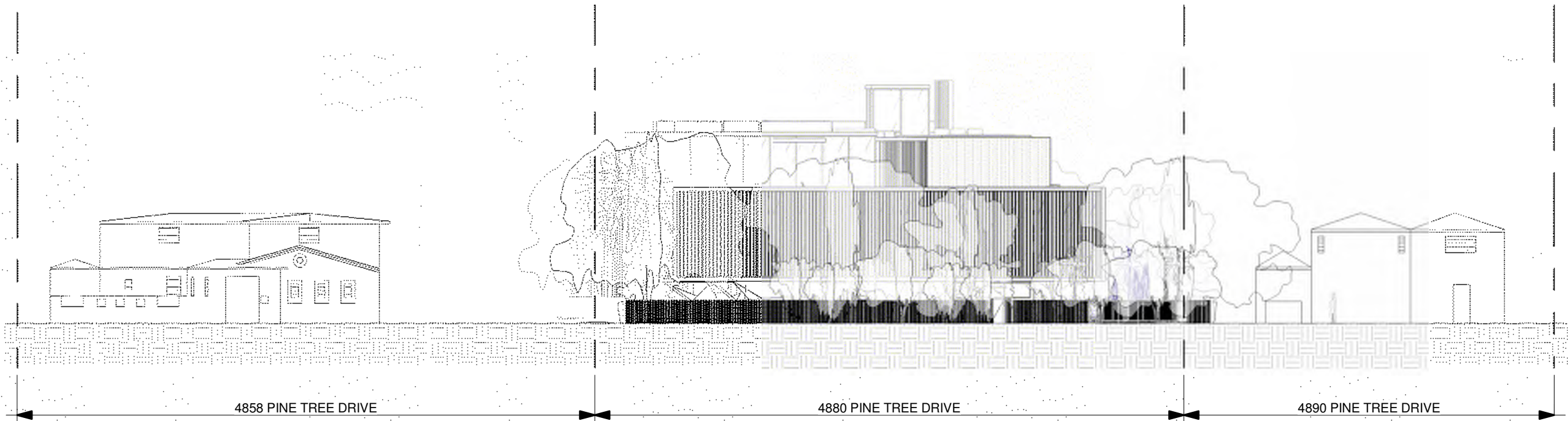
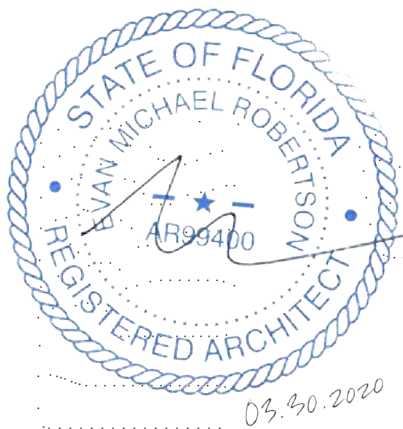
CONTEXT PLAN
03.30.2020

1" = 600'-0"

1804

DRAWING #

A4



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

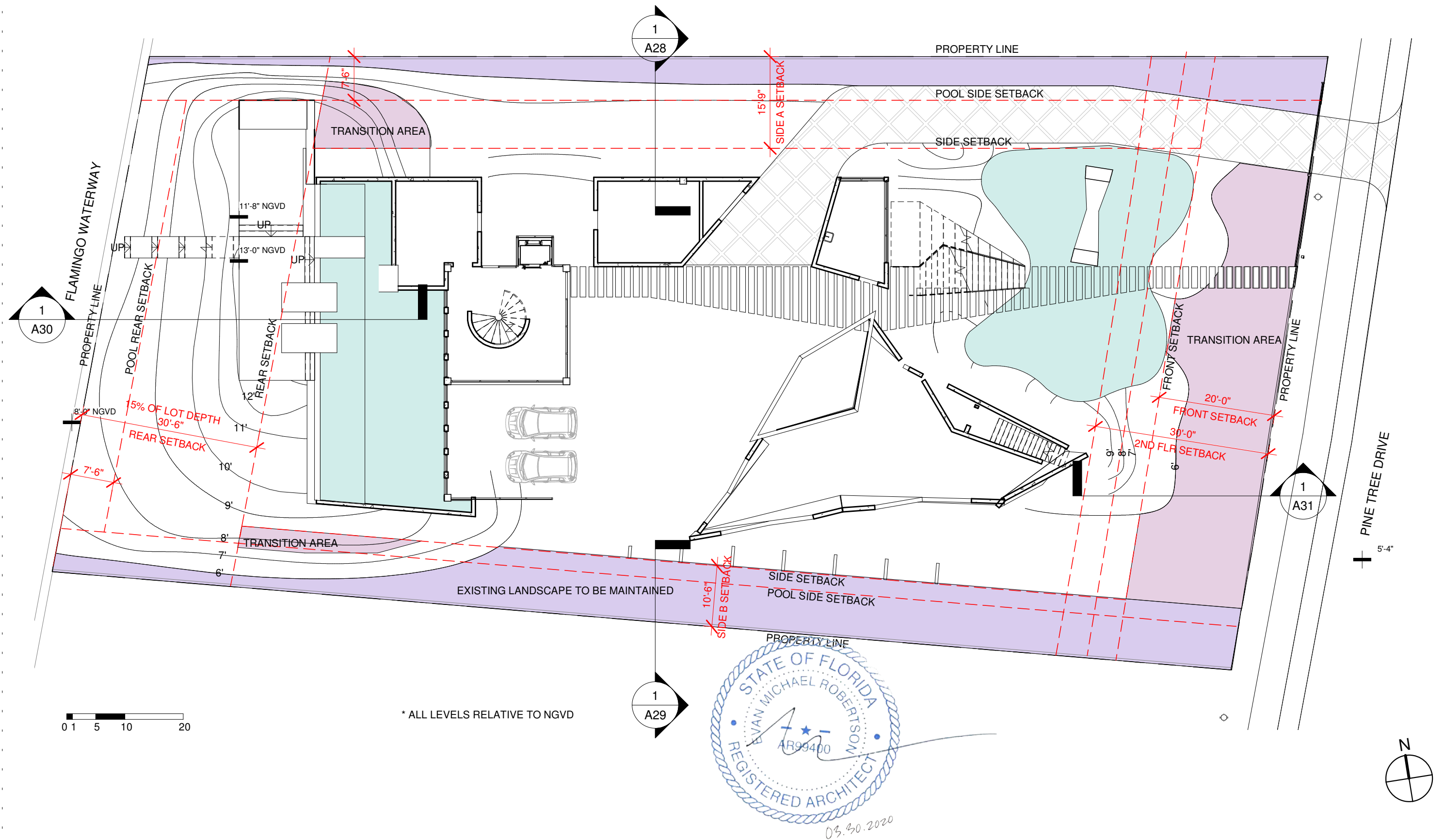
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CONTEXT ELEVATIONS
03.30.2020 3/64" = 1'-0"

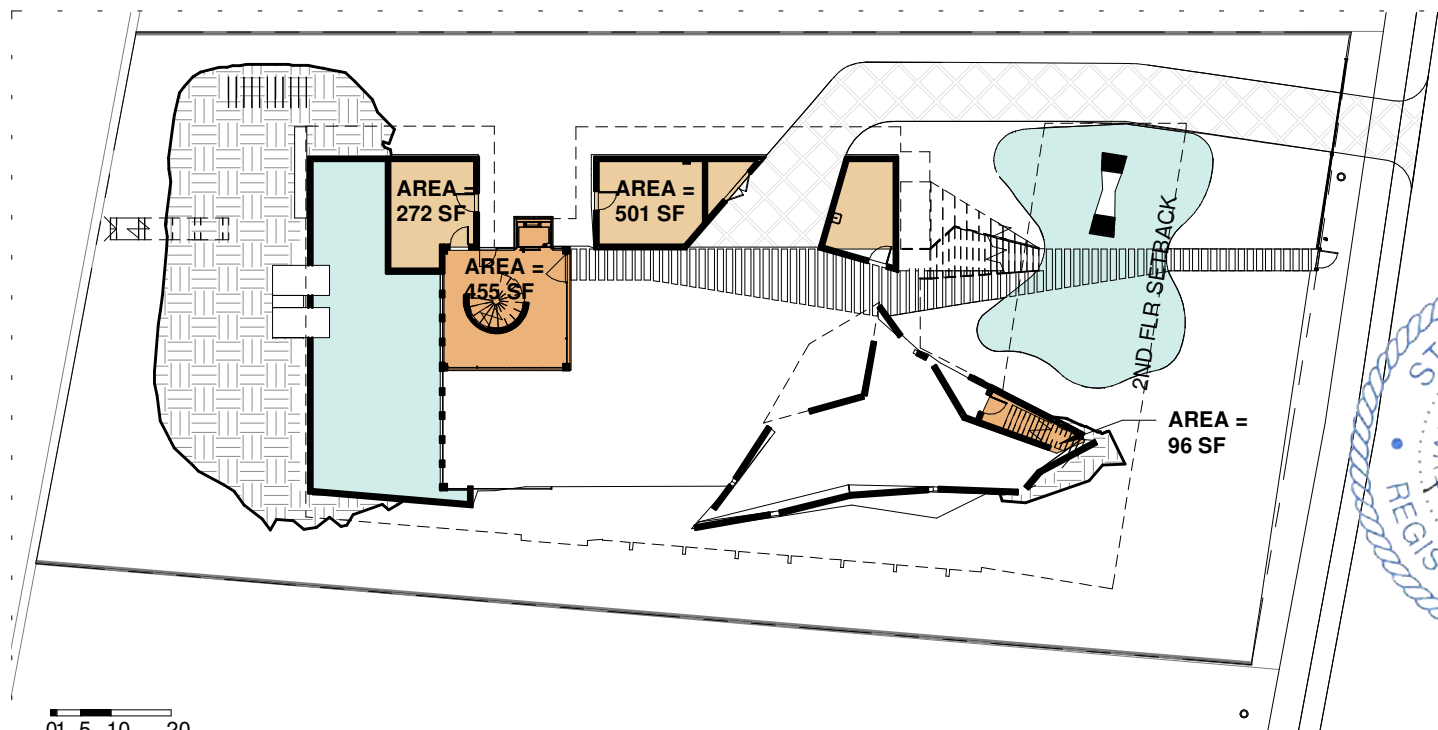
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A5

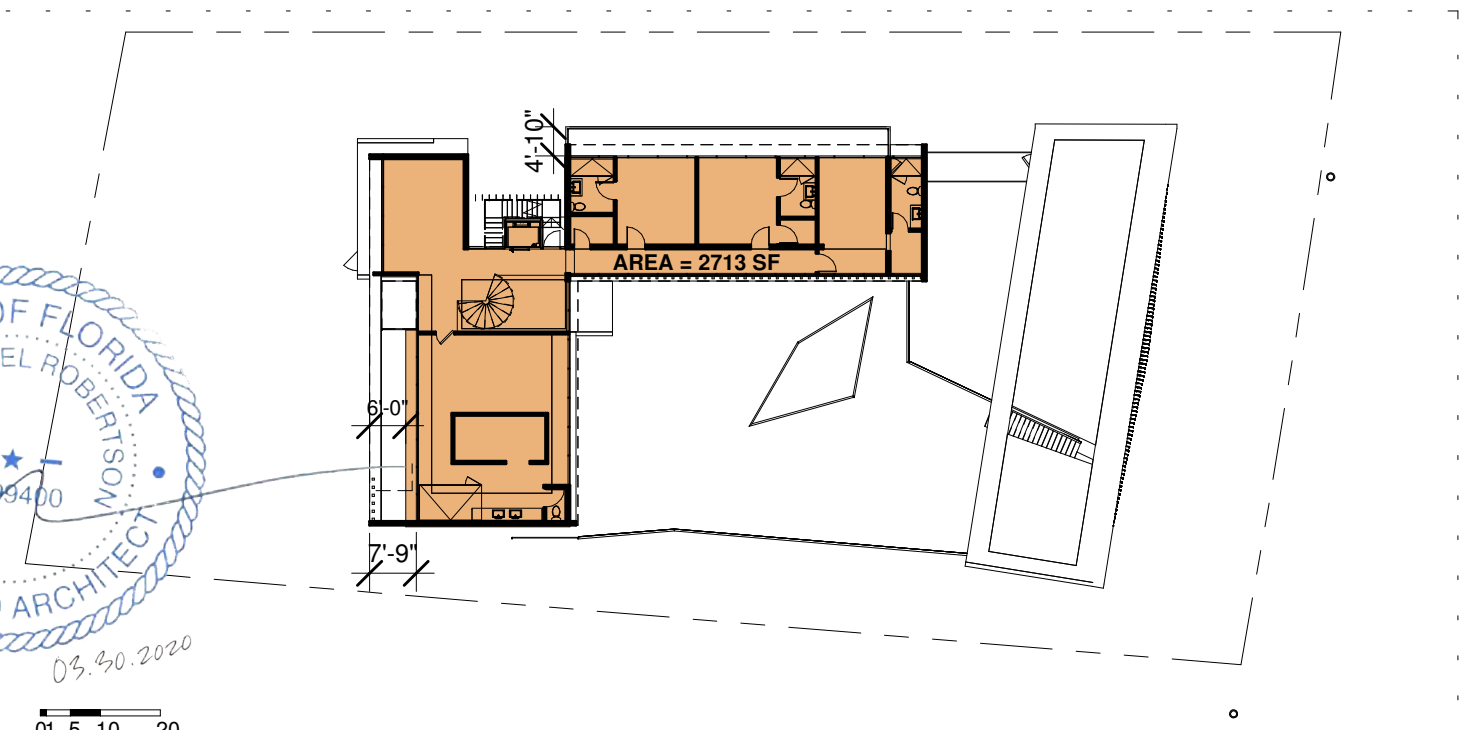
1804



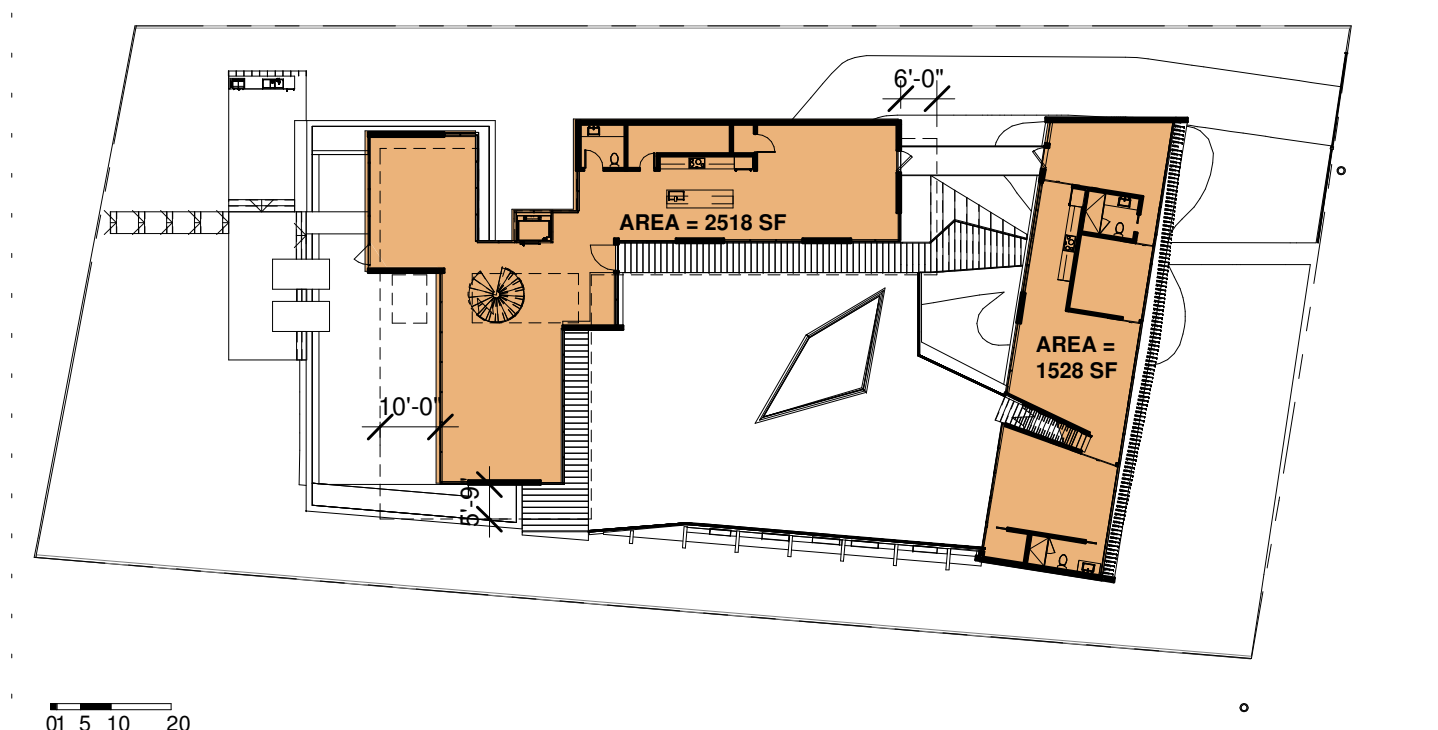
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	CONTOUR PLAN 03.30.2020 1/16" = 1'-0"	A6



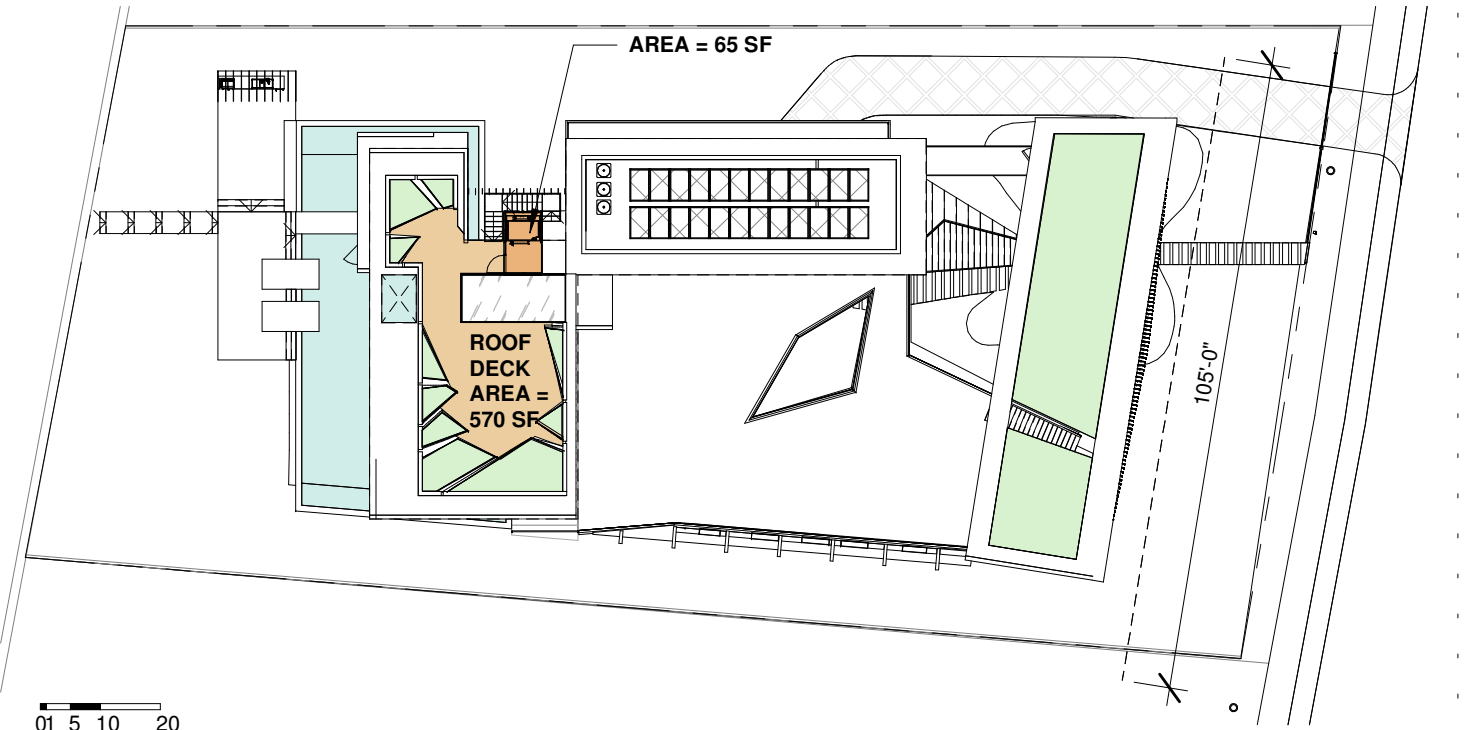
UNDERSTORY



SECOND FLOOR

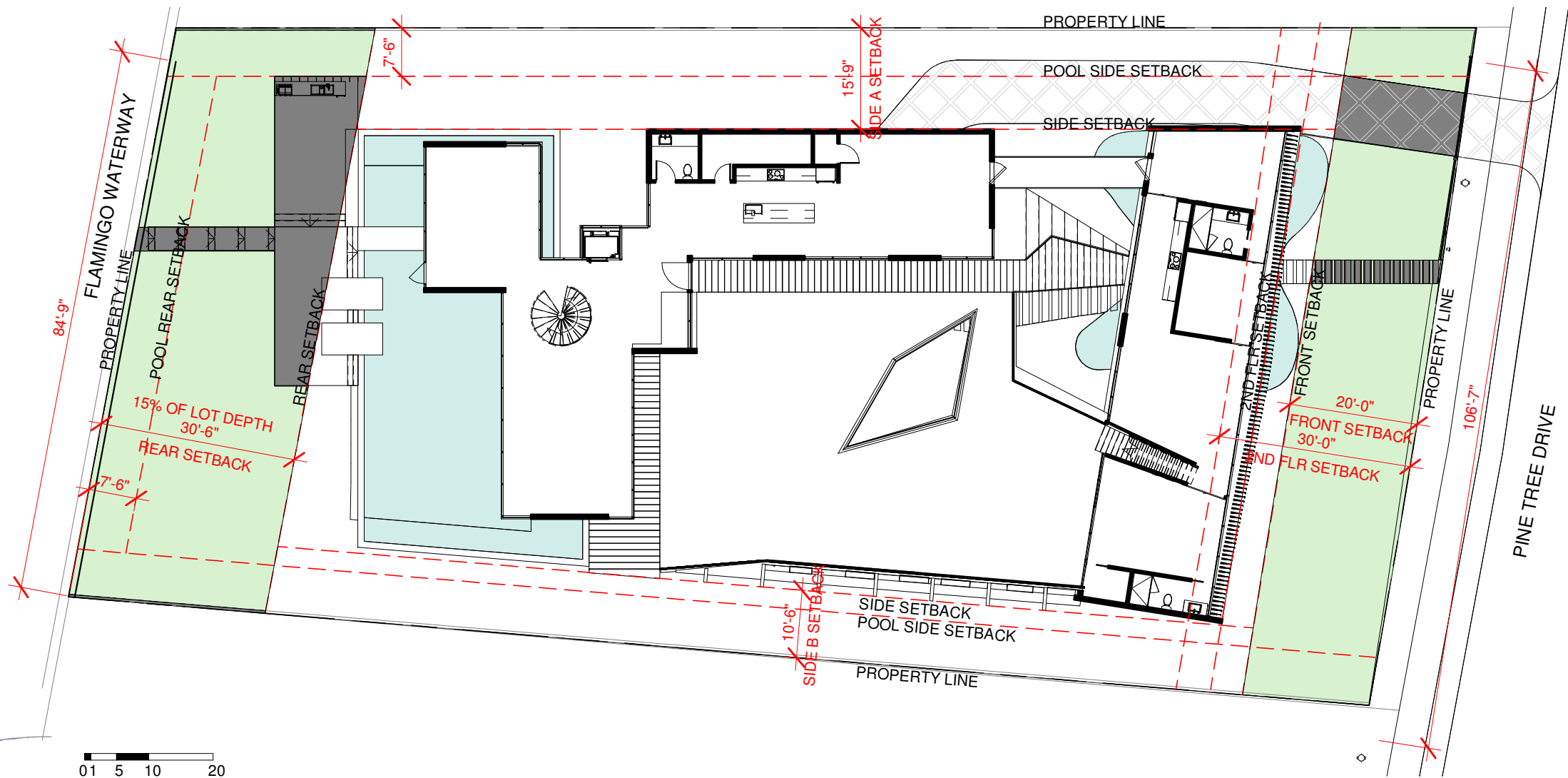
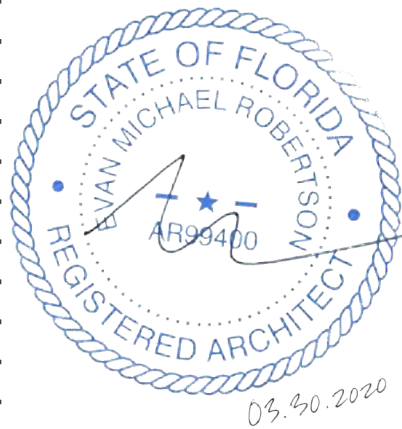


FIRST FLOOR



ROOF PLAN

UNDERSTORY UNIT SPACE REQUIREMENTS			MAXIMUM UNIT SIZE			2ND FLOOR VOLUMETRIC UNIT SIZE			ROOF DECK AREA		
ALLOWED	PROVIDED		ALLOWED	PROVIDED		ALLOWED	PROVIDED		ALLOWED	PROVIDED	
3% OF LOT AREA 19,773 SF X 3% = 593 SF	AC AREA	= 551 SF	50% OF LOT AREA 19,773 SF X 50% = 9,886 SF	UNDERSTORY	= 724 SF	70% OF FLOOR BELOW 4,060 SF X 70% = 2,842 SF	2ND FLOOR =	2,713 SF (67%)	25% OF FLOOR BELOW 2,756 SF X 25% = 689 SF	ROOF DECK AREA	= 570 SF (21%)
	NON-AC AREA	= 773 SF		FIRST FLOOR	= 4,046 SF						
		- 600 SF		SECOND FLOOR	= 2,713 SF						
		= 173 SF		ROOF	= 65 SF						
	TOTAL UNDERSTORY UNIT AREA = 724 SF			TOTAL	= 7,548 SF (38%)						



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

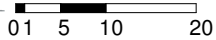
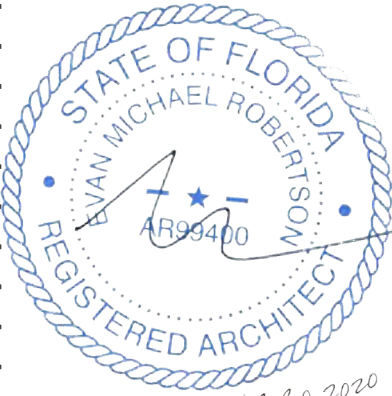
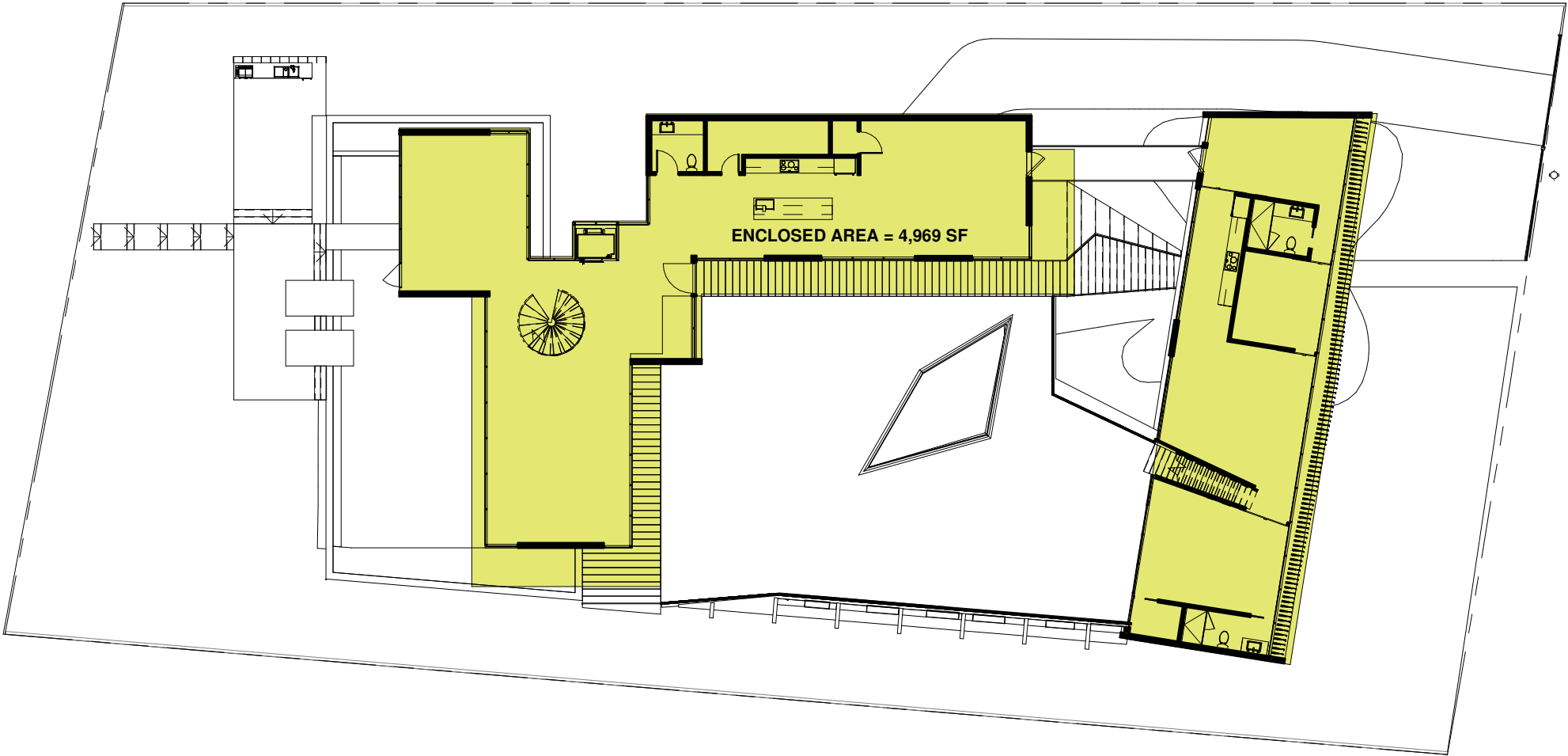
DRAWING TITLE

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

DRAWING #

A8

1804



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

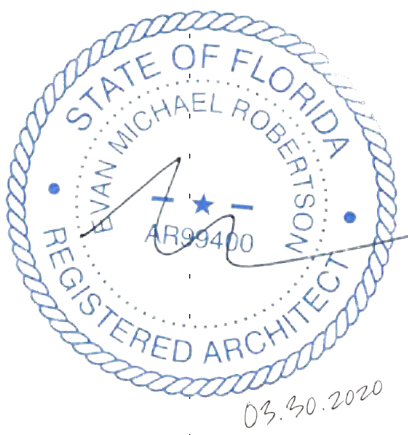
PINE TREE

LOT COVERAGE
03.30.2020

3/64" = 1'-0"

1804

A9



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 PHOTOS 03.30.2020	A10



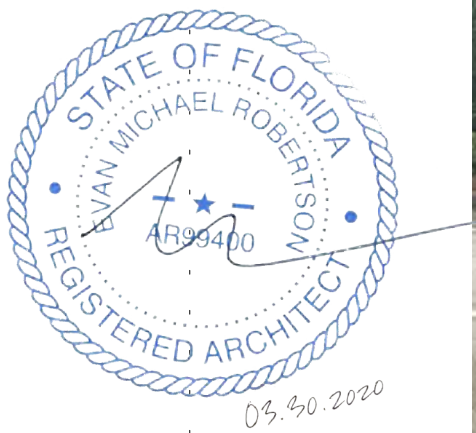
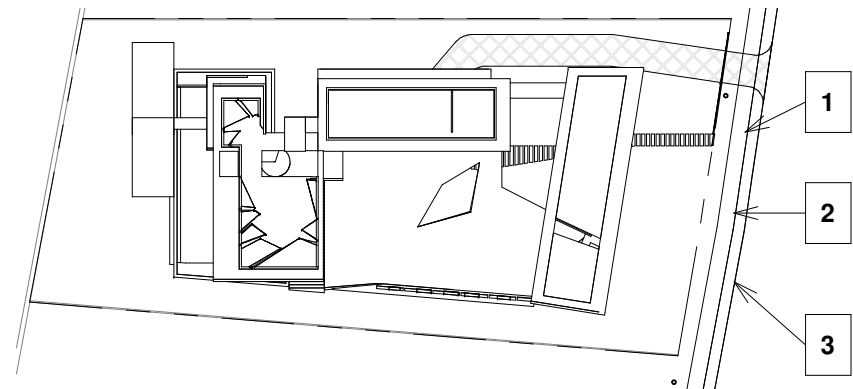
1



3



2



ARCHITECT

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

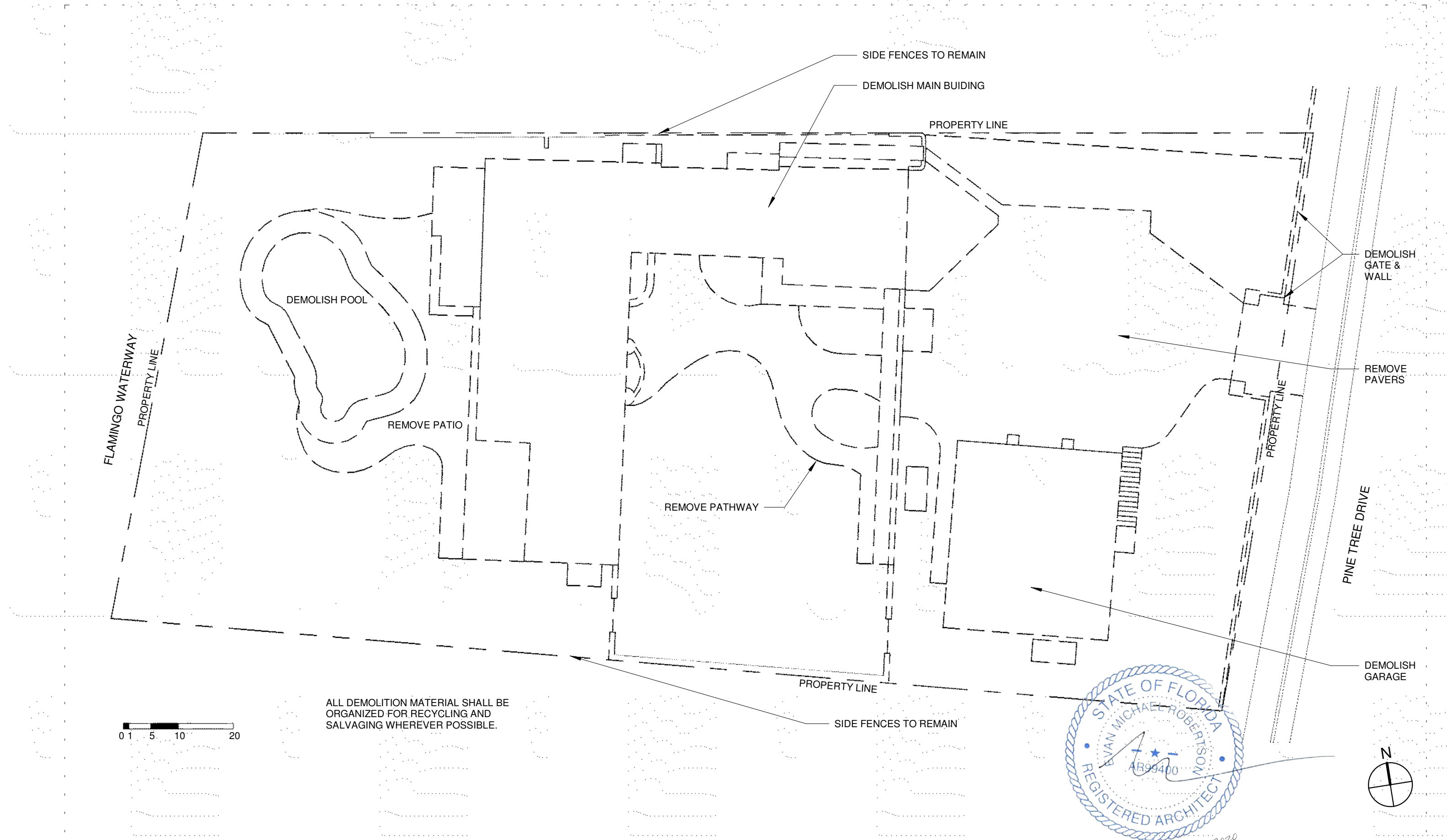
CONTEXT PHOTOS
03.30.2020

1" = 60'-0"

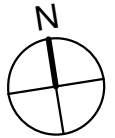
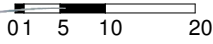
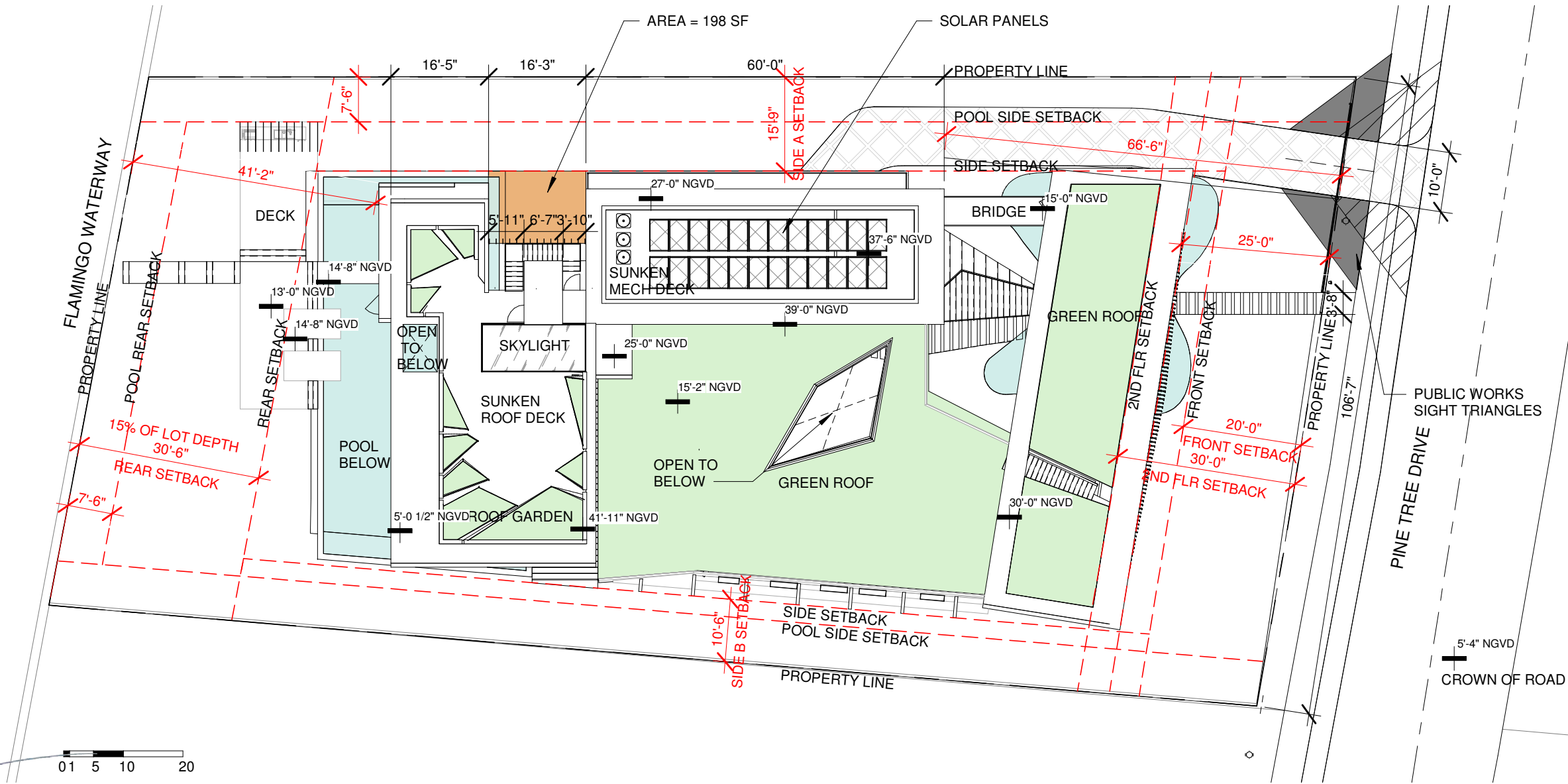
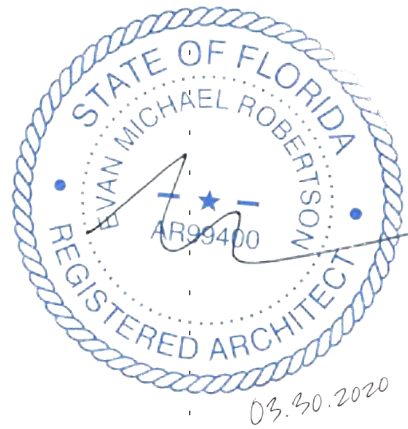
1804

DRAWING #

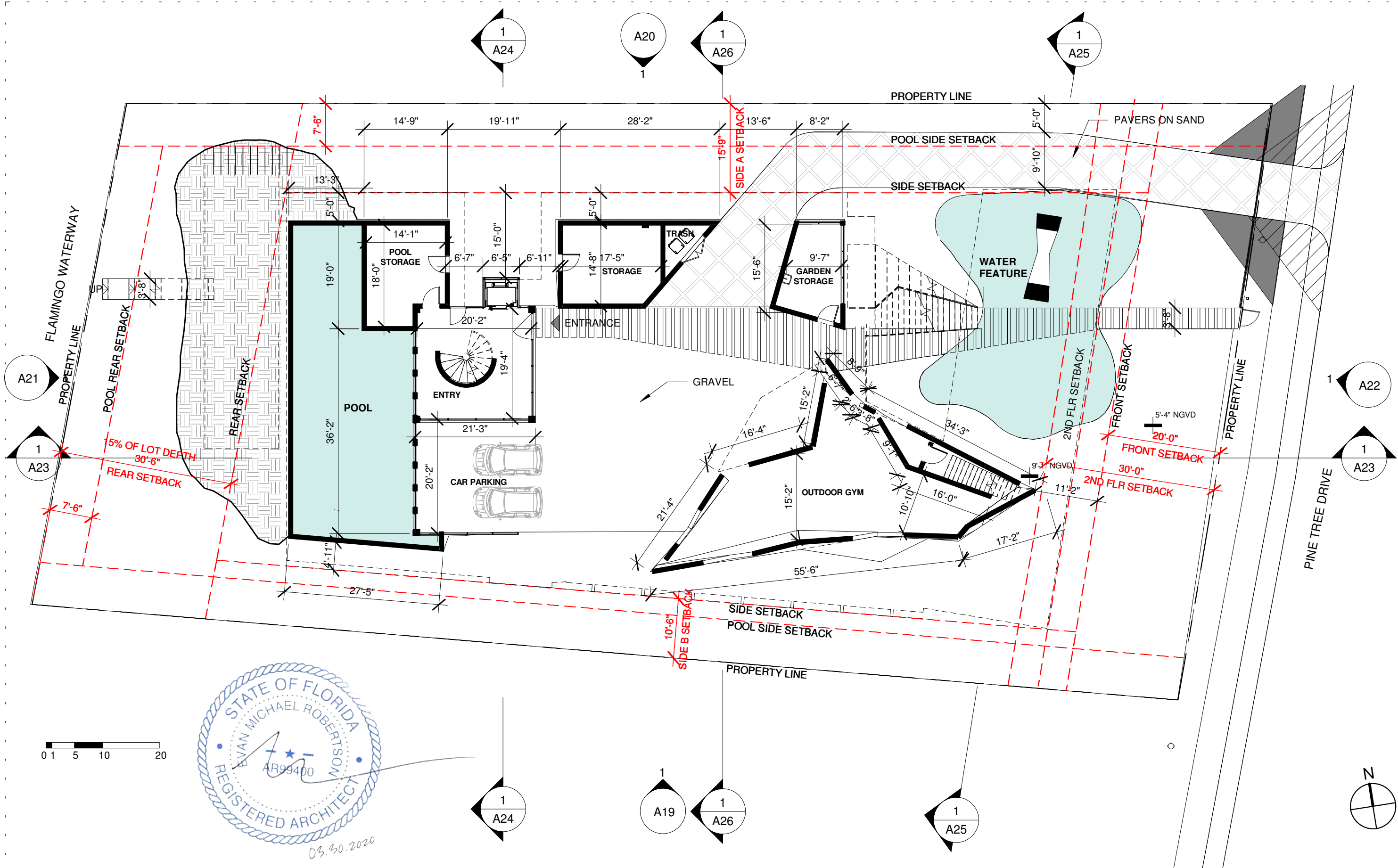
A11

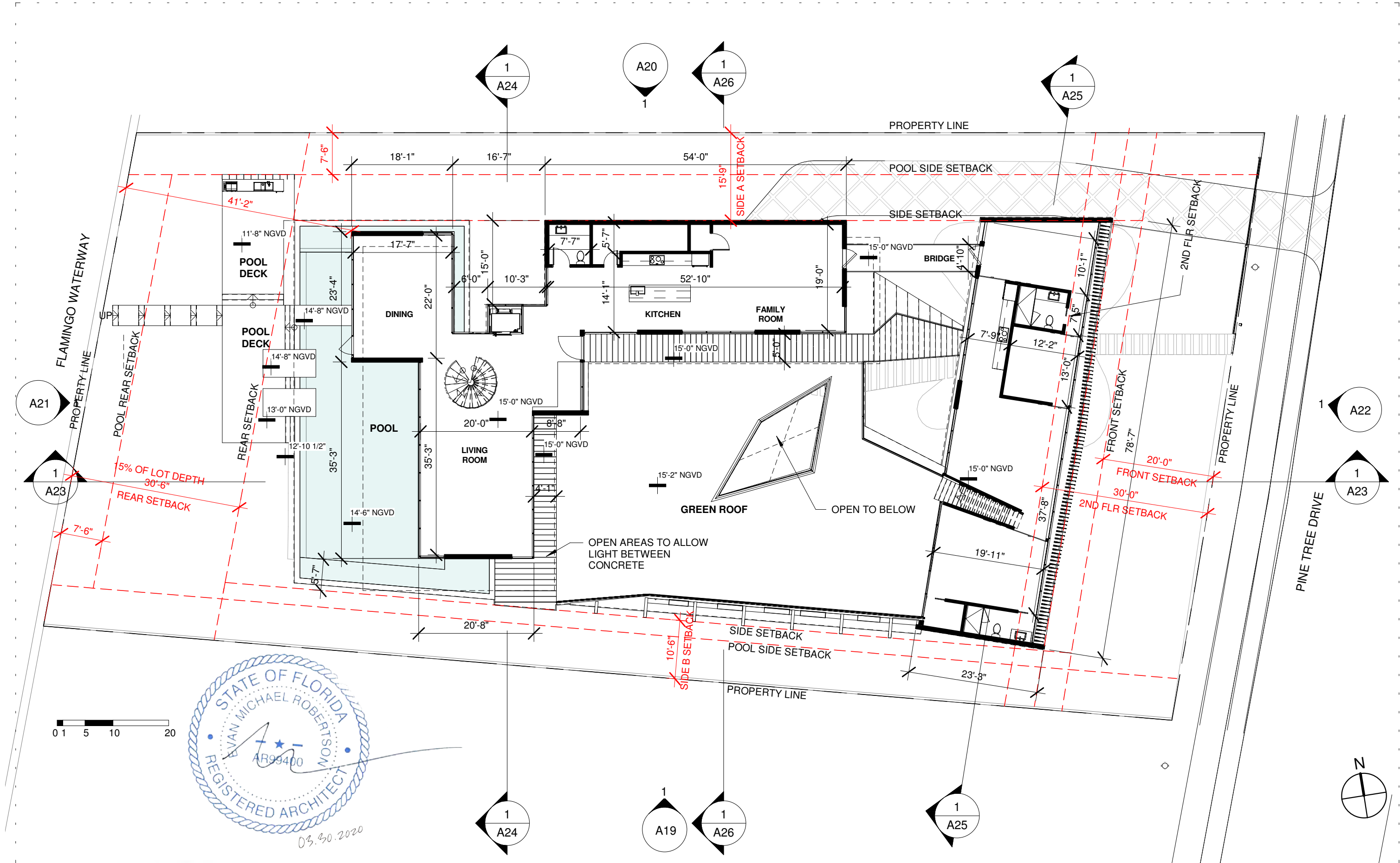


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	DEMOLITION PLAN 03.30.20201/16" = 1'-0"1804	A12



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" 66'-6"	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'	40'-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		



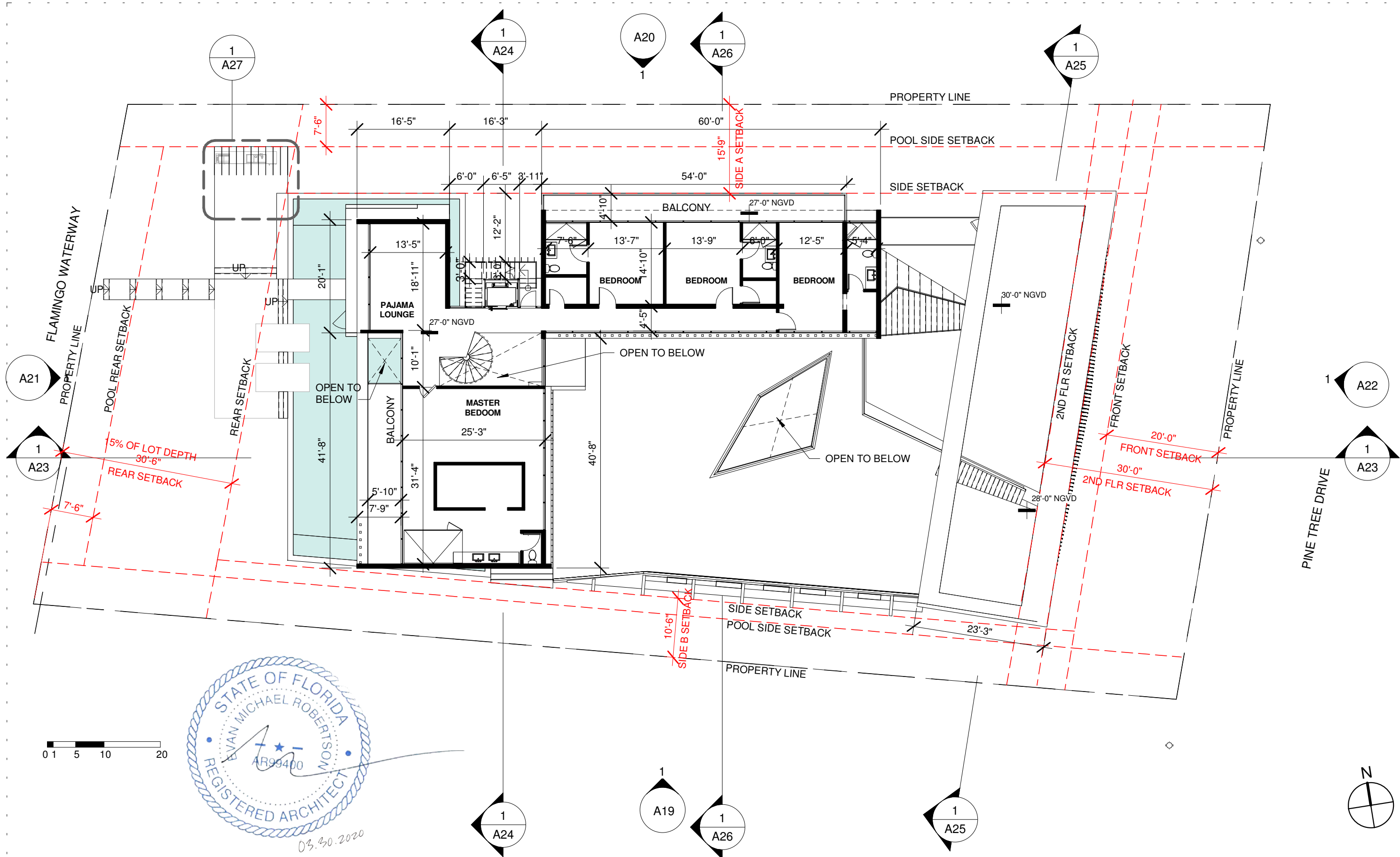


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
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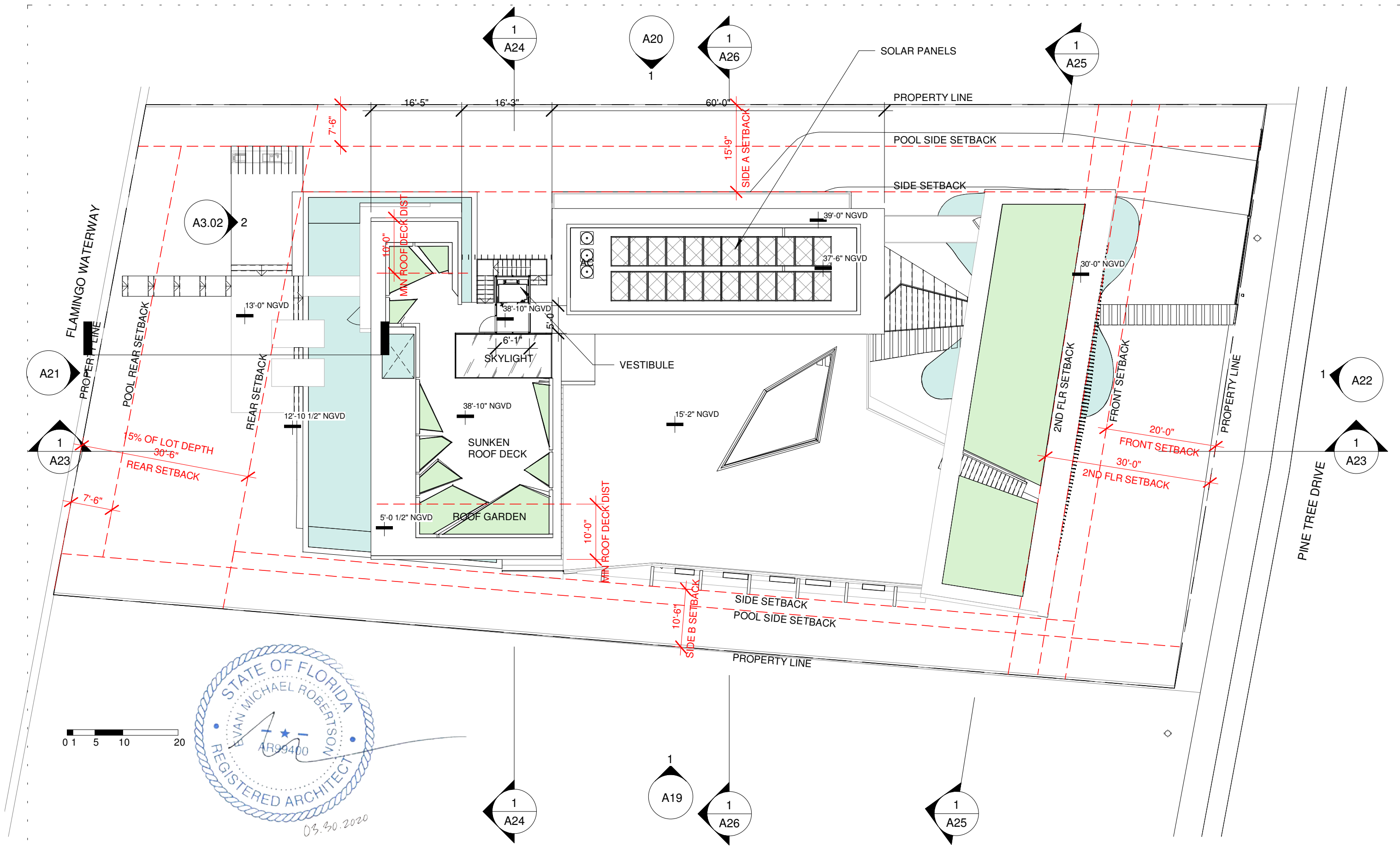
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	LEVEL 1 03.30.2020	A15
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1/16" = 1'-0"

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 03.30.2020 1/16" = 1'-0"	A16



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

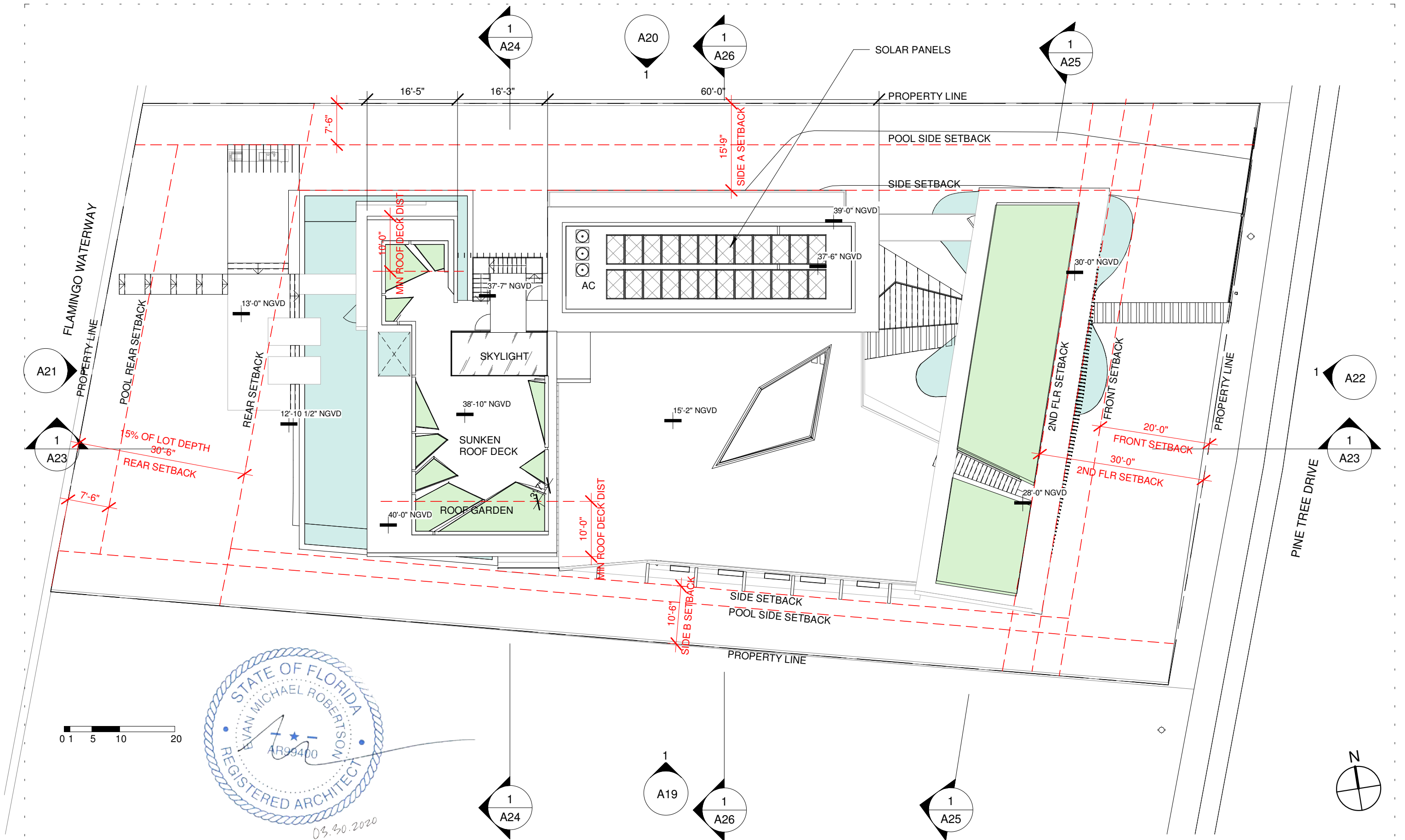
PINE TREE

VESTIBULE PLAN
03.30.2020

1/16" = 1'-0"

1804

A17



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

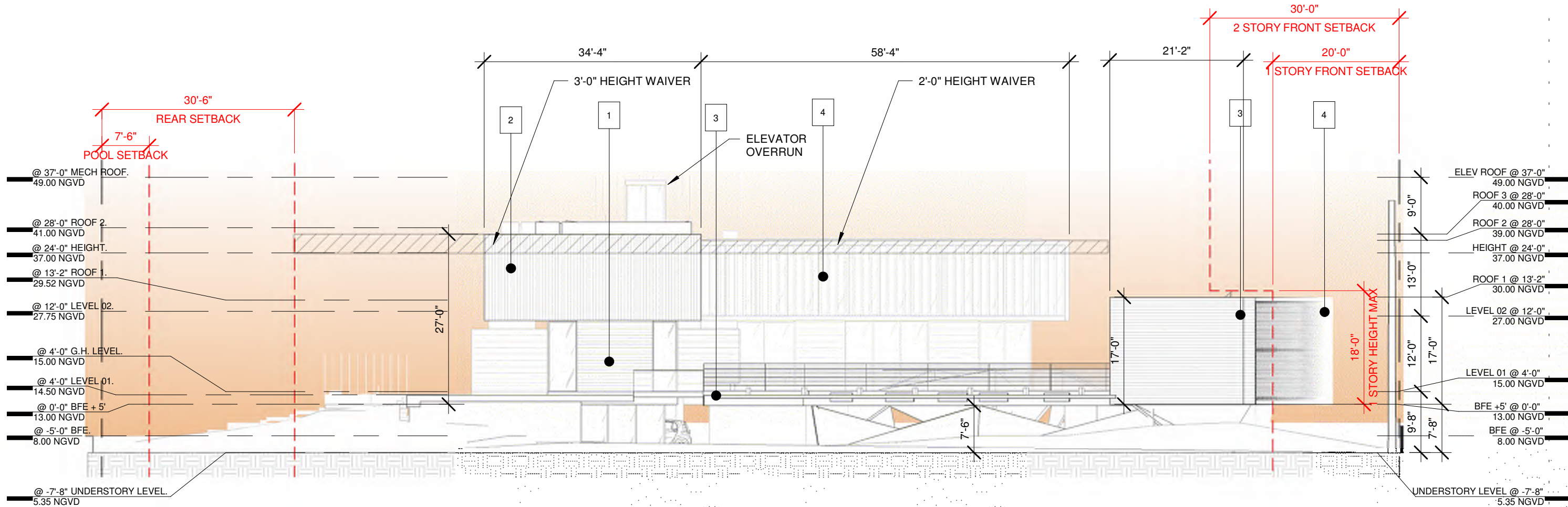
PINE TREE

ROOF PLAN
03.30.2020

1/16" = 1'-0"

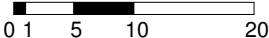
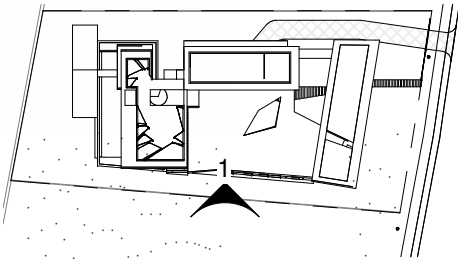
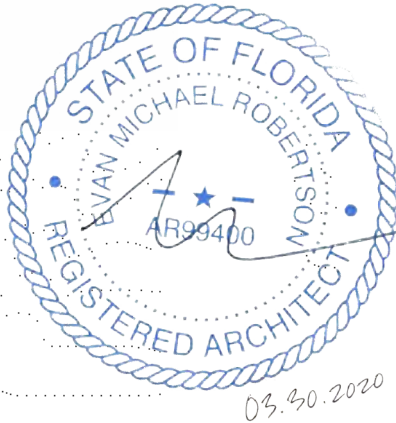
1804

A18



MATERIALS LEGEND

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



ARCHITECT

MTTR MGMT
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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

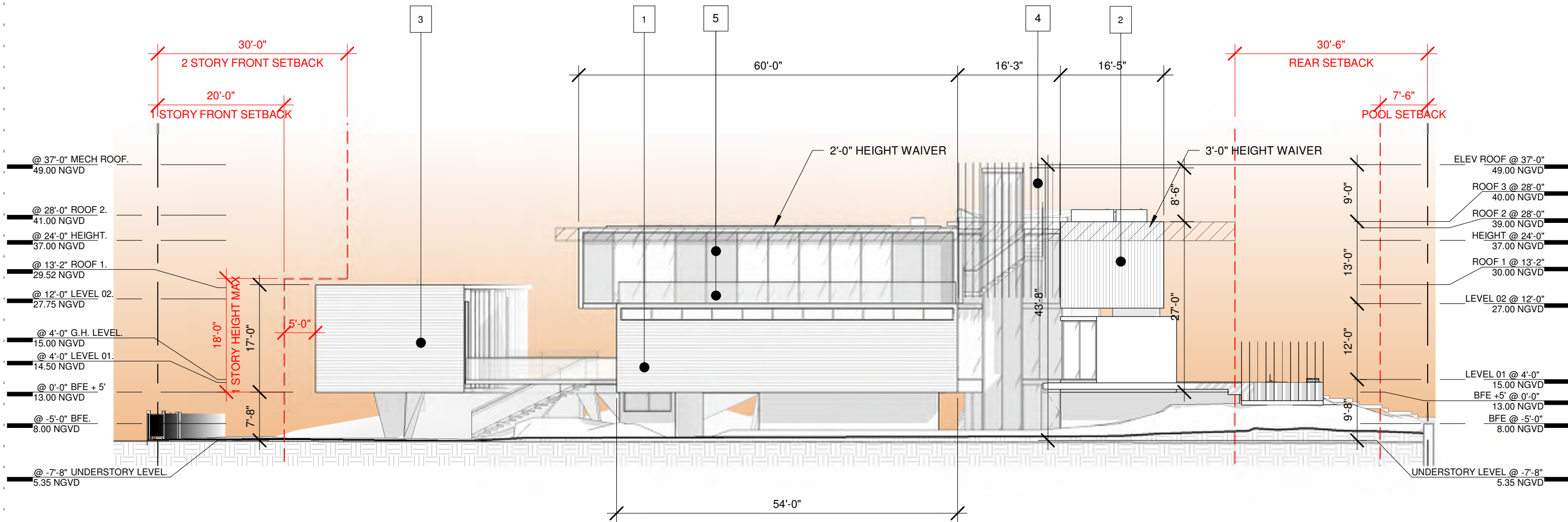
SOUTH ELEVATION
03.30.2020

1/16" = 1'-0"

1804

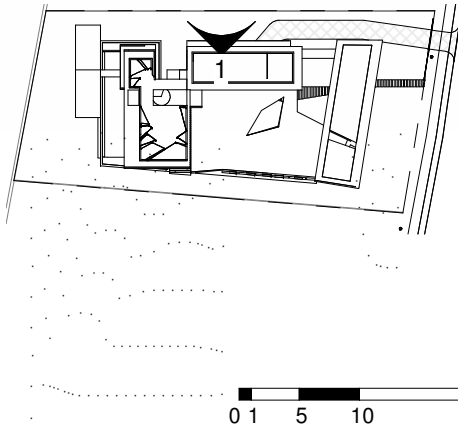
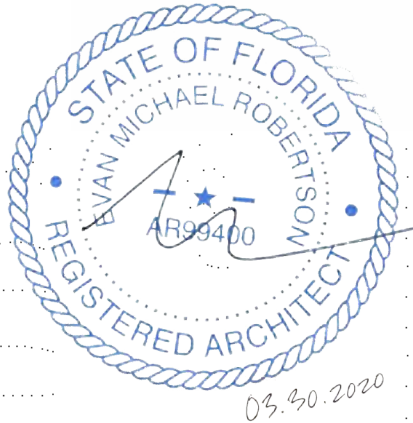
DRAWING #

A19



MATERIALS LEGEND

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



ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

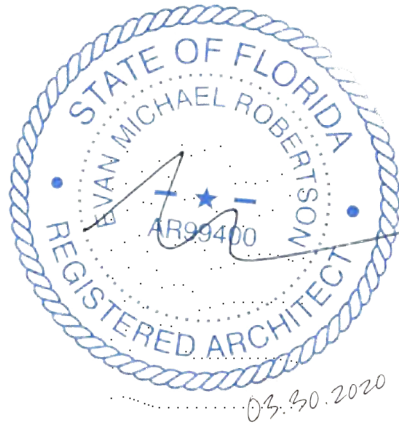
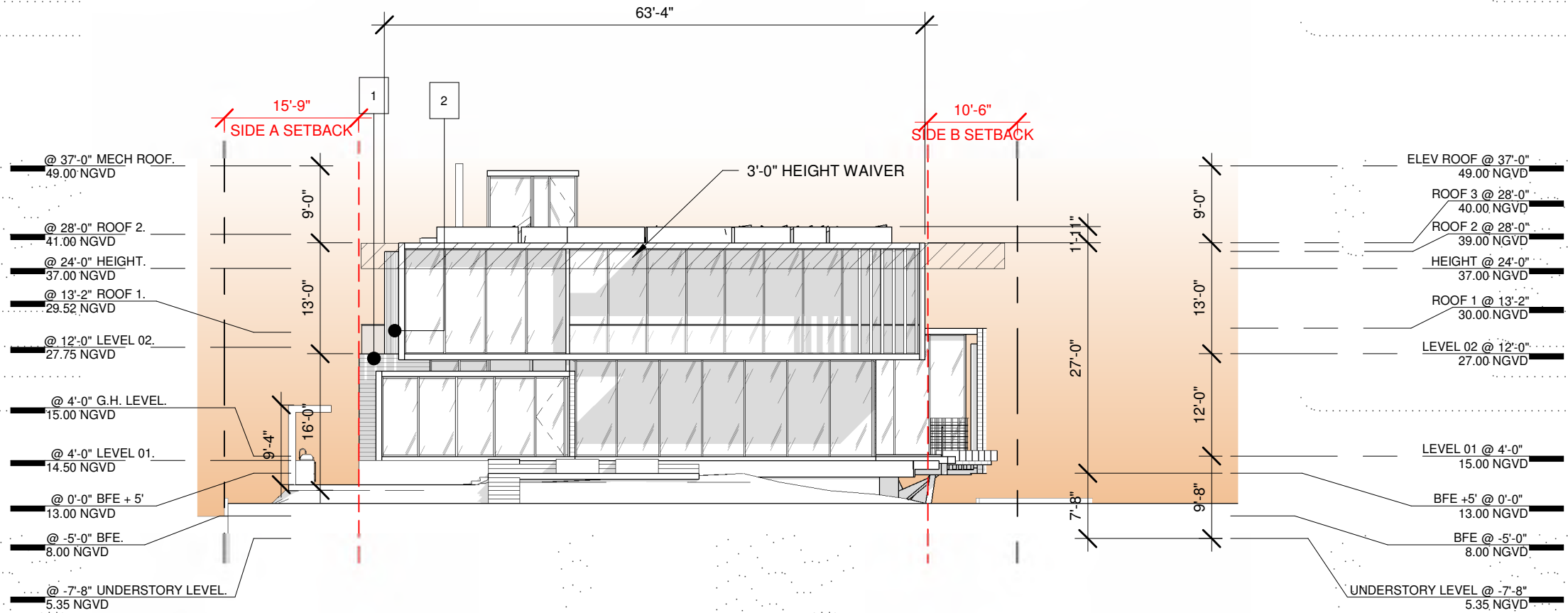
DRAWING TITLE

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

DRAWING #

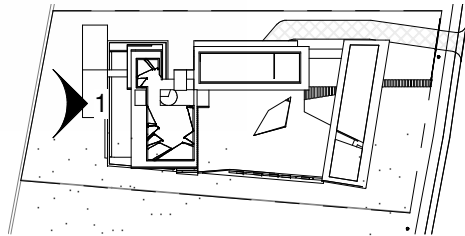
A20

1804



MATERIALS LEGEND

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



0 1 5 10 20

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

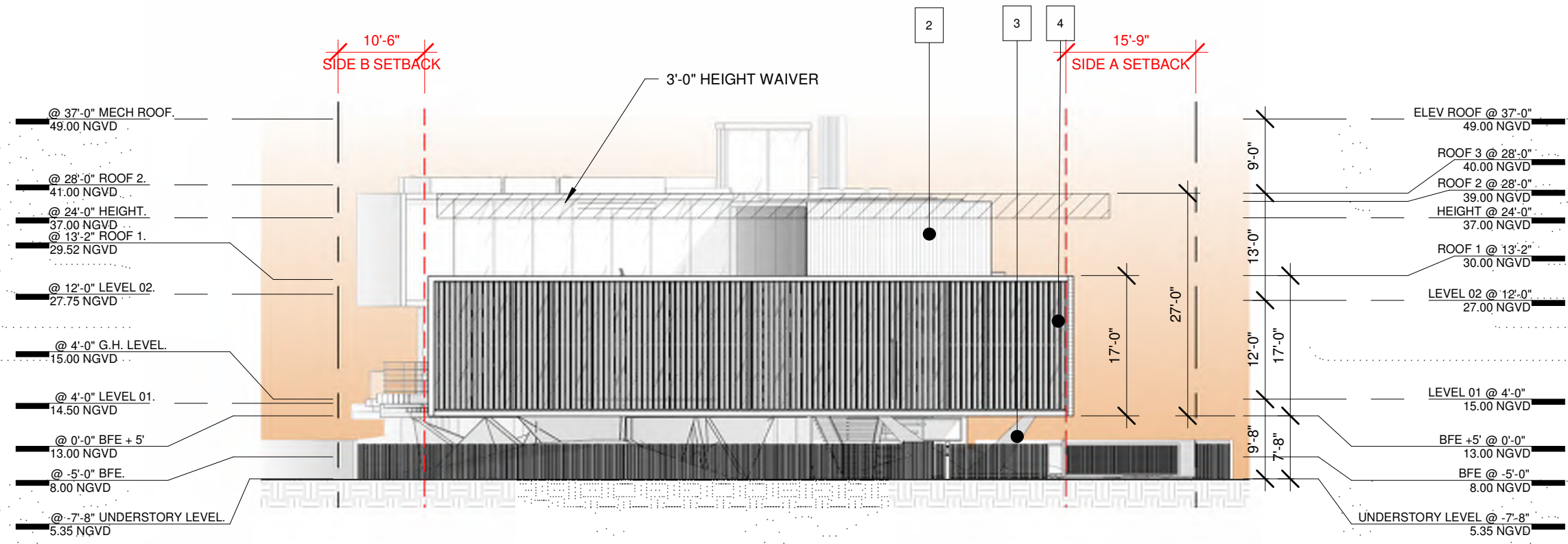
PINE TREE

WEST ELEVATION
03.30.2020

1/16" = 1'-0"

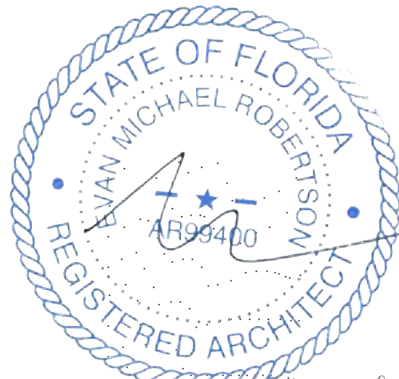
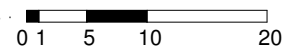
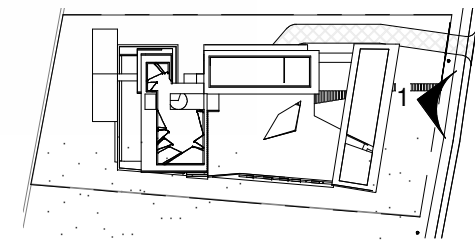
1804

A21



MATERIALS LEGEND

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



03.30.2020

ARCHITECT

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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

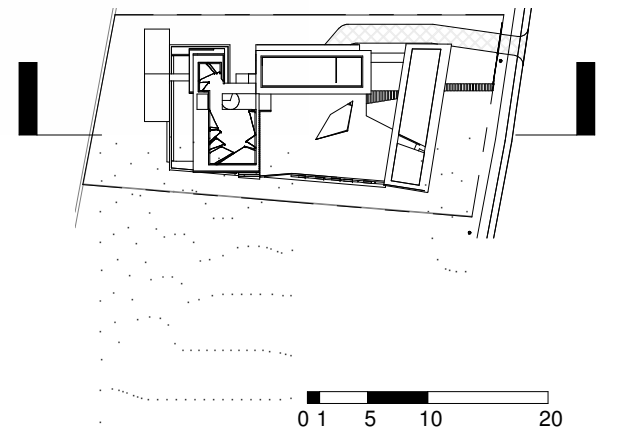
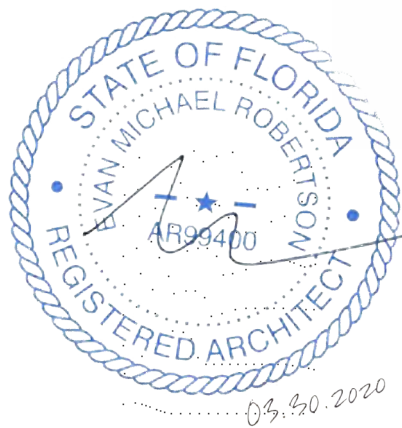
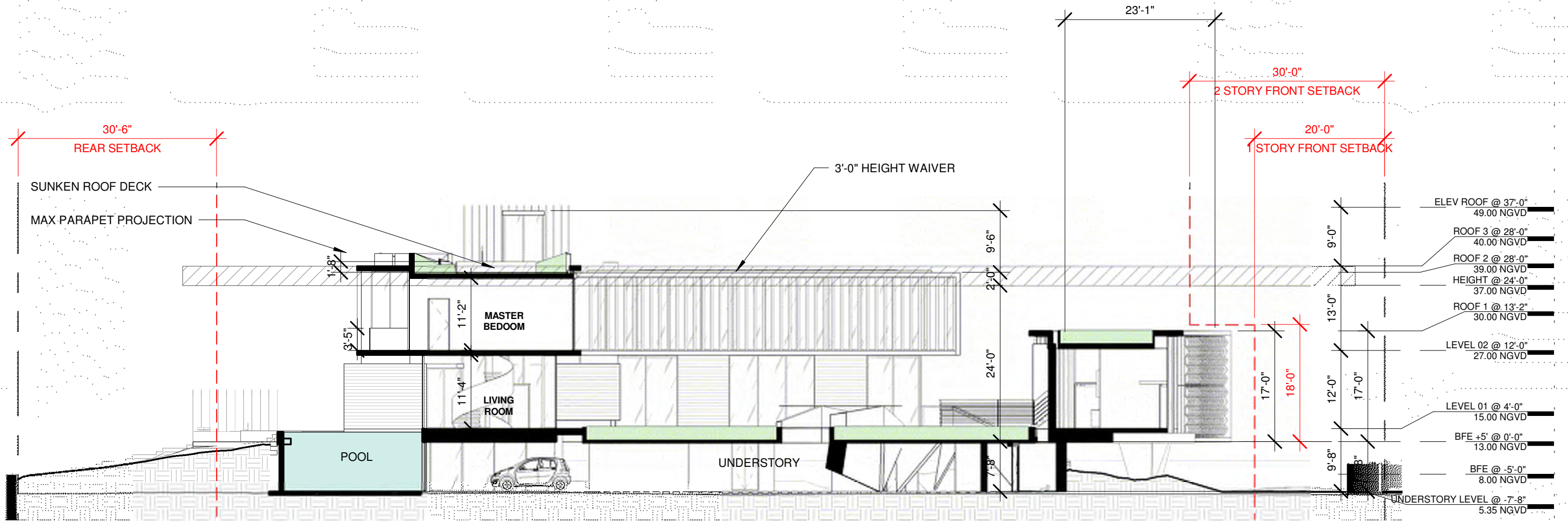
EAST ELEVATION

03.30.2020

1/16" = 1'-0"

1804

A22



ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

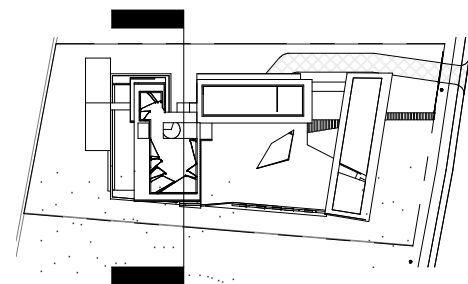
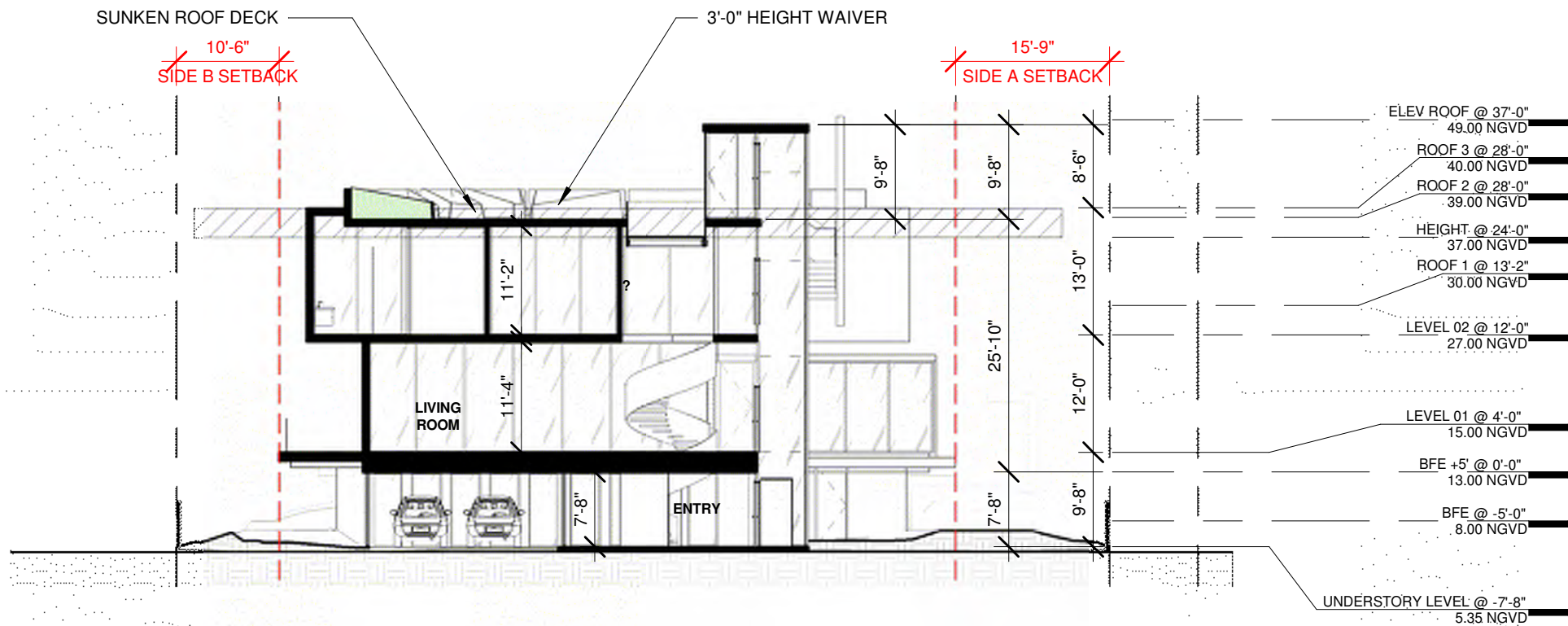
SECTION A
03.30.2020

1/16" = 1'-0"

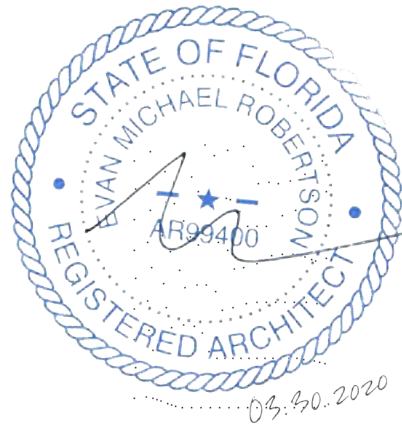
1804

DRAWING #

A23



0 1 5 10 20



ARCHITECT

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PROJECT

DRAWING TITLE

DRAWING #

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

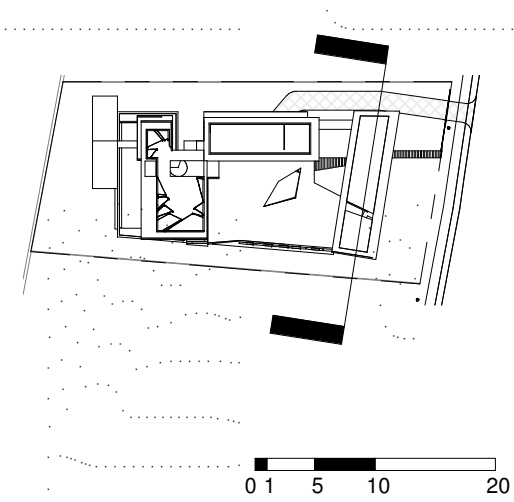
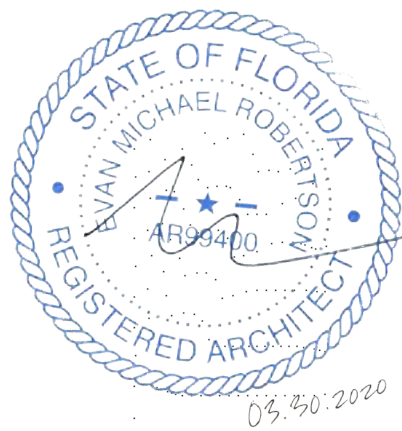
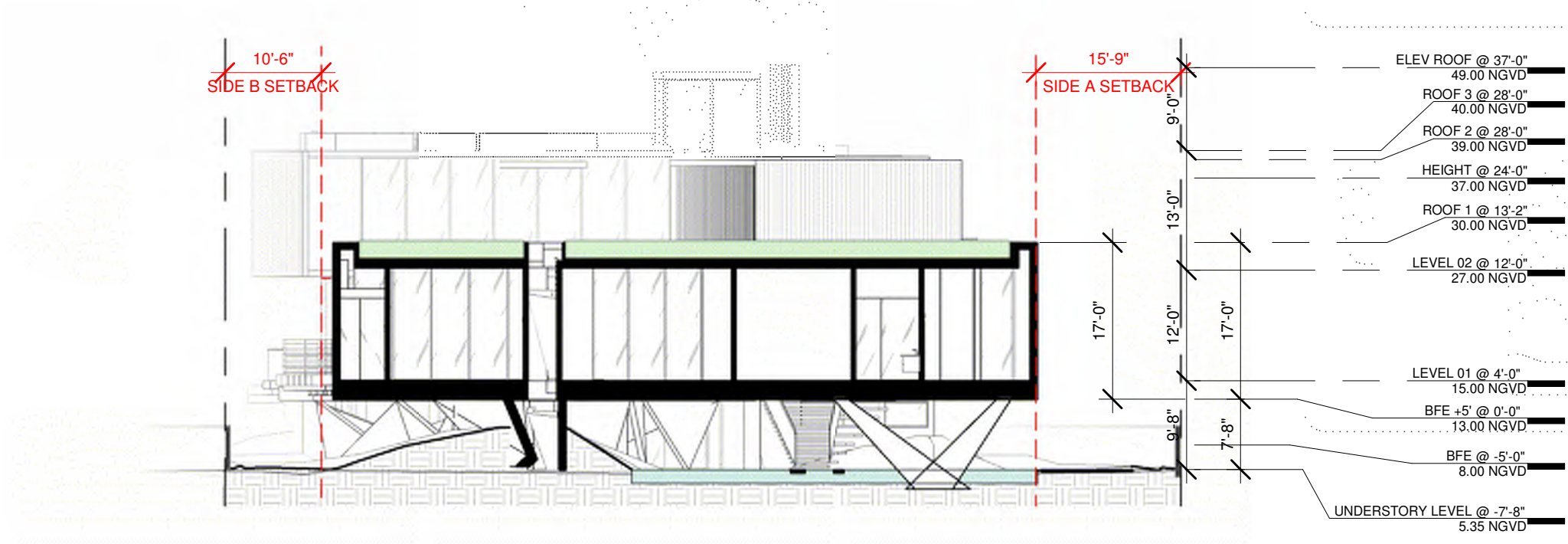
PINE TREE

SECTION B
03.30.2020

1/16" = 1'-0"

1804

A24



ARCHITECT

CONSULTANT

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PROJECT

DRAWING TITLE

DRAWING #

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

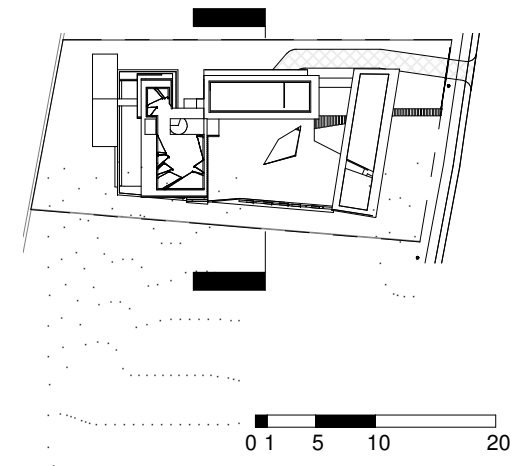
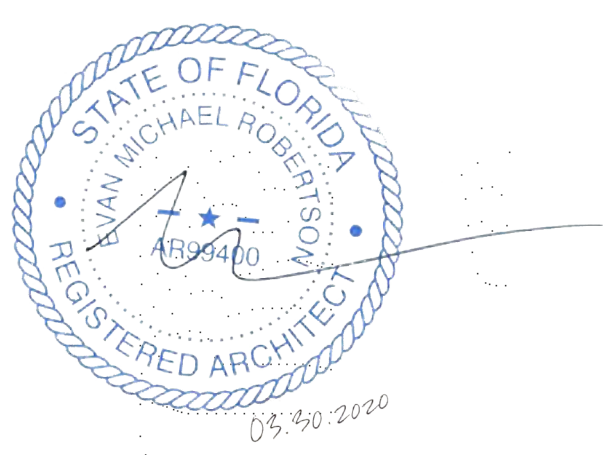
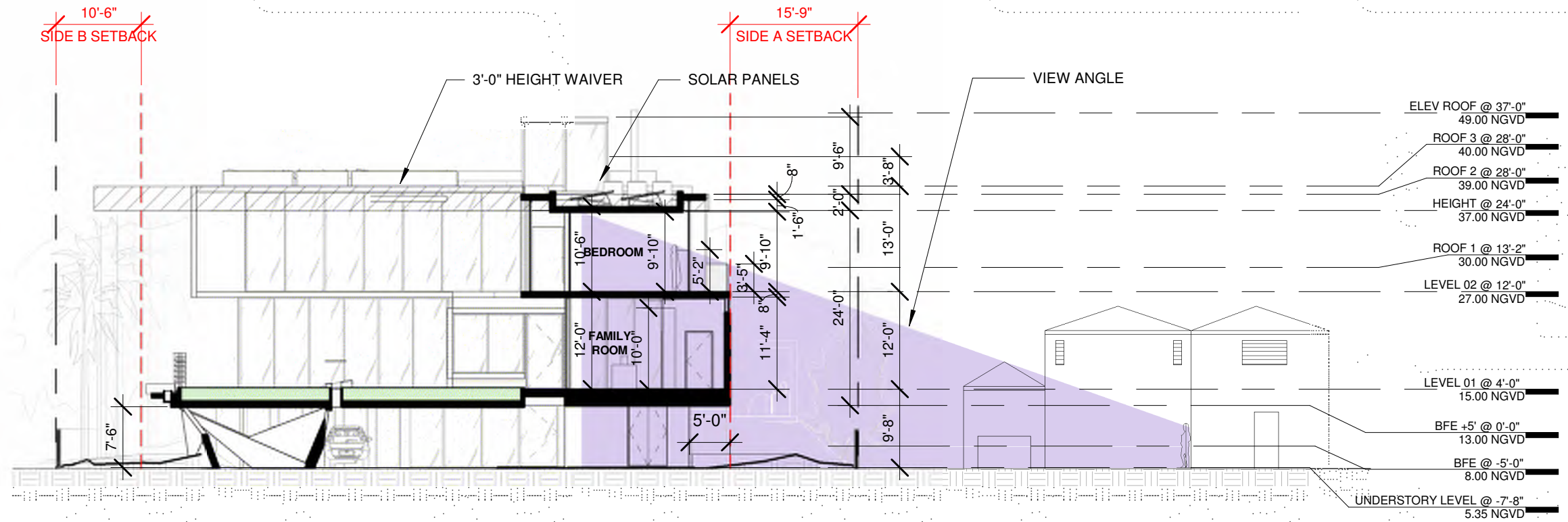
PINE TREE

SECTION C
03.30.2020

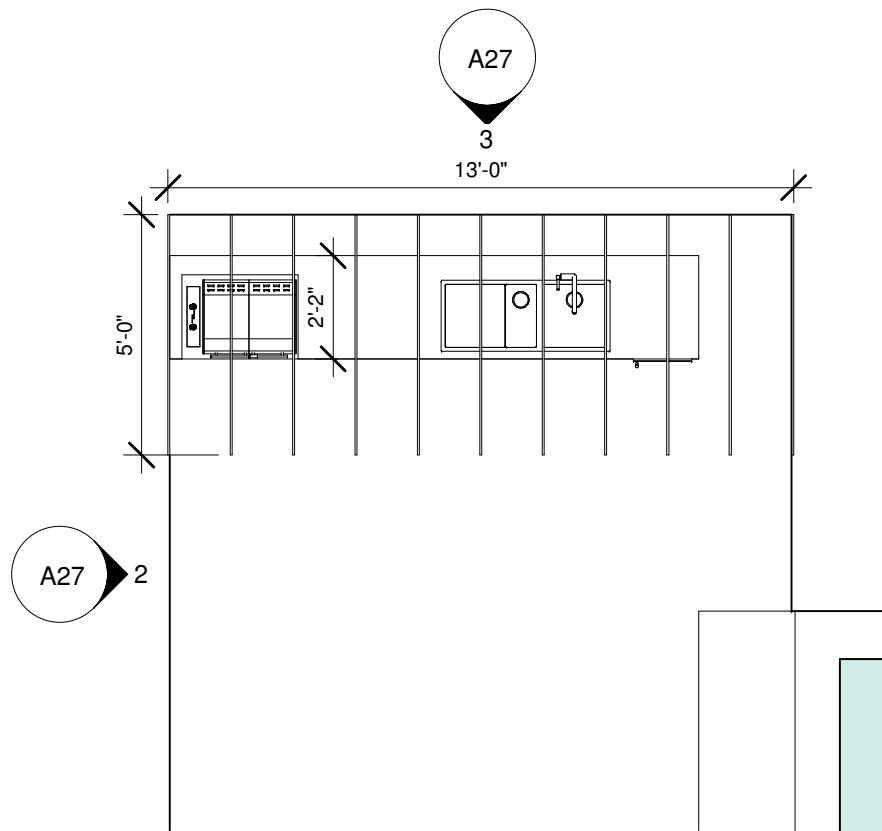
As indicated

1804

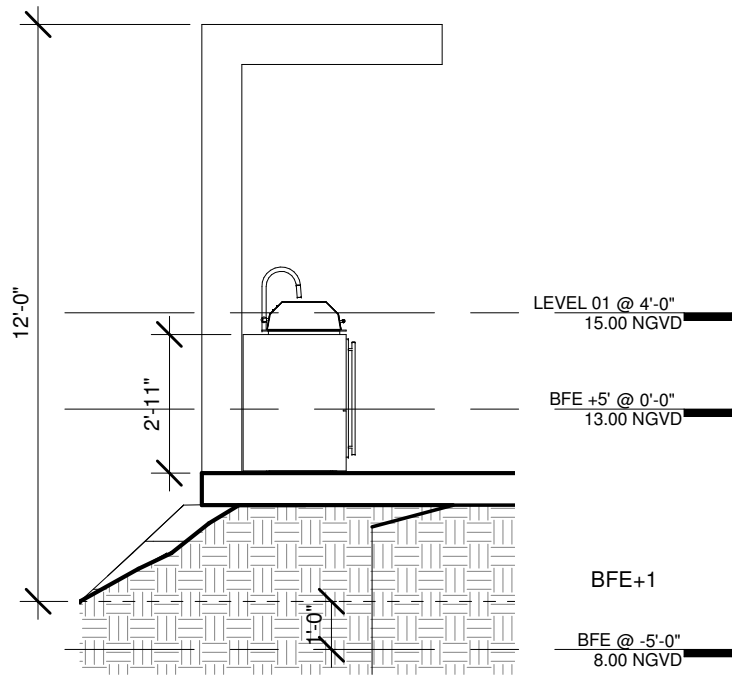
A25



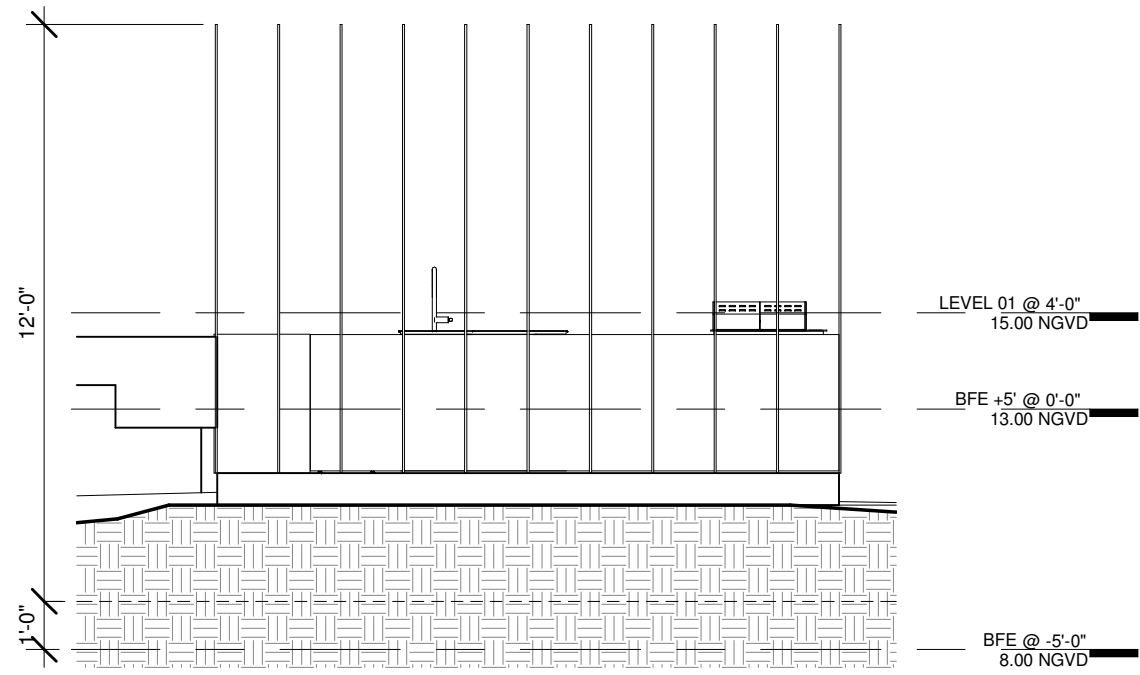
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	SECTION D 03.30.2020 1/16" = 1'-0" 1804	A26



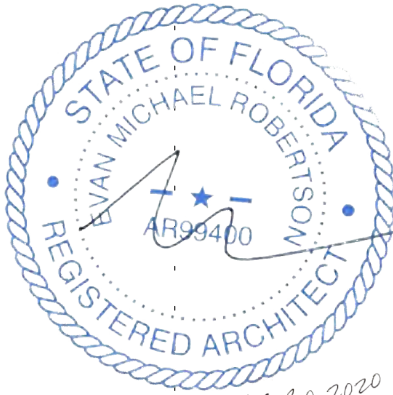
EXTERIOR COVER PLAN 1
1/4" = 1'-0"



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



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



03.30.2020

ARCHITECT

MTTR MGMT
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CONSULTANT

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

PROJECT

PINE TREE

DRAWING TITLE

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

DRAWING #

A27

1804

@ 37'-0" ELEV ROOF
49.00 NGVD

ELEV ROOF @ 37'-0"
49.00 NGVD

15'-9"
SIDE A SETBACK

@ 28'-0" ROOF 3
40.00 NGVD
@ 28'-0" ROOF 2
39.00 NGVD

ROOF 3 @ 28'-0"
40.00 NGVD
ROOF 2 @ 28'-0"
39.00 NGVD

@ 24'-0" HEIGHT
37.00 NGVD

HEIGHT @ 24'-0"
37.00 NGVD

@ 13'-2" ROOF 1
30.00 NGVD

ROOF 1 @ 13'-2"
30.00 NGVD

@ 12'-0" LEVEL 02
27.00 NGVD

LEVEL 02 @ 12'-0"
27.00 NGVD

TRANSITION AREA

EXISTING SIDE FENCE TO REMAIN

@ 4'-0" LEVEL 01
15.00 NGVD

LEVEL 01 @ 4'-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.

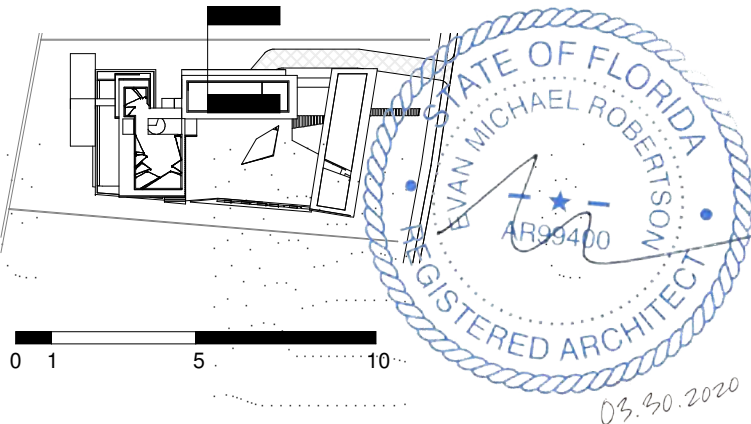
INTERIOR SIDE YARDS (LOCATED BETWEEN THE FRONT SETBACK LINE AND REAR PROPERTY LINE). THE **MAXIMUM ELEVATION** SHALL NOT EXCEED ADJUSTED GRADE, OR **30 INCHES** ABOVE GRADE, WHICHEVER IS GREATER

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**.



ARCHITECT

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PROJECT

DRAWING TITLE

DRAWING #

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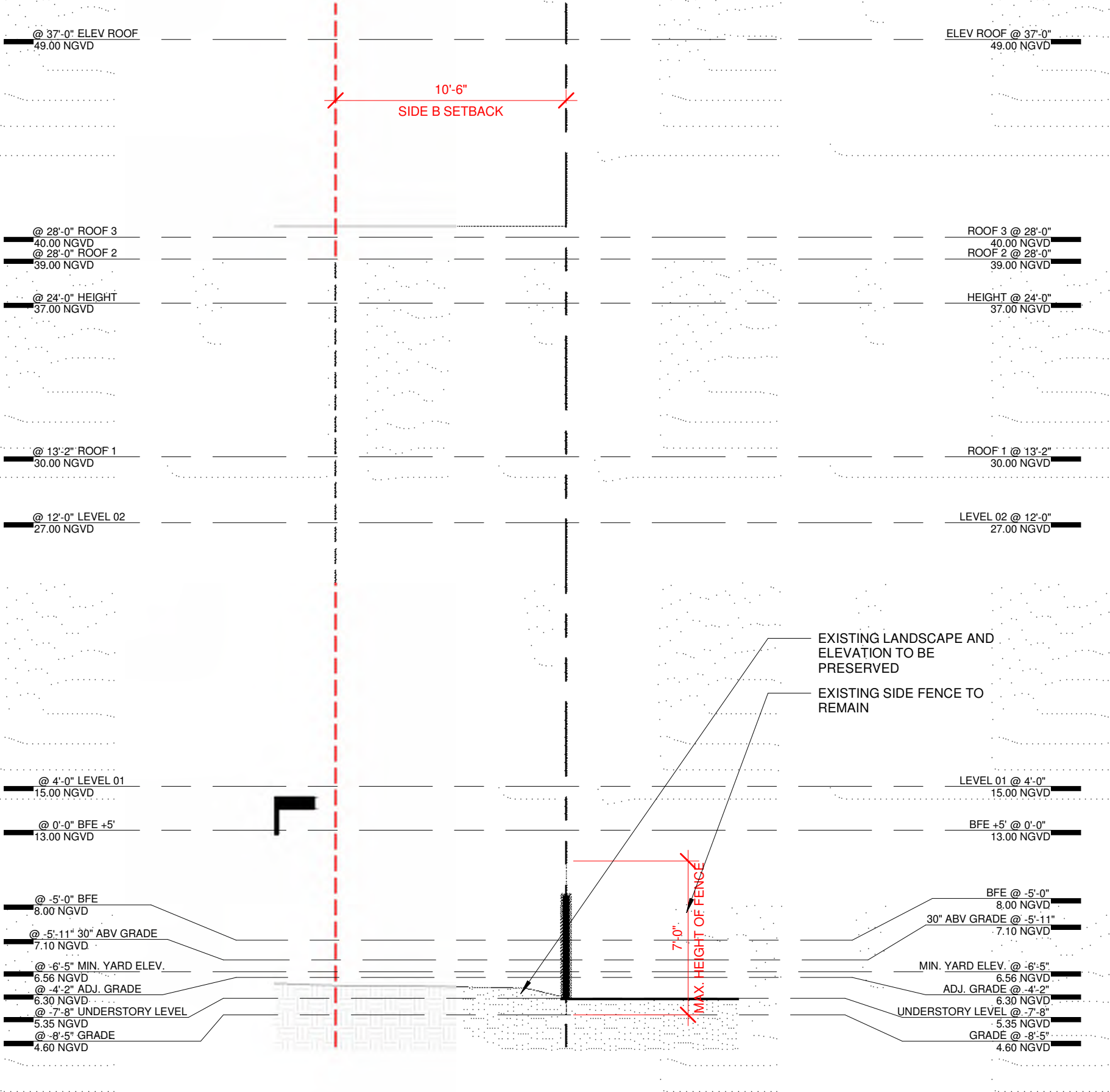
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

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

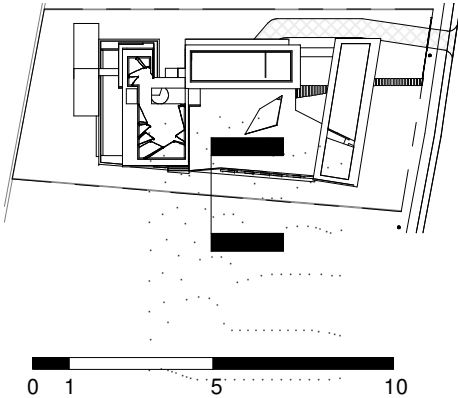
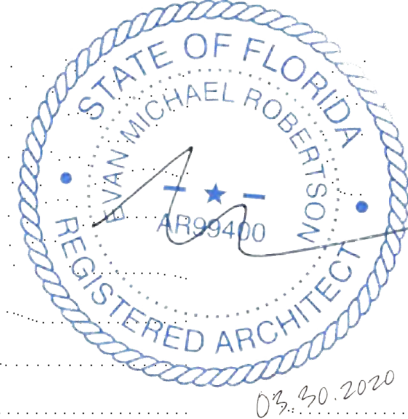
ADJUSTED GRADE = 6.30 NGVD

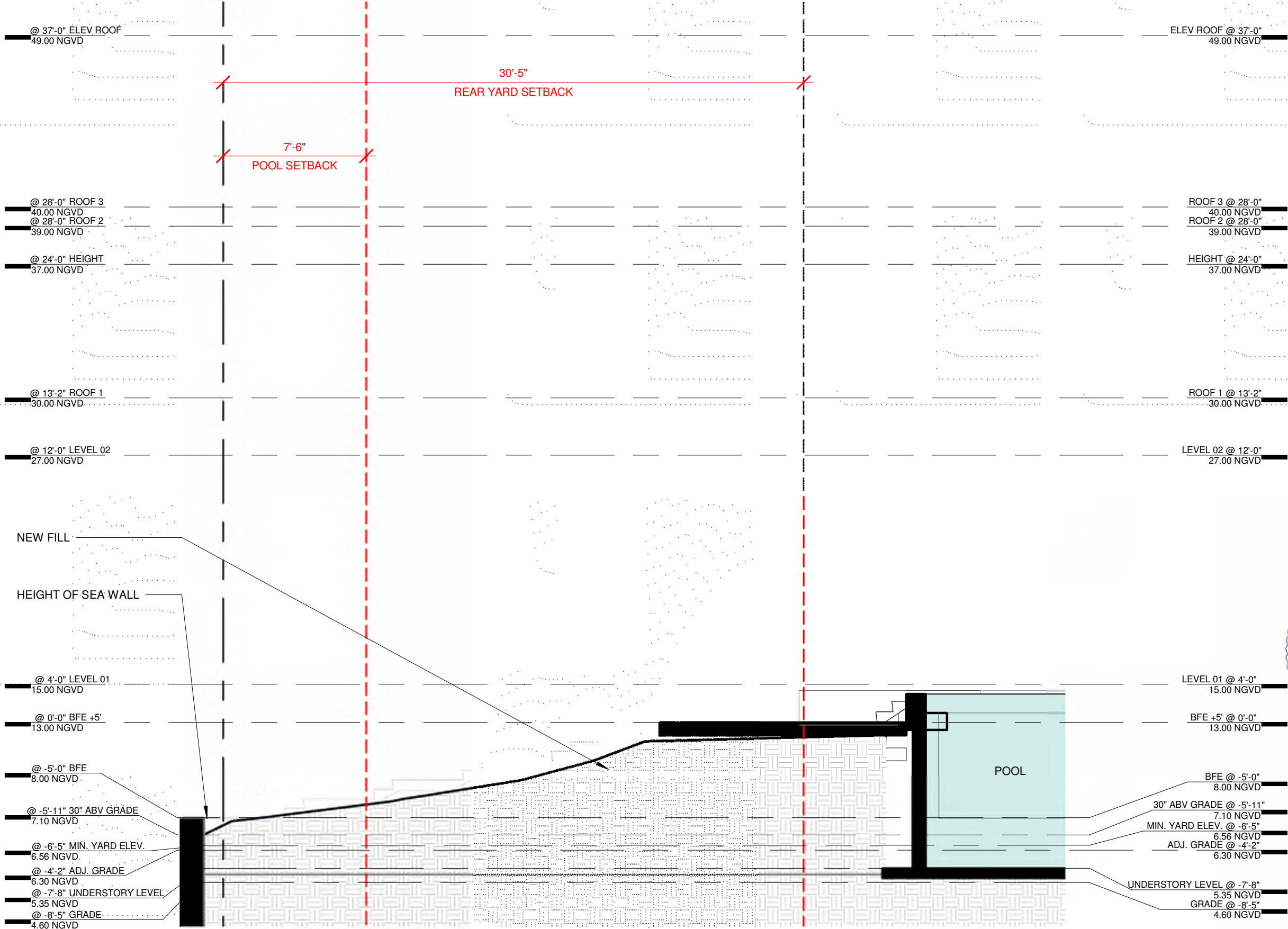
CODE

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





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

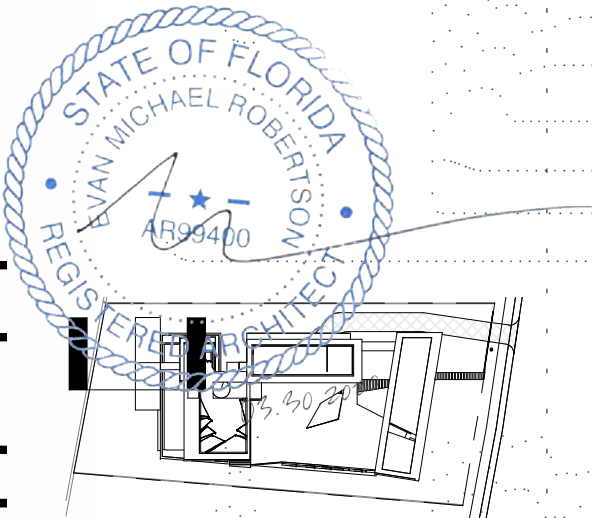
ADJUSTED GRADE = 6.30 NGVD

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



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OWNER

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

PROJECT

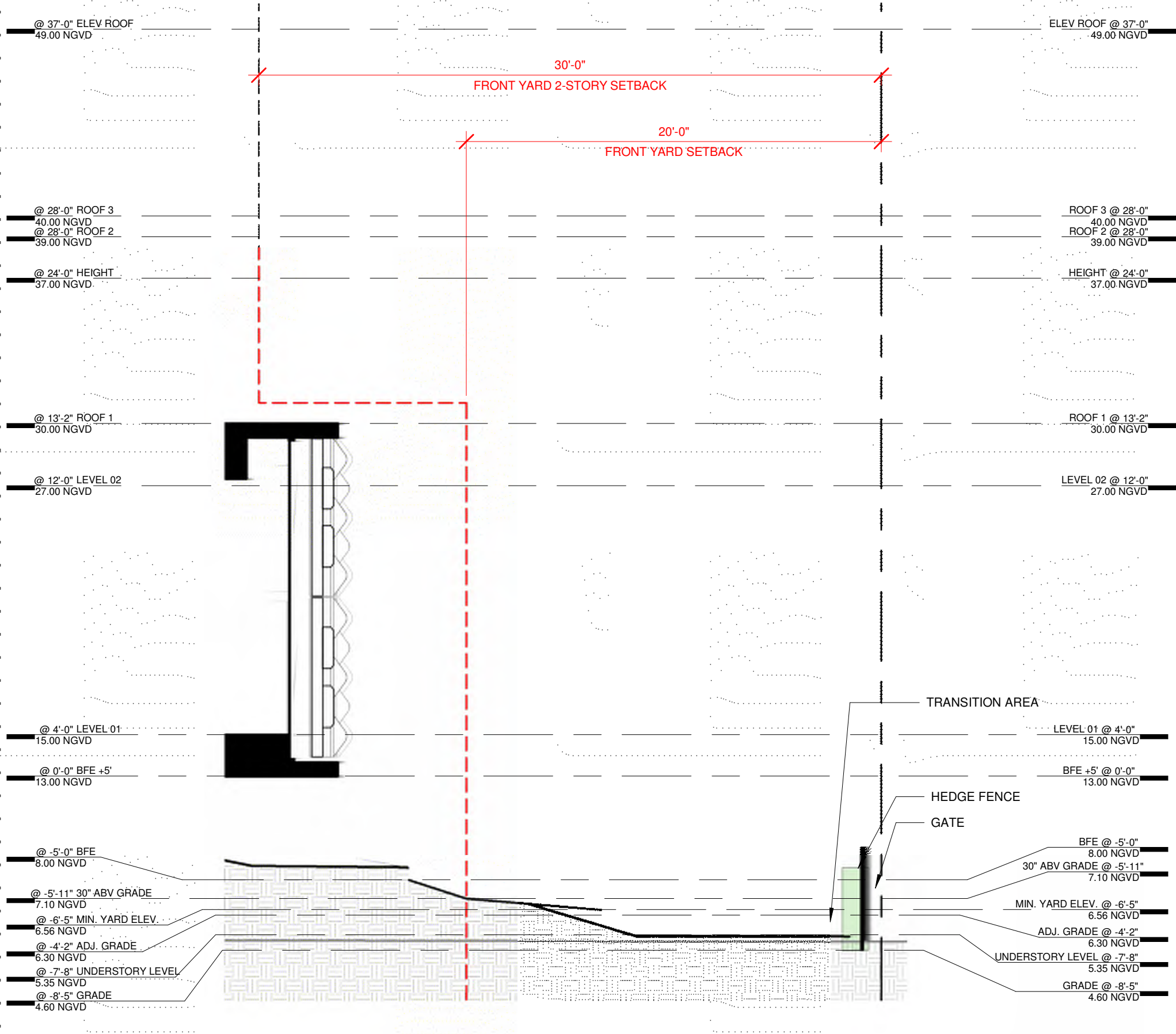
PINE TREE

DRAWING TITLE

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

DRAWING #

A30



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

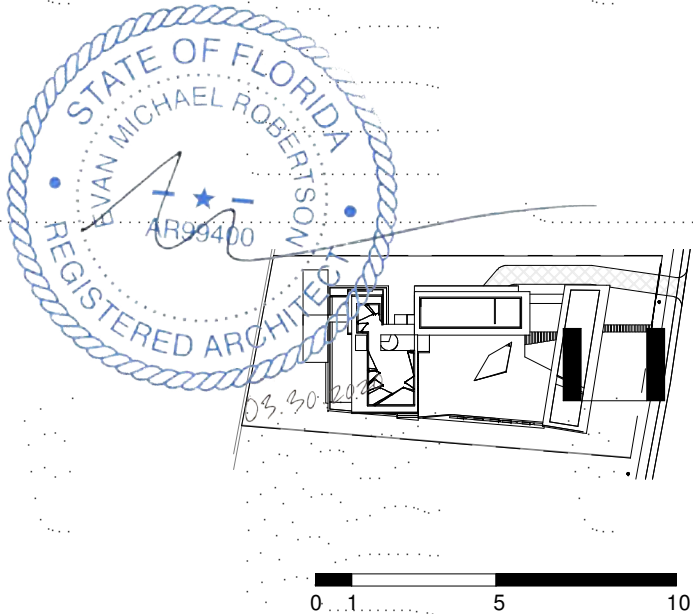
ADJUSTED GRADE = 6.30 NGVD

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.



ARCHITECT

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PROJECT

PINE TREE

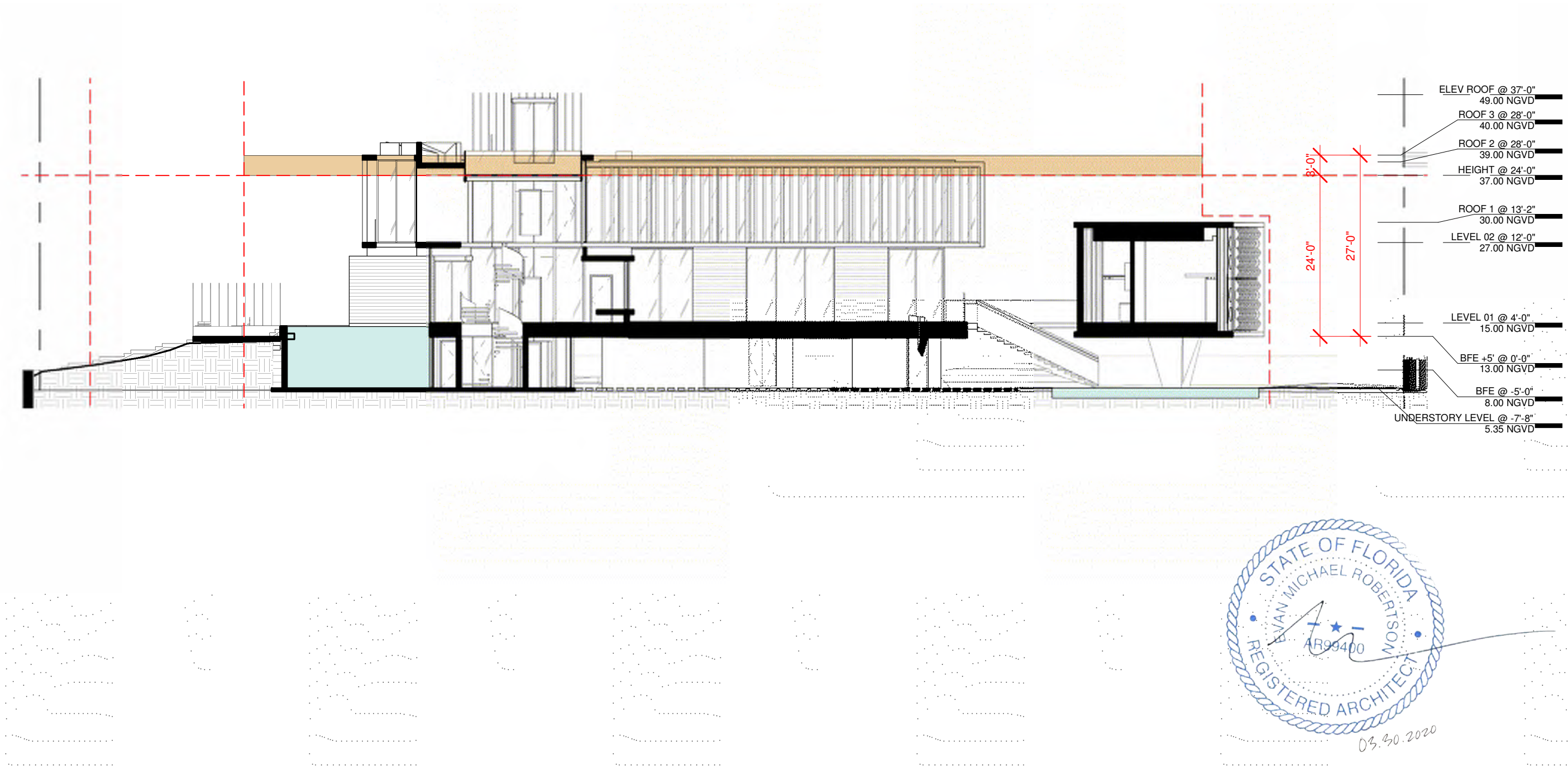
DRAWING TITLE

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

DRAWING #

A31

1804



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PROJECT

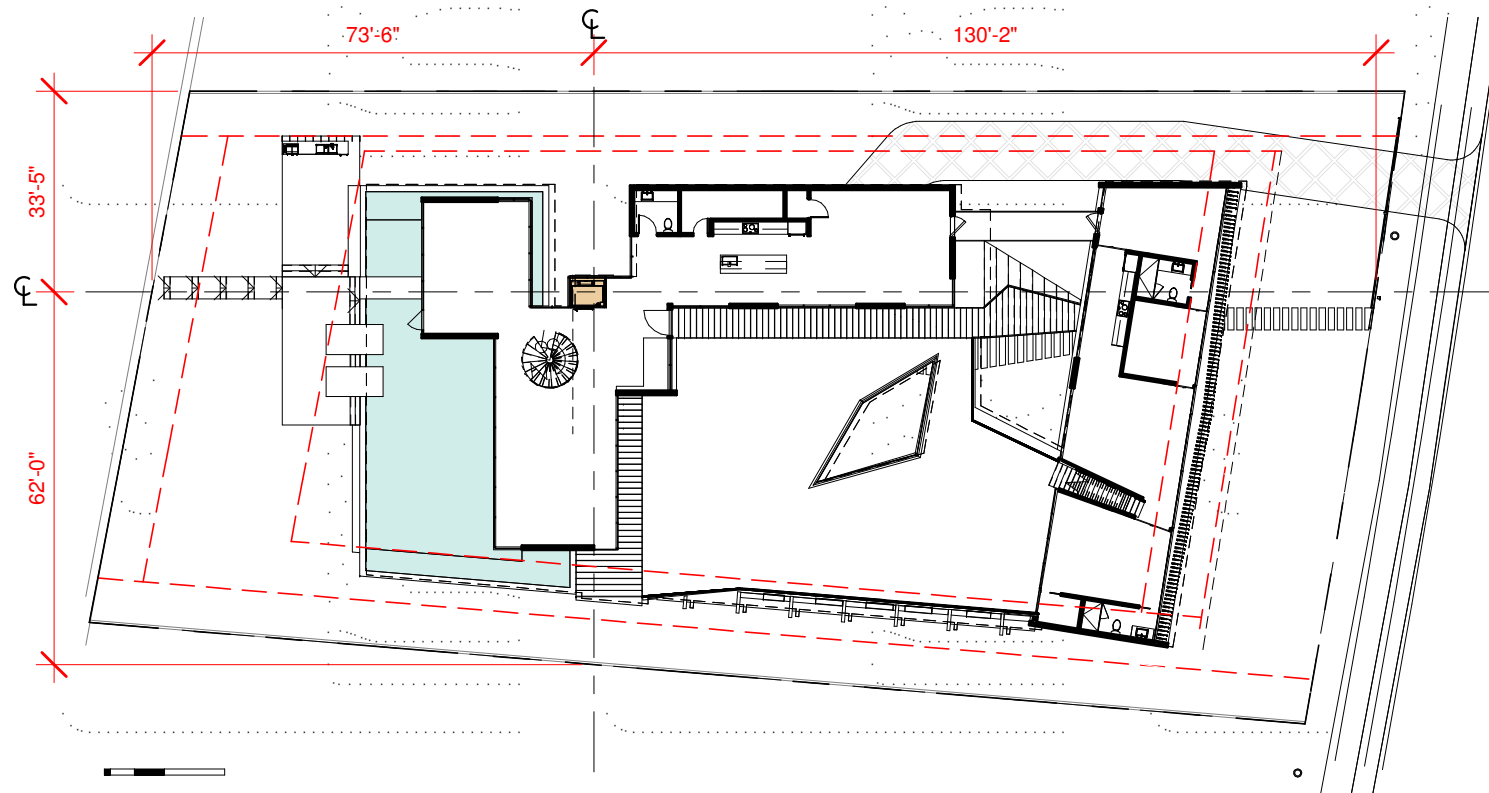
PINE TREE

DRAWING TITLE

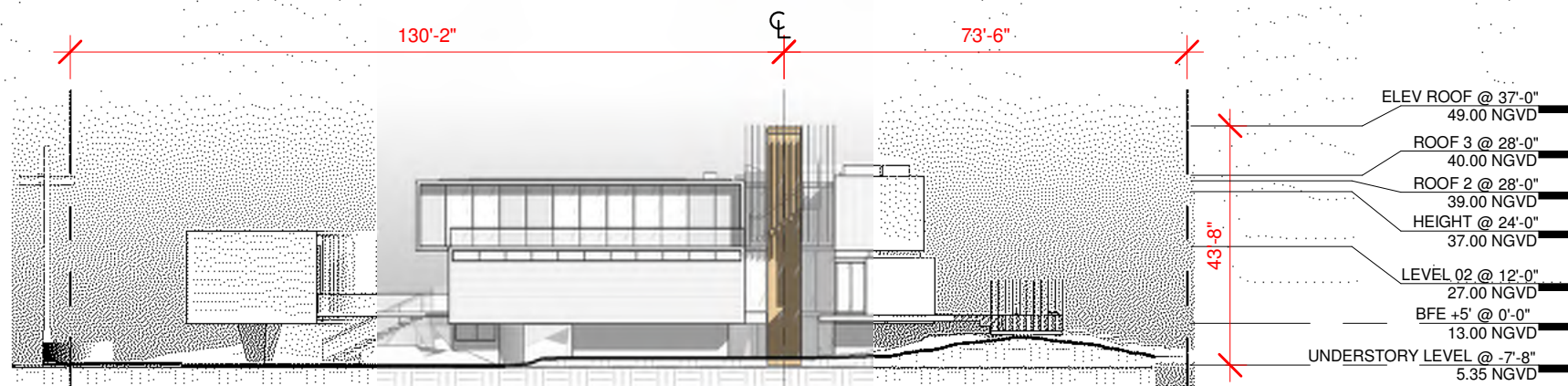
WAVER DIAGRAM - HEIGHT
03.30.2020 1/16" = 1'-0" 1804

DRAWING #

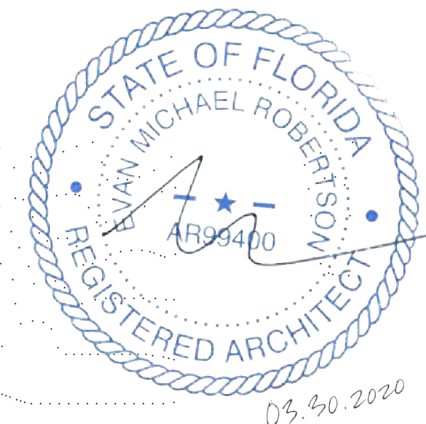
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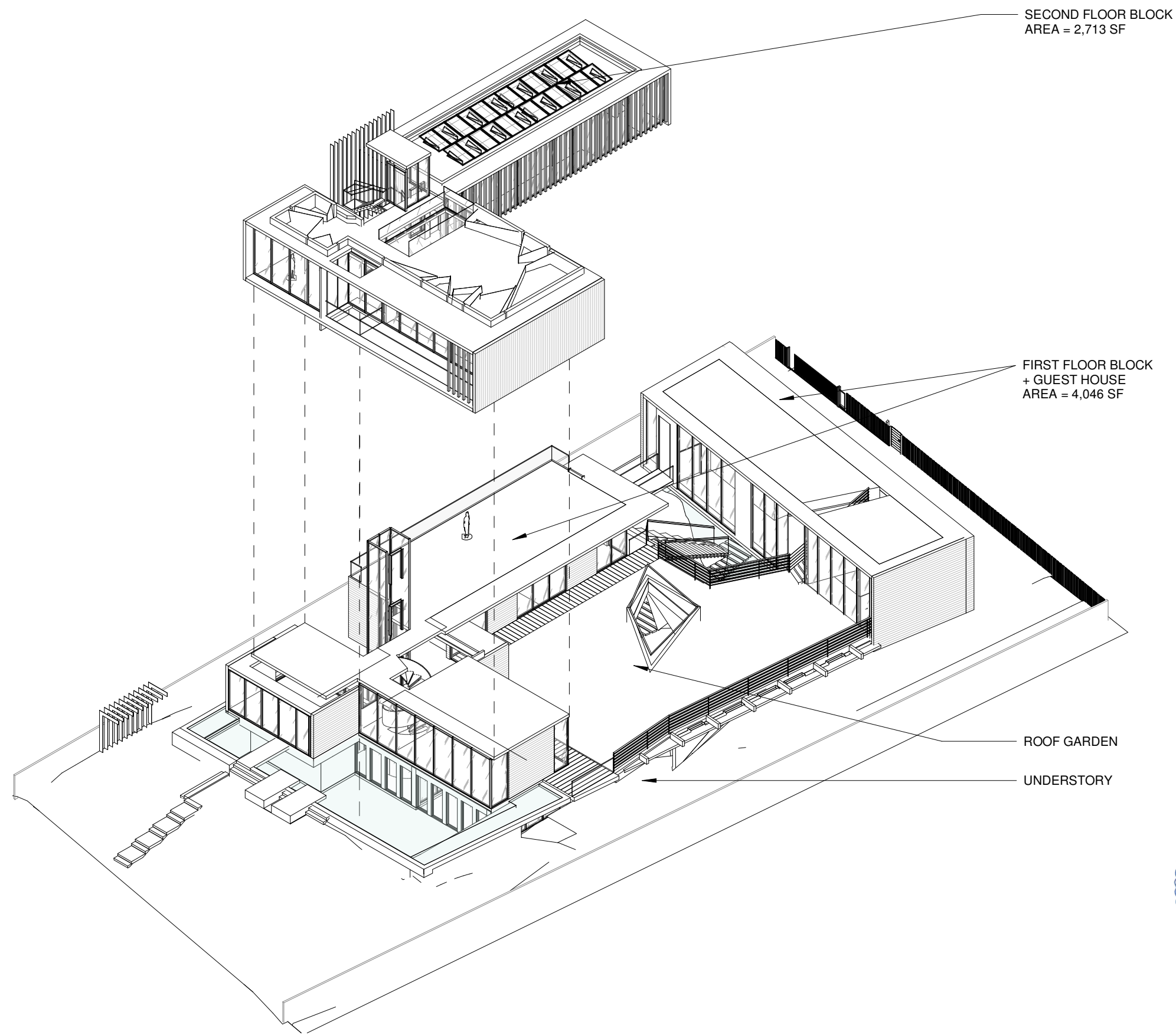


FIRST FLOOR - ELEVATOR LOCATION



NORTH ELEVATION - ELEVATOR LOCATION





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	EXPLODED AXO FLOOR RATIO 03.30.2020	A34



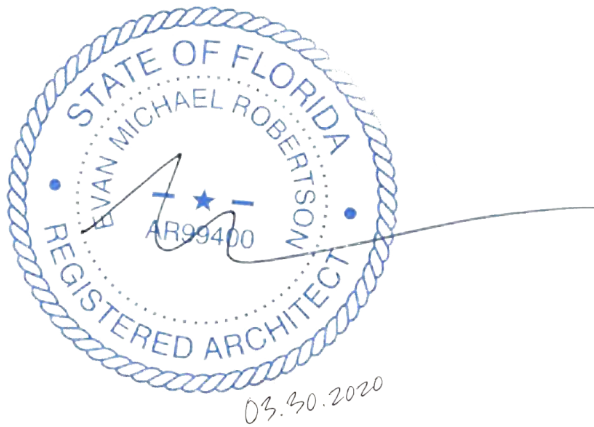
BOARD-FORMED CONCRETE



CHARRED WOOD



CORTEN METAL SCREEN



ARCHITECT

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PROJECT

PINE TREE

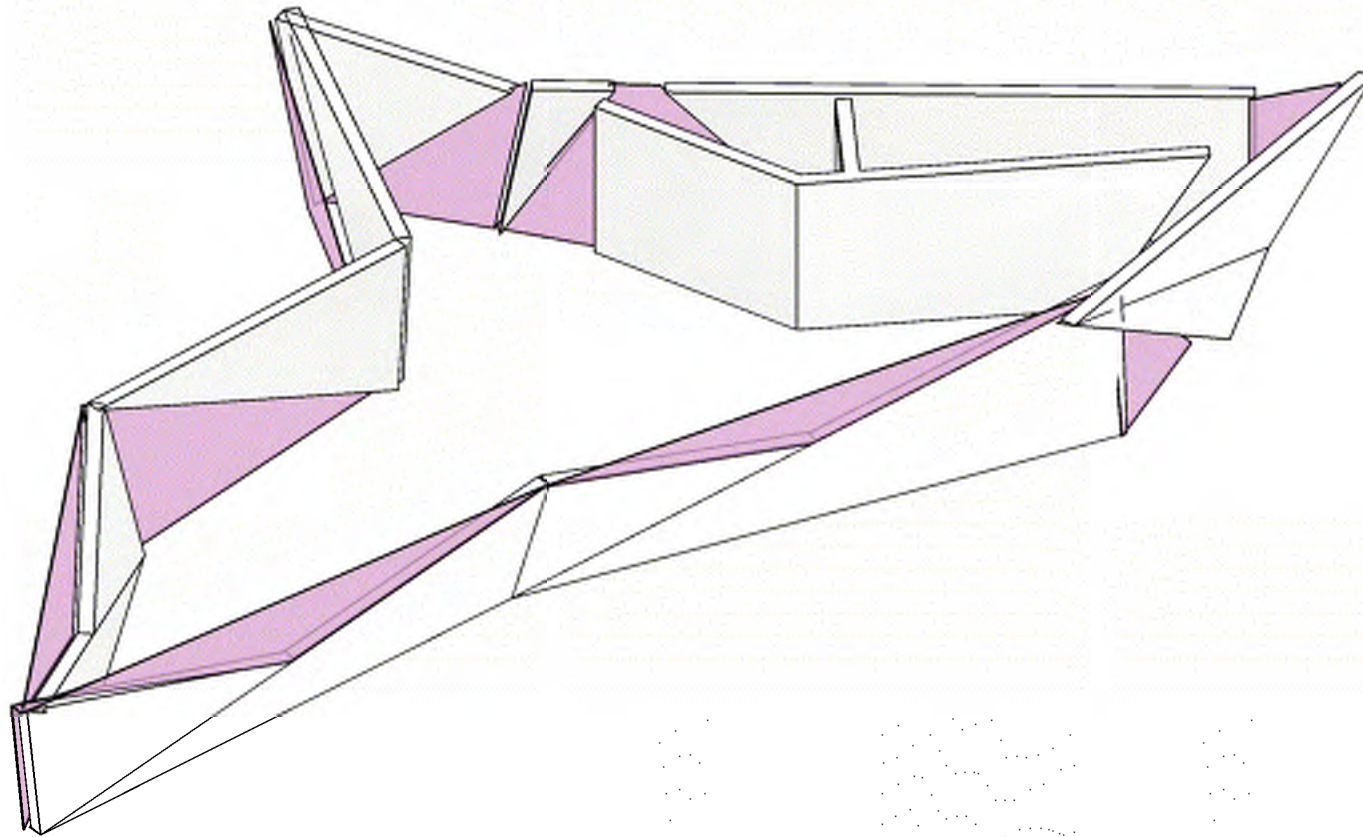
DRAWING TITLE

MATERIAL PALATE
03.30.2020

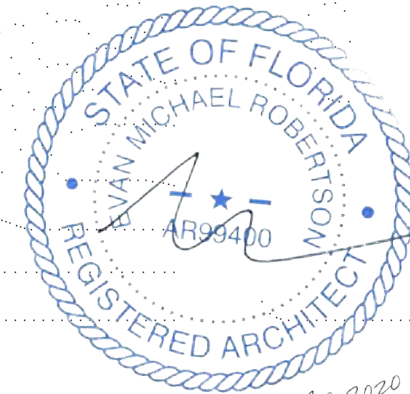
1804

DRAWING #

A35



GYM VOLUME



03.30.2020

GYM VOLUME LEGEND

ALLOWED

50% OF GYM AREA
941 SF X 50% = 470.5 SF

PROVIDED

OPEN AREA
480 SF (51%)



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PROJECT

PINE TREE

DRAWING TITLE

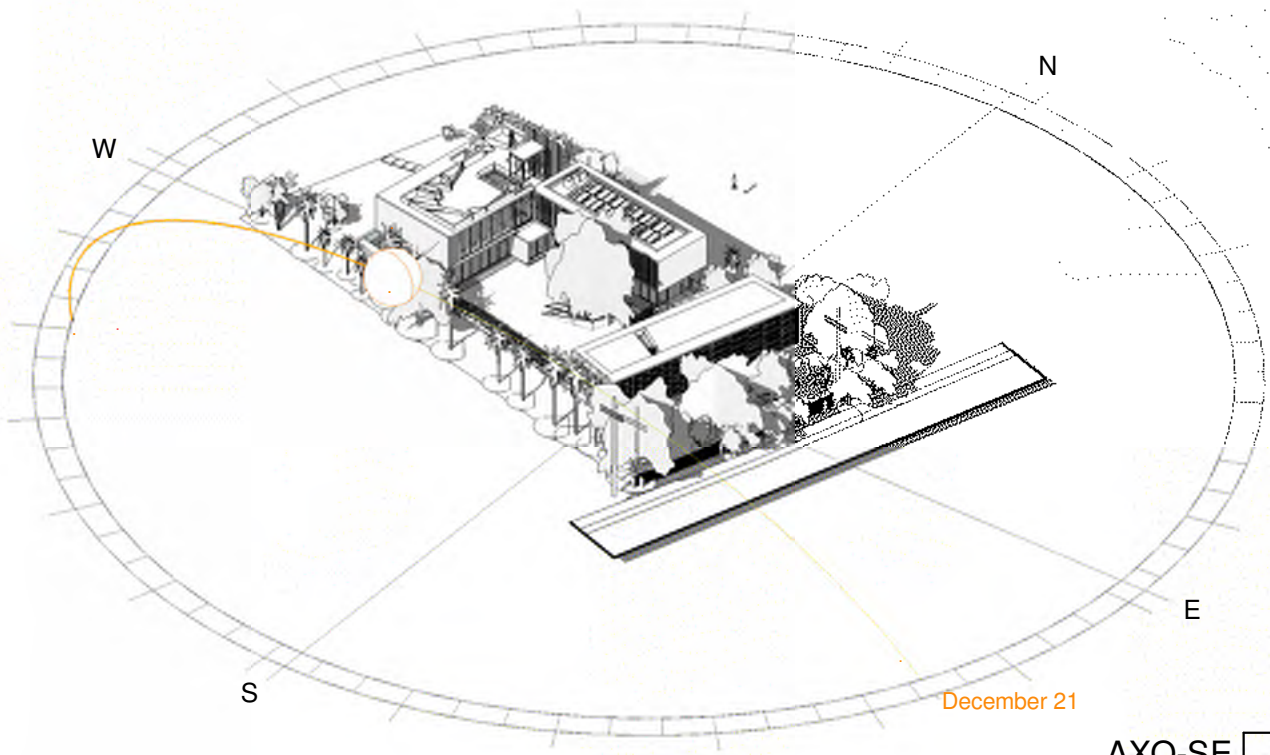
GYM VOLUME
03.30.2020

3/32" = 1'-0"

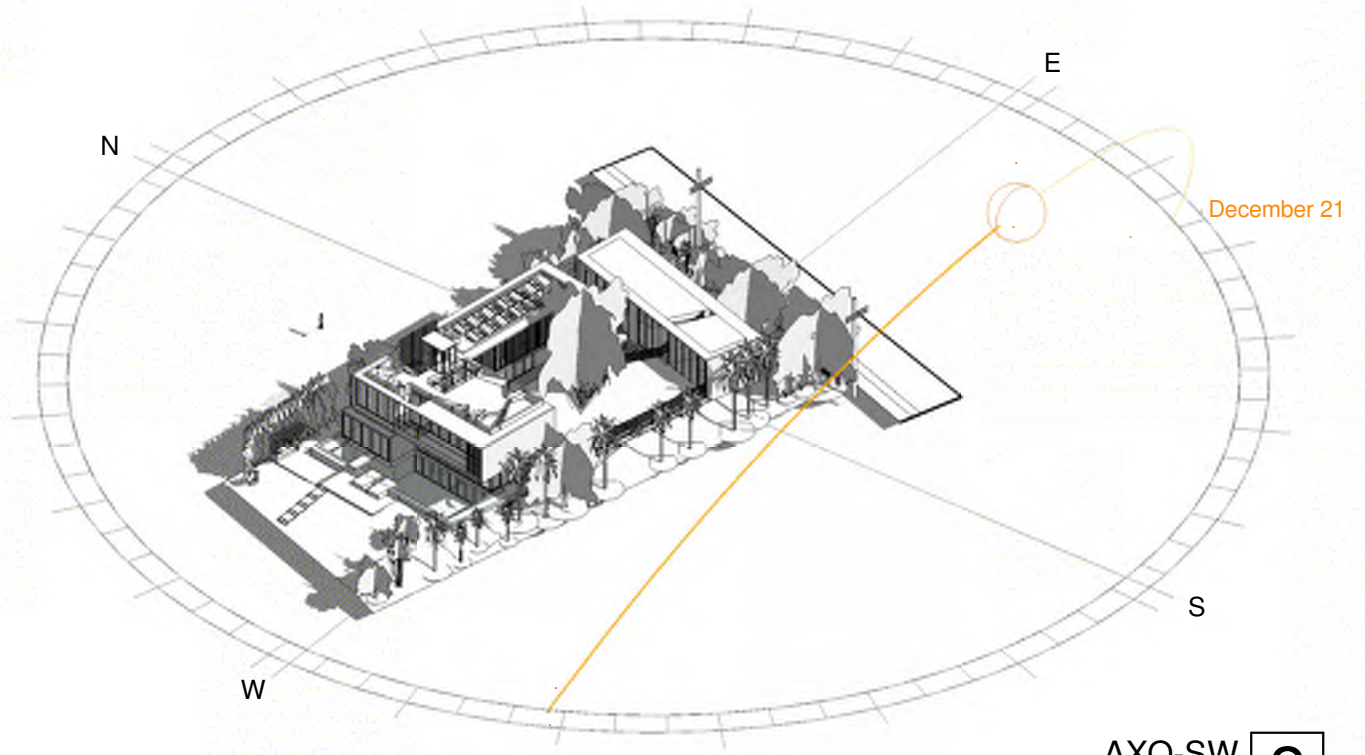
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DRAWING #

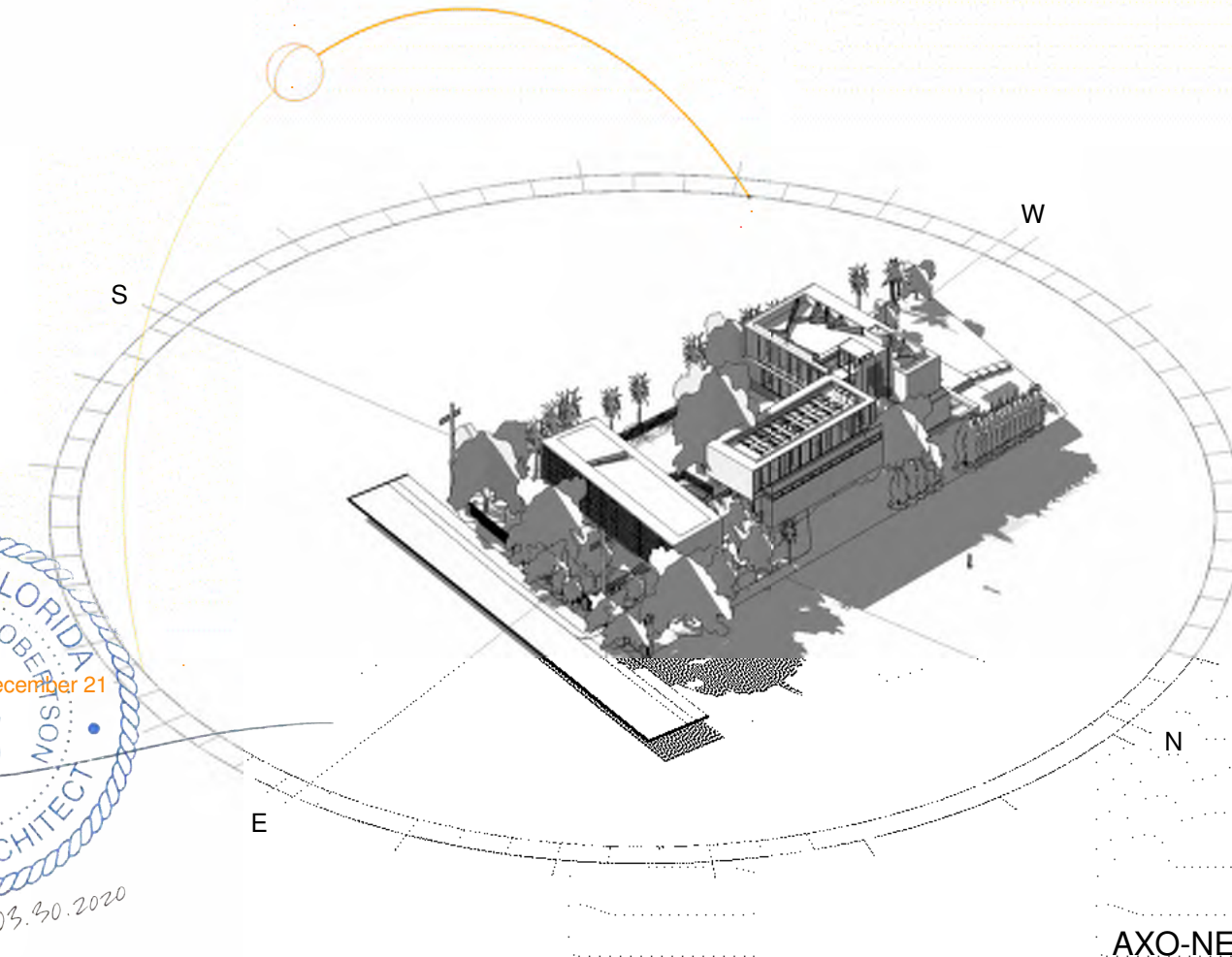
A36



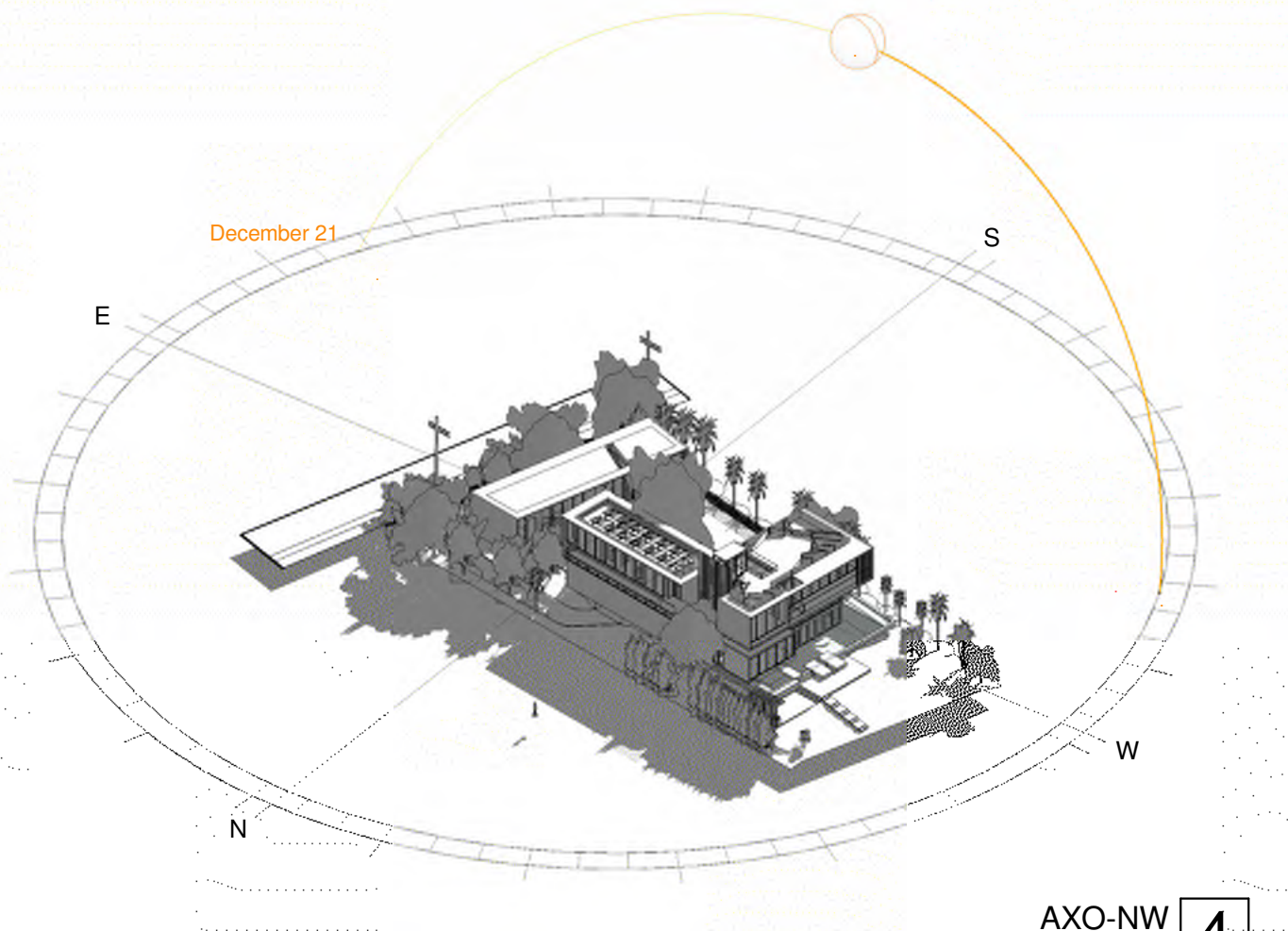
AXO-SE 1



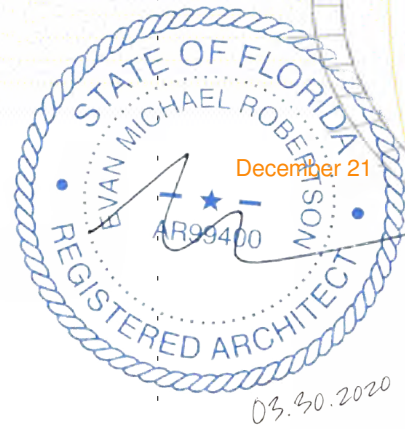
AXO-SW 2



AXO-NE 3



AXO-NW 4



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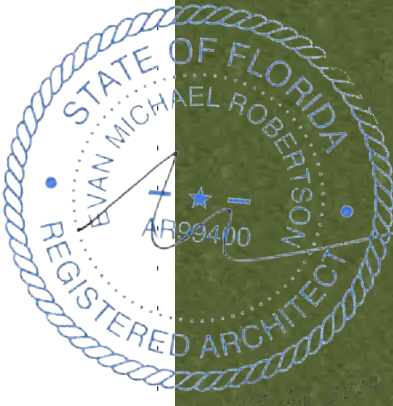
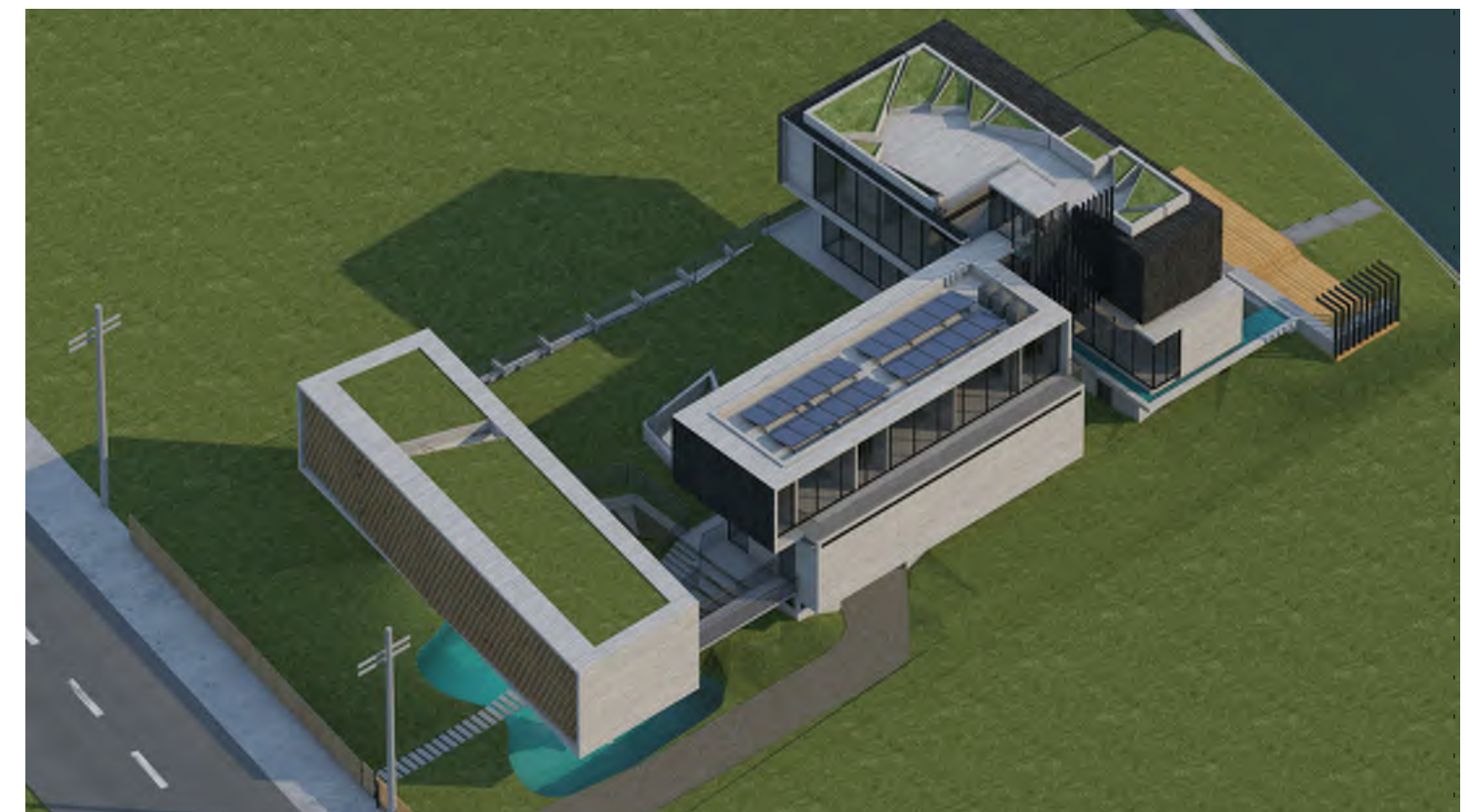
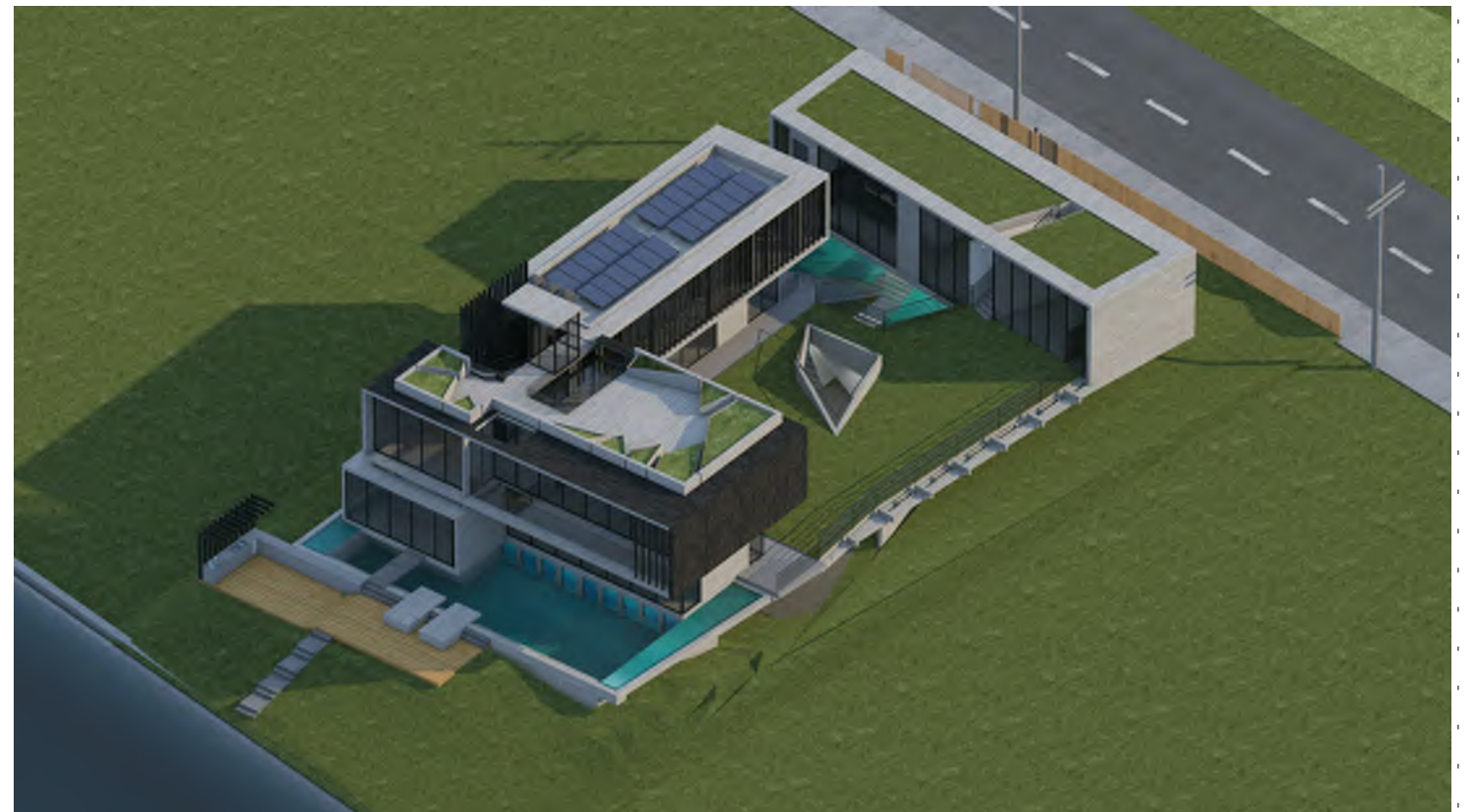
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PINE TREE

SUN STUDY AXONOMETRICS
03.30.2020

1804

A37



ARCHITECT

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DRAWING TITLE

DRAWING #

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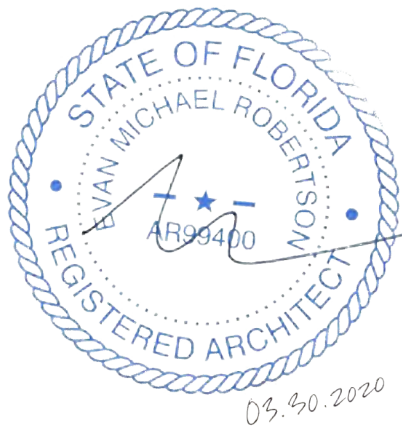
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PINE TREE

AXONOMETRICS
03.30.2020

1804

A38



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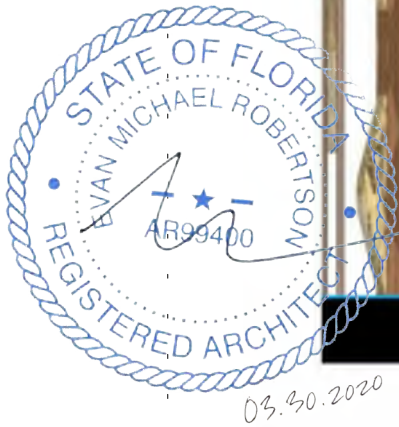
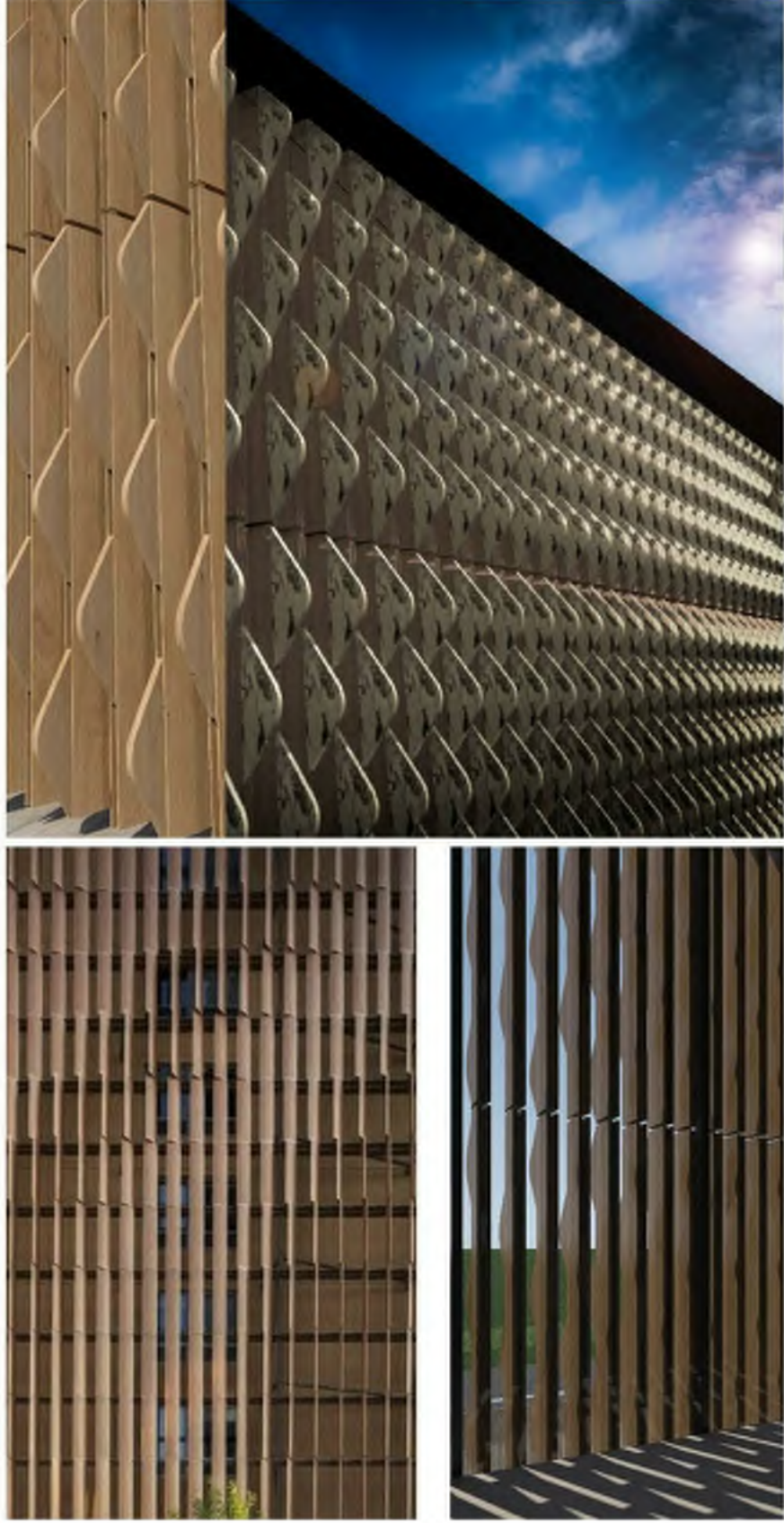
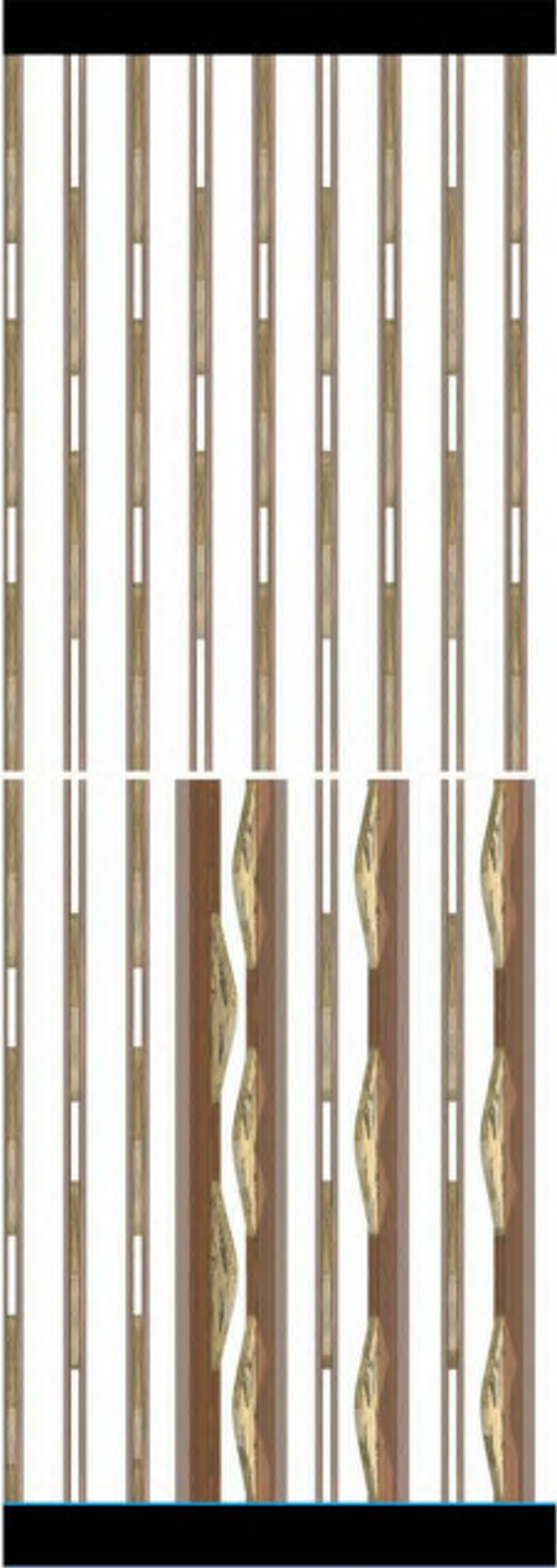
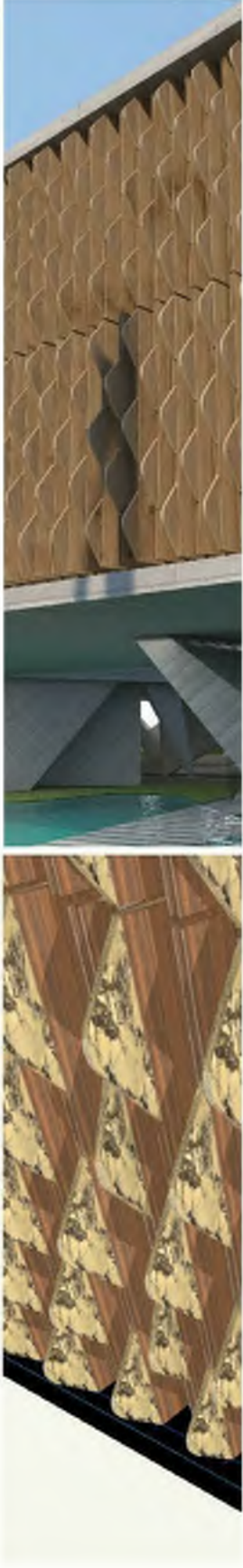
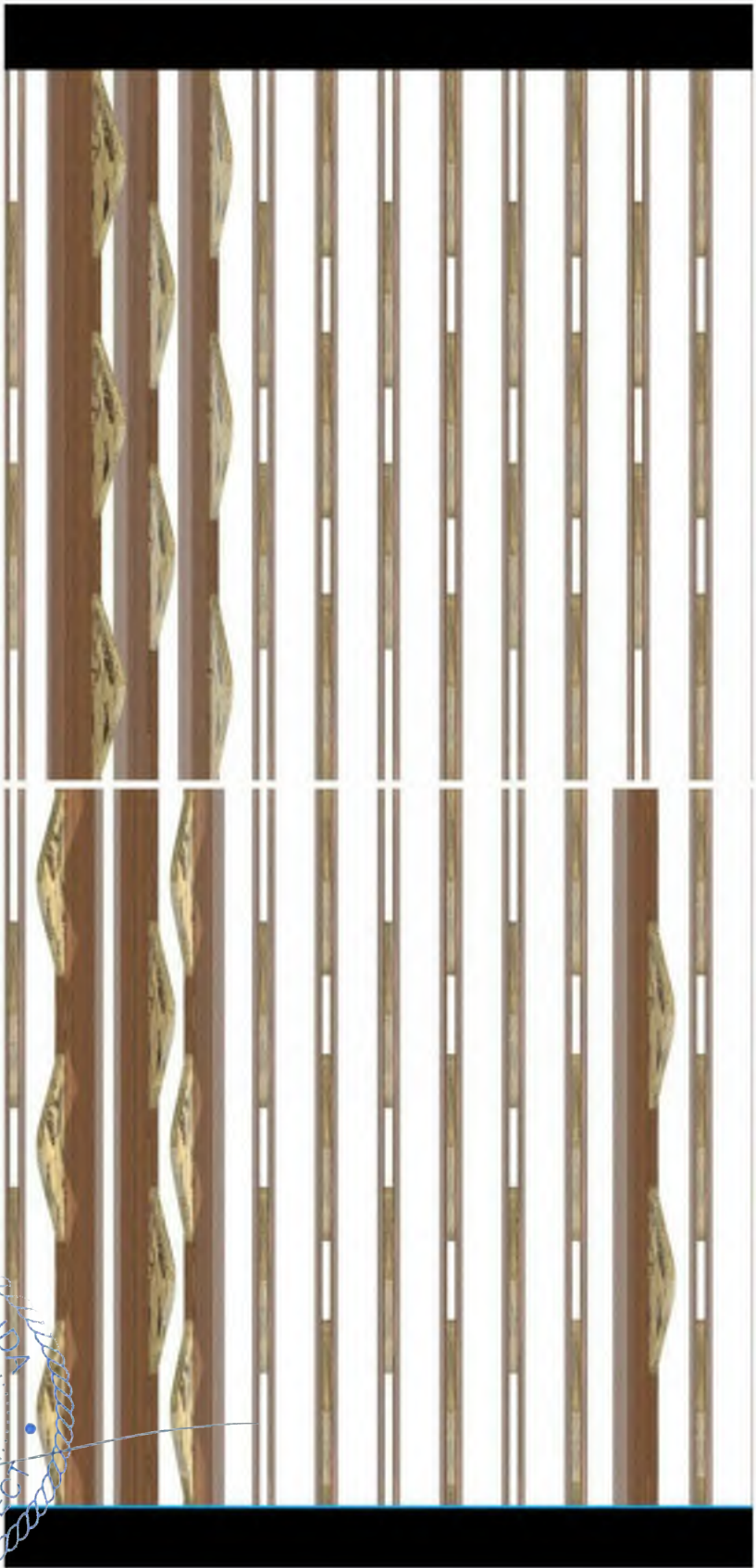
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PINE TREE

RENDERINGS - DAY/NIGHT
03.30.2020

1804

A39



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PROJECT

PINE TREE

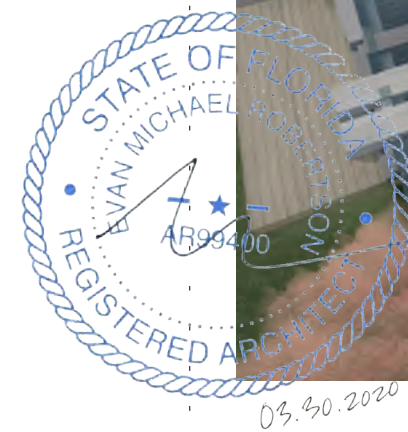
DRAWING TITLE

DYNAMIC SCREEN W/ INDIVIDUAL
ROTATING ELEMENTS

1804

DRAWING #

A40



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PROJECT

PINE TREE

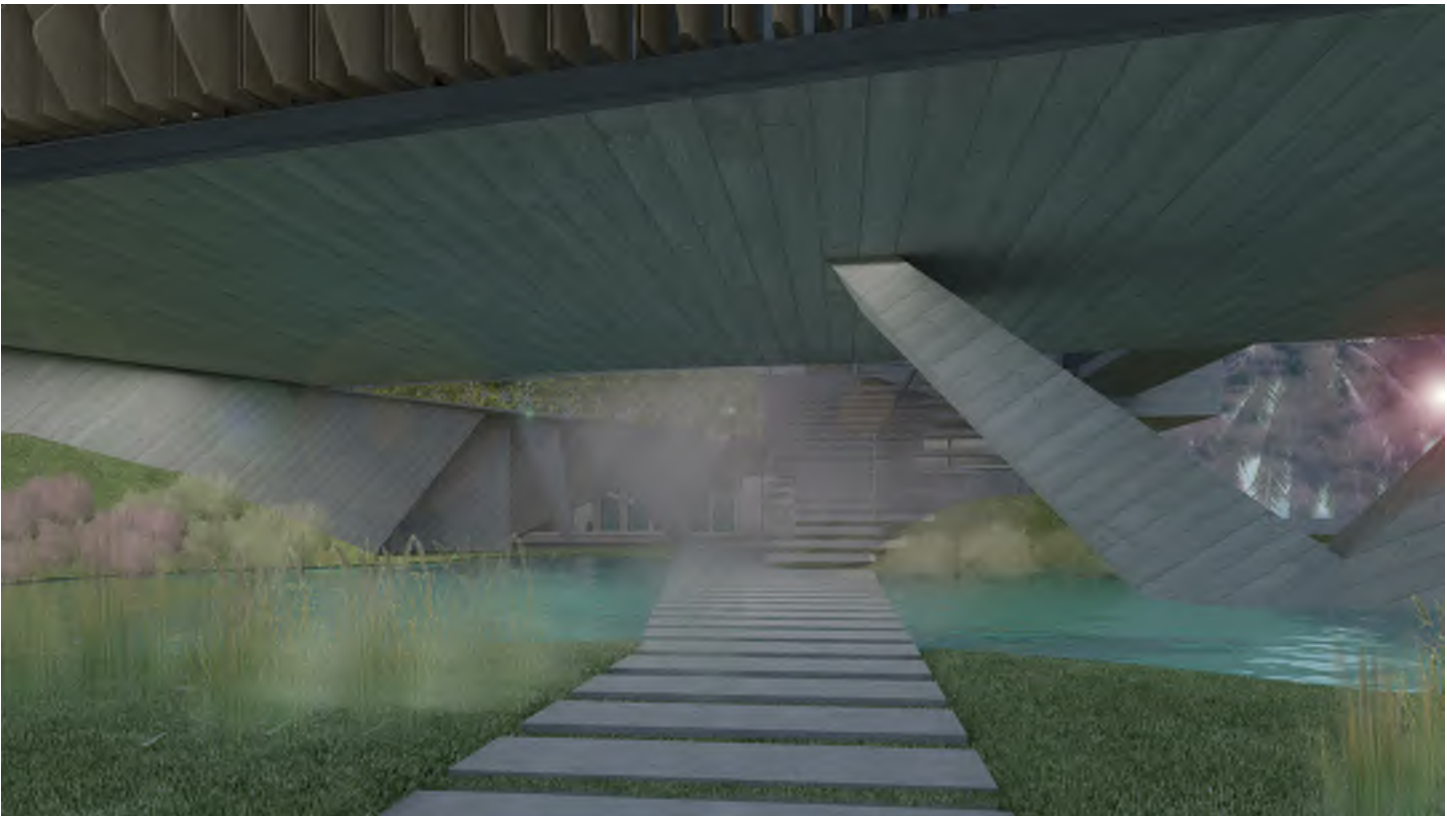
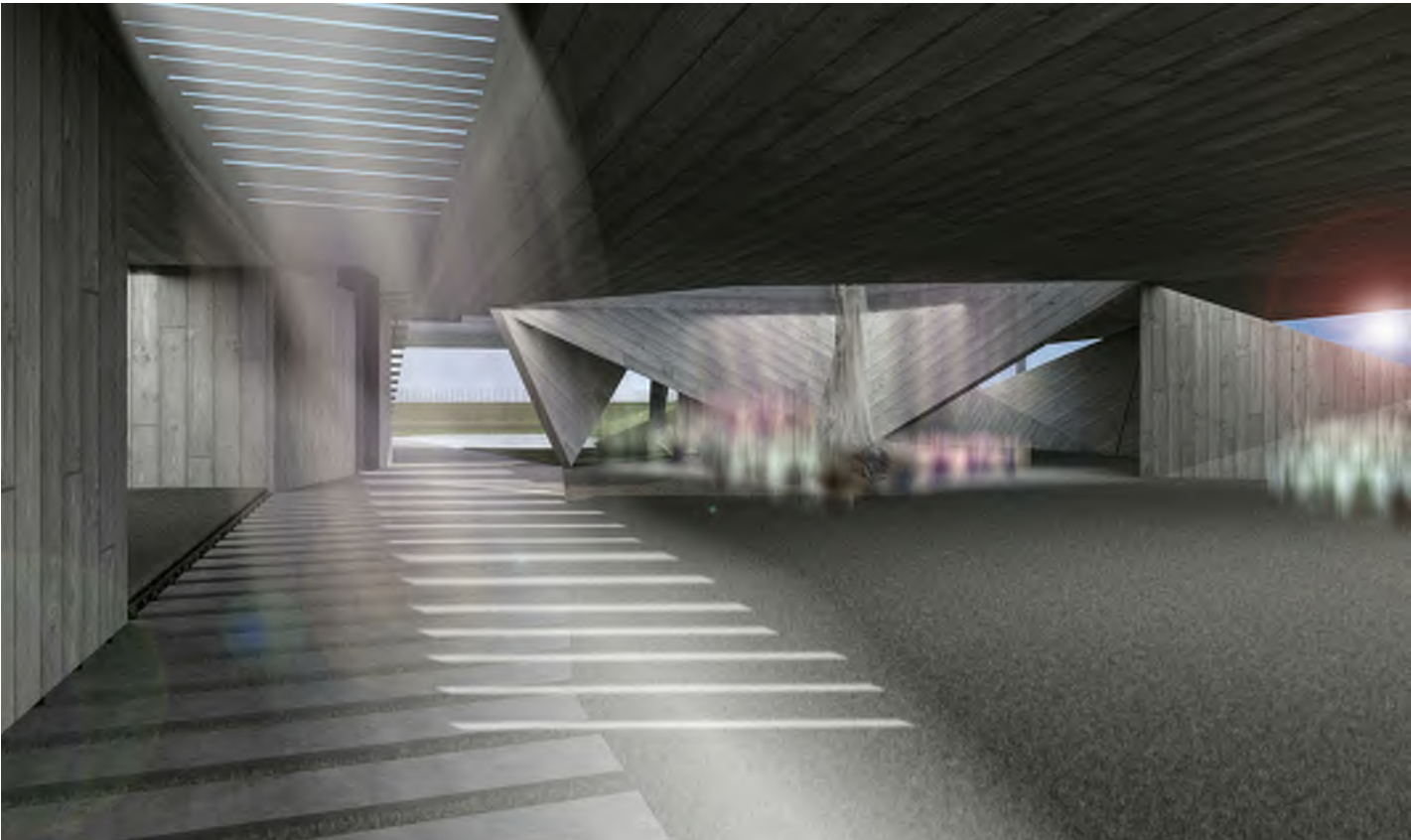
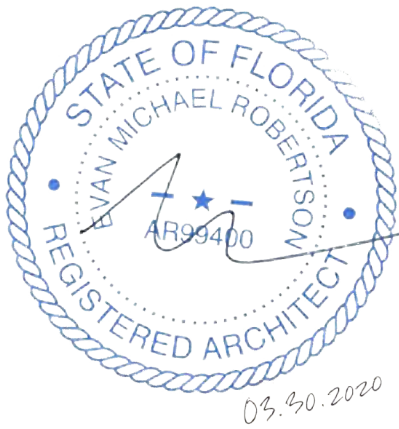
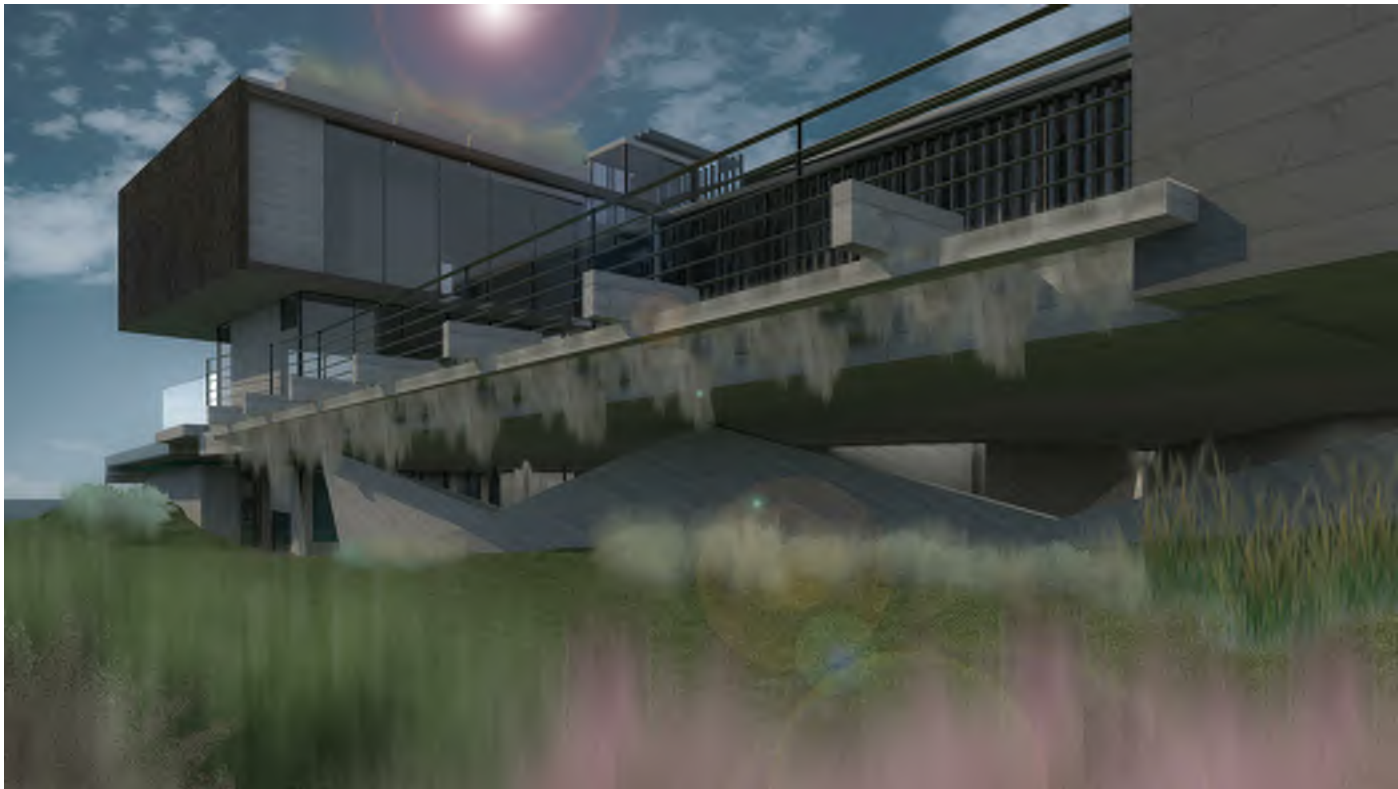
DRAWING TITLE

RENDERINGS
03.30.2020

DRAWING #

A41

1804



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PROJECT

PINE TREE

DRAWING TITLE

RENDERINGS
03.30.2020

1804

DRAWING #

A42