

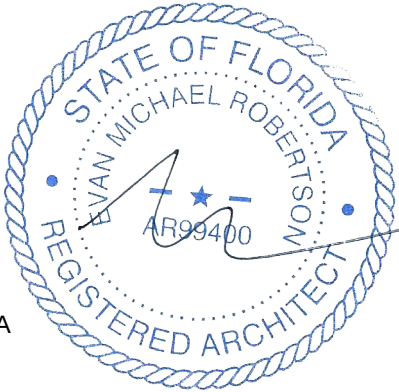
4880 PINE TREE DRIVE

ARCHITECTURE SET
CONTINUANCE FINAL SUBMITTAL
MARCH 30, 2020



DRAWING LIST

A0	TITLE SHEET
A0.1	DESIGN REVISIONS DIAGRAM
A0.2	DESIGN REVISION DIAGRAM 2
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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
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A27	EXTERIOR COVERED AREA
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A33	WAIVER DIAGRAM - ELEVATOR LOCATION
A34	EXPLODED AXO FLOOR RATIO
A35	MATERIAL PALETTE
A36	OUTDOOR WORKOUT AREA
A37	NORTH PRIVACY
A38	SUN STUDY
A39	AXONOMETRICS
A40	RENDERINGS - STREET PRESENCE VOLUME
A41	DYNAMIC SCREEN W/ INDIVIDUAL ROTATING ELEMENTS
A42	RENDERINGS
A43	RENDERINGS



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

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

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

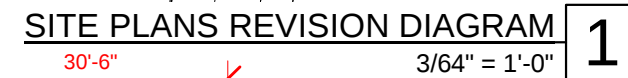
ITEM #4 - LOWERED NORTH VOLUME 2'-0" IN HEIGHT TO REDUCE SHADOW IN ADJACENT PROPERTY

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

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

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

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

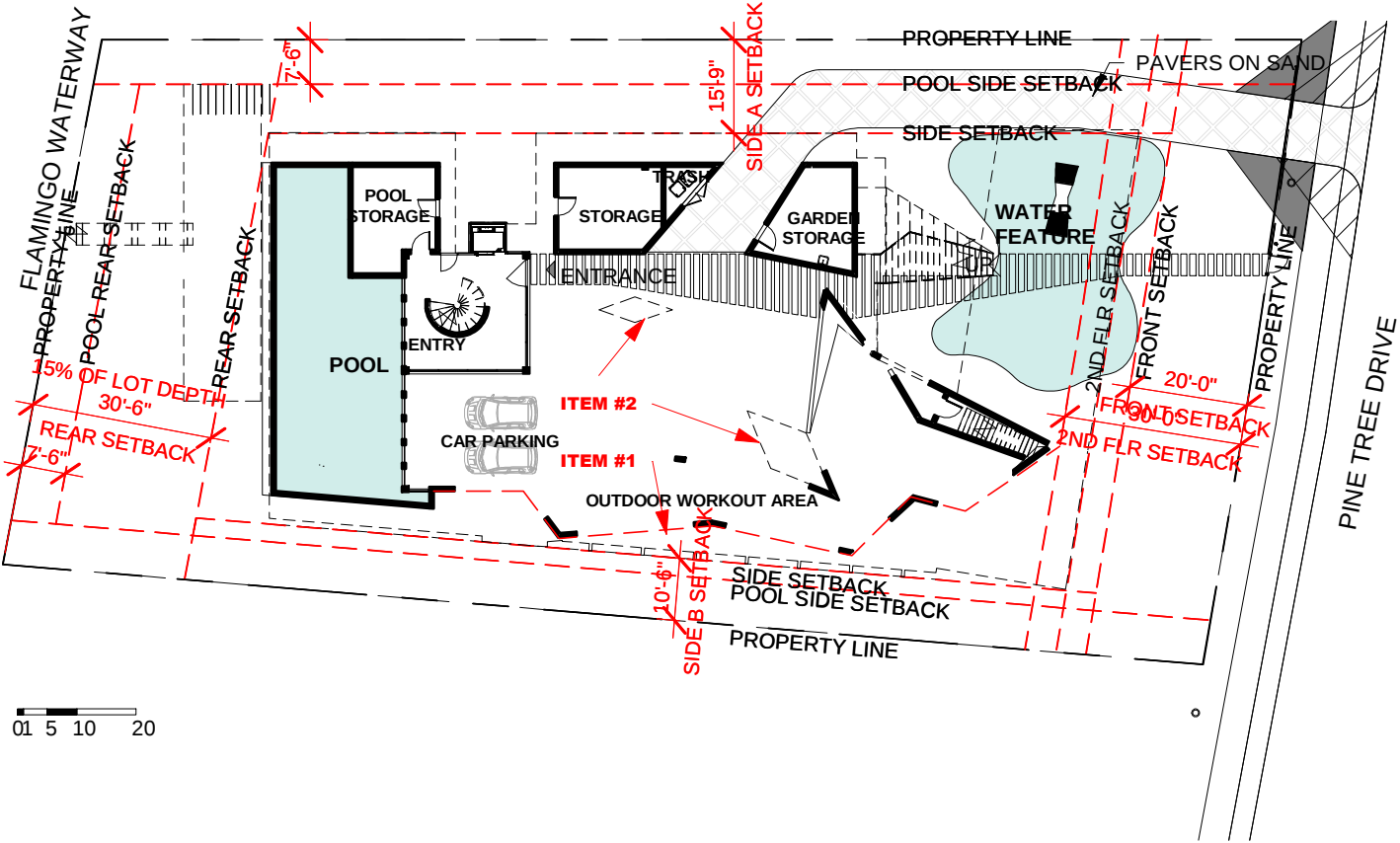


DESIGN REVISIONS FROM PREVIOUS

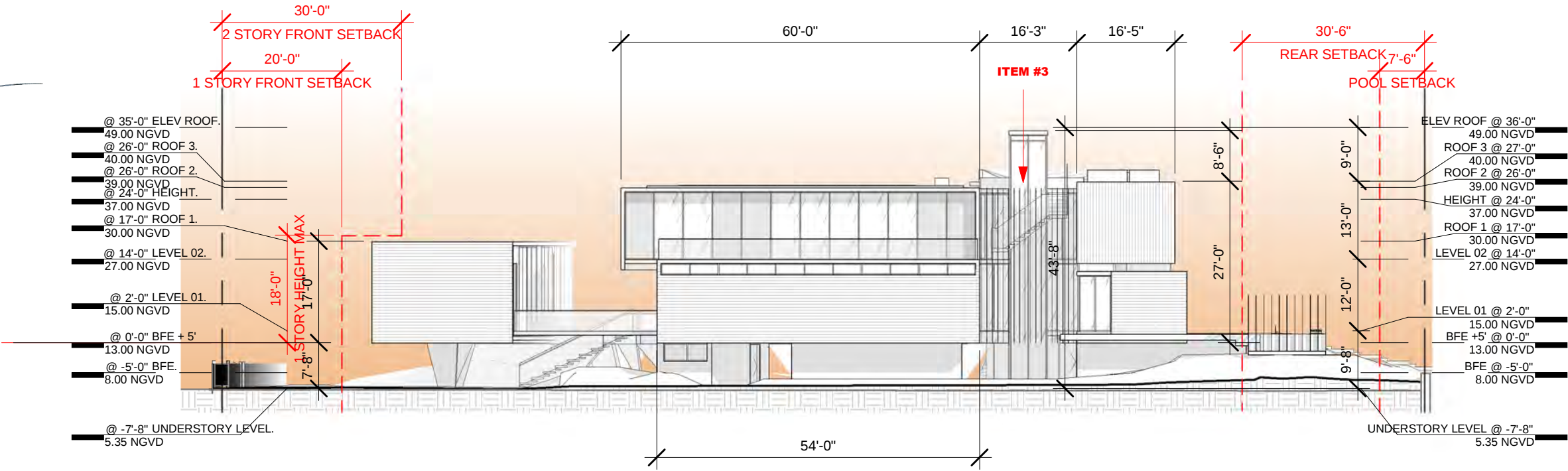
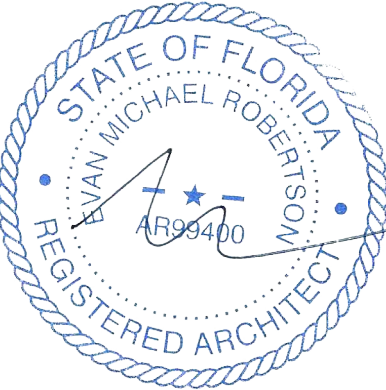
ITEM #1 - REVISED OUTLINE OF UNDERTORY WALLS TO MAKE IT MORE OPEN.

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

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



UNDERSTORY PLAN



NORTH ELEVATION

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

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

PINE TREE

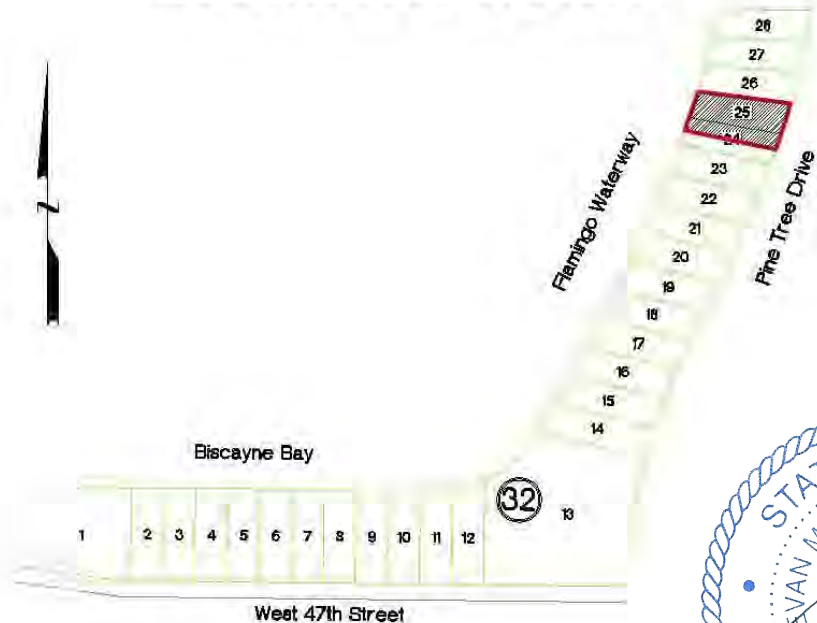
DESIGN REVISION DIAGRAM 2
03.30.2020 As indicated 1804

A0.2



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

Location Sketch



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

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

Property Information

PROPERTY ADDRESS:

4880 Pine Tree Drive
Miami Beach, Florida 33140

CERTIFIED ONLY TO:

Deva Finger

LEGAL DESCRIPTION:

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

ELEVATION INFORMATION

National Flood Insurance Program

FEMA Elev. Reference to NGVD 1929

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

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

Surveyors Notes:

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



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

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-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 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

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

ARCHITECT

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

CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

SURVEY 1 OF 2
03.30.2020

DRAWING #

A1

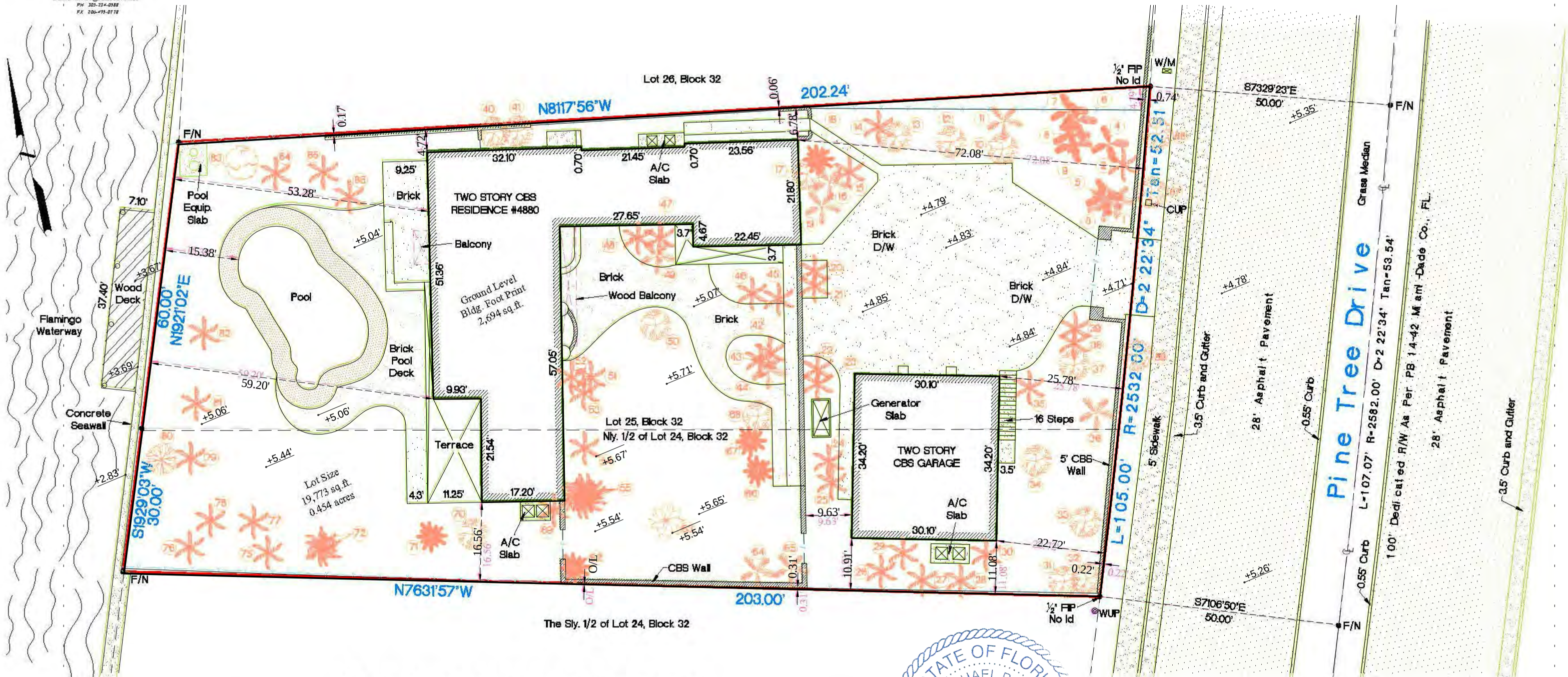


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 1498
13030 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFA@BELL.SOUTH.NET
PH: 305-224-0388
FX: 206-493-0718

Boundary Survey

Graphic Scale 1" = 20'

Sheet 2 of 2



Abbreviations of Legend

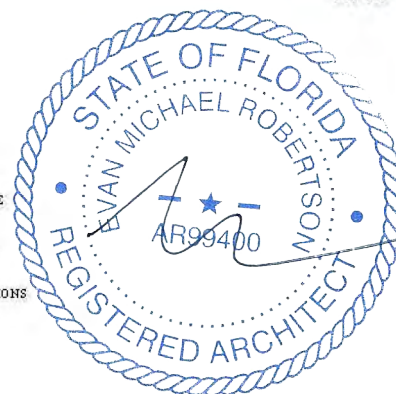
A = ARC DISTANCE
AVE = AVENUE
ASH = ASPHALT
A/W = ANCHOR WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B.COR = BLOCK CORNER
CB = CATCH BASIN
CLF = CHAIN LINK FENCE
CONC = CONCRETE
COL = COLUMN
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE

D = EASEMENT
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
ENC. = ENCROACHMENT
ETP. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
D.H./F. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F.D. = FOUND DISC
F.N. = FOUND NAIL
I.F. = IRON FENCE

L = LENGTH
L.M.E. = LAKE MAINTENANCE EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M.L. = MONUMENT LINE
N.G.V.G. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O.L. = ON LINE
P.C.P. = PERMANENT CONTROL POINT
P.M. = PARKING METER
P.C. = POINT OF CURVATURE
P.W. = PARKWAY

PL. = PLANTER
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R. = RADIUS
RES. = RESIDENCE
R/W. = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S.N. = SET NAIL
SDWLK. = SIDEWALK
T. = TANGENT
U.E. = UTILITY EASEMENT
W/F. = WOOD FENCE
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
WALK. = WALKWAY

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



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

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

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

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

PINE TREE

SURVEY 2 OF 2

03.30.2020

1" = 20'-0"

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

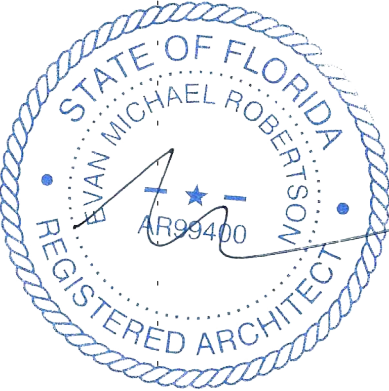
ITEM #	Zoning Information			
1	Address:		4880 PINE TREE DRIVE, MIAMI BEACH, FL, 33140	
2	Folio number(s):		02-3222-022-1770	
3	Board and file numbers:		DRB19-0468	
4	Year built:	1938	Zoning District:	RS-3
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	4.60 NGVD
6	Adjusted grade (Flood+Grade/2):	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 %:	7,637 SF 39%
13	Existing First Floor Unit Size:	2,694 SF	Proposed First Floor Unit Size:	4,046 SF
14	Existing Second Floor Unit Size	3,727 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,713 SF 67%
15			Proposed Second Floor Unit Size SF and % :	2,713 SF 67%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	570 SF 21%

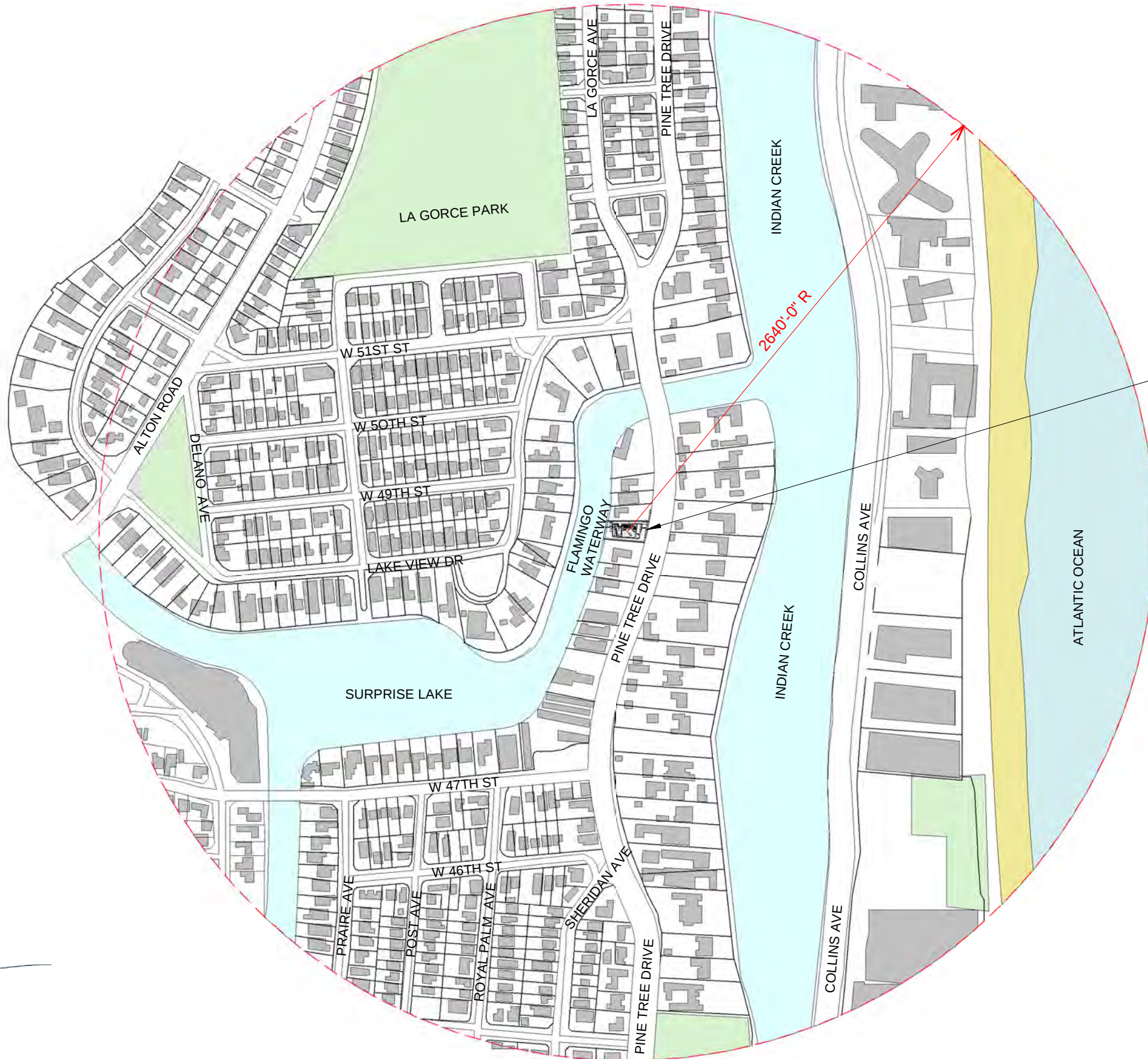
		Required	Existing	Proposed	Deficiencies
17	Height:	24 FEET + 3 FEET WAIVER	20 FEET	27 FEET	
18	Setbacks:				
19	Front First level:	20'-0"	22.72 FEET	25'-0"	
20	Front Second level:	30'-0"	22.72 FEET	61'-8"	
21	Side 1:	10'-6"	4.72 FEET	10'-6"	
22	Side 2 or (facing street):	15'-9"	10.91 FEET	15'-9"	
23	Rear:	30'-6"	53.28 FEET	41'-2"	
	Accessory Structure Side 1:	7'-6"	N/A	7'-6"	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	16'-5"	
26	Sum of Side yard :	26'-3"	15.63 FEET	26'-3"	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

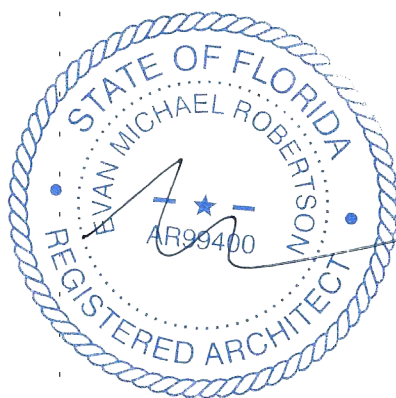
If not applicable write N/A

All other data information should be presented like the above format





4880 PINE TREE DRIVE



0 100 500 1000



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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



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

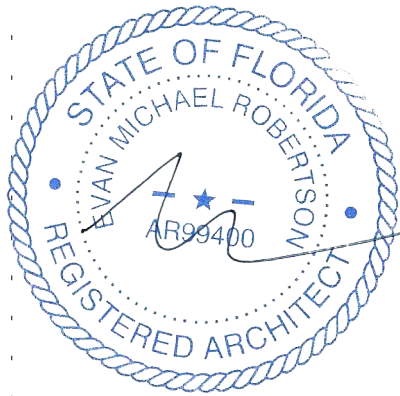
PINE TREE

CONTEXT PLAN
03.30.2020

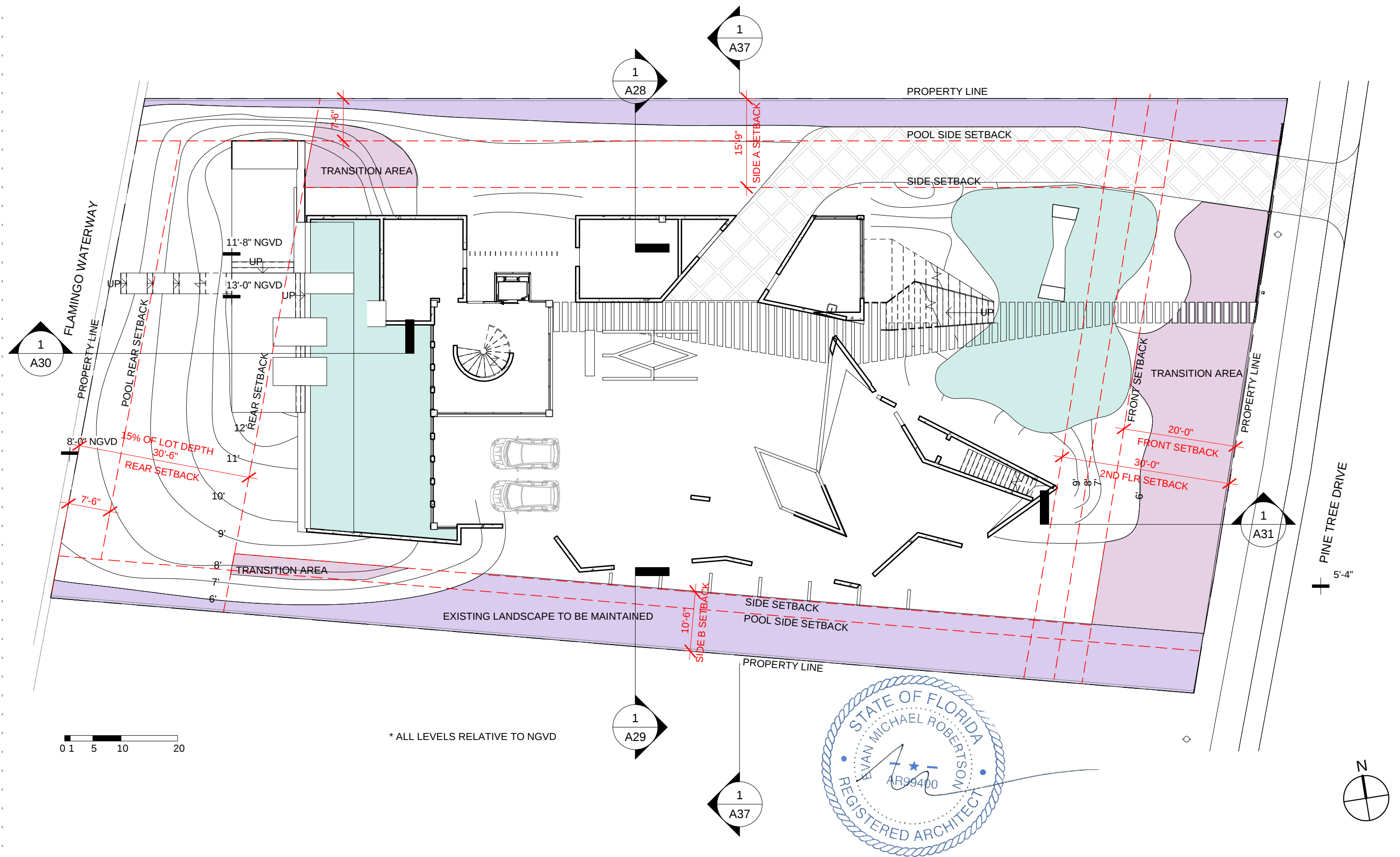
1" = 600'-0"

1804

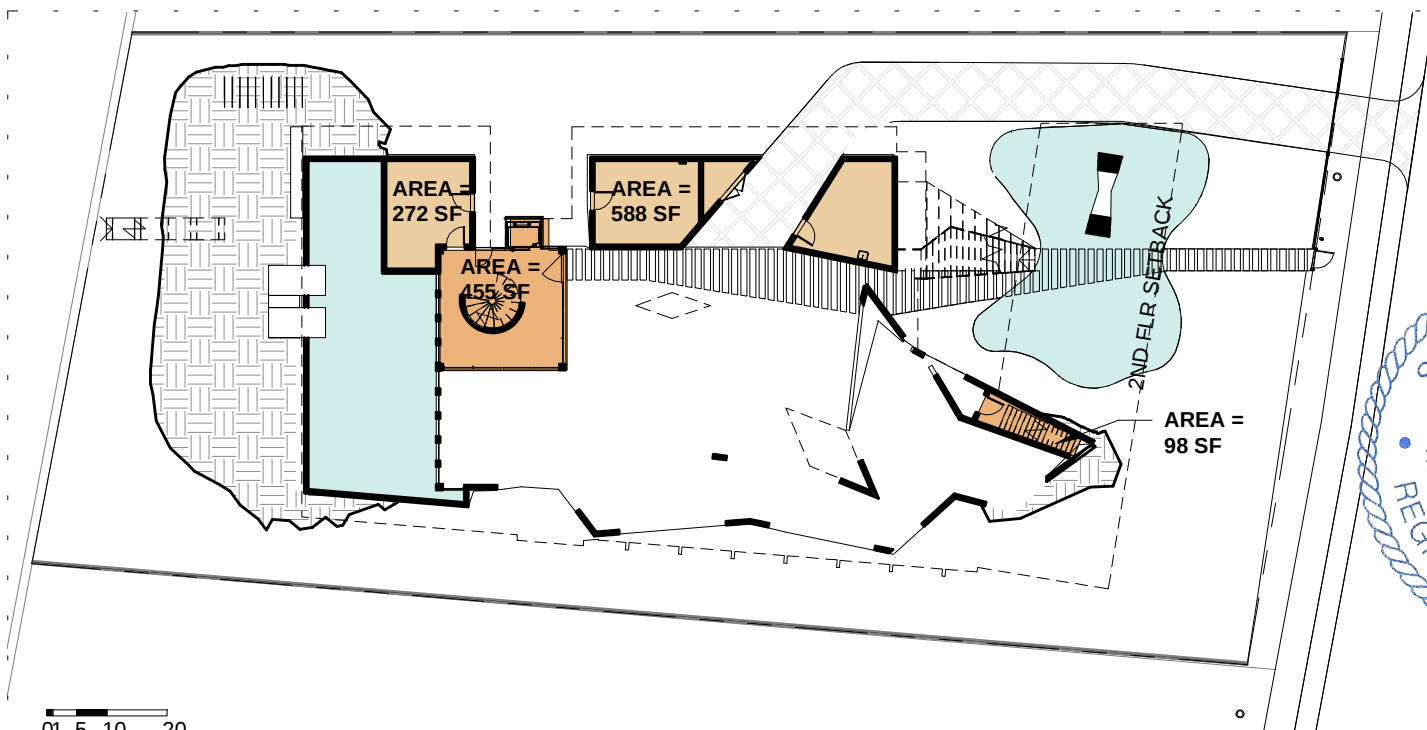
A4



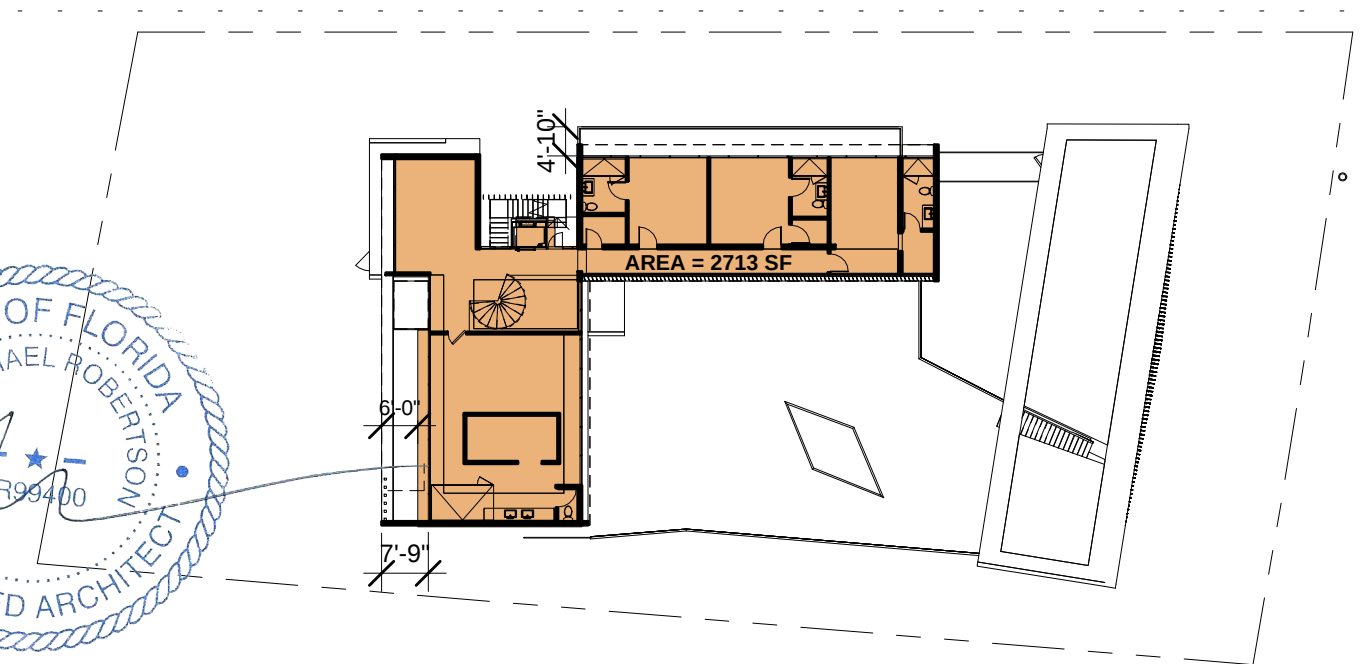
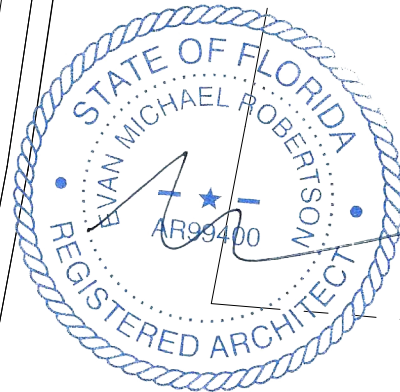
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	CONTEXT ELEVATIONS 03.30.2020 3/64" = 1'-0"	1804 A5



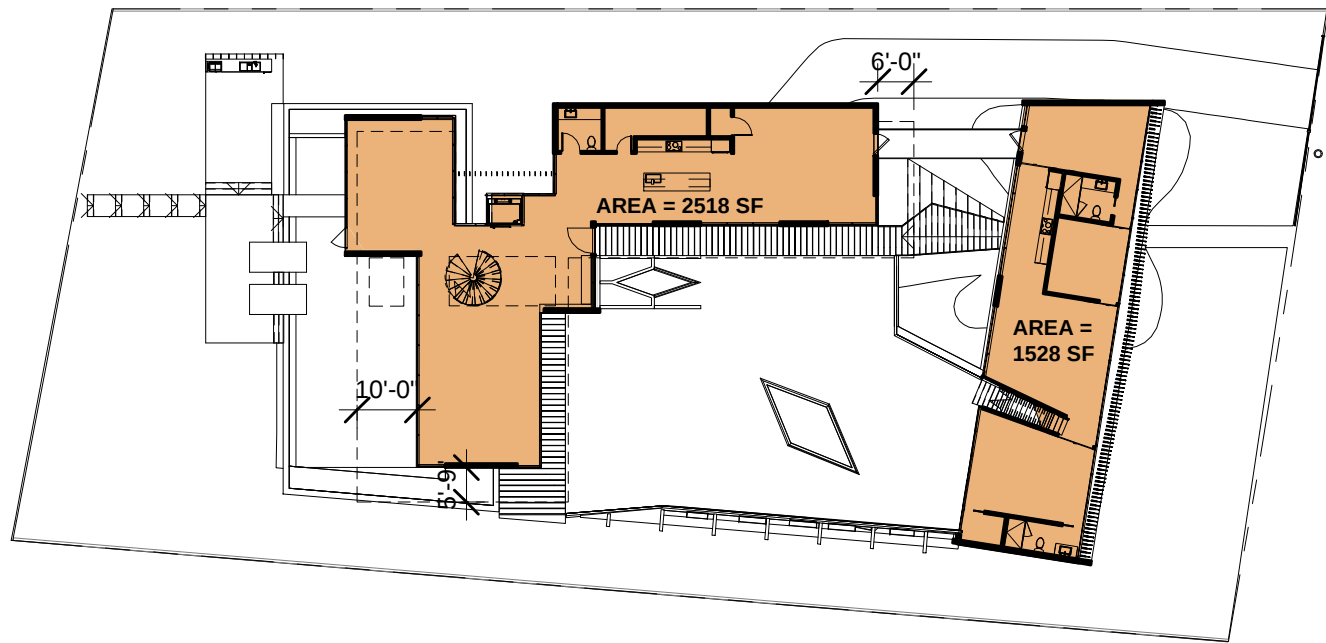
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	CONTOUR PLAN 03.30.2020 1/16" = 1'-0"	A6



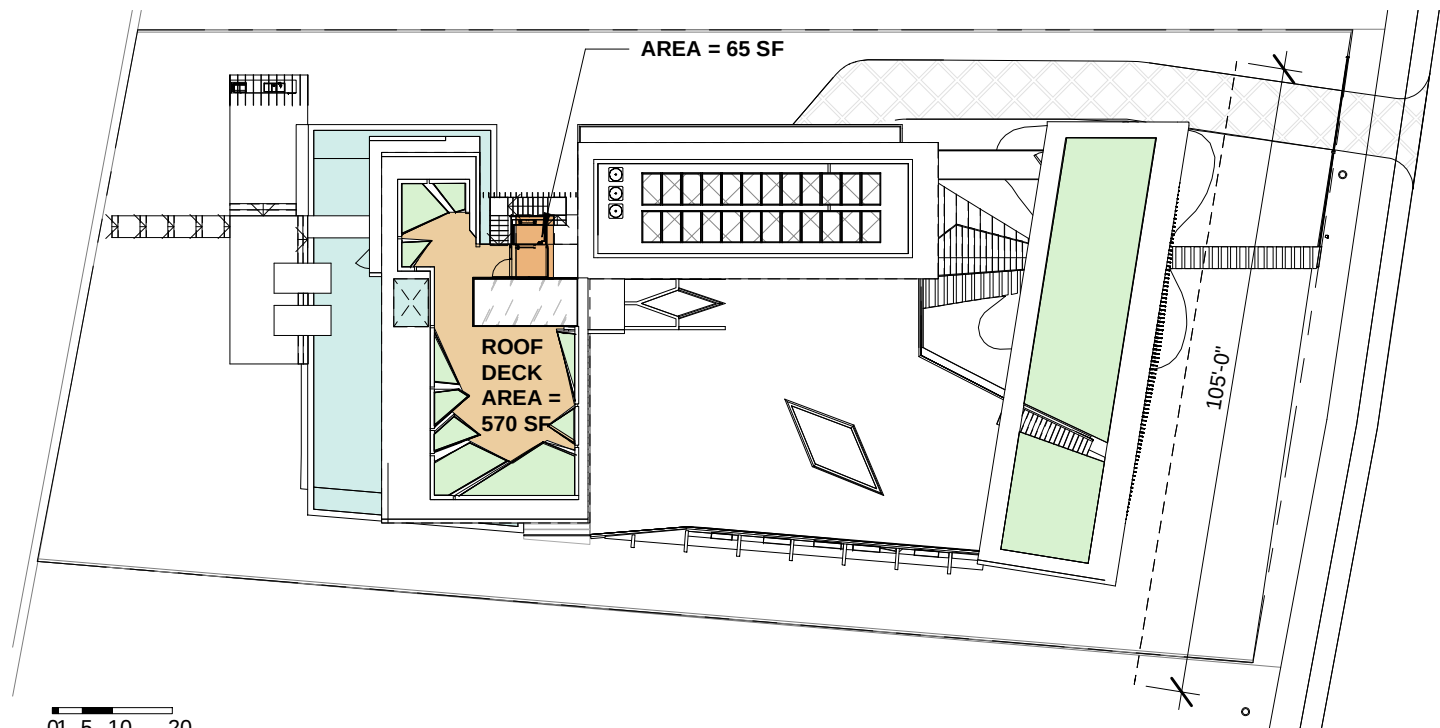
UNDERSTORY



SECOND FLOOR



FIRST FLOOR



ROOF PLAN

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

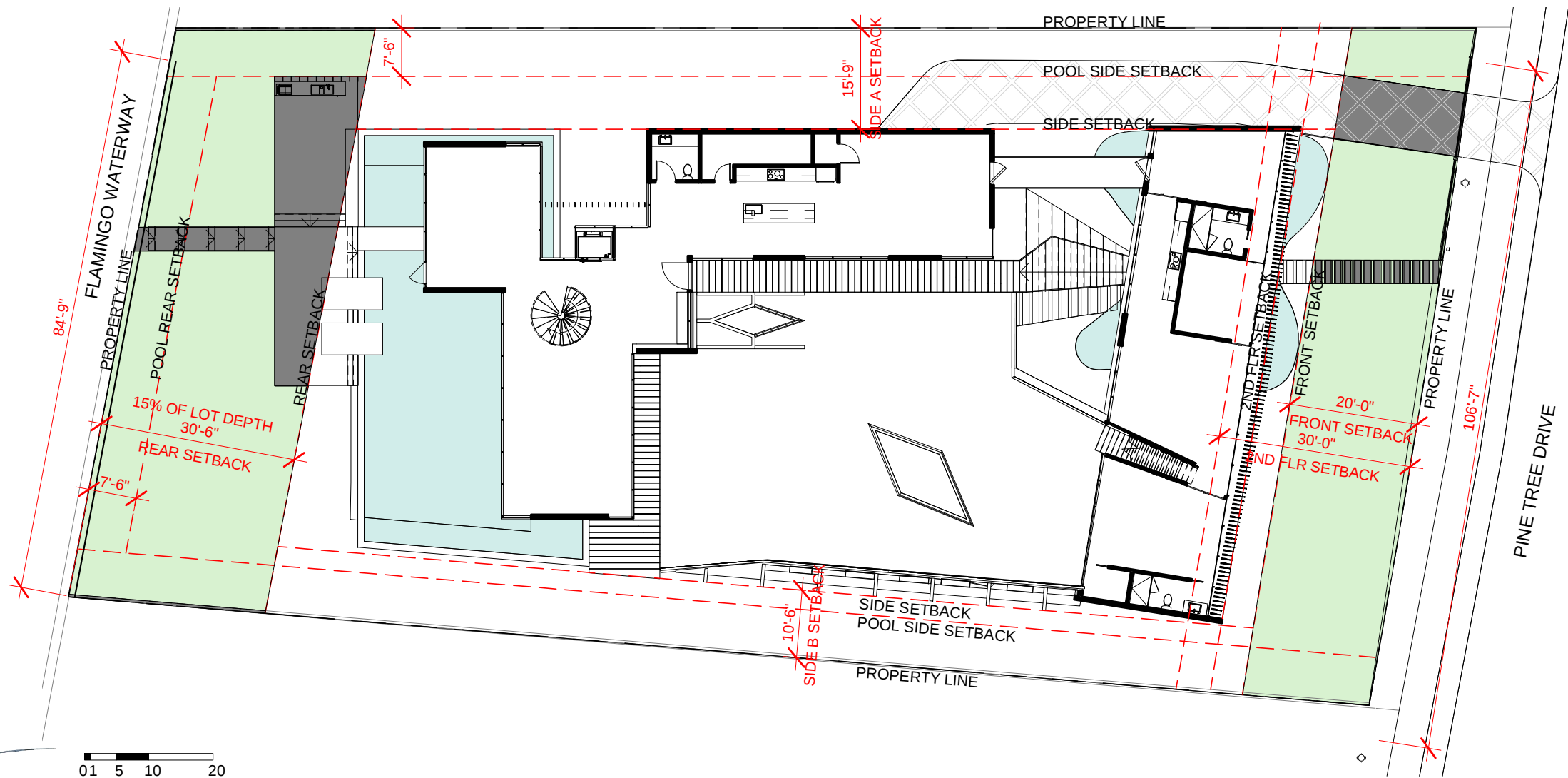
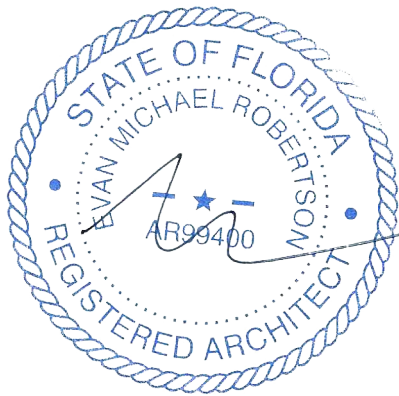
MAXIMUM UNIT SIZE		
ALLOWED	PROVIDED	
50% OF LOT AREA 19,773 SF X 50% = 9,886 SF	UNDERSTORY	= 813 SF
	FIRST FLOOR	= 4,046 SF
	SECOND FLOOR	= 2,713 SF
	ROOF	= 65 SF
	TOTAL	= 7,637 SF (39%)

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

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



ARCHITECT	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	UNIT SIZE DIAGRAMS 03.30.2020 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
2,210 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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CONSULTANT

OWNER

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

PROJECT

PINE TREE

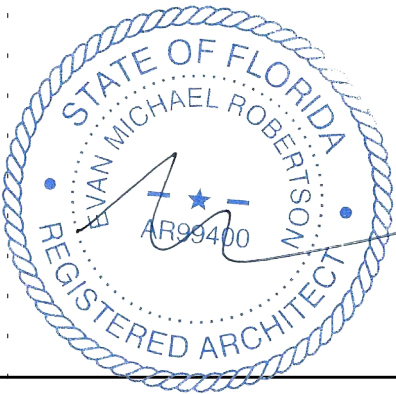
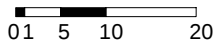
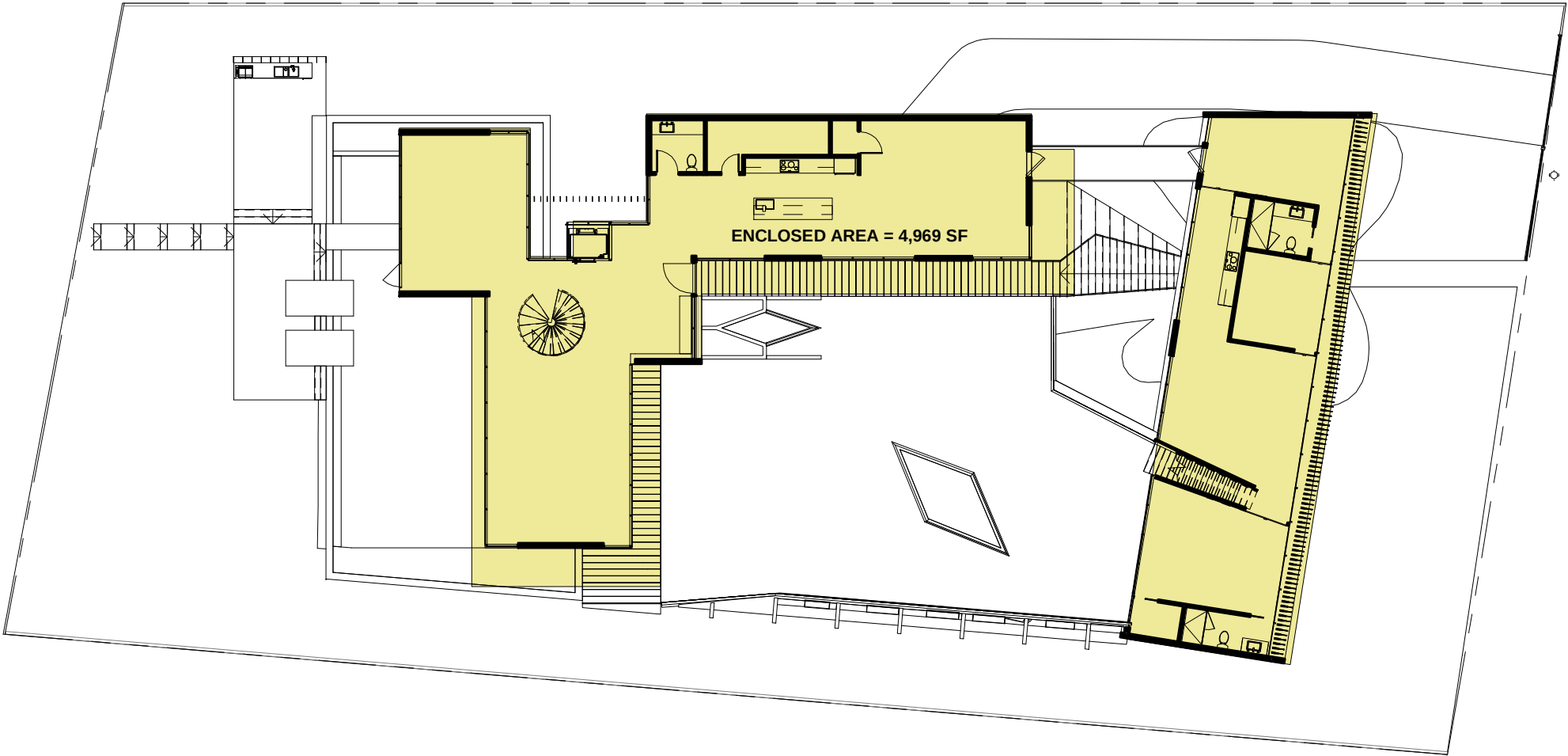
DRAWING TITLE

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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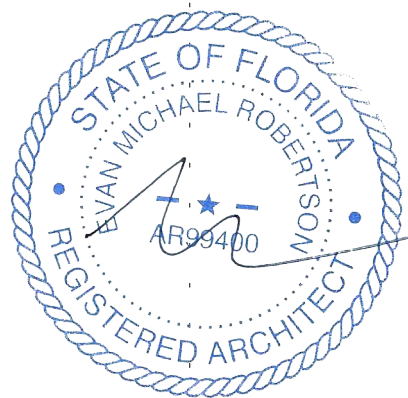
PINE TREE

LOT COVERAGE
03.30.2020

3/64" = 1'-0"

1804

A9



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DEVA FINGER
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PINE TREE

SITE PHOTOS
03.30.2020

1804

A10



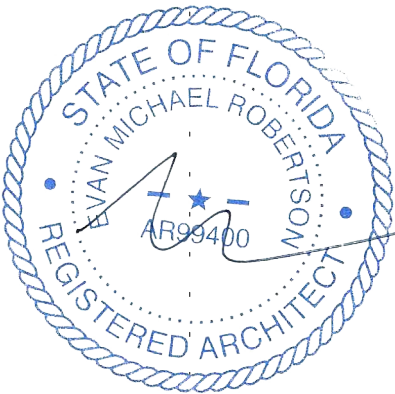
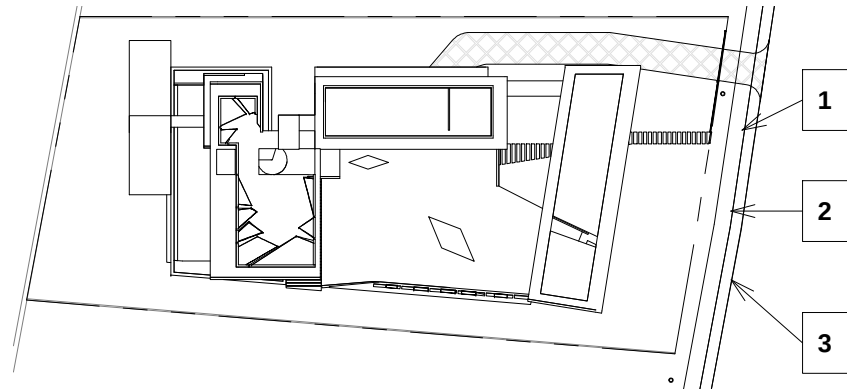
1



3



2



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PROJECT

PINE TREE

DRAWING TITLE

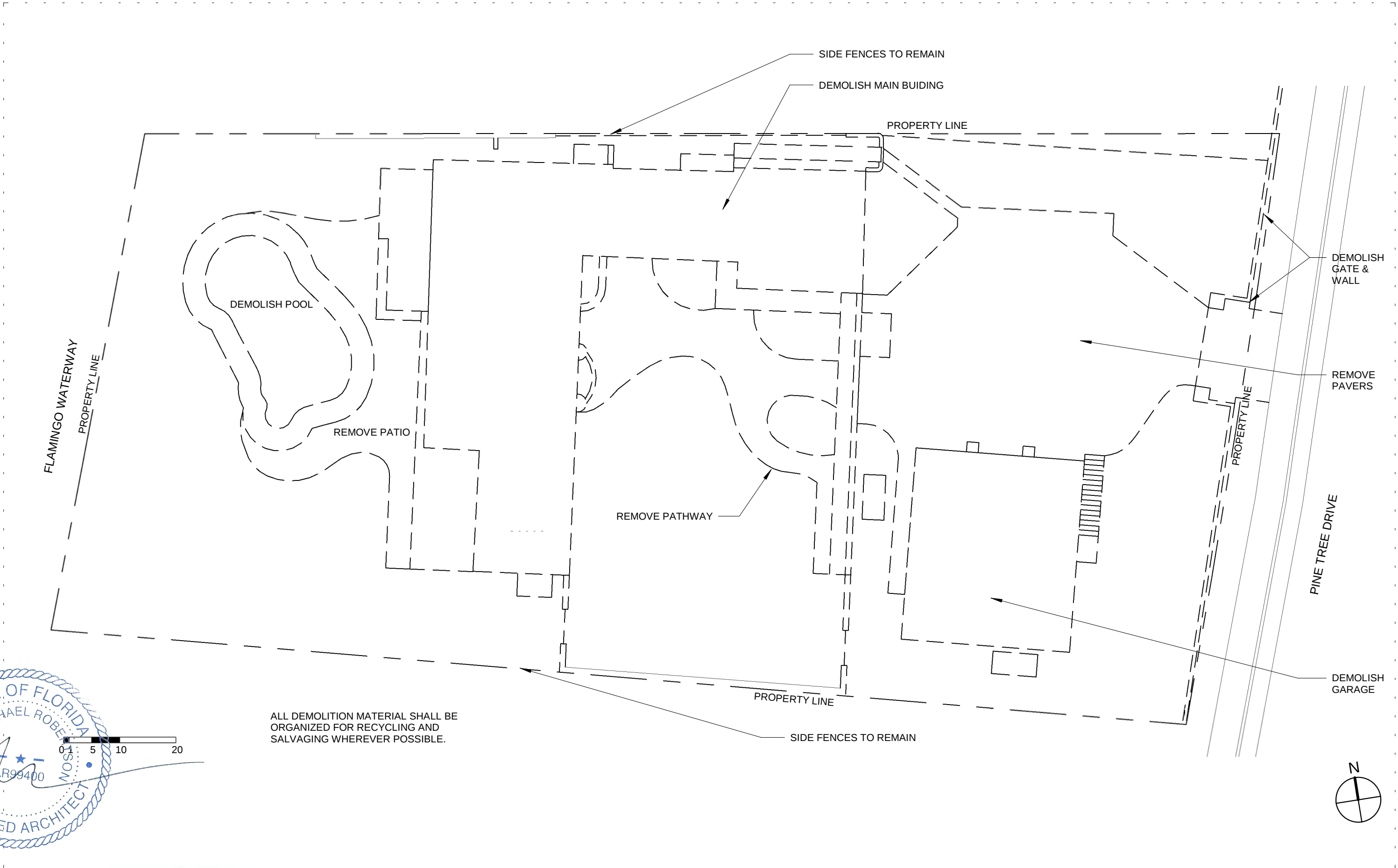
CONTEXT PHOTOS
03.30.2020

1" = 60'-0"

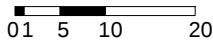
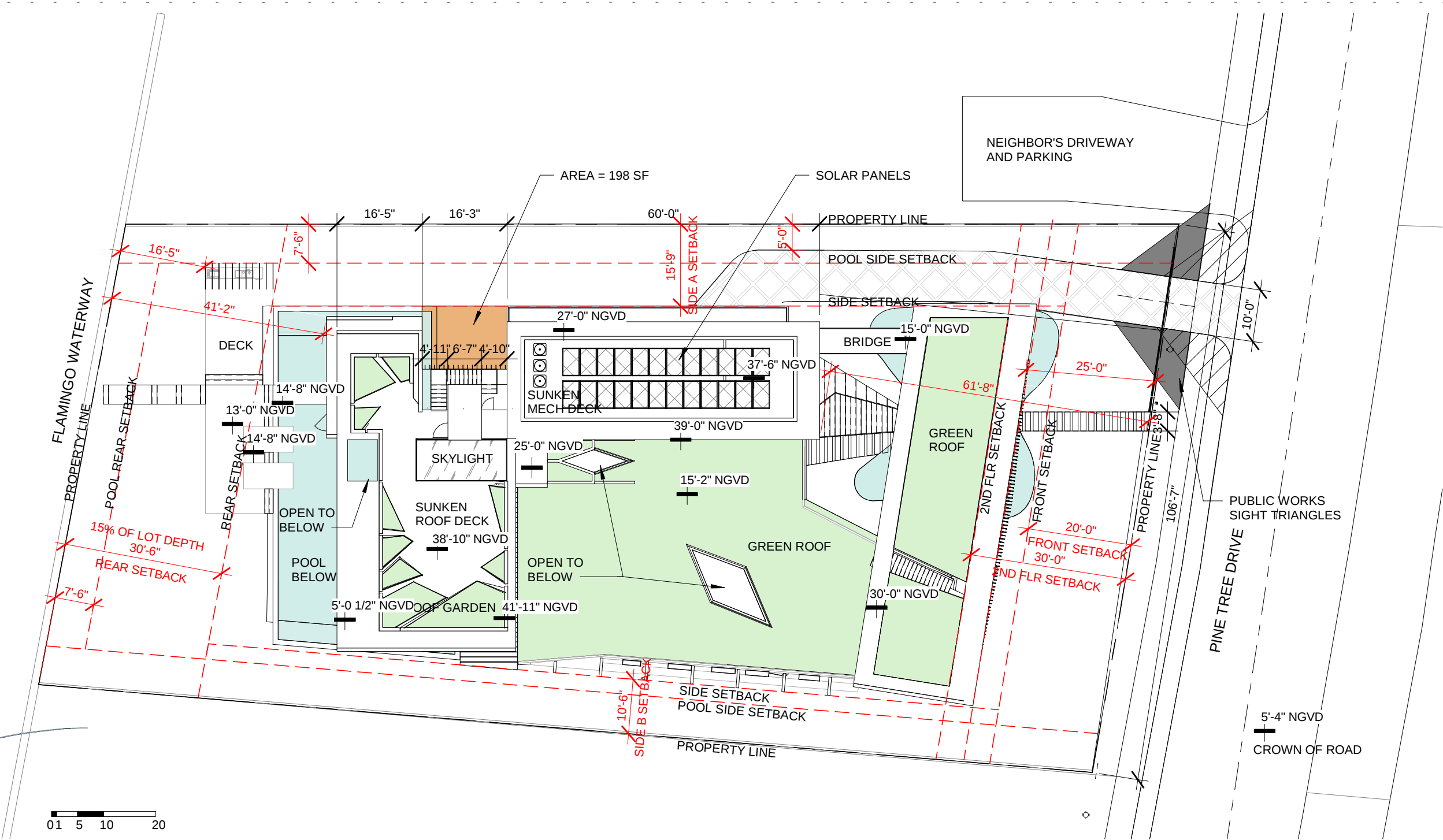
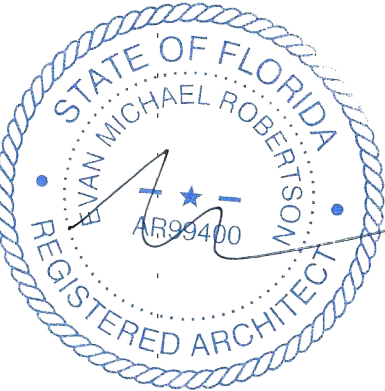
1804

DRAWING #

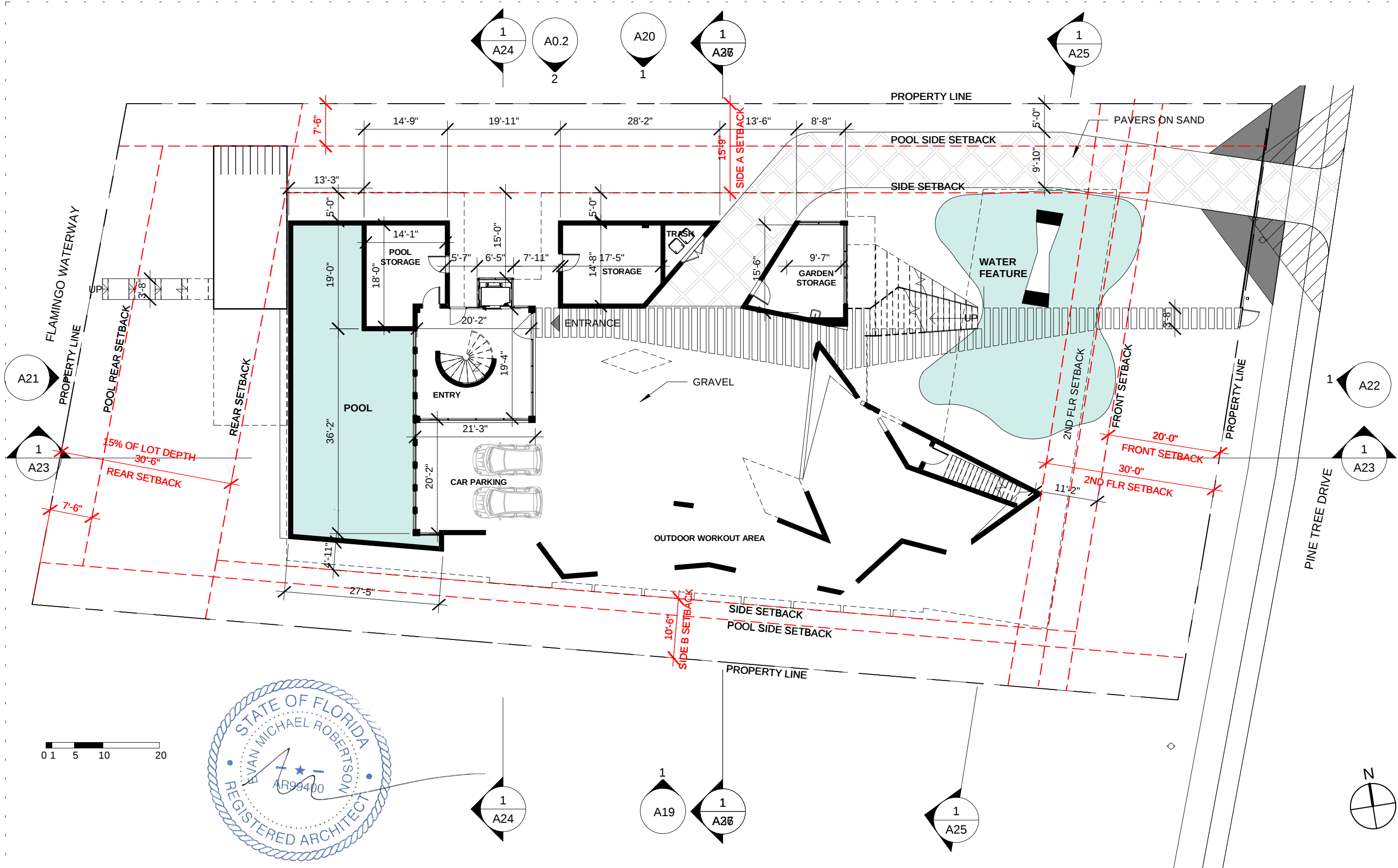
A11



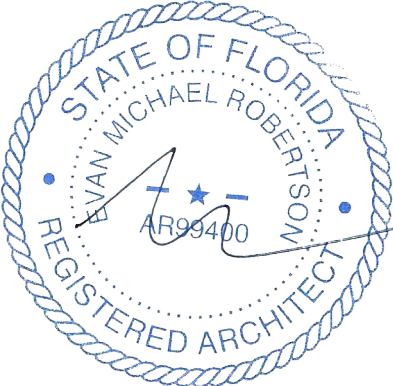
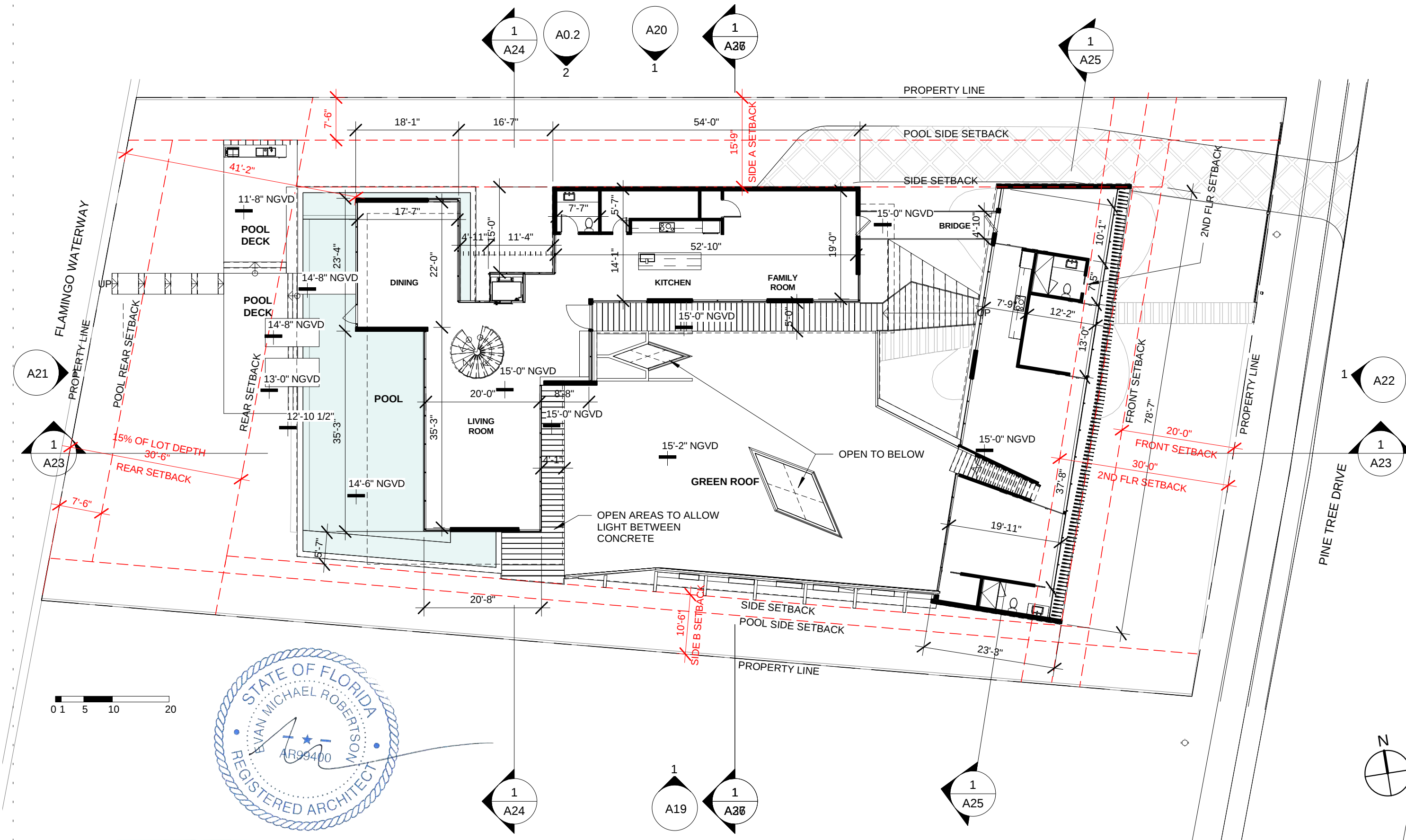
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	DEMOLITION PLAN 03.30.20201/16" = 1'-0"1804	A12



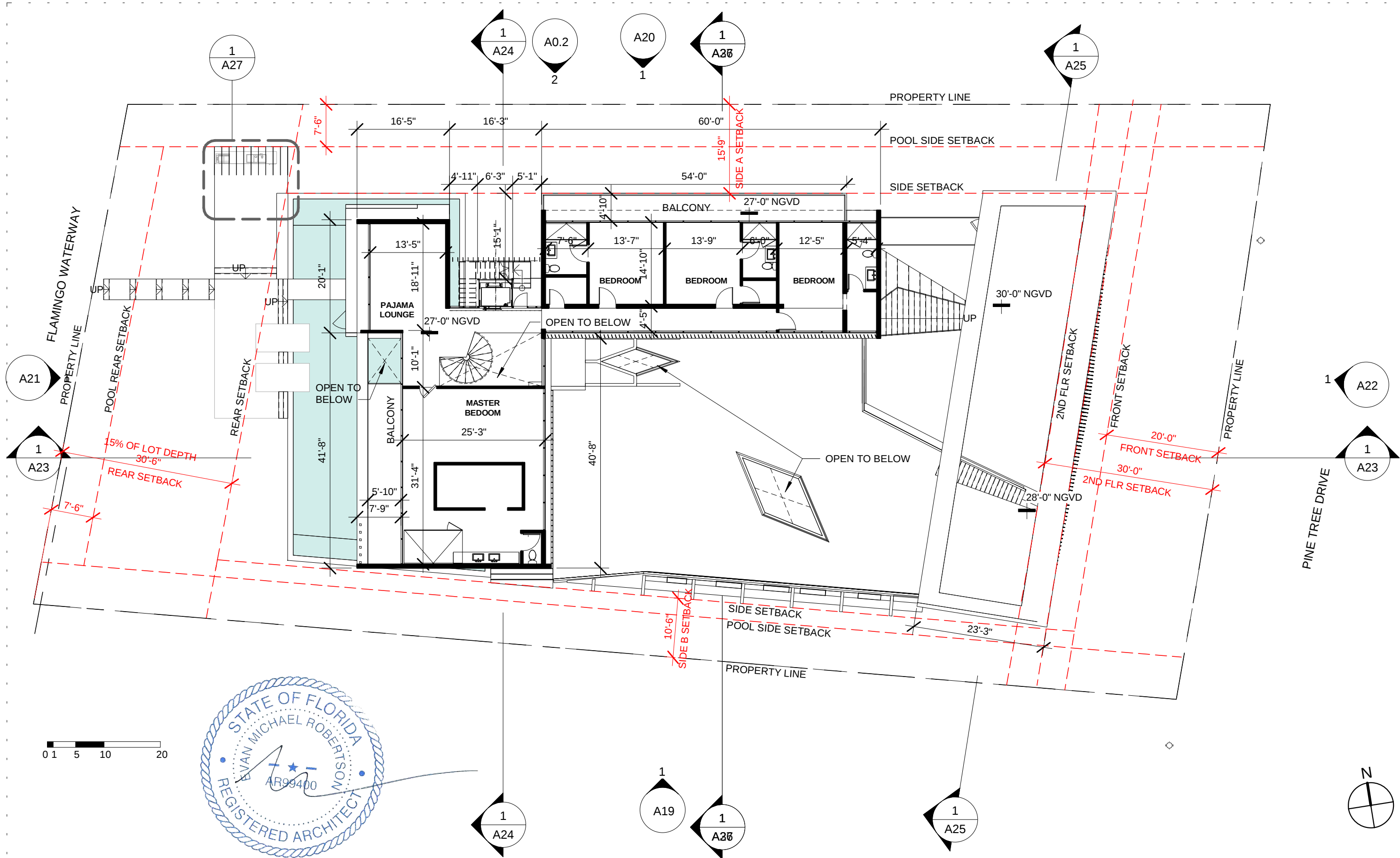
ACCESSORY SETBACKS			SETBACKS			SIDE ELEVATION		
ALLOWED	PROVIDED		ALLOWED	PROVIDED		ALLOWED	PROVIDED	
SIDE:	7'-6"	7'-6"	FRONT:	ONE STORY: 20'-0" TWO STORY: 30'-0"	25'-0" 61'-8"	2 STORY MAX ALLOWABLE LENGTH	60'-0" MAX	60'-0"
REAR:	7'-6"	16'-5"	SIDE:	25% OF LOT WIDTH 105' X 25% = 26.25 SIDE B 10% LOT WIDTH = 10.5' SIDE A = 15.75'	10'-6" 15'-9"	AREA OF COURTYARD	1% OF LOT AREA 19,773 SF X 1%: 197.7 SF	198 SF
			REAR:	MIN. 15% OF LOT DEPTH 203' X 15% = 30.5'	41'-2"			
ARCHITECT	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 03.30.2020	3/64" = 1'-0"	1804	A13	



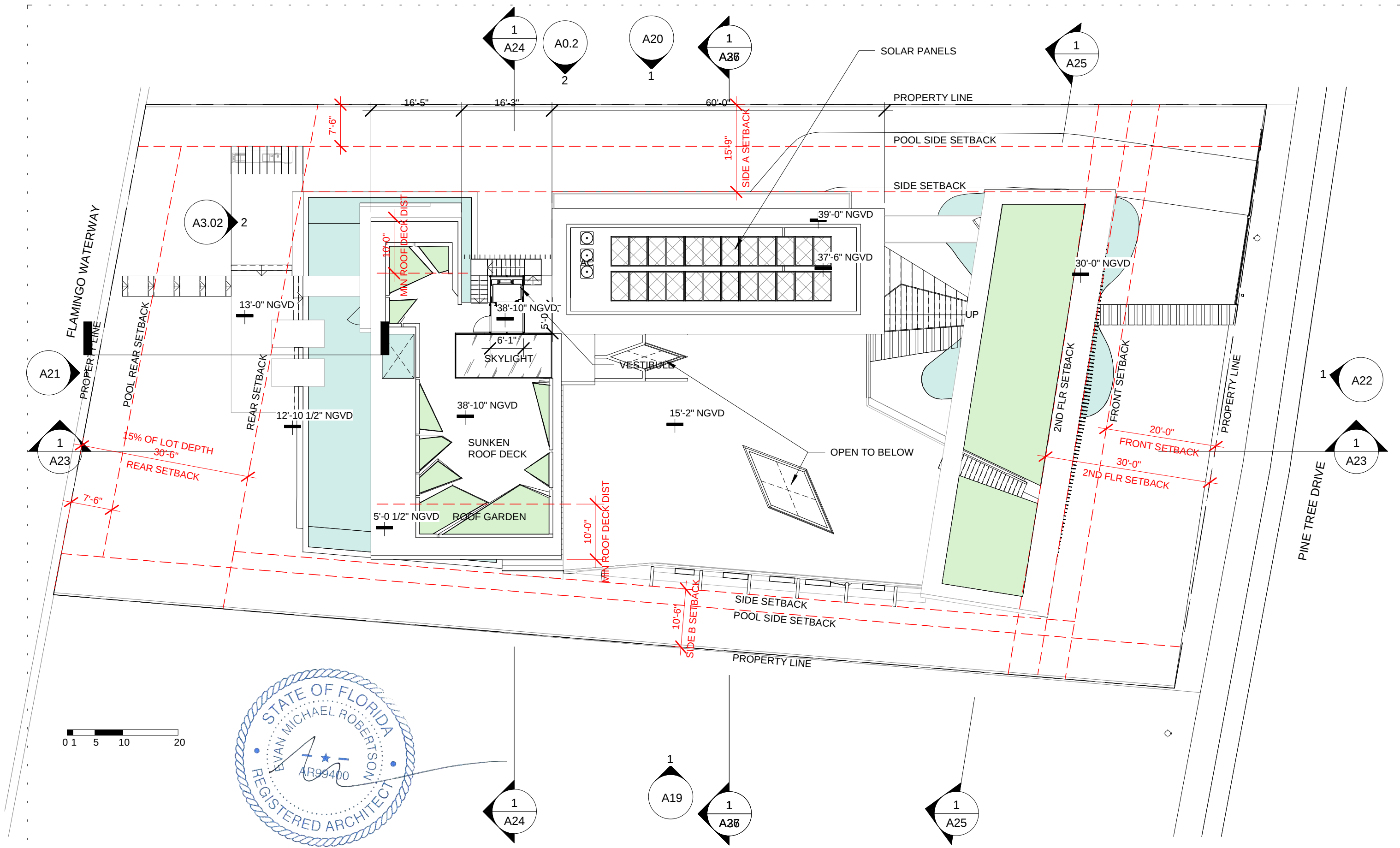
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	UNDERSTORY PLAN 03.30.2020 1/16" = 1'-0"	A14 1804



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



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

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

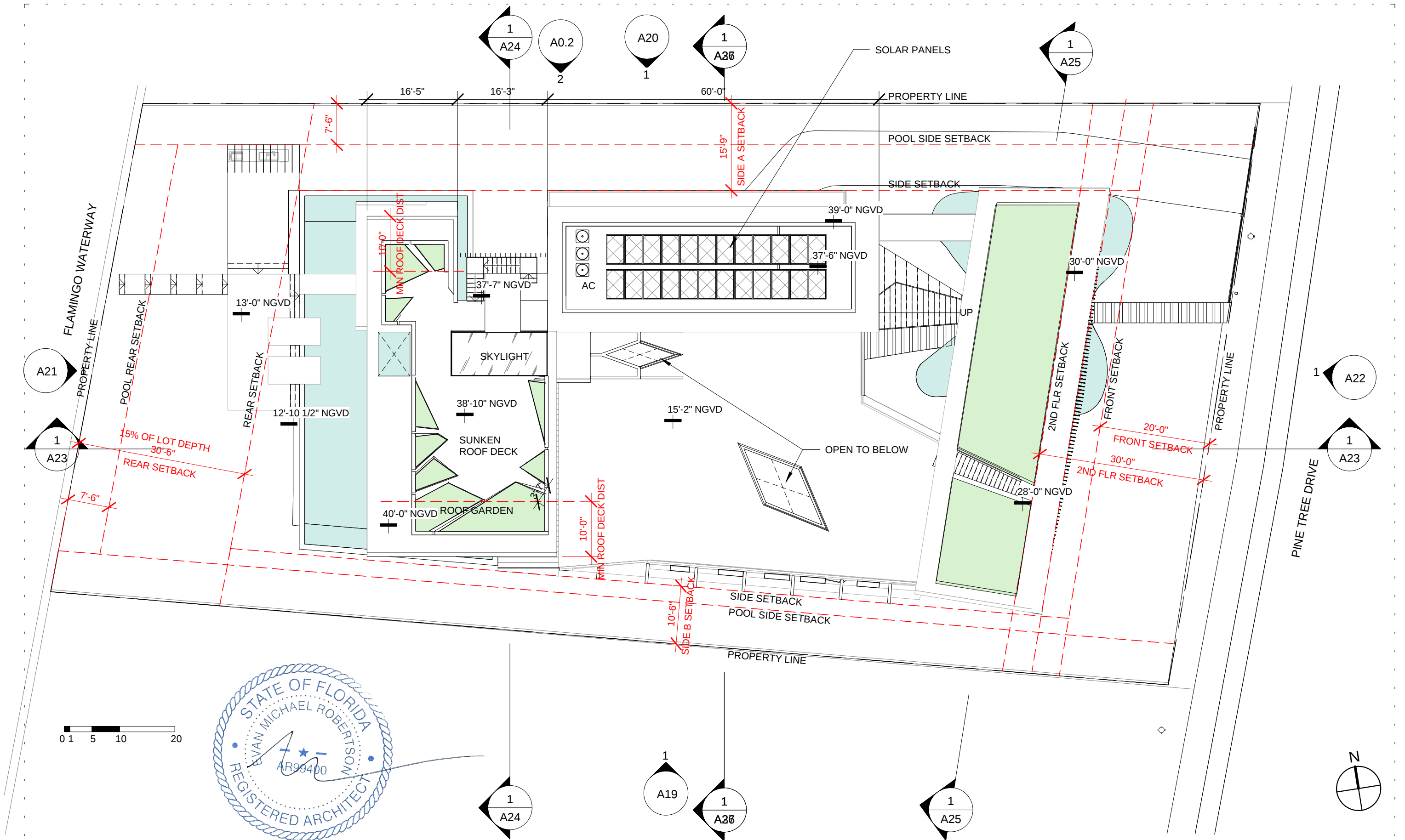
VESTIBULE PLAN
03.30.2020

DRAWING #

A17

1/16" = 1'-0"

1804



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

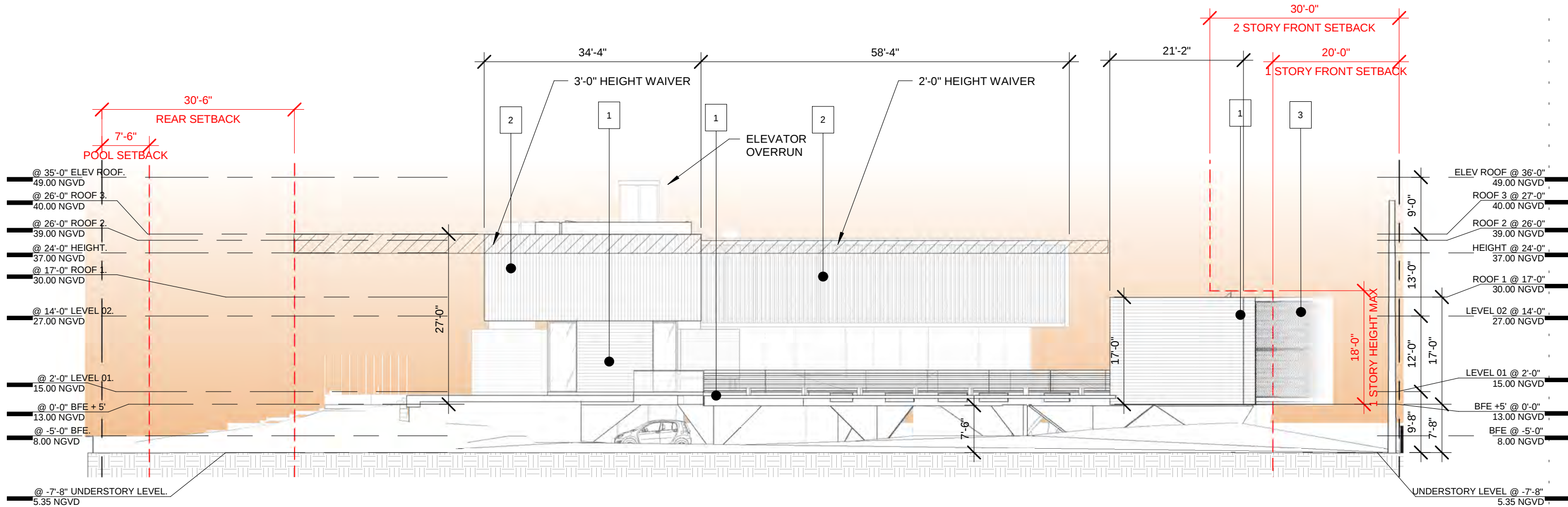
PINE TREE

ROOF PLAN
03.30.2020

1/16" = 1'-0"

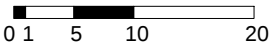
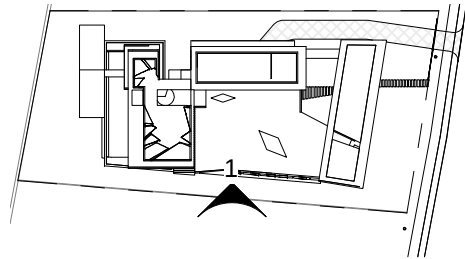
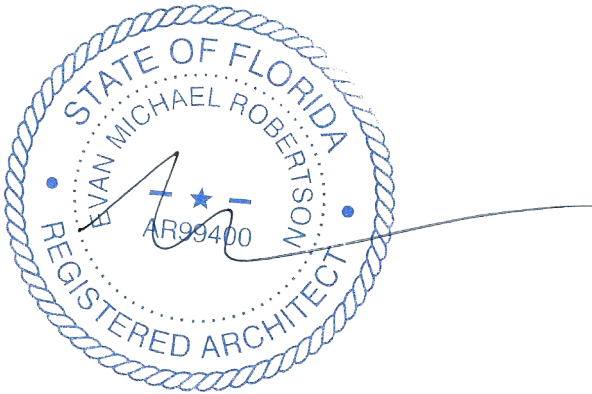
1804

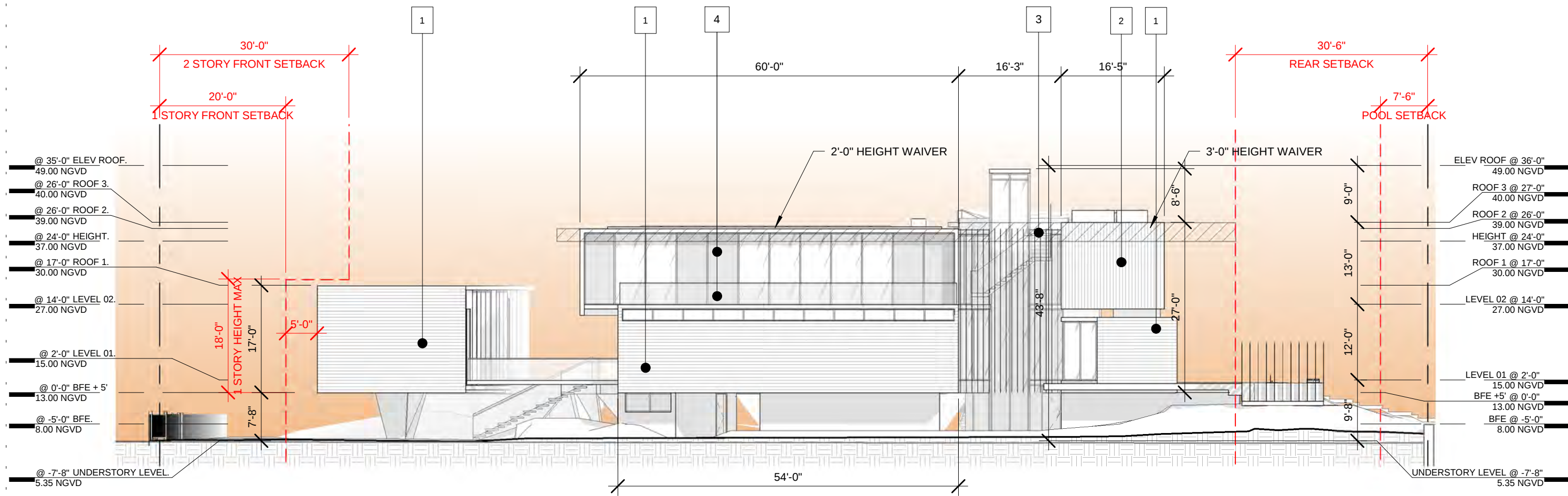
A18



MATERIALS LEGEND

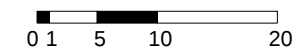
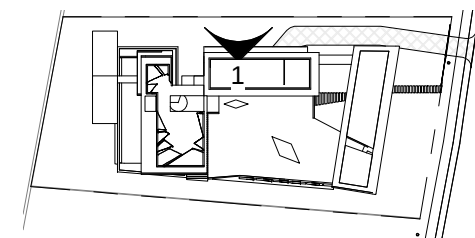
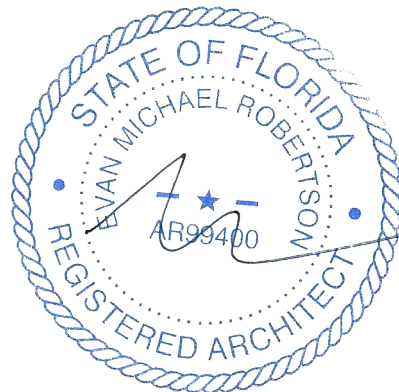
- 1 BOARD-FORMED CONCRETE
- 2 CHARRED WOOD
- 3 WOOD COLORED SCREEN
- 4 TRANSLUCENT GLASS





MATERIALS LEGEND

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



ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

NORTH ELEVATION

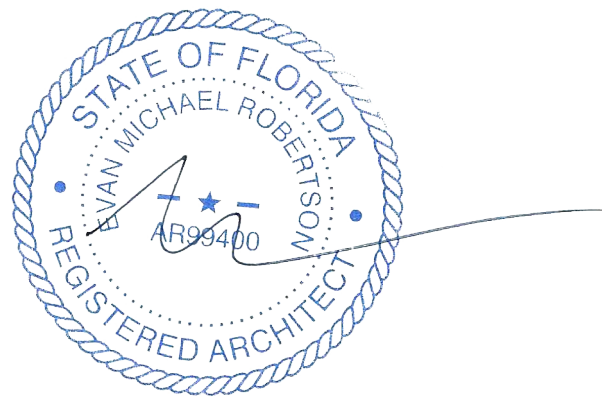
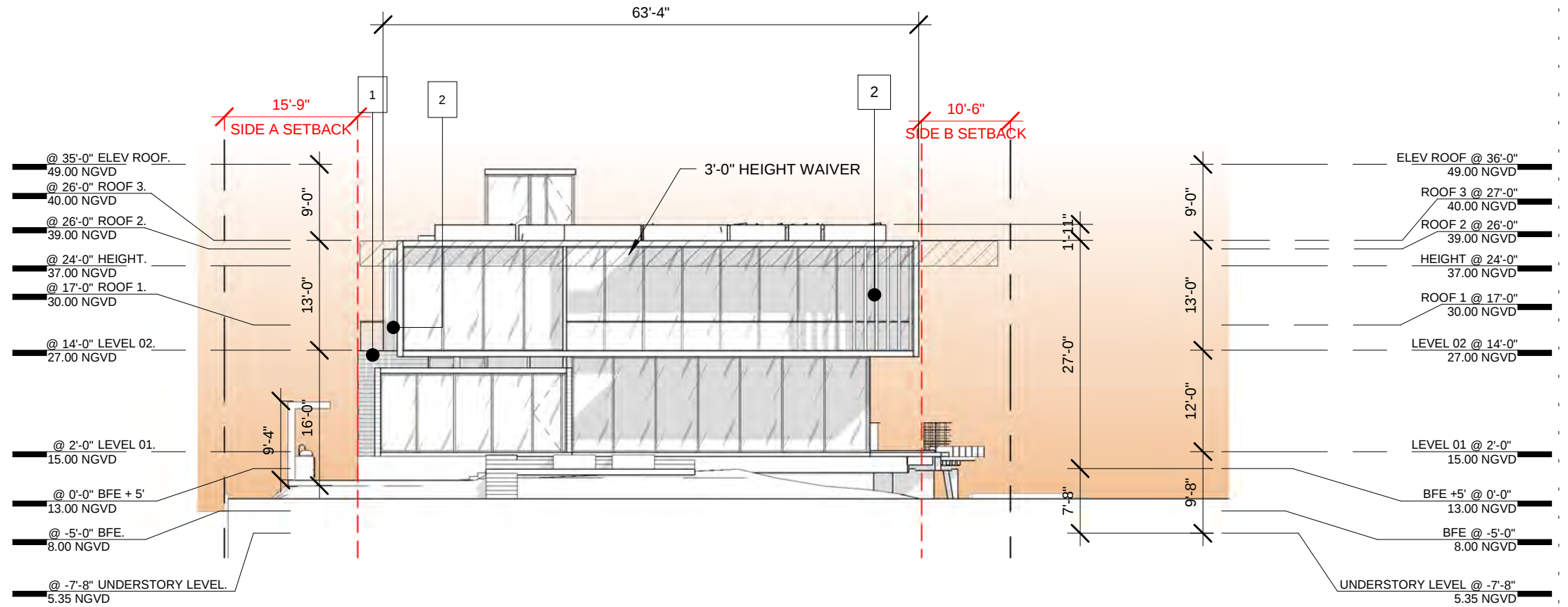
03.30.2020

1/16" = 1'-0"

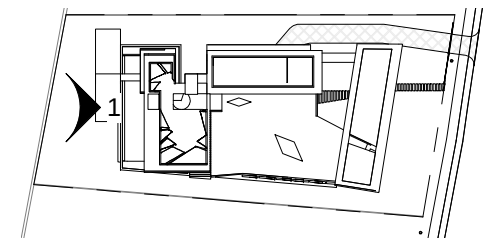
DRAWING #

A20

1804



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



0 1 5 10 20

ARCHITECT

CONSULTANT

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PROJECT

DRAWING TITLE

DRAWING #

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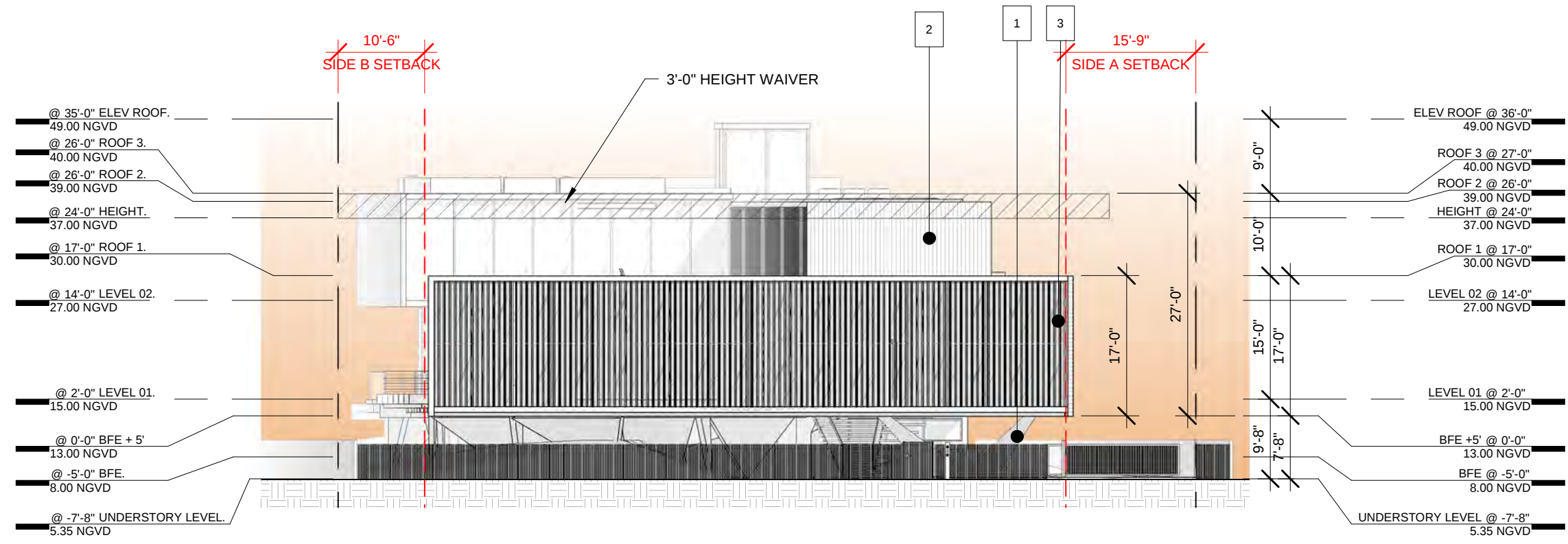
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

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

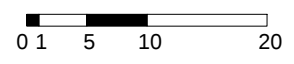
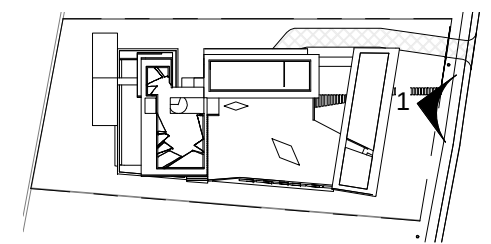
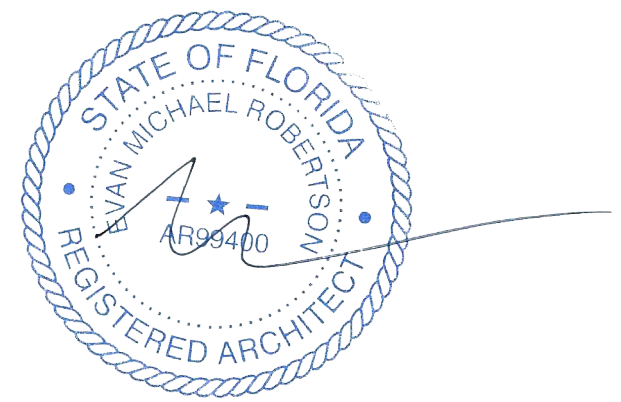
1804

A21

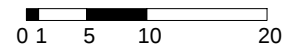
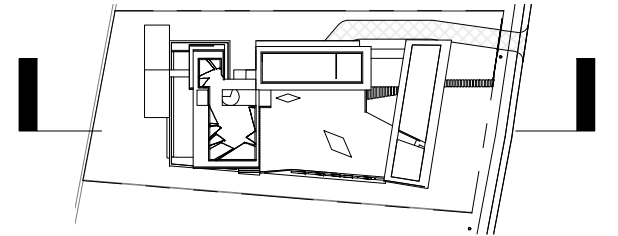
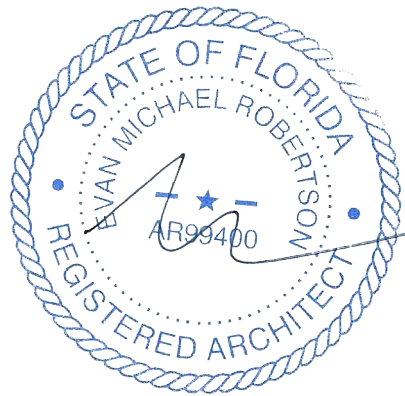
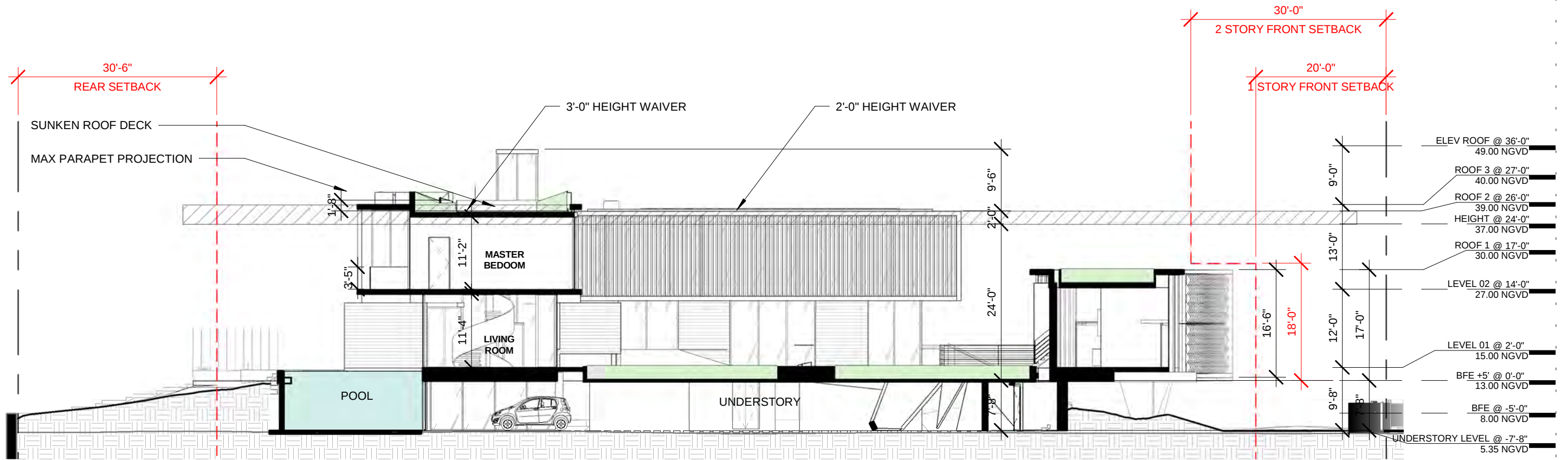


MATERIALS LEGEND

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



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	EAST ELEVATION 03.30.2020 1/16" = 1'-0"	1804 A22



ARCHITECT

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DRAWING TITLE

DRAWING #

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

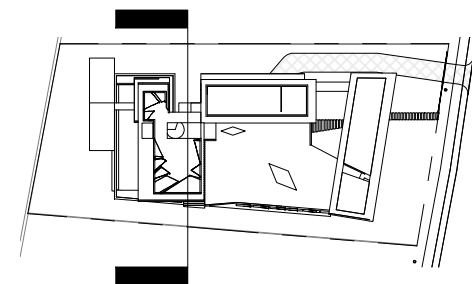
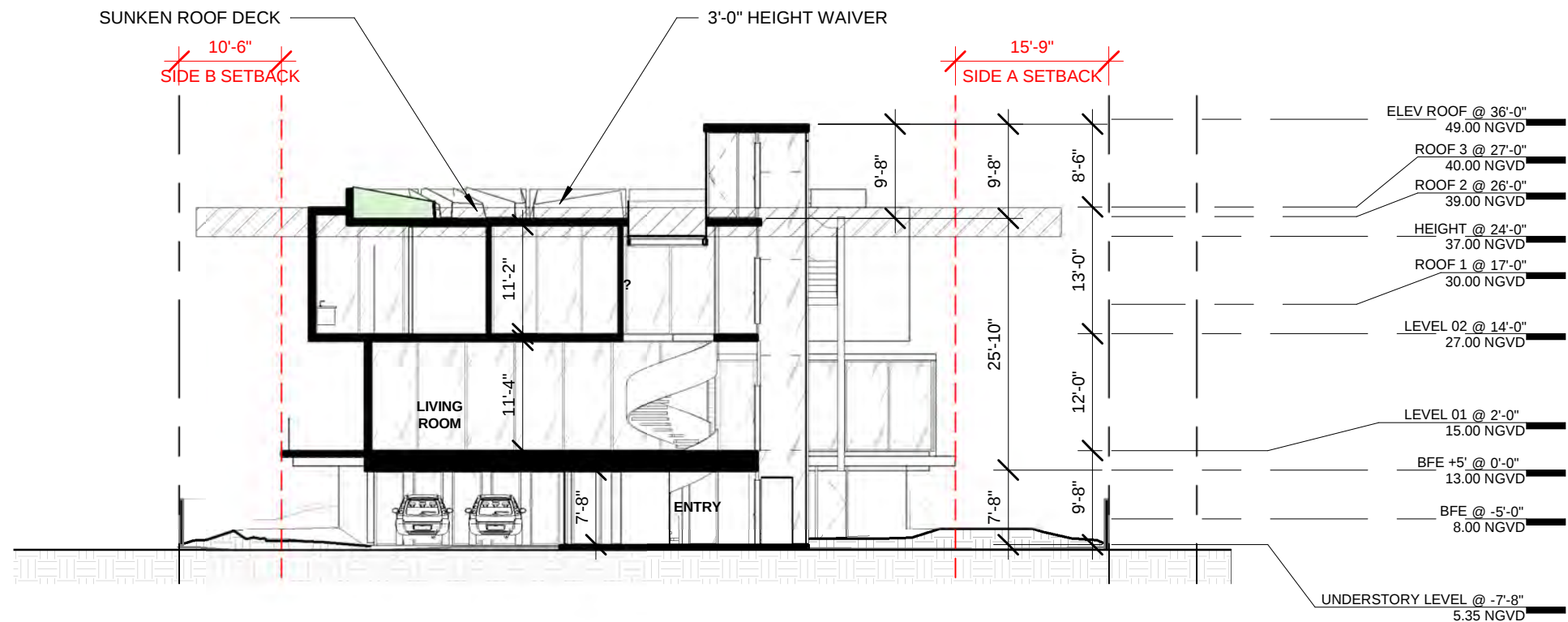
PINE TREE

SECTION A
03.30.2020

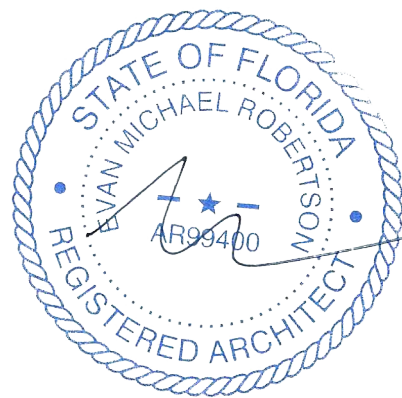
1/16" = 1'-0"

1804

A23



0 1 5 10 20



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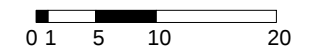
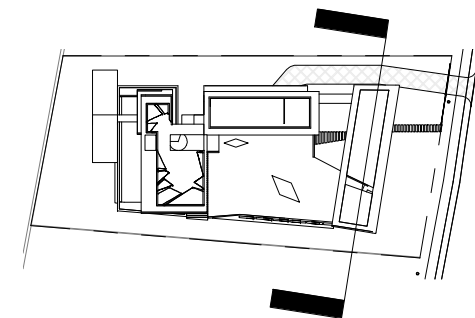
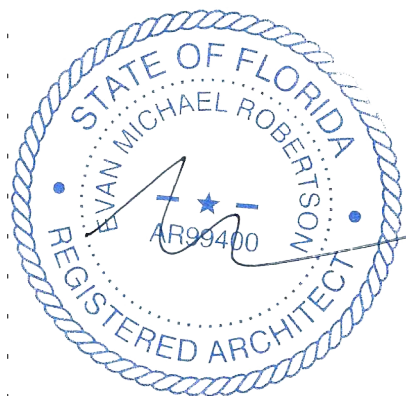
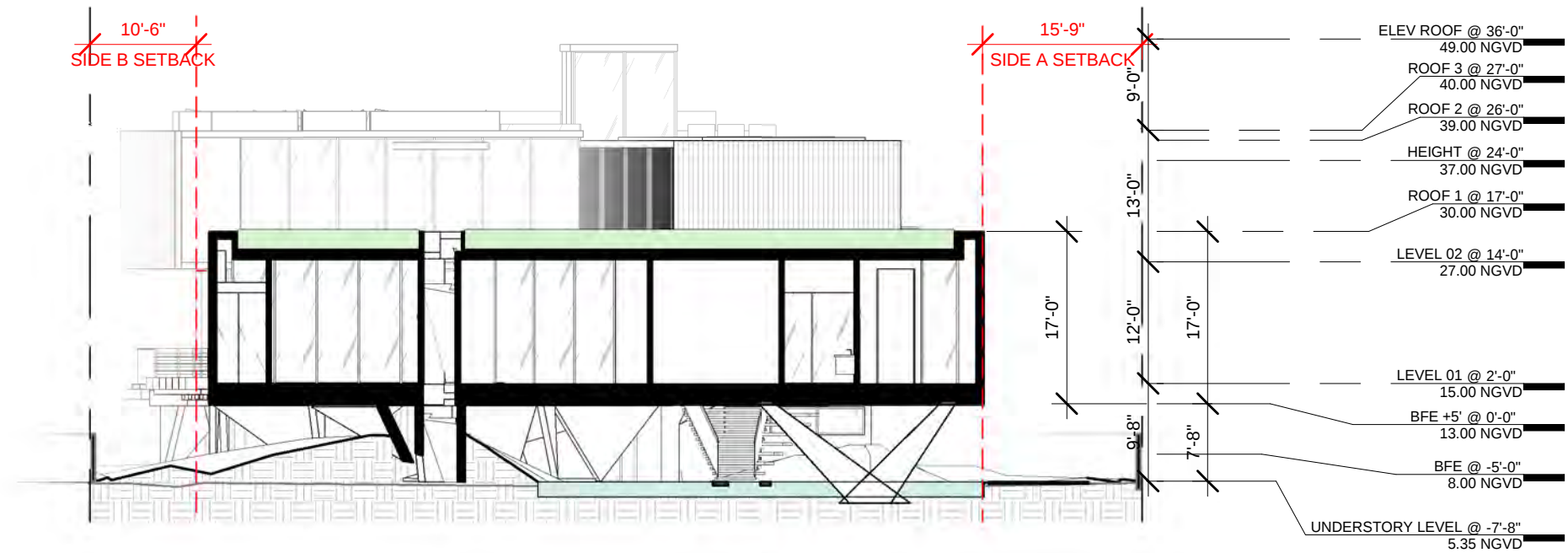
PINE TREE

SECTION B
03.30.2020

1/16" = 1'-0"

1804

A24



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DRAWING TITLE

DRAWING #

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

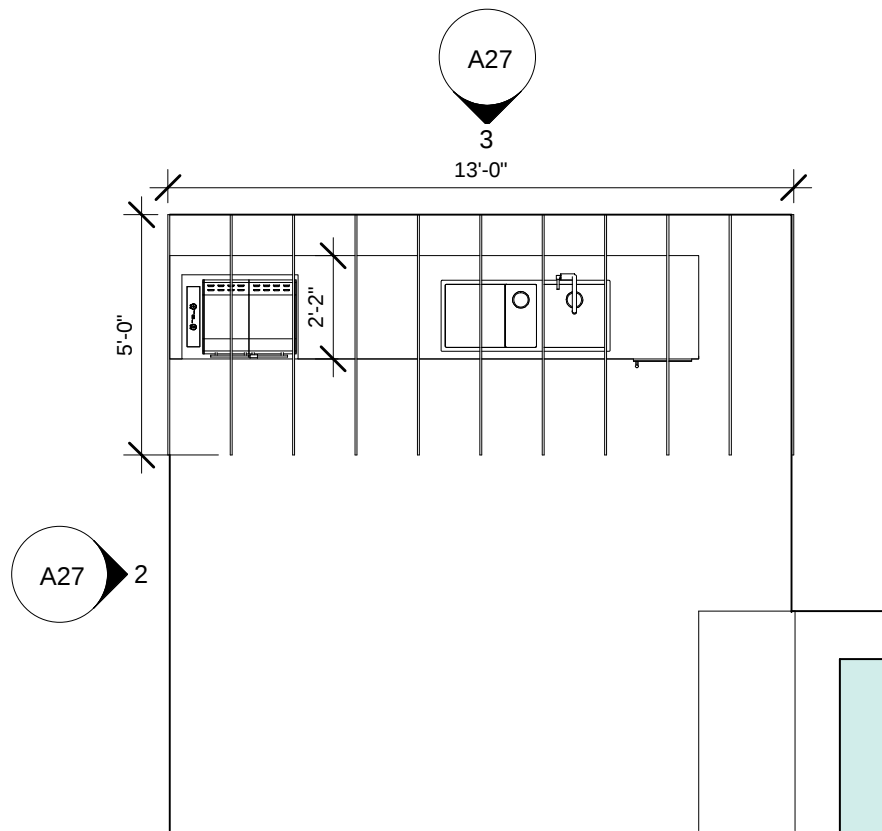
PINE TREE

SECTION C
03.30.2020

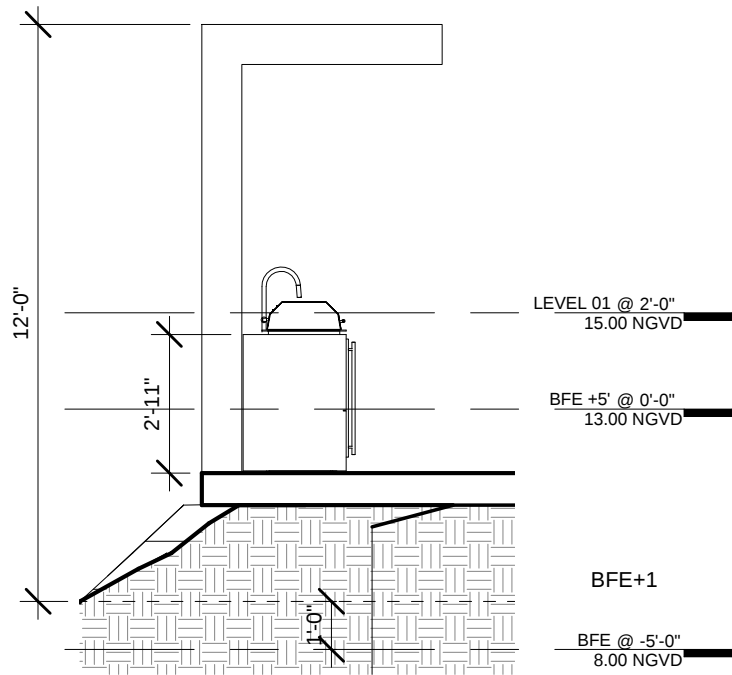
As indicated

1804

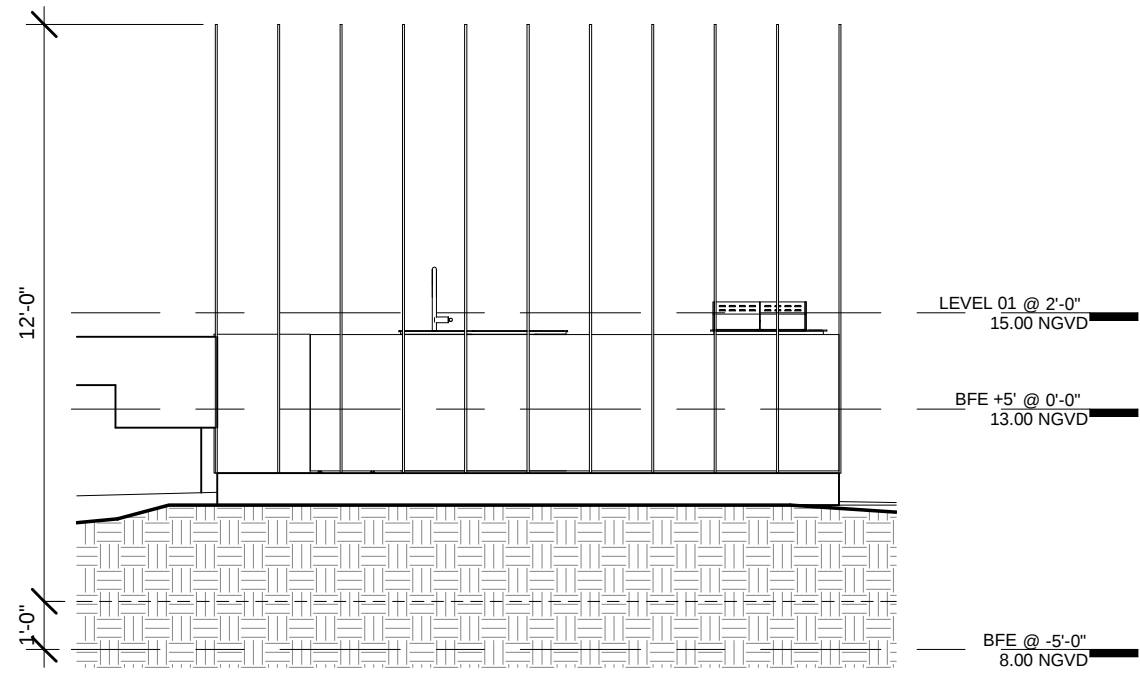
A25



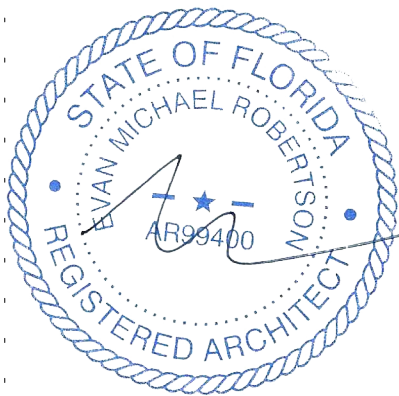
EXTERIOR COVER PLAN
1/4" = 1'-0" **1**



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



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



ARCHITECT

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OWNER

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

PROJECT

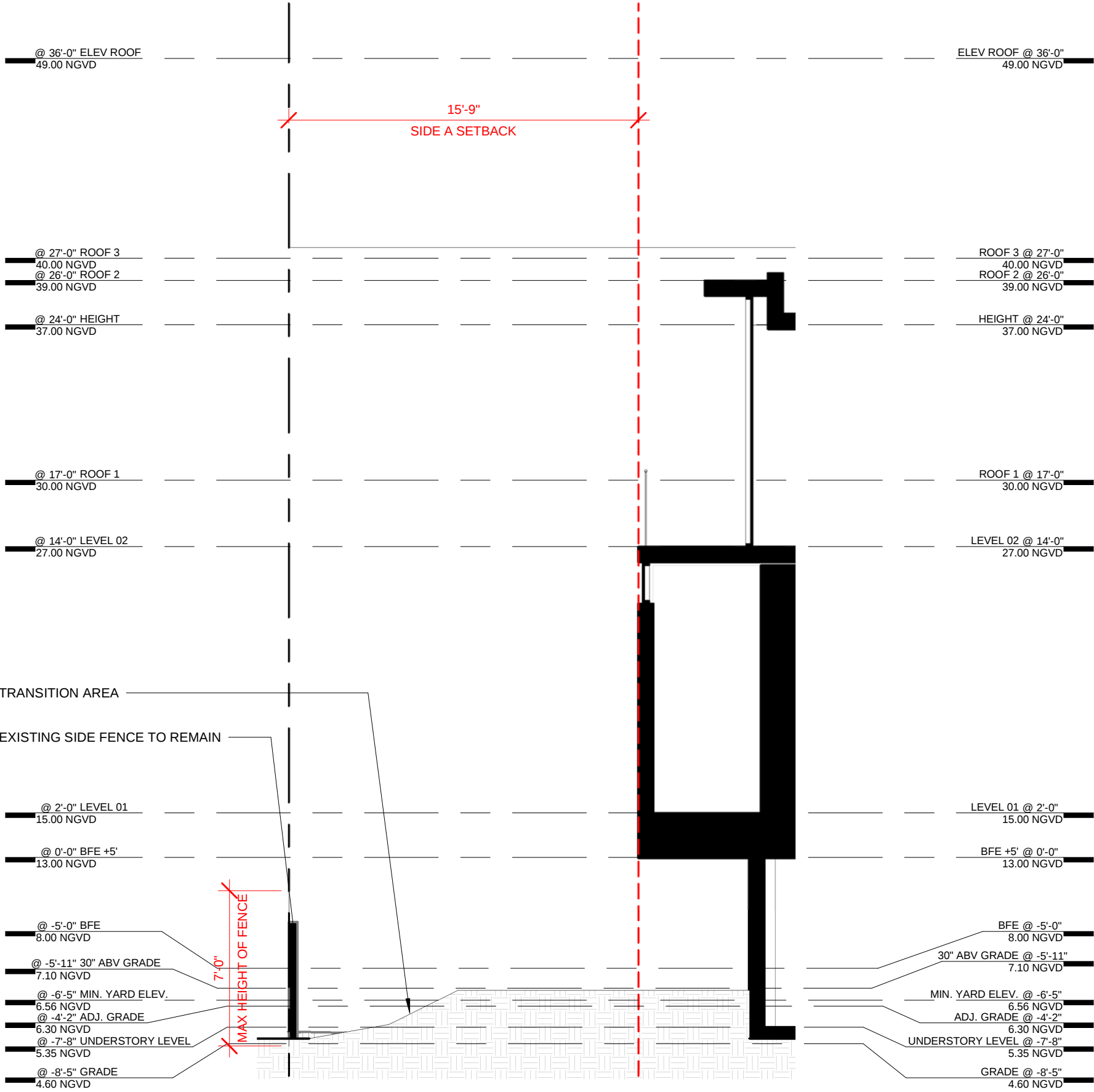
PINE TREE

DRAWING TITLE

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

DRAWING #

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.

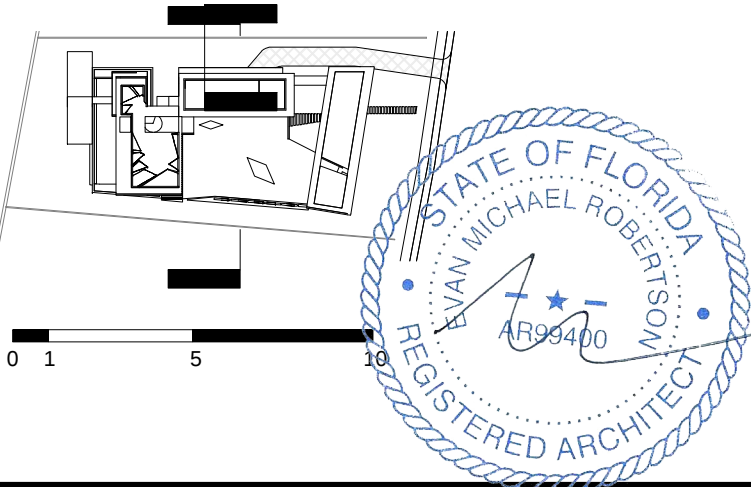
INTERIOR SIDE YARDS (LOCATED BETWEEN THE FRONT SETBACK LINE AND REAR PROPERTY LINE). THE **MAXIMUM ELEVATION** SHALL NOT EXCEED ADJUSTED GRADE, OR **30 INCHES** ABOVE GRADE, WHICHEVER IS GREATER

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**.



ARCHITECT

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PROJECT

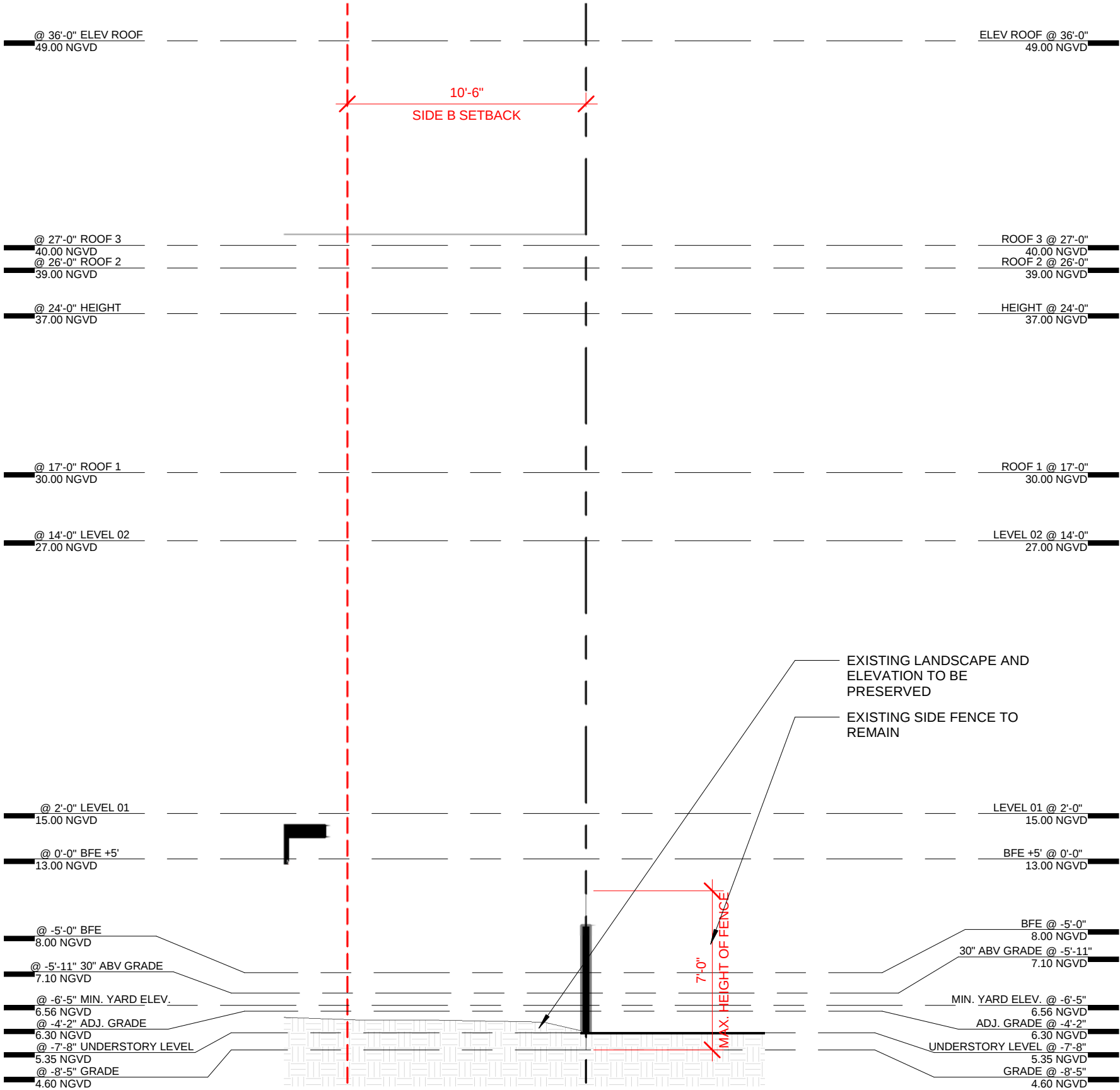
PINE TREE

DRAWING TITLE

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

DRAWING #

A28



DEFINITIONS

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

GRADE = 4.60 NGVD

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

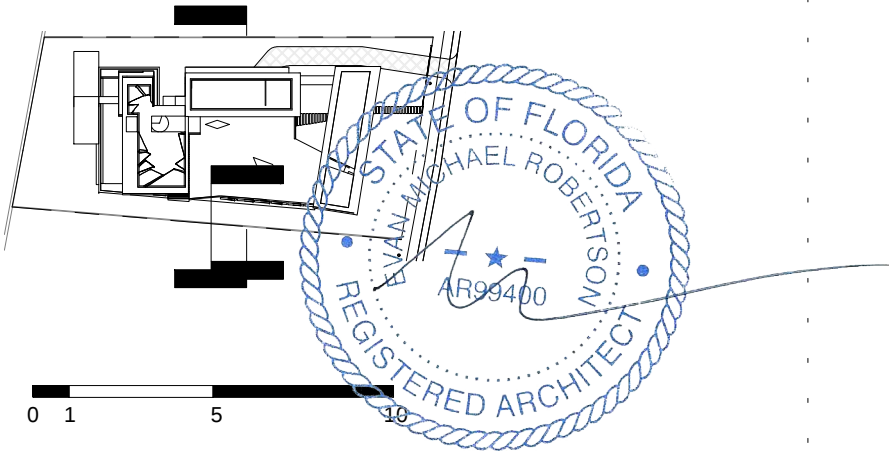
ADJUSTED GRADE = 6.30 NGVD

CODE

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

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

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



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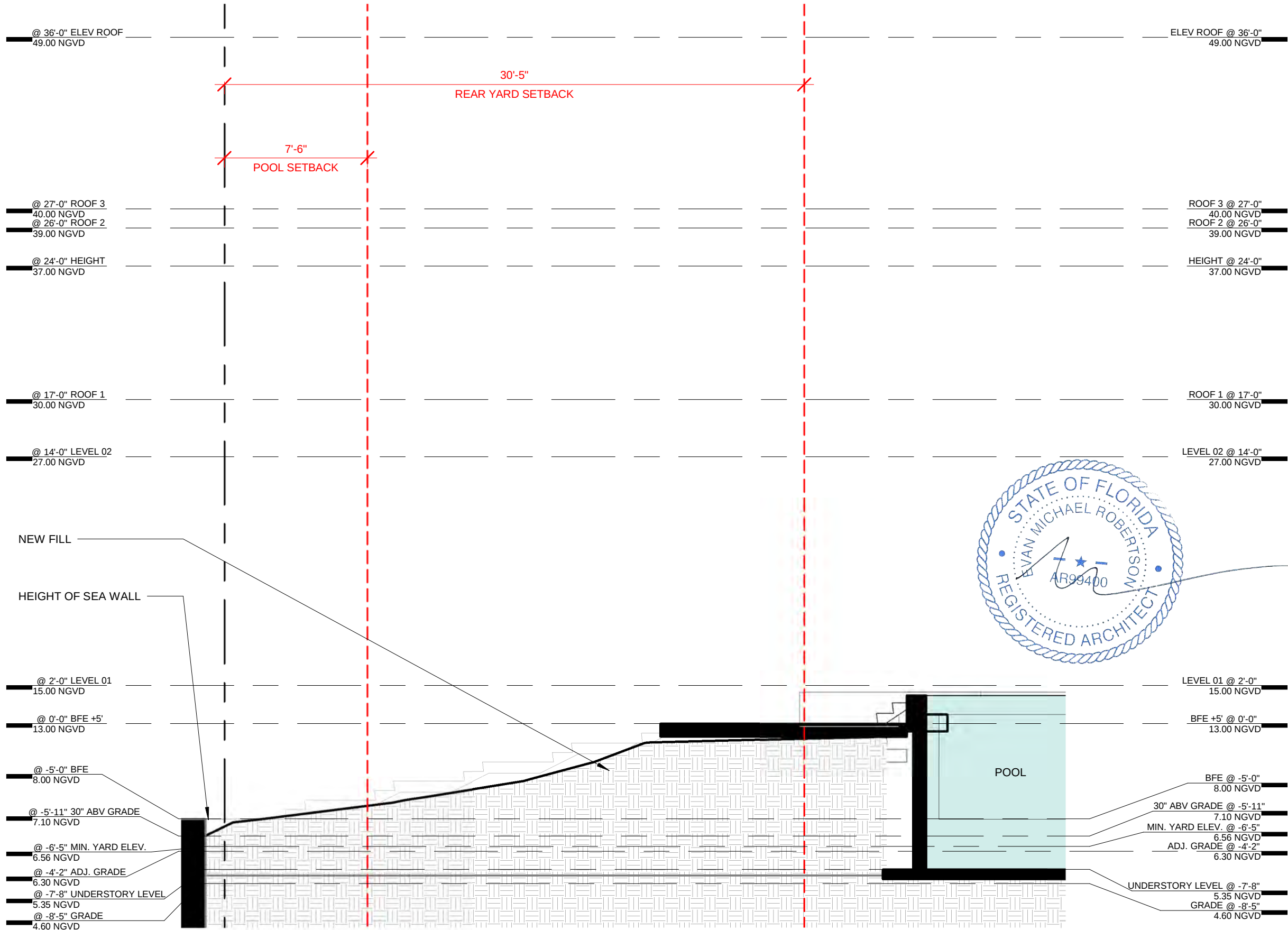
PINE TREE

DRAWING TITLE

SIDE YARD B SECTION
03.30.2020 3/16" = 1'-0" 1804

DRAWING #

A29



DEFINITIONS

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

GRADE = 4.60 NGVD

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

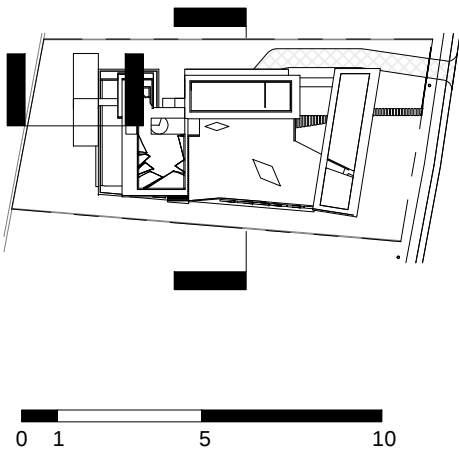
ADJUSTED GRADE = 6.30 NGVD

CODE

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

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

MAXIMUM ELEVATION = 13.00 NGVD



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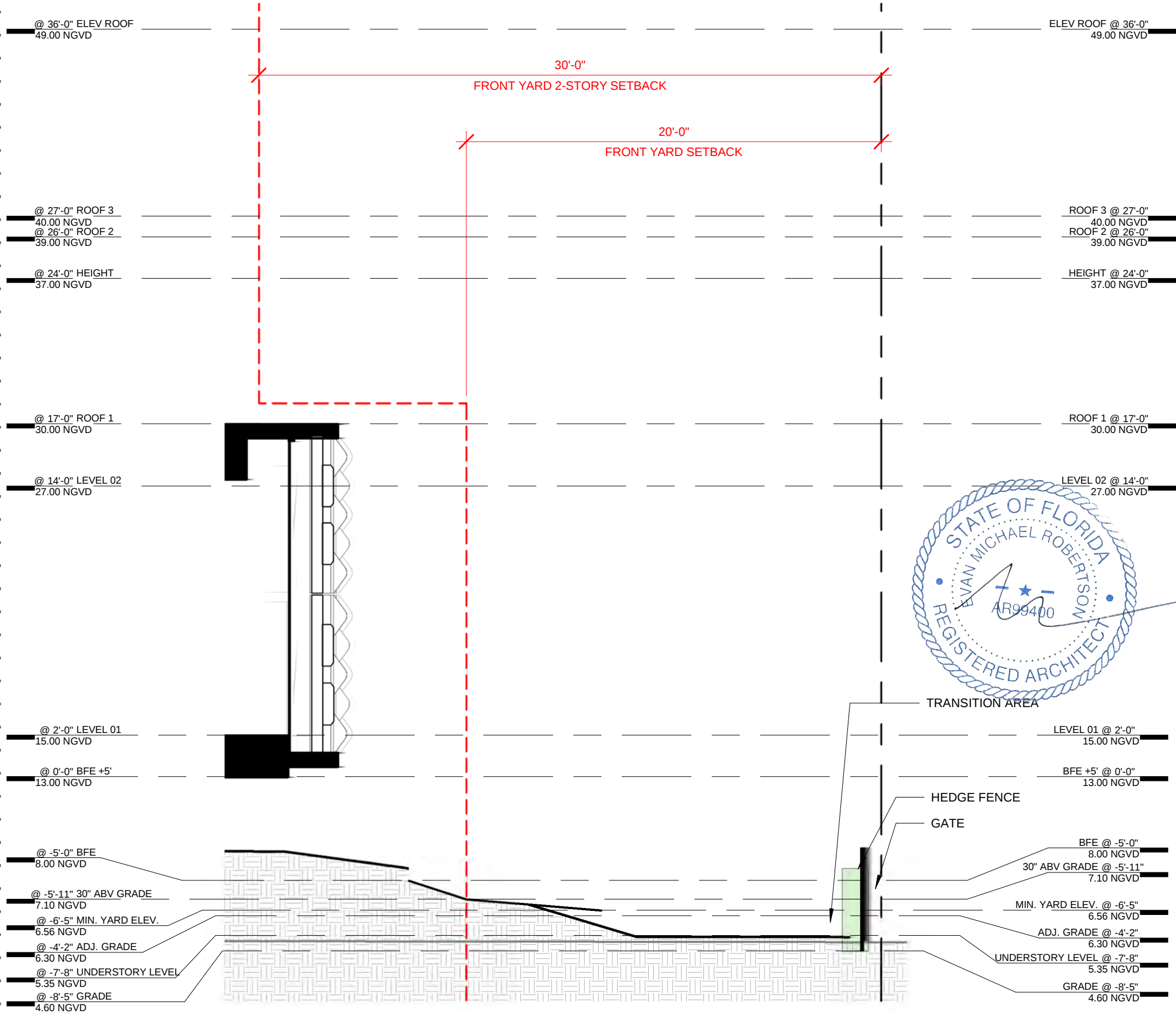
PINE TREE

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

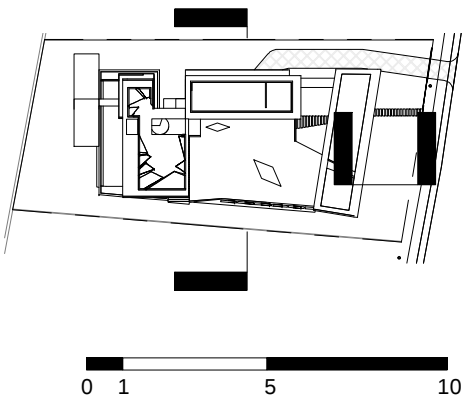
ADJUSTED GRADE = 6.30 NGVD

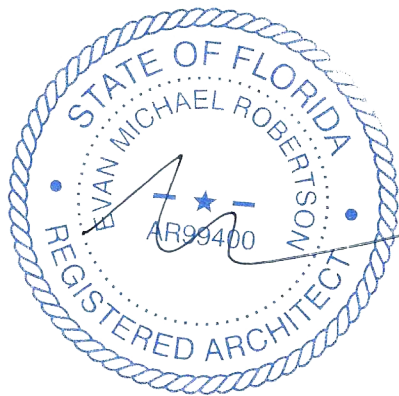
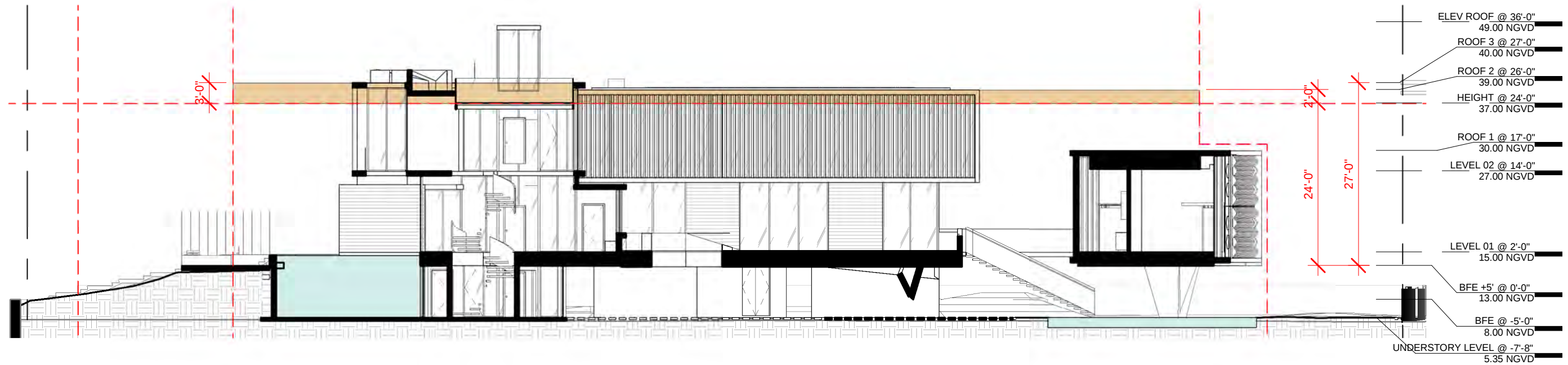
CODE

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.





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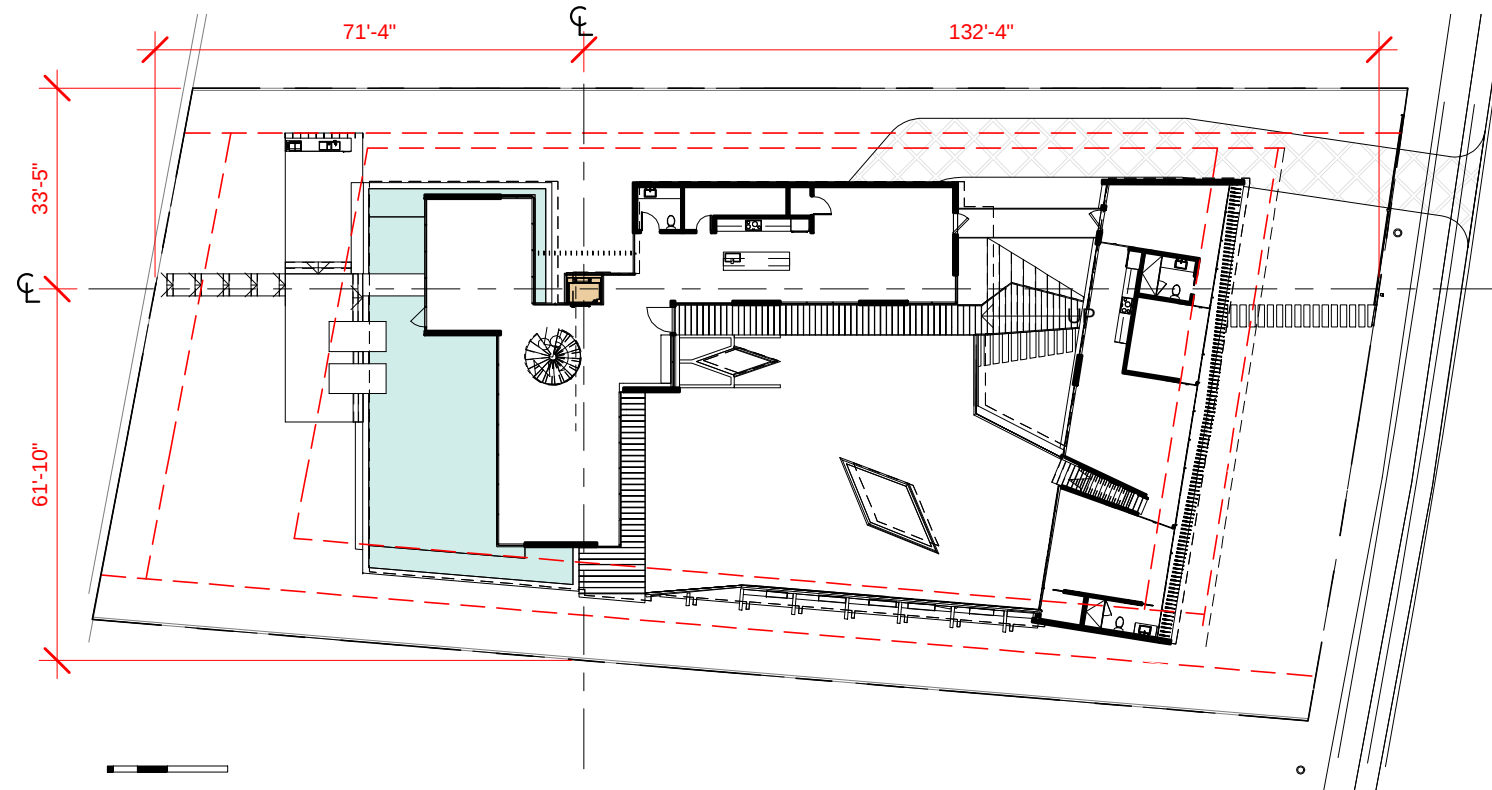


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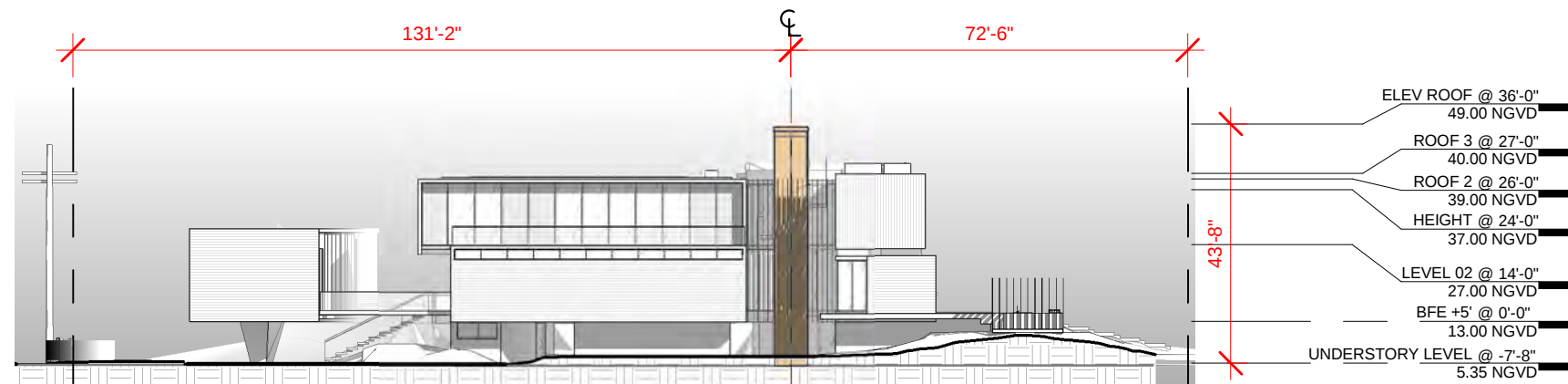
PINE TREE

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

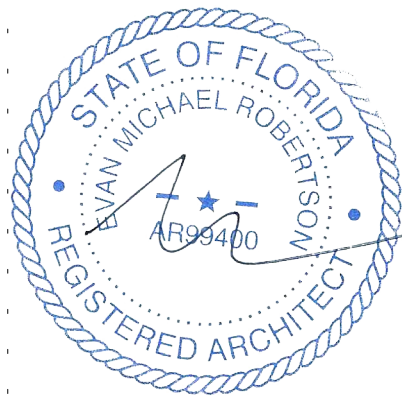
A32



FIRST FLOOR - ELEVATOR LOCATION



NORTH ELEVATION - ELEVATOR LOCATION



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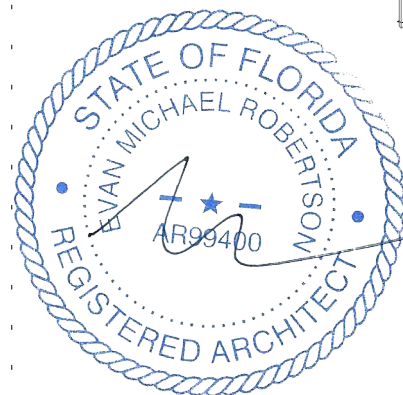
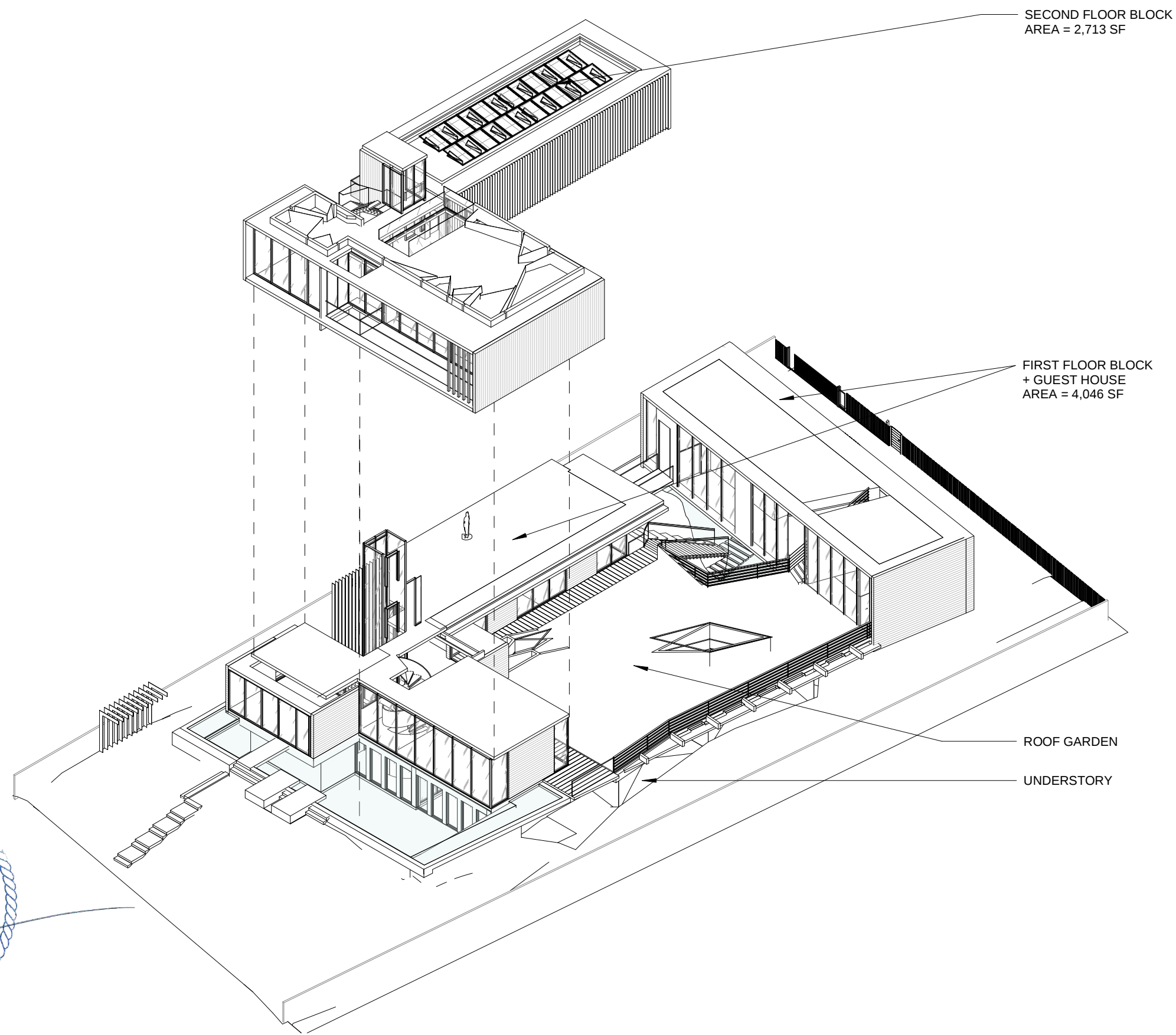
PINE TREE

**WAIVER DIAGRAM - ELEVATOR
LOCATION**

1/32" = 1'-0"

1804

A33



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CHARRED WOOD



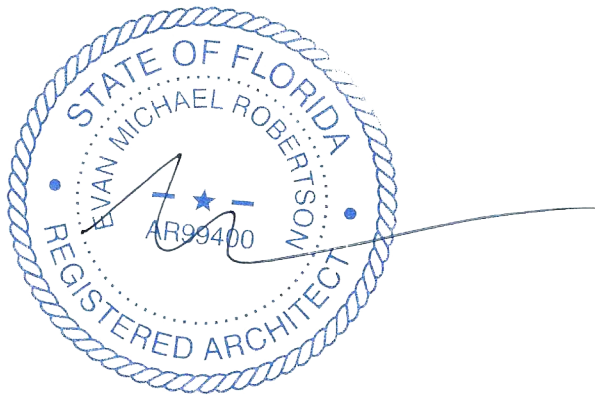
TEAK WOOD SCREEN



TRANSLUCENT GLASS



BOARD-FORMED CONCRETE



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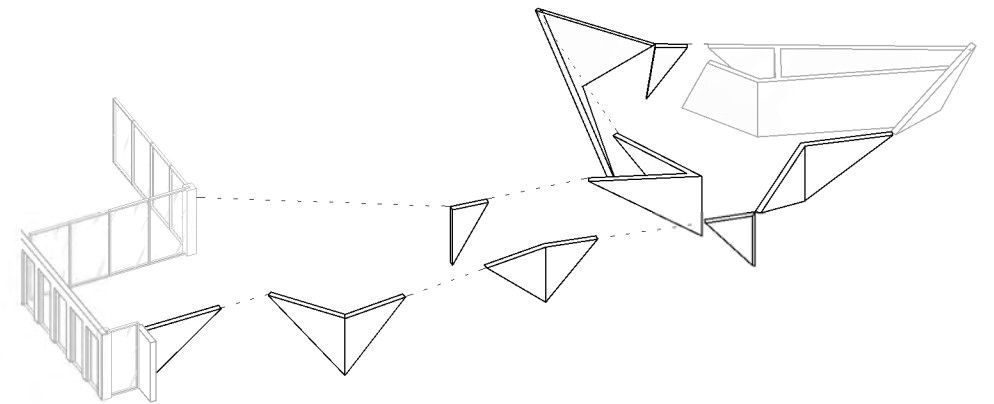
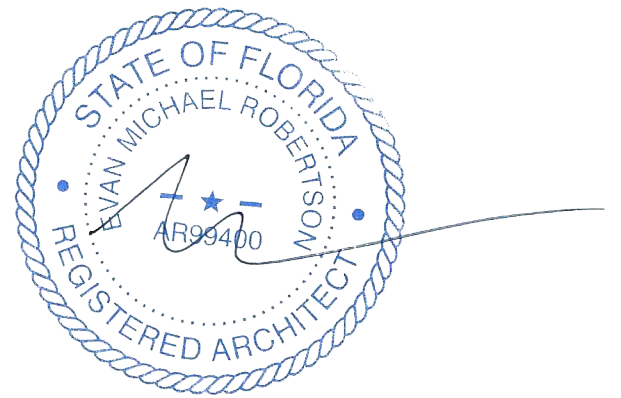
PINE TREE

DRAWING TITLE

MATERIAL PALETTE
03.30.2020

DRAWING #

A35



OUTDOOR WORKOUT AREA

OUTDOOR WORKOUT AREA

ALLOWED

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

PROVIDED

OPEN AREA
1160 SF (66%)

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PROJECT

PINE TREE

DRAWING TITLE

OUTDOOR WORKOUT AREA

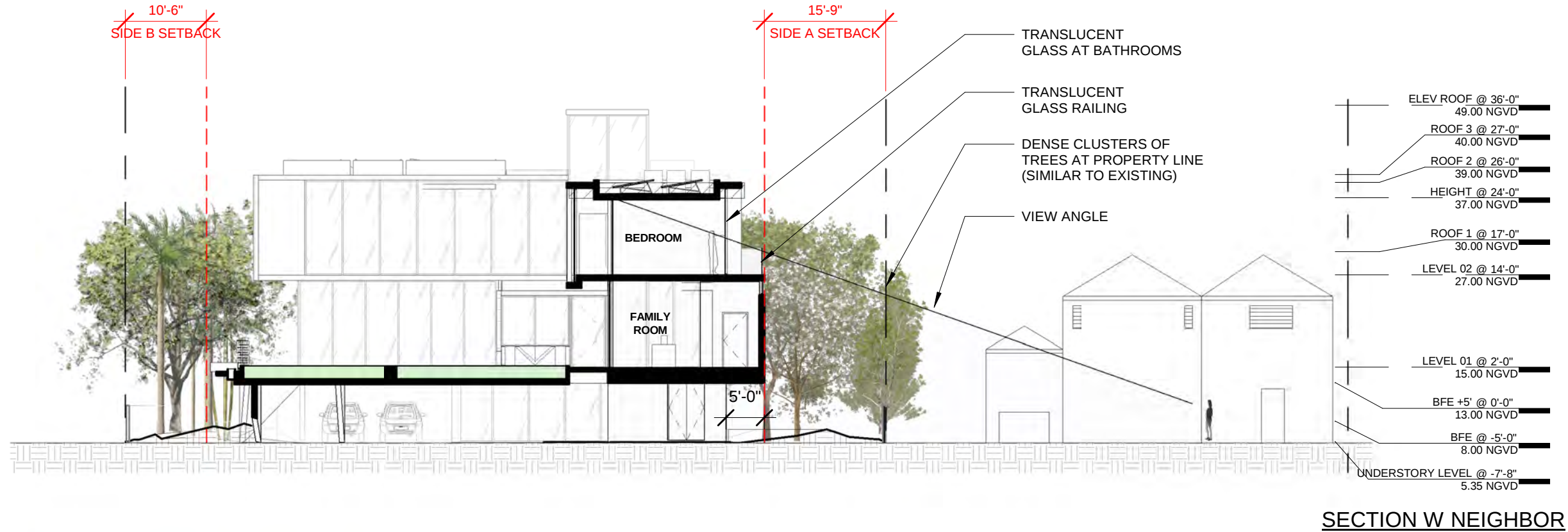
03.30.2020

3/32" = 1'-0"

1804

DRAWING #

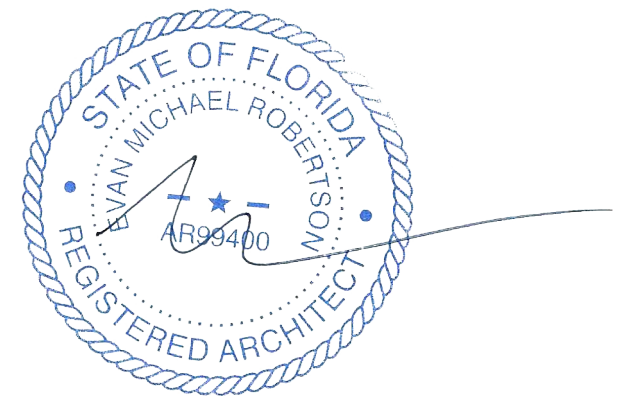
A36



EXISTING DENSE CLUSTER OF TREES
(FROM ARBORIST REPORT)



TRANSLUCENT GLASS



ARCHITECT

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NORTH PRIVACY
03.30.2020

1/16" = 1'-0"

1804

DRAWING #

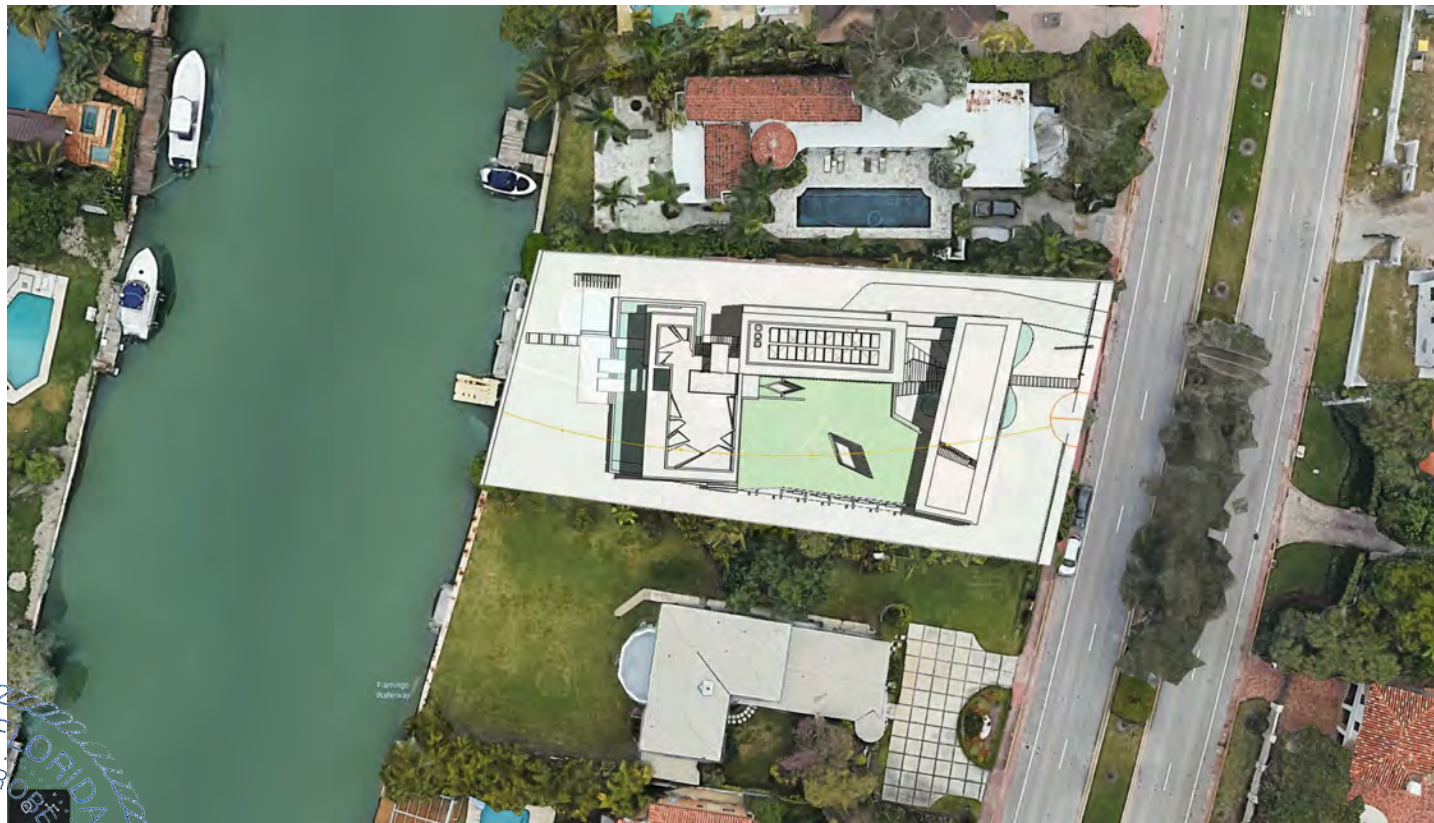
A37



1 - FEBRUARY 3RD



2 - MARCH 21ST



3 - JUNE 21ST



4 - DECEMBER 21ST

STATE OF FLORIDA

EVAN MICHAEL ROBERTSON

REGISTERED ARCHITECT

AR99400

MITR MGMT

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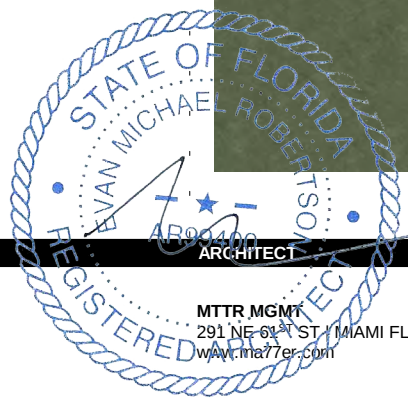
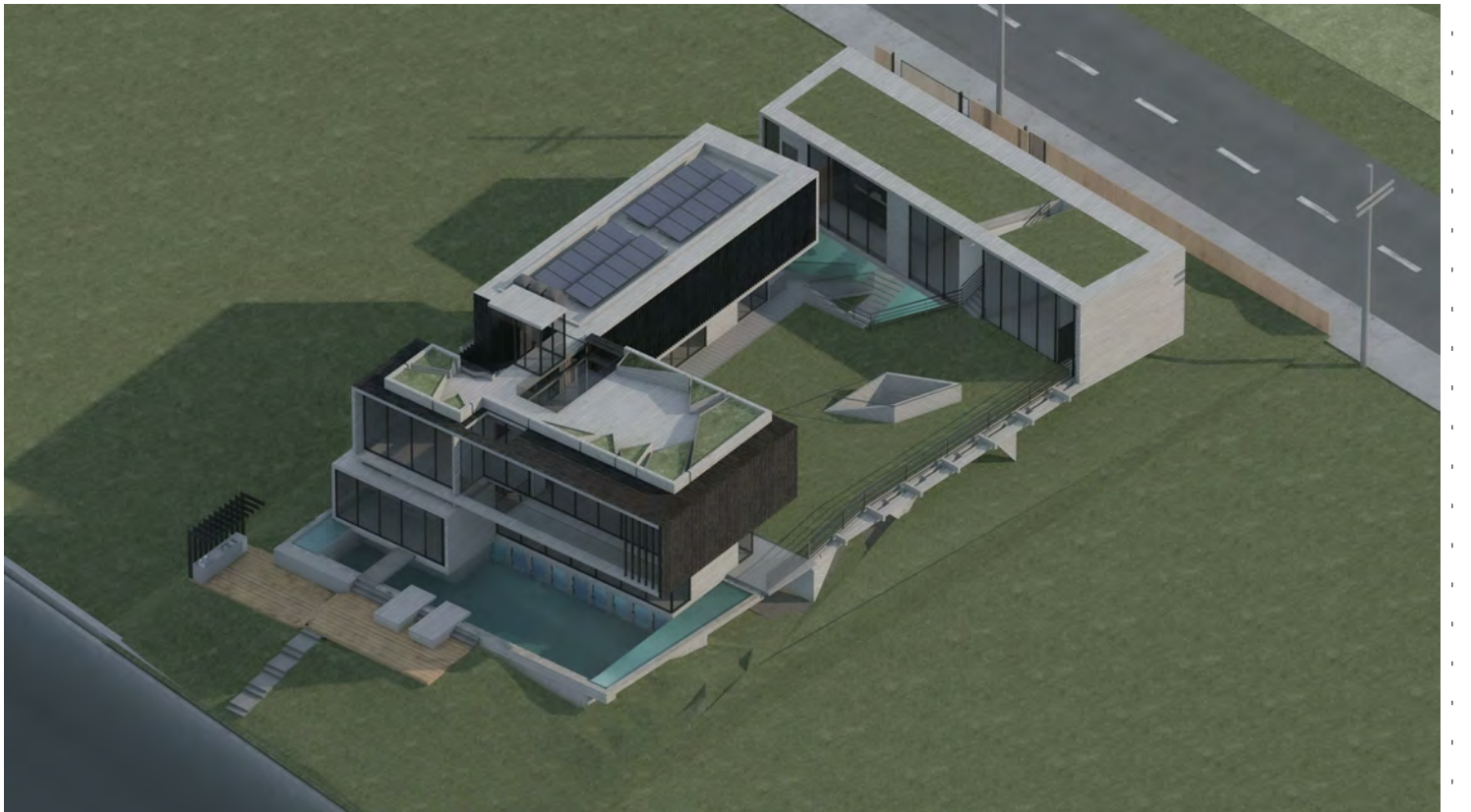
PINE TREE

DRAWING TITLE

SUN STUDY
03.30.2020

DRAWING #

A38



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DRAWING TITLE

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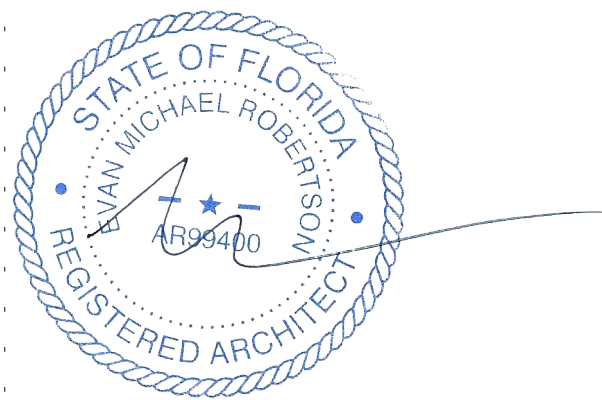
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PINE TREE

AXONOMETRICS
03.30.2020

1804

A39



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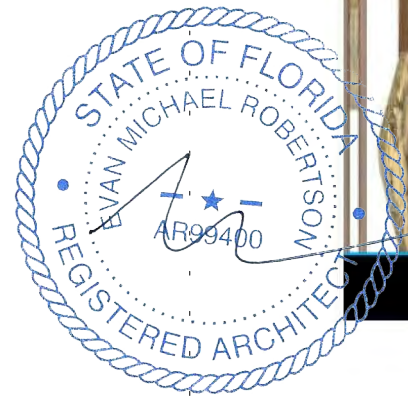
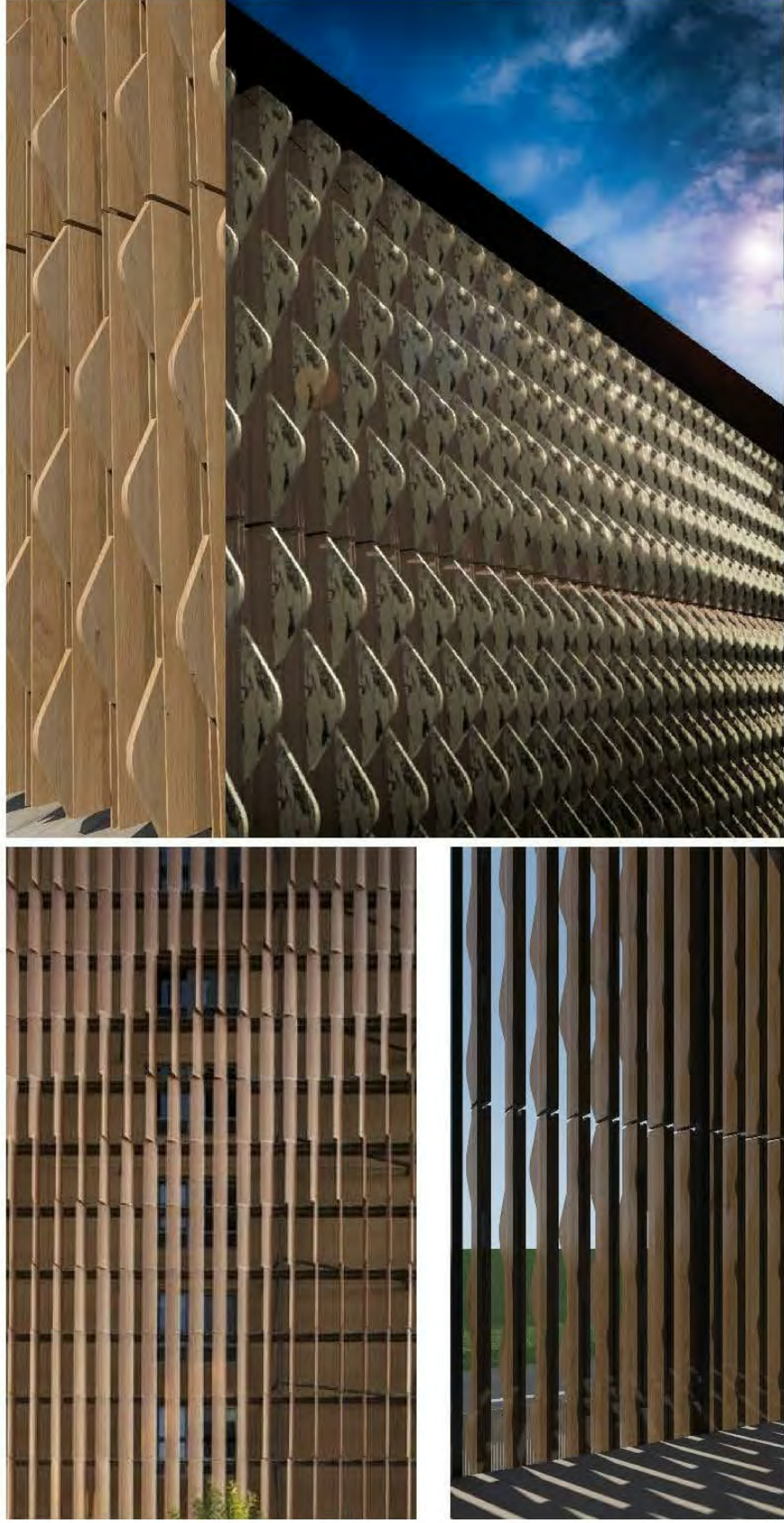
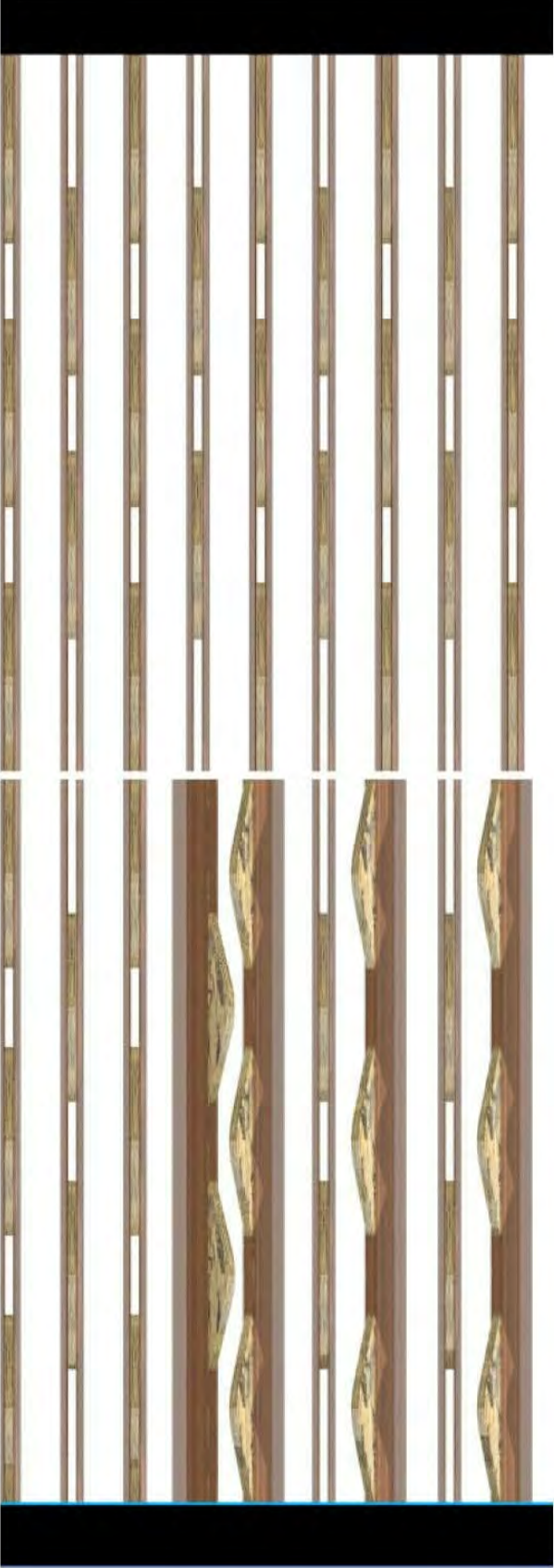
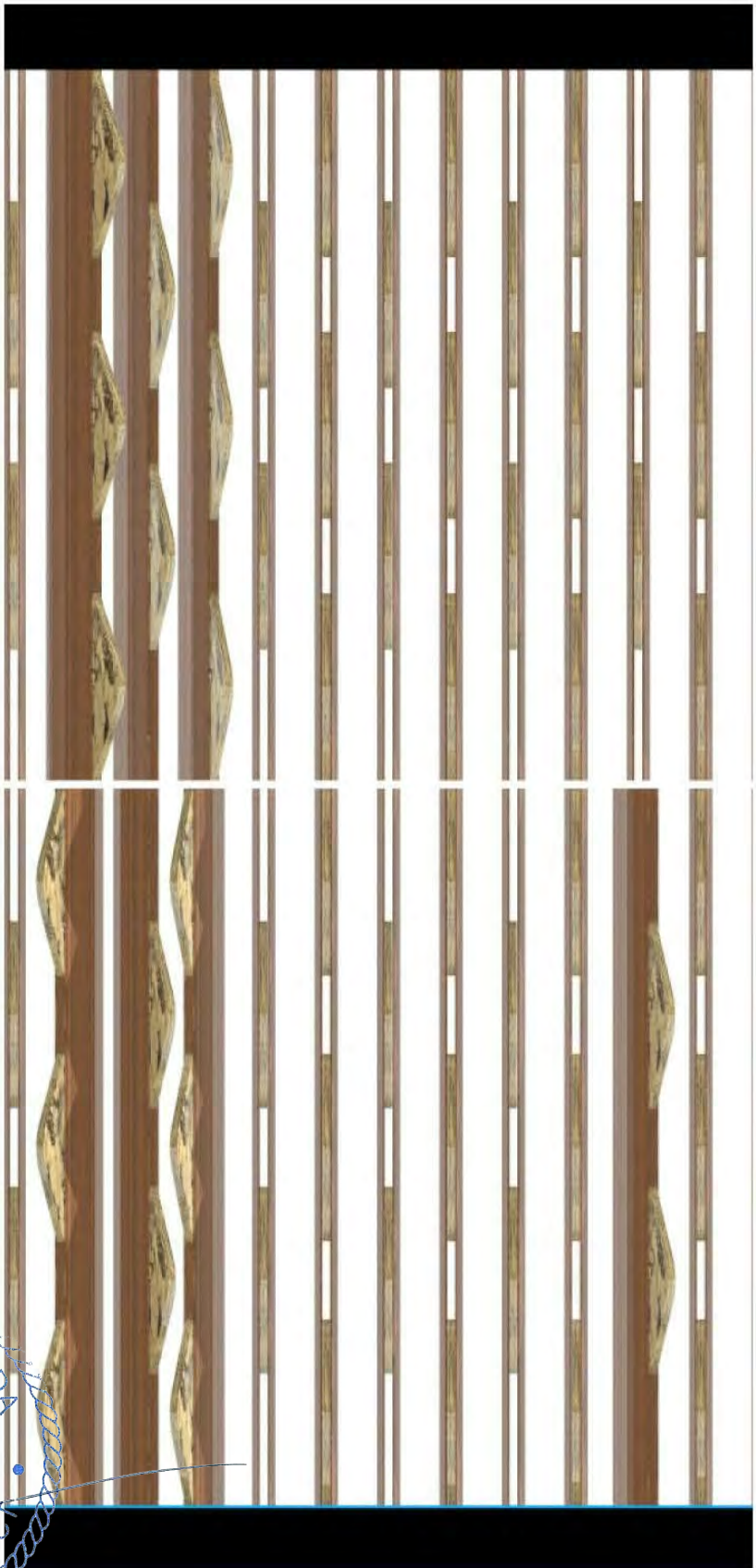
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PINE TREE

RENDERINGS - STREET PRESENCE
VOLUME

1804

A40



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PROJECT

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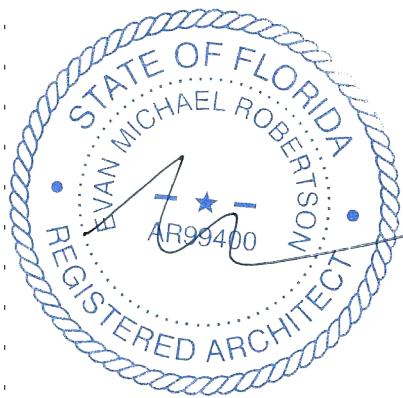
DRAWING TITLE

DYNAMIC SCREEN W/ INDIVIDUAL
ROTATING ELEMENTS

1804

DRAWING #

A41



ARCHITECT

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DRAWING TITLE

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PINE TREE

RENDERINGS
03.30.2020

1804

A42



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