

4880 Pine Tree Drive

Illustrated Responses for DRB Continuance



MTTR MGMT
291 NE 61st St
Miami FL 33137

This booklet represents the adjustments and changes in project design as a response to the issues that were of concern to the CMB DRB board members and neighbors during the February Design Review Board meeting. It is of utmost importance to us that the issues are addressed in a responsible manner and in coordination with Staff and under the allowances of the City Ordinance. This booklet is supplementary to the main submittal.

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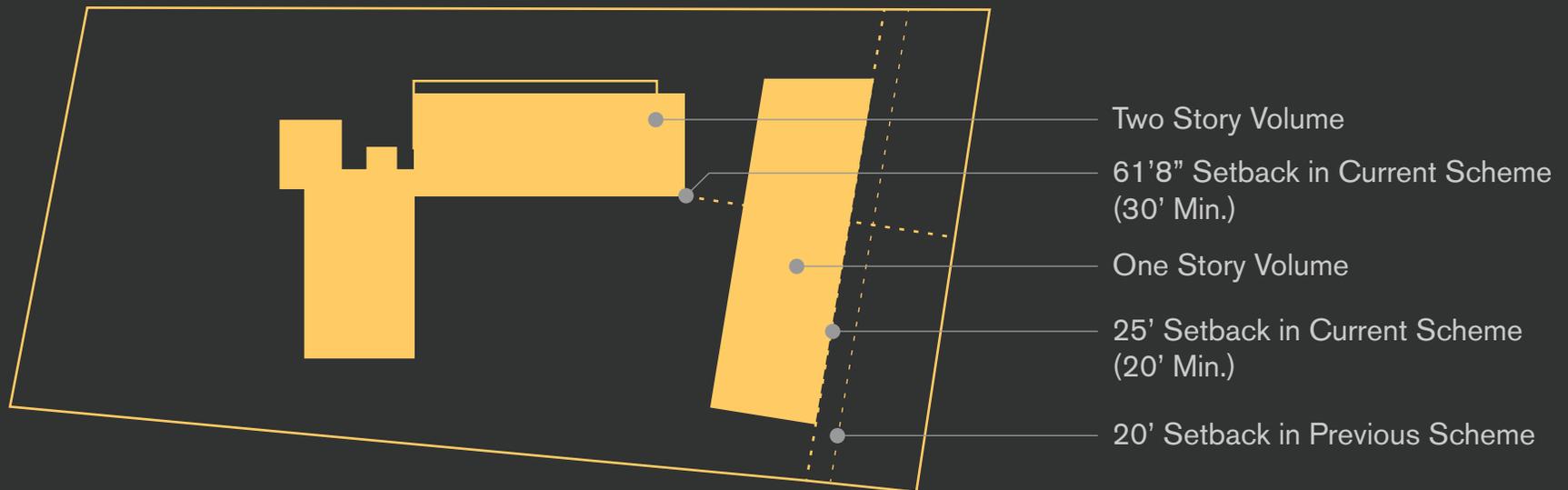
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Improving Street Presence I

Improving Street Presence Part 1: Making the Street Setback Larger

We added an extra 5' to the front (Setback), to a total of 25' from property line, bringing it closer to the two-story set-back. Whereas 20' is allowable by the massing-setback of a one-story structure. The Two-Story portion of the structure is currently set back at 61'-8" from street, double the minimum.



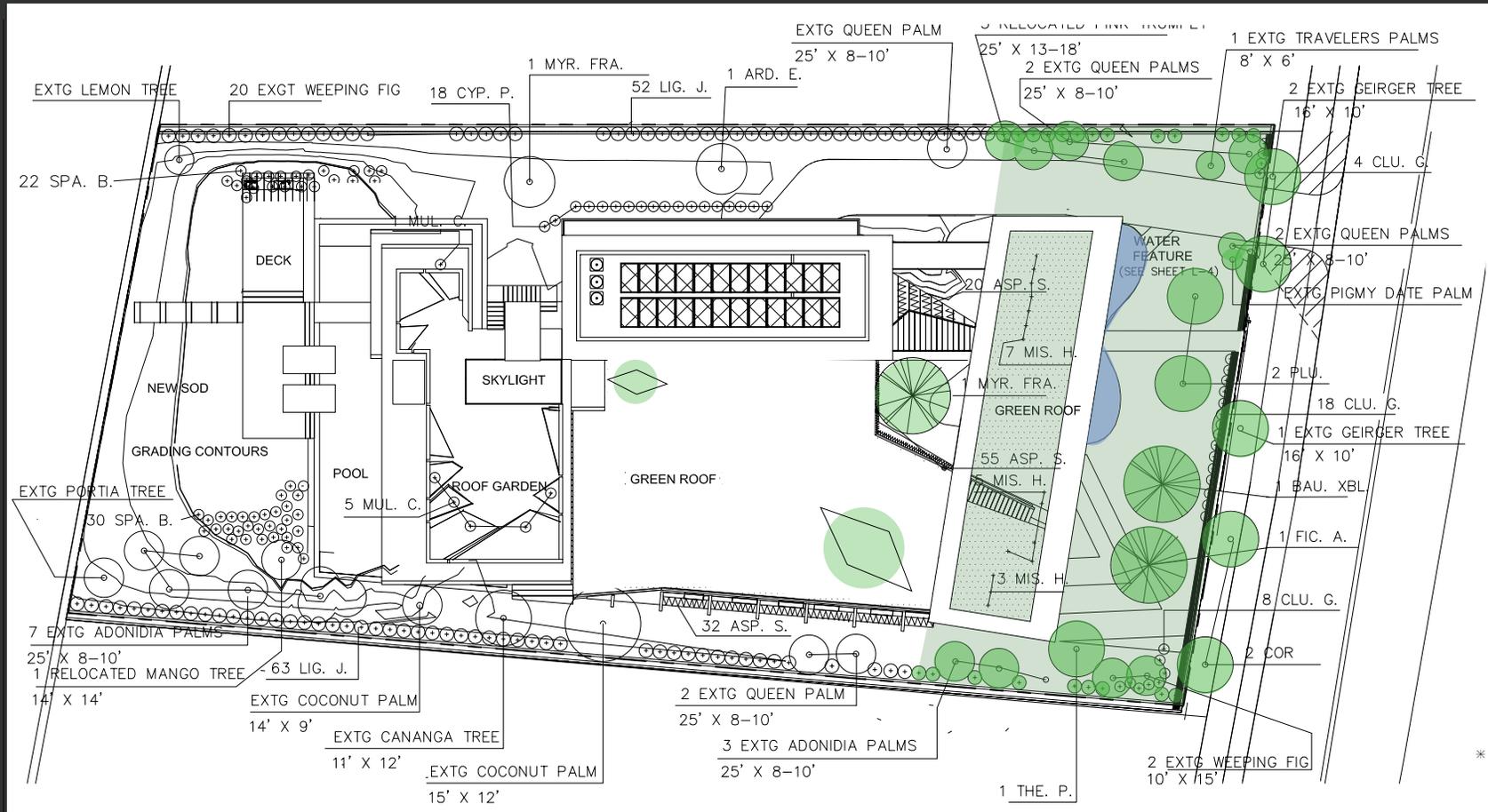
Improving Street Presence II

Improving Street Presence Part 2: Adding Meaningful Trees to the Front Yard

In this developed version we included specimen-size trees to the front setback to increase presence of meaningful plant life for the streetscape. The trees are two 18' native White Geiger trees, a 20' specimen Hong Kong Orchid, two 10' Frangipani Trees and a 20' native specimen Strangler Fig – in addition to two 25' Queen Palms and a Pigmy Date Palm. The total amount of trees/plants in the street setback is 42.



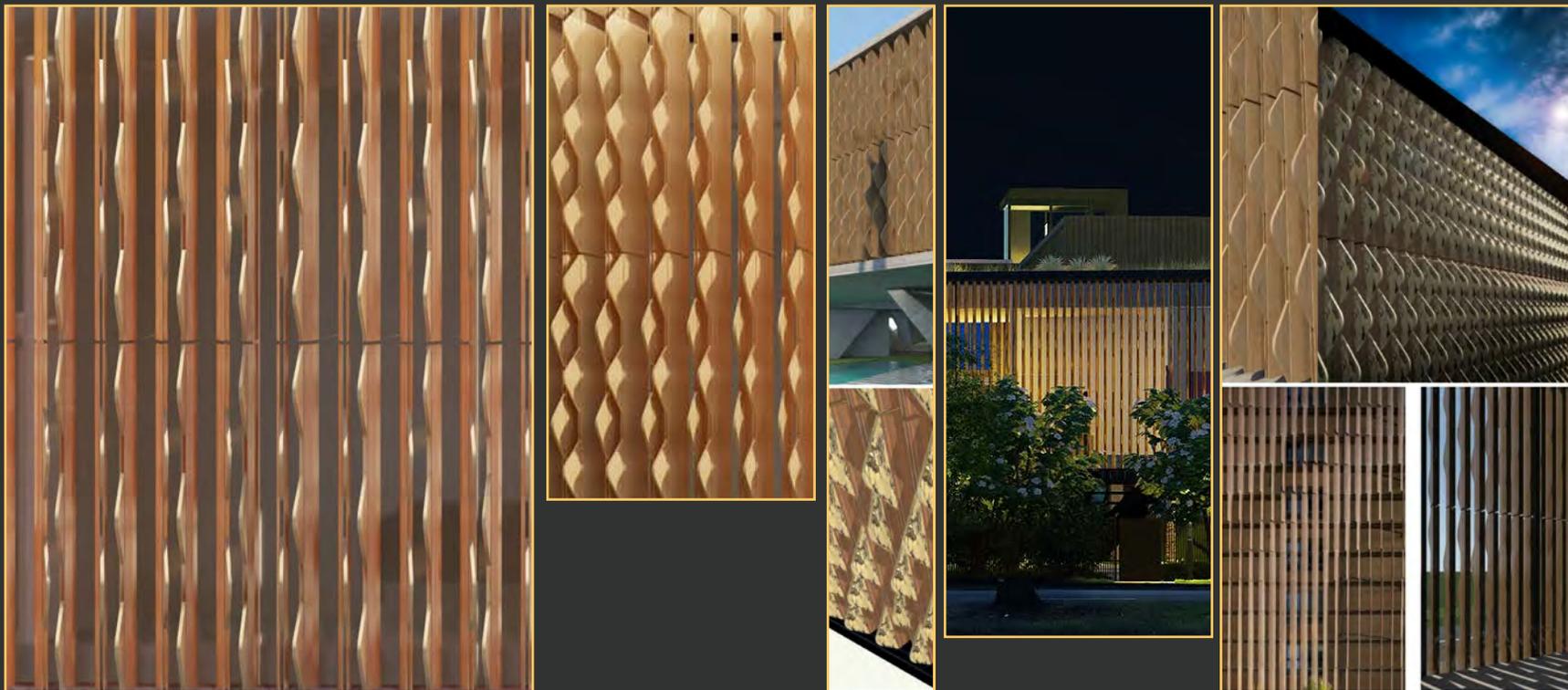
Improving Street Presence II



Improving Street Presence III

Improving Street Presence Part 3: Mid-Century Inspired Louver Redesign

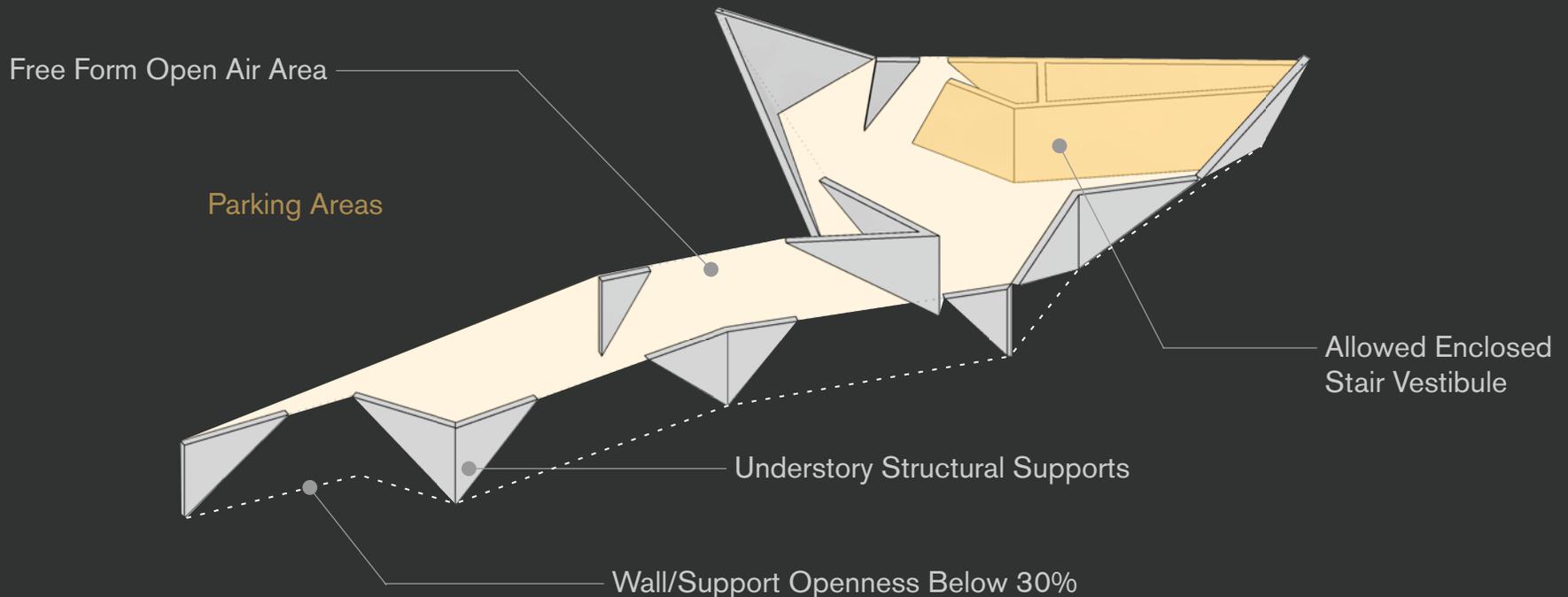
We provided a significant development for the street-facing louver system to improve the building's character. It is now made of a warmer color/material and its pattern is dynamic and mid-century inspired. It is also kinetic in the louver/fins angle to provide a variation in openness, which also translates into a variation of pattern – from straight down (wide open) to curvilinear wave pattern (when closed).



Opening Up the Understory

Understory Redesign

We have redesigned the understory to address the 'open it up by 30% and make it lighter'. As a result we have a much lighter, natural light-filled understory that is more open, including enhanced understory landscaping and a more varied palette of natural materials. The supports are farther between and we added a perforation to the roof in addition to the previous one – now with larger open areas. This supports the intent of the code for the understory, and we believe it is now a good example of a flood-resistant space. The spaces we enclosed are true vertical circulation elements as prescribed, the remaining areas being strictly about support.



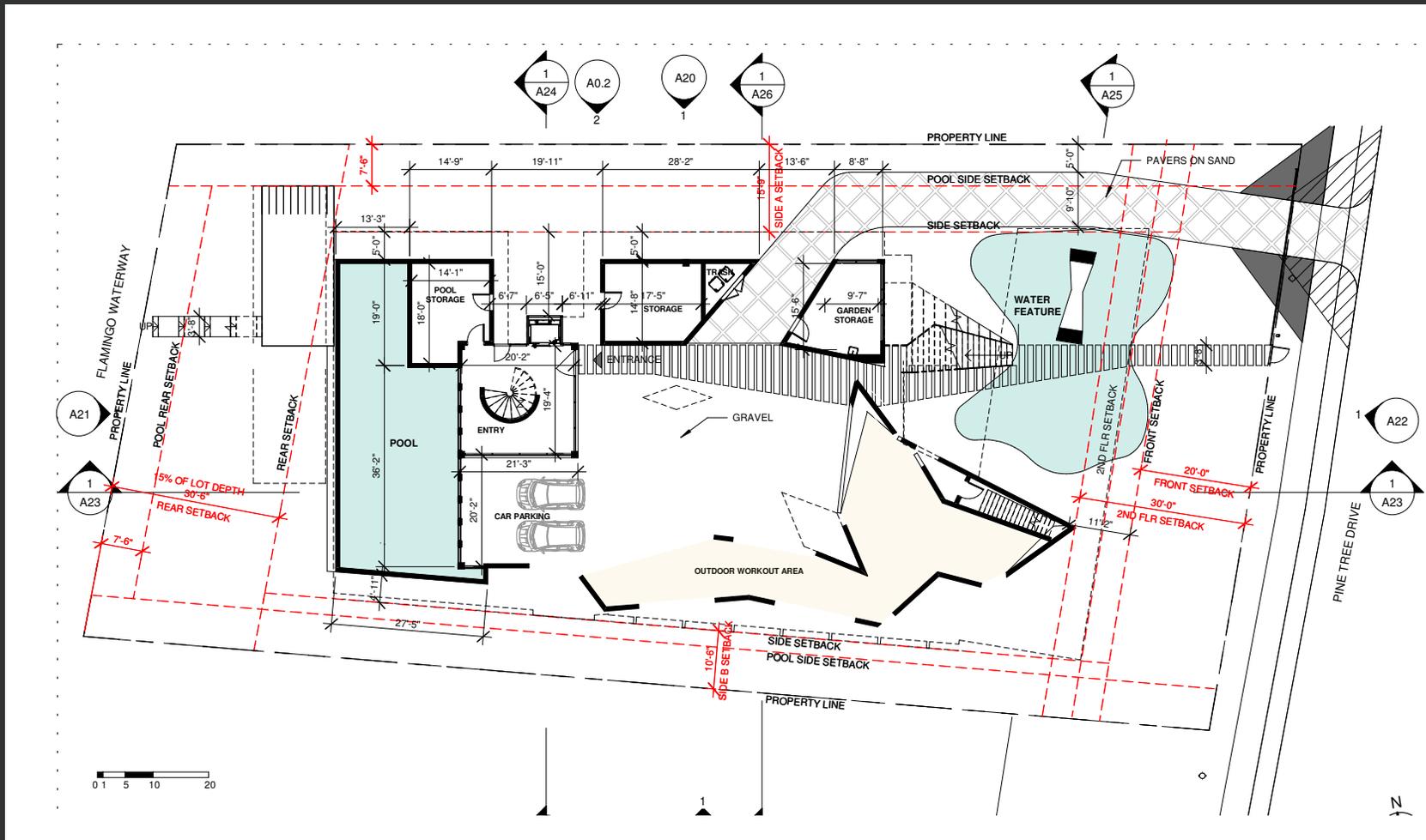
Opening Up the Understory



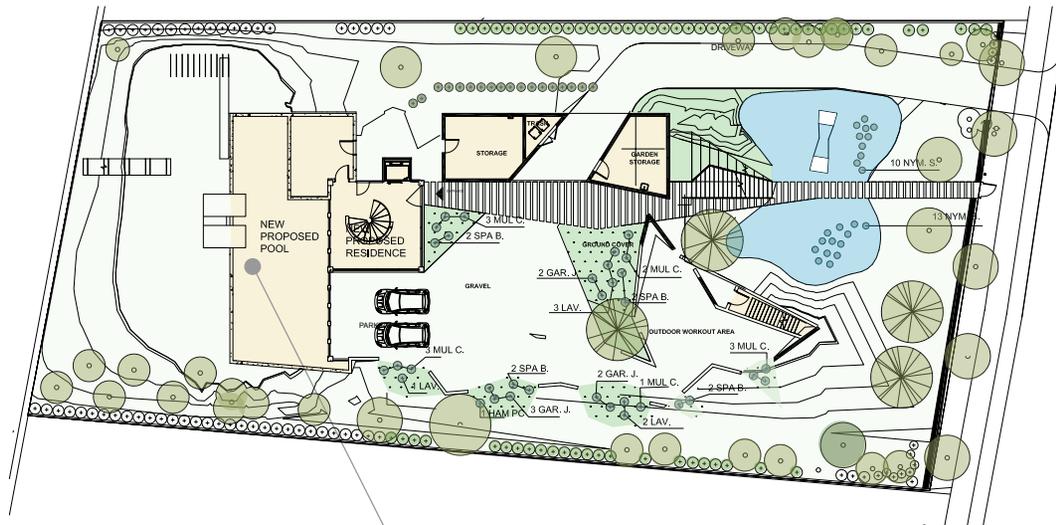
Opening Up the Understory



Opening Up the Understory: Plan



Opening Up the Understory: Landscape Plan



PLANT LIST

SPURS & GROUND COVERS	COMMON NAME	SIZE
SYMB. CITY BOTANICAL NAME		
NYM. S.	NYMPHEA SPP.	WATER LILY'S 18-24" DIA. # AS SHOWN
MUL. C.	MALLENBERGIA CAPILLARIS	MULY GRASS 18-24" SPR # 04" DC
SPA. B.	SPARTINA BAMERI	SAND CORN GRASS 2-3' DIA. (3D)
LAV.	LAVANDULA	LAVENDER 18-24" X 18-24"
GAR. J.	GARDENIA JASMINOIDES	DWARF GARDENIA 18-24" X 18-24"

Planted and Treated Understory Surfaces

Allowed Enclosed Vestibule,
Allowed Mech/Storage or
Below Pool

Treatment of North and South Property Lines and Setbacks

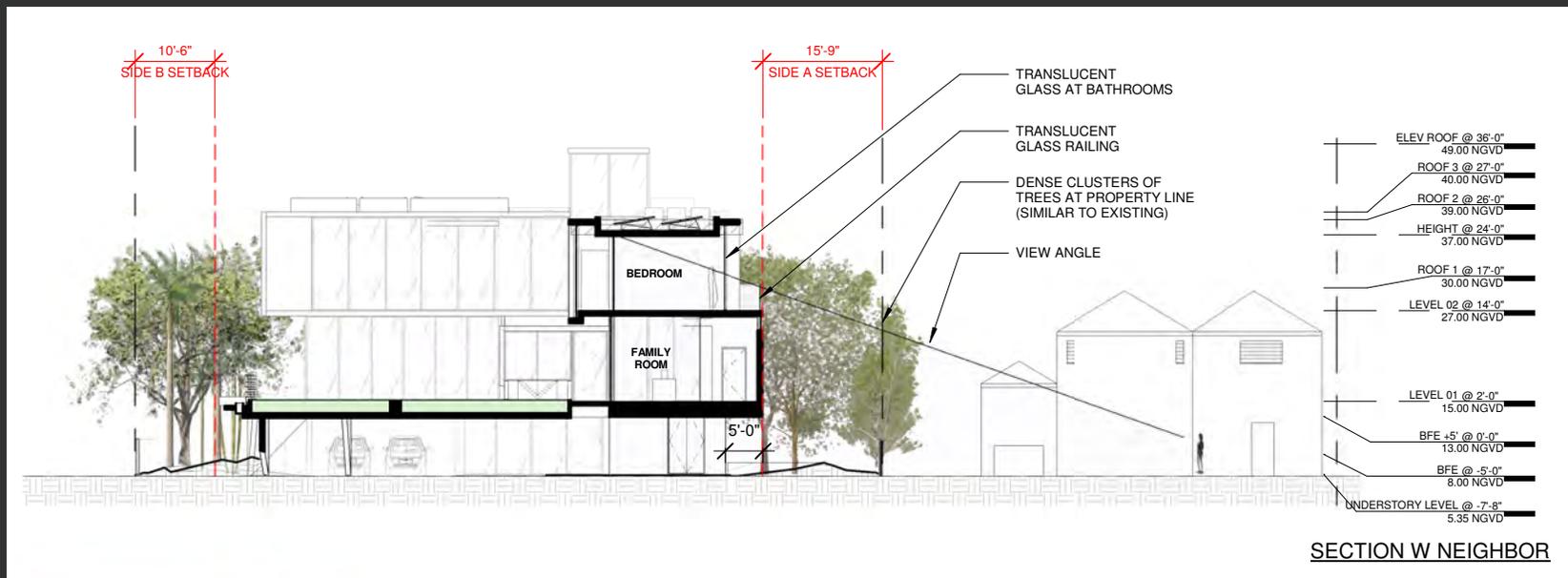
Mitigating Effects on North and South Properties: Maximizing the Setback to the North and Buffering to the South

In response to the Staff's suggestion that we switch the maximization between N and S setbacks (the South facing side of the project having the lowest building mass) we responded by doing just that. We pushed the building to the South, making the setback with the North property effectively 15'-9" (previously 10'-6"). This, in combination with lowering 2' the height of the north-south building bar (2' from max available height through waiver – discussed below) and increased planting quantity and height (discussed in landscape section below), should minimize the shade and volume impact to the North. While this move has entailed relocating the driveway to the North, the intent was to mirror the North neighbor's driveway for a limited length to the advantage of the street scape so there is more uninterrupted green frontage which is consolidated with the South Property Line. The South property line has been enhanced by added planting buffers, which blend well with the smaller facing portion of the natural wood facades ~ and no vehicular movement.

Improving Privacy

Privacy in North Elevation by Using Translucent Glass

In addition to the before mentioned increased landscape screening – in quantity and in size, we have also used translucent glass to provide visual privacy in select areas: bathrooms and balconies. Translucent glass is highly diffusive and prevents visual recognition while allowing light to go through. It also decreases reflectivity. The increase of setback distance, reduced massing height, landscaping and material treatment are intended to provide screening and privacy at the viewing angles shown from adjacent property, in addition to the screening provided by trees. The rooms are 20'-9" from property line.



Building Shadow Management

Building Shadow on Neighbor During the Year

We are improving the performance of shadow coverage to the North (sun leans to the South in Northern Hemisphere) in this scheme by doing the following: reducing building height, placing building farther away by increasing setback and providing better layered landscape coverage and size. The shadow studies indicate that the building doesn't cast shadows on neighboring pool most of the year (75%), from February 3rd to November 6th, after that the shadows ranging from minor to partial. On the most prohibitive day of the year (December 21st) the shadow on neighboring property is partial and significantly reduced from previous scheme, as shown in Sun Studies.

Building Shadow Management



December 21st



February 3rd



March 21st

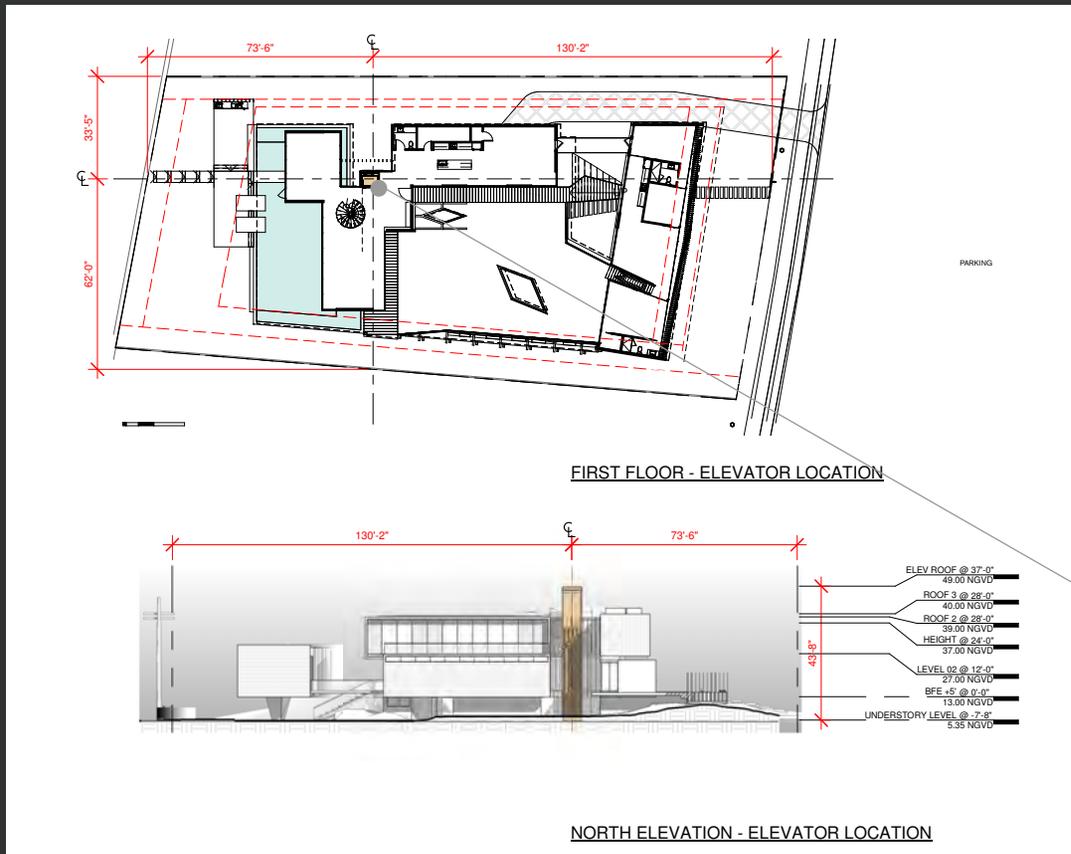


June 21st

Further Centralization of Elevator

Relocation of Elevator Farther South

The increase of the North setback has also resulted in the elevator being more central to the site than in the previous scheme. The Elevator is 30'-9" from the property line. This is one of the Waiver requests of the application.

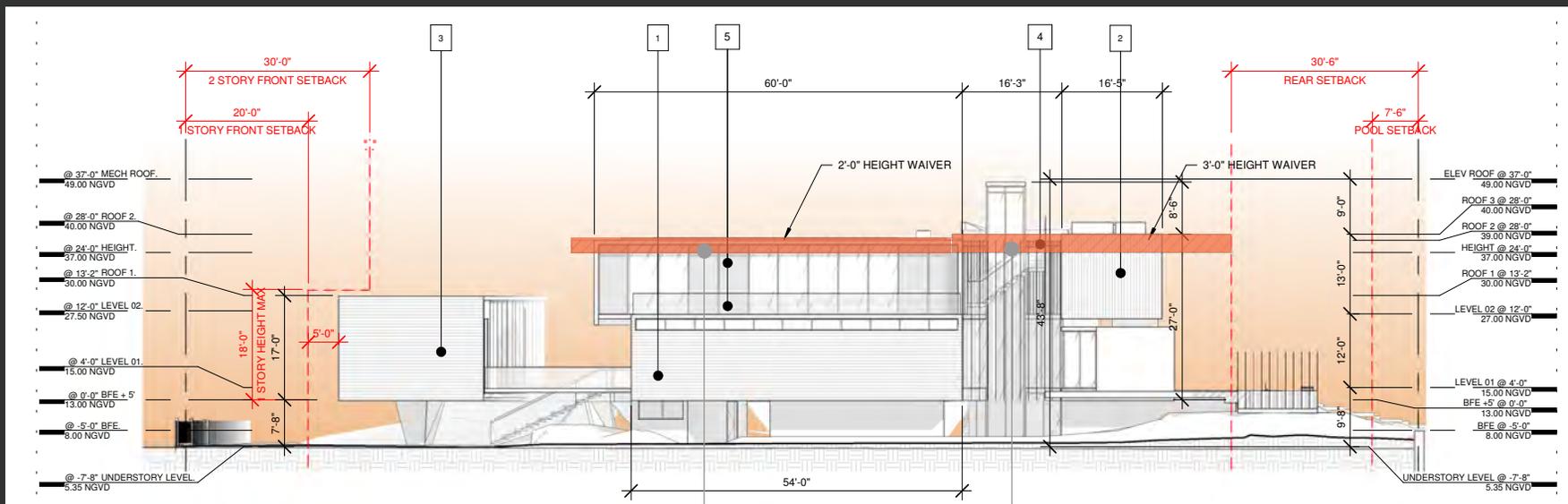


Elevator has moved 5' +/- Centrally to Site

Height Waiver Reductions

Height Reduction in Building Massing to the North and to the West

This scheme requires reduced height waivers than previously requested. On the North side of building we are requesting only a 2' increase (previously a 4' increase) and on the water side massing (West) we are requesting 3' (previously 4').



Height Waiver Request Reduced from 4' to 2'

Height Waiver Request Reduced from 4' to 3'

Landscape Enhancement I

Improved Mitigation of Existing Trees and Addition of New Trees and Plants

We are keeping more of the original trees and relocating more trees than in the previous scheme. In the previous submittal we were adding 5, now we are adding 11 trees. We were keeping 21 trees before, now we are keeping 51. Previously we were relocating 1 tree, now we are relocating 4. We reduced the amount of trees we are removing by 34. In addition to the beneficial location of to the new trees, we are planting an elevated extensive roof-yard over understory to reduce heat island effect and maximize green coverage, as well as an extensive planted roof for one of the living volumes.



Our Tree Mitigation has Improved Substantially in this Current Scheme

Landscape Enhancement II

Increased Screening on North and South Sides, Specimens on Street

We have increased screening on north (by 72 tree/plants plus existing 28) and south (by 64 plants plus existing 19) sides and raised the height of new planting. On the North side we have 100 trees/plants that range between 8' and 25' including a new 20' tall native and specimen Simpson Stopper and on the South we have 83 trees/plants that range between 10' and 25' including a 20' Portia Tree and a 14' Mango Tree. On the street side we have four new signature trees – in addition to the new and existing (total 42 trees/plants), and placed some new meaningful natives and specimens to improve the street scape. They include a 20' native specimen Strangler Fig, 2 native 15' White Geiger trees, a specimen 20' Hong Kong Orchid and two Frangipani trees.

4880 PINE TREE DRIVE

ARCHITECTURE SET

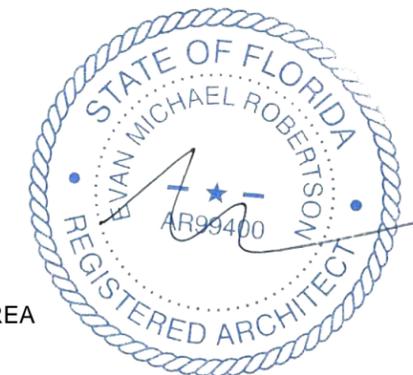
CONTINUANCE FINAL SUBMITTAL

MARCH 30, 2020



DRAWING LIST

A0	TITLE SHEET
A0.1	DESIGN REVISIONS DIAGRAM
A0.2	DESIGN REVISION DIAGRAM 2
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 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

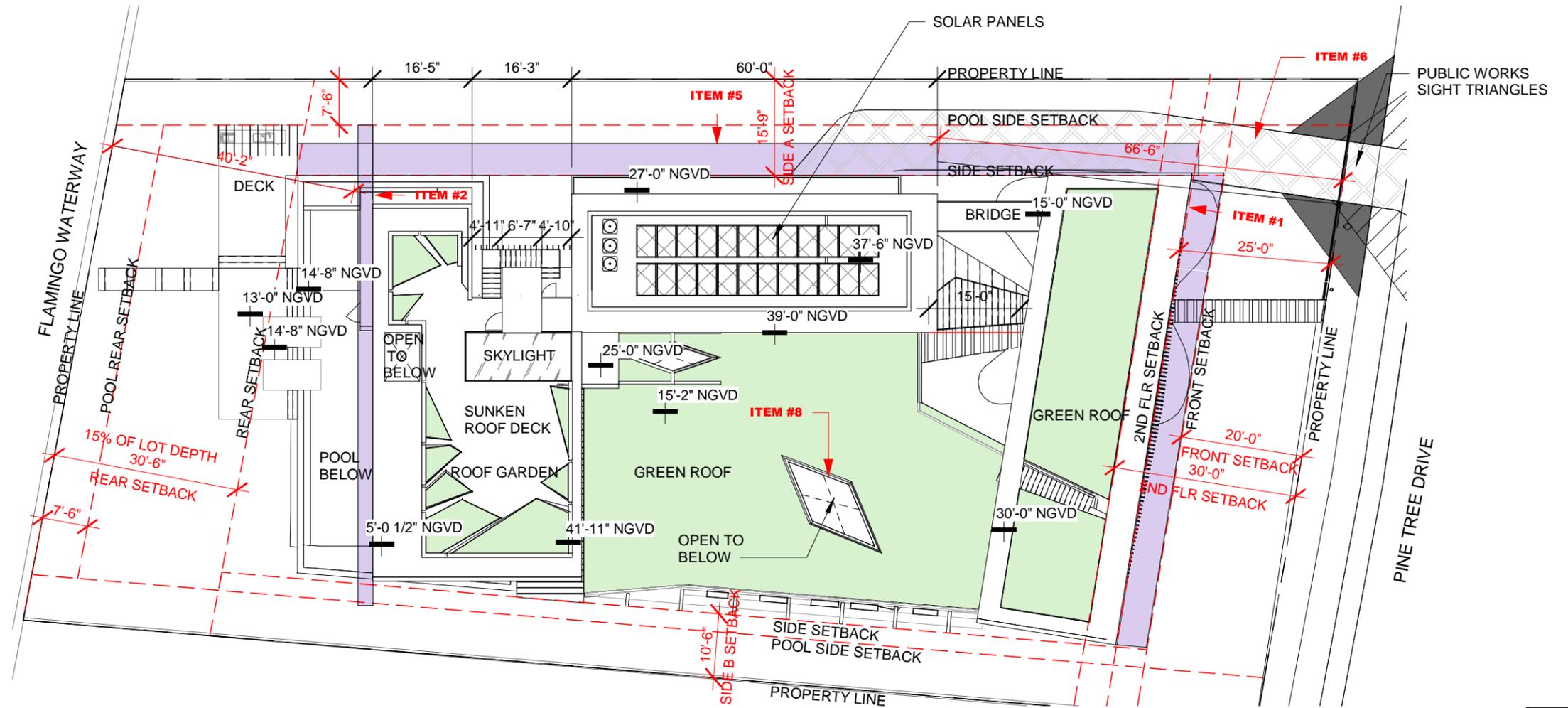
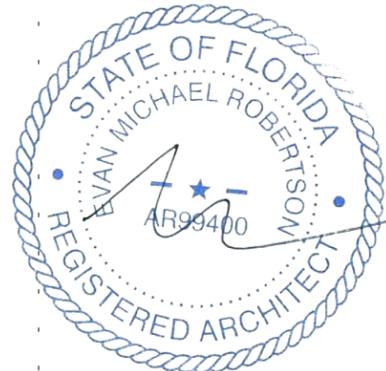


DESIGN REVISIONS

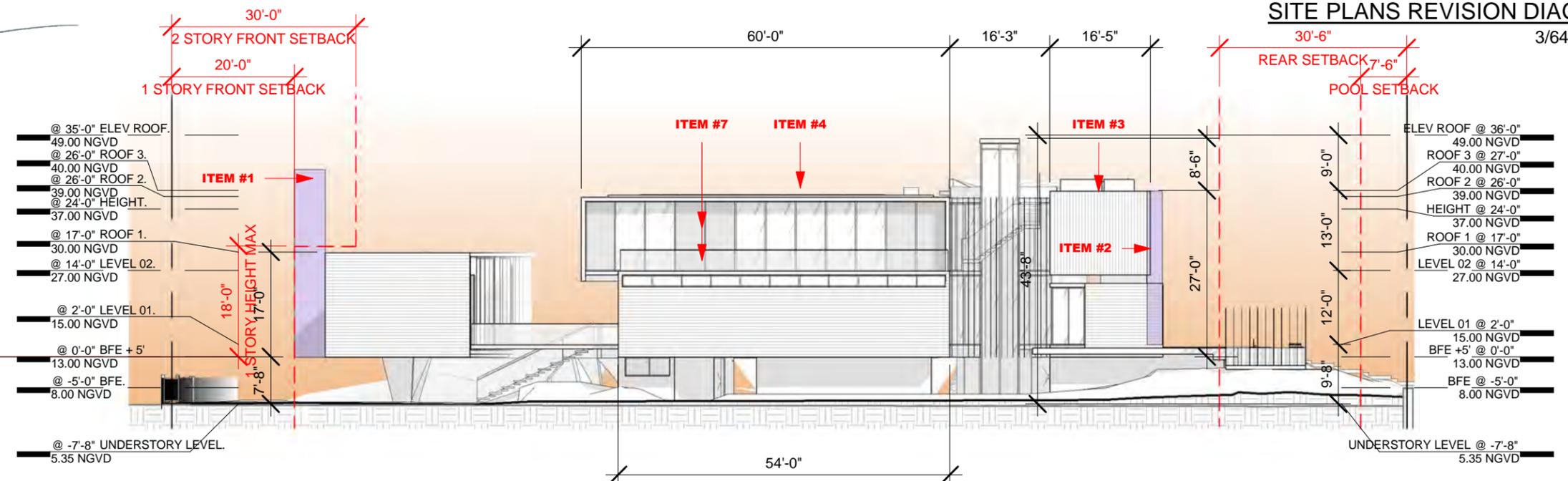
- ITEM #1 - PUSHED EAST VOLUME BACK 5'-0" FROM STREET TO REDUCE STREET PRESENCE
- ITEM #2 - PUSHED WEST VOLUME BACK 2'-6" FROM STREET
- ITEM #3 - LOWERED WEST VOLUME 1'-0" IN HEIGHT TO REDUCE SHADOW IN ADJACENT PROPERTY
- ITEM #4 - LOWERED NORTH VOLUME 2'-0" IN HEIGHT TO REDUCE SHADOW IN ADJACENT PROPERTY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

ADDITIONAL ITEMS:

- FRONT SCREEN CHANGED, SEE SHEETS A22, A40 AND A41



SITE PLANS REVISION DIAGRAM 1
3/64" = 1'-0"



NORTH ELEVATION REVISION DIAGRAM 2
3/64" = 1'-0"



Prepared By:
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 FX: 206-495-0778

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.

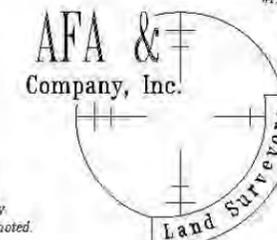
ELEVATION INFORMATION
 National Flood Insurance Program
 FEMA Elev. Reference to NGVD 1929

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 Scion
- #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

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=8'
 - 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'
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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'
 - 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=0.80', 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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 - 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'
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 - 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'
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 - 67. Coconut Palm D=1.0', H=35', SP=20'
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 - 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'

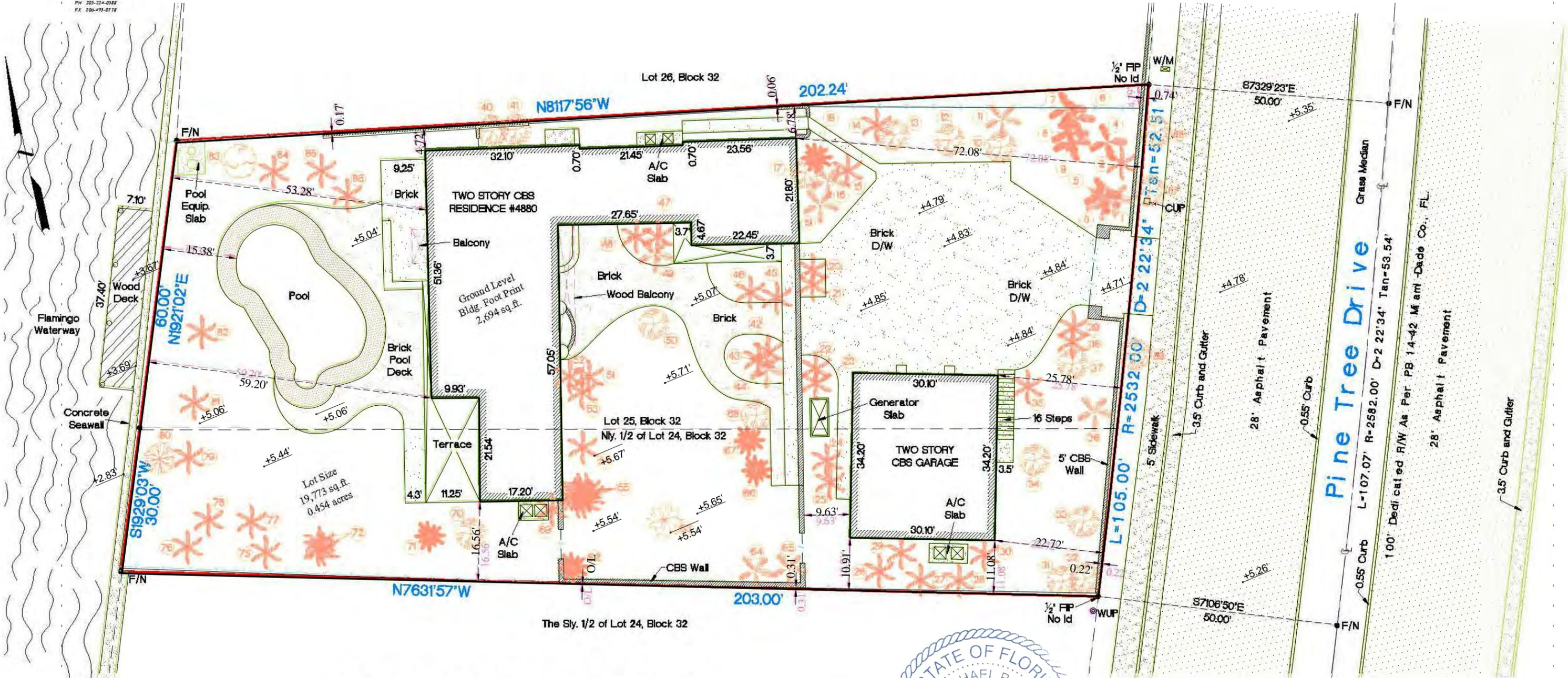




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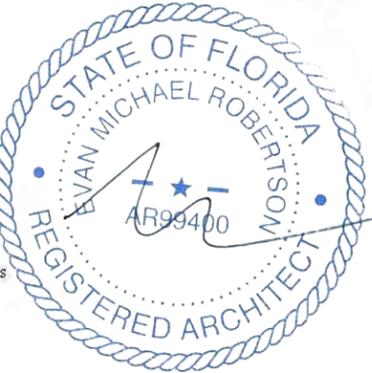
Boundary Survey

Graphic Scale 1" = 20'



Abbreviations of Legend

- | | | | |
|--------------------------------|--|---|--------------------------------|
| A = ARC DISTANCE | D = EASEMENT | L = LENGTH | PL = PLANTER |
| AVE = AVENUE | D/W = DIRECTION | L.M.E. = LAKE MAINTENANCE EASEMENT | P.O.C. = POINT OF COMMENCEMENT |
| ASH = ASPHALT | D.M.E. = DRAINAGE & MAINTENANCE EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION | P.O.B. = POINT OF BEGINNING |
| A/W = ANCHORED WIRE | | L.P. = LIGHT POLE | R = RADIUS |
| A/C = AIR CONDITIONER | | MEAS. = MEASURED | RES = RESIDENCE |
| BLDG = BUILDING | | M.H. = MAN HOLE | R/W = RIGHT OF WAY |
| B.COR = BLOCK CORNER | ENC. = ENCROACHMENT | ML = MONUMENT LINE | S.D.H. = SET DRILL HOLE |
| C.B. = CATCH BASIN | ET.P. = ELECTRIC TRANSFORMER PAD | N.G.V.G. = NATIONAL GEODETIC VERTICAL DATUM | S.I.P. = SET IRON PIPE |
| CLF = CHAIN LINK FENCE | F.P.L. = FLORIDA POWER AND LIGHT | | SN = SET NAIL |
| CONC. = CONCRETE | F.H. = FIRE HYDRANT | N.T.S. = NOT TO SCALE | SDWLK = SIDEWALK |
| COL. = COLUMN | F.I.P. = FOUND IRON PIPE | O.E. = OVERHEAD ELECTRIC LINE | T = TANGENT |
| C.U.P. = CONCRETE UTILITY POLE | F.F. = FINISH FLOOR | O/L = ON LINE | U.E. = UTILITY EASEMENT |
| C.L.P. = CONCRETE LIGHT POLE | D.H./F. = FOUND DRILL HOLE | P.C.P. = PERMANENT CONTROL POINT | W/F = WOOD FENCE |
| CBS = CONCRETE BLOCK STRUCTURE | F.R. = FOUND REBAR | P.M. = PARKING METER | W.V. = WATER VALVE |
| C.M.E. = CANAL MAINTENANCE | F.N. = FOUND NAIL | P.C. = POINT OF CURVATURE | W.U.P. = WOOD UTILITY POLE |
| | I.F. = IRON FENCE | P.W. = PARKWAY | WALK = WALKWAY |



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

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

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

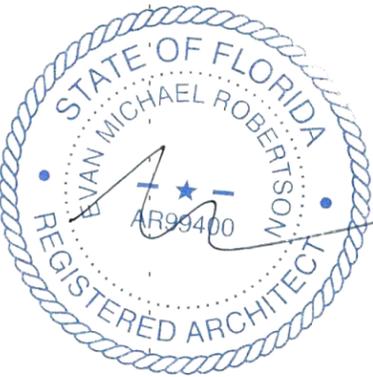
ITEM #	Zoning Information		
1	Address:	4880 PINE TREE DRIVE, MIAMI BEACH, FL, 33140	
2	Folio number(s):	02-3222-022-1770	
3	Board and file numbers:	DRB19-0468	
4	Year built:	1938	Zoning District: RS-3
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD: 4.60 NGVD
6	Adjusted grade (Flood+Grade/2):	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	
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)
15			2,713 SF 67%
16			Proposed Second Floor Unit Size SF and % : 2,713 SF 67%
			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



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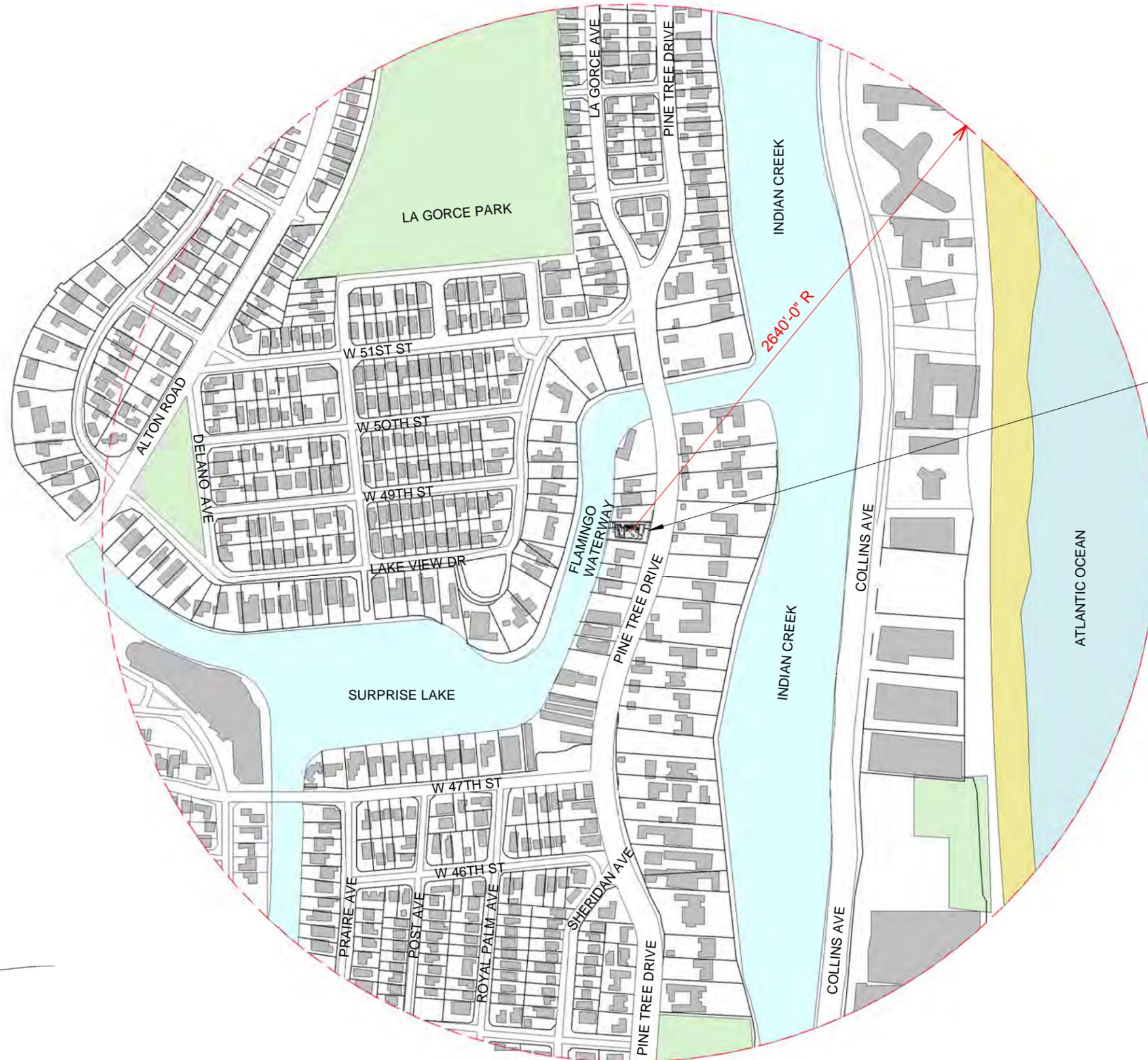
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

ZONING DATA SHEET
03.30.2020

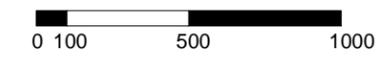
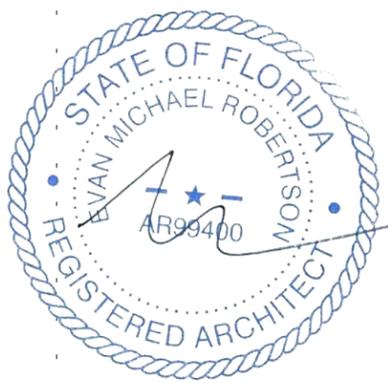
1804

A3



4880 PINE TREE DRIVE

2640'-0" R



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

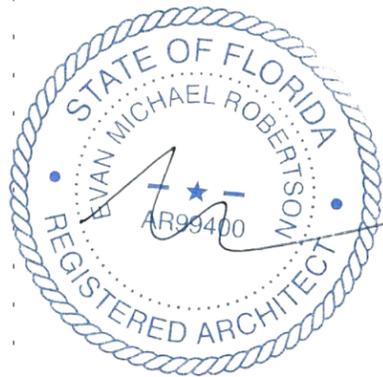
PINE TREE

CONTEXT PLAN
03.30.2020

1" = 600'-0"

1804

A4



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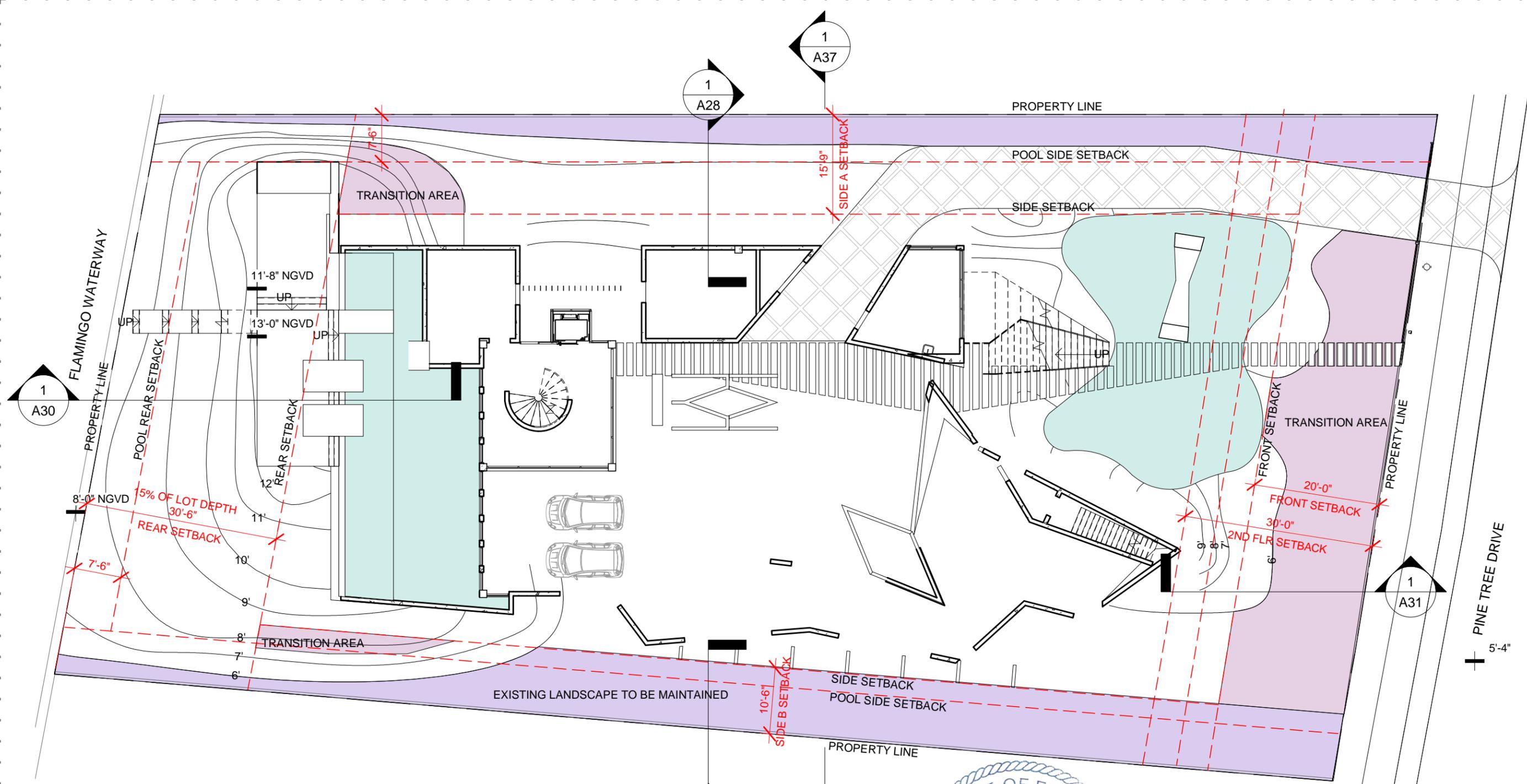
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

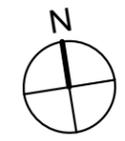
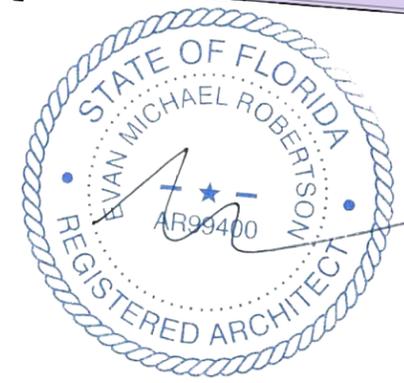
CONTEXT ELEVATIONS
03.30.2020 3/64" = 1'-0"

1804

A5



* ALL LEVELS RELATIVE TO NGVD



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

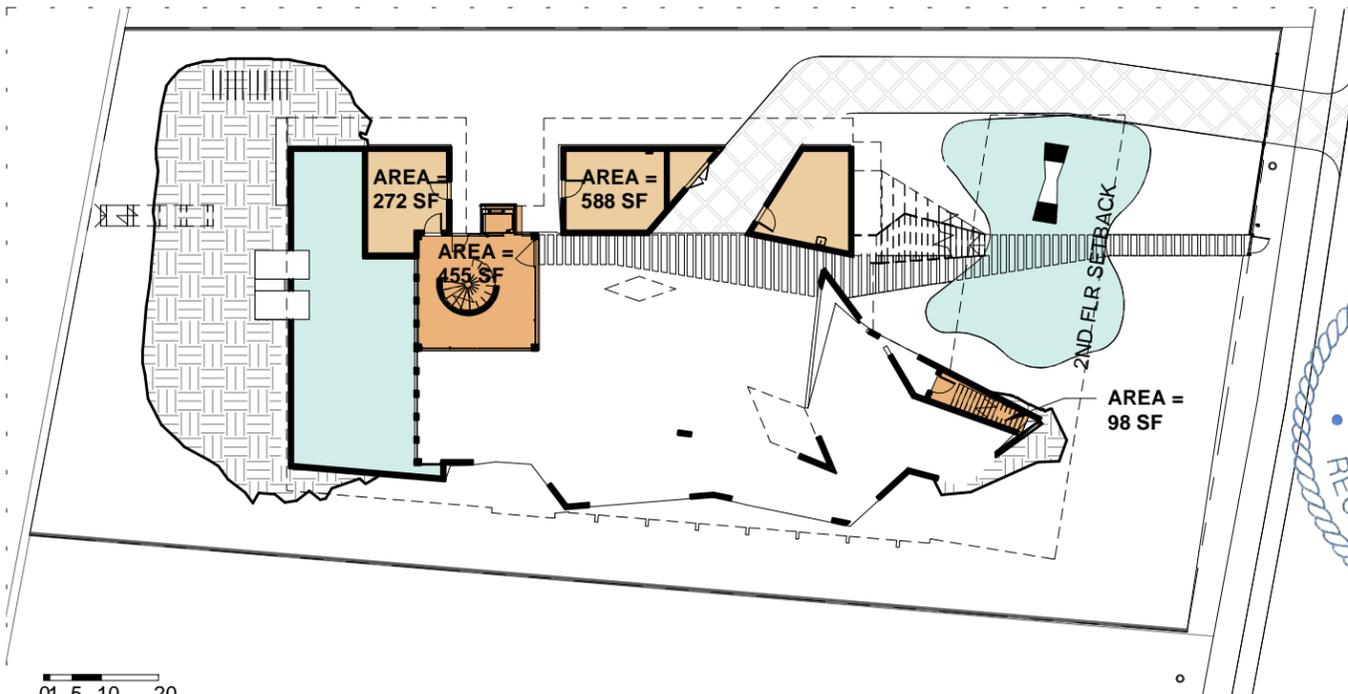
MTTR MGMT
291 NE 61ST ST | MIAMI FL | 33137
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DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

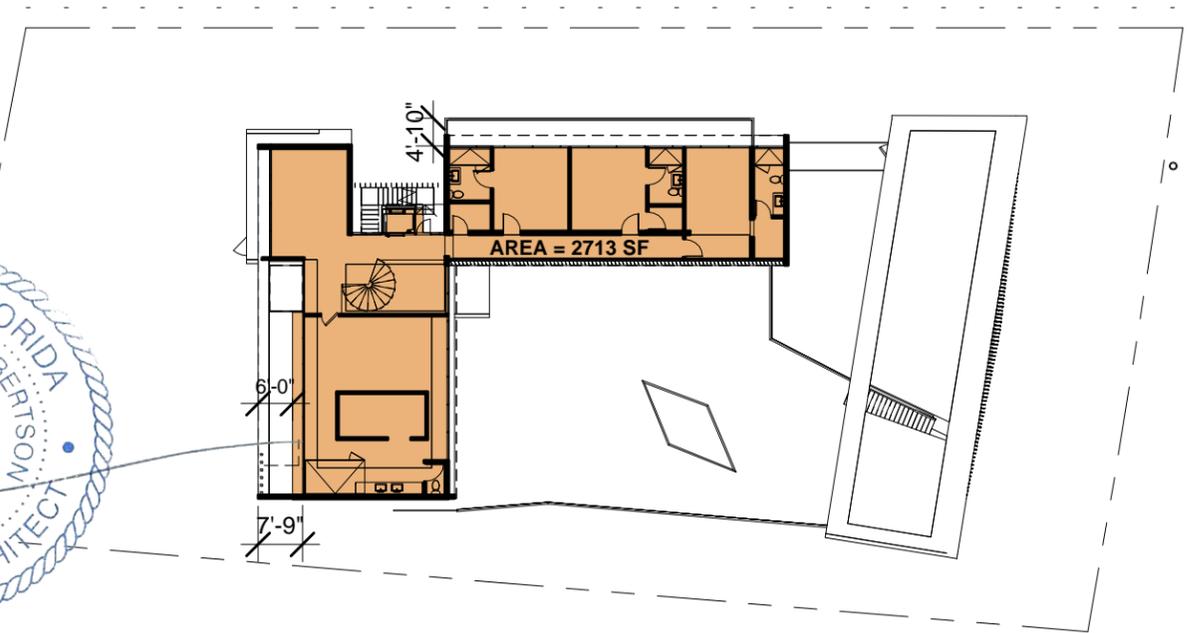
PINE TREE

CONTOUR PLAN
03.30.2020 1/16" = 1'-0"

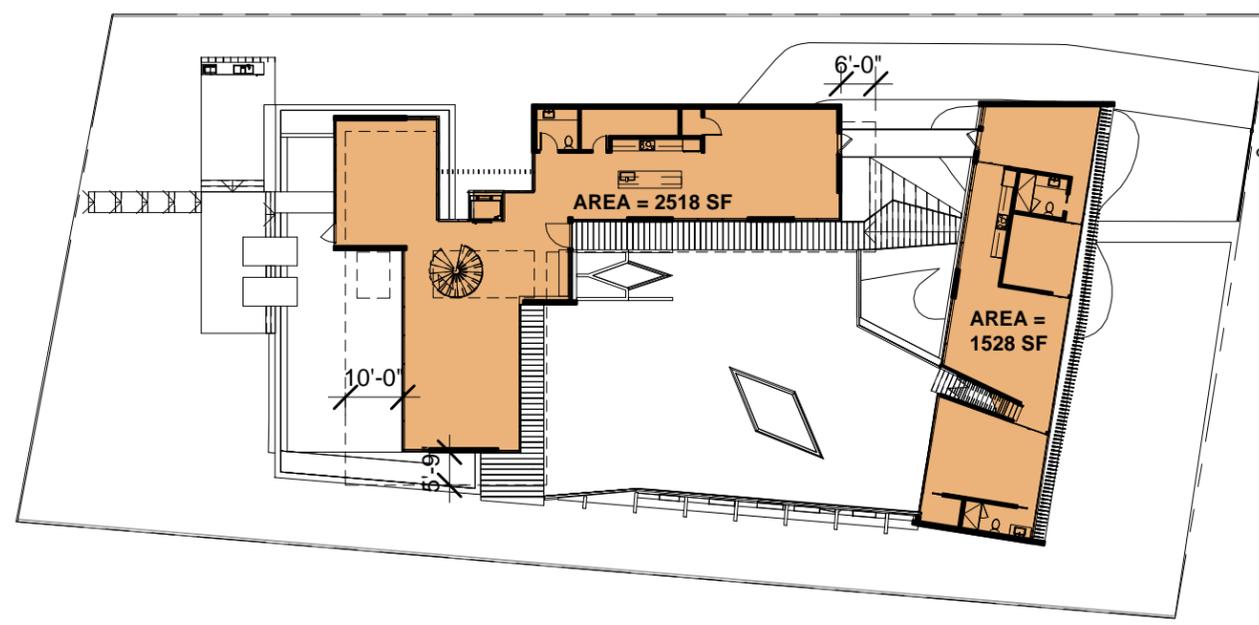
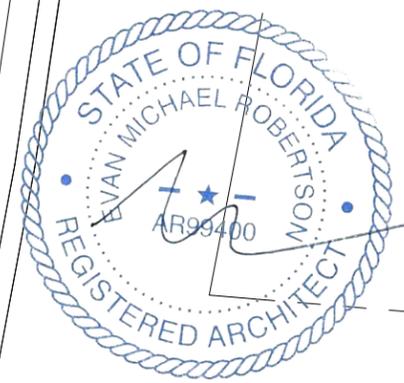
1804 **A6**



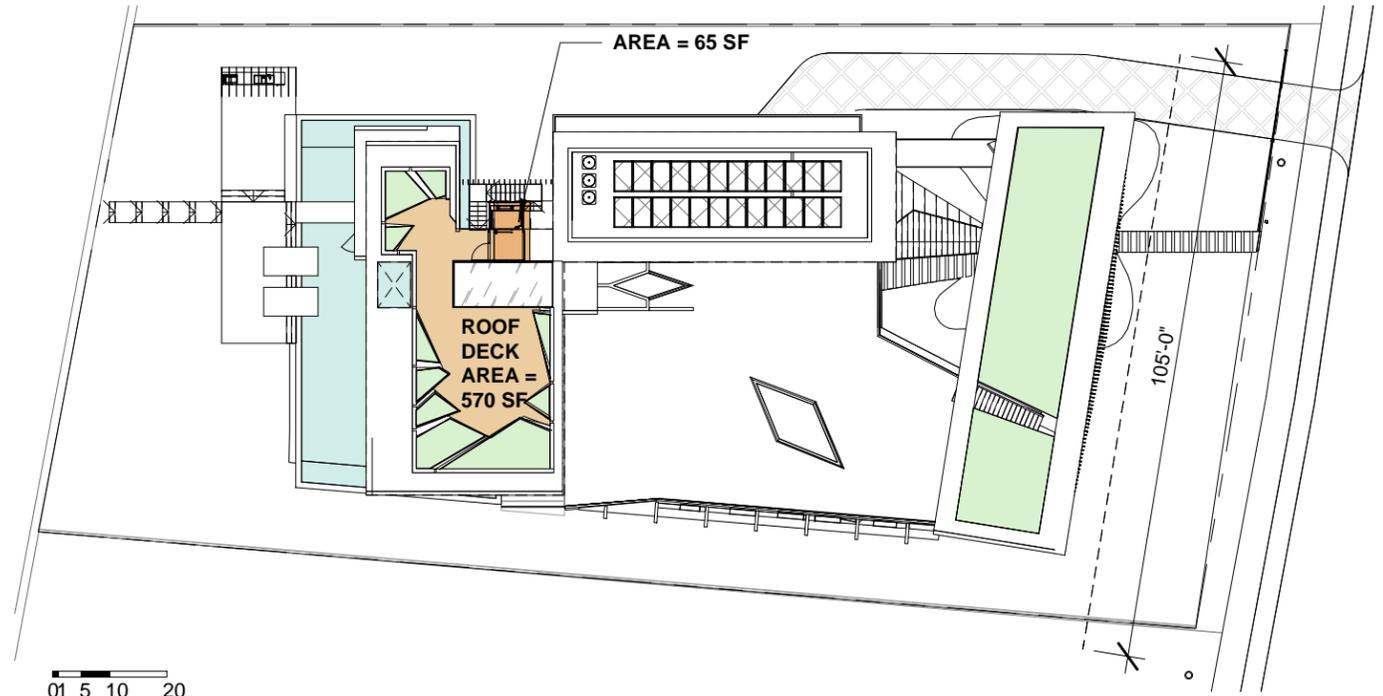
UNDERSTORY



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%)

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PINE TREE

UNIT SIZE DIAGRAMS

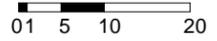
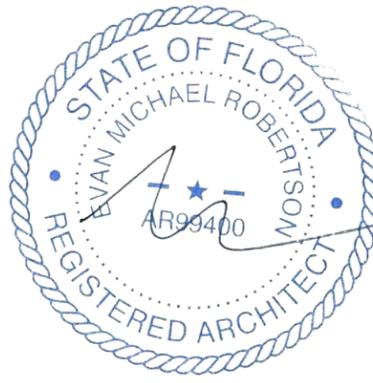
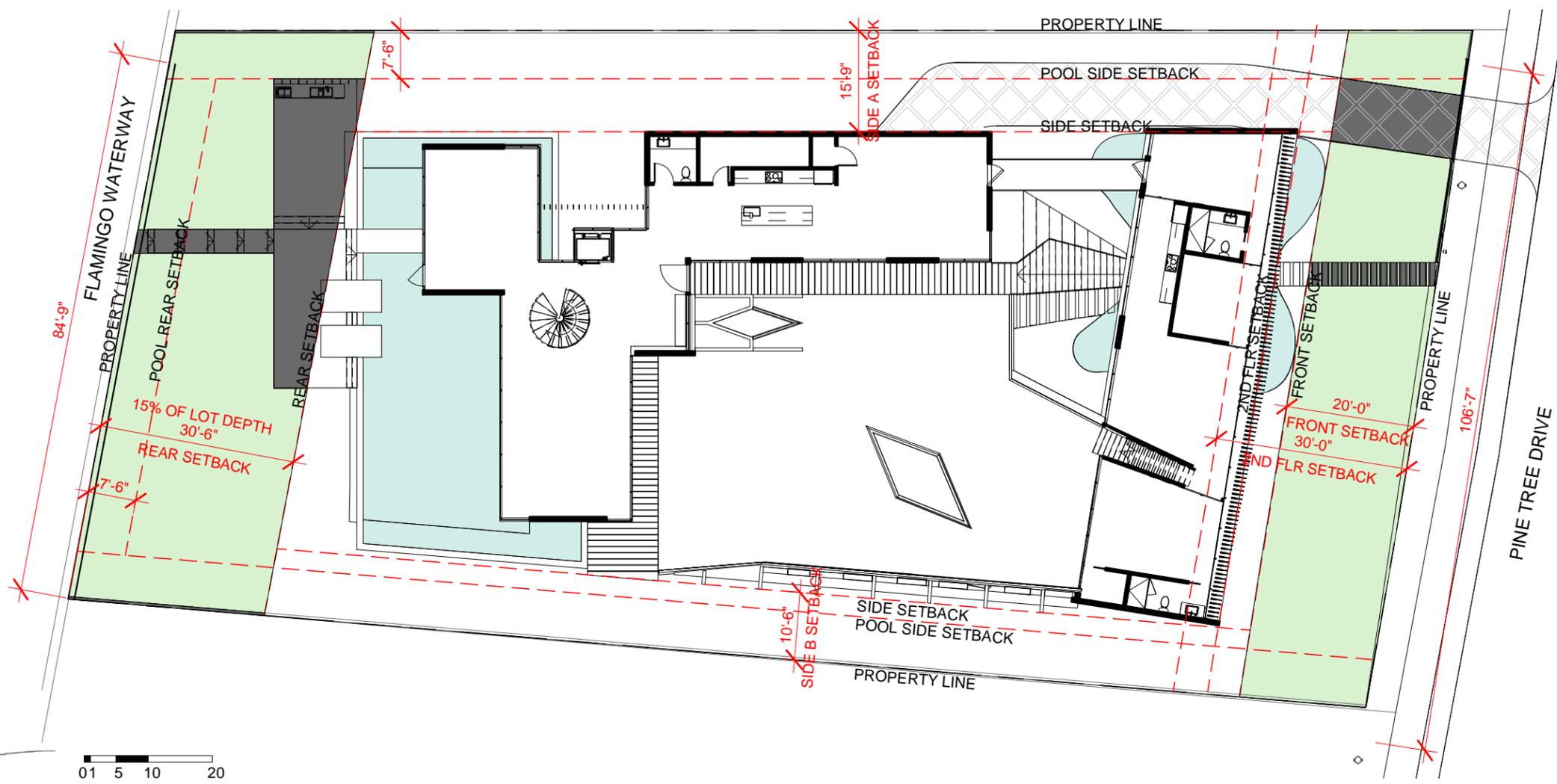
03.30.2020

1/32" = 1'-0"

1804

A7



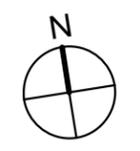


PERVIOUS REAR YARD REQUIREMENTS

ALLOWED	PROVIDED
70% OF REAR YARD AREA 2,779 SF X 70% = 1,945 SF	 SODDED OR LANDSCAPED 2,210 SF 80%
	 IMPERVIOUS 571 SF

PERVIOUS FRONT YARD REQUIREMENTS

ALLOWED	PROVIDED
50% OF FRONT YARD AREA 2,116 SF X 50% = 1,058 SF	 SODDED OR LANDSCAPED 1,862 SF 88%
	 PAVERS 242 SF



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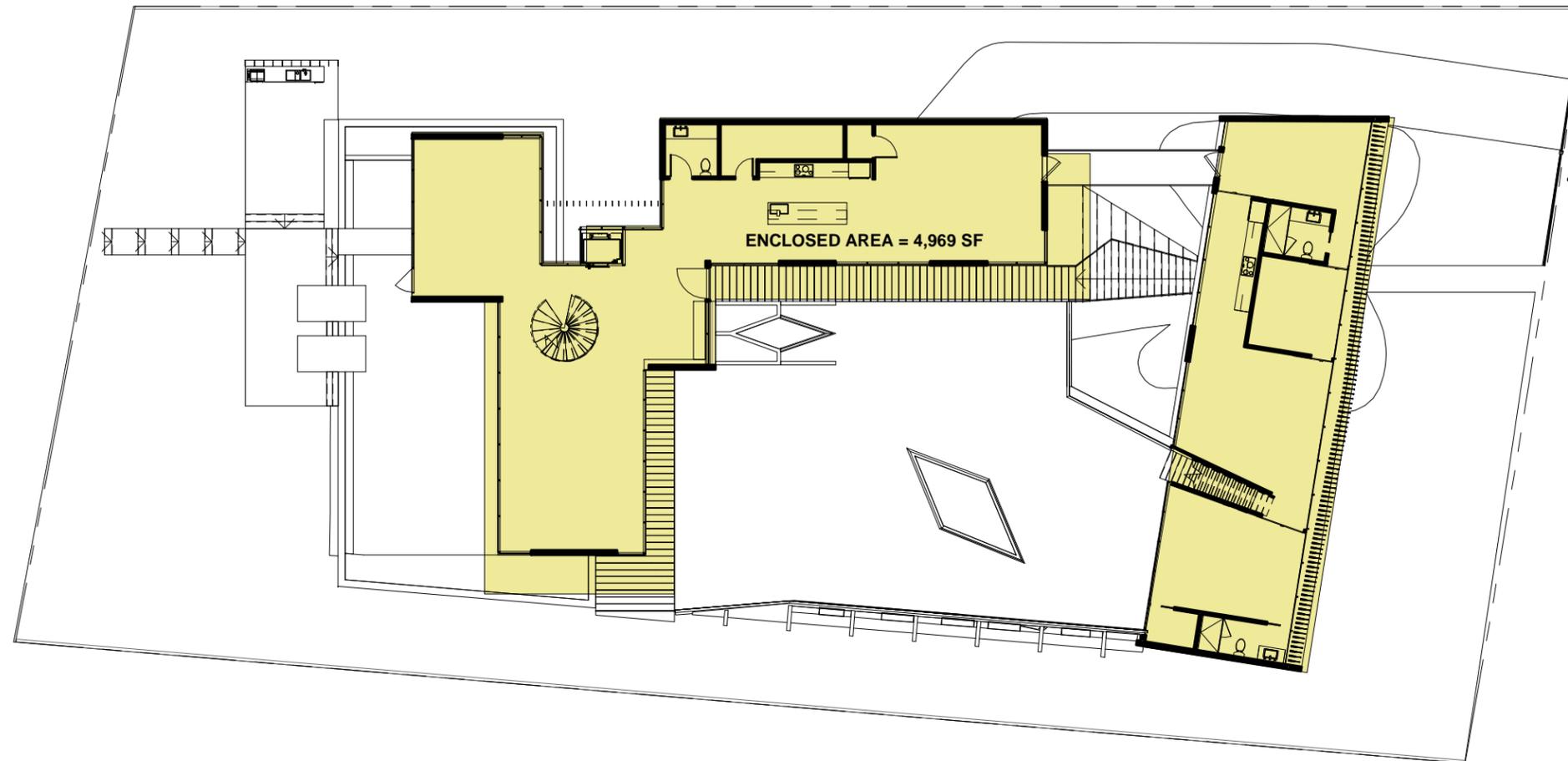
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

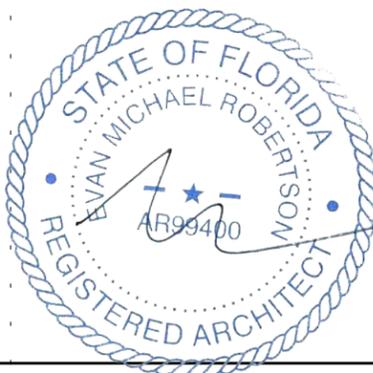
PERVIOUS DIAGRAM
03.30.2020 3/64" = 1'-0"

1804

A8



ENCLOSED AREA = 4,969 SF



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

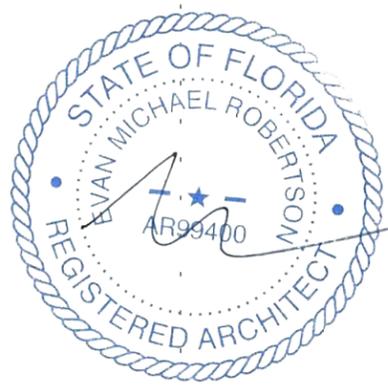
LOT COVERAGE

03.30.2020

3/64" = 1'-0"

1804

A9



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PINE TREE

SITE PHOTOS
03.30.2020

1804

A10



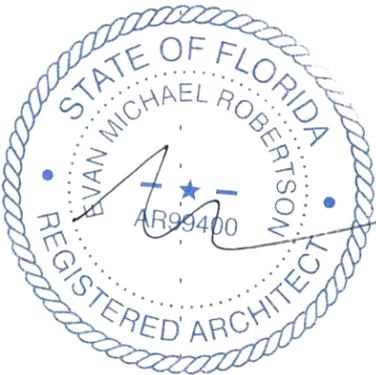
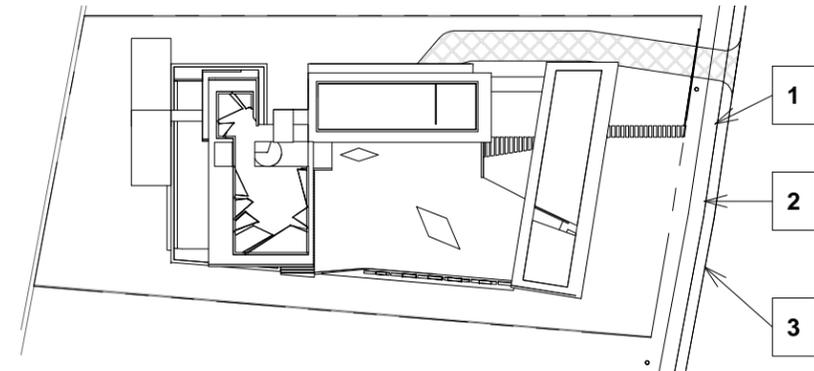
1



3



2



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

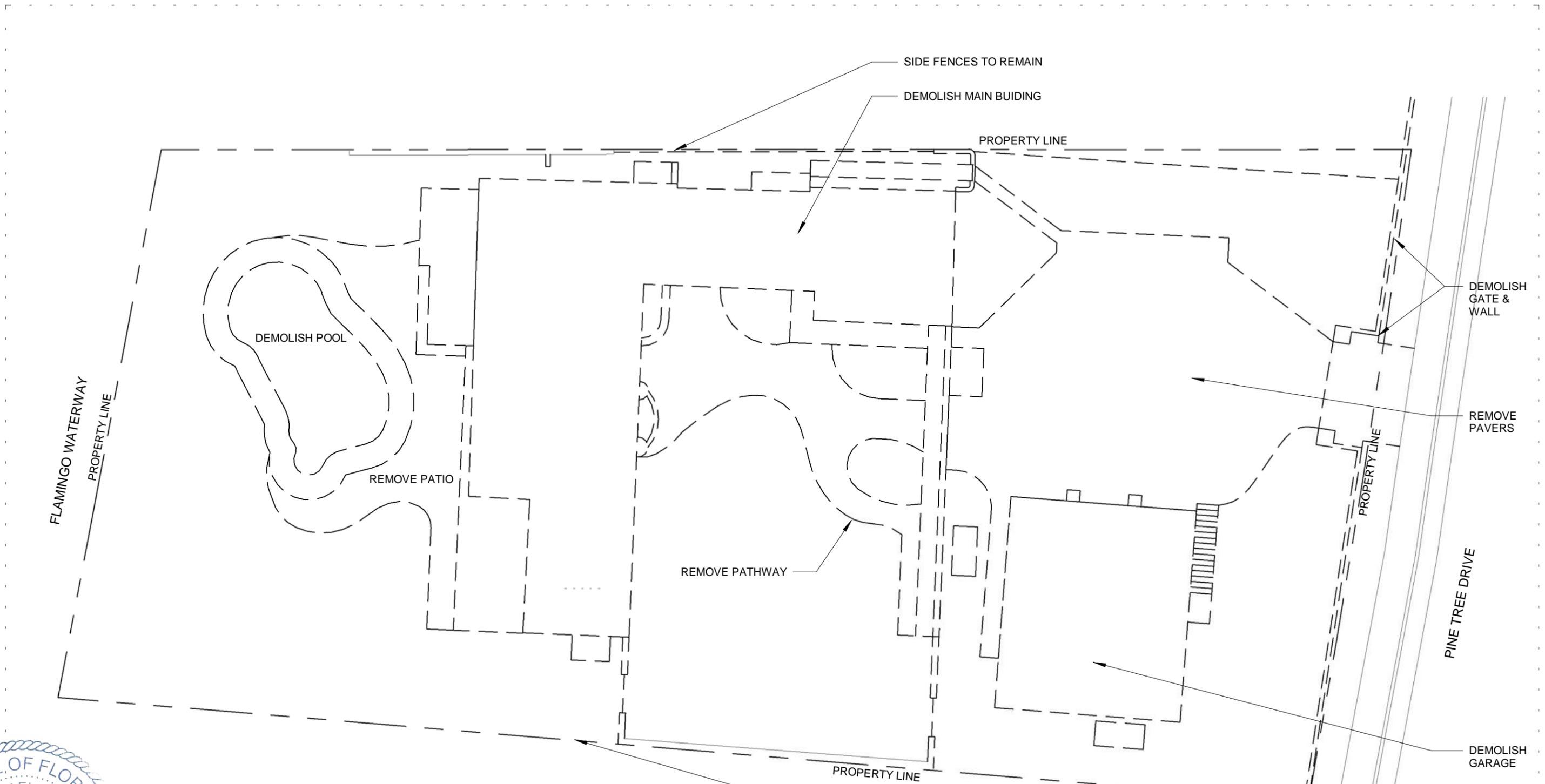
PINE TREE

CONTEXT PHOTOS
03.30.2020

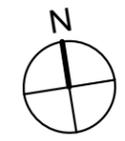
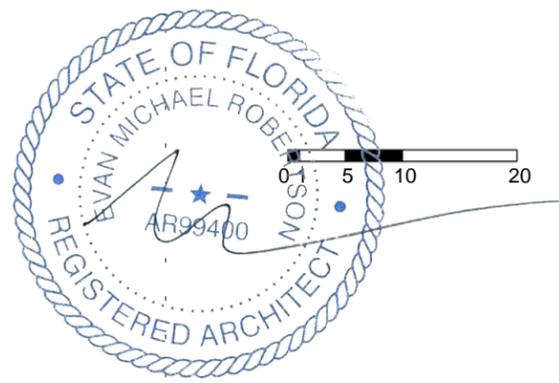
1" = 60'-0"

1804

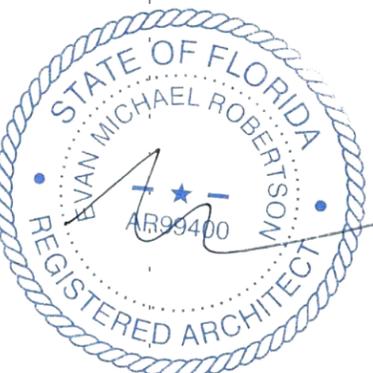
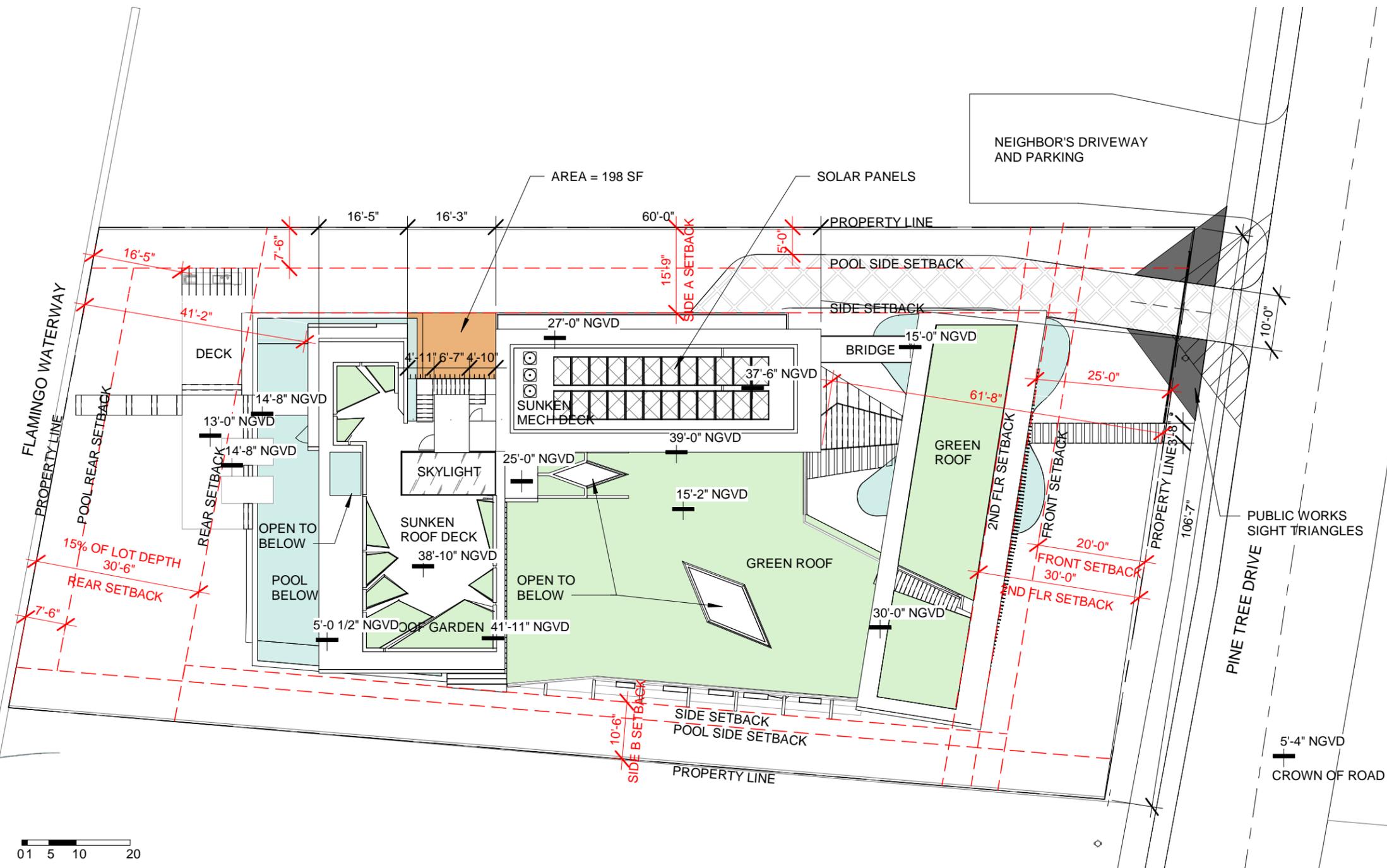
A11



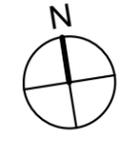
ALL DEMOLITION MATERIAL SHALL BE ORGANIZED FOR RECYCLING AND SALVAGING WHEREVER POSSIBLE.

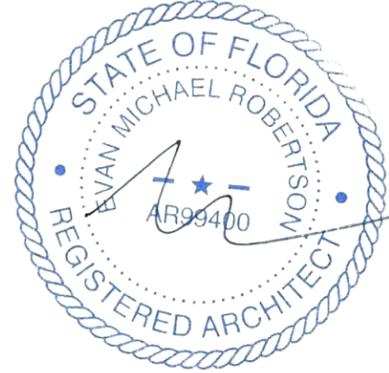
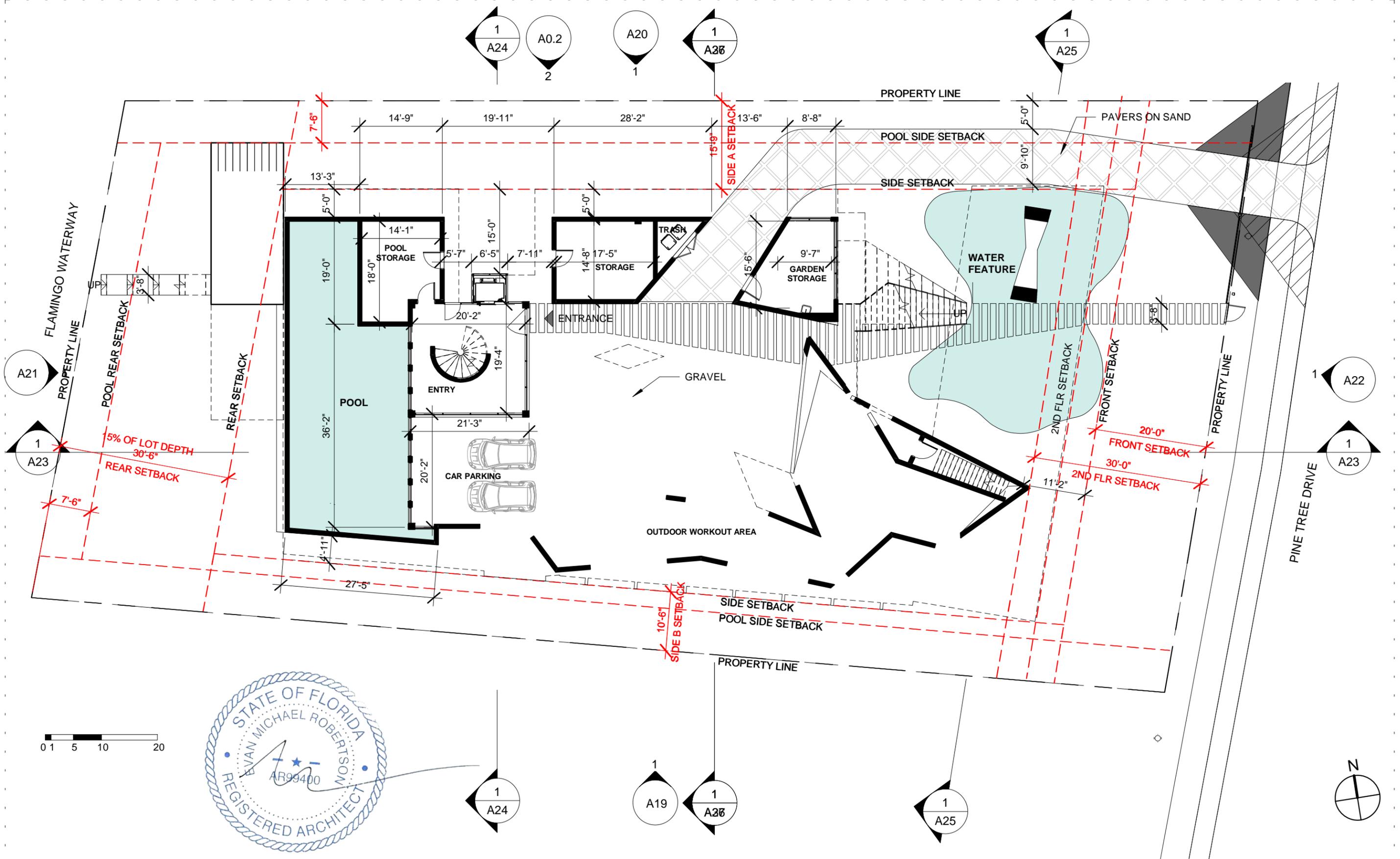


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	DEMOLITION PLAN 03.30.2020 1/16" = 1'-0"	A12 1804

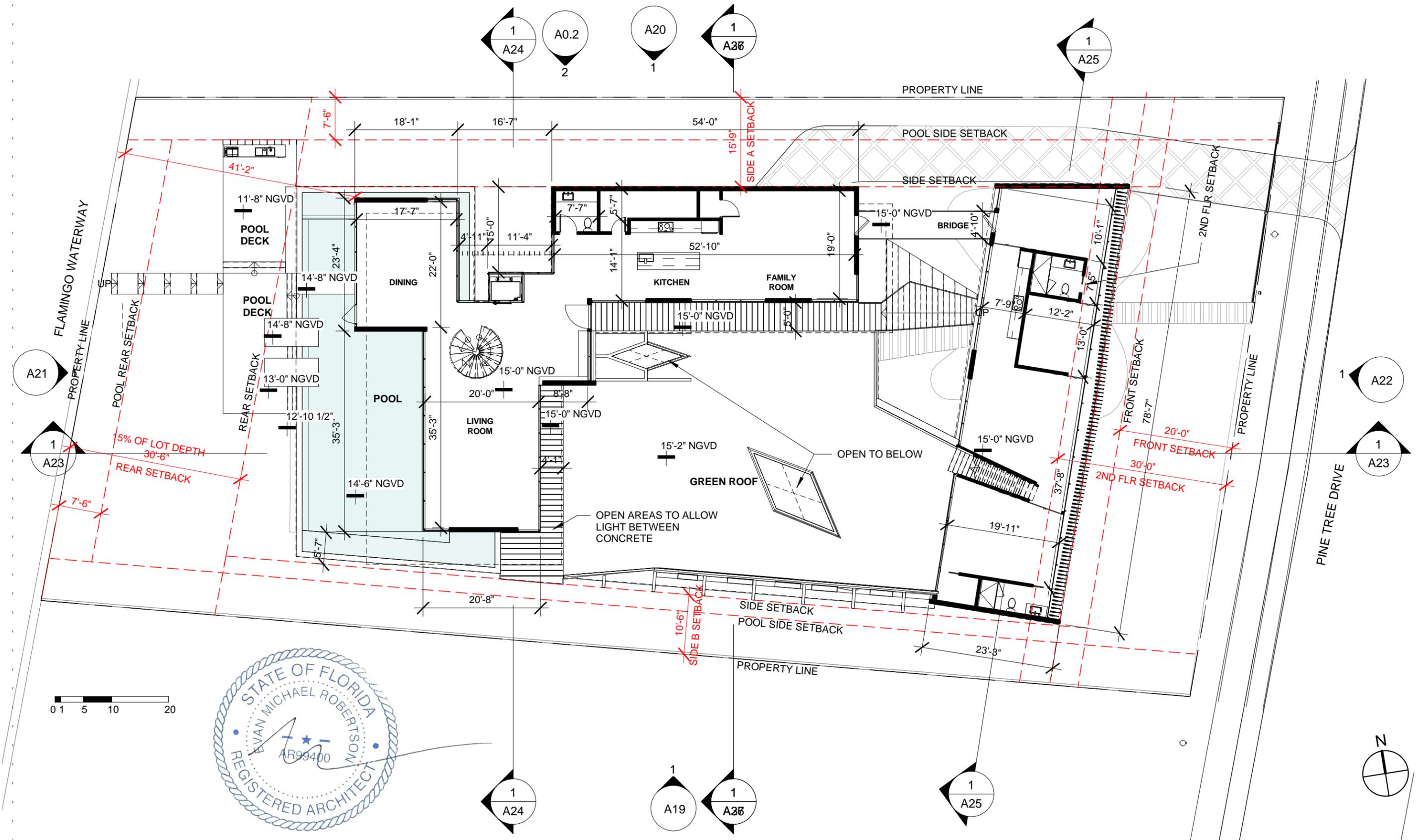


ACCESSORY SETBACKS			SETBACKS			SIDE ELEVATION		
ALLOWED	PROVIDED		ALLOWED	PROVIDED		ALLOWED	PROVIDED	
SIDE: 7'-6"	7'-6"		FRONT: ONE STORY: 20'-0" TWO STORY: 30'-0"	25'-0" 61'-8"		2 STORY MAX ALLOWABLE LENGTH 60'-0" MAX	60'-0"	60'-0"
REAR: 7'-6"	16'-5"		SIDE: 25% OF LOT WIDTH 105' X 25% = 26.25 SIDE 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 #
MTRR 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" 1804	A14



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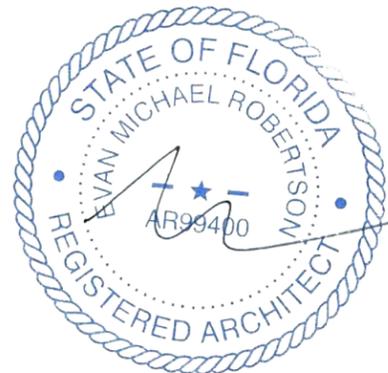
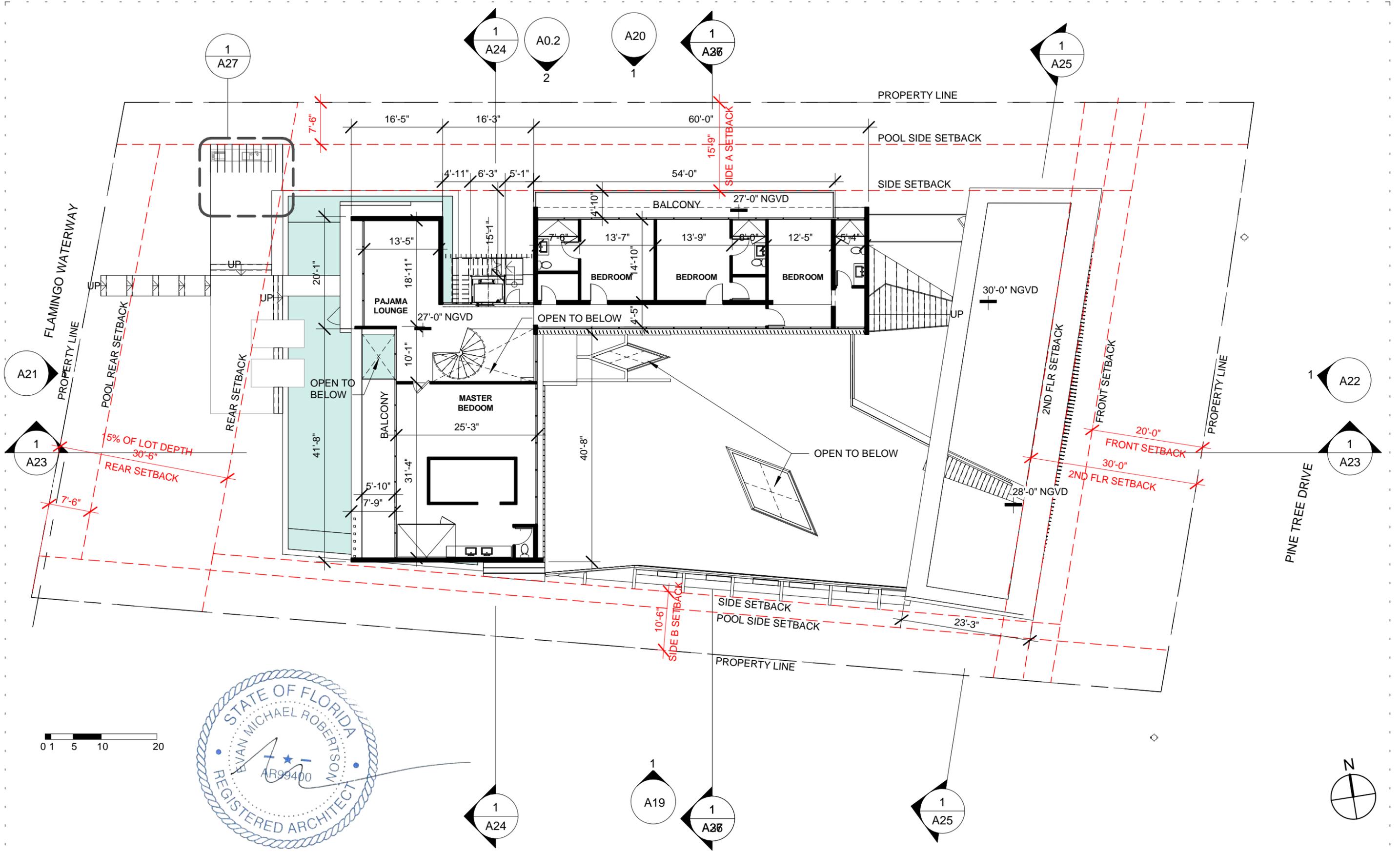
PINE TREE

LEVEL 1
03.30.2020

1/16" = 1'-0"

1804

A15



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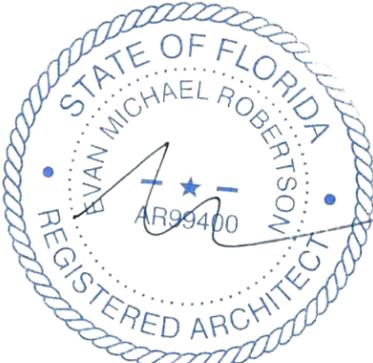
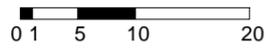
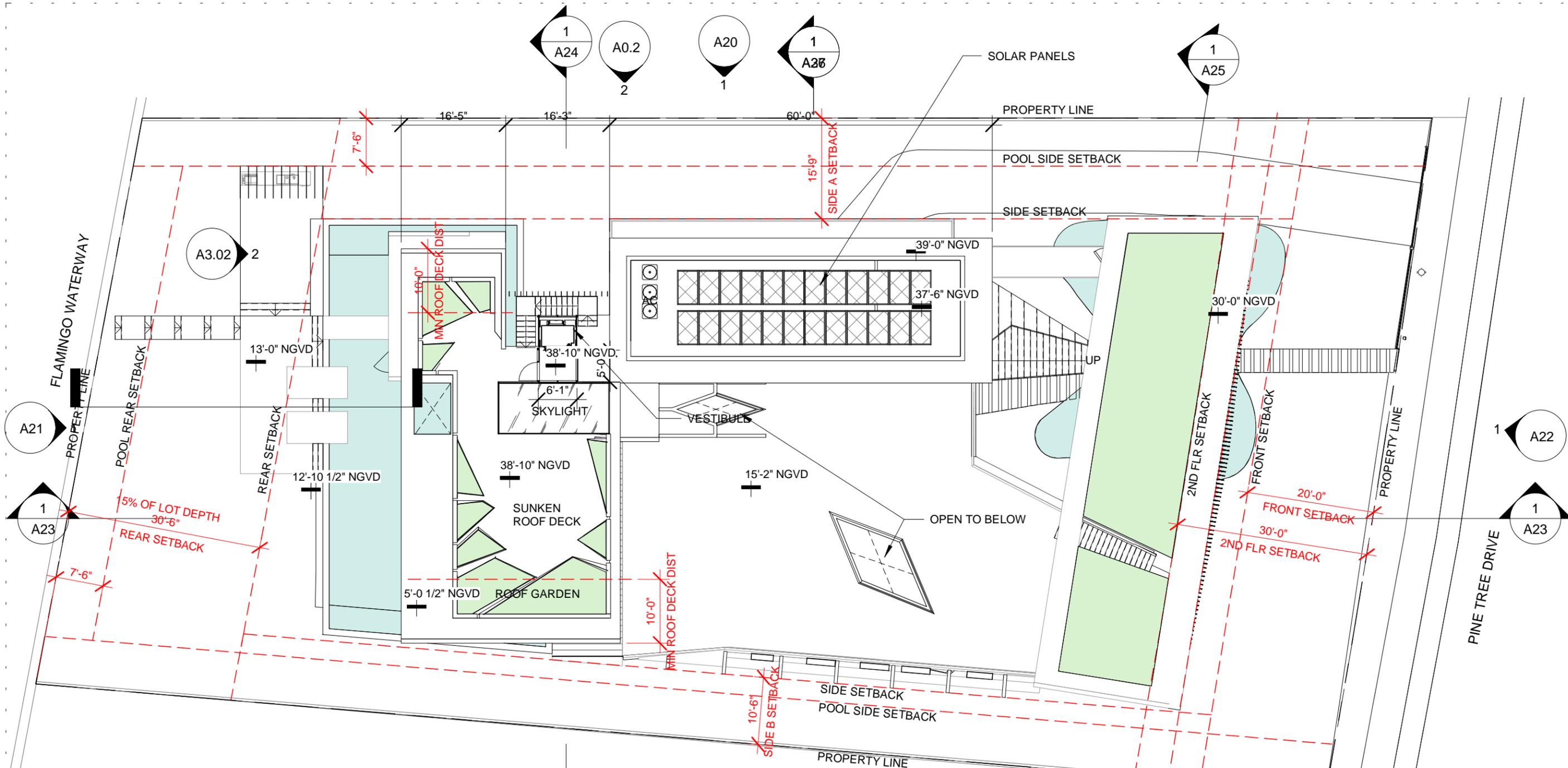
PINE TREE

LEVEL 2
03.30.2020

1/16" = 1'-0"

1804

A16



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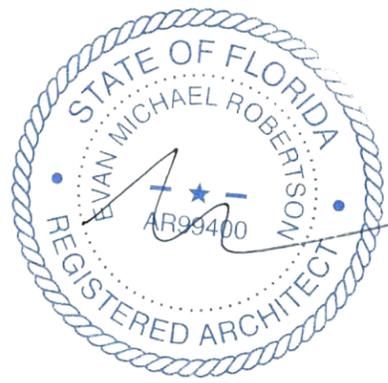
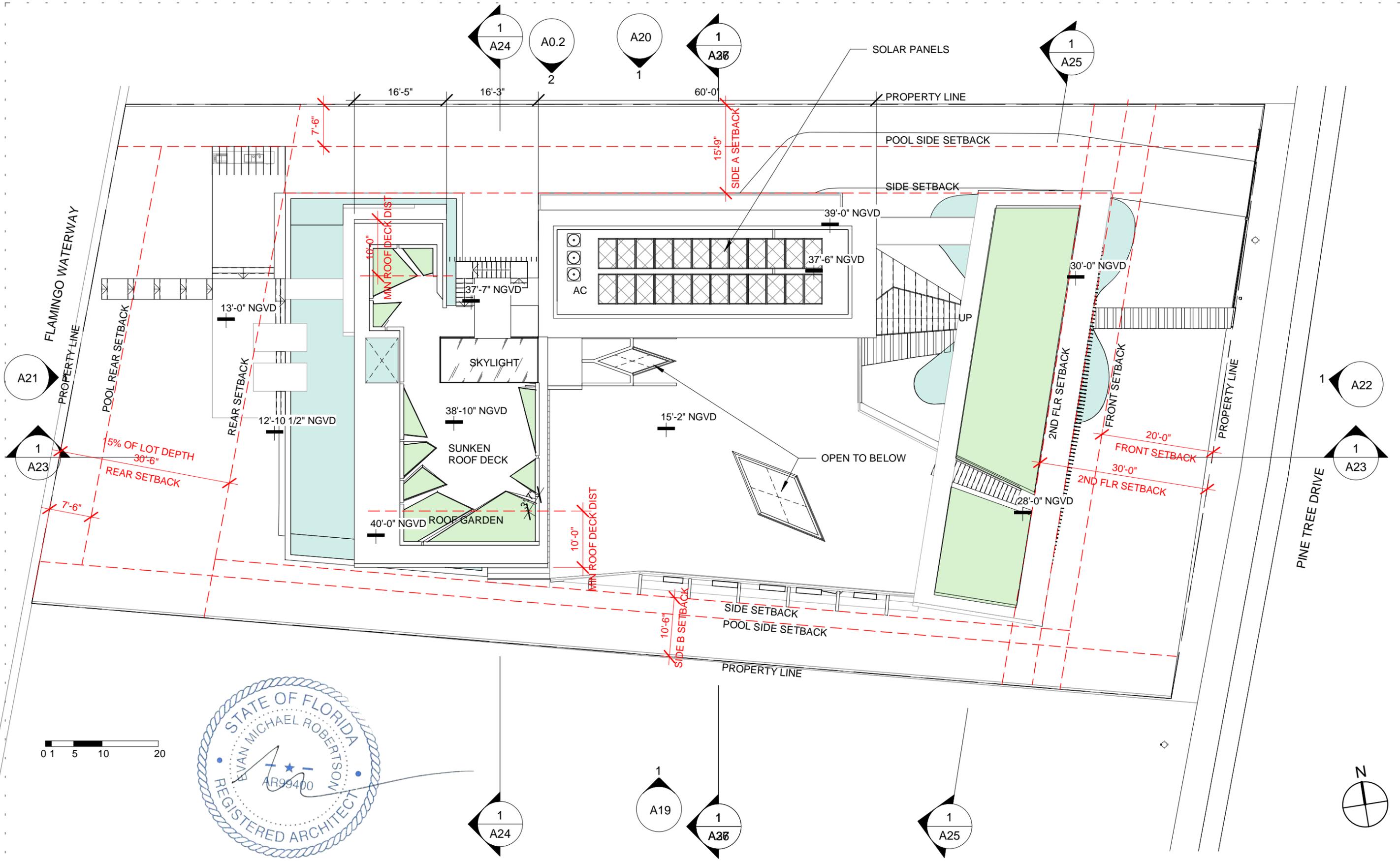
PINE TREE

VESTIBULE PLAN
03.30.2020

1/16" = 1'-0"

1804

A17



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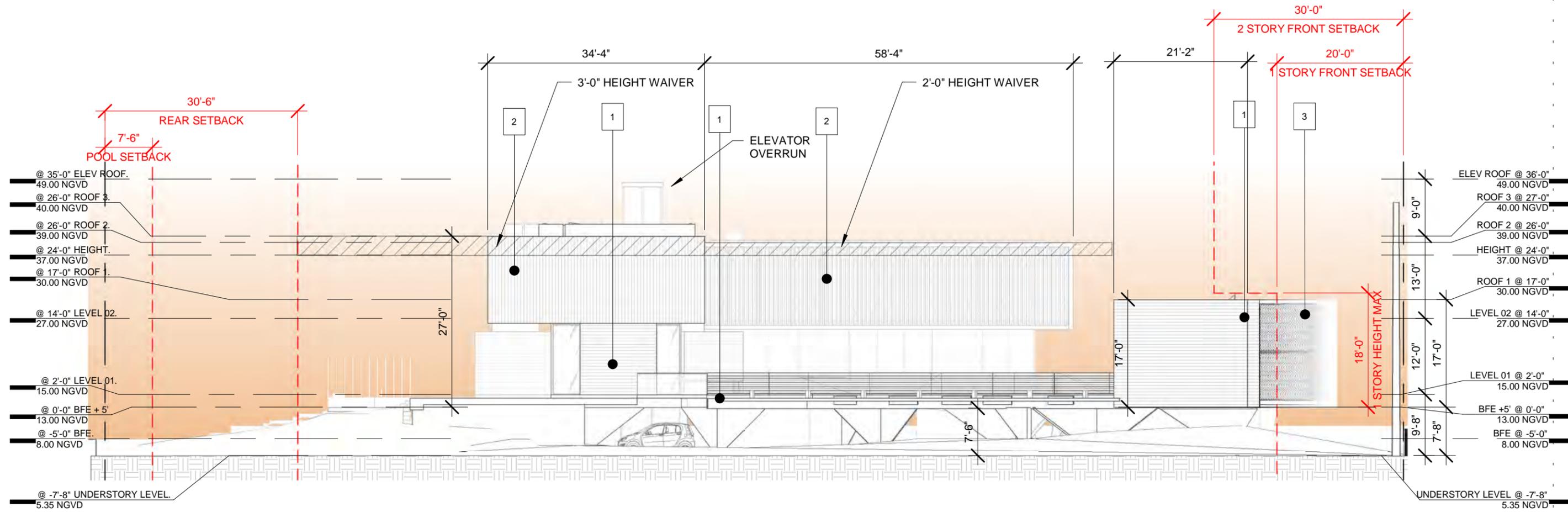
PINE TREE

ROOF PLAN
03.30.2020

1/16" = 1'-0"

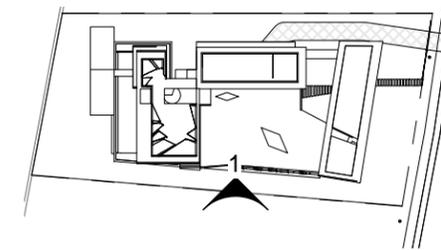
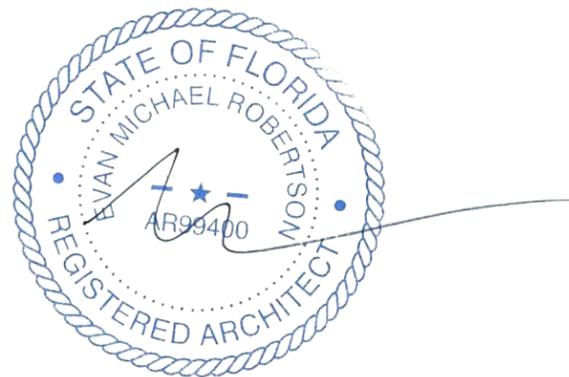
1804

A18



MATERIALS LEGEND

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



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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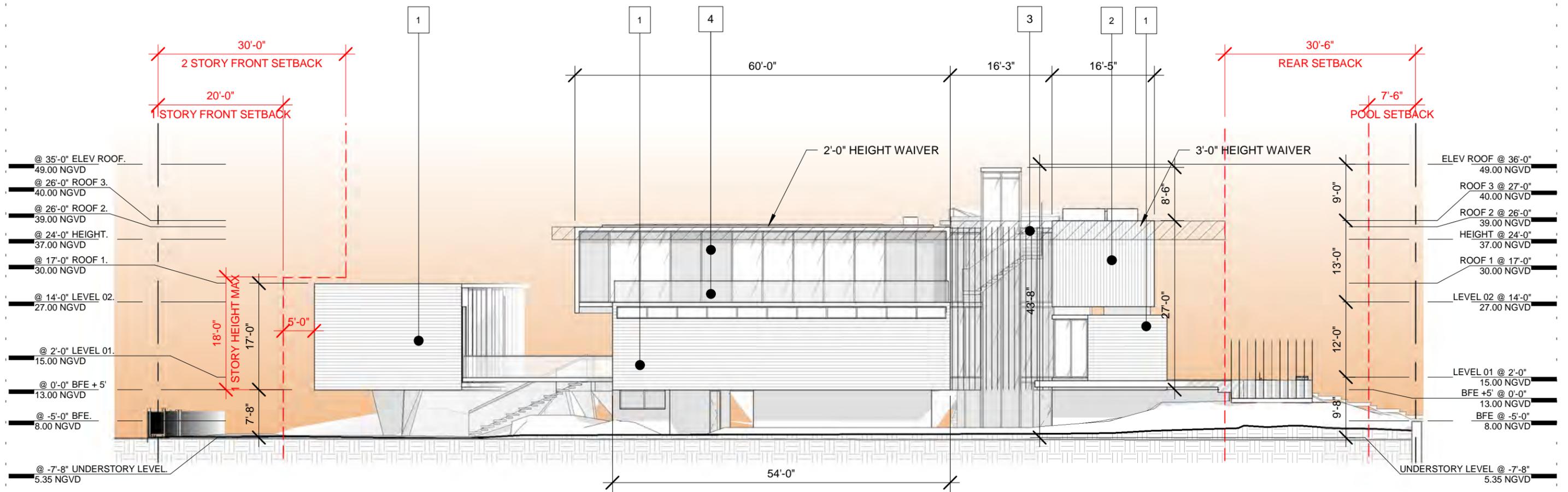
PINE TREE

SOUTH ELEVATION

03.30.2020 1/16" = 1'-0"

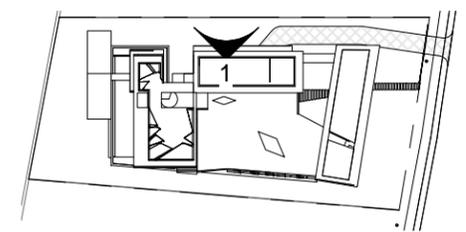
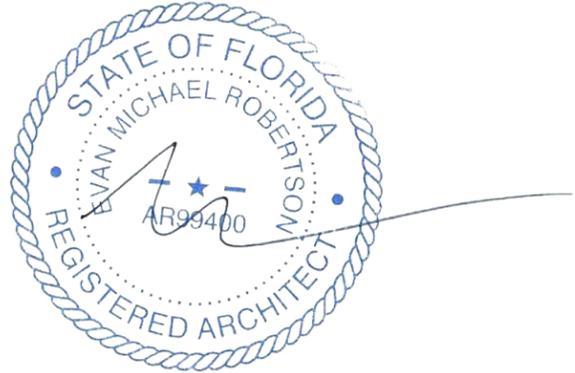
1804

A19

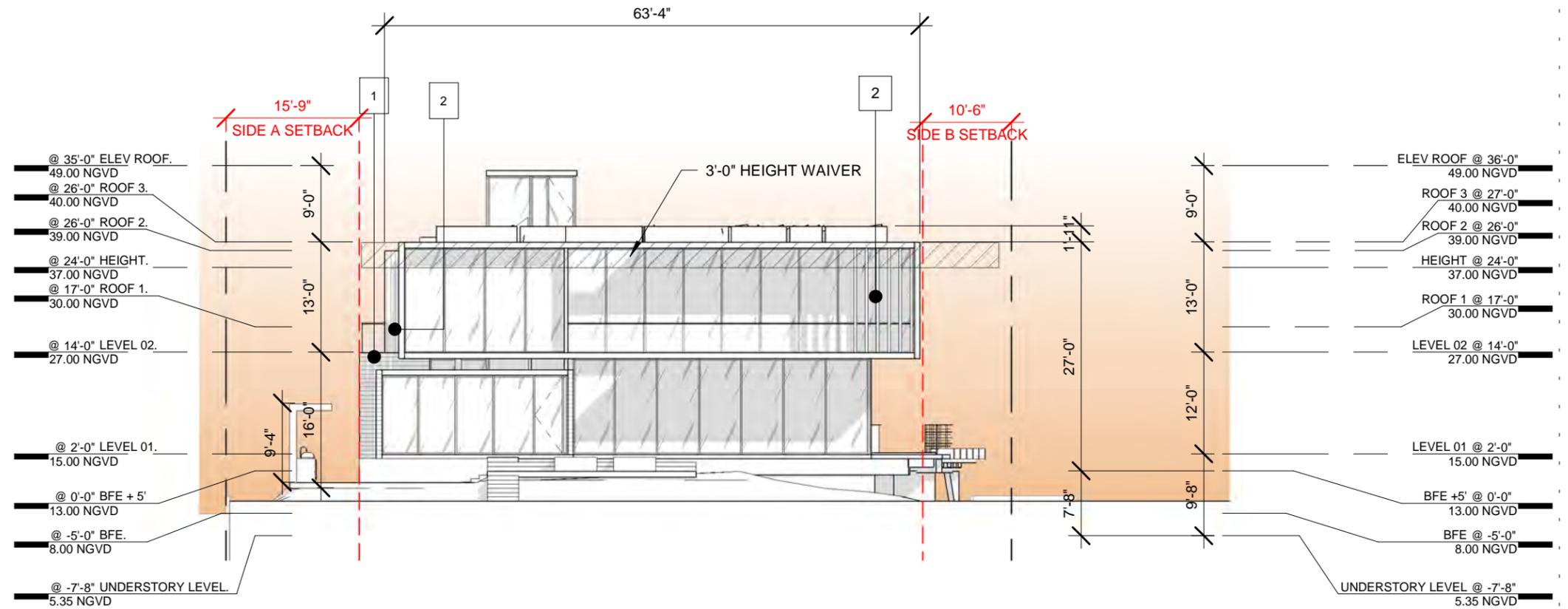


MATERIALS LEGEND

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

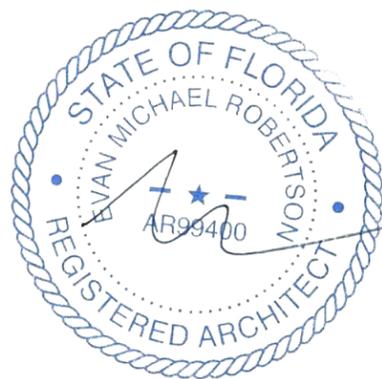
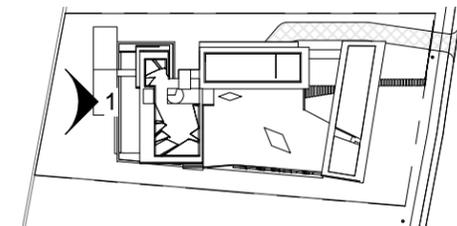


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	NORTH ELEVATION 03.30.2020 1/16" = 1'-0"	A20



MATERIALS LEGEND

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



ARCHITECT

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OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

PINE TREE

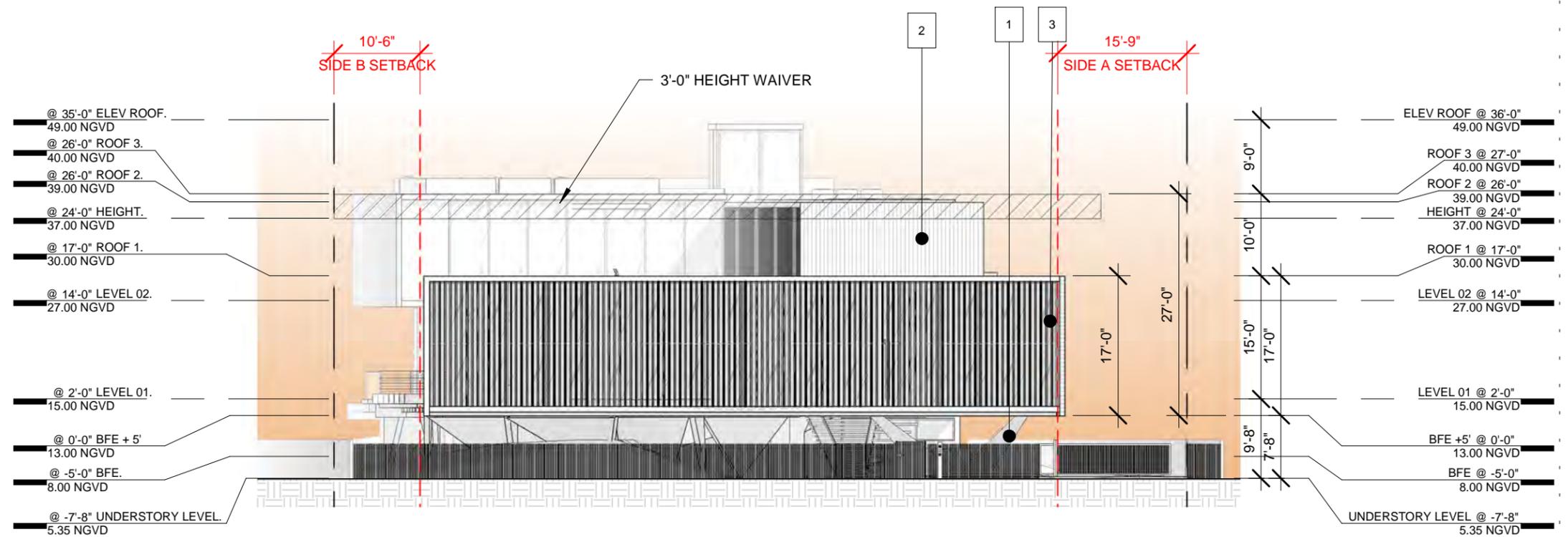
WEST ELEVATION

03.30.2020

1/16" = 1'-0"

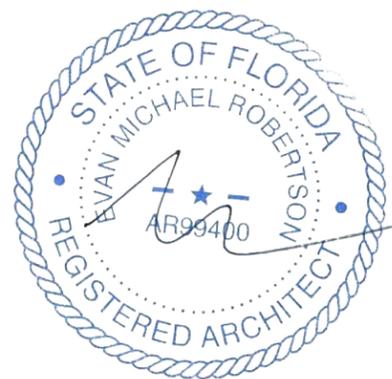
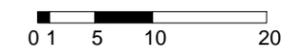
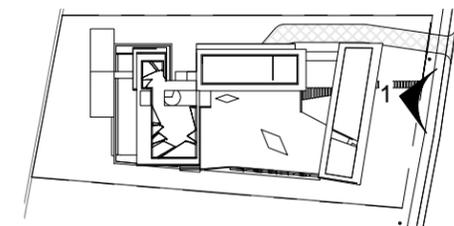
1804

A21

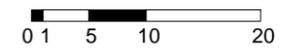
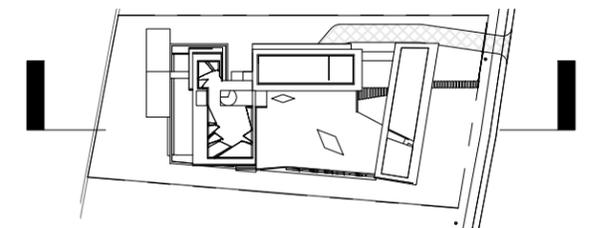
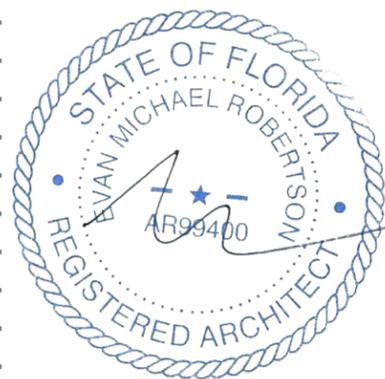
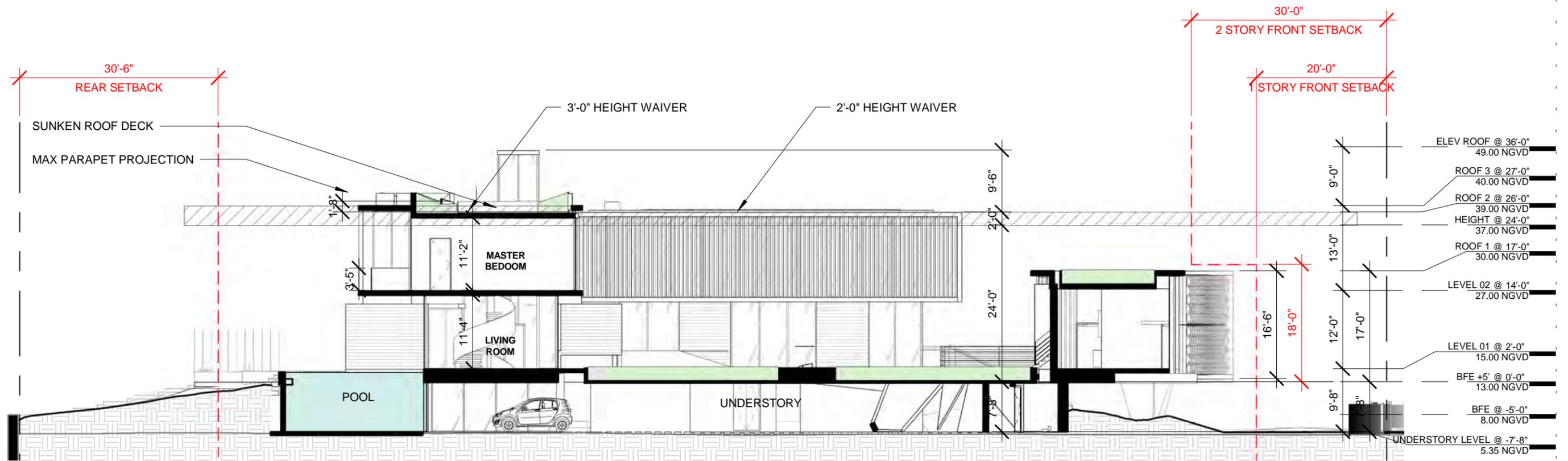


MATERIALS LEGEND

-  1 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

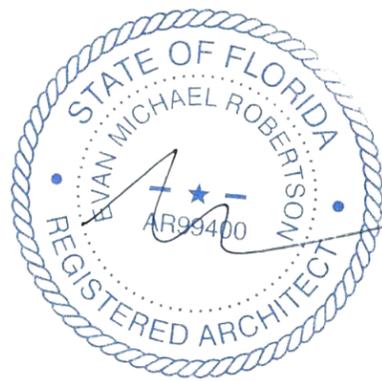
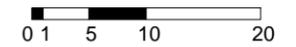
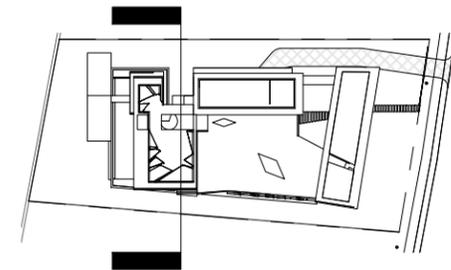
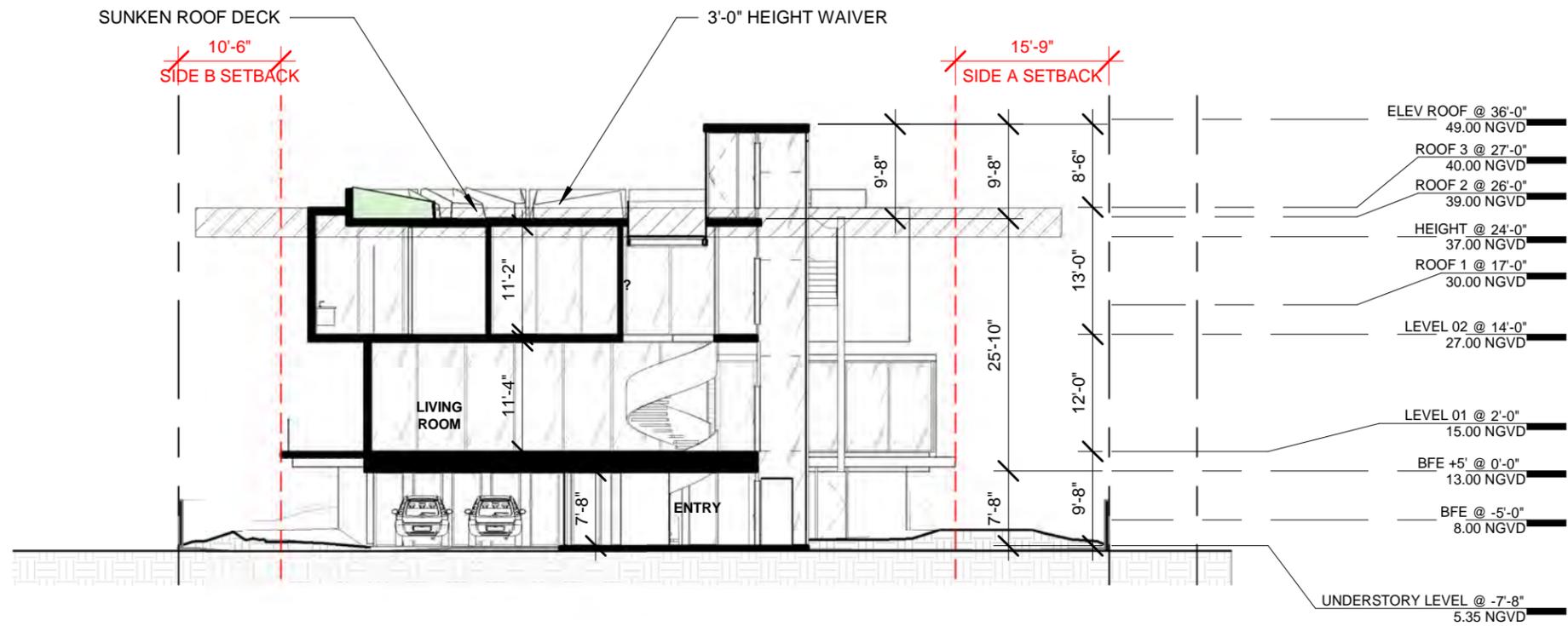


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	SECTION A 03.30.2020	1804

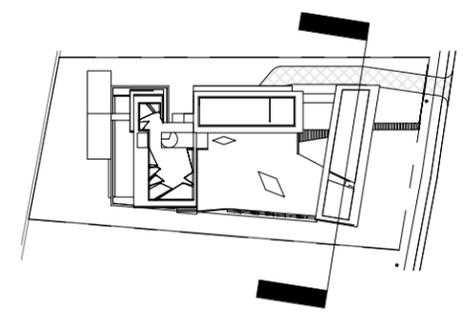
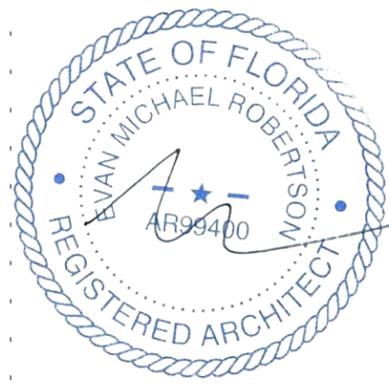
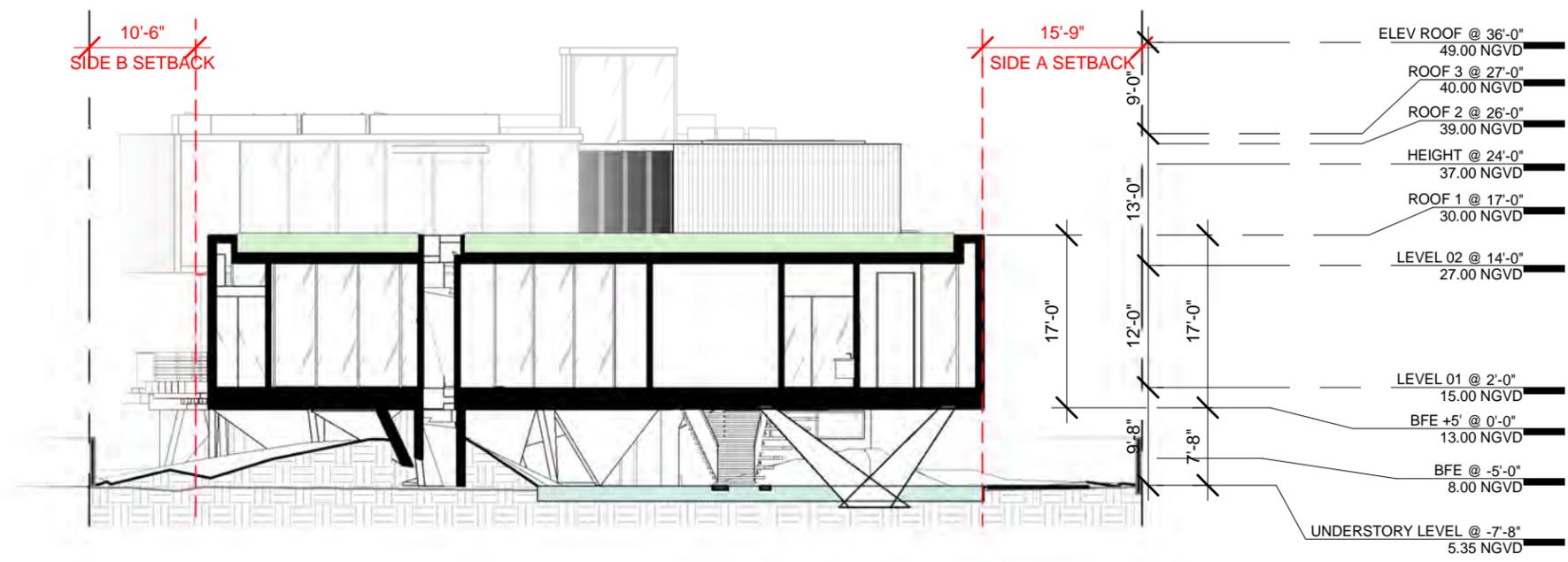


1/16" = 1'-0"

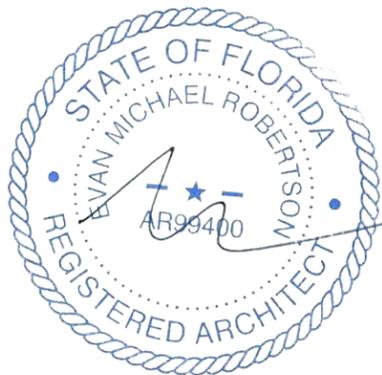
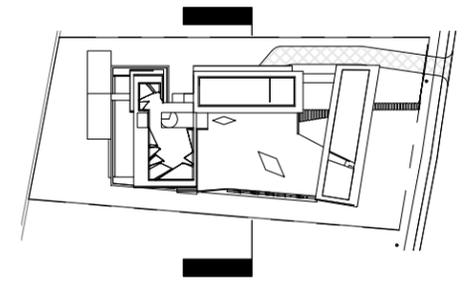
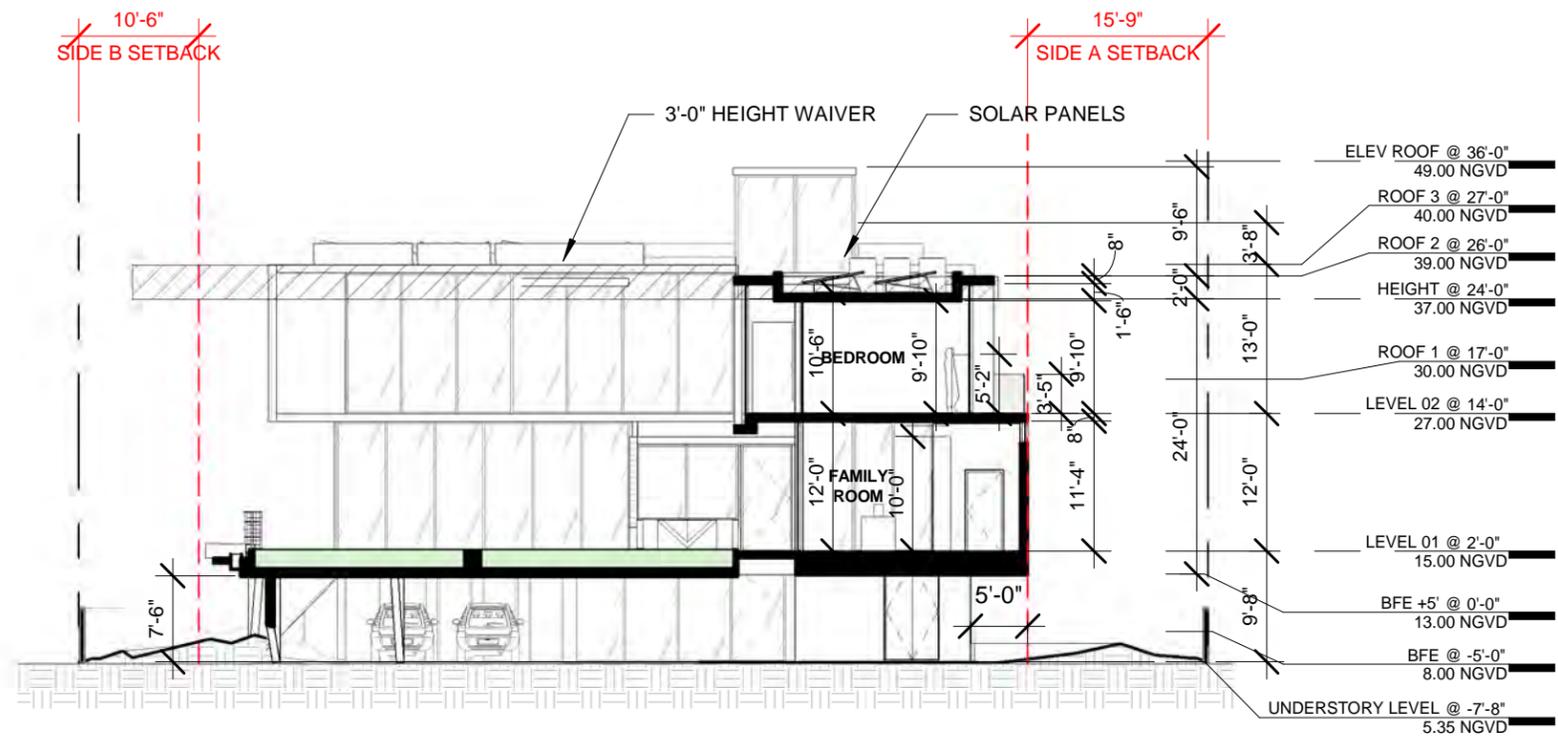
A23



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR 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 B 03.30.2020	A24 1/16" = 1'-0" 1804



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR 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 C 03.30.2020 As indicated	A25 1804



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

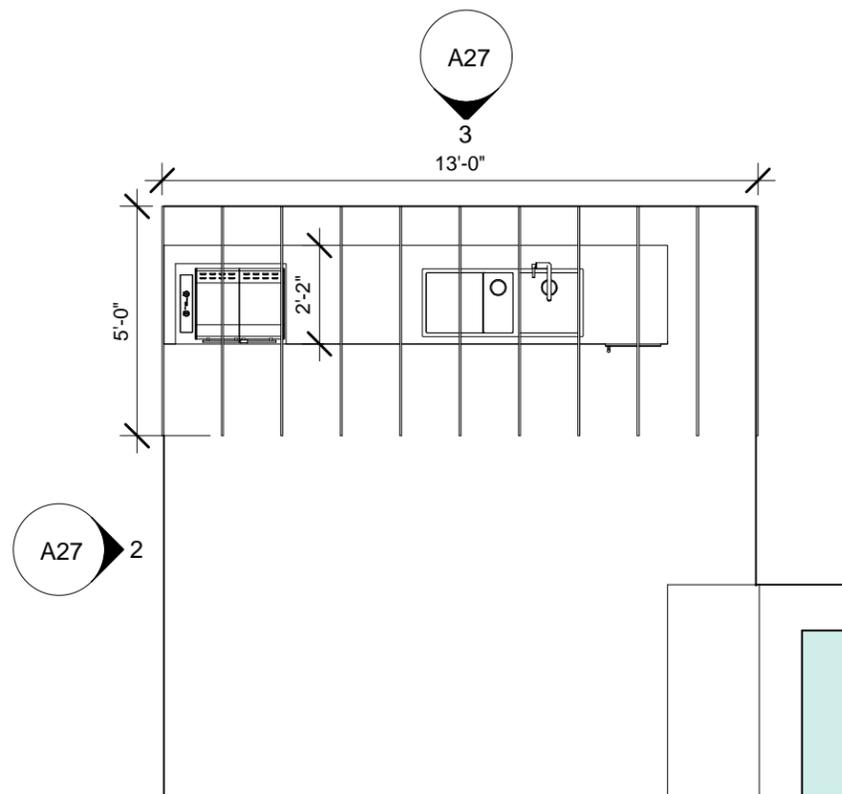
PINE TREE

SECTION D
03.30.2020

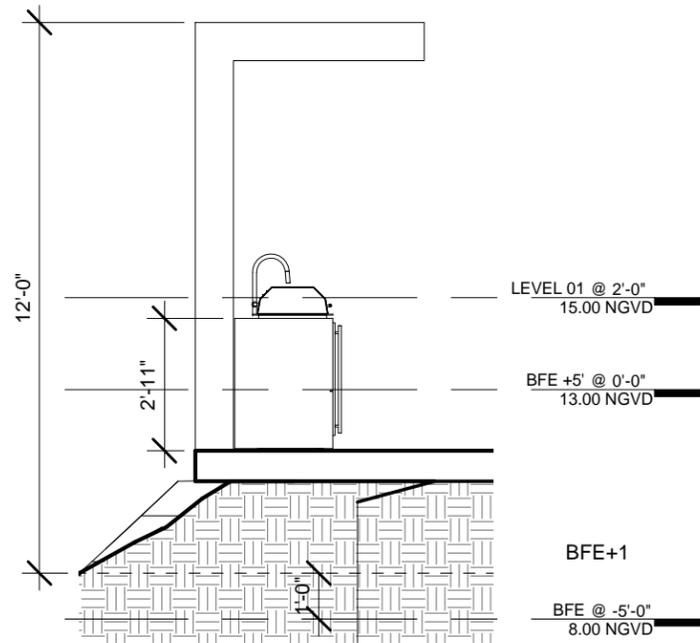
1/16" = 1'-0"

1804

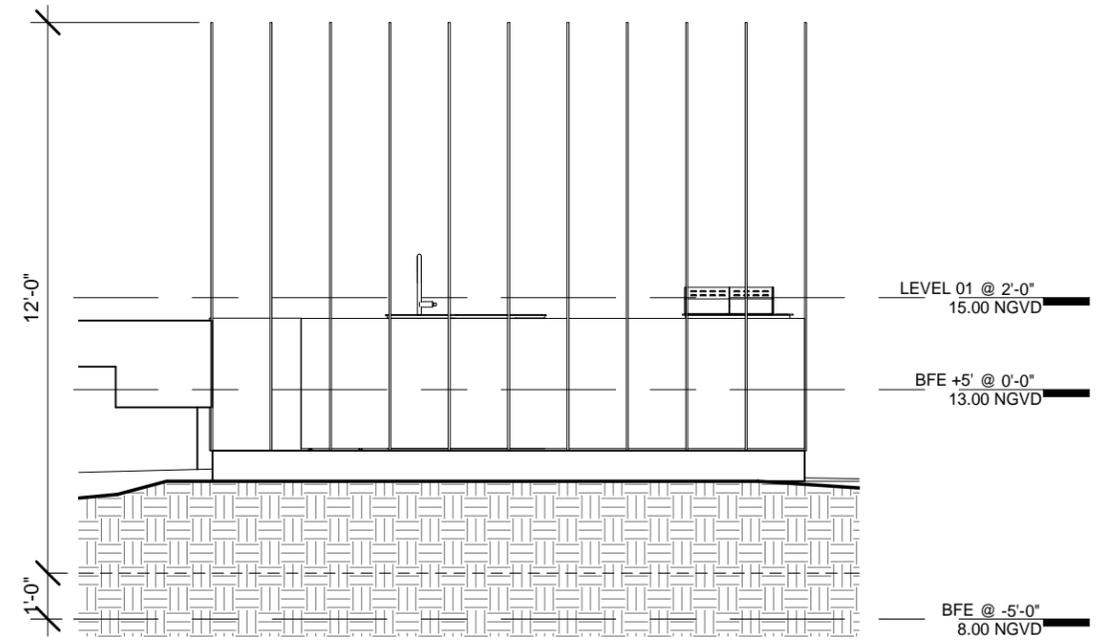
A26



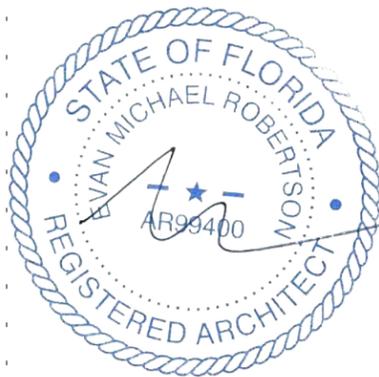
EXTERIOR COVER PLAN 1
1/4" = 1'-0"



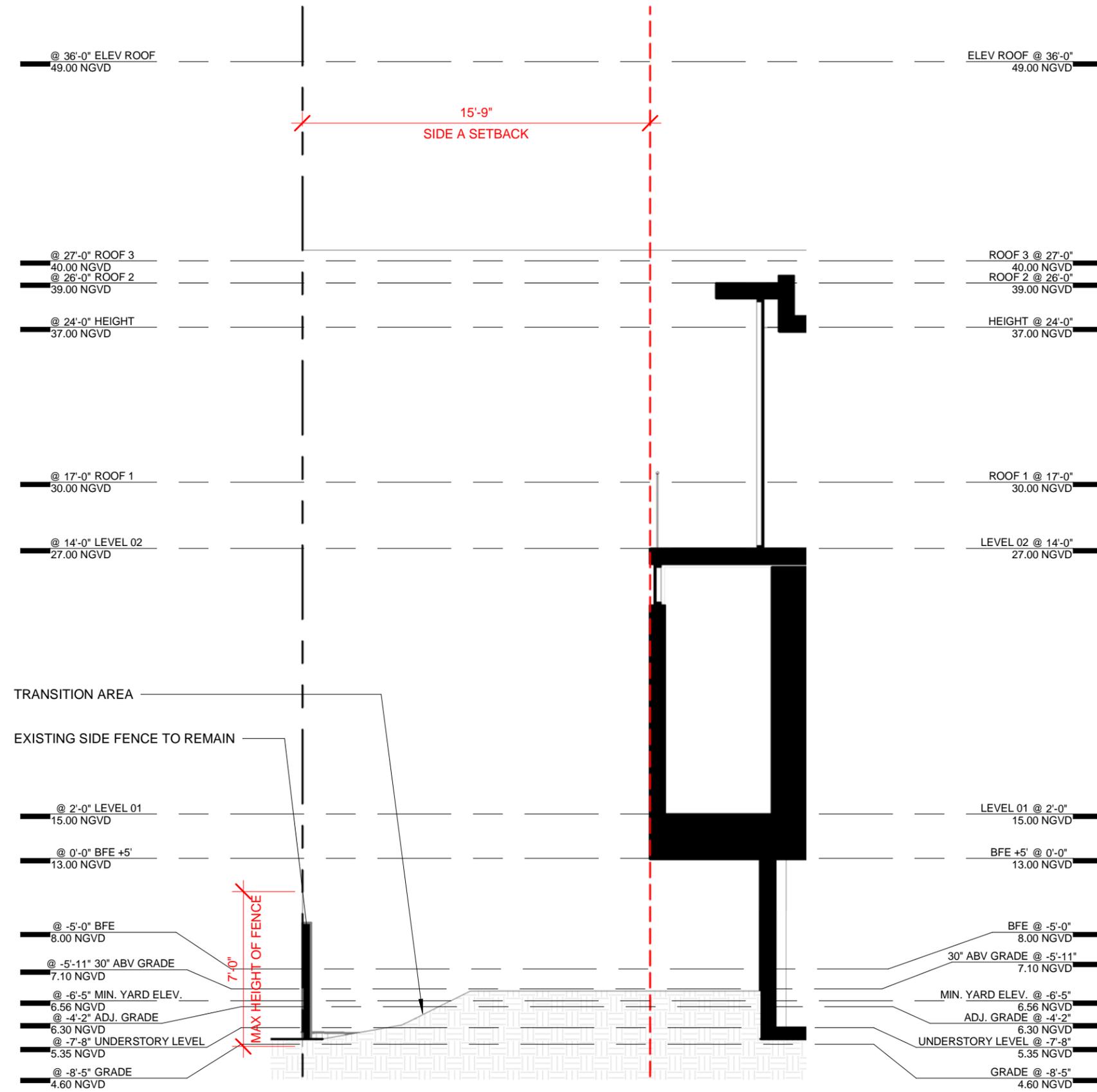
EXTERIOR COVER SIDE ELEVATION 2
1/4" = 1'-0"



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



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 291 NE 61 ST ST MIAMI FL 33137 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	EXTERIOR COVERED AREA 03.30.2020 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.

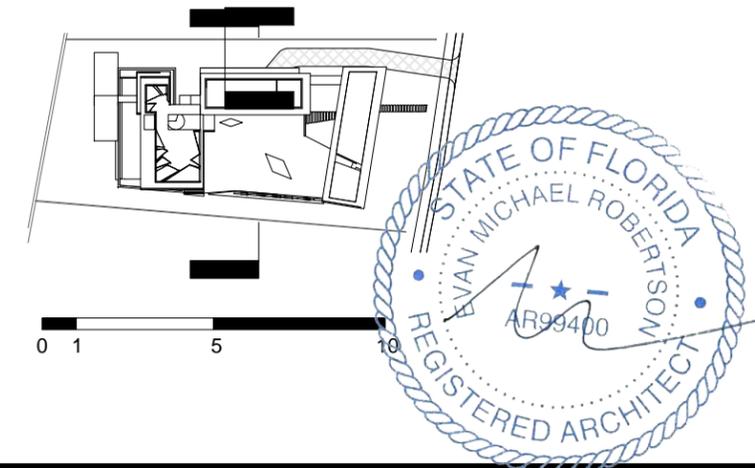
INTERIOR SIDE YARDS (LOCATED BETWEEN THE FRONT SETBACK LINE AND REAR PROPERTY LINE). THE **MAXIMUM ELEVATION** SHALL NOT EXCEED ADJUSTED GRADE, OR **30 INCHES** ABOVE GRADE, WHICHEVER IS GREATER

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**.



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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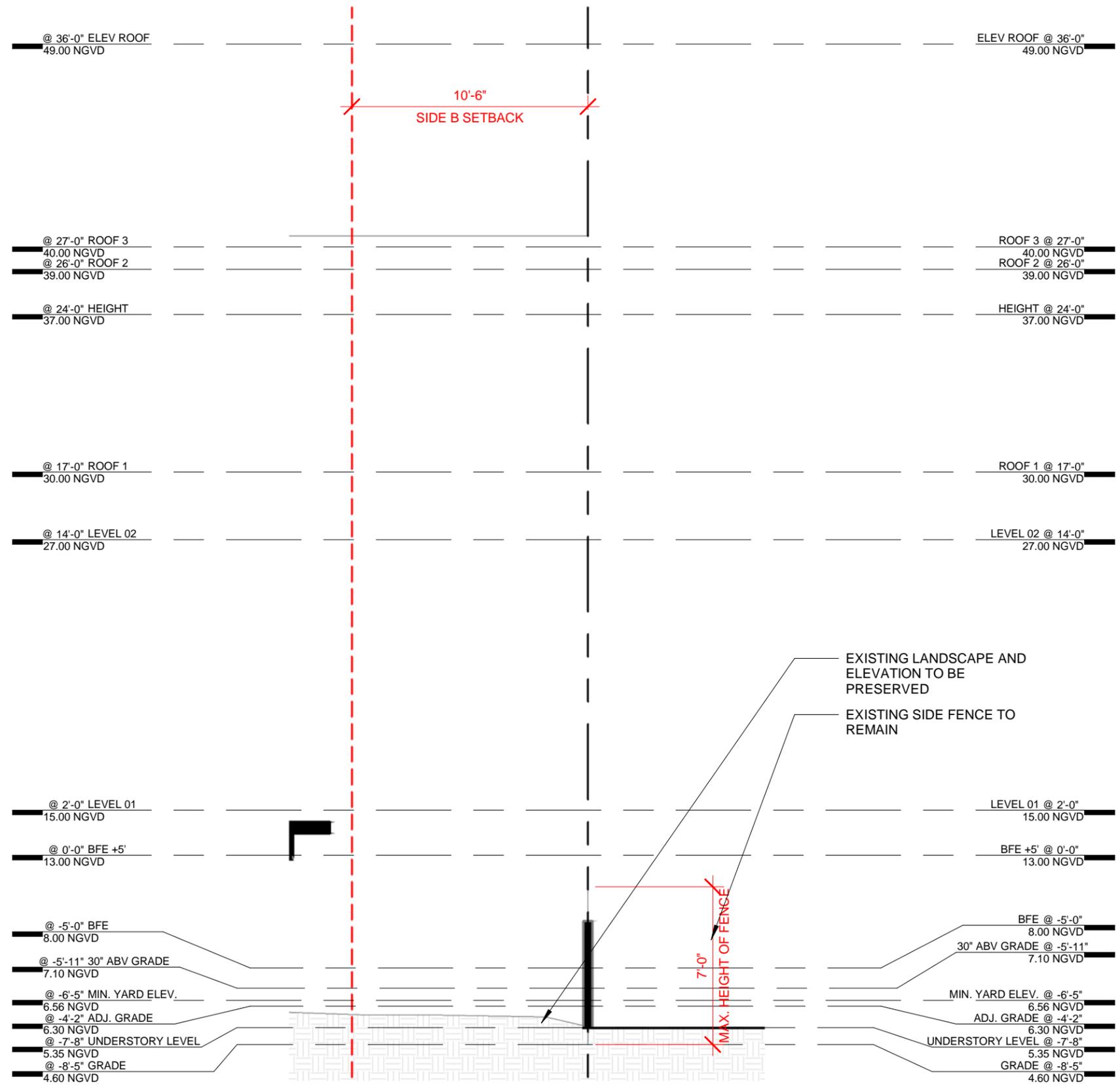
DEVA FINGER
 4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

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

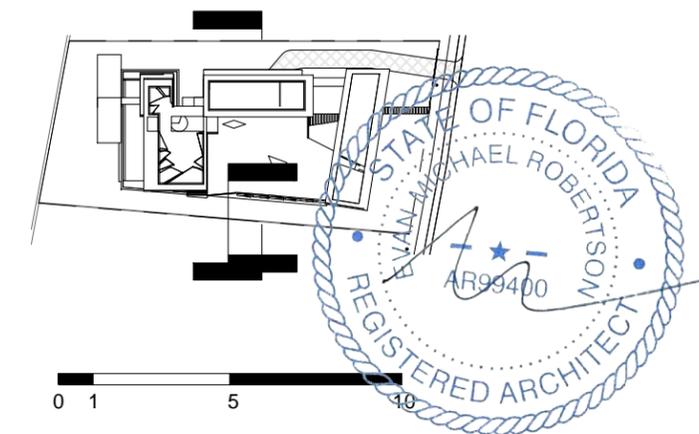
ADJUSTED GRADE = 6.30 NGVD

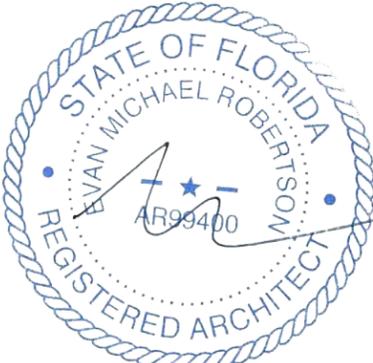
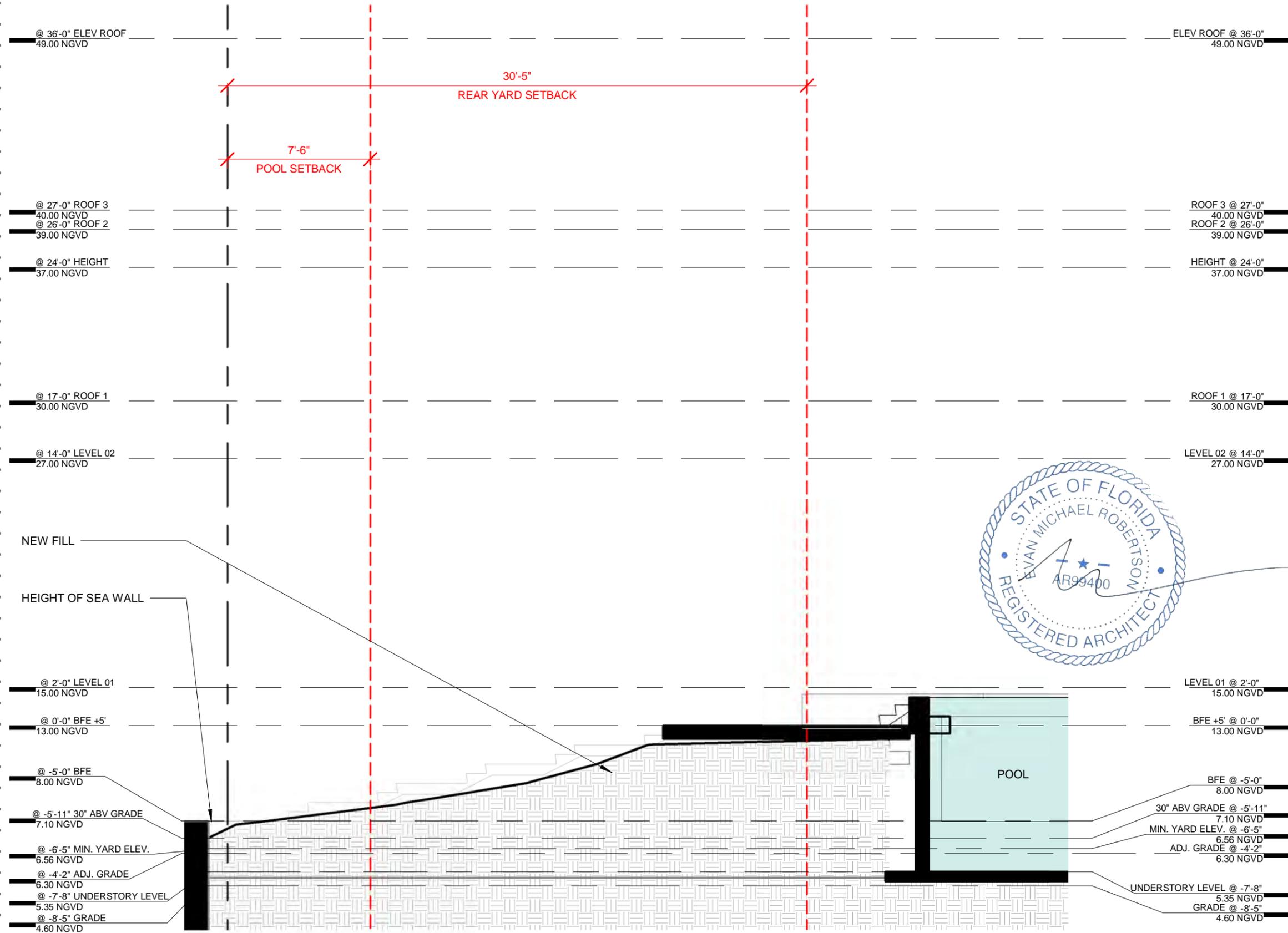
CODE

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

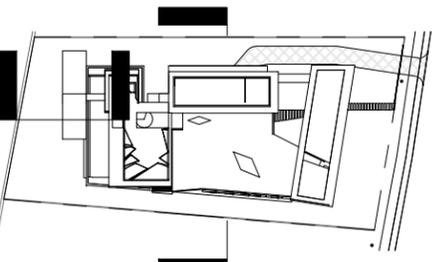
ADJUSTED GRADE = 6.30 NGVD

CODE

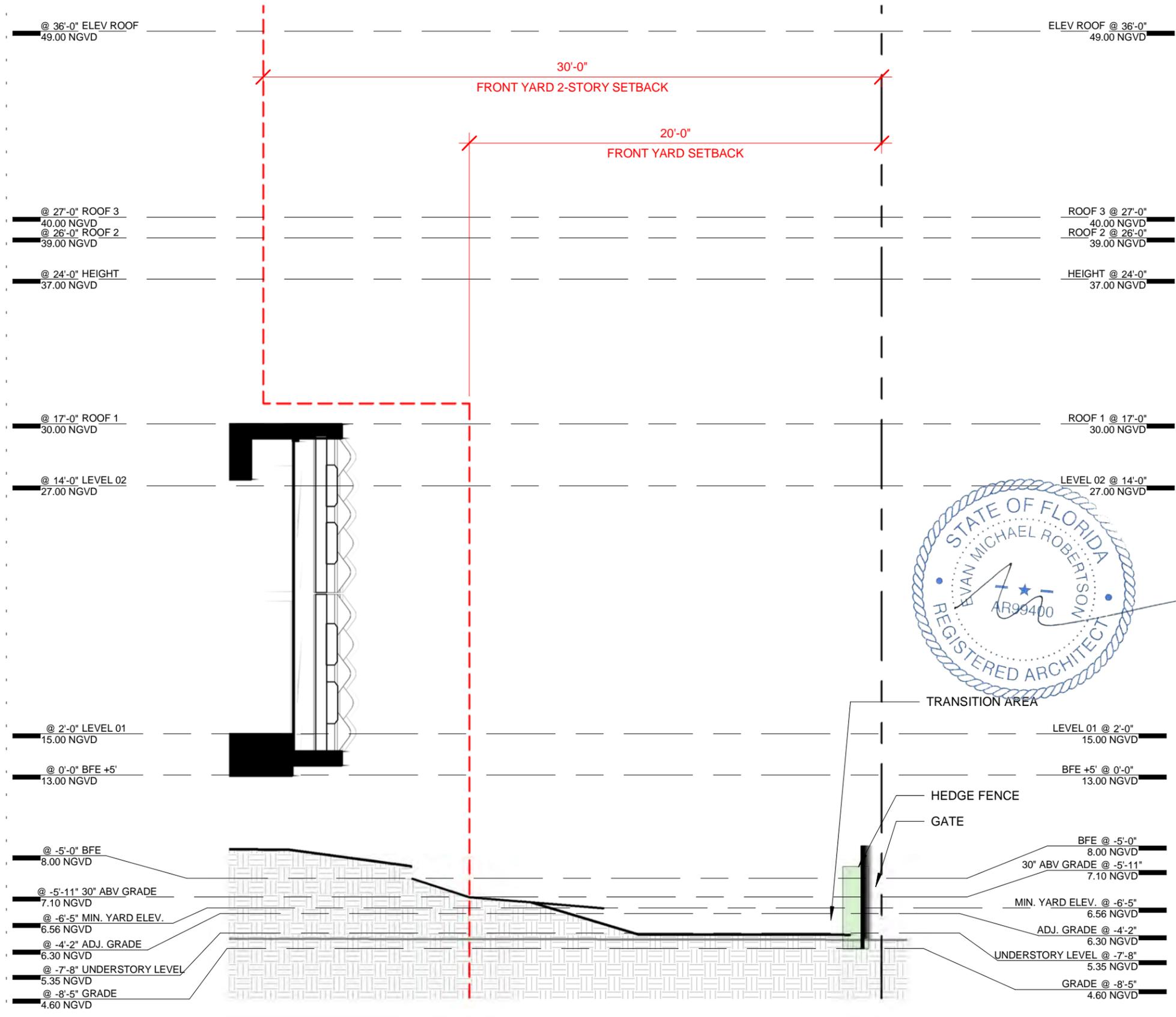
THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (6.56 FEET NGVD), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES),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



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
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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. $(8.00-4.60)/2 + 4.60 = 6.30$

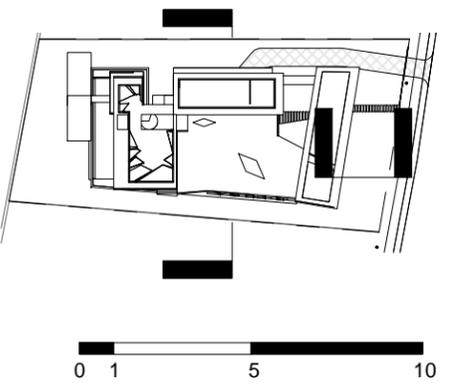
ADJUSTED GRADE = 6.30 NGVD

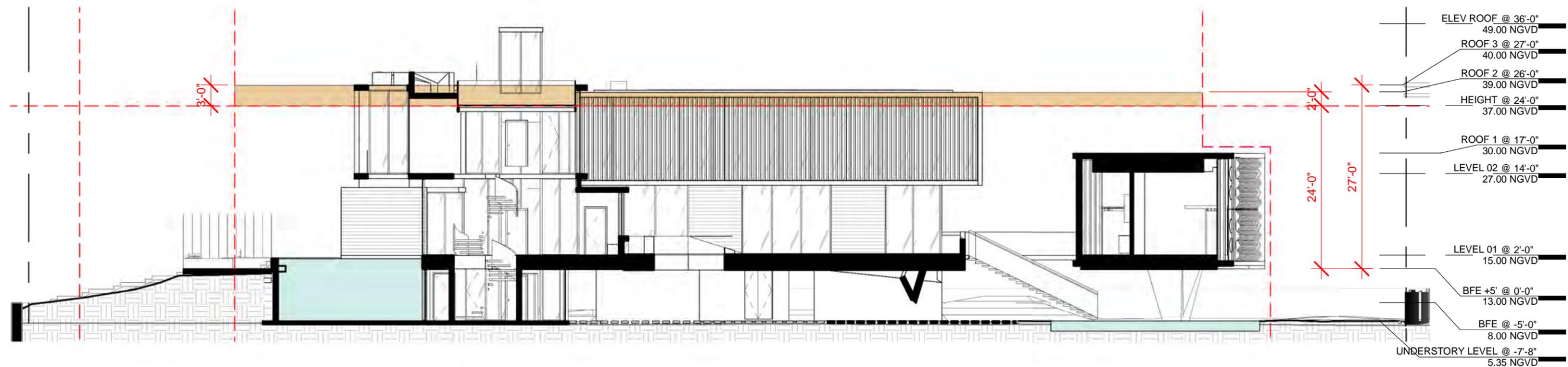
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THE **MINIMUM ELEVATION** OF A REQUIRED YARD SHALL BE NO LESS THAN FIVE (5) FEET NAVD (**6.56 FEET NGVD**), WITH THE EXCEPTION OF DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS,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

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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OWNER

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

PROJECT

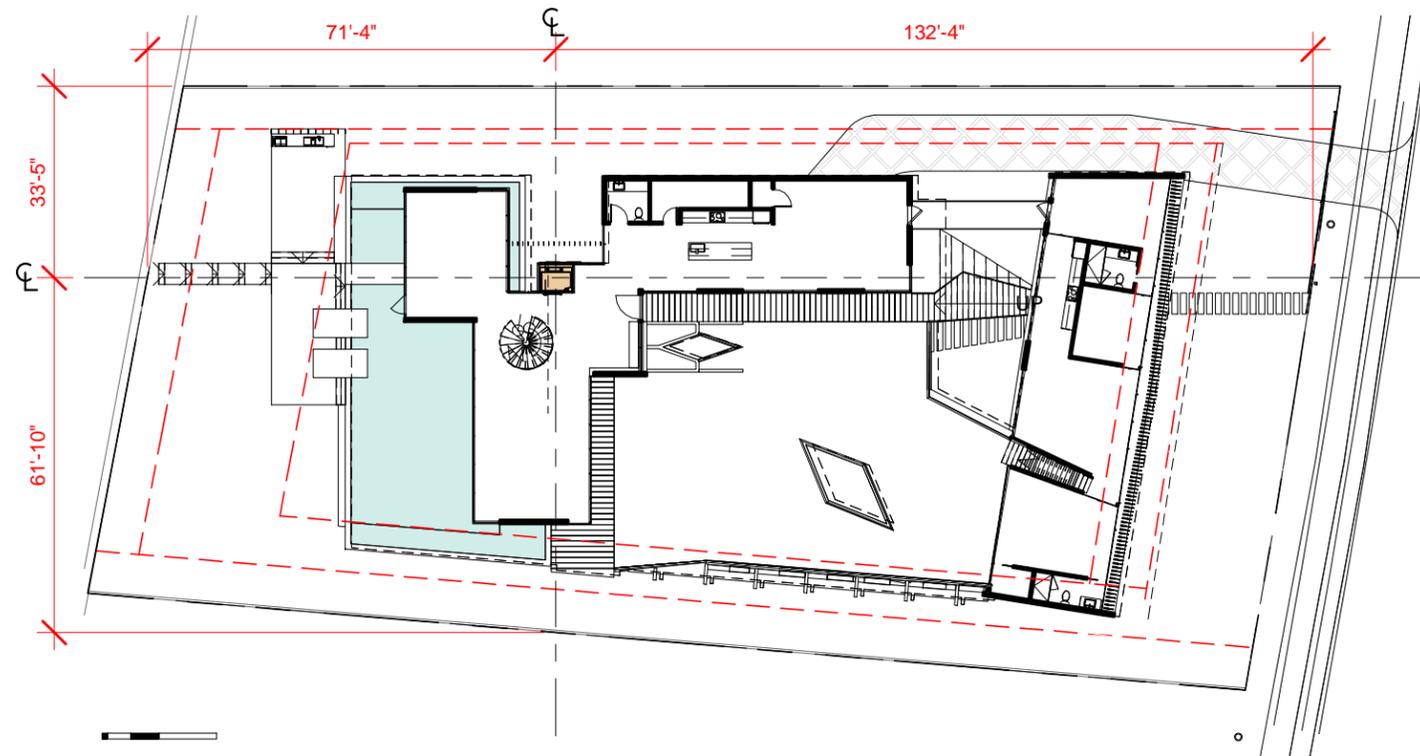
PINE TREE

DRAWING TITLE

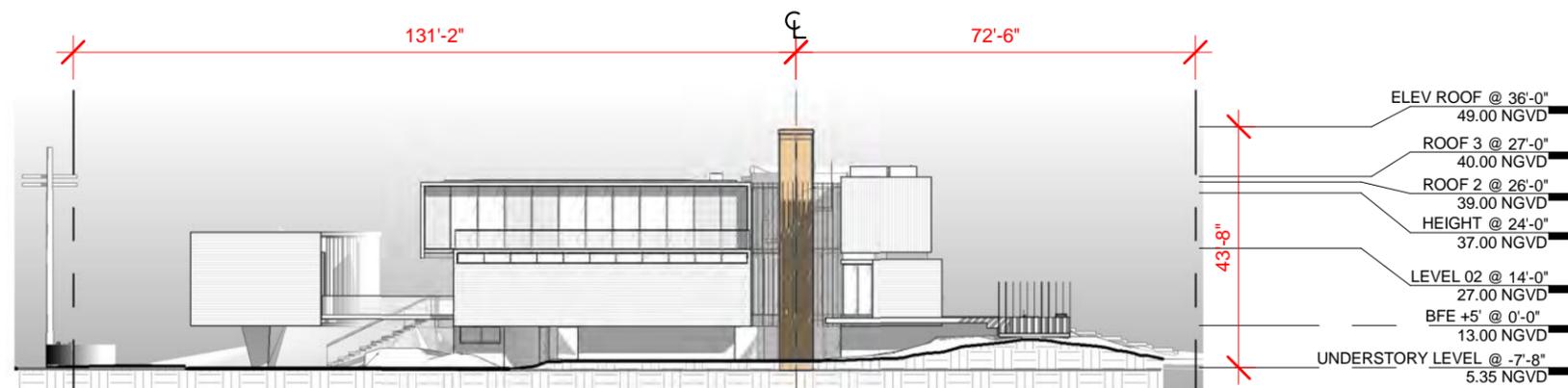
WAVER DIAGRAM - HEIGHT
03.30.2020 1/16" = 1'-0"

DRAWING #

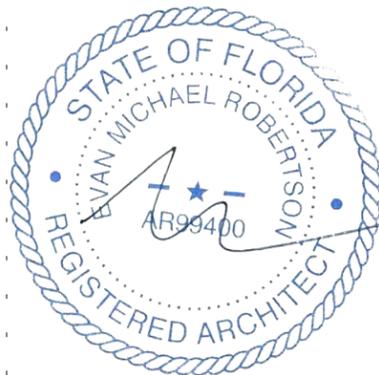
A32



FIRST FLOOR - ELEVATOR LOCATION



NORTH ELEVATION - ELEVATOR LOCATION



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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

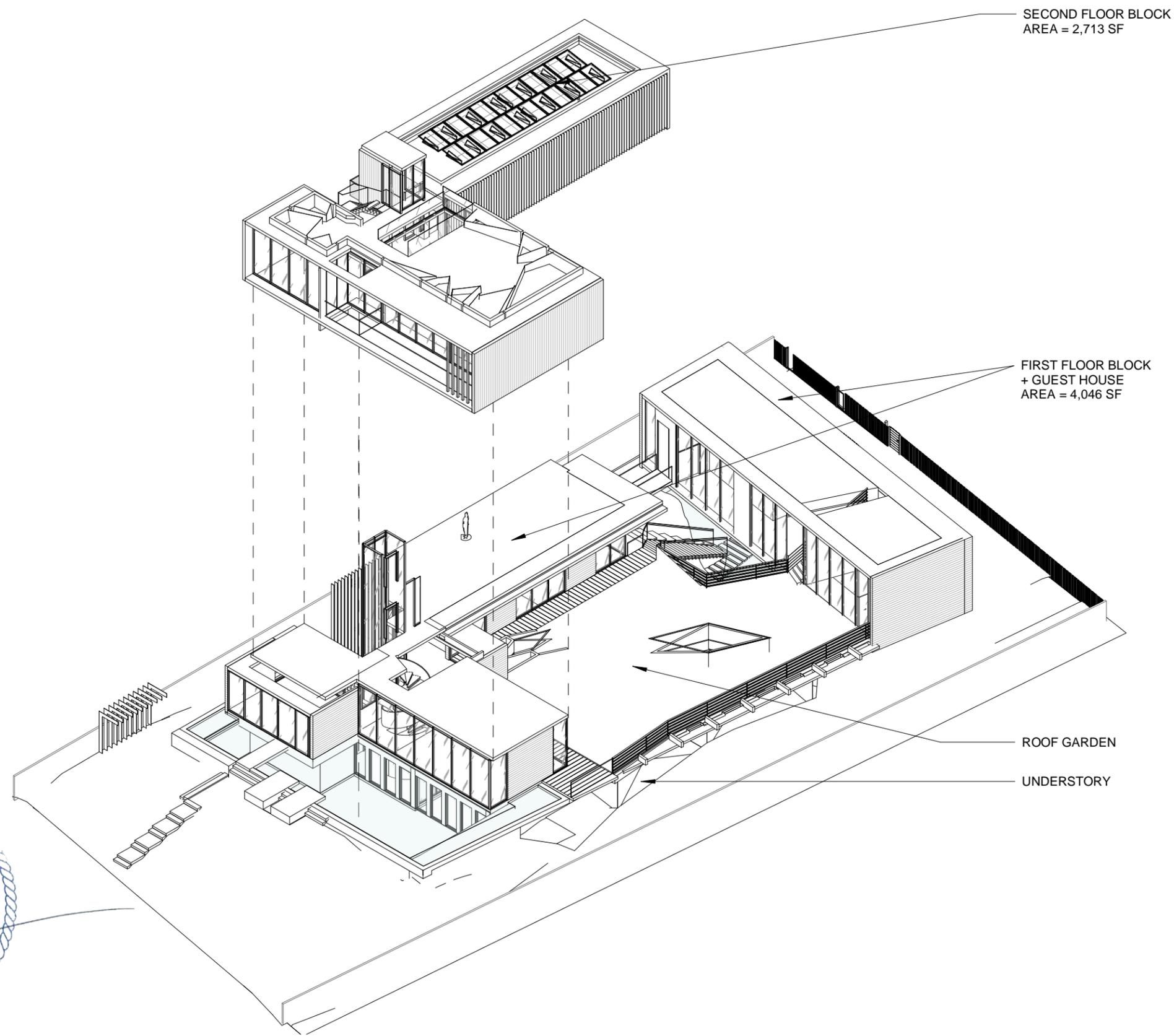
PINE TREE

WAIVER DIAGRAM - ELEVATOR LOCATION

1/32" = 1'-0"

1804

A33

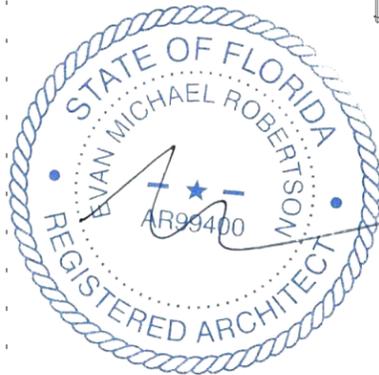


SECOND FLOOR BLOCK
AREA = 2,713 SF

FIRST FLOOR BLOCK
+ GUEST HOUSE
AREA = 4,046 SF

ROOF GARDEN

UNDERSTORY



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PINE TREE

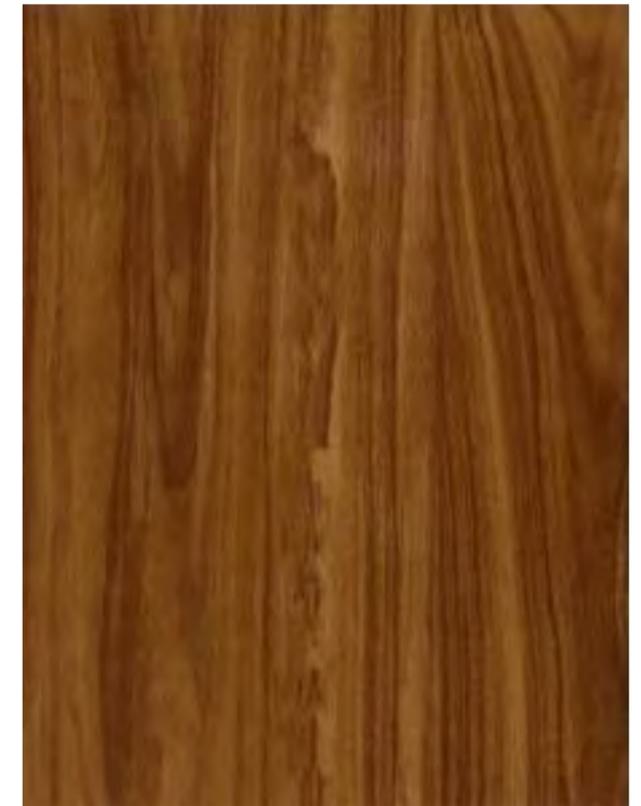
EXPLODED AXO FLOOR RATIO
03.30.2020

1804

A34



CHARRED WOOD



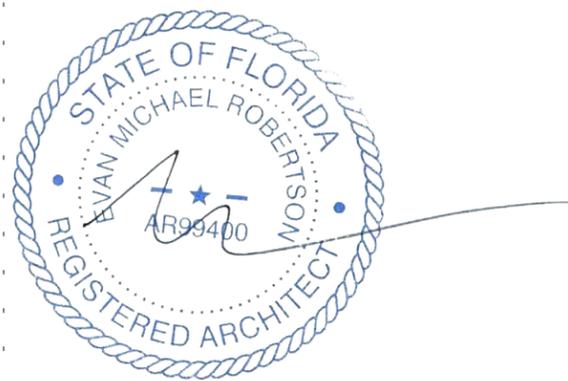
TEAK WOOD SCREEN



TRANSLUCENT GLASS



BOARD-FORMED CONCRETE



ARCHITECT

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DEVA FINGER
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PROJECT

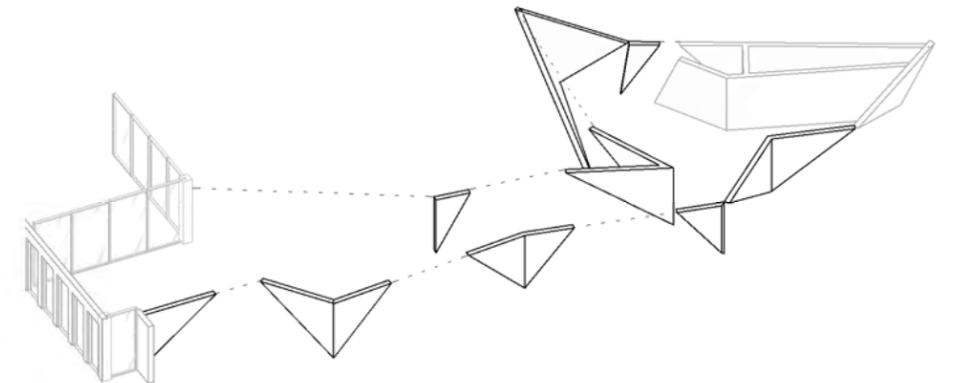
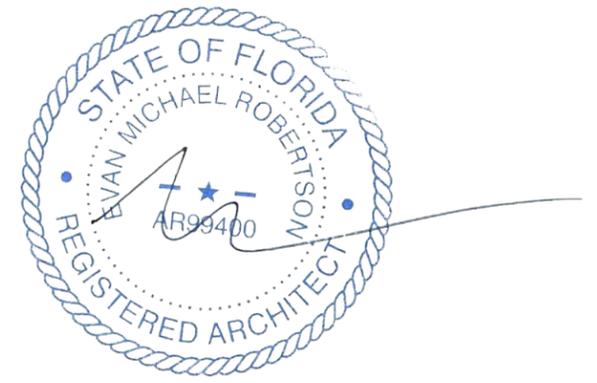
PINE TREE

DRAWING TITLE

MATERIAL PALETTE
03.30.2020

DRAWING #

A35



OUTDOOR WORKOUT AREA

OUTDOOR WORKOUT AREA	
ALLOWED	PROVIDED
50% OF WORKOUT AREA 1769 SF X 50% = 884 SF	OPEN AREA 1160 SF (66%)

ARCHITECT

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OWNER

PROJECT

DRAWING TITLE

DRAWING #

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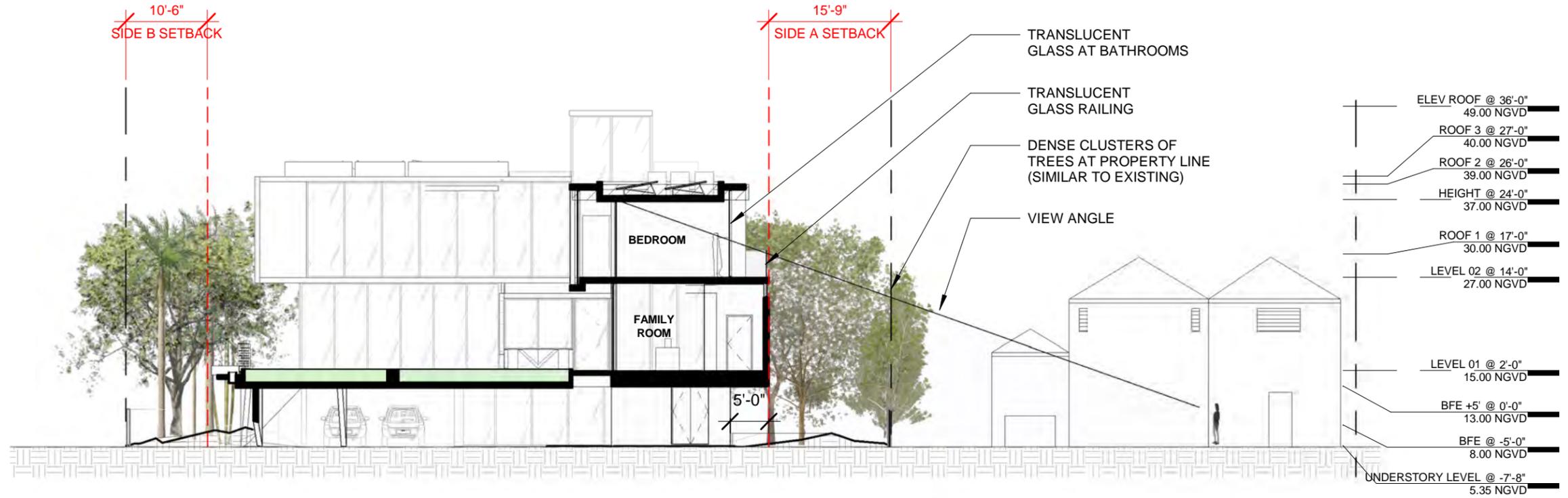
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

OUTDOOR WORKOUT AREA
03.30.2020 3/32" = 1'-0"

1804

A36



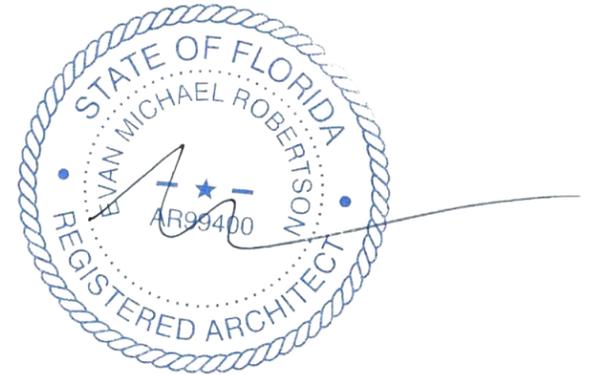
SECTION W NEIGHBOR



EXISTING DENSE CLUSTER OF TREES (FROM ARBORIST REPORT)



TRANSLUCENT GLASS



ARCHITECT

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PROJECT

DRAWING TITLE

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

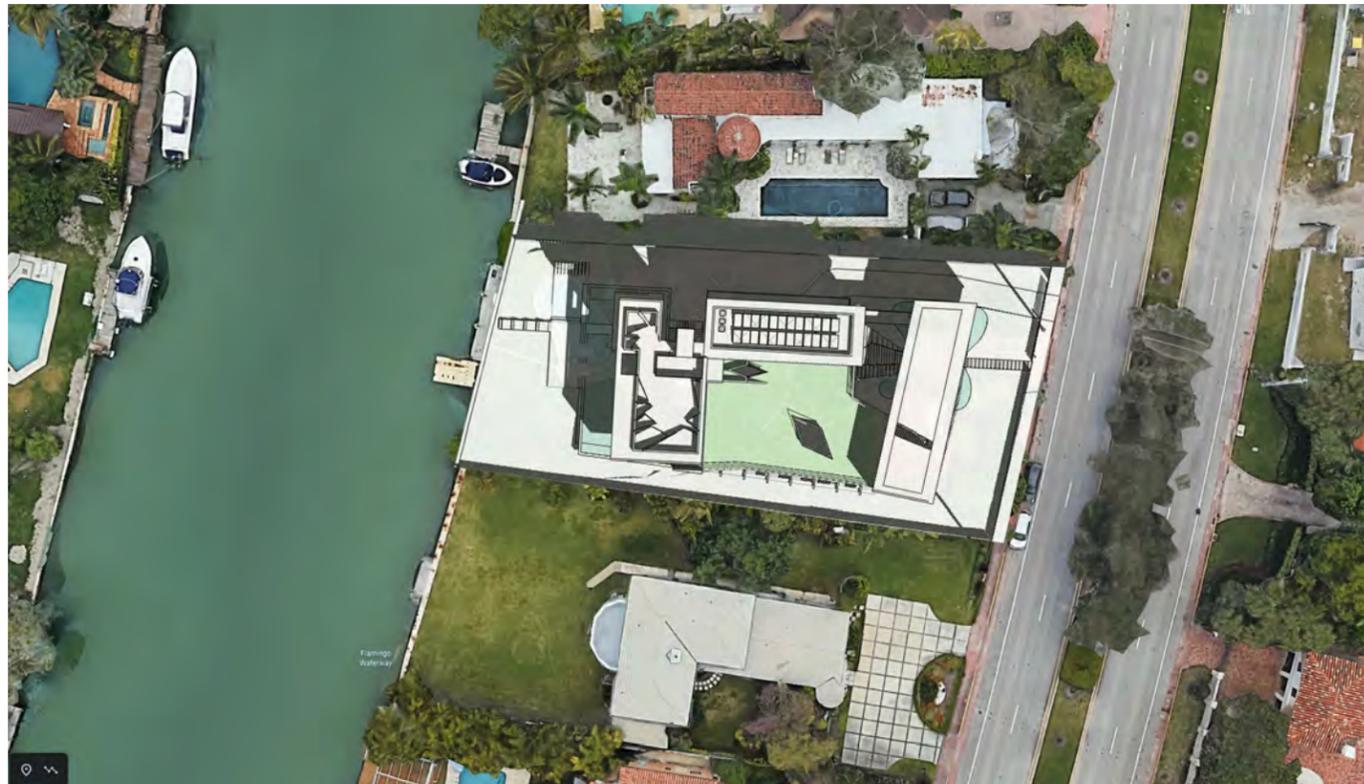
PINE TREE

NORTH PRIVACY
03.30.2020

1/16" = 1'-0"

1804

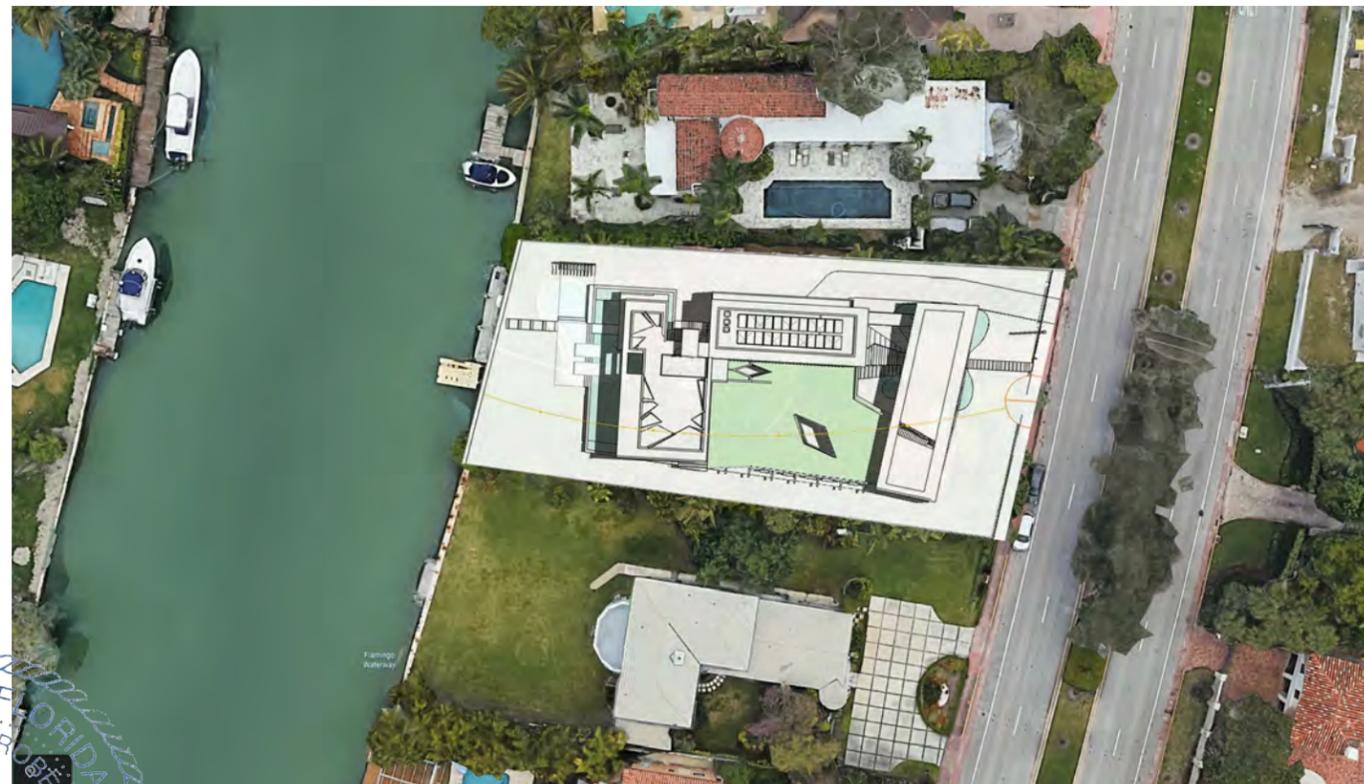
A37



1 - FEBRUARY 3RD



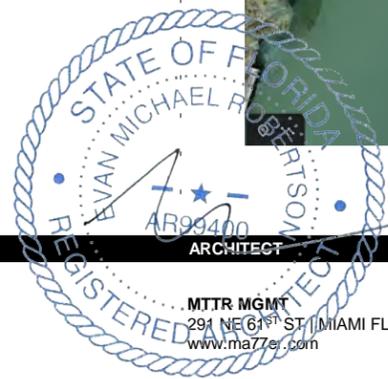
2 - MARCH 21ST



3 - JUNE 21ST



4 - DECEMBER 21ST



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MITR MGMT
291 NE 61ST ST | MIAMI FL | 33137
www.ma7ze.com



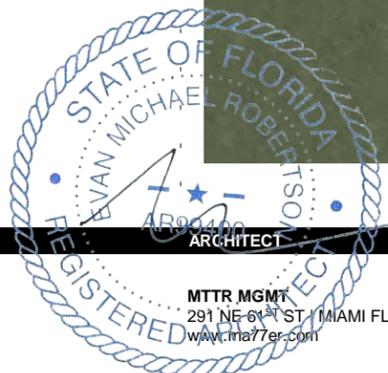
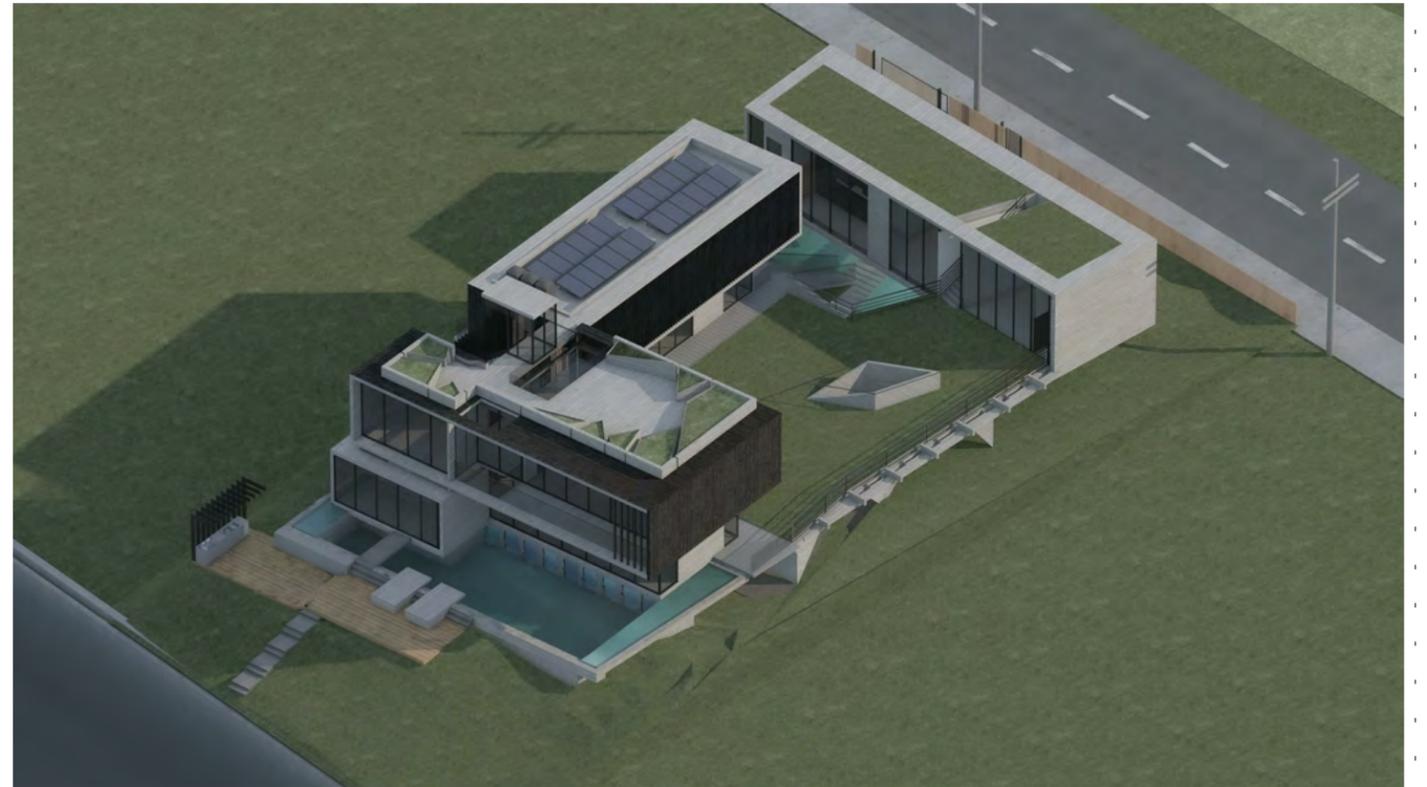
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SUN STUDY
03.30.2020

1804

A38



MTRR MGMT
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CONSULTANT

OWNER

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

PROJECT

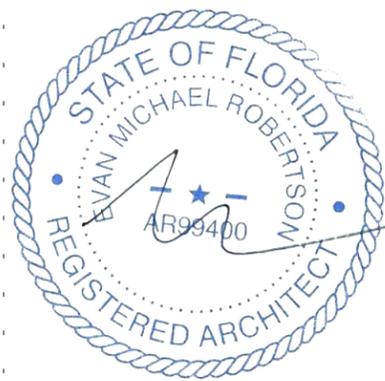
PINE TREE

DRAWING TITLE

AXONOMETRICS
 03.30.2020

DRAWING #

A39



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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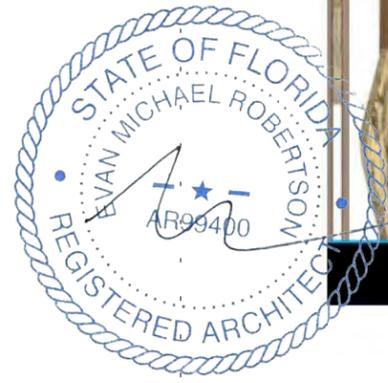
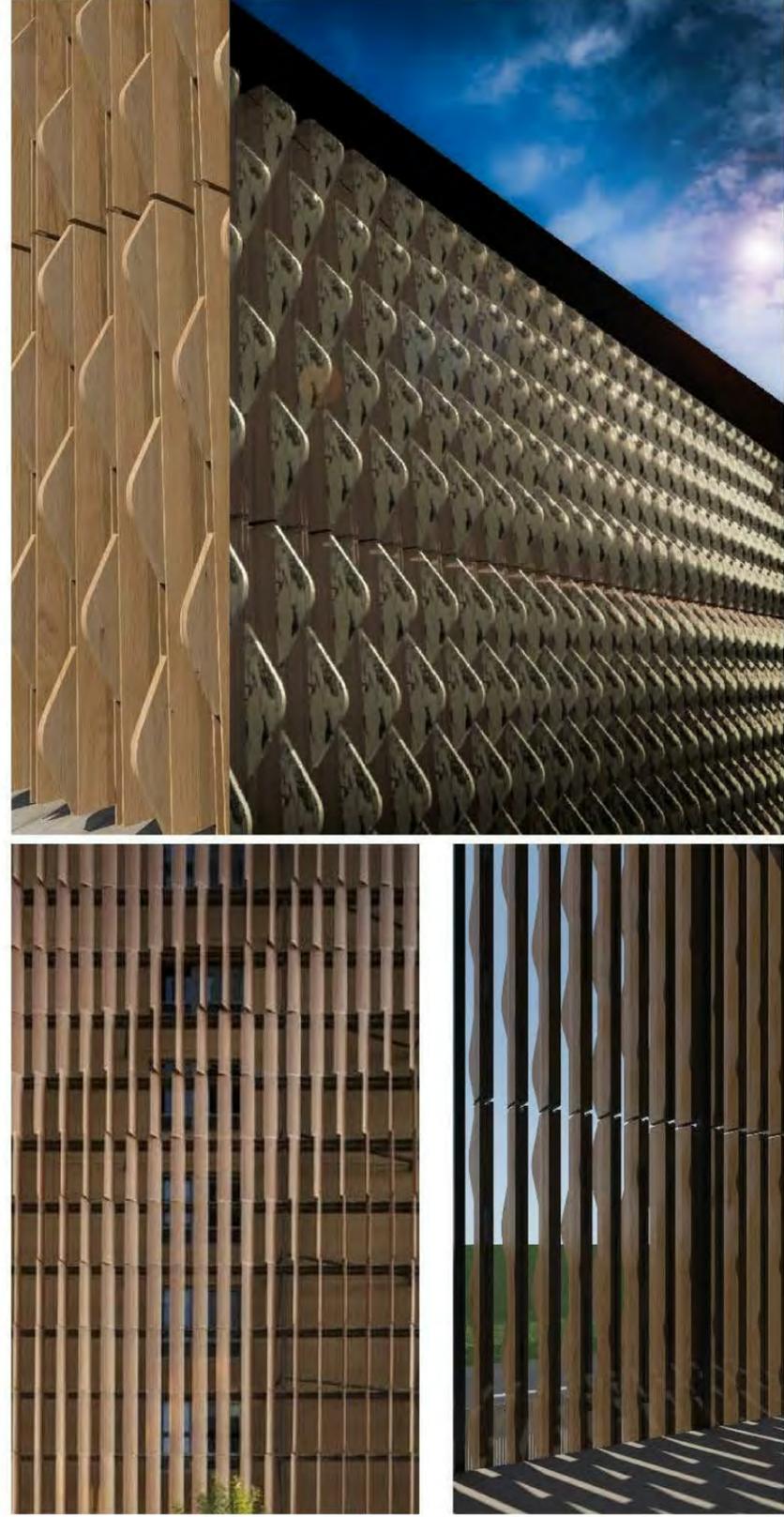
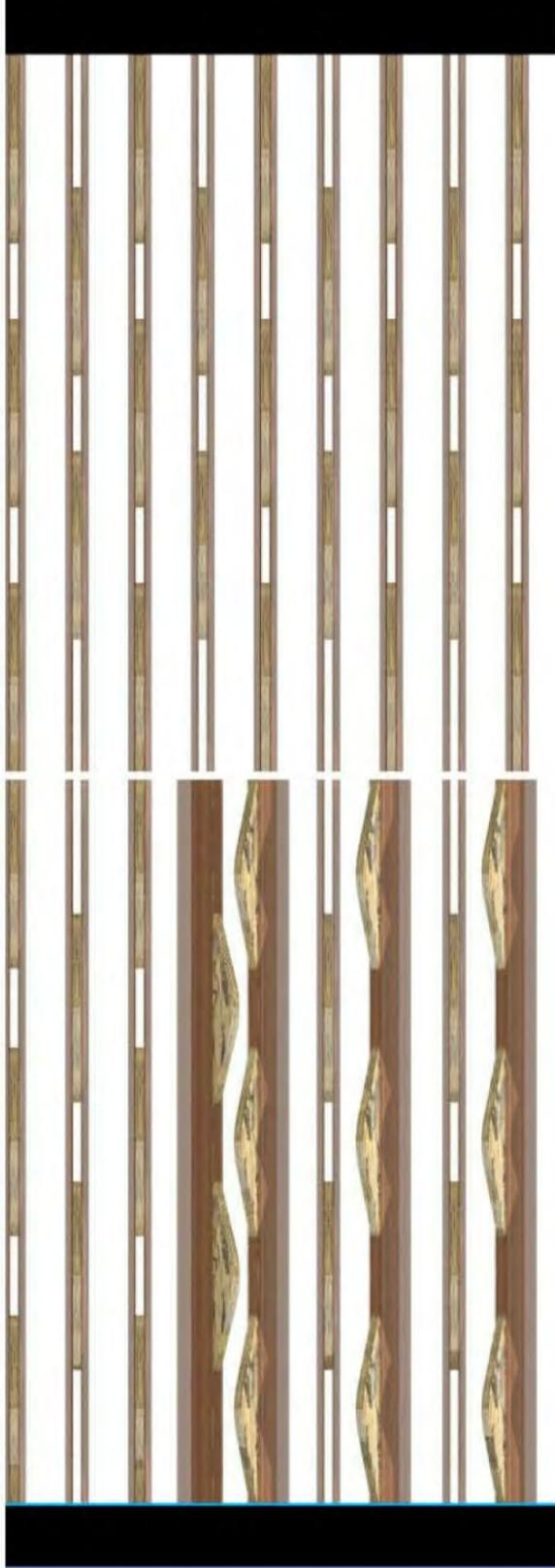
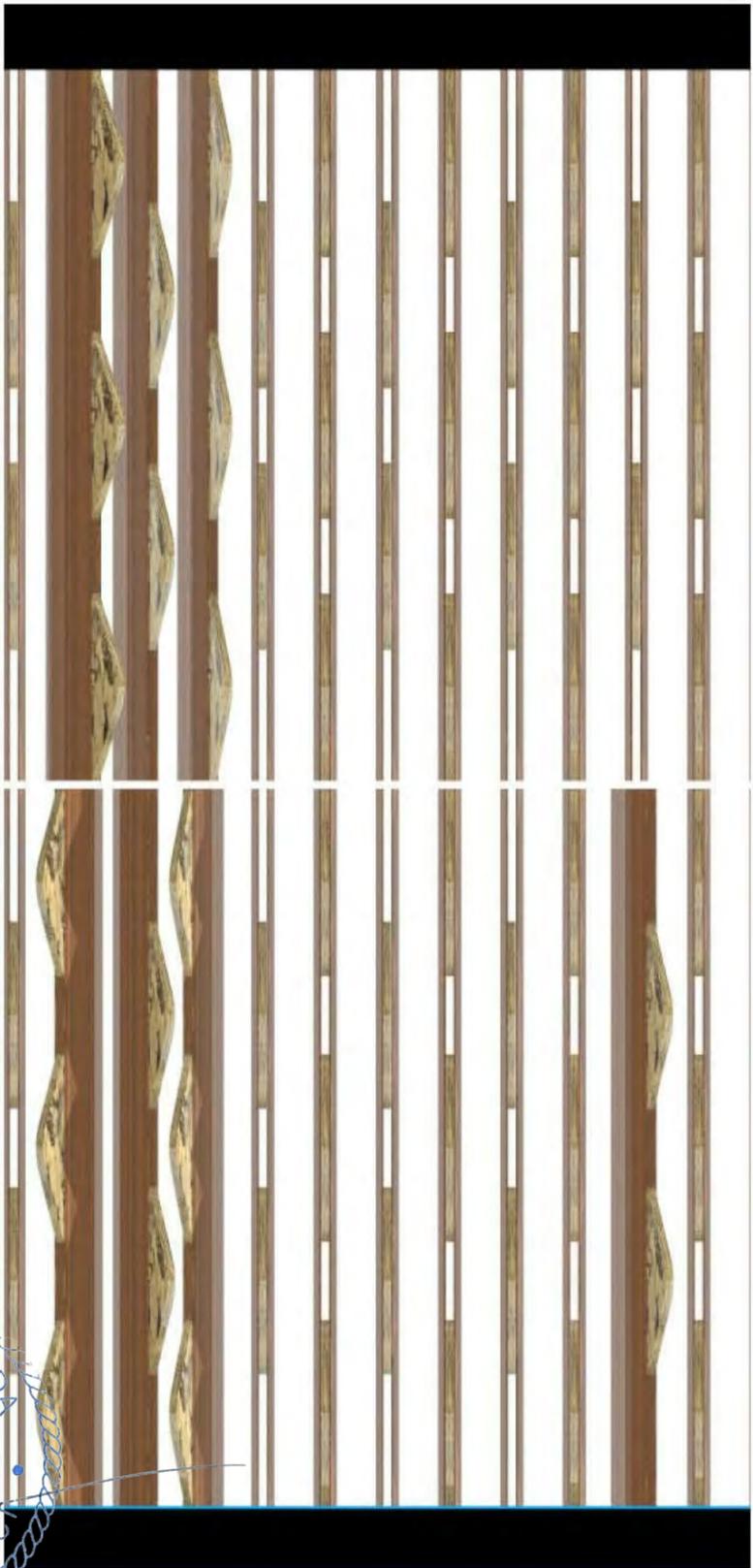
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

**RENDERINGS - STREET PRESENCE
VOLUME**

1804

A40



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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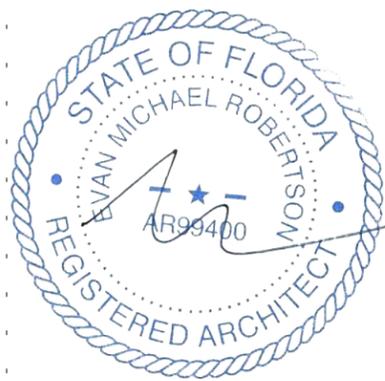
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

**DYNAMIC SCREEN W/ INDIVIDUAL
ROTATING ELEMENTS**

1804

A41



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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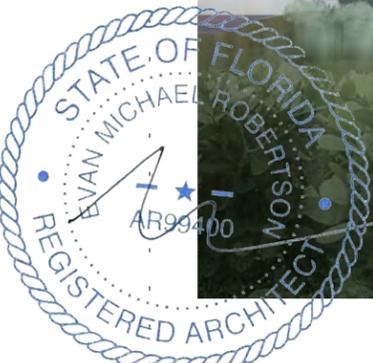
DEVA FINGER
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PINE TREE

RENDERINGS
03.30.2020

1804

A42



ARCHITECT

CONSULTANT

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DRAWING TITLE

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

PINE TREE

RENDERINGS
03.30.2020

1804

A43

4880 PINE TREE DRIVE

LANDSCAPE SET

CONTINUANCE SUBMITTAL

MARCH 9, 2020



LANDSCAPE DRAWING LIST

L0	TITLE SHEET
L1	TREE SURVEY 1 OF 2
L2	TREE SURVEY 2 OF 2
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN FOR UNDERSTORY
L5	LANDSCAPE LEGEND
L6	TREE DISPOSITION PLAN

EXHIBIT - ARBORIST REPORT



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: afaco@bellsouth.net
 PH: 305-234-0588
 FX: 206-495-0778

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

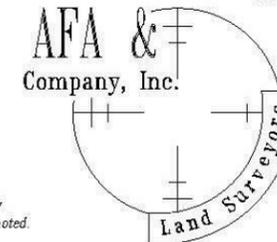
FEMA Elev. Reference to NGVD 1929

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 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: afaco@bellsouth.net
 Ph: (305) 234-0588
 Fax: (206) 495-0778

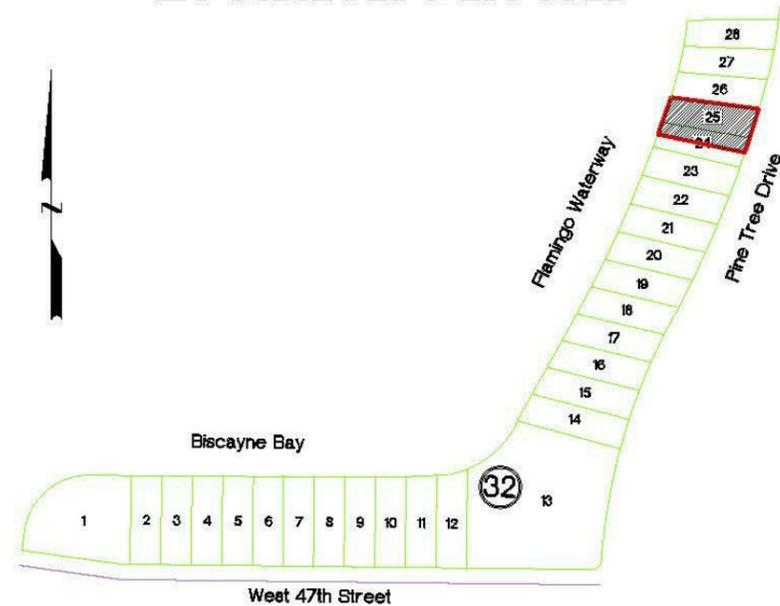
Surveyor's Notes:

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

Location Sketch



- TREE LEGEND:**
1. Queen Palm D=0.70', H=20', SP=10'
 2. Christmas Palm D=0.80', H=20', SP=8'
 3. Queen Palm D=0.35', H=10', SP=5'
 4. Palm D=0.70', H=20', SP=8'
 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=0.60', 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=0.60', 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'
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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=10'
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'

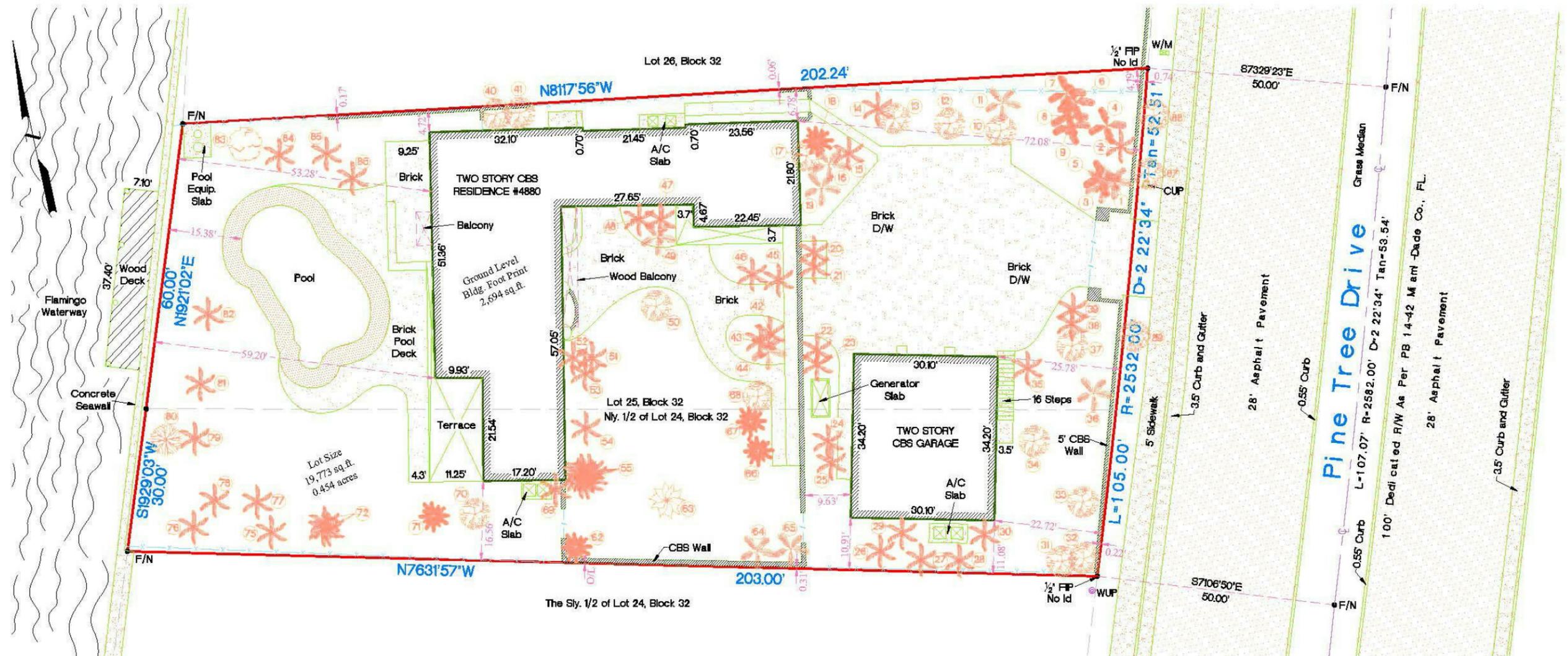




Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LR 1418
 13030 SW 133RD COURT
 MIAMI, FLORIDA 33186
 E-MAIL: AFAC@BELL-SOUTH.NET
 PH: 305-224-2088
 FX: 305-493-0178

Boundary Survey

Graphic Scale 1" = 20'



Abbreviations of Legend

A = ARCDISTANCE	D = EASEMENT	L = LENGTH	PL = PLANTER	— — — — —	= IRON FENCE
AVE = AVENUE	D.W. = DIRECTION	L.M.E. = LAKE MAINTENANCE EASEMENT	P.O.C. = POINT OF COMMENCEMENT	— — — — —	= CHAIN LINK FENCE
ASPH = ASPHALT	D.W. = DRIVEWAY	L.F.E. = LOWEST FLOOR ELEVATION	P.O.B. = POINT OF BEGINNING	— — — — —	= WOOD FENCE
A.W. = ANCHORED WIRE	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT	L.P. = LIGHT POLE	R = RADIUS	— — — — —	= CBS WALL
A/C = AIR CONDITIONER	ENC. = ENCROACHMENT	MEAS. = MEASURED	RES = RESIDENCE	— — — — —	= OVERHEAD ELEC.
BLDG = BUILDING	ETP. = ELECTRIC TRANSFORMER PAD	M.H. = MAN HOLE	R/W = RIGHT OF WAY	— — — — —	= CENTER LINE
B.COR. = BLOCK CORNER	F.P.L. = FLORIDA POWER AND LIGHT	M.L. = MONUMENT LINE	S.D.H. = SET DRILL HOLE	— — — — —	= EASEMENT
CB. = CATCH BASIN	F.H. = FREE HYDRANT	N.G.V.G. = NATIONAL GEODETIC VERTICAL DATUM	S.I.P. = SET IRON PIPE	— — — — —	= DEMOS ELEVATIONS
CLP. = CHAIN LINK FENCE	F.H. = FOUND IRON PIPE	N.T.S. = NOT TO SCALE	SN. = SET NAIL	— — — — —	= BUILDING
CONC. = CONCRETE	FF. = FINISH FLOOR	O.E. = OVERHEAD ELECTRIC LINE	SD.WLK. = SIDEWALK	— — — — —	= DISTANCE
COL. = COLUMN	D.H.F. = FOUND DRILL HOLE	O.L. = ON LINE	T. = TANGENT	— — — — —	= CATCH BASIN
C.U.P. = CONCRETE UTILITY POLE	FR. = FOUND REBAR	P.C. = PERMANENT CONTROL POINT	U.E. = UTILITY EASEMENT	— — — — —	= WATER METER
CL.P. = CONCRETE LIGHT POLE	FD. = FOUND DISC	P.M. = PARKING METER	W.F. = WOOD FENCE	— — — — —	= W.U.P.
CBS. = CONCRETE BLOCK STRUCTURE	FN. = FOUND NAIL	P.C. = POINT OF CURVATURE	W.V. = WATER VALVE	— — — — —	= STATE ROAD
C.M.E. = CANAL MAINTENANCE	IF. = IRON FENCE	P/W. = PARKWAY	W.U.P. = WOOD UTILITY POLE	— — — — —	= US HIGHWAY
			WALK. = WALKWAY	— — — — —	= INTERSTATE
				— — — — —	= MONITORY WELL

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

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

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



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
 Zoning District RS-3 Lot Area 19,773 SF

Acres 0.45

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>19,773</u> s.f. x <u>50</u> % = <u>9,887</u> s.f.	<u>9,887 SF</u>	_____
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	_____	_____
C. Total square feet of landscaped open space required: A+B=	_____	_____

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	<u>9,887 SF</u>	_____
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>9,887</u> s.f.	<u>4,944 SF</u>	_____

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>5</u> trees x <u>14</u> net lot acres - number of existing trees=	<u>19 - 27 EX</u>	<u>39</u>
B. % Natives required: Number of trees provided x 30% =	<u>12</u>	<u>12</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>20</u>	<u>39</u>
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20'=	_____	_____
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>105</u> linear feet along street divided by 20'=	<u>3 EX 3 NEW</u>	<u>6</u>

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>91</u>	_____
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>46</u>	_____

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>10</u>	_____
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>5</u>	_____



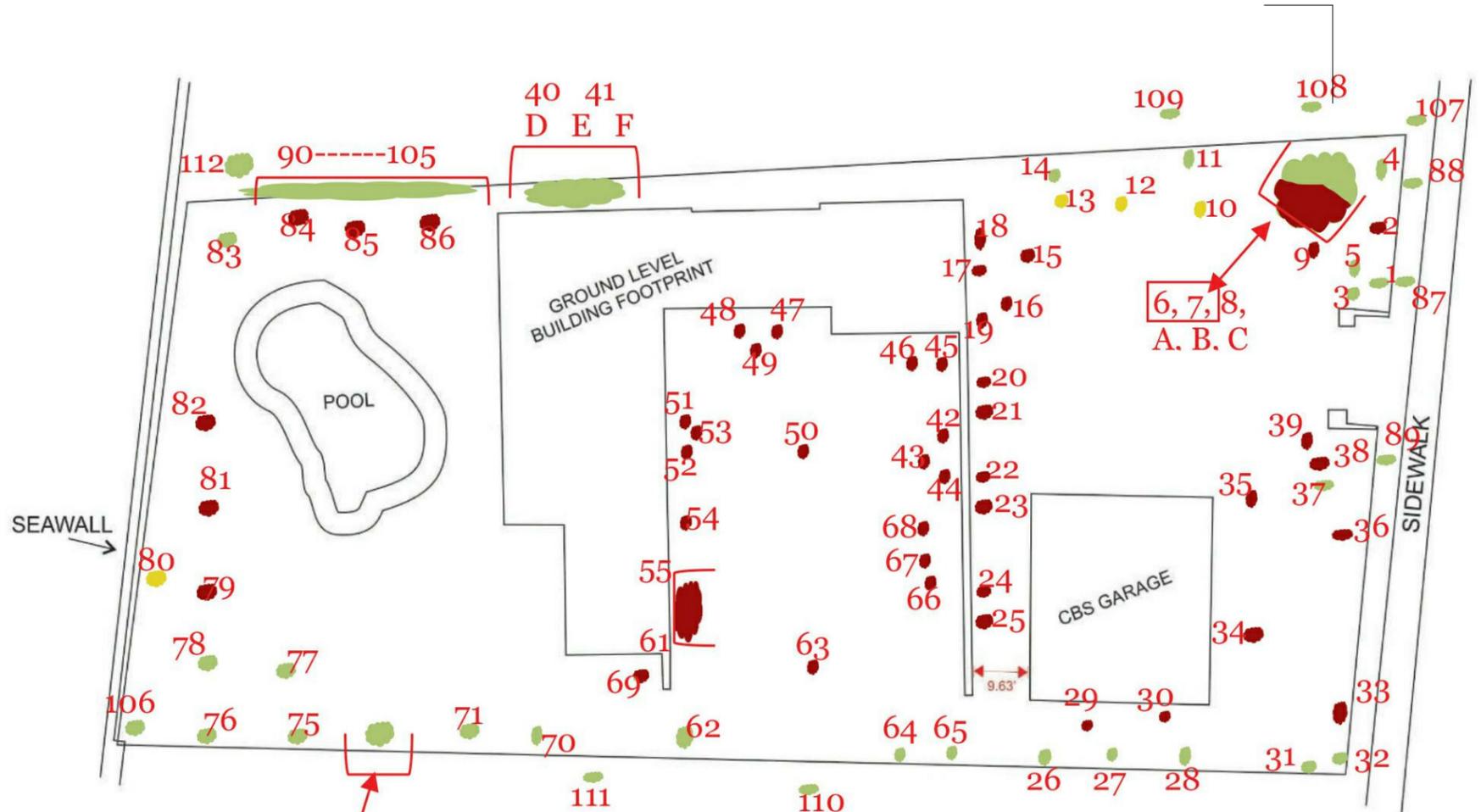
#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	REMAN
1	<i>Syngnathus romanzoffiana</i>	Queen palm	11"	15'	8'	11'	Good	REMAN
2	<i>Syngnathus romanzoffiana</i>	Queen palm	10"	14'	7'	10'	Good	REMAN
3	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
4	<i>Syngnathus romanzoffiana</i>	Queen palm	8"	13'	7'	8'	Good	REMAN
5	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
6	<i>Ravenea madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
7	<i>Ravenea madagascariensis</i>	Travelers palm	10"	14'	8'	10'	Good	REMAN
8	<i>Ravenea madagascariensis</i>	Travelers palm	11"	14'	8'	11'	Good	REMAN
9	<i>Ravenea madagascariensis</i>	Travelers palm	9"	12'	6'	9'	Good	REMAN
10	<i>Ravenea madagascariensis</i>	Travelers palm	8"	13'	6'	8'	Good	REMAN
11	<i>Ravenea madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
12	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7.5"	25'	18"	8'	Good	RELOCATE
13	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7"	25'	16"	7'	Good	RELOCATE
14	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7"	23'	13"	7'	Good	RELOCATE
15	<i>Syngnathus romanzoffiana</i>	Queen palm	12"	20'	14"	12"	Good	REMAN
16	<i>Adonia Merrilli</i>	Manila palm				Under-sized	REMAN	
17	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
18	<i>Ficus benjamina</i>	Weeping Fig	6"	16'	8"	6"	Good	REMAN
19	<i>Cocos nucifera</i>	Coconut palm	13"	20'	10"	13"	Fair	REMAN
20	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
21	<i>Adonia Merrilli</i>	Manila palm	7.5"	25'	10"	8"	Good	REMAN
22	<i>Adonia Merrilli</i>	Manila palm	7"	25'	10"	7"	Good	REMAN
23	<i>Adonia Merrilli</i>	Manila palm	6"	23'	10"	6"	Good	REMAN
24	<i>Cocos nucifera</i>	Coconut palm	8"	28'	8"	8"	Good	REMAN
25	<i>Cocos nucifera</i>	Coconut palm	7"	28'	8"	7"	Good	REMAN
26	<i>Adonia Merrilli</i>	Manila palm	9"	32'	8"	9"	Good	REMAN
27	<i>Adonia Merrilli</i>	Manila palm	8.5"	32'	8"	9"	Good	REMAN
28	<i>Adonia Merrilli</i>	Manila palm	7"	30'	8"	7"	Good	REMAN
29	<i>Adonia Merrilli</i>	Manila palm	7"	30'	8"	7"	Good	REMAN
30	<i>Adonia Merrilli</i>	Manila palm	7.5"	30'	8"	8"	Good	REMAN

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	REMAN
31	<i>Ficus benjamina</i>	Weeping Fig	5"	16'	10"	5"	Poor	REMAN
32	<i>Ficus benjamina</i>	Weeping Fig	22"	20'	18"	15"	Poor	REMAN
33	<i>Coccoloba uvifera</i>	Seagrape	Multi 20" / 21"	35'	28"	41"	Poor	REMAN
34	<i>Bauhinia variegata</i>	Bauhinia butterfly	6"	17'	10"	6"	Good	REMAN
35	<i>Adonia Merrilli</i>	Manila palm	12"	20'	15"	12"	Good	REMAN
36	<i>Syngnathus romanzoffiana</i>	Queen palm	15"	15'	12"	10"	Good	REMAN
37	<i>Bauhinia variegata</i>	Bauhinia butterfly	8"	13'	15"	8"	Good	REMAN
38	<i>Adonia Merrilli</i>	Manila palm	10"	12'	10"	10"	Good	REMAN
39	<i>Adonia Merrilli</i>	Manila palm	9"	12'	10"	9"	Good	REMAN
40	<i>Ficus benjamina</i>	Weeping Fig	Multi (4) 4"	16'	8"	16"	Good	REMAN
41	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 4"	17'	8"	8"	Good	REMAN
42	<i>Adonia Merrilli</i>	Manila palm	7.5"	25'	14"	8"	Good	REMAN
43	<i>Ficus benjamina</i>	Weeping Fig	Multi (3) 4"	22'	15"	7"	Good	REMAN
44	<i>Adonia Merrilli</i>	Manila palm	4"	22'	12"	4"	Good	REMAN
45	<i>Cocos nucifera</i>	Coconut	9"	26'	8"	9"	Good	REMAN
46	<i>Ficus benjamina</i>	Weeping Fig	5"	25'	7"	5"	Good	REMAN
47	<i>Adonia Merrilli</i>	Manila palm	8"	26'	7"	8"	Good	REMAN
48	<i>Adonia Merrilli</i>	Manila palm	8"	27'	7"	8"	Good	REMAN
49	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
50	<i>Ficus benjamina</i>	Weeping Fig	Multi 7" / 8"	14'	12"	10"	Good	REMAN
51	<i>Adonia Merrilli</i>	Manila palm	6"	24'	10"	6"	Good	REMAN
52	<i>Adonia Merrilli</i>	Manila palm	6.5"	23'	10"	7"	Good	REMAN
53	<i>Adonia Merrilli</i>	Manila palm	6.5"	24'	10"	7"	Good	REMAN
54	<i>Adonia Merrilli</i>	Manila palm	Multi 6" / 6"	25'	10"	12"	Good	REMAN
55	<i>Adonia Merrilli</i>	Manila palm	6"	25'	9"	6"	Good	REMAN
56	<i>Adonia Merrilli</i>	Manila palm	6"	25'	9"	6"	Good	REMAN
57	<i>Adonia Merrilli</i>	Manila palm	6"	14'	8"	6"	Good	REMAN
58	<i>Adonia Merrilli</i>	Manila palm	6"	17'	8"	6"	Good	REMAN

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	REMAN
59	<i>Adonia Merrilli</i>	Manila palm	6"	20'	8"	6"	Good	REMAN
60	<i>Adonia Merrilli</i>	Manila palm	6"	25'	10"	6"	Good	REMAN
61	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
62	<i>Cocos nucifera</i>	Coconut	12"	27'	15"	12"	Good	REMAN
63	<i>Persea americana</i>	Avocado	9"	18'	15"	9"	Good	REMAN
64	<i>Syngnathus romanzoffiana</i>	Queen palm	10"	25'	18"	10"	Good	REMAN
65	<i>Syngnathus romanzoffiana</i>	Queen palm	10"	23'	18"	10"	Good	REMAN
66	<i>Syngnathus romanzoffiana</i>	Queen palm	9"	24'	15"	9"	Good	REMAN
67	<i>Syngnathus romanzoffiana</i>	Queen palm	10"	24'	15"	10"	Good	REMAN
68	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 6"	20"	15"	9"	Good	REMAN
69	<i>Adonia Merrilli</i>	Manila palm	4.5"	25'	10"	5"	Good	REMAN
70	<i>Cananga odorata</i>	Cananga tree	12"	30'	11"	12"	Fair	REMAN
71	<i>Cocos nucifera</i>	Coconut	9"	30'	14"	9"	Good	REMAN
72	<i>Adonia Merrilli</i>	Manila palm	9"	18'	8"	9"	Good	REMAN
73	<i>Adonia Merrilli</i>	Manila palm	9"	18'	8"	9"	Good	REMAN
74	<i>Adonia Merrilli</i>	Manila palm	9"	18'	8"	9"	Good	REMAN
75	<i>Adonia Merrilli</i>	Manila palm	4"	20'	8"	4"	Good	REMAN
76	<i>Adonia Merrilli</i>	Manila palm	Multi 4" / 5" / 6"	23'	8"	15"	Good	REMAN
77	<i>Adonia Merrilli</i>	Manila palm	5.5"	18'	8"	6"	Good	REMAN
78	<i>Adonia Merrilli</i>	Manila palm	Multi 6" / 6.5"	22'	8"	13"	Good	REMAN
79	<i>Adonia Merrilli</i>	Manila palm	7"	20'	8"	7"	Good	REMAN
80	<i>Mangifera indica</i>	Mango	Multi 8.5" / 9"	12'	14"	14"	Good	RELOCATE
81	<i>Adonia Merrilli</i>	Manila palm	6.5"	16'	7"	7"	Good	REMAN
82	<i>Adonia Merrilli</i>	Manila palm	6.5"	16'	7"	7"	Good	REMAN
83	<i>Citrus Limon</i>	Lemon				Under-sized	REMAN	
84	<i>Adonia Merrilli</i>	Manila palm	7"	16'	8"	7"	Good	REMAN
85	<i>Cocos nucifera</i>	Coconut	8"	25'	10"	8"	Poor	REMAN
86	<i>Adonia Merrilli</i>	Manila palm	7"	18'	8"	7"	Good	REMAN
87	<i>Cordia sebestena</i>	Geiger tree	6"	15'	8"	6"	Good	REMAN
88	<i>Cordia sebestena</i>	Geiger tree	6"	15'	10"	6"	Good	REMAN
89	<i>Cordia sebestena</i>	Geiger tree	6"	16'	10"	6"	Good	REMAN

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	REMAN
90*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 3"	16'	10"	6"	Good	REMAN
91*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3) 3"	17'	10"	9"	Good	REMAN
92*	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	17'	10"	7"	Good	REMAN
93*	<i>Ficus benjamina</i>	Weeping Fig	3"	16'	10"	3"	Good	REMAN
94*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 3"	16'	10"	6"	Good	REMAN
95*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3) 3"	18'	10"	9"	Good	REMAN
96*	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	18'	10"	7"	Good	REMAN
97*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3) 3"	18'	10"	9"	Good	REMAN
98*	<i>Ficus benjamina</i>	Weeping Fig	4"	19'	10"	4"	Good	REMAN
99*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 3"	18'	10"	6"	Good	REMAN
100*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 3" / 4"	20'	10"	10"	Good	REMAN
101*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 3"	18'	10"	6"	Good	REMAN
102*	<i>Ficus benjamina</i>	Weeping Fig	Multi (2) 3"	17'	10"	6"	Good	REMAN
103*	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 4"	18'	10"	7"	Good	REMAN
104*	<i>Ficus benjamina</i>	Weeping Fig	Multi (3) 3"	19'	10"	9"	Good	REMAN
105*	<i>Ficus benjamina</i>	Weeping Fig	Multi 5" / 6"	21'	10"	8"	Good	REMAN
106*	<i>Thespesia populnea</i>	Portia tree	Multi (5) 3"	15'	10"	15"	Good	REMAN
Trees on adjacent property								
107*	<i>Callistemon citrinus</i>	Red bottlebrush	4"	12'	4"	4"	Good	REMAN
108*	<i>Roystonia regia</i>	Royal palm	12"	16'	10"	12"	Good	REMAN
109*	<i>Livingstonia chinensis</i>	Fountain palm	10"	15'	7"	10"	Good	REMAN
110*	<i>Sabal palmetto</i>	Cabbage palm	14"	23'	8"	14"	Good	REMAN
111*	<i>Dyopsis lutescens</i>	Ateca				Under-sized	REMAN	
112*	<i>Thespesia populnea</i>	Portia tree	6"	16'	12"	8"	Good	REMAN

* trees were estimated due to limited access



TREE DISPOSITION LEGEND

- TREES TO REMAIN - TOTAL OF 51
- TREES TO REMOVE - TOTAL OF 51
- TREES TO RELOCATE - TOTAL OF 4