

# 4880 PINE TREE DRIVE

ARCHITECTURE SET

**FINAL SUBMITTAL**  
DRB24-1068

DECEMBER 6, 2024



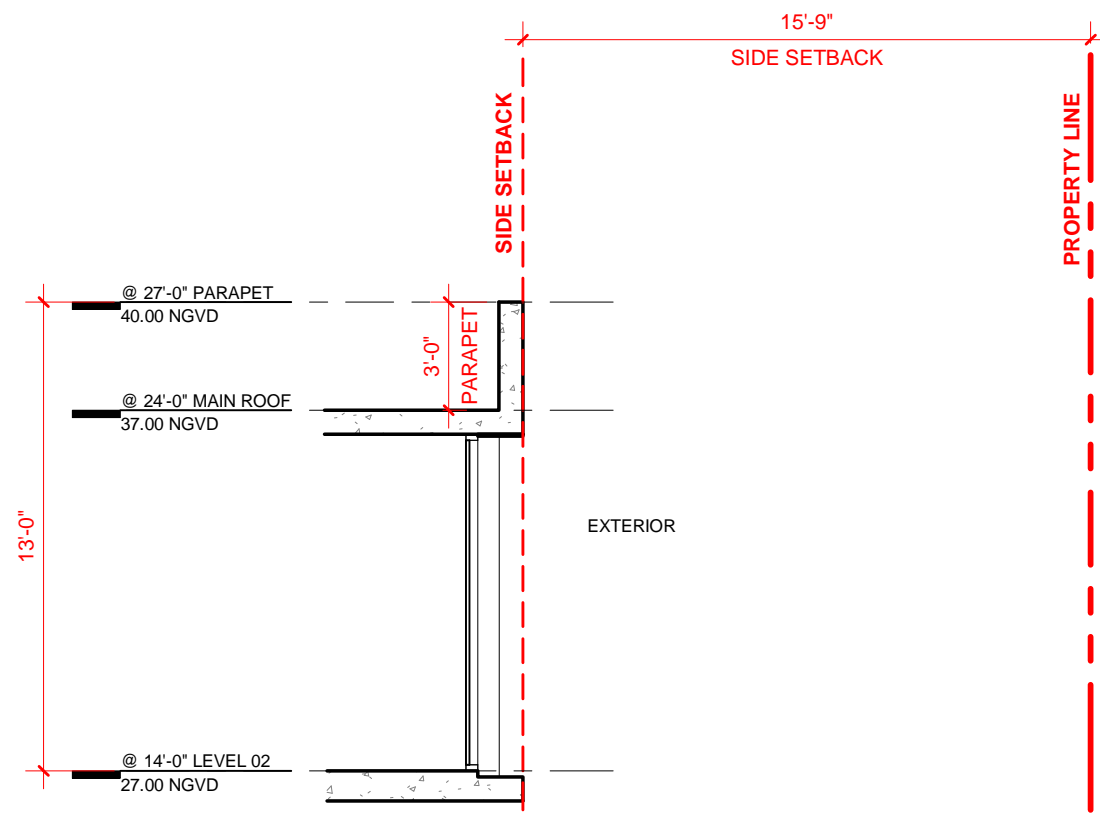
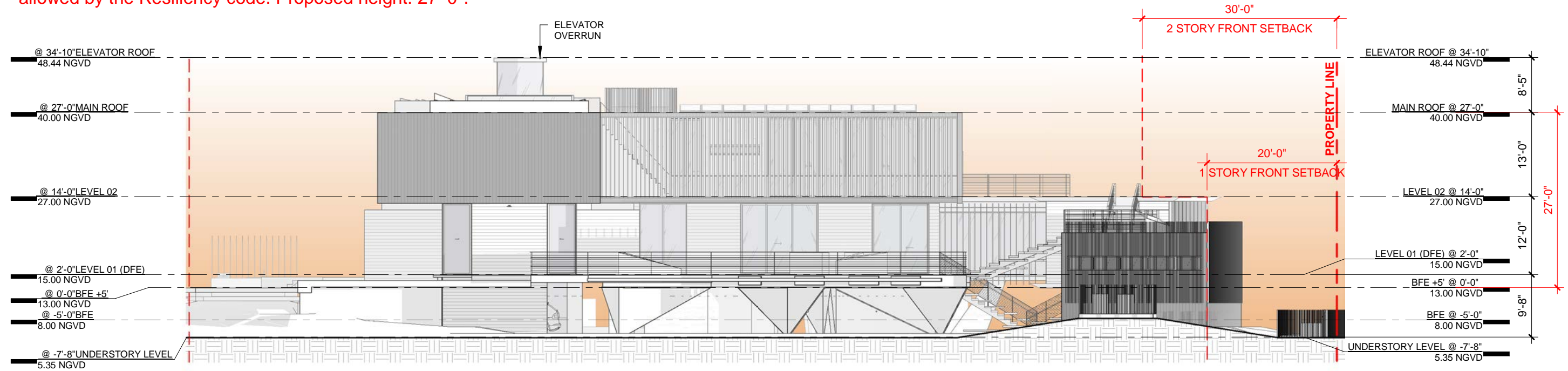
## DRAWING LIST

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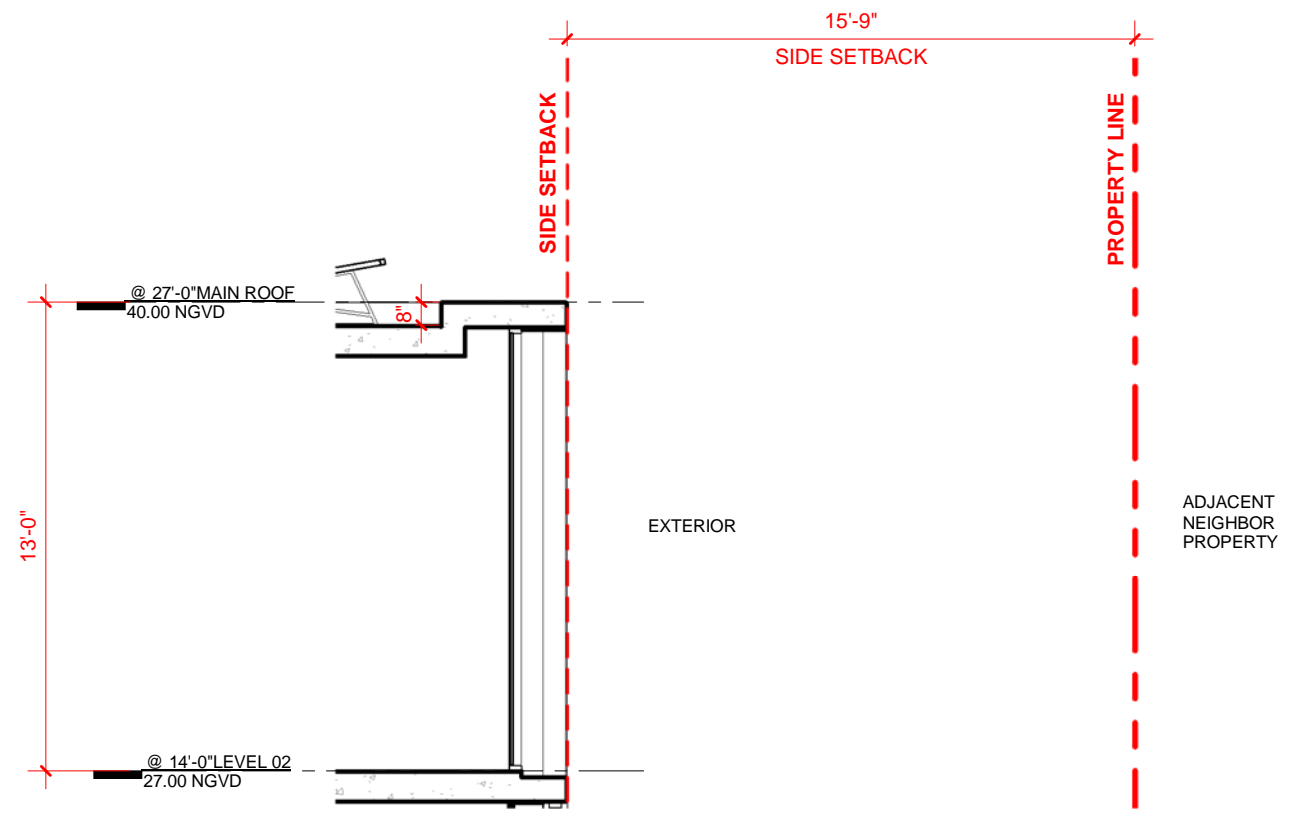


**DESIGN REVISIONS:**

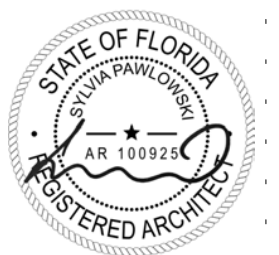
Modification of a previously approved application. To update DRB19-0468. Seeking additional 3' of height which allowed by the Resiliency code. Proposed height: 27'-0".



AS OF RIGHT BY CODE



PROPOSED DESIGN



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR   MIAMI BEACH   FL   33140	<b>PINE TREE</b>	<b>DESIGN REVISIONS DIAGRAM</b> DATE: 12/06/2024      As indicated	<b>A0.1</b> 1804



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

**Tree Legend**



**Property Information**

**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.

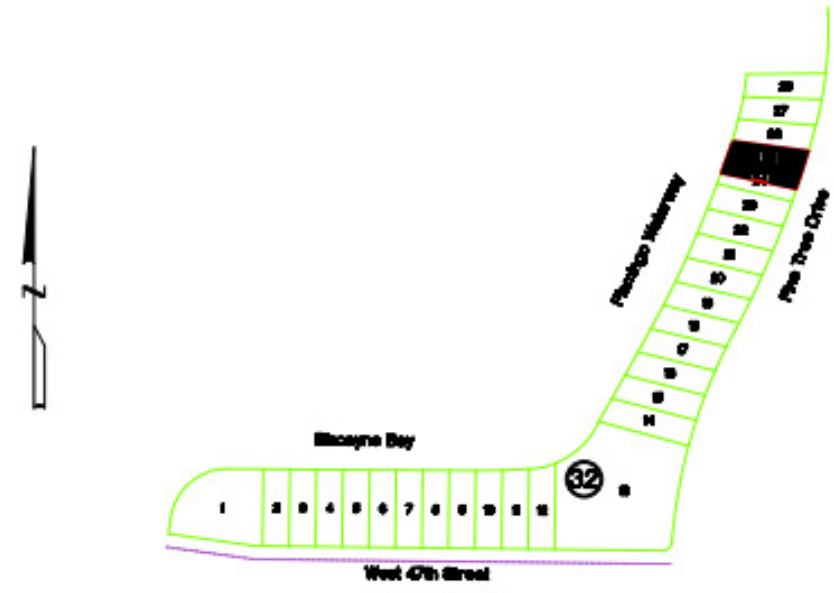
**ELEVATION INFORMATION**  
**National Flood Insurance Program**  
**FEMA Elev. Reference to NAVD 1988**  
 Comm Panel 120651  
 Panel # 0309  
 Firm Zone: "AE"  
 Date of Firm: 09-11-2009  
 Base Flood Elev. 8.00'  
 F.Floor Elev. 4.97'  
 Garage Elev. 3.51'  
 Suffix: "L"  
 Elev. Reference to NAVD 1988

**PROPERTY ADDRESS:**  
 4880 Pine Tree Drive  
 Miami Beach, Florida 33140

**CERTIFIED ONLY TO:**  
 Deva Finger

- Surveyor's Notes:**
- #1 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
  - #2 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.
  - #3 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.
  - #4 Accuracy:  
 The expected use of land, as classified in the Standards of Practice (51-17.052), 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.
  - #5 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
  - #6 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.
  - #7 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
  - #8 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.
  - #9 Ownership subject to Opinion of Title.

**Location Sketch**



**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 NAVD 1988

JOB #	24-291
DATE	03-21-2024
PB	14-42

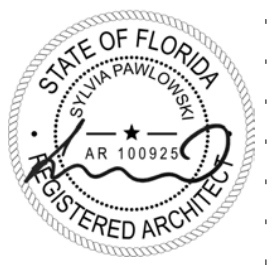
- Surveyors Notes:**
- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
  - #2 Benchmark: Miami-Dade County Public Works Dep.  
 NAME A-34 NGVD29 EL. +14.34'  
 LOC1 51 ST (WEST) MBEACH --- 427.2' SOUTH OF CL  
 PINE TREE DRIVE --- 31.2' WEST OF CL
  - #3 Bearings as Shown hereon are Based upon West 4th Street, N90°00'00"E
  - #4 Please See Abbreviations
  - #5 Drawn By: A. Torres
  - #6 Date: 6-12-23; 3-21-24
  - #7 Completed Survey Field Date: 6-12-23; 3-20-24
  - #8 Disc No 2024, 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

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 51-17.052 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 Alvarez*  
 Armando F. Alvarez  
 Professional Surveyor & Mapper #5526  
 State of Florida  
 Not Valid unless Signed & Stamped with Embossed Seal

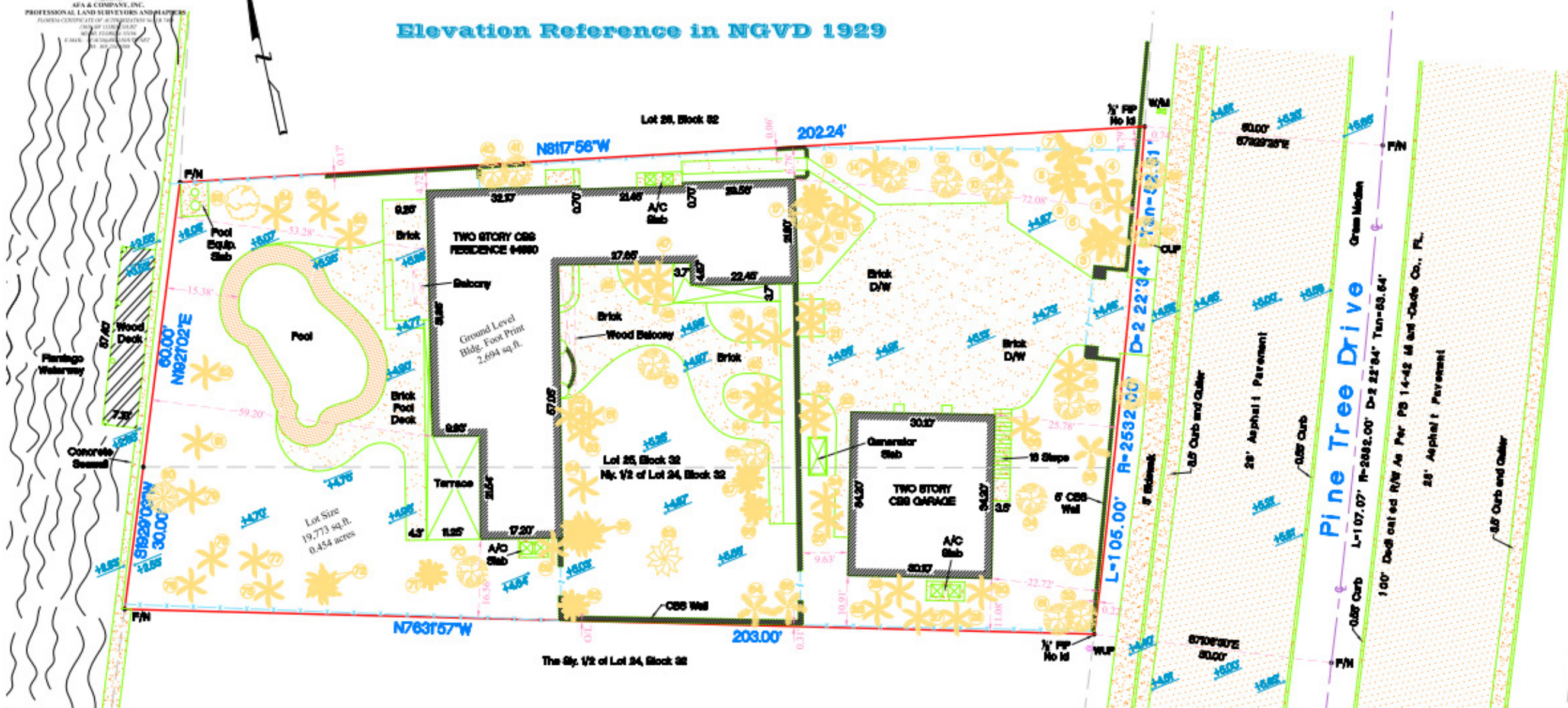




# Boundary Survey

Graphic Scale 1" = 20'

Elevation Reference in NGVD 1929



### Abbreviations of Legend

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

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.

JOB #	24-291
DATE	03-21-2024
PB	14-42

Armando Alvarez

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



# MIAMI BEACH

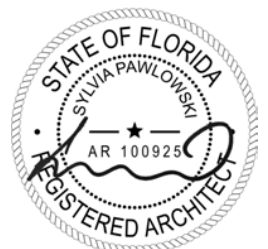
Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

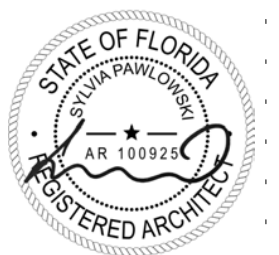
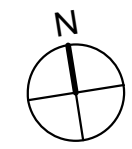
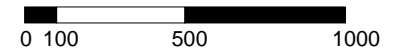
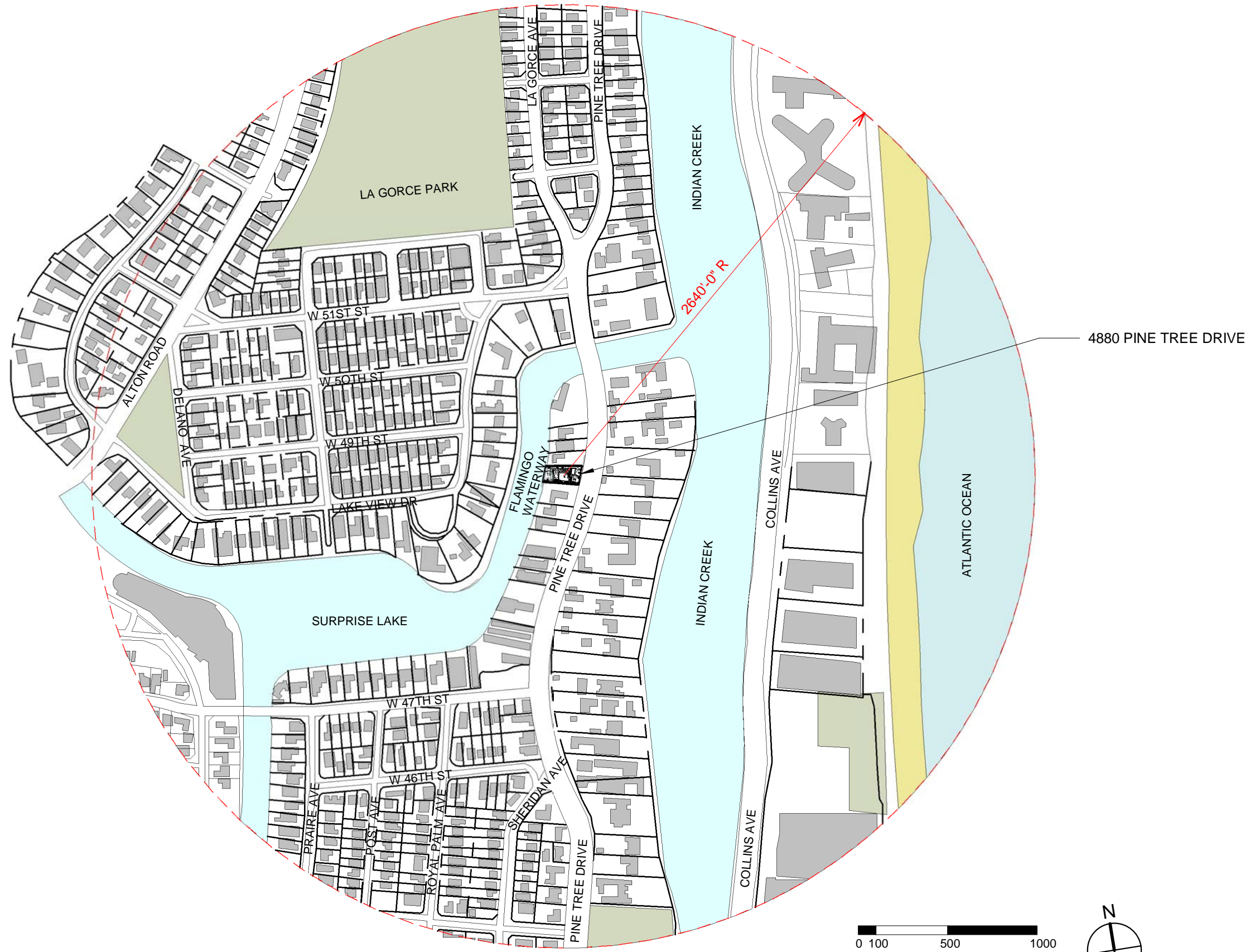
## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

**ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW**

ITEM #	Project Information				
1	Address:	4880 PINE TREE DRIVE, MIAMI BEACH FL 33140			
2	Folio number(s):	02-3222-022-1770			
3	Board and file number(s) :	DRB19-1068			
4	Year built: 1938	Zoning District:	RS-3		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.60' NGVD	
9	Adjusted grade (Flood+Grade/2):	6.30' NGVD	Free board:	13.00' NGVD	
10	30" above grade:	7.10' NGVD	Lot Area:	19,773 SF 30%	
11	Lot width:	105 FT	Lot Depth:	203 FT	
12	Max Lot Coverage SF and %:	5,931 SF 30%	Proposed Lot Coverage SF and %:	5,225 SF 26%	
13	Existing Lot Coverage SF and %:	3,727 SF 19%	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,764 SF 84%	Rear Yard Open Space SF and %:	2,066 SF 74%	
15	Max Unit Size SF and %:	9,886 SF 50%	Proposed Unit Size SF and %:	6,986 SF 35.3%	
16	Existing First Floor Unit Size:	2,694 SF	Proposed First Floor Unit Size:	4,200 SF	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	644 SF 24.2%			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	YES	
<b>ZONING INFORMATION / CALCULATION</b>		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
19	Height measured from B.F.E. plus freeboard	31'	20'	27'	
Front Setbacks:					
20	Front First level:	20'	22.72'	20'-0"	
	Front second level:	30'	22.72'	65'-9"	
Front second level if lot coverage is 25% or greater:					
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.				
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.				
22	Sum of side yard :	28'-3"	15.63'	26'-3"	
23	Side 1:	10'-6"	4.72'	10'-6"	
24	Side 2 or (facing street):	15'-9"	10.91'	15'-9"	
25	Rear:	30'-6"	53.28'	40'-3"	
26	Accessory Structure Side 1:	7'-6"	N/A	7'-6"	
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
28	Accessory Structure Rear:	7'-6"	N/A	15'-3"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields. <span style="float: right; font-size: 1.2em;">N/A</span>				


Notes: Indicate N/A if not applicable.





ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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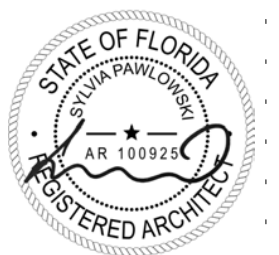
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

**PINE TREE**

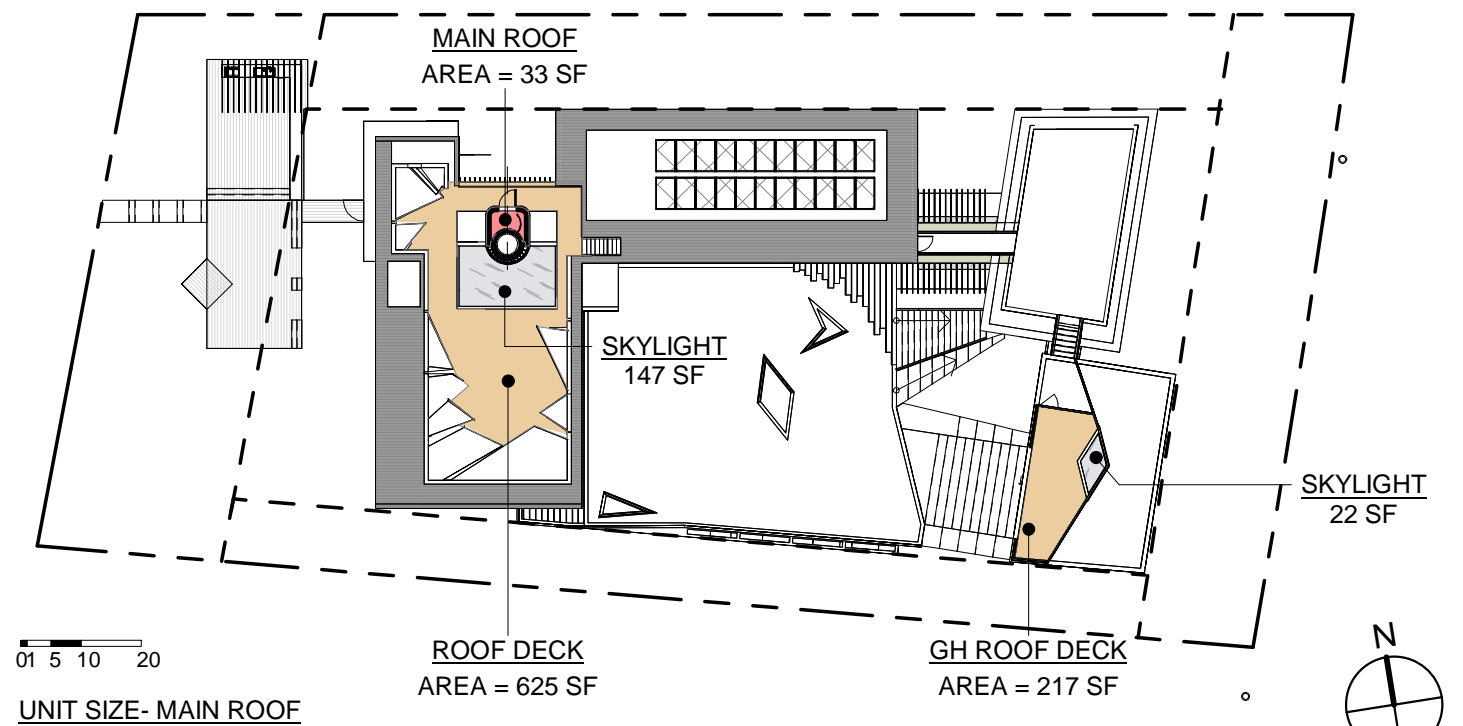
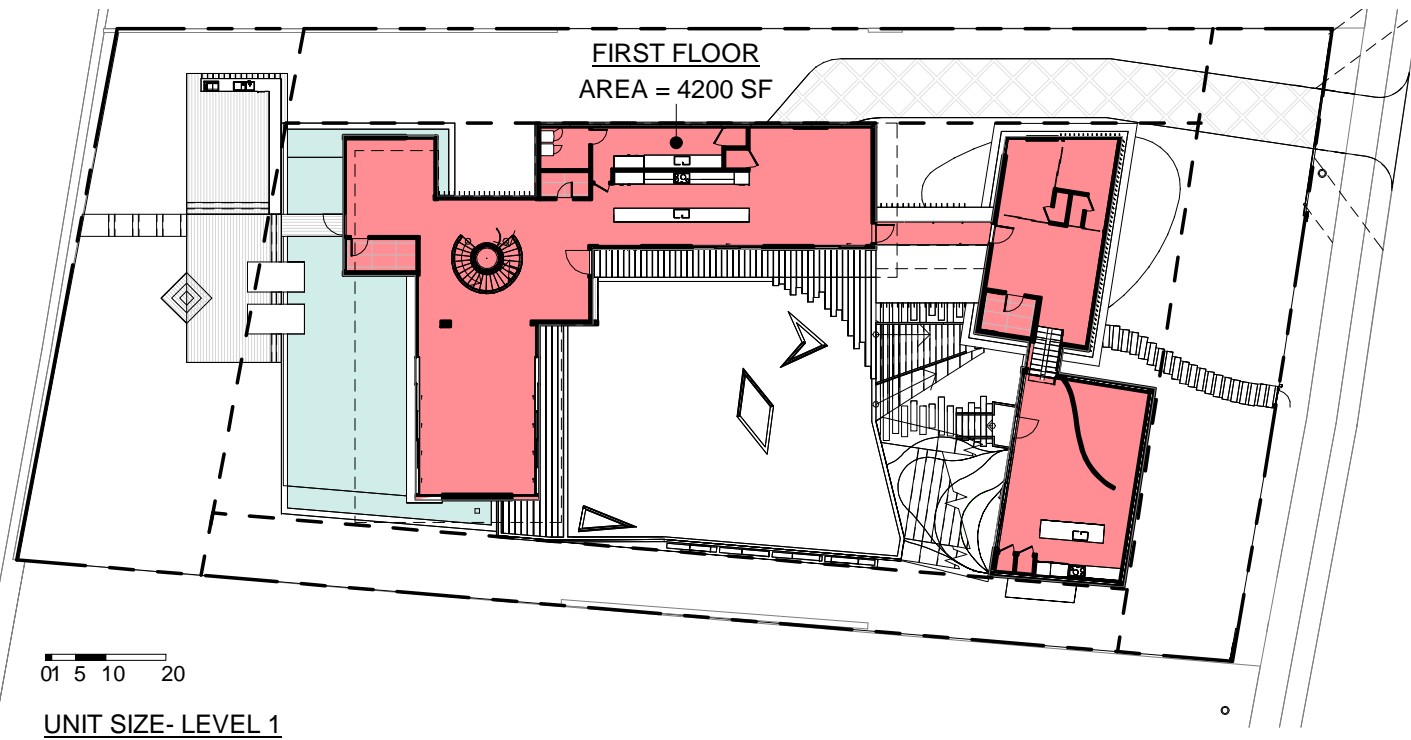
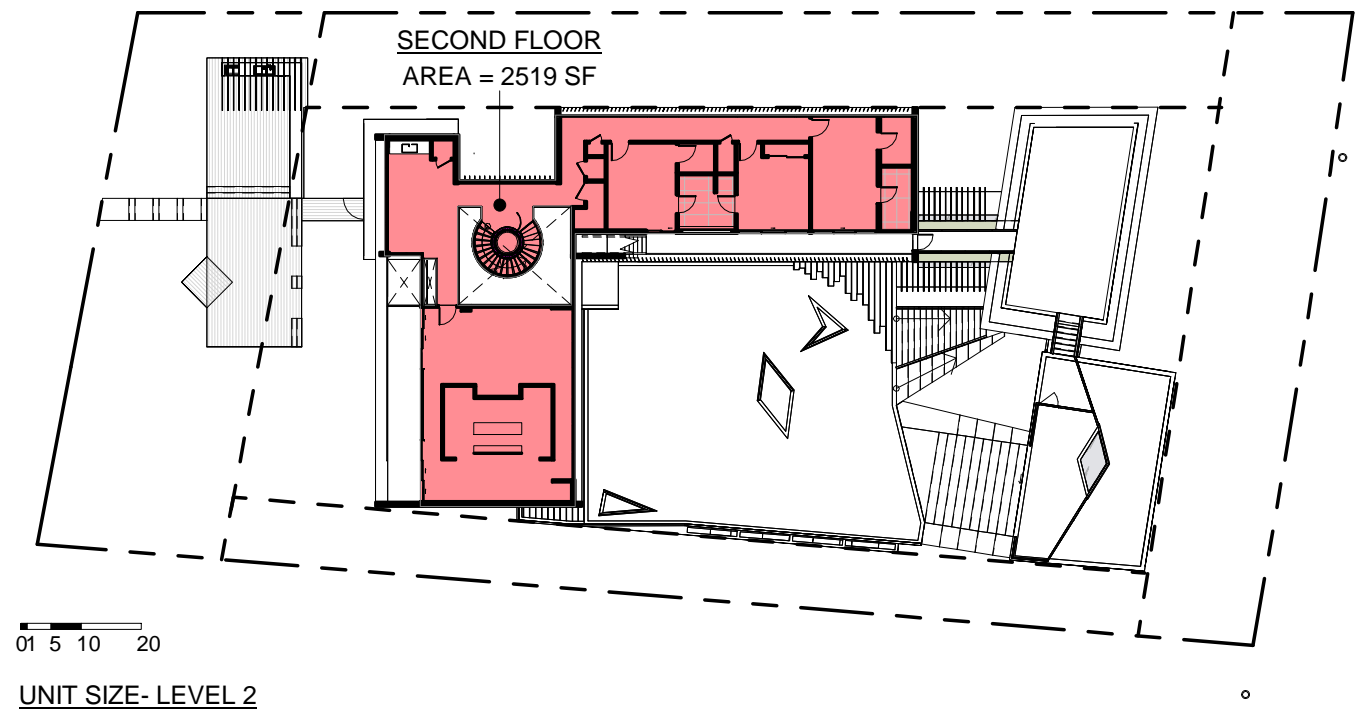
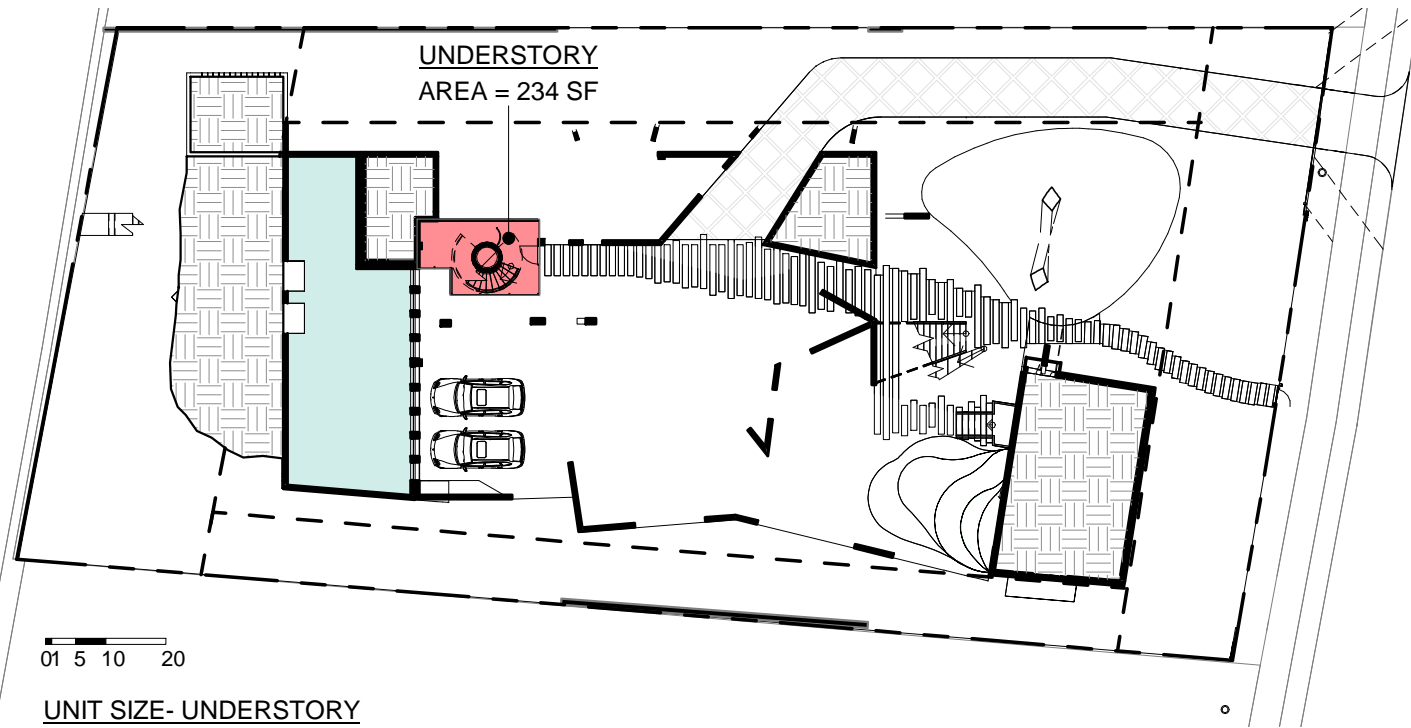
**CONTEXT PLAN**  
DATE: 12/06/2024      1" = 600'-0"

1804

**A4**



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>DEVA FINGER</b> 4880 PINE TREE DR   MIAMI BEACH   FL   33140	<b>PINE TREE</b>	<b>CONTEXT ELEVATIONS</b> DATE: 12/06/2024      3/64" = 1'-0"	1804 <b>A5</b>



**MAXIMUM UNIT SIZE**

ALLOWED	PROVIDED
50% OF LOT AREA 19,773 SF X 50% = 9,886 SF	UNDERSTORY = 234 SF FIRST FLOOR = 4,200 SF SECOND FLOOR = 2,519 SF ROOF = 33 SF
	<b>TOTAL = 6,986 SF (35.3%)</b>

**UNDERSTORY UNIT SPACE REQUIREMENTS**

ALLOWED	PROVIDED
3% OF LOT AREA 19,773 SF X 3% = 593 SF	UNDERSTORY AC AREA = 234 SF
<b>SKYLIGHT - MAIN ROOF</b>	
10% OF MAIN ROOF 2,665 SF X 10% = 266.5 SF	147 SF (5.5%)

**2ND FLOOR VOLUMETRIC UNIT SIZE**

ALLOWED	PROVIDED
70% OF FLOOR BELOW 4,200 SF X 70% = 2,940 SF	2ND FLOOR = 2,519 SF (60%)
<b>SKYLIGHT - GUEST HOUSE</b>	
10% OF GUEST HOUSE ROOF 1,514 SF X 10% = 151.4 SF	22 SF (1.5%)

**ROOF DECK AREA**

ALLOWED	PROVIDED
MAIN HOUSE 25% OF FLOOR BELOW 2,519 SF X 25% = 630 SF	ROOF DECK AREA = 625 SF (24.8%)
GUESTHOUSE 25% OF FLOOR BELOW 1,514 SF X 25% = 379 SF	ROOF DECK AREA = 217 SF (14.3%)



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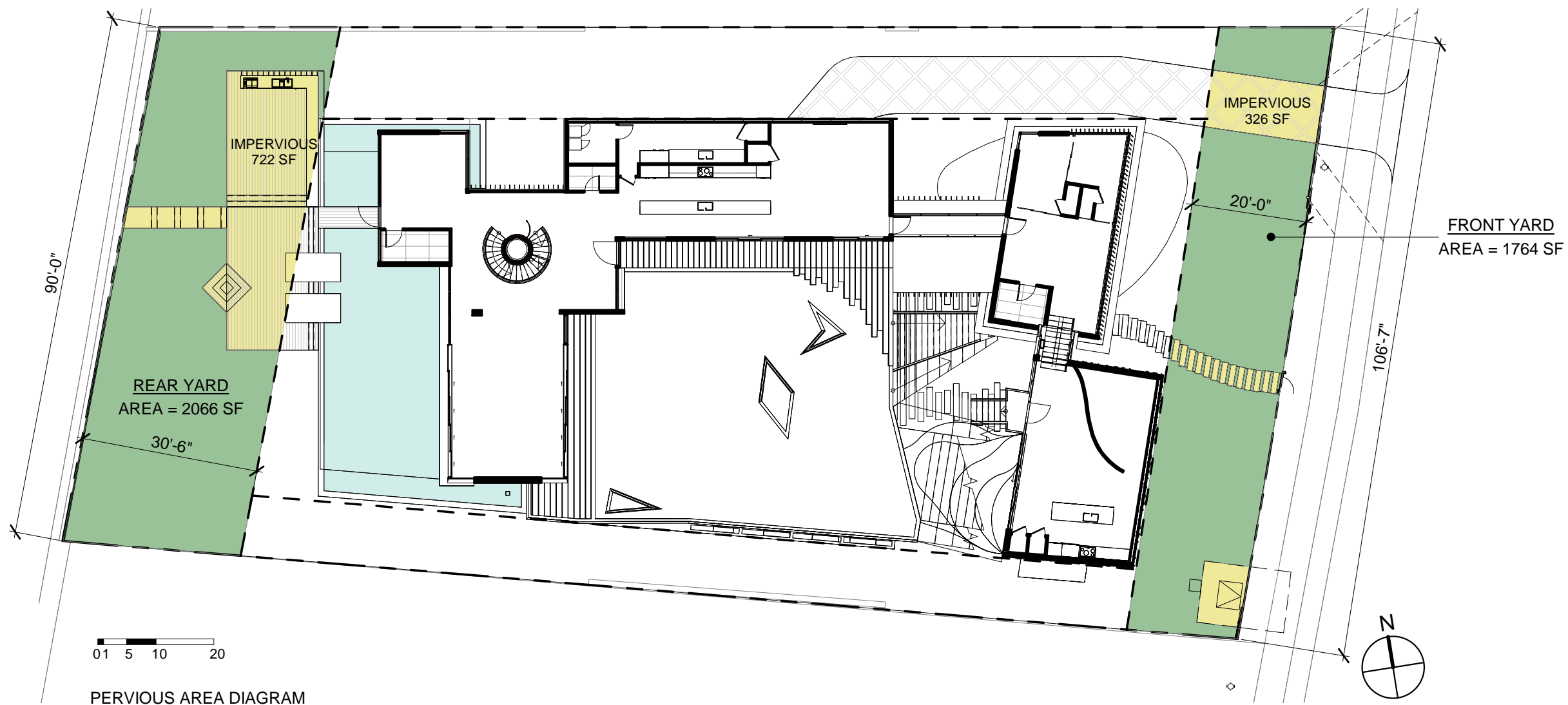
**PINE TREE**

**UNIT SIZE DIAGRAMS**

DATE: 12/06/2024 1/32" = 1'-0"

1804

**A6**



**PERVIOUS REAR YARD REQUIREMENTS**

**ALLOWED**

70% OF REAR YARD AREA  
2,788 SF X 70% = 1,951.6 SF

**PROVIDED**

SODDED OR LANDSCAPED  
2,066 SF (74%)

IMPERVIOUS  
722 SF

**PERVIOUS FRONT YARD REQUIREMENTS**

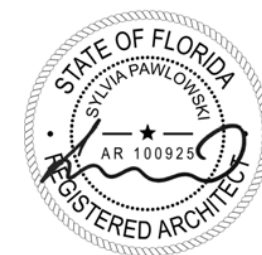
**ALLOWED**

50% OF FRONT YARD AREA  
2,090 SF X 50% = 1,045 SF

**PROVIDED**

SODDED OR LANDSCAPED  
1,764 SF (84%)

IMPERVIOUS  
326 SF



ARCHITECT

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

PINE TREE

PERVIOUS DIAGRAM

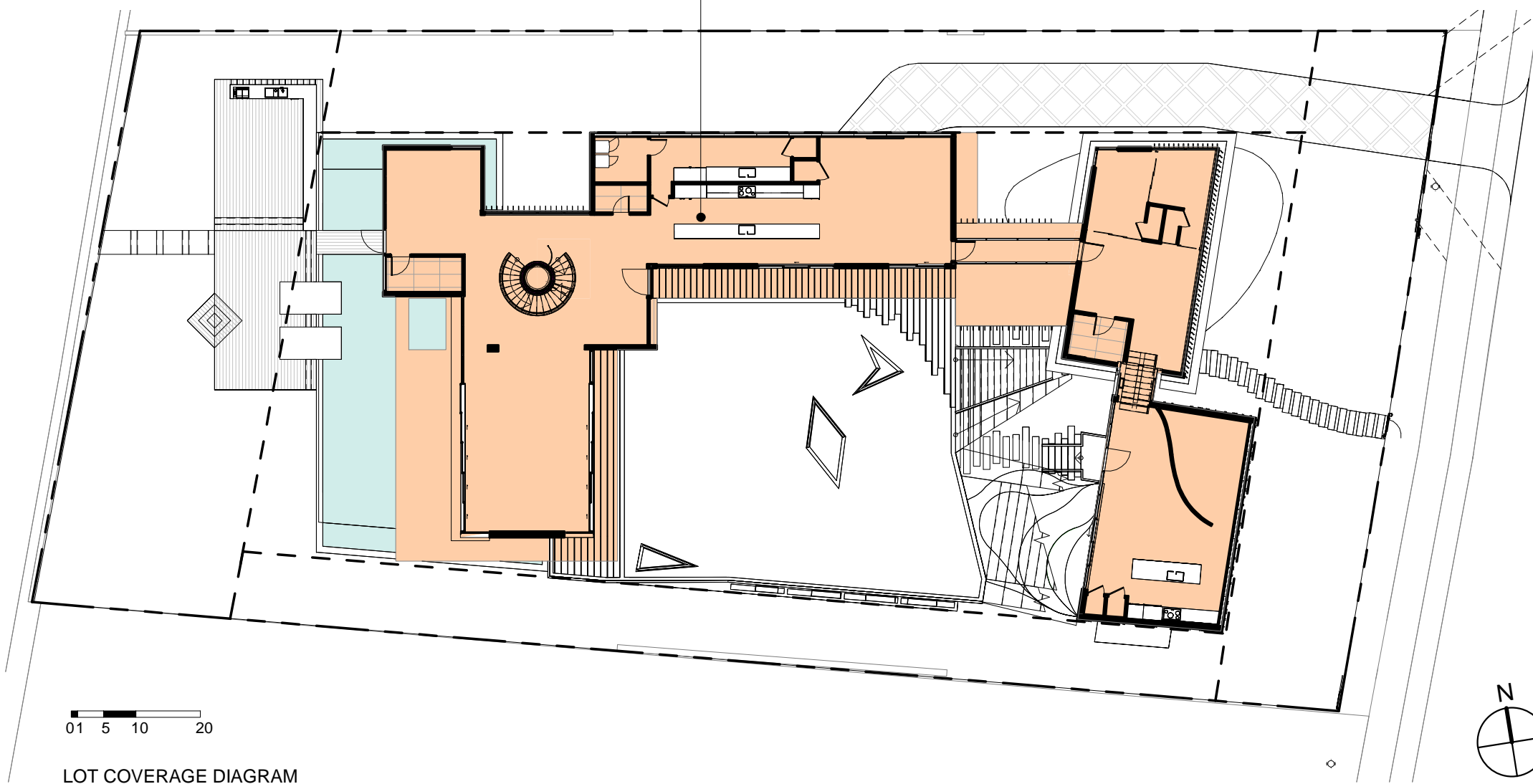
DATE: 12/06/2024

As indicated

1804

A7

LOT COVERAGE  
AREA = 5225 SF



LOT COVERAGE DIAGRAM

**LOT COVERAGE**

**ALLOWED**

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

**PROVIDED**

LOT COVERAGE AREA  
5,225 SF (26%)



ARCHITECT

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

PROJECT

PINE TREE

DRAWING TITLE

LOT COVERAGE

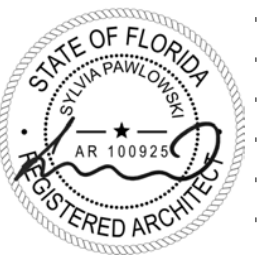
DATE: 12/06/2024

As indicated

DRAWING #

A8

1804



ARCHITECT

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

PINE TREE

SITE PHOTOS  
DATE: 12/06/2024

1804

A9



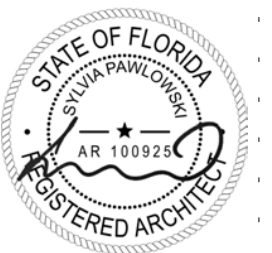
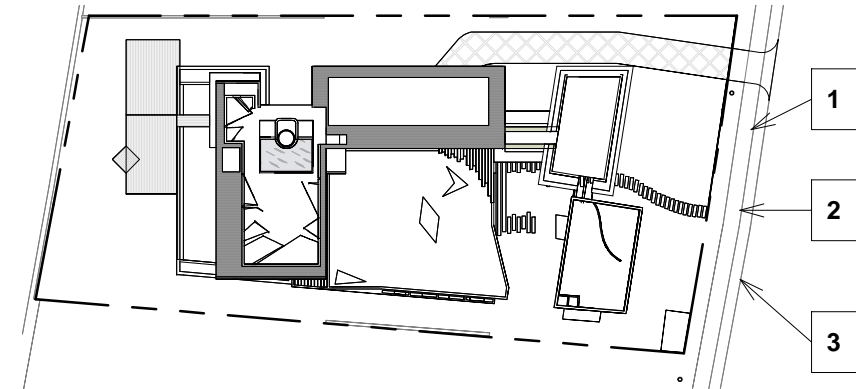
1



3



2



ARCHITECT

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CONSULTANT

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4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PROJECT

PINE TREE

DRAWING TITLE

CONTEXT PHOTOS

DATE: 12/06/2024

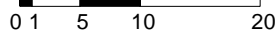
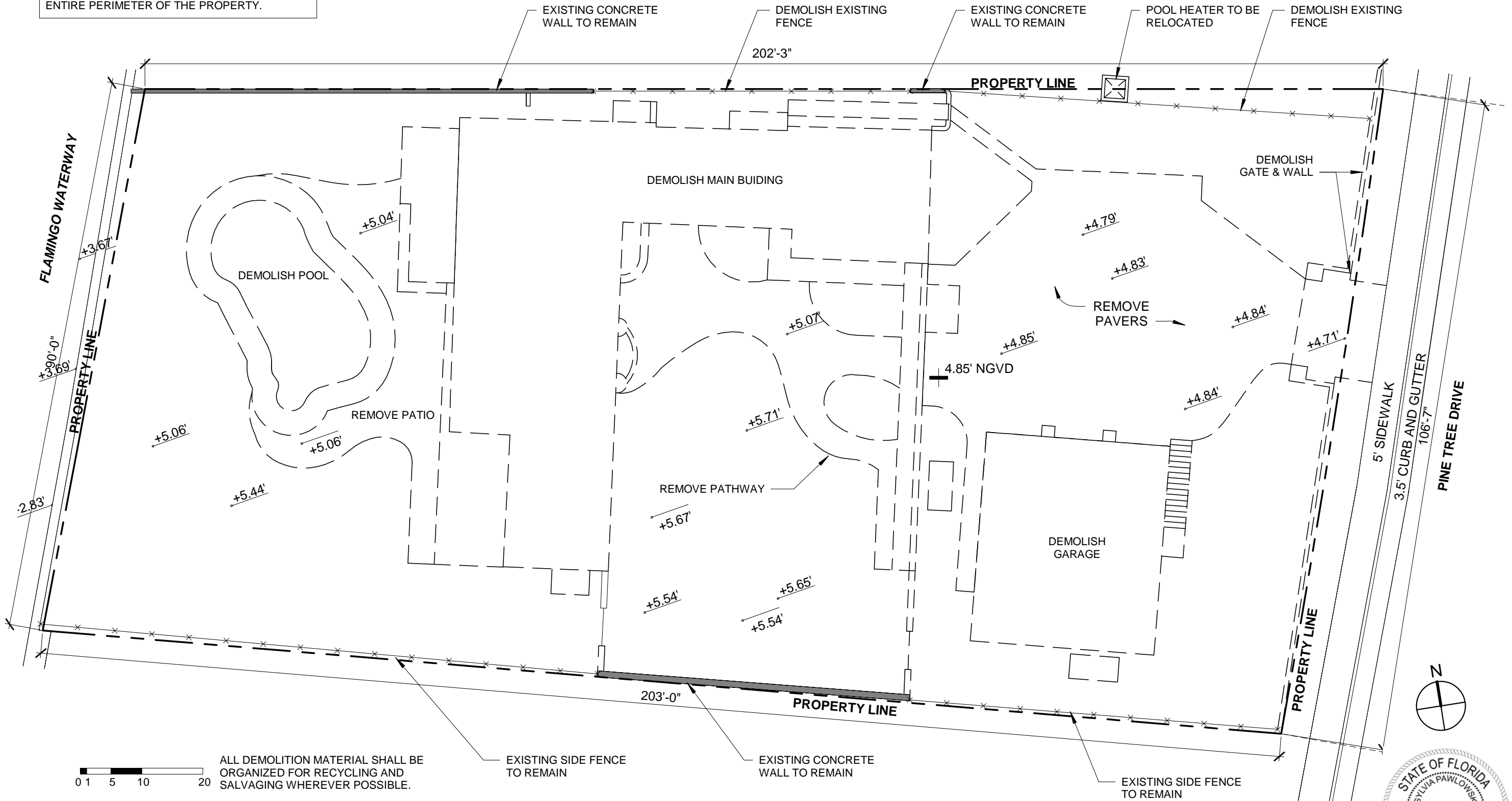
1" = 60'-0"

DRAWING #

A10

1804

**NOTE:** PROPOSED TEMPORARY CONSTRUCTION  
6 FT HIGH CHAIN LINK FENCE AROUND THE  
ENTIRE PERIMETER OF THE PROPERTY.

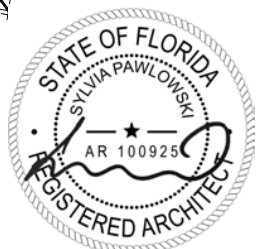
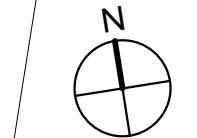


ALL DEMOLITION MATERIAL SHALL BE  
ORGANIZED FOR RECYCLING AND  
SALVAGING WHEREVER POSSIBLE.

EXISTING SIDE FENCE  
TO REMAIN

EXISTING CONCRETE  
WALL TO REMAIN

EXISTING SIDE FENCE  
TO REMAIN



ARCHITECT

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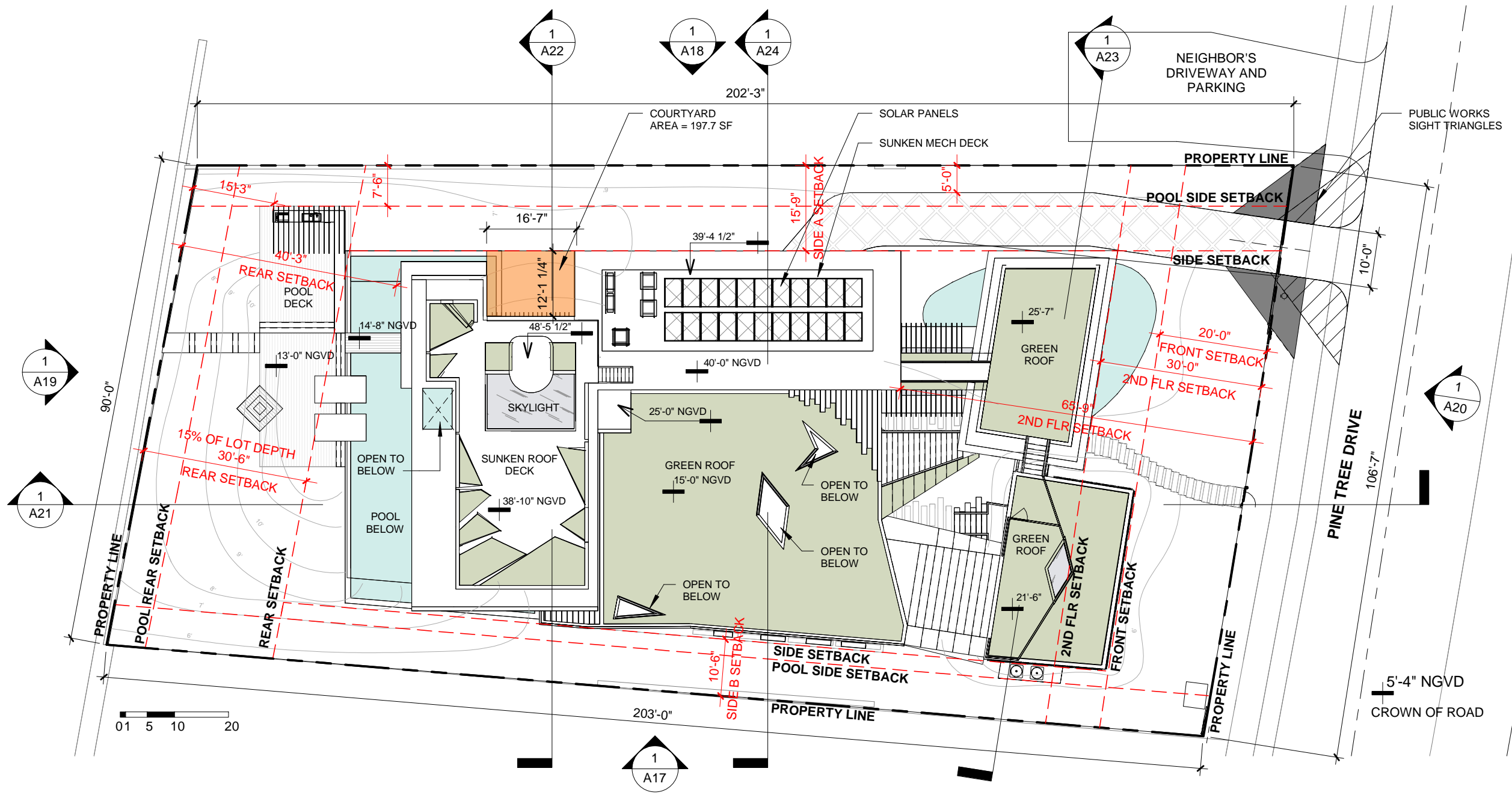
**DEMOLITION PLAN**

DATE: 12/06/2024

1/16" = 1'-0"

1804

**A11**

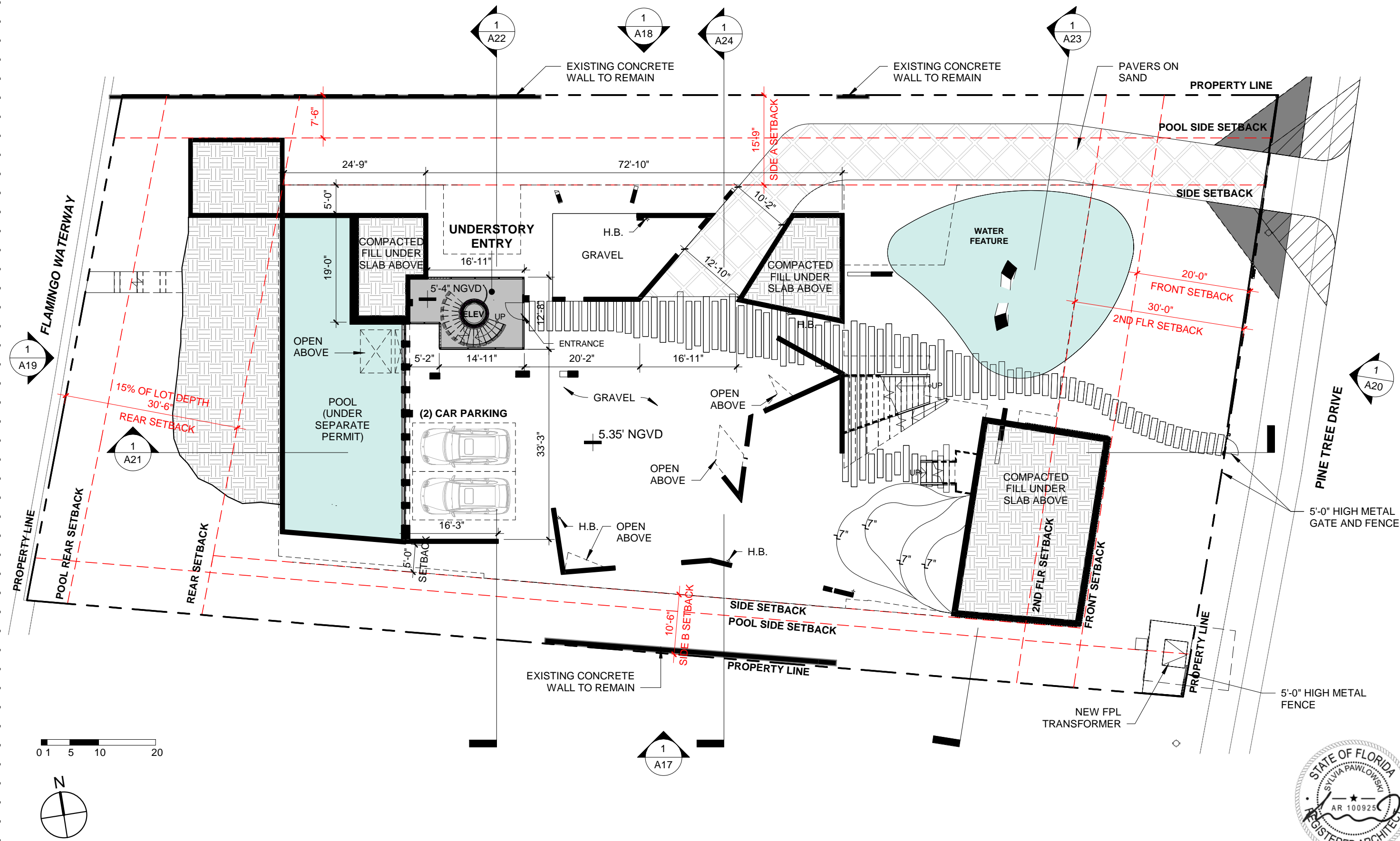


<u>ACCESSORY SETBACKS</u>	ALLOWED	PROVIDED
SIDE:	7'-6"	7'-6"
REAR:	7'-6"	15'-3"

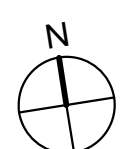
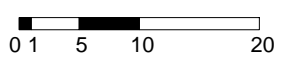
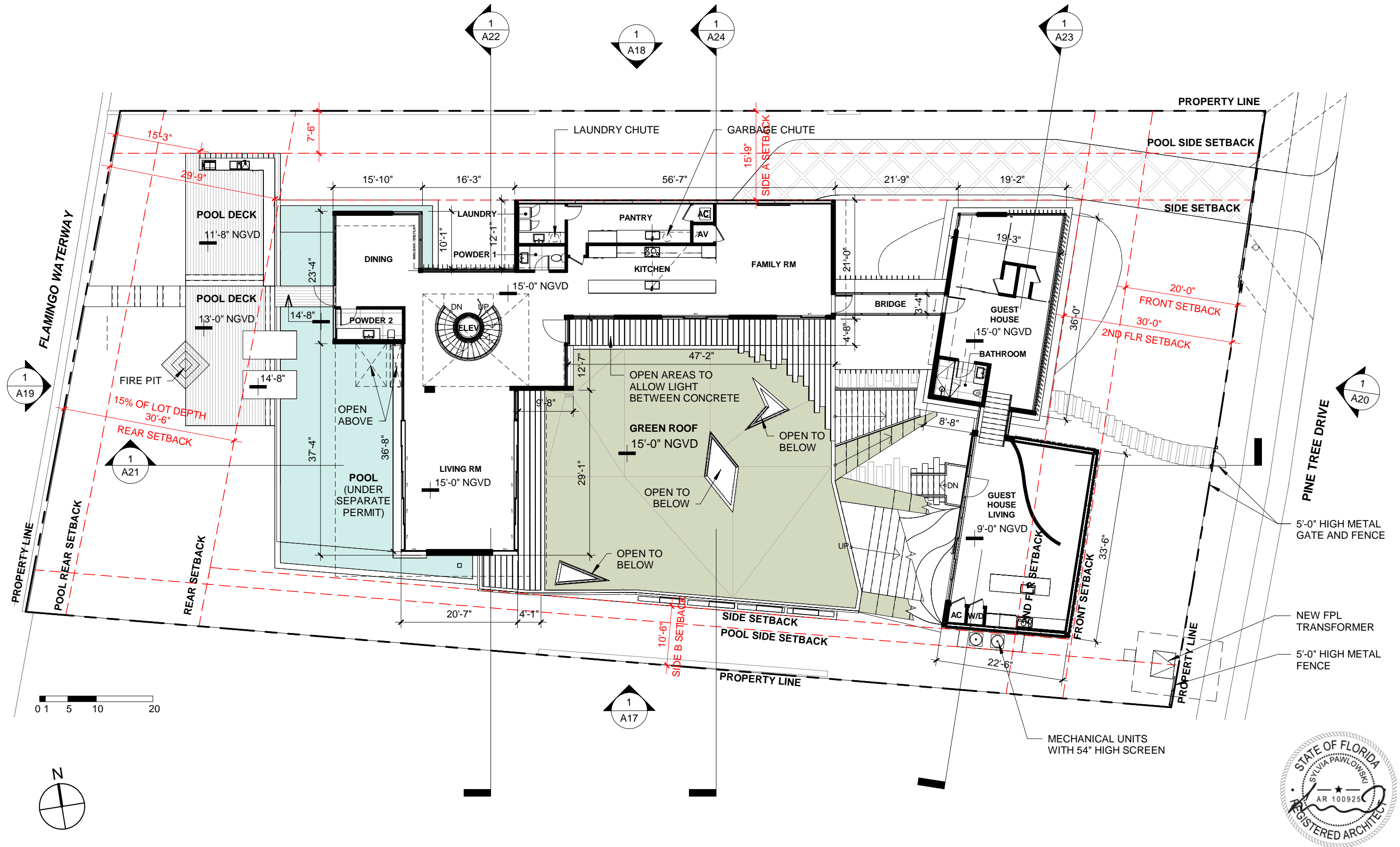
<u>SETBACKS</u>	ALLOWED	PROVIDED
FRONT:	ONE STORY: 20'-0" TWO STORY: 30'-0"	20'-0" 65'-9"
SIDE:	25% OF LOT WIDTH 105' X 25% = 26.25 SIDE B 10% LOT WIDTH = 10.5' SIDE A = 15.75'	10'-6" 15'-9"
REAR:	MIN. 15% OF LOT DEPTH 203' X 15% = 30.5'	40'-3"

<u>SIDE ELEVATION</u>	ALLOWED	PROVIDED
2 STORY MAX ALLOWABLE LENGTH	60'-0" MAX	60'-0"
AREA OF COURTYARD	1% OF LOT AREA 19,773 SF X 1% = 197.7 SF	197.7 (1%)

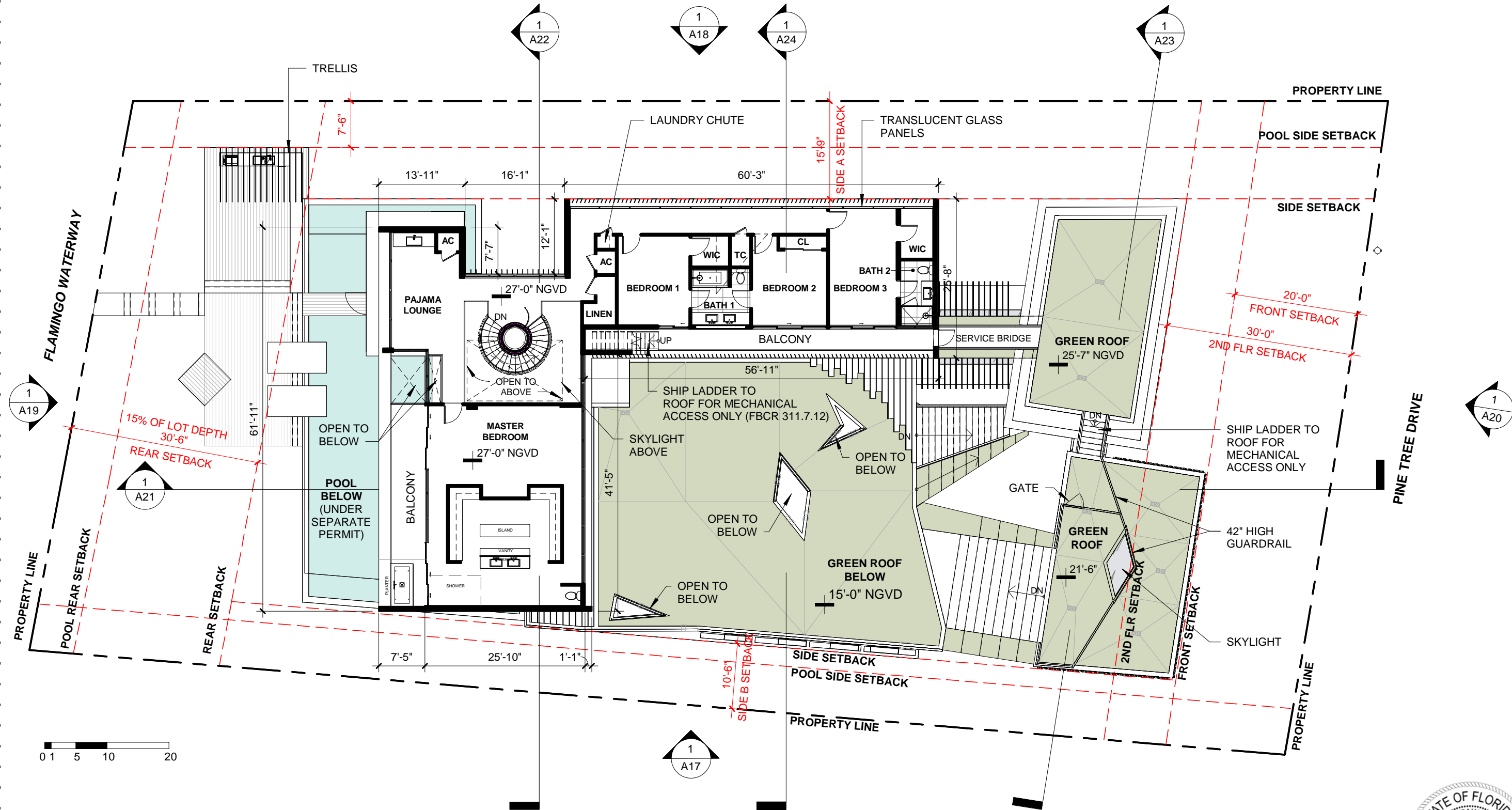




ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>DEVA FINGER</b> 4880 PINE TREE DR   MIAMI BEACH   FL   33140	<b>PINE TREE</b>	<b>UNDERSTORY PLAN</b> DATE: 12/06/2024      1/16" = 1'-0"	<b>A13</b> 1804



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR   MIAMI BEACH   FL   33140	PINE TREE	LEVEL 1 DATE: 12/06/2024	A14



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

MTTR MGMT  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com



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

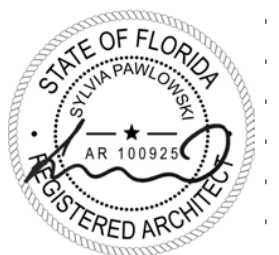
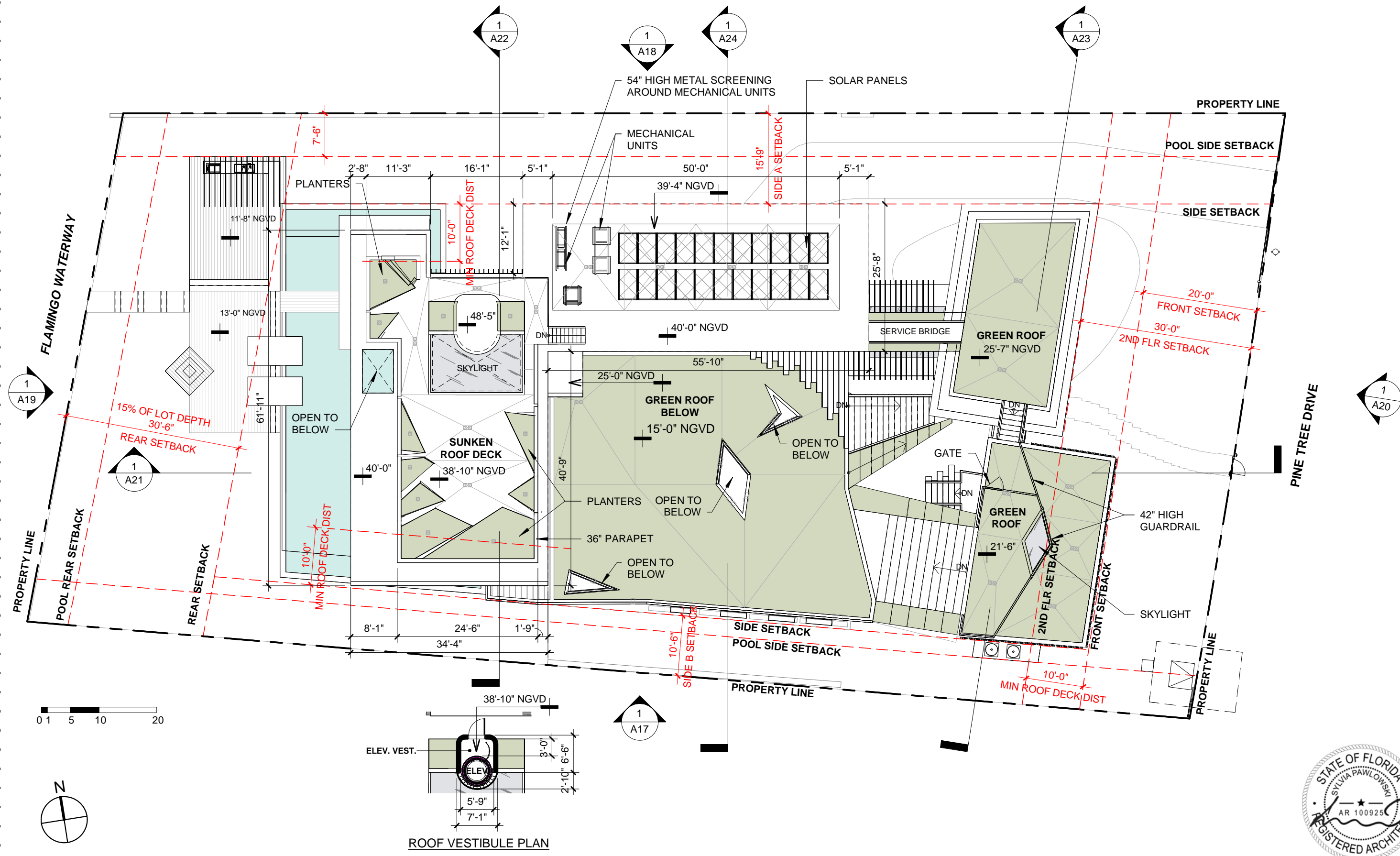
PINE TREE

LEVEL 2  
DATE: 12/06/2024

1/16" = 1'-0"

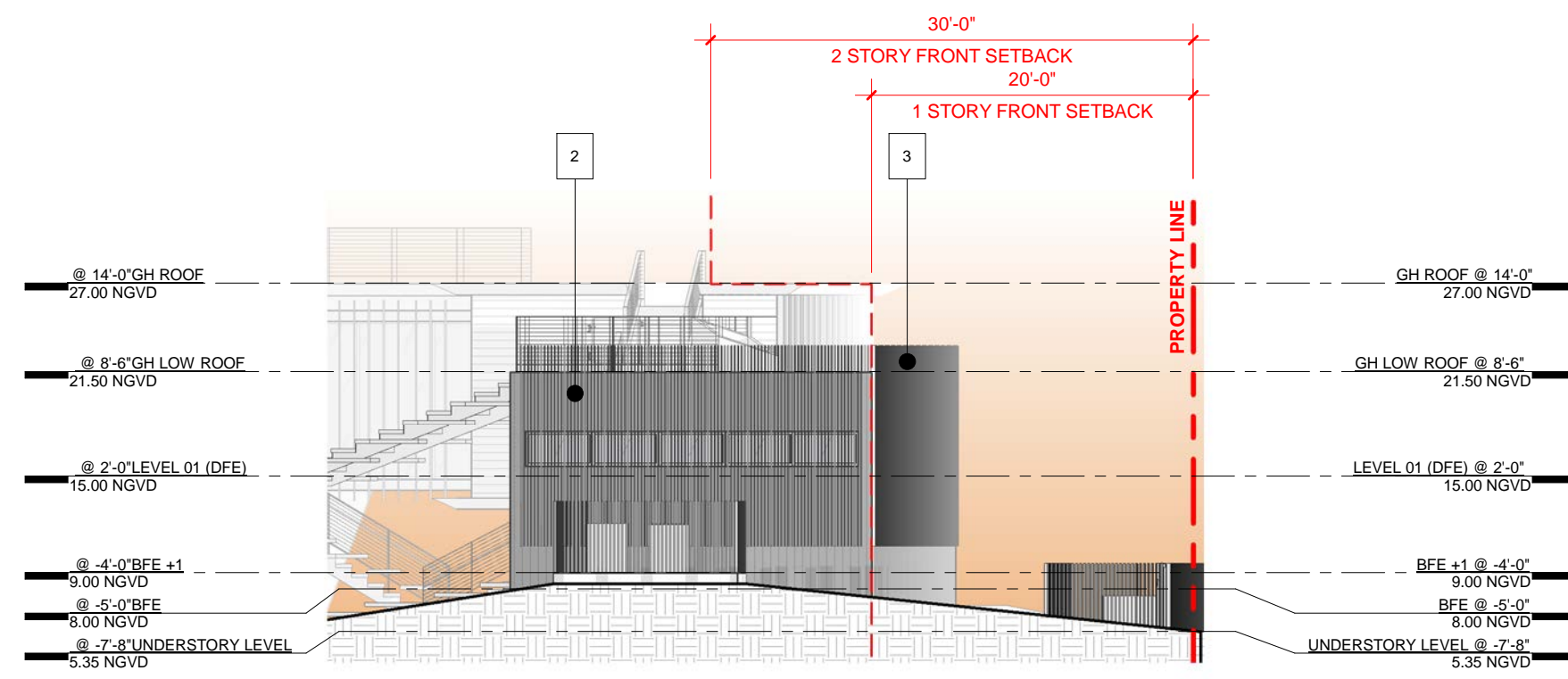
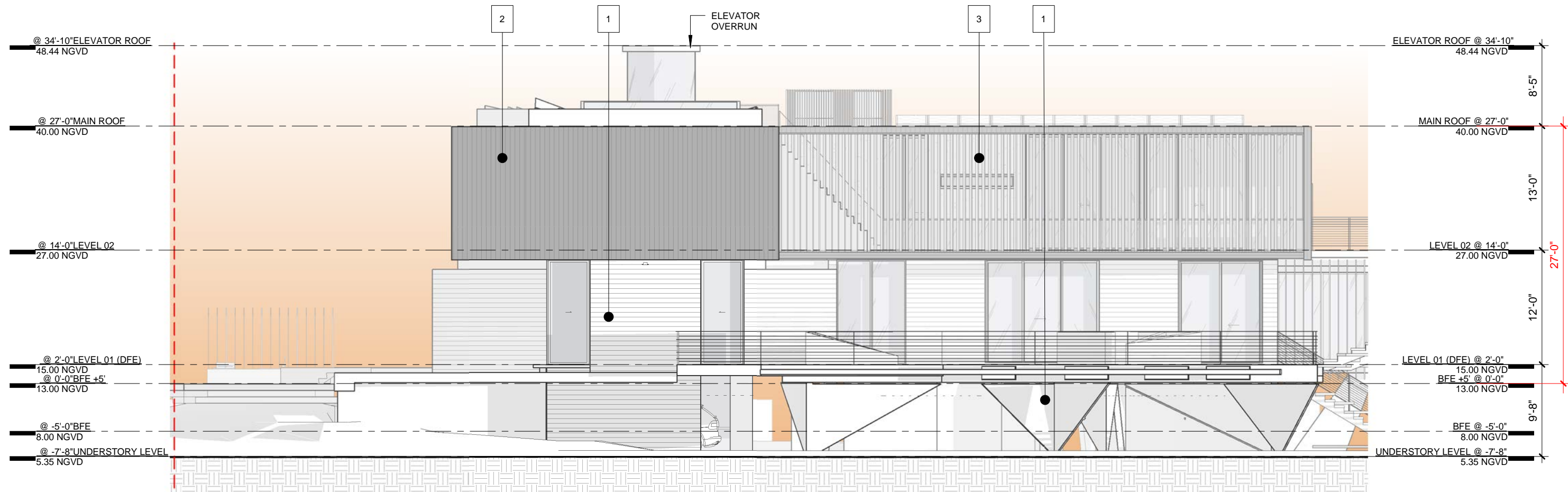
1804

A15



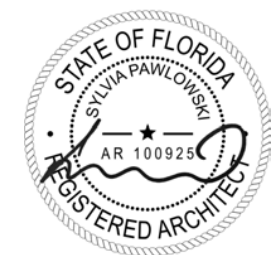
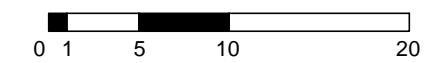
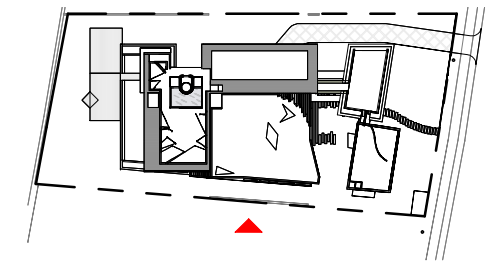
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR   MIAMI BEACH   FL   33140	PINE TREE	ROOF PLAN DATE: 12/06/2024	1/16" = 1'-0" 1804

**A16**



**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  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com

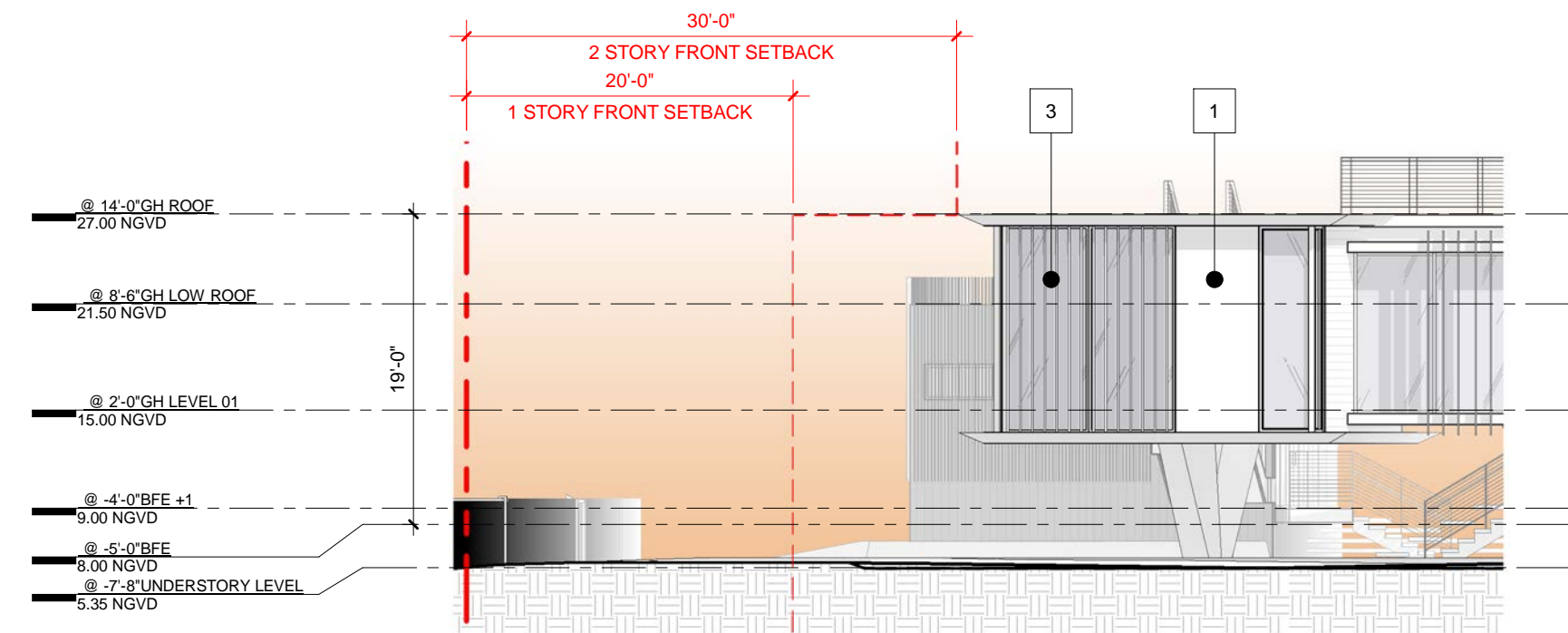
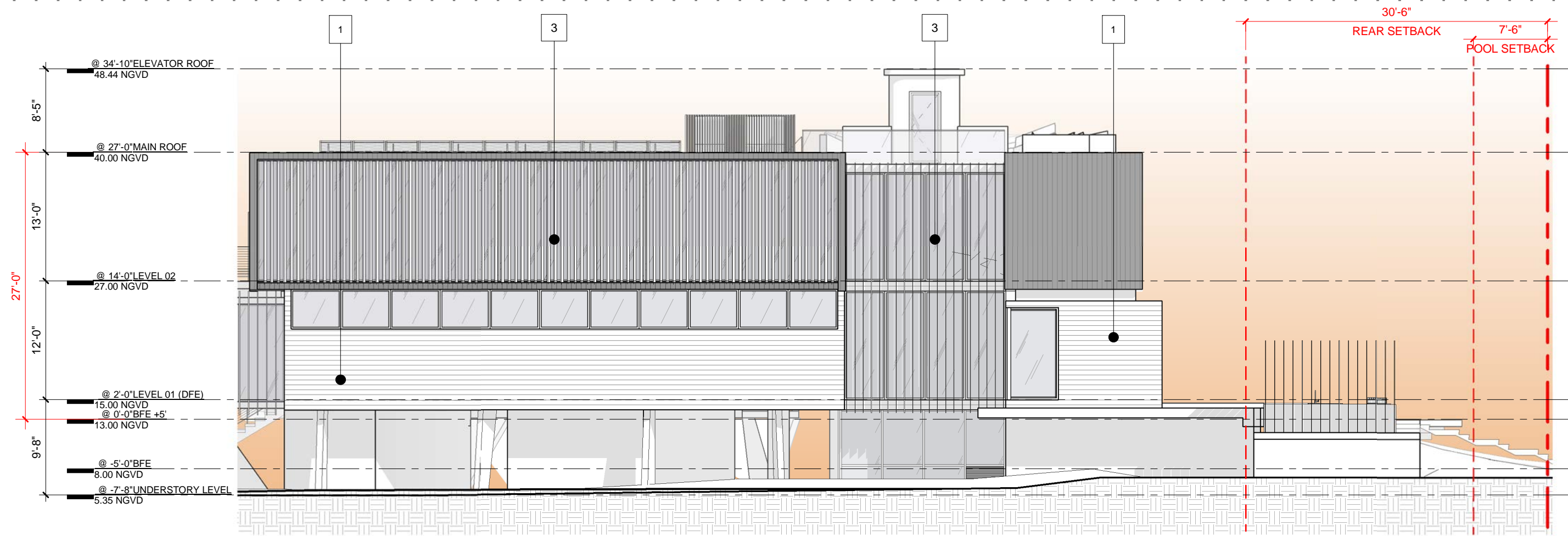
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

**PINE TREE**


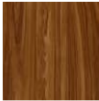


**SOUTH ELEVATION**

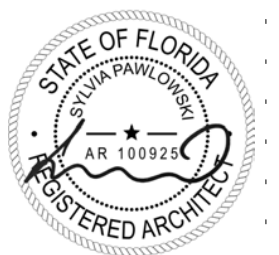
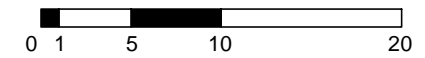
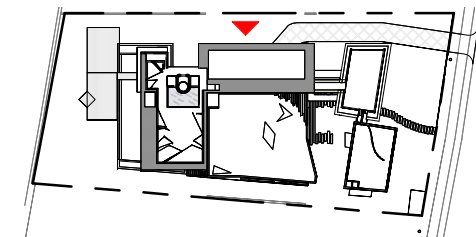
DATE: 12/06/2024 As indicated 1804

**A17**



**MATERIALS LEGEND**

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



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

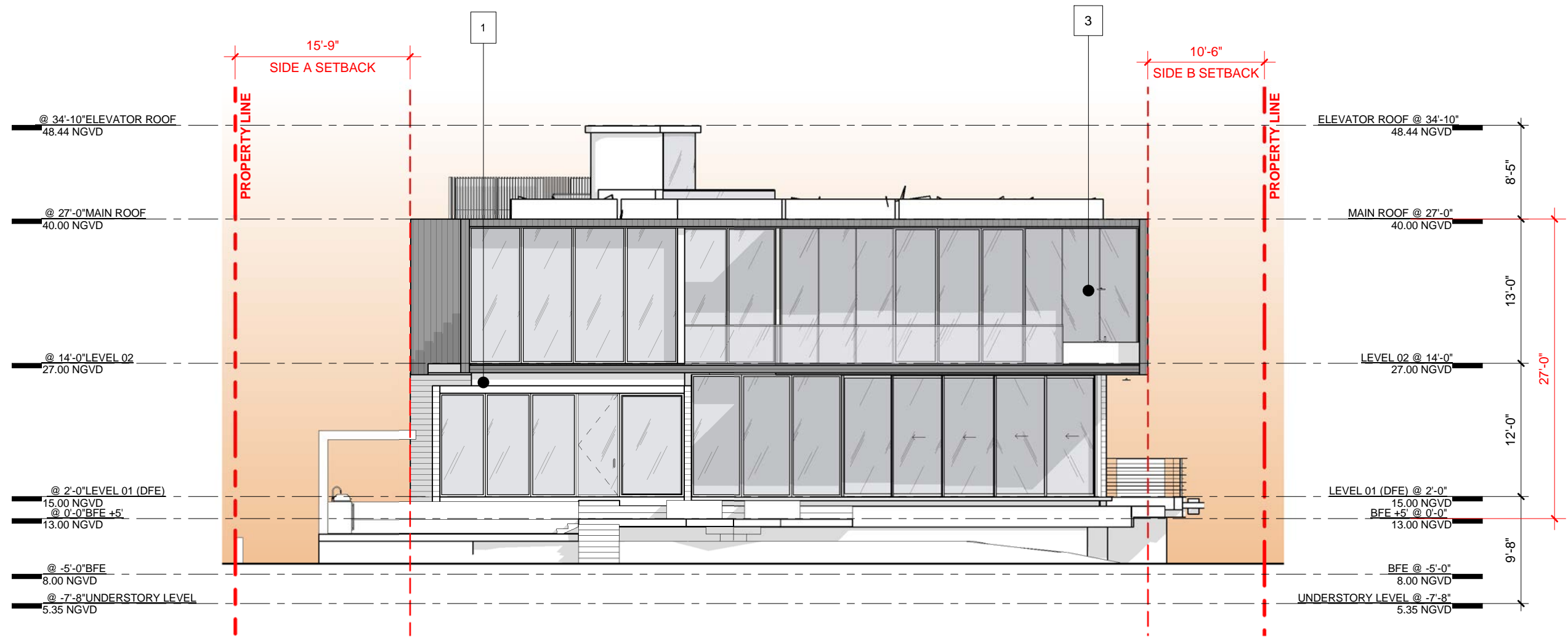
MTTR MGMT  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com

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





**PINE TREE**

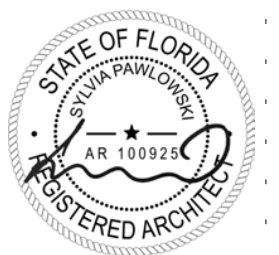
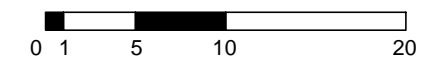
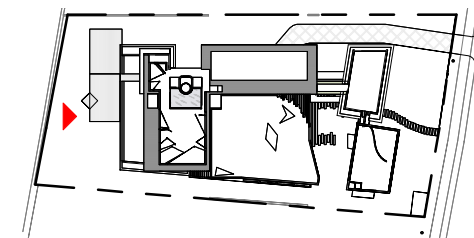
**NORTH ELEVATION**  
DATE: 12/06/2024      As indicated      1804

**A18**



**MATERIALS LEGEND**

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



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

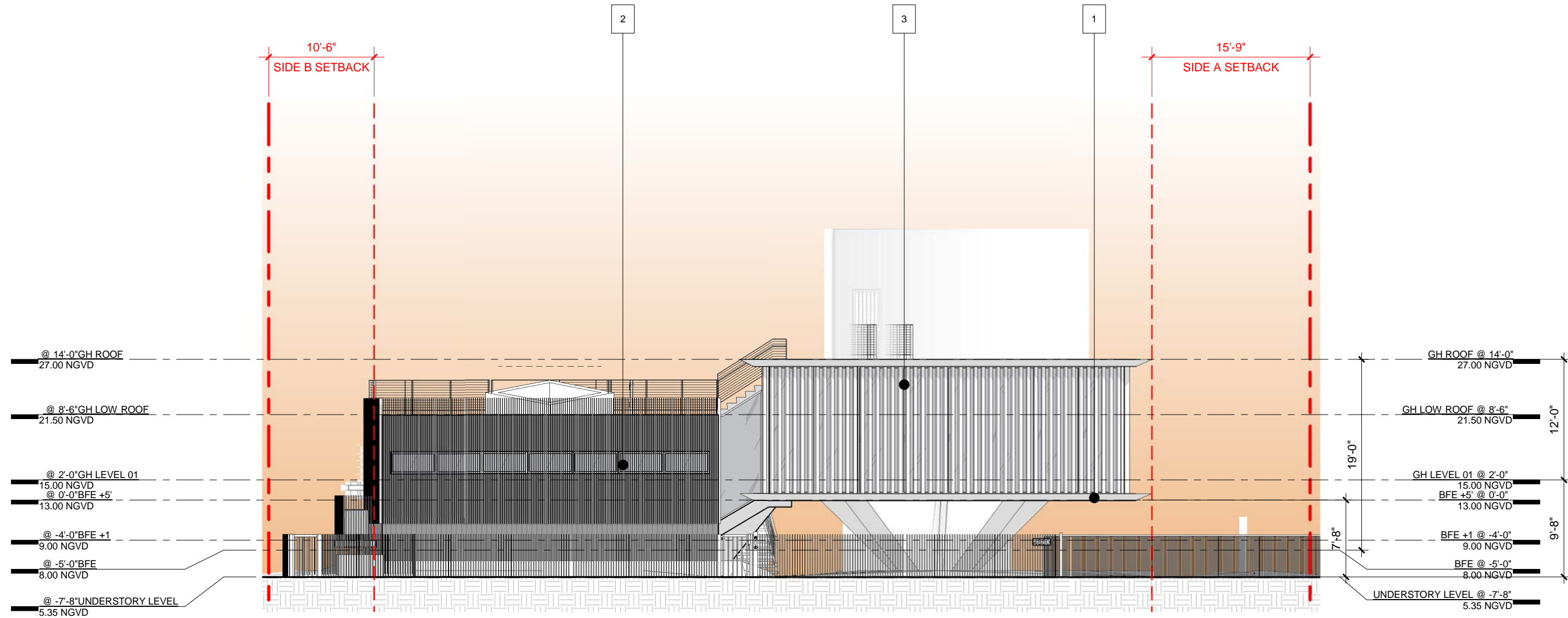
MTTR MGMT  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com

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





**PINE TREE**

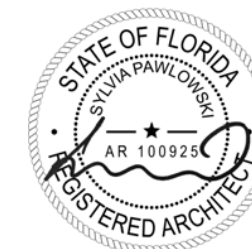
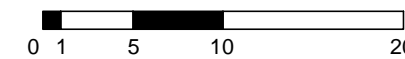
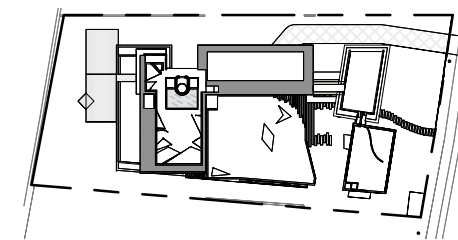
**WEST ELEVATION**  
DATE: 12/06/2024      As indicated      1804

**A19**



**MATERIALS LEGEND**

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



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTRR MGMT  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com



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

**PINE TREE**

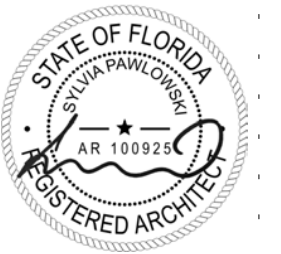
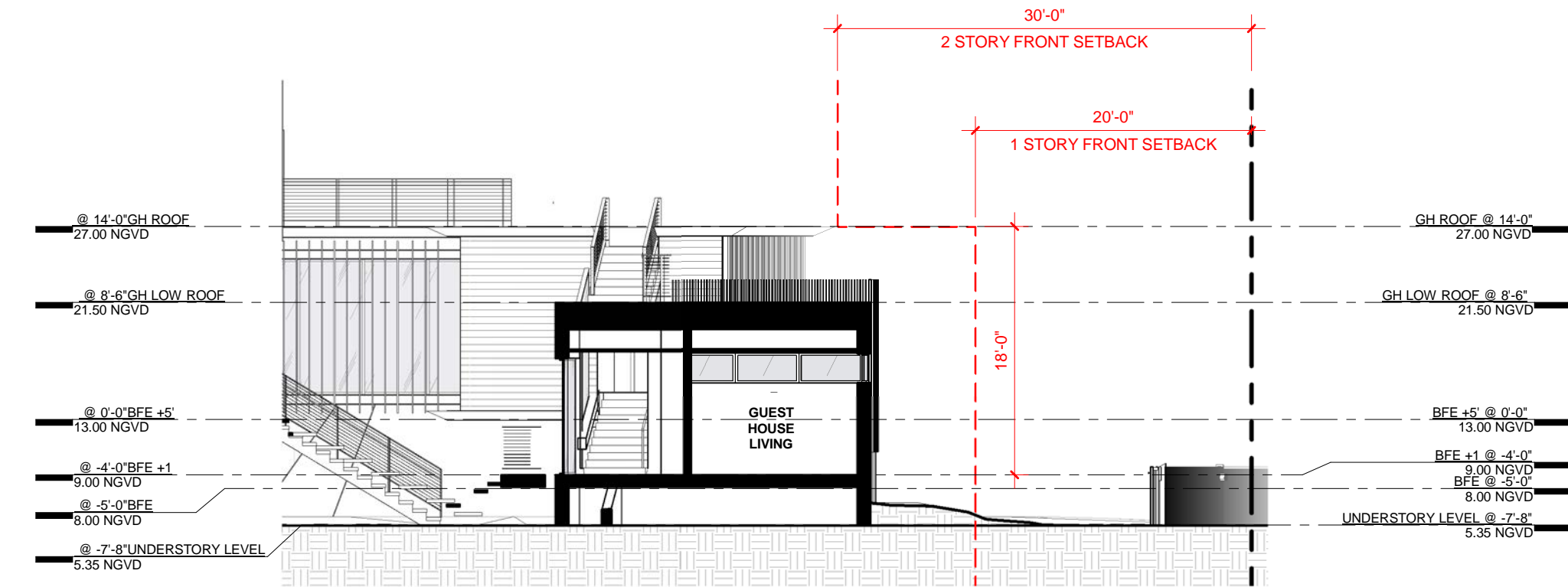
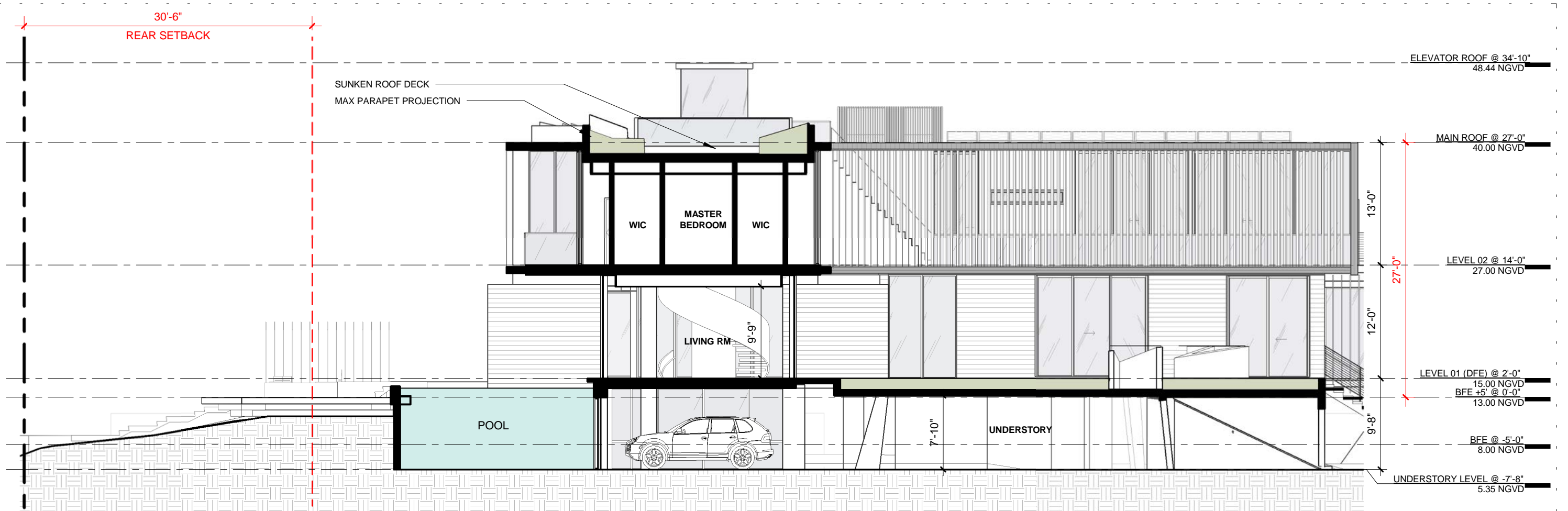
**EAST ELEVATION**

DATE: 12/06/2024

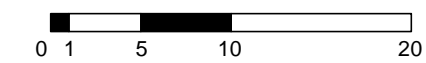
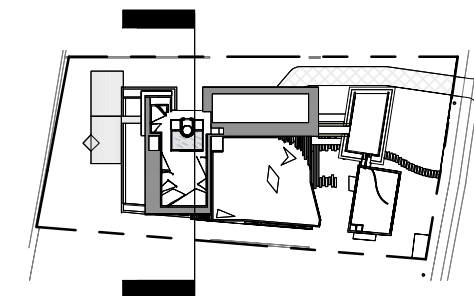
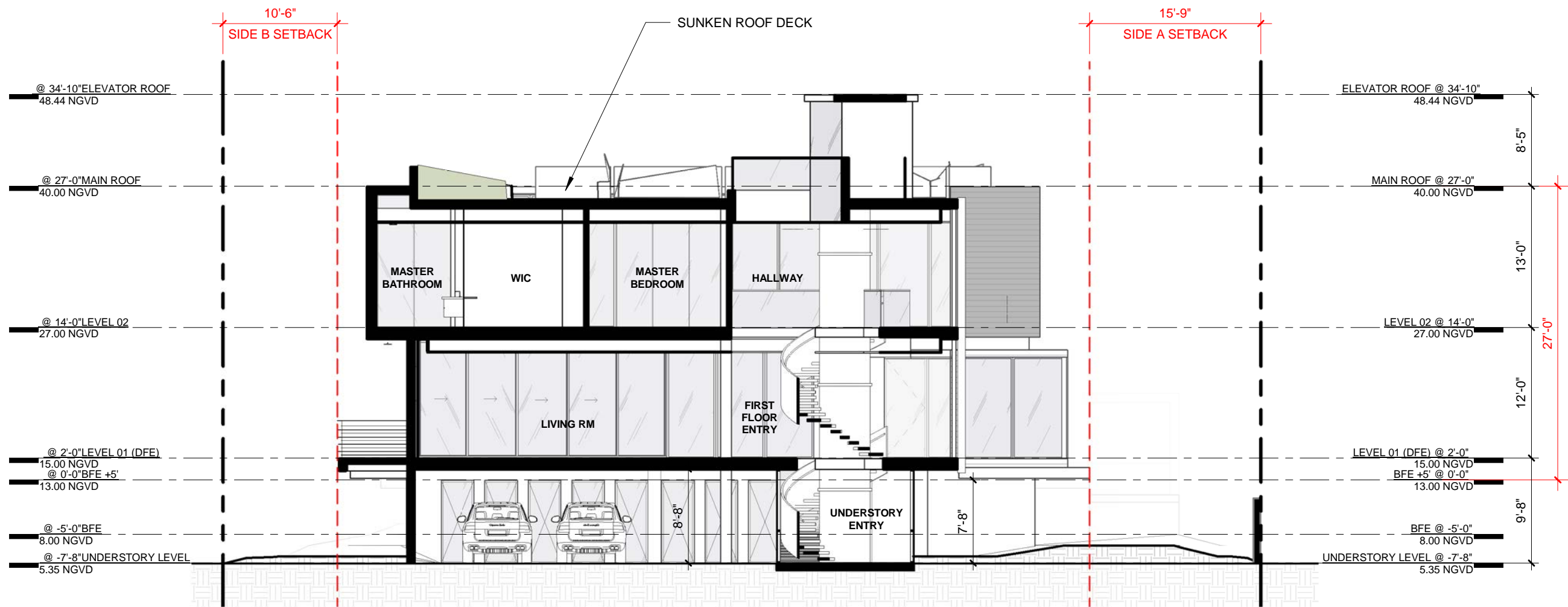
As indicated

1804

**A20**



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>DEVA FINGER</b> 4880 PINE TREE DR   MIAMI BEACH   FL   33140	<b>PINE TREE</b>	<b>SECTION A</b> DATE: 12/06/2024	<b>A21</b> As indicated 1804



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

MTTR MGMT  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com

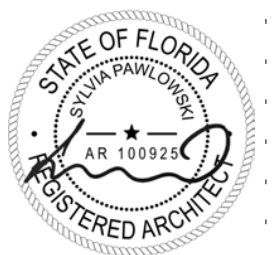
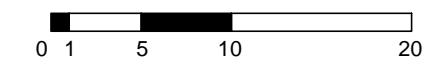
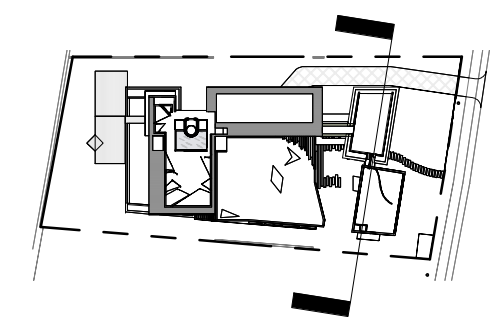
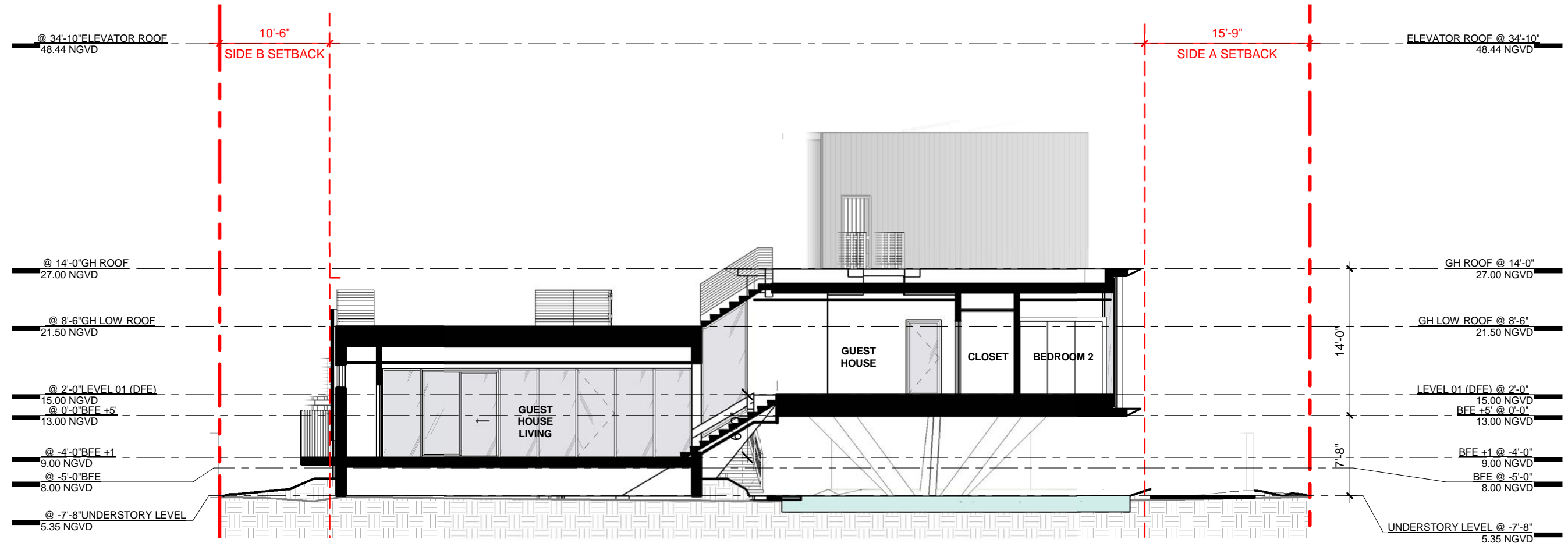
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

**PINE TREE**

**SECTION B**  
DATE: 12/06/2024

As indicated      1804

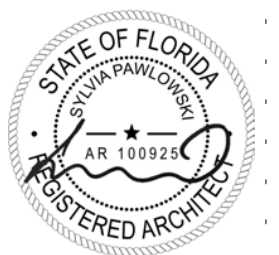
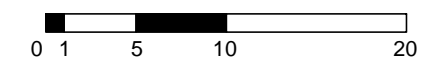
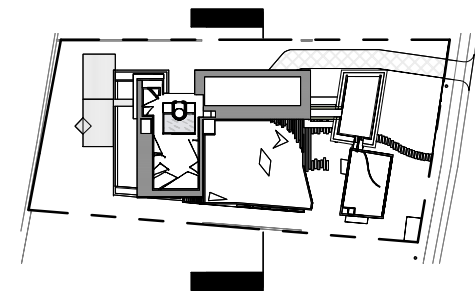
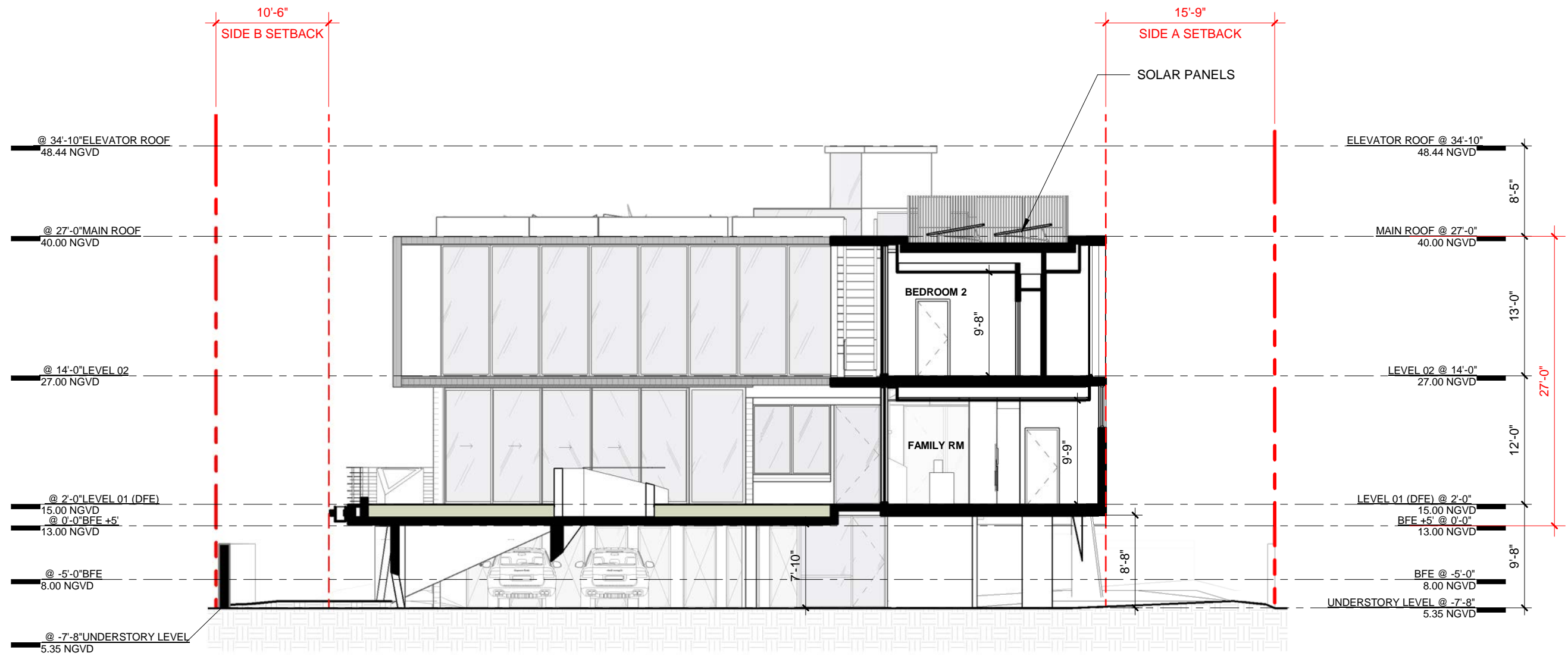
**A22**



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR   MIAMI BEACH   FL   33140	PINE TREE	SECTION C DATE: 12/06/2024	As indicated 1804



**A23**



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

MTRR MGMT  
7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com



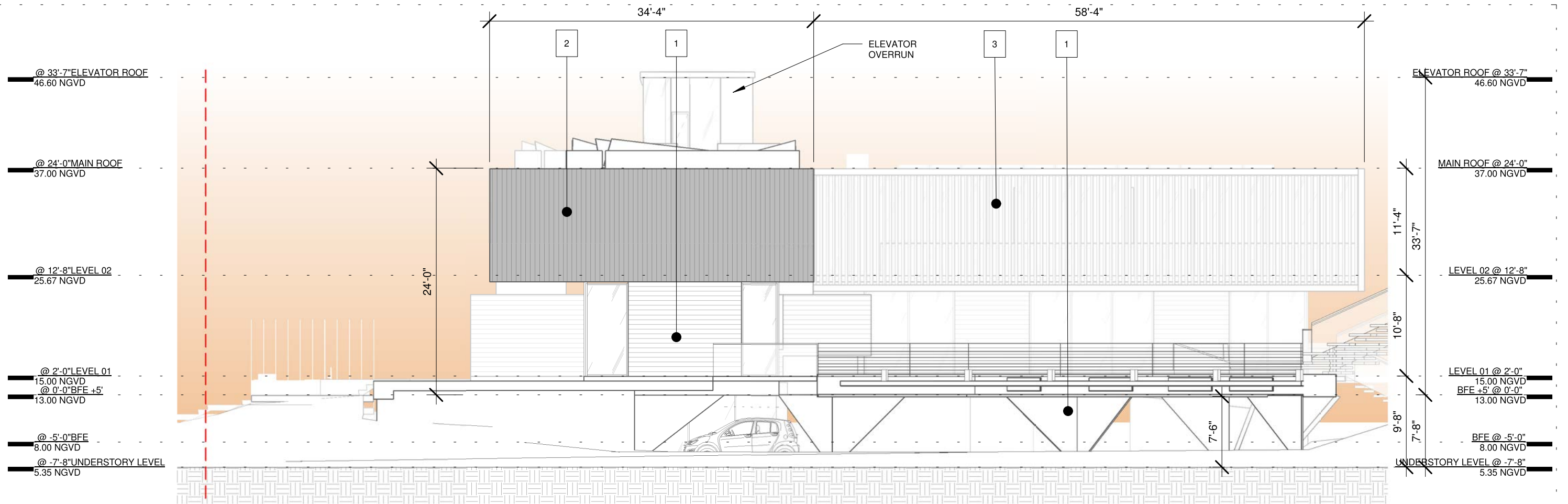
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SECTION D  
DATE: 12/06/2024

As indicated      1804

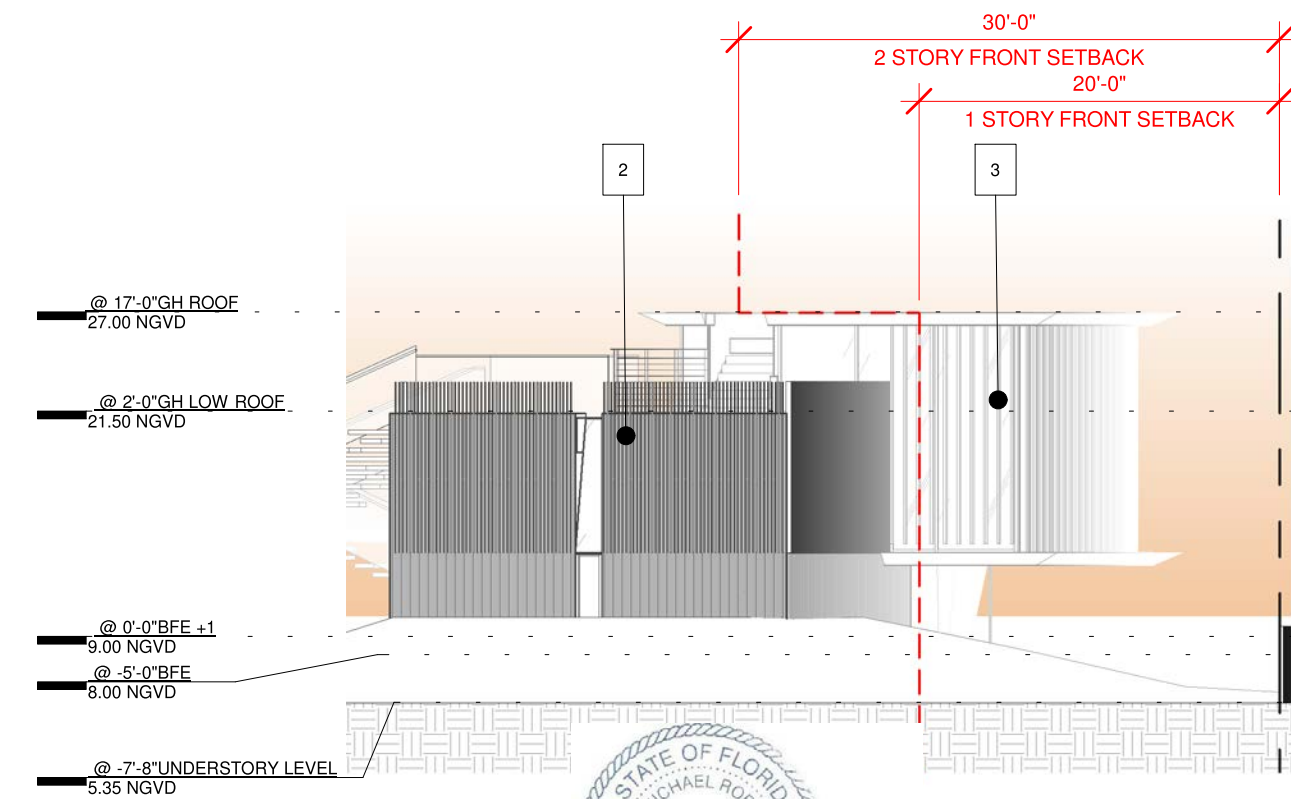
A24



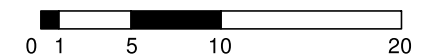
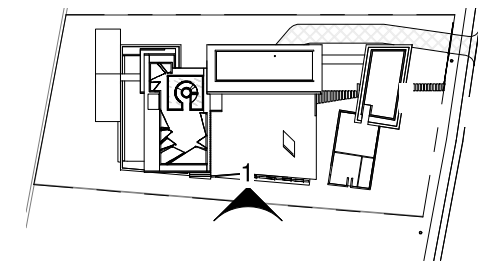
**For reference only  
– Previously  
approved by DRB**

**MATERIALS LEGEND**

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



- GH ROOF @ 17'-0": 27.00 NGVD
- GH LOW ROOF @ 2'-0": 21.50 NGVD
- BFE +1 @ 0'-0": 9.00 NGVD
- BFE @ -5'-0": 8.00 NGVD
- UNDERSTORY LEVEL @ -7'-8": 5.35 NGVD



ARCHITECT

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OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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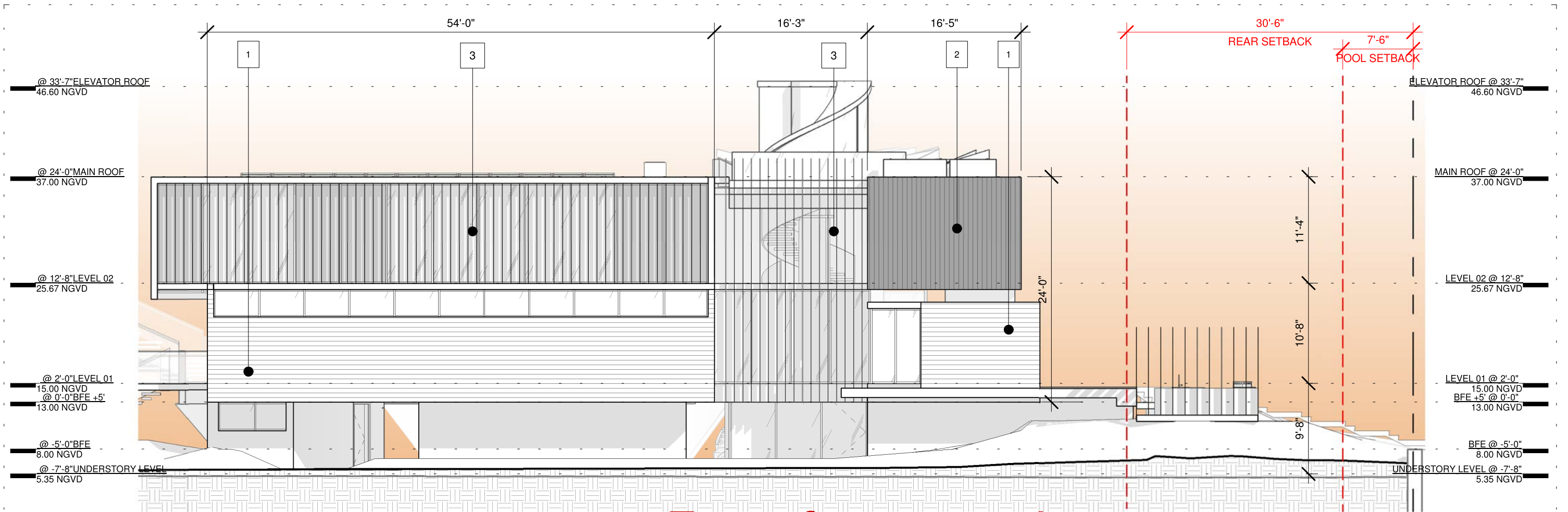
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

**PINE TREE**

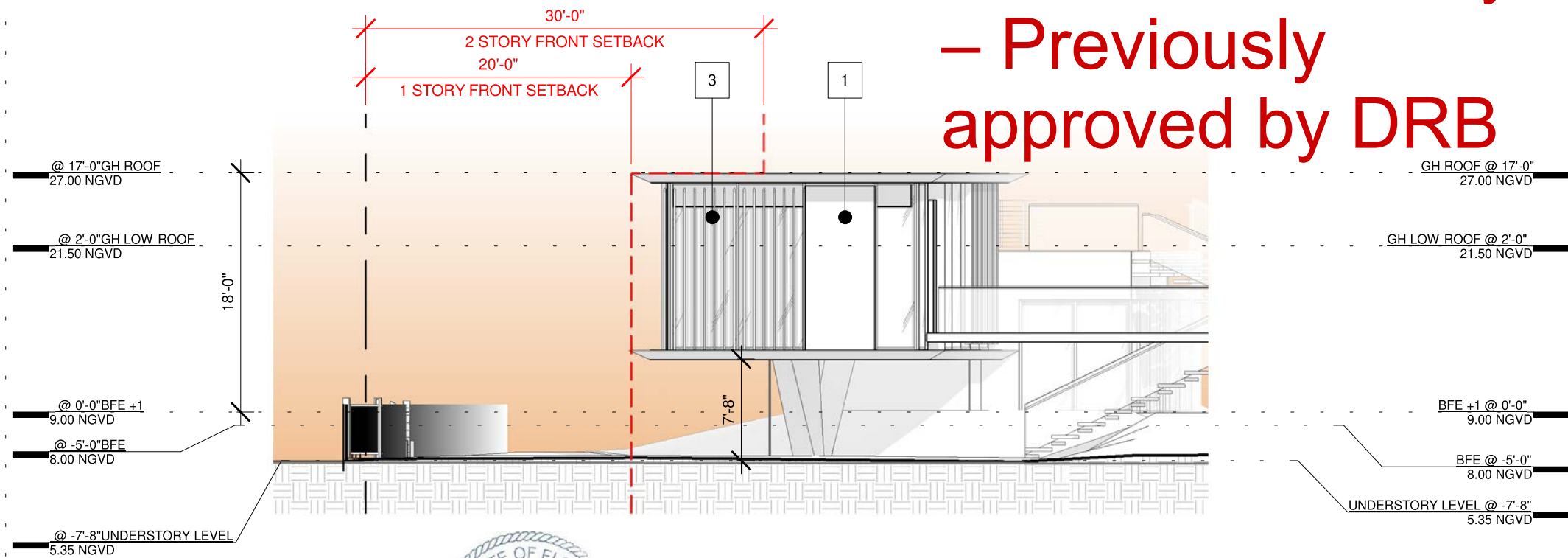
**SOUTH ELEVATION**  
10.05.2020 1/16" = 1'-0"

1804

**A19**

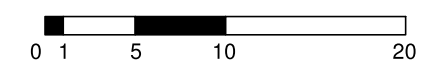
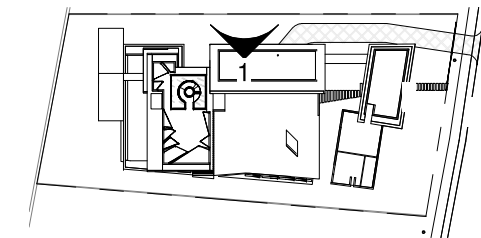


For reference only  
 – Previously  
 approved by DRB



**MATERIALS LEGEND**

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



ARCHITECT

CONSULTANT



OWNER

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

PROJECT

**PINE TREE**

DRAWING TITLE

**NORTH ELEVATION**  
 10.05.2020

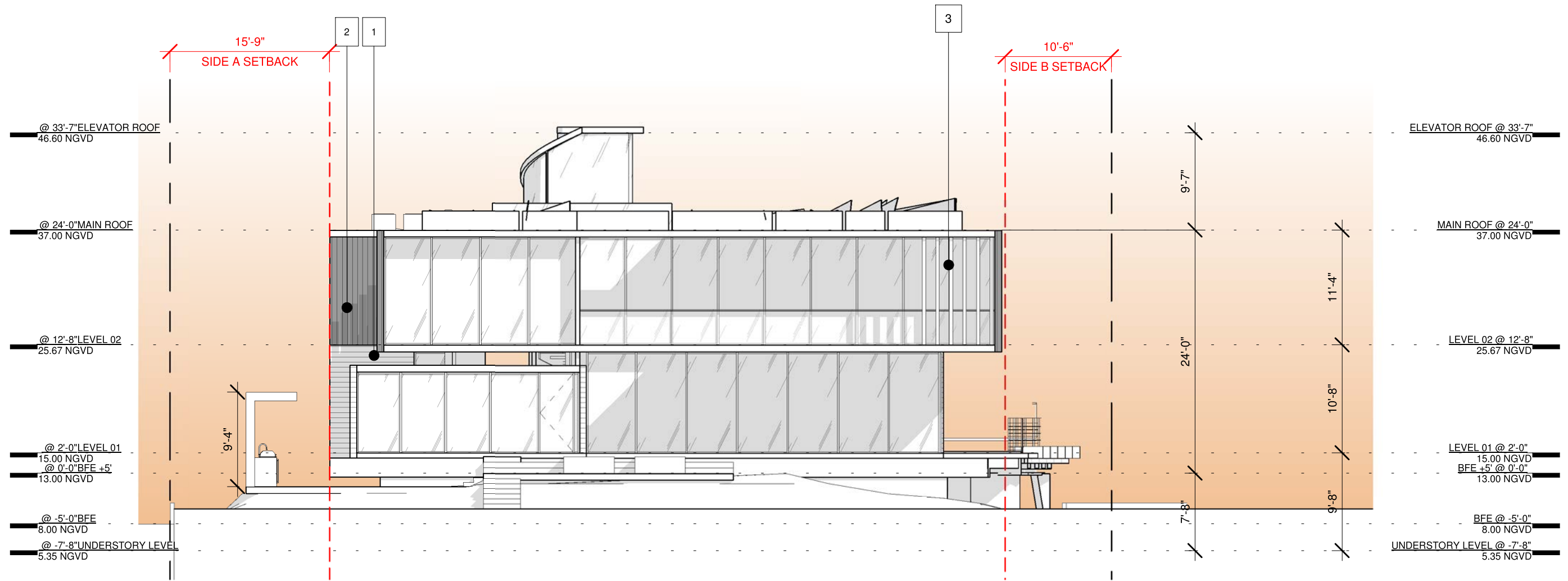
DRAWING #

**A20**

MTTR MGMT  
 212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
 www.ma77er.com

1/16" = 1'-0"

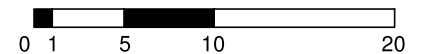
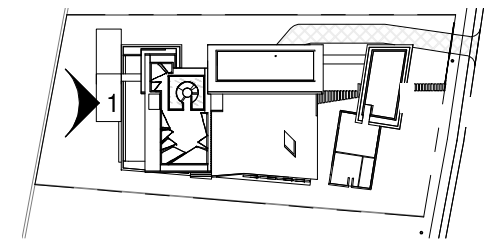
1804



**MATERIALS LEGEND**

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

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ARCHITECT

MTR MGMT  
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CONSULTANT



OWNER

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

PROJECT

**PINE TREE**

DRAWING TITLE

WEST ELEVATION

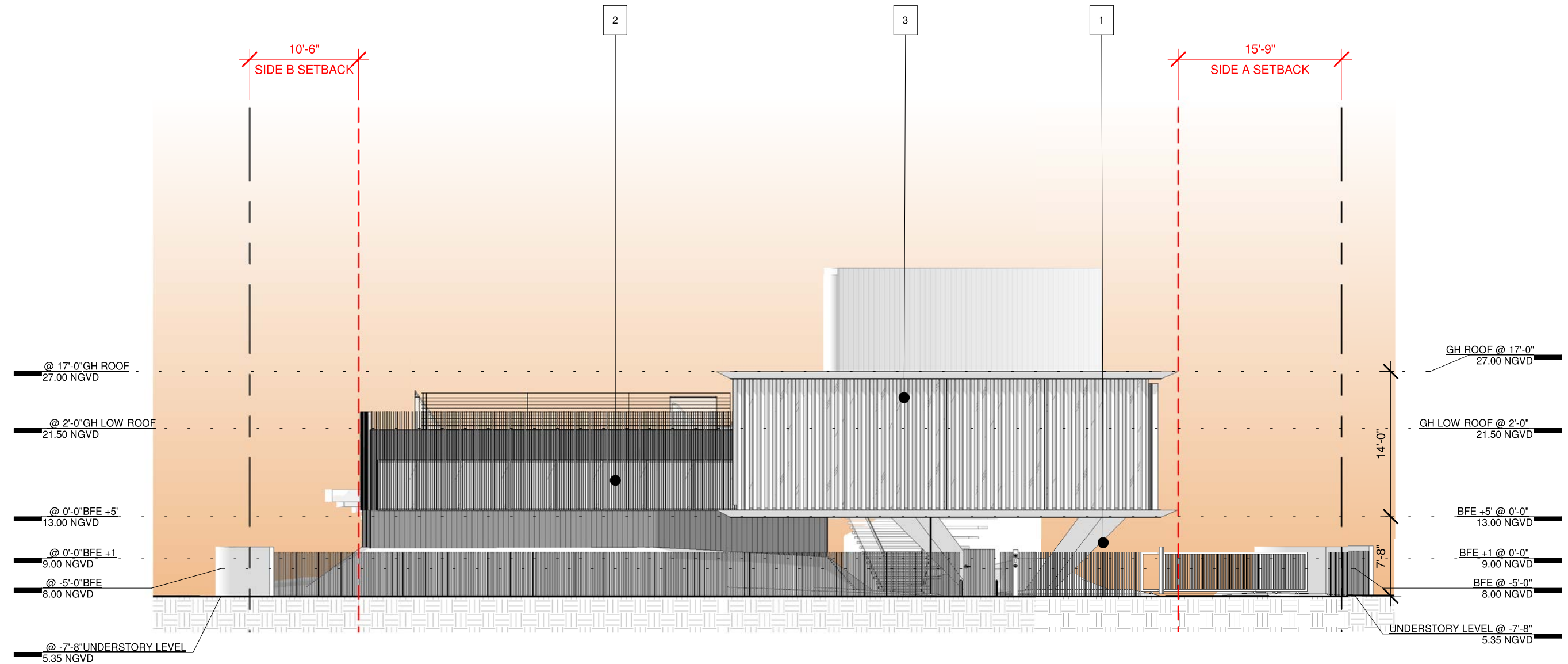
10.05.2020

1/16" = 1'-0"

DRAWING #

**A21**

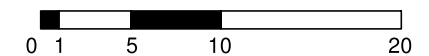
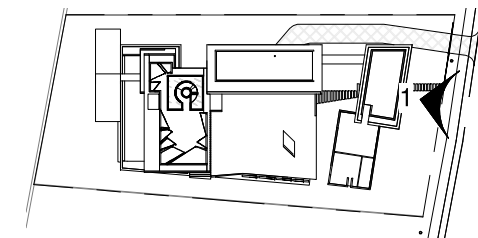
1804



**MATERIALS LEGEND**

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

For reference only –  
Previously approved by DRB



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MTTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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CONSULTANT



OWNER

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

PROJECT

**PINE TREE**

DRAWING TITLE

**EAST ELEVATION**

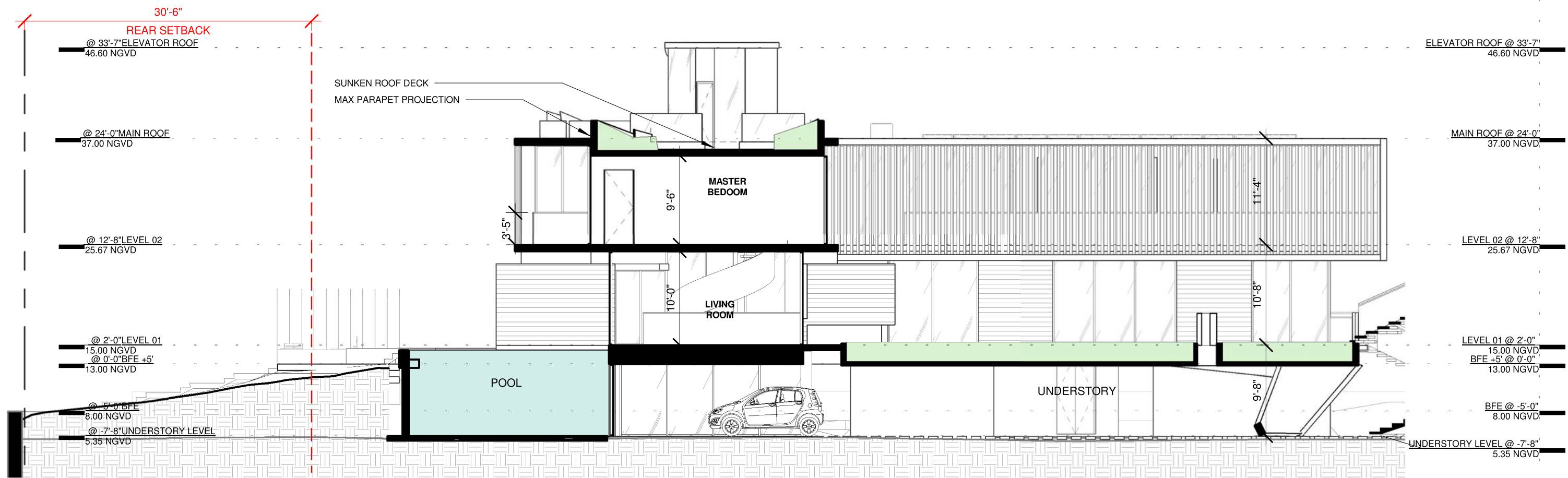
10.05.2020

1/16" = 1'-0"

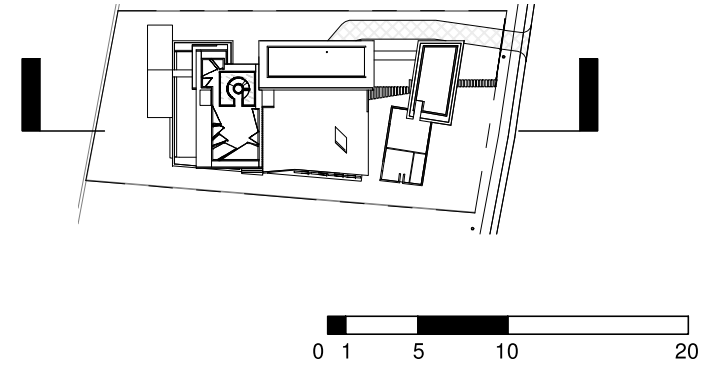
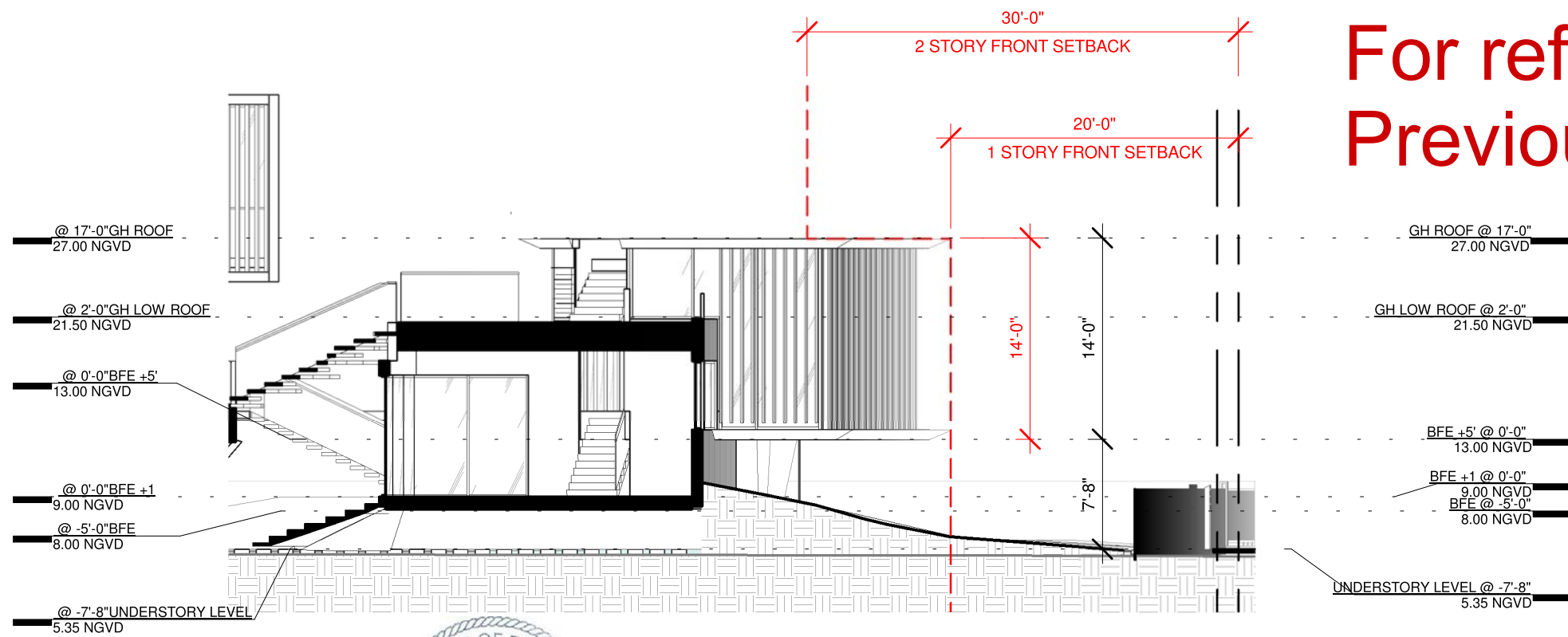
DRAWING #

**A22**

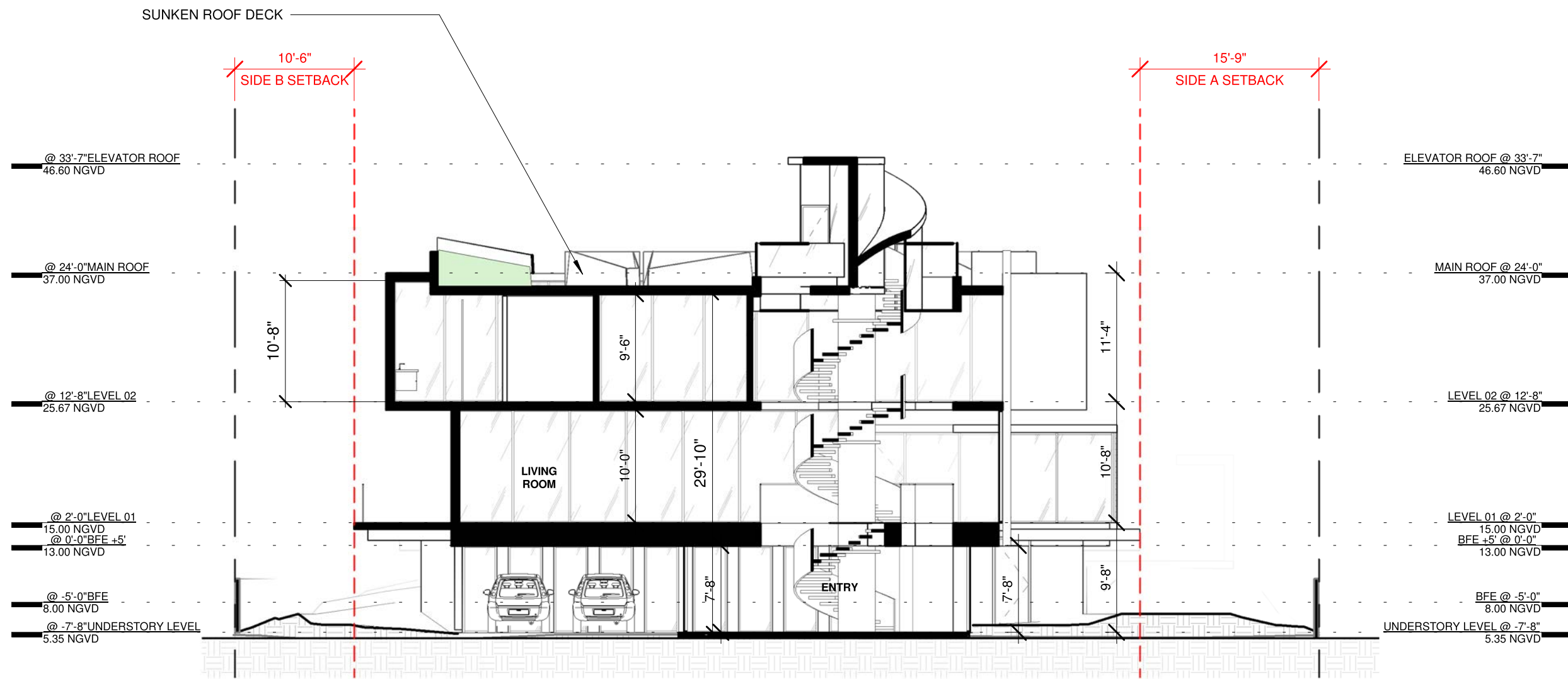
1804



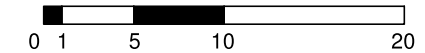
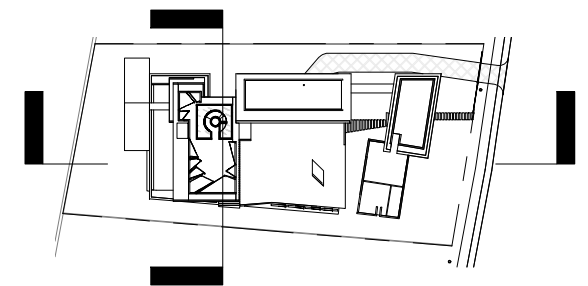
For reference only –  
Previously approved by DRB



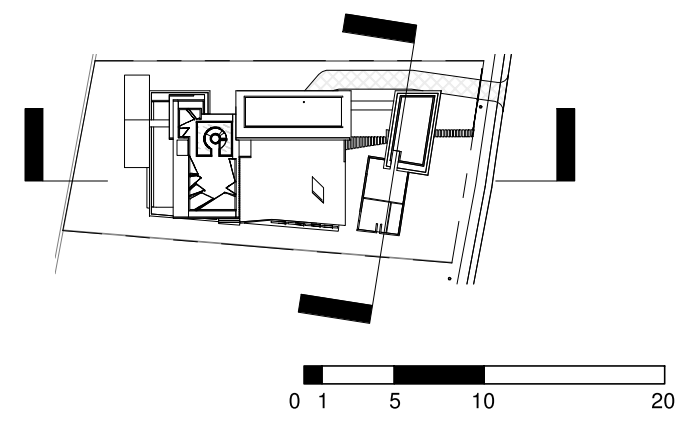
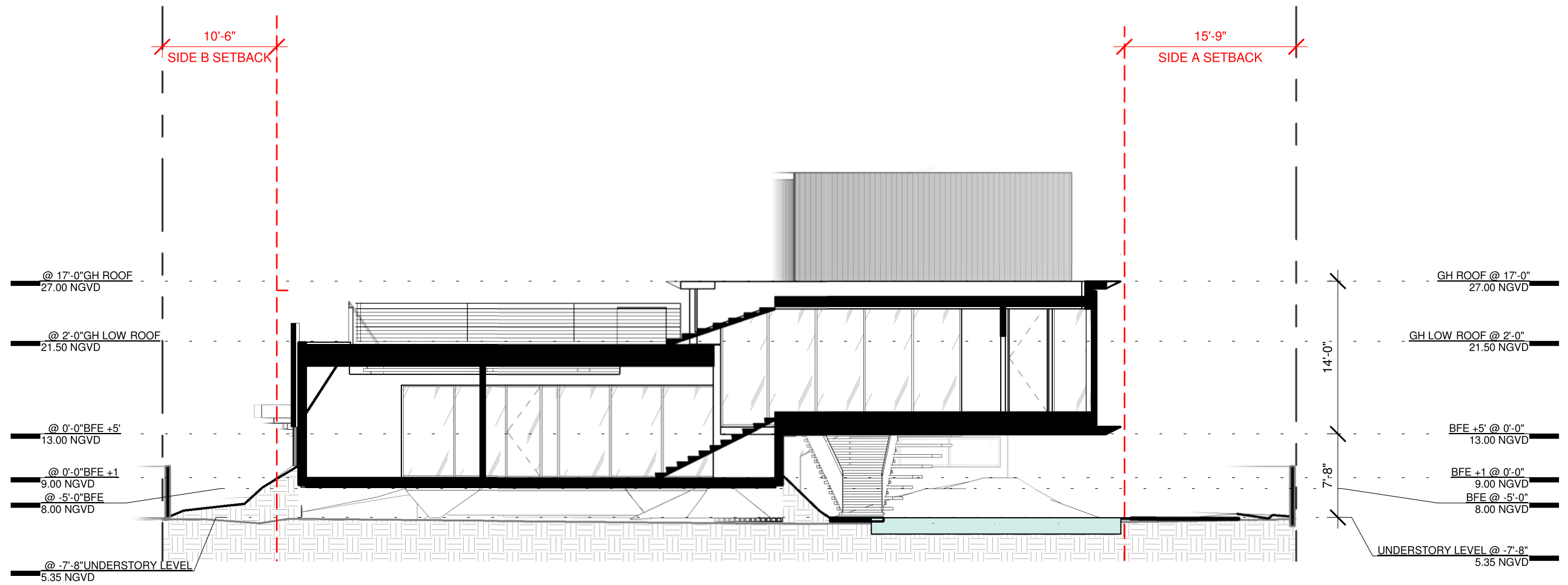
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR   MIAMI BEACH   FL   33140	PINE TREE	SECTION A 10.05.2020 1/16" = 1'-0"	1804 A23



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ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		<b>DEVA FINGER</b> 4880 PINE TREE DR   MIAMI BEACH   FL   33140	<b>PINE TREE</b>	<b>SECTION B</b> 10.05.2020 1/16" = 1'-0"	<b>A24</b> 1804



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ARCHITECT

MTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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CONSULTANT



OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

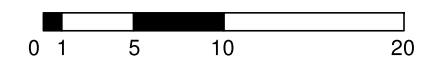
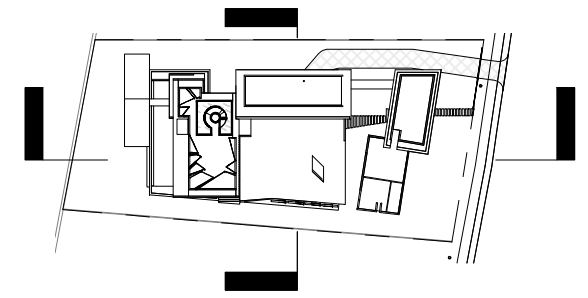
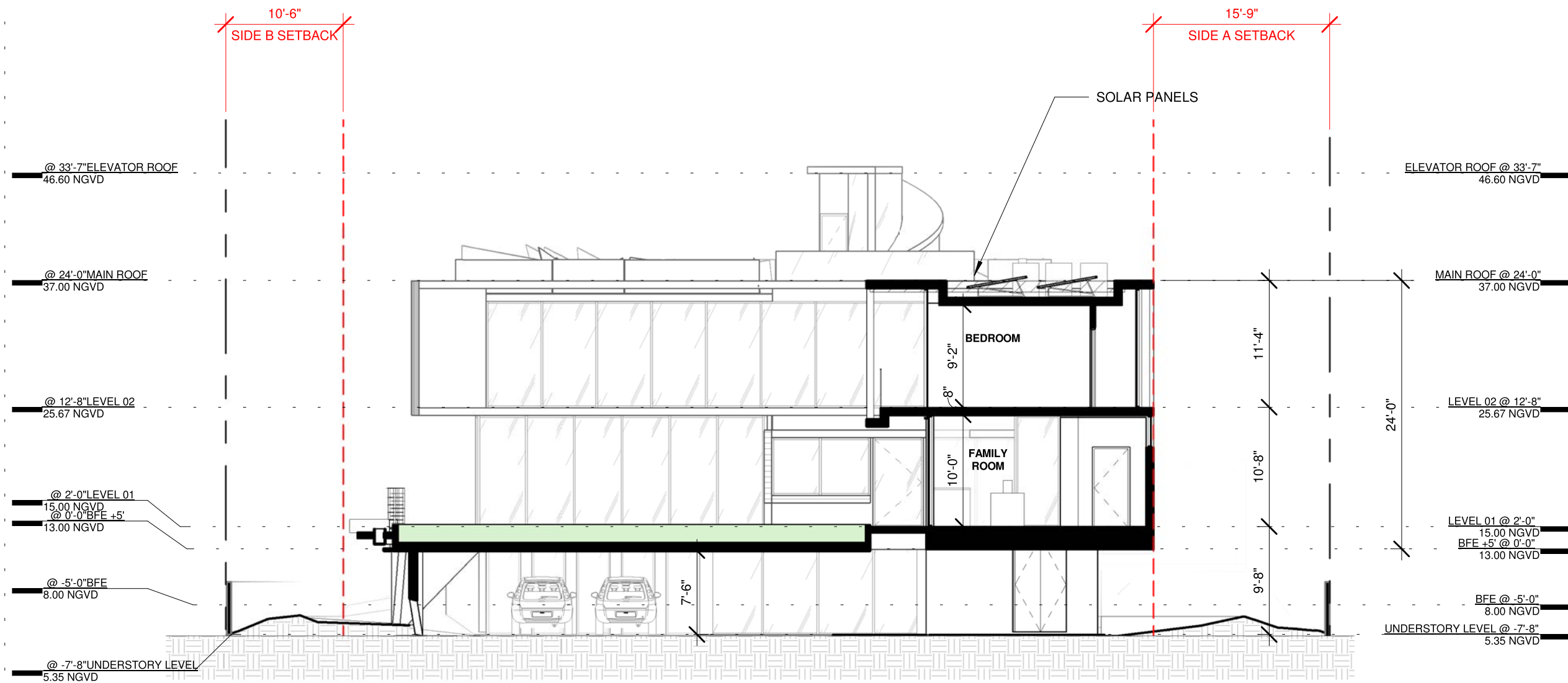
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10.05.2020

As indicated

DRAWING #

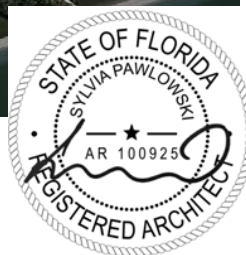
1804

A25



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Previously approved by DRB

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR   MIAMI BEACH   FL   33140	<b>PINE TREE</b>	SECTION D 10.05.2020 1/16" = 1'-0"	1804 <b>A26</b>



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DRAWING TITLE

DRAWING #

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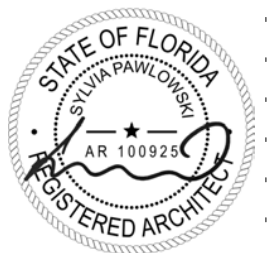
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

AXONOMETRICS  
DATE: 12/06/2024

1804

A25



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PROJECT

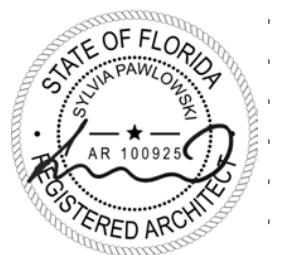
**PINE TREE**

DRAWING TITLE

**RENDERINGS - STREET PRESENCE  
VOLUME**

DRAWING #

**A26**



ARCHITECT

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OWNER

PROJECT

DRAWING TITLE

DRAWING #

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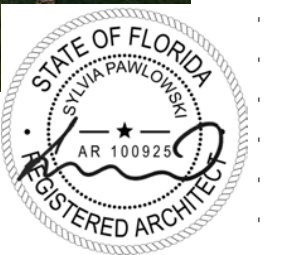
DEVA FINGER  
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

RENDERINGS - UNDERSTORY  
DATE: 12/06/2024

1804

A27



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

PINE TREE

RENDERINGS  
DATE: 12/06/2024

1804

A28