

4880 PINE TREE DRIVE

ARCHITECTURE SET

FINAL SUBMITTAL
DRB24-1068

DECEMBER 6, 2024



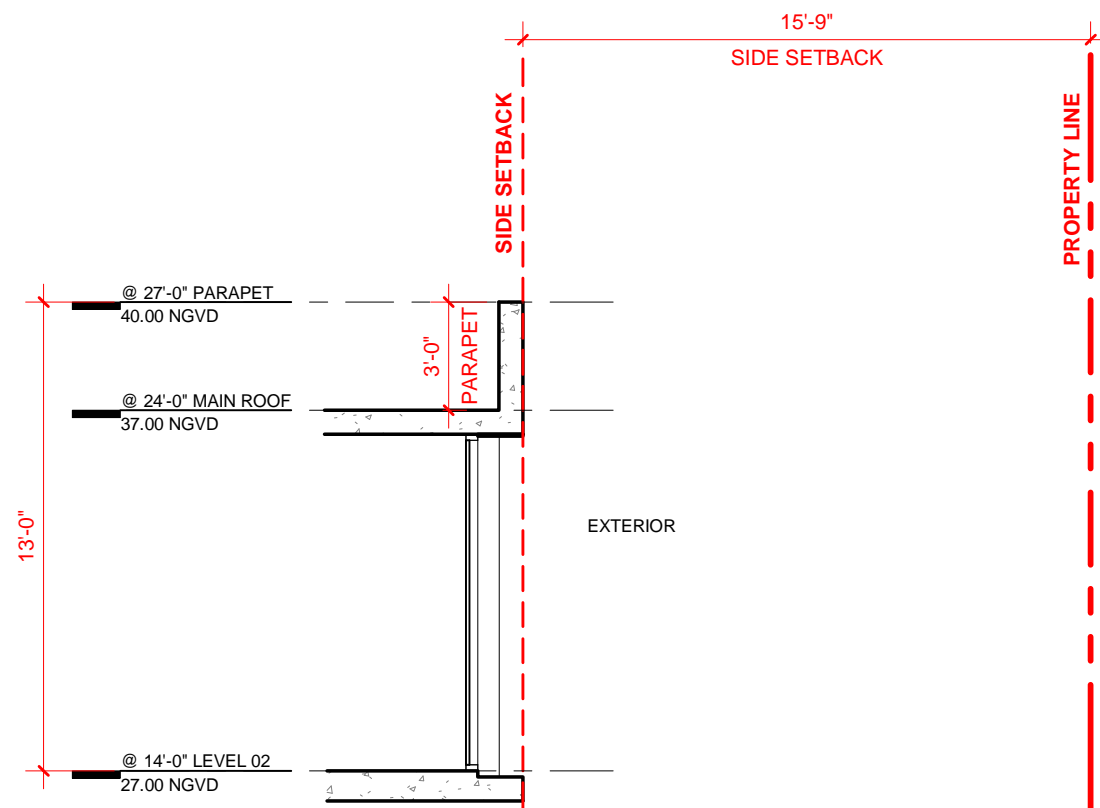
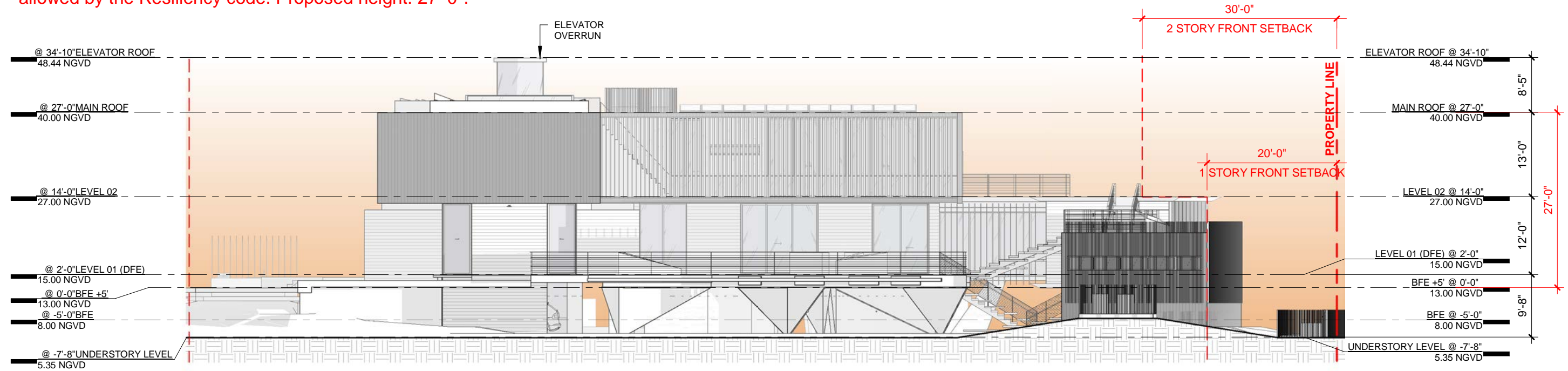
DRAWING LIST

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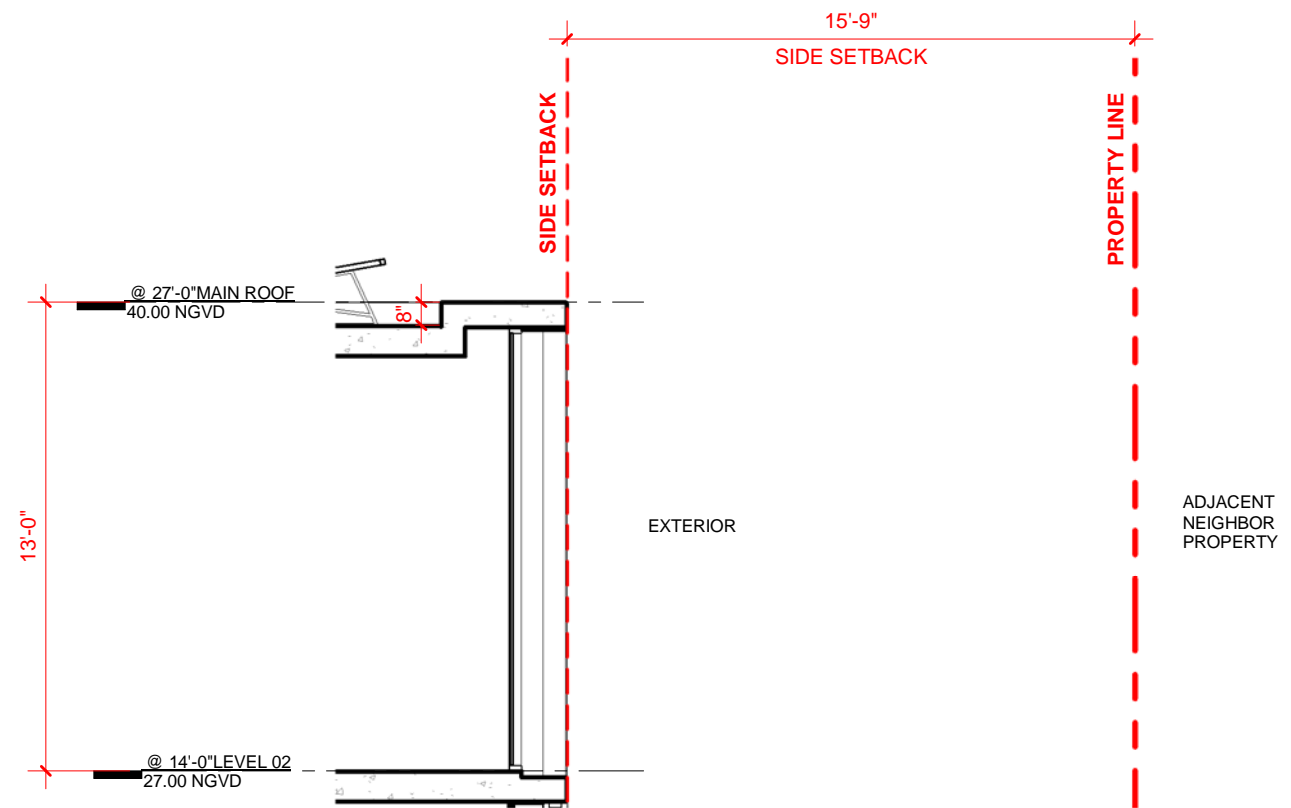


DESIGN REVISIONS:

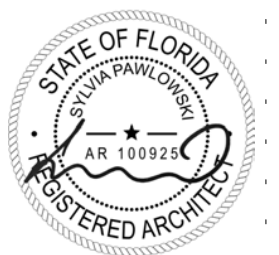
Modification of a previously approved application. To update DRB19-0468. Seeking additional 3' of height which allowed by the Resiliency code. Proposed height: 27'-0".



AS OF RIGHT BY CODE



PROPOSED DESIGN



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
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MTTR MGMT
7290 NW 1ST COURT | MIAMI FL | 33150
www.ma77er.com

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

PINE TREE

DESIGN REVISIONS DIAGRAM
DATE: 12/06/2024 As indicated 1804

A0.1



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.

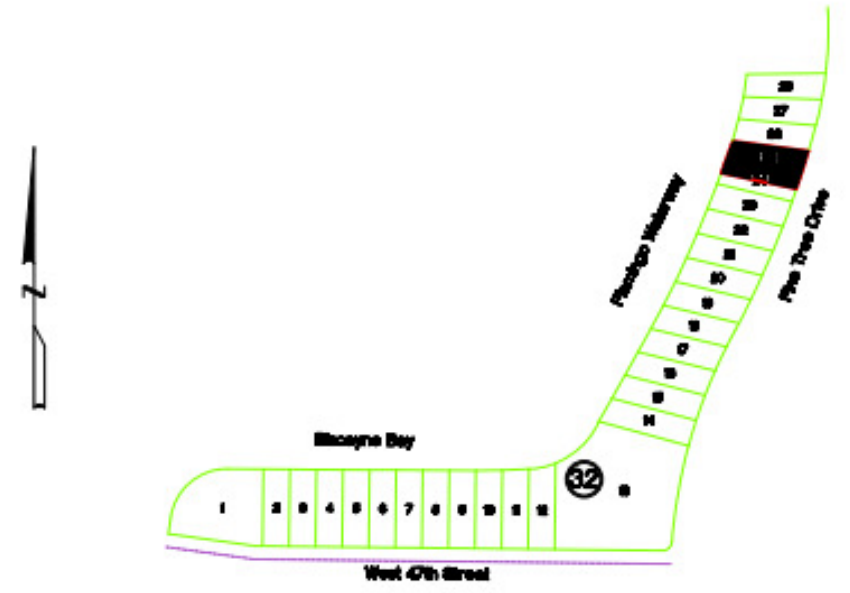
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NAVD 1988
 Comm Panel 120651
 Panel # 0309
 Firm Zone: "AE"
 Date of Firm: 09-11-2009
 Base Flood Elev. 8.00'
 F.Floor Elev. 4.97'
 Garage Elev. 3.51'
 Suffix: "L"
 Elev. Reference to NAVD 1988

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

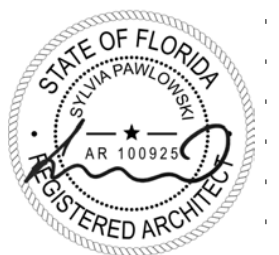
- Surveyors Notes:**
- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
 - #2 Benchmark: Miami-Dade County Public Works Dep.
 NAME A-34 NGVD29 EL. +14.34'
 LOC1 51 ST (WEST) 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

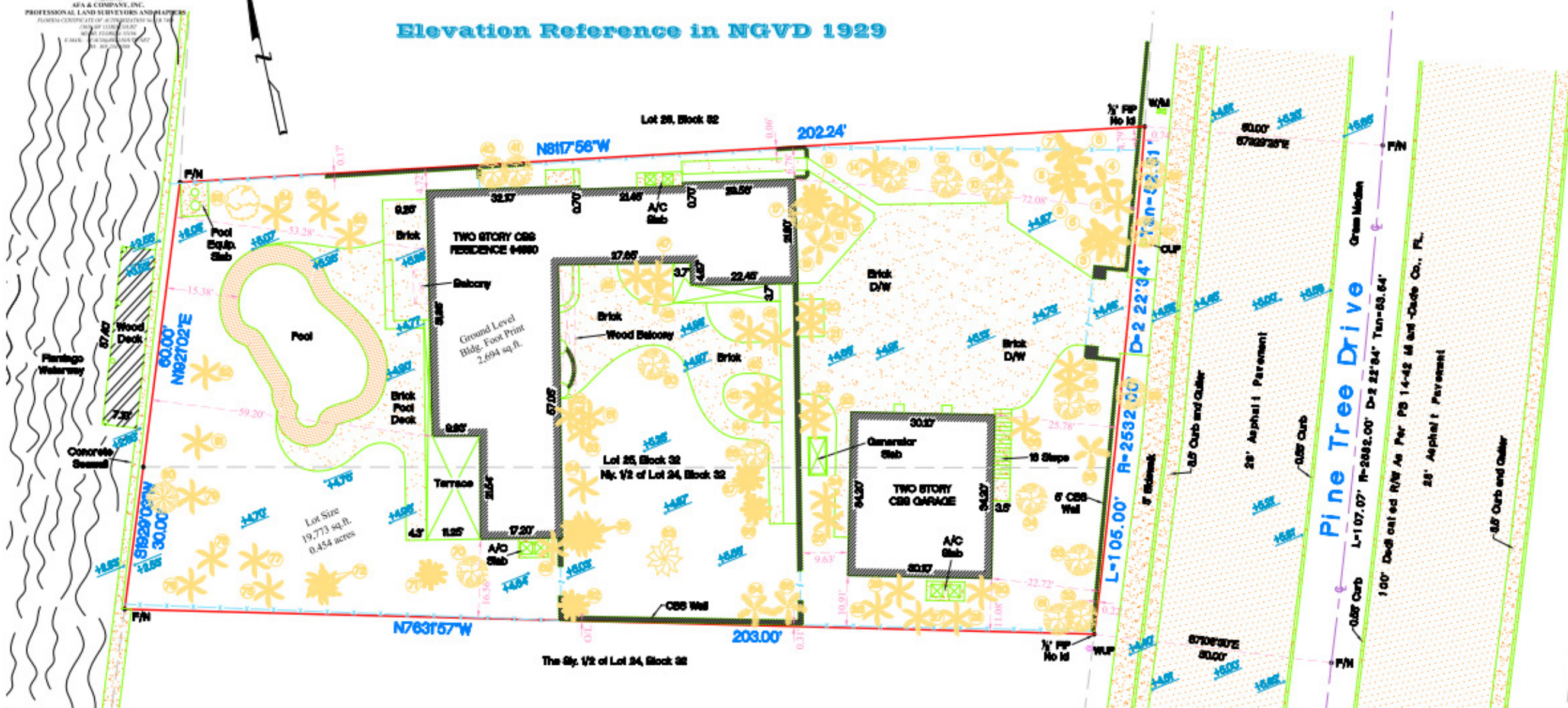




Boundary Survey

Graphic Scale 1" = 20'

Elevation Reference in NGVD 1929



Abbreviations of Legend

A	-ARC DISTANCE	D	-DIRECTION	L	-LENGTH	PL	-PLANTER
AVE	-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.	-LIFT 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.S.	-MORNING LINE	S.L.P.	-SET BRON PIPE
CLF	-CHAIN LINK FENCE	F.H.	-FIRE HYDRANT	NG.V.G.	-NATIONAL GEODETIC VERTICAL DATUM	SN	-SET NAIL
CMC.	-CONCRETE	F.F.P.	-FOUND BRON PIPE	N.T.S.	-NOT TO SCALE	S.D.W.K.	-SIDEWALK
COL.	-COLUMN	F.F.	-FINISH FLOOR	O.E.	-OVERHEAD ELECTRIC LINE	T	-TANGENT
C.U.P.	-CONCRETE UTILITY POLE	D.H.F.	-FOUND DRILL HOLE	O.L.	-ON LINE	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.	-WATER 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 herein 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

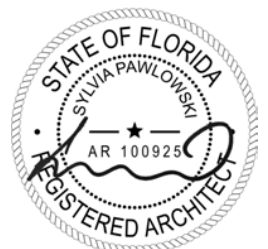
Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

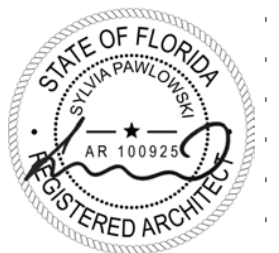
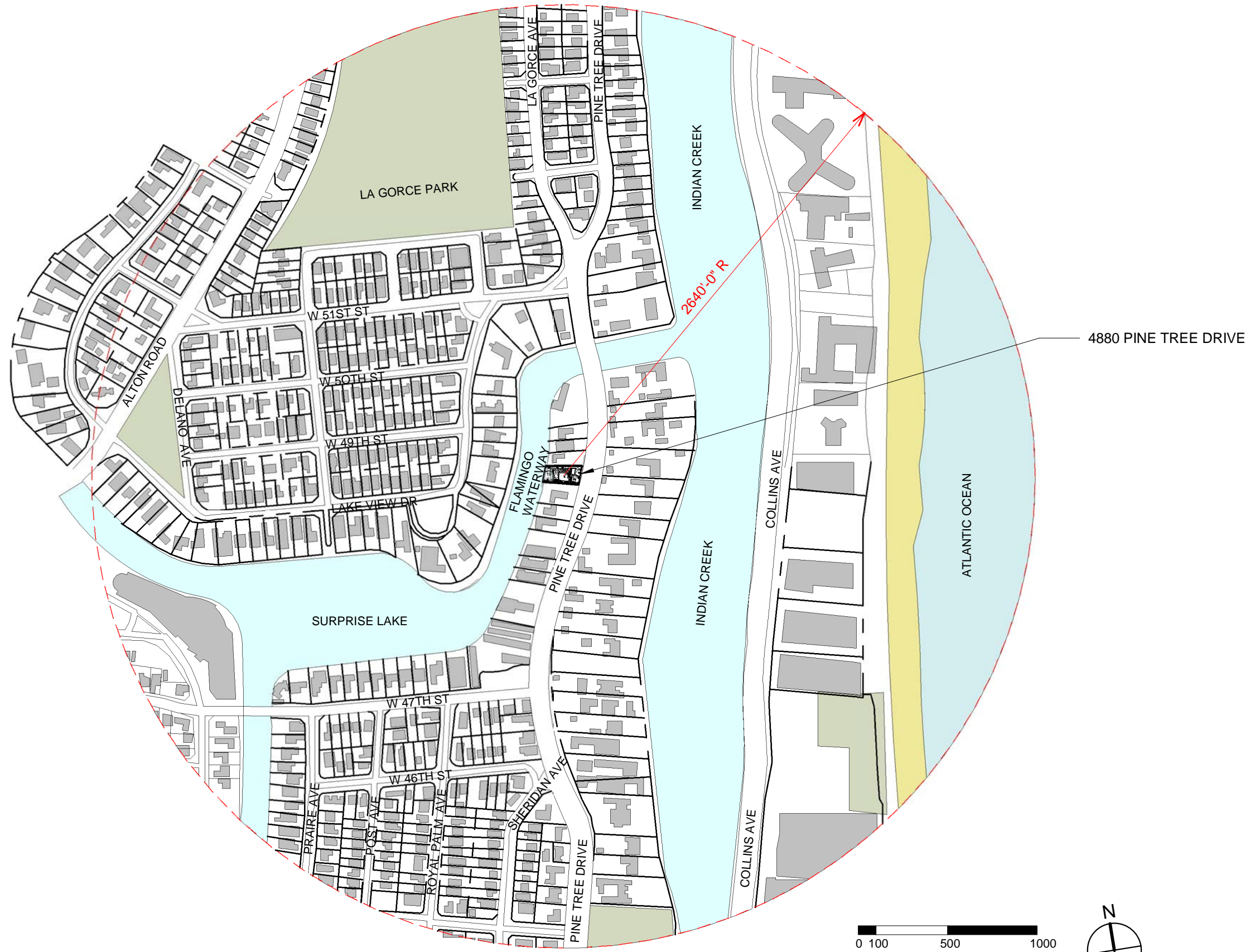
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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	
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
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. N/A				

Notes: Indicate N/A if not applicable.





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CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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

PINE TREE

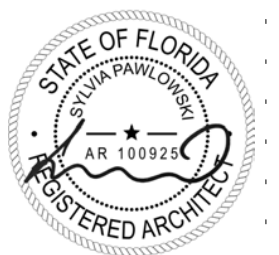
CONTEXT PLAN

DATE: 12/06/2024

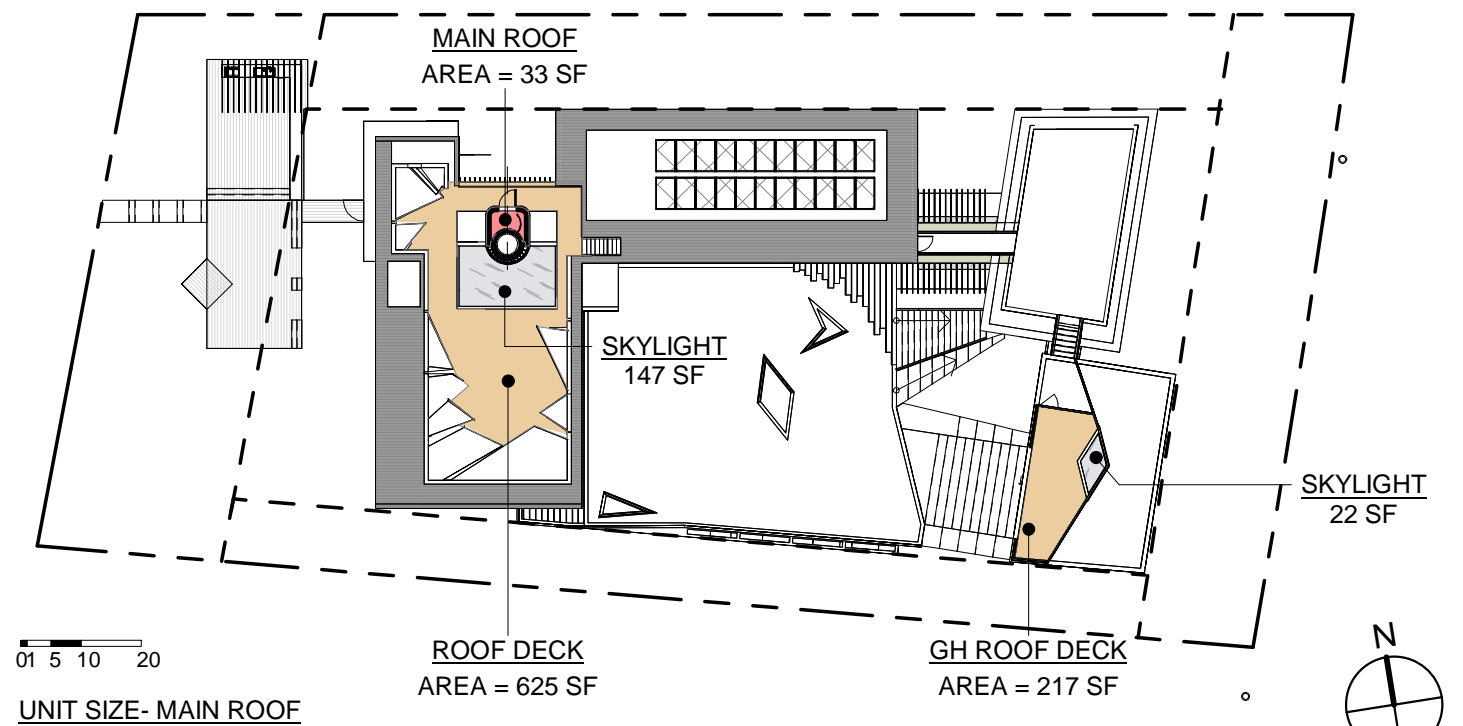
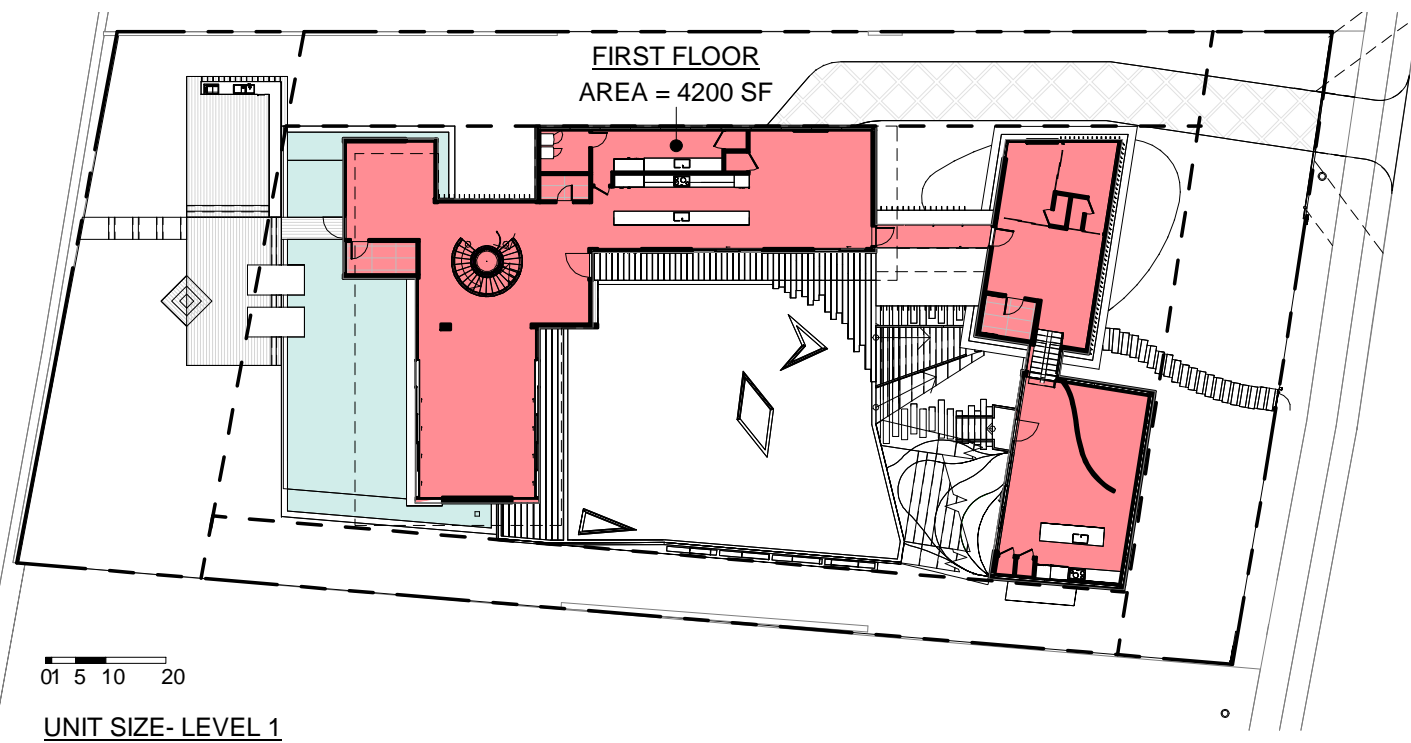
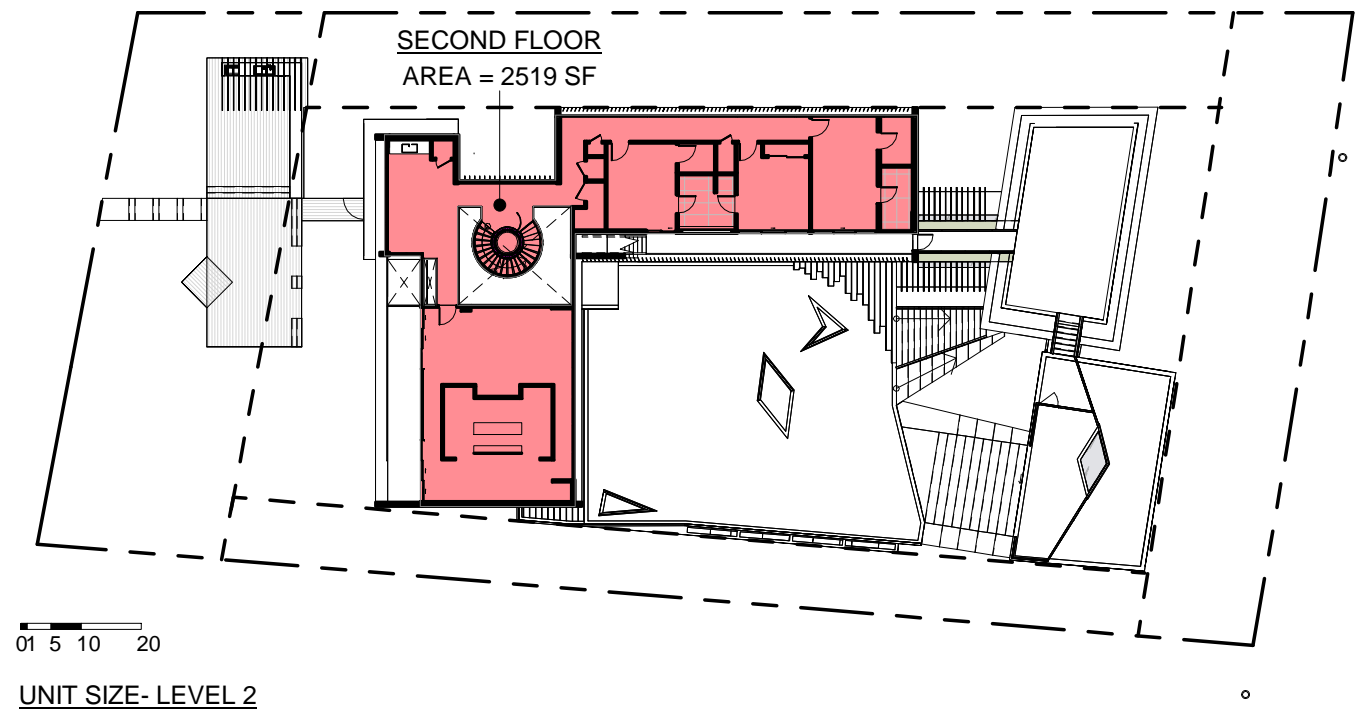
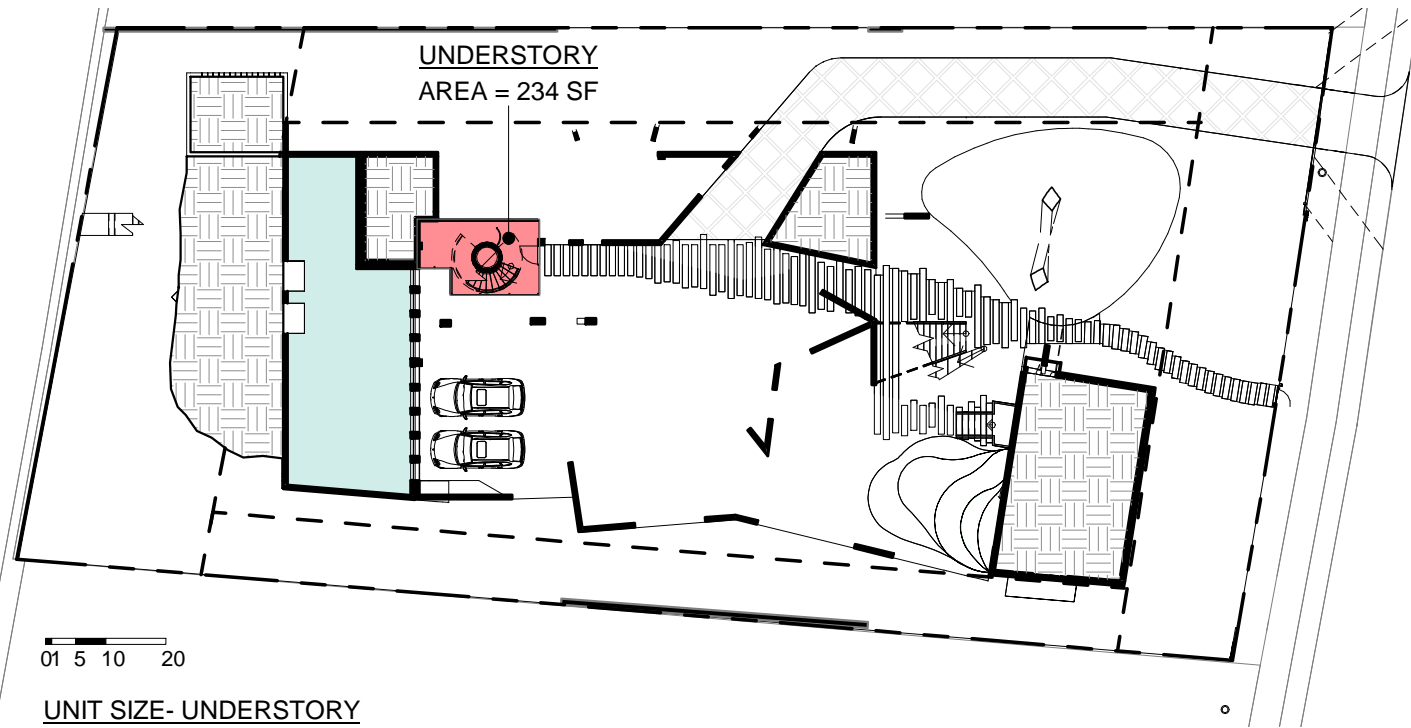
1" = 600'-0"

1804

A4



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



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
	TOTAL = 6,986 SF (35.3%)

UNDERSTORY UNIT SPACE REQUIREMENTS

ALLOWED	PROVIDED
3% OF LOT AREA 19,773 SF X 3% = 593 SF	UNDERSTORY AC AREA = 234 SF
SKYLIGHT - MAIN ROOF	
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%)
SKYLIGHT - GUEST HOUSE	
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%)

ARCHITECT

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PINE TREE

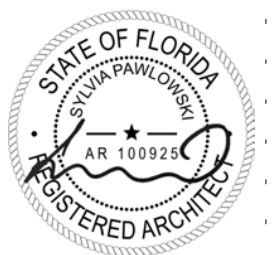
UNIT SIZE DIAGRAMS

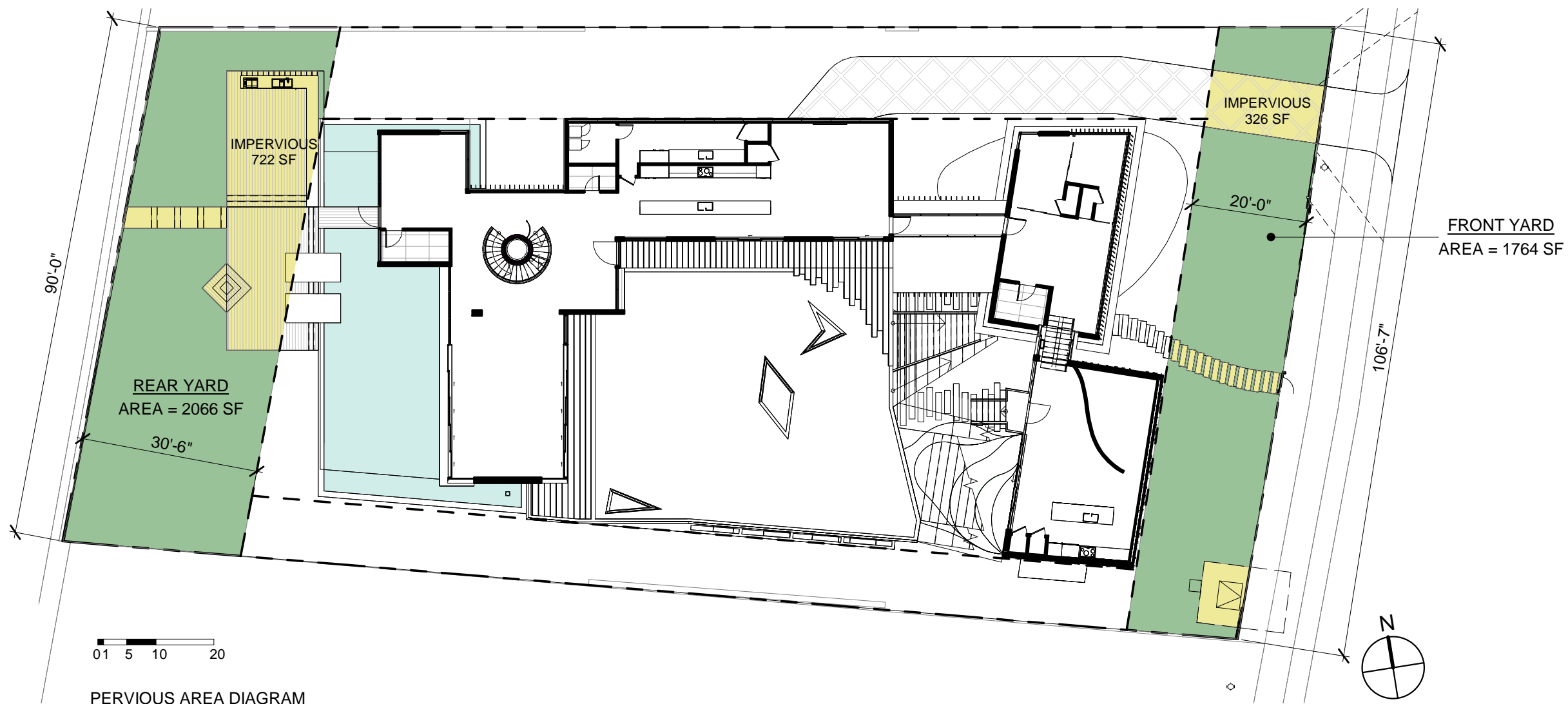
DATE: 12/06/2024

1/32" = 1'-0"

1804

A6





PERVIOUS AREA DIAGRAM

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

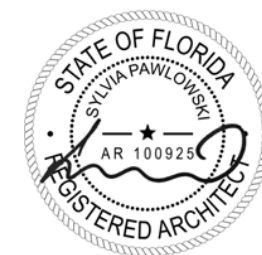
ALLOWED

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

PROVIDED

SODDED OR LANDSCAPED
1,764 SF (84%)

IMPERVIOUS
326 SF



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PINE TREE

PERVIOUS DIAGRAM

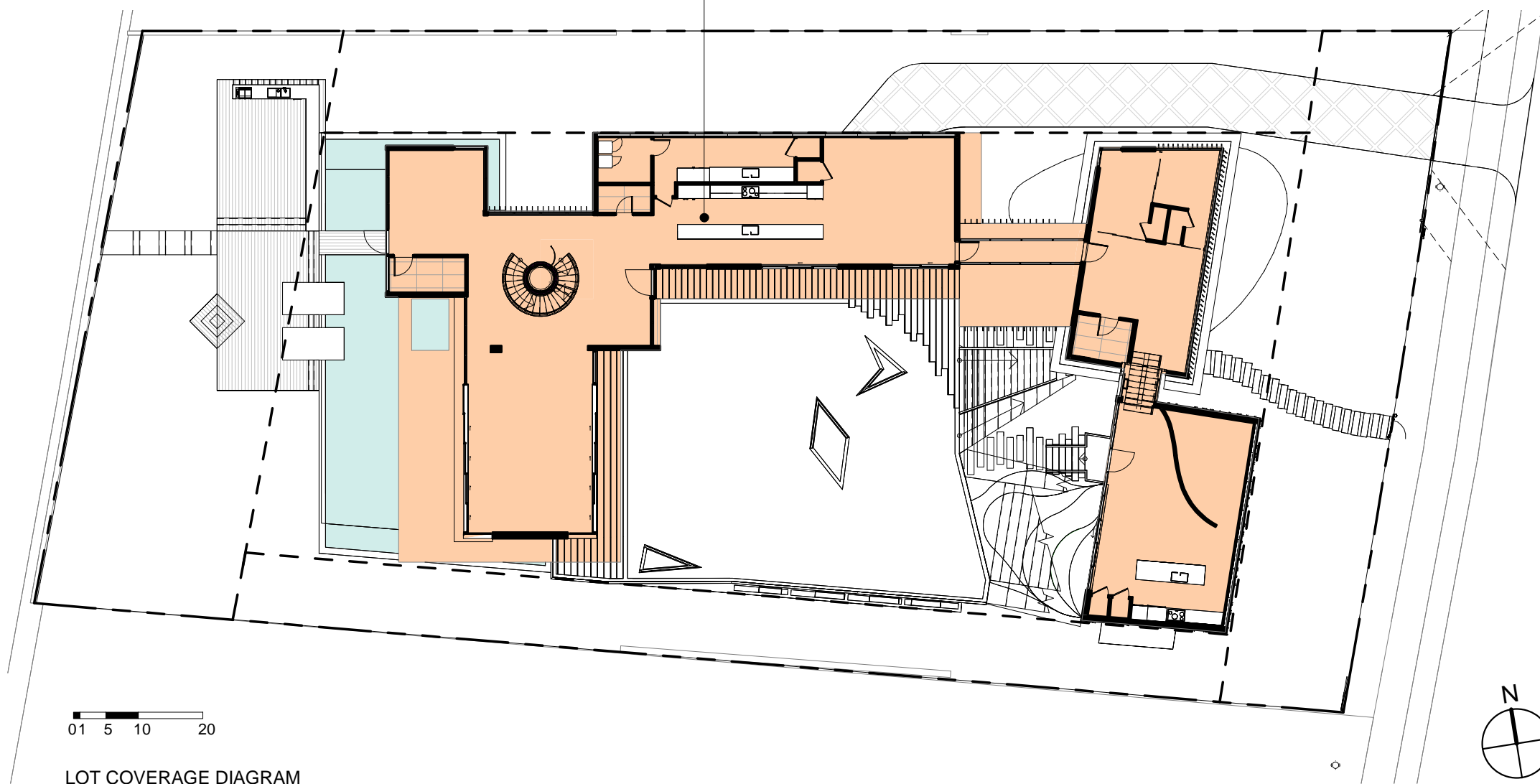
DATE: 12/06/2024

As indicated

1804

A7

LOT COVERAGE
AREA = 5225 SF



LOT COVERAGE DIAGRAM

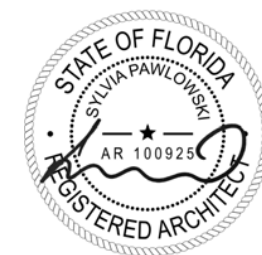
LOT COVERAGE

ALLOWED

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

PROVIDED

 LOT COVERAGE AREA
5,225 SF (26%)



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PROJECT

PINE TREE

DRAWING TITLE

LOT COVERAGE

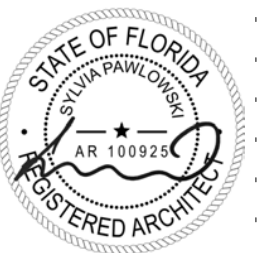
DATE: 12/06/2024

As indicated

DRAWING #

A8

1804



ARCHITECT

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DRAWING TITLE

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

PINE TREE

SITE PHOTOS
DATE: 12/06/2024

1804

A9



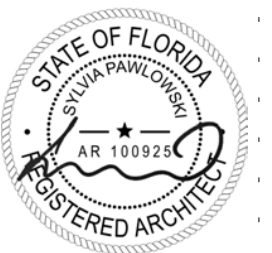
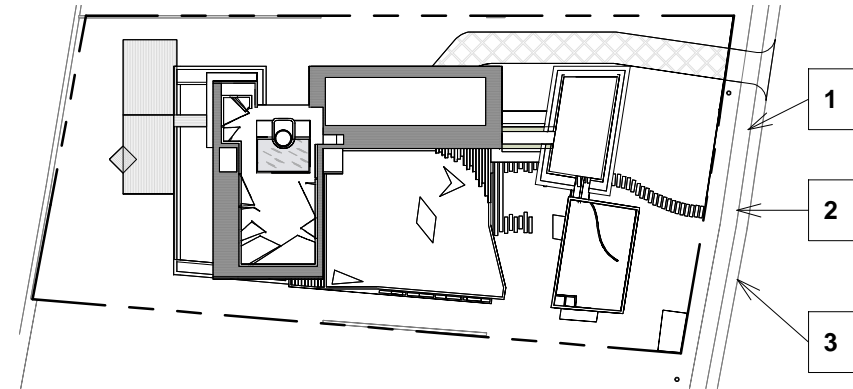
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3



2



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PINE TREE

CONTEXT PHOTOS

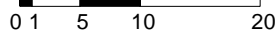
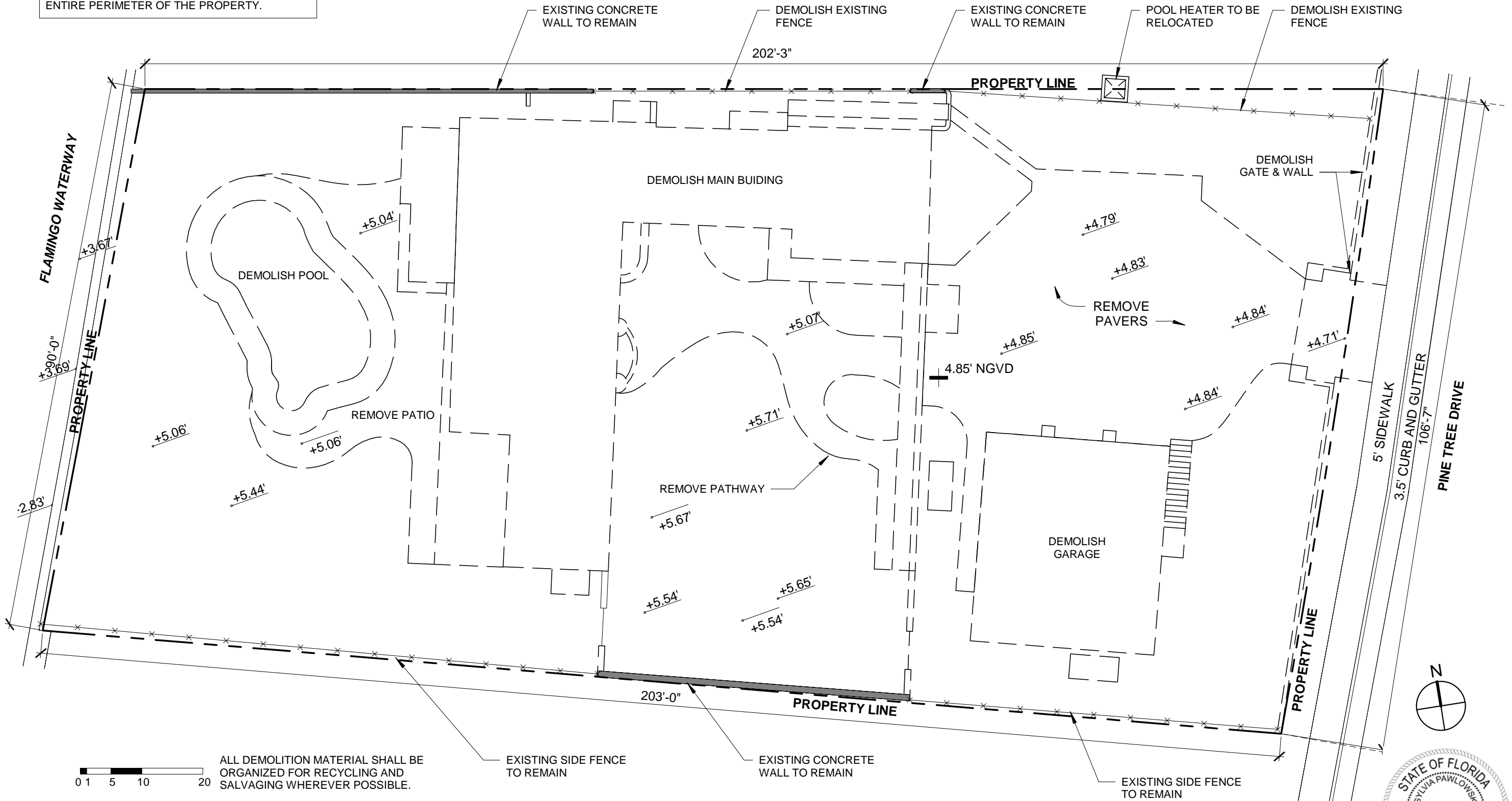
DATE: 12/06/2024

1" = 60'-0"

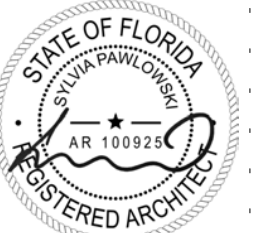
1804

A10

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.



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

MTTR MGMT
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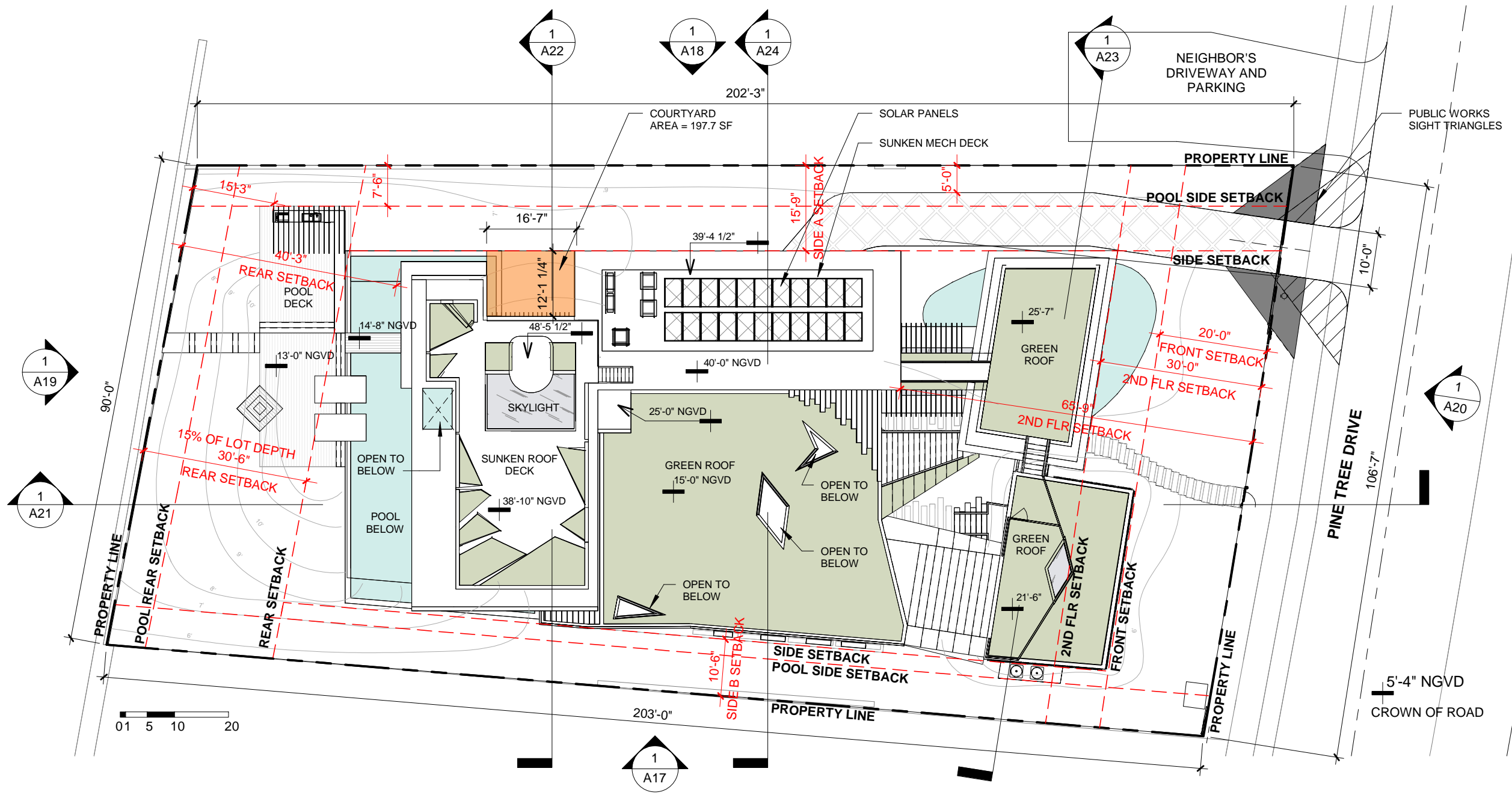
PINE TREE

DEMOLITION PLAN

DATE: 12/06/2024 1/16" = 1'-0"

1804

A11

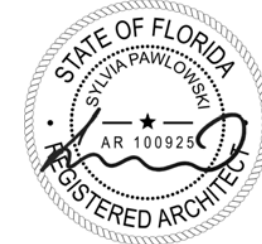
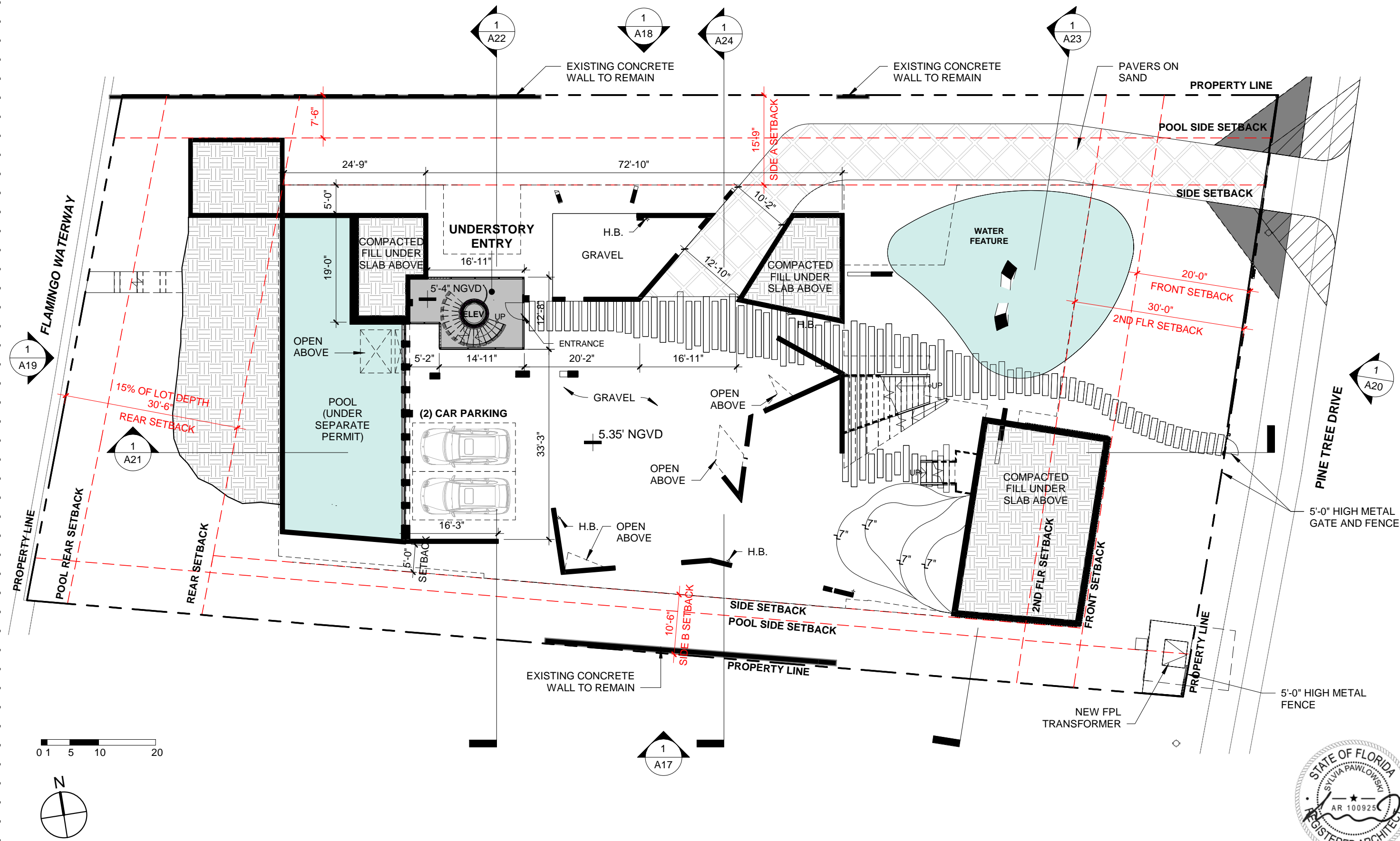


<u>ACCESSORY SETBACKS</u>	ALLOWED	PROVIDED
SIDE:	7'-6"	7'-6"
REAR:	7'-6"	15'-3"

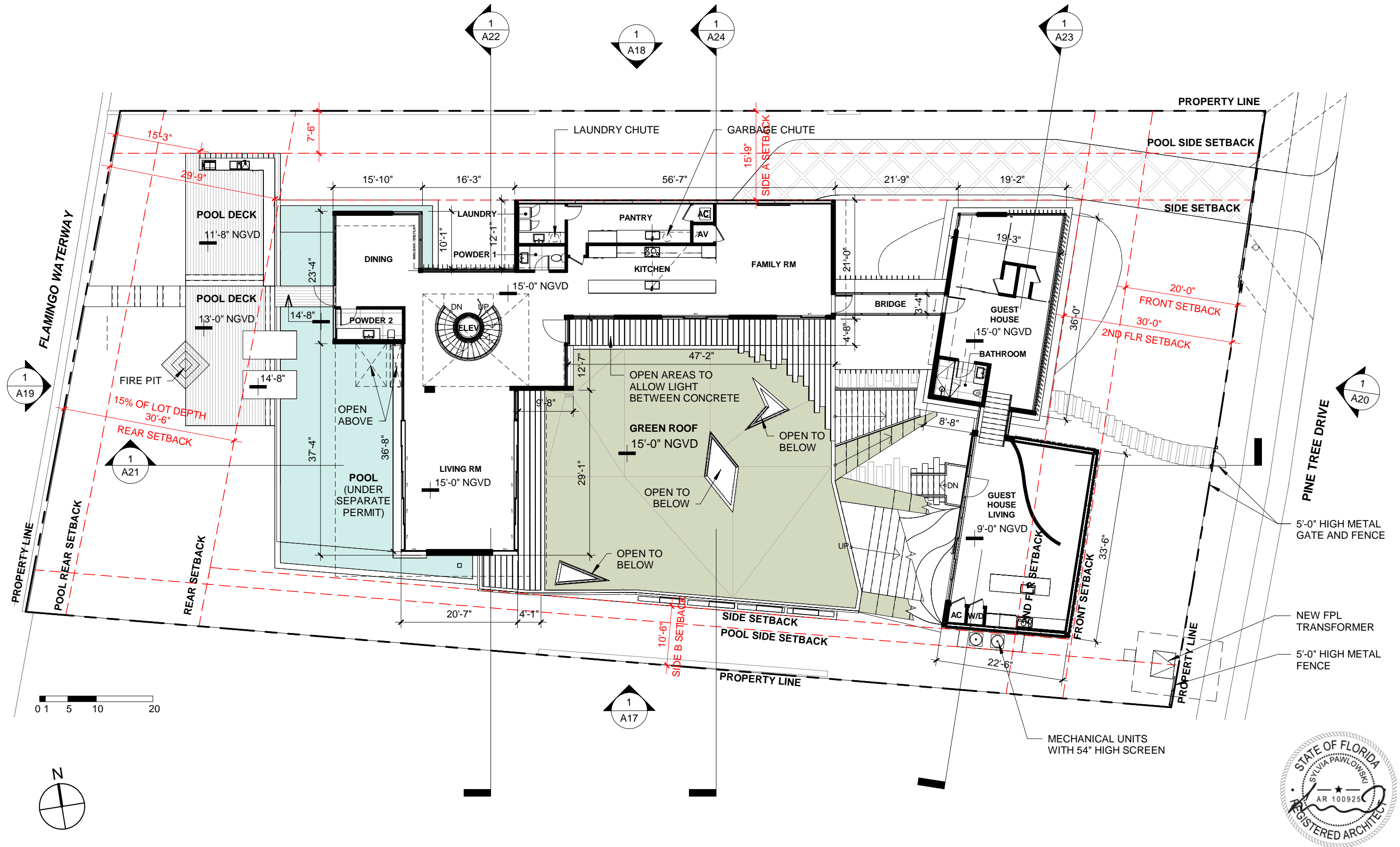
<u>SETBACKS</u>	ALLOWED	PROVIDED
FRONT:	ONE STORY: 20'-0" TWO STORY: 30'-0"	20'-0" 65'-9"
SIDE:	25% OF LOT WIDTH 105' X 25% = 26.25 SIDE B 10% LOT WIDTH = 10.5' SIDE A = 15.75'	10'-6" 15'-9"
REAR:	MIN. 15% OF LOT DEPTH 203' X 15% = 30.5'	40'-3"

<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		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	UNDERSTORY PLAN DATE: 12/06/2024 1/16" = 1'-0" 1804	A13



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

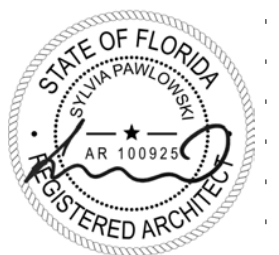
PINE TREE

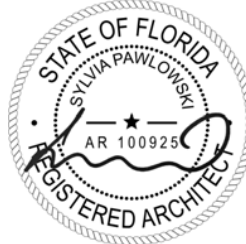
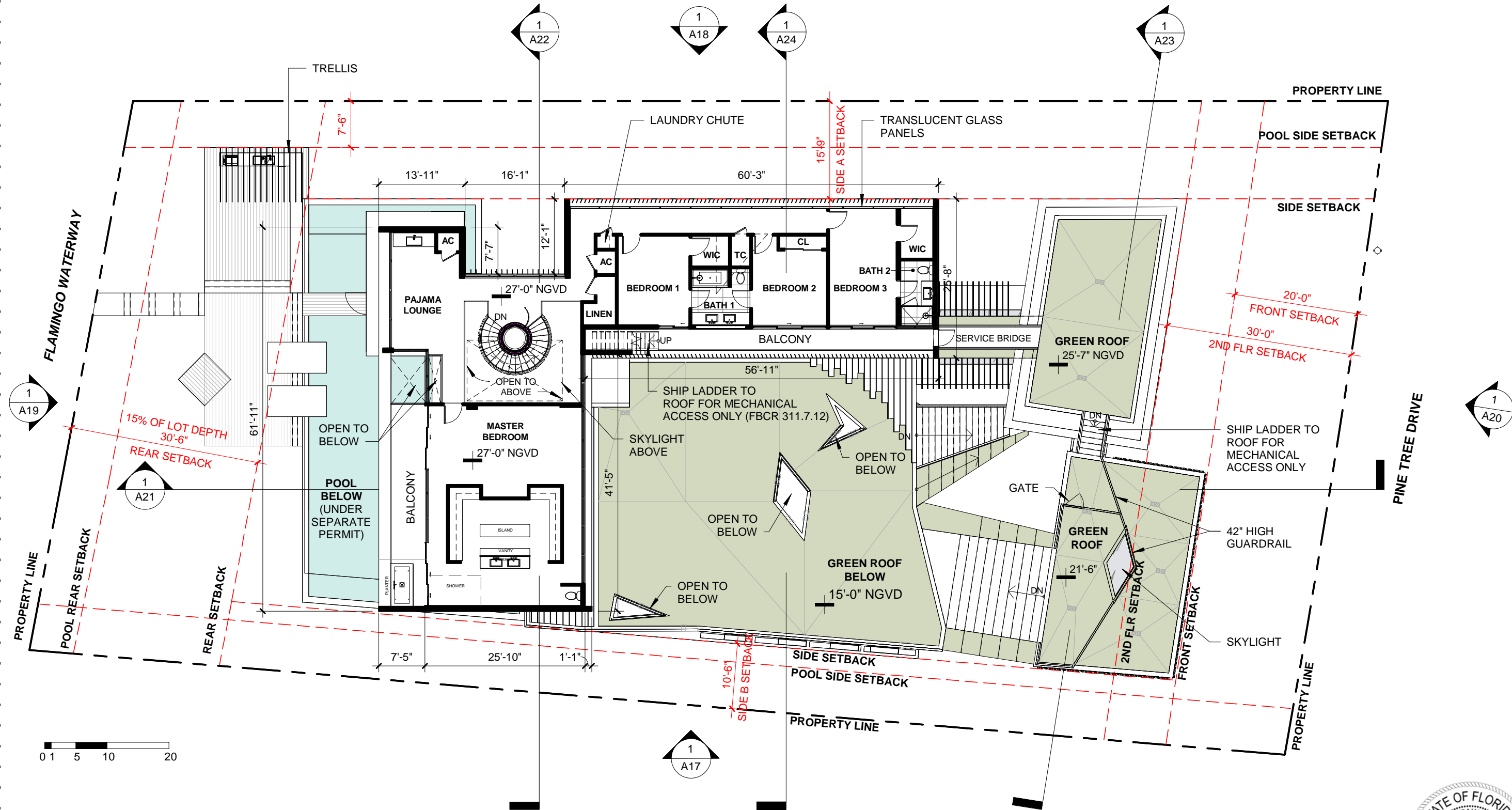
LEVEL 1
DATE: 12/06/2024

1/16" = 1'-0"

1804

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

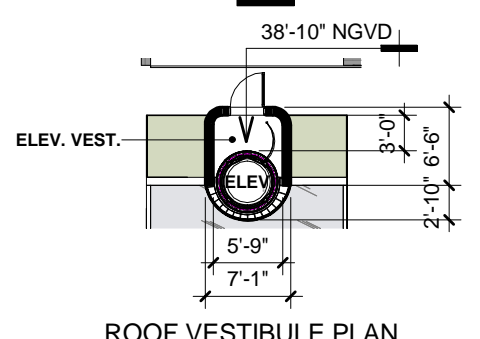
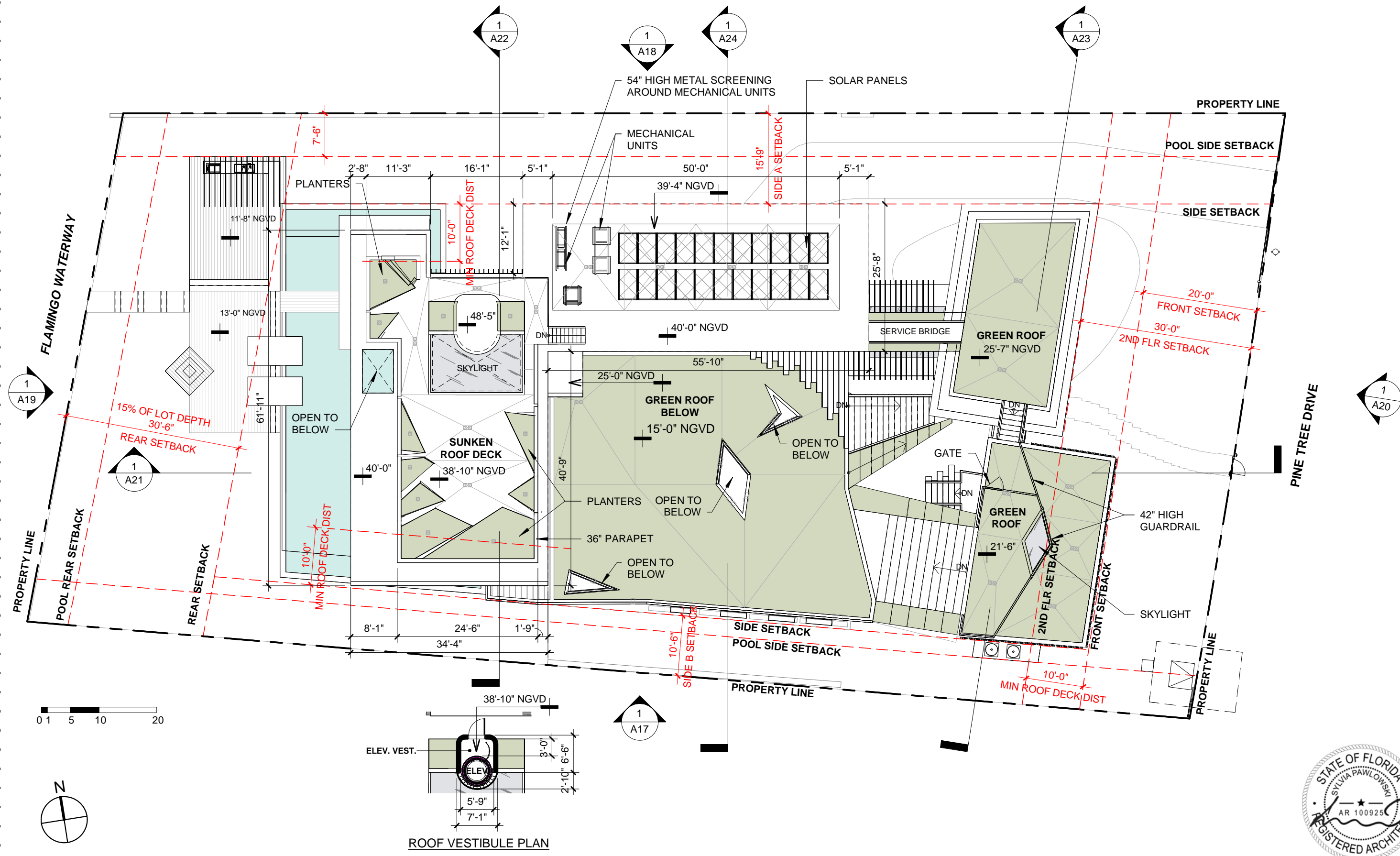
PINE TREE

LEVEL 2
DATE: 12/06/2024

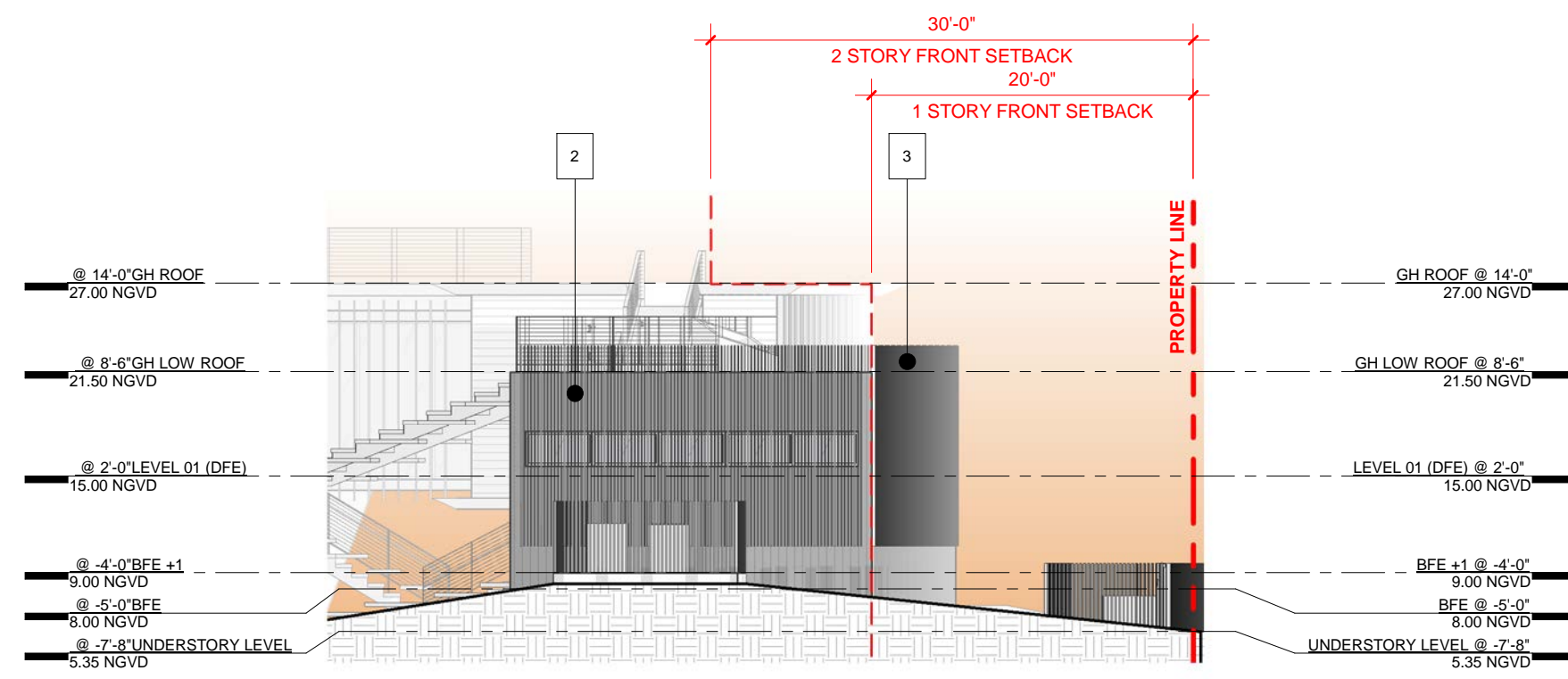
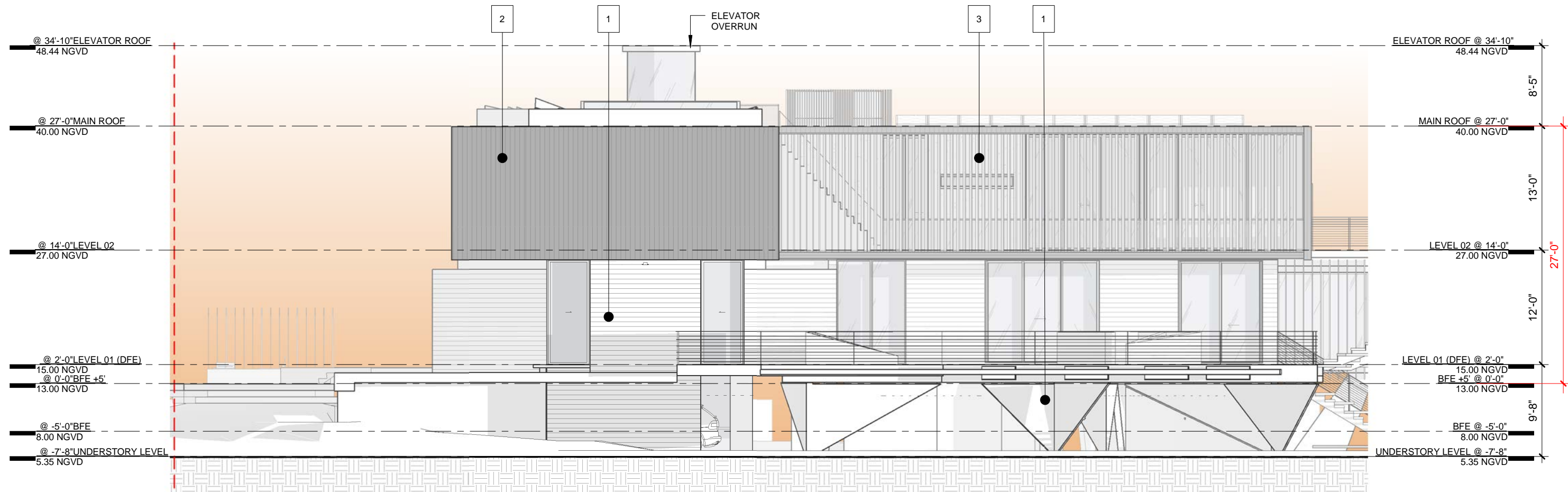
1/16" = 1'-0"

1804


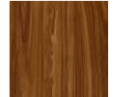


A15

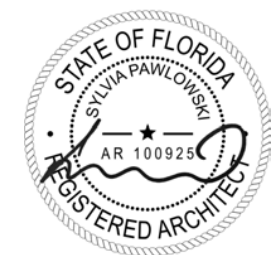
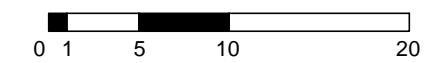
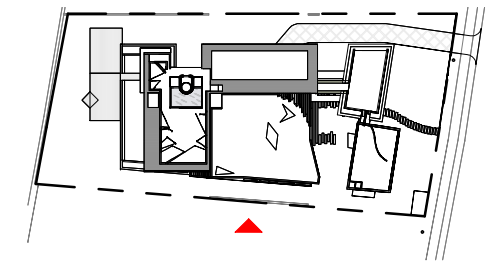


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	ROOF PLAN DATE: 12/06/2024	1/16" = 1'-0" 1804



MATERIALS LEGEND

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



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

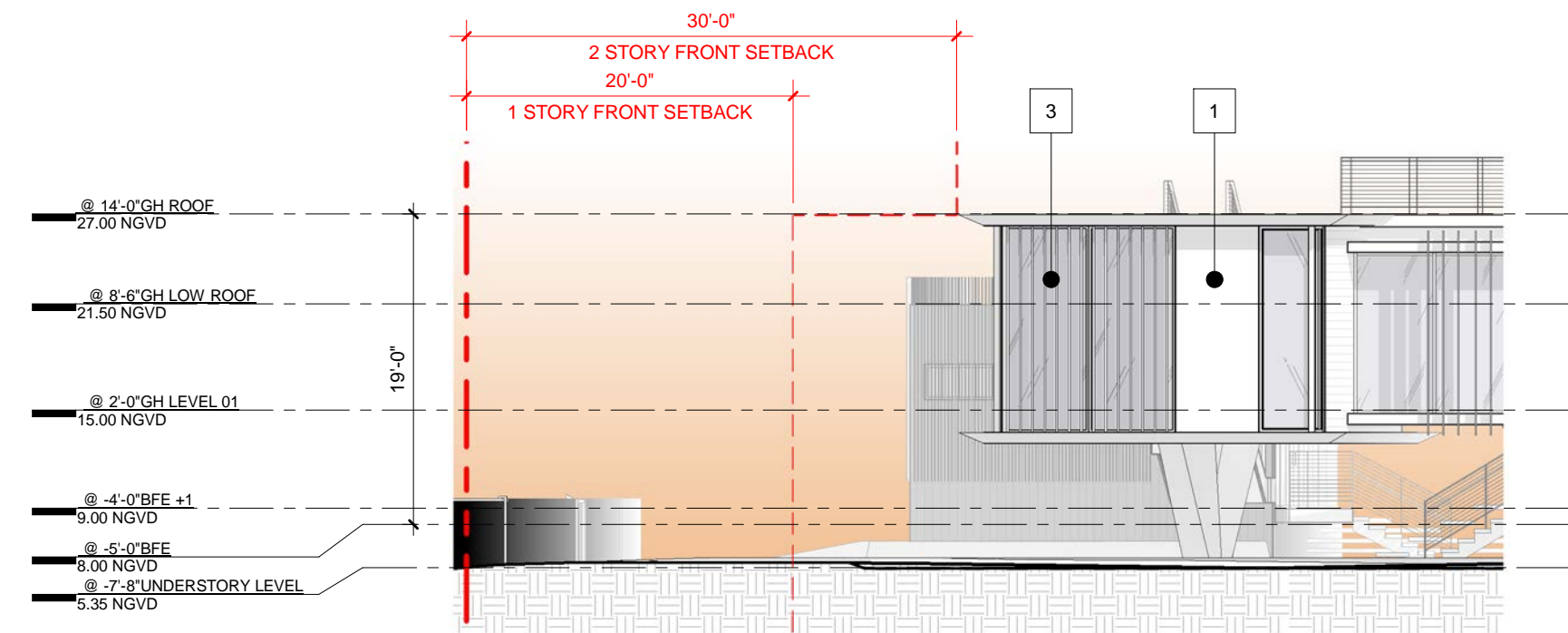
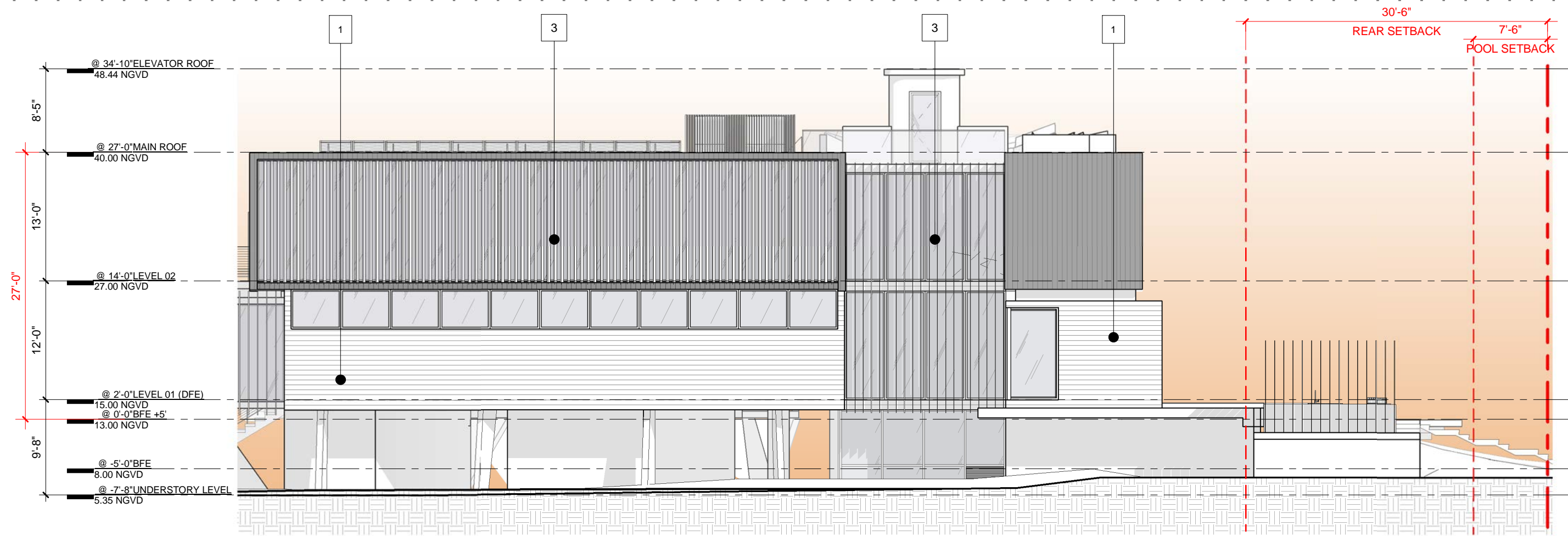
MTTR MGMT
7290 NW 1ST COURT | MIAMI FL | 33150
www.ma77er.com

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


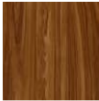


PINE TREE

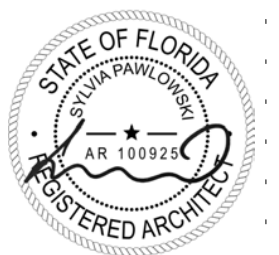
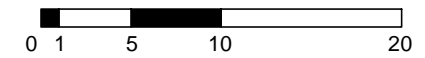
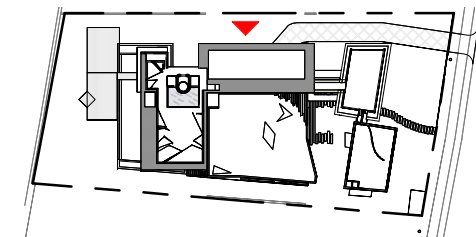
SOUTH ELEVATION
DATE: 12/06/2024 As indicated 1804

A17



MATERIALS LEGEND

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



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

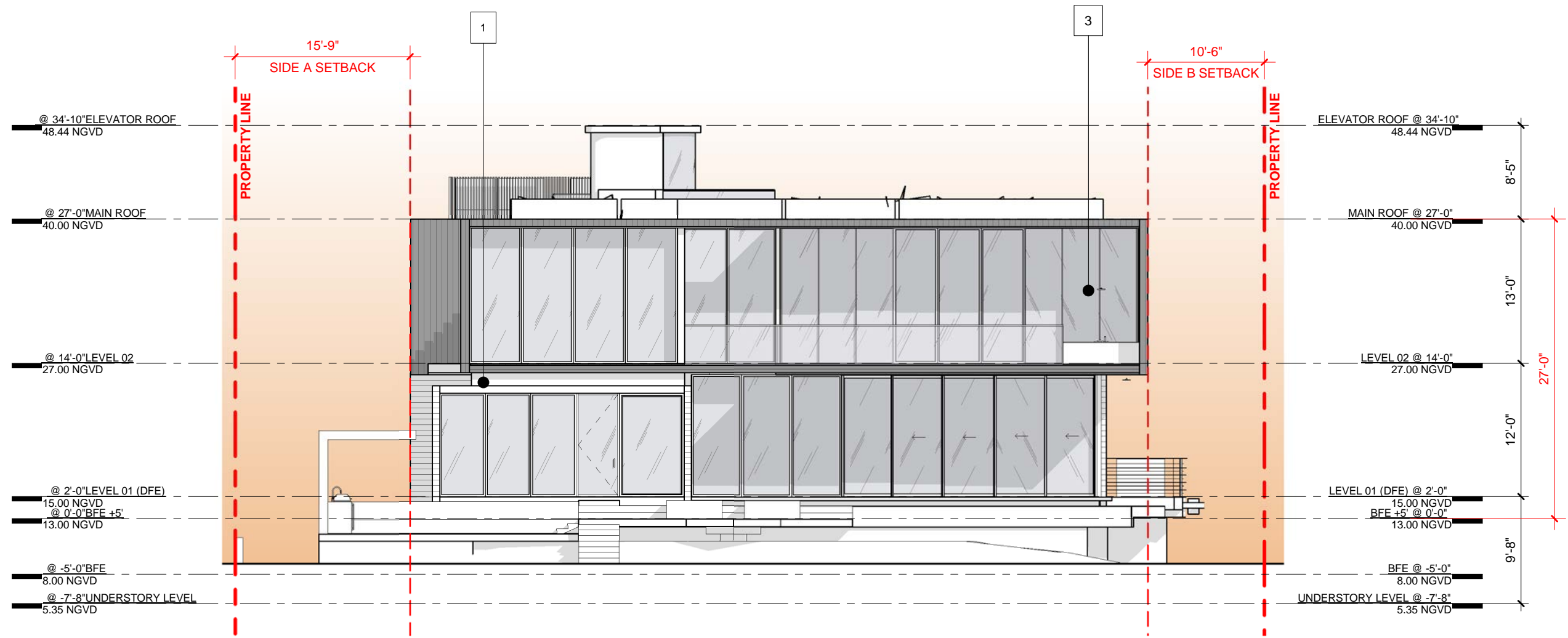
MTTR MGMT
7290 NW 1ST COURT | MIAMI FL | 33150
www.ma77er.com

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





PINE TREE

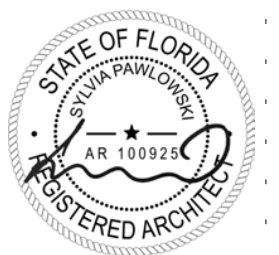
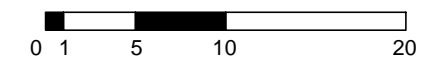
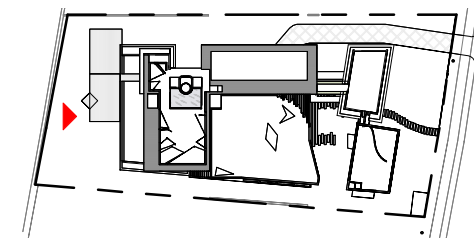
NORTH ELEVATION
DATE: 12/06/2024 As indicated 1804

A18



MATERIALS LEGEND

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



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

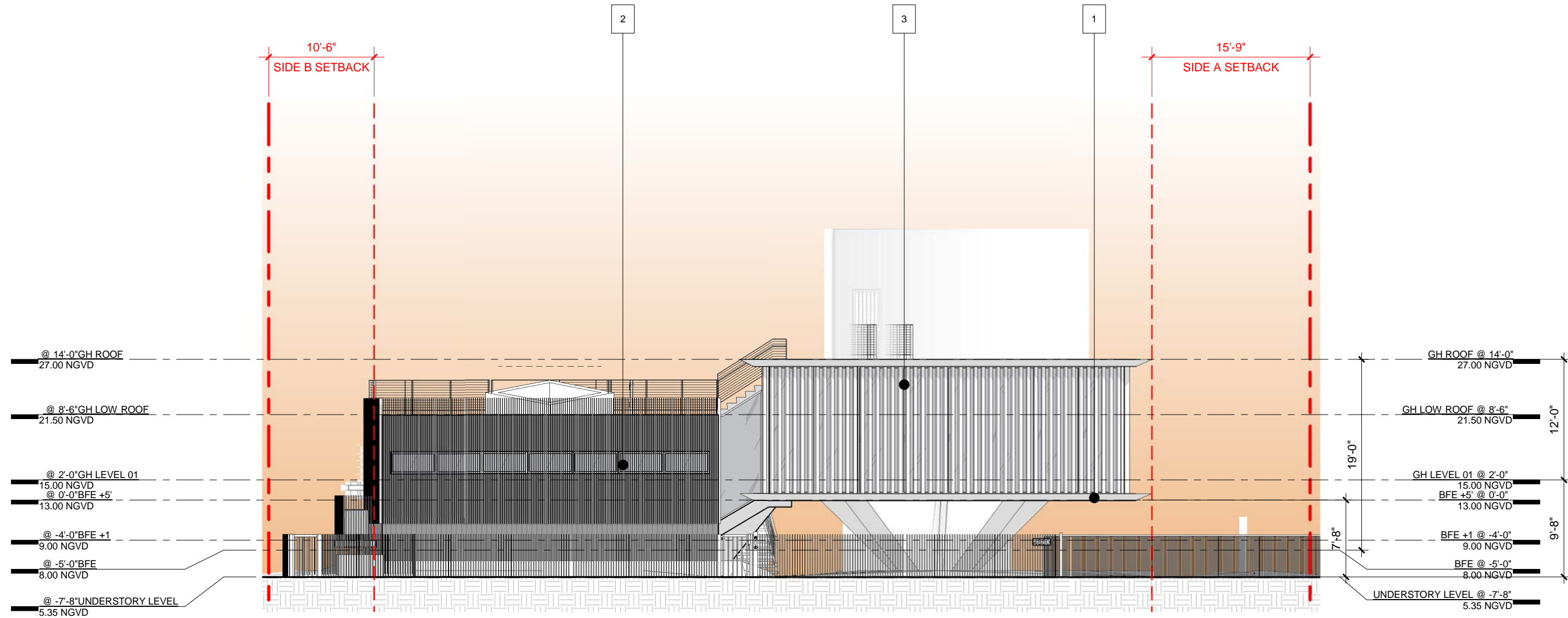
MTTR MGMT
7290 NW 1ST COURT | MIAMI FL | 33150
www.ma77er.com

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





PINE TREE

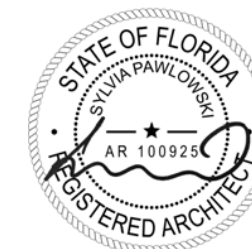
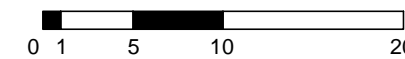
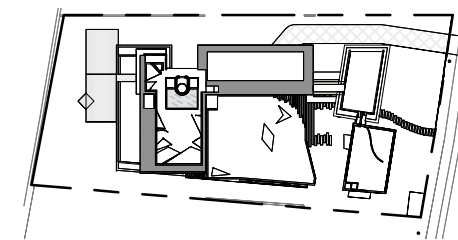
WEST ELEVATION
DATE: 12/06/2024 As indicated 1804

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

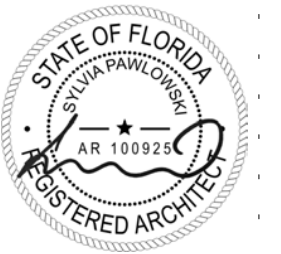
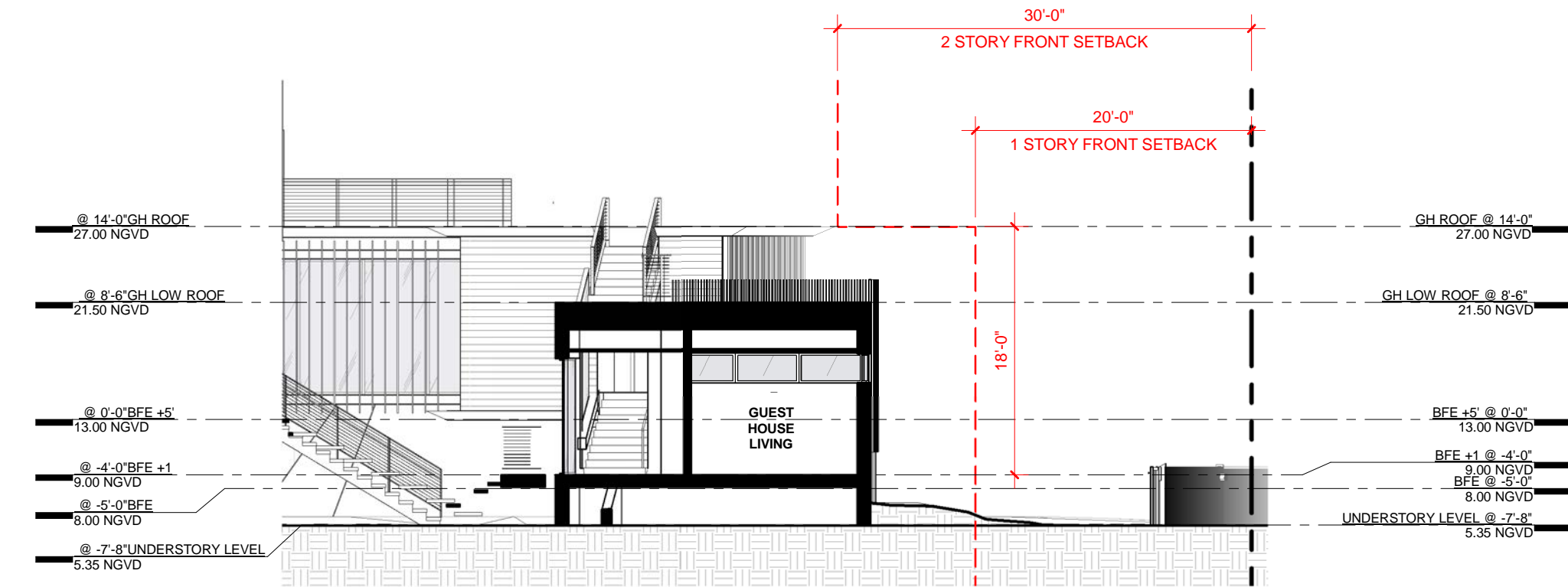
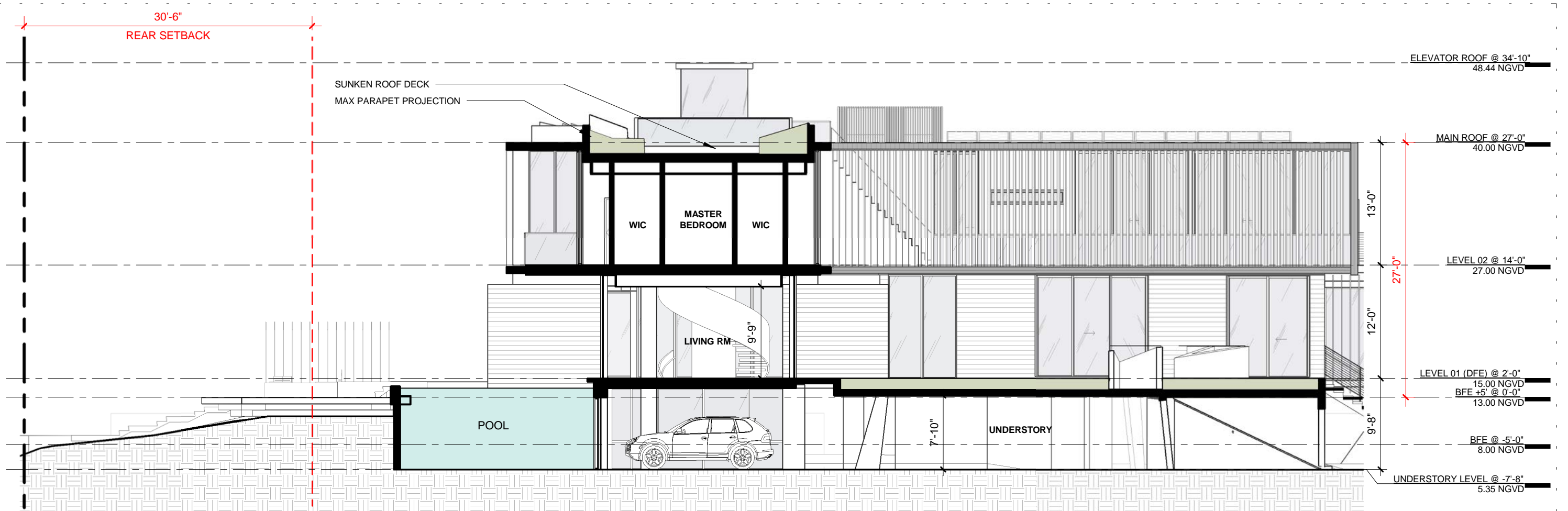
EAST ELEVATION

DATE: 12/06/2024

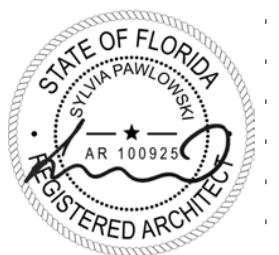
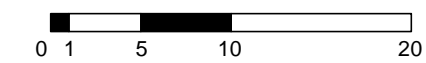
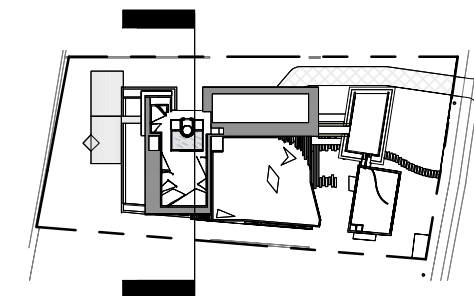
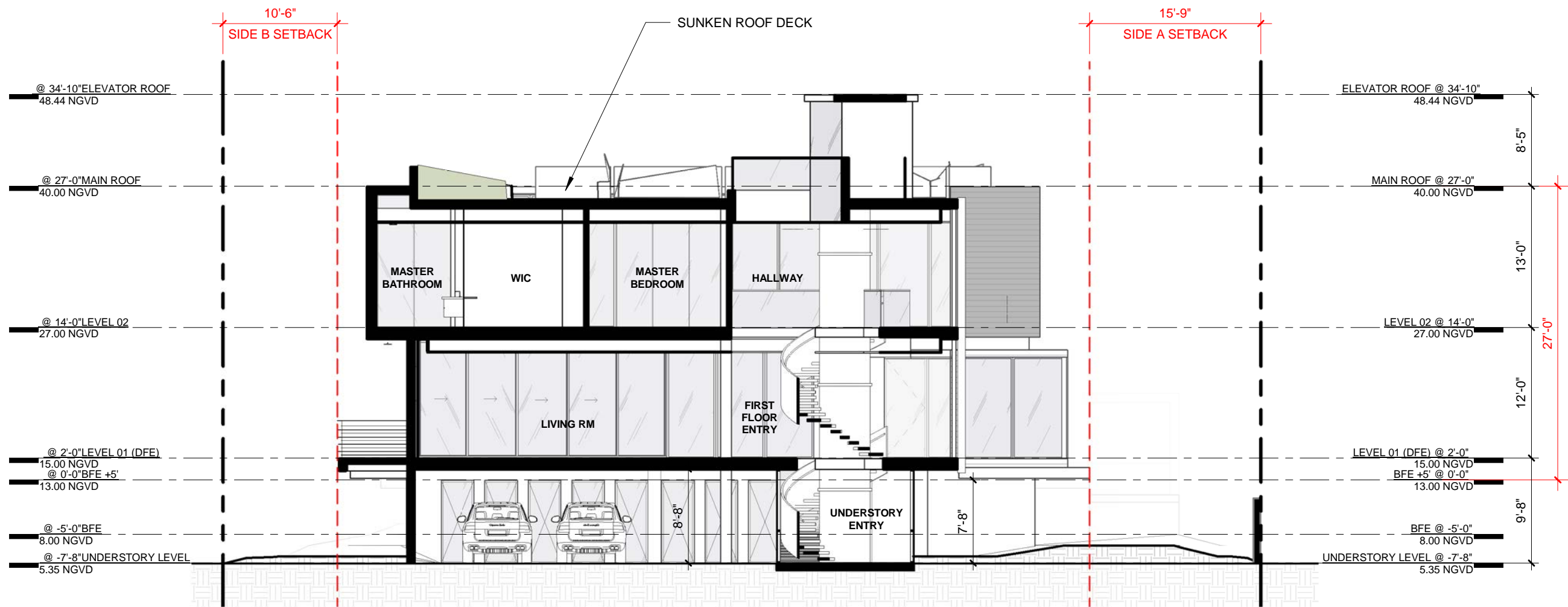
As indicated

1804

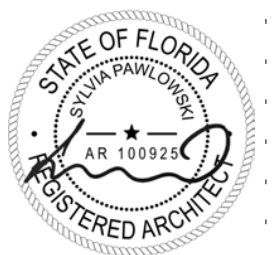
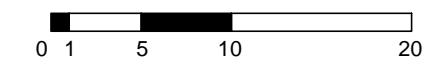
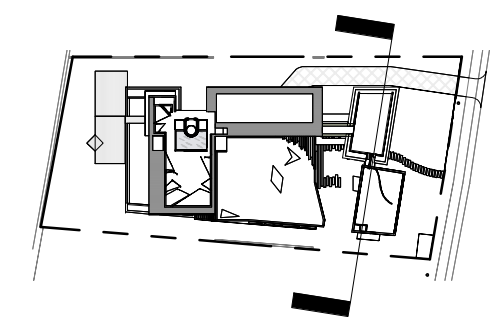
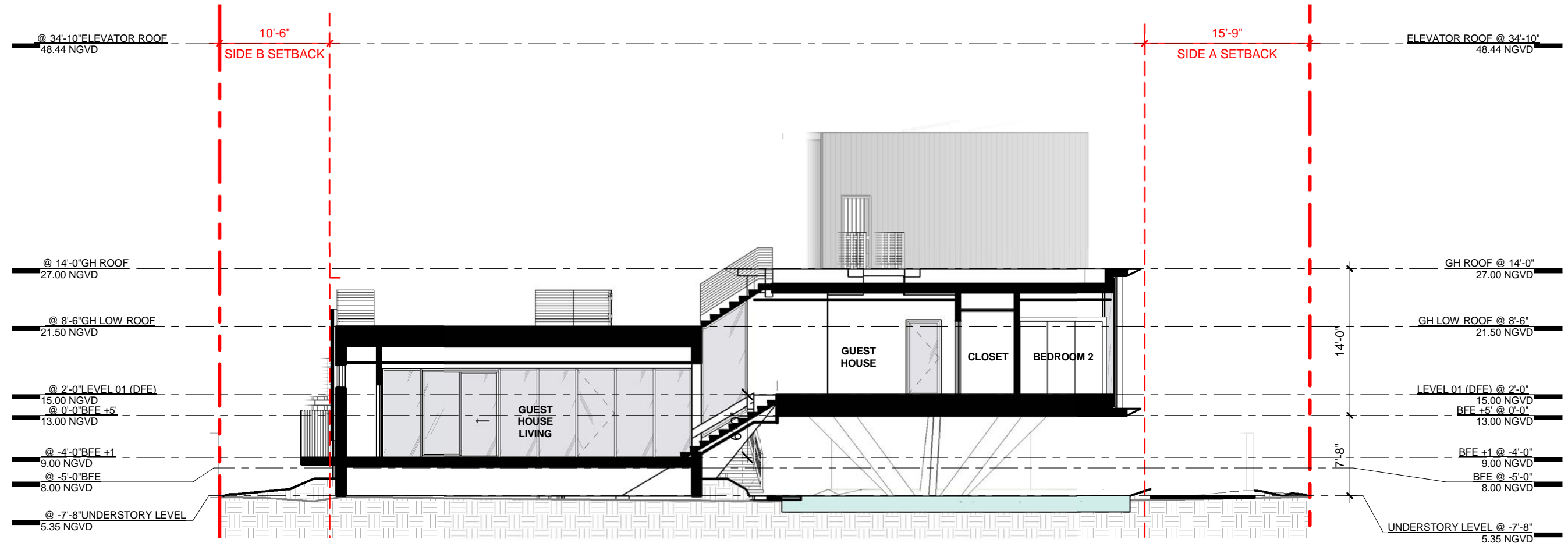
A20



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

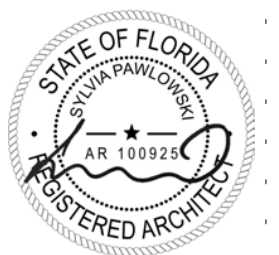
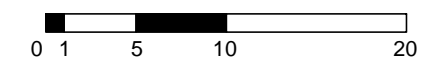
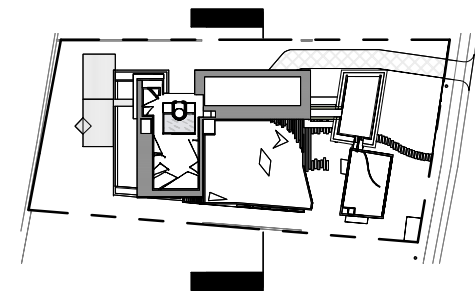
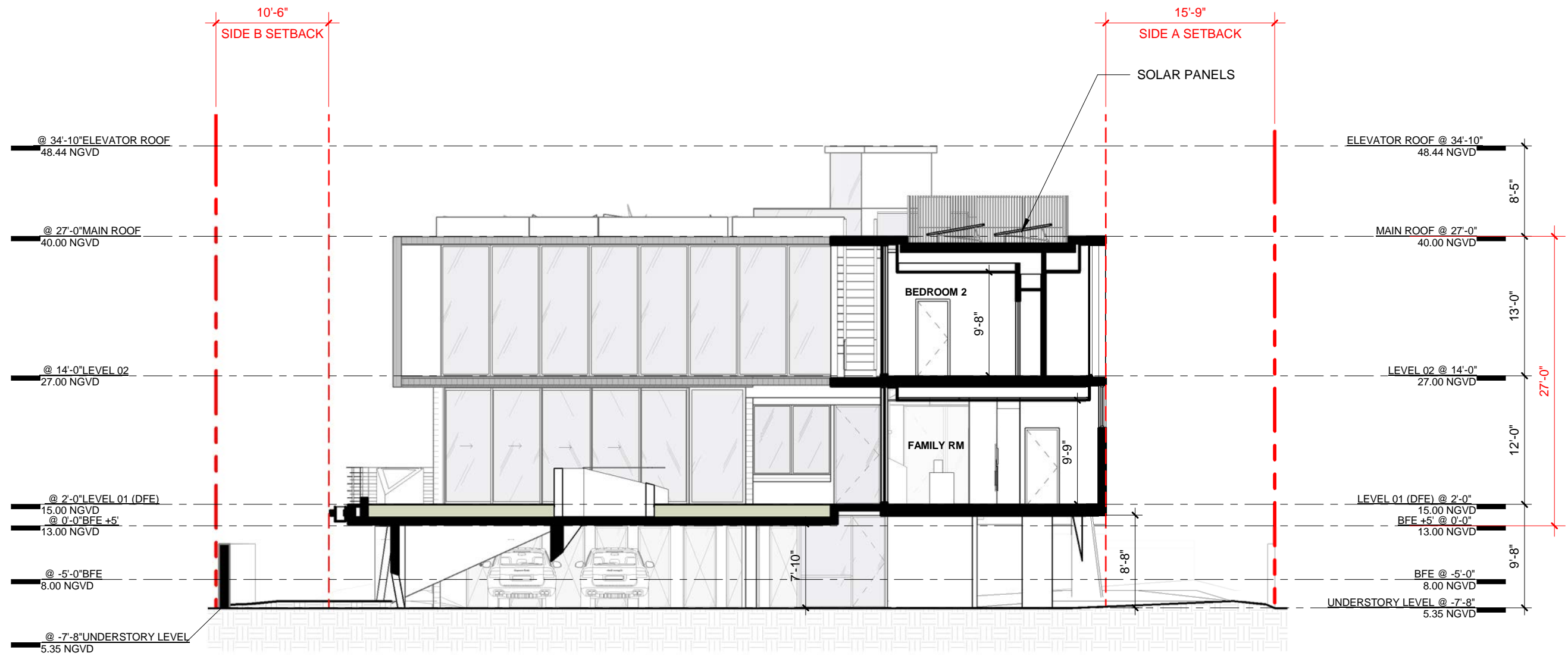


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		DEVA FINGER 4880 PINE TREE DR MIAMI BEACH FL 33140	PINE TREE	SECTION B DATE: 12/06/2024 As indicated 1804	A22



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



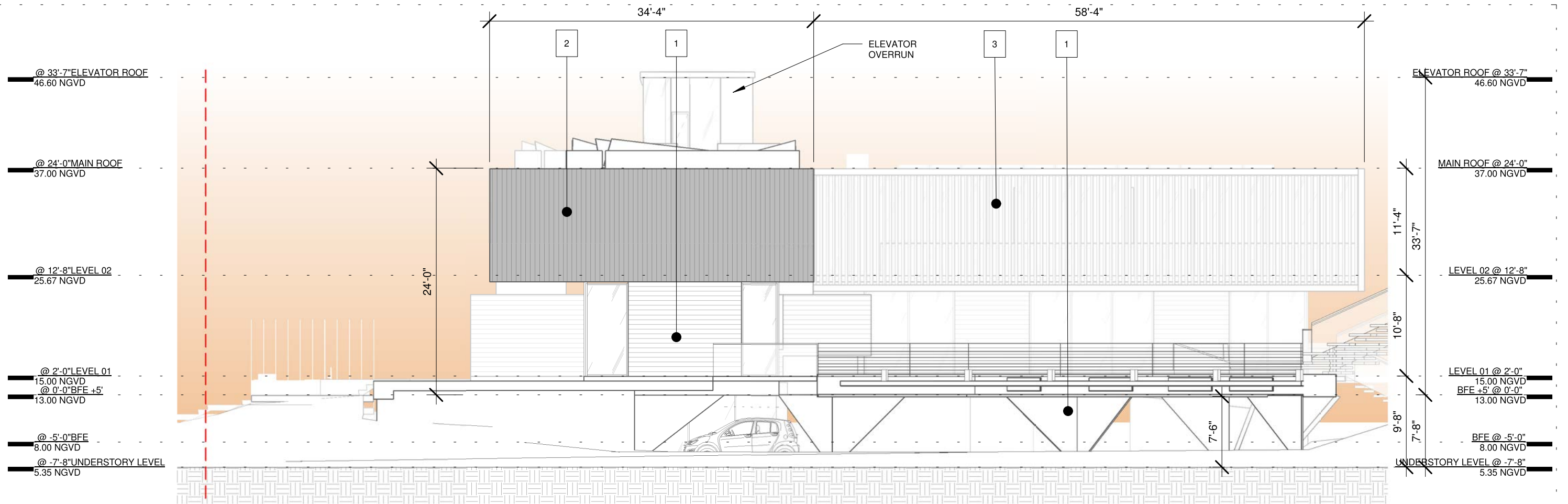
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

SECTION D
DATE: 12/06/2024

As indicated 1804

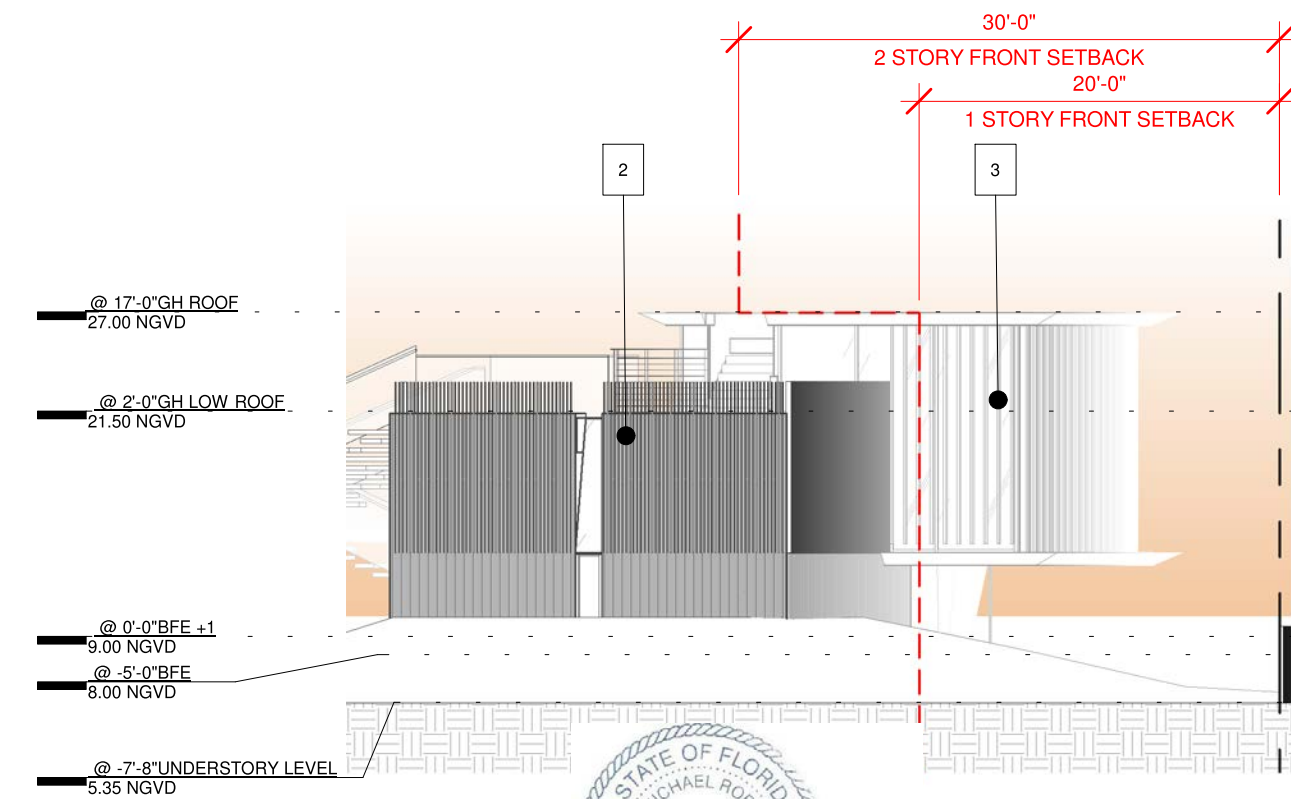
A24



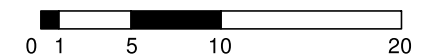
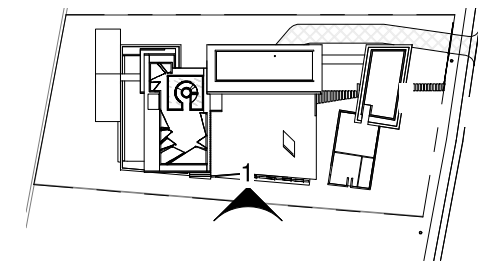
**For reference only
– Previously
approved by DRB**

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

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

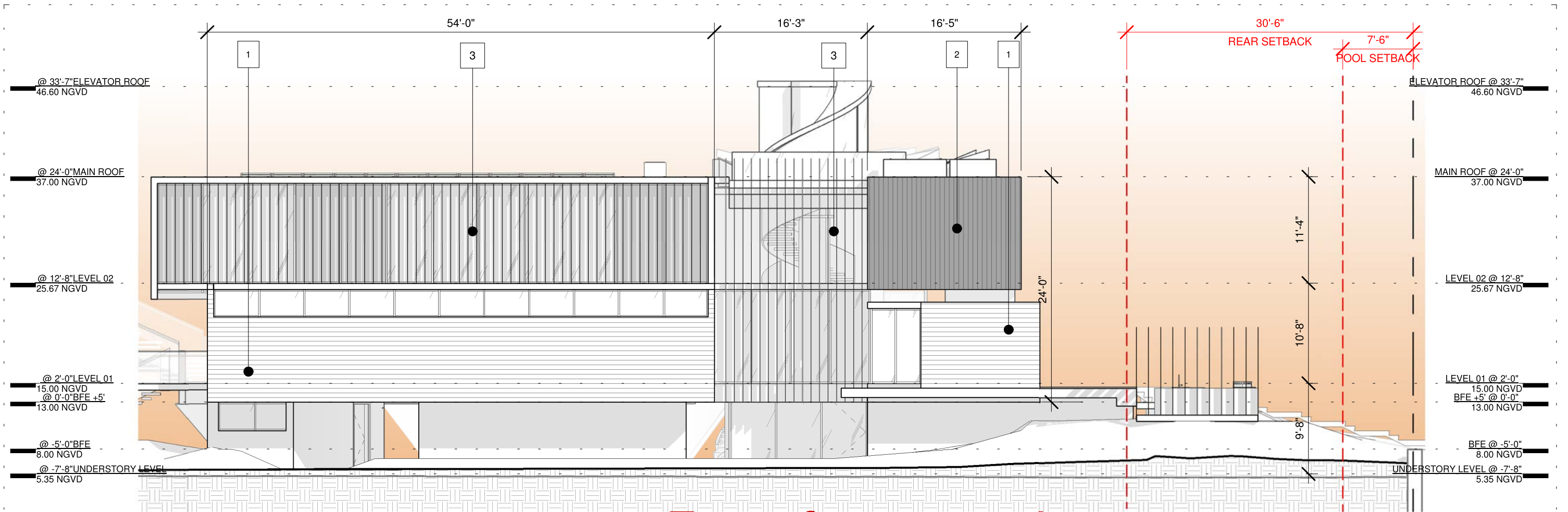
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

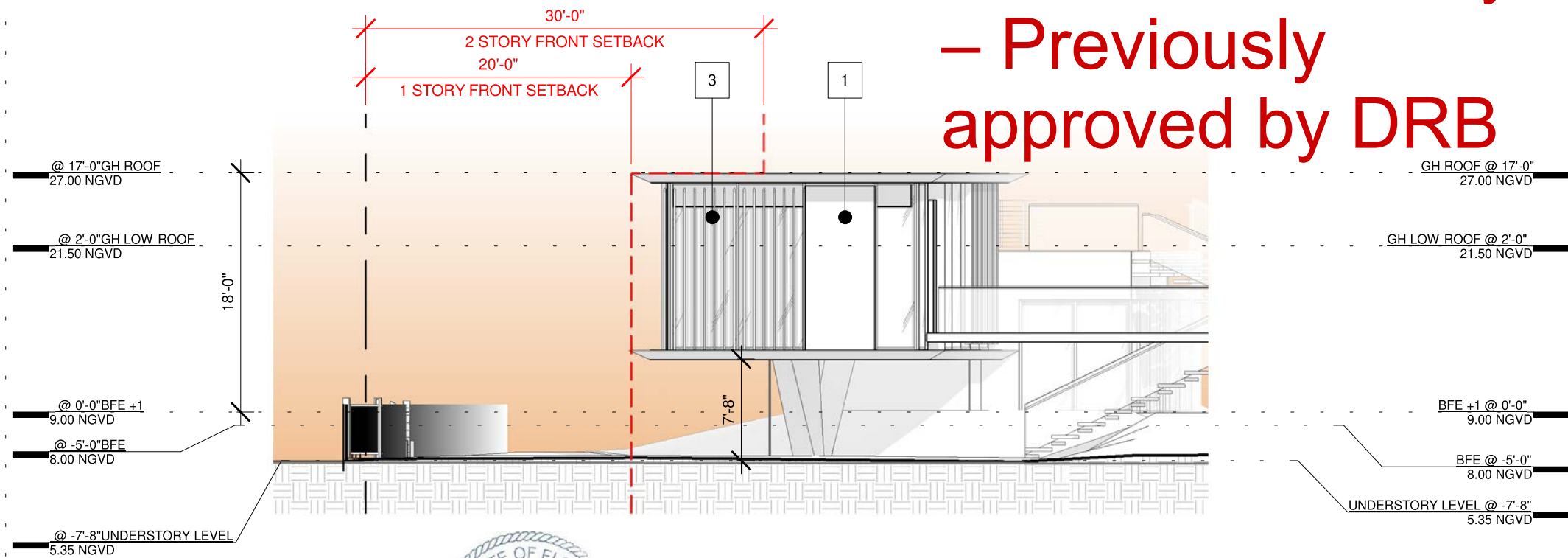
SOUTH ELEVATION
10.05.2020 1/16" = 1'-0"

1804

A19

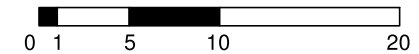
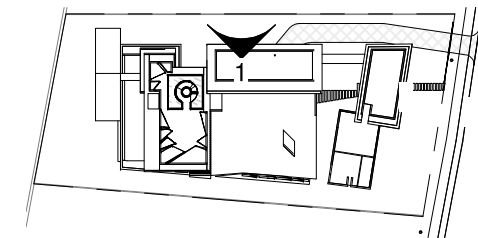


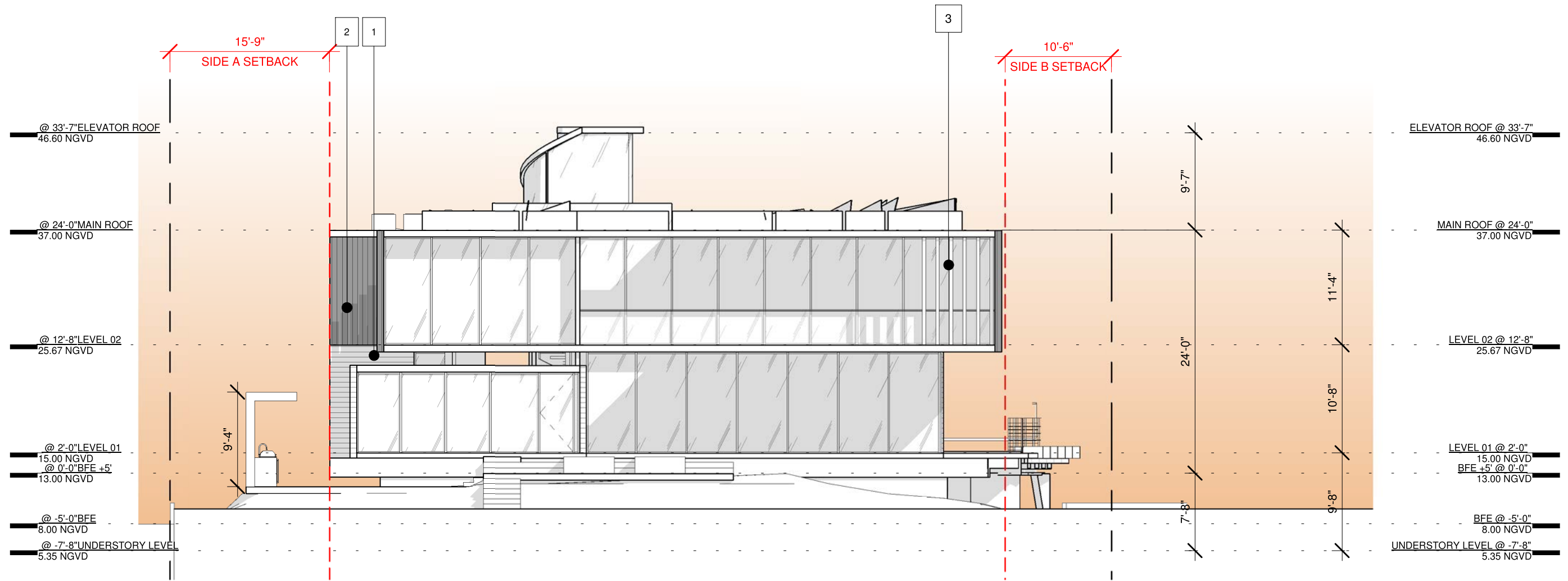
For reference only
 – Previously
 approved by DRB







MATERIALS LEGEND

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

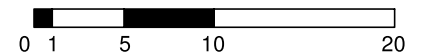
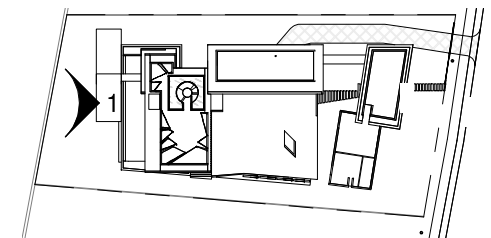




MATERIALS LEGEND

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

For reference only –
Previously approved by DRB



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com



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

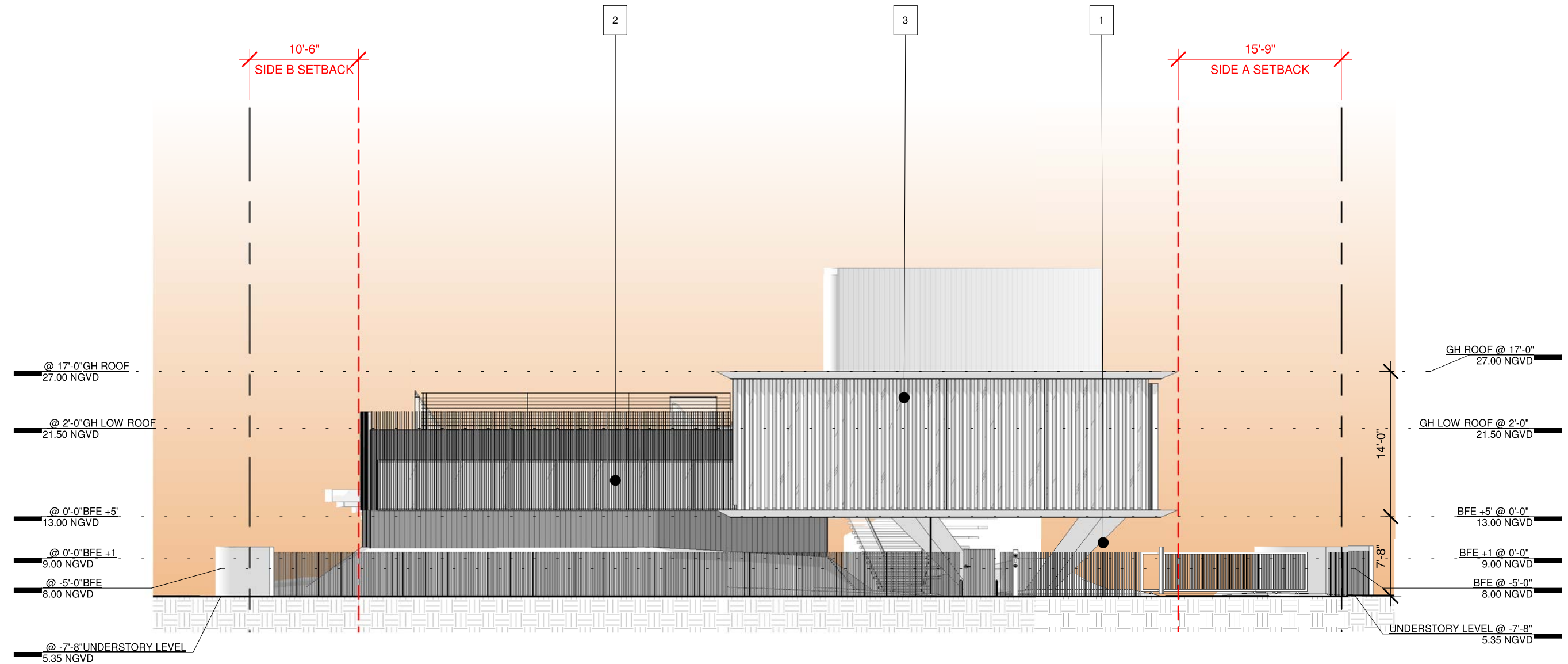
PINE TREE

WEST ELEVATION
10.05.2020

1/16" = 1'-0"

1804

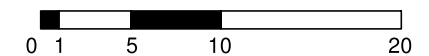
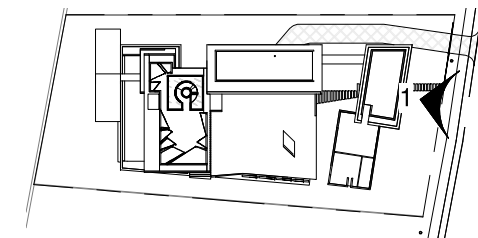
A21



MATERIALS LEGEND

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

For reference only –
Previously approved by DRB



ARCHITECT

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

CONSULTANT



OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

EAST ELEVATION

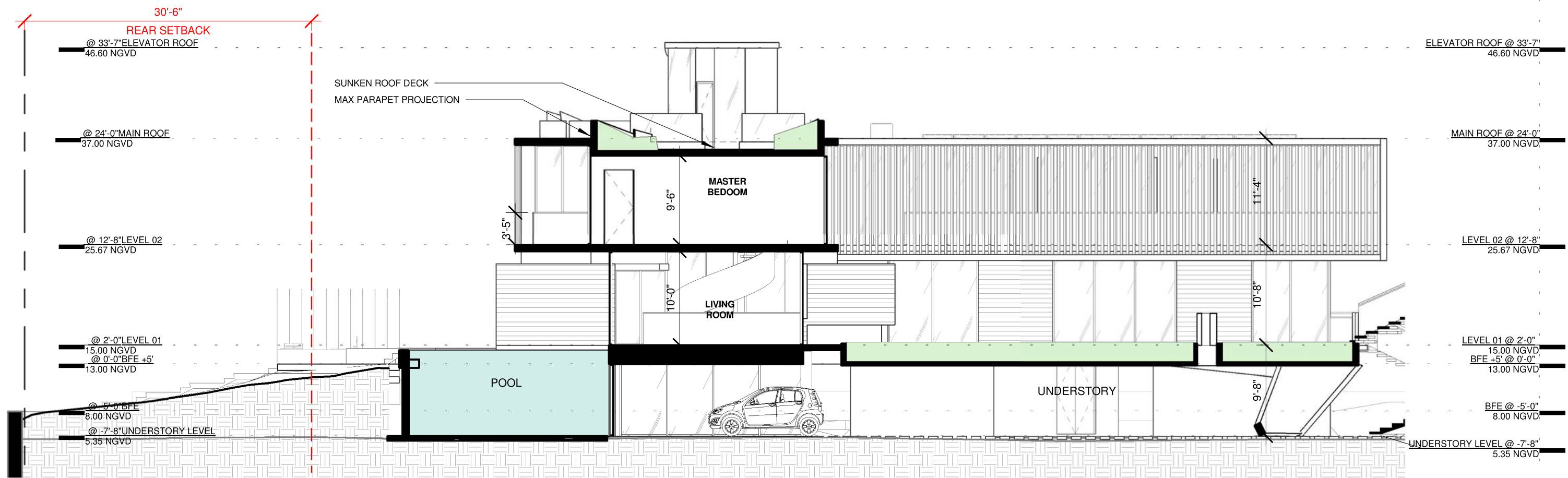
10.05.2020

1/16" = 1'-0"

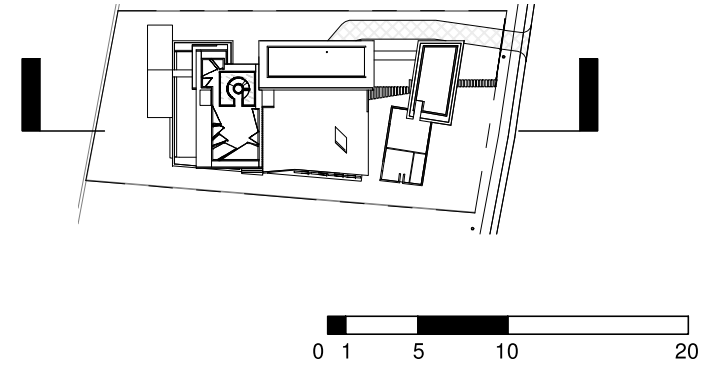
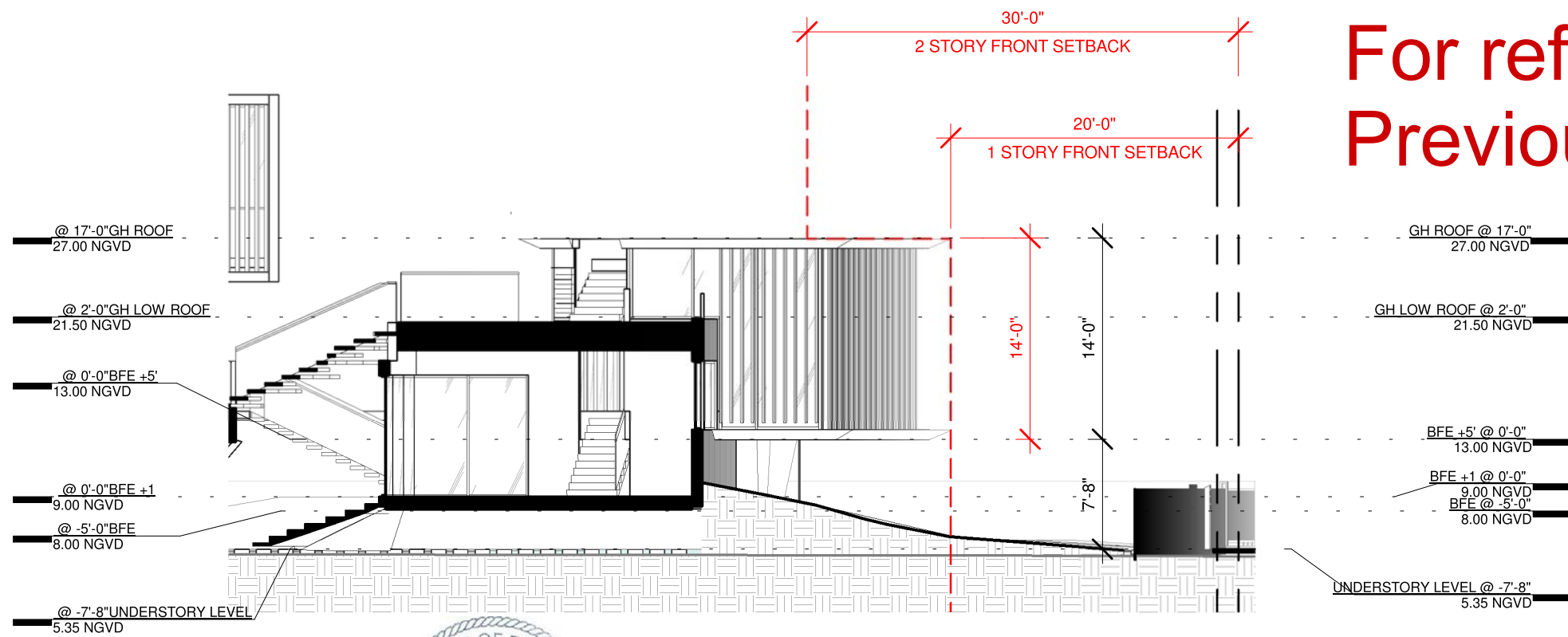
DRAWING #

A22

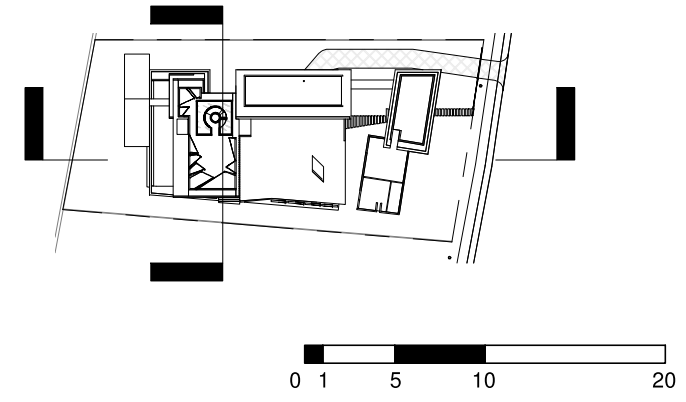
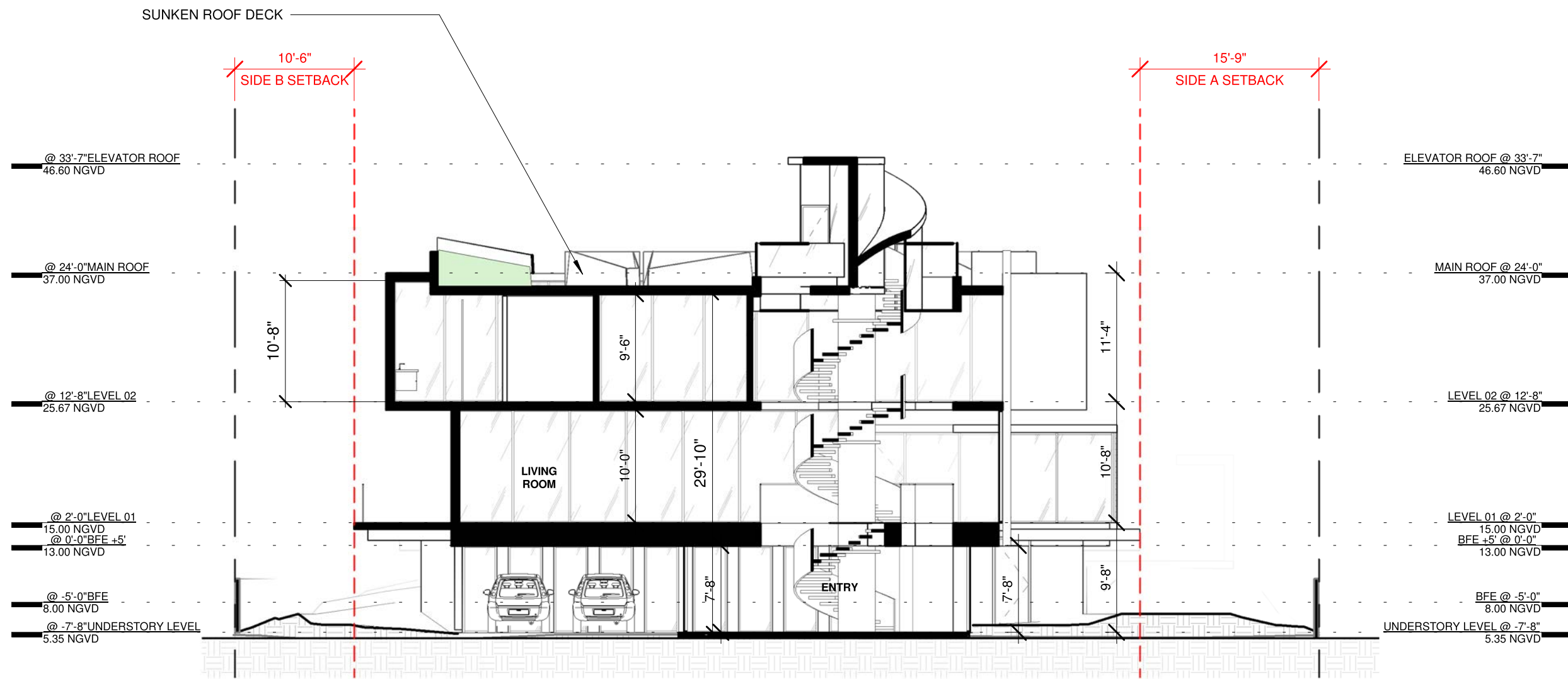
1804



For reference only –
Previously approved by DRB



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 RD 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



For reference only –
Previously approved by DRB

ARCHITECT

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

CONSULTANT



OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

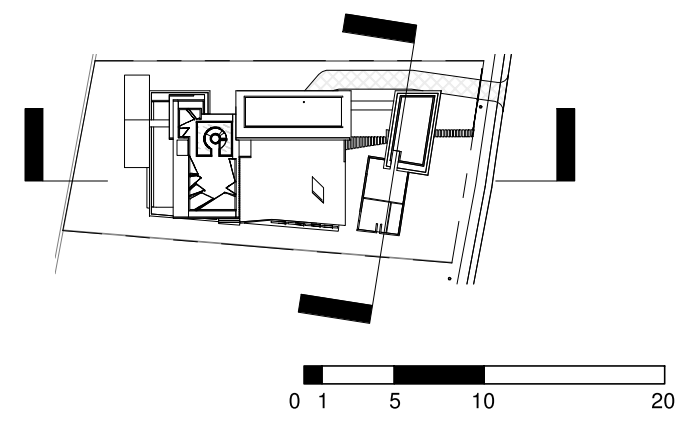
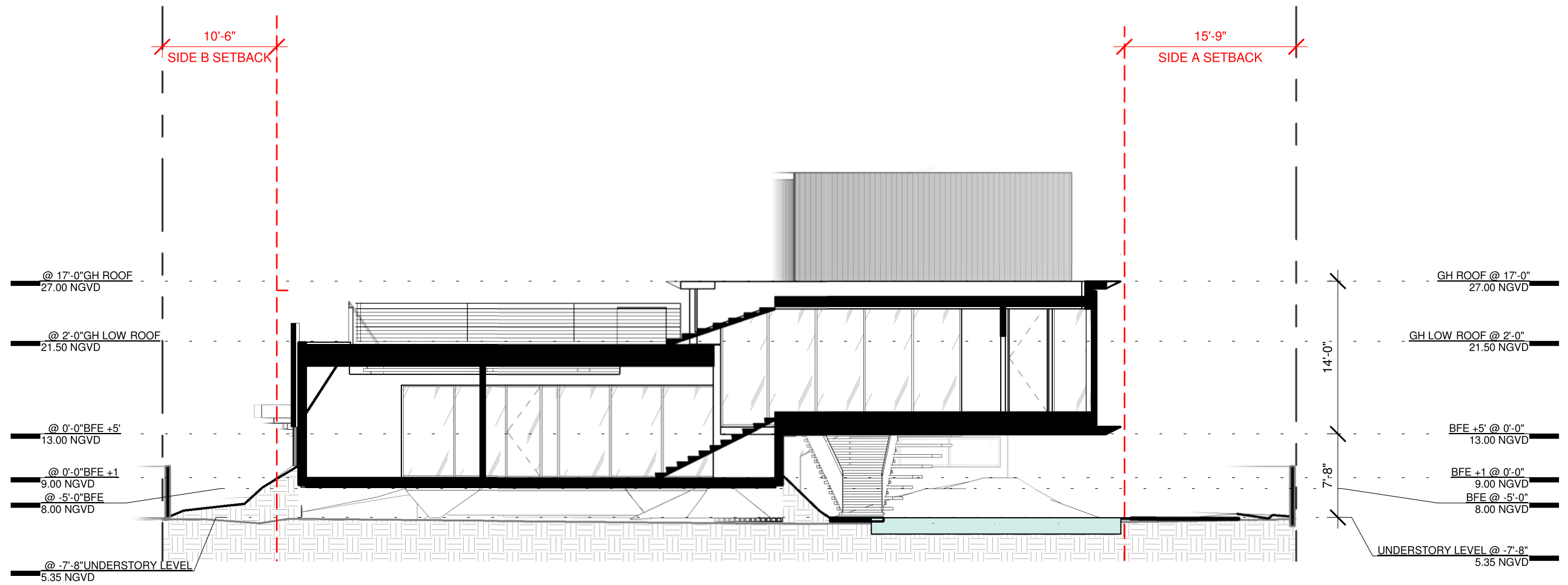
SECTION B
10.05.2020

1/16" = 1'-0"

DRAWING #

1804

A24



For reference only –
Previously approved by DRB

ARCHITECT

MTRR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

CONSULTANT



OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

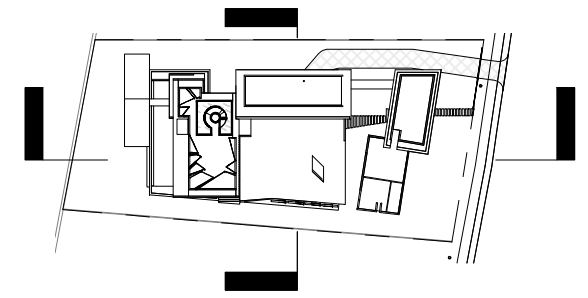
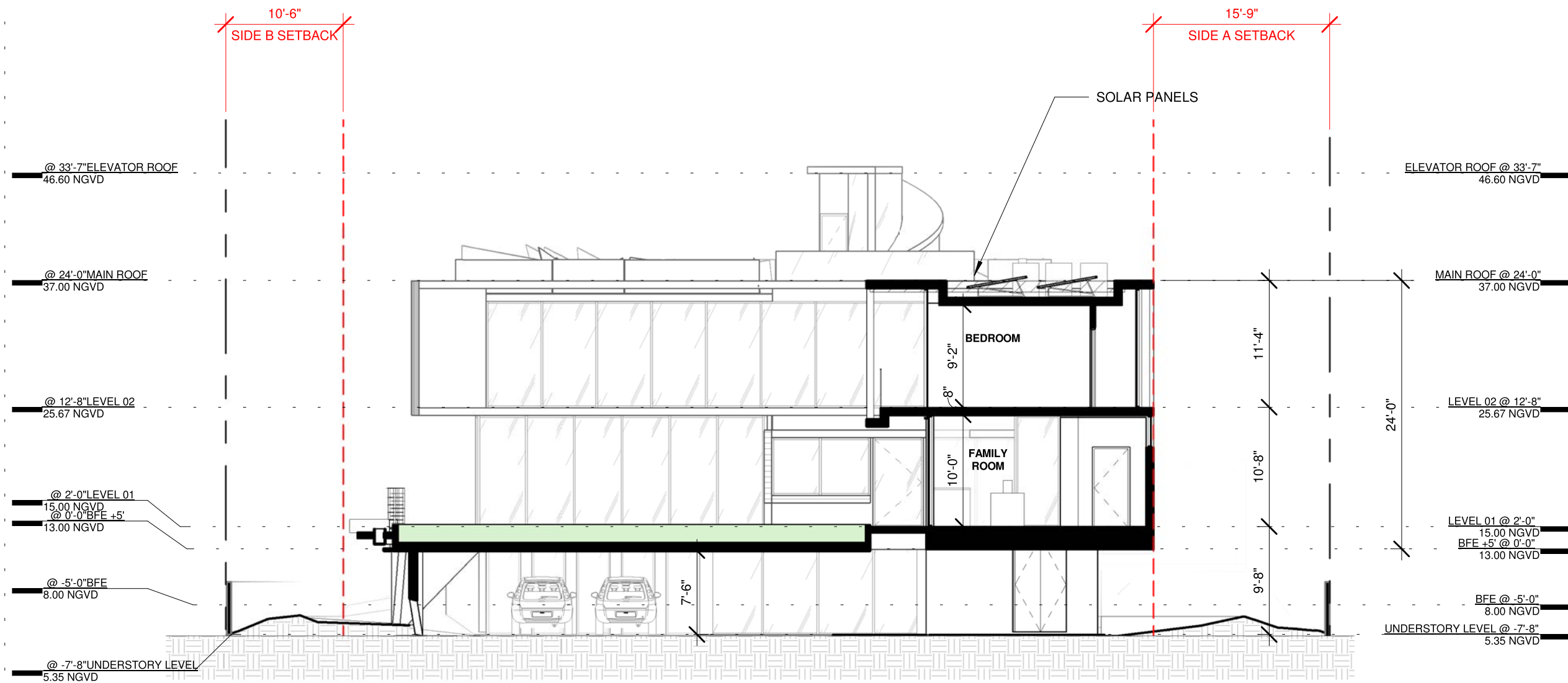
SECTION C
10.05.2020

As indicated

DRAWING #

1804

A25



For reference only –
Previously approved by DRB

ARCHITECT

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

CONSULTANT



OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

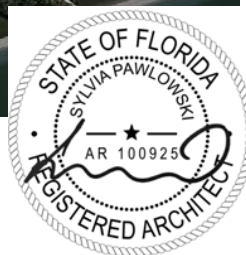
SECTION D
10.05.2020

1/16" = 1'-0"

DRAWING #

A26

1804



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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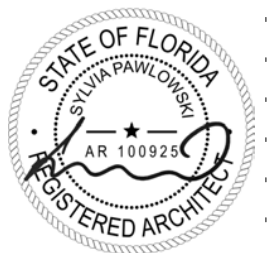
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

AXONOMETRICS
DATE: 12/06/2024

1804

A25



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PROJECT

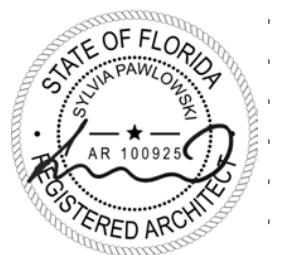
PINE TREE

DRAWING TITLE

**RENDERINGS - STREET PRESENCE
VOLUME**

DRAWING #

A26



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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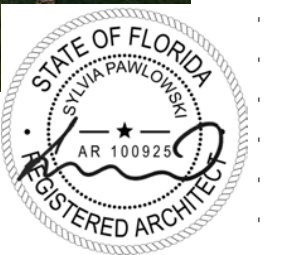
DEVA FINGER
4880 PINE TREE DR | MIAMI BEACH | FL | 33140

PINE TREE

RENDERINGS - UNDERSTORY
DATE: 12/06/2024

1804

A27



ARCHITECT

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PROJECT

DRAWING TITLE

DRAWING #

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PINE TREE

RENDERINGS
DATE: 12/06/2024

1804

A28