

REQUEST FOR DRB APPROVAL FOR:
NIKLAS DE LA MOTTE RESIDENCE

FINAL SUBMITTAL - 8/05/19
HEARING - OCTOBER 1, 2019

4736 NORTH BAY ROAD, MIAMI BEACH, FL 33140
DRB-19-0452



CLIENT
NIKLAS DE LA MOTTE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT
CLAD LLC LANDSCAPE ARCHITECTURE & DESIGN
1665 NE 4th Ct
MIAMI, FLORIDA
(786) 536-6076

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

Raphael Levy
registered architect
AR0094779

comm no.
1832

date:
01/20/19

revised:

sheet no.

C-0.0

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY LOCATED AT 4736 NORTH BAY ROAD, MIAMI BEACH, FL.

WAIVERS:

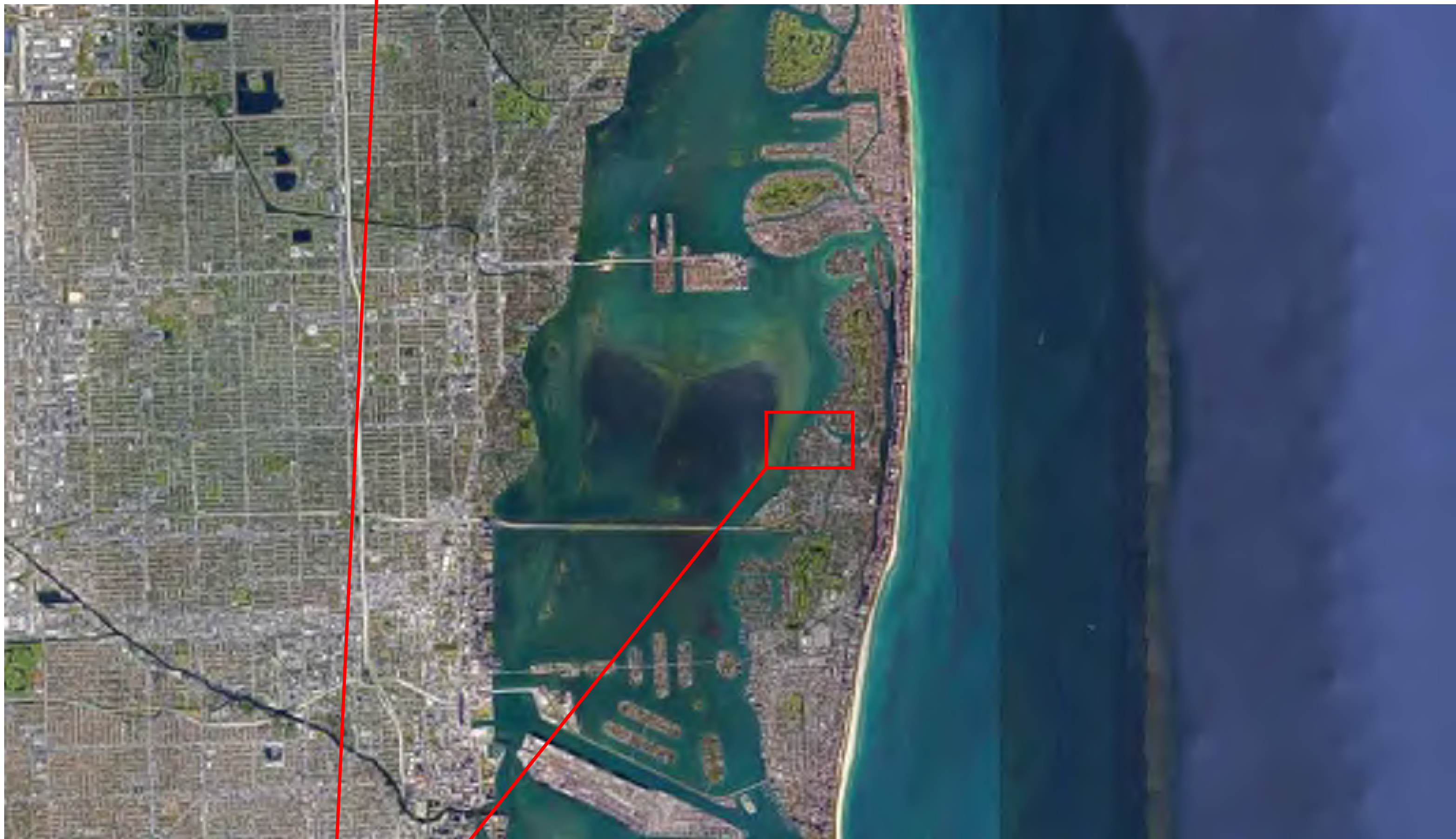
1. REQUEST FOR WAIVER TO EXCEED THE 10% SECOND TO FIRST FLOOR RATIO. - SEC. 142-105(4)c

2. & 3. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR BOTH SIDE ELEVATIONS. SEC. 142-106(2)d

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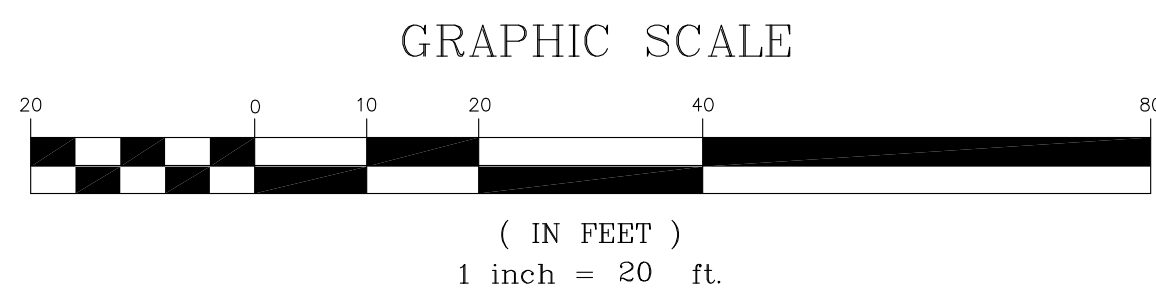
4736 NORTH BAY ROAD, MIAMI BEACH, FL 33140
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BOUNDARY & TOPOGRAPHIC SURVEY

4736 N. BAY ROAD, MIAMI BEACH, FLORIDA.



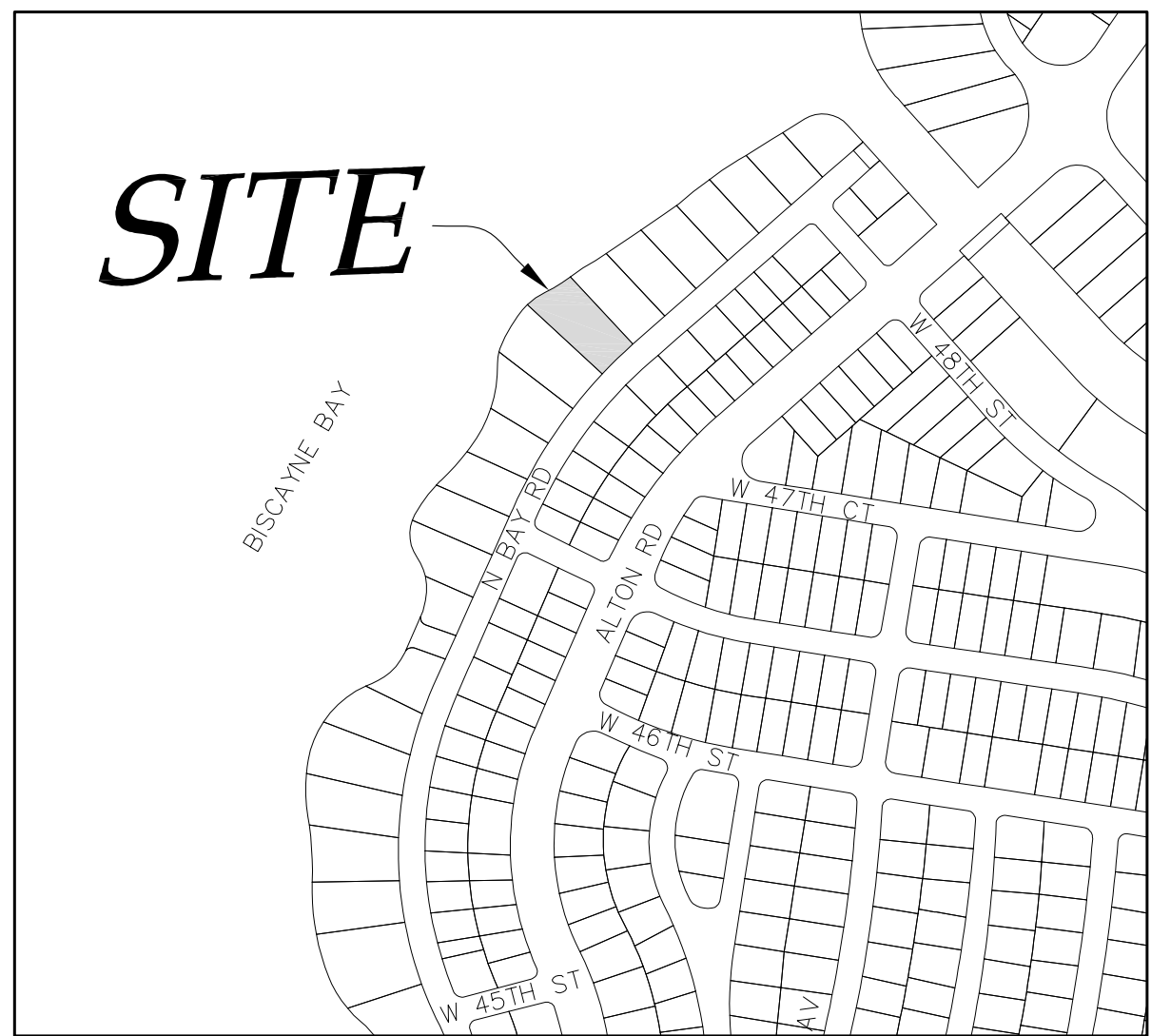
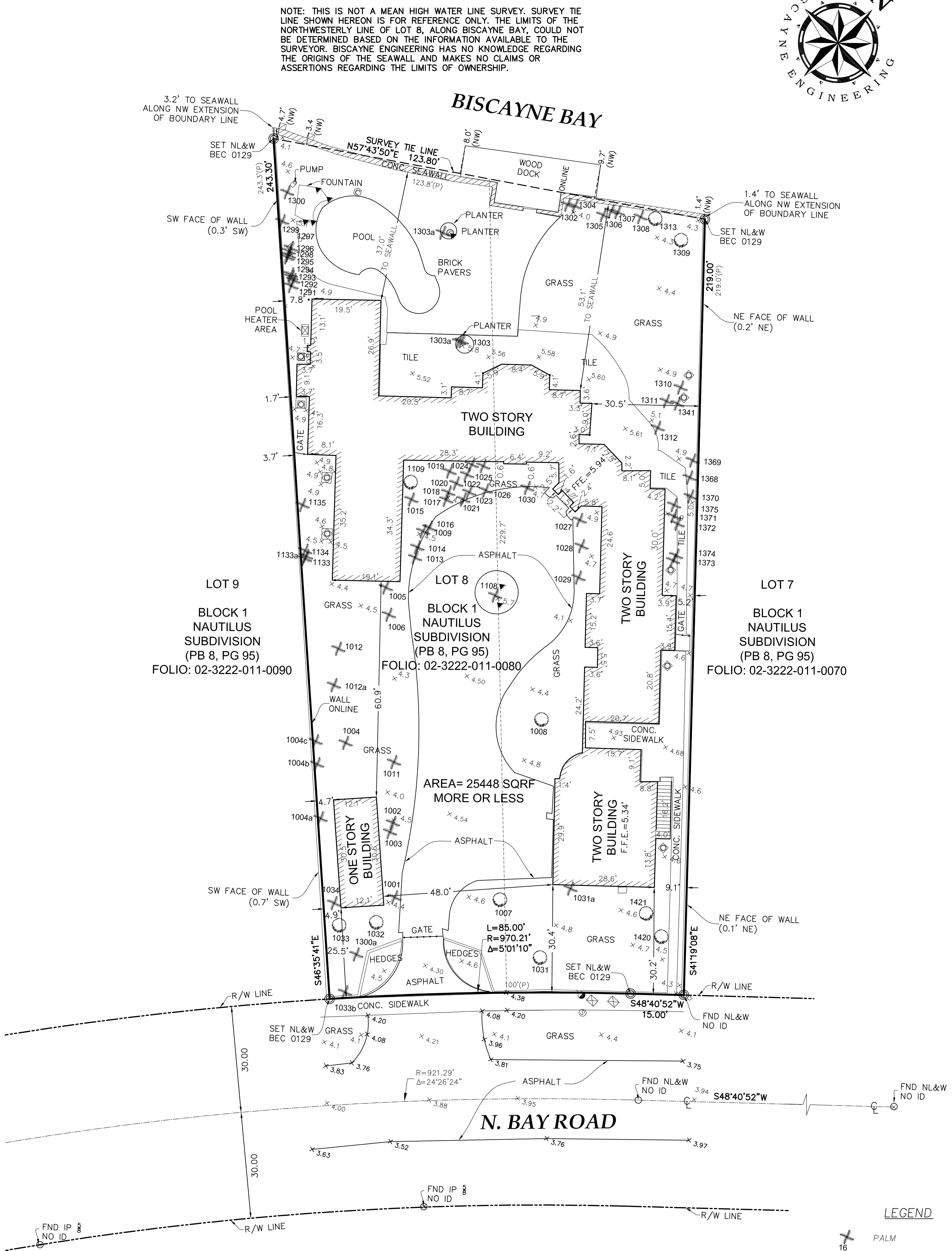
TREE TABLE						
Number	Scientific name	Common name	D3H	H/Ct	Canopy	Condition TPZ
1001	Roystonea regia	Royal palm	15"	28'	22'	Moderate 6'
1002	Pythosperma elegans	Solitaire palm	4"	26'	12'	Good 4'
1003	Roystonea regia	Royal palm	31"	50'	38'	Moderate 8'
1004	Delonix regia	Royal poinciana	15"	40'	50'	Moderate 18'
1014a	Bursera simaruba	Gumbo limbo	12"	30'	30'	Poor
1014b	Roystonea regia	Royal palm	18"	65'	40'	Good 8'
1014c	Plumeria rubra	Frangipani	13"	40'	40'	Poor
1005	Roystonea regia	Royal palm	15"	35'	22'	Moderate 6'
1006	Roystonea regia	Royal palm	18"	60'	0	Dead
1007	Mangifera indica	Mango	10"	25'	28'	Good 8'
1008	Mangifera indica	Mango	18"	22'	30'	Good 10'
1009	Roystonea regia	Royal palm	7"	10'	18'	Moderate 4'
1010	Not on survey	-	-	-	-	-
1011	Delonix regia	Royal poinciana	22"	40'	50'	Moderate 18'
1012	Ravenia madagascariensis	Traveller's tree	45"	40'	40'	Good 6'
1012a	Ravenia madagascariensis	Traveller's tree	10"	30'	30'	Good 6'
1013	Pythosperma elegans	Solitaire palm	8"	20'	15'	Good 3'
1014	Pythosperma elegans	Solitaire palm	11"	20'	25'	Good 3'
1015	Ixora species	Ixora	0	14'	12'	Good 3'
1016	Pythosperma elegans	Solitaire palm	3"	5'	12'	Good 3'
1017	Pythosperma elegans	Solitaire palm	4"	16'	14'	Good 3'
1018	Pythosperma elegans	Solitaire palm	3"	13'	14'	Good 3'
1019	Pythosperma elegans	Solitaire palm	3"	20'	12'	Good 3'
1020	Pythosperma elegans	Solitaire palm	3"	10'	14'	Good 3'
1021	Pythosperma elegans	Solitaire palm	4"	15'	14'	Good 3'
1022	Pythosperma elegans	Solitaire palm	4"	12'	14'	Good 3'
1023	Pythosperma elegans	Solitaire palm	3"	3'	12'	Good 3'
1024	Pythosperma elegans	Solitaire palm	3"	16'	12'	Good 3'
1025	Pythosperma elegans	Solitaire palm	3"	3'	12'	Good 3'
1026	Pythosperma elegans	Solitaire palm	3"	18'	12'	Good 3'
1027	Pythosperma elegans	Solitaire palm	5"	18'	5'	Good 3'
1028	Pythosperma elegans	Solitaire palm	3"	3'	16'	Good 3'
1029	Pythosperma elegans	Solitaire palm	5"	16'	16'	Good 3'
1030	Ocotea latifolia	Areca palm	15"	5'	16'	Good 3'
1031	Plumeria rubra	Frangipani	28"	25'	35'	Good 15'
1031a	Annona species	Annona	3"	24'	16'	Moderate 5'
1032	Plumeria rubra	Frangipani	12"	28'	30'	Good 10'
1033	Spathoglottis pinnatifida	African tulip tree	22"	55'	30'	Poor
1033a	Plumeria rubra	Frangipani	10"	25'	28'	Good 10'
1033b	Pythosperma elegans	Solitaire palm	4"	15'	14'	Good 3'
1034	Pythosperma elegans	Solitaire palm	4"	10'	14'	Good 3'
1108	Phoenix canariensis	Canary Island date	18"	22'	30'	Moderate 10'
1109	Dracaena marginata	Dracaena	24"	20'	18'	Moderate 4'
1133	Adoridia merrii	Christmas palm	5"	20'	14'	Good 3'
1133a	Folycias pinnata	Balfour aralia	8"	25'	20'	Poor
1134	Adoridia merrii	Christmas palm	6"	20'	14'	Good 3'
1135	Adoridia merrii	Christmas palm	6"	15'	14'	Good 3'
1263	Folycias pinnata	Balfour aralia	3"	12'	8'	Poor
1291	Adoridia merrii	Christmas palm	5"	3'	12'	Good 3'
1292	Adoridia merrii	Christmas palm	6"	10'	12'	Good 3'
1293	Adoridia merrii	Christmas palm	4"	3'	12'	Good 3'
1294	Adoridia merrii	Christmas palm	6"	18'	12'	Good 3'
1295	Adoridia merrii	Christmas palm	6"	20'	12'	Good 3'
1296	Adoridia merrii	Christmas palm	6"	20'	12'	Good 3'
1297	Adoridia merrii	Christmas palm	6"	25'	12'	Good 3'
1298	Adoridia merrii	Christmas palm	6"	25'	12'	Good 3'
1299	Adoridia merrii	Christmas palm	6"	14'	12'	Good 3'
1300	Adoridia merrii	Christmas palm	6"	15'	12'	Good 3'
1300a	Pythosperma elegans	Solitaire palm	7"	13'	14'	Poor
1301	Not on survey	-	-	-	-	-
1302	Adoridia merrii	Christmas palm	7"	7'	12'	Good 3'
1303	Adoridia merrii	Christmas palm	5"	7'	10'	Good 3'
1303a	Pythosperma elegans	Solitaire palm	3"	14'	8'	Good 3'
1304	Adoridia merrii	Christmas palm	5"	4'	0'	Dead
1305	Veitchia species	Veitchia	8"	30'	18'	Good 4'
1306	Pythosperma elegans	Solitaire palm	6"	20'	15'	Poor
1307	Pythosperma elegans	Solitaire palm	3"	12'	0	Dead
1308	Veitchia species	Veitchia	6"	30'	18'	Good 4'
1309	Coccoloba wifera	Seagrape	128"	35'	55'	Moderate 18'
1310	Pythosperma elegans	Solitaire palm	4"	3'	14'	Good 3'
1311	Chrysobalanus icaco	Cocoplum	2"	14'	8'	Moderate 4'
1312	Chrysobalanus icaco	Cocoplum	2"	17'	10'	Moderate 4'
1313	Coccoloba wifera	Seagrape	9"	18'	20'	Good 5'
1314	Chrysobalanus icaco	Cocoplum	2"	15'	8'	Moderate 4'
1368	Pythosperma elegans	Solitaire palm	4"	24'	14'	Good 3'
1369	Pythosperma elegans	Solitaire palm	3"	24'	14'	Good 3'
1370	Pythosperma elegans	Solitaire palm	3"	26'	14'	Good 3'
1371	Pythosperma elegans	Solitaire palm	3"	15'	14'	Good 3'
1372	Pythosperma elegans	Solitaire palm	3"	18'	14'	Good 3'
1373	Pythosperma elegans	Solitaire palm	4"	25'	14'	Good 3'
1374	Pythosperma elegans	Solitaire palm	4"	18'	14'	Good 3'
1375	Pythosperma elegans	Solitaire palm	2"	3'	14'	Good 3'
1420	Mangifera indica	Mango	10"	35'	30'	Good
1421	Aletris mduccanus	Candlenut	10"	20'	20'	Good 8'

ABBREVIATIONS:

B.E.C. = BISCAYNE ENGINEERING COMPANY
CONC. = CONCRETE
CMB = CITY OF MIAMI BEACH
C&G = CURB AND GUTTER
C.O.M. = DATUM ELEVATION CITY OF MIAMI
EP = EDGE OF PAVEMENT
N&L = NAIL AND WASHER
(C) = CALCULATED FROM FIELD MEASUREMENTS
(P) = PLAT
(M) = MEASURED
PL = PROPERTY LINE
R/W = RIGHT-OF-WAY
SWK = SIDEWALK
C = CENTER LINE
F.F.E. = FINISH FLOOR ELEVATION
U.U.B. = UNDERGROUND UTILITY BOX

TYPES OF LINES

2" CURB & GUTTER
R/W LINE
BOUNDARY
CENTER LINE
BUILDING
METAL FENCE
SURVEY TIE LINE



LOCATION MAP
IN SEC. 22 - 53 - 42
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 8, BLOCK 1, Plat of NAUTILUS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- THIS SITE LIES IN THE SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT BOUNDARY AND TOPOGRAPHICAL FEATURES AS WELL AS THE FINISHED FLOOR ELEVATION.
- BEARINGS SHOWN HEREON ARE OF AN ASSUMED MERIDIAN AND ARE REFERENCED TO THE CENTER LINE OF N. BAY ROAD HAVING BEARING OF S48°40'52"W
- THIS IS NOT A MEAN HIGH WATER LINE SURVEY.
- DIMENSIONS INDICATED HEREON WERE CALCULATED BASED ON FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- THE ACCURACY OF SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES AND ± 0.1 FEET ON GROUND SURFACES.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- SURVEY TIE LINE SHOWN HEREON IS FOR REFERENCE ONLY. THE LIMITS OF THE NORTHWESTERLY LINE OF LOT 8, ALONG BISCAYNE BAY, COULD NOT BE DETERMINED BASED ON THE INFORMATION AVAILABLE TO THE SURVEYOR. BISCAYNE ENGINEERING HAS NO KNOWLEDGE REGARDING THE ORIGINS OF THE SEAWALL AND MAKES NO CLAIMS OR ASSERTIONS REGARDING THE LIMITS OF OWNERSHIP.
- THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR EASEMENTS OR OTHER MATTERS OF RECORD; NO ZONING OR SETBACK INFORMATION WAS PROVIDED.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY IS LB-00129.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
 - (I) CMB 47-05, ELEVATION = 3.52 FEET, INTX. OF W 47 TH ST & ALTON ROAD, NAVD-88. A CONVERSION VALUE FROM NAVD 88 TO NGVD 29 HAS BEEN APPLIED (3.52+1.56=5.08 NGVD29)
 - (II) CMB 45-04, ELEVATION = 3.12 FEET, W 45 ST & ALTON ROAD, NAVD-88. A CONVERSION VALUE FROM NAVD 88 TO NGVD 29 HAS BEEN APPLIED (3.12+1.56=4.68 NGVD29)
- THE TREE TABLE AS SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CERTIFIED ARBORIST JEFF SHIMONSKI.
EMAIL: JEFF@TROPICALARBORICULTURE.COM
PHONE: (305)773-9406

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 06-03-19

SERVIN BRUCE, PSM for the Firm
Professional Surveyor and Mapper No. 5290
State of Florida

BISCAYNE
ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS
• SINCE 1888 •

4736 N Bay Road, Miami Beach, Fl.

FOR: NIKLAS DE LA MOTTE
SCALE: 1" = 20'
DATE: 06/03/19
DESIGNED BY: S.B.
DRAWN BY: J.H.
CHECKED BY: S.B.
APPROVED BY: S.B.
2999 / 38-45

ORDER No.
03-86565
SHEET No.
1 of 1



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



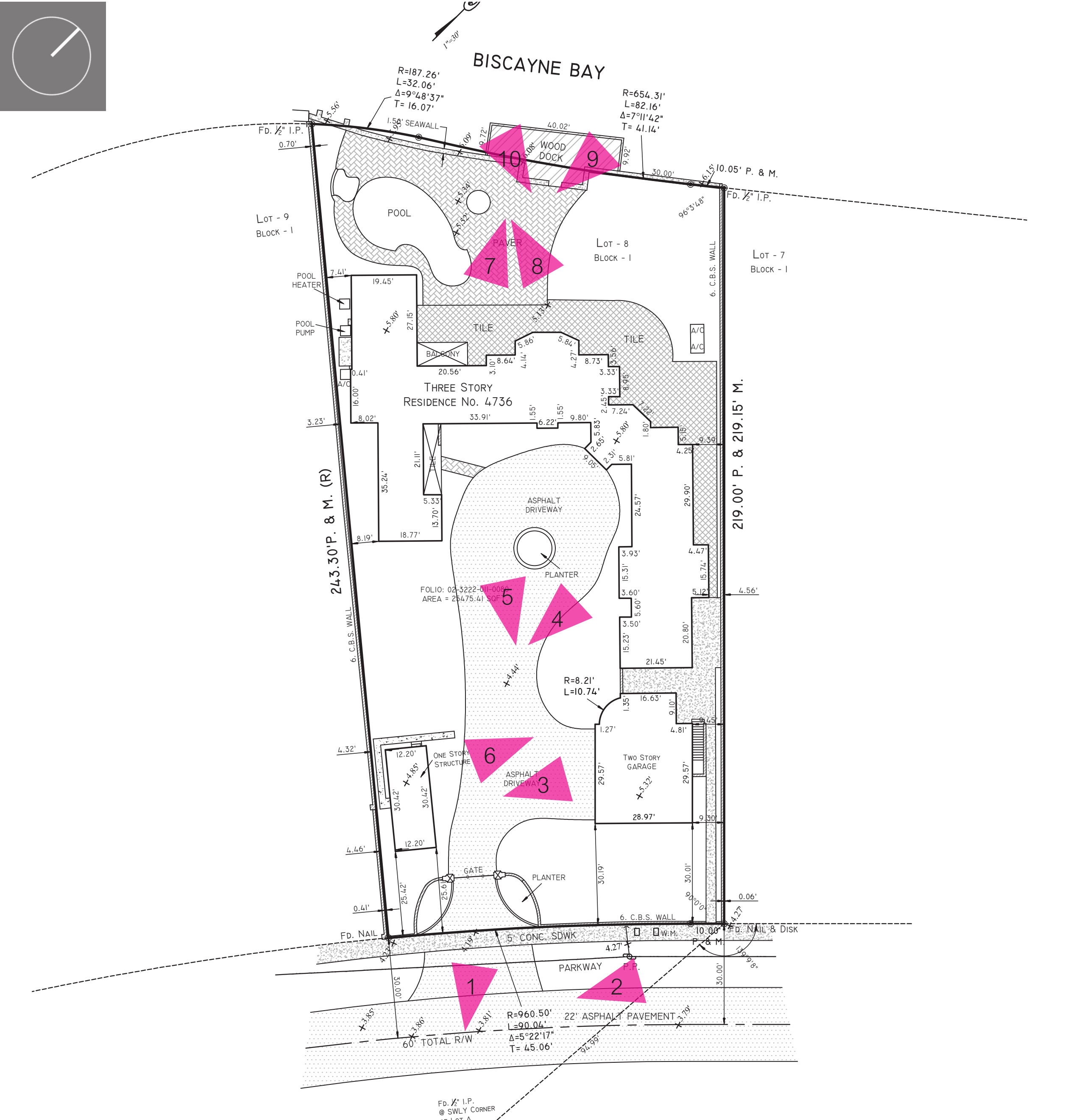
PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 1



PHOTOGRAPH 9



PHOTOGRAPH 10



SITE PROPERTY AT 4736 NORTH BAY ROAD



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



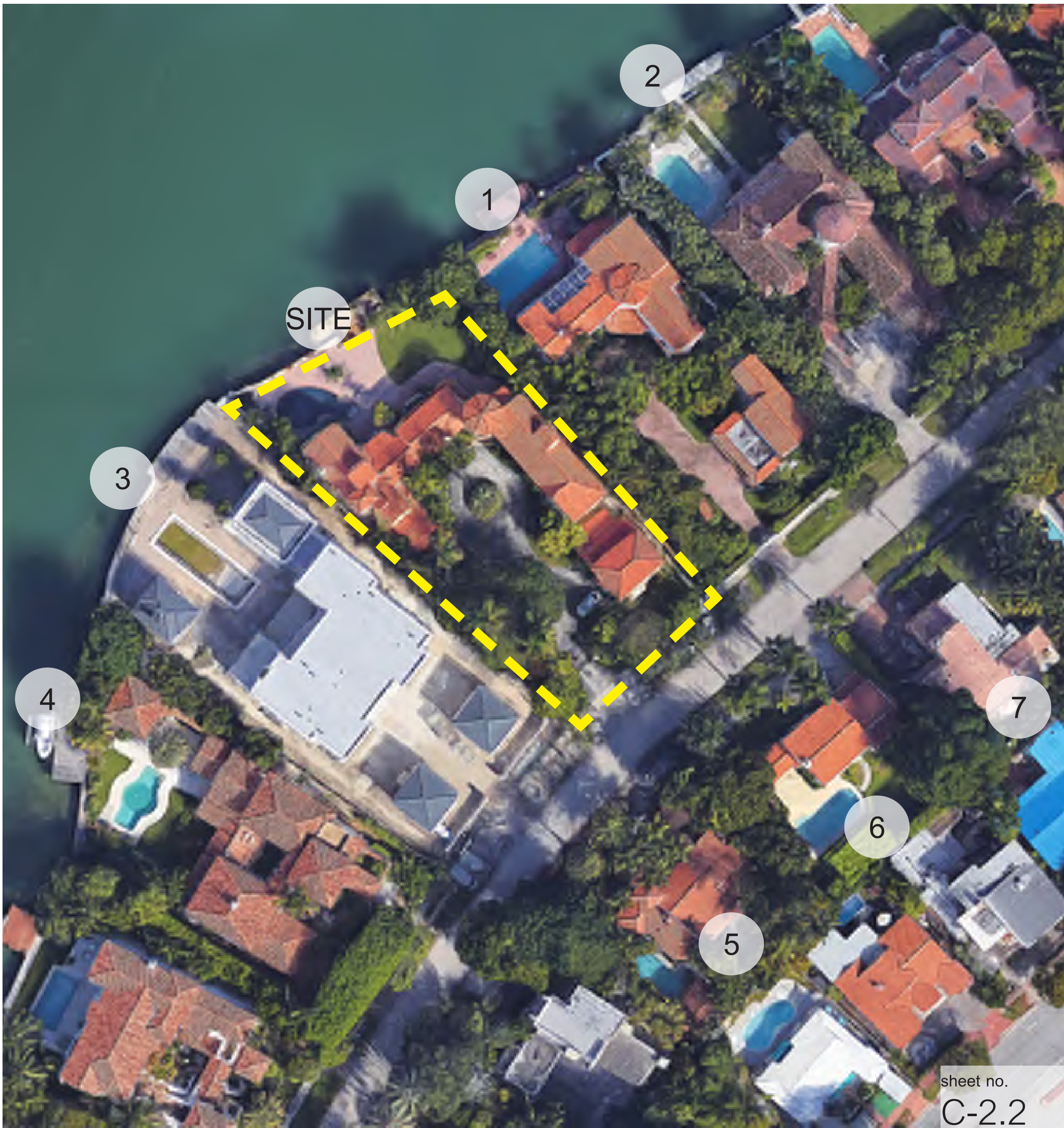
RESIDENCE 5



RESIDENCE 6



RESIDENCE 7





SUBJECT PROPERTY: 4736 NORTH BAY ROAD



RESIDENCE 2



RESIDENCE 3

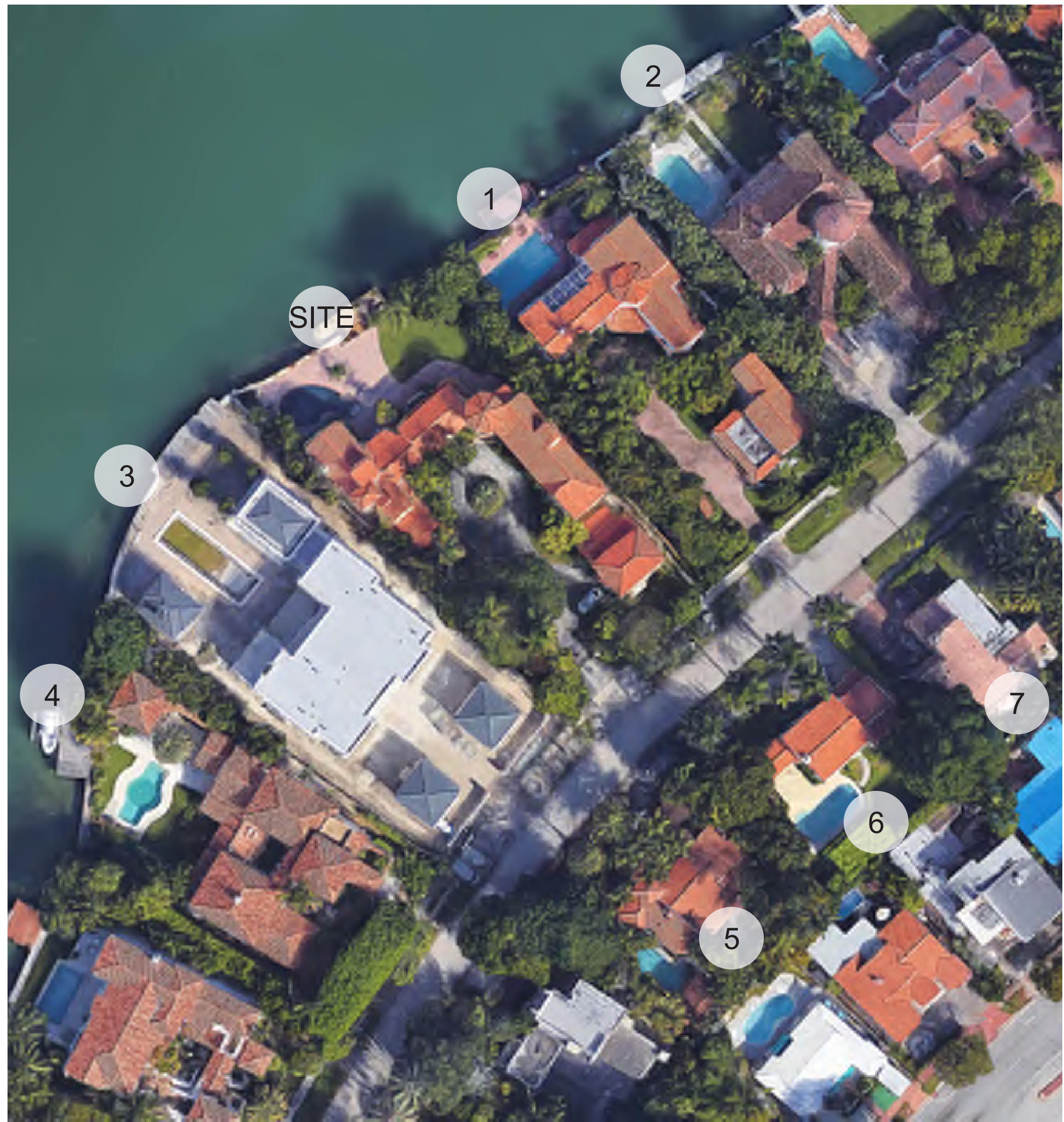


AERIAL 1

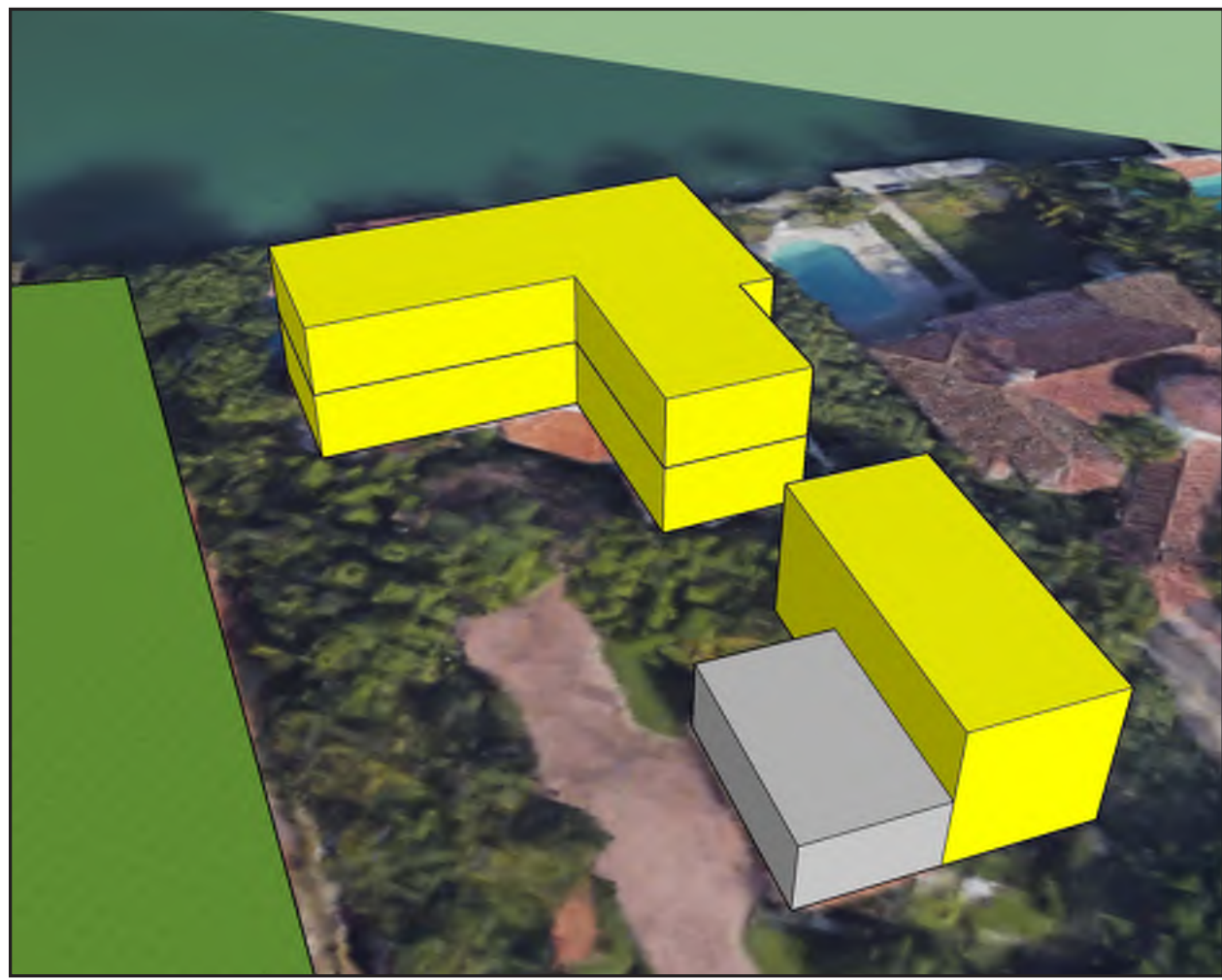


AERIAL 2





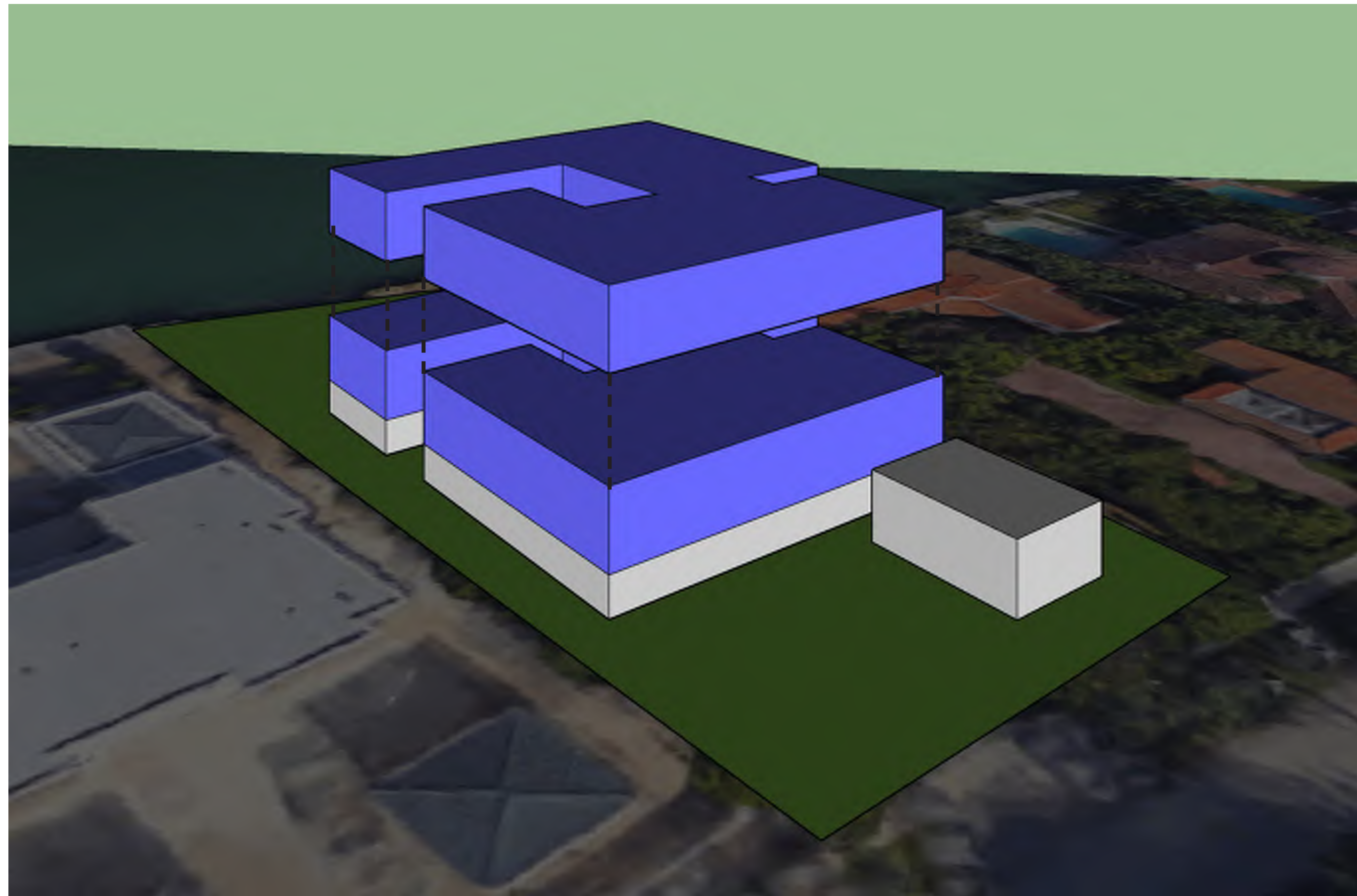
RESIDENCE 1
 4744 NORTH BAY ROAD
 LOT SIZE: 21,300 SQ. FT.
 FOOTPRINT: 4,951.9 SQ. FT.
 LOT COVERAGE: 23.2%
 FIRST-SECOND FLOOR RATIO: 90.7%



RESIDENCE 3
 4730 NORTH BAY ROAD
 LOT SIZE: 26,008 SQ. FT.
 FOOTPRINT: 7,450 SQ. FT.
 LOT COVERAGE: 28.6%
 FIRST-SECOND FLOOR RATIO: 65.6%



PROPOSED RESIDENCE
 4736 NORTH BAY ROAD
 LOT SIZE: 25,410 SQ. FT.
 FOOTPRINT: 7,343.3 SQ. FT.
 LOT COVERAGE: 28.9%
 FIRST-SECOND FLOOR RATIO: 86.7%



ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0309L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	13.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4736 North Bay Road Miami Beach, FL 33140 Legal Description: LOT 8, BLOCK 1, Plat of NAUTILUS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.			
2	Folio number(s):	02-3222-011-0080			
3	Board and file numbers :				
4	Year built:	1924	Zoning District:	RS-2	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	4.08' NGVD (4'-1")	
6	Adjusted grade (Flood+Grade/2):	6.04' NGVD (6'-1½")	Free board:	+5 (13' N.G.V.D.)	
7	Lot Area:	25,448 SF			
8	Lot width:	101'-11"	Lot Depth:	231' (AVERAGE)	
9	Max Lot Coverage SF and %:	7,623 SF (30%)	Proposed Lot Coverage SF and %:	7,367.03 SF (28.95%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 S.F.	
11	Front Yard Open Space SF and %:	1,618.9 SF (80.2%)	Rear Yard Open Space SF and %:	3,893.6 (91.6%)	
12	Max Unit Size SF and %:	12,705 SF (50%)	Proposed Unit Size SF and %:	12,552.1 SF (49.32%)	
13			Proposed First Floor Unit Size:	6,509.8 SF	
			Proposed Second Floor Unit Size:	6,042.3 SF	
14			Proposed First Floor Unit Size (Volumetric):	6,706.4 SF	
			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	96.6% WAIVER REQUESTED	
15					
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,432.2 (24.6%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-8"	
20	Front Second level:	30'-0"		52'-2 ½ "	
21	Side 1 (NORTH):	10'-3" MIN. (25'-6" TOTAL)		13'-2"	
22	Side 2 (SOUTH):	10'-3" MIN. (25'-6" TOTAL)		12'-4"	
23	Rear:	34'-8"		38'-0"	
	Accessory Structure Side 1 (North):	16'-0"		N/A	
24	Accessory Structure Side 2 (South):	12'-0"		12'-4"	
25	Accessory Structure Rear:	17'-4"		68'-4"	
26	Sum of Side yard :	28'-0"		28'-0"	
Notes:					

seal

Raphael Levy
registered architect
AR0094779

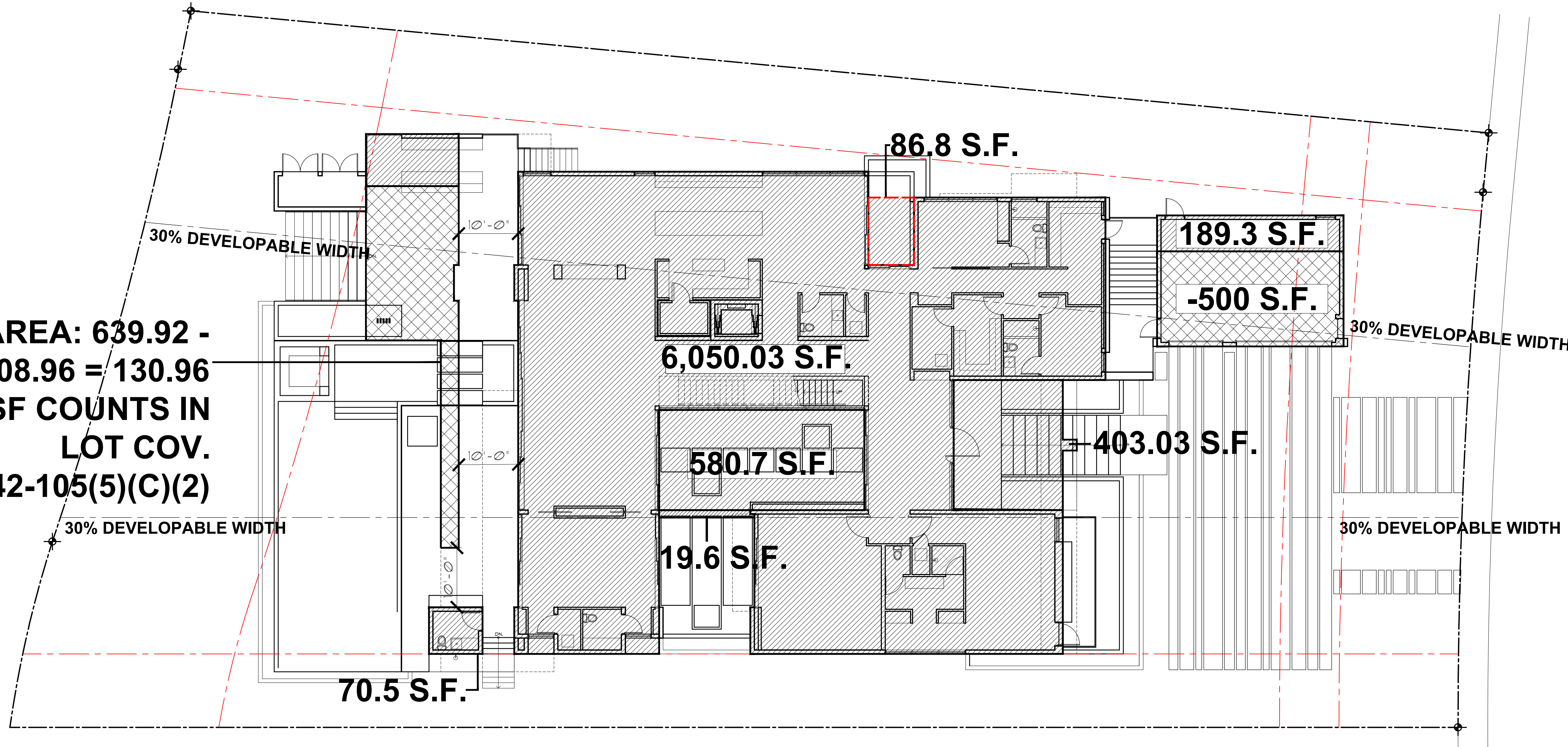
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date:
01/20/19

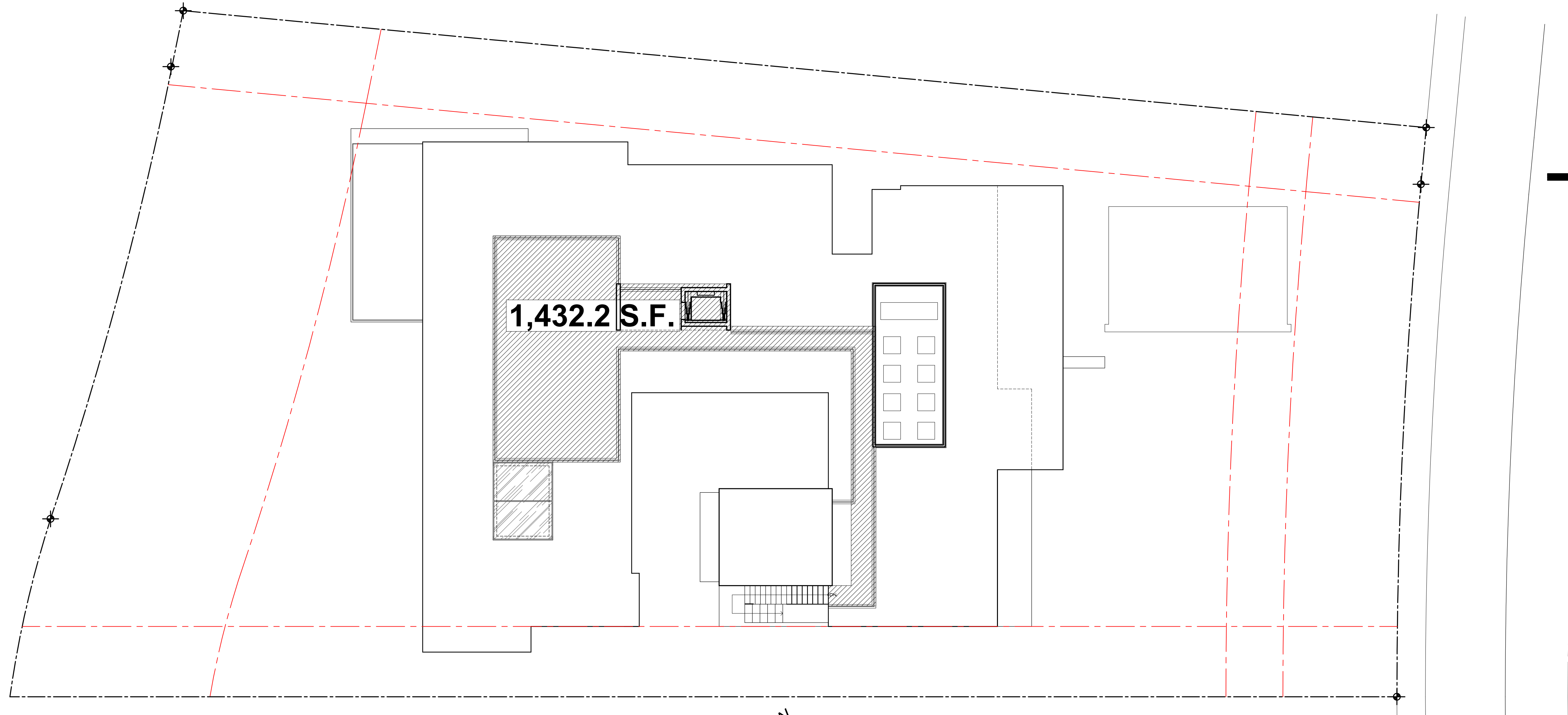
revised:

LOT COVERAGE (FOOTPRINT) :		
LOT SIZE:	25,448 S.F.	100%
LOT COVERED:		
MAIN RESIDENCE:	6,050.03 S.F.	
INT. COURTYARD (SOUTH):	580.7 S.F.	
DEV. WIDTH:	19.6 S.F.	
GARAGE:	189.3 S.F.	
ENTRY:	403.03 S.F.	
INT. COURTYARD (NORTH):	86.8 S.F.	
REAR BATHROOM:	70.5 S.F.	
CABANA:	130.96 S.F.	
TOTAL AREA - 2% = LOT. COV. 639.92 - 508.96 = 130.96		
TOTAL:	7,531.19 S.F.	29.59%

ROOFING LOUNGE AREA	
UPPER LEVEL ROOF. (TAKEN TO OUTSIDE EDGE OF A/C SPACE BELOW)	5,816.5 S.F.
ROOF DECK AREA :	1,432.2 S.F. (24.6%)



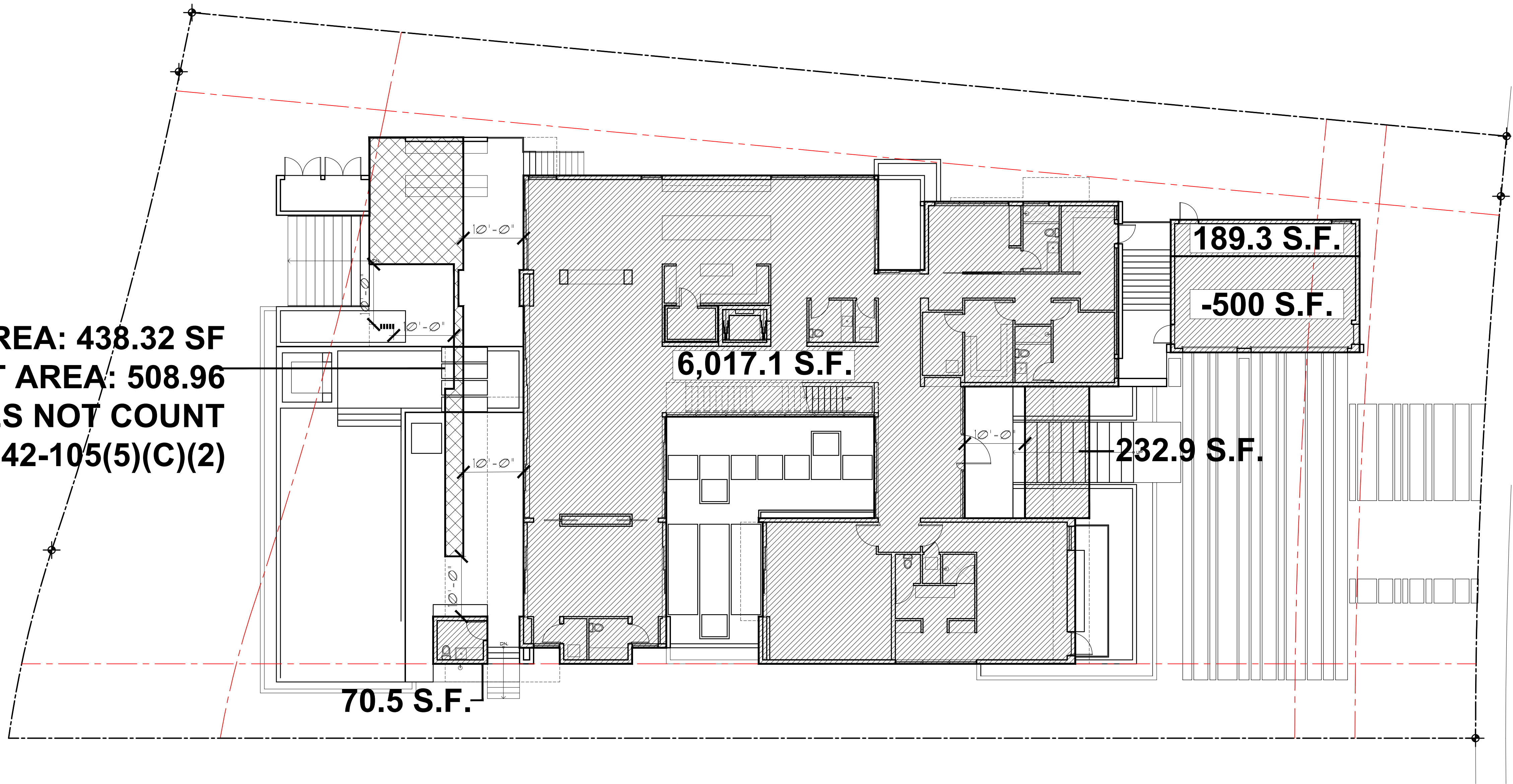
1 LOT COVERAGE
SCALE 3/32" = 1'-0"
N



2 ROOF LOUNGE AREA
SCALE 3/32" = 1'-0"
N

TOTAL AREA: 639.92 -
508.96 = 130.96
130.96 SF COUNTS IN
LOT COV.
.SEC. 142-105(5)(C)(2)

TOTAL AREA: 438.32 SF
2% OF LOT AREA: 508.96
DOES NOT COUNT
.SEC. 142-105(5)(C)(2)



UNIT SIZE :

LOT SIZE:	25,448 S.F.
FIRST FLOOR	6,017.1 S.F.
GARAGE	189.3 S.F.
ENTRY O.H.	232.9 S.F.
REAR BATH	70.5 S.F.
SECOND FLOOR	5,816.5 S.F.
REAR O.H.	225.8 S.F.
TOTAL	12,552.1 S.F. (49.32%) (12,124 (50%) S.F. MAX)

225.8 S.F.

5,816.5 S.F.

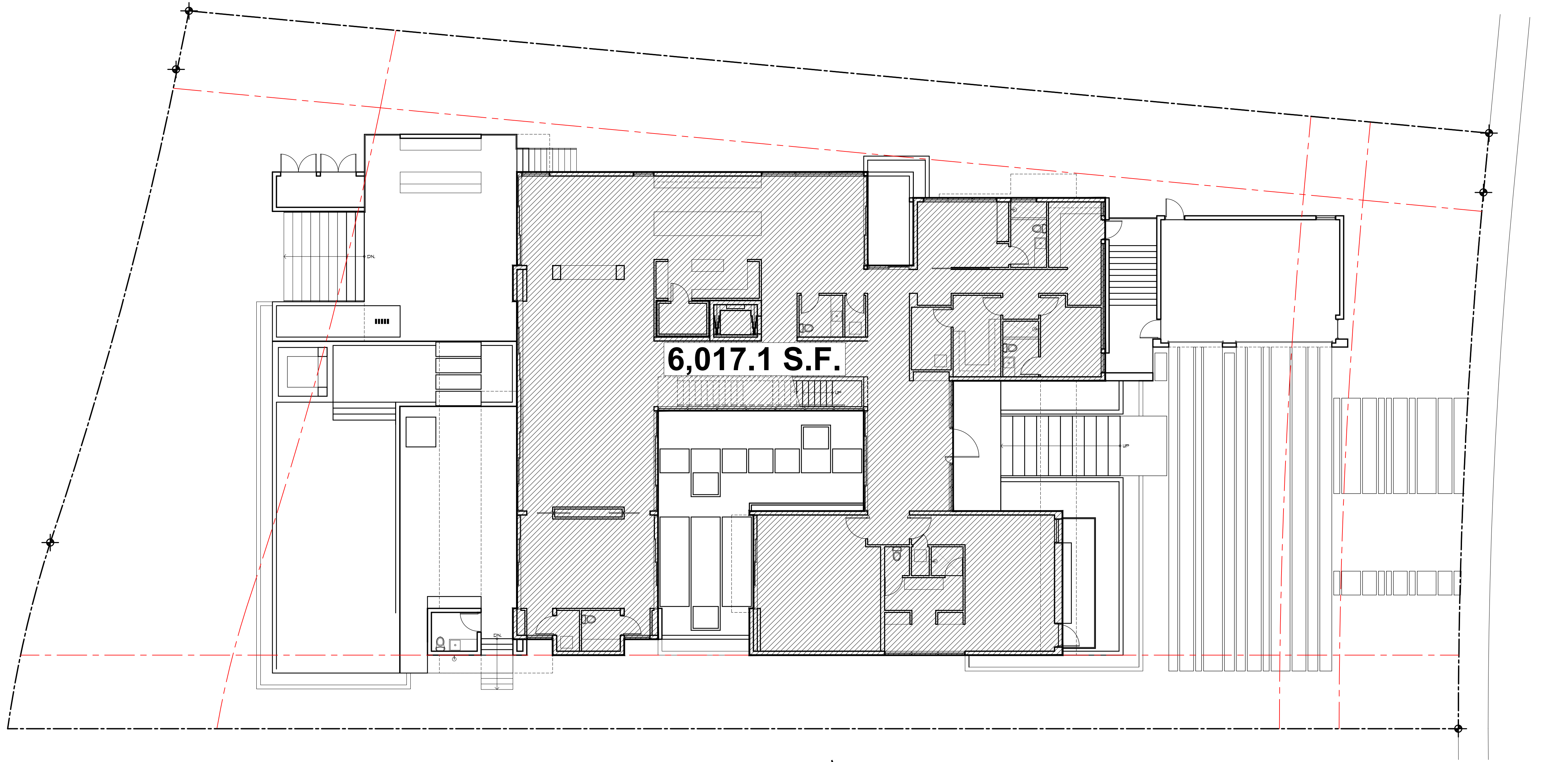
2 SECOND FLOOR UNIT SIZE
SCALE 3/32" = 1'-0"

seal

Raphael Levy
registered architect
AR0094779

comm no.
1832

date:
01/20/19
revised:



1
A-12
SECOND / FIRST FLOOR RATIO
FIRST FLOOR
SCALE 3/32" = 1'-0"

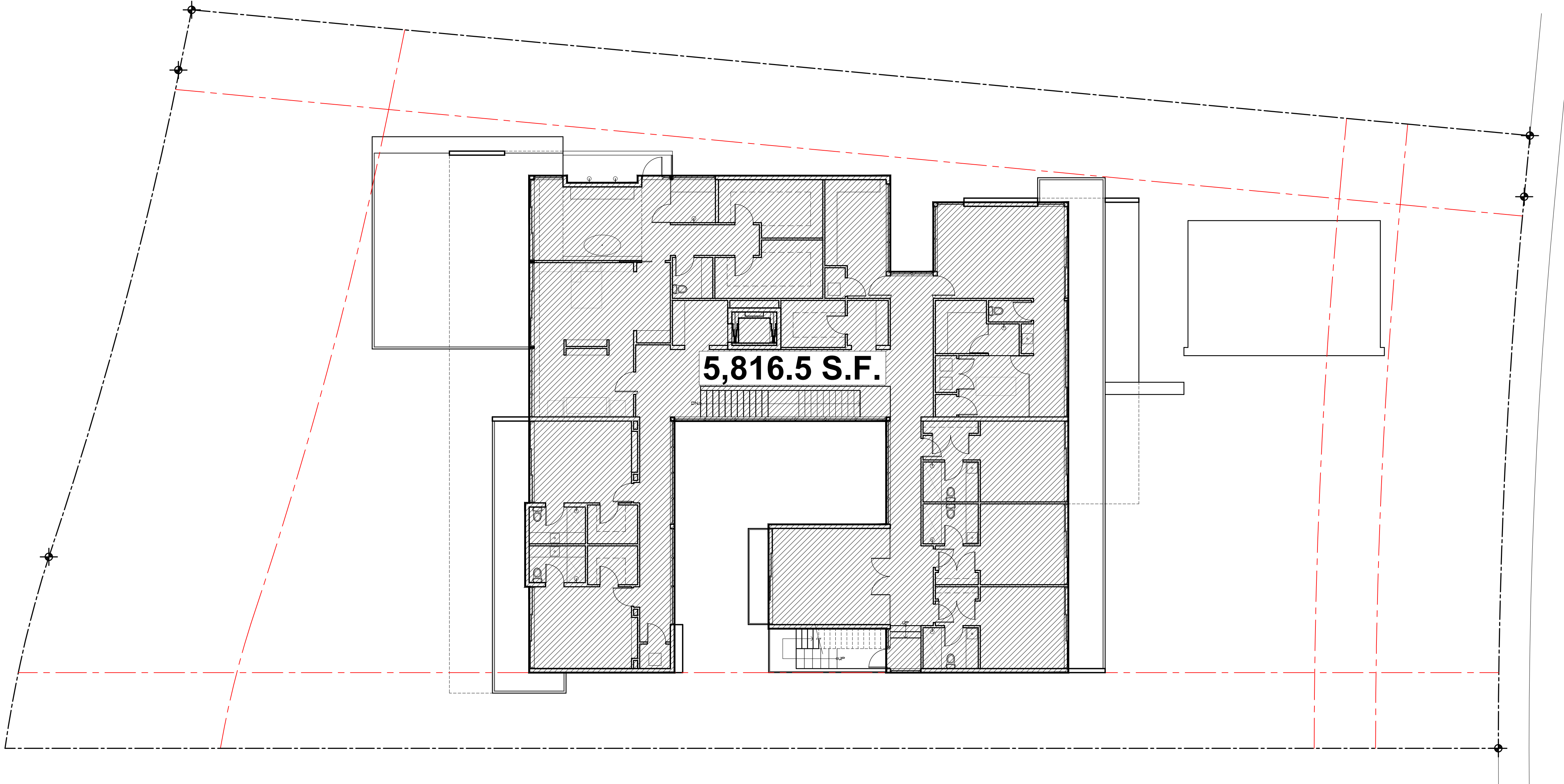
SECOND / FIRST FLOOR RATIO :

LOT SIZE: 25,448 S.F.

FIRST FLOOR 6,017.1 S.F.
SECOND FLOOR 5,816.5 S.F.

SECOND FLOOR IS (96.6 %)

WAIVER REQUESTED FOR 96.6%



2
A-12
SECOND / FIRST FLOOR RATIO
SECOND FLOOR
SCALE 3/32" = 1'-0"

seal

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1832

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01/20/19

revised:

sheet no.

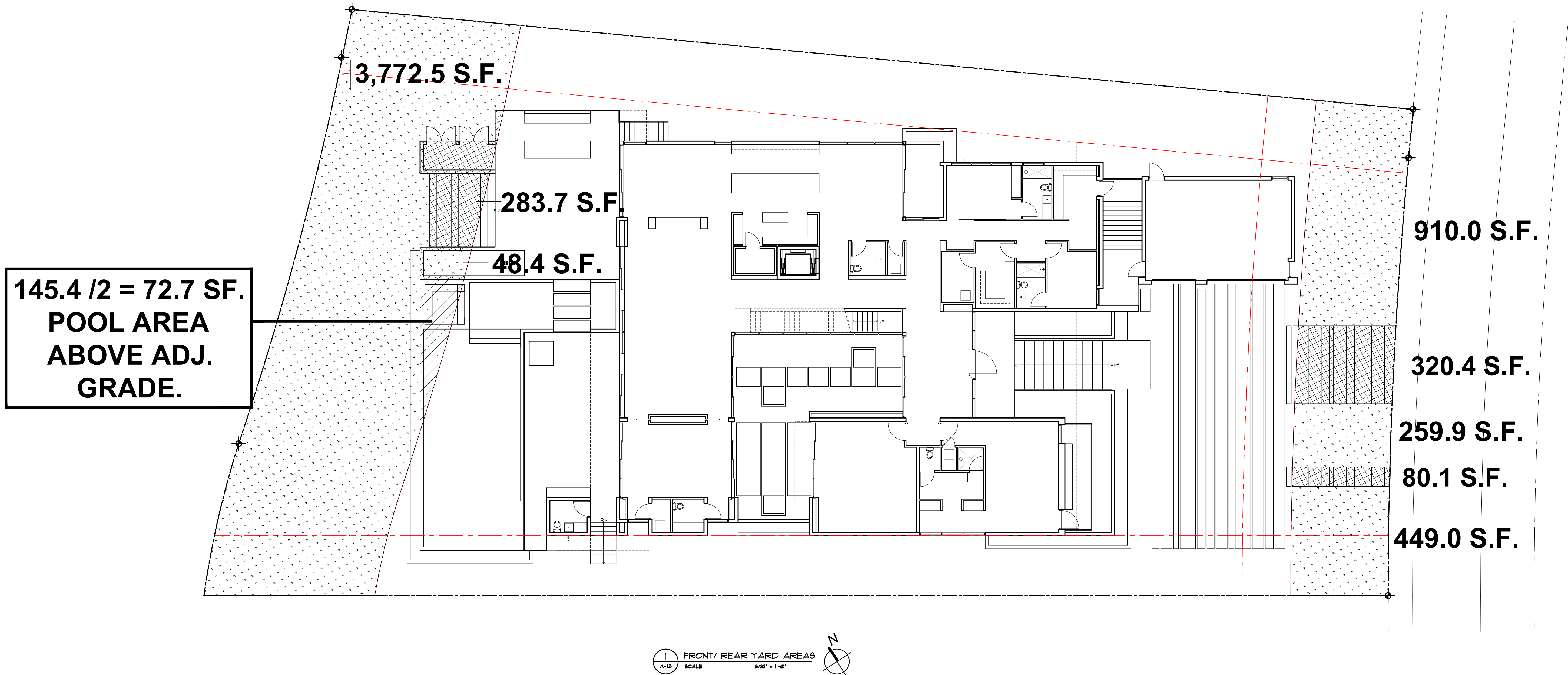
A-0.7

FRONT YARD CALCULATIONS

AREA:	2,019.4 S. F.	100%
IMPERVIOUS AREA:	400.5 S. F.	19.8%
PERVIOUS AREA:	1,618.9 S. F.	80.2%

REAR YARD CALCULATIONS

AREA:	4,250.9 S. F.	100%
IMPERVIOUS AREA:	356.4 S. F.	8.4%
PERVIOUS AREA:	3,893.6 S. F.	91.6%



DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

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AR0094779

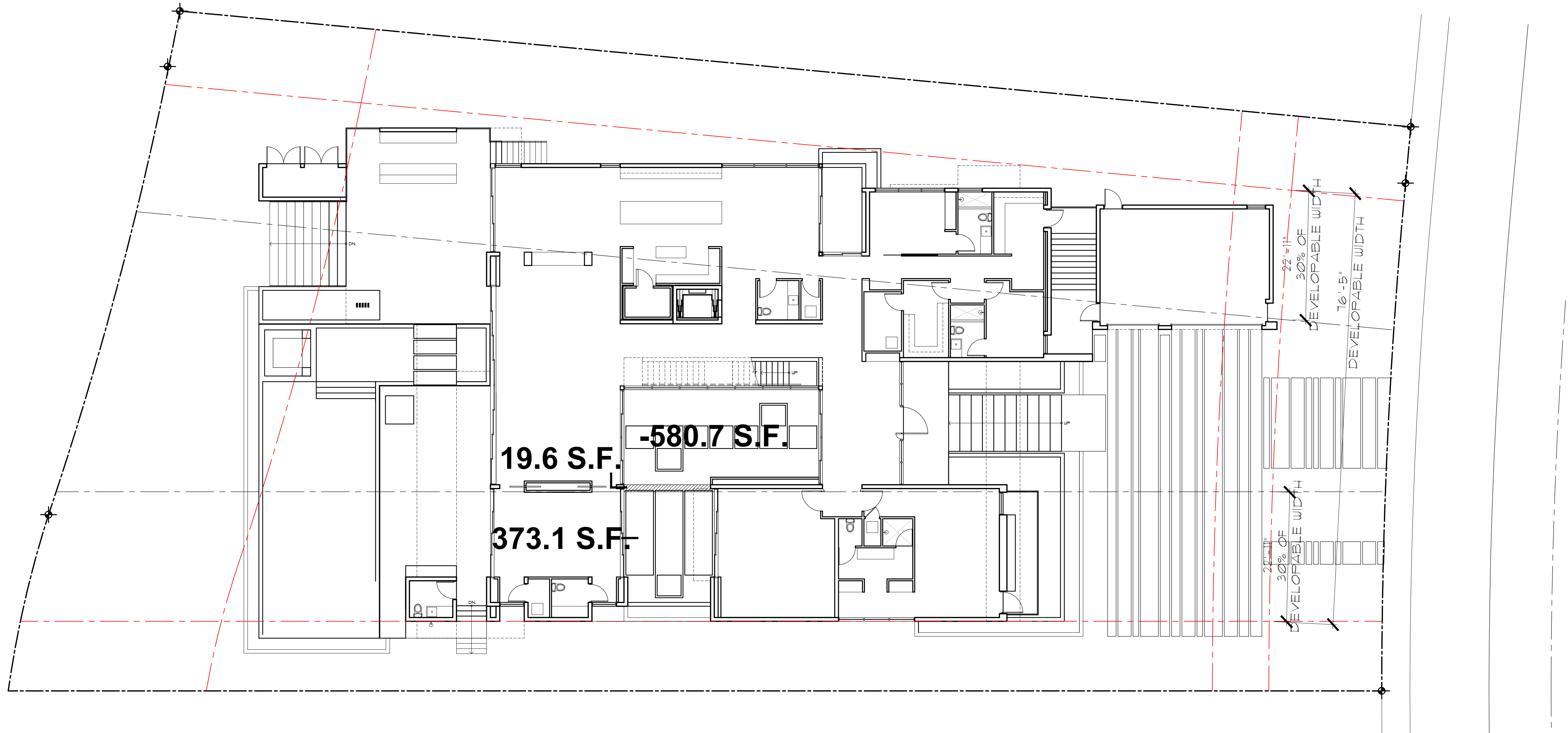
comm no.
1832

date:
01/20/19

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sheet no.

A-0.8



1 DEVELOPABLE WIDTH DIAGRAM
A-0.9 SCALE 3/32" = 1'-0"

DEVELOPABLE WIDTH DIAGRAM:

DEVELOPABLE WIDTH:	76'-5"
30% DEV. WIDTH:	22'-11"
LOT AREA:	25,448 SQ. FT.
1% OF LOT AREA:	254.48 SQ. FT.
5% LOT AREA:	1,272.4 SQ. FT.
COURTYARD AREA (SOUTH):	963 SQ. FT. (3.8%)
IN 30% OF DEV. WIDTH:	373.1 SQ. FT.
BEYOND 30% OF DEV. WIDTH:	589.8 SQ. FT.
INT. COURTYARD LOT COV.:	-580.7 SQ. FT.
TOTAL LOT COV. ADDED:	19.6 SQ. FT.

NOTE: SEE SEC.142-106.2(d) FOR MORE INFORMATION.

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
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seal

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A-0.9

DE LA MOTTE RESIDENCE
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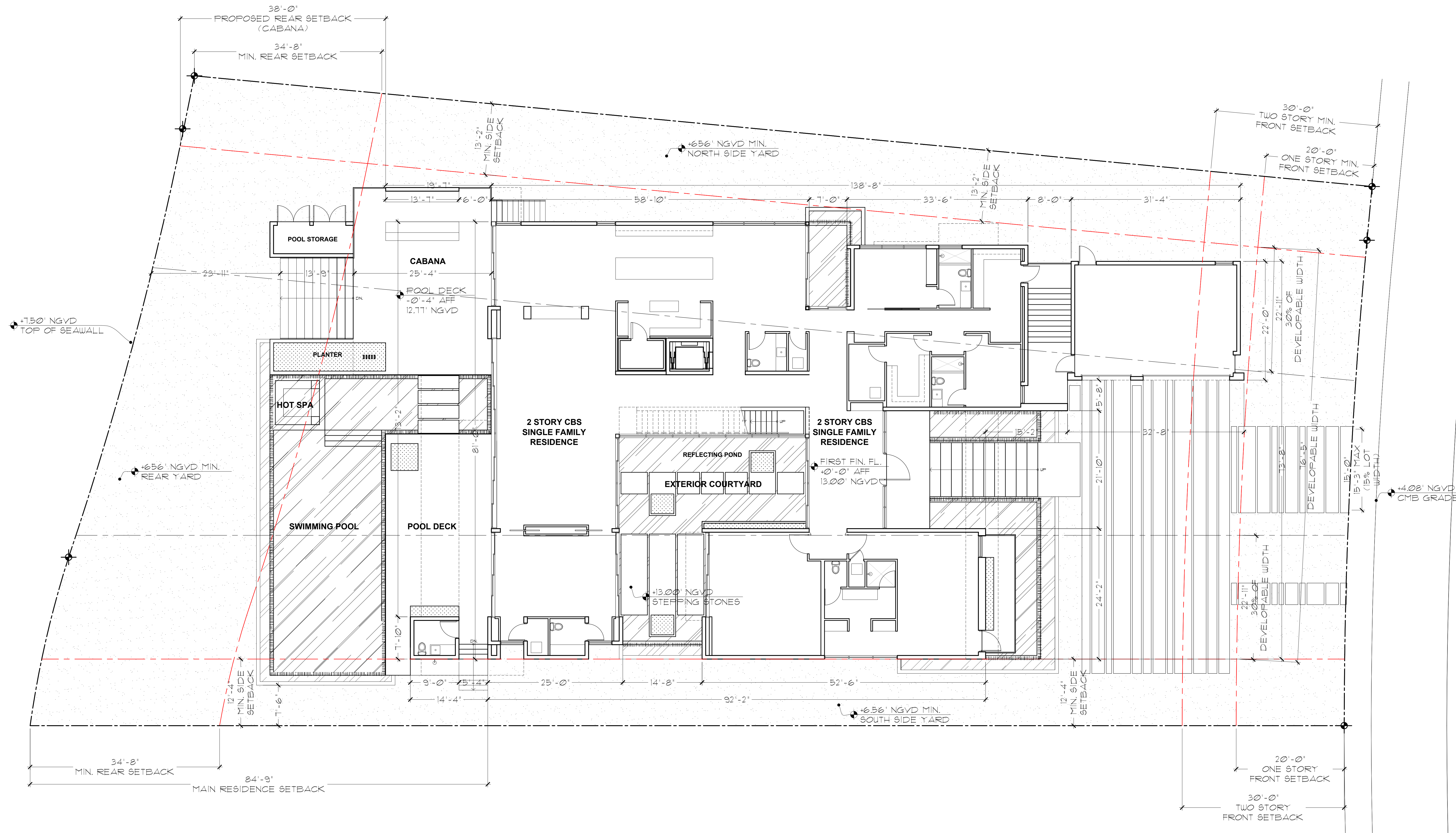
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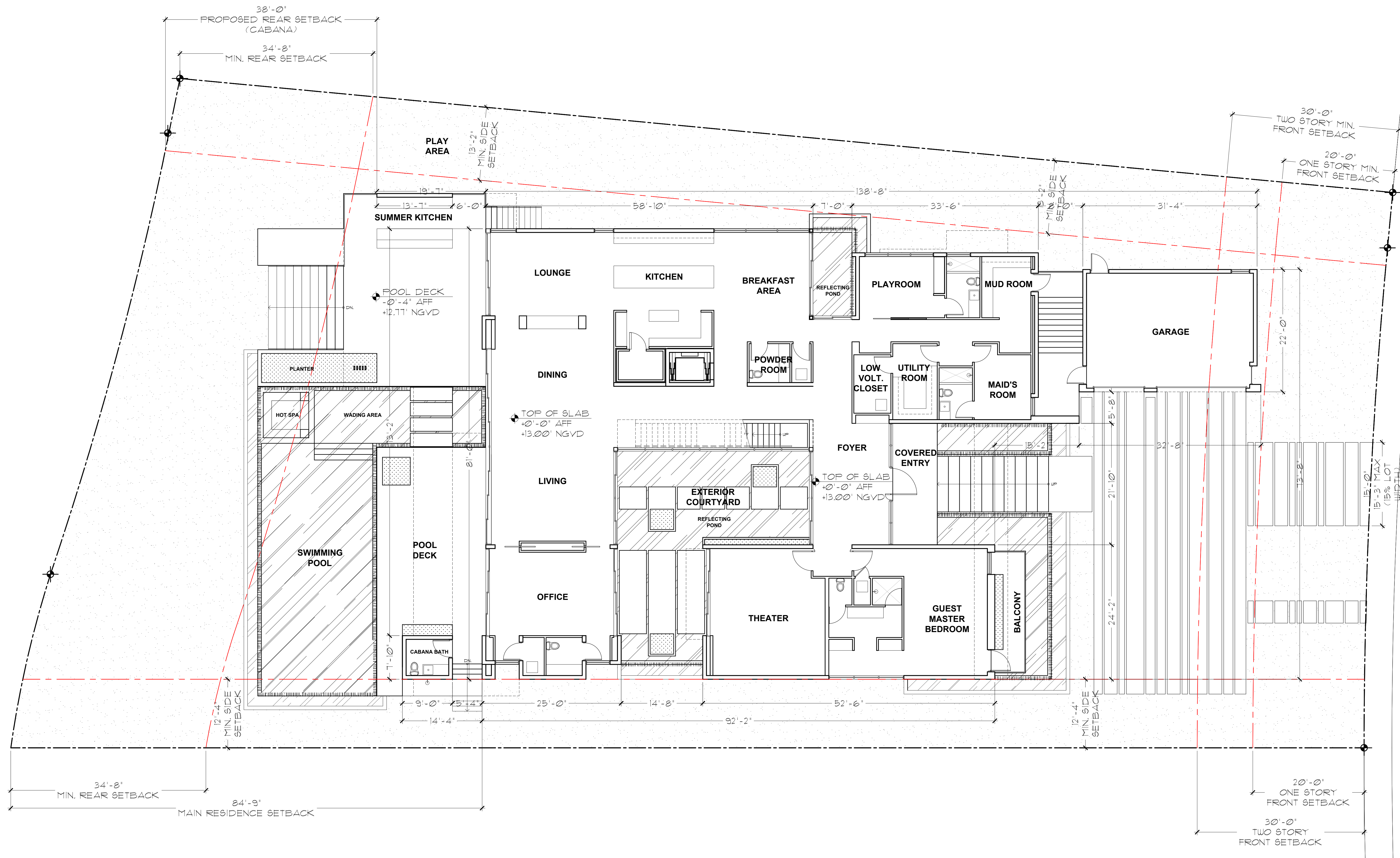
revised:

sheet no.

A-1.0



SITE PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

seal

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AR0094779

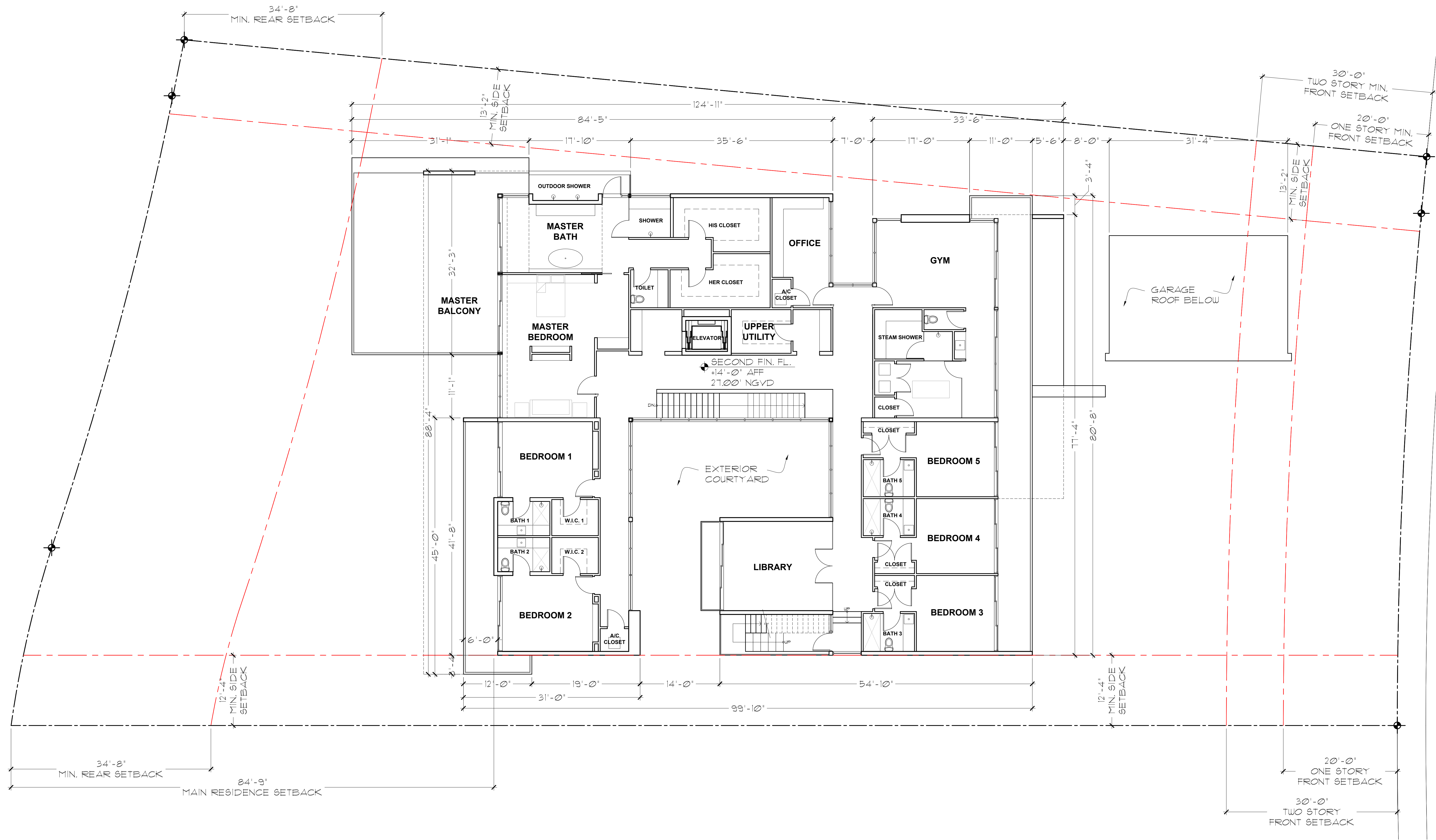
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1832

date:
01/20/19

revised:

sheet no.

A-1.1



SECOND FLOOR PLAN
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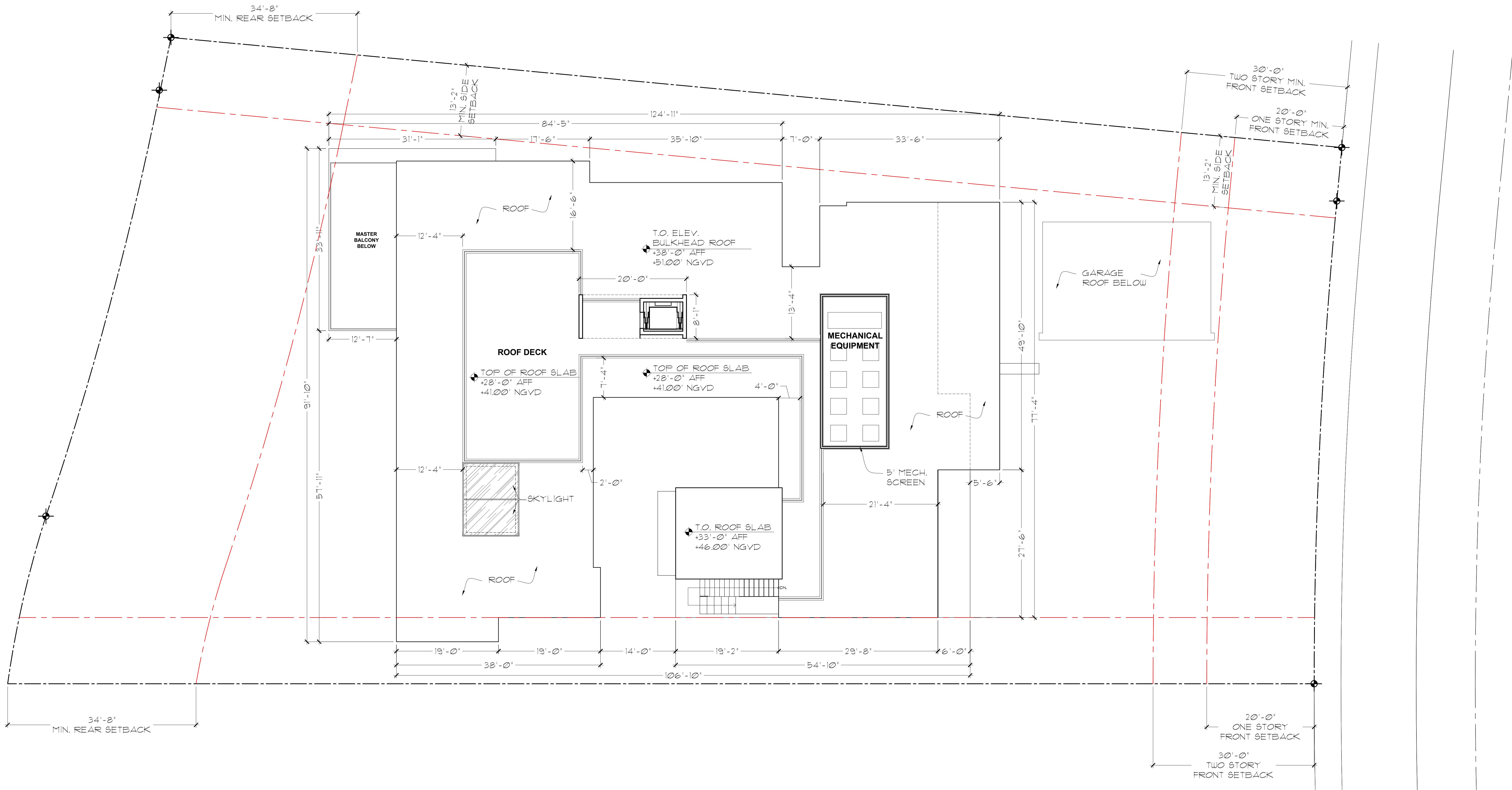
DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

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1832

date:
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ROOF PLAN
SCALE: 1/8"=1'-0"

seal

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registered architect
AR0094779

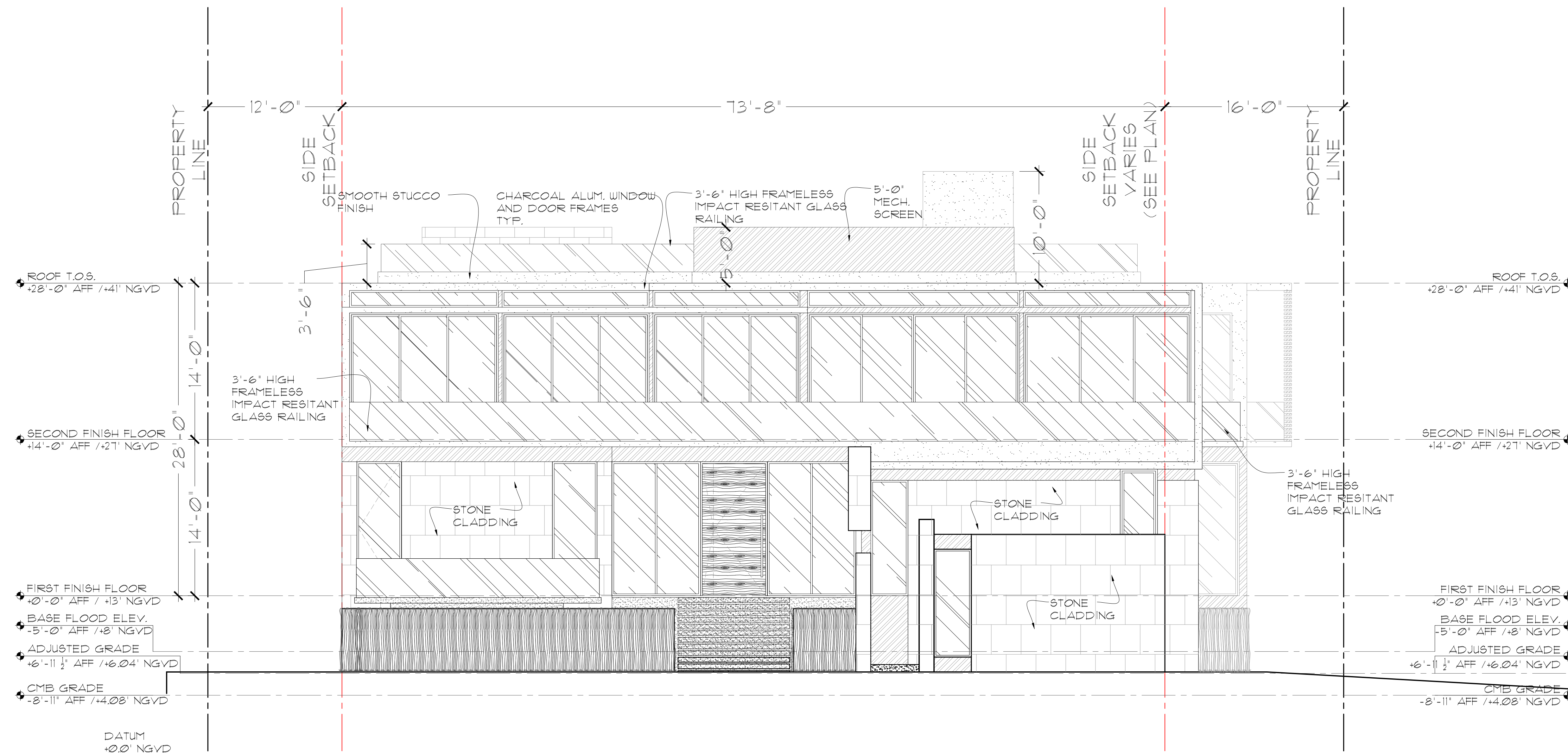
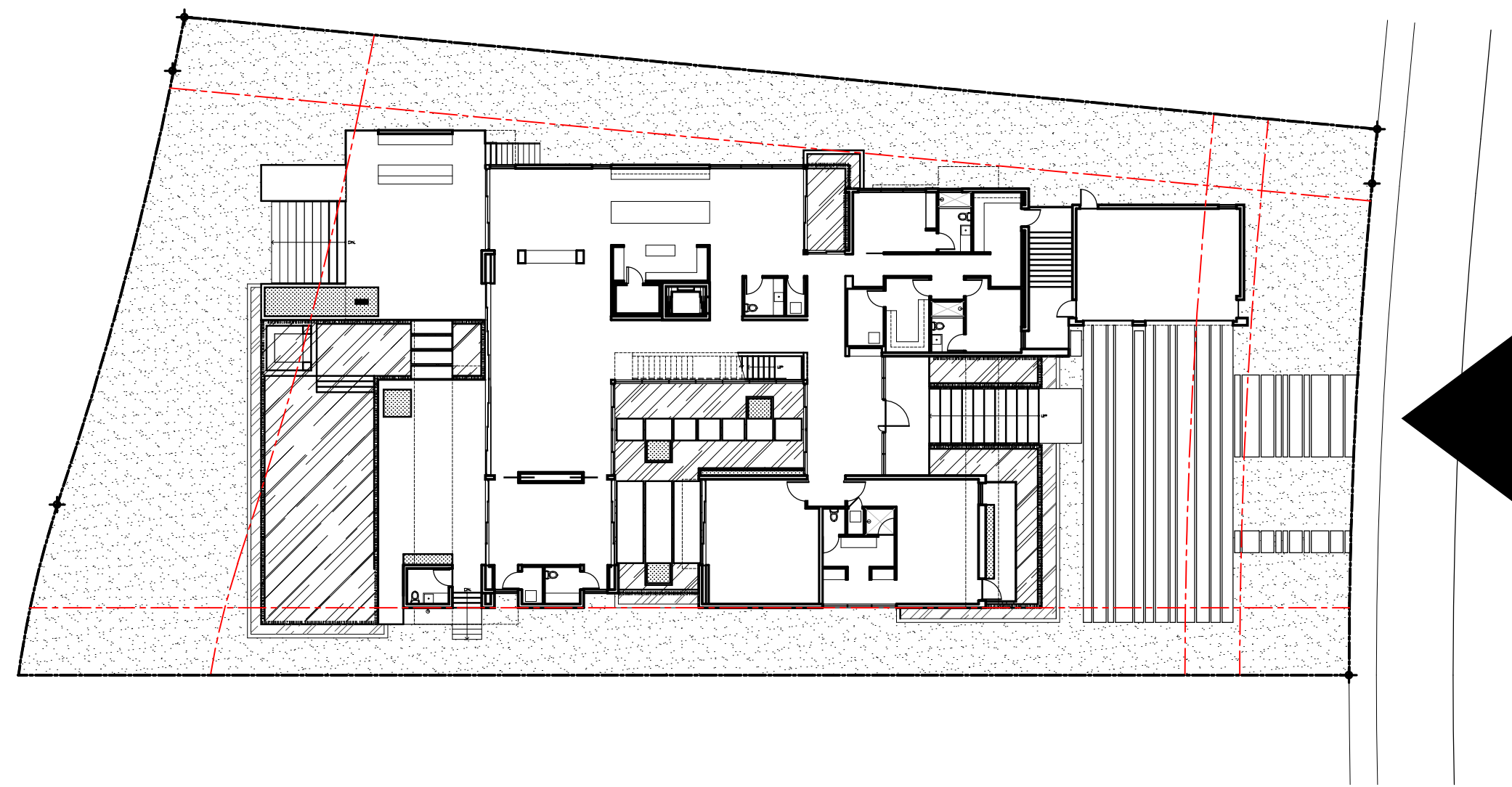
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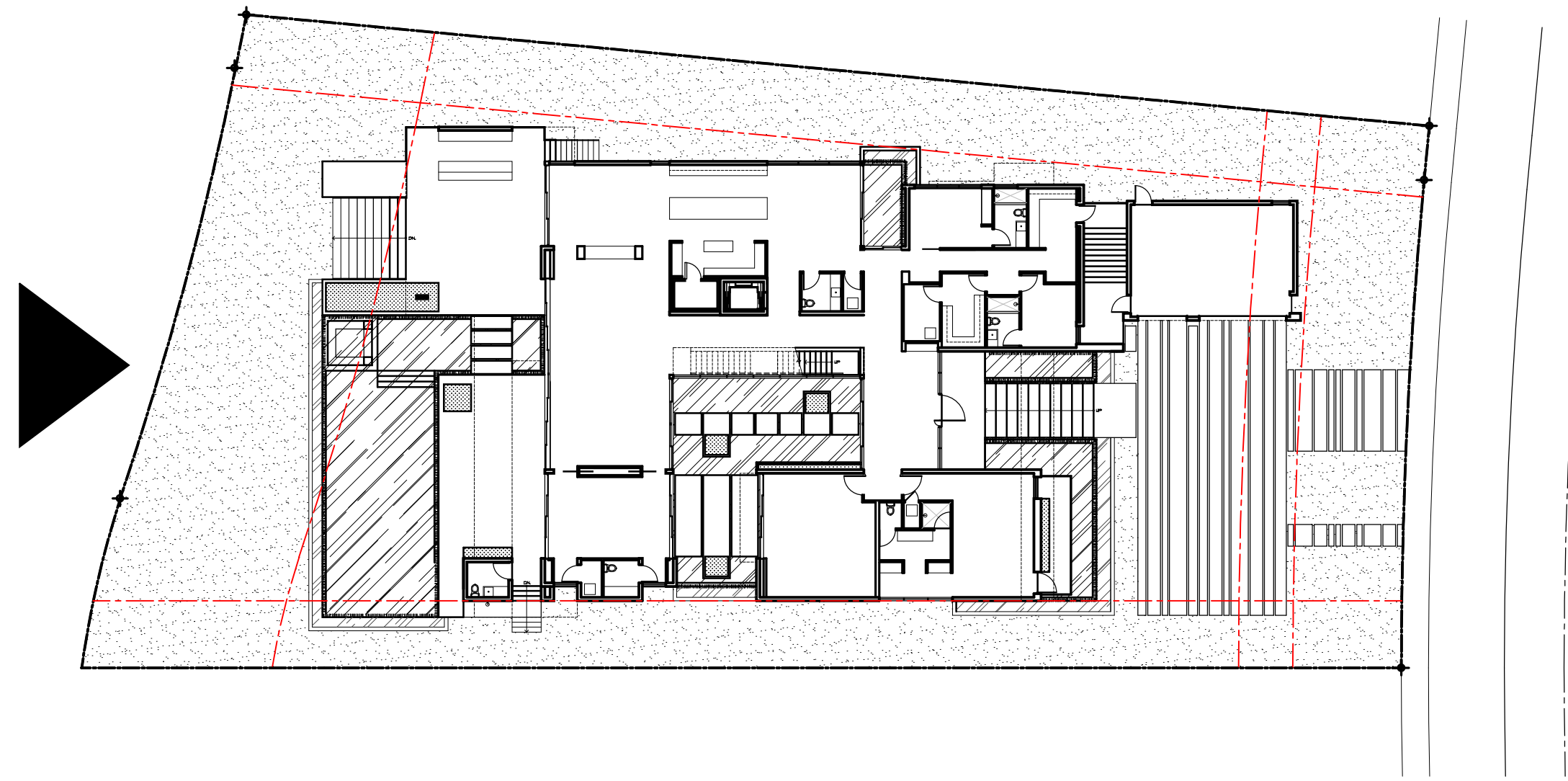
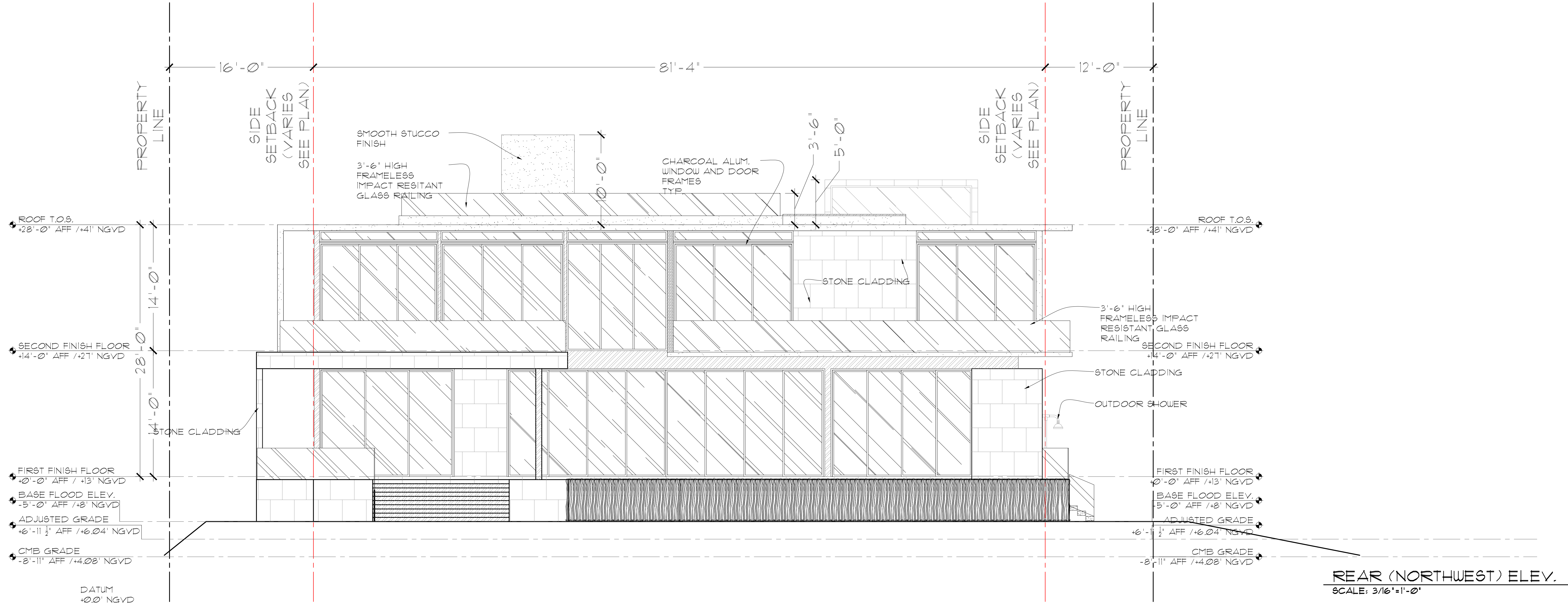
date:
01/20/19

revised:

sheet no.

A-1.3





KEY MAP
SCALE: N.T.S.

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

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AR0094779

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1832

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sheet no.

A-3.1

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

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registered architect
AR0094779

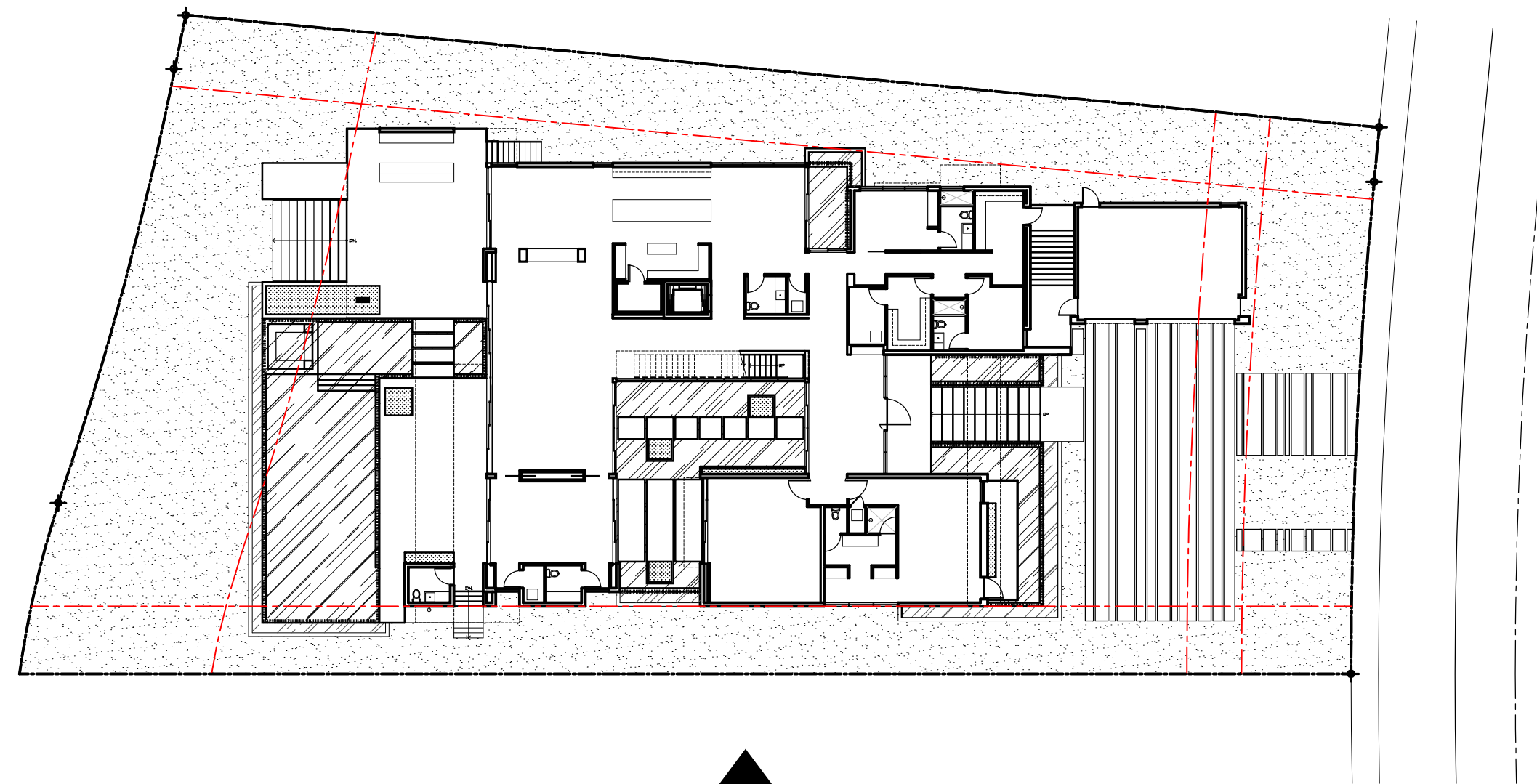
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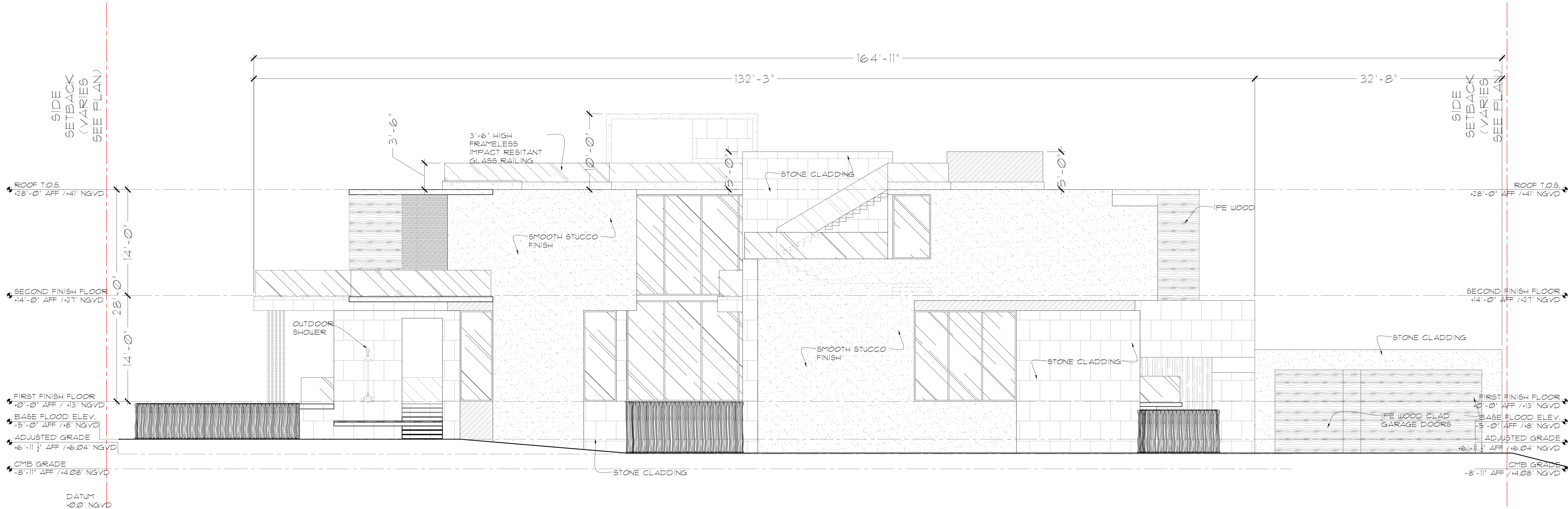
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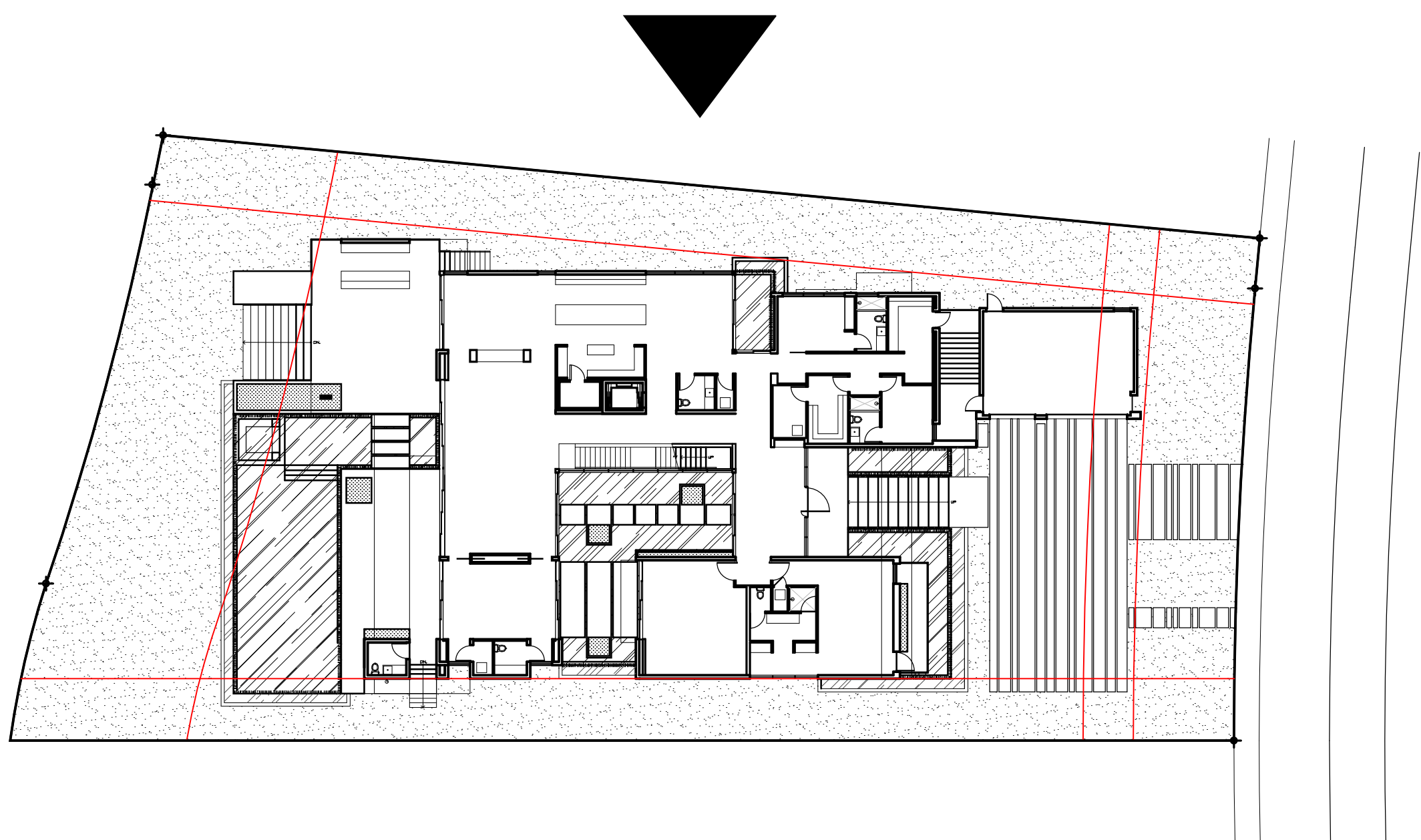
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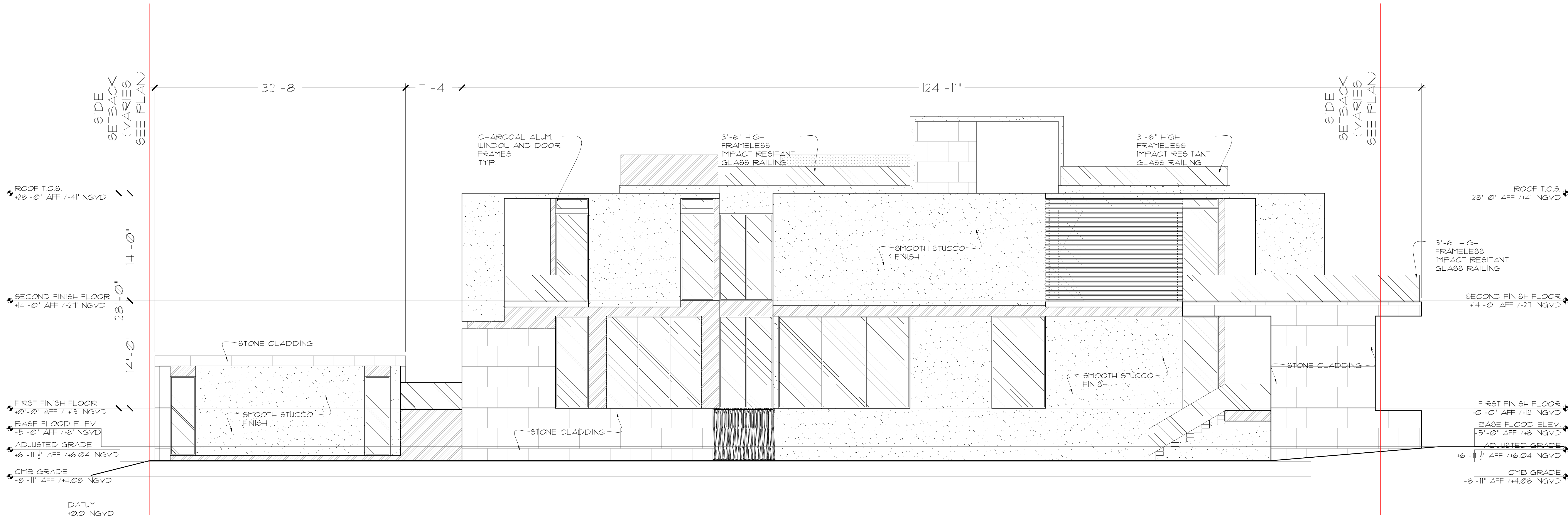
KEY MAP
SCALE: N.T.S.



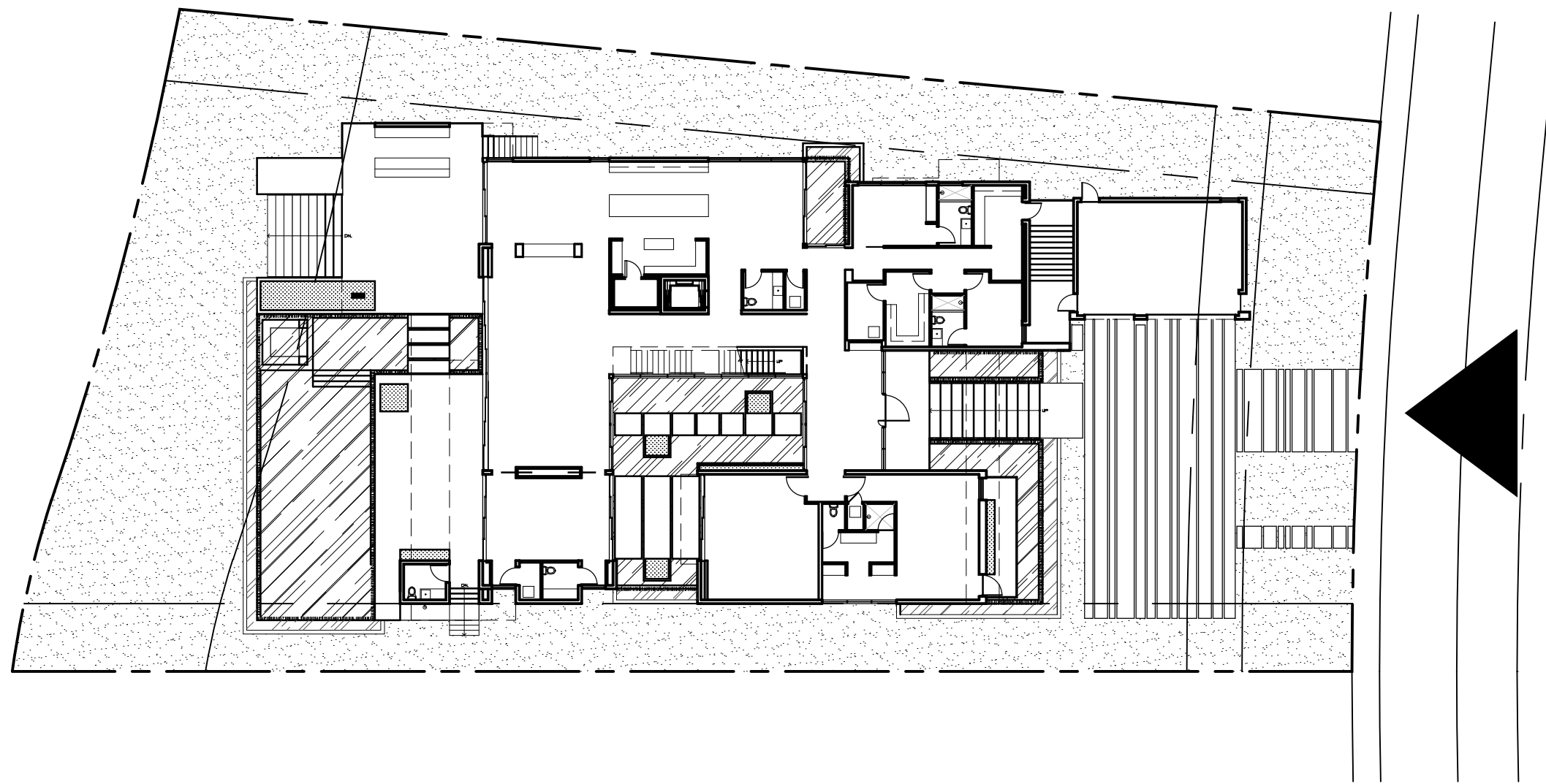
SIDE (SOUTHWEST) ELEV.
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: N.T.S.



REAR (NORTHWEST) ELEV.
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: N.T.S.

MATERIAL LEGEND



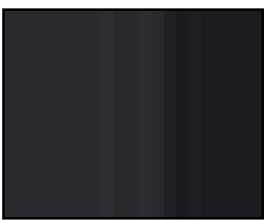
LIMESTONE CLADDING



WOOD CLADDING



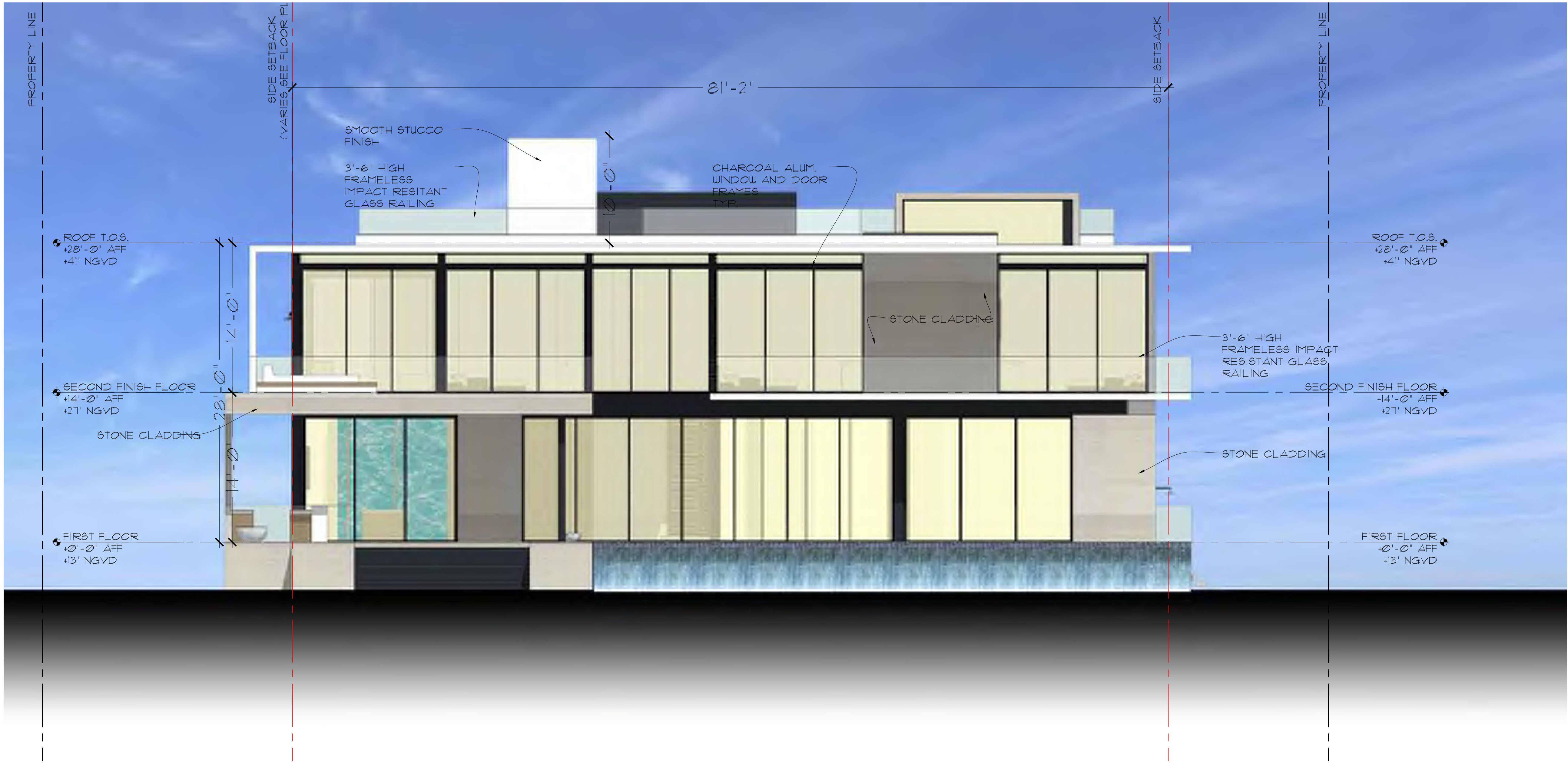
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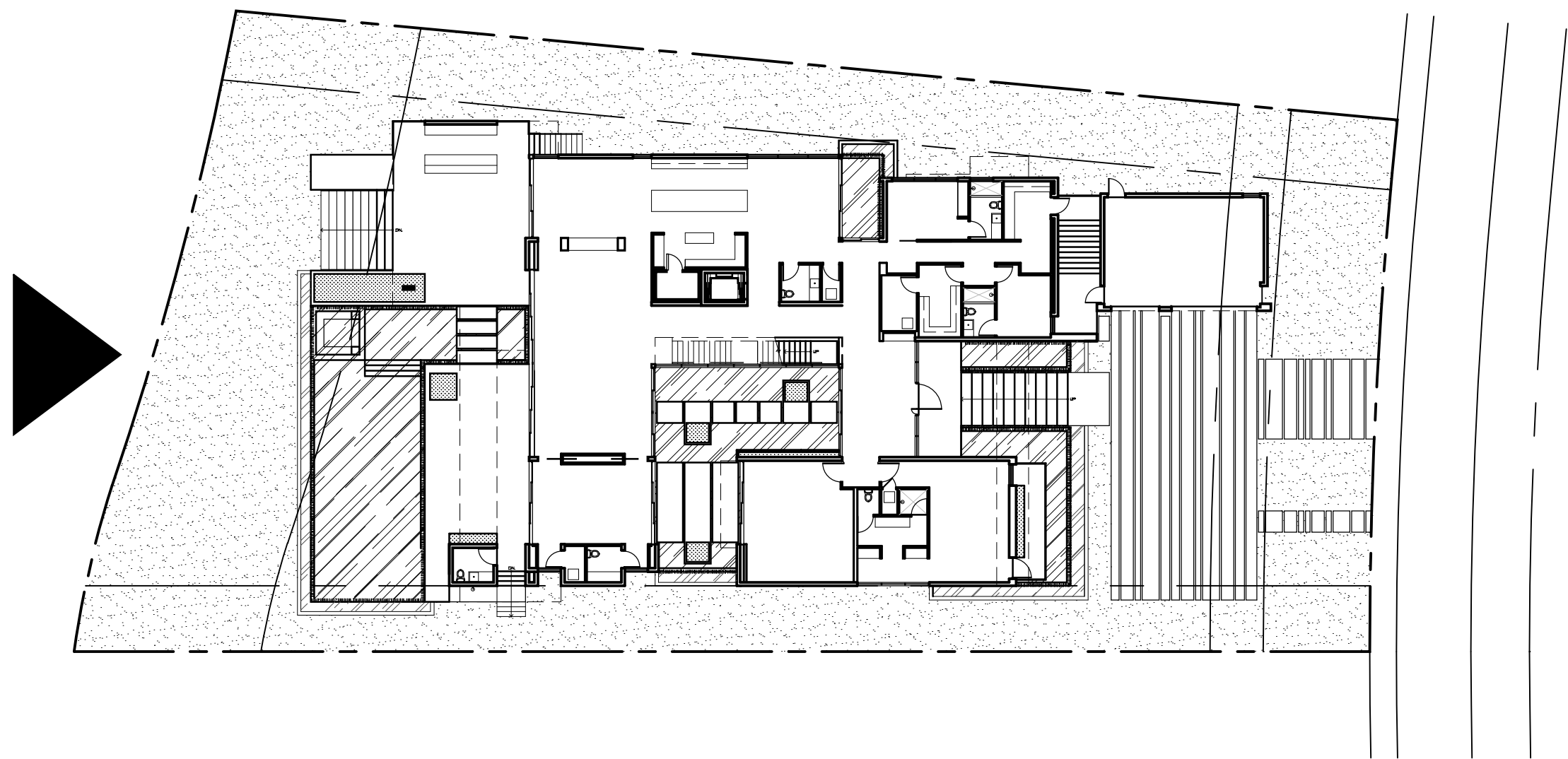
ALUM. DOOR & WINDOW
FRAMES



FRONT ELEVATION (SOUTHEAST)
SCALE: 3/16"=1'-0"



REAR ELEVATION (NORTHWEST)
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: N.T.S.

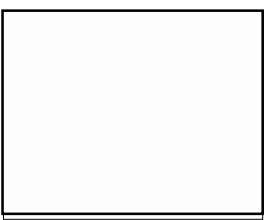
MATERIAL LEGEND



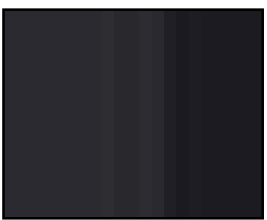
LIMESTONE CLADDING



WOOD CLADDING



WHITE STUCCO



ALUM. DOOR & WINDOW
FRAMES

DE LA MOTTE RESIDENCE 4736 NORTH BAY ROAD MIAMI BEACH, FLORIDA

seal

Raphael Levy
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AR0094779

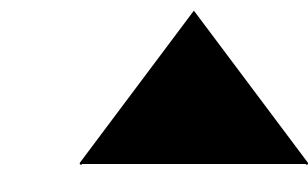
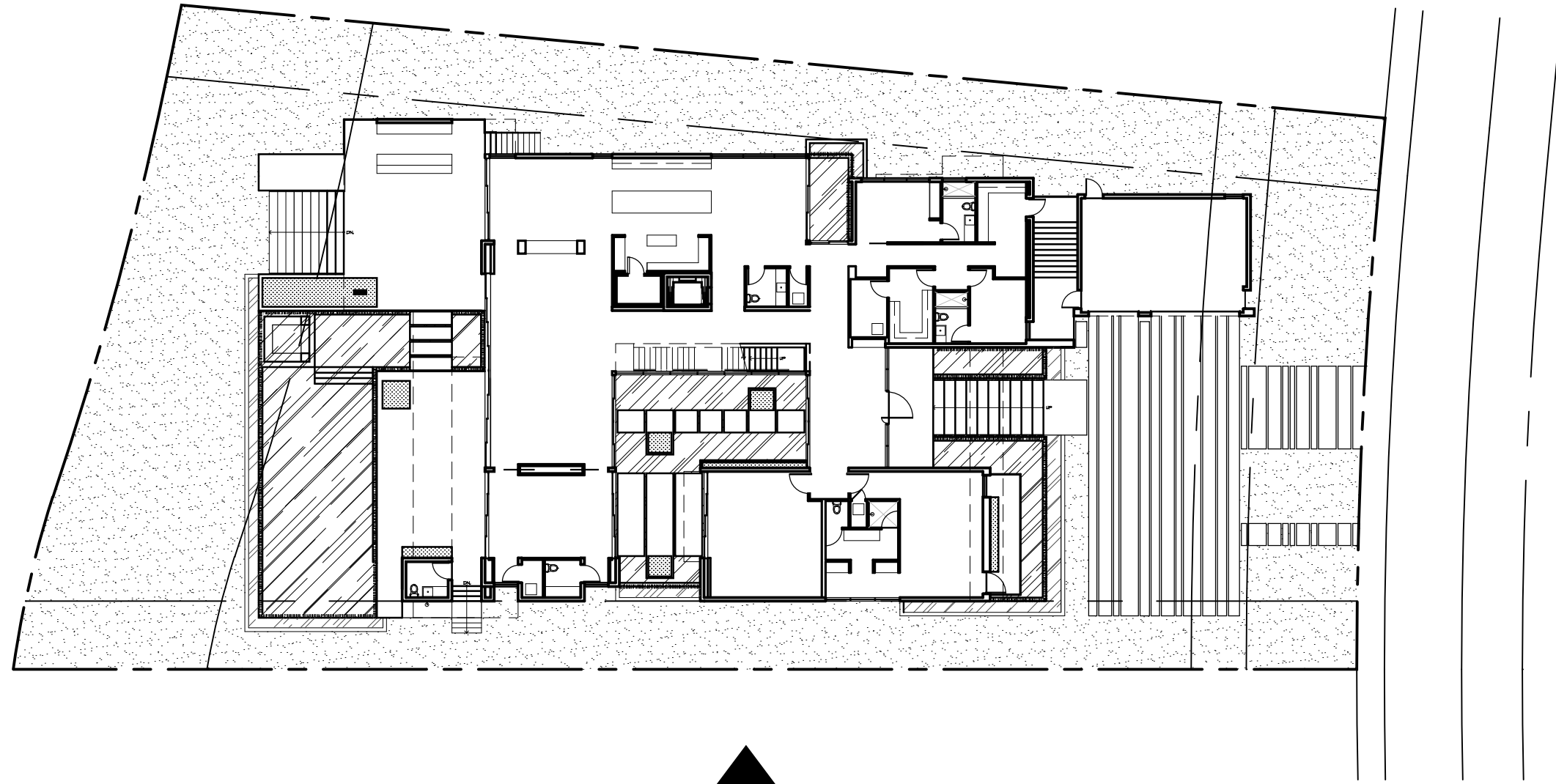
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1832

date:
01/20/19

revised:

sheet no.

A-5.1

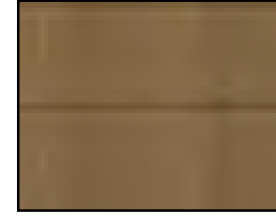


KEY MAP
SCALE: N.T.S.

MATERIAL LEGEND



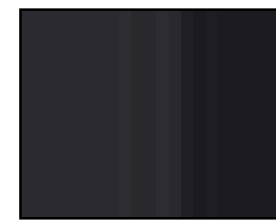
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WOOD CLADDING



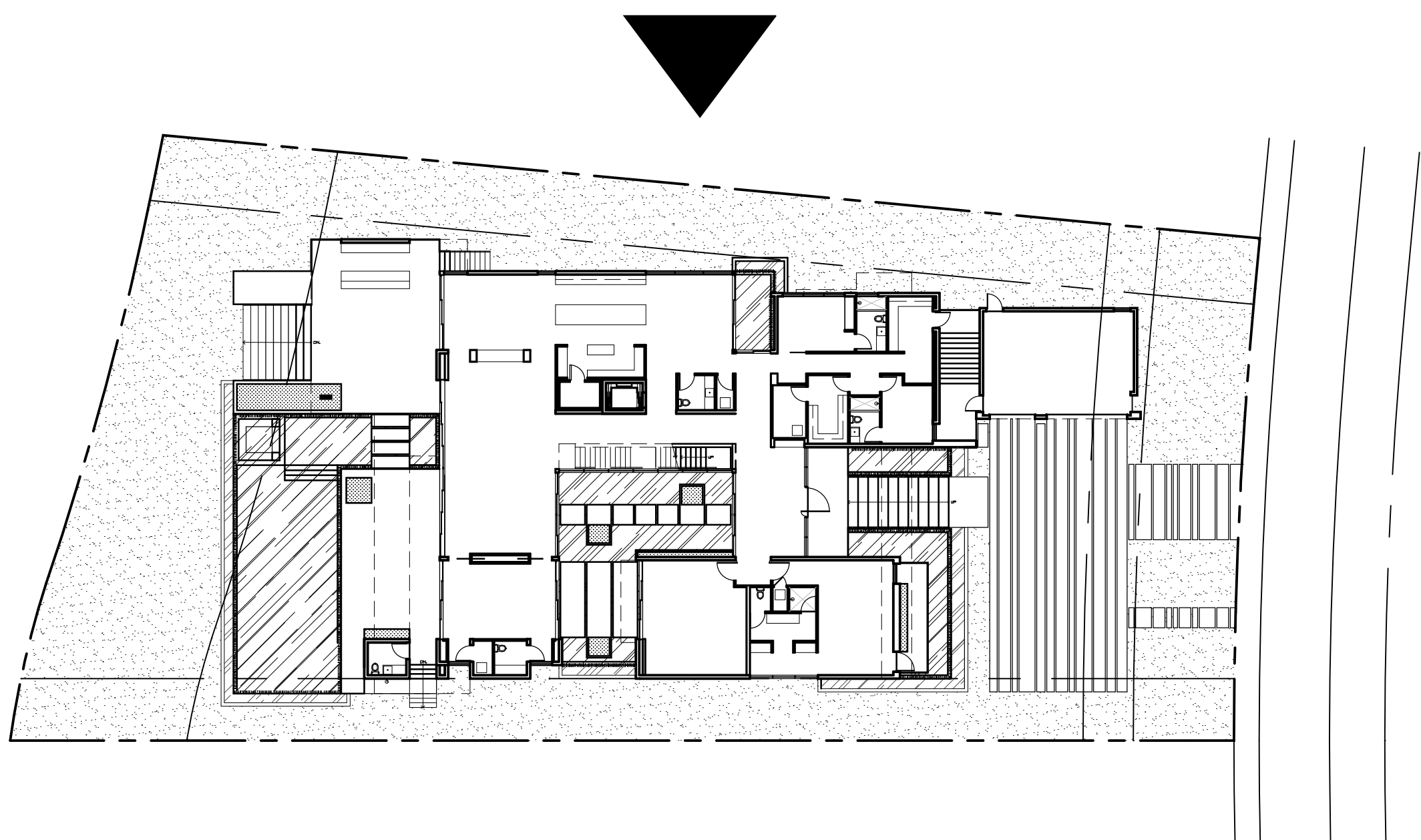
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ALUM. DOOR & WINDOW
FRAMES



SIDE ELEVATION (SOUTHWEST)
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: N.T.S.

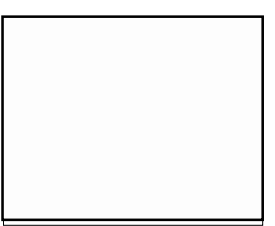
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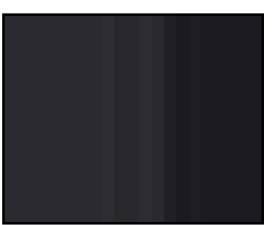
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WOOD CLADDING



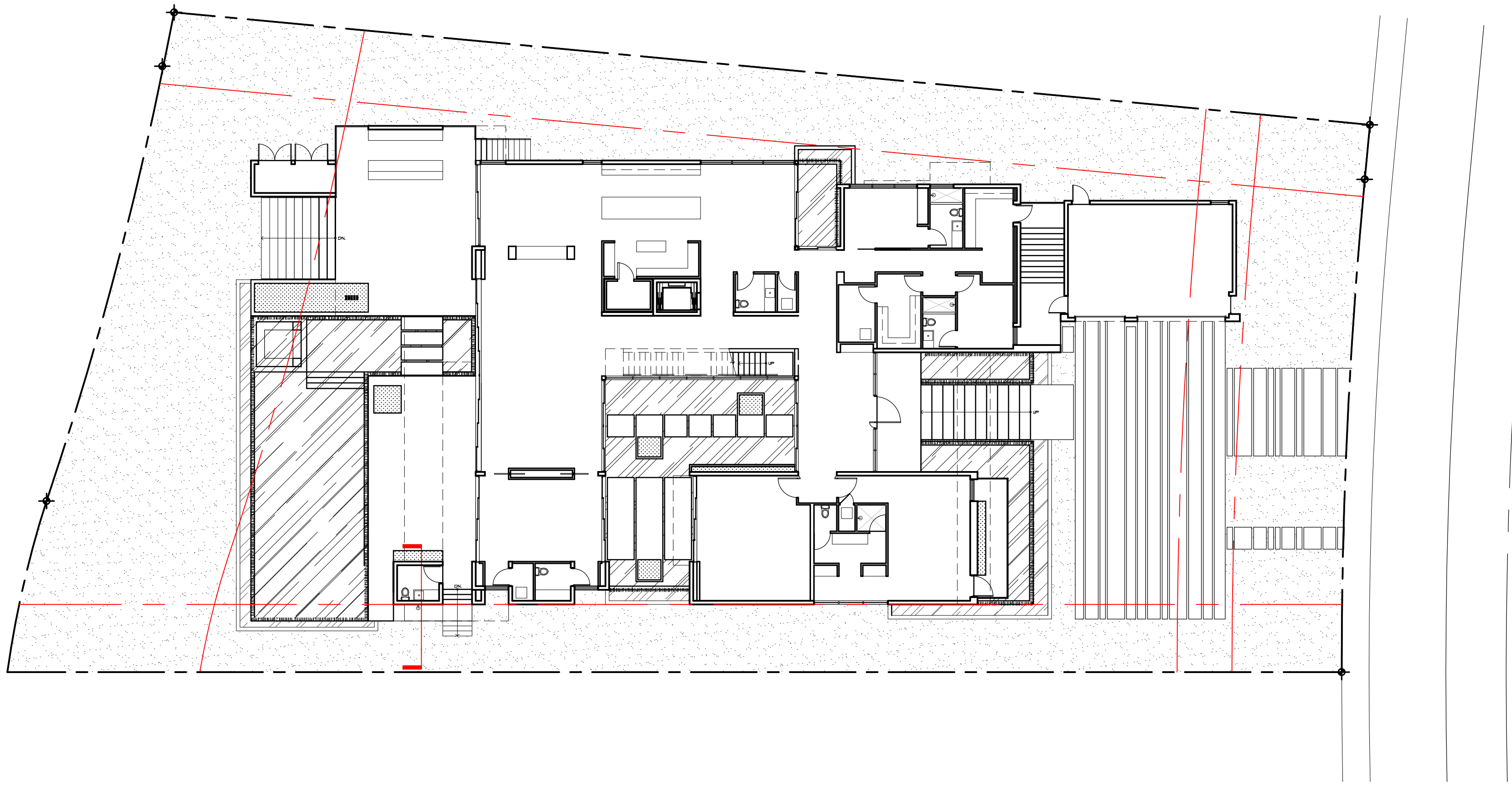
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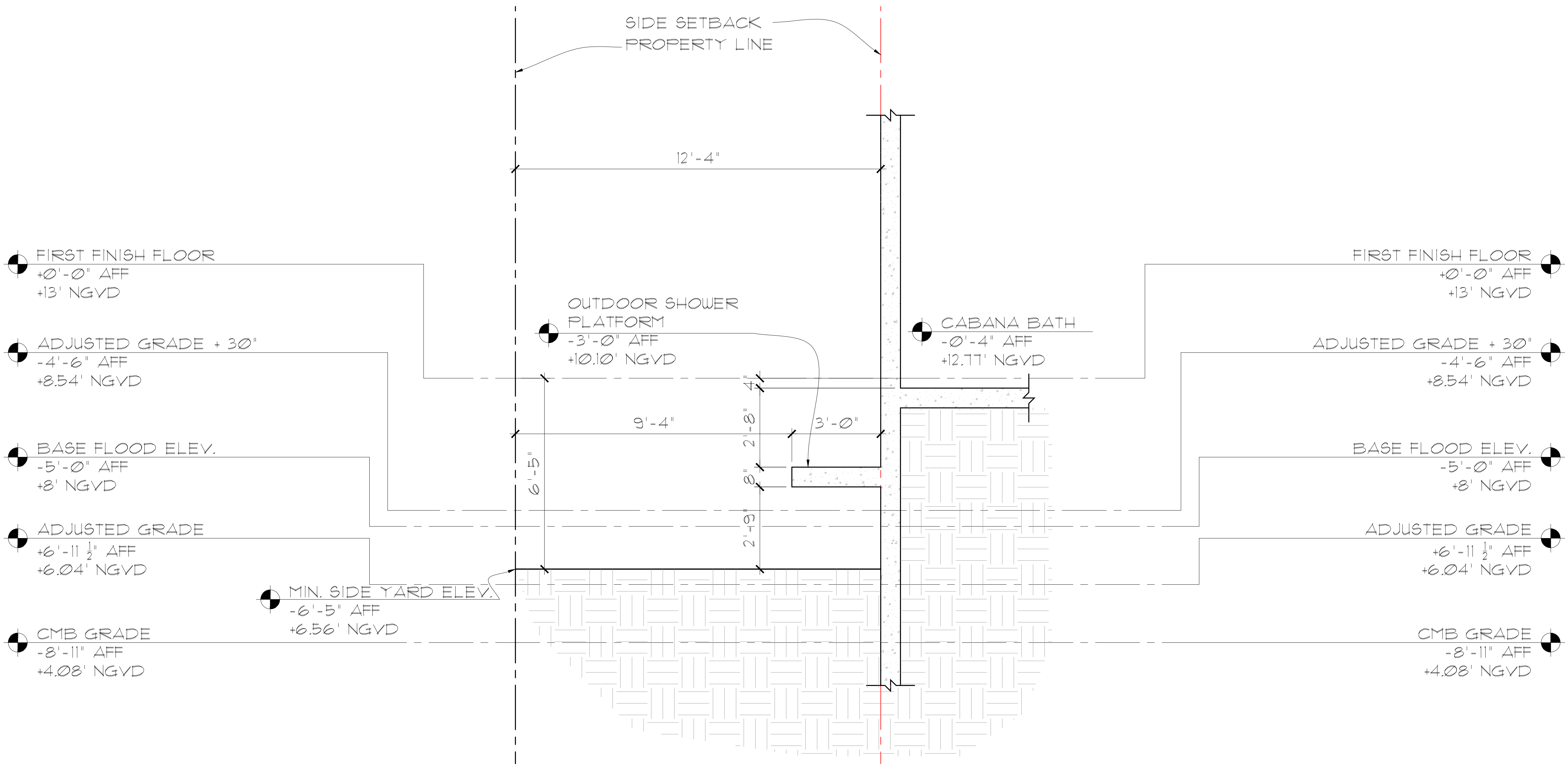
ALUM. DOOR & WINDOW
FRAMES



SIDE ELEVATION (NORTHEAST)
SCALE: 3/16"=1'-0"



KEY MAP
SCALE: N.T.S.



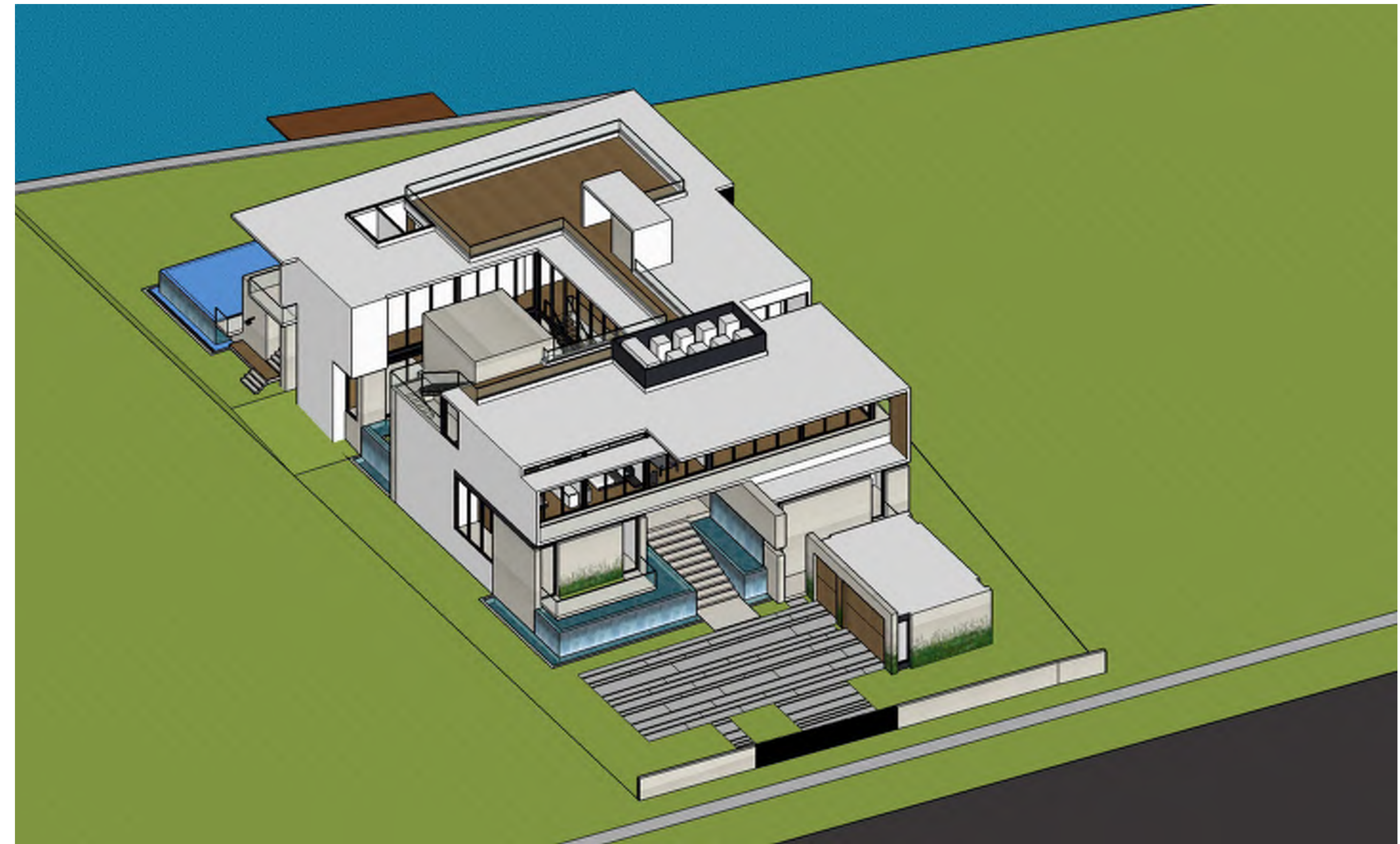
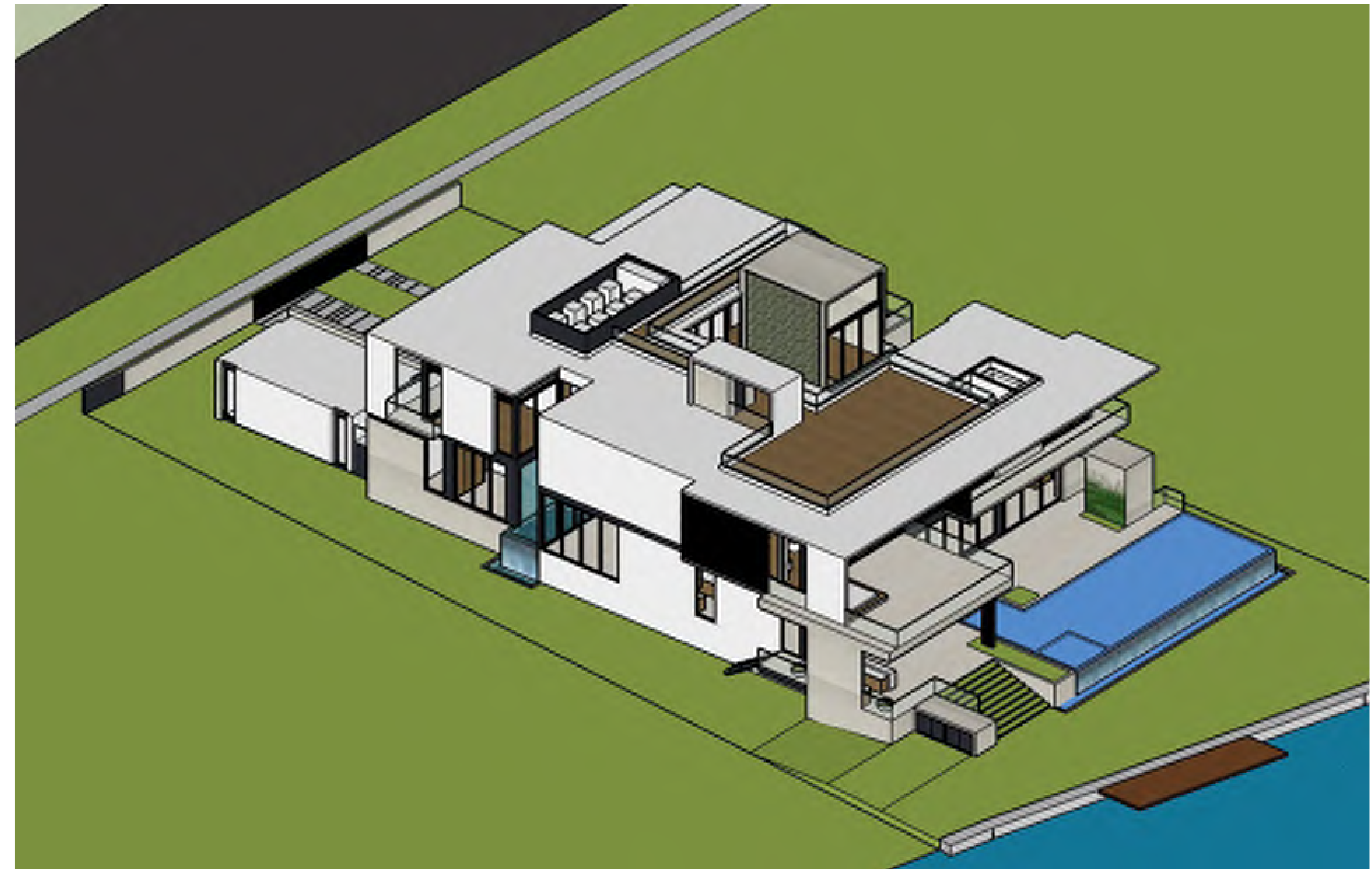
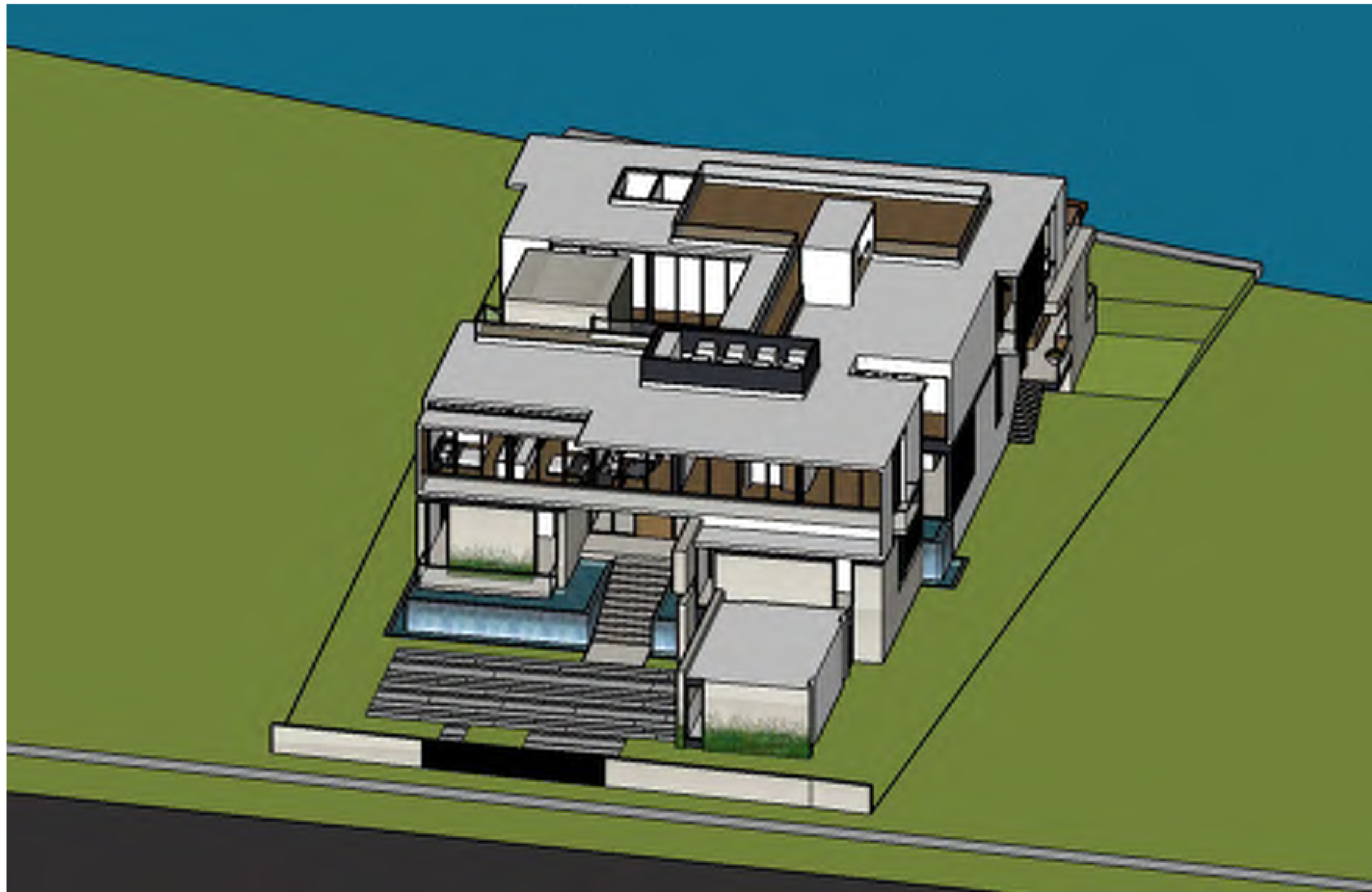
SECTION DIAGRAM
SCALE: 1/2" = 1'-0"

seal

Raphael Levy
registered architect
AR0094779

comm no.
1832

date:
01/20/19
revised:



3-D VIEWS



FRONT RENDERING



REAR RENDERING

- 4736 NORTH BAY RD. -
MIAMI BEACH, FL

LANDSCAPE SET
SHEET INDEX

Legend		x = Sheet submitted		* = Sheet revised	
SHEET #		CAP 1ST SUBMITTAL (07/15/2019)			
L-000	COVER SHEET	x			
L-100	TREE DISPOSITION PLAN AND SCHEDULE	x			
L-200	HARDSCAPE PLAN	x			
L-500	CANOPY PLANTING PLAN 1ST FLOOR	x			
L-501	UNDERTORY PLANTING PLAN 1ST FLOOR	x			
L-502	PLANTING PLAN 2ND FLOOR	x			
L-503	PLANTING PLAN ROOFTOP	x			
L-700	LIGHTING PLAN 1ST FLOOR	x			
L-701	LIGHTING PLAN 2ND FLOOR	x			
L-702	LIGHTING PLAN ROOFTOP	x			
	OVERALL PLANT SELECTION/IMAGES	x			



DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

Carolina Monteiro da Silva
registered landscape architect
LA6667311

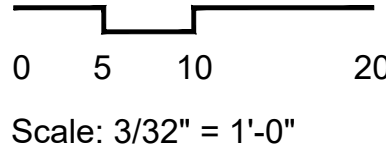
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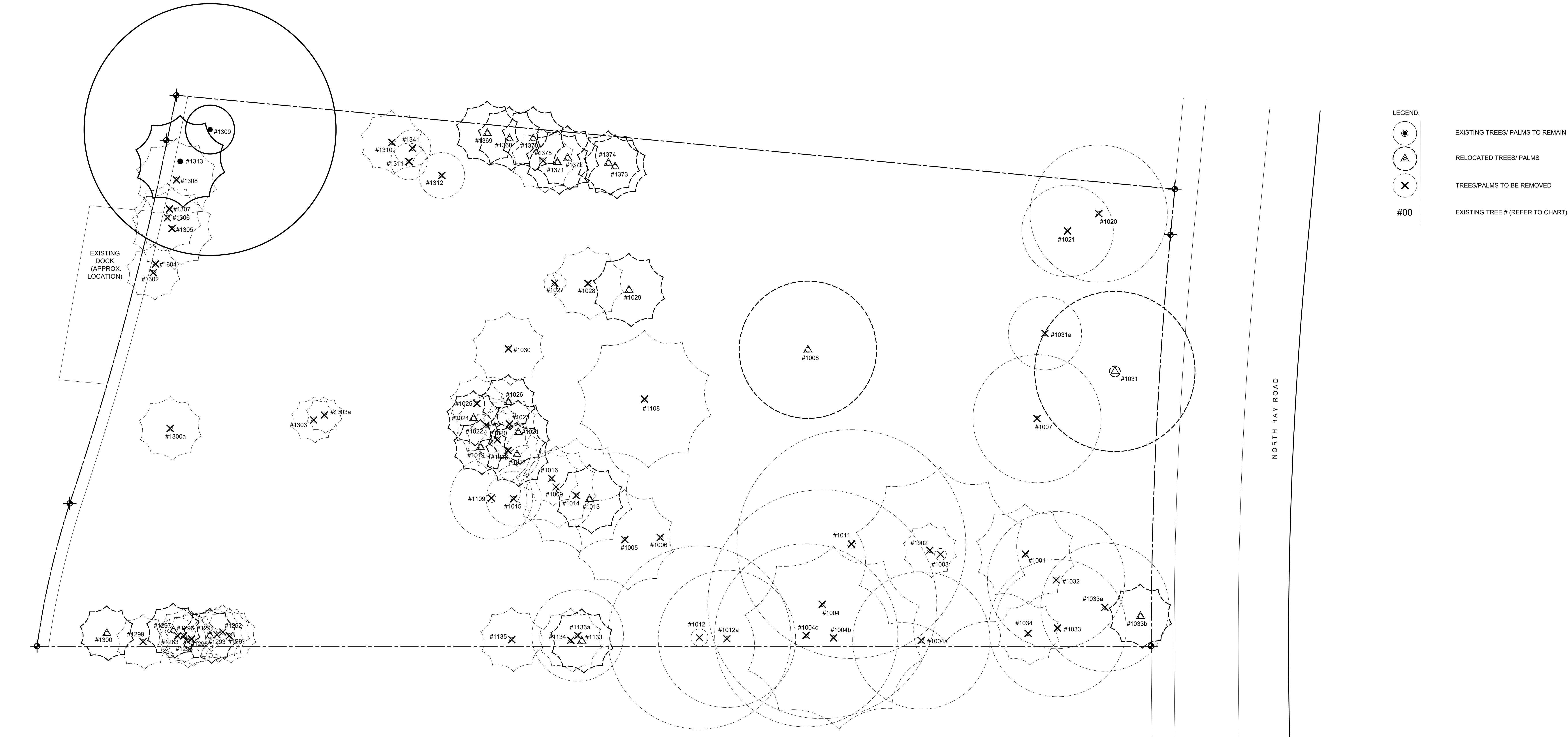
date:
07/15/19

revised:

COVER
SHEET

sheet no.
L-000

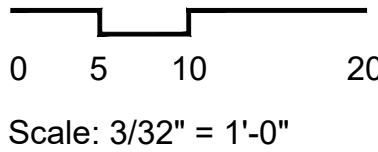




TREE DISPOSITION SCHEDULE								
SYM	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HEIGHT/CT (ft)	CANOPY (ft)	CONDITION	DISPOSITION	TPZ
1001	Roystonea regia	Royal palm	15"	28'	22'	Moderate	TO REMOVE	N/A
1002	Ptychosperma elegans	Solitaire palm	4"	26'	12'	Good	TO REMOVE	N/A
1003	Roystonea regia	Royal palm	31"	50'	38'	Moderate	TO REMOVE	N/A
1004	Delonix regia	Royal poinciana	16"	40'	50'	Moderate	TO REMOVE	N/A
1004a	Bursera simaruba	Gumbo limbo	12"	30'	30'	Poor	TO REMOVE	N/A
1004b	Roystonea regia	Royal palm	18"	65'	40'	Good	TO REMOVE	N/A
1004c	Plumeria rubra	Frangipani	13"	40'	40'	Poor	TO REMOVE	N/A
1005	Roystonea regia	Royal palm	16"	35'	22'	Moderate	TO REMOVE	N/A
1006	Roystonea regia	Royal palm	18"	60'	0'	Dead	TO REMOVE	N/A
1007	Mangifera indica	Mango	10"	25'	28'	Good	TO REMOVE	N/A
1008	Mangifera indica	Mango	18"	22'	30'	Good	TO RELOCATE	10'
1009	Roystonea regia	Royal palm	7"	10'	18'	Moderate	TO REMOVE	N/A
1011	Delonix regia	Royal poinciana	22"	40'	50'	Moderate	TO REMOVE	N/A
1012	Ravenala madagascariensis	Travellers tree	45"	40'	40'	Good	TO REMOVE	N/A
1012a	Ravenala madagascariensis	Travellers tree	10"	30'	30'	Good	TO REMOVE	N/A
1013	Ptychosperma elegans	Solitaire palm	8"	20'	15'	Good	TO RELOCATE	3'
1014	Ptychosperma elegans	Solitaire palm	11"	20'	25'	Good	TO REMOVE	N/A
1015	lxora species	lxora	0	14'	12'	Good	TO REMOVE	N/A
1016	Ptychosperma elegans	Solitaire palm	3"	5'	12'	Good	TO REMOVE	N/A
1017	Ptychosperma elegans	Solitaire palm	4"	16'	14'	Good	TO RELOCATE	3'
1018	Ptychosperma elegans	Solitaire palm	3"	13'	14'	Good	TO REMOVE	N/A
1019	Ptychosperma elegans	Solitaire palm	3"	20'	12'	Good	TO RELOCATE	3'
1020	Ptychosperma elegans	Solitaire palm	3"	10'	14'	Good	TO REMOVE	N/A
1021	Ptychosperma elegans	Solitaire palm	4"	15'	14'	Good	TO RELOCATE	3'
1022	Ptychosperma elegans	Solitaire palm	4"	12'	14'	Good	TO REMOVE	N/A
1023	Ptychosperma elegans	Solitaire palm	3"	8'	12'	Good	TO REMOVE	N/A

1024	Ptychosperma elegans	Solitaire palm	3"	16'	12'	Good	TO RELOCATE	3'
1025	Ptychosperma elegans	Solitaire palm	3"	8'	12'	Good	TO REMOVE	N/A
1026	Ptychosperma elegans	Solitaire palm	3"	18'	12'	Good	TO RELOCATE	3'
1027	Ptychosperma elegans	Solitaire palm	5"	18'	5'	Good	TO REMOVE	N/A
1028	Ptychosperma elegans	Solitaire palm	3"	8'	16'	Good	TO REMOVE	N/A
1029	Ptychosperma elegans	Solitaire palm	5"	16'	16'	Good	TO RELOCATE	3'
1030	Dypsis lutescens	Areca palm	15"	6'	16'	Good	TO REMOVE	N/A
1031	Plumeria rubra	Frangipani	28"	25'	35'	Good	TO RELOCATE	15'
1031a	Annona species	Annona	3"	24'	16'	Moderate	TO REMOVE	N/A
1032	Plumeria rubra	Frangipani	12"	28'	30'	Good	TO REMOVE	N/A
1033	Spathodea campanulata	African tulip tree	22"	55'	30'	Poor	TO REMOVE	N/A
1033a	Plumeria rubra	Frangipani	10"	25'	28'	Good	TO REMOVE	N/A
1033b	Ptychosperma elegans	Solitaire palm	4"	15'	14'	Good	TO RELOCATE	3'
1034	Ptychosperma elegans	Solitaire palm	4"	10'	14'	Good	TO REMOVE	N/A
1108	Phoenix canariensis	Canary Island date	18"	22'	30'	Moderate	TO REMOVE	N/A
1109	Dracaena marginata	Dracaena	24"	20'	18'	Moderate	TO REMOVE	N/A
1133	Adonidia merillii	Christmas palm	5"	20'	14'	Good	TO RELOCATE	3'
1133a	Polyscias pinnata	Balfour aralia	8"	25'	20'	Poor	TO REMOVE	N/A
1134	Adonidia merillii	Christmas palm	6"	20'	14'	Good	TO REMOVE	N/A
1135	Adonidia merillii	Christmas palm	6"	15'	14'	Good	TO REMOVE	N/A
1263	Polyscias pinnata	Balfour aralia	3"	12'	8'	Poor	TO REMOVE	N/A
1291	Adonidia merillii	Christmas palm	5"	8'	12'	Good	TO REMOVE	N/A
1292	Adonidia merillii	Christmas palm	6"	10'	12'	Good	TO REMOVE	N/A
1293	Adonidia merillii	Christmas palm	4"	8'	12'	Good	TO REMOVE	N/A
1294	Adonidia merillii	Christmas palm	6"	18'	12'	Good	TO RELOCATE	3'
1295	Adonidia merillii	Christmas palm	6"	20'	12'	Good	TO REMOVE	N/A
1296	Adonidia merillii	Christmas palm	6"	20'	12'	Good	TO REMOVE	N/A
1297	Adonidia merillii	Christmas palm	6"	25'	12'	Good	TO RELOCATE	3'

1298	Adonidia merillii	Christmas palm	6"	25'	12'	Good	TO REMOVE	N/A
1299	Adonidia merillii	Christmas palm	6"	14'	12'	Good	TO REMOVE	N/A
1300	Adonidia merillii	Christmas palm	6"	15'	12'	Good	TO RELOCATE	3'
1300a	Ptychosperma elegans	Solitaire palm	7"	13'	14'	Poor	TO REMOVE	N/A
1302	Adonidia merillii	Christmas palm	7"	7'	12'	Good	TO REMOVE	N/A
1303	Adonidia merillii	Christmas palm	5"	7'	10'	Good	TO REMOVE	N/A
1303a	Ptychosperma elegans	Solitaire palm	3"	14'	8'	Good	TO REMOVE	N/A
1304	Adonidia merillii	Christmas palm	5"	4'	0'	Dead	TO REMOVE	N/A
1305	Veitchia species	Veitchia	8"	30'	18'	Good	TO REMOVE	N/A
1306	Ptychosperma elegans	Solitaire palm	6"	20'	15'	Poor	TO REMOVE	N/A
1307	Ptychosperma elegans	Solitaire palm	3"	12'	0'	Dead	TO REMOVE	N/A
1308	Veitchia species	Veitchia	8"	30'	18'	Good	TO REMOVE	N/A
1309	Coccoloba uvifera	Seagrape	12"	35'	55'	Moderate	TO REMAIN	18'
1310	Ptychosperma elegans	Solitaire palm	4"	9'	14'	Good	TO REMOVE	N/A
1311	Chrysobalanus icaco	Cocoplum	2"	14'	8'	Moderate	TO REMOVE	N/A
1312	Chrysobalanus icaco	Cocoplum	2"	17'	10'	Moderate	TO REMOVE	N/A
1313	Cocos nucifera	Coconut palm	9"	18'	20'	Good	TO REMAIN	5'
1341	Chrysobalanus icaco	Cocoplum	2"	15'	8'	Moderate	TO REMOVE	N/A
1368	Ptychosperma elegans	Solitaire palm	4"	24'	14'	Good	TO RELOCATE	3'
1369	Ptychosperma elegans	Solitaire palm	3"	24'	14'	Good	TO RELOCATE	3'
1370	Ptychosperma elegans	Solitaire palm	3"	26'	14'	Good	TO RELOCATE	3'
1371	Ptychosperma elegans	Solitaire palm	3"	15'	14'	Good	TO RELOCATE	3'
1372	Ptychosperma elegans	Solitaire palm	3"	18'	14'	Good	TO RELOCATE	3'
1373	Ptychosperma elegans	Solitaire palm	4"	25'	14'	Good	TO RELOCATE	3'
1374	Ptychosperma elegans	Solitaire palm	4"	18'	14'	Good	TO RELOCATE	3'
1375	Ptychosperma elegans	Solitaire palm	2"	8'	14'	Good	TO REMOVE	N/A
1420	Mangifera indica	Mango	10"	35'	30'	Poor	TO REMOVE	N/A
1421	Aleurites moluccanus	Candlenut	10"	20'	20'	Good	TO REMOVE	N/A



DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

Carolina Monteiro de Silva
registered landscape architect
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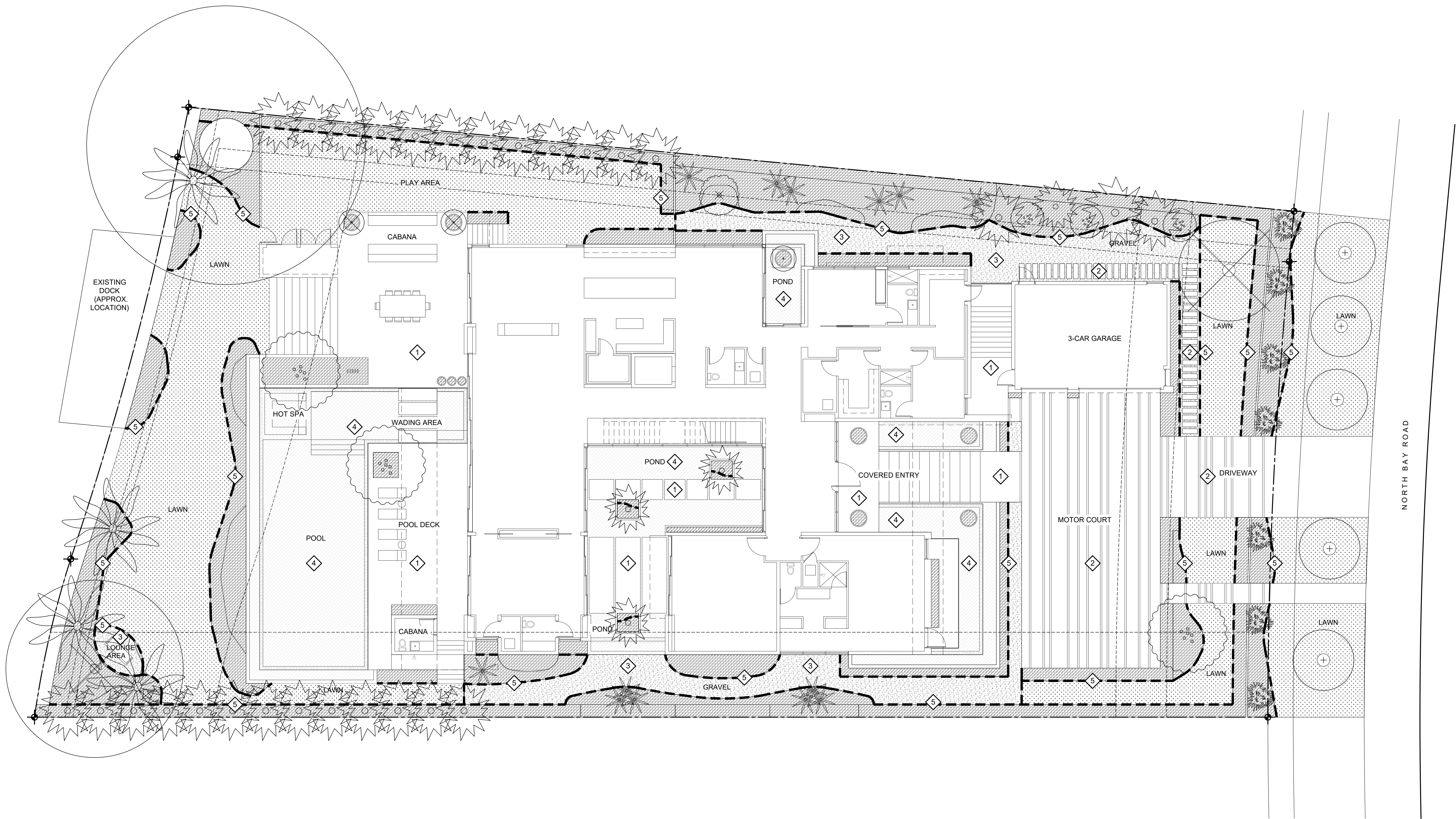
comm no.
1832

date:
07/15/19

revised:

TREE
DISPOSITION
PLAN

sheet no.
L-100

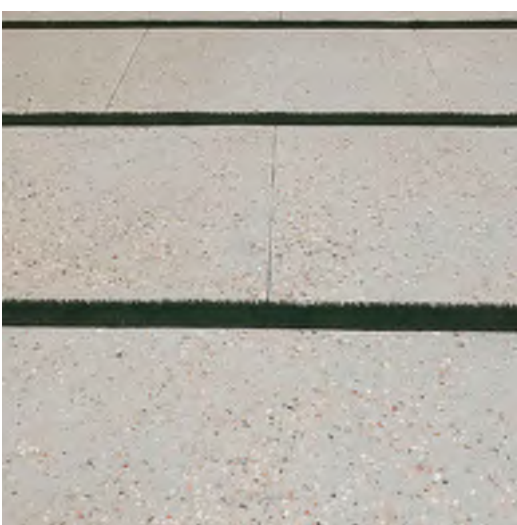


HARDSCAPE LEGEND:

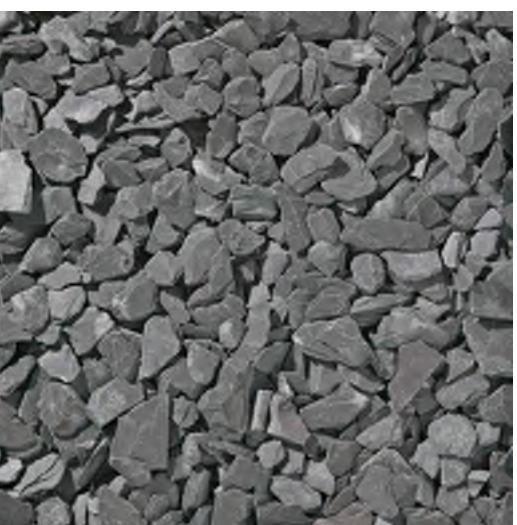
1 STONE PAVER
SHELL REEF TILE



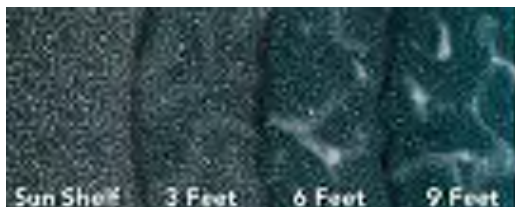
2 CONCRETE WITH
SHELLS



3 DECORATIVE GRAVEL
SLATE 1"



4 POOL/WATER FEATURE FINISH
PEBBLE SHEEN



5 LANDSCAPE EDGING - - -



0 5 10 20
Scale: 3/32" = 1'-0"



DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

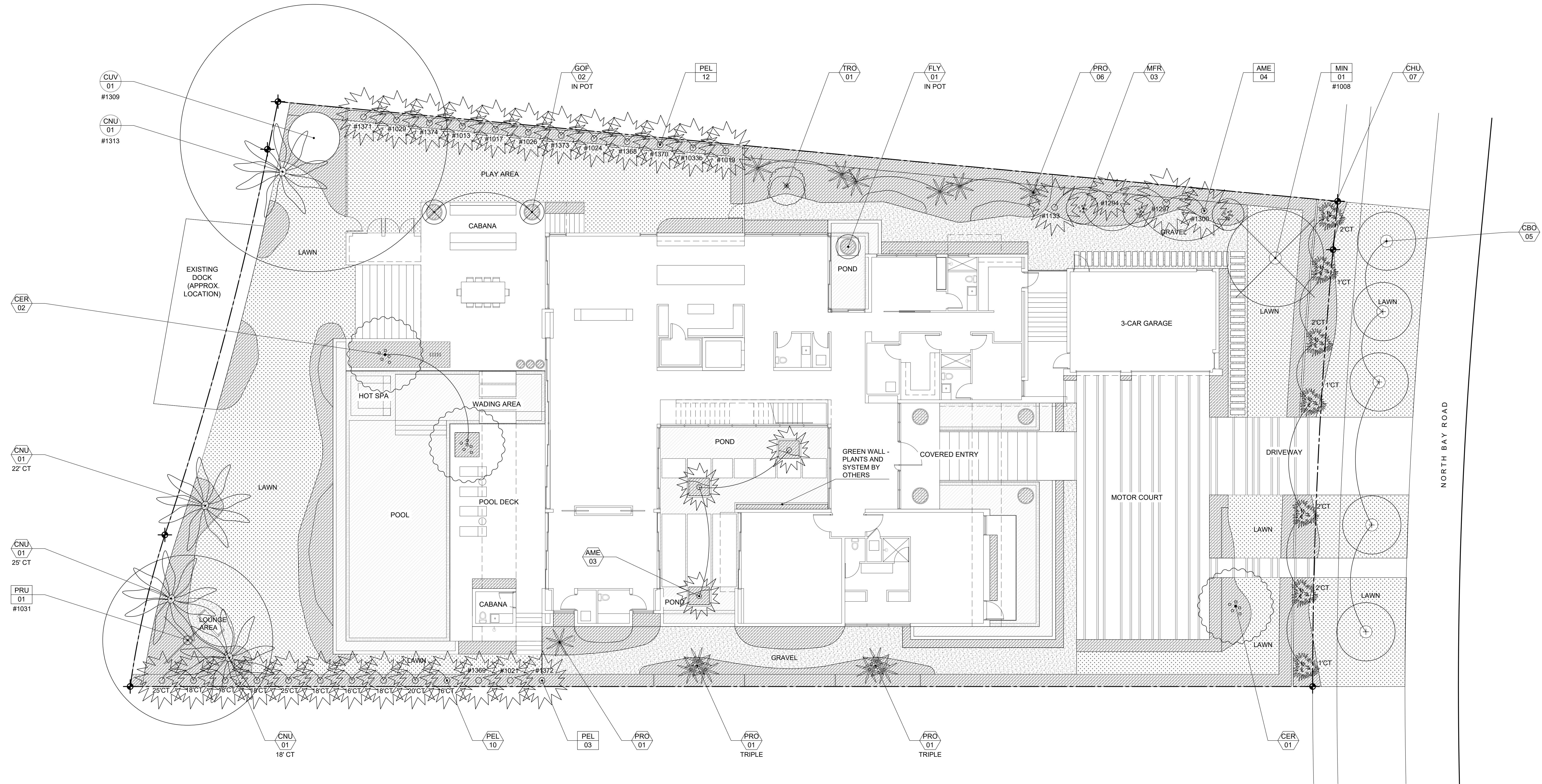
Carolina Monteiro da Silva
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1832

date:
07/15/19
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HARSCAPE
PLAN
1st FLOOR

sheet no.
L-200



LANDSCAPE SCHEDULE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
TREES AND PALMS				
CER	3	<i>Conocarpus erectus 'sericeus'</i>	16' HT, 12' SP (MINIMUM), COLLECTED SPECIES	Y
		SILVER BUTTONWOOD	FG	
GOF	2	<i>Guaiacum officinale</i>	5-6' HT, 4' SP, MULTI TRUNK	N
		LIGNUM VITAE	25G	
MFR	3	<i>Myrcianthes fragrans</i>	12' HT, 8-8' SP, MULTI TRUNK	Y
		STOPPER TREE	65G	
CBO	5	<i>Cordia boissieri</i>	14' HT, 8' SP, LOW BRANCHING, CHARACTER	N
		WHITE GEIGER	100G	
TRO	1	<i>Tabebuia rosea/lba</i>	16' HT, 8' SP, SINGLE, CHARACTER	N
		WHITE TABEBUIA	100G	
FLY	1	<i>Ficus lyrata</i>	5' HT, 4' SP	N
		FIDDLE-LEAF FIG	7G	
CNU	3	<i>Cocos nucifera</i>	(1) 25' CT, (1) 22' CT, (1) 18' CT, 18' SP	Y
		COCONUT PALM	FG	
PEL	10	<i>Ptychosperma elegans</i>	(3) 16' CT, (4) 18' CT, (1) 20' CT, (2) 25' CT, 12' SP	N
		SOLITAIRE PALM	FG	
AME	3	<i>Adonia Merrillii</i>	18' CT, 8' SP, FULL, TRIPLE	N
		TRIPLE CHRISTMAS PALM	FG	
PRO	9	<i>Phoenix roebelenii</i>	7' CT, 5' SP, (7) SINGLE, (2) TRIPLE	N
		PYGMY DATE PALM	100G	
CHU	7	<i>Chamaerops humilis</i>	(3) 1' CT, (4) 2' CT, 3' SP	N
		EUROPEAN FAN PALM	30G	

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-2 Lot Area 25,410.50SQFT Acres 0.583

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 25,410 s.f. x 50 % = 12,705 s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces N/A 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

B. Maximum lawn area (sod) permitted= 50 % x 12,750 s.f.

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

5 trees + 20 net lot acres - number of existing trees 3 =

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

100' linear feet along street divided by 20'=

E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):

N/A linear feet along street divided by 20'=

REQUIRED/
ALLOWED

PROVIDED

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required

shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or

small trees provided x 50%=

* TREE COMPLIANCE NOTE:

ADDITIONAL TREES REQUIRED FOR COMPLIANCE (6 TOTAL) WILL BE DONATED
TO THE CITY OR CONTRIBUTED TO THE CITY TREE TRUST FUND

LEGEND:

XX
XX

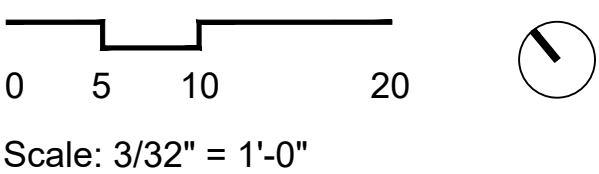
EXISTING TREES/ PALMS TO REMAIN

XX
XX

PROPOSED TREES/ PALMS

XX
XX

RELOCATED TREES/ PALMS





DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

seal

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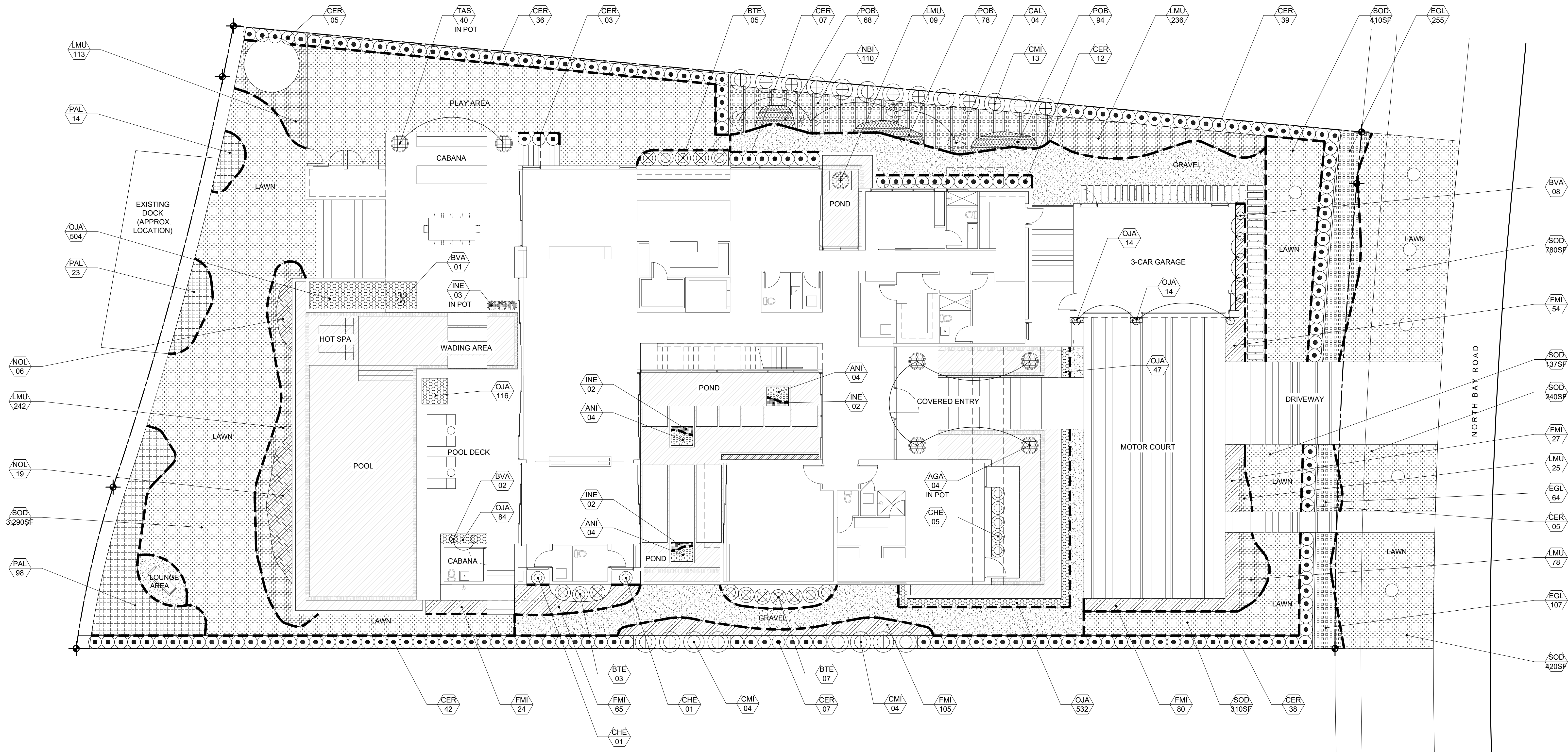
comm no.
1832

date:
07/15/19

revised:

UNDERSTORY
PLANTING
PLAN
1st FLOOR

sheet no.
L-501



LANDSCAPE SCHEDULE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
SHURBS				
BTE	15	<i>Bambusa textilis 'Gracilis'</i> SLENDER WEAVER'S BAMBOO	10-12' HT, 36" O.C 15G	N
CMI	21	<i>Caryota mitis</i> FISHTAIL PALM	10-12' HT, 48" O.C 30G	N
CHE	7	<i>Chamaedorea erumpens</i> CAT PALM	5' HT, 30" O.C 7G	N
CER	194	<i>Conocarpus erectus</i> GREEN BUTTONWOOD	8' HT, 4" SP, 30" O.C 15G	Y
NBI	110	<i>Nephrolepis bisemata 'Macho'</i> MACHO FERN	1-1.5' HT, 24" O.C 3G	Y
ACCENTS				
CAL	4	<i>Calocasia ssp.</i> ELEPHANT EAR	5' HT 7G	N
NOL	25	<i>Nerium oleander 'Petite Pink'</i> DWARF OLEANDER	3' HT, 30" O.C 7G	N
AGA	4	<i>Alocasia gageana California</i> ALOCASIA CALIFORNIA	3' HT 7G	N
ANI	12	<i>Asplenium nidus</i> BIRD'S NEST FERN	24" HT, 24" O.C 3G	N
INE	9	<i>Iris Neomarica caerulea 'Regina'</i> APOSTLE'S IRIS	18" HT, 24" O.C 3G	Y

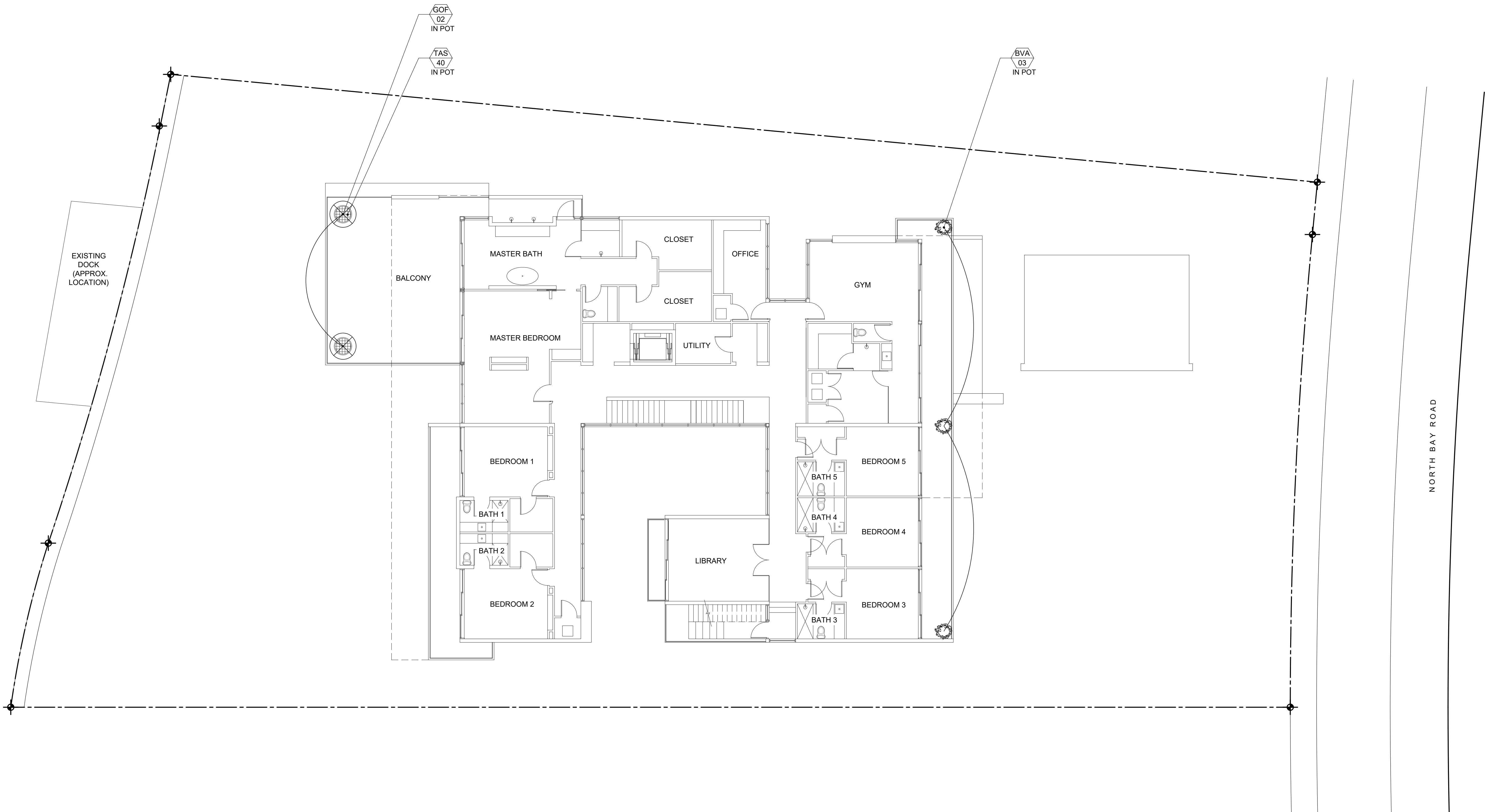
GROUNDCOVERS			
PAL	135	<i>Pennisetum alopecuroides</i> FOUNTAIN GRASS	18" HT MIN., 24" O.C 3G
FMI	355	<i>Ficus microcarpa 'Green Island'</i> GREEN ISLAND FICUS	12-18" HT, FULL, 15" O.C 7G
EGL	426	<i>Evolvulus glomeratus</i> BLUE DAZE	12" HT, 12" O.C 3G
LMU	703	<i>Liriope muscari</i> LIRIOPE	12" HT, 12" O.C 1G
POB	240	<i>Peperomia obtusifolia</i> PEPEROMIA	8" HT, 8" O.C 1G
TAS	40	<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	4" HT, 6" O.C 1G
OJA	1311	<i>Ophiopogon japonicus</i> MONDO GRASS	4" HT, 6" O.C 1G
VINES			
BVA	11	<i>Bougainvillea variegated</i> PINK/WHITE BOUGAINVILLEA	5-6' HT, TRELLIS 15G
SOD			
SOD	5,587 SF	<i>Panicum vaginatum</i> SEASHORE PASPALUM	STAGGERED AND BUTTED JOINTS Y

LEGEND:

XX
XX
PROPOSED PLANTS

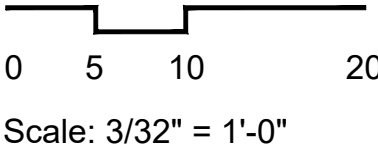
IRRIGATION NOTE:
-IRRIGATION TO BE PROVIDED WITH 100%
COVERAGE WITH 50% MINIMUM OVERLAP.
PROVIDE BACK FLOW PREVENTOR AND
RAIN SENSOR.

0 5 10 20
Scale: 3/32" = 1'-0"



LANDSCAPE SCHEDULE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
TREES AND PALMS				
GOF	2	Guaiacum officinale	5-6' HT, 4' SP, MULTI TRUNK	N
		LIGNUM VITAE	25G	
LANDSCAPE SCHEDULE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
SHRUB				
BVA	3	Bougainvillea variegated	4' HT, BUSH	N
		PINK/WHITE BOUGAINVILLEA	25G	
GROUNDCOVERS				
TAS	40	Trachelospermum asiaticum	4" HT	N
		ASIATIC JASMINE	1G	

LEGEND:
XX
XX
PROPOSED PLANTS



PLANTING
PLAN
2nd FLOOR

sheet no.
L-502

comm no.
1832
date:
07/15/19
revised:

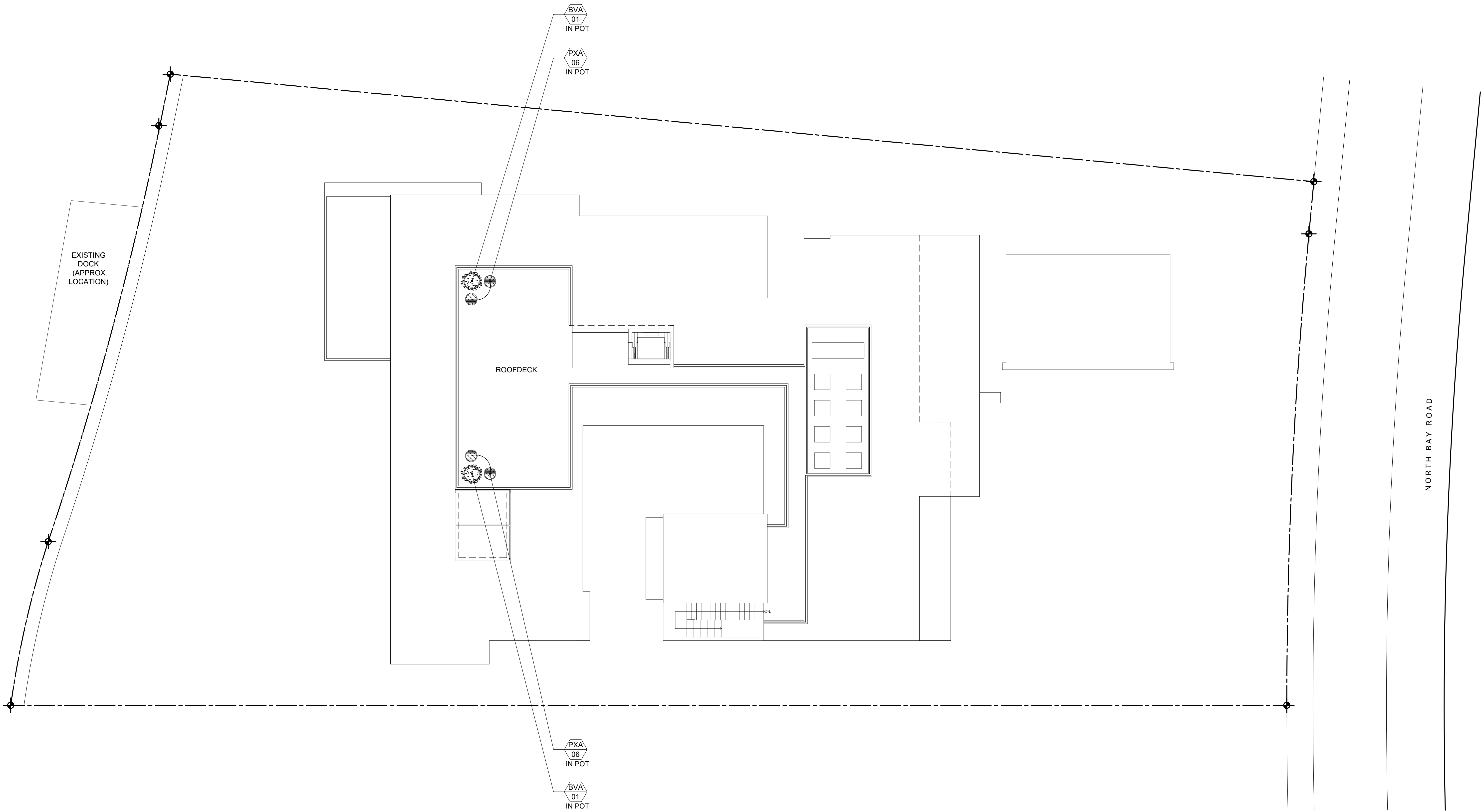
Carolina Monteiro da Silva
registered landscape architect
LA6667311

seal

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA



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Miami, Florida 33155
(305) 582-2332
(305) 582-2322
www.choefflevy.com



EXISTING
DOCK
(APPROX.
LOCATION)

ROOFDECK

NORTH BAY ROAD

LANDSCAPE SCHEDULE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
BVA	2	SHURB		N
		Bougainvillea variegated	4' HT. BUSH	
		PINK/WHITE BOUGAINVILLEA	25G	
PXA	12	ACCENTS		N
		Philodendron xanadu	1-1,5' HT	
		PHILODENDRON XANADU	3G	

LEGEND:

XX
XX
PROPOSED PLANTS

0 5 10 20
Scale: 3/32" = 1'-0"



PLANTING
PLAN
ROOFTOP

sheet no.
L-503

comm no.
1832
date:
07/15/19
revised:

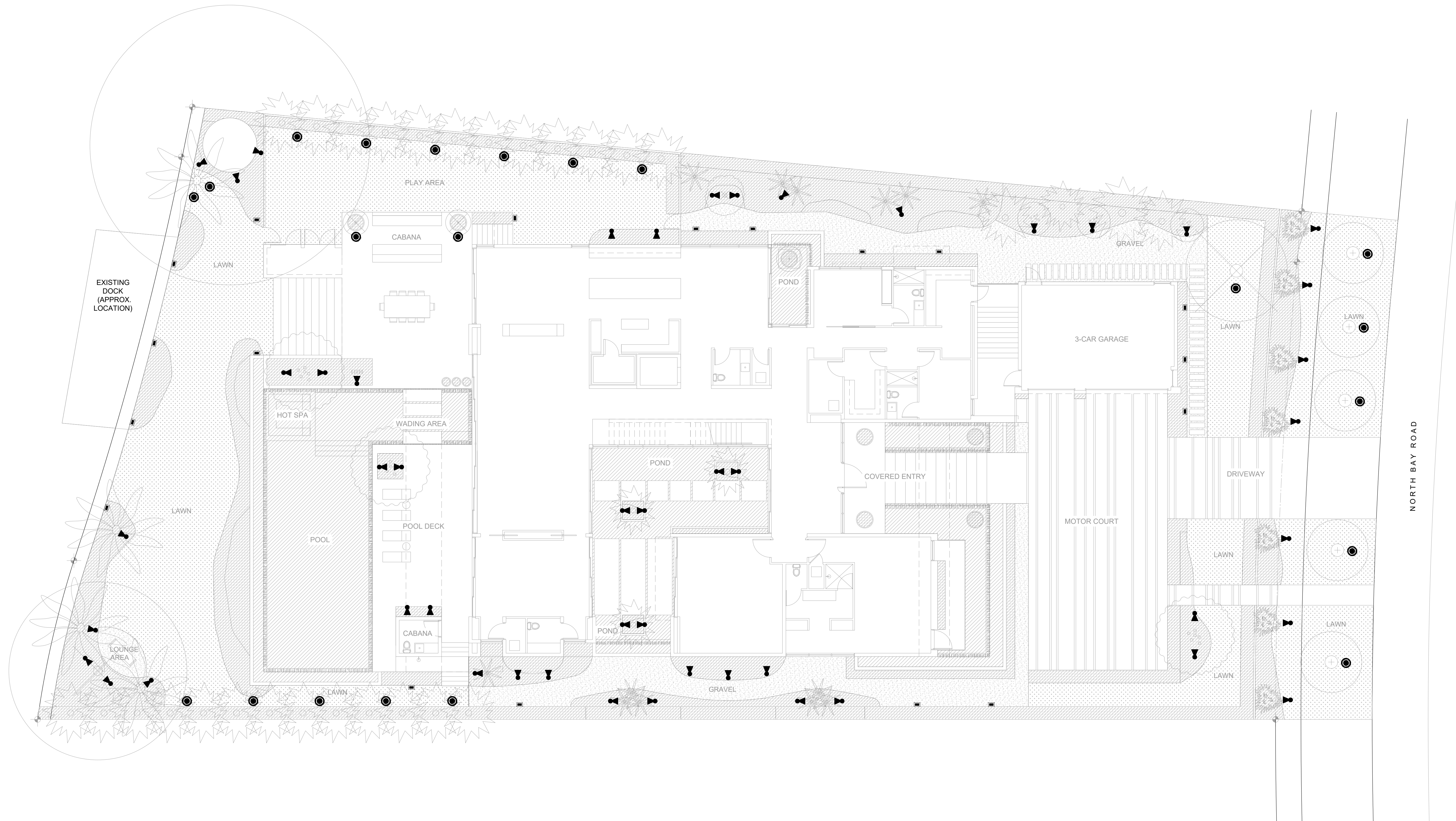
Carolina Monteiro da Silva
registered landscape architect
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seal

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA



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Miami, Florida 33155
(305) 434-6335
(305) 432-2322
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LIGHT FIXTURES:

FIXTURE 1 - QTY: 49



V2 - FLOOD LIGHT
STAINLESS STEEL

FIXTURE 2 - QTY: 21



WL - LED WELL LIGHT
STAINLESS STEEL

FIXTURE 3 - QTY: 18



P10 - PATH LIGHT
STAINLESS STEEL

0 5 10 20
Scale: 3/32" = 1'-0"



LIGHTING
PLAN
1st FLOOR

sheet no.
L-700

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1832

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Carolina Monteiro da Silva
registered landscape architect
LA6667311

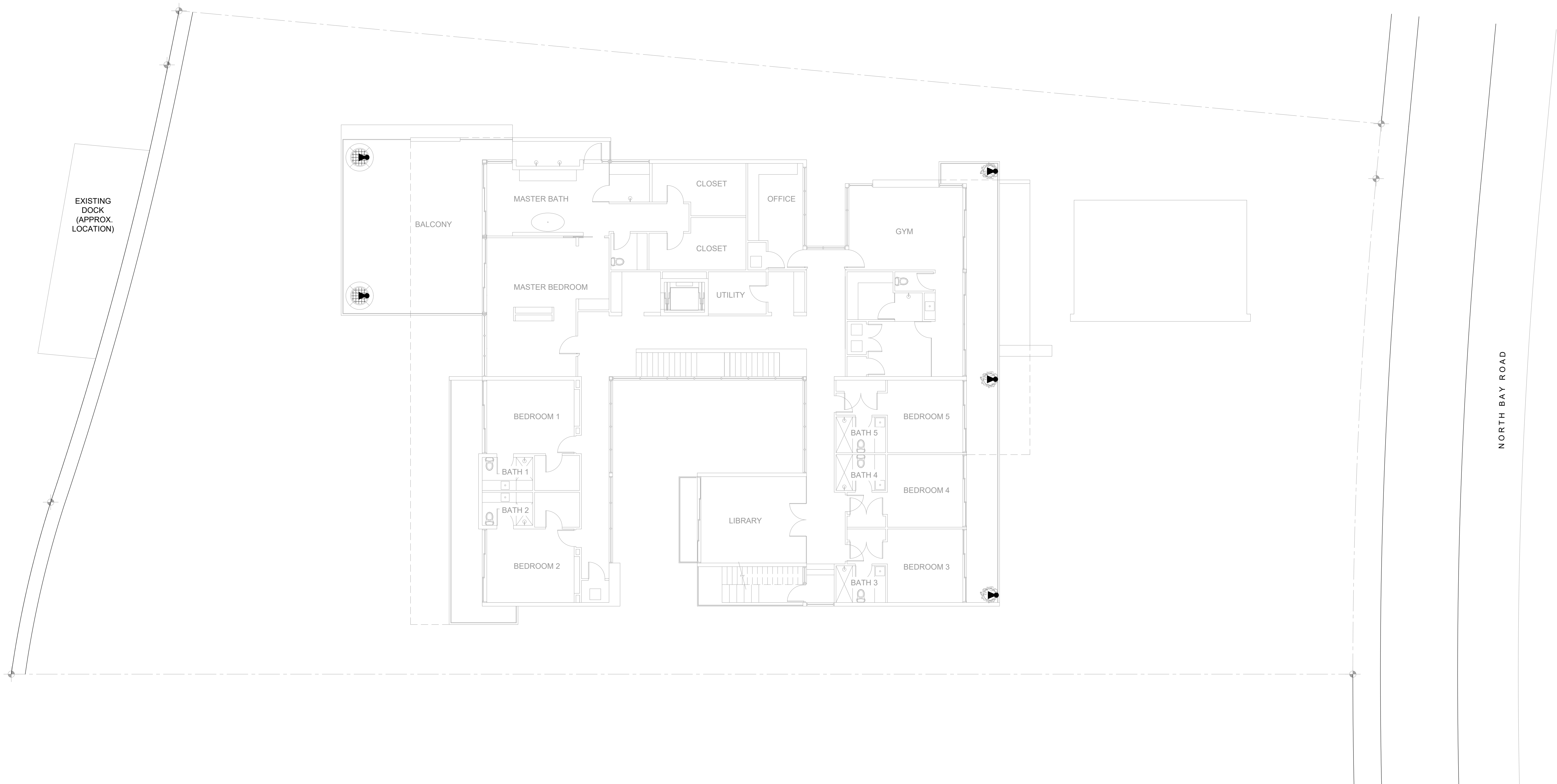
seal

DE LA MOTTE RESIDENCE

4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA



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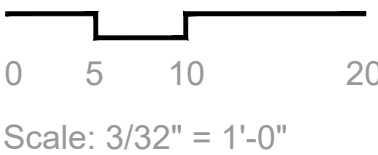


LIGHT FIXTURES:

FIXTURE 1 - QTY: 5



V2 - FLOOD LIGHT
STAINLESS STEEL



LIGHTING
PLAN
2nd FLOOR

sheet no.
L-701

seal

Carolina Monteiro da Silva
registered landscape architect
LA5667311

comm no.
1832

date:
07/15/19

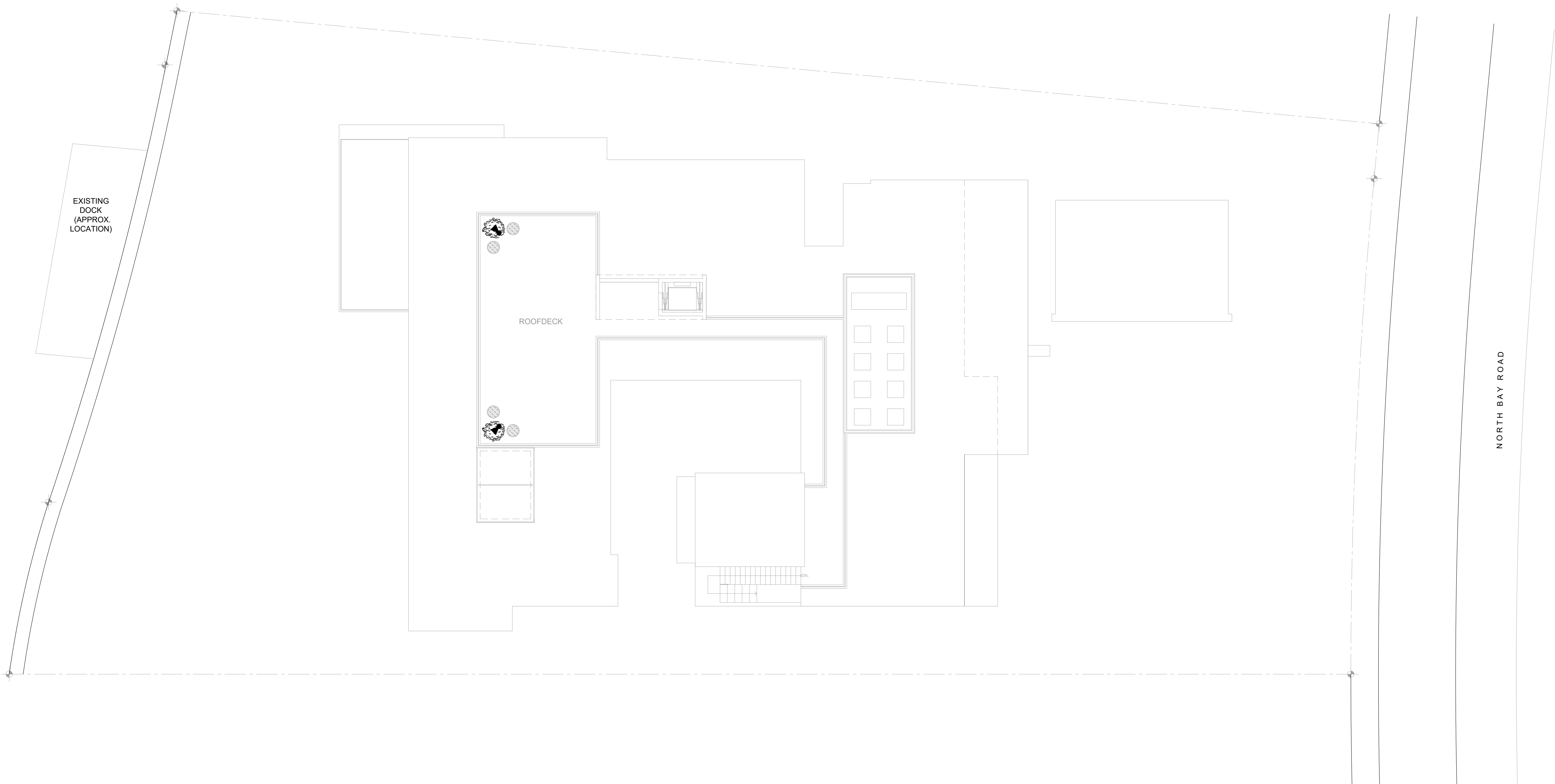
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DE LA MOTTE RESIDENCE

4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA



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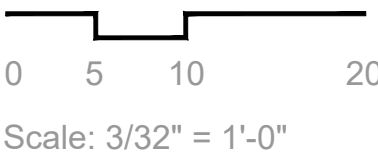


LIGHT FIXTURES:

FIXTURE 1 - QTY: 2



V2 - FLOOD LIGHT
STAINLESS STEEL



LIGHTING
PLAN
ROOFTOP

sheet no.
L-702

seal

DE LA MOTTE RESIDENCE
4736 NORTH BAY ROAD
MIAMI BEACH, FLORIDA



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(305) 582-5332

overall plant selection

overall
plant
selection

Native trees

Silver Buttonwood Tree
(*Conocarpus erectus sericeus*)



Stopper Tree
(*Myrcianthes fragrans*)



overall
plant
selection

Other trees

White Geiger
(*Cordia boissieri*)



White Tabebuia
(*Tabebuia roseoalba*)



Lignum vitae
(*Guaiaacum officinale*)



Fiddle-leaf fig Tree
(*Ficus lyrata*)



overall
plant
selection

Palms

Coconut Palm
(*Cocos nucifera*)



Solitaire Palm
(*Ptychosperma elegans*)



Triple Christmas Palm
(*Adonidia merrillii*)



Pygmy Date Palm
(*Phoenix roebelenii*)



European Fan Palm
(*Chamaerops humilis*)



overall
plant
selection

Shrubs

Fishtail Palm
(*Caryota mitis*)



S. Weaver's Bamboo
(*Bambusa textilis Gracilis*)



Cat Palm
(*Chamaedorea erumpens*)



Green Buttonwood
(*Conocarpus erectus*)



Macho Fern
(*N. biserrata Macho*)



overall
plant
selection

Accents

Elephant Ear
(Calocasia ssp.)



Dwarf Oleander
(Nerium oleander Petite Pink)



Alocasia California
(Alocasia gagaena California)



Philodendron Xanadu
(Philodendron xanadu)



overall
plant
selection

Accents

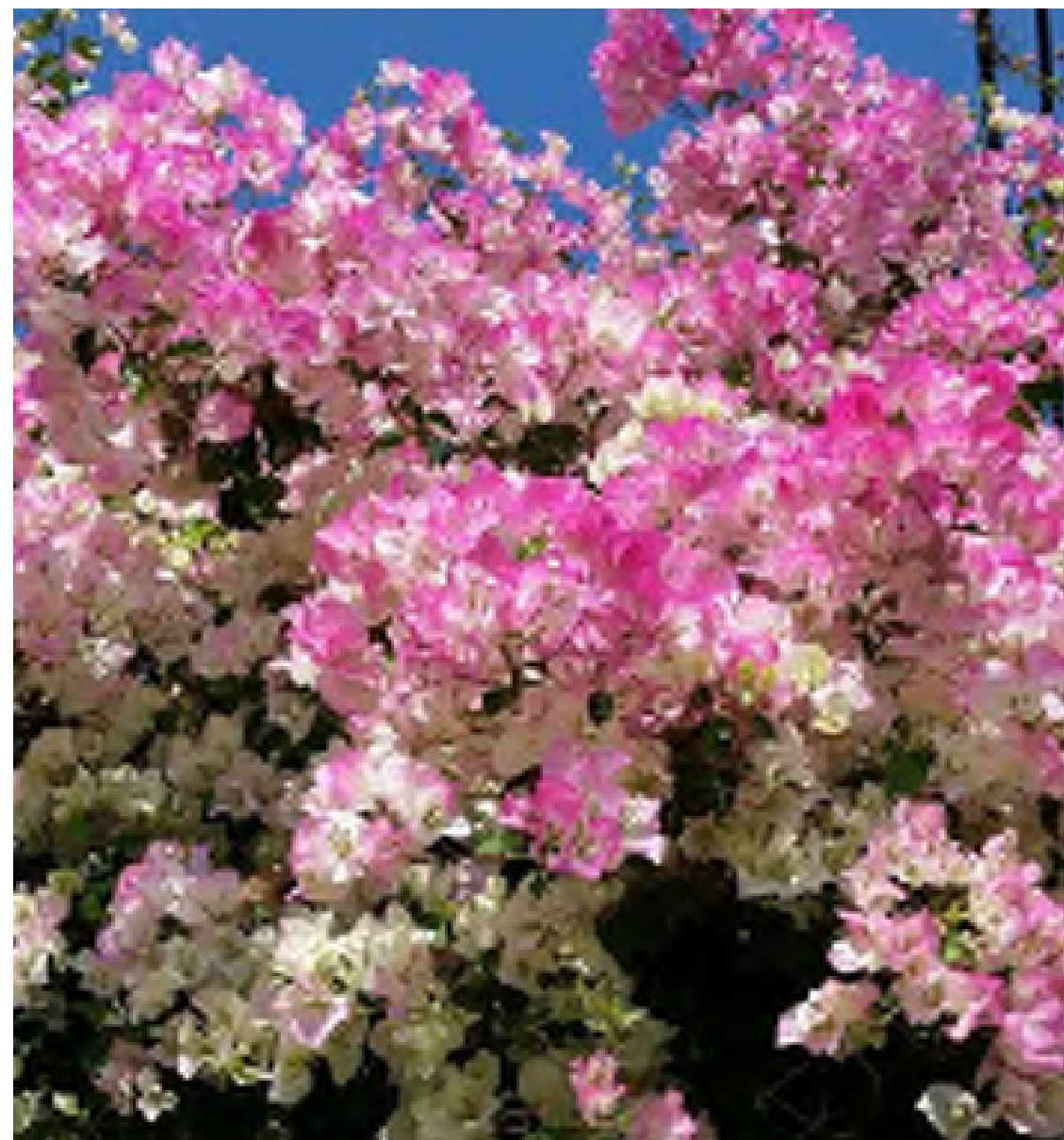
Bird's Nest Fern
(*Asplenium nidus*)



Apostle's Iris
(*Iris Neomarica caerulea* Reg)



Pink/white Bougainvillea
(*Bougainvillea variegated*)



overall
plant
selection

Groundcovers

Pennisetum
(*Pennisetum alopecuroides*)



Green Island Ficus
(*Ficus microcarpa*)



Blue Daze
(*Evolvulus nuttallianus*)



Liriope
(*Liriope muscari*)



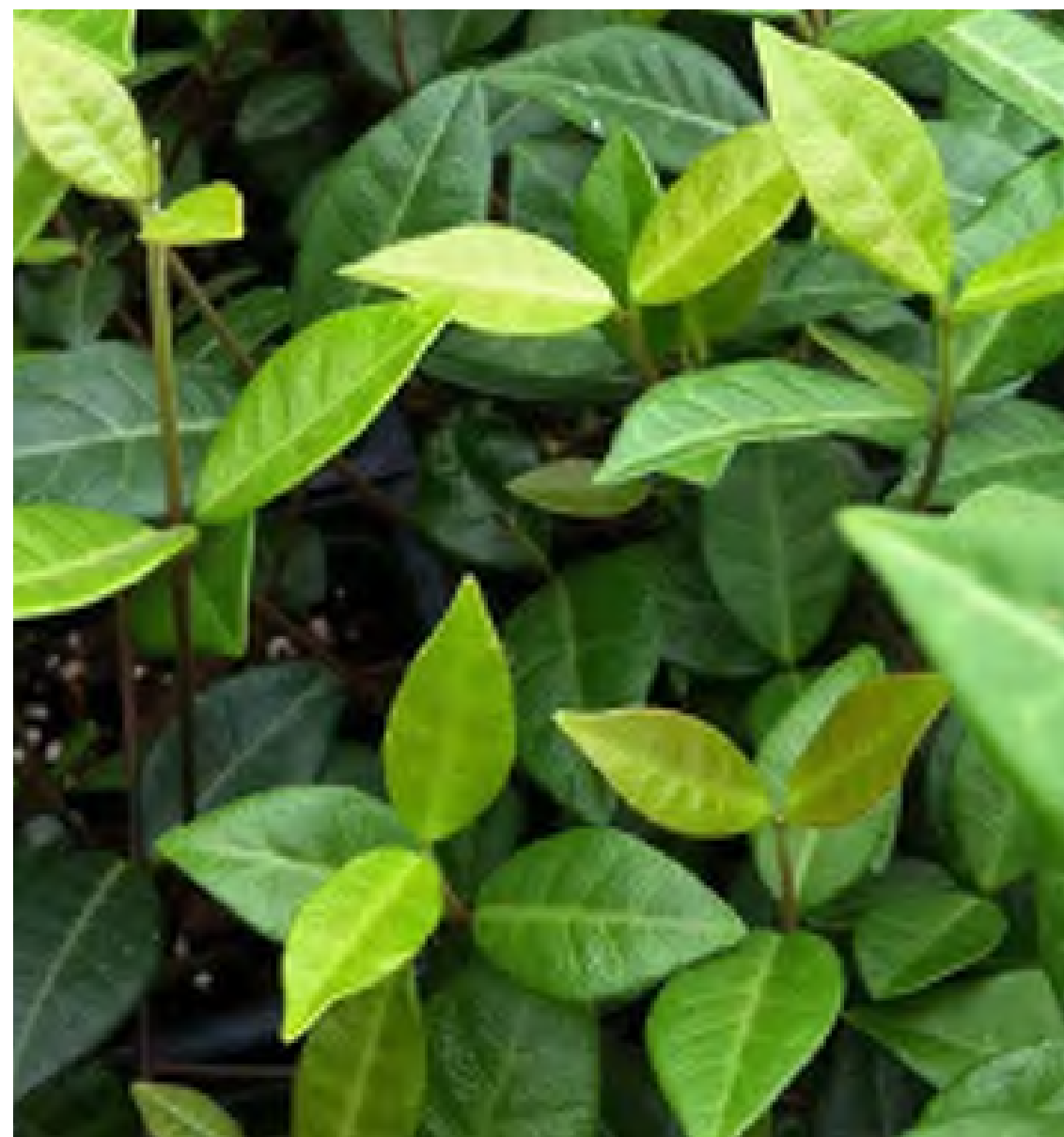
overall
plant
selection

Groundcovers

Peperomia
(*Peperomia ssp.*)



Asiatic Jasmine
(*Trachelospermum asiaticum*)



Mondo Grass
(*Ophiopogon japonicus*)



Seashore Paspalum
(*Panicum vaginatum*)

