

4880 Pine Tree Drive DRB Nov 3rd, 2020



Key Project Changes & DRB Timeline 2019 - 2020

November 2020

3rd Submittal | Submitted 9.2020

- Split/Broken Front Volume
- Decreased Height by 7'-1" + and 3'-4" + at front One Story volume and by 2'-0" and 4'-0" at the Two Story volume.
- Split Volume has one Increased Front Street Setback: 30' and 20'.
- No Height Waivers Requested for this Scheme.
- The Elevator is Now Central to Plan.
- Increased North Setback Privacy by Flipping Bedroom Plan.
- More Landscape Throughout.
- The Understory is more Open. Neighborhood Compatibility addressed by Residential Massing and Materialization.

DRB Previous Presentation Comments & Notes

February 2020

1st Submittal | Submitted 12.2019

Features

- 4' Height Waivers Requested
- Elevator Location Waiver Requested
- Smaller Site Setback at North
- Bedrooms on North Side Setback
- 20' Front / Street Setback
- Tighter Understory

Board Comments

- Maximize N Setback (Scott D.)
- Front Facade Can Improve (Jason H.)
- Concerns w. Understory (Jason H.)
- Change Setbacks (James B.)
- More Light Under (James B.)
- More Green Screening (Marsh)
- More Mitigation (Marsh)

Response & Solution

- Increased N Setback to 15'-6"
- Improved Louver System
- Opened up Further
- Switched larger setback to North.
- Increased Understory Openings
- More New Trees Added
- Less Trees Removed

July 2020

2nd Submittal | Submitted 5.2020

Features

- 2' & 3' Height Waivers Requested
- Elevator Location Waiver Requested
- Increased Site Setbacks on N Side
- Bedrooms on North Side
- 25' Street Setback
- Added Landscape Species
- Improved Mitigation
- Opened Understory
- Submitted Accurate Shadow Studies

Board Comments

- Insensitive to North Neighbor (Scott D.)
- Improve Shade to North (Scott D.)
- Front Elevation Can Improve (Jason H.)
- Front Elevation is Overwhelming (Mr. Steffens)
- Overscaled Front Volume (Marsh)
- Facade Should be Broken Up (James B.)
- Seems too big on Street (Sarah)
- Location of Elevator More Central (Sarah)

Response & Solution

- Increased Setback, Greens and Privacy, Decreased Height
- Split Front Volume in Two & Lowered
- Split Front Volume in Two & Lowered
- Split Front Volume in Two & Lowered
- Split Front Volume in Two & Lowered
- Split Front Volume in Two & Lowered
- Centralized Elevator

Neighborhood Compatibility Split Volume & Residential Materials



Previous Schemes February 2020 and July 2020



Reduced Height 7'1" Lower, now @ BFE+1 (9' NGVD),
30' Front Setback, Wood Siding
& Intensive Planted Roof

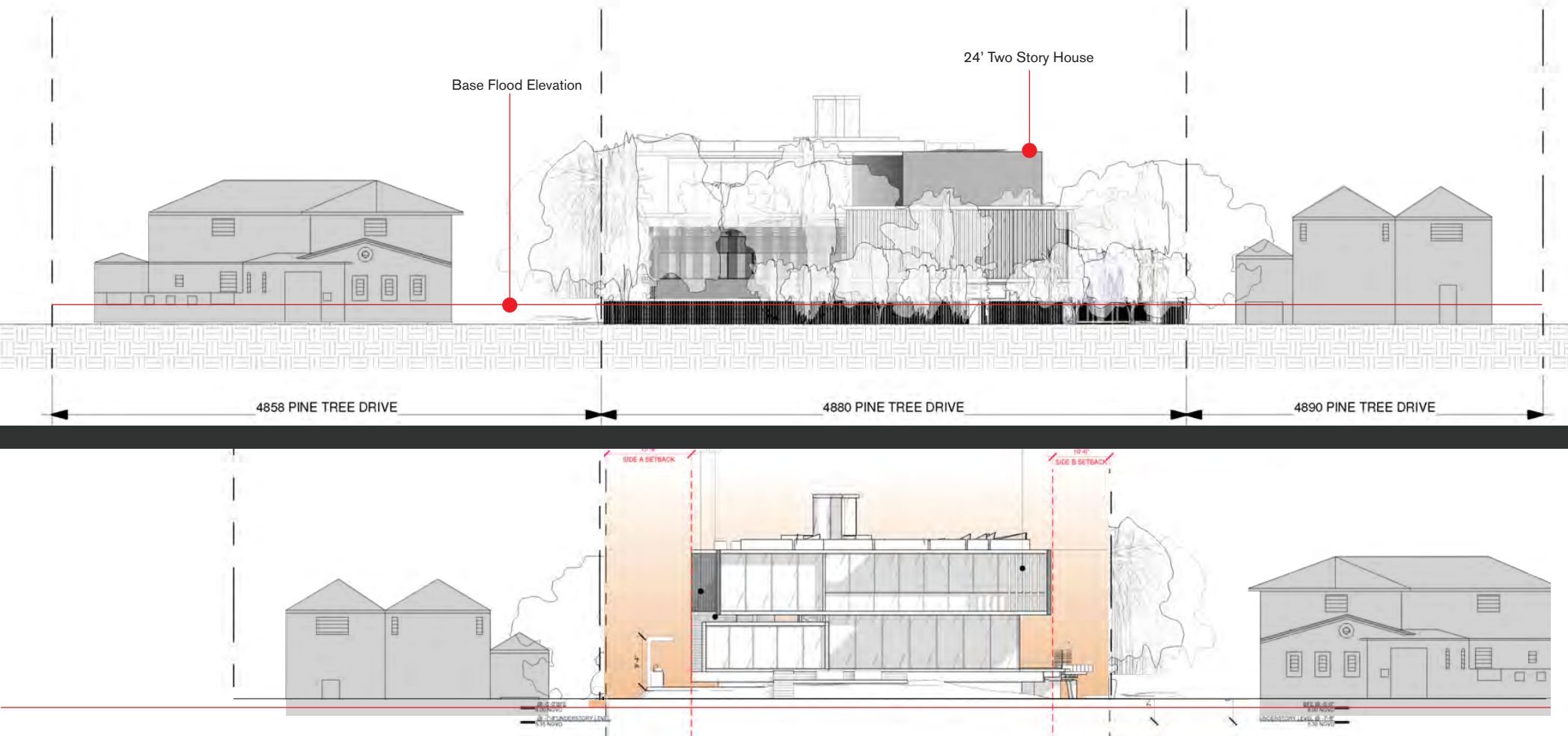
No Height Waivers Requested

2nd Story is setback of 61'8" from front Prop Line
Wood Siding



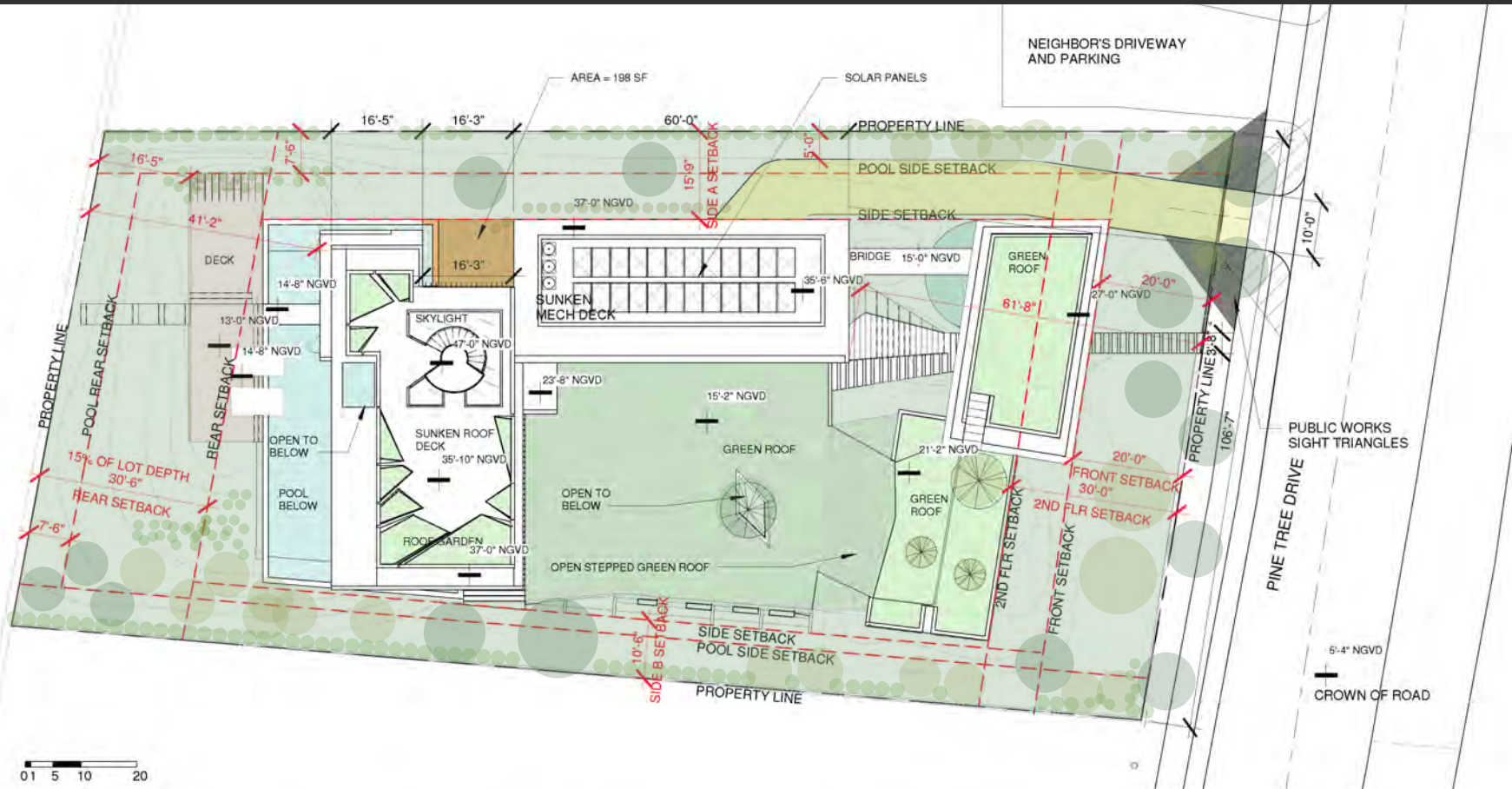
Reduced Height 3'0" Lower, 20'0" Setback from front Prop Line,
Wooden Louvers and Extensive Planted Roof

Site Elevations Context & Height



Roof & Site Plan Green Coverage, Small Footprint

Lake
Surprise



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



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4880 Pinetree Drive Key Project Data

Unit Size

7,643 SF (9,886 Allowed)

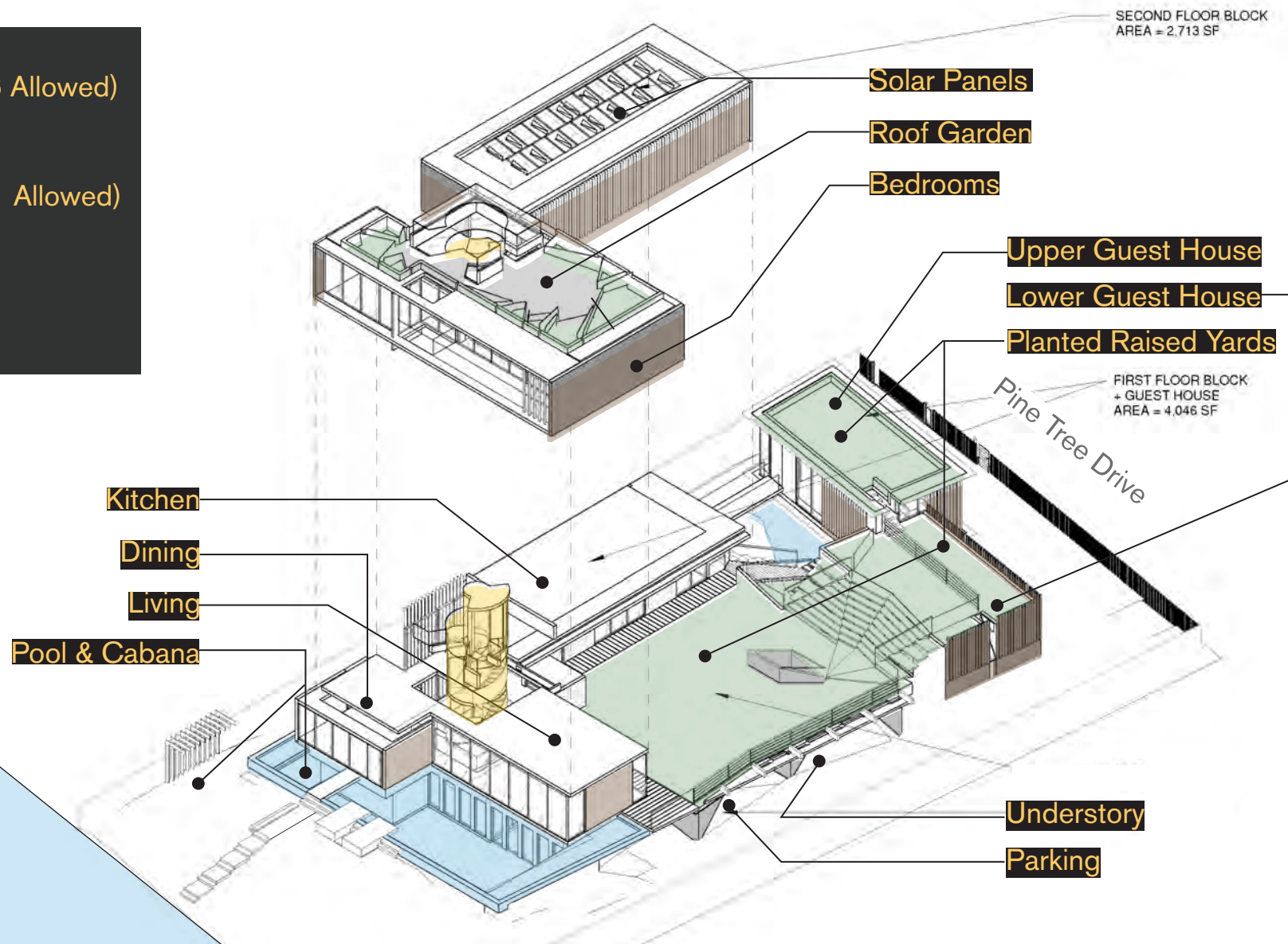
Lot Coverage

5,056 SF (5,931 Allowed)

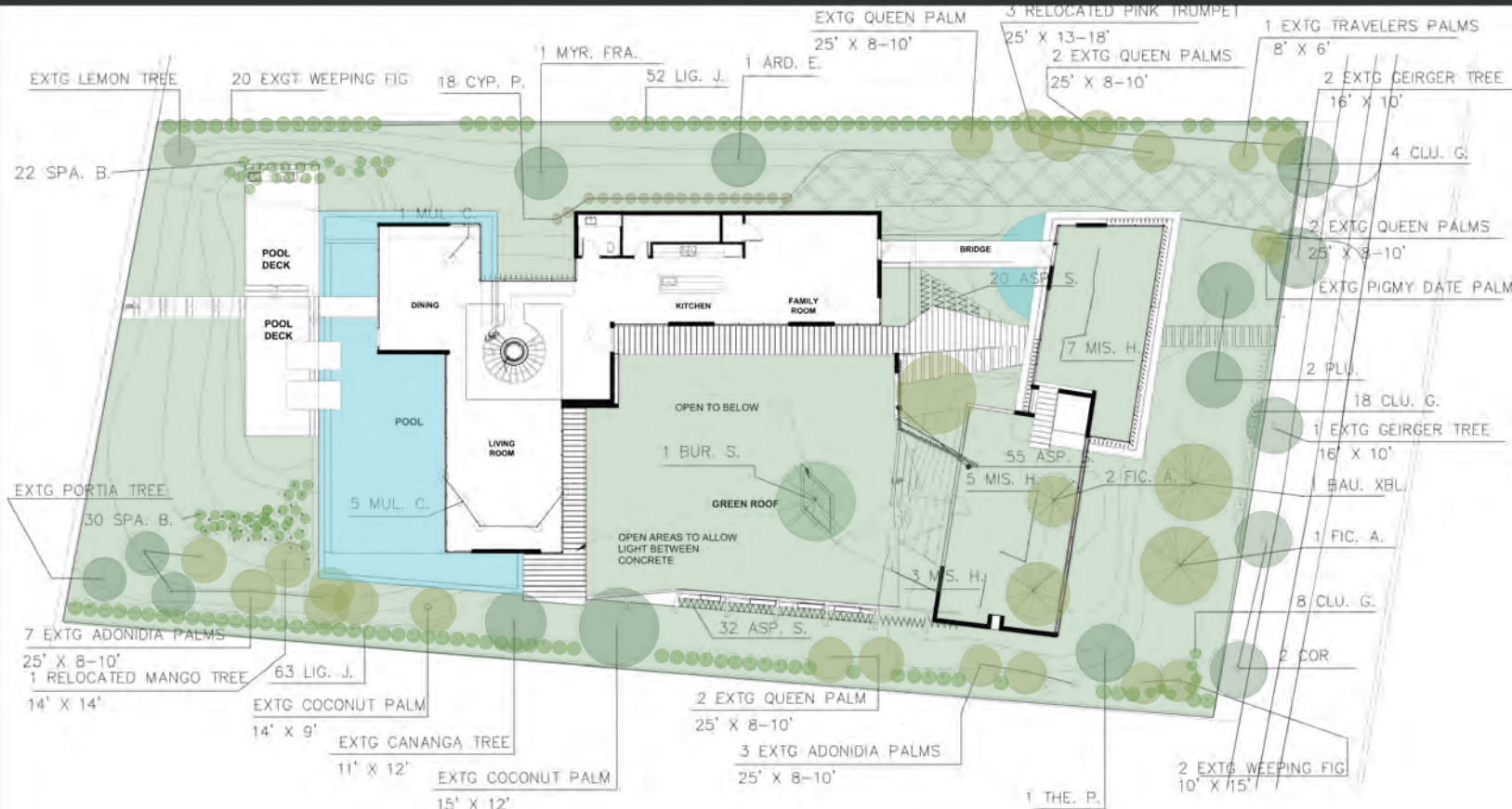
Height

One Story 18'

Two Story 24'



Privacy from Street and Sides Landscape Plan



PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES & PALMS				
BAU. XBL	1	BAUHINIA X BLAKEANA	HONG KONG DRAGON	18-20' X 8-9' / MIN 9' CT & 6" CAL
BUR. S	1	BURKEA SUMATRANA	GUINOA LIMBO	18-20' X 8-9' / MIN 9' CT & 6" CAL
FIG. A	3	FICUS AUCAS	STRANGLER FIG	18-20' X 8-9' / MIN 9' CT & 6" CAL
THE. P.	1	THESPESIA POPULNEA	PORTIA TREE	18-20' X 8-9' / MIN 9' CT & 6" CAL
MYR. FRA	1	MYRCIANTHES FRAGRANS	SIMPSON STEPPER	18-20' X 8-9' / MIN 9' CT & 6" CAL
PLU	2	PLUMERIA	FRANGIPANI TREE	8-10' X 5-6' / MIN 9' CT & 6" CAL
COR	2	CORDIA SEBESTENA	WHITE GEIGER	18-20' X 8-9' / MIN 9' CT & 6" CAL
ARD. E.	1	ARDISIA ESCALLONII	MAHLEBERRY	15-25' X 8-10' / MIN 9' CT & 6" CAL
SHRUBS & GRASS COVERS				
ASP. S	107	ASPARAGUS SPRENGERII	ASPARAGUS	12-16" DA W 12" OC
CLU. G	30	CLUSIA GUTTAFA	CLUSIA HEDGE	2-3' X 18"
CYP. P	18	CYPRESS PAPHUS	GIANT PAPHUS	5-6' X 18"
JAS. V	92	JASMIN VILLIBILE	WAX JASMIN	18-24" SPK W 24" OC
HAM. RC	60	HAMELIA P. 'COMPACTA'	SWARTZ FIREBUSH	18-24" X 18-24" W 24" OC
HIS. S	5	HIBISCUS 'STANDARD'	HIBISCUS 'AN CREPE'	6-7' X 2-3'
LIG. J	115	LIGUSTRUM JAPONICA	LIGUSTRUM SHRUBS	12-15' X 2-3'
MIS. H	15	MISCELLANEOUS HERBS	HERBS	8-10" HT X 6"
MUL. C	6	MULCBERGIA CAPILLARIS	HAIRY GRASS	18-24" SPK W 24" OC
SPA. B	52	SPARTINA BAKERI	SAND CORNGRASS	2-3' DA (30)

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES-ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF NUTRIENT PER 6 CU. YDS.
- TREES & PALMS GUARANTEED FOR 180 DAYS- SHRUBS 90 DAYS.
- APPLY 2" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SOEDD WITH FLORIDIAN SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE COOK COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A BAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.

New trees	12
Trees to remain	51
Trees to relocate	04
Total trees	67
New shrubs & gc	500
Trees to remove	51

50% + from Previous

34 - than Previous

LANDSCAPE PLAN



SCALE 1" = 10'

AM

Front Yard Signature Landscape



Improving Street Presence: Two Level Garden & Adding Meaningful Trees to the Front Yard

In addition to a two level planted roof that reached the streetscape we included specimen-size trees to the front setback to increase presence of meaningful plant life for the streetscape. The trees are two 18' Native White Geiger Trees, a 20' Hong Kong Orchid, two 10' Frangipani Trees and a 20' Native Specimen Strangler Fig – in addition to two 25' Queen Palms and a Pygmy Date Palm.

The total amount of trees and plants in the street setback is 42.



Two Story, 61'8"
Front Setback

Elevator is a Height
Exception by Code.

One Story, 7'1" Lower, 30' Front Setback,
Intensive Planted Roof, Wood Siding

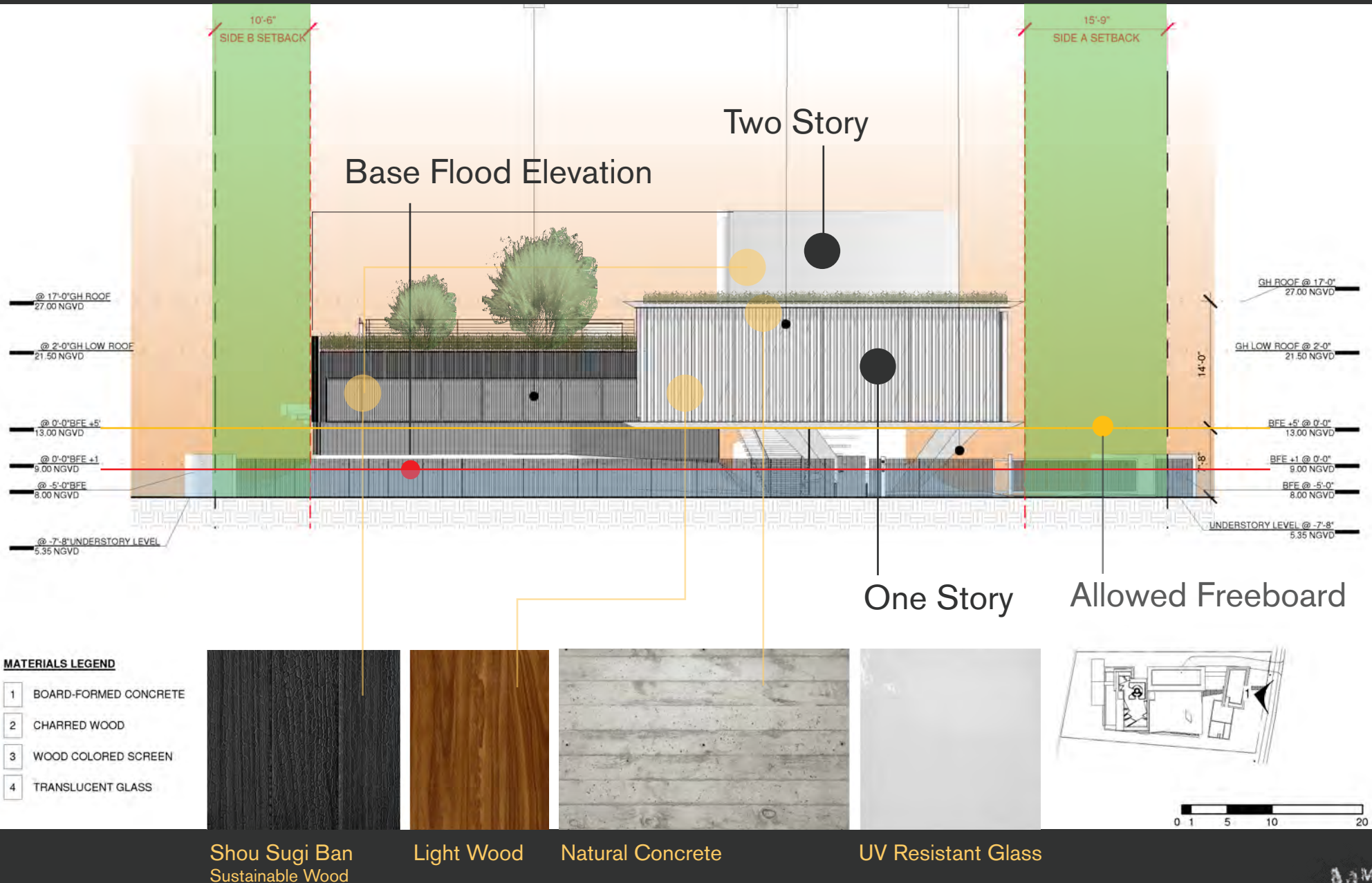
One Story, 3'0" Lower, 20' Front Setback, Extensive Planted Roof, Wood Louvers



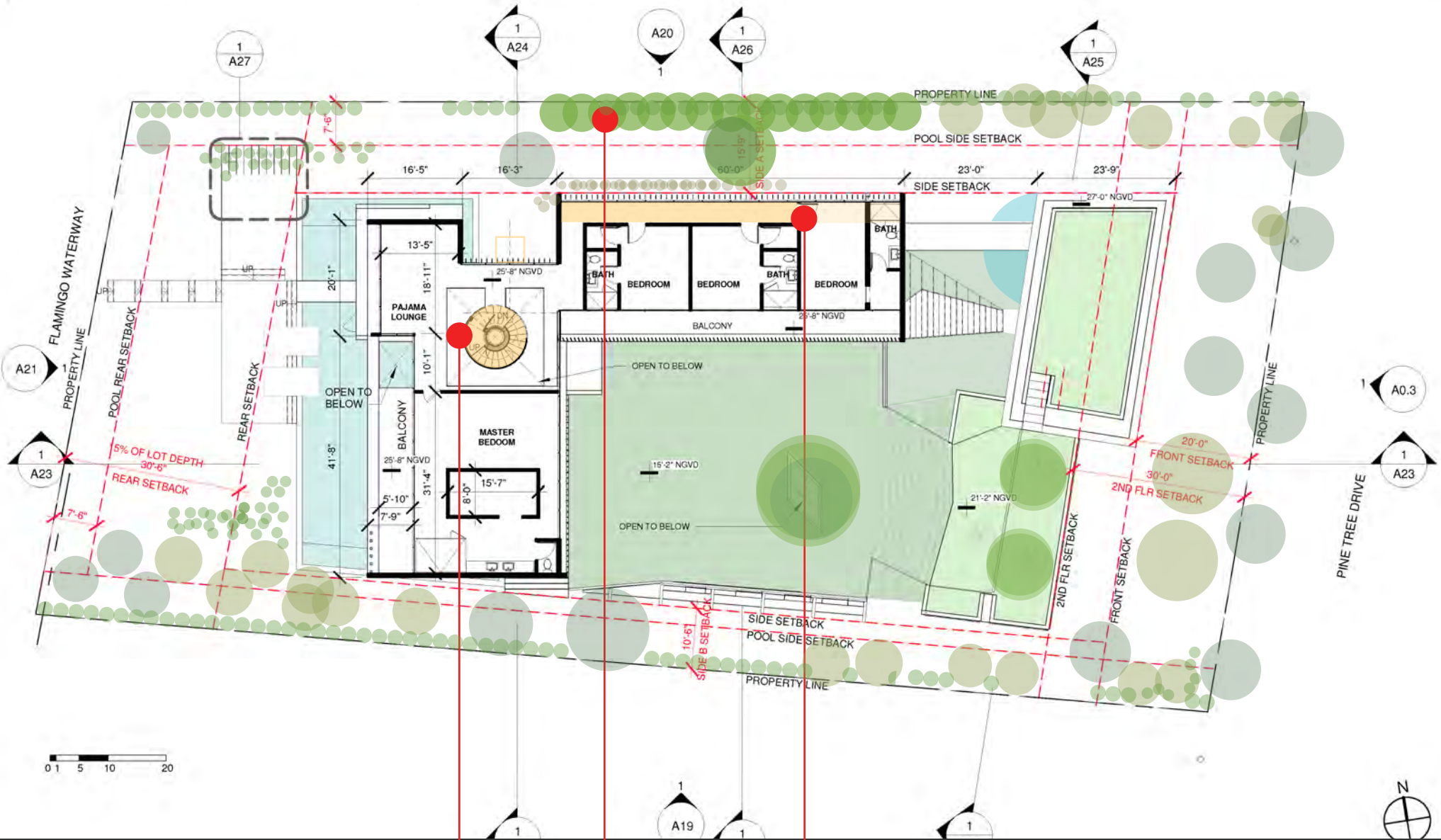
Central Elevator

One Story, 15'9"
Side Setback

Street Elevation Organic/Sustainable Materials



Upper Floor Plan Central Elevator, Screening & Privacy



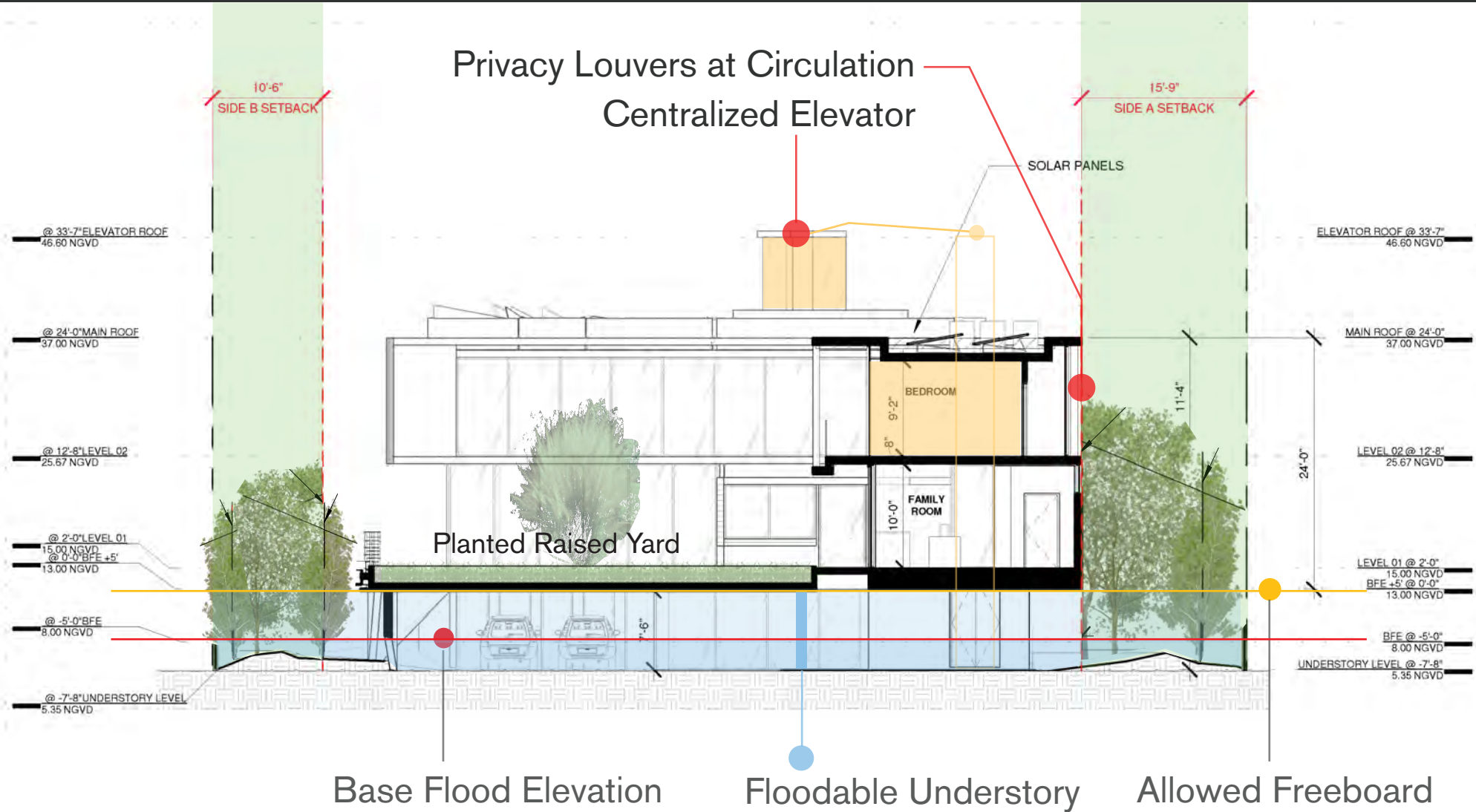
Elevator Moved to Central Location

Tall Tree Screening

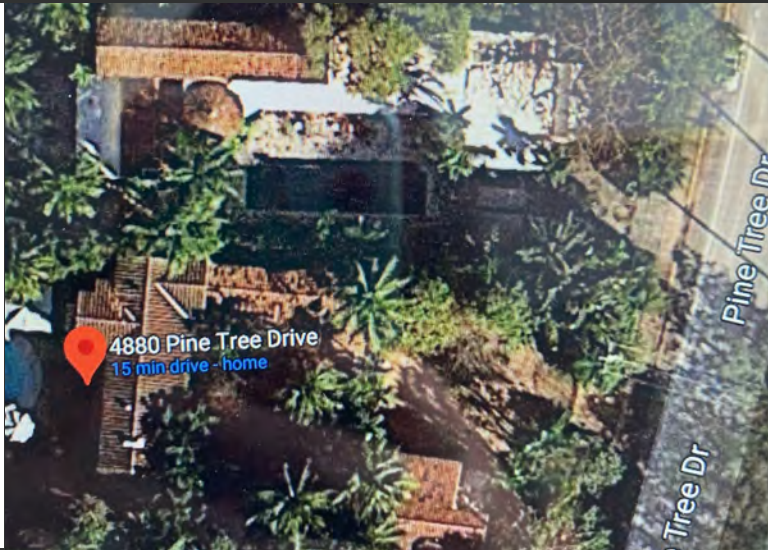
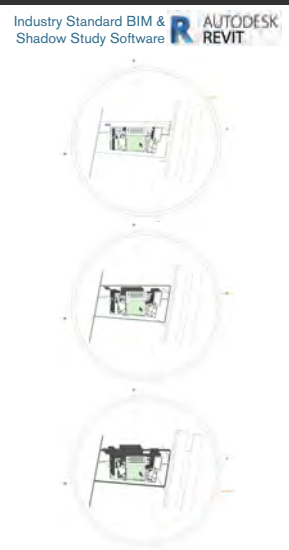
Flipped Circulation w/Bedrooms for Privacy
& Screened with Privacy Louvers

Section Central Elevator, Screening & Privacy

Privacy Louvers at Circulation
Centralized Elevator



Shadow Study No Significant Change from Current



Render from Northwest Privacy Louvers & Green



Render from Southwest Natural Materials, Natural Edges



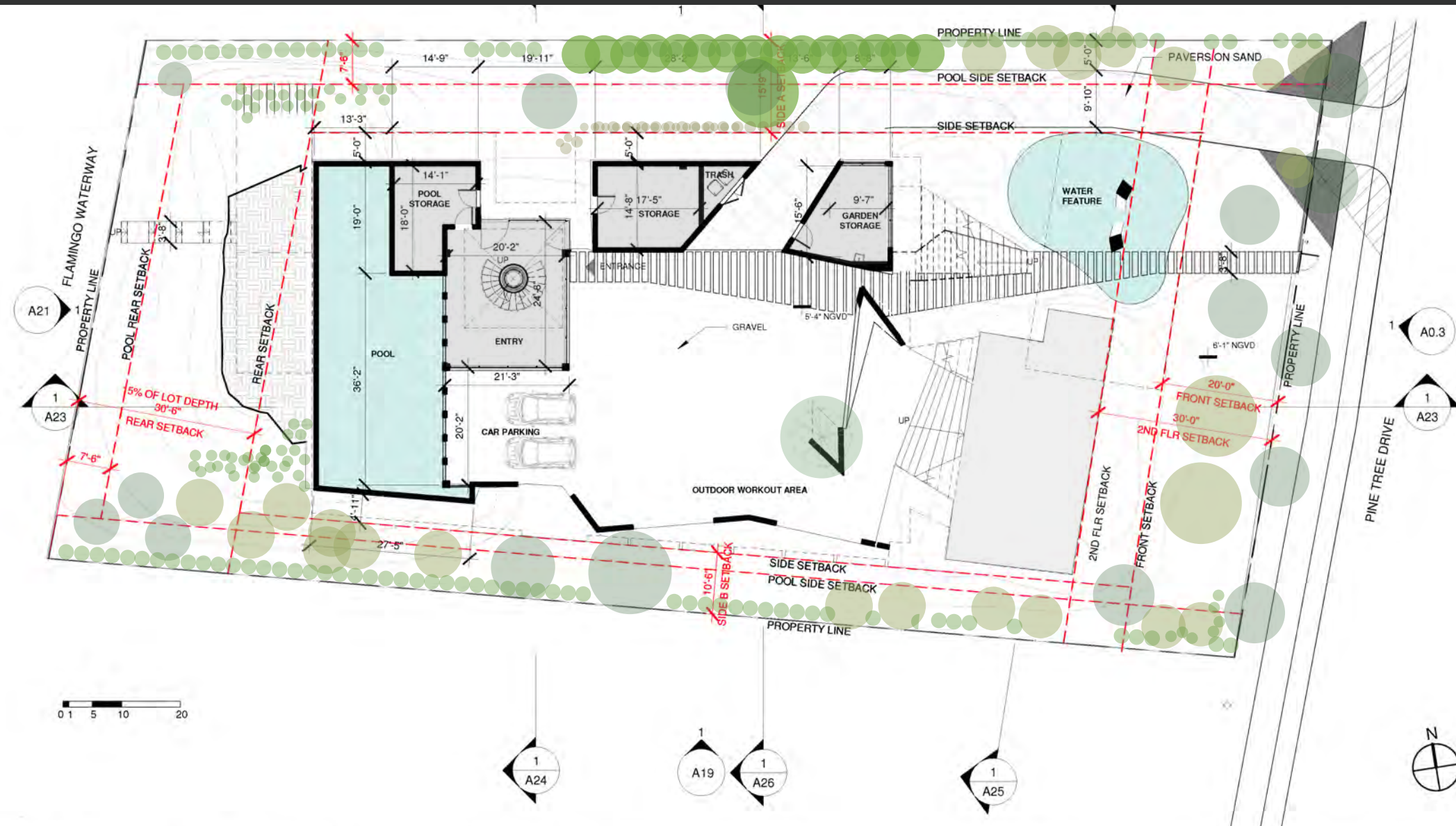
Understory Landscaped and More Open



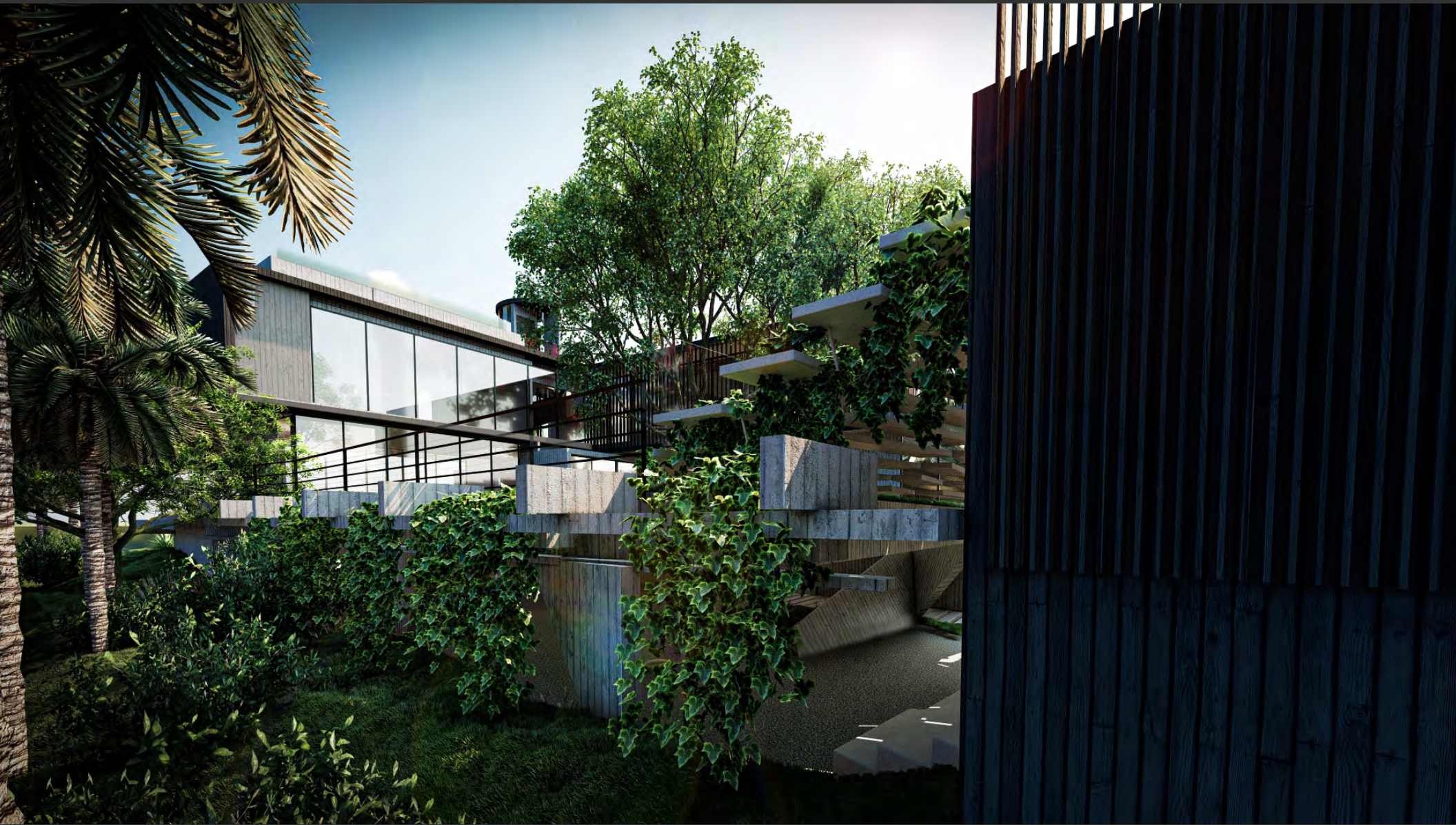
Understory Landscaped and More Open



Understory Landscaped, Permeable and More Open



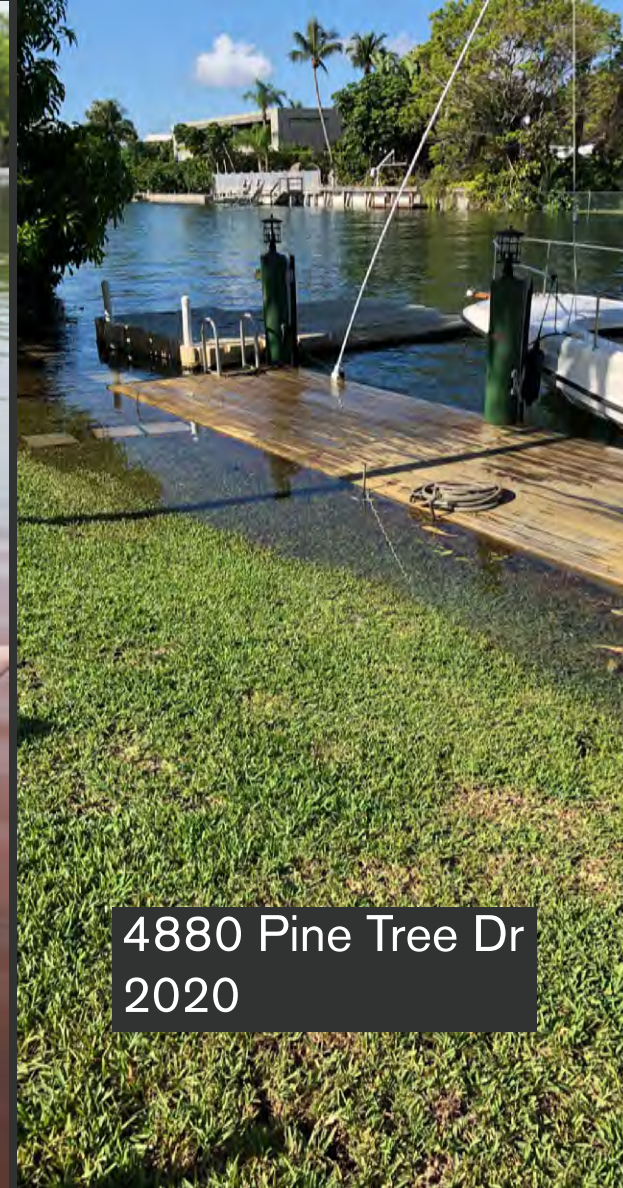
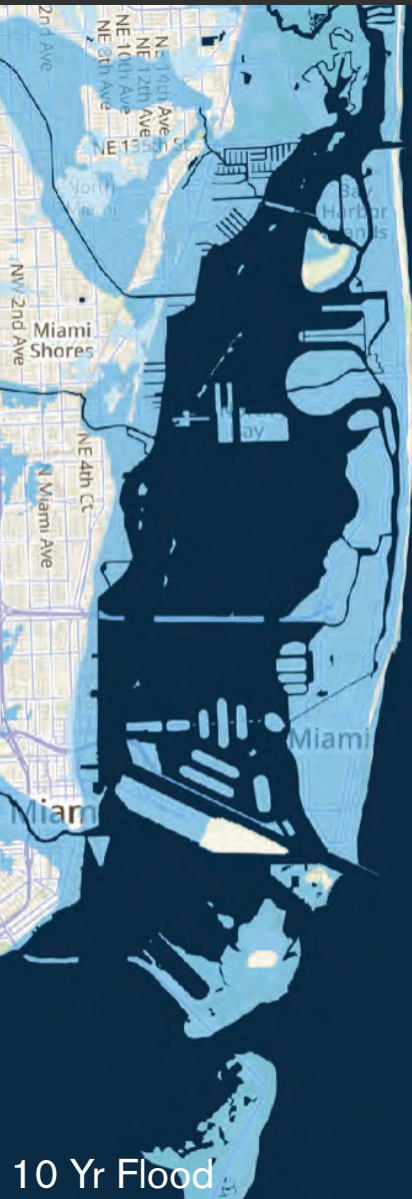
Understory Landscaped, Soft Edges and More Open



Understory Edge & Elevated Planted Yards No Heat Island Effect



Sea Level Rise in Miami Beach DO THE RIGHT THING



Sustainability Measures

Endorses CMB's Code and Vision Using Understory Ordinance

Under Unit Size 25%+/- Under Unit Size

No Heat Island Effect Utilization of Planted Roofs & Gray Water

Flood Proof Raise above BFE + 5' Freeboard w/Understory

Erosion Managing No Berming Away From Bldng, Retains on Site

Native Species Strangler Figs, Geiger Trees, Palms, Mangos, etc.

Sustainable & Recycled Materials Shou Sugi Ban, Core10.

Alternative Energy Solar Cells

Thank You! Bye

