

FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE



REV 10/5/2020

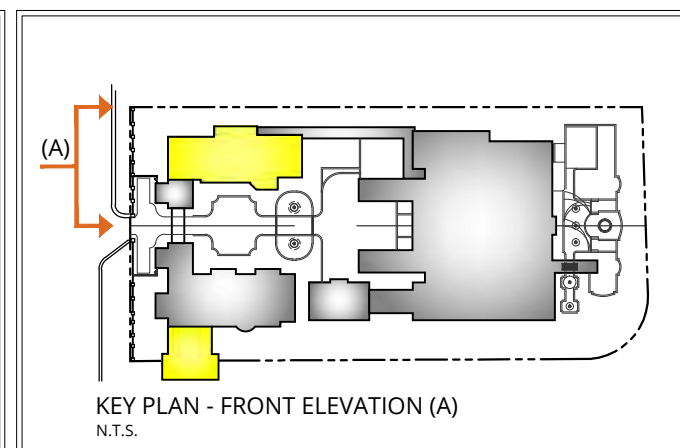
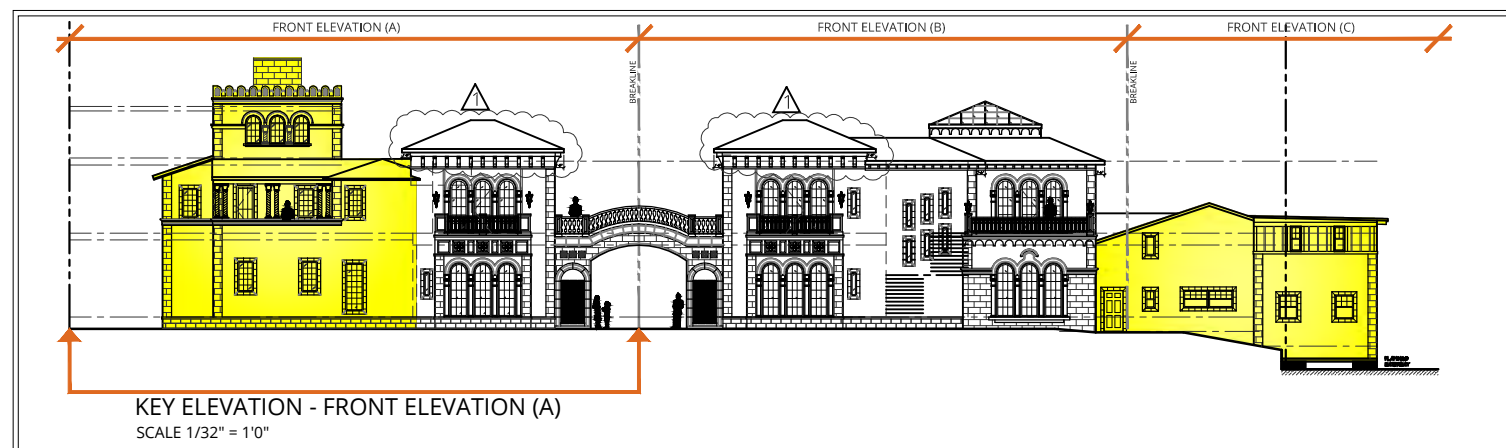
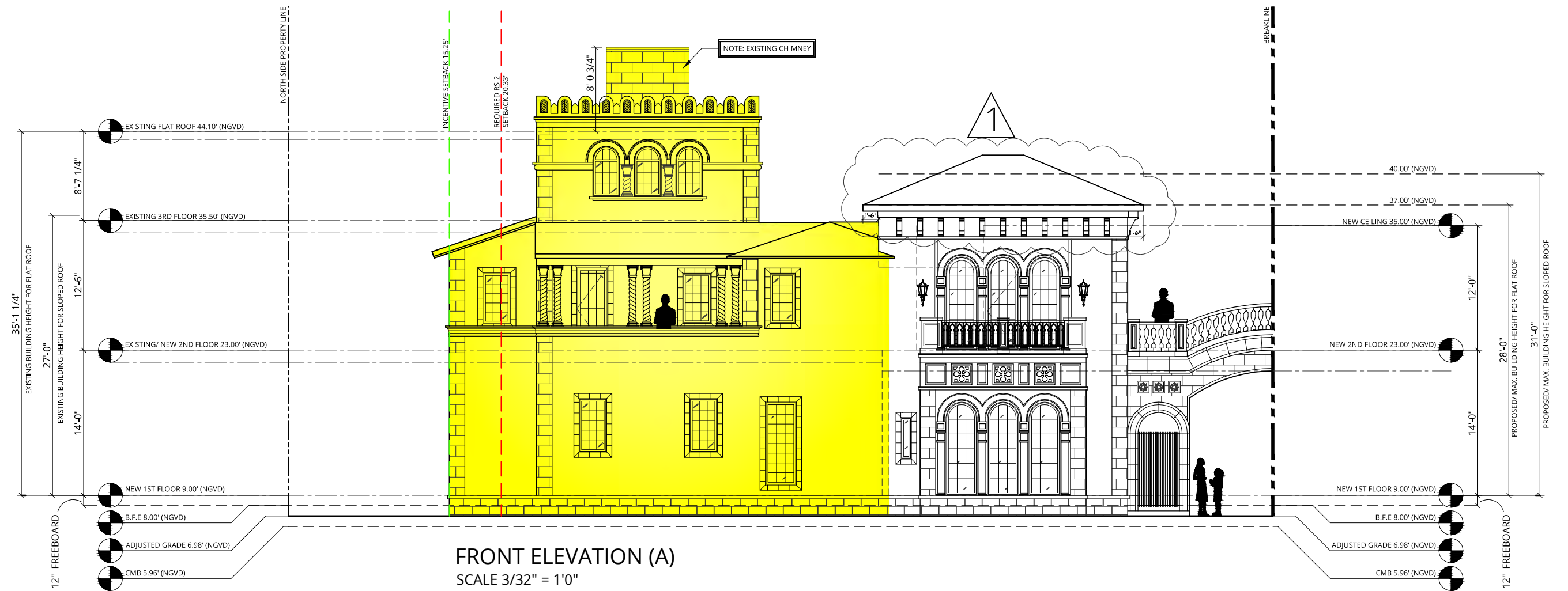
- NOTES:
- ELEVATIONS SHOWN ARE IN NORTH GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) UNLESS OTHERWISE NOTED.
 - CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

Inspirata Management LLC
 3921 Alton Road Suite 421
 Miami Beach, FL 33140



FIRST FLOOR PLAN
 5011 PINE TREE DRIVE
 Miami Beach, FL 33140

Sheet: **A-5.000**
 Date: 5/11/2020
 Scale: 1/32"=1'-0"

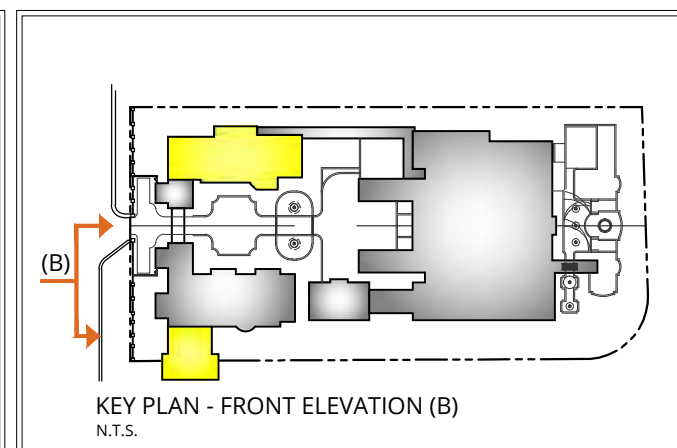
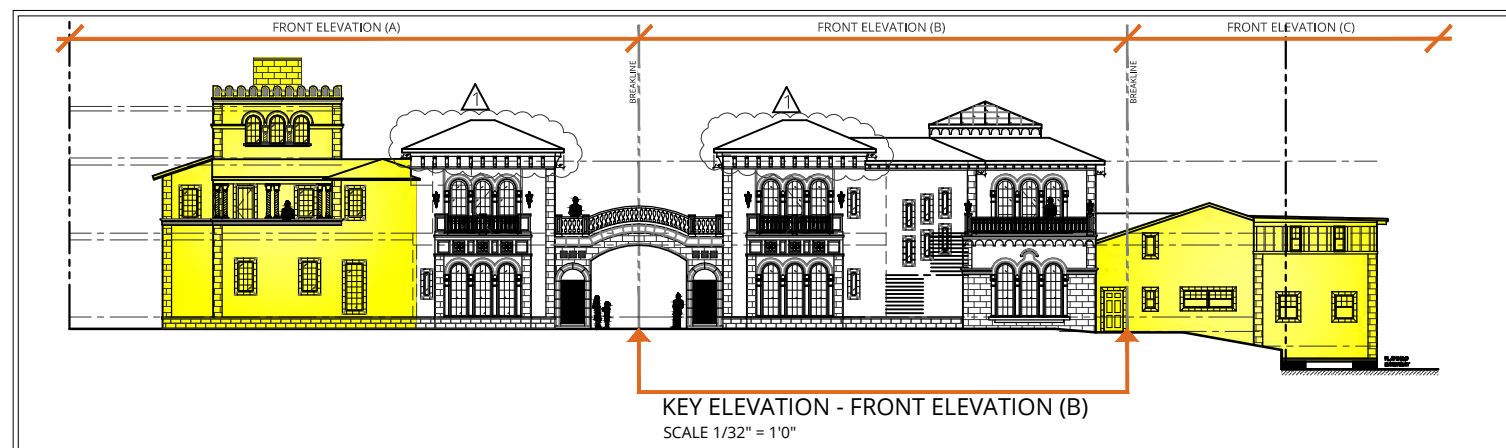
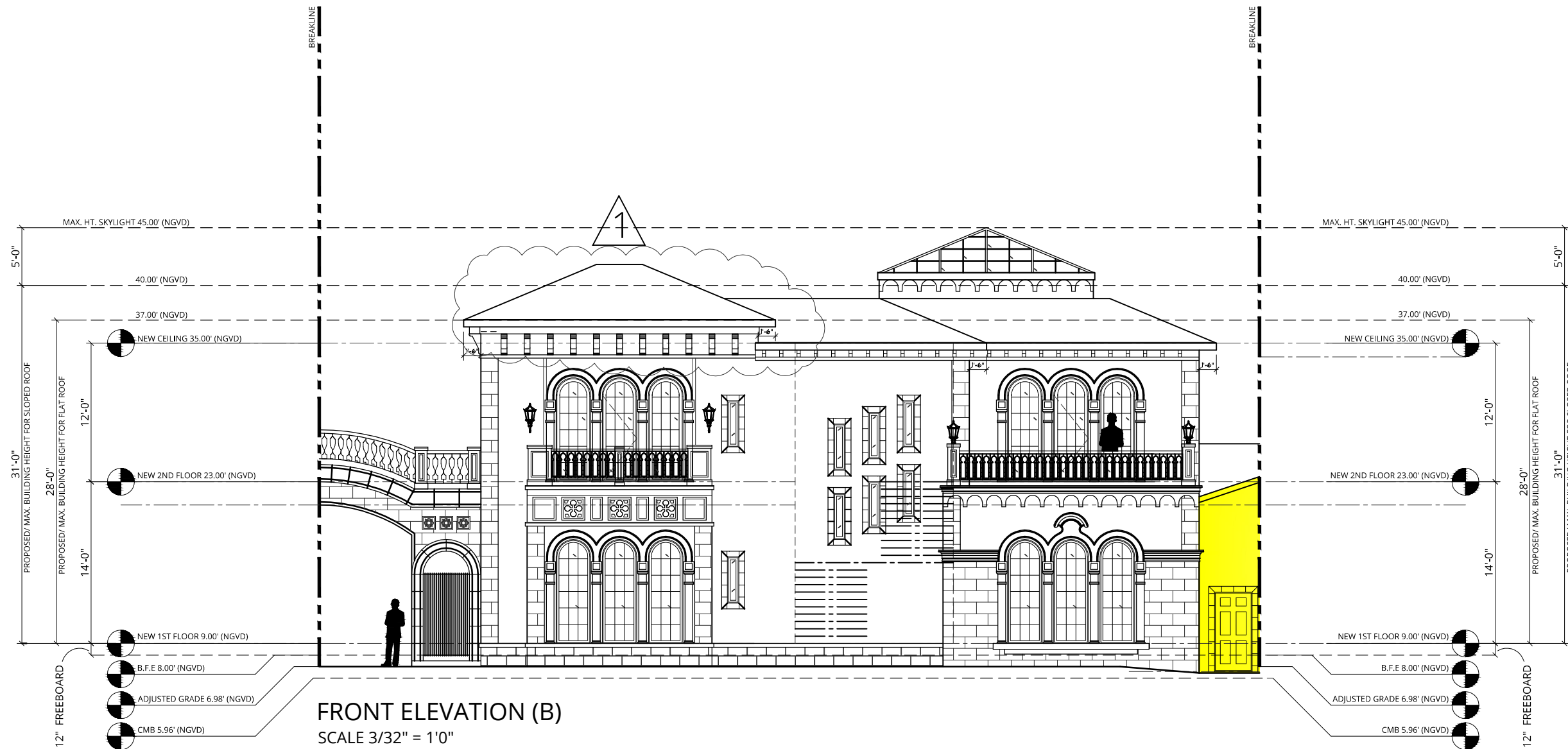


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FRONT ELEVATION (A)	REV 10/5/2020
5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-6.000
	Date: 5/11/2020
	Scale: 1/32"=1'-0"



REV 10/5/2020

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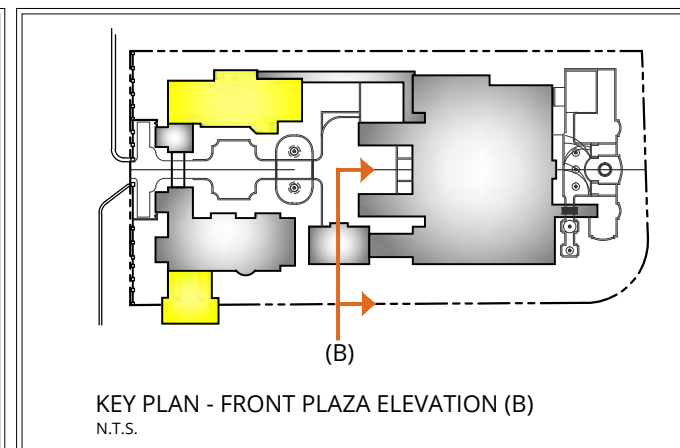
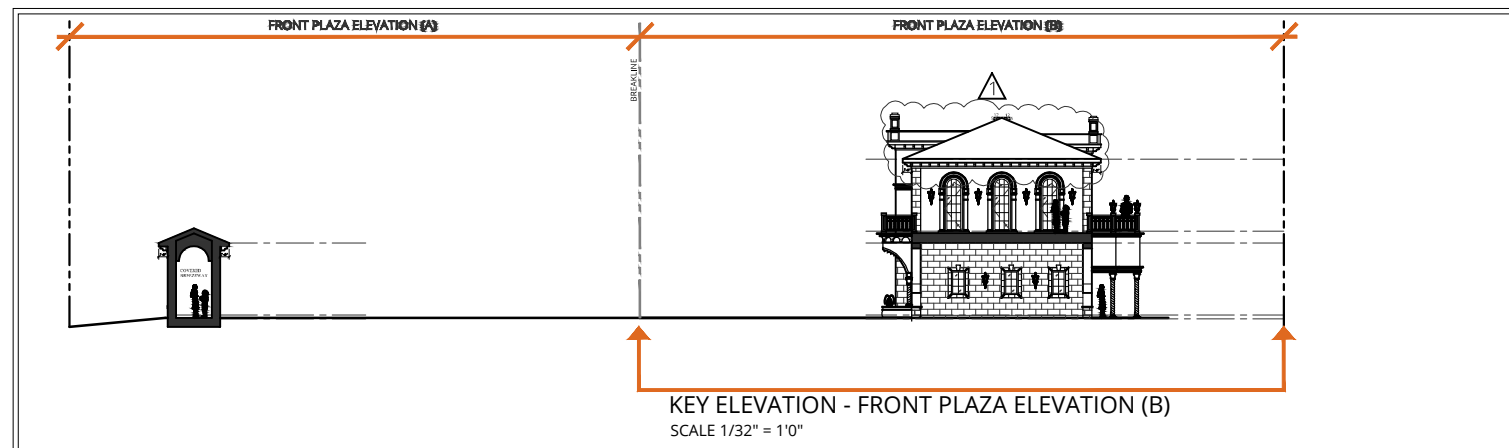
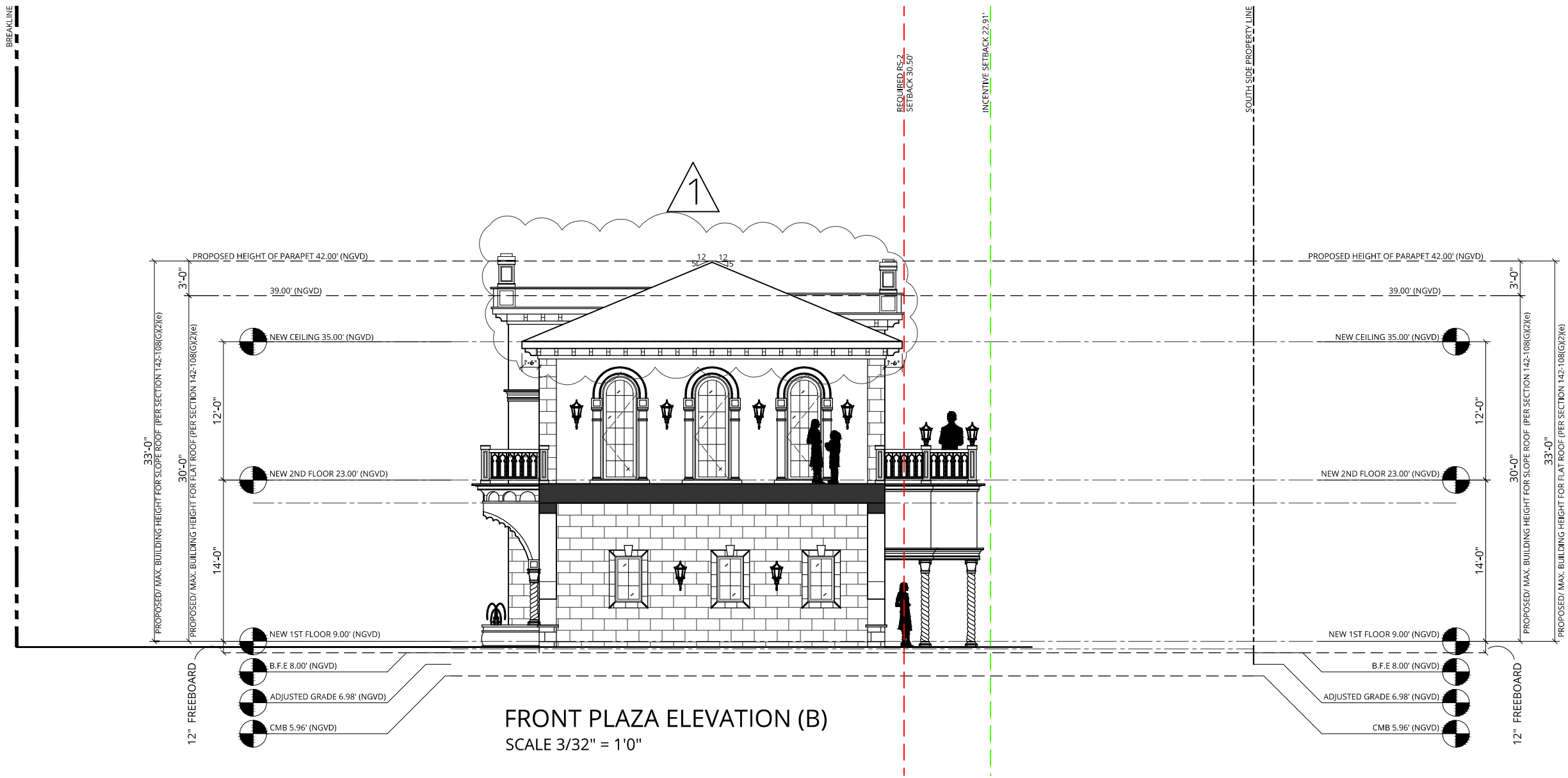
FRONT ELEVATION (B)

5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: A-6.001

Date: 5/11/2020

Scale: 1/32"=1'-0"



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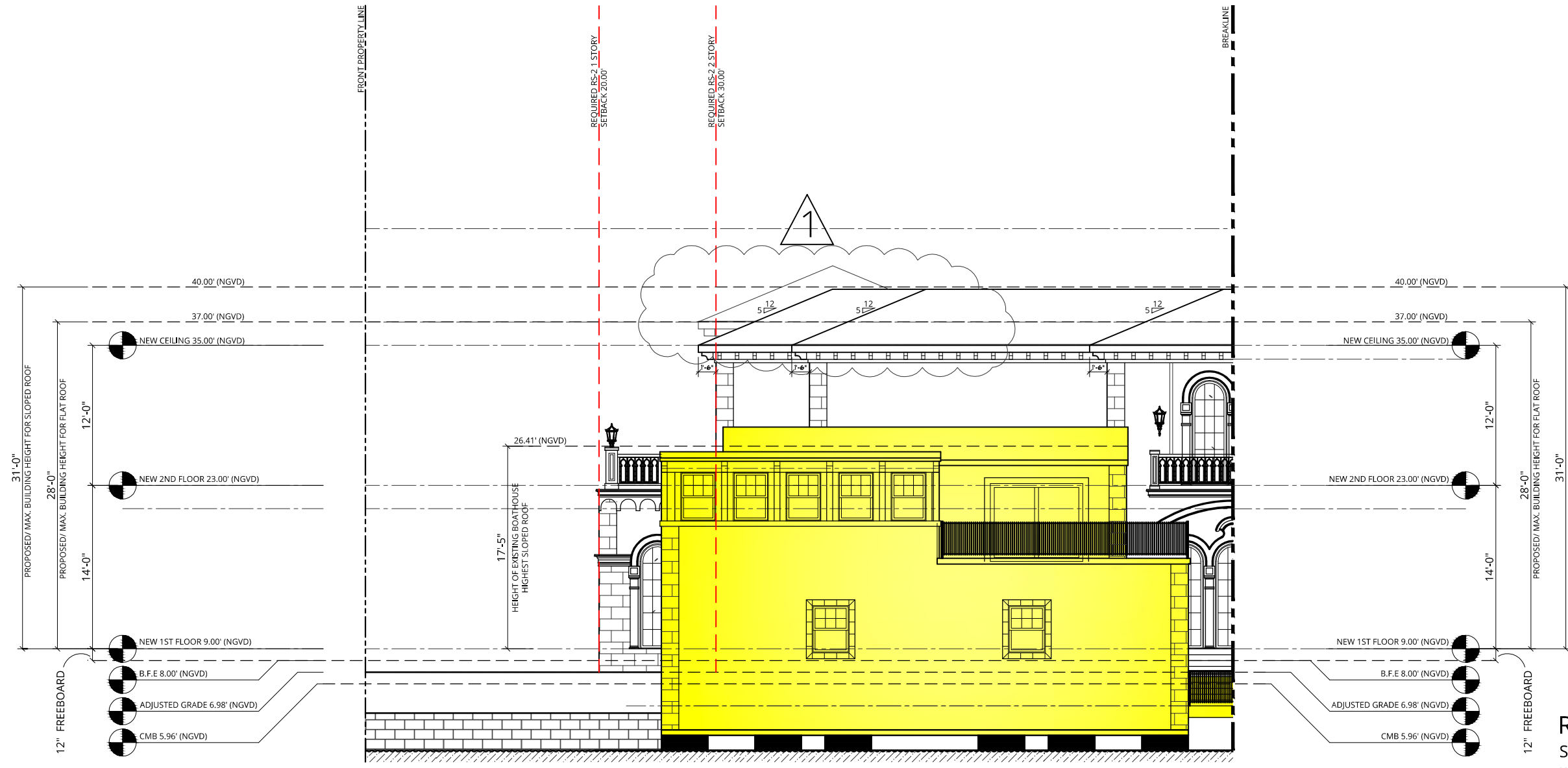
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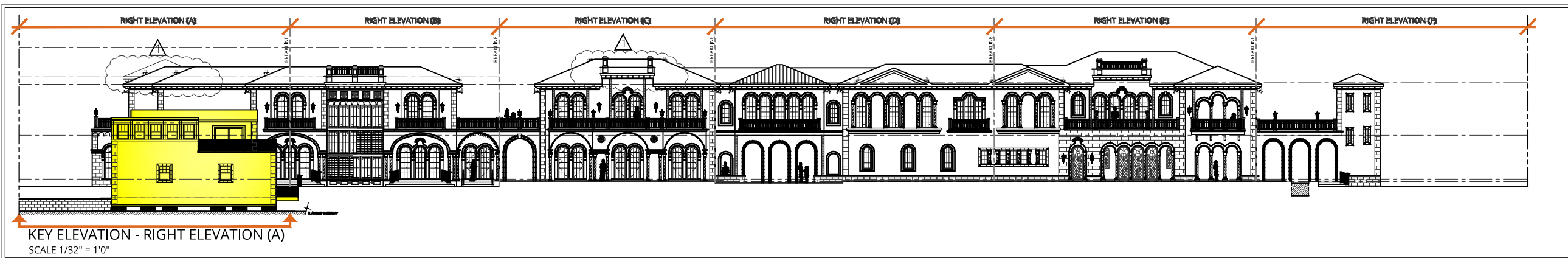
FRONT PLAZA ELEVATION (B)

5011 PINE TREE DRIVE
 Miami Beach, FL 33140

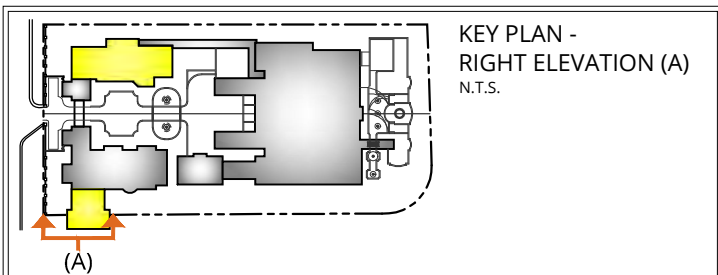
REV 10/5/2020
 Sheet: **A-6.004**
 Date: 5/11/2020
 Scale: 1/32"=1'-0"



RIGHT ELEVATION (A)
 SCALE 3/32" = 1'0"
 NOTE: INDICATES EXISTING STRUCTURE TO REMAIN



KEY ELEVATION - RIGHT ELEVATION (A)
 SCALE 1/32" = 1'0"



REV 10/5/2020

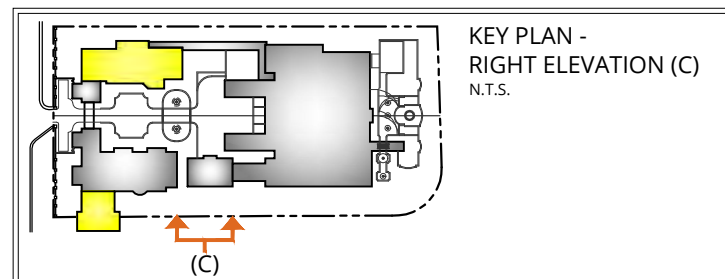
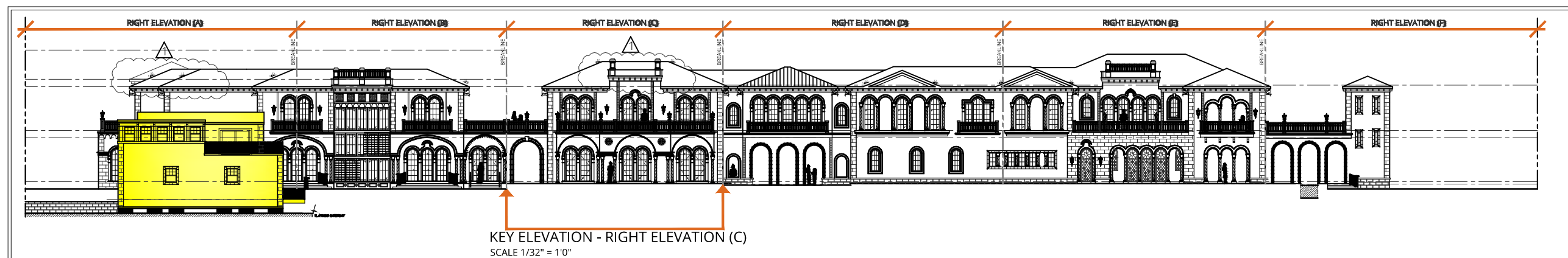
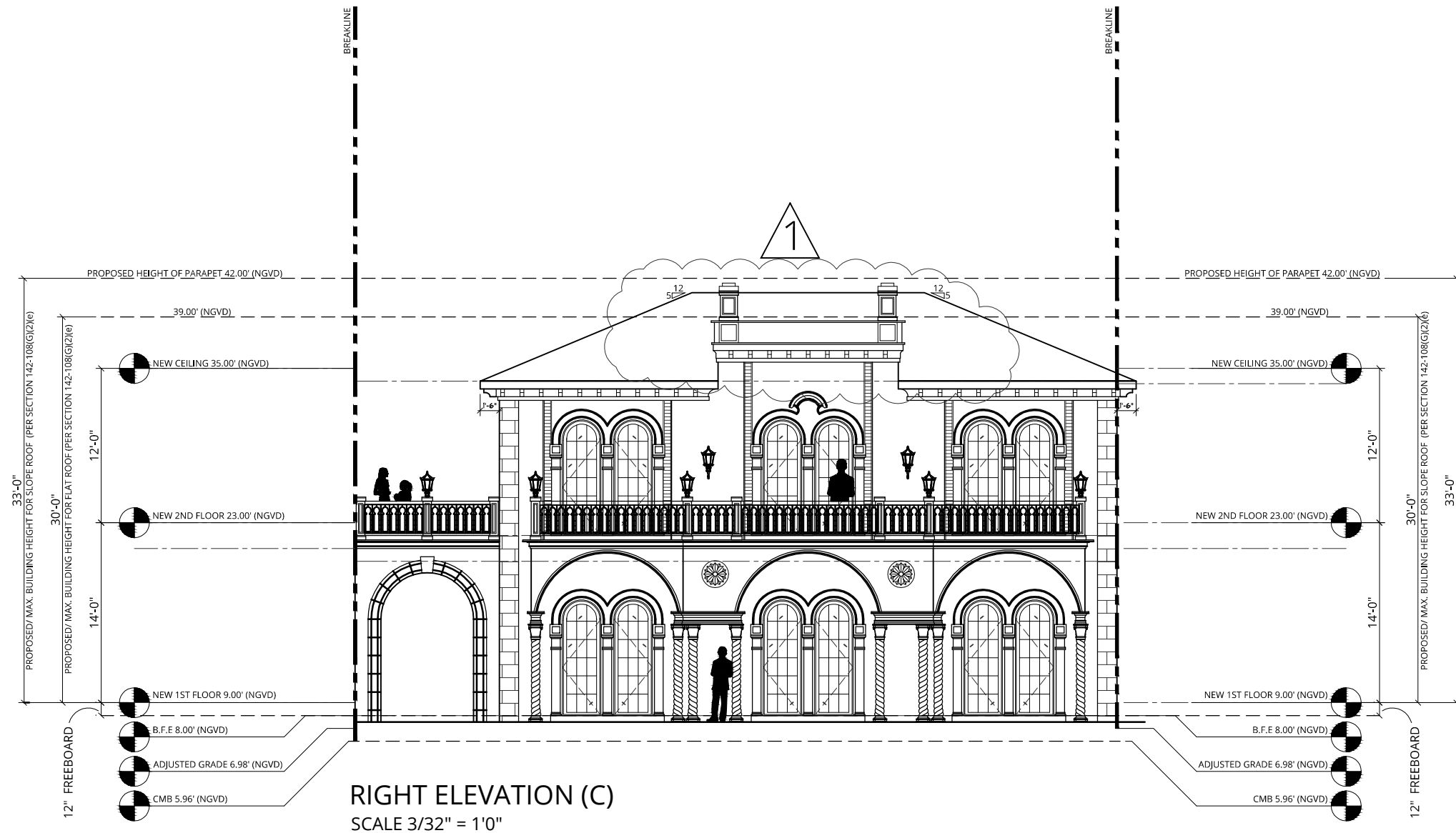
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RIGHT ELEVATION (A)
 5011 PINE TREE DRIVE
 Miami Beach, FL 33140

Sheet: **A-6.007**
 Date: 5/11/2020
 Scale: 1/32"=1'-0"



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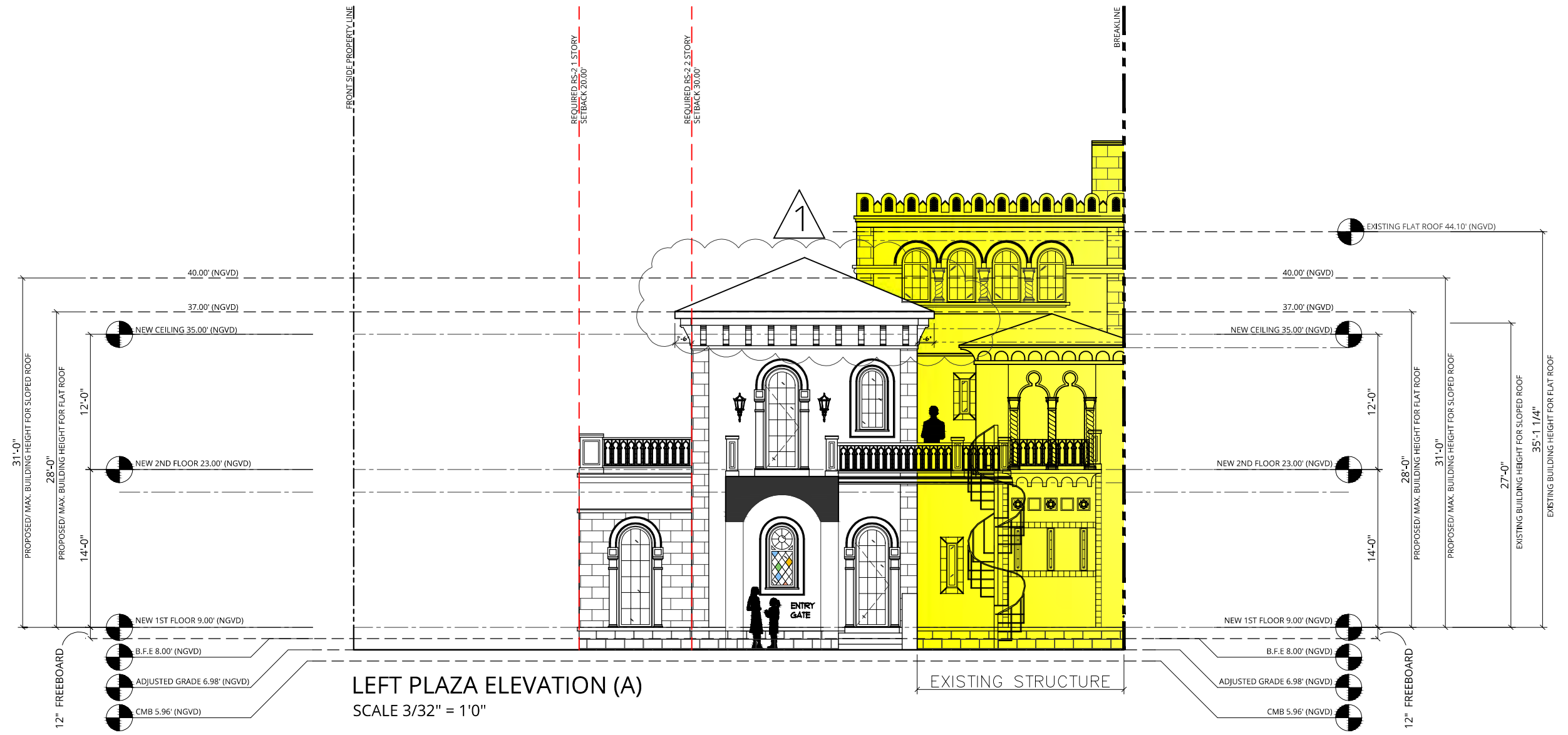
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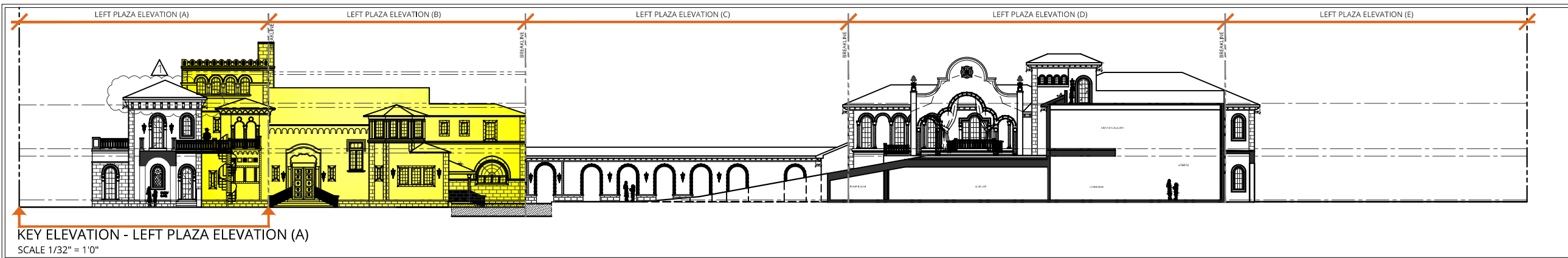
RIGHT ELEVATION (C)
5011 PINE TREE DRIVE
Miami Beach, FL 33140



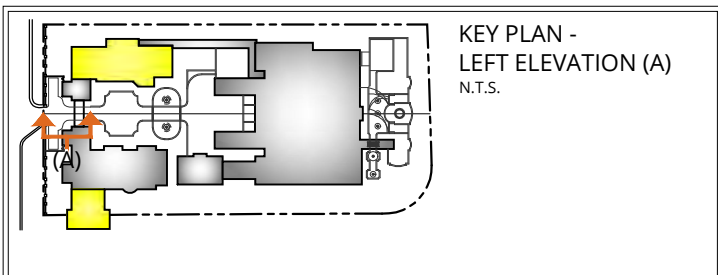
REV 10/5/2020
Sheet: **A-6.009**
Date: 5/11/2020
Scale: 1/32"=1'-0"



LEFT PLAZA ELEVATION (A)
SCALE 3/32" = 1'0"



KEY ELEVATION - LEFT PLAZA ELEVATION (A)
SCALE 1/32" = 1'0"



KEY PLAN - LEFT ELEVATION (A)
N.T.S.



REV 10/5/2020

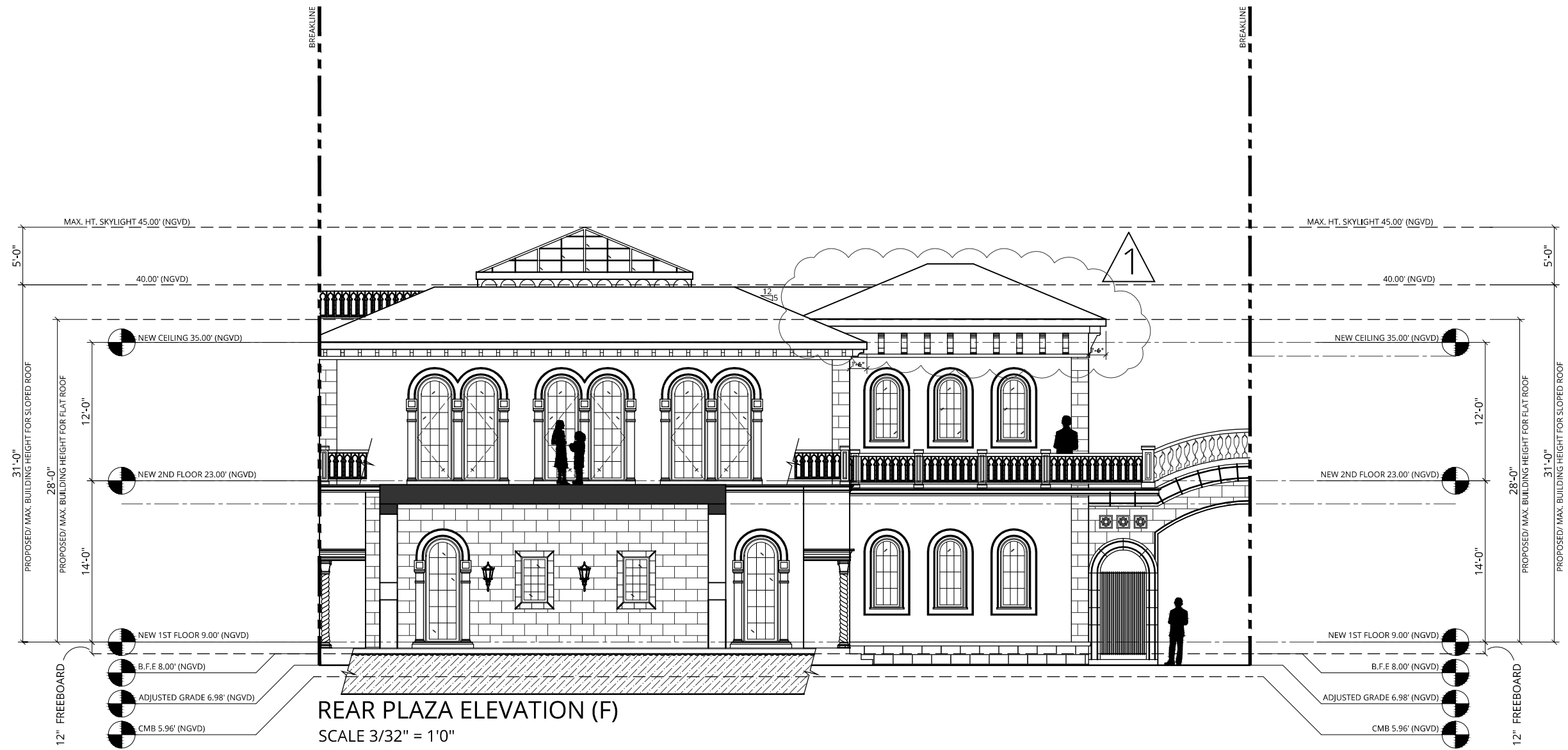
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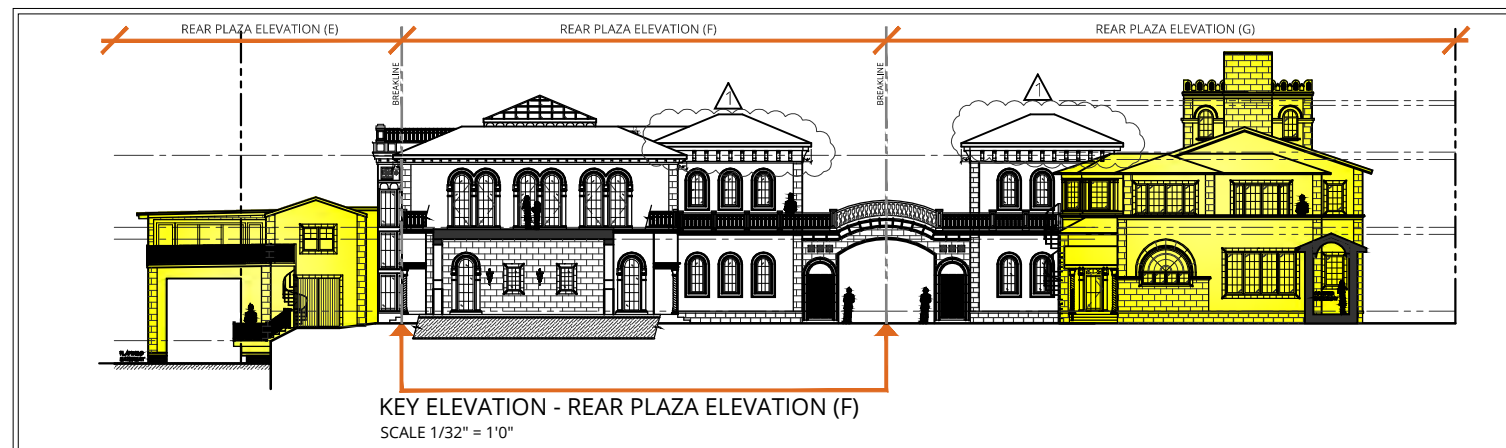


LEFT PLAZA ELEVATION (A)
5011 PINE TREE DRIVE
Miami Beach, FL 33140

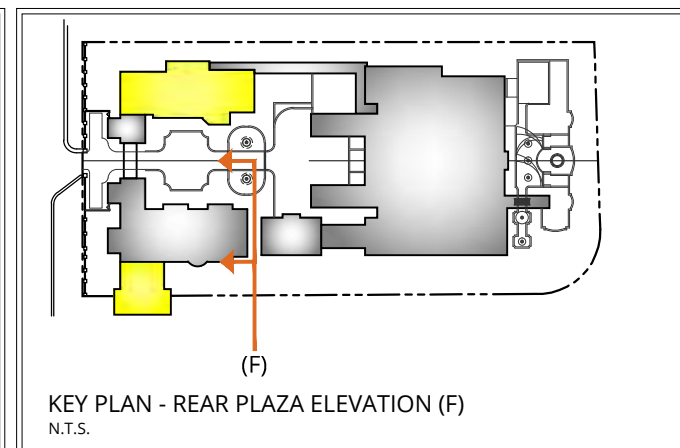
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Date: 5/11/2020
Scale: 1/32"=1'-0"



REAR PLAZA ELEVATION (F)
SCALE 3/32" = 1'0"



KEY ELEVATION - REAR PLAZA ELEVATION (F)
SCALE 1/32" = 1'0"



KEY PLAN - REAR PLAZA ELEVATION (F)
N.T.S.



REV 10/5/2020

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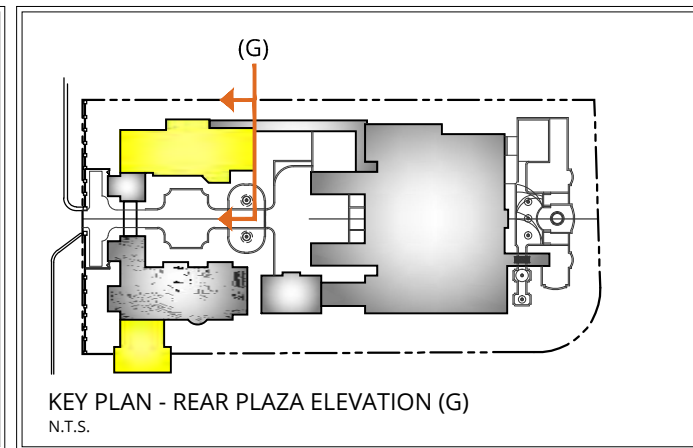
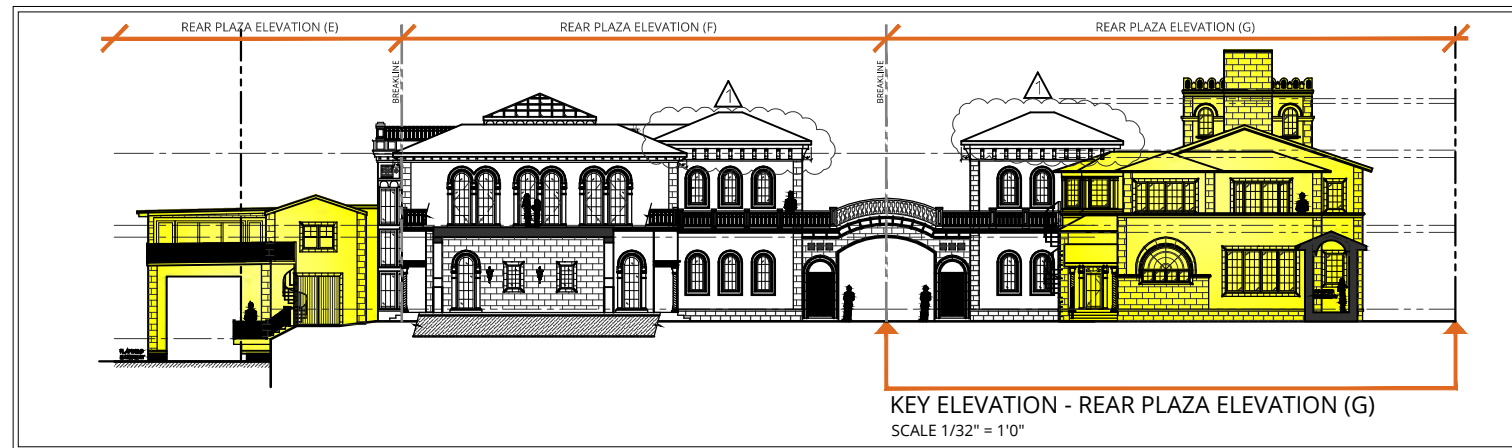
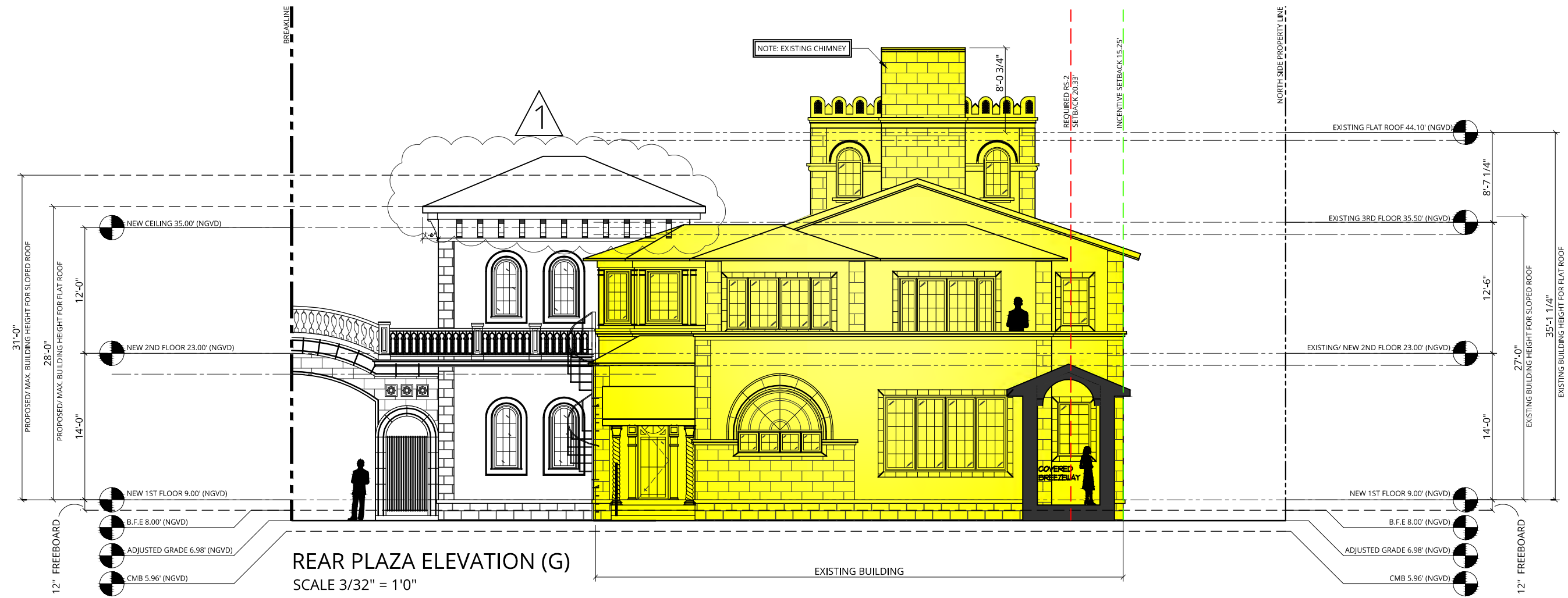
REAR PLAZA ELEVATION (F)

5011 PINE TREE DRIVE
Miami Beach, FL 33140

Sheet: **A-6.023**

Date: 5/11/2020

Scale: 1/32"=1'-0"



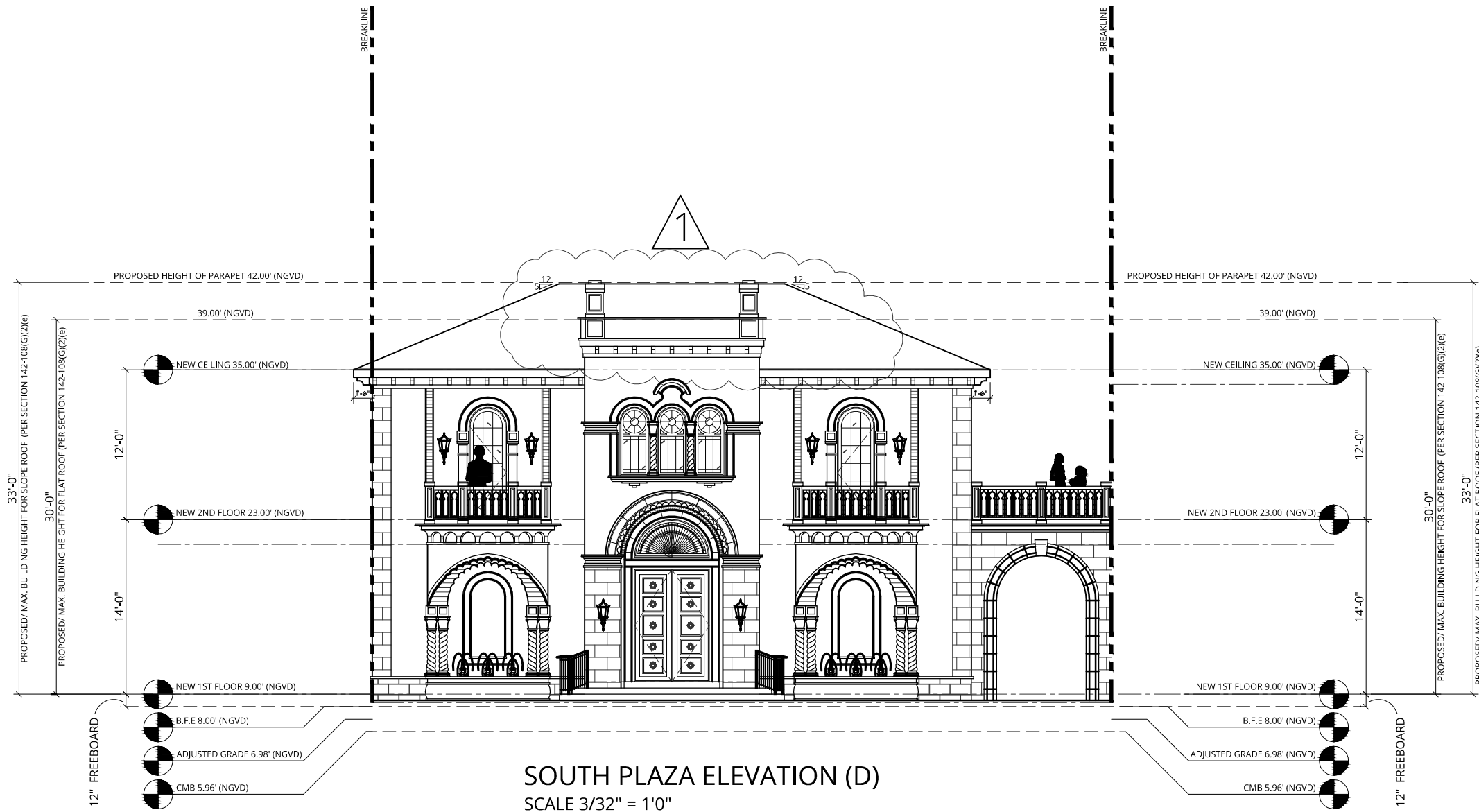
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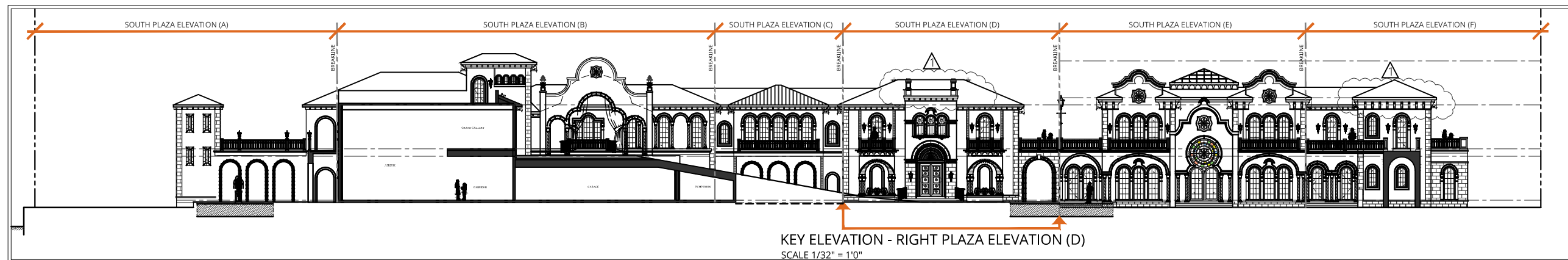


REAR PLAZA ELEVATION (G)
 5011 PINE TREE DRIVE
 Miami Beach, FL 33140

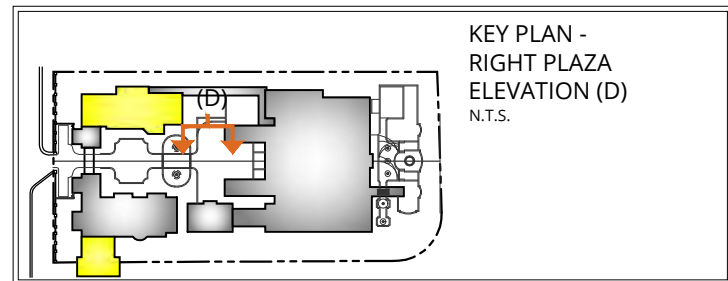
REV 10/5/2020
 Sheet: **A-6.024**
 Date: 5/11/2020
 Scale: 1/32"=1'-0"



SOUTH PLAZA ELEVATION (D)
SCALE 3/32" = 1'0"



KEY ELEVATION - RIGHT PLAZA ELEVATION (D)
SCALE 1/32" = 1'0"



KEY PLAN - RIGHT PLAZA ELEVATION (D)
N.T.S.

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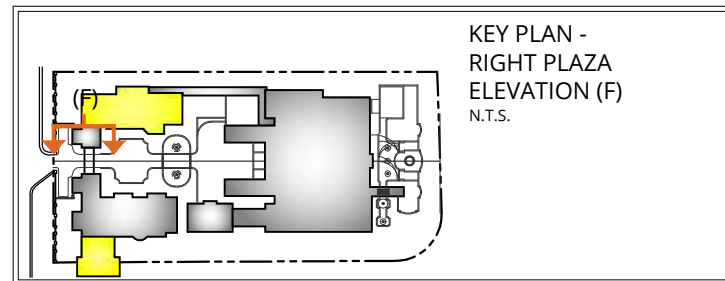
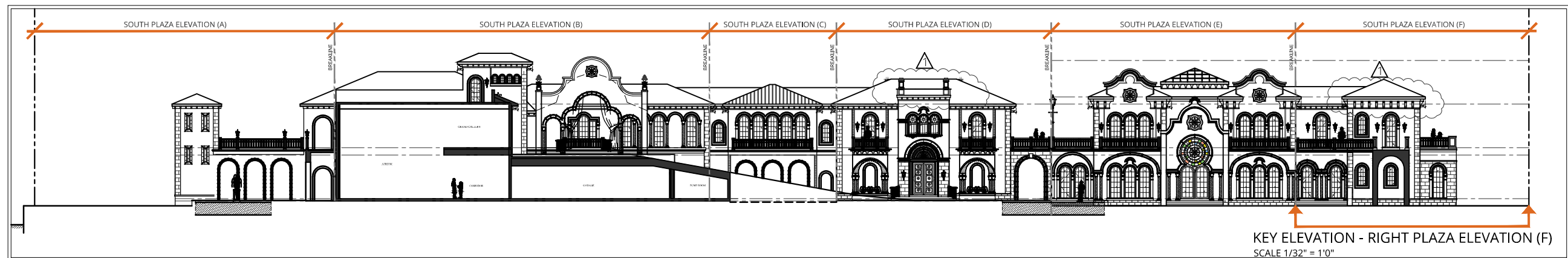
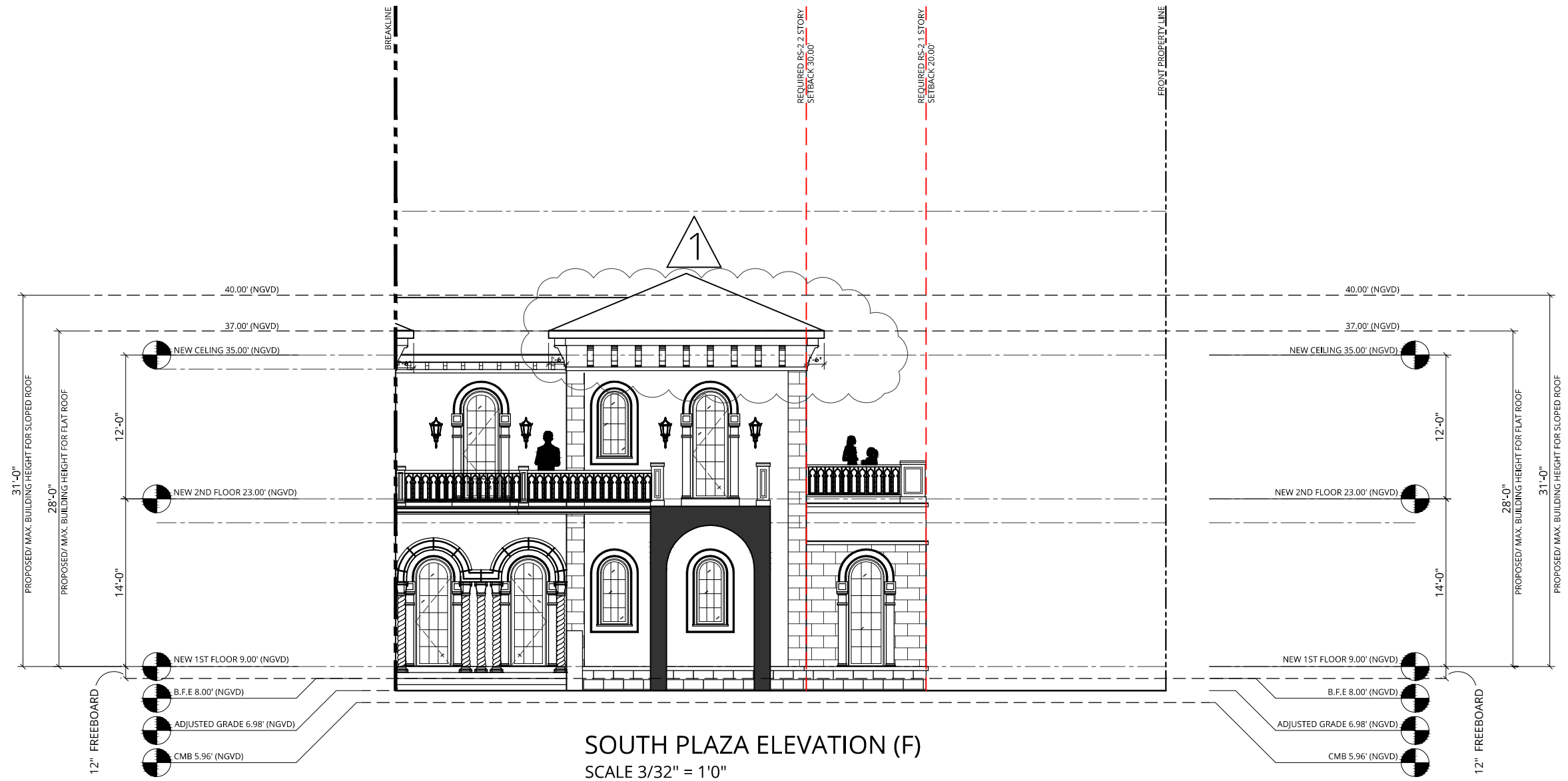
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RIGHT PLAZA ELEVATION (D)
5011 PINE TREE DRIVE
Miami Beach, FL 33140



REV 10/5/2020
Sheet: **A-6.033**
Date: 5/11/2020
Scale: 1/32"=1'-0"



REV 10/5/2020

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RIGHT PLAZA ELEVATION (F)
 5011 PINE TREE DRIVE
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Sheet: **A-6.035**
 Date: 5/11/2020
 Scale: 1/32"=1'-0"




REV 10/5/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		AXONOMETRICS	Sheet: A-10.000
		5011 PINE TREE DRIVE Miami Beach, FL 33140	Date: 5/11/2020
			Scale:



REV 10/5/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		AXONOMETRICS 5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-10.001 Date: 5/11/2020 Scale:
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REV 10/5/2020

<p>Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140</p>		<p>PERSPECTIVE RENDERINGS</p> <p>5011 PINE TREE DRIVE Miami Beach, FL 33140</p>	<p>Sheet: A-10.002</p> <p>Date: 5/11/2020</p> <p>Scale:</p>
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REV 10/5/2020

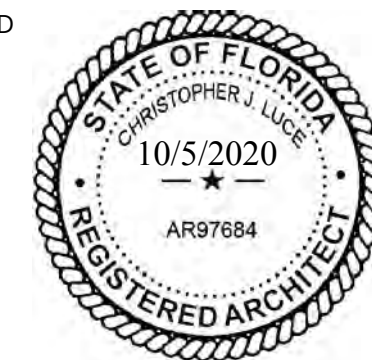
Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		PERSPECTIVE RENDERINGS 5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-10.003 Date: 5/11/2020 Scale:
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EXISTING

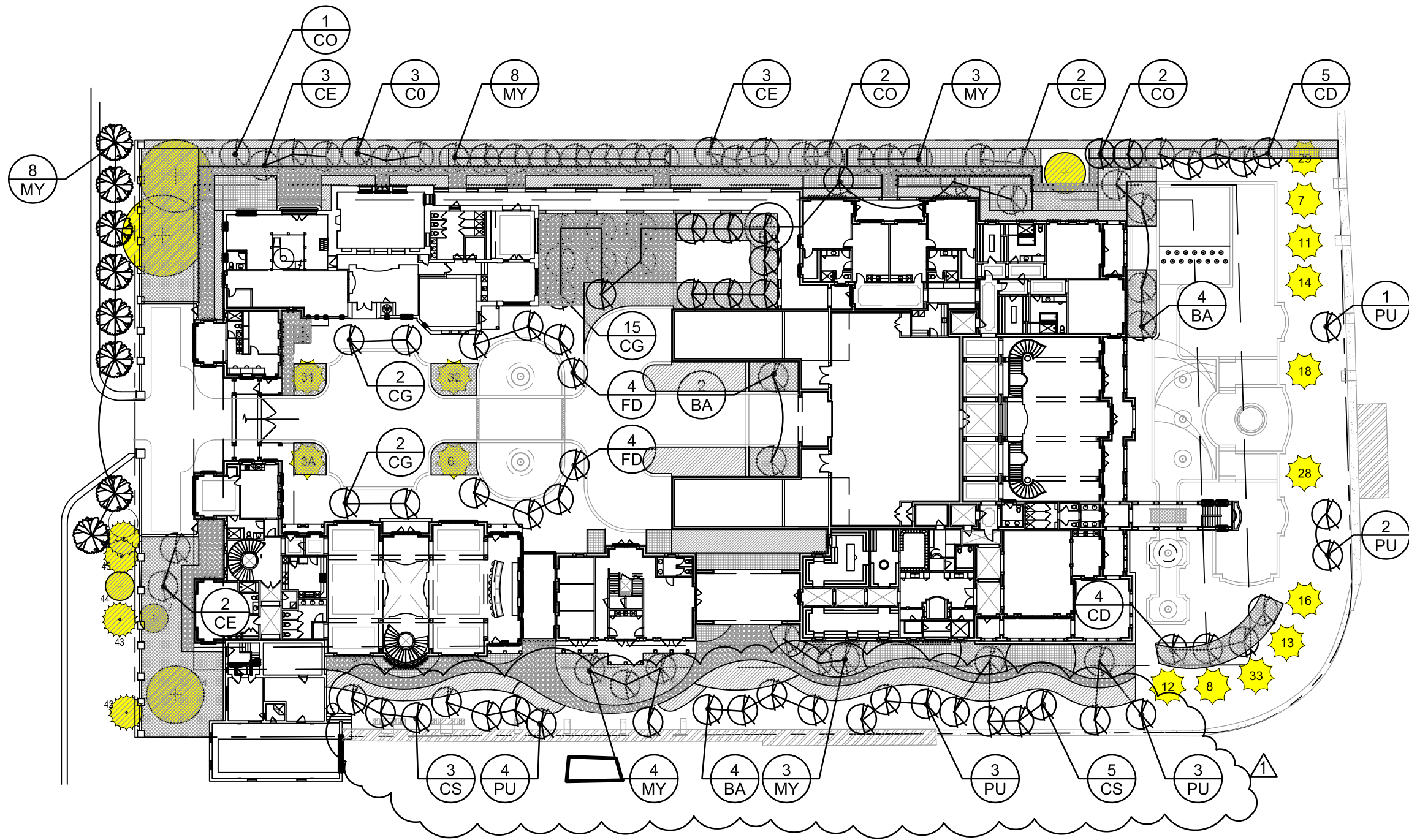


PROPOSED



REV 10/5/2020

Inspirata Management LLC 3921 Alton Road Suite 421 Miami Beach, FL 33140		EXISTING VS PROPOSED 5011 PINE TREE DRIVE Miami Beach, FL 33140	Sheet: A-10.004 Date: 5/11/2020 Scale:
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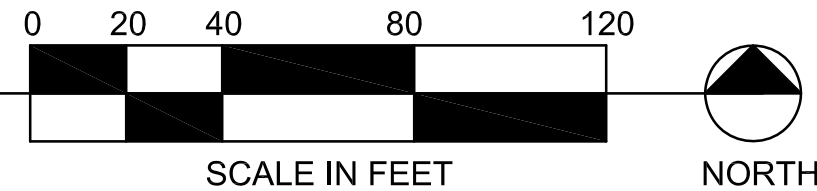


LANDSCAPE LEGEND

- TREE/PALM TO REMAIN
- RELOCATED PALMS
- PROPOSED TREES (82 Site and 14 Mitigation)
- PROPOSED STREET TREES
- PROPOSED CRUSHED SEASHELL
- PROPOSED LARGE SHRUBS
- PROPOSED SHRUBS

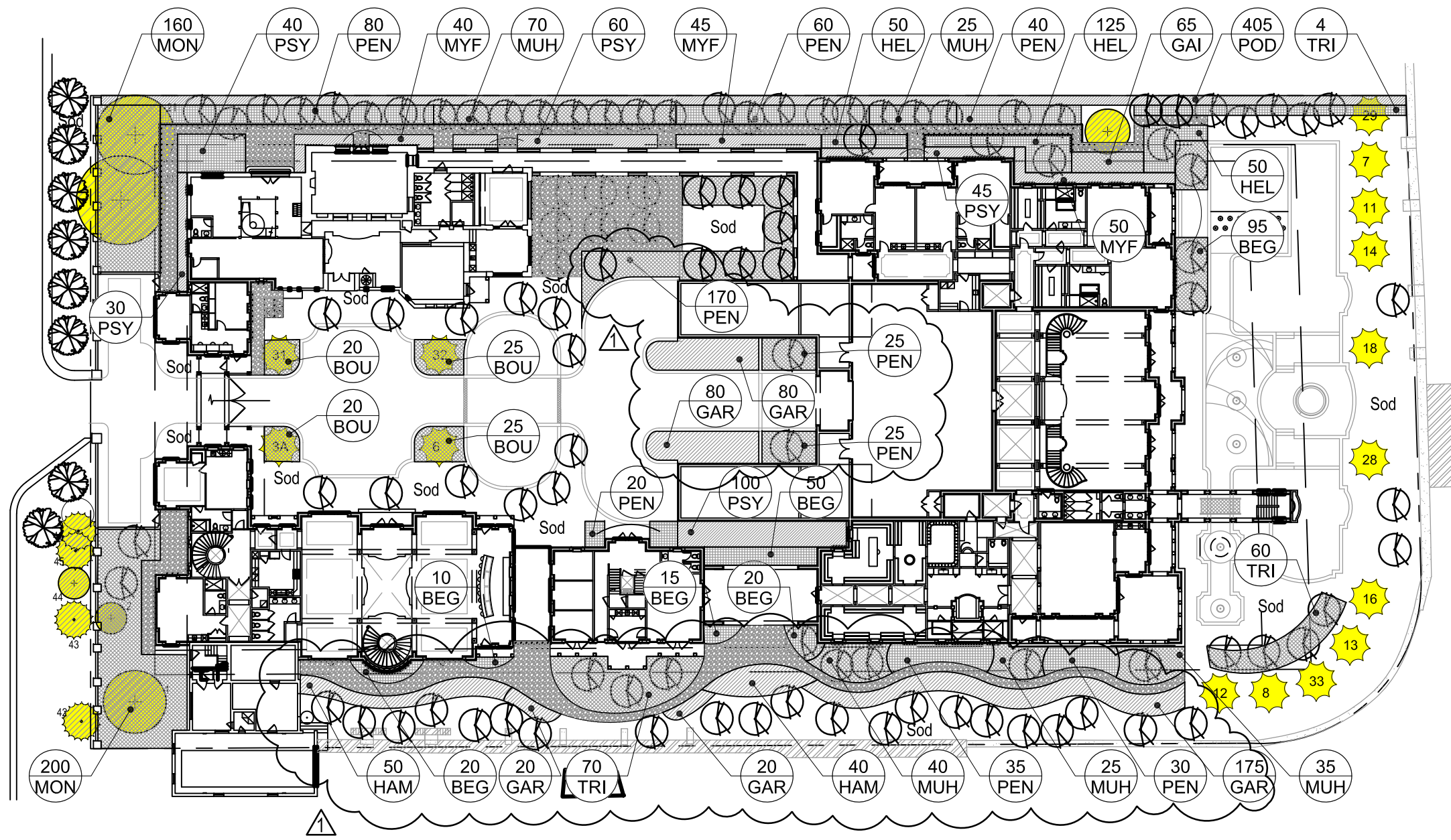
Refer to Plant List on sheet L-202 for specifics

1 TREE PLANTING PLAN



Esperanza Kelly
 Florida Landscape Architect
 LA6667109

 South Miami, FL 33143 LC26000540	5011 PINE TREE DRIVE Miami Beach, Florida	TREE PLANTING PLAN		No. Description Date Project number 200004	A9.000			
				1		City comments	10.05.20	Date 05-11-2020
								Drawn by EK
								Checked by EK

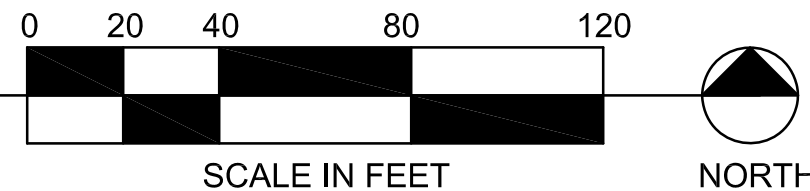


LANDSCAPE LEGEND

- TREE/PALM TO REMAIN
- RELOCATED PALMS
- PROPOSED TREES (82 Site and 14 Mitigation)
- PROPOSED STREET TREES
- PROPOSED CRUSHED SEASHELL
- PROPOSED LARGE SHRUBS
- PROPOSED SHRUBS

Refer to Plant List on sheet L-202 for specifics

1 SHRUB PLANTING PLAN



Esperanza Kelly
Florida Landscape Architect
LA6667109

No.	Description	Date	Project number
1	City comments	10.05.20	200004
			Date 05-11-2020
			Drawn by EK
			Checked by EK

CITY OF MIAMI BEACH - LANDSCAPE LEGEND

ZONING DISTRICT RS-2 Lot Area: 82,713 SF Acres: 1.89 ACRE

OPEN SPACE

A. Square feet of required Open Space, as indicated on Site Plan:

Lot Area = 82,713sf x 50% = 41,356 s.f.

A. Total Open Space

B. Total Square feet of lawn allowed:

41,356 x 50% = 20,678 s.f.

A. Total Lawn Provided

TREES

A1. Number of trees required per lot up to 6,000 sf lot 5 Trees

A2. An additional tree per extra 1,000 sf of remaining 76,713 sf = 77 Trees

B. % Palms allowed: Number of trees provided x 30% =

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

D. % Drought tolerant and low maintenance:

Number of trees required x 50% =

E. Street trees (maximum average spacing of 20' o.c.):

203' linear feet along street/20 =

G. Mitigation Trees:

14 Category 1 Trees

H. Total amount of trees required

SHRUBS

A. The total number of trees required x 12 = the number of shrubs required =

B. The number of shrubs required x 50% = the number of native shrubs required

LARGE SHRUBS OR SMALL TREES

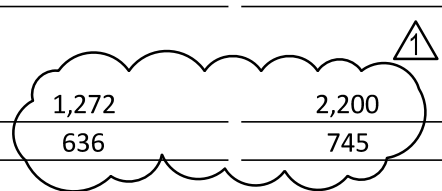
A. Large shrubs or small trees required: 10% of required shrubs

B. The number of shrubs required x 50% = the number of native shrubs required

REQUIRED/ALLOWED

PROVIDED

41,356	46,659
41,356	46,659
20,678	13,590
20,678	13,590
82	90
	0
25	0
25	61
41	61
10	8*
14	14
106	112
1,272	2,200
636	745
127	815
64	410



PLANT LIST					
QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
TREES					
13	BA	Bulnesia arborea	Verawood	12' ht. x 6' sp., 2" cal.,	
19	CG	Caesalpinia granadillo	Bridalveil	12' ht. x 6' sp., 2" cal.,	
9	CD	Coccoloba diversifolia	Pigeon Plum	12' ht. x 6' sp., 2" cal.,	Yes
10	CE	Conocarpus erectus	Green Buttonwood	12' ht. x 6' sp., 2" cal.,	Yes
8	CO	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12' ht. x 6' sp., 2" cal.,	Yes
8	CS	Cordia sebestena	Orange Geiger Tree	12' ht. x 6' sp., 2" cal.,	Yes
8	FD	Filicium decipiens	Fern Tree	12' ht. x 6' sp., 2" cal.,	
26	MY	Myrcianthes fragrans	Simpson's Stopper	12' ht. x 6' sp., 2" cal.,	Yes
13	PU	Pandanus utilis	Screw Pine	12'ht. x 6' sp., 2 cal.,Multi-Trunk	
LARGE SHRUBS/SMALL TREES					
135	MYF	Myrcianthes fragrans	Simpson's Stopper	3 gal, 24" ht. min., 24" oc	Yes
275	PSY	Psychotria nervosa	Wild Coffee	3 gal, 24" ht. min., 24" oc	Yes
405	POD	Podocarpus macrophyllus	Podocarpus	3 gal. 24" ht. min., 12" oc	
SHRUBS					
90	BOU	Bougainvillea spp.	Dwarf Bougainvillea	3 gal, 24" ht. min., 24" oc,	
210	BEG	Begonia odorata 'Alba'	White Angel	3 gal. 18" ht. min., 24" oc	
65	GAI	Gaillardia pulchella	Blanket Flower	1 gal. 12" ht. min., 18" oc	Yes
375	GAR	Gardenia jasminoides	Gardenia	3 gal, 24" ht. min., 24" oc,	
90	HAM	Hamelia patens 'compacta'	Dwarf Firebush	3 gal, 24" ht. min., 30" oc,	Yes
225	HEL	Helianthus debilis	Beach Sunflower	1 gal. 12" ht. min., 18" oc	Yes
360	MON	Monstera deliciosa	Swiss Cheese Plant	3 gal, 24" ht. min., 36" oc	
195	MUH	Muhlenbergia capillaris	Muhly Grass	1 gal. 12" ht. min., 30" oc	Yes
485	PEN	Pennisetum villosum	White Fountain Grass	1 gal. 12" ht. min., 30" oc	
170	TRI	Tripsacum floridana	Dwarf Fakahatchee Grass	3 gal, 24" ht. min., 30" oc	Yes
GRASS					
as req	SOD	Stenotaphrum secundatum	St Augustine Sod	Solid sod	

PERVIOUS LANDSCAPE OPEN SPACE

Pervious Impervious Total Area	FRONT YARD		SIDE YARD		BACK YARD	
	Required/Allowed (SF)	Provided (SF)	Required/Allowed (SF)	Provided (SF)	Required/Allowed (SF)	Provided (SF)
	9162	11555	7310	14229	9486	9854
	9162	8059	7310	321	4065	3697
	18324		14620		13551	

*** 2 Street trees short, to be planted elsewhere as directed by the city or paid into the tree trust fund**

Esperanza Kelly
Florida Landscape Architect
LA6667109

 South Miami, FL 33143 LC26000540	5011 PINE TREE DRIVE Miami Beach, Florida	LANDSCAPE LEGEND AND PLANT LIST	No. Description Date Project number 200004	A9.002
			1 City comments 10.05.20 Date 05-11-2020	
			Drawn by EK	
			Checked by EK	