

FINAL SUBMITTAL 02.08.2021
DRB20-0589
FOR
4838 PINE TREE DR
MIAMI BEACH, FL 33140



3
DESIGN
ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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SCOPE OF WORK:

DEMOLITION
REMOVAL OF EXISTING PRE-42 CMU AND STUCCO TWO STORY RESIDENCE

SITE WORK:
REMOVAL AND REPLACEMENT OF EXISTING HARDSCAPE, POOL AND LANDSCAPING AS INDICATED IN THE DRAWINGS

NEW CONSTRUCTION:
NEW CMU AND STUCCO TWO STORY RESIDENCE AND ROOF DECK

DESIGN WAIVER:
1. WAIVER REQUEST TO EXCEED HEIGHT LIMITATION BY 3'-0". TOTAL HEIGHT OF ROOF IS 27'-0".
2. TWO-STORY SIDE OPEN SPACE FOR NORTH INTERIOR SIDE FOR 2 STORY VOLUME MORE THAN 60'-0"

DRAWN BY:

REVISIONS:

01-04-2020

A40003569

ANTHONY LEON

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SEAL

PROPOSED NEW RESIDENCE

FOR

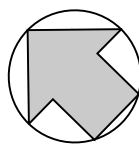
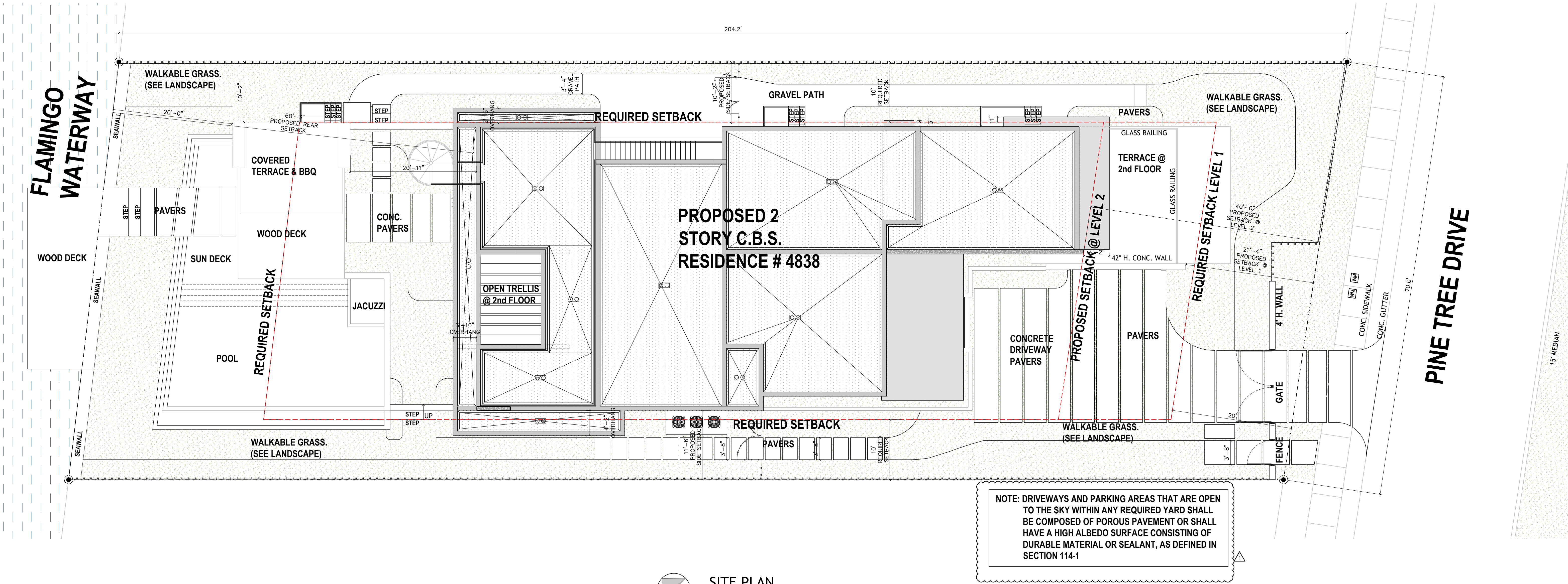
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MIAMI BEACH, FL, 33140

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DBR 0.0

COVER SHEET



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

NOTE: DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 114-1

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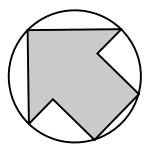
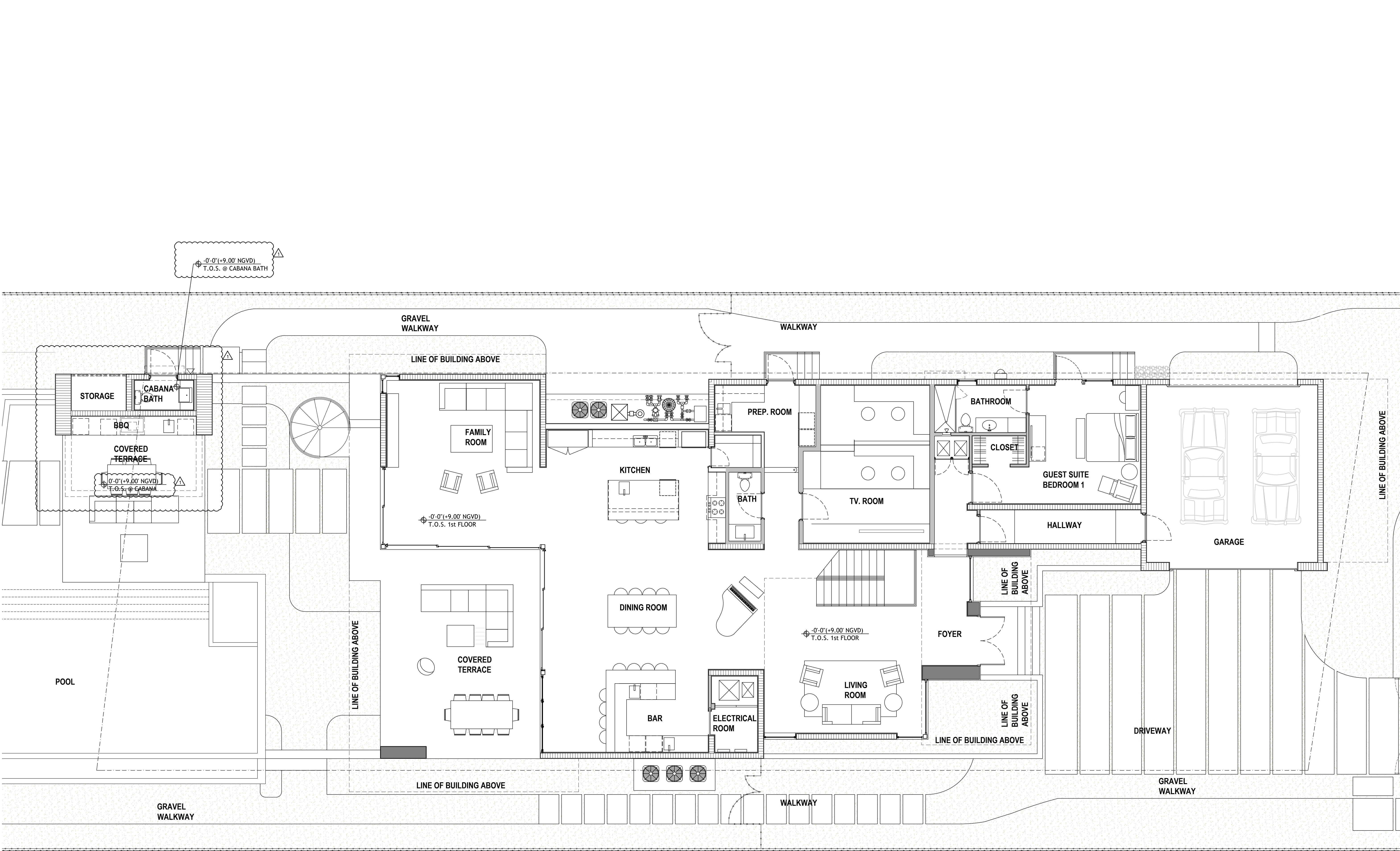
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DRB 2.0

SITE PLAN



FLOOR PLAN LEVEL 1
SCALE: 3/16"=1'-0"

LEGEND

- NEW MASONRY WALL
- NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)

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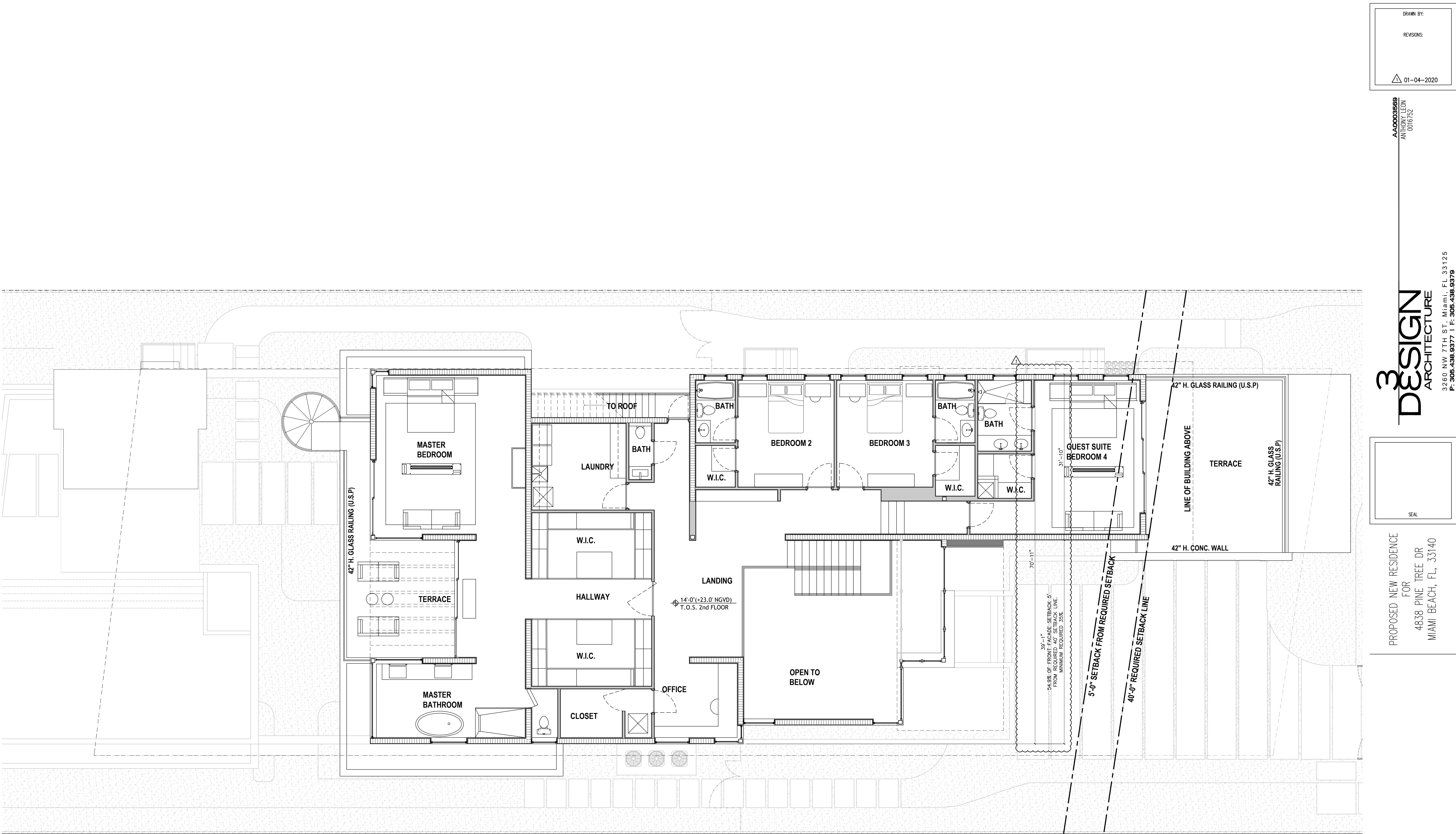
SEAL

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DRB 2.1

FLOOR PLAN
LEVEL 1



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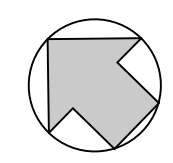
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DRB 2.2

FLOOR PLAN
LEVEL 2

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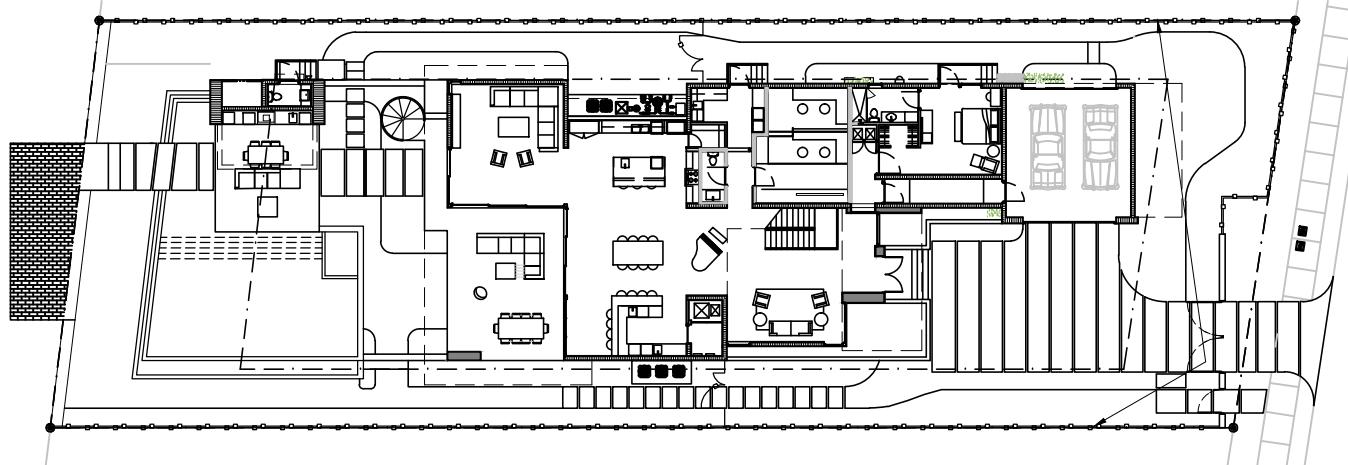
FLOOR PLAN LEVEL 2
SCALE: 3/16"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL
STUD WALL AND/OR CMU &/OR CONCRETE WALL
(U.O.N.)



VIEW D



KEY PLAN
SCALE N.T.C

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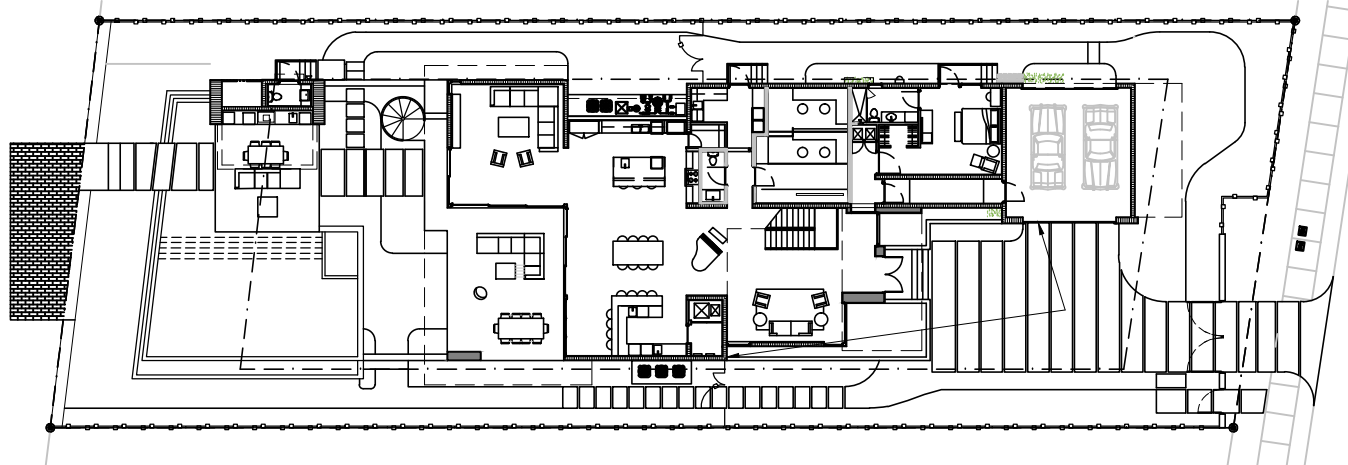
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VIEW E



KEY PLAN
SCALE N.T.C

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SOUTH VIEW



SOUTH ELEVATION RENDER

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DRB 5.5

SOUTH
ELEVATION
RENDER



NORTH VIEW



NORTH ELEVATION RENDER

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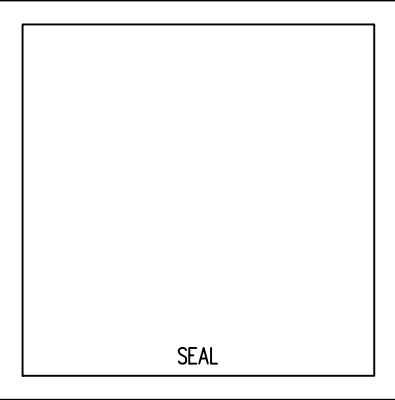
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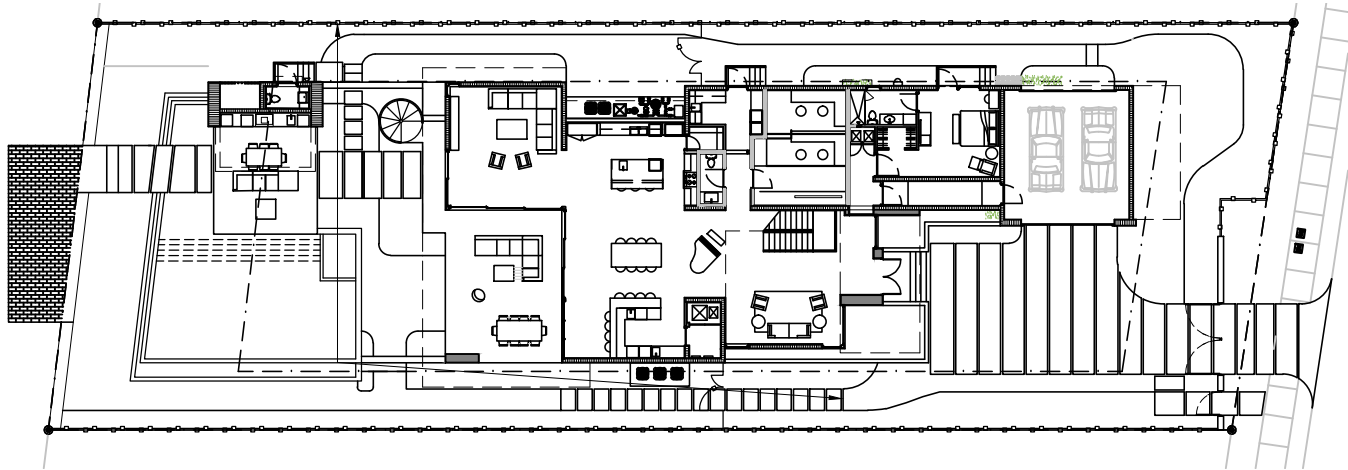
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DRB 5.6

NORTH
ELEVATION
RENDER



VIEW A



KEY PLAN
SCALE N.T.C

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SEAL

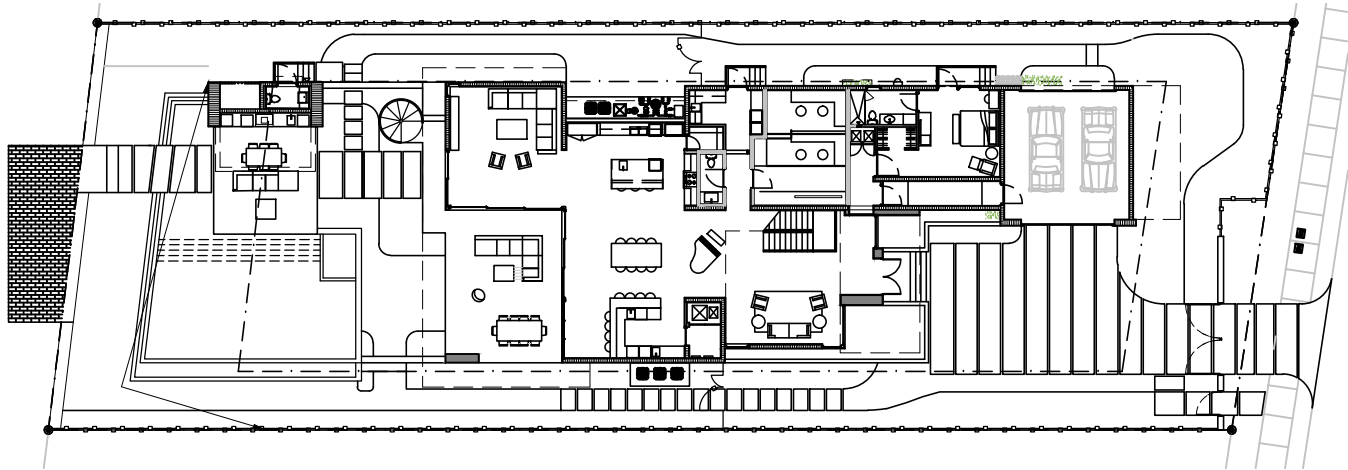
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DRB 5.0
VIEW A



VIEW C



KEY PLAN
SCALE N.T.C

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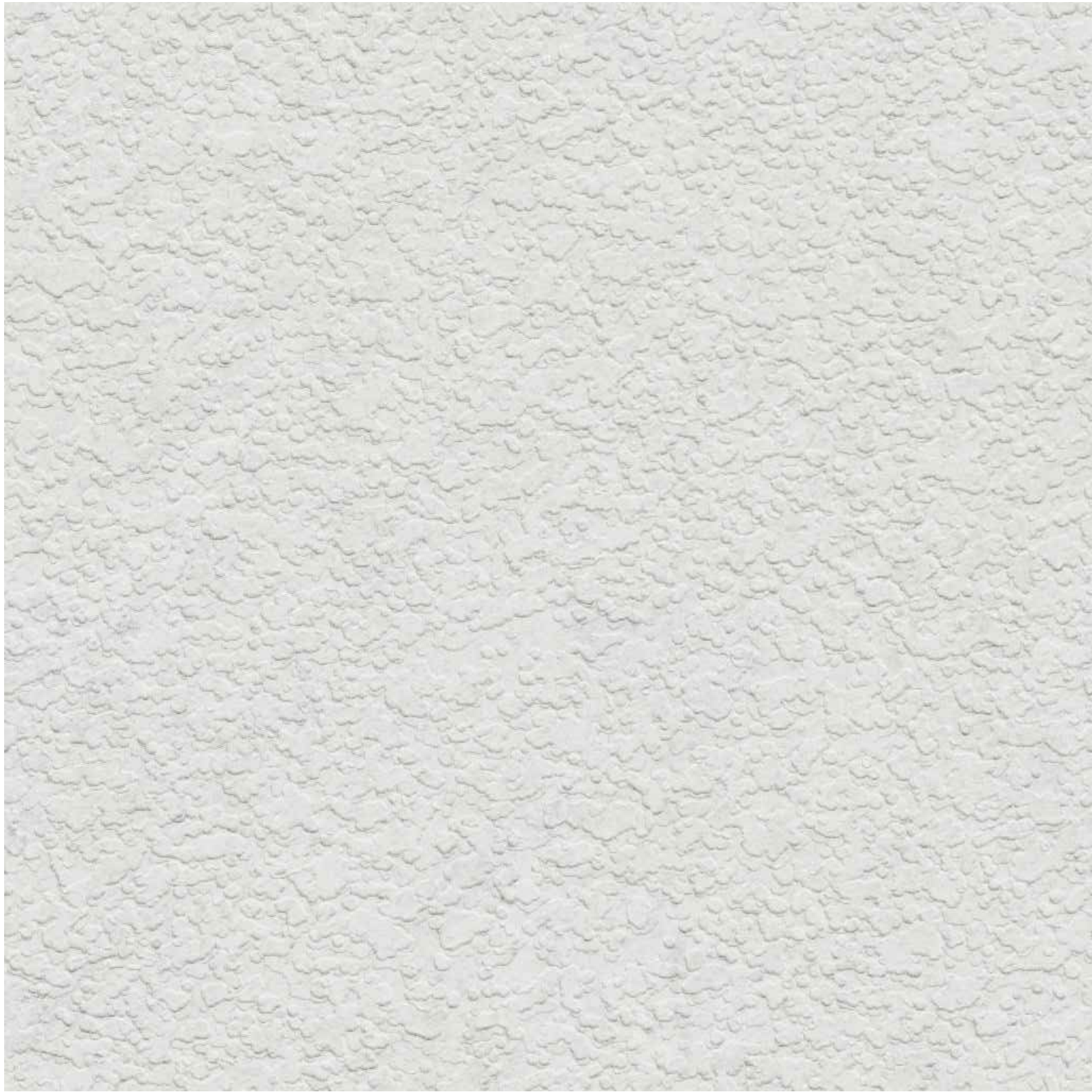
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VIEW C



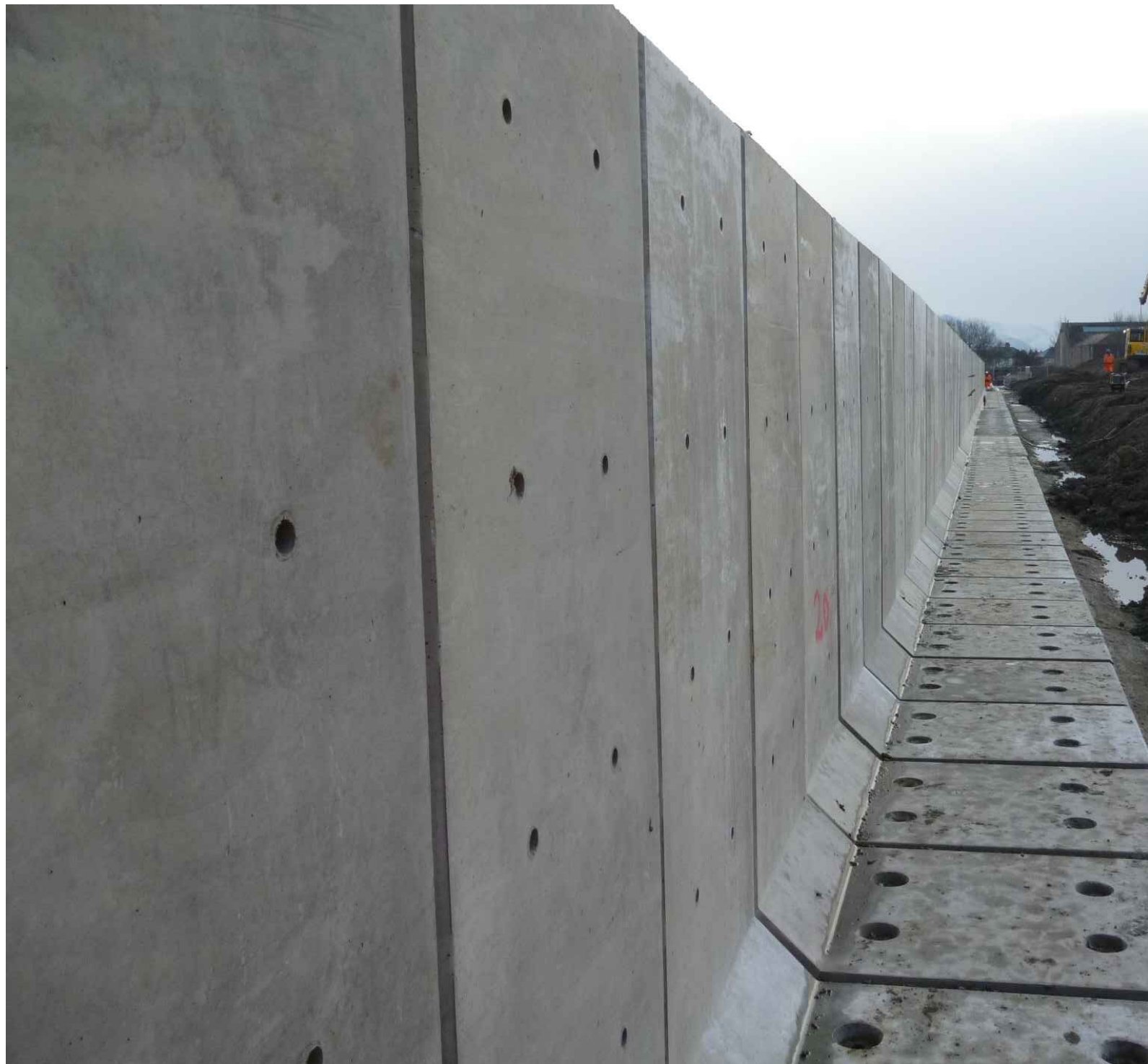
1 LIMESTONE CLADDING



2 WHITE SMOOTH-COAT STUCCO



3 GLASS RAILING



4 PRECAST CONCRETE PANELS



5 WOOD CLADDING FINISH



6 STONE CLADDING FINISH

FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	PRECAST CONCRETE PANELS
5	WOOD CLADDING FINISH
6	STONE CLADDING FINISH

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01-04-2020

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DBR 3.2
MATERIALS



LOCATION MAP



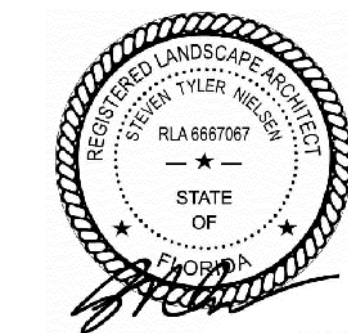
SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR **4838 PINE TREE DRIVE** TO BE APPROVED BY MIAMI DADE COUNTY:

- INSTALLATION NEW LANDSCAPE PLANTINGS
- INSTALLATION OF NEW IRRIGATION SYSTEM
- INSTALLATION OF NEW HARDSCAPE
- INSTALLATION OF NEW FRONT ENTRY DRIVEWAY
- INSTALLATION OF NEW LANDSCAPE LIGHTING

THE 4838 GARDEN
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04.01.2021

COVER PAGE

DATE	ISSUE
04.01.2021	COORDINATION

04.01.2021

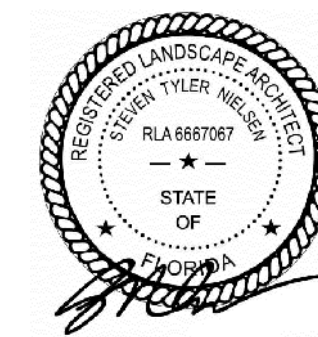
SHEET INDEX

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LCVR

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04.01.2021

ILLUSTRATIVE RENDERINGS

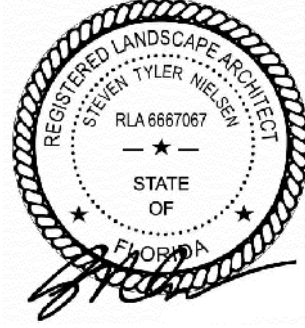
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ILLUSTRATIVE RENDERINGS	
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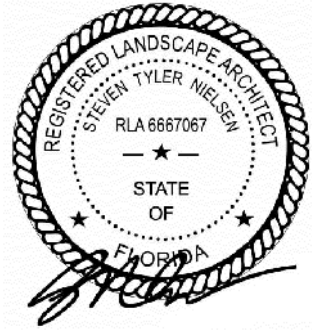




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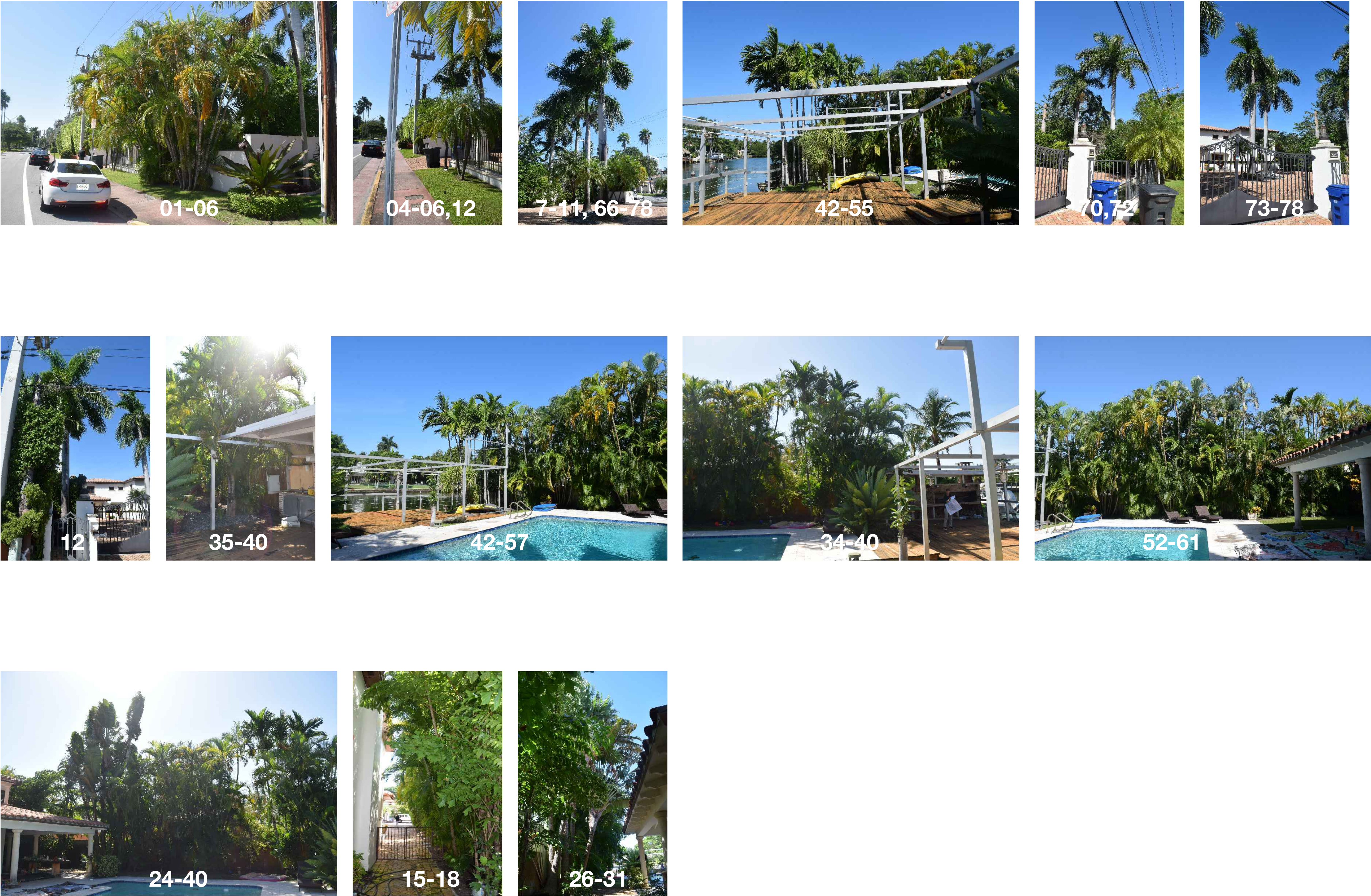
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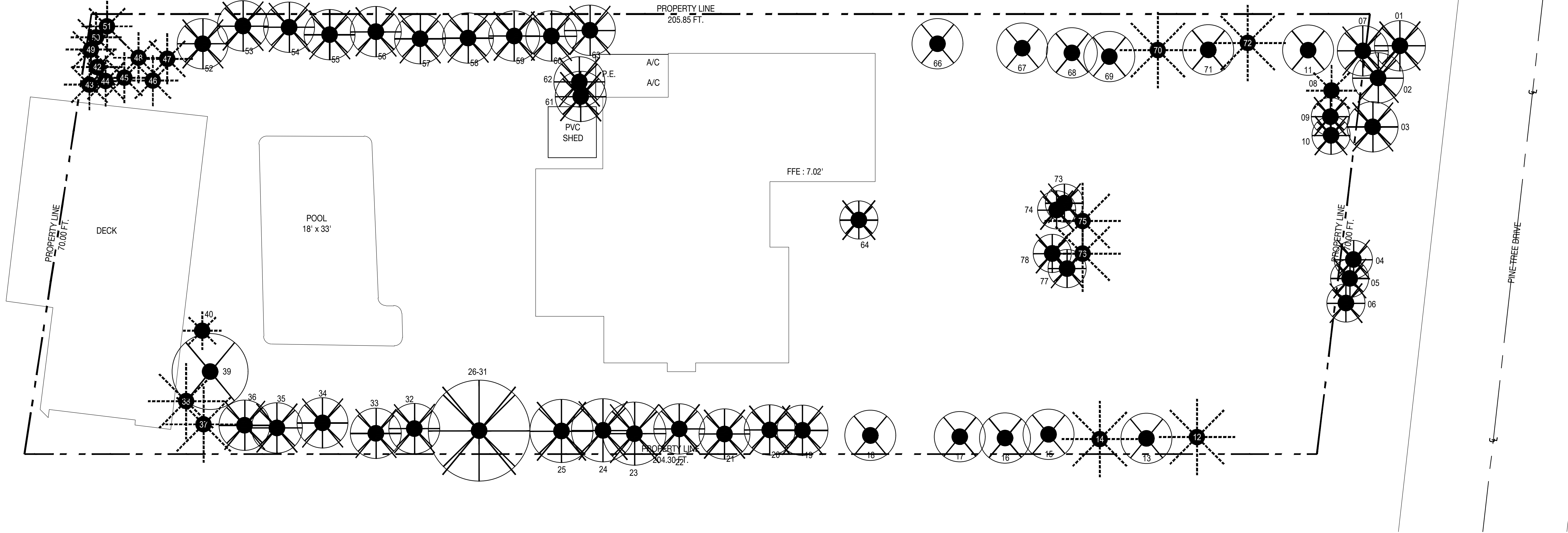
ILLUSTRATIVE RENDERINGS	
DATE	ISSUE
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REFERENCE IMAGERY



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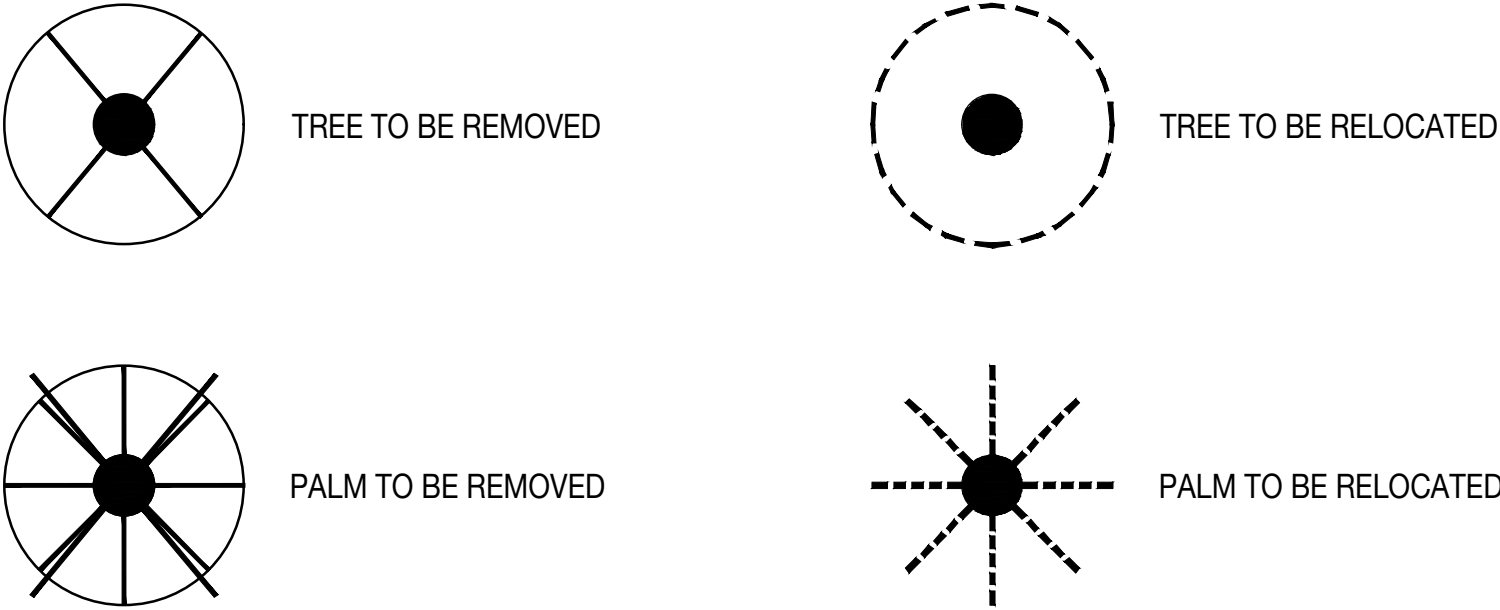
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TREE DISPOSITION SCHEDULE

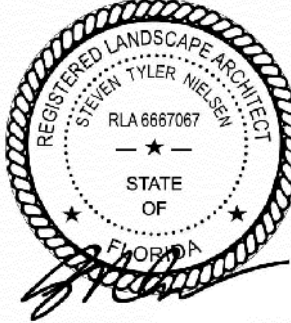
#	BOTANICAL NAME	ACTION
1	DYPsis LUTESCENS	REMOVE
2	DYPsis LUTESCENS	REMOVE
3	DYPsis LUTESCENS	REMOVE
4	PHOENIX ROEBELENII	REMOVE
5	PHOENIX ROEBELENII	REMOVE
6	PHOENIX ROEBELENII	REMOVE
7	DYPsis LUTESCENS	REMOVE
8	PTYCHOSPERMA ELEGANS	RELOCATE
9	PHOENIX ROEBELENII	REMOVE
10	PHOENIX ROEBELENII	REMOVE
11	LIGUSTRUM	REMOVE
12	ROYSTONEA REGIA	RELOCATE
13	LIGUSTRUM	REMOVE
14	ROYSTONEA REGIA	RELOCATE
15	LIGUSTRUM	REMOVE
16	LIGUSTRUM	REMOVE
17	LIGUSTRUM	REMOVE
18	LIGUSTRUM	REMOVE
19	DYPsis LUTESCENS	REMOVE
20	DYPsis LUTESCENS	REMOVE
21	DYPsis LUTESCENS	REMOVE
22	DYPsis LUTESCENS	REMOVE
23	CARYOTA	REMOVE
24	CARYOTA	REMOVE
25	CARYOTA	REMOVE
26	RAVENOLA MADAGASCARIENSIS	REMOVE
27	RAVENOLA MADAGASCARIENSIS	REMOVE
28	RAVENOLA MADAGASCARIENSIS	REMOVE
29	RAVENOLA MADAGASCARIENSIS	REMOVE
30	RAVENOLA MADAGASCARIENSIS	REMOVE
31	RAVENOLA MADAGASCARIENSIS	REMOVE
32	DYPsis LUTESCENS	REMOVE
33	DYPsis LUTESCENS	REMOVE
34	DYPsis LUTESCENS	REMOVE
35	DYPsis LUTESCENS	REMOVE
36	DYPsis LUTESCENS	REMOVE
37	HYOPHORBE VERSCHAFFELTII	RELOCATE
38	HYOPHORBE VERSCHAFFELTII	RELOCATE
39	SCHEFFLERA	REMOVE

#	BOTANICAL NAME	ACTION
40	DIOON	RELOCATE
41	DEAD	REMOVE
42	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
43	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
44	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
45	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
46	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
47	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
48	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
49	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
50	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
51	ARCHONTOPHOENIX ALEXANDRAE	RELOCATE
52	DYPsis LUTESCENS	REMOVE
53	DYPsis LUTESCENS	REMOVE
54	DYPsis LUTESCENS	REMOVE
55	DYPsis LUTESCENS	REMOVE
56	DYPsis LUTESCENS	REMOVE
57	DYPsis LUTESCENS	REMOVE
58	DYPsis LUTESCENS	REMOVE
59	DYPsis LUTESCENS	REMOVE
60	DYPsis LUTESCENS	REMOVE
61	DYPsis LUTESCENS	REMOVE
62	DYPsis LUTESCENS	REMOVE
63	DYPsis LUTESCENS	REMOVE
64	DEAD SPINDLE PALM	REMOVE
65	PHOENIX ROEBELENII	REMOVE
66	LIGUSTRUM	REMOVE
67	LIGUSTRUM	REMOVE
68	LIGUSTRUM	REMOVE
69	LIGUSTRUM	REMOVE
70	ROYSTONEA REGIA	RELOCATE
71	LIGUSTRUM	REMOVE
72	ROYSTONEA REGIA	RELOCATE
73	PHOENIX ROEBELENII	REMOVE
74	PHOENIX ROEBELENII	REMOVE
75	ROYSTONEA REGIA	RELOCATE
76	ROYSTONEA REGIA	RELOCATE
77	PHOENIX ROEBELENII	REMOVE
78	PHOENIX ROEBELENII	REMOVE

TREE DISPOSITION LEGEND



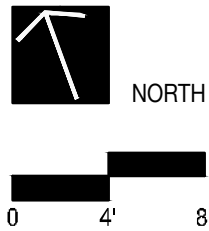
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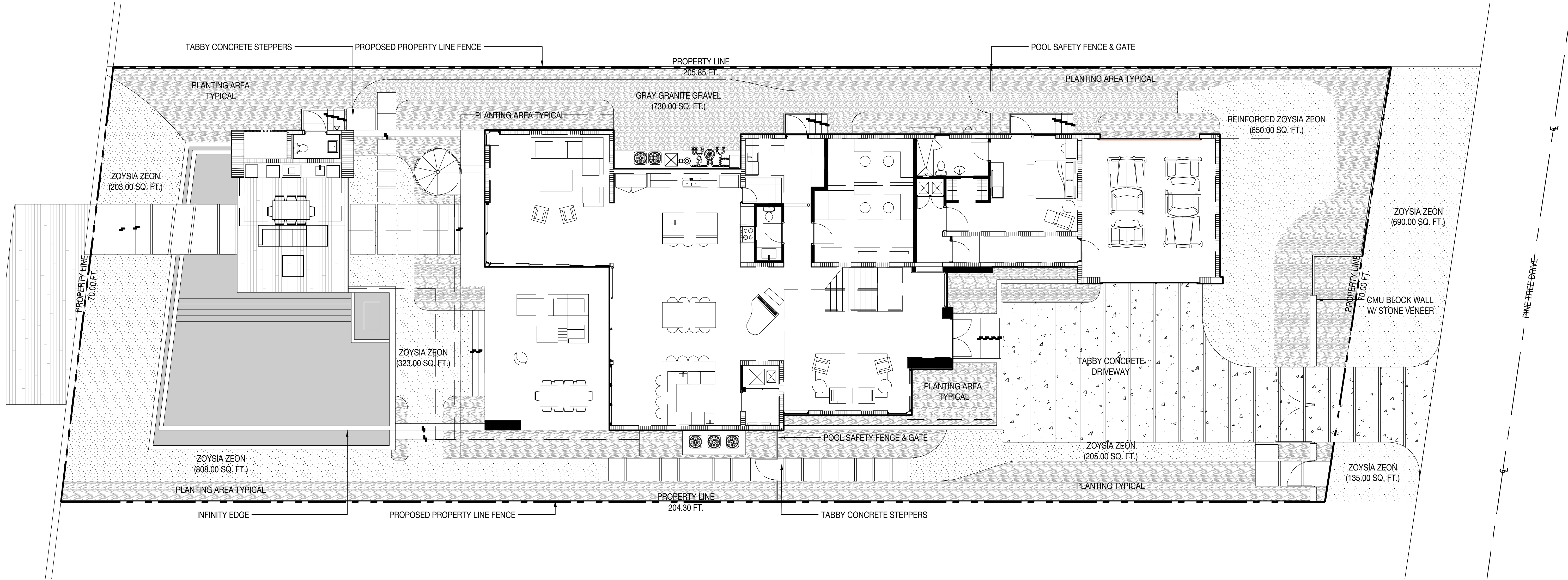
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TREE DISPOSITION PLAN

DATE	ISSUE
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L104



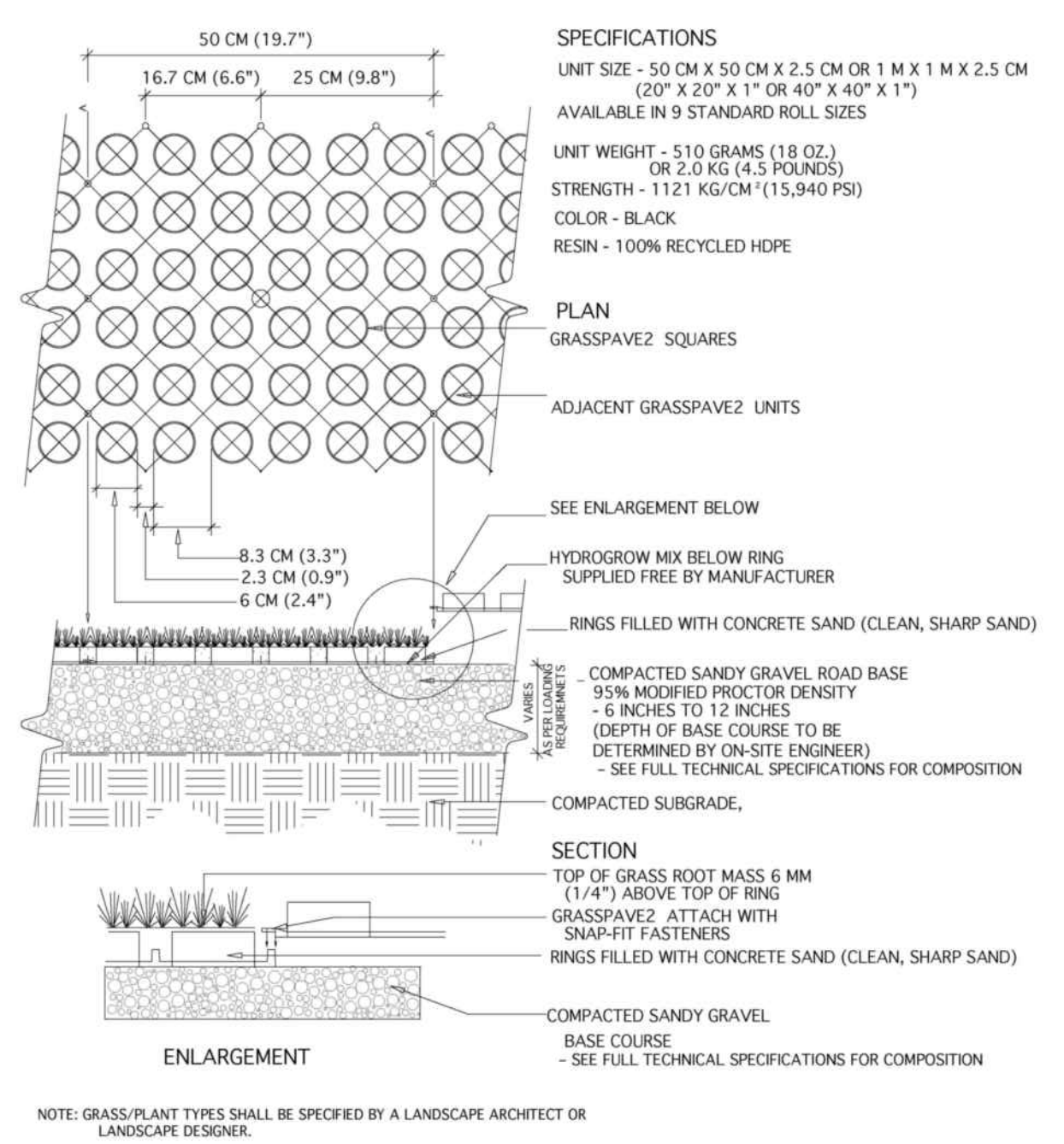
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MATERIALS NOTES

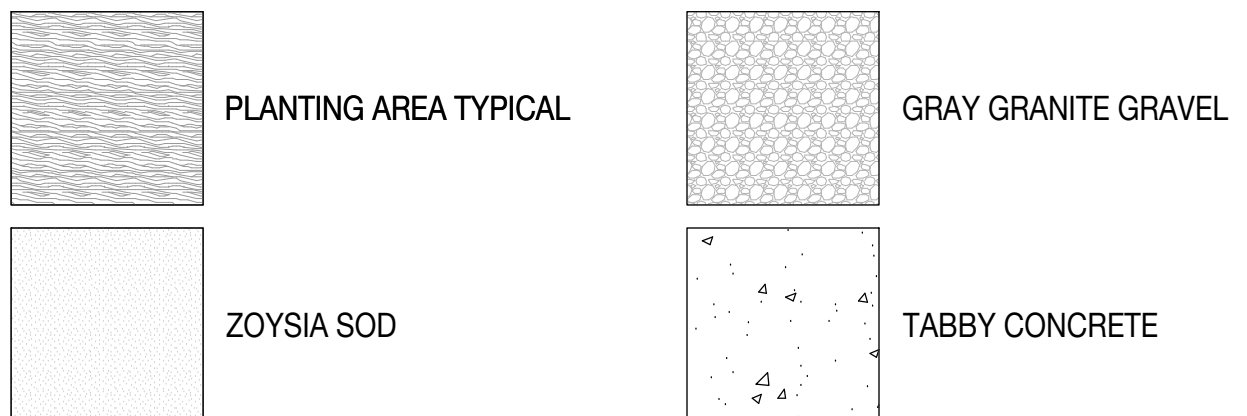
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
- HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.

GRASS PAVE SYSTEM DETAIL

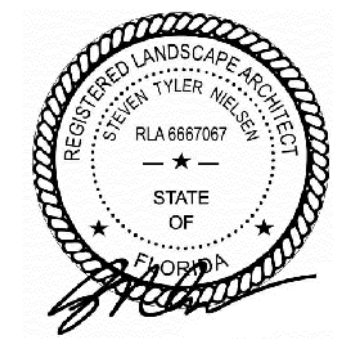


NOT TO SCALE

MATERIALS LEGEND



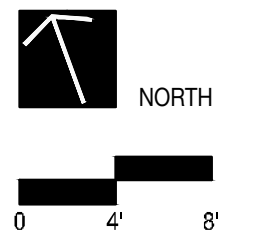
SEAL (S TYLER NIELSEN - LA6667067)



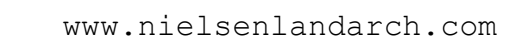
04.01.2021

MATERIALS PLAN

DATE	ISSUE
04.01.2021	COORDINATION



L300



4838 GARDEN | 4838 PINE TREE DRIVE | MIAMI BEACH, FLORIDA 33140



1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

04.01.2021

DATE	ISSUE
04.01.2021	COORDINATION



L500

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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AS OUTLINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II OF THE LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTRE AND CONSUMER SERVICES.

CITY OF MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Zoning District <u>RS-3</u> Lot Area <u>14,115</u> Acres <u>.32</u>			
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>15,115</u> s.f. x <u>.09</u> % = <u>1,270</u> s.f.		1,270	5,995
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>NA</u> x 10 s.f. parking space =		NA	NA
C. Total square feet of landscaped open space required: A+B=		1,270	5,995
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required		1,270	5,995
B. Maximum lawn area (sod) permitted= <u>.50</u> % x 5,995 f.		2,998	1,963
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees, meeting minimum requirements: <u>5</u> trees x <u>NA</u> net lot acres - number of existing trees=		5	23
B. % Natives required: Number of trees provided x 30% =		2	21
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		12	21
D. Street trees (maximum average spacing of 20' o.c.): <u>NA</u> linear feet along street divided by 20' =		NA	NA
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>70</u> linear feet along street divided by 20' =		4	4
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=		108	193
B. % Native shrubs required: Number of shrubs provided x 50%=		54	177
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=		11	129
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		6	129

PLANTING SCHEDULE

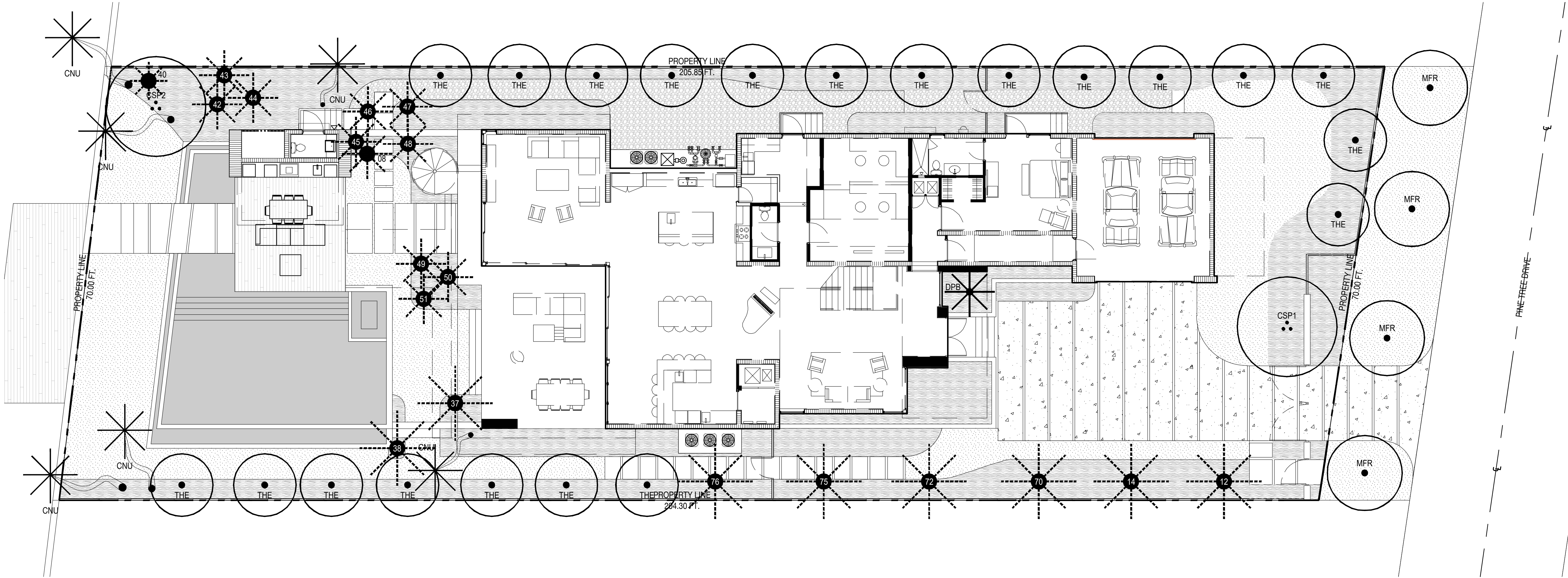
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
THE	21	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG. 6 IN. DBH 18 FT. HT. OA. SINGLE LEADER STANDARD
CSP1	1	CHORISIA SPECIOSA	FLOSS SILK TREE	COLLECTED 16 IN. DBH 24 FT. HT.
CSP1	1	CHORISIA SPECIOSA	FLOSS SILK TREE	COLLECTED 8 IN. DBH 16 FT. HT.
MFR	4	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	100 GAL. 4 IN. DBH 16 FT. HT. OA. SINGLE LEADER STANDARD
PALMS				
CNU	6	COCOS NUCIFERA 'GREEN MAYAYAN'	COCONUT PALM	STAGGERED HEIGHTS, 12-18 FT. GW. CHARACTER CURVE
DPB	1	DYPSIS PEMBANA	SAME	45 GAL. 16 FT. OA. CLUMP
UNDERSTORY TREES & SHRUBS				
CE	129	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	15 GAL. 6 FT. HT. OA. BUSH FORM
PL	48	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA COFFEE	7 GAL.
AW	16	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE	7 GAL.
ACCENTS				
MM	2	MACROZAMIA MOOREI	SAME	25 GAL.
PB	50	PHILODENDRON BURLE MARX	SAME	3 GAL.
CC	21	CYCAS REVOLUTA	KING SAGO PALM	7 GAL.
GROUNDCOVERS				
RB	800	RUELLIA BRITTONIA 'COMPACTA WHITE KATIE'	MEXICAN BLUEBELL	1 GAL.
MISC.				
ALL SOD AREAS TO BE REPLACED WITH ZOYSIA 'ZEON'				
LANDSCAPE ARCHITECT TO HAVE \$2000 WHOLESALE ACCENT PLANT ALLOWANCE				

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
8	PTYCHOSPHERMA ELEGANS	SOLITAIRE PALM	5"	20'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
12	ROYSTONEA REGIA	ROYAL PALM	20"	28'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
14	ROYSTONEA REGIA	ROYAL PALM	18"	28'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
37	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	33"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
38	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	10"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
40	DIOON	DIOON	15"	8'	10'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
42	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	5"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
43	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	4"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
44	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	5"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
45	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	4"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
46	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	4"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
47	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	4"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
48	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	4"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
49	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	5"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
50	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	5"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
51	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	5"	18'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
70	ROYSTONEA REGIA	ROYAL PALM	20"	28'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
72	ROYSTONEA REGIA	ROYAL PALM	21"	28'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
75	ROYSTONEA REGIA	ROYAL PALM	14"	28'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
76	ROYSTONEA REGIA	ROYAL PALM	20"	28'	16'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

PLANT REFERENCE IMAGERY

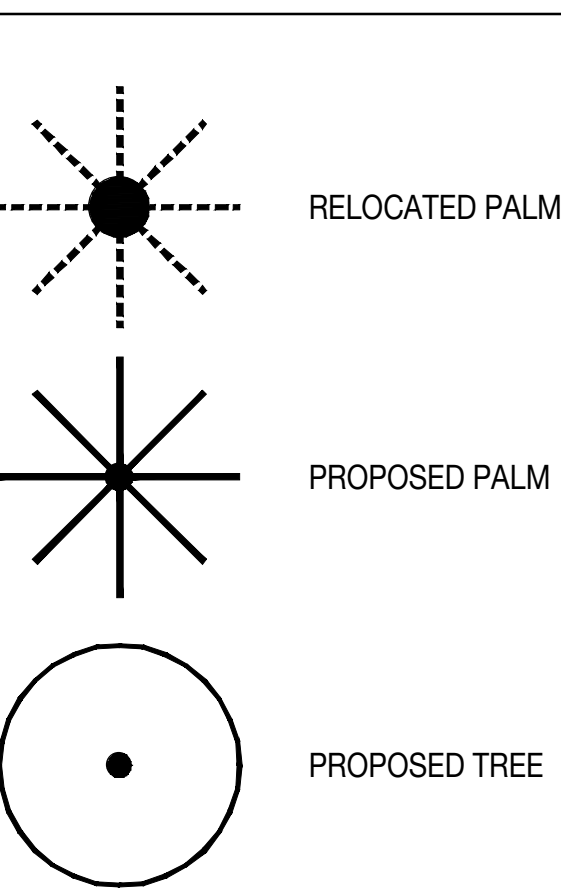




PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
THE	21	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG. 6 IN. DBH 18 FT. HT. OA. SINGLE LEADER STANDARD
CSP1	1	CHORISIA SPECIOSA	FLOSS SILK TREE	COLLECTED 16 IN. DBH 24 FT. HT.
CSP1	1	CHORISIA SPECIOSA	FLOSS SILK TREE	COLLECTED 8 IN. DBH 16 FT. HT.
MFR	4	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	100 GAL. 4 IN. DBH 16 FT. HT. OA. SINGLE LEADER STANDARD
PALMS				
CNU	6	COCOS NUCIFERA 'GREEN MAYAYAN'	COCONUT PALM	STAGGERED HEIGHTS, 12-18 FT. GW. CHARACTER CURVE
DPB	1	DYPSIS PEMBANA	SAME	45 GAL. 16 FT. OA. CLUMP

PLANTING LEGEND





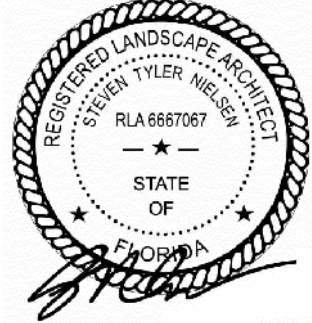
NIELSEN
landscape architects

357 cypress drive, 10
tequesta, fl 33469
561.402.9414

www.nielsenlandarch.com

THE 4838 GARDEN

SEAL (S TYLER NIELSEN - LA6667067)



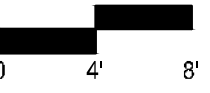
04.01.2021

TREE & PALM PLANTING PLAN

DATE: 04.01.2021 ISSUE: COORDINATION



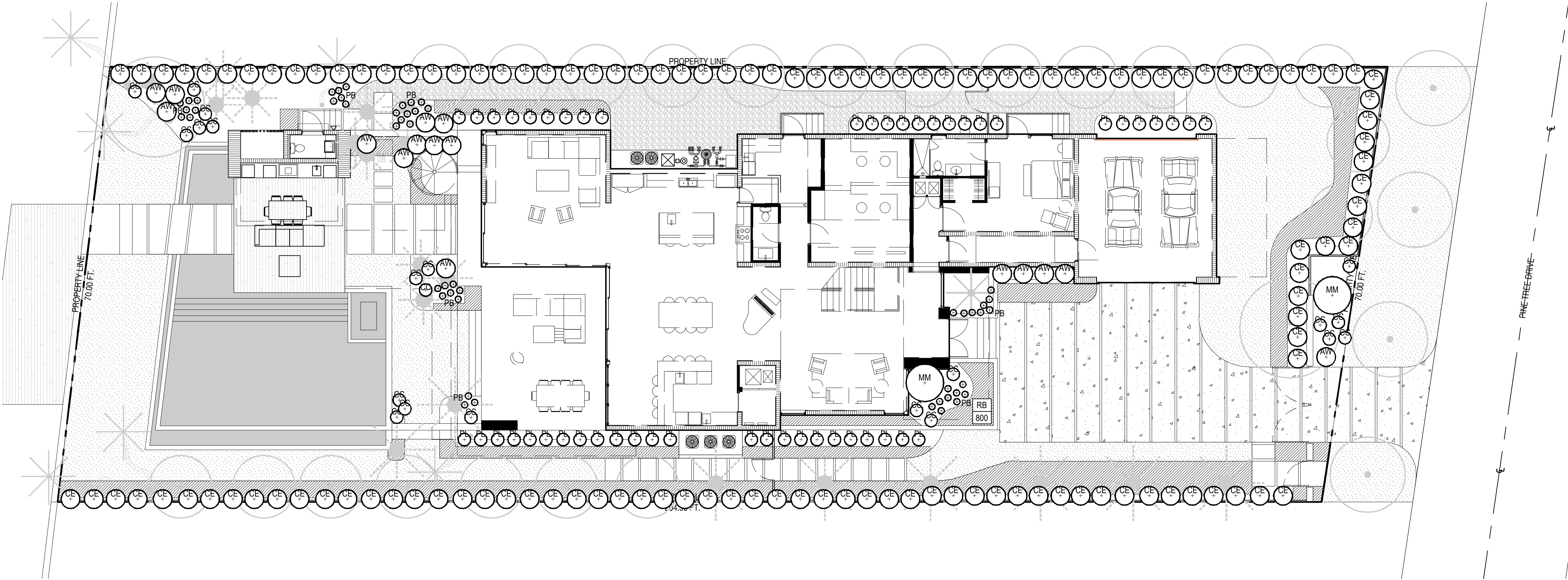
NORTH



0 4' 8'

L701

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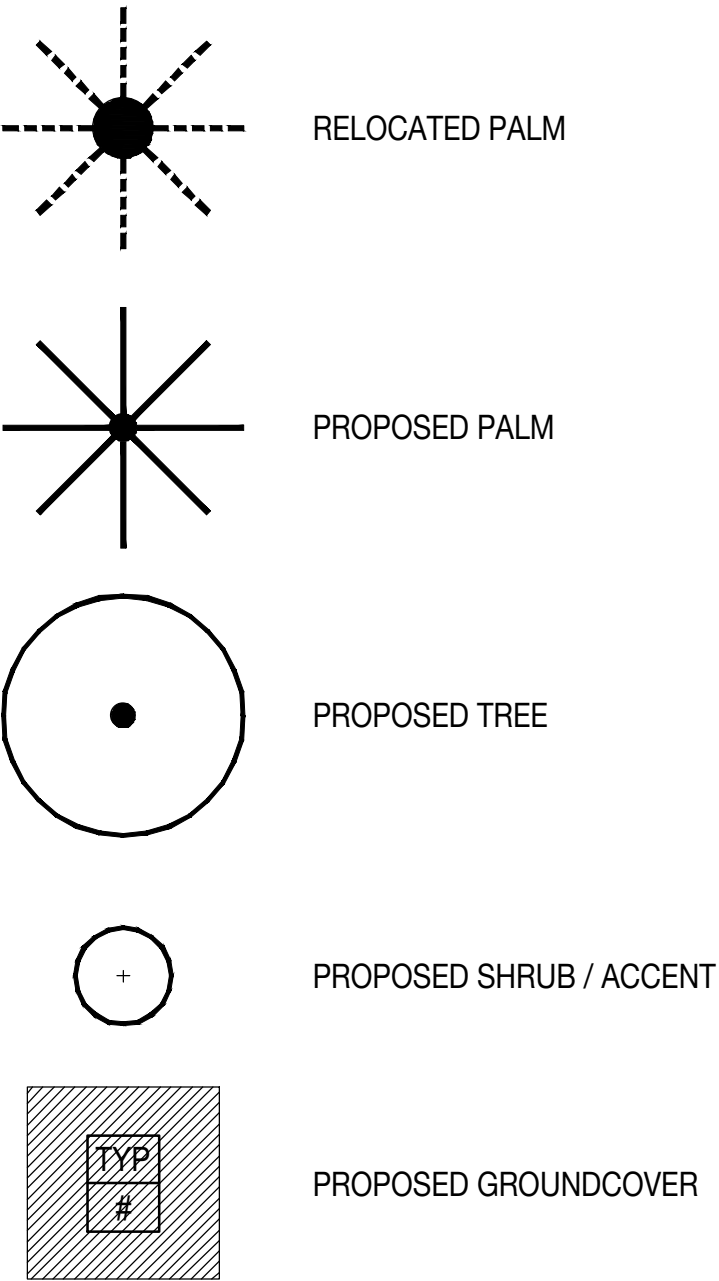
THE 4838 GARDEN

4838 GARDEN | 4838 PINE TREE DRIVE | MIAMI BEACH, FLORIDA 33140

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
UNDERSTORY TREES & SHRUBS				
CE	129	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	15 GAL. 6 FT. HT. OA. BUSH FORM
PL	48	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA COFFEE	7 GAL.
AW	16	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE	7 GAL.
ACCENTS				
MM	2	MACROZAMIA MOOREI	SAME	25 GAL.
PB	50	PHILODENDRON BURLE MARX	SAME	3 GAL.
CC	21	CYCAS REVOLUTA	KING SAGO PALM	7 GAL.
GROUNDCOVERS				
RB	800	RUELLIA BRITTONIA 'COMPACTA WHITE KATIE'	MEXICAN BLUEBELL	1 GAL.
MISC.				
ALL SOD AREAS TO BE REPLACED WITH ZOYSIA 'ZEON'				
LANDSCAPE ARCHITECT TO HAVE \$2000 WHOLESALE ACCENT PLANT ALLOWANCE				

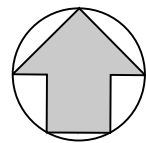
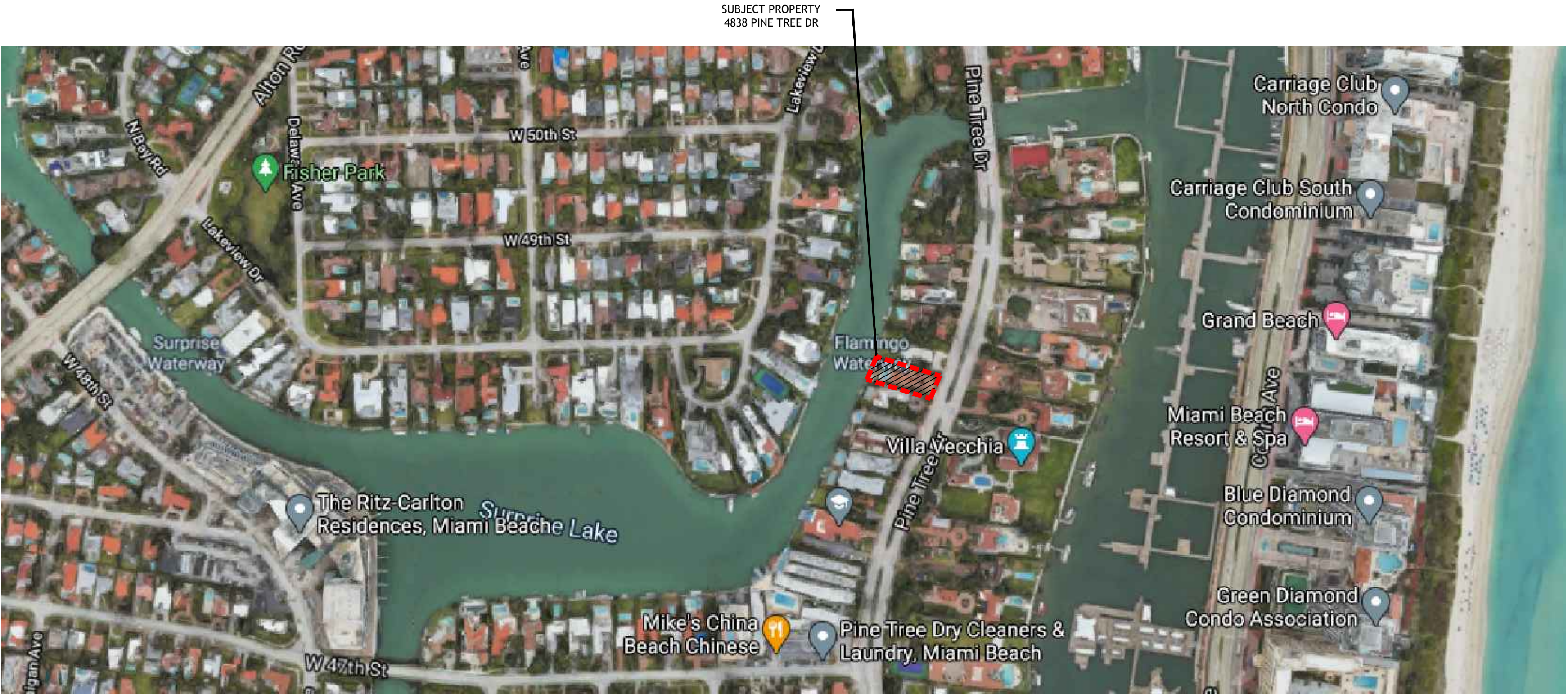
PLANTING LEGEND



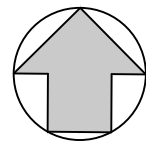
SEAL (S TYLER NIELSEN - LA6667067)



UNDERSTORY PLANTING PLAN
DATE 04.01.2021 ISSUE COORDINATION



VICINITY MAP
SCALE N.T.S.



LOCATION MAP
SCALE N.T.S.

DRAWN BY:
REVISIONS:

A40003569

ANTHONY LEON

0016752

3

DESIGN

ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33125

P: 305.438.9377 | F: 305.438.9379

SEAL

PROPOSED NEW RESIDENCE
FOR
4838 PINE TREE DR
MIAMI BEACH, FL, 33140

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

DBR 0.1
LOCATION AND AREA MAPS

ACCESSORY USE BUILDING IN REAR SETBACK.
MAX ALLOWED - 25% OF REAR YARD

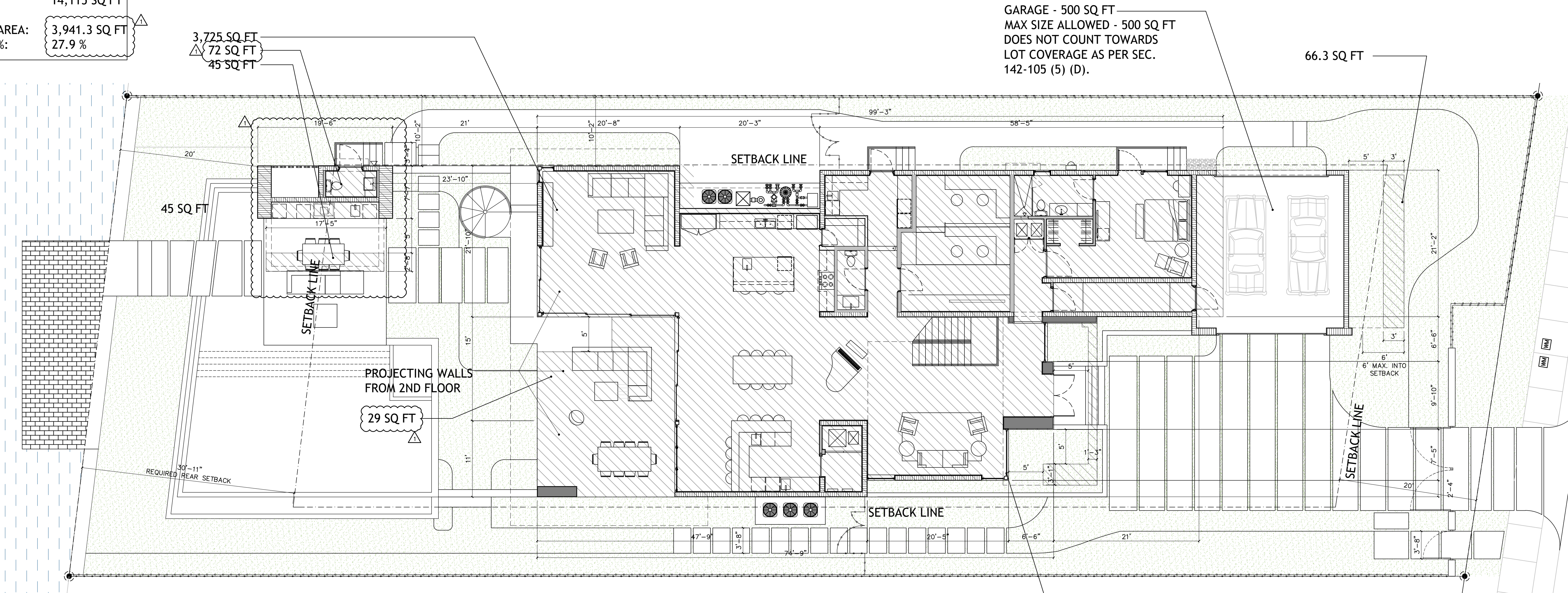
REAR YARD - 2163 SQ FT
MAX ALLOWED - 25 % (540 SQ FT)
PROPOSED COVERED TERRACE AREA OVERLAPPING ON REAR YARD - 146 SQ FT. (7.5 % OF THE REAR YARD)

PROPOSED LOT COVERAGE (30% ALLOWED):

LOT SIZE: 14,115 SQ FT

LOT COVERAGE AREA: 3,941.3 SQ FT

LOT COVERAGE %: 27.9 %



LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

MIAMI BEACH

PLANNING DEPARTMENT 1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305.673.7550

1	ADDRESS:	4838 PINE TREE DR, MIAMI BEACH, FLORIDA, 33140
2	FOLIO NUMBER:	02-3222-022-1740
3	ZONING DESIGNATION:	RS-3
4	FLOOD ZONE:	A/E
5	BASED FLOOD ELEVATION:	8'
6	ADJUSTED GRADE (FLOOD+GRADE/2):	7.525'
7	LOT AREA:	14115 SQ FT
8	LOT WIDTH:	70'

	REQUIRED	PROPOSED
9	LOT COVERAGE:	30% OF LOT - 4234.5 SQ FT
		27.9% - 3941.3 SQ FT
10	UNIT SIZE:	50% OF LOT - 7057.5 SQ FT
11	UNIT SIZE LV 1:	48.50% - 6847 SQ FT
12	UNIT SIZE LV 2:	24.20% - 3419 SQ FT
13	ALLOWABLE ROOF TERRACE:	22.75% - 3212 SQ FT
		20.70% - 711.5 SQ FT

SETBACKS MAIN BUILDING:	REQUIRED	PROPOSED
14	FRONT LV 1	20'-0"
15	FRONT LV 2	31'-8" FT
		40'-0"
16	SIDES	SUM OF SIDE = 25% OF LOT
		WIDTH MIN. (17.3 FT)
		21'-8" FT
		EACH SIDE = 10' MIN
		11'-6" SOUTH
		10'-2" NORTH
17	REAR	15% OF LOT DEPTH
		20'-0" MIN. 50'-0" MAX
		15% OF 206 FT. = 31'-0"
		55'-9"

ACCESSORY USE BUILDING:	REQUIRED	PROPOSED
18	BETWEEN BUILDINGS	5'-0"
19	SIDES	10'-2"
20	REAR	7'-6" FT
		20'-0" FT
21	HEIGHT	24'-0" MAX
		28'-0" UPON DRB APPR.
		29'-6" (WAIVER)

DRAWN BY:

REVISIONS:

01-04-2020

AA000369
ANTHONY LEON
001672

DESIGN
ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9378

SEAL

PROPOSED NEW RESIDENCE
FOR
4838 PINE TREE DR
MIAMI BEACH, FL, 33140

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DRB 1.0

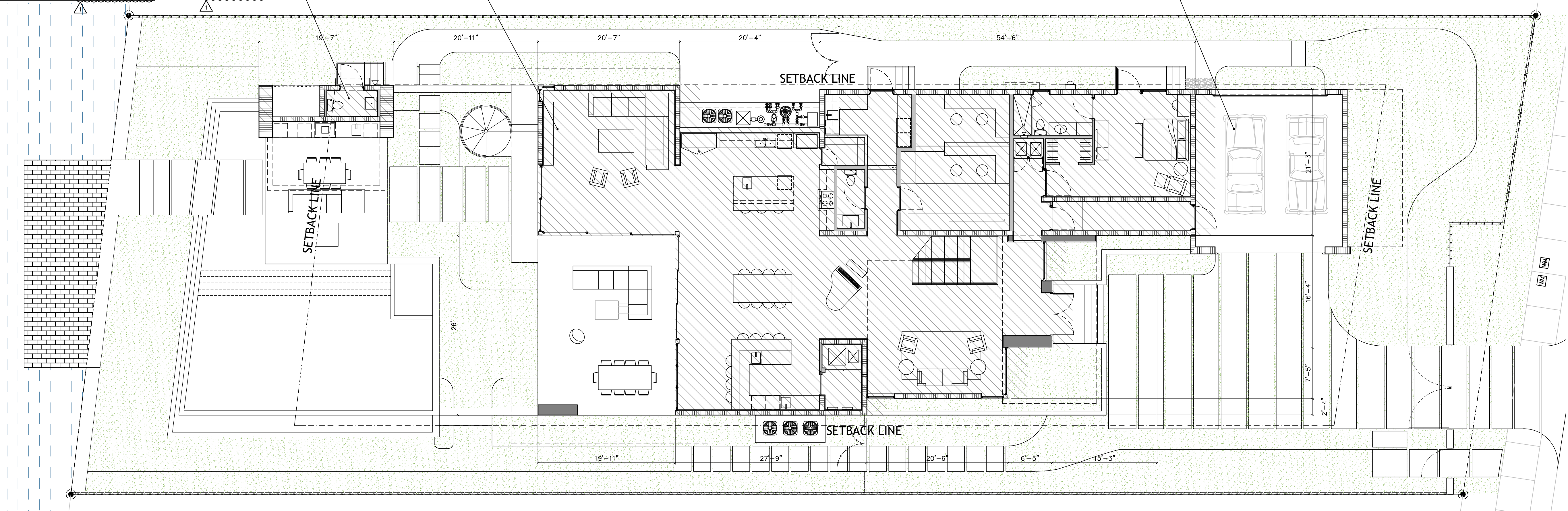
LOT COVERAGE
DIAGRAMS

PROPOSED UNIT SIZE (50% ALLOWED):

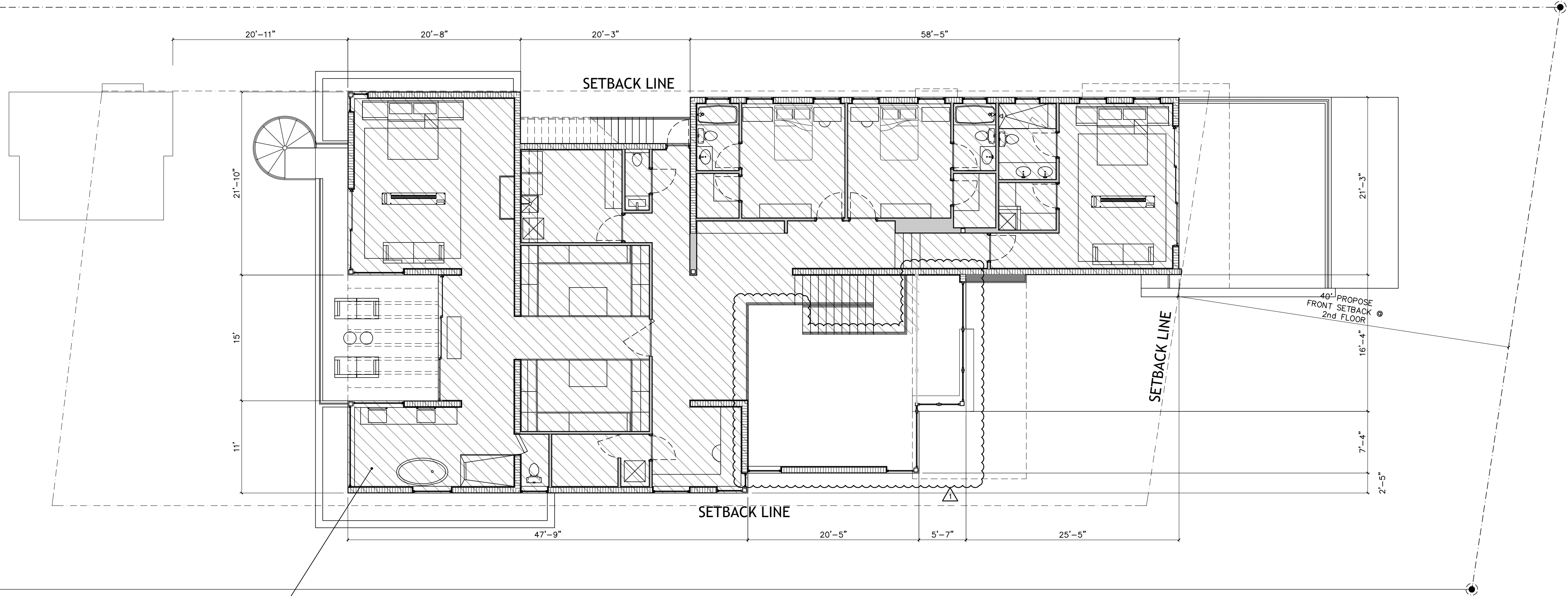
LOT SIZE: 14,115 SQ FT
MAX UNIT SIZE ALLOWED 7,056 SQ FT

1st FLOOR UNIT SIZE: 3,340 SQ FT
2nd FLOOR UNIT SIZE: 3,212 SQ FT
ROOF UNIT SIZE: 0 SQ FT

6,552 SQ FT



UNIT SIZE DIAGRAM PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"



UNIT SIZE DIAGRAM PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

GARAGE - 424 SQ FT
MAX SIZE ALLOWED - 500 SQ FT
DOES NOT COUNT UNIT SIZE AS
PER SEC. 142-105 (5) (D).

DRAWN BY:
REVISIONS:
01-04-2020

AA000369
ANTHONY LEON
001672
3 DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9378

SEAL

PROPOSED NEW RESIDENCE
FOR
4838 PINE TREE DR
MIAMI BEACH, FL, 33140

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DRB 1.1
LOT COVERAGE
DIAGRAMS

△ 01-04-2020

AA0003569
ANTHONY LEON
0016752

ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

DESIGN 3

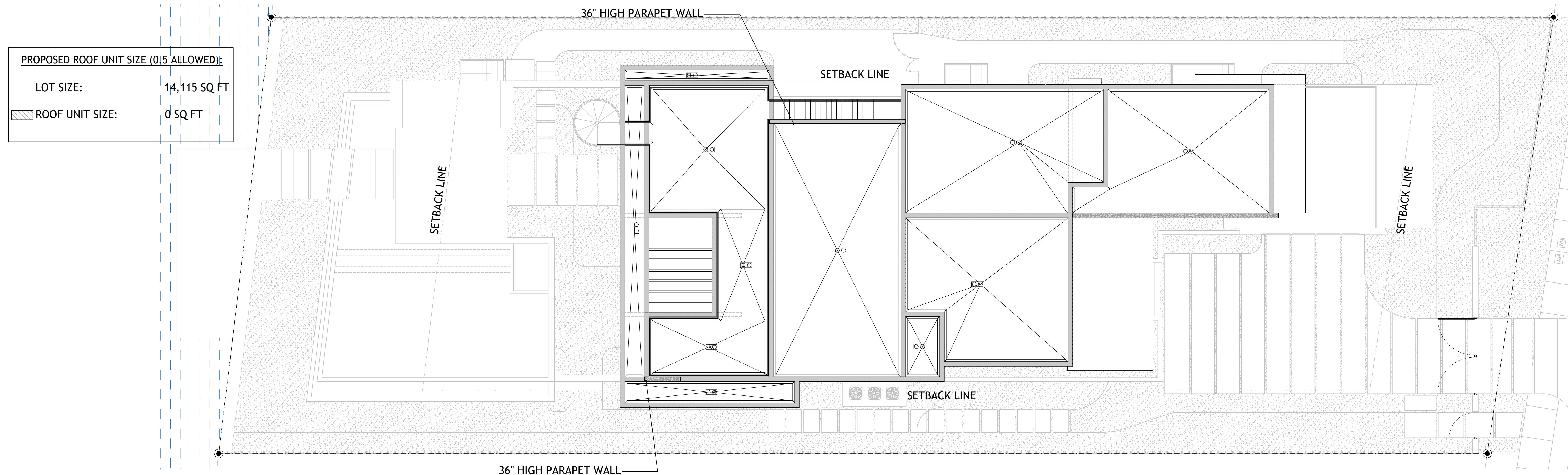
SE.

PROPOSED NEW RESIDENCE
FOR
4838 PINE TREE DR
MIAMI BEACH, FL, 33140

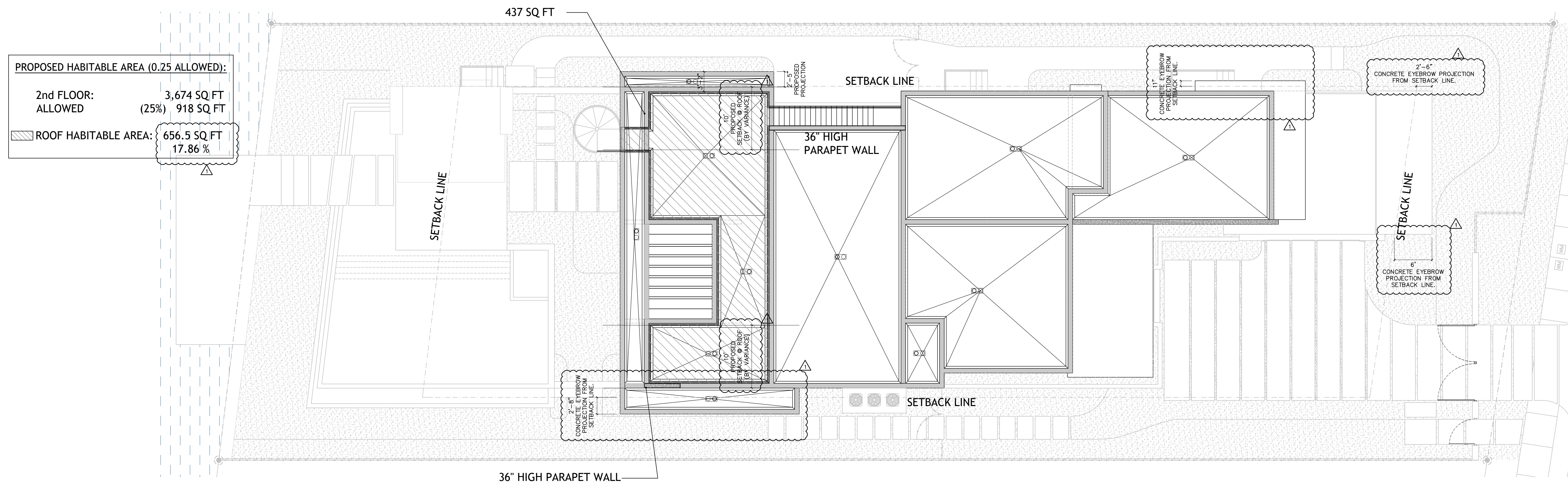
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DRB 1.2

LOT COVERAGE/ UNIT
SIZE DIAGRAMS.
ROOF TERRACE



ROOF TERRACE UNIT SIZE
SCALE: 1/8" = 1'-0"

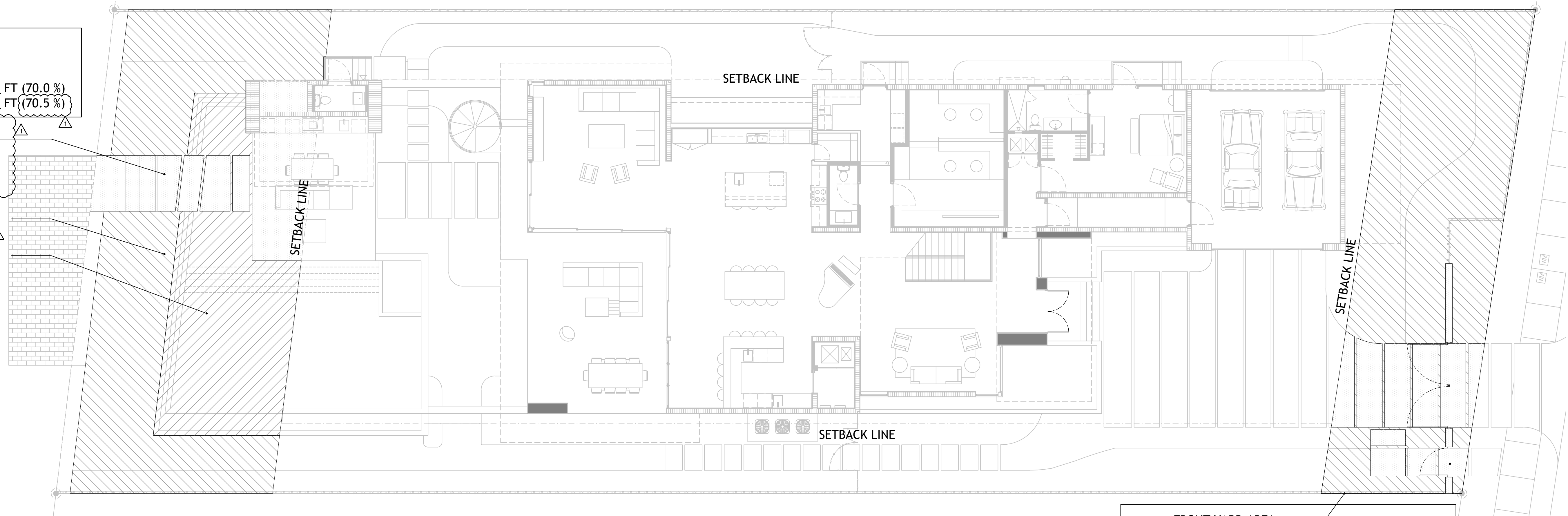


 **ROOF TERRACE HABITABLE SPACE**
SCALE: 1/8" = 1'-0"

REAR YARD AREA
2163 SQ. FT.

PERVIOUS AREA REQUIRED 1514 SQ FT (70.0 %)
PERVIOUS AREA PROVIDED 1525 SQ FT (70.5 %)

- 263 NOT COUNTED
TOWARDS PERVIOUS AREA
REQUIRED IN REAR YARD
PAVER, CONC STEPS.
- OPEN AREA - 1200 SQ FT
- POOL AREA - 650 SQ FT
(50%) - 325 SQ FT



PERVIOUS FRONT/ REAR YARD DIAGRAM
SCALE: 1/8" = 1'-0"

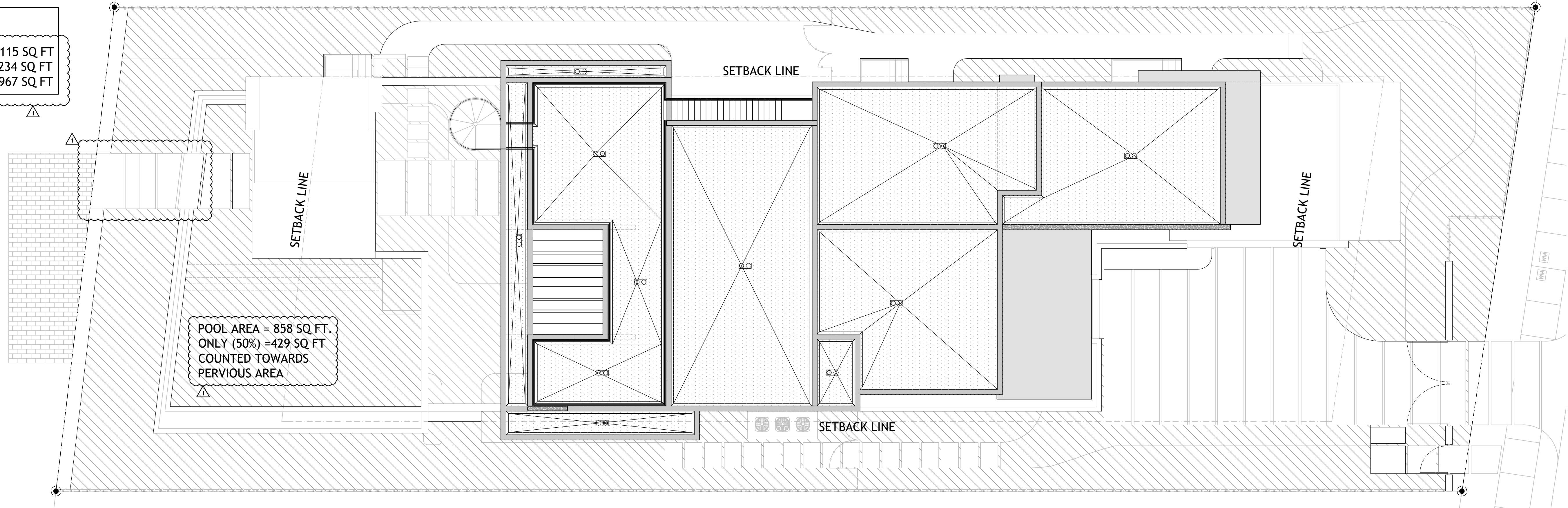
FRONT YARD AREA
1405 SQ. FT.

PERVIOUS AREA REQUIRED 702.5 SQ FT (50.0 %)
PERVIOUS AREA PROVIDED 1098 SQ FT (78.1 %)

302 SQ FT NOT COUNTED TOWARD PERVIOUS
AREA REQUIRED IN 1st LAYER. CONCRETE PAVERS,
DRIVEWAY, WALL FENCE.

PERVIOUS AREA:

LOT AREA :	14,115 SQ FT
REQUIRED (30%)	4,234 SQ FT
PERVIOUS AREA (35%)	4,967 SQ FT



OPEN SPACE - PERVIOUS LOT AREA
SCALE: 1/8" = 1'-0"

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001672

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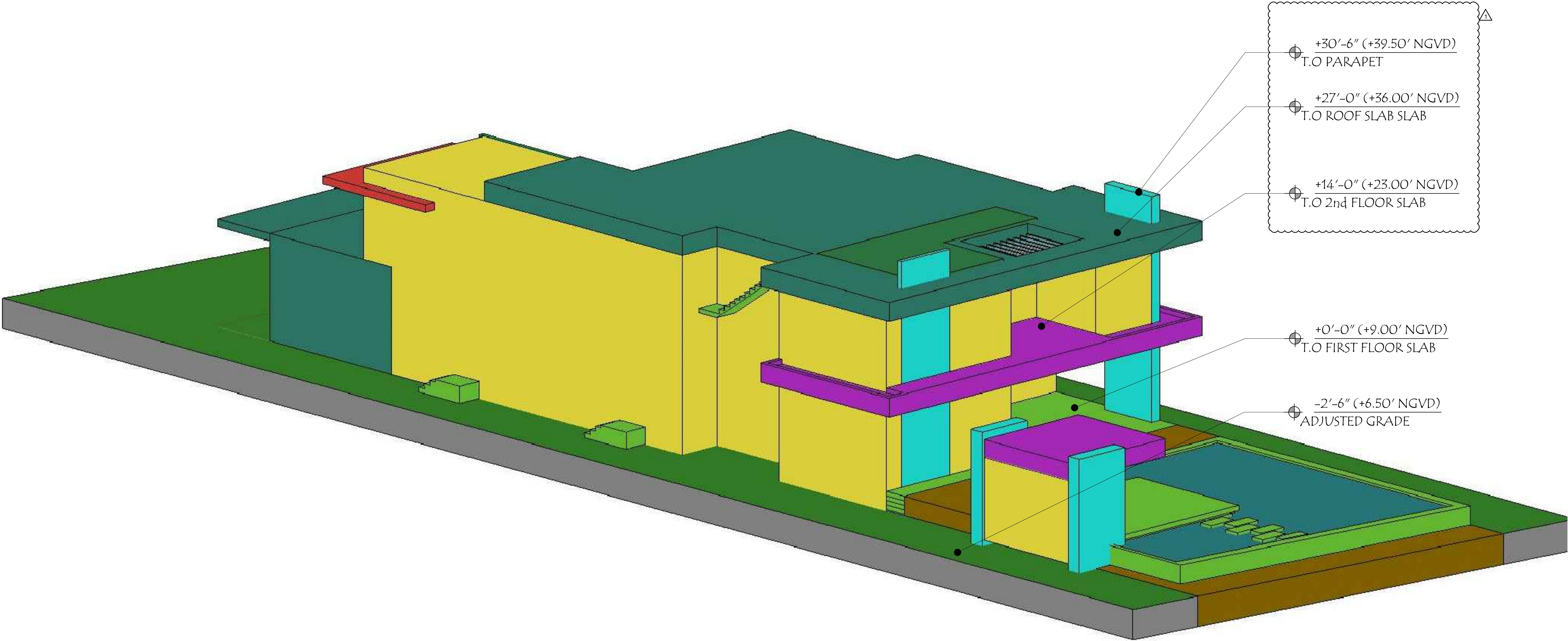
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DRB 1.3

ZONING
PERVIOUS AREAS
DIAGRAMS



AXONOMETRIC - REAR VIEW
N.T.S

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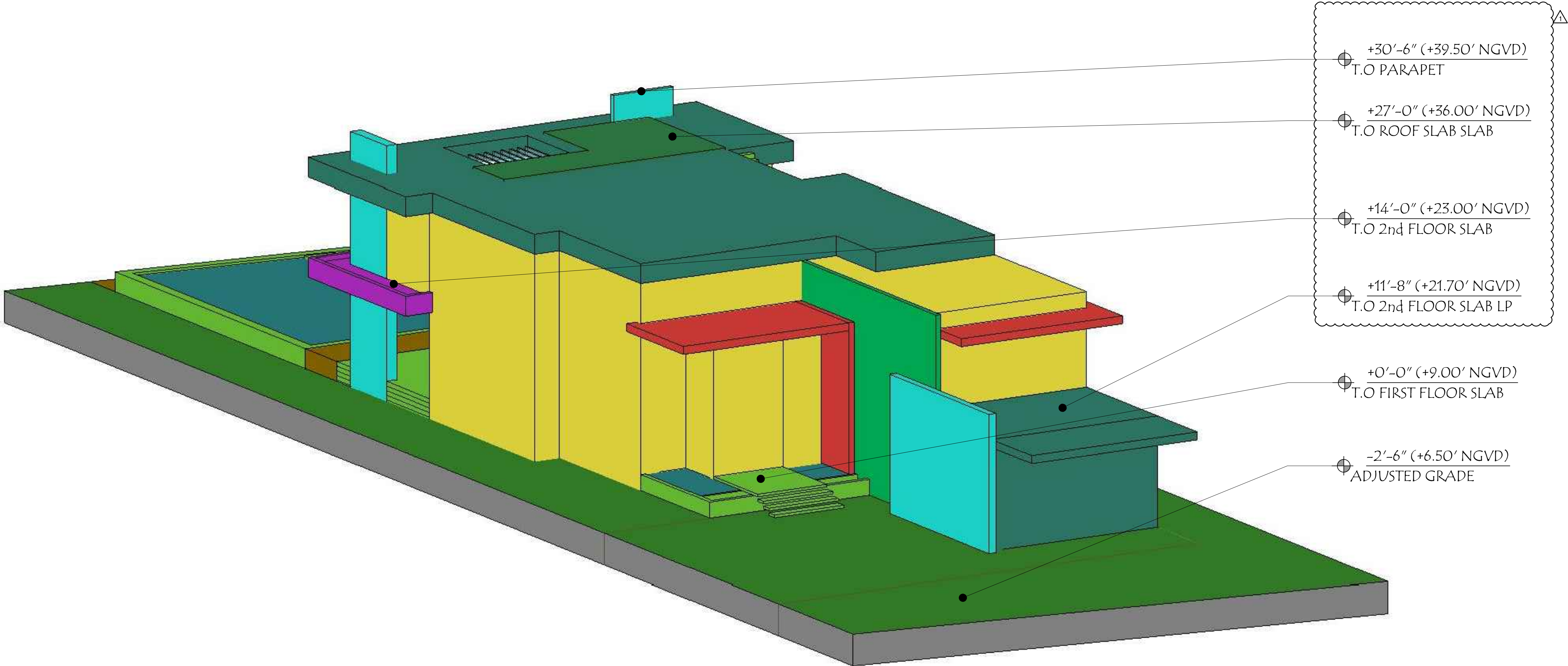
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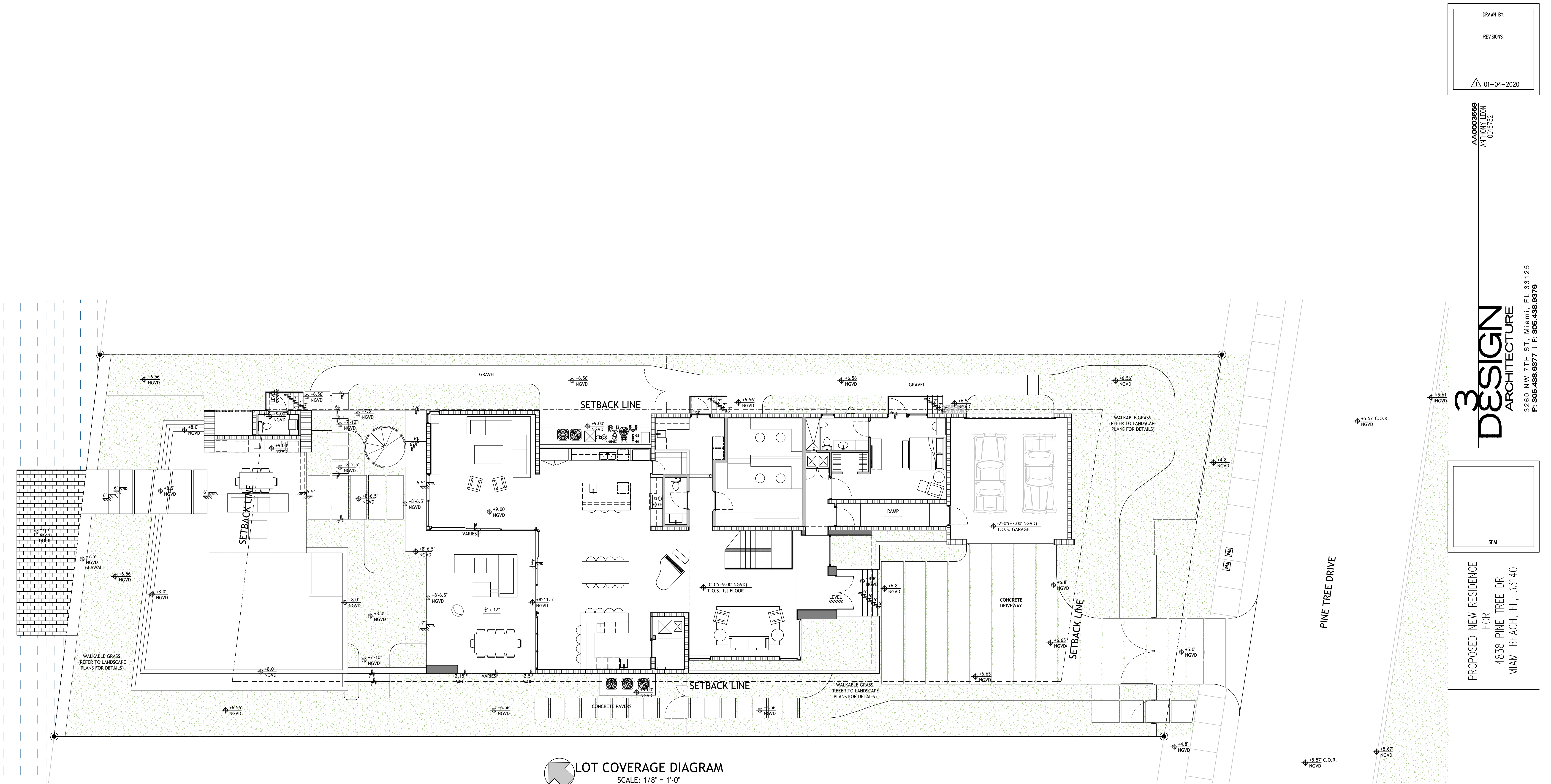
DRB 1.4

AXONOMETRIC -

NORTHWEST VIEW



AXONOMETRIC - FRONT VIEW
N.T.S



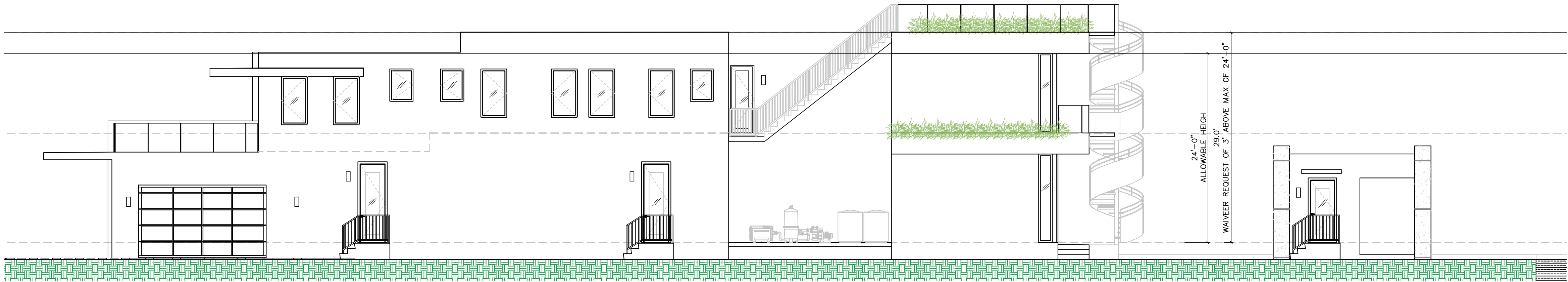
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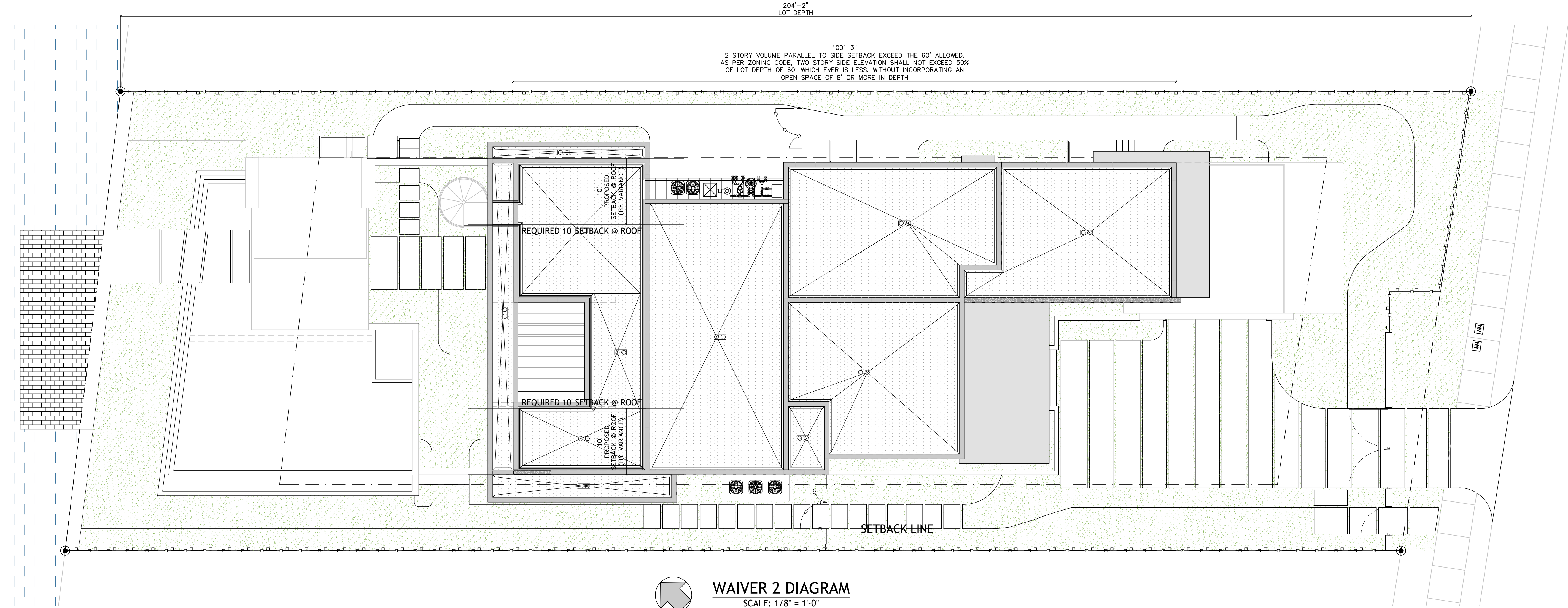
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DRB 1.6
GRADING PLAN



WAIVER 1 DIAGRAM
SCALE: 1/8" = 1'-0"



WAIVER 2 DIAGRAM
SCALE: 1/8" = 1'-0"

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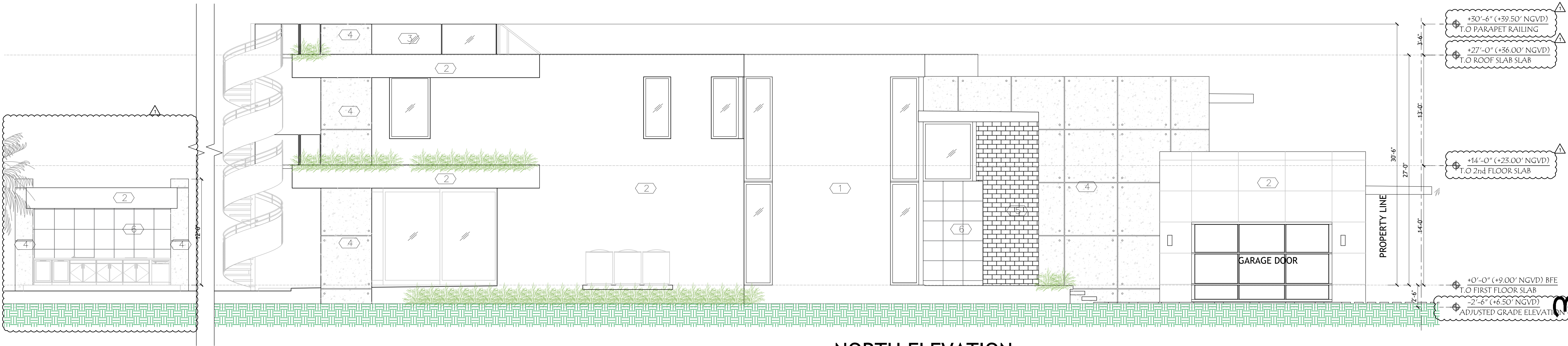
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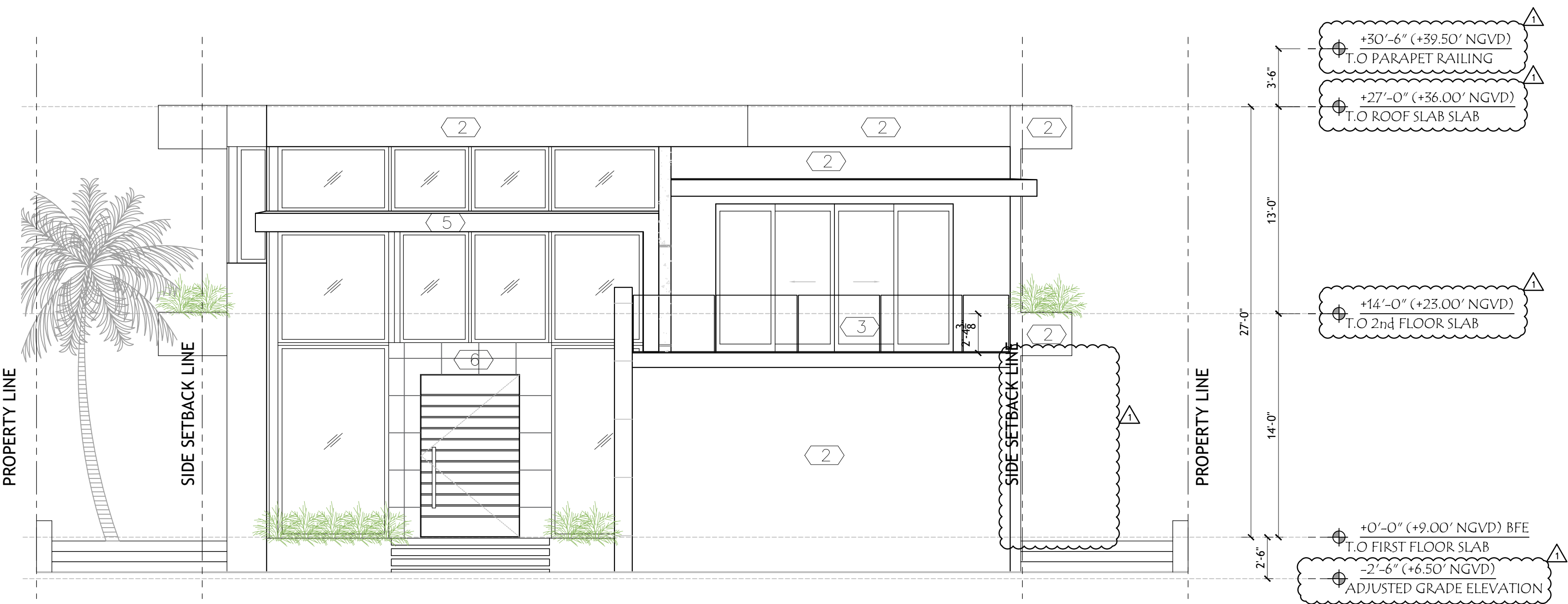
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DRB 1.7
WAIVER DIAGRAMS

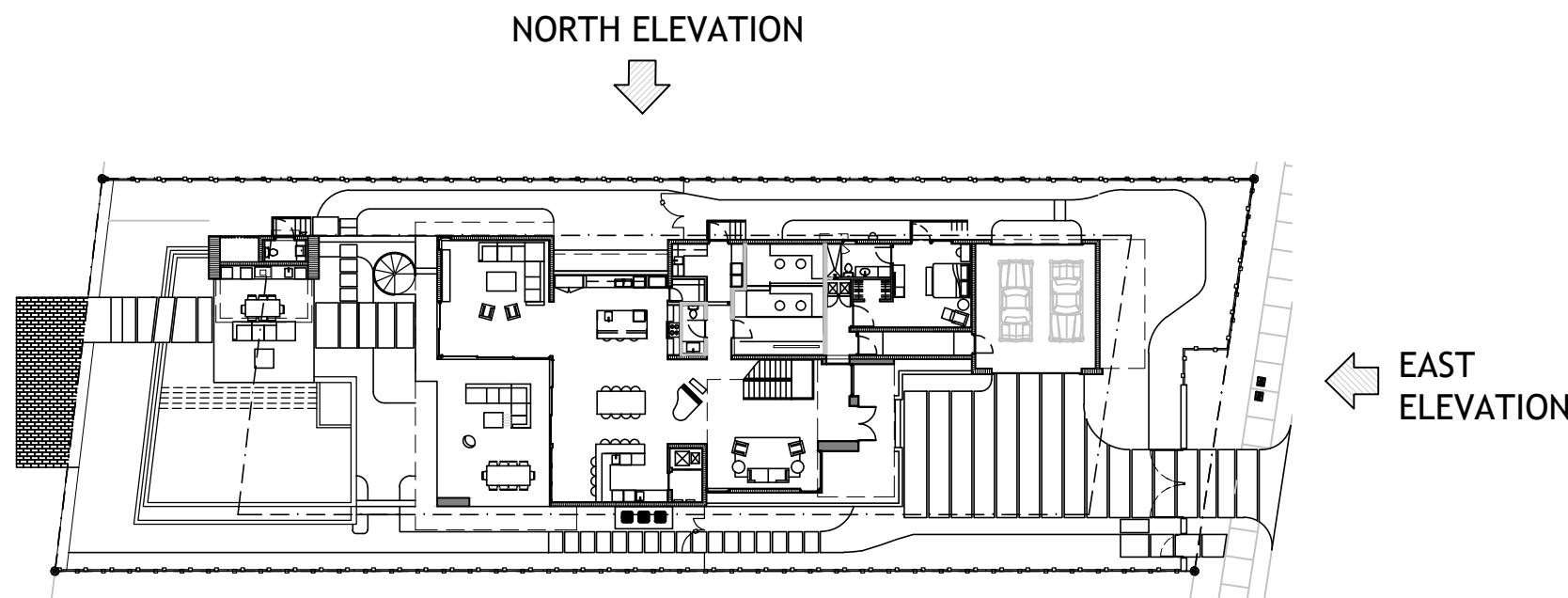


NORTH ELEVATION
SCALE 3/16" = 1'-0



EAST ELEVATION
SCALE 3/16" = 1'-0

FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	PRECAST CONCRETE PANELS
5	WOOD CLADDING FINISH
6	STONE CLADDING FINISH



KEY PLAN
SCALE N.T.C.

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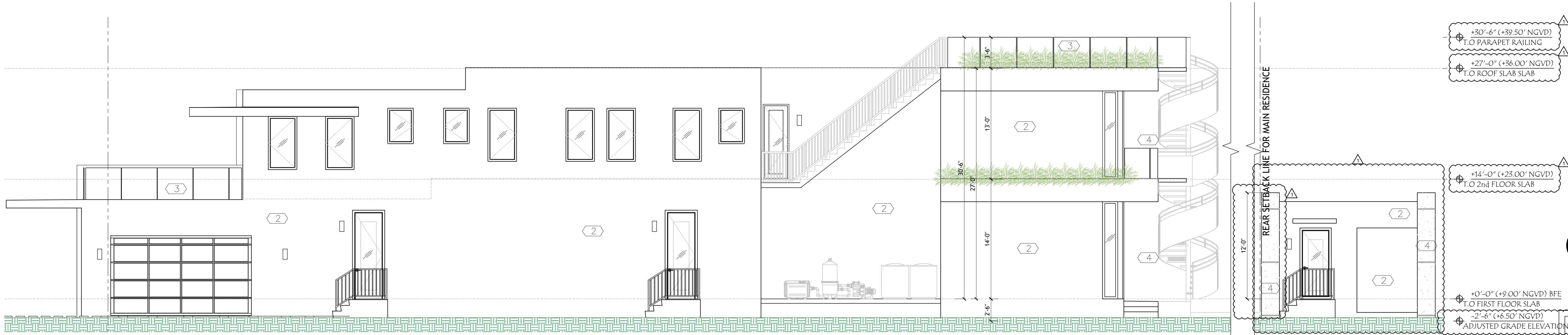
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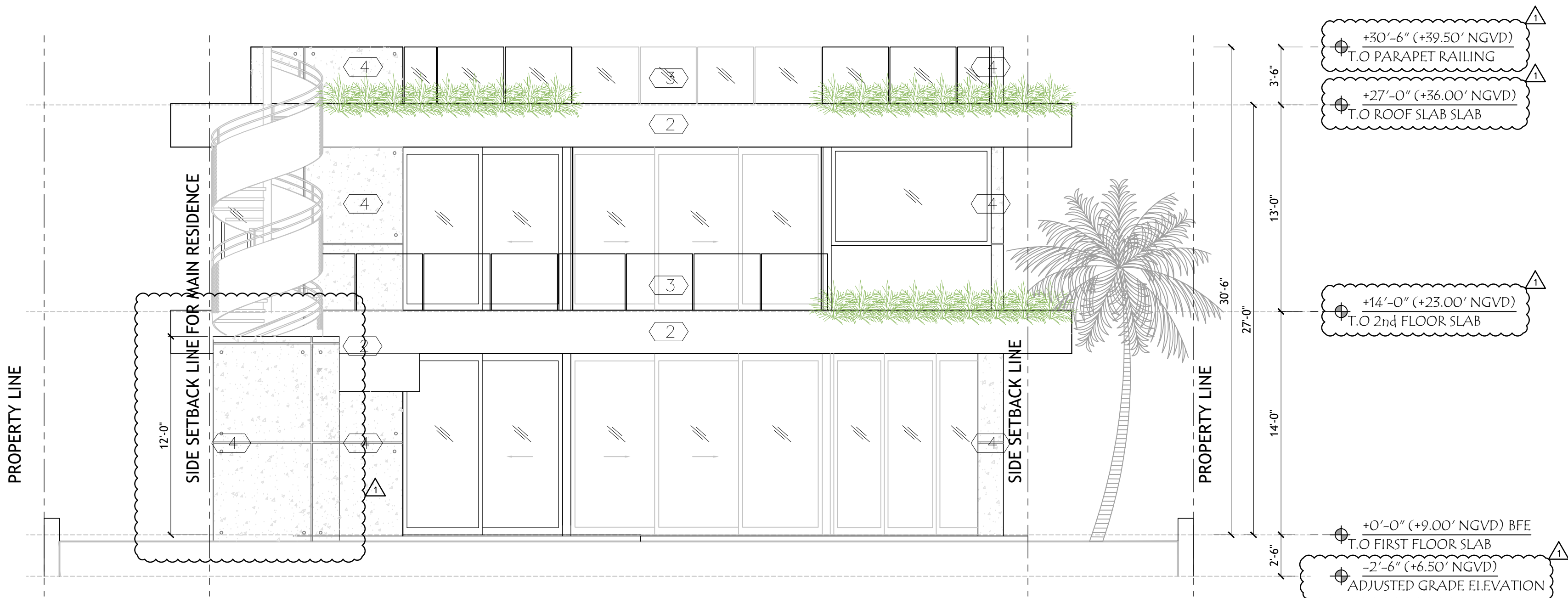
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DRB 3.0
NORTH AND EAST ELEVATIONS

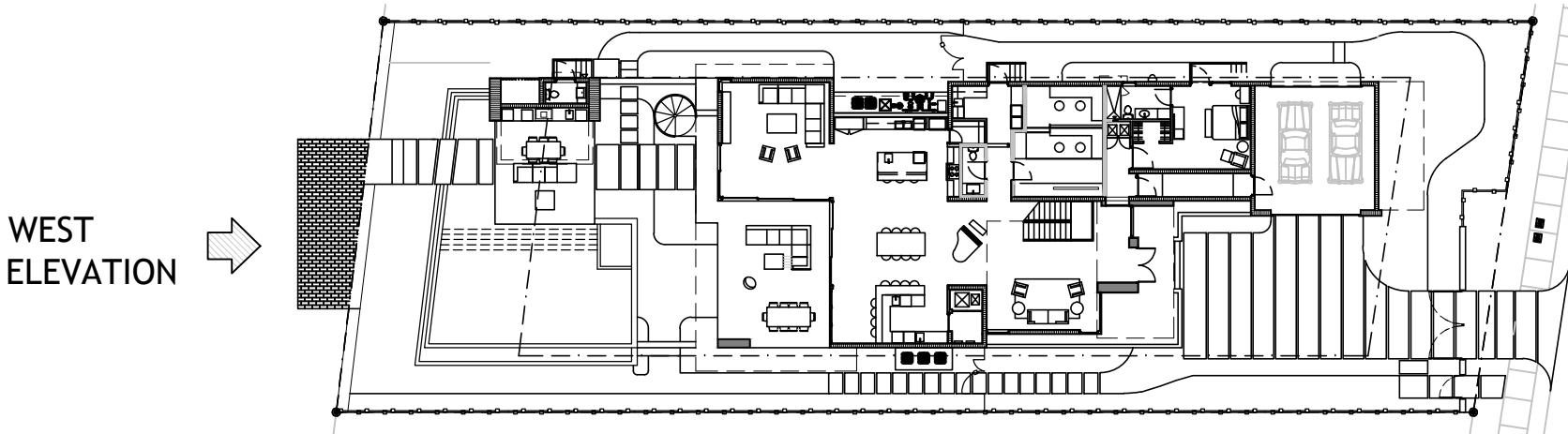


SOUTH ELEVATION
SCALE 3/16" = 1'-0



WEST ELEVATION
SCALE 3/16" = 1'-0

FINISH LEGEND:	
1	LIMESTONE CLADDING
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	PRECAST CONCRETE PANELS
5	WOOD CLADDING FINISH
6	STONE CLADDING FINISH



KEY PLAN
SCALE N.T.C

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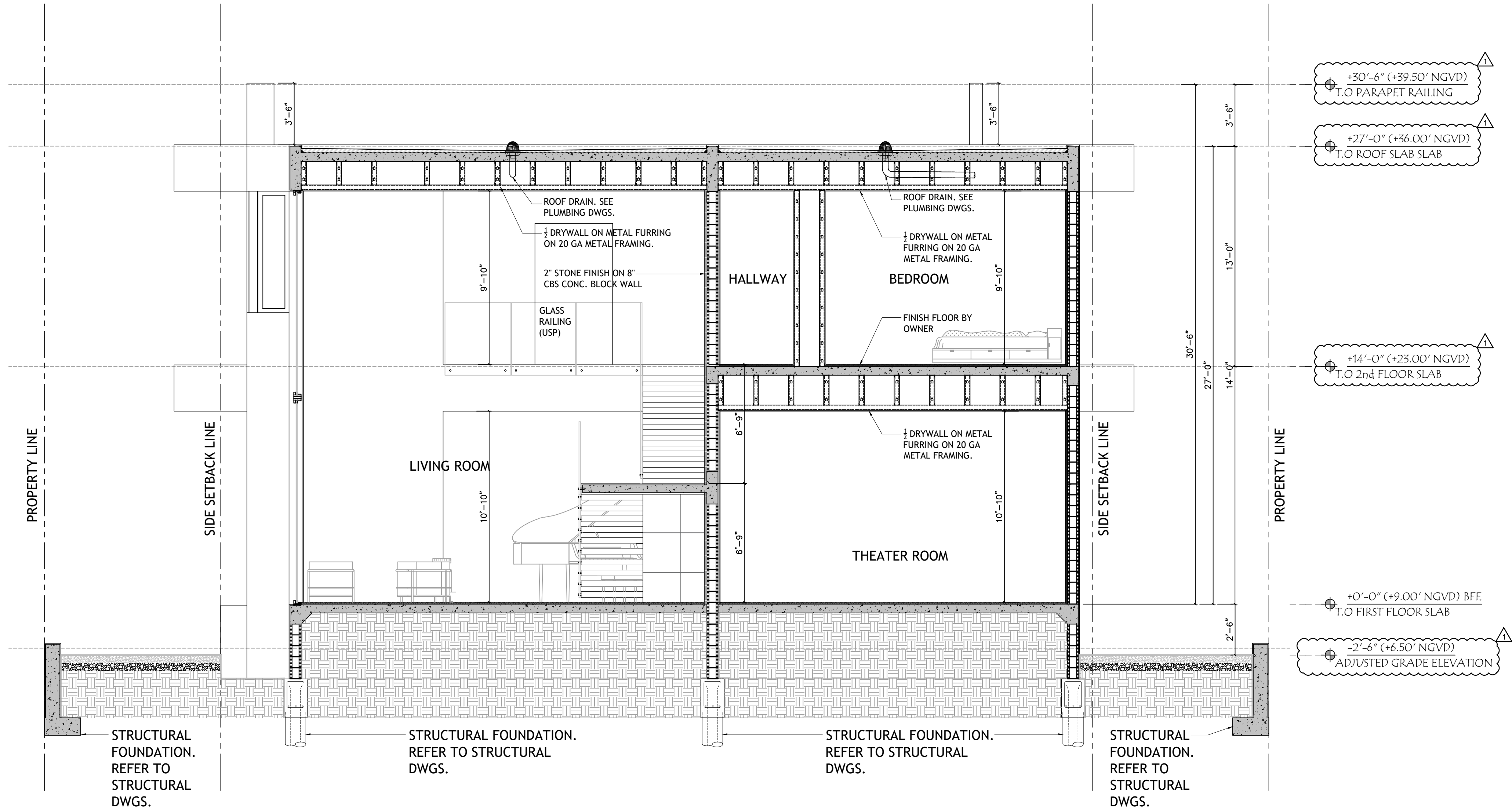
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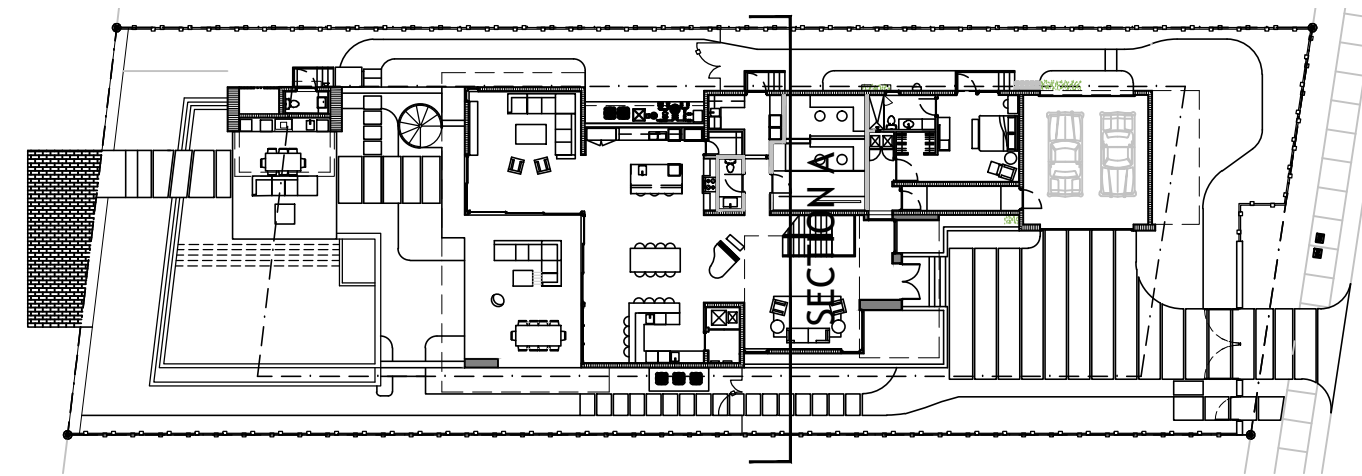
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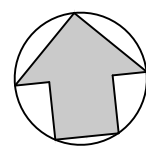
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DRB 3.1
SOUTH & WEST
ELEVATIONS



BUILDING SECTION "A"
SCALE 1/4" = 1'-0



 **KEY PLAN**
SCALE N.T.C

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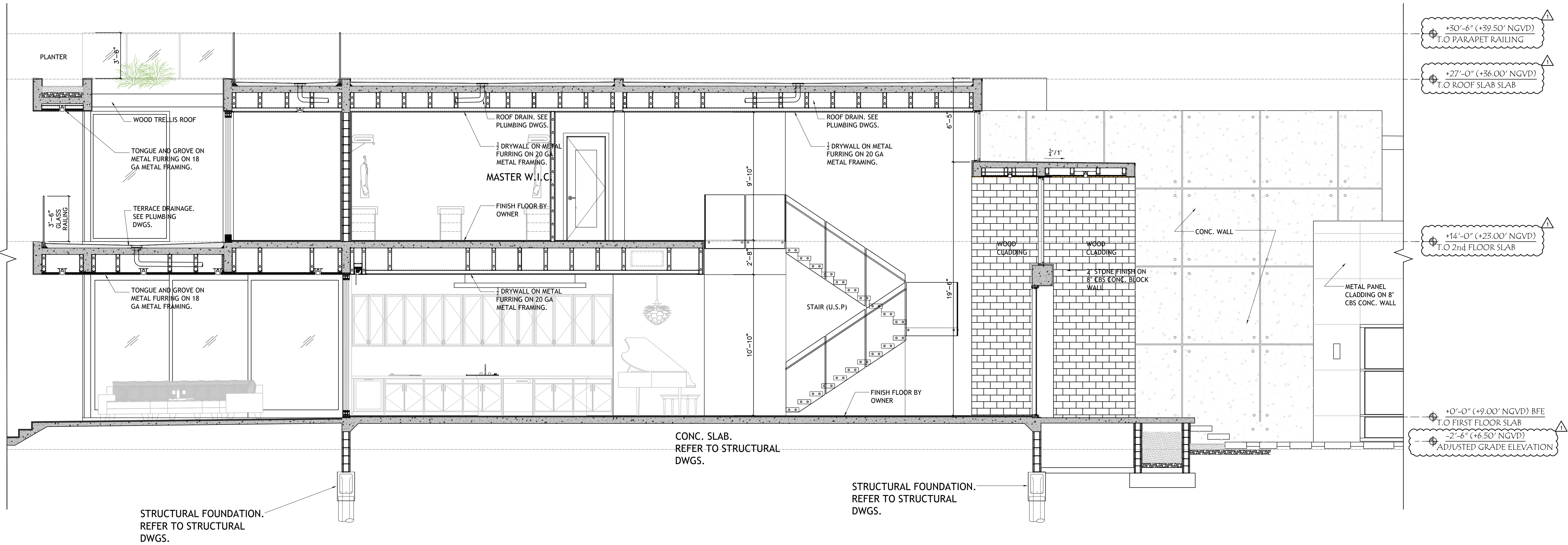
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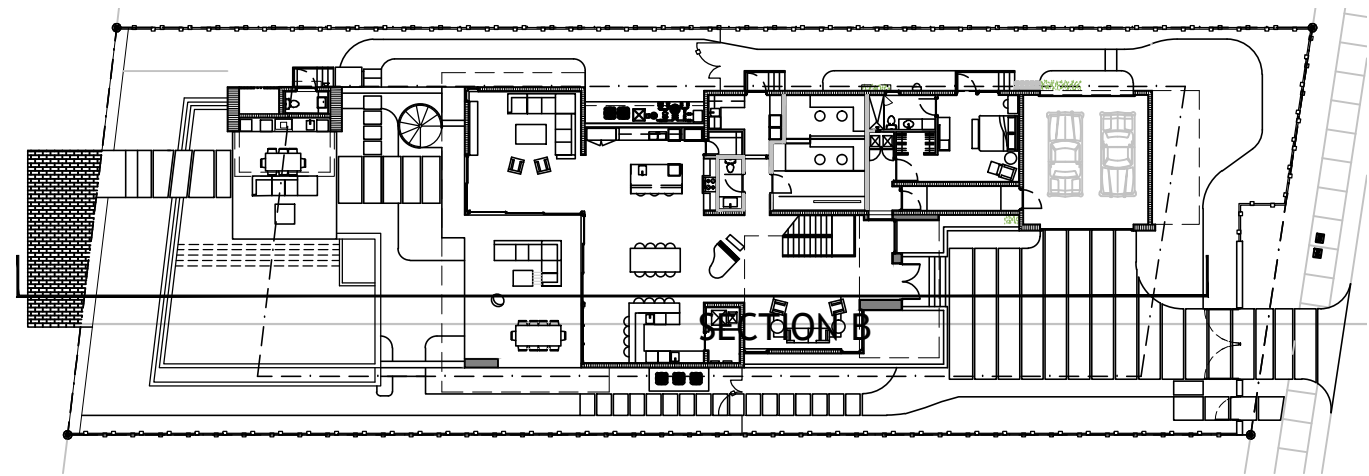
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DRB 4.0

BUILDING
SECTION
"A"



BUILDING SECTION "B"
SCALE 1/4" = 1'-0



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SCALE N.T.C.

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FOR

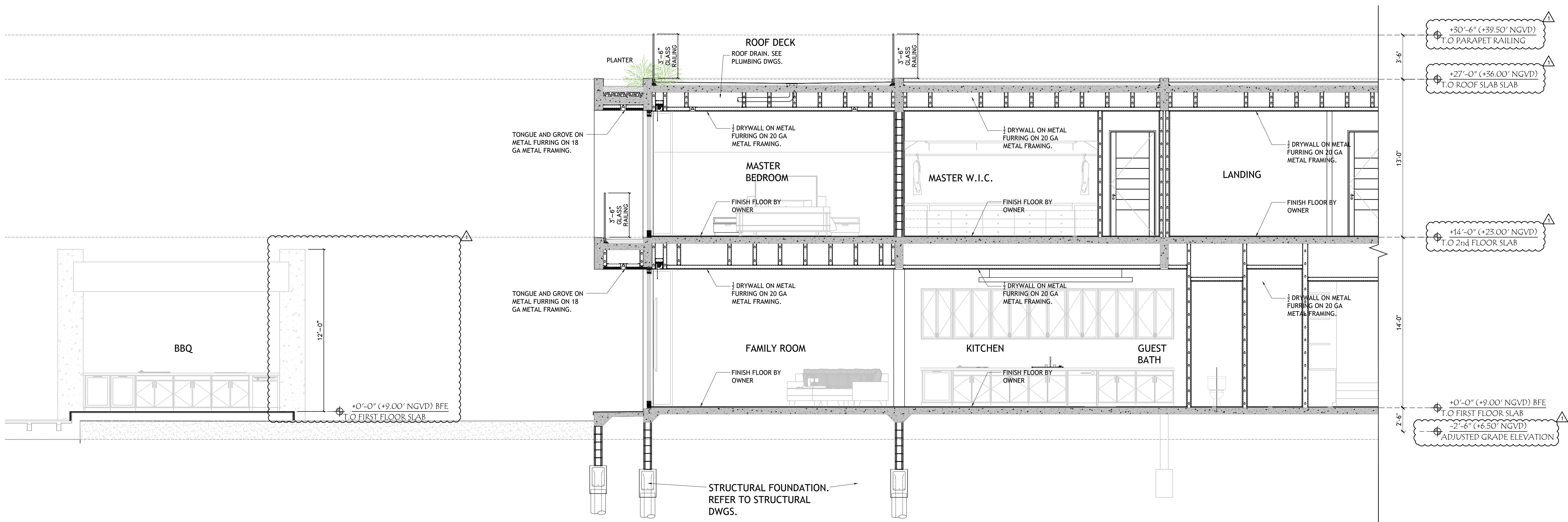
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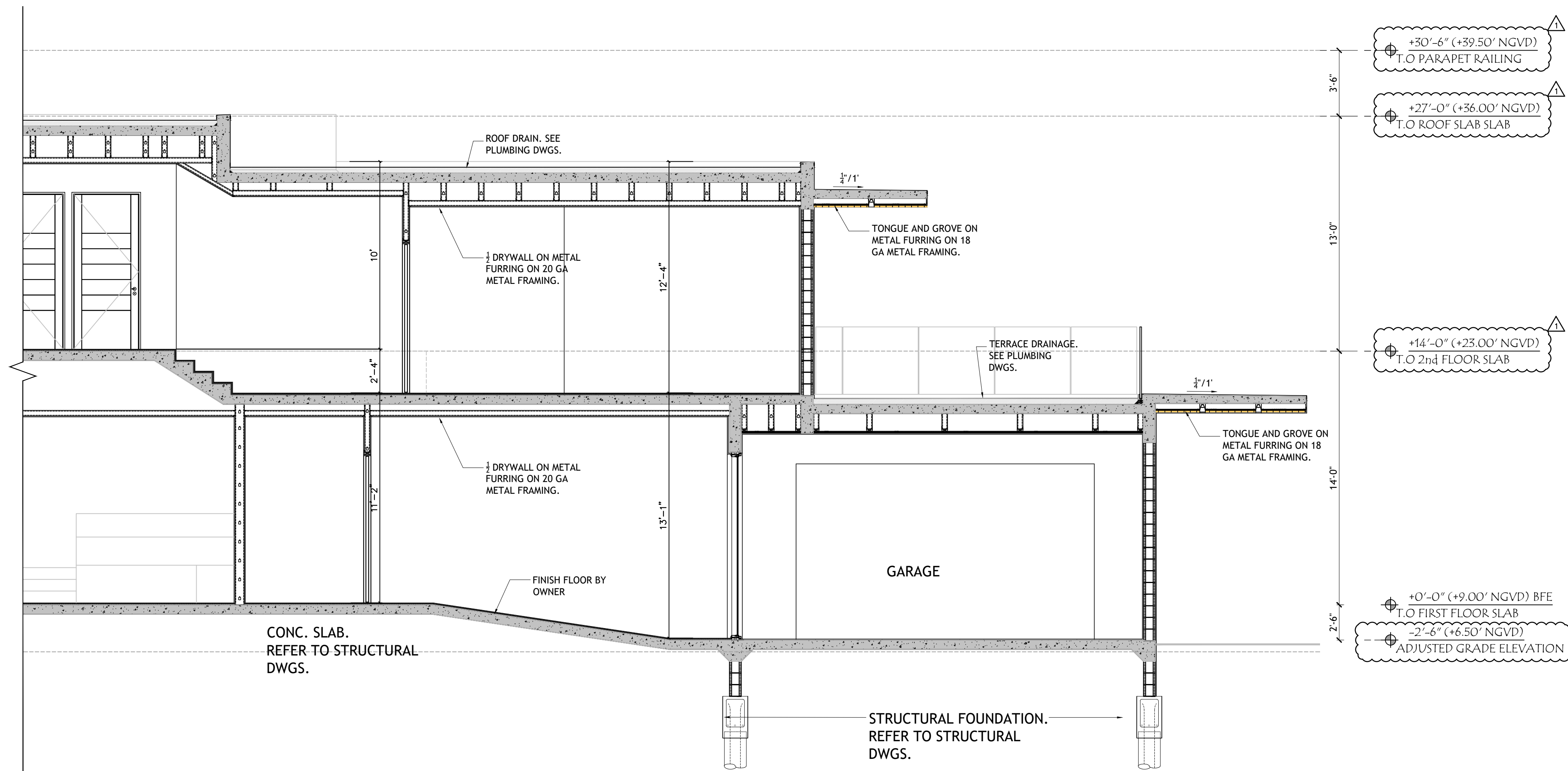
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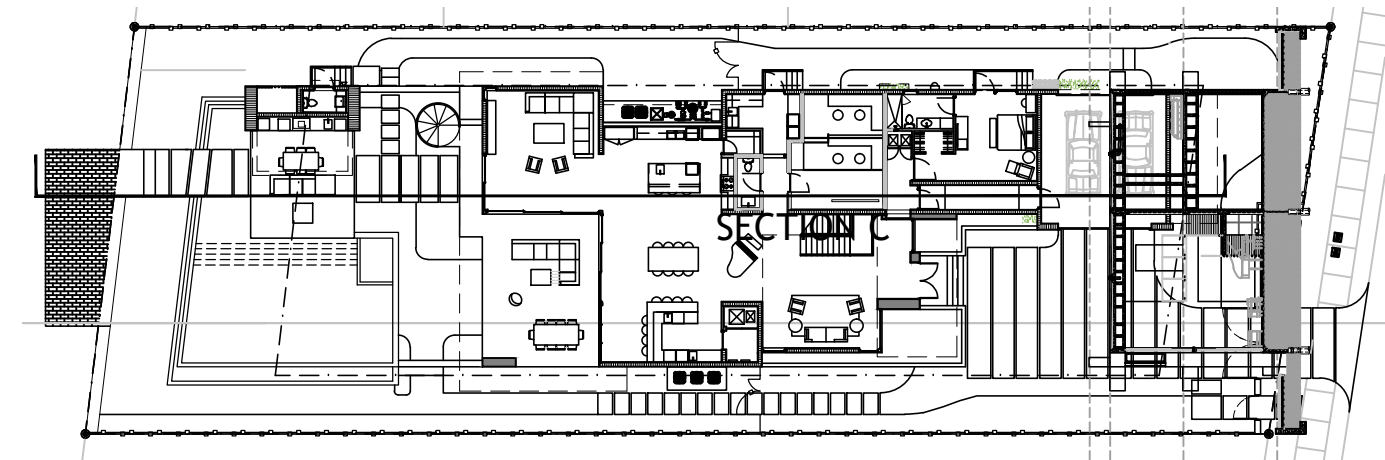
BUILDING SECTION "B"



BUILDING SECTION "C-REAR"
SCALE 1/4" = 1'-0



BUILDING SECTION "C-FRONT"
SCALE 1/4" = 1'-0



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SCALE N.T.C.

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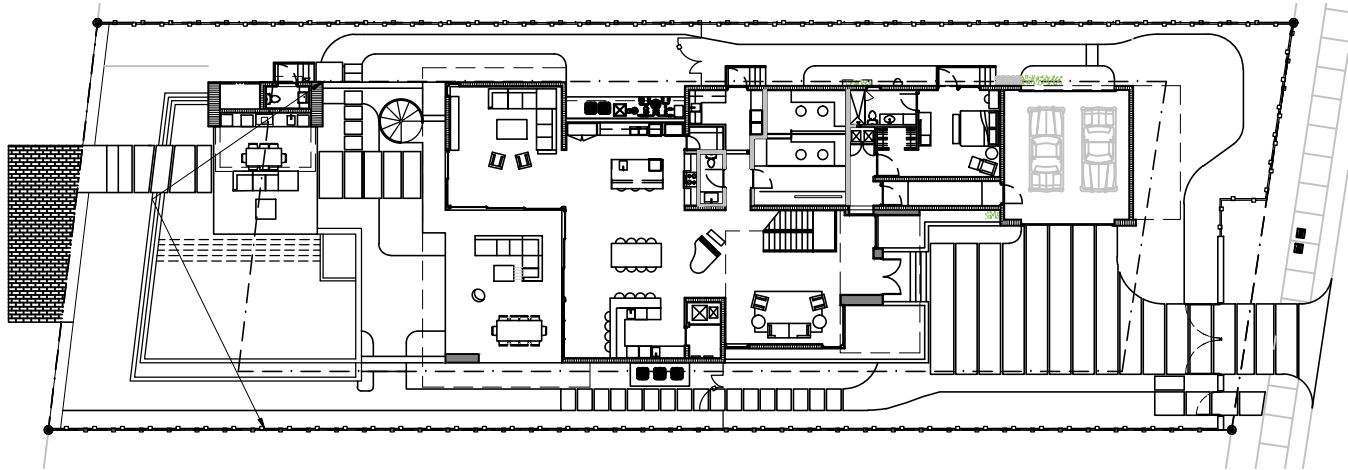
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DRB 4.2
BUILDING
SECTION
"C"



VIEW B



KEY PLAN
SCALE N.T.C.

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DRB 5.1

VIEW B



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DRB 6.0

EXISTING
RESIDENCE