

## SCOPE OF WORK:

NEW TWO STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY:

- THREE (3) CAR GARAGE
- 5 BEDROOM PLUS AN OFFICE
- 6 BATHROOMS & 2-1/2 BATHS
- NEW POOL AND SPA
- NEW DRIVEWAY
- ACCESSIBLE ROOF AREA
- ONE STORY ACCESSORY STRUCTURE

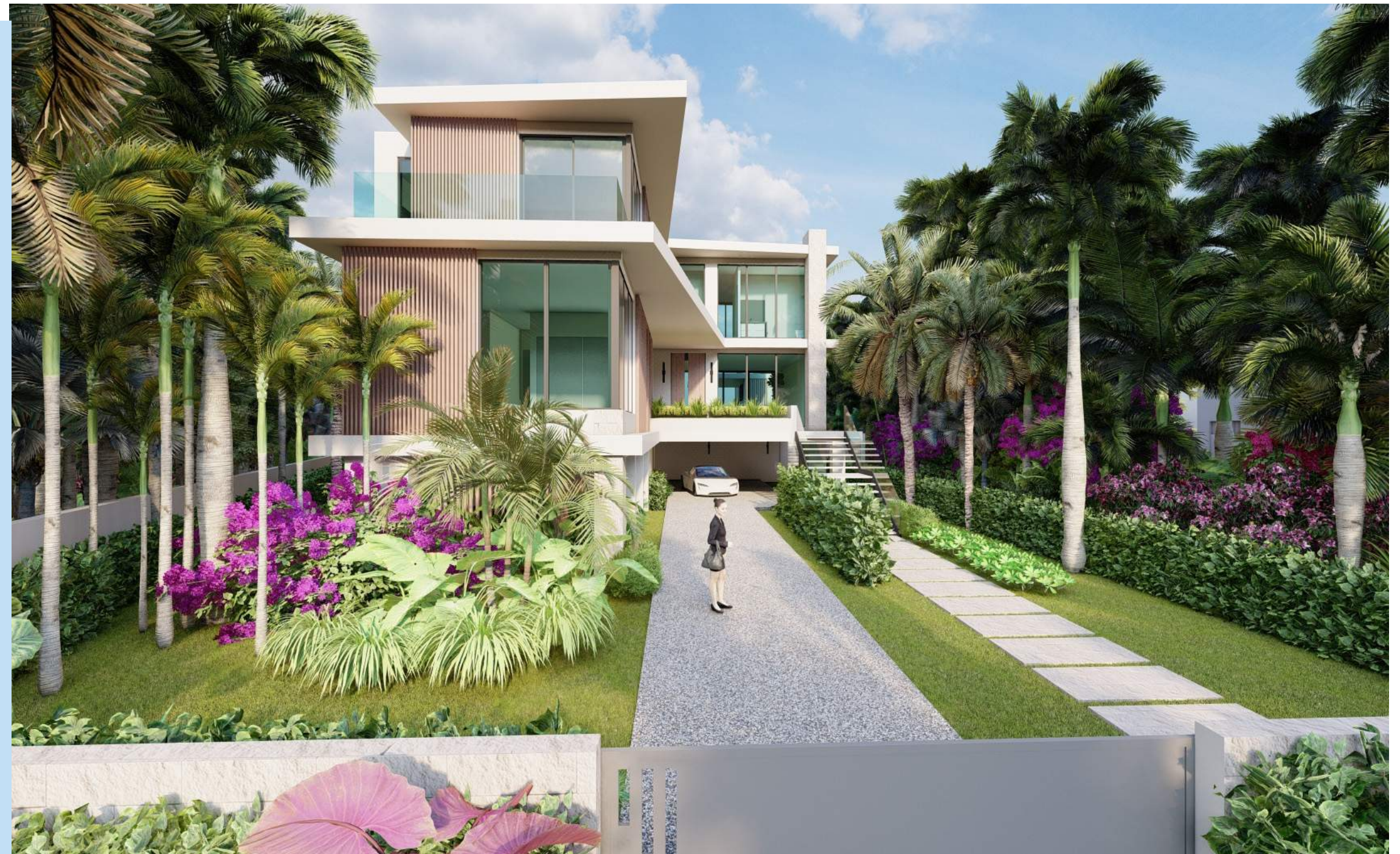
## LEGAL DESCRIPTION:

LOT 16, BLOCK 2, OF RIVO ALTO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND ALSO AN EIGHT (8) FOOT STRIP OF LAND CONTINUOUS TO THE NORTHWESTERLY LINE OF LOT 16, BLOCK 2 OF RIVO ALTO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT 7 AT PAGE 74, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LYING BETWEEN THE NORTHWESTERLY EXTENSIONS OF THE SOUTHWESTERLY BOUNDARY AND THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 16, AS SHOWN ON MAP MARKED " EXHIBIT A", ATTACHED TO A DEED OF SAID STRIP FROM G.O. PALMER, AS RECEIVER OF THE BAY BISCAYNE IMPROVEMENT COMPANY, A CORPORATION OF FLORIDA, TO KATHRYN B. JONES, RECORDED IN THE BOOK 1595 ON PAGE 360, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BY THIS REFERENCE MADE A PART HEREOF.

## YEAR BUILT:

2001



**OWNER:**  
SPANISH ROSE, LLC.

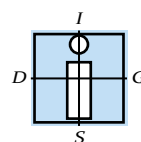
**ARCHITECT:**  
ANNIE K. CARRUTHERS -AR-97156

# 424 W RIVO ALTO DR.

MIAMI BEACH, FL 33139-1262

FINAL SUBMITTAL  
11-08-2021

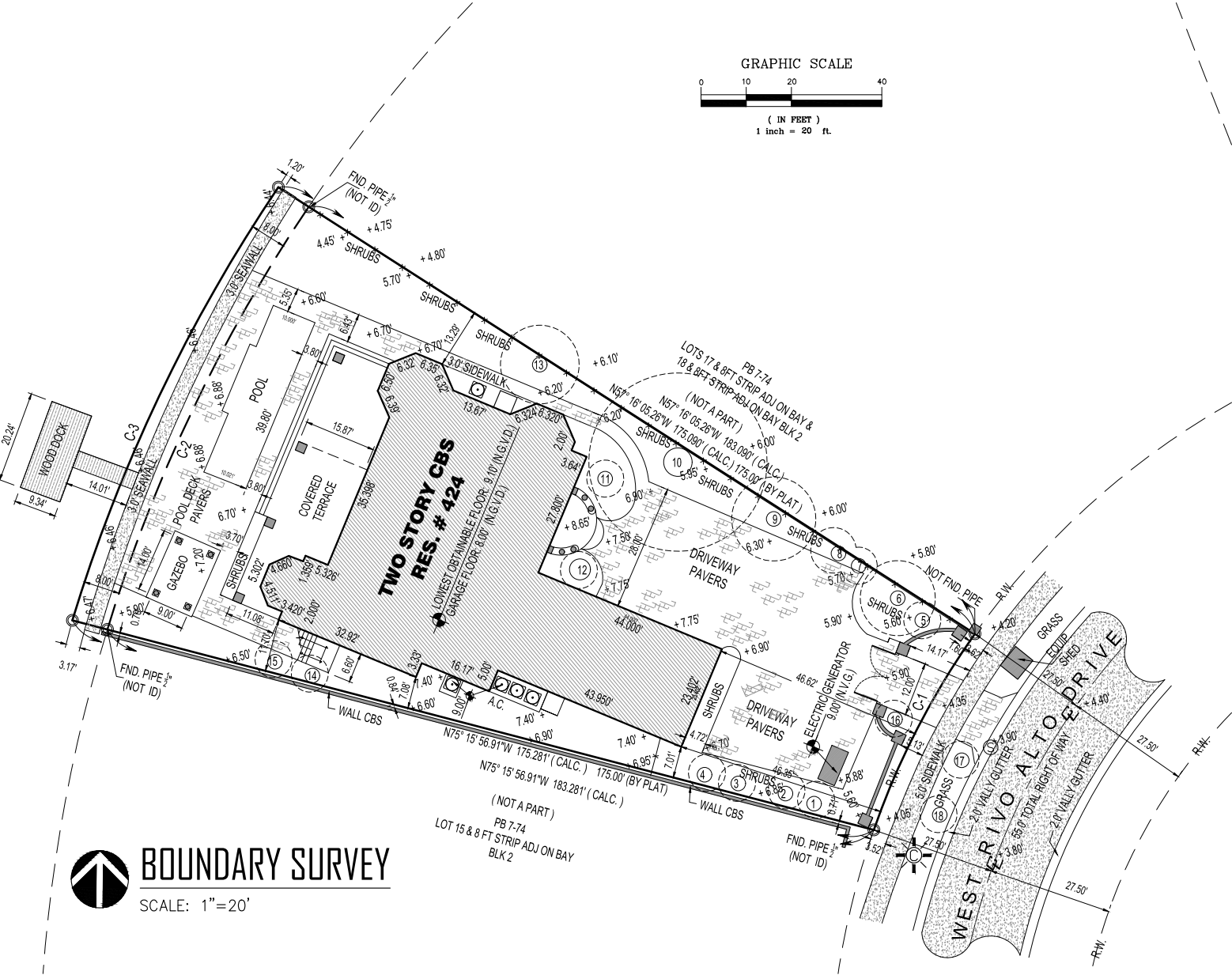
PAGE  
1



**IN-SITE DESIGN GROUP**  
ARCHITECTURAL SERVICES  
1546 Jackson Street  
Hollywood, Florida 33020  
954-921-5333 www.insitedesigngroup.com



PATH: K:\TOM\DELL\FOLOS\424 W RIVO ALTO DR\424 W RIVO ALTO DRIVE.dwg



### SURVEYOR'S NOTES:

- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- ACCURACY:  
THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS PURSUANT RULE 5J-17THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- NUMBER OF LOTS: INDICATED
- LAND USE: RESIDENTIAL
- TYPE OF SURVEY: BOUNDARY SURVEY

- NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON: ASSUMED VALUE OF ALONG THE CENTERLINE OF "WEST RIVO ALTO DRIVE"
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN
- BEARINGS AS SHOWN WERE COLLECTED FROM COORDINATES OBTAINED FROM GPS CARLSON MOD.BRX5 DEVISE

#### LEGAL DESCRIPTION:

LOT 16, BLOCK 2, OF RIVO ALTO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND ALSO  
AN EIGHT (8) FOOT STRIP OF LAND CONTINUOUS TO THE NORTHWESTERLY LINE OF LOT 16, BLOCK 2 OF RIVO ALTO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT 7 AT PAGE 74, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LYING BETWEEN THE NORTHWESTERLY EXTENSIONS OF THE SOUTHWESTERLY BOUNDARY AND THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 16, AS SHOWN ON MAP MARKED "EXHIBIT A", ATTACHED TO A DEED OF SAID STRIP FROM G.O. PALMER, AS RECEIVER OF THE BAY BISCAYNE IMPROVEMENT COMPANY, A CORPORATION OF FLORIDA, TO KATHRYN B. JONES, RECORDED IN THE BOOK 1595 ON PAGE 360, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BY THIS REFERENCE MADE A PART HEREOF.



### LOCATION MAP

SCALE: N.T.S.

#### EXISTING TREE DISPOSITION CHART

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
1.	Royal Palm	Royal Palm	40'	10'	10"
2.	Ptychosperma Elegans	Solitaire Palm(Cluster)	35'	10' X (2)	4" X (2)
3.	Ptychosperma Elegans	Solitaire Palm(Cluster)	35'	10' X (5)	4" X (5)
4.	Ptychosperma Elegans	Solitaire Palm	35'	10'	4"
5.	Avocado	Persea americana	20'	20'	12"
6.	Royal Palm	Royal Palm	35'	7'	8"
7.	Royal Palm	Royal Palm	40'	15'	16"
8.	Royal Palm	Royal Palm	35'	10'	9"
9.	Terminalia catappa	Almond	45'	30'	36"
10.	Weeping banyan	Ficus benjamina	50'	40'	110"
11.	Ptychosperma Elegans	Solitaire Palm(Cluster)	40'	5' x (9)	4" x (9)
12.	Ptychosperma Elegans	Solitaire Palm(Cluster)	30'	5' x (5)	4" x (5)
13.	Royal Palm	Royal Palm	60'	15'	16"
14.	Ptychosperma Elegans	Solitaire Palm(Cluster)	35'	5'	4"
15.	Caryota mitis	Fishtail Palm	35'	5'	35"
16.	Royal Palm	Royal Palm	15'	10'	12"
17.	Royal Palm	Royal Palm	25'	10'	12"
18.	Royal Palm	Royal Palm	40'	15'	17"

#### CURVE TABLE (P)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	48.98'	175.00'	16°02'11"
C2	103.96'	350.00'	17°01'07"
C3	106.47'	358.00'	17°01'07"

SOURCE ELEVATION PROVIDED BY MIAMI DADE COUNTY SURVEY DEPARTMENT  
RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929  
BENCHMARK USED: D-169  
ELEVATION: 7.88' (N.G.V.D.)

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

ROBERTO BRIZUELA & ASSOCIATES, INC.



#### LEGEND & ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	BOUNDARY LINE	1	BOUNDARY LINE
2	PROPERTY LINE	2	PROPERTY LINE
3	ADJACENT PROPERTY	3	ADJACENT PROPERTY
4	ADJACENT PROPERTY	4	ADJACENT PROPERTY
5	ADJACENT PROPERTY	5	ADJACENT PROPERTY
6	ADJACENT PROPERTY	6	ADJACENT PROPERTY
7	ADJACENT PROPERTY	7	ADJACENT PROPERTY
8	ADJACENT PROPERTY	8	ADJACENT PROPERTY
9	ADJACENT PROPERTY	9	ADJACENT PROPERTY
10	ADJACENT PROPERTY	10	ADJACENT PROPERTY
11	ADJACENT PROPERTY	11	ADJACENT PROPERTY
12	ADJACENT PROPERTY	12	ADJACENT PROPERTY
13	ADJACENT PROPERTY	13	ADJACENT PROPERTY
14	ADJACENT PROPERTY	14	ADJACENT PROPERTY
15	ADJACENT PROPERTY	15	ADJACENT PROPERTY
16	ADJACENT PROPERTY	16	ADJACENT PROPERTY
17	ADJACENT PROPERTY	17	ADJACENT PROPERTY
18	ADJACENT PROPERTY	18	ADJACENT PROPERTY

120651	0317	L	09/11/2009	AE	9.0'
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD OF ELEV.

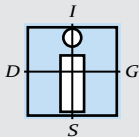
OWNER: NEAL LITMAN & W BECKI	424 WEST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139	FOLO: 02-3233-001-0330	COMPANY: ROBERTO BRIZUELA & ASSOCIATES, INC.
email: tom.rdguedo7@gmail.com 7319 WEST FLAGLER STREET, MIAMI, FL. 33144 PHONE: (305) 551-4393 - FAX: (305) 266-6112			

SHEET TITLE:

### BOUNDARY SURVEY

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
DATE:	12-28-2020	DRAWN BY: ODALYS
CHECK BY:	TDM	SCALE: INDICATE
JOB No.		

12-10129



### IN-SITE DESIGN GROUP LLC

ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.

424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

COPY OF  
ORIGINAL  
SURVEY

FINAL SUBMITTAL

11-08-2021

ITEM NUMBER:

9-B

PAGE:

2

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	424 W RIVO ALTO		
2	Folio number(s):	02-3233-001-0330		
3	Board and file numbers :	DRB21-0707		
4	Year built:	2001	Zoning District:	RESIDENTIAL - RS-3
5	Base Flood Elevation:	(+9'-0" NGVD) AE-9	Grade value in NGVD:	+5.26' NGVD
6	Adjusted grade (Flood+Grade/2):	(+7'-1 1/2" NGVD)	Free board:	5'-0"
7	Lot Area:	13,817.22 SF TO CL OF S.W. / 14,222.56 sf GROSS		
8	Lot width:	48.98'	Lot Depth:	175.28' S + 183.09 n
9	Max Lot Coverage SF and %:	4,145.17 SF 30%	Proposed Lot Coverage SF and %:	3,779.73 (27.35%)
10	Existing Lot Coverage SF and %:	3,938.04 (28.5%)	Lot coverage deducted (garage-storage) SF:	0 SF
11	Front Yard Open Space SF and %:	1,396.16 SF 86.69%	Rear Yard Open Space SF and %:	2,733.12 SF = 83.2%
12	Max Unit Size SF and %:	6,908.61 SF = 50%	Proposed Unit Size SF and %:	6,871.44 SF (49.73%)
13	Existing First Floor Unit Size:	3,449.63 SF	Proposed First Floor Unit Size:	3,637.12 (26.32%)
14	Existing Second Floor Unit Size	6,219SF PER TAX ROLL/ 6,858.76 sf PER SHADED DIAGRAM	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

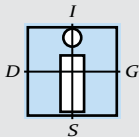
	Proposed lowest floor elevation	+14'-4" NGVD	Proposed Top of slab next higher floor	+26'-4" NGVD	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		25' WAIVER	
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	0
20	Front Second level:			40'-5"	0
21	Side 1:	10'-0"		10'-0"	0
22	Side 2 or (facing street):	10'-0"		10'-0"	0
23	Rear:	26'-7"		46'-5" FIRST FL/33'-4" SECOND FL	0
	Accessory Structure Side 1:	7'-6"		10'-0"	
24	Accessory Structure Side 2 or (facing street) :			143'-10"	
25	Accessory Structure Rear:	n/a		27'-1"	
26	Sum of Side yard :	20'-0"		20'-0"	
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		

Notes:

If not applicable write N/A

N/A

All other data information should be presented like the above format



IN-SITE DESIGN GROUP LLC

ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

ZONING  
INFORMATION

FINAL SUBMITTAL

11-08-2021

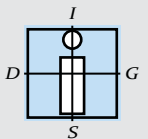
ITEM NUMBER:

9-C

PAGE:

3





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**CONTEXT  
LOCATION  
PLAN**

**FINAL SUBMITTAL**

11-08-2021

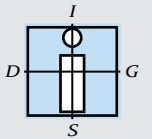
**ITEM NUMBER:**

**9-D**

**PAGE:**

**4**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**CONTEXT  
LOCATION  
PLAN**

**FINAL SUBMITTAL**

11-08-2021

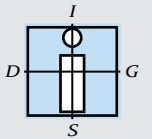
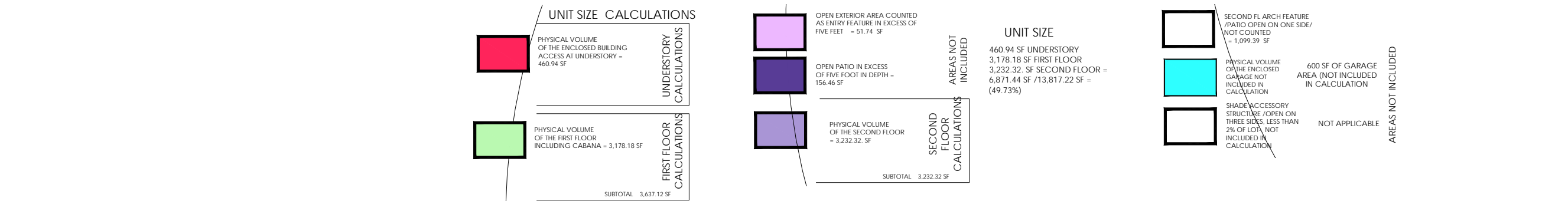
**ITEM NUMBER:**

**9-D**

**PAGE:**

**5**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

PROPOSED  
UNIT SIZE  
DIAGRAMS  
UNDERSTORY

FINAL SUBMITTAL

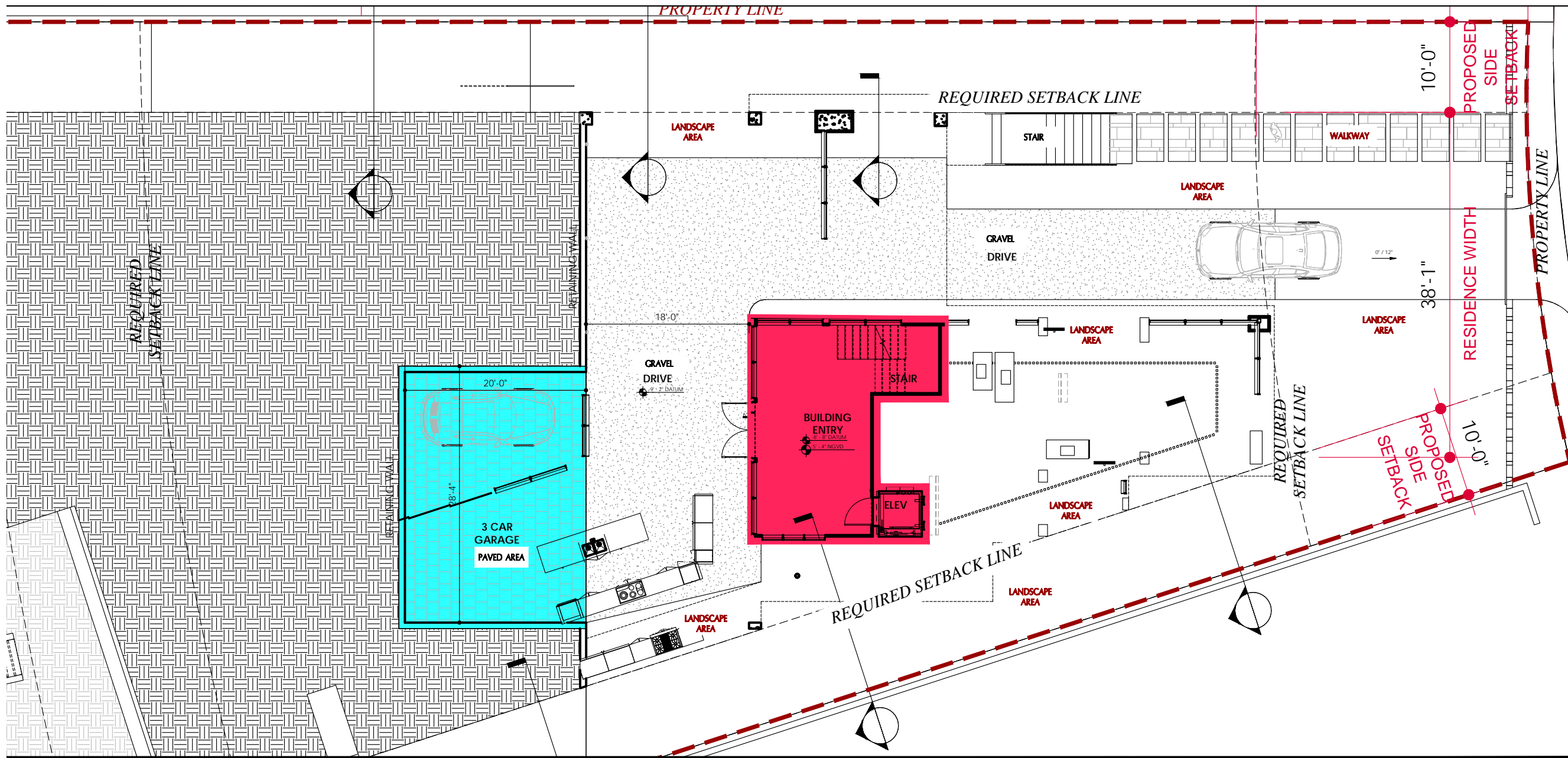
11-08-2021

ITEM NUMBER:

9-G

PAGE:

6



**UNDERSTORY PLAN (UNIT SIZE)**  
SCALE = 1/8" = 1'-0"







PHYSICAL VOLUME OF THE ENCLOSED BUILDING ACCESS AT UNDERSTORY = 460.94 SF

PHYSICAL VOLUME OF THE FIRST FLOOR INCLUDING CABANA = 3,178.18 SF

UNDERSTORY CALCULATIONS

FIRST FLOOR CALCULATIONS

SUBTOTAL 3,637.12 SF

OPEN EXTERIOR AREA COUNTED AS ENTRY FEATURE IN EXCESS OF FIVE FEET = 51.74 SF

OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 156.46 SF

PHYSICAL VOLUME OF THE SECOND FLOOR = 3,232.32 SF

SUBTOTAL 3,232.32 SF

AREAS NOT INCLUDED

SECOND FLOOR CALCULATIONS

UNIT SIZE

460.94 SF UNDERSTORY

3,178.18 SF FIRST FLOOR

3,232.32 SF SECOND FLOOR =

6,871.44 SF / 13,817.22 SF = (49.73%)

SECOND FL ARCH FEATURE / PATIO OPEN ON ONE SIDE / NOT COUNTED = 1,099.39 SF

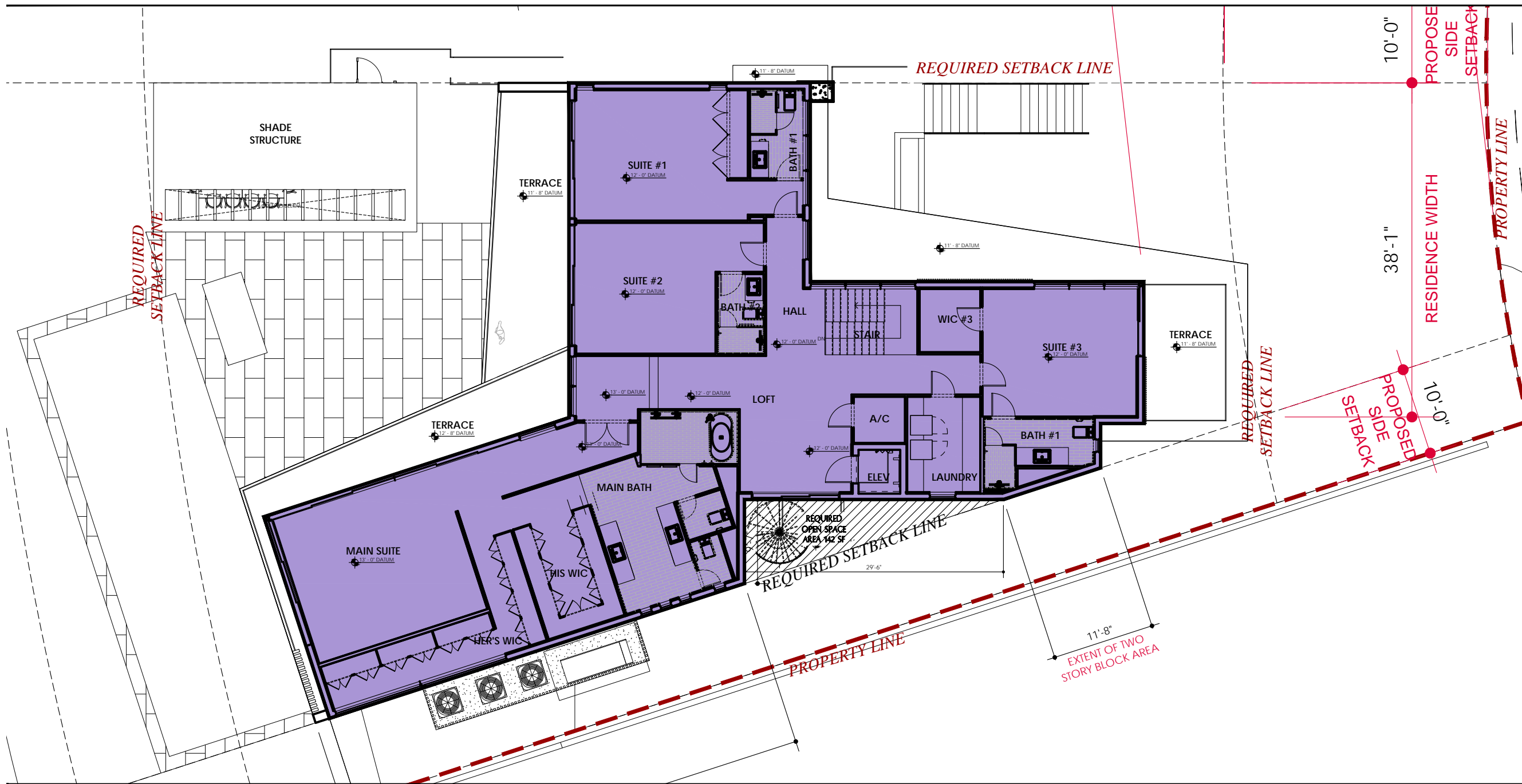
PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN CALCULATION

600 SF OF GARAGE AREA (NOT INCLUDED IN CALCULATION)

SHADE ACCESSORY STRUCTURE / OPEN ON THREE SIDES, LESS THAN 2% OF LOT, NOT INCLUDED IN CALCULATION

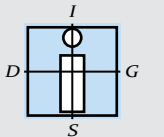
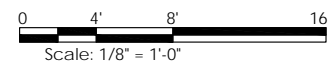
NOT APPLICABLE

AREAS NOT INCLUDED



SECOND FLOOR PLAN(UNIT SIZE)

SCALE = 1/8" = 1'-0"



**IN-SITE DESIGN GROUP LLC**

ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
UNIT SIZE  
DIAGRAMS  
2ND FLOOR**

**FINAL SUBMITTAL**

11-08-2021

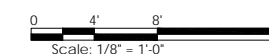
**ITEM NUMBER:**

**9-G**

**PAGE:**

**8**







**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

## SITE PLAN

**FINAL SUBMITTAL**

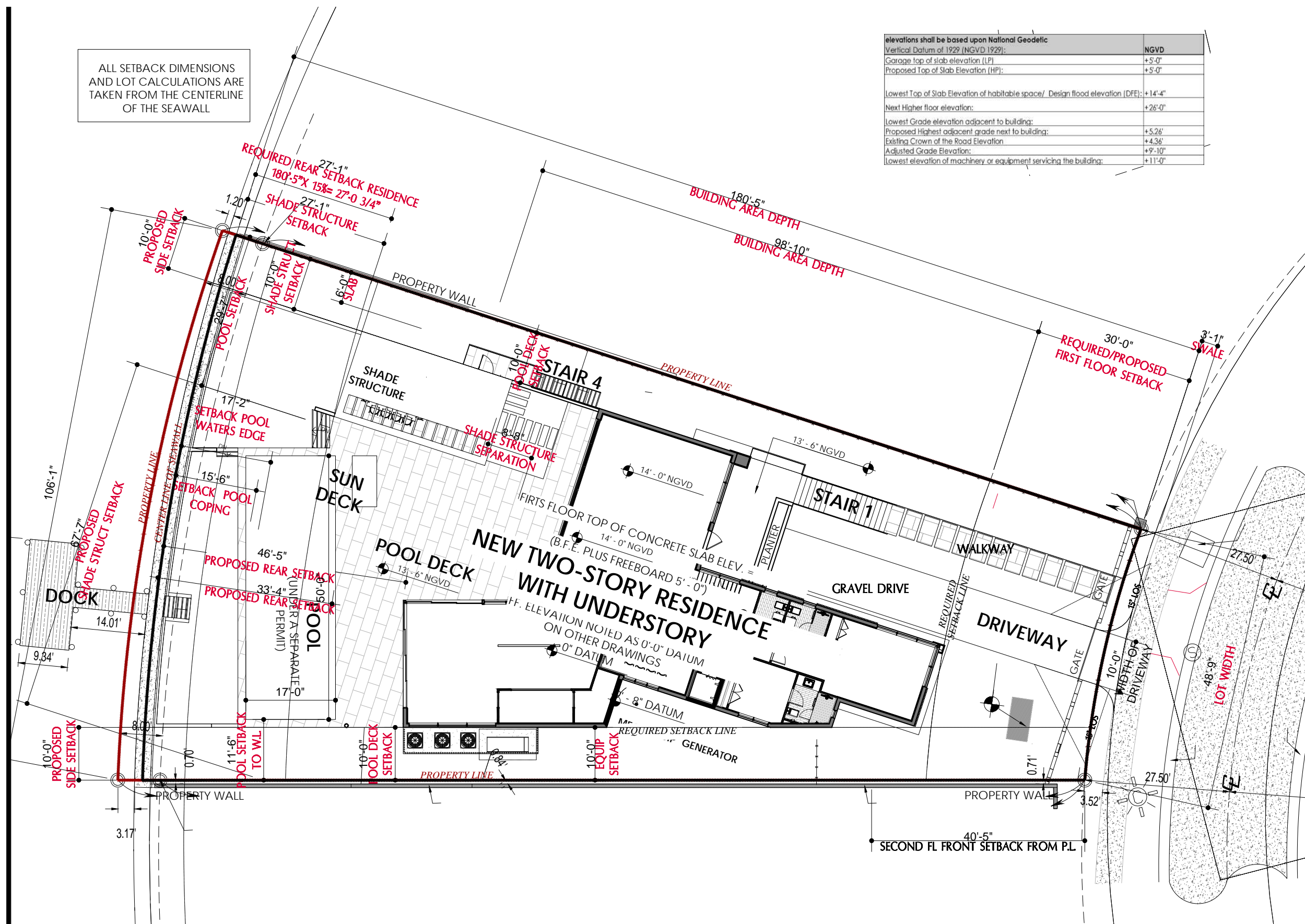
11-08-2021

ITEM NUMBER:

9-H

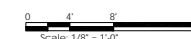
PAGE:

10



NEW SITE PLAN

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





CURRENT CONDITIONS AS OF  
DECEMBER 16, 2020

YEAR BUILT:  
BUILT IN 2001

ELEVATION HEIGHT:  
9.10' NGVD



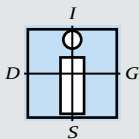
424 CURRENT FRONT



424 CURRENT FRONT



424 CURRENT FRONT



IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES  
1546 Jackson Street  
Hollywood, Florida 33020  
AA26001758  
WWW.INSITEDESIGNGROUP.COM  
ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:  
SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

CURRENT  
PHOTOGRAPHS OF  
PROJECT SITE

FINAL SUBMITTAL  
11-08-2021

ITEM NUMBER:  
9-I

PAGE:  
11





424 CURRENT REAR



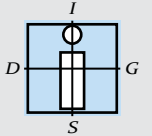
424 CURRENT REAR



424 CURRENT REAR



424 CURRENT REAR



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**CURRENT  
PHOTOGRAPHS OF  
PROJECT SITE**

**ITEM NUMBER:**

9-1

**PAGE:**

12





(A)



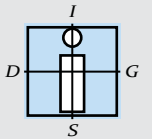
(B)



(C)



KEY DIRECTIONAL PLAN



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

Images Dated  
12-16-2020

**CURRENT  
PHOTOGRAPHS  
SURROUNDING  
PROPERTIES**

**FINAL SUBMITTAL**

11-08-2021

**ITEM NUMBER:**

9-K

**PAGE:**

13





1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

## DEMO PLANS

**FINAL SUBMITTAL**

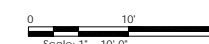
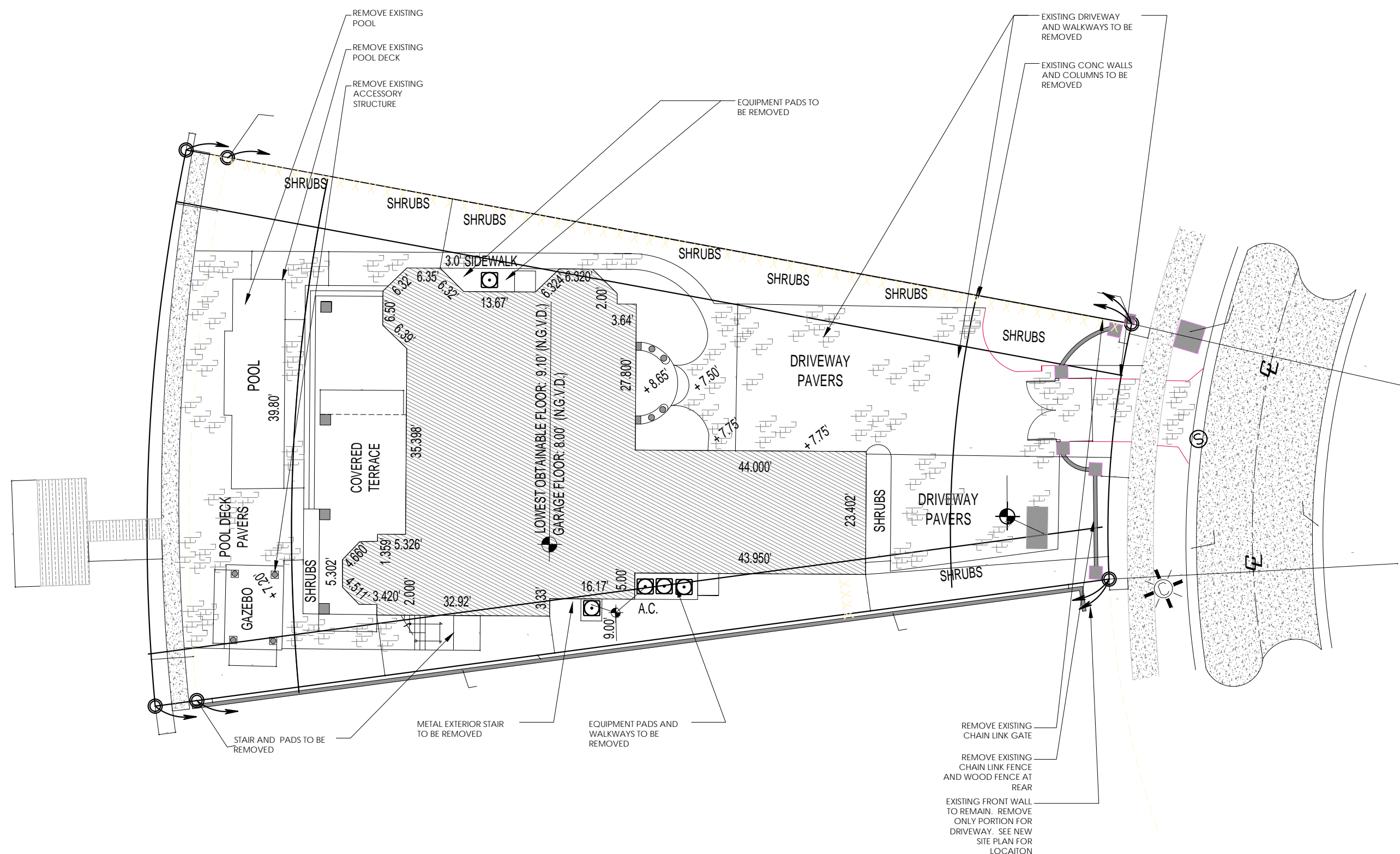
11-08-2021

ITEM NUMBER:

9-M

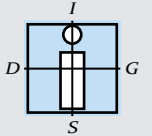
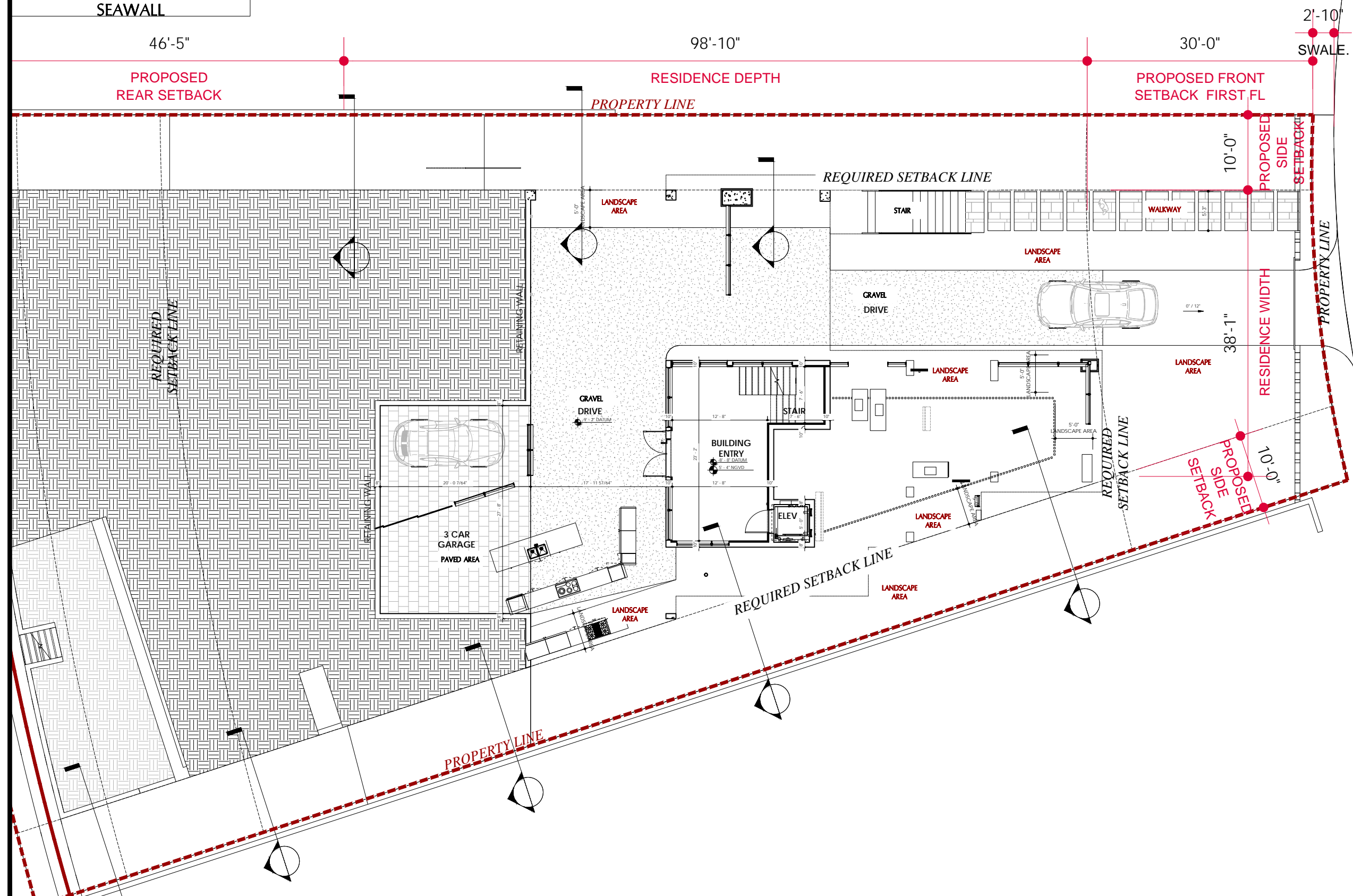
PAGE:

14





ALL SETBACK DIMENSIONS  
AND LOT CALCULATIONS  
ARE TAKEN FROM THE  
CENTERLINE OF THE  
SEAWALL



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
UNDERSTORY PLAN**

**FINAL SUBMITTAL**

11-08-2021

**ITEM NUMBER:**

**9-N**

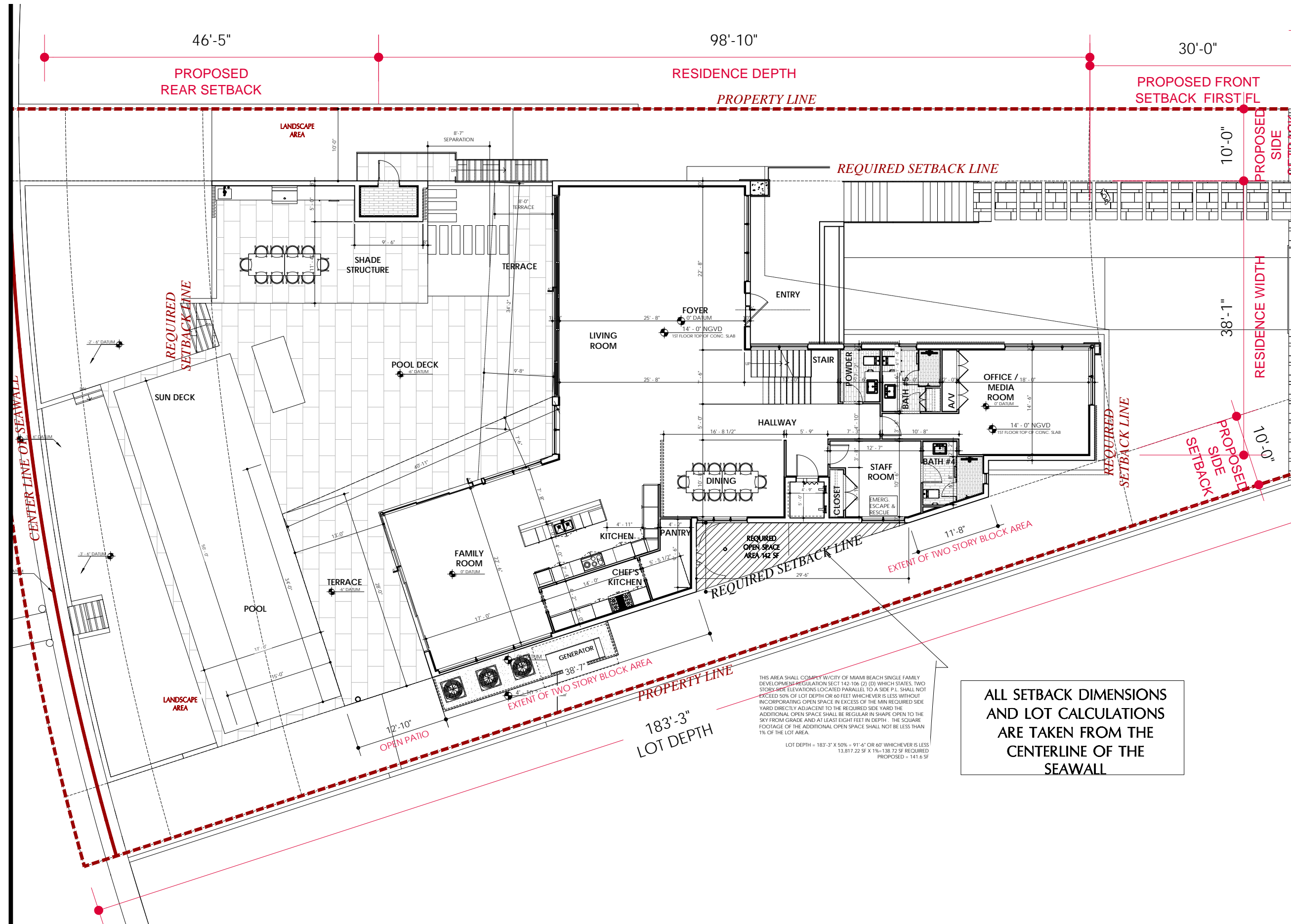
**PAGE:**

**15**

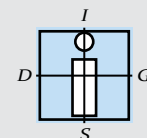
**UNDERSTORY PLAN**  
SCALE = 3/16" = 1'-0"







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



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES  
1546 Jackson Street  
Hollywood, Florida 33020  
AA26001758  
WWW.INSITEDESIGNGROUP.COM  
ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**  
**PROJECT:**  
SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED**  
**1ST FLOOR PLAN**

**FINAL SUBMITTAL**  
11-08-2021

**ITEM NUMBER:**  
  
**9-N**

**PAGE:**  
  
**16**













AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

## PROPOSED ELEVATIONS

**FINAL SUBMITTAL**

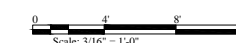
11-08-2021

ITEM NUMBER:

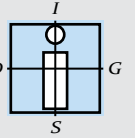
9-0

PAGE:

19







IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

PROPOSED  
ELEVATIONS

FINAL SUBMITTAL

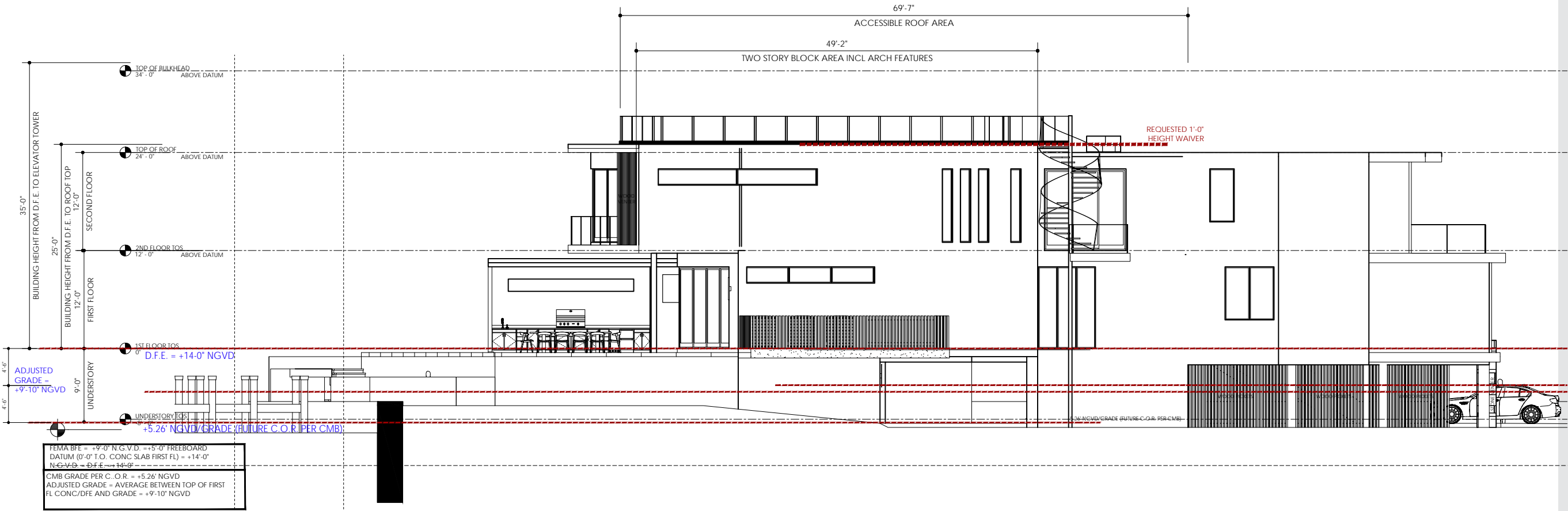
11-08-2021

ITEM NUMBER:

9-0

PAGE:

20



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





1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

## PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

# PROPOSED ELEVATIONS

# FINAL SUBMITTAL

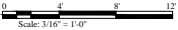
11-08-2021

**ITEM NUMBER:**

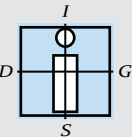
9-0

**PAGE:**

21







IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

PROPOSED  
ELEVATIONS

FINAL SUBMITTAL

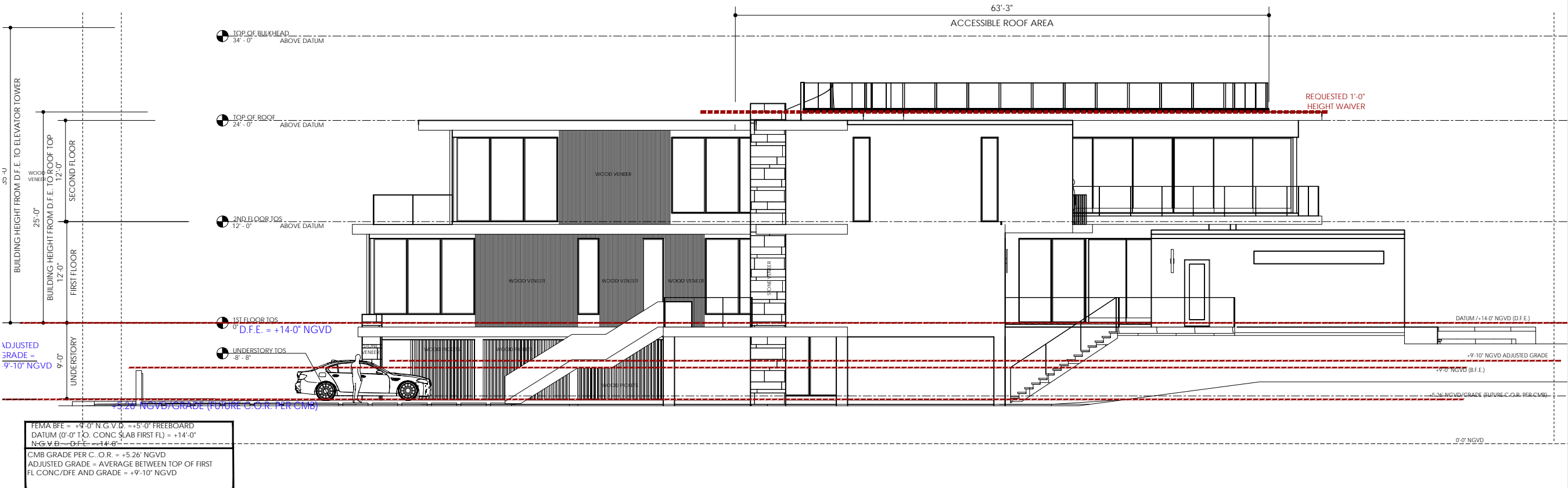
11-08-2021

ITEM NUMBER:

9-0

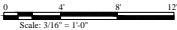
PAGE:

22

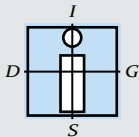


SIDE ELEVATION (NORTH)

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







**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
ELEVATIONS**

**FINAL SUBMITTAL**

11-08-2021

**ITEM NUMBER:**

**9-0**

**PAGE:**

**23**

MIAMI BEACH ZONING ORD 142-105.5 C

CALCULATING LOT COVERAGE FOR PURPOSES OF CALCULATING LOT COVERAGE, THE FOOTPRINT SHALL BE CALCULATED FROM THE EXTERIOR FACE OF EXTERIOR WALLS AND THE EXTERIOR FACE OF EXTERIOR COLUMNS ON THE GROUND FLOOR OF ALL PRINCIPAL AND ACCESSORY BUILDINGS, OR PORTIONS THEREOF. INTERNAL COURTYARDS, WHICH ARE OPEN TO THE SKY, BUT WHICH ARE SUBSTANTIALLY ENCLOSED BY THE STRUCTURE ON THREE OR MORE SIDES, SHALL BE INCLUDED IN THE LOT COVERAGE CALCULATION. HOWEVER, OUTDOOR COVERED AREAS, SUCH AS, BUT NOT LIMITED TO, LOGGAS, COVERED PATIOS, PERGOLAS, ETC., THAT ARE OPEN ON AT LEAST TWO SIDES, AND NOT COVERED BY AN ENCLOSED FLOOR ABOVE, SHALL NOT BE INCLUDED IN THE LOT COVERAGE CALCULATION IN ACCORDANCE WITH THE FOLLOWING:

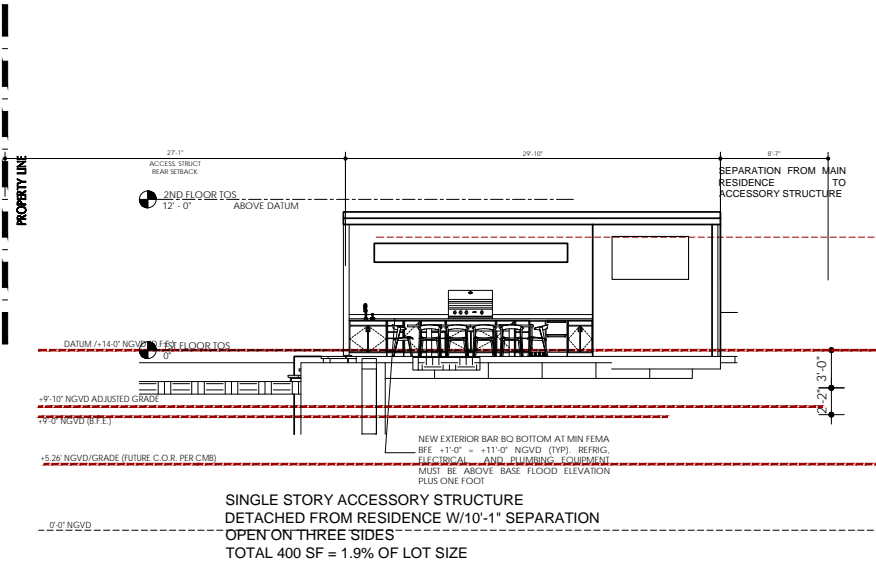
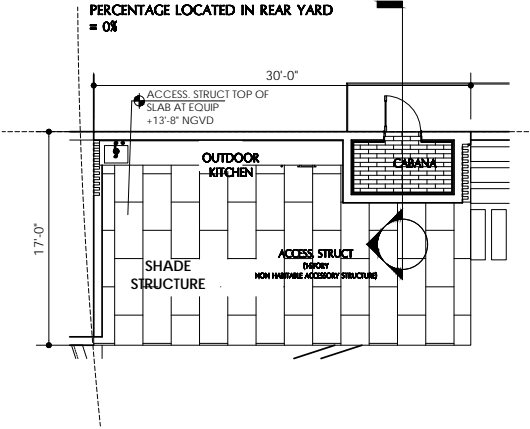
1. WHEN ATTACHED TO THE MAIN HOME BUILDING(S) WITH A PROJECTION OF 10 FEET OR LESS, SUCH OUTDOOR COVERED AREA SHALL NOT BE INCLUDED IN THE LOT COVERAGE CALCULATION.
  2. WHEN DETACHED FROM THE MAIN HOME BUILDING(S), OR PART OF AN ATTACHED STRUCTURE PROJECTING MORE THAN 10 FEET FROM THE MAIN HOME BUILDING(S), SUCH OUTDOOR COVERED AREAS SHALL NOT BE INCLUDED IN THE LOT COVERAGE CALCULATION, PROVIDED THAT SUCH OUTDOOR COVERED AREA(S) DO NOT EXCEED TWO PERCENT (2%) OF THE LOT AREA.
- FOR PURPOSES OF THIS SECTION, A PERGOLA SHALL BE DEFINED AS A GARDEN WALK OR TERRACE FORMED BY TWO ROWS OF COLUMNS OR POSTS WITH AN OPEN FRAMEWORK OR BEAMS AND CROSS RAFTERS OVER WHICH PLANTS MAY BE TRAINED.

**ACCESS STRUCTURE CALCULATIONS**

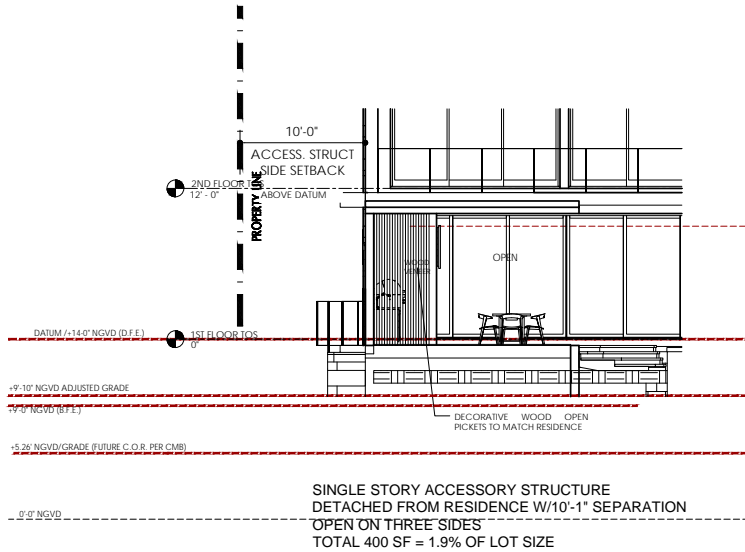
ACCESS, PAVILION CALCULATIONS:  
TOTAL ENCLOSED AREA: 0 SF (COUNTED IN LOT COVERAGE) SEE A-1.5)  
TOTAL COVERED AREA: 220 SF  
GROSS SF ACCESS, STRUCT: 220 SF

ACCESS, STRUCTURE 220 SF = 0% IN REAR YARD

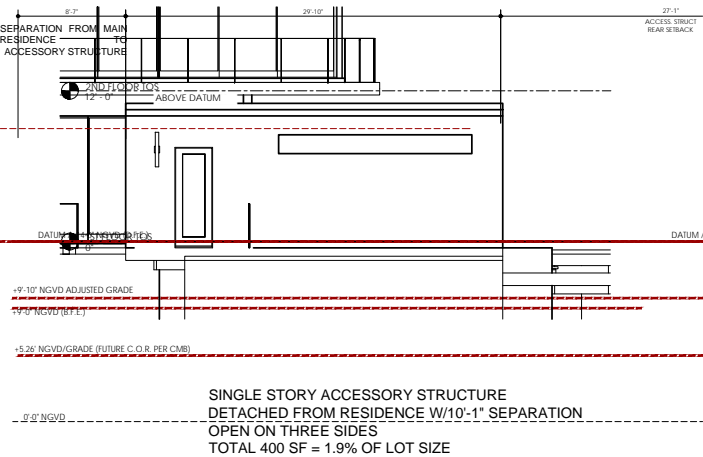
**PERCENTAGE LOCATED IN REAR YARD  
= 0%**



**2 ACCESS. STRUCTURE ELEVATION FRONT**  
SCALE = 3/16" = 1'-0"



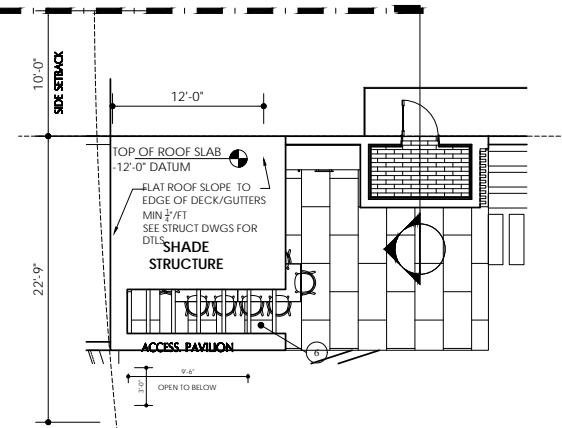
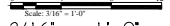
**5 ACCESS. STRUCTURE ELEVATION REAR**  
SCALE = 3/16" = 1'-0"



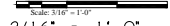
**6 ACCESS. STRUCTURE ELEVATION SIDE**  
SCALE = 3/16" = 1'-0"



**3 ACCESS. STRUCTURE FLOOR  
PLAN**  
SCALE = 3/16" = 1'-0"



**7 ACCESS. STRUCTURE ROOF  
PLAN**  
SCALE = 3/16" = 1'-0"



**1 ACCESS. STRUCTURE ELEVATION SIDE**  
SCALE = 3/16" = 1'-0"







CUMARU NATURAL WOOD  
VENEER

ES WINDOWS ALUMN IN BRONZE  
COLOR

STUCCO: SW 7570 EGRET WHITE

ST. CROIX LIMESTONE

PEA GRAVEL DRIVEWAY

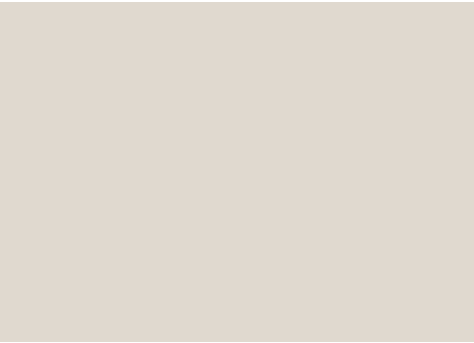
STUCCO

EXT. WINDOWS & DOORS

STONE

EXT. VENEER

DRIVEWAY



STUCCO: SW 7570 EGRET WHITE



ES WINDOWS ALUMN IN BRONZE  
COLOR



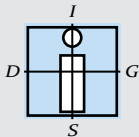
ST. CROIX LIMESTONE -  
OPUSTONE



CUMARU NATURAL WOOD  
VENEER



PEA GRAVEL DRIVEWAY TO  
COMPLY WITH URBAN HEAT  
ISLAND ORDINANCE



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
MATERIALS &  
FINISHES**

**FINAL SUBMITTAL**

11-08-2021

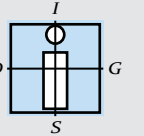
**ITEM NUMBER:**

9-0

**PAGE:**

24





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
BUILDING SECTION**

**FINAL SUBMITTAL**

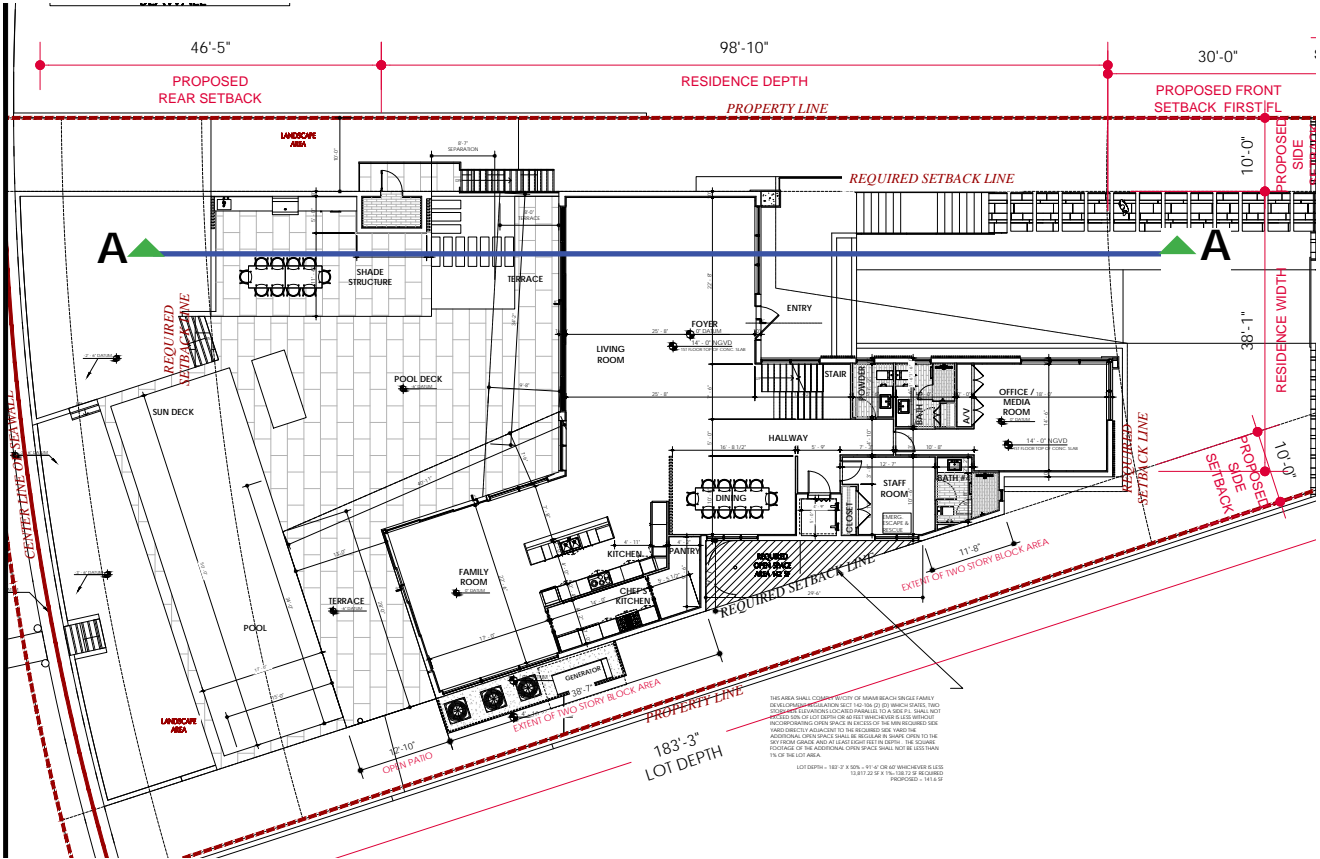
11-08-2021

**ITEM NUMBER:**

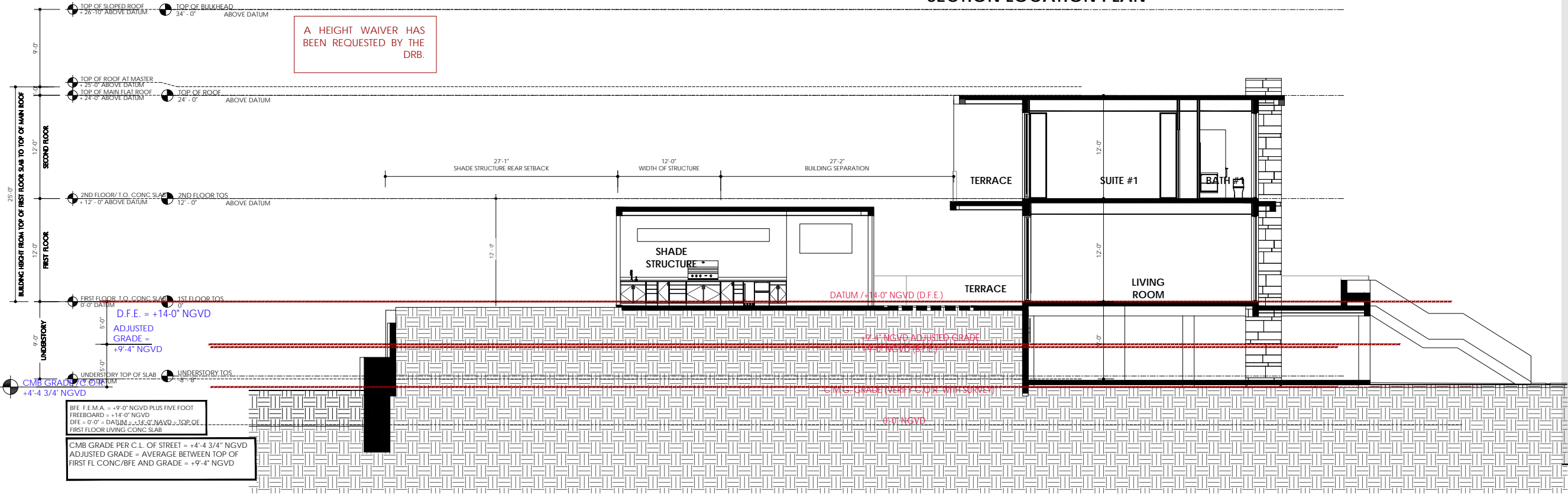
**9-P**

**PAGE:**

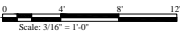
**25**

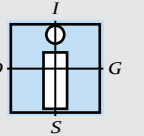


**SECTION LOCATION PLAN**



**A BUILDING SECTION THRU ENTRY AND GREAT ROOM**  
SCALE = 3/16" = 1'-0"





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
BUILDING SECTION**

**FINAL SUBMITTAL**

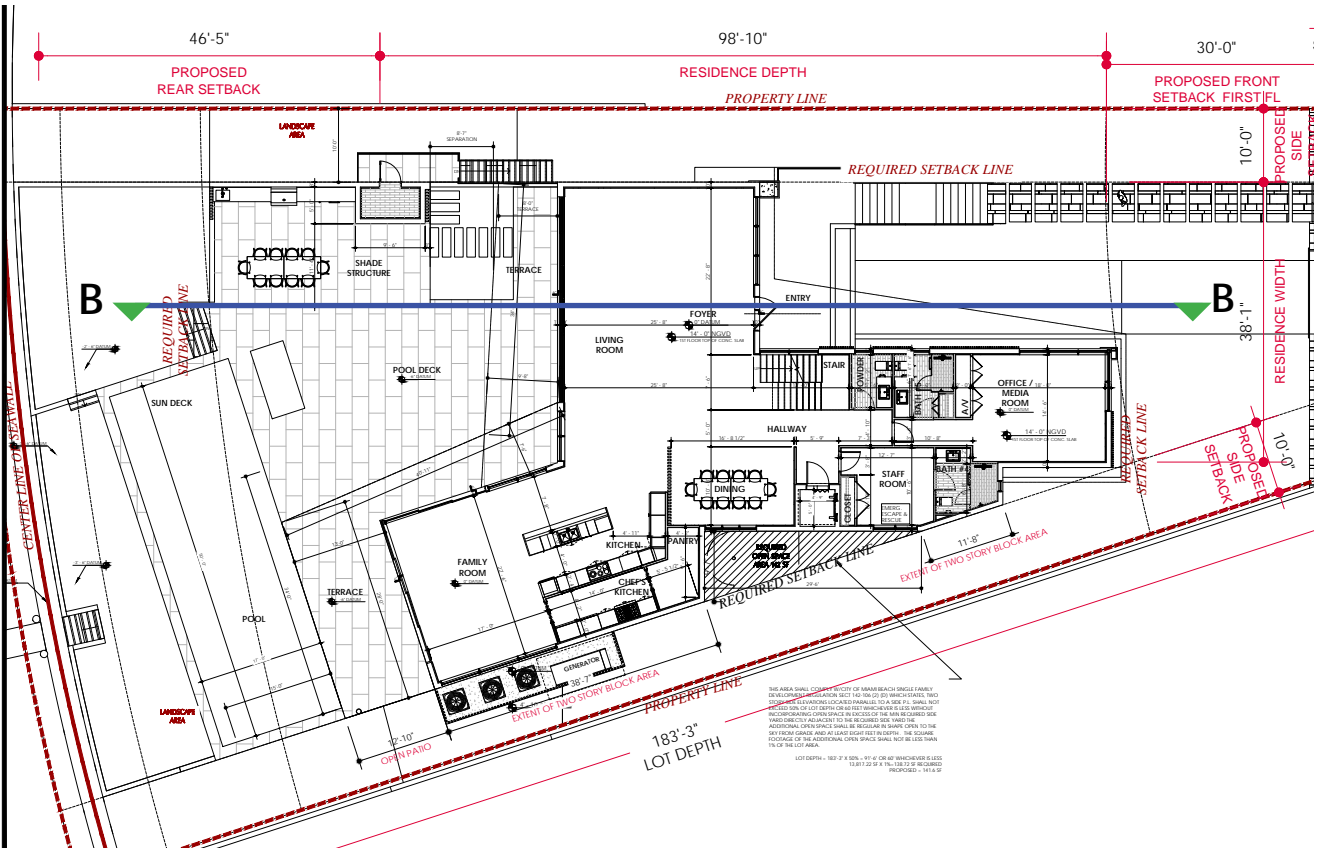
11-08-2021

**ITEM NUMBER:**

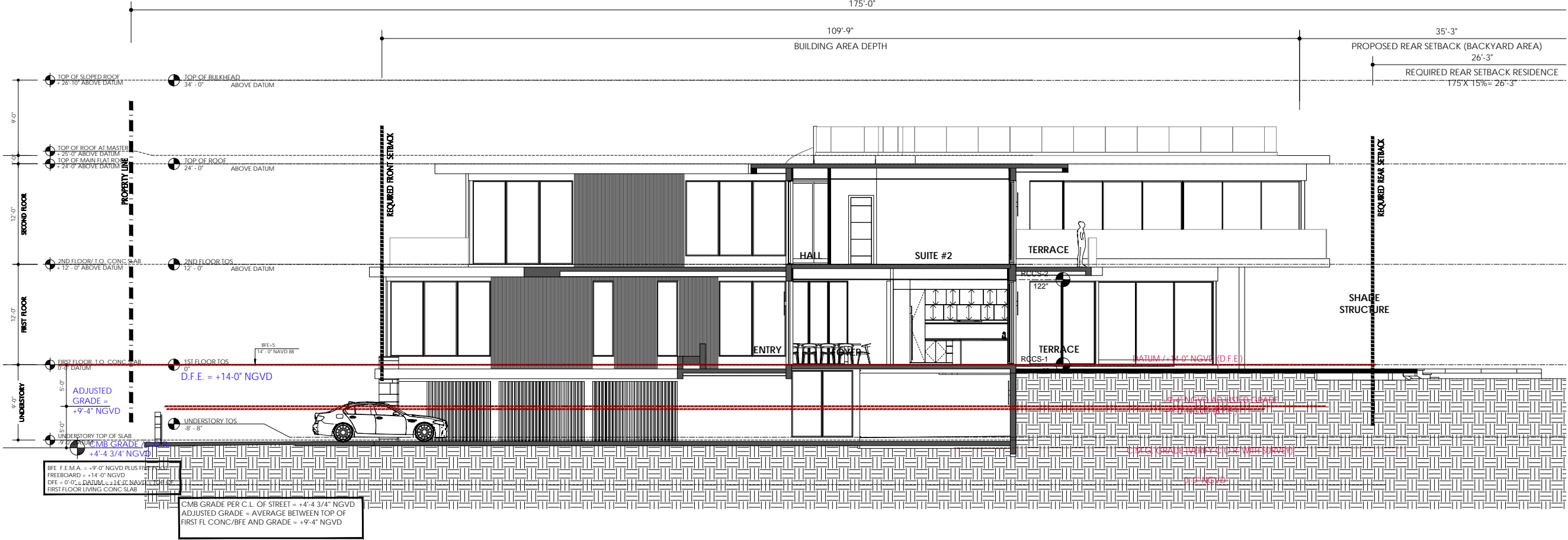
9-P

**PAGE:**

26

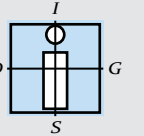


**SECTION LOCATION PLAN**



**B BUILDING SECTION THRU GREAT ROOM**  
SCALE = 3/16" = 1'-0"





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
BUILDING SECTION**

**FINAL SUBMITTAL**

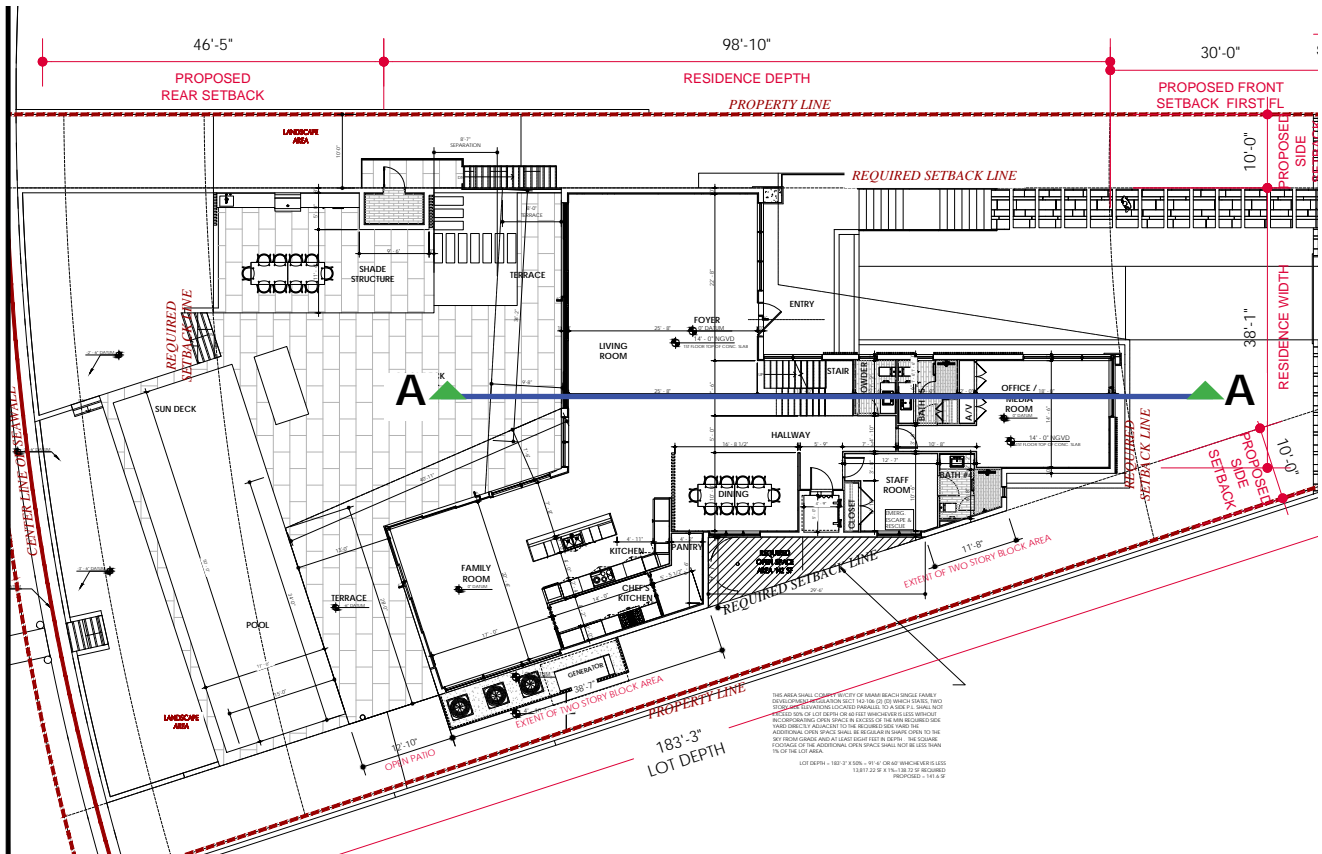
11-08-2021

**ITEM NUMBER:**

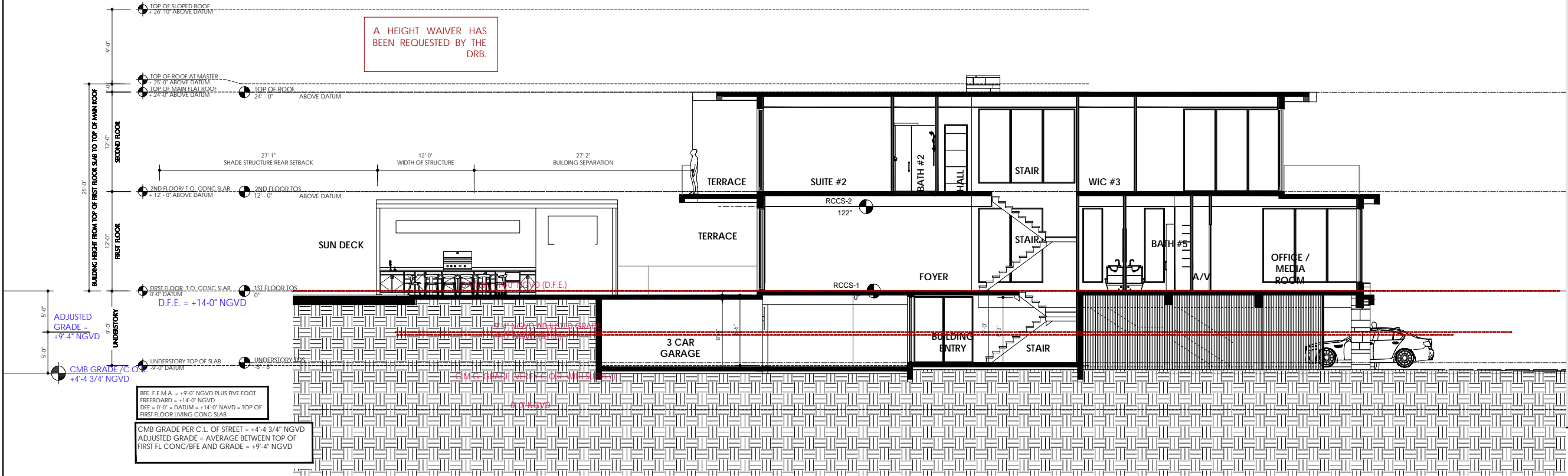
**9-P**

**PAGE:**

**27**



**SECTION LOCATION PLAN**

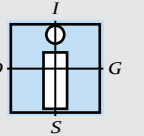


**A**

**BUILDING SECTION THRU ENTRY AND GREAT ROOM**

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





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
BUILDING SECTION**

**FINAL SUBMITTAL**

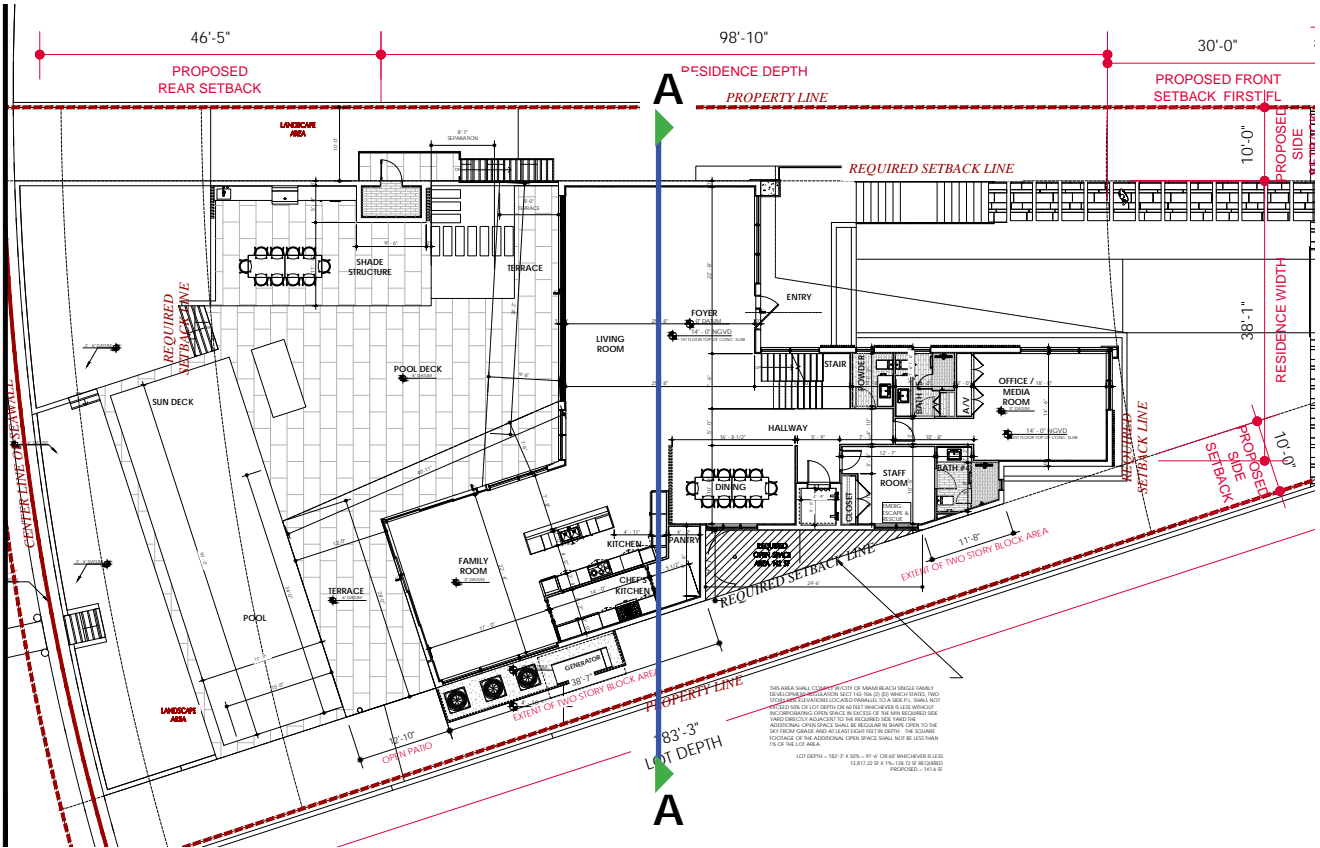
11-08-2021

**ITEM NUMBER:**

**9-P**

**PAGE:**

**28**

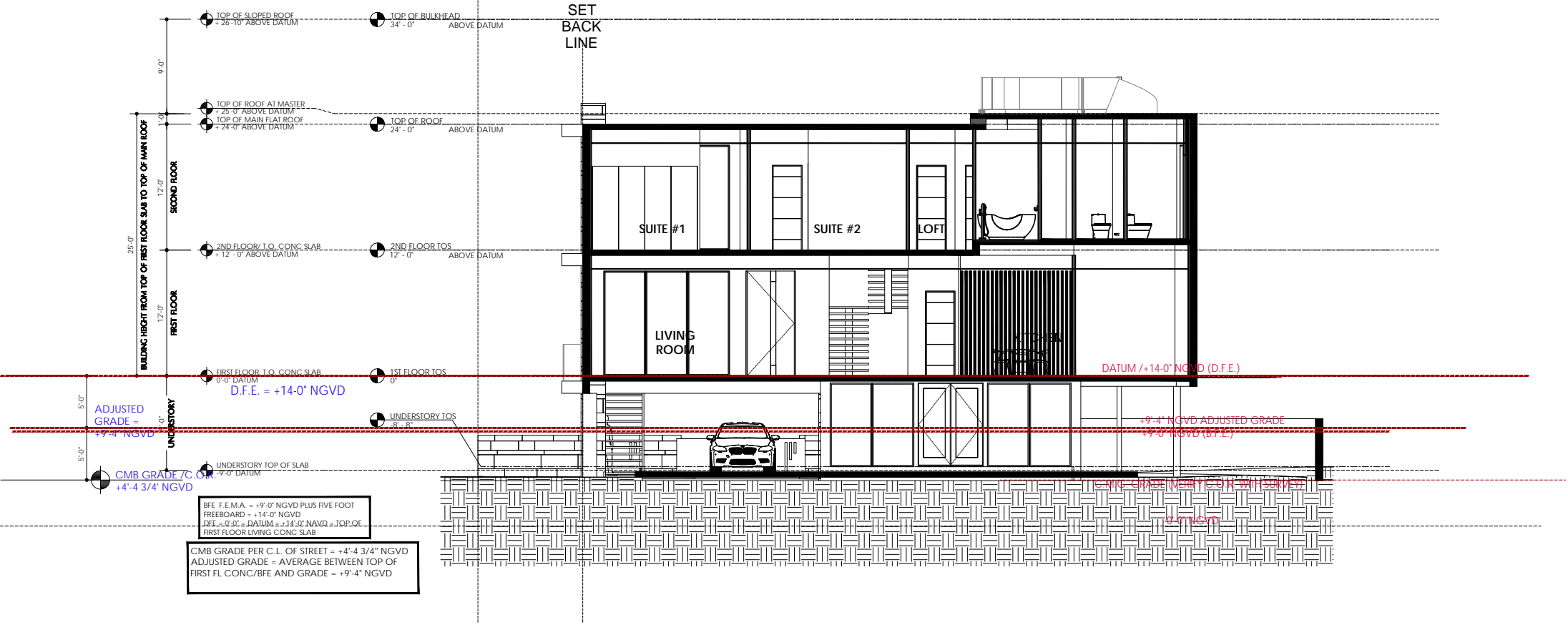


**SECTION LOCATION PLAN**

PROPERTY  
LINE  
RIGHT

A HEIGHT WAIVER HAS  
BEEN REQUESTED BY THE  
DRB.

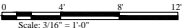
SET  
BACK  
LINE



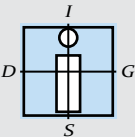
**B**

**BUILDING SECTION THRU GREAT ROOM**

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







**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

---

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

---

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

---

**FINAL SUBMITTAL**

11-08-2021

---

**ITEM NUMBER:**

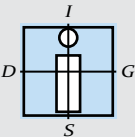
**9-Q**

---

**PAGE:**

**29**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**FINAL SUBMITTAL**

11-08-2021

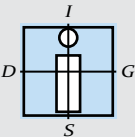
**ITEM NUMBER:**

**9-Q**

**PAGE:**

**30**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**FINAL SUBMITTAL**

11-08-2021

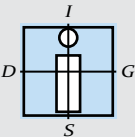
**ITEM NUMBER:**

**9-Q**

**PAGE:**

**31**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
LEFT  
ELEVATION  
RENDERING**

**FINAL SUBMITTAL**

11-08-2021

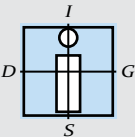
**ITEM NUMBER:**

9-Q

**PAGE:**

32





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
RIGHT  
ELEVATION  
RENDERING**

**FINAL SUBMITTAL**

11-08-2021

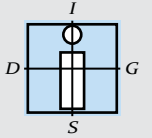
**ITEM NUMBER:**

**9-Q**

**PAGE:**

**33**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

---

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

---

**PROPOSED  
REAR DECK  
RENDERING**

---

**FINAL SUBMITTAL**

11-08-2021

---

**ITEM NUMBER:**

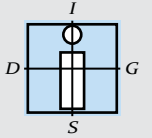
**9-Q**

---

**PAGE:**

**34**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
REAR  
ELEVATION  
RENDERING**

**FINAL SUBMITTAL**

11-08-2021

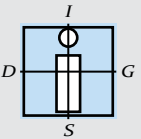
**ITEM NUMBER:**

**9-Q**

**PAGE:**

**35**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

---

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

---

**PROPOSED  
REAR  
ELEVATION  
RENDERING**

---

**FINAL SUBMITTAL**

11-08-2021

---

**ITEM NUMBER:**

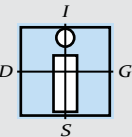
**9-Q**

---

**PAGE:**

**36**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**PROPOSED  
REAR  
ELEVATION  
RENDERING**

**FINAL SUBMITTAL**

11-08-2021

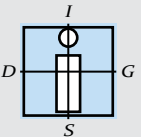
**ITEM NUMBER:**

**9-Q**

**PAGE:**

**37**





**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

---

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

---

**PROPOSED  
REAR  
ELEVATION  
RENDERING**

---

**FINAL SUBMITTAL**

11-08-2021

---

**ITEM NUMBER:**

**9-Q**

---

**PAGE:**

**38**





AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

EXISTING  
LANDSCAPE  
PLAN

ITEM NUMBER:

10-A

PAGE:

39



## C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY **ROBERTO BRIZUELA & ASSOCIATES, INC. DATED 12.28.20**
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **08.11.21**.
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
6. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.





TREE + PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES OR PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED' ONSITE. TPF SHALL BE MAINTAINED AND SHALL REMAIN UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. WITHOUT URBAN FORESTER APPROVAL.

NO ENTRY  
Tree Protection Area  
Storage of fill, construction, debris or chemicals prohibited  
Barriers may not be removed or altered without City Urban Forester written approval

SIGN ENLARGEMENT

2" CHAIN LINK FABRIC

PIPE 2" O.D.

GALVANIZED STEEL

TYPICAL SIGNAGE 30' O.C. (SEE ENLARGEMENT)

TENSION BAR AT ENDS

FENCE SHALL EXTEND A MINIMUM OF 8" BEYOND TRUNK FOR EVERY 1" OF DBH AS PER C.M.B. GUIDELINES.

TREE + PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' or TO THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES + PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE/PALM CANOPY ROOTS.

4'-0" MIN.

10'-0" MAX.

2'-0" MIN.

MIN. DEPTH

C.M.B. TREE + PALM PROTECTION DETAIL (CHAINLINK)

N.T.S.

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	3	0	3	0
PALMS	15	1	14	0

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 424 W RIVO ALTO DR.										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	ROYAL PALM	Roystonea elata	YES	+/- 10"	+/- 40'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2	SOLITAIRE PALM CLUSTER	Ptychosperma Elegans	YES	+/- 8"	+/- 35'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	SOLITAIRE PALM CLUSTER	Ptychosperma Elegans	YES	+/- 4" (2)	+/- 35'	+/- 50'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#4	SOLITAIRE PALM CLUSTER	Ptychosperma Elegans	YES	+/- 4" (5)	+/- 35'	+/- 10'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#5	AVOCADO	Persea americana	NO	+/- 12"	+/- 20'	+/- 20'	FAIR	REMOVE	12" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	ROYAL PALM	Roystonea elata	NO	+/- 8"	+/- 35'	+/- 7'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	ROYAL PALM	Roystonea elata	NO	+/- 16"	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	ROYAL PALM	Roystonea elata	NO	+/- 9"	+/- 35'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	ALMOND	Terminalia catappa	YES	+/- 36"	+/- 45'	+/- 30'	FAIR	REMOVE	36" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	FICUS BEJAMINA	Weeping banyan	YES	+/- 110"	+/- 50'	+/- 40'	FAIR	REMOVE	110" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	SOLITAIRE PALM CLUSTER	Ptychosperma Elegans	NO	+/- 4" (9)	+/- 40'	+/- 45'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#12	SOLITAIRE PALM CLUSTER	Ptychosperma Elegans	NO	+/- 4"	+/- 30'	+/- 25'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#13	ROYAL PALM	Roystonea elata	YES	+/- 16"	+/- 60'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	SOLITAIRE PALM CLUSTER	Ptychosperma Elegans	NO	+/- 4"	+/- 35'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#15	FISHTAIL PALM CLUSTER	Caryota mitis	NO	+/- 35"	+/- 35'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#16	ROYAL PALM	Roystonea elata	NO	+/- 12"	+/- 15'	+/- 10'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
#17	ROYAL PALM	Roystonea elata	YES	+/- 12"	+/- 25'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	ROYAL PALM	Roystonea elata	YES	+/- 17"	+/- 40'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
TOTAL TREE DBH LOSS: 158" + THE REMOVAL OF (7) PALMS * TREE MITIGATION REQUIRED: (54) REPLACEMENT TREES @ 12'HT x 2" DBH x 6' SPREAD PALM MITIGATION REQUIRED: (7) REPLACEMENT TREES @ 12'HT x 2" DBH x 6' SPREAD										

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY	
TOTAL TREE DBH LOSS: 158"	
REPLACEMENT TREES REQUIRED:	
(54) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (27) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD	
REPLACEMENT TREES PROVIDED: 58 REPLACEMENT TREES PROVIDED @ 12' HT + 2" DBH	
BREAKDOWN:	
- (8) NATIVE GREEN BUTTONWOOD TREES @ 16' HEIGHT + 8' SPREAD + 4" DBH = 16 REPLACEMENT TREES - (14) BAYRUM TREES @ 14' HEIGHT + 6' SPREAD + 4" DBH = 28 REPLACEMENT TREES - (7) NATIVE SILVER BUTTONWOOD TREES @ 14' HEIGHT + 8' SPREAD + 4" DBH = 14 REPLACEMENT TREES	
TOTAL PALMS REMOVED: 7 PALMS	
REPLACEMENT TREES REQUIRED:	
(7) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (4) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD	
REPLACEMENT TREES PROVIDED: 7 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH	
BREAKDOWN:	
- (1) PITCH APPLE TREE @ 20' HEIGHT+ 8' SPREAD + 6" DBH = 3 REPLACEMENT TREES - (2) WILD TAMARIND TREES @ 16' HEIGHT + 8' SPREAD + 4" DBH = 4 REPLACEMENT TREES	

IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES  
1546 Jackson Street  
Hollywood, Florida 33020  
AA26001758  
WWW.INSITEDESIGNGROUP.COM  
ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

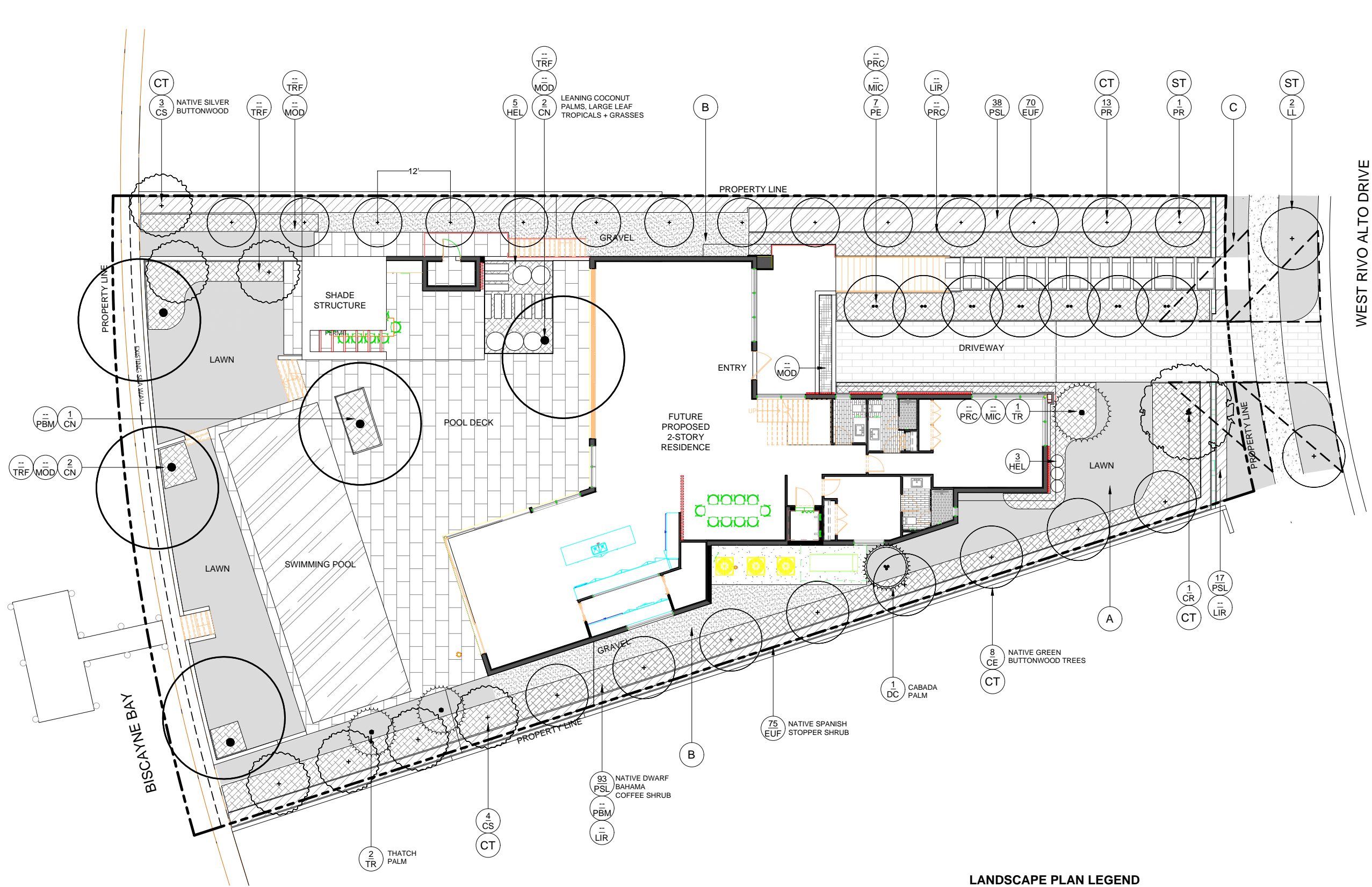
DRB # 21-0707  
PROJECT:  
SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

EXISTING  
LANDSCAPE  
PLAN

ITEM NUMBER:  
  
10-A

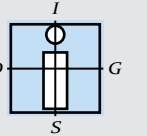
PAGE:  
  
40





**LANDSCAPE PLAN LEGEND**

- A NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- C 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- CT CODE TREE



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**LANDSCAPE  
PLAN**

**FINAL SUBMITTAL**

11-08-2021

**ITEM NUMBER:**

**10-A**

**PAGE:**

**41**



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

GROUNDCOVER PLANTING BEDS:  
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:  
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:  
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE CITY OF MIAMI BEACH TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

8. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH FREE FROM WEEDS AND PESTS. NO "NUGGETS", CYPRESS MULCH OR RED DYED MULCH TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

11. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

12. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

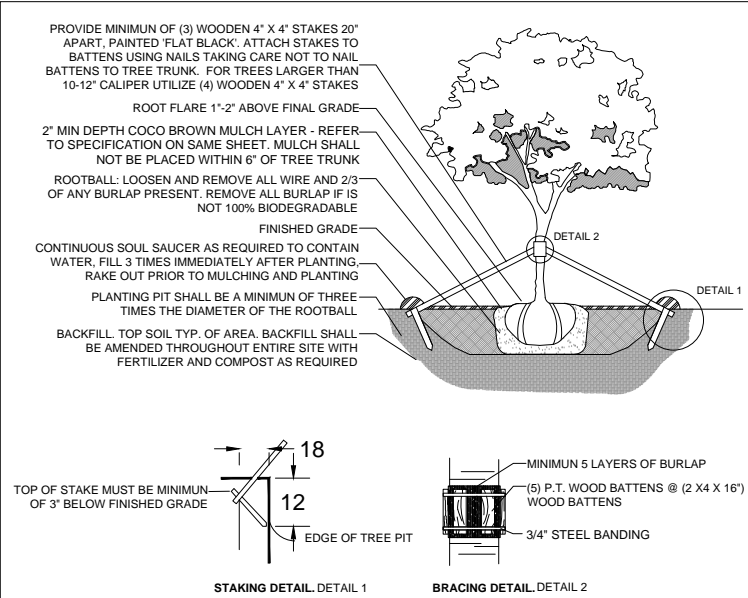
13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING- IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

13. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTT'S AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR

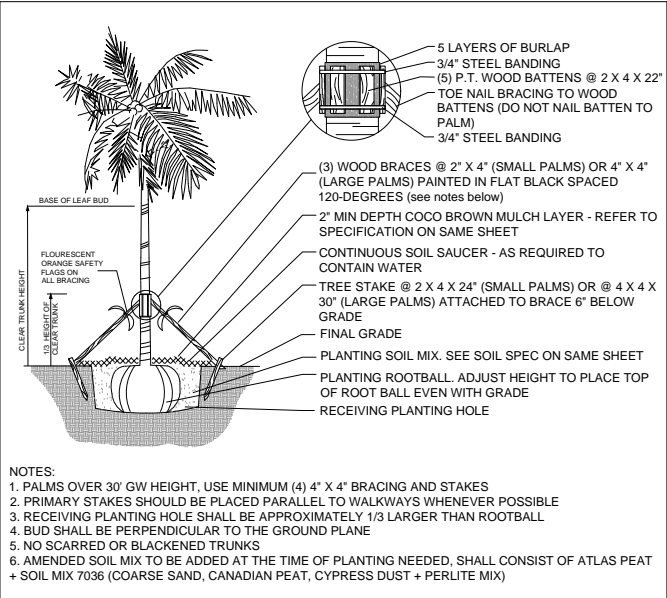
14. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A CITY OF MIAMI BEACH CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
15. ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.

17. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.



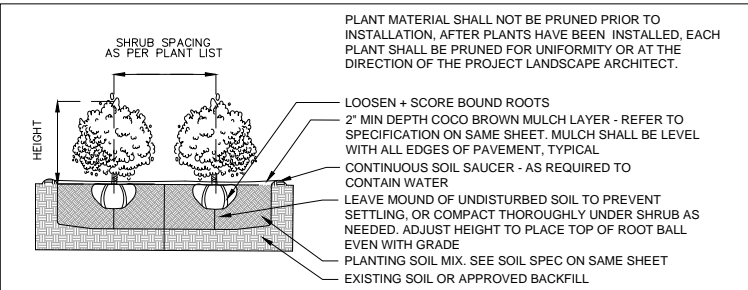
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



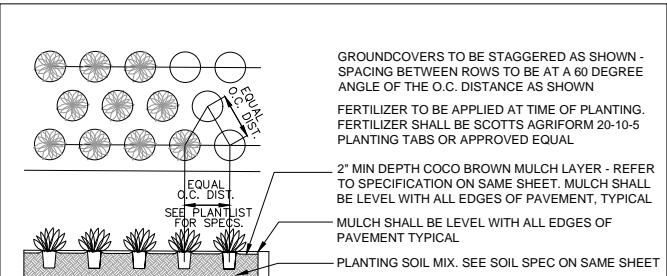
C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential )

ZONING: RS3

LOT SIZE: 13,382 SF

ACRES: .31

TREES

FRONT YARD - 2 TREES REQUIRED / 4 TREES PROVIDED  
REAR YARD - 3 TREES REQUIRED / 7 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

13,382 - 6,000 = 7,382 SF = 15 TOTAL TREES REQUIRED / 29 TREES PROVIDED.  
(8 NATIVE SILVER BUTTONWOOD TREES + 11 BAYRUM TREES + 9 NATIVE SILVER BUTTONWOOD TREES + 1 NATIVE PITCH APPLE TREE)

DIVERSITY REQUIREMENT

31 OR MORE REQUIRED TREES = 3 TREE SPECIES REQUIRED / 4 SPECIES PROVIDED

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 23 = 5 NATIVE TREES REQUIRED / 17 NATIVE TREES PROVIDED (8 NATIVE SILVER BUTTONWOOD TREES + 9 NATIVE GREEN BUTTUNWOOD)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 31 = 8 LOW MAINTENANCE REQUIRED / 17 TREES PROVIDED (8 NATIVE SILVER BUTTUNWOOD TREES + 9 NATIVE GREEN BUTTUNWOOD)

STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER  
PALM AVENUE: .49 LF / 20 = 3 STREET TREES REQUIRED / 3 STREET TREES PROVIDED (1 BAYRUM TREE + 2 NATIVE WILD TAMARIND TREES)

SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (18) = 216 SHRUBS REQUIRED / 293 SHRUBS PROVIDED (145 NATIVE SPANISH STOPPER SHRUBS + 148 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 216 = 108 NATIVE SHRUBS REQUIRED / 293 NATIVE SHRUBS PROVIDED (145 NATIVE SPANISH STOPPER SHRUBS + 148 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 216 = 22 LARGE SHRUBS REQUIRED / 145 LARGE SHRUBS / SMALL TREES PROVIDED (145 NATIVE SPANISH STOPPER SHRUBS)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 22 = 11 NATIVE LARGE SHRUBS REQUIRED / 145 NATIVE LARGE SHRUBS PROVIDED (145 NATIVE SPANISH STOPPER SHRUBS)

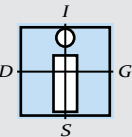
LAWN AREA

50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM

100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126

PLANT LIST - 424 W RIVO ALTO DR.					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CE	9	YES	GREEN BUTTUNWOOD	Conocarpus erectus	16' ht min, 8' spread min, 4" dbh, standard trunk
CR	1	YES	PITCH APPLE TREE	Clusia Rosea	16' ht min, 8' spread min, 6" dbh, standard trunk
CS	8	YES	SILVER BUTTUNWOOD TREE	Conocarpus erectus 'Sericeus'	16' ht min, 8' spread min, 4" dbh, multi-trunk
LL	2	YES	WILD TAMARIND	Lysiloma latisiliquum	16' ht min, 8' spread min, 4" dbh, 5' clear trunk, standard trunk
PR	12	NO	BAYRUM TREE	Pimenta racemosa	16' ht min, 8' spread min, 4" dbh, 5' clear trunk, standard trunk
PALMS					
CN	4	NO	COCONUT PALM	Cocos nucifera 'Maypan'	8' gray wood, leaning, Florida Fancy
DC	1	NO	CABADA PALMS	Dypsis cabadae	15 gallon, 12' height
PE	8	NO	ALEXANDER PALM	Ptychosperma elegans	12'-13' ht clear trunk, 7-8' gray wood, double, #2 thin trunk
TR	3	NO	THATCH PALM	Thrinax radiata	15 gallon, 3' - 4' height
SHRUBS					
EUF	145	YES	SPANISH STOPPER SHRUB	Chrysobalanus icaco	15 gallon, 5' height, 2' spread, 30" on center
PSL	148	YES	DWARF BAHAMA COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30' spread
GROUNDCOVERS + ACCENTS					
HEL	9	NO	BIRD OF PARADISE	Heliconia latispatha	3 gallon, full 36" on center
LIR	AS REQ.	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ.	NO	WART FERN	Microsorum scolopendrium	1 gallon, 12" on center, full
MOD	AS REQ.	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PBM	AS REQ.	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full
PRC	AS REQ.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 18" on center, full
TRF	AS REQ.	YES	DWARF FAKAHATCHEE	Tripsacum flordiana	1 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				



IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.

424 W. RIVO ALTO DR.,

Miami Beach, FL 33139

LANDSCAPE  
PLAN

FINAL SUBMITTAL

11-08-2021

ITEM NUMBER:

10-A

PAGE:

42





1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

## PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

# HARDSCAPE AND GRADING PLAN

# FINAL SUBMITTAL

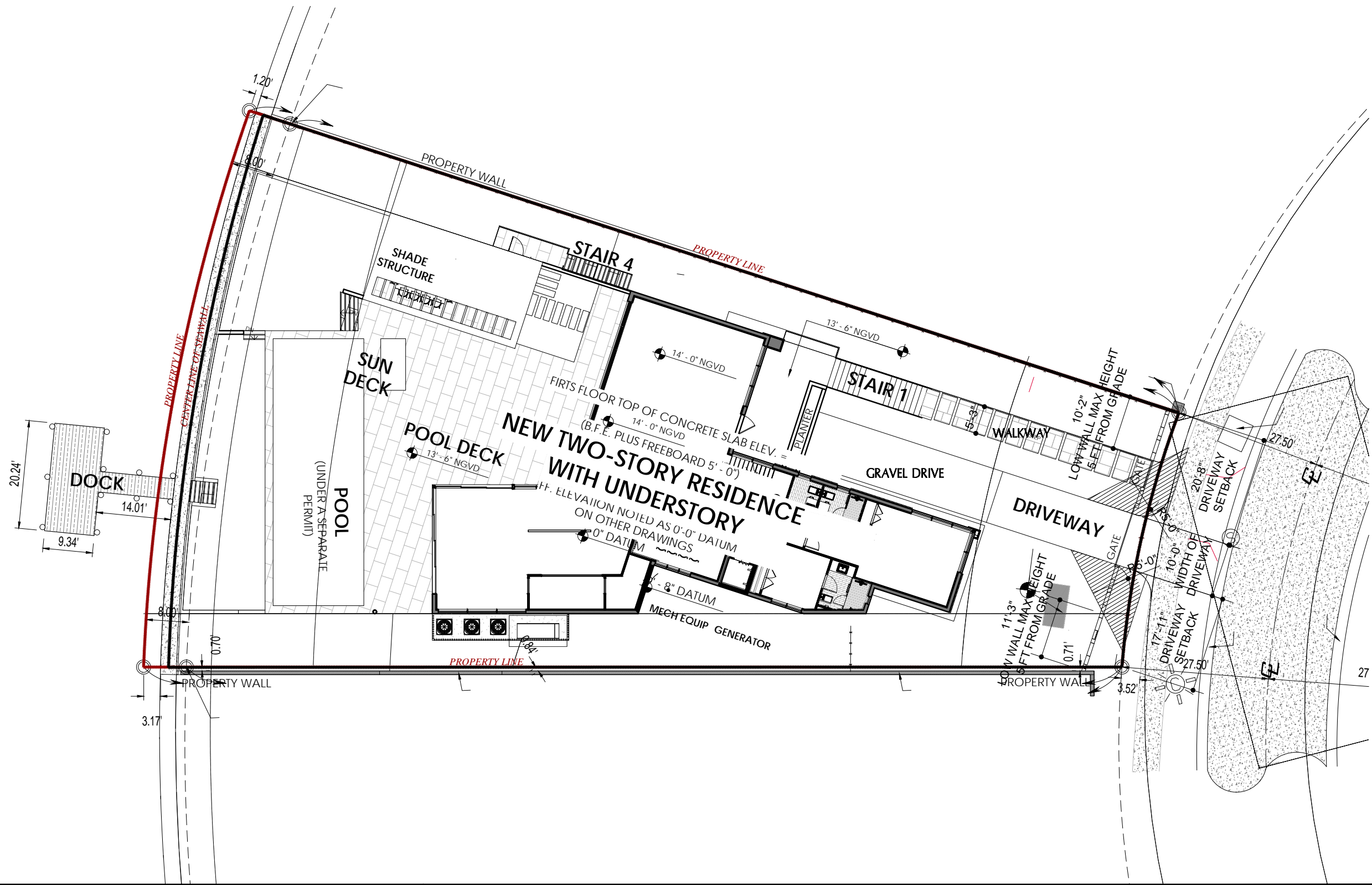
11-08-2021

**ITEM NUMBER:**

10-B

**PAGE:**

43



# DRIVEWAY PAVING AND HARDSCAPE PLAN

SCALE : 1" = 10'-0"





UNIT SIZE CALCULATIONS

UNDERSTORY CALCULATIONS

PHYSICAL VOLUME OF THE ENCLOSED BUILDING ACCESS AT UNDERSTORY = 460.94 SF

FIRST FLOOR CALCULATIONS

PHYSICAL VOLUME OF THE FIRST FLOOR INCLUDING CABANA = 3,178.18 SF

SUBTOTAL 3,637.12 SF

AREAS NOT INCLUDED

OPEN EXTERIOR AREA COUNTED AS ENTRY FEATURE IN EXCESS OF FIVE FEET = 51.74 SF

OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 156.46 SF

PHYSICAL VOLUME OF THE SECOND FLOOR = 3,232.32 SF

SUBTOTAL 3,232.32 SF

SECOND FL ARCH FEATURE /PATIO OPEN ON ONE SIDE/ NOT COUNTED = 1,099.39 SF

PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN CALCULATION

SHADE ACCESSORY STRUCTURE /OPEN ON THREE SIDES, LESS THAN 2% OF LOT, NOT INCLUDED IN CALCULATION

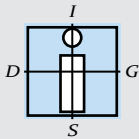
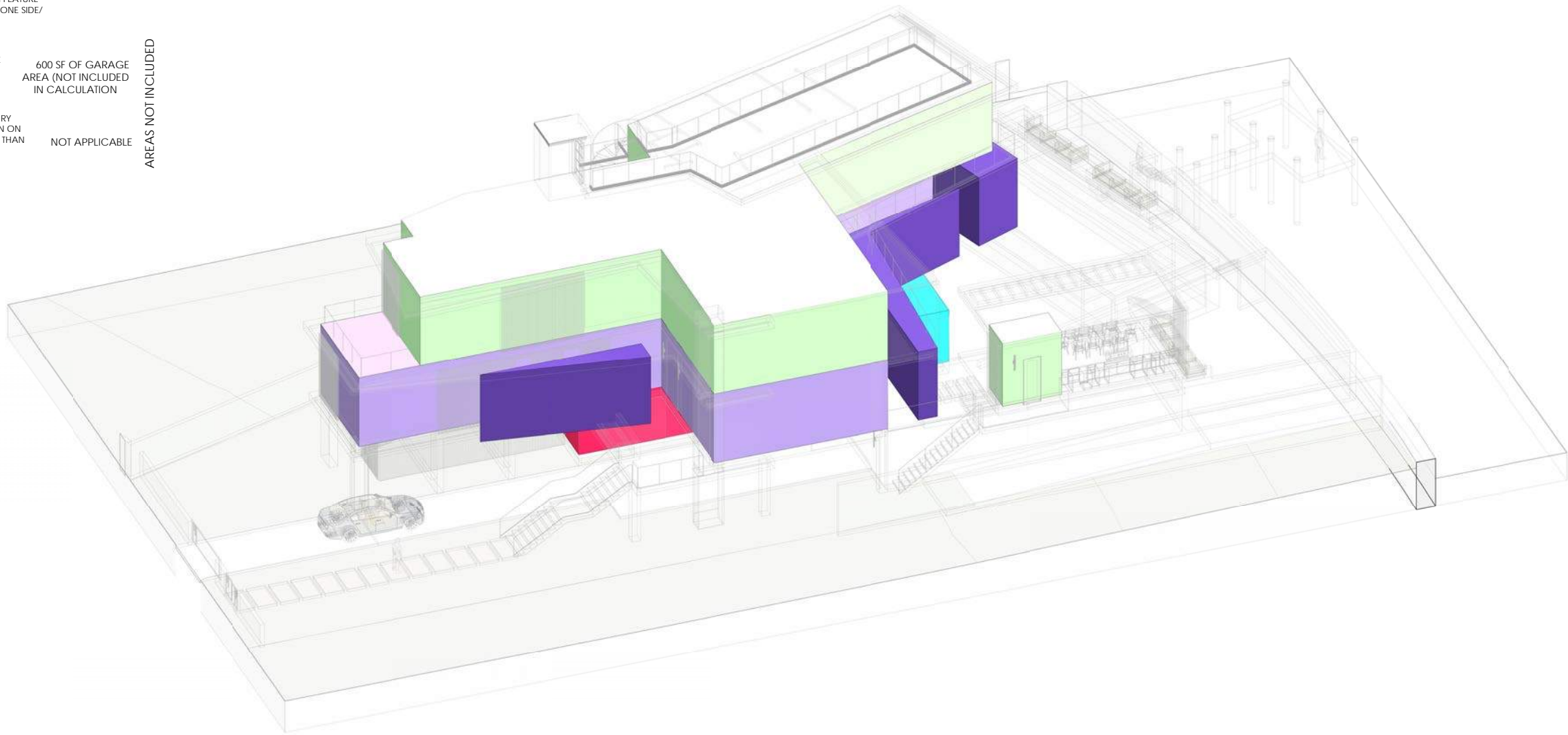
AREAS NOT INCLUDED

600 SF OF GARAGE AREA (NOT INCLUDED IN CALCULATION)

NOT APPLICABLE

UNIT SIZE

460.94 SF UNDERSTORY  
3,178.18 SF FIRST FLOOR  
3,232.32 SF SECOND FLOOR =  
6,871.44 SF /13,817.22 SF =  
(49.73%)



IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

EXPLODED  
AXONOMETRIC  
DIAGRAM  
UNIT SIZE

FINAL SUBMITTAL

11-08-2021

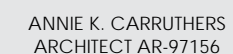
ITEM NUMBER:

20

PAGE:

44





45







1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

## PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

# REQUIRED YARDS SECTION DRAWINGS

# FINAL SUBMITTAL

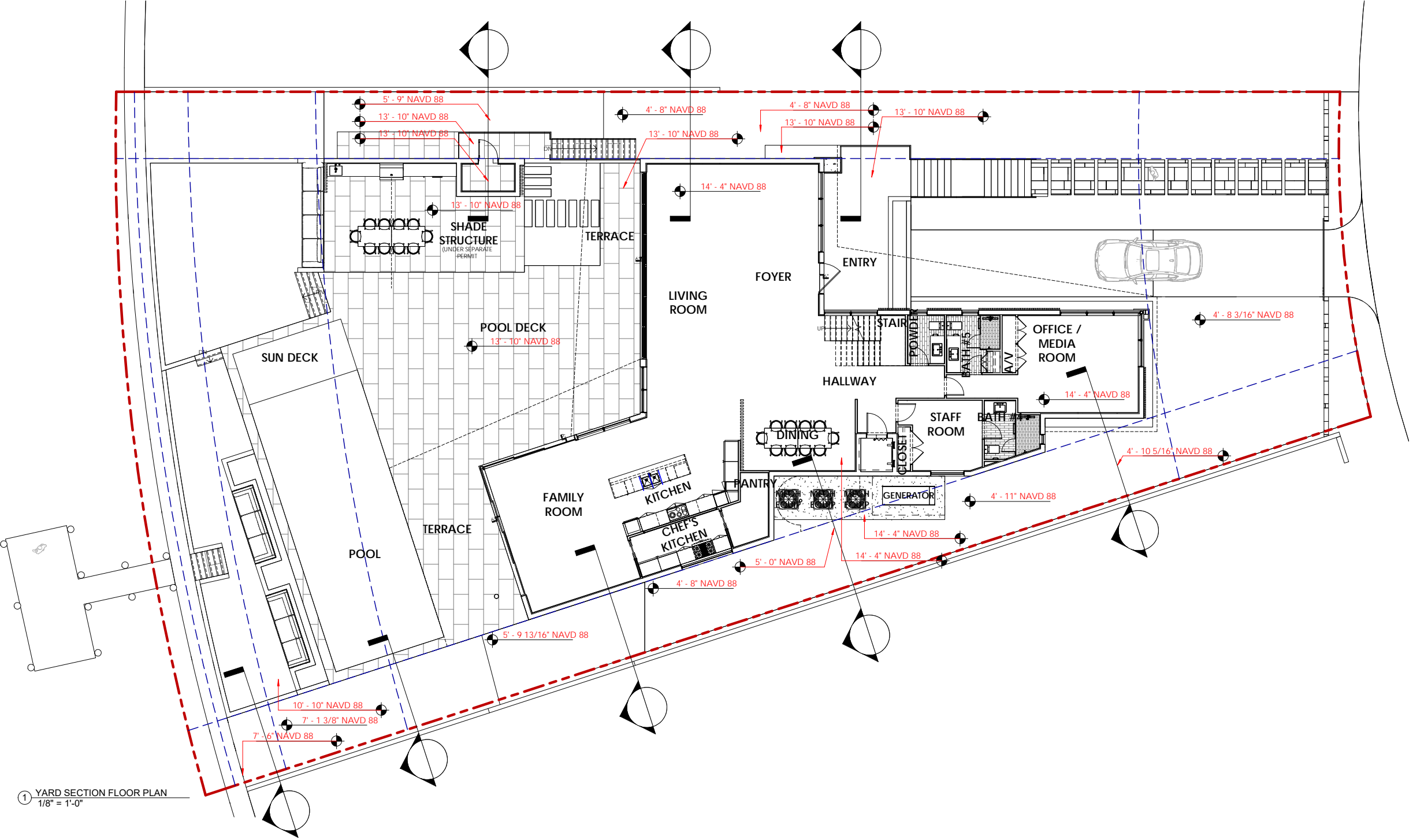
11-08-2021

**ITEM NUMBER:**

23

**PAGE:**

46



① YARD SECTION FLOOR PLAN  
1/8" = 1'-0"





AA26001758  
WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

## PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

# REQUIRED YARDS SECTION DRAWINGS

# FINAL SUBMITTAL

11-08-2021

ITEM NUMBER:

23

**PAGE:**

47





AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB # 21-0707

## PROJECT:

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**VARIANCE AND/  
OR  
WAIVER  
DIAGRAM**

# FINAL SUBMITTAL

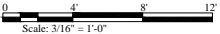
11-08-2021

**ITEM NUMBER:**

24

**PAGE:**

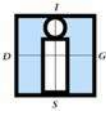
48











**IN-SITE  
DESIGN  
GROUP LLC**

ARCHITECTURE  
DESIGN + ENGINEERING  
AA26001758  
1546 Jackson Street  
Hollywood, FL 33020  
954 921 5333  
[insitedesigngroup.com](http://insitedesigngroup.com)

November 2, 2021

City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: 424 w. Rivo Alto Drive, Miami Beach  
DRB number DRB21

**LETTER OF INTENT**

This firm represents Spanish Rose LLC (the "Applicant"), the owner of the above-reference parcels, with Miami-Dade County Folio No. 02-3232-0 (hereinafter referred to as "Property"). Please consider this letter the Applicant's letter of intent in support of a design review approval from the Design Review Board ("DRB") for a single-family home on the Property.

**The properties:**

The Property is located at 424 w. Rivo Alto Drive in Single Family Residential District 3 (RS-3). Currently, the property consists of one existing lot with one existing single family residence. The lot is 14,222 square feet and is an irregular pie shaped lot. The existing property at 424 W. Rivo drive is 6,219 square feet according to the tax roll and was built in 2001. The home is Mediterranean style and is not historical or has a distinct architectural integrity. .

**Applicant's Proposal:**

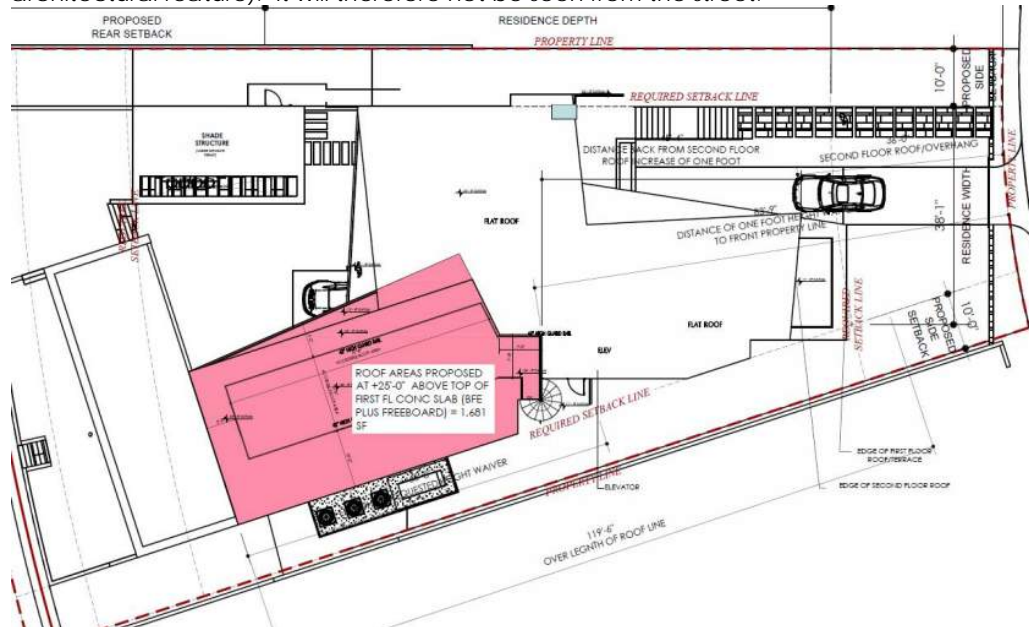
The Applicant is proposing to demolish the existing structure and the two story accessory structure in the rear and replace it with a new two-story family home. The new residence has been designed in Miami Tropical Modern Style. The façade presents a modern pure box using natural materials and stuccoed walls. In the rear, there are two boxes that are angled and frame large glass panels with wood accents. Each main area has ten foot high glass doors to provide vast openness from the back yard, through the main living area, to the pool deck. The interior and exterior flow seamlessly into one unified space.

The proposed new home complies with the Miami Beach Code (the "Code") requirements for unit size, lot coverage and setbacks. The total unit size Proposed is 6,871.44 square feet (49.73%), which is slightly below the allowable 50% unit size limit. The lot coverage proposed is 3,653.54 sf 26.44%, which is significantly below the 30% allowed as of right. In addition, all setbacks comply with and the rear setback exceeds the Code requirements. At this time, however, the Applicant is requesting a DRB approval for increase in height.

**Height Increase Request.**

The new single family development regulations allow for 24 foot height, for flat roofs, from the required flood elevation, for homes located in the RS-3 zoning district. However, the DRB may grant increases in height of to 28 feet.

The applicant requests a height of 25 feet for 1,681 portion of the roof in the rear of the property. A portion of the roof volume located far back on the property. The raised portion shall be 83'-9" from the front property line to the raised area (83'-9" to the architectural feature). It will therefore not be seen from the street.



The additional one foot would be useful to the internal systems on the first and second level as well as allow for an overlapping architectural feature in the rear. This lot is located on an irregular lot. The additional height does not impede on the front view or street view.

It is important to note that the additional height is only a portion of the total roof. The total roof square footage is 3,987 sf. The requested height increase is 1,681 sf (42.16%) of the total roof. The remainder of the roof shall be at 24 feet and meet height regulations.

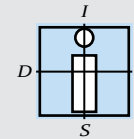
The proposed home has a simple modern design and shall be tastefully landscaped to seamlessly fit within the neighborhood. In addition, it is neither practical nor feasible to retain the existing home, due to its age, structural condition and its positioning below the minimum floor elevation. The new home will meet and exceed all of the sea level rise and FEMA requirements as the finished floor will have two foot of freeboard.

Conclusion. As will be shown further at the hearing on this application, the demolition of Applicant's existing home, is justified and appropriate. The Applicant's proposed new home is consistent with character of the neighborhood, as well as with all aspects of the Miami Beach building code and DRB design considerations. The second story height request is substantially setback from the street and only 40% of the total roof.

We believe that the approval of this new well-designed home will be a great improvement to the area. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at 954-921-5333.

Respectfully,

Annie Carruthers  
Principal/Architect  
AR-97156



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020  
AA26001758  
WWW.INSITEDESIGNGROUP.COM  
ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**LETTER  
OF  
INTENT**

**FINAL SUBMITTAL**

11-08-2021

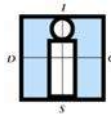
**ITEM NUMBER:**

42

**PAGE:**

50





**IN-SITE  
DESIGN  
GROUP LLC**

ARCHITECTURE  
DESIGN + ENGINEERING  
AA26001758  
1546 Jackson Street  
Hollywood, FL 33020  
954 921 5333  
[insitedesigngroup.com](http://insitedesigngroup.com)

October 8, 2021

City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: 424 W Rivo Alto Miami Beach  
DRB number DRB21-0707

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

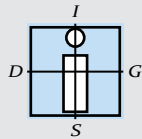
1. Recycling or salvage plan for partial or total demolition shall be provided. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
RESPONSE: One existing home is scheduled to be demolished. Existing home was constructed in 2001. The new general contractor shall be required to obtain a salvage company prior to demolition. This requirement shall be a part of the construction documents. Salvage company shall provide proof of salvage and/or reuse of any material existing which can be salvaged. All new windows in the new structure shall be impact rated with no exception.
2. Where feasible and appropriate, passive cooling systems such as operable windows, shall be provided.  
RESPONSE: The proposed new design of the residence includes the entire rear and all second floor bedroom rooms facing the rear to be 10'-0" tall sliding glass doors on first level and 10'-0" tall on second level. These will create large openings for ventilation. In addition, there is a covered deck and architectural feature, in the rear that will provide shade. The windows will be energy efficient. The rear faces north west which allows for indirect light.
3. Weather resilient landscaping(salt tolerant, highly water absorbent, native or Florida friendly plants will be provided.  
RESPONSE: The proposed new landscape plan shall meet or exceed the landscape requirements including native Florida friendly plants. There will be plants, trees and palms that are proposed on the landscape plan that are considered "high" in drought tolerance. There will be many species of native trees, palms and shrubs that are proposed on the landscape plan. Many that make up the total plants that are native. Much consideration has been given to these requirements on the plan proposed. Therefore the rear open yard exceeds the requirement and is proposed at 77.6% the front yard is proposed at 86.69%

4. Whether adopted sea level rise projections in the southeast Florida regional climate action plan including a study of the land elevation and elevation of the surrounding properties were considered.

RESPONSE: The proposed new single family residence habitable enclosed levels are all proposed with a finished floor plus five foot above FEMA base flood (five feet free board). The finished floor of the house is proposed at +14' -4" NGVD. This meets and exceeds the requirements for sea level rise in this area. In addition, there is a perimeter wall that is existing on the side properties which will serve as any retainage necessary to keep the water on site during any storm. In addition a drainage system of swales and drains shall be addressed and submitted at time of permitting. All equipment including condensers, generators and pool equipment shall be at base flood plus freeboard. The garage /understory level which is at grade shall be substantially open. All materials below base flood shall be flood resistant materials.

5. The ground floor driveways and garage ramping for new construction shall be adaptable to the raising of public rights of ways and adjacent land.  
RESPONSE: This street Rivo Alto drive has not undergone repaving and raising of the street level. The street is currently at about +3.8' NGVD to +4.4 NGVD. The garage is proposed at +5' -4" NGVD at the street level and possibly future proposed height increases. As this is a new residence to be submitted for permit; therefore, consideration will be given to the proposed future street level with the civil engineering and the site shall be sloped appropriately to contain any water on site per code. A drainage system of swales and drains shall be addressed and submitted at time of permitting. The proposed green space/open space and landscape area exceeds the city requirements for pervious. The garage shall be at grade approximately therefore the garage driveway shall not require to be sloped considerably.

6. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
RESPONSE: All equipment including condensers, generators and pool equipment shall be at base flood plus freeboard. The garage level which is at about mid/adjusted grade shall have flood vents to equal one square inch per square foot of garage. All materials below base flood shall be flood resistant materials.



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020  
AA26001758  
[WWW.INSITEDESIGNGROUP.COM](http://WWW.INSITEDESIGNGROUP.COM)  
ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**COMPLIANCE  
WITH  
SEA LEVEL RISE**

**FINAL SUBMITTAL**

11-08-2021

**ITEM NUMBER:**

42

**PAGE:**

51



7. Existing buildings shall be where reasonably feasible and appropriate, elevated to the base flood elevation

RESPONSE: The proposed new single family residence habitable enclosed levels are all proposed with a finished floor plus two feet above FEMA base flood (two foot free board). The finished floor of the house is proposed at +14'-4" NGVD. This exceeds the requirements for sea level rise in this area as it is four foot above the required freeboard. In addition there is a perimeter wall that is existing on the side properties which will serve as any retainage necessary to keep the water on site during any storm. In addition a drainage system of swales and drains shall be addressed and submitted at time of permitting.

8. When habitable space is located below the base flood elevation plus city of Miami beach freeboard, wet or dry flood proofing systems will be provided in accordance with chapter of 54 of the city code.

RESPONSE: . The garage level which is at about grade shall be open substantially and exceed one square inch per square foot of garage. All materials below base flood shall be flood resistant materials. The street is currently at about +3.8' NGVD to +4.4' NGVD. The garage is proposed at +5'-" NGVD well above the street level and possibly future proposed height increases.

9. Where feasible and appropriate, water retention system shall be provided.

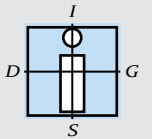
RESPONSE: As this is a new residence to be submitted for permit; therefore, consideration will be given to the new street level with the civil engineering and the site shall be sloped appropriately to contain any water on site per code. A drainage system of swales and drains shall be addressed and submitted at time of permitting. The proposed green space/open space and landscape area exceeds the city requirements for pervious.

Please contact me at your convenience at 954-921-5333.

Respectfully,



Annie Carruthers  
Principal/Architect  
AR-97156



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758

WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

---

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

---

**COMPLIANCE  
WITH  
SEA LEVEL RISE**

---

**FINAL SUBMITTAL**

11-08-2021

---

**ITEM NUMBER:**

42

---

**PAGE:**

52



**IN-SITE  
DESIGN  
GROUP LLC**

ARCHITECTURE  
DESIGN + ENGINEERING  
AA26001758  
1546 Jackson Street  
Hollywood, FL 33020  
954 921 5333  
[insitedesigngroup.com](http://insitedesigngroup.com)

October 3, 2021

City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: 424 W. Rivo Alto, Miami Beach  
DRB number DRB21-0707

**REQUEST FOR WAIVERS**

This firm represents Spanish Rose LLC (the "Applicant"), the owner of the above-reference parcels, with Miami-Dade County Folio No. 02-3232-001-0330 (hereinafter referred to as "Property"). Please consider this letter the Applicant's letter of intent in support of a design review approval from the Design Review Board ("DRB") for a single-family home on the Property.

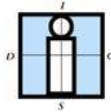
**The property:**

The Property is located at 424 w. Rivo Alto Drive in Single Family Residential District 3 (RS-3). Currently, the property consists of one existing lot with one existing single family residence. The lot is 14,222 square feet and is an irregular pie shaped lot. The existing property at 424 W. Rivo drive is 6,219 square feet according to the tax roll and was built in 2001. The home is Mediterranean style and is not historical or has a distinct architectural integrity. .

**Applicant's Proposal/request:**

The Applicant is proposing to demolish the existing structure and the two story accessory structure in the rear and replace it with a new two-story family home. The new residence has been designed in Miami Tropical Modern Style. The façade presents a modern pure box using natural materials and stuccoed walls. In the rear, there are two boxes that are angled and frame large glass panels with wood accents. Each main area has ten foot high glass doors to provide vast openness from the back yard, through the main living area, to the pool deck. The interior and exterior flow seamlessly into one unified space.

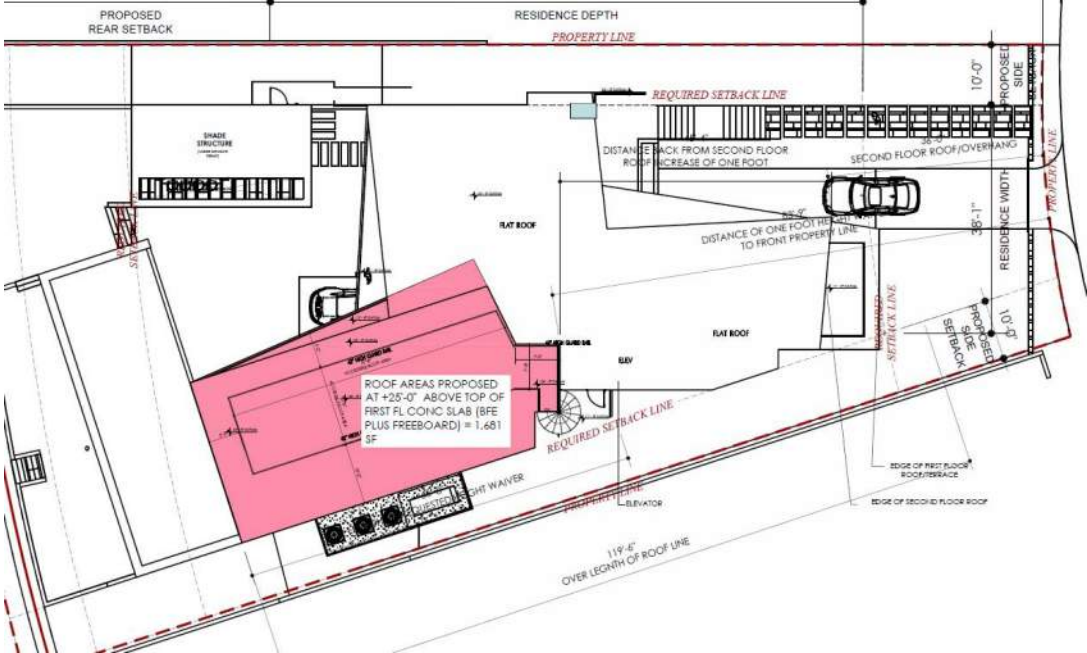
The proposed new home complies with the Miami Beach Code (the "Code") requirements for unit size, lot coverage and setbacks. The total unit size Proposed is 6,871.44 square feet (49.73%), which is slightly below the allowable 50% unit size limit. The lot coverage proposed is 3,653.54 sf 26.44%, which is significantly below the 30% allowed as of right. In addition, all setbacks comply with and the rear setback exceeds the Code requirements. At this time, however, the Applicant is requesting a DRB approval for increase in height.



**Height Increase Request.**

The new single family development regulations allow for 24 foot height, for flat roofs, from the required flood elevation, for homes located in the RS-3 zoning district. However, the DRB may grant increases in height of to 28 feet.

The applicant requests a height of 25 feet for 1,681 portion of the roof in the rear of the property. A portion of the roof volume located far back on the property. The raised portion shall be 83'-9" from the front property line to the raised area (83'-9" to the architectural feature). It will therefore not be seen from the street.



The additional one foot would be useful to the internal systems on the first and second level as well as allow for an overlapping architectural feature in the rear. This lot is located on an irregular lot. The additional height does not impede on the front view or street view.

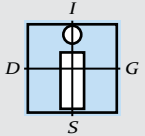
It is important to note that the additional height is only a portion of the total roof. The total roof square footage is 3,987 sf. The requested height increase is 1,681 sf (42.16%) of the total roof. The remainder of the roof shall be at 24 feet and meet height regulations.

The proposed home has a simple modern design and shall be tastefully landscaped to seamlessly fit within the neighborhood. In addition, it is neither practical nor feasible to retain the existing home, due to its age, structural condition and its positioning below the minimum floor elevation. The new home will meet and exceed all of the sea level rise and FEMA requirements as the finished floor will have two foot of freeboard.

Conclusion. As will be shown further at the hearing on this application, the demolition of Applicant's existing home, is justified and appropriate. The Applicant's proposed new home is consistent with character of the neighborhood, as well as with all aspects of the Miami Beach building code and DRB design considerations. The second story height request is substantially setback from the street and only 40% of the total roof.

We believe that the approval of this new well-designed home will be a great improvement to the area. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at 954-921-5333.

Respectfully,  
  
Annie Carruthers  
Principal/Architect  
AR-97156



**IN-SITE DESIGN GROUP LLC**  
ARCHITECTURAL SERVICES  
1546 Jackson Street  
Hollywood, Florida 33020  
AA26001758  
[WWW.INSITEDESIGNGROUP.COM](http://WWW.INSITEDESIGNGROUP.COM)  
ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

**DRB # 21-0707**

**PROJECT:**

SPANISH ROSE, LLC.  
424 W. RIVO ALTO DR.,  
Miami Beach, FL 33139

**WAIVER  
REQUEST**

**FINAL SUBMITTAL**

11-08-2021

**ITEM NUMBER:**

**OTHER**

**PAGE:**