



**1 AERIAL LOCATION MAP** 

**2 NEIGHBORHOOD AERIAL MAP** 

- 1. 315 E. RIVO ALTO DRIVE
- 2. 327 E. RIVO ALTO DRIVE
- 3. 324 E. RIVO ALTO DRIVE
- 4. 400 E. RIVO ALTO DRIVE
- 5. 401 E. RIVO ALTO DRIVE
- 6. 411 E. RIVO ALTO DRIVE
- 7. 415 E. RIVO ALTO DRIVE

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE  
**AERIAL /  
PROPERTY MAP**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**PH-2.0**



**FRONT VIEW RENDERING / 3D PERSPECTIVE**

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**FRONT  
RENDERING**

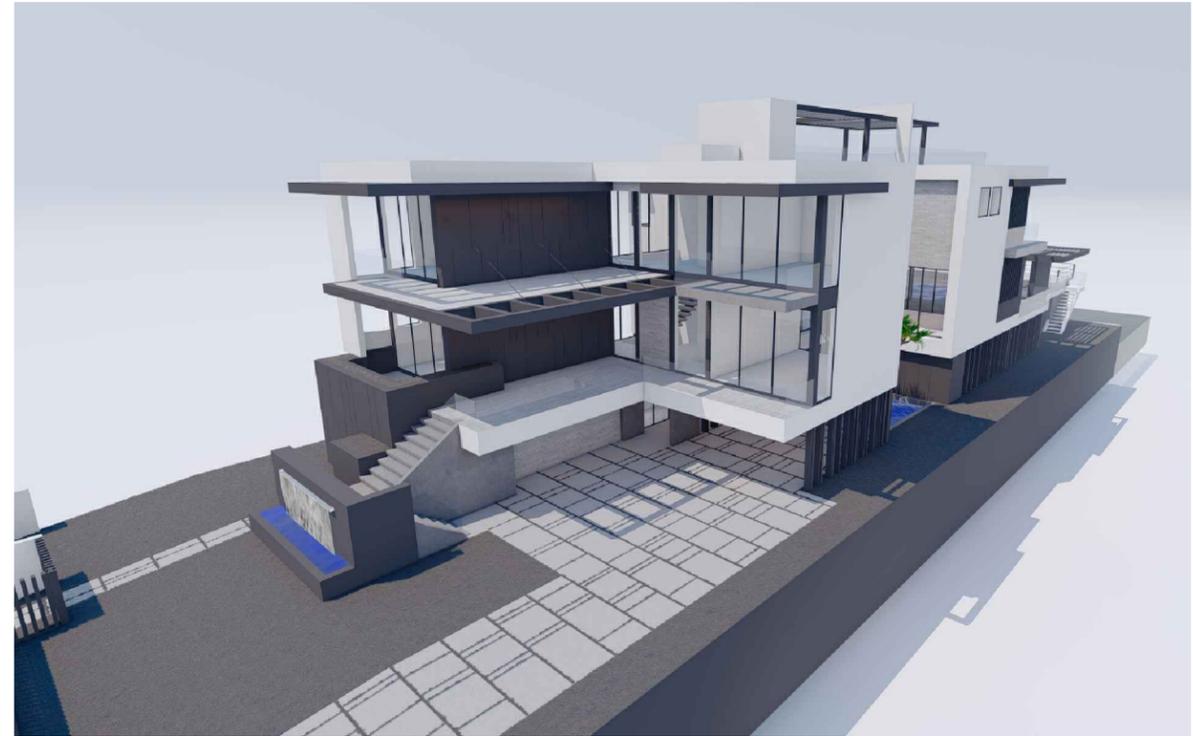
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

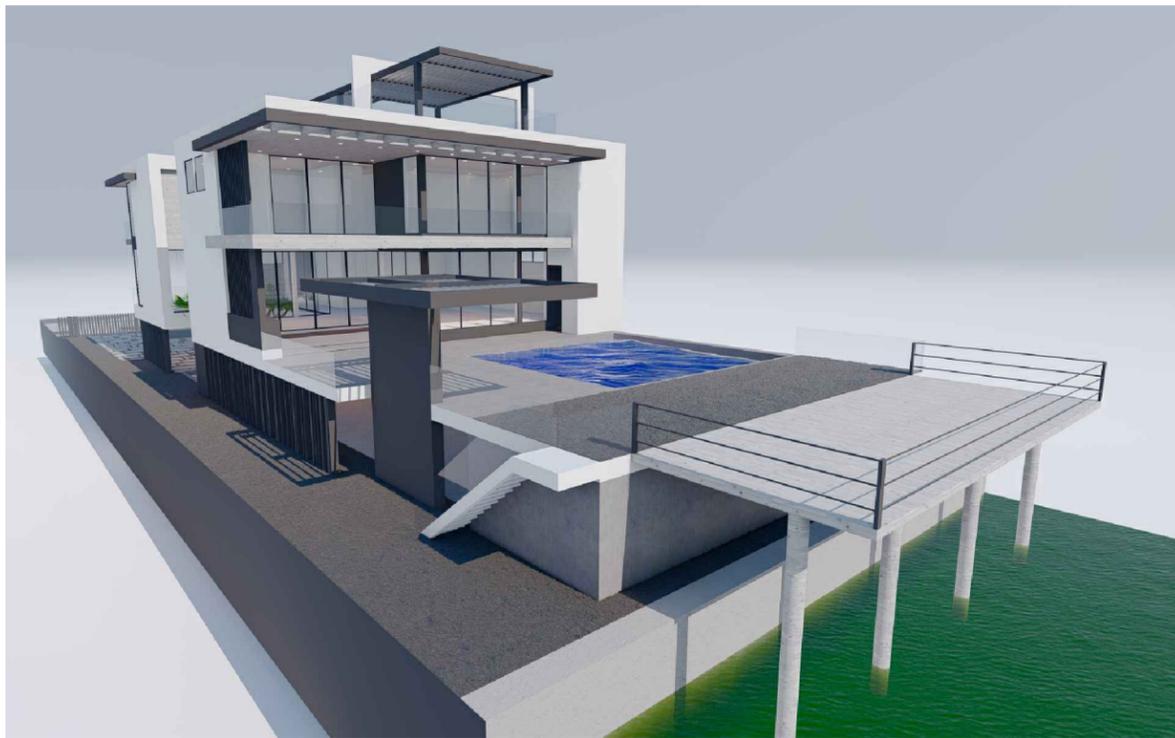
**3D-1**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

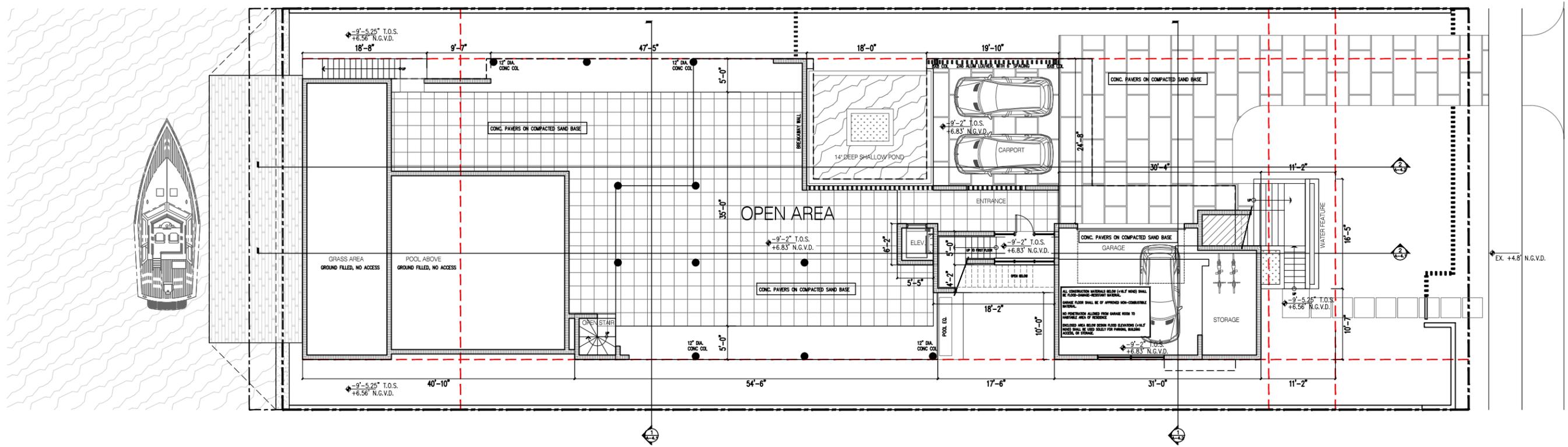
DRAWING TITLE

**CONTEXTUAL  
VIEW**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**3D-4**



**1** UNDERSTORY /  
GROUND FLOOR PLAN 

1/16"=1'-0"

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

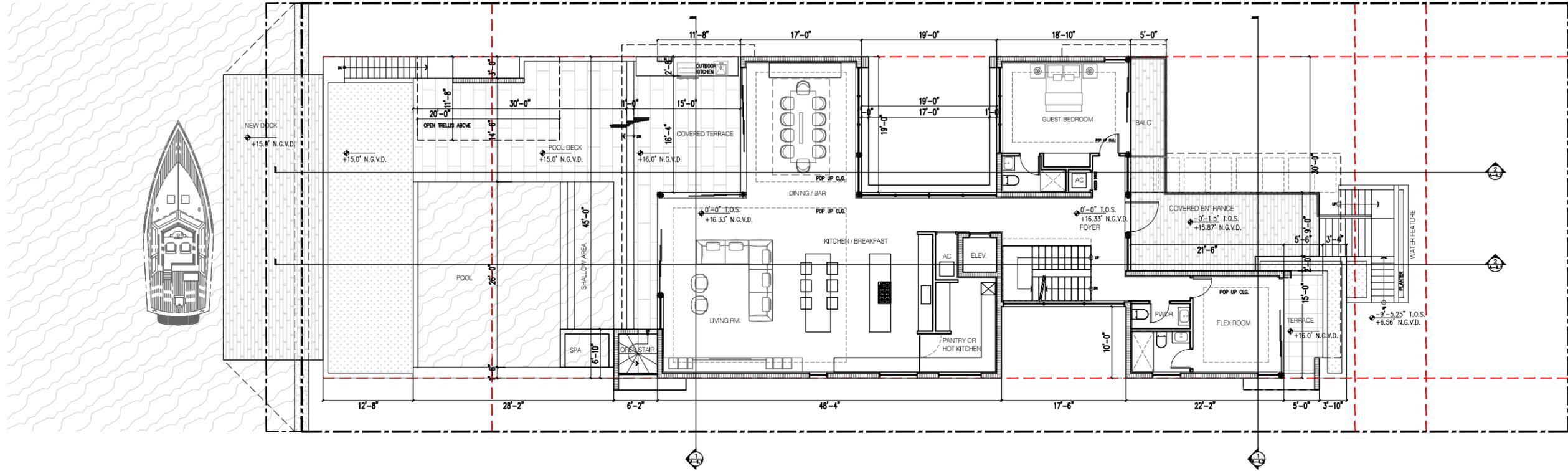
REVISION & DATE

DRAWING TITLE  
**UNDERSTORY /GROUND FLOOR PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

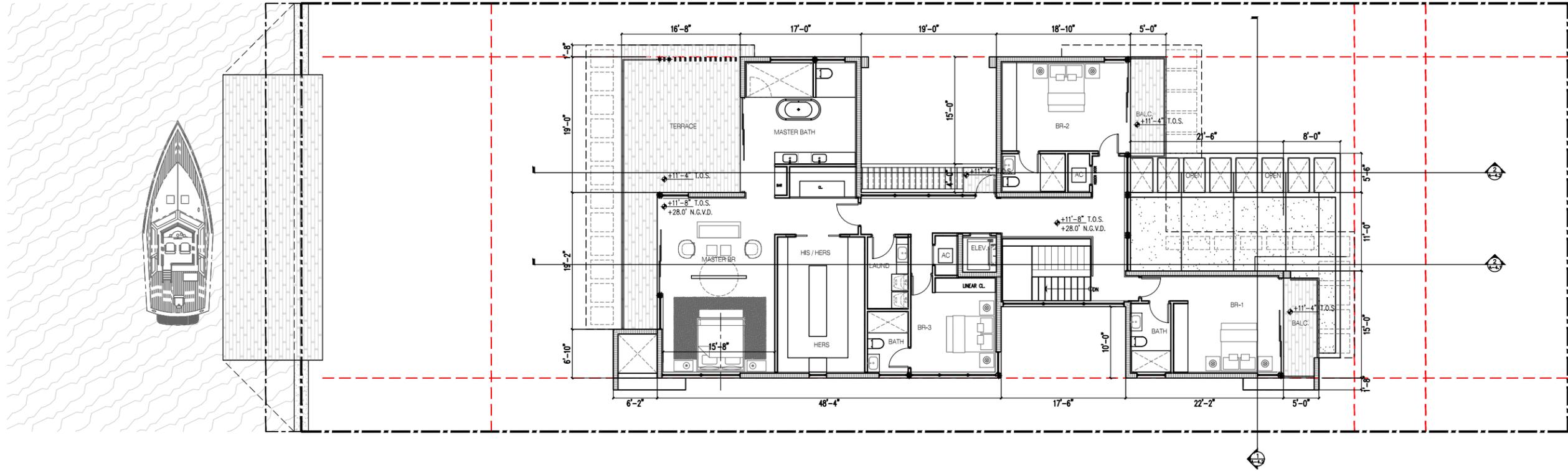
**A-2.1**



EAST RIVO ALTO DRIVE

**1 FIRST FLOOR PLAN**  
1/16"=1'-0"





EAST RIVO ALTO DRIVE

**1** SECOND FLOOR PLAN 1/16"=1'-0"

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

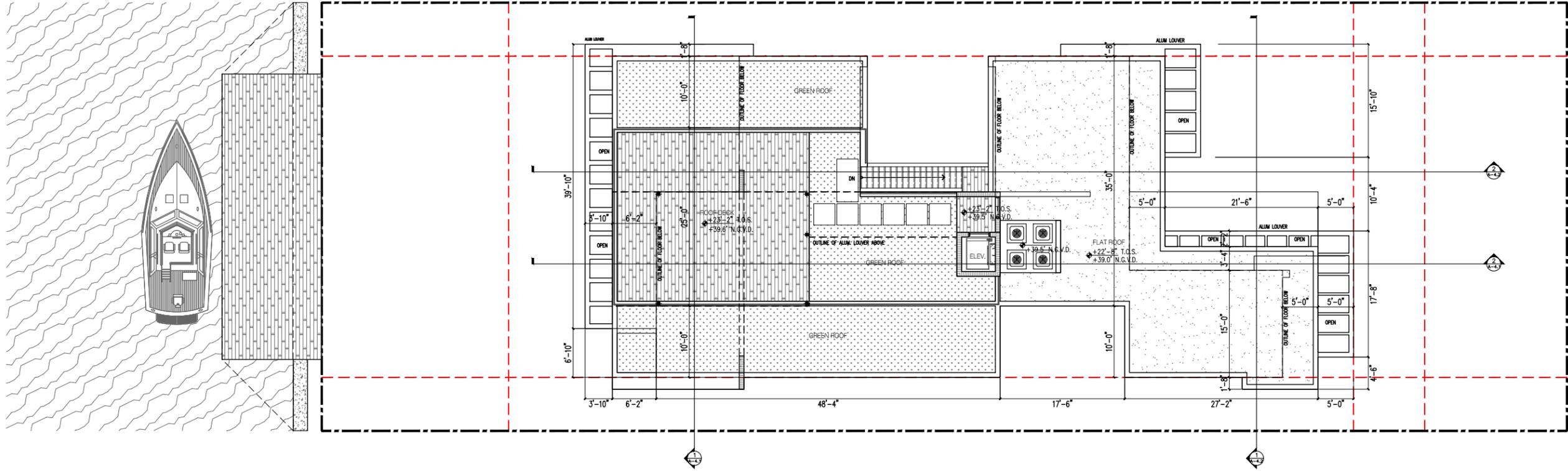
REVISION & DATE

DRAWING TITLE  
**SECOND FLOOR PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-2.3**



**1** **ROOF PLAN**  
1/16"=1'-0"

EAST RIVO ALTO DRIVE

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez, DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US, 2022.08.12 15:36:33 -0400

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

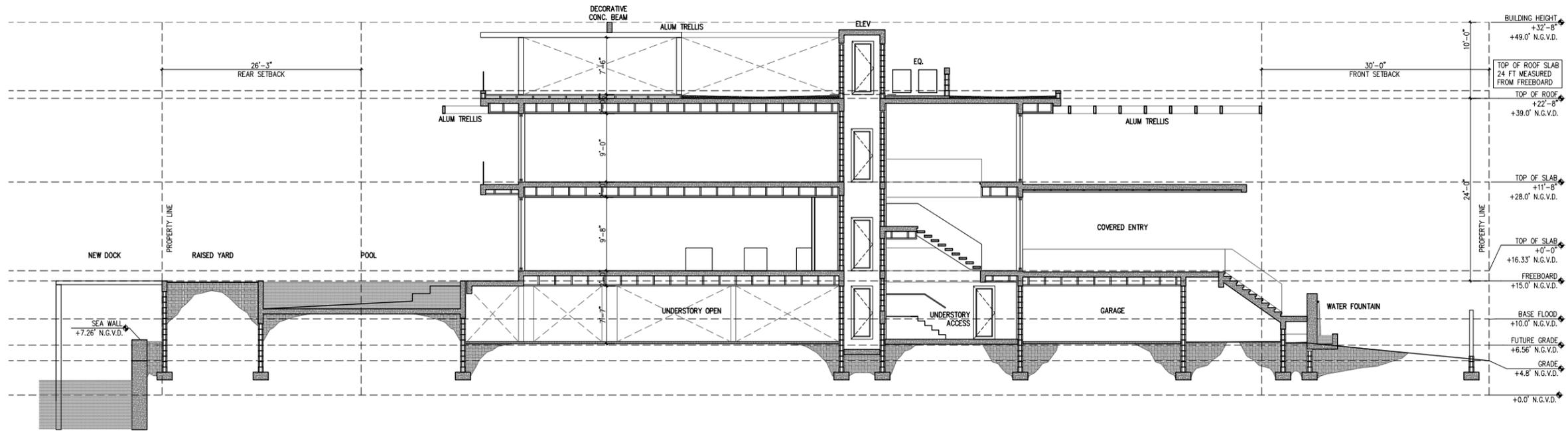
DRAWING TITLE

**ROOF PLAN**

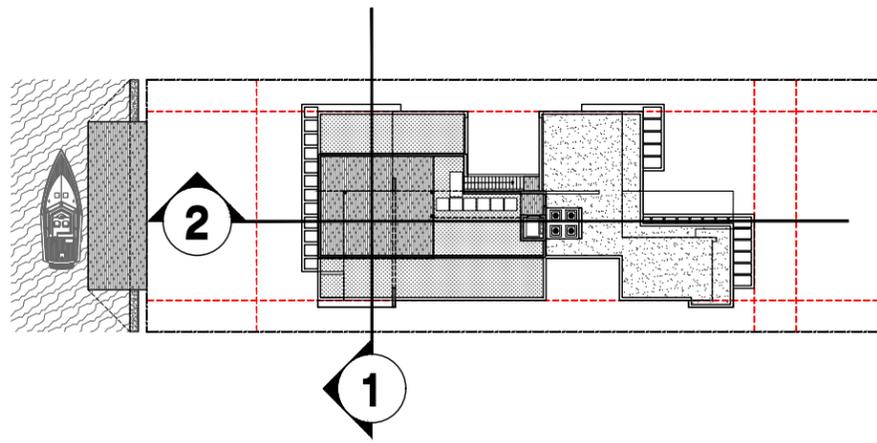
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-2.4**

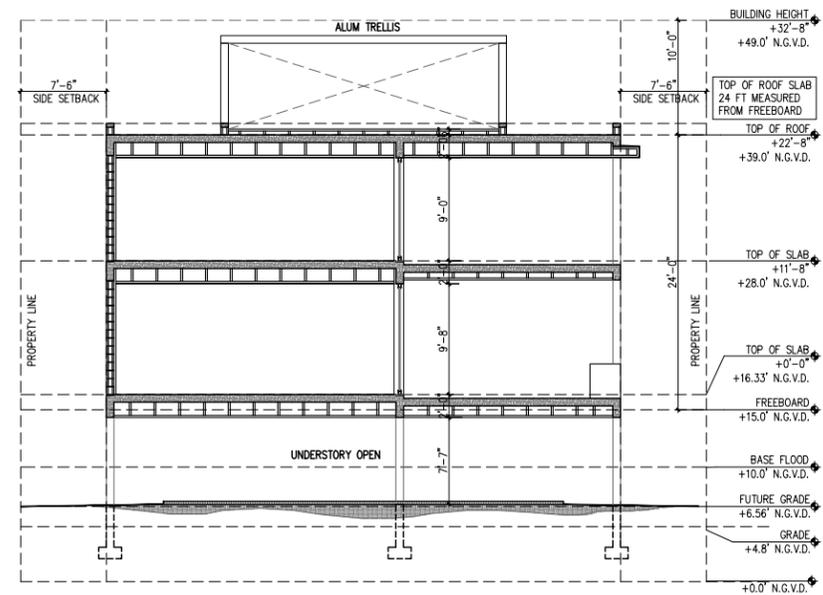


**2 SECTION**  
1/16"=1'-0"



**SECTION KEYPLAN**

NOT TO SCALE



**1 SECTION**  
1/16"=1'-0"



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 24000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**SECTION**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-4.1**



# MATERIAL LEGEND



MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS



1. STUCCO, EXTERIOR PAINT COLOR



2. DECORATIVE STONE MATERIAL



3. ACCENT WOOD FINISH



4. VERT. ALUM LOUVER FENCE



5. CONCRETE PAVER DRIVEWAY WITH GRASS INLAY, PATTERN TBD

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

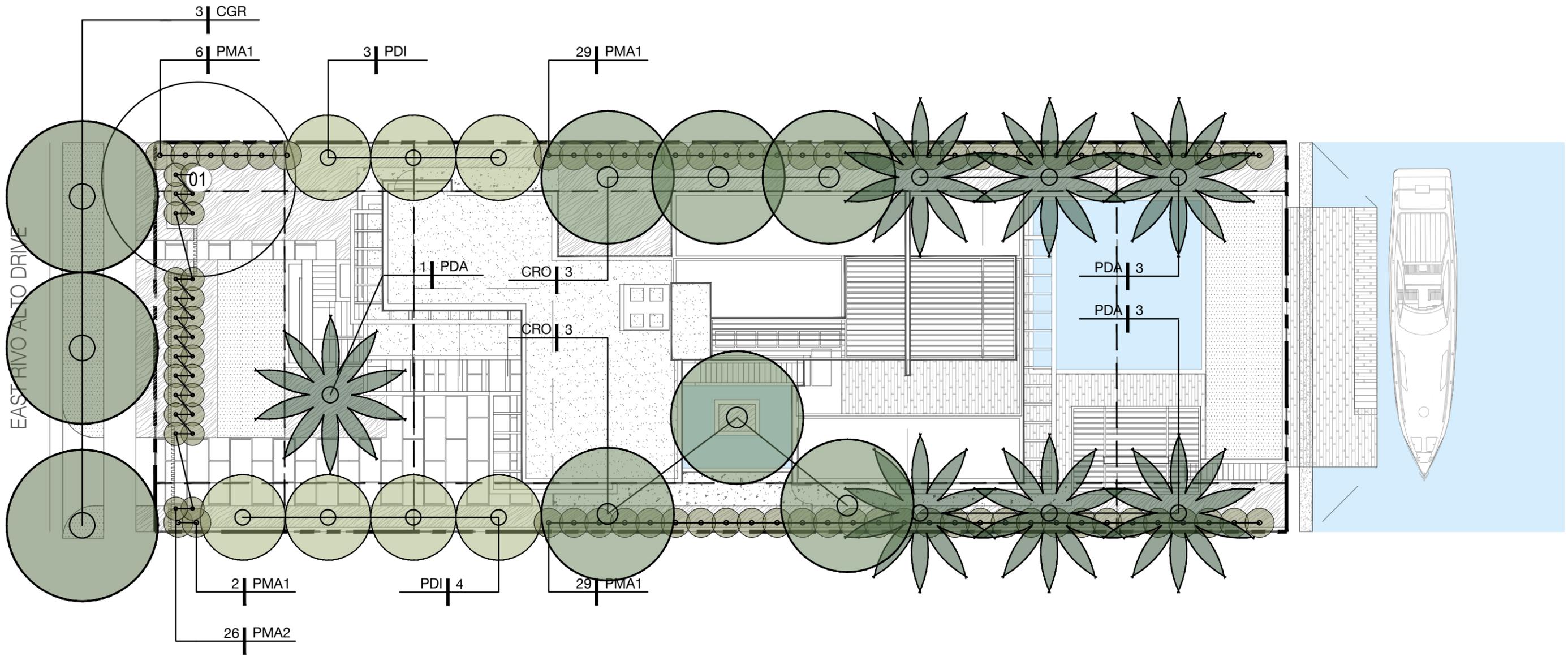
**MATERIAL LEGEND**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-3.0**

PLANTING LEGEND



COPYRIGHT © 2022. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAXIS ARCHITECTURE + DESIGN, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

**praxis.**  
architecture . design  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

**LAND**  
7284 NW 1st COURT, MIAMI, FL 33150  
614.439.4895  
www.land.design

SEAL (MARSH C.  
KRIPLEN-LA6667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRB SET 08-12-2022

DRAWING TITLE  
**TREES & PALMS**  
**PLANTING PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L410**

# TREES & PALMS PLANTING SCHEDULE

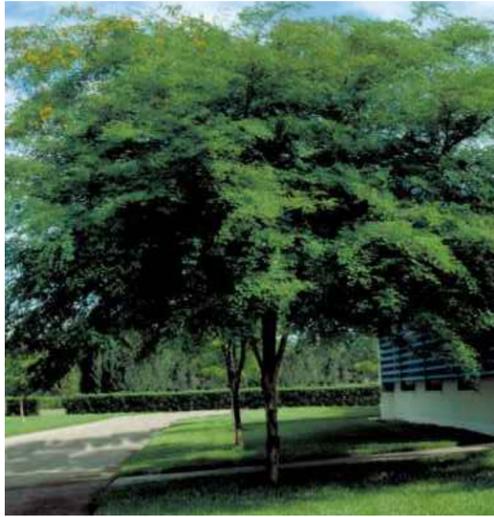
ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>TREES</b>				
CGR	3	CAESALPINA GRANADILLO	BRIDALVEIL	16' HT / 8' SPREAD
CRO	6	CLUSIA ROSEA	AUTOGRAPH TREE	20' x 10'
<b>PALMS</b>				
PDA	7	PHOENIX DACTYLIFERA	DATE PALM	25' CT
<b>NATIVE UNDERSTORY TREES</b>				
PDI	7	PIMENTA DIOICA	ALLPSICE	16' HT / 8' SPREAD
<b>HEDGES</b>				
PMA1	66	PODOCARPUS MACROPHYLLUS	PODOCARPUS	12' TALL
PMA2	26	PODOCARPUS MACROPHYLLUS	PODOCARPUS	6' TALL
<b>SHRUBS &amp; GROUNDCOVERS</b>				
AD	35	ASPARAGUS DENSIFLORUS	FOXTAIL FERN	3 GAL /24" O.C.
CI	643	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.
CN	71	CLUSIA NANA	DUARF CLUSIA	3 GAL / 24" O.C.
DI	16	DESMODIUM INCANUM	WILD PEANUT	3 GAL / 24" O.C.
IV	27	IRIS VERSICOLOR	PURPLE IRIS	3 GAL / 24" O.C.
LM	351	LIRIOPE MUSCARI	LILYTURF	1 GAL / 18" O.C.
MD	11	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL / 48" O.C.
NF	40	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL / 36" O.C.
<b>GRASSES</b>				
ZJ	1073 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

## PLANTING NOTES

- 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.
- 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.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 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.
- THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
- THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
- SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
- 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.
- 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.
- EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- 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.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- 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.
- 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.

## PLANTING LEGEND

MUNICIPALITY: <u>City of Miami Beach</u>			
ZONING CLASS: <b>RS-3</b>		LOT AREA: <u>10,500</u>	ACRES: <u>0.2410</u>
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126			
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space Lot area: <u>10,500</u> Multiplier: <u>30%</u>	<u>3,150</u>	<u>3,150</u>
B.	Sq. Ft. of parking lot open space Parking Spaces: <u>2</u> Multiplier: <u>10</u> sf/space	<u>20</u>	<u>20</u>
C.	Total Sq. Ft. of landscaped Open Space required	<u>3,170</u>	<u>3,170</u>
LAWN AREA			
A.	Total Sq. Ft. of landscaped Open Space	<u>3,170</u>	<u>3,170</u>
B.	Maximum Lawn Area (sod) permitted- Open space required: <u>3,170</u> Multiplier: <u>20%</u>	<u>634</u>	<u>766</u>
TREES			
A.	Number of trees required per lot, less existing trees Required Trees/Lot: <u>28</u> Net lot acres: <u>0.2410</u> Required Trees: <u>16</u> Existing trees: <u>0</u>	<u>16</u>	<u>16</u>
B.	% Palms allowed Trees provided: <u>16</u> Multiplier: <u>0%</u>	<u>0</u>	<u>0</u>
PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS			
C.	% Native required Trees provided: <u>16</u> Multiplier: <u>30%</u>	<u>5</u>	<u>5</u>
D.	% Drought tolerant and low maintenance species required Trees provided: <u>16</u> Multiplier: <u>50%</u>	<u>8</u>	<u>8</u>
STREET TREES			
NO WORK IN THE ROW INCLUDED IN THIS SCOPE			
A.	Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: <u>60</u> Multiplier: <u>20</u> Existing trees: <u>0</u>	<u>3</u>	<u>3</u>
B.	Street trees directly below power lines Linear ft of street frontage: <u>60</u> Multiplier: <u>20</u>	<u>0</u>	<u>0</u>
SHRUBS			
A.	Number of shrubs required Lot and street trees required: <u>18</u> Multiplier: <u>12</u>	<u>252</u>	<u>252</u>
B.	% Native species required Shrubs provided: <u>252</u> Multiplier: <u>50%</u>	<u>126</u>	<u>126</u>
LARGE SHRUBS OR SMALL TREES			
A.	Number of shrubs or small tree required Shrubs required: <u>252</u> Multiplier: <u>10%</u>	<u>25</u>	<u>25</u>
B.	% Native species required Shrubs provided: <u>65</u> Multiplier: <u>50%</u>	<u>33</u>	<u>33</u>



**CGR**



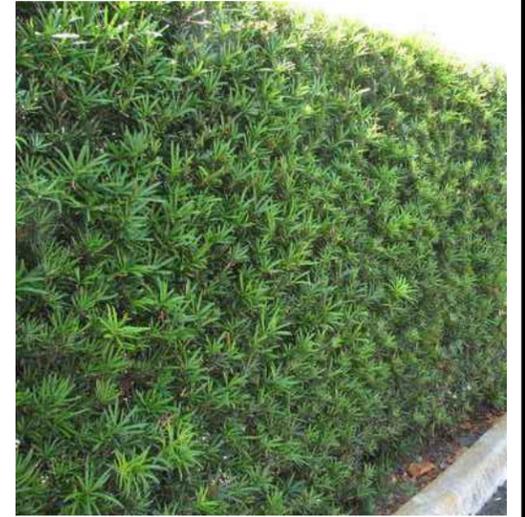
**CRO**



**PDA**



**PDI**



**PMA**



**AD**



**CI**



**CN**



**DI**



**IV**



**LM**



**MD**



**NF**



**ZJ**

**praxis.**  
architecture . design  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

**LAND**  
7984 NW 1st COURT, MIAMI, FL 33150  
614.439.4895  
www.land.design

SEAL (MARSH C.  
KRIPLEN-LA6667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRB SET 08-12-2022

DRAWING TITLE  
**PLANTING PALETTE**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L401**



**FRONT VIEW RENDERING / 3D PERSPECTIVE**



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez  
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com  
Date: 2022.08.13 15:34:11 -0400

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
**OWNER: MS KERIN K. PETERSON**

REVISION & DATE


DRAWING TITLE

**FRONT RENDERING**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**3D-1**



REAR VIEW RENDERING / 3D PERSPECTIVE



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez, DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE


DRAWING TITLE

**REAR RENDERING**

SCALE: AS SHOWN  
DATE: 07-20-2022

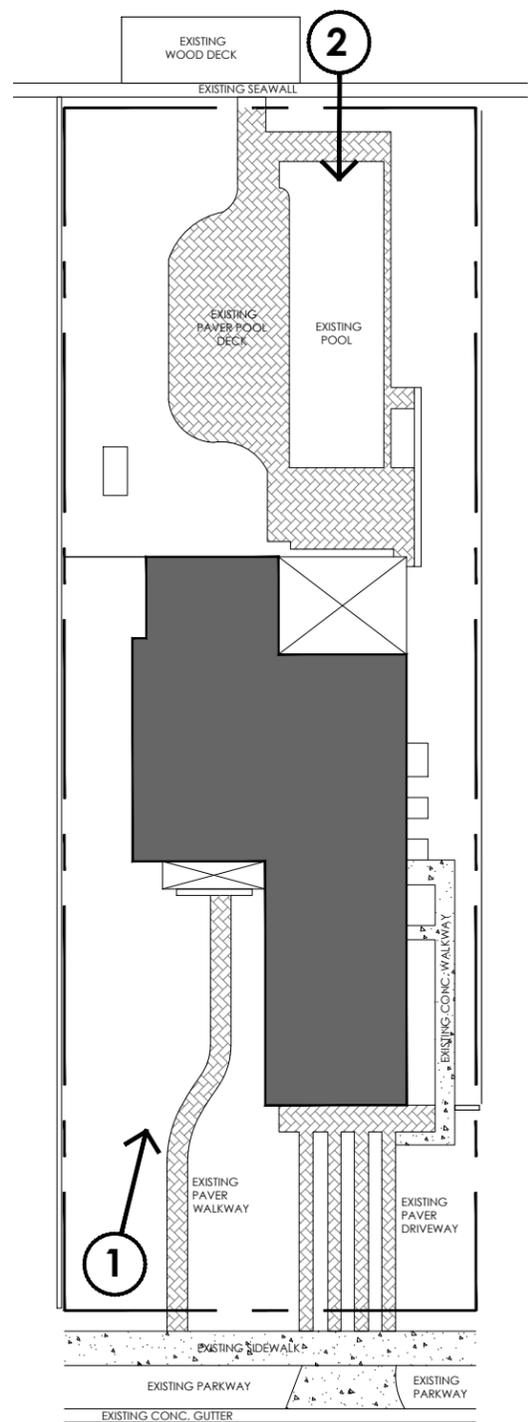
SHEET NUMBER

**3D-2**





**BISCAYNE BAY**



**EAST RIVO ALTO DRIVE**

**KEY PLAN - VIEWS**



**1 EXISTING RESIDENCE - FRONT**



**2 EXISTING RESIDENCE - REAR**



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

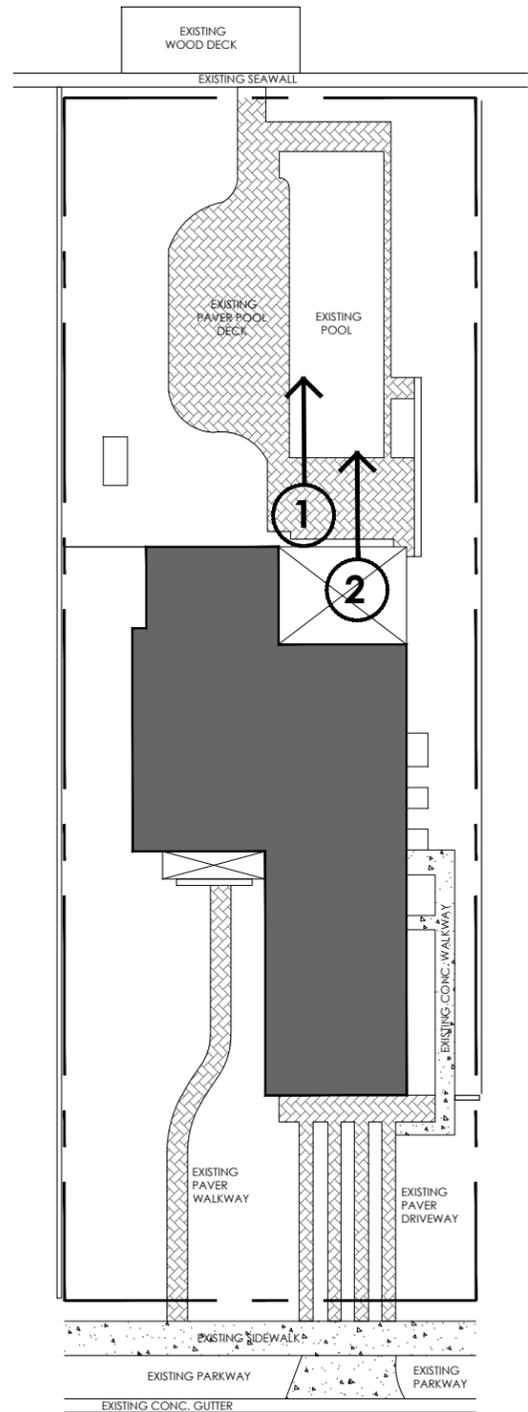
DRAWING TITLE  
**EXISTING RESIDENCE PHOTOS**

SCALE: AS SHOWN  
DATE: 07-20-2022  
SHEET NUMBER

**PH-1.0**



# BISCAYNE BAY

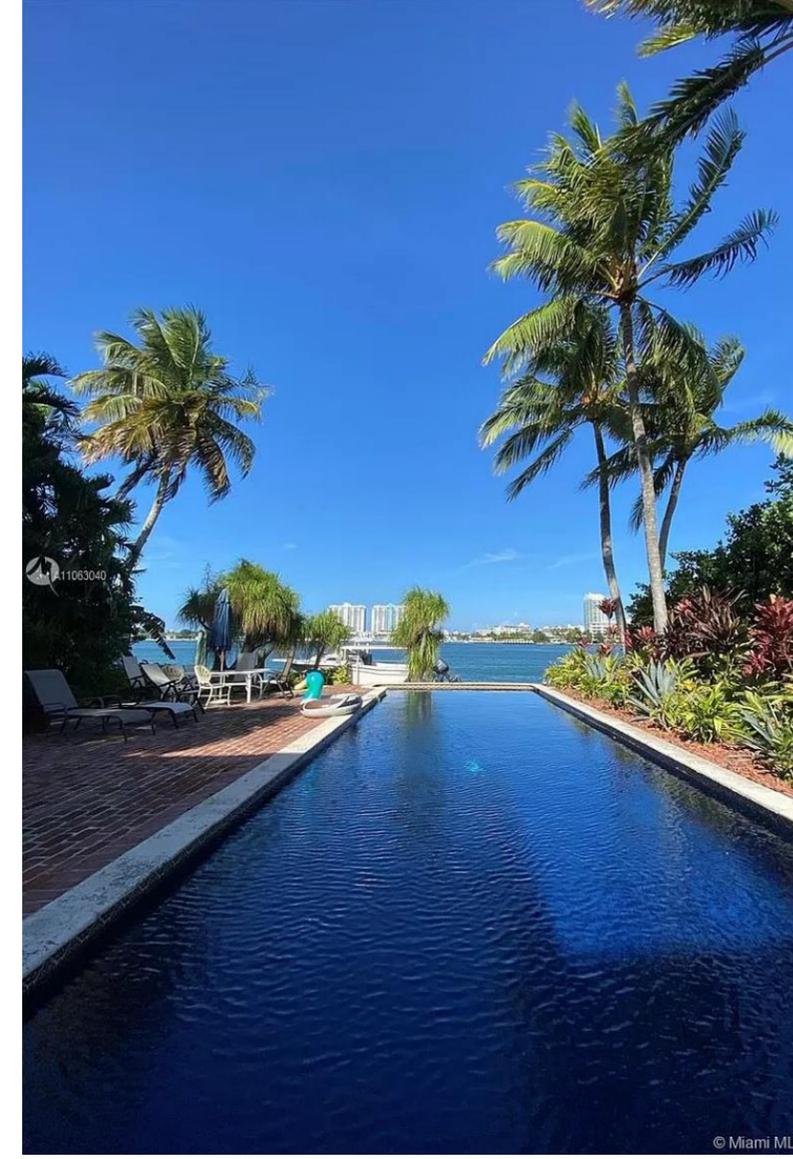


EAST RIVO ALTO DRIVE

## KEY PLAN - VIEWS



**2** EXISTING RESIDENCE - REAR



**1** EXISTING RESIDENCE - REAR



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE  
**EXISTING  
RESIDENCE  
PHOTOS**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**PH-1.1**



**RESIDENCE 1**



**RESIDENCE 2**



**RESIDENCE 3**



**RESIDENCE 4**



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez, DN: cn=Jose L. Sanchez, o=Praxis Architecture, ou=Praxis Architecture, email=jlsanchez@praxisarch.com, c=US, serial=12183320, version=1

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
**OWNER: MS KERIN K. PETERSON**

REVISION & DATE

DRAWING TITLE  
**SURROUNDING  
PROPERTY  
PHOTOS**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**PH-2.1**



**RESIDENCE 5**



**RESIDENCE 6**



**RESIDENCE 7**



**RESIDENCE 8**



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

Jose L Sanchez

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE  
**SURROUNDING  
PROPERTY  
PHOTOS**

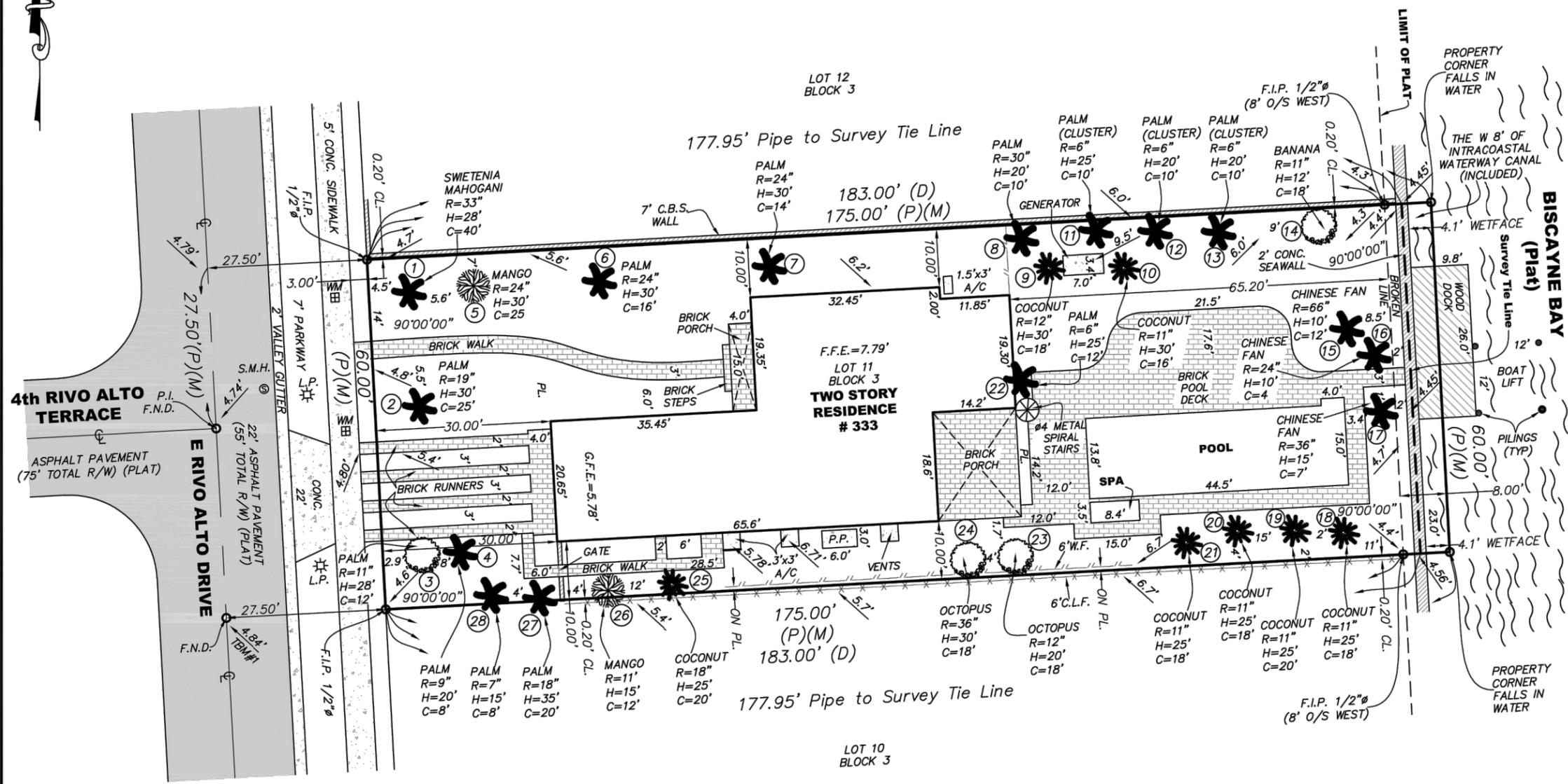
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**PH-2.2**



**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**



- g) All roads shown hereon are public unless otherwise noted.  
 h) No identification cap found on property corners unless otherwise noted.  
 i) Distance along boundary as recorded and measured unless otherwise noted.  
 j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.  
 k) Accuracy: The expected use of land as classified in the minimum technical standards (6J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
 l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.
- LEGEND**  
 A = Arc  
 ASPH = Asphalt  
 BM = Bench Mark  
 BRG = Bearing  
 CATV = Catch basin  
 CB = Catch basin  
 CBS = Concrete Block Structure  
 CH = Chord  
 Chatta. = Chattahoochee  
 CL = Clear  
 CLF = Chain Link Fence  
 CONC. = Concrete  
 D = Delta  
 Ø = Diameter  
 DH = Drill Hole  
 DME = Drainage & Maintenance Easement  
 E.B. = Electric Box  
 Enc. = Encroachment  
 F.F. = Finish Floor  
 F.H. = Fire Hydrant  
 F.I.R. = Found Iron Rebar  
 FPL = Florida Power & Light  
 F.I.P. = Found Iron Pipe  
 FD. = Found  
 L.P. = Light Pole  
 M = Measured  
 M.F. = Metal Fence  
 M.H. = Manhole  
 M = Monument Line  
 MON. = Monument  
 N/A = Not Applicable  
 N/D = Nail & Disc  
 NTS = Not to Scale  
 O/S = Offset  
 O.U.L. = Overhead Utility Lines  
 OH = Overhang  
 P = Plat  
 PB = Plat Book  
 PC = Point of Curvature  
 P.C.C. = Point of Compound Curvature  
 PCP = Permanent Control Point  
 PG = Page  
 P.I. = Point of Intersection  
 PL = Property Line  
 PL = Planter  
 P.O.B. = Point of Beginning  
 P.O.C. = Point of Commencement  
 P.P. = Power Pole  
 P.R.M. = Permanent Reference Monument  
 P.R.C. = Point of Reverse Curvature  
 PT = Point of Tangency  
 R = Radius  
 R/R = Railroad  
 PSM = Professional Surveyor Mapper  
 R/W = Right-of-Way  
 SWK = Sidewalk  
 Sec. = Section  
 (TYP) = Typical  
 T = Tangent  
 U.E. = Utility Easement  
 W.F. = Wood Fence  
 W.M. = Water Meter  
 W.V. = Water Valve  
 X/X = Denotes Spot Elevations Taken

**praxis**  
 architecture  
 PRAXISARCH.COM

JOSE L. SANCHEZ  
 AIA, LEED AP  
 278 NW 37TH ST.  
 MIAMI, FL 33127  
 P 305 576 8063

FL LIC: AR 0014966  
 FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**SURVEY**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**SURVEY**

**This property described as:**

Lot 11, Block 3, RIVO ALTO, an Island in Biscayne Bay, according to the Plat thereof as recorded in Plat Book 7, Page 74, of the Public Records of Miami-Dade County, Florida, also an 8' Strip of Land contiguous to the Easterly boundary line of said Lot 11 lying between the Easterly Extensions of the North boundary line and the South boundary line of said Lot 11, lying and being in Dade County, Florida, being a strip of land 8' by 60' in dimension.

**NOTES:**

Elevations Show refer to NGVD 1929 BM # D-169 Elev.=7.88' (Miami-Dade)

**NOTES:**

- No visible Encroachments in this Lot  
 - No platted Easement in this Lot.  
 - (folio# 02-3233-001-0450)

**Address:**

333 E Rivo Alto Drive, Miami Beach, FL 33139

<b>LOT AREA</b>
SQ FT. ± 10677.00

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS: 08/23/2022 Lot Area Added 09/02/2022 Revisions <i>DATA</i>				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0294	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.	N.G.V.D.	
09 / 11 / 09	09 / 11 / 09	+ 10'	N.G.V.D.	

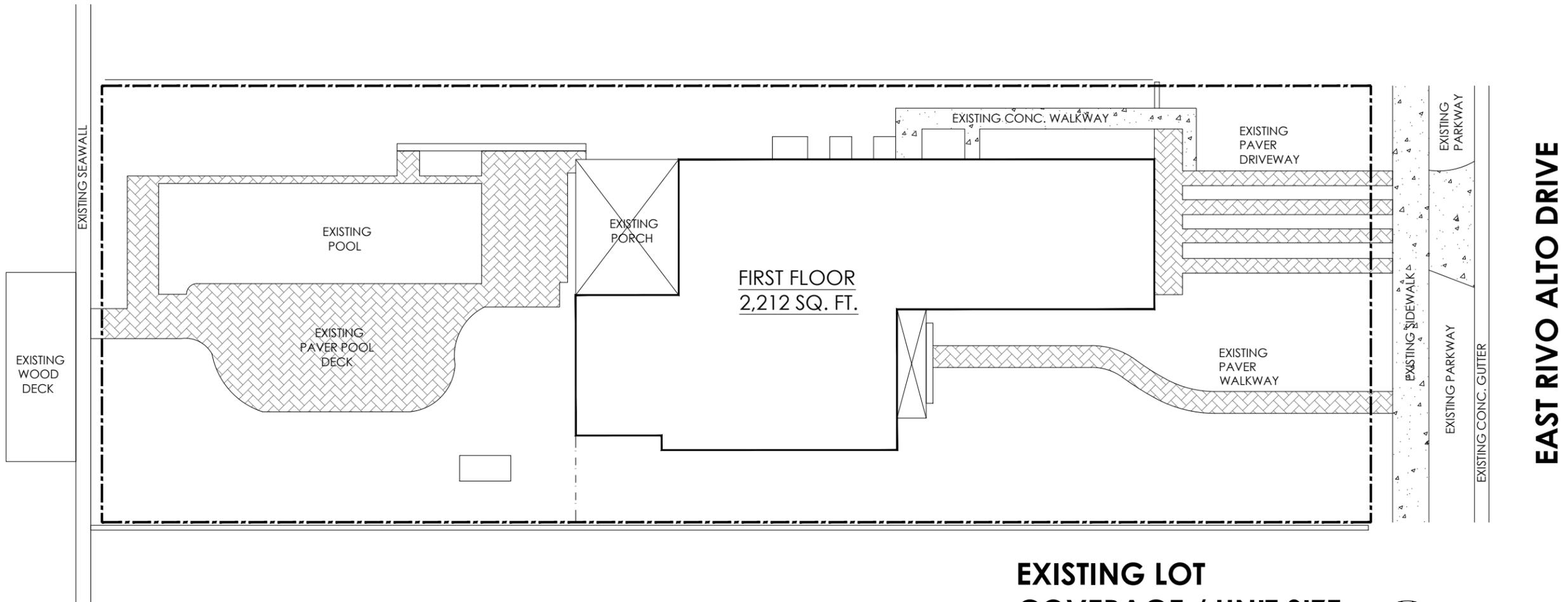
TOPOGRAPHIC SURVEY.  
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
 RENE AIGUESVIVES 01/18/22  
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.552.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
01/18/22	1"= 20'	A.I.	22-23398



BISCAYNE BAY



**1** **EXISTING LOT COVERAGE / UNIT SIZE** 

1/16" = 1'-0"

**LOT AREA: 10,500 S.F.**

EXISTING LOT COVERAGE	
FIRST FL.	2,212 S.F.
TOTAL	2,212 S.F. 21.06%

EXISTING UNIT SIZE	
FIRST FL.	2,212 S.F.
SECOND FL. (ESTIMATE)	2,212 S.F.
TOTAL	4,424 S.F. 42.13%



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez, DN: cn=Jose L. Sanchez, o=Praxis Architecture, ou=Praxis Architecture, email=jlsanchez@praxisarch.com, Date: 2022.08.12 15:33:53 -0400

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE  
**EXIST. LOT COVERAGE / UNIT SIZE**

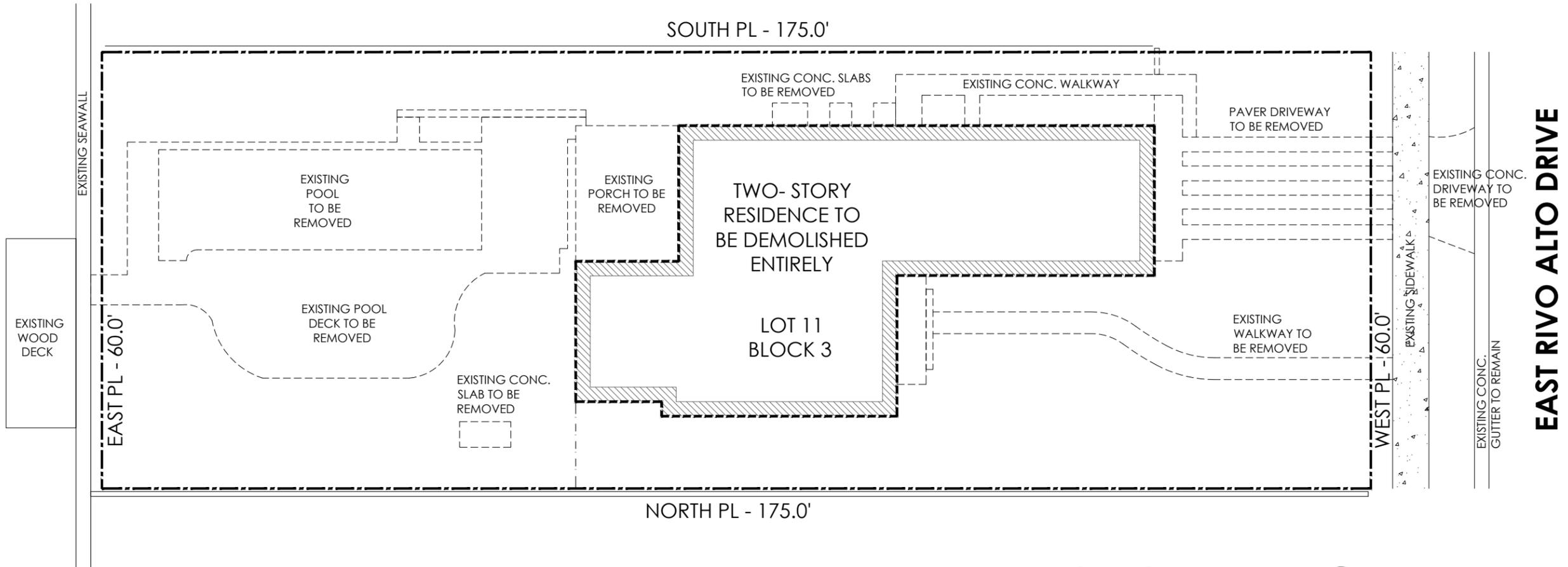
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**EX-1.0**



BISCAYNE BAY



**1 DEMOLITION PLAN**  
 1/16" = 1'-0"

- GENERAL DEMOLITION NOTES**
- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
  - CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
  - CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
  - CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
  - CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
  - CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
  - MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
  - CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
  - UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
  - CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

- SCOPE OF WORK**
- SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE.
  - REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, POOL DECK, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
  - MAINTAIN AND PROTECT ALL EXISTING TREES.

**TREE PROTECTION NOTE**

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.



**praxis**  
 architecture  
 PRAXISARCH.COM

JOSE L. SANCHEZ  
 AIA, LEED AP  
 278 NW 37TH ST.  
 MIAMI, FL 33127  
 P 305 576 8063  
 FL LIC: AR 0014966  
 FL LIC: AA 26000837

Jose L Sanchez  
Digitally signed by Jose L Sanchez  
 DN: cn=Jose L Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, c=US, date=2022.06.12 15:34:03

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**DEMO PLAN**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**D-1.0**



**NEIGHBORHOOD CONTEXTUAL VIEW**



**NEIGHBORHOOD CONTEXTUAL AERIAL VIEW**



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 2600837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez, DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com, Date: 2022.08.11 15:34:52 -0400

ADDRESS & OWNER

**NEW RESIDENCE  
333 E. RIVO ALTO DRIVE  
MIAMI BEACH, FL. 33139  
OWNER: MS KERIN K. PETERSON**

REVISION & DATE

DRAWING TITLE

**CONTEXTUAL  
VIEW**

SCALE: AS SHOWN  
DATE: 07-20-2022

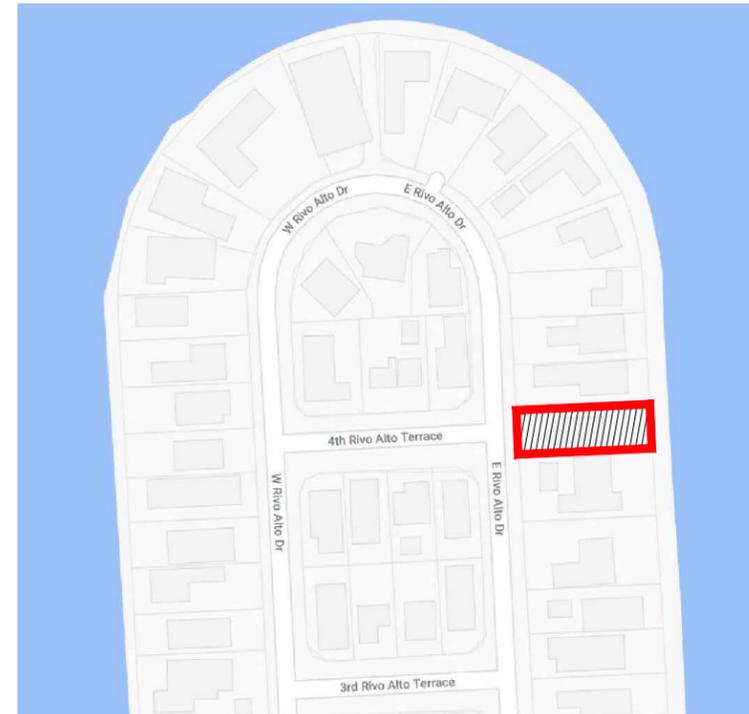
SHEET NUMBER

**3D-3**



# SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	333 EAST RIVO ALTO DR. MIAMI BEACH. 33139			
2	FOLIO NUMBER(S):	02-3233-001-0450			
3	BOARD AND FILE NUMBERS:	DRB22-0876			
4	YEAR BUILT:	1938	ZONING DISTRICT:	RS-3	
5	BASED FLOOD ELEVATION:	+10.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.8' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+7.4' NGVD	FREE BOARD:	+15.0' NGVD (+5')	
7	LOT AREA:	10,680 S.F.			
8	LOT WIDTH:	60'-0"	LOT DEPTH:	178'-0" (TO SEAWALL MIDPOINT )	
9	MAX. LOT COVERAGE SF AND %:	3,204 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,032 SF (28.39%)	
10	EXISTING LOT COVERAGE SF AND %:	2,212 SF (21.06%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE)	3,032 SF (28.39%)	
11	FRONT YARD OPEN SPACE SF AND %:	507 SF (28.17%)	REAR YARD OPEN SPACE SF AND %:	456 SF (28.46%)	
12	MAX. UNIT SIZE SF AND %:	5,340 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,286 SF (49.49%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:	4,424 SF (42.13%)	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	2,557 SF (24.35%)	
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	2,557 SF (24.35%)	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,557 SF (24.35%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	639 SF (25%)	
			GROSS AREA:	7,987 SF	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24 FT.		24 FT.	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30 FT.	N/A	40 FT.	
20	FRONT SECOND LEVEL:	30 FT.	N/A	40 FT.	
21	SIDE 1 - SOUTH (INTERIOR):	7'-6"		7'-6"	
22	SIDE 2 - WEST (INTERIOR):	7'-6"		7'-6"	
23	REAR:	26'-8"		50'-0"	
24	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	10'-6"	
25	ACCESSORY STRUCTURE SIDE 2	7'-6"	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	13'-1"	N/A	21'-3" SUPPORT WALL 16'-2" TRELLIS	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			



## LOCATION PLAN

NOT TO SCALE



### SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE REPLACING EXISTING PRE-1942 BUILDING.

### APPLICABLE CODES

- FLORIDA BUILDING CODE 2020 7TH EDITION, RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

### LEGAL DESCRIPTION

LOT 11, BLOCK 3, RIVO ALTO, AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 7, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO AN 8' STRIP OF LAND CONTIGUOUS TO THE EASTERLY BOUNDARY LINE OF SAID LOT 11 LYING BETWEEN THE EASTERLY EXTENSIONS OF THE NORTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID LOT 11, LYING AND BEING IN DADE COUNTY, FLORIDA, BEING A STRIP OF LAND 8' BY 60' DIMENSION.



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP

278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063

FL LIC: AR 0014966  
FL LIC: AA 2600837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**ZONING DATA**  
**/ LOCATION**  
**PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-1.0**



ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

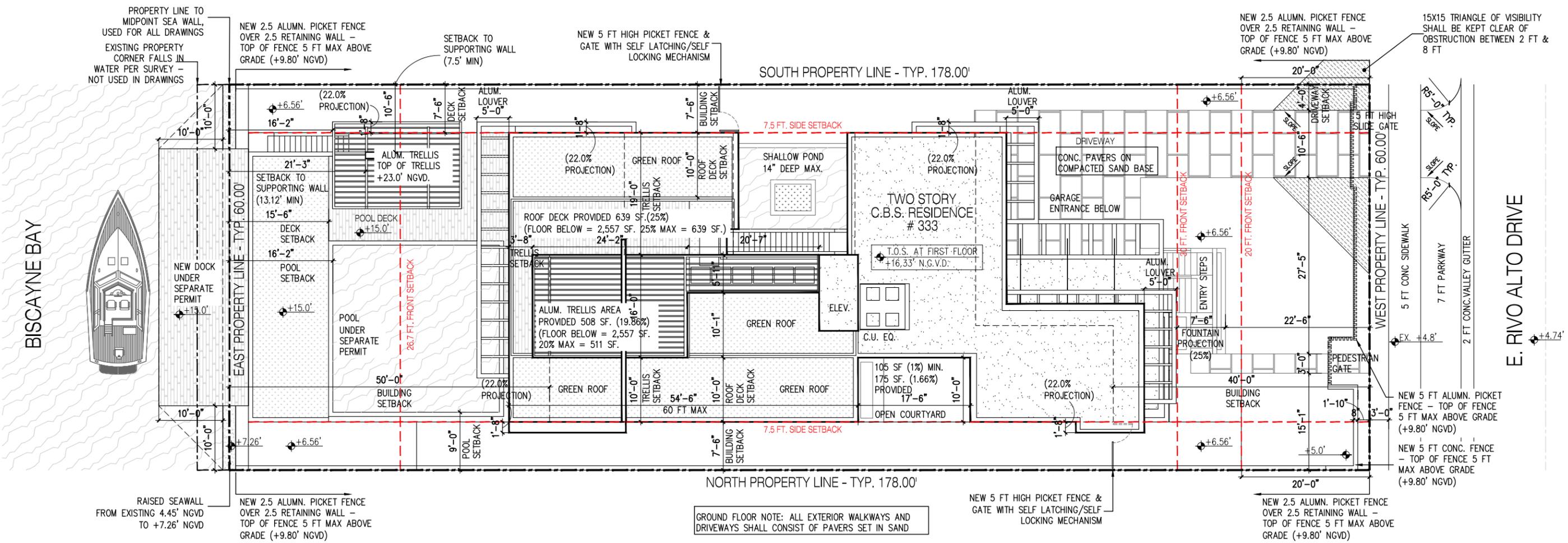
DRAWING TITLE

**SITE PLAN**

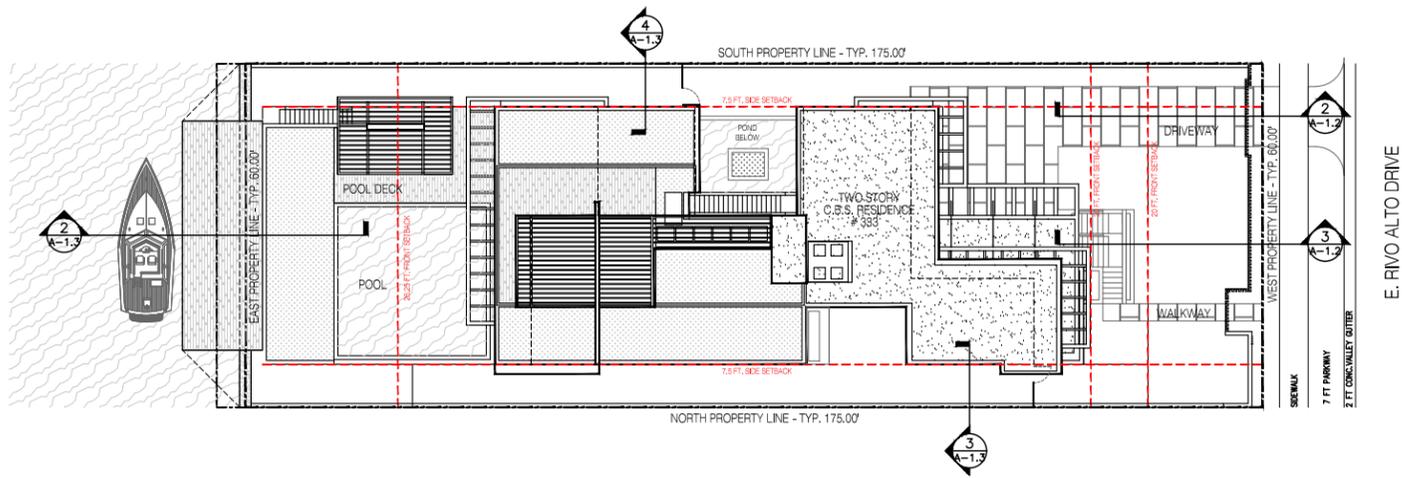
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

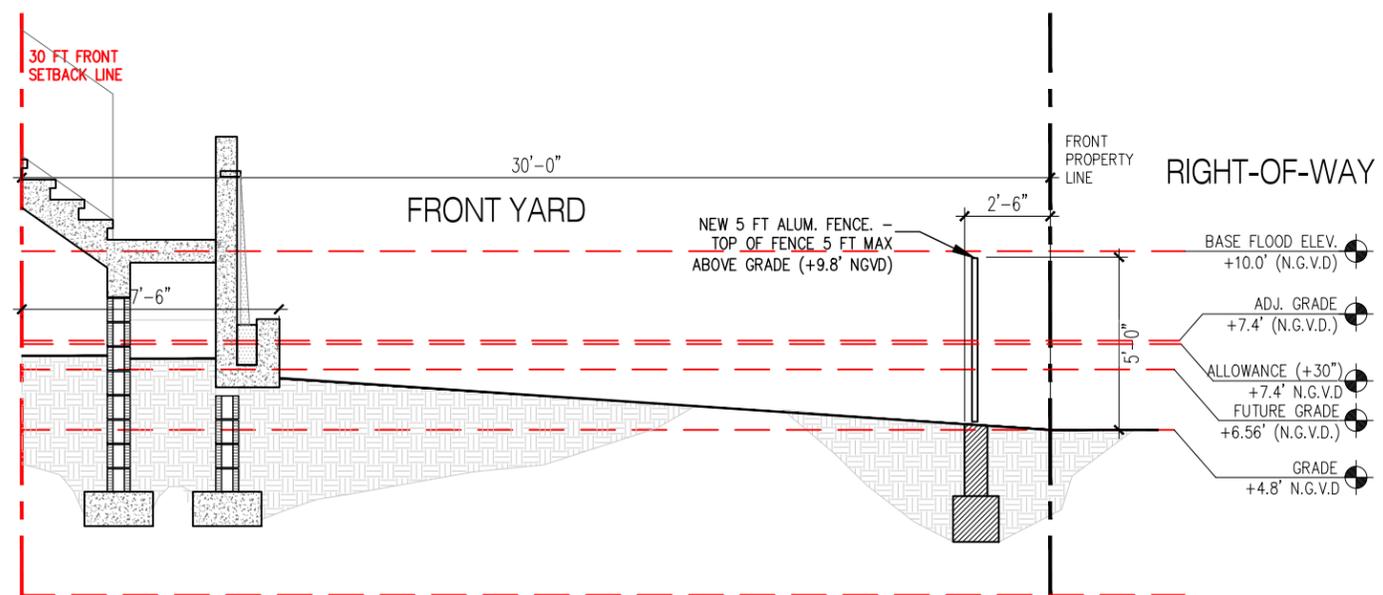
**A-1.1**



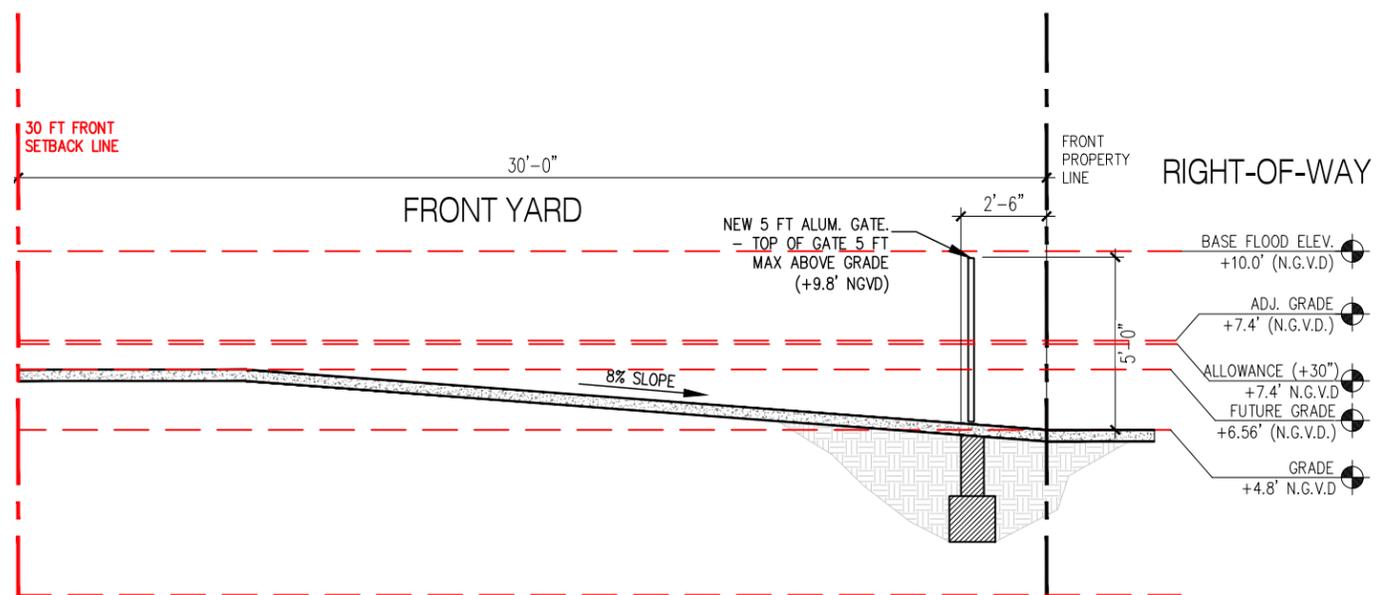
**1** **SITE PLAN**  
1/16"=1'-0"



**1** YARD SECTION KEYPLAN  
NOT TO SCALE



**3** FRONT YARD SECTION  
3/16" = 1'-0"



**2** FRONT YARD SECTION  
3/16" = 1'-0"

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

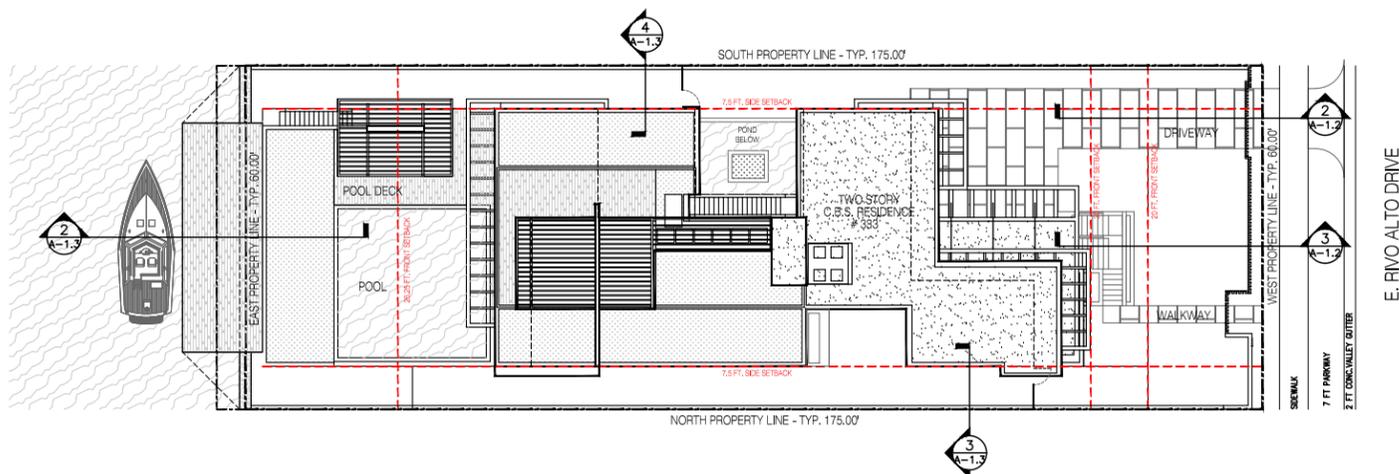
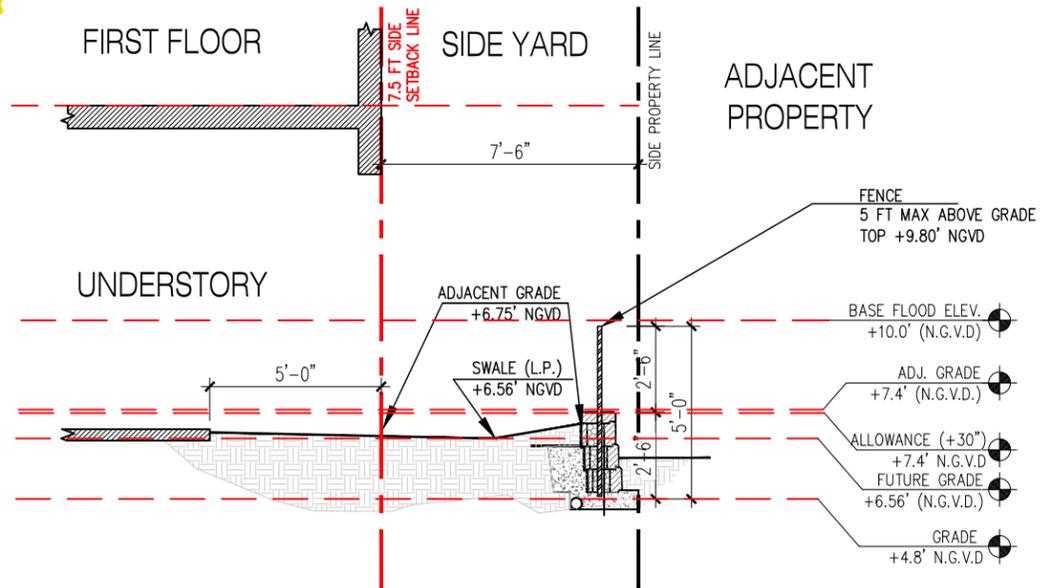
DRAWING TITLE

**YARD SECTIONS**

SCALE: AS SHOWN  
DATE: 07-20-2022

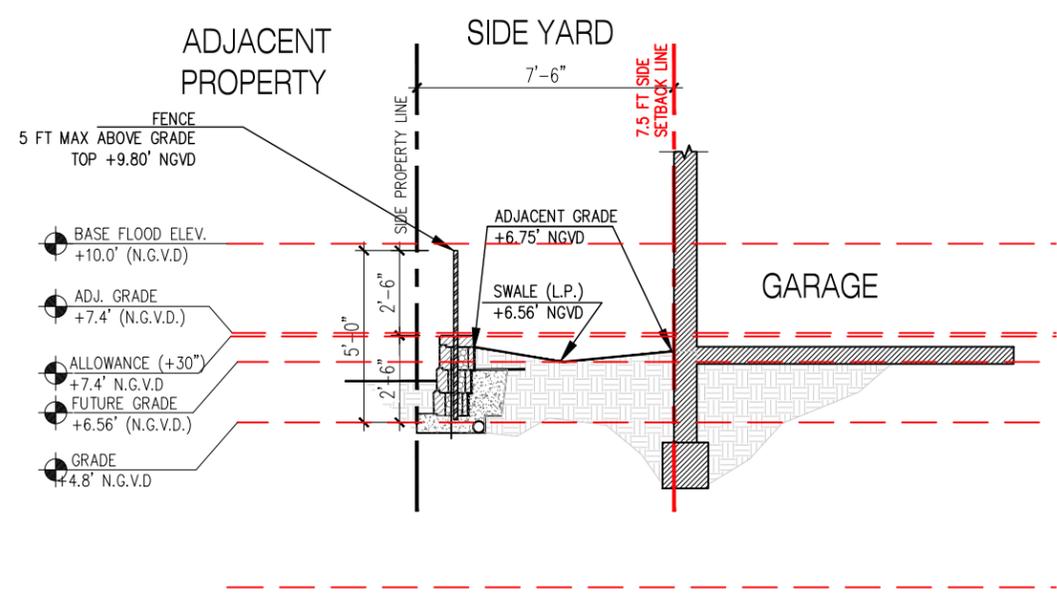
SHEET NUMBER

**A-1.2**

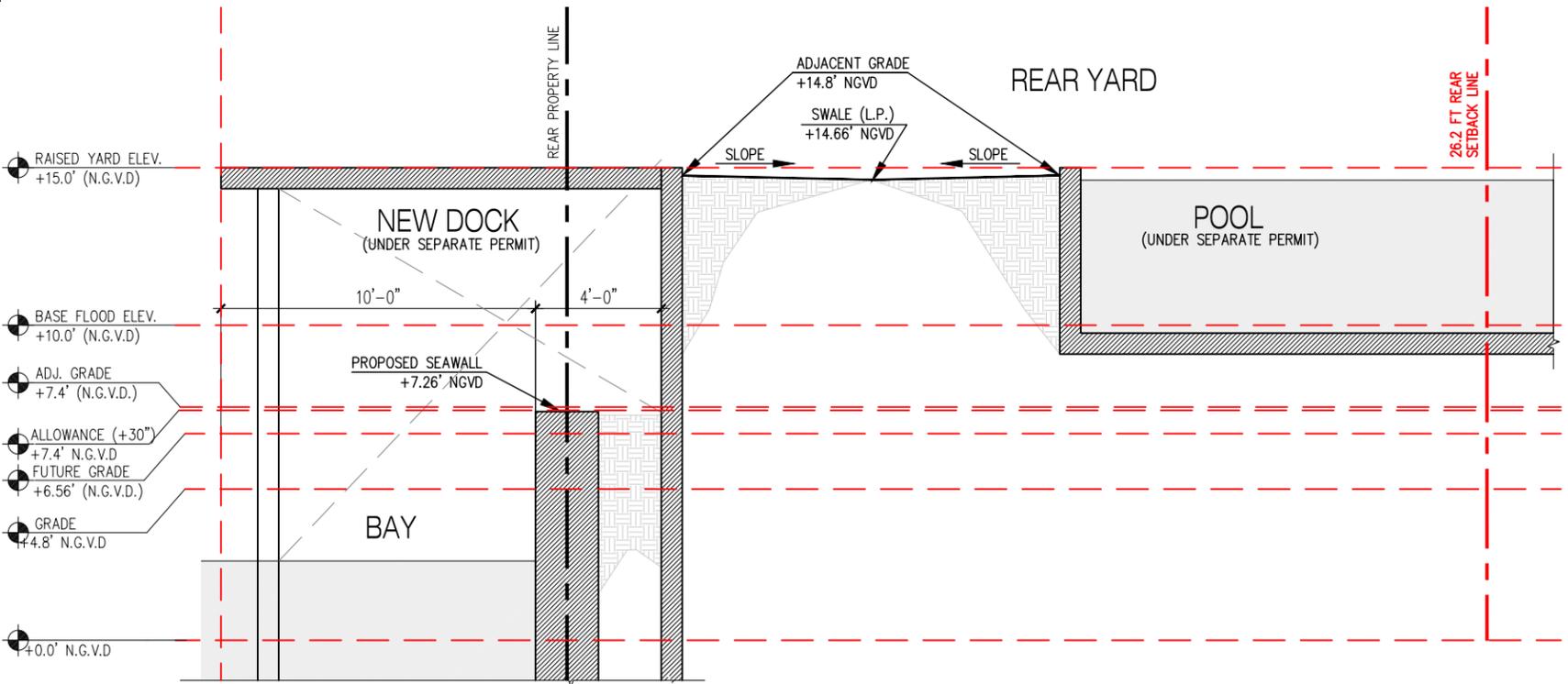


**1 YARD SECTION KEYPLAN**  
 NOT TO SCALE

**4 SIDE YARD SECTION - SOUTH**  
 3/16" = 1'-0"



**3 SIDE YARD SECTION - NORTH**  
 3/16" = 1'-0"



**2 REAR YARD SECTION**  
 3/16" = 1'-0"



**praxis**  
 architecture  
 PRAXISARCH.COM

JOSE L. SANCHEZ  
 AIA, LEED AP

278 NW 37TH ST.  
 MIAMI, FL 33127  
 P 305 576 8063

FL LIC: AR 0014966  
 FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

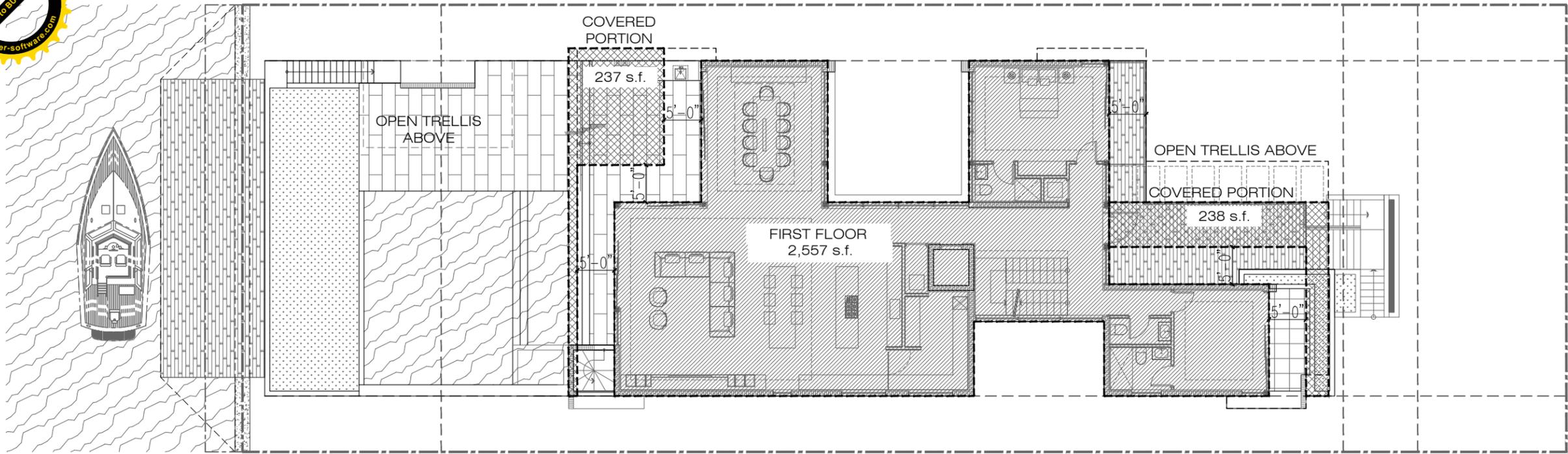
DRAWING TITLE

**YARD SECTIONS**

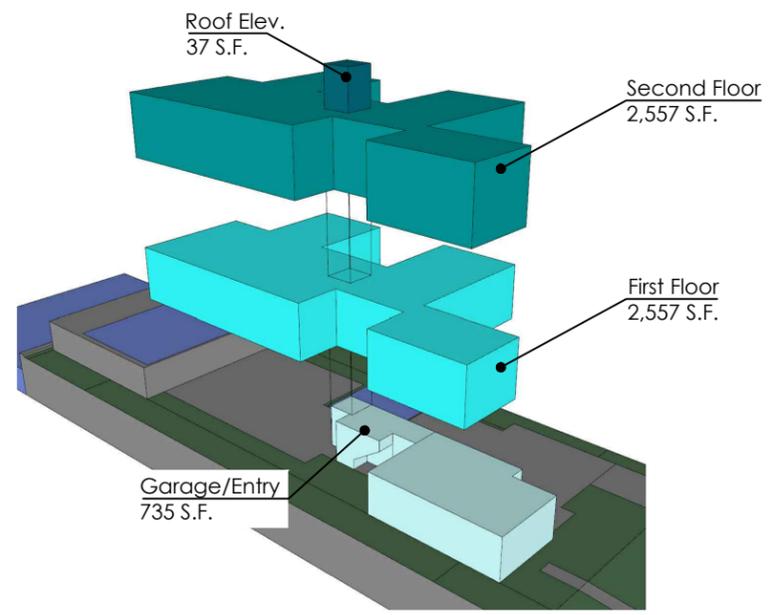
SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**A-1.3**



 HATCH DENOTES FIRST FLOOR  
 HATCH DENOTES AREA COVERED BY ROOF / BALCONY PAST 5 FT



**2** **VOLUME DIAGRAM**

**1** **COVERAGE DIAGRAM**  
 1/16" = 1'-0"  


COVERAGE (RS-3)	
LOT AREA	10,680
MAX COVERAGE (30%)	3,204
FIRST FL. AC	2,557
2ND FL. AC PROJECTION	0
COVERED PAST 5 FT	237
COVERED PAST 5 FT	238
TOTAL PROPOSED	3,032 S.F.
PERCENT OF LOT AREA	28.39%
DIFFERENCE (- UNDER / + OVER)	-172.00



**praxis**  
 architecture  
 PRAXISARCH.COM

JOSE L. SANCHEZ  
 AIA, LEED AP  
 278 NW 37TH ST.  
 MIAMI, FL 33127  
 P 305 576 8063  
 FL LIC: AR 0014966  
 FL LIC: AA 2600837

ADDRESS & OWNER

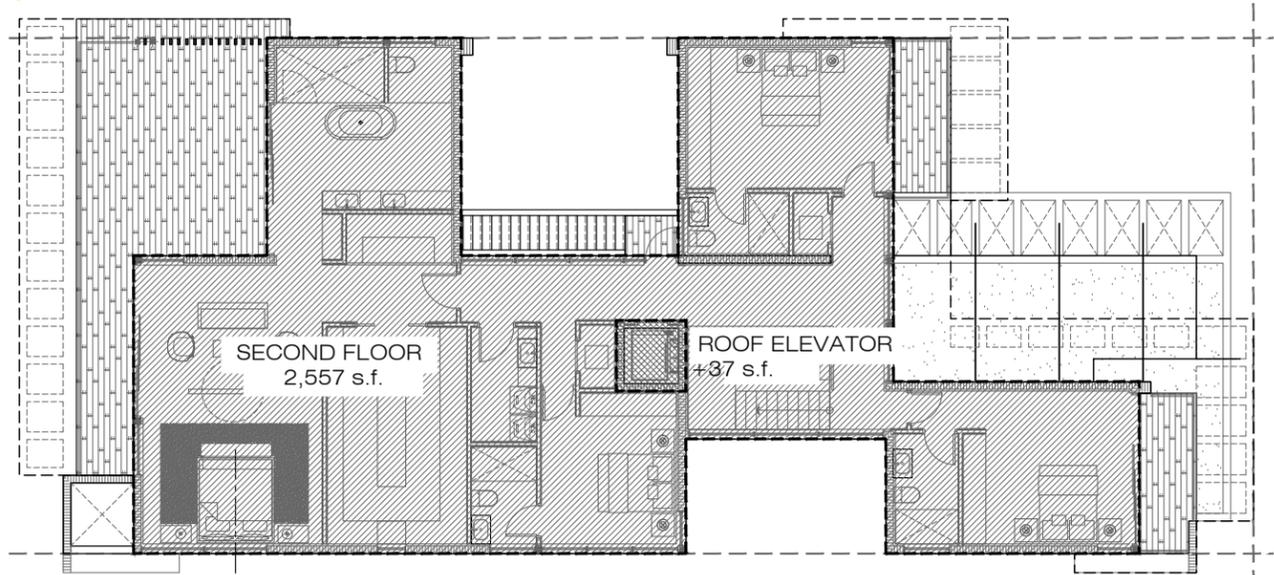
**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

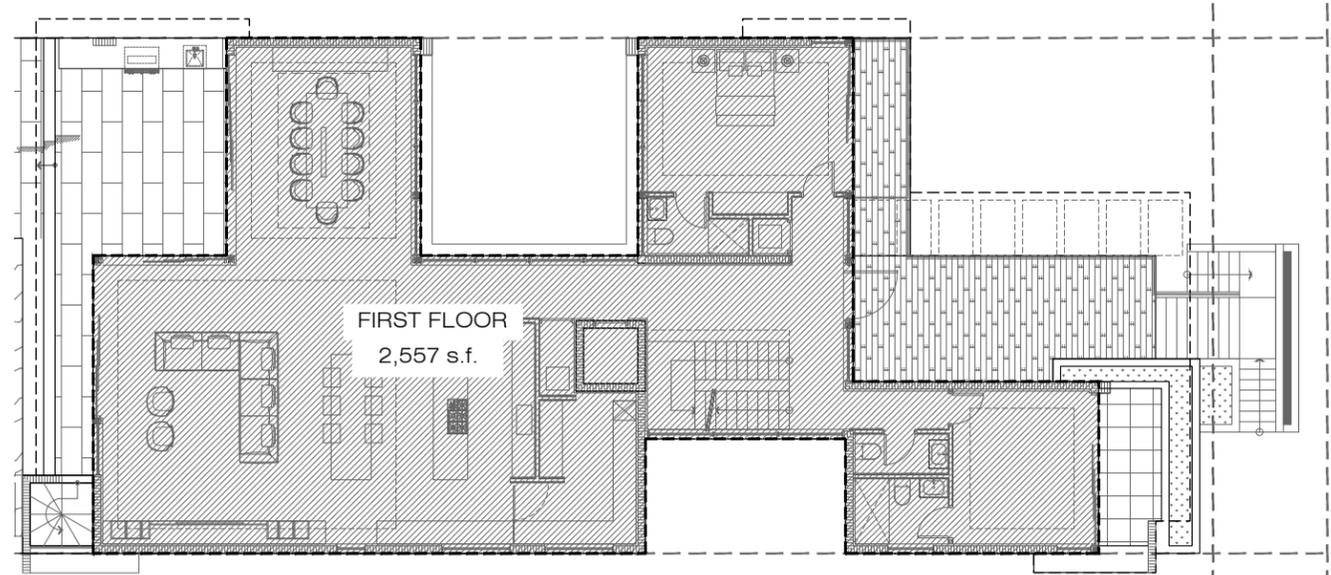
DRAWING TITLE  
**COVERAGE / VOLUME DIAGRAM**

SCALE: AS SHOWN  
 DATE: 07-20-2022  
 SHEET NUMBER

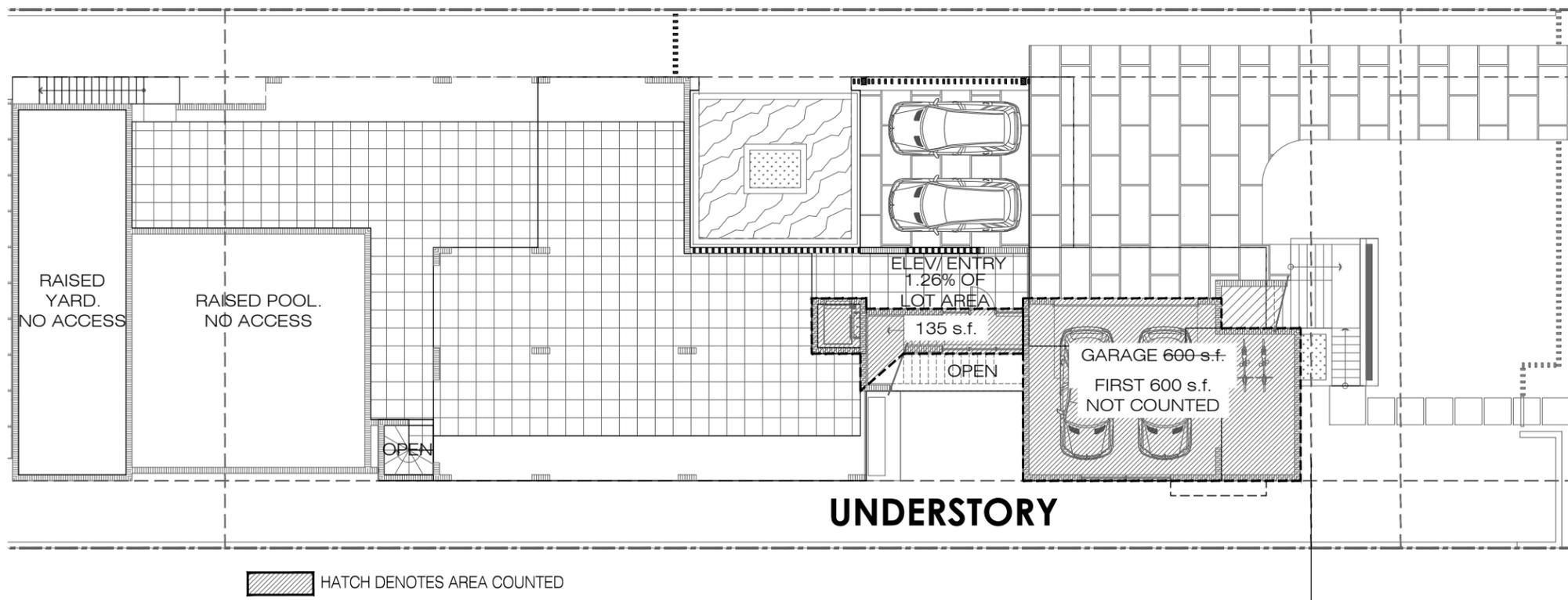
**A-1.4**



**SECOND FLOOR**



**FIRST FLOOR**



**UNDERSTORY**

HATCH DENOTES AREA COUNTED



UNIT SIZE (RS-3)	
LOT AREA	10,680
MAX UNIT SIZE (50%)	5,340
GARAGE (N/A) UNDER 600	0
GROUND FLOOR ENTRY / ELEV	135
FIRST FL. AC	2,557
SECOND FL. AC	2,557
ROOF ELEVATOR	37
<b>TOTAL PROPOSED</b>	<b>5,286 S.F.</b>
PERCENT OF LOT AREA	49.49%
DIFFERENCE (- UNDER / + OVER)	-54.00

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

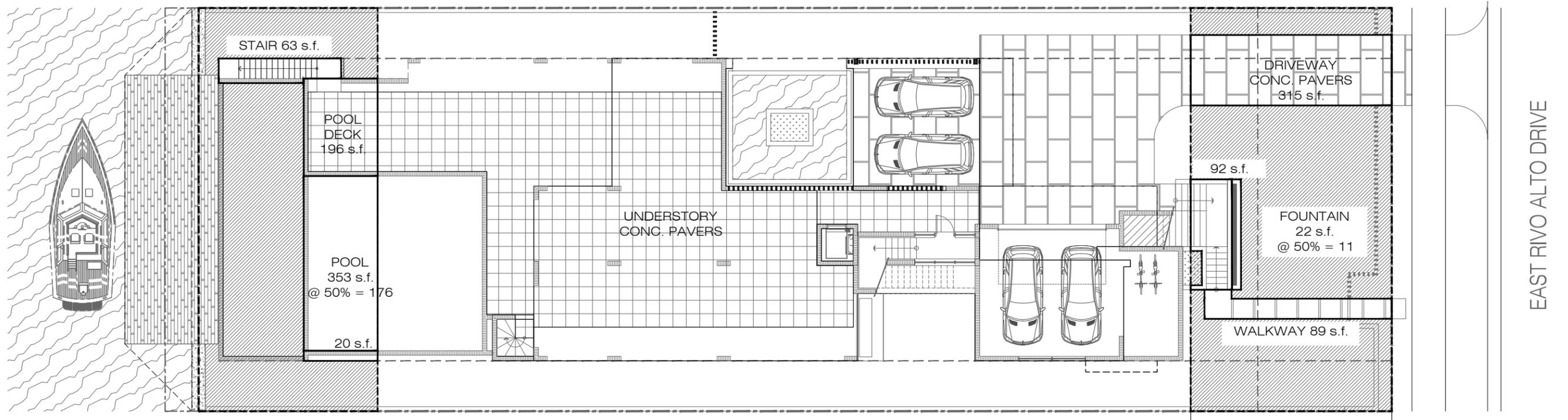
**UNIT SIZE DIAGRAM**

SCALE: AS SHOWN

DATE: 07-20-2022

SHEET NUMBER

**A-1.5**



REAR YARD  
TOTAL: 1,602 S.F.

HATCH DENOTES GRASSED AREA

FRONT YARD  
AREA: 1,800 S.F.

REAR YARD	
YARD AREA	1,602
MAX IMPERVIOUS (30%)	480
POOL DECK	196
POOL @ 50%	176
OTHER	21
ACCESS STAIRS	63
OTHER	0
<b>TOTAL PROPOSED</b>	<b>456 S.F.</b>
<b>PERCENT OF LOT AREA</b>	<b>28.46%</b>

### OPEN SPACE DIAGRAM



FRONT YARD	
YARD AREA	1,800
MAX IMPERVIOUS (30%)	540
DRIVEWAY	315
FOUNTAIN @ 50%	11
ENTRY STAIR	92
WALKWAY	89
<b>TOTAL PROPOSED</b>	<b>507 S.F.</b>
<b>PERCENT OF LOT AREA</b>	<b>28.17%</b>

JOSE L. SANCHEZ  
AIA, LEED AP

278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063

FL LIC: AR 0014966  
FL LIC: AA 26000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**OPEN SPACE  
DIAGRAM**

SCALE: AS SHOWN

DATE: 07-20-2022

SHEET NUMBER

**A-1.6**



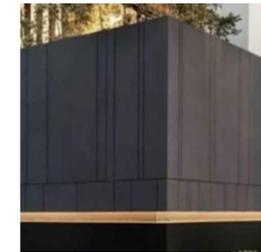
# MATERIAL LEGEND



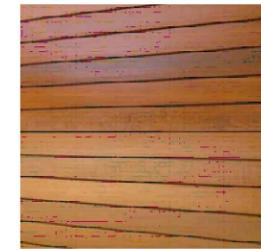
MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS



1. STUCCO, EXTERIOR PAINT COLOR



2. DECORATIVE STONE MATERIAL



3. ACCENT WOOD FINISH



4. VERT. ALUM LOUVER FENCE



5. CONCRETE PAVER DRIVEWAY WITH GRASS INLAY, PATTERN TBD

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 2600837

Jose L. Sanchez  
Digitally signed by Jose L. Sanchez  
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jlsanchez@praxisarch.com  
Date: 2022.08.12 16:36:42 -0400

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

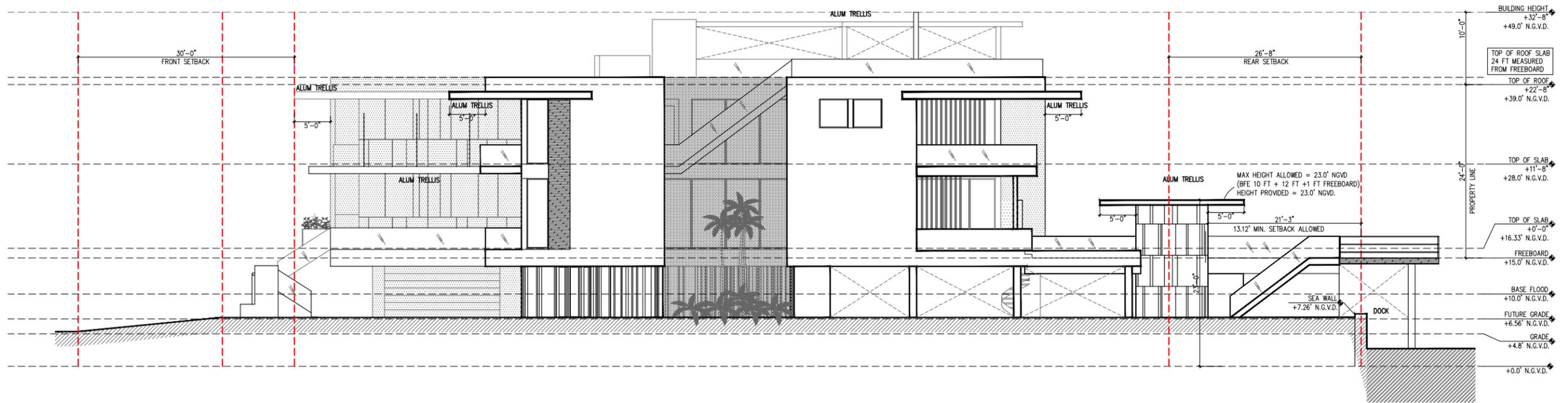
DRAWING TITLE

**MATERIAL LEGEND**

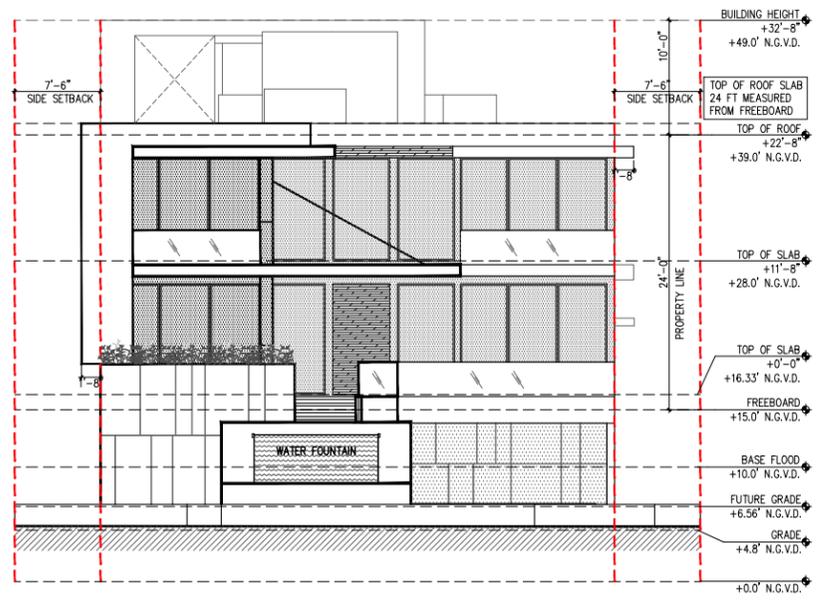
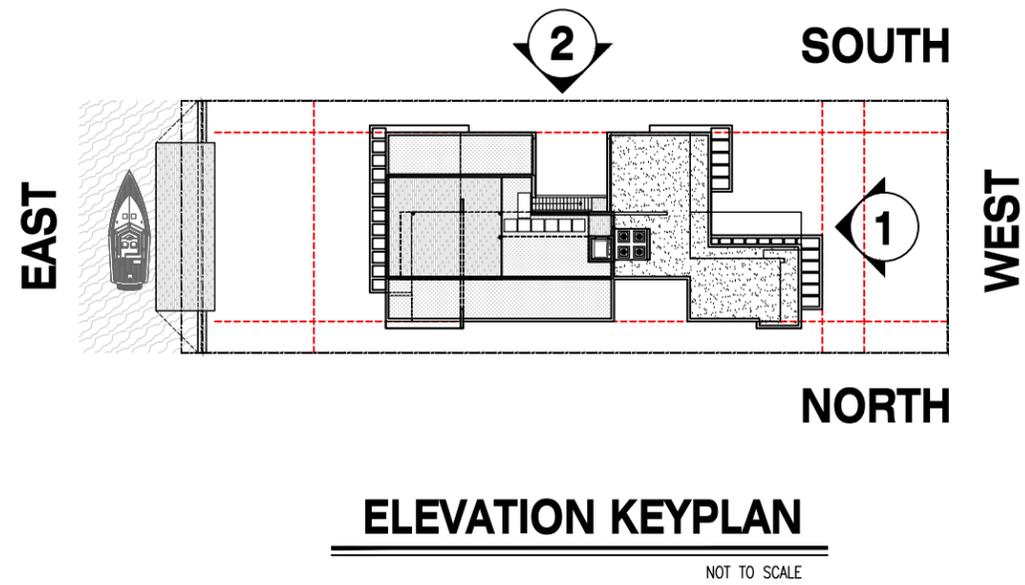
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-3.0**



**2 SOUTH ELEVATION**  
 ( SIDE )  
 1/16"=1'-0"



**1 WEST ELEVATION**  
 ( FRONT )  
 1/16"=1'-0"

**praxis**  
 architecture  
 PRAXISARCH.COM

JOSE L. SANCHEZ  
 AIA, LEED AP  
 278 NW 37TH ST.  
 MIAMI, FL 33127  
 P 305 576 8063  
 FL LIC: AR 0014966  
 FL LIC: AA 24000837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

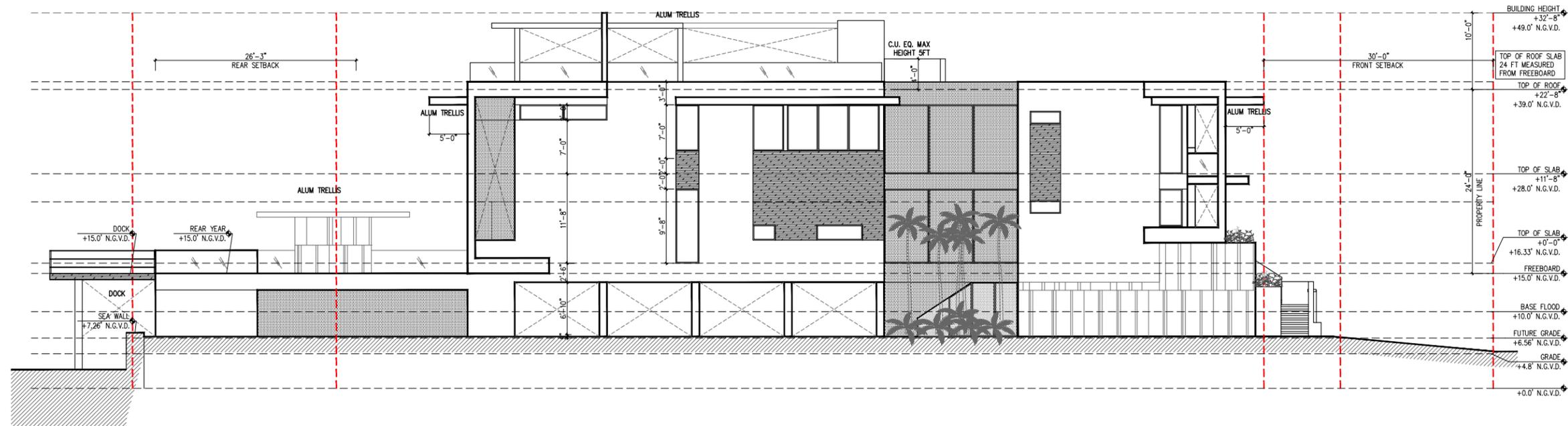
DRAWING TITLE

**ELEVATION**

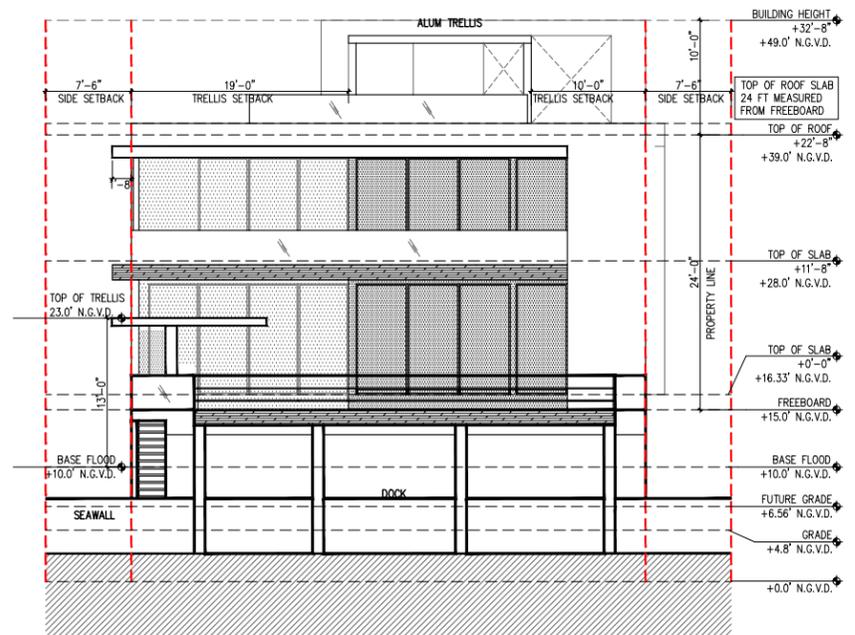
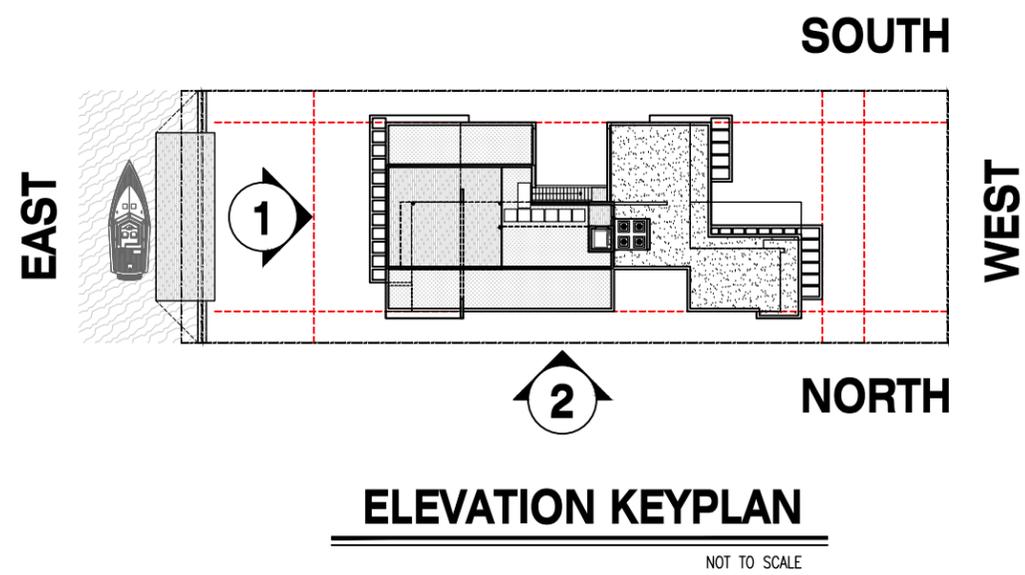
SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**A-3.1**



**2 NORTH ELEVATION**  
( SIDE ) 1/16"=1'-0"



**1 EAST ELEVATION**  
( REAR ) 1/16"=1'-0"

**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 24600837

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

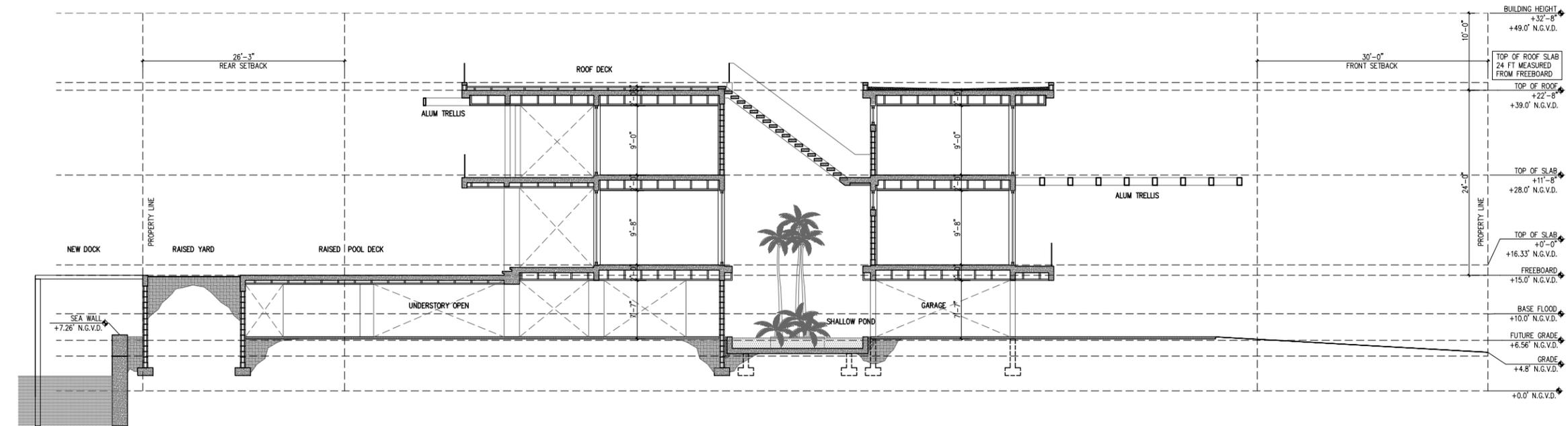
DRAWING TITLE

**ELEVATION**

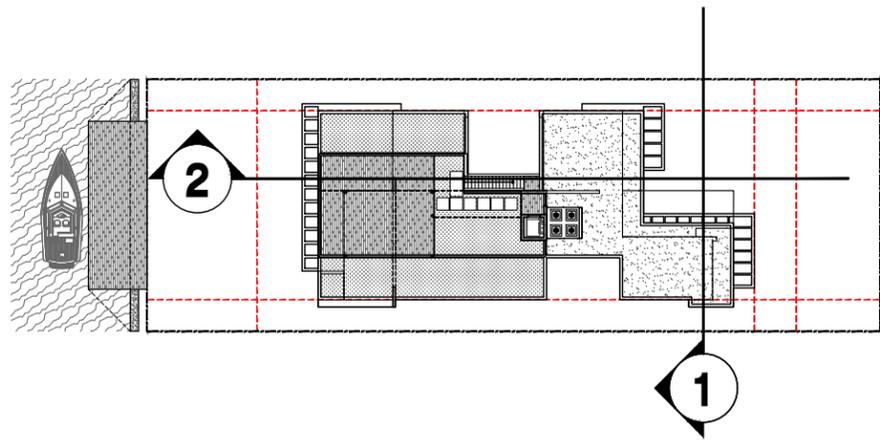
SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-3.2**

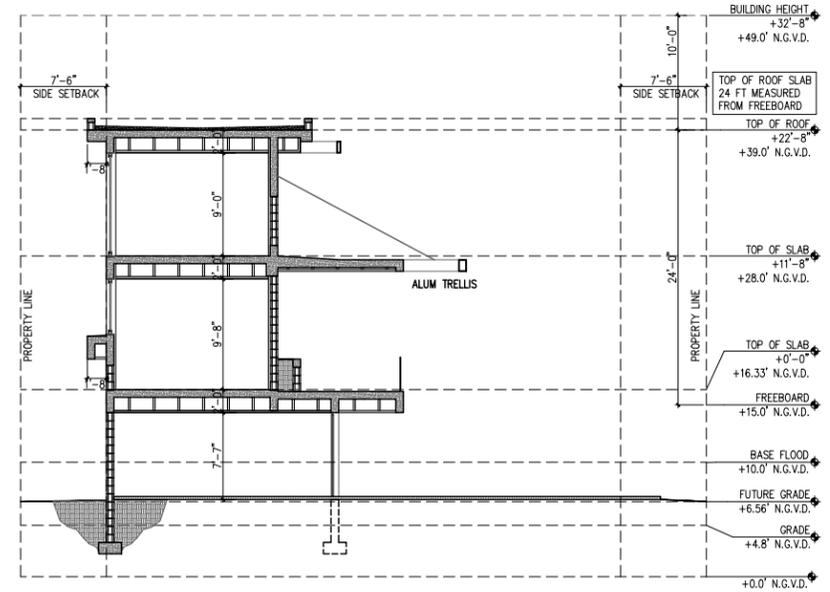


**2 SECTION**  
1/16"=1'-0"



**SECTION KEYPLAN**

NOT TO SCALE



**1 SECTION**  
1/16"=1'-0"



**praxis**  
architecture  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 24000837

Jose L Sanchez  
Digitally signed by Jose L Sanchez  
DN: cn=Jose L Sanchez, email=jls@praxisarch.com, Date: 2022.07.20.10:10:10 -0400

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRAWING TITLE

**SECTION**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-4.2**

## SITework GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

## SITework GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
2. 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.
3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

## SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.



Know what's below.  
Call before you dig.

**praxis.**  
architecture . design  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP

278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063

FL LIC: AR 0016966  
FL LIC: AA 26000837

**LAND**  
7284 NW 1st COURT, MIAMI, FL 33150  
614-439-4895  
www.land.design

SEAL (MARSH C.  
KRIPLEN-LA6667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRB SET 08-12-2022

DRAWING TITLE  
**GENERAL  
SITE NOTES**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L002**



**A**

**CONCRETE WITH ROCK SALT FINISH**

COLOR: GRAY / SMOOTH ROCK SALT  
 LOCATION: DRIVEWAY  
 SPECS: LAWN JOINTS  
 SOURCE: TBD

**"ALL PAVING AND ROOFING MATERIALS TO MEET REGULATIONS FOR SOLAR REFLECTANCE IN ACCORDANCE WITH ARTICLE 3.13.2.B OF MIAMI 21"**



**B**

**CRUSHED GRANITE FINES**

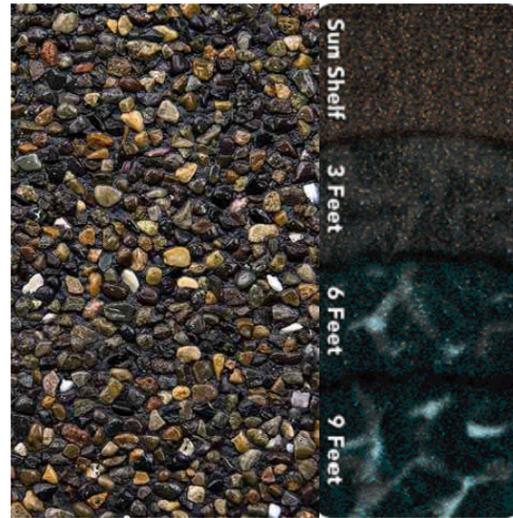
COLOR: "SALT & PEPPER"  
 LOCATION: PEDESTRIAN CIRCULATION  
 SPECS: 1/2" - 1" Ø  
 SOURCE: BERNIE'S ROCK & GARDEN  
 www.berniesrockandgarden.com  
 786.242.4443



**D**

**PEEBLETEC POOL TILE**

COLOR: WHITE PEARL  
 LOCATION: WATER FEATURE  
 SPECS: 1" X 1" TILES  
 SOURCE: POOLTECH INC / PEEBLETEC®  
 PHONE : (631) 694.4752  
 www.pooltech.net



**D**

**PEEBLETEC WATER FEATURE TILE**

MATERIAL: BLACK PEARL  
 LOCATION: WATER FEATURE  
 SPECS: 1" X 1" TILES  
 SOURCE: POOLTECH INC / PEEBLETEC®  
 PHONE : (631) 694.4752  
 www.pooltech.net



**E**

**IPE HARDWOOD DECKING**

COLOR: SMOOTH BROWN  
 LOCATION: AS SHOWN ON L210  
 SPECS: FIRE RATING CLASS A  
 JANKA HARDNESS - 3600 LBS  
 SOURCE: BISON INNOVATIVE PRODUCTS  
 www.bisonip.com

**MATERIALS NOTES**

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. 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.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. 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.
5. 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.
6. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
7. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
9. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.

**praxis.**  
 architecture . design  
 PRAXISARCH.COM

JOSE L. SANCHEZ  
 AIA, LEED AP  
 278 NW 37TH ST.  
 MIAMI, FL 33127  
 P 305 576 8063  
 FL LIC: AR 0014966  
 FL LIC: AA 26000837

**LAND**  
 7284 NW 1st COURT, MIAMI, FL 33150  
 614.439.4895  
 www.land.design

SEAL (MARSH C.  
 KRIPLEN-LA6667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRB SET 08-12-2022

DRAWING TITLE  
**MATERIALS SCHEDULE**

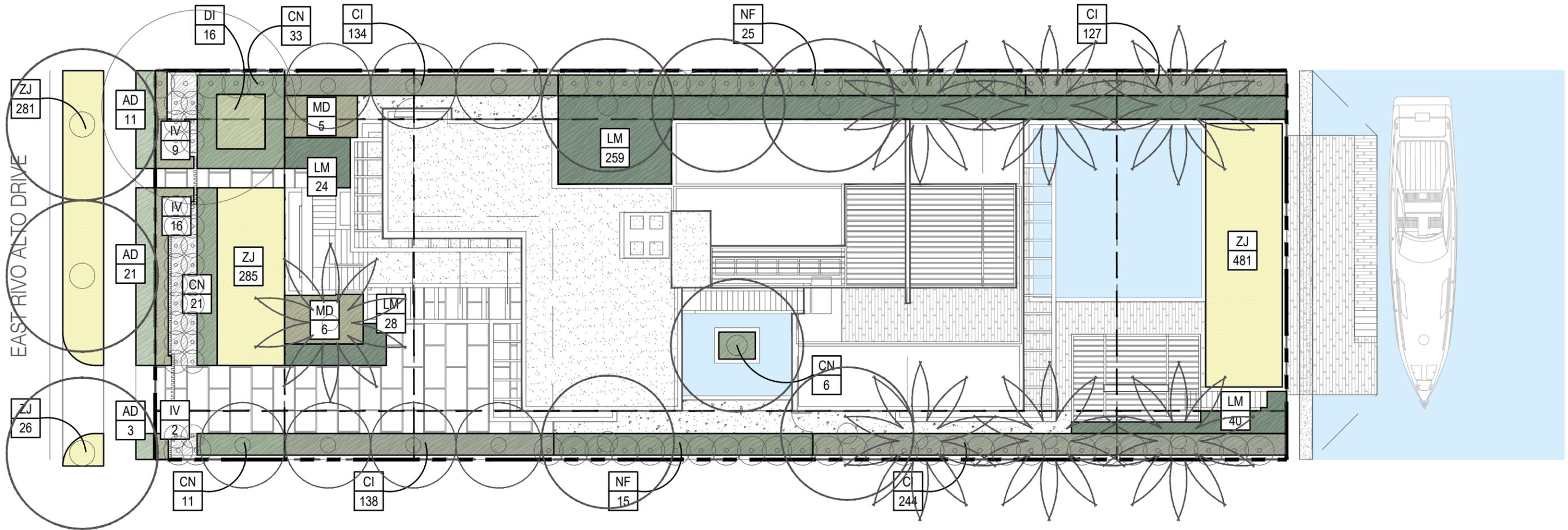
SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**L200**

PLANTING LEGEND

TYP #	PROPOSED SHRUB OR GROUNDCOVER		PROPOSED LAWN AREA
----------	-------------------------------	--	--------------------



EAST RIVO ALTO DRIVE



COPYRIGHT © 2022. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAXIS ARCHITECTURE + DESIGN. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

**praxis.**  
architecture . design  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0016966  
FL LIC: AA 26000837

**LAND**  
7284 NW 1st COURT, MIAMI, FL 33150  
614.439.4895  
www.land.design

SEAL (MARSH C. KRIPLEN-LA6667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

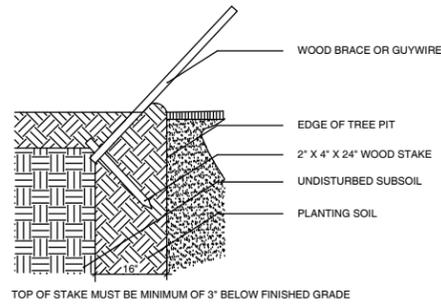
DRB SET 08-12-2022

DRAWING TITLE  
**UNDERSTORY  
PLANTING PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L420**



**1 STAKING DETAIL**  
SCALE: NOT TO SCALE

PREPARATION:  
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.  
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:  
IF INCORPORATING EXISTING SITE SOIL, REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:  
50% EXISTING SOIL  
10% COCO PEAT  
10% COMPOST  
20% CLEAN SAND  
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:  
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

**4 PLANTING SOIL- TYPICAL**

MULCH A:  
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:  
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:  
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

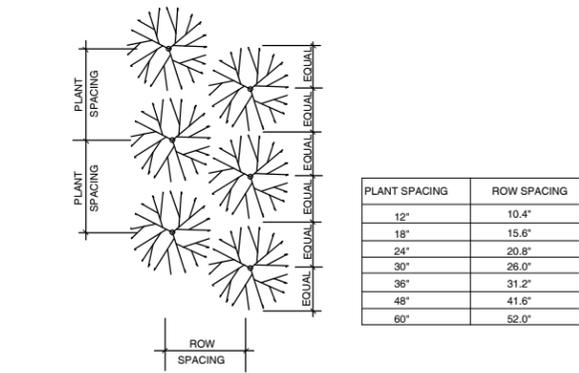
INSTALLATION:  
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

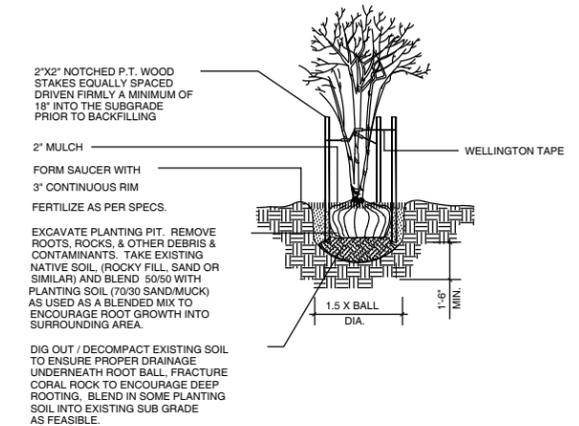
**5 MULCH- TYPICAL**

MIX:  
# 5050- MUCK AND FINE SAND  
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

**6 PLANTING SOIL- LAWN TOP DRESSING**

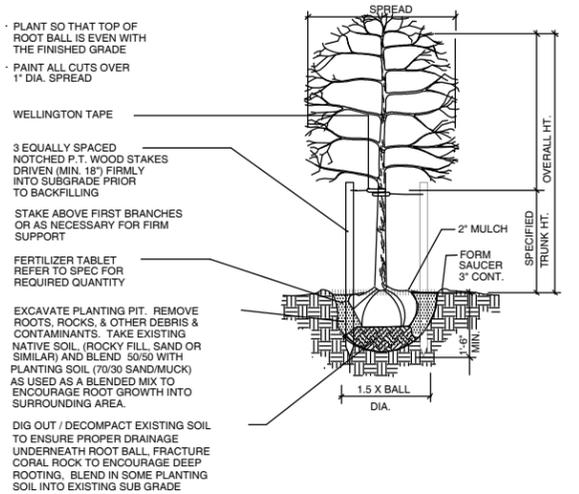


**2 PLANT SPACING**  
SCALE: NOT TO SCALE

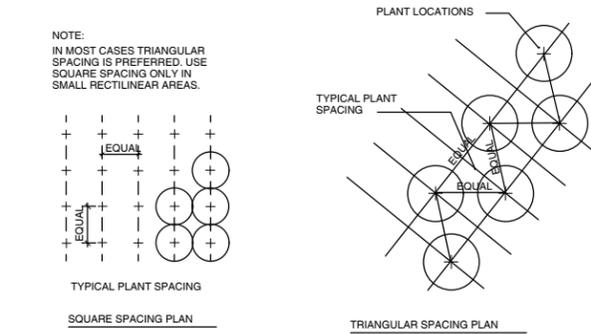


**7 MULTI TRUNK TREE- PLANTNG & STAKING**  
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2

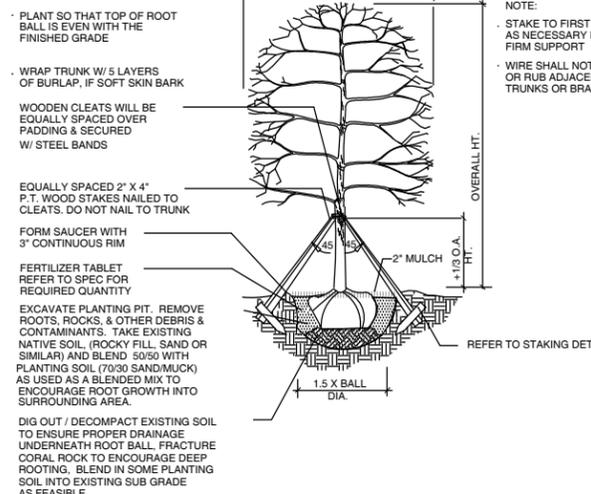


**10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING**  
SCALE: NOT TO SCALE

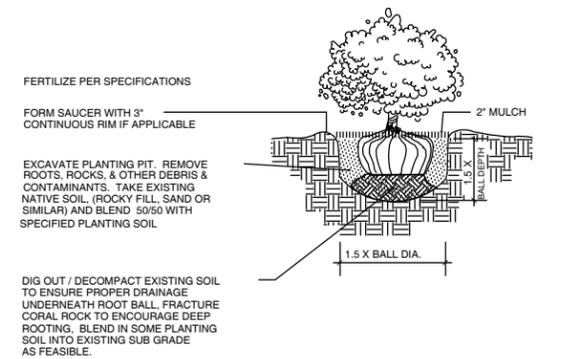


**8 SHRUB- HEDGE AND MASS PLANTING**  
SCALE: NOT TO SCALE

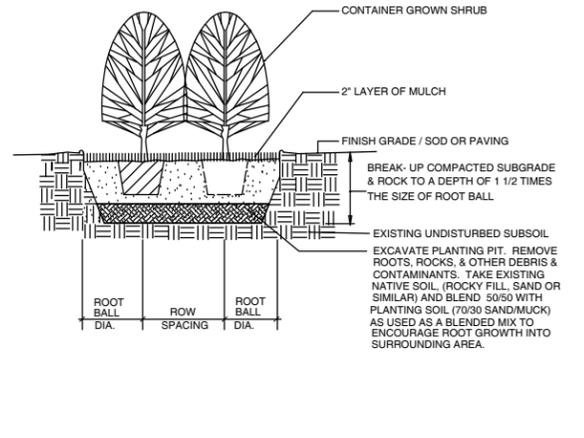
CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



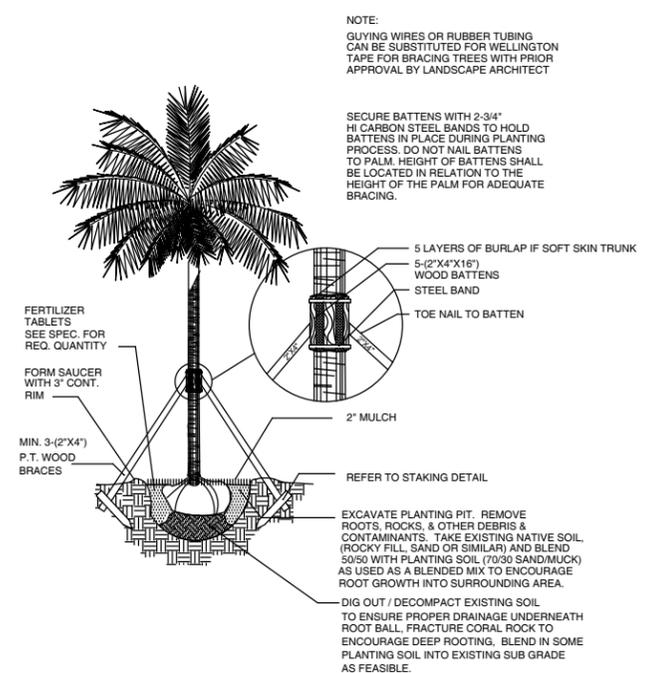
**11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING**  
SCALE: NOT TO SCALE



**3 SHRUB PLANTING**  
SCALE: NOT TO SCALE



**9 SHRUB- HEDGE AND MASS PLANTING**  
SCALE: NOT TO SCALE

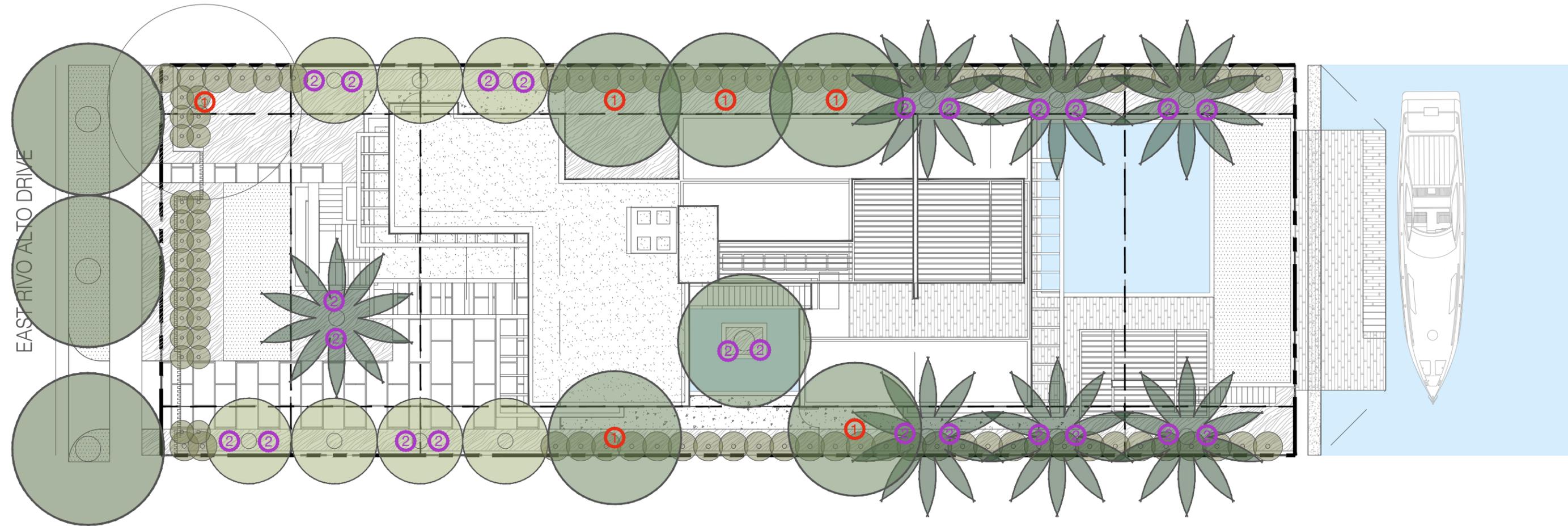


**12 PALM- PLANTING & STAKING**  
SCALE: NOT TO SCALE



# LIGHTING LEGEND

	TYPE	MANUFACTURER	SPEC
①	DOWNLIGHT	HUNZA	NPS/L
②	UPLIGHT	HUNZA	PS/L



**praxis.**  
architecture . design  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

**LAND**  
7284 NW 1st COURT, MIAMI, FL 33150  
614.439.4895  
www.land.design

SEAL (MARSH C.  
KRIPLEN-LA667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
333 E. RIVO ALTO DRIVE  
MIAMI BEACH, FL. 33139  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRB SET 08-12-2022

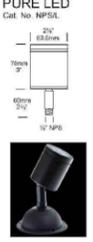
DRAWING TITLE  
LIGHTING PLAN

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L800**

**① NPS Spot PURE LED**  
Cat. No. NPS/L

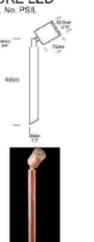


The NPS Spot is ideal for illuminating bushes and trees from ground level. The luminaire has been designed with a HUNZA™ Super Spike ground stake, HUNZA™ Tree Mount Kit or any 2" NPS fitting. It has a fully adjustable head allowing 360 degree rotation and 0-90 degree elevation.

The luminaire is machined from a choice of 10mm solid aluminum with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear temper. Float glass lens and high temperature silicon gaskets. The Pole Spot uses a MR16 GU 5.3 lamp.

The HUNZA PURE LED system uses Cree MT-G chips for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote isolated remote driver. The PURE LED system incorporates HUNZA's Plug-and-Play system for easy replacement or upgrade of other LED lamps or integral driver.

**② Pole Spot PURE LED**  
Cat. No. PSL



The Pole Spot has a single spotlight which can be aimed in any angle direction. This luminaire is ideal for path lighting as well as tree lighting, or the head may be aimed downward creating upward light altogether. The fitting has a fully adjustable head which allows for 360 degree rotation, as well as a high degree of elevation.

The luminaire is machined from a choice of 10mm solid aluminum with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear temper. Float glass lens and high temperature silicon gaskets. The Pole Spot uses a MR16 GU 5.3 lamp.

The HUNZA PURE LED system uses Cree MT-G chips for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote isolated remote driver. The PURE LED system incorporates HUNZA's Plug-and-Play system for easy replacement or upgrade of other LED lamps or integral driver.

**HUNZA** PURE LED Pure Performance

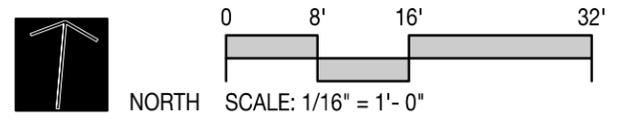
ORDERING INFORMATION

Luminaire	Driver mA	Lens	Color Temp	Accessories	Material/Finish
NPS/L	S - Series Wiring	15 - 15° TIR Lens	3 - 3000K	GG - Glass Guard	BL - Black
	D7 - 700mA	25 - 25° TIR Lens	4 - 4000K	HL - Hex Cell Louvre Adaptor	BZ - Bronze
	D10 - 1000mA	38 - 38° Reflector		SL - Slim Lens	GR - Green
		60 - 60° Reflector		SSP - HUNZA™ Super Spike	WH - White
				SSMT - HUNZA™ Super Spike	WH - White
				SS - 316 Stainless	WH - White

**HUNZA** PURE LED Pure Performance

ORDERING INFORMATION

Luminaire	Driver mA	Lens	Color Temp	Accessories	Material/Finish
PSL	S - Series	15 - 15° TIR Lens	3 - 3000K	GG - Glass Guard	BL - Black
	D7 - 700mA	25 - 25° TIR Lens	4 - 4000K	HL - Hex Cell Louvre Adaptor	BZ - Bronze
	D10 - 1000mA	38 - 38° Reflector		SL - Slim Lens	GR - Green
		60 - 60° Reflector		SSP - HUNZA™ Super Spike	WH - White
				SSMT - HUNZA™ Super Spike	WH - White
				SS - 316 Stainless	WH - White



**SCOPE OF WORK**

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR **333 E. RIVO ALTO DRIVE, MIAMI, F 33139**, TO BE PERMITTED BY **CITY OF MIAMI BEACH**

- NEW LANDSCAPE DESIGN

**DRAWING REVISION REGISTER**

REV#	SHEET #	REVISION DESCRIPTION
------	---------	----------------------

08/12/2022 DRB SUBMIT

**SHEET INDEX**

LANDSCAPE DRAWINGS		DRAWING NOTES
<input type="checkbox"/>	LCVR	COVER PAGE
<input type="checkbox"/>	L002	GENERAL SITE NOTES
<input type="checkbox"/>	TD100	TREE DISPOSITION SCHEDULE & NOTES
<input type="checkbox"/>	TD110	TREE DISPOSITION PLAN
<input type="checkbox"/>	L200	MATERIALS SCHEDULE
<input type="checkbox"/>	L210	MATERIALS PLAN
<input type="checkbox"/>	L400	TREES & PALMS PLANTING SCHEDULE & NOTES
<input type="checkbox"/>	L401	PLANTING PALETTE
<input type="checkbox"/>	L410	TREES & PALMS PLANTING PLAN
<input type="checkbox"/>	L450	PLANTING DETAILS
<input type="checkbox"/>	L800	LIGHTING PLAN

**LOCATION MAP**



NORTH

**praxis.**  
architecture . design  
PRAXISARCH.COM

JOSE L. SANCHEZ  
AIA, LEED AP  
278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063  
FL LIC: AR 0014966  
FL LIC: AA 26000837

**LAND**  
7284 NW 1st COURT, MIAMI, FL 33150  
614.439.4895  
www.land.design

SEAL (MARSH C.  
KRIPLEN-LA6667007)

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: MS KERIN K. PETERSON

REVISION & DATE

DRB SET 08-12-2022

DRAWING TITLE  
**COVER PAGE**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**LCVR**

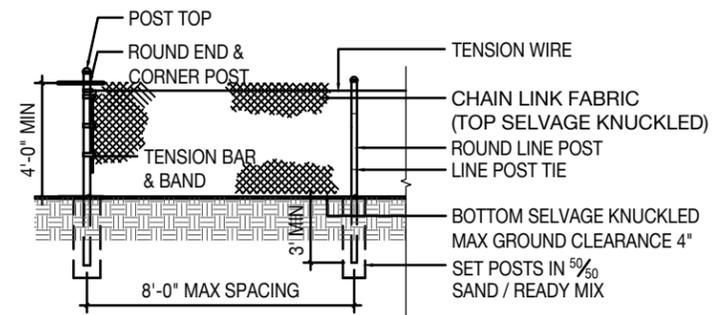
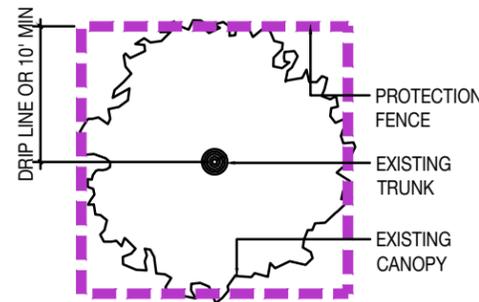
TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches, unless otherwise noted)	APPROXIMATE HEIGHT (in feet)	CANOPY DIAMETER (in feet)	CRITICAL ROOTZONE RADIUS (in feet)	CONDITION	DISPOSITION	REMOVAL-MUNICIPAL CRITERIA		
									PALM	CANOPY	
1	SWETENIA MAHOGANI	MAHOGANY TREE	33"	28'	40'			REMAIN	1:1	DBH	
2		PALM	19"	30'	25'			REMOVE	1		
3		PALM	11"	28'	12'			REMOVE	1		
4		PALM	9"	20'	8'			REMOVE	1		
5	MAGNIFERA INDICA	MANGO TREE	24"	30'	25'			REMOVE		24	
6		PALM	24"	30'	16'			REMOVE	1		
7		PALM	24"	30'	14'			REMOVE	1		
8		PALM	30"	20'	10'			REMOVE	1		
9	COCOS NUCIFERA	COCONUT PALM	12"	30'	18'			REMOVE	1		
10	COCOS NUCIFERA	COCONUT PALM	11"	30'	16'			REMOVE	1		
11		PALMS CLUSTER	6"	25'	10'			REMOVE	1		
12		PALMS CLUSTER	6"	20'	10'			REMOVE	1		
13		PALMS CLUSTER	6"	20'	10'			REMOVE	1		
14	MUSA ACUMINATA	BANANA	11"	12'	18'			REMOVE		11	
15	LIVISTONA CHINENSIS	CHINESE FAN PALM	66"	10'	12'			REMOVE	1		
16	LIVISTONA CHINENSIS	CHINESE FAN PALM	24"	10'	4'			REMOVE	1		
17	LIVISTONA CHINENSIS	CHINESE FAN PALM	36"	15'	7'			REMOVE	1		
18	COCOS NUCIFERA	COCONUT PALM	11"	25'	18'			REMOVE	1		
19	COCOS NUCIFERA	COCONUT PALM	11"	25'	20'			REMOVE	1		
20	COCOS NUCIFERA	COCONUT PALM	11"	25'	18'			REMOVE	1		
21	COCOS NUCIFERA	COCONUT PALM	11"	25'	18'			REMOVE	1		
22		PALM	6"	25'	12'			REMOVE	1		
23	SCHEFFLERA ACTINOPHYLLA	OCTOPUS TREE	12"	20'	18'			REMOVE		12	
24	SCHEFFLERA ACTINOPHYLLA	OCTOPUS TREE	36"	30'	18'			REMOVE		36	
25	COCOS NUCIFERA	COCONUT PALM	18"	25'	20'			REMOVE	1		
26	MAGNIFERA INDICA	MANGO TREE	11"	15'	12'			REMOVE		11	
27		PALM	18"	35'	20'			REMOVE	1		
28		PALM	7"	15'	8'			REMOVE	1		
29											
FROM PROPOSED PLANTING											
TOTAL UNITS TO BE REMOVED:									22	94	inches
TOTAL ESTIMATED REQUIRED ON SITE MITIGATION PER CODE (2"DBH/12HT):									14		trees
PROPOSED ON SITE MITIGATION BREAKDOWN											
CANOPY TREE I- 2"DBH/12'HT MIN:											TREE CREDIT
CANOPY TREE II- 4"DBH/16'HT MIN:									4		one CT II is equal to two CT I
NATIVE - 1.5"DBH/10'HT MIN:									10		up to 30% of required CT I
PALMS- 3"DBH/14'HT MIN:											up to 30% of required CT I at 2 palm/tree
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):									14		OMBINATION FULFILLS SITE MITIGATION OF
											18

### TREES & PLANTING TO BE REMOVED NOTES

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

### TREES & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.



#### NOTES:

- PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2" x 2" MESH
- PROVIDE HINGED GATE
- ALTERNATE: 2" x 4" WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
- POSTS MAY BE SHIFTED TO AVOID ROOTS
- NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
- REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION

