

# 333 EAST RIVO ALTO RESIDENCE

FINAL SUBMITTAL JUNE 6, 2023 DRB



333 E. RIVO ALTO DRIVE. MIAMI BEACH, FL. 33139

- NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY

| INDEX OF DRAWINGS             |   |
|-------------------------------|---|
| <u>MISC. - EXISTING</u>       |   |
| COVER                         | COVER & INDEX OF DRAWINGS                   |
| PH-1.0-1.1                    | PHOTOS - EXISTING RESIDENCE                 |
| PH-2.0                        | PHOTOS - AERIAL NEIGHBORHOOD VIEW           |
| PH-2.1-2.2                    | PHOTOS - SURROUNDING PROPERTIES             |
| SURVEY                        | SURVEY - EXISTING RESIDENCE                 |
| EX-1.0                        | DIAGRAM - EXISTING LOT COVERAGE / UNIT SIZE |
| D-1.0                         | DEMOLITION PLAN                             |
| <u>MISC. - PROPOSED</u>       |   |
| 3D-1-4                        | NEIGHBORHOOD CONTEXTUAL VIEW / RENDERINGS   |
| <u>ARCHITECTURAL DRAWINGS</u> |   |
| A-1.0                         | ZONING DATA / LOCATION PLAN                 |
| A-1.1                         | SITE PLAN                                   |
| A-1.2                         | YARD SECTIONS                               |
| A-1.3                         | YARD SECTIONS                               |
| A-1.4                         | DIAGRAM - LOT COVERAGE                      |
| A-1.5                         | DIAGRAM - UNIT SIZE                         |
| A-1.6                         | DIAGRAM - OPEN SPACE                        |
| A-2.1                         | UNDERSTORY / GROUND FLOOR PLAN              |
| A-2.2                         | FIRST FLOOR PLAN                            |
| A-2.3                         | SECOND FLOOR PLAN                           |
| A-2.4                         | ROOF PLAN                                   |
| A-3.0                         | MATERIAL LEGEND                             |
| A-3.1                         | ELEVATIONS (FRONT - STREET) & (SIDE)        |
| A-3.2                         | ELEVATION (REAR - BISCAYNE BAY) & (SIDE)    |
| A-4.1                         | SECTION                                     |
| A-4.2                         | SECTION                                     |
| A-5.1                         | DESIGN COMPARISON - 2022 TO 2023 SUBMITTAL  |
| A-5.2                         | DESIGN COMPARISON - 2022 TO 2023 SUBMITTAL  |
| <u>LANDSCAPE DRAWINGS</u>     |   |
| LCVR                          | COVER PAGE                                  |
| L002                          | GENERAL SITE                                |
| TD100                         | TREE DISPOSITION SCHEDULE & NOTES           |
| TD110                         | TREE DISPOSITION PLAN                       |
| L200                          | MATERIALS SCHEDULE                          |
| L210                          | MATERIAL PLAN                               |
| L400                          | TREES & PALMS PLANTING SCHEDULE & NOTES     |
| L401                          | PLANTING PALETTE                            |
| L410                          | TREES & PALMS PLANTING PLAN                 |
| L450                          | PLANTING DETAIL                             |
| L800                          | LIGHTING PLAN                               |

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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

**COVER SHEET**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**COVER**



**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

Letters of Support



**1 AERIAL LOCATION MAP** 

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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: 2022.08.12 15:33:10 -0400

ADDRESS & OWNER

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|  |
|--|
|  |
|  |
|  |

DRAWING TITLE

**AERIAL /  
PROPERTY MAP**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**PH-2.0**

October 31, 2022

**Design Review Board Members**

c/o Michael Belush, Chief of Planning & Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: DRB22-0876, 333 E. Rivo Alton Drive, Miami Beach

Letter \_\_\_\_\_ of  
Support \_\_\_\_\_

Dear Board Members:

I am the owner of 315 E. Rivo Alto Drive, Miami Beach, Florida, which is abutting or in close proximity to the above-referenced property. I spoke with the applicants and reviewed the plans, renderings and design requests for the proposed new, two-story single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood. The applicants are taking sea level rise and resiliency into consideration with the proposed understory, which is important on the Venetian Islands.

Based on the foregoing, I fully support the applicants' new home and ask the Design Review Board to grant the design review approval with the associated design waiver.

Sincerely,



Signature

Thomas E. Mooser

Print name

October 31, 2022

**Design Review Board Members**

c/o Michael Belush, Chief of Planning & Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: DRB22-0876, 333 E. Rivo Alton Drive, Miami Beach

**Letter of Support**

---

Dear Board Members:

I am the owner of 415 E Rivo Alto Drive, Miami Beach, Florida, which is abutting or in close proximity to the above-referenced property. I spoke with the applicants and reviewed the plans, renderings and design requests for the proposed new, two-story single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood. The applicants are taking sea level rise and resiliency into consideration with the proposed understory, which is important on the Venetian Islands.

Based on the foregoing, I fully support the applicants' new home and ask the Design Review Board to grant the design review approval with the associated design waiver.

Sincerely,

DocuSigned by:



Signature 8868D7DCA0DB4C8...

David Solomon

---

Print name



**RESIDENCE 1**



**RESIDENCE 2**



**RESIDENCE 3**



**RESIDENCE 4**

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Jose L. Sanchez

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ADDRESS & OWNER

**NEW RESIDENCE**  
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**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**

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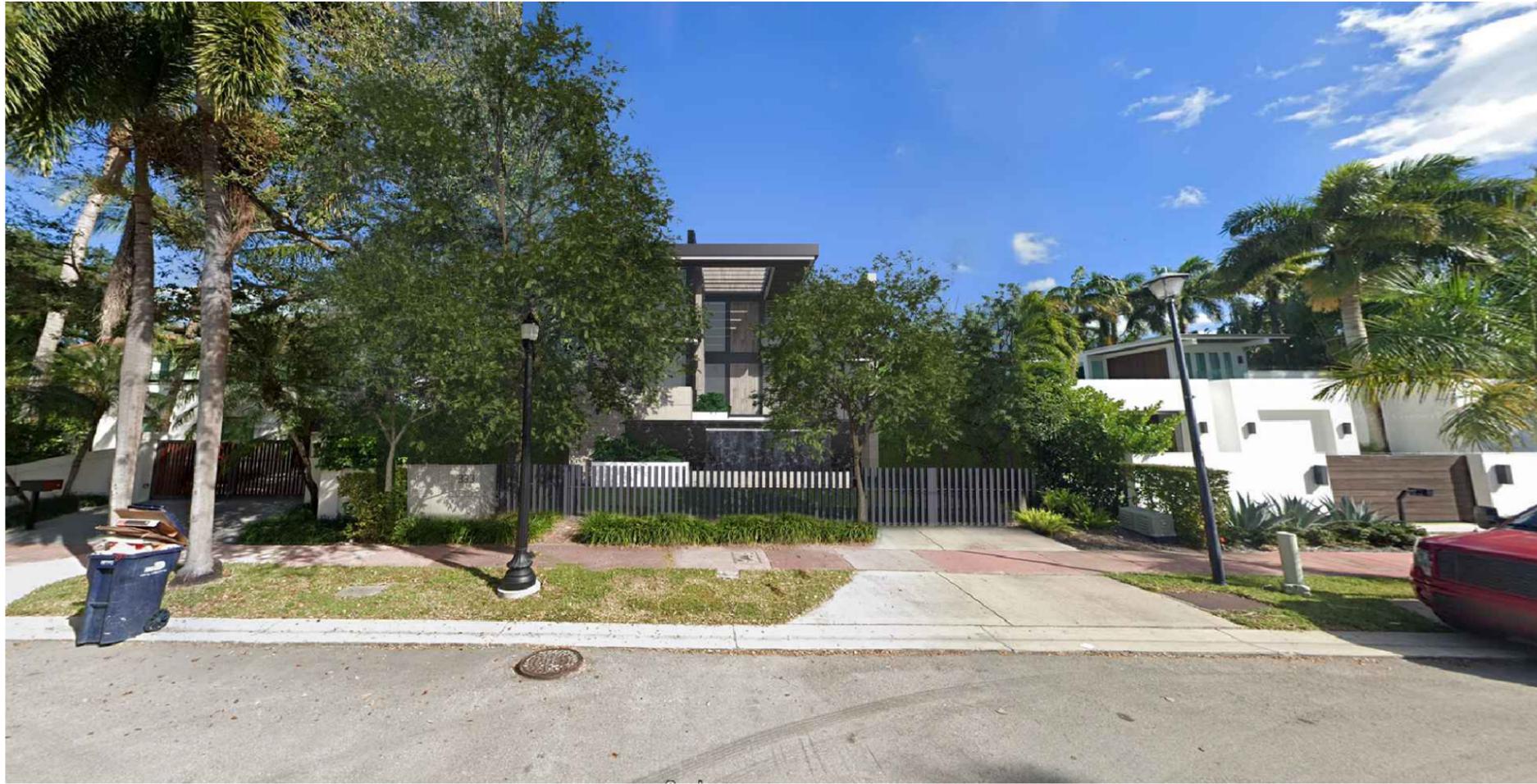
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**SURROUNDING  
PROPERTY  
PHOTOS**

SCALE: AS SHOWN  
DATE: 07-20-2022

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**PH-2.2**



**NEIGHBORHOOD CONTEXTUAL VIEW**



**NEIGHBORHOOD CONTEXTUAL AERIAL VIEW**

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**CONTEXTUAL  
VIEW**

SCALE: AS SHOWN  
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**3D-3**



**FRONT VIEW RENDERING / 3D PERSPECTIVE**

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DRAWING TITLE

**FRONT  
 RENDERING**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**3D-1**



**REAR VIEW RENDERING / 3D PERSPECTIVE**

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ADDRESS & OWNER

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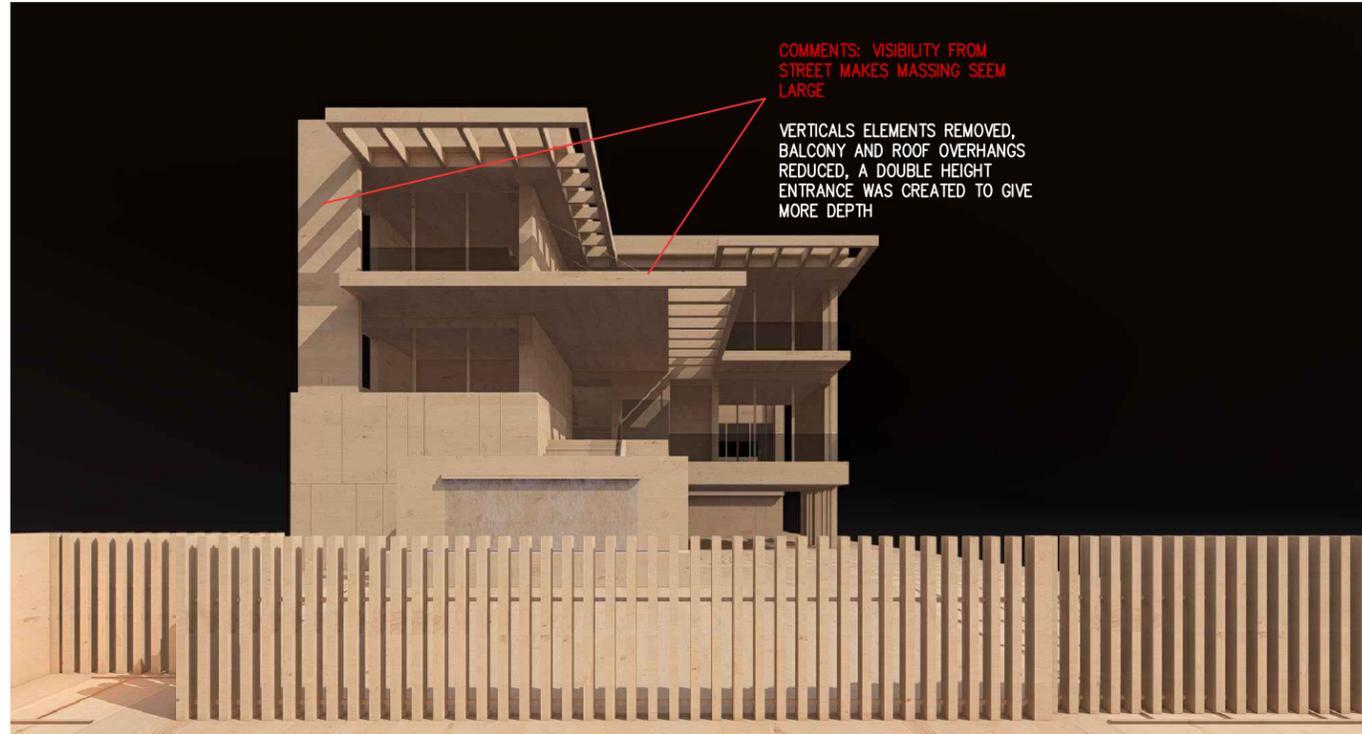
DRAWING TITLE

**REAR  
 RENDERING**

SCALE: AS SHOWN  
 DATE: 07-20-2022

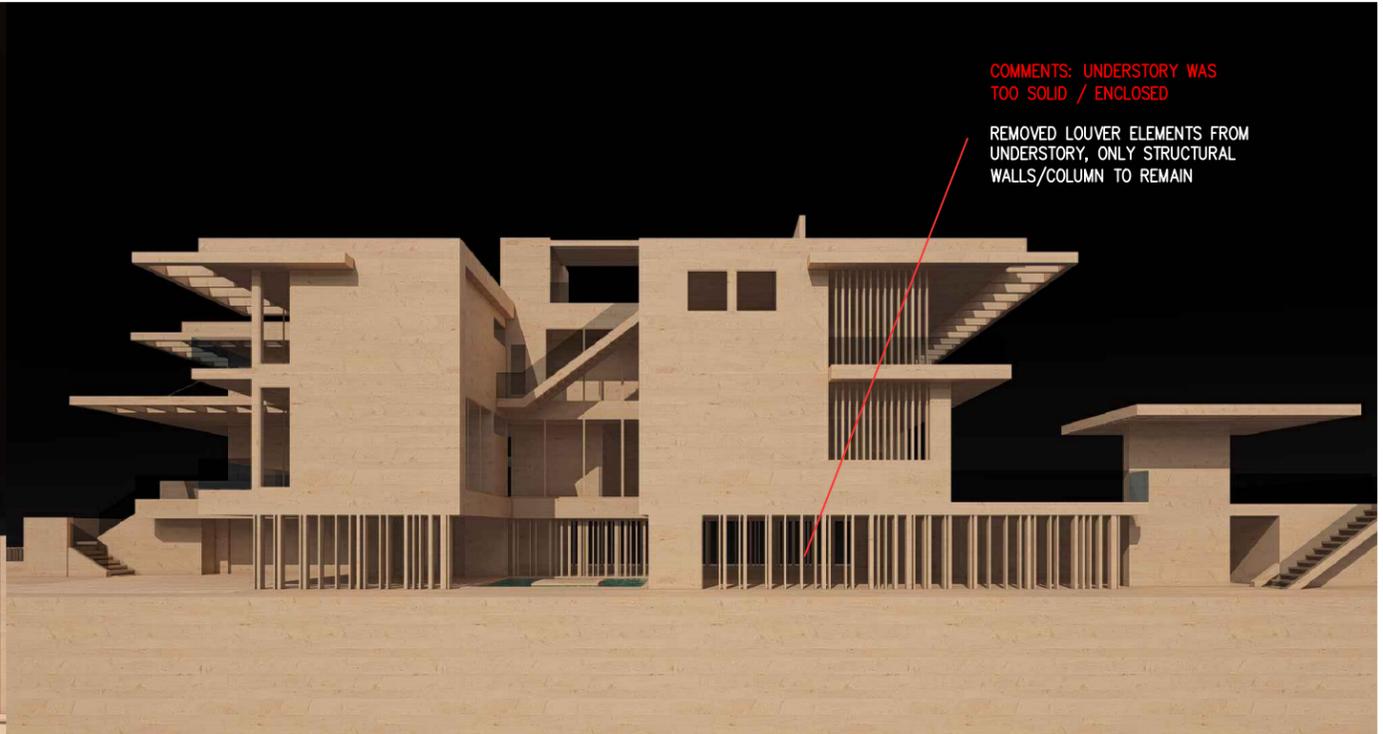
SHEET NUMBER

**3D-2**



COMMENTS: VISIBILITY FROM STREET MAKES MASSING SEEM LARGE

VERTICALS ELEMENTS REMOVED, BALCONY AND ROOF OVERHANGS REDUCED, A DOUBLE HEIGHT ENTRANCE WAS CREATED TO GIVE MORE DEPTH



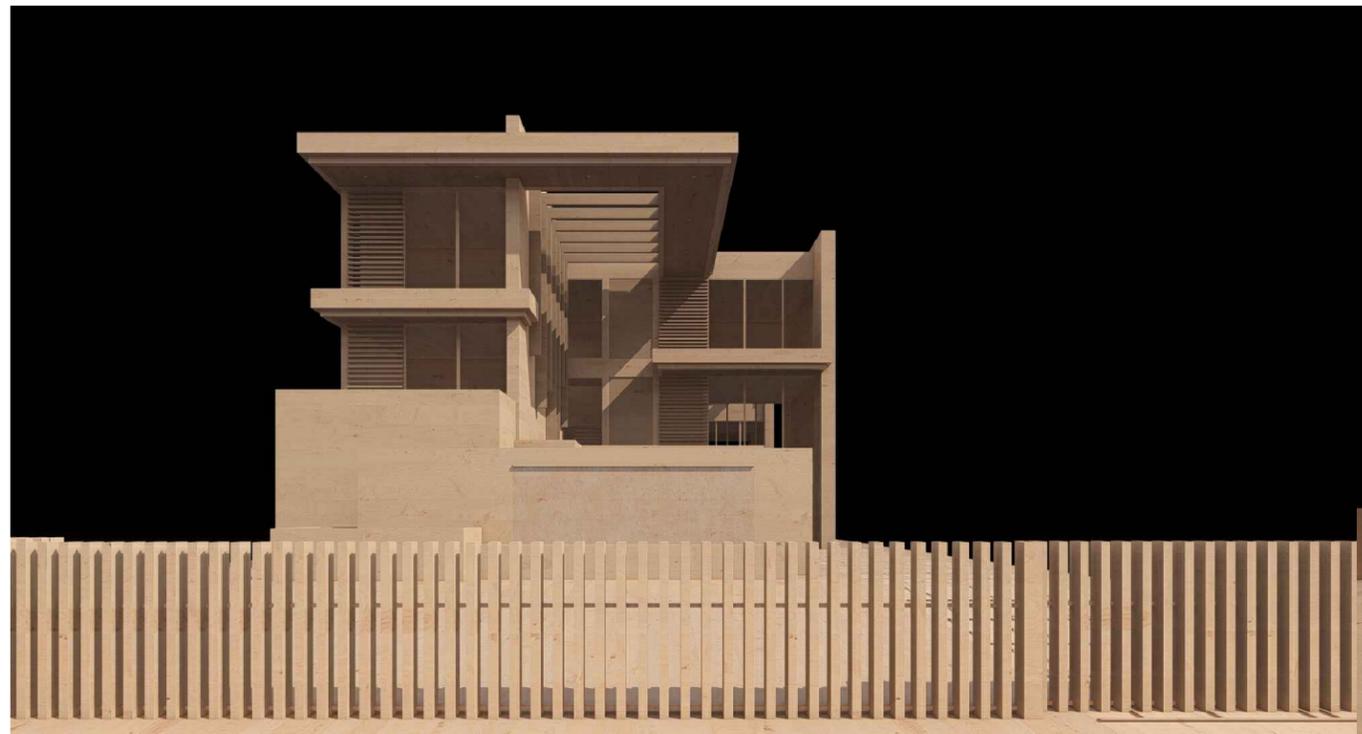
COMMENTS: UNDERSTORY WAS TOO SOLID / ENCLOSED

REMOVED LOUVER ELEMENTS FROM UNDERSTORY, ONLY STRUCTURAL WALLS/COLUMN TO REMAIN

FRONT

NOV. 2022 DESIGN

SIDE



FRONT

MAY 2023 DESIGN



SIDE

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**DESIGN  
COMPARISON**

SCALE: AS SHOWN

DATE: 07-20-2022

SHEET NUMBER

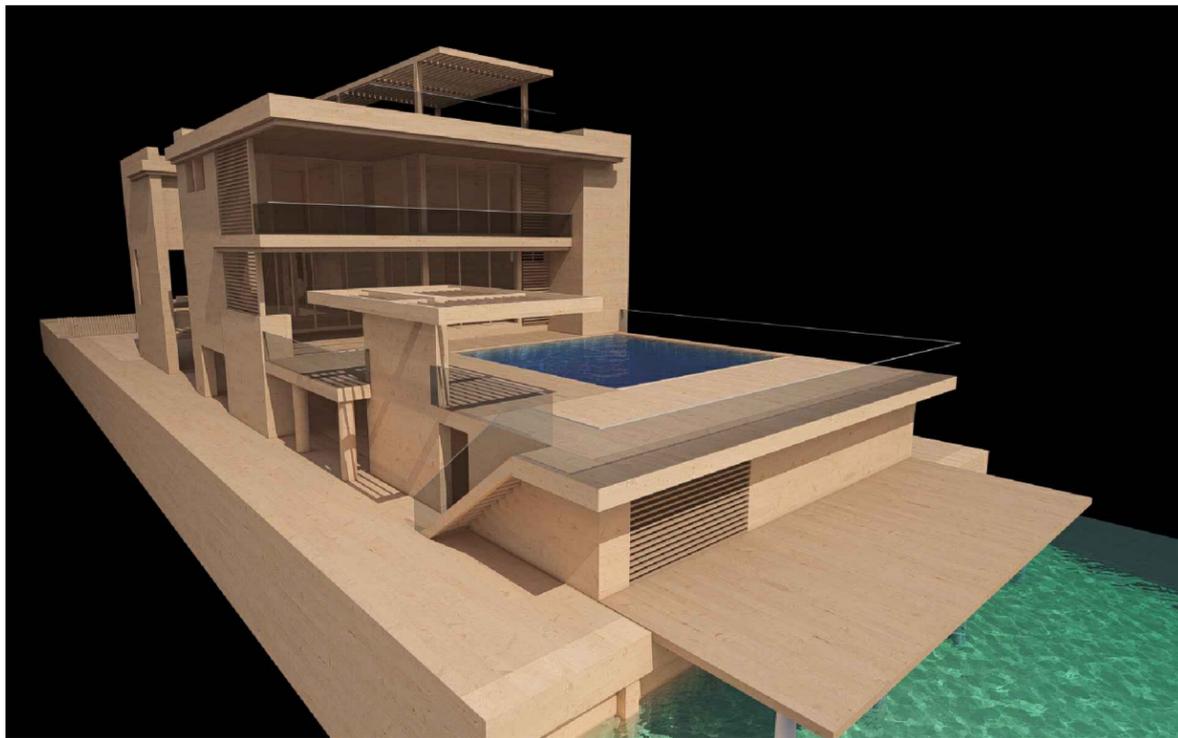
**A-5.1**



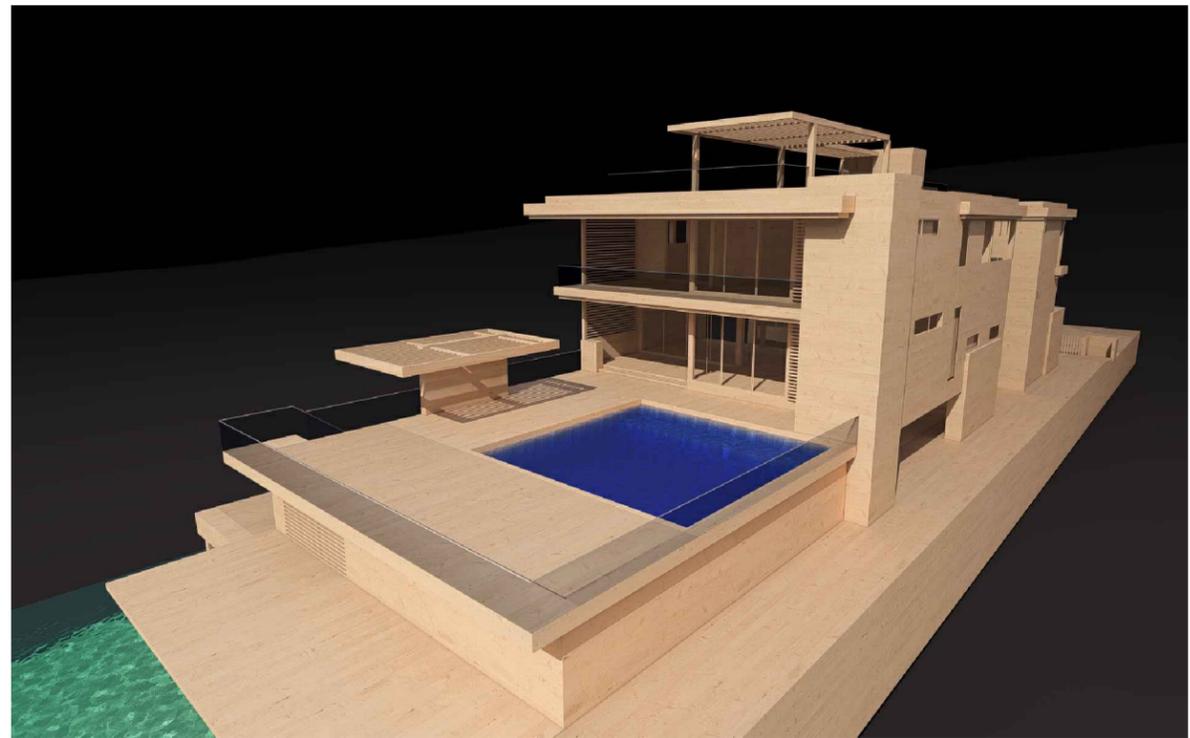
**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**

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REVISION & DATE

DRAWING TITLE

**CONTEXTUAL  
 VIEW**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**3D-4**

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DRAWING TITLE

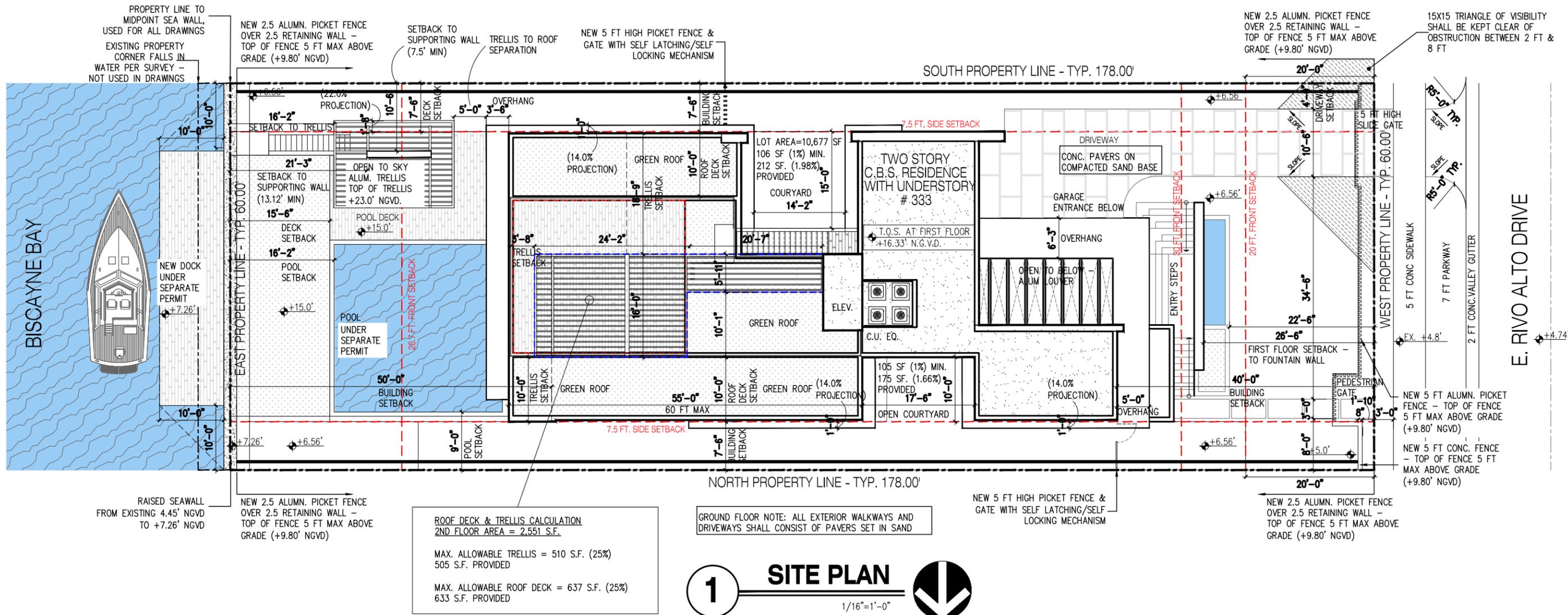
**SITE PLAN**

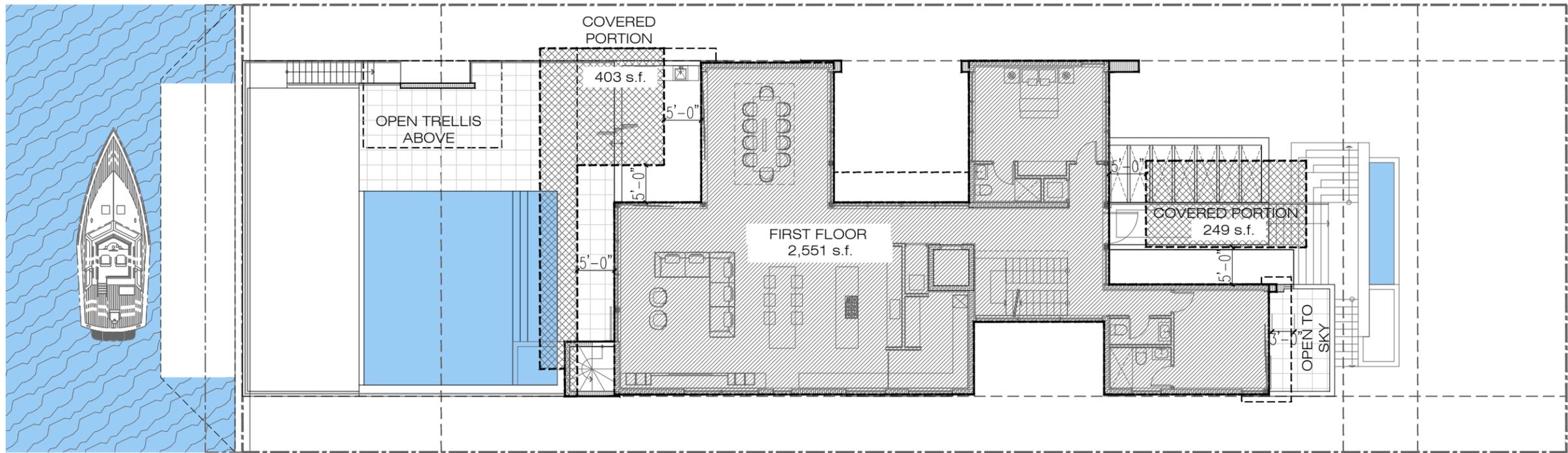
SCALE: AS SHOWN

DATE: 07-20-2022

SHEET NUMBER

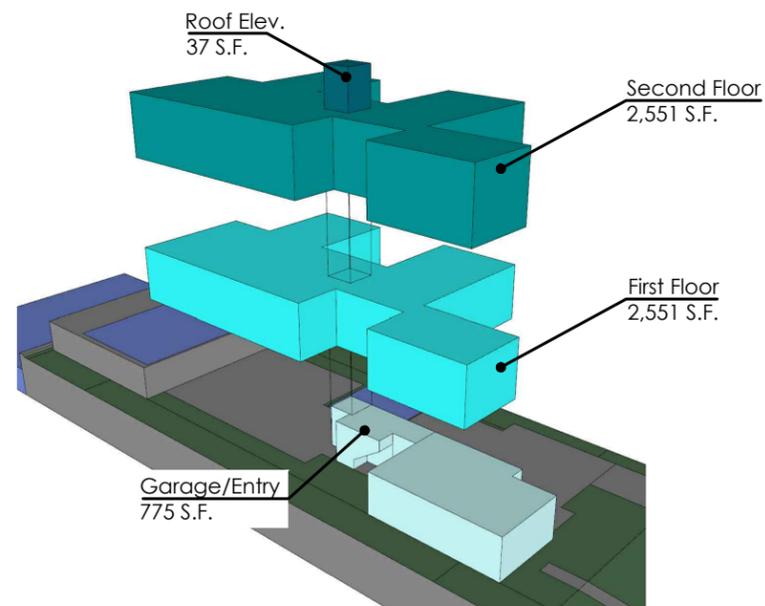
**A-1.1**





EAST RIVO ALTO DRIVE

- HATCH DENOTES FIRST FLOOR
- HATCH DENOTES AREA COVERED PAST 5 FT



**VOLUME DIAGRAM**

**LOT COVERAGE DIAGRAM**

| COVERAGE (RS-3)               |            |
|-------------------------------|------------|
| LOT AREA                      | 10,677     |
| MAX COVERAGE (30%)            | 3,203      |
| FIRST FL. AC                  | 2,551      |
| 2ND FL. AC PROJECTION         | 0          |
| COVERED PAST 5 FT             | 403        |
| COVERED PAST 5 FT             | 249        |
| TOTAL PROPOSED                | 3,203 S.F. |
| PERCENT OF LOT AREA           | 30.00%     |
| DIFFERENCE (- UNDER / + OVER) | -0.10      |

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**LOT COVERAGE  
DIAGRAM**

SCALE: AS SHOWN

DATE: 07-20-2022

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**A-1.4**



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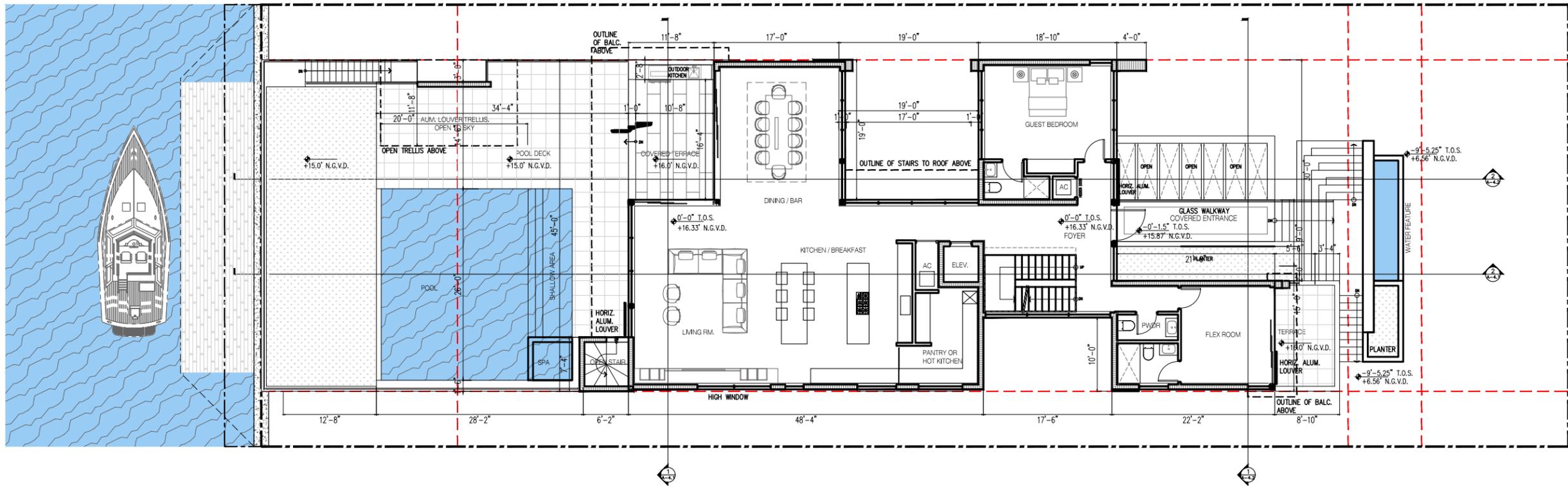
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**FIRST FLOOR PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

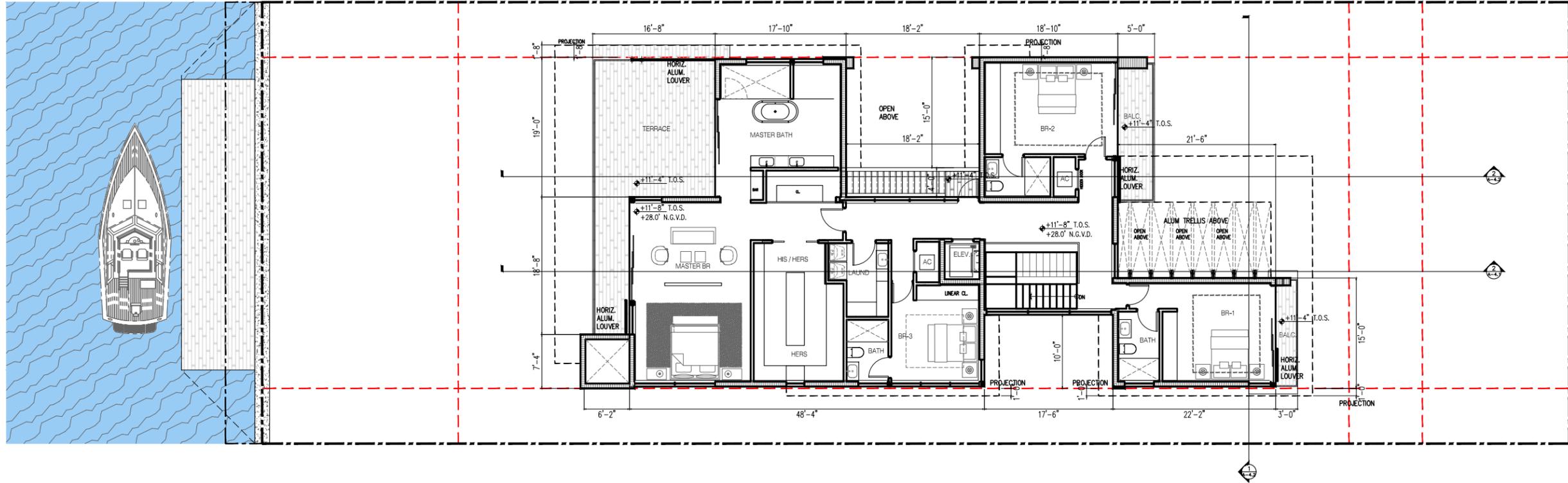
SHEET NUMBER

**A-2.2**



EAST RIVO ALTO DRIVE

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



EAST RIVO ALTO DRIVE

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

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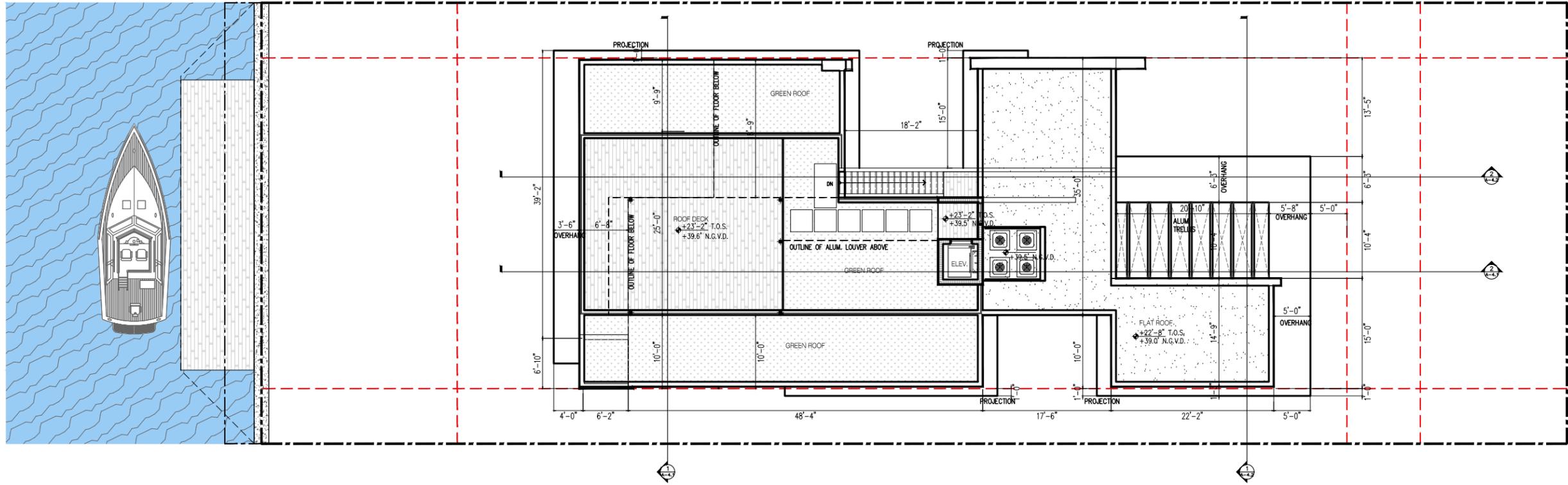
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DRAWING TITLE  
**SECOND FLOOR PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-2.3**



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

EAST RIVO ALTO DRIVE

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**ROOF PLAN**

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**A-2.4**

# MATERIAL LEGEND



MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS



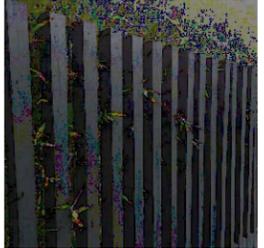
1. STUCCO, EXTERIOR PAINT COLOR



2. DECORATIVE TILE TO SIMULATE STONE MATERIAL



3. ACCENT WOOD FINISH



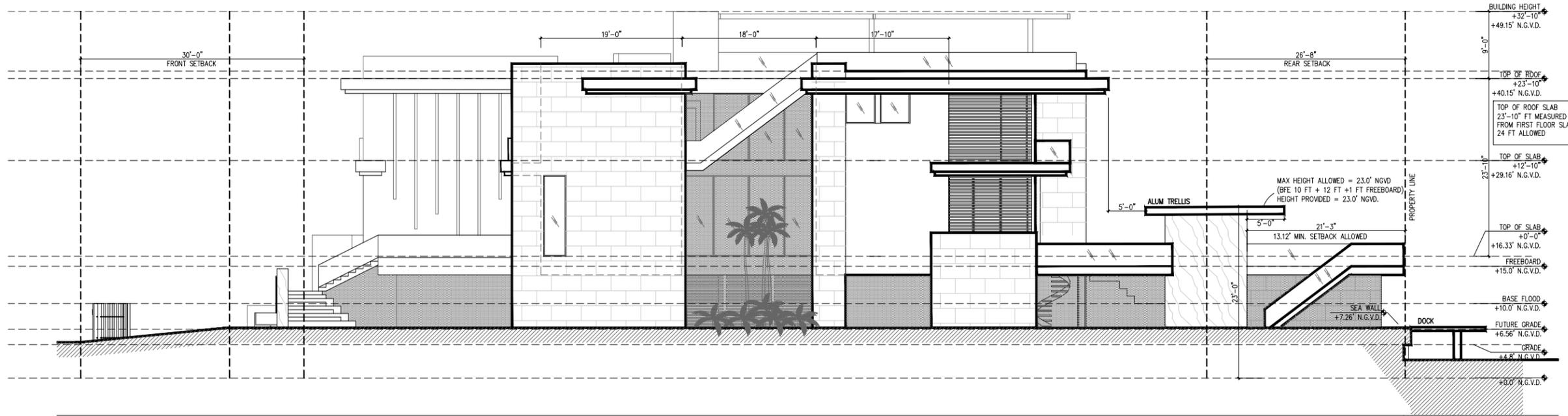
4. VERT. ALUM LOUVER FENCE



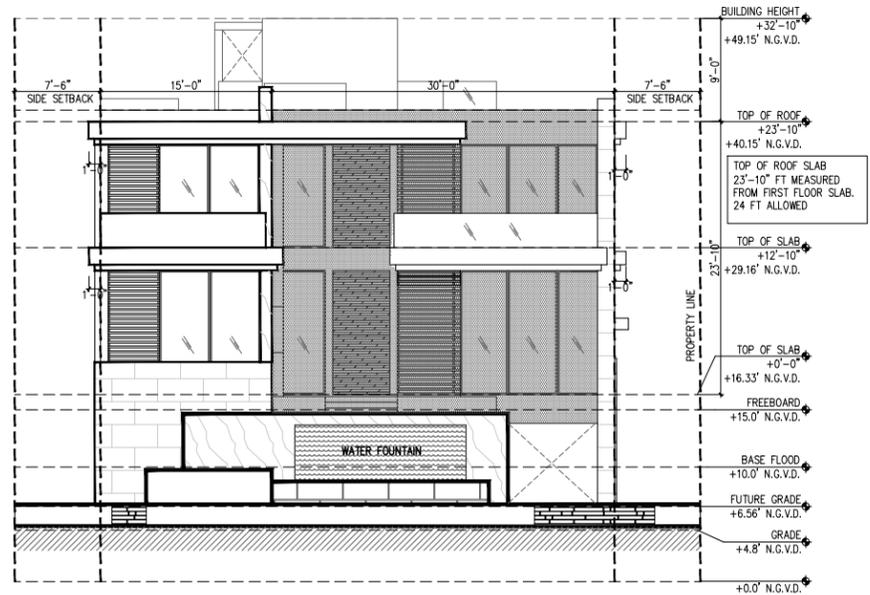
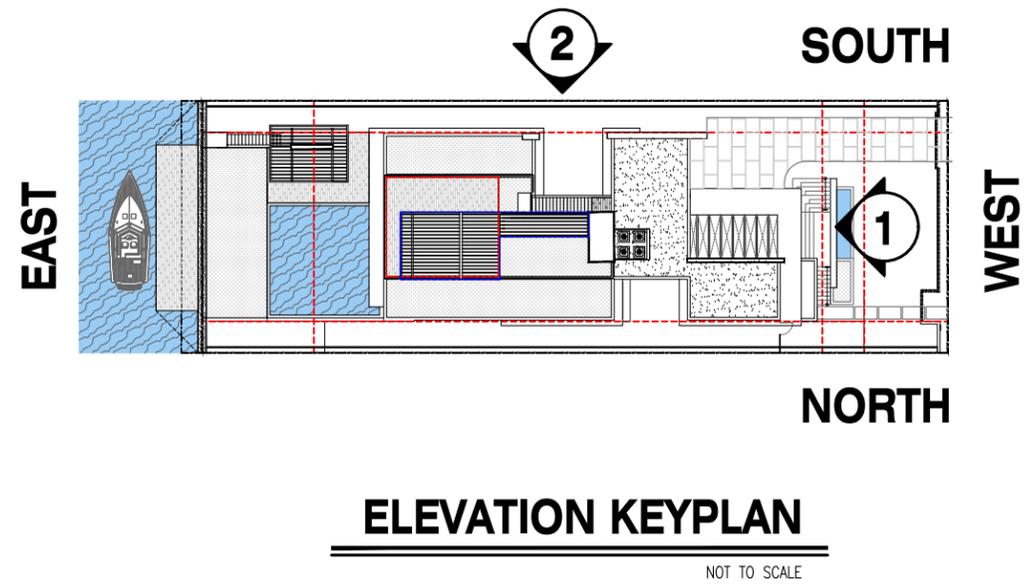
5. CONCRETE PAVER DRIVEWAY WITH GRASS INLAY, PATTERN TBD



6. DARK MARBLE FINISH



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



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

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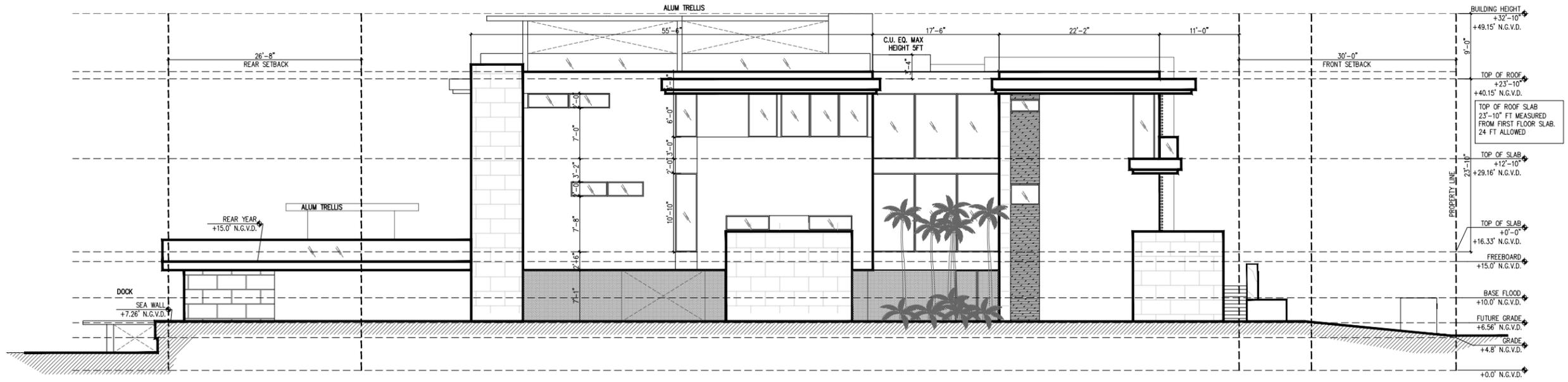
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**ELEVATION**

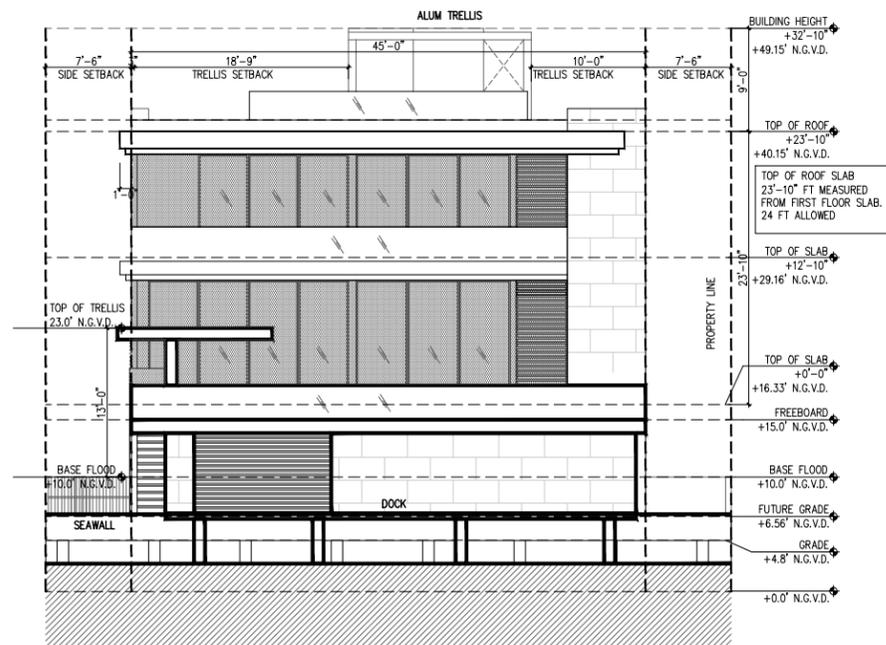
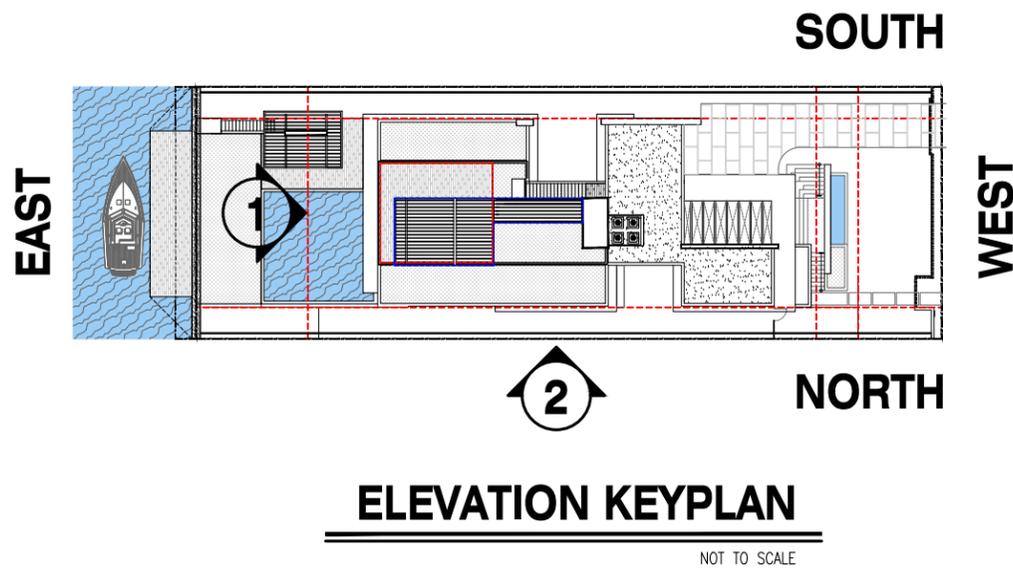
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**A-3.1**



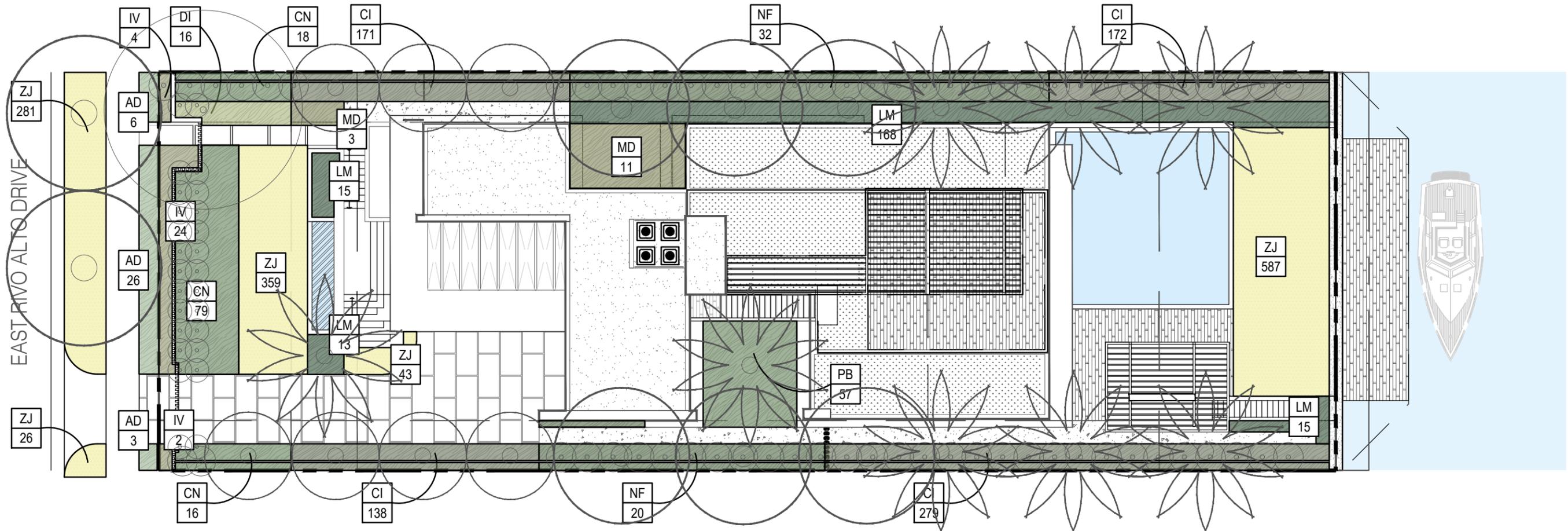
**2 NORTH ELEVATION**  
( SIDE )  
1/16"=1'-0"



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

PLANTING LEGEND

|          |                               |  |                    |
|----------|-------------------------------|--|--------------------|
| TYP<br># | PROPOSED SHRUB OR GROUNDCOVER |  | PROPOSED LAWN AREA |
|----------|-------------------------------|--|--------------------|



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SEAL (MARSH C.  
KRIPLEN-LA6667007)

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REVISION & DATE

DRB SET 05/08/2023

DRAWING TITLE  
**UNDERSTORY  
PLANTING PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

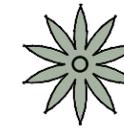
SHEET NUMBER

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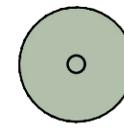


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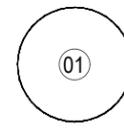
PLANTING LEGEND



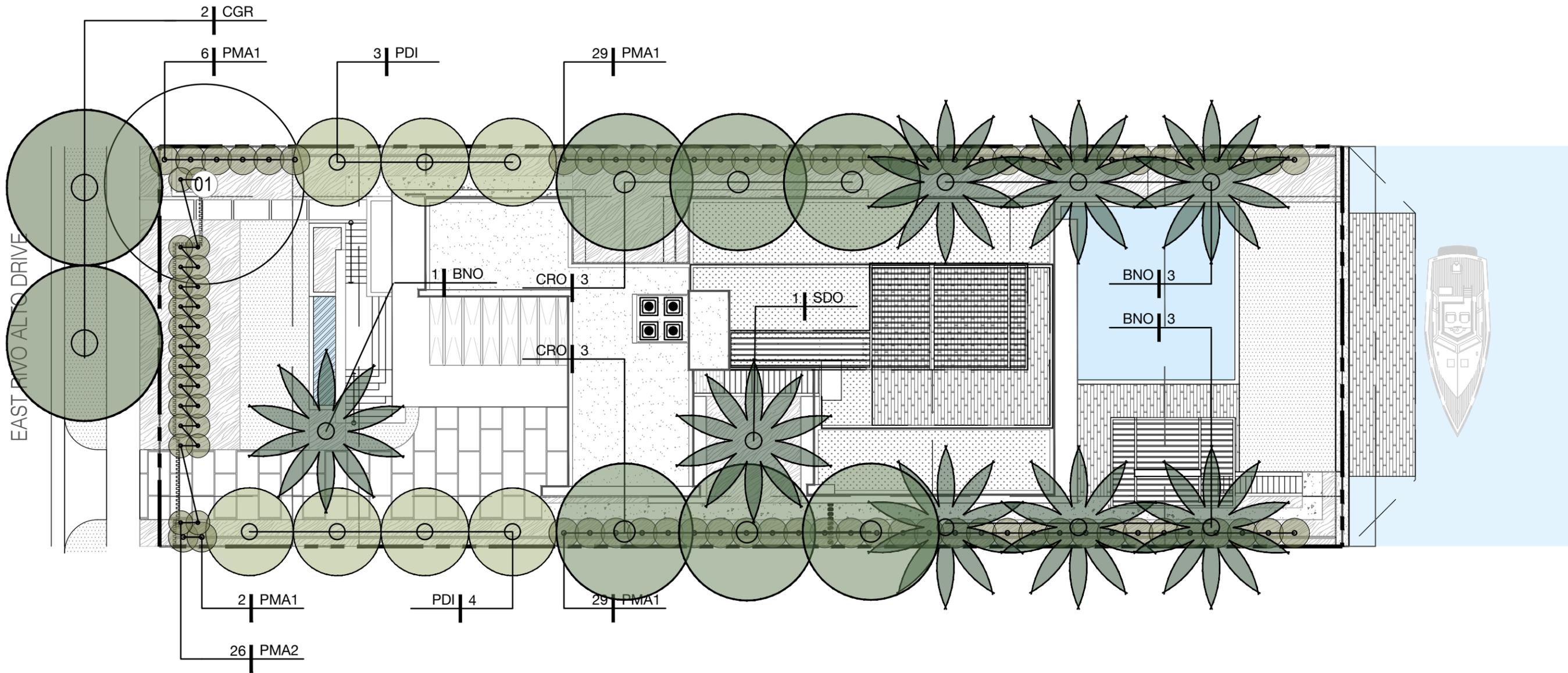
PROPOSED PALM



PROPOSED TREE



EXISTING TREE TO REMAIN



0 8' 16' 32'  
NORTH SCALE: 1/16" = 1'-0"

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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 05/08/2023

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

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L410**



**FRONT VIEW RENDERING / 3D PERSPECTIVE**

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REVISION & DATE

DRAWING TITLE

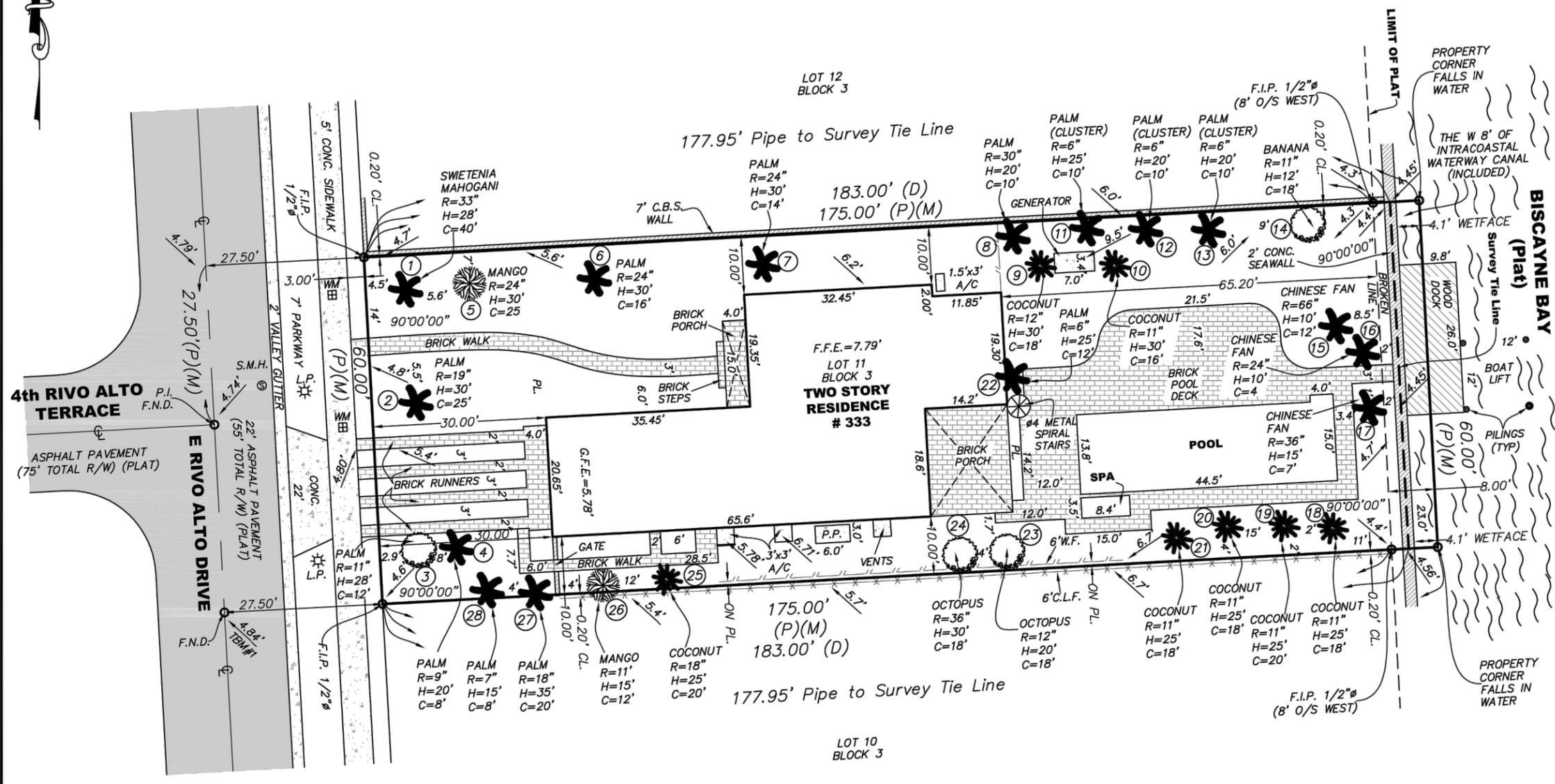
**FRONT  
 RENDERING**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**3D-1**

**"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."**



**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

**LOT AREA**  
 SQ FT. ± 10677.00

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

|   |               |                |   |
|---|---------------|----------------|---|
| REVISIONS:<br>08/23/2022 Lot Area Added<br>09/02/2022 Revisions |               |                |   |
| FLOOD ZONE  | COMM. No.     | PANEL No.      | SUFFIX:   |
| AE  | 120651        | 0294           | L   |
| F.I.R.M.DATE  | F.I.R.M.INDEX | BASE ELEV.     | Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper. |
| 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  |

NOTE:  
 a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.  
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
 c) Code restrictions and title search not reflected in this survey  
 d) Underground utilities, improvements, footings and encroachments, if any not located.  
 e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
 f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

**LEGEND**

|          |                                   |
|----------|-----------------------------------|
| A        | = Arc                             |
| ASPH     | = Asphalt                         |
| BM       | = Bench Mark                      |
| BRG      | = Bearing                         |
| CATV     | = Catch basin                     |
| CB       | = Catch basin                     |
| CBS      | = Concrete Block Structure        |
| CH       | = Chord                           |
| Chattha. | = Chattahoochee                   |
| CL       | = Center Line                     |
| CLF      | = Chain Link Fence                |
| CL       | = Clear                           |
| 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                     |

XXX = Denotes Spot Elevations Taken

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FL LIC: AR 0016966  
 FL LIC: AA 26000837

ADDRESS & OWNER

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

REVISION & DATE

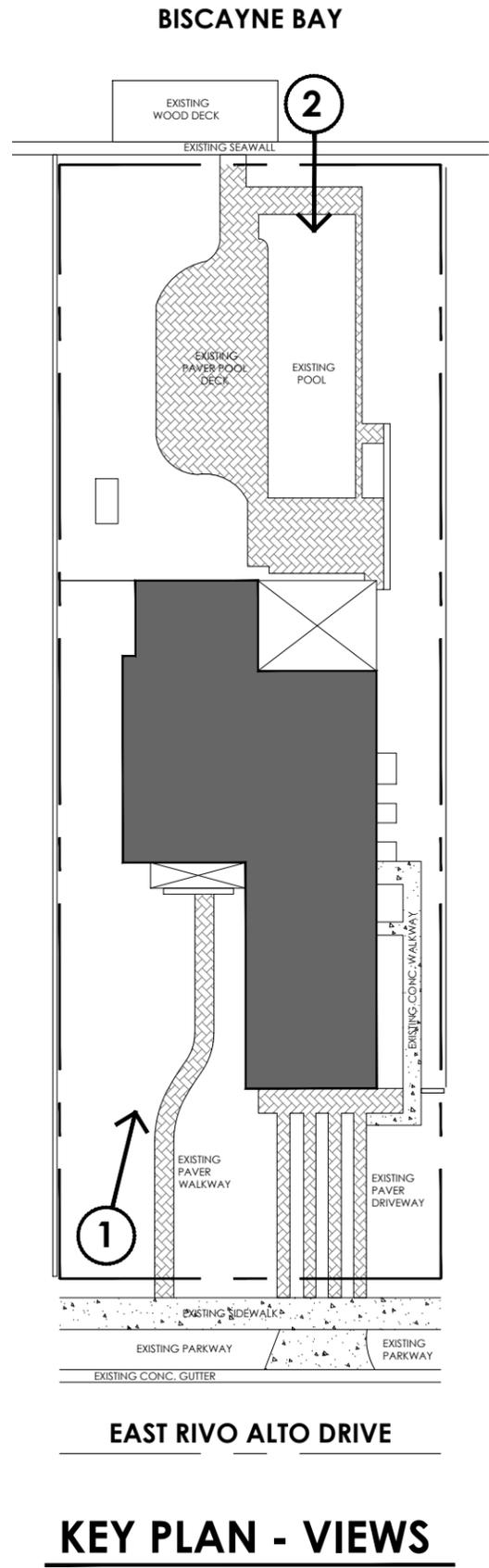
DRAWING TITLE

**SURVEY**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

**SURVEY**



**1 EXISTING RESIDENCE - FRONT**



**2 EXISTING RESIDENCE - REAR**

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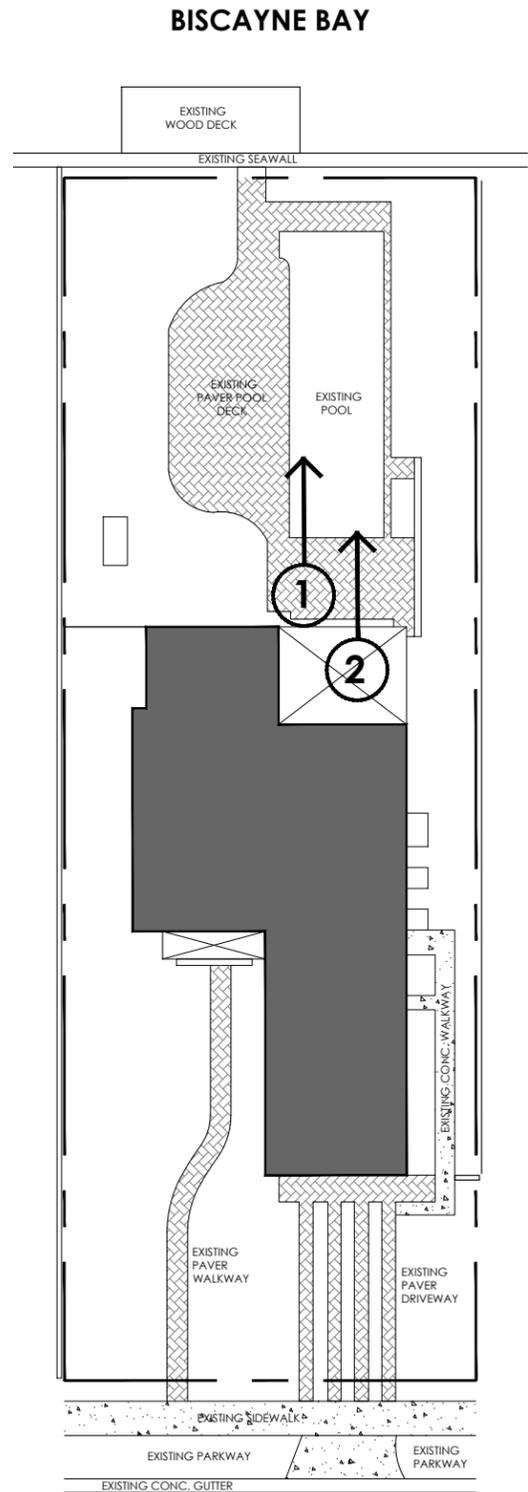
REVISION & DATE

DRAWING TITLE  
**EXISTING RESIDENCE PHOTOS**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**PH-1.0**

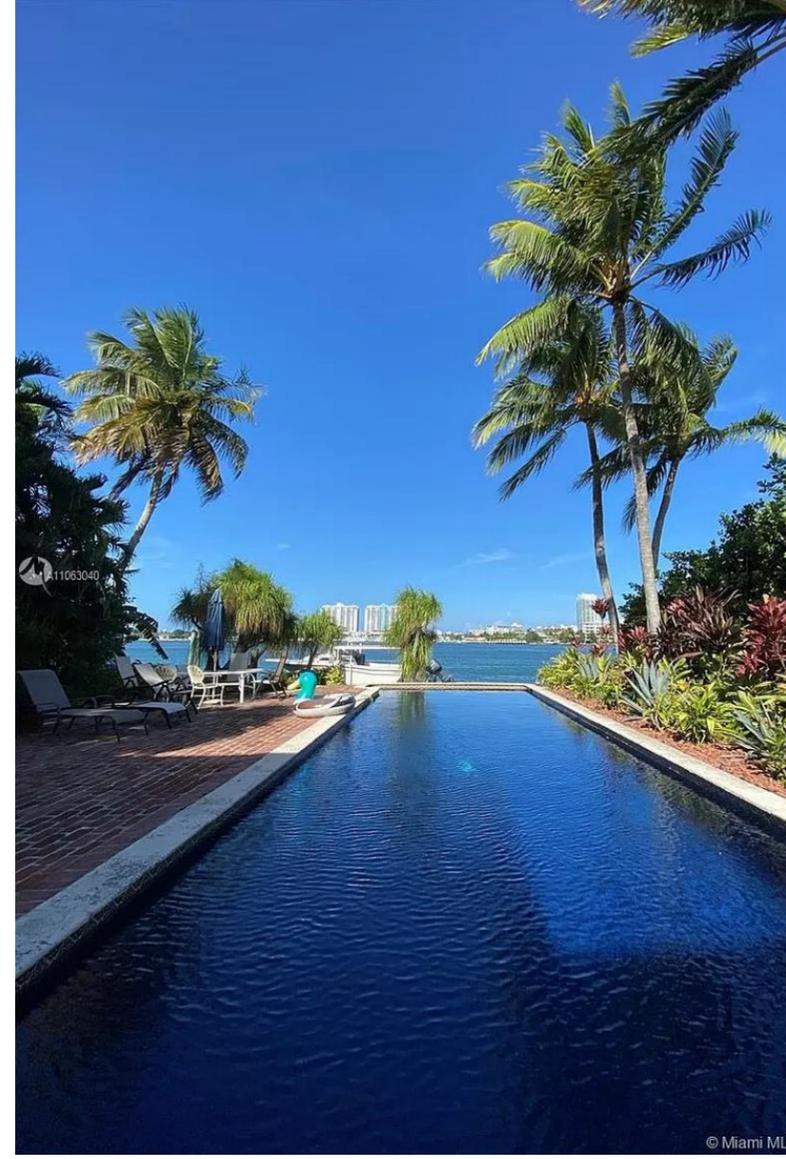


**EAST RIVO ALTO DRIVE**

**KEY PLAN - VIEWS**



**2** **EXISTING RESIDENCE - REAR**



**1** **EXISTING RESIDENCE - REAR**

ADDRESS & OWNER

**NEW RESIDENCE**  
**333 E. RIVO ALTO DRIVE**  
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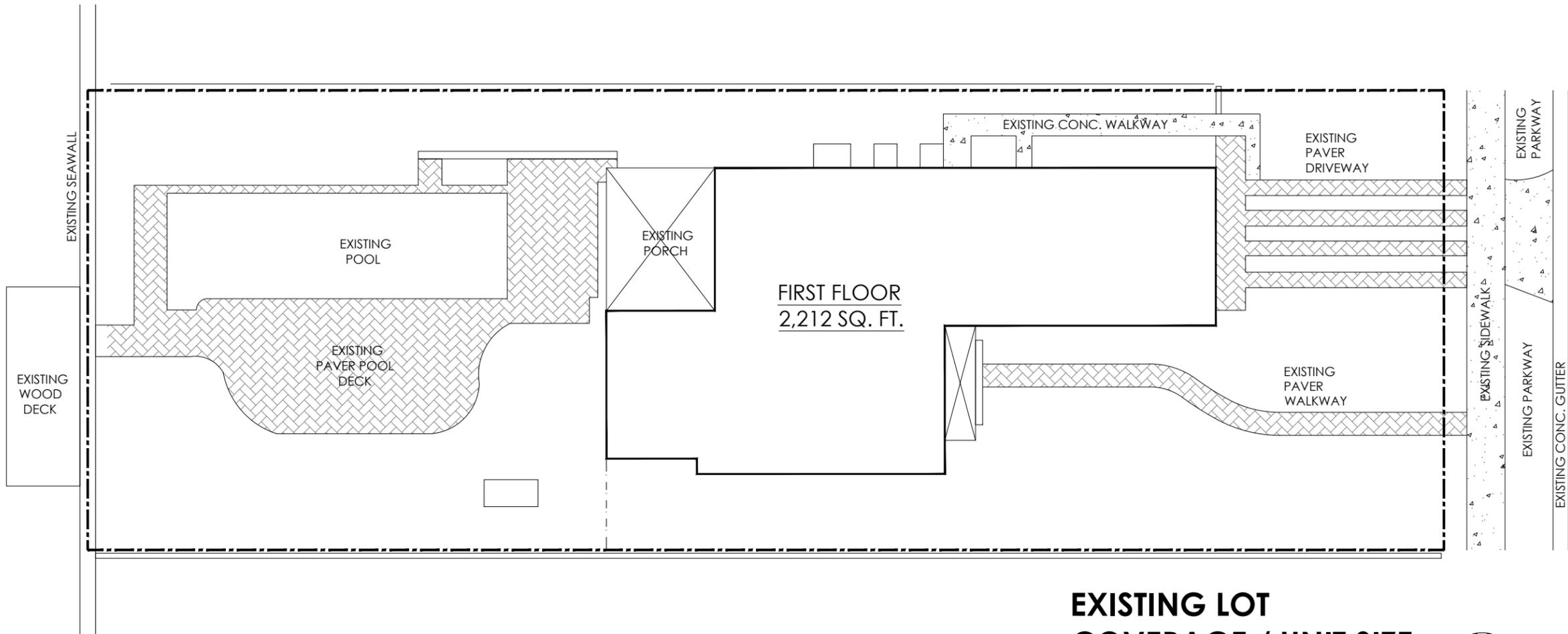
REVISION & DATE

DRAWING TITLE  
**EXISTING  
RESIDENCE  
PHOTOS**

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

**PH-1.1**

**BISCAYNE BAY**



**EAST RIVO ALTO DRIVE**

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

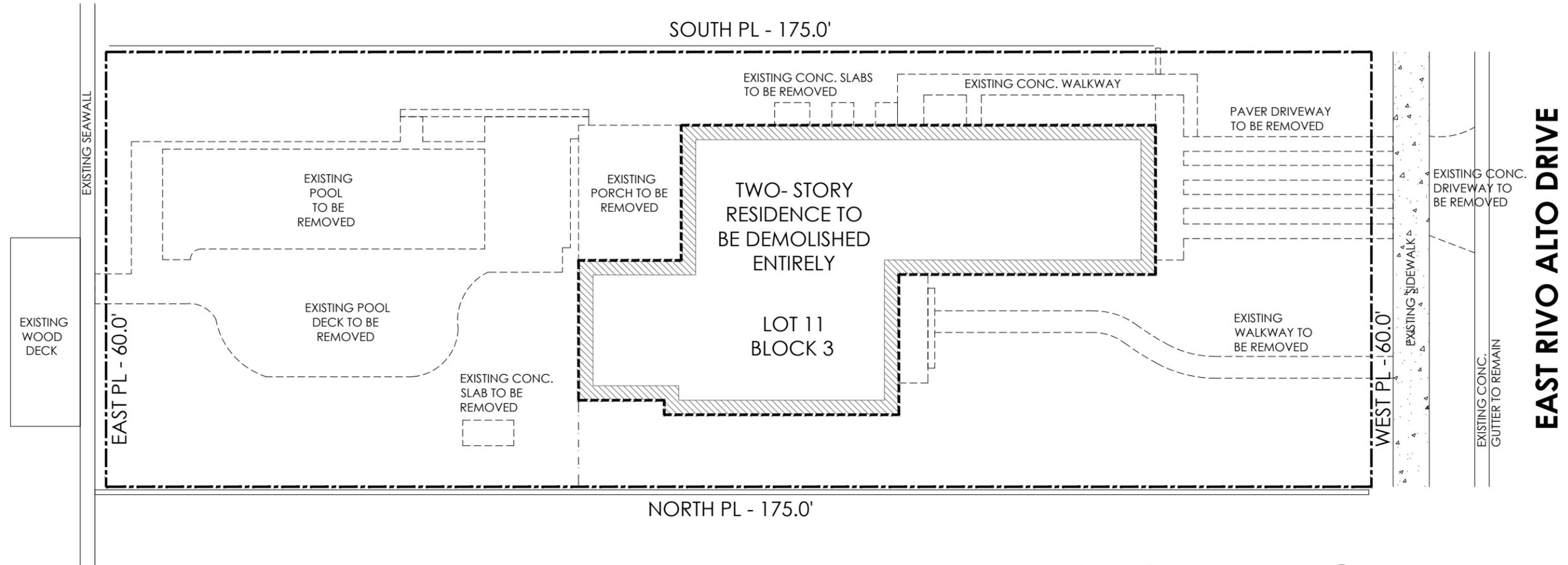
1/16" = 1'-0"

**LOT AREA: 10,677 S.F.**

| EXISTING LOT COVERAGE |                            |
|-----------------------|----------------------------|
| FIRST FL.             | 2,212 S.F.                 |
| <b>TOTAL</b>          | <b>2,212 S.F.</b><br>20.7% |

| EXISTING UNIT SIZE    |                            |
|-----------------------|----------------------------|
| FIRST FL.             | 2,212 S.F.                 |
| SECOND FL. (ESTIMATE) | 2,212 S.F.                 |
| <b>TOTAL</b>          | <b>4,424 S.F.</b><br>40.4% |

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.

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 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

**DEMO PLAN**

SCALE: AS SHOWN

DATE: 07-20-2022

SHEET NUMBER

**D-1.0**



**SIDE**



**REAR**

**NOV. 2022 DESIGN**



**SIDE**



**REAR**

**MAY 2023 DESIGN**

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DRAWING TITLE

**DESIGN  
 COMPARISON**

SCALE: AS SHOWN

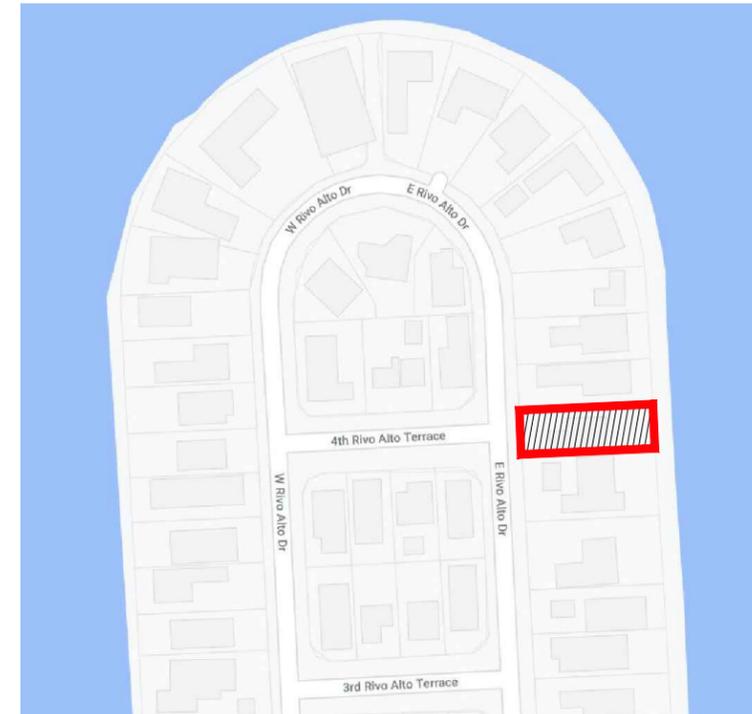
DATE: 07-20-2022

SHEET NUMBER

**A-5.2**

# 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:   | 10,677 S.F.   |   |                                      |              |
| 8      | LOT WIDTH:  | 60'-0"  | LOT DEPTH:  | 178'-0"<br>(TO SEAWALL MIDPOINT )    |              |
| 9      | MAX. LOT COVERAGE SF AND %:                                   | 3,203 SF (30%)  | PROPOSED LOT COVERAGE SF AND %:   | 3,203 SF (30%)                       |              |
| 10     | EXISTING LOT COVERAGE SF AND %:                               | 2,212 SF (21.07%)   | LOT COVERAGE DEDUCTED (GARAGE-STORAGE)  | 3,203 SF (30%)                       |              |
| 11     | FRONT YARD OPEN SPACE SF AND %:                               | 1,261 SF (70.06%)   | REAR YARD OPEN SPACE SF AND %:  | 1,233 SF (76.97%)                    |              |
| 12     | MAX. UNIT SIZE SF AND %:                                      | 5,339 SF (50%)  | PROPOSED UNIT SIZE SF AND %:  | 5,339 SF (50.0%)                     |              |
| 13     | EXISTING FIRST FLOOR UNIT SIZE%:                              | 4,424 SF (40.4%)  | PROPOSED FIRST FLOOR UNIT SIZE SF AND %:  | 2,551 SF (23.89%)                    |              |
| 14     | EXISTING SECOND FLOOR UNIT SIZE:                              | N/A   | PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %<br>(NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB): | N/A                                  |              |
| 15     |   |   | PROPOSED SECOND FLOOR UNIT SIZE SF AND %:   | 2,551 SF (23.89%)                    |              |
| 16     |   |   | PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):                         | 633 SF (24.81%)                      |              |
|        |   |   | GROSS AREA:   | 7,987 SF                             |              |
|        |   | REQUIRED  | EXISTING  | PROPOSED                             | DEFICIENCIES |
| 17     | HEIGHT:   | 31 FT FOR UNDERSTORY FROM FREEBOARD<br>24 FT FROM FIRST FLOOR |   | 25'-2"<br>23'-10"                    |              |
| 18     | SETBACKS:   |   |   |                                      |              |
| 19     | FRONT FIRST LEVEL:  | 20 FT.  | N/A   | 26'-6"                               |              |
| 20     | FRONT SECOND LEVEL:   | 30 FT.  | N/A   | 40'-0"                               |              |
| 21     | SIDE 1 - SOUTH (INTERIOR):                                    | 7'-6"   |   | 7'-6"                                |              |
| 22     | SIDE 2 - WEST (INTERIOR):                                     | 7'-6"   |   | 7'-6"                                |              |
|        | COMBINED SIDE SETBACKS  | 15'-0"  |   | 15'-0"                               |              |
| 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<br>16'-2" TRELIS |              |
| 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 HOME WITH UNDERSTORY

### 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.

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REVISION & DATE

DRAWING TITLE

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

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-1.0**

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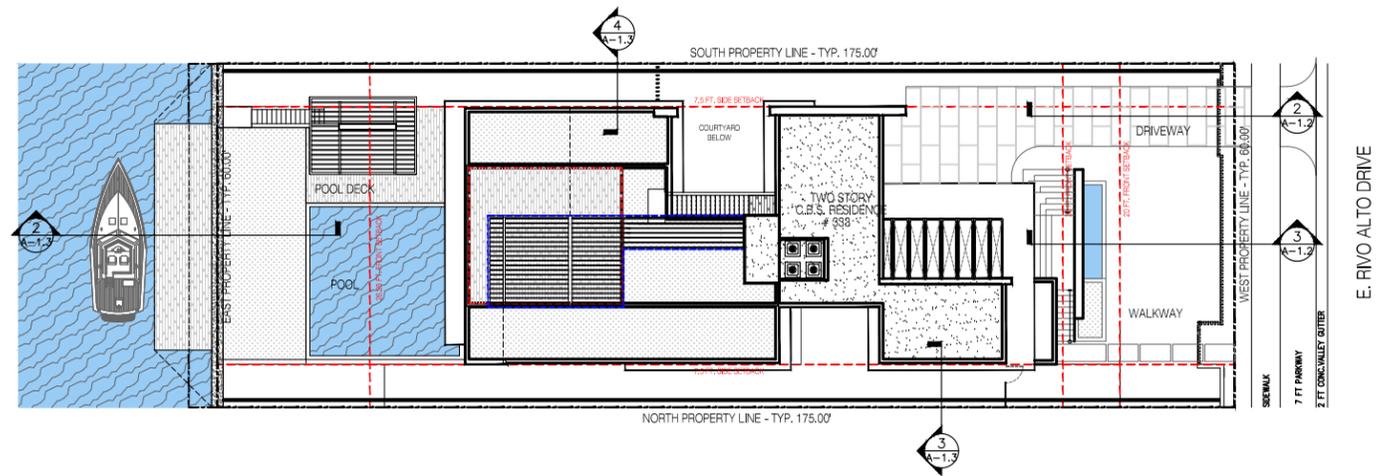
DRAWING TITLE

**YARD SECTIONS**

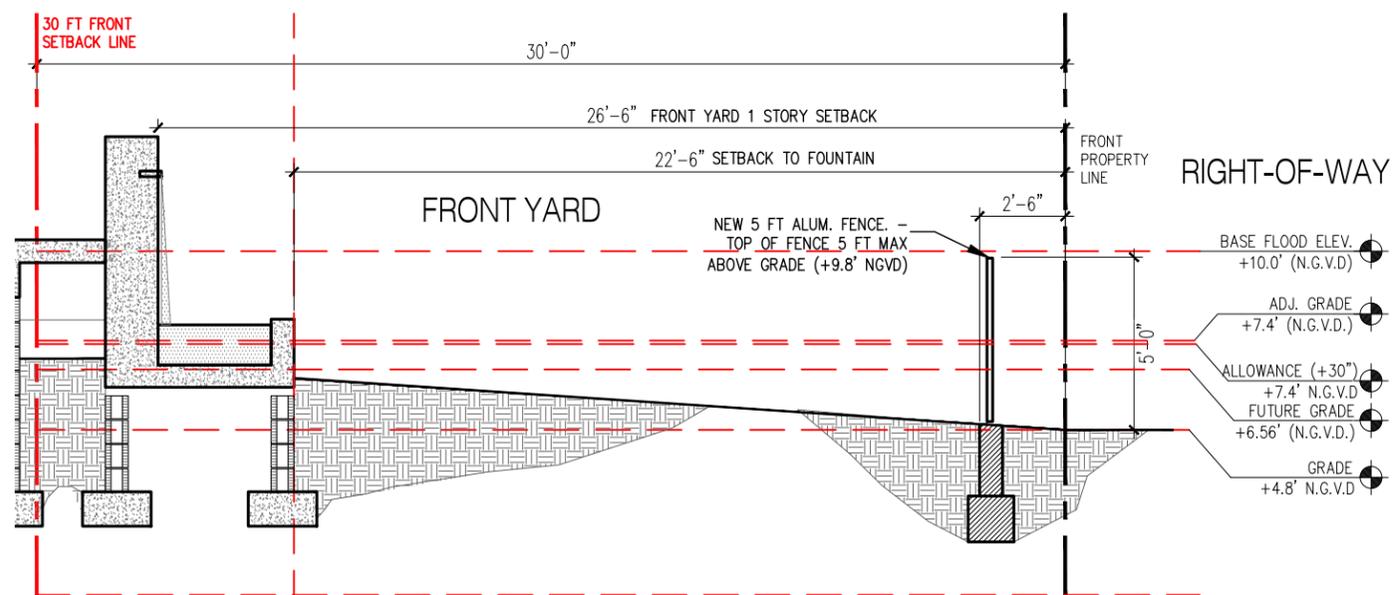
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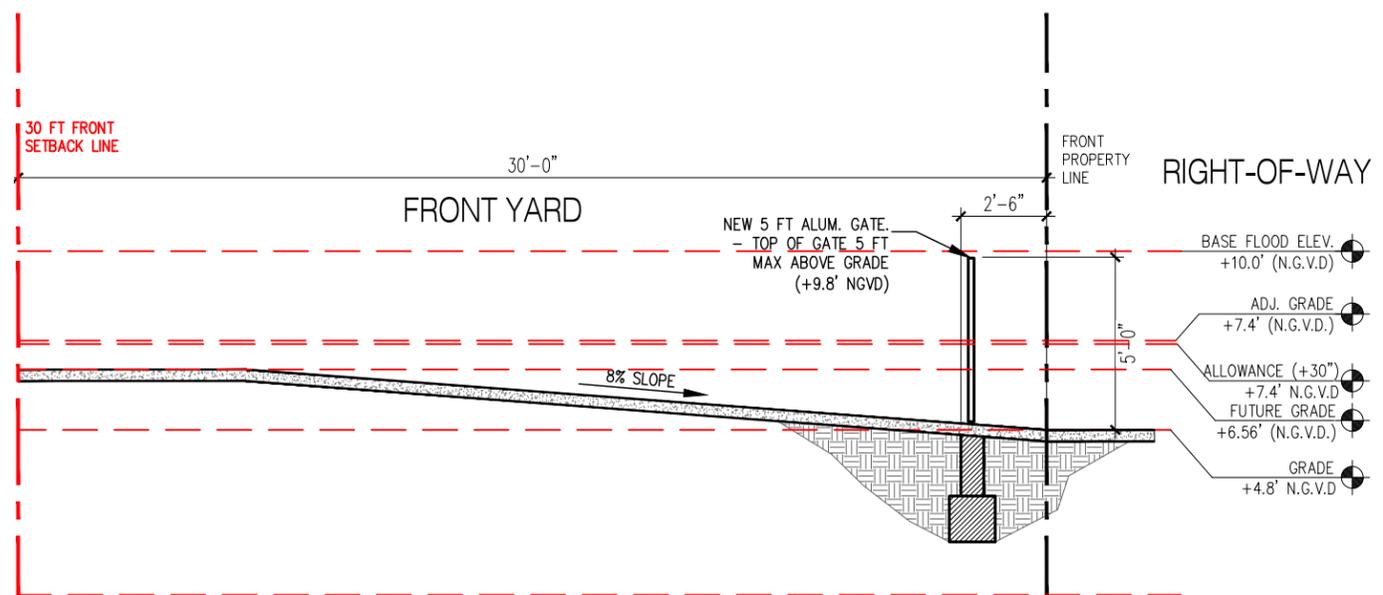
**A-1.2**



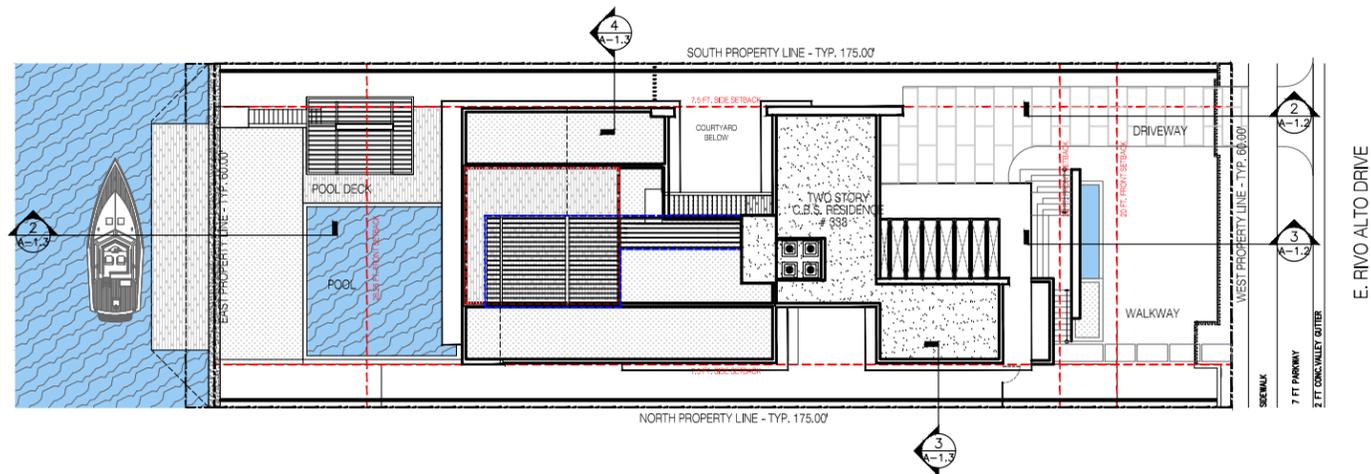
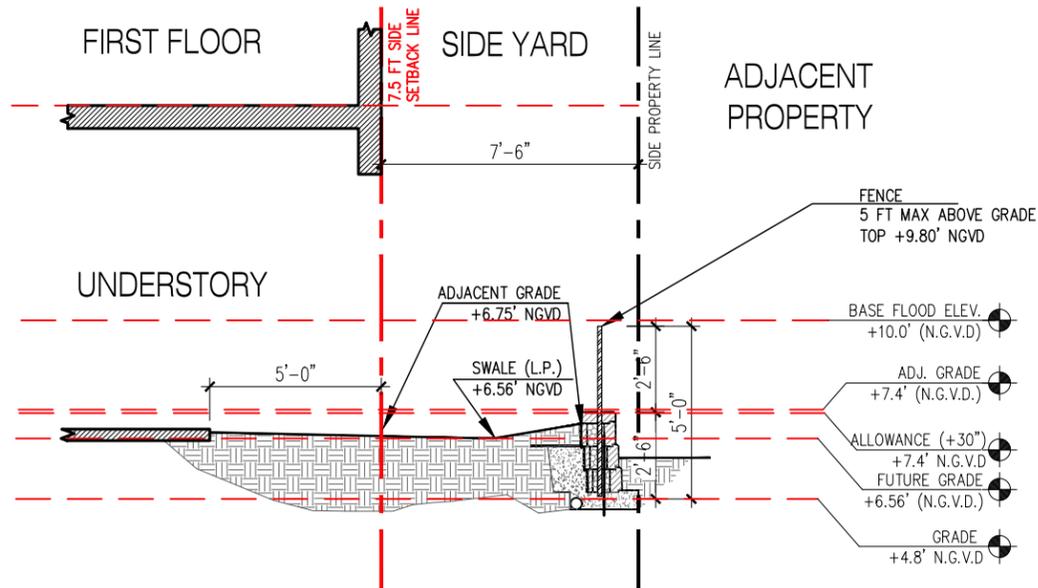
**1** **YARD SECTION KEYPLAN**  
NOT TO SCALE



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

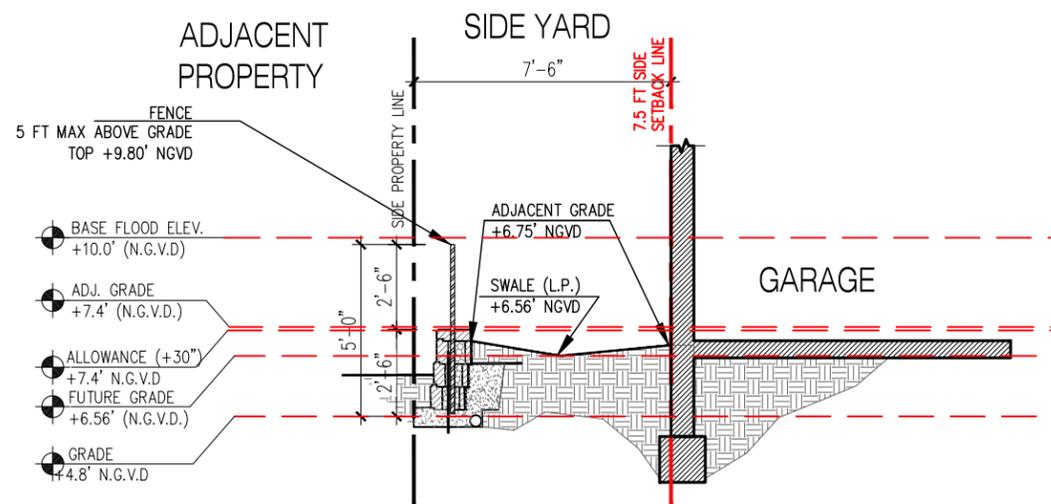


**2** **FRONT YARD SECTION**  
3/16" = 1'-0"

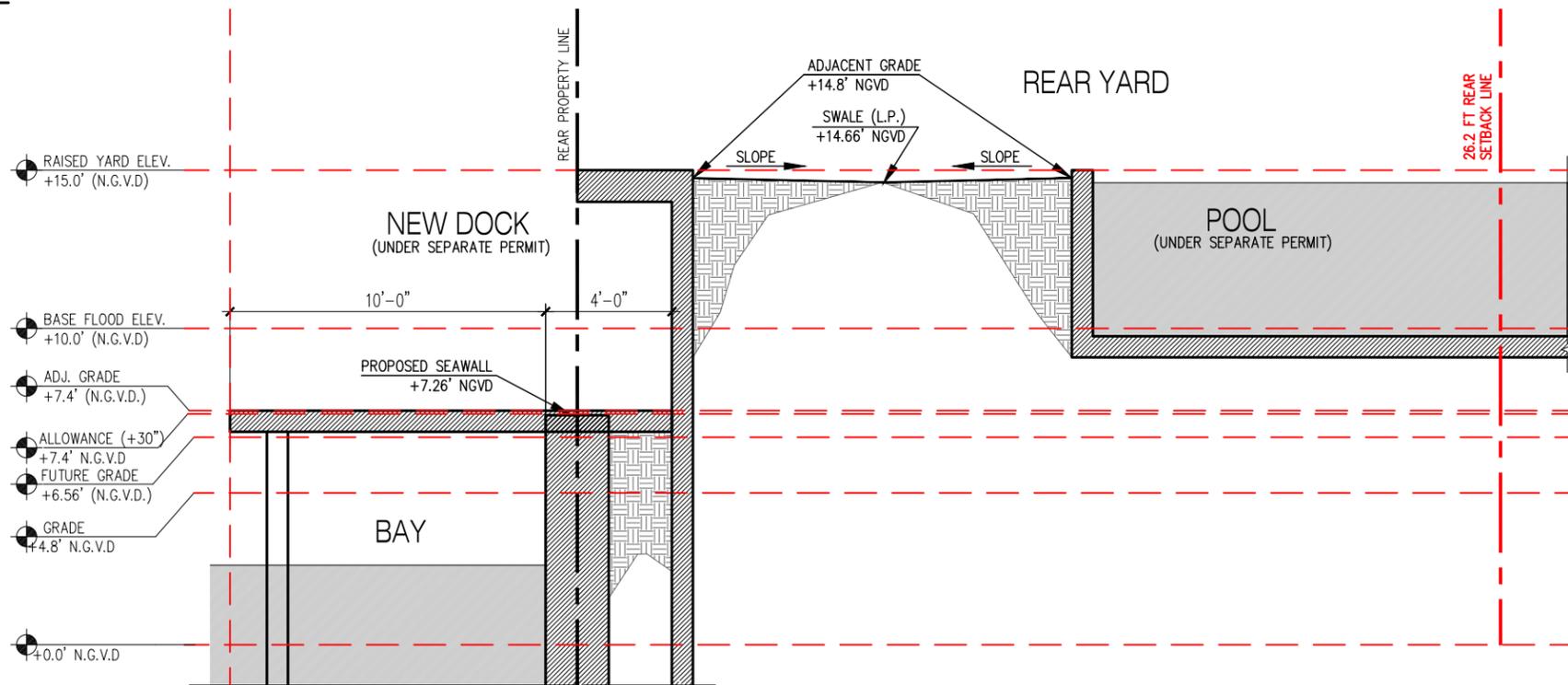


**1** **YARD SECTION KEYPLAN**  
 NOT TO SCALE

**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"

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 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**

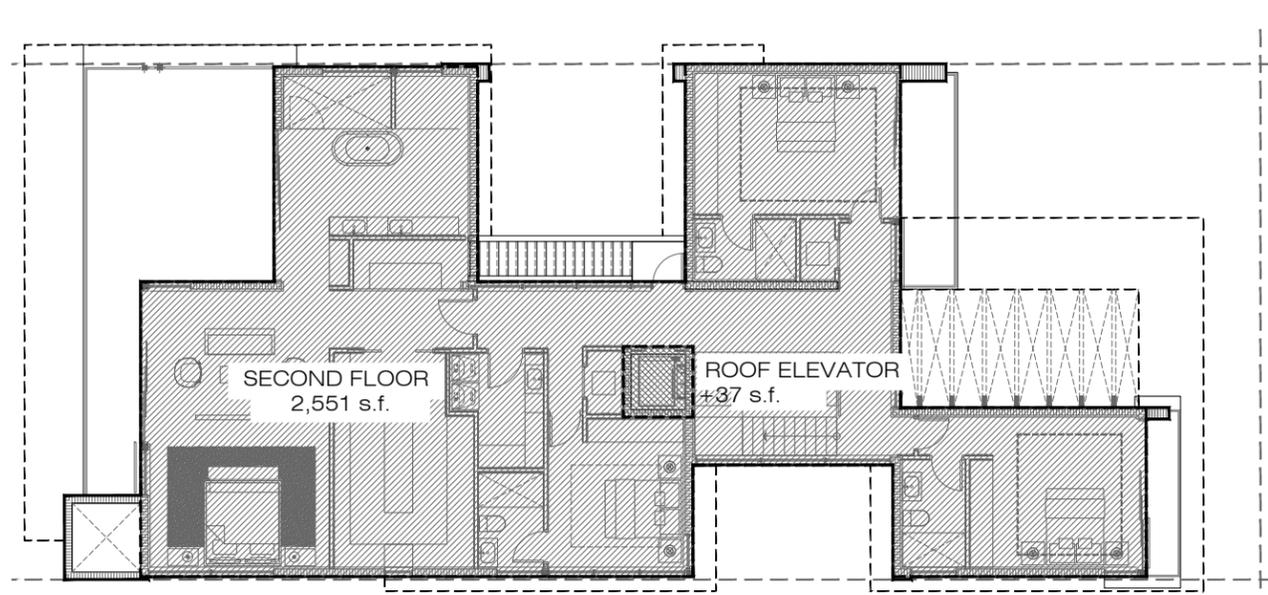
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SCALE: AS SHOWN  
 DATE: 07-20-2022

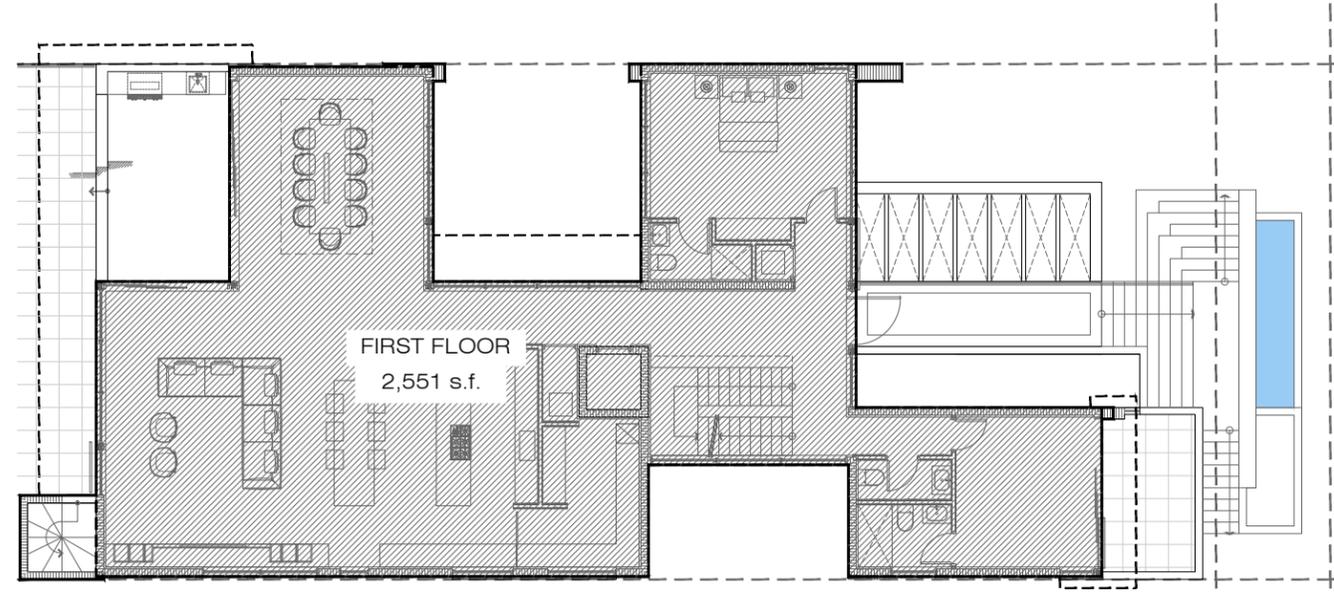
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SHEET NUMBER

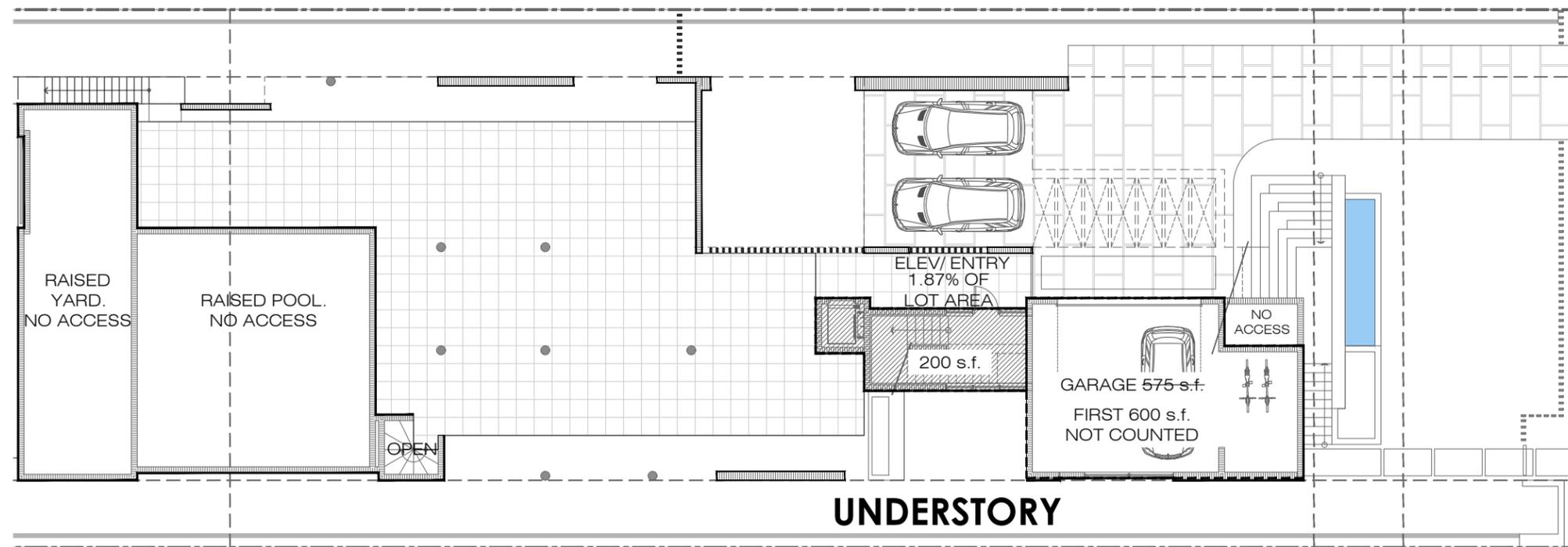
**A-1.3**



**SECOND FLOOR**



**FIRST FLOOR**

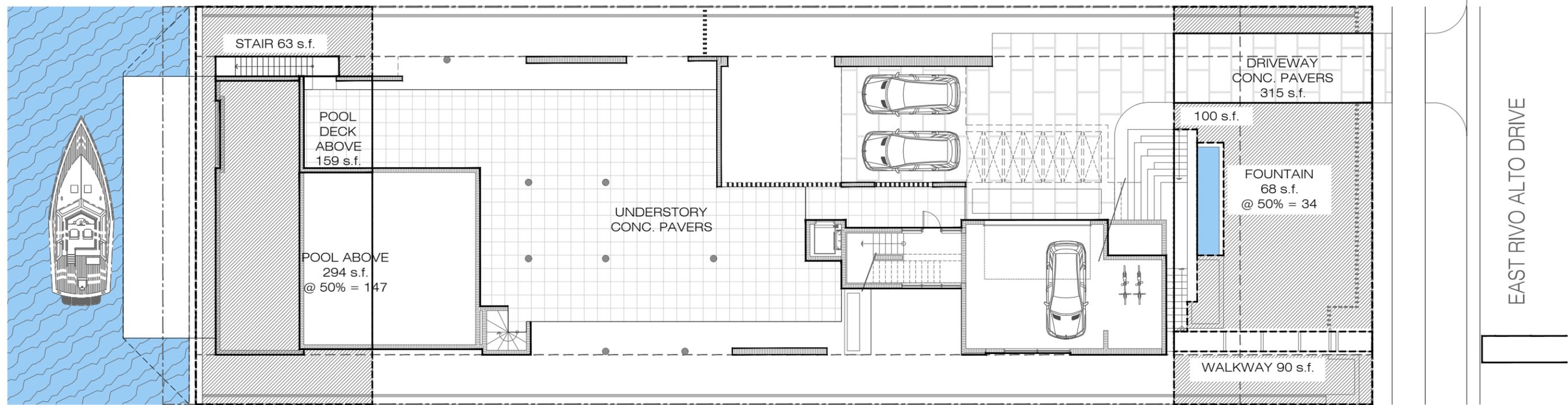


**UNDERSTORY**

 HATCH DENOTES AREA COUNTED



| UNIT SIZE (RS-3)          |                   |
|---------------------------|-------------------|
| LOT AREA                  | 10,677            |
| MAX UNIT SIZE (50%)       | 5,339             |
| GARAGE (N/A) UNDER 600    | 0                 |
| GROUND FLOOR ENTRY / ELEV | 200               |
| FIRST FL. AC              | 2,551             |
| SECOND FL. AC             | 2,551             |
| ROOF ELEVATOR             | 37                |
| <b>TOTAL PROPOSED</b>     | <b>5,339 S.F.</b> |
| PERCENT OF UNIT AREA      | 50%               |



REAR YARD  
TOTAL: 1,602 S.F.

HATCH DENOTES GRASSED AREA

FRONT YARD  
AREA: 1,800 S.F.

| REAR YARD                         |            |
|-----------------------------------|------------|
| YARD AREA                         | 1,602      |
| MIN. GREEN AREA (70%)             | 1221       |
| <hr/>                             |            |
| POOL DECK                         | 159        |
| POOL @ 50%                        | 147        |
| ACCESS STAIRS                     | 63         |
| <hr/>                             |            |
| TOTAL COVERED AREA                | 369 S.F.   |
| TOTAL GREEN AREA                  | 1,233 S.F. |
| PERCENTAGE OF GREEN AREA PROVIDED | 76.97%     |

**1** **OPEN SPACE DIAGRAM**

1/16" = 1'-0"

| FRONT YARD                        |            |
|-----------------------------------|------------|
| YARD AREA                         | 1,800      |
| MIN. GREEN AREA (70%)             | 1260       |
| <hr/>                             |            |
| DRIVEWAY                          | 315        |
| FOUNTAIN @ 50%                    | 34         |
| ENTRY STAIR                       | 100        |
| WALKWAY                           | 90         |
| <hr/>                             |            |
| TOTAL COVERED AREA                | 539 S.F.   |
| TOTAL GREEN AREA                  | 1,261 S.F. |
| PERCENTAGE OF GREEN AREA PROVIDED | 70.06%     |

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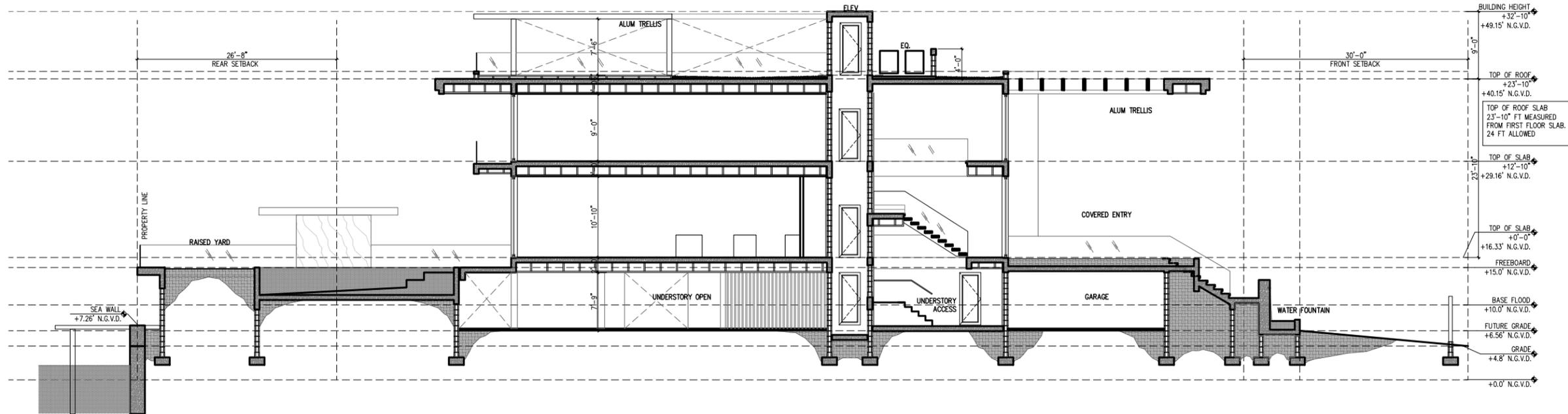
DRAWING TITLE

**OPEN SPACE DIAGRAM**

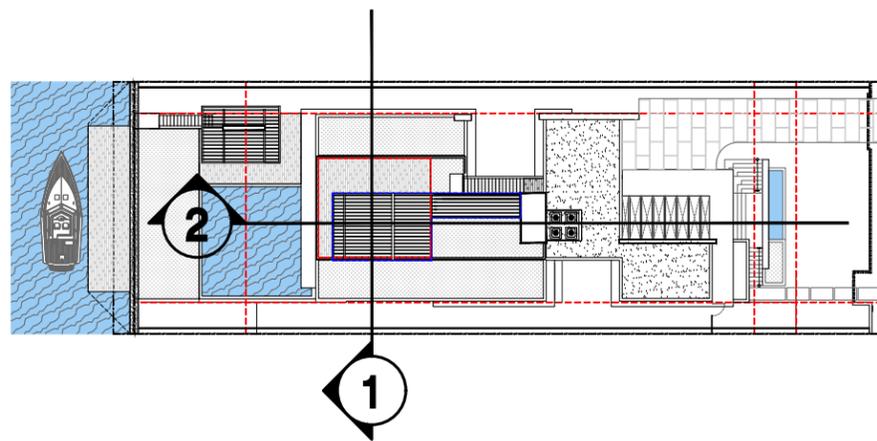
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DATE: 07-20-2022

SHEET NUMBER

**A-1.6**

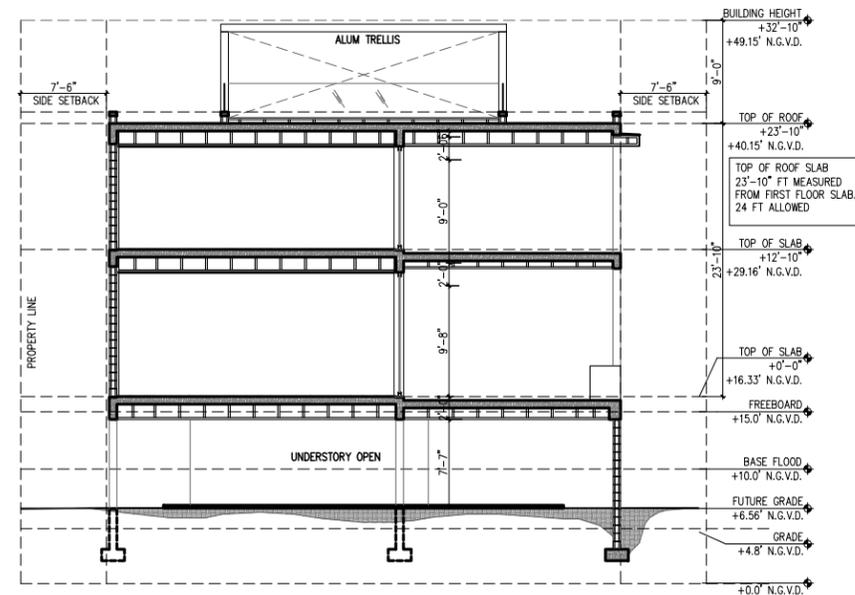


**2 SECTION**  
1/16"=1'-0"



**SECTION KEYPLAN**

NOT TO SCALE



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

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DRAWING TITLE

**SECTION**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**A-4.1**

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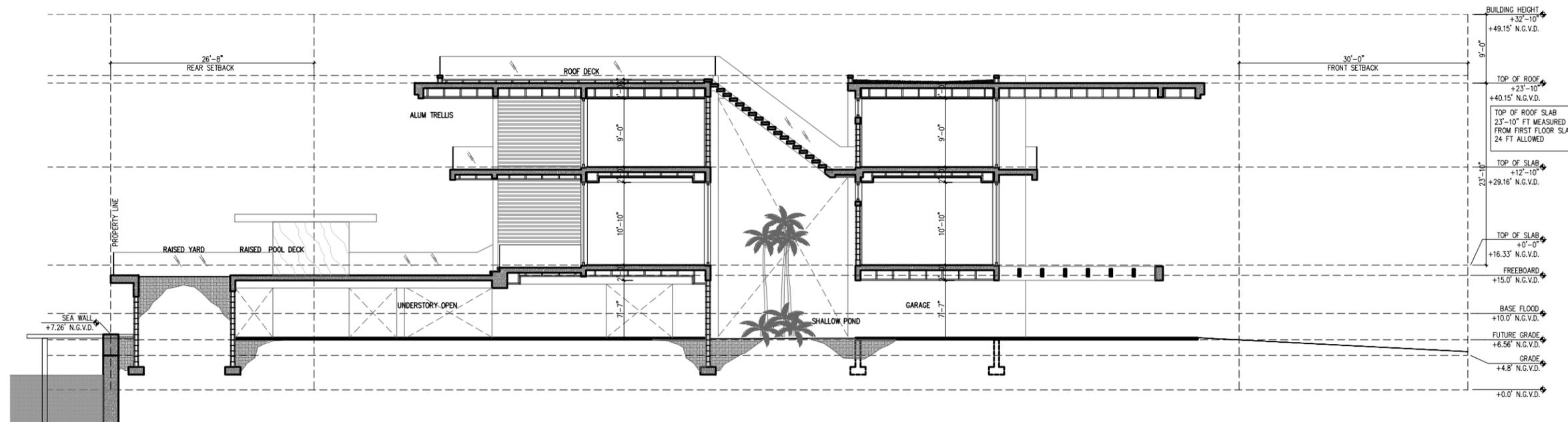
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**SECTION**

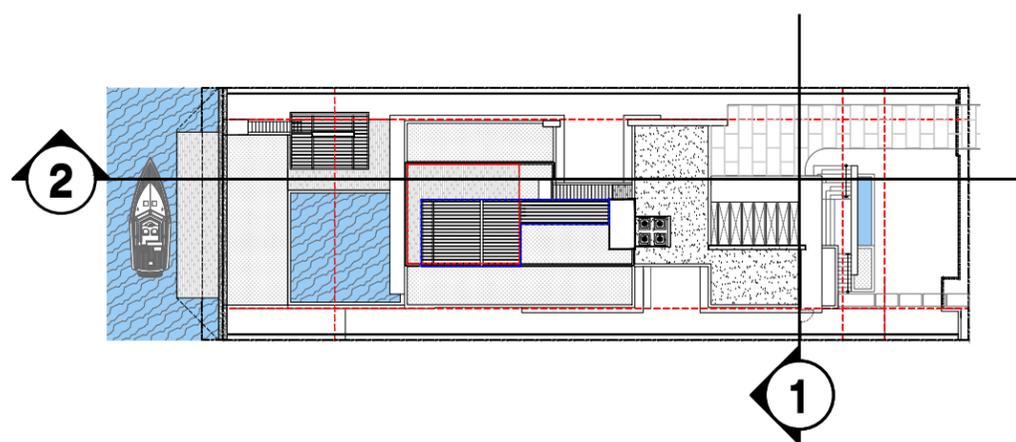
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DATE: 07-20-2022

SHEET NUMBER

**A-4.2**

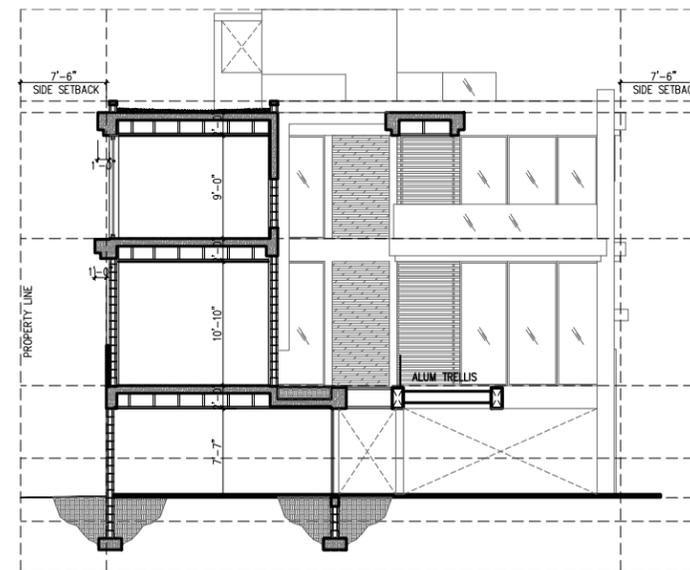


**2 SECTION**  
1/16"=1'-0"



**SECTION KEYPLAN**

NOT TO SCALE



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



**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**

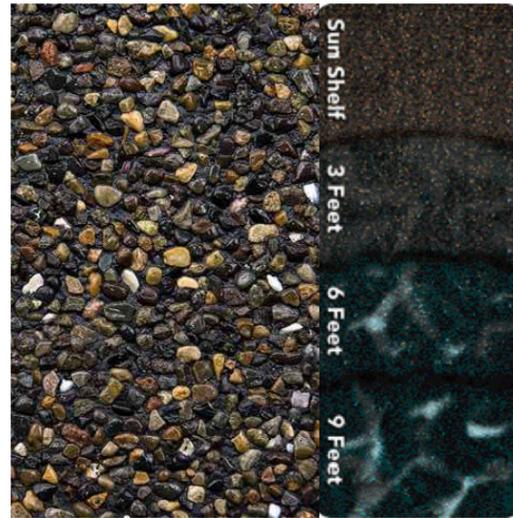
COLOR: "SALT & PEPPER"  
 LOCATION: PEDESTRIAN CIRCULATION  
 SPECS: 1/2" - 1" Ø  
 SOURCE: BERNIE'S ROCK & GARDEN  
 www.berniesrockandgarden.com  
 786.242.4443



**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.

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SEAL (MARSH C.  
 KRIPLEN-LA6667007)

ADDRESS & OWNER

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REVISION & DATE

DRB SET 05/08/2023

DRAWING TITLE  
**MATERIALS SCHEDULE**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

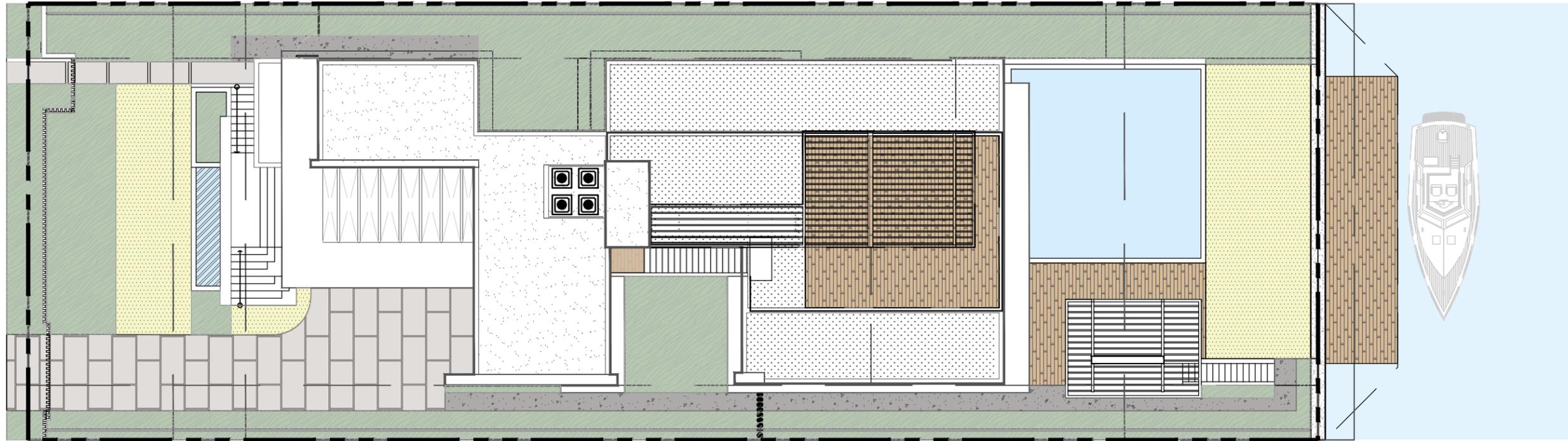
**L200**

EAST RIVO ALTO DRIVE

MATERIALS LEGEND

|   |                |   |            |   |            |
|---|----------------|---|------------|---|------------|
|  | MATERIAL A     |  | MATERIAL B |  | MATERIAL C |
|  | MATERIAL D     |  | MATERIAL E |  | LAWN AREA  |
|  | LANDSCAPE AREA |   |            |   |            |

REFER TO L200 FOR MATERIALS SPECS



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DRAWING TITLE  
**MATERIALS PLAN**

SCALE: AS SHOWN

DATE: 07-20-2022

SHEET NUMBER

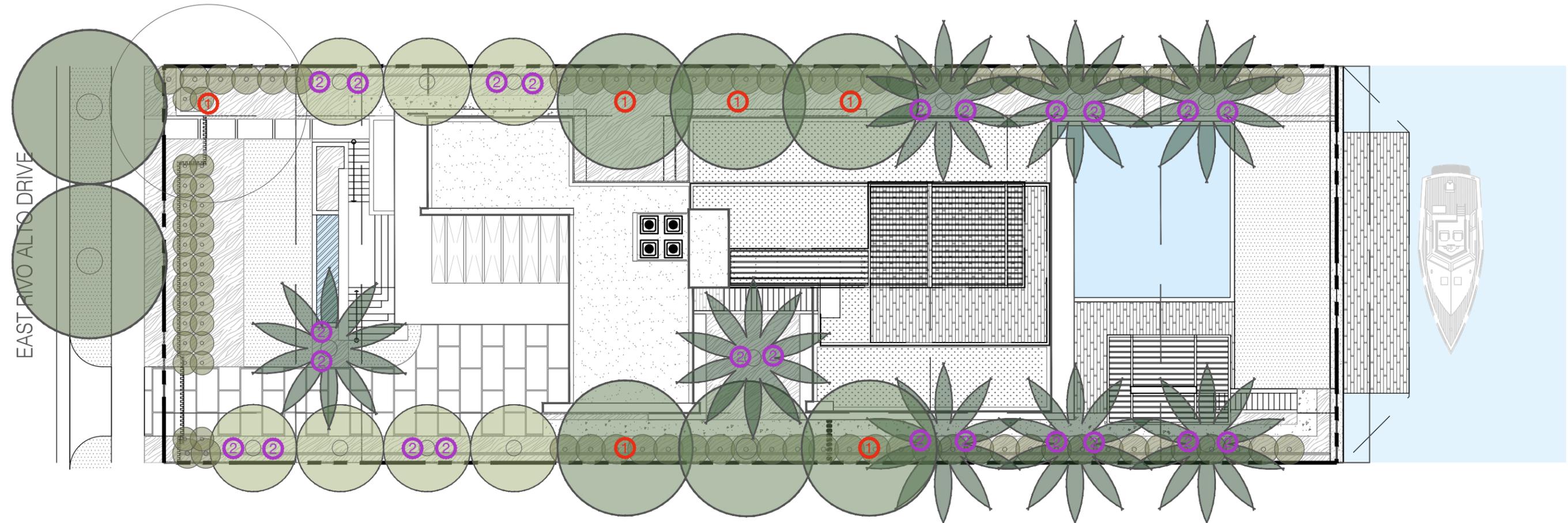
**L210**



0 8' 16' 32'  
NORTH SCALE: 1/16" = 1'- 0"

# LIGHTING LEGEND

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



EAST RIVO ALTO DRIVE

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

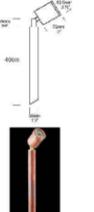


The NPS Spot is ideal for illuminating bushes and trees from ground level. The luminaire has been designed with a recessed 2" NPS base which can be easily fixed to a Hunza™ Super Spike ground stake, Hunza™ Tree Mount Kit or any 2" NPS fitting. It has a fully adjustable head allowing 360 degree rotation 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 temperate, float glass lens and high temperature silicon gaskets.

The Hunza PURE LED system uses Cree MT-G LEDs for maximum performance and long life. Power supply options include a choice of integral 12 volt driver or an external remote driver. The PURE LED system incorporates an innovative Plug-and-Play system for easy replacement or upgrade of other LED engines or integral driver.

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



The Pole Spot has a single spotlight which can be aimed in any single direction. This luminaire is ideal for path lighting as well as tree lighting, or the head may be aimed downward spotlighting ground 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, tempered, 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 LEDs for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote driver connected driver. The PURE LED system incorporates HUNZA's Plug-and-Play system for easy replacement of other LED engines or integral driver in the field. Four beam angles, and a choice of a Warm or Cool White colour temperatures are available.

**Ordering Information**

| Luminaire | Driver mA         | Lens               | Colour Temp | Accessories                    | Material/Finish    |
|-----------|-------------------|--------------------|-------------|--------------------------------|--------------------|
| NPS/L     | S - Series Wiring | 15 - 15° TIR Lens  | 3 - 3000K   | GG - Glass Gasket              | BL - Black         |
|           | D2 - 200mA        | 25 - 25° TIR Lens  | 4 - 4000K   | GL - Hex Cell Silicone Adaptor | BZ - Bronze        |
|           | D10 - 1000mA      | 38 - 38° Reflector |             | LS - Lens Sealant              | GR - Green         |
|           |                   | 60 - 60° Reflector |             | SP - Super Spike               | WH - White         |
|           |                   |                    |             | SM - Super Spike Mount         | WB - White         |
|           |                   |                    |             | SS - 316 Stainless             | CG - Dark Grey     |
|           |                   |                    |             |                                | CG - Olive Green   |
|           |                   |                    |             |                                | RG - Ridge         |
|           |                   |                    |             |                                | CR - Copper        |
|           |                   |                    |             |                                | SS - 316 Stainless |

**Ordering Information**

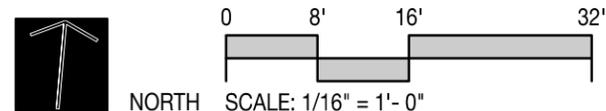
| Luminaire | Driver mA    | Lens               | Colour Temp | Accessories                    | Material/Finish    |
|-----------|--------------|--------------------|-------------|--------------------------------|--------------------|
| PSL       | S - Series   | 15 - 15° TIR Lens  | 3 - 3000K   | GG - Glass Gasket              | BL - Black         |
|           | D2 - 200mA   | 25 - 25° TIR Lens  | 4 - 4000K   | GL - Hex Cell Silicone Adaptor | BZ - Bronze        |
|           | D10 - 1000mA | 38 - 38° Reflector |             | LS - Lens Sealant              | GR - Green         |
|           |              | 60 - 60° Reflector |             | SP - Super Spike               | WH - White         |
|           |              |                    |             | SM - Super Spike Mount         | WB - White         |
|           |              |                    |             | SS - 316 Stainless             | CG - Dark Grey     |
|           |              |                    |             |                                | CG - Olive Green   |
|           |              |                    |             |                                | RG - Ridge         |
|           |              |                    |             |                                | CR - Copper        |
|           |              |                    |             |                                | SS - 316 Stainless |

**HUNZA**  
120 Pelton Way  
New Zealand

TEL: 64 9 258 8471  
FAX: 64 9 258 8511  
www.hunza.co.nz

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DRAWING TITLE

**LIGHTING PLAN**

---

SCALE: AS SHOWN  
DATE: 07-20-2022

---

SHEET NUMBER

**L800**

# TREES & PALMS PLANTING SCHEDULE

| ABR                              | QTTY    | BOTANICAL NAME          | COMMON NAME             | SPECIFICATIONS     |
|----------------------------------|---------|-------------------------|-------------------------|--------------------|
| <b>TREES</b>                     |         |                         |                         |                    |
| CGR                              | 2       | CAESALPINA GRANADILLO   | BRIDALVEIL              | 16' HT / 8' SPREAD |
| CRO                              | 6       | CLUSIA ROSEA            | AUTOGRAPH TREE          | 20' x 10'          |
| <b>PALMS</b>                     |         |                         |                         |                    |
| BNO                              | 7       | BISMARKIA NOBILIS       | BISMARK PALM            | 25' CT             |
| SDO                              | 1       | SABAL DOMINIGENSIS      | DOMINICAN SABAL         | 20' 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                               | 760     | CHRYSOBALANUS ICACO     | COCOPLUM                | 3 GAL / 12" O.C.   |
| CN                               | 113     | CLUSIA NANA             | DUARF CLUSIA            | 3 GAL / 24" O.C.   |
| DI                               | 16      | DESMODIUM INCANUM       | WILD PEANUT             | 3 GAL / 24" O.C.   |
| IV                               | 30      | IRIS VERSICOLOR         | PURPLE IRIS             | 3 GAL / 24" O.C.   |
| LM                               | 211     | LIRIOPE MUSCARI         | LILYTURF                | 1 GAL / 18" O.C.   |
| MD                               | 14      | MONSTERA DELICIOSA      | SWISS CHEESE PLANT      | 3 GAL / 48" O.C.   |
| NF                               | 52      | NEPHROLEPIS FALCATA     | MACHO FERN              | 3 GAL / 36" O.C.   |
| PB                               | 57      | PHILODENDRON BURLE MARX | BURLE MARX PHILODENDRON | 3 GAL / 24" O.C.   |
| <b>GRASSES</b>                   |         |                         |                         |                    |
| ZJ                               | 1296 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.

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## 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/<br>ALLOWED    | PROVIDED             |
| A.   | Sq. Ft. of required Open Space<br>Lot area: <u>10,500</u><br>Multiplier: <u>30%</u>   | <u>3,150</u>            | <u>3,150</u>         |
| B.   | Sq. Ft. of parking lot open space<br>Parking Spaces: <u>2</u><br>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-<br>Open space required: <u>3,170</u><br>Multiplier: <u>20%</u>   | <u>634</u>              | <u>766</u>           |
| TREES  |   |                         |                      |
| A.   | Number of trees required per lot, less existing trees<br>Required Trees/Lot: <u>28</u><br>Net lot acres: <u>0.2410</u><br>Required Trees: <u>16</u><br>Existing trees: <u>0</u> | <u>16</u>               | <u>16</u>            |
| B.   | % Palms allowed<br>Trees provided: <u>16</u><br>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<br>Trees provided: <u>16</u><br>Multiplier: <u>30%</u>  | <u>5</u>                | <u>5</u>             |
| D.   | % Drought tolerant and low maintenance species required<br>Trees provided: <u>16</u><br>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.)<br>Linear ft of street frontage: <u>60</u><br>Multiplier: <u>20</u><br>Existing trees: <u>0</u>                              | <u>3</u>                | <u>3</u>             |
| B.   | Street trees directly below power lines<br>Linear ft of street frontage: <u>60</u><br>Multiplier: <u>20</u>   | <u>0</u>                | <u>0</u>             |
| SHRUBS   |   |                         |                      |
| A.   | Number of shrubs required<br>Lot and street trees required: <u>18</u><br>Multiplier: <u>12</u>  | <u>252</u>              | <u>252</u>           |
| B.   | % Native species required<br>Shrubs provided: <u>252</u><br>Multiplier: <u>50%</u>  | <u>126</u>              | <u>126</u>           |
| LARGE SHRUBS OR SMALL TREES  |   |                         |                      |
| A.   | Number of shrubs or small tree required<br>Shrubs required: <u>252</u><br>Multiplier: <u>10%</u>  | <u>25</u>               | <u>25</u>            |
| B.   | % Native species required<br>Shrubs provided: <u>65</u><br>Multiplier: <u>50%</u>   | <u>33</u>               | <u>33</u>            |

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ADDRESS & OWNER

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

REVISION & DATE

DRB SET 05/08/2023

DRAWING TITLE  
**PLANTING  
SCHEDULE & NOTES**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**L400**

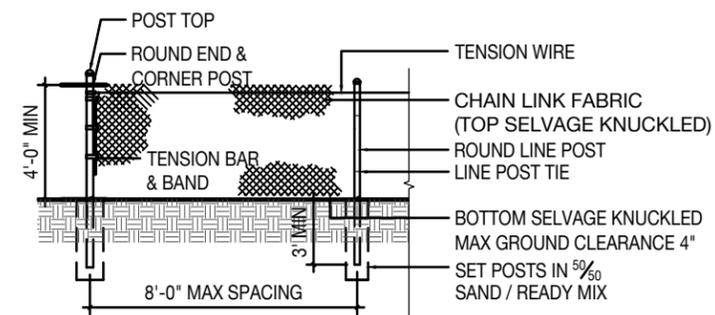
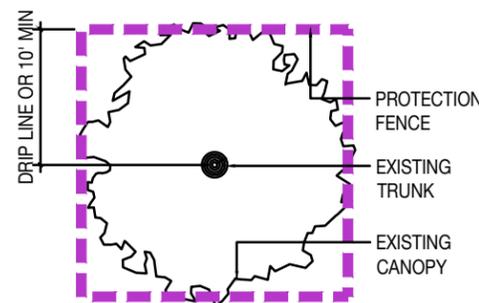
| TREE No.   | TREE - LATIN NAME      | TREE - COMMON NAME | DIAMETER at BREAST HEIGHT (in inches, unless otherwise noted) | APPROXIMATE HEIGHT (in feet) | CANOPY DIAMETER (in feet) | CRITICAL ROOTZONE RADIUS (in feet) | CONDITION | DISPOSITION | REMOVAL- MUNICIPAL CRITERIA |        |   |
|--|------------------------|--------------------|---|------------------------------|---------------------------|------------------------------------|-----------|-------------|-----------------------------|--------|---|
|  |                        |                    |   |                              |                           |                                    |           |             | 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   | SHEFFLERA ACTINOPHYLLA | OCTOPUS TREE       | 12"   | 20'                          | 18'                       |                                    |           | REMOVE      |                             | 12     |   |
| 24   | SHEFFLERA 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.

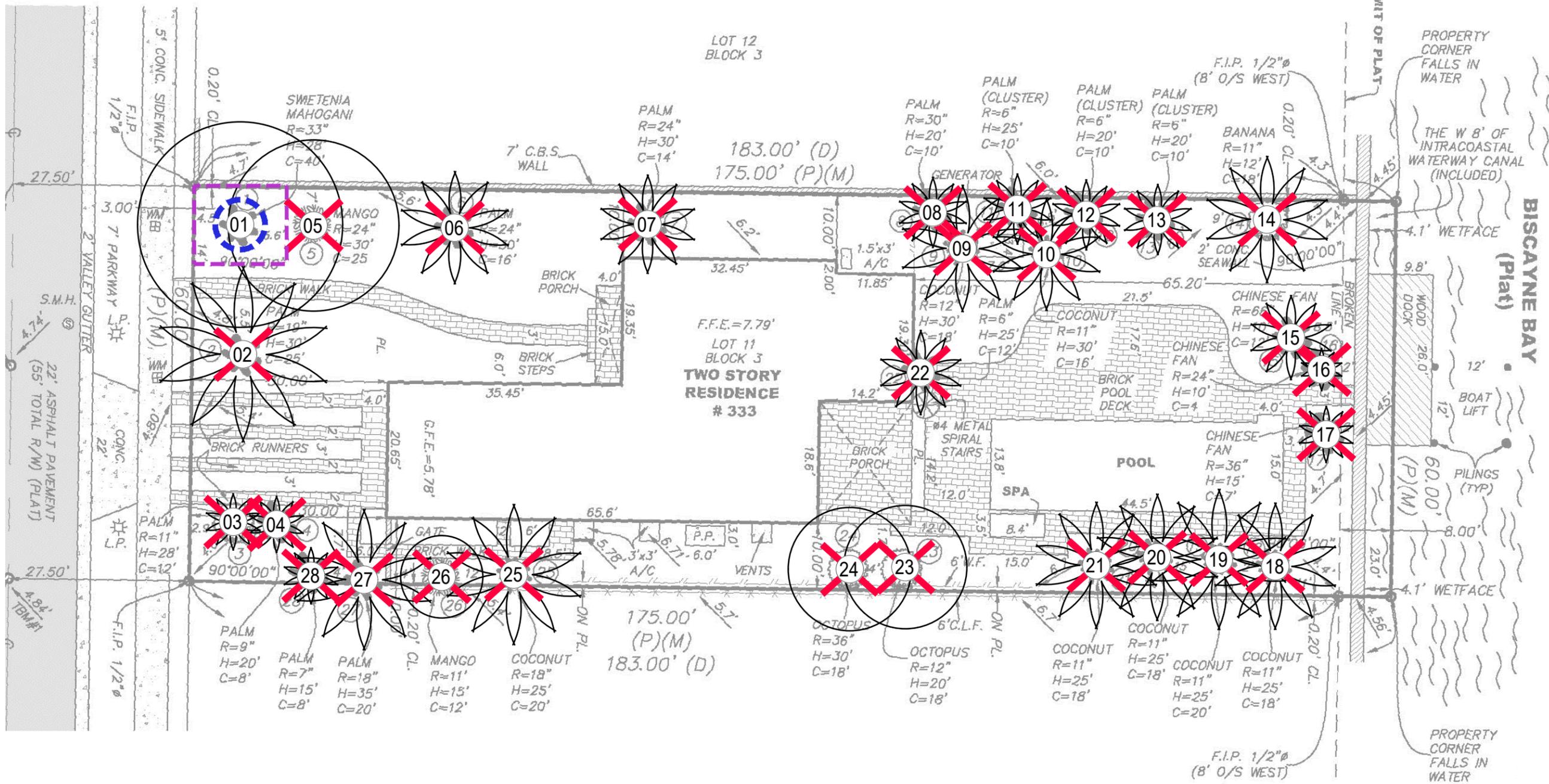


#### NOTES:

- 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

**PLANTING LEGEND**

- TREE OR PALM TO BE REMOVED
- TREE OR PALM TO BE PRESERVED
- TREE PROTECTION



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**ADDRESS & OWNER**

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

**REVISION & DATE**

DRB SET 05/08/2023

DRAWING TITLE  
**TREE DISPOSITION PLAN**

SCALE: AS SHOWN  
DATE: 07-20-2022

SHEET NUMBER

**TD110**



**FRONT VIEW RENDERING / 3D PERSPECTIVE**

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 Date: 2022.08.13 15:34:11 -0400

Jose L Sanchez

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 OWNER: MS KERIN K. PETERSON

REVISION & DATE

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**FRONT RENDERING**

SCALE: AS SHOWN  
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**3D-1**



**REAR VIEW RENDERING / 3D PERSPECTIVE**

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**MIAMI BEACH, FL. 33139**  
 OWNER: MS KERIN K. PETERSON

REVISION & DATE

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**REAR  
 RENDERING**

SCALE: AS SHOWN  
 DATE: 07-20-2022

SHEET NUMBER

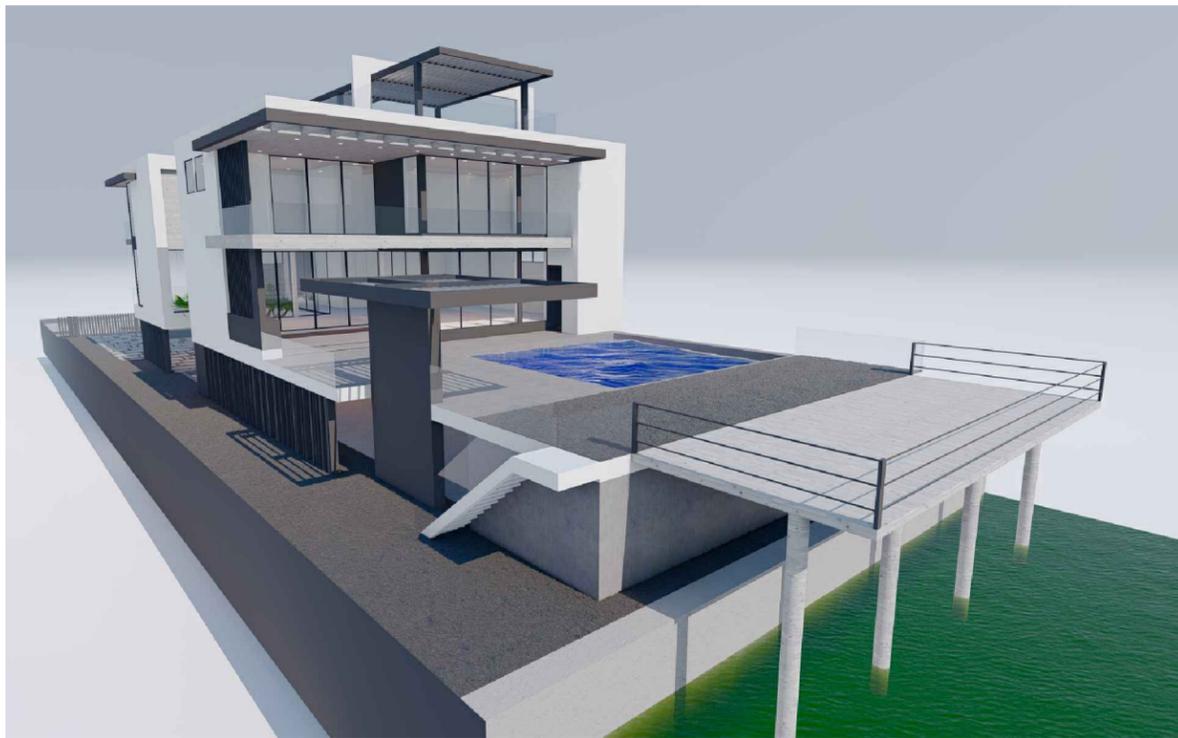
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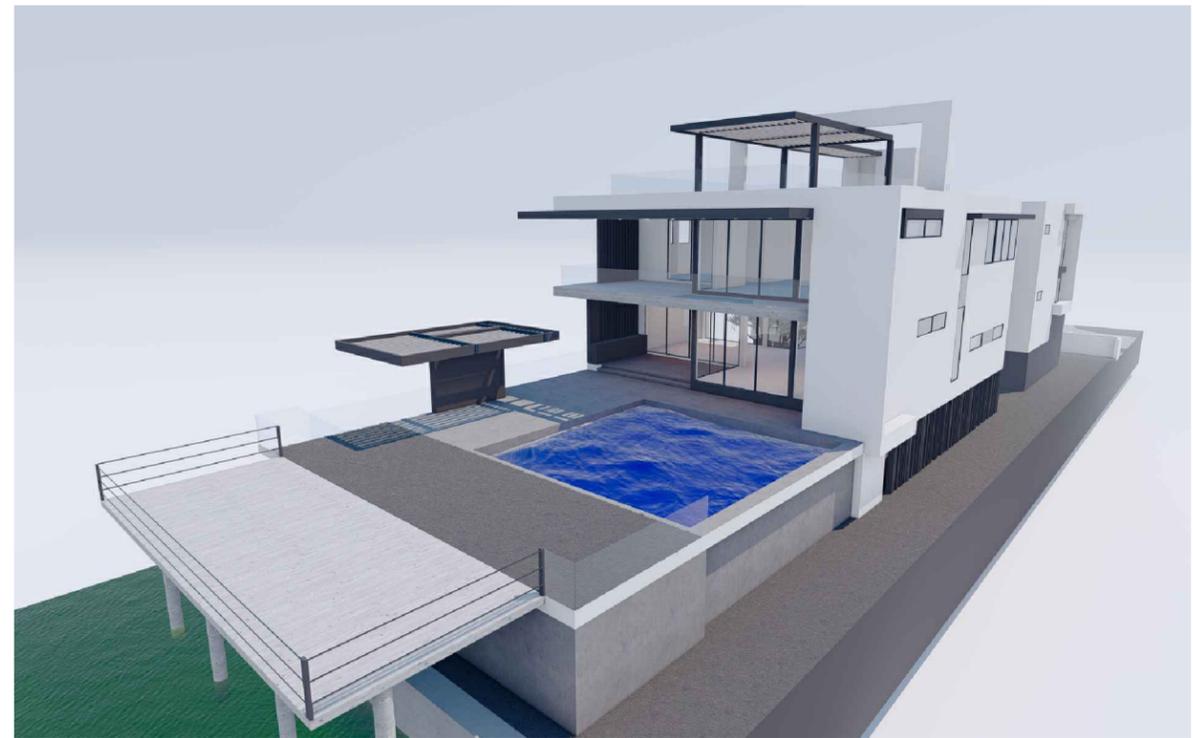
**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**



**PERSPECTIVE VIEW**

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**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**