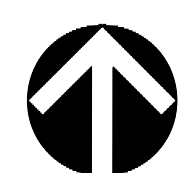
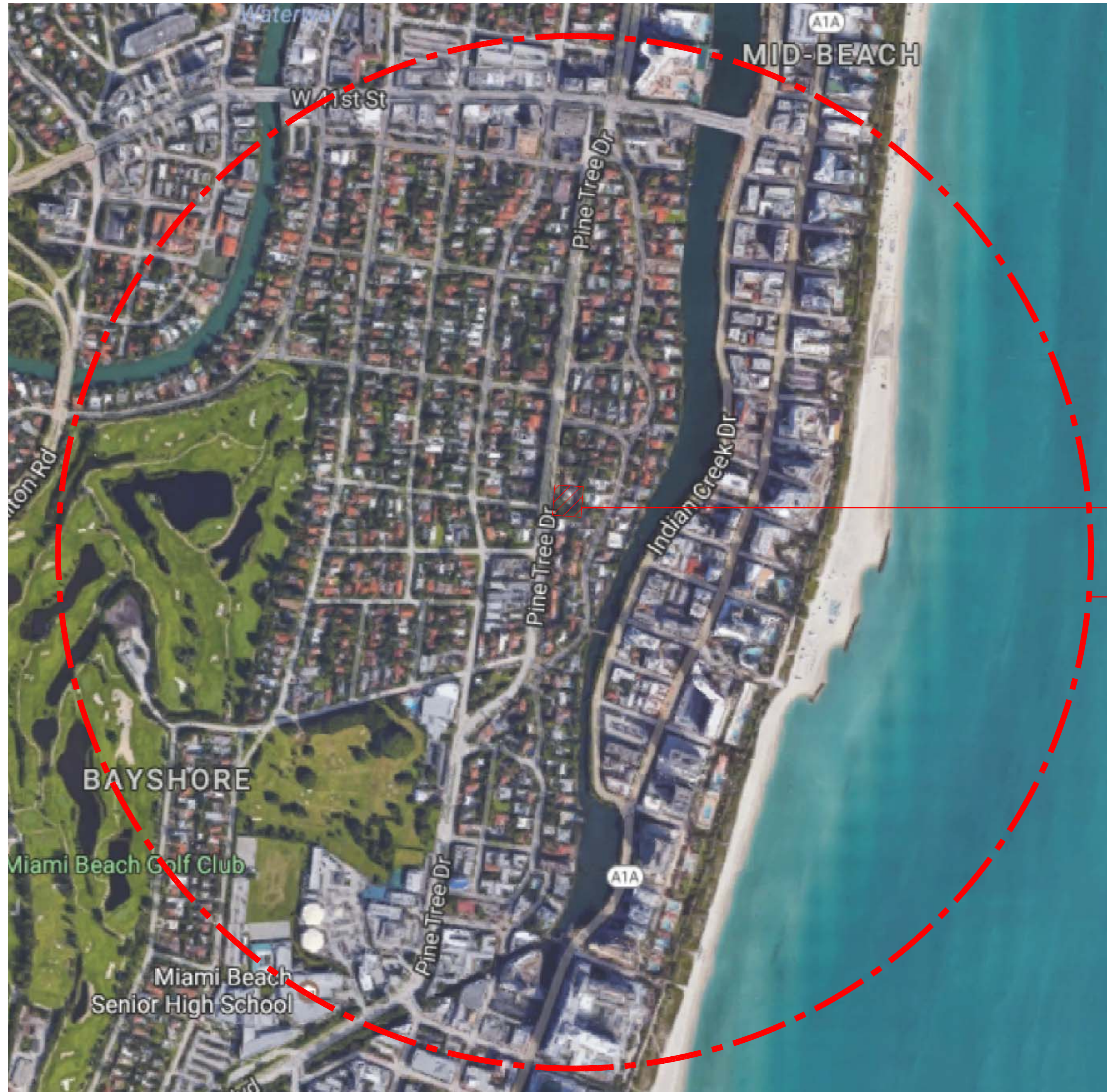


THE FELLIG RESIDENCE

3115 PINETREE DRIVE, MIAMI BEACH, FLORIDA 33140

PLANNING BOARD SUBMITTAL 3-13-17
(FINAL SUBMITTAL)



LOCATION MAP
NTS

SCOPE OF WORK

THIS SET OF DRAWINGS IS BEING SUBMITTED TO THE PLANNING BOARD IN ORDER TO APPLY FOR A LOT SPLIT FOR THE ADDRESS LISTED ABOVE. THIS IS IN ACCORDANCE WITH SECTION 118-321(B)(1)-(5) OF THE MIAMI BEACH CODE OF ORDINANCES..

FOLIO: 02-3226-002-0835

LEGAL DESCRIPTION:

LOTS 9 AND 10 LESS THE NORTHERLY 13.45',
BLOCK 6,
FLAMINGO TERRACE SUBDIVISION,
PLAT BOOK 10, PAGE 3
OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

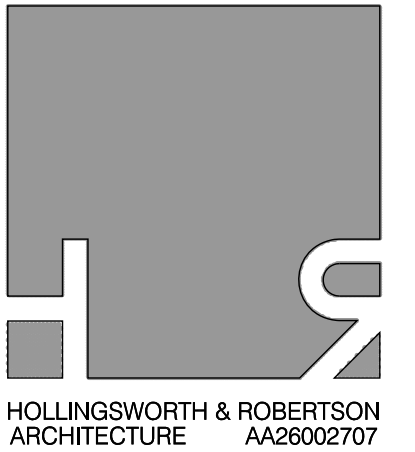
DRAWING INDEX

CONTEXTUAL

CS-1	COVER SHEET
CT-1	CONTEXTUAL NEIGHBORHOOD MAP
CT-2	CONTEXTUAL PHOTOS
CT-3	CONTEXTUAL PHOTOS
CT-4	CONTEXTUAL ELEVATIONS

ARCHITECTURAL

A-1.0	LANDSCAPE EXISTING/PROPOSED
A-2.0	SITE/ LANDSCAPE/ MASSING STUDY



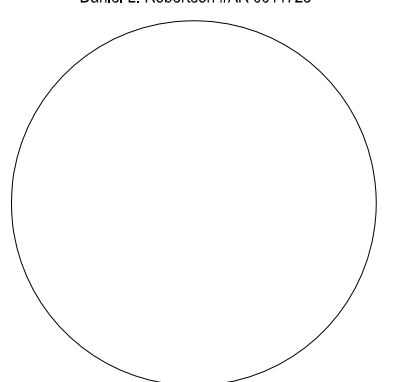
2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

Project Name:
FELLIG RESIDENCE
LOT SPLIT
3115 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

Description		
Number	Date	Description
	2/14/17	PLANNING BOARD

Sheet Information	
Date :	2/14/17
Job Number :	16 FELLIG - SOLOMON
Drawn By :	JVC
Checked By :	DR
Approved :	JMH

Seal James M. Hollingsworth BAC 0012819
Daniel L. Robertson BAC 0011752 © 2016



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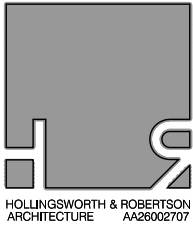
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Sheet Title

COVER SHEET

Sheet #

CS-1



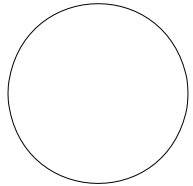
2208 N.E. 26th Street
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Seal
James M. Hollingsworth B.A.R. 0013219
Daniel L. Robertson B.A.R. 0011725
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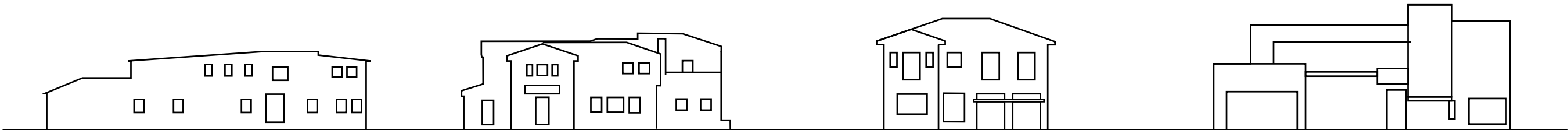
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Sheet Title

CONTEXTUAL
ELEVATIONS

Sheet #

CT-4



3125 PINETREE DRIVE

3115 PINETREE DRIVE

SUBJECT PROPERTY

3009 PINETREE DRIVE



3014 PINETREE DRIVE

W. 31 STREET

3100 PINETREE DRIVE

3120 PINETREE DRIVE



HOLLINGSWORTH & ROBERTSON
ARCHITECTURE AA26002707

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PROJECT NAME:
FELLIG RESIDENCE

PROJECT ADDRESS:
**3115 PINE TREE DRIVE
MIAMI BEACH, FL 33141**

No.	DATE	REMARKS

SHEET INFORMATION

DATE: 01/17/17

JOB NO: Project Number

DRAWN BY: Author

CHECKED BY: Checker

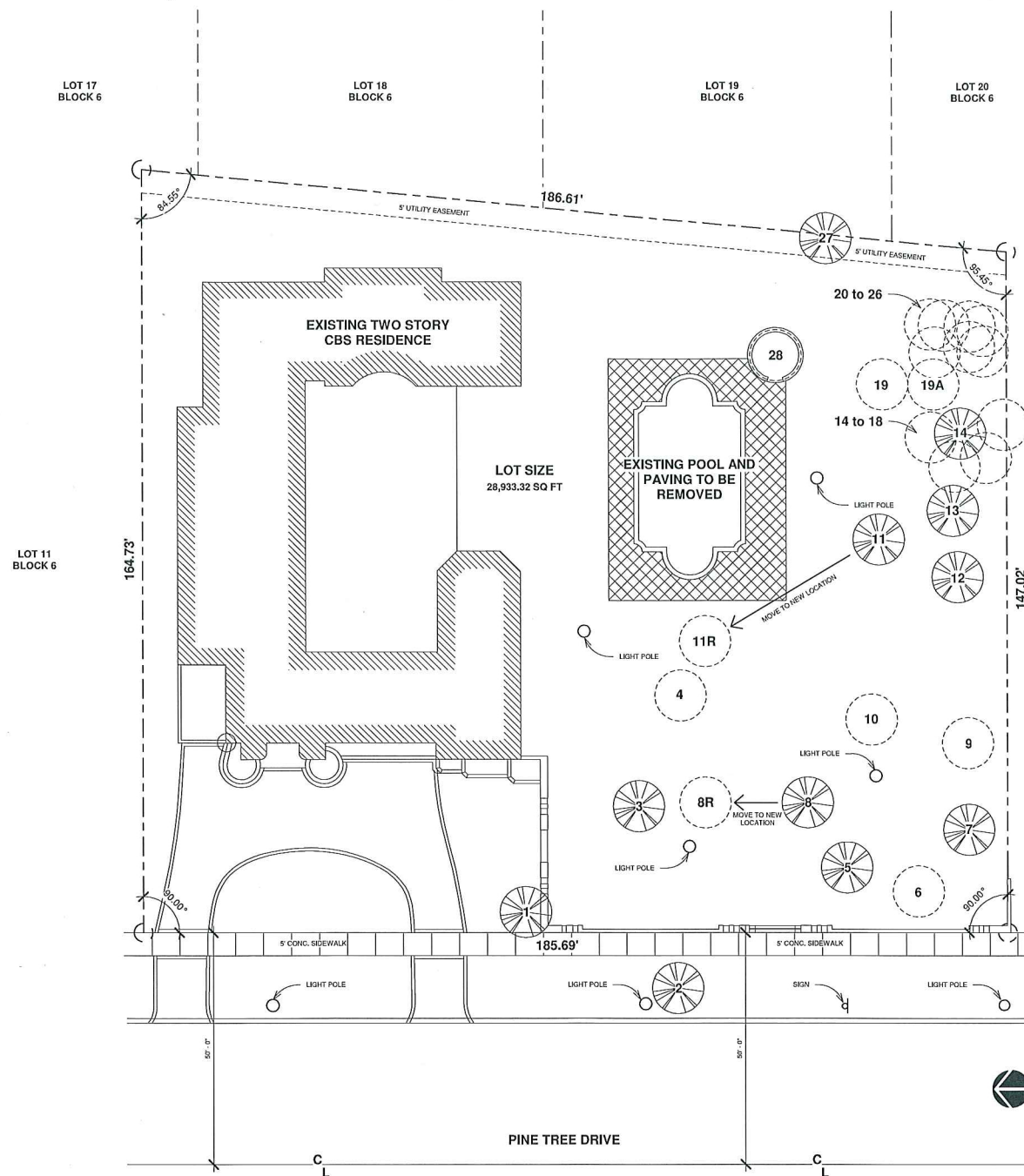
APPROVED: Checker

SEAL: James M. Hollingsworth & AR0013918

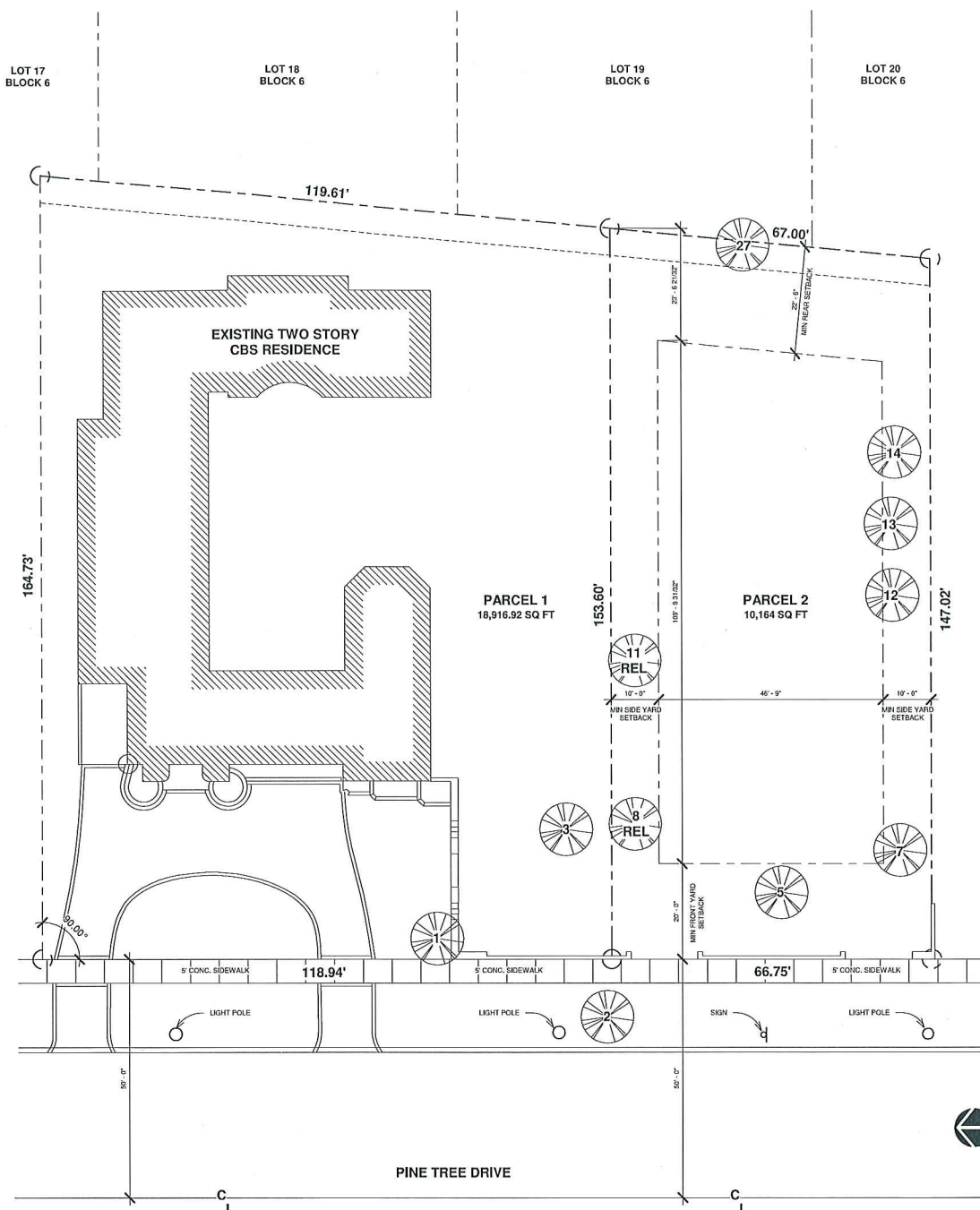
SHEET TITLE
EXISTING LOT SITE PLAN

SHEET #

A1.0



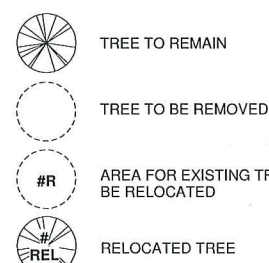
1 EXISTING SITE PLAN / TREE DISPOSITION PLAN
1/16" = 1'-0"



2 PROPOSED SITE PLAN
1/16" = 1'-0"

SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	CANOPY	CONDITION	TPZ	REMARKS	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	CANOPY	CONDITION	TPZ	REMARKS
1	Bucida buceras	26'	35'	53'	Moderate	12'	Remain	17	Delonix regia	18'	40'	48'	Poor		Removal
2	Roystonea regia	17'	50' CT	24'	Good	8'	Remain	17a	Delonix regia	9'	6'	Cut	Poor		Removal
3	Delonix regia	21'	30'	42'	Good	8'	Remain	18	Delonix regia	16'	50'	44'	Poor		Removal
4	Delonix regia	23'	30'	45'	Moderate		Removal	19	Delonix regia	8'	35'	28'	Poor		Removal
5	Swietenia mahagoni	24'	40'	52'	Good	6'	Remain	19a	Cupaniopsis anacardioides	2'	13'	6'	Invasive		Removal
6	Delonix regia	14'	25'	23'	Poor		Removal	20	Delonix regia	19'	45'	25'	Poor		Removal
7	Swietenia mahagoni	31'	50'	55'	Good	8'	Remain	21	Delonix regia	13'	15'	30'	Poor		Removal
8	Delonix regia	31'	30'	72'	Good	6'	Relocate	22	Delonix regia	6'	25'	10'	Poor		Removal
9	Unidentified	9'	13'		Dead		Removal	23	Delonix regia	28'	40'	30'	Poor		Removal
10	Delonix regia	10'	30'	53'	Poor		Removal	24	Delonix regia	10'	40'	26'	Poor		Removal
11	Delonix regia	17'	35'	54'	Good	6'	Relocate	25	Delonix regia	10'	45'	45'	Poor		Removal
12	Qercus virginiana	30'	45'	51'	Good	8'	Remain	26	Delonix regia	10'	35'	38'	Poor		Removal
13	Swietenia mahagoni	10'	25'	22'	Good	6'	Remain	27	Roystonea regia	9'	9' CT	18'	Moderate		Remain
14	Delonix regia	7'	45'	28'	Moderate	8'	Remain	28	Albizia lebbek	28'	35'	34'	Invasive		Removal
15	Delonix regia	10'	35'	16'	Poor		Removal								
16	Delonix regia	13'	50'	46'	Poor		Removal								

Existing Tree Planting Legend
3/8" = 1'-0"



TREE TO BE REMOVED: A dashed circle, representing a tree to be removed.

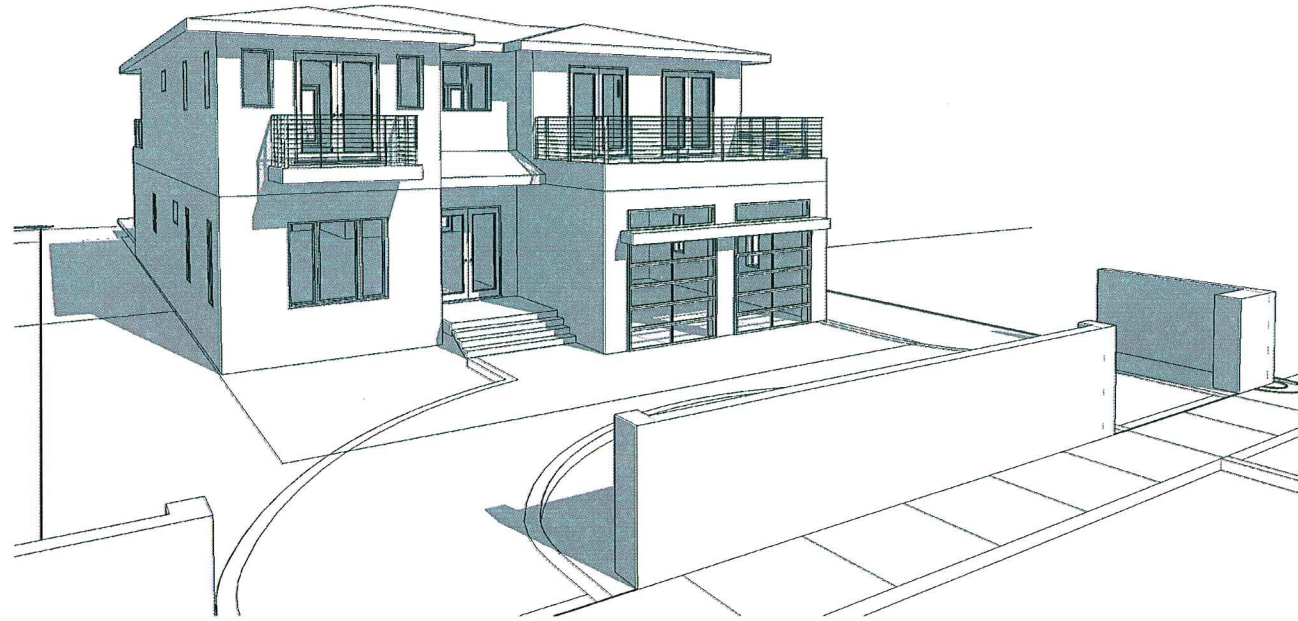
#R AREA FOR EXISTING TREE TO BE RELOCATED: A circle with the letter 'R' inside, representing an area for an existing tree to be relocated.



3 TREE LEGEND
1/16" = 1'-0"

SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	CANOPY	CONDITION	TPZ
1	Bucida buceras	26'	35'	53'	Moderate	12'
2	Roystonea regia	17'	50' CT	24'	Good	8'
3	Delonix regia	21'	30'	42'	Good	8'
5	Swietenia mahagoni	24'	40'	52'	Good	6'
7	Swietenia mahagoni	31'	50'	55'	Good	8'
8	Delonix regia	31'	30'	72'	Good	6'
11	Delonix regia	17'	35'	54'	Good	6'
12	Qercus virginiana	30'	45'	51'	Good	8'
13	Swietenia mahagoni	10'	25'	22'	Good	6'
14	Delonix regia	7'	45'	28'	Moderate	8'
27	Roystonea regia	9'	9' CT	18'	Moderate	

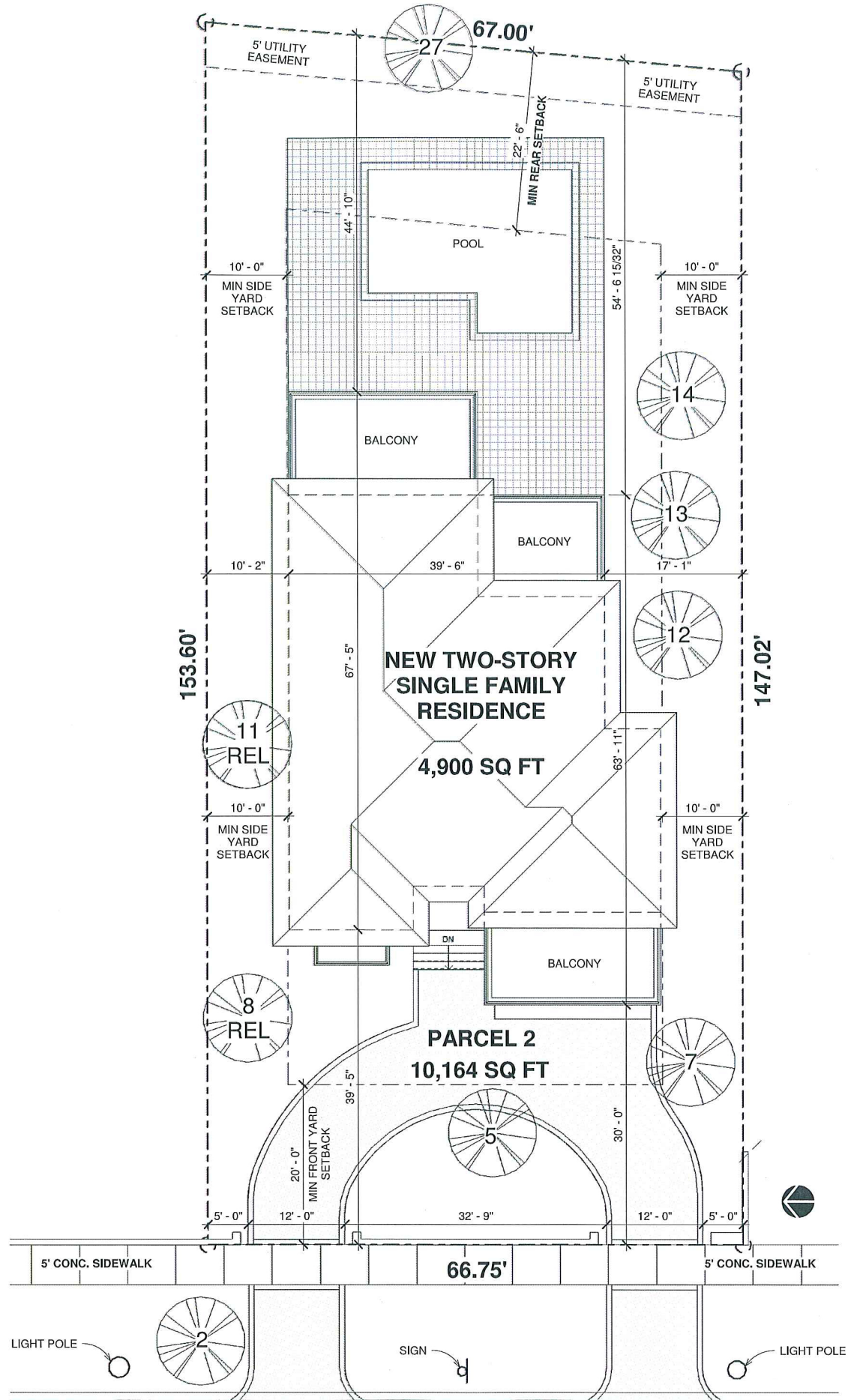
Remaining Tree Planting Legend
3/8" = 1'-0"



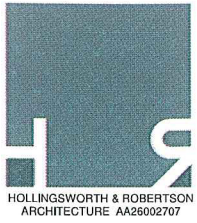
3D View 1

ZONING DATA		
ZONING DISTRICT	RS-3	
BASE FLOOD ELEV.	8.00 N.G.V.D.	
LOT AREA	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 SQ FT	10,164 SQ FT
MIN. LOT WIDTH	60'	66.75'
MAX. LOT COVERAGE	30%	29%
	3,049 S.F.	2,950 S.F.
PROPOSED SQ FOOTAGE	REQUIRED	PROVIDED
FIRST FLOOR	3,000 SQ FT	2,950 S.F.
SECOND FLOOR	2,000 SQ FT	1,950 S.F.
TOTAL	5,000 SQ FT	4,900 S.F.
UNIT SIZE	REQUIRED	PROVIDED
MAX. UNIT SIZE	50%	48.2%
	5,082 S.F.	4,900 S.F.
MAXIMUM # OF STORIES	2	2
MAX. BUILDING HEIGHT	27'	26'-6"
MAX. SECOND FLOOR % OF FIRST FLOOR W/ GARAGE	70%	66%
	2,950 S.F.	1,950 S.F.
SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT (WEST) ONE STORY	20'	N/A
TWO STORY	30'	30'
SIDE (SOUTH)	10'	10'
SIDE (NORTH)	10'	10'-2"
REAR (EAST)	22'-6"	44'-10"

ZONING DATA
3/8" = 1'-0"



PROPOSED SITE WITH SINGLE FAMILY HOME
1/8" = 1'-0"



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PROJECT NAME:
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No.	DATE	REMARKS

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DATE: 01/17/17

JOB NO: Project Number

DRAWN BY: Author

CHECKED BY: Checker

APPROVED: Checker

SEAL: James M. Hollingsworth # AR0912919

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SHEET TITLE
PROPOSED SITE WITH SINGLE FAMILY HOME

SHEET #
A2.0

2/2/2017 5:37:17 PM \\fs-server\architecture\projects - Admin\FELLIG - SCLON\PERMIT DRAWINGS REVIT\ARCH\FELLIG LOT 8\PT1.rvt