



---SUBJECT PROPERTY

MERIDIAN AVE

840

1561

1555

1545

1537

1529

1521

833

CORNER TO CORNER

JEFFERSON AVE

ACROSS THE STREET

16TH ST

15TH ST

900

1560

1550

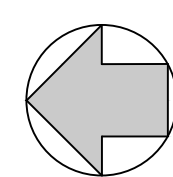
1536

1520

1510

1502

MICHIGAN AVE



SURROUNDING BUILDINGS CONTEXT MAP

SCALE: N.T.S.

DRAWN BY:
REVISIONS:

AA0003669
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
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SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-6.0
SURROUNDING BUILDING CONTEXT MAP



APRIL 6, 2023

1537 JEFFERSON AV



APRIL 6, 2023

1561 JEFFERSON AV



APRIL 6, 2023

1555 JEFFERSON AV



APRIL 6, 2023

1545 JEFFERSON AV



APRIL 6, 2023

1537 JEFFERSON AV



APRIL 6, 2023

1529 JEFFERSON AV



APRIL 6, 2023

1521 JEFFERSON AV



APRIL 6, 2023

833 JEFFERSON AV

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A-6.1
FRONT FACADES
CORNER TO CORNER



1502 JEFFERSON AV

APRIL 6, 2023



1510 JEFFERSON AV

APRIL 6, 2023



APRIL 6, 2023



1536 JEFFERSON AV

APRIL 6, 2023



1550 JEFFERSON AV

APRIL 6, 2023



1560 JEFFERSON AV

APRIL 6, 2023



900 JEFFERSON AV

APRIL 6, 2023

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A-6.2
FRONT FACADES
ACROSS THE STREET

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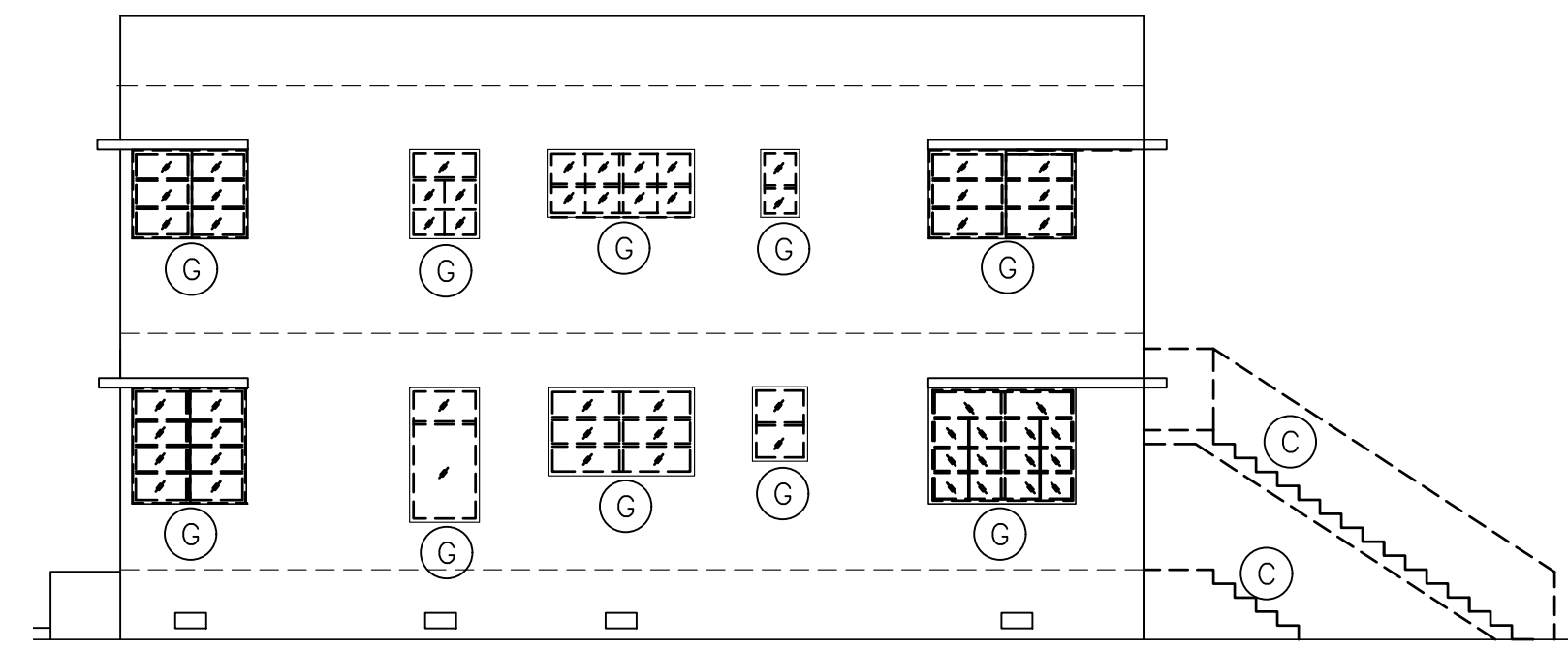
SEAL

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MIAMI BEACH, FL 33139

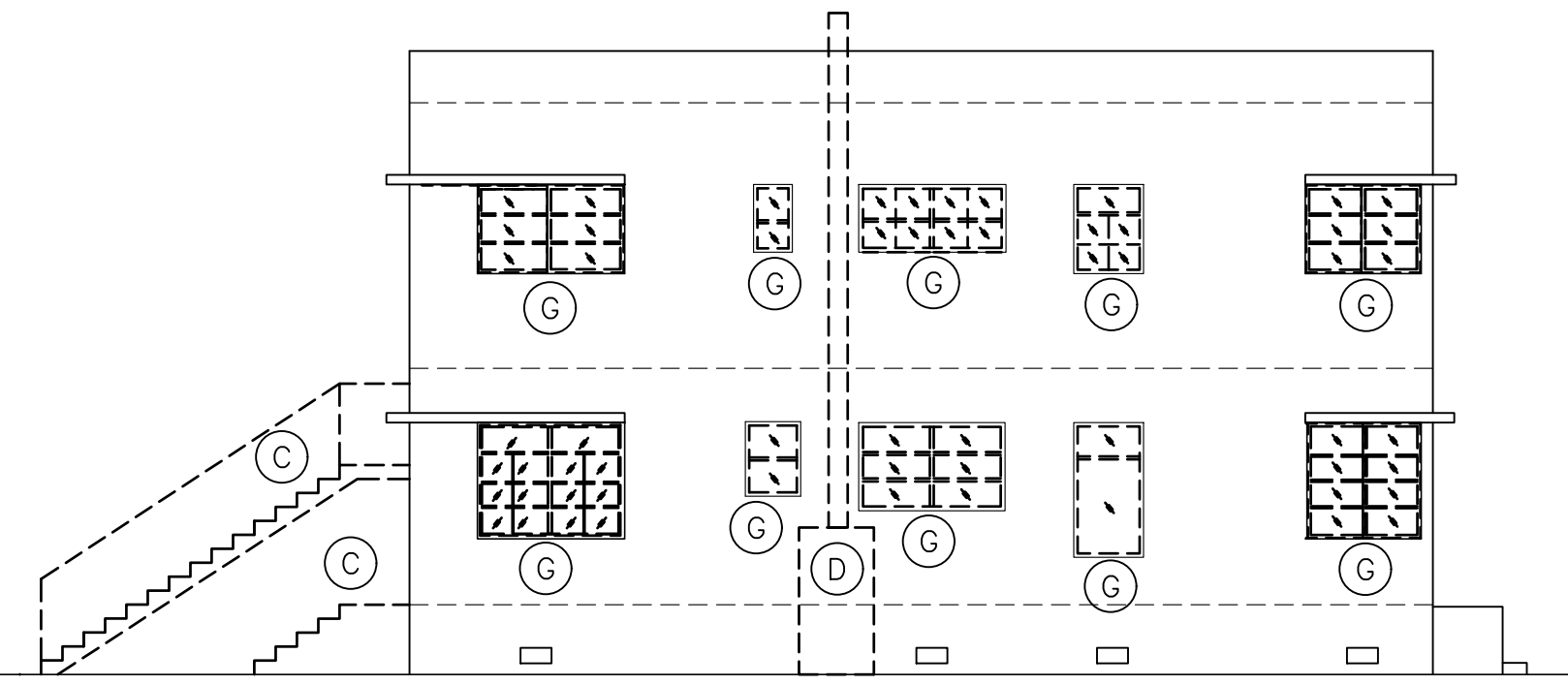
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A-1.0
EXISTING & PROPOSED
SITE PLAN

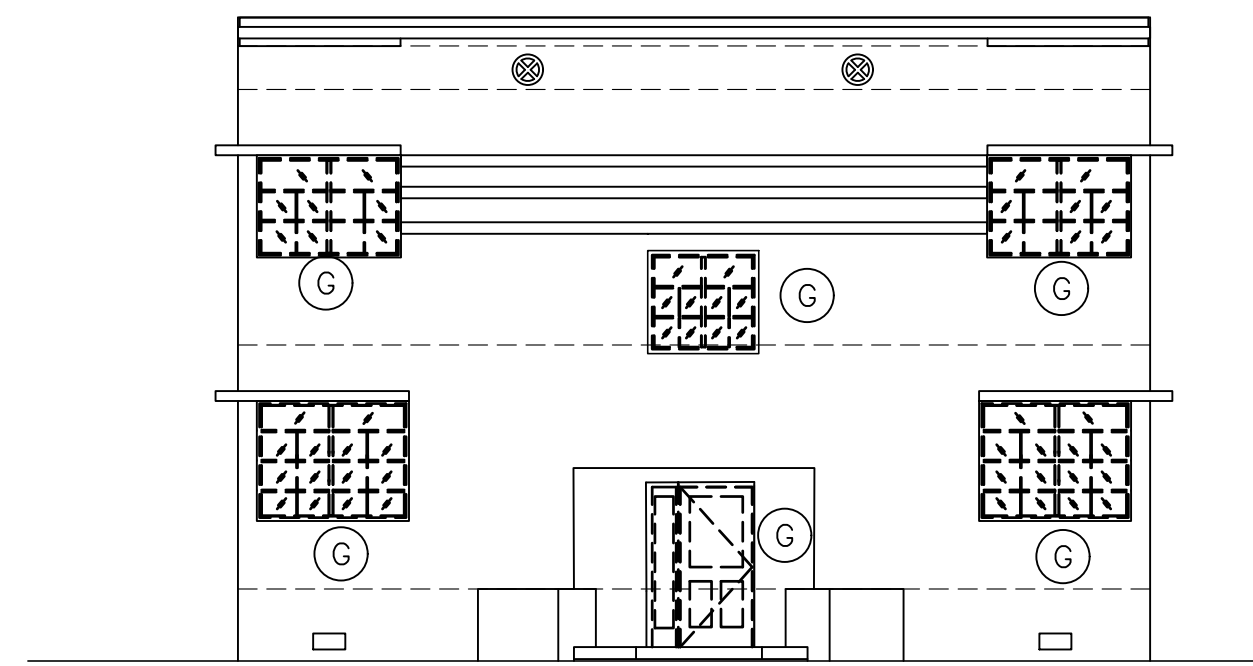
DEMOLITION LEGEND	
(A) REMOVE WOOD DECK	
(B) REMOVE CHAIN LINK FENCE	
(C) REMOVE STAIRS	
(D) REMOVE STORAGE	
(F) REMOVE ALL INTERIOR BUILDING 1ST AND 2ND FLOOR, NO EXTERIOR WALL AND BERING WALL TO BE DEMOLISH	
(G) REMOVE WINDOWS AND DOOR	
(H) CAP ALL BUILDING SOURCES	
DEMOLITON	-----
TO REMAIN	_____



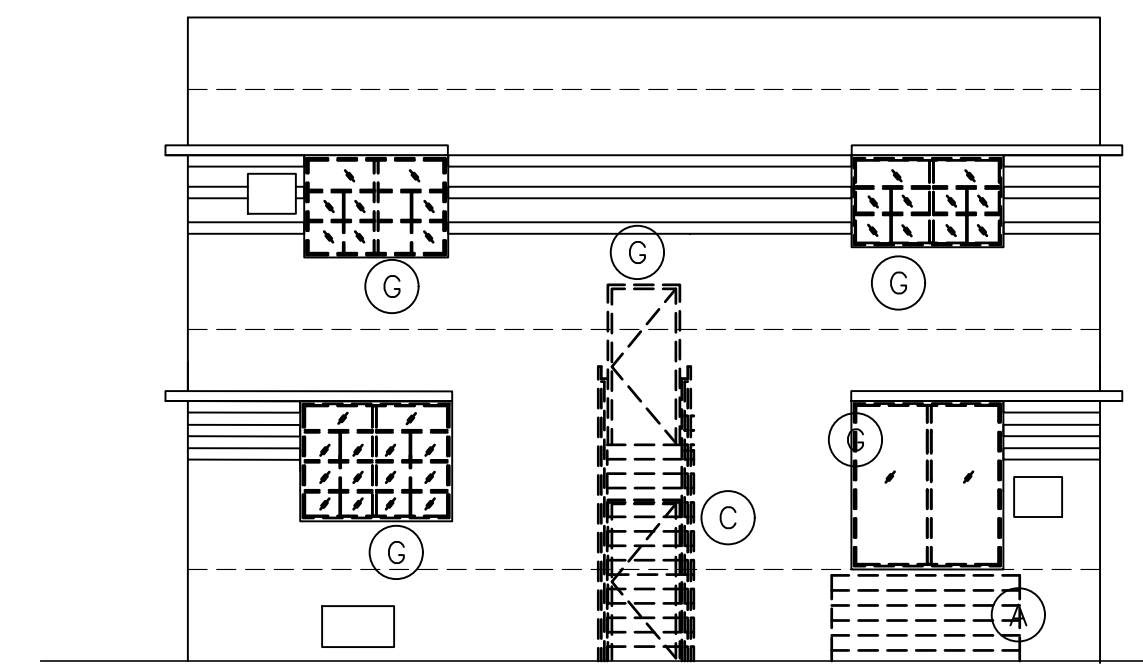
SOUTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



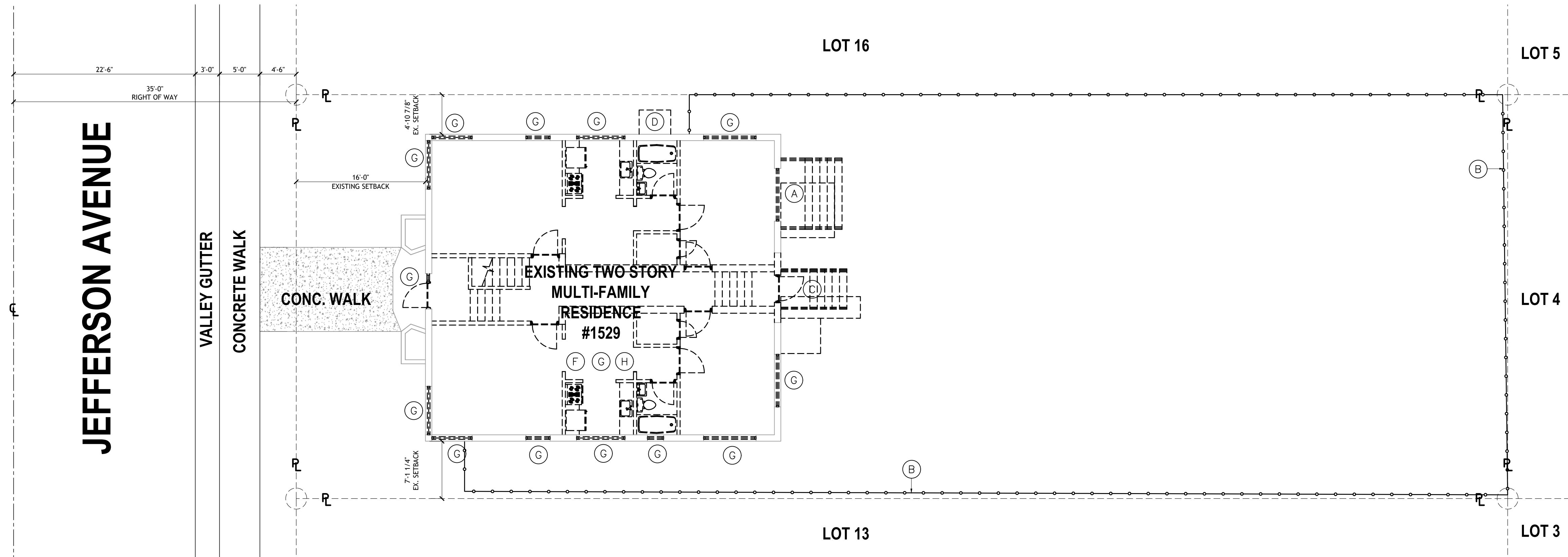
NORHT ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



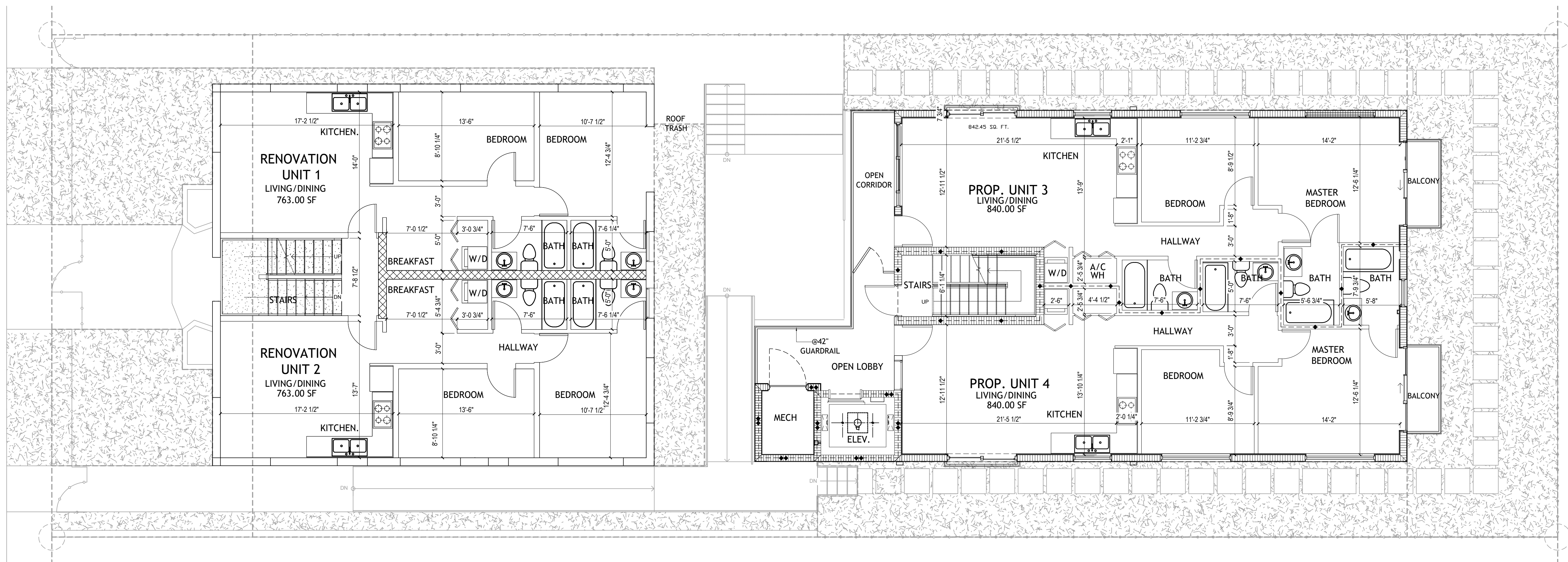
WEST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



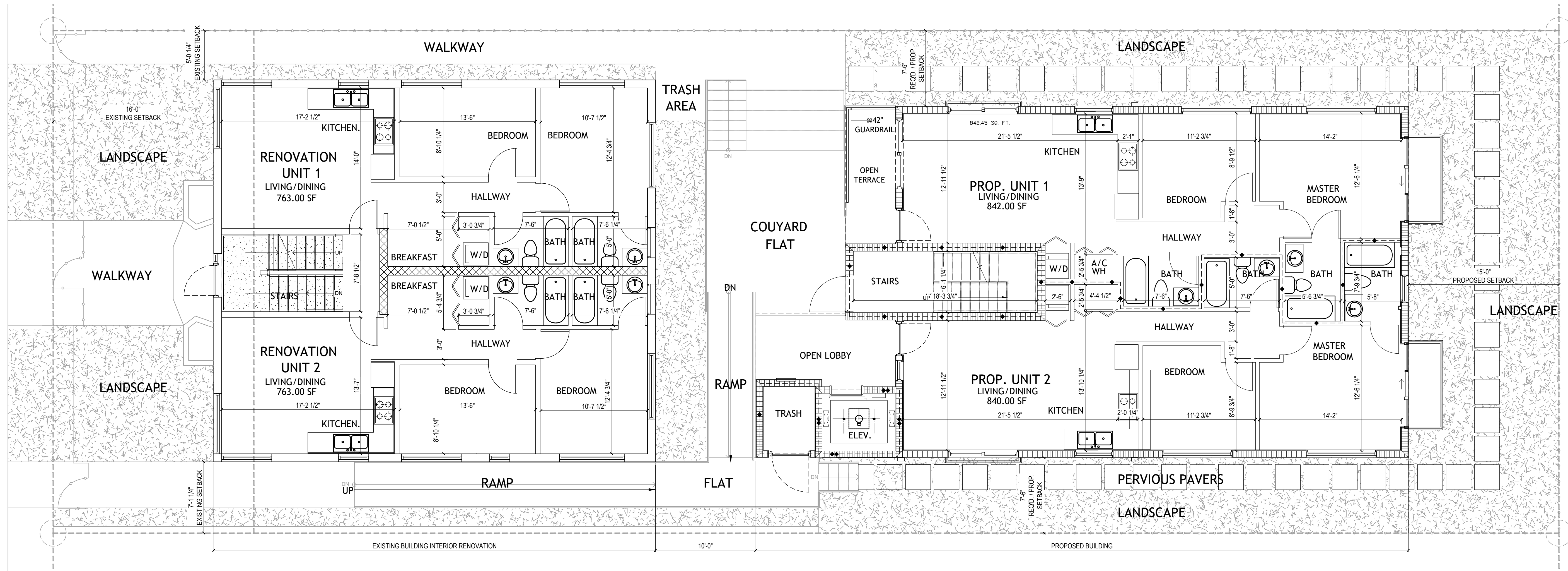
EAST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



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



EXISTING RENOVATION BUILDING / PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING RENOVATION BUILDING / PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

DRAWN BY:
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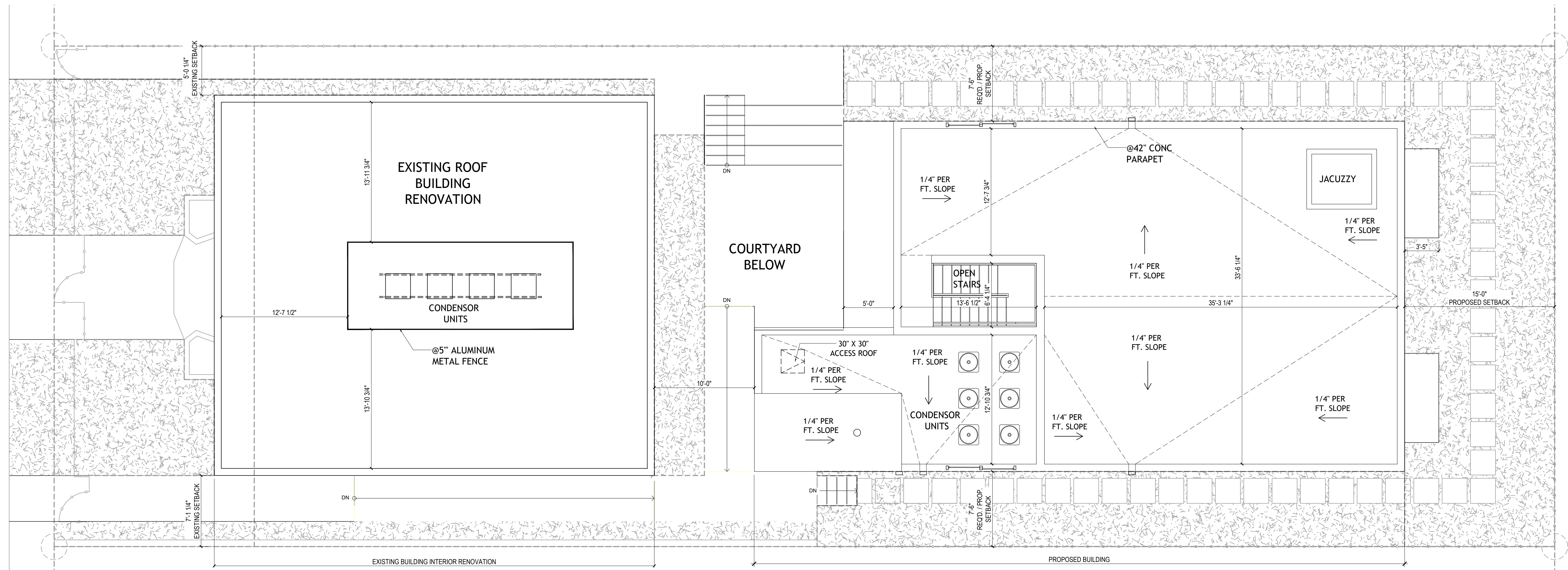
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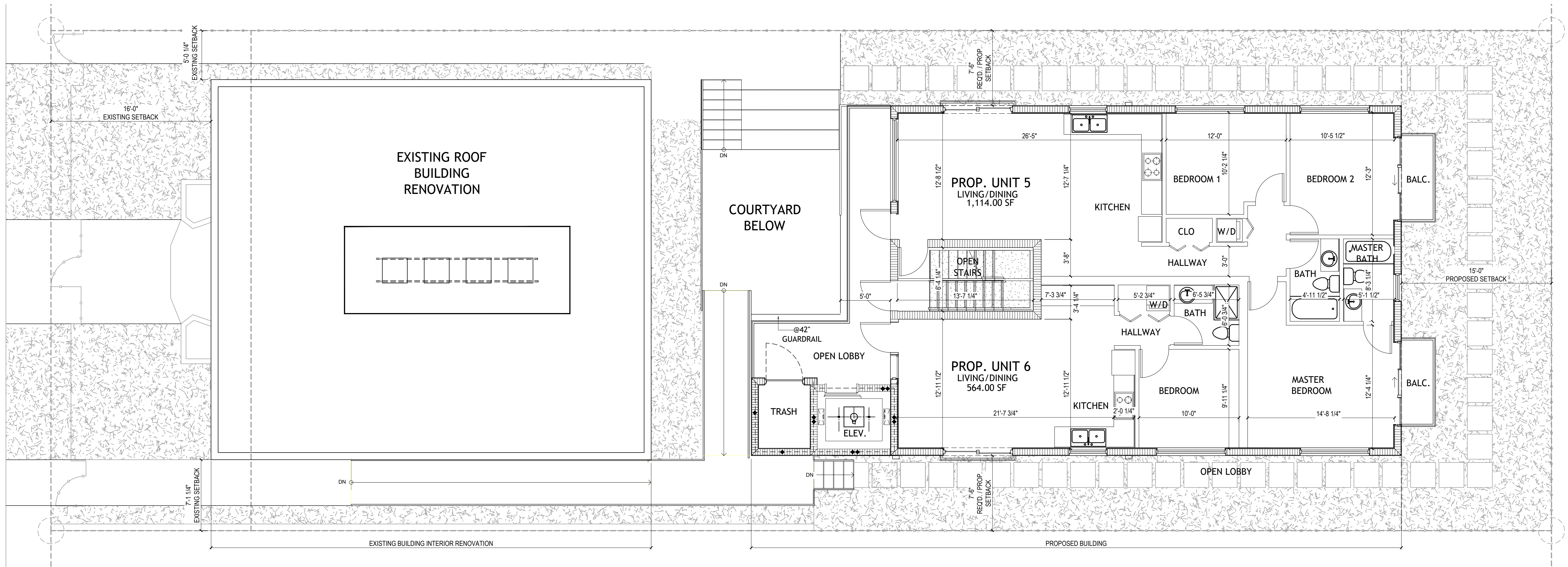
NEW BUILDING
FOR:
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MIAMI BEACH, FL 33139

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A-2.0
EXISTING RENOVATION AND PROPOSED 1ST & 2ND FLOOR



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



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

CONSTRUCTION DOCUMENTS SET. APRIL 14, 2023

DRAWN BY:
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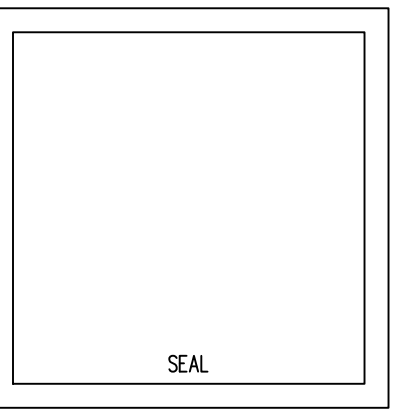
A-2.1

PROPOSED 3RD & TERRACE FLOOR PLAN

DRAWN BY:
REVISIONS:

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0016752

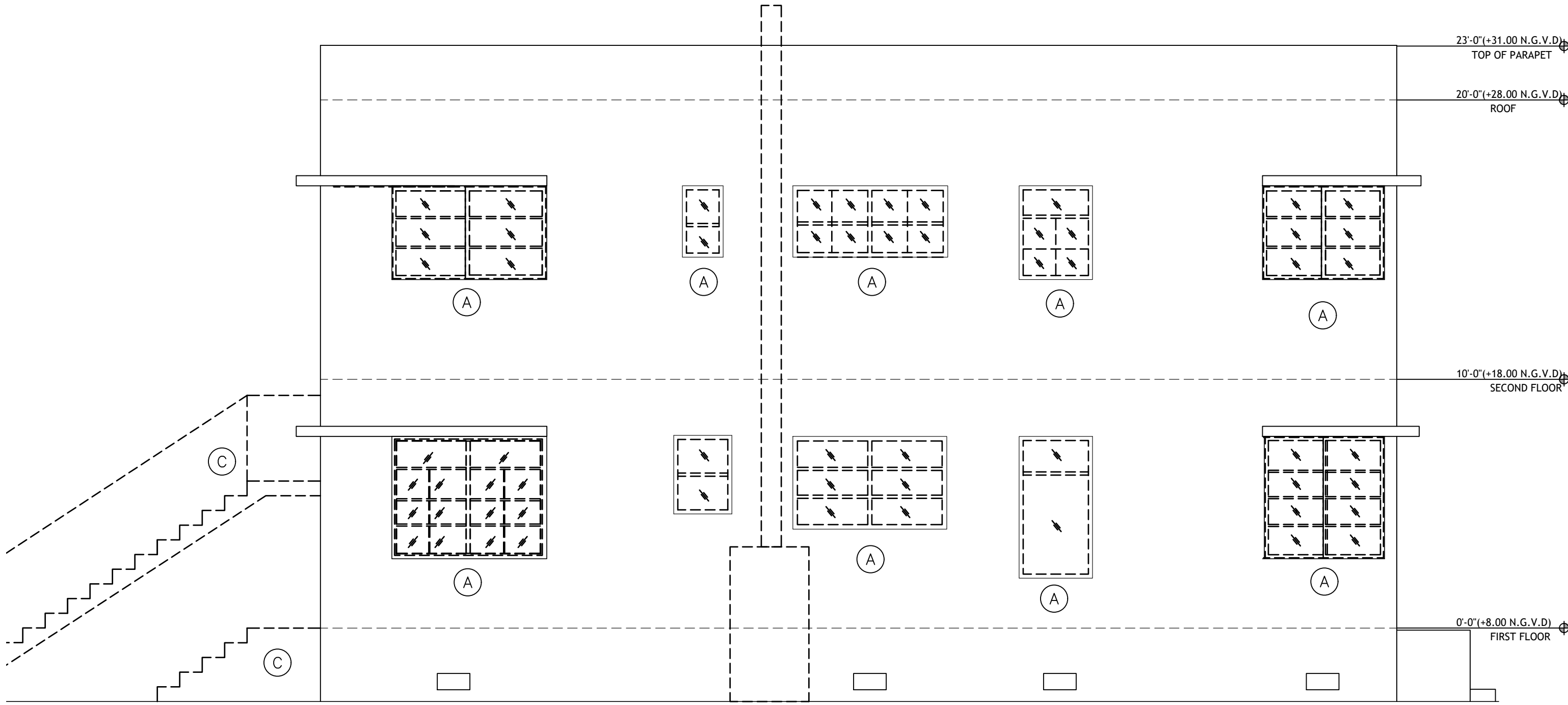
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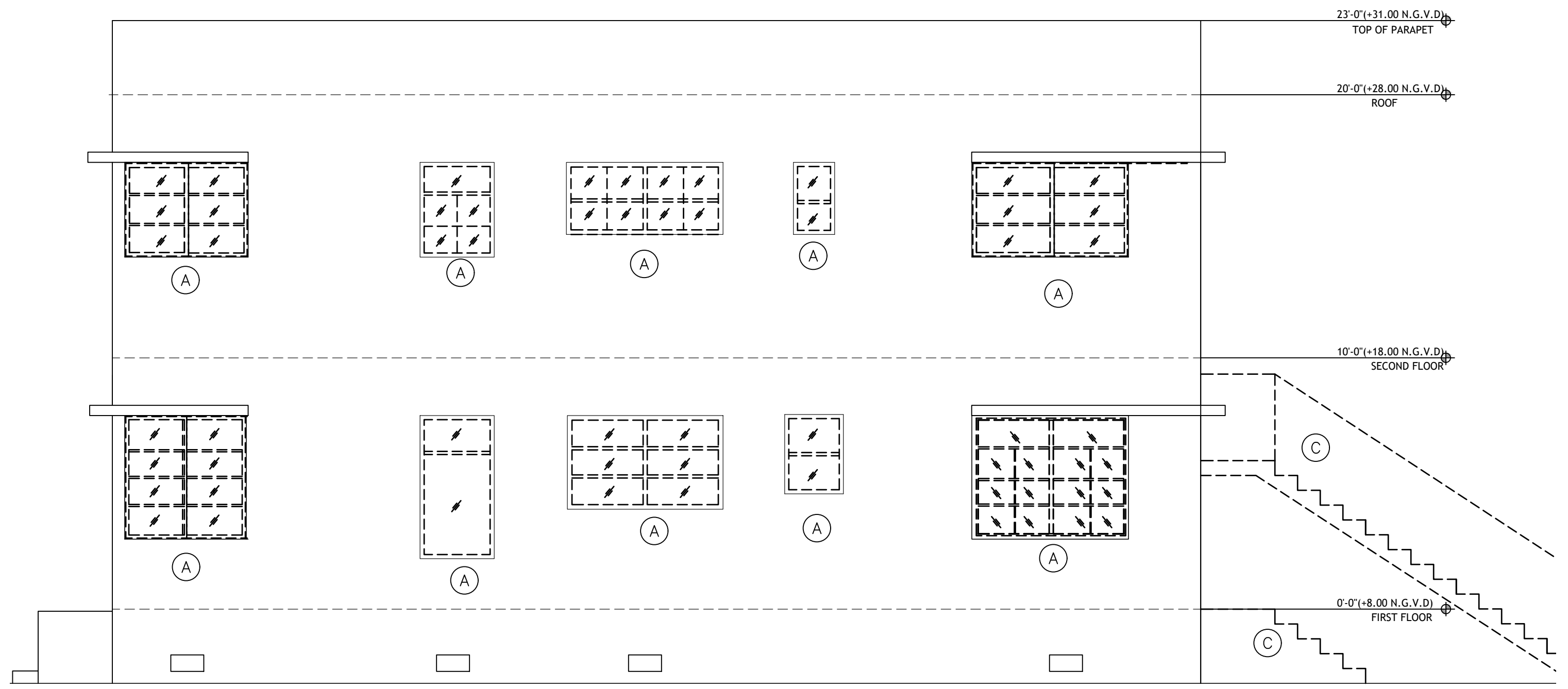
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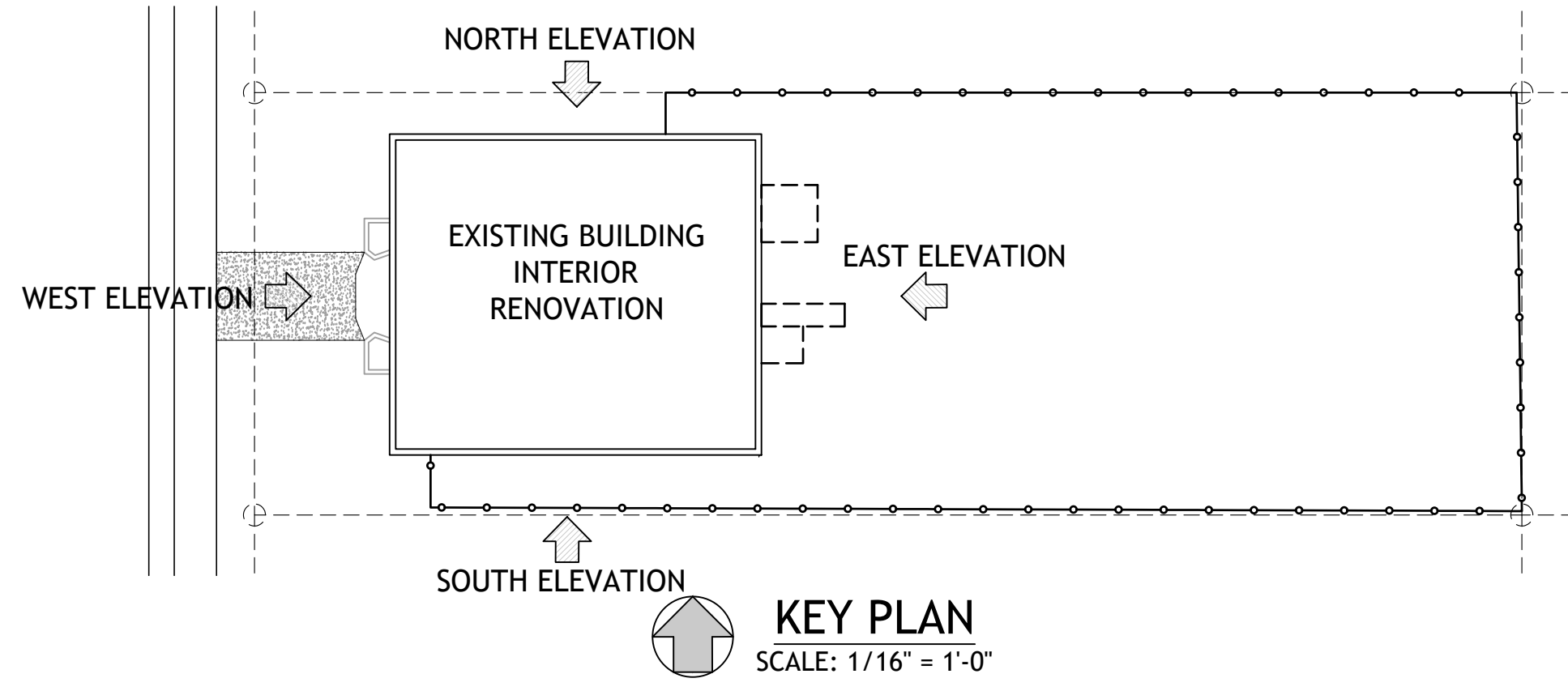
A-3.0
ELEVATIONS



EXISTING DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"

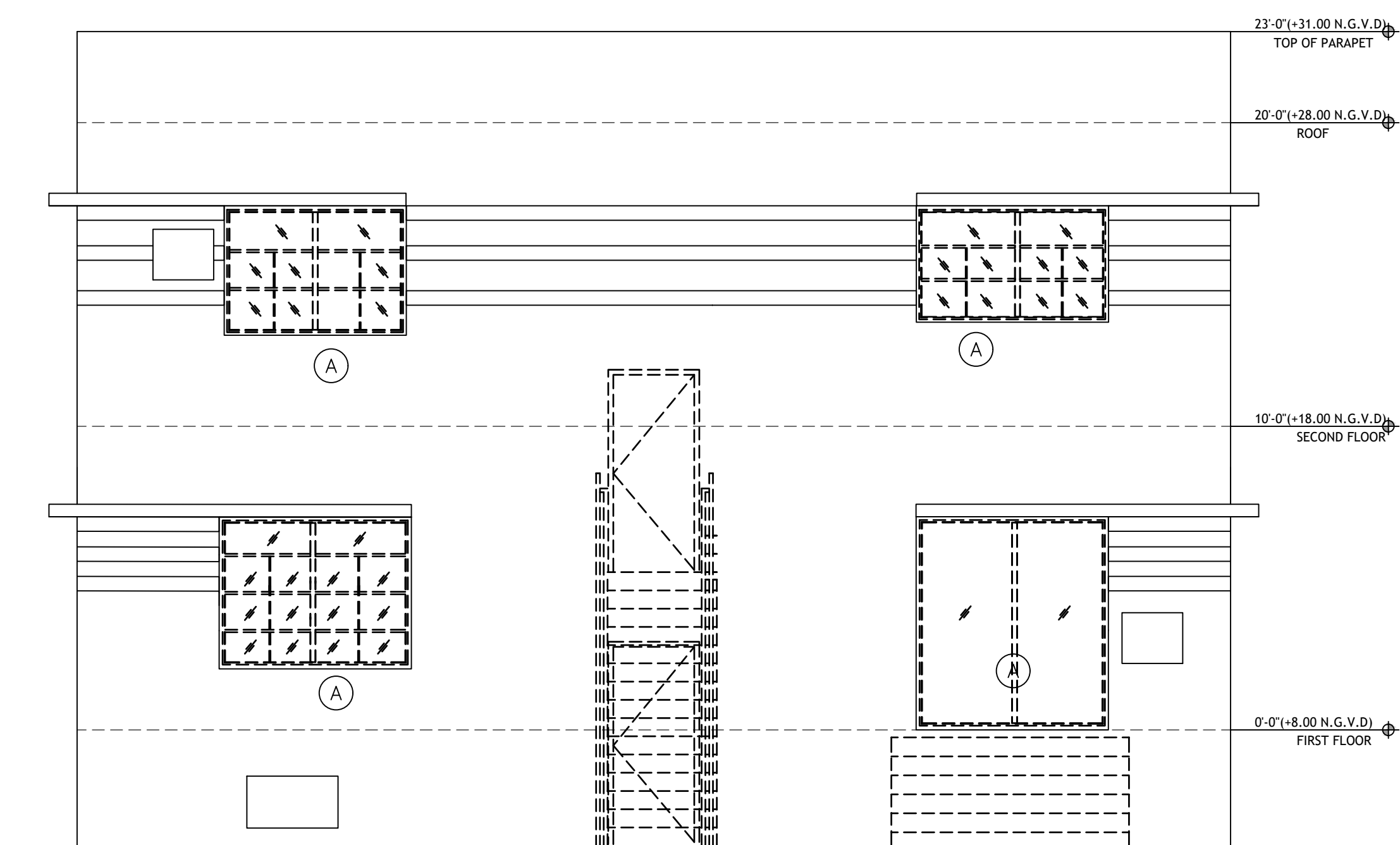


EXISTING DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

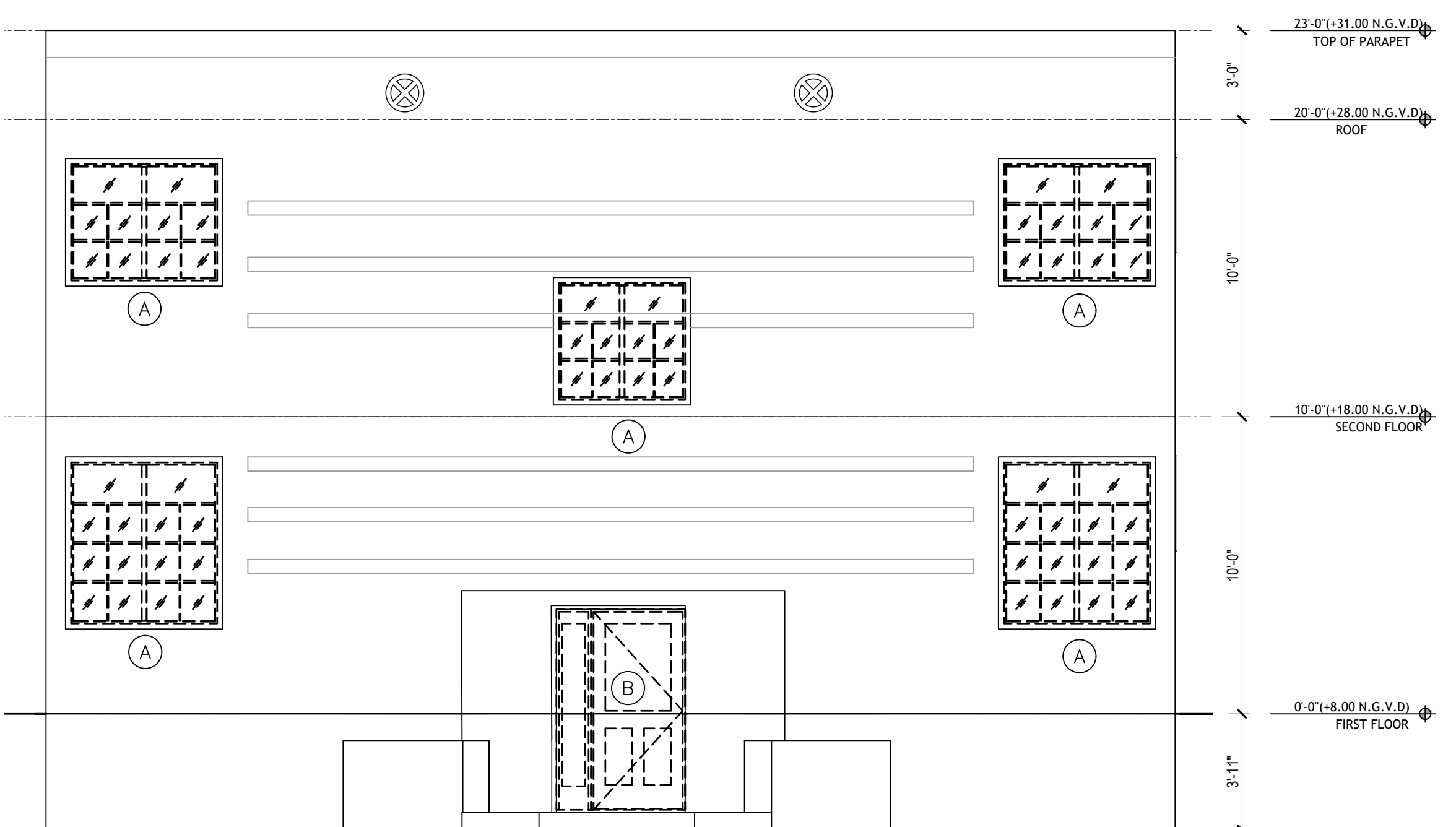


KEY PLAN
SCALE: 1/16" = 1'-0"

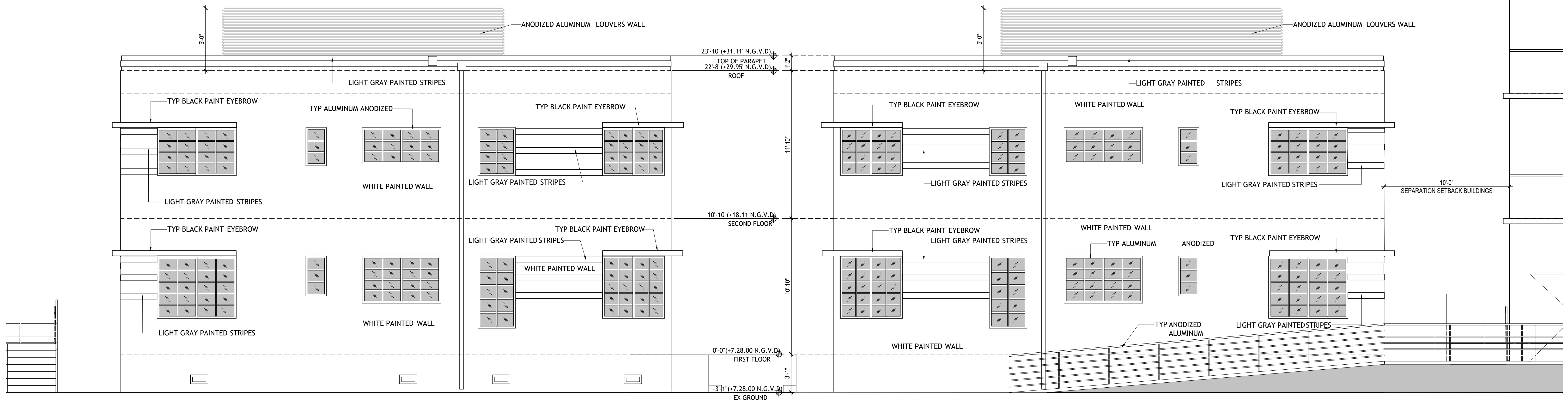
DEMOLITION LEGEND	
(A) REMOVE WINDOW	
(B) REMOVE DOOR	
(C) REMOVE EXTERIOR STAIRS	
DEMOLITION	-----
TO REMAIN	_____



EXISTING DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"

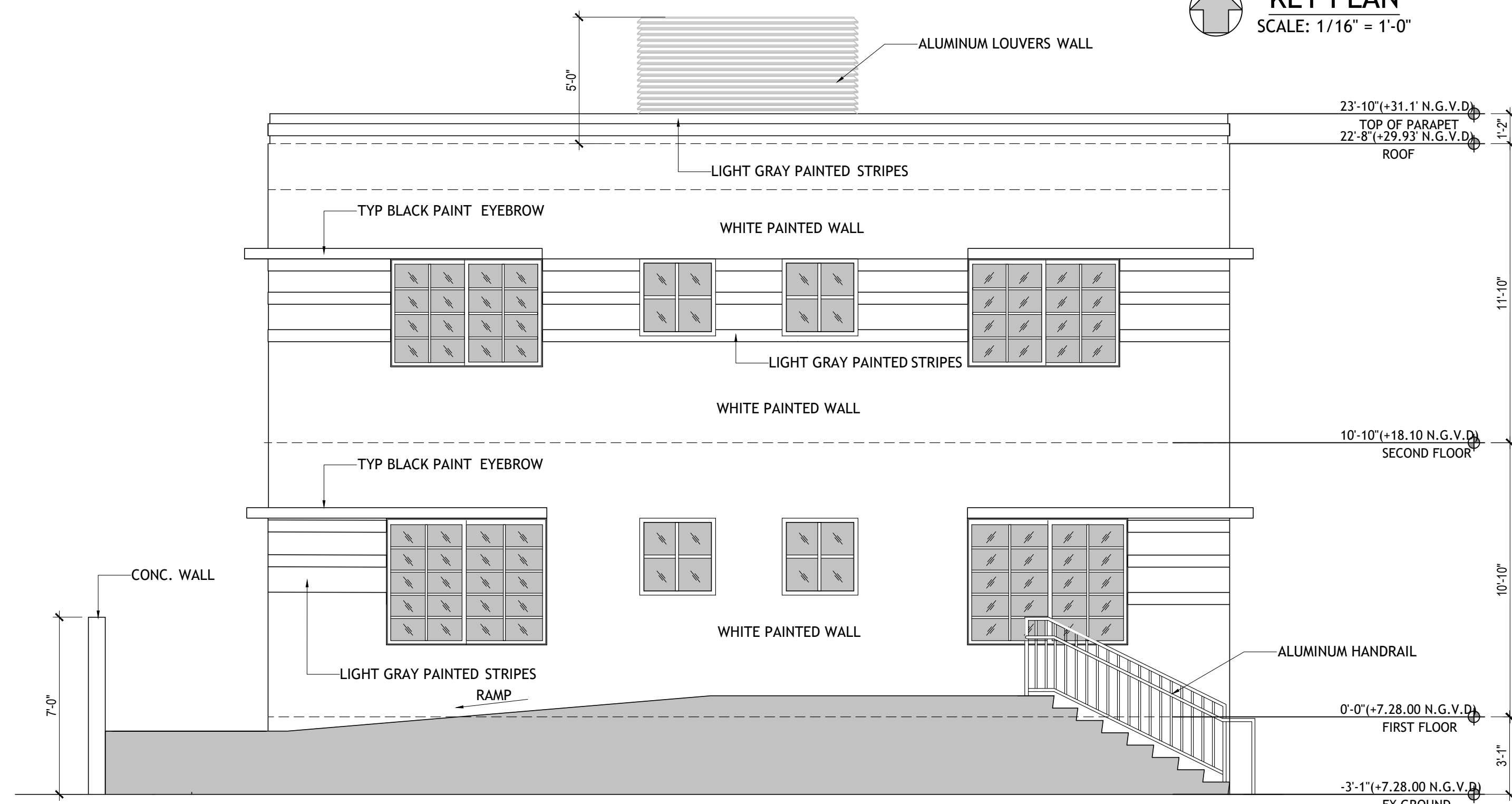
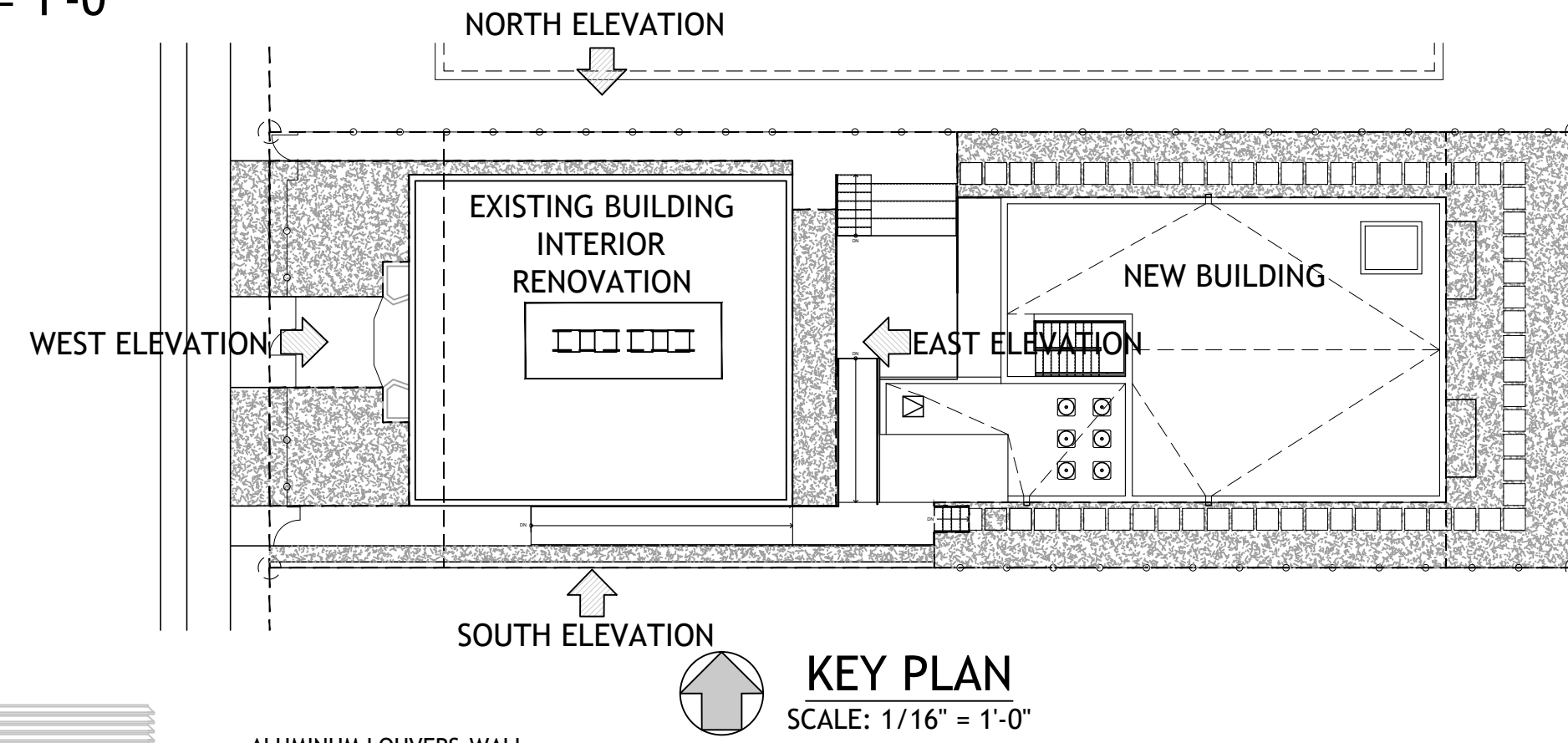


EXISTING RENOVATION BLDG NORTH ELEVATION

SCALE: 1/4" = 1'-0"

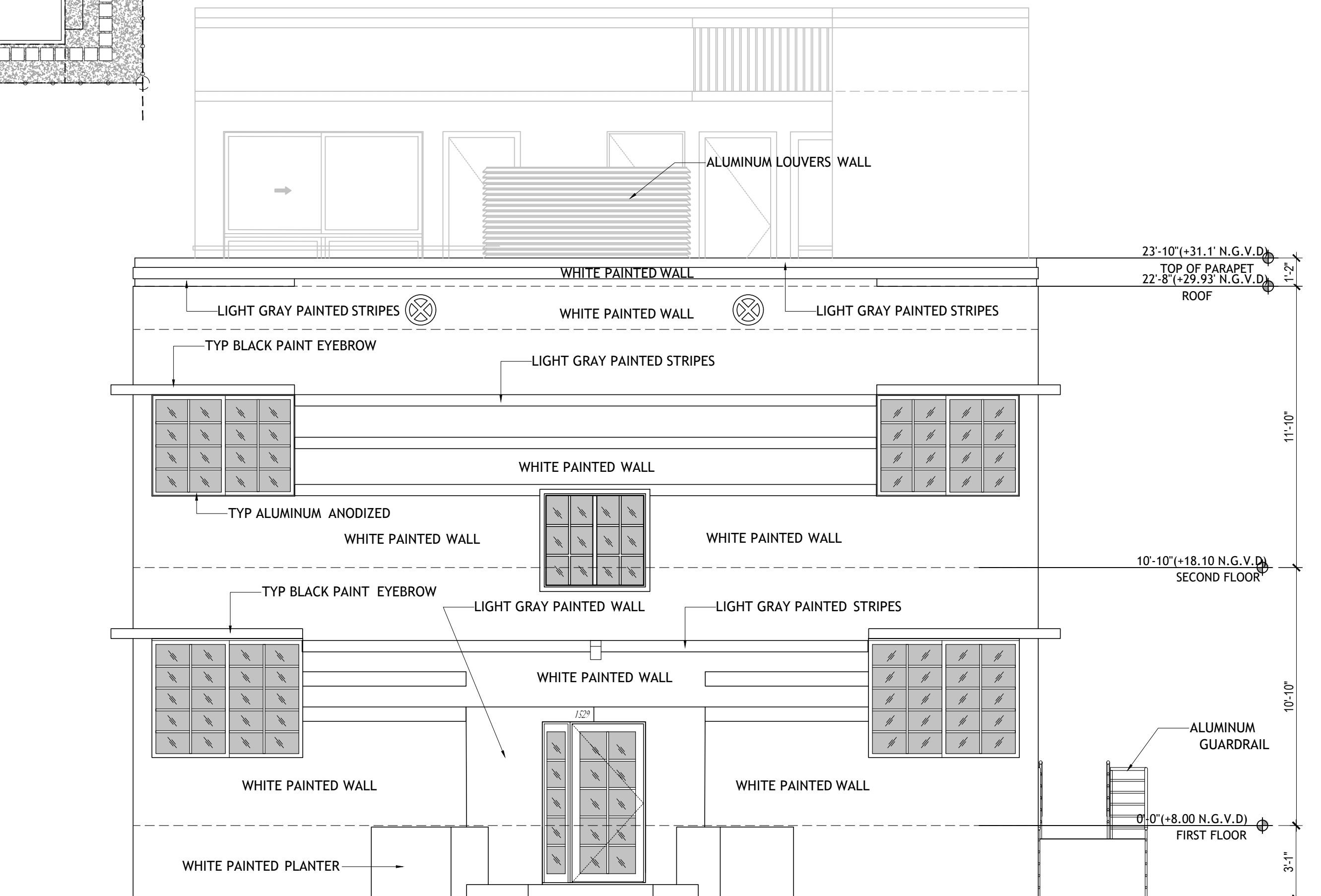
EXISTING RENOVATION BLDG SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RENOVATION BLDG EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RENOVATION BLDG WEST ELEVATION

SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

DRAWN BY:
REVISIONS:

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0016752

DESIGN
ARCHITECTURE

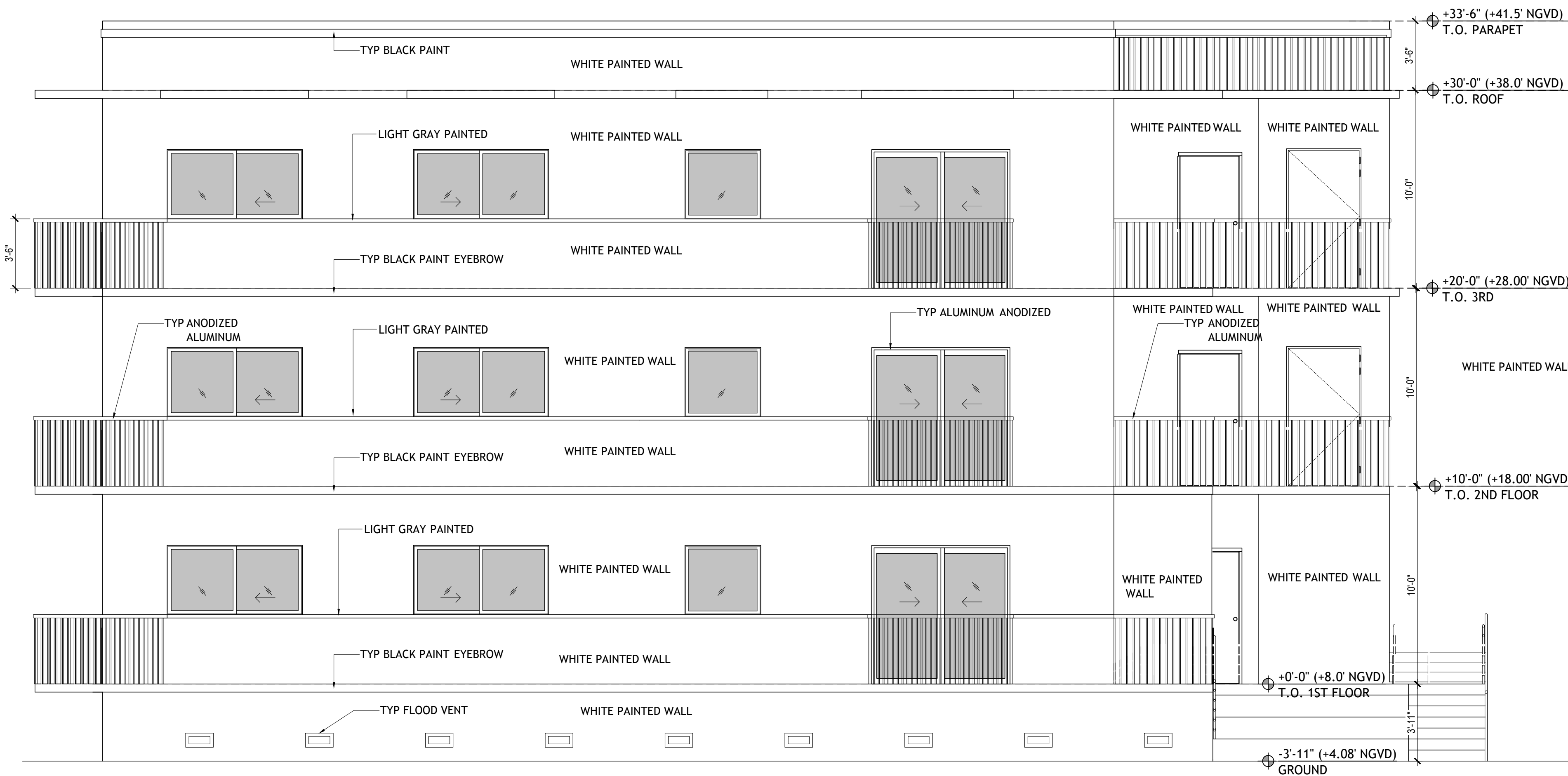
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SEAL

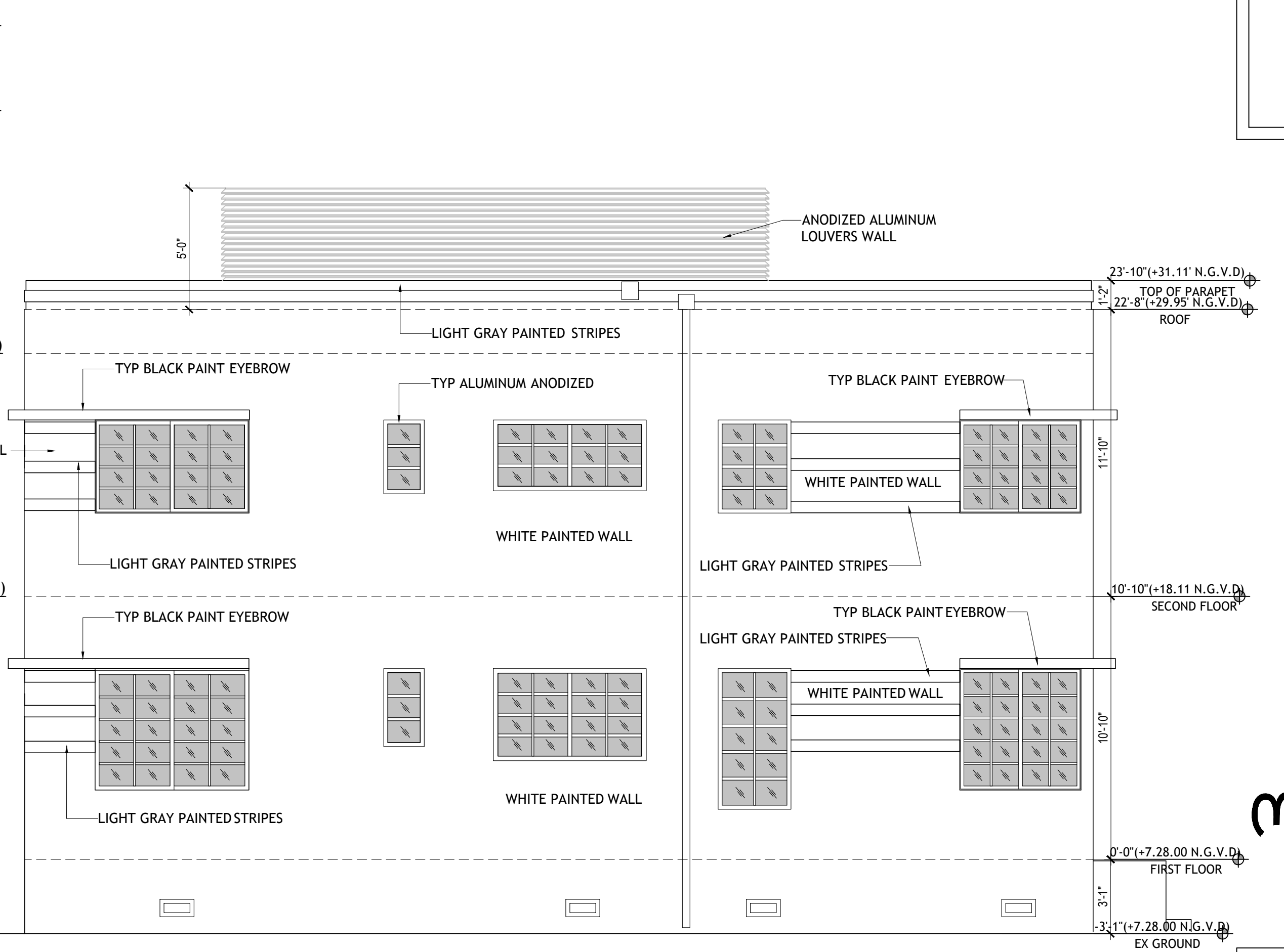
NEW BUILDING
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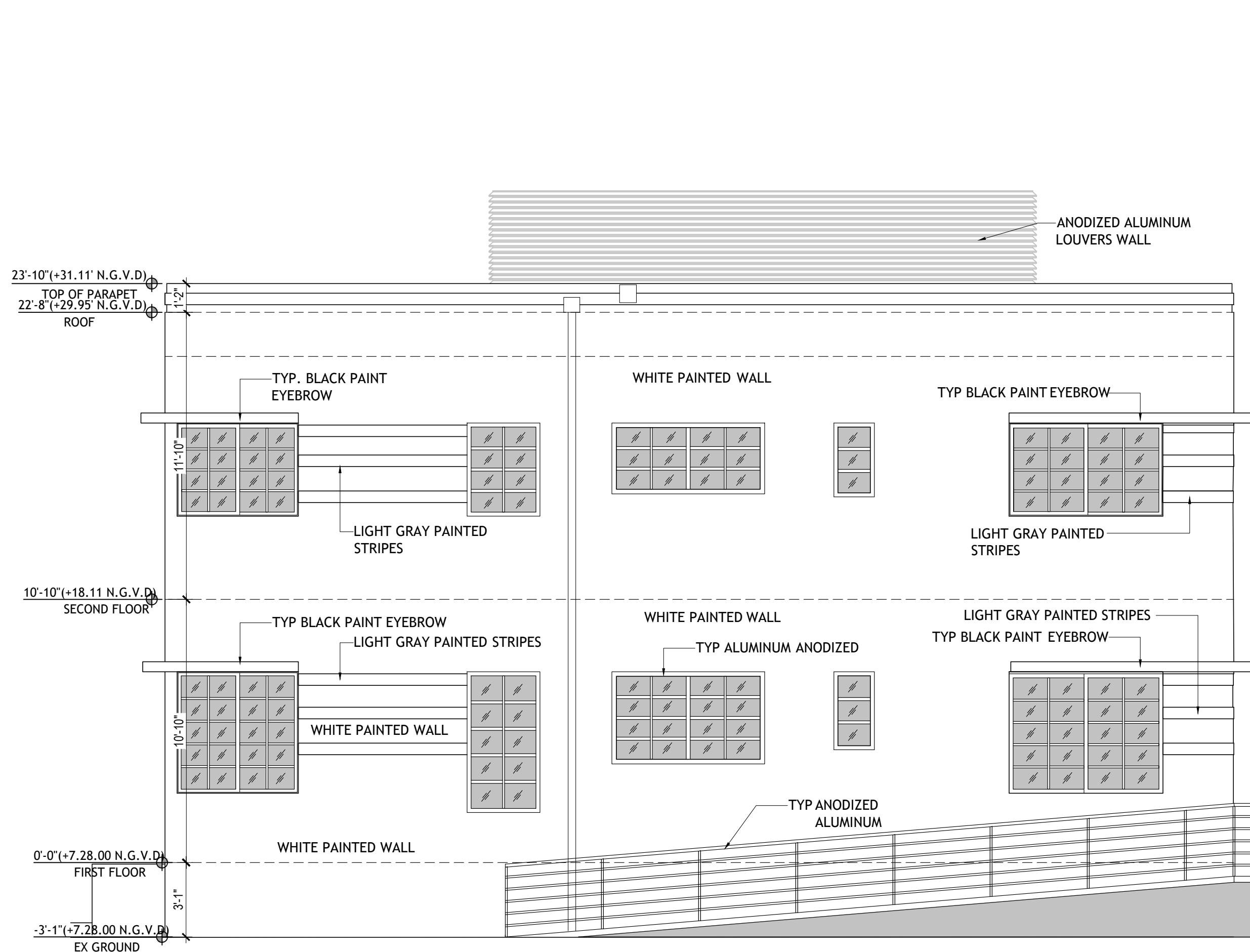
A-3.1
ELEVATIONS



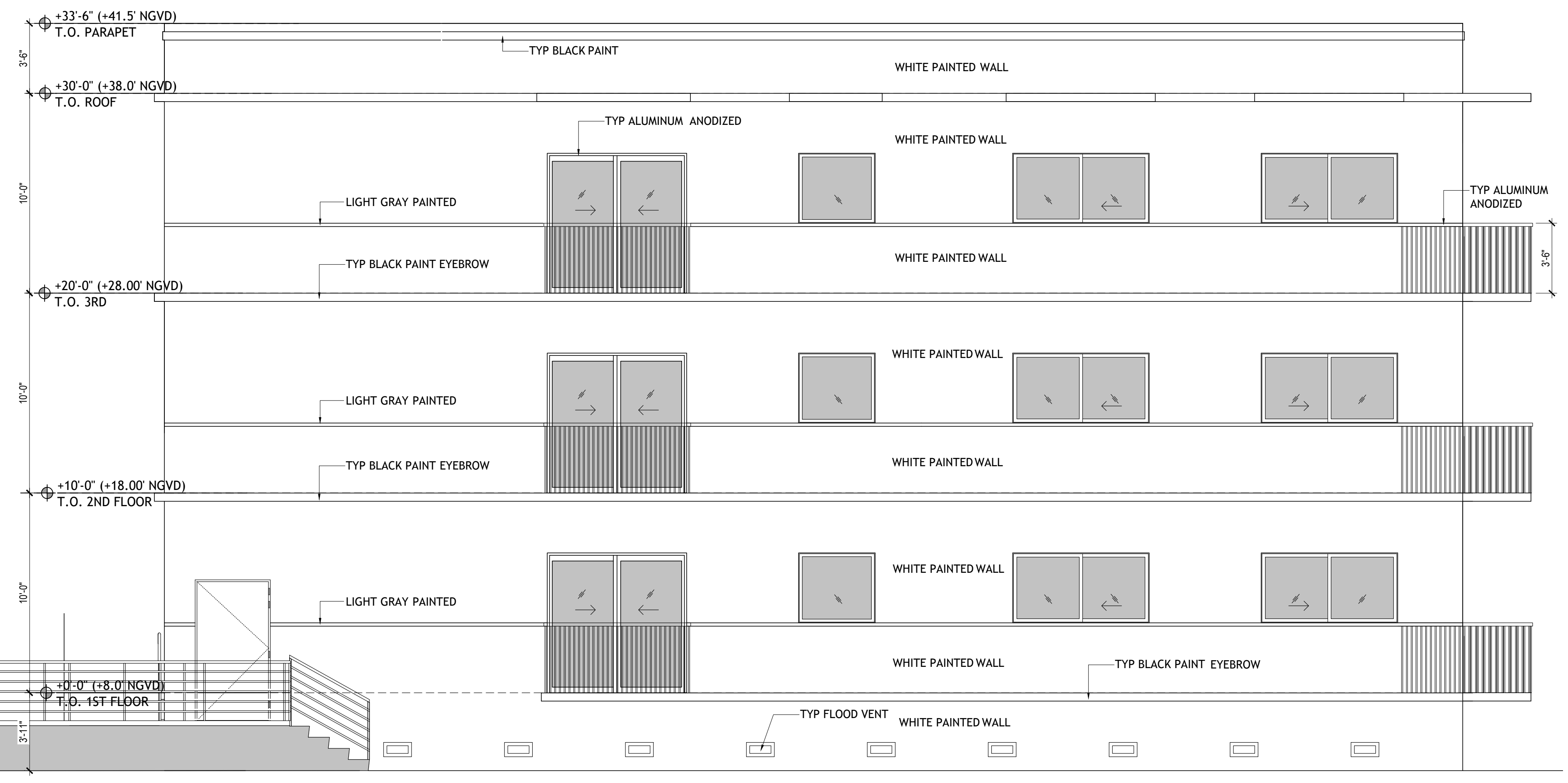
NEW BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. RENOVATION BLDG NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. RENOVATION BLDG SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NEW BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

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DESIGN
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A-3.2
ELEVATIONS

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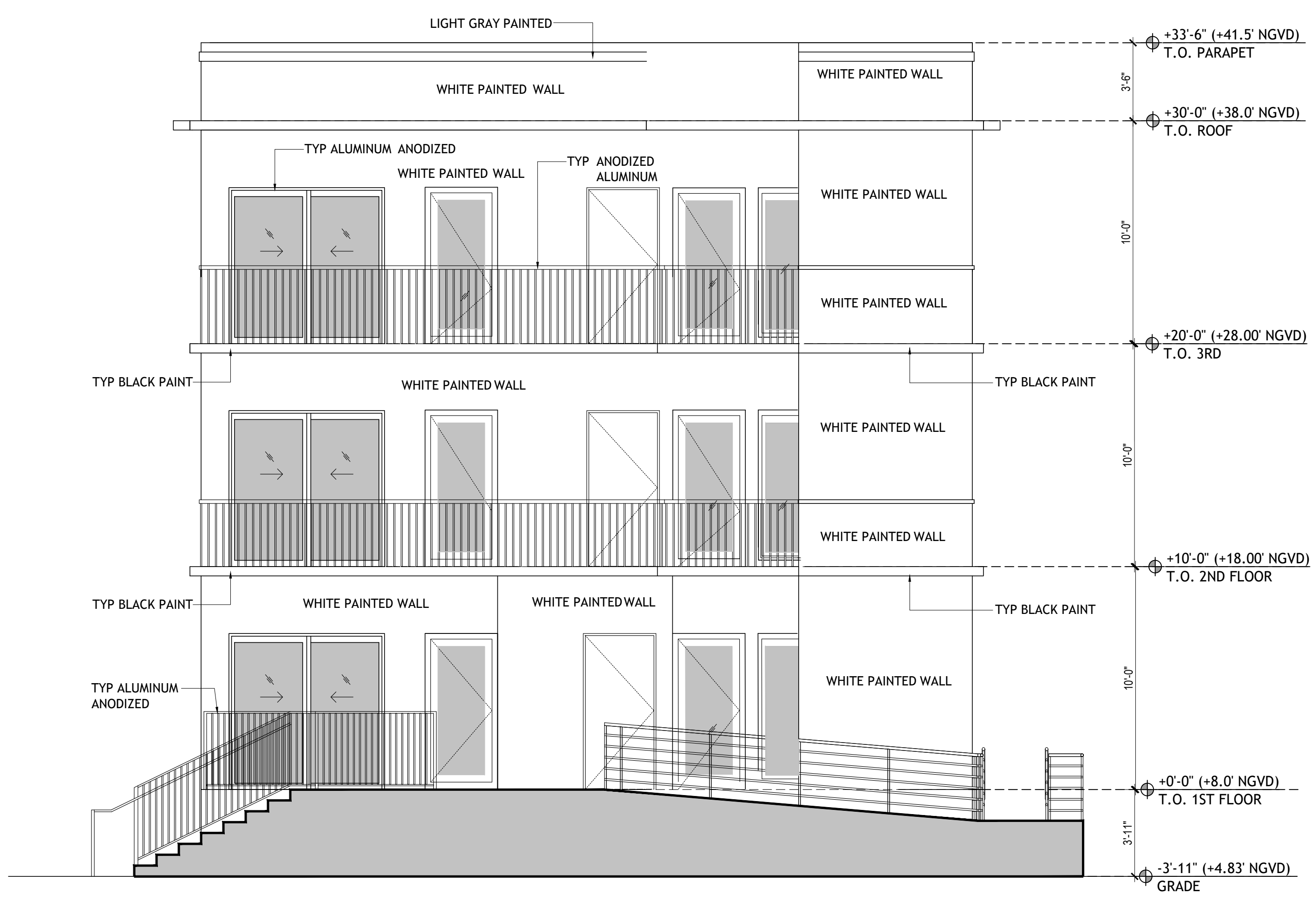
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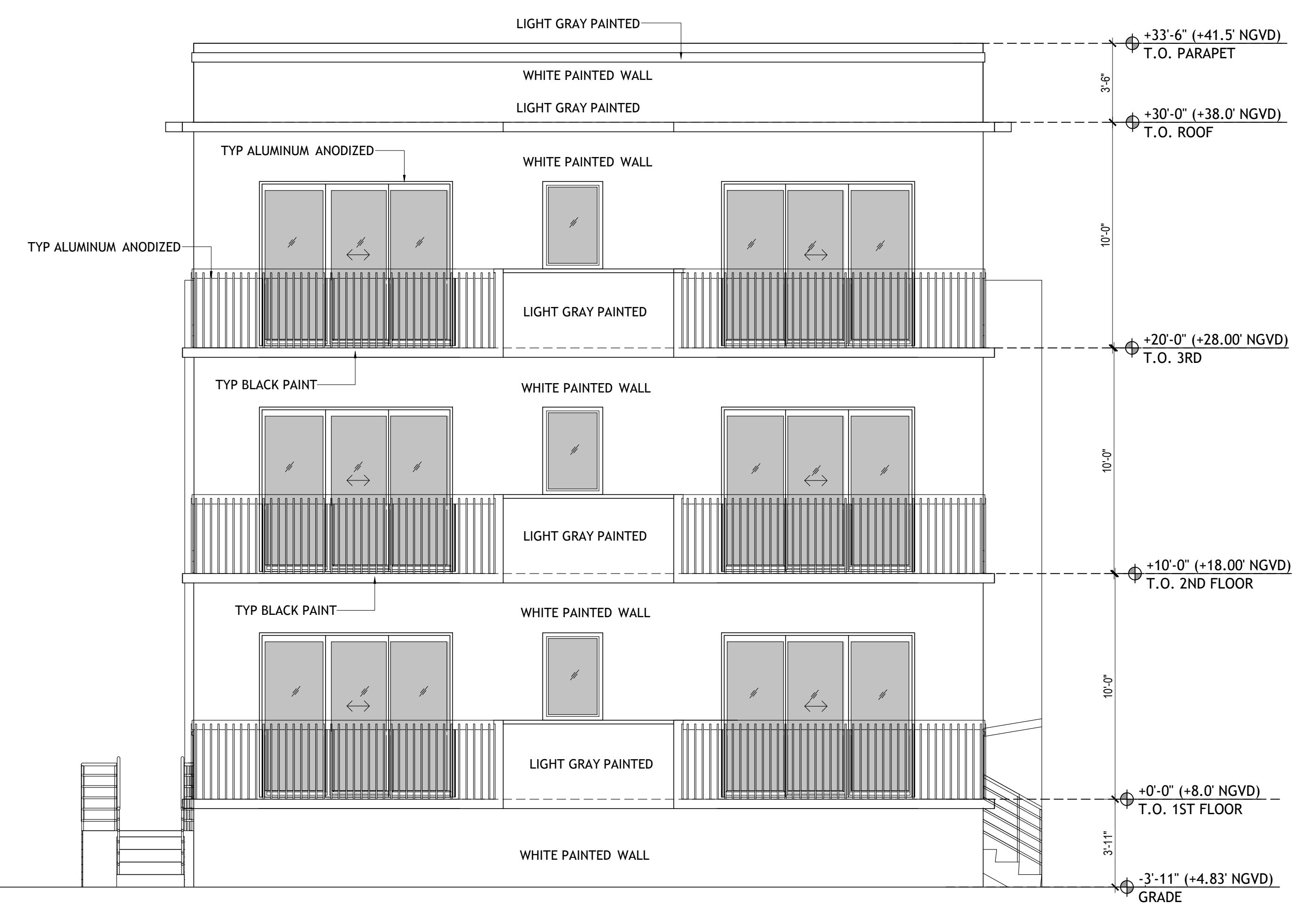
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A-3.3
ELEVATIONS



NEW BUILDING INTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"



NEW BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

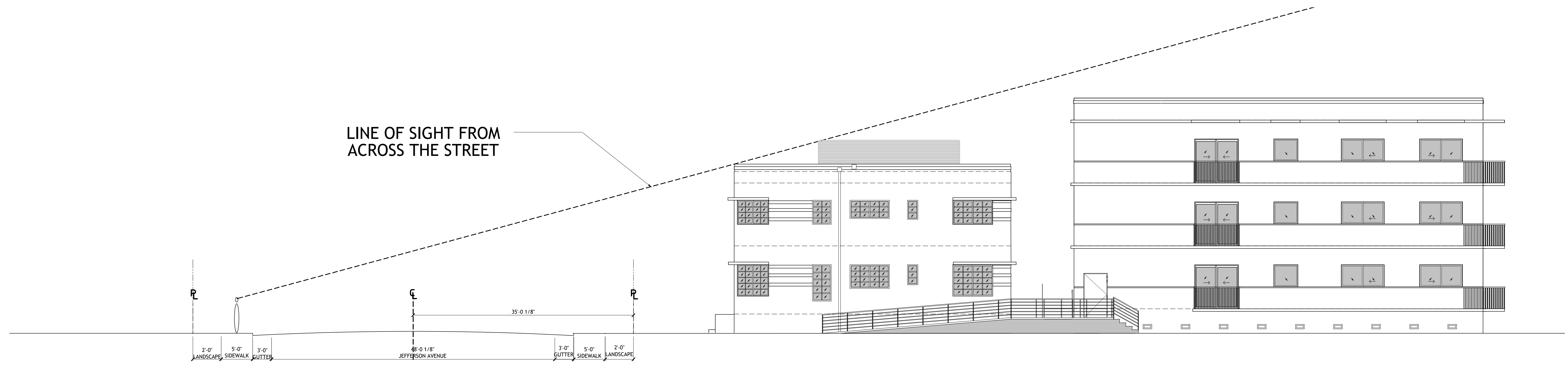
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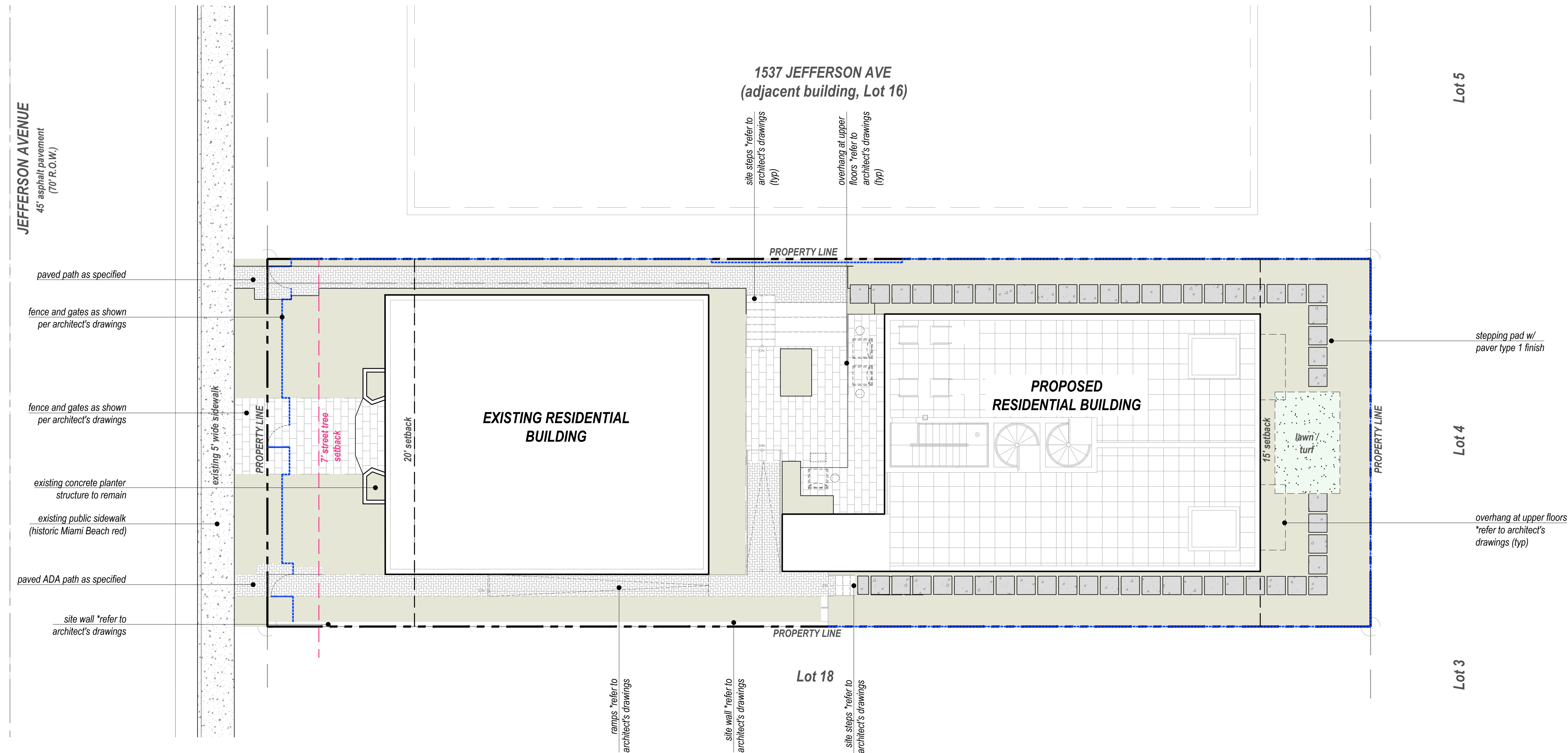
NEW BUILDING
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LINE OF SIGHT DIAGRAM
 SCALE: 1/8" = 1'-0"

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A-3.4
 LINE OF SIGHT



MATERIALS LEGEND

Indiana Limestone Pavers

source: Unilock
 spec: Limestone
 size: 12"x24"x 7/8" thick (patio & paths)
 tread size: 12"x24"x 2 5/8" thick (stair treads)
 color: Winter Mist
 finish: per manufacturer
 joint: white polymer sad set joints, 1/4" max. spacing
 set: 4" min. #57 limerock base over 1" polymer sand set, 1/2" mortar at stoop
 contact: 1-800-UNILOCK
<https://unilock.com/product/limestone-new-york/>

(695 sf)

Permeable Paver Type 1

source: Unilock - copyright © 2022 Hengestone Holdings, Inc.
 spec: ECO-PRIORA™
 size: 5'X10' X 3.125" thick (staggered running bond)
 color: OPAL BLEND
 joints: white sand fill and joint spacing per manufacturer
 finish: N/A
 contact: 1-800-UNILOCK
<https://unilock.com/product/eco-priora-ontario/>

(531 sf)

Concrete Stepping Pads (non-pervious surface)

source: per contractor
 spec: welded wire reinforced 3" min. thick
 size: per L3 layout plan
 color: standard grey or integral color to match arch. slabs
 finish: rocksalt (1/8"-1/4" and 5/8"- 3/4" aggregate)
 contact: per contractor

(331 sf)

lawn / turf areas

(122 sf)

hatch denotes landscape areas

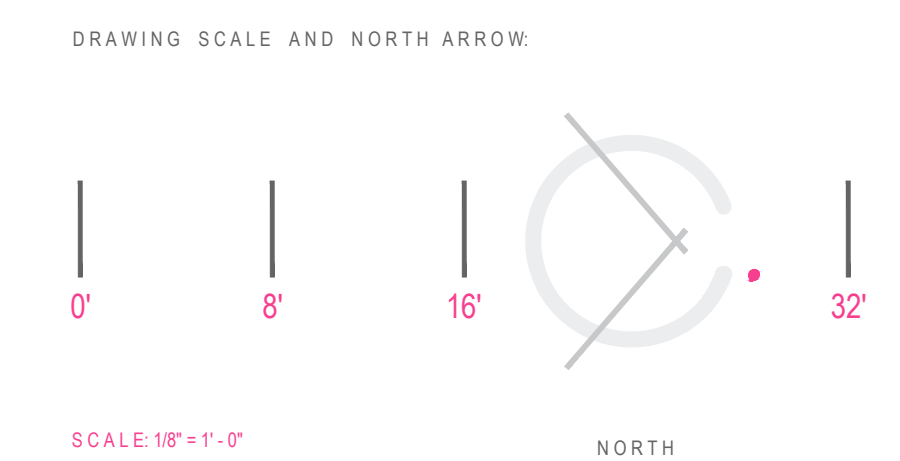
(2,670 sf)

NOTE: refer to sheet L3 for landscape calculations. for additional materials above ground level refer to architect's drawings

SITE CALCULATIONS TABLE

total site	7,500 sf	
total landscape area	3,932 sf	52.4%
pervious landscape area	2,792 sf	71%
non-pervious surface	1,140 sf	29%

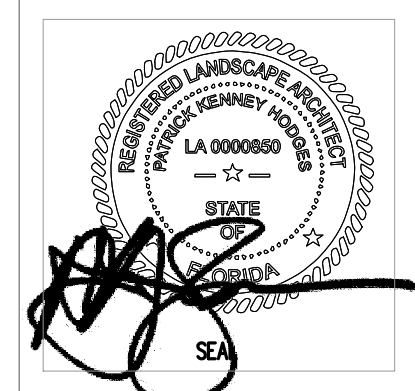
SITE PLAN AND MATERIALS



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Patrick K. Hodges
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patrick@mrhstudies.com

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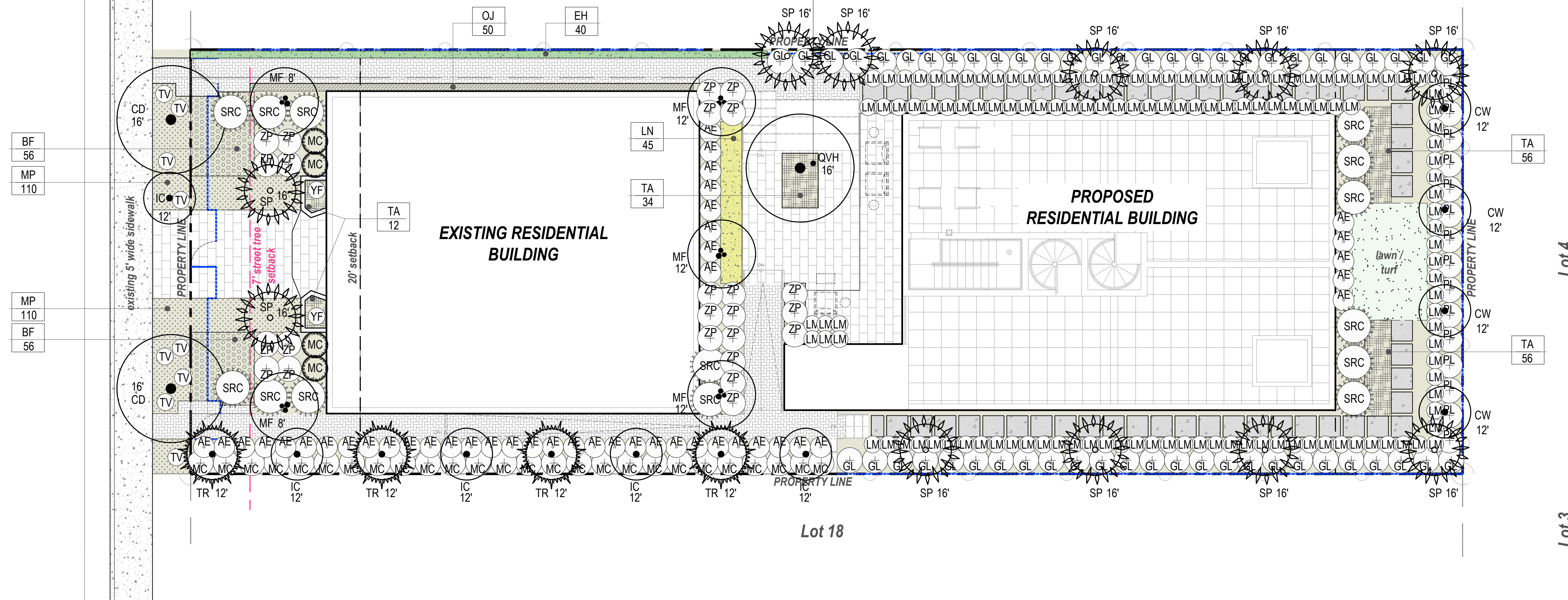
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DRAWING DATE: 05.08.2023

L2

JEFFERSON AVENUE
45' asphalt pavement
(70' R.O.W.)

1537 JEFFERSON AVE
(adjacent building, Lot 16)



Lot 5
Lot 4
Lot 3

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LANDSCAPE LEGEND

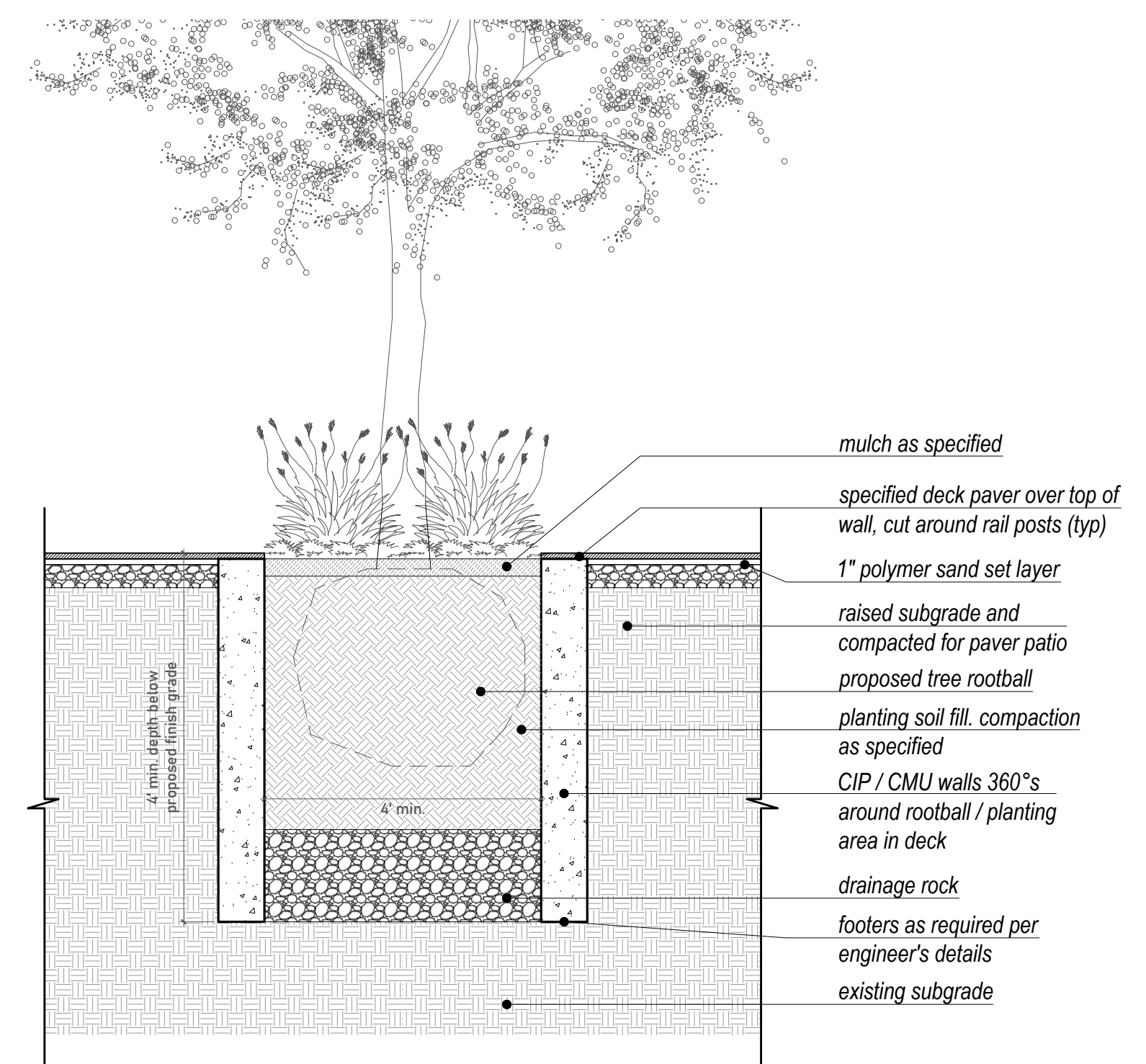
CITY OF MIAMI BEACH

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District **RM-1** Lot Area **7,500 SF** Acres **.17**

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 7,500 s.f. x .50 % = 3,750 s.f.	3,750 SF	3,932 SF
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces = N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	3,750 SF	3,932 SF
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	3,750 SF	3,932 SF
B. Maximum lawn area (sod) permitted= 50 % x 3,932 s.f.	1,966 SF	122 SF
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: 28 trees x .17 net lot acres - number of existing trees=	8	20
B. % Natives required: Number of trees provided x 30% =	3	20
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	3	20
D. Street Trees (maximum average spacing of 20' o.c.): 20 linear feet along street divided by 20' =	3	3 trees
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20' =	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	131
B. % Native shrubs required: Number of shrubs provided x 50%=	97	131
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	10	94
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	3	94

PLANT SCHEDULE

TREES					
QTY	SYM	Botanical Name	Common Name	Native - y/n	Specifications
2	CD	Coccoloba diversifolia	Pigeon Plum	y	100 gal., 4" min. DBH, 16' ht x 8' sp min. (street trees)
4	CW	Canella winterana	Wild Cinnamon	y	FG, 2" min. DBH, 12' ht min. x 6' sp min.
5	IC	Ilex cassine	Dahoon Holly	y	FG, 2" min. DBH, 12' ht min. x 6' sp min.
5	MF	Myrcianthes fragrans	Simpson's Stopper	y	(3) FG, 2" min. DBH, 12' ht x 6' sp single leader florida #1 & (2) 65 gal. multi-trunk
1	QVH	Quercus virginiana 'Highrise'	High Rise Columnar Live Oak	y	FG, 4" min. DBH, 16' ht x 8' sp min.
PALMS					
QTY	SYM	Botanical Name	Common Name	Specification	
4	TR	Thrinax radiata	Florida Thatch Palm	y 4" DBH hts per plan	
11	SP	Sabal palmetto	Sabal Palm	y FG, 12" min. DBH (booted) hts per plan	
SHRUBS					
QTY	SYM	Botanical Name	Common Name	Specification	
50	GL	Gymnanthes lucida	Crabwood	y 15 gal, 5'-6" ht, 24" min. spr (36" o.c. spacing max.)	
30	MC	Myrica cerifera	Wax Myrtle	y 7 gal 30"x 30" full	
15	PL	Psychotria ligustrifolia	Bahama Wild Coffee	y 7 gal 30"x 30" full	
14	SRC	Serenoa repens 'cercus'	Silver Saw Palmetto	y 25 gal, 3'x3' full	
22	ZP	Zamia pumila	Coontie	y 3 gal, 2x2	
ACCENTS and GRASSES					
QTY	SYM	Botanical Name	Common Name	Specifications	
49	AE	Aspidistra elatior	Cast Iron Plant	n 7 gal, 24"x 24" min.	
40	BH	Equisetum hyemale	Horsetail Grass	n 3 gal, 12" O.C.	
4	MC	Muhlenbergia capillaris	Pink Muhly Grass	y 3 gal 18"x24" full	
9	TV	Tulbaghia violacea	Society Garlic	n 1 gal 12"x12" full	
2	YF	Yucca filamentosa	Color Guard Yucca	n 3 gal 18"x24" full	
GROUNDCOVERS and VINES					
QTY	SYM	Botanical Name	Common Name	Specifications	
112	BF	Bulbine frutescens 'orange'	Orange Bulbine	y 1 gal 12"x12" full	
109	LM	Liriope muscari	Big Blue Lilyturf	n 1 gal 12"x12" full	
45	LN	Lysimachia nummularia	Creeping Jenny	n 1 gal 12"x12" full	
220	MP	Mimosa pudica	Sensitive Plant	n 1 gal 12"x12" full	
50	OJ	Ophiopogon japonicus	Mondo Grass	n 1 gal 12"x12" full	
158	TA	Trachelospermum asiaticum	Asiatic Jasmine	n 1 gal 12"x12" full	



A OAK PLANTING DETAIL
SCALE: n/a

refer to sheet L4 for suggested general notes and plant imagery

MITIGATION RESOLUTION NOTES:
per the mitigation requirements on sheet L1, this proposed plan provides (8) trees (quantity of tree and palms mix) at a specification of 4" DBH x 8' spread x 16' in height and palms 6" DBH x 8' spread x 16' also provided (11) trees at a specification of 2" DBH x 6' spread in canopy x 12' in height which exceeds all mitigation required for the site. No other mitigation is required. the proposed plan also covers the minimum tree and shrub requirements as noted in the local code requirements

NOTE: No mitigation trees shall have support poles at time of installation.

NEW BUILDING FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

PLANTING PLAN AND SCHEDULE

DRAWING SCALE AND NORTH ARROW:

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

NORTH

L3

DRAWING DATE: 05.08.2023

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

GENERAL NOTES AND REQUIREMENTS

- The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
- Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
- Stake out all tree & large shrub locations for LA and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the LA.
- The contractor shall install / renovate existing irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
- Install only plants graded florida no.1 or better as set forth in the florida department of agriculture "grades and standards for nursery plants" second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
- Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container. Place plants with best "face" forward.
- Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
- Backfill all planting pits with the following mixture : 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
- Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
- Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
- Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
- Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
- Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
- Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilizer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
- Fertilize palms with palm gain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommended rate.
- Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
- All plants/trees shall be warranted for a period of one year post installation. Should any trees/plants die or go into decline they shall be replaced at contractor's expense, and the year warranty will re-start for those specific trees/plants.
- All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
- No mitigation trees shall have support poles at time of installation.
- Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
- Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.

IRRIGATION SYSTEM NOTES AND REQUIREMENTS

- The contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).
- The contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.
- The shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.
- The contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

PROPOSED PLANT IMAGERY



pigeon plum



cinnamon bark



dahoon holly



simpson stopper



high rise live oak



florida thatch palm



sabal palm



crabwood



wax myrtle



bahama wild coffee



silver saw palmetto



coontie



cast iron plant



horsetail grass



pink muhly grass



society garlic



color guard yucca



orange bulbine



big blue liriope



creeping jenny



sensitive plant



mondo grass



asiatic jasmine

PLANTING NOTES AND IMAGERY

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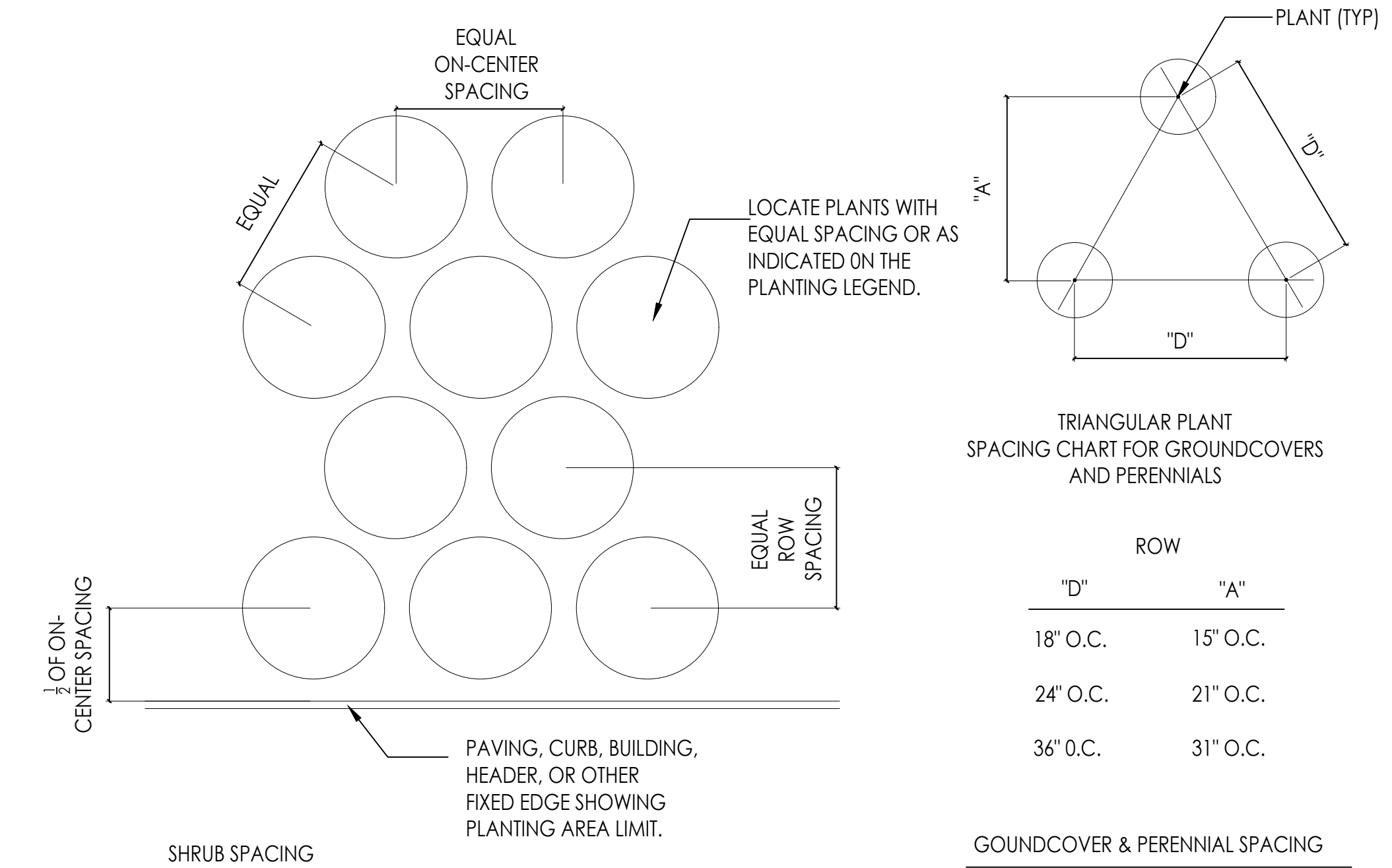
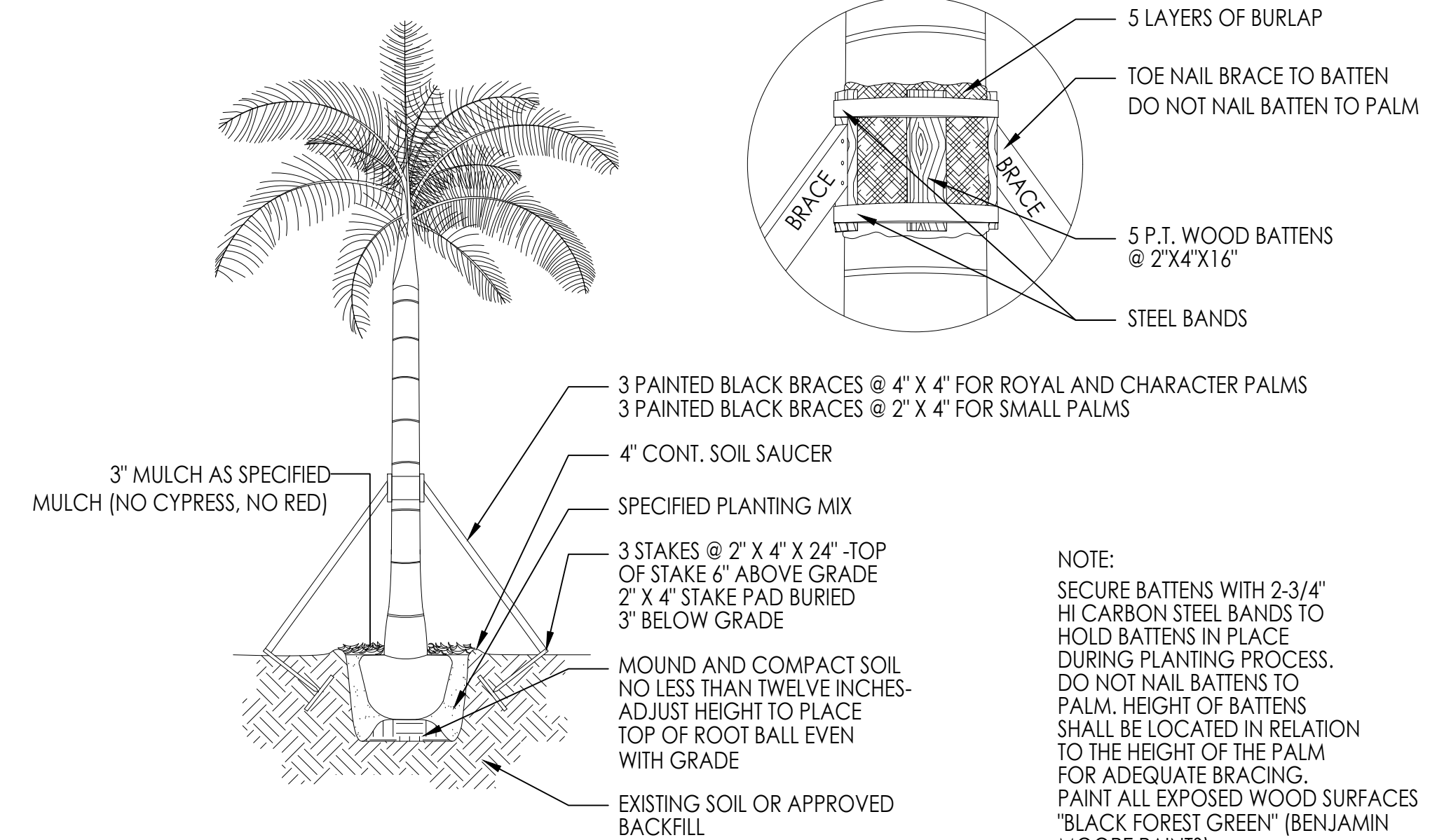
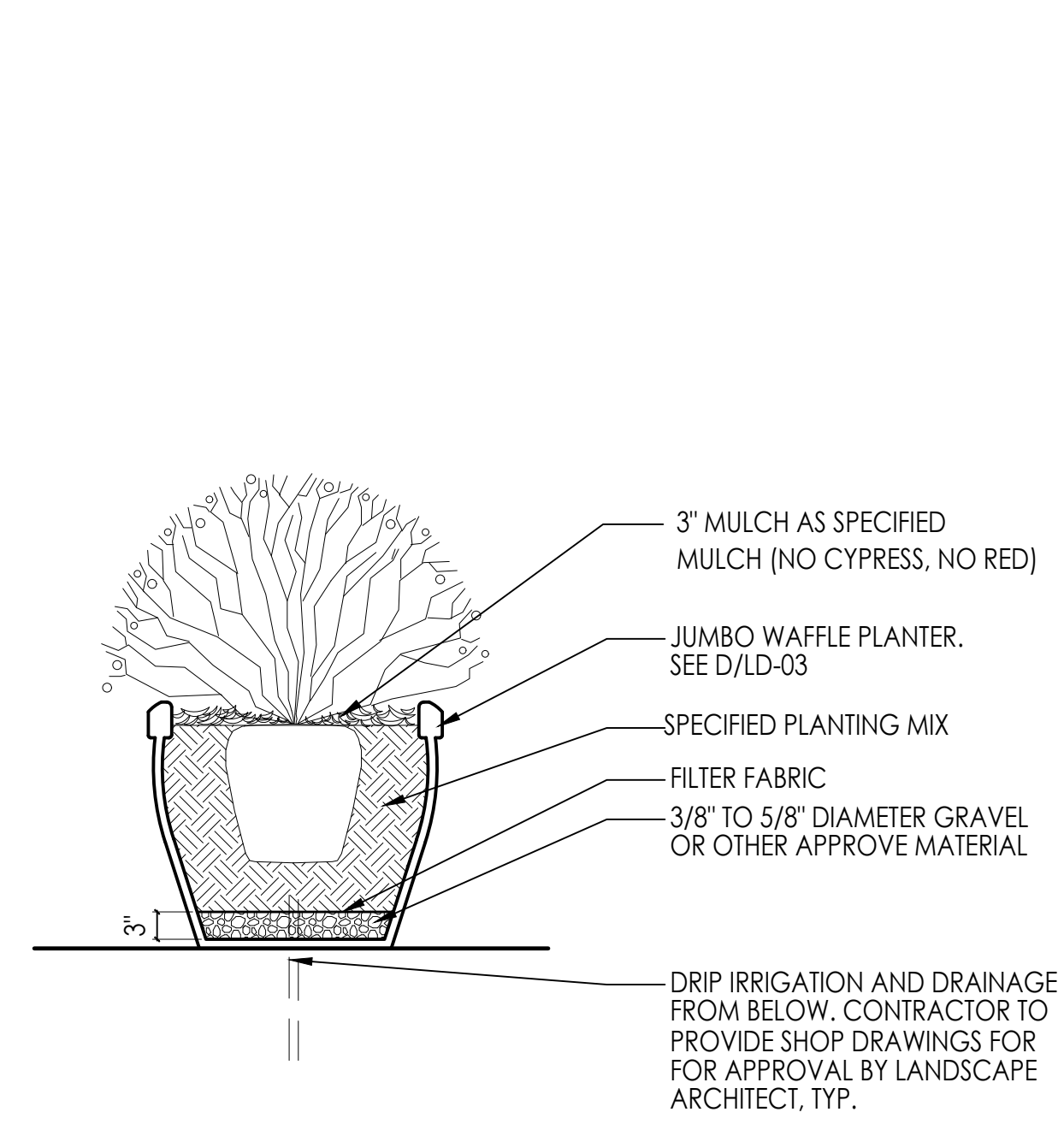
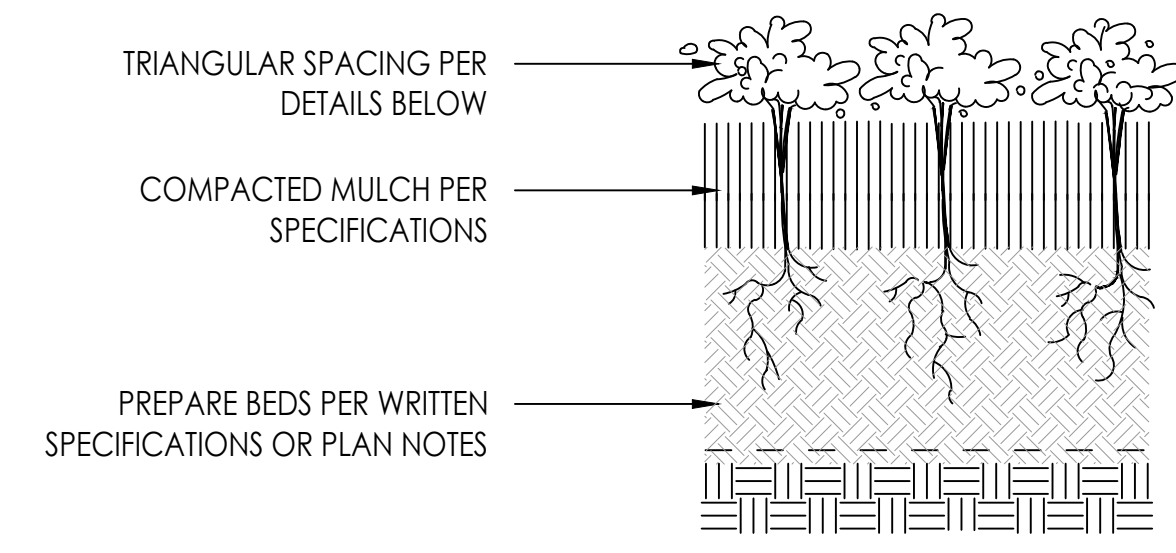
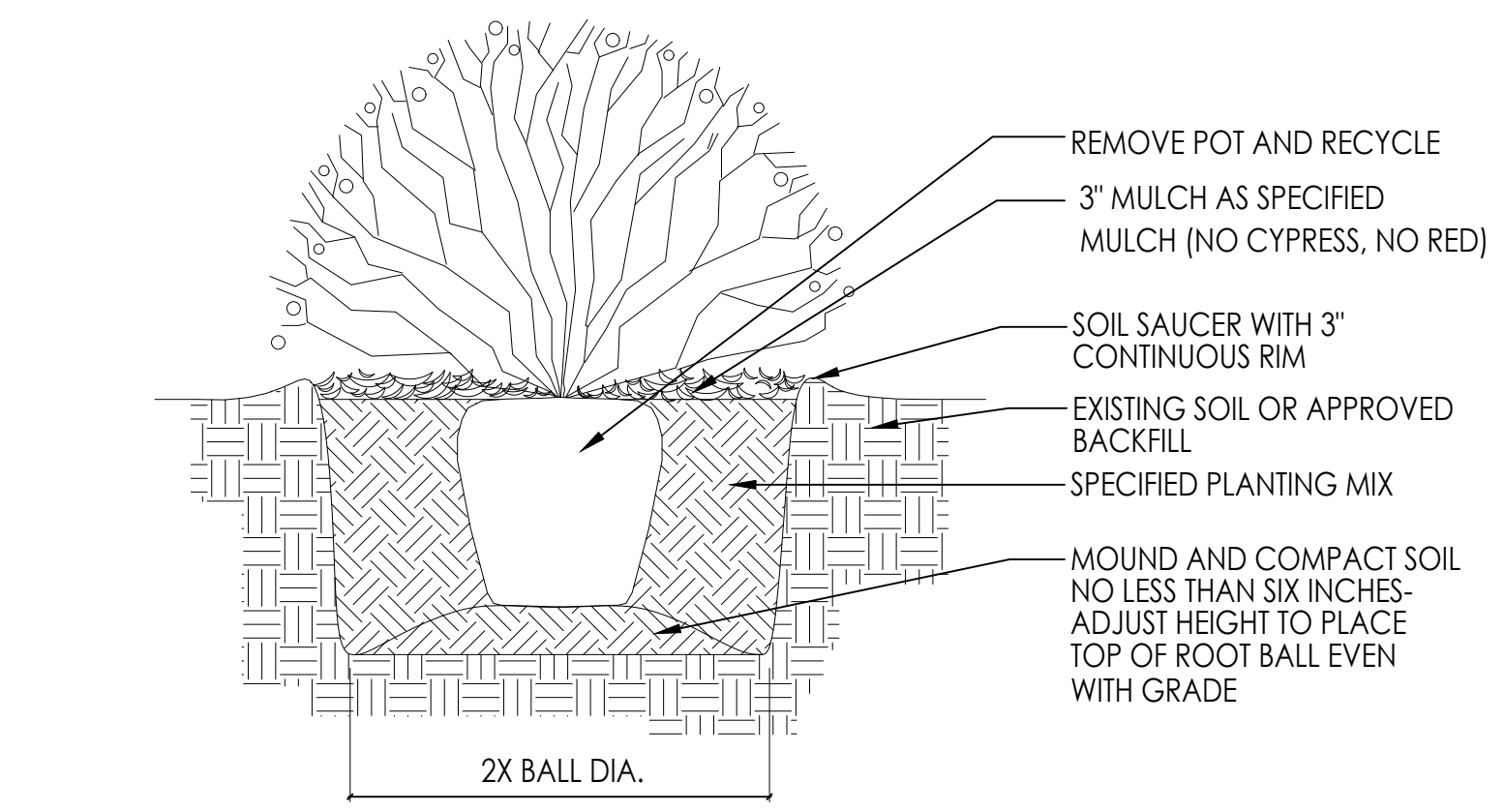
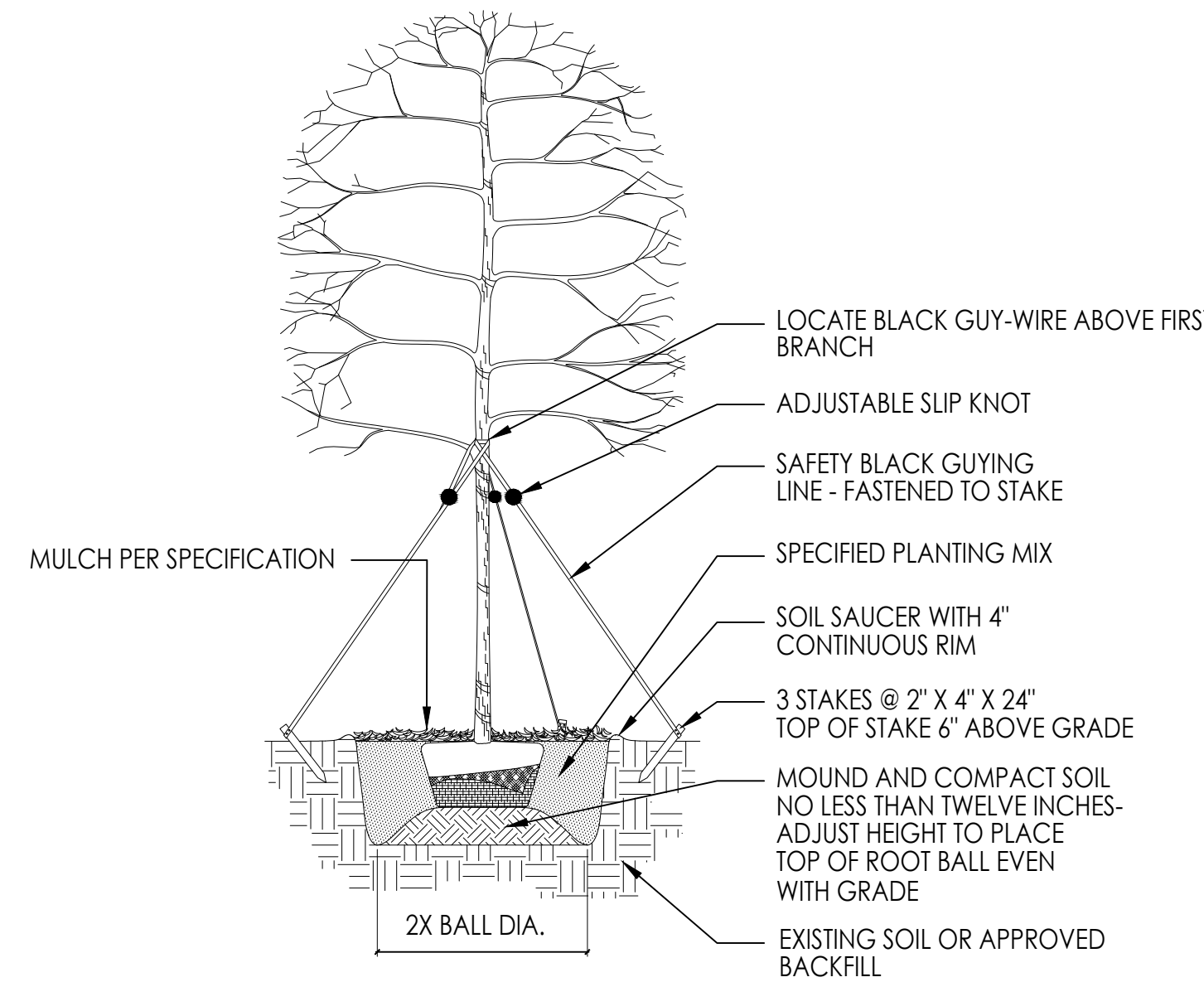
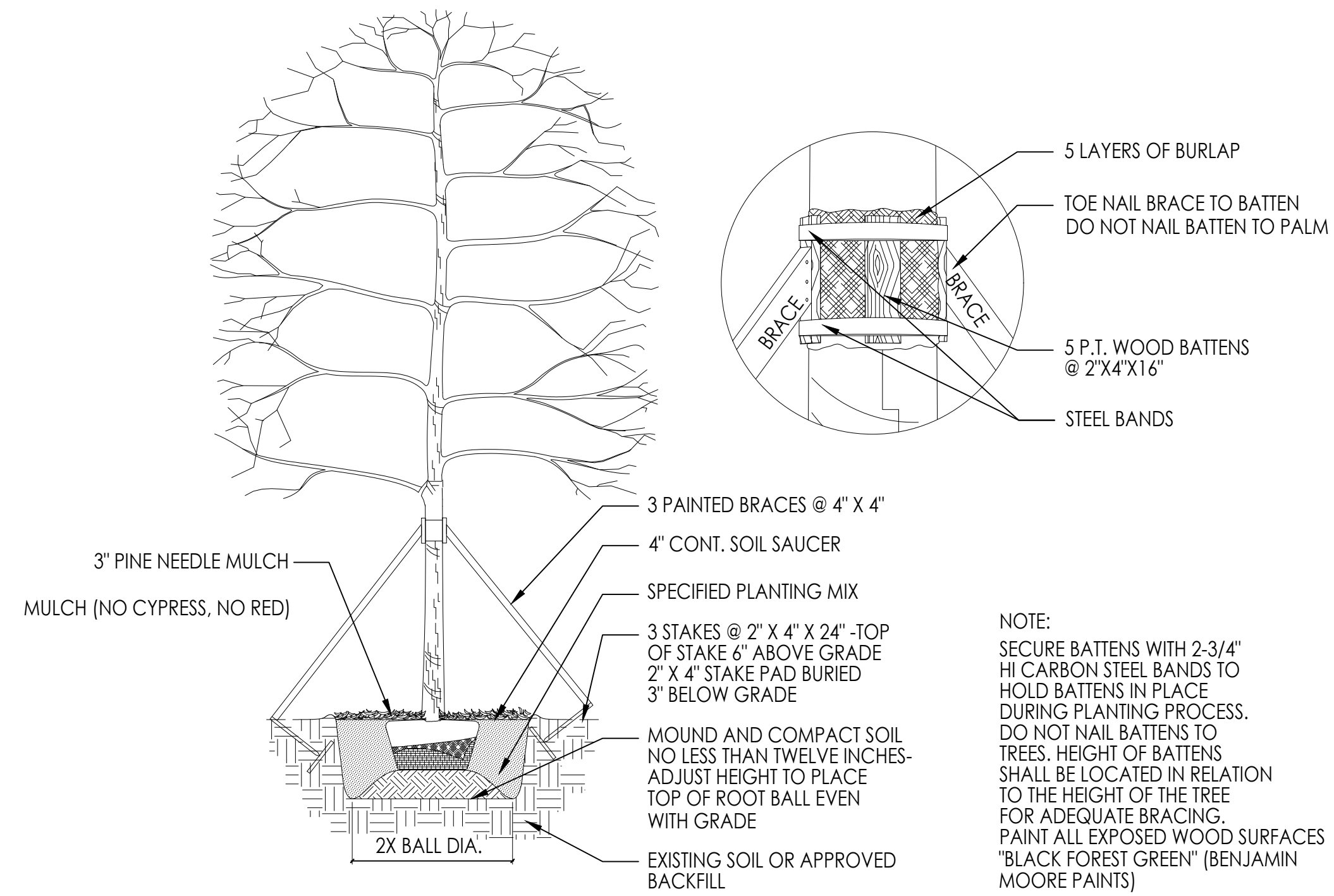
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NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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L4
DRAWING DATE: 05.08.2023

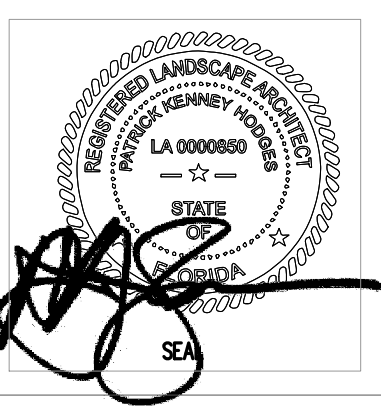


NOTE: No mitigation trees shall have support poles at time of installation.

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NEW BUILDING FOR:
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PLANTING DETAILS

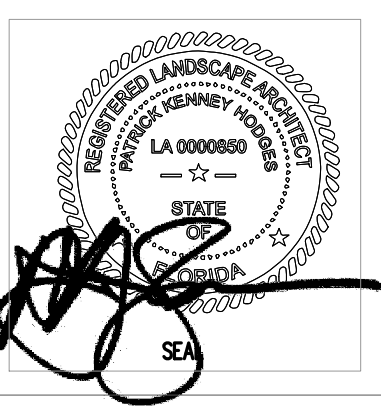


LANDSCAPE RENDERING FRONT YARD

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NEW BUILDING
FOR:
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L5.1
DRAWING DATE: 05.08.2023



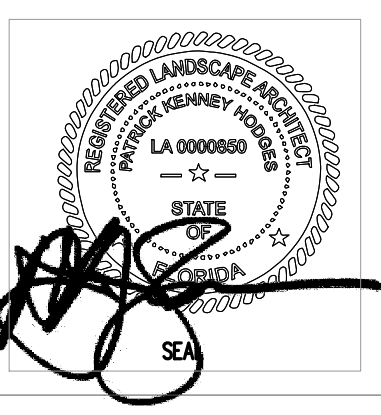
LANDSCAPE RENDERING COURTYARD LOOKING SE

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NEW BUILDING
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L5.2
DRAWING DATE: 05.08.2023

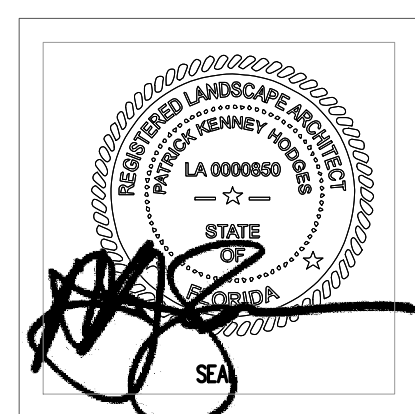


LANDSCAPE RENDERING COURTYARD LOOKING NE

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NEW BUILDING
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L5.3
DRAWING DATE: 05.08.2023

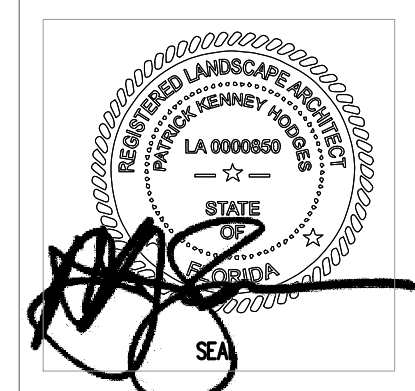


LANDSCAPE RENDERING REAR COURT PATH

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NEW BUILDING
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L5.4
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING REAR LOT VIEW

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NEW BUILDING
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L5.5
DRAWING DATE: 05.08.2023

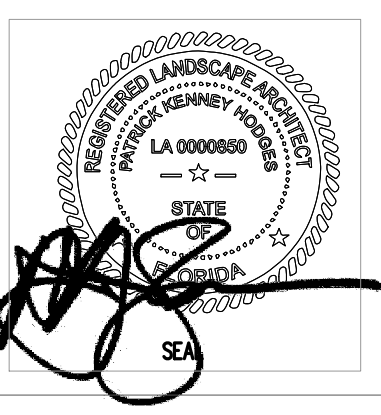


LANDSCAPE RENDERING FRONT AERIAL VIEW

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NEW BUILDING
 FOR:
 1529 JEFFERSON AVENUE
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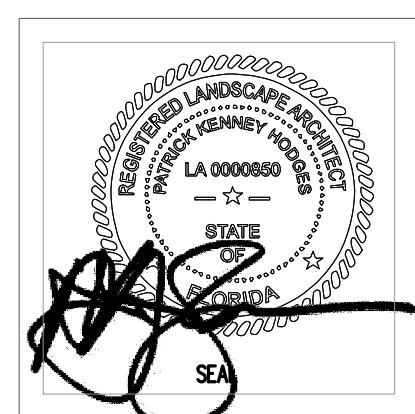
L5.6
 DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING NORTH ELEVATION

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NEW BUILDING
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L5.7
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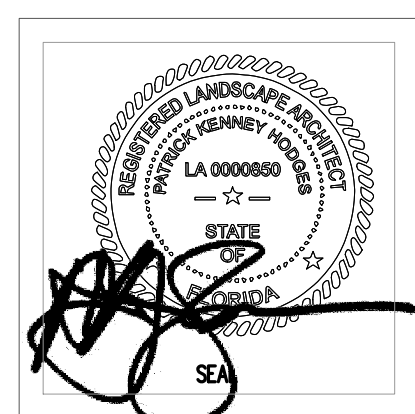


LANDSCAPE RENDERING SOUTH ELEVATION

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NEW BUILDING
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L5.8
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