



*Casa Mas*

445 E Dilido Dr Miami Beach, Florida 33139

*AUGUST 5, 2019*

**FINAL SUBMITTAL**

ARCHITECT

DOOARCHITECTURE  
2937 SW 27<sup>th</sup> AVE, SUITE 101  
MIAMI, FLORIDA 33131  
P. 786.703.3525  
E. HELLO@DOOARCHITECTURE.COM



PROPERTY INFORMATION	
PROJECT ADDRESS:	445 E DI LIDO DR MIAMI BEACH, FL 33139
FOLIO NUMBER:	02-3232-011-0560
LEGAL DESCRIPTION:	DI LIDO ISLAND PB 8-36 LOT 3 & 8FT STRIP CONTIG TO SAME ON BAY, BLK 13 LOT SIZE 60X175 OR 20479-2784 06 2002 1
ZONING DISTRICT:	RS-43
ZONING LAND USE:	SINGLE FAMILY RESIDENTIAL DISTRICT

BUILDING TYPE	
APPLICABLE CODES:	FLORIDA BUILDING CODE SIXTH EDITION (2017) FBC RESIDENTIAL CODE SIXTH EDITION (2017) FLORIDA FIRE PREVENTION CODE SIXTH EDITION (2017)
OCCUPANCY TYPE:	R-3 RESIDENTIAL

PROJECT DATA	
NET LOT AREA	10,694 SQ.FT. *
EXISTING BLDG YEAR BUILT	1930
EXIST BUILDING AREA	2,587 SQ.FT.
FLOOD ZONE	AE 9
BASE FLOOD ELEVATION	9.00' NGVD
DESIGN FLOOD ELEVATION	10.00' NGVD
"CMB GRADE"	3.54' NGVD
"ADJUSTED GRADE"	6.27' NGVD
TOP OF GARAGE FLOOR ELEV	7.66' NGVD
TOP OF GROUND FLOOR ELEV	10.00' NGVD
TOP OF MAIN GRND FLR ELEV	11.50' NGVD
TOP OF SECOND FLOOR ELEV	24.50' NGVD
* LOT AREA IS 10,694 SQ.FT. AS PER SURVEY, MEASURED TO CENTER LINE OF EXISTING SEAWALL.	

SCOPE OF WORK
-DEMOLITION OF EXISTING RESIDENCE -CONSTRUCTION OF NEW SINGLE FAMILY 2-STORY RESIDENCE REFER TO SHEET Z1.00 FOR ZONING INFORMATION



## MIAMI BEACH

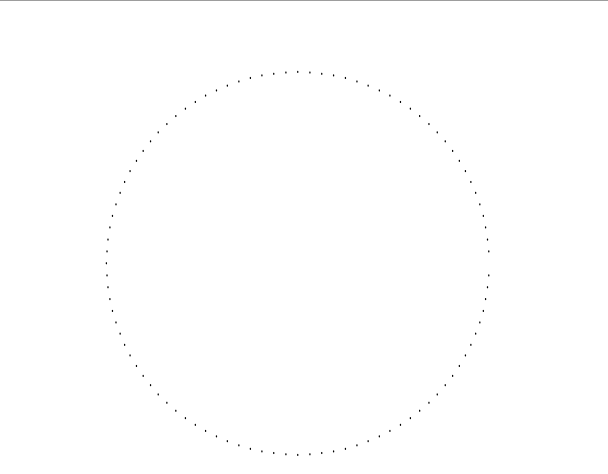
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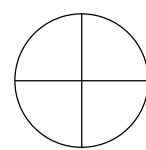


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REVISIONS		
MARK	DATE	DESCRIPTION
PROJECT NO: 1806		
FILE:		
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TITLE		
PROJECT DATA		
SCALE: AS NOTED		
DRAWING ISSUED ON: 08-05-2019		



G1.00





Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	445 E DI LIDO DR		
2	Folio number(s):	02-3232-011-0560		
3	Board and file numbers :	DRB19-0444		
4	Year built:	1930	Zoning District:	RS-3
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	3.54'
6	Adjusted grade (Flood+Grade/2):	6.27'	Free board:	10.00'
7	Lot Area:	10,694 (TO CL OF SEAWALL)		
8	Lot width:	60'	Lot Depth:	183'
9	Max Lot Coverage SF and %:	3208 (30%)	Proposed Lot Coverage SF and %:	3,357 (31%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	334
11	Front Yard Open Space SF and %:	754 (62%)	Rear Yard Open Space SF and %:	1,196 (74%)
12	Max Unit Size SF and %:	5,347 (50%)	Proposed Unit Size SF and %:	5,384 (50%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,962
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	76.60%
15			Proposed Second Floor Unit Size SF and % :	2,422
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24' FLAT, 27' SLOPED	N/A	28' FLAT, 31' SLOPED	4' FLAT, 4' SLOPED
18	Setbacks:				
19	Front First level:	20'-0"	N/A	20'-0"	0
20	Front Second level:	30'-0"	N/A	30'-0"	0
21	Side 1:	7'-6"	N/A	7'-6"	0
22	Side 2 or (facing street):	7'-6"	N/A	8'-0"	0
23	Rear:	26'-8"	N/A	29'-5"	0
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	15'-0"	N/A	15'-6"	0

27	Located within a Local Historic District?	NO
28	Designated as an individual Historic Single Family Residence Site?	NO
29	Determined to be Architecturally Significant?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

LOT AREA NOTE

10,694 SQFT LOT AREA USED FOR ZONING CALCULATIONS IS BASED ON THE CENTER LINE OF THE EXISTING SEAWALL.

ZONING DRAWING INDEX

NUMBER	CONTENTS
Z1.00	CITY OF MIAMI BEACH ZONING DATA SHEET
Z1.01	ZONING UNIT SIZE DIAGRAMS, CALCULATIONS, AND DRB WAIVER REQUEST
Z1.02	ZONING LOT COVERAGE DIAGRAMS, CALCULATIONS, AND DRB WAIVER REQUEST
Z1.03	ZONING OPEN SPACE DIAGRAMS, CALCULATIONS, AND SECTIONS
Z1.04	ZONING SECOND FLOOR VOLUME DIAGRAMS CALCULATIONS, AND DRB WAIVER REQUEST
Z1.05	ZONING HEIGHT ELEVATIONS, CALCULATIONS, AND DRB WAIVER REQUEST



MIAMI BEACH

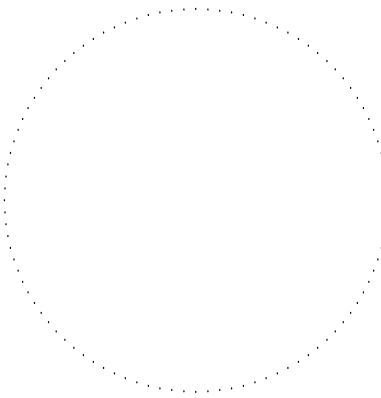
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REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 1806

FILE:

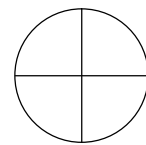
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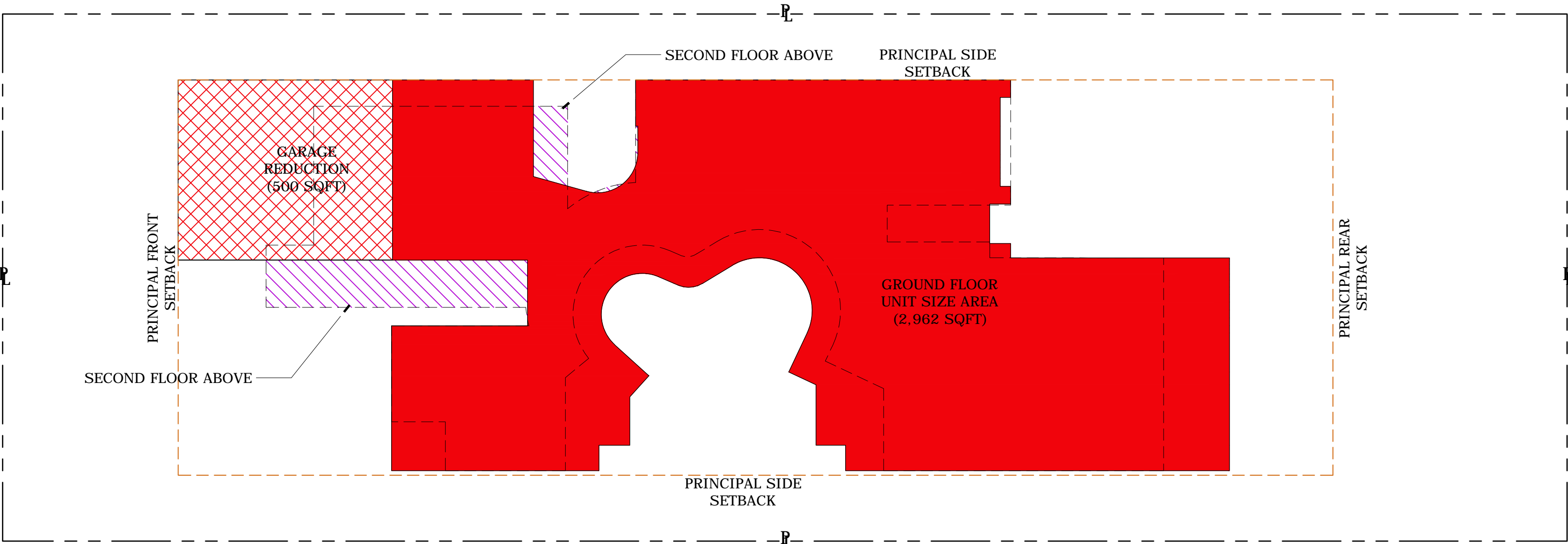
ZONING DATA

SCALE: AS NOTED

DRAWING ISSUED ON: 08-05-2019

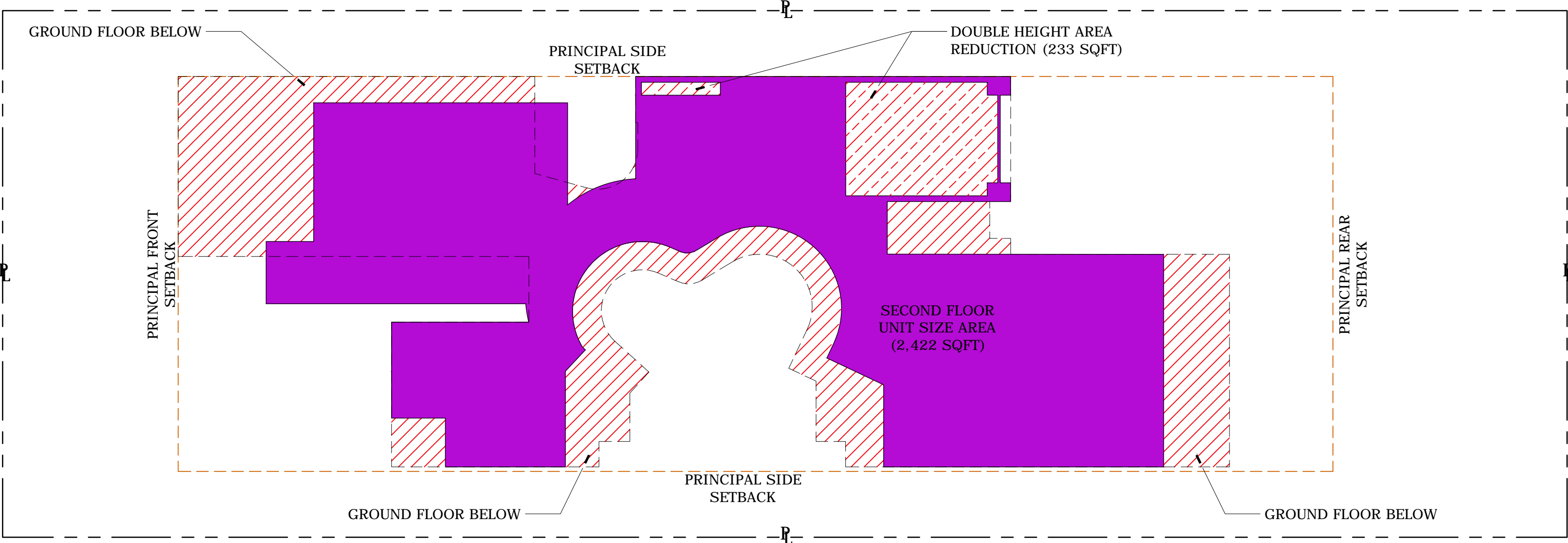


Z1.00









UNIT SIZE DIAGRAM - GROUND FLOOR

SCALE: 3/32" = 1'-0"



UNIT SIZE DIAGRAM - SECOND FLOOR

SCALE: 3/32" = 1'-0"

ZONING UNIT SIZE					
	LEGEND	AREA	CALCULATION	PROVIDED	ALLOWED
GROUND FLOOR	N/A	GROUND FLOOR FOOTPRINT	(3,462 SQFT - REFERENCE ONLY)	2,962 SQFT	
		GARAGE REDUCTION	-500 SQFT		
		GROUND FLOOR UNIT SIZE AREA	2,962 SQFT		
SECOND FLOOR	N/A	SECOND FLOOR FOOTPRINT	(2,655 SQFT - REFERENCE ONLY)	2,422 SQFT	
		DOUBLE HEIGHT AREA REDUCTION	-233 SQFT		
		SECOND FLOOR UNIT SIZE AREA	2,422 SQFT		
TOTAL UNIT SIZE				5,384 SQFT (50%)	5,347 SQFT MAX (50% OF 10,694)
ADDITIONAL LEGEND FOR UNIT SIZE DIAGRAMS					
	SECOND FLOOR ABOVE (FOR DIAGRAM REFERENCE ONLY)			GROUND FLOOR BELOW (FOR DIAGRAM REFERENCE ONLY)	

DRB UNIT SIZE WAIVER REQUEST

REQUESTING DESIGN REVIEW BOARD APPROVAL FOR UNIT SIZE TO EXCEED BY 37 SQFT, FOR A TOTAL OF 5,384 SQFT.



MIAMI BEACH

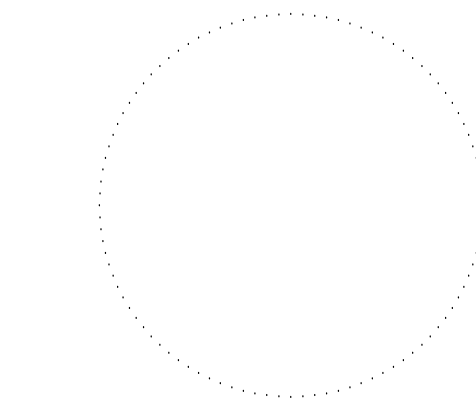
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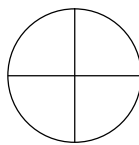
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ZONING UNIT SIZE

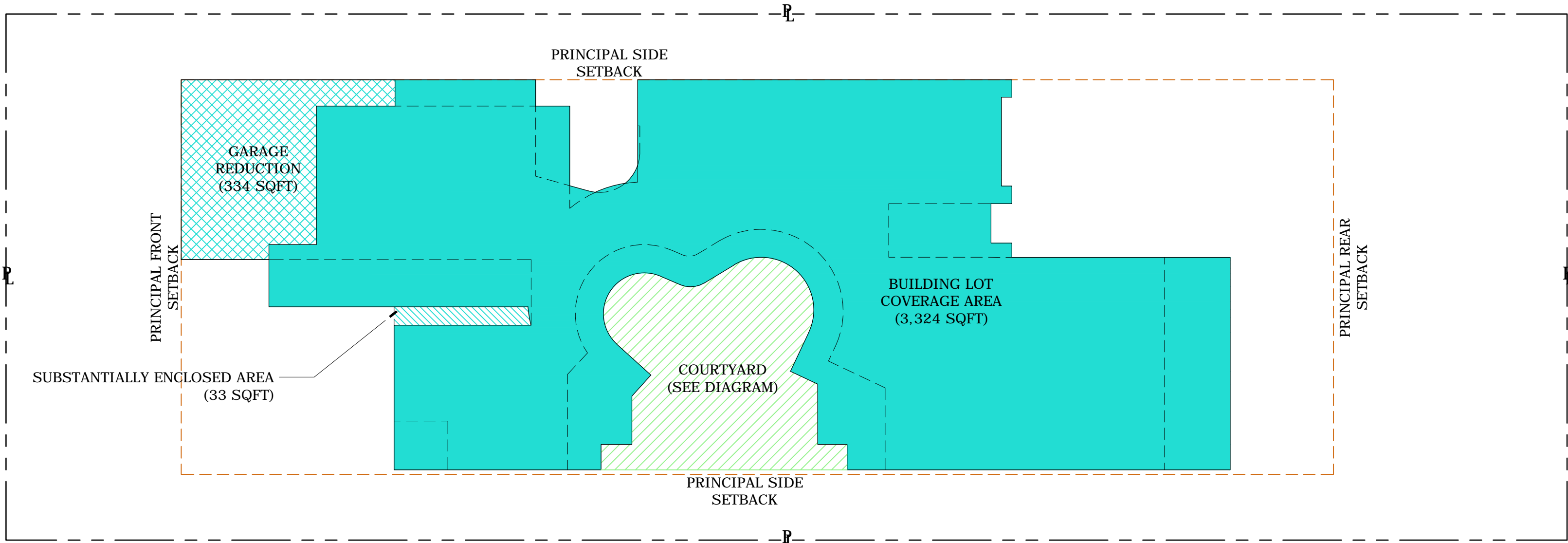
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Z1.01





LOT COVERAGE DIAGRAM

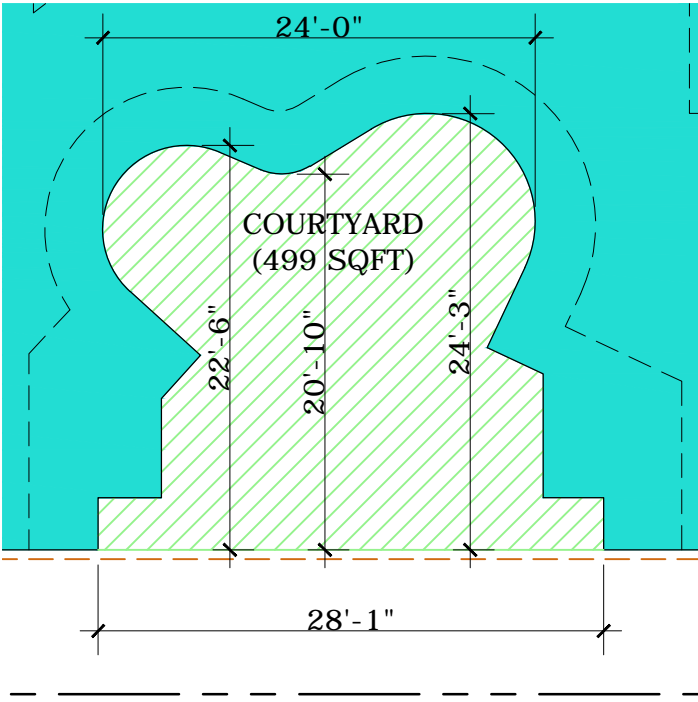
SCALE: 3/32" = 1'-0"

ZONING LOT COVERAGE				
LEGEND	AREA	CALCULATION	PROVIDED	ALLOWED
N/A	BUILDING FOOTPRINT	(3,658 SQFT - REFERENCE ONLY)	3,357 SQFT	3,208 SQFT MAX (30% OF 10,694)
	GARAGE REDUCTION	-334 SQFT		
	SUBSTANTIALLY ENCLOSED AREA	+33 SQFT		
	BUILDING LOT COVERAGE AREA	+3,324 SQFT		
TOTAL LOT COVERAGE			3,357 SQFT (31%)	3,208 SQFT MAX (30% OF 10,694)
ADDITIONAL LEGEND FOR LOT COVERAGE DIAGRAMS				
	COURTYARD NOT COUNTED TOWARDS LOT COVERAGE - SEE COURTYARD CALCULATION (FOR DIAGRAM REFERENCE ONLY)			

DRB LOT COVERAGE WAIVER REQUEST

REQUESTING DESIGN REVIEW BOARD APPROVAL FOR LOT COVERAGE TO EXCEED BY 149 SQFT. FOR A TOTAL OF 3,357 SQFT.

COURTYARD CALCULATION
ANY PORTIONS OF THE INTERIOR SIDE YARD OPEN SPACE IN EXCESS OF FIVE PERCENT OF THE LOT AREA SHALL BE INCLUDED IN THE TOTAL LOT COVERAGE CALCULATION, AS PER MIAMI BEACH ZONING CODE SEC. 142-106(2)d.
5% OF LOT AREA EQUALS 534 SQFT. COURTYARD IS 499 SQFT, WHICH IS LESS THAN 5%. THEREFORE, NO PORTION OF THE COURTYARD COUNTS TOWARD THE TOTAL PROJECT LOT COVERAGE.



COURYARD LOT COVERAGE DIAGRAM

SCALE: 3/32" = 1'-0"



MIAMI BEACH

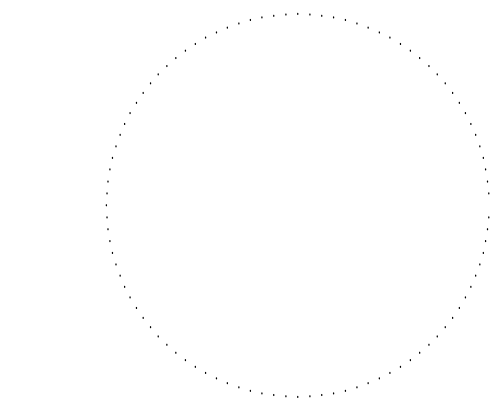
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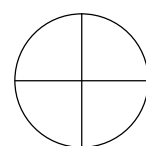
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ZONING LOT COVERAGE

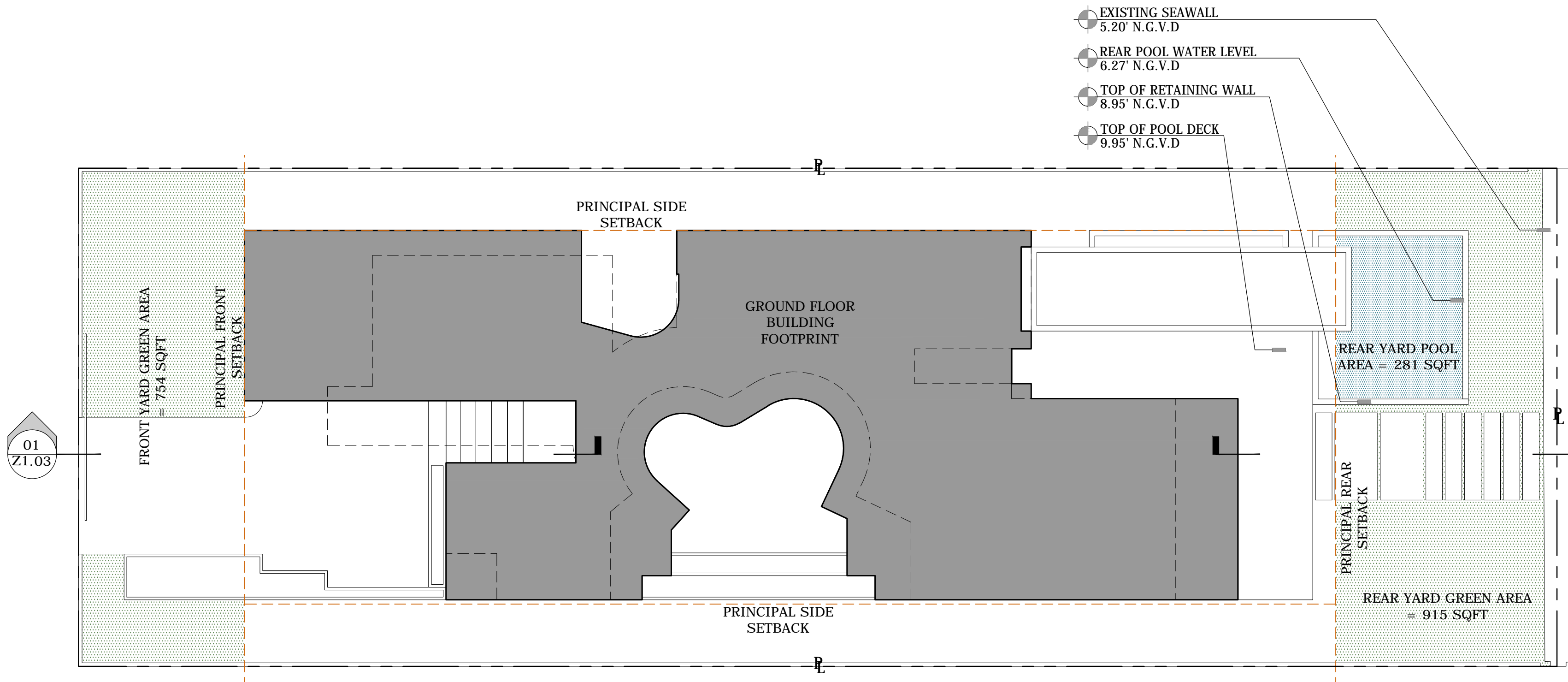
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Z1.02

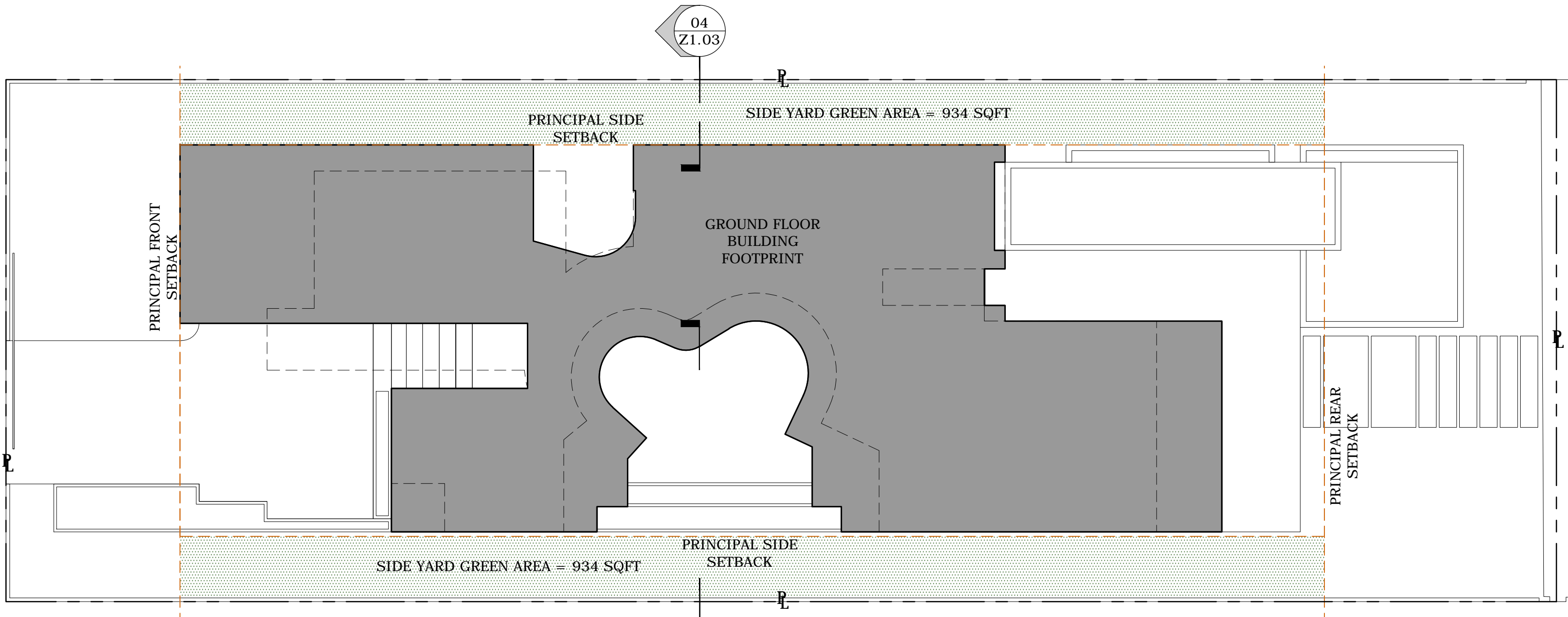




OPEN SPACE DIAGRAM - FRONT & REAR YARD

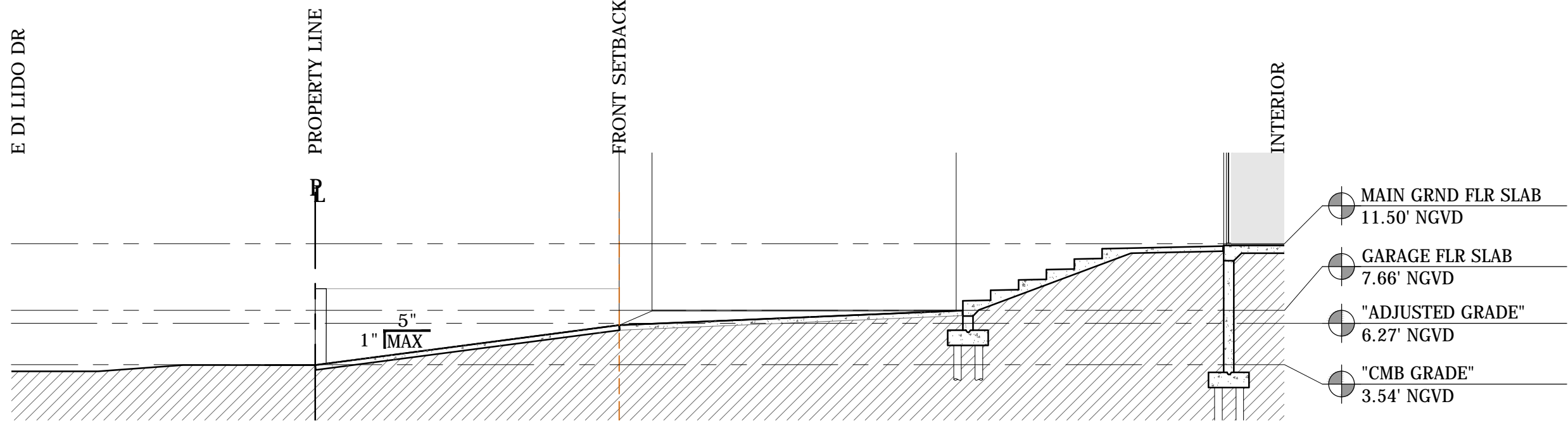
SCALE: 3/32" = 1'-0"

ZONING OPEN SPACE			
AREA	CALCULATION	PROVIDED	REQUIRED
FRONT YARD (1,200 SQFT)	+ 754 SQFT GREEN AREA	754 SQFT OPEN SPACE (62%)	600 SQFT MIN (50% OF 1,200)
REAR YARD (1,600 SQFT)	+ 915 SQFT GREEN AREA + 281 SQFT POOL AREA	1,196 SQFT OPEN SPACE (74%)	1,120 SQFT MIN (70% OF 1,600)
NORTH SIDE YARD (986 SQFT)	+ 934 SQFT GREEN AREA	934 SQFT OPEN SPACE (94%)	690 SQFT MIN (70% OF 986)
SOUTH SIDE YARD (986 SQFT)	+ 934 SQFT GREEN AREA	934 SQFT OPEN SPACE (94%)	690 SQFT MIN (70% OF 986)
LEGEND FOR LOT OPEN SPACE DIAGRAMS			
GREEN AREA / PERVIOUS AREA		POOL AREA AT, OR BELOW, ADJUSTED GRADE	



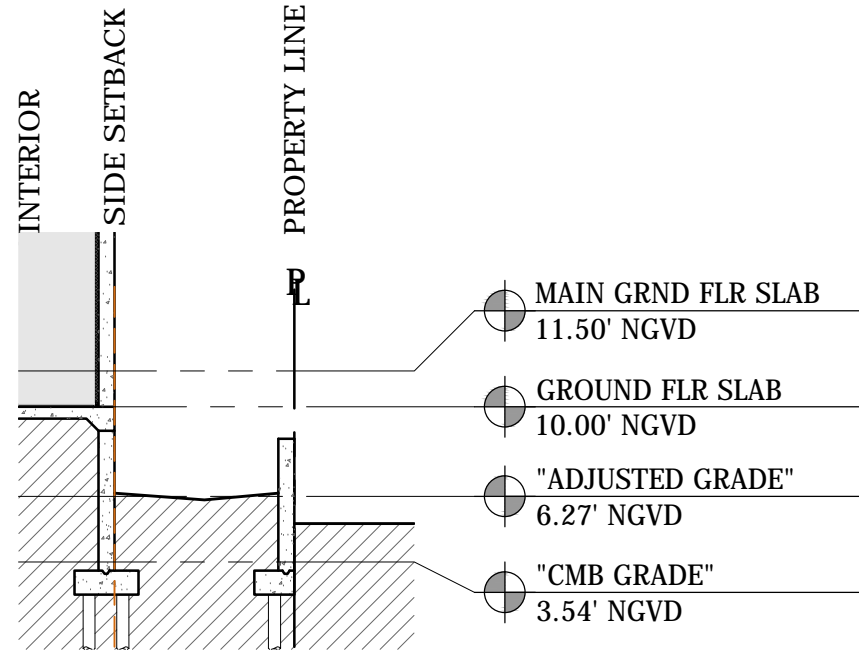
OPEN SPACE DIAGRAM - SIDE YARDS

SCALE: 3/32" = 1'-0"



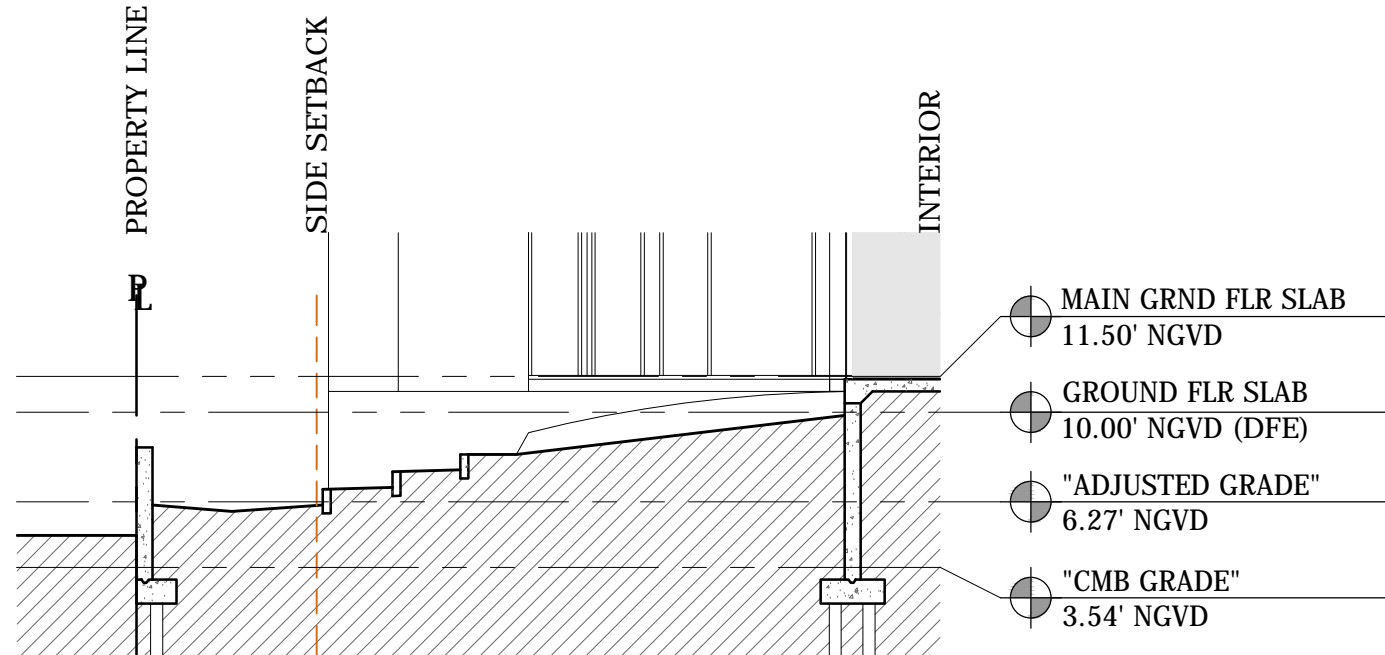
01 FRONT YARD SECTION

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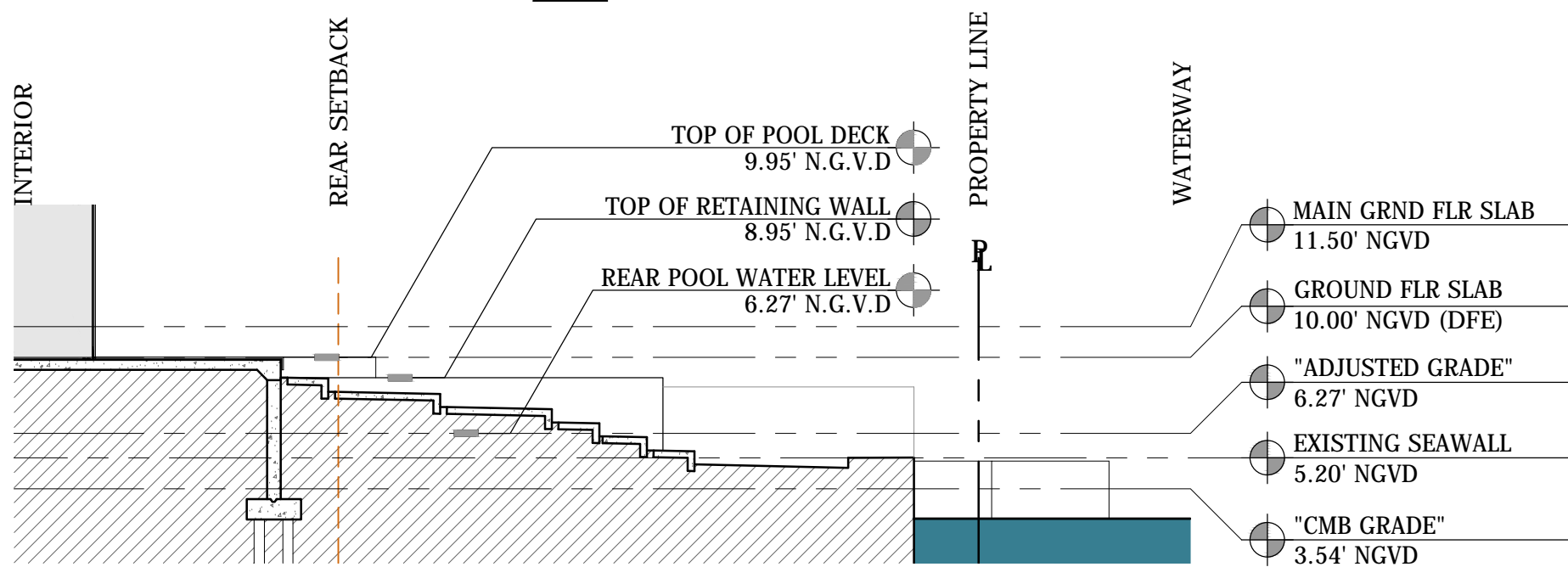
04 NORTH SIDE YARD SECTION

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



03 SOUTH SIDE YARD SECTION

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



02 REAR YARD SECTION

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



MIAMI BEACH

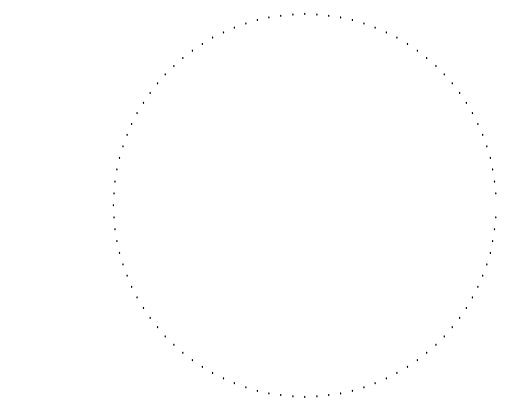
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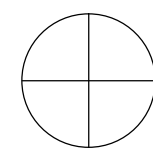
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ZONING OPEN SPACE

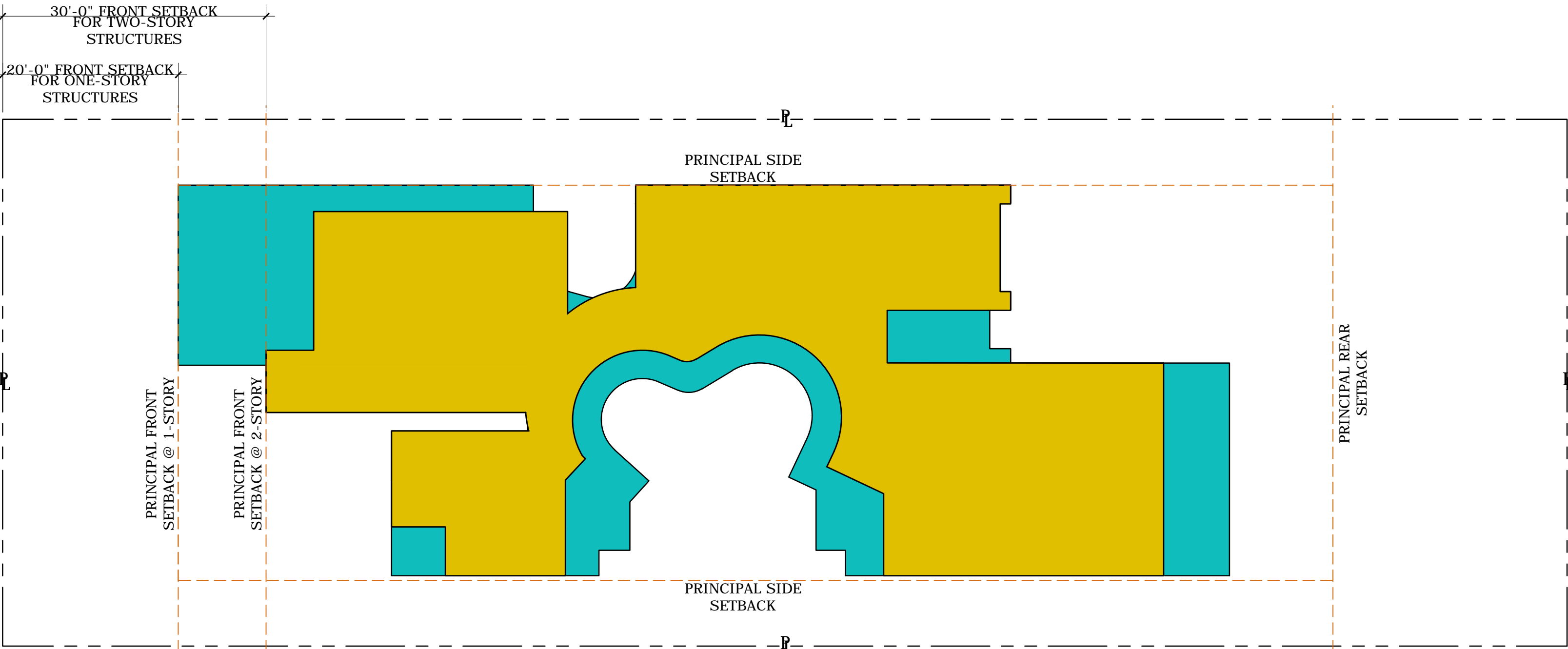
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Z1.03





FLOOR VOLUME DIAGRAM

SCALE: 3/32" = 1'-0"

**FRONT SETBACK NOTE**

ONE-STORY STRUCTURES MAY BE LOCATED AT THE MINIMUM FRONT YARD SETBACK LINE OF 20 FEET AND TWO-STORY STRUCTURES SHALL BE SET BACK A MINIMUM OF TEN ADDITIONAL FEET FROM THE REQUIRED FRONT YARD SETBACK LINE, AS PER MIAMI BEACH ZONING CODE SEC. 142-106(1)a AND b.



FLOOR VOLUME AXONOMETRIC DIAGRAM

SCALE: 3/32" = 1'-0"

ZONING SECOND FLOOR VOLUME				
LEGEND	AREA	CALCULATION	PROVIDED	ALLOWED
<div></div>	GROUND FLOOR VOLUME	3,462 SQFT	76.6%	
<div></div>	SECOND FLOOR VOLUME	2,655 SQFT		
TOTAL SECOND FLOOR VOLUME			76.6%	70% MAX (2,423 SQFT)

DRB SECOND FLOOR VOLUME WAIVER REQUEST
REQUESTING DESIGN REVIEW BOARD APPROVAL FOR SECOND FLOOR VOLUME TO EXCEED BY 6.6%, FOR A TOTAL OF 76.6%.



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ZONING SECOND FLOOR VOLUME

SCALE: AS NOTED

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Z1.04





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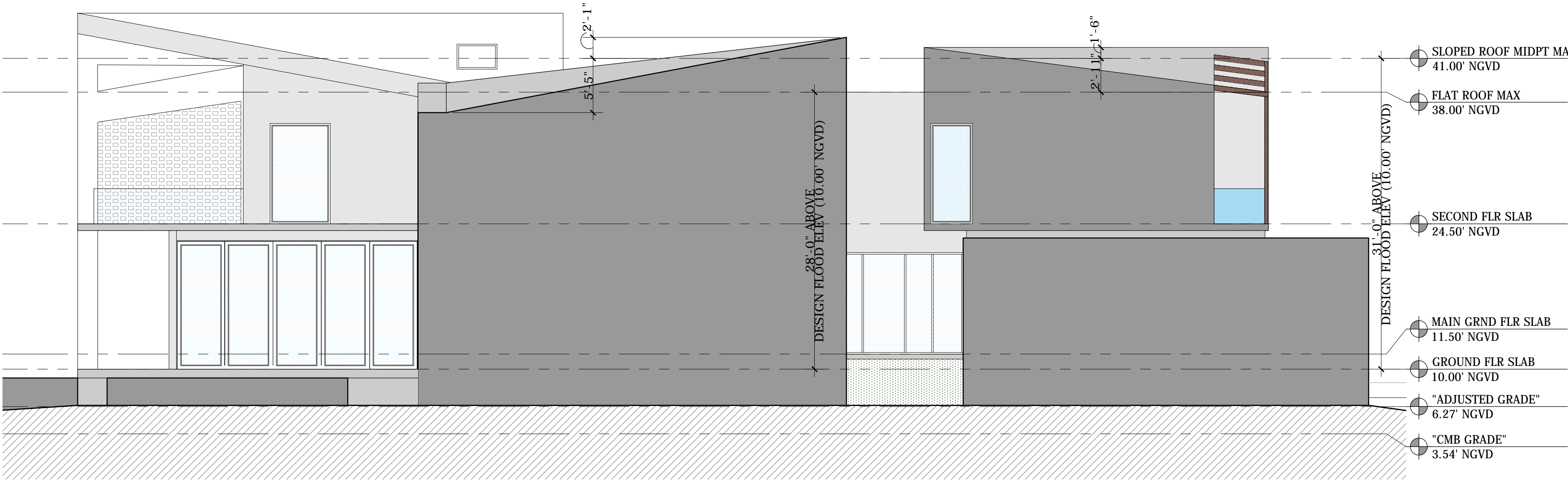
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ZONING HEIGHT			
ITEM	PROVIDED	ALLOWED BY RIGHT	ALLOWED BY DRB APPROVAL
SLOPED ROOF (MEASURED FROM DESIGN FLOOD ELEVATION TO MIDPOINT OF ROOF SLOPE)	31'-0"	27'-0"	31'-0"
FLAT ROOF (MEASURED FROM DESIGN FLOOD ELEVATION TO MIDPOINT OF ROOF SLOPE)	27'-7"	24'-0"	28'-0"

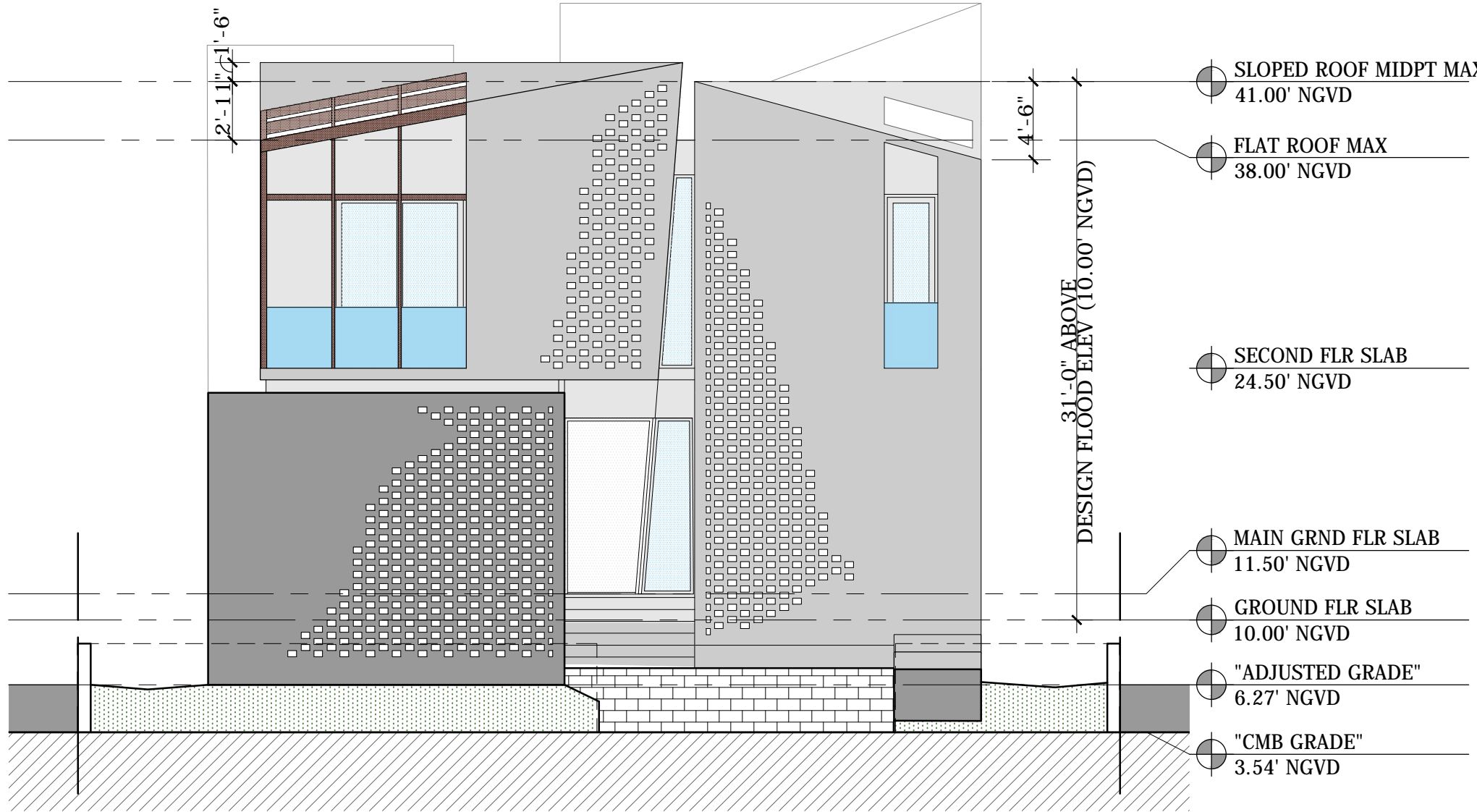
DRB HEIGHT WAIVER REQUEST

REQUESTING DESIGN REVIEW BOARD APPROVAL FOR HEIGHT INCREASE UP TO 31' FOR SLOPED ROOFS AND 28' FOR FLAT ROOFS.



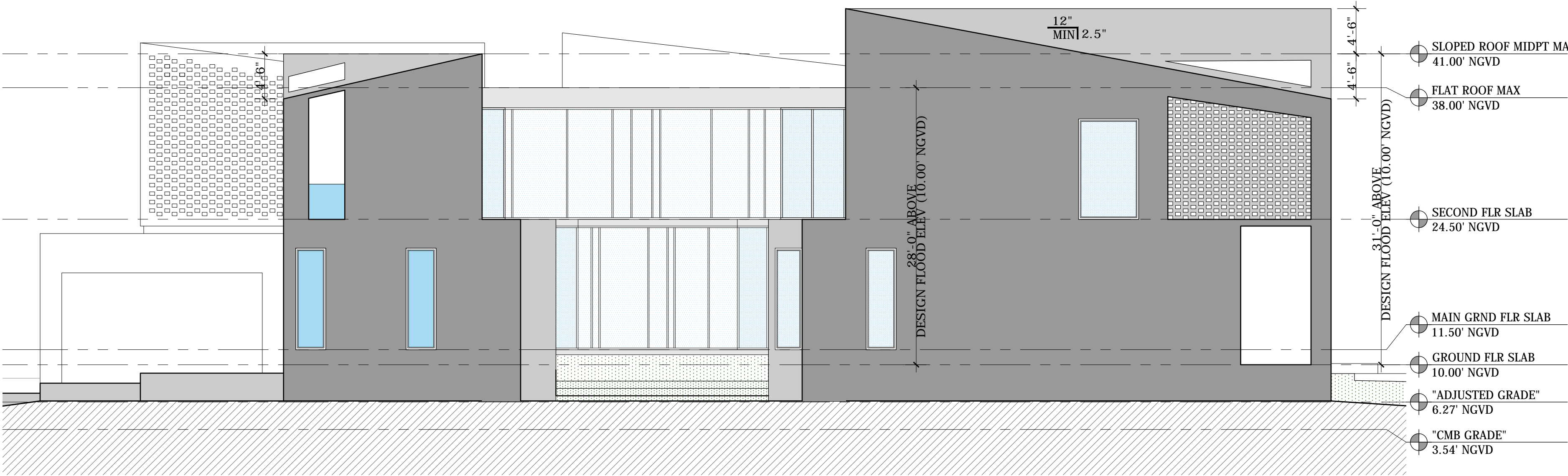
02 NORTH (SIDE) ELEVATION

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



02 WEST (FRONT) ELEVATION

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



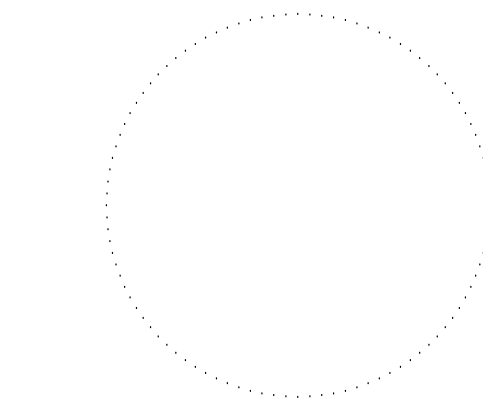
04 SOUTH (SIDE) ELEVATION

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



03 EAST (REAR) ELEVATION

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



REVISIONS

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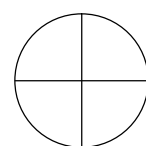
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ZONING HEIGHT

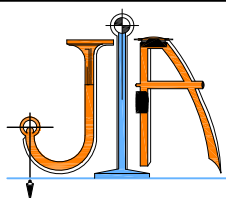
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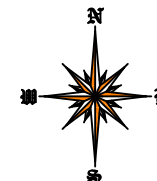
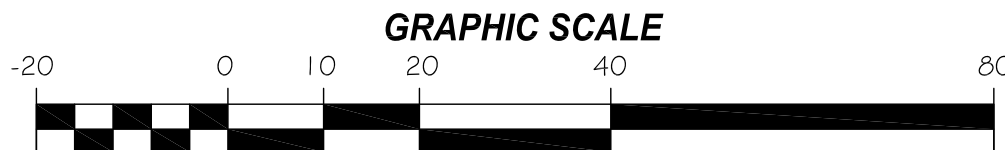
**JOHN IBARRA & ASSOCIATES, INC.**  
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

4040 DEL PRADO BLVD. S.  
SUITE 823  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



# MAP OF BOUNDARY SURVEY



## ABBREVIATIONS

A = ARC  
A/C = AIR CONDITIONER PAD  
A.E. = ANCHOR EASEMENT  
A.R. = ALUMINUM ROOF  
A.S. = ALUMINUM SHED  
ASPH. = ASPHALT  
B.C. = BLOCK CORNER  
BLDG. = BUILDING  
B.M. = BENCH MARK  
B.O.B. = BASIS OF BEARING  
B.S.L. = BUILDING SETBACK LINE  
(C) = CALCULATED  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.B.W. = CONCRETE BLOCK WALL  
CH. = CHORD  
CH.B. = CHORD BEARING  
CH.L. = CHORD LENGTH  
CL. = CLEAR  
C.O. = CLEAN OUT  
C.L.F. = CHAIN LINK FENCE  
C.M.E. = CANAL MAINTENANCE EASEMENT  
CONC. = CONCRETE  
C.U.P. = CONCRETE UTILITY POLE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
C.W. = CONCRETE WALK  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
DRIVE = DRIVEWAY  
° = DEGREES  
EB = ELECTRIC BOX  
E.T.P. = ELECTRIC TRANSFORMER PAD  
ELEV. = ELEVATION  
ENC.R. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.F.E. = FINISHED FLOOR ELEVATION  
F.N.D. = FOUND NAIL & DISK  
FT. = FEET  
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM  
F.N. = FOUND NAIL  
H. = HIGH OR (HEIGHT)  
IN. & EG. = INGRESS AND EGRESS EASEMENT  
I.C.V. = IRRIGATION CONTROL VALVE  
I.F. = IRON FENCE  
L.B. = LICENSED BUSINESS  
L.P. = LIGHT POLE  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M.E. = LAKE MAINTENANCE EASEMENT  
' = MINUTES  
(M) = MEASURED DISTANCE  
M.B. = MAIL BOX  
M.D.C.R. = MIAMI DADE COUNTY RECORDS  
M.E. = MAINTENANCE EASEMENT  
M.H. = MANHOLE  
N.A.P. = NOT A PART OF  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
N.T.S. = NOT TO SCALE  
# or NO. = NUMBER  
O/S = OFFSET  
O.H. = OVERHEAD  
O.H.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORDS BOOK  
O.V.H. = OVERHANG  
P.A.V. = PAVEMENT  
PL. = PLANTER  
P.L. = PROPERTY LINE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C. = POINT OF CURVATURE  
P.O.T. = POINT OF TANGENCY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.R.C. = POINT OF REVERSE CURVATURE  
PWY. = PARKWAY  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.P. = POWER POLE  
P.P.S. = POOL PUMP SLAB  
P.U.E. = PUBLIC UTILITY EASEMENT  
(R) = RECORD DISTANCE  
R.R. = RAILROAD  
RES. = RESIDENCE  
R/W. = RIGHT-OF-WAY  
RAD. = RADIUS OR RADIAL  
RGE. = RANGE  
R.O.E. = ROOF OVERHANG EASEMENT  
SEC. = SECTION  
STY. = STORY  
SWK. = SIDEWALK  
S.I.P. = SET IRON PIPE  
S.P. = SCREENED PORCH  
S.V. = SEWER VALVE  
' = SECONDS  
T. = TANGENT  
TB. = TELEPHONE BOOTH  
T.B.M. = TEMPORARY BENCHMARK  
TSB. = TRAFFIC SIGNAL BOX  
T.S.P. = TRAFFIC SIGNAL POLE  
TWP. = TOWNSHIP  
UTIL. = UTILITY  
U.E. = UTILITY EASEMENT  
U.P. = UTILITY POLE  
W.M. = WATER METER  
W.F. = WOOD FENCE  
W.P. = WOOD PORCH  
W.R. = WOOD ROOF  
W.V. = WATER VALVE  
CL. = CENTER LINE  
Δ = DELTA  
(N) = NORTH  
(S) = SOUTH  
(E) = EAST  
(W) = WEST

## LEGAL DESCRIPTION:

LOT 3, BLOCK 4, OF DI LIDO (AN ISLAND IN BISCAYNE BAY), AND AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE EASTERLY BOUNDARY OF SAID LOT 3, LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROPERTY ADDRESS:

445 E DI LIDO DRIVE  
MIAMI BEACH, FL 33139

## CERTIFICATION:

DOOBUILD

## LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

## FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "AE"  
BASE FLOOD ELEVATION: 9 FEET  
COMMUNITY: 120651  
PANEL: 0361  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

## SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION IS # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-170-R; LOCATOR No. 3245 S; ELEVATION IS 7.80 FEET OF N.G.V.D. OF 1929.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **JOHN IBARRA** **05/29/2019**  
(DATE OF FIELD WORK)

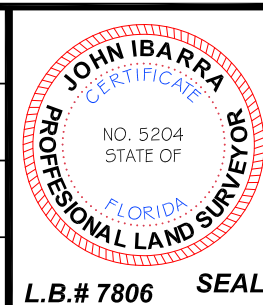
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

## LEGEND

— O—H — = OVERHEAD UTILITY LINES  
— X — X — X — = CONCRETE BLOCK WALL  
— X — X — X — = CHAIN LINK FENCE  
— || — || — || — = IRON FENCE  
— || — || — || — = WOOD FENCE  
— || — || — || — = BUILDING SETBACK LINE  
— || — || — || — = UTILITY EASEMENT  
— || — || — || — = LIMITED ACCESS R/W  
— || — || — || — = NON-VEHICULAR ACCESS R/W  
— || — || — || — = EXISTING ELEVATIONS

<b>DRAWN BY:</b>	<b>KEVIN</b>
<b>FIELD DATE:</b>	<b>05/29/2019</b>
<b>SURVEY NO:</b>	<b>19-002502-1</b>
<b>SHEET:</b>	<b>1 OF 1</b>



**JOHN IBARRA**  
NO. 5204  
STATE OF FLORIDA  
PROFESSIONAL LAND SURVEYOR  
L.B.# 7806 SEAL

5th DI LIDO TERR.

LOT - 6  
BLOCK - 4

LOT - 5  
BLOCK - 4

LOT - 4  
BLOCK - 4

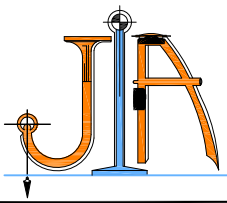
ONE STORY  
RES. # 445  
LOT - 3  
BLOCK - 4

LOT - 2  
BLOCK - 4

LOT - 1  
BLOCK - 4

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	COCONUT PALM	1.00	40	20
2	COCONUT PALM	0.60	30	15
3	SABAL PALM	0.80	25	8
4	LIGUSTRUM	1.20	12	12
5	ALEXANDER PALM	0.30	25	8
6	ALEXANDER PALM	0.30	25	8
7	ALEXANDER PALM (2)	0.30	25	8
8	TRAVELERS PALM (4)	0.40	15	6
9	FIGHTAL PALMS (5)	0.50	25	12
10	TRAVELERS PALM	0.80	25	15
11	ROYAL PALM DEAD	1.50	35	0
12	TRAVELERS PALM (4)	0.80	30	15
13	TRAVELERS PALM (10)	0.80	30	15
14	ALEXANDER PALM	0.30	25	8
15	ALEXANDER PALM	0.30	25	8
16	ALEXANDER PALM	0.30	25	8
17	PYGMY DATE	0.30	10	8
18	SEAGRAPE	0.70	12	12
19	COCONUT PALM	0.80	30	20





**JOHN IBARRA & ASSOCIATES, INC.**  
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

4040 DEL PRADO BLVD. S.  
SUITE 823  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



**SPECIFIC PURPOSE SURVEY**  
**375' RADIUS MAP FROM PROPERTY**

SUBJECT PROPERTY:

FOLIO #: 02-3232-011-0560

ADDRESS:

445 E DILIDO DR, MIAMI BEACH, FLORIDA 33139



**LOCATION SKETCH**

SCALE = N.T.S.

**SURVEYOR'S NOTES:**

1. CERTIFICATE OF AUTHORIZATION LB # 7806.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

07/08/2019

BY: **JOHN IBARRA** (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

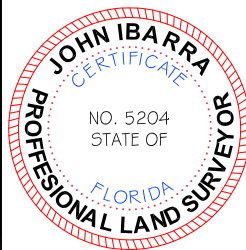
REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

**DRAWN BY:** TB

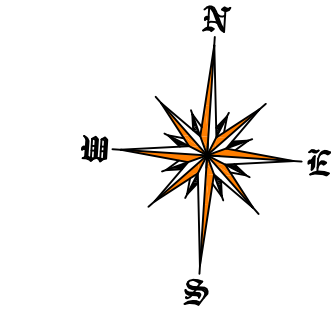
**FIELD DATE:** 07/08/2019

**SURVEY NO:** 19-002502-2

**SHEET:** 1 OF 1



L.B.# 7806 SEAL



**FOLIO No.: 02-3232-011-0350**  
PROPERTY ADDRESS: 500 W DI LIDO DR  
OWNER: CAPITOL INVESTMENT LLC

**FOLIO No.: 02-3232-011-0340**  
PROPERTY ADDRESS: 460 W DI LIDO DR  
OWNER: MARSHA S SATULOFF  
LYNNE GRUSB

**FOLIO No.: 02-3232-011-0330**  
PROPERTY ADDRESS: 450 W DI LIDO DR  
OWNER: MICHAEL KOSNITZKY LE  
SUZANNE L KOSNITZKY LE  
REM 450 W DILIDO LLC

**FOLIO No.: 02-3232-011-0320**  
PROPERTY ADDRESS: 444 W DI LIDO DR  
OWNER: DR NEIL ATLIN

**FOLIO No.: 02-3232-011-0310**  
PROPERTY ADDRESS: 440 W DI LIDO DR  
OWNER: HERMES VENETIAN LLC

**FOLIO No.: 02-3232-011-0300**  
PROPERTY ADDRESS: 430 W DI LIDO DR  
OWNER: NISHA MANI

W DILIDO DR

5th DI LIDO TERRACE

<b>FOLIO No.: 02-3232-011-1340</b> PROP ADDRESS: 455 W DI LIDO DR OWNER: PEDRO A RIVERA & W ELENA	<b>FOLIO No.: 02-3232-011-1350</b> PROP ADDRESS: 114.5 DI LIDO TER OWNER: A BOY NAMED SUE LLC C/O CHRISTIAN S BRUNO ESQ ET AL
<b>FOLIO No.: 02-3232-011-1410</b> PROP ADDRESS: 435 W DI LIDO DR OWNER: EM E LLC	<b>FOLIO No.: 02-3232-011-1400</b> PROP ADDRESS: 115 VENETIAN WAY OWNER: GIOVANNI TOSI
<b>FOLIO No.: 02-3232-011-1390</b> PROP ADDRESS: 111 VENETIAN WAY OWNER: MARIA E GRAU	<b>FOLIO No.: 02-3232-011-1380</b> PROP ADDRESS: 440 E DI LIDO DR OWNER: KENNETH E COHEN

VENETIAN WAY

<b>FOLIO No.: 02-3232-011-1260</b> PROP ADDRESS: 425 W DI LIDO DR OWNER: NAPLES MIRACLE SEVEN LLC	<b>FOLIO No.: 02-3232-011-1270</b> PROP ADDRESS: 114 VENETIAN WAY OWNER: EMILY S DAVIS
<b>FOLIO No.: 02-3232-011-1320</b> PROP ADDRESS: 115.4 DI LIDO TER OWNER: DANIEL IBARSKY KIMBERLY PRIOR	<b>FOLIO No.: 02-3232-011-1310</b> PROP ADDRESS: 111.4 DILIDO TER OWNER: GUILLERMO RAMMOS
<b>FOLIO No.: 02-3232-011-1280</b> PROP ADDRESS: 110 VENETIAN WAY OWNER: 110 VENETIAN WAY LLC	<b>FOLIO No.: 02-3232-011-1290</b> PROP ADDRESS: 424 E DI LIDO DR OWNER: VALERY SALAZAR & MILDRED SALAZAR JTRS

E DILIDO DR

375.00'

**FOLIO No.: 02-3232-011-0620**  
PROPERTY ADDRESS: 527 E DI LIDO DR  
OWNER: MARK A SIFFIN  
DONALEE JOLNA

**FOLIO No.: 02-3232-011-0610**  
PROPERTY ADDRESS: 521 E DI LIDO DR  
OWNER: LUIS JOSE MOLLA TRS  
LUIS JOSE MOLLA REVOCABLE TR

**FOLIO No.: 02-3232-011-0600**  
PROPERTY ADDRESS: 515 E DI LIDO DR  
OWNER: BLAS A REYES & W HILDA C

**FOLIO No.: 02-3232-011-0590**  
PROPERTY ADDRESS: 503 E DI LIDO DR  
OWNER: AARON ROLLINS

**FOLIO No.: 02-3232-011-0580**  
PROPERTY ADDRESS: 455 E DI LIDO DR  
OWNER: MATHIEU FERRAGUT  
CRISTAL YANG

**FOLIO No.: 02-3232-011-0570**  
PROPERTY ADDRESS: 451 E DI LIDO DR  
OWNER: COLIN D MEADOWS  
ZORA FOOTE

**SUBJECT PROPERTY**

**FOLIO No.: 02-3232-011-0550**  
PROPERTY ADDRESS: 441 E DI LIDO DR  
OWNER: GIAN LUCA BRIGNONE

**FOLIO No.: 02-3232-011-0540**  
PROPERTY ADDRESS: 433 E DI LIDO DR  
OWNER: JAMES BREWSTER

**FOLIO No.: 02-3232-011-0980**  
PROPERTY ADDRESS: 425 E DI LIDO DR  
OWNER: MARY ANGELA VACCARO  
ROSS FRANK MARCHETTA

**FOLIO No.: 02-3232-011-0970**  
PROPERTY ADDRESS: 421 E DI LIDO DR  
OWNER: RICHARD FINELLI  
DANIELLE TARASEN

**FOLIO No.: 02-3232-011-0960**  
PROPERTY ADDRESS: 415 E DI LIDO DR  
OWNER: HECTOR SICRE

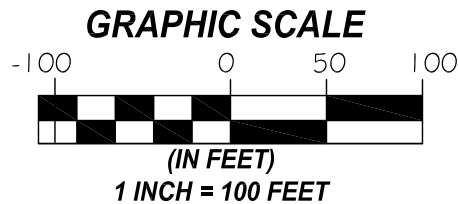
**FOLIO No.: 02-3232-011-0950**  
PROPERTY ADDRESS: 409 E DI LIDO DR  
OWNER: TAVMEL INVESTMENTS LLC

INTRACOASTAL WATERWAY

375.00'

**LEGAL DESCRIPTION:**

LOT 3, BLOCK 4, OF DI LIDO (AN ISLAND IN BISCAYNE BAY), AND AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE EASTERLY BOUNDARY OF SAID LOT 3, LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA.







MIAMI BEACH

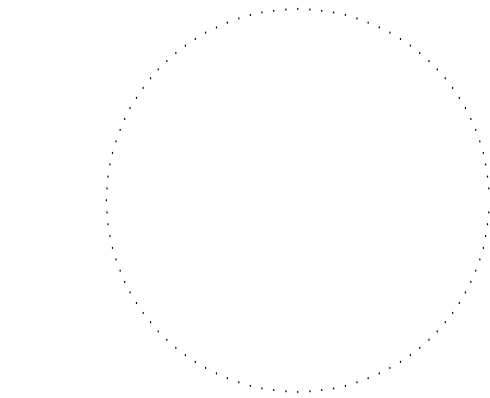
445 E DILIDO DR  
MIAMI BEACH, FLORIDA 33139

ARCHITECT

doearch

DOOARCHITECTURE + DESIGN  
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MIAMI, FLORIDA 33133  
P. 786.703.3525  
E. HELLO@DOOARCHITECTURE.COM

CONSULTANTS



REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 1806

FILE:

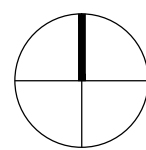
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TITLE

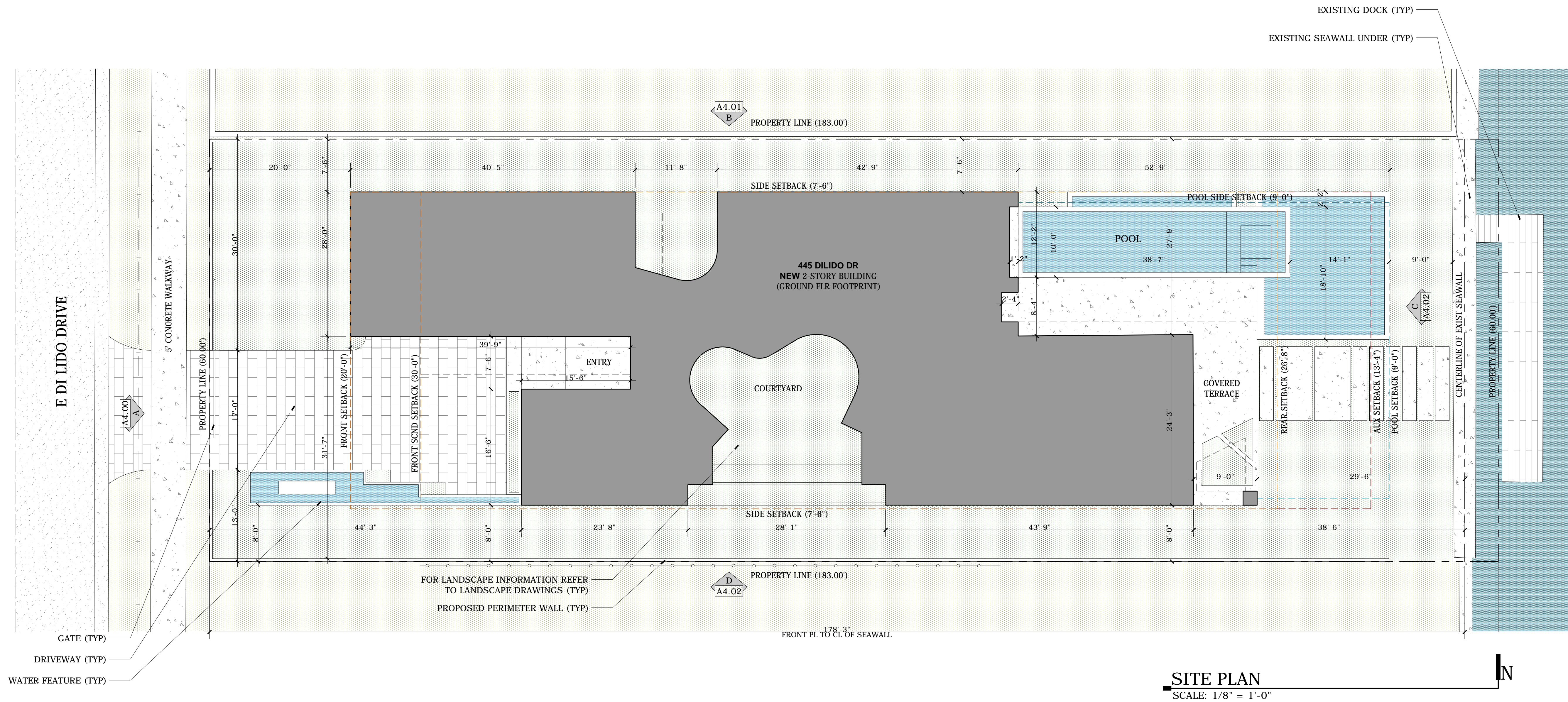
SITE PLAN

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

DRAWING ISSUED ON: 08-05-2019



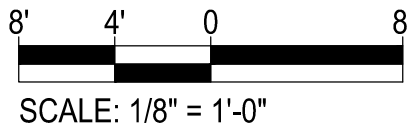
A1.00



SITE PLAN

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

N



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

LOT AREA NOTE

10,694 SQFT LOT AREA USED FOR ZONING CALCULATIONS IS  
BASED ON THE CENTER LINE OF THE EXISTING SEAWALL.





MIAMI BEACH

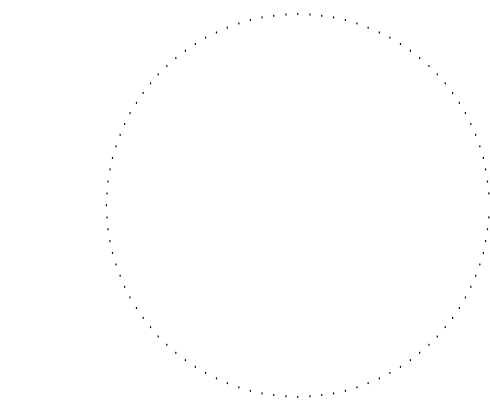
445 E DILIDO DR  
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CONSULTANTS



REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 1806

FILE:

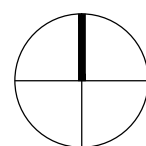
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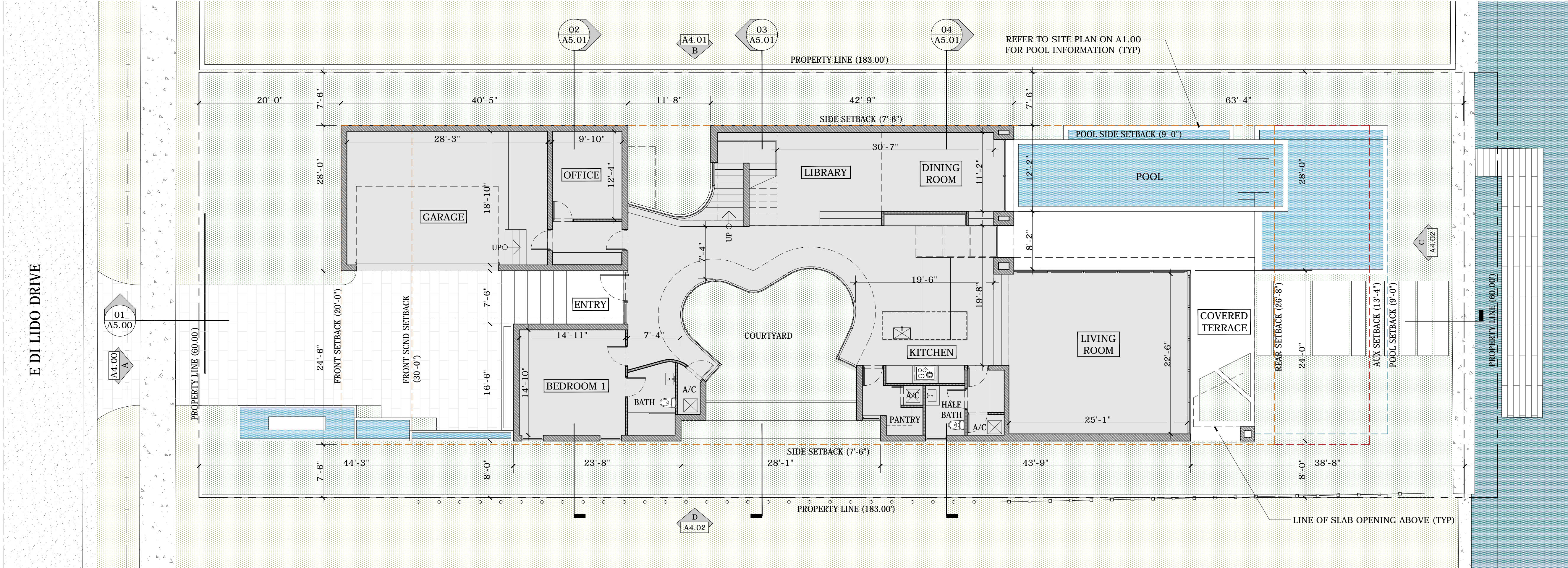
GROUND FLOOR PLAN

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

DRAWING ISSUED ON: 08-05-2019

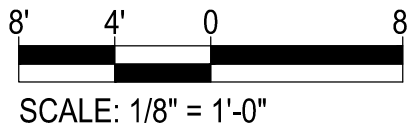


A2.00



GROUND FLOOR PLAN

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



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





MIAMI BEACH

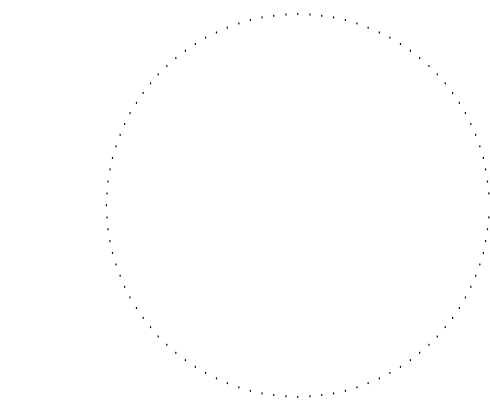
445 E DILIDO DR  
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CONSULTANTS



REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 1806

FILE:

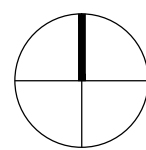
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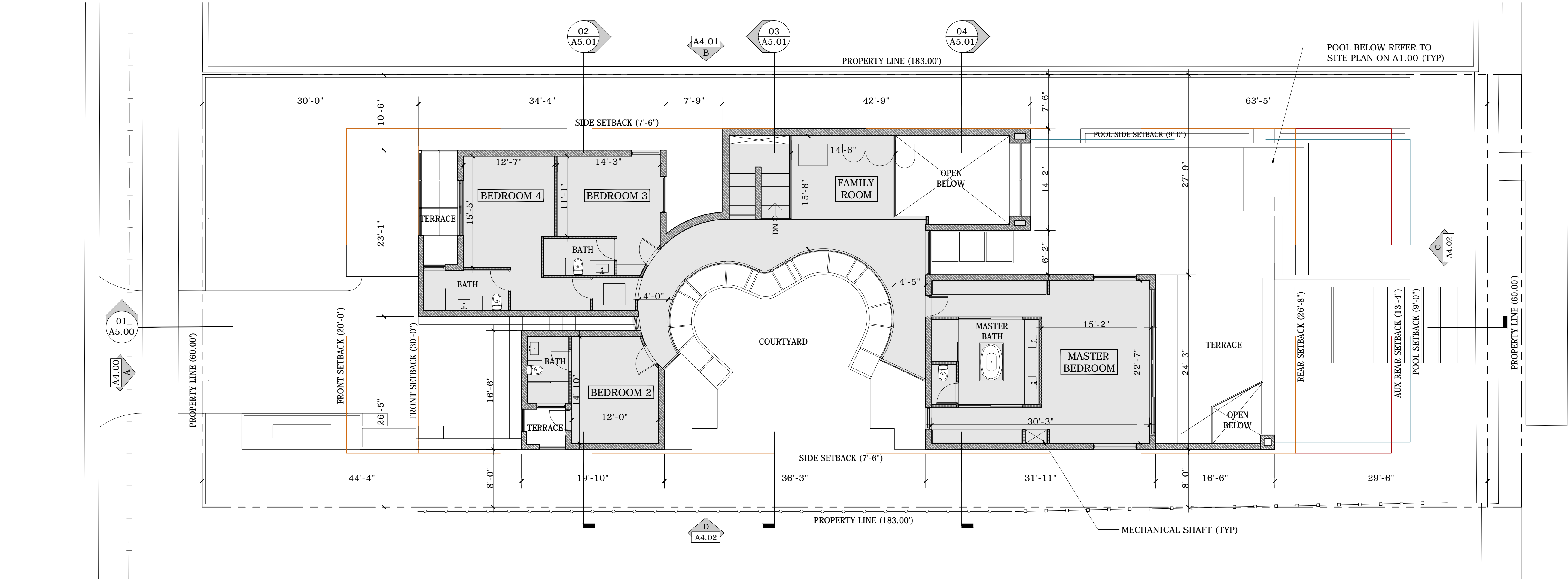
SECOND FLOOR PLAN

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

DRAWING ISSUED ON: 08:05:2019

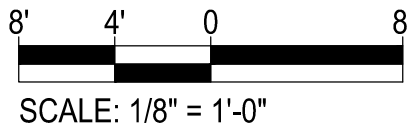


A2.10



SECOND FLOOR PLAN

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



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





ARCHITECT

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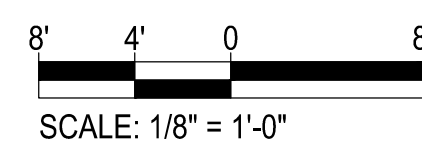
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TITLE

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MIAMI BEACH

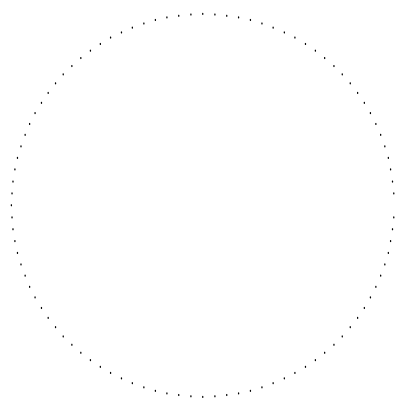
445 E DILIDO DR  
MIAMI BEACH, FLORIDA 33139

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CONSULTANTS



REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 1806

FILE:

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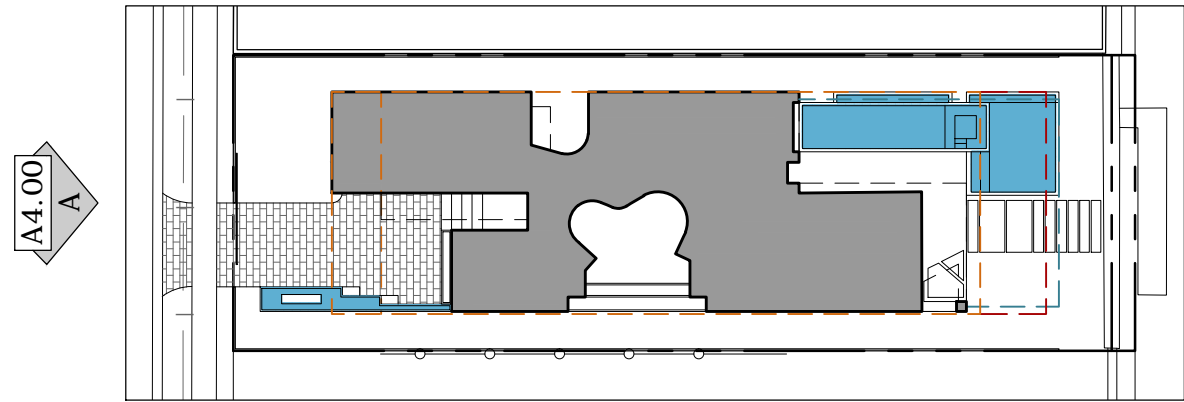
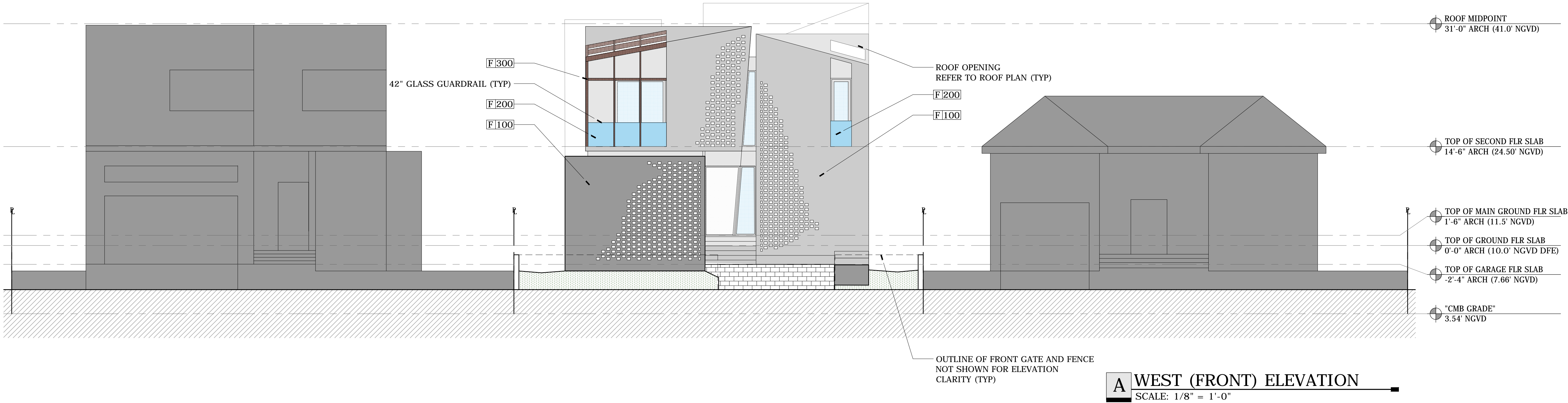
TITLE

WEST ELEVATION

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

DRAWING ISSUED ON: 08-05-2019

A4.00



KEY PLAN  
N.T.S.

FINISH SCHEDULE			
TAG	MATERIAL	COLOR	NOTE
F 100	EXPOSED CONCRETE	GRAY	
F 200	GLASS	CLEAR	
F 300	WOOD	BROWN	
F 400	METAL	GRAY	

8' 4' 0' 8'  
SCALE: 1/8" = 1'-0"





MIAMI BEACH

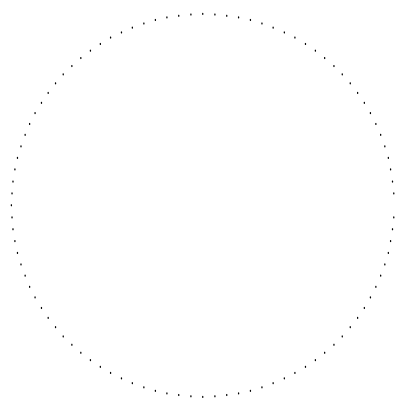
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CONSULTANTS



REVISIONS


MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NO: 1806

FILE:

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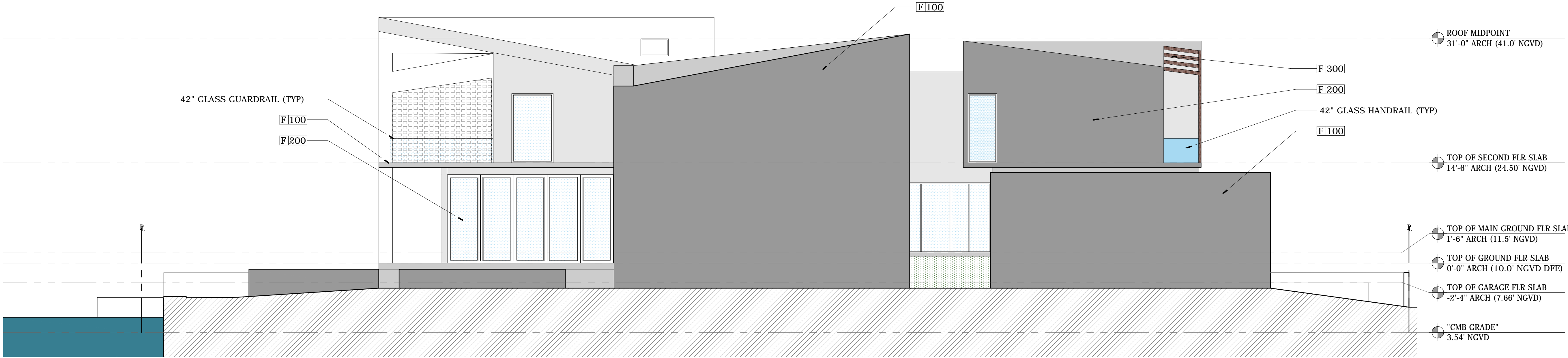
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NORTH ELEVATION

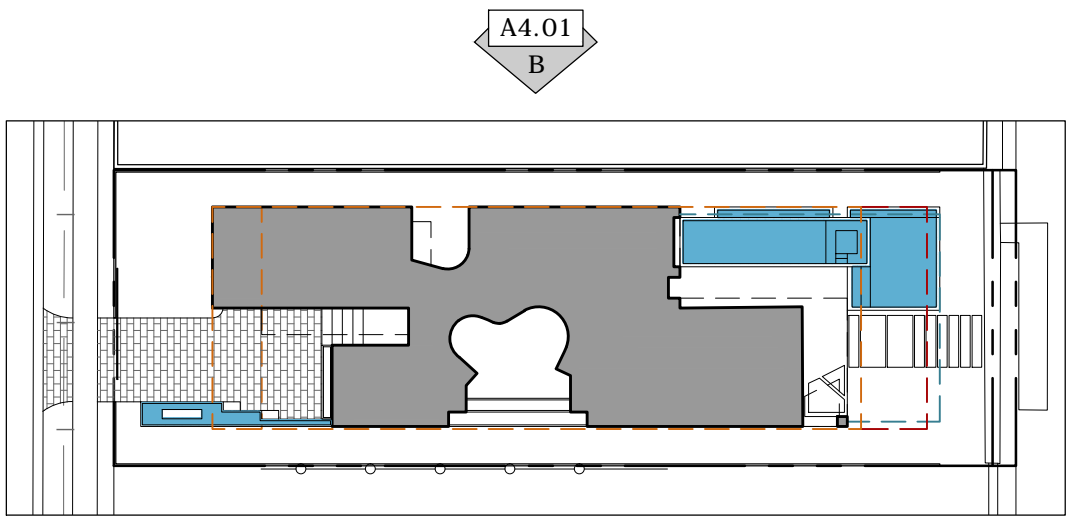
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DRAWING ISSUED ON: 08:05:2019

A4.01

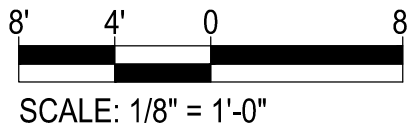


**B** NORTH (SIDE) ELEVATION  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
N.T.S.

FINISH SCHEDULE			
TAG	MATERIAL	COLOR	NOTE
F100	EXPOSED CONCRETE	GRAY	
F200	GLASS	CLEAR	
F300	WOOD	BROWN	
F400	METAL	GRAY	



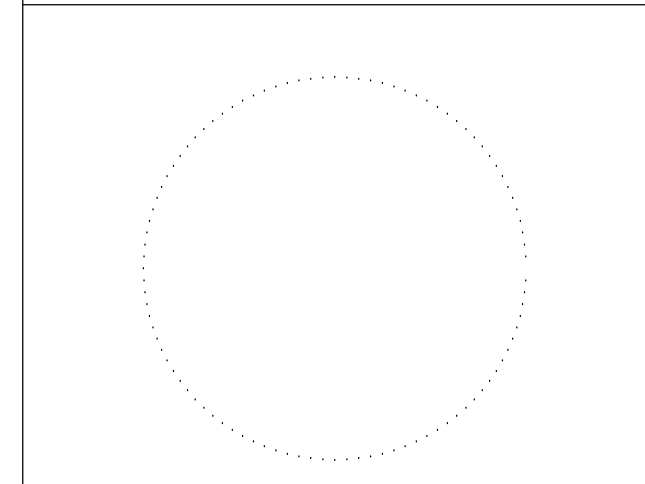


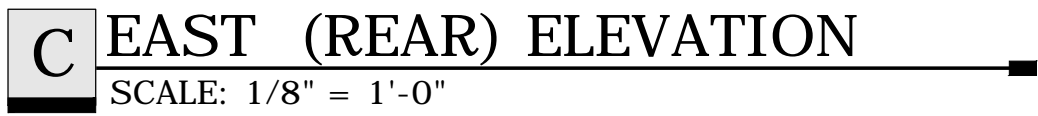


ARCHITECT

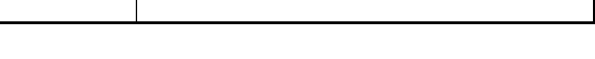
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CONSULTANTS




A4.02

**KEY PLAN**  
N.T.S.







MIAMI BEACH

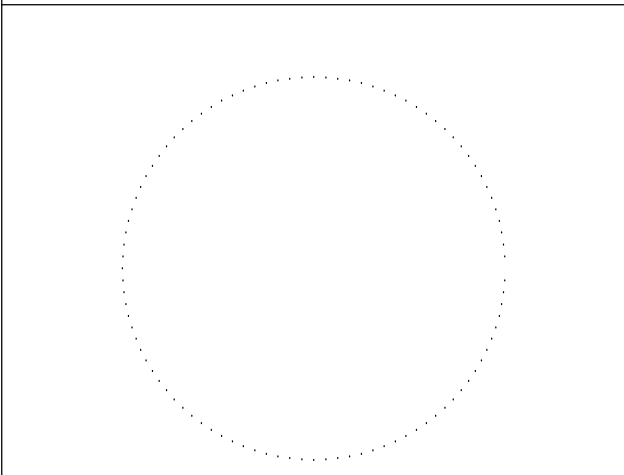
445 E DILIDO DR  
MIAMI BEACH, FLORIDA 33139

ARCHITECT



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MIAMI, FLORIDA 33133  
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E. HELLO@DOOARCHITECTURE.COM

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REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 1806  
FILE:

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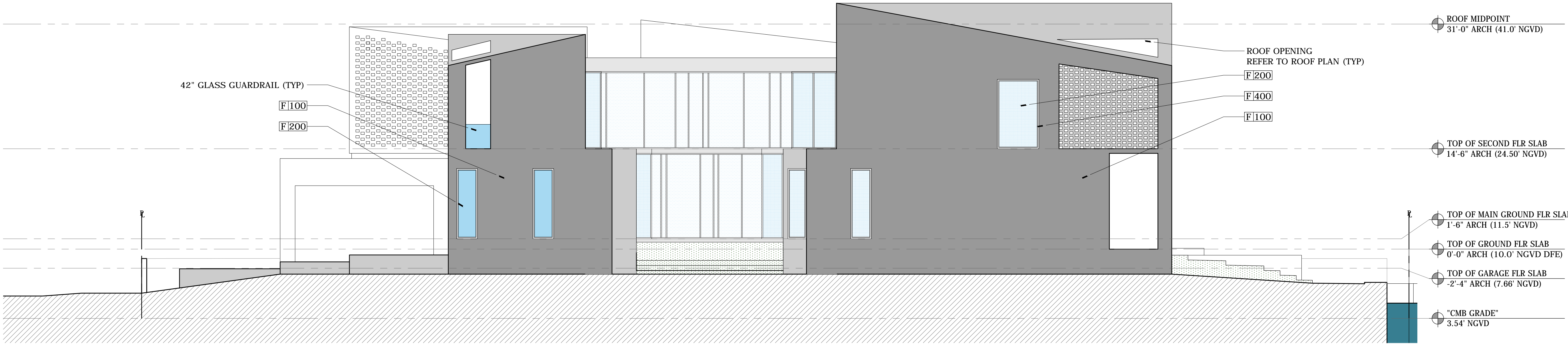
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SOUTH ELEVATION

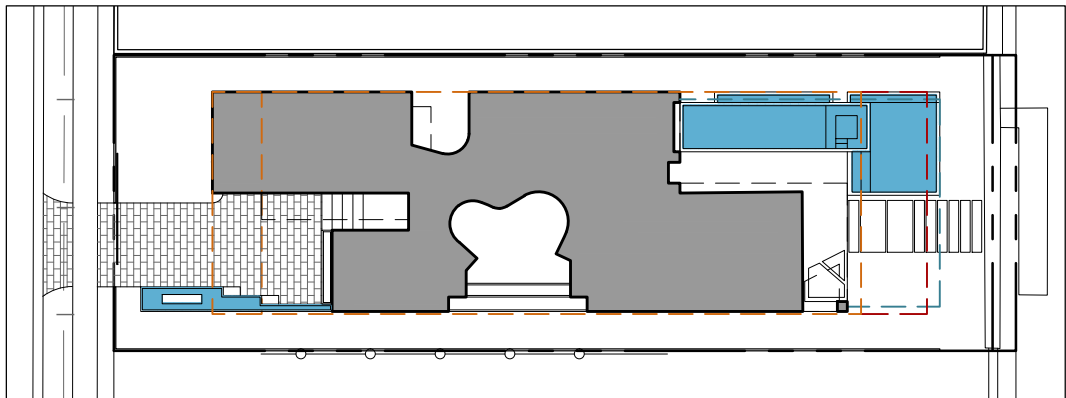
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DRAWING ISSUED ON: 08:05:2019

A4.03

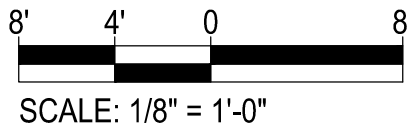


**A WEST (FRONT) ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
N.T.S.

FINISH SCHEDULE			
TAG	MATERIAL	COLOR	NOTE
F100	EXPOSED CONCRETE	GRAY	
F200	GLASS	CLEAR	
F300	WOOD	BROWN	
F400	METAL	GRAY	







MIAMI BEACH

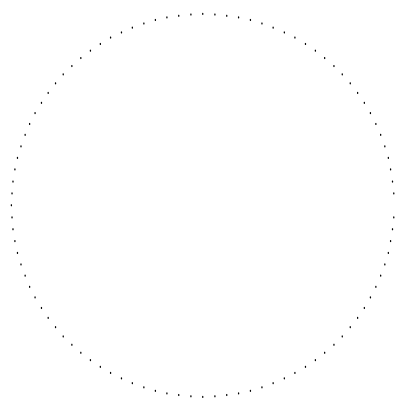
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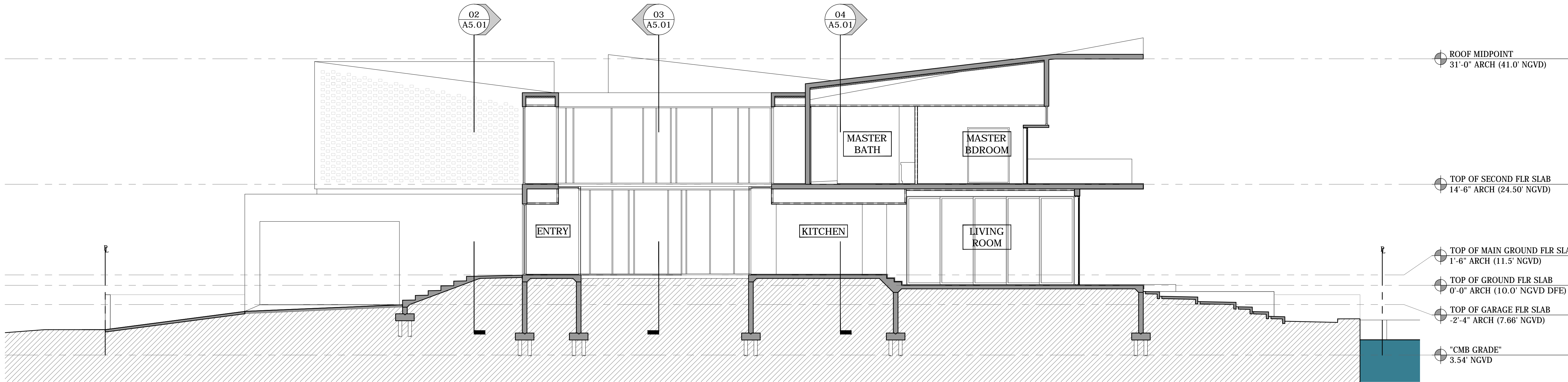
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SECTIONS

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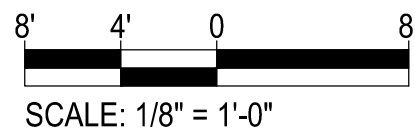
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A5.00

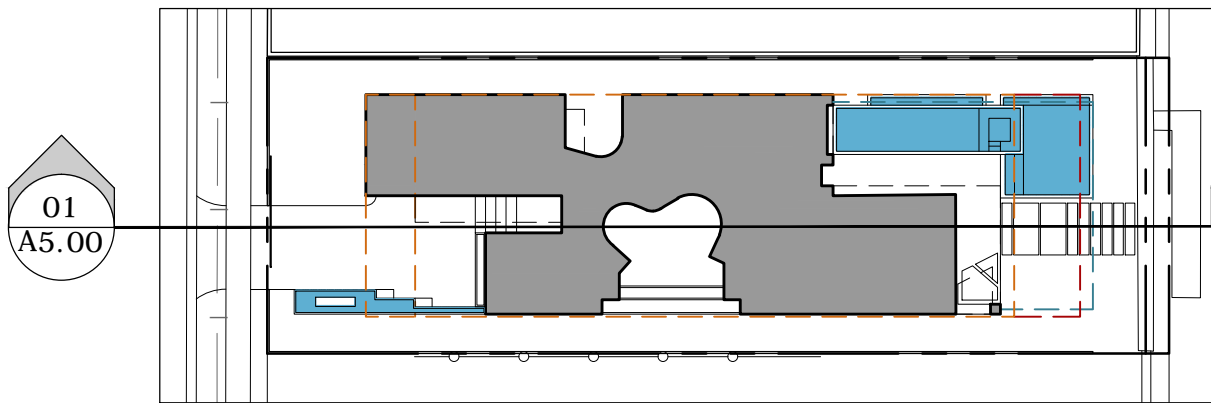


01 SECTION

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



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



KEY PLAN

N.T.S.







MIAMI BEACH

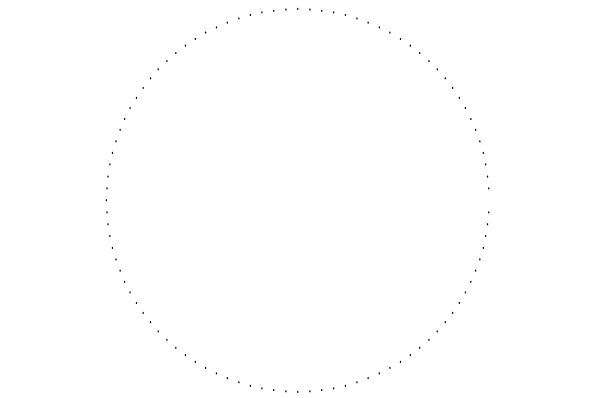
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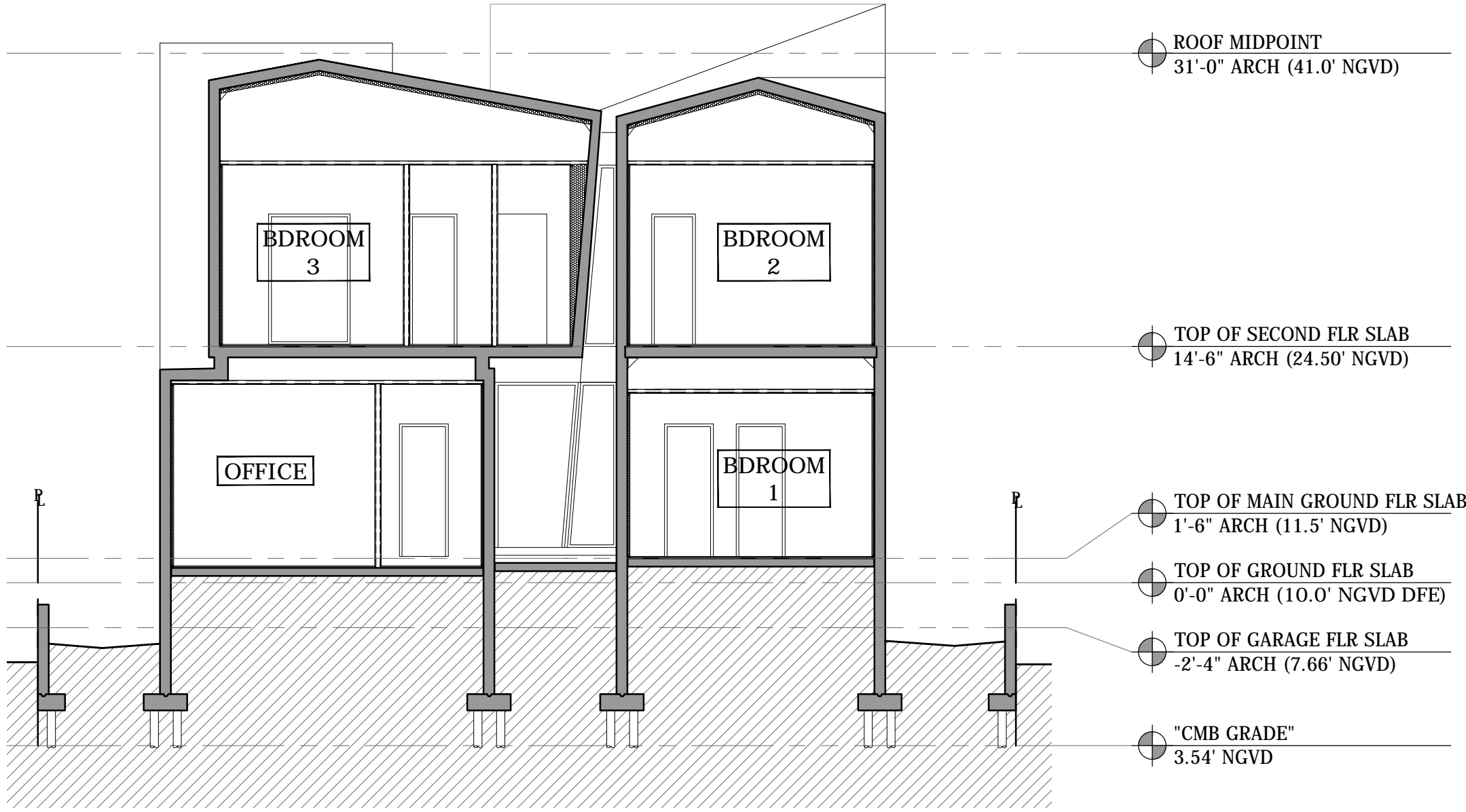
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SECTIONS

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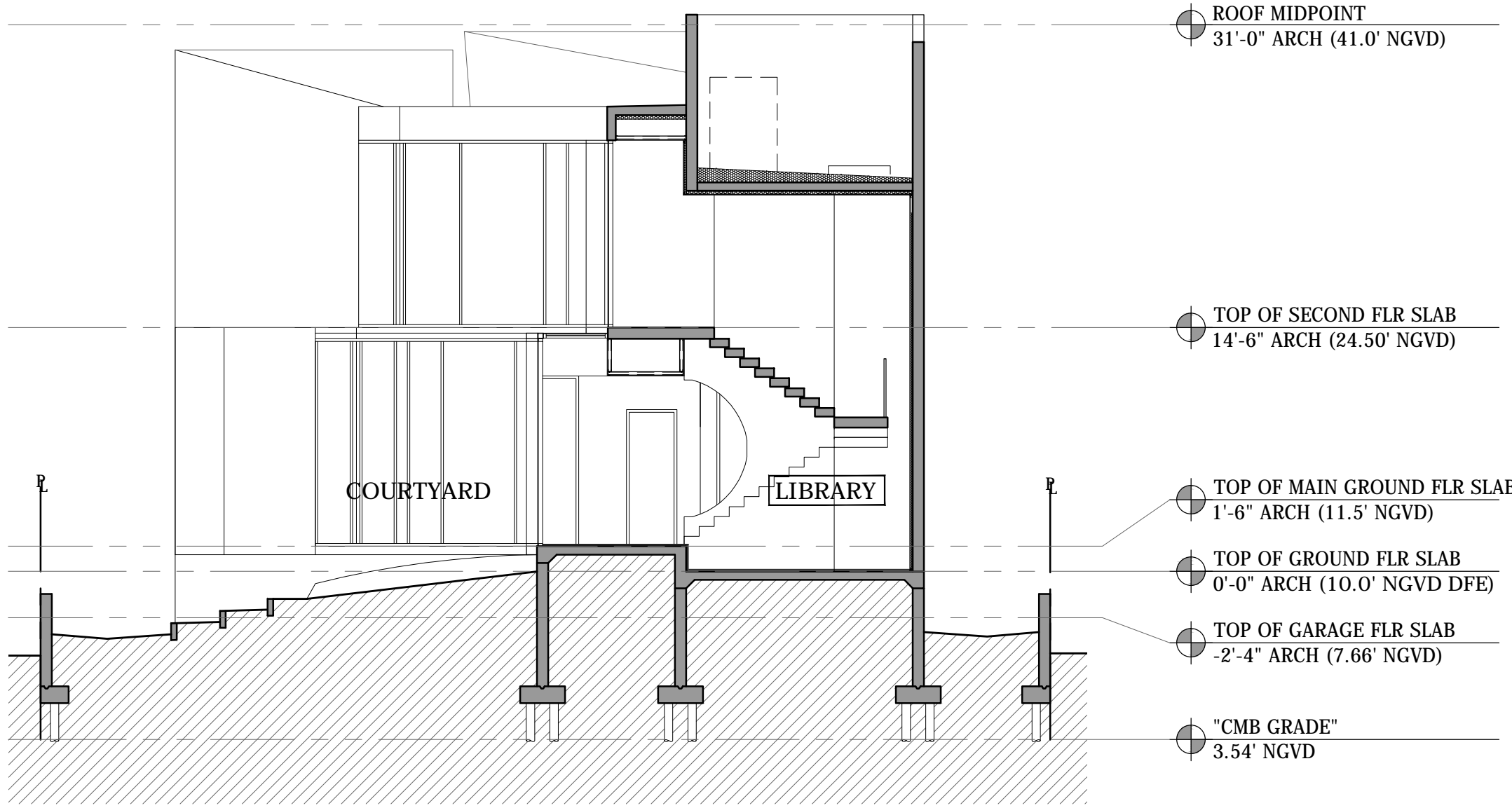
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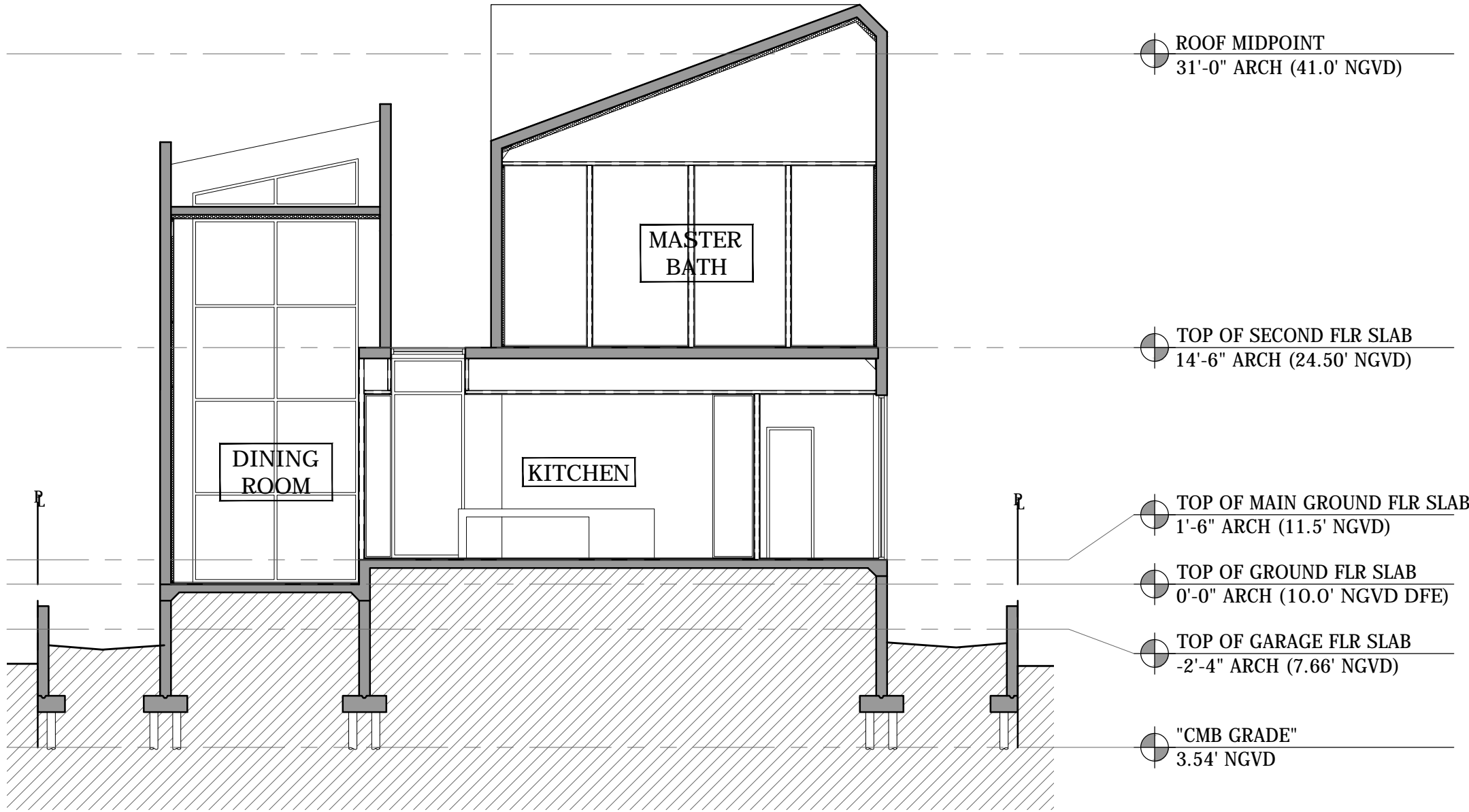
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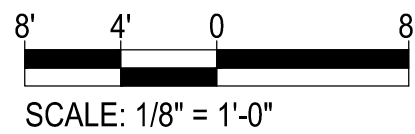
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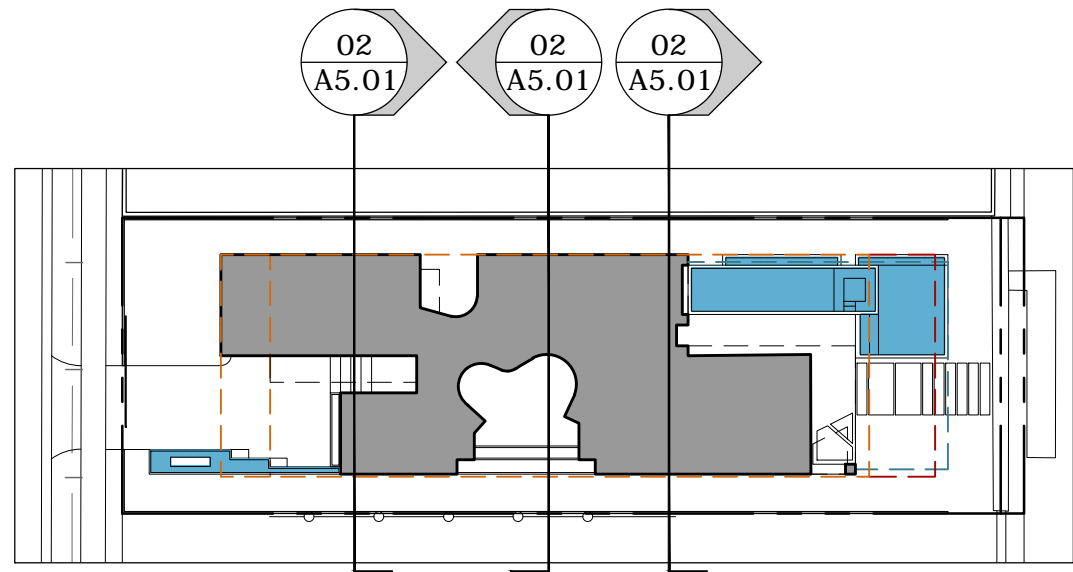


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SCALE: 1/8" = 1'-0"



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

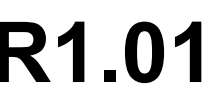


KEY PLAN

N.T.S.











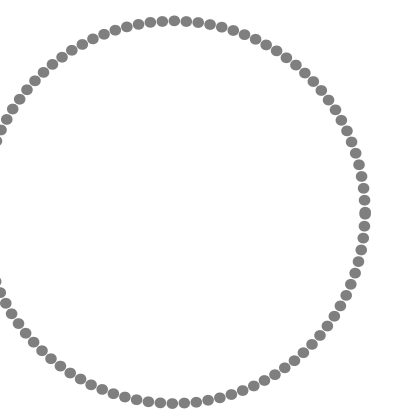
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## RENDERINGS

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## R1.02





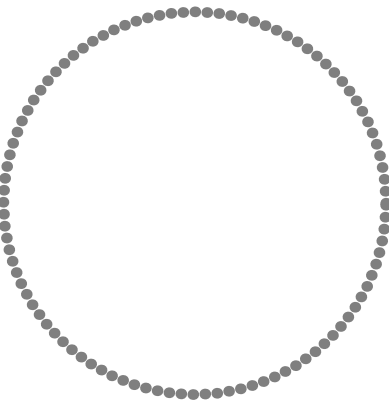
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CONSULTANTS



REVISIONS

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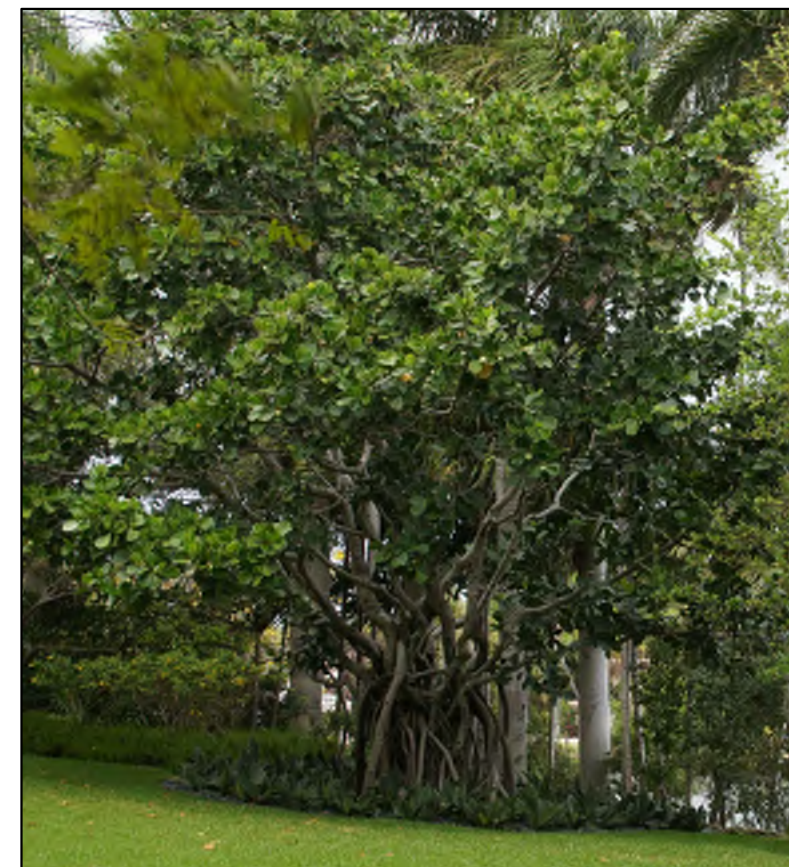
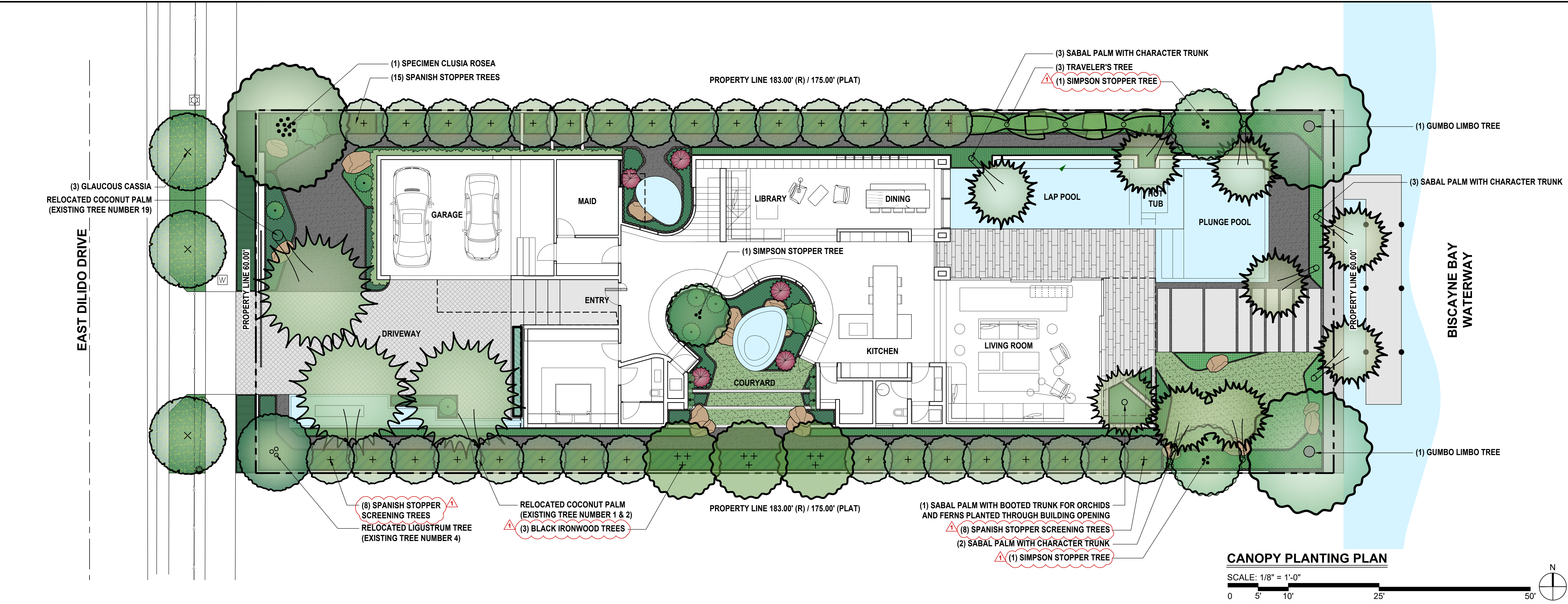
RENDERINGS

SCALE:

DRAWING ISSUED ON: <DATEOFISSUE>

R1.03





AUTOGRAPH / PITCH APPLE TREE (*CLUSIA ROSEA*)



AUTOGRAPH / PITCH APPLE TREE TRUNK (*CLUSIA ROSEA*)



LIGUSTRUM TREE (*LIGUSTRUM JAPONICUM*) - RELOCATED



COCONUT PALMS (*COCOS NUCIFERA*) - RELOCATED FROM ON-SITE



GLAUCOUS CLASSIA TREE (*CASSIA SIRATTENSIS*) - POWERLINE TREE



GLAUCOUS CLASSIA FLOWER



SIMPSON STOPPER TREE (*MYRCIANTHES FRAGRANS*)



TRAVELER'S TREE (*RAVENALA MADAGASCARIENSIS*)



SPANISH STOPPER SCREENING TREES



BLACK IRONWOOD TREES



SABAL PALM (*SABAL PALMETTO*) - CHARACTER TRUNK



SABAL PALM - BOOTED TRUNK



GUMBO LIMBO (*BURSERA SIMARUBA*)

david o.

landscape architecture

DAVID J. ODISHOO  
RLA #666969

p.o. box 331615  
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CONSULTANT:

CASA MAS

445 EAST DILIDO DRIVE  
MIAMI BEACH, FLORIDA

PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO: 19009

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

DATE: JULY 3, 2019

DRAWN: D.O.I.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

CANOPY PLANTING PLAN

SHEET NO.

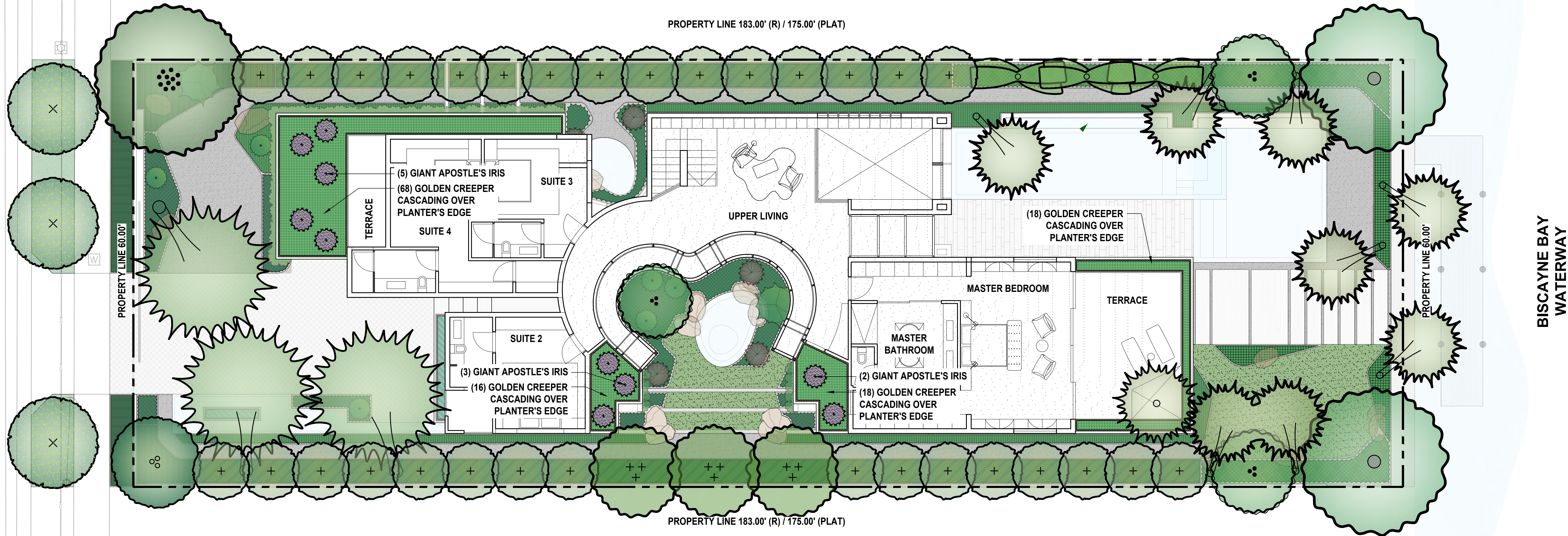
L-1



GOLDEN CREEPER (ERNODEA LITTORALIS)



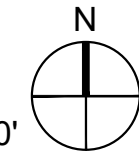
EAST DILIDO DRIVE



UNDERSTORY PLANTING PLAN - FIRST LEVEL

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

0 5' 10' 25' 50'



GREEN ROOF CHARACTER IMAGE 1



GREEN ROOF CHARACTER IMAGE 2



GREEN ROOF CHARACTER IMAGE 3



CASCADING GOLDEN CREEPER (*ERNODEA LITTORALIS*)



GOLDEN CREEPER (*ERNODEA LITTORALIS*)



GIANT APOSTLE'S IRIS (*NEOMARICA CAERULEA REGINA*)

CONSULTANT:

CASA MAS  
445 EAST DILIDO DRIVE  
MIAMI BEACH, FLORIDA

PROJECT NAME:  
PROJECT ADDRESS:

Revisions:

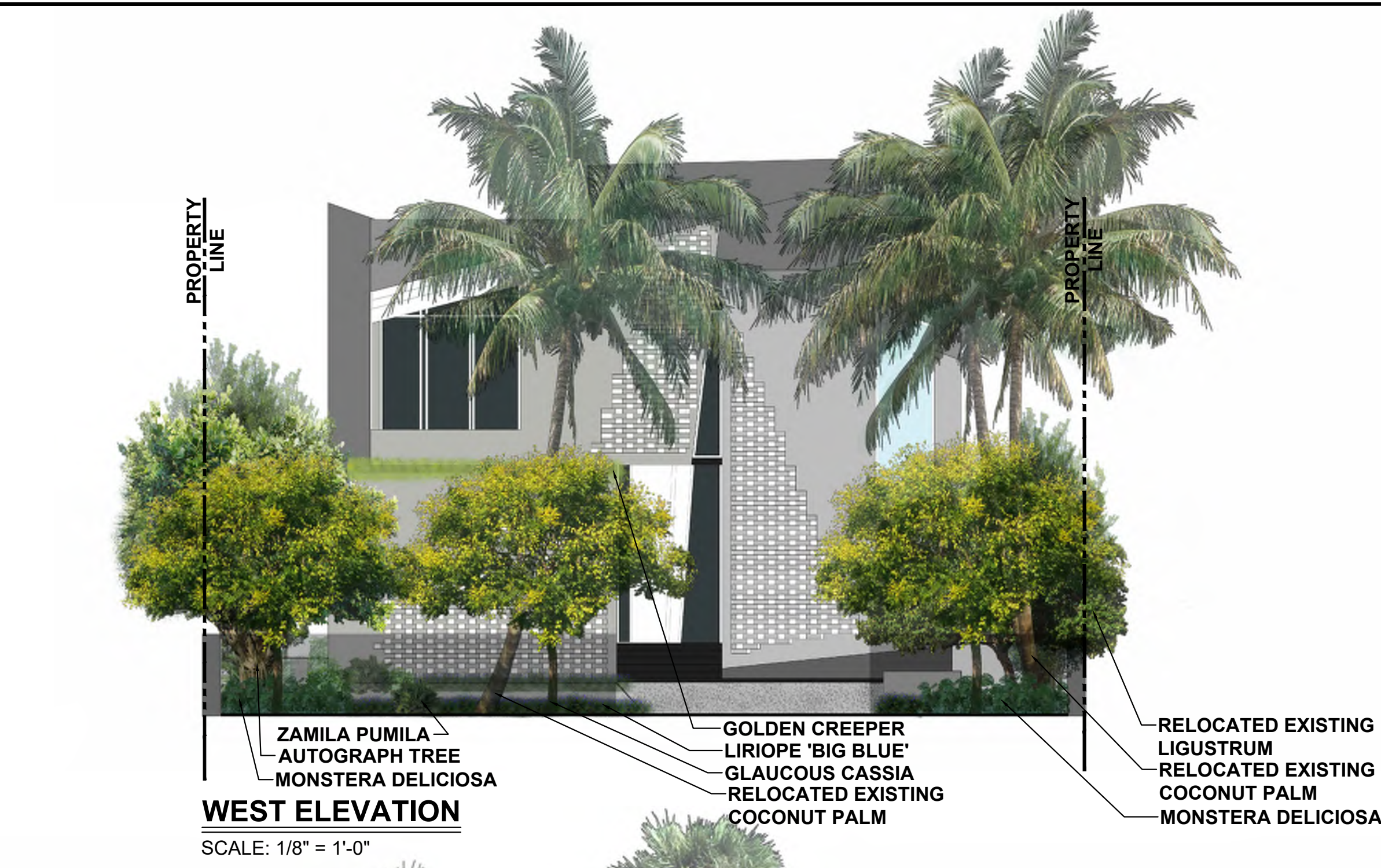
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DATE: JULY 3, 2019  
DRAWN: D.O.I.  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
UNDERSTORY  
PLANTING PLAN  
FIRST LEVEL

SHEET NO.  
L-3





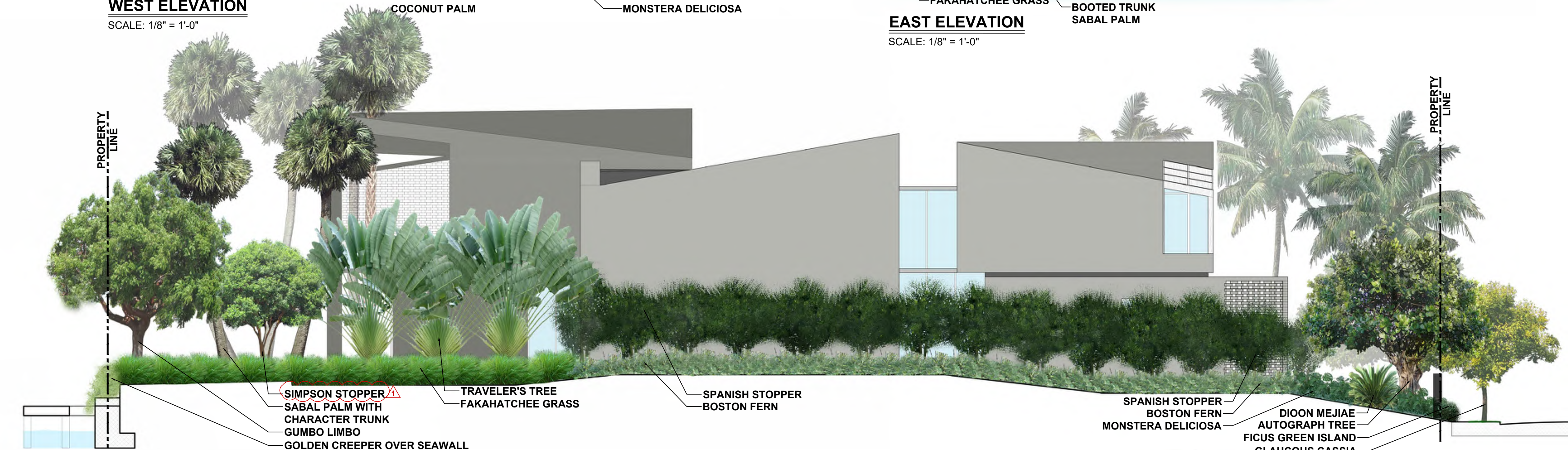
**WEST ELEVATION**

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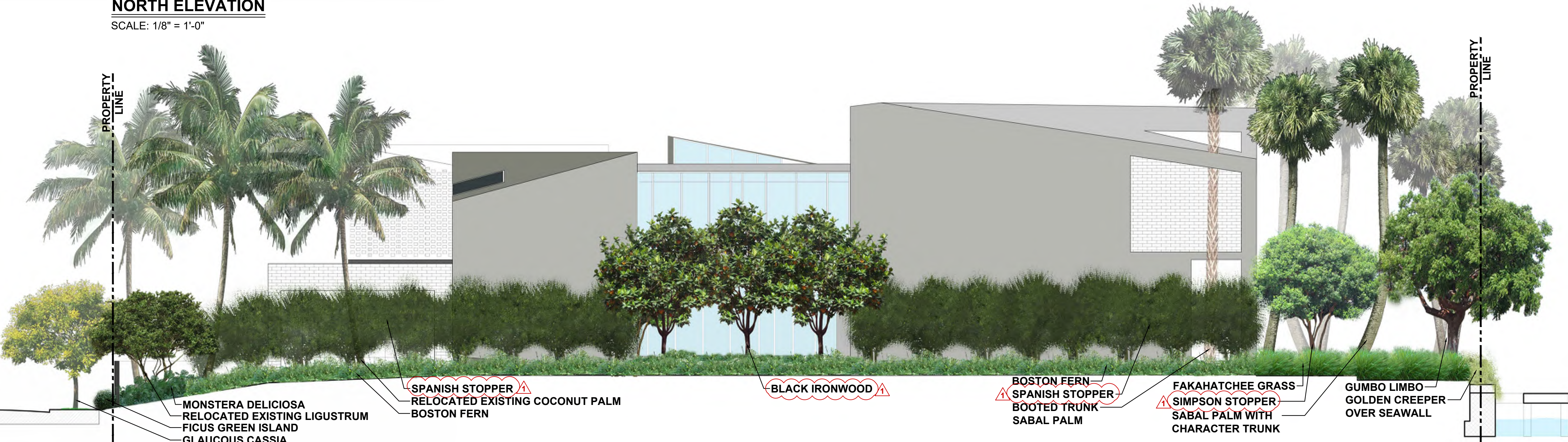
**EAST ELEVATION**

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



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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

CONSULTANT:

**CASA MAS**  
445 EAST DILIDO DRIVE  
MIAMI BEACH, FLORIDA

PROJECT NAME:  
PROJECT ADDRESS:

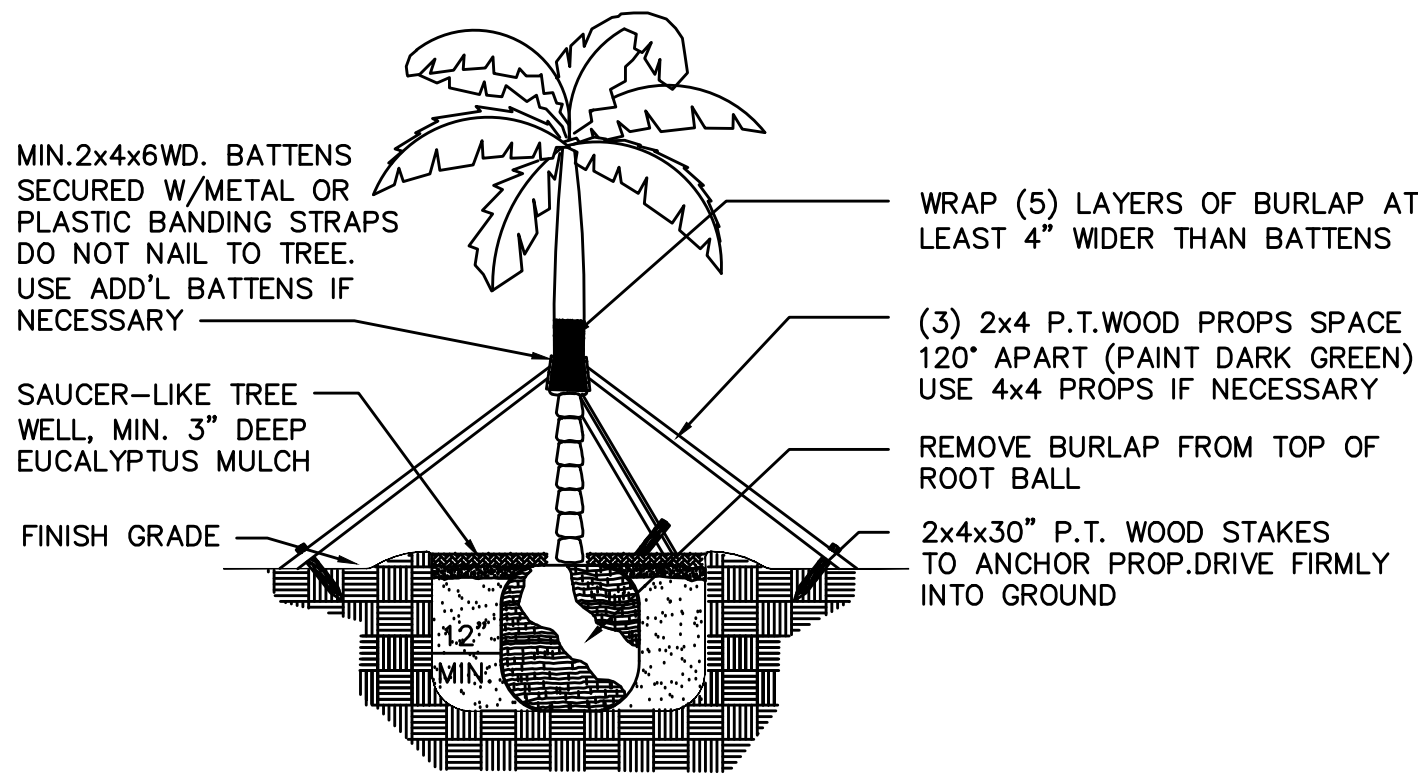
Revisions:

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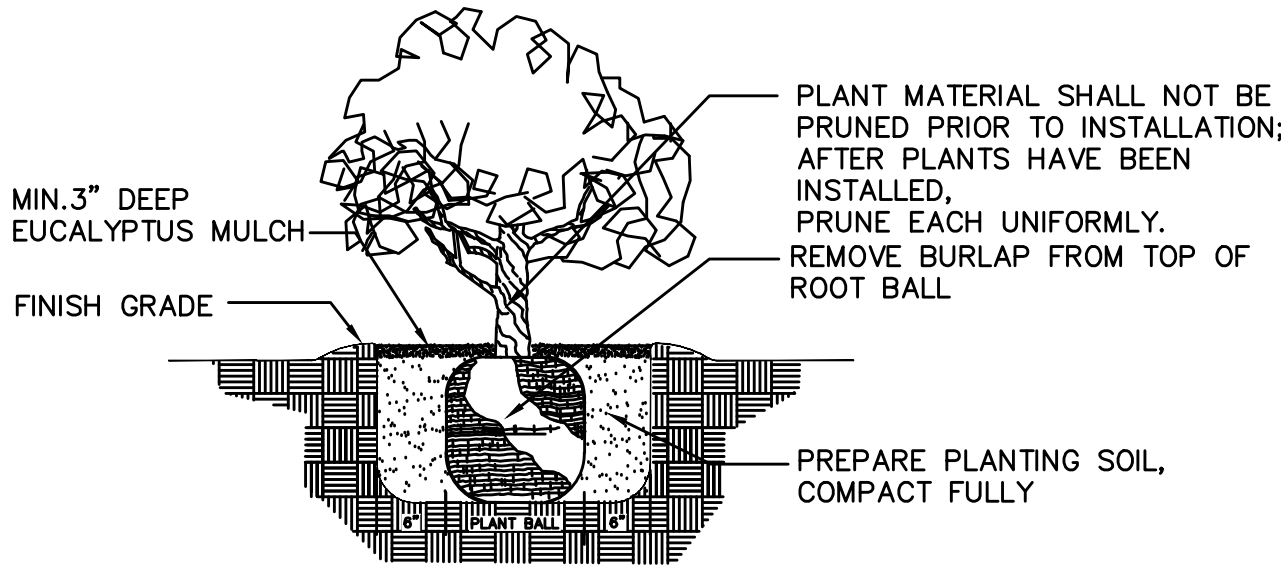
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ELEVATIONS



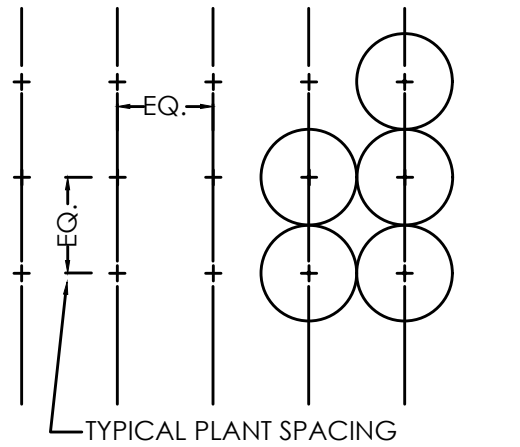


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

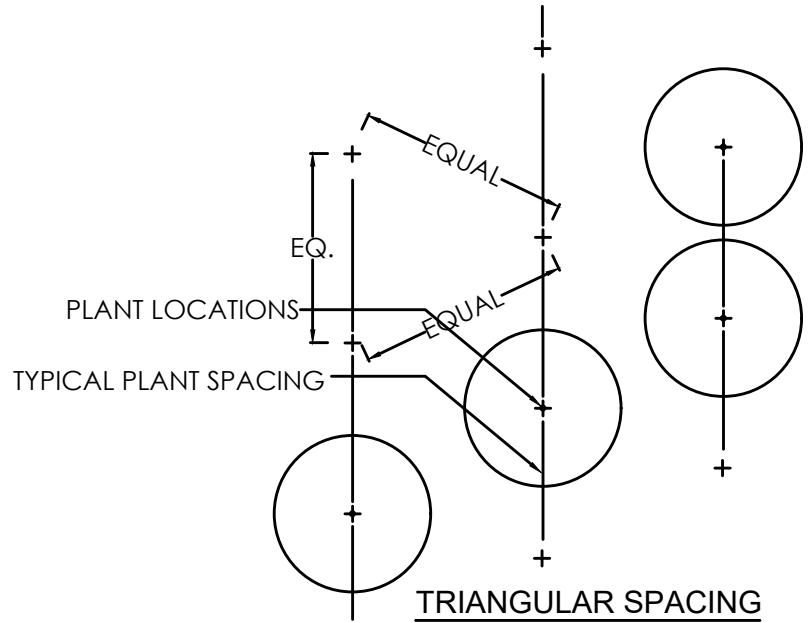


TYPICAL SHRUB PLANTING DETAIL

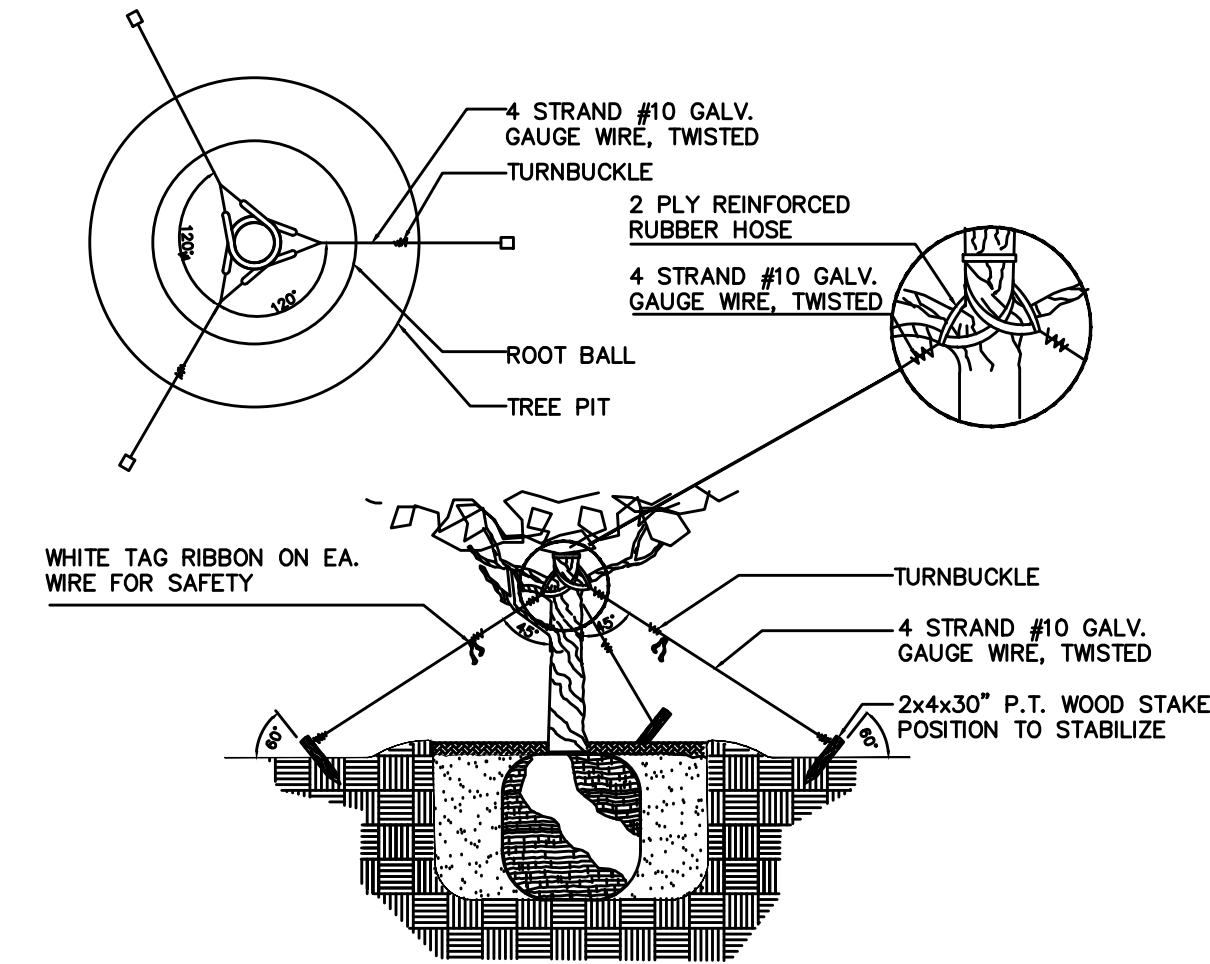
NOTE  
IN MOST CASES TRIANGULAR SPACING IS  
PREFERRED, USE SQUARE SPACING ONLY  
IN SMALL RECTILINEAR AREAS.



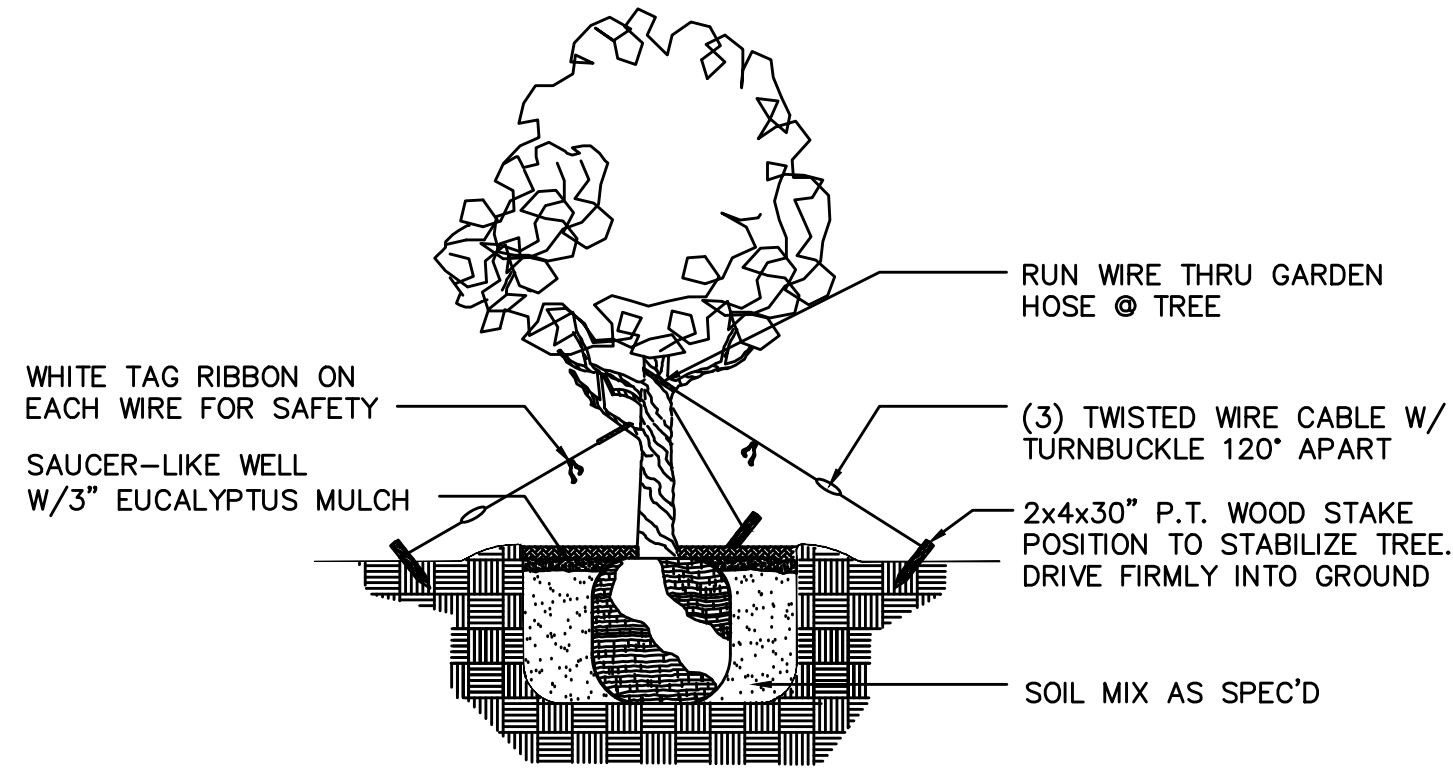
SQUARE SPACING



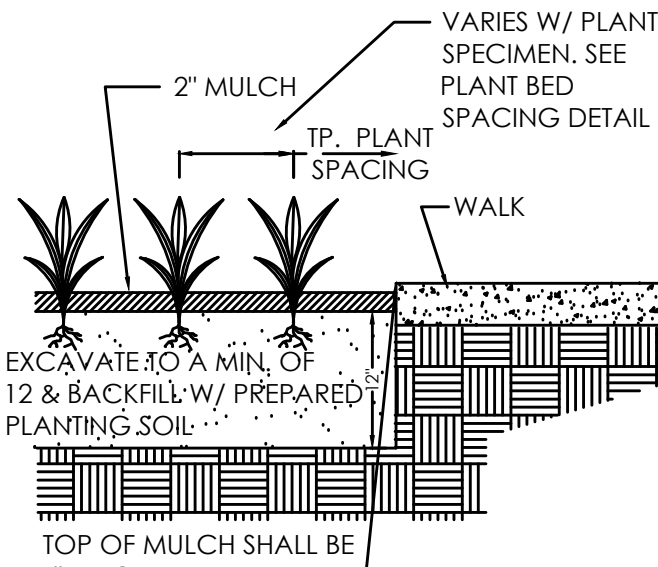
TRIANGULAR SPACING



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

#### GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS WITH A PERSON FOR SCALE OF ALL TREES, PALMS, AND ALL UNDERSTORY PLANT MATERIAL FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
2. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
7. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.
24. ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.

#### TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
  2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
  3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
  4. PLACE THE HOSE AROUND THE TREE TRUCK JUST ABOVE THE LOWEST BRANCH.
  5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
  6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
  7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
  8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
  9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
  10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

PLANT LIST			
TREES & PALMS			
Native	Qty	Botanical/Common Name	Specifications
Y	2	Bursera simaruba Gumbo Limbo	Specimen: 25'-0" Ht. x 15'-0" Sp. x 12" Cal. Min. - Field Grown
Y	1	Clusia rosea (Specimen) Pitch Apple / Autograph Tree	Specimen: 20'-0" Ht x 10'-0" Sp. x 6" Cal. Min. - Field Grown Multi-Trunk
Y	31	Eugenia Foetida Spanish Stopper Screening Trees	10'-0" Ht. x 6'-0" Sp. x 2" Cal. Field Grown - Matching
Y	3	Krugiodendron ferreum Black Ironwood Tree	16'-0" Ht. x 8'-0" Sp. x 6" Cal. Field Grown - Matching
Y	3	Myrcianthes fragrans Simpson Stopper	Specimen: 16'-0" Ht. x 10'-0" Sp. x 6" Cal. Min. - Field Grown
N	3	Ravenala madagascariensis Traveler's Tree	16'-0" Ht. x 12'-0" Sp. - Matching
Y	8	Sabal palmetto Sabal / Cabbage Palm	Crooked/Curved Trunks: 20'-0" to 30'-0" Clear Trunk Refer to planting plan for heights.
Y	1	Sabal palmetto Sabal / Cabbage Palm	Booted Trunk: 35'-0" Clear Trunk
N	3	Senna surattensis Glaucous Cassia	14'-0" Ht. x 8'-0" Sp. x 3" Cal. Min. - Field Grown Matching; Powertine Street Trees

SHRUBS AND GROUND COVERS - GROUND LEVEL			
Native	Qty	Botanical/Common Name	Specifications
N	2	Dioon Mejiae Same	65G / 32"
Y	28	Emodea littoralis Golden Beach Creeper	3G / 10" @ 24" O.C.
N	50	Ficus microcarpa 'Green Island' Ficus 'Green Island'	3G / 10" @ 18" O.C.
N	65	Liriope muscari 'Big Blue' Liriope 'Big Blue'	3G / 10" @ 18" O.C.
N	20	Monstera deliciosa Swiss Cheese Plant	7G / 14" @ 30" O.C.
Y	374	Nephrolepis exaltata Boston Fern	3G / 10" @ 18" O.C.
N	360	Ophiopogon japonicus Mondo Grass	1G / 6" @ 8" O.C.
N	112	Philodendron 'Burlie Marx' Same	3G / 10" @ 24" O.C.
N	18	Sanseveria masoniana 'Whale Fin' Sanseveria 'Whale Fin'	3G / 10" @ 15" O.C.
Y	45	Tripsacum floridana Dwarf Fakahatchee Grass	7G / 14" @ 30" O.C.
N	5	Vriesea 'Vincicolor' Alcantarea 'Vincicolor' Bromeliad	15G / 17"
Y	6	Zamia pumila Coontie	25G / 21"

SHRUBS AND GROUND COVERS - FIRST LEVEL			
Native	Qty	Botanical/Common Name	Specifications
Y	120	Emodea littoralis Golden Beach Creeper	3G / 10" @ 24" O.C.
N	10	Neomarica caerulea 'Regina' Giant Apostle's Iris	3G / 10"

MISCELLANEOUS			
Native	Qty	Botanical/Common Name	Specifications
	495 S.F.	Zoysia Sod - Property Limits	
	350 S.F.	Zoysia Sod - Right of Way	

RELOCATE PLANT MATERIAL			
Tree #	Qty	Botanical/Common Name	Specifications
1	1	Cocos nucifera Coconut Palm	12" DBH x 40'-0" Ht. x 20'-0" Sp.
2	1	Cocos nucifera Coconut Palm	7" DBH x 30'-0" Ht. x 18'-0" Sp.
4	1	Ligustrum japonicum Ligustrum Tree	14" DBH x 12'-0" Ht. x 12'-0" Sp.
19	1	Cocos nucifera Coconut Palm	7" DBH x 30'-0" Ht. x 20'-0" Sp.

#### CITY OF MIAMI BEACH

#### LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RS-3 Lot Area 10,500 S.F. Acres 0.24 ACRES

OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Square feet of required Open Space as indicated on site plan: Lot Area = <u>10,500</u> s.f. x <u>50</u> % = <u>5,250</u> s.f.	<u>5,250 S.F.</u>	<u>5,250 S.F.</u>
B.	Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C.	Total square feet of landscaped open space required: A+B=	<u>5,250 S.F.</u>	<u>5,250 S.F.</u>

LAWN AREA CALCULATION		5,250 S.F.	5,250 S.F.
A.	Square feet of landscaped open space required	<u>5,250 S.F.</u>	<u>5,250 S.F.</u>
B.	Maximum lawn area (sod) permitted= <u>50</u> % x <u>5,250</u> s.f.	<u>2,625 S.F.</u>	<u>495 S.F.</u>

TREES			
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>10</u> trees x <u>N/A</u> net lot acres - number of existing trees=	<u>9</u>	<u>9</u>
B.	% Natives required: Number of trees provided x 30%=	<u>3</u>	<u>9</u>
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>5</u>	<u>9</u>
D.	Street Trees (maximum average spacing of 20' o.c.): <u>60'-0"</u> linear feet along street divided by 20'=	<u>3</u>	<u>3</u>
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>60'-0"</u> linear feet along street divided by 20'=	<u>3</u>	<u>3</u>

SHRUBS			
A.	Number of shrubs required: Sum of lot and street trees required x 12=	<u>144</u>	<u>722</u>
B.	% Native shrubs required: Number of shrubs provided x 50%=	<u>361</u>	<u>573</u>

LARGE SHRUBS OR SMALL TREES			
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>15</u>	<u>31</u>
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>16</u>	<u>31</u>

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MIAMI BEACH, FLORIDA

PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO: 19009

SCALE: N.T.S.

DATE: JULY 3, 2019

DRAWN: D.O.I.

CHECKED: D.O.

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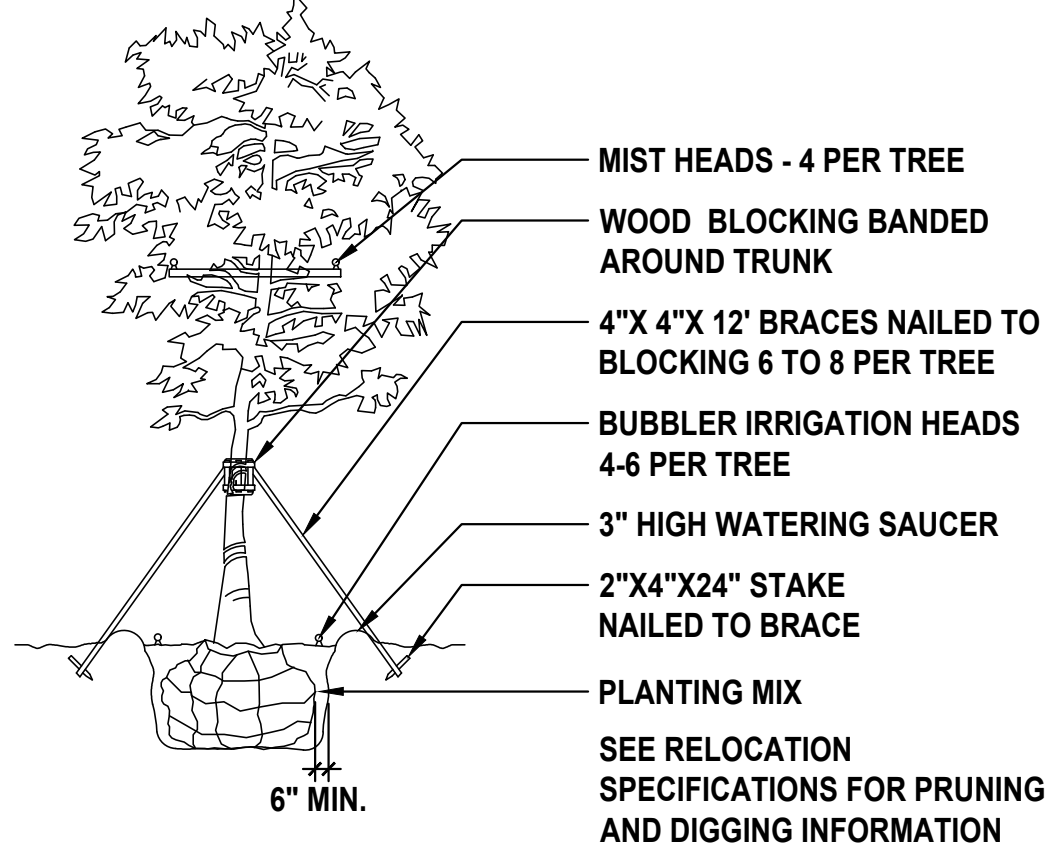
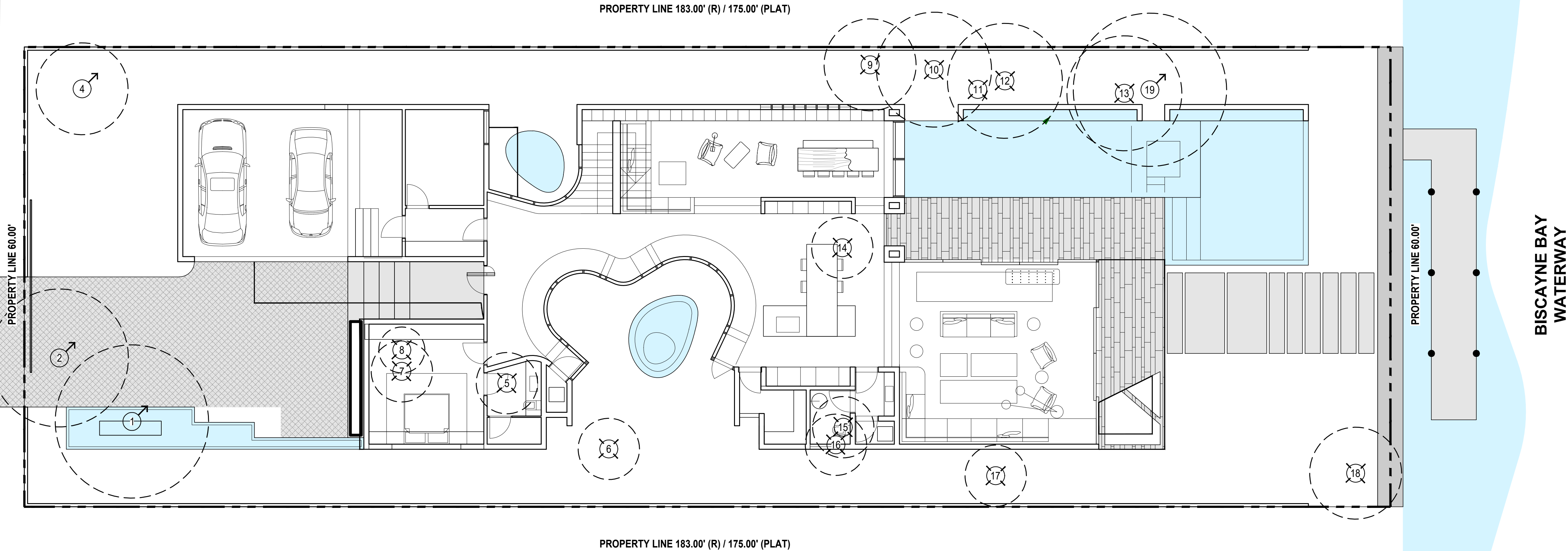
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& NOTES

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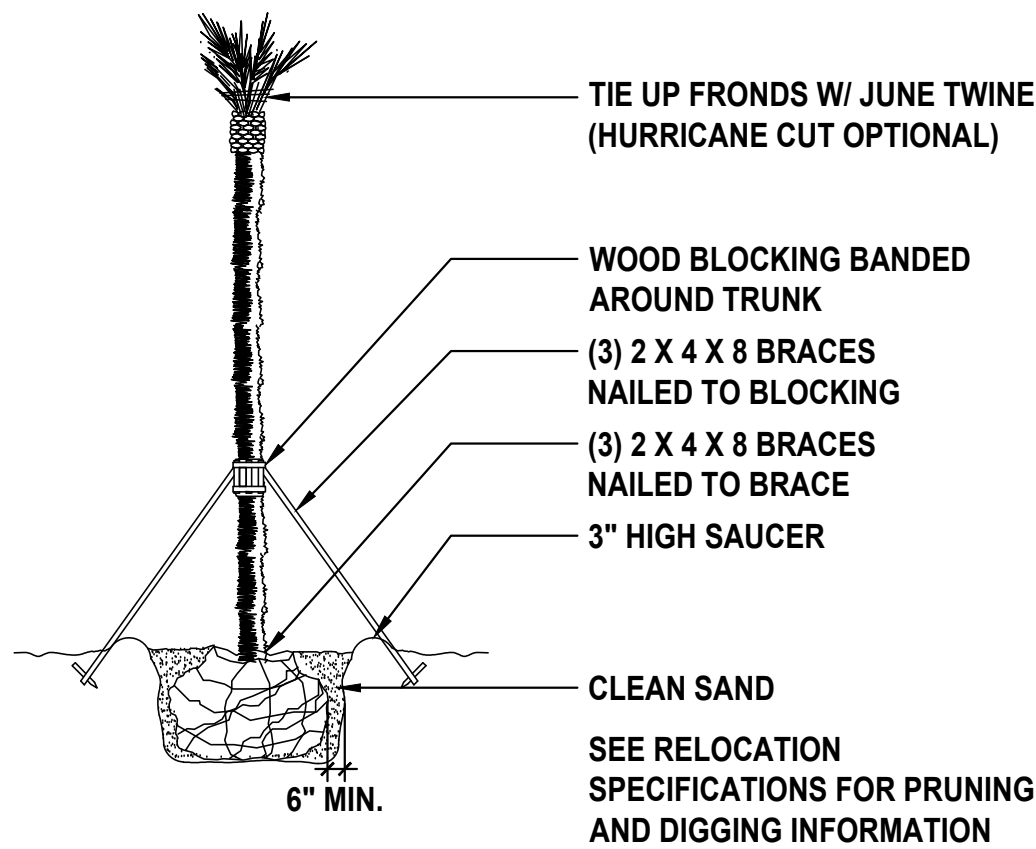
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EAST DILIDO DRIVE

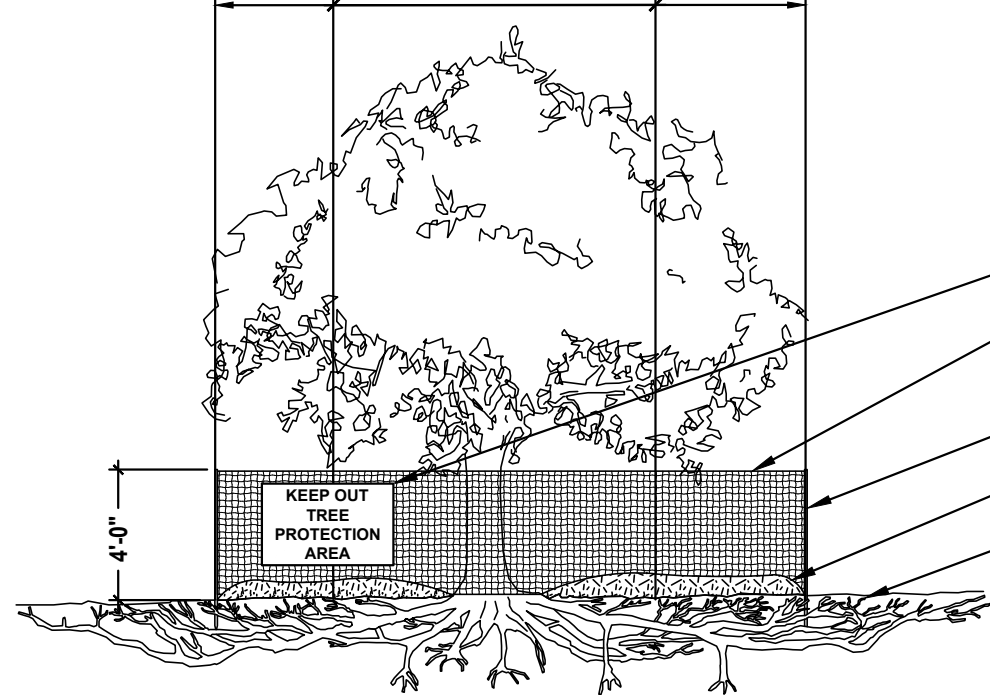


1 TREE RELOCATION DETAIL



2 PALM RELOCATION DETAIL

PROVIDE A ADDITIONAL 8"-12" PROTECTION AREA PER INCH OF DBH ON TREES LARGER THAN 10" DBH 10'-0" PROTECTION MIN.



3 TREE PROTECTION DETAIL

NOTES:  
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.  
2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.  
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.  
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.  
5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

8.5" X 11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG THE FENCE  
TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE. STEEL POSTS INSTALLED AT 8' O.C.  
2" X 6'-0" STEEL POSTS OR APPROVED EQUAL  
5" THICK MUCH LAYER  
MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON PLANS

EXISTING TREE DISPOSITION LIST						
SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP. (FT.)	STATUS
1	COCONUT PALM	COCOS NUCIFERA	12	40	20	RELOCATE
2	COCONUT PALM	COCOS NUCIFERA	7	30	18	RELOCATE
3	SABAL PALM	SABAL PALMETTO	9	25	8	REMOVE
4	LIGUSTRUM TREE	LIGUSTRUM LUCIDUM	14	12	12	RELOCATE
5	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	REMOVE
6	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	REMOVE
7	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	REMOVE
8	WHITE BIRD OF PARADISE	STRELITZIA NICOLAI	5	15	6	REMOVE
9	FISHTAIL PALM	RAVENALA MADAGASCARIENSIS	6	25	12	REMOVE
10	WHITE BIRD OF PARADISE	STRELITZIA NICOLAI	9	25	15	REMOVE
11	ROYAL PALM	ROYSTONEA REGIA	18	35	0	DEAD-REMOVE
12	WHITE BIRD OF PARADISE	STRELITZIA NICOLAI	0.7	30	15	REMOVE
13	WHITE BIRD OF PARADISE	STRELITZIA NICOLAI	0.7	30	15	REMOVE
14	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	REMOVE
15	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	REMOVE
16	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	REMOVE
17	PYGMY DATE PALM	PHOENIX ROEBELENI	3	10	8	REMOVE
18	SEAGRAPE TREE	COCCOLOBA UVIFERA	8	12	12	REMOVE
19	COCONUT PALM	COCOS NUCIFERA	7	30	20	RELOCATE

EXISTING TREES & PALMS MITIGATION LIST						
SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP (FT.)	CANOPY S.F. TO BE REMOVED
5	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	50
6	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	50
7	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	50
9	FISHTAIL PALM	RAVENALA MADAGASCARIENSIS	6	25	12	113
14	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	50
15	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	50
16	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	50
18	SEAGRAPE TREE	COCCOLOBA UVIFERA	8	12	12	113
TOTAL S.F. TO BE REMOVED:						528

EXISTING TREES & PALMS MITIGATION IN RIGHT OF WAY (R.O.W.) LIST						
SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP (FT.)	CANOPY S.F. TO BE REMOVED
3	SABAL PALM	SABAL PALMETTO	9	25	8	50
TOTAL S.F. TO BE REMOVED:						50

## EXISTING TREE DISPOSITION PLAN

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

0 5' 10' 25' 50'

EXISTING TREE & PALM LEGEND	
#	= TREE OR PALM TO REMAIN
# ↗	= TREE OR PALM TO RELOCATE
# ✕	= TREE OR PALM TO REMOVE
○	= TREE PROTECTION AREA (TPZ)
●	= CRITICAL ROOT ZONE (CRZ)

PROPOSED TREES & PALMS FOR MITIGATION LIST					
QTY.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CATEGORY	CANOPY CREDIT
2	GUMBO LIMBO	BURSERA SIMARUBA	SPECIMEN: 25'-0" HT. x 15'-0" SP. X 12" CAL. MIN. - FIELD GROWN	1	600
1	PITCH APPLE TREE	CLUSIA ROSEA	SPECIMEN: 20'-0" HT x 10'-0" SP. x 6" CAL. MIN. - MULTI TRUNK - FIELD GROWN	1	300
3	BLACK IRONWOOD TREE	KRUGIODENDRON FERREUM	16'-0" x 8'-0" SP. x 6" CAL. FIELD GROWN	3	300
3	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	SPECIMEN: 16'-0" HT. x 10'-0" SP. x 6" CAL. MIN. - FIELD GROWN	3	300
8	SABAL / CABBAGE PALM	SABAL PALMETTO	CROOKED/CURVED TRUNKS: 20'-0" TO 30'-0" CLEAR TRUNK	4	400
1	SABAL / CABBAGE PALM	SABAL PALMETTO	BOOTED TRUNK: 40'-0" CLEAR TRUNK	4	50
TOTAL S.F. PROPOSED:					1950

PROPOSED TREES & PALMS FOR MITIGATION IN RIGHT OF WAY (R.O.W.) LIST					
QTY.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CATEGORY	CANOPY CREDIT
3	GLAUCOUS CASSIA	SENNA SURATTENSIS	14'-0" HT. x 8'-0" SP. x 3" CAL. MIN. - FIELD GROWN	n/a	300
TOTAL S.F. PROPOSED:					300

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CONSULTANT:

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PROJECT NAME:  
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Revisions:

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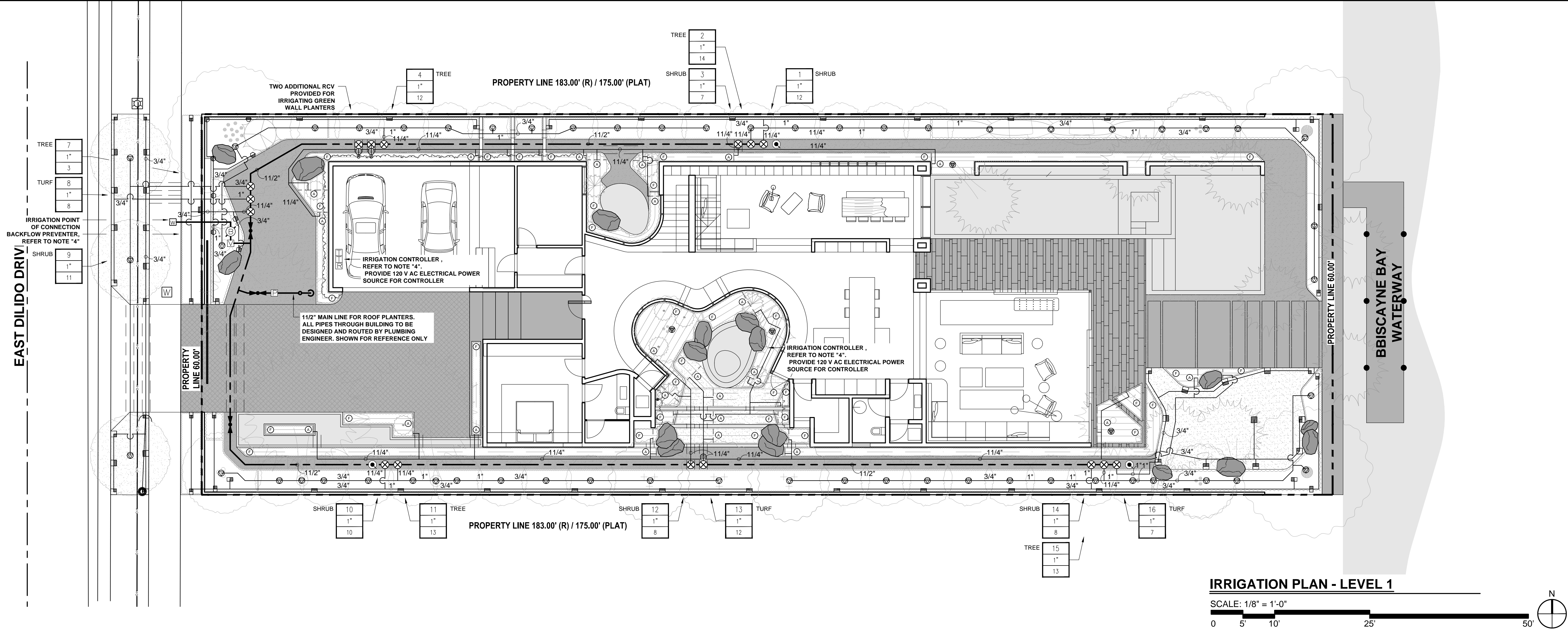
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EXISTING TREE  
DISPOSITION  
PLAN AND LIST

SHEET NO.

L-6





IRRIGATION PLAN - LEVEL 1

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



IRRIGATION LEGEND

RAINBIRD 1800 6" POP-UP TURF SPRAY

Q H

8 FT RADIUS

16 16

RAINBIRD 1800 12" POP-UP SHRUB SPRAY

8 FT RADIUS

16 16

LCS/RCS/SS530 NOZZLES

16 16

RAINBIRD 6" POP-UP FLOOD BUBBLER  
(EACH SYMBOL DENOTES 2 BUBBLER  
PER TREE)

16 16

DRIP TUBING W/ 0.9 GPH EMITTERS  
INSTALLED AT 12" O.C.

16 16

RAINBIRD XERI- BUBBLER

16 16

DRIP FLUSH NOZZLE

16 16

DRIP AIR RELIEF VALVE

16 16

IRRIGATION SUB METER

16 16

1" PRESSURE VACCUM BREAKER (PVB)  
BACKFLOW PREVENTOR

16 16

1" MASTER CONTROL VALVE

16 16

LASCO SLO-CLOSE FULL BLOCK  
TRU-UNION BALL VALVE

16 16

RAINBIRD 44LRC 1" QUICK COUPLER  
VALVE

16 16

RAINBIRD PEB SERIES ELECTRIC VALVES  
OR APPROVED EQUAL., IN VALVE BOX

16 16

RAINBIRD ESP-LX MODULAR TIMER

16 16

RSD-BEX SERIES RAIN SENSOR WITH  
METAL BRACKET

16 16

PVC PIPE SCH. 40 AS LATERAL LINES  
12" BELOW GRADE

16 16

PVC PIPE SCH. 40 SOLVENT WELD AS  
MAINLINES 18" BELOW GRADE

16 16

PVC PIPE SCH. 40 AS SLEEVING

16 16

VALVE CALLOUT LEGEND

A	→ ZONE STATION NUMBER
1"	→ VALVE SIZE IN INCHES
18	→ FLOW RATE IN G.P.M.

PRIOR TO ANY CONSTRUCTION,  
CONTRACTOR SHALL LOCATE ALL UTILITIES  
USING "SUNSHINE 811". UTILITIES SHALL BE  
PROTECTED THROUGHOUT CONSTRUCTION.



PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO: 19009

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

DATE: JULY 3, 2019

DRAWN: D.O.I.

CHECKED: D.O.

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SHEET NO. L-7

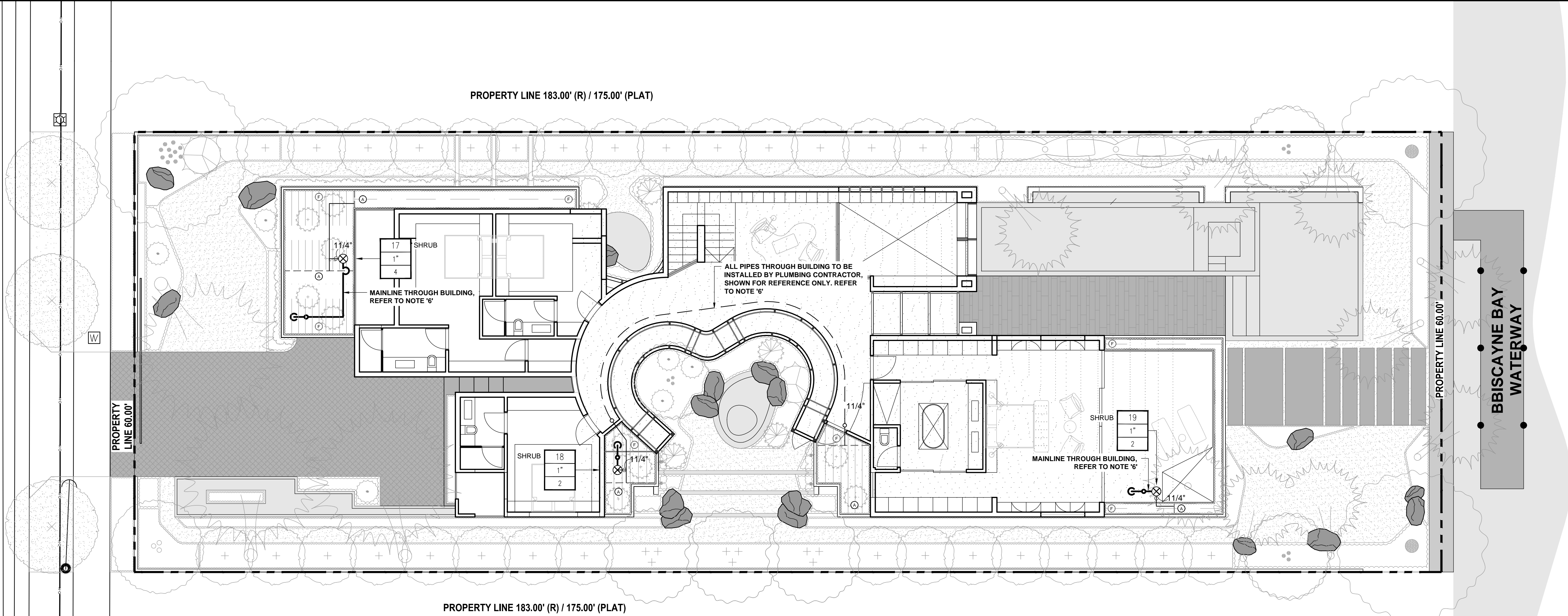
- IRRIGATION NOTE:**
1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.
  2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
  3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
  4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  5. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.
  6. LATERAL LINE AND MAINLINE PIPING WITHIN BUILDING SHALL BE TYPE B COPPER AND IS SHOWN FOR CLARITY ONLY. ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH THE BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

**NOTE:**

A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

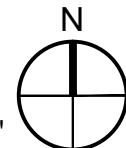


EAST DILIDO DRIVE



IRRIGATION PLAN - LEVEL 2

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



IRRIGATION NOTE:

1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.
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IRRIGATION LEGEND

RAINBIRD 1800 6" POP-UP TURF SPRAY

Q H

8 FT RADIUS

16 16

RAINBIRD 1800 12" POP-UP SHRUB SPRAY

8 FT RADIUS

8 8

LCS/RCS/SS530 NOZZLES

16 16

RAINBIRD 6" POP-UP FLOOD BUBBLER (EACH SYMBOL DENOTES 2 BUBBLER PER TREE)

16

DRIP TUBING W/ 0.9 GPH EMITTERS INSTALLED AT 12" O.C.

16 16 16

RAINBIRD XERI- BUBBLER

16

DRIP FLUSH NOZZLE

16

DRIP AIR RELIEF VALVE

16

IRRIGATION SUB METER

16

1" PRESSURE VACCUM BREAKER (PVB) BACKFLOW PREVENTOR

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1" MASTER CONTROL VALVE

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LASCO SLO-CLOSE FULL BLOCK TRU-UNION BALL VALVE

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RAINBIRD 44LRC 1" QUICK COUPLER VALVE

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RAINBIRD PEB SERIES ELECTRIC VALVES OR APPROVED EQUAL., IN VALVE BOX

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RAINBIRD ESP-LX MODULAR TIMER

16

RSD-BEX SERIES RAIN SENSOR WITH METAL BRACKET

16

PVC PIPE SCH. 40 AS LATERAL LINES 12" BELOW GRADE

16

PVC PIPE SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE

16

PVC PIPE SCH. 40 AS SLEEVING

16

VALVE CALLOUT LEGEND

A	→ ZONE STATION NUMBER
1"	→ VALVE SIZE IN INCHES
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PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL UTILITIES USING "SUNSHINE 811". UTILITIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.



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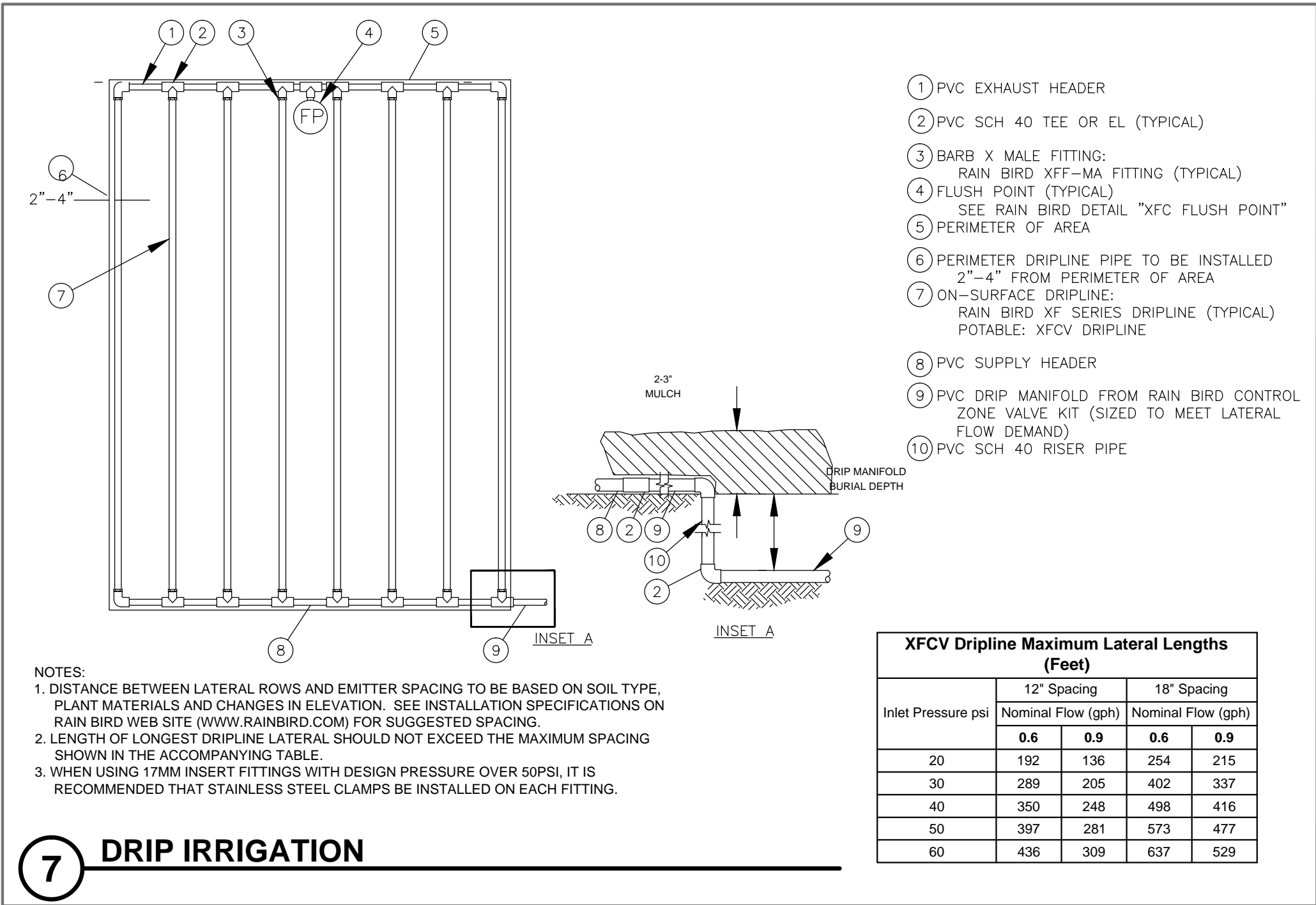
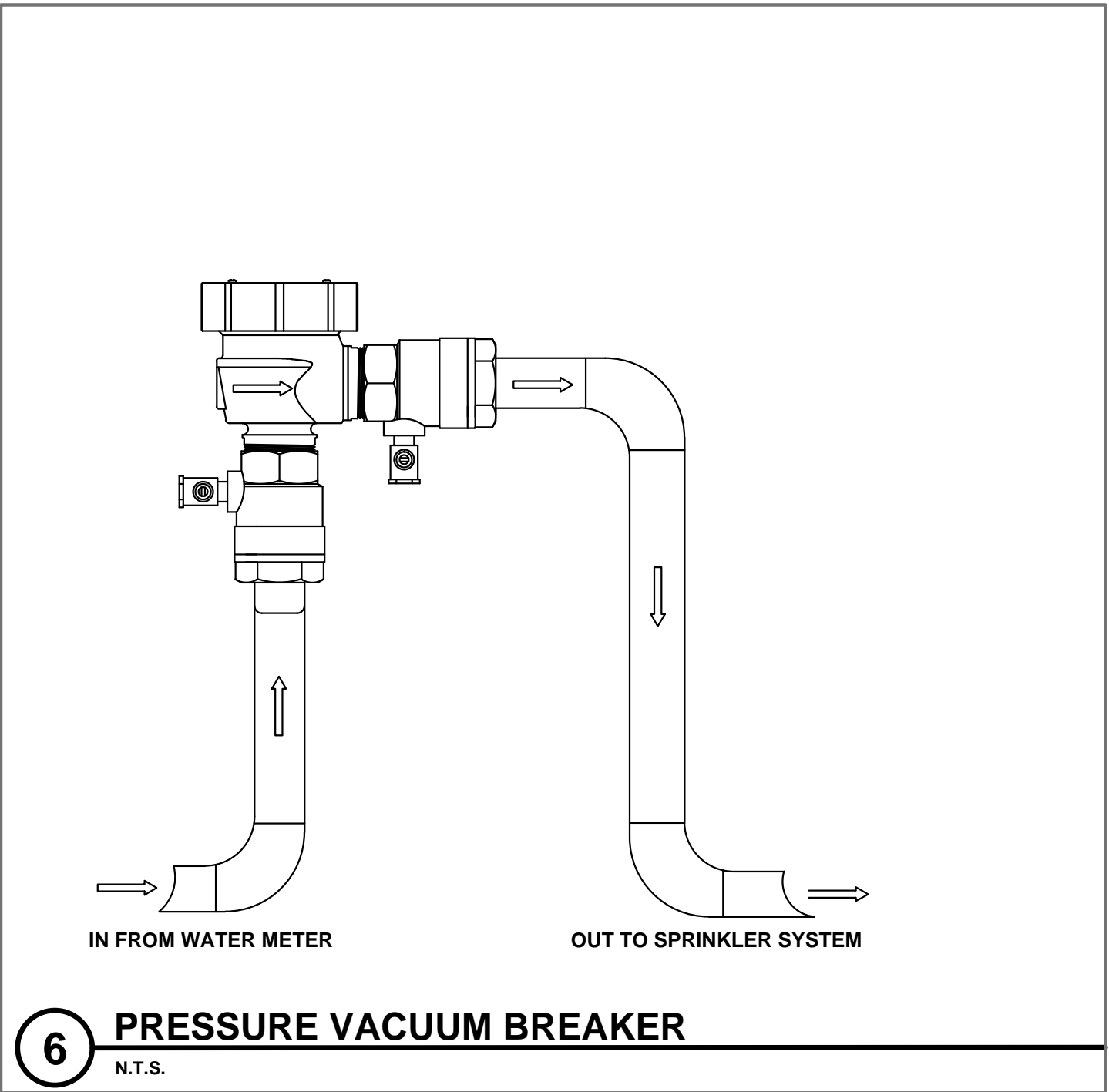
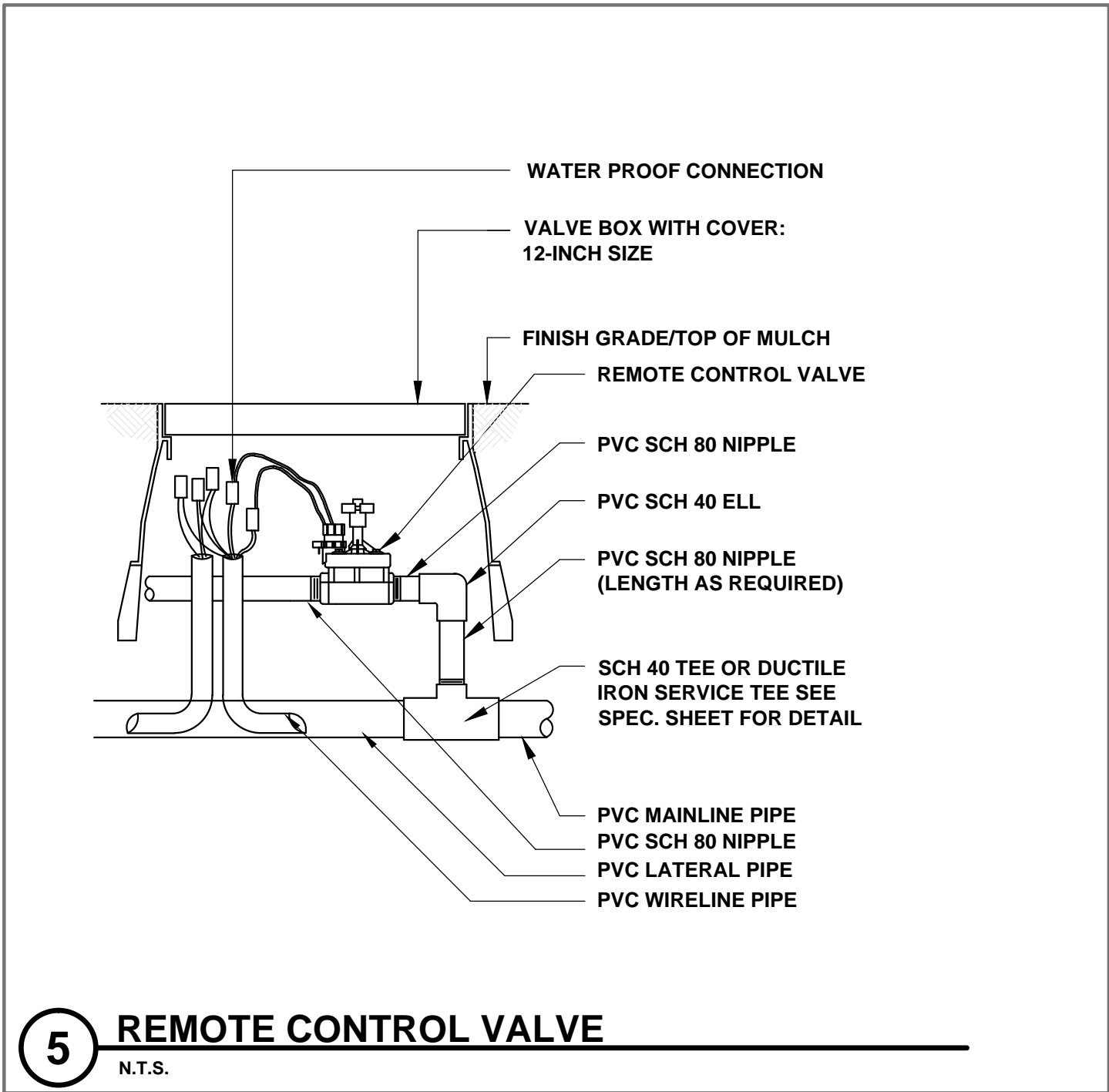
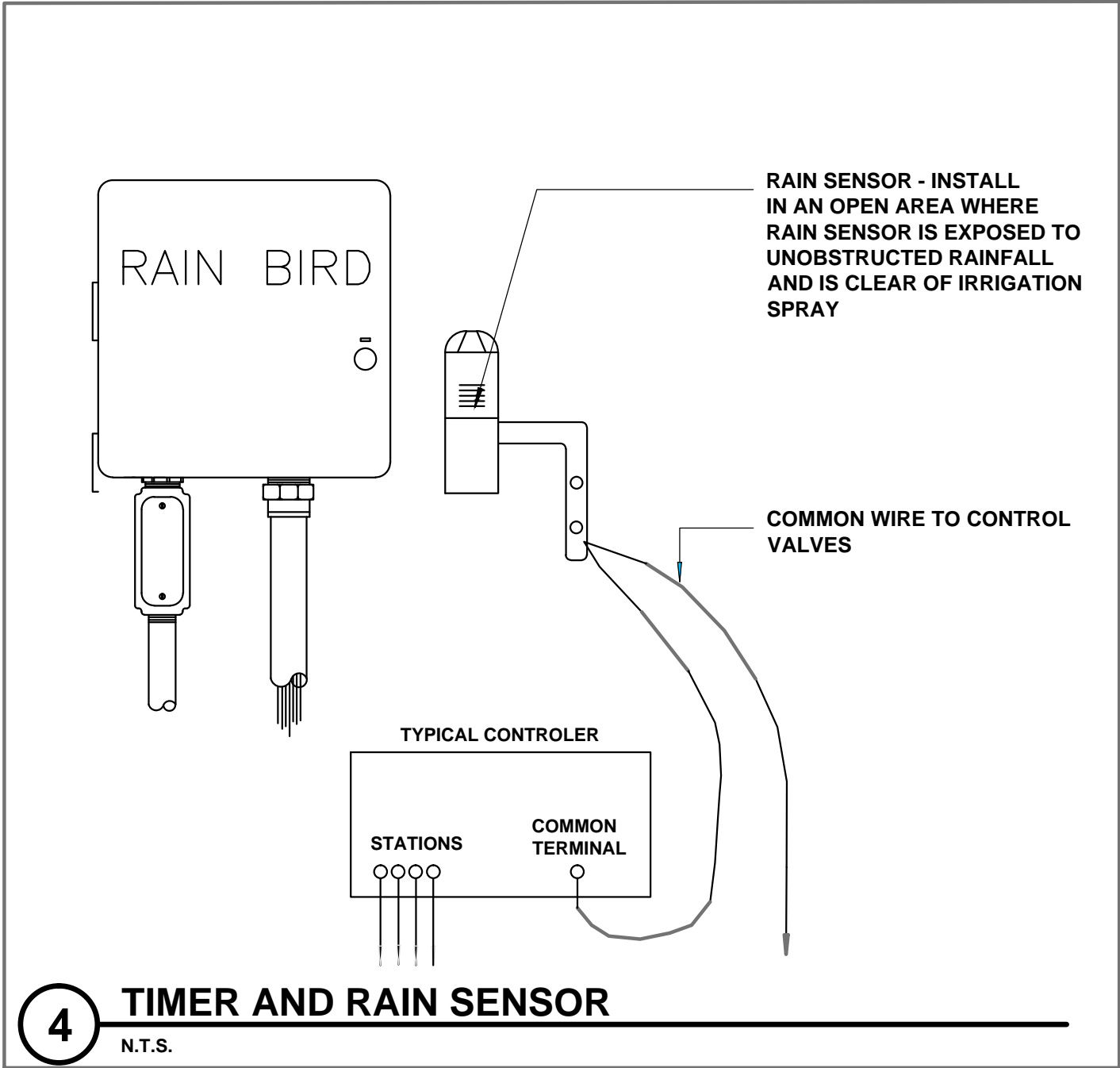
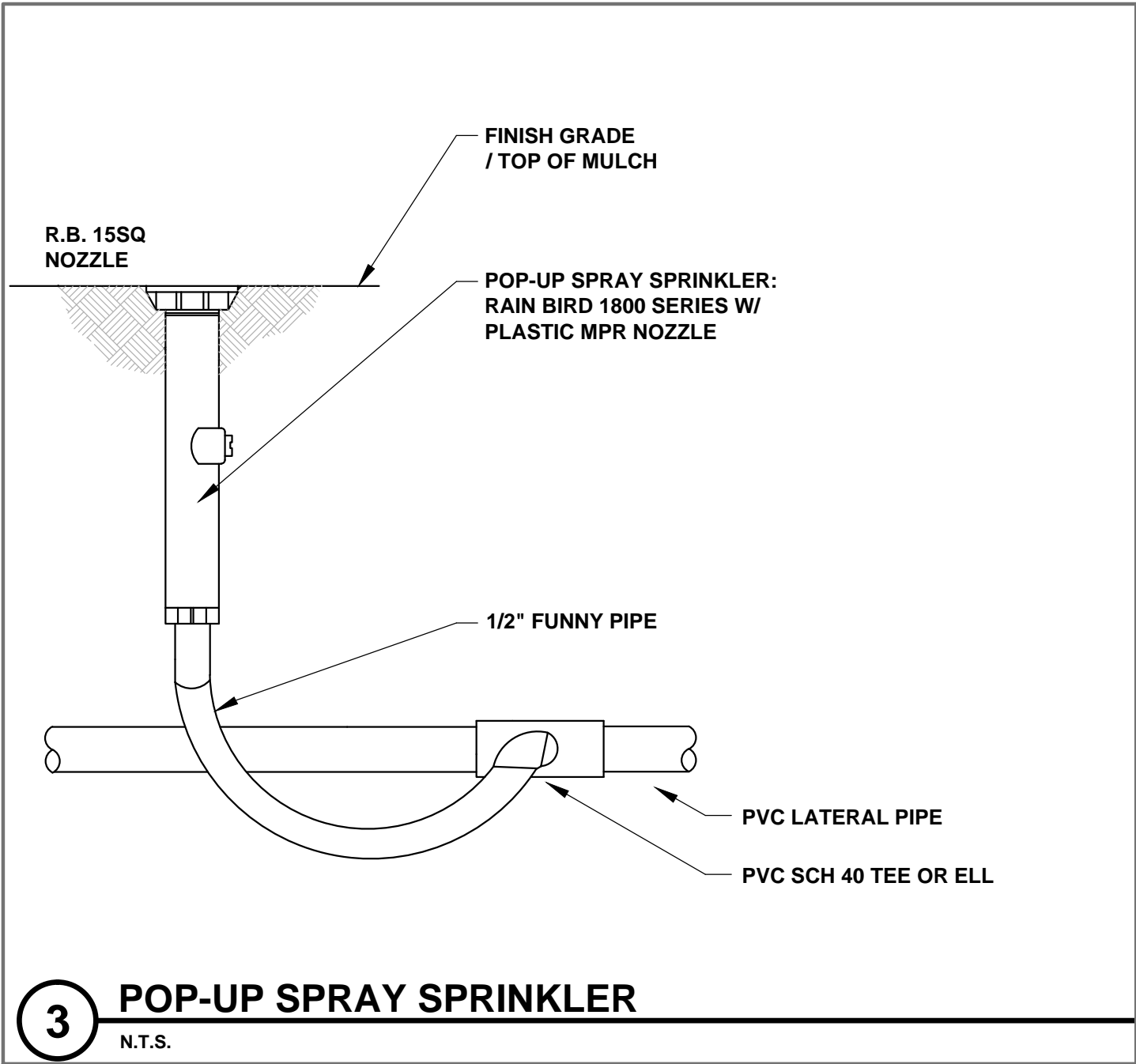
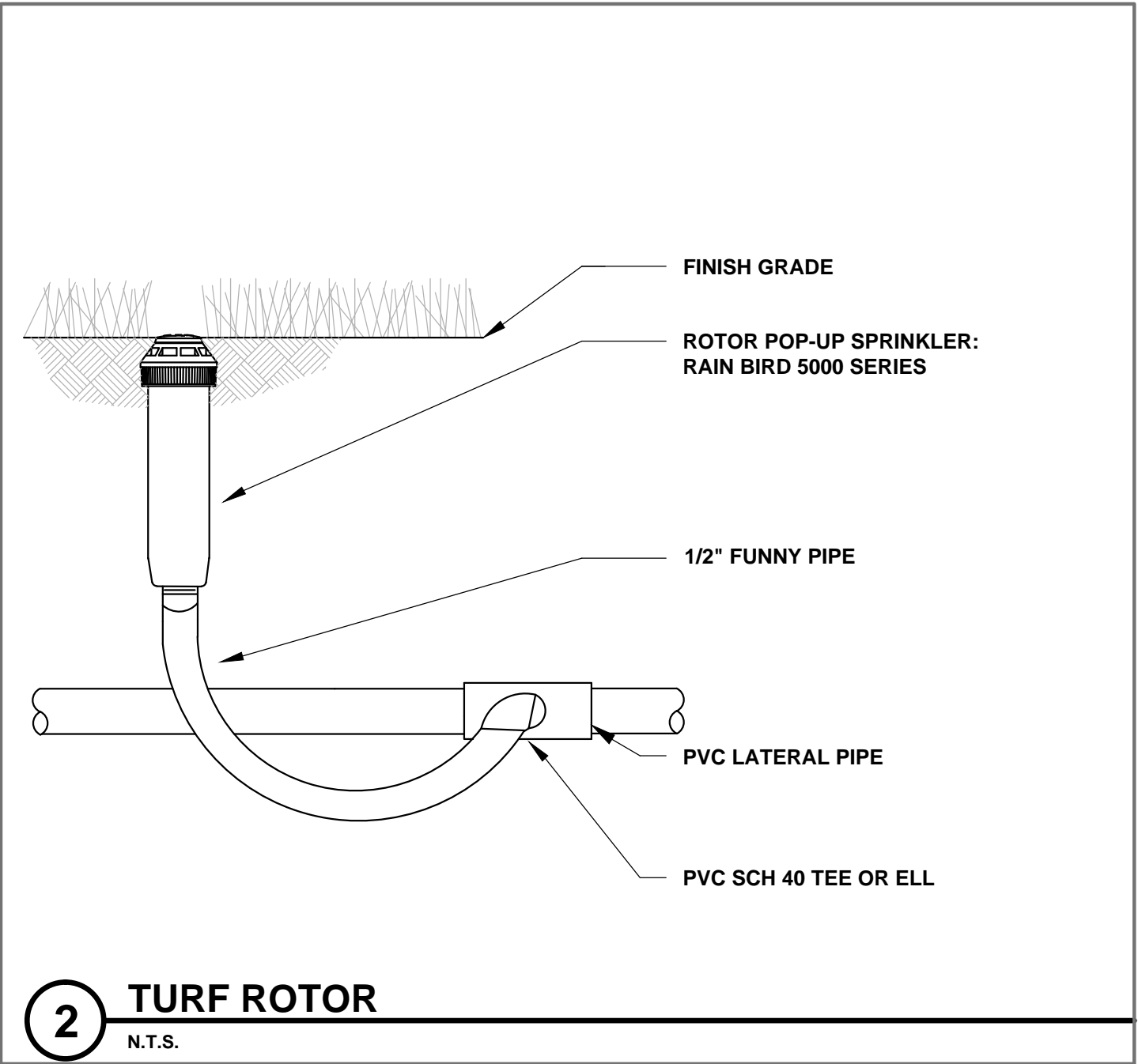
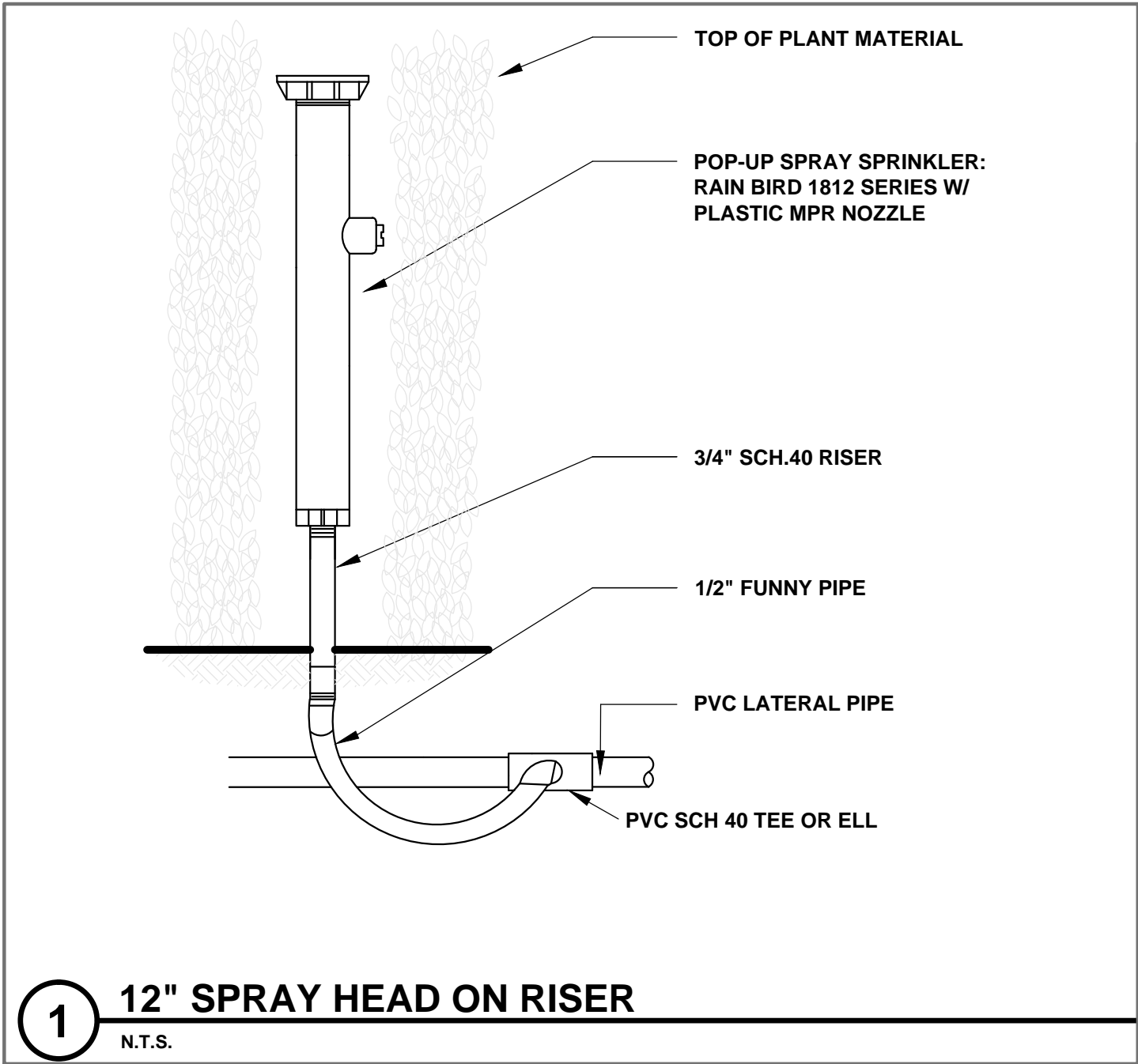
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DATE: JULY 3, 2019  
DRAWN: D.O.I.  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
IRRIGATION PLAN  
LEVEL 2

SHEET NO.

L-8





FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"
SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F	

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

## IRRIGATION NOTES

- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
- FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1. WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
- ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.
- THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1. WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
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- LATERAL LINE AND MAINLINE PIPING WITHIN BUILDING SHALL BE TYPE B COPPER AND IS SHOWN FOR CLARITY ONLY. ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH THE BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

### LANDSCAPE AND IRRIGATION NOTE

- THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

### SPECIAL NOTES

A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

david o.

landscape  
architecture

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