

Owner ~~B.L.~~ SANCHEZ Mailing Address Permit No. 5490
Lot ~~10~~ 11 Block 1 Subdivision Di Lido Island No. 28 Street West Di Lido Dr Date Aug. 7-33
General Contractor Hintz Construction Co., 9524 Address
Architect Robert L. Weed Address 3232-11-009/
Front 36'-4" Depth 44' Height 22 Stories Use Residence & Garage & Walls
Type of construction C.B. Stucco Cost \$10,000.00 Foundation Wood pile Roof Comp & Tile
Plumbing Contractor L. McGhan Permit- #6716 Address Date 9-1-33
No. fixtures 12 Rough approved by Date
Plumbing Contractor 1 SEPTIC TANK Address Date
No. fixtures set Final approved by Date
Sewer connection Septic tank Make Date
Electrical Contractor Wm. Hepburn permit- 3636 Address Date 9-15-33
No. outlets 34 Heaters 1 Stoves 1 Motors Fans Temporary service
16 Receptacles-
Rough approved by Date
Electrical Contractor Hepburn Electric permit- 3777 Address Date Nov. 21-1933
No. fixtures set 24 Final approved by Date
Date of service # 14719- Rafel- 1 new service- 4/6/1940 final OK Brown 4/11/1940
Alterations or repairs # 29699 Taking down approximately 20 feet of block wall and Date
installing two concrete ribbons to garage - M.S. Construction Co.
(Max Shlafrock), contr. \$ 150..... April 12, 1949
Shannon BUILDING PERMIT # 43875 Wet Sandblasting: All American: \$ 350: Feb 1, 1954
#68838 Keyes Co.: "For Sale" sign - \$5.00 - 2/11/63

TS: #69300 The Keyes Co.: For sale sign - \$5.00 - 5/8/63

#81576 Charles M. Nichols Interior Alterations Conc patio 10' X 44' \$5,000.00 12/18/68.

#81706 Eagle Roofing Co. ~~XXXXXX~~ Repair roof 1 square \$300.00 1/15/69

#403 Scott-Smith Corp 1-5 H.P. Central Air conditioning 1/20/69

#82035 ~~XXXX~~ Rene Ynclan: paint interior only \$900 3/11/69

#82125 Barrie Kitchens Inc: Installation of kitchen cabinets \$2800.00 3/28/69

#00981-Keyes Co.- For Sale Sign-\$5-5-4-72

ELECTRICAL PERMIT: #66514 Ray Poirier Elect. Inc. 15 Switch outlets, 12 Light outlets, 15 Receptacles, 1 Range outlet, 1 Refrigerator Outlet, 1 Motor 2-5 H.P., 2 Appliance outlets, 1 Service equipment 200A 12/27/68

BUILDING PERMIT: FILE NO: 861 DR. PHILIP STERN owner - Applicant requests permission to park two cars in the front setback area as the existing two-car garage is being converted into a playroom. BOARD OF ADJUSTMENT GRANTED VARIANCE June 1, 1973

#88288-Gemini Construction-Connect garage to playroom-\$6700-6-1-73 OK 9/4/74

#04762-W.H. Spivey & Son-Painting exterior-\$1250-12-14-73

#88504-Catalina Pools-Swimming Pool, 22000 gallons-\$9992-3-18-74 OK 5/24/74

Electric 71275-Service First Electr- 1 motors, 0-1HP 3/4; 1 pool light special purpose; 1 110V time clock- 4-25-74

PLUMBING PERMIT: #46999 - Sarota Plumbing 1 San Sewer- 1 septic abandon 1/13/69

\$47015 Vickers Well Drilling 1-2" sup-air cond. 1/16/69

#47193 Peoples Gas System: 1 gas range 4/11/69

#47319 Peoples Gas 1 Gas Grill 6/17/69

#49951- B & B Plumbing- 1 bath tub; 1 lavatory; 1 clothes washer; 1 water closet- 6-1-73

#51021-Economy Plumbers- gas lines-5-8-74

#49995-B & B Plumbing-heater-replace-6-20-73

#50789-Catalina Pools- swimming pool heater; 1 pool piping-3-19-74

Electric 70650-Campbell Electric- 4 switch outlets; 4 light outlets; 9 receptacles; 1 water heater; 1 motors, 0-1hp; 1 a/c window- 4 fixtures-7-5-73

LOT 11 BLOCK 1 SUBDIVISION Di Lido Island ADDRESS 28 W Di Lido Drive

ALTERATIONS & ADDITIONS

Building Permits:

#10877-American Davits Crp-Repair a 10 x 30 timber dock and mooring pile-\$3700-3-4-77

#89925-Owner-Utility Room-\$400-8-20-79

#20014--Campagna Const. Co.--Stucco, sand blast, paint, retile & move 1 partition--\$10,000.00--4/2/81

#24843 12/15/83 Inca Marine Const - repair exist tieback (9) \$1,000.

Plumbing Permits:

#59362--Republic Plumbing--1 bath tub, 1 bidet, 4 lavatories, 3 water closets--3/20/81

Electrical Permits:



VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

May 11, 2020

City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Regarding file number **DRB20-0538**
Design Review, Waiver Requests for the Property Located at 15 East San Marino Drive, Miami Beach, FL

James Murphy

1. G1.7 Correct CMB Grade 6.3'. Correct Freeboard +5 | 14'

Revised. See sheet G1.7

2. A1.0-A3.0 PLANS Increase font size and measurements in plans

Revised. Text increased by 50%

3. A3.0 increase slab measurement size. Identify grid marks on roof

Revised Text increased by 50%. Grid marks labeled Solar Panels

4. A5.0, A5.1, A6.0, A6.1, A6.2, and A6.3 Improve graphical depiction of height waiver of 3'6"

Clarified over email and revised. Please see sheets A5.0 through A6.3

5. A5.1 South, interior elevation. IS this drawn accurately without elevator bulkhead extending past roof?

Clarified over email with previous comment found on sheet CR1 "Elevator does not reach Roof Top level Per contractor, cab height + equip. will fit within proposed 2nd floor height without protrusions or bulk-head."

6. Missing section yard drawings (emailed) showing compliance with

6.1.Front Yard Elevation: Min: 6.56' Max: 8.8'

6.2.Side Yard Elevations Min:6.56' Max: 8.8'

6.3.Rear Yard Elevations Min: 6.56' Max: 14'

6.4. ABOVE: with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation ***Received. Added. See sheets A7.0, A7.1 & A7.2***

7. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Revised. Text increased by 50%. Drawing dates can be found in the title block under "Issued Date"

8. Add narrative response sheet.

Response sheet provided CR2.

9. ZONING/VARIANCE COMMENTS.

9.1.Waiver #1: RS3 zoned property FLAT ROOF 3'-6" height 14,224 SF lot.

Information provided on Cover sheet.

9.2.Waiver #2 elevator location. (A5.1 South, interior elevation) Elevator bulkheads shall be located as close to center of the roof as possible and be visually recessive in accordance with Section

142-105(b)(7)(f). ***Clarified over email, and comment above***

9.3. Use of mechanical lifts in parking garage ***Noted***

Narrative Responses | CR2





Narrative Responses | CR2

Fernanda Sotelo

1. G1.7 Correct CMB Grade 6.3'. Correct Freeboard +5 | 14' *Revised. See sheet G1.7*
2. A1.0-A3.0 PLANS Increase font size and measurements in plans *Revised. Text increased by 50%*
3. G1.7 Include Existing lot Coverage SF and % *Added. See sheet G1.7*
4. A3.0 increase slab measurement size. Identify grid marks on roof
Revised Text increased by 50%. Grid marks labeled Solar Panels
5. A5.0, A5.1, A6.0, A6.1, A6.2, and A6.3 Improve graphical depiction of height waiver of 3'6"
Clarified over email and revised.
6. A5.1 South, interior elevation. IS this drawn accurately without elevator bulkhead extending past roof?
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Received. Added. See sheets A7.0, A7.1 & A7.2
8. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated Revised.
Text increased by 50%. Drawing dates can be found in the tittle block under "Issued Date"
- 9.Add narrative response sheet.
Second Comment response sheet added CR2.
10. ZONING/VARIANCE COMMENTS.
 - 10.1. Waiver #1: RS3 zoned property FLAT ROOF 3'-6" height 14,224 SF lot.
Information provided on Cover sheet.
 - 10.2. Waiver #2 elevator location. (A5.1 South, interior elevation) Elevator bulkheads shall be located as close to center of the roof as possible and be visually recessive in accordance with Section 142-105(b)(7)(f).
Clarified over email, and comment above

Use of mechanical lifts in parking garage.

Noted. Enclosed garage & Lifts labeled. See sheets R0.0, R0.1, A1.0.

Omar Leon

The following needs to be submitted for review:

1. Landscape plans
Landscape sheets were added in the 4/20 submittal. Not further comments were issued.
2. Please update tree protection details to match city approved details.
Please see revised sheet L1.0





Irina Villegas

1. Revise grade in zoning information to be 6.3' NGVD. *Revised. See sheet G1.7*
2. The second-floor balcony is not considered a terrace for unit size calculations, as it does not have a supporting structure at the ground level. It is considered a cantilever balcony. As such, covered balconies exceeding 6'-0" count in unit size at second floor.. Revise unit size calculations or redesign.
Second floor balcony has been reduced to 6'-0". Please see sheets A2.1 & A6.3
3. Up to 3 lifts within a fully enclosed structure may be approved by DRB. Clearly identify # of lifts and provide a section showing garage as an enclosed structure. See section 130-38(4)(b).
Enclosed garage & Lifts labeled. Please refer to revised LOI & Axonometric diagrams showing the garage as a fully enclosed structure. See sheets R0.0, R0.1, A1.0.
4. Grading plan is illegible. *Please see revised Civil Plans with increased font sizes.*

Aaron Osborne

1. For Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB standard detail RS-16.
Visibility triangle has been added to sheet A1.0. Email was sent out for clarification, because detail RS-16 only shows linear sidewalks, and roadways, while the sidewalk and roadways adjacent to 28 W DiLido lot are curved. No further clarification was given since.
- A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles. The Zamia Pumila – Coontie max height appears to protrude the restricted zone in sight visibility triangle. Please adjust proposal to include plant species that does not obstruct the restricted zone. (Sheet L2.0)
The Zumia pumila specification has been corrected. The plant will be installed at 18" and is a species that typically grows to approximately 24". Steven Williams from the Landscape and Planning Department confirmed that Zamia pumila is an appropriate shrub species for the sight triangle area. Please see sheet L2.0

Enrique Nunez

1. Refer to the previous comments not addressed. *Please see previously submitted comments below:*
 - 1.1 Provide a Tree Evaluation Report with the condition analysis of existing trees and palms prepared by a Certified Arborist. *Arborist report provided. Please see sheet AR*
 - 1.2. Provide a Tree Disposition Plan that corresponds to the tree survey and shall locate and list existing trees and palms to remain, to be relocated, to be removed, and the condition of each. The CMB approved tree protection fence detail shall be affixed to this plan. *Tree Disposition Plan provided. See sheet L0.1*
 - 1.3. Refer to the new Chapter 46 entitled Environment and the tree replacement/mitigation chart based on the total diameter of tree(s) to be removed (sum of inches at DBH). *Noted*
 - 1.4. Determine the number of replacement/mitigation trees and show and list them on the landscape plans.
9 Trees required for mitigation. 18 new trees provided. See sheet L1.0
 - 1.5. Refer to the City of Miami Beach landscape ordinance, Chapter 126 entitled Landscape Requirements. Refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district. Refer to the Planning Department website or Municode for the ordinance. *Landscape Requirements Met. See sheet L1.0, L2.0 and L3.0*
2. Submittal number 2 landscape plans not available for review in Energov.
Plans were confirmed to be available by Monique Fons on 4/20, inside the city portal. An email was sent out to Monique, Enrique, and James on 4/24 regarding this and has not been addressed or replied to since.

**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: July 07, 2017

FILE NO: DRB17-0133 (a.k.a. DRB16-0084)

PROPERTY: **28 West DiLido Drive**

APPLICANT: Northpoint Properties II, LLC

LEGAL: Dilido Island Lot 11 of Block 1 and an 8 foot strip of land contiguous to southwesterly border of same, according to Plat thereof as recorded in Plat Book 8, Page 36 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for design modifications to a previously issued Design Review Approval dated February 06, 2017, for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant two-story home. Specifically, the applicant is requesting two design waivers (for height and second floor volume limitation).

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 5, 6, 9 and 12 in Section 118-251 of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
 1. All of the original conditions of approval by this Board, as reflected in the Final Order dated February 06, 2017, pursuant to DRB16-0084, shall remain in effect except as modified and approved herein.



2. Revised elevation, site plan, and floor plan drawings for the proposed new home at 28 West DiLido Drive shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The 70% limitation for the second floor volume **shall** be waived as proposed, up to 80%, and shall not be increased further at time of permitting.
 - b. The proposed increase in height **shall** be permitted as proposed; the maximum height of the structure shall be 26'-0" when measured from BFE + freeboard (1'-0").
 - c. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - d. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.

- A. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- D. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order

meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- F. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.


PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "US_MIA_28W_DILIDO" as designed by **SAOTA** and prepared by **Choeff Levy Fischman Architecture + Design** signed, sealed, and dated 12/08/16 and notated as **REV 9**, and as approved by the Design Review Board, as determined by staff.

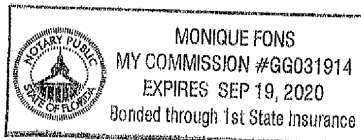
When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.



Dated this 13th day of July, 2017.DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDABY: [Signature]
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIRSTATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)The foregoing instrument was acknowledged before me this 13th day of July, 2017 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 9/19/20

Approved As To Form:

City Attorney's Office: [Signature] (7/12/17)Filed with the Clerk of the Design Review Board on [Signature] (7/12/17)

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[Signature]



Petar Stracenski
ISA Certified Arborist # FL-9367A255
1906 Tigertail Ave. Miami, FL, 33133
305/747-9336
pstrdesign@gmail.com

Arborist Report

28 W Dillido Dr

Miami Beach, FL 33139



04/16/2020

Arborist Report

A site visit was performed on 04/14/2020 at the request of the ULU Uhlemann Landscape Urbanism to evaluate the current condition of six existing trees at the property prior to the proposed demolition and construction that is to be performed in the near future. Evaluated trees are listed on the Survey and Tree Disposition Plan under #1, #7, #12, #13, #14 and #24. The following report includes the evaluated trees list, botanical and common name, size (height, spread, DBH), written assessment about the condition, disposition status, relevant photos and recommendations. Should you have any questions, please feel free to contact me.



Arborist Information:

Petar Stracenski

ISA Certified Arborist # FL-9367A

1906 Tigertail Ave. Miami, FL, 33133

305/747-9336

pstrdesign@gmail.com

Client Information:

Thiago Menezes

AVRC

510 480-5818

thiago@avrc.io

Property Location:

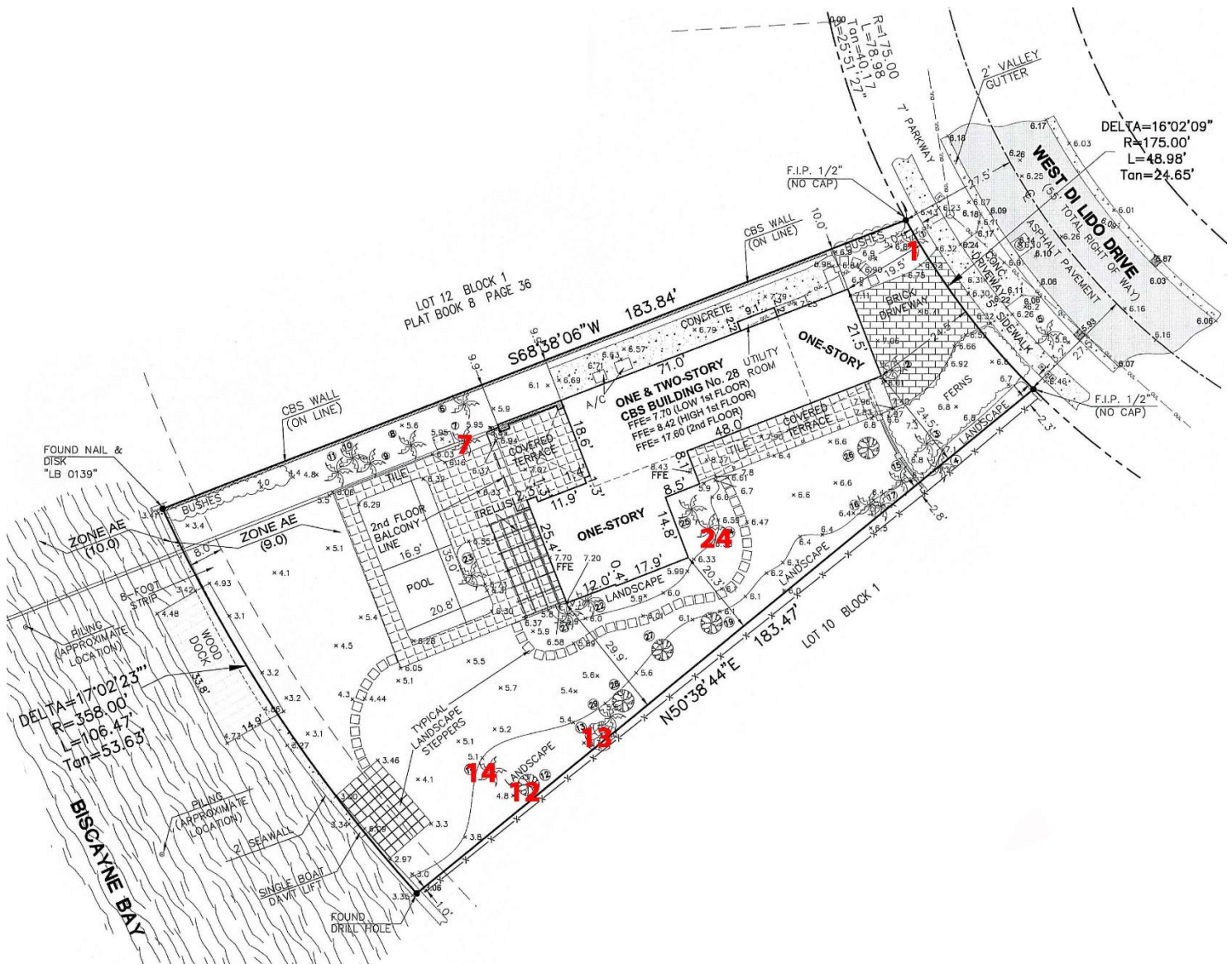
28 W Dilido Dr

Miami Beach, FL 33139

EVALUATED TREE LIST

#*	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	CONDITION	DISPOSITION	TPZ
1	<i>Roystonea regia</i>	Royal Palm	14"	45'	20'	Fair	Relocate	-
7	<i>Roystonea regia</i>	Royal Palm	18"	50'	20'	Fair	Relocate	-
12	<i>Plumeira sp.</i>	Frangipani Tree	22"	20'	15'	Poor	Remove	-
13	<i>Ficus benjamina</i>	Weeping Fig	16"	35'	25'	Good	Remain	12'
14	<i>Bismarckia nobilis</i>	Bismarck Palm	24"	45'	25'	Good	Relocate	-
24	<i>Roystonea regia</i>	Royal Palm	13"	45'	20'	Good	Relocate	-

*Numbering sequence based on the tree survey



TREE SURVEY
(Not to scale)

Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
1	<i>Roystonea regia</i>	Royal Palm	14"	45'	20'	Yes

Tree #1 is a Royal Palm located at the northeast corner of the property, few feet away from the sidewalk on West Dilido Drive. This palm is in fair condition with few minor trunk injuries and a full healthy green crown. The tree has a noticeable trunk constriction (circled in red) approximately 4' above the ground. This constriction doesn't appear to affect the stability of the tree but it is recommended to periodically inspect this tree for structural integrity. Based on the Landscape Architects Tree Disposition Plan, this tree is proposed for relocation. Transplanting and root pruning shall be performed or supervised by Certified Arborist in accordance with ANSI standards



Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
7	<i>Roystonea regia</i>	Royal Palm	18"	50'	20'	Yes

Tree #7 is a Royal Palm located at the north side of the property, next to the pool deck encircled with Schefflera hedge. This palm is in fair condition with no trunk injuries and a full and healthy green crown. The tree is showing some gradual constriction in diameter towards the top, indicating reduced growth recently. Also, the tree top is leaning south, away from the competing royal palm #6. This palm is in direct conflict with the proposed construction and it is proposed for relocation. Transplanting and root pruning shall be performed or supervised by Certified Arborist in accordance with ANSI standards.



Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
12	<i>Plumeira sp.</i>	Frangipani Tree	22"	20'	15'	No

Tree #12 is a Frangipani tree located at the southwest side of the property. This tree is in the poor condition with a significant number of breakage wounds with decay present that could further lead to trunk failure. This tree makes a good candidate for removal.



Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
13	<i>Ficus benjamina</i>	Weeping Fig	16"	35'	25'	No

Tree #13 is a Weeping Fig tree located at the southwest side of the lot next to the 4' high chain-link property fence. This tree is in good condition with no visible trunk injuries and full green canopy. This tree is proposed to remain and 12' radius TPZ will need to be installed prior to the beginning of demolition and construction. Fencing shall be composed of 2x4 wood framing, 4-6 feet tall, and no equipment shall enter this area during the entirety of the construction process. Proper installation of the TPZ shall be ensured by Certified Arborist. The natural grade shall be maintained within the TPZ - no grading or drainage swales are to be constructed within the TPZ.



Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
14	<i>Bismarckia nobilis</i>	Bismarck Palm	24"	45'	25'	No

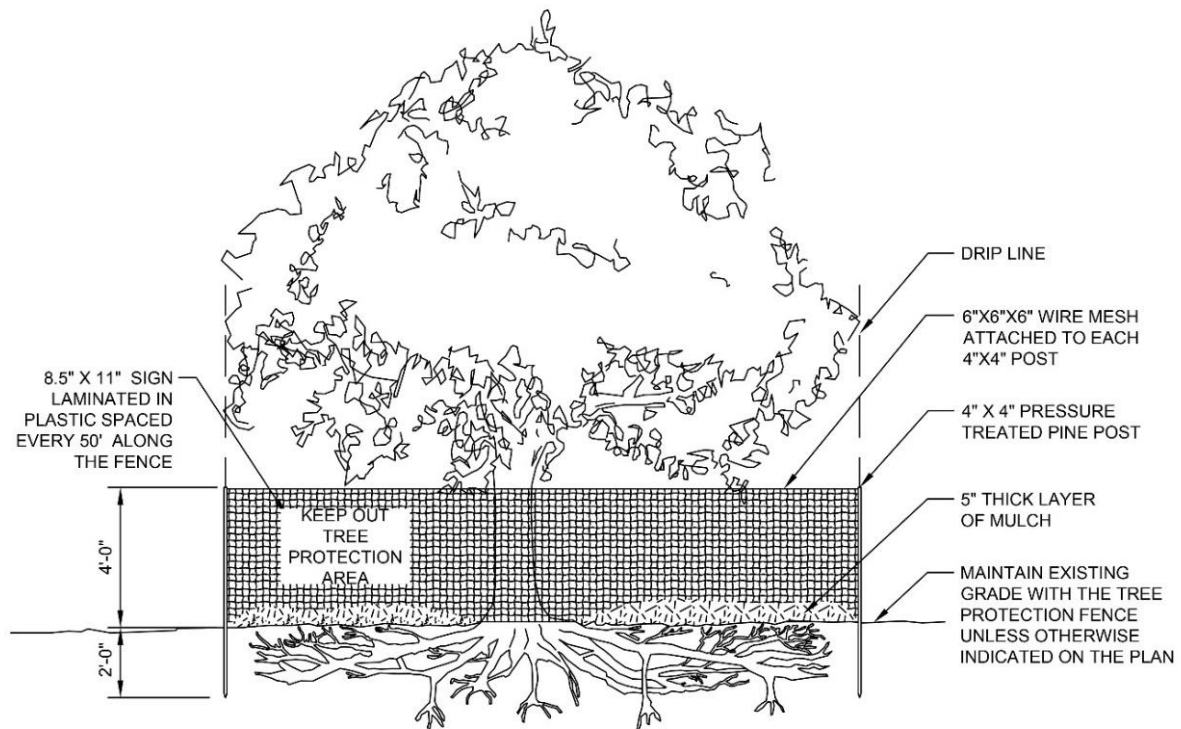
Tree #14 is a large Bismarck Palm located at the southwest side of the lot. It is in good condition with full canopy that holds some lower dead fronds and straight trunk with no injuries. Based on the Landscape Architects Tree Disposition Plan, this palm is proposed for relocation. Transplanting and root pruning shall be performed or supervised by Certified Arborist in accordance with ANSI standards.



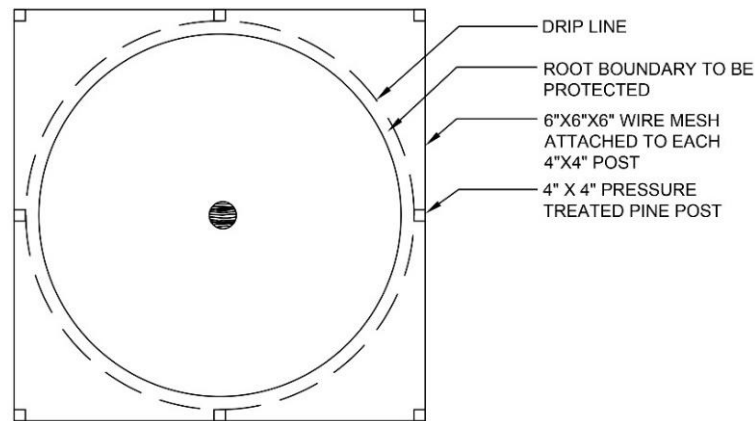
Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
24	<i>Roystonea regia</i>	Royal Palm	13"	45'	20'	Yes

Tree #24 is a Royal Palm located approximately at the center of the property. This palm is in good condition with a straight trunk covered in lichens and a full crown. The trunk narrows towards the top, indicating reduced growth in recent years. This tree is in direct conflict with the proposed construction and will need to be relocated. Transplanting and root pruning shall be performed or supervised by Certified Arborist in accordance with ANSI standards.





SECTION VIEW



PLAN VIEW

NOTES:

- 1- SEE EXISTING TREE LIST FOR TREE PROTECTION ZONE RADIUS.
- 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- 4- BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES

Tree protection fence details

TREE PROTECTION ZONE GUIDELINES

Tree Protection Zones will need to be erected for all of the trees that are on the site that could be affected during the demolition and process. Radius of the TPZ shall be measured from the tree trunk to the edge of the protective fence. Fencing shall be composed of 4" x 4" wood framing, minimum 4 feet tall, and no equipment shall enter this area during the entirety of the demolition and construction process. Proper installation of the TPZ shall be ensured by the Certified Arborist. Natural grade shall be maintained within the TPZ. All remaining trees will need to be verified for viability by the Certified Arborist upon project completion.

GLOSSARY

ANSI - American National Standards Institute.

DBH – Diameter at Breast Height, the diameter of the trunk at approximately 4.5' height.

CRZ - Critical Root Zone, the minimum volume of roots necessary to have for tree health and stability.

TPZ – Tree Protection Zone, the area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, age and health of the plant, soil conditions, and proposed construction.

ROW – Right of way.