



RICHARDSON'S VILLA
DESIGN REVIEW BOARD FINAL SUBMITTAL
DECEMBER 7TH, 2020

SCOPE OF WORK

- 1. DESCRIPTION OF WORK: New construction 2 story single family residence.
- 2. SCOPE OF WORK INCLUDES:
 - 2.1 Demolition of existing structure
 - 2.2 New Construction 2 story single family residence with detached summer kitchen

3114 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

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COVER
DATE: 12/07/2020
SCALE: NTS

A-0.0



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FRONT RENDERING
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A-0.2



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REAR RENDERING
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SITE CONTEXT
DATE: 12/07/2020
SCALE: NTS

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EXISTING



3100 PRAIRIE AVE.



3114 PRAIRIE AVE. (EXISTING)



3124 PRAIRIE AVE.



3136 PRAIRIE AVE.

PROPOSED



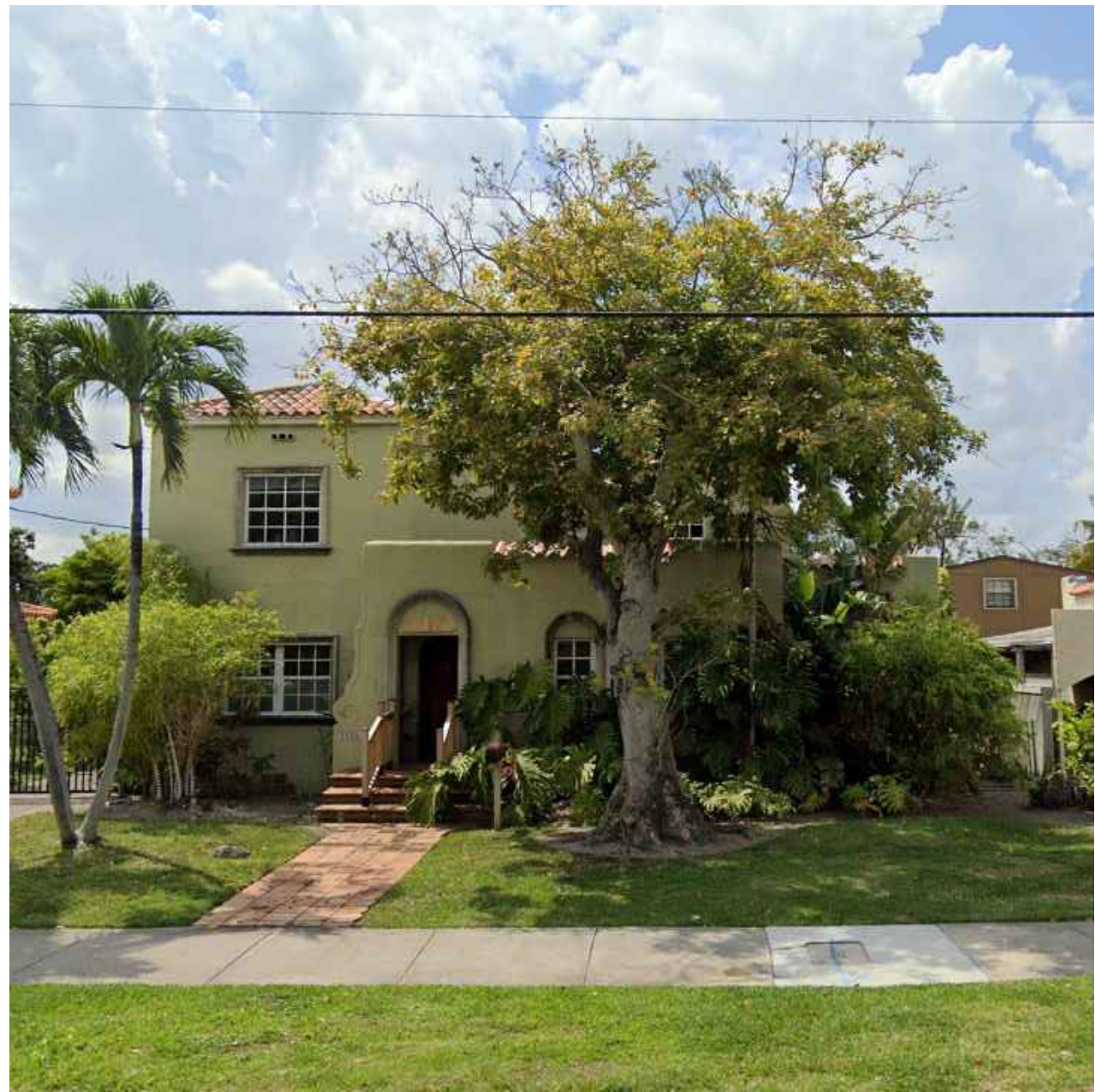
3100 PRAIRIE AVE.



3114 PRAIRIE AVE. (PROPOSED)

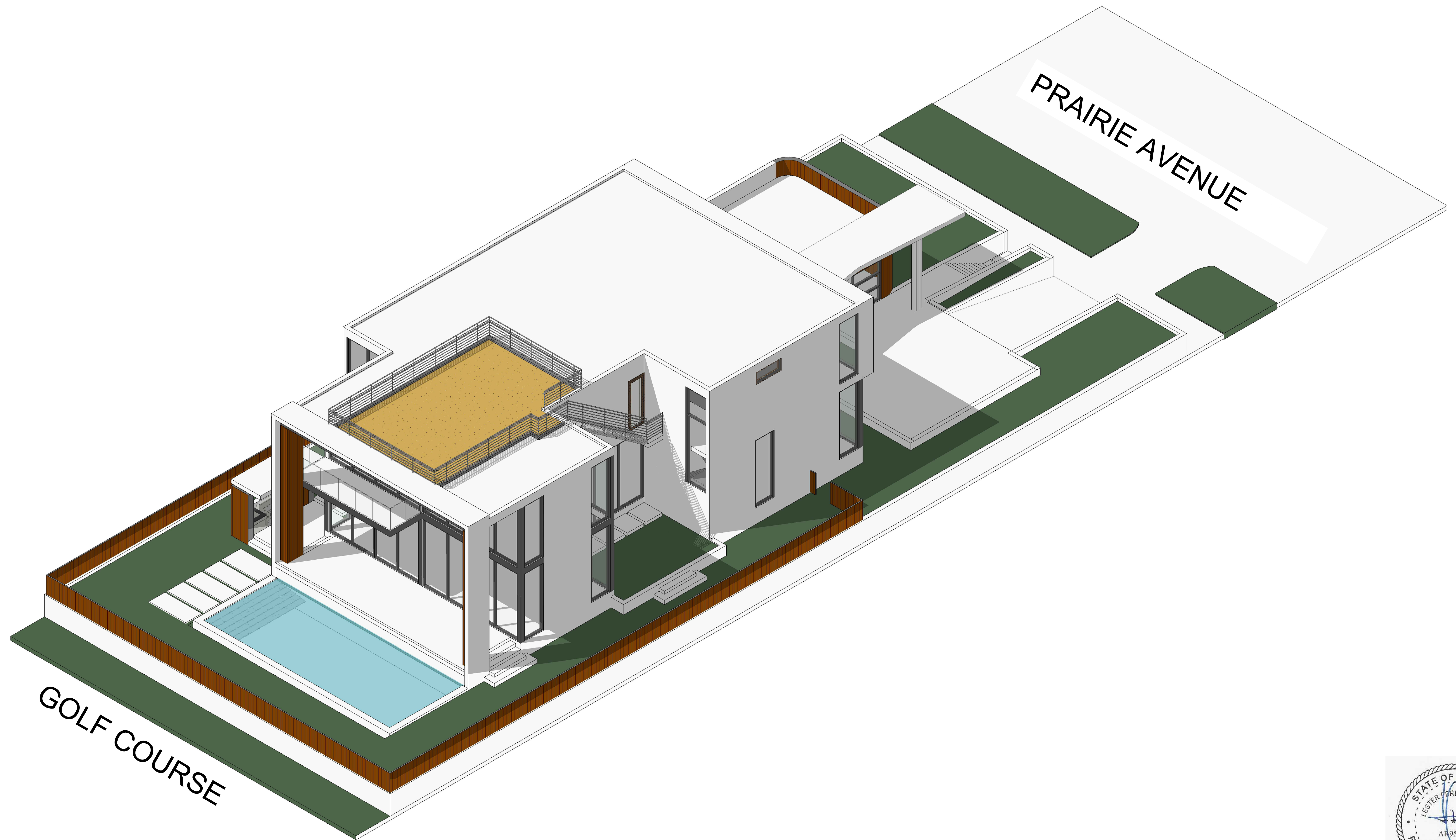


3124 PRAIRIE AVE.



3136 PRAIRIE AVE.





SW AXONOMETRIC VIEW

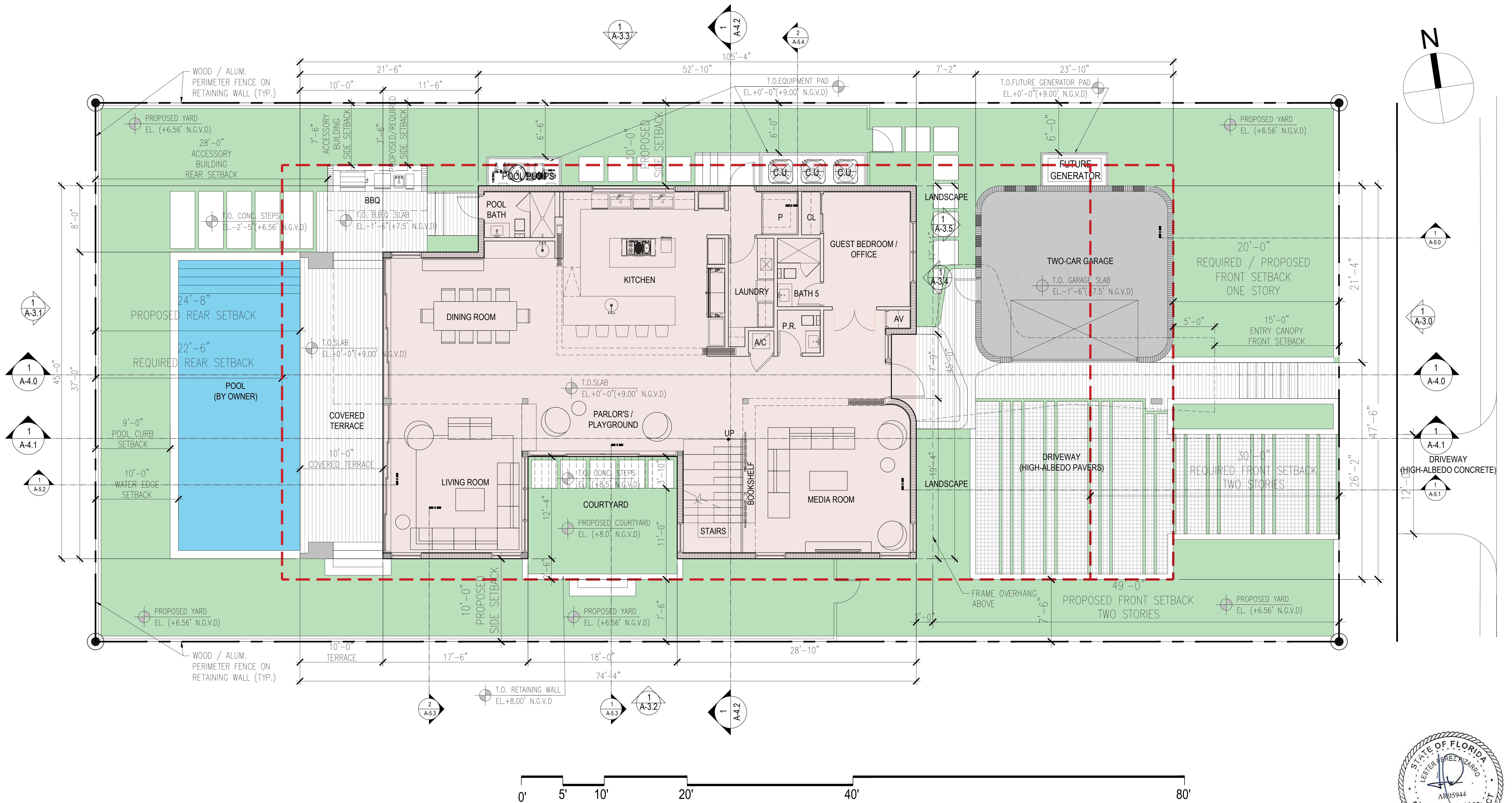


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AXONOMETRICS
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SCALE: NTS
A-0.4.2



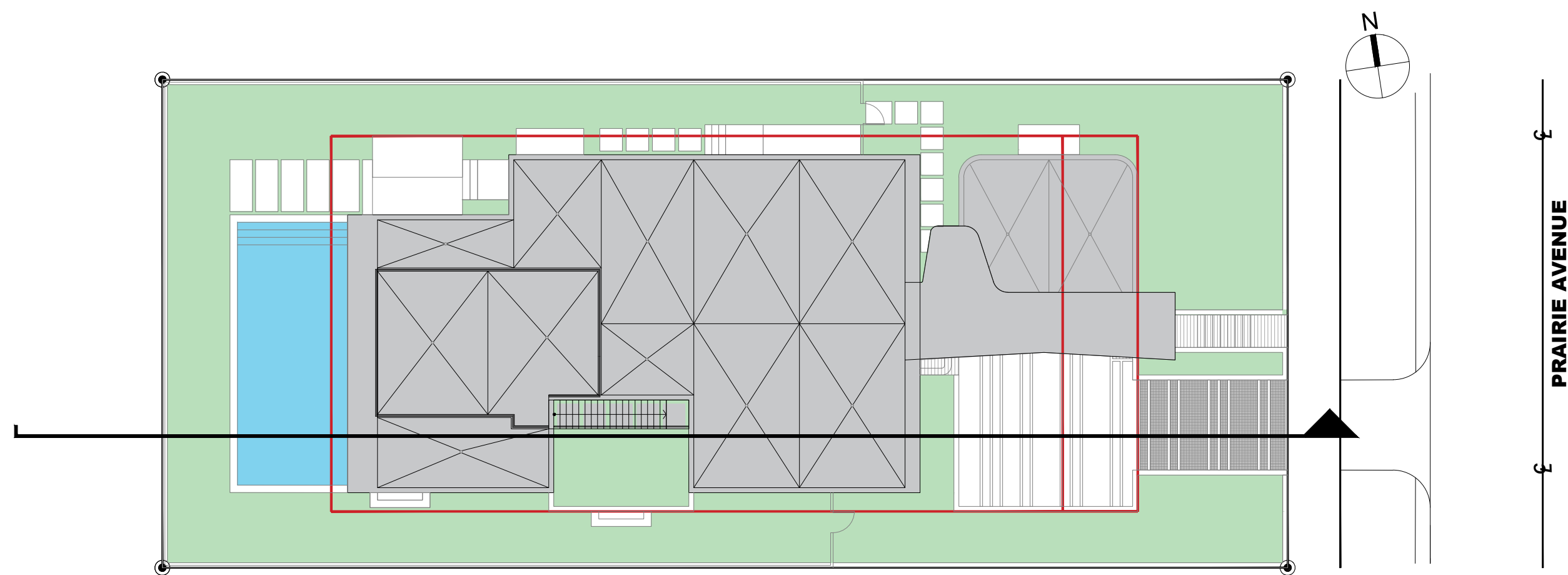
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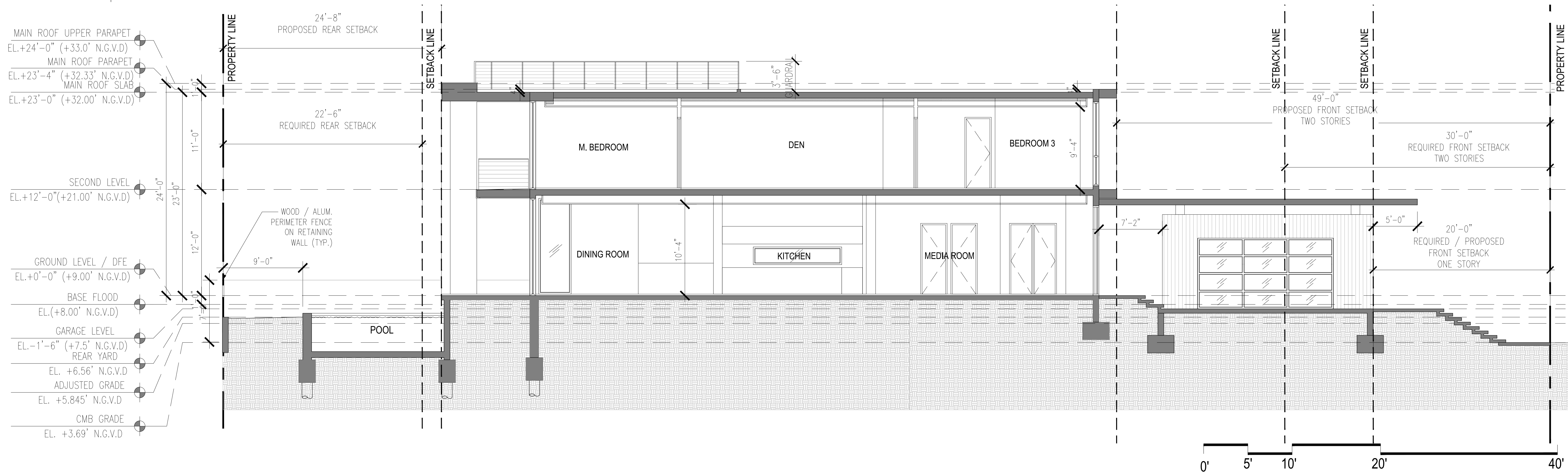
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GROUND FLOOR PLAN
DATE: 12/07/2020
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02 KEYPLAN



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01 SECTION 4.0

SECTIONS
DATE: 12/07/2020
SCALE: NTS

A-4.0



1. 2" X 2" DECORATIVE WOOD LOUVERS



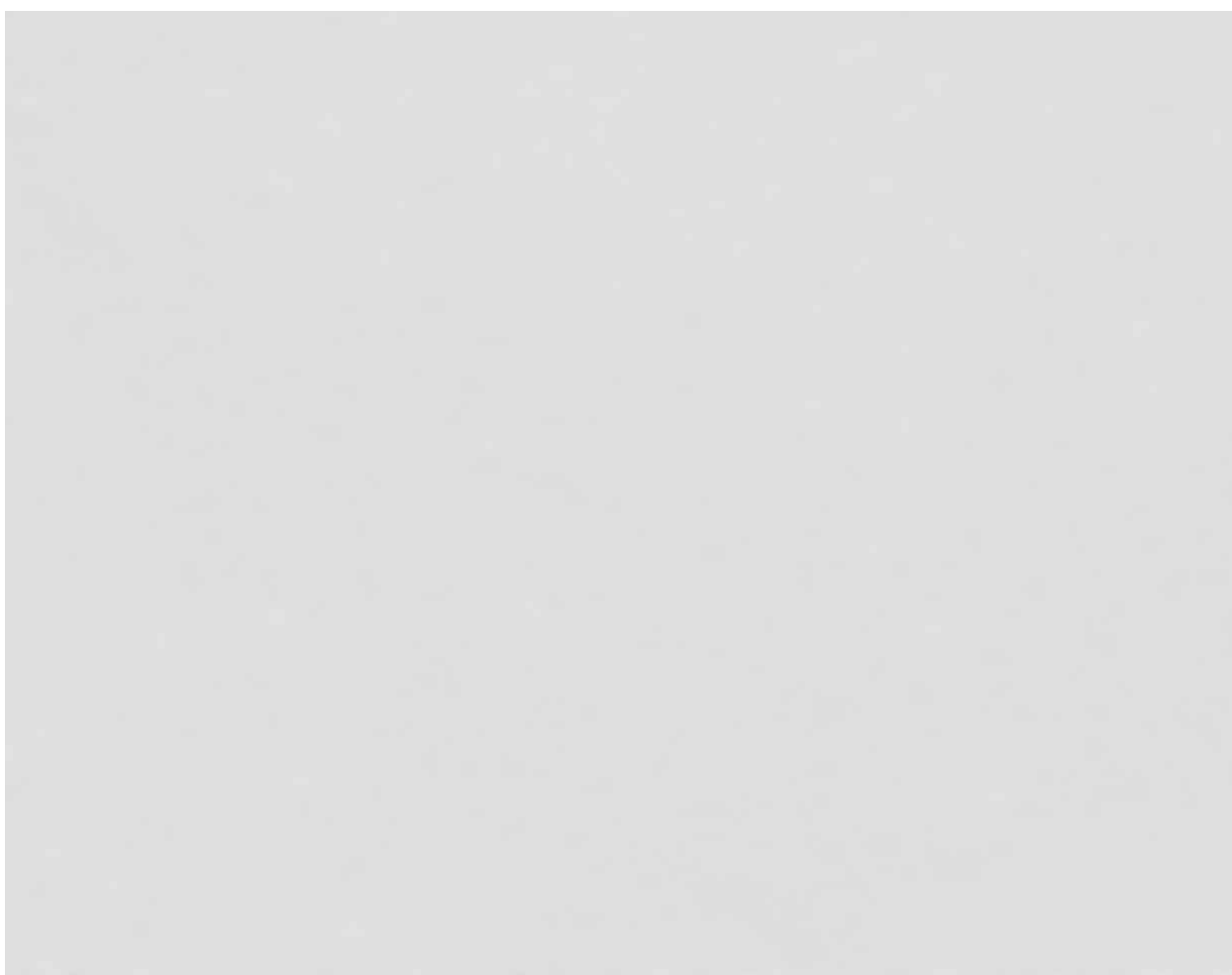
2. ALUMINUM & GLASS GARAGE DOOR



3. CABLE RAILING 42" A.F.F.

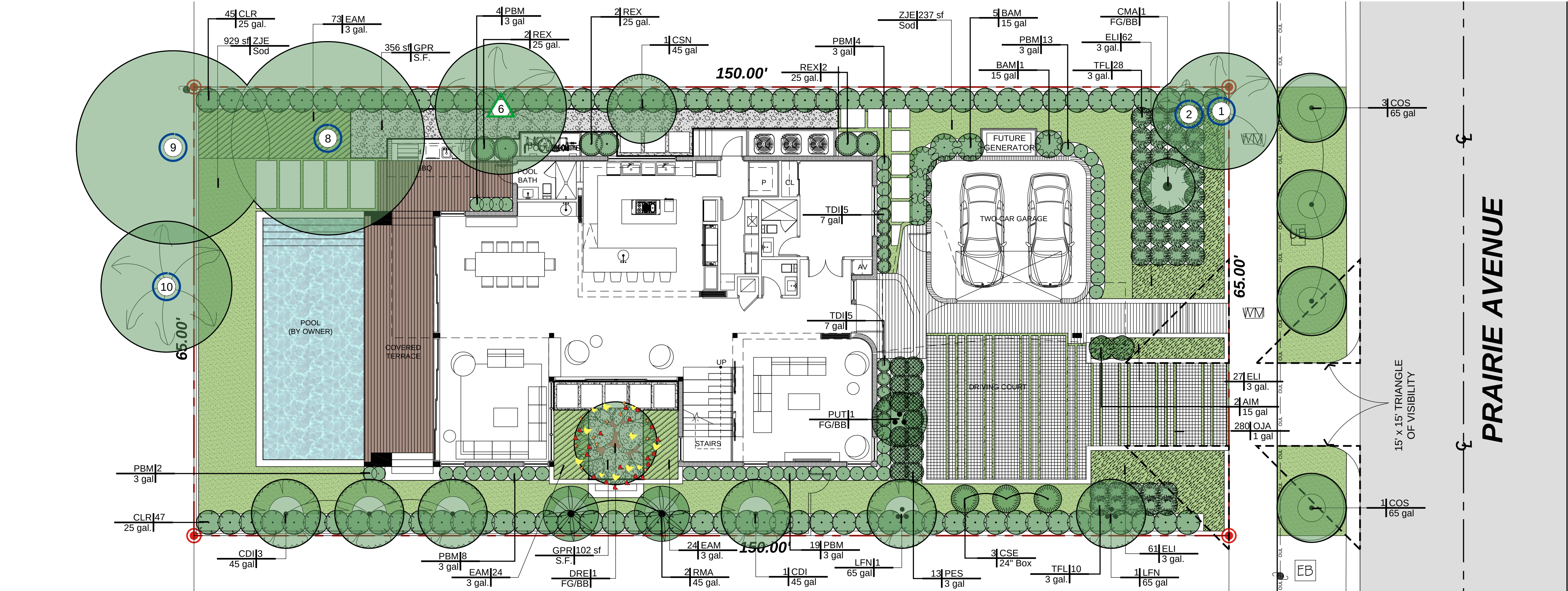


4. LAMINATED GLASS RAILING 42" A.F.F.



5. SMOOTH STUCCO PAINTED WHITE





- GENERAL NOTES**
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
 - Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
 - Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
 - No substitutions shall be made without prior consent of the Landscape Architect, City Urban Forester and or the Planning Department. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
 - All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
 - The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
 - All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
 - Landscape contractor to provide finish grade 3" lower than FFE of all hardscapes, i.e. roads, walks, curbs, pavers, etc., to accommodate 3" layer of mulch.
 - All tree and Palm relocations shall be performed in accordance with ANSI A-300 (Part 6) standards and industry accepted good horticultural practices by an ISA Certified Arborist or ASCA Consulting Arborist.

- PLANTING NOTES**
- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, preemergence herbicide, seed, and mulch.
 - Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
 - All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
 - Material not meeting Florida #1 or better will not be accepted. Landscape Architect, City Urban Forester and or the Planning Department staff to approve ROW material before it is planted.
 - Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
 - The Landscape Contractor shall treat plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
 - Planting soil shall be a mix of 30% in-laid muck and 70% freshwater sand. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
 - All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil.
 - All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
 - All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
 - Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress or red mulch be used. Mulch shall not be applied within 5' of any tree or palm trunk that are installed or incorporated into the project.
 - All Trees/Palms in sod areas are to receive a 36"/48" diameter mulched saucer at the base of the trunk respectively.
 - Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting. Exceptions require written authorization from the City Urban Forester.
 - All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
 - All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 2'-0" height clearance to the base of canopy. All tree and root pruning activities shall be performed by ISA Certified Arborist and or ASCA Consulting Arborist in accordance with ANSI A-300 standards and industry accepted good horticultural practices.
 - Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant.
Palms: 12-4-12 N-P-K, Slow Release Palm Special with micronutrients.
Shrubs, Groundcover and Trees: 6-6-6 N-P-K, with micronutrients.

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-4 Lot Area 9,750 SF Acres 0.22

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 9,750 s.f. x 25 % = 2,437.5 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces N/A x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 50 % x 3,748 s.f.

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= Front yard=2/ Back yard=3
5 + 4 trees x N/A net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50% =
- D. Street Trees (maximum average spacing of 20' o.c.)
N/A linear feet along street divided by 20' =
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
65 linear feet along street divided by 20' =

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

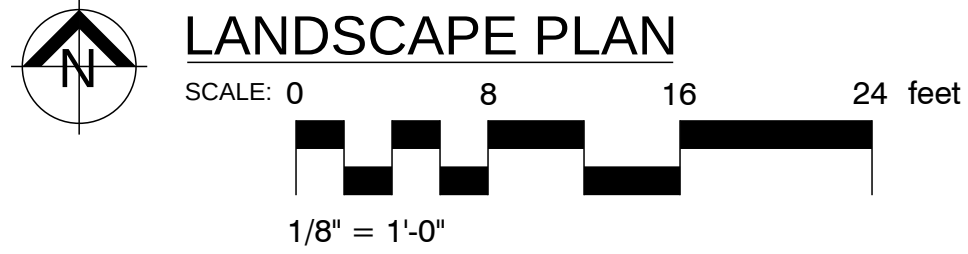
LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CSN	1	Citrus sinensis 'Navel'	Orange Tree	45 gal	2"	12'-14' OA	6'	Edible
CDI	4	Coccoloba diversifolia	Pigeon Plum	45 gal	2"	12'-14' OA	6'	Florida Native - Drought Tolerant
DRE	1	Delonix regia	Royal Poinciana	FG/BB	4"	16' OA	8'	Drought Tolerant
LFN	2	Lagerstroemia fauriei 'Natchez'	Japanese Crape Myrtle	65 gal	3"	12'-14' OA	6'-8'	Drought Tolerant - Multi-Trunk
PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CMA	1	Copernicia macroglossa	Cuban Petticoat Palm	FG/BB	6"	8'-10' OA	6'-8'	
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
COS	4	Cordia sebestena	Orange Geiger	65 gal	3"	12'-14' OA	6'-8'	STD - 4' CT - Florida Native - Drought Tolerant
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS
AIM	2	Acantarea imperialis 'Rubra'	Imperial Bromeliad	15 gal	3"	3"	42" o.c.	Drought Tolerant
BAM	6	Bambusa malingensis	Seabreeze Bamboo	15 gal	14'-16' OA	4'	48" o.c.	
CLR	92	Clusia rosea	Pitch Apple	25 gal.	6' OA	3.5'	4'	Shrub Type - Florida Native - Drought Tolerant
CSE	3	Cupressus sempervirens	Italian Cypress	24" Box	12'-14' OA	2'	48" o.c.	Specimen quality by Becker Tree Farm & Nursery
PUT	1	Pandanus utilis	Screw Pine	FG/BB	12'-14' OA	8'-10'	As Shown	Drought Tolerant - Character Plant
PES	13	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3 gal	2'	2'	36" o.c.	Drought Tolerant
PBM	50	Philodendron 'Burle Marx'	Philodendron	3 gal	1.5"	2"	24" o.c.	
RMA	2	Ravenala madagascariensis	Traveler's Palm	45 gal.	12'-14' OA	8'	96" o.c.	
REX	6	Rhapis excelsa	Lady Palm	25 gal.	6' OA	4'	As Shown	Shade Grown - Character Plant
TDI	10	Tabernaemontana divaricata 'Pinwheel Jasmine'	Pinwheel Jasmine	7 gal	2'	2'	24" o.c.	Fragrant Plant
TFL	38	Tripsacum dindianum	Florida Gamagrass	3 gal.	2"	2"	36" o.c.	Florida Native - Drought Tolerant
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS
EAM	121	Epipremnum aureum 'Marble Queen'	Marble Queen Pothos	3 gal.	6"	18"	18" o.c.	
ELI	150	Ernodea littoralis	Golden Creeper	3 gal.	12"	18"	18" o.c.	
GPR	378 sf	3/8" Pea Rock	3/8" Pea Rock	S.F.				3" Layer
OJA	280	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	8" o.c.	
ZJE	1,198 sf	Zoysia japonica 'Empire'	Korean Grass	Sod				

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!



EXISTING TREE LIST		
No.	Scientific Name	Common Name
1	<i>Livistona chinensis</i>	Chinese Fan Palm
2	<i>Livistona chinensis</i>	Chinese Fan Palm
6	<i>Cocos nucifera</i>	Coconut Palm
8	<i>Mangifera indica</i>	Mango
9	<i>Persea americana</i>	Avocado
10	<i>Cocos nucifera</i>	Coconut Palm
EXISTING TREES		
0	The Existing trees or palms transplanted, new location	
0	The Existing trees and palms that remained in their original location	

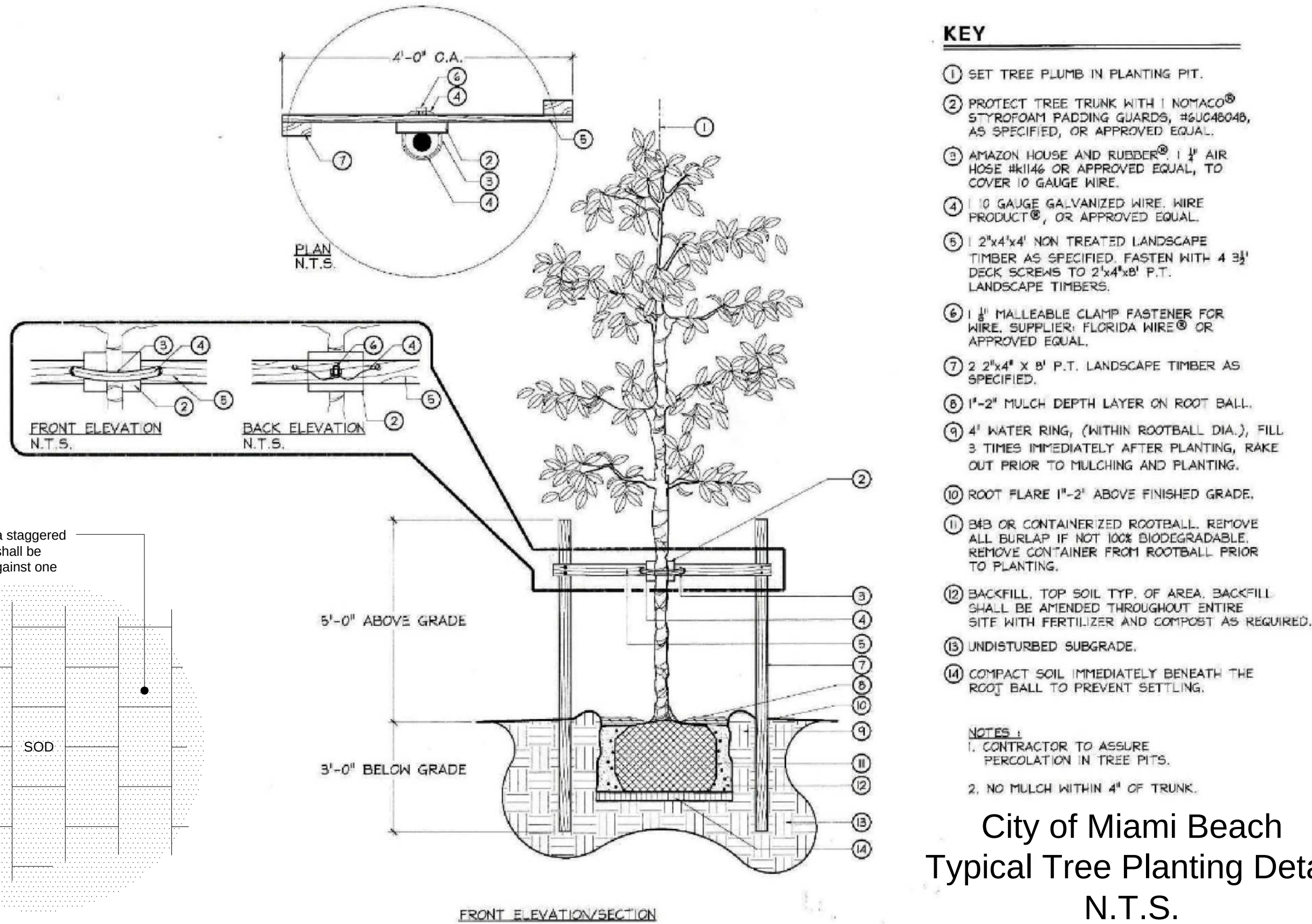
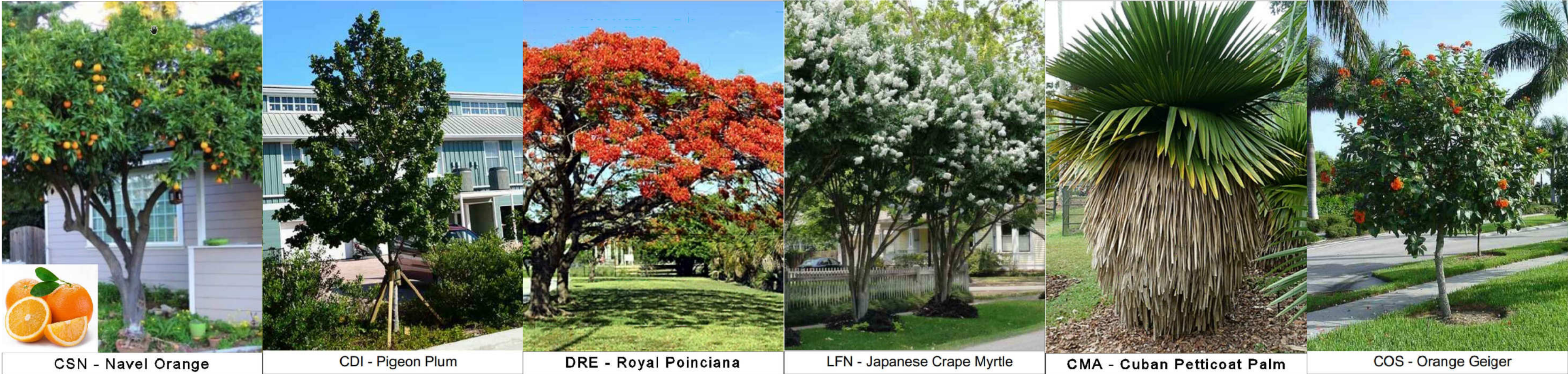


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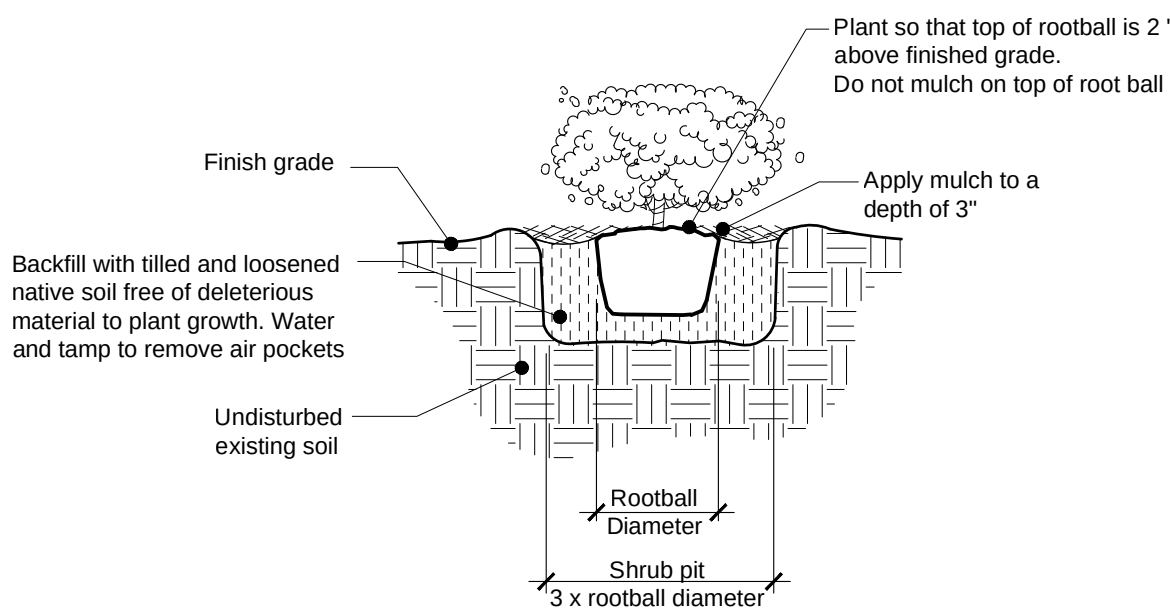
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LANDSCAPE PLAN
DATE: 12/07/2020
SCALE: AS SHOWN
L-02



Typical Sod Planting Detail
N.T.S.



Typical Shrubs / Groundcover
Planting Detail
N.T.S.

NOTE:
THE RIGHT OF WAY'S PERMIT IS REQUIRE PRIOR TO START THE WORK IN THE RIGHT OF WAY

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LANDSCAPE DETAILS & IMAGES

DATE: 12/07/2020
SCALE: NTS

L-03



01 PANORAMIC FRONT VIEW



02 FRONT VIEW



03 VIEW FROM SOUTH-EAST



04 VIEW FROM NORTH-EAST



05 REAR VIEW



06 REAR ACCESSORY BUILDING VIEW

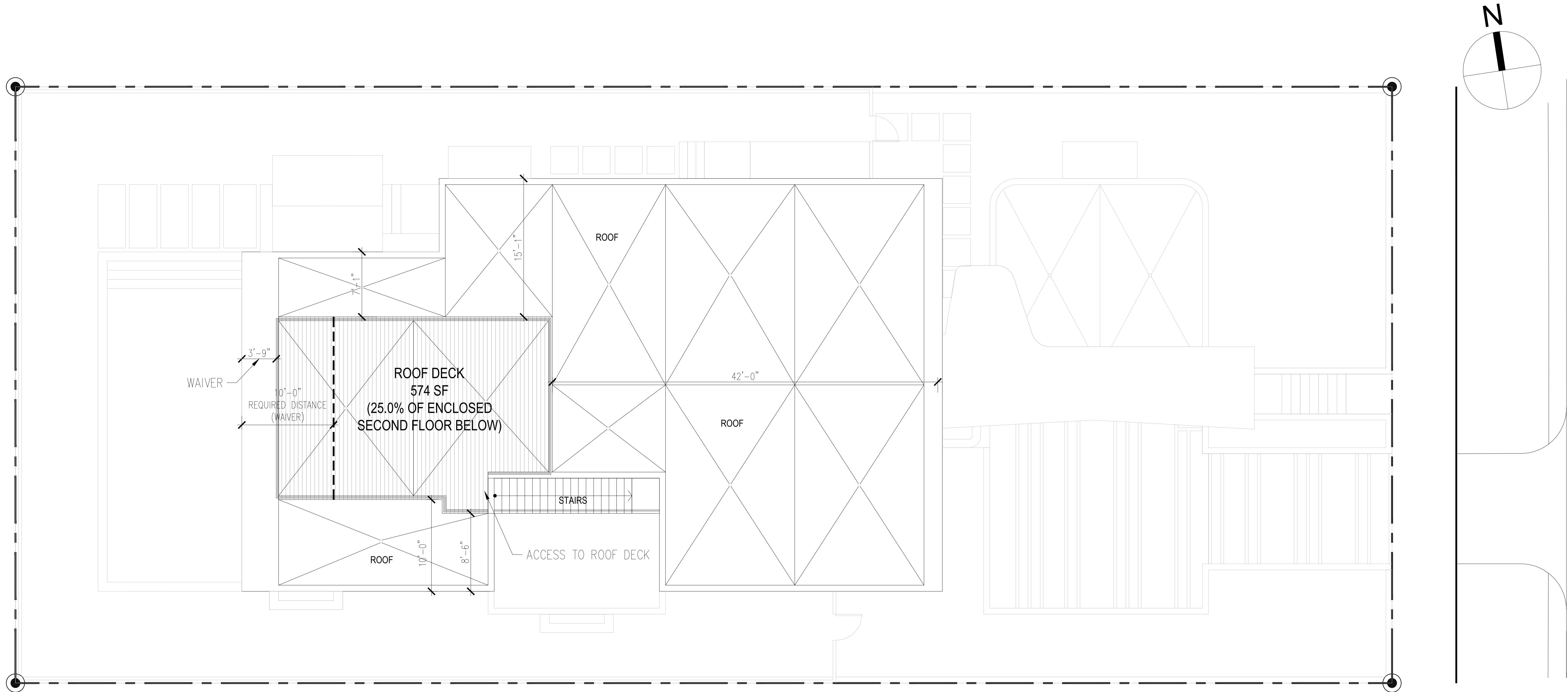
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EXISTING SITE PICTURES
DATE: 12/07/2020
SCALE: NTS

A-0.5



 ROOF DECK= 574 SF (25.0%)

SECOND LEVEL ENCLOSED AREA: 2,294 SF
ROOF DECK AREA: 574 SF (25% OF ENCLOSED AREA BELOW)

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01 ROOF DECK DIAGRAM / WAIVER DIAGRAM

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ROOF DECK / WAIVER DIAGRAM
DATE: 12/07/2020
SCALE: 3/32" = 1'-0"

A-1.8



ENTRANCE TO FAMILY ROOM
APPROXIMATELY 4-FT BELOW
DESIGN FLOOD ELEVATION



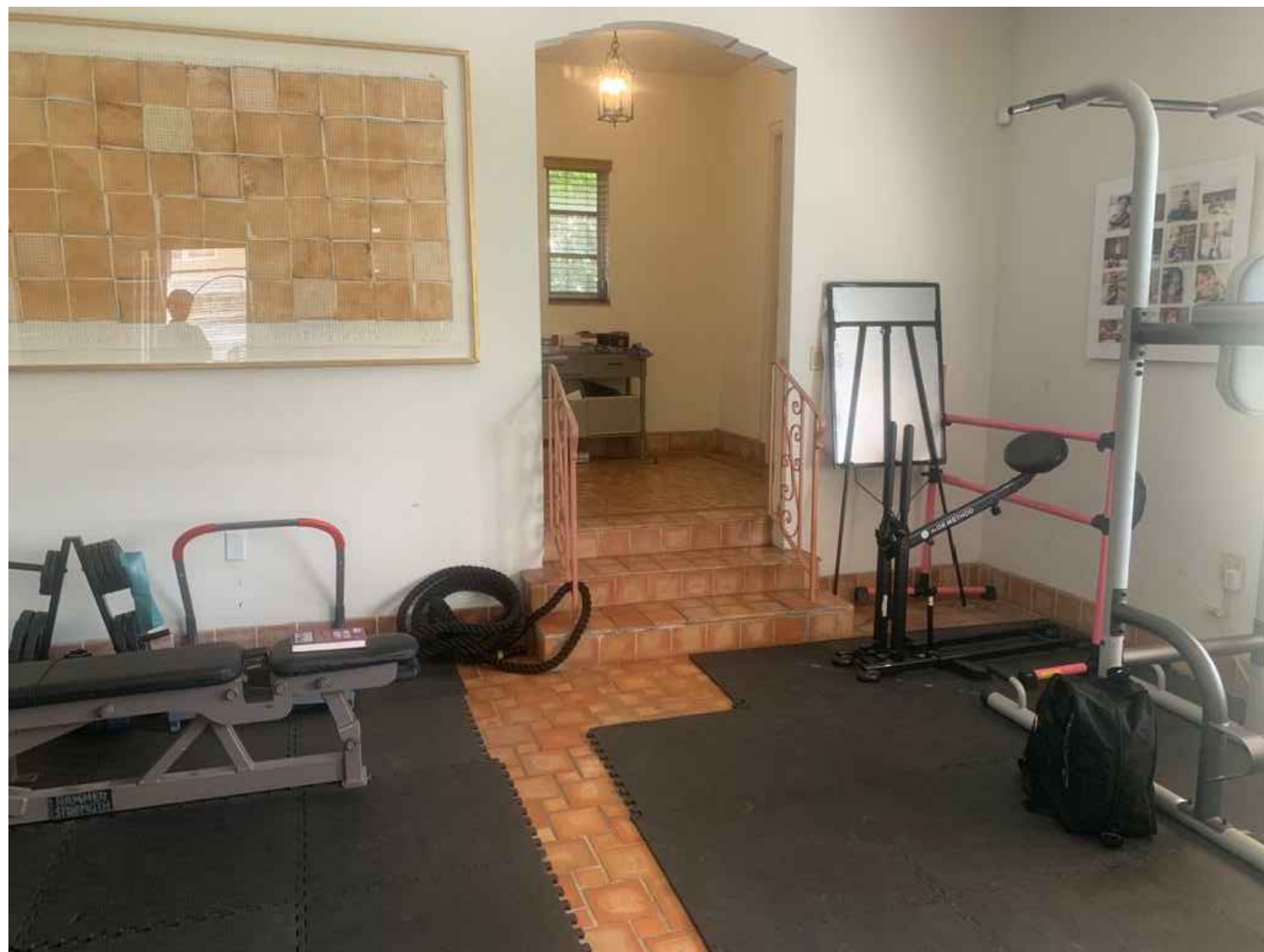
SIGNS OF SPALLING IN FAMILY ROOM - MAIN HOUSE



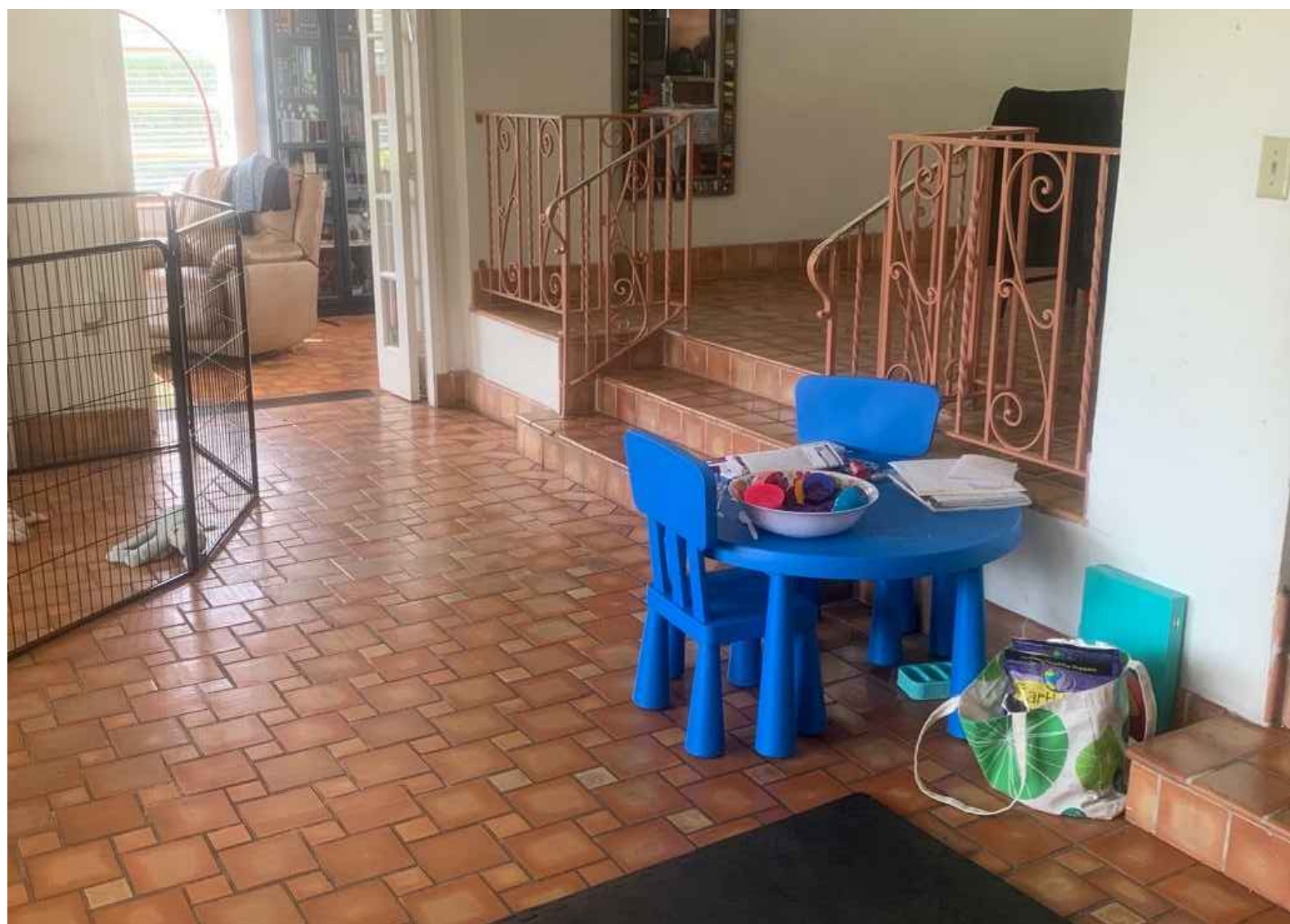
SIGNS OF SPALLING IN FAMILY ROOM - MAIN HOUSE



DETACHED STRUCTURE - REAR & NORTH ELEVATIONS



LIVING ROOM & FAMILY ROOM
APPROXIMATELY 4-FT BELOW
DESIGN FLOOD ELEVATION



LIVING ROOM & FAMILY ROOM
APPROXIMATELY 4-FT BELOW
DESIGN FLOOD ELEVATION



SIGNS OF SPALLING BELOW MAIN HOUSE



INTERIOR CRACK ON WALL IN MASTER BEDROOM