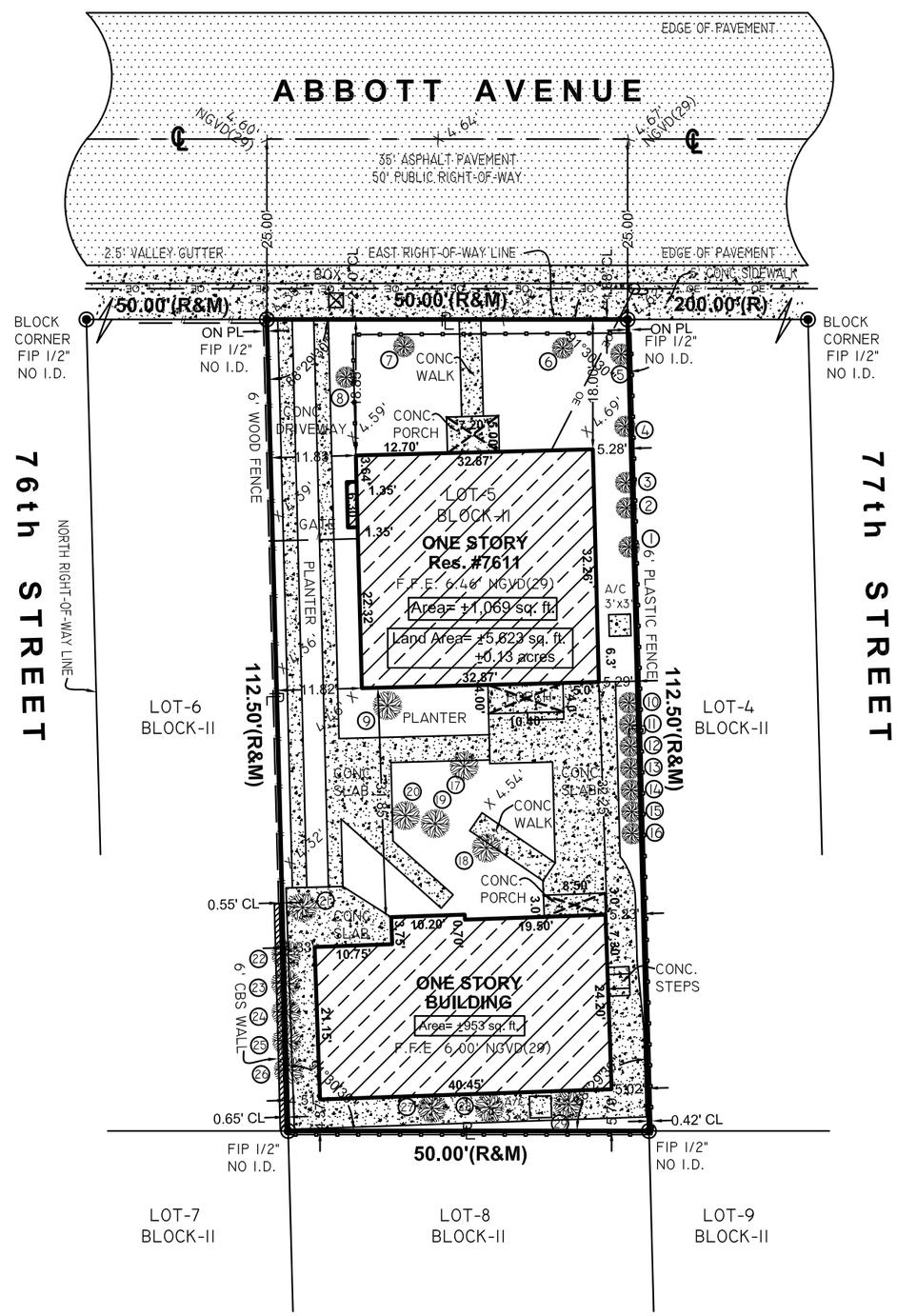
T R E E S U R V E Y

Scale 1"=20'



T R E E L E G E N D

	NAME	HEIGHT	CANOPY	DIAMETER
1	CLOSTER	10'	5'	3"
2	CLOSTER	12'	5'	3"
3	TREE	10'	5'	0.5"
4	TREE	15'	5'	1"
5	TREE	20'	15'	10"
6	CLOSTER	20'	15'	3"
7	CLOSTER	20'	15'	3"
8	TREE	10'	5'	0.5"
9	TREE	15'	10'	0.8"
10	CLOSTER	20'	10'	3"
11	CLOSTER	20'	10'	3"
12	CLOSTER	20'	10'	3"
13	CLOSTER	20'	10'	3"
14	CLOSTER	20'	10'	3"
15	CLOSTER	20'	10'	3"
16	CLOSTER	20'	10'	3"
17	TREE	20'	15'	1.5"
18	(A)(B)TREE	25'	10'	0.5"
19	TREE	20'	10'	0.5"
20	TREE	20'	10'	0.5"
21	TREE	25'	20'	1.5"
22	TREE	25'	10'	1.5"
23	TREE	25'	10'	1.5"
24	TREE	25'	10'	1.5"
25	TREE	25'	10'	1.5"
26	TREE	25'	10'	1.5"
27	TREE	25'	10'	1.5"
28	TREE	25'	10'	1.5"
29	TREE	25'	10'	1.5"
30	TREE	25'	10'	1.5"

PROPERTY ADDRESS:
7611 ABBOTT AVENUE
MIAMI BEACH, Fl. 33141
(FOLIO No. 02-3202-007-0700)

DESCRIPTION
Lot 5, Block 11, of "ALTOS DEL MAR No. 3" according to the Plat thereof as recorded in Plat Book 8, at Page 41, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a TREE SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

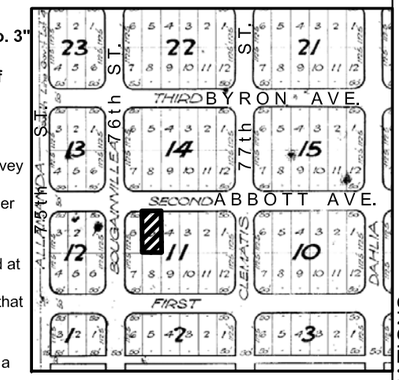
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

BENCH MARK USED
BM #78-01, Elev.= 4.27'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)

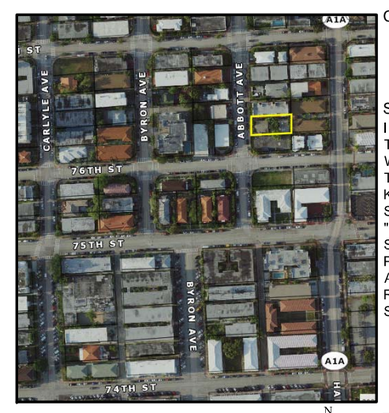
If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.



AERIAL MAP (NOT TO SCALE)

CERTIFY TO:

AMIR RON & VICTORIA V. RON

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "TREE SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TREE SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

12-09-2020

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8'

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #8000
CARLOS@CBSSERVICESMIAMI.COM
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS

A = ARC LENGTH
A/C = AIR CONDITIONING PAD
Alum.F = ALUMINUM FENCE
BLDG = BUILDING
B/C = BLOCK CORNER
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL. = CLEAR
C/L = CENTER LINE
CLF = CHAIN LINK FENCE
CLP = CONC. LIGHT POLE
CONC = CONCRETE
Δ = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE
MH = MAN HOLE
(M) = MEASURED
M/L = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
P/L = PROPERTY LINE
(R) = RECORDED
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
S = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No ____
S.L.P. = SET BACK LINE
STY. = STORY
SWK. = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W = WATER WELL
W/M = WATER METER

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL FIELD DATE 12-09-2020
REVISIONS:

DRAWN J.V.D.
SHEET No. 1/1

JOB No.:
201445

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name AMIR RON & VICTORIA V RON	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7611 ABBOTT AVENUE FOL #02-3202-007-0700 JOB #201445 (JV)	Company NAIC Number:

City	State	ZIP Code
MIAMI BEACH	Florida	33141

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 5, B-11, "ALTOS DEL MAR No. 3", PB 4, PG 41, of the public records MIAMI-DADE County

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 25° 41' 41.41"N Long. 80° 07' 22.03"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1069.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 6

c) Total net area of flood openings in A8.b 1440.00 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF MIAMI BEACH 120651	MIAMI-DADE	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12086 C 0326	L	09-11-2009	09-11-2009	AE	8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: N/A ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
7611 ABBOTT AVENUE FOL #02-3202-007-0700 JOB #201445 (JV)

Policy Number:

City	State	ZIP Code
MIAMI BEACH	Florida	33141

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: #78-01 Vertical Datum: 4.27' (NGVD 1929)

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.46	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	5.60	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.59	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.69	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
ARTURO TOIRAC, P.L.S.	3102	
Title		
PROFFESIONAL. SURVEYOR & MAPPER		
Company Name		
VIZCAYA SURVEYING AND MAPPING, INC.		
Address		
13217 S.W. 46 LANE		
City	State	ZIP Code
MIAMI	Florida	33157

Place Seal Here

Signature	Date	Telephone	Ext.
	12-09-2020	(786) 290-4184	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C.O.R. Elevation= 4.67' REAR BUILDING F.F.E. 6.00' DIAGRAM 1-B
C2. e) A/C CONC LOCATED AT THE EAST WALL LINE FACADE
A5. CONVERTING ADDRESS TO LATITUDE/ LONGITUDE BY Stephen P. Morse PROGRAM

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7611 ABBOTT AVENUE FOL #02-3202-007-0700 JOB #201445 (JV)			Policy Number:
City MIAMI BEACH	State Florida	ZIP Code 33141	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7611 ABBOTT AVENUE FOL #02-3202-007-0700 JOB #201445 (JV)			Policy Number:
City MIAMI BEACH	State Florida	ZIP Code 33141	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7611 ABBOTT AVENUE FOL #02-3202-007-0700 JOB #201445 (JV)			Policy Number:
City MIAMI BEACH	State Florida	ZIP Code 33141	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption HOUSE FRONT VIEW 12-09-20

Clear Photo One

Photo Two

Photo Two Caption HOUSE LEFT VIEW 12-09-20

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7611 ABBOTT AVENUE FOL #02-3202-007-0700 JOB #201445 (JV)			Policy Number:
City MIAMI BEACH	State Florida	ZIP Code 33141	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption REAR HOUSE VIEW 12-09-20

Clear Photo Three

Photo Four

Photo Four Caption REAR HOUSE VIEW 12-09-20

Clear Photo Four

AMIR RON RESIDENCE

7611 ABBOTT AVENUE
MIAMI BEACH, FL 33141

TABLE OF CONTENTS:

COVER	COVER SHEET
DRB.1	EXISTING & DEMOLITION SITE PLAN
DRB.1.1	EXISTING & DEMOLITION BUILDING "A" FLOOR PLAN
DRB.1.2	EXISTING & DEMOLITION BUILDING "A" ELEVATIONS
DRB.2	LOCATION PLAN & ZONING INFO
DRB.2.1	LOCATION MAP
DRB.3	PROPOSED SITE PLAN
DRB.4	FAR SHADED DIAGRAM
DRB.5	PROPOSED BUILDING "A" 1ST FLOOR PLAN
DRB.5.1	PROPOSED BUILDING "A" 2ND FLOOR PLAN
DRB.6	PROPOSED & EXISTING ROOF PLAN
DRB.7	PROPOSED BUILDING "A" ELEVATIONS
DRB.8	EXISTING BUILDING "B" FLOOR PLAN
DRB.9	EXISTING BUILDING "B" ELEVATIONS
DRB.10	EXISTING BUILDING "A" PICTURES
DRB.11	EXISTING BUILDING "B" PICTURES
DRB.12	NEIGHBORHOOD CONTEXT PICTURES
DRB.13	NEIGHBORHOOD CONTEXT PICTURES
DRB.14	NEIGHBORHOOD CONTEXT PICTURES
DRB.15	CONTEXTUAL ELEVATION LINE DRAWINGS
L-0	LANDSCAPING COVER SHEET
L-1	EXISTING TREE DISPOSITION PLAN
L-2	EXISTING TREE NOTES & DETAILS
LP-1	PLANTING PLANS
LP-2	PLANTING NOTES & DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES & DETAILS

SCOPE OF WORK:

-DEMOLISH ENTIRE ONE STORY BUILDING UNIT "A".
-BUILD NEW 2 STORY RESIDENCE AT THE REQUIRED 20' SETBACK TO REPLACE UNIT "A" MAINTAINING CHARACTER & DESIGN ELEMENTS THROUGHOUT BOTH FLOORS.
-EXISTING ONE STORY BUILDING UNIT "B" TO REMAIN WITH NO WORK.
-VARIANCE BEING REQUESTED FOR EXISTING DRIVEWAY NOT IN COMPLIANCE WITH 5' SIDE SETBACK. NO PARKING WITHIN FIRST 10'.

FINAL SUBMITTAL: 02.08.21

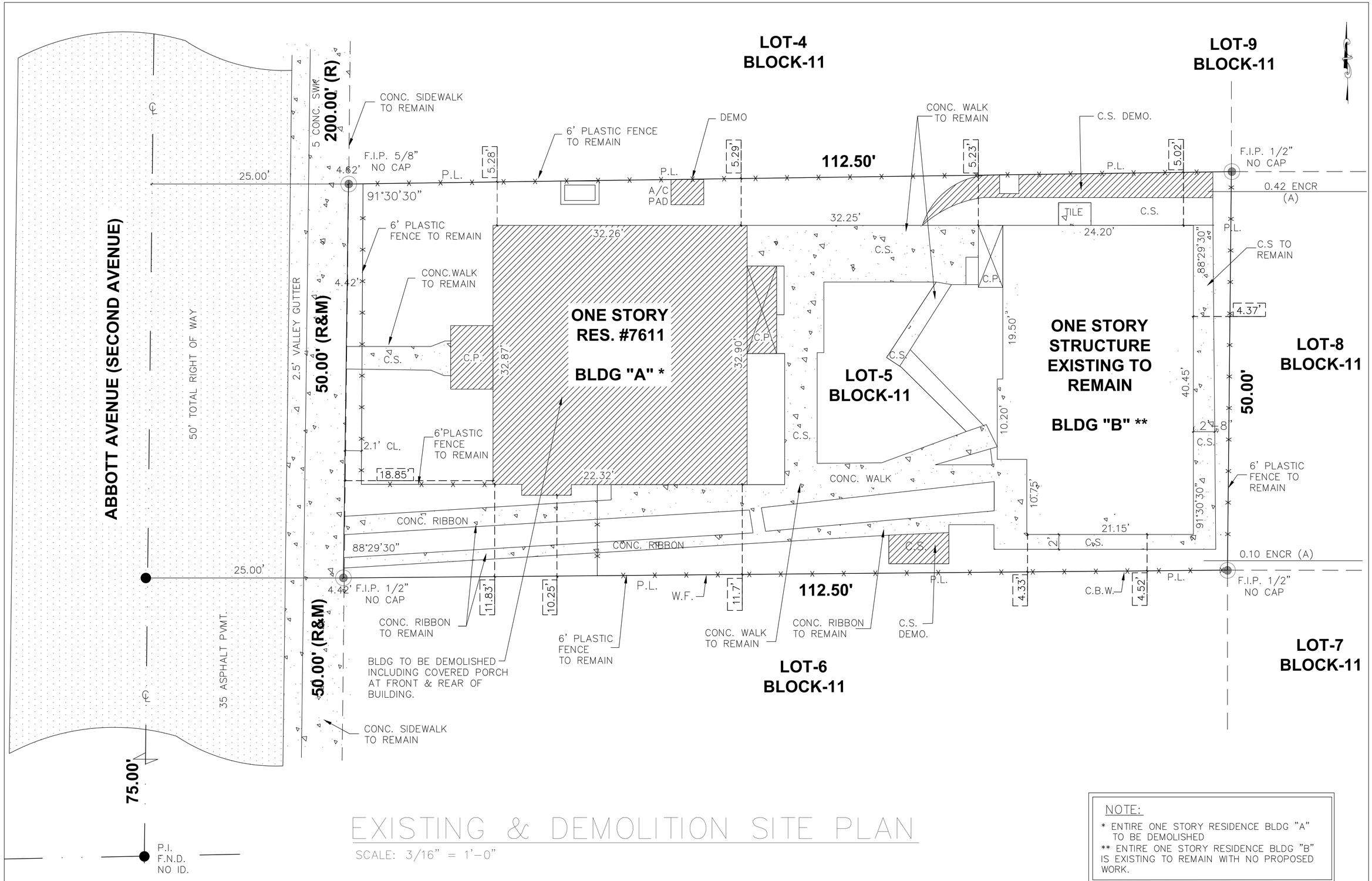
Revisions
1ST. ISSUE 01.19.21

1ST FL. RE-BUILT & 2ND FL. ADDITION
AMIR RON
7611 ABBOTT AVENUE
MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #00015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330

Job No.
Date
Scale SHOWN
Seal
AA-26001560
Sheet No.
COVER

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr.David and shall not be sold or reproduced without its prior written consent. Mr.David shall be notified of any changes req'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.



EXISTING & DEMOLITION SITE PLAN

SCALE: 3/16" = 1'-0"

NOTE:

* ENTIRE ONE STORY RESIDENCE BLDG "A" TO BE DEMOLISHED
** ENTIRE ONE STORY RESIDENCE BLDG "B" IS EXISTING TO REMAIN WITH NO PROPOSED WORK.

EXISTING & DEMOLITION SITE PLAN

FINAL SUBMITTAL: 02.08.21

Revisions

1ST. ISSUE 01.19.21

1ST FL. RE-BUILT & 2ND FL. ADDITION

AMIR RON
7611 ABBOTT AVENUE
MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction

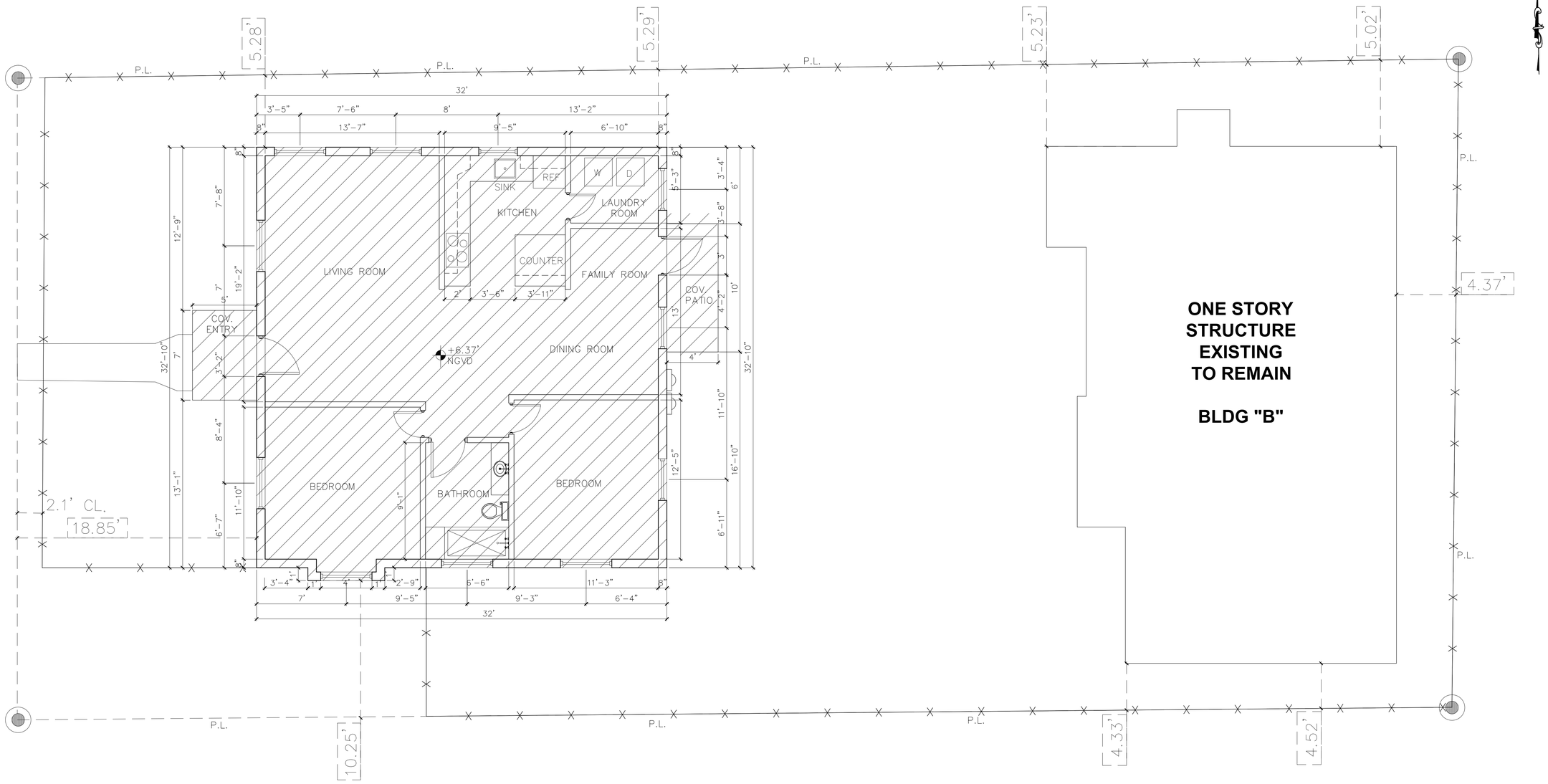
1385 Coral Way, Suite 404 ▫ Miami, Florida 33145 ▫ Phone: (305) 285-4343 ▫ Fax: (305) 285-4330

Job No.
Date
Scale SHOWN

Seal
AA-26001560

Sheet No.
DRB.1

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr.David and shall not be sold or reproduced without its prior written consent. Mr.David shall be notified of any changes req'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.



EXISTING FLOOR PLAN BLDG "A"

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

EXISTING FLOOR PLAN BLDG "B"

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

NOTE:

ENTIRE ONE STORY RESIDENCE (BLDG "A") TO BE DEMOLISHED.
BUILDING "B" EXISTING TO REMAIN.

EXISTING & DEMO (BLDG "A") FLOOR PLAN

FINAL SUBMITTAL: 02.08.21

Revisions

1ST. ISSUE 01.19.21

1ST. FL. RE-BUILT+2ND FL. ADDITION

AMIR RON
7611 ABBOTT AVENUE
MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 ▪ Miami, Florida 33145 ▪ Phone: (305) 285-4343 ▪ Fax: (305) 285-4330

Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

DRB.1.1

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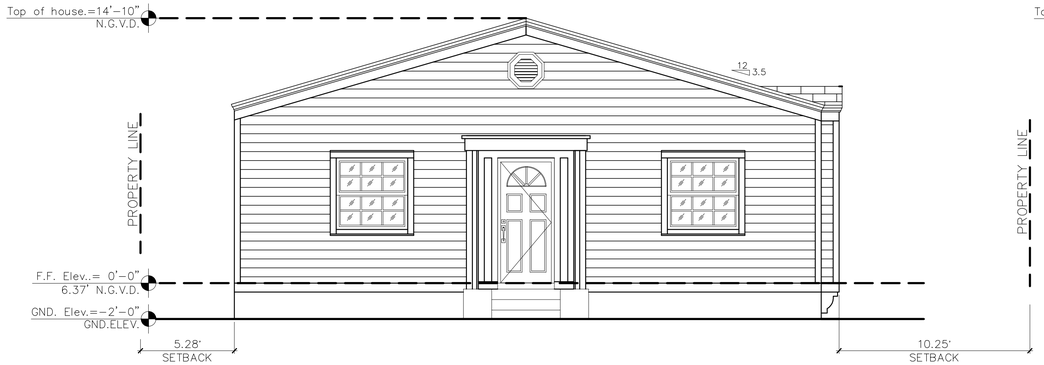
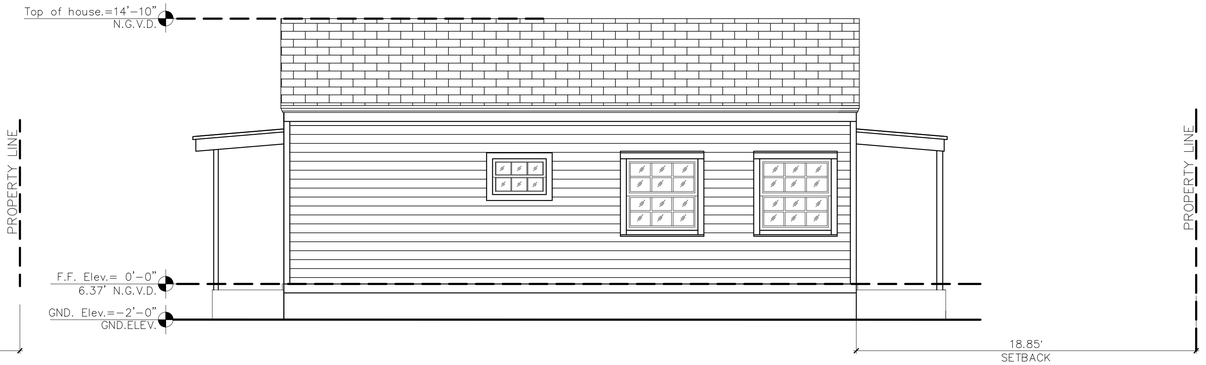


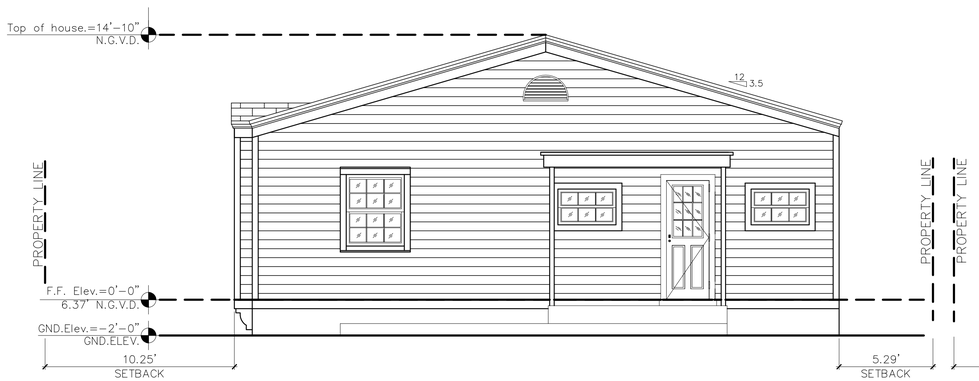
EXISTING WEST ELEVATION

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



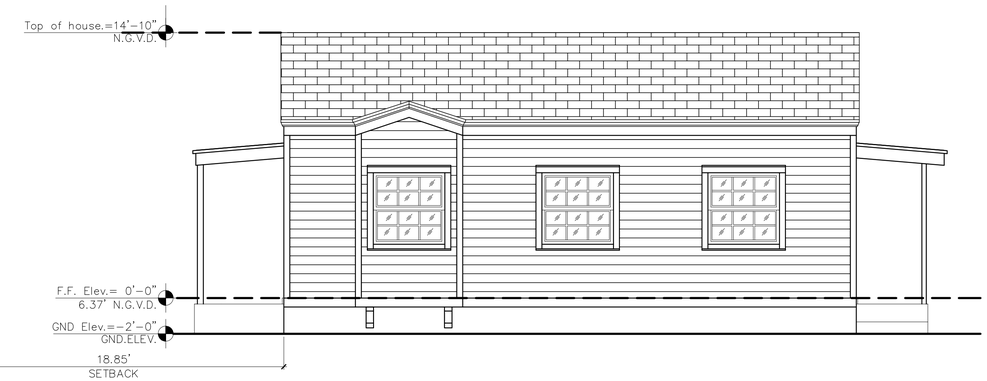
EXISTING NORTH ELEVATION

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



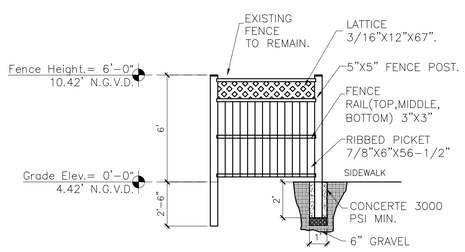
EXISTING EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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



FENCE DETAILS

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

NOTE:

ENTIRE ONE STORY RESIDENCE TO BE DEMOLISHED

EXISTING & DEMOLITION ELEVATIONS BLDG. A

FINAL SUBMITTAL: 02.08.21

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1ST. FL RE-BUILT+2ND FL. ADDITION

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Design & Development

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MIAMIBEACH

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

305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	7611 ABBOTT AVE.		
2	Board and file numbers :	DRB20-0606		
3	Folio number(s):	02-3202-007-0700		
4	Year constructed:	1936	Zoning District:	RM-1 North Beach National Conservation District
5	Based Flood Elevation:	+ 8.0'	Grade value in NGVD:	+ 4.67
6	Adjusted grade (Flood+Grade/2):	+ 6.34'	Lot Area:	5,625 SF
7	Lot width:	50.0'	Lot Depth:	112.5'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	MULTI FAM RES	Proposed use:	MULTI FAM RES

		Maximum	Existing	Proposed	Deficiencies
10	Height	32'	14'	23.25'	N/A
11	Number of Stories	2	1	2	N/A
12	**FAR**	7,031.25 S.F.	2,033 S.F.	3,103 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:				
24	Front Setback:	N/A			
25	Side Setback:	N/A			
26	Side Setback:	N/A			
27	Side Setback facing street:	N/A			
28	Rear Setback:	N/A			
	Pedestal:				
29	Front Setback:	20'	18.85'	20'	N/A
30	Side Setback:	5'	10.25'	10.75'	N/A
31	Side Setback:	5'	5.29'	5.29'	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	20'	59.30'	58.00'	N/A
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	**Setbacks**	**Required**	**Existing**	**Proposed**	**Deficiencies**
36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			
38	Rear Setback:	N/A			

MIAMIBEACH

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	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A			
40	Total # of parking spaces	N/A			
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	N/A			
50	racks	N/A			

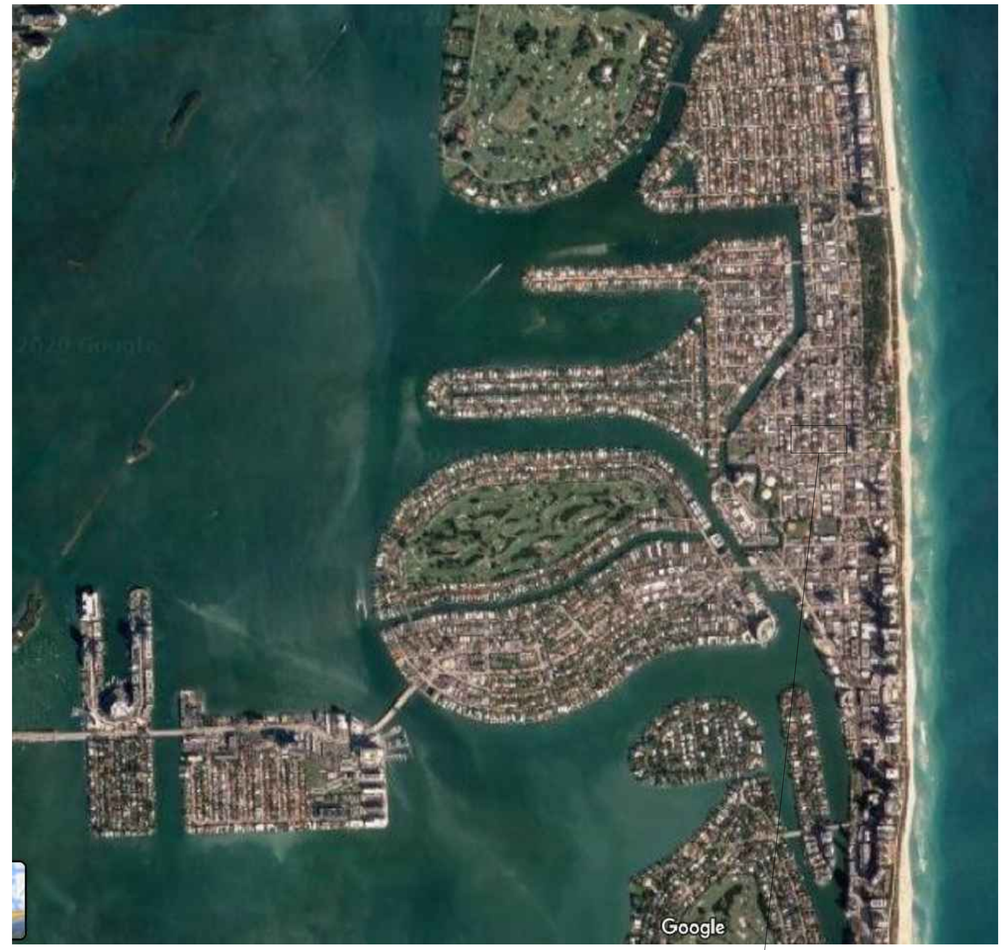
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Total # of seats	N/A			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant content	N/A			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

56	Is this a contributing building?	Yes or no
57	Located within a Local Historic District?	Yes or no

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.



AREA OF WORK

LOCATION PLAN (AERIAL 1/2 RADIUS)

N.T.S.

LOCATION PLAN & ZONING INFO

FINAL SUBMITTAL: 02.08.21

Revisions

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1ST FL. RE-BUILT & 2ND FL. ADDITION

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JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction

1380 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4345 ■ Fax: (305) 285-4320

ARCHITECT INC.

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SUBJECT PROPERTY

ENLARGED LOCATION PLAN

SUBJECT PROPERTY

ADJACENT PROPERTIES

LOCATION MAP

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Design & Development

LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction

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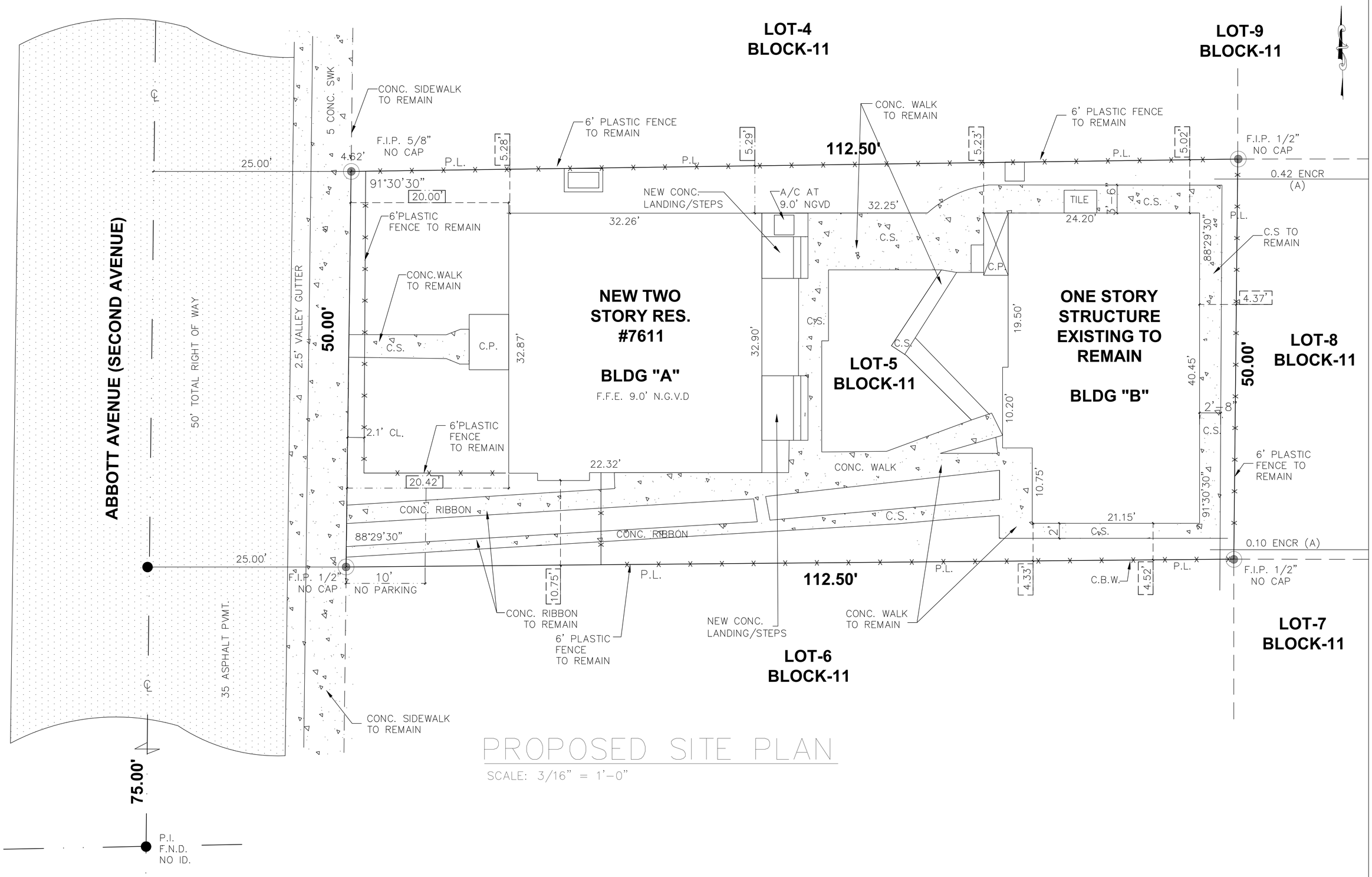
Sheet No.

DRB2.1



PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

PROPOSED SITE PLAN

FINAL SUBMITTAL: 02.08.21

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DRB.3

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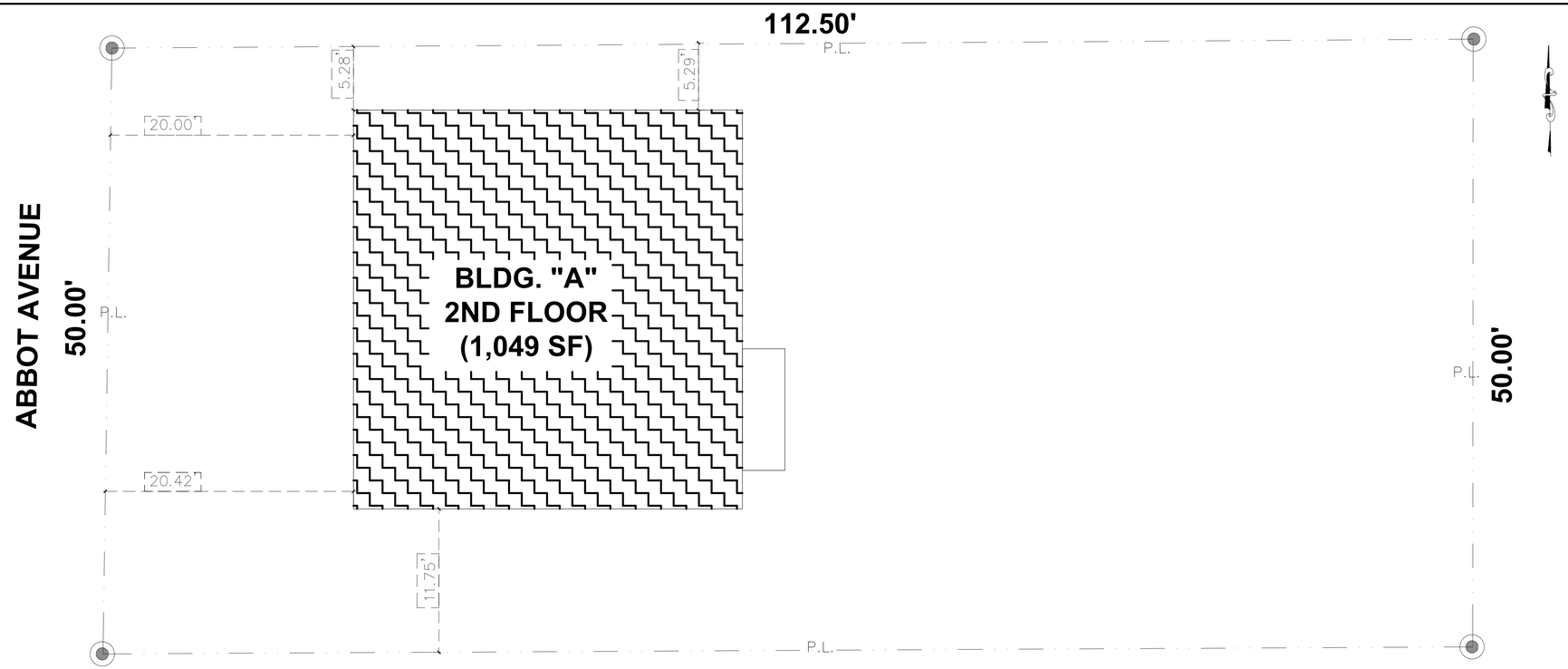
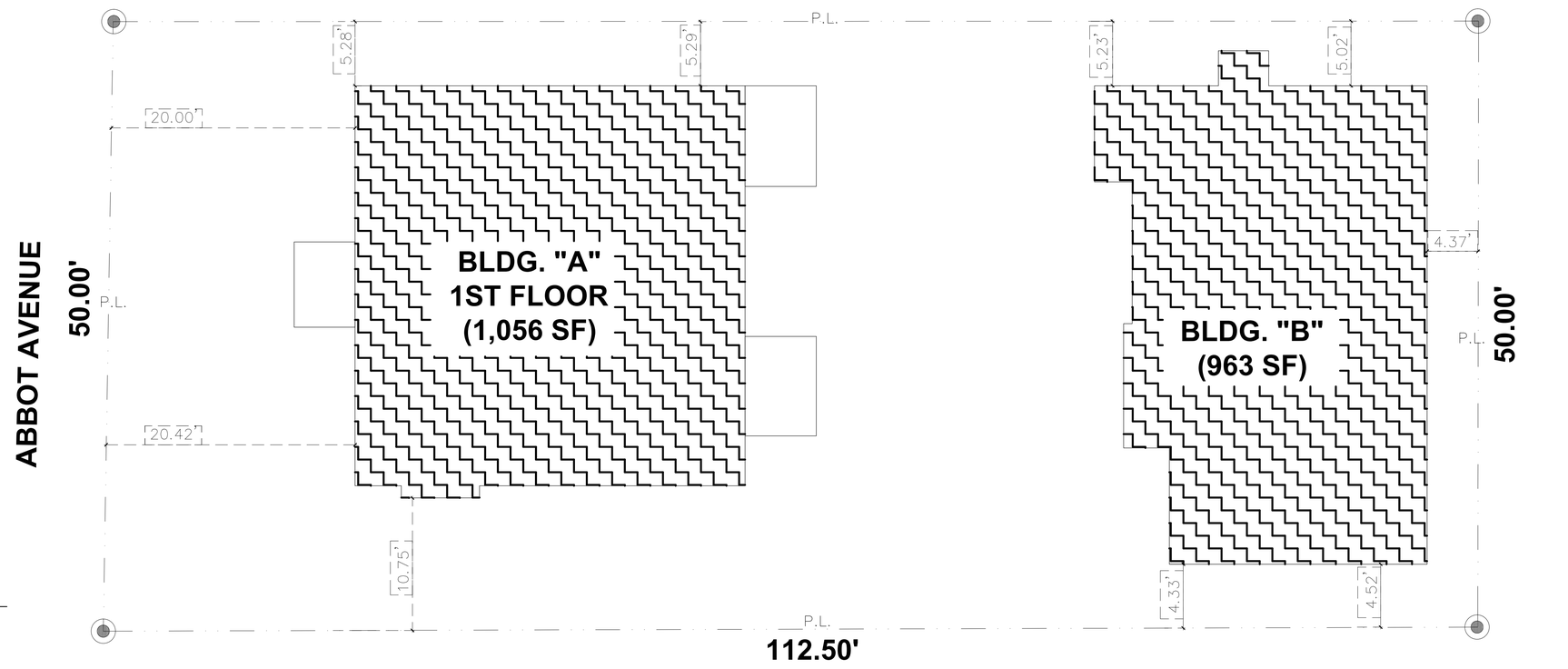


LEGEND :

AREA INCLUDED IN THE CALCULATION OF FAR

FAR CALCULATION :

AREA INCLUDED IN THE CALCULATION OF FAR	AREA(S.F.)
BUILDING "A" (NEW FIRST & SECOND FLOOR)	2,140 S.F.
BUILDING "B" (EXISTING TO REMAIN)	963 S.F.
TOTAL SQUARE FEET	3,103 S.F.
MAX. FAR ALLOWED 1.25% OF LOT AREA (LOT AREA X 1.25) = 5,625 X 1.25	7,031.25 S.F. (100%)
FAR PROVIDED (INCLUDING NEW 2 STORY BUILDING "A")	3,103 S.F. (44.13%)



FAR CALCULATION

SCALE: 3/16"=1'-0"

PROPOSED SHADED DIAGRAM

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DRB.4

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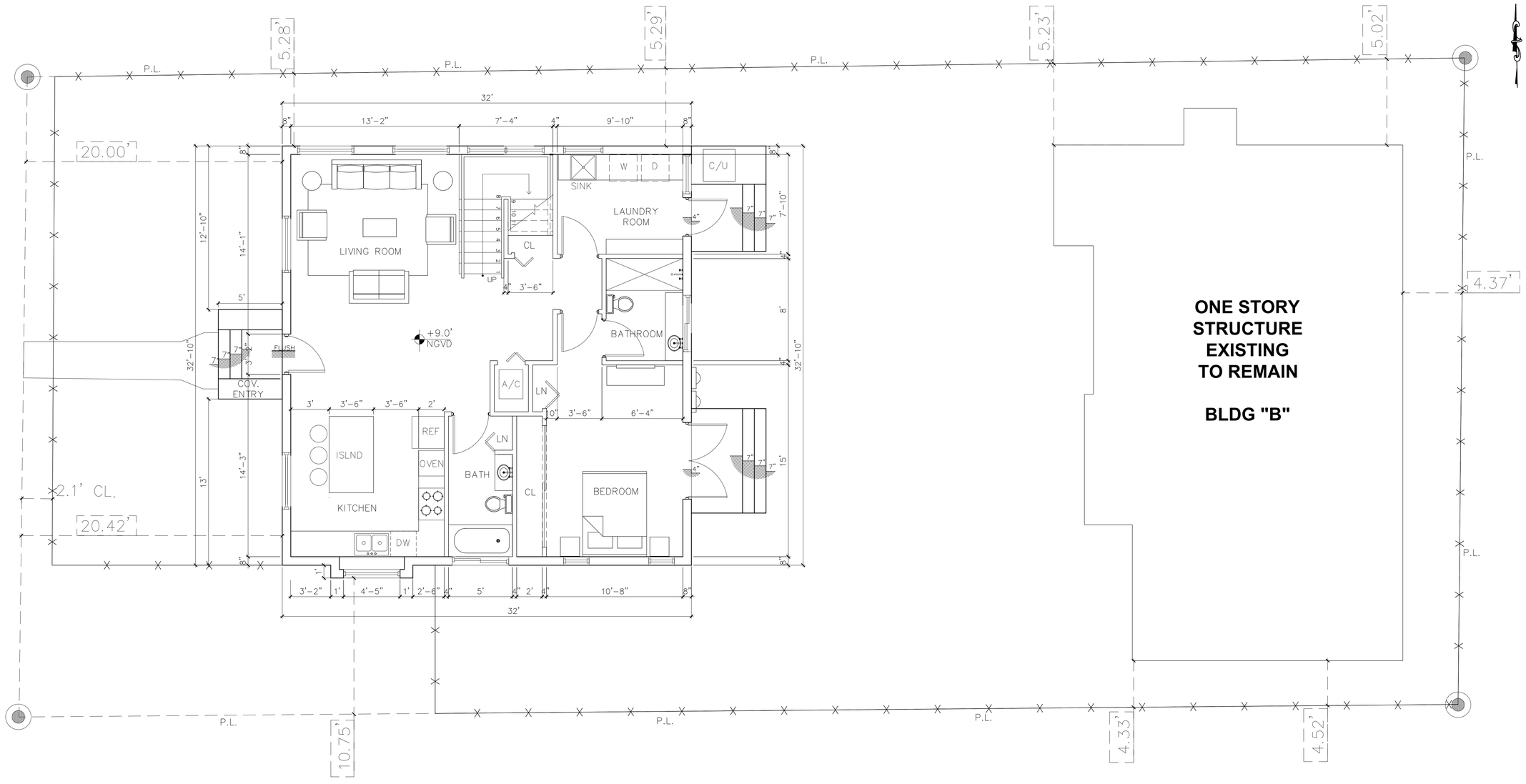

PROPOSED FIRST FLOOR PLAN BLDG "A"
SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN (BLDG "A")

FINAL SUBMITTAL: 02.08.21

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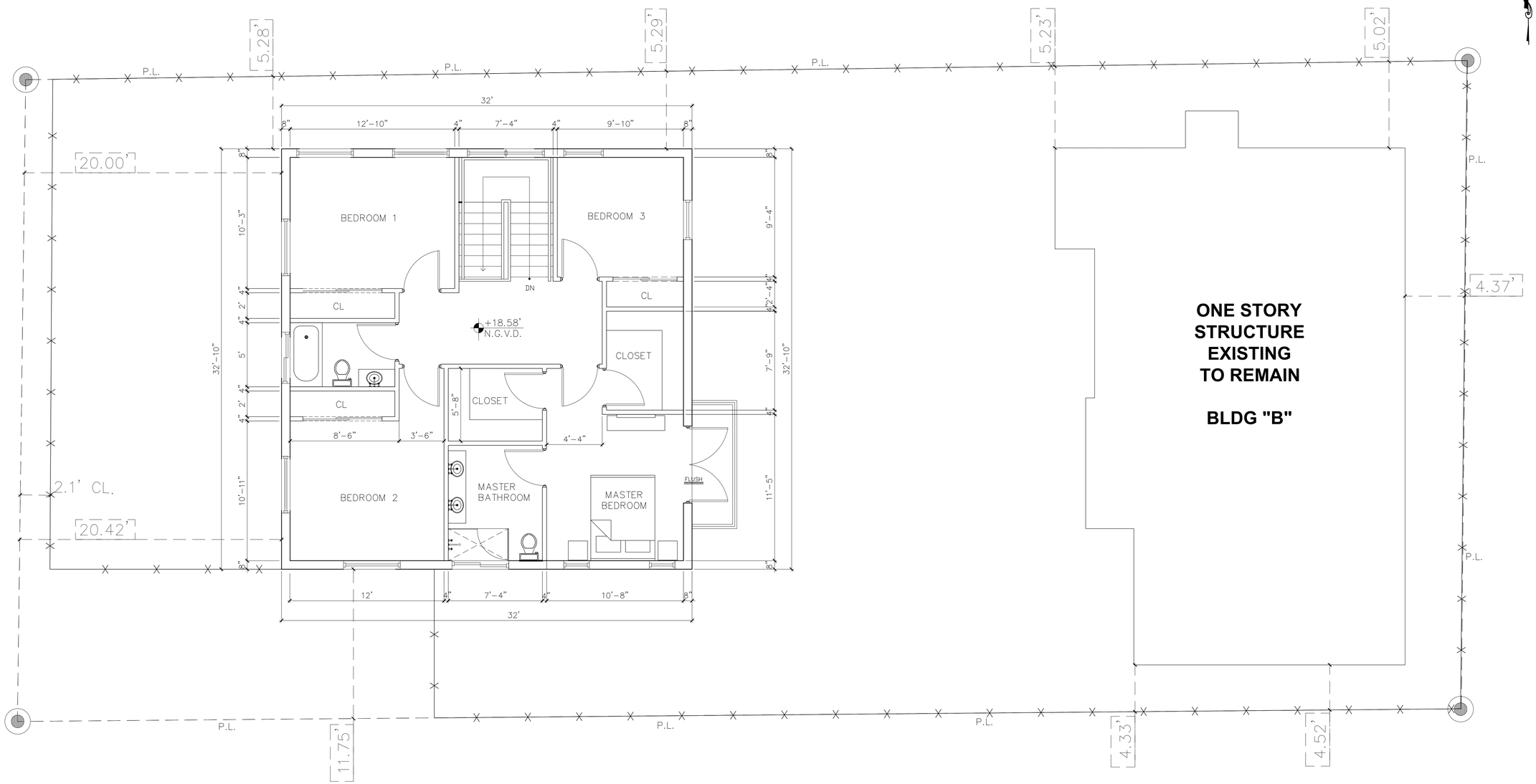

PROPOSED SECOND FLOOR PLAN BLDG "A"

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

PROPOSED FLOOR PLAN (BLDG "A")

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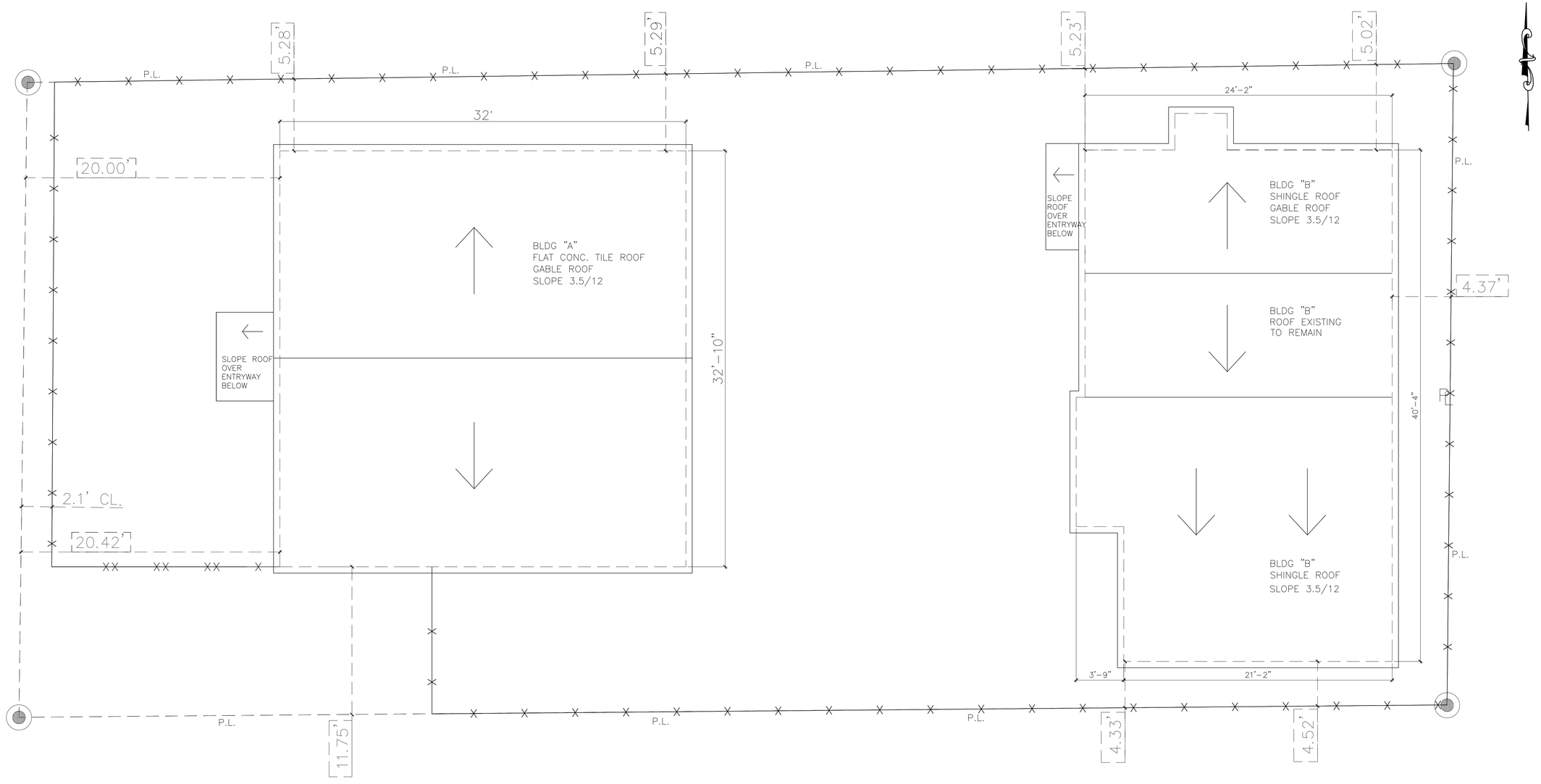
ABBOTT AVENUE



PROPOSED ROOF PLAN BLDG "A"
SCALE: 1/4" = 1'-0"

EXISTING ROOF PLAN BLDG "B"
SCALE: 1/4" = 1'-0"

NOTE:

BLDG "A" NEW PROPOSED FLAT CONC. TILE ROOF.
BLDG "B" EXISTING TO REMAIN ROOF.

PROPOSED & EXISTING ROOF PLAN

FINAL SUBMITTAL: 02.08.21

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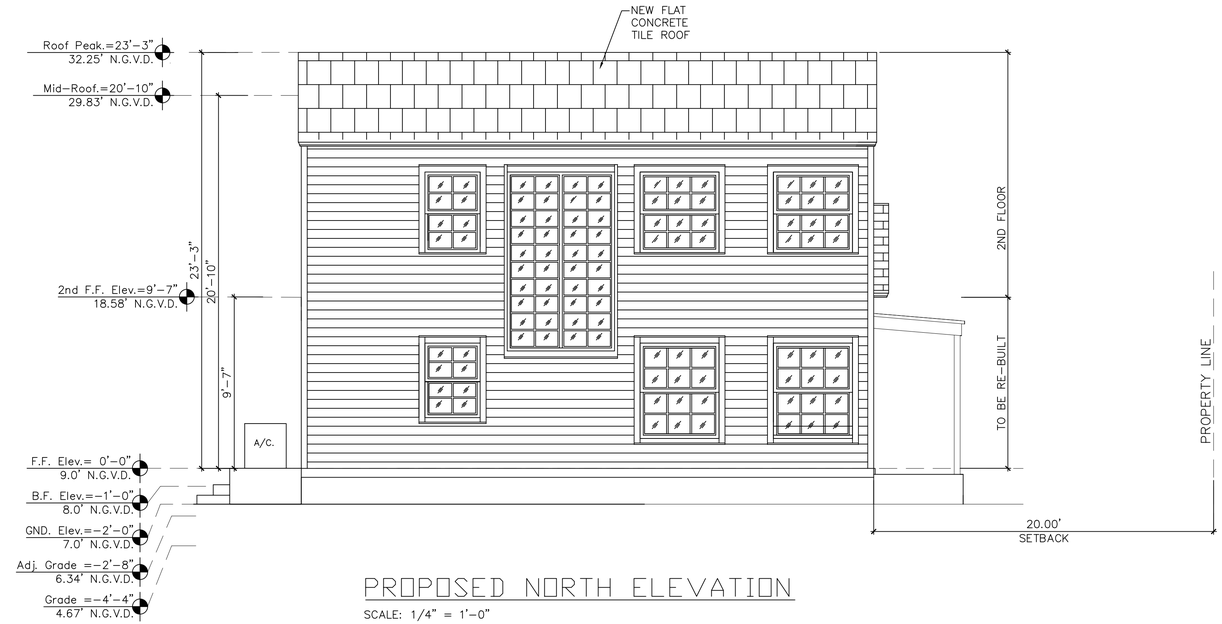
PROPOSED WEST ELEVATION

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

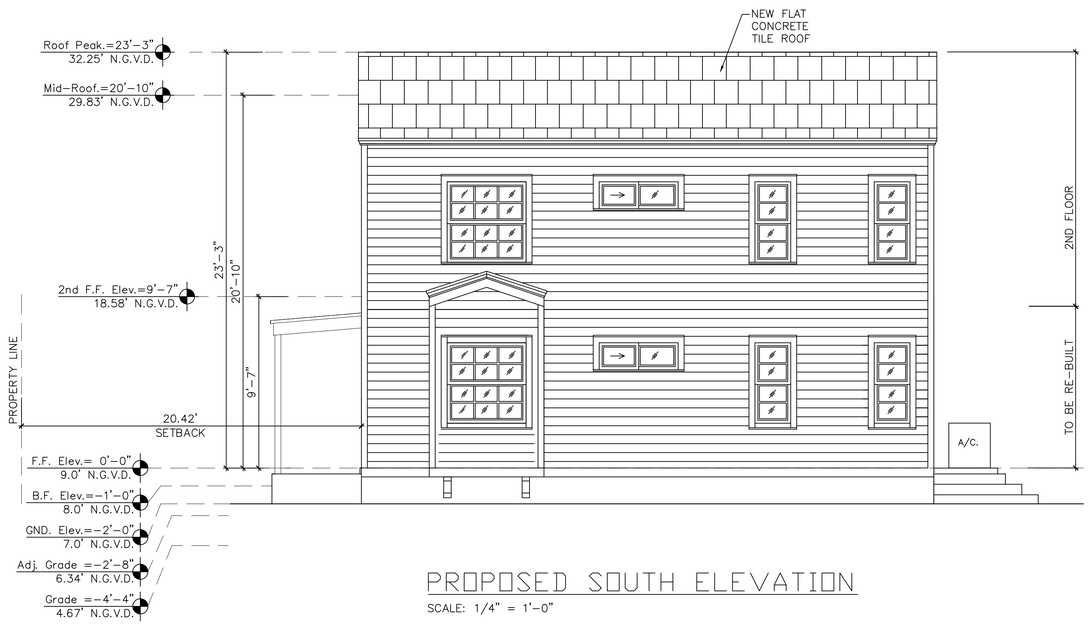


PROPOSED NORTH ELEVATION

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

PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

PROPOSED ELEVATIONS BLDG A

FINAL SUBMITTAL: 02.08.21

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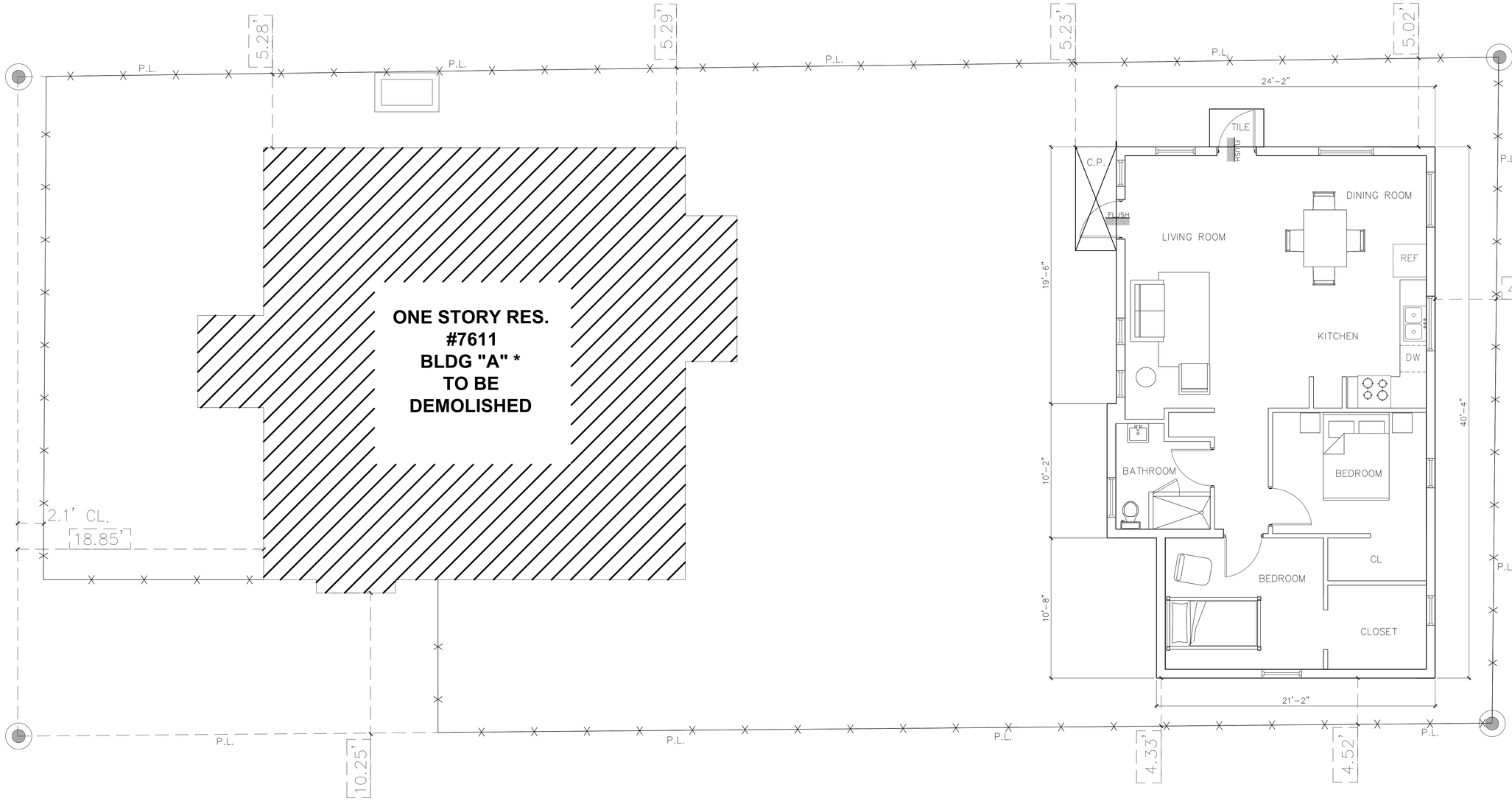

EXISTING FLOOR PLAN BLDG "A"
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN BLDG "B"
SCALE: 1/4" = 1'-0"

NOTE:

ENTIRE ONE STORY RESIDENCE (BLDG "A")
TO BE DEMOLISHED.
BUILDING "B" EXISTING TO REMAIN.

EXISTING FLOOR PLAN (BLDG "B")

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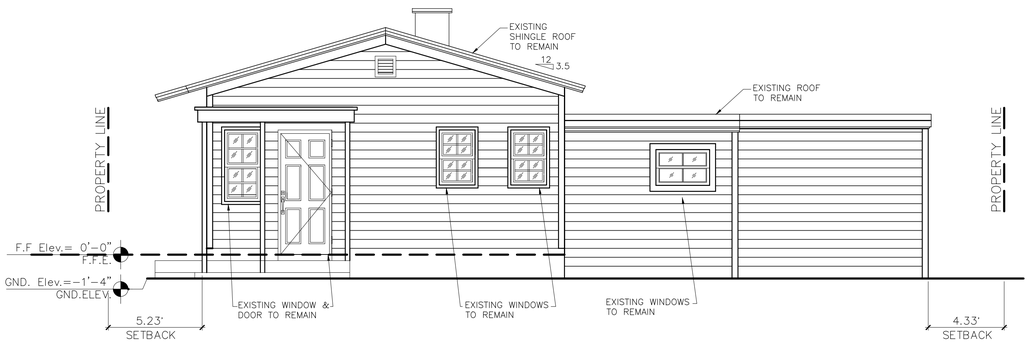
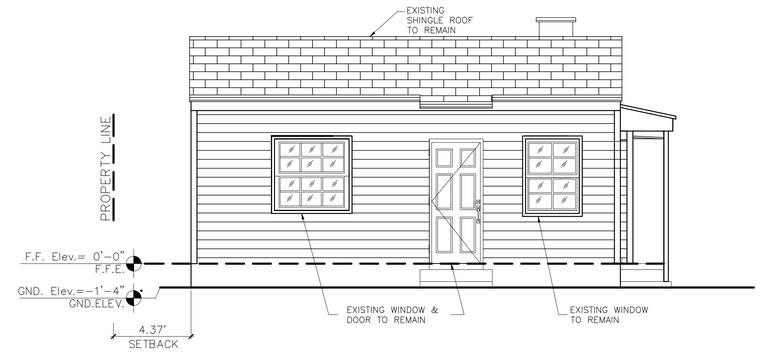


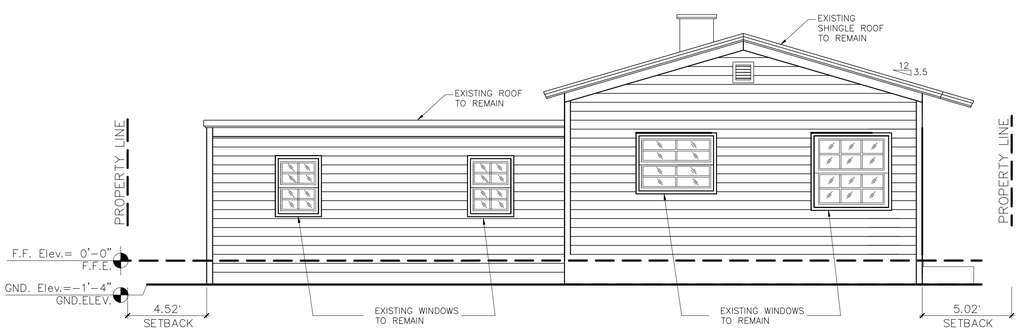
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'



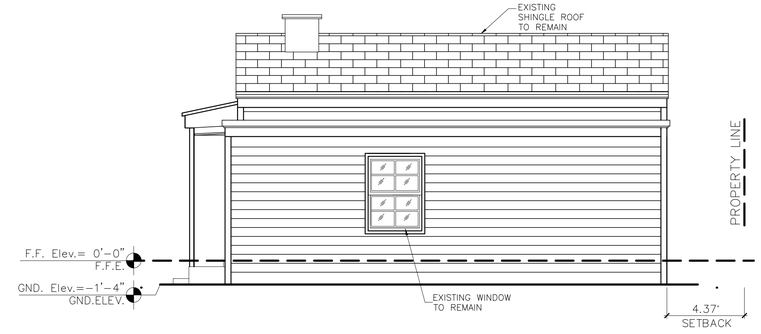
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'

NOTE:

ENTIRE ONE STORY RESIDENCE TO REMAIN

EXISTING ELEVATIONS BLDG B

FINAL SUBMITTAL: 02.08.21

Revisions

1ST. ISSUE 01.19.21

1ST. FL RE-BUILT+2ND FL. ADDITION

AMIR RON

7611 ABBOTT AVENUE

MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330

Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

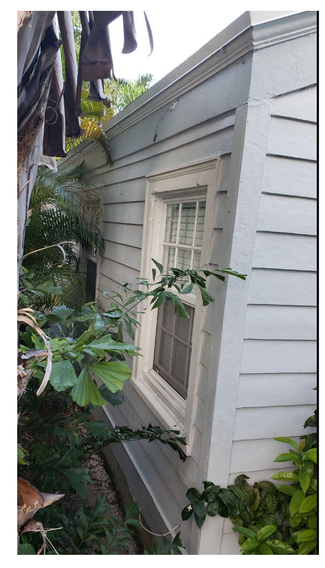
DRB.9

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr.David and shall not be sold or reproduced without his prior written consent. Mr.David shall be notified of any changes req'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

WEST VIEW (FRONT)

SOUTH VIEW (SIDE)

EAST VIEW (BACK)



NORTH VIEW (SIDE)

EXISTING RESIDENCE (BLDG "A")

FINAL SUBMITTAL: 02.08.21

Revisions

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1ST. FL RE-BUILT+2ND FL. ADDITION

AMIR RON

7611 ABBOTT AVENUE

MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #00015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
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DRB.10

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WEST VIEW (FRONT)

SOUTH VIEW (SIDE)

EAST VIEW (BACK)

NORTH VIEW (SIDE)

EXISTING RESIDENCE (BLDG "B")

FINAL SUBMITTAL: 02.08.21

Revisions

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1ST. FL RE-BUILT+2ND FL. ADDITION

AMIR RON
7611 ABBOTT AVENUE
MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #00015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
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Job No.

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DRB.11

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#1= 405 76th St.

#2= 7620 ABBOTT AVENUE

#3= 7628 ABBOTT AVENUE

KEY PLAN

NEIGHTBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 02.08.21

Revisions

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1ST. FL RE-BUILT+2ND FL. ADDITION

AMIR RON
7611 ABBOTT AVENUE
MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330

Job No.
Date
Scale SHOWN
Seal
AA-26001560
Sheet No.
DRB.12

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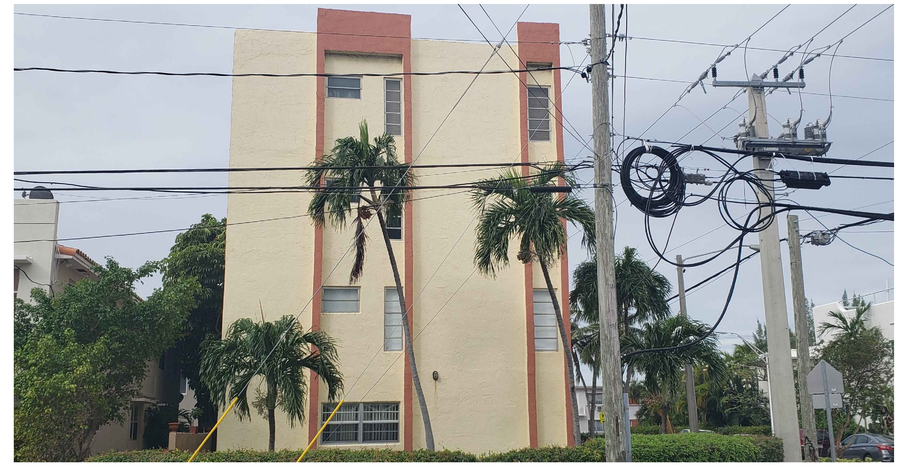
#4= 7636 ABBOTT AVENUE



#5= 7646 ABBOTT AVENUE

#6= 350 77th St.

#7= 7635 ABBOTT AVENUE

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 02.08.21

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JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330

Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

DRB.13

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#8= 7625 ABBOTT AVENUE

#9= 7619 ABBOTT AVENUE

#10= 7611 ABBOTT AVENUE

#11= 365 76th St.

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 02.08.21

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1ST. FL RE-BUILT+2ND FL. ADDITION

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LEED ACCREDITED PROFESSIONAL
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Job No.

Date

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Sheet No.

DRB.14

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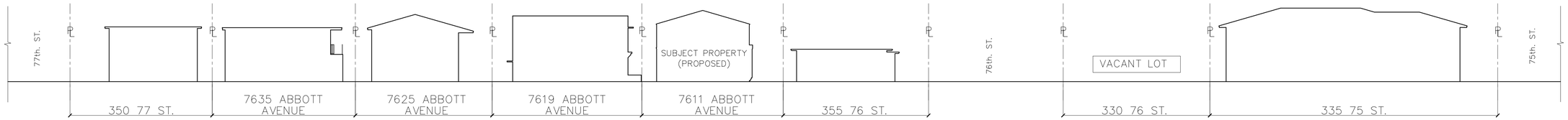
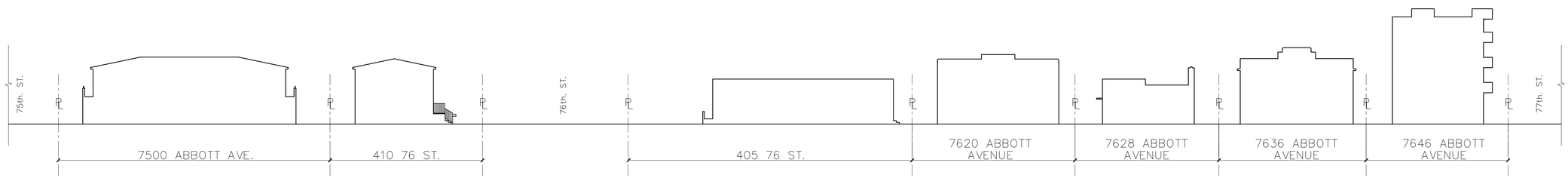


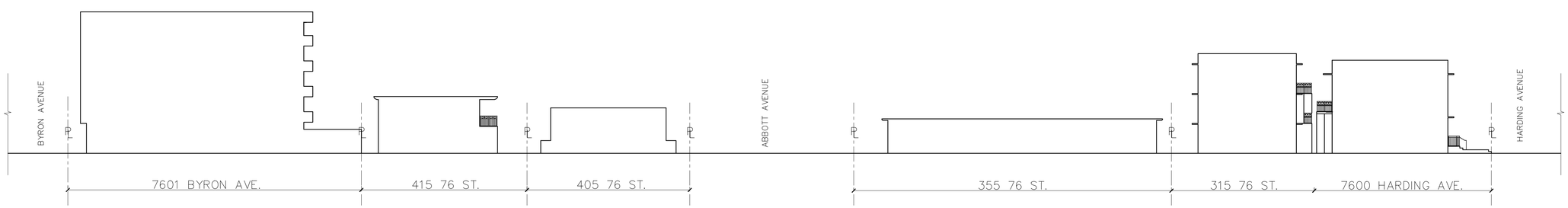
WEST ELEVATION (ABBOTT AVENUE)

SCALE : N.T.S.



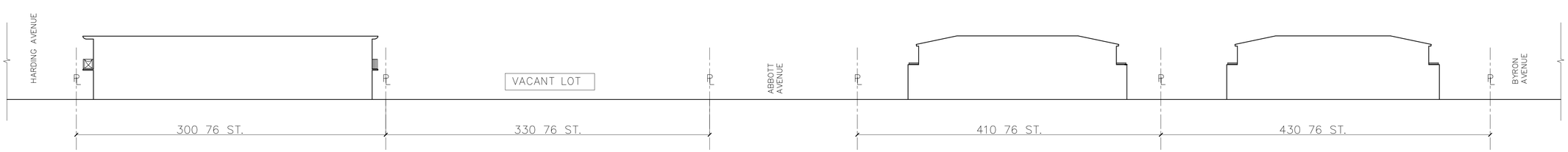
EAST ELEVATION (ABBOTT AVENUE)

SCALE : N.T.S.



NORTH ELEVATION (76 STREET)

SCALE : N.T.S.



SOUTH ELEVATION (76 STREET)

SCALE : N.T.S.

CONTEXTUAL ELEVATION LINE DRAWINGS

FINAL SUBMITTAL: 02.08.21

Revisions

1ST. ISSUE 01.19.21

1ST FL. RE-BUILT & 2ND FL. ADDITION

AMIR RON

7611 ABBOTT AVENUE

MIAMI BEACH, FL 33141

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330

Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

DRB.15

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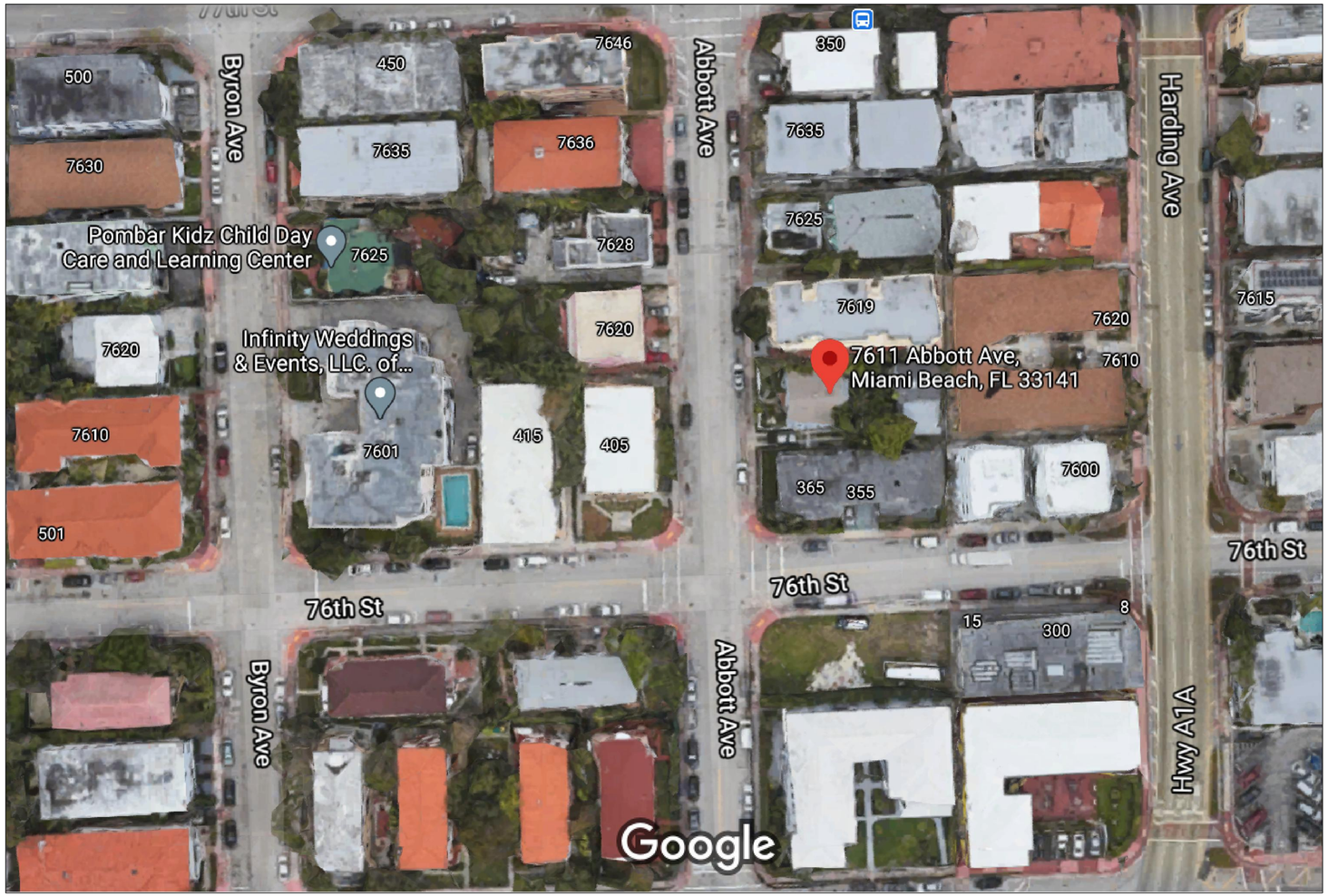
1ST FLOOR RE-BUILT & 2ND FLOOR ADDITION

7611 ABBOTT AVENUE, MIAMI BEACH, FL 33141



DRAWING LIST:

L-1	EXISTING TREE DISPOSITION
L-2	EXISTING TREE NOTES
LP-1	PLANTING PLANS
LP-2	PLANTING NOTES & DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES & DETAILS

COVER

FINAL SUBMITTAL FEBRUARY 08, 2021

A.PEREZ
landscape architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.rla@gmail.com

CONSULTANT:

PROJECT NAME: 1ST FL. RE-BUILT & 2ND FL. ADDITION

PROJECT ADDRESS: 7611 ABBOTT AVENUE MIAMI BEACH, FL 33141

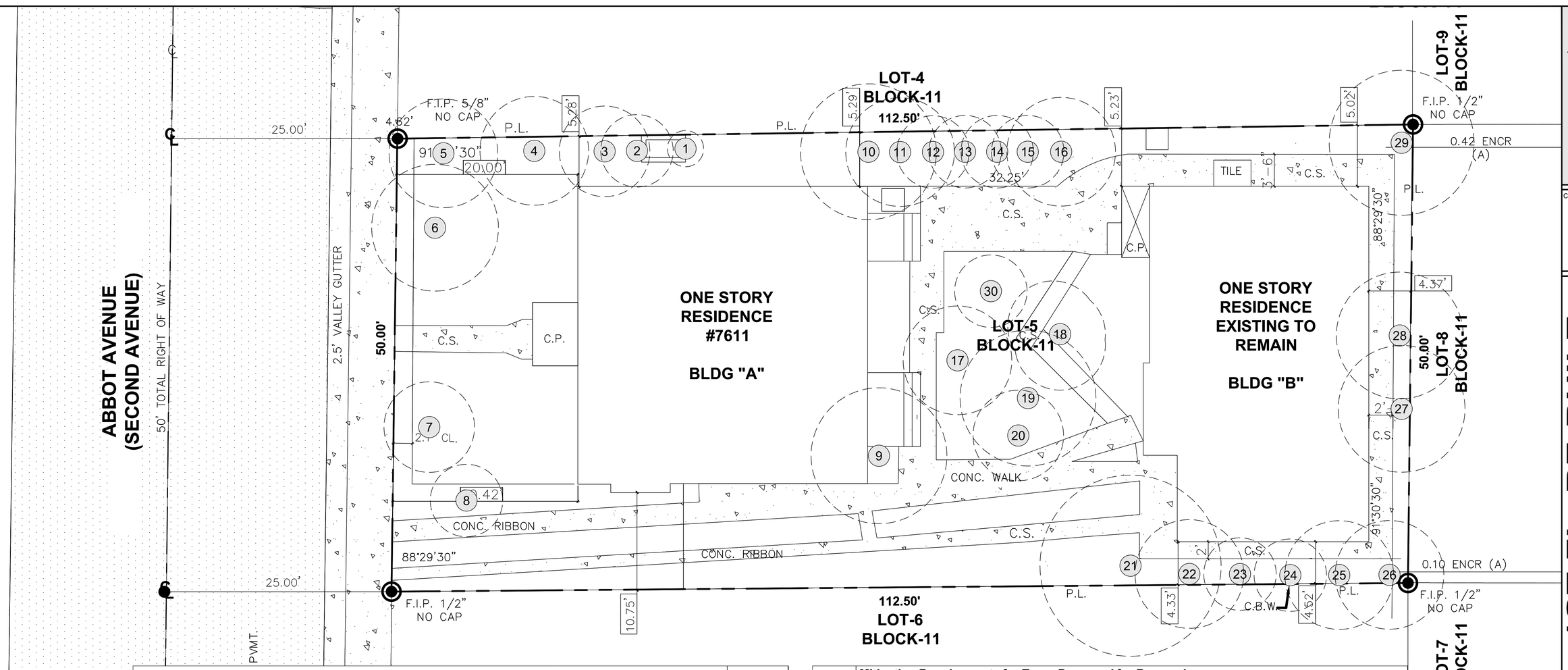
Revisions:
1 02/08/2021

SEAL:

PROJECT NO:
SCALE: 3/16" = 1'-0"
DATE: 12/13/2020
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE: COVER

SHEET NO. L-0



7611 ABBOTT AVENUE - EXISTING TREE INVENTORY

SURVEY NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT.)	SP. (FT.)	CONDITION	NOTES	DISPOSITION	PROPOSED BDH (INCHES) REMOVAL OR PALM
1	*Dypsis lutescens*	Decem Areca Palm	(10)@1.5	15	4	Fair		Remain	0
2	*Ravenala madagascariensis*	Triple Traveler Palm	(1)@12, (2)@ 5	20	8	Fair		Remain	0
3	*Caryota mitis*	Fishtail Palm	5	18	10	Fair		Remain	0
4	*Ravenala madagascariensis*	Traveler Palm	10	22	12	Fair		Remain	0
5	*Sabal palmetto*	Sabal Palm	10	20	12	Fair		Remain	0
6	*Caryota mitis*	Sex Fishtail Palm	(6) @ 5	22	14	Fair		Remain	0
7	*Caryota mitis*	Quad Fishtail Palm	(4) @ 5	18	10	Fair		Remain	0
8	*Adonidia merrillii*	Christmas Palm	6	12	8	Fair		Remain	0
9	*Delonix regia*	Royal Poinciana	7	23	15	Fair		Remain	0
10	*Caryota mitis*	Septem Fishtail Palm	(7) @ 5	26	15	Fair		Remain	0
11	*Ravenala madagascariensis*	Traveler Palm	10	23	12	Fair		Remain	0
12	*Caryota mitis*	Quad Fishtail Palm	(4) @ 4	23	8	Fair		Remain	0
13	*Caryota mitis*	Quad Fishtail Palm	(4) @ 4	23	8	Fair		Remain	0
14	*Ravenala madagascariensis*	Traveler Palm	8	23	8	Fair		Remain	0
15	*Caryota mitis*	Quad Fishtail Palm	(4) @ 5	23	8	Fair		Remain	0
16	*Ravenala madagascariensis*	Traveler Palm	10	23	12	Fair		Remain	0
17	*Sabal palmetto*	Sabal Palm	16	21	12	Fair	Booted Sabal	Remain	0
18	*Adonidia merrillii*	Triple Christmas Palm	(3) @ 6	26	10	Fair		Remain	0
19	*Syagrus romanzoffiana*	Queen Palm	6	19	13	Fair		Remain	0
20	*Adonidia merrillii*	Christmas Palm	7	20	10	Fair		Remain	0
21	*Mangifera indica*	Mango Tree	12	28	20	Fair		Remain	0
22	*Ravenala madagascariensis*	Traveler Palm	18	24	12	Fair	Trunk has fronds to base.	Remain	0
23	*Ravenala madagascariensis*	Traveler Palm	18	16	8	Fair	Trunk has fronds to base.	Remain	0
24	*Ravenala madagascariensis*	Traveler Palm	18	16	8	Fair	Trunk has fronds to base.	Remain	0
25	*Ravenala madagascariensis*	Traveler Palm	15	25	12	Fair	Trunk has fronds to base.	Remain	0
26	*Ravenala madagascariensis*	Traveler Palm	12	20	12	Fair		Remain	0
27	*Ravenala madagascariensis*	Traveler Palm	12	23	14	Fair		Remain	0
28	*Ravenala madagascariensis*	Traveler Palm	12	23	14	Fair		Remain	0
29	*Ravenala madagascariensis*	Double Traveler Palm	(2) @ 12	23	16	Fair		Remain	0
30	*Mangifera indica*	Mango Tree	4	20	8	Fair		Remain	0
								Total Diameter of tree(s) to be removed (sum of inches at DBH)	***0***
								Total Number of Palms to be Removed	***0***

Mitigation Requirements for Trees Proposed for Removal

Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)	or	Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)	or	Contribution to Tree Trust Fund
0		0		$0.00

Mitigation Requirements for Palms Proposed for Removal

The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.

0

EXISTING TREE & PALM LEGEND

(#)	REMAIN
(#)	RELOCATE
(#)	REMOVE

NOTES:

1.NO EXISTING PALM OR TREES WILL BE REMOVED ON-SITE.

EXISTING TREE DISPOSITION

FINAL SUBMITTAL FEBRUARY 08, 2021

SCALE: 3/16" = 1'-0"

0 5' 10' 25' 30'

N

A.PEREZ
landscape architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.rla@gmail.com

CONSULTANT:

PROJECT NAME: **1ST FL. RE-BUILT & 2ND FL. ADDITION**

PROJECT ADDRESS: 7611 ABBOTT AVENUE MIAMI BEACH, FL 33141

Revisions:
1 02/08/2021

SEAL:

PROJECT NO:
SCALE: 3/16" = 1'-0"
DATE: 12/13/2020
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE: EXISTING TREE DISPOSITION

SHEET NO. 1
L-1

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.

1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.

1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.

1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.

2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.

2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.

2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.

2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.

2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.

2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (*E.G.*, BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.

2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.

2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.

2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.

2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.

2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.

2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.

2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.

2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.

2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.

2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.

2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.

3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.

3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.

3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 -11	7	30 +	as needed

3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (*PERSEA AMERICANA*)
- BLACK OLIVE (*BUCIDA BUCERAS*)
- BRIDALVEIL (*CAESALPINIA GRANADILLO*)
- CASSIAS (ALL SPECIES OF *CASSIA*)
- LIGNUM VITAE (*GUAIACUM SANCTUM* & *G. OFFICINALE*)
- PODOCARPUS (*PODOCARPUS* SP.)
- LIVE OAK (*QUERCUS VIRGINIANA*)
- MAHOGANY (*SWIETENIA MAHAGONI*)
- MANGO (*MANGIFERA INDICA*)
- PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
- SWEET ACACIA (*ACACIA FARNESIANA*)
- VERAWOOD (*BULNESIA ARBOREA*)
- WILD TAMARIND (*LYSILOMA LATISILIQUUM* & *L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS

3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	24" from trunk in all directions

3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND..

3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN OIL PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKIUENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.

4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.

4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.

4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.

4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

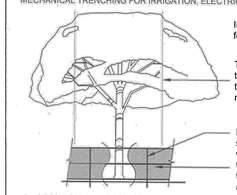
4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (*E.G.*, CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (*E.G.*, COCONUT PALM, *COCOS NUCIFERA*). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.

4.2.3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

EXISTING TREE NOTES & DETAIL

FINAL SUBMITTAL FEBRUARY 08, 2021

A.PEREZ
landscape architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.rla@gmail.com

CONSULTANT:

PROJECT NAME: **1ST FL. RE-BUILT & 2ND FL. ADDITION**

PROJECT ADDRESS: 7611 ABBOTT AVENUE MIAMI BEACH, FL 33141

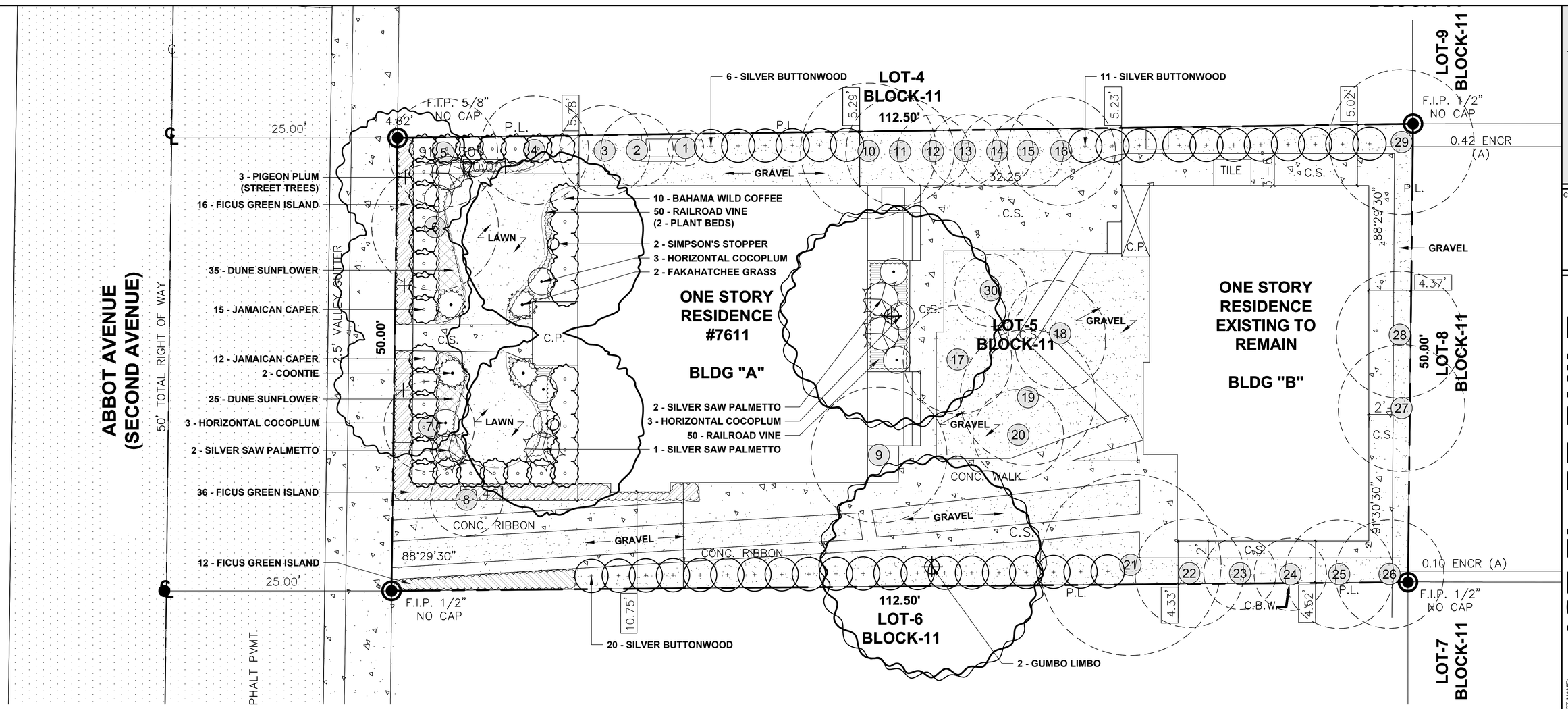
Revisions:

SEAL:

PROJECT NO:
SCALE: 3/16" = 1'-0"
DATE: 12/13/2020
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE: EXISTING TREE NOTES

SHEET NO. L-2



EXISTING TREE & PALM LEGEND
(#) REMAIN
(#) RELOCATE
(#) REMOVE

NOTES:

1.NO EXISTING PALM OR TREES WILL BE REMOVED ON-SITE.

02/08/2021 - 7611

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications
	TREES AND PALMS		
2	*Bursera simaruba*	Gumbo Limbo	15' HT.,65 Gal., LA to Approve
3	*Coccoloba diversifolia*	Pigeon Plum	12' HT., 45 Gal., Minimum, LA to Approve
2	*Myrcianthes fragrans*	Simpson's Stopper	12' HT., 65 Gal., Minimum, LA to Approve
	SHRUBS AND GROUND COVERS		
27	*Capparis cynophallophora*	Jamaican Caper	7 Gal., 3' HT. x 3' SP.
9	*Chrysobalanus icaco 'Horizontal'*	Horizontal Cocoplum	7 Gal., 3' HT. x 3' SP.
37	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	25 Gal., 5'-6' Overall Height, Full to Base
64	*Ficus microcarpa 'Green Island'*	Ficus Green Island	3 Gal., 18" HT. x 15" SP.
60	*Helianthus debilis*	Dune Sunflower	1 Gal.
100	*Ipomoea pes-caprae*	Railroad Vine	1 Gal., 12" Runs, 3 Per Pot, Minimum
10	*Psychotria ligustrifolia*	Bahama Wild Coffee	7 Gal., 3' HT. x 3' SP.
5	*Serenoa repens 'cinerea'*	Silver Saw Palmetto	15 Gal., 3' Overal Height
2	*Tripsacum floridanum*	Fakahatchee Grass	3 Gal., 3' HT.
2	*Zamia pumila*	Coontie	7 Gal., 3' HT. x 3' SP.
	MISC.		
	Zoysia Sod	Square Feet	
	Grey Granite Gravel	Cubic Yards	3/8 in Diameter - 3" Depth
	Filter Fabric	Square Feet	Under Gravel
	Planting Soil Mix 70/30	Cubic Yards	6" Depth

PLANTING PLAN

FINAL SUBMITTAL FEBRUARY 08, 2021

SCALE: 3/16" = 1'-0"

0 5' 10' 25' 30'

N

A.PEREZ
landscape architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.rla@gmail.com

CONSULTANT:

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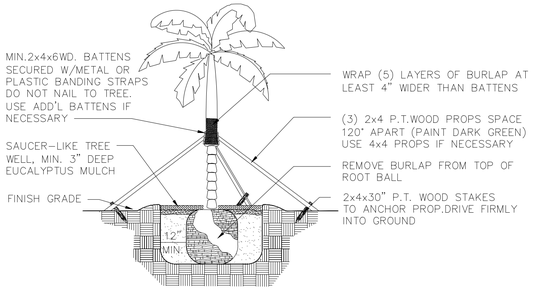
Revisions:
1 02/08/2021

SEAL:

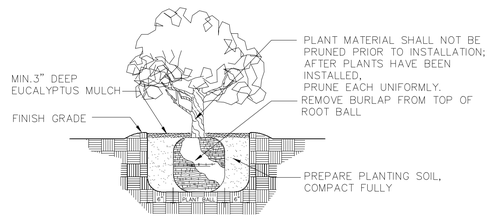
PROJECT NO:
SCALE: 3/16" = 1'-0"
DATE: 12/13/2020
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE: PLANTING PLAN

SHEET NO. 1
LP-1

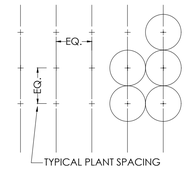


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

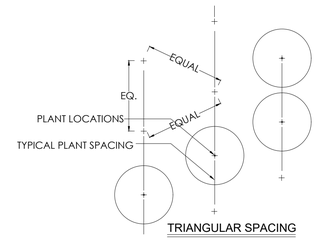


TYPICAL SHRUB PLANTING DETAIL

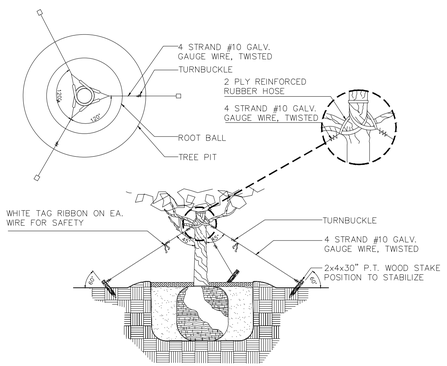
NOTE
IN MOST CASES TRIANGULAR SPACING IS PREFERRED, USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



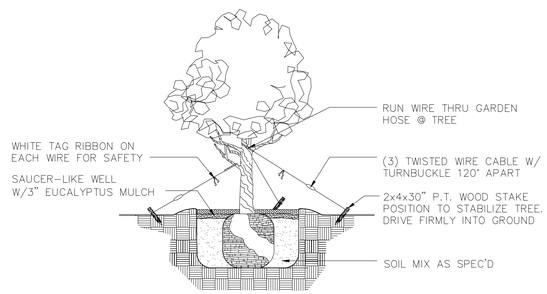
SQUARE SPACING



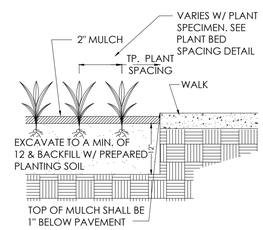
TRIANGULAR SPACING



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

02/08/2021 - 7611			
PLANT LIST			
Qty.	**Botanical Name**	**Common Name**	**Specifications**
	TREES AND PALMS		
2	*Bursera simaruba*	Gumbo Limbo	15' HT.,65 Gal., LA to Approve
3	*Coccoloba diversifolia*	Pigeon Plum	12' HT., 45 Gal., Minimum, LA to Approve
2	*Myrcianthes fragrans*	Simpson's Stopper	12' HT., 65 Gal., Minimum, LA to Approve
	SHRUBS AND GROUND COVERS		
27	*Capparis cynophallophora*	Jamaican Caper	7 Gal., 3' HT. x 3' SP.
9	*Chrysobalanus icaco 'Horizontal'*	Horizontal Cocoplum	7 Gal., 3' HT. x 3' SP.
37	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	25 Gal., 5'-6' Overall Height, Full to Base
64	*Ficus microcarpa 'Green Island'*	Ficus Green Island	3 Gal., 18" HT. x 15" SP.
60	*Helianthus debilis*	Dune Sunflower	1 Gal.
100	*Ipomoea pes-caprae*	Railroad Vine	1 Gal., 12" Runs, 3 Per Pot, Minimum
10	*Psychotria ligustrifolia*	Bahama Wild Coffee	7 Gal., 3' HT. x 3' SP.
5	*Serenoa repens 'cinerea'*	Silver Saw Palmetto	15 Gal., 3' Overal Height
2	*Tripsacum floridanum*	Fakahatchee Grass	3 Gal., 3' HT.
2	*Zamia pumila*	Coontie	7 Gal., 3' HT. x 3' SP.
	MISC.		
	Zoysia Sod	Square Feet	
	Grey Granite Gravel	Cubic Yards	3/8 in Diameter - 3" Depth
	Filter Fabric	Square Feet	Under Gravel
	Planting Soil Mix 70/30	Cubic Yards	6" Depth

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-1 Lot Area 5,650 S.F. Acres .13

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 5,650 s.f.x 30 % = 1,695 s.f.	1,695	2,398
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 4 x 10 s.f. parking space =	40	40
C. Total square feet of landscaped open space required: A+B=	1,735	2,438
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	1,695	2,438
B. Maximum lawn area (sod) permitted= 30 % x 1,695 s.f.	509	252
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x .13 net lot acres - number of existing trees=	4	4 PROPOSED
B. % Natives required: Number of trees provided x 30% =	2	4
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	2	4
D. Street Trees (maximum average spacing of 20' o.c.) 50 linear feet along street divided by 20'=	3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): NA linear feet along street divided by 20'=	0	0
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	84	90
B. % Native shrubs required: Number of shrubs provided x 50%=	42	80
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	9	37
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	5	37

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2"MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
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 GROUNDCOVER 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.

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.

PLANTING NOTES & DETAILS

FINAL SUBMITTAL FEBRUARY 08, 2021

A.PEREZ
landscape architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.rla@gmail.com

CONSULTANT:

PROJECT NAME: **1ST FL. RE-BUILT & 2ND FL. ADDITION**

PROJECT ADDRESS: 7611 ABBOTT AVENUE MIAMI BEACH, FL 33141

Revisions:
1 02/08/2021

SEAL:

PROJECT NO:
SCALE: 3/16" = 1'-0"
DATE: 12/13/2020
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE: PLANTING NOTES & DETAILS

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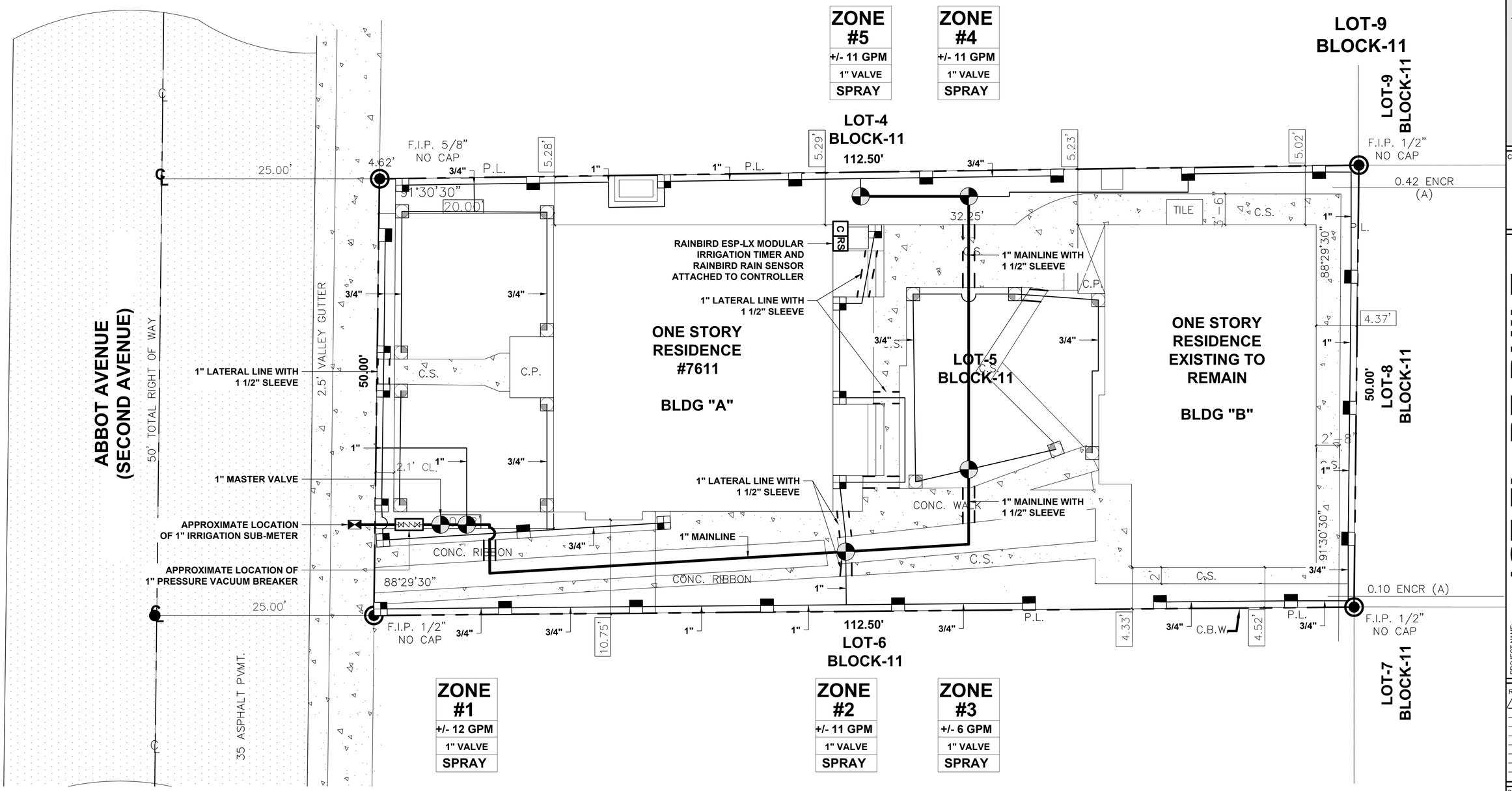
LP-2



IRRIGATION PLAN

FINAL SUBMITTAL FEBRUARY 08, 2021

SCALE: 3/16" = 1'-0"

0 5' 10' 25' 30'

N

A.PEREZ
landscape architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.rla@gmail.com

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DRAWING TITLE: IRRIGATION PLAN

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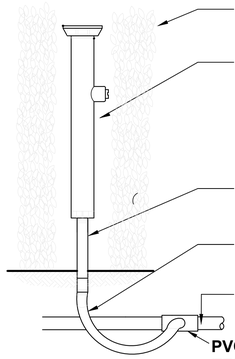
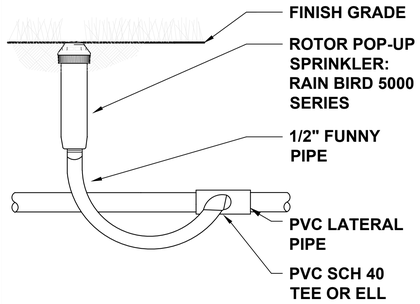
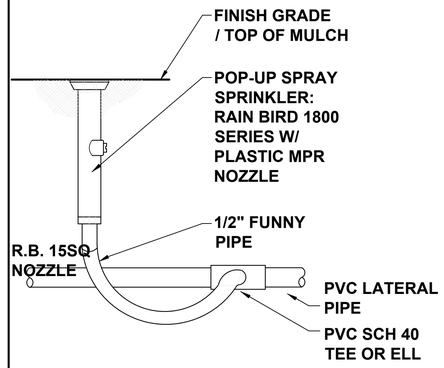


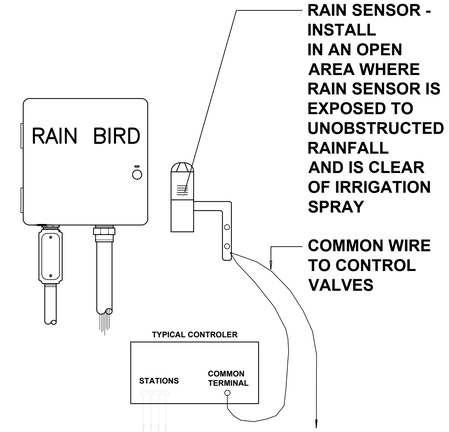
12" SPRAY HEAD ON RISER
N.T.S.



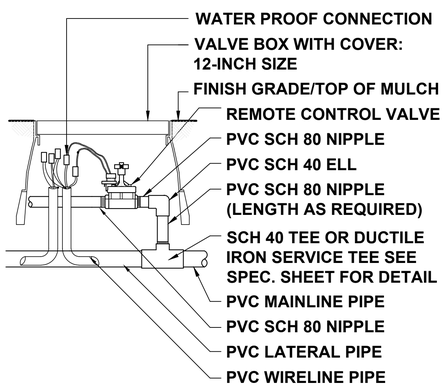
2 TURF ROTOR
N.T.S.



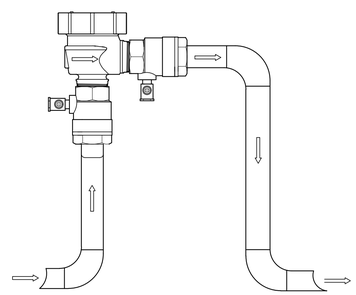
3 POP-UP SPRAY SPRINKLER
N.T.S.



4 TIMER AND RAIN SENSOR
N.T.S.

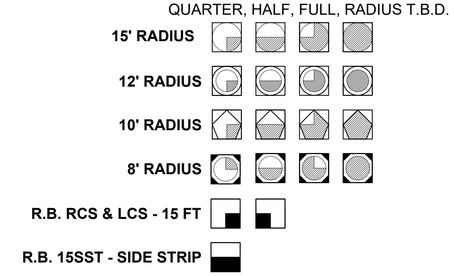


5 REMOTE CONTROL VALVE
N.T.S.

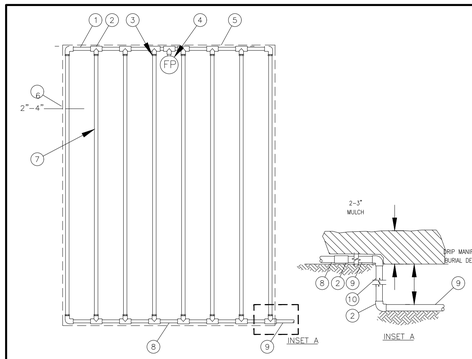


6 PRESSURE VACUUM BREAKER
N.T.S.

RAINBIRD POP UP SPRAY HEADS
QUARTER, HALF, FULL, RADIUS T.B.D.



7 RAIN BIRD 1800 SERIES SPRAY HEADS



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

8 DRIP IRRIGATION

IRRIGATION NOTES

1. 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.
2. 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.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 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.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. 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.
9. 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.
10. 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.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. 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.
13. 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.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.

IRRIGATION LEGEND

- WATER SOURCE: - PROPOSED 1" WATER METER
- - 1" PRESSURE VACUUM BREAKER - 1" MAINLINE
- PROVIDE: - 1" MASTER CONTROL VALVE CONNECT DIRECTLY AFTER PVB TO CONTROL TOTAL SYSTEM SHUT OFF
- C RS — RAINBIRD ESP-LX MODULAR TIMER W/ RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER. SEE THIS SHEET FOR LOCATION
- ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN VALVE BOX
- 1" PVC Main Supply Line- Sch 40
- LATERAL LINE (Sch. 40)
- PIPE CROSSING

ZONE #1	ZONE DESIGNATION & INFORMATION
25 GPM	GALLONS PER MINUTE
1" VALVE	VALVE SIZE
SPRAY	IRRIGATION TYPE

- RAINBIRD POP UP SPRAY HEADS QUARTER, HALF, FULL, RADIUS T.B.D.
- RAINBIRD END STRIP / SIDE STRIP
- RAINBIRD BUBBLER

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.

LANDSCAPED AREA

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"

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

LANDSCAPE and IRRIGATION NOTE
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.

2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

IRRIGATION NOTES & DETAILS
FINAL SUBMITTAL FEBRUARY 08, 2021

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