ALSABBAGH RESIDENCE FINAL SUBMITTAL JANUARY 4, 2021

ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021

AR00150

REFERENCE IN THE SERVING ARE OWNED IN A REFERENCE AND INCOMED AND A SERVING AND AND INCOMED THE OWNER OWNER





BBAGH RESIDENCE 4625 ALTON ROAD IAMI BEACH, FL 33140

REVISIONS	04/05/2021				
	-				
25		21	.:		

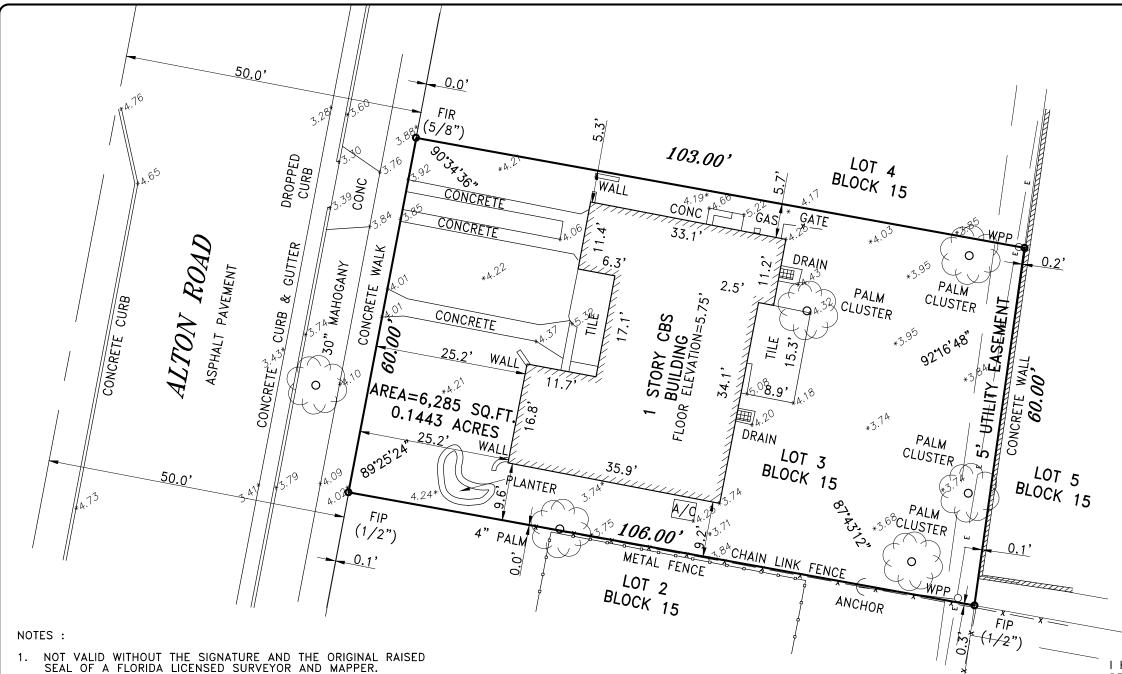
NEST - 2025
NEST -

A-001

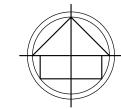


SCOPE OF WORK

- 1. DESCRIPTION OF WORK: NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE
- 2. SCOPE OF WORK INCLUDES:
 - DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE
 - 2 NEW CONSTRUCTION 2 STORY CMU BLOCK SINGLE FAMILY RESIDENCE



SKETCH OF SURVEY



LEGEND:

SNC

CKD CHECKED BY CONC CONCRETE DWN DRAWN BY

FB/PG FIELD BOOK AND PAGE SIR SET IRON ROD & CAP #6448

SET NAIL AND CAP #6448

FIR FOUND IRON ROD FIP FOUND IRON PIPE FNC FOUND NAIL AND CAP

FND FOUND NAIL & DISC

P.B. PLAT BOOK M/D.C.R. MIAMI/DADE COUNTY RECORDS

WPP WOOD POWER POLE

CHAIN LINK/ WOOD FENCE -X-

ELEV ELEVATION

CBS CONCRETE BLOCK STRUCTURE -E-OVERHEAD UTILITY WIRES

A/C AIR CONDITIONER

CO CLEAN OUT NTS NOT TO SCALE

RADIUS

ARC DISTANCE Δ CENTRAL ANGLE

7.59 **ELEVATION**

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN OCTOBER, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS

PROFESSIONAL SURVEYOR AND MAPPER

SURVEY DATE: 10/29/20 FLORIDA REGISTRATION NO. 4188

- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES. 3.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BM # D-132-R ELEVATION = 8.23' (NGVD29)

LAND DESCRIPTION:

LOT 3, BLOCK 15 OF "NAUTILUS ADDITION OF MIAMI BEACH SHORE CO." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION: LB # 6448 PHONE (954)689-7766 FAX (954)689-7799 PROJECT NUMBER: 9372-20

CLIENT:

NEST PLANS

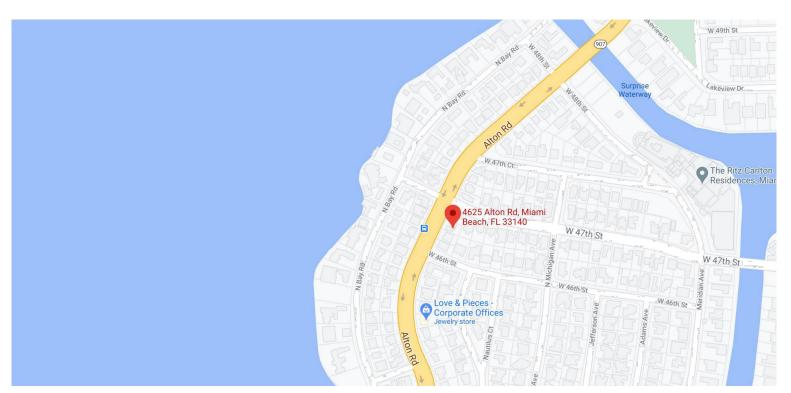
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	10/29/20	SKETCH	АМ	REC
ADDED SITE AREA	12/28/20		АМ	REC

PROPERTY ADDRESS 4625 ALTON ROAD

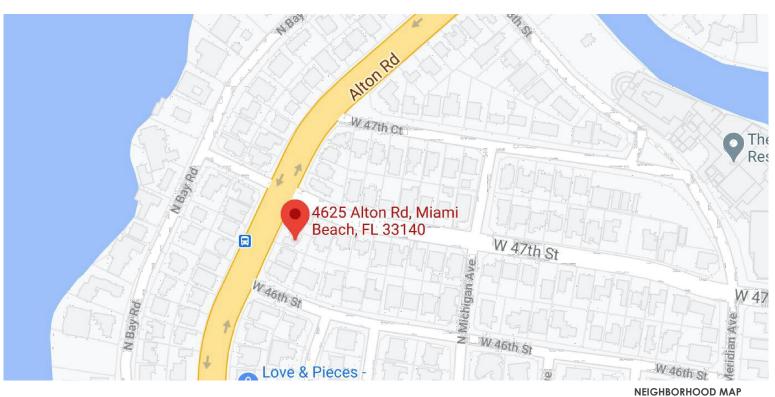
SCALE: 1"= 16'

SHEET 1 OF 1

DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021



CITY MAP



SHEET INDEX

SHEET NUMBER SHEET TITLE

A-001	COVER SHEET
	SURVEY
A-002	INDEX / SITE LOCATION
A-003	FRONT RENDERING
A-004	REAR RENDERING
A-005	AXONOMETRICS
A-006	AXONOMETRICS
A-007	AXONOMETRICS
A-008	AXONOMETRICS
A-009	EXISTING SITE PHOTOS
A-010	AERIAL VIEWS SITE/CONTEXT
A-011	NEIGHBORHOOD
A-012	STREET VIEWS
A-013	SITE CONTEXT
A-014	EXISTING LOT COVERAGE / DEMOLITION PLAN
A-015	ZONING DATA SHEET
A-016	ZONING SETBACK DIAGRAM
A-020	SITE PLAN
A-021	FAR UNIT SIZING DIAGRAM FIRST FLOOR
A-022	FAR UNIT SIZING DIAGRAM SECOND FLOOR
A-023	LOT COVERAGE
A-024	FRONT AND REAR LANDSCAPE COVERAGE
A-025	VOLUME DIAGRAM
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	FRONT ELEVATION
A-202	SIDE ELEVATION
A-203	REAR ELEVATION
A-204	SIDE ELEVATION
A-301	SECTION
A-302	SECTION
A-401	FRONT AND REAR YARD SETBACK SECTIONS
A-402	FRONT AND REAR YARD SETBACK SECTIONS
A-403	SIDE YARD SETBACK SECTIONS
A-501	MATERIAL BOARD
L-1	EXISTING LANDSCAPE CONDITIONS
L-2	LANDSCAPE PLAN

SPRINKLER PLAN

R0015085

PRÉMICE TO BE LOFT CAN BRECE CALLED SE POLICE DE PRÉMICE TO BE LOFT CAN BRECE CALLED SE POLICE DE PRÉMICE TO BE LOFT CAN BRECE CAN BRECHON WITH PRÉMICE DE PONCET NA PORTECTION WHICH PRÉMICE PROPERTIES DE PRÉMICE DE PRÉMICE PRÉMICE SE POLICE DE PRÉMICE PRÉMICE SE POLICE DE PRÉMICE PRÉMICE SE POLICE DE PRÉMICE PRÉMICE DE PROPERTIES DANS EL PRÉMICE PRÉMICE DE PROPERTIES DANS EL PRÉMICE PRÉMICE DE PRÉMICE DANS EL PRÉMICE DE PRÉMICE DE PRÉMICE DANS EL PRÉMICE DE PRÉMICE



ALSABBAGH RESIDENCE 4625 ALTON ROAD MIAMI BEACH, FL 33140

NEST - 2025		REVISIONS
	-	04/05/2021
01/04/2021		
Drawn by:		
Checked		

Drawing No.

DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021



PROPRIED FOR STATE ON WHEER CARLON PROVIDED FOLKING THE PROPRIED FOR THE OWNER COMMITTEE THE OWNER COMMITT



ARCHITECTURE & NTERIOR DESIGN 501 E Oakland Park Blvd. Ste 203 ort Lauderdale | Florida 33306 | s4.529.9000 | nestplans.com

ABBAGH RESIDENCE 4625 ALTON ROAD NAMI BEACH, FL 33140

REVISIONS
1 04/05/2021

JOB NO:
NEST - 203
NEST - 204
NEST - 205
NES



DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021

AR001508

FREGET OF HE GREE, AND WREE CALLED FOLK OF METAL OF HE GREE, AND HE CORNELION WILL DESCRIPTION OF METAL OF META



ARCHITECTURE & NTERIOR DESIGN
601 E Oakland Park Blvd, Ste 203
ort Lauderdale | Fiorida 33306
54.529.9000 | nestplans.com

SABBAGH RESIDENCI 4625 ALTON ROAD MIAMI BEACH, FL 33140

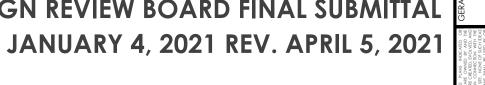
REVISIONS

1 04/05/2021

Job No:
NEST - 2025
Date:
01/04/2021
Drawn by:
SAR
Checked



DESIGN REVIEW BOARD FINAL SUBMITTAL







DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021

AR001508



LSABBAGH RESIDEN 4625 ALTON ROAD MIAMI BFACH FI 33140

2025 REVISIONS
1 04/05/2021
1 04/05/2021
1 by:

DESIGN KENTEN BOY



DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021





ARCHITECTURE & NTERIOR DESIGN
501 E Oakland Park Blvd, Ste 203
ort Lauderdale Florida 33306
54.529.9000 nestplans.com

ABBAGH RESIDENCE 4625 ALTON ROAD MAMI BEACH, FL 33140

REVISIONS
1 04/05/2021

JOB NO:
NEST - 2025
NEST - 2025
Date:
01/04/2021
Drawn by:
SAR

Drawing No.

DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021

AR001508





ABBAGH RESIDENCI 4625 ALTON ROAD NAMI BEACH, FL 33140

REVISIONS
1 04/05/2021

NEST - 202.
NEST - 202.
Date:
01/04/202
SAR
Checked

Drawing No. **A-008**



DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021









NW AERIAL

SW AERIAL

AERIAL VIEW / SITE CONTEXT

TION OF AN INTERNAL O

ALL BIRD, A RANGAGEMENT AND FAVE RECORD TO THE RECORD TO THE RANGAGEMENT AND FAVE RECORD TO THE RANGAGEMENT AND ROOTED TO THE RANGAGEMENT AND ROOTED TO THE RANGAGEMENT AND ROOTED THE ROOTED THE RANGAGEMENT AND ROOTED THE RANGAGEMENT AND ROOTED THE ROOTED THE RANGAGEMENT AND ROOTED THE ROOTED THE RANGAGEMENT AND ROOTED THE ROOTED THERE ROOTED THE ROOTED THERE ROOTED THE ROOTED THE ROOTED THE ROOTED



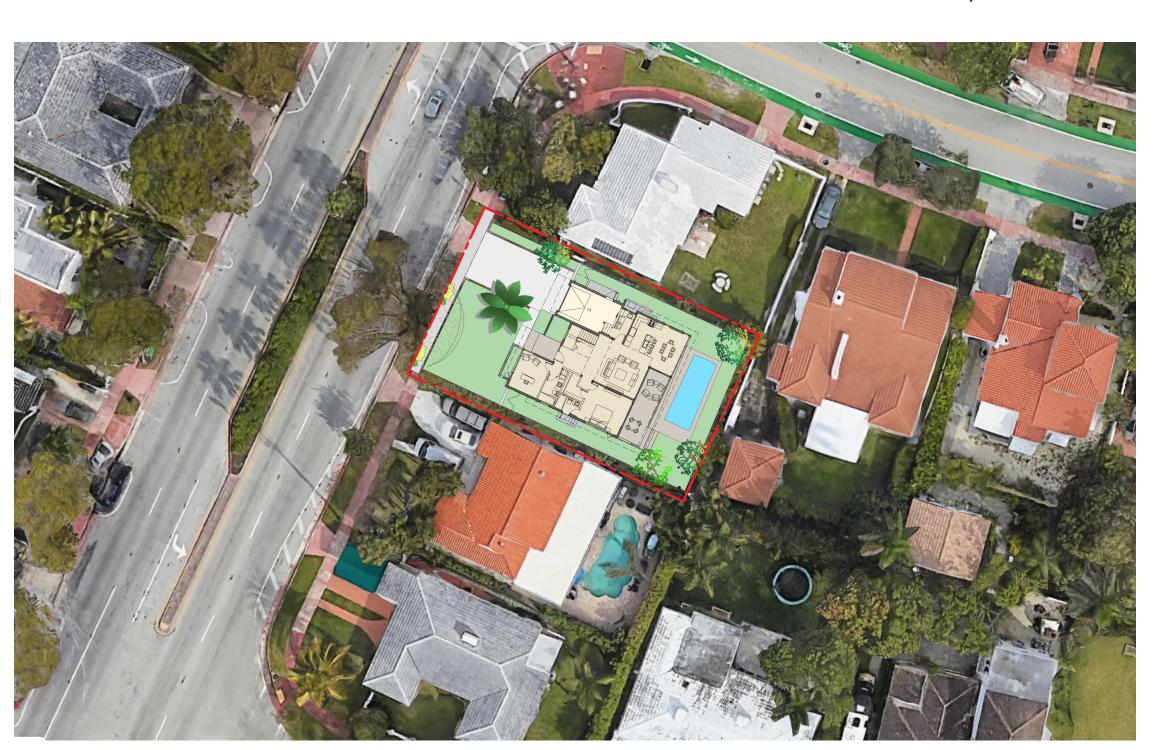
ALSABBAGH RESIDENCE 4625 ALTON ROAD MIAMI BEACH, FL 33140

REVISIONS	04/05/2021					
	-					
Job No: NEST - 2025	Date:	01/04/2021	Drawn by:	SAR	Checked	by: GB
DESIC	SN I	REV	IEW	/ BC	AR	D
		-				

Drawing No.

A-010

DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021







AR0015085

ARRANCHMENT OF DAYS IN TASK INCARD OF THE STATE OF THE ST





ABBAGH RESIDENC 4625 ALTON ROAD AIAMI BEACH, FL 33140

11.2025 REVISIONS ret: 04/05/2021 04/2

DESIGN REVIEW B

DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021

ITEM #	Zoning Information				
1	Address:	4625 ALTON ROAD MIA	MI BEACH FLORIDA 33	140	
2	Folio number(s):	02-3222-014-1470			
3	Board and file numbers :	DBR20-0619			
4	Year built:	1936	Zoning District:		RS-4
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD	:	4.01' NGVD
5	Adjusted grade (Flood+Grade/2):	6.005'	Free board:		9.00'
7	Lot Area:	6,254 SQ. FT.			
3	Lot width:	60.0'	Lot Depth:		104.24'
1	Max Lot Coverage SF and %:	1,876 SQ. FT. / 30.0%	Proposed Lot Coverag	e SF and %:	1,674 SQ. FT. / 26.89
.0	Existing Lot Coverage SF and %:	1,389 SQ. FT. / 22.2%	Lot coverage deducte	d (garage-storage) SF:	1,574 SQ. FT. / 25.29
.1	Front Yard Open Space SF and %:	1,200 SQ. FT. / 100%	Rear Yard Open Spac	e SF and %:	1,200 SQ. FT. / 100%
L2	Max Unit Size SF and %:	3,127 SQ. FT. / 50%	Proposed Unit Size SI	and %:	2,836 SQ. FT. /45.3%
.3	Existing First Floor Unit Size:	1,389 SQ. FT. / 22.2%	Proposed First Floor	Unit Size:	1,574 SQ. FT. / 25.29
.4	Existing Second Floor Unit Size	N/A	SF and % (Note: to ex floor of the main hor	ne require DRB	1,281 SQ. FT. / 66.8%
.6		N/A	<u>'</u>		N/A
		Required	Existing	Proposed	Deficiencies
.7	Height:	24'	12'	23'-11"	
.8	Setbacks:				
.9	Front First level:	30'	25'-2"	30'-3 1/4"	
0	Front Second level:	35'	N/A	36'-11 1/4"	
1	Side 1:	7'-6"	5'-3 1/2"	7'-6 3/4"	
2	Side 2 or (facing street):	7'-6"	9'-2 1/2	7'-7"	
3	Rear:	20'-0"	39'-4 1/22"	20'-1"	
	Accessory Structure Side 1:		N/A	N/A	
4	Accessory Structure Side 2 or (facing street) :		N/A	N/A	
!5	Accessory Structure Rear:		N/A	N/A	
6	Sum of Side yard :	15'-0"	14'-5"	15'-1 3/4"	100
7	Located within a Local Historic Dist	tri ct?		NO	
8	Designated as an individual Histor	ric Single Family Reside		NO	
9	Determined to be Architecturally Si	gnificant?		YES	
Votes	:				

IL DECA, AMMICARRIM DE UNA RECORDE DE MERITOR EN TRES DE LA CONTRICACIÓN DE LA CONTRICACI

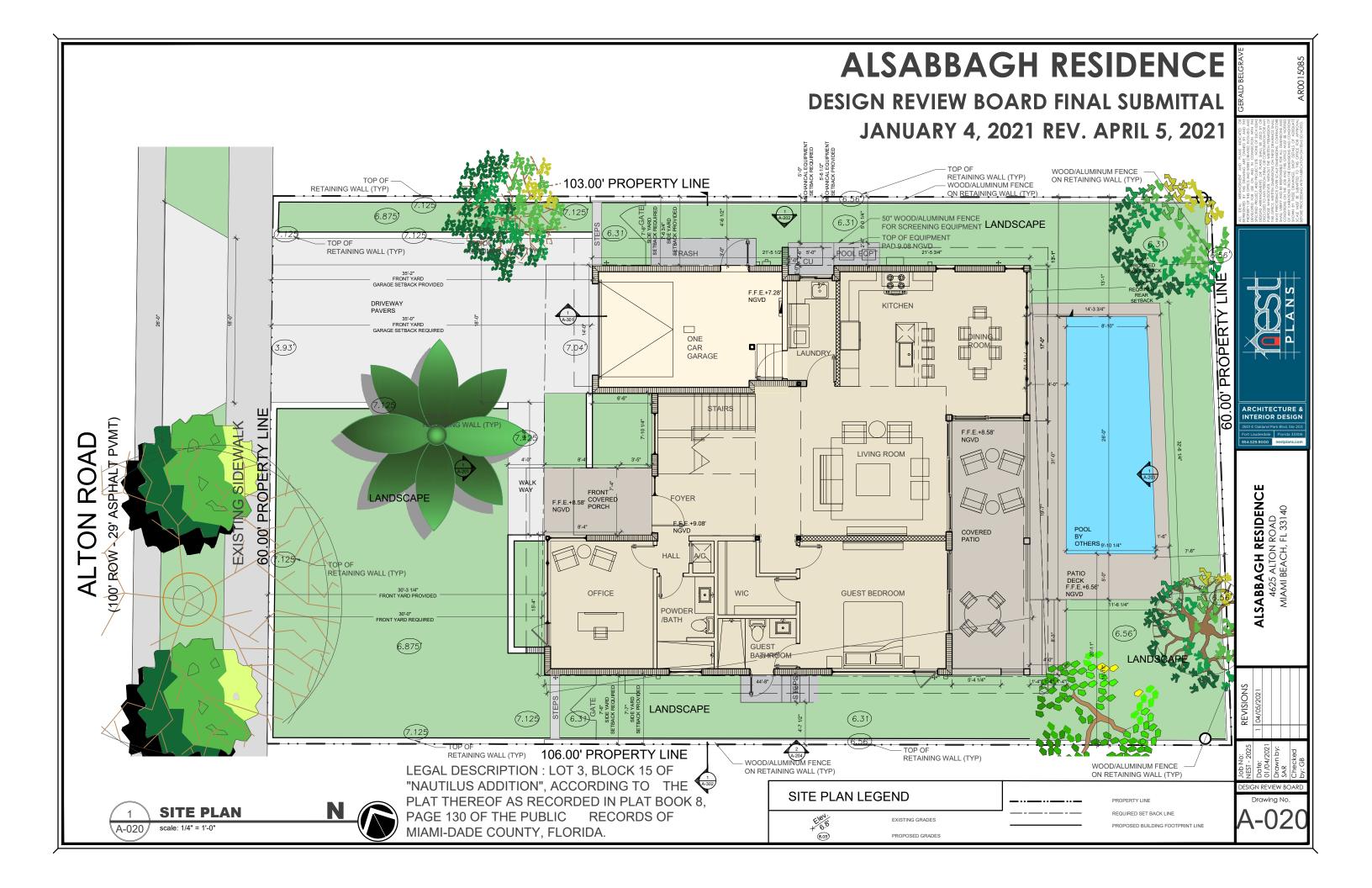


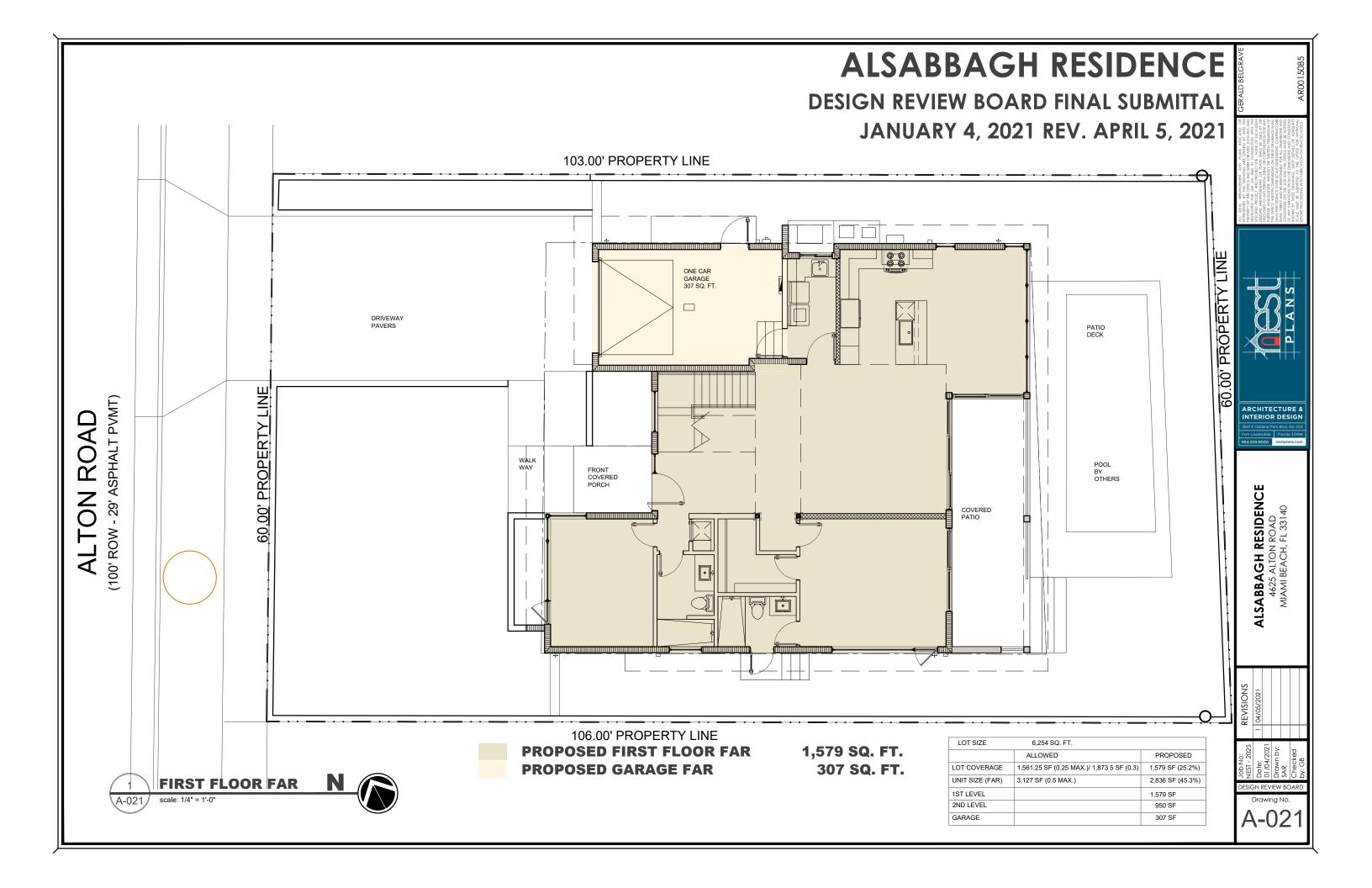
ALSABBAGH RESIDENCE 4625 ALTON ROAD MIAMI BEACH, FL 33140

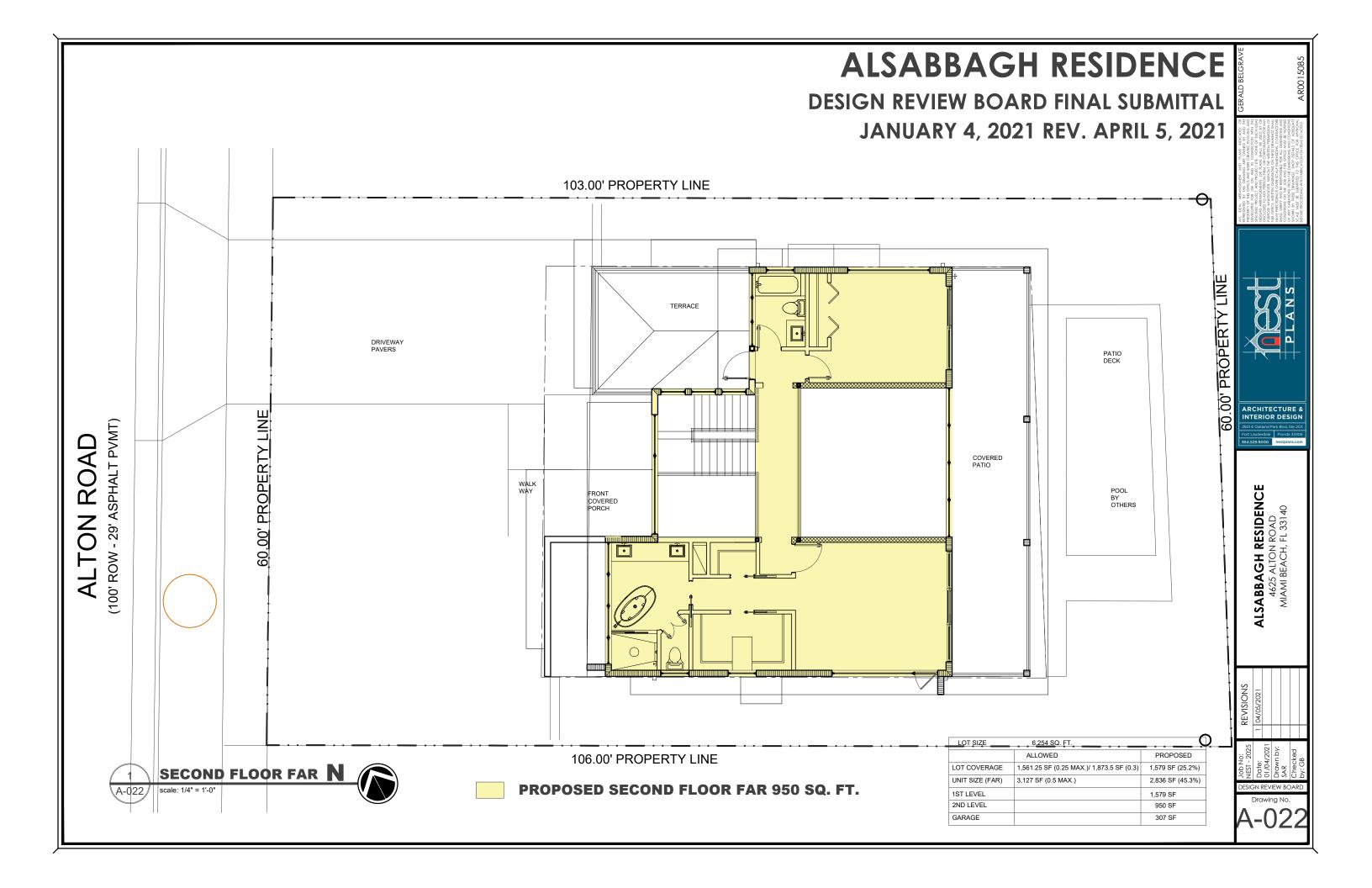
REVISIONS
1 04/05/2021

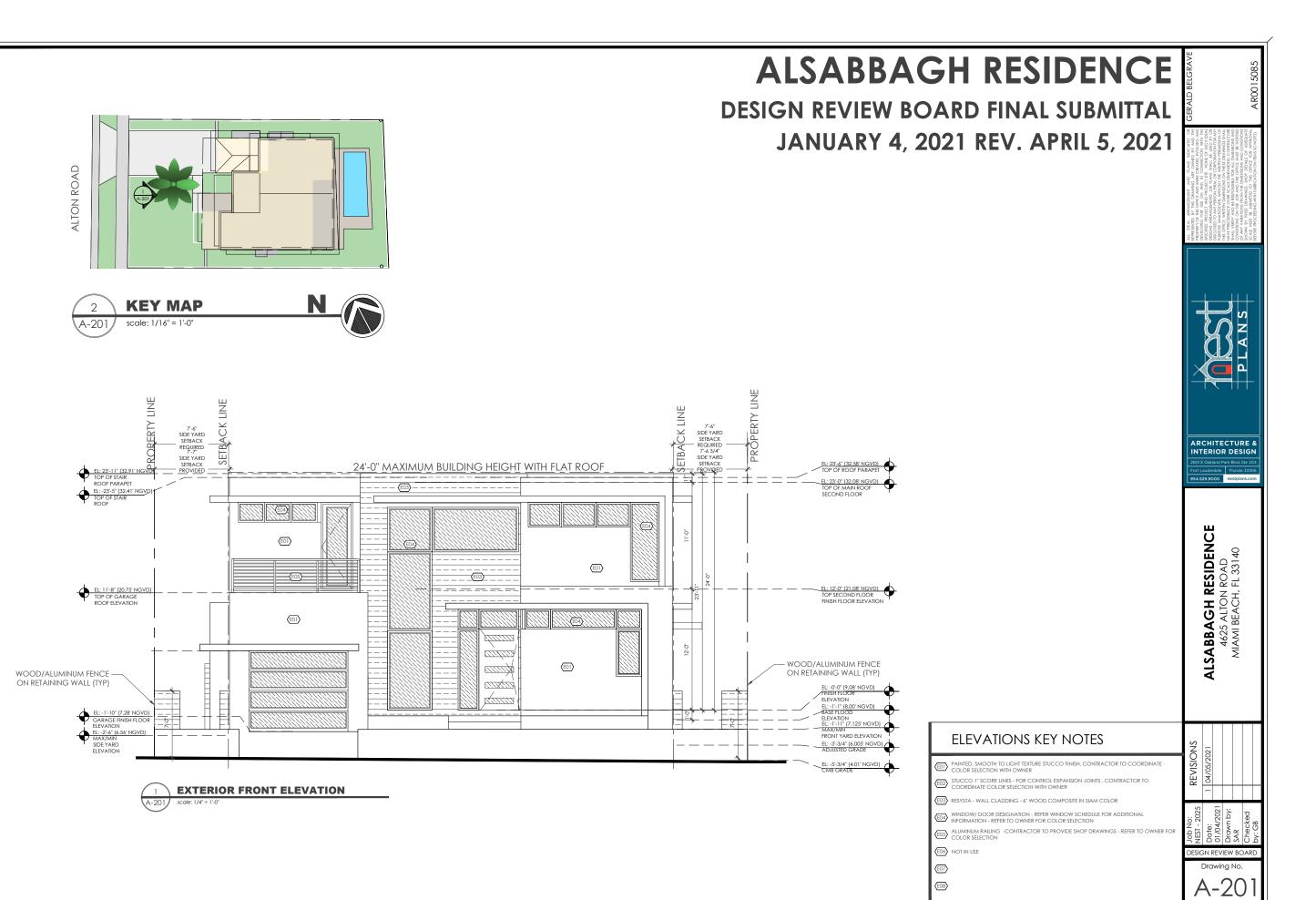
NEST - 2025
NEST - 2025
Date:
01/04/2021
Drawn by:
SAR
Checked

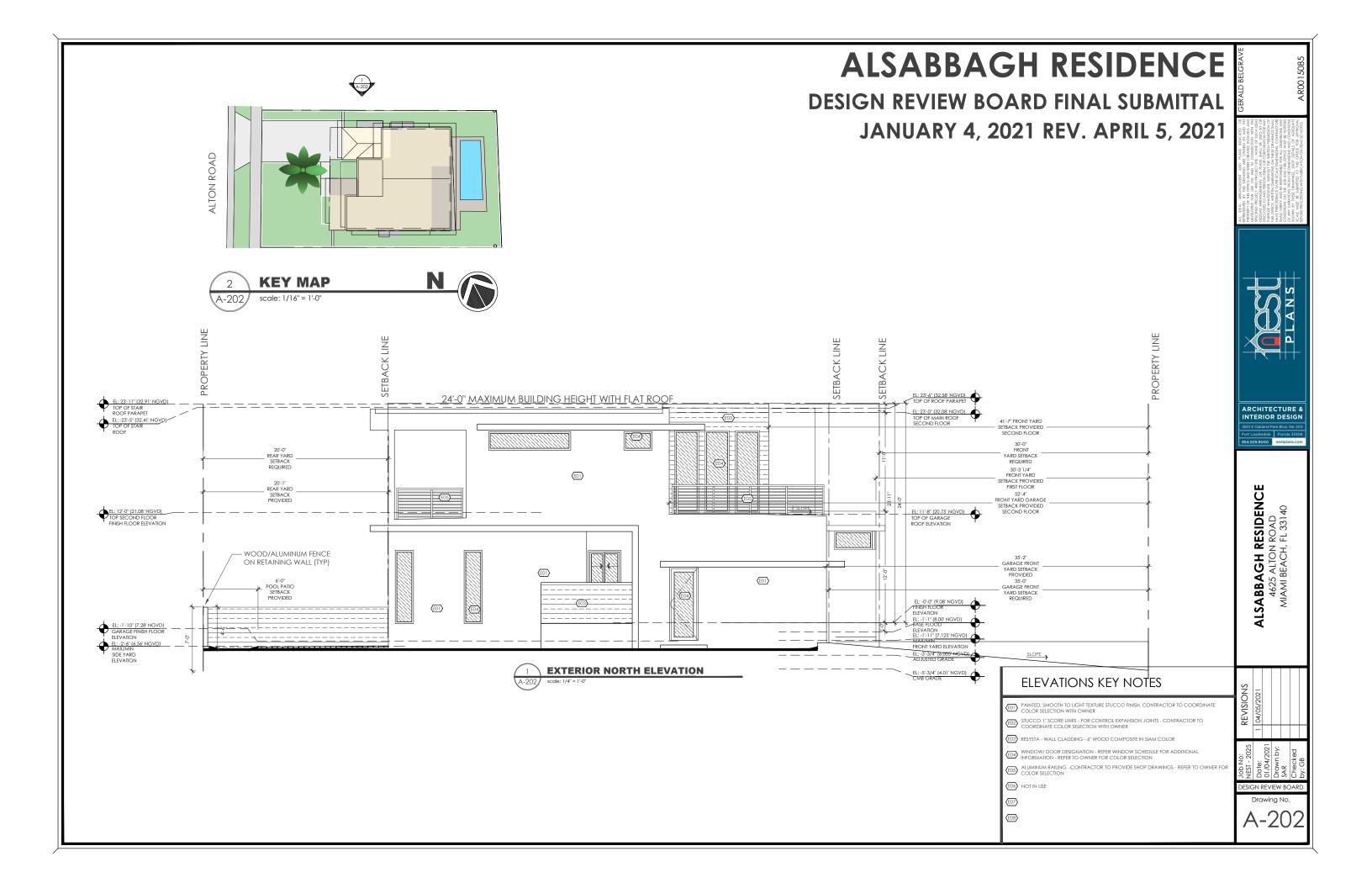
Drawing No.

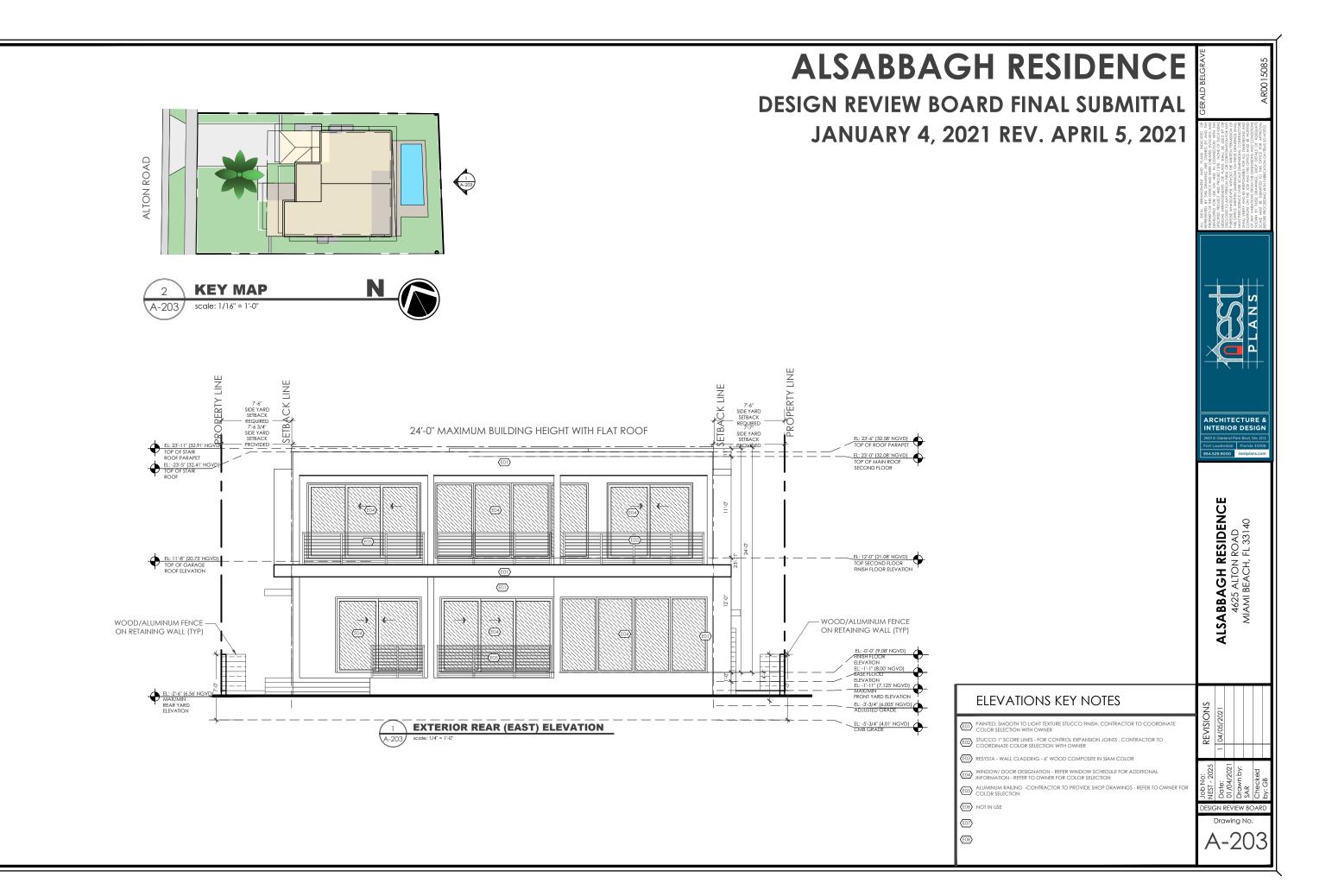


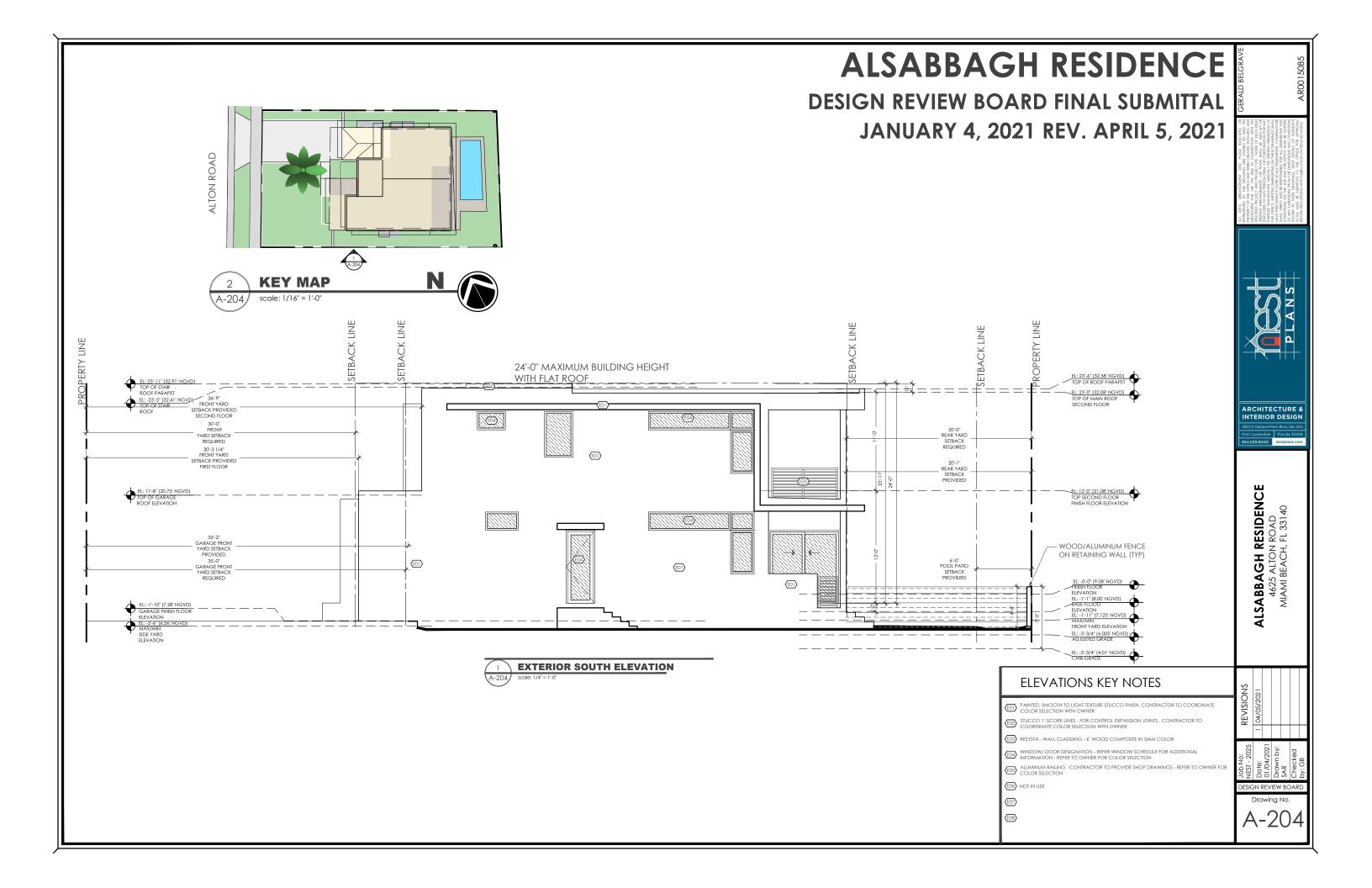








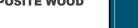




DESIGN REVIEW BOARD FINAL SUBMITTAL JANUARY 4, 2021 REV. APRIL 5, 2021









06 - BRONZE ALUMINUM FROSTED GLASS



02 - BRICK PAVER



GARAGE DOOR



03 - COMPOSITE WOOD



01 - STUCCO SMOOTH

04 - BRONZE WINDOW/

DOOR FRAMES

05 - BRONZE ALUMINUM RAILING



MATERIAL SELECTION BOARD

ALTON ROAD

KEY MAP

ELEVATIONS KEY NOTES

- (EDI) PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E02 BRICK PAVER -
- $\overline{\text{E03}}$ resysta wall cladding 6" wood composite in Siam Color
- (EO) ALUMINUM RAILING -CONTRACTOR TO PROVIDE SHOP DRAWINGS REFER TO OWNER FO
- $\langle \overline{\text{E06}} \rangle$ garage door bronze aluminum and frosted glass door

K9Grass Lite or Classic 1.1 DESCRIPTION OF WORK

The contractor shall provide all labor, materials, equipment, and tools necessary for the complete installation of a "no infill" synthetic grass dog surface with a stable draining base. The complete synthetic grass system shall consist of, but not necessarily be limited to the following:

A. Area of construction with the extent of artificial turf work as shown on the drawings.

Subgrade, base, and drainage construction as specified in Section 2 and Section 3 of this document. C. Quality synthetic grass product manufactured in the USA according to specifications in Section 2 of this document. Product shall be a knitted synthetic grass product (not tufted) and contain an antimicrobial agent while meeting or exceeding all guidelines as established herein. For characteristics not specifically stated, shall meet or exceed all guidelines published by the Synthetic Turf Council.

D. The synthetic grass surface shall be specifically designed, manufactured, and installed for the intended use as a commercial/residential use dog surfacing solution.

E. Plastic perimeter boards ("2x4" or "2x2" set vertically) are to surround the entire area for anchoring of the turf. The top edge of this surface is to be a minimum of 1/2" below any adjacent solid walking surfaces where there could be foot traffic.

F. Stainless steel staples, 1" in length, are to be used to anchor the synthetic turf to the perimeter boards.

Contractor shall ensure that products for pet/dog system meet the following performance requirements: F. The components, as well as the installation methods utilized, shall be designed and executed in a manner to hold up to the unique challenges dogs present. The materials as hereinafter specified shall withstand full climatic exposure in the location of the play yard/dog run, be resistant to insect infestation, rot, fungus, mold and mildew, shall also withstand ultra-violet rays, and allow the free flow of water vertically through the surface and into the drainage below.

G. The seams of all system components shall provide a permanent, tight, secure, and hazard free surface. The installed synthetic grass and drainage system shall allow for drainage and water flow through the system at a rate of not less than 800" per hour.

1.3 SERVICE AND QUALITY ASSURANCE

Synthetic grass vendor shall provide ongoing service, quality assurance, and warranty, consisting of, but not necessarily be

A. The synthetic grass vendor must provide competent workmen skilled in this type of dog surface installation. The

synthetic grass vendor shall provide a qualified installation foreman to coordinate and review the component parts of the synthetic grass system. Foreman shall be introduced to owner or owner's representative prior to start of construction. B. The synthetic grass vendor and installer must be experienced with no less than six completed commercial dog installations (2500sf or greater) where a knitted synthetic grass surface was installed. Installer must be competent in the installation of this material, including attachment of seams, proper trimming, and attaching techniques, prior to the start of turf installation.

C. The synthetic grass vendor shall submit its manufacturer's warranty, which warrants the synthetic grass product: Provide coverage of synthetic grass for a minimum of ten (10) years from the date of substantial completion.

Warrant that the materials installed meet or exceed the product specifications. Be from a single source (certified by manufacturer) covering workmanship and all materials.

IV. Assure the availability of exact or substantially the same replacement materials for the synthetic grass system for the full warranty period.

V. Include general wear and damage caused by UV degradation. The warranty may specifically exclude vandalism and Acts of God beyond the control of the manufacturer or installer.

Synthetic grass vendor must submit the following to owner or owner's representative with the official bid package: One (1) copy of the most recent installation reference list for projects of similar scope to this project completed in last five years.

 Synthetic grass: ForeverLawn K9Grass Lite or Classic or Landscape Architect approved equal. Pile Weight: 72 oz. /sy.

Face Yarn Type: Primary: Polyethylene; Secondary: Heat set textured nylon monofilament containing antimicrobial agent Yarn Count: Primary 5,000/4; Secondary: 4,200/8

Pile Height (knitted): 7/8" (+/- 1/8). Color: Primary: Summer Green; Secondary: Turf green

Construction: Knitted

Antimicrobial Protection: AlphaSan (manufactured into yarn)

Tufting Gauge: N/A - knitted product Backing: Flow-through knitted backing

Seaming: Turf adhesive

Total Product Weight: 87 oz. /sy. Finished Roll Width: 15 ft. (4.6 m)

Finished Roll Length: Up to 150 ft. (45.72 m)

The synthetic grass shall be delivered in 15-foot-wide rolls. The rolls will be laid out and installed as specified in the site layout and equipment placement drawings. II. All seams shall be installed and secured with approved turf adhesive. Seams secured with stitching alone shall not be

III. No infill material is to be used.

B. Base and Attaching Components: Base is to be prepared using plastic "2x4" or 2x2" plastic board and secured using 1" length 1/4" crown stainless steel staples. Turf is to be secured around all edges.

3 EXECUTION

3.1 BASE AND DRAINAGE CONSTRUCTION

The synthetic grass base contractor shall strictly adhere to the installation procedures outlined under this section. Any variance from these requirements must be accepted in writing, by the synthetic grass vendor, and submitted to the owner or owner's representative, verifying that the changes do not adversely affect the performance or warranty.

shall also be compacted to a recommended 90% compaction rate. B. Plastic Nailer Board: The synthetic turf perimeter fastening structure shall be installed before the drainage aggregate. Install a synthetic nailer board around perimeter and all penetrating objects. Nailer board shall be flush to grade (or

A. Excavation: Existing ground cover shall be excavated to the depth established on the excavation plan. The sub-grade

as specified in site detail drawings) when adjacent to soft surface (i.e. natural grass, mulch). Nailer board shall be 1/2" to 3/4" below grade when adjacent to hard walking surface (i.e. concrete or tile). II. This shall be the responsibility of the synthetic turf base contractor. See synthetic turf edge attachment detail.

C. Base Drainage Aggregate: Installation of the free draining base aggregate of 3/8" to 5/8" clean compactable angular stone (any mix with fines in excess of 20% must be approved by manufacturer), shall follow procedures provided. If the sub-base does not permit liquids to freely percolate, auxiliary drainage is required. Base material must be installed to a recommended depth of $3 \frac{1}{2}$ ". The drainage network and its existing elevations shall not be disrupted through ground pressures from trucks, dozers, or by any other means.

The stone shall be left firm and compacted while allowing the porosity and drainage capabilities of the aggregate profile.

I. The free draining base course should be designed to meet local soil and weather conditions. It must be installed to a minimum depth of 3 1/2" with a recommended compaction rate of 90%.

3.2 SYNTHETIC GRASS SYSTEM INSTALLATION

After a final inspection of the stone base by the synthetic grass contractor and the owner's representative, the synthetic turf installation shall begin. The synthetic grass product shall be delivered in 15-foot-wide rolls. A. Synthetic grass rolls shall be joined via adhesive bond seaming and reinforced with specialty turf adhesive where

necessary.

Seams shall be flat, tight, and permanent with no separation or fraying.

Grass rolls must be installed with pile leaning the same direction. Synthetic Turf Perimeter Attachment:

After final layout and seaming of the synthetic grass product, the synthetic turf material shall at a minimum be secured to the top of plastic nailer board firmly anchored to sidewalk, curb, wall, or by rebar making up the perimeter of the synthetic turf area.

The turf shall be attached to plastic nailer board by stainless steel staples, screws, and/or nails. III. Soil or surfacing material outside of the defined synthetic turf area shall be backfilled against turf wrapped perimeter edge and have zero transition edge to synthetic turf unless otherwise specified.

IV. Concrete and solid walking surfaces should be 1/2" to 3/4" higher than the top of the board. C. Infill Application: It is imperative that no infill is utilized with synthetic turf used with dogs.

A. The synthetic grass vendor must verify that a qualified representative has inspected the installation and that the finished surface conforms to the manufacturer's requirements.

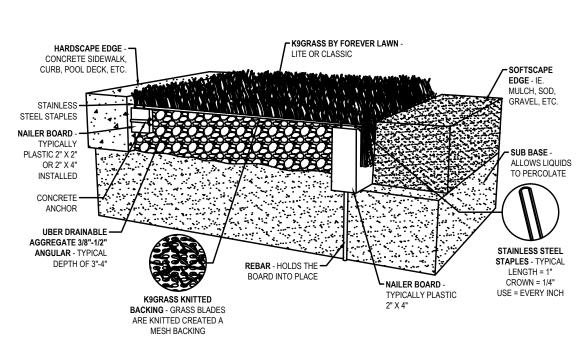
B. Extra materials: Owner shall be given the option to retain and store excess materials such as excess turf left over from the project.

3.4 CLEAN UP

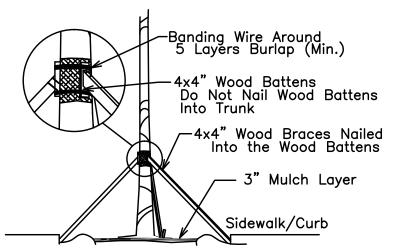
Contractor shall provide the labor, supplies, and equipment as necessary for final cleaning of surfaces and installed B. During the contract and at intervals as directed by the owner or owner's representative and as synthetic grass system

installation is completed, clear the site of all extraneous materials, rubbish, or debris, and leave the site in a clean, safe, well-draining, neat condition.

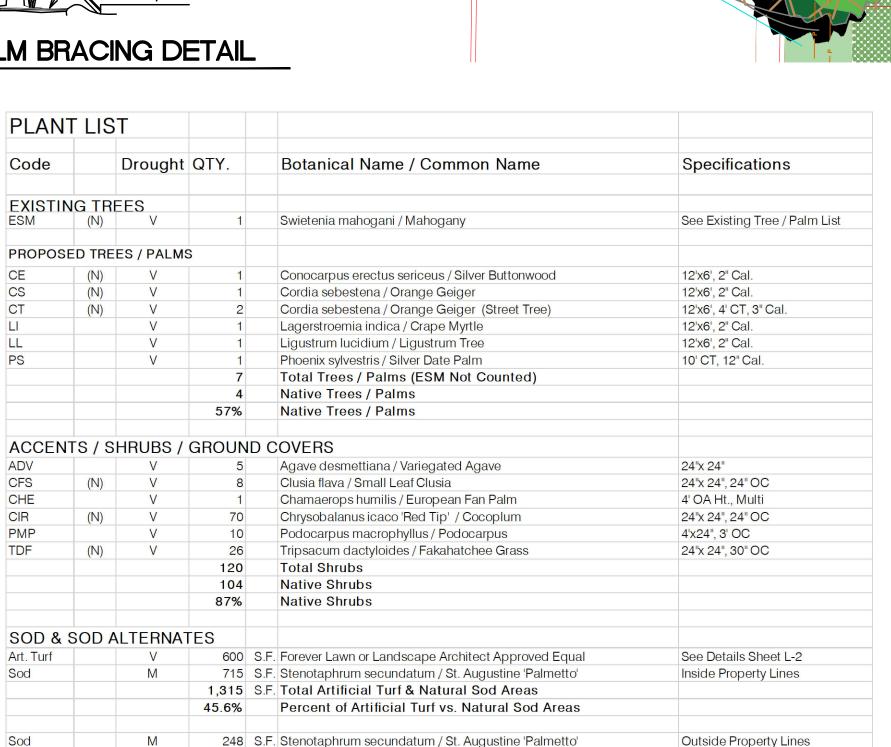
C. Surfaces, recesses, enclosures, etc. shall be cleaned as necessary to leave the work area in a clean, immaculate condition ready for immediate occupancy and use by the owner



ARTIFICIAL TURF DETAIL



DATE PALM BRACING DETAIL



Trachelospermum asiaticum minima / Small Leaf

Florida Native Plant Species

Moderate Drought Tolerance

Very Drought Tolerant

	Zoning:	RS-4			Lot Area	0.14	Acres	6,300.00	s.f.		
	Zomig.	Res Low Rise	e. Med Dens	itv	Lottica	0.11	ricres	0,200.00	3.11		
	OPEN SPACE	res zon rus	c, incu bens						REQUIRED	PROVIDED	
	Square feet of requi	red Open Spac	ce as indicate	ed on site plan:							
	Lot area =	6,300.00	s.f. x	25	% =	1,575.00	s.f.		1,575.00	2,932.00	
	LAWN AREA	CALCULAT	TON								
۱.	Totals.f. of lands ca	ped open spac	ce required b	y Miami 21					1,575.00	2,932.00	
3.	Maximum lawn area	(s od) permitte	ed =	50	% X	2,932.00	s .f. =	50%	1,466.00	1,455	50%
	TREES										
	No. trees required p								3		
	less existing number	of trees meet	trees x	requirements = 0.14	acreas =				0 3	3	
3.	% of palms allowed	(two palms = c	one tree): Nu	ımber of trees pı	rovided x 30% =			30%	2	0	0%
	% natives required:	Number of tre	es provided	x 30% =				30%	2	5	71%
).	% Drought Toleran	ce and Low M	aintenance:	Number of trees	provided x 50% =			50%	4	7	100%
l.	Street trees (maximum average spacing of 30' o.c.):										
	0	linear feet alo	ong street / 3	0 =					0	0	
	% of Palms permitte	d to count tow	wards street t	trees on 1:1 basi	s x30%				0	0	
,	Street trees located				acing of 25' o.c.):						
	60	linear feet alo	ong street / 2	5 =					2	2	
	Total number of tre	es required =							5	7	
	SHRUBS										
۱.	Number of shrubs r	equired: Numb	er of shrubs	required x 10					50	118	
l.	% Native of shrubs	required: Num	ber of shrub	os provided x 50	2% =			50%	25	104	88%
	0/ D 1 T 1	1 T N f		Nambana falami	bs provided x 50%			50%	25	118	100%

SITE PLAN INFORMATION

Driveways / Walkways / Patios

Total Pervious/Landscape Area:

Total Impervious Areas:

Gross Site Area:

Building Area:

Current Zoning Designation: RS-4

Current Land Use Designation: Res Low Rise, Med Density

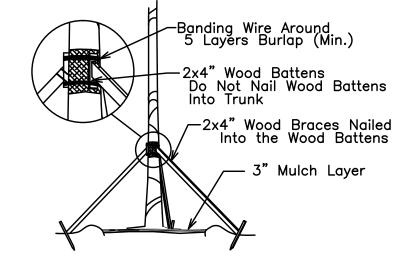
6,300 Sq. Feet

1,919 Sq. Feet

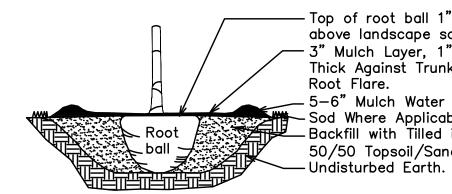
1,449 Sq. Feet

3,368 Sq. Feet

2,932 Sq. Feet

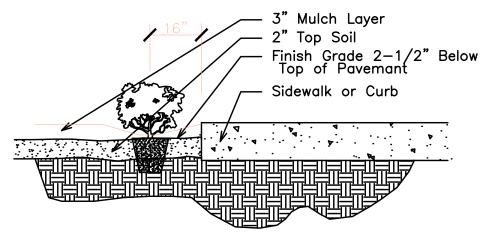


TREE/PALM BRACING DETAIL



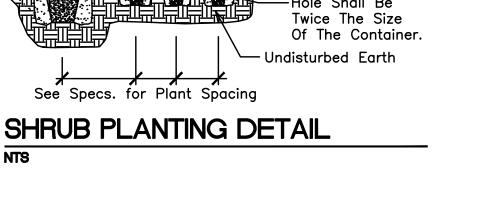
above landscape soil. — 3" Mulch Layer, 1" Thick Against Trunk And Root Flare. .5-6" Mulch Water Ring. Sod Where Applicable. Backfill with Tilled in 50/50 Topsoil/Sand. — Undisturbed Earth.

TREE/PALM PLANTING DETAIL



12" Spr., 20" OC

SHRUB INSTALLATION DETAIL



— Remove Container

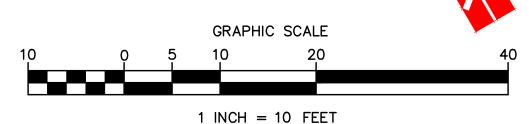
Plants, 1" Thick Max.
Against Stems

— 3" Mulch Between

Completely From Plant Ball

C: 18" for all 1 gal., 30" for all 3 gal. or greater, vines not included A: 14" for all 1 gal., 24" for all 3 gal. or greater.	Fence, wall or structure B: 18" between all 1 gal. and 1 gal., 24" between all 1 gal. and 3 gal., 36" between all 3 gal. and 3 gal. or greater. Curb or edge of pavement
,	

TYPICAL PLANT SPACING DETAIL

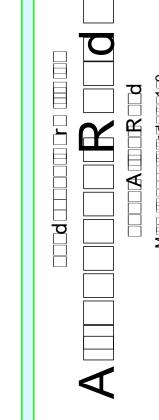


205.4%

53.5%

46.5%

R12-29-2020: Per City Comments
3-27-2021: Per Front Retaining Walls





DRA 🗆 🗆 $\mathsf{DA}\square\square\square$ 1 □- □- □0 □0

