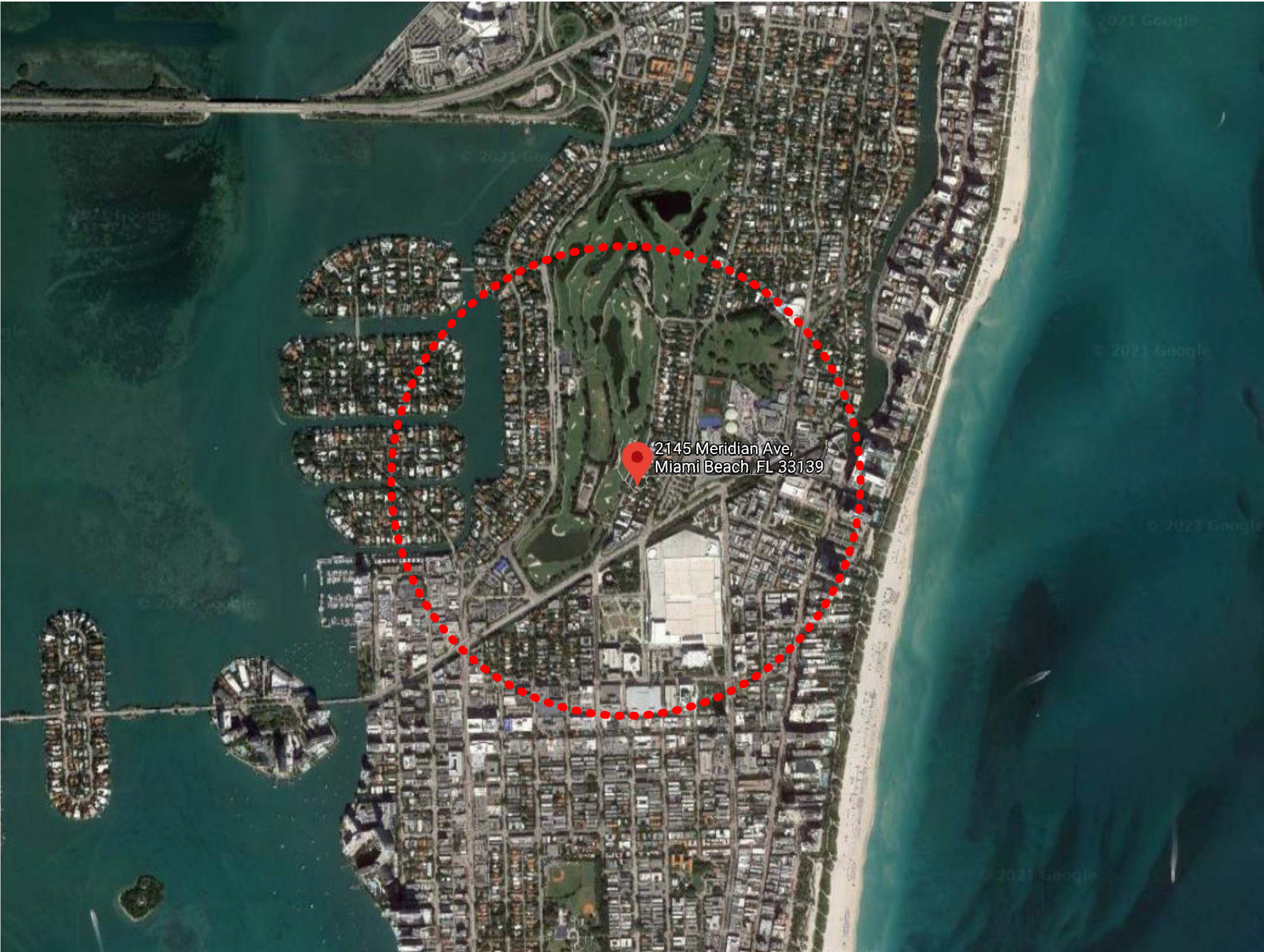




5/6/2021 9:36:59 PM



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MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
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2145 N. MERIDIAN AVE.
MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

ARCHITECT:
BLANCA M. MARTINEZ BELTRAN
STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
2900 SW 28th TERRACE, SUITE 301
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR101085

D'Amore Residence

Issue Description:
DRB FINAL SUBMITTAL
Revision Schedule

#	DATE	DESCRIPTION

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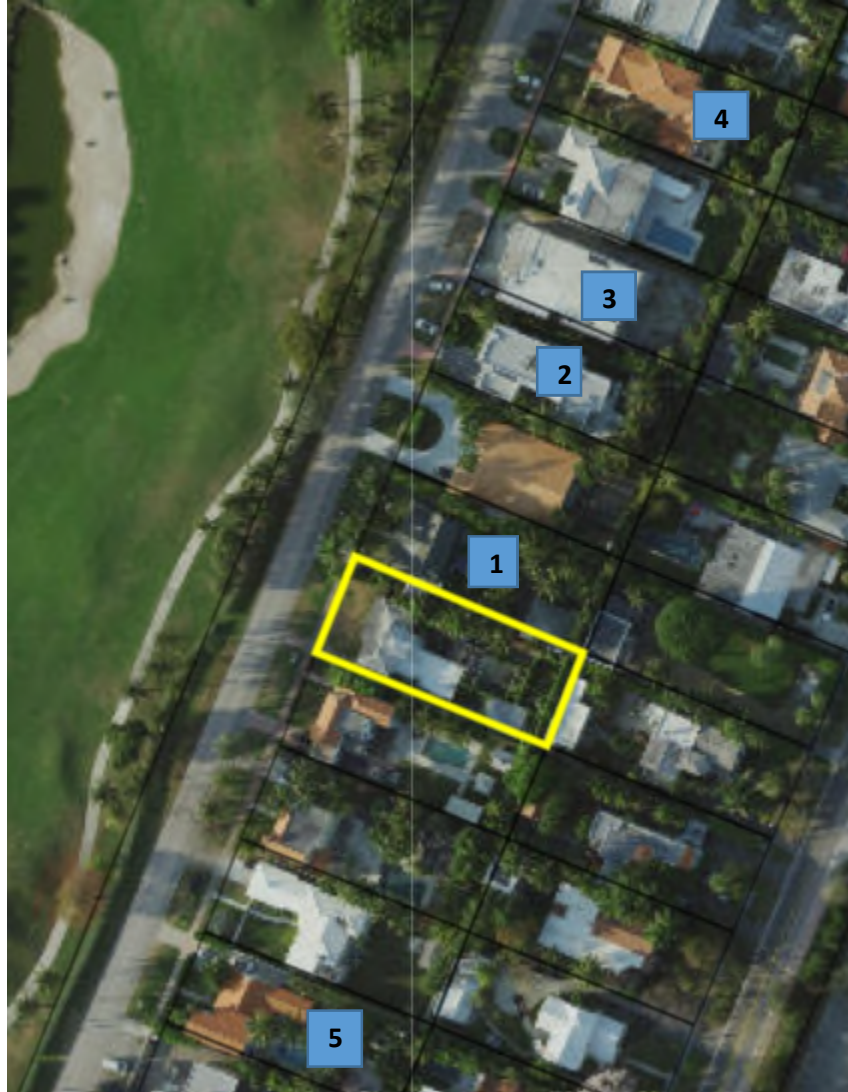
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Issue Date: 05/07/2021

HALF MILE RADIUS
PLAN

A 010

Neighbor Support
D'Amore Residence
2145 N. Meridian Avenue



NO.	Property Address	Owner
1.	2151 Meridian Ave	Dan P. Peterson & Christina Painter
2.	2179 Meridian Ave	Anthony & Michele Manganaro
3.	2185 Meridian Ave	Bharat & Neelam Chatani
4.	2205 N Meridian Ave	Robert Lacova Bhat
5.	2105 Meridian Ave	Katherine Coakley

July 26, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0657** – Single-Family Home at 2145 N. Meridian Avenue, Miami Beach
Letter _____ of
Support _____

Dear Board Members:

I am the owner of 2151 MERIDIAN Ave Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with associated variance request to allow continued use of the existing lot area.

Sincerely,

Signature



Print name

DAN P. PETERSON

July 26, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0657 – Single-Family Home at 2145 N. Meridian Avenue, Miami Beach**
Letter of Support

Dear Board Members:

I am the owner of 2179 Meridian Ave Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with associated variance request to allow continued use of the existing lot area.

Sincerely,



Signature

ANTHONY MANGANO

Print name

July 28 ____, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0657** – Single-Family Home at 2145 N. Meridian Avenue, Miami Beach
Letter _____ of
Support _____

Dear Board Members:

I am the owner of 2185 Meridian Avenue miami beach FL. 33139, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with associated variance request to allow continued use of the existing lot area.

Sincerely,

Bharat Chatani

Signature

Bharat Chatani

Print name

7/27/2021 | 04:01:10 PDT

_____, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0657** – Single-Family Home at 2145 N. Meridian Avenue, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of _____ 2205 Meridian Ave _____, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with associated variance request to allow continued use of the existing lot area.

Sincerely,

Robert Bhat

Signature

Robert Bhat

Print name

JULY 26, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0657** – Single-Family Home at 2145 N. Meridian Avenue, Miami Beach
Letter _____ of _____
Support _____

Dear Board Members:

I am the owner of 2105 MERIDIAN AVE Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with associated variance request to allow continued use of the existing lot area.

Sincerely,



Signature

PETER A. COAKLEY D.O.S.

Print name



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MIAMI, FL 33133

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MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

ARCHITECT:
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STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
2900 SW 28th TERRACE, SUITE 301
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PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR101085

D'Amore Residence

Issue Description:
DRB FINAL SUBMITTAL
Revision Schedule

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EXISTING
CONDITION
PHOTOGRAPHS

A 012



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
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MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

ARCHITECT:
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STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
2900 SW 28th TERRACE, SUITE 301
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR101085

D'Amore Residence

Issue Description:
DESIGN DEVELOPMENT SET
Revision Schedule

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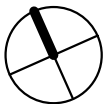
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Issue Date: 08/02/2021

EXISTING
CONDITION
PHOTOGRAPHS

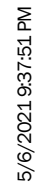
A 013

A 101a



5/6/2021 9:37:50 PM

A 101b



A 207



5/6/2021 9:38:25 PM









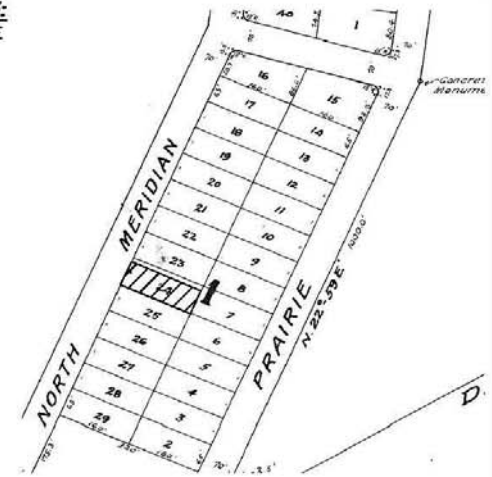
MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



SCALE: 1"=20'

suarez surveying & mapping, inc.
15190 SW 136th Street, Suite 20, Miami, Florida 33196
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com

PLAT IMAGE:
NOT TO SCALE



PROPERTY ADDRESS:
2145 N. MERIDIAN AVENUE, MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8. COMMUNITY NAME & NUMBER MIAMI BEACH 120851 MAP & PANEL NUMBER 12088C0317 SUFFIX L

SURVEYOR'S NOTES:
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOO SURFACES.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE WEST LINE OF THE SURVEYED PROPERTY HAS BEEN ASSIGNED A BEARING OF N 22°35'66" E.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE.

BENCHMARK REFERENCE:
NAME: D-182
ELEV(NGVD29): 3.42
LOCATION1: MERIDIAN AVE --- 20' EAST OF C/L
LOCATION2: W 23 ST --- 36' SOUTH OF C/L
DESCRIPTION1: PK NAIL AND ALUMINUM WASHER SET ON CONC. FLOW OF CATCH BASIN

CERTIFIED TO:
PAUL M. D'AMORE AND NICOLE F. D'AMORE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CHASE LAW, P.A.

REVISION(S):

LEGAL DESCRIPTION:
THE SOUTH 60 FEET OF LOT 24 IN BLOCK ONE (1) OF MID-GOLF SUBDIVISION OF MIAMI BEACH BAY SHORE COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SOUTH 60 FEET BEING ALSO KNOWN AND DESCRIBED AS FOLLOWS, TOWIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 24 AND LOT 25, BLOCK 1 AND THE EASTERLY LINE OF NORTH MERIDIAN AVENUE, AS SAME ARE SHOWN ON A PLAT ENTITLED "MID-GOLF SUBDIVISION OF MIAMI BEACH SHORE COMPANY" RECORDED IN PLAT BOOK 4, PAGE 200, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF NORTH MERIDIAN AVENUE, A DISTANCE OF 60 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO AND 5 FEET DISTANT SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT 24, BLOCK 1, A DISTANCE OF 160 FEET TO A POINT; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 24, BLOCK 1, A DISTANCE OF 60 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 24, BLOCK 1; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOT 24, BLOCK 1; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOT 24 AND LOT 25, BLOCK 1, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 HUNDREDTHS ACRES MORE OR LESS.

LEGEND
ABBREVIATIONS:
AC = AIR CONDITIONER PAD
BLDG = BUILDING
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
(D) = DEED
DW = DRIVE-WAY
ENC. = ENCROACHMENT

EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
L = CURVE LENGTH
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
O/S = OFF-SET
(P) = PLAT
PB = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD

PG = PAGE
PK = PARKER KAELO (SURVEY NAIL)
PL = PLANTER
PRM = PERMANENT REFERENCE MONUMENT
R = RADIUS DISTANCE
(R) = RECORD
RW = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UE = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:
○ = CENTER LINE
⊗ = WATER VALVE
⊕ = CURB INLET
⊙ = FIRE HYDRANT
⊛ = LIGHT POLE
⊞ = CATCH BASIN
⊟ = TELEPHONE RISER
⊠ = CABLE TV RISER
⊡ = WATER METER
⊢ = ELEVATION
X 0.00 = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
⊕ = UTILITY POLE
⊙ = DRAINAGE MANHOLE
⊞ = SEWER MANHOLE
— = IRON FENCE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = OVERHEAD UTILITY WIRE

SURFACES:
ASPHALT
CONCRETE
PAVERS
TILES
WOOD
COVER
BUILDING

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.
SEAL
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER
Juan A. Suarez
License No. LS6220
Date: 2021-01-29
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF SURVEY :
12/23/2020
JOB # : 201232096
FILE # : C-21981
PROJECT NAME:
SURVEYS 2020
CAD FILE(M): COLD PR
PARTY CHIEF: MUNOZ
SHEET 1 OF 1

ITEM #	Project Information			
1	Address:	245 N. MERIDIAN AVENUE, MIAMI BEACH, FL., 33139		
2	Folio number(s):	02-3227-006-0220		
3	Board and file numbers :	DRB21-0657		
4	Year built:	1937	Zoning District:	RS-3
5	Base Flood Elevation:	8 FT.	Grade value in NGVD:	4.35 FT
6	Adjusted grade (Flood+Grade/2):	6.17 FT	Free board:	1 FT MIN. 5 FT MAX
7	Lot Area:	9,587 SQ FT		
8	Lot width:	60 FT	Lot Depth:	160 FT
9	Max Lot Coverage SF and %:	2,876 SQ FT (30%)	Proposed Lot Coverage SF and %:	2,873 SQ FT (29.99%)
10	Existing Lot Coverage SF and %:	APPROX: 2,382 SF	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	REQ. 600 SQ FT (50% of 1,200)	Rear Yard Open Space SF and %:	REQ. 1,008SF (70% of 1,440)
12	Max Unit Size SF and %:	MAX. REQ. 4,794 SQ FT	Proposed Unit Size SF and %:	4,616 SQ FT (48.14%)
13	Existing First Floor Unit Size:	APPROX: 1,866 SF	Proposed First Floor Unit Size:	2,337 SQ FT
14	Existing Second Floor Unit Size	APPROX: 1,866 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	2,279 SQ FT
15			Proposed Second Floor Unit Size SF and % :	2,279 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27' SLOPED ROOF		27'	
18	Setbacks:				
19	Front First level:	20'		21' 6"	
20	Front Second level:	40'		40'	
21	Side 1:	7' 6"		7' 6"	
22	Side 2 or (facing street):	7' 6"		8'	
23	Rear:	50' MAX / 24' MIN		58' 2"	
	Accessory Structure Side 1:	7' 6"		9' 6"	
24	Accessory Structure Side 2 or (facing street) :	7' 6"		36' 8"	
25	Accessory Structure Rear:	7' 6"		8' 7"	
26	Sum of side yard :	15'		16' 6"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

If not applicable write N/A

A 002

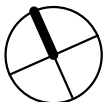
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A 003

1 LOT COVERAGE
1" = 20'-0"

2 OPEN SPACE
1" = 20'-0"

5/6/2021 9:36:54 PM

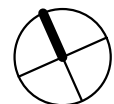


A 004

1 UNIT SIZE - FIRST FLOOR
1" = 20'-0"

2 UNIT SIZE SECOND FLOOR
1" = 20'-0"

5/6/2021 9:36:57 PM



The image is an aerial map of a residential area. A specific lot is highlighted with a red dashed border, containing a detailed architectural rendering of a proposed house. The house features a green roof, a blue swimming pool, and various landscaping elements like trees and walkways. The lot is situated on Meridian Drive, which is labeled vertically. To the left of the drive is a green, undeveloped area. Surrounding the highlighted lot are other residential lots, some of which are outlined in black. The map includes a street grid and dashed lines indicating lot boundaries.

A 011



[STRANG]

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2145 N. MERIDIAN AVE.
MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

ARCHITECT:
BLANCA M. MARTINEZ BELTRAN
STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
2900 SW 28th TERRACE, SUITE 301
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR101085

D'Amore Residence

Issue Description:
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CONTEXT PHOTOGRAPHS

A 014

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MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

ARCHITECT:
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STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
2900 SW 28th TERRACE, SUITE 301
MIAMI, FL 33133

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D'Amore Residence

Issue Description:
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CONTEXT PHOTOGRAPHS

A 015

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Paul and Nicole D'Amore

ARCHITECT:
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STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
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D'Amore Residence

Issue Description:
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CONTEXT PHOTOGRAPHS

A 016



N **2035 MERIDIAN AVE**
NTS



M **2105 MERIDIAN AVE**
NTS

5/6/2021 9:37:40 PM

[**STRANG**]

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D'Amore Residence

Issue Description:
DRB FINAL SUBMITTAL
Revision Schedule

#	DATE	DESCRIPTION

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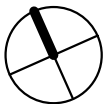
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Issue Date: 05/07/2021

CONTEXT
PHOTOGRAPHS

A 017

A 100



5/6/2021 9:37:42 PM

A 101

1 **FINISH FLOOR FIRST FLOOR**
1/16" = 1'-0"

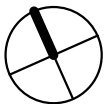
2 FINISH FLOOR SECOND FLOOR
1/16" = 1'-0"

5/6/2021 9:37:48 PM

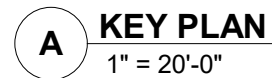
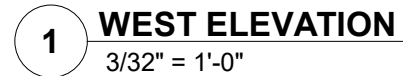
A 103



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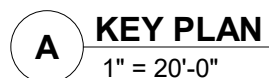


A 200

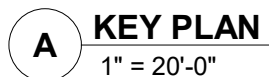
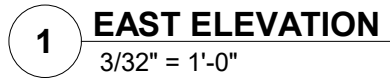


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A 200a

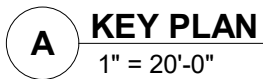


A 201

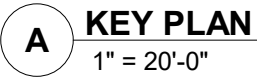
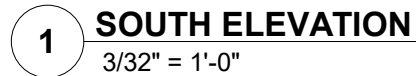


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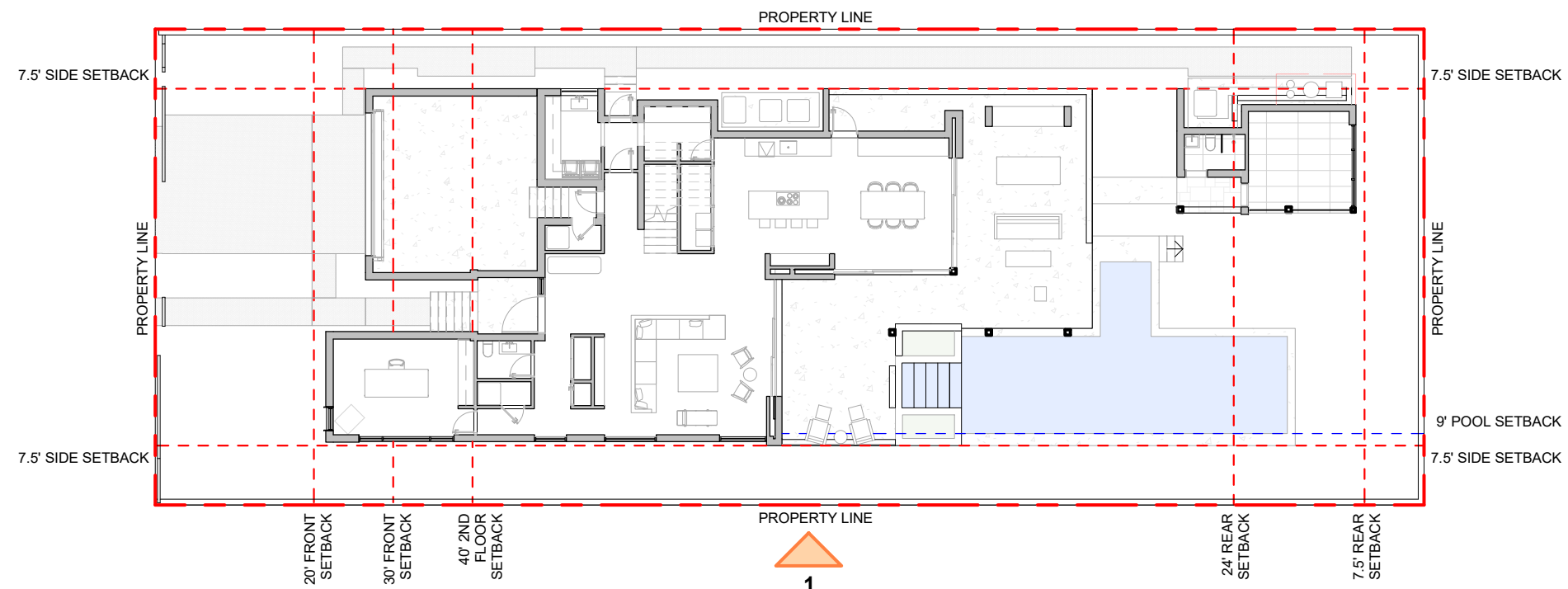


A 202





1 SOUTH ELEVATION
3/32" = 1'-0"



A KEY PLAN
1" = 20'-0"

5/6/2021 9:38:10 PM

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Issue Description:
DRB FINAL SUBMITTAL
Revision Schedule

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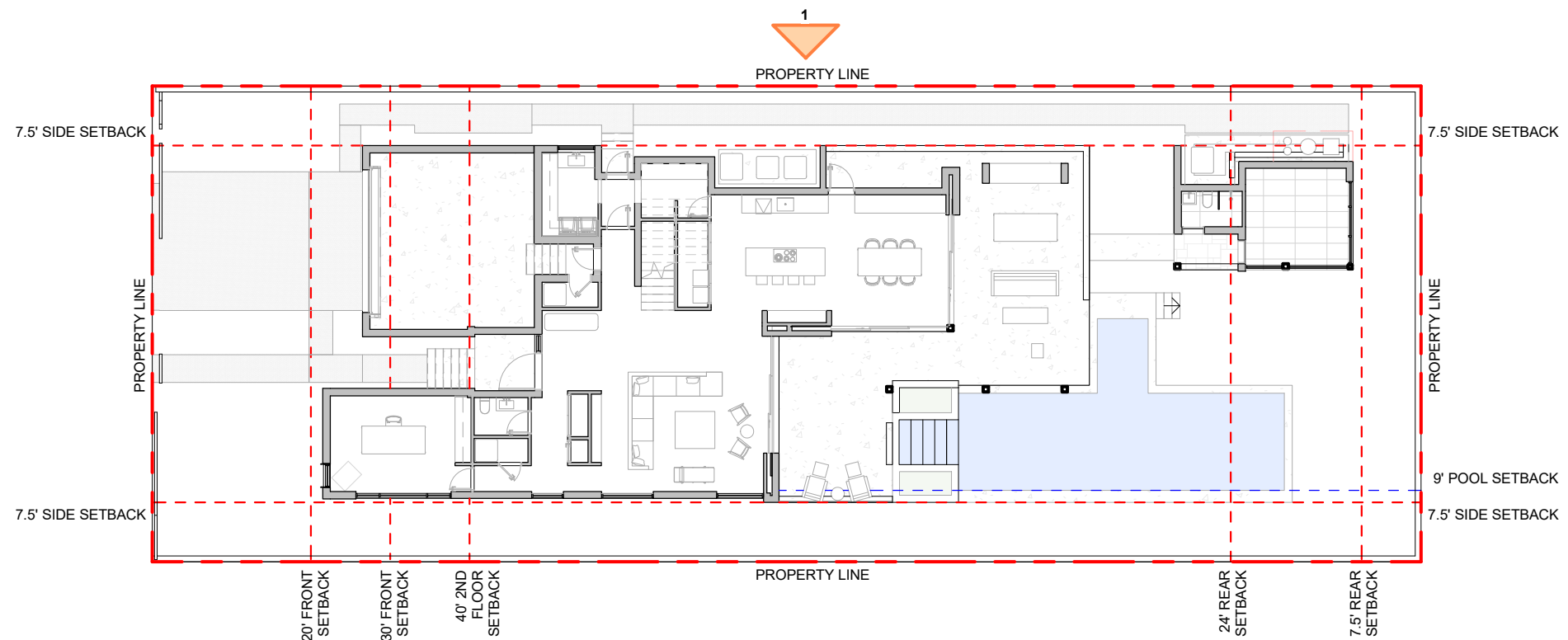
COLORED
ELEVATION

A 202a

A 203

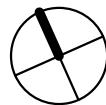
1 NORTH ELEVATION
3/32" = 1'-0"

FINISH LEGEND	
1	SMOOTH WHITE STUCCO
2	KEystone
3	ALUMINUM LOUVERS TO RESEMBLE WOOD
4	MICROCEMENT
5	CEMENT ROOF TILE
6	METAL TO MATCH WINDOW FRAMES



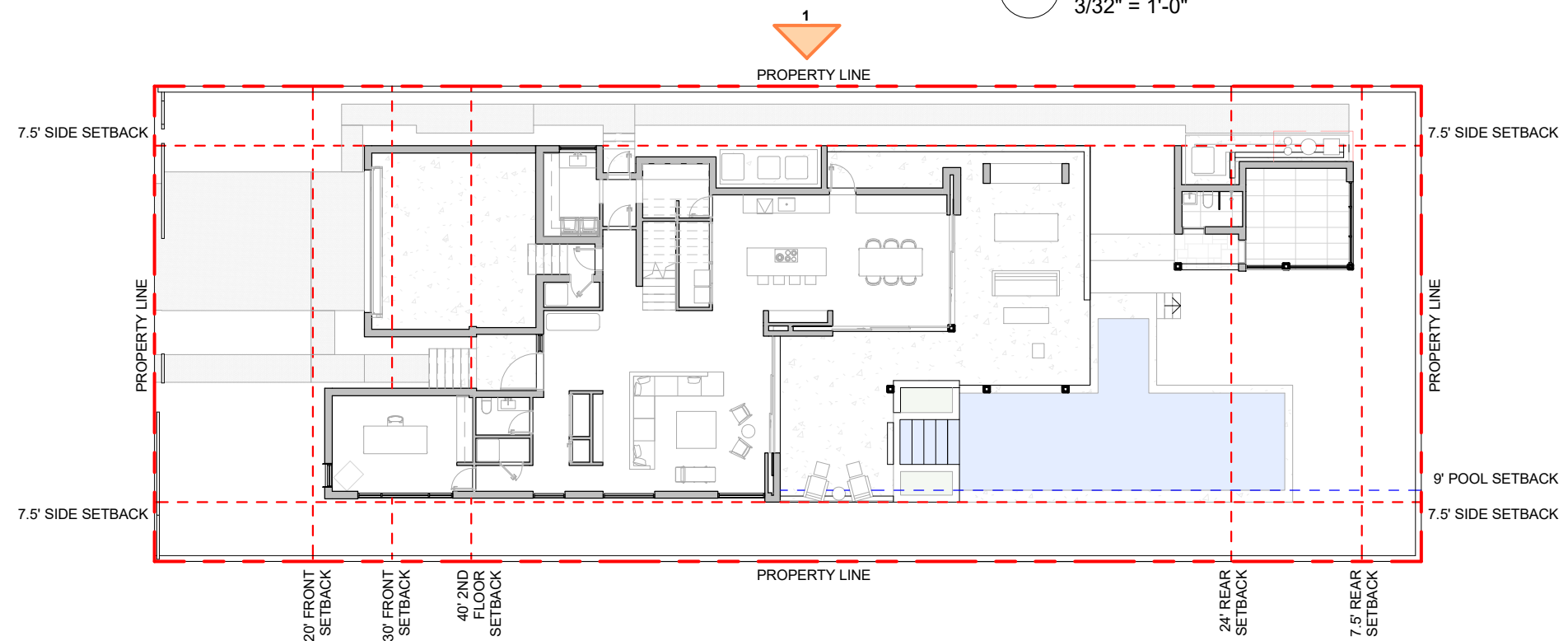
A KEY PLAN
1" = 20'-0"

5/6/2021 9:38:12 PM



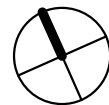


1 NORTH ELEVATION COLORED
3/32" = 1'-0"



A **KEY PLAN**
1" = 20'-0"

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COLORED
ELEVATION

A 203a

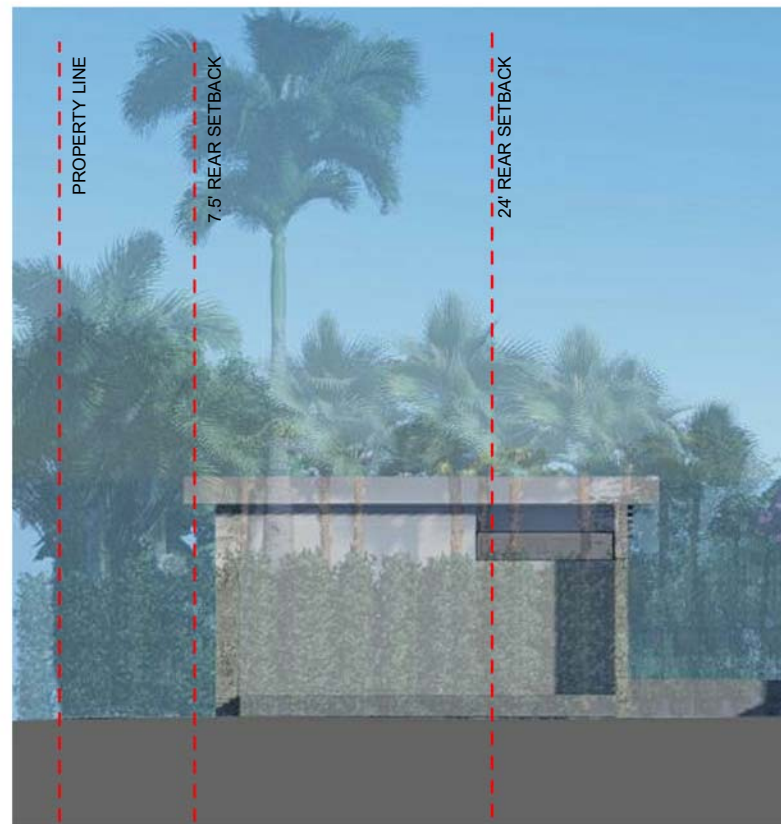
A 204

$$3/32'' = 1'-0''$$
$$3/32'' = 1'-0''$$

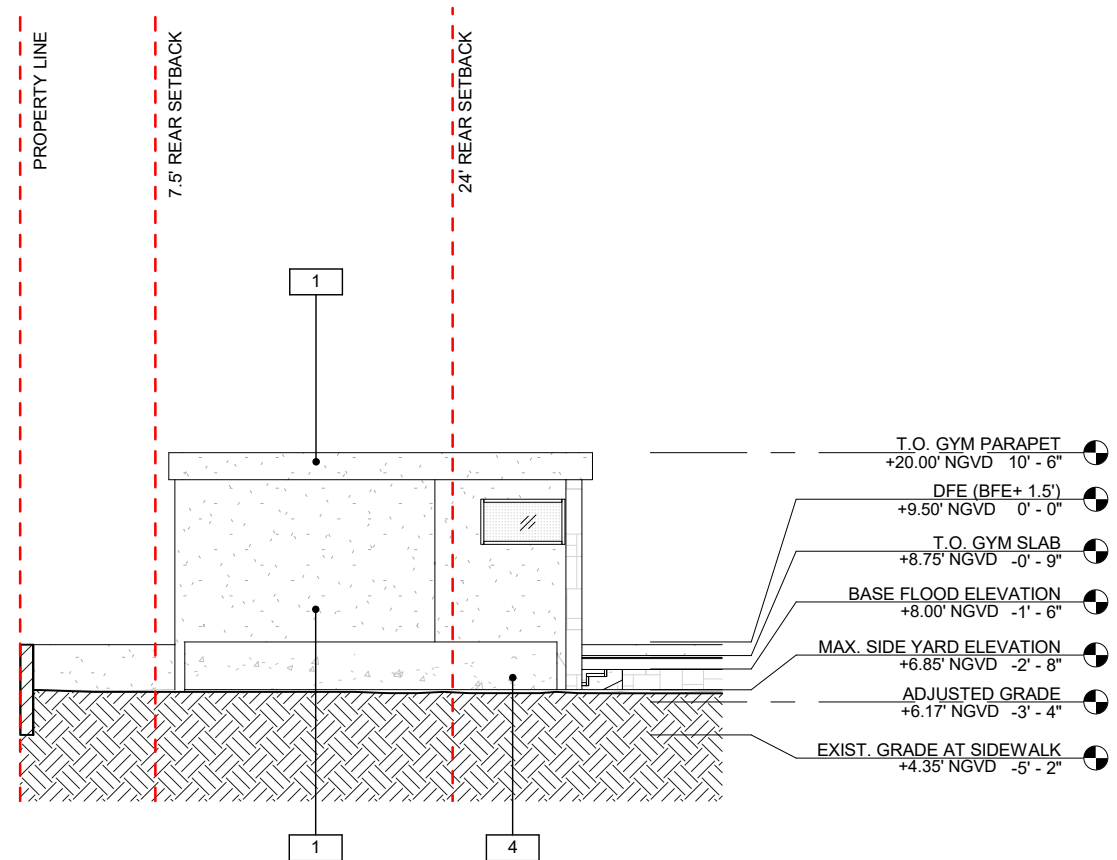
FINISH LEGEND	
1	SMOOTH WHITE STUCCO
2	KEYSTONE
3	ALUMINUM LOUVERS TO RESEMBLE WOOD
4	MICROCEMENT
5	CEMENT ROOF TILE
6	METAL TO MATCH WINDOW FRAMES

$$1'' = 20'-0''$$

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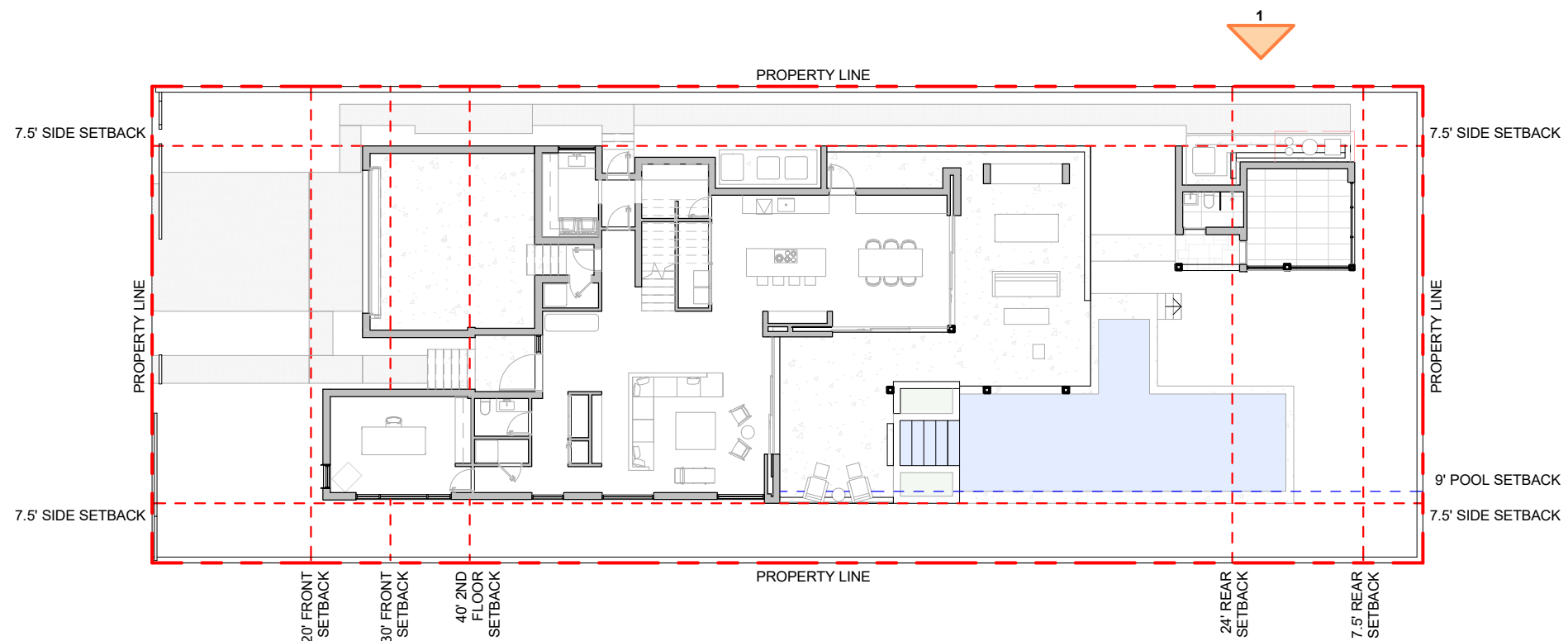


2 NORTH ACCESSORY ELEVATION COLORED
3/32" = 1'-0"



1 NORTH ACCESSORY ELEVATION
3/32" = 1'-0"

FINISH LEGEND	
1	SMOOTH WHITE STUCCO
2	KEYSTONE
3	ALUMINUM LOUVERS TO RESEMBLE WOOD
4	MICROCEMENT
5	CEMENT ROOF TILE
6	METAL TO MATCH WINDOW FRAMES



A **KEY PLAN**
1" = 20'-0"

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EXTERIOR
ELEVATION

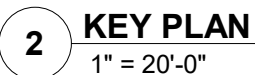
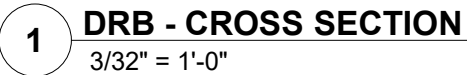
A 205

A 206

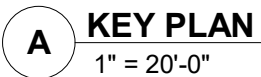
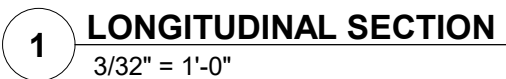


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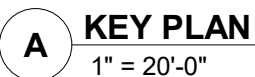
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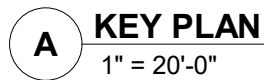
A 301



A 301a



A 400



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A 401



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PERSPECTIVE

A 902



2 ENTRY VIEW 2



1 ENTRY VIEW 1

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PERSPECTIVE

A 903

1 POOL TERRACE VIEW

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1 POOL TERRACE

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PERSPECTIVE

A 904

A 1000

 WATER

T.O. GYM SLAB
+8.75' NGVD -1'-9"

T.O. FIRST FLOOR SLAB
+10.50' NGVD 0'-0"

EXISTING GRADE AT SIDEWALK
+7.75' NGVD -2'-9"

HORIZONTAL ROLLING
GATE TO PROVIDE 50%
VISIBILITY AS IT LAYS
WITHIN THE VISIBILITY
TRIANGLES OF THE SITE

NORTH MERIDIAN AVENUE

TOPOGRAPHY FOR
REFERENCE ONLY, SEE A-400
SERIES SIDE YARD SECTIONS
FOR DETAILS

(1

AXONOMETRIC

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D'Amore Residence

2145 N. MERIDIAN AVE
MIAMI BEACH, FL 33139

DRB21-0657
FOLIO: 02-3227-006-0220



DESIGN REVIEW BOARD

LANDSCAPE	
L-001	GENERAL NOTES
L-100	TREE DISPOSITION PLAN
L-101	TREE TABULATION CHART
L-110	OVERALL LANDSCAPE PLAN
L-120	CANOPY PLAN
L-130	UNDERSTORY PLAN
L-132	2ND FLOOR LANDSCAPE PLAN
L-140	HARDSCAPE PLAN
L-150	LIGHTING PLAN
L-160	GRADING PLAN
L-170	IRRIGATION PLAN
L-500	LANDSCAPE DETAILS
L-501	LANDSCAPE DETAILS

[STRANG] DESIGN

LANDSCAPE DRB FINAL SUBMITTAL
DRB21-0657

MAY 10, 2021

SCOPE OF WORK:
DESIGN REVIEW BOARD APPROVAL FOR NEW 2-STORY SINGLE-FAMILY HOME
TO REPLACE PRE-1942 SINGLE-FAMILY HOME.

	COVER
L-001	GENERAL NOTES
L-100	TREE DISPOSITION PLAN
L-101	TREE TABULATION CHART
L-110	OVERALL LANDSCAPE PLAN
L-120	CANOPY PLAN
L-130	UNDERSTORY PLAN
L-132	2ND STORY LANDSCAPE PLAN
L-140	HARDSCAPE PLAN
L-150	LIGHTING PLAN
L-160	GRADING PLAN
L-170	IRRIGATION PLAN
L-500	LANDSCAPE DETAILS
L-501	LANDSCAPE DETAILS

- 1) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
- 9) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER		FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6	
VEHICLE TRAFFIC AREAS		VEHICLE TRAFFIC AREAS	
DEPTH OF COVER (INCHES)	WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)	
18" TO 24"	3/4"	1 1/2"	
24" TO 30"	1"	2"	
30" TO 36"	1 1/4"	2 1/2"	
NON-VEHICLE TRAFFIC AREAS + NON-CULTIVATED AREAS	1 1/2"	3"	
DEPTH OF COVER (INCHES)	2"	4"	
6" TO 12"	3"	5"	
12" TO 18"	4"	6"	
18" TO 24"	SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED AREAS. BACKFILL AND COMPACTION PER APPENDIX F		
24" TO 36"			

ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 'SHOP DRAWING' DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT/DESIGNER AND

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY (60) DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER SIXTY (60) DAY PERIOD.

1" TO 1-1/2" RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER

VALVE SIZE

ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

WM NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

Z RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

 1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

C RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED
EQUAL, IN 10" ROUND VALVE BOX

GENERAL ABBREVIATIONS	
BLDG.	BUILDING
B.O.C.	BACK OF CURB
CJ	CONTROL JOINT
CLR	CLEAR
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
F.O.B.	FACE OF BUILDING
HT	HEIGHT
H.P	HIGH POINT
L.A.	LANDSCAPE ARCHITECT
L.O.C.	LIMIT OF CONSTRUCTION
L.P.	LOW POINT
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
PA	PLANTING AREA
QTY	QUANTITY
R.O.W.	RIGHT OF WAY
SIM	SIMILAR DETAIL
TD	TOP OF DRAIN
T.O.C.	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

PLANTING ABBREVIATIONS	
B&B	BALLED AND BURLAPPED
CAL.	CALIPER
CT	CLEAR TRUNK
CRZ	CRITICAL ROOT ZONE
FG	FIELD GROWN
GAL.	GALLON
GW	GREY WOOD
HT	HEIGHT
MIN.	MINIMUM
MULTI	MULTI-TRUNK
OA	OVERALL
O.C.	ON CENTER
QTY	QUANTITY
SPRD.	SPREAD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, CO-ORDINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.

2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.

3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENCE OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.

5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.

7. ANY SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.

10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.

11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.

12. ALL LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.

13. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.

14. GRADE-B: SHREDDED MALLECUA OR APPROVED NON-CYPRESS MULCH MINIMUM 3" DEEP. SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4" AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM THE OUTSIDE OF THE TRUNK. THERE SHALL BE NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.

15. SOD SHALL BE "EMPIRE TURF" ZOYSIA OR ST. AUGUSTINE, "FLORATAM" SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND ABUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.

16. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.

17. ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FERTILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHALL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.

18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.

19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.

20. ALL TREES 8" OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT. HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.

21. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.

22. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A WELL KEPT APPEARANCE AT ALL TIMES.

23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFORM TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.

24. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.

25. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.

26. ALL PLANTS SHALL BE PLANTED AT A MINIMUM OF 2' FROM ANY EXISTING OR PROPOSED WALKWAY, SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.

27. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE. MUST BE WATERED DURING HOT WEATHER LEAVING 25% OPEN FOR FUTURE FIXTURES.

28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 100% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

LIGHTING NOTES:

ABOUT

EXISTING FIXTURE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO FIELD VERIFY FIXTURE LOCATIONS DURING INSTALLATION AND OBSERVE FIXTURE ADJUSTMENT DURING NIGHT-TIME HOURS. OWNER AND LANDSCAPE ARCHITECT ARE TO APPROVE ALL FIXTURES AND FINISH SELECTIONS PRIOR TO PURCHASE AND INSTALLATION. ALL FIXTURES ARE TO BE CERTIFIED WILDLIFE COMPLIANT AND TO BE INSTALLED PER FDEP WILDLIFE REQUIREMENTS.

INSTALLATION

EXISTING CONTRACTOR TO CONNECT TRANSFORMERS TO ANY EXISTING INTERIOR AUTOMATION SYSTEMS, (Lutron, etc.), OR AS PER GENERAL CONTRACTOR'S INSTRUCTION.

EXISTING CONTRACTOR MAY ADD AN ADDITIONAL TRANSFORMER IN THE INTEREST OF REDUCING THE LENGTH OF A PARTICULAR WIRING CIRCUIT. CONTRACTOR SHALL PROVIDE A MINIMUM OF 25' OF LEADER CABLE FOR FUTURE FIXTURES.

SOME FIXTURES MAY REQUIRE AN ADDITIONAL 18" MOUNTING STAKE AS ADJACENT PLANTING MAY DICTATE.

LANDSCAPE LIGHTING SHOULD BE REEVALUATED AFTER 6 MONTHS TO CHECK FOR VOLTAGE DROP IN CIRCUITS.

ELECTRICAL / LANDSCAPE CONTRACTOR TO PROVIDE CUT SHEETS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE AND INSTALLATION. GFCI OUTLETS FOR LOW VOLTAGE TRANSFORMERS TO BE CONNECTED TO MAIN RESIDENCE LIGHTING CONTROLS

AVOULT
LIGHTING FIXTURE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO FIELD VERIFY FIXTURE LOCATIONS DURING INSTALLATION AND OBSERVE FIXTURE ADJUSTMENT DURING NIGHT-TIME HOURS. OWNER AND LANDSCAPE ARCHITECT ARE TO APPROVE ALL FIXTURES AND FINISH SELECTIONS PRIOR TO PURCHASE AND INSTALLATION. ALL FIXTURES ARE TO BE CERTIFIED WILDLIFE COMPLIANT AND TO BE INSTALLED PER FDEP WILDLIFE REQUIREMENTS.

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ALLOW 25W LOAD PER FIXTURE LEAVING 25% OPEN FOR FUTURE FIXTURES.
SOME FIXTURES MAY REQUIRE AN ADDITIONAL 12" MOUNTING STAKE AS ADJACENT PLANTING MAY DICTATE.
LANDSCAPE LIGHTING SHOULD BE REEVALUATED AFTER 6 MONTHS TO CHECK FOR VOLTAGE DROP IN CIRCUITS.
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L-001

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 MIAMI, FL 33133

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A LICENSE NO:LA6667488

Amore Residence

Issue Description:
 RB FINAL SUBMITTAL
 Revision Schedule

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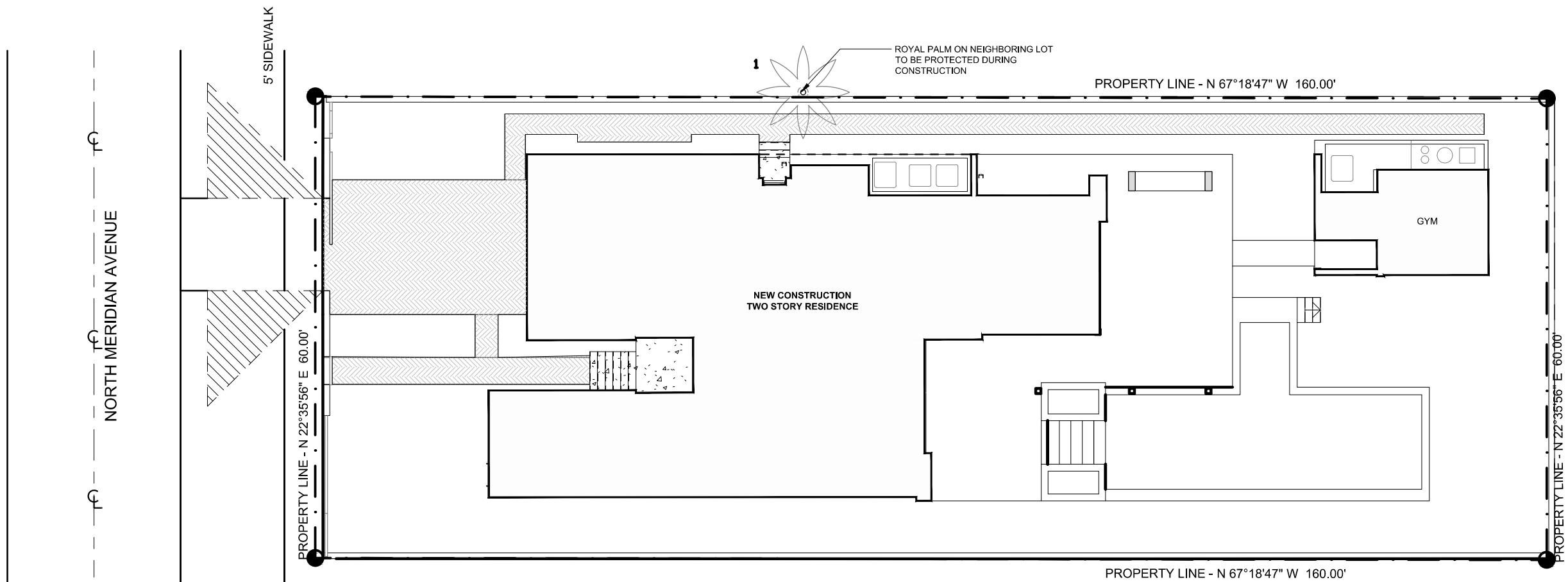
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TREE
DISPOSITION
PLAN

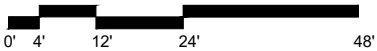
L-100



NOTE: NO TREES OR PALMS ON SITE

1 TREE DISPOSITION PLAN

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



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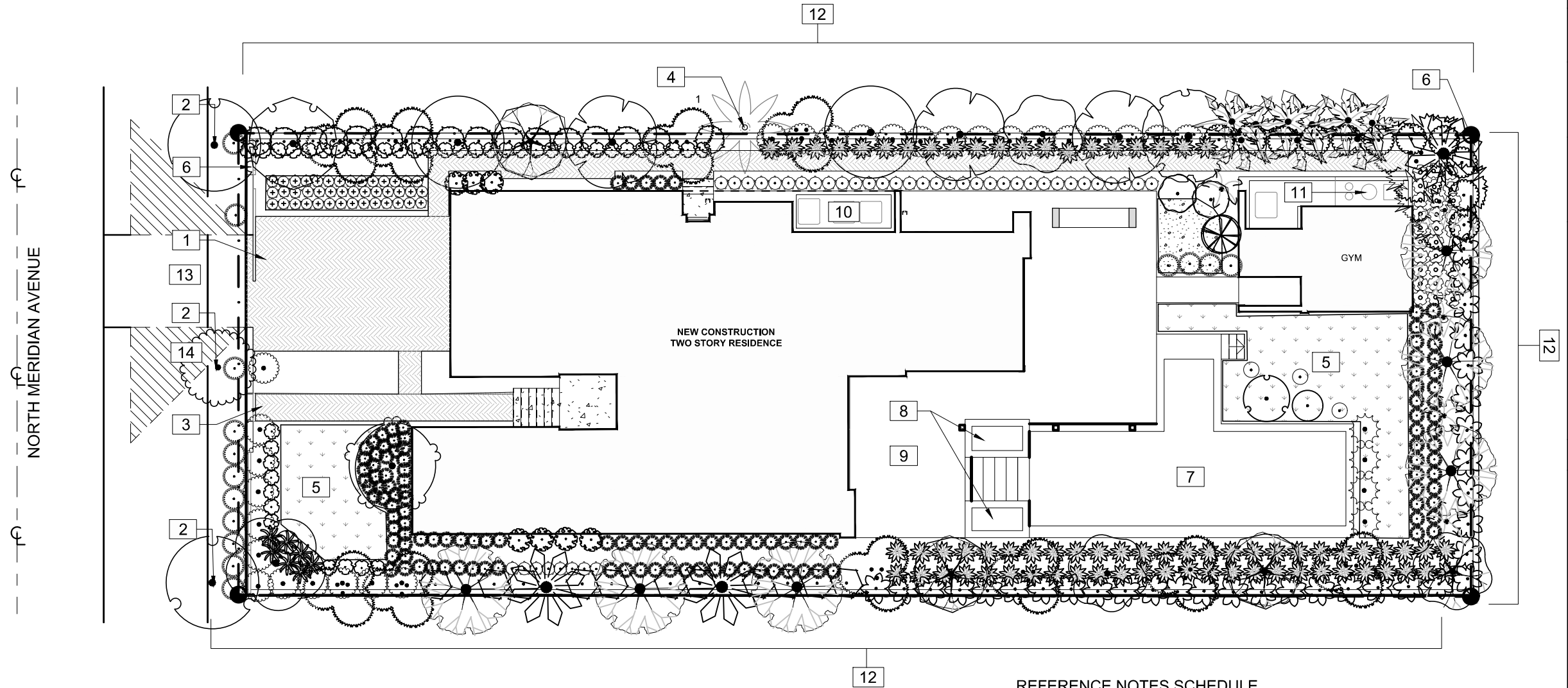
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OVERALL LANDSCAPE PLAN

L-110

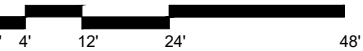


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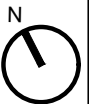
<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	DRIVEWAY
2	STREET TREES
3	ENTRY WALKWAY
4	ROYAL PALM ON NEIGHBORING LOT
5	LAWN
6	PROPOSED WALL
7	POOL UNDER SEPARATE PERMIT
8	PLANTER
9	POOL DECK
10	GENERATOR
11	POOL EQUIPMENT
12	PRIVACY BUFFER
13	DRIVEWAY APPROACH
14	VISIBILITY TRIANGLE (TYP.)

1 OVERALL LANDSCAPE PLAN

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



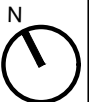
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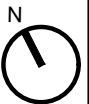


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L-110





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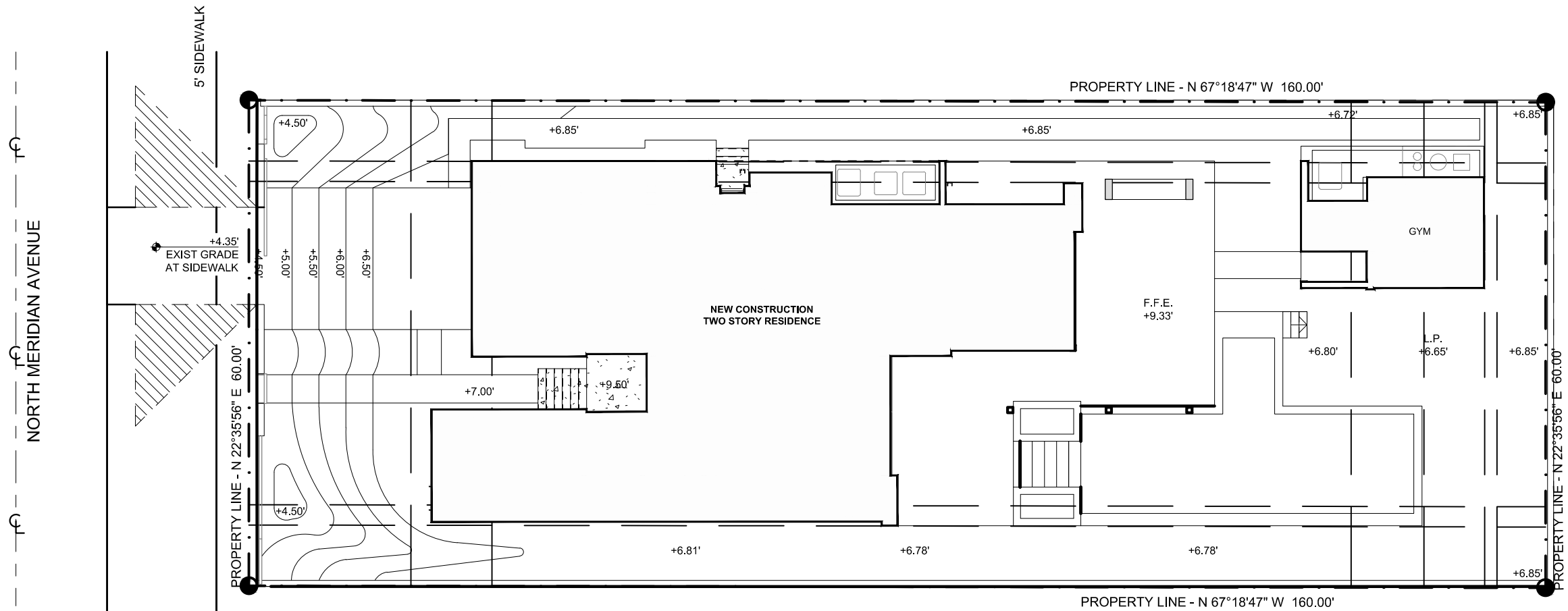
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GRADING PLAN

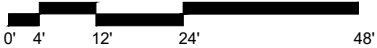
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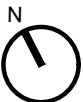


1. DRAWING INDICATES
INTENT. FINAL
GRADING BY OTHERS

2. ALL ELEVATIONS LISTED IN NGVD

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





1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

- 1 DO NOT PRUNE CENTRAL LEADER
- 2 PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- 3 PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 4 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- 5 FLUORESCENT MARKING FLAG
- 6 FINISH GRADE
- 7 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 8 FERTILIZER TABLET IF APPLICABLE
- 9 CONSTRUCT TEMPORARY 3" WATERING BASIN
- 10 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
- 11 SPECIFIED SOIL MIX
- 12 EXISTING SOIL
- 13 2X DIAMETER OF THE ROOTBALL
- 14 SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 15 SET ROOTBALL ON UNDISTURBED SOIL
- 16 REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
- 17 CLEAR TRUNK: REFER TO PLANT SCHEDULE

3

LARGE TREE PLANTING: 2" CALIPER AND GREATER

N.T.S

- | | |
|--|-------------------------------|
| ① 2"x4" WOOD BRACE AT EQUAL SPACING
(3 PER TREE) | ④ 2X DIAMETER OF THE ROOTBALL |
| ② 3" LAYER OF SPECIFIED MULCH: DO NOT
INSTALL WITHIN 3" OF TREE TRUNK | ⑤ TREE TRUNK |
| ③ CONSTRUCT TEMPORARY 3" WATERING BASIN | ⑥ ROOTBALL |
| | ⑦ TREE CANOPY |

1

LARGE TREE STAKING

N.T.S

CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.

CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

A technical drawing of a tree, labeled with numbers 1 through 16. The drawing shows the tree's canopy, trunk, and a cross-section of its base. The canopy is labeled 1, the trunk is 2, and the branches are 3. The leaves are 4, and the flowers are 5. The trunk is 6, and the base of the trunk is 7. The cross-section of the base is 8, and the soil is 9. The tree is 10, and the ground is 11. The tree is 12, and the ground is 13. The tree is 14, and the ground is 15. The tree is 16, and the ground is 17.

- ① DO NOT PRUNE CENTRAL LEADER
- ② PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- ③ PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- ④ 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- ⑤ 1/2"x2" FLUORESCENT MARKER
- ⑥ FINISH GRADE
- ⑦ 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- ⑧ 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
- ⑨ CONSTRUCT TEMPORARY 3" WATERING BASIN
- ⑩ BACKFILL WITH SPECIFIED SOIL MIX
- ⑪ FERTILIZER TABLET IF APPLICABLE
- ⑫ EXISTING SOIL
- ⑬ 2X DIAMETER OF THE ROOTBALL
- ⑭ SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- ⑮ SET ROOTBALL ON UNDISTURBED SOIL
- ⑯ CLEAR TRUNK: REFER TO PLANT SCHEDULE

2

SMALL TREE PLANTING: LESS THAN 2" CALIPER

N.T.S

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LANDSCAPE DETAILS

L-500

