3017

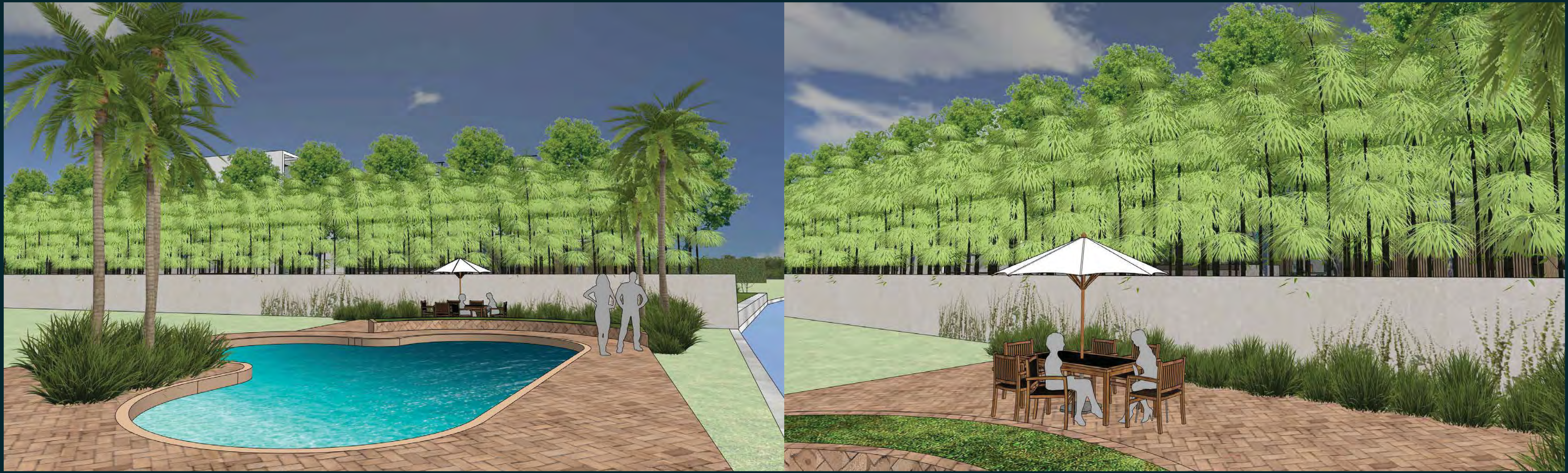
FLAMINGO DRIVE


3017

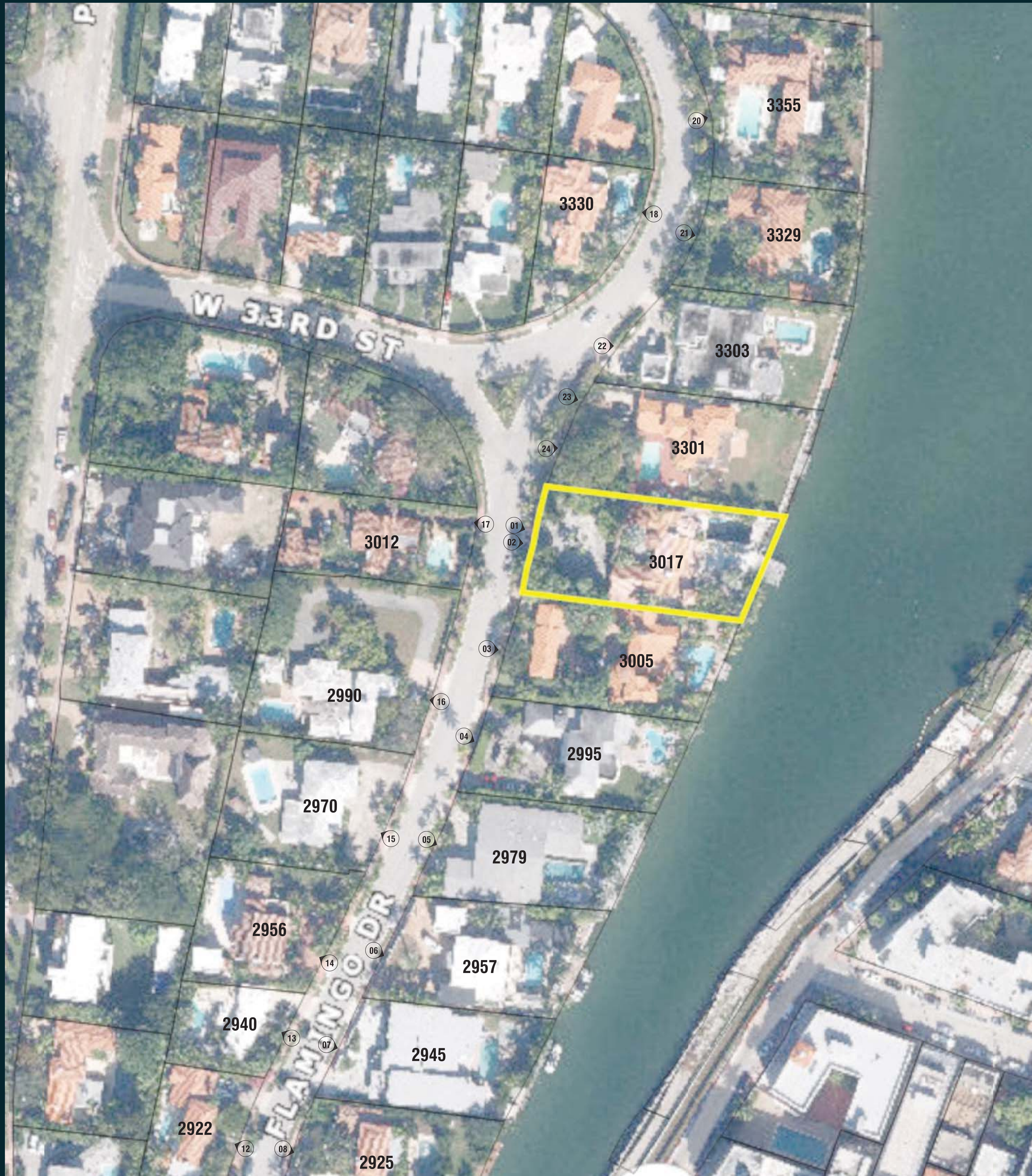
3017 Flamingo Drive

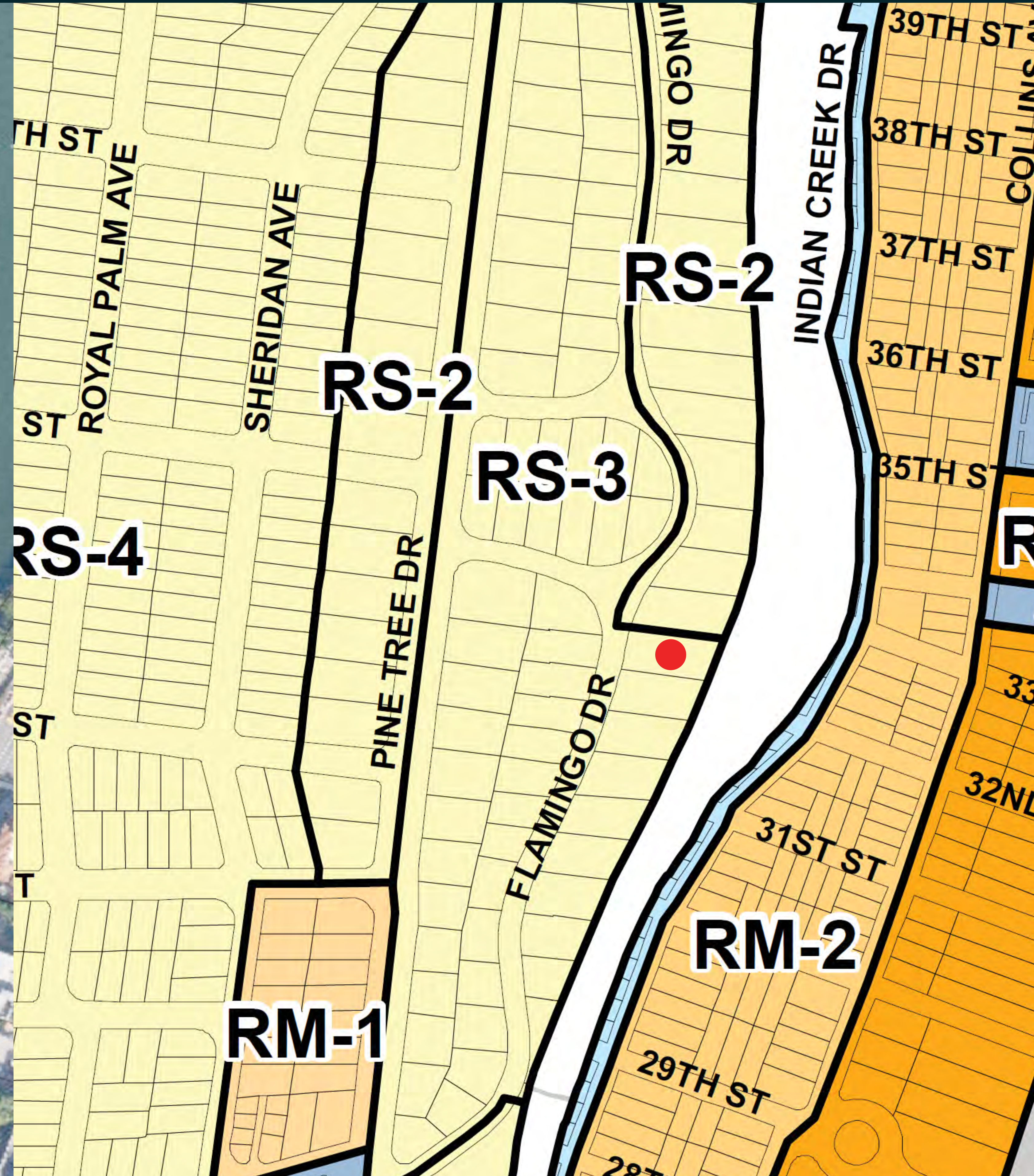
Neighbor's Concerns/Requests	Applicant's Responses
5′ wall along entire adjoining property line.	1. Increased length of 5′ masonry wall with stucco finish along adjoining property line from the water to front yard.
Sufficient multilayer screening along the property line. New Silver Buttonwoods were not sufficient for screening. Requested tall Bamboo hedge, instead of ficus alternative, and other tall trees to be an effective screen when planted.	2. Bamboo at 25′ to 30′ in height, proposed along the majority of the side property line from the water to the 1-story garage. Planted immediately adjacent to the 5′ wall. 3. Keeping the Silver Buttonwoods only at the very front to cover the small portion at the front where no structure located. 4. 17 Bay Rum trees*, 20′ to 24′ in height, will be planted immediately behind the Bamboo, and 2 Simpson Stoppers at 12′ in height will be planted behind the Bamboo at the very rear of the property. * Intermediate proposal of Brazilian Beautyleafs changed to Bay Rum. See item 8 below.
Sufficient screening of the living room window at center of south side. Requested a tree type that does not lose leaves for part of the year; not prefer the relocation of the Frangipani. Requested that the proposed landscaping screen better than existing Mango Tree on her property.	5. No longer proposing to relocate two existing Frangipani trees to the south of the proposed home. 6. Proposing a more robust double layer of Bamboo and Bay Rum trees along the entire length of the home.
Branch of the existing Seagrape is growing into the water and is a breeding ground for iguanas. Suggested cutting that branch off. Also, existing Seagrapes and Coconut Palms not sufficient screening.	7. Will remove the existing Seagrapes and Coconut Palms at the southeast corner to replace with the Bamboo, Bay Rum and Simpson Stoppers.
Did not prefer Brazilian Beautyleafs because they are flowering and require continual maintenance due to fallen flowers. Requested change to similar height and full coverage trees, but without flowering issue.	8. Keeping dense and tall layers of Bamboo and Bay Rum trees.
Requested multiple line of sight drawings to show sufficient screening with the landscape changes.	9. Provided multiple revisions in advance to neighbor and part of this presentation.

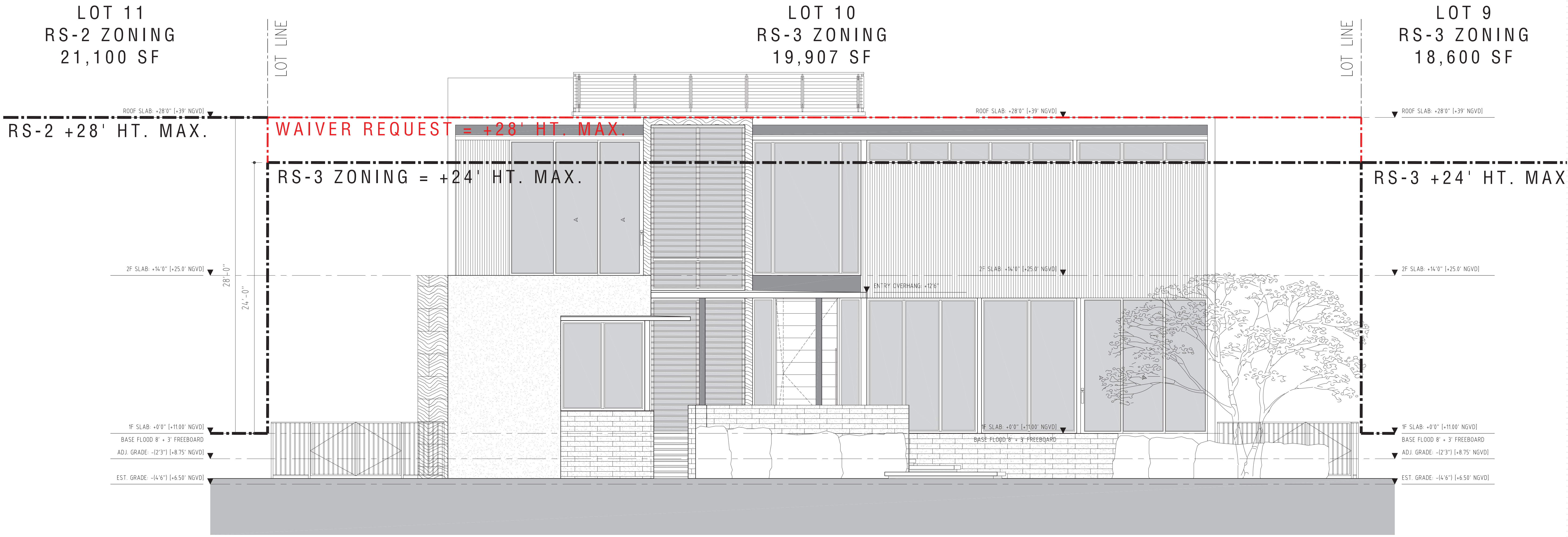
PREVIOUS LANDSCAPE



REVISED LANDSCAPE


3355
3330
3329
W 33RD ST
3303
3301
3012
3017
3005
2990
2995
2970
2979
2956
2957
2940
2945
2922
2925
FLAMINGO DR


39TH ST
38TH ST
37TH ST
36TH ST
ROYAL PALM AVE
SHERIDAN AVE
INDIAN CREEK DR
RS-2
RS-2
RS-3
RS-4
PINE TREE DR
FLAMINGO DR
31ST ST
29TH ST
RM-2
RM-1

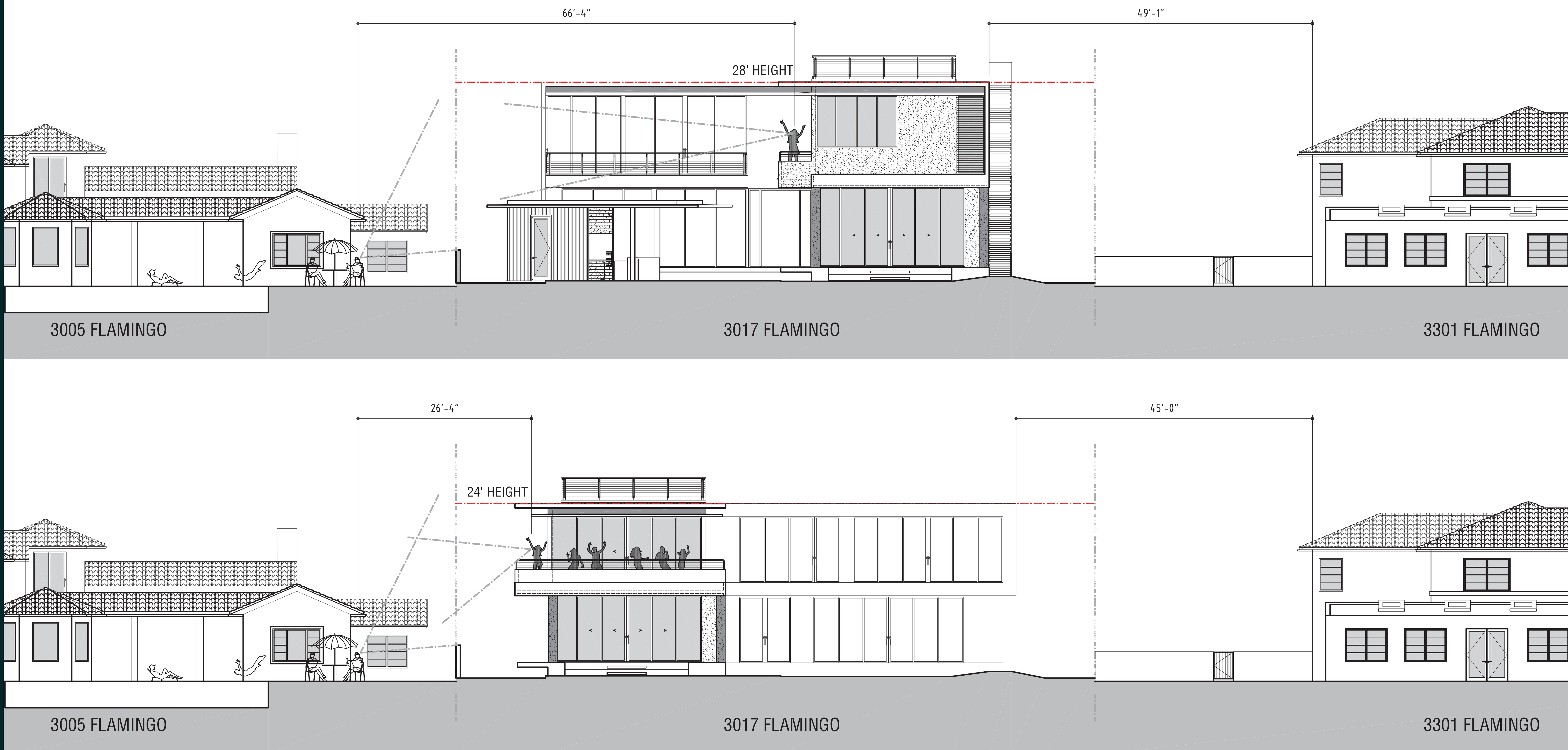


1 E **FRONT ELEVATION**
1/4 SCALE

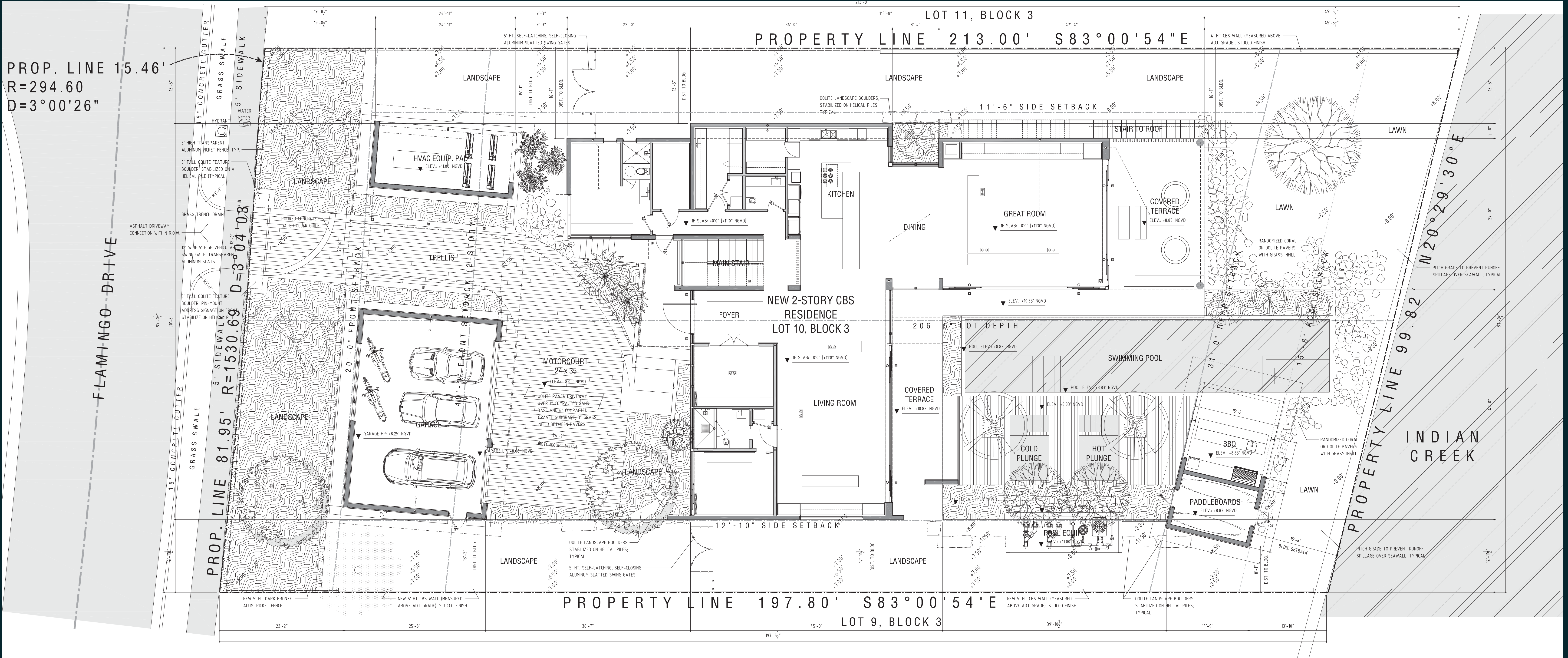
HEIGHT WAIVER INCREASE			
SOUTH NEIGHBOR ZONING HEIGHT MAX.	= 24'-0" TO TOP OF FLAT ROOF	LOT SIZE = 18,600 SF	
PROJECT PROPERTY	= 24'-0" TO TOP OF FLAT ROOF	LOT SIZE = 19,907 SF	*HEIGHT WAIVER REQUEST TO 28'-0"*
NORTH NEIGHBOR ZONING HEIGHT MAX.	= 28'-0" TO TOP OF FLAT ROOF	LOT SIZE = 21,200 SF	

WAIVER REQUEST #1
HEIGHT INCREASE

HEIGHT WAIVER



HEIGHT WAIVER



SITE PLAN

1/8 SCALE

DESCRIPTION OF WORK	DEMOLITION OF EXISTING 4300 SF CBS RESIDENCE. NEW CONSTRUCTION OF A 8500 SF (ADJUSTED) SINGLE FAMILY CBS RESIDENCE. INCLUDES NEW GARAGE, COVERED TERRACES, OPEN-AIR BALCONIES, DRIVEWAY, AND PLANTERS. POOL / SPA UNDER SEPARATE PERMIT.		
LEGAL DESCRIPTION	ALL OF LOT 10, BLOCK 3, FLAMINGO DRIVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 31, OF THE RECORDS OF MIAMI-DADE COUNTY FLORIDA, BEING SITUATED IN THE CITY OF MIAMI BEACH.		
ADDRESS	3017 FLAMINGO DRIVE, MIAMI BEACH, FLORIDA 33140		
FOLIO	02-3226-002-0230		
ZONING	RS-3	RESIDENTIAL SINGLE-FAMILY	
MUNICIPALITY	CITY OF MIAMI BEACH		
FLOOD CRITERIA	ZONE AE DFE	BASE FLOOD ELEVATION: 8.00' NGVD BFE 8.00' + FREEBOARD +3.00' = 11.00' NGVD	
OCCUPANCY CONST. TYPE	R-3 TYPE V	AS PER FBC 2020 SECTION 310.1 AS PER FBC 2020 SECTION 602.5	
NET LOT AREA	19,907 SF		
LOT WIDTH	WIDTH @ 20' SETBACK		97'-4"
EST. GRADE ADJ. GRADE	ESTABLISHED GRADE ADJUSTED GRADE BFE	= 6.50' = 7.25' = 8.00'	(AVERAGE SIDEWALK ELEVATION) (1/2 DIST. btw EST. GRADE and FFE) ZONE AE +8

LOT COVERAGE	MAXIMUM LOT COVERAGE (2-STORY)	.30 x 19,907 SF	
	ALLOWED	5,972 SF	30%
	PROPOSED	5,638 SF	28.3 %
UNIT SIZE	MAXIMUM UNIT SIZE FOR 2-STORY BUILDING	.50 x 19,907 SF	
	ALLOWED	9,954 SF	50%
	PROPOSED	8,462 SF	42.5 %
GREENSPACE	YARD GREENSPACE CALCULATIONS	REQUIRED	PROVIDED
	FRONT YARD = 3693 SF	2585 SF (70%)	2743 SF (74.3%)
	REAR YARD = 3090 SF	2174 SF (70%)	2312 SF (74.8%)
	TOTAL PERVIOUS SITE AREA (ENTIRE)		9630 SF (48.4%)
SETBACKS		REQUIRED	PROVIDED
	PRINCIPAL FRONT SETBACK (1-STORY)	20'-0"	20'-3" (WORST CASE)
	PRINCIPAL FRONT SETBACK (2-STORY)	40'-0"	55'-2" (WORST CASE)
	SUM OF SIDE SETBACKS AS PERCENTAGE OF LOT WIDTH (97'-4") x 25% = 24.33' MIN. 10'-0"	24'-4" SUM (25%)	26'-0" SUM (13'-0.5"+12'-11.5") (= 27 %)
	REAR SETBACK (15% LOT DEPTH) LOT DEPTH = 206'-5"	31'-0"	34'-1.5" (WORST CASE)
BUILDING HEIGHT	TOP OF ROOF SLAB (WAIVER UP TO 28' BY DRB)	24'	28' *WAIVER REQUEST*

WAIVER 1 - HEIGHT

BUILDING AREAS	FIRST FLOOR (A/C)		3938 SF TOTAL
	MAIN HOUSE	3938 SF	
	FIRST FLOOR (NON A/C)		834 SF TOTAL
	GARAGE	895 SF	
	HVAC EQUIPMENT	295 SF	
	PADDLEBOARD STOR.	192 SF	
	COVERED TERRACE	367 SF	
	VEHICLE BREEZEWAY	(557) SF	
	SECOND FLOOR (A/C)		3816 SF TOTAL
	SECOND FLOOR (NON A/C) - TERRACES		556 SF TOTAL
	TOTAL AREAS (A/C)		7,754 SF
	TOTAL AREAS (ADJUSTED)		8,907 SF

NOTES

SWIMMING POOL(S) + WATER FEATURE(S) UNDER SEPARATE PERMIT.

ALL WORK, MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE D.F.E. (+8.00' BFE + 3.00' N.G.V.D. = 11.00' NGVD)

ALL NEW CONSTRUCTION MATERIALS BELOW BFE SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2008.

LOCATION PLAN

SIGNATUM EX MACHINA

D\VICE

DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	ACOUSTIC ARCHITECTS	305 925 0676
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2021 05 04

REVISED

SCALE
3/16"=1'

DESIGNATION

A100

EXISTING TREE DISPOSITION LIST

No.	Scientific Name	Common Name	Diameter / DBH (in)	Height (ft)	Spread / Canopy (ft)	Tree Protection Zone Radius (ft)	Condition	Disposition	Mitigation (in)	Comments
1	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
2	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
3	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
4	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
5	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
6	*Phoenix roebelenii*	Robellini Palm	4	8	8	0	Fair	Remove	0	Too small no mitigation required
7	*Terminalia catappa*	Almond Tree	12	40	40	0	Fair	Remove	12	
8	*Plumeria rubra*	Frangipani Tree	6	20	15	4	Fair	Transplant	0	
9	*Araucaria heterophylla*	Norfolk Island Pine	12	70	12	0	Fair	Remove	12	
10	*Phoenix roebelenii*	Robellini Palm	4	8	8	0	Fair	Remove	0	Too small no mitigation required
11	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
12	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
13	*Cocos nucifera 'Maypan'*	Coconut Palm	6	20	15	0	Fair	Remove	1 Palm	
14	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
15	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
16	*Plumeria rubra*	Frangipani Tree	6	20	20	0	Fair	Remove	6	
17	*Dypsis lutescens*	Areca Palm	Multi-Trunk	20	10	0	Fair	Remove	1 Palm	
18	*Araucaria heterophylla*	Norfolk Island Pine	12	70	12	0	Fair	Remove	12	
19	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
20	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Good	Remove	0	Too small no mitigation required
21	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
22	Cocos nucifera 'Maypan'	Coconut Palm	12	20	50	3	Good	Remain	0	
23	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
24	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
25	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
26	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
27	Crescentia Cujete	Calabash Tree	7	20	20	0	Fair	Remove	7	
28	Veitchia merrillii	Christmas Palm	5	12	7	3	Good	Remain	0	
29	Plumeria rubra	Frangipani Tree	6	20	20	4	Fair	Remain	0	
30	Plumeria rubra	Frangipani Tree	6	20	20	4	Fair	Remain	0	
31	Plumeria rubra	Frangipani Tree	24	40	40	16	Fair	Transplant	0	
32	Washingtonia robusta	Washington Palm	14	70	15	0	Fair	Remove	1 Palm	
33	Bismarckia nobilis 'Silver'	Bismarck Palm	24	60	20	3	Fiar	Transplant	0	
34	Washingtonia robusta	Washington Palm	14	70	15	0	Fair	Remove	1 Palm	
35	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Good	Remove	0	Too small no mitigation required
36	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs

EXISTING TREE DISPOSITION LIST

No.	Scientific Name	Common Name	Diameter / DBH (in)	Height (ft)	Spread / Canopy (ft)	Tree Protection Zone Radius (ft)	Condition	Disposition	Mitigation (in)	Comments
38	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs
39	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
40	Caryota	Fishtail Palm	Multi-Trunk	16	8	3	Fair	Remain	0	
41	Washingtonia robusta	Washington Palm	12	40	8	3	Fair	Remain	0	
42	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
43	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
44	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
45	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
46	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
47	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
48	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
49	*Phoenix canariensis*	Canary Date Palm	22	30	20	3	Fair	Transplant	0	
50	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Transplant	0	
51	Cocos nucifera 'Maypan'	Coconut Palm	24	30	20	3	Good	Remain	0	
52	Coccoloba uvifera	Sea Grape	10	10	20	0	Fair	Remove	10	
53	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Remain	0	
54	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Remain	0	
55	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Transplant	0	
56	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Fair	Remove	0	Too small no mitigation required
57	Coccoloba uvifera	Sea Grape	10	10	20	7	Fair	Remain	0	
58	Veitchia montgomeryana	Montgomery Palm	5	12	7	3	Fair	Remain	0	
59	Cocos nucifera 'Maypan'	Coconut Palm	12	20	20	3	Fair	Remain	0	
60	Washingtonia robusta	Washington Palm	12	8	8	0	Fair	Remove	0	Too small no mitigation required
61	Cocos nucifera 'Maypan'	Coconut Palm	12	20	20	3	Good	Transplant	0	
62	*Plumeria rubra*	Frangipani Tree	8	18	18	0	Fair to Poor	Remove	8	
63	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs
64	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs
65	Ptychosperma elegans	Solitaire Palm	4	15	8	3	Fair	Remain	0	
66	*Plumeria rubra*	Frangipani Tree	6	20	20	7	Fair	Remain	0	
67	Washingtonia robusta	Washington Palm	12	70	15	0	Fair	Remove	1 Palm	
68	Livistona chinensis	Chinese Fan Palm	10	20	20	0	Fair	Remove	1 Palm	
69	Persea americana	Avocado Tree	7	20	10	0	Fair to Poor	Remove	7	
70	Washingtonia robusta	Washington Palm	12	70	15	0	Fair	Remove	1 Palm	
71	Caryota	Fishtail Palms	Multi-Trunk	16	8	0	Fair	Remain	0	
72	Mangifera indica	Mango Tree	12	35	25	0	Fair	Remove	12	

TREE DISPOSITION LEGEND

- Existing tree or palm to be transplanted
- Existing tree or palm to be removed
- Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

Tree / Palm

- LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
- PROPOSED BUILDING & PAVED AREAS

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

SIGNATUM EX MACHINA

D\VICE × DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	____	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

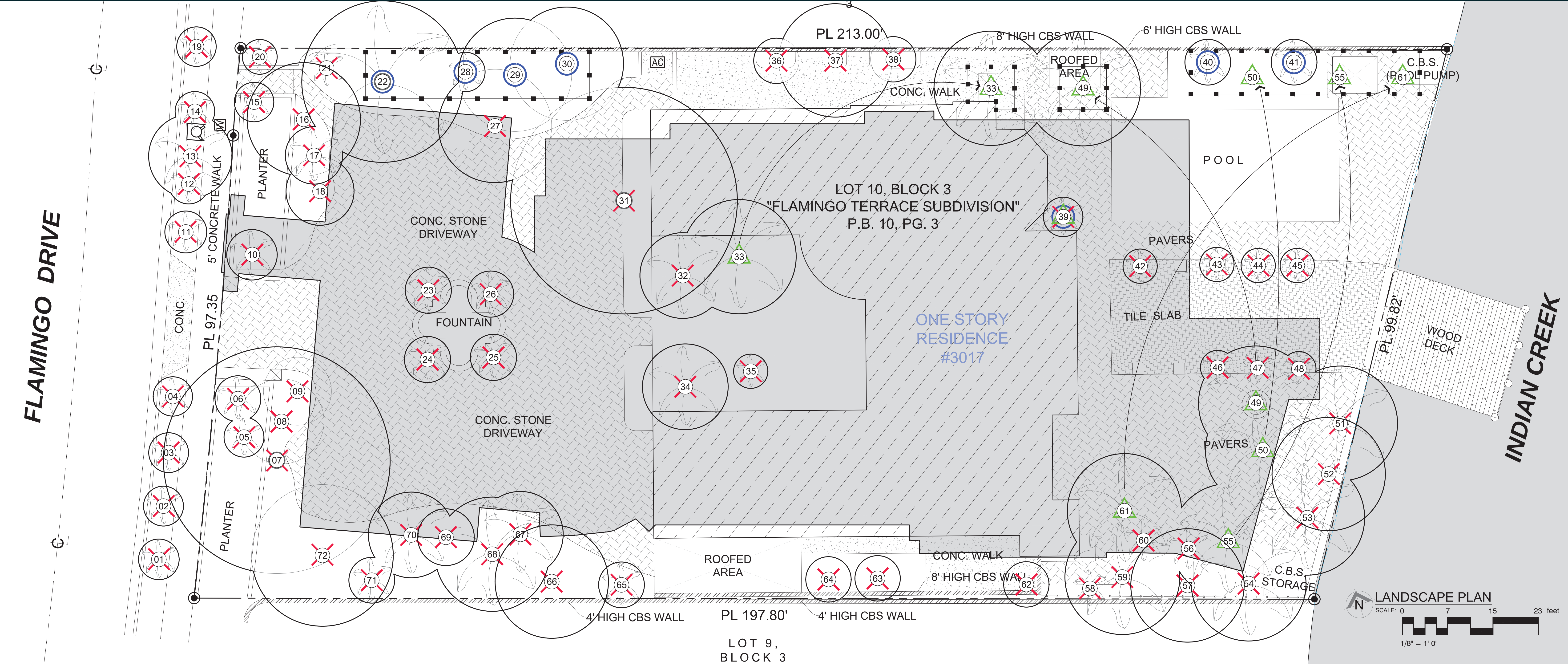
ISSUED 2020 08 05

REVISED

SCALE **1/8"=1'**

DESIGNATION **EXISTING TREE**

L100



EXISTING TREE DISPOSITION LIST

No.	Scientific Name	Common Name	Diameter / DBH (in)	Height (ft)	Spread / Canopy (ft)	Tree Protection Zone Radius (ft)	Condition	Disposition	Mitigation (in)	Comments
1	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
2	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
3	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
4	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
5	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
6	*Phoenix roebelenii*	Robellini Palm	4	8	8	0	Fair	Remove	0	Too small no mitigation required
7	*Terminalia catappa*	Almond Tree	12	40	40	0	Fair	Remove	12	
8	*Plumeria rubra*	Frangipani Tree	6	20	15	4	Fair	Remove	6	
9	*Araucaria heterophylla*	Norfolk Island Pine	12	70	12	0	Fair	Remove	12	
10	*Phoenix roebelenii*	Robellini Palm	4	8	8	0	Fair	Remove	0	Too small no mitigation required
11	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
12	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
13	*Cocos nucifera 'Maypan'*	Coconut Palm	6	20	15	0	Fair	Remove	1 Palm	
14	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
15	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
16	*Plumeria rubra*	Frangipani Tree	6	20	20	0	Fair	Remove	6	
17	*Dypsis lutescens*	Areca Palm	Multi-Trunk	20	10	0	Fair	Remove	1 Palm	
18	*Araucaria heterophylla*	Norfolk Island Pine	12	70	12	0	Fair	Remove	12	
19	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
20	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Good	Remove	0	Too small no mitigation required
21	Veitchia merrillii	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
22	Cocos nucifera 'Maypan'	Coconut Palm	12	20	50	3	Good	Remain	0	
23	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
24	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
25	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
26	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Good	Remove	0	Too small no mitigation required
27	Crescentia Cujete	Calabash Tree	7	20	20	0	Fair	Remove	7	
28	Veitchia merrillii	Christmas Palm	5	12	7	3	Good	Remain	0	
29	Plumeria rubra	Frangipani Tree	6	20	20	4	Fair	Remain	0	
30	Plumeria rubra	Frangipani Tree	6	20	20	4	Fair	Remain	0	
31	Plumeria rubra	Frangipani Tree	24	40	40	16	Fair	Remove	24	
32	Washingtonia robusta	Washington Palm	14	70	15	0	Fair	Remove	1 Palm	
33	Bismarckia nobilis 'Silver'	Bismarck Palm	24	60	20	3	Fiar	Transplant	0	
34	Washingtonia robusta	Washington Palm	14	70	15	0	Fair	Remove	1 Palm	
35	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Good	Remove	0	Too small no mitigation required
36	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs

EXISTING TREE DISPOSITION LIST

No.	Scientific Name	Common Name	Diameter / DBH (in)	Height (ft)	Spread / Canopy (ft)	Tree Protection Zone Radius (ft)	Condition	Disposition	Mitigation (in)	Comments
38	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs
39	*Veitchia merrillii*	Christmas Palm	5	12	7	0	Good	Remove	0	Too small no mitigation required
40	Caryota	Fishtail Palm	Multi-Trunk	16	8	3	Fair	Remain	0	
41	Washingtonia robusta	Washington Palm	12	40	8	3	Fair	Remain	0	
42	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
43	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
44	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
45	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
46	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
47	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
48	Hyophorbe lagenicaulis	Bottlee Palm	12	8	6	0	Poor	Remove	0	Too small no mitigation required
49	*Phoenix canariensis*	Canary Date Palm	22	30	20	3	Fair	Transplant	0	
50	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Transplant	0	
51	Cocos nucifera 'Maypan'	Coconut Palm	24	30	20	3	Good	Remove	1 Palm	
52	Coccoloba uvifera	Sea Grape	10	10	20	0	Fair	Remove	10	
53	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Remove	1 Palm	
54	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Remove	1 Palm	
55	Cocos nucifera 'Maypan'	Coconut Palm	14	25	20	3	Good	Transplant	0	
56	Ptychosperma elegans	Solitaire Palm	4	15	8	0	Fair	Remove	0	Too small no mitigation required
57	Coccoloba uvifera	Sea Grape	10	10	20	7	Fair	Remove	10	
58	Veitchia montgomeryana	Montgomery Palm	5	12	7	3	Fair	Remove	1 Palm	
59	Cocos nucifera 'Maypan'	Coconut Palm	12	20	20	3	Fair	Remove	1 Palm	
60	Washingtonia robusta	Washington Palm	12	8	8	0	Fair	Remove	0	Too small no mitigation required
61	Cocos nucifera 'Maypan'	Coconut Palm	12	20	20	3	Good	Transplant	0	
62	*Plumeria rubra*	Frangipani Tree	8	18	18	0	Fair to Poor	Remove	8	
63	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs
64	Strelitzia nicolai	White Bird of Paradise	12	16	8	0	Fair	Remove	0	Overgrown Shrubs
65	Ptychosperma elegans	Solitaire Palm	4	15	8	3	Fair	Remain	0	
66	*Plumeria rubra*	Frangipani Tree	6	20	20	7	Fair	Remove	6	
67	Washingtonia robusta	Washington Palm	12	70	15	0	Fair	Remove	1 Palm	
68	Livistona chinensis	Chinese Fan Palm	10	20	20	0	Fair	Remove	1 Palm	
69	Persea americana	Avocado Tree	7	20	10	0	Fair to Poor	Remove	7	
70	Washingtonia robusta	Washington Palm	12	70	15	0	Fair	Remove	1 Palm	
71	Caryota	Fishtail Palms	Multi-Trunk	16	8	0	Fair	Remove	1 Palm	
72	Mangifera indica	Mango Tree	12	35	25	0	Fair	Remove	12	
							Total to Mitigate (in)		138 + 13 Palms	

TREE DISPOSITION LEGEND

- Existing tree or palm to be transplanted
- Existing tree or palm to be removed
- Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.
- Tree / Palm
- LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
- PROPOSED BUILDING & PAVED AREAS

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

DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

SIGNATUM EX MACHINA
D\VICE
DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

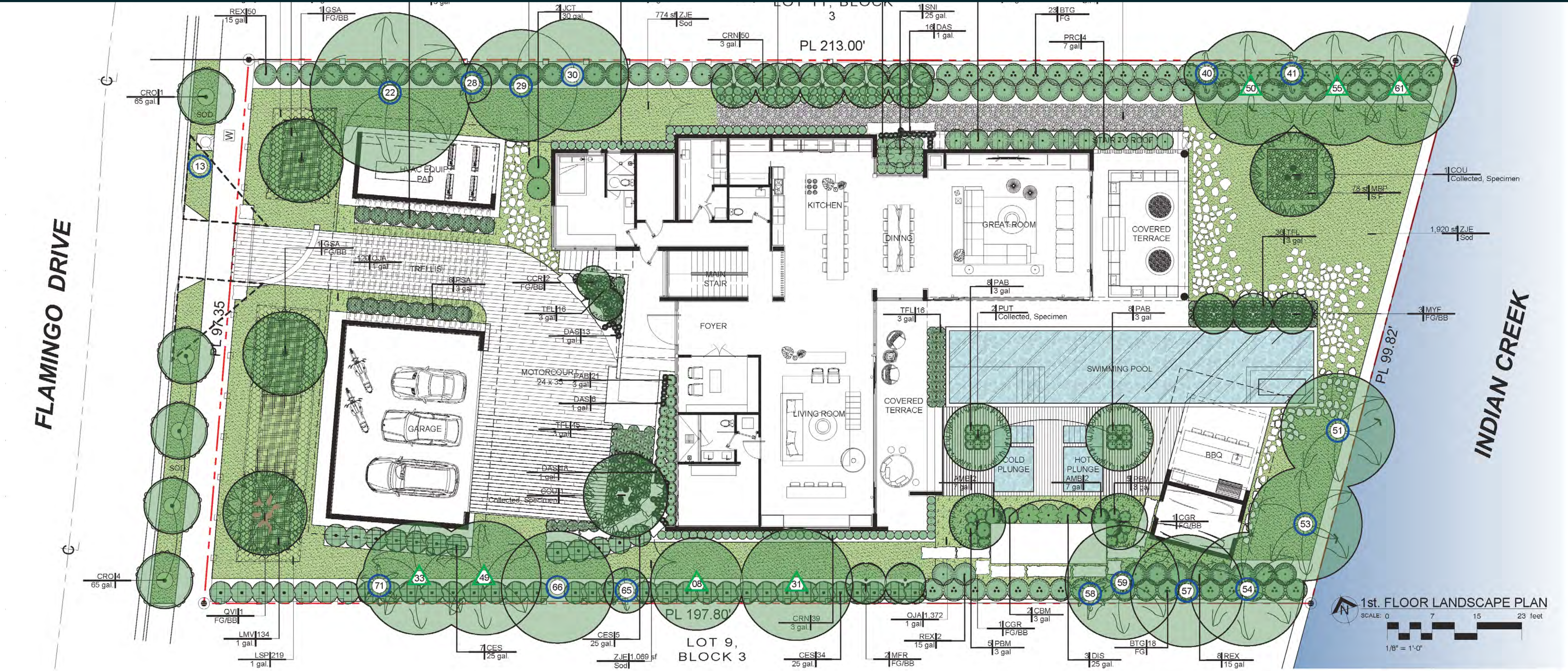
CLIENT	(NAME WITHHELD)	
LANDSCAPE	____	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2020 08 05
REVISED

SCALE
1/8"=1'
DESIGNATION
EXISTING TREE

L100



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CGR	2	Caesalpinia granadillo	Bridal Veil Tree	FG/BB	4"	14`-16`	8`-10`	
COU	2	Coccoloba uvifera	Sea Grape	Collected, Specimen	8"	18`-20` OA	12`	Multitrunk - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant
GSA	2	Guaiacum sanctum	Lignum Vitae	FG/BB	6"	12` OA	12`	Specimen - Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
MFR	5	Myrcianthes fragrans	Simpson`s Stopper	FG/BB	4"	12` OA	8`-10`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5` CT
PUT	2	Pandanus utilis	Screw Pine	Collected, Specimen	8"	16`-18` OA	8`-10`	Miami-Dade Landscape Manual - Drought Tolerant
QVI	1	Quercus virginiana	Live Oak	FG/BB	10"	18`-20` OA	12`	Specimen - Florida Native - Miami-Dade Landscape Manual

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CCR	2	Coccothrinax crinita	Old Man Palm	FG/BB	10"	10` & 5` Staggered	6`-8`	Specimen
TR	5	Thrinax radiata	Florida Thatch Palm	FG/BB	4"-6"	12` - 14` OA	6`-8`	

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CRO	5	Clusia rosea	Autograph Tree	65 gal.	4"	14` OA	6`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant

PLANT SCHEDULE 1ST FLOOR

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
AMB	4	Alocasia macrorrhiza `Black Stem`	Giant Elephant`s Ear	7 gal	4`	3`		
CRN	130	Clusia rosea `Nana`	Dwarf Pitch Apple	3 gal.	12"	18"		Florida Native - Drought Tolerant
CBM	2	Colocasia esculenta `Black Magic`	Black Taro	3 gal				
CES	46	Conocarpus erectus `Sericeus`	Silver Buttonwood	25 gal.	6`-7` OA	4`	4`	Shrub Type - Florida Native - Miami-Dade Landscape Manual
DAS	53	Dichondra argentea `Silver Falls`	Silver Falls Dichondra	1 gal.	0.5`	1`	As Shown	
DIS	3	Dioon spinulosum	Mexican Cycad	25 gal.	4` OA	4`		
JCT	2	Juniperus chinensis `Torulosa`	Hollywood Juniper	30 gal.	7`-8` OA	4`-5`		
PSA	17	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3 gal	2`	2`		Drought Tolerant - Miami-Dade Landscape Manual
PBM	24	Philodendron `Burle Marx`	Philodendron `Burle Marx`	3 gal	2`	2`		
PRC	5	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	7 gal	3`	2.5`		
PAB	37	Phlebodium aureum `Blue Star`	Blue Star Fern	3 gal	18"	18"	As Shown	
REX	67	Rhapis excelsa	Lady Palm	15 gal	3`-4`	4`		Shade Grown - Character Plant
SNI	1	Strelitzia nicolai	White Bird of Paradise	25 gal.	7`-8` OA	5`	As Shown	
TFL	113	Tripsacum floridana	Florida Gamagrass	3 gal	2`	2`		Drought Tolerant - Florida Native - Miami-Dade Landscape Manual

BAMBOO	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
BTG	41	Bambusa textilis gracilis	Weaver`s Bamboo	FG	16` OA	4`		

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	REMARKS
LMV	175	Liriope muscari `Variegata`	Variegated Lilyturf	1 gal.	18"	18"	Drought Tolerant - Miami-Dade County Landscape Manual
LSP	318	Liriope spicata	Creeping Lilyturf	1 gal.	12"	12"	Drought Tolerant - Miami-Dade County Landscape Manual

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	REMARKS
MBP	434 sf	Mexican Black Pebbles	Black Pebbles 3/8"	S.F.			
OJA	1,874	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	
ZJE	3,763 sf	Zoysia japonica `Empire`	Korean Grass	Sod			

EXISTING TREE LEGEND

0 — The Existing trees or palms transplanted, new location

0 — The Existing trees and palms that remained in their original location

Tree / Palm

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

Derick Langel Digitally signed by Derick Langel Date: 2021.01.28 16:34:11 -05'00'

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC

www.alllandscapedata.net & .com
Ph: 305.303.7059

SIGNATUM EX MACHINA

D\VICE

X

DESIGN STUDIO
818 733 4298 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	___	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	___	305 000 0000
LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT · DANIEL RITCHIE AR95253

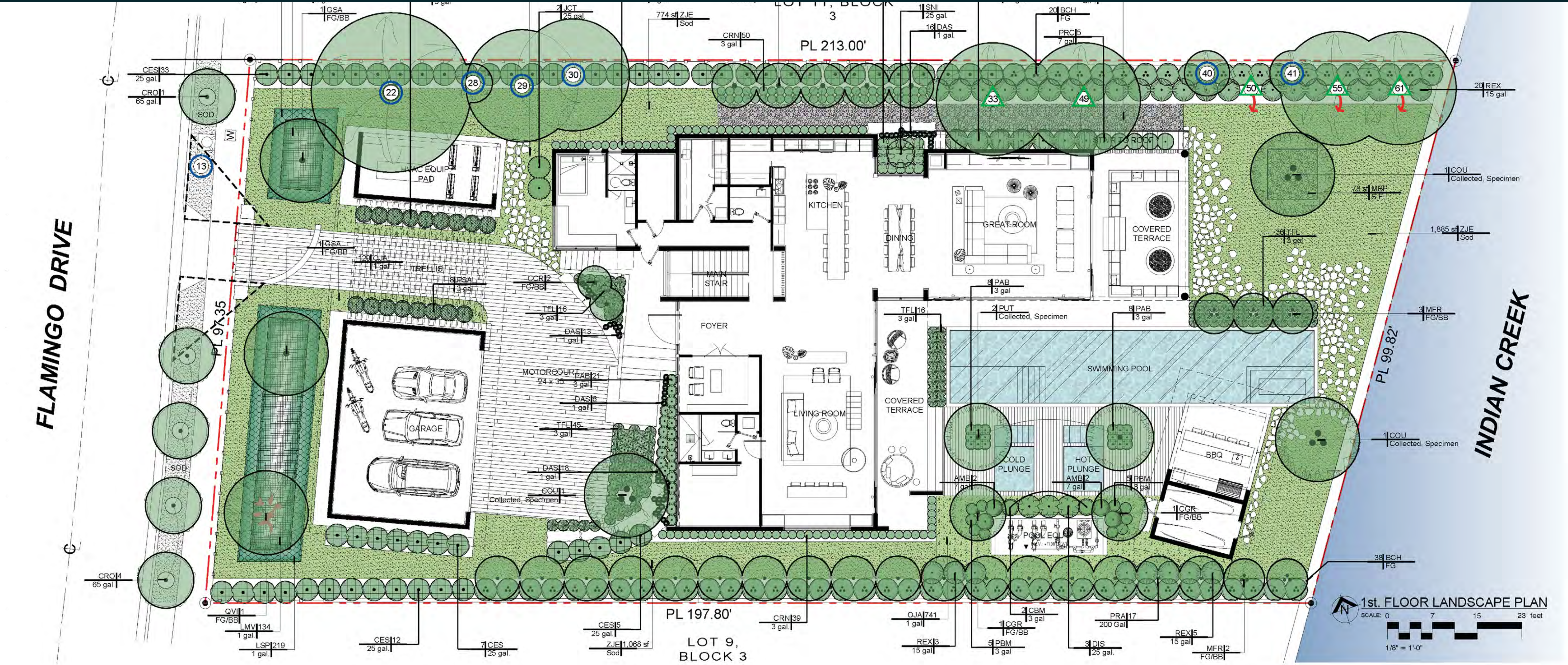
ISSUED 2020 08 05

REVISED

SCALE 1/8"=1'

DESIGNATION LANDSCAPE

L200



EXISTING TREE LEGEND

0	The Existing trees or palms transplanted, new location
0 (Tree / Palm)	The Existing trees and palms that remained in their original location

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

PLANT SCHEDULE 1ST FLOOR

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CGR	2	Caesalpinia granadillo	Bridal Veil Tree	FG/BB	4"-6"	14'-16'	12'	
COU	3	Coccoloba uvifera	Sea Grape	Collected, Specimen	8"	18'-20' OA	12'	Multitrunk - Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
GSA	2	Guaiacum sanctum	Lignum Vitae	FG/BB	6"	12' OA	12'	Specimen - Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
MFR	5	Myrcianthes fragrans	Simpson's Stopper	FG/BB	4"	12' OA	8'-10'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5' CT
PUT	2	Pandanus utilis	Screw Pine	Collected, Specimen	8"	16'-18' OA	8'-10'	Miami-Dade Landscape Manual - Drought Tolerant
PRA	17	Pimenta racemosa	Bay Rum	200 Gal	4"	20'-24' OA	As Shown	Drought Tolerant
QVI	1	Quercus virginiana	Live Oak	FG/BB	10"	18'-20' OA	12'	Specimen - Florida Native - Miami-Dade Landscape Manual

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CCR	2	Coccothrinax crinita	Old Man Palm	FG/BB	10"	10' & 5' Staggered	6'-8'	Specimen
TR	5	Thrinax radiata	Florida Thatch Palm	FG/BB	4"-6"	12' - 14' OA	6'-8'	

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CRO	5	Clusia rosea	Autograph Tree	65 gal.	4"	14' OA	6'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant

PLANT SCHEDULE 1ST FLOOR

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
AMB	4	Alocasia macrorrhiza 'Black Stem'	Giant Elephant's Ear	7 gal	4'	3'		
CRN	129	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal.	12"	18"		Florida Native - Drought Tolerant
CBM	2	Colocasia esculenta 'Black Magic'	Black Taro	3 gal				
DAS	53	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	1 gal.	0.5'	1'	As Shown	
DIS	3	Dioon spinulosum	Mexican Cycad	25 gal.	4' OA	4'		
JCT	2	Juniperus chinensis 'Torulosa'	Hollywood Juniper	25 gal.	6' OA	4'		
PSA	17	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3 gal	2'	2'		Drought Tolerant - Miami-Dade Landscape Manual
PBM	24	Philodendron 'Burle Marx'	Philodendron 'Burle Marx'	3 gal	2'	2'		
PRC	5	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	7 gal	3'	2.5'		
PAB	37	Phlebodium aureum 'Blue Star'	Blue Star Fern	3 gal	18"	18"	As Shown	
REX	35	Rhapis excelsa	Lady Palm	15 gal	3'-4'	4'		Shade Grown - Character Plant
SNI	1	Strelitzia nicolai	White Bird of Paradise	25 gal.	7'-8' OA	5'	As Shown	
TFL	113	Tripsacum floridana	Florida Gamagrass	3 gal	2'	2'		Drought Tolerant - Florida Native - Miami-Dade Landscape Manual

LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
BCH	58	Bambusa chungii	Tropical Blue Bamboo	FG	25' - 30' OA	4'		8 canes
CES	57	Conocarpus erectus 'Sericeus'	Silver Buttonwood	25 gal.	6' - 8' OA	4'	4'	Shrub Type - Florida Native - Miami-Dade Landscape Manual

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
LMV	175	Liriope muscari 'Variegata'	Variegated Lilyturf	1 gal.	18"	18"	18" o.c.	Drought Tolerant - Miami-Dade County Landscape Manual
LSP	318	Liriope spicata	Creeping Lilyturf	1 gal.	12"	12"	12" o.c.	Drought Tolerant - Miami-Dade County Landscape Manual

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING
MBP	434 sf	Mexican Black Pebbles	Black Pebbles 3/8"	S.F.			
OJA	1,393	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	8" o.c.
ZJE	3,727 sf	Zoysia japonica 'Empire'	Korean Grass	Sod			

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC

www.alllandscapedata.net & .com
Ph: 305.303.7059

SIGNATUM EX MACHINA

D\VICE
×
DESIGN STUDIO
818 733 4286 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	___	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	___	305 000 0000
LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT DANIEL RITCHIE AR95253

ISSUED 2020 08 05

REVISED

SCALE
1/8"=1'

DESIGNATION
LANDSCAPE

L200

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 20,000 SF Acres 0.46

		REQUIRED/ ALLOWED	PROVIDED
	OPEN SPACE		
A.	Square feet of required Open Space as indicated on site plan: Lot Area = 20,000 s.f.x 25 % = 5,000 s.f.	5,000 SF	7,920 SF
B.	Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C.	Total square feet of landscaped open space required: A+B=	5,000 SF	7,920 SF
	LAWN AREA CALCULATION		
A.	Square feet of landscaped open space required	5,000 SF	7,920 SF
B.	Maximum lawn area (sod) permitted= 50 % x 7,920 s.f.	3,960 SF	3,763 SF
	TREES		
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5+14 trees x N/A net lot acres - number of existing trees=	19	20
B.	% Natives required: Number of trees provided x 30% =	6	8
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	10	20
D.	Street Trees (maximum average spacing of 20' o.c.) 97.35' linear feet along street divided by 20'= 4.86	5	5
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
	SHRUBS		
A.	Number of shrubs required: Sum of lot and street trees required x 12=	288	543
B.	% Native shrubs required: Number of shrubs provided x 50%=	272	287
	LARGE SHRUBS OR SMALL TREES		
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	29	88
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	44	45

TREE REPLACEMENT CHART

Total diameter of tree(s) to be removed **(sum of inches at DBH)**	Total # of replacement trees required **(2" DBH minimum each: 12' min. OA)**	OR	Total # of replacement trees required **(4" DBH minimum each: 16' min. OA)**
2"-3"	1	or	0
4"-6"	2	or	1
7"-12"	4	or	2
13"-18"	6	or	3
19"-24"	8	or	4
25"-30"	10	or	5
31"-36" x 1	12 x 1 = 12	or	6 x 1 = 6
37"-42"	14	or	7
43"-48"	16	or	8
49"-60" x 1	20 x 1 = 20	or	10 x 1 = 10
TOTAL: 92"	**Total:** 32 Trees (64") + 7 Palms	**or**	**Total:** 16 Trees (64") + 7 Palms
			Provided: 12 (66")

2 Bridalveil (4" x 2 = 8")
2 Sea Grapes (8" x 2 = 16")
2 Lignum Vitae (6" x 2 = 12")
5 Simpson's Stopper (4" x 5 = 20")
1 Live Oak (10" x 1 = 10")

CGR - Bridal Veil Tree
COU - Sea Grape
GSA - Lignum Vitae
MFR - Simpson`s Stopper
PUT - Screw Pine
QVI - Live Oak
CCR - Old Man Palm
TRA - Florida Thatch Palm
CRO - Autograph Tree
AMB - Giant Elephant`s Ear
CRN - Dwarf Pitch Apple
CBM - Black Taro
CES - Silver Buttonwood
DAS - Silver Falls Dichondra
DIS - Mexican Cycad
JCT - Hollywood Juniper
PSA - White Fountain Grass
PBM - Philodendron
PRC - Rojo Congo Philodendron
PAB - Blue Star Fern
REX - Lady Palm

SNI - White Bird of Paradise
TFL - Florida Gamagrass
BTG - Graceful Bamboo
OIA - Variegated Liriope
MBP - Mexican Black Pebbles
LSP - Creeping Lilyturf
OJA - Mondo Grass
ZJE - Korean Grass

DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

SIGNATUM EX MACHINA

D\VICE

DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	____	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2020 08 05

REVISED

SCALE
N.T.S.
DESIGNATION
LANDSCAPE

L202

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 20,000 SF Acres 0.46

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 20,000 s.f.x 25 % = 5,000 s.f.	5,000 SF	7,920 SF
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	5,000 SF	7,920 SF
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	5,000 SF	7,920 SF
B. Maximum lawn area (sod) permitted= 50 % x 7,920 s.f.	3,960 SF	3,763 SF
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5+14 trees x N/A net lot acres - number of existing trees=	19	(2 Ex. + 32 Proposed) 34
B. % Natives required: Number of trees provided x 30% =	10	11
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	17	29
D. Street Trees (maximum average spacing of 20' o.c.) 97.35' linear feet along street divided by 20'= 4.86	5	5
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	288	540
B. % Native shrubs required: Number of shrubs provided x 50%=	270	288
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	29	115
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	57	57

TREE REPLACEMENT CHART

Total diameter of tree(s) to be removed **(sum of inches at DBH)**	Total # of replacement trees required **(2" DBH minimum each: 12' min. OA)**	OR	Total # of replacement trees required **(4" DBH minimum each: 16' min. OA)**
2"-3"	1	or	0
4"-6"	2	or	1
7"-12"	4	or	2
13"-18" x 1	6 x 1 = 6	or	3 x 1 = 3
19"-24"	8	or	4
25"-30"	10	or	5
31"-36"	12	or	6
37"-42"	14	or	7
43"-48"	16	or	8
49"-60" x 2	20 x 2 = 40	or	10 x 2 = 20
TOTAL: 138" + 13 (Trees/Palms)	**Total:** 46 Trees (92") + 13 (Trees/Palms)	**or**	**Total:** 23 Trees (92") + 13 (Trees/Palms)
			Provided: 35 (162")

2 Bridalveil (4" x 2 = 8")
3 Sea Grapes (8" x 3 = 24")
2 Lignum Vitae (6" x 2 = 12")
5 Simpson's Stopper (4" x 5 = 20")
1 Live Oak (10" x 1 = 10")
5 Autograph Tree (4" x 5 = 20")
17 Bay Rum (17 x 4" = 68")


CGR - Bridal Veil Tree


COU - Sea Grape


GSA - Lignum Vitae


MFR - Simpson`s Stopper


PUT - Screw Pine


QVI - Live Oak


CCR - Old Man Palm


TRA - Florida Thatch Palm


CRO - Autograph Tree


AMB - Giant Elephant`s Ear


CRN - Dwarf Pitch Apple


CBM - Black Taro


CES - Silver Buttonwood


DAS - Silver Falls Dichondra


DIS - Mexican Cycad


JCT - Hollywood Juniper


PSA - White Fountain Grass


PBM - Philodendron


PRC - Rojo Congo Philodendron


PAB - Blue Star Fern


PRA - Bay Rum


SNI - White Bird of Paradise


TFL - Florida Gamagrass


REX - Lady Palm


BCH - Tropical Blue Bamboo


OIA - Variegated Liriope


MBP - Mexican Black Pebbles


LSP - Creeping Lilyturf


OJA - Mondo Grass


ZJE - Korean Grass

DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

DVICE
DESIGN STUDIO
610 733 4298 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	—	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3231
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	—	305 000 0000
LOW VOLTAGE DESIGN	—	305 000 0000
POOL DESIGN	—	305 000 0000

SEALING ARCHITECT DANIEL RITCHIE AR95253

ISSUED 2020 08 05

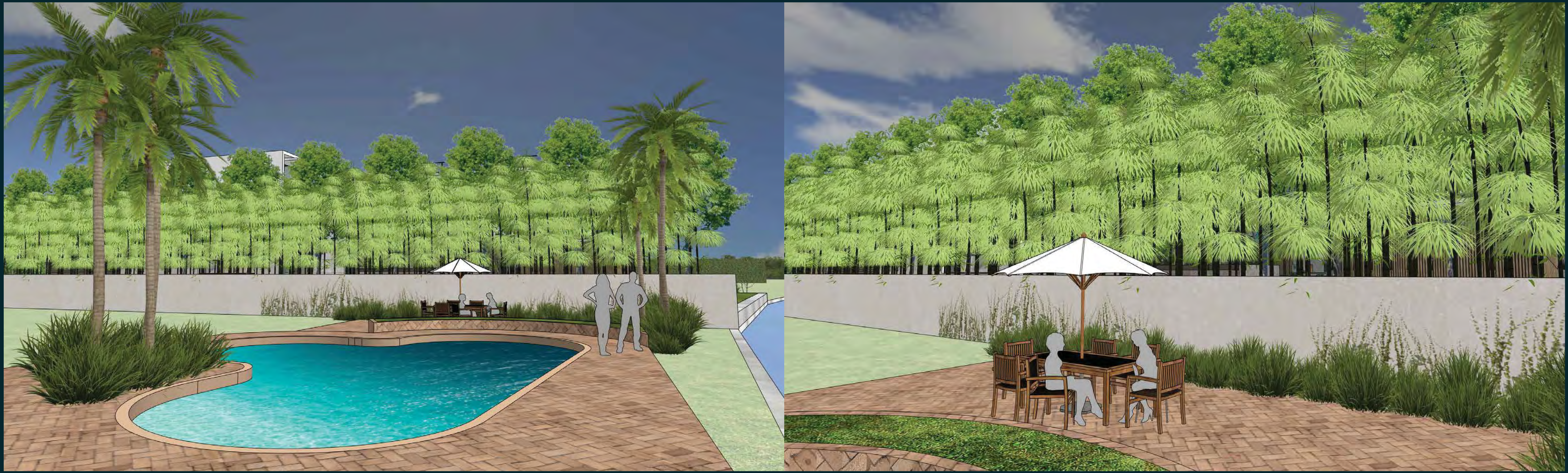
REVISED

SCALE N.T.S.

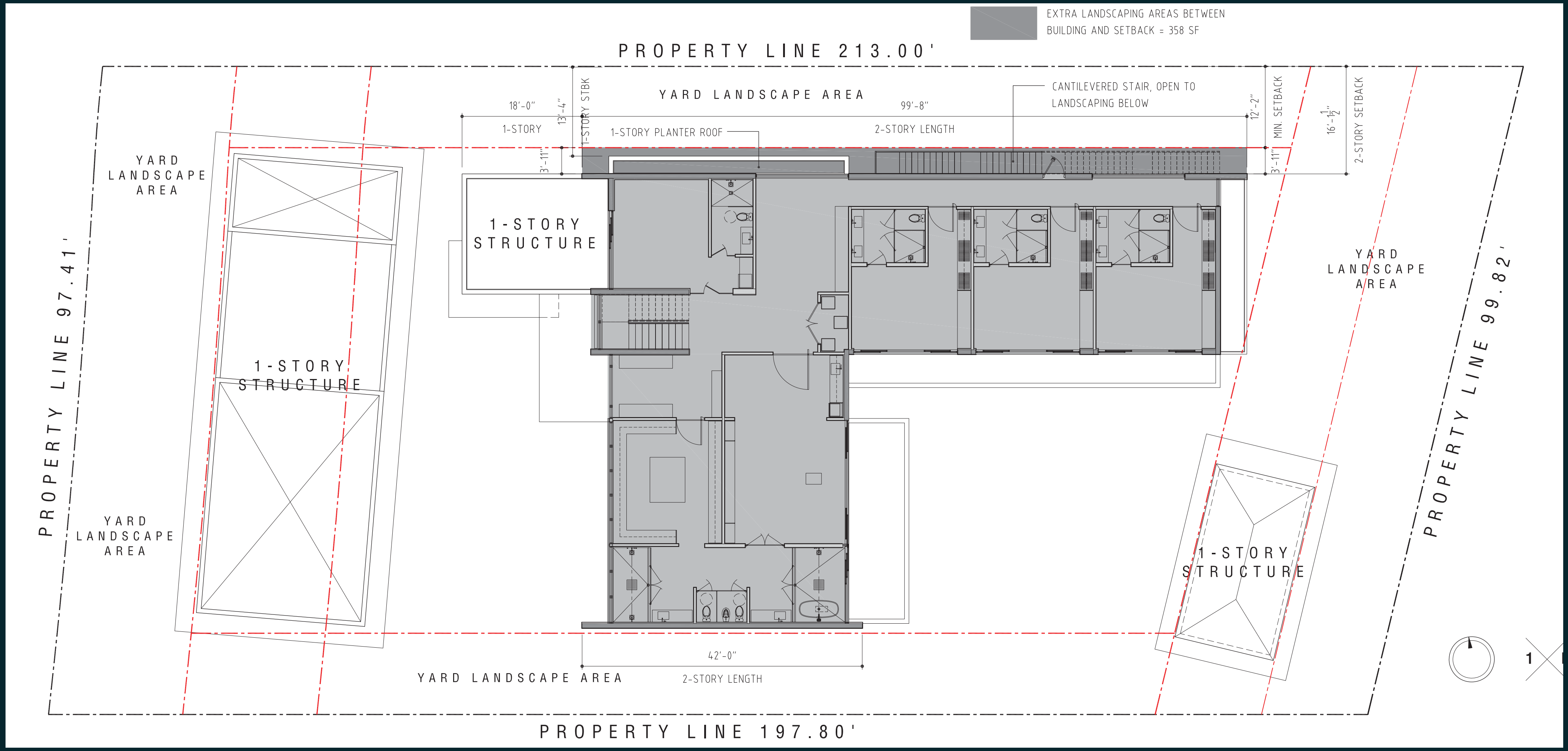
DESIGNATION LANDSCAPE

L202

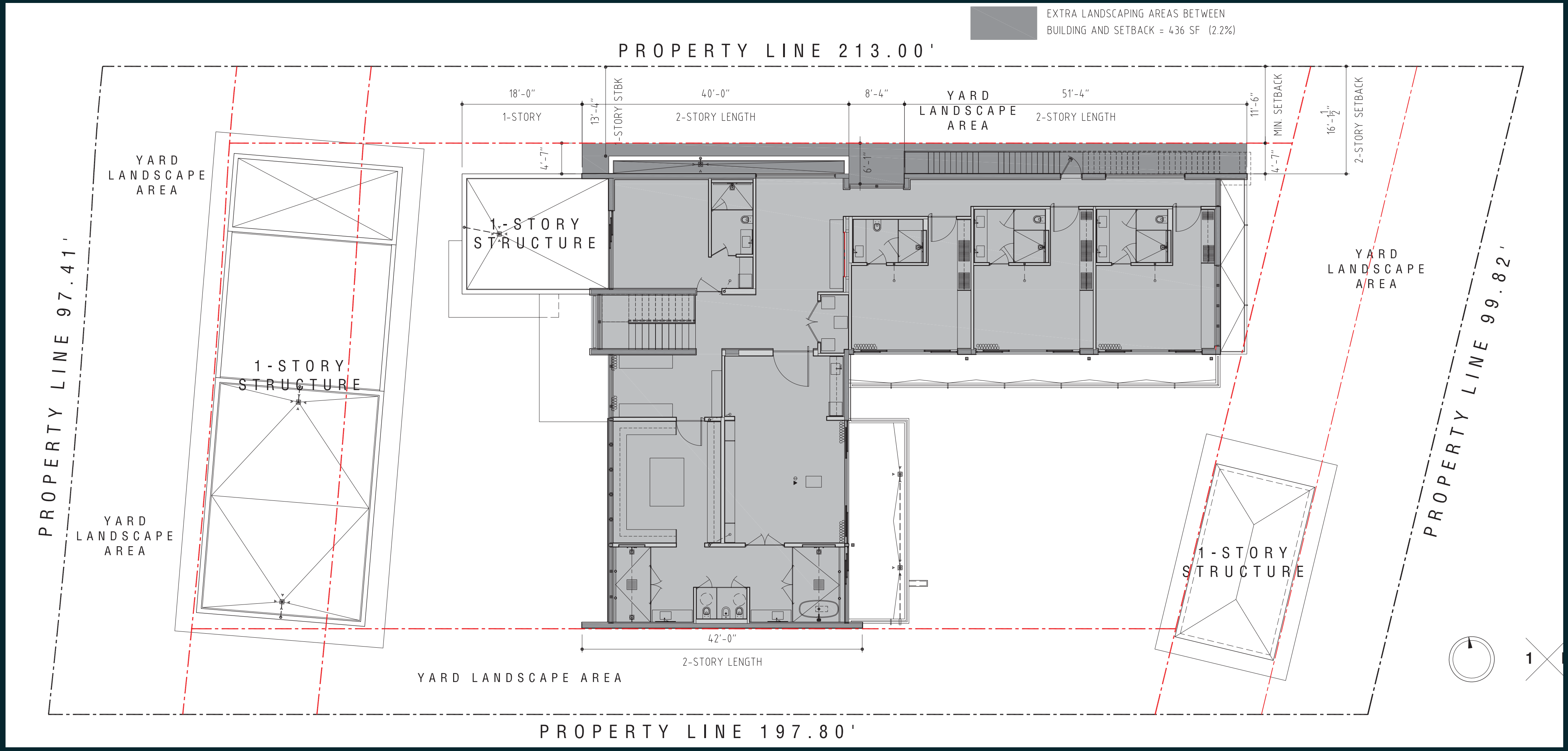
PREVIOUS LANDSCAPE



REVISED LANDSCAPE

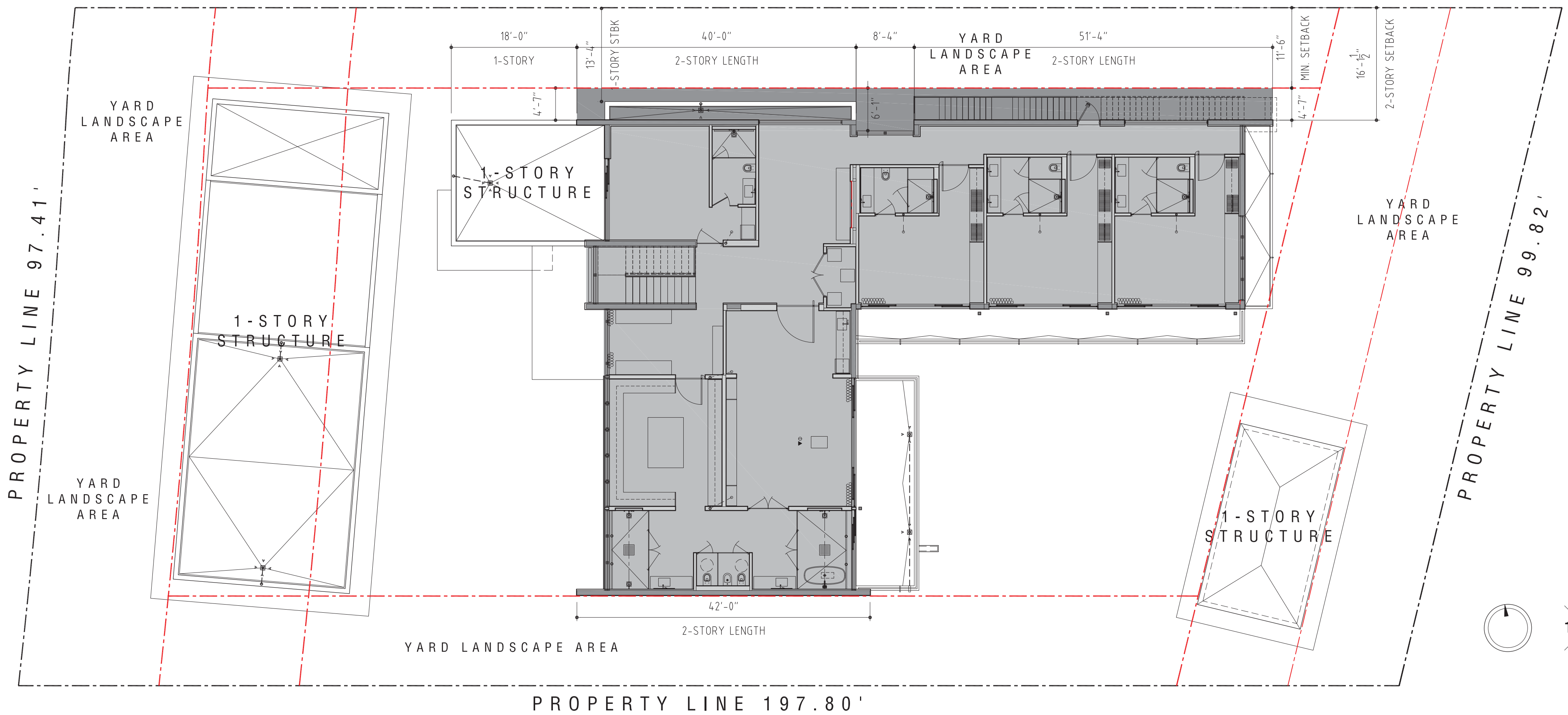


* PREVIOUS PLAN *



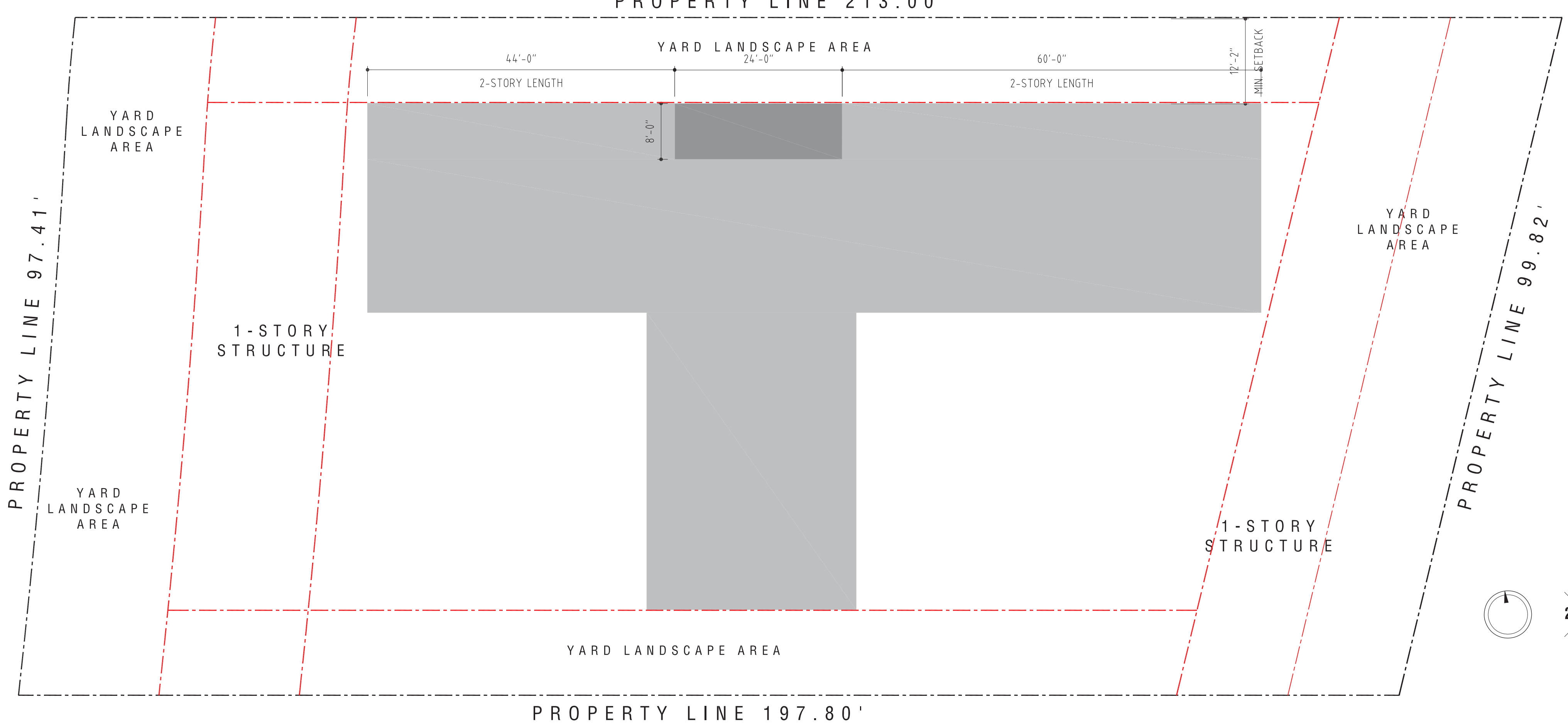
* REVISED PLAN *

EXTRA LANDSCAPING AREAS BETWEEN BUILDING AND SETBACK = 436 SF (2.2%)



1 P **PROPOSED 2-STORY CONDITION**
3/32 SCALE

CODE MINIMUM ELEVATION BREAK (8'x8') = 199 SF



2 P **CODE MINIMUM 2-STORY CONDITION**
3/32 SCALE

WAIVER REQUEST #2
60' 2-STORY LENGTH

SIGNATUM EX MACHINA

D\VICE

×

DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

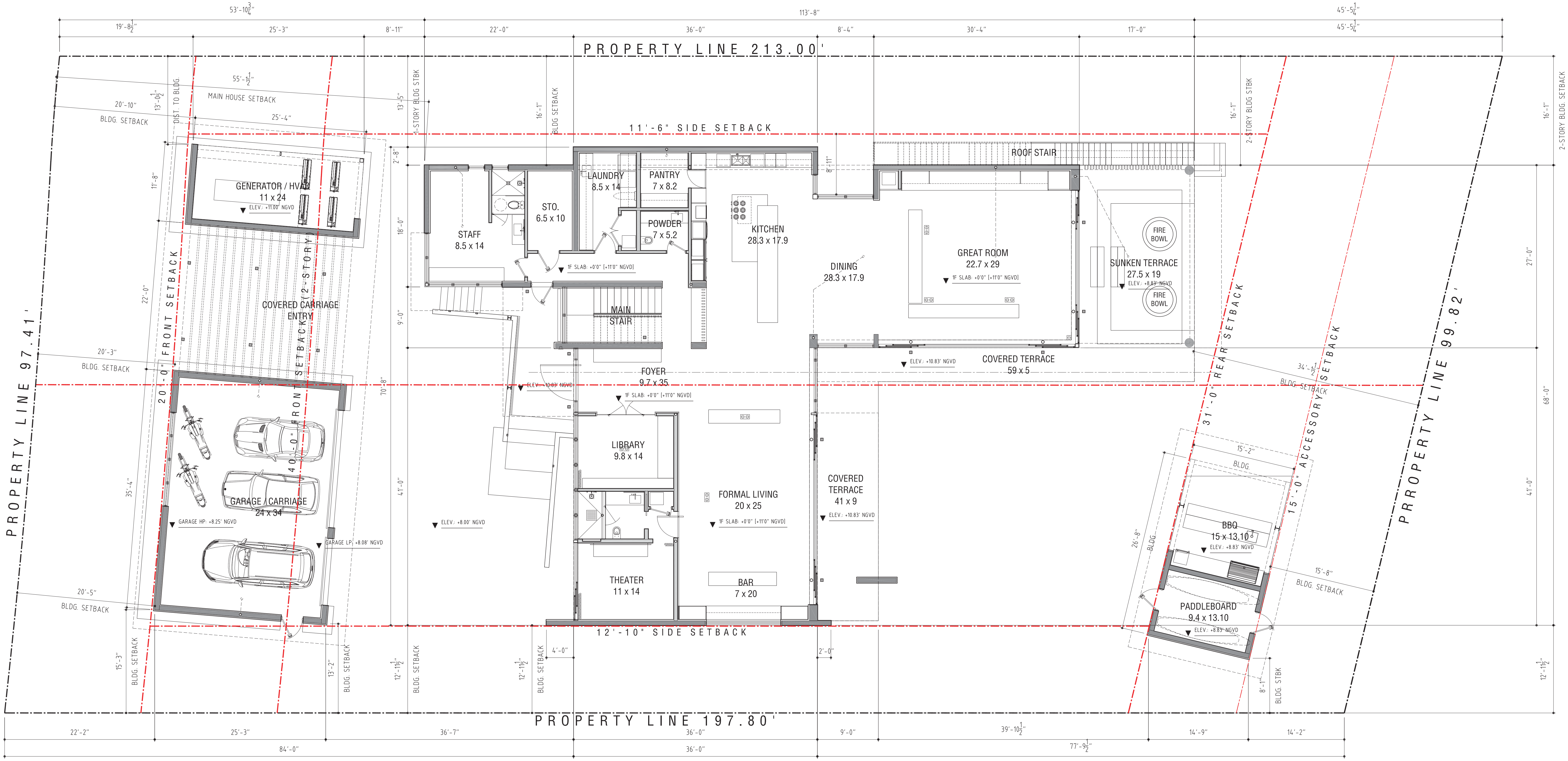
3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	ACOUSTIC ARCHITECTS	305 925 0676
POOL DESIGN	____	305 000 0000

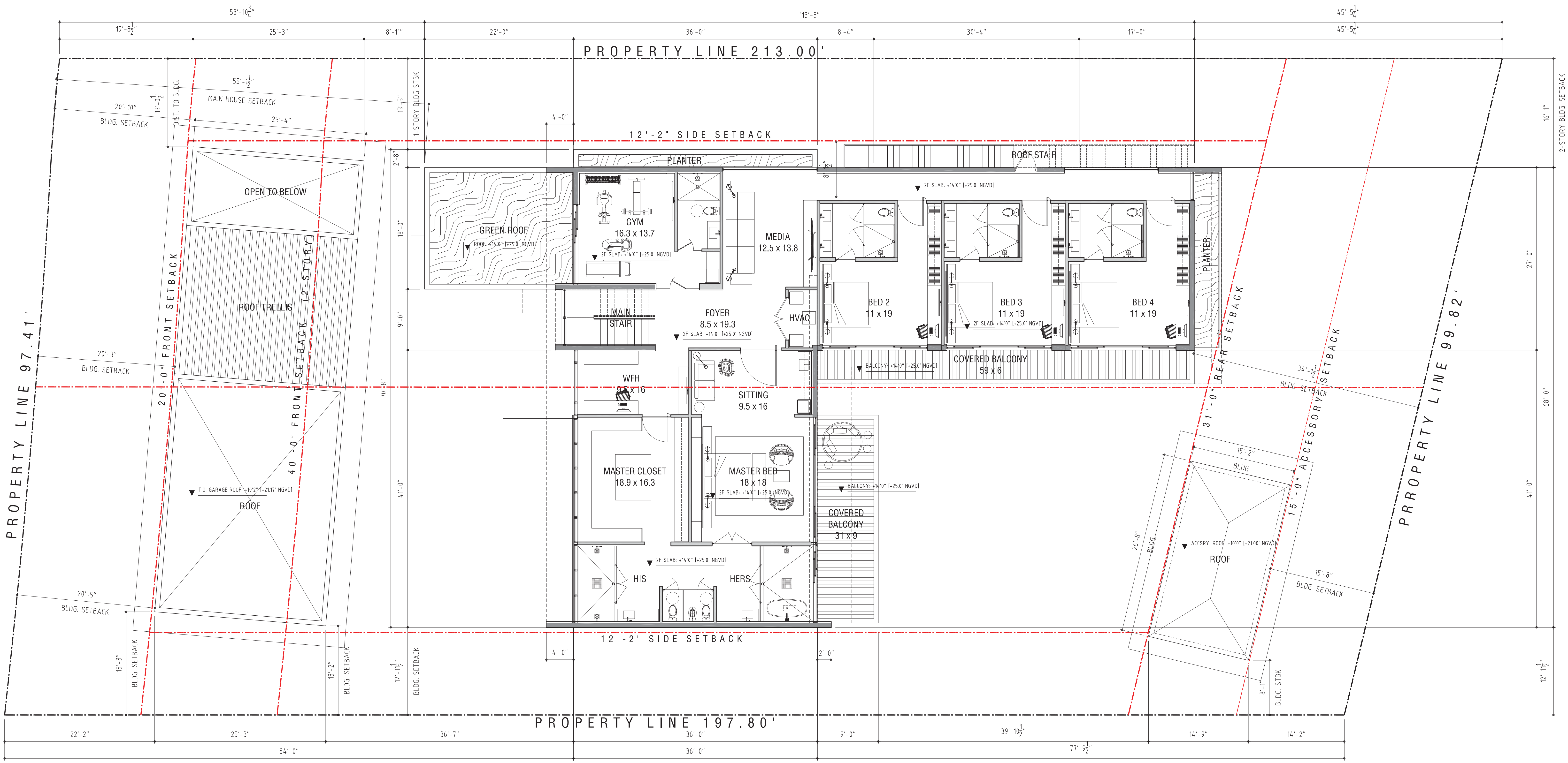
SEALING ARCHITECT : DANIEL RITCHIE AR95253

REVISED ISSUED 2021 05 04

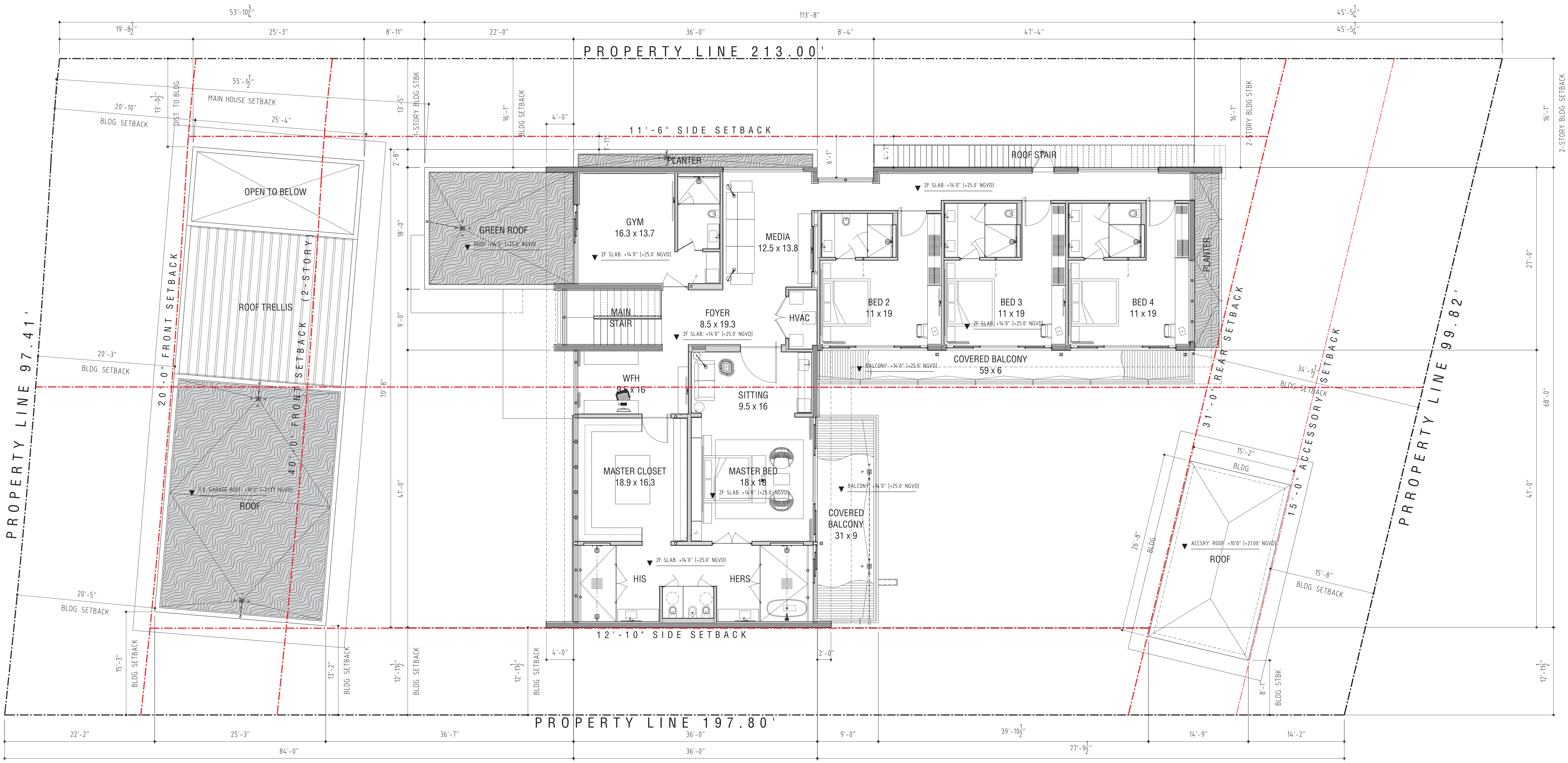
SCALE



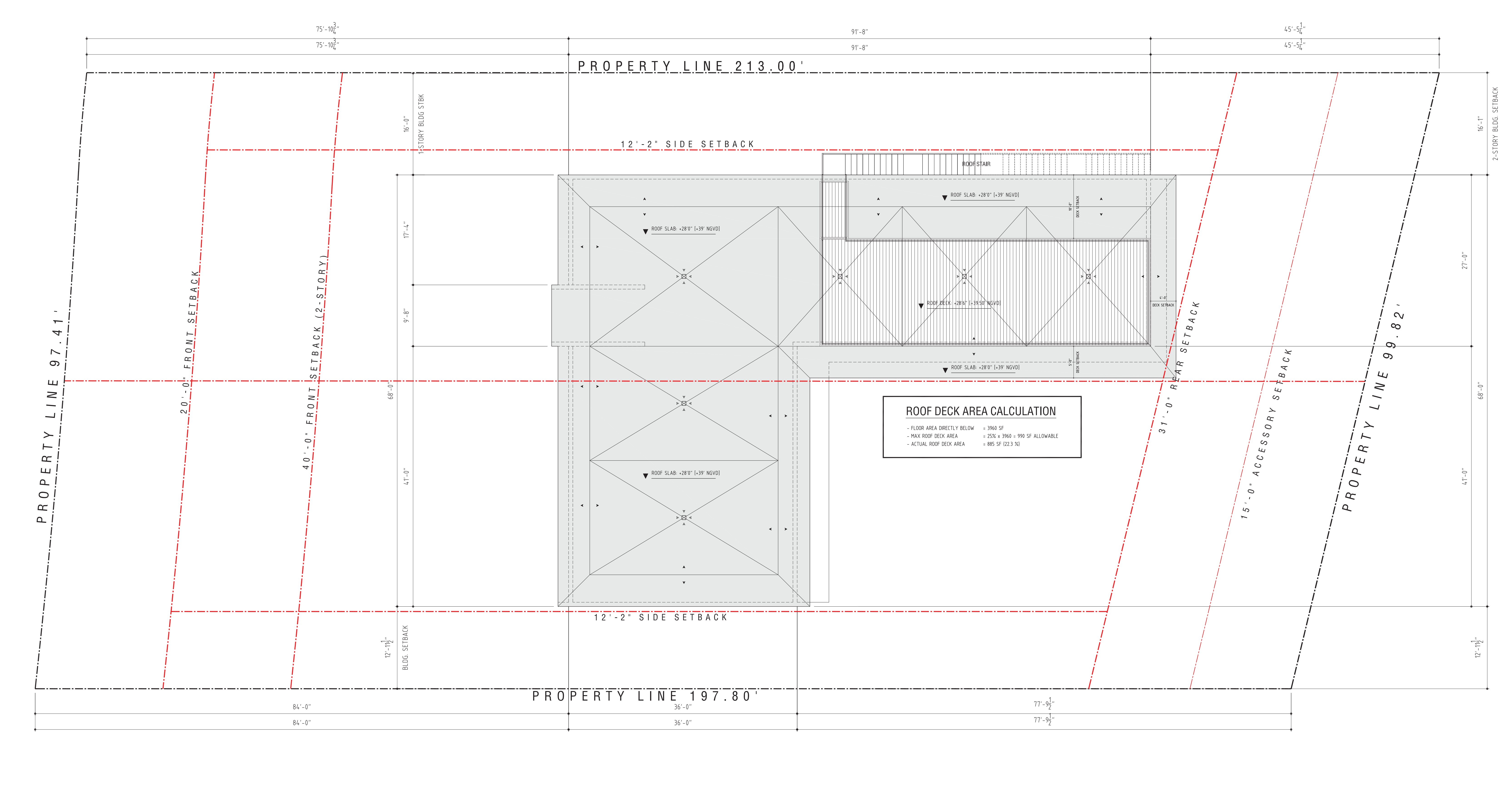
FIRST FLOOR
UNCHANGED



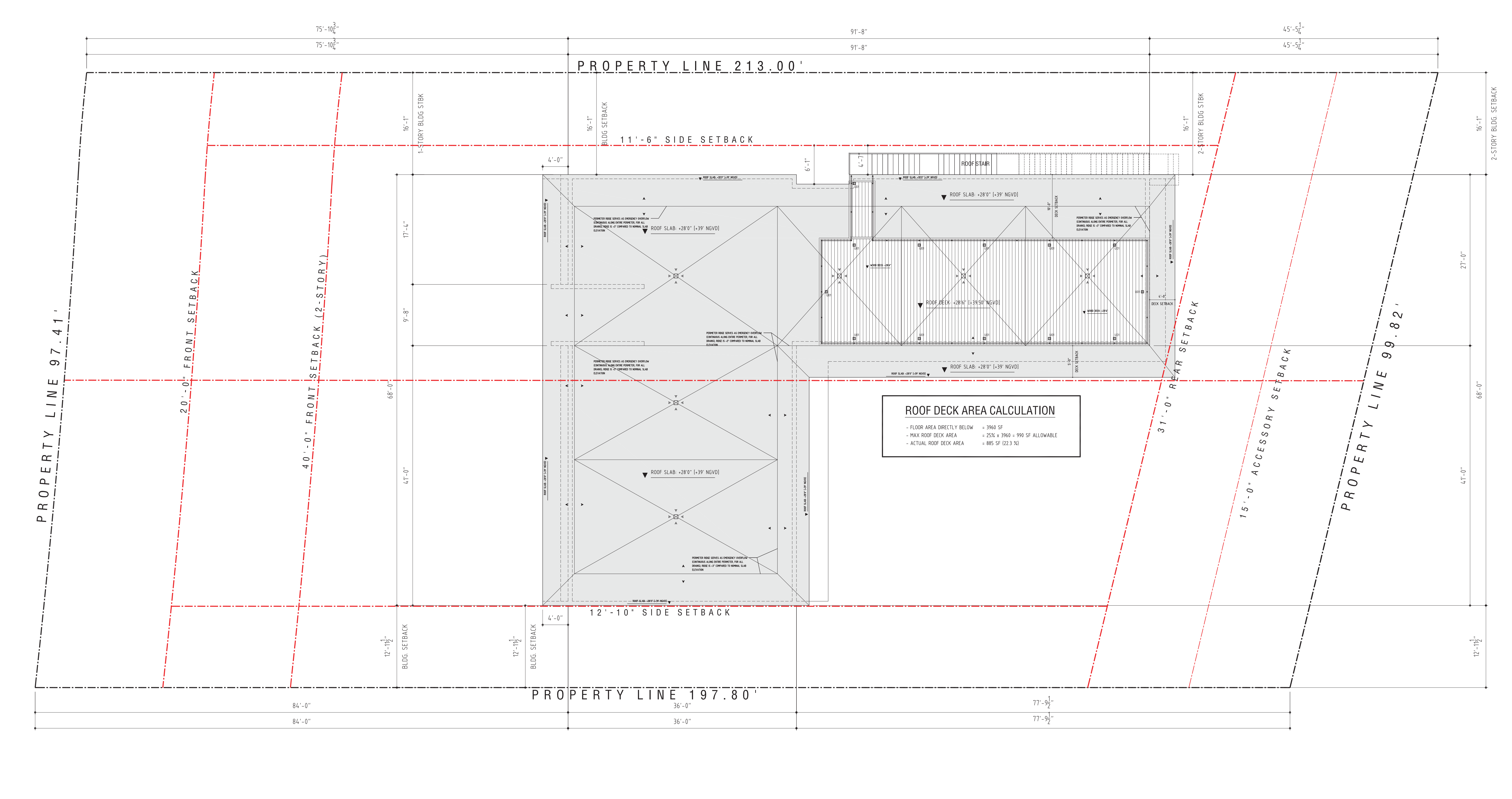
SECOND FLOOR
PREVIOUS



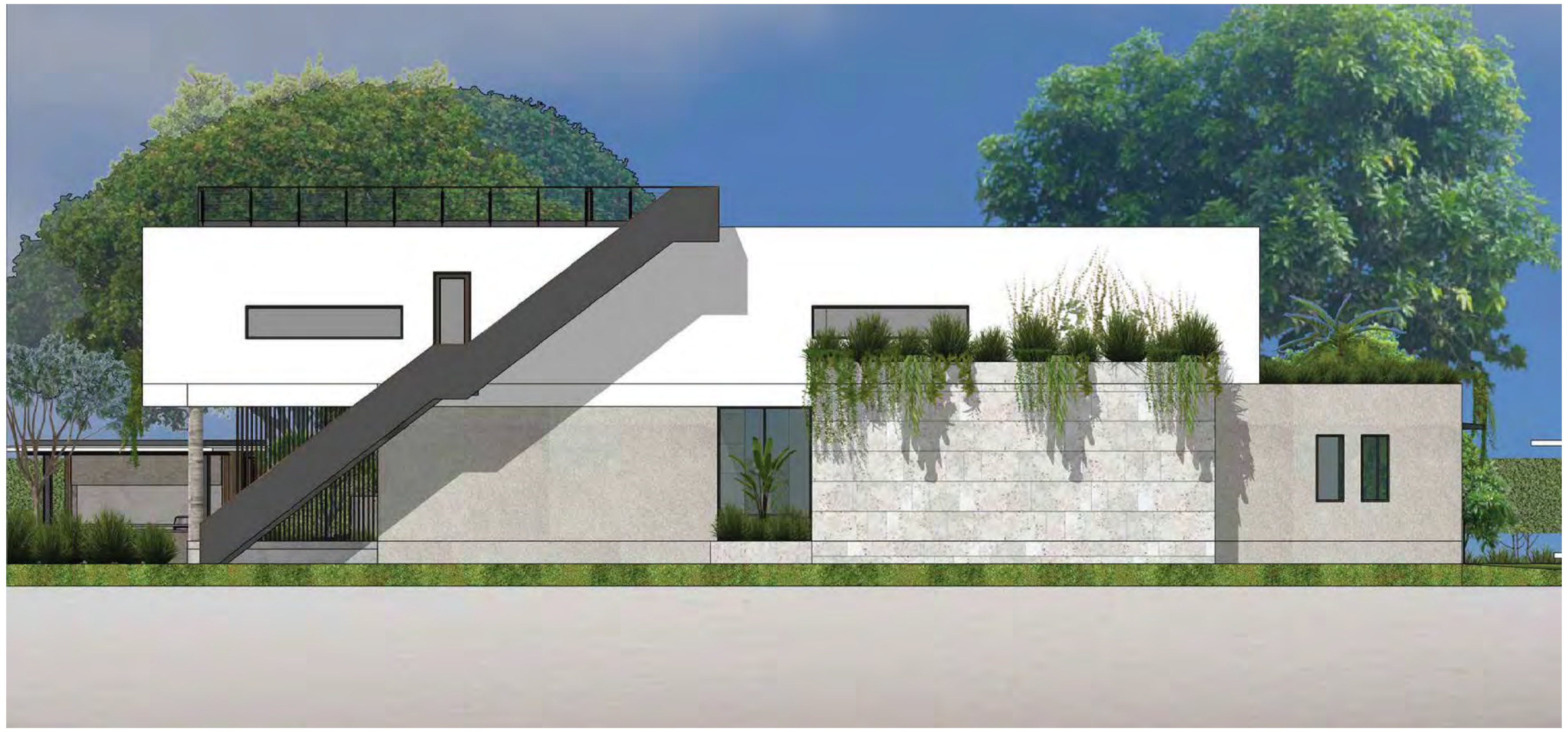
SECOND FLOOR
REVISED



ROOF PLAN
PREVIOUS



ROOF PLAN
REVISED



1 E **PREVIOUS ELEVATION**
NO SCALE

2 R **PREVIOUS ELEVATION**
NO SCALE

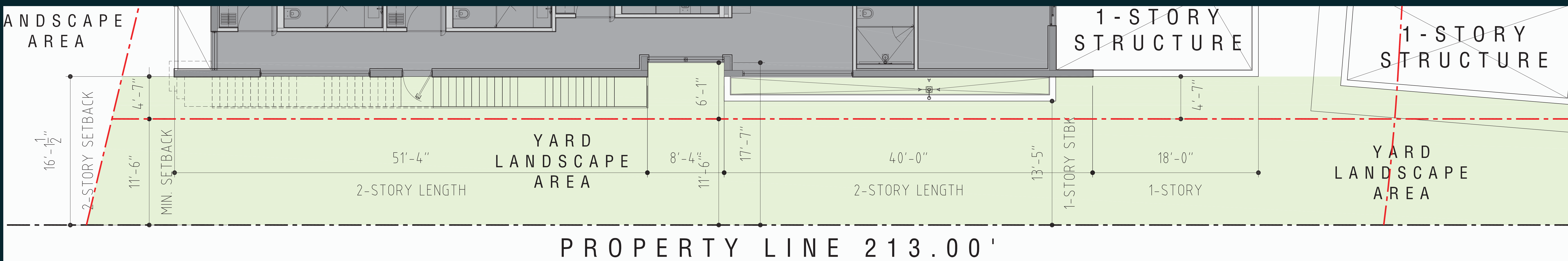
1A E **REVISED ELEVATION**
NO SCALE

2A R **REVISED ELEVATION**
NO SCALE

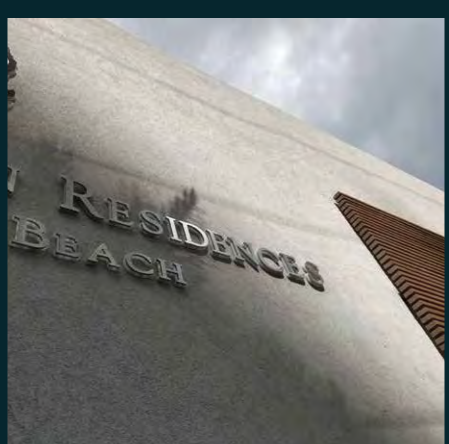
LENGTH WAIVER
PREVIOUS & REVISED

PREVIOUS

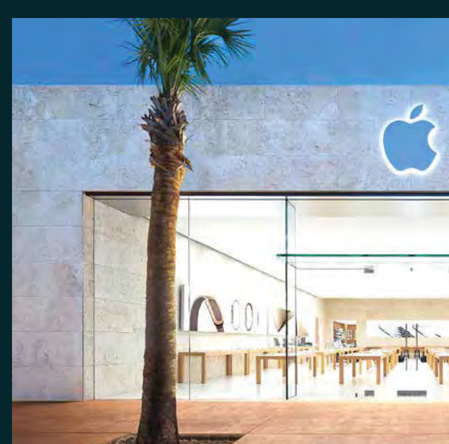
REVISED

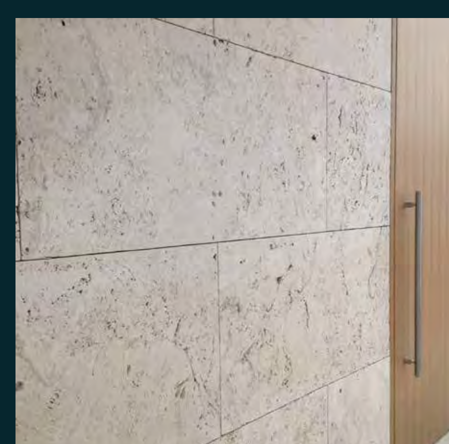


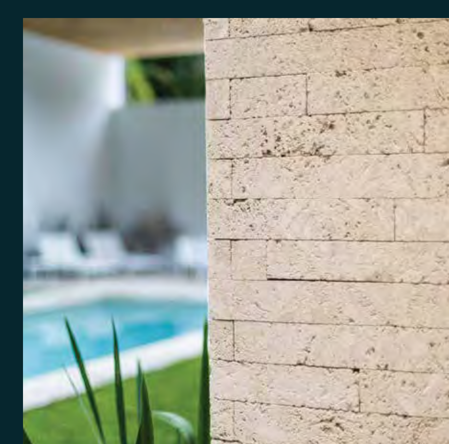
ANDSCAPE AREA
1-STORY STRUCTURE
1-STORY STRUCTURE
16'-1½"
2-STORY SETBACK
4'-7"
11'-6"
MIN. SETBACK
51'-4"
YARD LANDSCAPE AREA
2-STORY LENGTH
6'-1"
8'-4½"
11'-6"
17'-7"
40'-0"
2-STORY LENGTH
13'-5"
1-STORY STBK
4'-7"
18'-0"
1-STORY
YARD LANDSCAPE AREA
PROPERTY LINE 213.00'

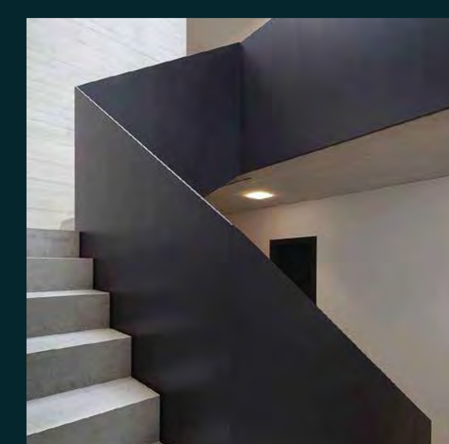


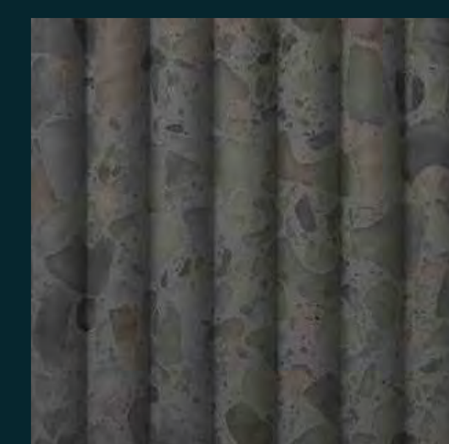
RESIDENCES
BEACH

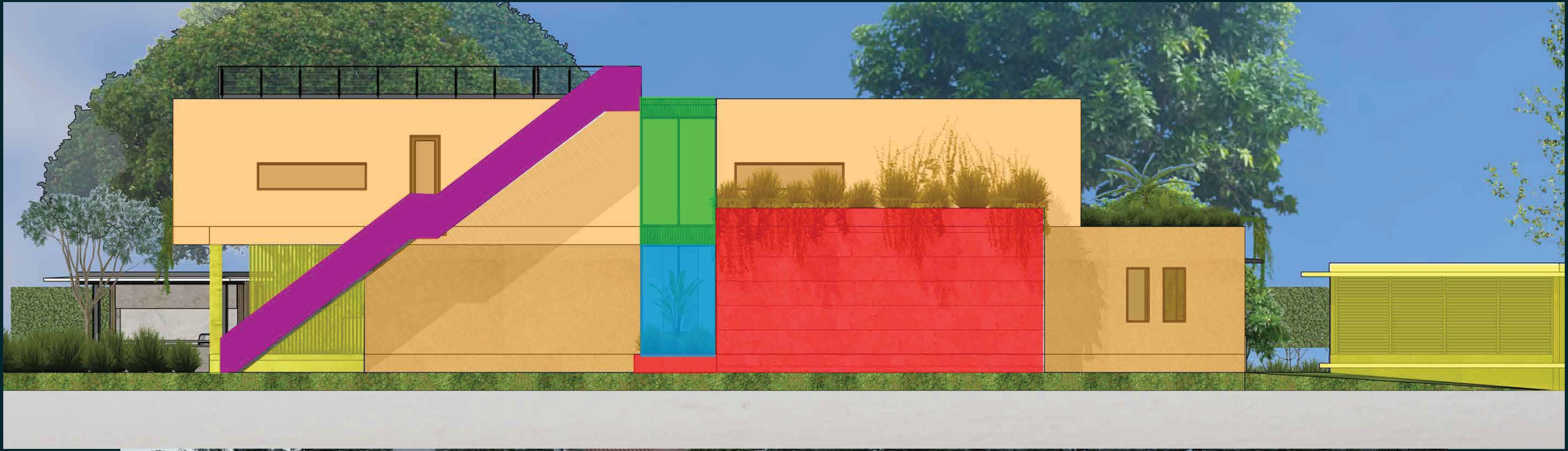










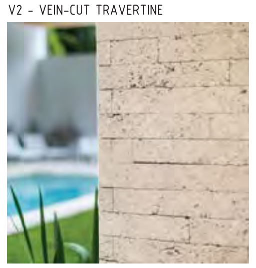


S3 - SAND-FLOAT STUCCO

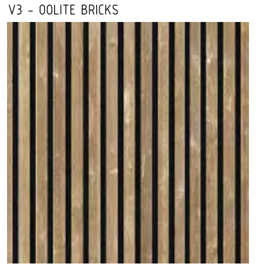
S4 - BEADED STUCCO

V1 - CORAL SLABS

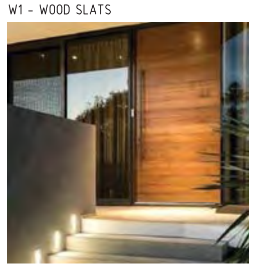
V2 - VEIN-CUT TRAVERTINE



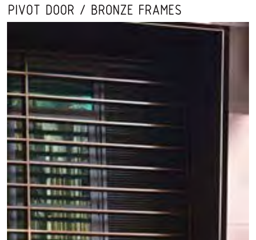
V3 - OOLITE BRICKS

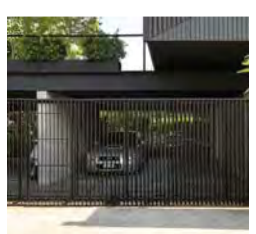


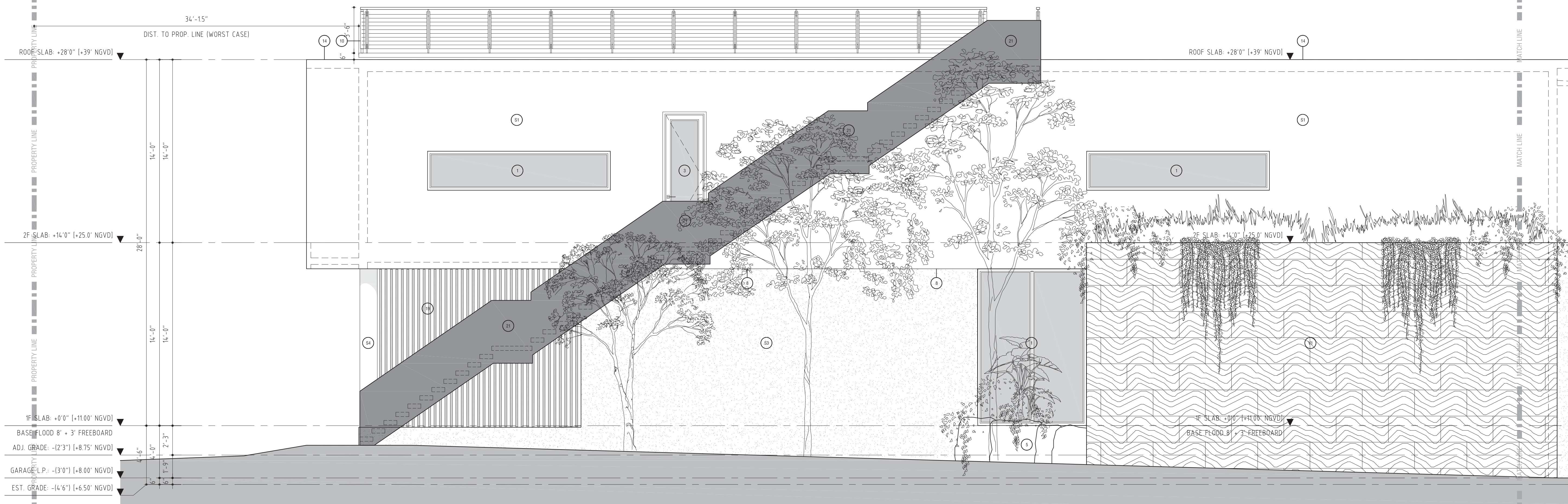
W1 - WOOD SLATS



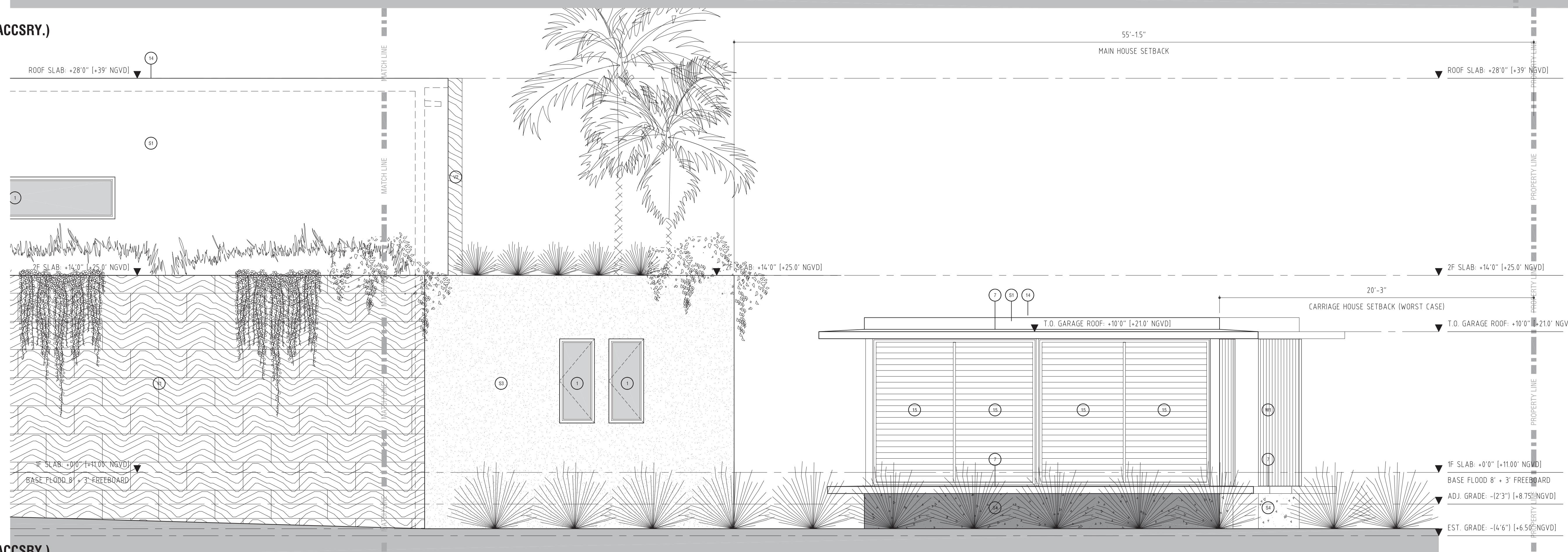
PIVOT DOOR / BRONZE FRAMES







1 E **SOUTH ELEVATION (NO ACCSRY.)**
1/4 SCALE



2 E **SOUTH ELEVATION (NO ACCSRY.)**
1/4 SCALE

S1 NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR

S2 NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY

S3 NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT

S4 NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT

C1 CANTILEVERED EXPOSED CONCRETE TERRACE; GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD; SEALED WITH URETHANE SPRAY SEALANT

V1 VERTICAL "FLORIDA KEYSTONE" SLAB FINSH V1
-18"x36" SLABS, 1.25" THICK STONE, 1/4" DRYSTACK GAPS
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING

V2 VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINSH V2
-3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

V3 VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINSH V3
-SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

W1 BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY); 1X2 BROAD FORMAT w/ 1" GAPS; GC TO SUBMIT SHOP DWGS.

1 IMPACT RESISTANT WINDOW, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED; (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)

2 IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED

3 IMPACT RESISTANT SWING DOOR UNIT; IMPACT GLAZING; DARK BRONZE

4 CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH

5 OOLITE STONE LANDSCAPING BOULDER(S); TYP.

6 SOLID WOOD PIVOT MAIN ENTRY DOOR; FULL-HT SATIN NICKEL HANDLE PULL

7 DECORATIVE CONCRETE EYEBROW; WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING

8 3/4" SQUARE PVC STUCCO JOINT; CONTINUOUS

9 DARK BRONZE HURRICANE GARAGE DOOR

10 DARK BRONZE ALUMINUM POST AND RAILING SYSTEM; TYP.

11 DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)

12 CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING; BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE

13 ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR; SELF-LATCHING, SELF-CLOSING GATES

14 KEMPEROL "2K PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPERDUR DEKO" UV COATING OVER CONCRETE ROOF SLAB; TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE

15 DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)

16 150mils 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.

17 ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE

18 DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL

19 DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM

20 CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY; ROUGH BROOM FINISH

21 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY

SIGNATUM EX MACHINA

D\VICE

DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	____	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2021 01 29

REVISED

SCALE
1/4"=1'
DESIGNATION

A504


S3 - SAND-FLOAT STUCCO


S4 - BEADED STUCCO


V1 - CORAL SLABS

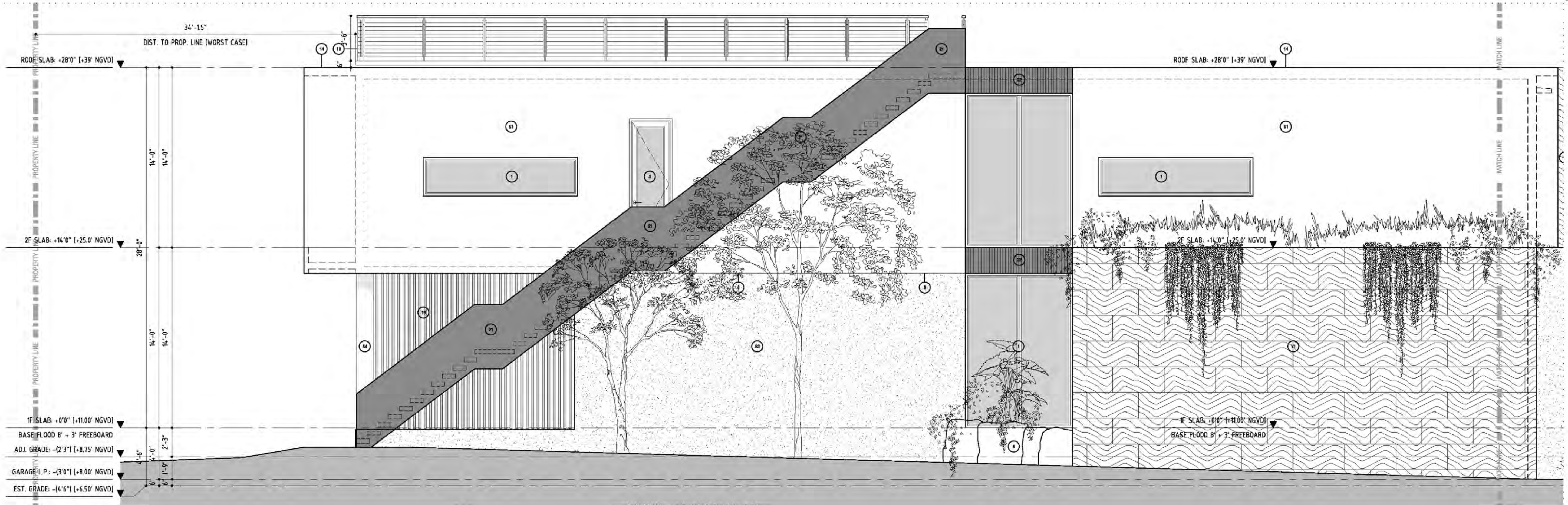

V2 - VEIN-CUT TRAVERTINE


V3 - OOLITE BRICKS


FLUTED LIMESTONE


W1 - WOOD SLATS


PIVOT DOOR / BRONZE FRAMES



1 E **SOUTH ELEVATION (NO ACCSRY.)**
1/4 SCALE

2 E **SOUTH ELEVATION (NO ACCSRY.)**
1/4 SCALE

(S1)	NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR	(V2)	VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINSH V2 -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
(S2)	NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY	(V3)	VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINSH V3 -SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
(S3)	NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT	(W1)	BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY); 1X3 SOLDIER FORMAT w/ 1/2" GAPS; GC TO SUBMIT SHOP DWGS.
(S4)	NEW STUCCO - PEBBLE-BEAD DASH TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT	(1)	IMPACT RESISTANT WINDOW, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED; (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)
(C1)	CANTILEVERED EXPOSED CONCRETE TERRACE; GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD; SEALED WITH URETHANE SPRAY SEALANT	(2)	IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED
(V1)	VERTICAL "FLORIDA KEYSTONE" SLAB FINSH V1 -18"x36" SLABS, 1.25" THICK STONE, 1/4" DRYSTACK GAPS -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE	(3)	IMPACT RESISTANT SWING DOOR UNIT; IMPACT GLAZING; DARK BRONZE

(4)	CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH	(13)	ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR; SELF-LATCHING, SELF-CLOSING GATES
(5)	OOLITE STONE LANDSCAPING BOULDER(S); TYP.	(14)	KEMPEROL "2K PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPERDUR DEKO" UV COATING OVER CONCRETE ROOF SLAB; TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE
(6)	SOLID WOOD PIVOT MAIN ENTRY DOOR; FULL-HT SATIN NICKEL HANDLE PULL	(15)	DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)
(7)	DECORATIVE CONCRETE EYEBROW; WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING	(16)	150mils 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.
(8)	3/4" SQUARE PVC STUCCO JOINT; CONTINUOUS	(17)	ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE
(9)	DARK BRONZE HURRICANE GARAGE DOOR	(18)	DARK BRONZE ALUMINUM SOLAR SCREEN, IN FRONT OF FIXED WINDOW WALL
(10)	DARK BRONZE ALUMINUM POST AND RAILING SYSTEM; TYP.	(19)	DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM
(11)	DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)	(20)	CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY; ROUGH BROOM FINISH
(12)	CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING; BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE	(21)	42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY

SIGNATUM EX MACHINA

D\VICE

×

DESIGN STUDIO
610 733 4298 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	—	305 000 0000
LOW VOLTAGE DESIGN	ACOUSTIC ARCHITECTS	305 925 0676
POOL DESIGN	—	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2021 05 04

REVISED

SCALE
1/4"=1'

DESIGNATION
ELEVATIONS

A504

R100

R101
PREVIOUS

R101
REVISED

R 1 0 2
* P R E V I O U S *

R102
REVISED

SOUTHERN LANDSCAPE BUFFER

R103

R104
PREVIOUS

R104
REVISED

S3 - SAND-FLOAT STUCCO

S4 - BEADED STUCCO

V1 - CORAL SLABS

V2 - VEIN-CUT TRAVERTINE

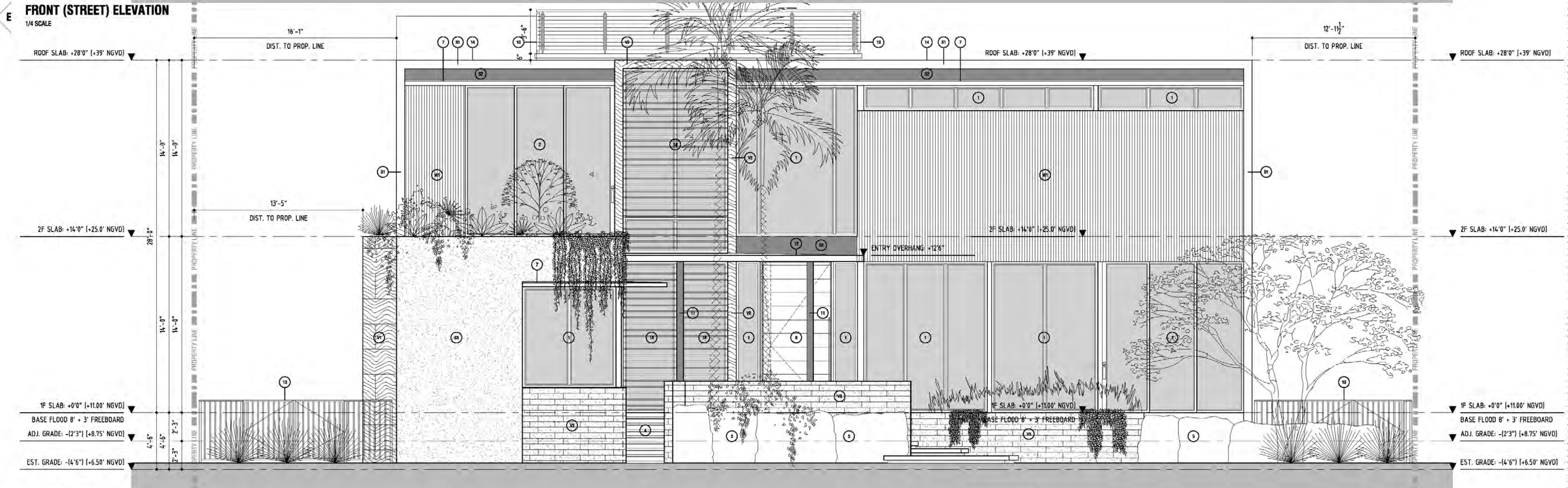
V3 - OOLITE BRICKS

W1 - WOOD SLATS

PIVOT DOOR / BRONZE FRAMES

1 E **FRONT (STREET) ELEVATION**

1/4 SCALE



2 E **FRONT ELEVATION**

1/4 SCALE

- (S1) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR
- (S2) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY
- (S3) NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT
- (S4) NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT
- (C1) CANTILEVERED EXPOSED CONCRETE TERRACE; GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD; SEALED WITH URETHANE SPRAY SEALANT
- (V1) VERTICAL "FLORIDA KEYSTONE" SLAB FINSH V1
  - -18"x36" SLABS, 1.25" THICK STONE, 1/4" DRYSTACK GAPS
  - -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
  - -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (V2) VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINSH V2
  - -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
  - -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
  - -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (V3) VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINSH V3
  - -SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK
  - -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
  - -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (W1) BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY); 1X2 BROAD FORMAT w/ 1" GAPS; GC TO SUBMIT SHOP DWGS.
- (1) IMPACT RESISTANT WINDOW, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED; (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)
- (2) IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED
- (3) IMPACT RESISTANT SWING DOOR UNIT; IMPACT GLAZING; DARK BRONZE
- (4) CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH
- (5) OOLITE STONE LANDSCAPING BOULDER(S); TYP.
- (6) SOLID WOOD PIVOT MAIN ENTRY DOOR; FULL-HT SATIN NICKEL HANDLE PULL
- (7) DECORATIVE CONCRETE EYEBROW; WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING
- (8) 3/4" SQUARE PVC STUCCO JOINT; CONTINUOUS
- (9) DARK BRONZE HURRICANE GARAGE DOOR
- (10) DARK BRONZE ALUMINUM POST AND RAILING SYSTEM; TYP.
- (11) DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)
- (12) CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING; BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE
- (13) ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR; SELF-LATCHING, SELF-CLOSING GATES
- (14) KEMPEROL "2K PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPERDUR DEKO" UV COATING OVER CONCRETE ROOF SLAB; TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE
- (15) DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)
- (16) 150mils 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.
- (17) ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE
- (18) DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL
- (19) DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM
- (20) CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY; ROUGH BROOM FINISH
- (21) 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY

SIGNATUM EX MACHINA

D\VICE

×

DESIGN STUDIO

510 733 4298 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	—	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	—	305 000 0000
LOW VOLTAGE DESIGN	—	305 000 0000
POOL DESIGN	—	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2021 01 29

REVISED

SCALE 1/4"=1'

DESIGNATION ELEVATIONS

A500


S3 - SAND-FLOAT STUCCO


S4 - BEADED STUCCO


V1 - CORAL SLABS

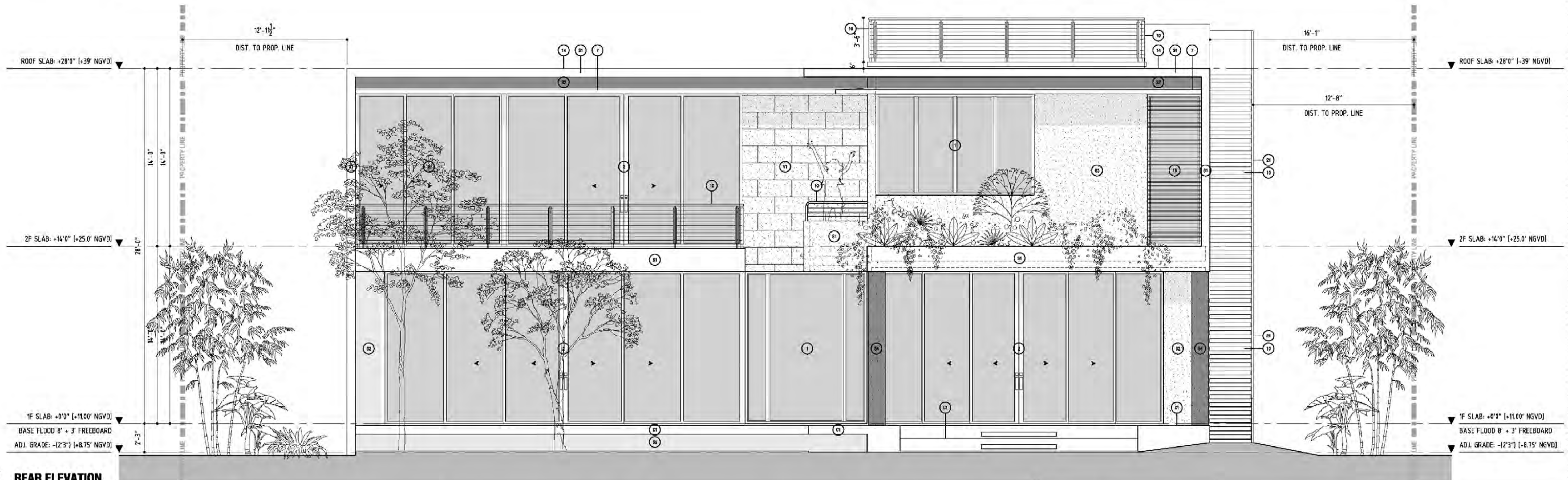

V2 - VEIN-CUT TRAVERTINE


V3 - OOLITE BRICKS


W1 - WOOD SLATS


PIVOT DOOR / BRONZE FRAMES

1 E **REAR (WATER) ELEVATION**
1/4 SCALE



2 E **REAR ELEVATION**
1/4 SCALE

(S1) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR

(S2) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY

(S3) NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT

(S4) NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT

(C1) CANTILEVERED EXPOSED CONCRETE TERRACE; GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD; SEALED WITH URETHANE SPRAY SEALANT

(V1) VERTICAL "FLORIDA KEYSTONE" SLAB FINSH V1
-18"x36" SLABS, 1.25" THICK STONE, 1/4" DRYSTACK GAPS
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

(V2) VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINSH V2
-3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

(V3) VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINSH V3
-SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

(W1) BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY); 1X2 BROAD FORMAT w/ 1" GAPS; GC TO SUBMIT SHOP DWGS.

(1) IMPACT RESISTANT WINDOW, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED; (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)

(2) IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED

(3) IMPACT RESISTANT SWING DOOR UNIT; IMPACT GLAZING; DARK BRONZE

(4) CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH

(5) OOLITE STONE LANDSCAPING BOULDER(S); TYP.

(6) SOLID WOOD PIVOT MAIN ENTRY DOOR; FULL-HT SATIN NICKEL HANDLE PULL

(7) DECORATIVE CONCRETE EYEBROW; WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING

(8) 3/4" SQUARE PVC STUCCO JOINT; CONTINUOUS

(9) DARK BRONZE HURRICANE GARAGE DOOR

(10) DARK BRONZE ALUMINUM POST AND RAILING SYSTEM; TYP.

(11) DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)

(12) CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING; BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE

(13) ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR; SELF-LATCHING, SELF-CLOSING GATES

(14) KEMPEROL "2K PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPERDUR DEKO" UV COATING OVER CONCRETE ROOF SLAB; TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE

(15) DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)

(16) 150mils 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.

(17) ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE

(18) DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL

(19) DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM

(20) CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY; ROUGH BROOM FINISH

(21) 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY

SIGNATURE EX MACHINA

D\VICE
×
DESIGN STUDIO
510 733 4295 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	—	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9920
LIGHTING DESIGN	—	305 000 0000
LOW VOLTAGE DESIGN	—	305 000 0000
POOL DESIGN	—	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2021 01 29
REVISED

SCALE 1/4"=1'
DESIGNATION ELEVATIONS

A501

S3 - SAND-FLOAT STUCCO

S4 - BEADED STUCCO

V1 - CORAL SLABS

V2 - VEIN-CUT TRAVERTINE

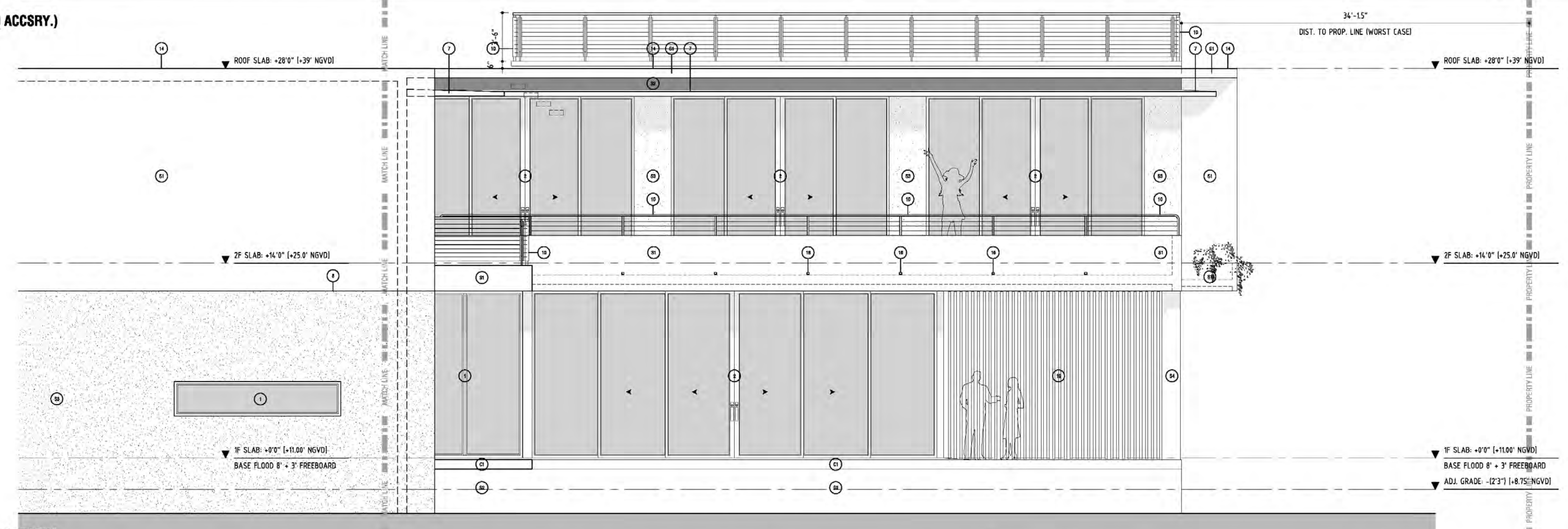
V3 - OOLITE BRICKS

W1 - WOOD SLATS

PIVOT DOOR / BRONZE FRAMES

1 E **SOUTH ELEVATION (NO ACCSRY.)**

1/4 SCALE



2 E **SOUTH ELEVATION (NO ACCSRY.)**

1/4 SCALE

(S1) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR

(S2) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY

(S3) NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT

(S4) NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE); SEALED WITH URETHANE SPRAY SEALANT

(C1) CANTILEVERED EXPOSED CONCRETE TERRACE; GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD; SEALED WITH URETHANE SPRAY SEALANT

(V1) VERTICAL "FLORIDA KEYSTONE" SLAB FINSH V1
-18"x36" SLABS, 1.25" THICK STONE, 1/4" DRYSTACK GAPS
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

(V2) VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINSH V2
-3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

(V3) VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINSH V3
-SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

(W1) BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY); 1X2 BROAD FORMAT w/ 1" GAPS; GC TO SUBMIT SHOP DWGS.

(1) IMPACT RESISTANT WINDOW, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED; (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)

(2) IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING; DARK BRONZE "F4" ANODIZED

(3) IMPACT RESISTANT SWING DOOR UNIT; IMPACT GLAZING; DARK BRONZE

(4) CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH

(5) OOLITE STONE LANDSCAPING BOULDER(S); TYP.

(6) SOLID WOOD PIVOT MAIN ENTRY DOOR; FULL-HT SATIN NICKEL HANDLE PULL

(7) DECORATIVE CONCRETE EYEBROW; WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING

(8) 3/4" SQUARE PVC STUCCO JOINT; CONTINUOUS

(9) DARK BRONZE HURRICANE GARAGE DOOR

(10) DARK BRONZE ALUMINUM POST AND RAILING SYSTEM; TYP.

(11) DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)

(12) CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING; BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE

(13) ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR; SELF-LATCHING, SELF-CLOSING GATES

(14) KEMPEROL "2K PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPERDUR DEKO" UV COATING OVER CONCRETE ROOF SLAB; TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE

(15) DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)

(16) 150mils 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.

(17) ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE

(18) DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL

(19) DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM

(20) CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY; ROUGH BROOM FINISH

(21) 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY

SIGNATUM EX MACHINA

D\VICE

X

DESIGN STUDIO

510 733 4298 MADE @ DVICEINC.COM

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	—	305 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	—	305 000 0000
LOW VOLTAGE DESIGN	—	305 000 0000
POOL DESIGN	—	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

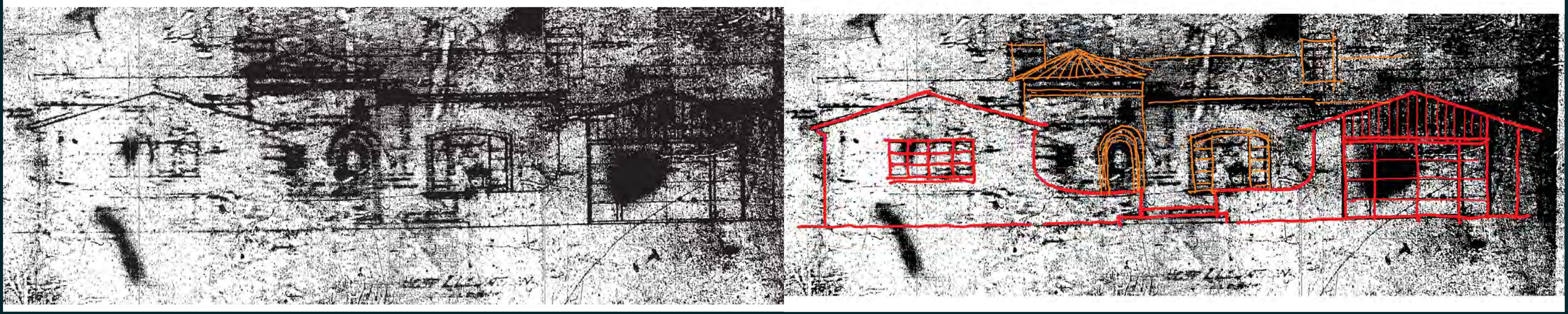
ISSUED 2021 01 29

REVISED

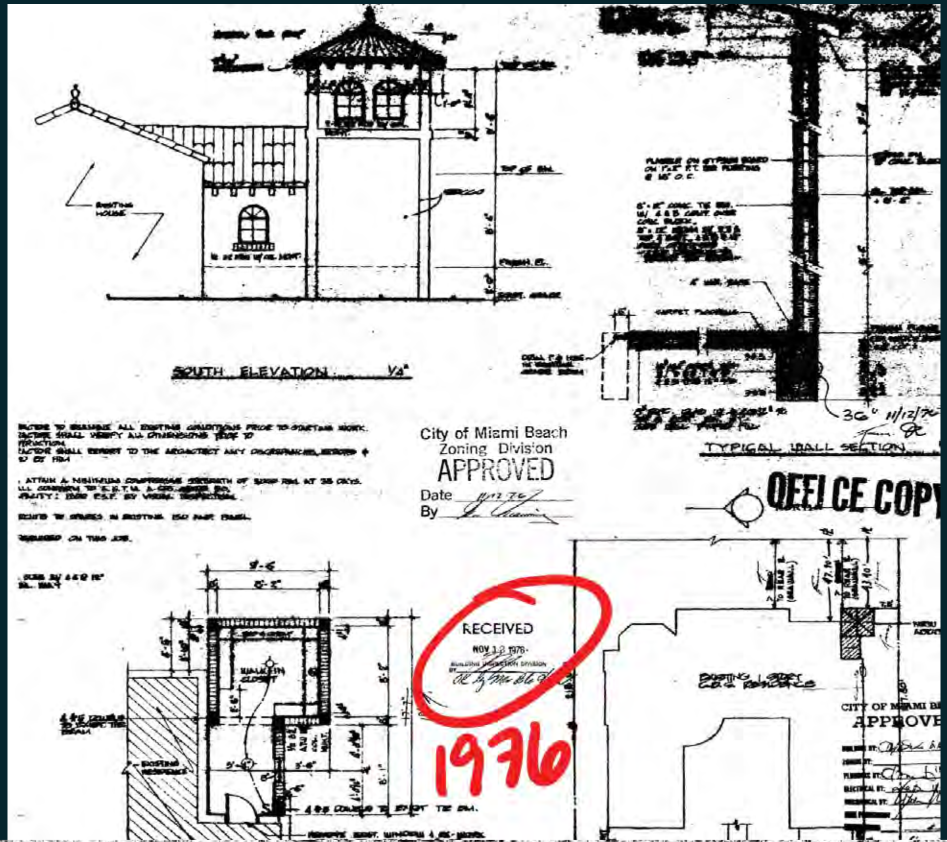
SCALE 1/4"=1'

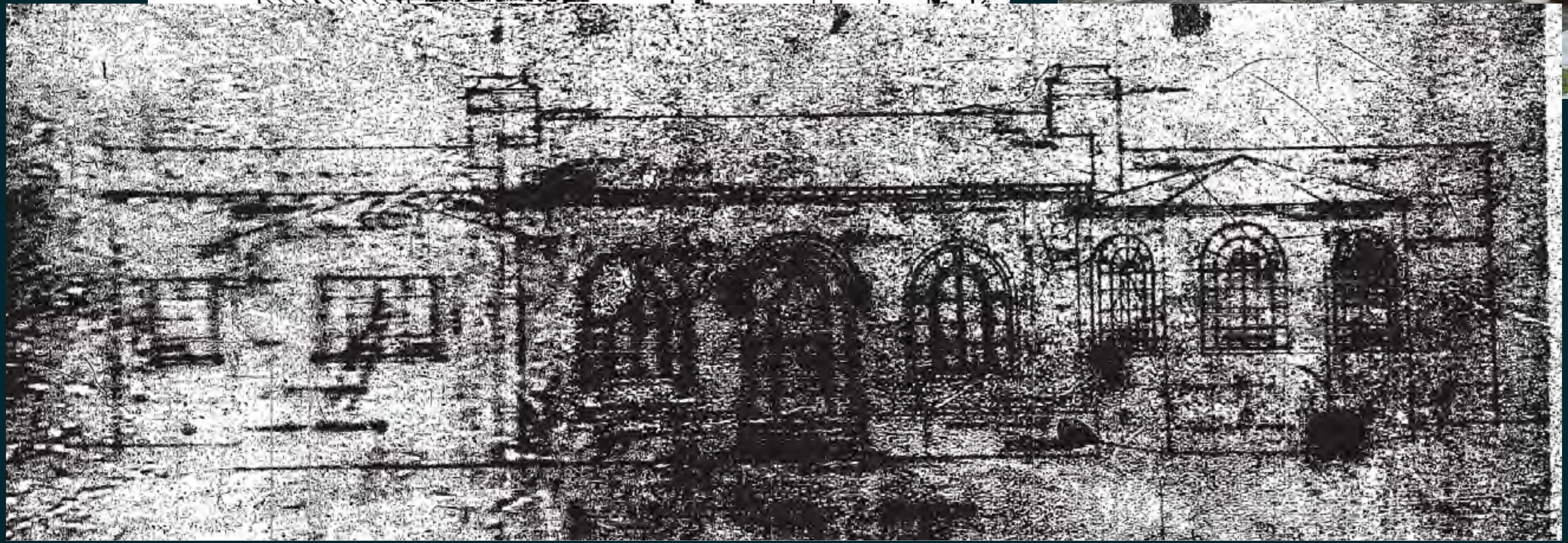
DESIGNATION ELEVATIONS

A503



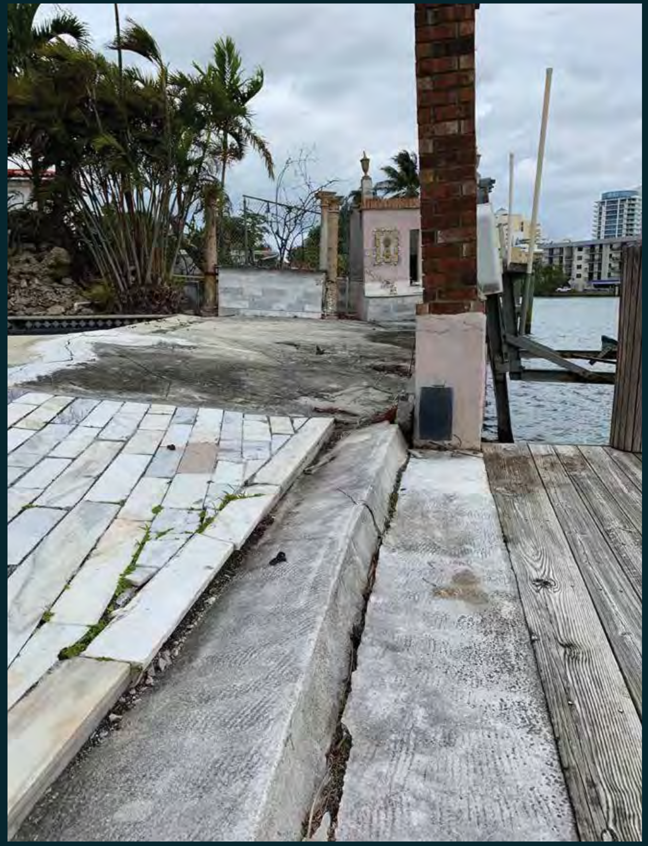
SUBJECT PROPERTY
ORIGINAL/EXISTING
FRONT





SUBJECT PROPERTY
ORIGINAL REAR



SUBJECT PROPERTY
MISTMATCHED MODS