

5/6/2021 9:36:59 PM

1 NTS

HALF-MILE-RADIUS-PLAN

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 WWW.STRANG.DESIGN

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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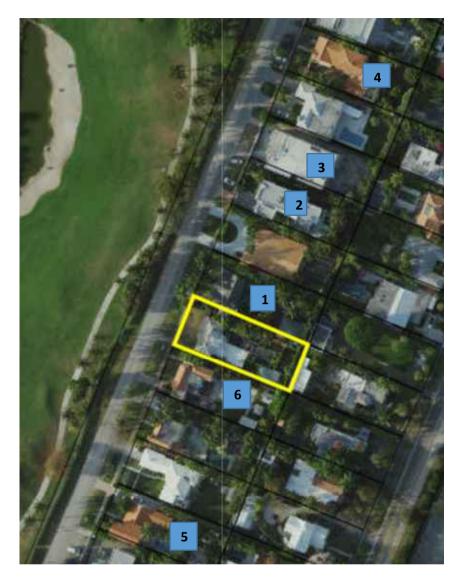
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Issue Date:

05/07/2021

HALF MILE RADIUS PLAN

<u>Neighbor Support</u> <u>D'amore Residence</u> <u>DRB21-0657, 2145 N. Meridian Avenue</u>



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
6.	2133 N. Meridian Ave	Tyler & Meredith Crawford

2021

DRB21-0657 - Single-Family Home at 2145 N. Meridian Avenue, Miami Beach

Letter Support

Dear Board Members:

Re:

I am the owner of 2.151 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,

Signate Print name

of

DAN P. PETERSON

July 26,2021

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 Mendian Audition Audition 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 ANHAN Print name

July 28 ,2021

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

Support

Dear Board Members:

Miami brach FL. 33139

of

I am the owner of 2185 Mendian Avenue , 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 Chatan 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 <u>2205 Meridian Ave</u>, 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 Blat

Robert Bhat

Print name

JULY 26, 2021

Re:

DRB21-0657 – Single-Family Home at 2145 N. Meridian Avenue, Miami Beach Letter

<u>Support</u>

Dear Board Members:

I am the owner of <u>205 MERIDIAN</u> <u>AVEMiami</u> 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.D.S.

of

Print name

July 29, 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 2133 Meridian Avenue, 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

Meredith and Tyler Crawford Print name

















BACK YARD AERIAL

[STRANG]

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Paul and Nicole D'Amore

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PROFESSIONAL SEAL(S):

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D'Amore Residence

Issue Description: DRB FINAL SUBMITTAL Revision Schedule

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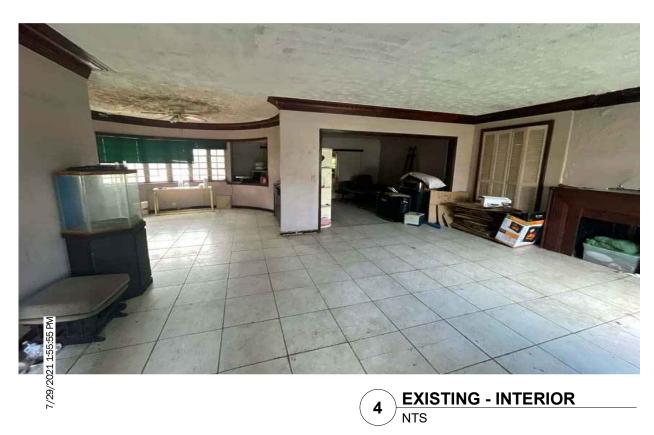
EXISTING CONDITION PHOTOGRAPHS















REAR YARD

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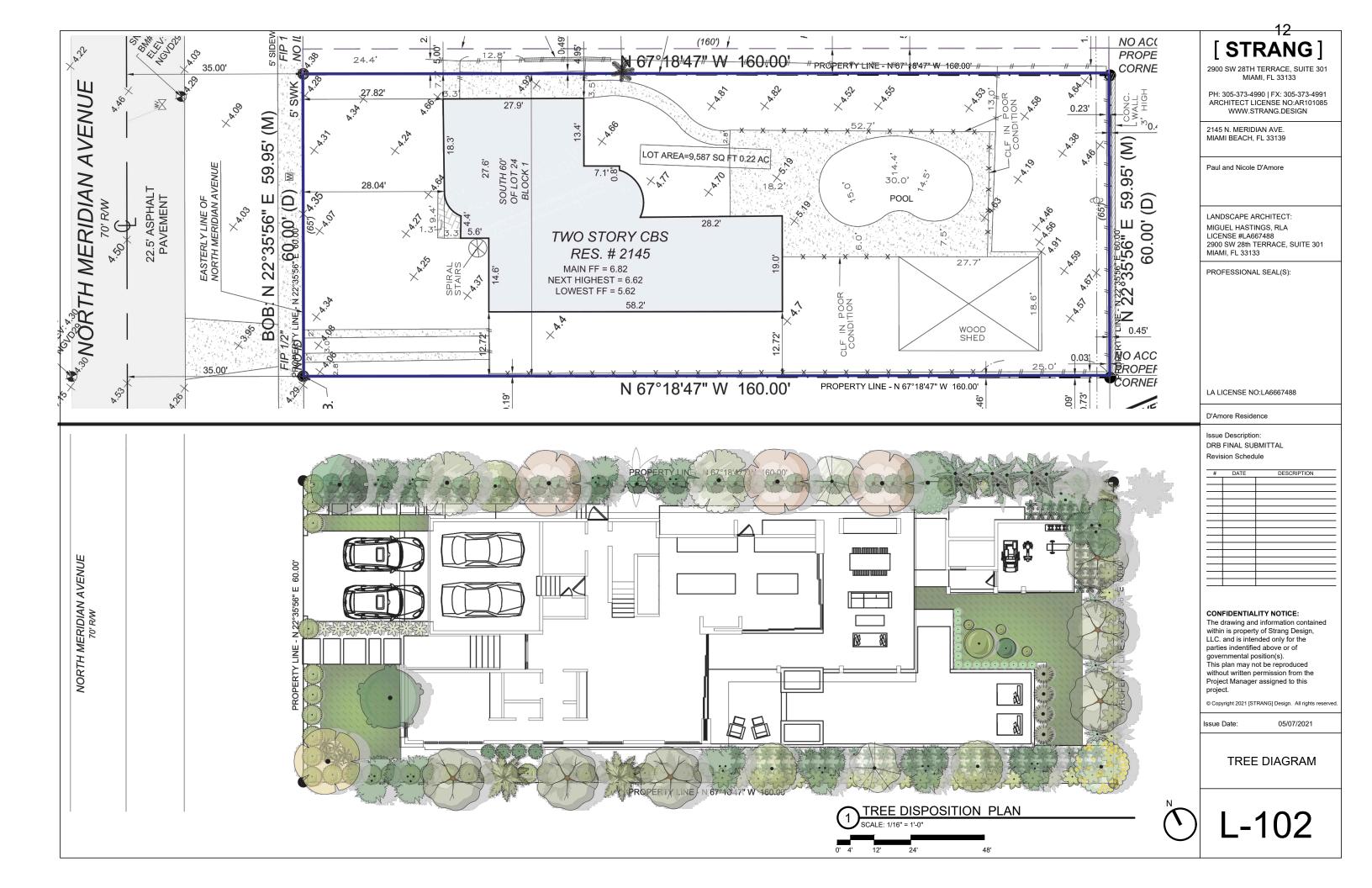
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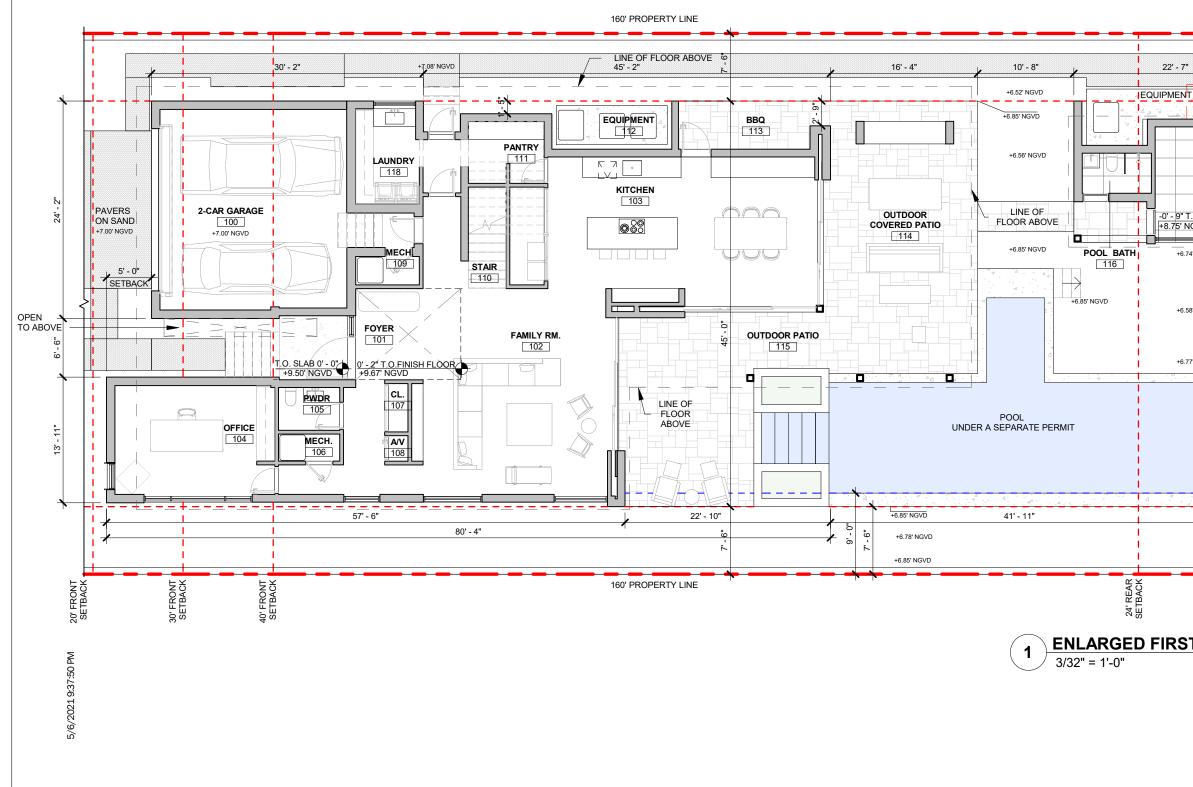
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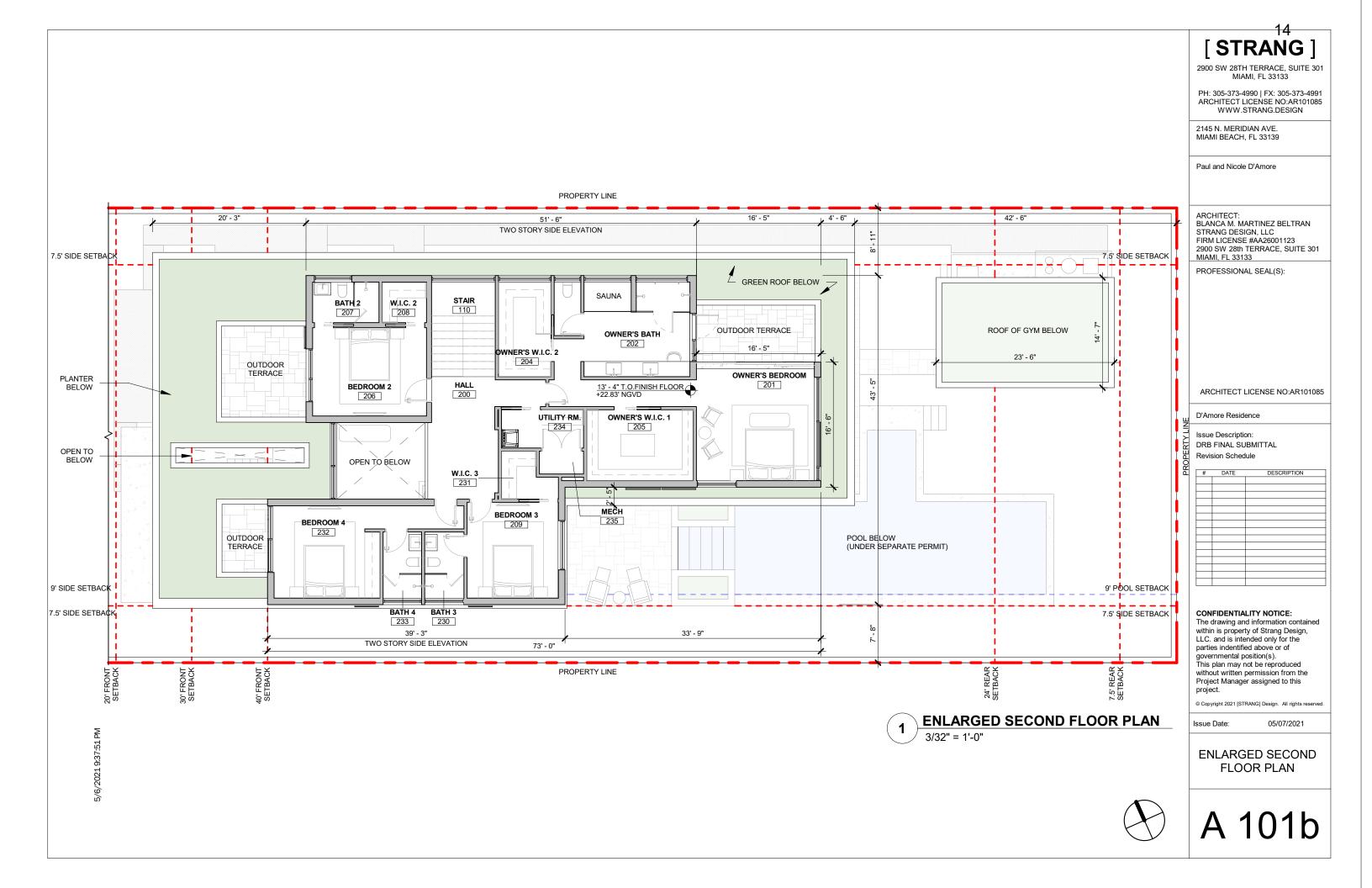
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EXISTING CONDITION PHOTOGRAPHS





13 [STRANG] 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 WWW.STRANG.DESIGN 2145 N. MERIDIAN AVE. MIAMI BEACH, FL 33139 Paul and Nicole D'Amore ARCHITECT: BLANCA M. MARTINEZ BELTRAN +6.63' NGVD +6.85' NGVD STRANG DESIGN, LLC 22' - 7" 8' - 7" FIRM LICENSE #AA26001123 2900 SW 28th TERRACE, SUITE 301 75' SIDE SETBACK MIAMI, FL 33133 ----PROFESSIONAL SEAL(S): íO +6.81' NGVD GYM 117 +6.85' NGVD -0' - 9" T.O.FINISH FLOOR +8.75' NGVD +6.83' NGVD -**n** ARCHITECT LICENSE NO:AR101085 +6.74' NGVD D'Amore Residence ERTY Issue Description: +6.56' NGVD +6.58' NGVD DRB FINAL SUBMITTAL **Revision Schedule** 60' PF DATE DESCRIPTION +6.77' NGVD 16' - 3" +6.79' NGVD 9' POOL SETBACK 7.5' SIDE SETBACK CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Strang Design, LLC. and is intended only for the +6.85' NGVD MAX. YARD ELEVATION parties indentified above or of governmental position(s). This plan may not be reproduced 7.5' REAR SETBACK without written permission from the Project Manager assigned to this project. © Copyright 2021 [STRANG] Design. All rights reserved ENLARGED FIRST FLOOR PLAN Issue Date: 05/07/2021 ENLARGED FIRST FLOOR PLAN A 101a







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15









8/5/2021 11:29:15 AM

[**STRANG**]

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D'Amore Residence

Issue Description: DRB FINAL SUBMITTAL **Revision Schedule**

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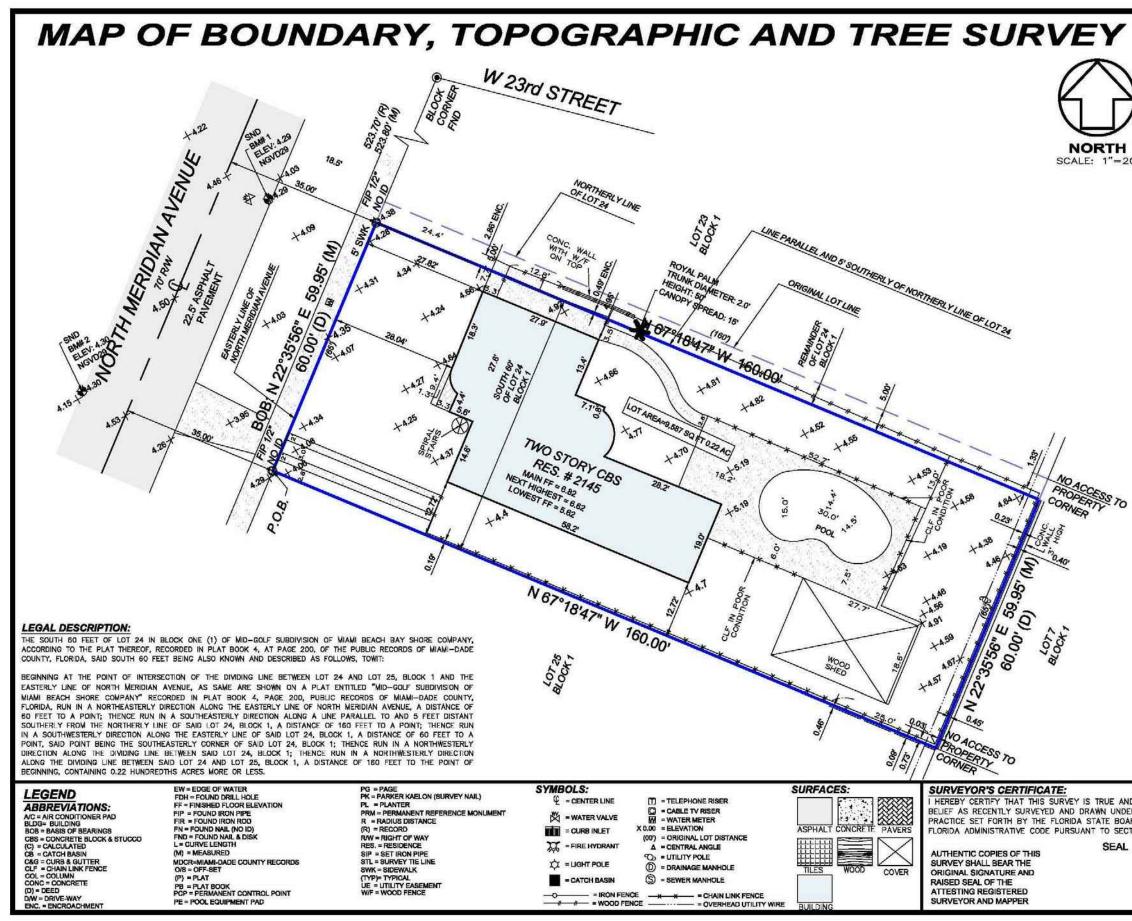
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MATERIALS PAGE





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LOCATION PLAN







NTS



1 NTS





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2145 MERIDIAN AVE

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CONTEXT PHOTOGRAPHS





2211 MERIDIAN AVE



Н

NTS







G NTS

2185 MERIDIAN AVE

2205 MERIDIAN AVE

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CONTEXT PHOTOGRAPHS















2225 MERIDIAN AVE

2123 MERIDIAN AVE

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2105 MERIDIAN AVE

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MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	245 N. MERIDIAN AVENUE, MIAN	/I 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
	Adjusted grade (Flood+Grade/2):	6.17 FT	Free board:	1 FT MIN. 5 FT MA
FE) /2 = 6.17 FT. 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
12	Max Unit Size SF and %:	MAX: REQ. 4,794 SQ FT	Proposed Unit Size SF and %:	4,616 SQ FT (48.149
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	1		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):	2
	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'	
20			1775411	-
20	Side 1:	7' 6"	7' 6"	
21	Side 1:	7' 6"	7' 6"	
21 22	Side 1: Side 2 or (facing street):	7' 6" 7' 6"	7' 6" 8'	
21 22	Side 1: Side 2 or (facing street): Rear:	7' 6" 7' 6" 50' MAX / 24' MIN	7' 6" 8' 58' 2"	
21 22 23	Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing	7' 6" 7' 6" 50' MAX / 24' MIN 7' 6"	7' 6" 8' 58' 2" 9' 6"	
21 22 23 24	Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) :	7' 6" 7' 6" 50' MAX / 24' MIN 7' 6" 7' 6"	7' 6" 8' 58' 2" 9' 6" 36' 8"	
21 22 23 24 25	Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear:	7' 6" 7' 6" 50' MAX / 24' MIN 7' 6" 7' 6" 7' 6"	7' 6" 8' 58' 2" 9' 6" 36' 8" 8' 7"	
21 22 23 24 24 25 26	Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear: Sum of side yard :	7' 6" 7' 6" 50' MAX / 24' MIN 7' 6" 7' 6" 7' 6" 15'	7' 6" 8' 58' 2" 9' 6" 36' 8" 8' 7" 16' 6"	

Notes:

If not applicable write N/A

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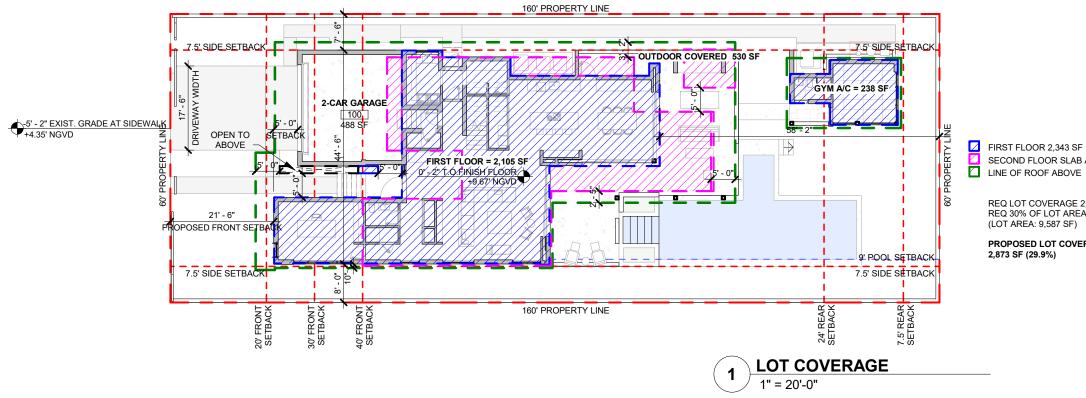
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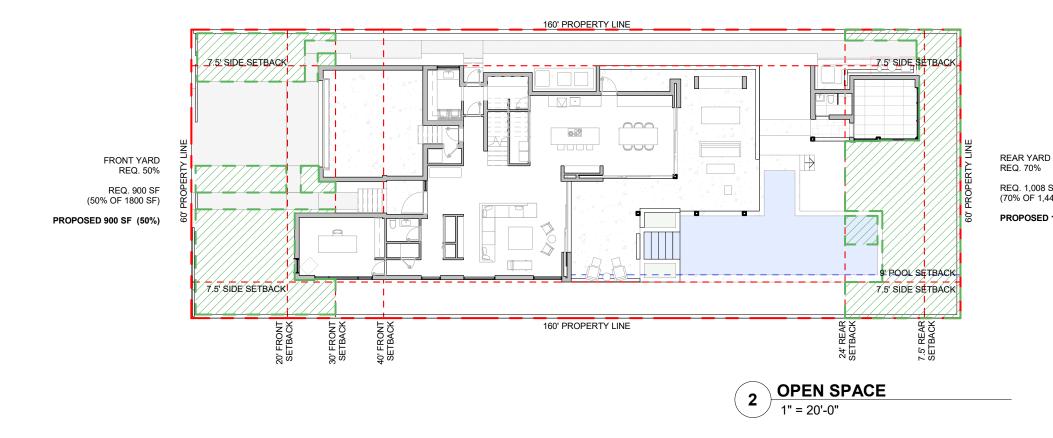
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ZONING DATA





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SECOND FLOOR SLAB ABOVE 530 SF LINE OF ROOF ABOVE

> REQ LOT COVERAGE 2,876 SF REQ 30% OF LOT AREA (LOT AREA: 9,587 SF)

PROPOSED LOT COVERAGE 2,873 SF (29.9%)

REQ. 1,008 SF (70% OF 1,440 SF)

PROPOSED 1,046 SF (72.6%)

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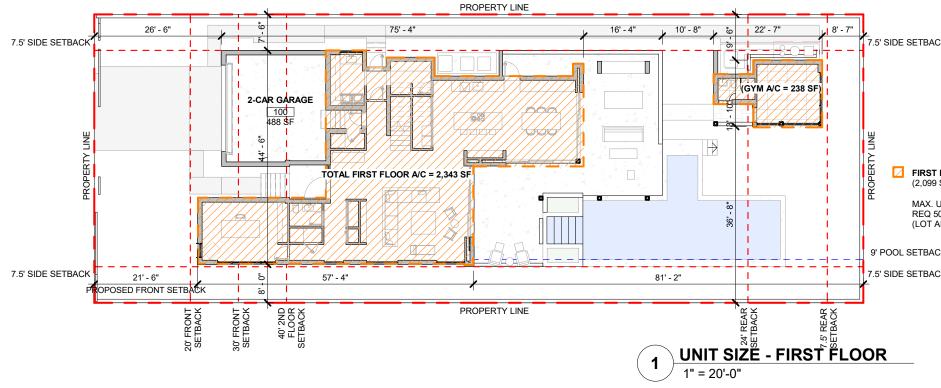
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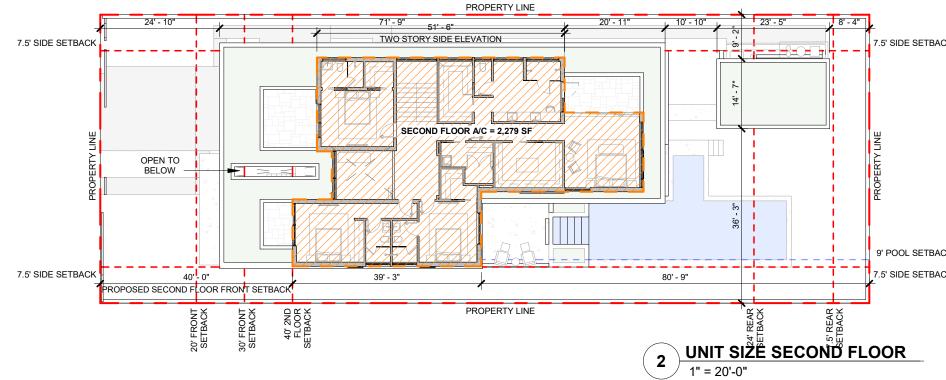
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ZONING DIAGRAMS





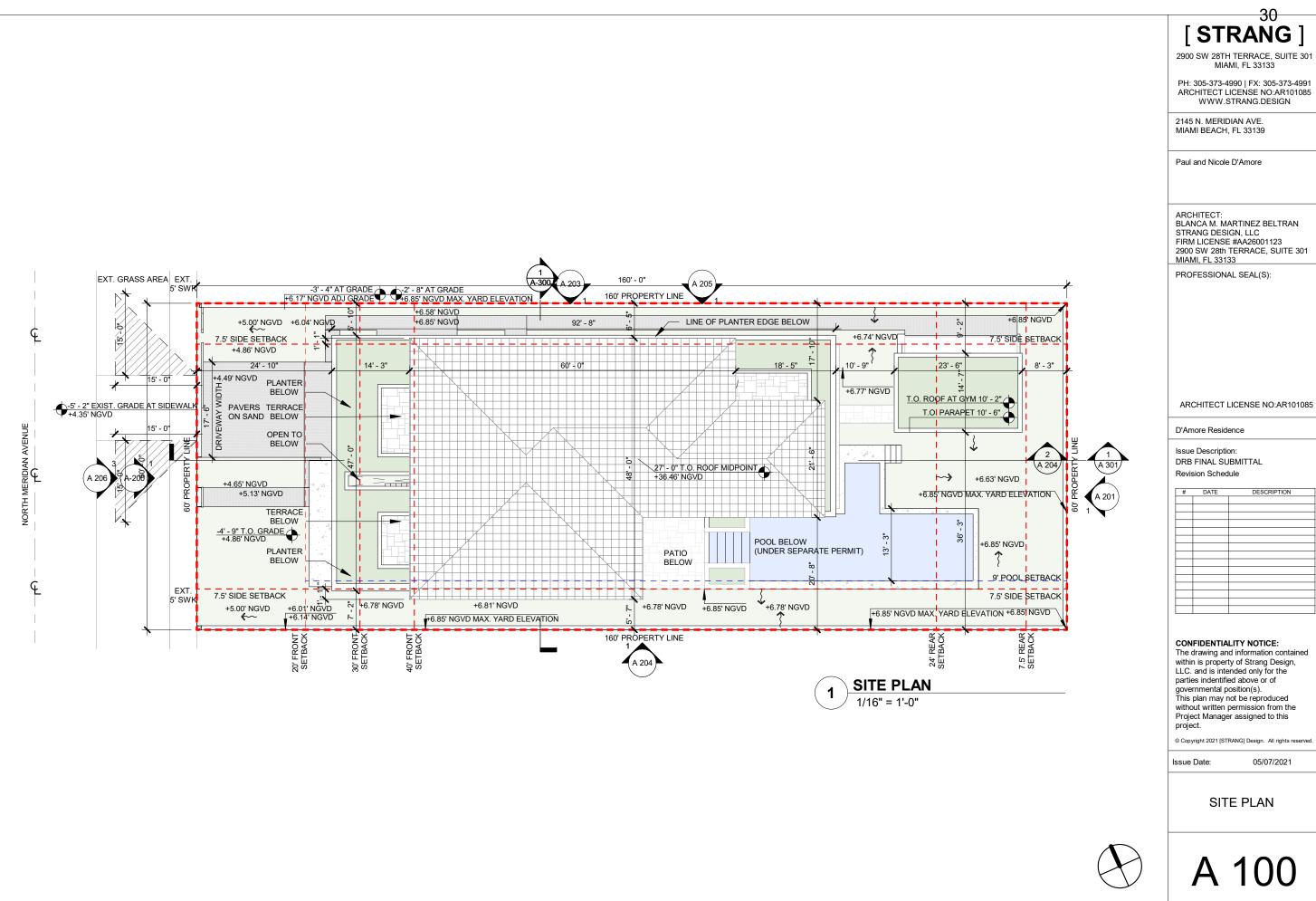




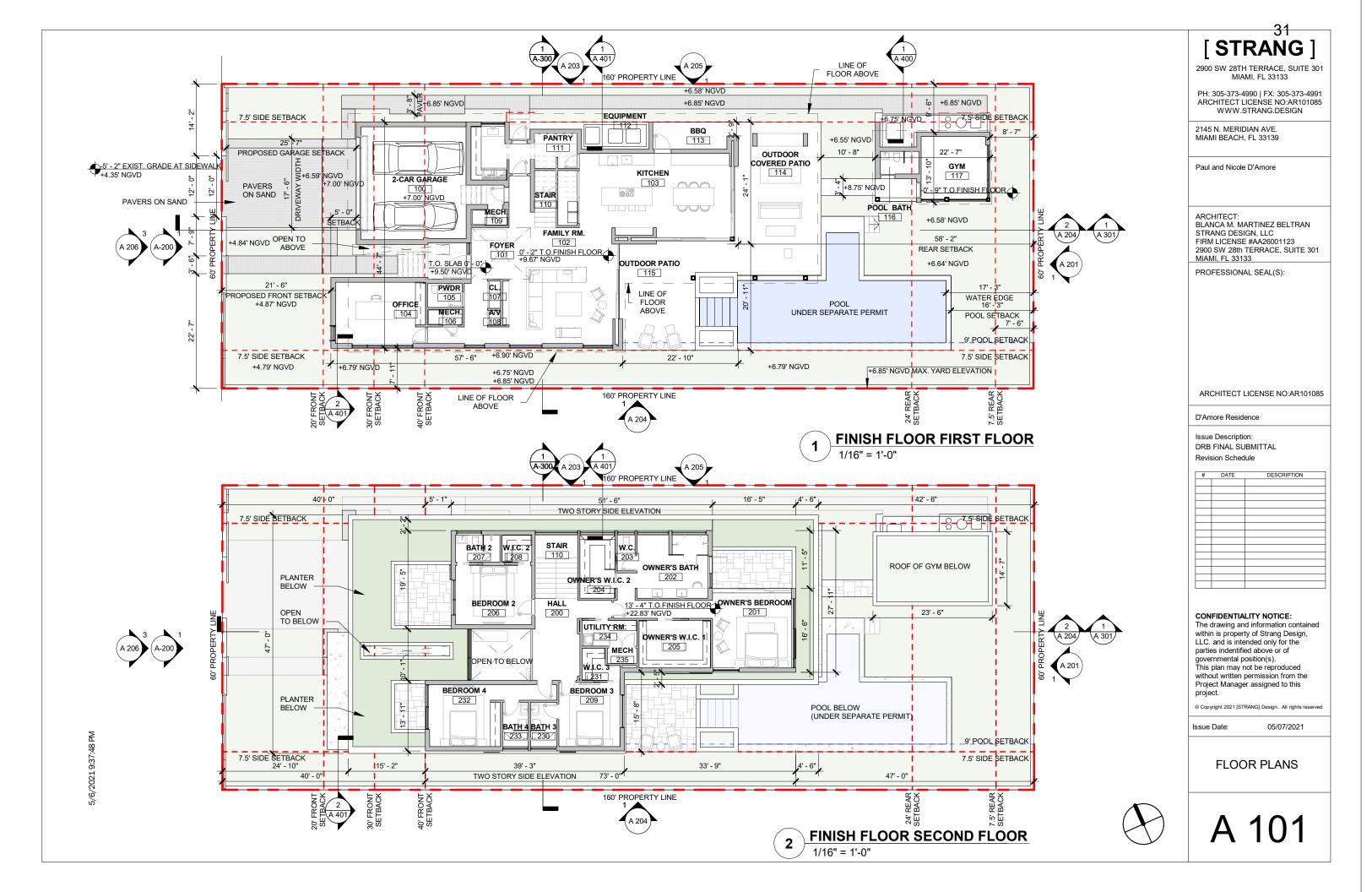
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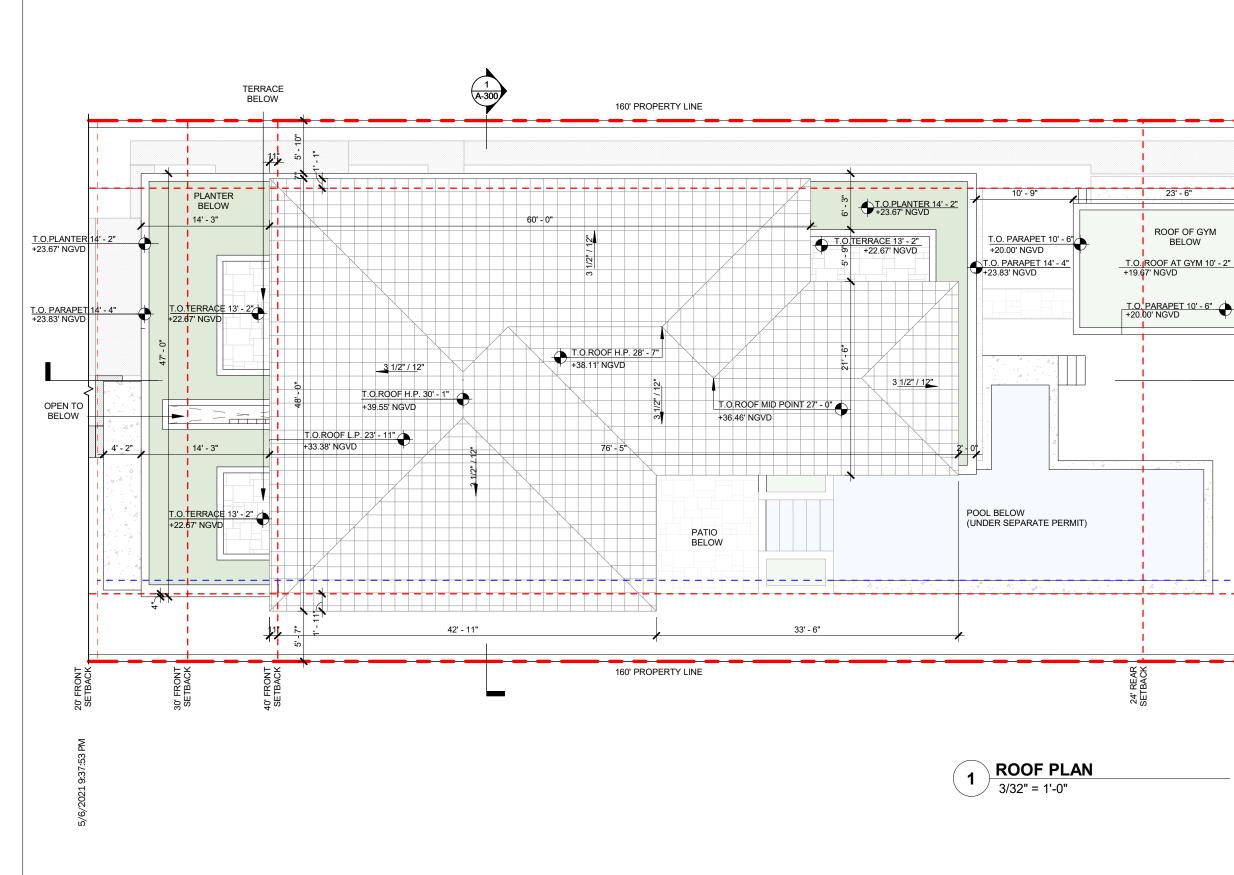
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	2145 N. MERIDIAN AVE. MIAMI BEACH, FL 33139
ACK	Paul and Nicole D'Amore
	ARCHITECT: BLANCA M. MARTINEZ BELTRAN STRANG DESIGN, LLC FIRM LICENSE #AA26001123 2900 SW 28th TERRACE, SUITE 301 MIAMI, FL 33133
T FLOOR UNIT SIZE 2,337 SF 9 SF + 238 SF)	PROFESSIONAL SEAL(S):
. UNIT SIZE 4,794 SF 50% OF LOT AREA AREA: 9,587 SF)	
ACK	
ACK	
	ARCHITECT LICENSE NO:AR101085
	D'Amore Residence
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ACK	
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SECOND FLOOR UNIT SIZE 2,279 SF	parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the
MAX. UNIT SIZE 4,794 SF REQ 50% OF LOT AREA (LOT AREA: 9,587 SF)	Project Manager assigned to this project.
TOTAL UNIT SIZE SF 4,616 SF (48.14%) (FIRST FLOOR + SECOND FLOOR 2,337 SF + 2,279 SF)	© Copyright 2021 [STRANG] Design. All rights reserved. Issue Date: 05/07/2021
ACK	ZONING DIAGRAMS
	A 004

24









[STRANG] 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 WWW.STRANG.DESIGN 2145 N. MERIDIAN AVE. MIAMI BEACH, FL 33139 Paul and Nicole D'Amore ARCHITECT: BLANCA M. MARTINEZ BELTRAN STRANG DESIGN, LLC 2 FIRM LICENSE #AA26001123 -6 2900 SW 28th TERRACE, SUITE 301 7.5' SIDE SETBACK MIAMI, FL 33133 8' - 3" PROFESSIONAL SEAL(S): 1 ROOF OF GYM BELOW T.O. ROOF AT GYM 10' - 2" +19.67' NGVD 4 ARCHITECT LICENSE NO:AR101085 D'Amore Residence 2 A-300 2 A 320046/ Issue Description: DRB FINAL SUBMITTAL **Revision Schedule** DATE DESCRIPTION 00 9' POOL SETBACK

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Issue Date:

05/07/2021

32

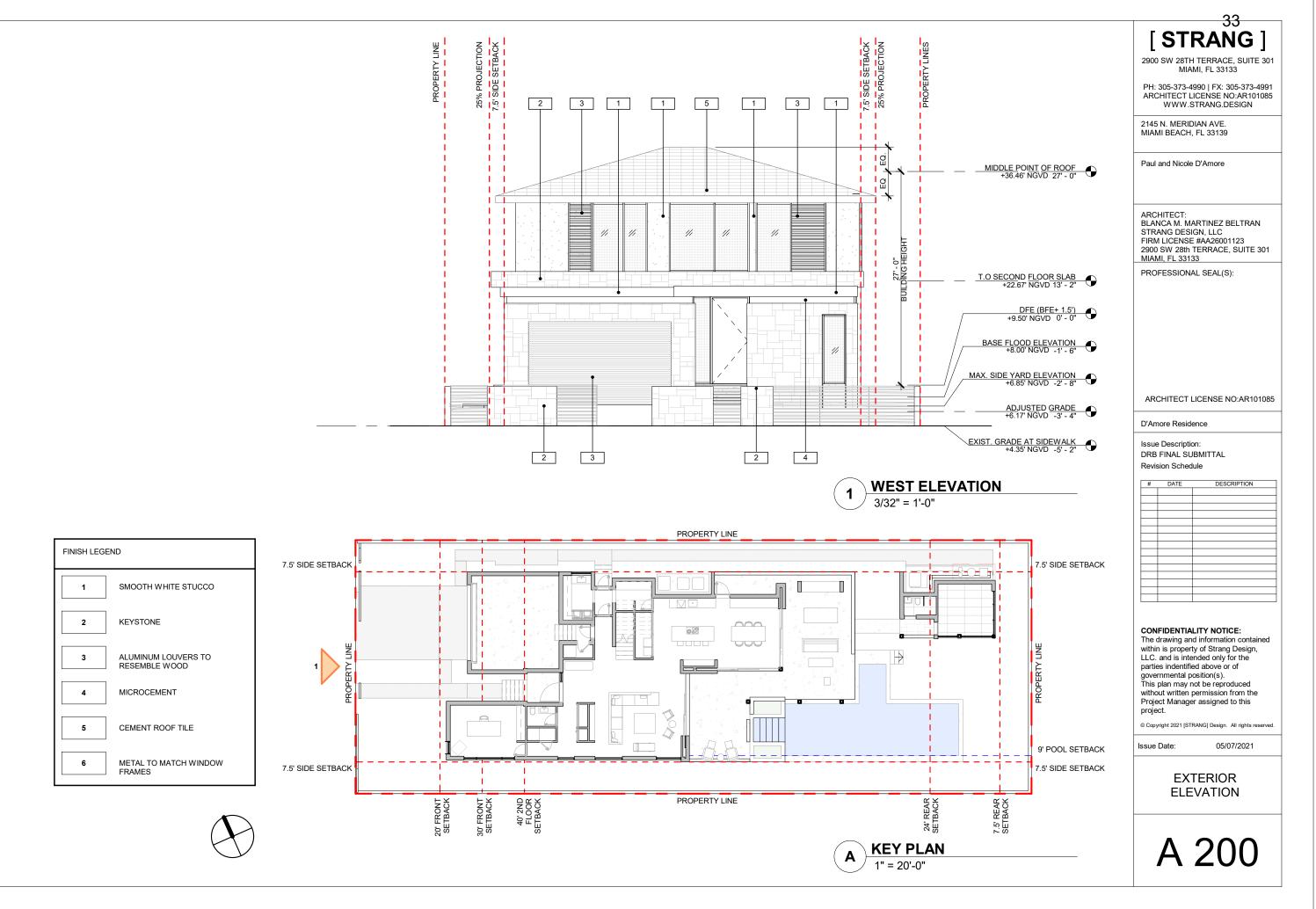
ROOF PLAN

A 103



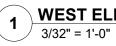
7.5' SIDE SETBACK

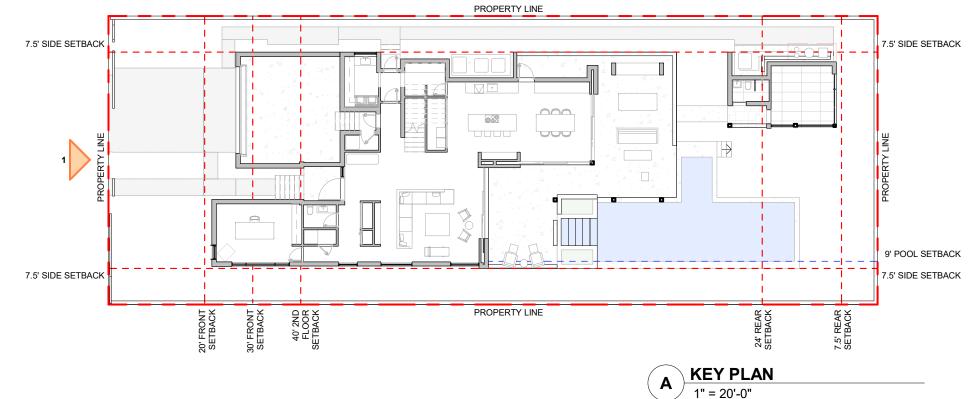
7.5' REAR SETBACK



5/6/2021 9:37:55 PM







5/6/2021 9:37:58 PM

WEST ELEVATION COLOR

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 WWW.STRANG.DESIGN

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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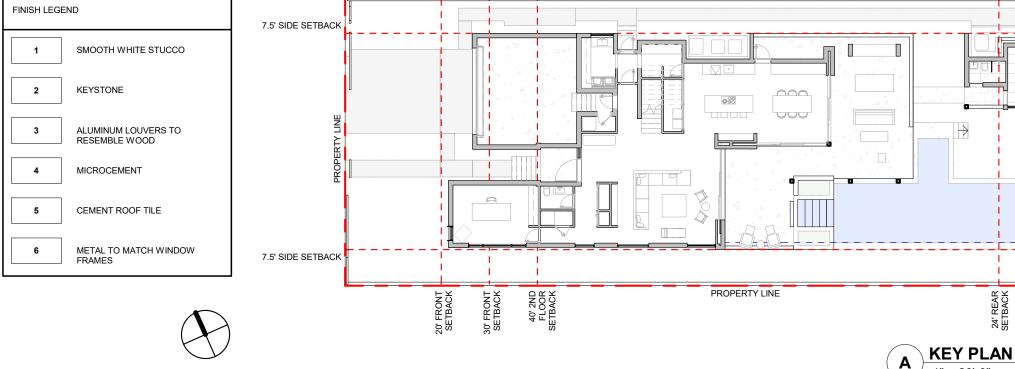
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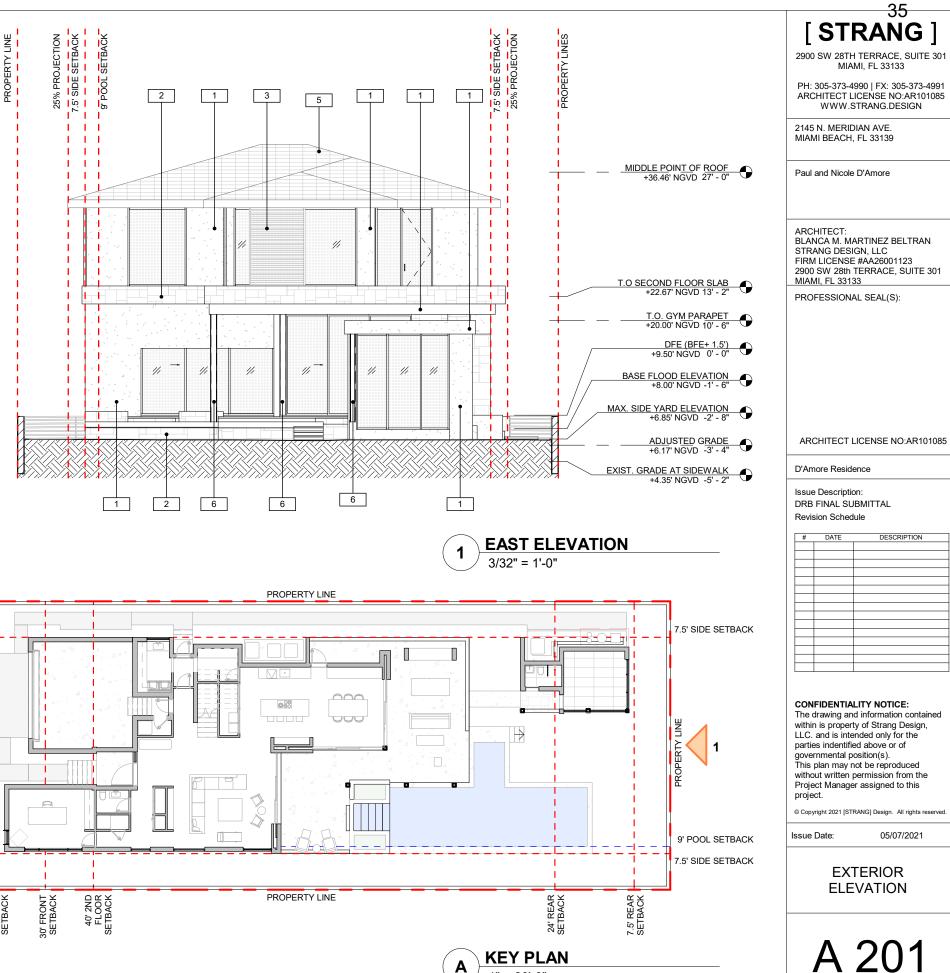
05/07/2021

COLOR EXTERIOR ELEVATION

A 200a

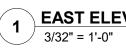


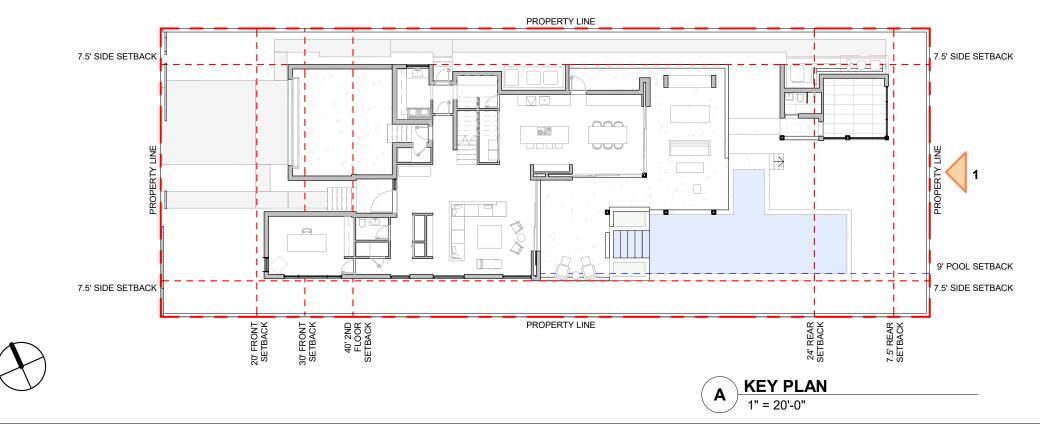




1" = 20'-0"







5/6/2021 9:38:04 PM

EAST ELEVATION COLOR

[STRANG]

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Paul and Nicole D'Amore

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PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR101085

D'Amore Residence

Issue Description: DRB FINAL SUBMITTAL Revision Schedule

	DATE	DESCRIPTION
#	DATE	DESCRIPTION

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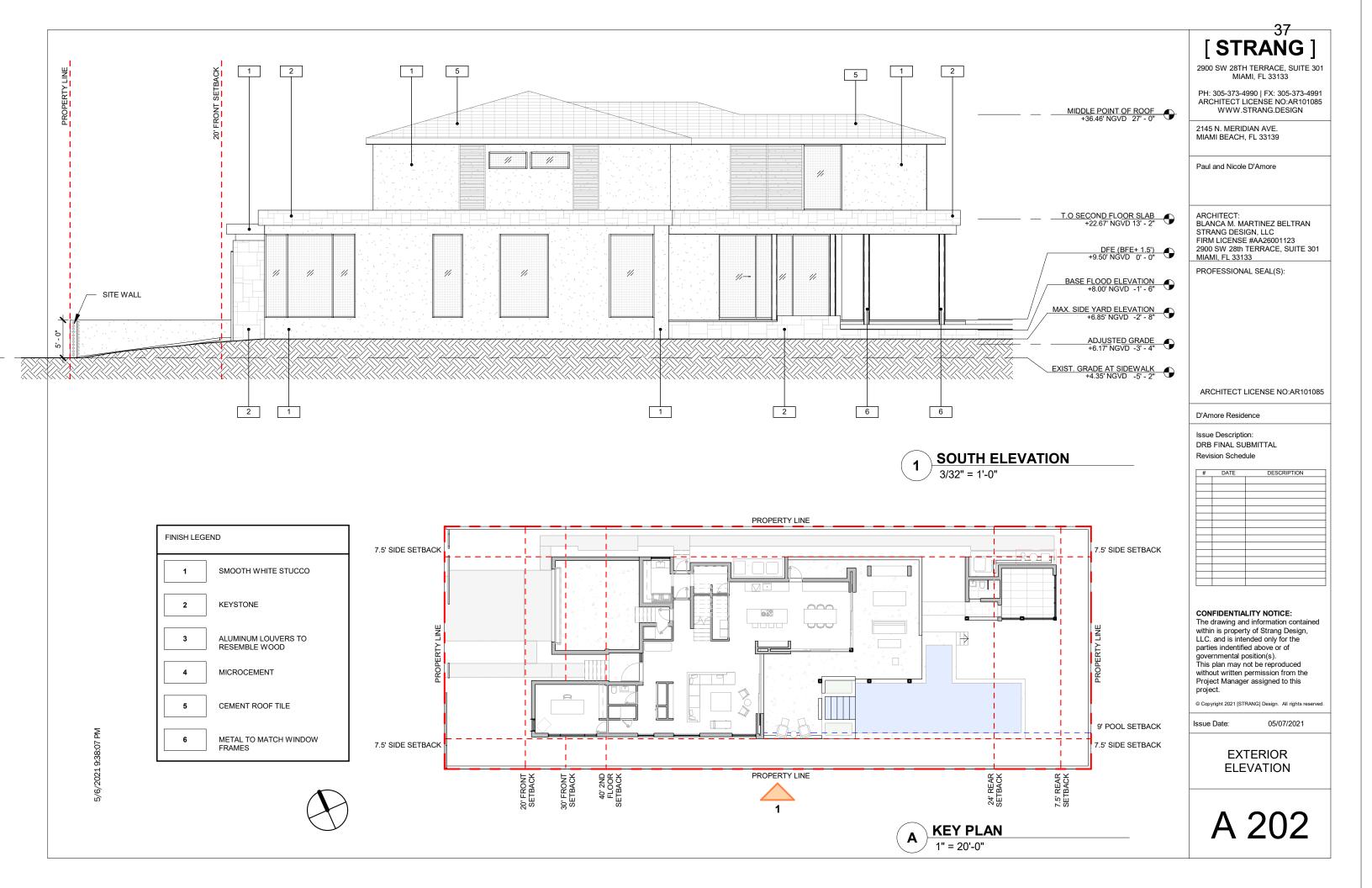
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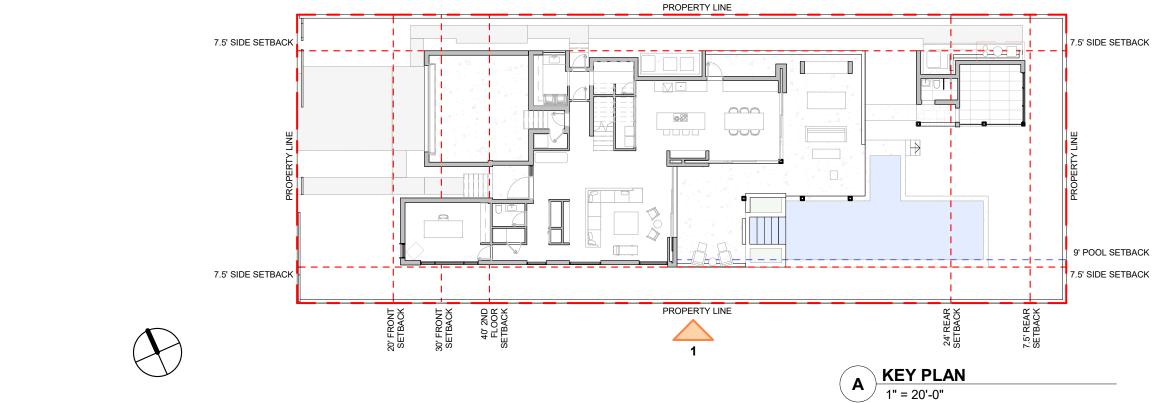
COLOR EXTERIOR ELEVATION

A 201a









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38 [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):

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D'Amore Residence

Issue Description: DRB FINAL SUBMITTAL **Revision Schedule**

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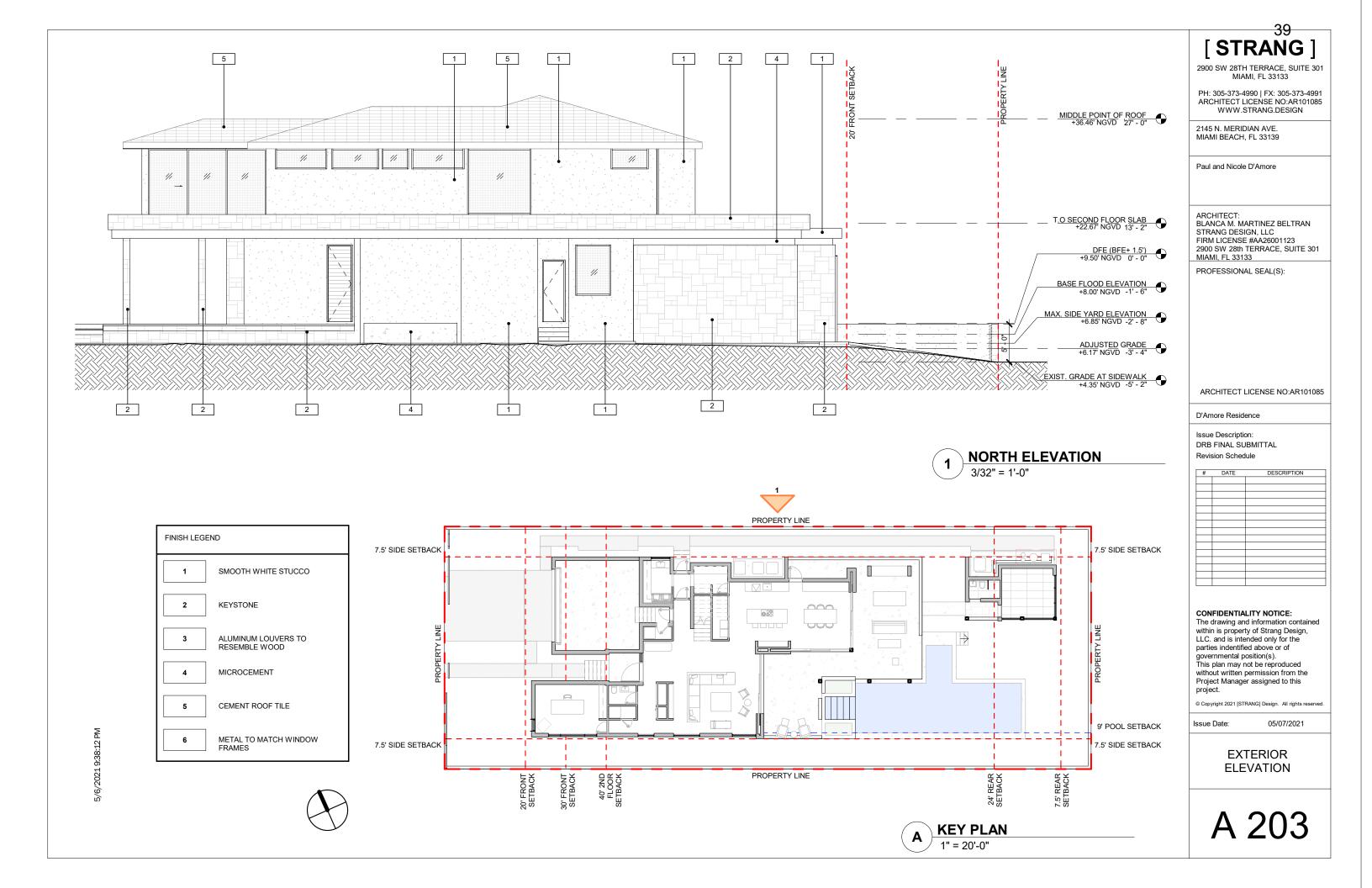
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Issue Date:

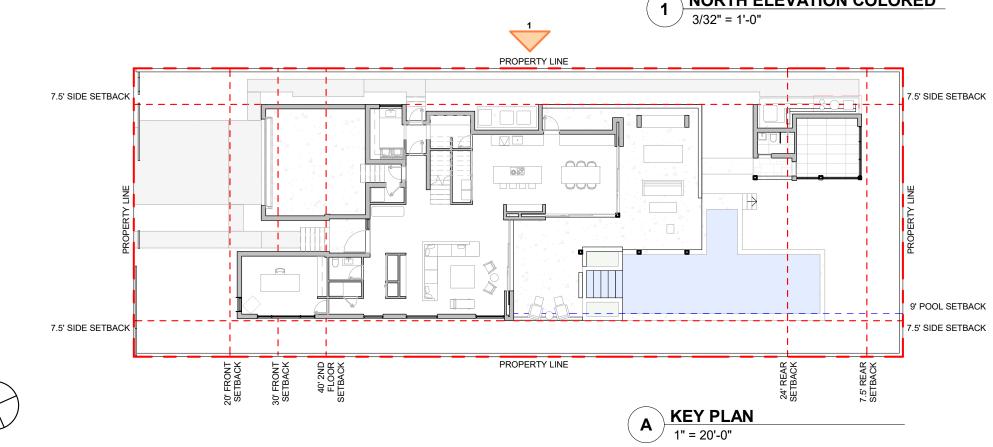
05/07/2021



A 202a







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NORTH ELEVATION COLORED

40 [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: DRB FINAL SUBMITTAL **Revision Schedule**

#	DATE	DESCRIPTION
#	DATE	DECONTINUIT

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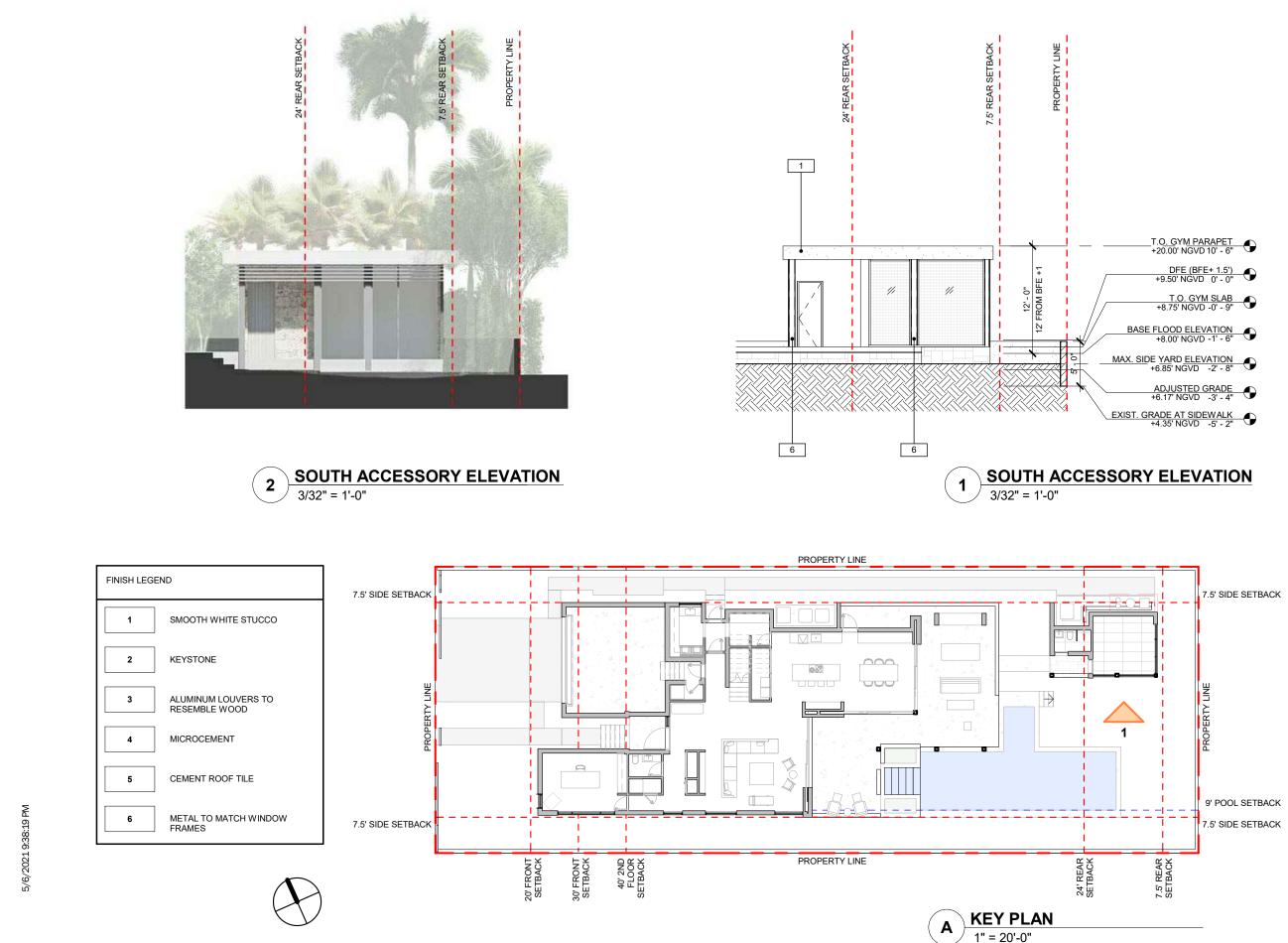
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05/07/2021

Issue Date:

COLORED ELEVATION

A 203a



41 [STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 WWW.STRANG.DESIGN

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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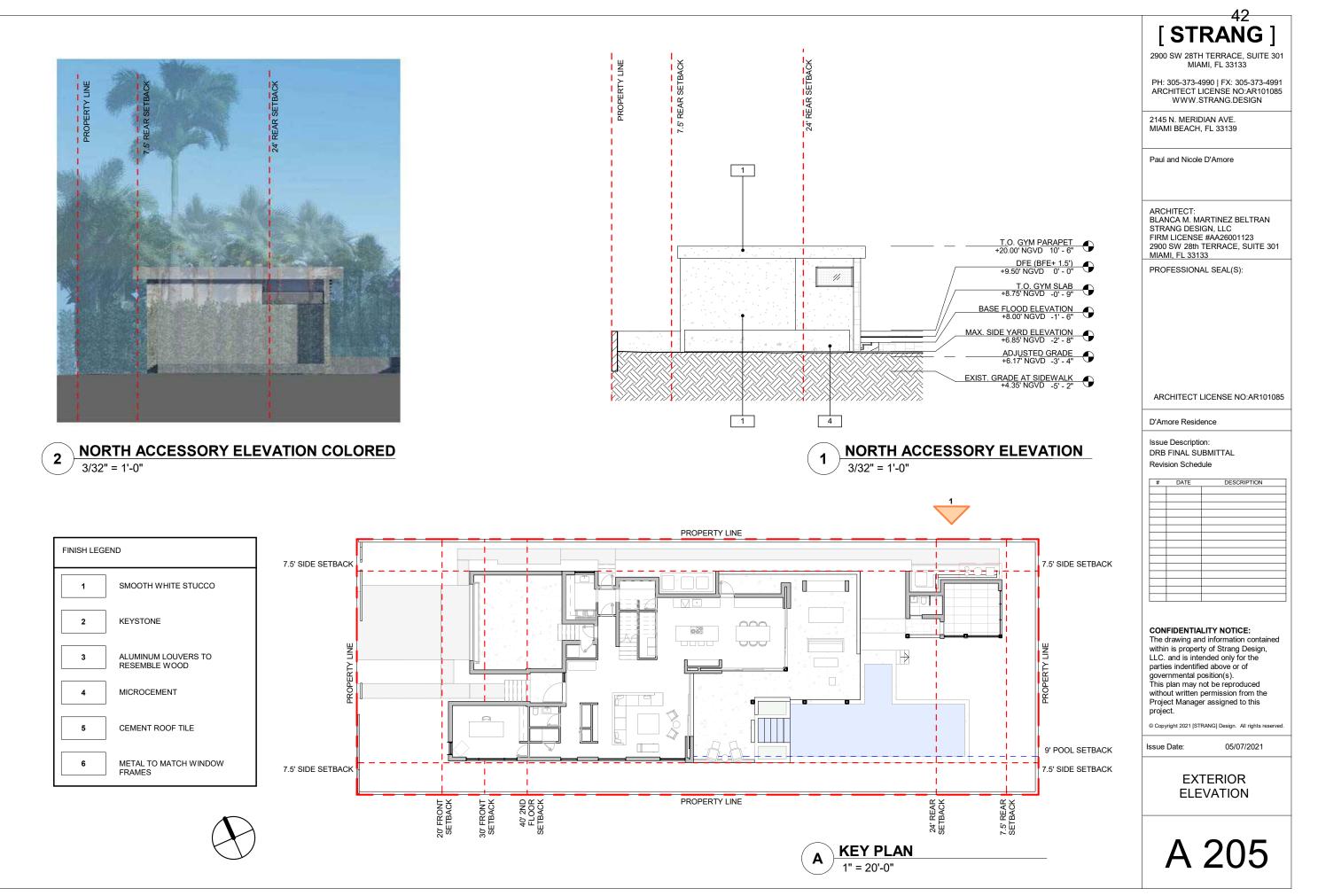
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Issue Date:

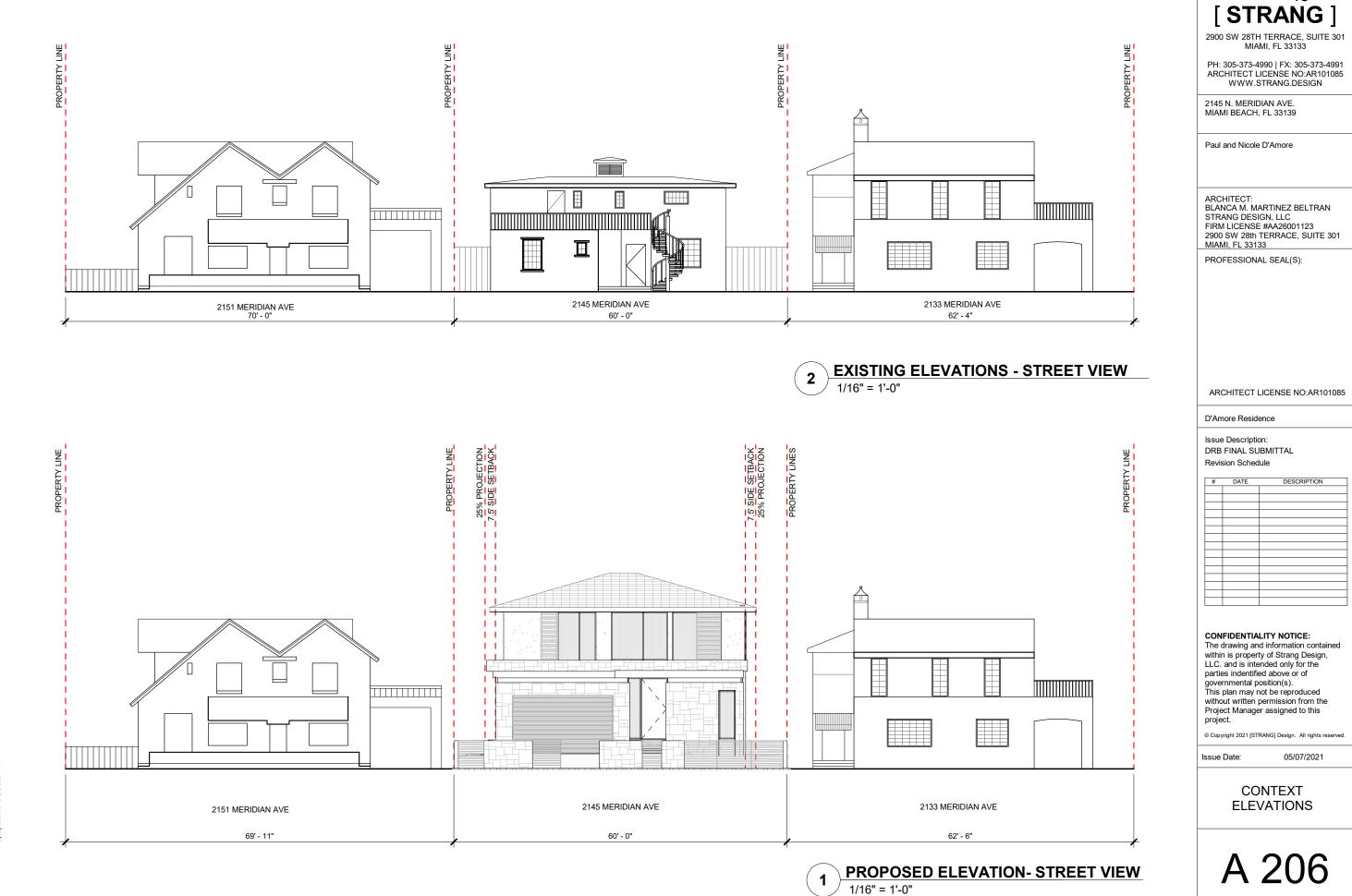
05/07/2021

EXTERIOR ELEVATION

A 204

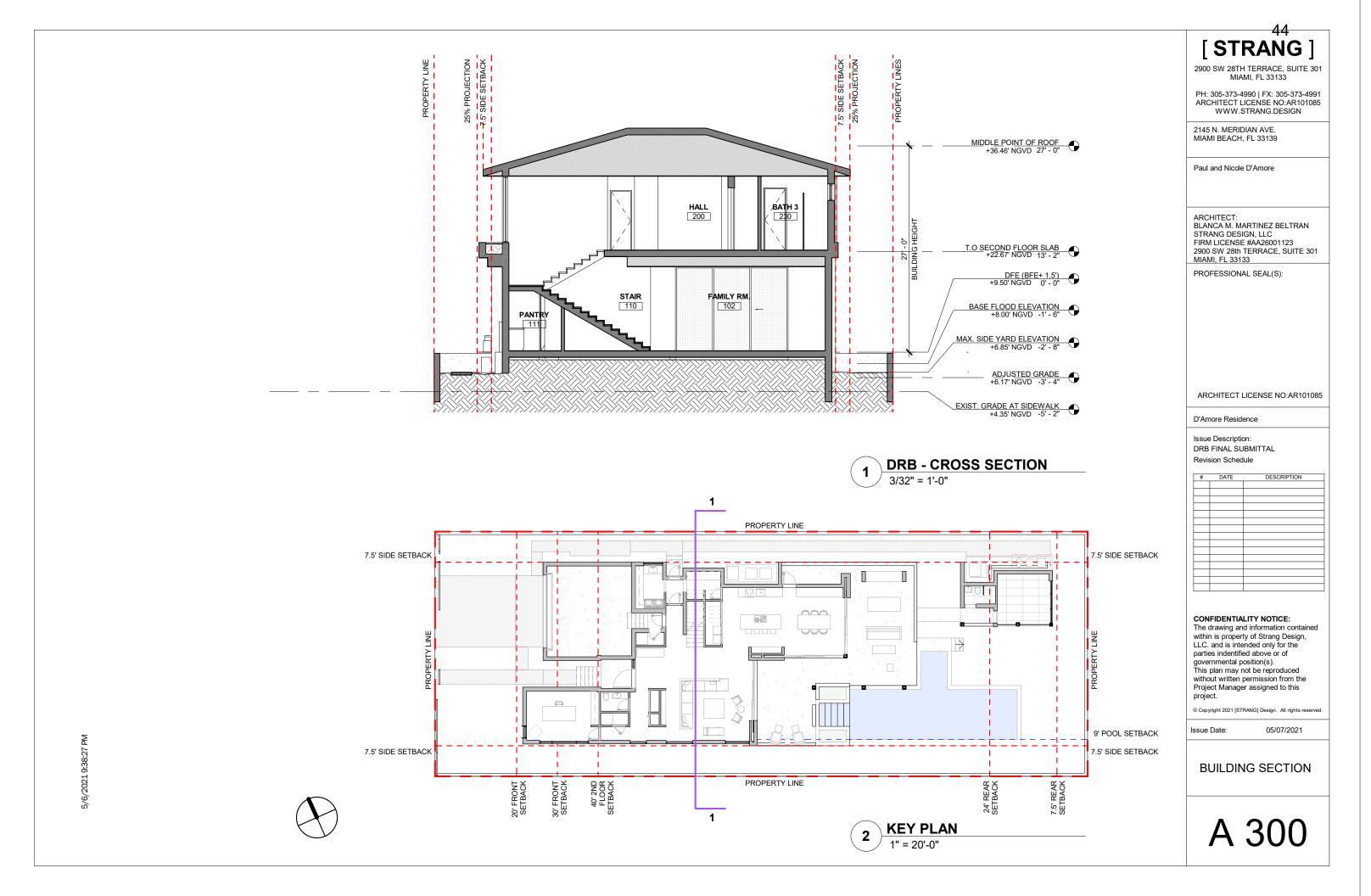


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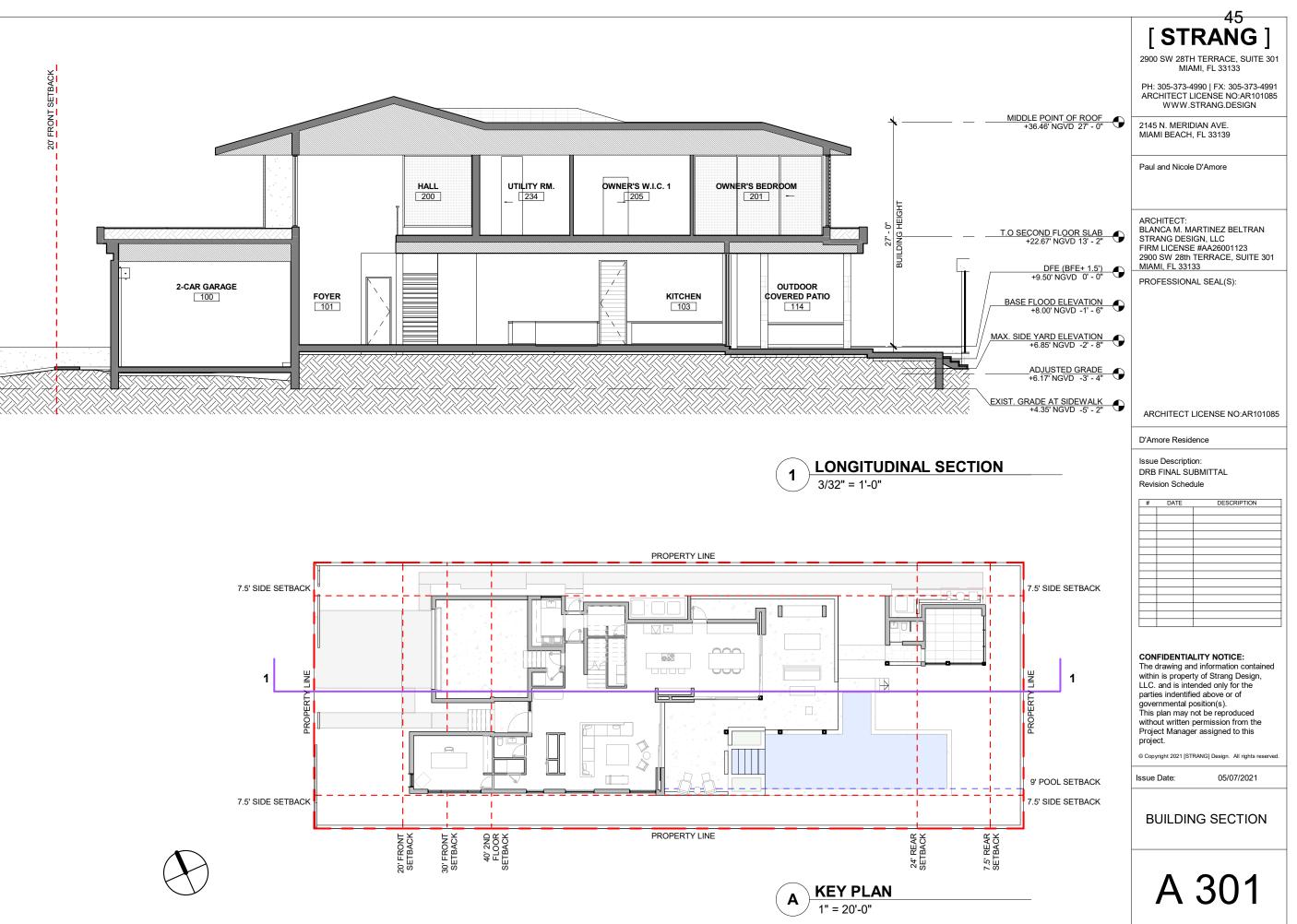
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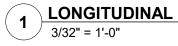


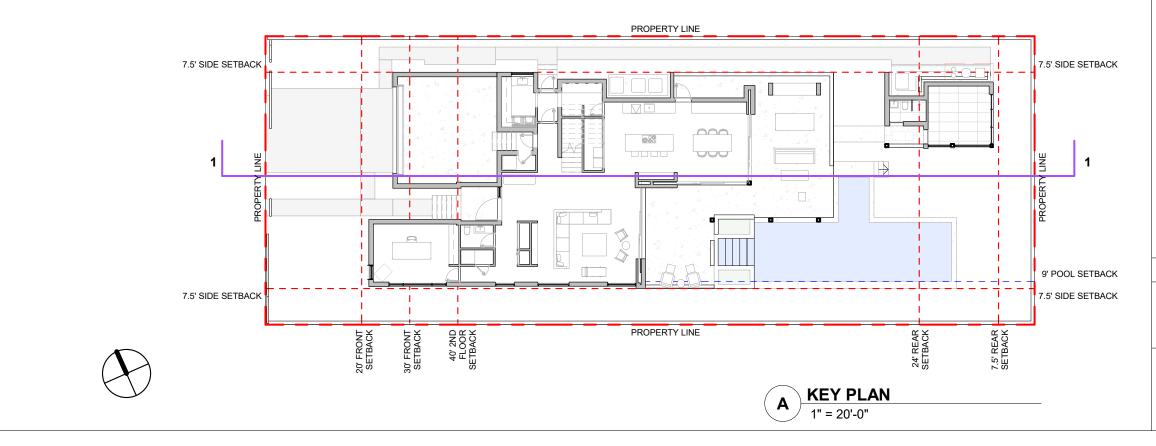
1 3/32" = 1'-0"



5/6/2021 9:38:29 PM







5/6/2021 9:38:31 PM

LONGITUDINAL SECTION COLORED

[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 #AA6001123 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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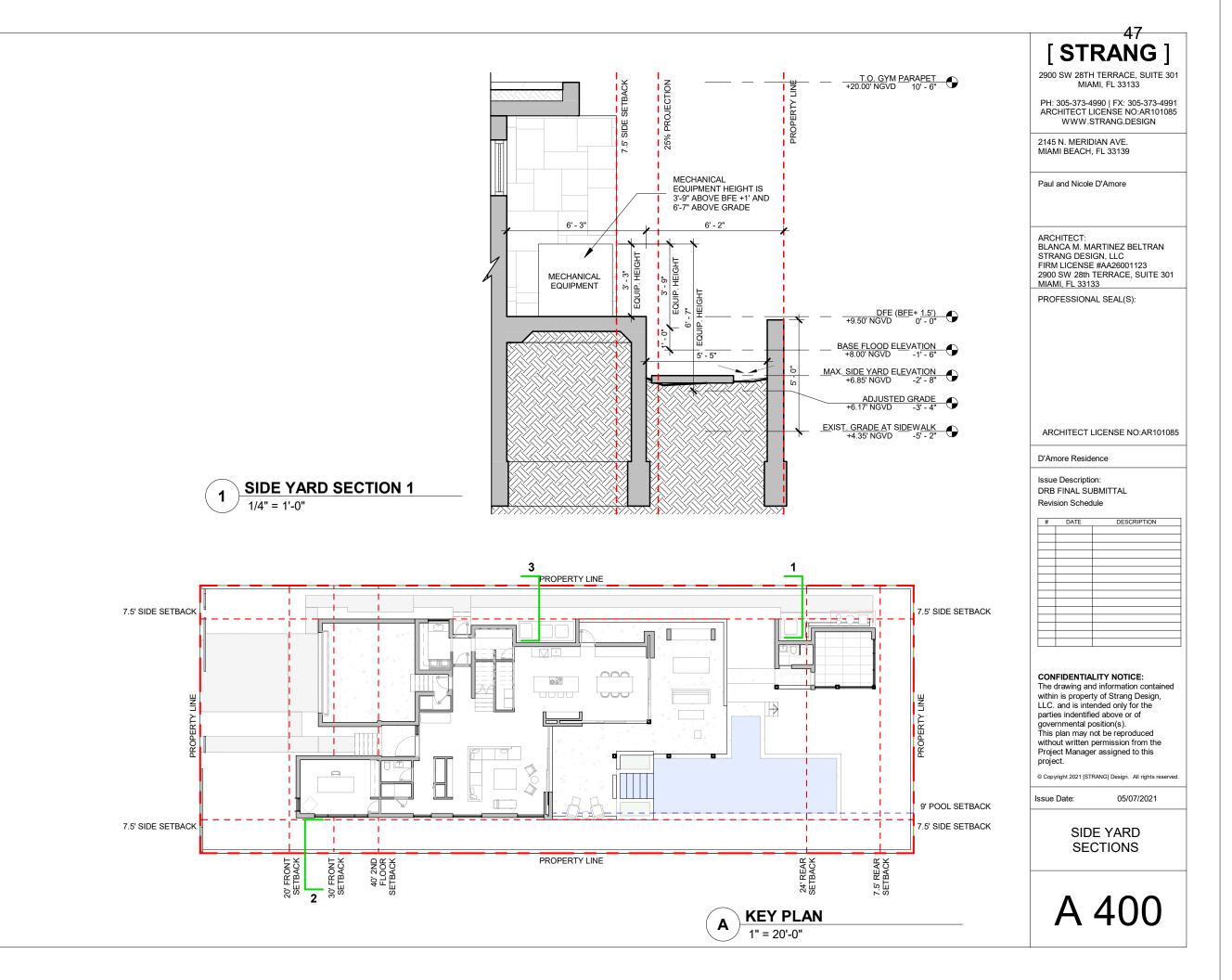
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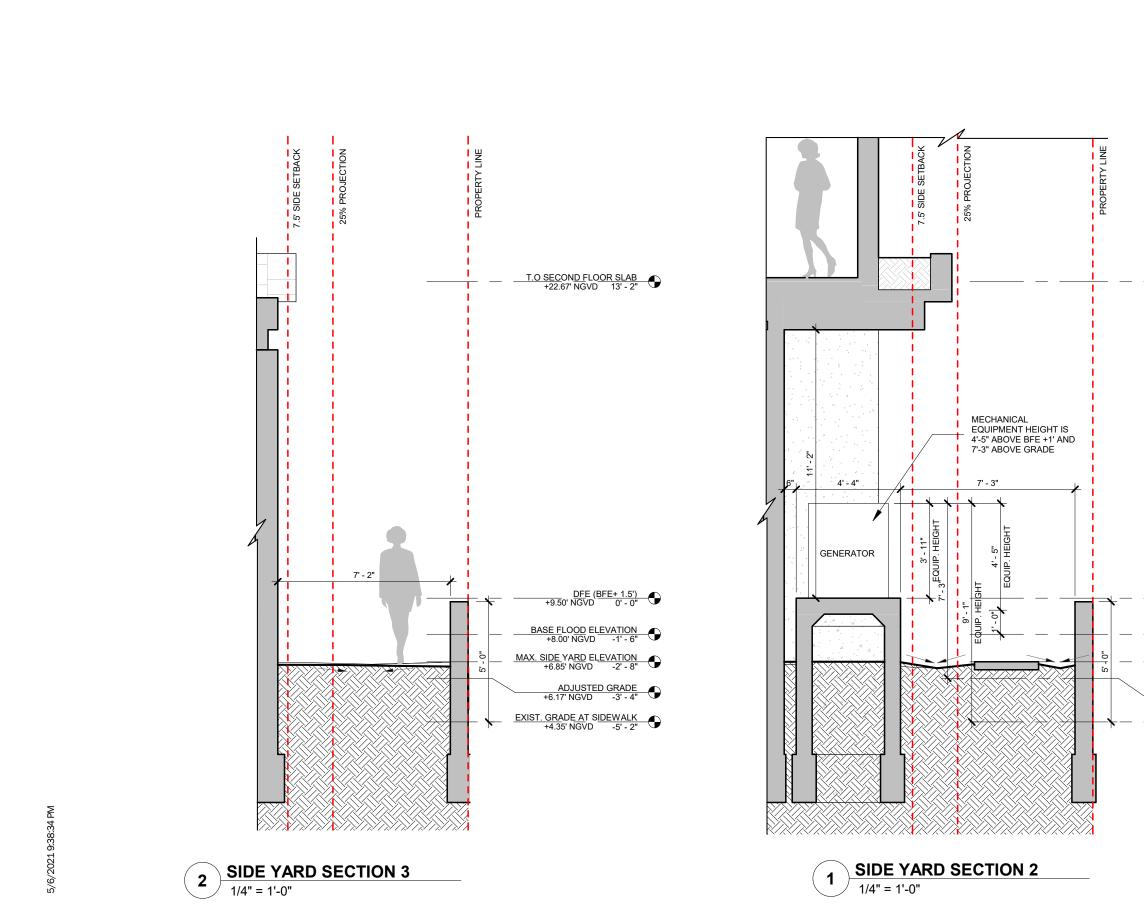
Issue Date: 05/07/2021

COLORED SECTION

A 301a



5/6/2021 9:38:33 PM



[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 WWW.STRANG.DESIGN

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):

T.O SECOND FLOOR SLAB +22.67' NGVD 13' - 2"

ARCHITECT LICENSE NO:AR101085

D'Amore Residence

Issue Description: DRB FINAL SUBMITTAL Revision Schedule

#	DATE	DESCRIPTION

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Issue Date:

05/07/2021



A 401

DFE (BFE+ 1.5') +9.50' NGVD 0' - 0"

BASE FLOOD ELEVATION +8.00' NGVD -1' - 6"

MAX. SIDE YARD ELEVATION +6.85' NGVD -2' - 8"

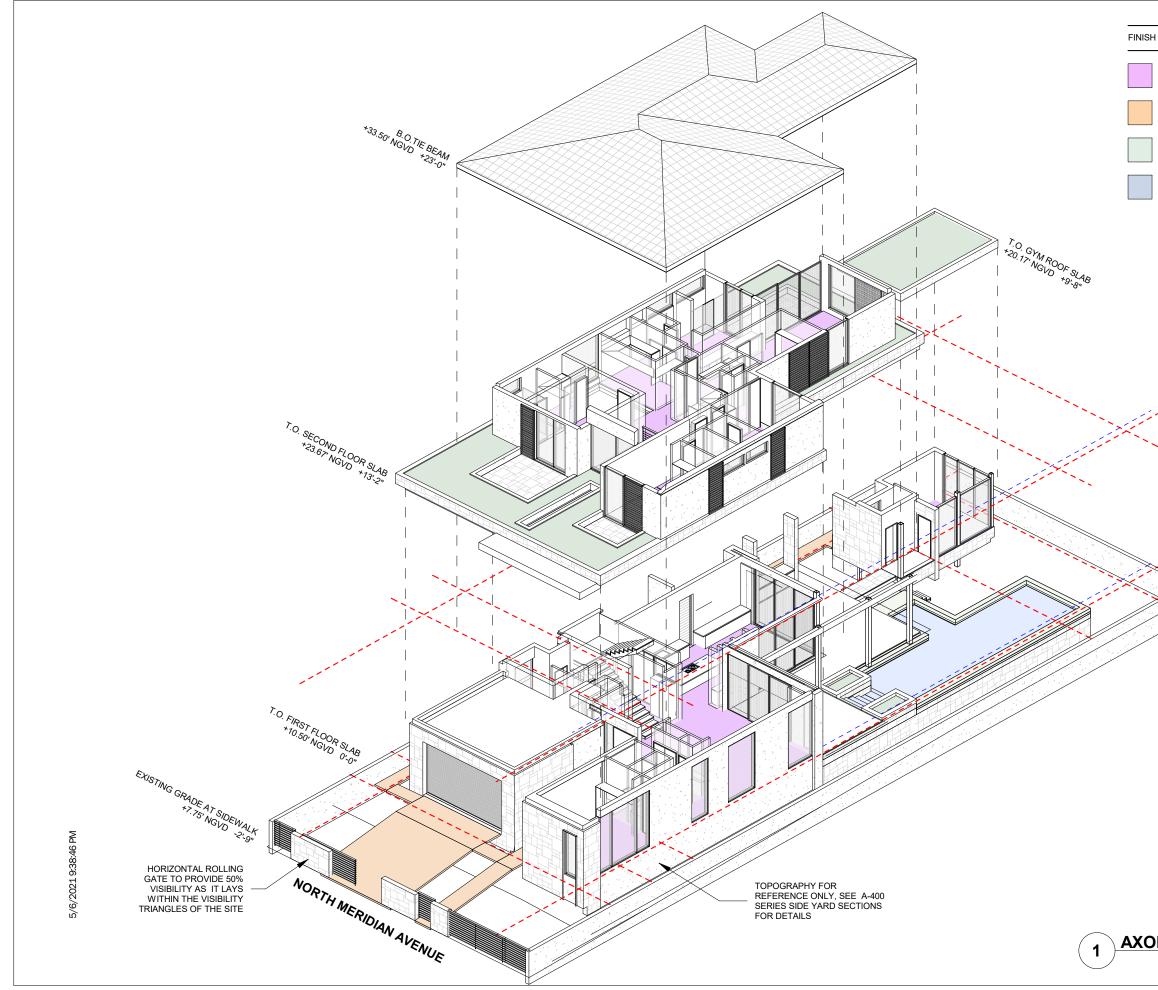
> ADJUSTED GRADE +6.17' NGVD -3' - 4"

EXIST. GRADE AT SIDEWALK +4.35' NGVD -5' - 2"









52 [STRANG] FINISH LEGEND 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR101085 ENCLOSED SPACE WWW.STRANG.DESIGN UNENCLOSED, UNCOVERED SPACE 2145 N. MERIDIAN AVE. MIAMI BEACH, FL 33139 GREEN SPACE Paul and Nicole D'Amore WATER 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 ADJUSTED GRADE T.O. GYM SLAB *8.75 NGVD SLAB ~11.94 CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project. © Copyright 2021 [STRANG] Design. All rights reserved 05/07/2021 Issue Date: ENCLOSED SPACE DIAGRAM

AXONOMETRIC

A 1000

D'Amore Residence

2145 N. MERIDIAN AVE MIAMI BEACH, FL 33139

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



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.

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 ARCHITECT LICENSE NUMBER: LA6667488 | 2900 SW 28TH TERRACE SUITE 301, MIAMI, FL 33133 | PH: 305.373.4990

INDEX OF DRAWINGS

	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

GENERAL NOTES

1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION VICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILI

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, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE TREES.

11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSABY 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 OCCURED 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

PIPE INSTALLATION + SLEEVE NOTES

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 PAVE		
24" TO 36"	AREAS. BACKFILL AND COMPACTION PER APPENDIX F		

IRRIGATION PLAN NOTES

ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHMATICALLY AND SHALL BE ADJUSTED BASED ON VITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM 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

A ROUGH INSPECTION IS REQUIRED BY THE TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER SOUTH LONDA WATER MONOCOMENT DISTURIES OF MALEX 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.

USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS AND VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THROUGH ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING

IRRIGATION LEGEND

- 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.
- \leq 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
- RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL С ROOM. REFER TO ELECTRICAL ENGINEER'S PLAN
- RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S R SPECIFICATIONS.
- JB JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLAN
- æ 1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PER SERIES OR APPROVED EQUAL. IN 10" ROUND VALVE BOX

- PIPE IN PVC SLEEVES. SEE SIZING CHART





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

LANDSCAPE NOTES AND SPECIFICATIONS:

- DN, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMI
- EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF A GRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT 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 PRECEDENT OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED DAS A GUIDELING ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTION OF ACTION OF PLANT LISTS ARE TO BE USED SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ACTURE LAND FHOT MOST THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ACTURE LAND FHOT MOST THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ACTURE LAND FHOT MOST THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL FOR TIME OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALTERIAL FROM TIME OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINNG THE CONDITION OF THE PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR THE TIME OF INSTALLATION. IF ACCOUNTION OF THE PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINNG THE CONDITION OF ALL PLANT MATERIAL FOR TIME OF INSPECTION. THAT PLANT MATERIAL WILL BE RESPONSIBLE BERDECED.
- PLANT MATERIAL WILL BE REJECTED. 5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF

- 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.
 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 NEWL'S SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINSS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
 NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
 CONTRACTOR SHALL NOTIFY SU N.S.H.I.N.E. (1:400-432:4770) 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 SHALL KERSPONSIBILITY FOR THIS WORK AND DISRUPTION ON DAMAGE TO UTILITIES SHALL BE REPARED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
 LILTRES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DARC CECEPTANCE. 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.
- 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 MELALEUCA OR APPROVED NON-CYPRESS MULCH MINIMUM 3D DEPP. 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 KEPIT 2' FROM THE BASE OF ALL PLANT MATERIAL MULCH BEDS SHALL BE A MINIMUM OF 12'' WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLLAGE. NO EUCLYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.
 15. SOD SHALL BE EMPIT 2'' ROW THE BASE OF ALL PLANT MATERIAL MULCH BEDS SHALL BE A MINIMUM OF 12'' WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLLAGE. NO EUCLYPTUS 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, LAD WITH ALTERNATING AND ABUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.
 16. ALL TREES AND SHRUES SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOLI ANALYSIS MAY REQUIRE A DIFFERENT SOLI COMPOSITION TO BE PROVIDED), ALL PLANT MATERIALS SHALL BE LANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOLI ADM DAD BENEATH THE ROOT BALL. REFER TO PLANTING DETALS. PLANTING BEDS AND PLANTING SOLI SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, VEEDS, NOXIOUS PESTS AND DISEASE.
- 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

- ALL SODIED 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 6.6.8 FEITILIZER SHALL BE SPREAD AT A RATE OF 5.1BS. PER 10 BS0. FT. SOD SHAL 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.
 ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FORM 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.
 ALL TREES, PALLMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING HOLE BEFORE TREES WILL BE SUCH THAT TOOT DALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING HOLE BEFORE TREES UND PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GURANTEE PERIOD. METHODS USED WILL BE SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GURANTEE PERIOD. METHODS USED WILL BE SUCH THAT THE GURANTEE PERIOD.
 ALL TREES AND THE PLANTS SHALL BE GUVED BEY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE CONSIBLE FOR ALL TREES AND MERCES SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND DALMS REMAINING STRAGED SOD ON MULCH, THE FUNDL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
 ALL TREES MER PAVED SURRACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
 ALL TREES AND PLANTS GRADES SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT. HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PLANTS SHALGED IN SOD OR MULCH, THE FINAL GRADE LEVEL
- 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
- 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
- PLANTS LARGER THAN 3 GAL. SIZE. 24. ALL TREES AND LARGE PAILMS 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 SOIL EVELS AT WHICH THEY WERE PREVIOULSY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2" AWAY FROM WALLS ON OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED BUNDING KANNY FROM WALLS ON TO THE OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED BUNDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL BEFORE PLANTED BUNDING SALL PLANTING SEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BEI OW ENNERDE
- 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
- 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 RRIGATION ZONES FOR A MORE EFFICIENT SYSTEM

LIGHTING NOTES:

LAYOUT 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.

ISTALLATION IGHTING CONTRACTOR TO CONNECT TRANSFORMERS TO ANY EXISTING INTERIOR AUTOMATION SYSTEMS, (Lutron, etc..), DR AS PER GENERAL CONTRACTOR'S INSTRUCTION. JGTHING CONTRACTOR MAY ADD AN ADDITIONAL TRANSFORMER IN THE INTEREST OF REDUCING THE LENGTH OF A PARTICULAR WIRING CIRCUIT.

LIGTHING CONTRACTOR MAY ADD AN ADDITIONAL TRANSFORMER IN THE INTEREST OF REDUCING THE LENGTH OF A PARTICULAR WIRING CIRCU ALLOW 25W LOAD PER FIXTURE LEAVING 25% OPEN FOR FUTURE FIXTURES. SOME FIXTURES MAY REQUIRE AN ADDITIONAL 18" MOUNTING STAKE AS ADJACENT PLANTING MAY DICTATE. LANDSCAPE LIGHTING SHOLLD 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

- SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER SCHEDULE 200 PVC LATERAL LINES
- 3/4" IRRIGATION DRIP TUBING PIPE CONNECTION PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER



- Ø
- ZONE G.P.M. AG_VALVE RAINBIRD 1800 PRS - U SERIES NOZZLE 10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE

- RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM
- 15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

1 ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS. 2ND ANT TREES

AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES. 23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION

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2145 N MERIDIAN AVE MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

LANDSCAPE ARCHITECT: MIGUEL HASTINGS, RLA LICENSE #LA667488 2900 SW 28th TERRACE, SUITE 301 MIAMI, FL 33133

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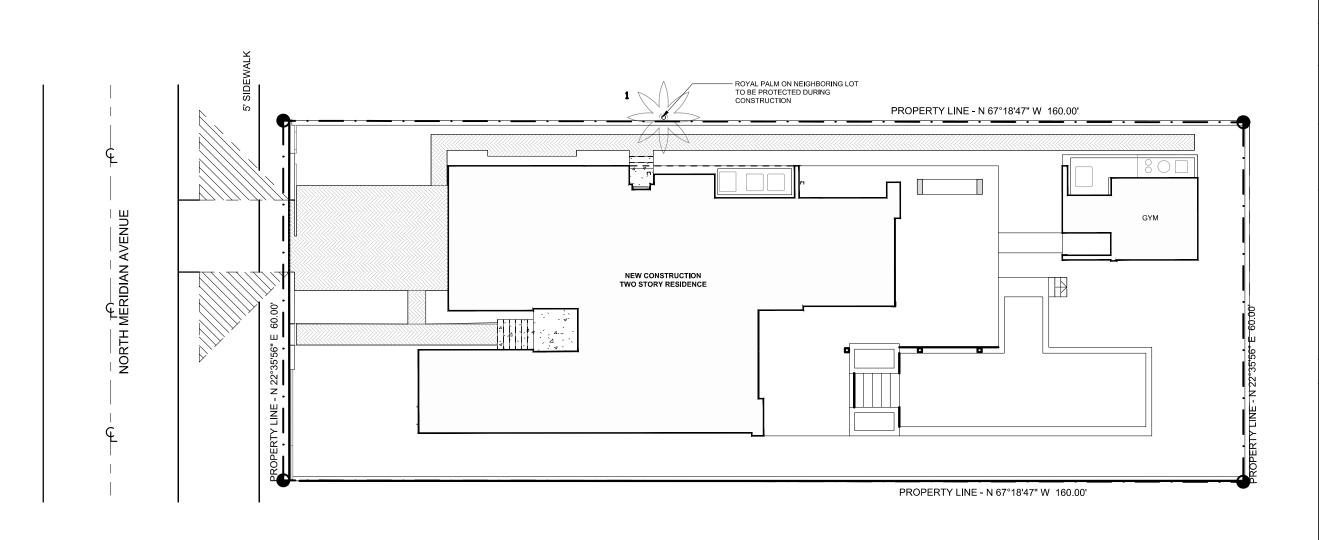
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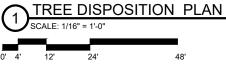
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GENERAL NOTES



NOTE: NO TREES OR PALMS ON SITE



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TREE DISPOSITION PLAN

CITY OF MIAMI BEACH

Α.

	LANDSCAPE LEGEND			
	INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
	Zoning District RS-2 Lot Area9.587SF Ad	cres0.2	_	
		REQUIRED/		
	OPEN SPACE	ALLOWED	PROVIDED	
A.	Reference for the second Open Space as indicated on site plant	EQ. FRONT YARD 600 0% OF AREA 1,200 SF)	PROPOSED: 633 SF (53%)	
	let Area = 0.59765 of x % = of	Q. REAR YARD 1,008 0% OF AREA 1,440 SF)	PROPOSED: 1,097 SF (76%)	
В.	Square feet of parking lot open space required as indicated on site plan:			
	Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	N/A	N/A	
C.	Total square feet of landscaped open space required: A+B=	1,608 SF	1,730 SF	
	LAWN AREA CALCULATION			
Α.	Square feet of landscaped open space required	1.608 SF	1.730 SF	
В.	Maximum lawn area (sod) permitted=% xs.f.		641 SE	
		004.01	041_01	
	TREES IS REQUIREDFOR LOTS UP TO 6,0005F. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,0005F OF LOT AREA. 9 TREES REQUIRED FOR A 9,587 SF			
Α.	Number of trees required per lot or net lot acre, less existing number of			
	trees meeting minimum requirements=			
	trees x net lot acres - number of existing trees=	9	24	
	% Natives required: Number of trees provided x 30% =	8	8	
C.	% Low maintenance / drought and salt tolerant required:			
D	Number of trees provided x 50%= Street Trees (maximum average spacing of 20' o.c.)	12	18	
D.	60 linear feet along street divided by 20'=	3	2	
F	Street tree species allowed directly beneath power lines:		3	
с.	(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=	144	485	
В.	% Native shrubs required: Number of shrubs provided x 50%=	246	297	
			231	
	LARGE SHRUBS OR SMALL TREES			
A.	Number of large shrubs or small trees required: Number of required shrul	os		
	x 10%=	15	52	

_____26 ____26

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

DESCRIPTION	REQUIRED	PROPOSED
THE NUMBER OF REQUIRED TREES LISTED IN TABLE A FOR CATEGORY TESIDENTIAL ZONING DISTRICTS ARE INTENDED FOR PROPERTIES UP TO 6,000 SQUARE FEET LOT AREA. PROVIDE ONE ADDITIONAL TREE FOR EACH ADDITIONAL 1000 SQUAREFEET OF LOT AREA. IF THE TOTAL LOT AREA IS A FRACTION OVER THE ADDITIONAL 1,000 SQUAREFEET THEN, THE NUMBER OFREQUIRED TREES WILL BE ROUNDED UP.	9	24
A MINIMUM OF 50 PERCENT OF ALL REPLACEMENT TREES PLANTED SHALL BE NATIVE TO SOUTH FLORIDA	NA	N/A
NO LESS THAN 50% OF THE REQUIRED TREES SHALL BE LOW MAINTENANCE OR DROOUIGHT AND SALT TOLERANT SPECIES	12	17

TREE TABULATION CHART

ARTICLE

Sec. 126-6.

Sec. 46-61.

Sec. 46-61.

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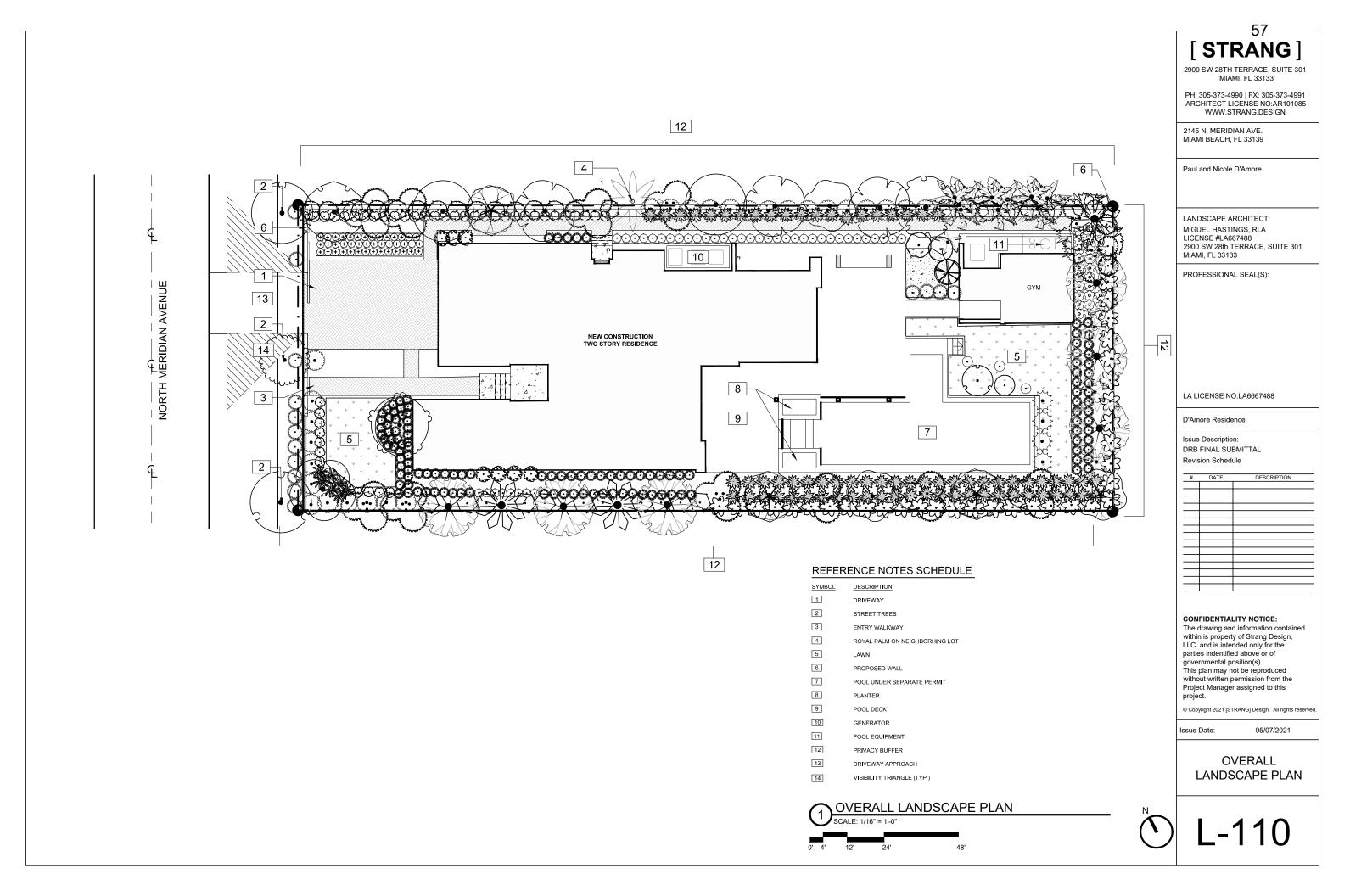
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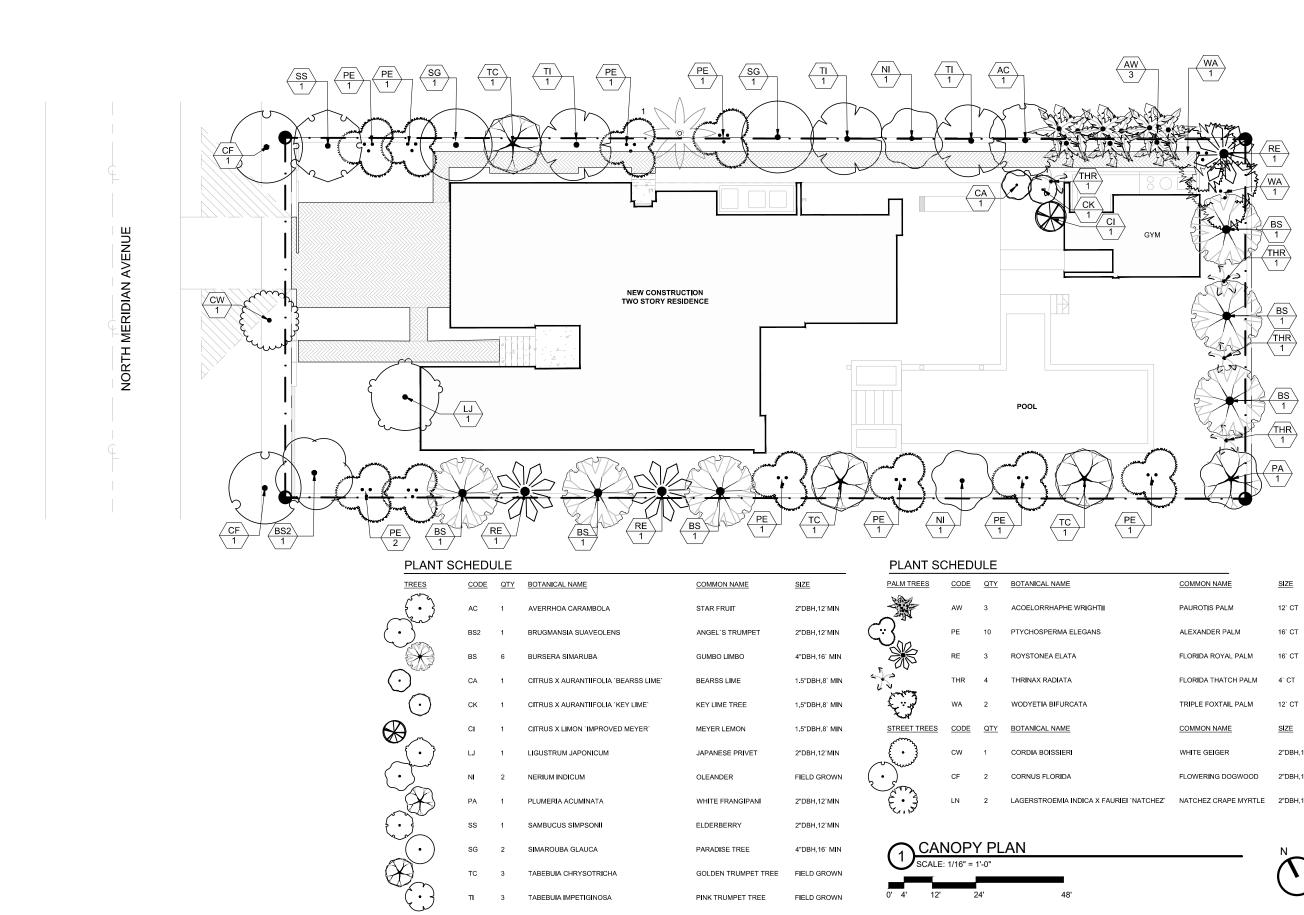
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TABULATION CHART





	COMMON NAME	SIZE
GHTII	PAUROTIS PALM	12` CT
ANS	ALEXANDER PALM	16` CT
	FLORIDA ROYAL PALM	16` CT
	FLORIDA THATCH PALM	4` CT
	TRIPLE FOXTAIL PALM	12` CT
	COMMON NAME	<u>SIZE</u>
	WHITE GEIGER	2"DBH,12`N
	FLOWERING DOGWOOD	2"DBH,12`N
A X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	2"DBH,12`N

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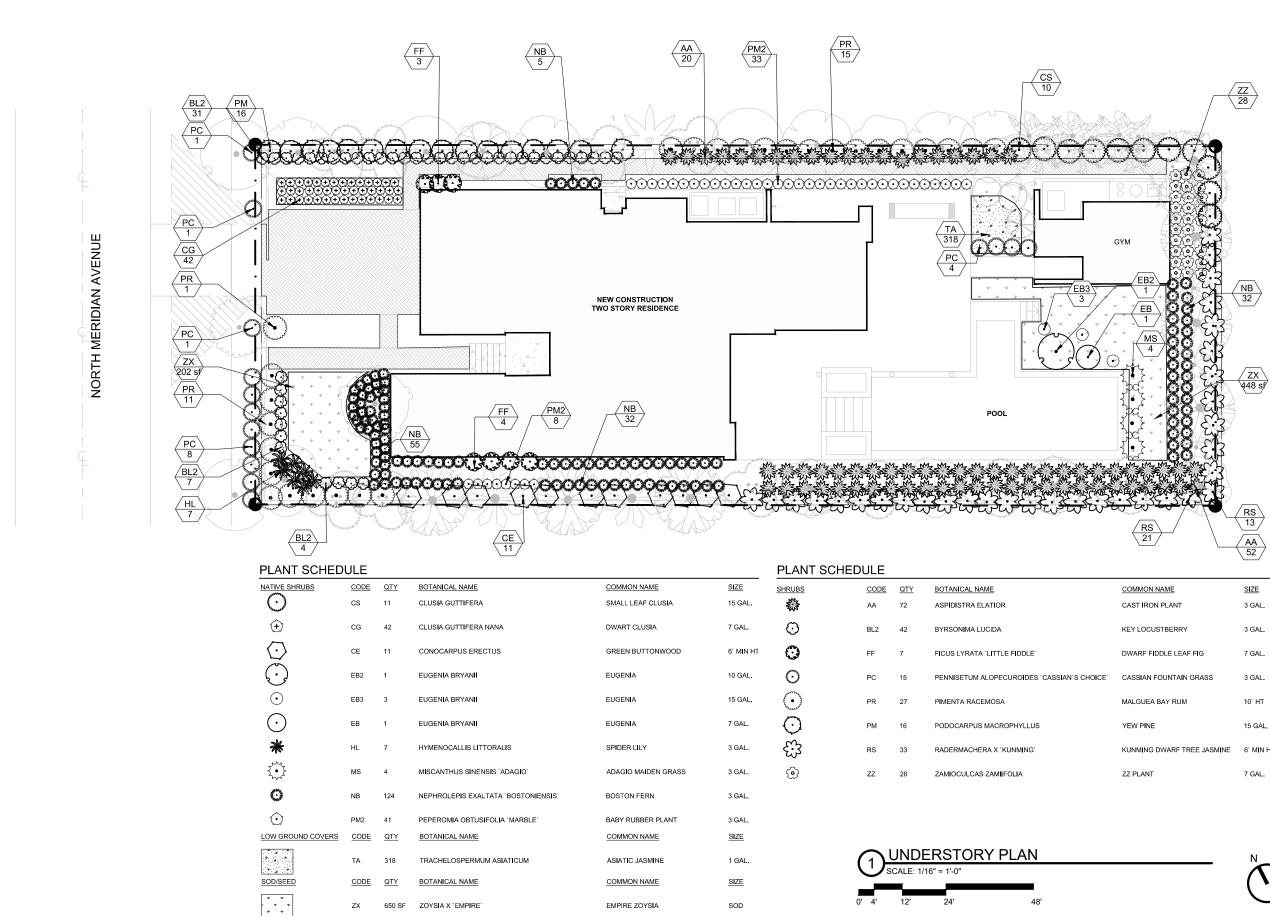
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CANOPY PLAN



	COMMON NAME	SIZE
	CAST IRON PLANT	3 GAL.
	KEY LOCUSTBERRY	3 GAL.
	DWARF FIDDLE LEAF FIG	7 GAL.
IAN`S CHOICE`	CASSIAN FOUNTAIN GRASS	3 GAL.
	MALGUEA BAY RUM	10` HT
	YEW PINE	15 GAL.
	KUNMING DWARF TREE JASMINE	6` MIN HT
	ZZ PLANT	7 GAL.

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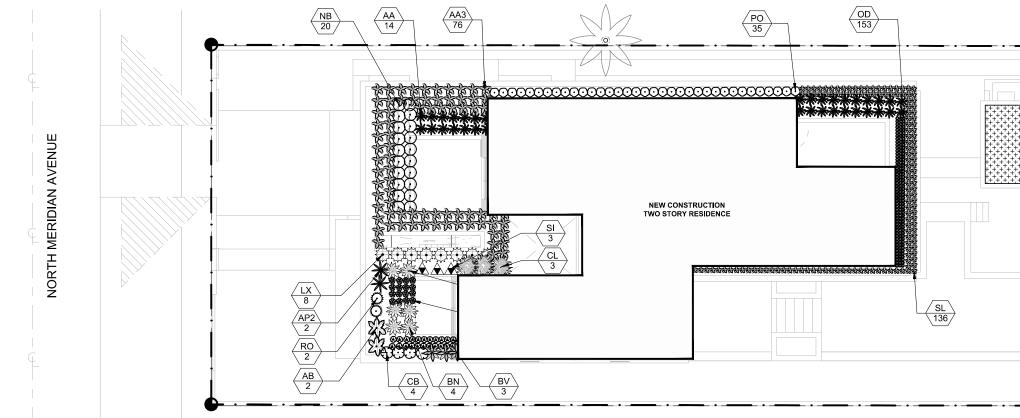
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UNDERSTORY PLAN

L-130

 $\mathbf{\Lambda}$



PLANT SC	HEDU	LE				PLANT SC	HEDU	LE		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE SHRUBS	CODE	QTY	BOTANICAL NAME	
Ŕ	AA3	76	AGAPANTHUS AFRICANUS	AFRICAN LILY	7 GAL.	\odot	NB	20	NEPHROLEPIS EXALTATA 'BOSTONIEN	ISIS'
*	AP2	2	ANANAS COMOSUS	PINEAPPLE	7 GAL.	\odot	PO	35	PEPEROMIA OBTUSIFOLIA	
*	AA	34	ASPARAGUS AETHIOPICUS	ASPARAGUS FERN		\odot	RO	2	ROSMARINUS OFFICINALIS	
×	BV	3	BETA VULGARIS	COMMON BEET	3 GAL.	SUCCULENTS	CODE	<u>QTY</u>	BOTANICAL NAME	
	BN	6	BRASSICA OLERACEA ACEPHALA `NERO DI TOSCANA`	DINOSAUR KALE	3 GAL.	233	AB	2	ALOE BARBADENSIS	
\odot	СВ	4	CAPSICUM ANNUUM 'BONNIE GREEN'	BONNIE GREEN BELL PEPPER	3 GAL.	SYNLAWN	CODE	<u>QTY</u>	BOTANICAL NAME	
And the second s	CL	3	CYMBOPOGON AMBIGUUS	LEMONGRASS	3 GAL.		SY	288 SF	ARTIFICIAL TURF	
ŵ	FA	16	FRAGARIA X ANANASSA	STRAWBERRY	1 GAL.					
۲	LO	22	LACTUCA SATIVA LONGIFOLIA	ROMAINE LETTUCE	1 GAL.					
#	LX	8	LAVANDULA X INTERMEDIA	LAVENDER	3 GAL.					
\odot	OD	153	OPHIOPOGON JAPONICUS 'DWARF'	DWARF MONDO GRASS	1 GAL.		_			
\mathbf{A}	SI	3	SOLANUM LYCOPERSICUM 'BLACK CHERRY'	BLACK CHERRY TOMATO	3 GAL.	(2ND F CALE: 1/1	ELOOR LANDSCAP	E
*	SL	136	SPATHOGLOTTIS PLICATA		1 GAL.)' 4'	12'	24' 48'	

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Issue Description: DRB FINAL SUBMITTAL Revision Schedule

#	DATE	DESCRIPTION

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2ND FLOOR LANDSCAPE PLAN

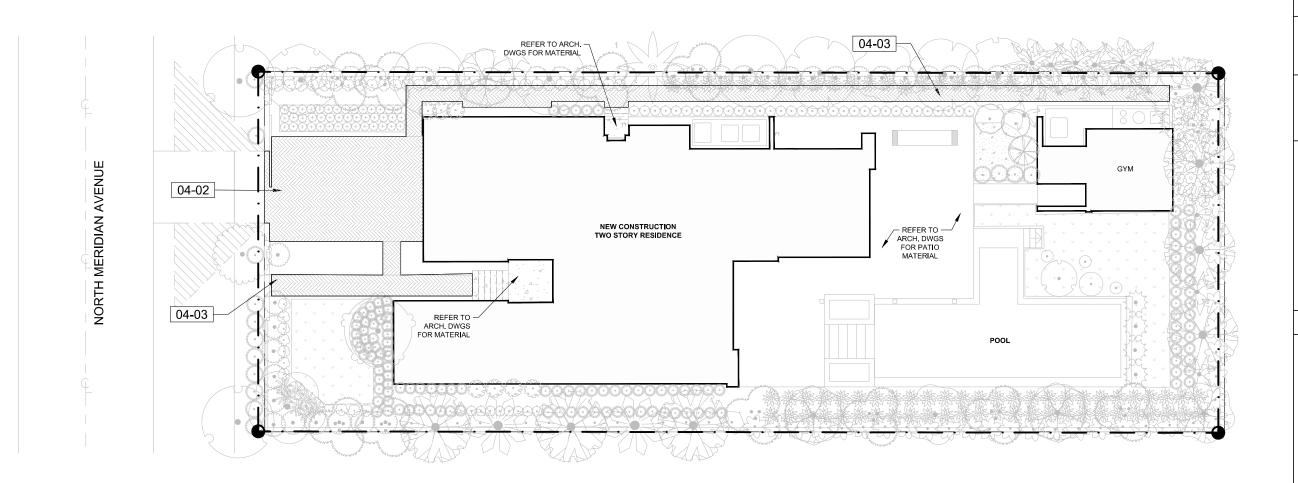
L-110

SCAPE PLAN

		•
	800	•
		-
+,+,+,+,+,+ SY 288 sf	<u>,+++,+,+,+,+,+,+</u>	
	•	

	COMMON NAME	SIZE
SIS'	BOSTON FERN	3 GAL.
	BABY RUBBER PLANT	3 GAL.
	ROSEMARY	3 GAL.
	COMMON NAME	SIZE
	BARBADOS ALOE	7 GAL.
	COMMON NAME	<u>SIZE</u>
	SYNLAWN	

 $\mathbf{\Lambda}$



HARDSCAPE MATERIAL SCHEDULE

	2021-04-16 11:48
SYMBOL	DESCRIPTION
04-02	HERRINGBONE PATTERN KEYSTONE VEHICULAR PAVING
04-03	HERRINGBONE PATTERN KEYSTONE PEDESTRIAN PAVING



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Paul and Nicole D'Amore

LANDSCAPE ARCHITECT: MIGUEL HASTINGS, RLA LICENSE #LA667488 2900 SW 28th TERRACE, SUITE 301 MIAMI, FL 33133

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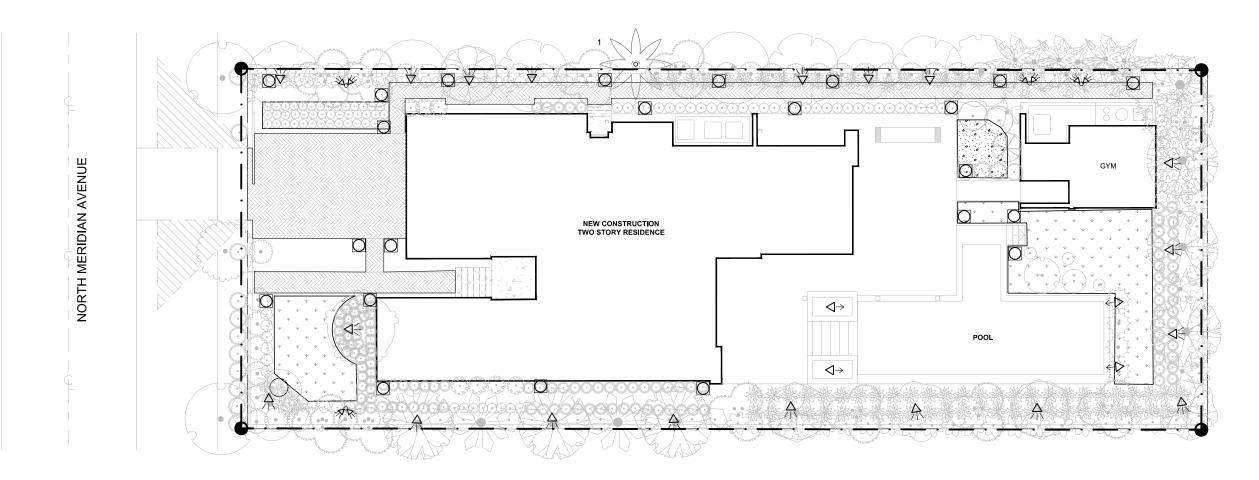
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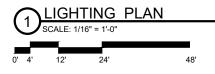
HARDSCAPE PLAN

L-140



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>
⊲≑	TREES UPLIGHT LOW VOLTAGE	19
Ø	PATH LIGHT LOW VOLATGE	23
∢→	LOW UPLIGHT REFER TO ARCHITECTURE SET FOR MANUFACTURER	4



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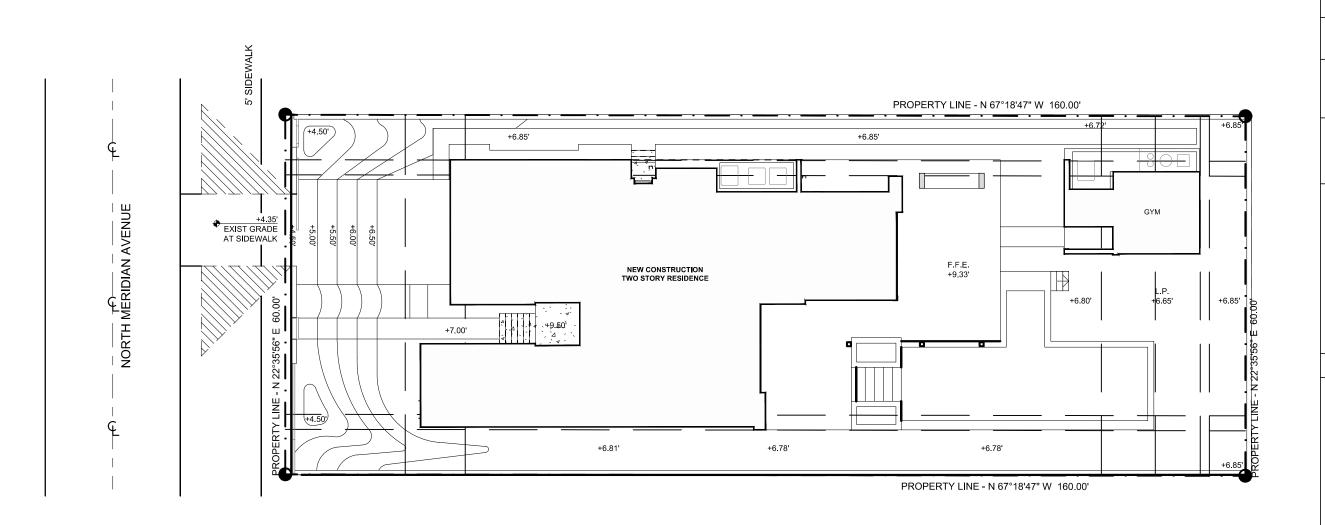
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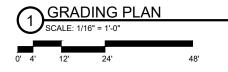
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LIGHTING PLAN



- NOTES DRAWING INDICATES 1. INTENT. FINAL **GRADING BY OTHERS**
- 2. ALL ELEVATIONS LISTED IN NGVD



63

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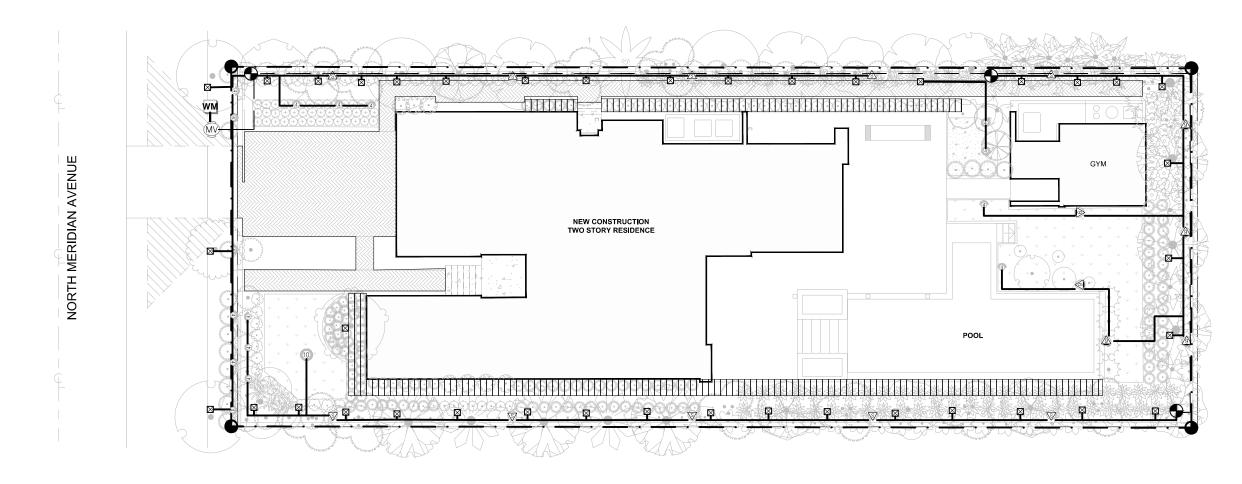
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GRADING PLAN

L-160

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		SCHEDULE		
SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY	Y SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	2021-04-15 17:09 PSI DETAIL
AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-12 961.3 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A	A A A A A A A A A A A A A A A A A A A	RAIN BIRD 1804 15 STRIP SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	10	30
HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	A SST	RAIN BIRD 1804 15 STRIP SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	3	30
SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY VM WATER METER 1" 1	Y 20 2H 2F 40 4H 4F	RAIN BIRD 1812 SQ SERIES SHRUB SPRAY 12,0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	16	30
Valve Callout Valve Rourber	A sst	RAIN BIRD 1812 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	3	30
Valve Size		RAIN BIRD 1812 10 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	1	30
	X 360	RAIN BIRD 1812-1300AF FLOOD FLOOD BUBBLER 12.0" POP-UP, WITH A PA-80 ADAPTER.	39	40

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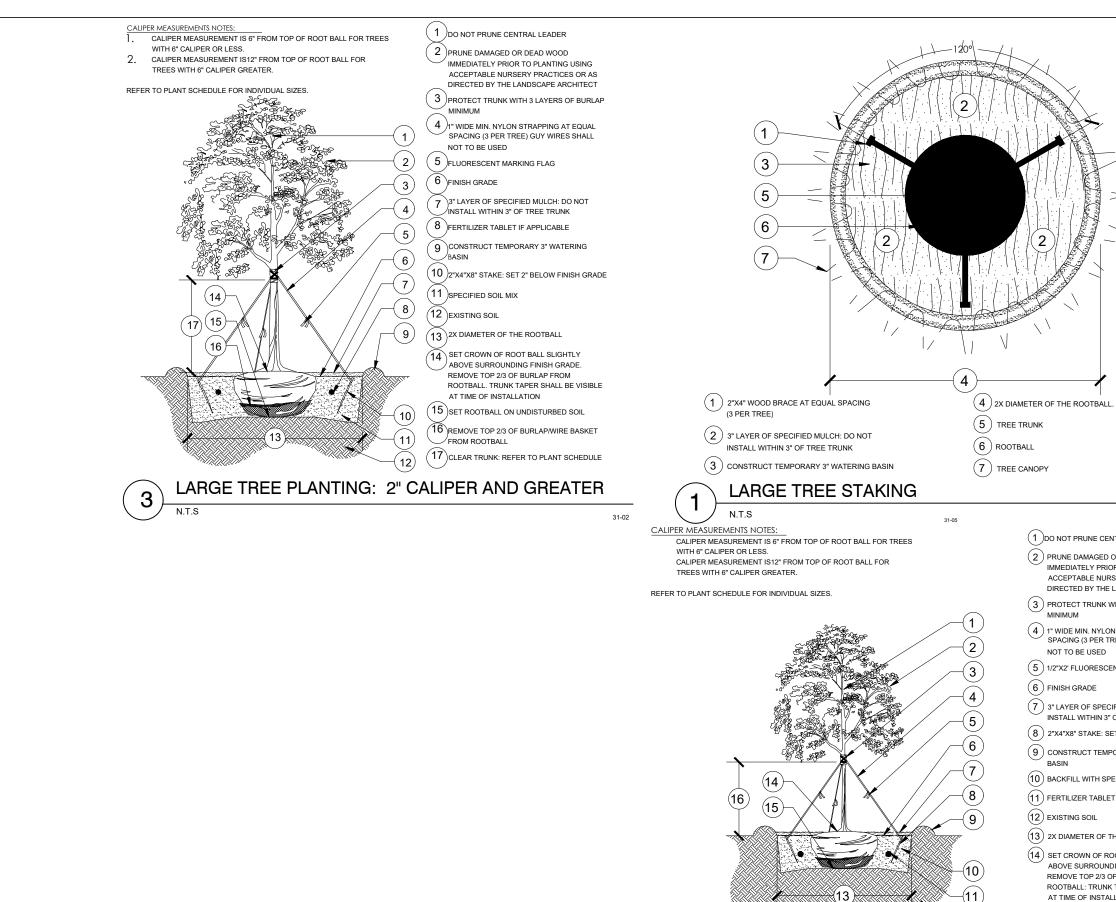
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FIRST FLOOR IRRIGATION PLAN

L-170

7



SMALL TREE PLANTING: LESS THAN 2" CALIPER

2

N.T.S

12

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

65 STRA

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05/10/2021

LANDSCAPE DETAILS

