



FINAL SUBMITTAL
Case number: DRB 21-0710
AUGUST 2, 2021

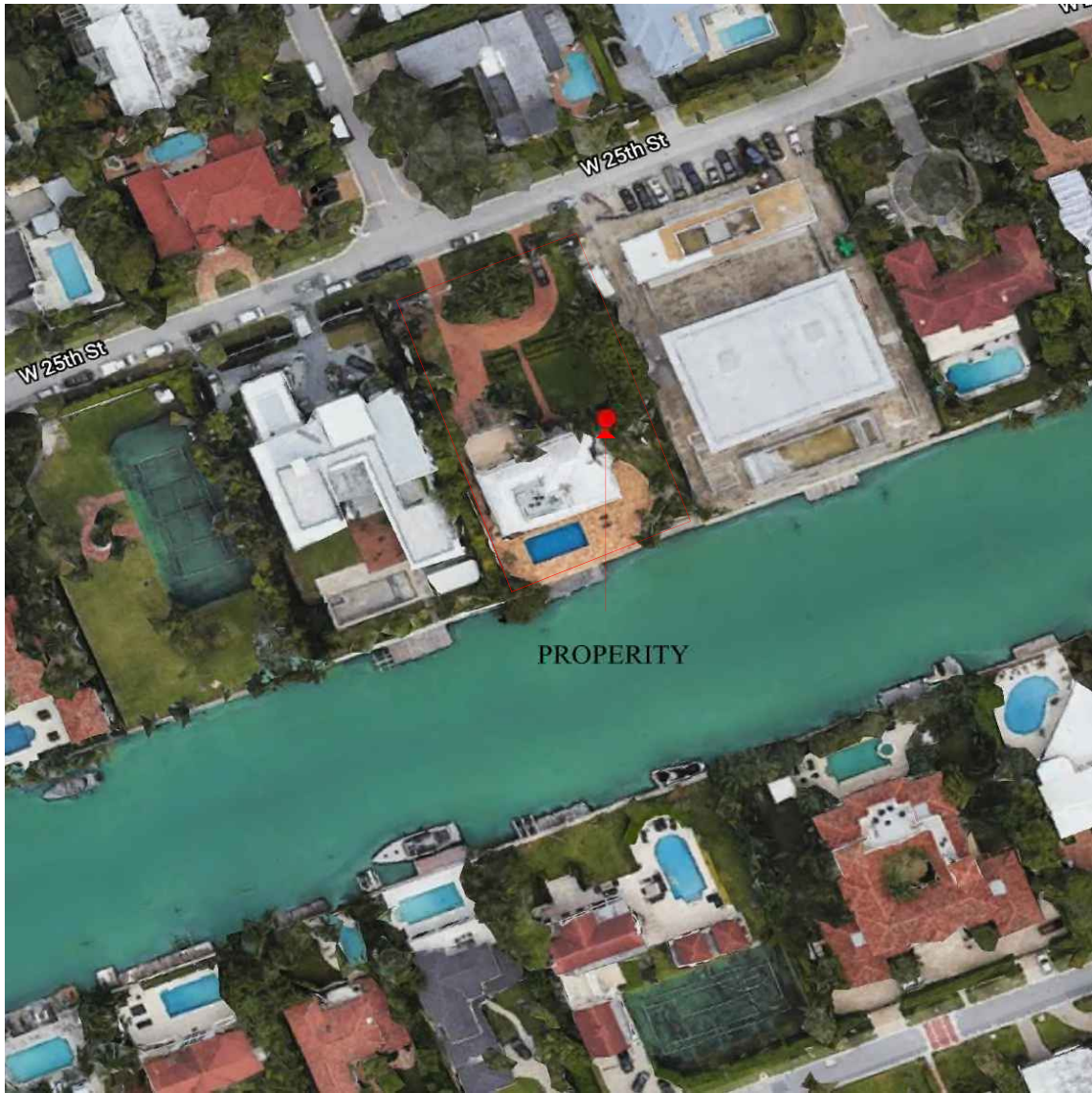
Scope of work:
New two story residence to include new landscaping, hardscape, clay tennis court and pool

Neighbor Support
1554 W. 25th Street



Support		
NO.	Property Address	Owner
1.	1740 W 25 ST	Glenn Hutchins

Outreach		
NO.	Property Address	Owner
2.	1704 W 25 ST	Moonrise Holdings LLC C/O Tag Associates LLC / Carlos de Zayas & Neil Shapiro
3.	1600 W 25 ST	1600 W 25TH LLC / Franc & Lorena Lumbreras
4.	2501 Lucerne Ave	Seymour & Barbara Frankfurt



DRB SUBMITTAL SHEET INDEX	
ID	Name
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A.02	LOCATION MAP
A.03	PROPERTY LOCATION AND SHEET INDEX
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A.27	SOUTH RENDERING
A.28	EAST ELEVATION
A.29	BIRDSEYE VIEW LOOKING SOUTHWEST
A.30	BIRDSEYE VIEW LOOKING SOUTH

LANDSCAPE	
ID	Name
L-000	LANDSCAPE NOTES, SHEET MATRIX, SYMBOLS & ZONING TABLE
L-001	TREE & PALM RELOCATION AND MAINTENANCE SPECIFICATIONS
L-002	TREE DISPOSITION PLAN
L-003	TREE RELOCATION PLAN
L-001	TREE DISPOSITION LIST & REPLACEMENT CALCULATIONS
L-100	LANDSCAPE CANOPY PLAN
L-101	LANDSCAPE UNDERSTORY PLAN
L-102	LANDSCAPE PLANTING DETAILS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE (1) OF THE FOLLOWING, THIS DRAWING WILL HAVE BEEN IN VIOLATION OF THE RULES OF THE BOARD OF ARCHITECTS AFFECTING ALL LABELED SCALES.	
SUBMISSIONS	DATE
REG. APPLICATION (PDS 1-070)	7-2-21
FIRST SUBMITTAL (PDS 1-070)	7-9-21
FINAL SUBMITTAL (PDS 1-070)	8-2-21
BY REVISIONS DATE	
DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.03

Plotted On: 7/29/21

PROPERTY LOCATION AND SHEET INDEX

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



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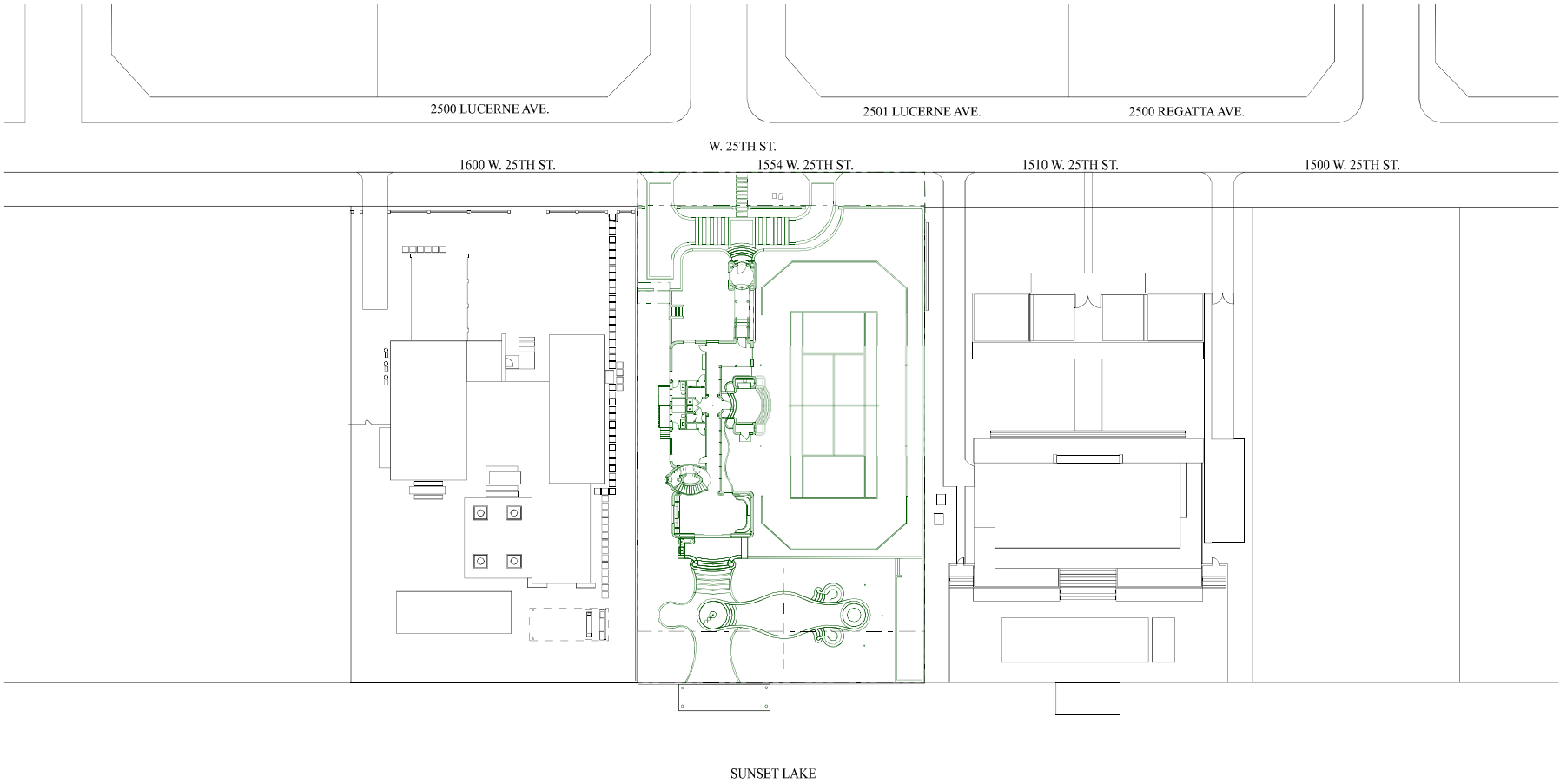
STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

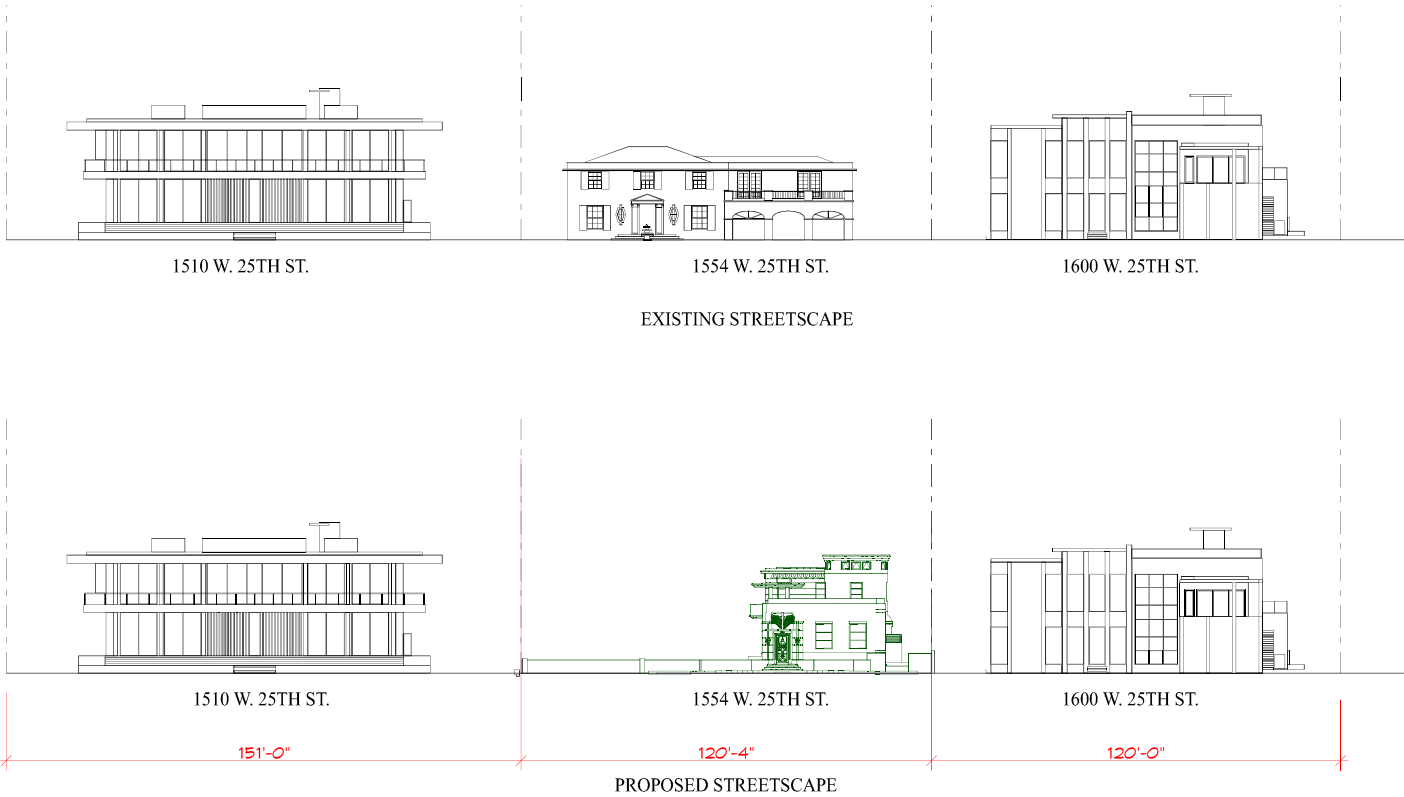


ROY & POSEY
ART & PHOTOGRAPHY
1001 W. PALM BEACH, FLORIDA 33401

2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |



1
A.13
CONTEXT LOCATION PLAN
SCALE: 1:307.20



2
A.13
STREETSCAPE ELEVATIONS
SCALE: 1:247.74



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AR91404

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7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE SHOWN IN THE EXISTING DRAWING, THE EXISTING DRAWING WILL BE USED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR IN ANY OTHER MANNER WITHOUT THE WRITTEN PERMISSION OF ROY & POSEY ARCHITECTS.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

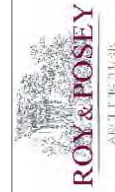
DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21

A.13
Plotted On: 7/29/21

STREETSCAPE ELEVATIONS



EXTERIOR ELEVATIONS WITH 1994 ADDITIONS:
SHADED AREAS REPRESENT PORTIONS OF THE HOME
THAT ARE NOT ORIGINAL: ADDITIONS OR
MODIFICATIONS



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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

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7/29/

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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PRE-APPLICATION DRB 21-0710	7-2-21
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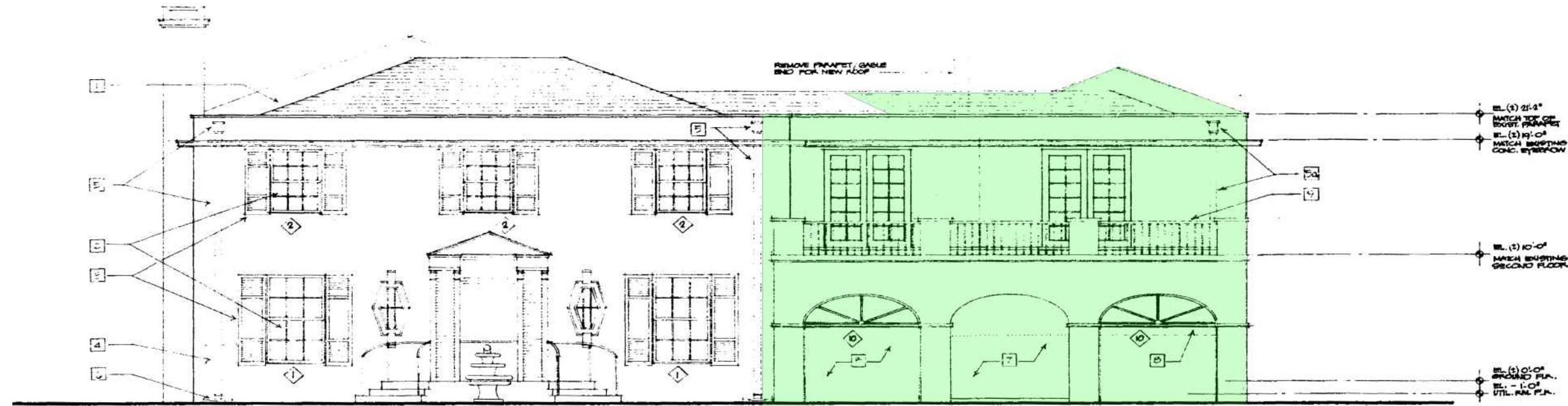
BY	REVISIONS	DATE
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DATE:	7/29/21
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JOB:	
SHEET	
PERMIT	7/29/21

A.10

Plotted On: 7/29/21

EXISTING EXTERIOR ELEVATIONS



NORTH ELEVATION

- | | | | | | |
|----|--|-----|---|-----|--|
| 1. | NEW FLAT, WHITE, CEMENT TILE ROOF. | 5a. | PROVIDE NEW RAIN WATER LEADER AT NEW CONSTRUCTION TO MATCH EXISTING CONDITIONS. | 9. | REPAIR EXISTING WOOD, HORIZONTAL & VERTICAL RAILING AS REQUIRED. |
| 2. | REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE. | 6. | PROVIDE NEW CONCRETE SPLASHBLOCKS. | 10. | NEW OPERABLE SHUTTERS TO MATCH EXISTING. |
| 3. | REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION. | 7. | REMOVE MASONRY WALL IN-FILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES. | 11. | BLOCK-UP OPENING TO NEW WINDOW SILL; NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH. |
| 4. | PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH. | 8. | BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH. | | |
| 5. | PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW. | | | | |

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



EXTERIOR ELEVATIONS WITH 1994 ADDITIONS:
SHADED AREAS REPRESENT PORTIONS OF THE HOME
THAT ARE NOT ORIGINAL: ADDITIONS OR
MODIFICATIONS

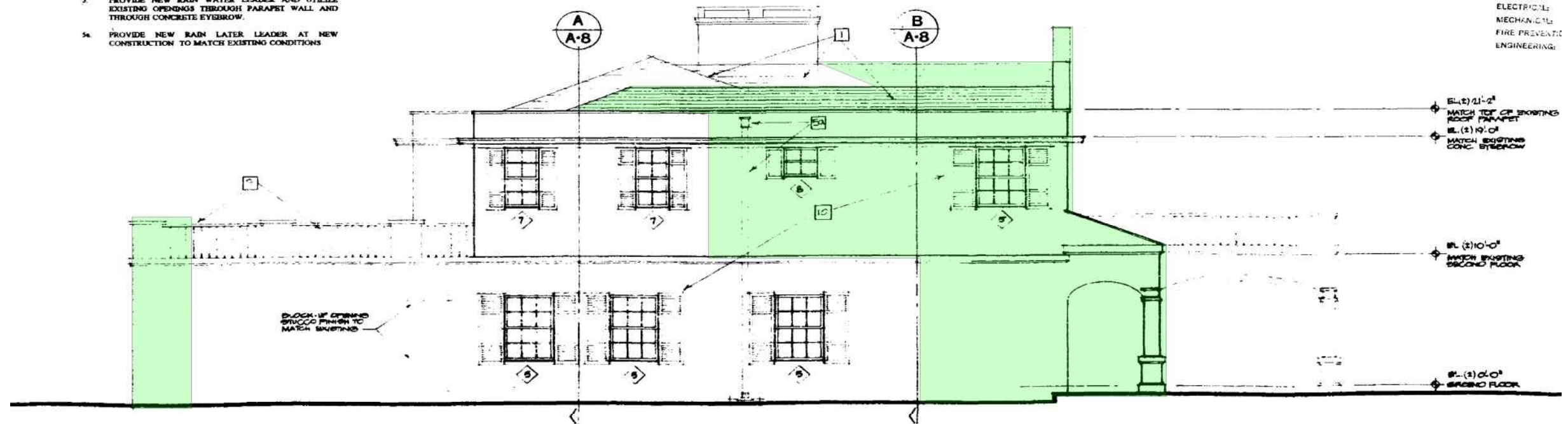


EAST ELEVATION

1. NEW FLAT, WHITE, CEMENT TILE ROOF
2. REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE
3. REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION
4. PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH
5. PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW
- 5a. PROVIDE NEW RAIN WATER LEADER AT NEW CONSTRUCTION TO MATCH EXISTING CONDITIONS
6. PROVIDE NEW CONCRETE SPLASHBLOCKS
7. REMOVE MASONRY WALL IN-FILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES
8. BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND-TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH
9. REPAIR EXISTING WOOD, HORIZONTAL & VERTICAL RAILING AS REQUIRED
10. NEW OPERABLE SHUTTERS TO MATCH EXISTING
11. BLOCK-UP OPENING TO NEW WINDOW SILL; NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH

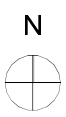
1/4" = 1'-0"

OFFICIAL
CITY OF
APPROVE
THE
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING



WEST ELEVATION

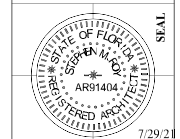
1/4" = 1'-0"



ROY & POSEY
ARCHITECTS
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FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0003396



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE FOOT (1') EXACTLY THIS DRAWING WILL BE CONSIDERED TO BE A MEASURE OF APPROXIMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

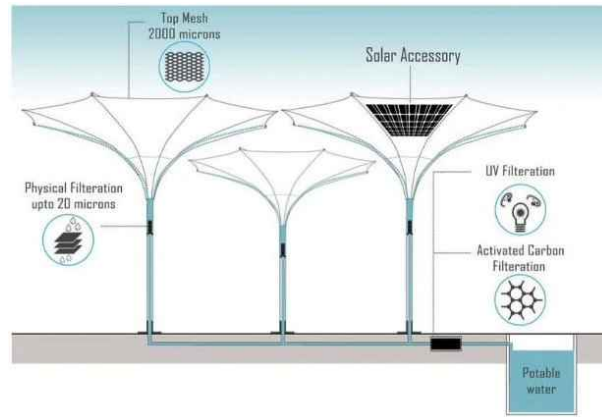
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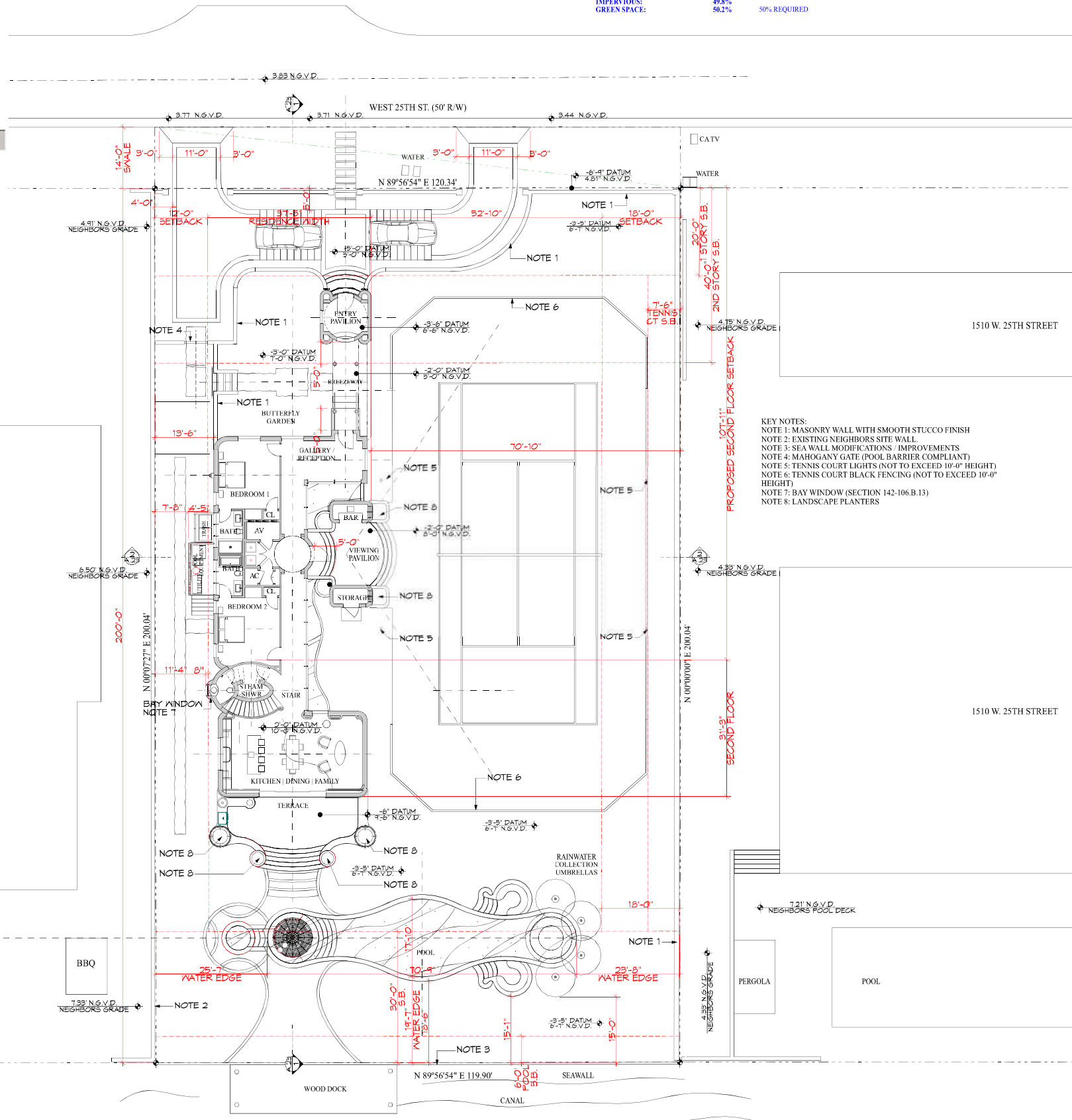
DATE:	7/29/21
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JOB:	
SHEET:	
PERMIT:	7/29/21

A.11
Plotted On: 7/29/21

EXISTING EXTERIOR ELEVATIONS



PROJECT SHALL COMPLY WITH URBAN HEAT ISLAND ORDINANCE
 Sec. 142-1132, g) Driveways, (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114-1 of this Code, shall be prohibited.



KEY NOTES:
NOTE 1: MASONRY WALL WITH SMOOTH STUCCO FINISH
NOTE 2: EXISTING NEIGHBORS SITE WALL
NOTE 3: SEA WALL MODIFICATIONS /IMPROVEMENTS
NOTE 4: MAHOAGNY GATE (POOL BARRIER COMPLIANT)
NOTE 5: TENNIS COURT LIGHTS (NOT TO EXCEED 10'-0" HEIGHT)
NOTE 6: TENNIS COURT BLACK FENCING (NOT TO EXCEED 10'-0"
HEIGHT)
NOTE 7: BAY WINDOW (SECTION 142-106.B.13)
NOTE 8: LANDSCAPE PLANTERS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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BY	REVISIONS	DATE
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DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.12

PROPOSED SITE PLAN



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

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STEPHEN MICHAEL ROY AIA
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA00000000

7/29/2

7/29/21

ART & DESIGN
LANDSCAPE
INTERIOR

ROY & POSEY

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PROPOSED UNIT SIZE IS (13.4%)

EXPLODED AXONOMETRIC

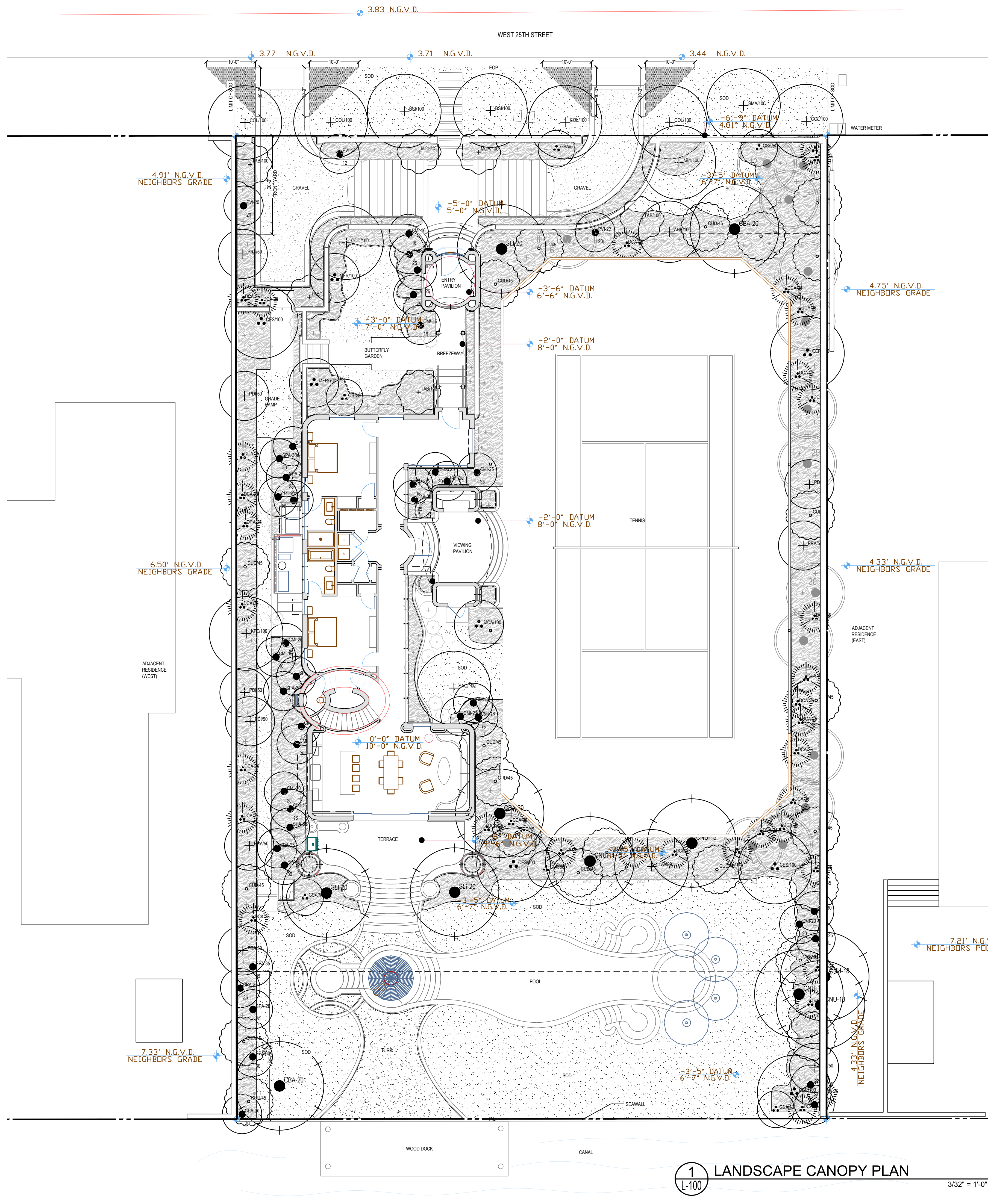


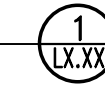
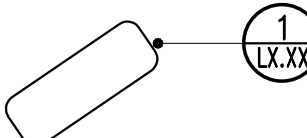
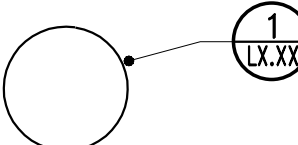
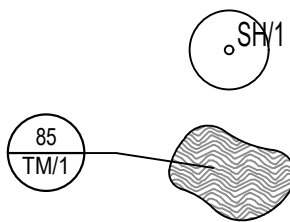
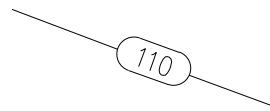
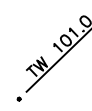
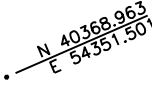
DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.20

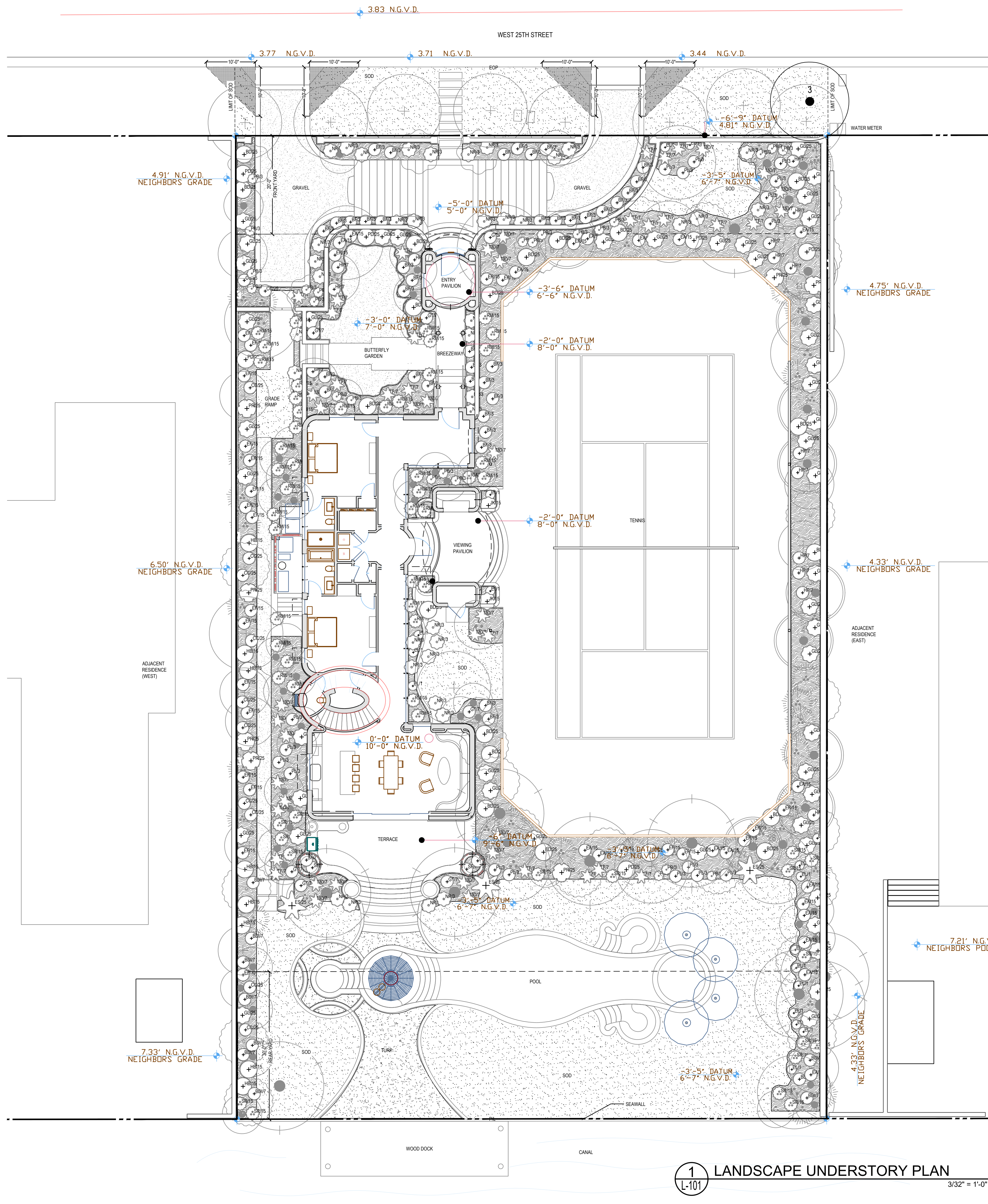
Plotted On: 7/29/21

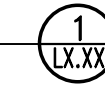
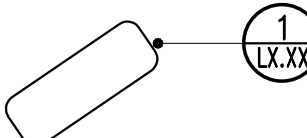
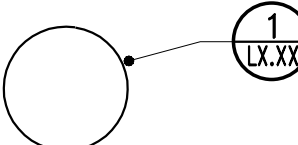
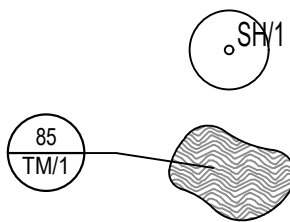
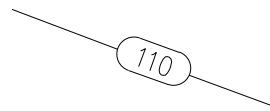
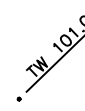
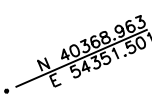
FIRST FLOOR PLAN



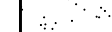
STANDARD DRAWING SYMBOLS	
	<u>ELEVATION DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>SECTION DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>GENERAL DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>PLAN ENLARGEMENT REFERENCE</u> Detail Number Sheet Number
	<u>DETAIL ENLARGEMENT REFERENCE</u>
	<u>MATCHLINE</u>
	<u>FINISH REFERENCE</u> See Finish Schedule Letter = Finishing Number = Material
	<u>PLANT TAG</u> Quantity Symbol
	<u>EXISTING CONTOUR</u>
	<u>PROPOSED CONTOUR</u>
	<u>STORMWATER FLOW DIRECTION</u>
	<u>SPOT ELEVATION</u>
	<u>COORDINATE REFERENCE</u>

[illegible]

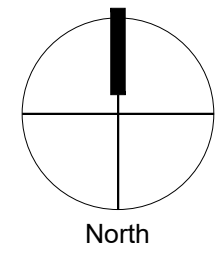


STANDARD DRAWING SYMBOLS	
	<u>ELEVATION DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>SECTION DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>GENERAL DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>PLAN ENLARGEMENT REFERENCE</u> Detail Number Sheet Number
	<u>DETAIL ENLARGEMENT REFERENCE</u>
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	<u>FINISH REFERENCE</u> See Finish Schedule Letter = Finishing Number = Material
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	<u>EXISTING CONTOUR</u>
	<u>PROPOSED CONTOUR</u>
	<u>STORMWATER FLOW DIRECTION</u>
	<u>SPOT ELEVATION</u>
	<u>COORDINATE REFERENCE</u>

MATERIALS LEGEND

	PLANTING AREAS		SOD
	GRAVEL		TURF

- NOTES:**
1. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE EXISTING FIELD CONDITIONS THAT MAY AFFECT THE WORK. WITH PRIOR APPROVAL, ADJUST LOCATIONS AND QUANTITIES OF THE PLANTING SHOWN ON THESE PLANS TO MEET EXISTING SITE CONDITIONS
 2. UNLESS OTHERWISE NOTED OR INDICATED, ALL EXISTING VEGETATION IS TO REMAIN
 3. PRIOR TO PROCUREMENT OR INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR MUST VERIFY THE DEPTH OF UTILITIES TO INSURE ADEQUATE DEPTH IS AVAILABLE FOR PLANTING OF PROPOSED ROOT BALLS
 4. PRIOR TO DIGGING CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 FOR UTILITY LOCATIONS.



	ROY & POSEY ARCHITECTURE LANDSCAPE INTERIORS	
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	CHARLES M. ATKINS, PL.A. CLARB FLORIDA REGISTERED LANDSCAPE ARCHITECT LA6667197 GREENSPACE STRATEGIES LICENSE: AA0003396 6/2/21	
FUN HOUSE	1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140	
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DRAWN:	CMA	
JOB:		
SHEET		
PERMIT	DATE	
L-101		
Plotted On: 6/2/21		
Landscape Understory Plan		



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



A.21

A.21

Plotted On: 7/29/21

SECOND FLOOR PLAN

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140



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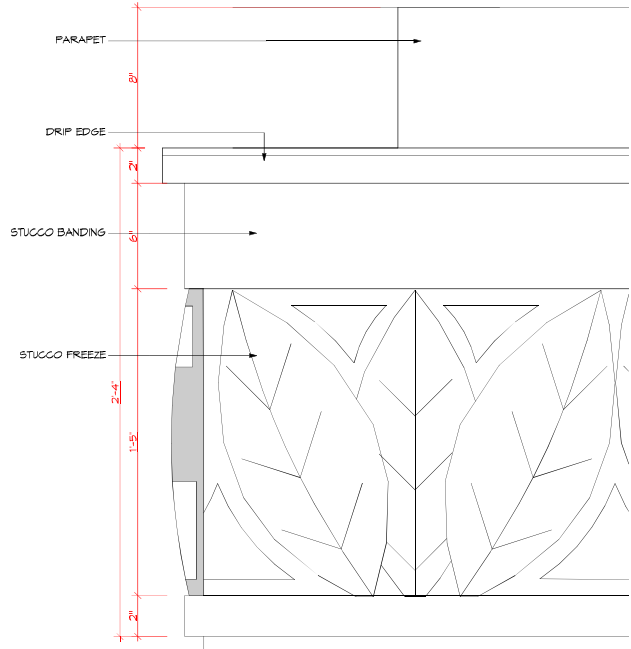
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AR91404

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ROY & POSEY
ARCHITECTURAL
INTERIORS
1001 W. WY. | WEST PALM BEACH, FLORIDA 33401 | 561.833.1111

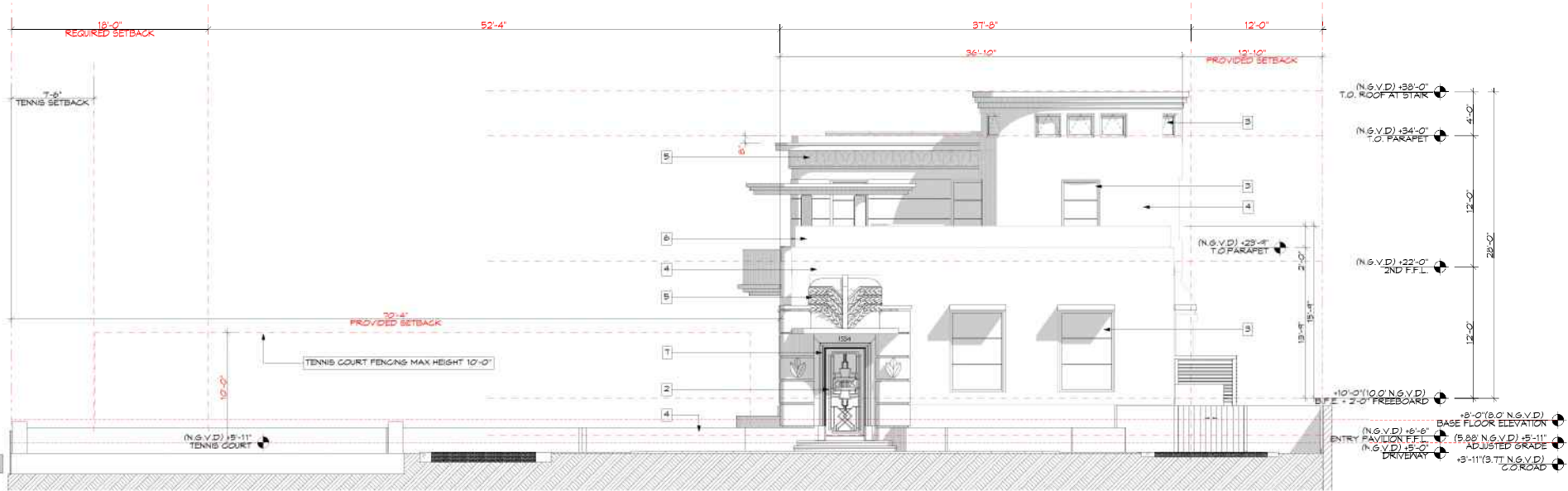
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 | www.1234thebeach.com



3
A.24

STUCCO FREEZE

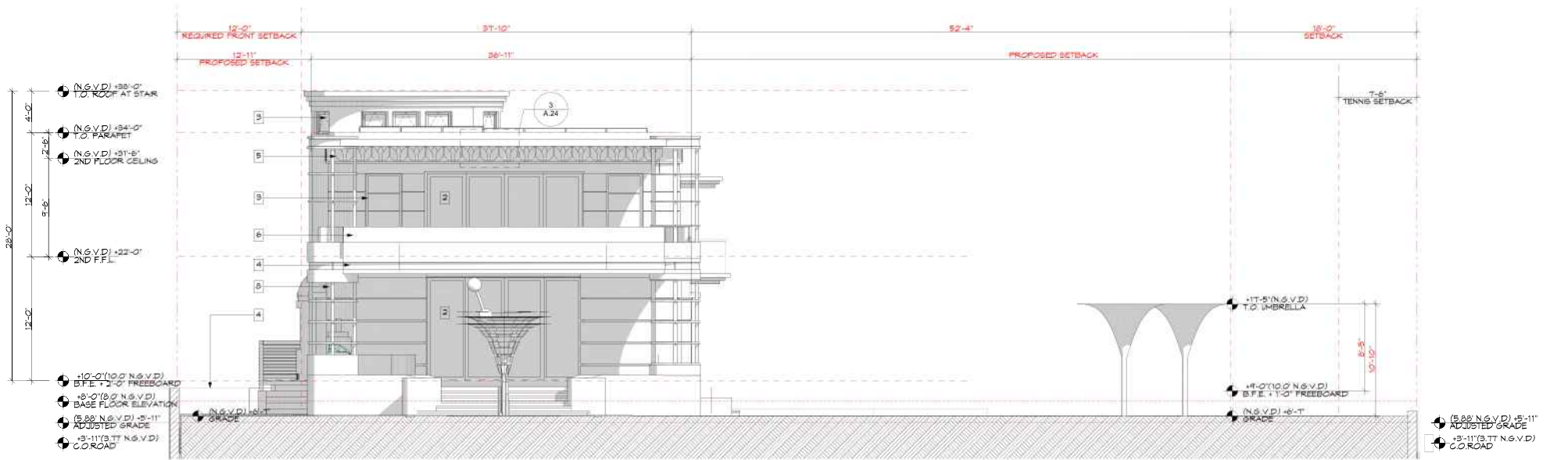
SCALE: 3/16" = 1'-0"



1
A.24

NORTH ELEVATION PROPOSED

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



2
A.24

SOUTH ELEVATION PROPOSED

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



- KET NOTES:
1. DOMINICIAN CORAL
 2. ALUMINUM DOOR
 3. ALUMINUM WINDOW
 4. SMOOTH STUCCO
 5. STUCCO FREEZE
 6. GLASS RAILING
 7. SMOOTH STUCCO MOLDING / TRIM
 8. SMOOTH STUCCO W/ 1" RECESSED REGLET REVEAL



OWNERSHIP AND USE OF THESE DRAWINGS ARE LIMITED TO THE PROJECT AND SITE SPECIFIC AS NOTED HEREON. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS IS PROHIBITED. ROY & POSEY ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ROY & POSEY ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0001396



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE SHOWN IN THE EXISTING DRAWING, THE DIMENSION SHOWN IN THE EXISTING DRAWING WILL PREVAIL. THIS DRAWING WILL BE USED IN CONJUNCTION WITH THE EXISTING DRAWING AND SHALL NOT BE USED TO AFFECT ANY ALL Labeled SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET:
PERMIT: 7/29/21

A.24
Plotted On: 7/29/21

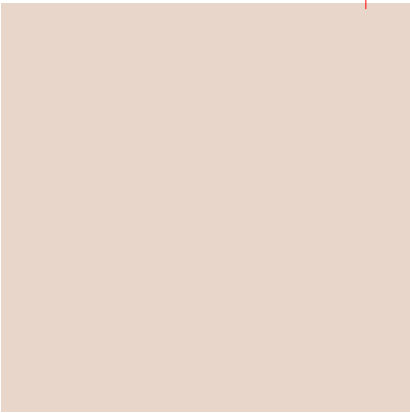
NORTH & SOUTH BUILDING ELEVATIONS

100

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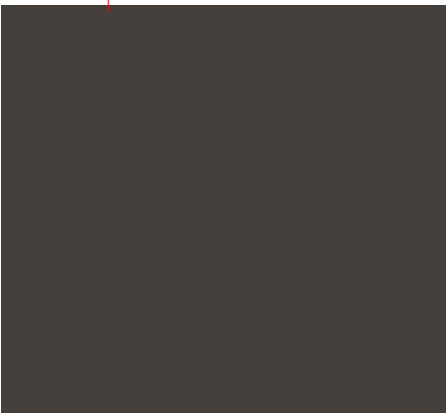
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SW 6329 FAINT CORAL



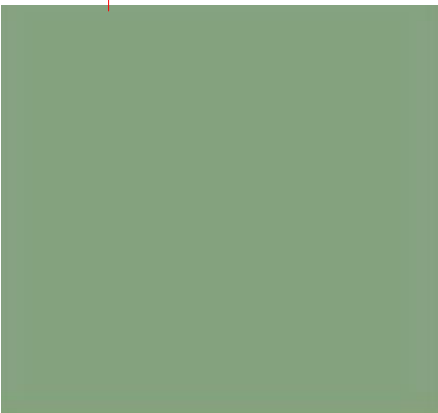
DOMINICIAN CORAL



SIW BRONZE WINDOWS AND DOORS



TABBY



SW 6451 NURTURE GREEN

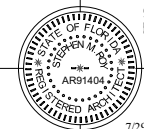


2415 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33411 | 561.655.5863 | WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DRAWINGS ARE LIMITED TO THE PROJECT AND SITE SPECIFIC AS NOTED IN THE NOTES. ANY REUSE OR MODIFICATION OF THE DRAWINGS WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS IS PROHIBITED. NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



SEAL

7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE FOOT (1') EXACTLY, THIS DRAWING WILL BE CONSIDERED AS A FIELD DRAWING AND SHALL BE USED AS SUCH. AFFECTING ALL LABELED SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
2020 PLATINUM	7-2-21
FIRST SUBMITTAL	7-2-21
2020 PLATINUM	7-2-21
FINAL SUBMITTAL	7-2-21
2020 PLATINUM	7-2-21

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET:
PERMIT: 7/29/21

A.28
Plotted On: 7/29/21

EAST ELEVATION



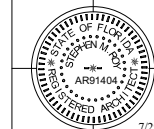
AERIAL VIEW LOOING SOUTH WEST

247 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 | www.fishbase.com

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT.

STEPHEN MICHAEL ROY AIA, NCAR
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



7/2

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION DBB 21-0710	7-2-21
FIRST SUBMITTAL DBB 21-0710	7-9-21
FINAL SUBMITTAL DBB 21-0710	8-2-21

BY	REVISIONS	DATE
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A.29

Plotted On: 7/29/21

	D	E
BIRDSEYE VIEW LOOKING SOUTHWEST		



AERIAL VIEW LOOING SOUTH EAST

2417 SOUTH DINIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



7/29/

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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PRE-APPLICATION DRB 21-0710	7-2-21
FIRST SUBMITTAL DRB 21-0710	7-9-21
FINAL SUBMITTAL DRB 21-0710	8-2-21

BY	REVISIONS	DATE
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DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.30

Plotted On: 7/29/21

BIRDSEYE VIEW LOOKING SOUTH

ROY & POSEY ARCHITECTS WWW.ROYANDPOSEY.COM

Volume 89 SURVEY ARCHITECTURAL RESIDENTIAL 201 PROJECTS IN HOUSE 1554 W. 25 STREET MIAMI BEACH PROJECT PLAN 1554 W. 25 STREET MIAMI BEACH NGVD (REV) 7-29-21.dwg

PREPARED BY:

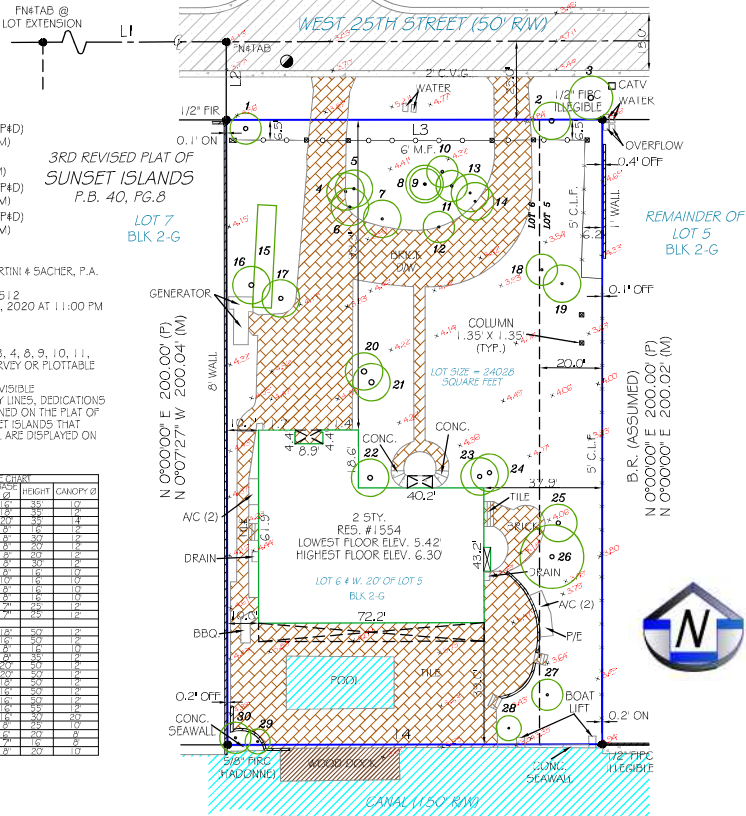


PROPERTY ADDRESS: 1554 W 25 STREET, MIAMI BEACH, FLORIDA 33140

SURVEY NUMBER: 2008.0080-01

FIELD WORK DATE: 6/3/2021 REVISION DATE(S): (REV.1 7/6/2021) (REV.1 6/4/2021)

2008.0080-01
TOPOGRAPHIC/TREE SURVEY
MIAMI-DADE COUNTY



LINE TABLE:
L1 NO PLAT ANGLE 120.40' (F4D)
N 89°51'42" E 120.82' (M)
L2 N 00°00'00" E 25.00' (P)
N 00°05'09" W 25.00' (M)
L3 NO PLAT ANGLE 120.00' (F4D)
N 89°56'54" E 120.34' (M)
L4 NO PLAT ANGLE 120.00' (F4D)
N 89°56'24" E 119.90' (M)

REVIEW OF TITLE:
ISSUING AGENT: SACHER MARTINI & SACHER, P.A.
ISSUING OFFICE: 2375101
COMMITMENT NUMBER: 925512
COMMITMENT DATE: JULY 30, 2020 AT 11:00 PM

SCHEDULE B-II

EXCEPTIONS 1, 2A, 2B, 2E, 3, 4, 6, 9, 10, 11,
12, AND 13: CONTAIN NO SURVEY OR PLOTTABLE
MATTERS
EXCEPTIONS 2C & 2D: NONE VISIBLE
EXCEPTION 5: THE BOUNDARY LINES, DEDICATIONS
AND RIGHTS OF WAY CONTAINED ON THE PLAT OF
3RD REVISED PLAT OF SUNSET ISLANDS THAT
AFFECT THE SUBJECT PARCEL ARE DISPLAYED ON
THE MAP

NO.	TYPE	TRUNK Girth	HEIGHT	CANOPY %
1	PAV. TREE	18"	15'	15%
2	PAV. TREE	18"	15'	15%
3	PAV. TREE	18"	15'	15%
4	PAV. TREE	18"	15'	15%
5	PAV. TREE	18"	15'	15%
6	PAV. TREE	18"	15'	15%
7	PAV. TREE	18"	15'	15%
8	PAV. TREE	18"	15'	15%
9	PAV. TREE	18"	15'	15%
10	PAV. TREE	18"	15'	15%
11	PAV. TREE	18"	15'	15%
12	PAV. TREE	18"	15'	15%
13	PAV. TREE	18"	15'	15%
14	PAV. TREE	18"	15'	15%
15	PAV. TREE	18"	15'	15%
16	PAV. TREE	18"	15'	15%
17	PAV. TREE	18"	15'	15%
18	PAV. TREE	18"	15'	15%
19	PAV. TREE	18"	15'	15%
20	PAV. TREE	18"	15'	15%
21	PAV. TREE	18"	15'	15%
22	PAV. TREE	18"	15'	15%
23	PAV. TREE	18"	15'	15%
24	PAV. TREE	18"	15'	15%
25	PAV. TREE	18"	15'	15%
26	PAV. TREE	18"	15'	15%
27	PAV. TREE	18"	15'	15%
28	PAV. TREE	18"	15'	15%
29	PAV. TREE	18"	15'	15%
30	PAV. TREE	18"	15'	15%
31	PAV. TREE	18"	15'	15%
32	PAV. TREE	18"	15'	15%
33	PAV. TREE	18"	15'	15%
34	PAV. TREE	18"	15'	15%
35	PAV. TREE	18"	15'	15%
36	PAV. TREE	18"	15'	15%
37	PAV. TREE	18"	15'	15%
38	PAV. TREE	18"	15'	15%
39	PAV. TREE	18"	15'	15%
40	PAV. TREE	18"	15'	15%



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8'). THIS PROPERTY WAS FOUND IN CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/2009 .

POINTS OF INTEREST

NONE VISIBLE

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#6200

glt@geotopteam.com



SELLER: N/A

CERTIFIED TO: MT2 PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY; SACHER MARTINI & SACHER, P.A.

This is page 1 of 2 and is not valid without all pages.

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1554 W. 25 STREET MIAMI BEACH, FL 33104		
2	Folio number(s):	02-3228-001-1090		
3	Board and file numbers :	DRB 21-0710		
4	Year built:	1939	Zoning District:	RS-2
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	3.77 N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	5.88 N.G.V.D.	Free board:	2'-0"
7	Lot Area:	24,028 S.F.		
8	Lot width:	120'	Lot Depth:	200'
9	Max Lot Coverage SF and %:	7,220 s.f. (30%)	Proposed Lot Coverage SF and %:	3,700 s.f.(15.3%)
10	Existing Lot Coverage SF and %:	3683 S.F. (15.2%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	2600 (72.2%)	Rear Yard Open Space SF and %:	2,862.5 (79.51%)
12	Max Unit Size SF and %:	12,034 s.f. (50%)	Proposed Unit Size SF and %:	3,229 s.f. (13.4%)
13	Existing First Floor Unit Size:	3,683 s.f.	Proposed First Floor Unit Size:	2,395 s.f.
14	Existing Second Floor Unit Size	1,374 s.f.	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	834 s.f. (38.8% of 1st)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1323 s.f. (1st floor roof)

		Required	Existing	Proposed	Deficiencies
17	Height:	28	N/A	28'	
18	Setbacks:				
19	Front First level:	20'	N/A	22'-5"	none
20	Front Second level:	30'	N/A	109'	none
21	Side 1:	12'-0"	N/A	12'-2"	none
22	Side 2 or (facing street):	18'-0"	N/A	70'-10"	none
23	Rear:	30'	N/A	47'-9"	none
	Accessory Structure Side 1:	7.5'			
24	Accessory Structure Side 2 or (facing street) :	15'		18'	
25	Accessory Structure Rear:	15'		15'	
26	Sum of Side yard :	25% (30'-0")			
27	Located within a Local Historic District?			Yes or no	no
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	no
29	Determined to be Architecturally Significant?			Yes or no	no

Notes:

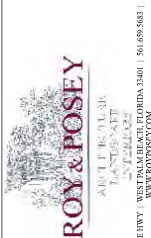
If not applicable write N/A

All other data information should be presented like the above format

PROPOSED LOWEST FLOOR ELEVATION +10'-0" N.G.V.D.

PROPOSED TOP OF SLAB NEXT HIGHER FLOOR: +22'-0" N.G.V.D.

ADJUSTED GRADE CALCULATION
3.77' CROWN OF ROAD + 8 (BFE) /2 = 5.88 FT. (N.G.V.D.)



OWNERSHIP AND USE OF THESE PLANS ARE LIMITED TO THE PROJECT AND SITE SPECIFIC AS NOTED ON THESE PLANS. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS IS PROHIBITED. ROY & POSEY ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ROY & POSEY ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0001396



7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE DIMENSION OF THE PROPERTY, THE DIMENSION OF THE PROPERTY SHALL BE USED. THE DIMENSION OF THE PROPERTY SHALL BE USED. THE DIMENSION OF THE PROPERTY SHALL BE USED.

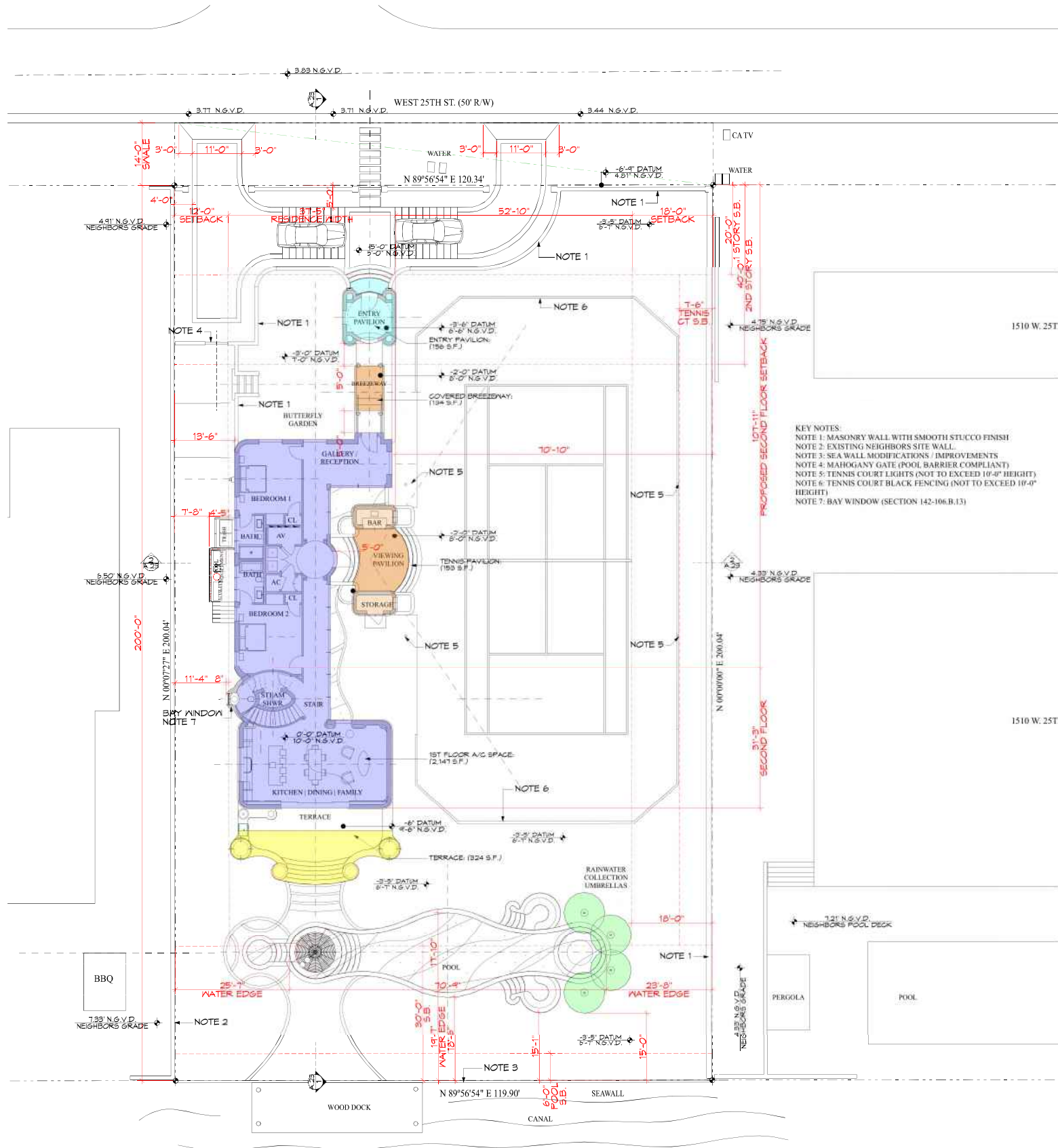
SUBMISSIONS	DATE
PRE APPLICATION	7-2-21
PRELIMINARY	7-2-21
FIRST SUBMITTAL	7-2-21
FINAL SUBMITTAL	7-2-21

BY REVISIONS DATE

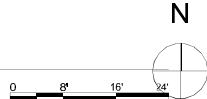
DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21

A.04
Plotted On: 7/29/21

SITE SURVEY AND CALCULATIONS



1 SITE PLAN LOT COVERAGE CALCULATIONS
SCALE: 3/32" = 1'-0"



LOT COVERAGE CALCULATIONS

FIRST FLOOR (INCLUDED IN CALCULATION):

	FIRST FLOOR AIR CONDITIONED SPACE	(2,421 S.F.)
	ENTRY PAVILION	(156 S.F.)
	TENNIS PAVILION ENCLOSED	(92 S.F.)
	COVERED BREEZEWAY ENTRY	(75 S.F.)
	TENNIS PAVILION OPEN	(153 S.F.)
	COVERED TERRACE	(265 S.F.)
	OPEN TERRACE IN EXCESS OF 5'-0" IN DEPTH	(324 S.F.)
	RAIN COLLECTION UMBRELLAS	(214 S.F.)

LOT COVERAGE:	3700 S.F.
SITE AREA:	24,028 S.F.

PROPOSED LOT COVERAGE SIZE IS (15.3%)



OWNERSHIP AND USE OF THESE PLANS ARE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS IS PROHIBITED. ROY & POSEY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. AGREEMENTS, SPECIFICATIONS, AND OTHER DOCUMENTS SHALL CONTROL IN THE EVENT OF A DISCREPANCY.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0003396



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE SHOWN ON THE PLANS, THE DIMENSION SHOWN ON THE PLANS SHALL CONTROL. THIS DRAWING WILL BE USED FOR THE PROJECT ONLY AND NOT FOR ANY OTHER PROJECTS. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS IS PROHIBITED.

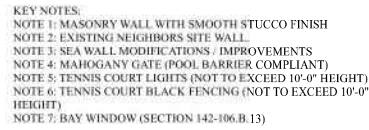
SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET:	
PERMIT:	7/29/21

A.14
Plotted On: 7/29/21

SITE LOT COVERAGE PLAN



TOTAL FRONT YARD GREEN SPACE: 2600 S.F. (72.2%) > 50% REQUIRED

TOTAL REAR YARD GREEN SPACE: 2,862.50 S.F.
(79.51%) > 70% REQUIRED



PROPOSED UNIT SIZE IS (13.4%)



A.15

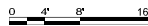
SITE UNIT AREA PLAN



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



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AR91404

SEAL.

/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

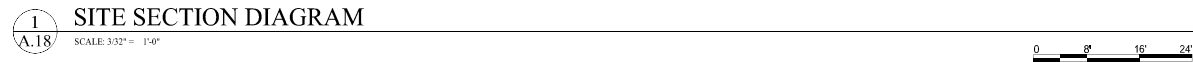
SUBMISSIONS	DATE
PRE-APPLICATION DRB 21-0710	7-2-21
FIRST SUBMITTAL DRB 21-0710	7-9-21
FINAL SUBMITTAL DRB 21-0710	8-2-21

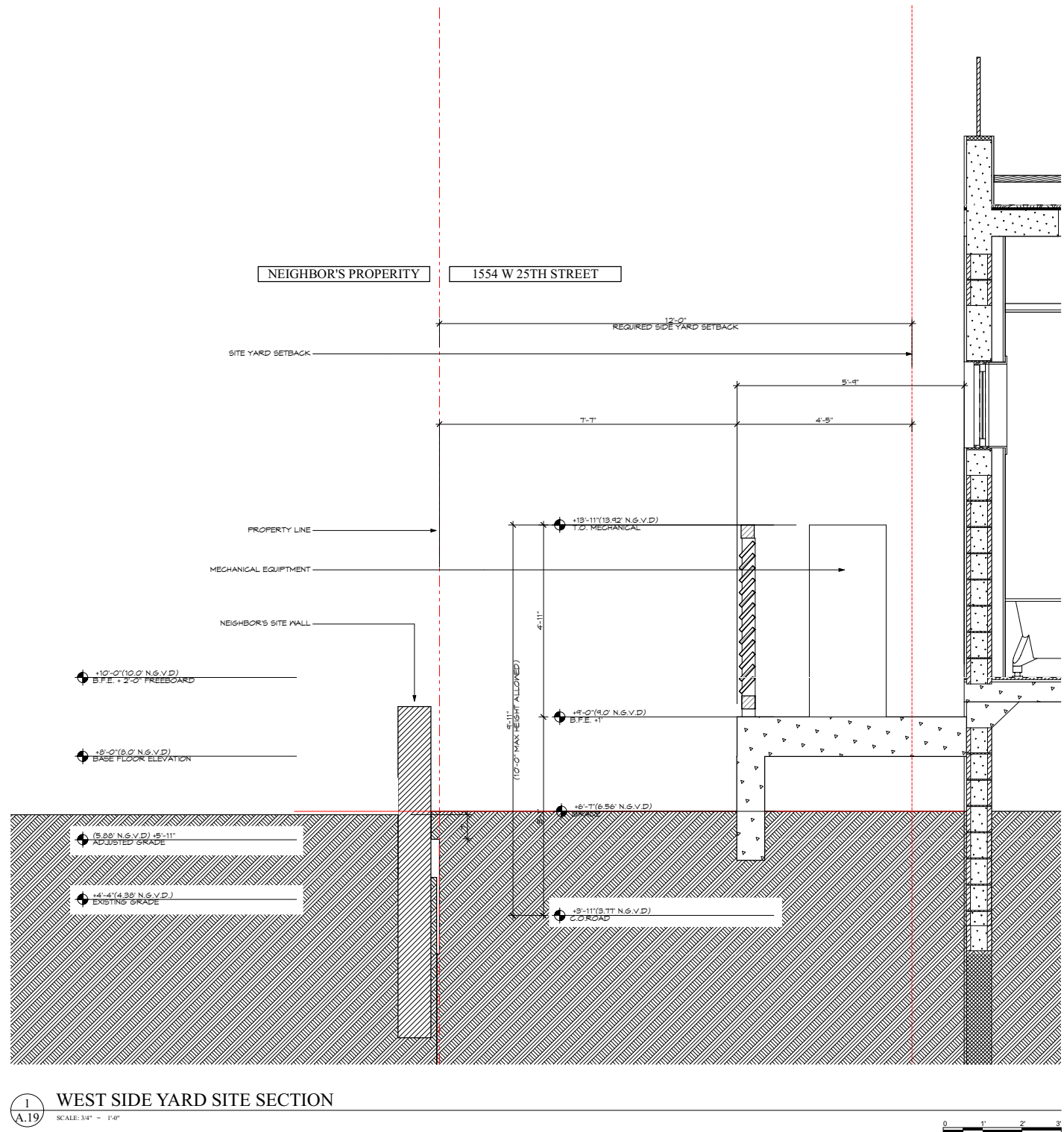
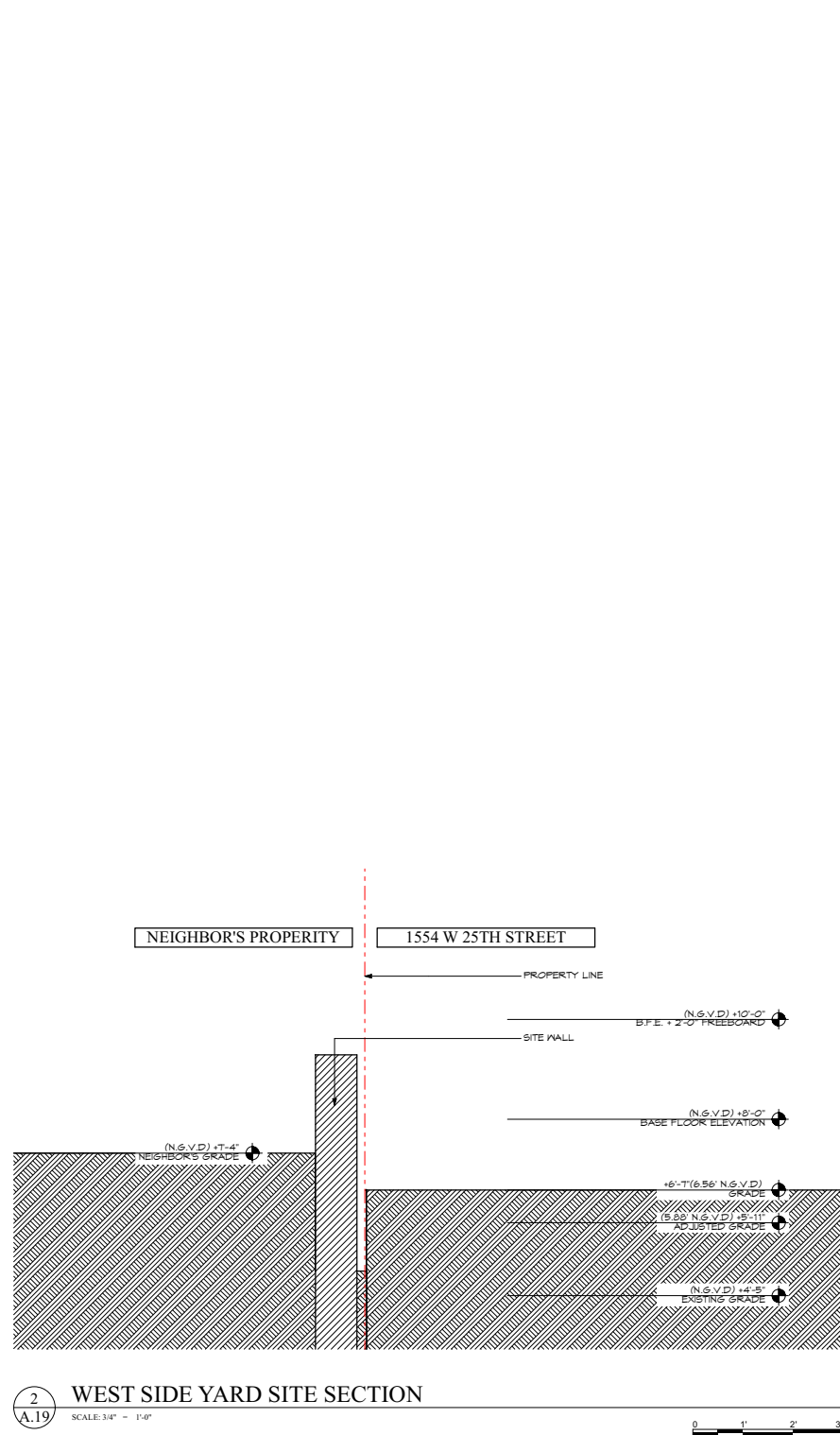
BY	REVISIONS	DATE
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A.23

Plotted On: 7/29/21

BUILDING SITE SECTIONS







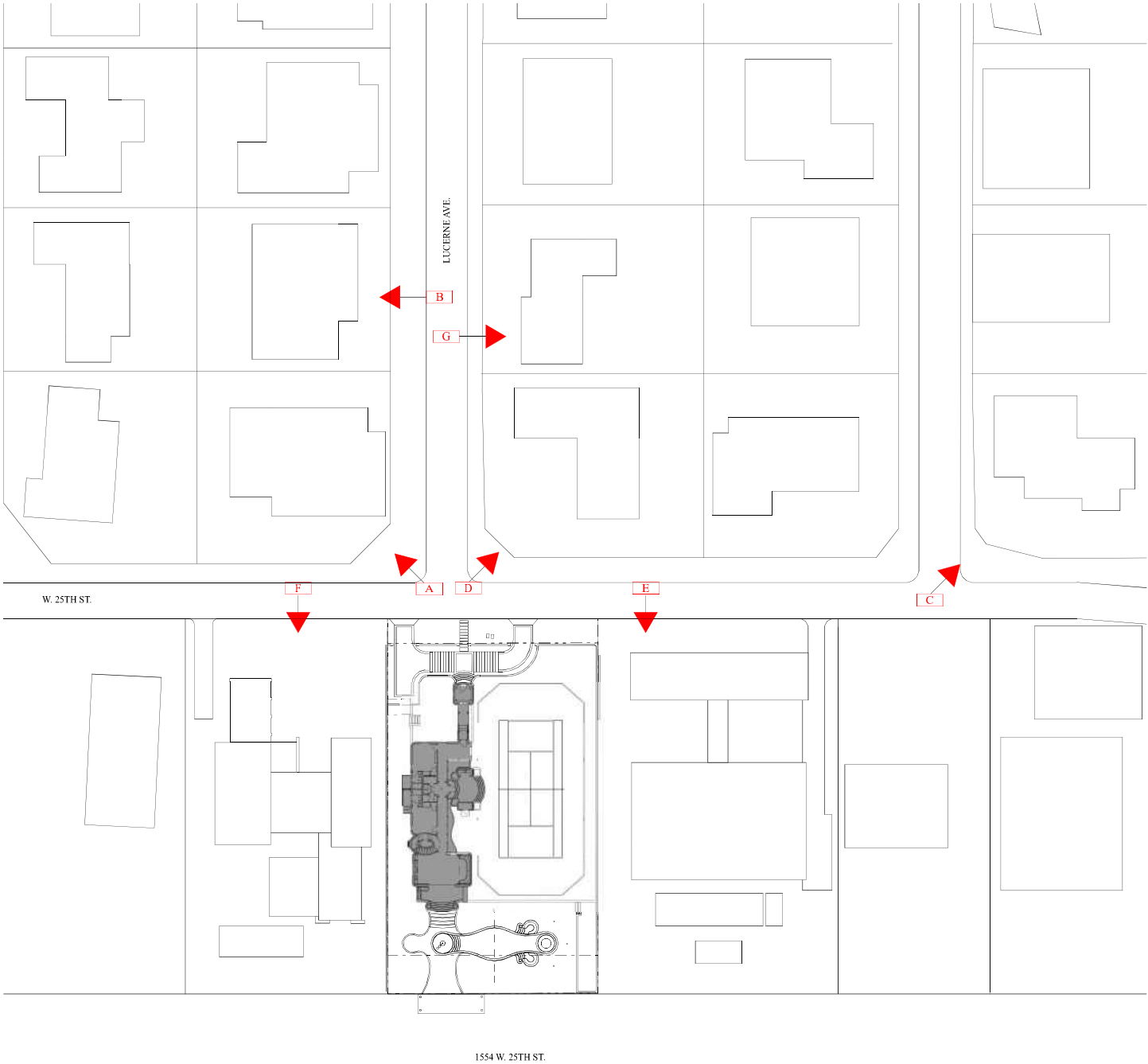
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B



C



1
A.05
SCALE: 1/32" = 1'-0"
SITE PLAN LOT COVERAGE CALCULATIONS (PHOTOS TAKEN JUNE 29, 2021)



OWNERSHIP AND USE OF THESE
DRAWINGS ARE LIMITED TO THE
PROJECT AND SITE SPECIFIC
AND SHALL BE IN THE
HANDS OF THE ARCHITECT
WHETHER THE PROJECT BE
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OR DISTRIBUTION OF THESE
DRAWINGS IS PERMITTED
WITHOUT THE WRITTEN
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FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0003396



7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE (1) INCH, THE
DRAWING WILL BE IN ERROR.
THE ARCHITECT WILL BE RESPONSIBLE
FOR CORRECTING ALL ERRORS.
AFFECTING ALL Labeled SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
JOB 1554	
FIRST SUBMITTAL	7-9-21
JOB 1554	
FINAL SUBMITTAL	8-2-21
JOB 1554	

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21

A.05
Plotted On: 7/29/21

CONTEXT PHOTOS



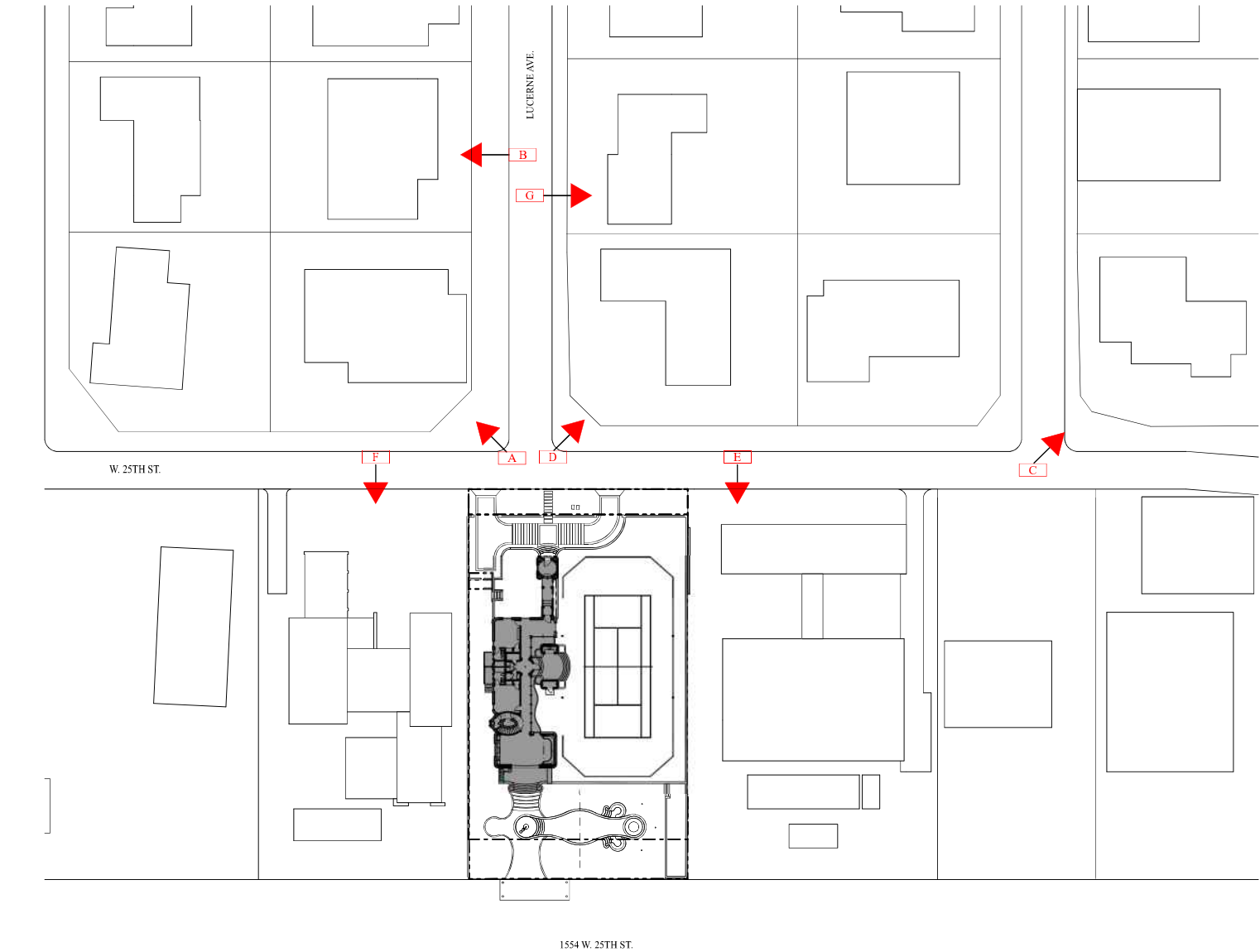
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D



E



1 SITE PLAN LOT COVERAGE CALCULATIONS (PHOTOS TAKEN JUNE 29, 2021)



F

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
1ST SUBMITTAL	7-9-21
2ND SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21



VIEW LOOKING TOWARDS 25TH STREET



VIEW LOOKING SOUTH

PHOTOS TAKEN MARCH 24, 2021

[illegible]



PHOTOS TAKEN MARCH 24, 2021

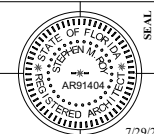
ART & DESIGN
LANDSCAPE
INTERIORS

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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



AL

7/29/2

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

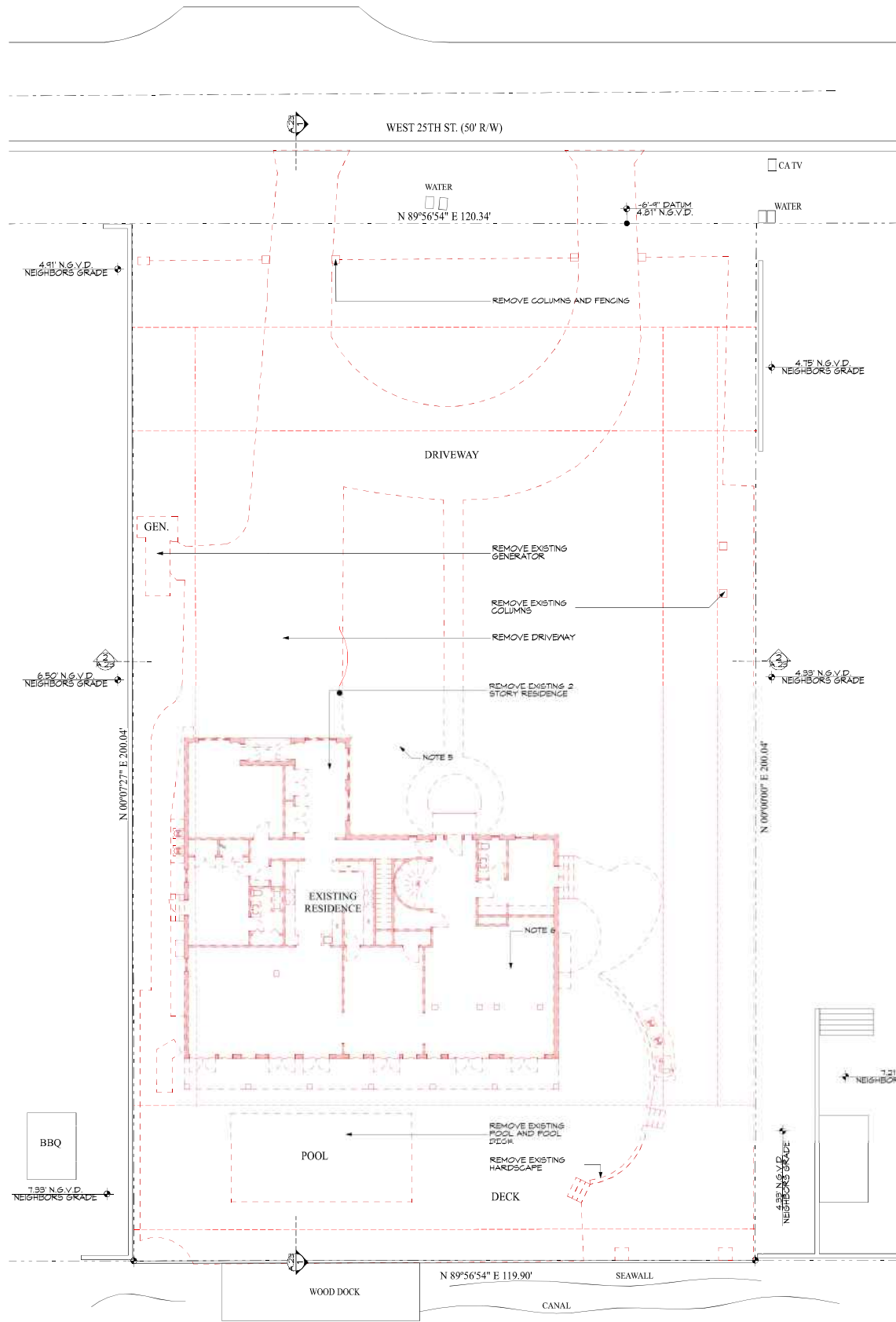
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SHEET	
PERMIT	7/29/21

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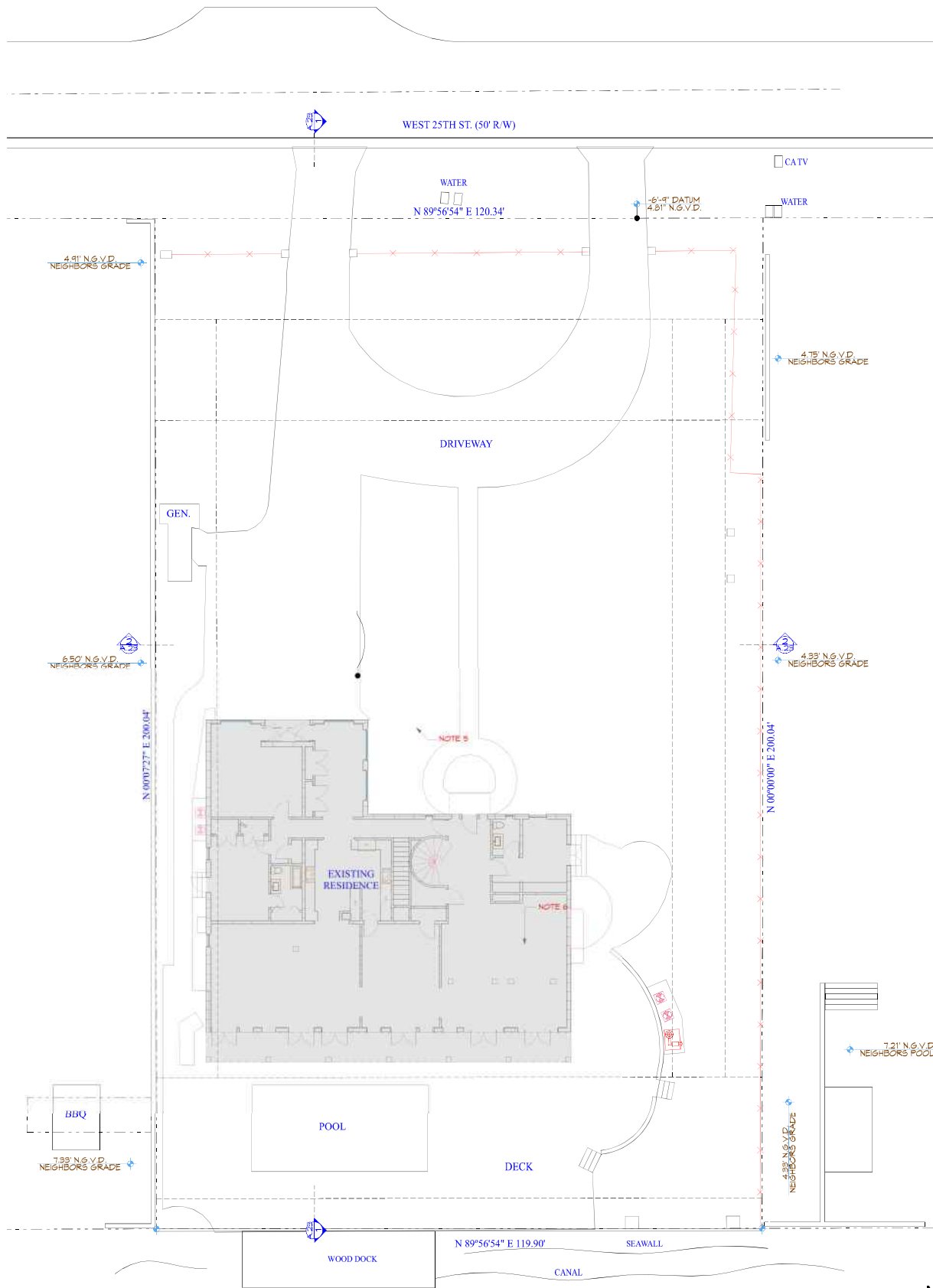
SITE PHOTOS



2 SITE REMOVAL PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



1 EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

FIRST FLOOR AREA: 3,683 S.F.
SECOND FLOOR AREA: 1,374 S.F.
TOTAL: 5,057 S.F.
LOT COVERAGE: 3,683 S.F. (15.2%)
FAR: 5,057 S.F. (21%)



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SEAL

7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE SHOWN IN THE EXISTING DRAWING, THE DIMENSION SHOWN IN THE EXISTING DRAWING WILL PREVAIL. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21

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DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21

A.09
Plotted On: 7/29/21

EXISTING SITE PLAN

GENERAL NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RESPECTED AND FOUND TO BE ACCEPTABLE.
- THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS AS FOLLOWS:
 - WITH A SHOVEL OR POSTHOLE DIGGER, DIG HOLE 18" TO 24" DEEP. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
 - FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.
 - REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DON'T OVERFLOW THE HOLE.
 - ALLOW THE HOLE TO DRAIN FOR A MINIMUM OF ONE HOUR.
 - DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR. FOR WELL DRAINED SOIL, WATER LEVEL SHOULD DROP MORE THAN ONE (1) INCH PER HOUR. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE LANDSCAPE ARCHITECT.
- PEG SOD ON SLOPES GREATER THAN 3:1.
- THE CONTRACTOR SHALL ENGAGE A QUALIFIED TREE SURGEON WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
 - REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - PERFORM INITIAL PRUNING OF BRANCHES AND STIMULATION OF ROOT GROWTH WHERE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
 - PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
- CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
- SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.

- PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
- UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.

HARDSCAPE NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING SIDEWALK AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
- ALL PAVEMENT SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED UPON APPROVAL TO ACCOMMODATE EXISTING SITE ELEMENTS.
- SLOPES OF WALKS TO BE NO GREATER THAN FIVE PERCENT, UNLESS EXPRESSLY NOTED OTHERWISE. CROSS-SLOPE OF WALKS NOT TO EXCEED TWO PERCENT.
- ALL COLORS AND MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. FOR THIS PURPOSE, THE CONTRACTOR SHALL CONSTRUCT OR SUBMIT AS DIRECTED BY THE OWNER'S REPRESENTATIVE PANELS DEPICTING PROPOSED FINISHES AND COLORS FOR REVIEW AND APPROVAL.
- ALL NAILS, LAG SCREWS, BOLTS AND MISCELLANEOUS FASTENERS SHALL BE HOT DIPPED GALVANIZED OR A CORROSION RESISTANT ALLOY.

LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFIXED TO PLANS

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

ZONING DISTRICT: **RS-2** LOT AREA: **24,028** ACRES: **0.5516**

OPEN SPACE

A. Sq. Ft. of required landscaped Open Space

Lot area: **24,028**
Multiplier: **50%**

B. Sq. Ft. of parking lot open space required

Parking Spaces: **0**
Multiplier: **0** sf/space

C. Total Sq. Ft. of landscaped Open Space required A+B =

LANDSCAPE LEGEND

A. Total Sq. Ft. of landscaped Open Space required

B. Maximum Lawn Area (sod) permitted

Net Lot Area: **17,438**
Multiplier: **50%**

TREES

A. Number of trees required per LOT, less existing trees

Front Yard **2**
Back Yard **3**

1 Tree Per 1,000 SF of Lot Area

(24,028 / 1,000) = **24**

Trees: **24**

Existing trees: **0**

B. Number of STREET trees required, less existing trees

Maximum average spacing of twenty feet (20) feet on center

Linear feet of frontage: **120**

Trees: **6**

Existing trees: **0**

C. Palms as Street Tree

Maximum average spacing of twenty feet (20) feet on center

Palms provided: **0**

D. % Native species required

Trees provided: **32**

Multiplier: **30%**

E. % Drought tolerant and low maintenance species required

Trees provided: **32**

Multiplier: **50%**

SHRUBS

A. Number of shrubs required

Trees required: **30**

Multiplier: **12**

B. % Native species required

Shrubs provided: **360**

Multiplier: **50%**

LARGE SHRUBS

A. Number of large shrubs or small trees required

minimum number of large shrubs or small trees shall be 10% of the required number of shrubs

Shrubs required: **360**

Multiplier: **10%**

B. % Native species required

Large Shrubs provided: **36**

Multiplier: **50%**

INDEX OF DRAWINGS: FUN HOUSE

DRAWING NO	DRAWING TITLE	VIEW	COMB - DRC	2-Jul-21						

L-000	LANDSCAPE NOTES, SHEET MATRIX, SYMBOLS & ZONING TABLE	NOTES	X							
L-001	TREE MAINTENANCE & RELOCATION NOTES	NOTES	X							
L-002	TREE DISPOSITION PLAN & PROTECTION DETAIL	PLAN / DETAIL	X							
L-003	TREE RELOCATION PLAN	PLAN	X							
L-004	TREE DISPOSITION LIST & REPLACEMENT CALCS.	NOTES	X							
L-100	LANDSCAPE CANOPY PLAN	PLAN	X							
L-101	LANDSCAPE UNDERSTORY PLAN	PLAN	X							
L-102	LANDSCAPE PLANTING DETAILS	DETAILS	X							
L-103	HARDSCAPE PLAN	PLAN								
L-104	LANDSCAPE ELEVATIONS	ELEVATIONS								
L-105	LANDSCAPE ELEVATIONS	ELEVATIONS								
L-106	HARDSCAPE DETAILS	DETAILS								

Plant Material List

Landscaped Ground Level Material

Sym	Scientific Name	Common Name	Specification	Spacing	Qty
TR7	<i>Tripsacum daniellii</i>	Dwarf Falahatchee	7 gal.	36" O.C.	22
PI01	<i>Pilea glauca</i>	Pine	1 gal.	36" O.C.	0
UP03	<i>Utricularia purpurea</i>	Seaweed	3 gal.	36" O.C.	0

Sym	Scientific Name	Common Name	Specification	Spacing	Qty
BF3	<i>Bursera ferox</i>	Bulbine	3 gal.	AS SHOWN	39
CAR6	<i>Coccoloba argentea</i>	Silver Thatch Palm	4'-5' O.A.	AS SHOWN	0
CN7	<i>Clusia rosea 'Rosea'</i>	Small Leaf Clusia	7 gal.	AS SHOWN	0
ES25	<i>Eucalyptus sp.</i>	Eucalyptus	25 gal.	AS SHOWN	3
EL1	<i>Elmora litoralis</i>	Golden Creeper	1 gal.	AS SHOWN	17
JA15	<i>Jacquinia caribaea</i>	Brasiliense	15 gal.	AS SHOWN	0
JK15	<i>Jacquinia keyensis</i>	Joewood	15 gal.	AS SHOWN	2
NK3	<i>Nerita caribaea</i>	Giant Apple's Iris	3 gal.	AS SHOWN	38
MB7	<i>Monstera deliciosa</i>	Mexican Breadfruit	7 gal.	AS SHOWN	27
PH3	<i>Philodendron Burle Marx</i>	Burle Marx Philodendron	3 gal.	36" O.C.	25
PI03	<i>Piperomia elaeagnifolia</i>	Piperomia	3 gal.	12" O.C.	0
PL13	<i>Psychotria ligularis</i>	Bahama Coffee	3 gal.	36" O.C.	17
SE7	<i>Stephanotis floribunda</i>	Madagascar Jasmine	7 gal.	AS SHOWN	4
SM15	<i>Sorbus maritima</i>	Bay Cedar	15 gal.	AS SHOWN	0
SB15	<i>Sorbus maritima</i>	Silver-Save Palmetto	15 gal.	AS SHOWN	17
RM15	<i>Rhaphiophyllum</i>	Finger Palm	15 gal.	AS SHOWN	41
ZI7	<i>Zamia floridana</i>	Coastal	7 gal., 12" x 12"	24" O.C.	2

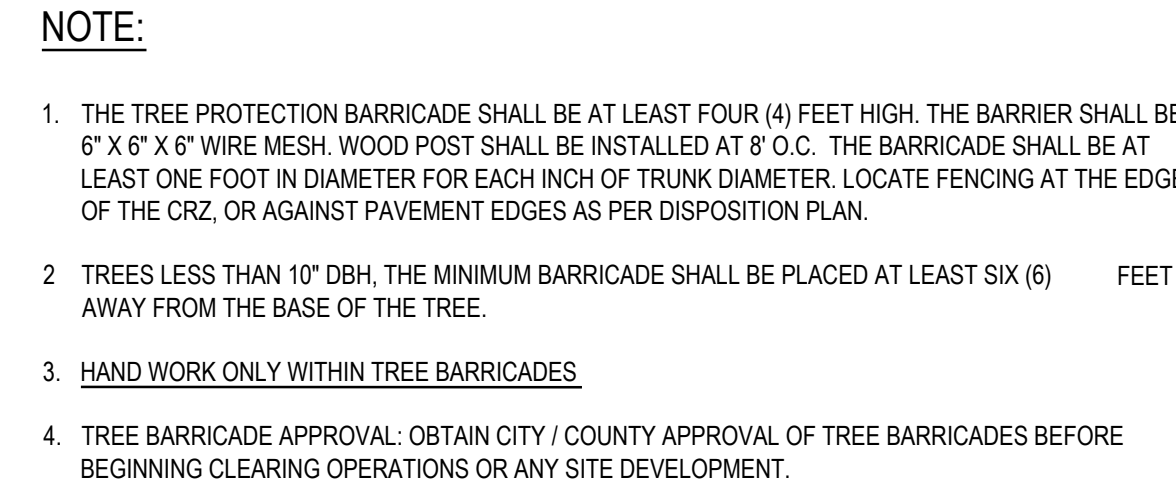
Sym	Scientific Name	Common Name	Specification	Spacing	Qty
LO01	<i>Lonicera lucida</i>	Lonicera	7 gal., 12" x 12"	AS SHOWN	0
BD25	<i>Bursera densifolia</i>	Serpentine Rain Tree	25 gal., 6' HT. min.; bush form	AS SHOWN	39
BD17	<i>Baccharis dioica</i>	Salt Bush	7 gal., 4' HT. x 3' spd.	AS SHOWN	30
CC25	<i>Coccoloba argentea</i>	Jamaica Cedar	4'-5' HT. min.; bush form	AS SHOWN	12
CN7	<i>Clusia rosea</i>	Pitch Apple	7 gal., 4' HT. x 3' spd.	AS SHOWN	0
CK30	<i>Clusia rosea</i>	Pitch Apple	30 gal., 6' HT. min.; bush form	AS SHOWN	0
EA15	<i>Eugenia aculeata</i>	White Stopper	4'-5' HT. min.; bush form	AS SHOWN	18
EF15	<i>Eugenia foetida</i>	Spanish Stopper	4'-5' HT. min.; bush form	AS SHOWN	15
EN15	<i>Eugenia rhombica</i>	Red Stopper	4'-5' HT. min.; bush form	AS SHOWN	11
GL25	<i>Gymnanthes lucida</i>	Crawwood	6' HT. min.; bush form	AS SHOWN	48
GU25	<i>Guzmania officinalis</i>	Lignum Vitae	25 gal.	AS SHOWN	0
HT17	<i>Hemelia sp.</i>	Tanilla	7 gal.	AS SHOWN	7
HW7	<i>Hamelia patens</i>	Firebush	7 gal.	AS SHOWN	14
HB15	<i>Heterosassa bahamensis</i>	Maiden Bush	15 gal., 4'-5' HT. x 4' spd.	AS SHOWN	8
MF15	<i>Myrsine fragrans</i>	Simpson Stopper	15 gal., 4'-5' HT. min.; bush form	AS SHOWN	0
PI03	<i>Piperomia dioica</i>	Allspice	25 gal., 6' HT. min.; bush form	AS SHOWN	7
PL25	<i>Psychotria rosea</i>	Bay Rum	25 gal., 6' HT. min.; bush form	AS SHOWN	17

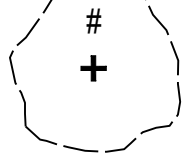
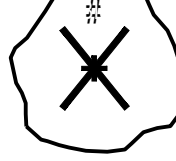
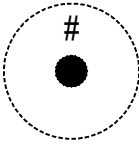
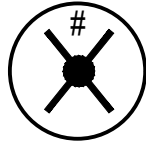
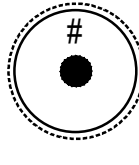
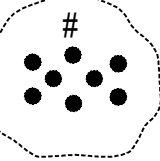
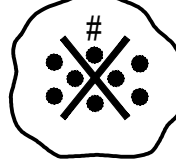
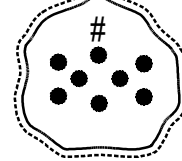
Sym	Scientific Name	Common Name	Specification	Spacing	Qty
AN100	<i>Anacardium heterophyllum</i>	Jackfruit	20'-25' O.A. X 10'-18' SPD.	AS SHOWN	1
BU100	<i>Bursera simarouba</i>	Gumbo Limbo	20' O.A. X 10'-18' SPD. 4' CLR TRUNK MIN.	AS SHOWN	2
CM16	<i>Coccoloba miraguama</i>	Miraguama	16' G.W.	AS SHOWN	8
CM20	<i>Coccoloba miraguama</i>	Miraguama	20' G.W.	AS SHOWN	3
CM25	<i>Coccoloba miraguama</i>	Miraguama	25' G.W.	AS SHOWN	11
CM30	<i>Coccoloba miraguama</i>	Yummy palm	20'-25' G.W.; HEAVY TRUNK	AS SHOWN	3
CE100	<i>Conocarpus erectus</i>	Green Buttonwood	15'-18' HT. X 12'-15' SPD.	AS SHOWN	2
CE100	<i>Conocarpus erectus var. serotinus</i>	Silver Buttonwood	15'-18' HT. X 12'-15' SPD.	AS SHOWN	3
CO100	<i>Chrysophyllum oliviforme</i>	Satin Leaf	25' O.A. X 15'-18' SPD. 4' CLR TRUNK MIN.	AS SHOWN	5
CU045	<i>Coccoloba unifera</i>	Sea Palm	12' O.A.; 8' SPD.; 2" CAL. MULTI	AS SHOWN	22
CN14	<i>Coccoloba 'Maypan'</i>	Maypan Coconut Palm	16' G.W. HEAVY TRUNK	AS SHOWN	2
CN18	<i>Coccoloba 'Maypan'</i>	Maypan Coconut Palm	18' G.W. HEAVY TRUNK	AS SHOWN	3
DC15	<i>Dypsis caribaea</i>	Cabana Palm	20'-25' O.A. Height	AS SHOWN	35
GS100	<i>Guzmania sanctum</i>	Florida Lignum Vitae	8-10' HT.	AS SHOWN	6
KE100	<i>Fraxinodendron peruviana</i>	Black Ironwood	20' O.A. X 15'-18' SPD.	AS SHOWN	1
LA100	<i>Lycium latifolium</i>	Wild Tamarind	25' O.A. X 15'-18' SPD.	AS SHOWN	1
NCA100	<i>Nerita caribaea</i>	Jaboticaba	12'-14' O.A. MIN.; 3" CAL. MULTI	AS SHOWN	1
MC100	<i>Michelia champaca 'Yello'</i>	Champaca	20' O.A.; 8-10' SPD.	AS SHOWN	2
MF100	<i>Myrsine fragrans</i>	Simpson Stopper	12'-14' O.A. MIN.; 3" CAL. MULTI	AS SHOWN	2
MIN100	<i>Mangifera indica</i>	Mango Species	18'-20' O.A. X 12'-14' SPD.	AS SHOWN	1
PA100	<i>Pachira aquatica</i>	Malabar Chestnut	20'-25' O.A. X 10'-18' SPD.	AS SHOWN	1
PD100	<i>Pimenta dioica</i>	Allspice	20'-25' O.A. X 14'-16' SPD.	AS SHOWN	4
PK100	<i>Pimenta racemosa</i>	Bay Rum	18'-20' O.A. X 12'-14' SPD.	AS SHOWN	5
PV1-20	<i>Pseudopanax villosum</i>	Cherry Palm	12' G.W.	AS SHOWN	1
PV1-20	<i>Pseudopanax villosum</i>	Cherry Palm	20' G.W.	AS SHOWN	2
SL1-20	<i>Sabal palmetto</i>	Sabote Palm	20' G.W.; HEAVY TRUNK	AS SHOWN	3
SPA-25	<i>Sabal palmetto</i>	Cabbage Palm	25' O.A. w/character	AS SHOWN	4
SPA-30	<i>Sabal palmetto</i>	Cabbage Palm	30' O.A. w/character	AS SHOWN	8
SPA-35	<i>Sabal palmetto</i>	Cabbage Palm	35' O.A. w/character	AS SHOWN	5
SW100	<i>Sweetenia mahagoni</i>	Mahogany	25' O.A. X 15'-18' SPD. 4' CLR TRUNK MIN.	AS SHOWN	1
TA100	<i>Tabebuia bahamensis</i>	White Tabebuia	12'-14' O.A. MIN.; 3" CAL.	AS SHOWN	4
CO100	<i>Conocarpus erectus</i>	Ylang-ylang	20' O.A.; 8-10' SPD.	AS SHOWN	1

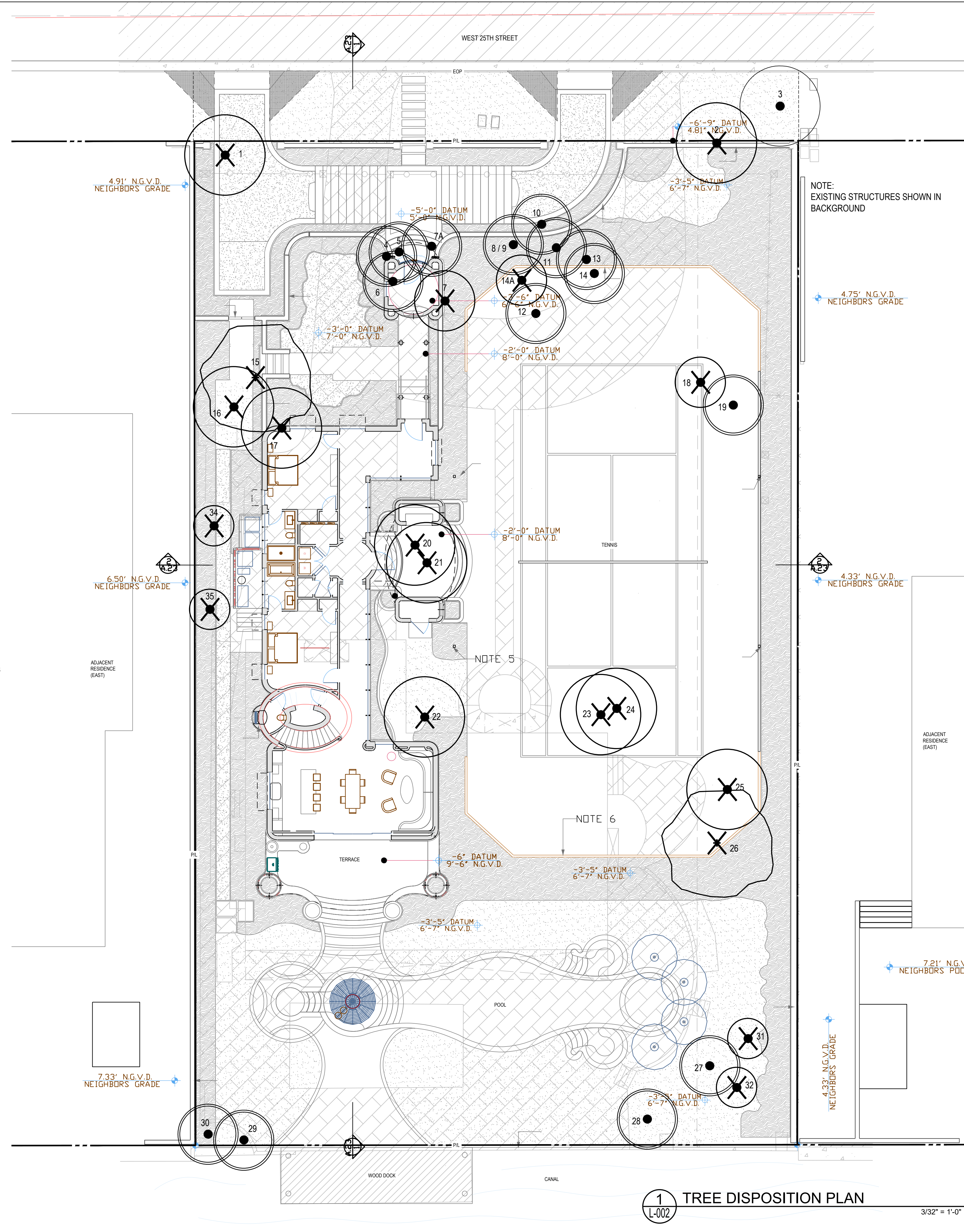
Sym	Scientific Name	Common Name	Specification	Spacing	Qty
LO01	<i>Lonicera lucida</i>	Lonicera	7 gal., 12" x 12"	AS SHOWN	0
BD25	<i>Bursera densifolia</i>	Serpentine Rain Tree	25 gal., 6' HT. min.; bush form	AS SHOWN	39
BD17	<i>Baccharis dioica</i>	Salt Bush	7 gal., 4' HT. x 3' spd.	AS SHOWN	30
CC25	<i>Coccoloba argentea</i>	Jamaica Cedar	4'-5' HT. min.; bush form	AS SHOWN	12
CN7	<i>Clusia rosea</i>	Pitch Apple	7 gal., 4' HT. x 3' spd.	AS SHOWN	0
CK30	<i>Clusia rosea</i>	Pitch Apple	30 gal., 6' HT. min.; bush form	AS SHOWN	0
EA15	<i>Eugenia aculeata</i>	White Stopper	4'-5' HT. min.; bush form	AS SHOWN	18
EF15	<i>Eugenia foetida</i>	Spanish Stopper	4'-5' HT. min.; bush form	AS SHOWN	15
EN15	<i>Eugenia rhombica</i>	Red Stopper	4'-5' HT. min.; bush form	AS SHOWN	11
GL25	<i>Gymnanthes lucida</i>	Crawwood	6' HT. min.; bush form	AS SHOWN	48
GU25	<i>Guzmania officinalis</i>	Lignum Vitae	25 gal.	AS SHOWN	0
HT17	<i>Hemelia sp.</i>	Tanilla	7 gal.	AS SHOWN	7
HW7	<i>Hamelia patens</i>	Firebush	7 gal.	AS SHOWN	14
HB15	<i>Heterosassa bahamensis</i>	Maiden Bush	15 gal., 4'-5' HT. x 4' spd.	AS SHOWN	8
MF15	<i>Myrsine fragrans</i>	Simpson Stopper	15 gal., 4'-5' HT. min.; bush form	AS SHOWN	0
PI03	<i>Piperomia dioica</i>	Allspice	25 gal., 6' HT. min.; bush form	AS SHOWN	7
PL25	<i>Psychotria rosea</i>	Bay Rum	25 gal., 6' HT. min.; bush form	AS SHOWN	17

SR/15	<i>Sterculia apetala</i> Covered	Silver Saw Palmetto	15 gal.	AS SHOWN	27
RM/15	<i>Rhapis multifida</i>	Finger Palm	15 gal.	AS SHOWN	41
ZF/7	<i>Zamia floridana</i>	Coontie	7 gal.; 15" x 15"	24" O.C.	2

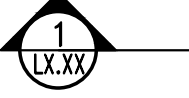
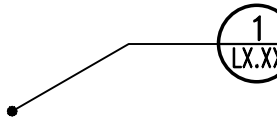
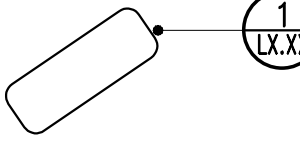
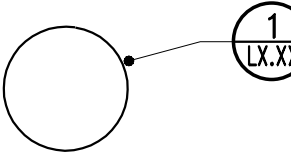
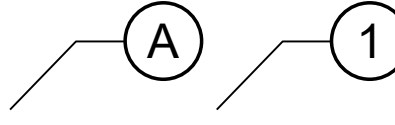
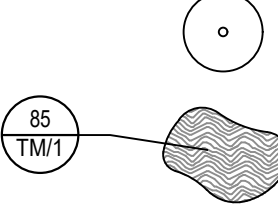
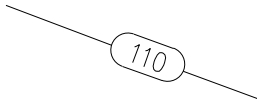
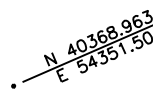
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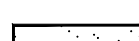
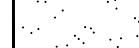
TREE DISPOSITION LEGEND :			
DISPOSITION	REMAIN	REMOVE	RELOCATE
TREE			
PALM			
MULTI TRUNK PALM			



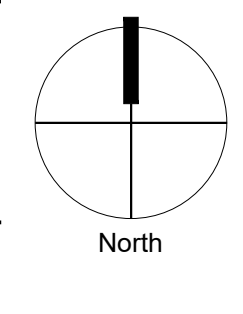
STANDARD DRAWING SYMBOLS

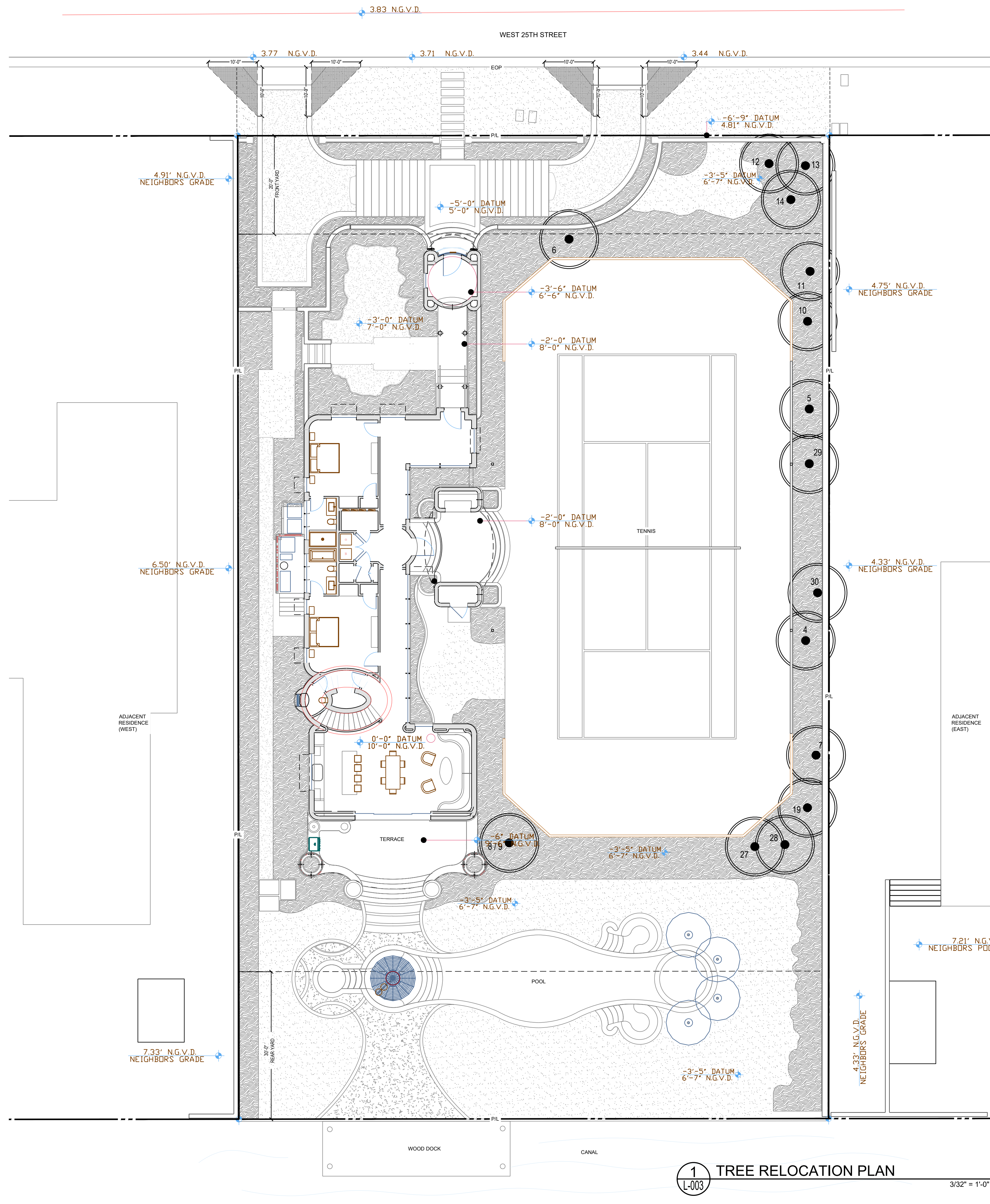
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	<u>PLAN ENLARGEMENT REFERENCE</u> Detail Number Sheet Number
	<u>DETAIL ENLARGEMENT REFERENCE</u>
	<u>MATCHLINE</u>
	<u>FINISH REFERENCE</u> See Finish Schedule Letter = Furnishing Number = Material
	<u>PLANT TAG</u> Quantity Symbol
	<u>EXISTING CONTOUR</u>
	<u>PROPOSED CONTOUR</u>
	<u>STORMWATER FLOW DIRECTION</u>
	<u>SPOT ELEVATION</u>
	<u>COORDINATE REFERENCE</u>

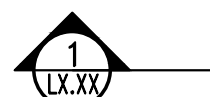
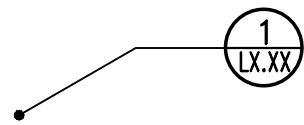
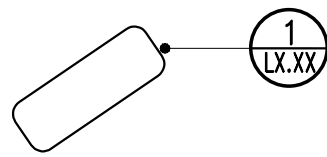
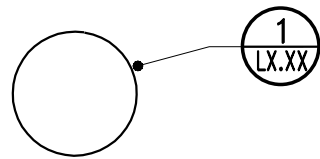
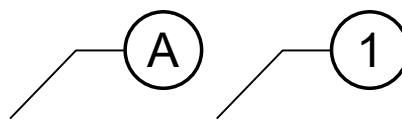
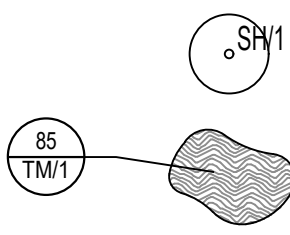
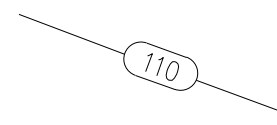
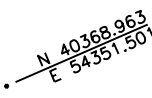
MATERIALS LEGEND

	PLANTING AREAS		SOD
	GRAVEL		TURF

- NOTES:**
1. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE EXISTING FIELD CONDITIONS THAT MAY AFFECT THE WORK WITH PRIOR APPROVAL. ADJUST LOCATIONS AND QUANTITIES OF THE PLANTING SHOWN ON THESE PLANS TO MEET EXISTING SITE CONDITIONS
 2. UNLESS OTHERWISE NOTED OR INDICATED, ALL EXISTING VEGETATION IS TO REMAIN
 3. PRIOR TO PROCUREMENT OR INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR MUST VERIFY THE DEPTH OF UTILITIES TO INSURE ADEQUATE DEPTH IS AVAILABLE FOR PLANTING OF PROPOSED ROOT BALLS
 4. PRIOR TO DIGGING CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 FOR UTILITY LOCATIONS.



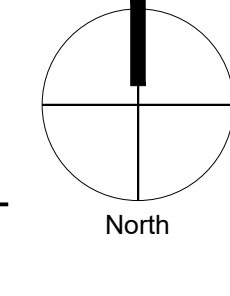


STANDARD DRAWING SYMBOLS	
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	<u>SECTION DETAIL REFERENCE</u> Detail Number Sheet Number
	<u>GENERAL DETAIL REFERENCE</u> Detail Number Sheet Number
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	<u>DETAIL ENLARGEMENT REFERENCE</u>
	<u>MATCHLINE</u>
	<u>FINISH REFERENCE</u> See Finish Schedule Letter = Finishing Number = Material
	<u>PLANT TAG</u> Quantity Symbol
	<u>EXISTING CONTOUR</u>
	<u>PROPOSED CONTOUR</u>
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	<u>SPOT ELEVATION</u>
	<u>COORDINATE REFERENCE</u>

MATERIALS LEGEND

	PLANTING AREAS		SOD
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 2. UNLESS OTHERWISE NOTED OR INDICATED, ALL EXISTING VEGETATION IS TO REMAIN
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 4. PRIOR TO DIGGING CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 FOR UTILITY LOCATIONS.

[illegible]

1554 W 25th Street - Tree Disposition											
TREES AND PALMS											
TREES AND PALMS TO BE RELOCATED											
TREE #	QTY	DBH (IN)	Critical Root Zone (CRZ)	Tree Protection Zone (TPZ)	HT (FT)	SPD (FT)	Latin name	COMMON NAME	DISPOSITION	CONDITION	SPECIMEN / NON-SPECIMEN
TREES REMOVED WITH MITIGATION REQUIREMENTS											
TREE #	QTY	DBH (IN)	Critical Root Zone (CRZ)	Tree Protection Zone (TPZ)	HT (FT)	SPD (FT)	Latin name	COMMON NAME	DISPOSITION	CONDITION	SPECIMEN / NON-SPECIMEN
15	1	25		12	25	25	<i>Ficus bengalensis</i>	Weeping Fig	REMOVE	POOR	NON-SPECIMEN
25	1	10		12	20	20	<i>Mangifera indica</i>	Mango	REMOVE	GOOD	NON-SPECIMEN
TREES REMOVED WITH MITIGATION REQUIREMENTS											
TREE #	QTY	DBH (IN)	Critical Root Zone (CRZ)	Tree Protection Zone (TPZ)	HT (FT)	SPD (FT)	Latin name	COMMON NAME	DISPOSITION	CONDITION	SPECIMEN / NON-SPECIMEN
1	1	18		10	35	20	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	SPECIMEN
2	1	20		15	25	15	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	SPECIMEN
7	1	8		18	12	12	<i>Livistona attenuata</i>	Chinese Fan Palm	REMOVE	FAIR	NON-SPECIMEN
14A	1	8		10	10	10	<i>Livistona attenuata</i>	Chinese Fan Palm	REMOVE	GOOD	NON-SPECIMEN
16	1	18		20	50	20	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	SPECIMEN
17	1	18		50	10	10	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	NON-SPECIMEN
18	1	8		15	10	10	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	NON-SPECIMEN
20	1	20		50	15	15	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	SPECIMEN
21	1	20		50	15	15	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	SPECIMEN
22	1	18		50	15	15	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	SPECIMEN
23	1	16		50	15	15	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	NON-SPECIMEN
24	1	16		50	15	15	<i>Roystonea regia</i>	Royal Palm	REMOVE	GOOD	NON-SPECIMEN
31	1	CLUSTER		8	18	18	<i>Adonisville merillii</i>	Christiana Palm	REMOVE	GOOD	NON-SPECIMEN
32	1	CLUSTER		8	18	18	<i>Adonisville merillii</i>	Christiana Palm	REMOVE	GOOD	NON-SPECIMEN
34	1	TRIPLE		22	8	8	<i>Adonisville merillii</i>	Christiana Palm	REMOVE	GOOD	NON-SPECIMEN
35	1	TRIPLE		28	8	8	<i>Adonisville merillii</i>	Christiana Palm	REMOVE	GOOD	NON-SPECIMEN
37	1			28	8	8	<i>Adonisville merillii</i>	Christiana Palm	REMOVE	GOOD	NON-SPECIMEN
TREES AND PALMS TO BE RELOCATED											
TREE #	QTY	DBH (IN)	Critical Root Zone (CRZ)	Tree Protection Zone (TPZ)	HT (FT)	SPD (FT)	Latin name	COMMON NAME	DISPOSITION	CONDITION	SPECIMEN / NON-SPECIMEN
2	1	24		15	35	20	<i>Phoenix carolinensis</i>	Coccoloba Palm	RELOCATE	FAIR	SPECIMEN
4	1	8		18	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
5	1	10		30	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
6	1	8		18	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
7A	1	10		45	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
8	1	8		25	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
9	1	8		12	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
10	1	10		25	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
11	1	8		12	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
12	1	8		16	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
13	1	7		25	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
14	1	8		12	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
19	1	11		35	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
20	1	8		12	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
26	1	6		20	12	12	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
29	1	7		16	15	15	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
30	1	8		20	15	15	<i>Coccothrinax</i>	Coccoloba Palm	RELOCATE	GOOD	NON-SPECIMEN
16											
TOTAL TREES INCHES REMOVED WITH MITIGATION = 35											
TOTAL PALMS REMOVED WITH MITIGATION = 17											

CITY OF MIAMI BEACH TREE REPLACEMENT CHART

Total Diameter of Tree(s) to be Removed (DBH Total Amount of Inches)	Total Number of Replacement Tree(s) (Minimum 2" DBH & 12' HT.)	Total Number of Replacement Tree(s) (Minimum 4" DBH & 16' HT.)	Contribution to Tree Trust Fund
2"-3"	1	0	\$1,000.00
4"-6"	2	1	\$2,000.00
7"-12"	4	2	\$4,000.00
13"-18"	6	3	\$6,000.00
19"-24"	8	4	\$8,000.00
25"-30"	10	5	\$10,000.00
31"-36"	12	6	\$12,000.00
37"-42"	14	7	\$14,000.00
43"-48"	16	8	\$16,000.00
49"-60"	20	10	\$20,000.00

SPECIES DIVERSITY CHART

Required Number of Trees	Required Number of Tree Species
11-20	2
21-50	4
51 or Greater	6

Total Inches Required to Replace = 30 See Tree Replacement Calculations

Total Required Species = 2

TREE REPLACEMENT CALCULATIONS

Total Tree Inches Removed =	35		
Total Palms Removed =	17		
Total No. of Replacement Trees Required (2" DBH; 12' ht. Min.) =	12 (trees)	or	24 (inches)
OR			
Total No. of Replacement Trees Required (4" DBH; 16' ht. Min.) =	6 (trees)	or	24 (inches)
Total Native Replacement Trees Provided up to 30% @ (1.5" DBH; 10' ht. Min.) =	4 (trees)	or	5 (inches)
New Total Tree Inches Removed =	30		
New Total No. of Replacement Trees Required (2" DBH; 12' ht. Min.) =	10 (trees)	or	20 (inches)
OR			
New Total No. of Replacement Trees Required (4" DBH; 16' ht. Min.) =	5 (trees)	or	20 (inches)
PLUS			
One Replacement Tree Per Palm Removed (2" DBH; 12' ht. Min.) =	17 (trees)	or	34 (inches)
Total Replacement Trees Required @ 2" DBH; 12' ht.; Min.) =	27		
Total Replacement Trees Required @ 4" DBH; 16' ht.; Min.) =	22		
See L-001 & L-003 for Tree Replacement Specifications & Locations			

See L-001 & L-003 for Tree Replacement Specifications & Locations

[illegible]