2130 Verdun Dr., Miami Beach, FL.

6 TOWNHOUSES PROJECT | NEW 4 STORIES TOWNHOUSES PROJECT, 6 UNITS (2 BEDROOMS, 2.5 BATHROOMS AND ROOF TOP TERRACES) , 6 PARKING SPACES. C.B.S. CONSTRUCTION.

Gustavo J. Ramos Architecture | Planning | Interiors

8535 N.W. 35 Lane. Suite 204, Miami, Florida, 33172 tel.: (305).599.4947

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CALAIS DR.
MARSEILLE DR.
BIARRITZ DR.
VERDUN DR.
NORMANDY DR.
TC-TAEKWONDO
1/2 MILE RADIUS

LOCATION MAP

PROJECT DESCRIPTION:

THE NEW FOUR STORY MULTI-FAMILY (RM-1 ZONING) BUILDING COMPRISED 6 TOWNHOUSES, LOCATED AT 2130 VERDUN DR. MIAMI BEACH, FLORIDA, SHALL HAVE TOTAL OF 7UNITS IN AN AREA OF 8,283 SQFT.

UNITS WILL HAVE THE FOLLOWING PROVISION:
6 UNITS WITH 2 BEDROOMS AND 2.5 BATHROOMS.
THERE WILL BE A TOTAL OF 6 PARKING SPACES.

ALL UNITS WILL BE ACCESSED AT GROUND LEVEL FROM VERDUN DR.

LEGAL DESCRIPTION

FOLIO: 02-3210-011-0990
ISLE OF NORMANDY PLAT BOOK 40 AT PAGE 33
LOT 13 BLK 43
LOT SIZE 50.000 X 113
OR 18813-2953 08 1999 4
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

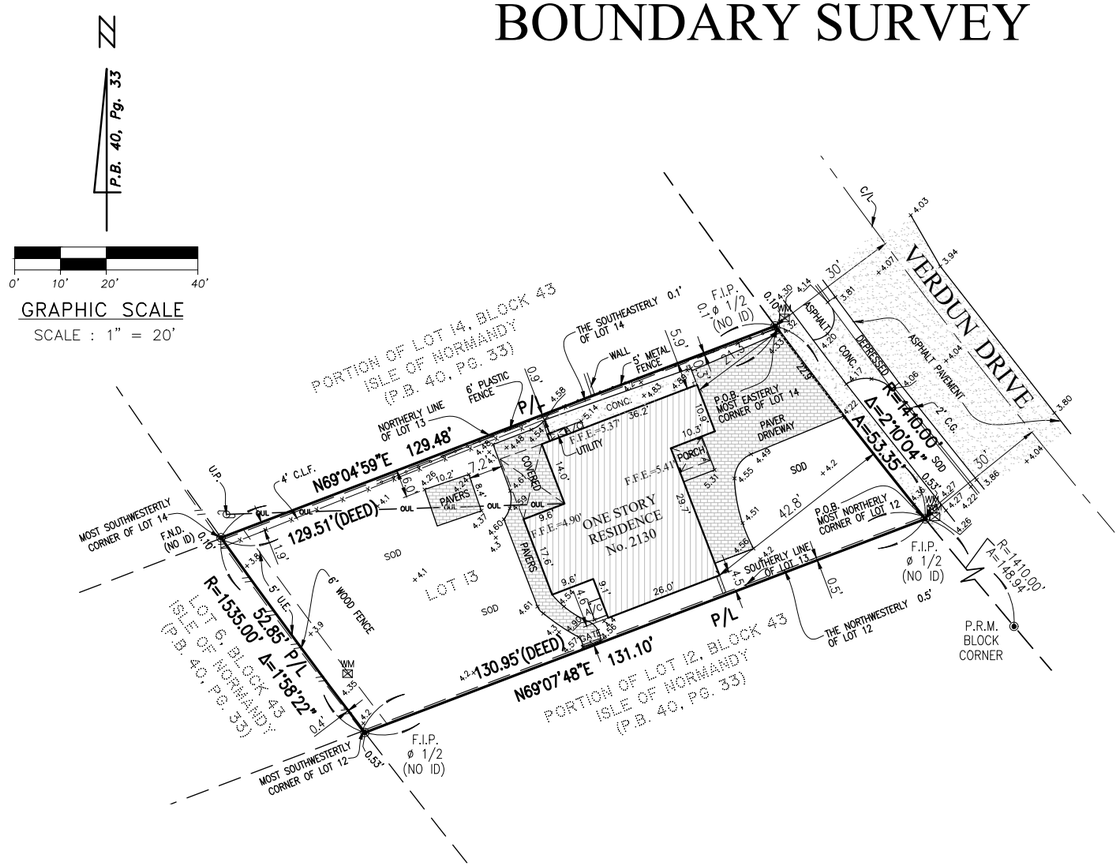
ZONING: RM-1

LOT SIZE: 6,636 S.F. / TOTAL AREA OF BLDG: XXX S.F.

ZONING INFORMATION

ZONING	RM-1	
No. OF UNITS	6	
LOT AREA	6,636 SQFT.	
F.A.R.	1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA	8,295 SQFT.	8,283 SQFT.
No. OF STORIES	5 STORIES MAX.	4 STORIES
BUILDING HEIGHT	50'-0"	42'-0"
SET BACKS	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
SIDE (NORTH)	7'-6"	7'-6"
SIDE (SOUTH)	7'-6"	7'-6" / 9'-2"
REAR	10% OR 13'	10' (VARIANCE)
PARKING	REQUIRED	PROVIDED
	-	6 SPACES

BOUNDARY SURVEY



ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
U.E.	Utility Easement
V.G.	Valley Gutter
W.F.	Wood Fence
(TYP.)	Typical
(R)	Recorded
(C)	Calculated

LEGEND

Ø	Diameter		Parking Meter
	Back Flow Preventer		Unknown Manhole
CLP	Concrete Light Pole		Sewer Valve
MLP	Metal Light Pole		Mail Box
	Guy Wire	+10.00	Spot Elevation
	Utility Power Pole		Temporary Benchmark
	Fire Hydrant	1.5'-15'-10'	Diameter-Height-Spread
WM	Water Meter		Right-of-Way Lines
E	Electric Box		Property Corner
T	Telephone Box		Traffic Sign
	Sewer Manhole		Catch Basin
--OUL--	Overhead Utility Lines		Drainage Manhole
LP	Light Pole		Wood Fence
GV	Gas Valve		Iron Fence
WV	Water Valve	ICV	Irrigation Control Valve
	Water Manhole		C.B.S. Wall
	Telephone Manhole		Clean Out
MW	Monitoring Well	GP	Guard Pole
	Chain Link Fence		Water Pump
	Air Conditioning		

SURVEYOR'S NOTES:

1. Field Survey was completed on: March 3rd, 2022.

2. LEGAL DESCRIPTION:

All of Lot 13 in Block 43 of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, according to the plat thereof, recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida;

and
The Northwesterly 0.5 of a foot of Lot 12 in Block 43, of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, according to the plat thereof, as recorded in Plat Book 40 at Page 33, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the most Northerly corner of Lot 12, Block 43, of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, as aforesaid, thence Southeasterly along the Northeasterly Boundary of said Lot, of a distance of 0.53 of a foot to a point; thence in a Southwesterly direction along a line parallel to and 0.5 feet Southeasterly from, measured at right angles to the Northwesterly Boundary line of said Lot 12, for a distance of 131.10 feet to a point on the Southwesterly Boundary line of said Lot 12; thence Northwesterly along the Northwesterly Boundary line of said Lot 12 a distance of 0.53 feet to the most Northwesterly corner of said Lot 12; thence Northeasterly along the Southerly line of Lot 13, a distance of 130.95 feet to the Point of Beginning,

And

The Southeasterly 0.10 of a foot of Lot 14, in Block 43 of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, according to the plat thereof, as recorded in Plat Book 40, at Page 33, of the Public Records of Miami-Dade County, Florida, more particulary described as follows:

Begin at the most Easterly Corner of Lot 14, Block 43, of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, as aforesaid: thence Northwesterly along the Northeasterly boundary of said Lot 14 for a distance of 0.10 of a foot; thence in the Southwesterly direction along a line parallel to and 0.10 of a foot Northeasterly, measured at right angles to the Southeasterly boundary of said Lot 14 for a distance of 129.48 feet to a point on the Southwesterly Boundary of said Lot 14; thence Southeasterly along the Southwesterly Boundary of said Lot 14 for a distance of 0.10 of a foot to the most Southerly Corner of said Lot 14, thence Northeasterly along Southeasterly boundary of said Lot 14 for a distance of 129.51 feet to the most Easterly corner of said Lot 14 and the Point of Beginning.

Containing 6,636 Square feet or 0.15 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N69°07'48"E along the Southerly line of the Subject Property, as per Plat Book 40, Page 33 of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.= 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0307, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from National Geodetic Vertical Datum 1929.

Benchmarks used:
Miami Dade County Benchmark A-24
Elev.=6.00'
Location: Bay Drive West & 79th Street Causeway

Miami Dade County Benchmark DOT BM
Elev.=15.56'
Location: 79th Street Causeway & Treasure Island/Normandy Isle-Bridge.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.
This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

Oria J Suarez
Digitally signed by Oria J Suarez
Date: 2022.03.23 12:30:42 -04'00'

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ORIA JANNET SUAREZ, P.S.M. for the firm
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
STATE OF FLORIDA

ORIA JANNET SUAREZ
LICENSE NUMBER
No. 6781
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

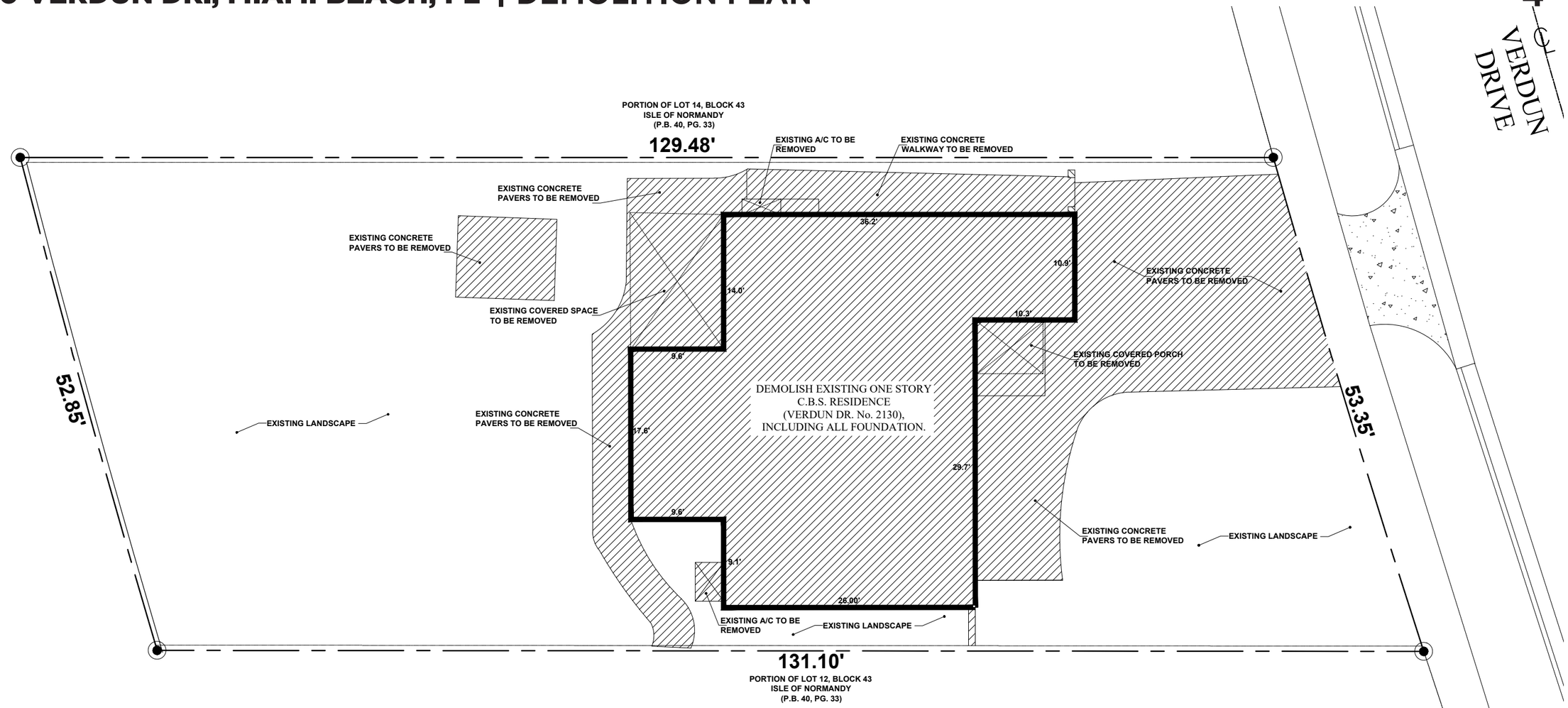
BOUNDARY SURVEY
of
2130 VERDUN DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33141
for
DANIEL DOMINGUEZ

REVISIONS	BY

Project:	22-0049
Job:	22-0049
Date:	03-03-2022
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE

SHEET 1 OF 1

2130 VERDUN DR., MIAMI BEACH, FL | DEMOLITION PLAN



4 DEMOLITION PLAN

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

DEMOLITION GENERAL NOTES:

1–CONTRACTOR IS TO COORDINATE & PHASE THE REMOVAL OF AREAS, WALKWAY SLABS, LANDSCAPE, AND OTHERS WHICH AFFECT THE ACCESS TO THE PROPERTY.

2. CONTRACTOR SHALL VERIFY WITH ALL UTILITIES, COMPANIES (GAS, ELECT, PHONE, WATER ETC.) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEDING WITH ANY EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.

3. DEMOLITION CONTRACTOR SHALL COMPLY WITH THE WITH FBC 2020 AND ALL APLICABLE LOCAL, STATE & FEDERAL REGULATIONS.

4. COORDINATE ALL DEMOLITION W/NEW CONSTRUCTION PLANS FOR PHASING PURPOSES

5. PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.

6. THE GENERAL CONTRACTOR SHALL PROVIDE AL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC WORK, ETC. REQUIRED FOR COMPLETE AND OPERATIONAL AS SHOWN AND OR INDICATED ON THESE DRAWINGS.

7. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSABILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING WITH WORK.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY THE SUBCONTRACTORS OF THE VARIOUS TRADES.

9. ALL WORK TO BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND DADE COUNTY ORDINANCES.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL APPLICABLE PERMITS, LICENSES, AND PAY ALL NECESARY FEES IN PERFORMING THIS CONTRACT.

11. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AT THE TIME OF BIDDING.

GRAPHIC LEGEND

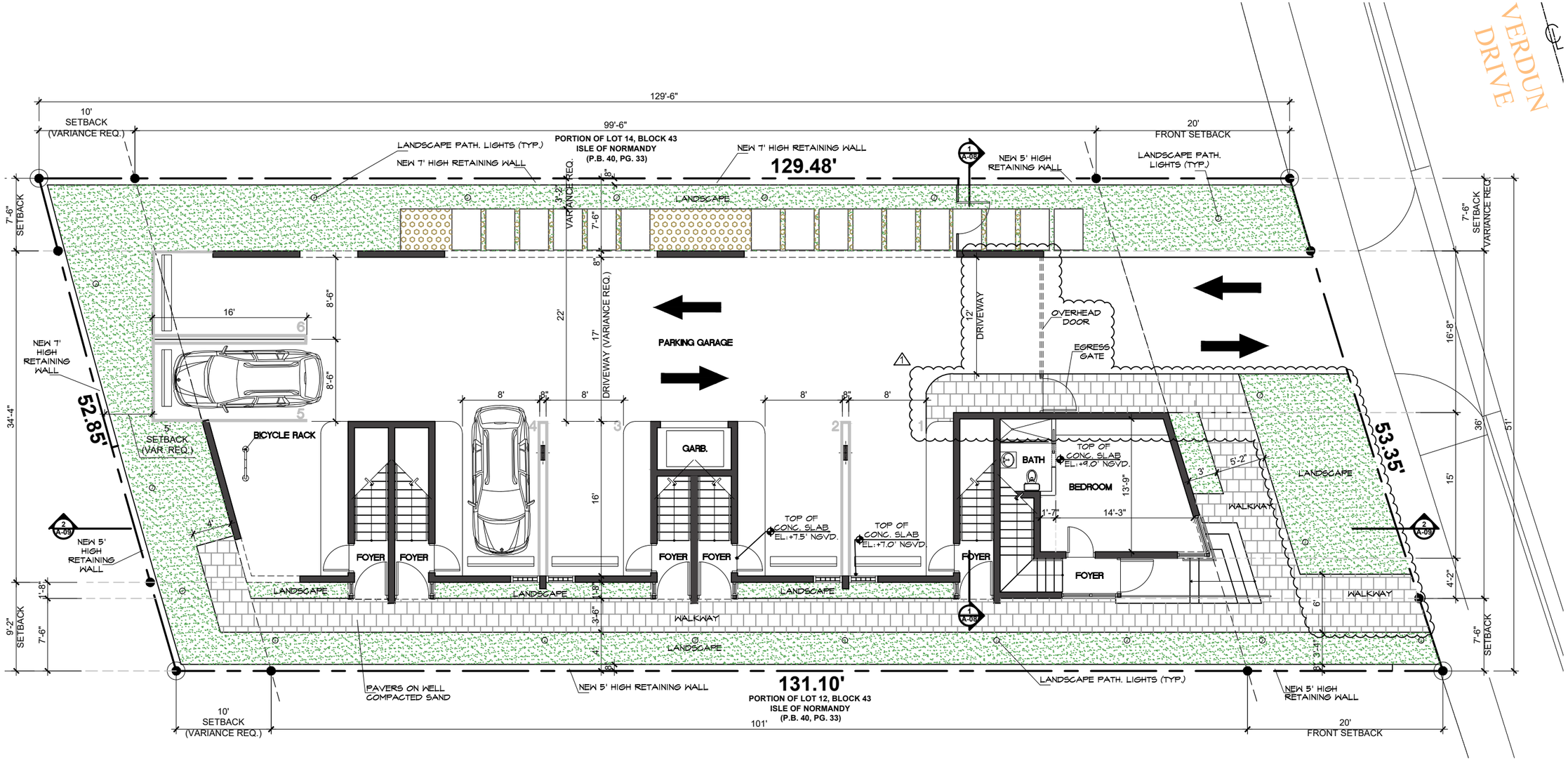
STRUCTURES WITHIN HATCH ARE TO BE DEMOLISHED AND REMOVED.

07 27 2022

07 27 2022

07 27 2022

07 27 2022

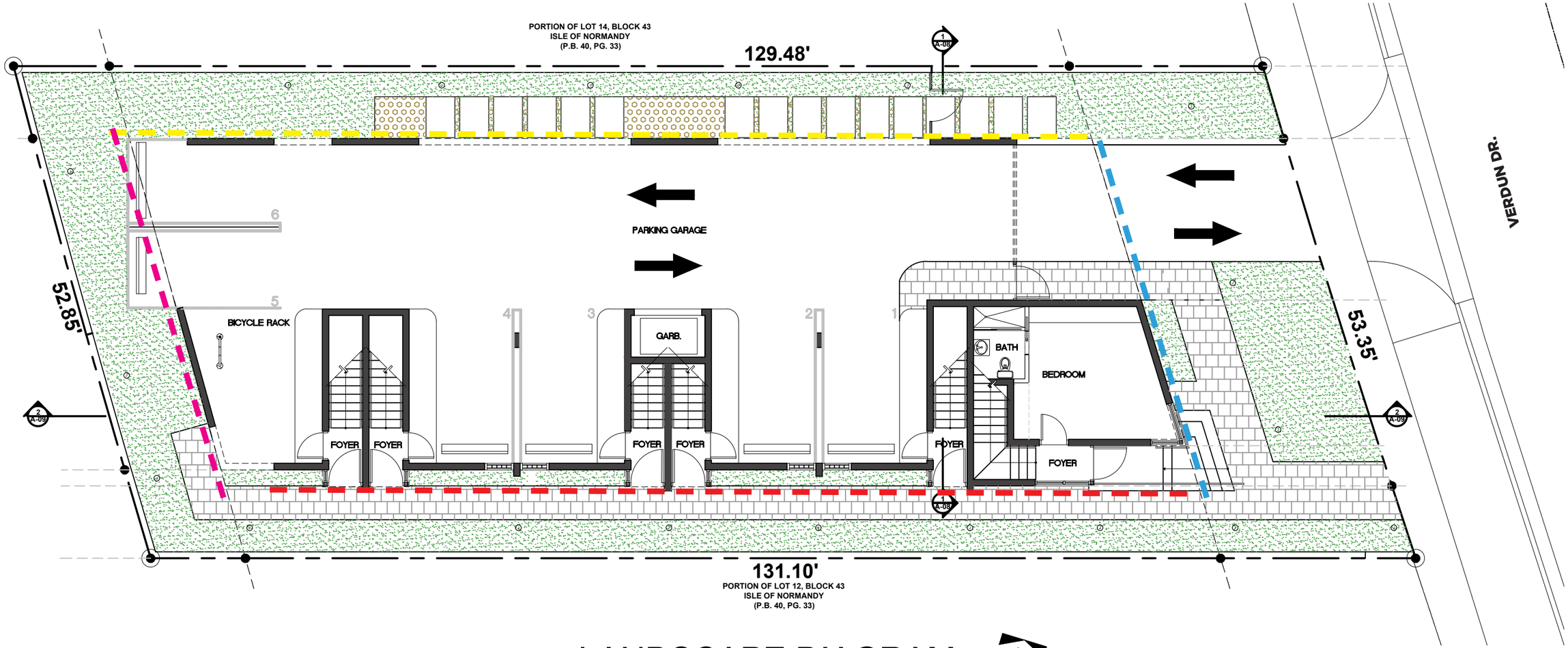


1 SITE PLAN

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

REVISION 1

1. DRIVEWAY ENTRANCE & CURB CUT HAS BEEN REDUCED TO 12'.
1. ACCESS WALKWAY HAS BEEN REDUCED TO 6'.



LANDSCAPE DIAGRAM

REVISION 1

1 DRIVEWAY ENTRANCE & CURB CUT HAS BEEN REDUCED TO 12'.

1 ACCESS WALKWAY HAS BEEN REDUCED TO 6'.

REQUIRED SETBACK

- **20' MIN. - FRONT**
- **7' 6" MIN. - SIDE**
- **7' 6" MIN. - SIDE**
- **10' MIN. - REAR (VARIANCE REQUIRED)**

HARDSCAPED AREAS

ALL NATURALLY LANDSCAPE AREAS

TOTAL HARDSCAPED AREA: 930 SQ.FT.

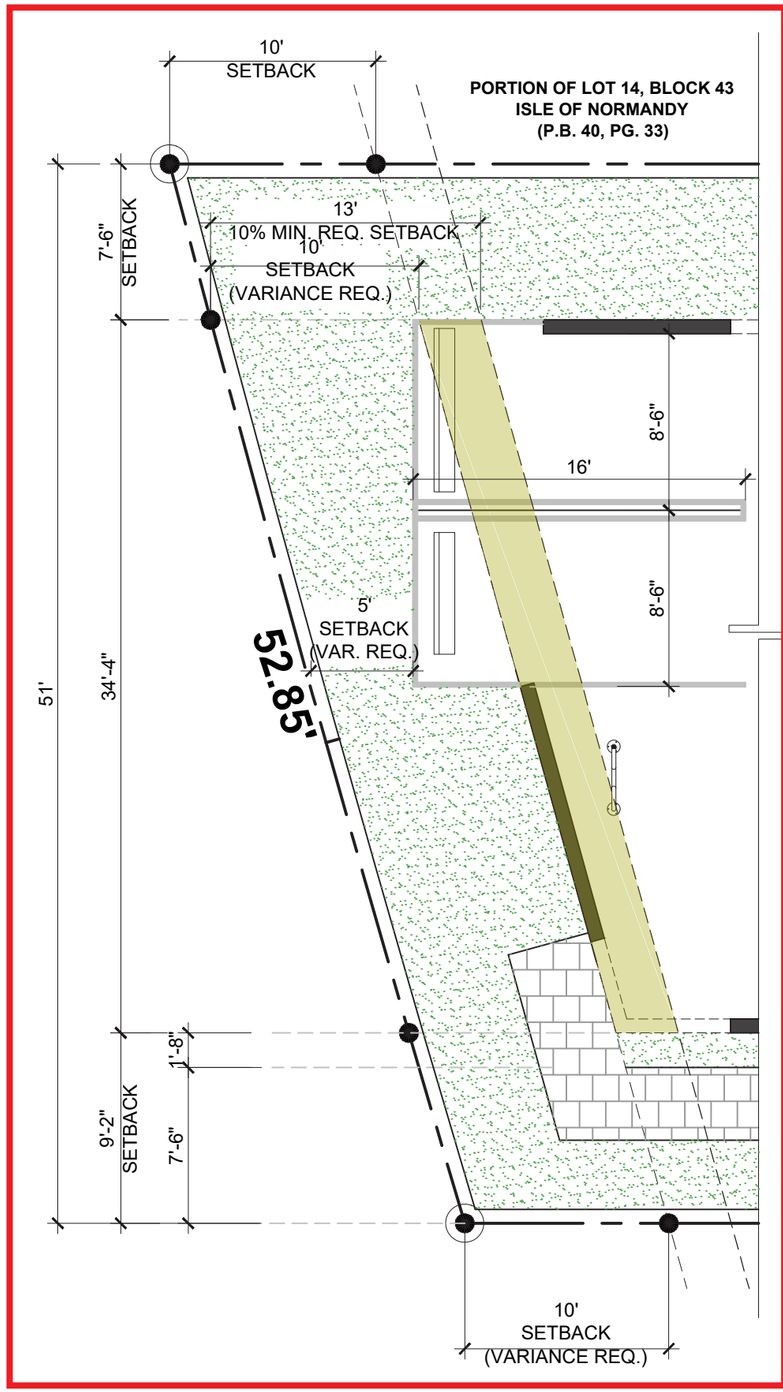
TOTAL LANDSCAPED AREA: 2,151 SQ.FT.

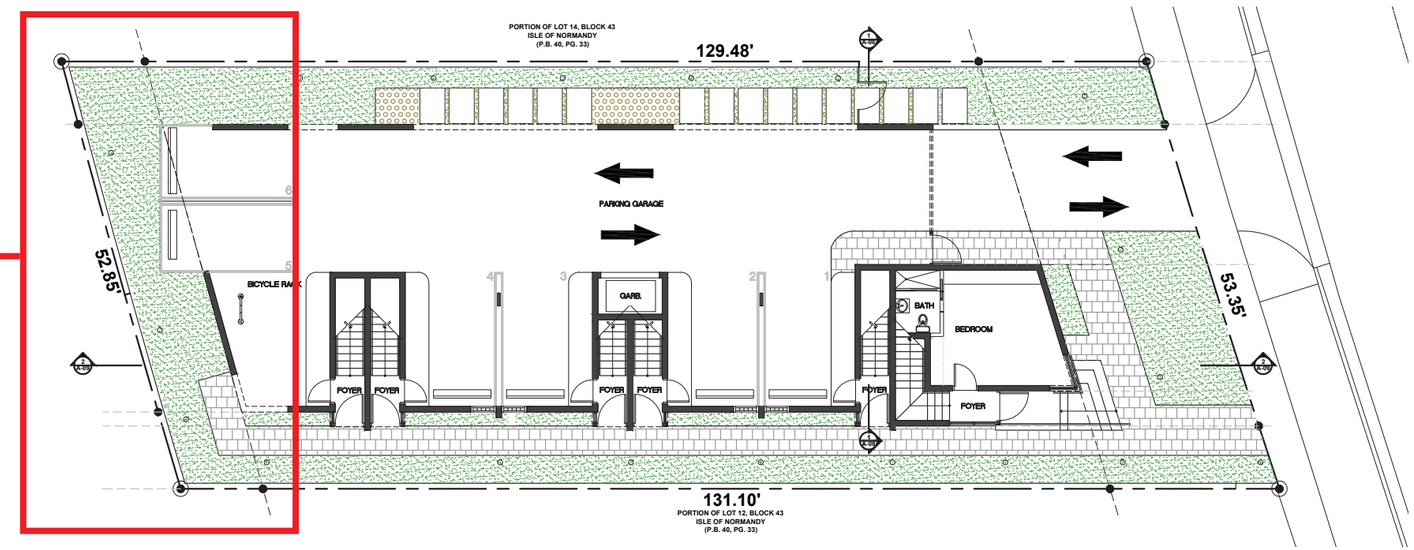
TOTAL LOT AREA: 8,283 SQFT.

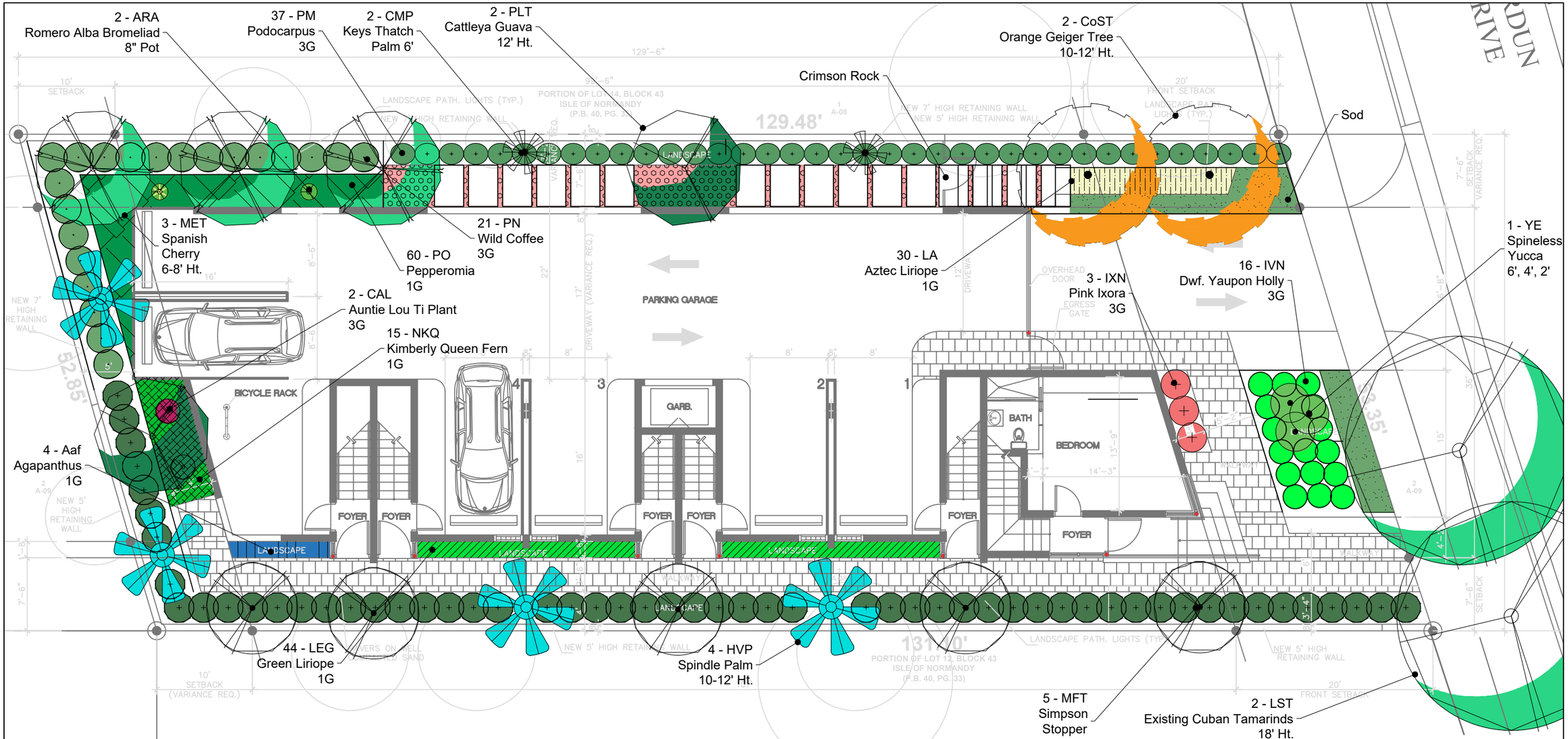
-HARDSCAPED AREA PROVIDED:930 SQFT. (14%)
-LANDSCAPED AREA PROVIDED:2,151 SQFT. (32%)

1

2130 VERDUN DR., MIAMI BEACH, FL | REAR SETBACK DIAGRAM







LANDSCAPE PLAN

SCALE: 1" = 10'

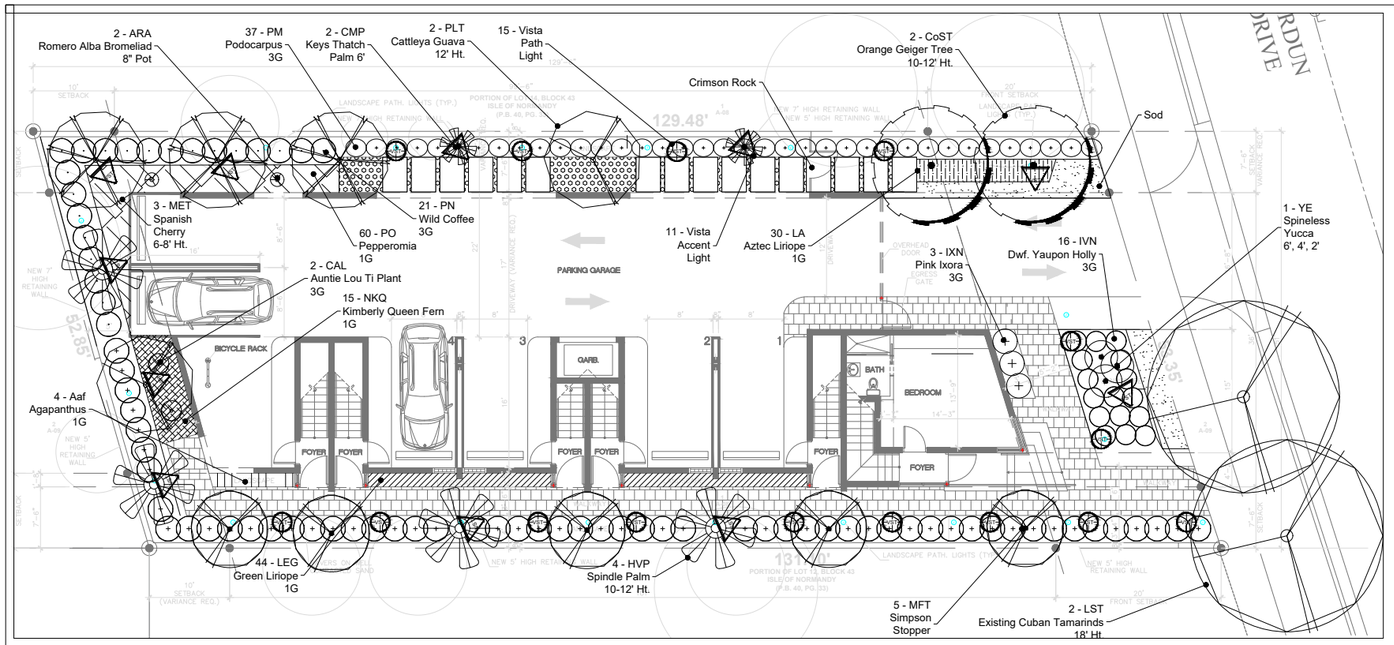
N

2130 VERDUN

MIAMI BEACH, FLORIDA

Reitzel Design Group
LANDSCAPE ARCHITECTURE
Land & Environmental Planning
PO Box 823642; South Florida, Florida 33082
305/318-5633 - 954/628-2096

2130 VERDUN DR., MIAMI BEACH, FL | LANDSCAPE / LIGHTING PLAN



LANDSCAPE PLAN
SCALE: 1" = 8'

N

CITY OF MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-1 Lot Area .15 Acres 6636

		REQUIRED/ ALLOWED	PROVIDED
	OPEN SPACE		
A.	Square feet of required Open Space as indicated on site plan: Lot Area = 6636 s.f.x 30 % = 1991 s.f.	1991	2865
B.	Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 0 x 10 s.f. parking space =	0	0
C.	Total square feet of landscaped open space required: A+B=	1991	
	LAWN AREA CALCULATION		
A.	Square feet of landscaped open space required	1991	
B.	Maximum lawn area (sod) permitted= 30 % x 1991 s.f.	597	115
	TREES		
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x .15 net lot acres - number of existing trees=	5	6
B.	% Natives required: Number of trees provided x 30% =	2	4
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	3	6
D.	Street Trees (maximum average spacing of 20' o.c.) 53.35 linear feet along street divided by 20'=	3	3
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 53.35 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=	96	138
B.	% Native shrubs required: Number of shrubs provided x 50%=	42	94
	LARGE SHRUBS OR SMALL TREES		
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	10	10
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	5	5

Miami Beach Landscape Plant List

LKEY	NEW	EXISTING	BOTANICAL	COMMON	HEIGHT	CANOPY	CALIPER	MATURE-HT	MATURE-CAN	NATIVE(Y)	NATIVE(N)	QUANTITY	CONTAINER	DROUGHT-TOL
TREES AND PALMS														
CoST	X		Cordia sebastiana	Orange Geiger	10-12'		2 1/2"	25'		X		2	30 Gallon	High
HVP	X		Hyophorbe verschaffeltii	Spindle Palm	10-12'			20'			X	4	Field Grown	High
LST		X	Lysiloma latisi	Wild Tamarind	30-32'	33-36'	12-14"	30'	25'	X		2		High
PLT	X		Psidium littorale	Cattley Guava	10-12'		0'-2 1/2"	25'			X	2	45 Gallon	Hight
LARGE SHRUBS OR SMALL TREES														
CMP	X		Coccothrinax morissi	Keys Thatch Palm	6'					X		2		High
MET	X		Mimusops elengi	Spanish Cherry	6-8'			30'			X	3	45 Gallon	Medium
MFT	X		Myrchianthes fragrans	Simpson Stopper	6'					X		5		High
YE	X		Yucca elephantepis	Spineless Yucca	6', 4', 2'						X	1	Field Grown	High

MiamiBeach Landscape Plant List

LKEY	NEW	EXISTING	BOTANICAL	COMMON	HEIGHT	CANOPY	NATIVE(Y)	NATIVE(N)	QUANTITY	CONTAINER	DROUGHT-TOL
Aaf	X		Agapanthus africanus	Agapanthus	Full			X	1	1 Gallon	Medium
ARA	X		Aechmea 'Romero Alba'	Romero Alba Bromeliad	20"x20"			X	2	8" Pot	High
CAL	X		Cordyline 'Auntie Lou'	Auntie Lou Ti Plant	2-3'			X	2	3 Gallon	Medium
CI	X		Chrysobalanus icaco	Cocoplum	24"X20"		X		56	3 Gallon	Medium
IVN	X		Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12"x12"		X		16	3 Gallon	High
IXN	X		Ixora 'Nora Grant'	Pink Ixora	24", Full			X	3	3 Gallon	Medium
LA	X		Liriope 'Aztec'	Variegated Liriope	Full			X	30	1 Gallon	High
NKQ	X		Nephrolepis 'Kimberly Queen'	Kimberly Queen Swordfern	Full			X	15	1 Gallon	Low
PMP	X		Podocarpus macrophyllus 'Maki'	Yew Podocarpus	36"x22"			X	37	7 Gallon	Medium
PN	X		Psychotria nervosa	Wild Coffee	24"		X		21	3 Gallon	Medium
PO	X		Pepperomia obtusifolia	Pepperomia	Full			X	60	1 Gallon	Medium
Sod	X		Zoysia 'Empire'	Empire Zoysia Sod	SF			X	115	Sod	
WPR	X			Crimson Rock						CY	

LANDSCAPE LIGHTING

KEY	QTY	MANUF	MODEL	BODY	VOLTAGE	WATTAGE	ALTERNATE
VST	11	VISTA	2216	Die Cast Copper Free Aluminum	120	50	KIM C735
VST	15	VISTA	1209	Die Cast Copper Free Aluminum	120	50	KIM KLV180

REVISED	DATE

Note
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CLIENT
NEW VERDUN CONDOMINIUM
2130 VERDUN DRIVE, MIAMI BEACH, FL

PRELIMINARY LANDSCAPE PLAN

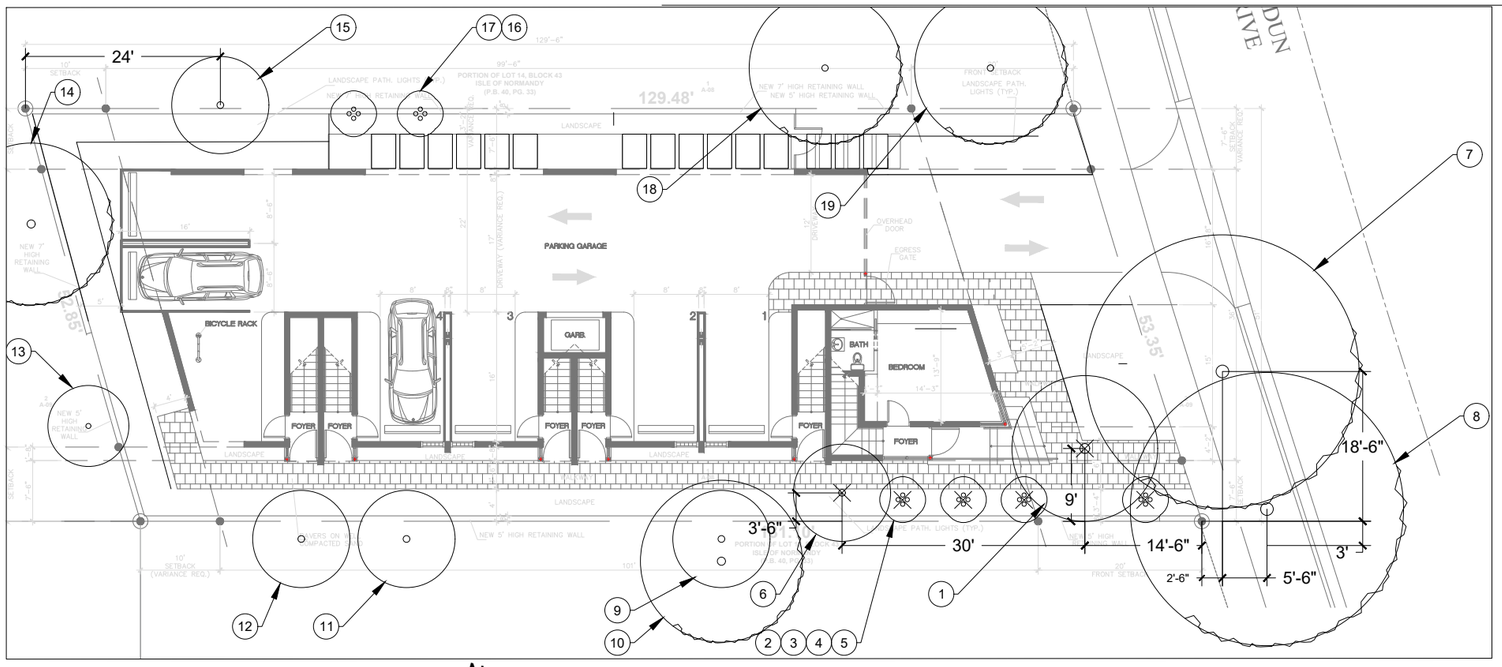
Neitzel Design Group
LANDSCAPE ARCHITECTURE
Land Environmental Planning
PO Box 823642; South Florida, Florida 33082
305/318-5653 - 9545/25-2096

Scott F. Neitzel
Digitally signed by Scott F. Neitzel
Date: 2022.08.08 11:07:41 -04'00'

GUSTAVO J. RAMOS
8935 NW 35th. LN # 204, DORAL, FL 33172
ARCHITECTURE / PLANNING / INTERIORS
PHONE 305 599 1847

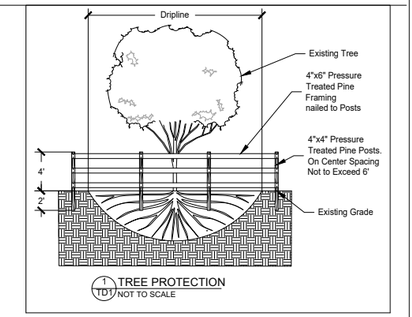
DATE 8/8/22
PROJECT # GJR-22-04
DRAWN SFN
DRAWING # L.01
SHEET OF 1 1

2130 VERDUN DR., MIAMI BEACH, FL | TREE DISPOSITION PLAN



TREE DISPOSITION PLAN
SCALE: 1" = 8'

N



1 TD1 TREE PROTECTION
NOT TO SCALE

TREE DISPOSITION LEGEND

EKEY	BOTANICAL	COMMON	HEIGHT IN FEET	CANOPY IN FEET	DBH IN IN	CONDITION	FORM	NATIVE/EXOTIC/INVASIVE	REMOVE/RELOCATE/PROTECT	REASONFORREMOVAL
1	Cocos nucifera	Coconut Palm	36	24	7.5	Good	Good	Exotic	Remove	New Construction
2	Dypsis lutescens	Areca Palm	16	14	Multi	Fair	Fair	Exotic	Remove	New Construction / Condition
3	Dypsis lutescens	Areca Palm	16	14	Multi	Fair	Fair	Exotic	Remove	New Construction / Condition
4	Dypsis lutescens	Areca Palm	16	14	Multi	Fair	Fair	Exotic	Remove	New Construction / Condition
5	Dypsis lutescens	Areca Palm	16	14	Multi	Fair	Fair	Exotic	Remove	New Construction / Condition
6	Sabal palmetto	Sabal Palm	25	18	14	Good	Good	Native	Remove	New Construction
7	Lysiloma latisiliqua	Wild Tamarind	30	33	12	Fair-Good	Fair	Native	Protect	N/A
8	Lysiloma latisiliqua	Wild Tamarind	32	36	14	Fair-Good	Fair-Good	Native	Protect	N/A

TREE AND PALMS NOT IN PROPERTY

EKEY	BOTANICAL	COMMON	HEIGHTINFEET	CANOPYINFEET	DBHININ	CONDITION	FORM	NATIVE/EXOTIC/INVASIVE	REMOVE/RELOCATE/PROTECT	REASONFORREMOVAL
9	Sabal palmetto	Sabal Palm	14	14	15	Poor	Poor	Native	N/A	N/A
10	Ficus aurea	Strangler Fig	35	50	36	Fair	Fair	Exotic	N/A	N/A
11	Sabal palmetto	Sabal Palm	25	18	14	Good	Good	Native	N/A	N/A
12	Sabal palmetto	Sabal Palm	25	18	14	Good	Good	Native	N/A	N/A
13	Veitchia merrillii	Christmas Palm	16	28	Multi	Fair	Fair	Exotic	N/A	N/A
14	Ficus benjamina	Weeping Fig	28	36		Fair	Fair	Exotic	N/A	N/A
15	Sabal palmetto	Sabal Palm	30	18	14	Good	Good	Native	N/A	N/A
16	Dypsis lutescens	Areca Palm	12	14	Multi	Fair	Fair	Exotic	N/A	N/A
17	Dypsis lutescens	Areca Palm	12	14	Multi	Fair	Fair	Exotic	N/A	N/A
18	Quercus virginiana	Live Oak	16	12	6	Fair	Fair	Native	N/A	N/A
19	Quercus virginiana	Live Oak	12	14	6	Fair	Fair	Native	N/A	N/A

REVISED	DATE

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CLIENT
NEW VERDUN CONDOMINIUM
2130 VERDUN DRIVE, MIAMI BEACH, FL

TREE DISPOSITION PLAN

Neitzel Design Group
LANDSCAPE ARCHITECTURE
Land & Environmental Planning
Florida 323642; South Florida 305/318-5633 - 954/628-2096

ARCHITECTURE / PLANNING
GUSTAVO J. RAMOS
8935 NW 35th, LN # 204, DORAL, FL 33172

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PROJECT # GJR-22-04
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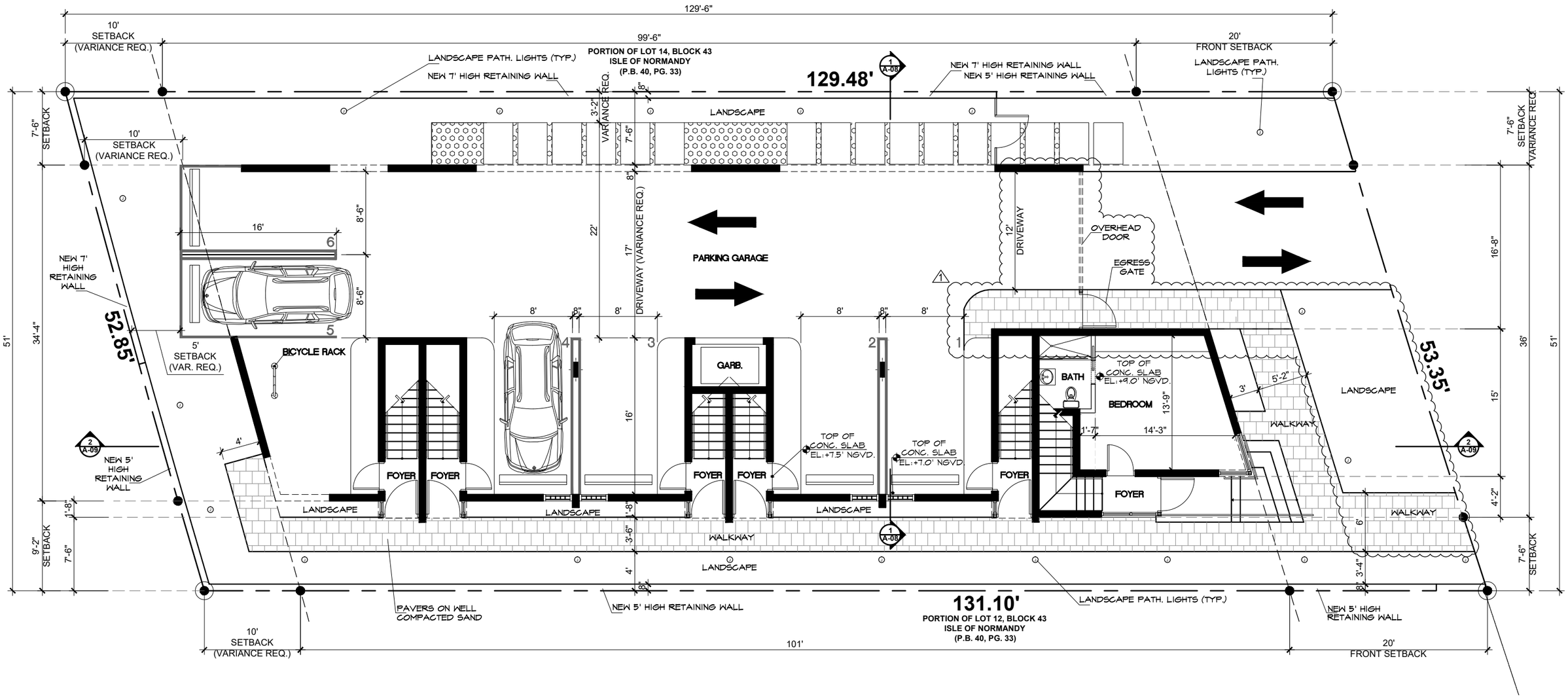
DRAWING # TD.01
SHEET OF 1 1

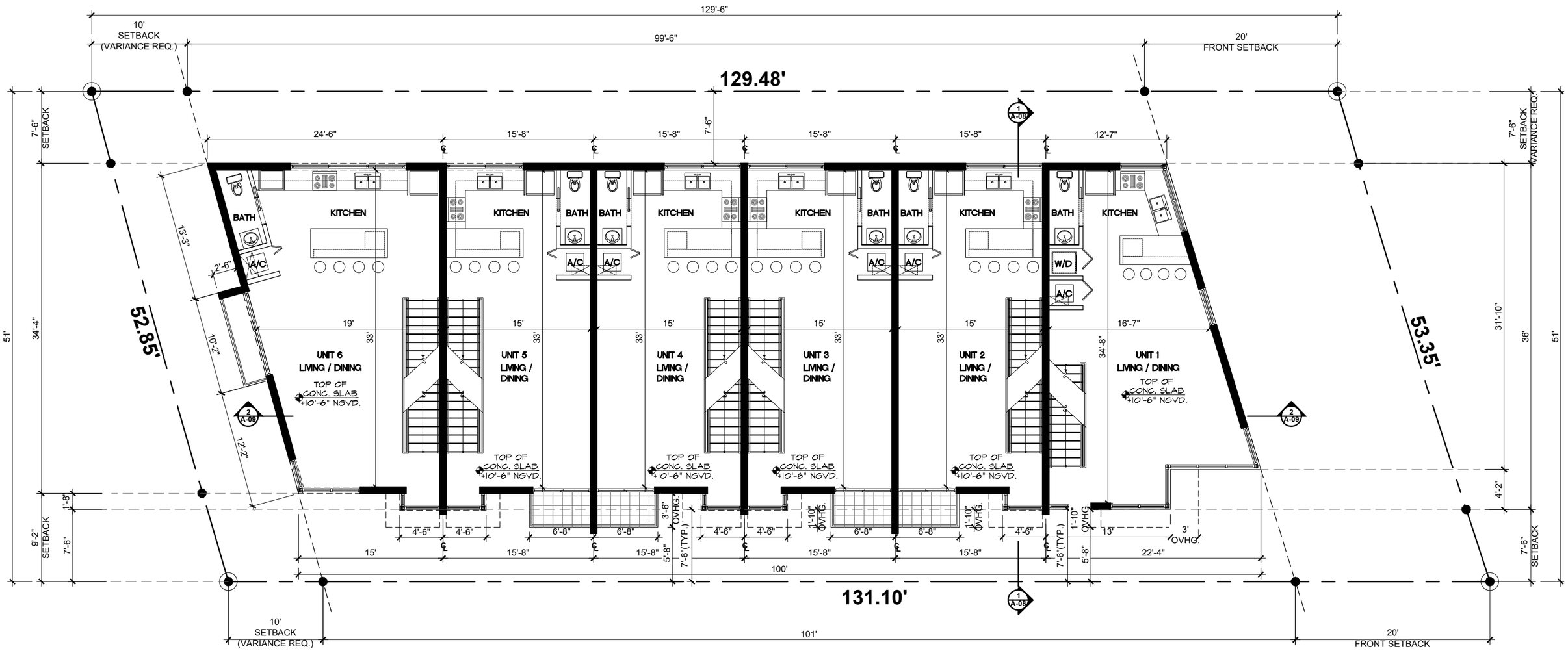


1.1 GROUND FLOOR PLAN

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

REVISION 1

1. DRIVEWAY ENTRANCE & CURB CUT HAS BEEN REDUCED TO 12'.
1. ACCESS WALKWAY HAS BEEN REDUCED TO 6'.



UNITS	AREA
UNIT 1	1,356 SQ. FT.
UNIT 2	1,300 SQ. FT.
UNIT 3	1,300 SQ. FT.
UNIT 4	1,300 SQ. FT.
UNIT 5	1,300 SQ. FT.
UNIT 6	1,727 SQ. FT.
TOTAL	8,283 SQ. FT.

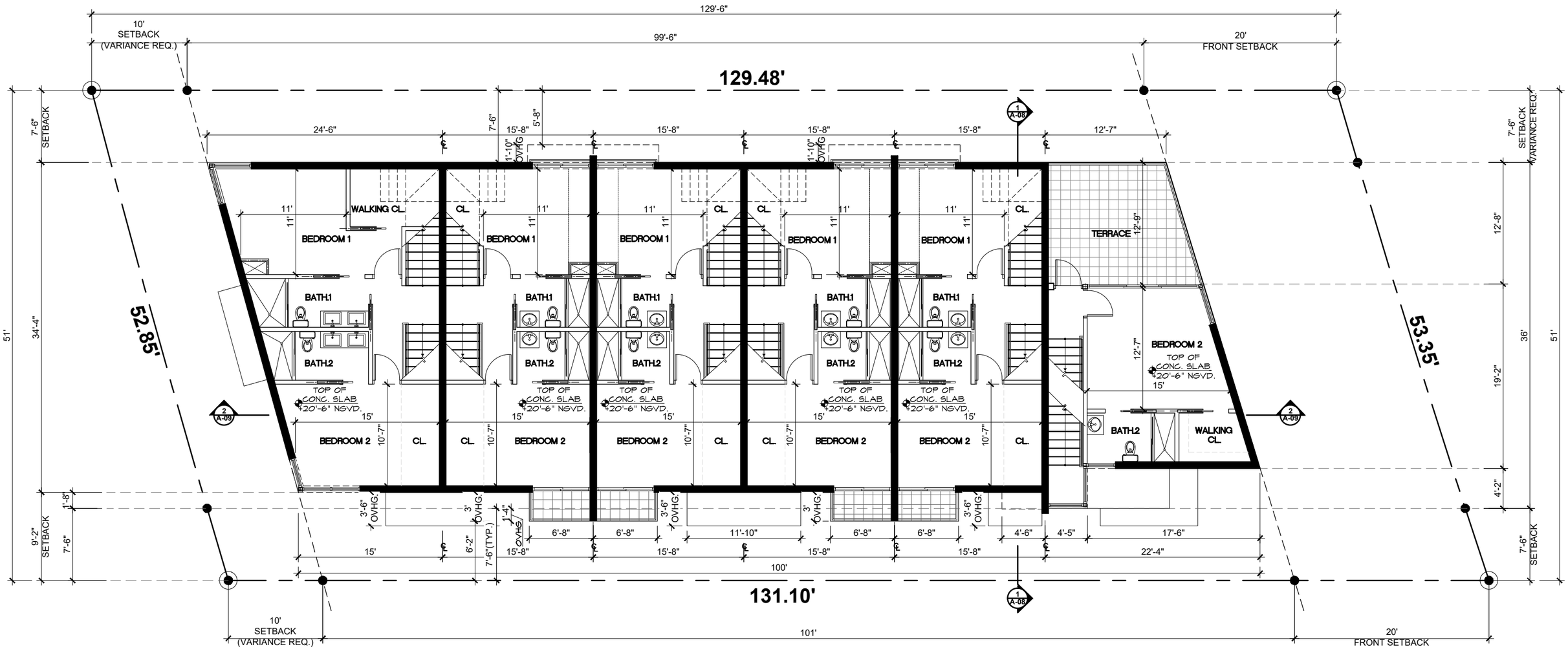
1

2 SECOND FLOOR PLAN

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

REVISION 1

1 UNITS SQUARED FOOTAGE TABLE HAS BEEN ADDED.



UNITS	AREA
UNIT 1	1,356 SQ. FT.
UNIT 2	1,300 SQ. FT.
UNIT 3	1,300 SQ. FT.
UNIT 4	1,300 SQ. FT.
UNIT 5	1,300 SQ. FT.
UNIT 6	1,727 SQ. FT.
TOTAL	8,283 SQ. FT.

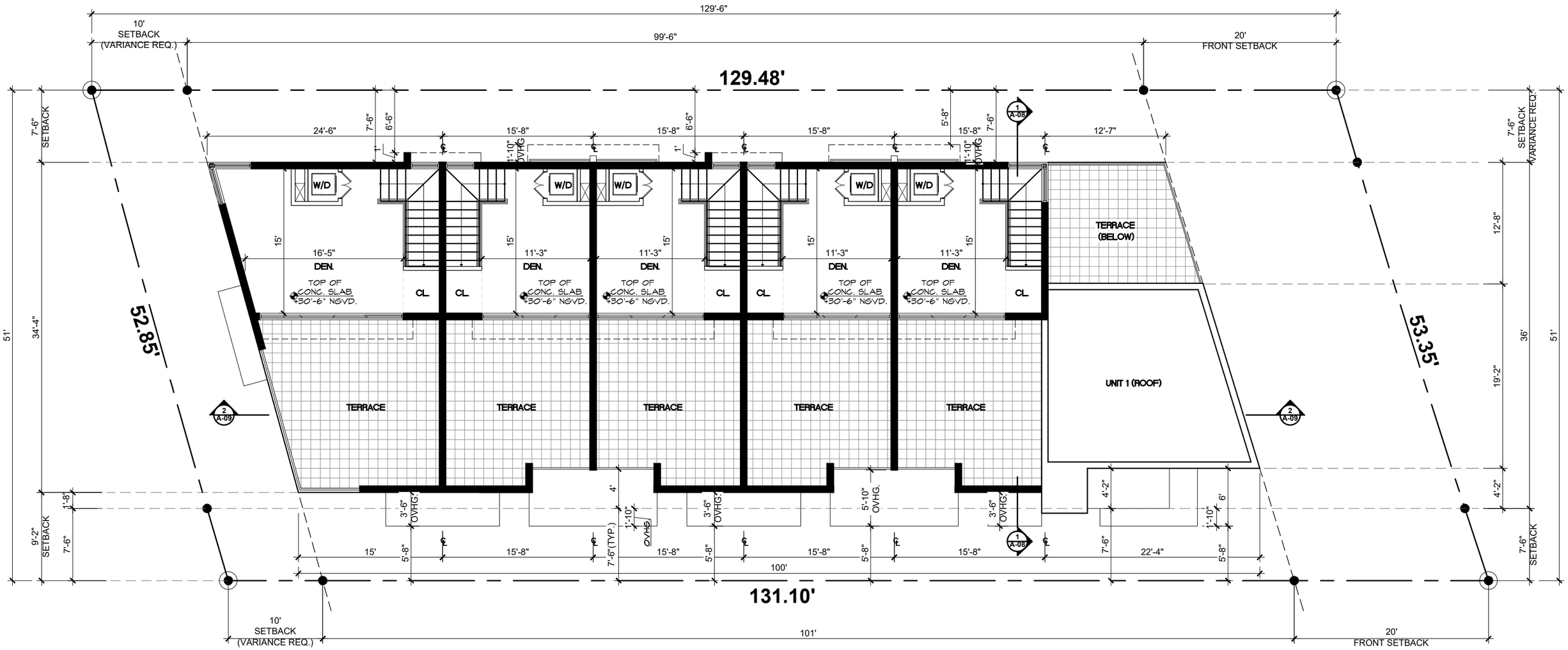
1

3 THIRD FLOOR PLAN

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

REVISION 1

1 UNITS SQUARED FOOTAGE TABLE HAS BEEN ADDED.



UNITS	AREA
UNIT 1	1,356 SQ. FT.
UNIT 2	1,300 SQ. FT.
UNIT 3	1,300 SQ. FT.
UNIT 4	1,300 SQ. FT.
UNIT 5	1,300 SQ. FT.
UNIT 6	1,727 SQ. FT.
TOTAL	8,283 SQ. FT.

1

4

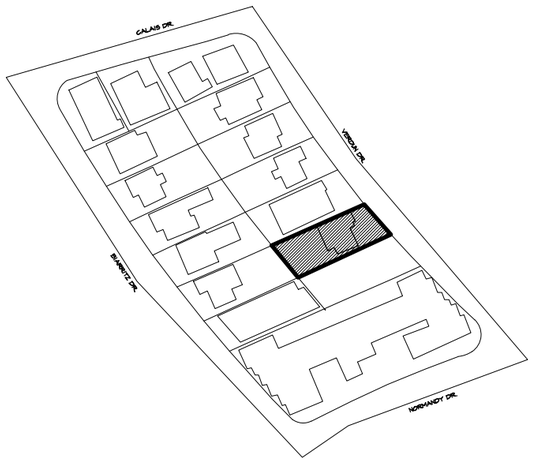
FOURTH FLOOR PLAN

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

REVISION 1

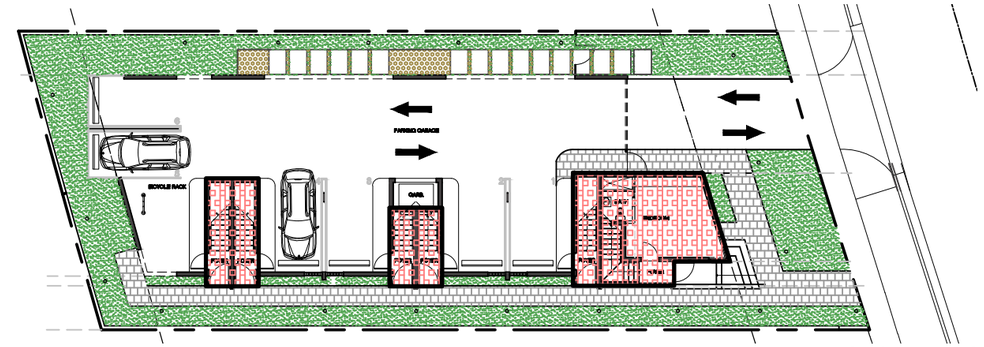
1 UNITS SQUARED FOOTAGE TABLE HAS BEEN ADDED.

F.A.R. DIAGRAMS

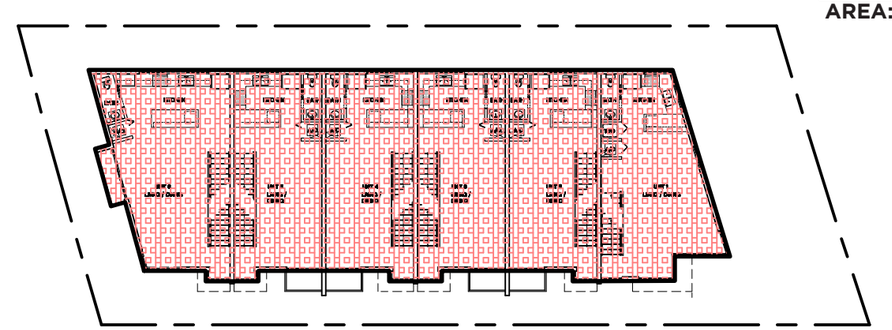


ZONING INFORMATION

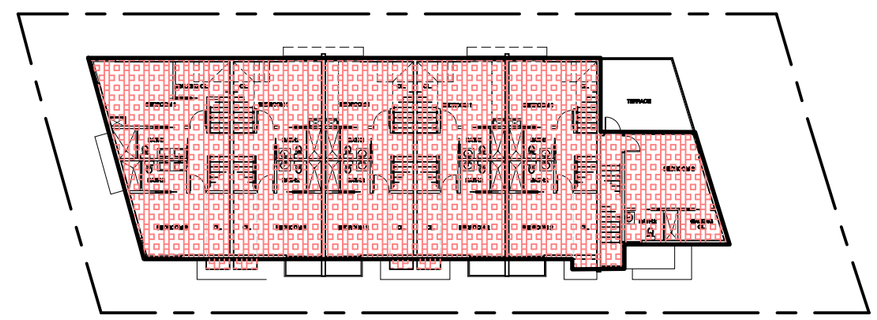
ZONING	RM-1	
No. OF UNITS	6	
LOT AREA	6,636 SQFT.	
F.A.R.	1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA	8,295 SQFT.	8,283 SQFT.
No. OF STORIES	5 STORIES MAX.	4 STORIES
BUILDING HEIGHT	50'-0"	42'-0"
SET BACKS	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
SIDE (NORTH)	7'-6"	7'-6"
SIDE (SOUTH)	7'-6"	7'-6" / 9'-2"
REAR	10% OR 13'	10' (VARIANCE)
PARKING	REQUIRED	PROVIDED
	-	6 SPACES



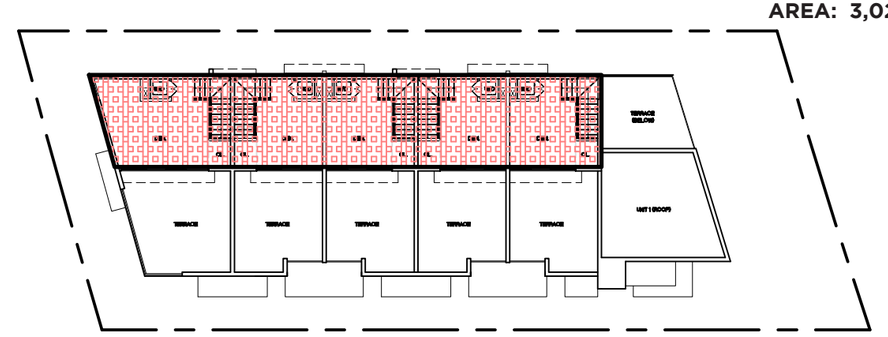
GROUND FLOOR
AREA: 677.05 SQFT.



SECOND FLOOR
AREA: 3,319.63 SQFT.



THIRD FLOOR
AREA: 3,025.2 SQFT.

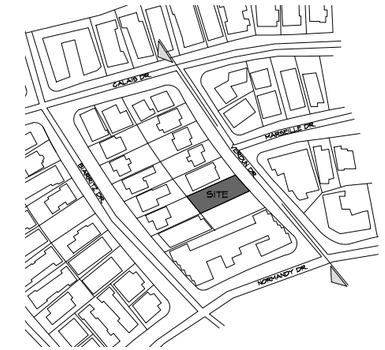


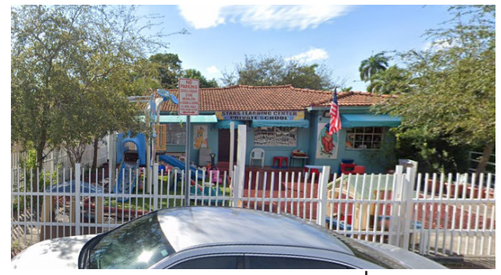
FOURTH FLOOR
AREA: 1,261.12 SQFT.

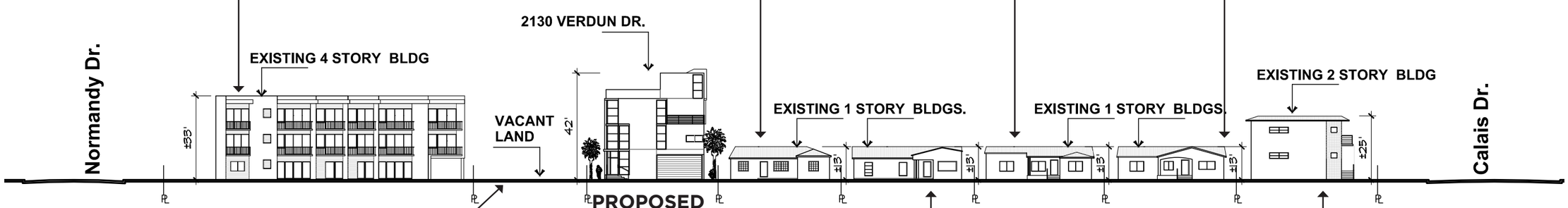
2130 VERDUN DR., MIAMI BEACH, FL | CONTEXTUAL ELEVATIONS

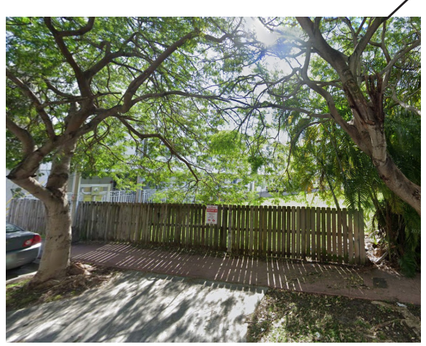
| NW ELEVATION

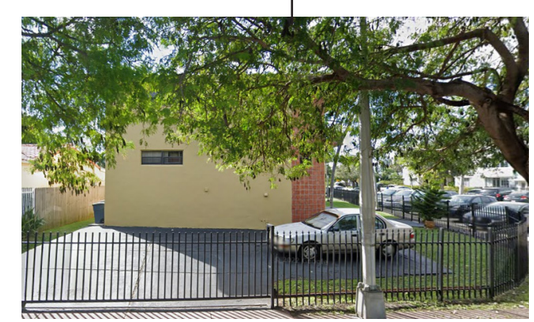
KEY MAP











| NW ELEVATION

KEY MAP

LOCATION MAP

LEGEND

- 1 STORY
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES

5 FT. - SIDE SETBACK
- EXISTING NEIGHBOORING PROPS.

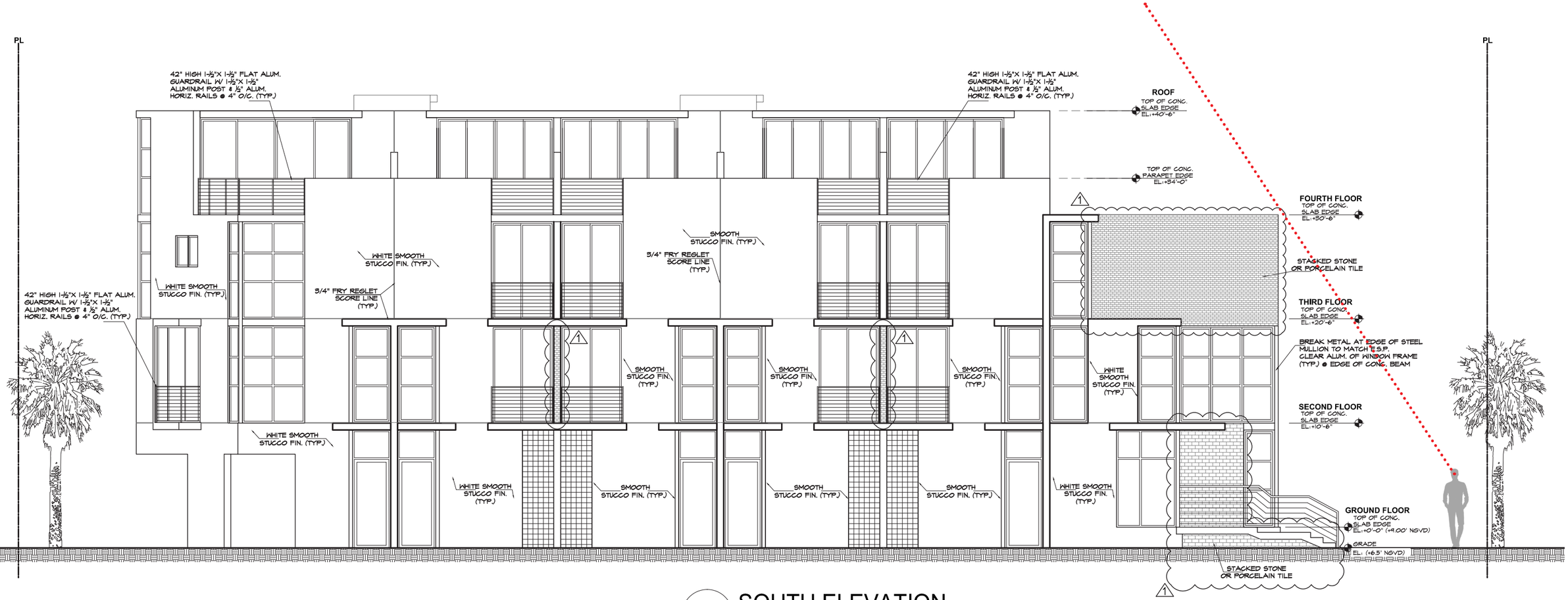
5 FT. - REAR SETBACK
- EXISTING NEIGHBOORING PROPS.

2 STORIES

3 STORIES

4 STORIES

5 STORIES



1 SOUTH ELEVATION

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

STACKED STONE PORCELAIN TILE

TILE INFORMATION	
MANUFACTURER	UNICOM STALKER
MATERIAL	PORCELAIN
SIZE	12" x 24" MURALES
FINISH	MATTE
COLOR VARIATION	V2 SLIGHT VARIATION
COLOUR NAME / COLOUR PALLET	PURE / SAND

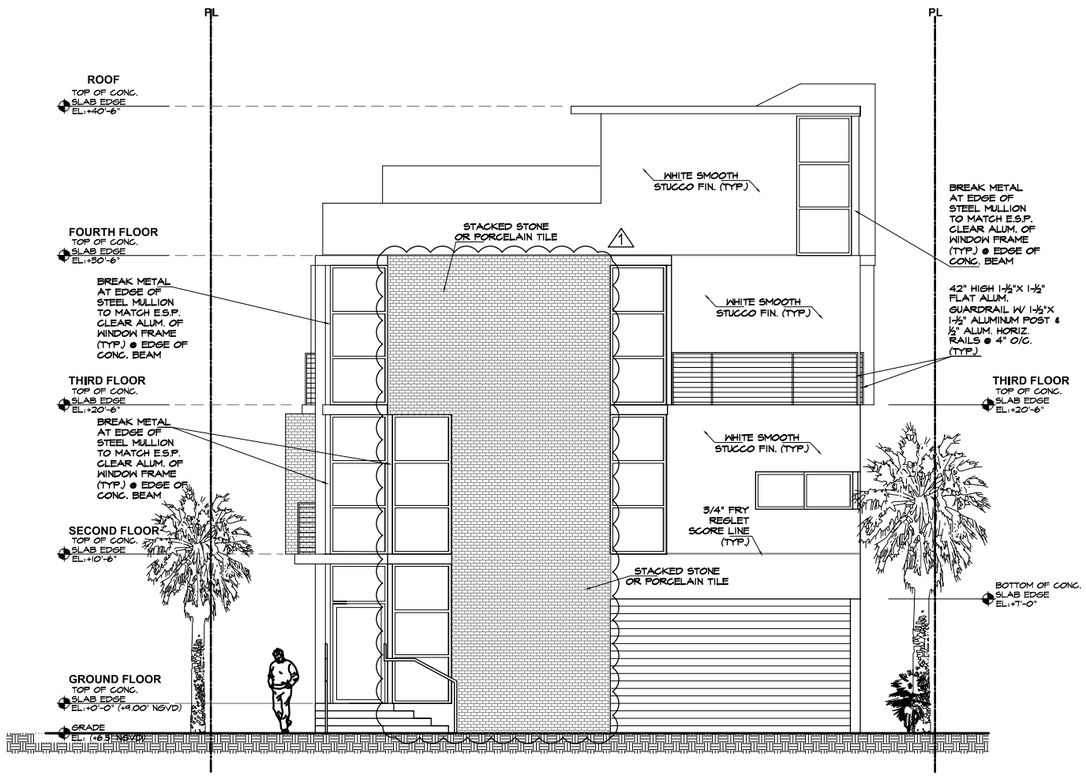
1

REVISION 1

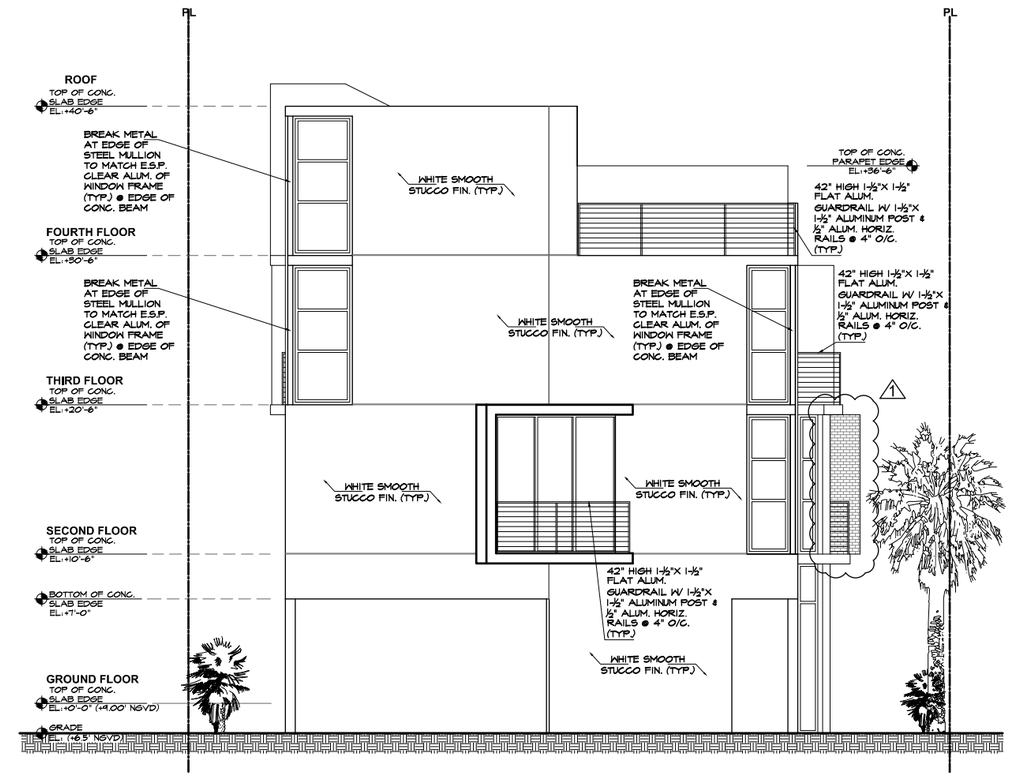
1 MOSAIC PATTERN HAS BEEN SHOWN ON ELEVATIONS & 3D IMAGES.

LEGEND

LINE OF SIGHT



2 EAST ELEVATION

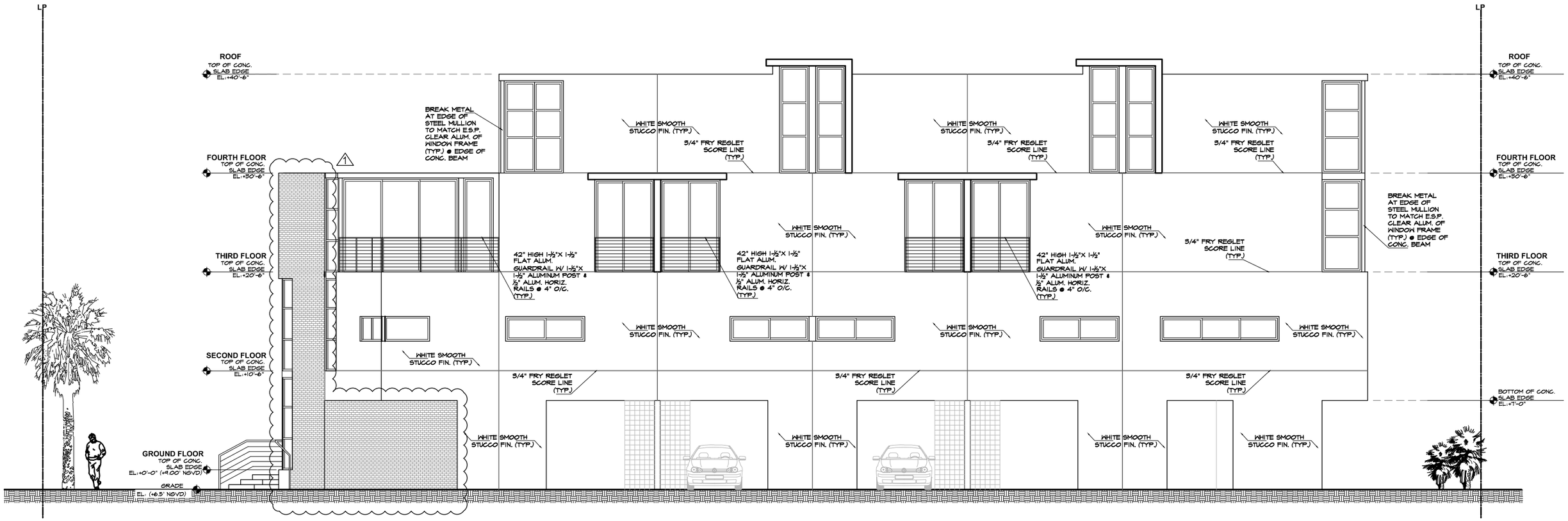


3 WEST ELEVATION

STACKED STONE PORCELAIN TILE

TILE INFORMATION	
MANUFACTURER	UNICOM STALKER
MATERIAL	PORCELAIN
SIZE	12" x 24" MURALES
FINISH	MATTE
COLOR VARIATION	V2 SLIGHT VARIATION
COLOUR NAME / COLOUR PALLET	PURE / SAND

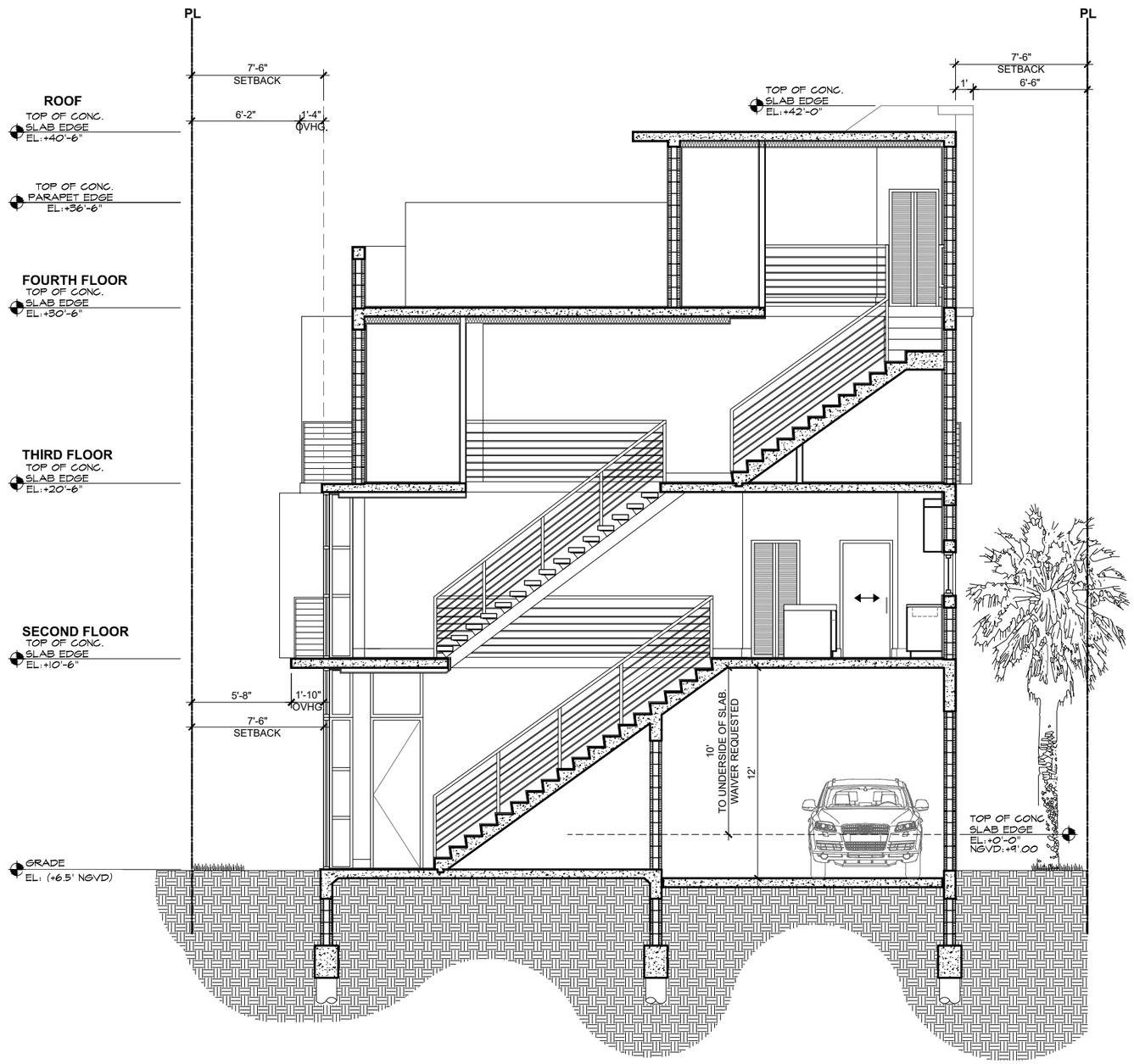
1



4 NORTH ELEVATION

STACKED STONE PORCELAIN TILE

TILE INFORMATION	
MANUFACTURER	UNICOM STALKER
MATERIAL	PORCELAIN
SIZE	12" x 24" MURALES
FINISH	MATTE
COLOR VARIATION	V2 SLIGHT VARIATION
COLOUR NAME / COLOUR PALLET	PURE / SAND



1 BUILDING SECTION 1

SCALE: $\frac{1}{8}$" = 1'-0"

2 BUILDING SECTION 2

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