

DRB PRE-APPLICATION MEETING: OCTOBER 10TH, 2022
DRB FIRST CSS SUBMITTAL: OCTOBER 17TH, 2022
FINAL DRB CSS AND PAPER SUBMITTAL: NOVEMBER 7TH, 2022
DESIGN REVIEW BOARD MEETING: JANUARY 3RD, 2023

NEW RESIDENCE - REQUEST FOR DESIGN REVIEW BOARD APPROVAL

DRB22-0892

FINAL SUBMITTAL

320 W DILIDO DR

MIAMI BEACH, FL 33140

PROPERTY OWNER

320 AQUA LLC
1680 MICHIGAN AVE STE 913
MIAMI BEACH FL 33139

ARCHITECT

DOMO ARCHITECTURE + DESIGN
420 LINCOLN RD, #506
MIAMI BEACH, FL
O:305-674-8031

WWW.DOMODESIGNSTUDIO.COM

LANDSCAPE ARCHITECT

TABORA + TABORA LANDSCAPE
6200 SW 80TH ST,
MIAMI BEACH, FL 33143
O: 305.528.4001

WWW.TABORALANDSCAPE.COM

SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, POOL, DRIVEWAY, AND LANDSCAPING.

WAIVER:
REQUESTING 2'-0" HEIGHT WAIVER TO PROVIDE USABLE SPACES AT UNDERSTORY LEVEL FOR RS-3 PROPERTY THROUGH DRB REVIEW AND APPROVAL



CS-0.0	COVER SHEET
EX-1.0	BUILDING CARD
EX-1.1	SURVEY - LOT 14
EX-1.3	TREE SURVEY
EX-2.0	LOCATION PLAN
EX-2.1	NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR
EX-2.2	NEIGHBORHOOD ANALYSIS - EXISTING INTERIOR
EX-2.3	NEIGHBORHOOD ANALYSIS - CONTEXT
EX-3.0	EXISTING GROUND FLOOR PLAN/
EX-3.1	EXISTING NORTH / SOUTH ELEVATION
EX-3.2	EXISTING EAST / WEST ELEVATION
A-0.0	ZONING DATA SHEET - LOT 14
A-0.1	DEMOLITION PLAN
A-1.0	PROPOSED BUILDING - SITE PLAN
A-1.1	PROPOSED BUILDING - UNDERSTORY
A-1.2	PROPOSED BUILDING - FIRST FLOOR PLAN
A-1.3	PROPOSED BUILDING - SECOND FLOOR PLAN
A-1.4	PROPOSED BUILDING - ROOF PLAN
A-2.0	ZONING DIAGRAM - LOT COVERAGE
A-2.1	ZONING DIAGRAM - LOT COVERAGE
A-2.2	ZONING DIAGRAM - UNIT SIZE UNDERSTORY
A-2.3	ZONING DIAGRAM - UNIT SIZE FIRST FLOOR
A-2.4	ZONING DIAGRAM - UNIT SIZE SECOND FLOOR
A-2.5	ZONING DIAGRAM - OPEN SPACE
A-2.6	ZONING DIAGRAM - AXONOMETRIC
A-3.0	ELEVATIONS - NORTH
A-3.1	ELEVATIONS - SOUTH
A-3.2	ELEVATIONS - EAST
A-3.3	ELEVATIONS - WEST
A-3.4	COLOR ELEVATIONS - NORTH AND SOUTH
A-3.5	COLOR ELEVATIONS - EAST AND WEST
A-4.0	SECTION - LONGITUDINAL
A-4.1	SECTION - TRANSVERSE
A-5.0	YARD SECTIONS - FRONT AND REAR
A-5.1	YARD SECTIONS - SIDE YARD
A-6.0	WAIVER REQUEST DIAGRAM
A-6.1	CONTEXTUAL STREETSCAPES
A-7.0	RENDERING - FRONT FACADE
A-7.1	RENDERING - REAR FACADE

DOMO
ARCHITECTURE + DESIGN

CONSULTANTS:

PROJECT:
320 W DILIDO DR,
MIAMI BEACH, FL 33140

FOLIO:
02-3232-011-0230

DATE:
PROJECT NO

11/6/22

REVISION

DATE:

DRAFTED BY:

SCALE:

COVER SHEET

CS-0.0

DRAWN BY:

F.S

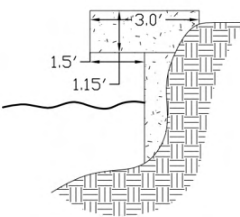
SKETCH OF SURVEY



LEGEND:

- CENTER LINE
- WATER METER
- WOOD POWER POLE
- FIRE HYDRANT
- MAN HOLE
- LAMP
- AIR CONDITIONER
- POOL PUMP
- SPOT ELEVATION

SEAWALL DETAIL
NOT TO SCALE



GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

Rolando
Ortiz

Digitally signed by
Rolando Ortiz
Date: 2022.10.11
17:39:10 -04'00'

NOTE: THIS IS NOT A VACANT PROPERTY.
INTERIOR IMPROVEMENTS NOT SHOWN.
NOTE: TOTAL NET AREA 10,980 SQUARE FEET.

NOT VALID WITHOUT SHEETS 1 OF 2
(SHEET 1 OF 3 CONTAINS LOCATION MAP AND SURVEY NOTES)

320 West Dilido Drive,
Miami Beach, Florida 33139.

DATE:
01-11-2021

JOB No.:
21-32264-A

SKETCH No.:
29822-A

REVISIONS:
UP-DATE: 09-08-2022

SCALE:
1"=20'

SHEET:
2 OF 2

EX-1.1

DRAWN BY: F.S

CONSULTANTS:

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320 W DILIDO DR,
MIAMI BEACH, FL 33140
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02-3232-011-0230

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DRAFTED BY:
SCALE:

SURVEY - LOT 14

EX-1.1



320 W. DILIDO DR.
MIAMI BEACH, FL 33139



 **Location Map**
Scale: NTS

CONSULTANTS:

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SCALE:

LOCATION PLAN



SITE



RESIDENCE 2



RESIDENCE 4



RESIDENCE 6



RESIDENCE 1



RESIDENCE 3



RESIDENCE 5



RESIDENCE 7

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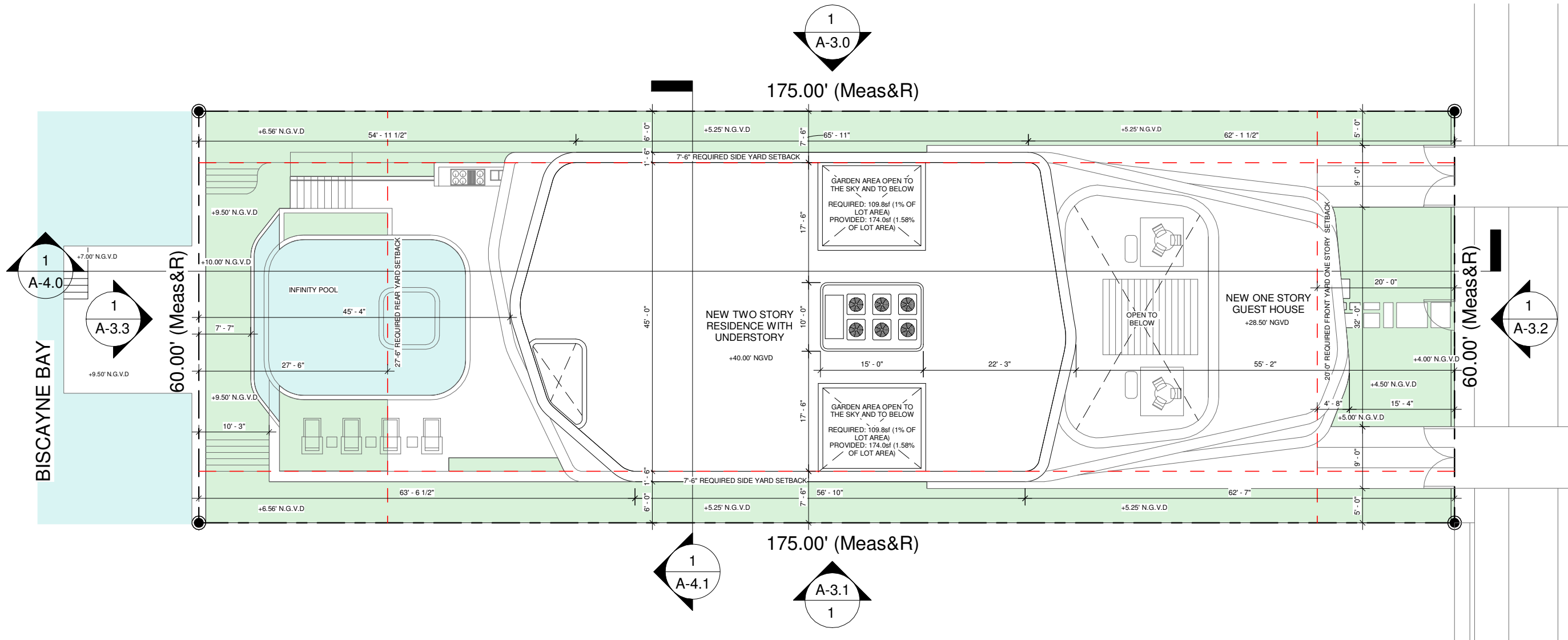
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SCALE:

NEIGHBORHOOD ANALYSIS -
CONTEXT



SITE PLAN

1/16" = 1'-0"



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DRAFTED BY:

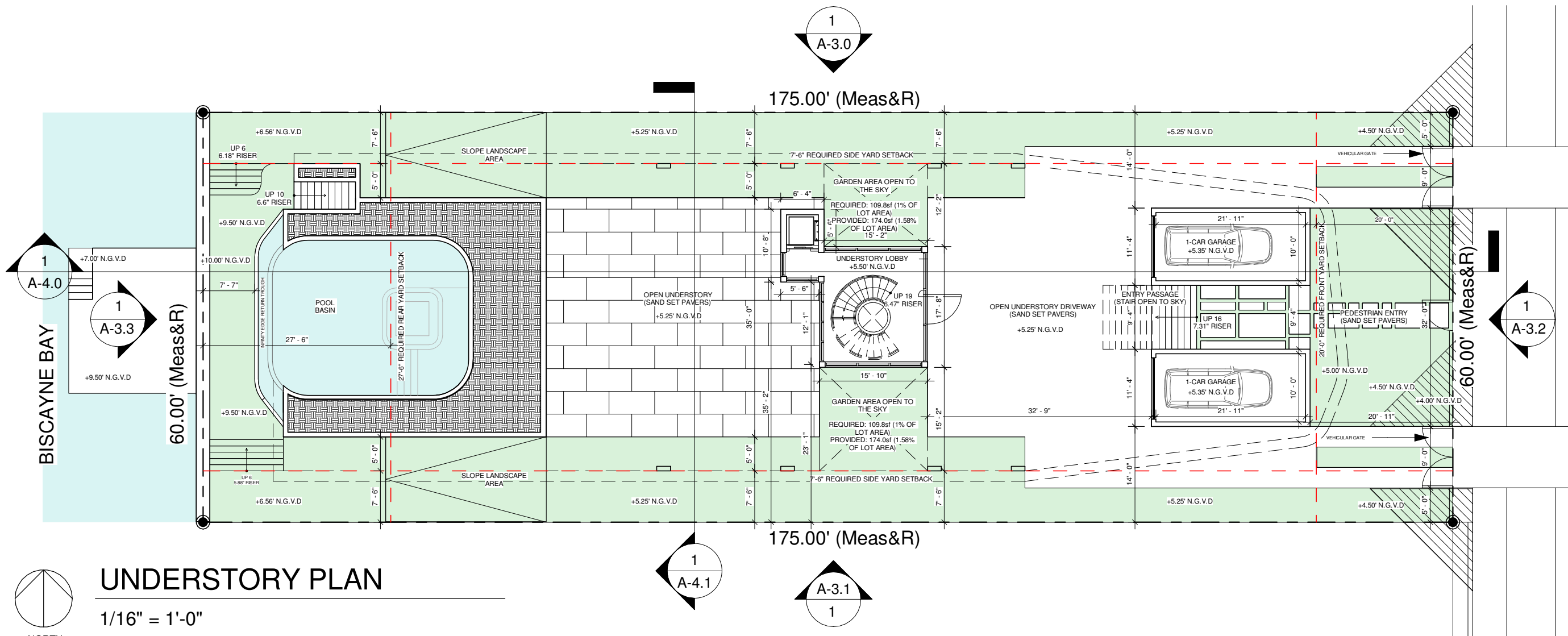
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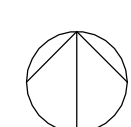
PROPOSED SITE PLAN

A-1.0

DRAWN BY:

F.S



 **UNDERSTORY PLAN**
 1/16" = 1'-0"

DOMO

ARCHITECTURE + DESIGN

CONSULTANTS:

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DRAFTED BY:

SCALE:

PROPOSED UNDERSTORY

A-1.1

DRAWN BY: F.S


$$1/16'' = 1'-0''$$

PROJECT:
10 W DILIDO DR,
MIAMI BEACH, FL 33140

OLIO:
-3232-011-0230

DATE:	10/17/22
PROJECT NO	

VISION

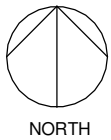
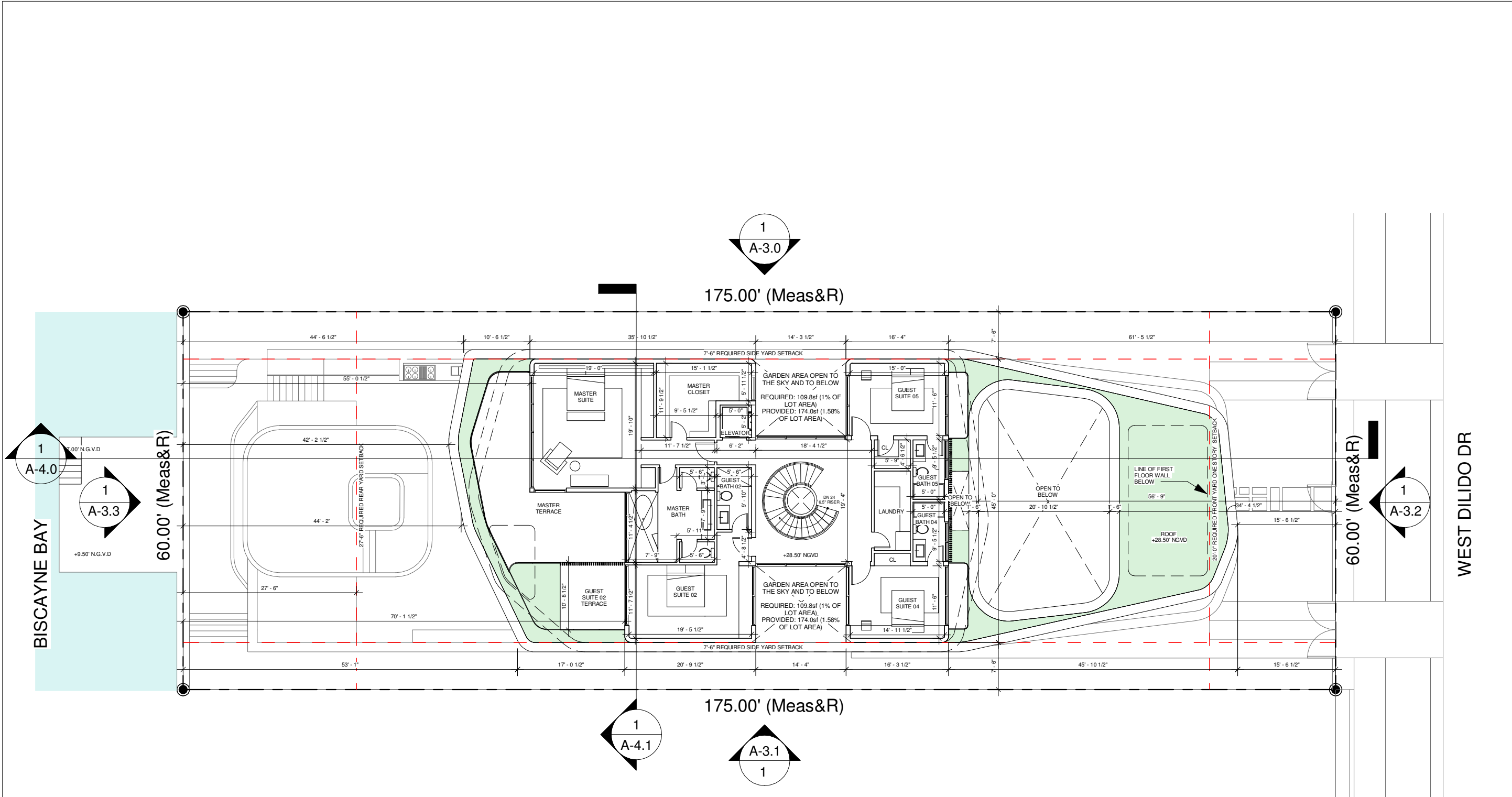
DATE: _____
DRAFTED BY: _____
SCALE: _____

PROPOSED FIRST FLOOR

A-1.2

RAWN BY:

3



SECOND FLOOR PLAN

1/16" = 1'-0"

DOMO

ARCHITECTURE + DESIGN

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REVISION

DATE:

DRAFTED BY:

SCALE:

PROPOSED SECOND FLOOR

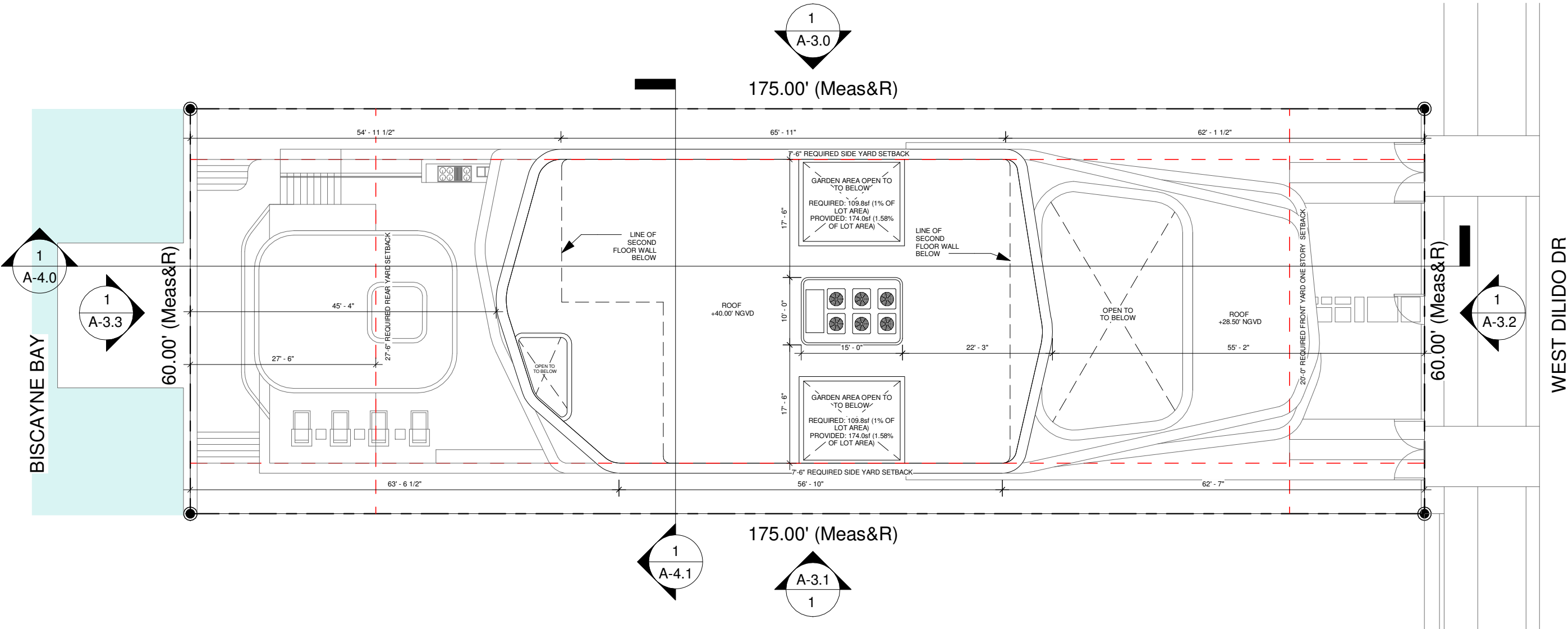
A-1.3

DRAWN BY: F.S



ROOF PLAN

1/16" = 1'-0"



CONSULTANTS:

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REVISION

DATE:
DRAFTED BY:
SCALE:

PROPOSED ROOF PLAN

A-1.4

DRAWN BY:

F.S

BISCAYNE BAY

60.00' (Meas&R)

175.00' (Meas&R)

60.00' (Meas&R)

WEST DILIDO DR



LOT COVERAGE DIAGRAM

SECOND FLOOR OVERLAY

175.00' (Meas&R)

BISCAYNE BAY

60.00' (Meas&R)

175.00' (Meas&R)

60.00' (Meas&R)

WEST DILIDO DR



LOT COVERAGE DIAGRAM

FIRST FLOOR OVERLAY

175.00' (Meas&R)

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REVISION

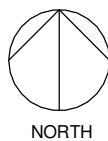
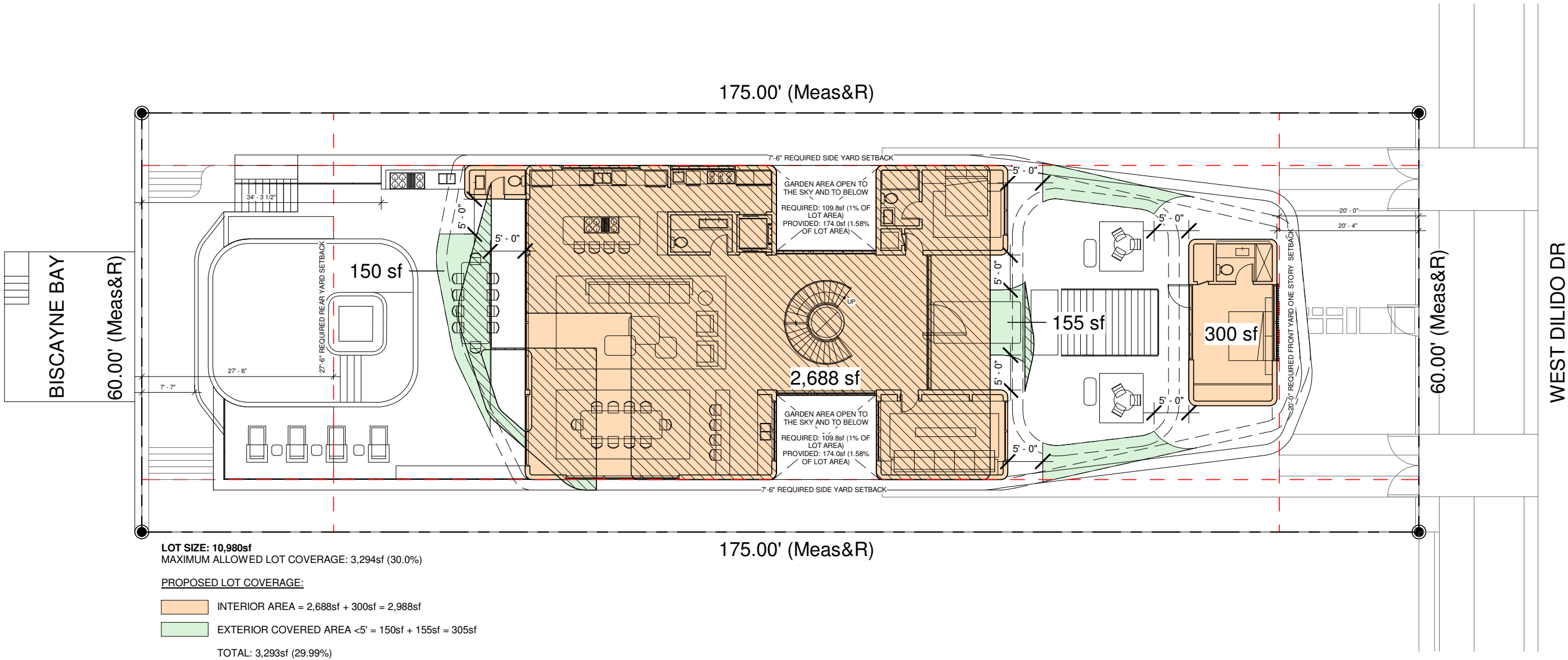
DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM - LOT
COVERAGE

A-2.0

DRAWN BY:

F.S



LOT COVERAGE DIAGRAM

FIRST AND SECOND FLOOR OVERLAY

CONSULTANTS:

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DATE:

DRAFTED BY:

SCALE:

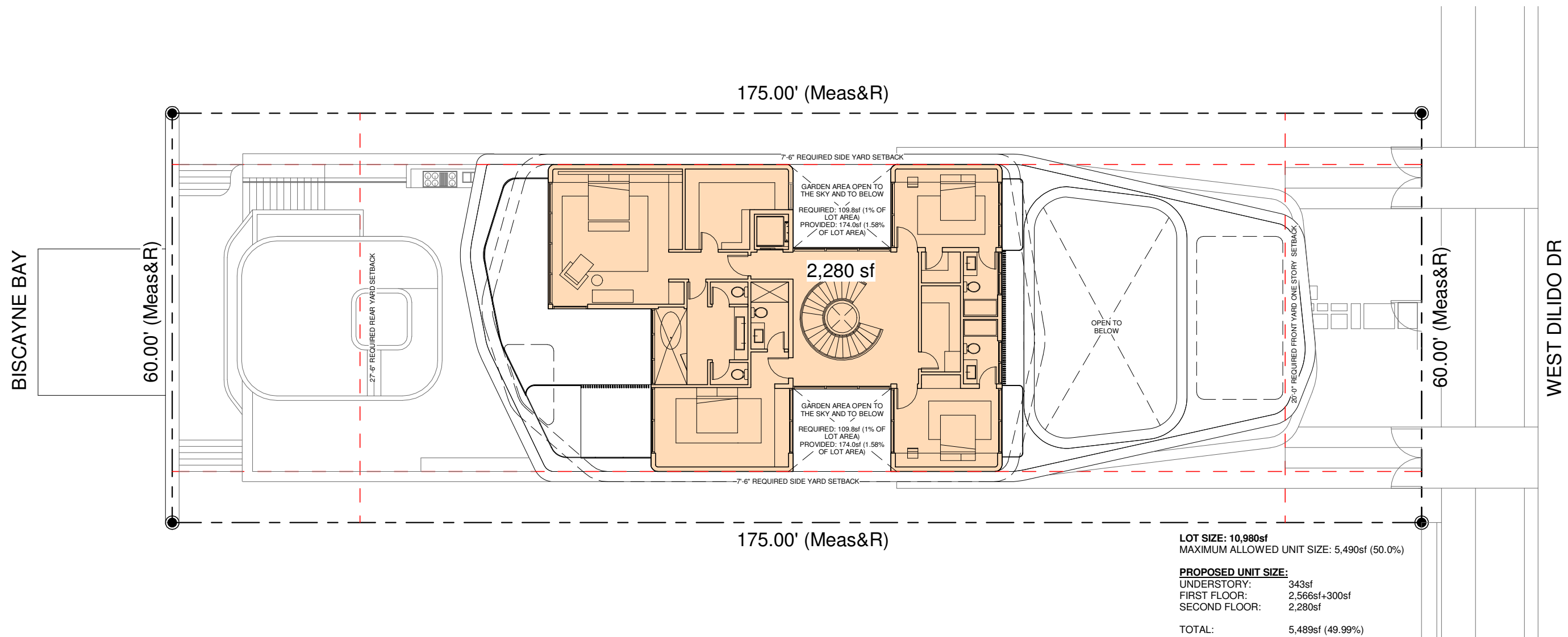
ZONING DIAGRAM - LOT COVERAGE





UNIT SIZE DIAGRAM

SECOND FLOOR PLAN



PROJECT:
10 W DILIDO DR,
MIAMI BEACH, FL 33140

OLIO:
-3232-011-0230

DATE:
PROJECT NO

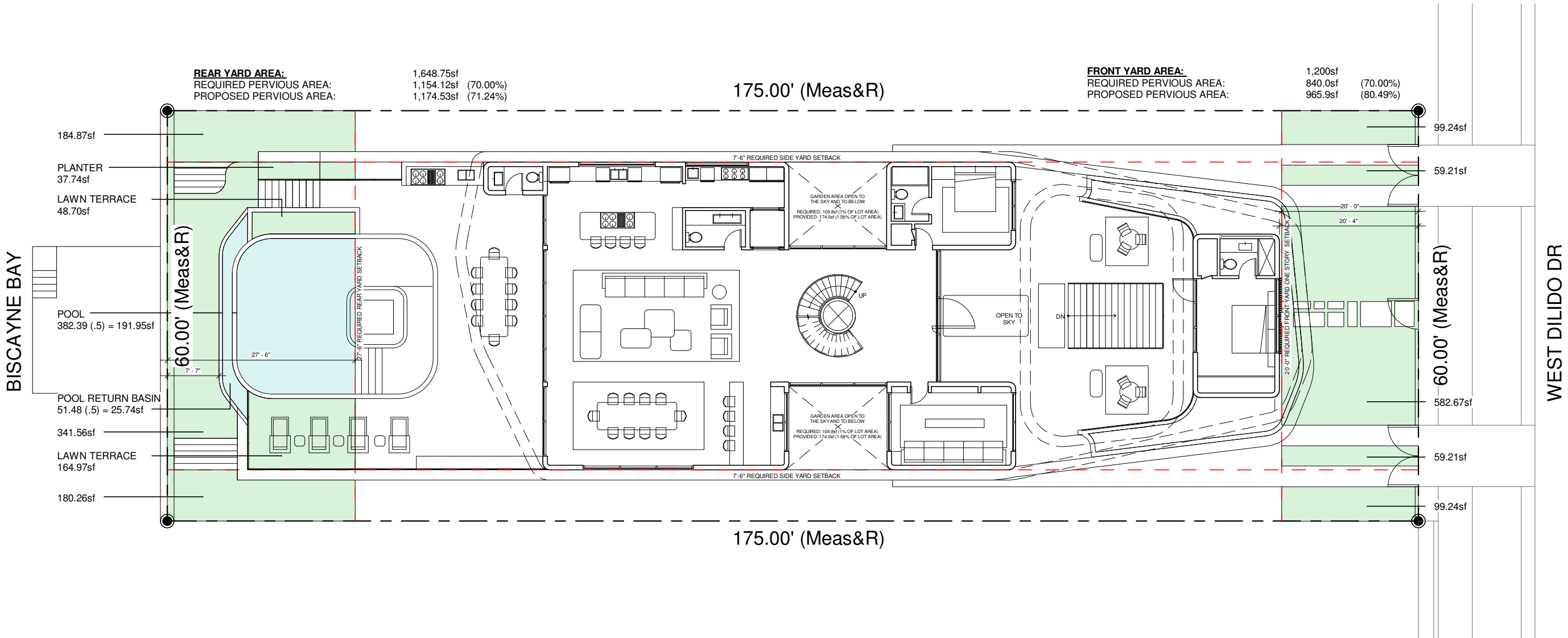
REVISION	

DATE: _____
DRAFTED BY: _____
SCALE: _____

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

A-2.4

1



OPEN SPACE DIAGRAM
UNDERSTORY PLAN

CONSULTANTS:

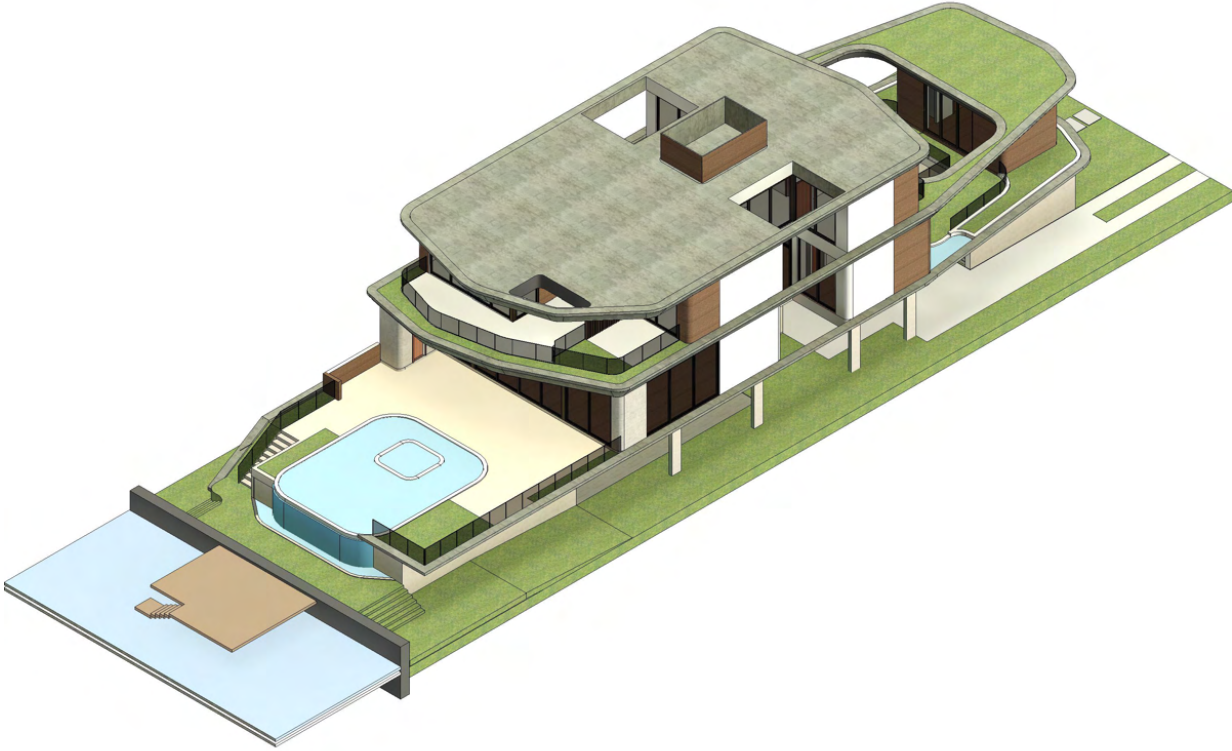
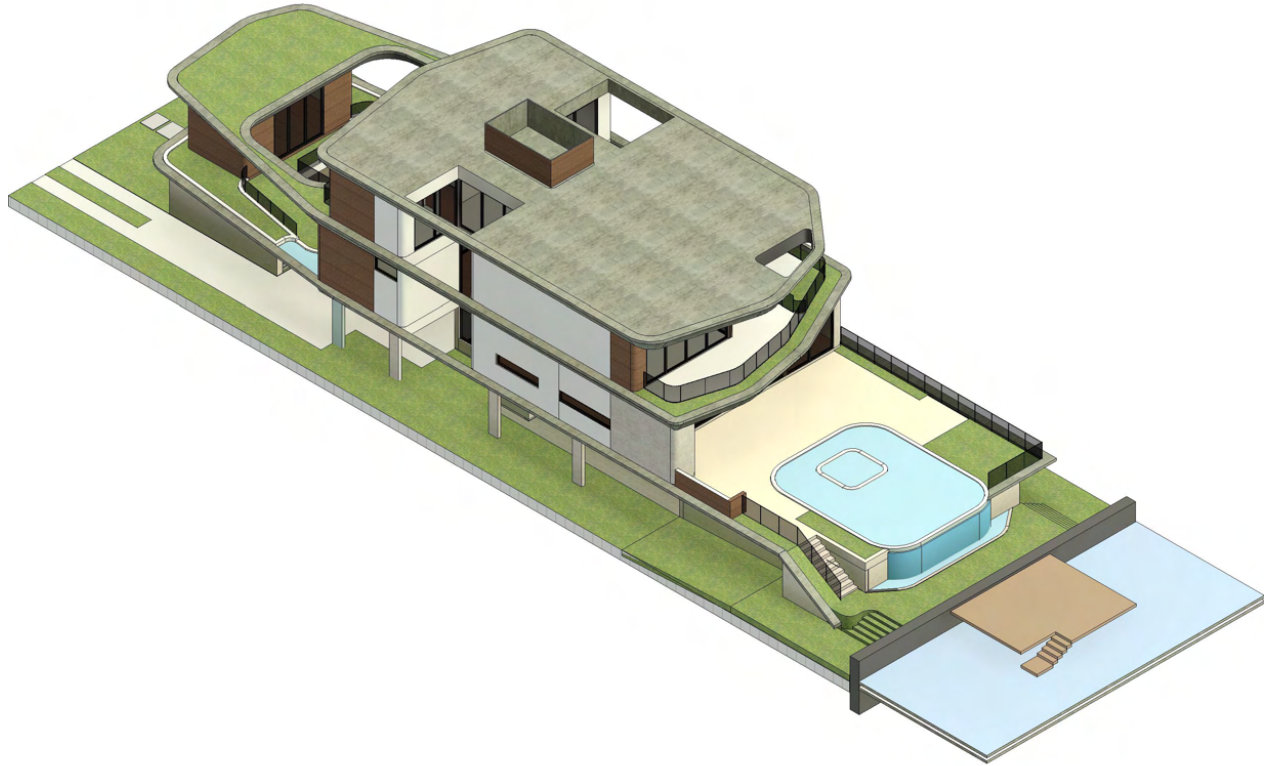
PROJECT:
320 W DILIDO DR,
MIAMI BEACH, FL 33140
FOLIO:
02-3232-011-0230

DATE:
PROJECT NO 11/6/22

REVISION	

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM - OPEN
SPACE



CONSULTANTS:

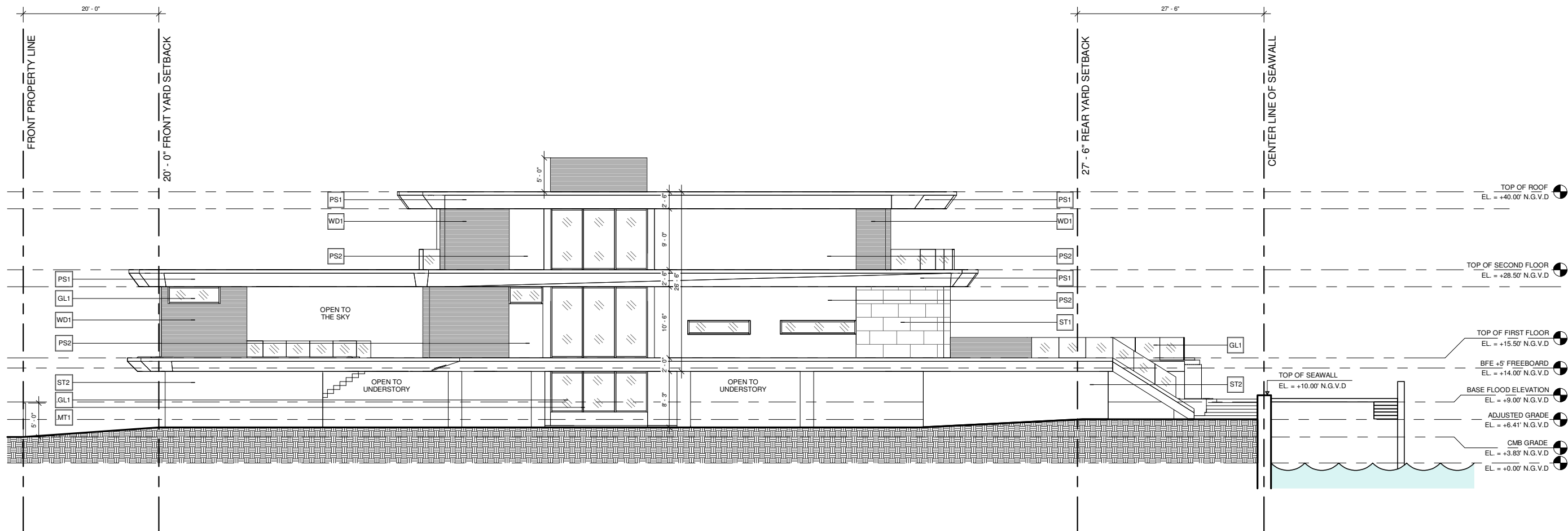
PROJECT:
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MIAMI BEACH, FL 33140
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02-3232-011-0230

DATE: 11/6/22
PROJECT N0

REVISION	

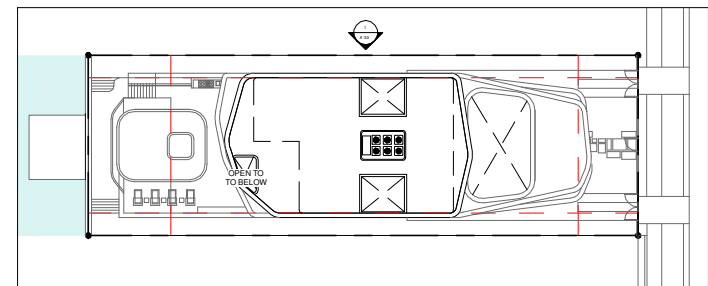
DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM -
AXONOMETRIC



1 NORTH ELEVATION

1/16" = 1'-0"



KEY PLAN



PS1
POLISHED CEMENTITIOUS
FINISH: MICROCEMENT,
THERMOCHROMEX, OR SIMILAR



PS2
LIME PAINTED
STUCCO FINISH



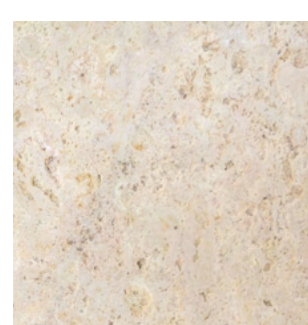
MT1
ALLUMINUM MULLIONS AND COLUMN
COVERS - PAINTED FINISH



GL1
IMPACT GLAZING - CLEAR



ST1
TRAVERTINE STONE



ST2
CORAL STONE CLADDING -
SELECT WHITE



WD1
EXTERIOR ALUMINUM CLADDING -
POWDERCOATED PTF FINISH

CONSULTANTS:

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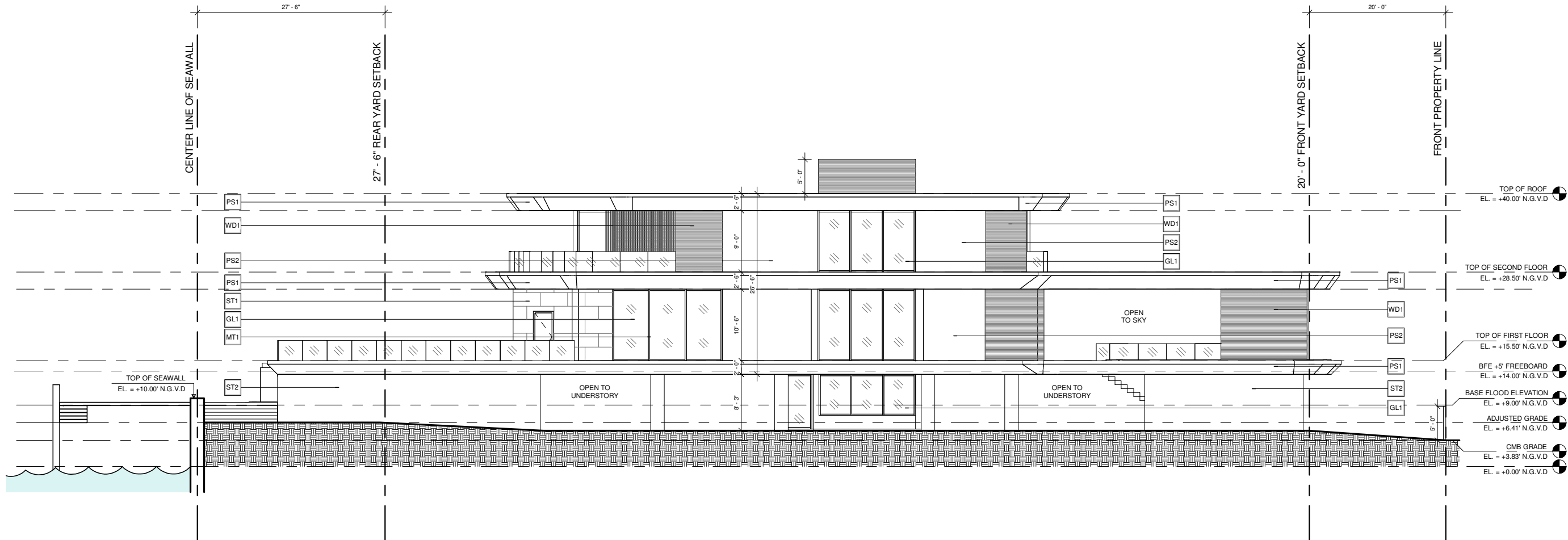
REVISION

DATE:

DRAFTED BY:

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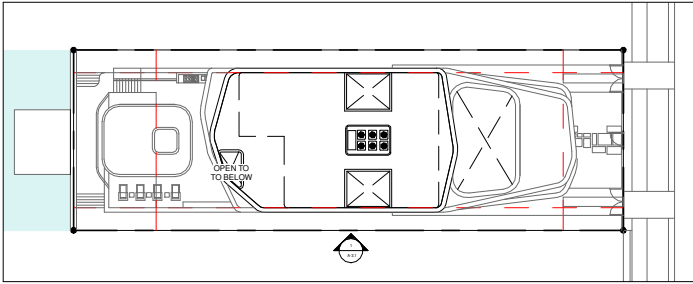
NORTH ELEVATION



1

SOUTH ELEVATION

1/16" = 1'-0"



KEY PLAN



PS1
POLISHED CEMENTITIOUS
FINISH: MICROCEMENT,
THERMOCHROMEX, OR SIMILAR



PS2
LIME PAINTED
STUCCO FINISH



MT1
ALLUMINIUM MULLIONS AND COLUMN
COVERS - PAINTED FINISH



GL1
IMPACT GLAZING - CLEAR



ST1
TRAVERTINE STONE



ST2
CORAL STONE CLADDING -
SELECT WHITE



WD1
EXTERIOR ALUMINUM CLADDING -
POWDERCOATED PTF FINISH

CONSULTANTS:

PROJECT:
320 W DILIDO DR,
MIAMI BEACH, FL 33140
FOLIO:
02-3232-011-0230
DATE:
PROJECT NO

REVISION	

DATE:
DRAFTED BY:
SCALE:

SOUTH ELEVATION

CONSULTANTS:

PROJECT:
320 W DILDO DR,
MIAMI BEACH, FL 33140
FOLIO:
02-3232-011-0230
DATE:
PROJECT NO

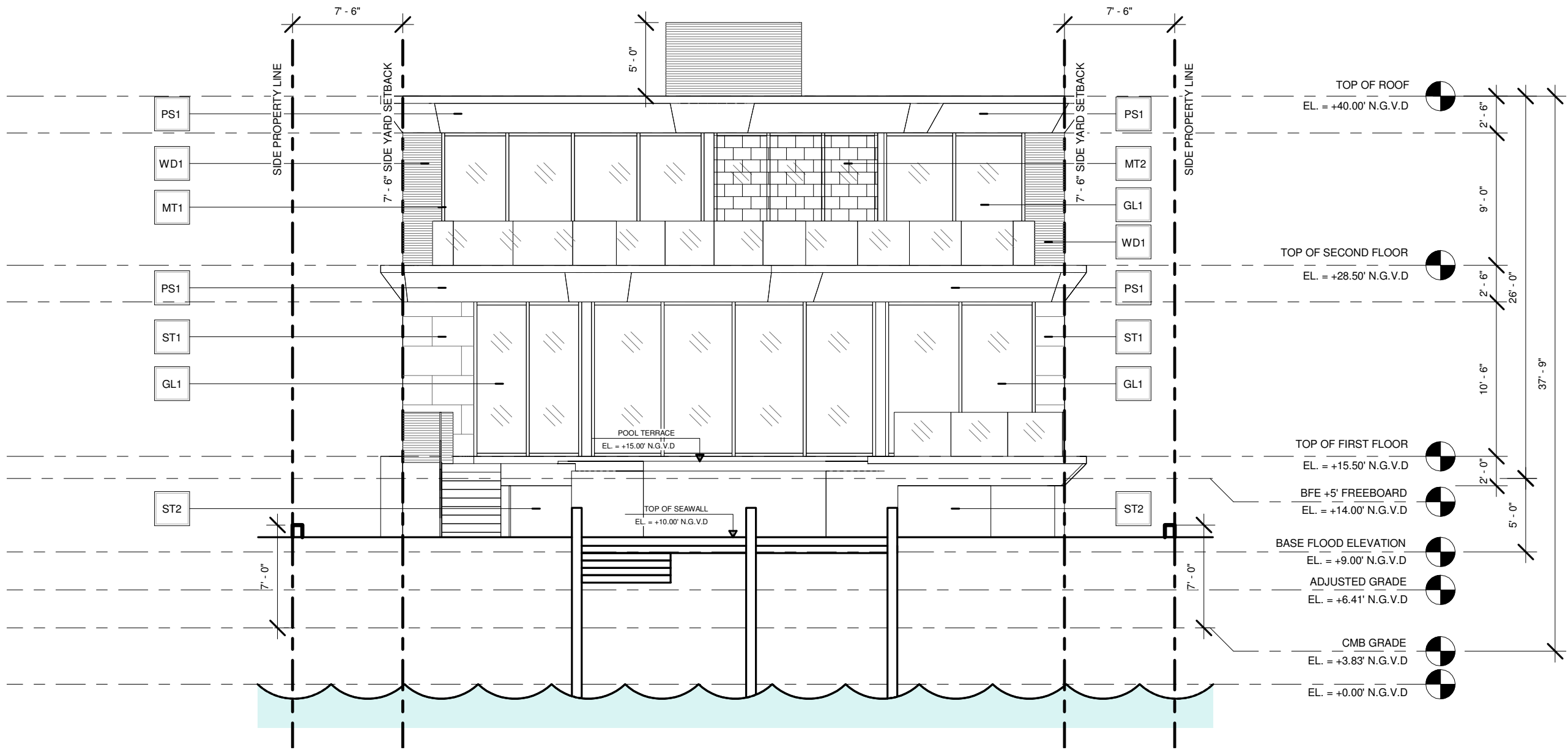
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DATE:
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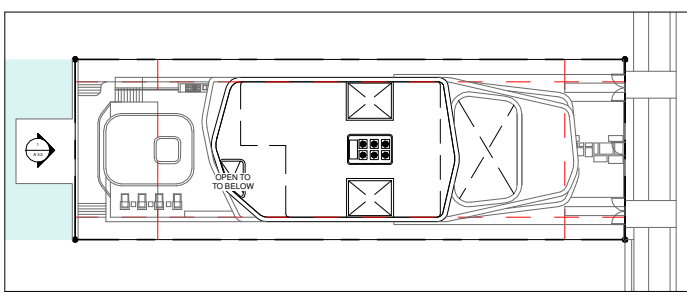
WEST ELEVATION

A-3.3

DRAWN BY: F.S



1 WEST ELEVATION
1/8" = 1'-0"



KEY PLAN



PS1
POLISHED CEMENTITIOUS
FINISH: MICROCEMENT,
THERMOCHROMEX, OR SIMILAR



PS2
LIME PAINTED
STUCCO FINISH



MT1
ALLUMINUM MULLIONS
AND COLUMN COVERS -
PAINTED FINISH



MT2
METAL SCREEN



GL1
IMPACT GLAZING - CLEAR



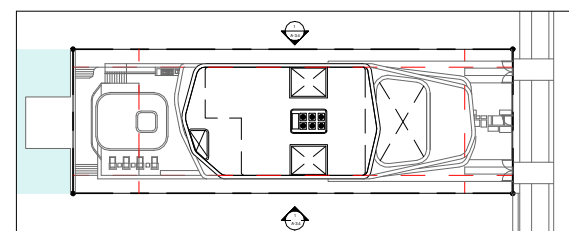
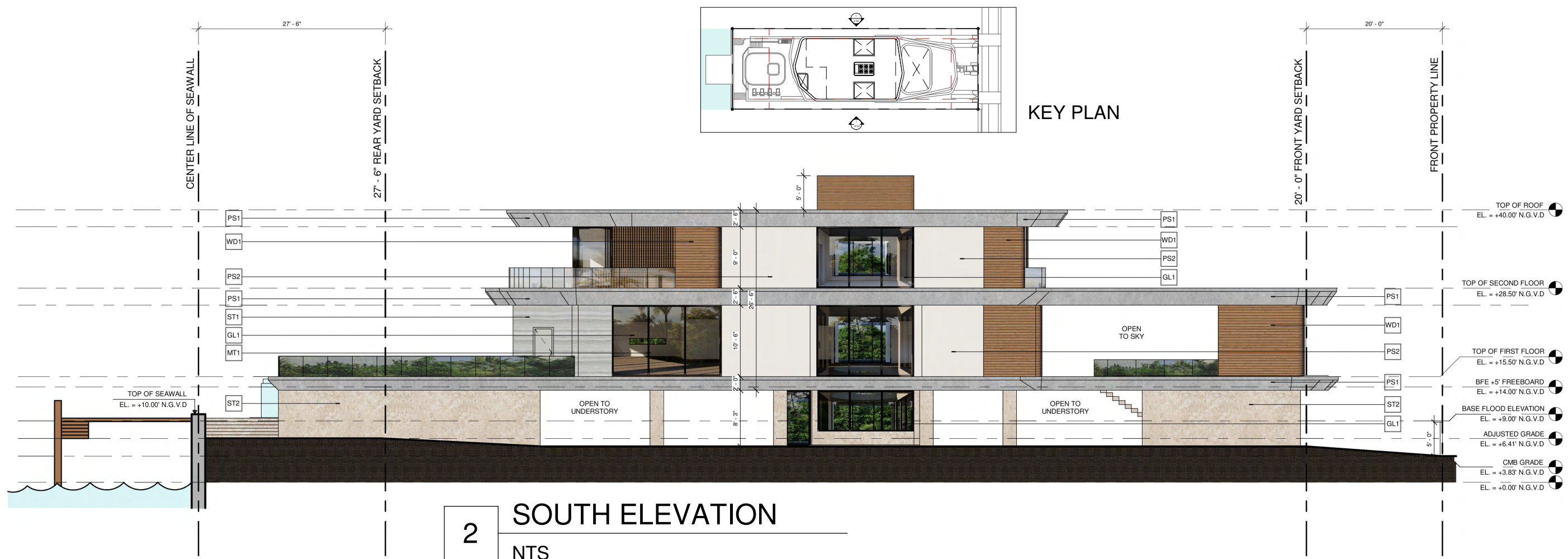
ST1
TRAVERTINE STONE



ST2
CORAL STONE CLADDING -
SELECT WHITE

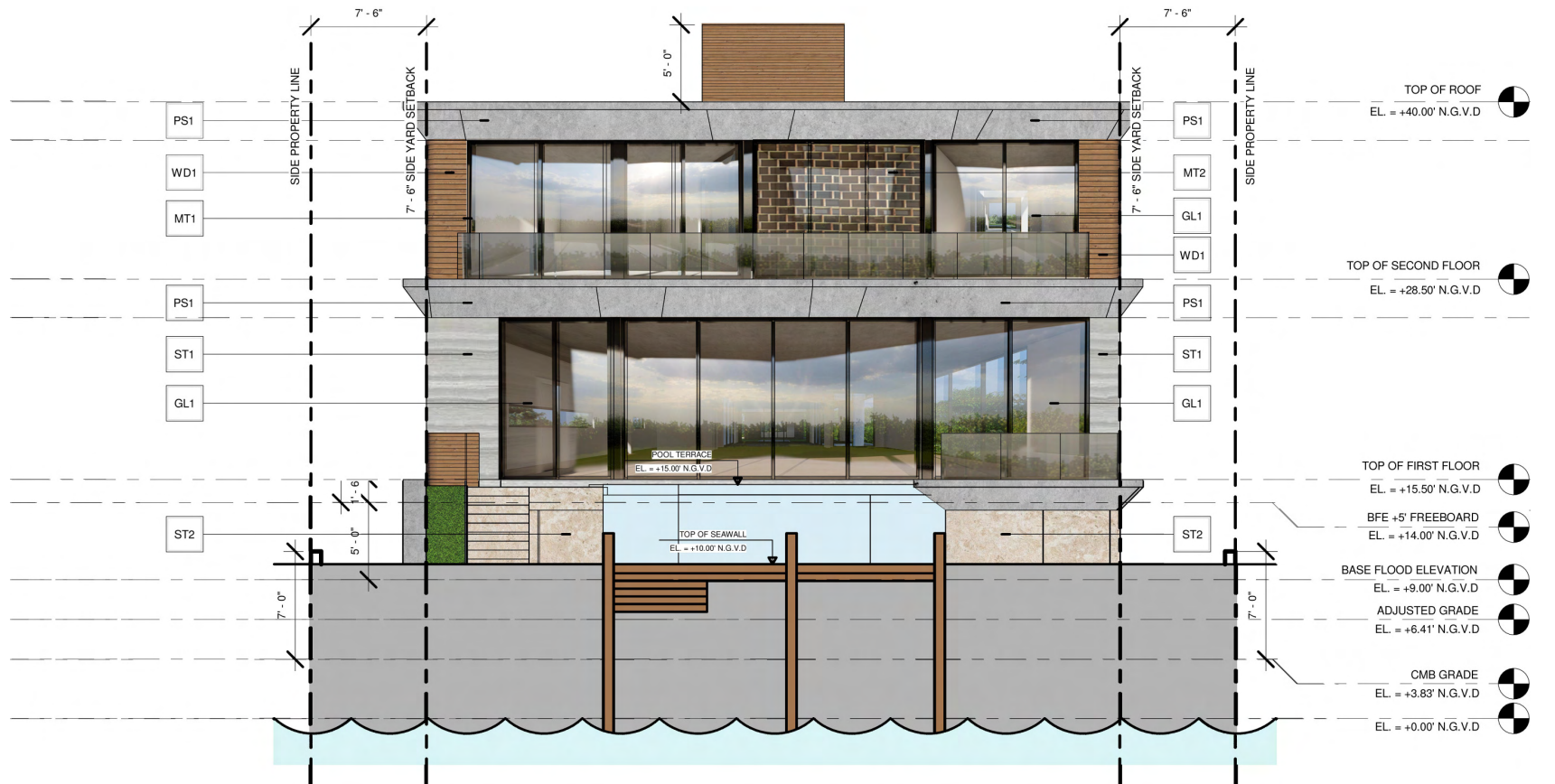


WD1
EXTERIOR ALUMINUM
CLADDING -
POWDERCOATED PTF FINISH

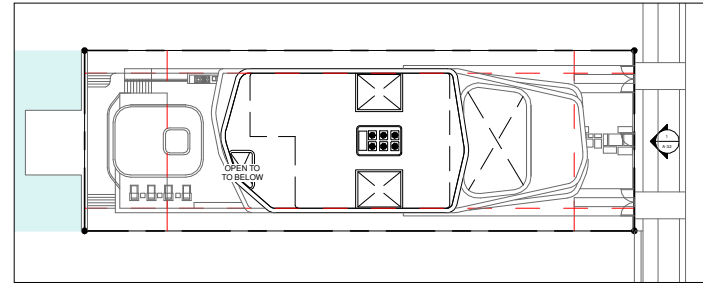




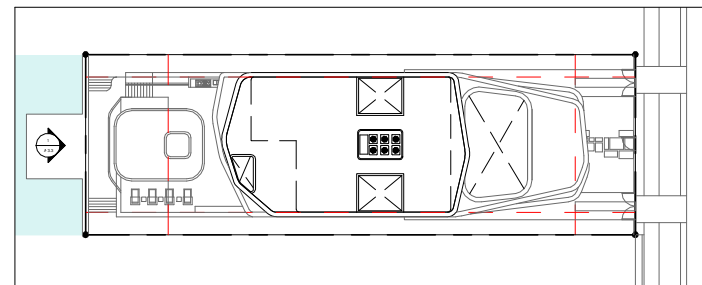
1 EAST ELEVATION
NTS



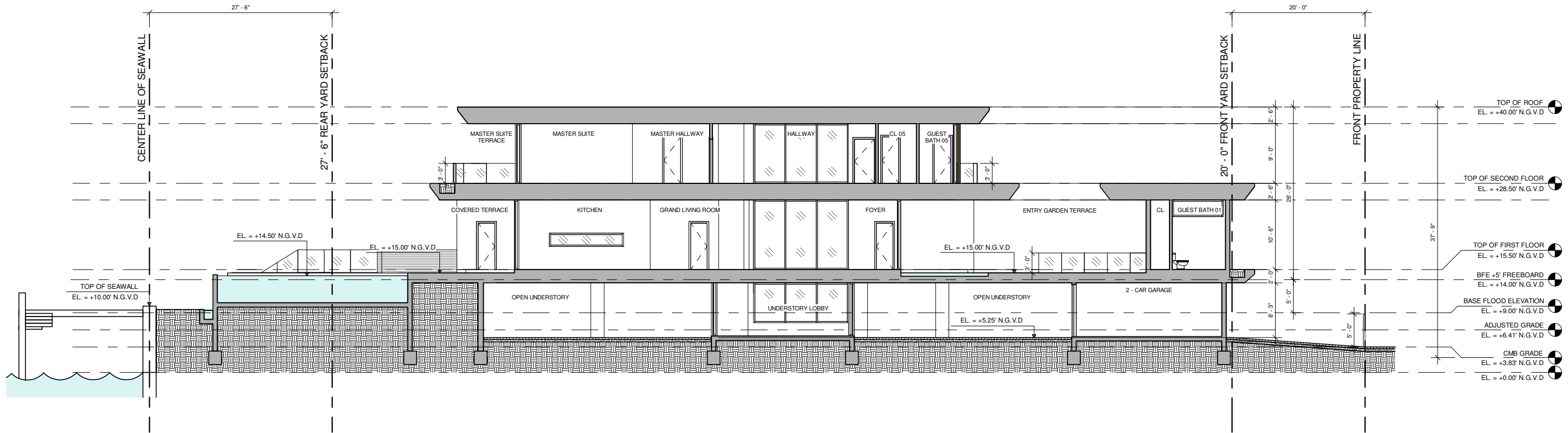
1 WEST ELEVATION
NTS



KEY PLAN



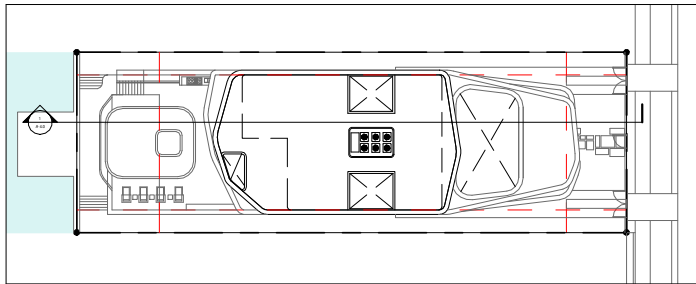
KEY PLAN



1

SECTION - LONGITUDINAL

1/16" = 1'-0"



KEY PLAN

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SCALE:

SECTION - LONGITUDINAL

DRAWN BY:

F.S

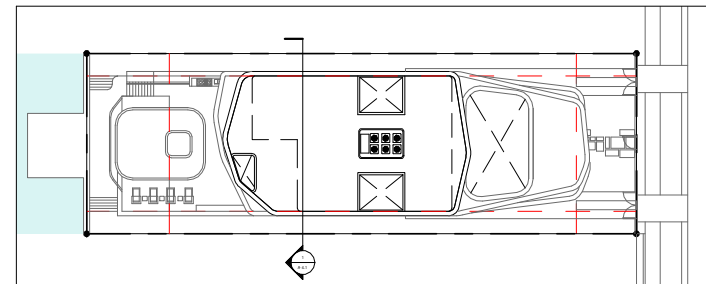
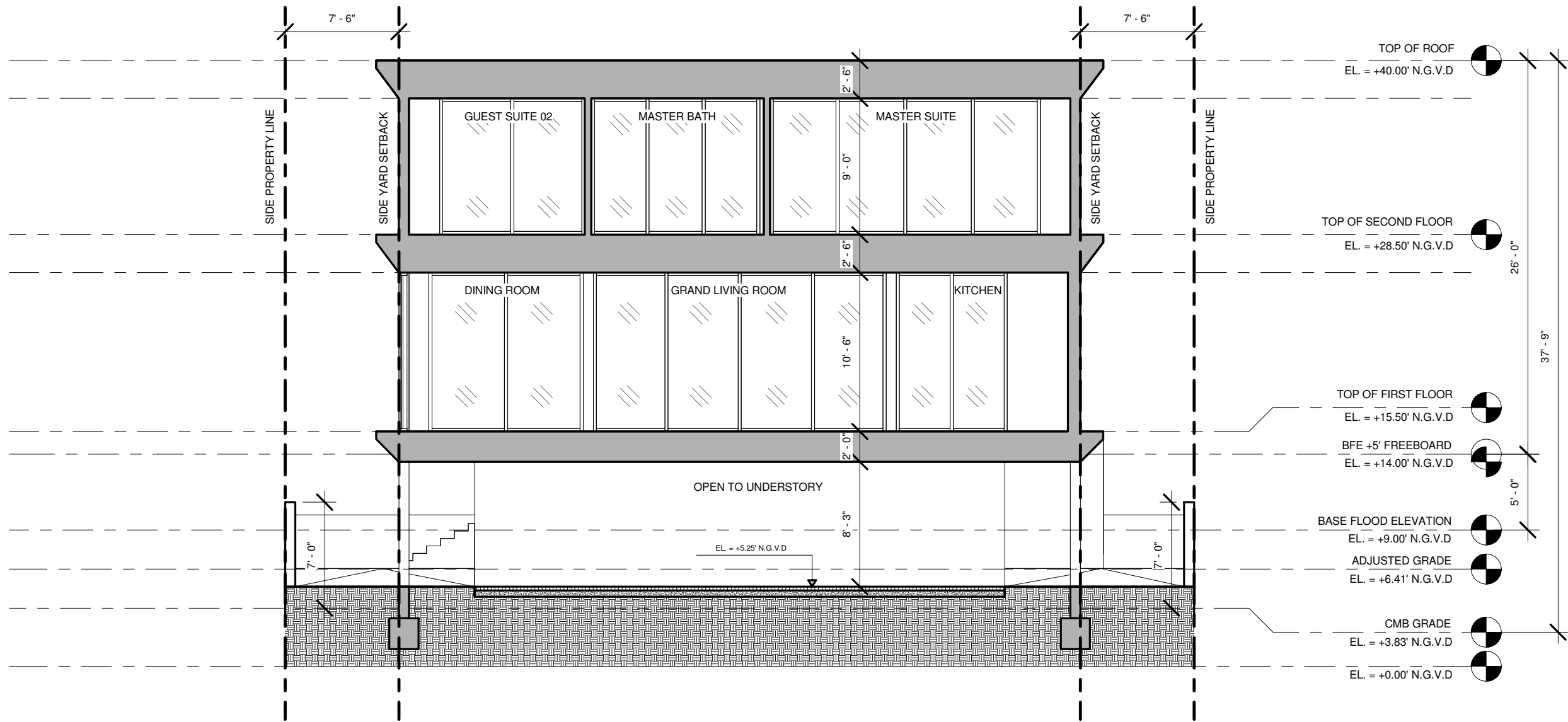
A-4.0

DOMO
ARCHITECTURE + DESIGN

1

SECTION - TRANSVERSE

1/8" = 1'-0"



KEY PLAN

CONSULTANTS:

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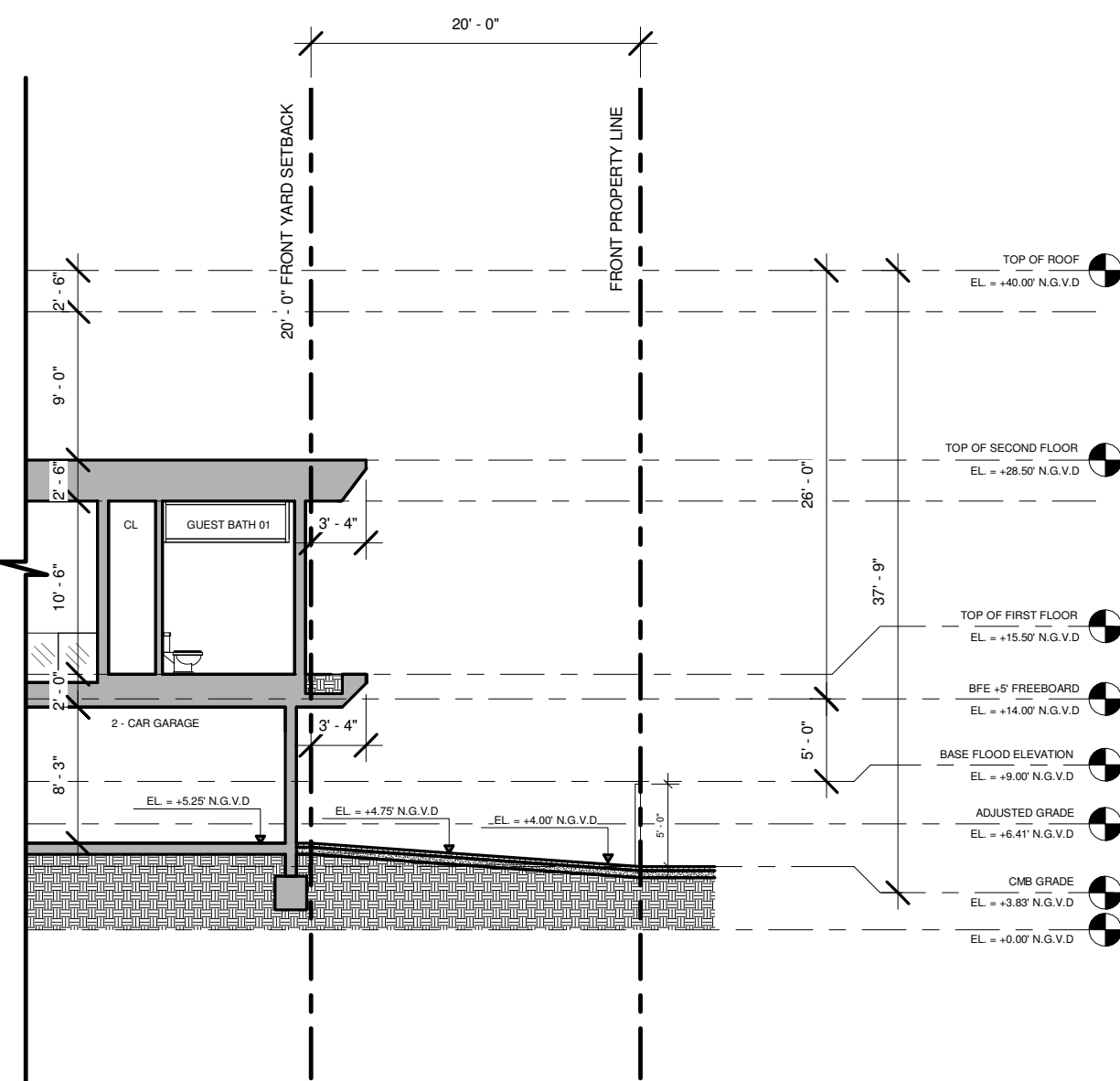
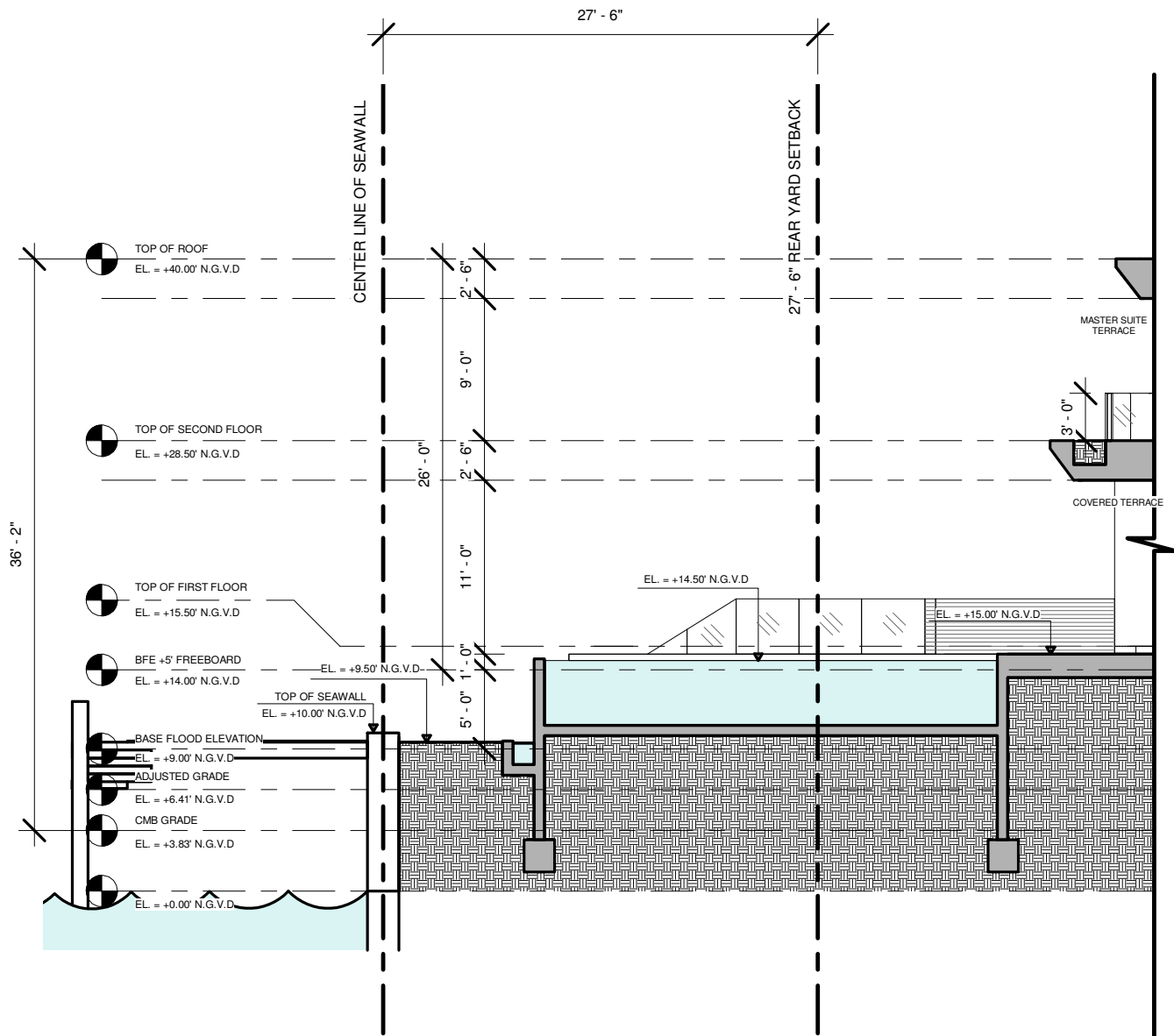
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DATE:

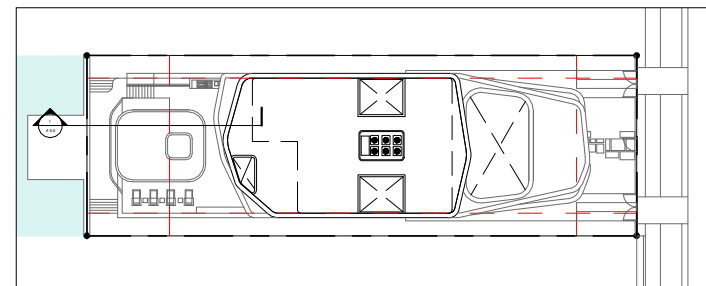
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SCALE:

SECTION - TRANSVERSE

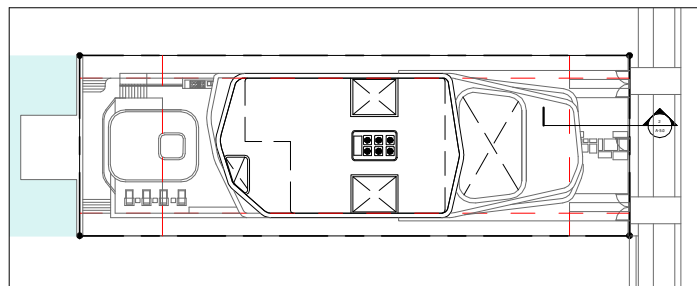


1 REAR YARD SECTION
3/32" = 1'-0"



KEY PLAN

2 FRONT YARD SECTION
3/32" = 1'-0"



KEY PLAN

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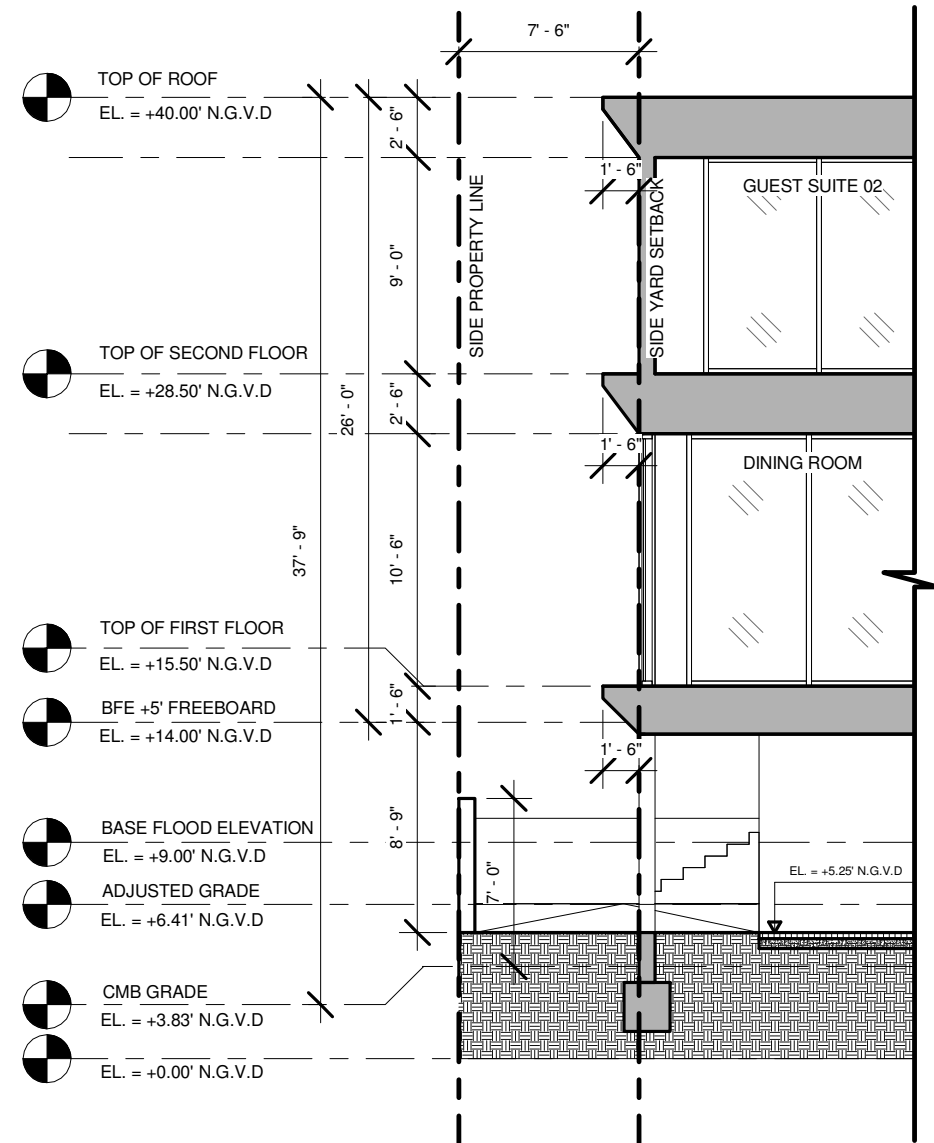
REVISION

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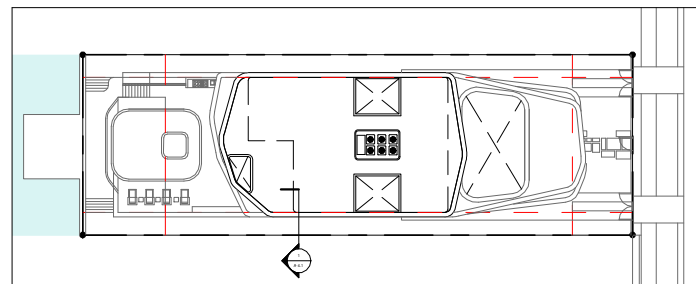
YARD SECTIONS - FRONT
AND REAR

A-5.0

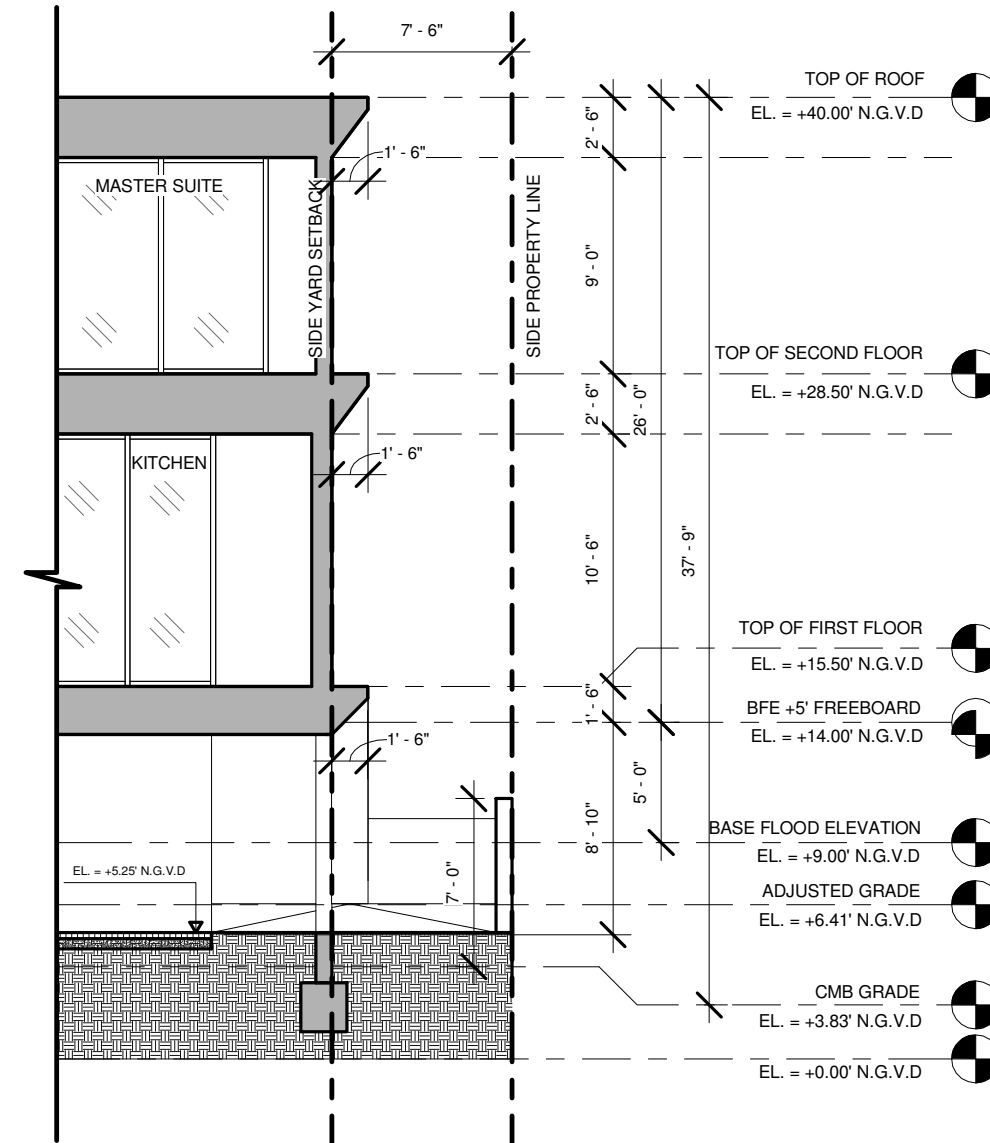
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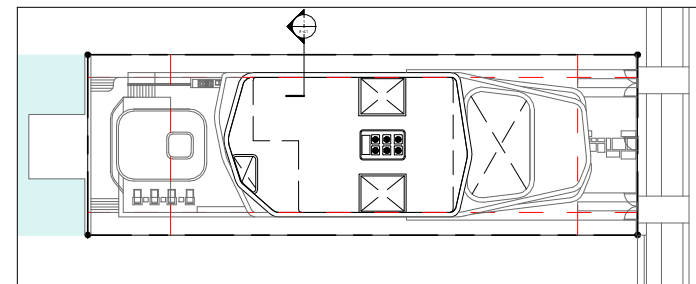
1 SOUTH SIDE YARD SECTION
1/8" = 1'-0"



KEY PLAN



2 NORTH SIDE YARD SECTION
1/8" = 1'-0"



KEY PLAN

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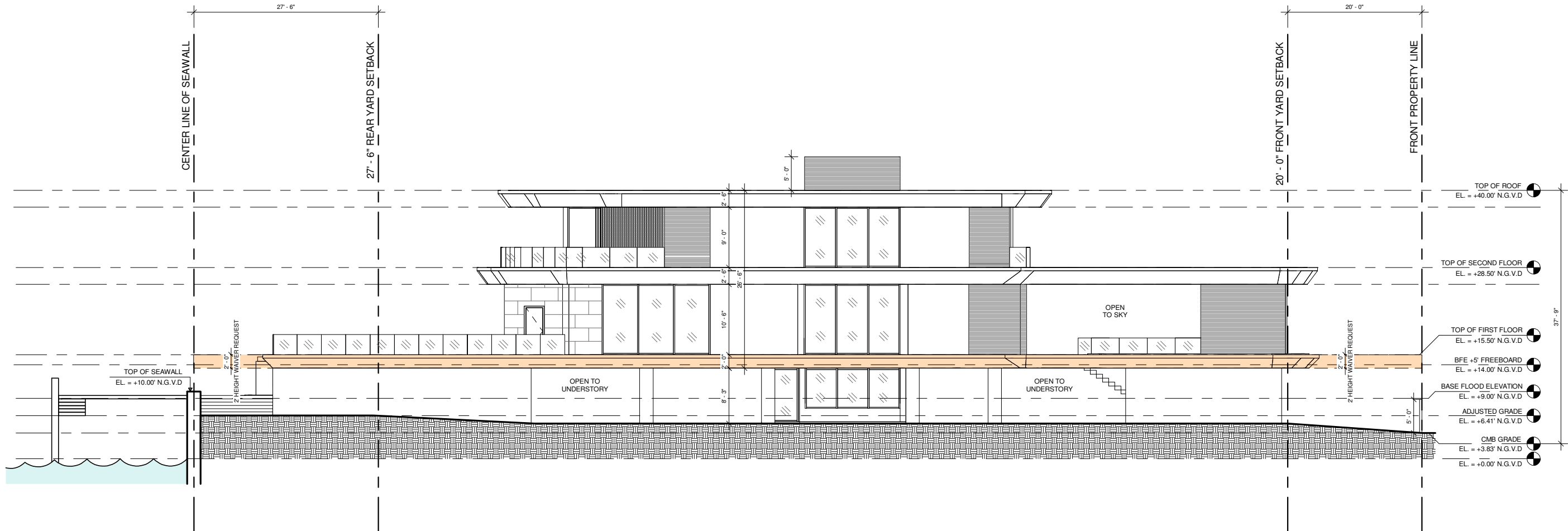
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YARD SECTIONS - NORTH
AND SOUTH SIDE YARD



1 WAIVER REQUEST DIAGRAM
1/16" = 1'-0"

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PROJECT:
320 W DILIDO DR,
MIAMI BEACH, FL 33140
FOLIO:
02-3232-011-0230

DATE:
PROJECT NO 11/6/22

REVISION	

DATE:
DRAFTED BY:
SCALE:

WAIVER REQUEST DIAGRAM



CONSULTANTS:

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DRAFTED BY:

SCALE:

RENDERING - FRONT
FACADE

A-7.0

DRAWN BY:

F.S



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DRAFTED BY:

SCALE:

RENDERING - REAR FACADE

A-7.1

DRAWN BY:

F.S

LEGEND:

- CENTER LINE
- WATER METER
- WPP — WOOD POWER POLE
- FIRE HYDRANT
- MAN HOLE
- LAMP
- AIR CONDITIONER
- POOL PUMP
- SPOT ELEVATION

SEAWALL DETAIL

NOT TO SCALE

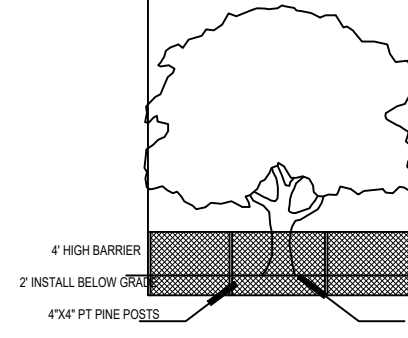
SURVEY PLAN

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

EXISTING TREE DISPOSITION CHART

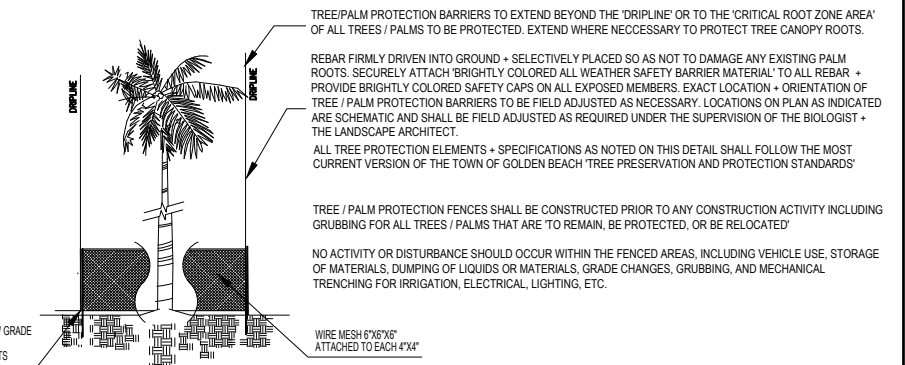
TREE #	SPECIES	Botanical name	DBH"	HEIGHT '	SPREAD '	CONDITION	DISPOSITION Provided by others	CRZ & Comments
1	Bischofia (R.O.W. Street tree) Utility V cut	Bischofia javanica	37	35	40	POOR	REMAIN	CRZ = right of way
2	Peregrina	Jatropha integerrima	10"	12	18	GOOD	REMOVE	CRZ = 10'
3	Song of India – Yellow	Dracaena reflexa	22	20	15	FAIR	REMOVE	Multi-trunk (9)
4	Song of India - Yellow	Dracaena reflexa	12	20	15	FAIR	REMOVE	Multi-trunk (7)
5	Song of India - Yellow	Dracaena reflexa	18	20	15	FAIR	REMOVE	
6	Song of India - Yellow	Dracaena reflexa	8	25	15	FAIR	REMOVE	
7	Madagascar	Dracaena marginata	14	25	10	GOOD	REMOVE	
8	Madagascar	Dracaena marginata	18	16	15	FAIR	REMOVE	Multi-trunk (9)
9	Areca palms (cluster)	Dypsis lutescens	CLUSTER	35	20	GOOD	REMOVE	(40 + STALKS)
10	Madagascar	Dracaena marginata	23	25	10	POOR	REMOVE	
11	Madagascar	Dracaena marginata	9	18	12	FAIR	REMOVE	
12	Ficus aurea - Strangler fig NW Rear property corner on the water – not accessible to measure	Ficus benamina	25"+	50	20	POOR	REMAIN	CRZ = 25'
13	Song of India - Yellow	Dracaena reflexa	12	20	10	POOR	REMOVE	Multi-trunk (14)
14	Song of India - Yellow	Dracaena reflexa	24	20	18	FAIR	REMOVE	Multi-trunk (06)
15	Java plum	Syzygium	18	25	20	POOR	REMOVE	
16	Madagascar	Dracaena marginata	20	20	16	POOR	REMOVE	
17	Alexander palm	Ptychosperma elegans	4	25	10	POOR	REMOVE	
18	Avocado	Persea americana	11	30	20	GOOD	REMOVE	
19	Royal poinciana – shared tree	Delonix regia	38	45	35	FAIR	REMAIN	CRZ = 38'

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION BARRIERS' AROUND ALL EXISTING PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE TOWN OF GOLDEN BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT



NOTE:
-A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
-TREE BARRIER DIMENSIONS TO COMPLY WITH ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE 1' PER 1" OF DBH.
-BARRIER SHALL BE LOCATED A MINIMUM OF 10" FROM THE FACE OF TRUNK IN ALL DIRECTIONS.

N.T.S.



TREE/PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' OR TO THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES / PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE CANOPY ROOTS.

REBAR FIRMLY DRIVEN INTO GROUND + SELECTIVELY PLACED SO AS NOT TO DAMAGE ANY EXISTING PALM ROOTS. SECURELY ATTACH BRIGHTLY COLORED ALL WEATHER SAFETY BARRIER MATERIAL TO ALL REBAR + PROVIDE BRIGHTLY COLORED SAFETY CAPS ON ALL EXPOSED MEMBERS. EXACT LOCATION + ORIENTATION OF TREE / PALM PROTECTION BARRIERS TO BE FIELD ADJUSTED AS NECESSARY. LOCATIONS ON PLAN AS INDICATED ARE SCHEMATIC AND SHALL BE FIELD ADJUSTED AS REQUIRED UNDER THE SUPERVISION OF THE BIOLOGIST + THE LANDSCAPE ARCHITECT.

ALL TREE PROTECTION ELEMENTS + SPECIFICATIONS AS NOTED ON THIS DETAIL SHALL FOLLOW THE MOST CURRENT VERSION OF THE TOWN OF GOLDEN BEACH 'TREE PRESERVATION AND PROTECTION STANDARDS'

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE TO REMAIN, BE PROTECTED, OR BE RELOCATED

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

NOTES:

- A BARRIER SHALL BE INSTALLED AROUND 'TREE / PALM PROTECTION' AROUND ALL EXISTING PALMS THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE TOWN OF GOLDEN BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT.
- TREE BARRIER DIMENSIONS TO COMPLY WITH ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE 1' PER 1" OF DBH.
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- TREE / PALM PROTECTION DETAIL

N.T.S.

EXISTING TREE SURVEY LEYEND

- REMOVE
- REMAIN
- RELOCATE
- PROTECTION FENCE
- PROTECT DURING CONSTRUCTION
- PROPOSED ARCHITECTURE

MITIGATION

TOTAL DBH to be removed = 33"DBH.
THE LOSS OF TREES #15 AND #18, WILL BE MITIGATED WITH 5 TREES WITH 4"DBH X 8' SPREAD X 16' IN HEIGHT)

TREE INVENTORY + DISPOSITION PLAN NOTES.

1-EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPENCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

