# DRB23-045 PAMPA SUNBELT 16, LLC 1435 BAY ROAD & 1340 FLAMINGO WAY

CITY OF MIAMI BEACH DESIGN REVIEW BOARD NOVEMBER 13, 2023

Vanessa Madrid, Esq.

# Holland & Knight



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cts

1435 BAY ROAD / 1340 FLAMINGO WAY TOWNHOUSES

DESIGN REVIEW BOARD - MIAMI BEACH
FINAL SUBMITTAL
PLAN NUMBER: DRB23-0945
DATE: 10/26/2023

DESIGN REVIEW BOARD FINAL SUBMITTAL 1435 BAY ROAD - 1340 FLAMINGO WAY MIAMI BEACH FL 33139



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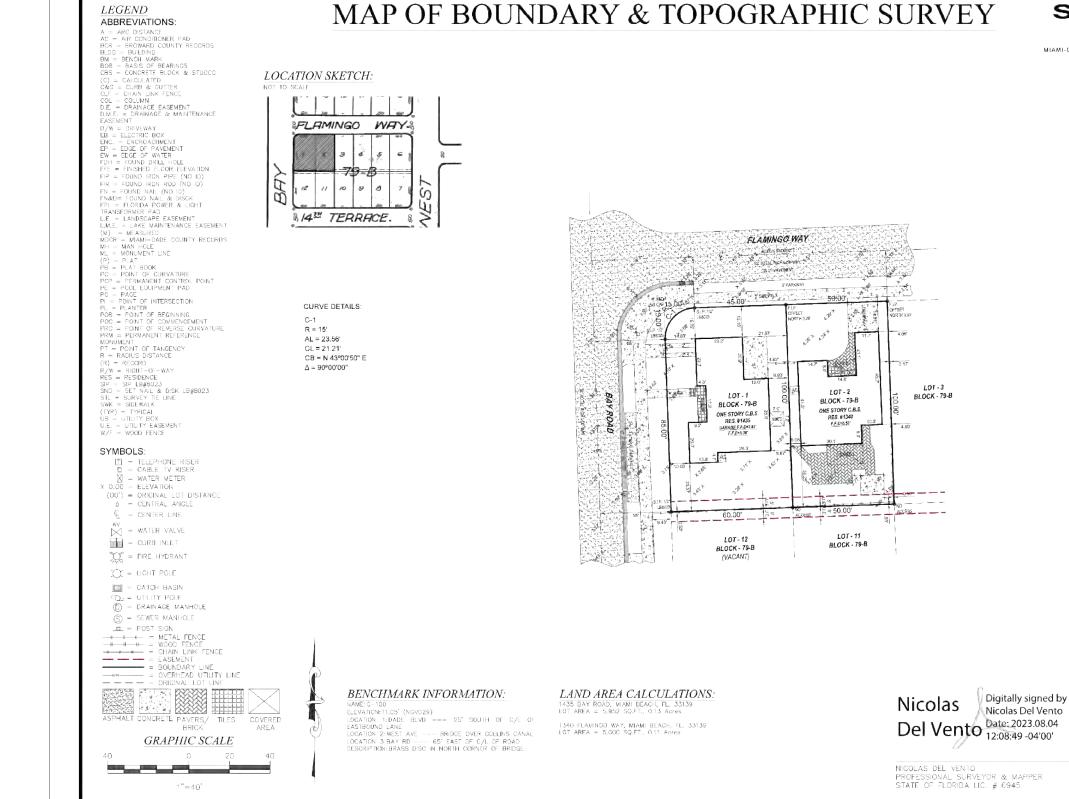
DATE:

10/26/2023

A0-00

1	Zoning Information									
	Address:	1435 Bay Road & 1340 Fla	amingo Way, Miami Beach 3	3141						
2	Board and file numbers :	DRB23-0945								
3	Folio number(s):	02-3233-016-0310 & 02-3	233-016-0320		•					
4	Year constructed:	1947	Zoning District:	RM-1 MULTI-FAM	ILY. LOW DENSITY					
5										
-	Based Flood Elevation:	AE +8 FT NGVD	Grade value in NGVD:		NGVD					
5	Adjusted grade (Flood+Grade/2):	5.25	Lot Area:		152 sf					
7	Lot width:	110.00'	Lot Depth:	100	0.00'					
8	Minimum Unit Size	550 SF	Average Unit Size	80	0 SF					
9	Existing use:	MULTI FAMILY RESIDENCE	Proposed use:	MULTI FAMIL	Y RESIDENCE					
-		MOLTI PARILI READERCE		inder Park						
		Maximum	Existing	Proposed	Deficiencies					
10	Height	50'		41'-3"						
11	Number of Stories		1	4						
12	FAR	1.25 (13,750.00 SF)	0.33 (3,615.00 sf)	1.20 (13,233.82 SF)						
13	Gross square footage		10,373.94	16,473.13						
14	Square Footage by use	N/A		N/A						
15										
-	Number of units Residential	N/A	2	6						
16	Number of units Hotel	N/A		N/A						
17	Number of seats	N/A		N/A						
18	Occupancy load	N/A		N/A						
	Setbacks	Required	Existing	Proposed	Deficiencies					
					Dendendes					
	Subterranean:									
19	Front Setback:	20'	N/A	N/A						
20	Side Setback:	10' or 8% of lot width	N/A	N/A						
21	Side Setback:	10' or 8% of lot width	N/A	N/A						
22	Side Setback facing street:	10' or 8% of lot width	N/A	N/A	İ					
23	Rear Setback:	10% Lot depth	N/A	N/A						
		10% Lot deput	iny A	N/A						
	At Grade Parking:									
24	Front Setback:	20'	15.18' / 14.91'	20'						
25	Side Setback:	10' or 8% of lot width	10' / 5'	10'-2" (9.2%)						
26	Side Setback:	10' or 8% of lot width								
27	Side Setback facing street:	10' or 8% of lot width	10'	10'						
28	-	10% Lot depth		10' (10%)						
20	Rear Setback:	10% Lot deput	23.57'	10 (10%)						
	Pedestal:									
29	Front Setback:	20'	15.18' / 14.91'	20'						
30	Side Setback:	10' or 8% of lot width	10' / 5'	10'-2" (9.2%)						
31	Side Setback:	10' or 8% of lot width								
32	Side Setback facing street:	10' or 8% of lot width	10'	10'						
33										
33	Rear Setback:	10% Lot depth	23.57'	10' (10%)						
	Tower:									
34	Front Setback:			N/A						
35	Side Setback:			N/A						
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies					
36	Side Setback:	10' or 8% of lot width	10' / 5'	10'-2" (9.2%)						
37	Side Setback facing street:	10' or 8% of lot width	10'	10'						
38				10' (10%)						
38	Rear Setback:	10% Lot depth	23.57'	10. (10%)						
	Parking	Required	Existing	Proposed	Deficiencies					
39	Parking district	1								
40	Total # of parking spaces	12	0	12						
41	# of parking spaces per use (Provide a									
	separate chart for a breakdown									
	calculation)									
40		N/A		N/A						
42	# of parking spaces per level (Provide a	N/A		N/A						
42	separate chart for a breakdown									
	separate chart for a breakdown calculation)	N/A		N/A						
43	separate chart for a breakdown calculation) Parking Space Dimensions									
43	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space configuration	N/A		N/A 8'6"X 18'-0"						
43 44	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space configuration (45o,60o,90o,Parallel)	N/A 8'6"X 18'-0"		N/A 8'6"X 18'-0" 90 Deg, Tandem						
43 44 45	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space configuration (450,600,900,Parallel) ADA Spaces	N/A		N/A 8'6"X 18'-0"						
43 44 45 46	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space configuration (450,600,900,Parallel) ADA Spaces Tandem Spaces	N/A 8'6"X 18'-0"		N/A 8'6"X 18'-0" 90 Deg, Tandem						
43 44 45 46	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space configuration (450,600,900,Parallel) ADA Spaces	N/A 8'6"X 18'-0"		N/A 8'6"X 18'-0" 90 Deg, Tandem N/A						
43 44 45 46 47	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space configuration (450,600,900,Parallel) ADA Spaces Tandem Spaces	N/A 8'6"X 18'-0" N/A		N/A 8"6"X 18'-0" 90 Deg, Tandem N/A 8						
42 43 44 45 46 47 48 49	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space configuration (455,606,900,907,analet) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up	N/A 8'6"X 18'-0" N/A NA		N/A 8'6"X 18'-0" 90 Deg, Tandem N/A 8 NA						
43 44 45 46 47 48 49	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space configuration (455,605,905,907,917,918) ADA Spaces Tandem Spaces Drive ailse width Valet drop off and pick up Laading zones and Trash collection areas	N/A 8'6"X 18'-0" N/A NA		N/A 8'6"X 18'-0" 90 Deg, Tandem N/A 8 NA						
43 44 45 46 47 48	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space Configuration (450,609,300,Parallel) ADA Spaces Trandem Spaces Drive aliel width Ualet drop off and pick up Lading zones and Trash collection areas Bicycle parking, location and Number	N/A 8'6"X 18'-0" N/A NA		N/A 8'6"X 18'-0" 90 Deg, Tandem N/A 8 NA						
43 44 45 46 47 48 49	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space configuration (455,605,905,907,917,918) ADA Spaces Tandem Spaces Drive ailse width Valet drop off and pick up Laading zones and Trash collection areas	N/A 8'6"X 18'-0" N/A NA		N/A 8'6"X 18'-0" 90 Deg, Tandem N/A 8 NA						
43 44 45 46 47 48 49	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space Configuration (455,606,900,907,aralet) ADA Spaces Tandem Spaces Drive asile width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of rads	N/A 8'6"X 18'-0" N/A NA		N/A 8'6"X 18'-0" 90 Deg, Tandem N/A 8 NA						
43 44 45 46 47 48 49	separate chart for a breakdown calculation) Parking Space Configuration (465,060,90,04,74184) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Leading zones and Trash collection areas Bicycle parking, location and Number of racks	N/A 8'6''X 18'-0' N/A N/A N/A		N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A						
43 44 45 46 47 48 49 50	separate chart for a breakdown caludaton) Parking Space Dimensions Parking Space Configuration (455,605,905,907,917,918) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs	N/A 8'6"X 18'-0" N/A NA	Existing	N/A 8'6"X 18'-0" 90 Deg, Tandem N/A 8 NA	Deficiencies					
43 44 45 46 47 48 49 50 50	separate chart for a breakdown calculation) Parking Space Configuration (465,060,90,04,74184) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Leading zones and Trash collection areas Bicycle parking, location and Number of racks	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 50 51 52	separate chart for a breakdown caludaton) Parking Space Dimensions Parking Space Configuration (455,605,905,907,917,918) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 50 51 52	separate chart for a breakdown caludaton) Parking Space Dimensions Parking Space Configuration (455,605,905,907,917,918) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total # of seats Total # of seats	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 50 51 51 52	separate chart for a breakdown calculation) Parking Space Conferencients Parking Space Conferencients ADA Spaces Tandem Spaces Drive aida with Valet drop off and pick up Loading zones and Trash collection areas Sicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Type of use Total if of seats Total if of seats per venue (Provide a separate chart for a breakdown	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 51 52 52 53	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space Configuration (465,606,906,907,917,818) ADA Spaces Tandem Spaces Drive ailse width Valet drop off and pick up Ladding zones and Trash collection areas Bicycle parking, location and Number of rack Restaurants, Cafes, Bars, Lounges, Nightclubs Total # of seats Total # of seats Total # of seats Total # of seats Charl Hor a breakdown caludation)	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 50 51 52 53 53	separate chart for a breakdown calculation) Parking Space Conferencients Parking Space Conferencients ADA Spaces Tandem Spaces Drive aida with Valet drop off and pick up Loading zones and Trash collection areas Sicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Type of use Total if of seats Total if of seats per venue (Provide a separate chart for a breakdown	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 51 52 52 53	separate chart for a breakdown calculation) Parking Space Onfiguration (465,605,00,00,7m8/ef) ADA Spaces Tandem Spaces Tandem Spaces Drive aisle width Valiet drop off and pick up Loading zones and Trash collection Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total # of seats Total # of seats per venue (Provide a separate chart on breakdown calculation)	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 50 51 51 52 53 53 54	separate chart for a breakdown caludation) Parking Space Onfiguration (455,060,900,Parallel) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total # of seats Total # of a seats	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 48 49 50 50 51 51 52 53 53 54	separate chart for a breakdown calculation) Parking Space Onfiguration (465,605,00,00,7m8/ef) ADA Spaces Tandem Spaces Tandem Spaces Drive aisle width Valiet drop off and pick up Loading zones and Trash collection Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total # of seats Total # of seats per venue (Provide a separate chart on breakdown calculation)	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43 44 45 46 47 7 88 89 50 51 51 52 53 33 54 55	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space Configuration (465,606,906,907,917,816) ADA Spaces Tandem Spaces Drive aile width Valet drop off and pick up Lading zones and Trash collection areas Bicycle parking, location and Number of rack Restaurants, Cafes, Bars, Lounges, Nightchos Total # of seats Total # of seats Cocupant content Droke of an prevalue (Provide a separate chart for a breakdown caludation)	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8'6''X 18'-0" 90 Deg, Tandem N/A 8 NA N/A	Deficiencies					
43           44           45           46           47           48           49           50           51           52           53           54           55           56	separate chart for a breakdown caludation) Parking Space Onfiguration (455,060,900,Parallel) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total # of seats Total # of a seats	N/A 8'6''X 18'-0' N/A N/A N/A	Existing	N/A 8°5°X 18°-0° 90 Deg, Tandem N/A 8 N/A N/A Proposed	Deficiencies					
43 44 45 46 47 7 88 89 50 51 51 52 53 33 54 55	separate chart for a breakdown caludation) Parking Space Dimensions Parking Space Configuration (465,606,906,907,917,816) ADA Spaces Tandem Spaces Drive aile width Valet drop off and pick up Lading zones and Trash collection areas Bicycle parking, location and Number of rack Restaurants, Cafes, Bars, Lounges, Nightchos Total # of seats Total # of seats Cocupant content Droke of an prevalue (Provide a separate chart for a breakdown caludation)	N/A 8'6''X 18'-0' N/A N/A N/A		N/A 8'6'X 18'-0" 90 Deg, Tandem N/A 8 NA N/A Proposed 0	Deficiencies					
43         44           45         46           47         48           49         50           51         52           33         33           54         55           56         57	separate chart for a breakdown calulation) Parking Space Onfiguration (455,605,905,905,907,anleft) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total if of seats Total if of a breakdown calulation) Total occupant content Occupant content for a breakdown calulation) Is this a contributing building?	N/A 8'6''X 18'-0' N/A N/A N/A		N/A 8'6'X 18'-0" 90 Deg, Tandem N/A 8 NA N/A Proposed 0	Deficiencies					
13 14 15 16 17 18 19 30 30 31 51 52 53 54 55 56 57 Votes:	separate chart for a breakdown calculation) Parking Space Dimensions Parking Space Configuration (465,060,90,00,70,100,100,100,100,100,100,100,100,	N/A 8'6''X 18'-0' N/A N/A N/A		N/A 8'6'X 18'-0" 90 Deg, Tandem N/A 8 NA N/A Proposed 0	Deficiencies					
13 14 15 16 17 18 19 30 51 52 53 54 15 55 56 57 10 tes: 10 10 10 10 10 10 10 10 10 10	separate chart for a breakdown calulation) Parking Space Onfiguration (455,605,905,907,917,918) ADA Spaces Tandem Spaces Drive aisle width Valet drop off and pick up Loading zones and Trash collection areas Bicycle parking, location and Number of racks Restaurants, Cafes, Bars, Lounges, Nightclubs Total if of seats Total if of a seats Total if of a seats Total if or a breakdown calulation) Total occupant content Occupant content for a breakdown calulation) Is this a contributing building?	N/A 8'6'X 18'-0" N/A NA N/A Required		N/A 8'6'X 18'-0" 90 Deg, Tandem N/A 8 NA N/A Proposed 0	Deficiencies					

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET



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DESIGN REVIEW BOARD FINAL SUBMITTAL 1435 BAY ROAD - 1340 FLAMINGO WAY MIAMI BEACH FL 33139

**PROPERTY SURVEY** 

Survey Pros, Inc. 4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main) MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS www.survey-pros.com

CERTIFICATE OF AUTHORIZATION # 18-8023

## PROPERTY ADDRESS:

1435 BAY ROAD, MIAMI BEACH, FL. 33139 1340 FLAMINGO WAY, MIAMI BEACH, FL. 33139

## LEGAL DESCRIPTION;

LOT 1, BLOCK 708, A RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA; AND

LOI 2, BLOCK 793, A RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE The bind induction of the total solutions of allowing of the total base for the decision of a community name & number city of miami beach 120651 map & panel number 1208600317 Suffix L

### SURVEYOR'S NOTES:

ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM

(AGVD 1929): (A

OTHER THAN THE STORTED PARTICLES, IS PROFIDENT OF THE SCONDER FOR CONDENT OF THE SCONDE PARTY(ES). 9 THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. 10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT.

THE CENTERLINE OF FLAMINGO WAY BEARS N 88°00'50" E.

### SURVEYOR'S CERTIFICATION:

F HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINNUM TECHNOLE STANDARDS SET FORTH BY THE FLORIDA STATE BOAD OF SURVEYORS AND MAPPERS IN CHAPTER 50-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.0227 FLORIDA STATUE

### CERTIFIED TO:

PAMPA SUNBELT 16 GARY SILVERMAN, P.A. FIDELITY NATIONAL TITLE INSURANCE COMPANY



DATE OF ORIGINAL FIELD WORK: 05/26/2023 JOB NUMBER: 23059422 DRAWN BY: ADRIEL CAD FILE: PAMPA SHEET 1 OF 1 REVISION(S):

DATE: 10/26/2023

A0-01





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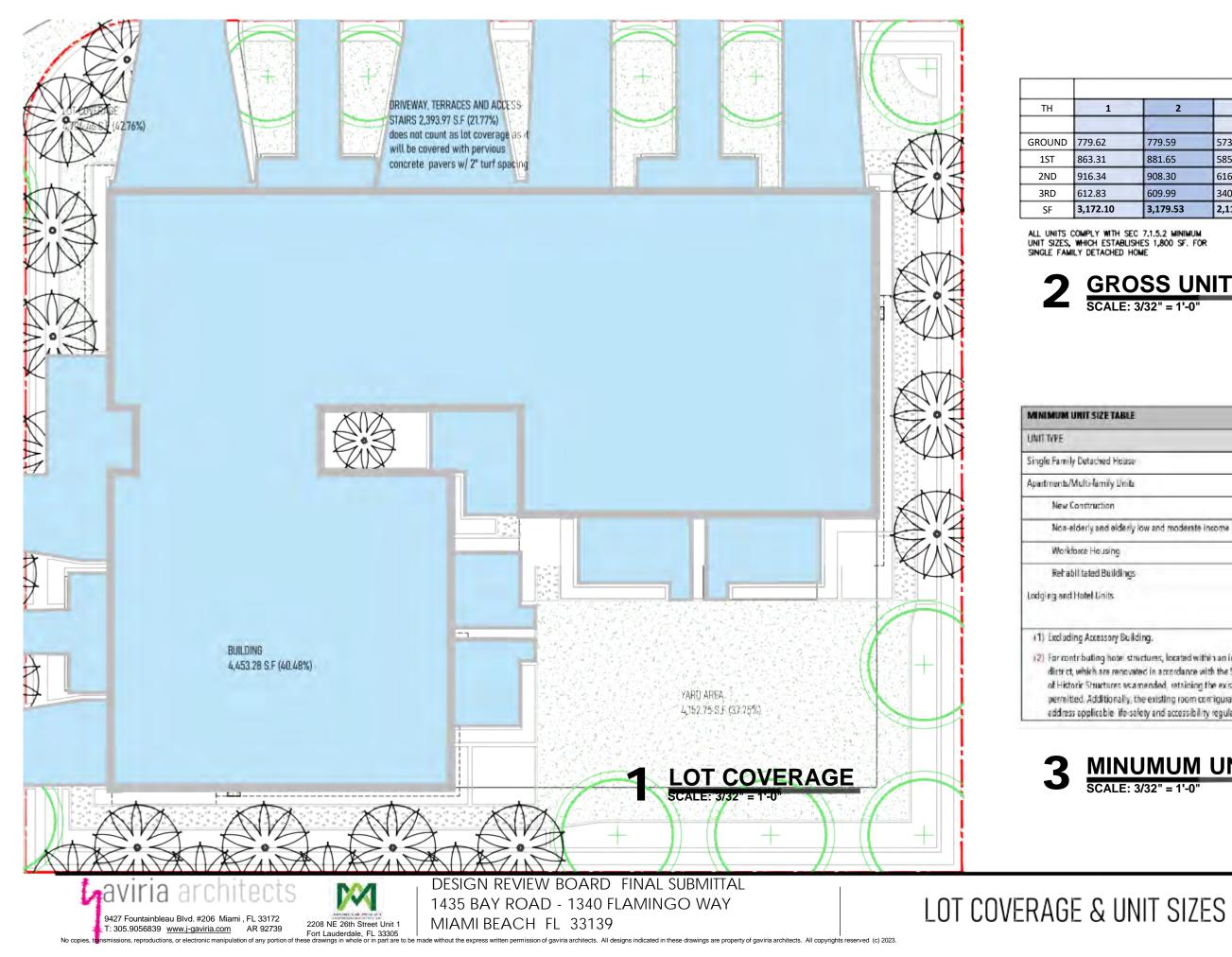
DESIGN REVIEW BOARD FINAL SUBMITTAL 1435 BAY ROAD - 1340 FLAMINGO WAY MIAMI BEACH FL 33139



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DATE: 10/26/2023





	UNIT	SIZES		
2	3	4	5	6
1				
779.59	573.27	758.01	688.03	695.71
881.65	585.58	765.73	701.67	701.67
908.30	616.21	784.75	726.28	738.61
609.99	340.02	551.34	449.74	444.88
3,179.53	2,115.08	2,859.83	2,565.72	2,580.87

# GROSS UNIT SIZES SCALE: 3/32" = 1'-0"

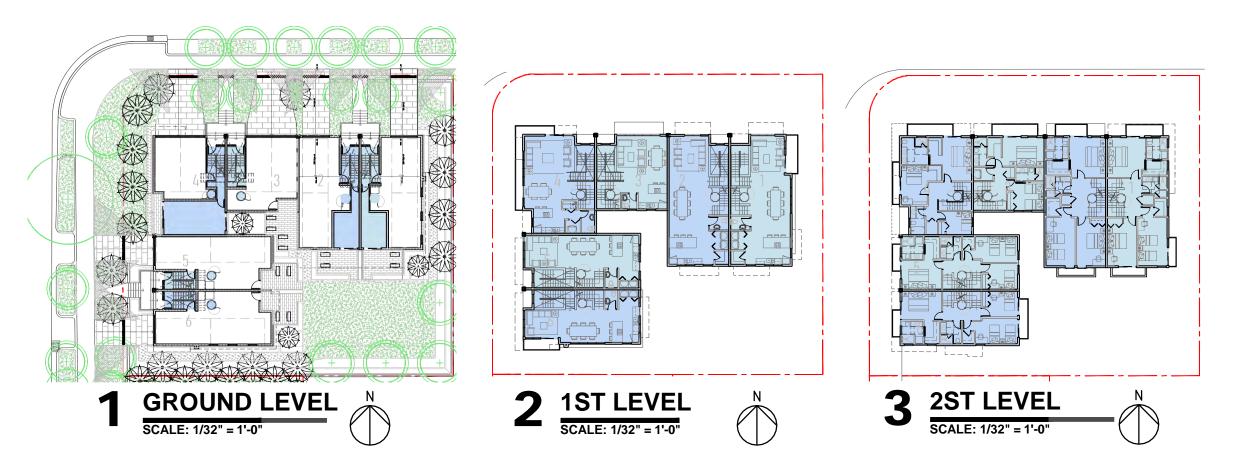
IBLE	
	MINIMUM UNIT SIZE (Square Feet)
onze	1,800 SF(1)
Units	
	550 SF
derly low and moderate income housing	400 SF
1	400.SF
lings	40D SF
	15%; 303 SF-335 SF (2)
	859.: 335 SF + (2)

(2) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guideliner for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room corrigurations for the above described hotel structures may be modified to address applicable. If esafety and accessibility regulations, provided the 200 square feet minimum unit size is maintained,

# MINUMUM UNIT SIZES SEC. 7.1.5.2 SCALE: 3/32" = 1'-0"

DATE: 10/26/2023

A0-03



	F.A.R. CALCULATION					
TH	1	2	3	4	5	6
GROUND	231.80	231.80	90.45	32 9.21	70.26	70.26
1ST	863.37	881.61	585.58	76 0.06	707.30	694.31
2ND	916.67	908.17	616.21	78 2.87	729.80	737.03
3RD	619.72	615.05	313.72	51 8.82	462.26	458.19
	2,631.56	2,636.63	1,605.96	2, 390.96	1,969.62	1,959.79
	Net (FAR)	<u>13,194.52</u>	<u>SF</u>	1. 20		

# 5 F.A.R CALCULATION

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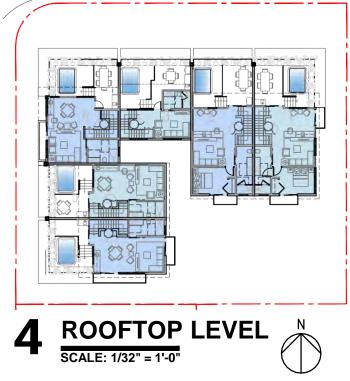


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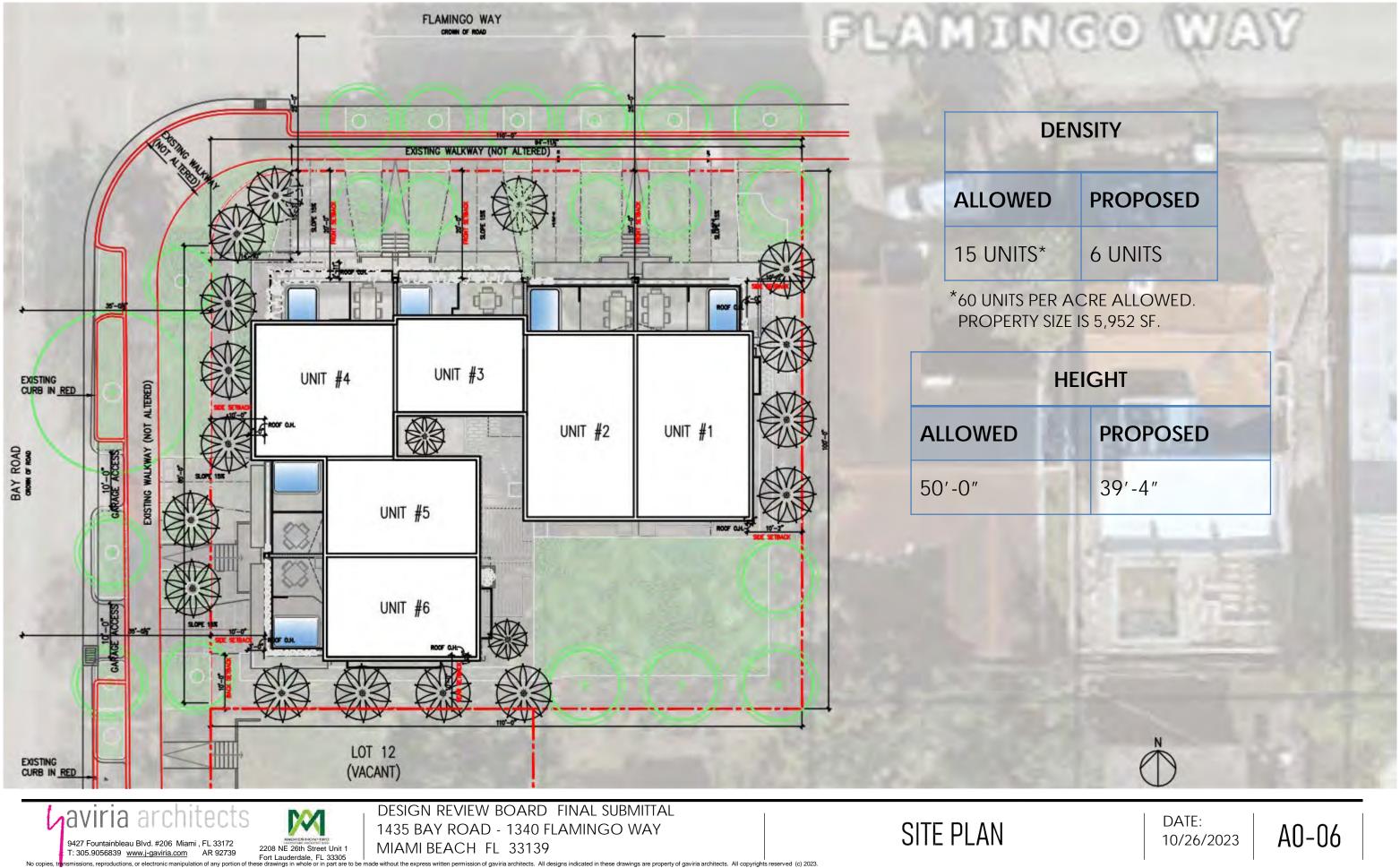


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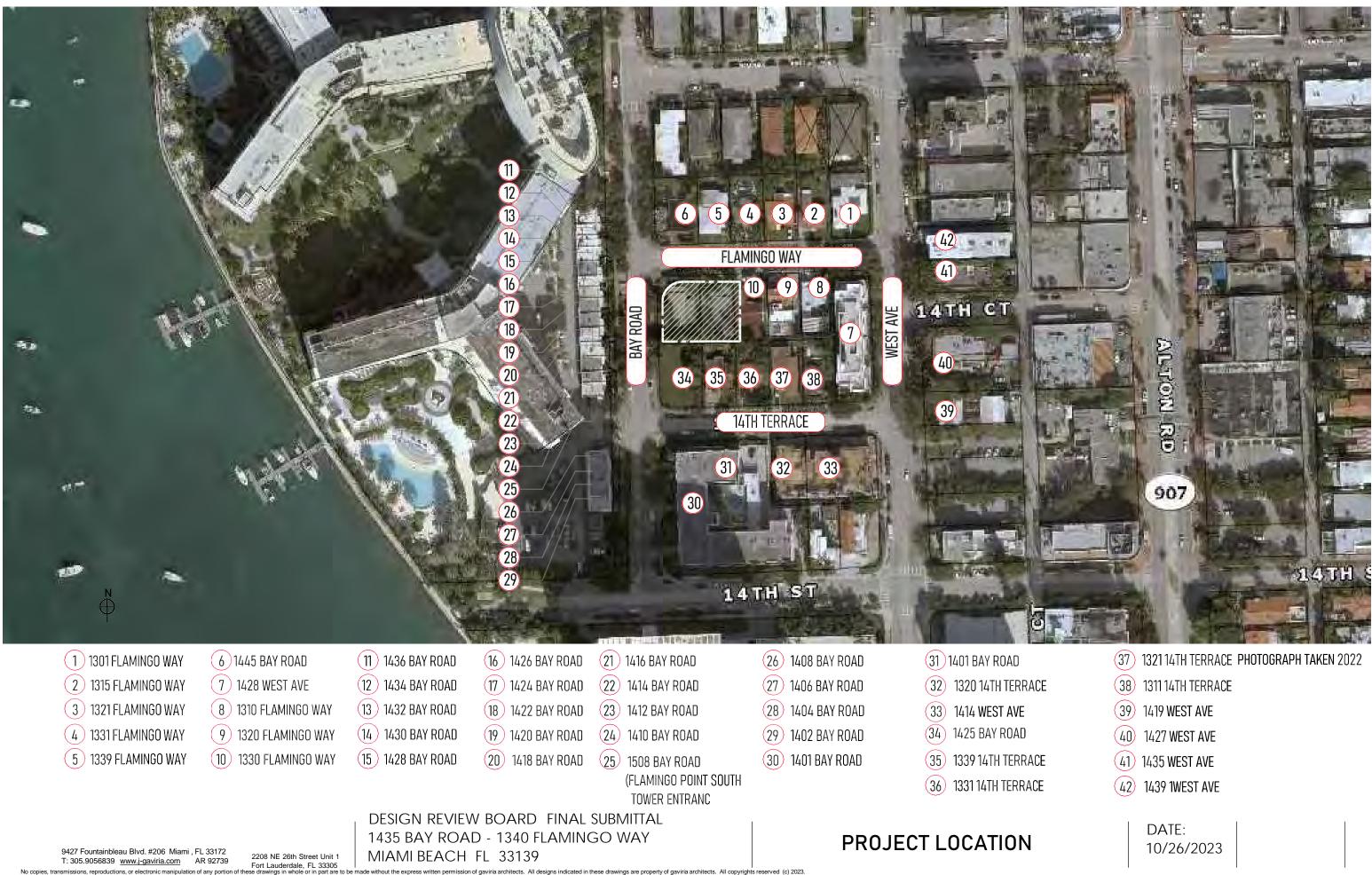


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A0-04



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**ISOMETRIC & MATERIALS** 

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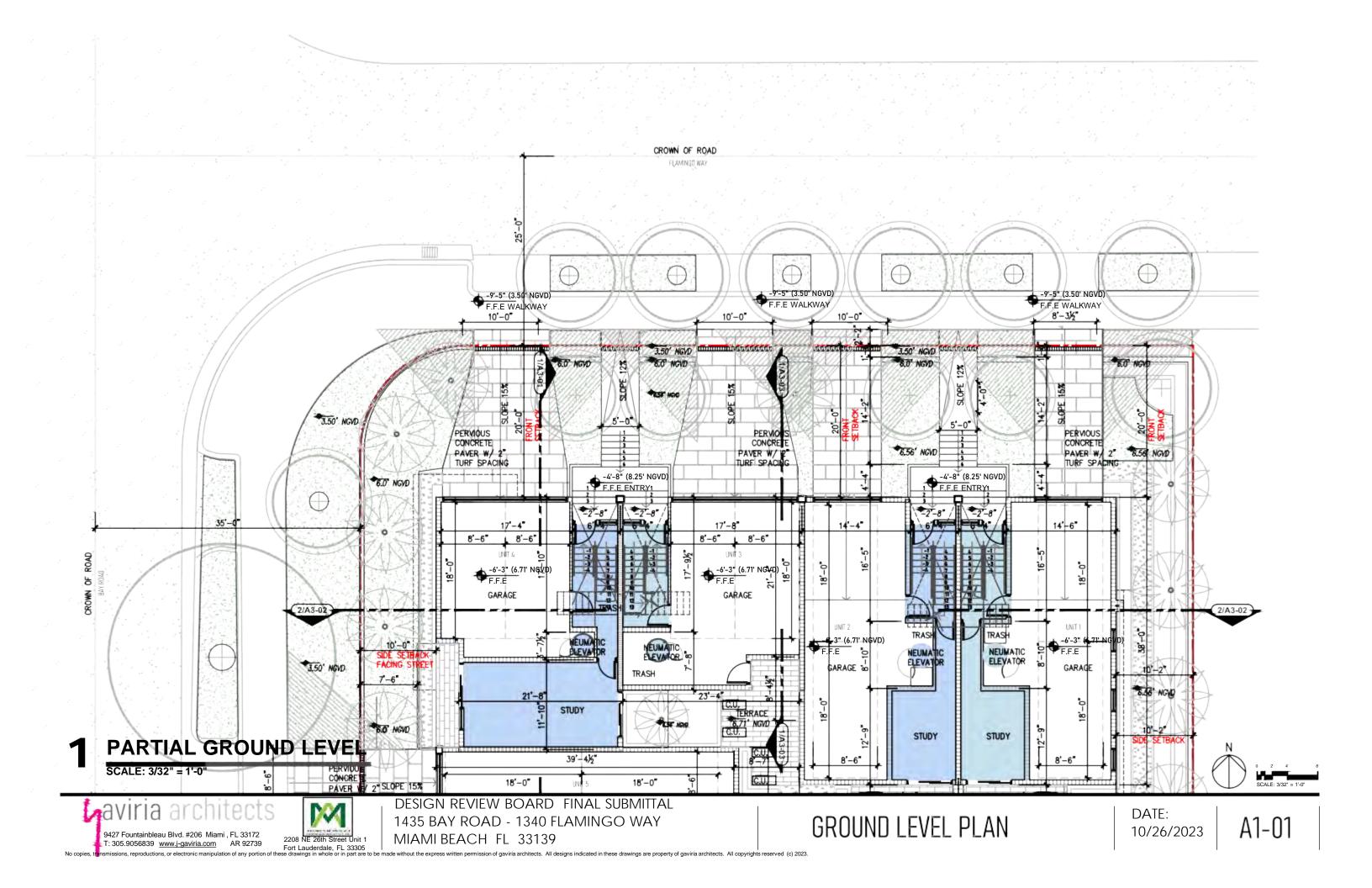
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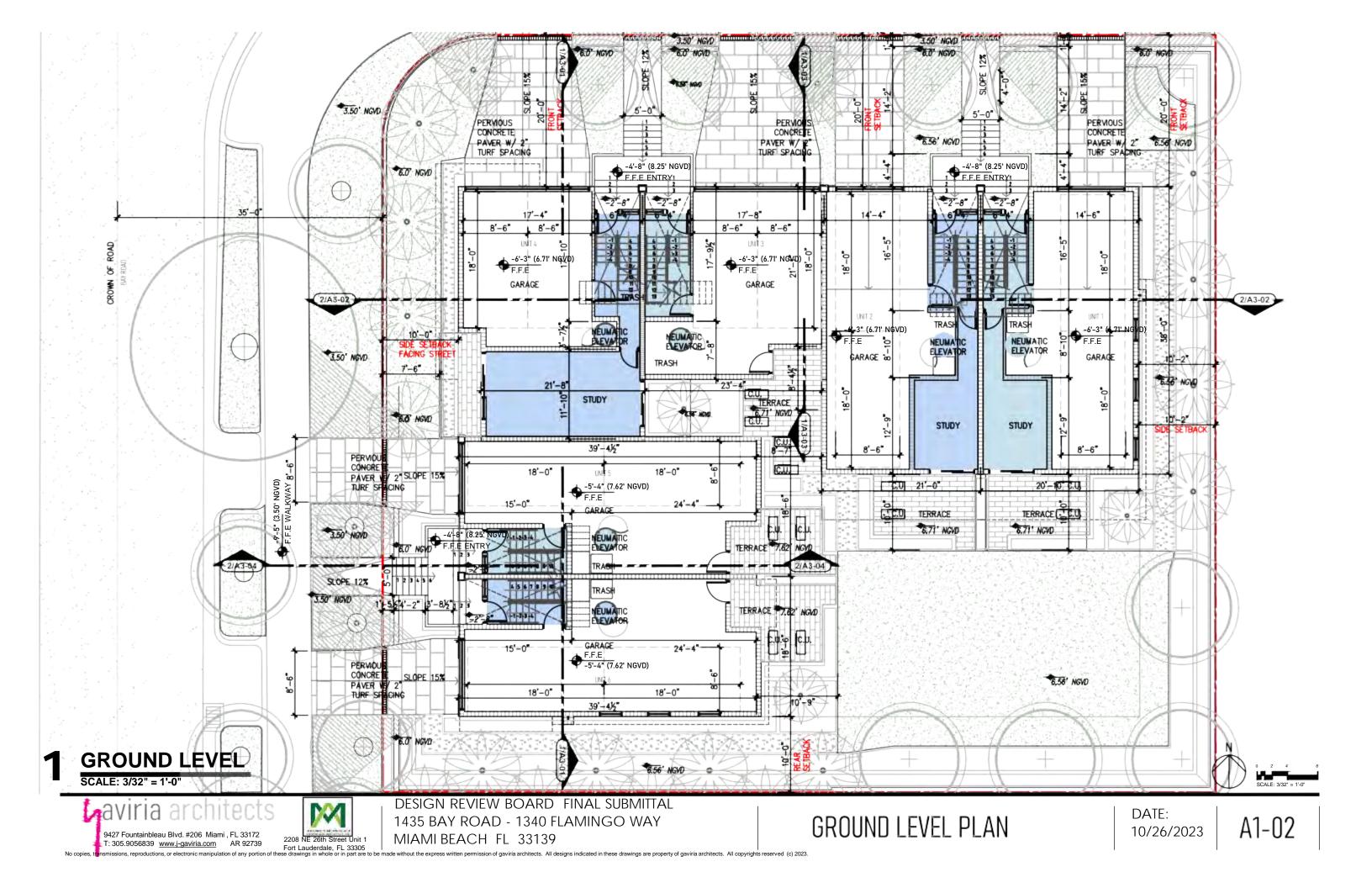
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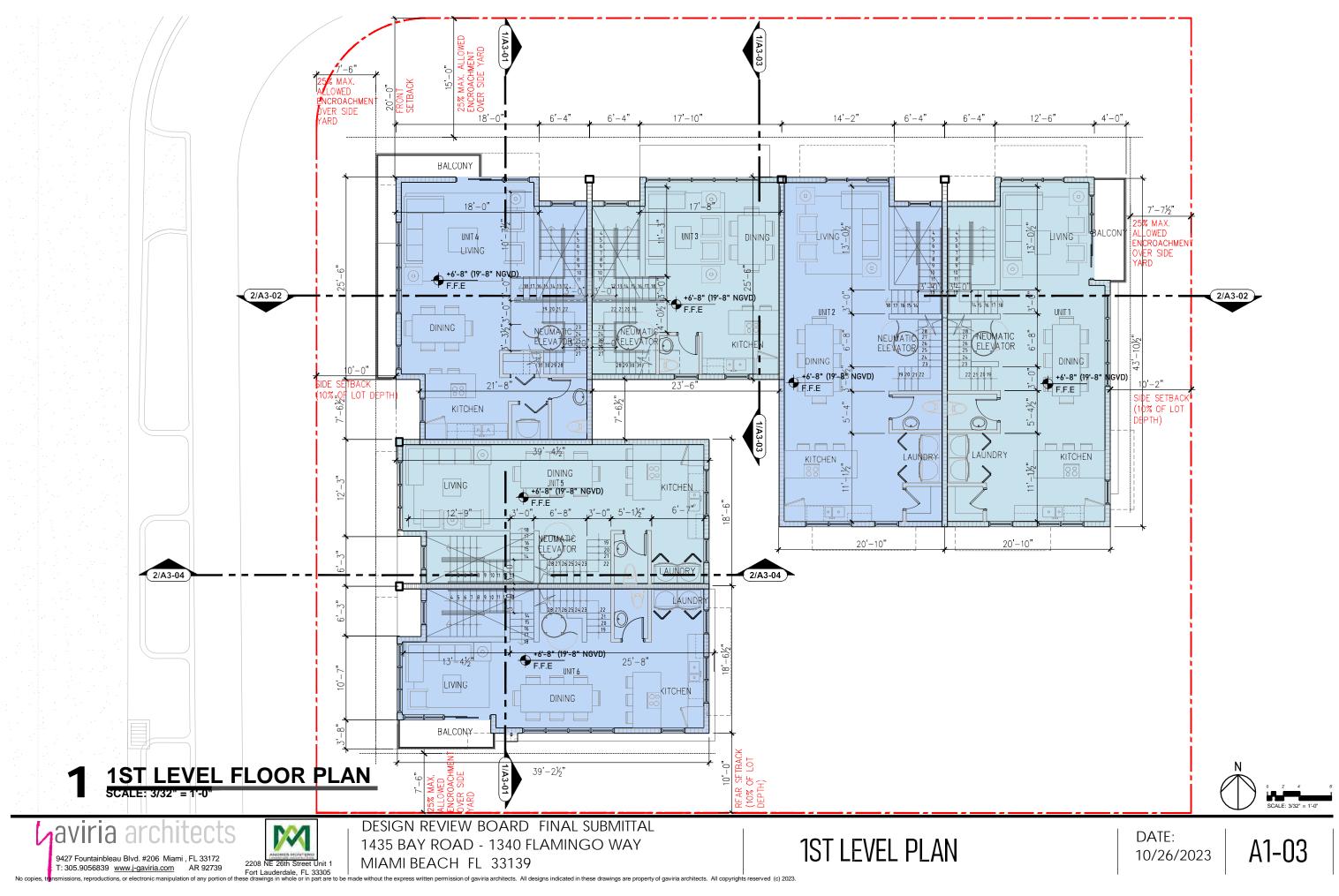
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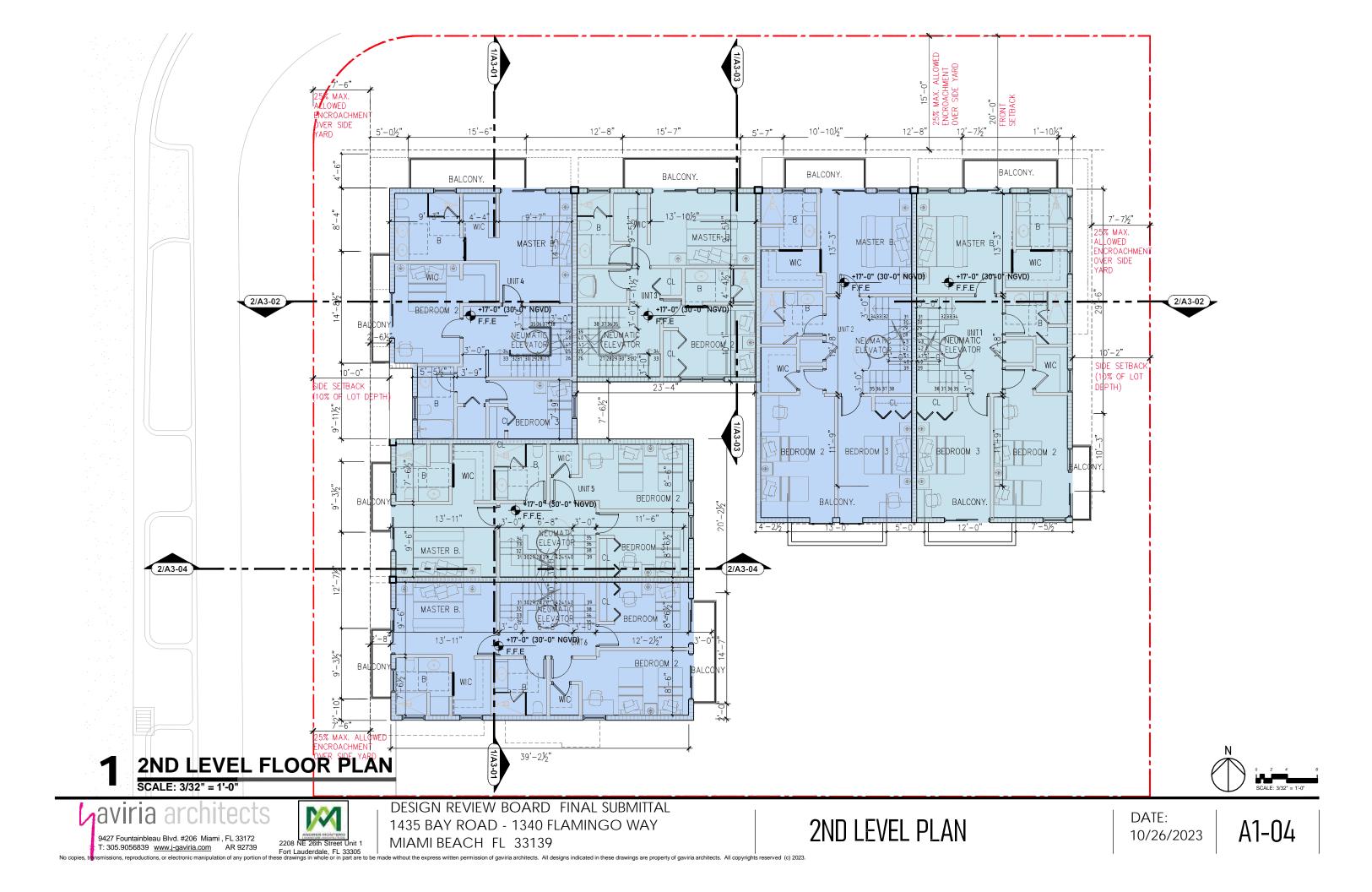
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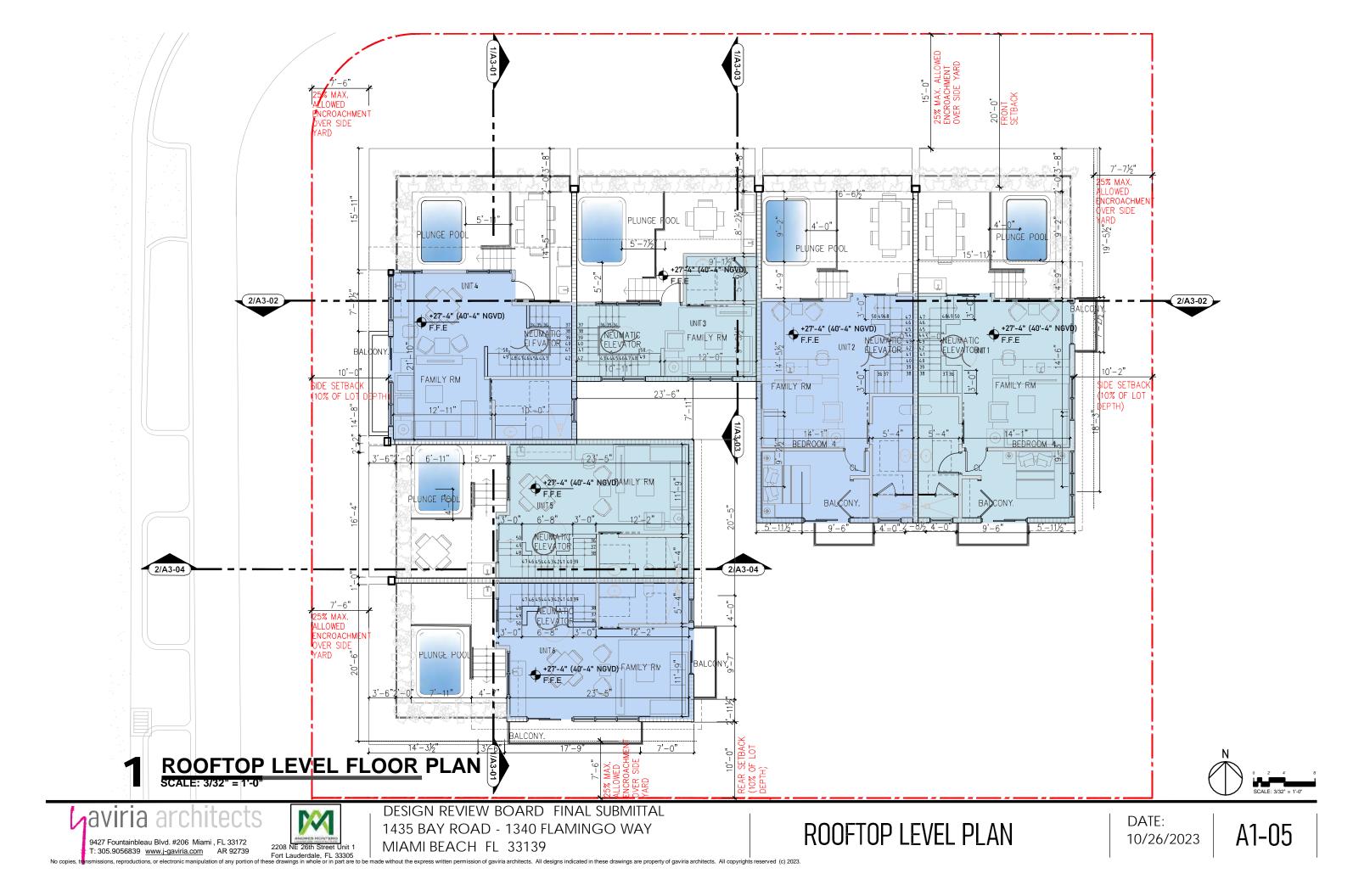
A0-14

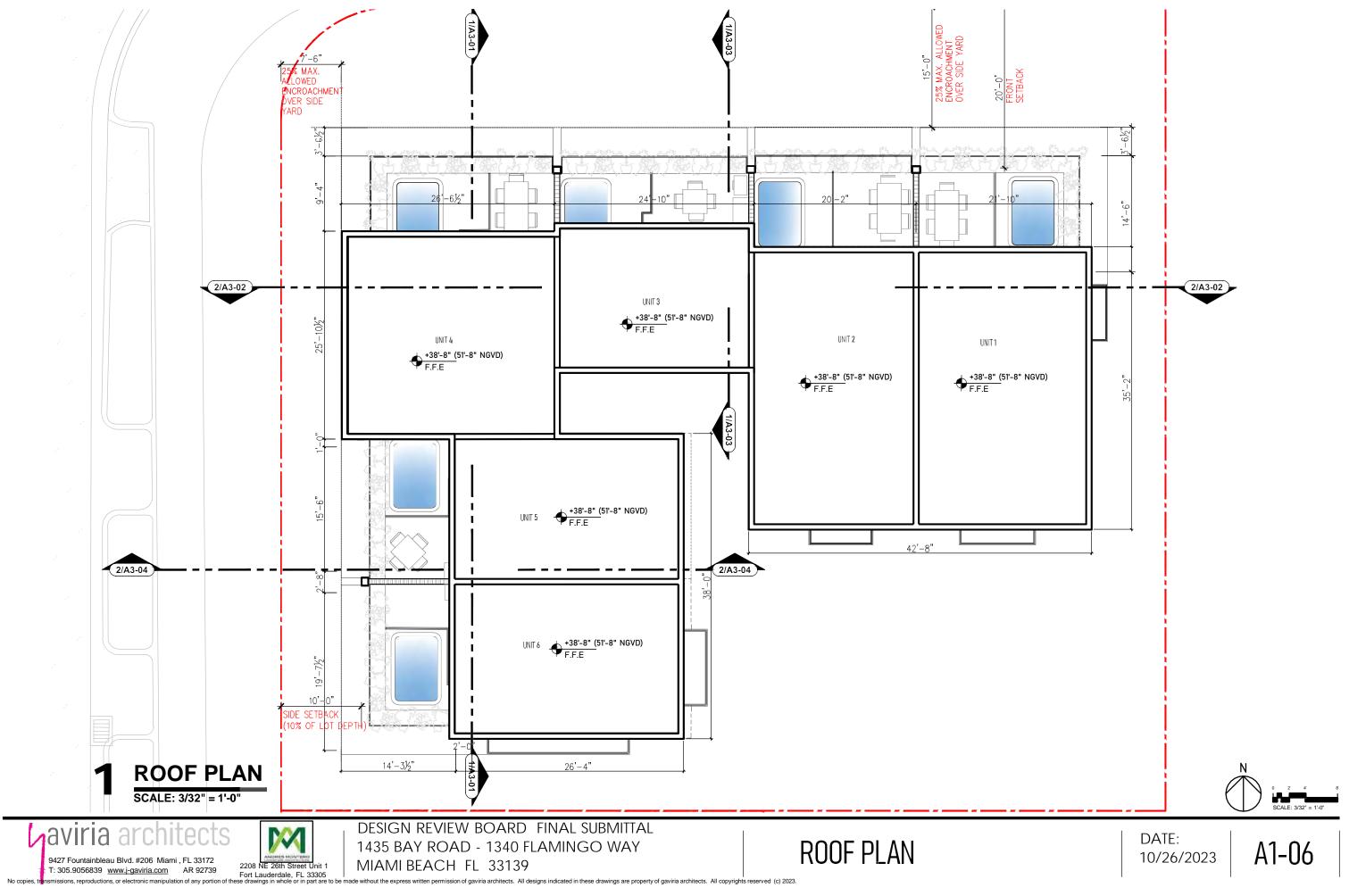
















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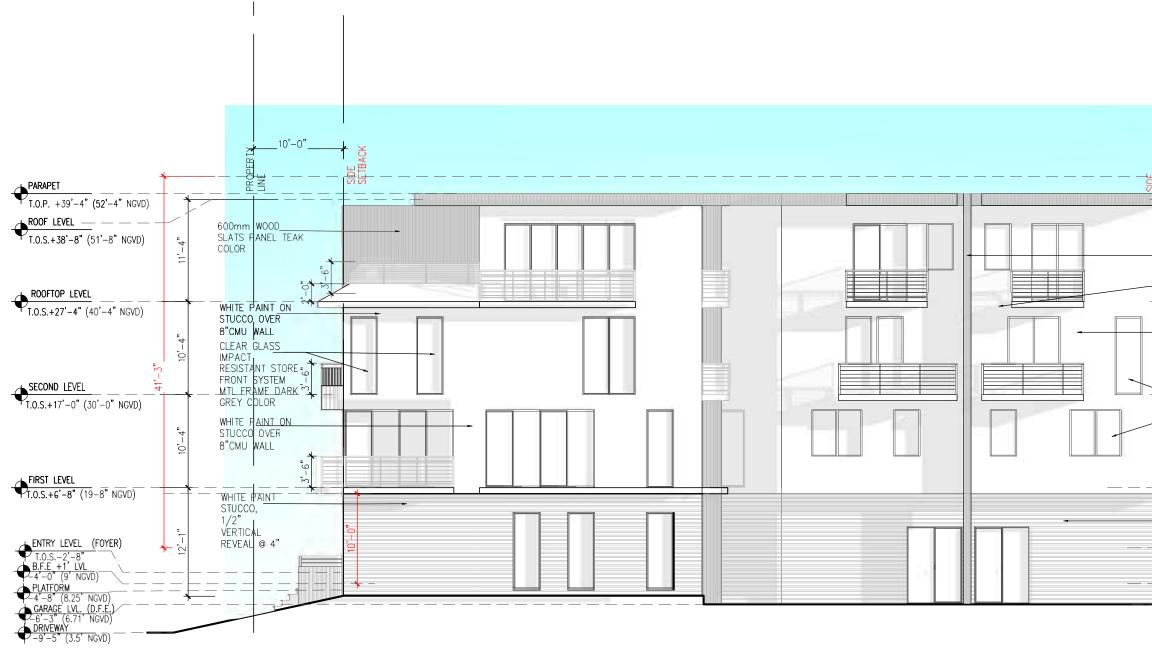
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**SOUTH ELEVATION** SCALE: 3/32" = 1'-0"





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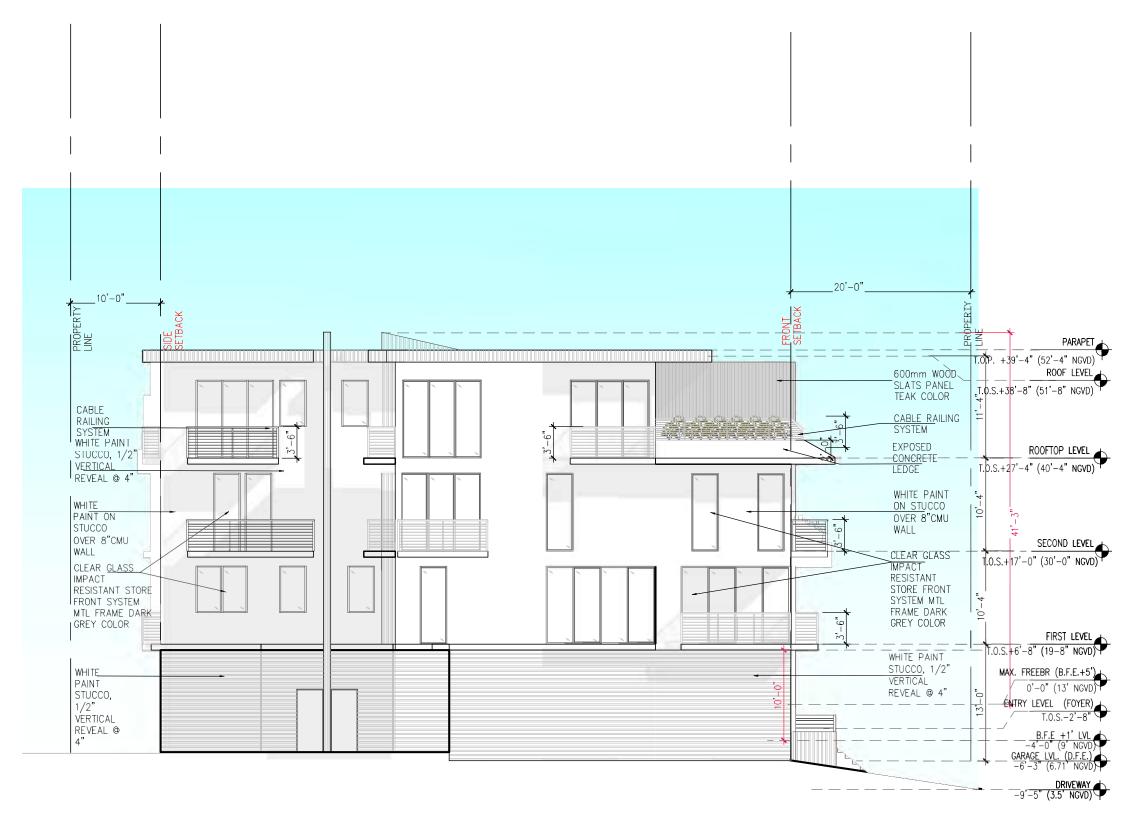


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\_10'-2"\_ PARAPET T.O.P. +39'-4" (52'-4" NGVD) ROOF LEVEL T.O.S.+38'-8" (51'-8" NGVD) 600mm ₩00D SLATS PANEL TEAK ₩ COLOR WHITE PAINT STUCCO, 1/2" = ROOFTOP LEVEL VERTICAL REVEAL @ T.O.S.+27'-4" (40'-4" NGVD) 4" WHITE PAINT ON STUCCO OVER 8"CMU WALLI SECOND LEVEL T.O.S.+17'-0" (30'-0" NGVD) SLEAR GLASS STORE FRONT COLOR FIRST LEVEL T.O.S.+6'-8" (19-8" NGVD) LIGHT GREY <u>PAINT S</u>TUCCO, 1/2" VERTICAL REVEAL © 4"\_\_\_\_ MAX. FREEBR (B.F.E.+5') 0'-0" (13' NGVD) B.F.E +1' LVL -4'-0" (9' NGVD) GARAGE LVL. (D.F.E.) -6'-3" (6.71' NGVD)

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A2-03









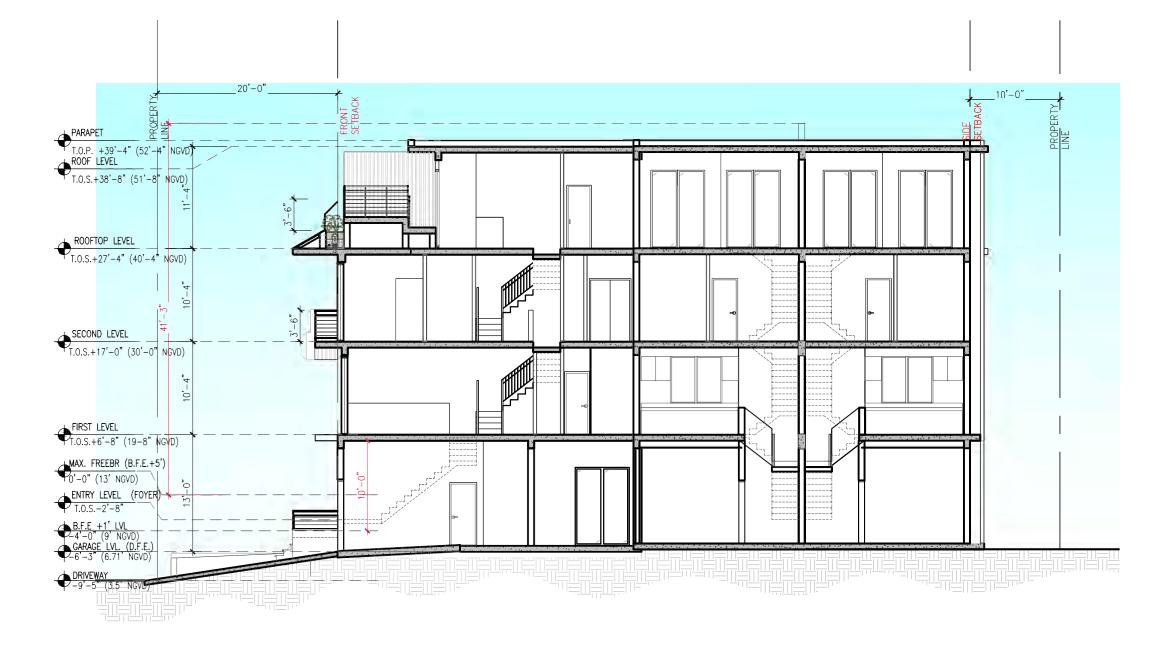
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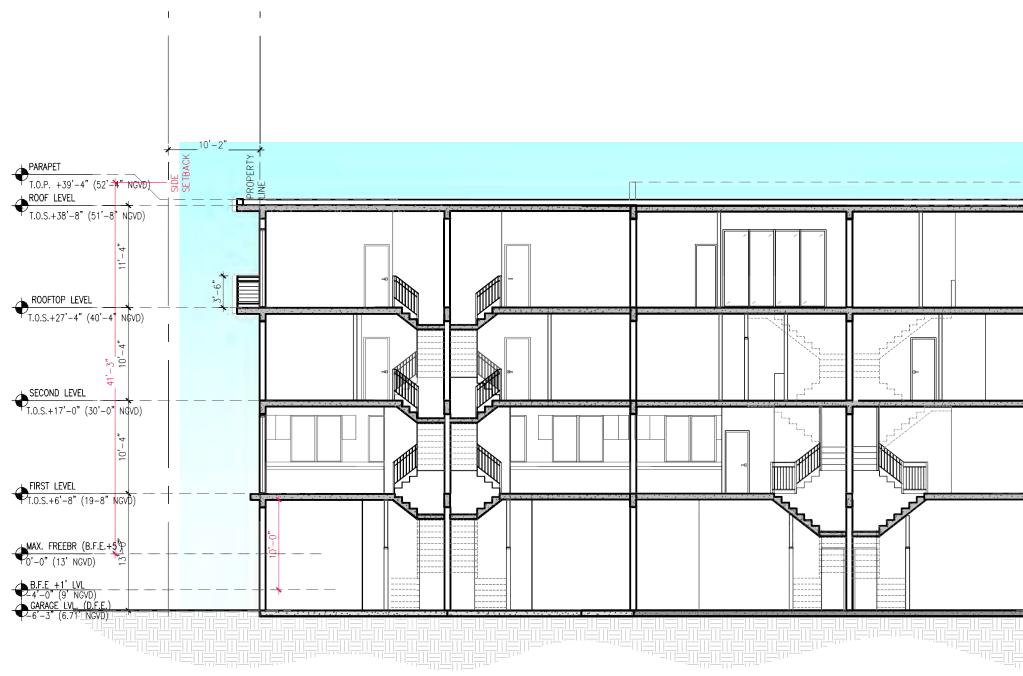


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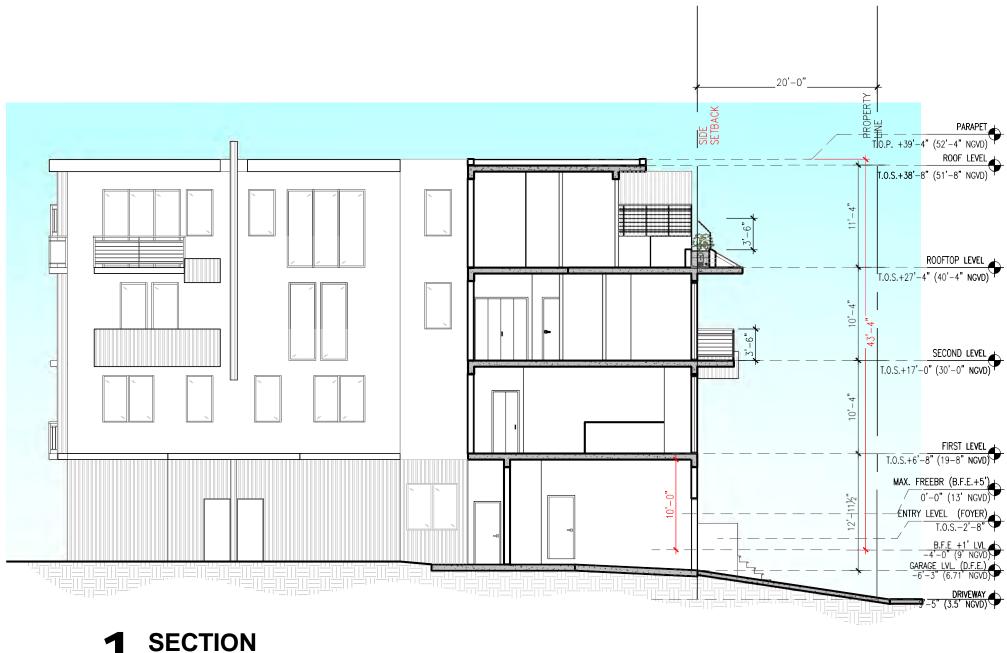


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10'-0" PARAPET +39'-4" (52'-4" NGVD) ROOF LEVEL .0.S.+38'-8" (51'-8" NGVD) T.O.S.+27'-4" (40'-4" NGVD) 
 SECOND
 LEVEL

 T.O.S.+17'-0"
 (30'-0" NGVD)
 FIRST LEVEL MAX. FREEBR (B.F.E.+5') 0'-0" (13' NGVD) <u>B.F.E +1' LVL</u> -4'-0" (9' NGVD) GARAGE LVL. (D.F.E.) -6'-3" (6.71' NGVD)

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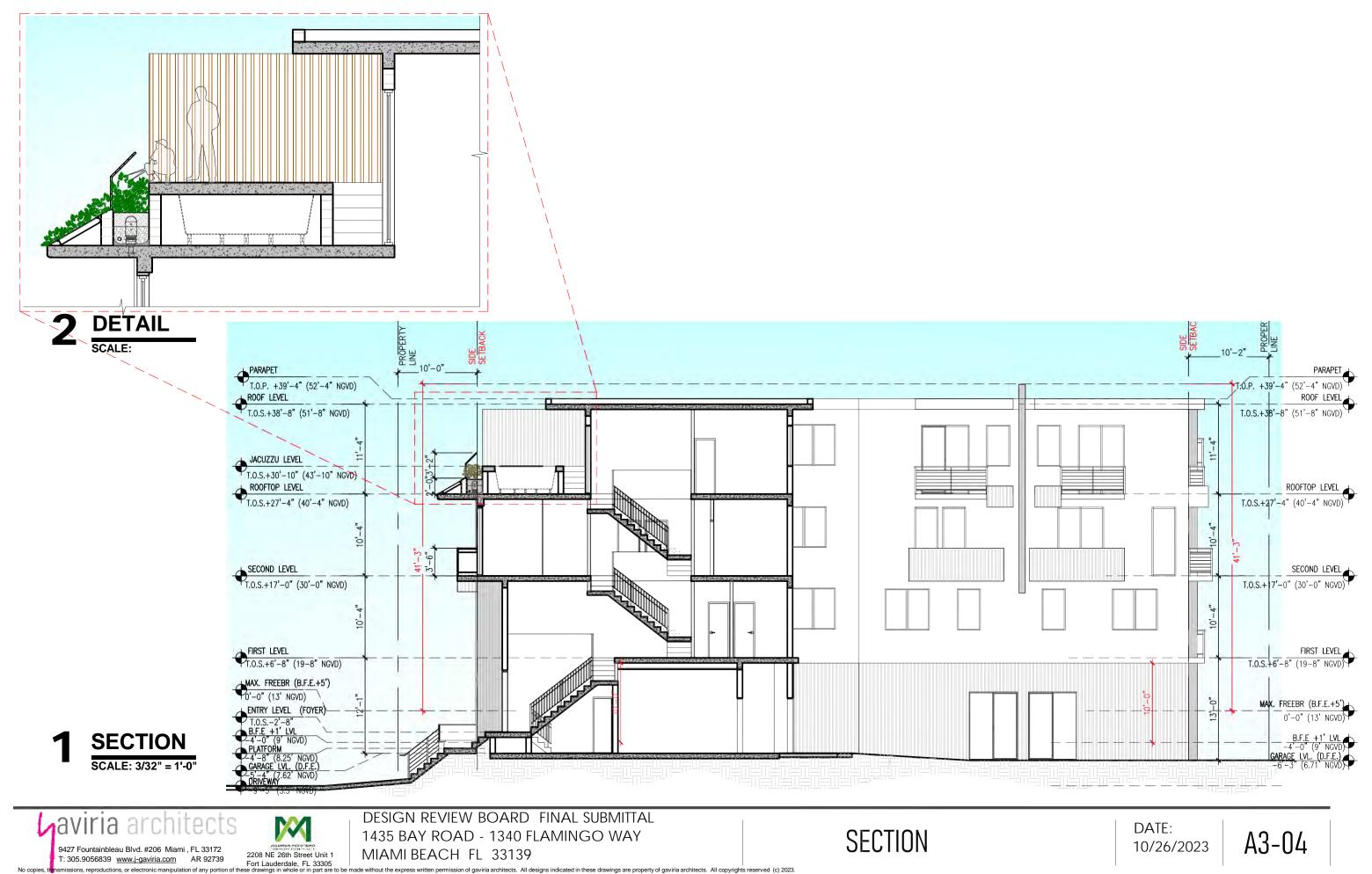




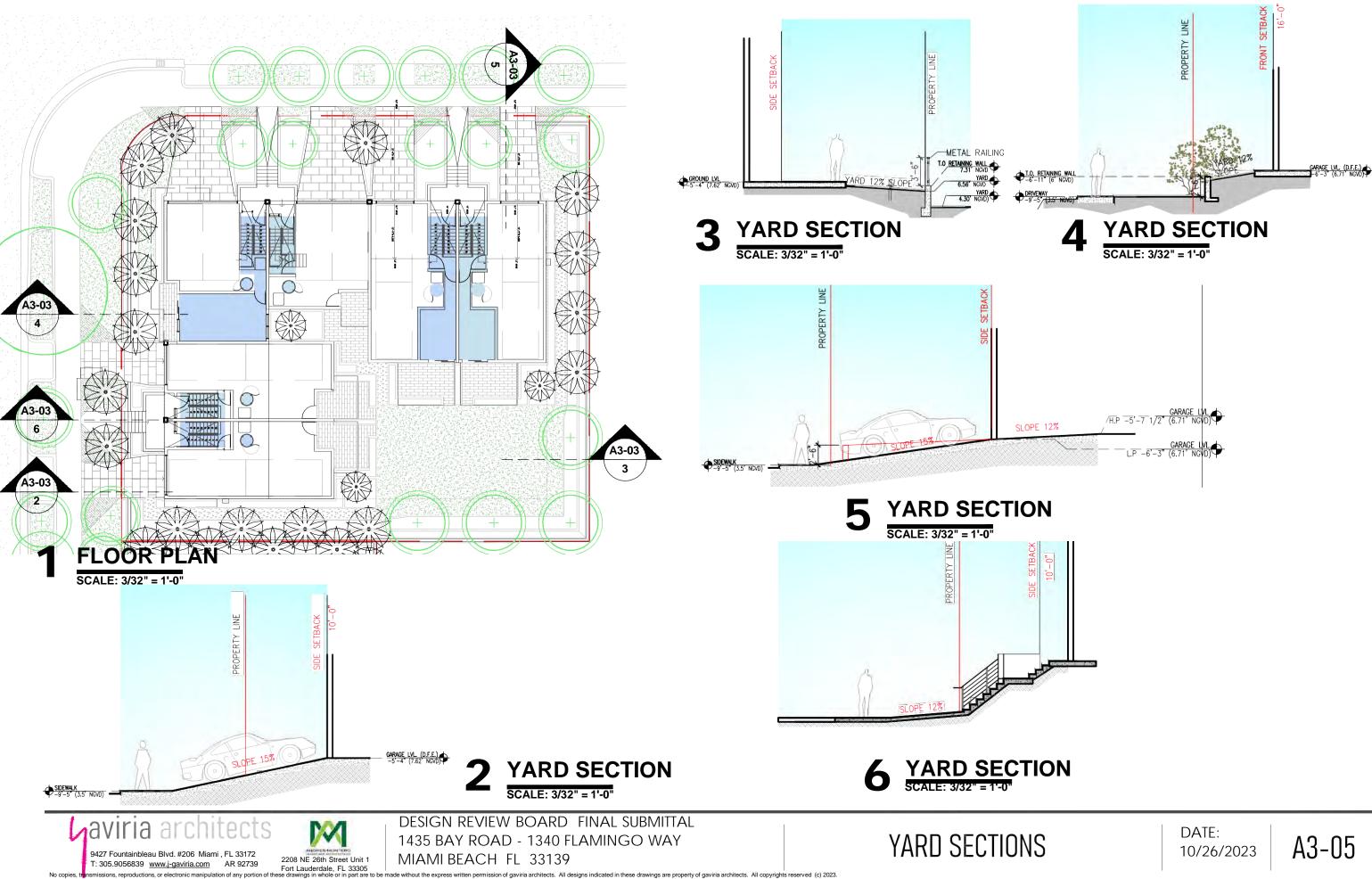


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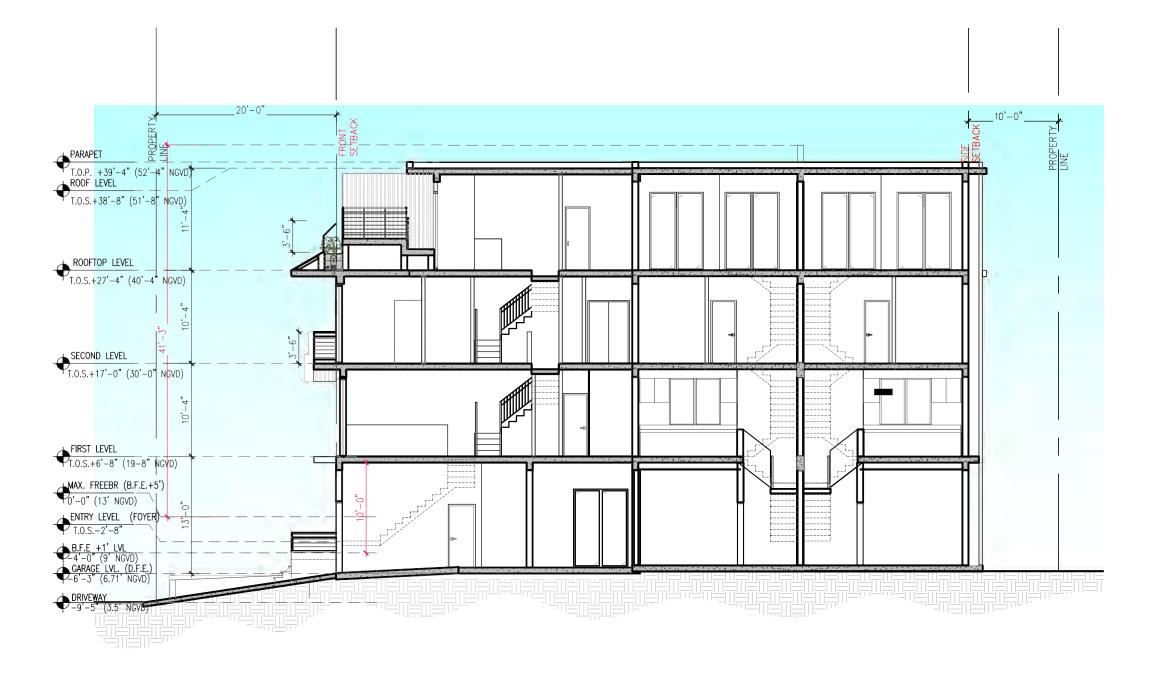
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# **REQUEST: WAIVER**

Sec. 142-155(a)(3)f. Ground floor height requirements 2' waiver permitted; 2' waiver proposed.









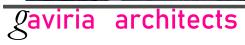
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# LEGEND

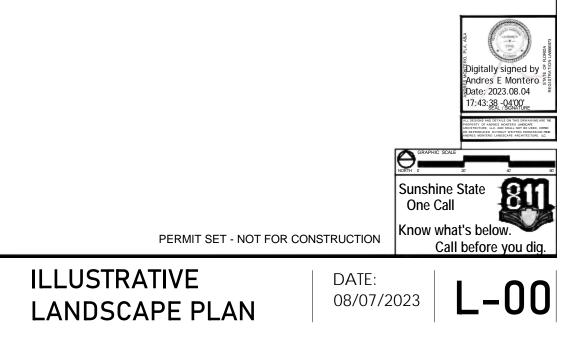
- 1. Building
- 2. Driveway
- 3. Pedestrian Entrance
- 4. Sidewalk
- 5. Private Patio (typ)
- 6. Existing Oak Tree
- 7. Shade Tree
- 8. Medium Tree
- 9. Slender Trunk Palm
- 10. Small Palm
- 11. Privacy Hedge
- 12. Sod

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13. Decorative Crushed Shell

# **AFTER**



PERMIT SET - NOT FOR CONSTRUCTION

**ILLUSTRATIVE** LANDSCAPE PLAN

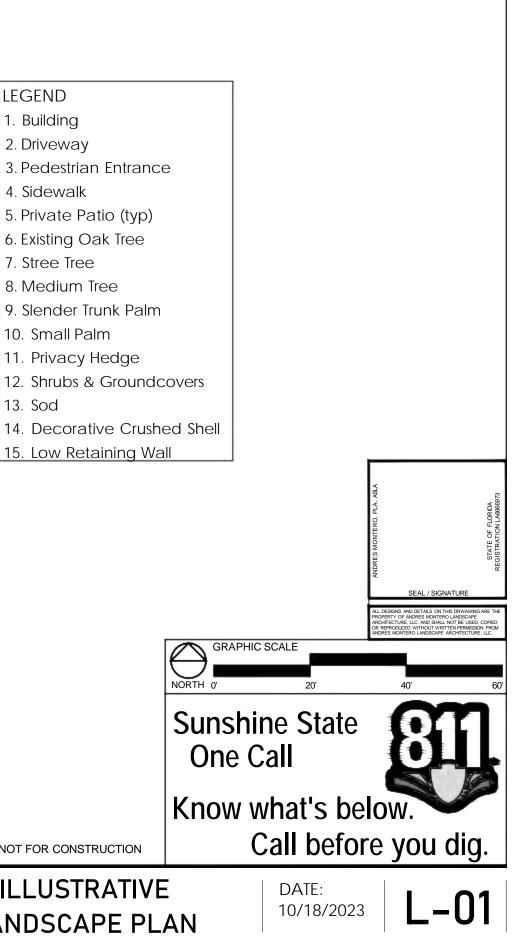
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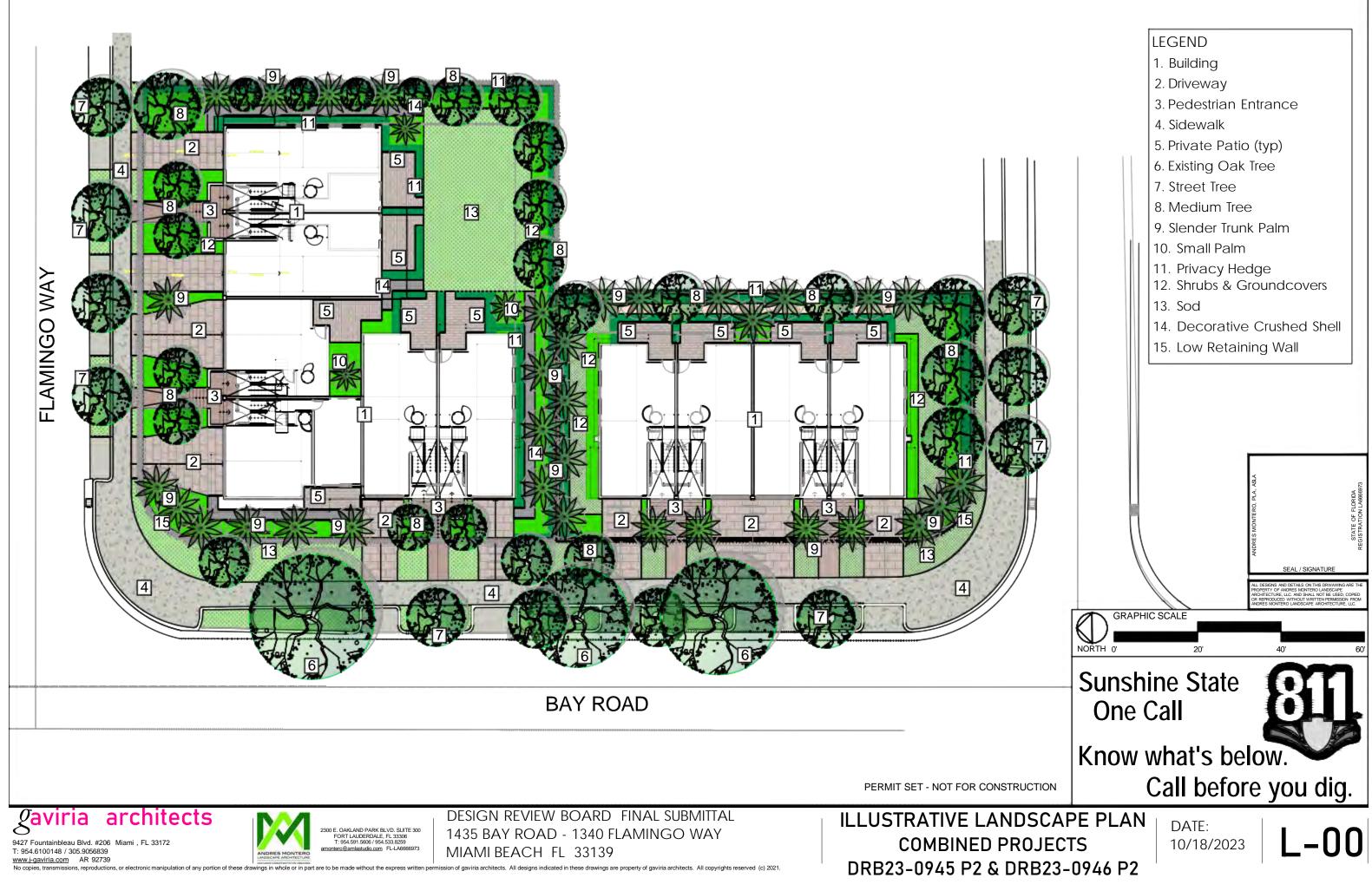
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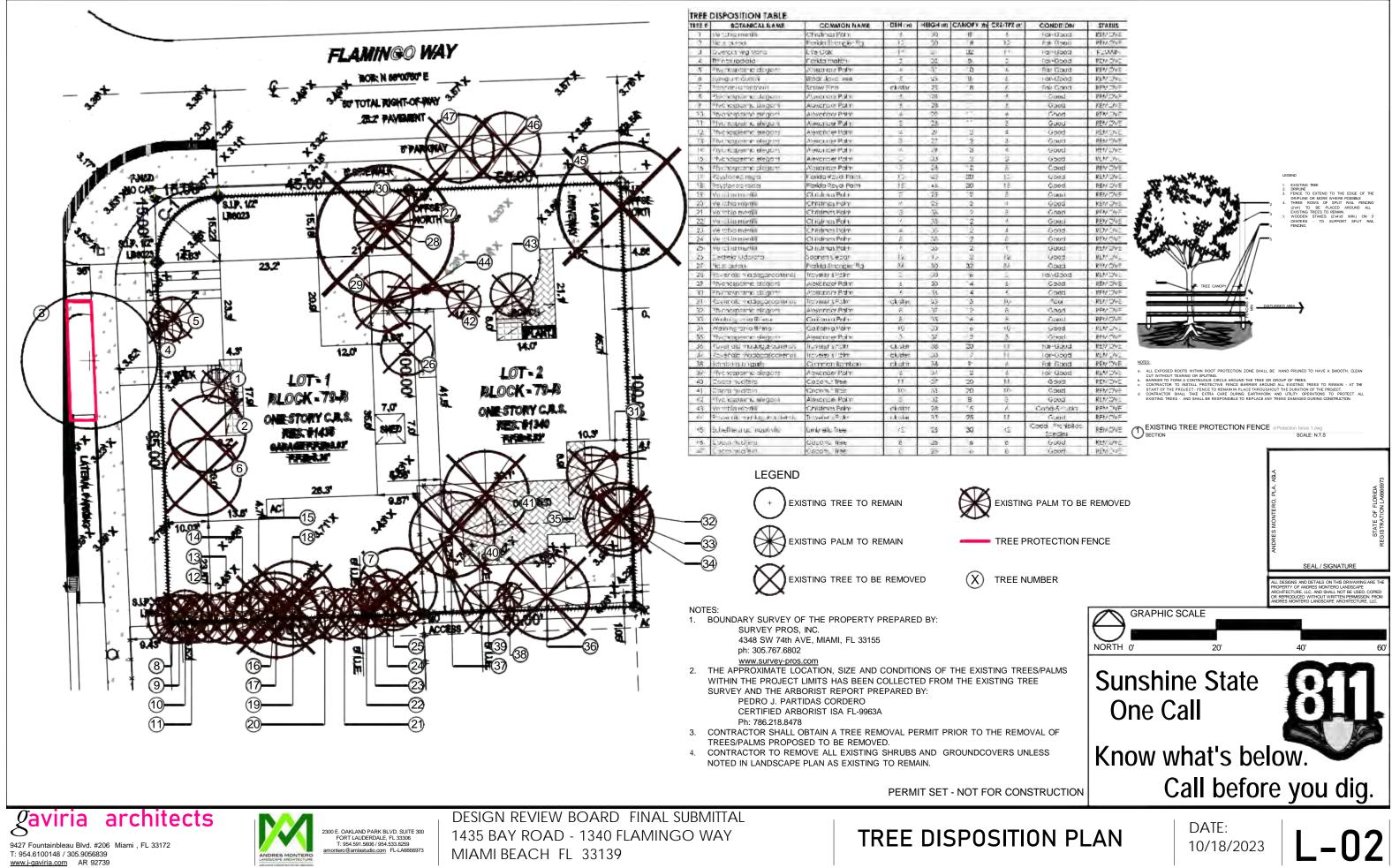


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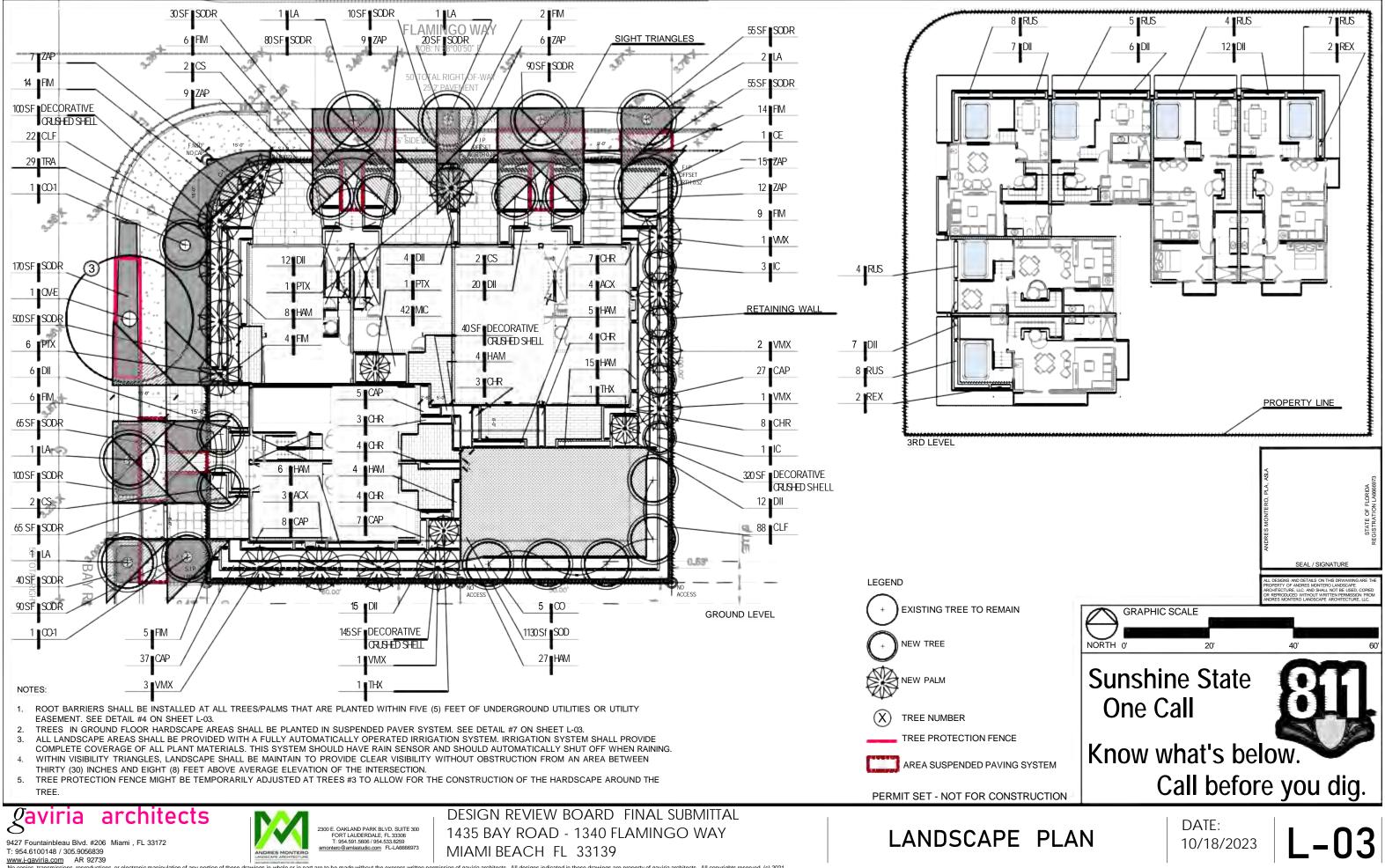
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CITY OF MIAMI BEACH			0	code	species	common name	drought tolerance	native	specifications	con size
and I wash badaalaanaa araanaadaa			- Cal	TREES	species	common name	Iderance	nuive	specifications	SILC
LANDSCAPE LEGEND			1	CE	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	F
			5	со	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	F
NFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			2		Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH. 8' Spr. 8' CT	
Zoning District RM-1 Lot area 11000	Acres0.25		6		Conocarpus erectus 'sericeus'	Silver Buttomwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	-
	Acres 0.25		4		llex Cassine	Dahoon Holy	High	yes	14' ht. Std. 3" DBH. 6' Spr. 6' CT	
			6	LA QV-E	Lagerstroemia 'Natchez'	Natchez Crape Myrtle Live Oak	High	no	16' ht. Std. 4" DBH. 8' Spr. 8' CT EXISTING #3 R.O.W	F
	REQUIRED/	PROVIDED	1	PALMS	Quercus virginiana	Live Oak	High	yes	EXISTING #3 K.O.W	L
	ALLOWED		7		Ptychosperma elegans	Alexander Palm	Medium	no	16' O.A./Double - Full head	F
OPEN SPACE			2		Thrinax radiata	Florida Thach Palm	High	yes	8' O.A /Straight trunk	F
A. Square feet of required Open Space as indicated on site plan:			8	VMX	Veitchia montgomeriana	Motgomery Palm	Medium	no	16' O.A./Double - Full head	F
		2020		SHRUBS	GROUNDCOVERS & VINES					_
Lot Area=11000s.f.x35.9%=3948	<del>2</del>	3828	7		Acoelorrhaphe wrightii	Paurotis Palm	Medium	yes	7'Ht O.A, Clump	F
B. Square feet of parking lot open space required as indicated on site plan:			79	CAP	Capparis cynophallophora	Jamaican Caper	High Medium	yes	18" ht x 18" spr.	30
Number of parking spaces <u>12</u> x 10 s.f. parking space=		120		CLF	Chrysobalanus icaco 'Red Tip' Clusia flava	Red Tip Cocoplum Small Leaf Clusia	High	yes yes	30" ht x 30" spr. 30" Ht.	70
18 (177)				B DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	10
C. Total square feet of landscape open space required: A+B=		3948		FIM	Ficus microcarpa 'Green Island'	The second se	High	no	18" O.A.	70
			42	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	70
			42	MIC	Microsorum scolopendrium	Wart Fern	High	no	18" ht x 24" spr.	30
LAWN AREA CALCULATION			4	REX	Rhapis excelsa	Lady Palm	Medium	no	30" O.A. Clump, Full	70
A. Square feet of landscape open space required		3948		RUS	Russelia equisetiformis	Firecracker Bush	Medium	no	24" O.A./1.25ft HT	30
				TRA	Trachelospermum asiaticum	Asiatic Jasmine	High	no	10" O.A. Full	10
B. Maximum lawn area (sod) permitted= 30 1184 s.f.	1184	1130	58	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	30
			112	SOD SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels	-
TREEC				0 SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels	$\vdash$
TREES			107	o joob n	pierio aprilo in secondato in	on nogosino ordis		101	anaggera i anas	
A. Number of trees required per lot or net lot acre, less existing number or trees meeting			TD		GATION TABLE - LIST OF	TREES TO BE MAITIC	TED			_
ninimum requirements=					BOTANICAL NAME		AIED		DBU # 3	
ninindiri requirements-			TRE		aurea	Florida Strangler Fig	-		DBH (in) 12	_
28 trees x 0.25 net lot acres - number of existing trees =	7	21	6		ium cumini	Black Java Tree	-		6	
B. % Natives required: Number of trees provided x 30%=	6	16			ela Odorata	Spanish Cedar	+		12	_
				7 Ficus		Florida Strangler Fig	-		36	_
C. % Low maintenance / drought and salt tolerant required:			12		Te	otal tree DBH to be mitigate	d		66 DBH (in)	
Number of tree provided x 50%=	10.5	21	÷.		TOTAL NUMBER OF REPLACE	MENT TREES REQUIRED (48" DB			6' spread in Canopy x 12' ht)	
							Tre	es (4" DBH	x 8' spread in Canopy x 16' h	1
D. Street Trees (maximum average spacing of 20' o.c.)			PAL	MS TO MI	TIGATE					
203 linear feet along street divided by 20'=	10	10	1	Veito	hia merrillii	Christmas Palm	1			_
E. Street tree species allowed directly beneath newer lines:			8		nosperma elegans	Alexander Palm	-			_
E. Street tree species allowed directly beneath power lines:			9		nosperma elegans	Alexander Palm	1			
(maximum average spacing of 20' o.c.):			1		onea regia	Florida Royal Palm				_
linear feet along street divided by 20'=			1	B Royst	onea regia	Florida Royal Palm				_
inteal reet along street divided by 20 -			2	4 Veito	hia merrillii	Christmas Palm				
			2	9 Ptych	osperma elegans	Alexander Palm				
SHRUBS			3		osperma elegans	Alexander Palm				
511005		1112-14210	3		nala madagascariensis	Traveler's Palm	-			
A. Number of shrubs required: Sum of lot and street trees required x 12=	204	582	3	the second s	osperma elegans	Alexander Palm	-			_
B. % Native shrubs required: Number of shrubs provided x 50%=	291	329			ingtonia filifera	California Palm	-			_
and the strate strategy required internet of strates provided x 50/8-			3		ingtonia tilitera nala madagascariensis	California Palm	-			_
			3		nala madagascariensis nala madagascariensis	Traveler's Palm Traveler's Palm	-			_
LARGE SHRUBS OR SMALL TREES			3		losperma elegans	Alexander Palm	-			_
	0202	10122-201	4		osperna elegans os nucifera	Coconut Tree	-			_
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	20	150	4		os nucifera	Coconut Tree				_
			4		hia merrillii	Christmas Palm	-			_
B. % Native large shrubs or small trees required: Number of large shrubs or small trees			4		nala madagascariensis	Traveler's Palm				_
		150	4	6 Cocc	os nucifera	Coconut Tree				_
	10			7 Cocc	14	Constant				_
	10	200	4		os nucifera	Coconut Tree			A	
	10		4			Total Palms to be mitigate			21 Palms	
	10	70	4	T	OTAL NUMBER OF REPLACEMEN	Total Palms to be mitigate IT TREES REQUIRED FOR PAL	M	ees (2" DBH		nt)
	10	200	4	T		Total Palms to be mitigate	M	ees (2" DBI	21 Paims H x 6' spread in Canopy x 12'	ht)
	10		4	T		Total Palms to be mitigate IT TREES REQUIRED FOR PAL	M H) 21 Tr	rees (2" DBł		ht)
				7	OTAL NUMBER OF REPLACEMEN	Total Palms to be mitigate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI	M H) 21 Tr	rees (2" DBł	1 x 6' spread in Canopy x 12'	ht)
	10			/ TREES TO	OTAL NUMBER OF REPLACEMEN	Total Palms to be mitigate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI Total DBH to be mitigate	M H) 21 Tr		l x 6' spread in Canopy x 12' 90" DBH	ht)
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	10		NEW	Conc	OTAL NUMBER OF REPLACEMEN MITIGATE corpus erectus coloba diversifolia	Total Palms to be miligate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI Total DBH to be miligate Green Buttonwood Pigeon Plum	M H) 21 Tr	16' ht. 16' ht.	H x 6' spread in Canopy x 12' 90" DBH Std. 4" DBH, 8' Spr. 6' CT Std. 4" DBH, 8' Spr. 6' CT	ht)
	10		NEW 1 5 2	/ TREES TO Conc Cocc	OTAL NUMBER OF REPLACEMEN MITIGATE carpus erectus coloba diversifolia coloba diversifolia	Total Palms to be miligate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI Total DBH to be miligate Green Buttonwood Pigeon Plum Pigeon Plum	M H) 21 Tr	16' ht. 16' ht. 16' ht.	H x 6' spread in Canopy x 12' 90" DBH Std. 4" DBH, 8' Spr. 6' CT Std. 4" DBH, 8' Spr. 6' CT Std. 4" DBH, 8' Spr. 8' CT	ht)
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provide x 50% =	10		NEW 1 5 2 4	/ TREES TO Conc Cocc Cocc	OTAL NUMBER OF REPLACEMEN MITIGATE corpus erectus coloba diversifolia coloba diversifolia corpus erectus 'sericeus'	Total Palms to be miligate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI Total DBH to be miligate Green Buttonwood Pigeon Plum Pigeon Plum Silver Buttomwood	M H) 21 Tr	16' ht. 16' ht. 16' ht. 16' ht.	H x 6' spread in Canopy x 12' 90" DBH Std. 4" DBH. 8' Spr. 6' CT Std. 4" DBH. 8' Spr. 6' CT Std. 4" DBH. 8' Spr. 8' CT Std. 4" DBH. 8' Spr. 6' CT	ht)
	10		NEW 1 5 2 4	/ TREES TO Conc Cocc Cocc Cocc Lage	OTAL NUMBER OF REPLACEMEN MITIGATE corpus erectus coloba diversifolia coloba diversifolia corpus erectus 'sericeus' rstroemia 'Natchez'	Total Palms to be miligate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI Total DBH to be miligate Green Buttonwood Pigeon Plum Pigeon Plum	M H) 21 Tr	16' ht. 16' ht. 16' ht. 16' ht. 16' ht.	4 x 6' spread in Canopy x 12' 90" DBH Std. 4" DBH. 8' Spr. 6' CT Std. 4" DBH. 8' Spr. 8' CT	ht)
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	10		NEW 1 5 2 4	/ TREES TO Conc Cocc Cocc Cocc Lage	OTAL NUMBER OF REPLACEMEN MITIGATE corpus erectus coloba diversifolia corpus erectus 'sericeus' rstroemia 'Natchez' assine	Total Palms to be miligate IT TREES REQUIRED FOR PAL MITIGATION (42" DBI Total DBH to be miligate Green Buttonwood Pigeon Plum Pigeon Plum Silver Buttomwood Natchez Crape Myrtle	M 21 Tr	16' ht. 16' ht. 16' ht. 16' ht. 16' ht.	4 x 6' spread in Canopy x 12' 90" DBH Std. 4" DBH. 8' Spr. 6' CT Std. 4" DBH. 8' Spr. 8' CT	ht)

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LANDSCAPE PLAN TABLES

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DATE: 10/18/2023

Call before you dig.

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# **Sunshine State** One Call

Know what's below.

PERMIT SET - NOT FOR CONSTRUCTION

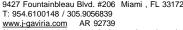
SEAL / SIGNATURE

STATE OF FL

### **GENERAL NOTES**

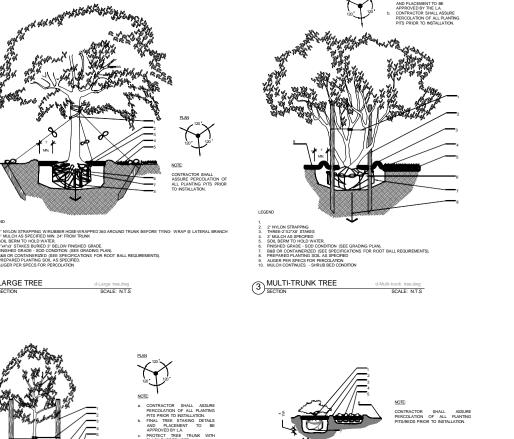
- 1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- 2. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices
- 3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- 5. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the 6. manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) (2) LARGE TREE tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- 10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- 12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- 13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and 14. licenses to perform the work set forth in this plan set and the specifications.
- 15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- 16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- 17. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- 18. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- 19. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- 20. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- 21. Existing sod shall be removed as necessary to accommodate new plantings
- 22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- 23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- 24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- 25. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- 26. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system

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8 SUSPENDED PAVING SYSTEM

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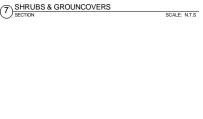
6 SMALL TREE

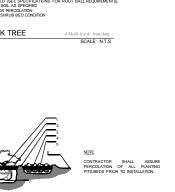
10 TYPICAL PLANT SPACING

SCALE: NTS

SCALE: NTS

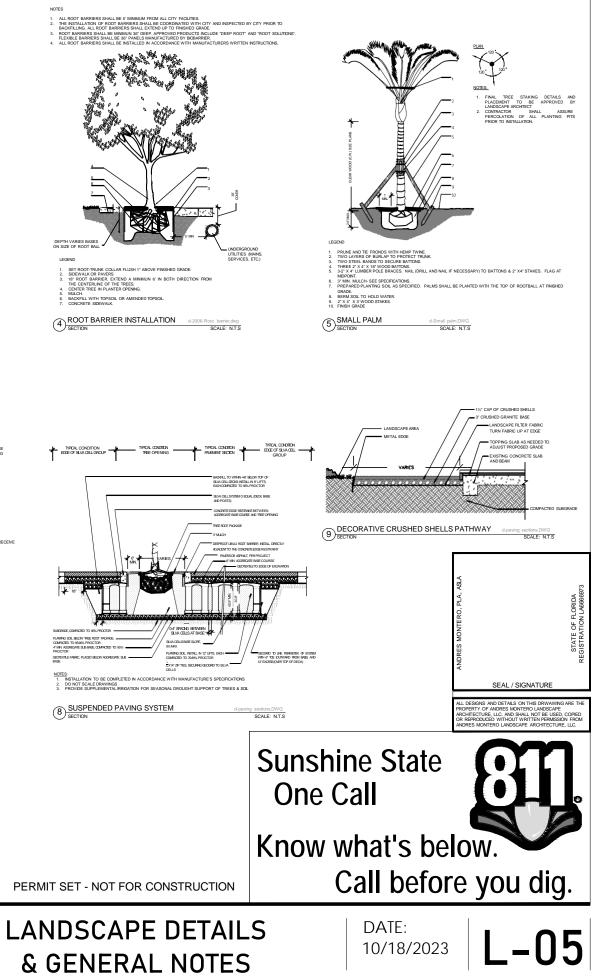




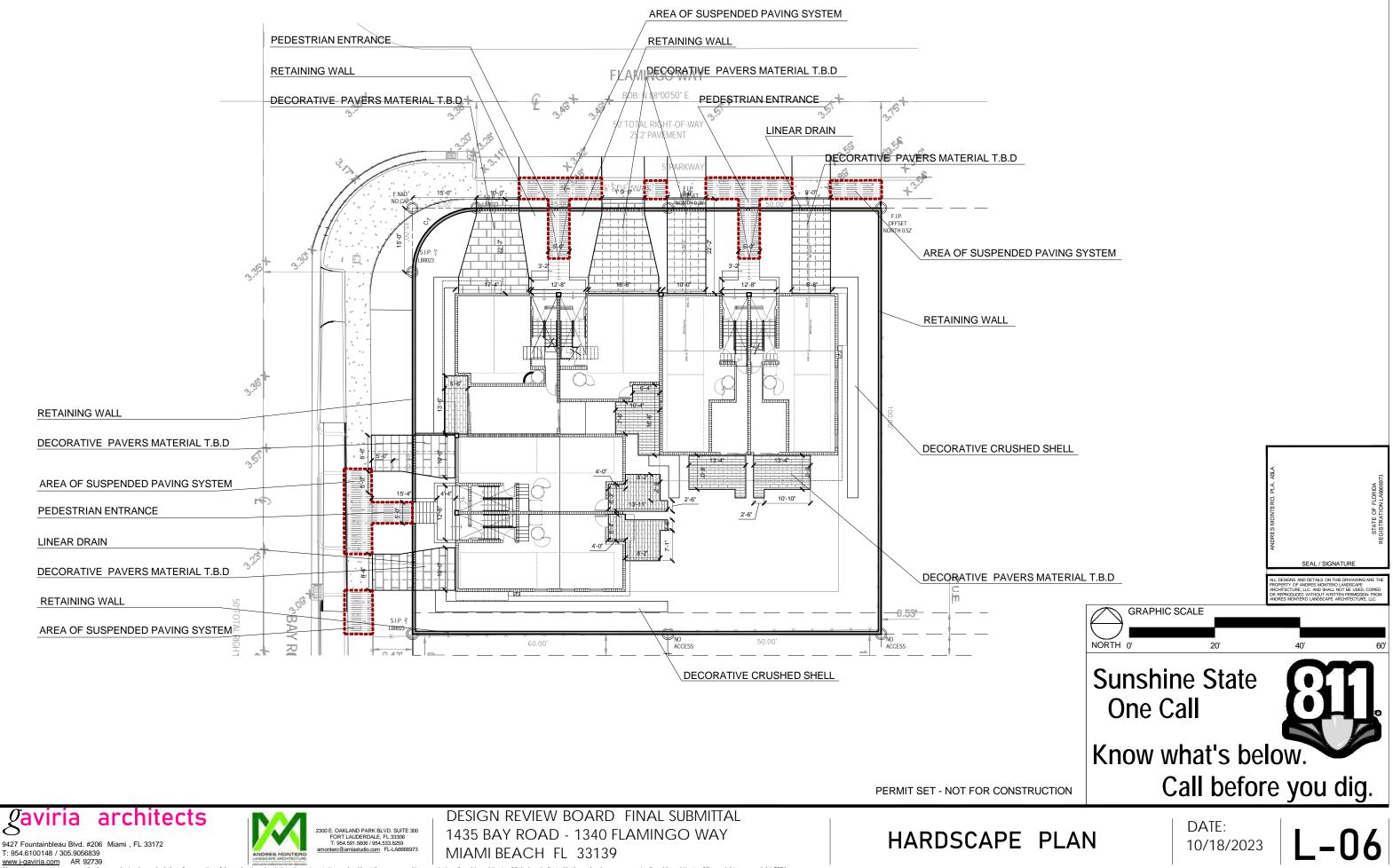


ALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BAL

SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEI



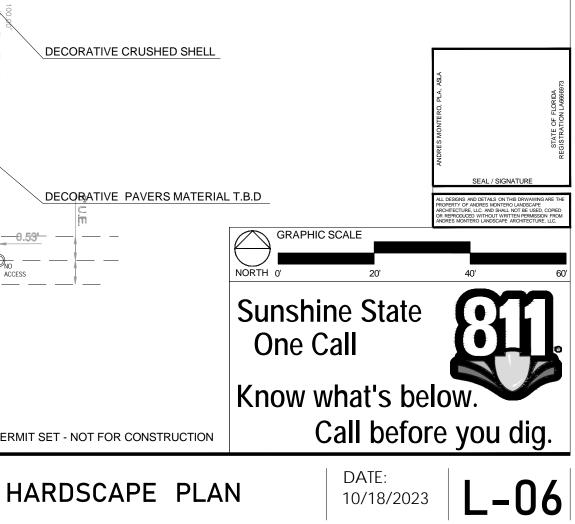




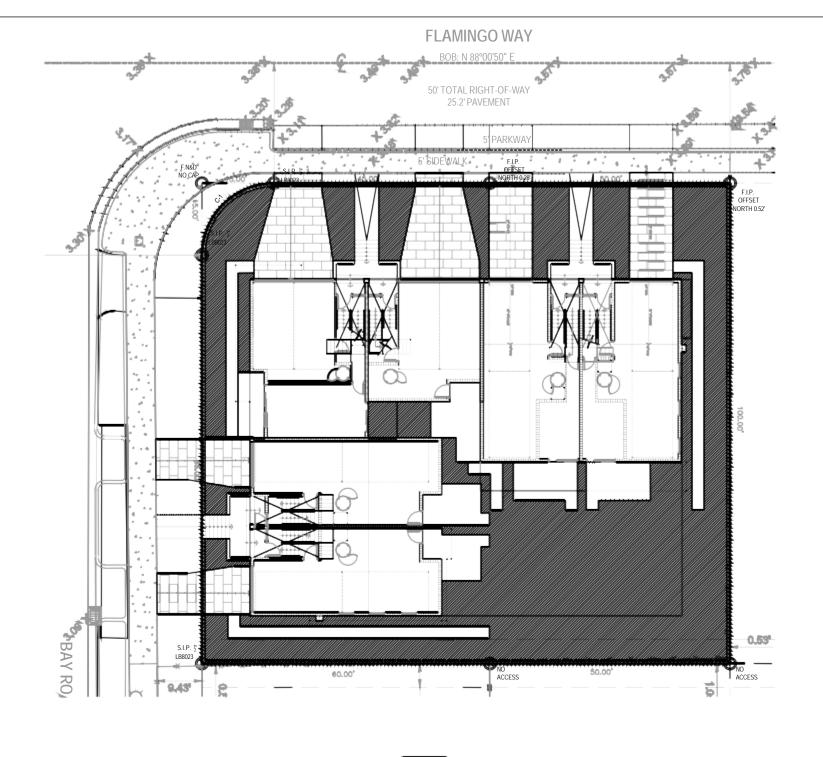
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3/4" RISER PIPE FROM GROUND FLOOR PROVIDED BY PLUMBER. IRRIGATION CONTRACTOR SHALL CONNECT RISER PIPE TO IRRIGATION LINE ON ROOF AND CONNECT TO VALVE ON GROUND LEVEL.

AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM PROVIDING 100% COVERAGE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.



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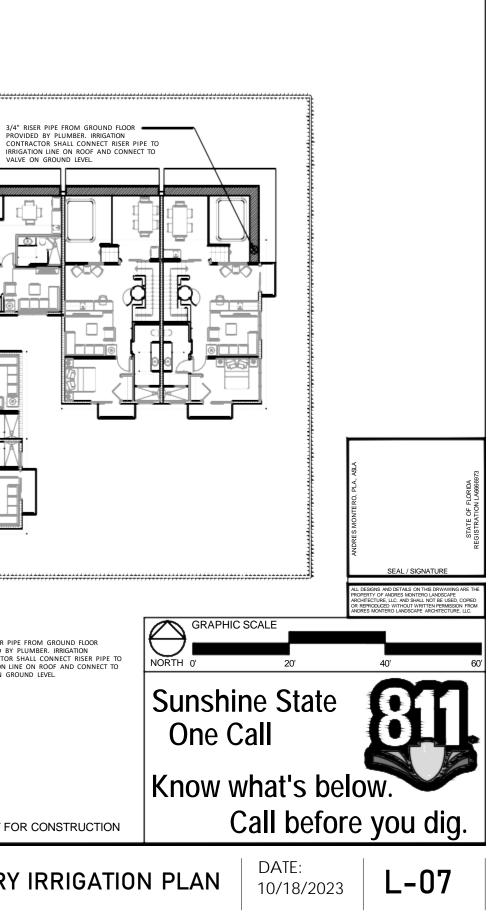


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**PERMIT SET - NOT FOR CONSTRUCTION** 

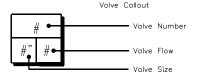
PRELIMINARY IRRIGATION PLAN

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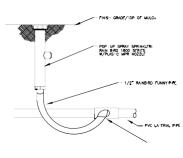
### **IRRIGATION SCHEDULE** OR EQUIVALENT



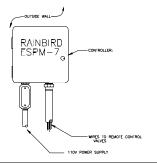




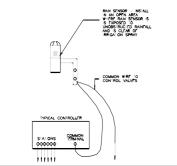
- 1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of soid rejection.
- 2. All mainline, lateral line and control wire conduit under poving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
- 3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- 4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- 6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto wolks, streets, wolls, etc.
- This design is diagramatic. All piping, valves, etc., shown within poved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- 9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- 10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- 12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shul-off draining, of the irrigation head occurs or as directed by the owner's outhorized representative.
- 13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, wolks or other areas as directed by the owner's authorized representative.
- 14. All control wires shall be installed in PVC conduit.
- 15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- 16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



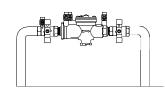
POP-UP SPRAY SPRINKLER



CONTROLLER



AUTOMATIC RAIN SENSOR



RPZ BACKFLOW PREVENTER

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