

# DRB23-0946 PAMPA SUNBELT 18, LLC 1425 BAY ROAD

CITY OF MIAMI BEACH DESIGN REVIEW BOARD NOVEMBER 13, 2023

Vanessa Madrid, Esq.

# Holland & Knight



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A4-03       RENDER- VIEW FRONT BAY ROAD         A4-04       RENDER- REAR SIDE VIEW         A4-05       RENDER- AERIAL GENERAL PERSPECTIVE         A4-06       RENDER- AERIAL GENERAL PERSPECTIVE         A4-07       RENDER- GENERAL VIEW BAY RD.         A4-08       RENDER- AERIAL VIEW BAY RD.         L-00       ILLUSTRATIVE LANDSCAPE PLAN COMBINED PROJ.         L-01       ILLUSTRATIVE LANDSCAPE PLAN         L-02       TREE DISPOSITION PLAN         L-03       LANDSCAPE PLAN NOTES         L-04       LANDSCAPE PLAN NOTES         L-05       LANDSCAPE PLAN         L-06       HARDSCAPE PLAN         L-07       PRELIMINARY IRRIGATION PLAN         L-08       PRELIMINARY IRRIGATION DETAILS & GENERAL NOTES	A4-02		orth
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A4-08       RENDER- AERIAL VIEW BAY RD.         L-00       ILLUSTRATIVE LANDSCAPE PLAN COMBINED PROJ.         L-01       ILLUSTRATIVE LANDSCAPE PLAN         L-02       TREE DISPOSITION PLAN         L-03       LANDSCAPE PLAN ANDSCAPE PLAN         L-04       LANDSCAPE PLAN TABLES         L-05       LANDSCAPE DETAILS & GENERAL NOTES         L-06       HARDSCAPE PLAN         L-07       PRELIMINARY IRRIGATION PLAN         L-08       PRELIMINARY IRRIGATION DETAILS & GENERAL NOTES	A4-06	RENDER- AERIAL GENERAL PERSPECTIVE	
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L-08 PRELIMINARY IRRIGATION DETAILS & GENERAL NOTES	L-07	PRELIMINARY IRRIGATION PLAN	
		PRELIMINARY IRRIGATION DETAILS & GENERAL NOTE	S
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### DESIGN REVIEW BOARD - MIAMI BEACH

FINAL SUBMITTAL

PLAN NUMBER: DRB23-0946

DATE: 10/26/2023



DESIGN REVIEW BOARD FINAL SUBMITTAL 1425 BAY ROAD,

MIAMI BEACH FL 33139

COVER SHEET, DRAWINGS INDEX & ZONING DATA

2208 NE 26th Street Unit 1 T: 305.9056839 <u>www.j-gaviria.com</u> AR 92739

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Fort Lauderdale, FL 33305 sion of gaviria architects. All designs indicated in these drawings are property of gaviria architects. All copyrights reserved (c) 2023. ings in whole or in part are to be

	Zoning Information				
ITEM #	Address:	1425 Bay Road, Miami Be	ach 33141		
2	Board and file numbers :	DRB23-0946	501 55141	1	
3	Folio number(s):	02-3233-016-0420			
4	Year constructed:	Empty	Zoning District:	RM-1 MULTI-FAMIL	Y LOW DENSITY
5	Based Flood Elevation:	AE +8 FT NGVD	Grade value in NGVD:	3.50'	
6	Adjusted grade (Flood+Grade/2):	5.62	Lot Area:	6,00	
7			Lot Area: Lot Depth:		
8	Lot width:	60'		100	
9	Minimum Unit Size	550 SF	Average Unit Size	800	
	Existing use:	None	Proposed use:	MULTI FAMIL	Y RESIDENCE
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'		41'-3"	
11	Number of Stories		NA	4	
12	FAR	1.25 (7,500.00 SF)		1.23 (7,381.68 SF)	
13	Gross square footage		0.00	9,662.74 sf	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A	0	4	
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
19	Subterranean:	201	51/A	51/A	
19 20	Front Setback:	20'	N/A N/A	N/A N/A	
20	Side Setback:	10' or 8% of lot width	N/A	N/A	
	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	
23	Rear Setback:	10% Lot depth	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	20'	NA	16'	
25	Side Setback:	10' or 8% of lot width	NA	10'-0" (16%)	
26	Side Setback:	10' or 8% of lot width	NA	12'-6" (20%)	
27	Side Setback facing street:	10' or 8% of lot width	NA	10'	
28	Rear Setback:	10% Lot depth	NA	10' (10%)	
	Pedestal:				
29	Front Setback:	20'	NA	16'	
30	Side Setback:	10' or 8% of lot width	NA	10'-0" (16%)	
31	Side Setback:	10' or 8% of lot width	NA	12'-6" (20%)	
32	Side Setback facing street:	10' or 8% of lot width	NA	10'	
33	Rear Setback:	10% Lot depth	NA	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	NA	12'-6" (20%)	
37	Side Setback facing street:	10' or 8% of lot width	NA	10'	
38	Rear Setback:	10% Lot depth	NA	10' (10%)	
	itedi Scieder.		101		
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1			
40	Total # of parking spaces	8	0	8	
41	# of parking spaces per use (Provide a separate chart for a breakdown				
	calculation)	N/A		N/A	
42	# of parking spaces per level (Provide a				
	separate chart for a breakdown calculation)	N/A		N/A	
43	Parking Space Dimensions	8'6"X 18'-0"		8'6"X 18'-0"	
44	Parking Space configuration				1
	(45o,60o,90o,Parallel)			90 Deg, Tandem	
45	ADA Spaces	N/A		N/A	
46	Tandem Spaces			8	
47	Drive aisle width	NA		NA	
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection				
50	areas Bicycle parking, location and Number				
	of racks				
	Restaurants, Cafes, Bars, Lounges,				
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats				
53	Total # of seats per venue (Provide a				
	separate chart for a breakdown calculation)				
54	Total occupant content			1	
55	Occupant content per venue (Provide a				
	separate chart for a breakdown				
	calculation)				
	Is this a contributing building?				
56	Is this a contributing building?	1		no	
56	Leasted within a Law 100 to 10 World T				
56 57 Notes:	Located within a Local Historic District?			no	

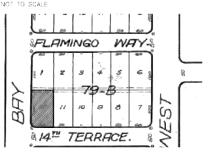
DATE:

10/26/2023

### MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

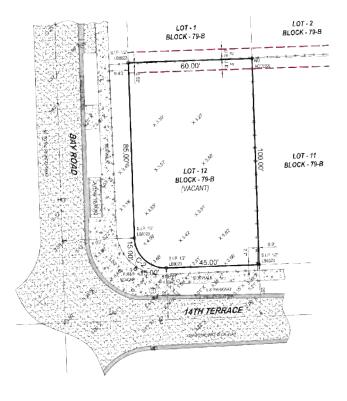
4348 SW 74TH AVENUE, MIAMI, FL. 33155 PH: (305) 767-6802 (main) MIAMI DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS www.survey-pros.com

### LOCATION SKETCH:



CURVE DETAILS: C-2 R = 15' AL = 23.56'  $CI = 21.21^{1}$ CB = S 46°59'10" E

 $\Delta = 90^{\circ}00'00''$ 



### BENCHMARK INFORMATION:

NAMELO-DUD LELVATION:11.05' (NGVD29) LOCATION 1:DADE BLVD --- 25' SOUTH OF C/L OF EASTBOUND LANE LOCATION 2: WEST AVE --- BRIDGE OVER COLLINS CANAL LOCATION 3: BAY RD --- 65' EAST OF C/L OF ROAD DESCRIPTION: BRASS DISC IN NORTH CORNER OF BRIDGE.

LAND AREA CALCULATIONS: 425 BAY ROAD, MIAMI BEACH, FL. 331 OT AREA = 5.952 SO.FT. 0.13 Acres

Digitally signed Nicolas by Nicolas Del Vento Del Vento Date: 2023.08.04 12:12:39 -04'00'

NICOLAS DEL VENTO PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LIC. # 6945



LEGEND ABBREVIATIONS:

\_DG = BUILDING

= ARC DISTANCE C = AIR CONDITIONER PAD CR = BROWARD COUNTY RECORDS

COL = COLUMN D.E. = DRAINAGE EASEMENT D.M.E. = DRAINAGE & MAINTENANCE EASEMENT

EASEMENT D/W = D RIVEWAY EB = ELECTRIC BOXENC. = ENCROACHMENT<math>EP = EDOS OF PAVEMENT EW = EDOS OF WATERPDH = FOUND DRILL HOLEFFE = FINISHED FLOOR ELEVATIONFIP = FOUND IRON PIPE (NO ID)FIR = FOUND IRON PIPE (NO ID)FIR = FOUND IRON PIDE (NO ID)

FIR = FOUND INDU ROD (NO D) FN = FOUND NALL (NO D) FN&D- FOUND NALL & DISCK FPL = F.CRIDA POWER & LIGHT TRANSFORMER PAD LF = LANGE MAINTENANCE EASEMENT LM = = LAKE MAINTENANCE EASEMENT (A)

(M) = MEASURED MDCR = MIAMI-DADE COUNTY RECORDS MH = MAN HOLE ML = MONUMENT LINE

= PLAT BOOK = PLAT BOOK = POINT OF CURVATURE P = PERMANENT CONTROL POINT = POOL EQUIPMENT PAD = PAOE

PRM = PERMINAENT REFERENCE MONMALNI PT = POINT OF TANGENCY PT = POINT OF TANGENCY R = RADIUS DISTANCE (R) = RECORD R/W = RIGHT-OF-WAY RES = RESISTANCE SIP = SIP LB∯8023 SND = SET HALL & DISK LB∯8023 SND = SET HALL & DISK LB∯8023 SND = SET HALL & DISK LB∯8023 STL = SURVEY THE LINE SWK = SIGEWALK (TYP) = TYPICAL UB = UTILITY BOX UB = UTILITY BOX UB = UTILITY BOX

 $\begin{array}{rcl} \hline \hline & = & \mbox{telephone riser} \\ \hline \hline & = & \mbox{cable tv riser} \\ \hline \hline \hline & = & \mbox{water meter} \\ \end{array}$  $\begin{array}{rcl} & & & & \\ X & 0.00 & = & \text{ELEVATION} \\ (00') & = & & \text{ORIGINAL LOT DISTANCE} \\ \Delta & = & & \text{CENTRAL ANGLE} \end{array}$ 

 $\varphi$  = center line

WV = WATER VALVE

💢 = FIRE HYDRANT

CURB INLET

 $\chi \chi$  = LIGHT POLE

E CATCH BASIN D = UTILITY POLE  $\widehat{(\mathbb{D})}$  = DRAINAGE MANHOLE S = SEWER MANHOLE a = POST SIGN

\_\_\_\_\_ = POST SIGN → → → = METAL FENCE → → → → = WOOD FENCE → → → → = CHAIN LINK FENCE → → → = EASEMENT

- EASEMENT - BOUNDARY LINE - - - - = OVERHEAD UTILITY LINE - - - - = ORIGINAL LOT LINE

ASPHALT CONCRETE PAVERS / THESE

BRICK

GRAPHIC SCALE

1"=40"

PAVERS/ TILES COVERED

AREA

CONCRETE

SYMBOLS:

G = BUILDING = BENCH WARK = BASIS OF BEARINGS = CONCRETE BLOCK & STUCCO = CALCULATED = CUIRB & GUTTER = CHAIN LINK FENCE = COLUM



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1425 BAY ROAD, 2208 NE 26th Street Unit 1

### DESIGN REVIEW BOARD FINAL SUBMITTAL

MIAMI BEACH FL 33139

**PROPERTY SURVEY** 



### PROPERTY ADDRESS:

1425 BAY ROAD, MIAMI BEACH, EL. 33139

### LEGAL DESCRIPTION:

LOT 12. BLOCK 79B, OF THE RESUBDIVISION OF BLOCKS 67 AND 79 OF THE ALTON BEACH REALTY CO'S BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE I OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION:

The graphically depicted building(s) shown on this map of survey is within zone  $\underline{\rm AE}$  base flood elevation  $\underline{\rm 8}$ 

COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0317 SUFFI

### SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

L. ELEVATIONS WHEN SHOWN REFER TO 1929 INTIDIAL DECODE IC VERTICAL DATOM (NGVD 1928).
 NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITES UNLESS OTHERWISE NOTED.
 THE LANDS SHOWN HEREON HAVE NOT BEEN ASSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RICHTS OF WAYS, RESERVATIONS, ELC. ONLY PLATTED EASEMENTS ARE SHOWN.
 THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED ENDING IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FURM.
 ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LOBRO23.
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 THE ROUNDARY LIMIT INDICATORS SET ARE STAMPED LOBRO23.
 THE ROUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
 FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
 ADDITIONS OF DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE

B ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF

OTHER THAN THE SIGNING PARTY(ES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(ES). 9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORDA LICENSED SURVEYOR AND MAPPER OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. 10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERDIAN AND BASED ON PLAT.

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

### SURVEYOR'S CERTIFICATION:

SORVE LORDS CERTIFY CATION: 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 MLETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

### CERTIFIED TO:

PAMPA SUNBELT 18 LLC GARY SILVERMAN P.4 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





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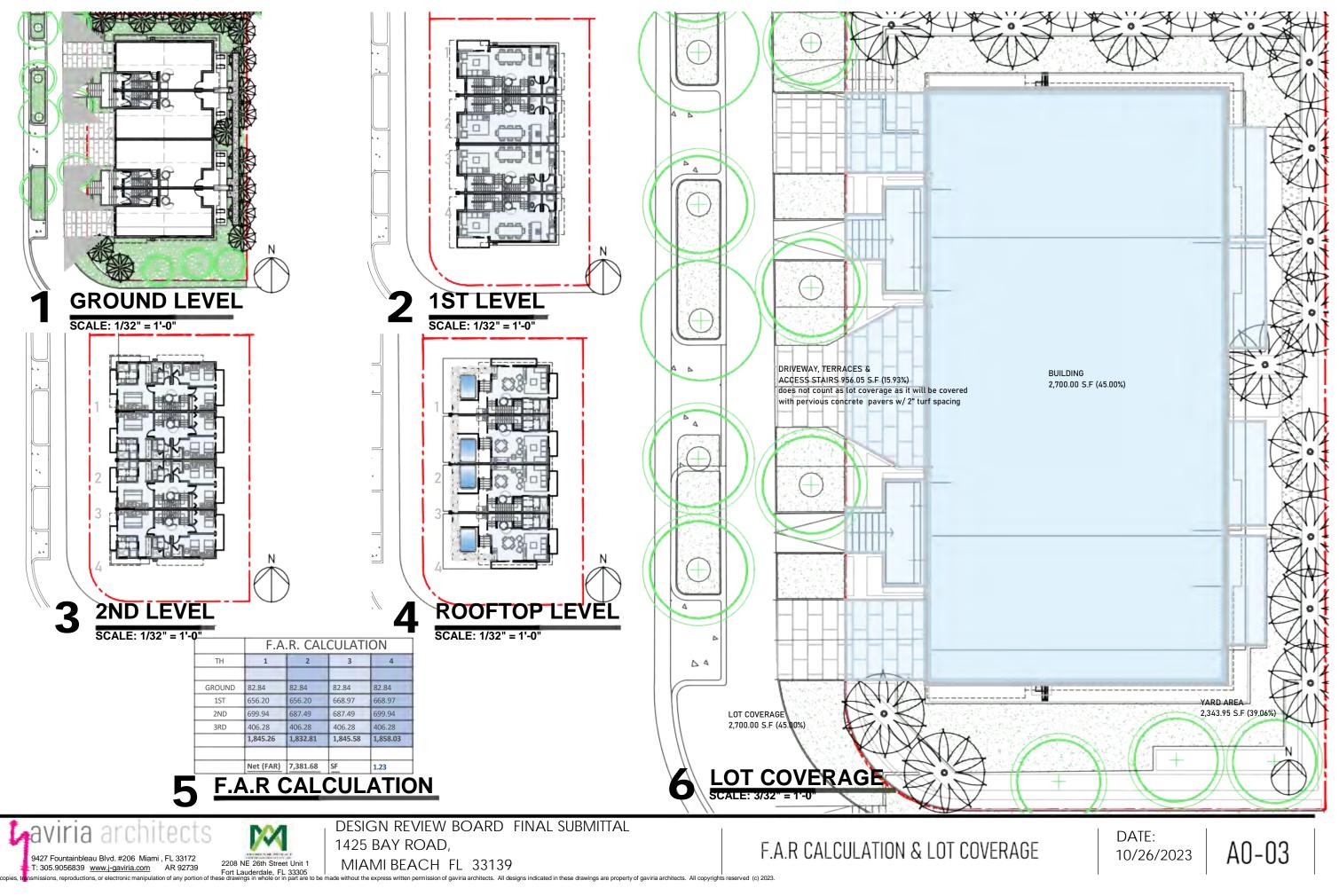
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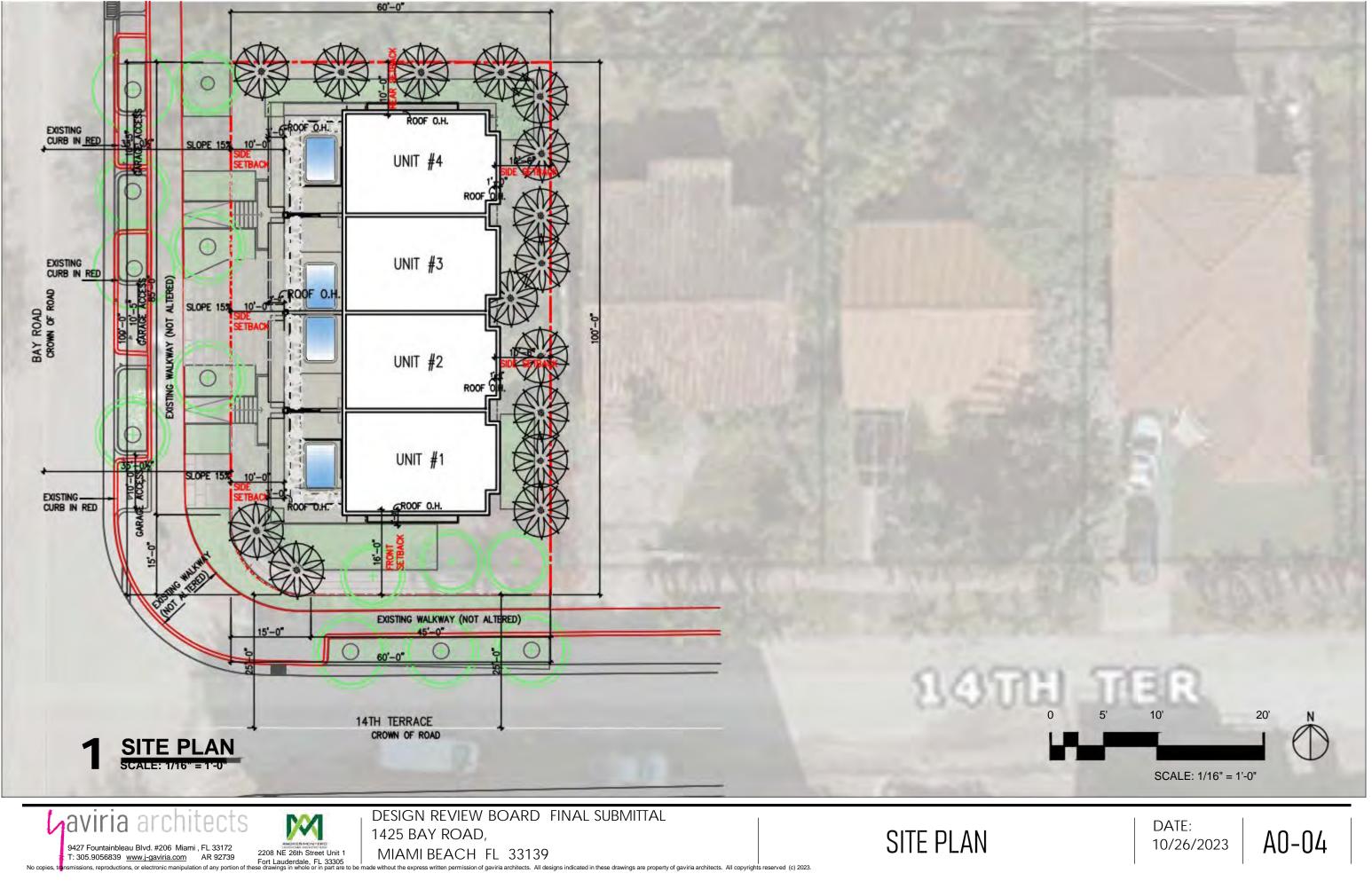


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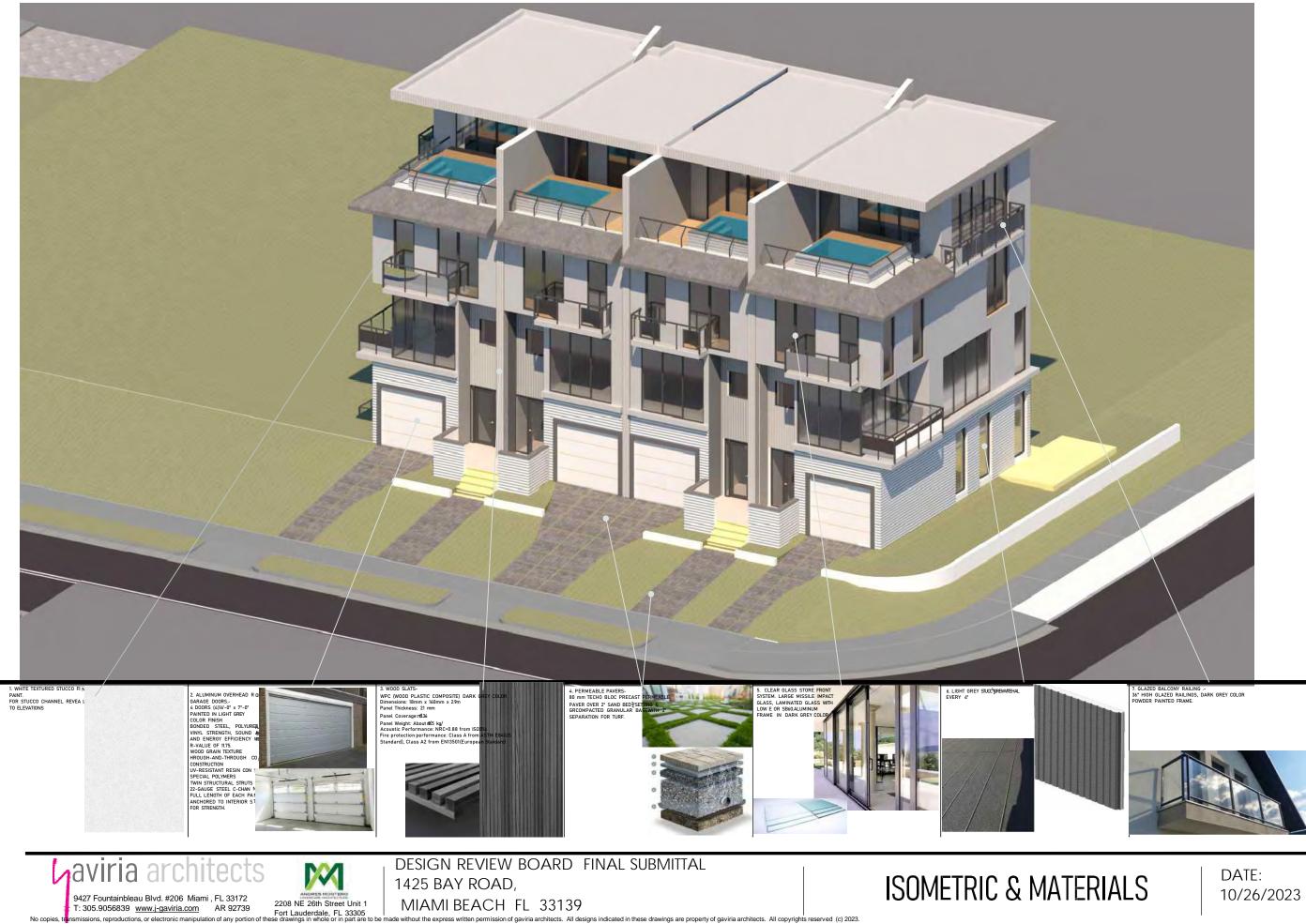








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1. WHITE TEXTURED STUCCO FI N PAINT. FOR STUCCO CHANNEL REVEA L TO ELEVATIONS









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5. LIGHT GREY STUCC PREWNTEHA

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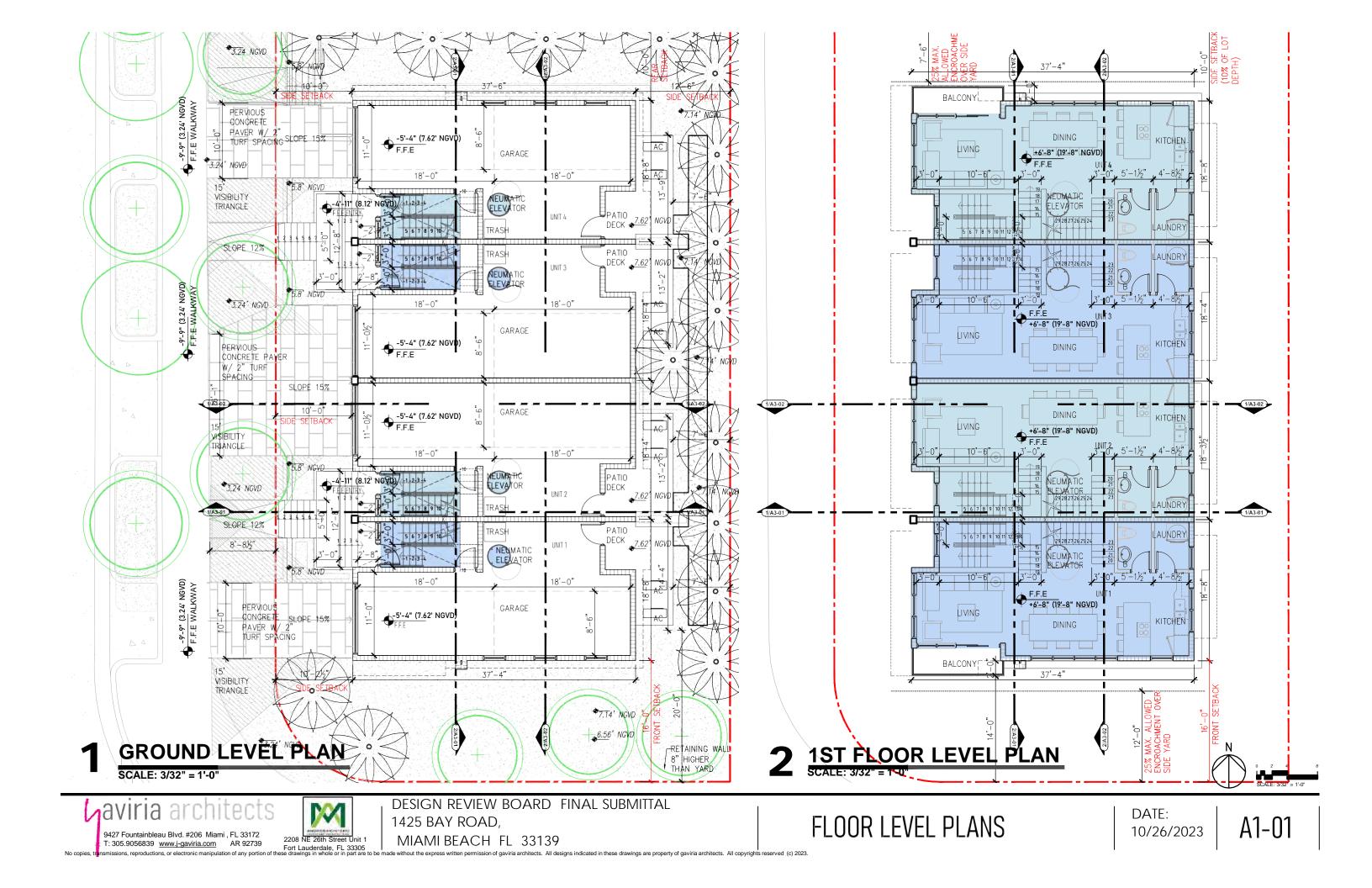
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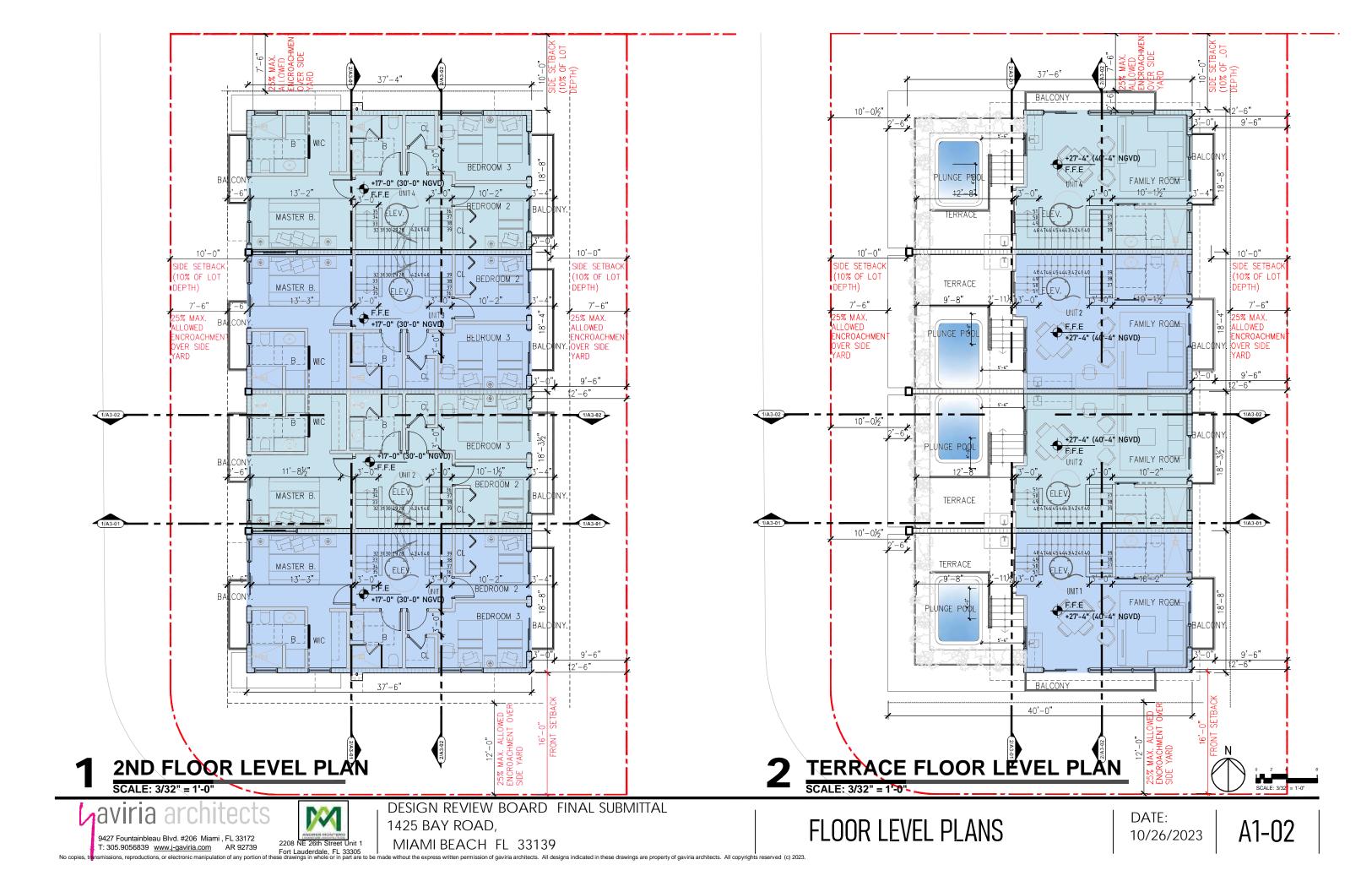


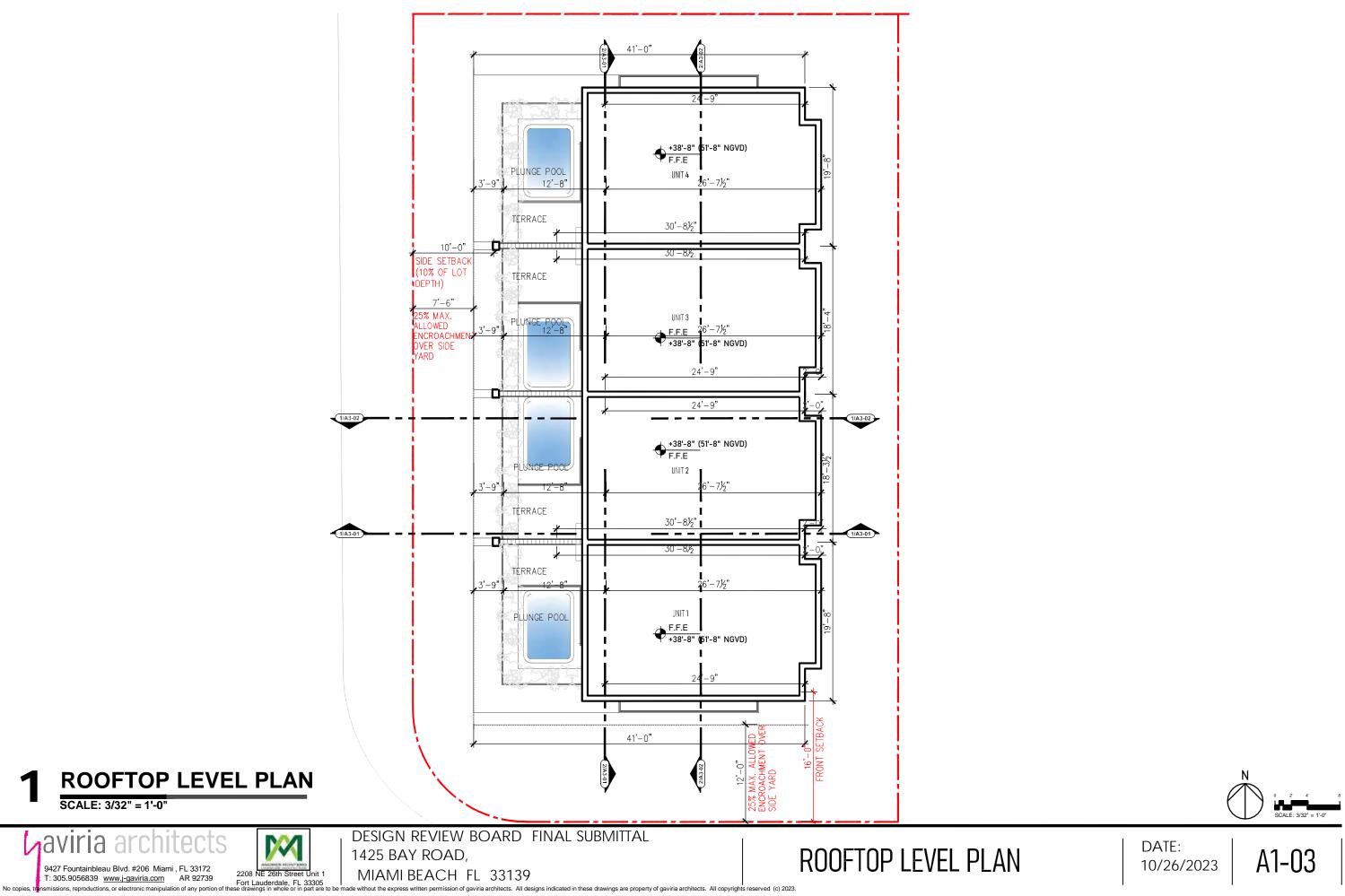
7. GLAZED BALCONY RAILING .-36" HIGH GLAZED RAILINGS, DARK GREY COLOR POWDER PAINTED FRAME.

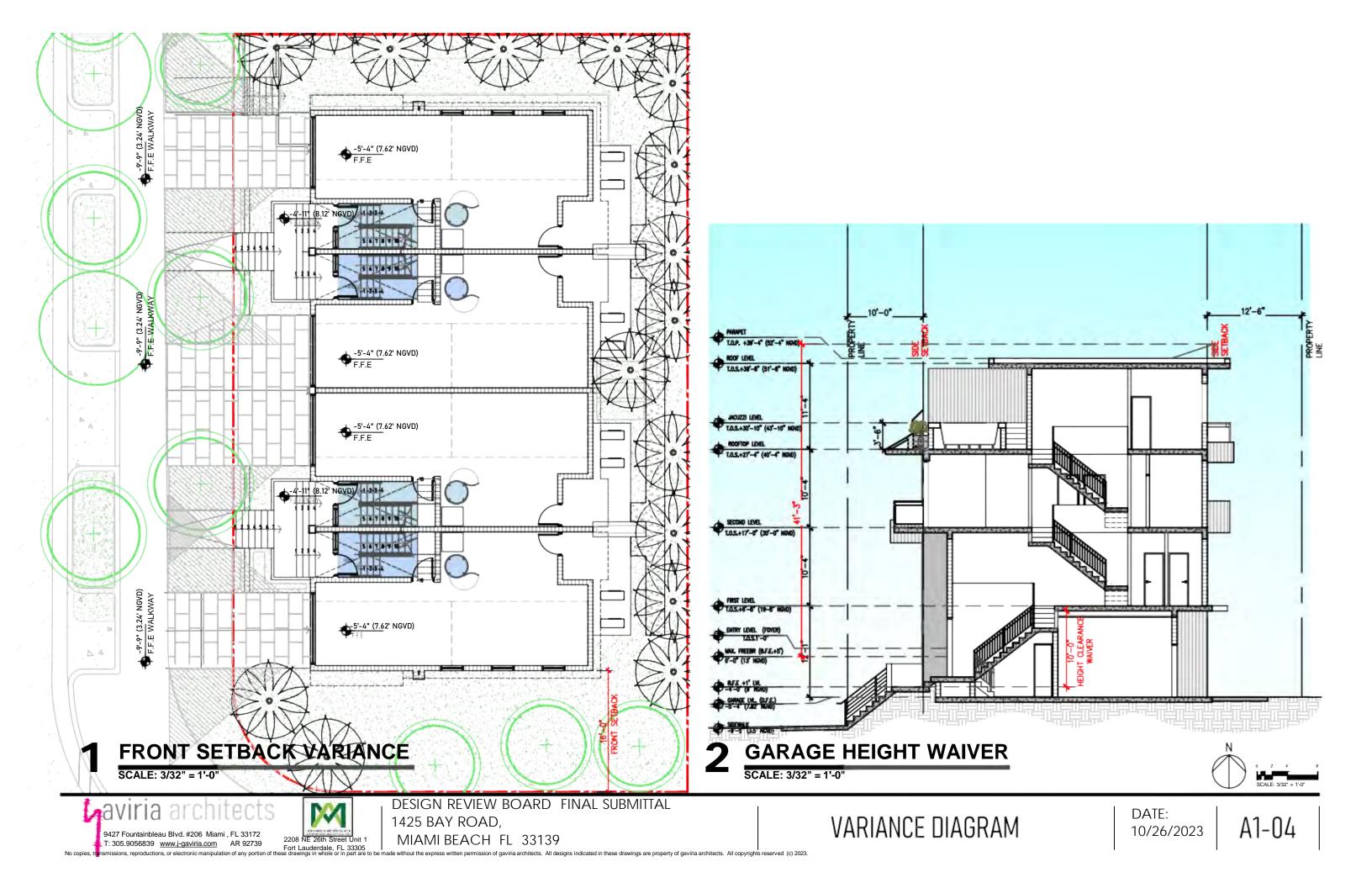


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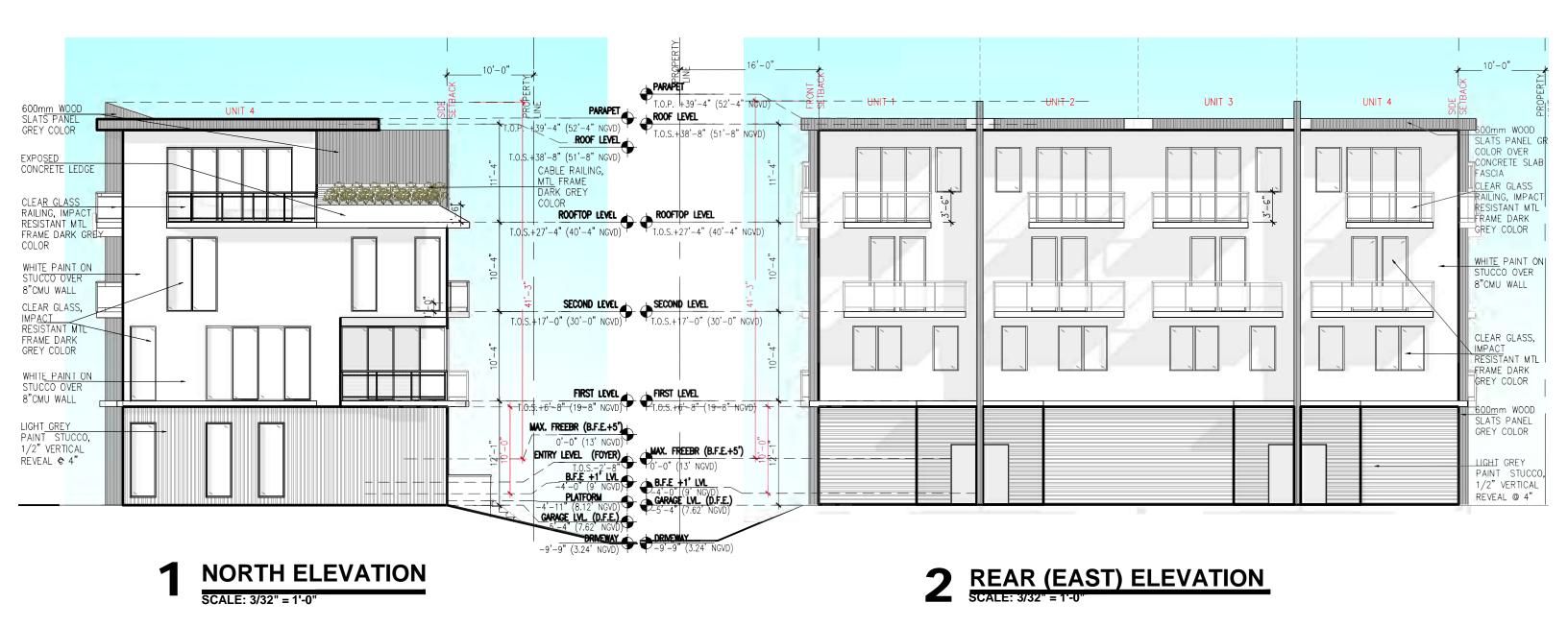
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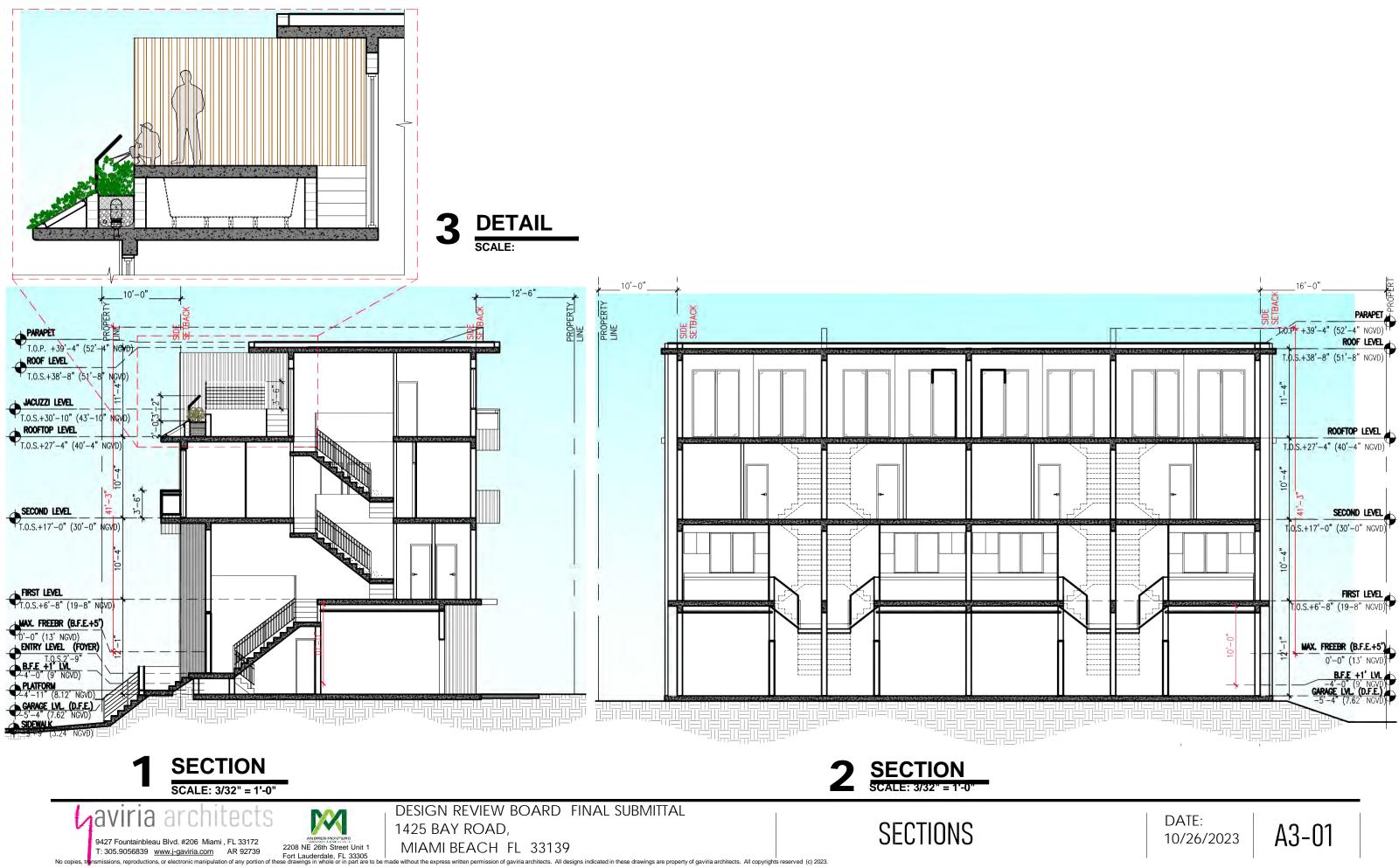
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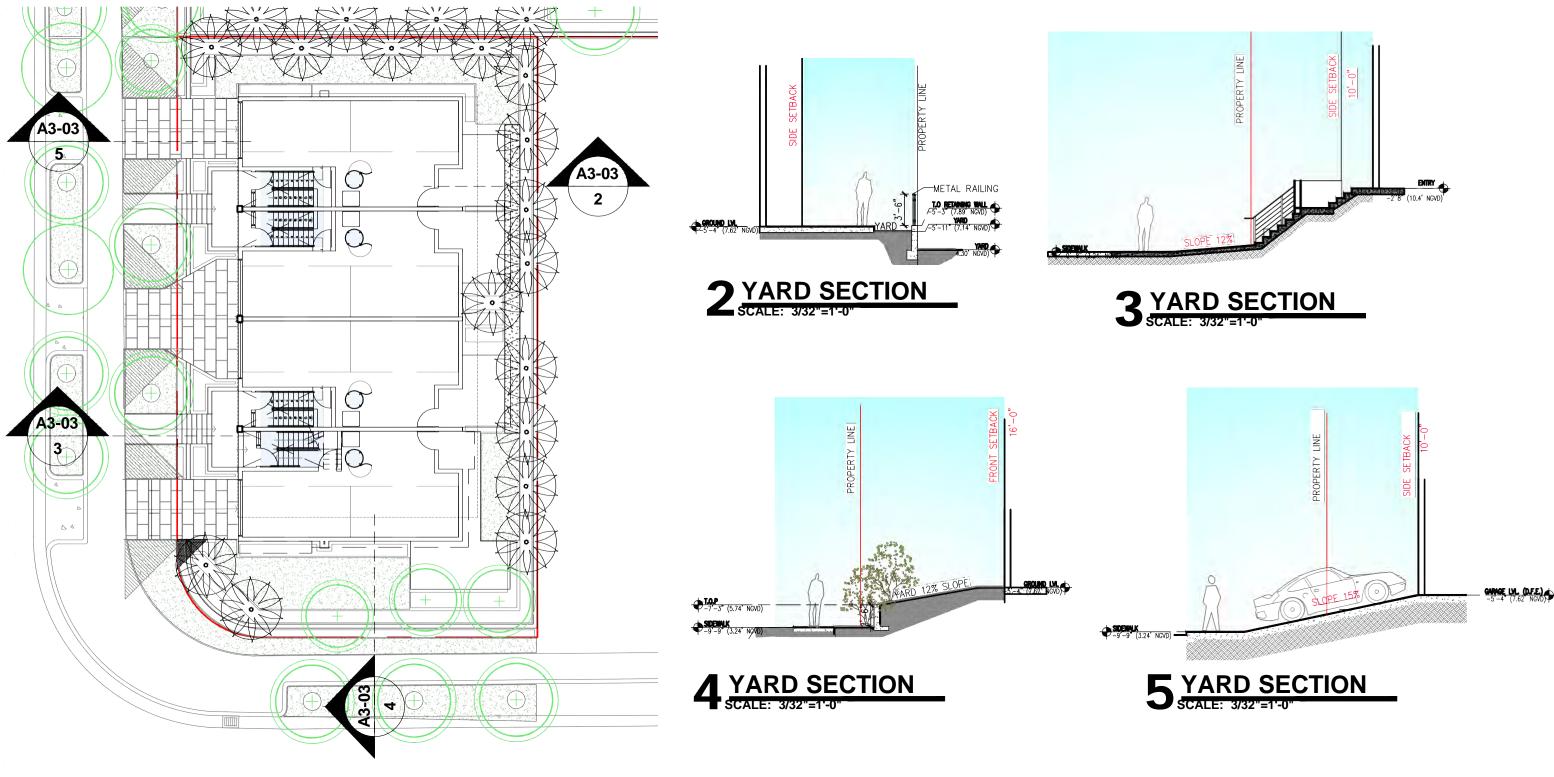
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## BAY RD/14TH AVE VIEW

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## VIEW FROM BAY RD









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## VIEW FROM BAY RD

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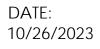
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## AERIAL GENERAL PERSPECTIVE

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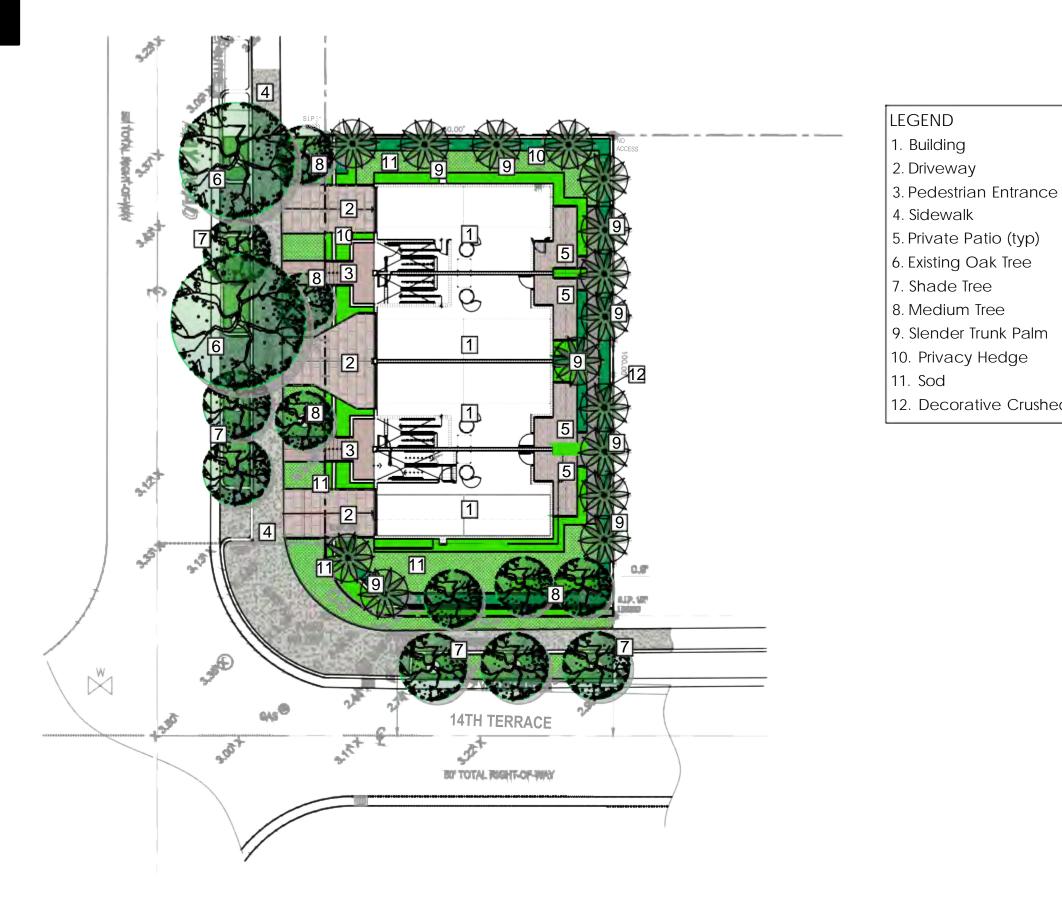


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## BEFORE



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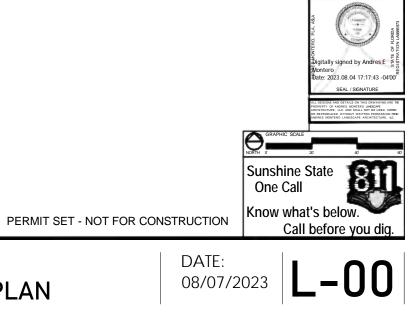
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**ILLUSTRATIVE** LANDSCAPE PLAN

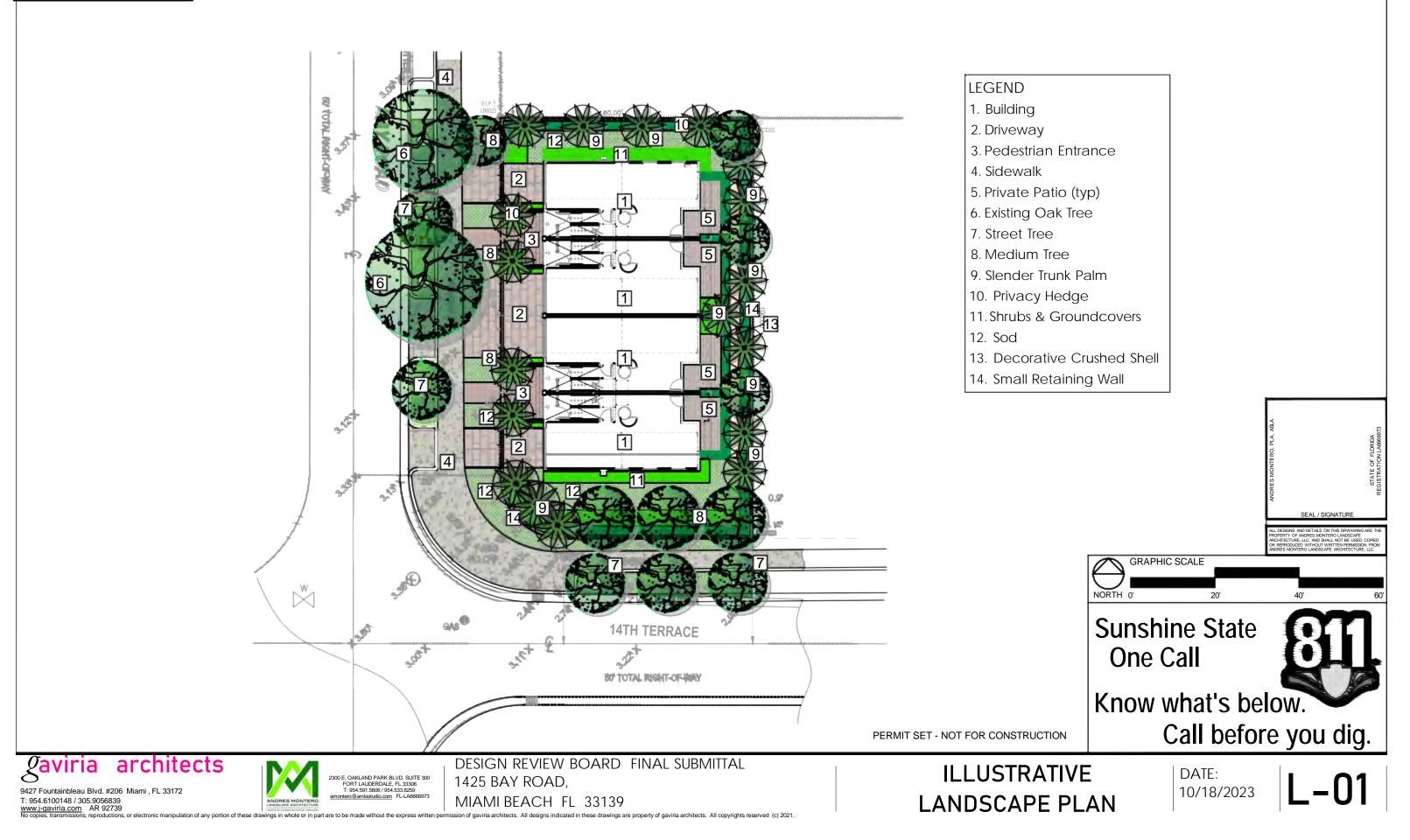
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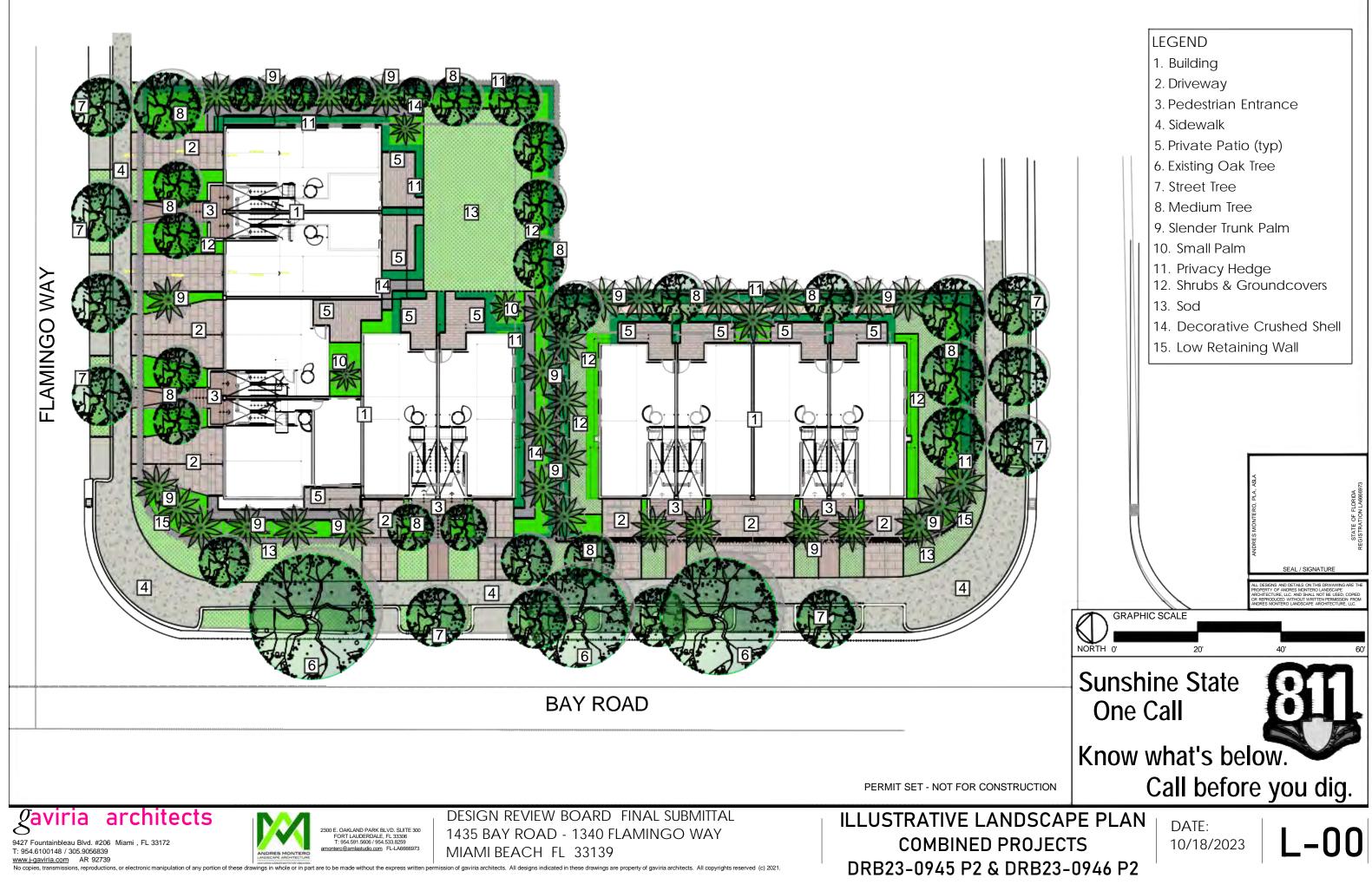


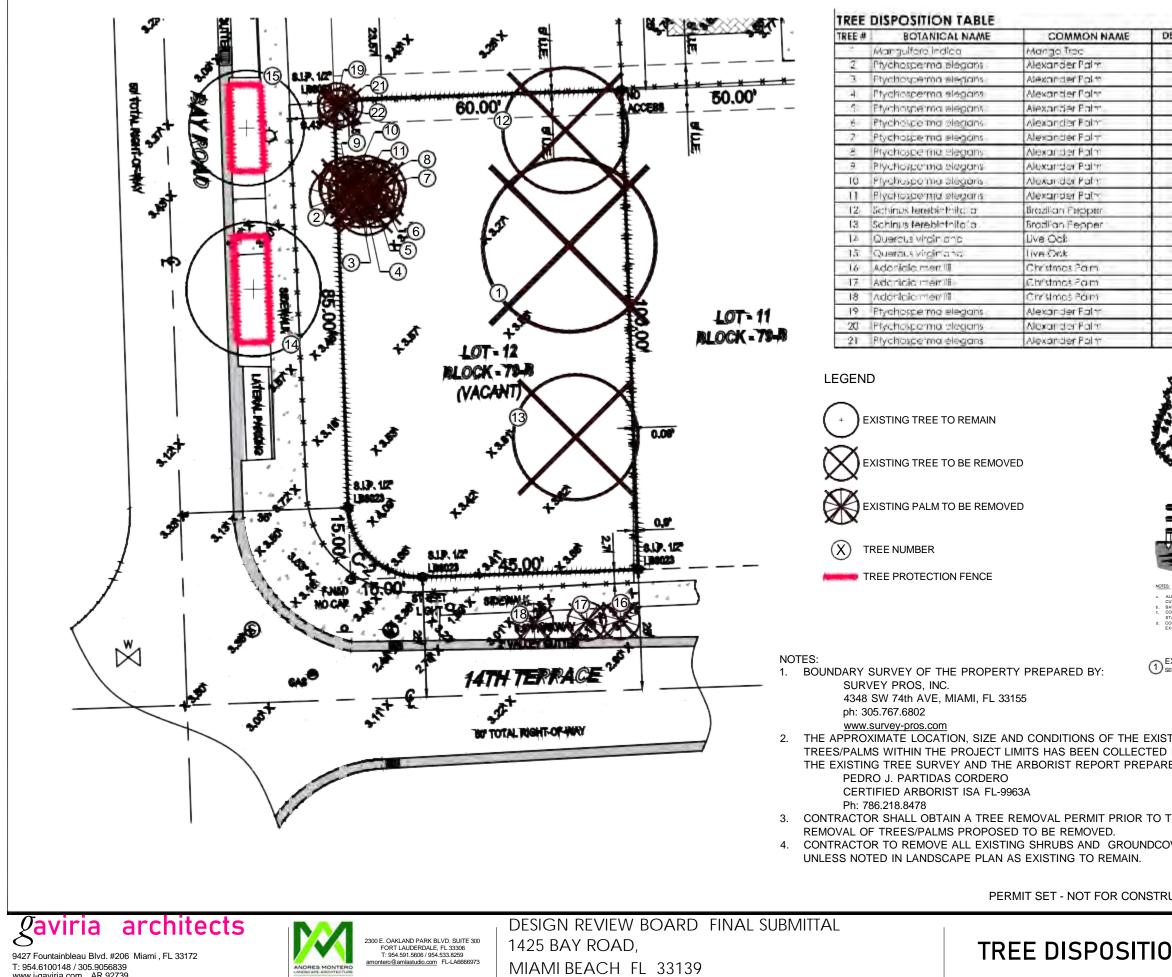
12. Decorative Crushed Shell



## AFTER

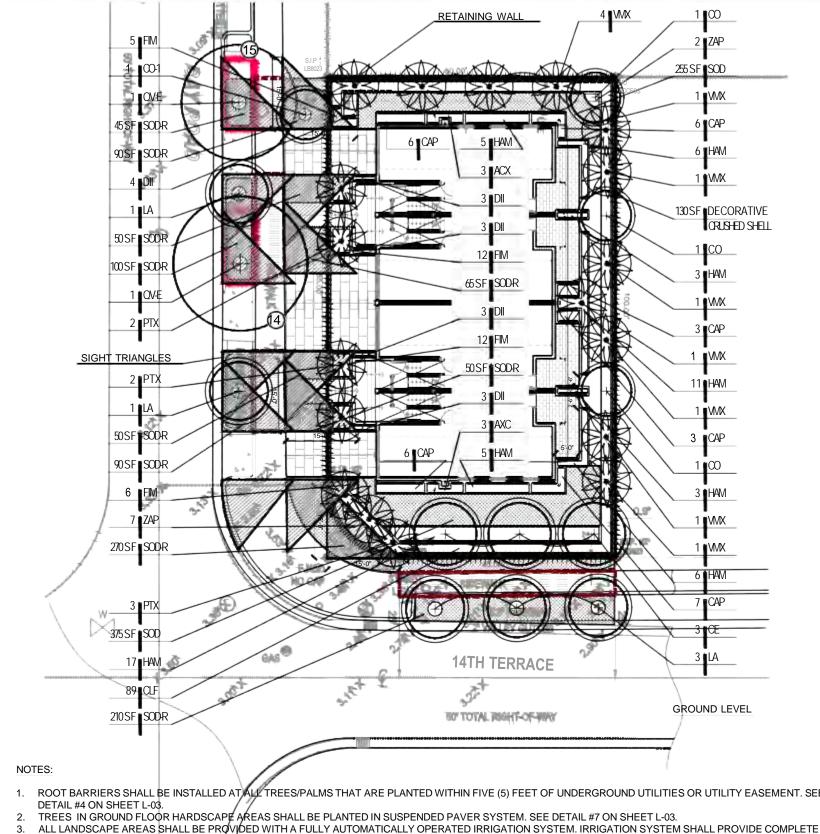


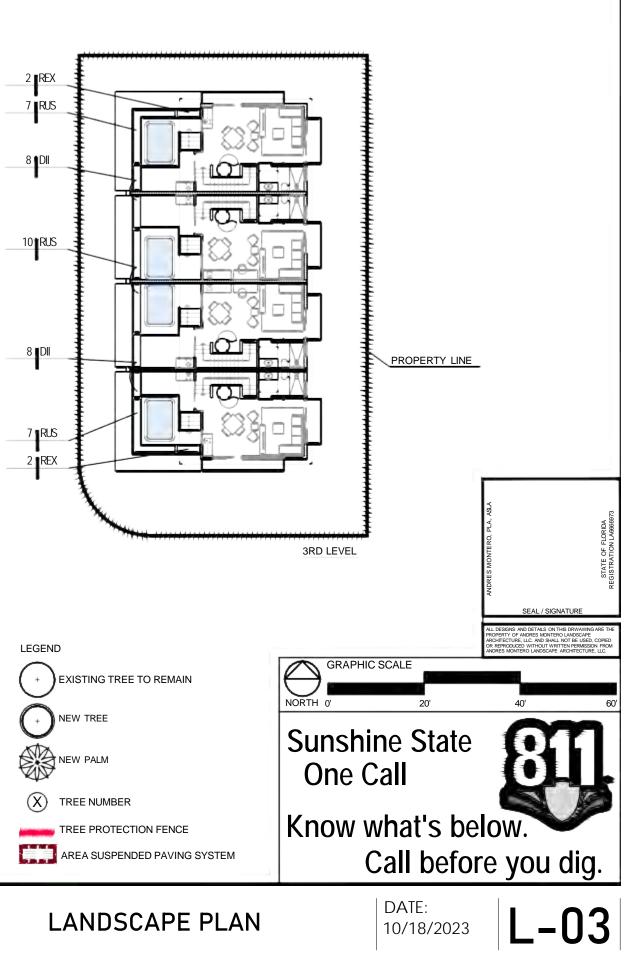




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DBH (m)	HEIGH (1)	CANOPY (#)	CRZ/TPZ (H)	CONDITION	STATUS
20	40	36	20	Geod	REMOVE
3	35	12	3	Good	REMOVE
- 5	35	12	ā	Joed	REMOVE
5 5	40	12	ā.	Good	REMOVE
4	38	12	9	Good	REMOVE
- 5	38	12	5	Good	REMOVE
4	35	12	4	Good	REMOVE
- 3	55	)2	3	Good	REMOVE
5	40	12	5	Coud	REMOVE
. 5	49	(2	3	Good	REMOVE .
5	35	12	5	Seed	REMOVE
15	20	26	I.5	Fuir-Good - Invasive	REMOVE
15	20	26	15	Fair-Godd - Invasive	REMOVE
11	34	28	11	Good R.C.W.	REMAIN
	32	24	4	Good-R.C.W	REMAIN
. 5	13	8	5	Good - R.C.W	REMOVE
6	13	8	6	Good-R.C.W.	REMOVE"
Ē	18	ð	5	Good R.C.W	REMOVE
6	35	ŏ	6	Good	REMOVE
3	35	ő	3	Good	REMIDVE
3	-25	ô	3	Good	REMOVE
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- ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE
- COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
- WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) 4. INCHES AND EIGHT (8) FEET ABOVE THE STREET CORNER GRADE
- TREE PROTECTION FÉNCE MIGHT BE TEMPORARILY ADJUSTED AT TREES #14 AND #15 TO ALLOW FOR THE CONSTRUCTION OF THE WALKWAYS AND THE BUILDING 5. **PERMIT SET - NOT FOR CONSTRUCTION**

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					and also		alougni	the -	an a alfa - the set
CITY OF MIAMI BEACH			QT	Code	species	common name	tolerance	native	specifications
			3	CE	Conocarpus erectus	Green Buttomwood	High	yes	16' ht. Std. 4" DBH. 8' Sp
LANDSCAPE LEGEND			3	со	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH. 8' Sp
			1	CO-1	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH. 8' Sp
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			5	LA	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	16' ht. Std. 4" DBH. 8' Sp
Zoning District RM-1 Lot area 6000	Acres 0.14		2	QV-E		Live Oak	High	yes	EXISTING #14, #15 R.O.
			7	PTX	Ptychosperma elegans	Alexander Palm	Medium	no	16' O.A./Double- Full he
	REQUIRED/	PROVIDED	11	VMX	Veitchia montgomeriana	Motgomery Palm	Medium	no	16' O.A./Double- Full he
	ALLOWED				S, GROUNDCOVERS & VINES				
OPEN SPACE			6	ACX	Acoelorrhaphe wrightii	Paurotis Palm	Medium	yes	7'Ht O.A, Clump
A. Square feet of required Open Space as indicated on site plan:			31	CAP	Capparis cynophallophora Clusia flava	Jamaican Caper Small Leaf Clusia	High High	yes yes	18" ht x 18" spr. 36" Ht.
Lot Area=6000s.f.x 37.7 %=2264		2264	32	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump
			35	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.
B. Square feet of parking lot open space required as indicated on site plan:			56	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.
Number of parking spaces x 10 s.f. parking space=	<u> </u>	80	4	REX	Rhapis excelsa Russelia equisetiformis	Lady Palm Firecracker Bush	Medium Medium	no	30" O.A. Clump, Full 24" O.A./1.25ft HT
C. Total square feet of landscape open space required: A+B=		2344	9	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump
				SOD					
			630		Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels
LAWN AREA CALCULATION			1020	SOD-	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels
A. Square feet of landscape open space required		2344	TRE		GATION TABLE - LIST OF	TREES TO BE MITIG	ATED		
B. Maximum lawn area (sod) permitted= 30 703 s.f.	703	630	TREE	-	BOTANICAL NAME	COMMON NAME	1		DBH (in)
20 ST RI DI SVARGERIA GER LINECTR			1	Mar	nguifera indica	Mango Tree			20
TREE				_		otal tree DBH to be mitigat			20 DBH (in)
TREES					TOTAL NUMBER OF REPLACEME	NT TREES REQUIRED (16" DB			6' spread in Canopy x 1 x 8' spread in Canopy x
A. Number of trees required per lot or net lot acre, less existing number or trees meeting							liee	3 (4 DDH)	co spreda in Canopy x
minimum requirements=			PALN	S TO N	ITIGATE				
28 trees x 0.14 net lot acres - number of existing trees =	4	12	2		hosperma elegans	Alexander Palm	-		
		-	3	_	hosperma elegans hosperma elegans	Alexander Palm Alexander Palm	-		
B. % Natives required: Number of trees provided x 30%=	4	7	5	_	hosperma elegans	Alexander Palm	+		
C. % Low maintenance / drought and salt tolerant required:			6	_	hosperma elegans	Alexander Palm	-		
Number of tree provided x 50%=	5	13	7	Ptyc	hosperma elegans	Alexander Palm			
D. Street Trees (maximum average spacing of 20' o.c.)			8	-	hosperma elegans	Alexander Palm	_		
		-	9	_	hosperma elegans	Alexander Palm	-		
153 linear feet along street divided by 20'=	8	8	10	_	hosperma elegans	Alexander Palm Alexander Palm	+		
E. Street tree species allowed directly beneath power lines:			16	_	nidia merrillii	Christmas Palm	-		
(maximum average spacing of 20' o.c.):			17	_	nidia merrillii	Christmas Palm			
			18	_	nidia merrillii	Christmas Palm			
linear feet along street divided by 20'=	S	<u>.</u>	19		hosperma elegans	Alexander Palm	-		
			20		hosperma elegans hosperma elegans	Alexander Palm Alexander Palm			
SHRUBS			21	Fiye	nosperna elegans	Total Palms to be mitigate	d		16 Palms
A. Number of shrubs required: Sum of lot and street trees required x 12=	144	286			TOTAL NUMBER OF REPLACEMEN		M		
B. % Native shrubs required: Number of shrubs provided x 50%=	143	191				MITIGATION (32" DB	H) To fre	ees (2 DBH	1 x 6' spread in Canopy
b. 78 Native sinubs required. Number of sinubs provided x 50%-	145	191				Total DBH to be mitigat	ed		48" (DBH)
			NEW	TREES T	O MITIGATE				
LARGE SHRUBS OR SMALL TREES			2		iocarpus erectus	Green Buttomwood	-	16' ht. 5	Std. 4" DBH. 8' Spr. 6' CT
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	14	95	1	_	locarpus erectus	Green Buttomwood			Std. 4" DBH. 8' Spr. 8' CT
			4	Cod	coloba diversifolia	Pigeon Plum			Std. 4" DBH. 8' Spr. 6' CT
B. % Native large shrubs or small trees required: Number of large shrubs or small trees			5	Lag	erstroemia 'Natchez'	Natchez Crape Myrtle		16' ht. 5	Std. 4" DBH. 8' Spr. 6' CT
provide x 50% =	61	95			Total new tree DBH to m	itigate removed trees/pal	ms		48" DBH

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	native	specifications	size	spacing			
High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown			
High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown			
High High	yes no	16' ht. Std. 4" DBH. 8' Spr. 8' CT 16' ht. Std. 4" DBH. 8' Spr. 8' CT	FG FG	as shown as shown			
High	yes	EXISTING #14, #15 R.O.W		shown			
Medium	no	16' O.A./Double- Full head	FG	as shown			
Aedium	no	16' O.A./Double- Full head	FG	as shown			
Aedium	yes	7'Ht O.A, Clump	FG	42" O.C			
High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.			
High	yes	36" Ht.	7 Gal.	30" O.C.			
Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.			
High	no	18" O.A.	7 Gal.	24" O.C.			
Aedium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.			
Aedium	no	30" O.A. Clump, Full	7 Gal.	36" O.C.			
Aedium High	no yes	24" O.A./1.25ft HT 24" O.A./ Full Clump	3 Gal. 3 Gal.	30" O.C. 30" O.C.			
	705	The section county	o out	00 0.0.			
	yes	Staggerd Panels					
	yes	Staggerd Panels					
D							
ED							
-		20 DBH (in)					
		20 DBH (in)					
8 Trees	(2" DBH x a	5' spread in Canopy x 12' ht) a	r 4				
		(8' spread in Canopy x 16' ht)	05 185				
							4
-							ASL
							PLA
							RO,
							MONTERO, PLA, ASLA
							(0
							ANDRES
		16 Palms					Ā
1/7-	DOG 10" DEL	Ly 6' incord in Construct 101					SEAL / SI
16 10	ees (Z. DBH	1 x 6' spread in Canopy x 12' h	0				ALL DESIGNS AND DETAILS O
		48" (DBH)					PROPERTY OF ANDRES MONT ARCHITECTURE, LLC. AND SH OR REPRODUCED WITHOUT V
							ANDRES MONTERO LANDSCA
		Std. 4" DBH. 8' Spr. 6' CT			ishine S	tata	
		Std. 4" DBH. 8' Spr. 8' CT		JUI	1211111G 2	alt	
		Std. 4" DBH. 8' Spr. 6' CT					
	16 hf. 5	Std. 4" DBH. 8' Spr. 6' CT		()	ne Call		
		48" DBH					
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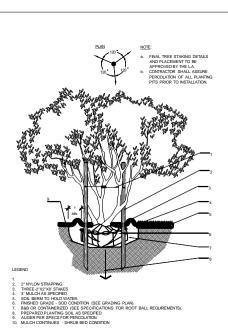
### **GENERAL NOTES**

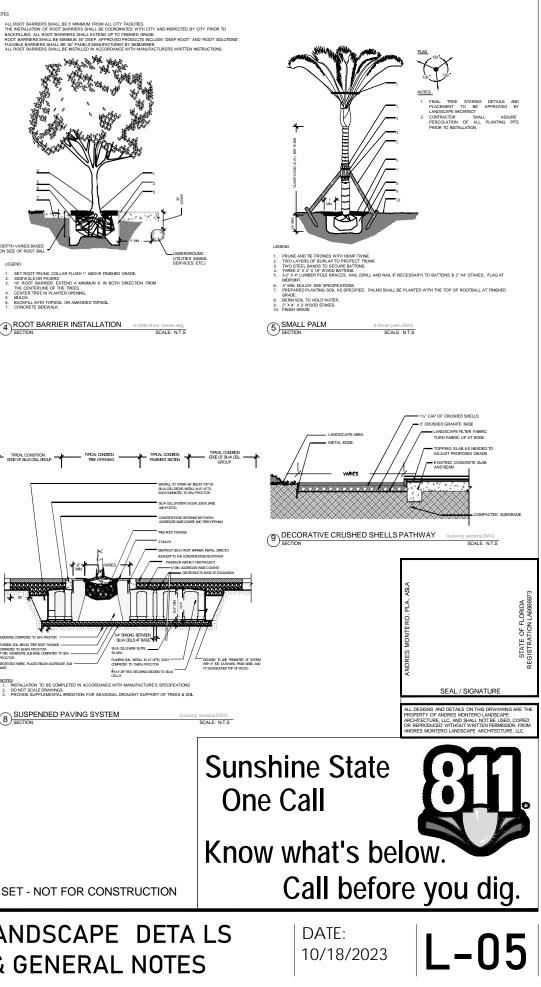
- 1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under 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) tablets (2) LARGE TREE 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 materia 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.
- 11. 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.
- 14. The Landscape Contractor shall be responsible for securing all necessary applicable permits and 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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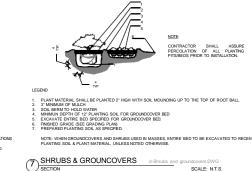


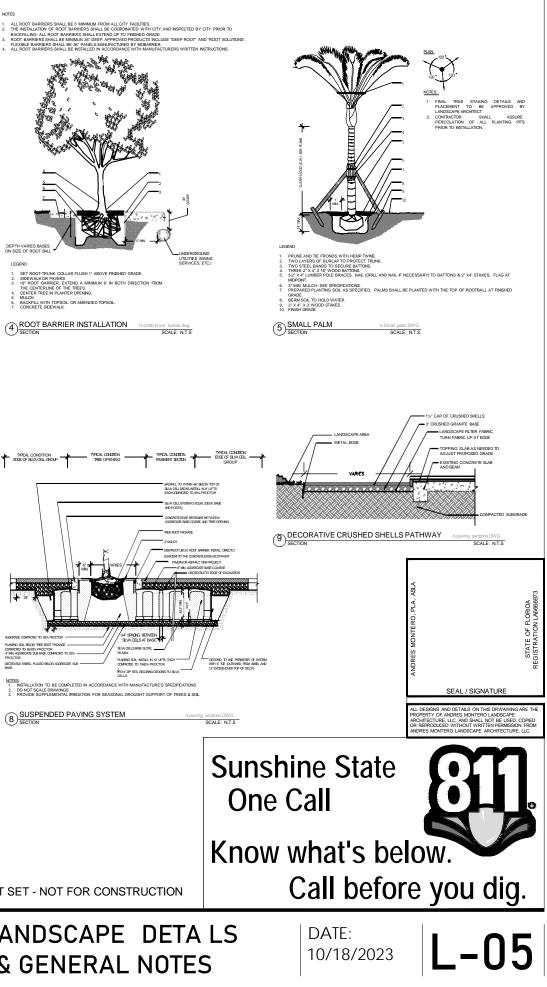
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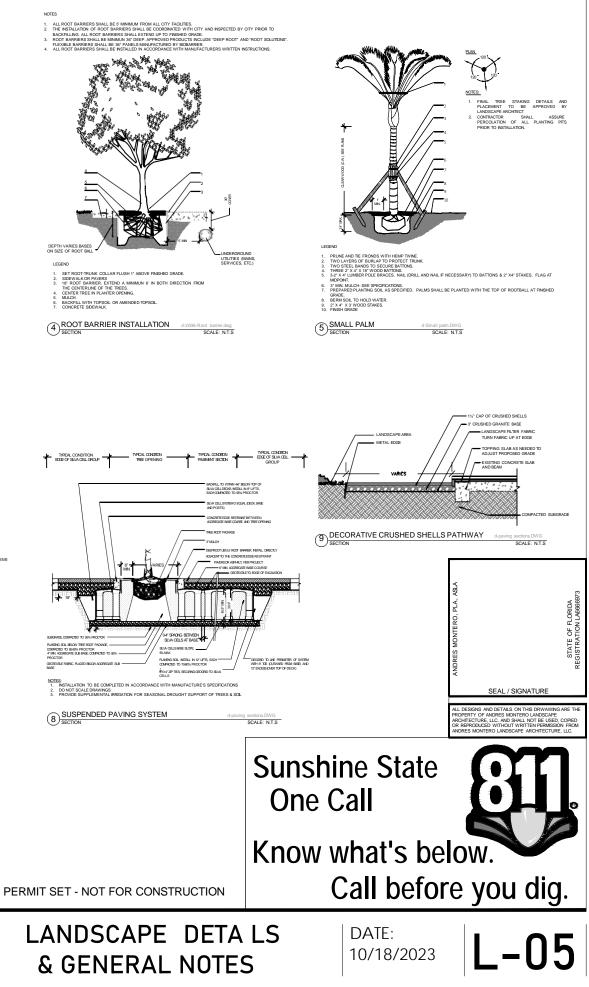




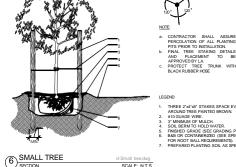
ROOT BARRIER INSTALLATION





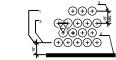


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SCALE: N.T.S

SCALE: NT



TYPICAL PLANT SPACING 



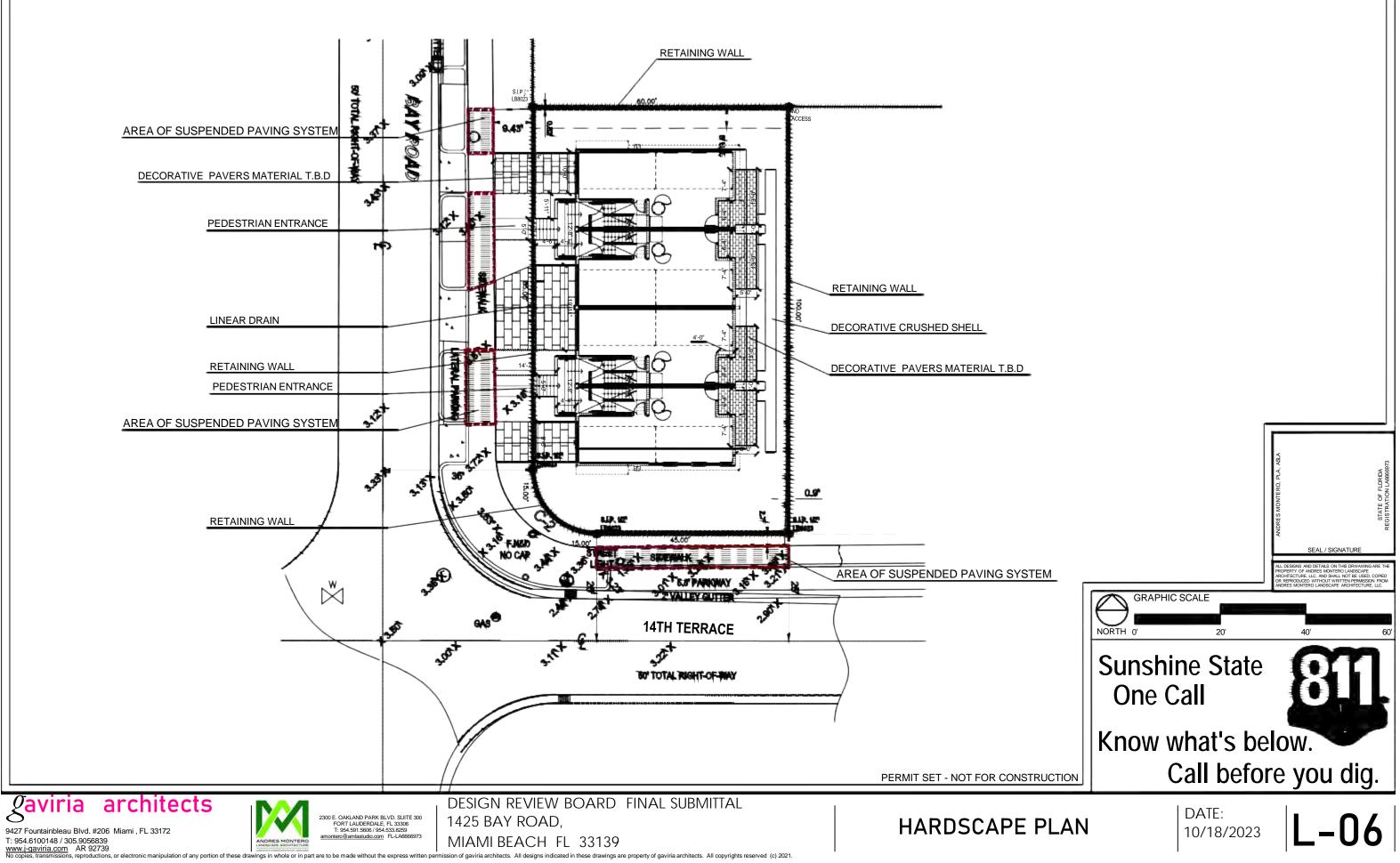
### ALL MULCH

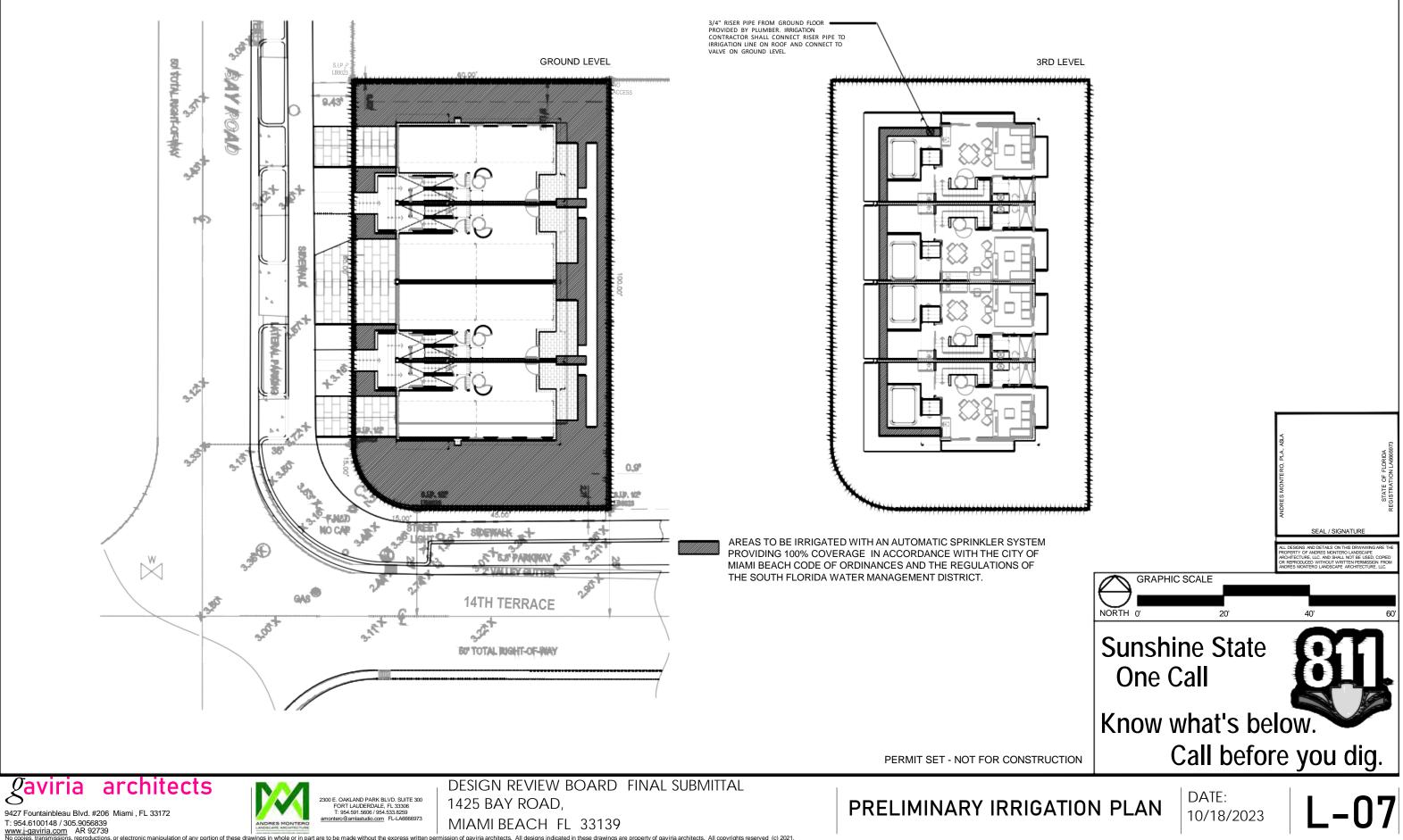




3 MULTI-TRUNK TREE



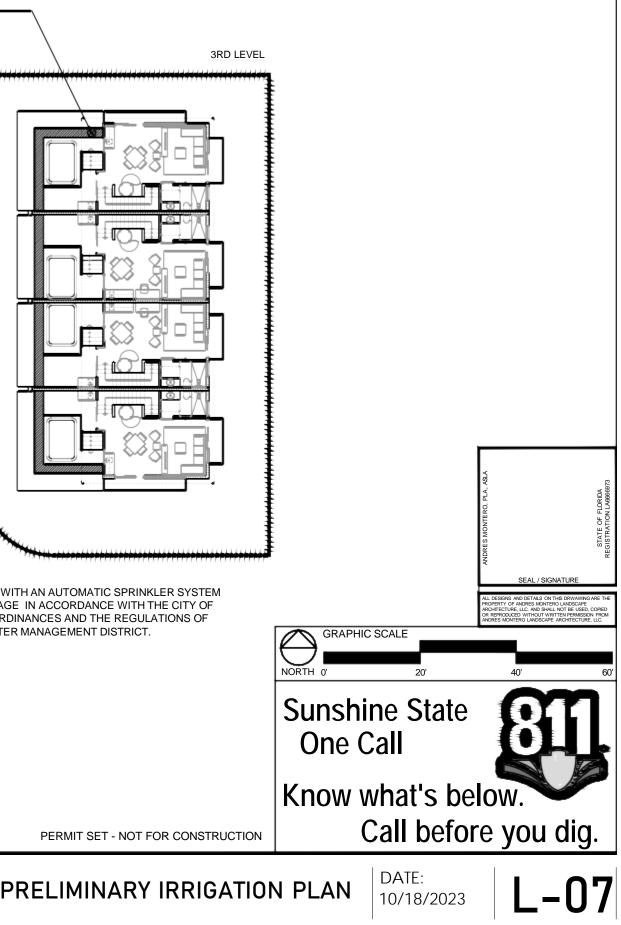




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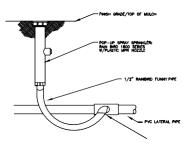
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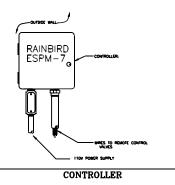
### **IRRIGATION SCHEDULE** OR EQUIVALENT

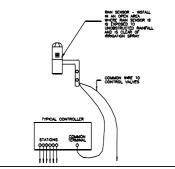
### 1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but SYMBOL MANUFACTURER/MODEL/DESCRIPTION substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time Rain Bird 1806 10 Series MPR of said rejection. Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded 2. All mainline, lateral line and control wire conduit under paving Wiper Seal. Side and Bottom Inlet. 1/2in. NPT shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be Female Threaded Inlet sleeved. Main Line shall be installed in with lateral pipe where Rain Bird 1806 12 Series MPR possible. Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded 3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per Wiper Seal. Side and Bottom Inlet. 1/2in. NPT local codes. Female Threaded Inlet. 4. Final location of the backflow preventer and automatic MANUFACTURER/MODEL/DESCRIPTION SYMBOL controller shall be approved by the owner's authorized representative. Rain Bird XCZ-100-IVM 5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the Wide Flow IVM Drip Control Kit for Commercial final connection from the electrical source to the controller. Applications. 1" Ball Valve with 1" PESBIVM Smart 6. All sprinkler heads shall be set perpendicular to finish grade Valve w/ factory installed IVM-SOL 0.3-20 gpm unless otherwise specified. and 1" Pressure Regulating 40psi Flow-Indicating 7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray Basket Filter 0.3-20 gpm onto walks, streets, walls, etc. This design is diagramatic. All piping, valves, etc., shown Area to Receive Dripline within paved areas is for design clarification only and shall be Roin Bird XFS-CV-09-12 installed in planting areas wherever possible. The contractor XFS-CV Sub-Surface and On-Surface Landscope shall locate all valves in shrub areas where possible. Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 9. It is the responsibility of the irrigation contractor to familiarize GPH emitters at 12" O.C. Dripline laterals spaced himself with all grade differences, location of walls, retaining at 12" apart, with emitters offset for triangular walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall pattern. Specify XF insert fittings. coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and SYMBOL MANUFACTURER/MODEL/DESCRIPTION paving, etc. 10. Do not willingly install the sprinkler system as shown on the Rain Bird PEB drawings when it is obvious in the field that unknown 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow obstructions, grade differences or differences in the area Operating Capability, Globe Configuration. dimensions exist that might not have been considered in the engineering. such obstructions or differences should be Febco 825Y 1" brought to the attention of the owner's authorized Reduced Pressure Backflow Preventer representative. In the event this notification is not performed. the irrigation contractor shall assume full responsibility for any Rain Bird ESP4ME3 with (1) ESP-SM3 revisions necessary. 7 Station, Hybrid Modular Outdoor Controller. For 11. All sprinkler equipment not otherwise detailed or specified shall Residential or Light Commercial Use. LNK WiFi be installed as per manufacturer's recommendations and specifications. Module and Flow Sensor Ready. 12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve Rain Bird RSD-BEx shut-off draining, of the irrigation head occurs or as directed Rain Sensor, with metal latching bracket, extension by the owner's authorized representative. wire. 13. The contractor shall provide 1800 PCS (pressure compensating Water Meter 1' screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's Irrigation Lateral Line: PVC Schedule 40 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 Irrigation Mainline: PVC Schedule 40 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. \_\_\_\_\_ Pipe Sleeve: PVC Schedule 40 Valve Callout Valve Numbe #• Valve Flow

GENERAL NOTES:

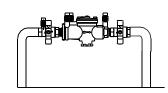


POP-UP SPRAY SPRINKLER





AUTOMATIC RAIN SENSOR



RPZ BACKFLOW PREVENTER

**PERMIT SET - NOT FOR CONSTRUCTION** 

### gaviria architects 8

Valve Size

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