# 3100 NORTH BAY ROAD

# RESIDENCE

MIAMI BEACH, FLORIDA

## DRB23-0973

DESIGN REVIEW BOARD FINAL SUBMITTAL 12.10.2023

FEBRUARY 6TH 2024 DESIGN REVIEW BOARD

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




Corey J. Lafferty
2023.12.08
20:31:18 -05'00'

# NEW SINGLE FAMILY RESIDENCE
# 3100 NORTH BAY ROAD, MIAMI BEACH, FL

DRB PRE-APPLICATION MEETING: OCTOBER 9, 2023
FIRST DRB CSS SUBMITTAL: NOVEMBER 19, 2023
FINAL DRB CSS SUBMITTAL: DECEMBER 10, 2023
DESIGN REVIEW BOARD MEETING: FEBRUARY 6, 2024

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

## CLIENT

3100 NORTH BAY ROAD LLC

7760 W 20TH AVE. SUITE 1
HIALEAH, FL 33016
T: 305-525-7474

## ARCHITECT

VALLE VALLE & PARTNERS
ARCHITECTURE TOWN PLANING

770 PONCE DE LEON BOULEVARD, SUITE 308
CORAL GABLES, FL 33134
O: 305.476.9212 F: 305.476.9291
WWW.URBANISM.COM

## LANDSCAPE ARCHITECT

VFD VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

9822 NE 2ND AVE. SUITE 10
MIAMI SHORES, FL 33138
T: 305.766.5004
VINCENTFILIGENZI.COM

## SCOPE OF WORK

-NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING




## INDEX OF DRAWINGS:


CV-0.0 - FINAL SUBMITTAL COVER SHEET

G-0.0 - SHEET INDEX OF DRAWINGS

EX-1.2 - SURVEY

EX-2.0 - LOCATION PLAN
EX-2.1 - NEIGHBORHOOD ANALYSIS - KEY PLAN
EX-2.2 - NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY
EX-2.3 - NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY
EX-2.4 - NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETSCAPE
EX-2.5 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.6 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.7 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.8 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.9 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.10 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.11 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.12 - NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-2.13 - CONTEXTUAL STREETSCAPES

D-1.0 - DEMOLITION PLAN

A-0.0 - ZONING DATA SHEET

A-1.0 - PROPOSED BUILDING - SITE PLAN
A-1.1 - PROPOSED BUILDING - UNDERSTORY PLAN
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 - PROPOSED BUILDING - LOT COVERAGE
A-2.0B - PROPOSED BUILDING - LOT COVERAGE
A-2.1 - ZONING DIAGRAM - UNIT SIZE UNDERSTORY
A-2.2 - ZONING DIAGRAM - UNIT SIZE FIRST FLOOR
A-2.3 - ZONING DIAGRAM - UNIT SIZE SECOND FLOOR
A-2.4 - ZONING DIAGRAM - OPEN SPACE DIAGRAM

A-3.1 - AXONOMETRIC VIEW - SOUTHEAST
A-3.2 - AXONOMETRIC VIEW - SOUTHWEST
A-3.3 - AXONOMETRIC VIEW - NORTHWEST
A-3.4 - AXONOMETRIC VIEW - NORTHEAST

A-4.0 - MATERIAL PALETTE
A-4.1 - ELEVATIONS
A-4.2 - ELEVATIONS
A-4.3 - ELEVATIONS
A-4.4 - ELEVATIONS

A-5.1 - SECTIONS

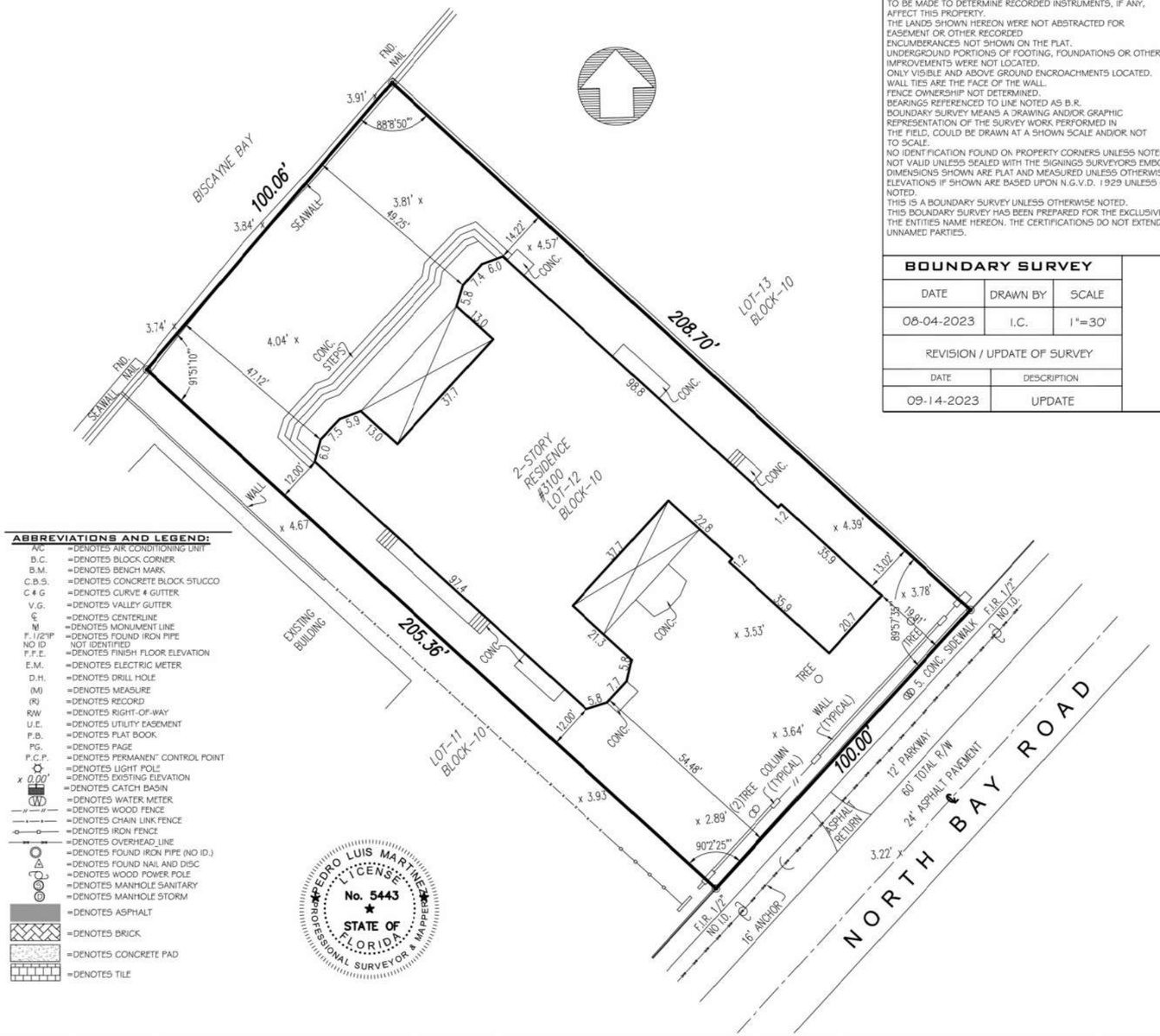
A-6.1 - RENDERING - STREET VIEW
A-6.2 - RENDERING - SIDEWALK VIEW
A-6.3 - RENDERING - MAIN ENTRY VIEW
A-6.4 - RENDERING - BAY VIEW
A-6.5 - RENDERING - DOCK VIEW
A-6.6 - RENDERING - ENTRY COURTYARD WALKWAY
A-6.7 - RENDERING - ENTRY COURTYARD WALKWAY

L100 - TREE DISPOSITION
L200 - GROUND LEVEL LANDSCAPE PLAN
L300 - OVERALL IRRIGATION PLAN
L301 - OVERALL IRRIGATION PLAN

001 - LANDSCAPE PROJECT LOCATION COVER
002 - LANDSCAPE RENDERINGS COVER
003 - RENDERINGS
004 - RENDERINGS
005 - RENDERINGS
006 - RENDERINGS
007 - RENDERINGS
008 - RENDERINGS
009 - RENDERINGS
010 - RENDERINGS
011 - RENDERINGS
012 - RENDERINGS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

# BOUNDARY SURVEY




**ABBREVIATIONS AND LEGEND:**

| | |
|---|---|
| A/C. | =DENOTES AIR CONDITIONING UNIT |
| B.C. | =DENOTES BLOCK CORNER |
| B.M. | =DENOTES BENCH MARK |
| C.B.S. | =DENOTES CONCRETE BLOCK STUCCO |
| C & G | =DENOTES CURVE & GUTTER |
| V.G. | =DENOTES VALLEY GUTTER |
| ℄ | =DENOTES CENTERLINE |
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| F. I/2"IP NO ID | =DENOTES FOUND IRON PIPE NOT IDENTIFIED |
| F.F.E. | =DENOTES FINISH FLOOR ELEVATION |
| E.M. | =DENOTES ELECTRIC METER |
| D.H. | =DENOTES DRILL HOLE |
| (M) | =DENOTES MEASURE |
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| R/W | =DENOTES RIGHT-OF-WAY |
| U.E. | =DENOTES UTILITY EASEMENT |
| P.B. | =DENOTES PLAT BOOK |
| PG. | =DENOTES PAGE |
| P.C.P. | =DENOTES PERMANENT CONTROL POINT |
| | =DENOTES LIGHT POLE |
| x 0.00' | =DENOTES EXISTING ELEVATION |
| | =DENOTES CATCH BASIN |
| WM | =DENOTES WATER METER |
| | =DENOTES WOOD FENCE |
| | =DENOTES CHAIN LINK FENCE |
| | =DENOTES IRON FENCE |
| | =DENOTES OVERHEAD LINE |
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| | =DENOTES WOOD POWER POLE |
| | =DENOTES MANHOLE SANITARY |
| | =DENOTES MANHOLE STORM |
| | =DENOTES ASPHALT |
| | =DENOTES BRICK |
| | =DENOTES CONCRETE PAD |
| | =DENOTES TILE |

PEDRO LUIS MARTINEZ LICENSE No. 5443 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

**GENERAL NOTES:**

LEGAL DESCRIPTION PROVIDED BY OTHERS.
EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
WALL TIES ARE THE FACE OF THE WALL.
FENCE OWNERSHIP NOT DETERMINED.
BEARINGS REFERENCED TO LINE NOTED AS B.R.
BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

**PROPERTY ADDRESS:**

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33140

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 10, SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,.

**CERTIFIED TO:**

3100 North Bay Road LLC, a Delaware limited liability company
Union Title Services, Inc.
Commonwealth Land Title Insurance Company, Inc.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

| | | | | |
|---|---|---|---|---|
| FIELD DATE OF SURVEY | 08-04-2023 | FLOOD ZONE: | COMMUNITY: | PANEL: |
| BENCH MARK: | D-131 | AE | 120651 | 0317 |
| ELEVATION: | 8.73' | ELEVATION: | DATE OF FIRM: | SUFFIX: |
| | | 8.0' | 09-11-09 | L |

| BOUNDARY SURVEY | | |
|---|---|---|
| DATE | DRAWN BY | SCALE |
| 08-04-2023 | I.C. | 1"=30' |
| REVISION / UPDATE OF SURVEY | | |
| DATE | DESCRIPTION | |
| 09-14-2023 | UPDATE | |

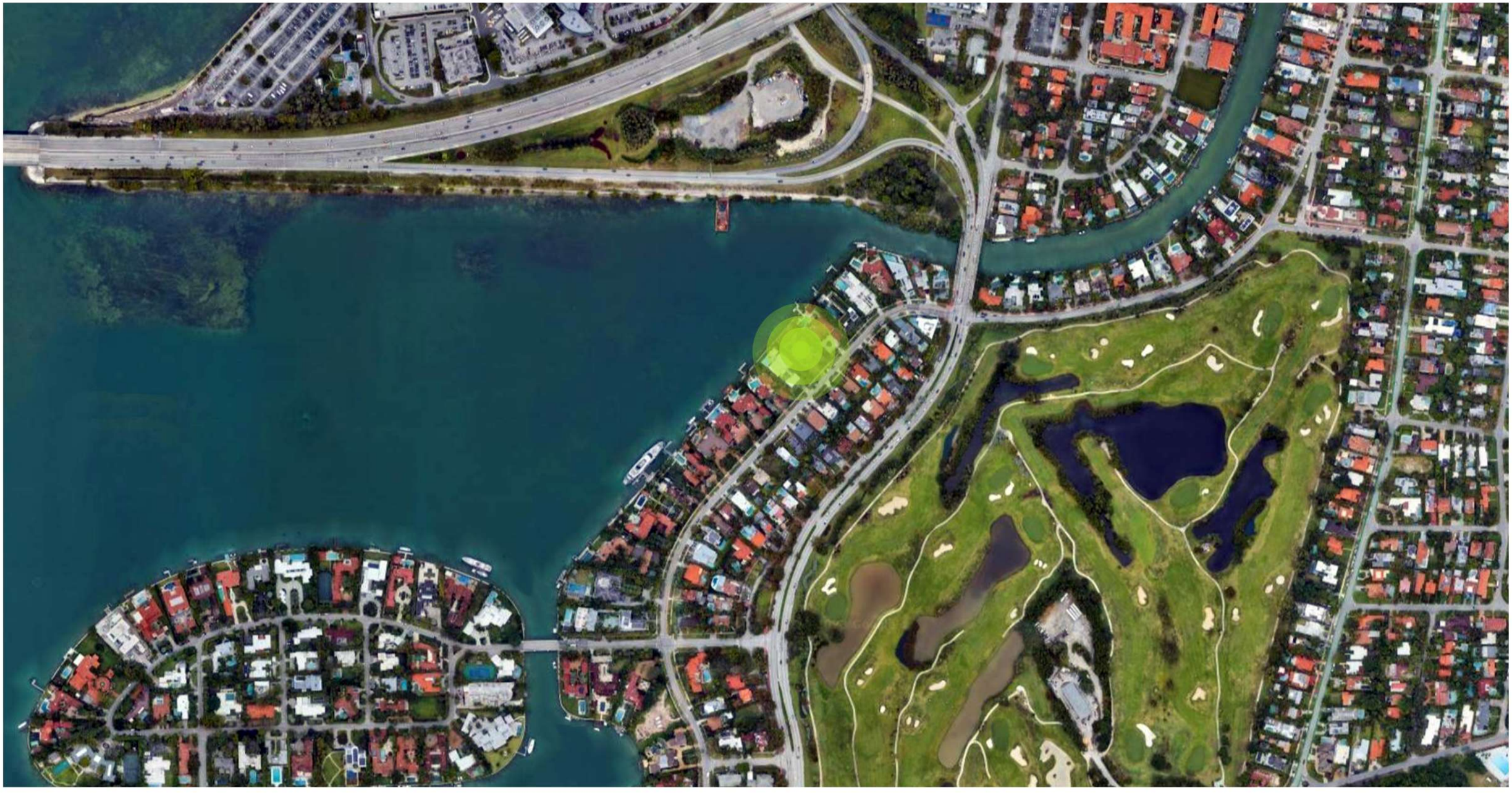
PROFESSIONAL SURVEYORS & MAPPERS MARTINEZ & MARTINEZ, INC.

*MARTINEZ & MARTINEZ ENTERPRISES, INC.*
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 09-15-2023 FOR THE FIRM
PEDRO LUIS MARTINEZ, LS NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

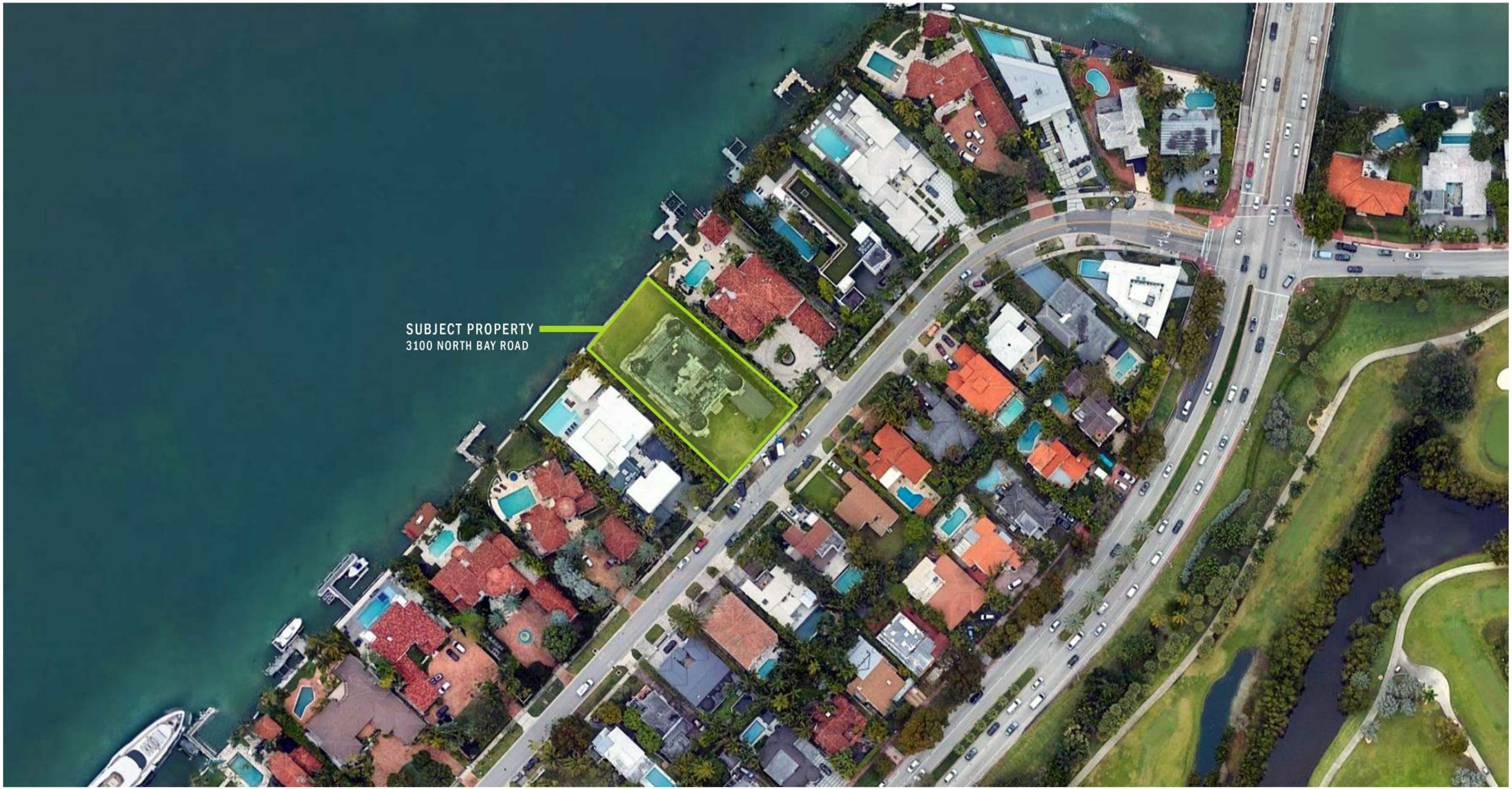
# LOCATION PLAN

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ARCHITECTURE AND TOWN PLANNING



# NEIGHBORHOOD ANALYSIS - KEY PLAN

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ARCHITECTURE AND TOWN PLANNING



# NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

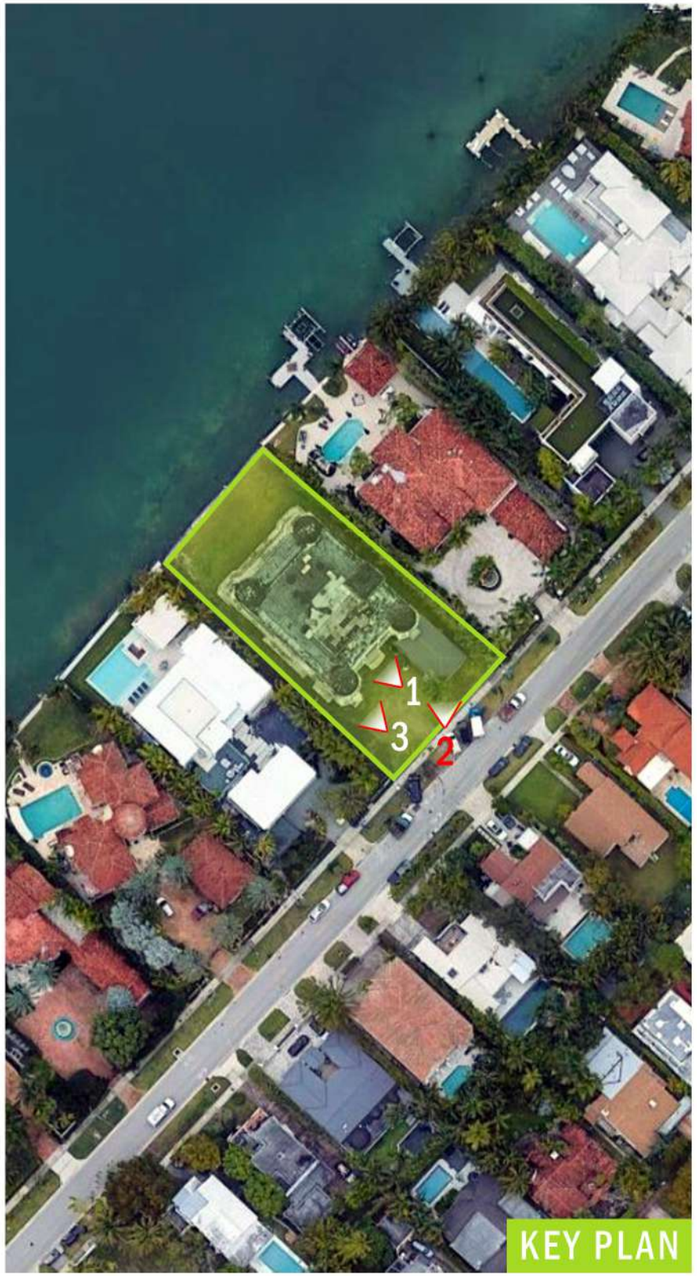
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ARCHITECTURE AND TOWN PLANNING









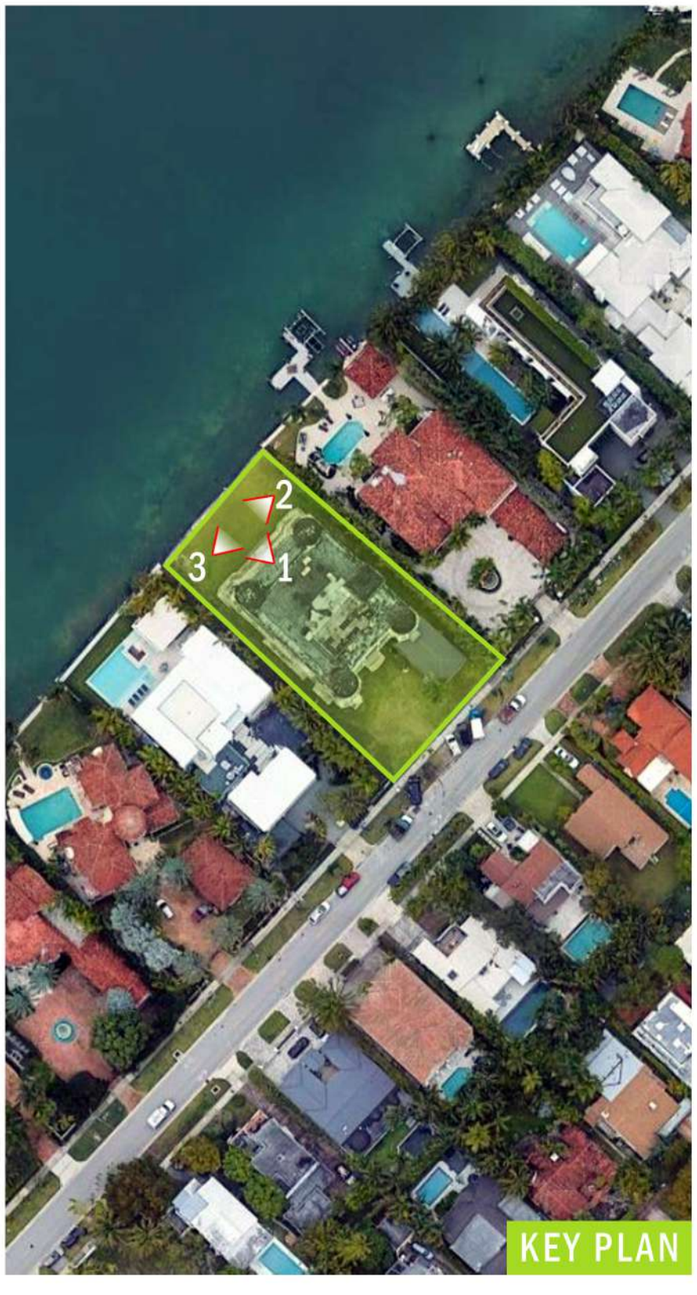

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

# NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

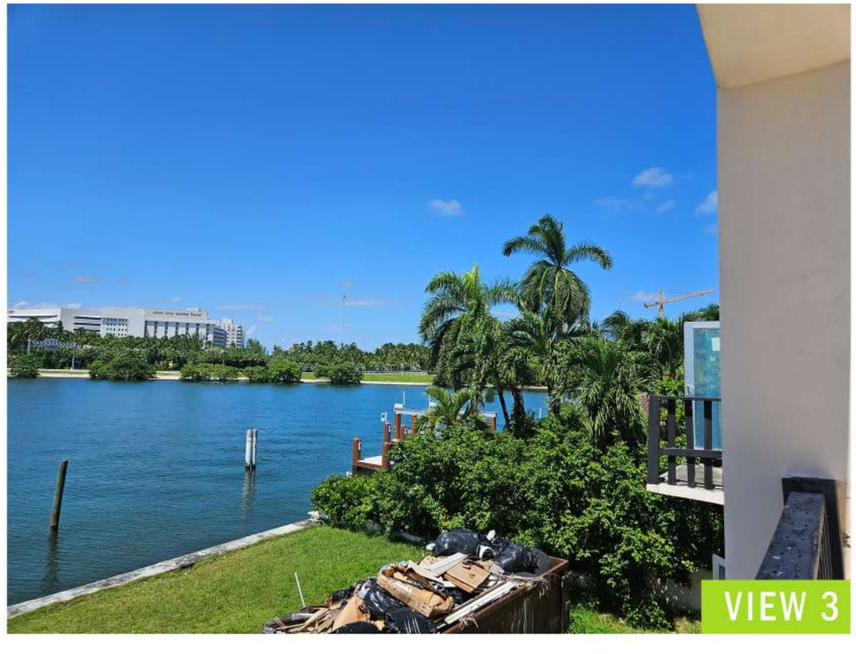
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING









# NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETSCAPE

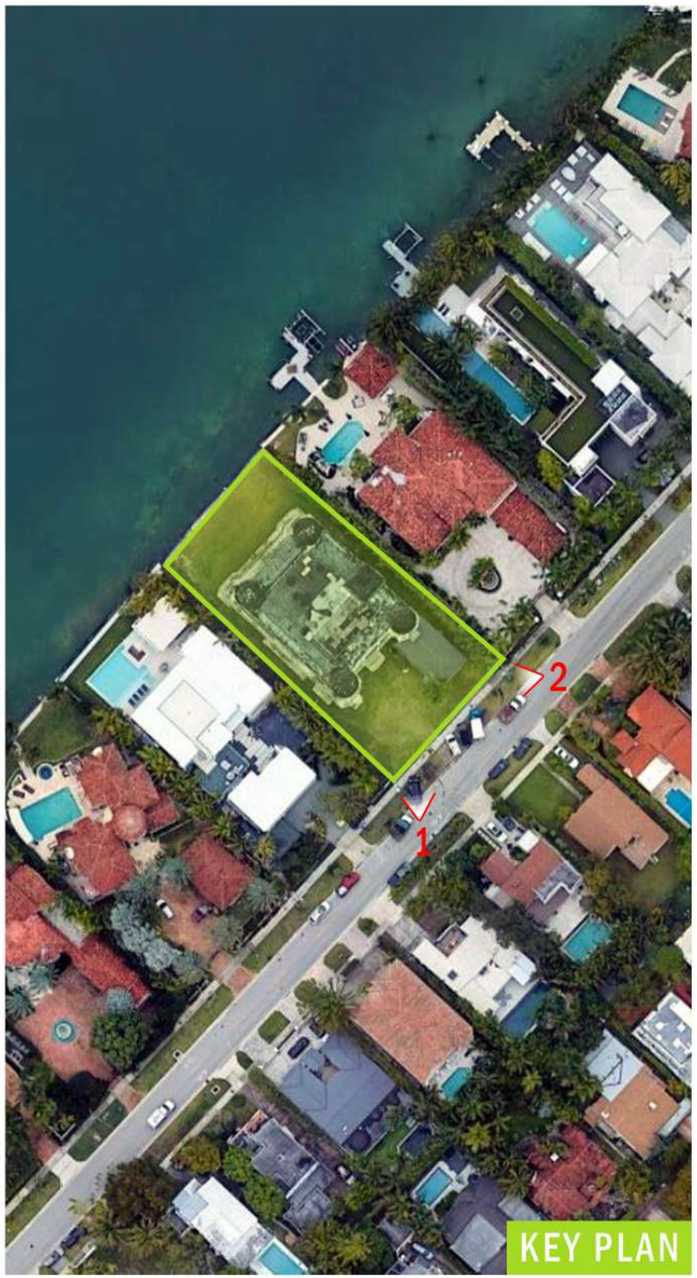
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ARCHITECTURE AND TOWN PLANNING



VIEW 1



VIEW 2




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

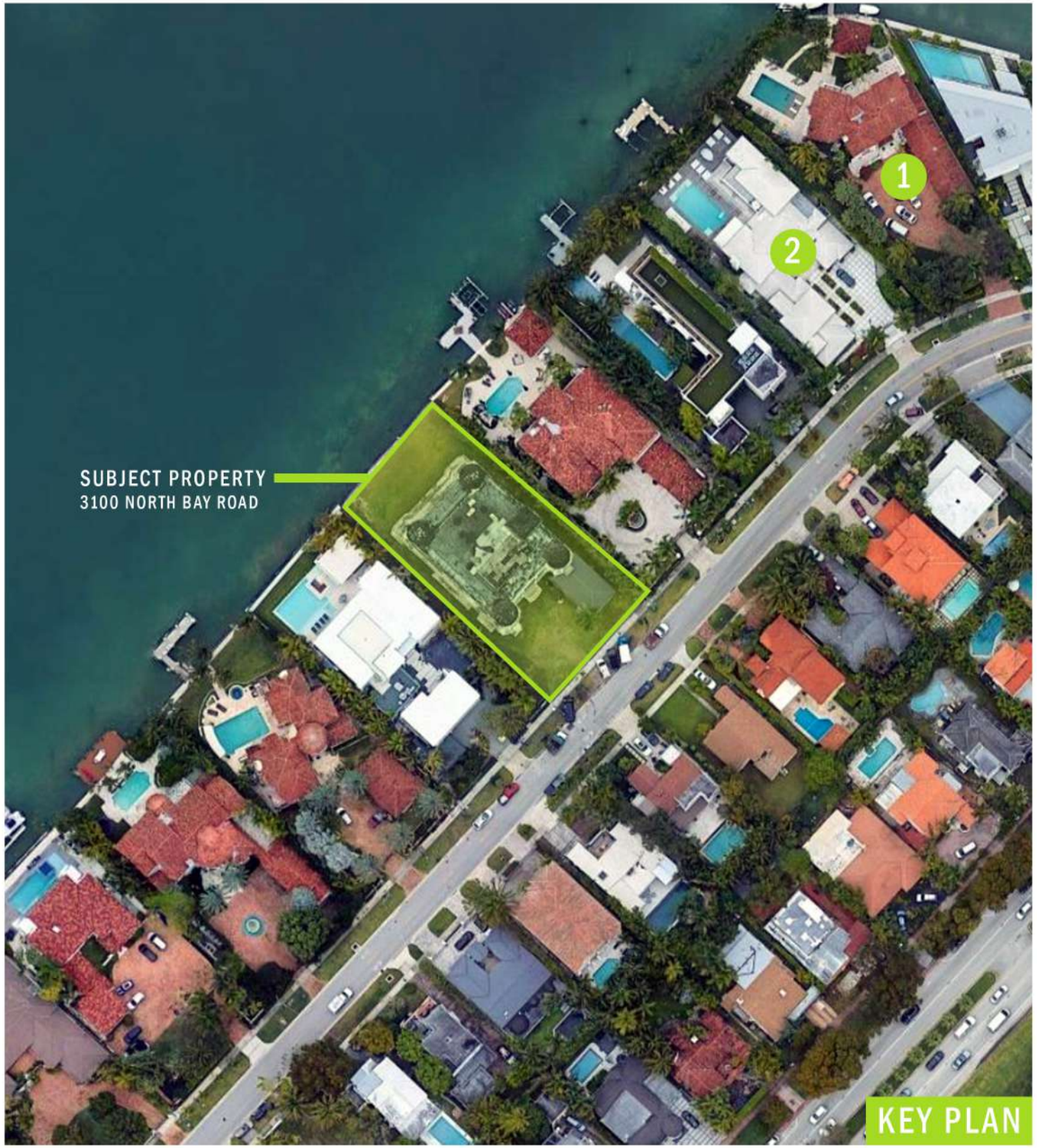
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3158 NORTH BAY ROAD BLDG 1



3140 NORTH BAY ROAD BLDG 2




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

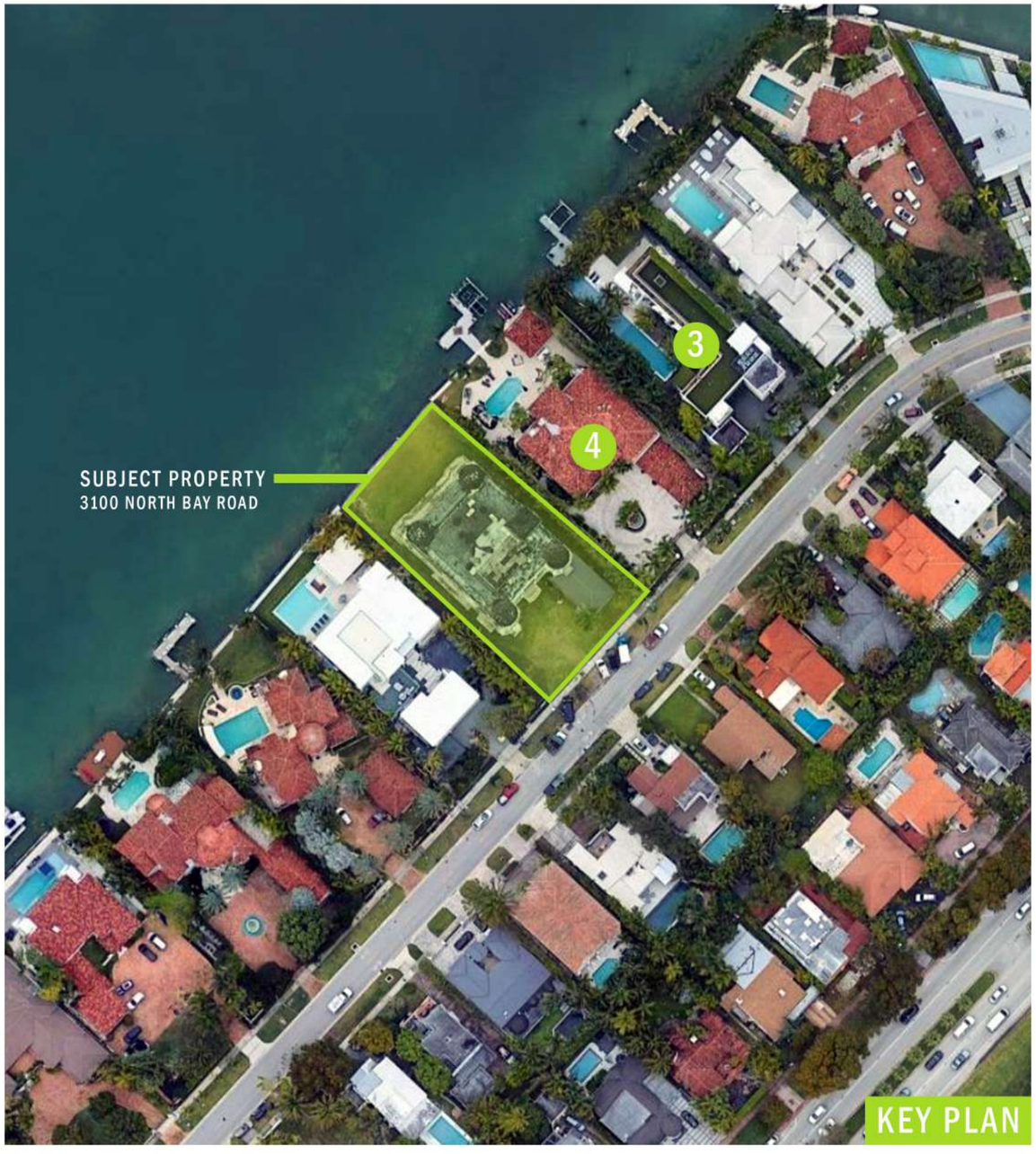
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3114 NORTH BAY ROAD BLDG 3



3110 NORTH BAY ROAD BLDG 4




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

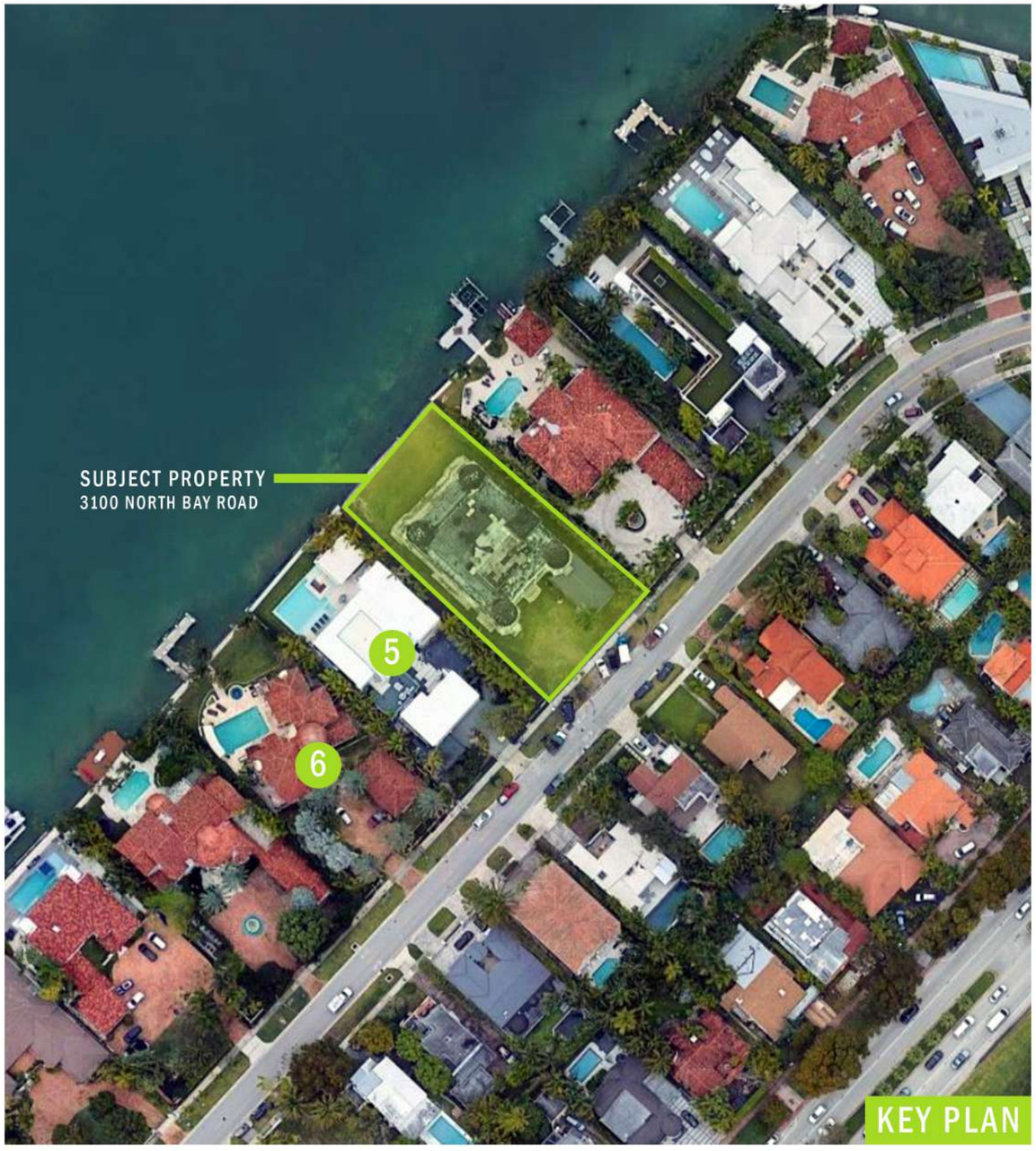
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ARCHITECTURE AND TOWN PLANNING



3080 NORTH BAY ROAD BLDG 5



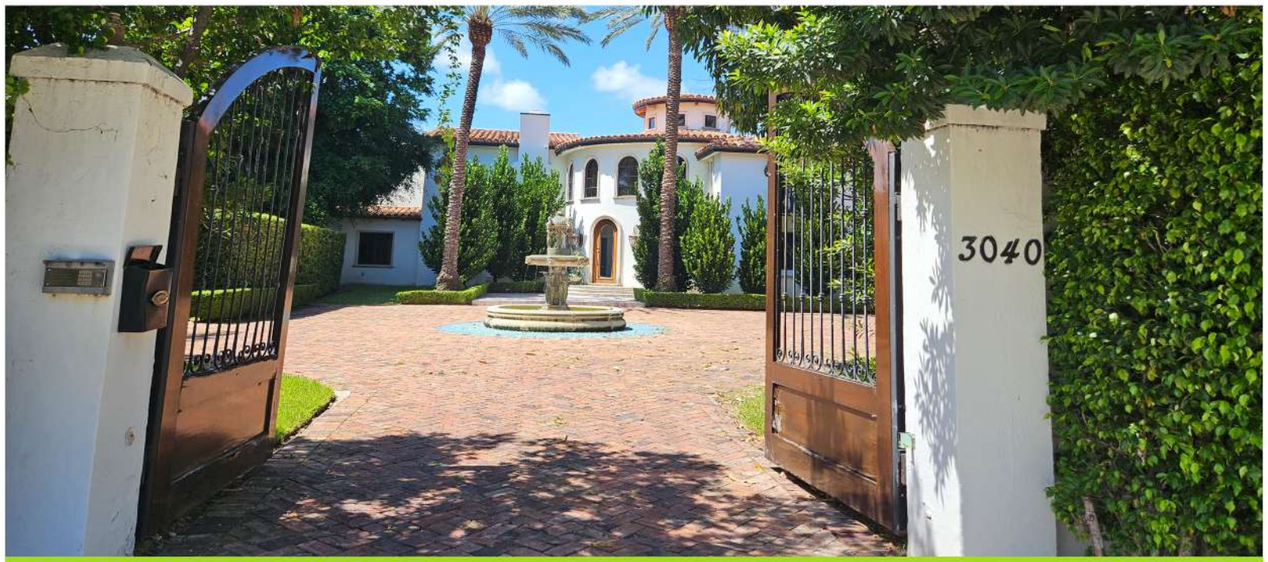
3054 NORTH BAY ROAD BLDG 6




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

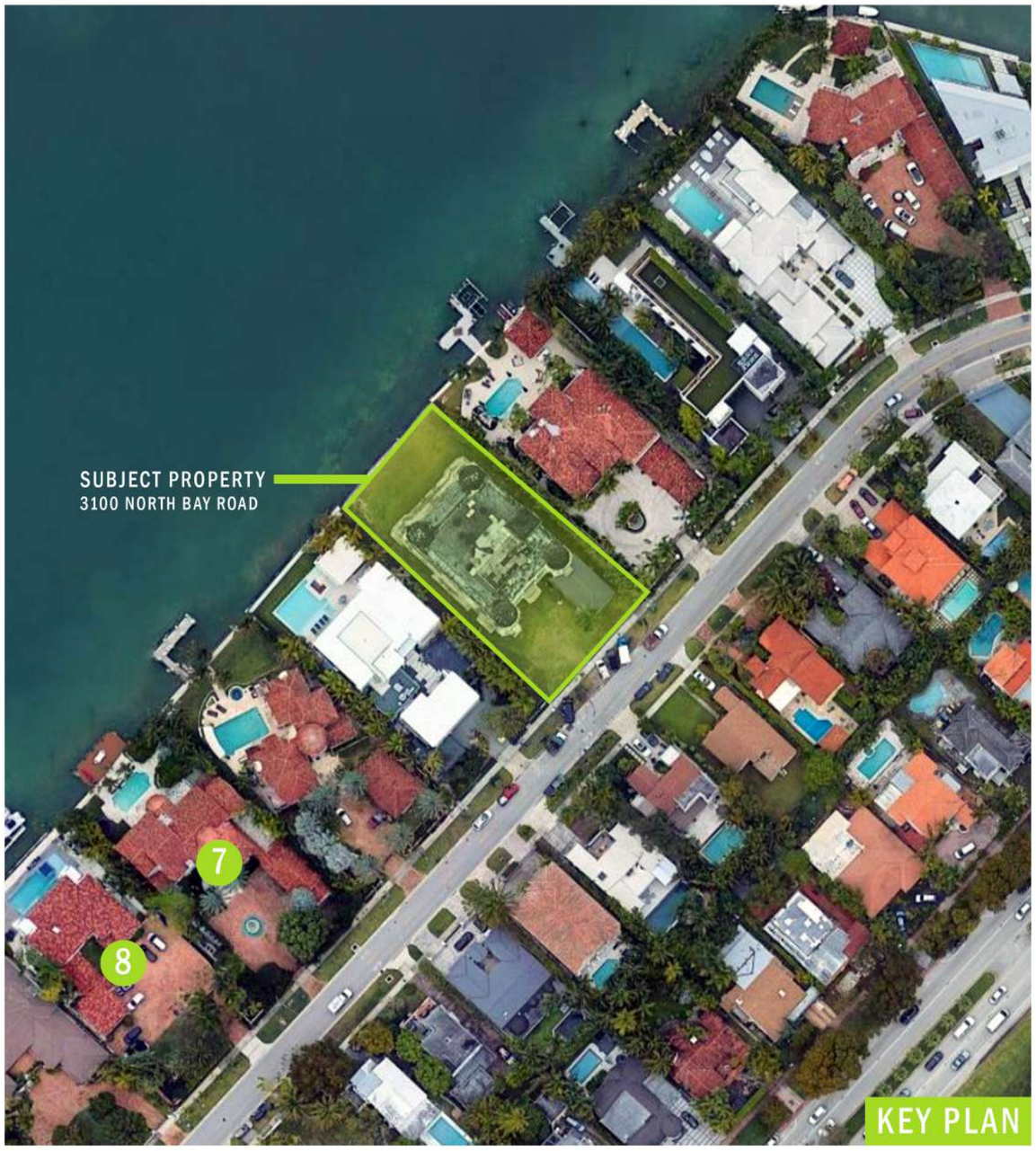
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




3040 NORTH BAY ROAD BLDG 7



3026 NORTH BAY ROAD BLDG 8




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

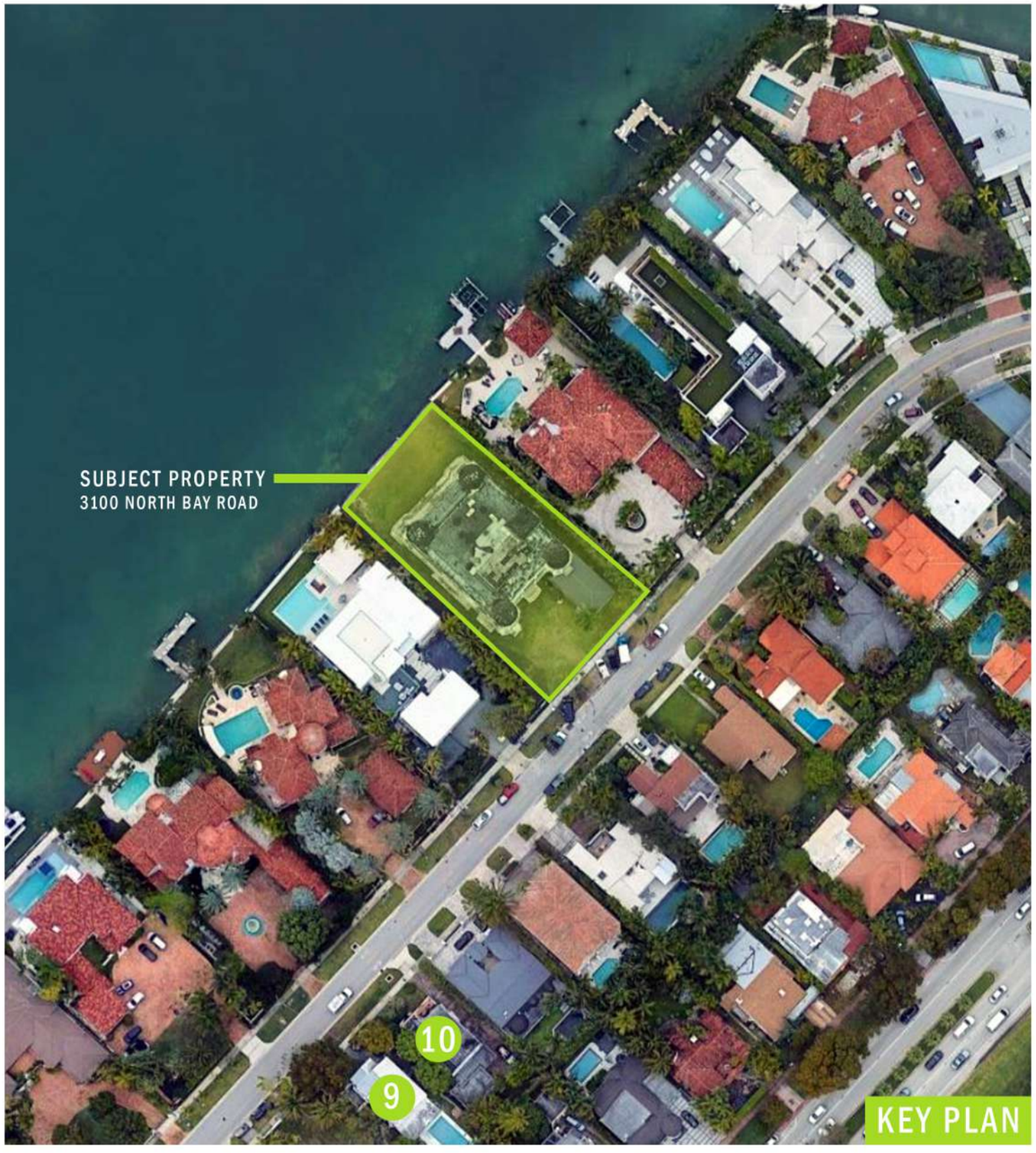
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3035 NORTH BAY ROAD BLDG 9



3045 NORTH BAY ROAD BLDG 10




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

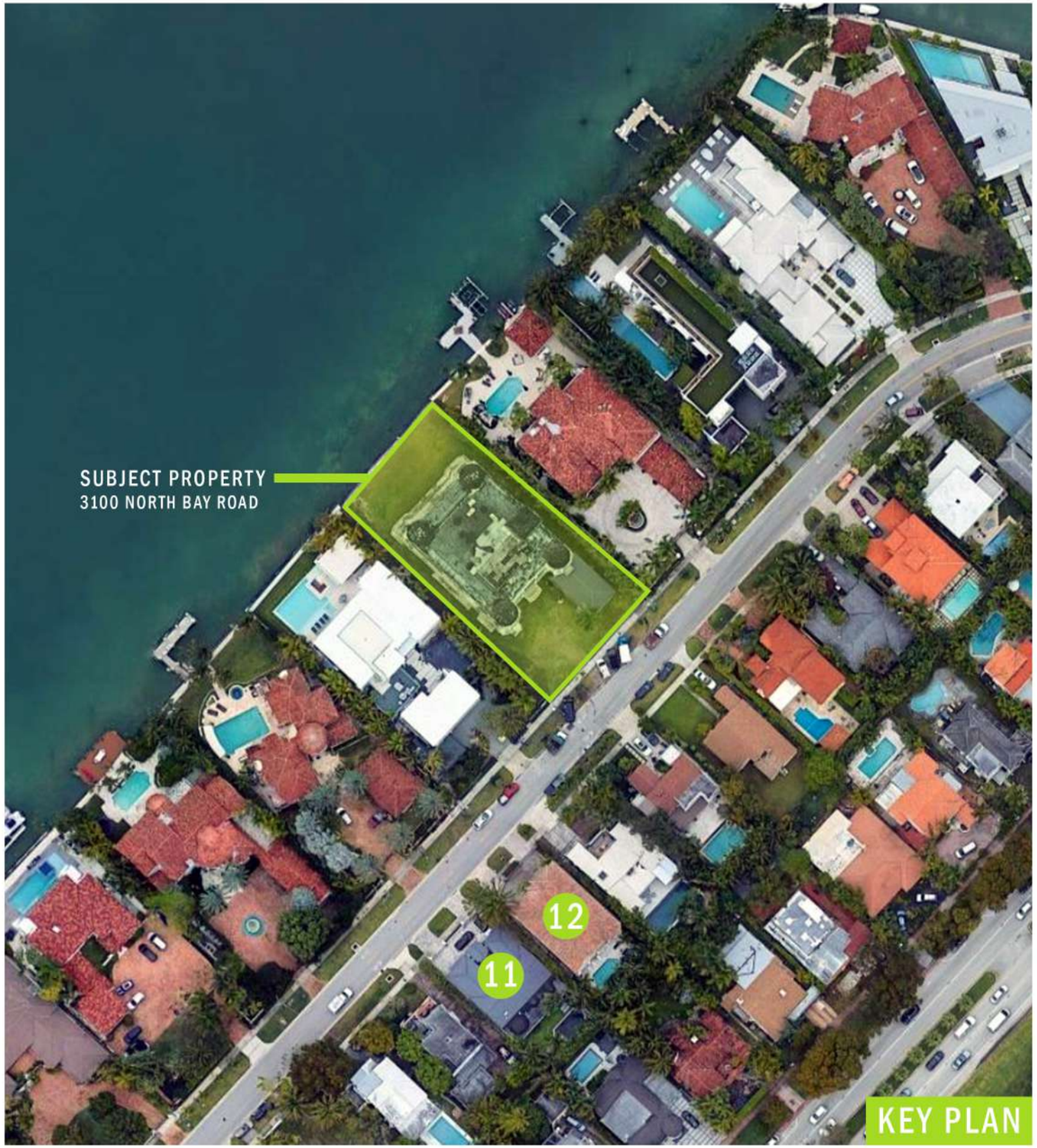
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3055 NORTH BAY ROAD BLDG 11



3061 NORTH BAY ROAD BLDG 12




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

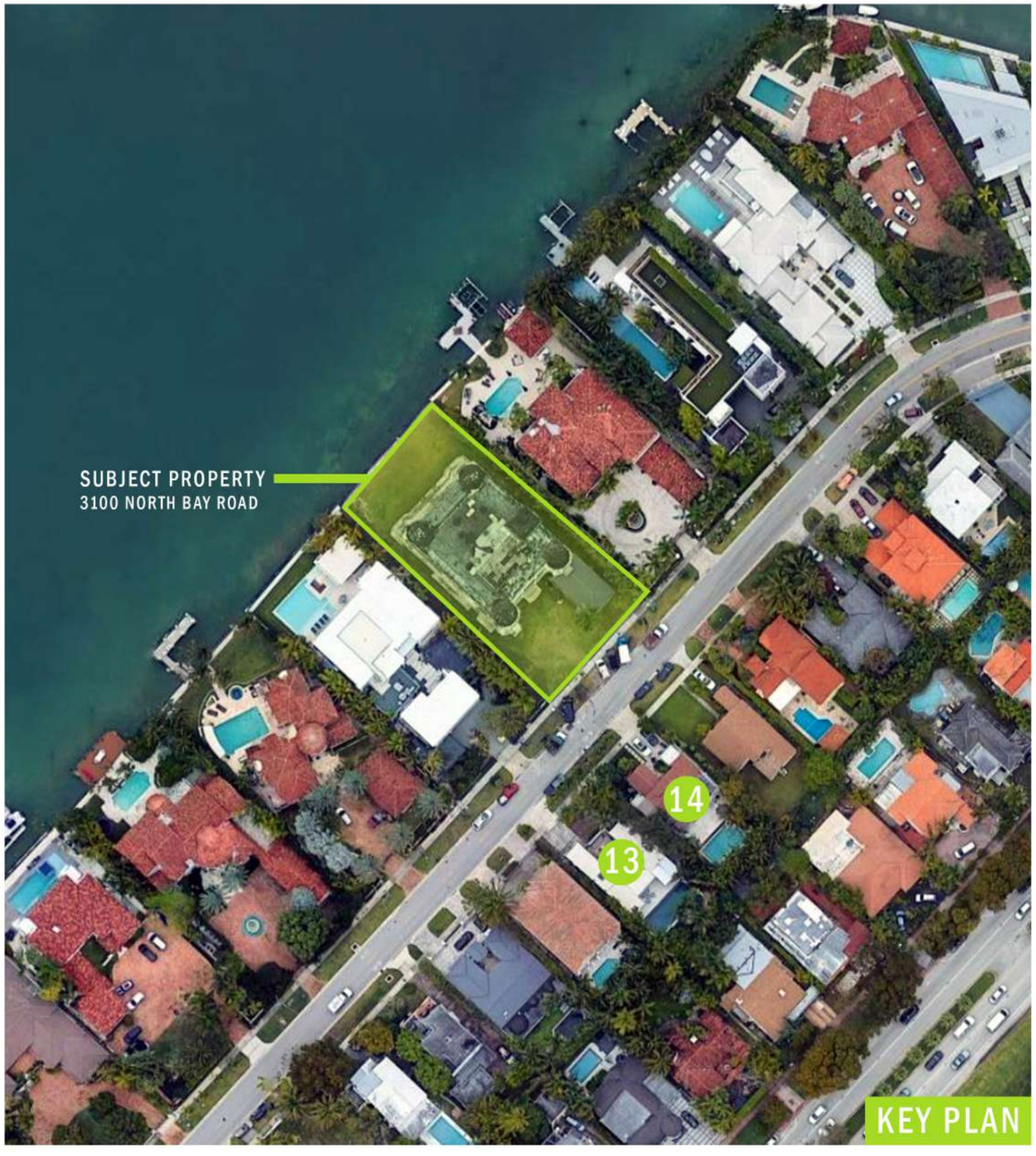
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ARCHITECTURE AND TOWN PLANNING



3075 NORTH BAY ROAD BLDG 13



3083 NORTH BAY ROAD BLDG 14




KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

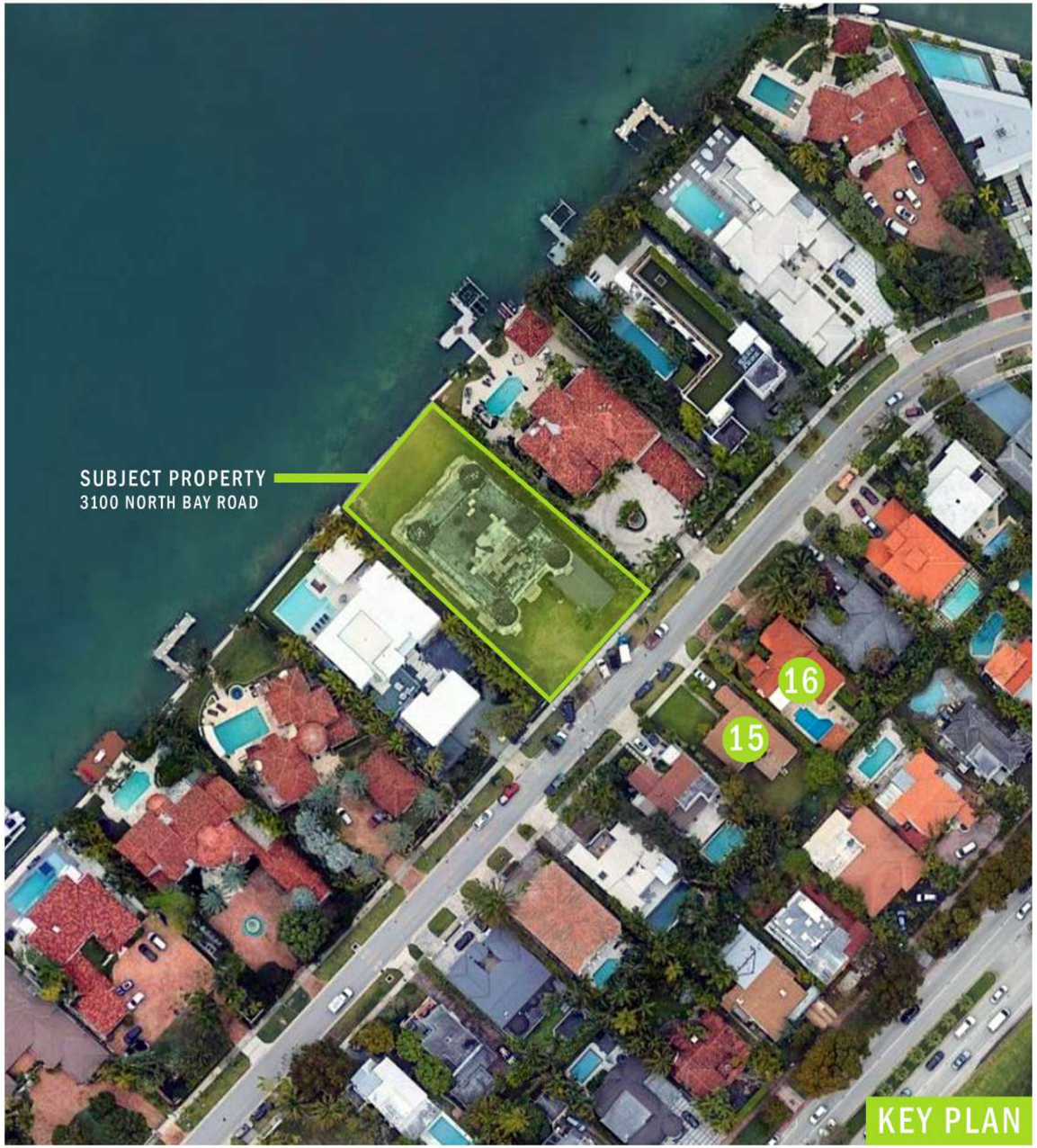
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3093 NORTH BAY ROAD — BLDG 15



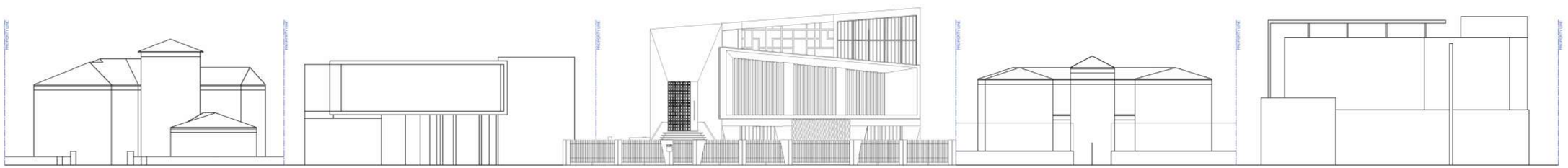
3103 NORTH BAY ROAD — BLDG 16




KEY PLAN

# CONTEXTUAL STREETSCAPES

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



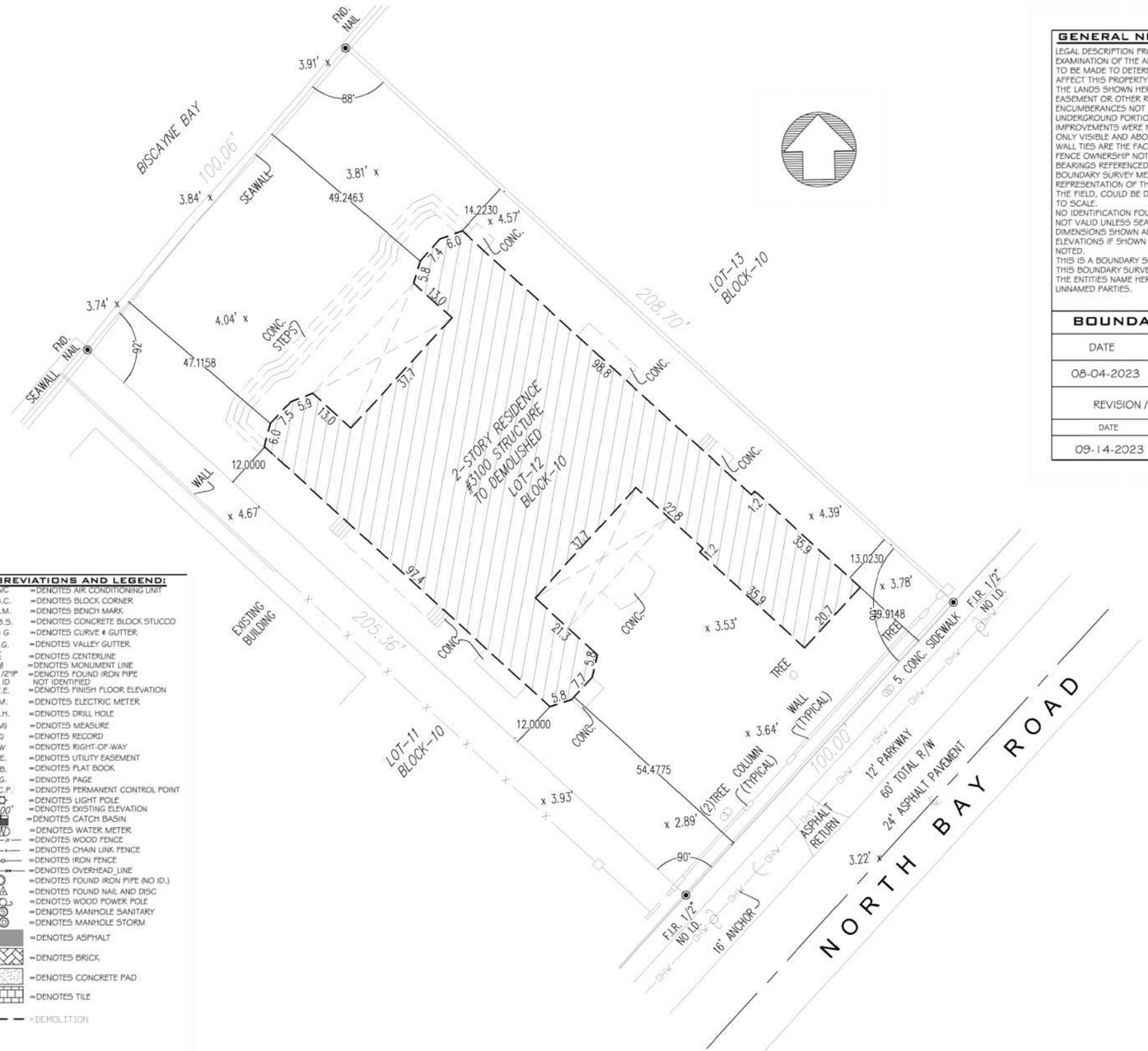

1 CONTEXTUAL WEST STREET ELEVATION
NTS




2 CONTEXTUAL EAST STREET ELEVATION
NTS

# DEMOLITION PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




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| —o—o—o— | =DENOTES IRON FENCE |
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| | =DENOTES BRICK |
| | =DENOTES CONCRETE PAD |
| | =DENOTES TILE |
| — — — | =DEMOLITION |

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**PROPERTY ADDRESS:**

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33140

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 10, SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA..

**CERTIFIED TO:**

3100 North Bay Road LLC, a Delaware limited liability company
Union Title Services, Inc.
Commonwealth Land Title Insurance Company, Inc.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

| | | | | |
|---|---|---|---|---|
| FIELD DATE OF SURVEY | 08-04-2023 | FLOOD ZONE: | COMMUNITY: | PANEL: |
| | | AE | 120651 | 0317 |
| BENCH MARK: | D-131 | ELEVATION: | DATE OF FIRM: | SUFFIX: |
| ELEVATION: | 8.73' | 8.0' | 09-11-09 | L |

**BOUNDARY SURVEY**

| DATE | DRAWN BY | SCALE |
|---|---|---|
| 08-04-2023 | I.C. | 1"=30' |

REVISION / UPDATE OF SURVEY

| DATE | DESCRIPTION |
|---|---|
| 09-14-2023 | UPDATE |

PROFESSIONAL SURVEYORS & MAPPERS — MARTINEZ — MARTINEZ & MARTINEZ, INC.

*MARTINEZ & MARTINEZ ENTERPRISES, INC.*
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET. PEMBROKE PINES. FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 09-15-2023 FOR THE FIRM
PEDRO LUIS MARTINEZ , LS NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

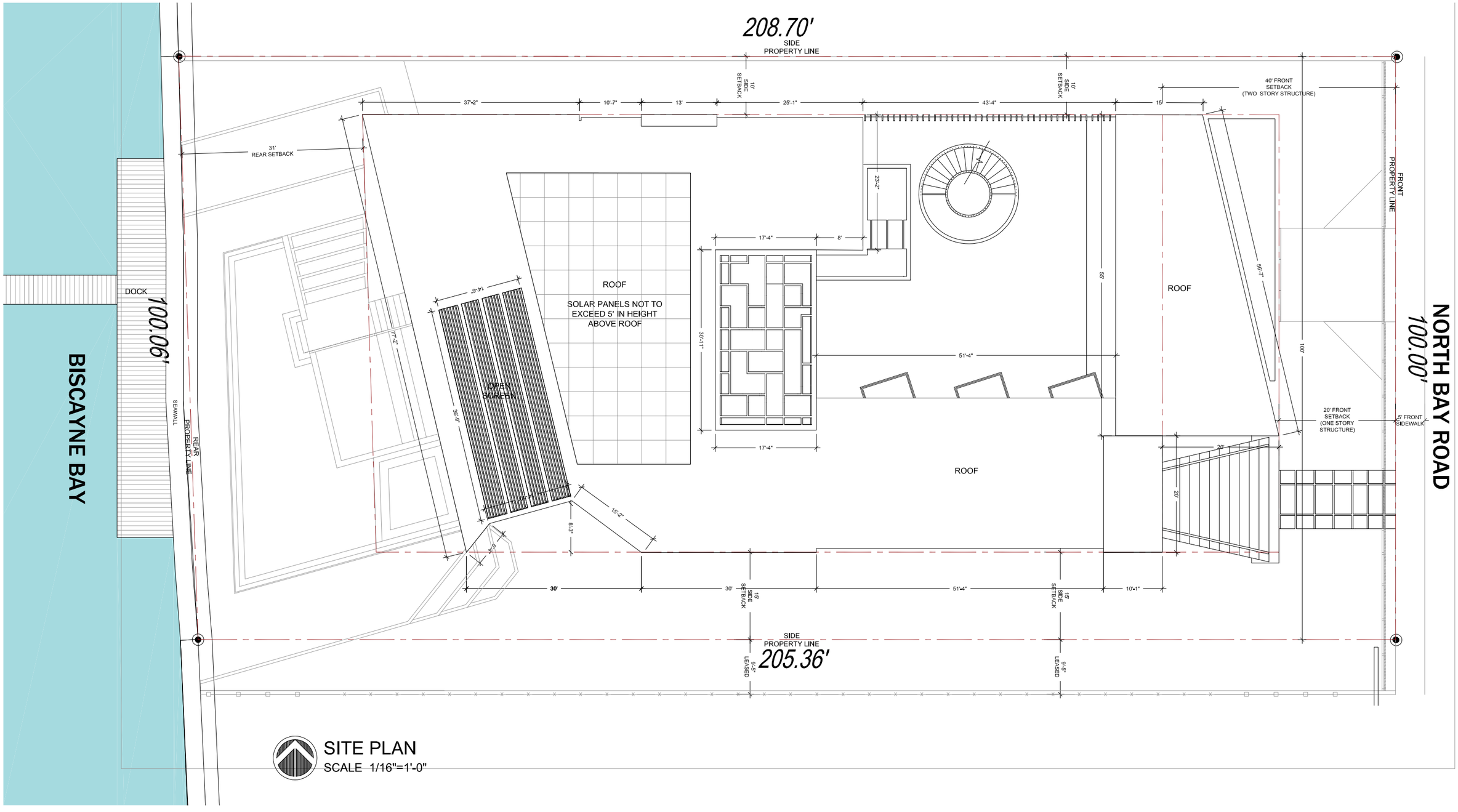
**ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW**

| ITEM # | Project Information | | | | |
|---|---|---|---|---|---|
| 1 | Address: | 3100 N BAY RD MIAMI BEACH, FL 33140 | | | |
| 2 | Folio number(s): | 02-3227-008-0520 | | | |
| 3 | Board and file number(s) : | | | | |
| 4 | Year built: 2013 | Zoning District: | | RS-2 | |
| 5 | Located within a Local Historic District (Yes or No): | NO | | | |
| 6 | Individual Historic Single Family Residence Site (Yes or No): | NO | | | |
| 7 | Home determined Architecturally Significant by CMB (Yes or No): | NO | | | |
| 8 | Base Flood Elevation: | 8.00' NGVD | Grade value in NGVD: | | 6.56' NGVD |
| 9 | Adjusted grade (Flood+Grade/2): | 5.61' NGVD | Free board: | | +5 |
| 10 | 30" above grade: | 8.11' NGVD | Lot Area: | | 20,710 sq.ft. |
| 11 | Lot width: | 100.0', 100.6' | Lot Depth: | | 205.36', 208.7' |
| 12 | Max Lot Coverage SF and %: | 6,213 sq.ft. (30%) | Proposed Lot Coverage SF and %: | | 6,193 sq.ft. (29.90%) |
| 13 | Existing Lot Coverage SF and %: | N/A | Net Lot coverage (garage-storage) | | 5,593 sq.ft. (27.00%) |
| 14 | Front Yard Open Space SF and %: | 1,546 (70.7%) | Rear Yard Open Space SF and %: | | 2,486 sq.ft. (74.5%) |
| 15 | Max Unit Size SF and %: | 10,355 sq.ft. (50%) | Proposed Unit Size SF and %: | | 10,353 sq.ft. (49.99%) |
| 16 | Existing First Floor Unit Size: | N/A | Proposed First Floor Unit Size: | | 4,403 sq.ft. |
| 17 | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): | N/A | | | |
| 18 | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan). | | Yes or No: | Yes | |
| | **ZONING INFORMATION / CALCULATION** | **Required** | **Existing** | **Proposed** | **Deficiencies** |
| 19 | Height measured from B.F.E. plus freeboard | 34'-0" sloped roof | | 34'-0" sloped roof | N/A |
| 20 | Front Setbacks: | | | | |
| | Front First level: | 20'-0" | | 20'-0" | |
| | Front second level: | 40'-0" | | 40'-0" | N/A |
| 21 | Front second level if lot coverage is 25% or greater: | N/A | | | |
| | a) At least 35% of the front façade shall be setback 5' from the minimum required setback. | 35% = 35'-0" | | 70%=70'-0" | |
| | b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback. | N/A | | | |
| 22 | Sum of side yard : | | | | |
| 23 | Side 1: | 15' | | 15' | |
| 24 | Side 2 or (facing street): | 10' | | 10' | |
| 25 | Rear: | 31' | | 31' | |
| 26 | Accessory Structure Side 1: | N/A | | | |
| 27 | Accessory Structure Side 2 or (facing street) : | N/A | | | |
| 28 | Accessory Structure Rear: | N/A | | | |
| 30 | Additional data or information that may be applicable to the project shall be provided in the following fields. | 2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY. | | | |

**Notes:** Indicate N/A if not applicable.

# PROPOSED BUILDING - SITE PLAN

VALLE VALLE & PARTNERS
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SITE PLAN
SCALE 1/16"=1'-0"

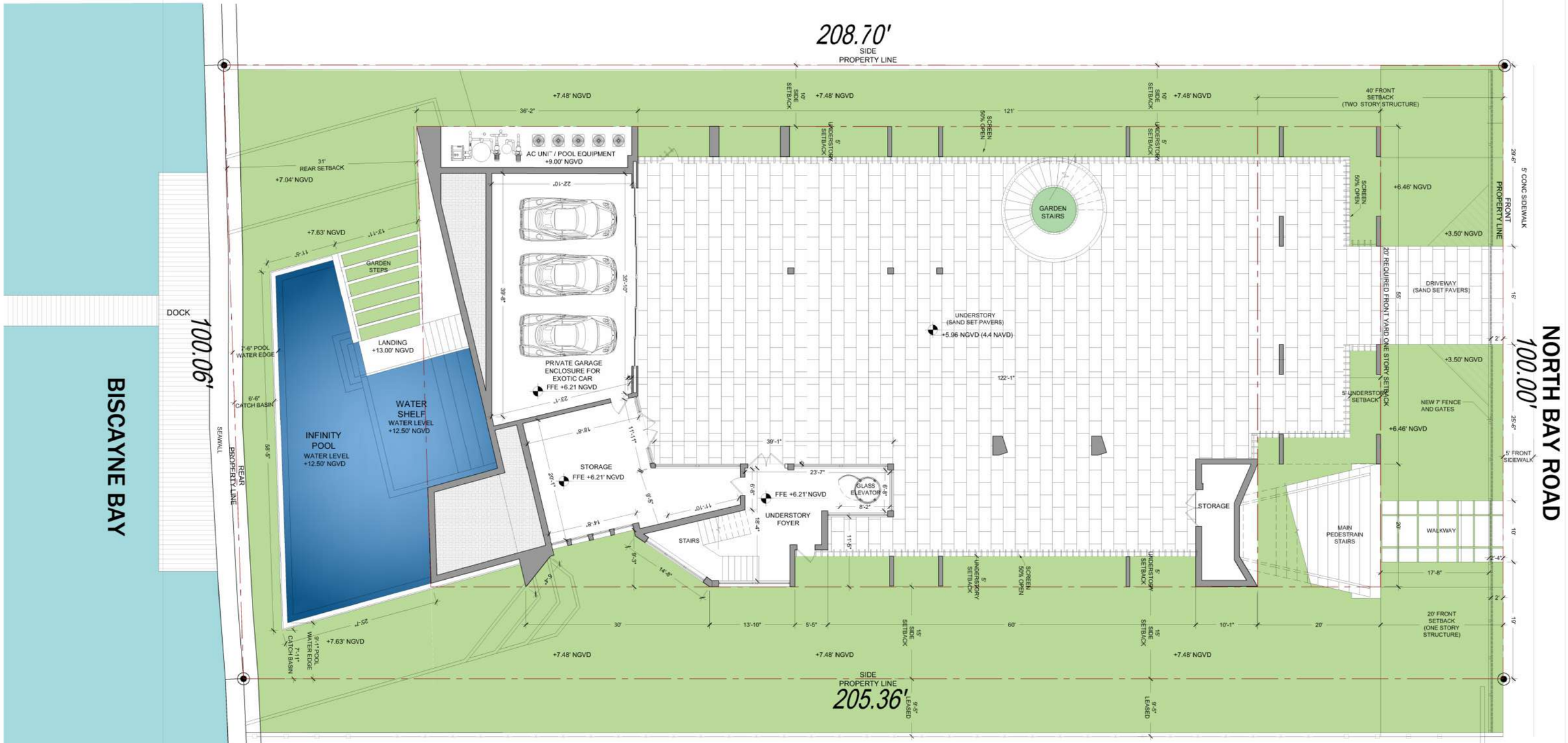
**3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA**
**DECEMBER 10, 2023**

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ARCHITECTURE AND TOWN PLANNING

A-1.0

# PROPOSED BUILDING - UNDERSTORY PLAN

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ARCHITECTURE AND TOWN PLANNING



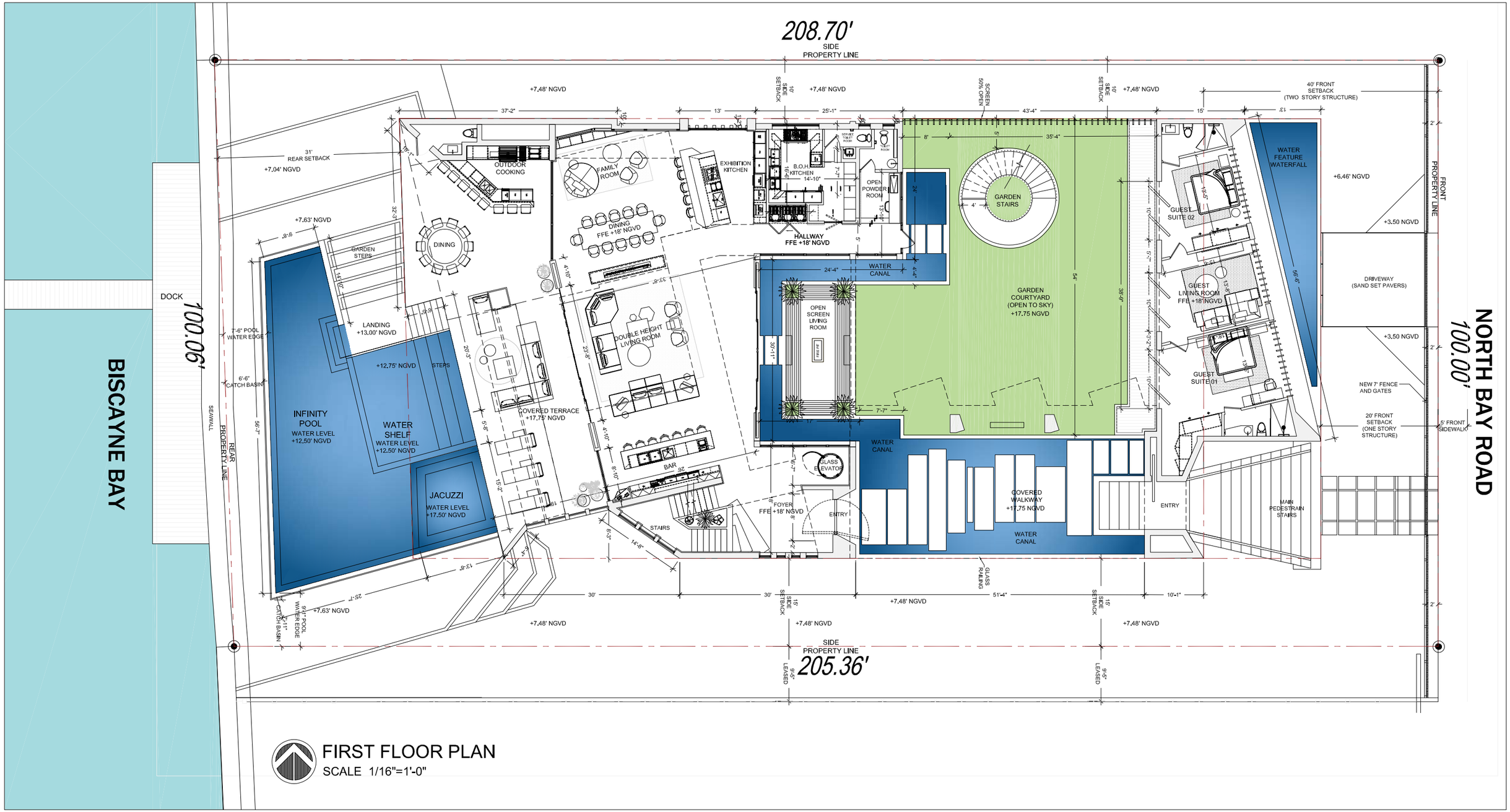

UNDERSTORY PLAN
SCALE 1/16"=1'-0"

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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ARCHITECTURE AND TOWN PLANNING

# PROPOSED BUILDING - FIRST FLOOR PLAN

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ARCHITECTURE AND TOWN PLANNING



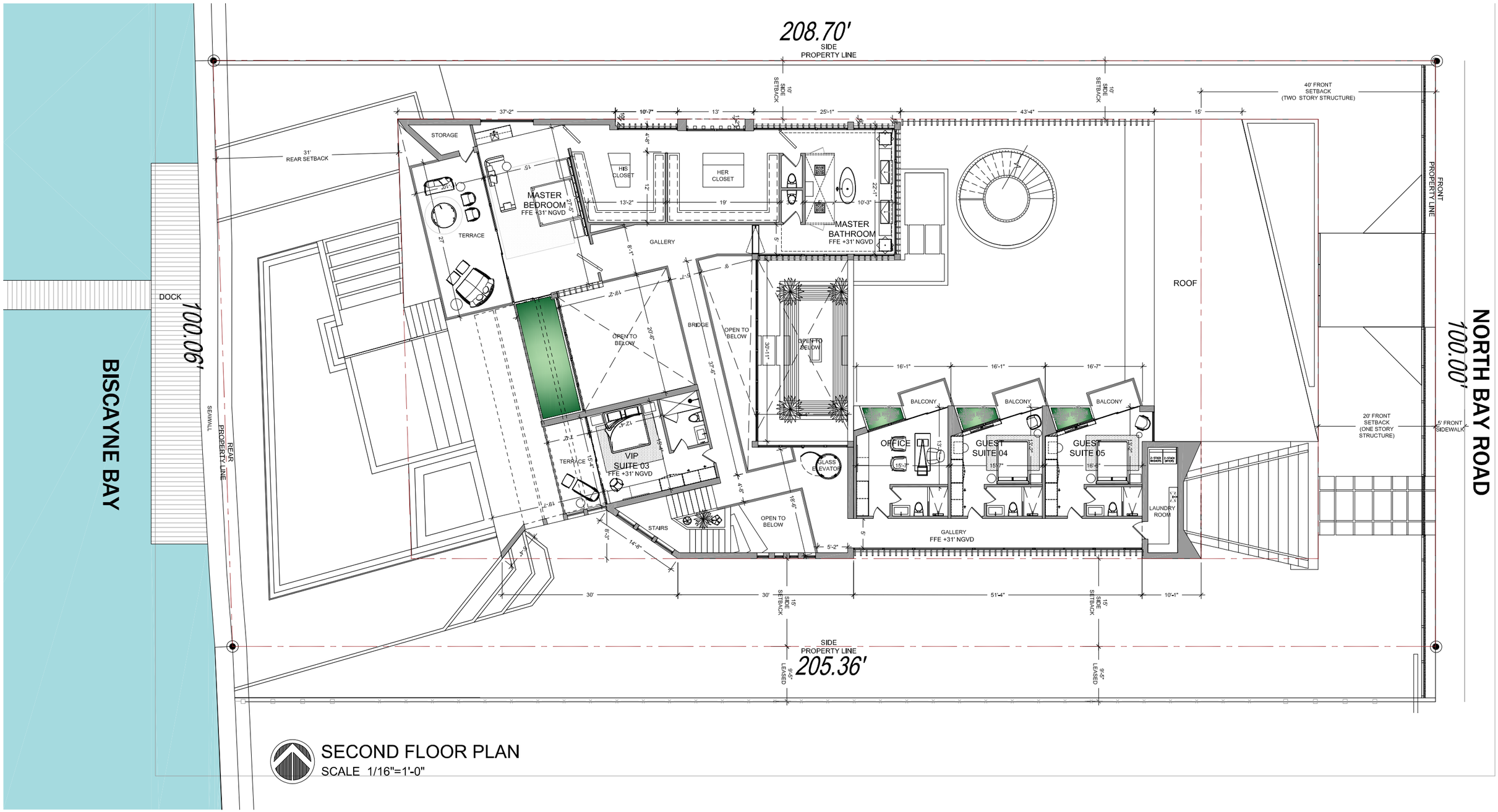

FIRST FLOOR PLAN
SCALE 1/16"=1'-0"

**3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA**
**DECEMBER 10, 2023**

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ARCHITECTURE AND TOWN PLANNING

# PROPOSED BUILDING - SECOND FLOOR PLAN

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## SECOND FLOOR PLAN

SCALE 1/16"=1'-0"

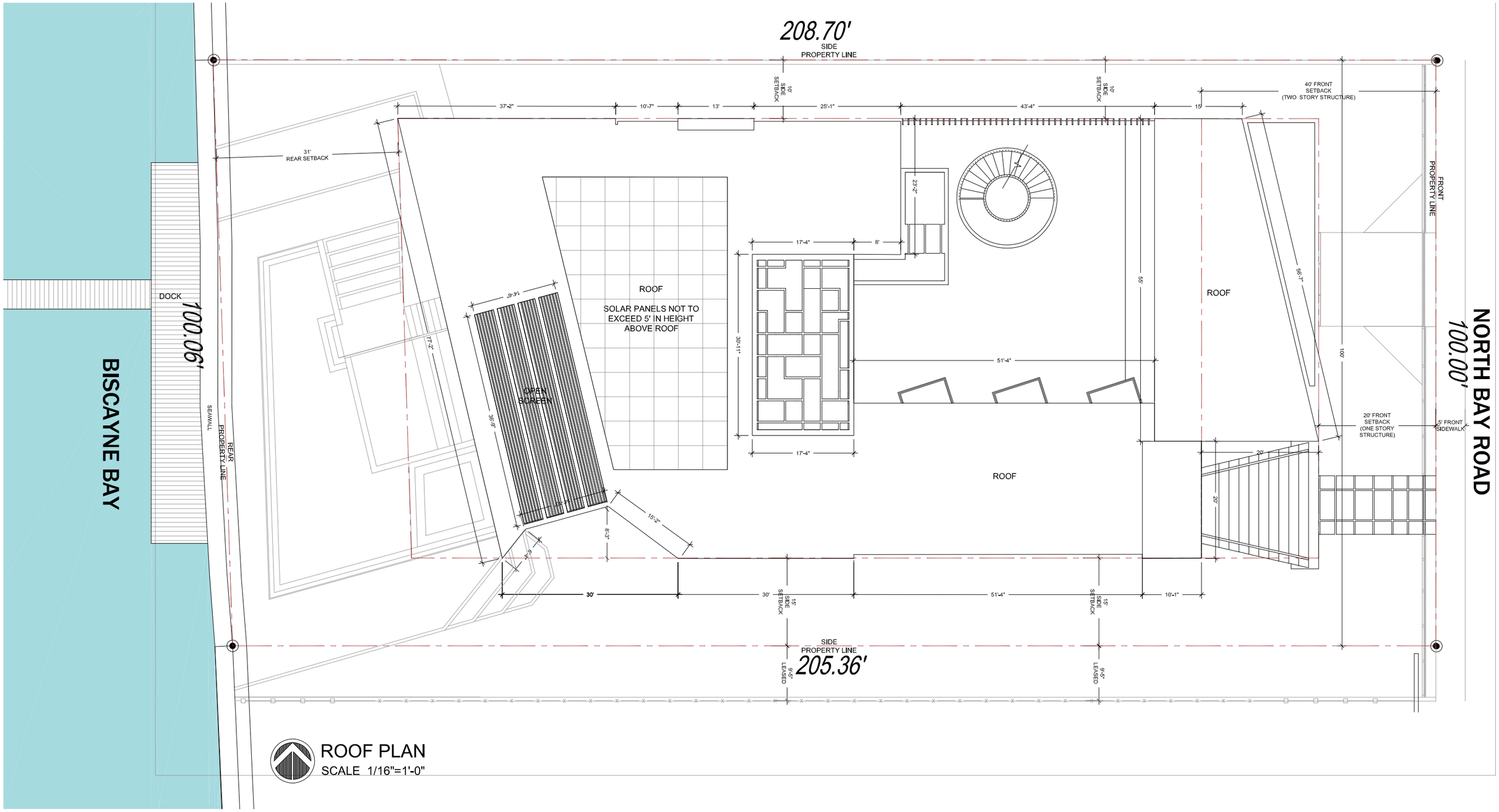
**3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA**
**DECEMBER 10, 2023**

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A-1.3

# PROPOSED BUILDING - ROOF PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



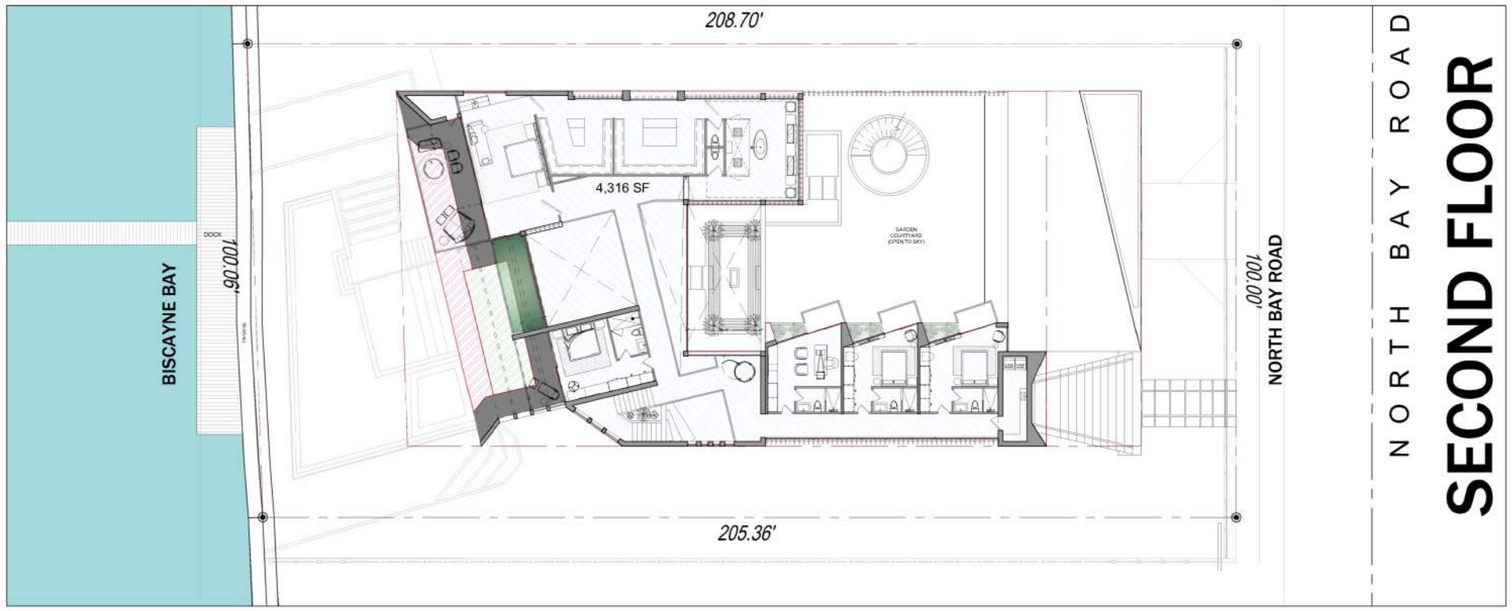

ROOF PLAN
SCALE 1/16"=1'-0"

**3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA**
**DECEMBER 10, 2023**

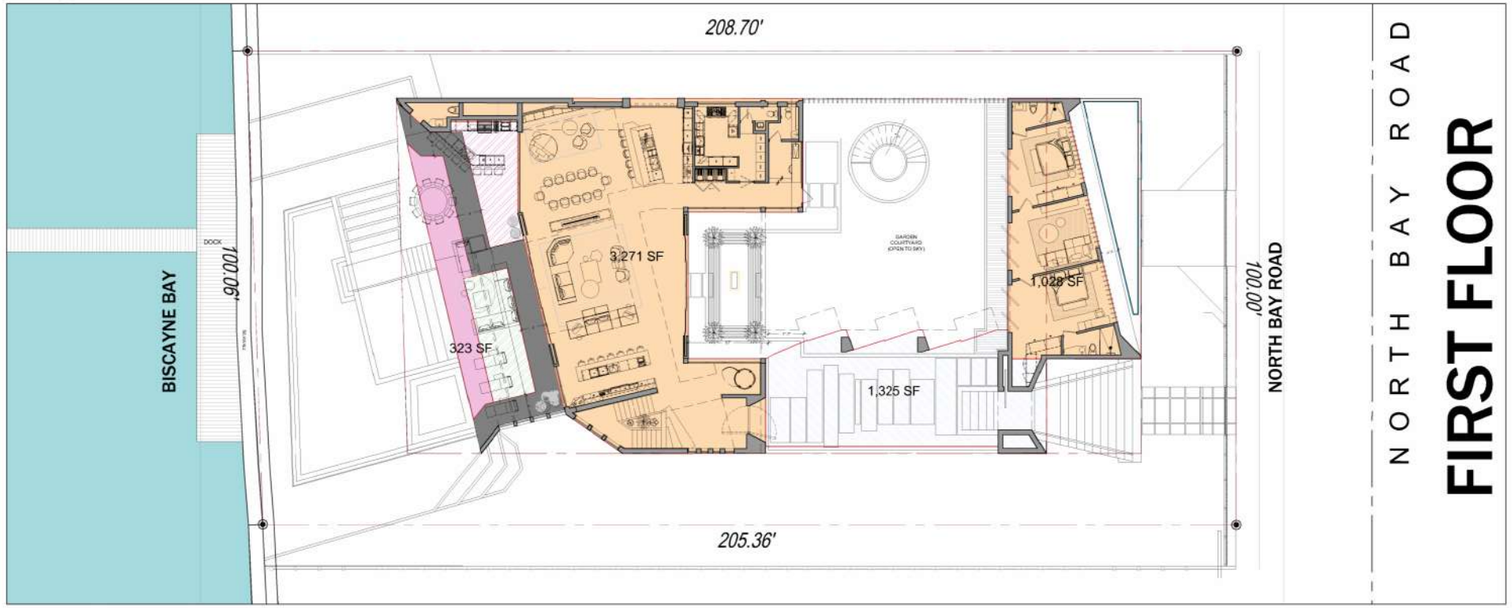
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

A-1.4

# PROPOSED BUILDING - LOT COVERAGE




LOT COVERAGE DIAGRAM - SECOND FLOOR
SCALE 1/32"=1'-0"




LOT COVERAGE DIAGRAM - FIRST FLOOR
SCALE 1/32"=1'-0"

**LEGEND**

- SECOND FLOCR ROOF OVERHANG >5'
- SECOND FLOCR AREA UNDER AC
- TRELLIS ABOVE (50% OPEN TO AIR)
- FIRST FLOOR ROOF OVERHANG >5'
- FIRST FLOOR AREA UNDER AC
- TOTAL ROOF OVERHANG < 5'

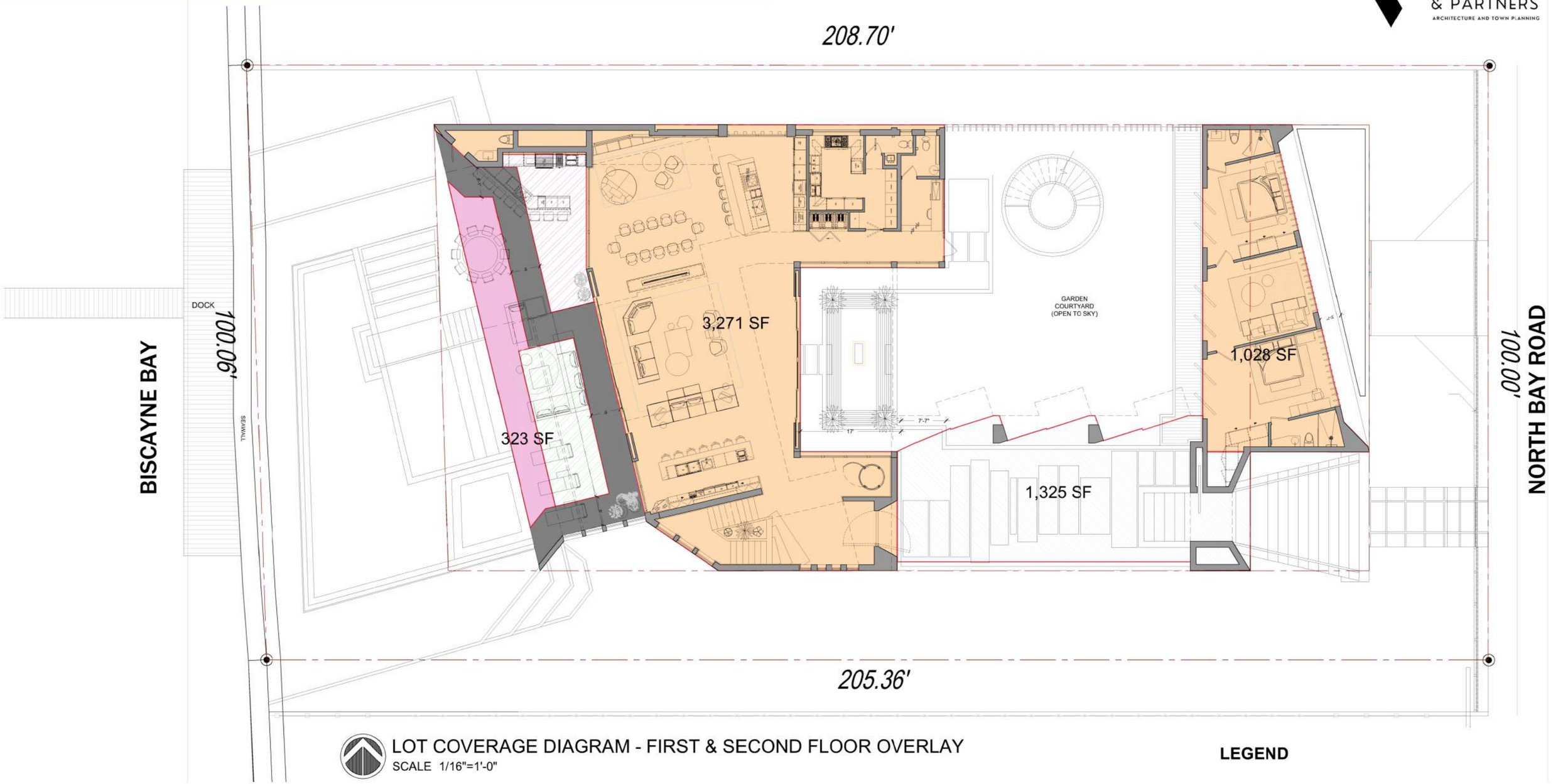
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3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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# PROPOSED BUILDING - LOT COVERAGE

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## LOT COVERAGE DIAGRAM - FIRST & SECOND FLOOR OVERLAY

SCALE 1/16"=1'-0"

| | |
|---|---|
| LOT SIZE: | 20,710 SF |
| MAX.ALLOWED LOT COVERAGE: | 6,213 SF (30%) |
| PROPOSED UNIT SIZE: | |
| INTERIOR SPACE: | 3271+1028+1325=5,624 SF |
| COVERED TERRACE / BALCONIES: | 246+323=569 SF |
| SUBTOTAL: | 6,193 SF (29.90 %) |

**LEGEND**

- SECOND FLOOR AREA OVERHANG > 5'
- SECOND FLOOR AREA UNDER AC
- TRELLIS ABOYE (50% OPEN TO AIR)
- FIRST FLOOR ROOF OVERHANG >5'
- FIRST FLOOR AREA UNDER AC
- TOTAL ROOF OVERHANG < 5'

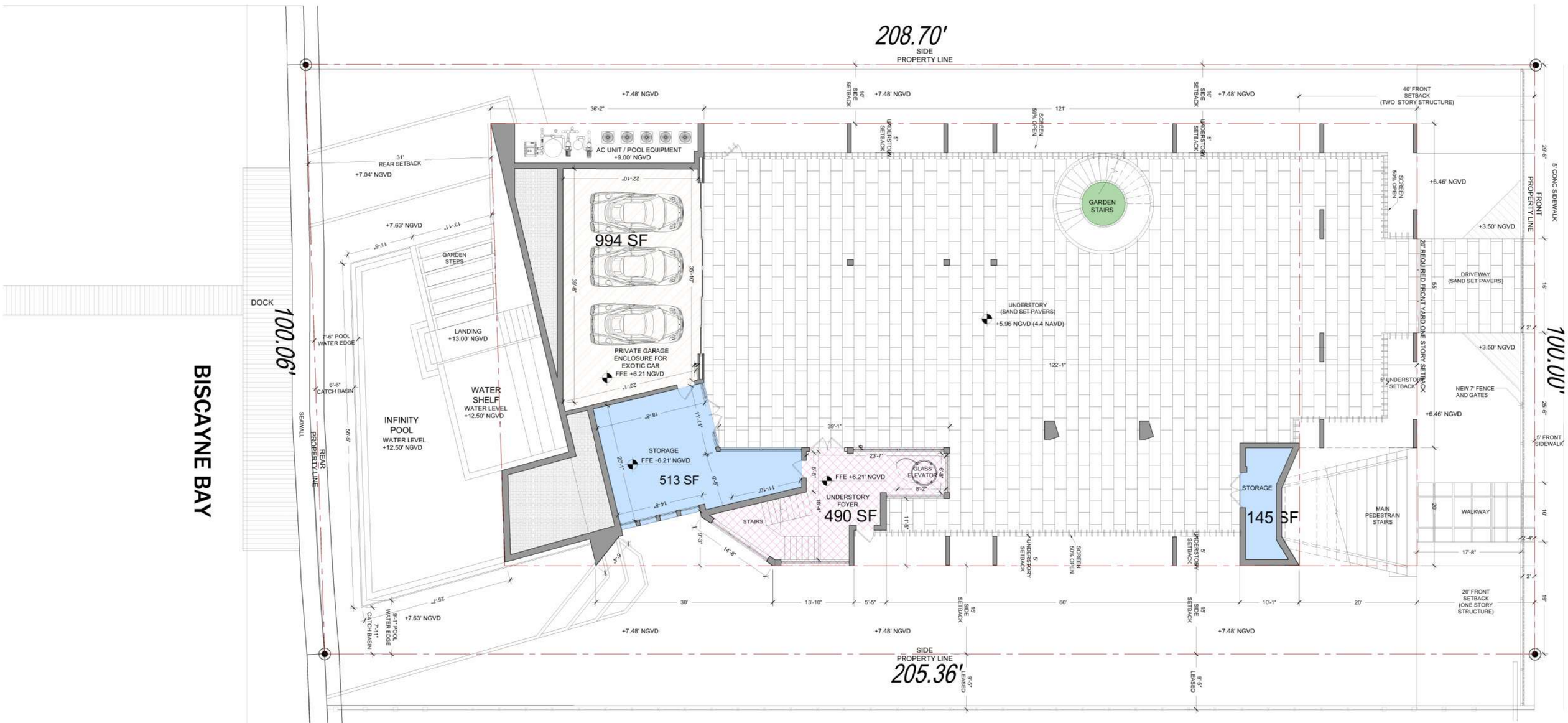
3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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A-2.0B

# ZONING DIAGRAM - UNIT SIZE UNDERSTORY

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## UNIT SIZE DIAGRAM - UNDERSTORY PLAN

SCALE 1/32"=1'-0"

| | |
|---|---|
| LOT SIZE: | 20,710 SF |
| MAX.ALLOWED UNIT SIZE: | 10,355 SF |
| PROPOSED UNIT SIZE: | |
| UNDERSTORY: | 513+490+145+(994-600)=1,542 SF |
| FIRST STORY: | 3271+1085=4,356 SF |
| SECOND STORY: | 4,181 SF |
| SUBTOTAL: | 10,079 SF (48.67 %) |

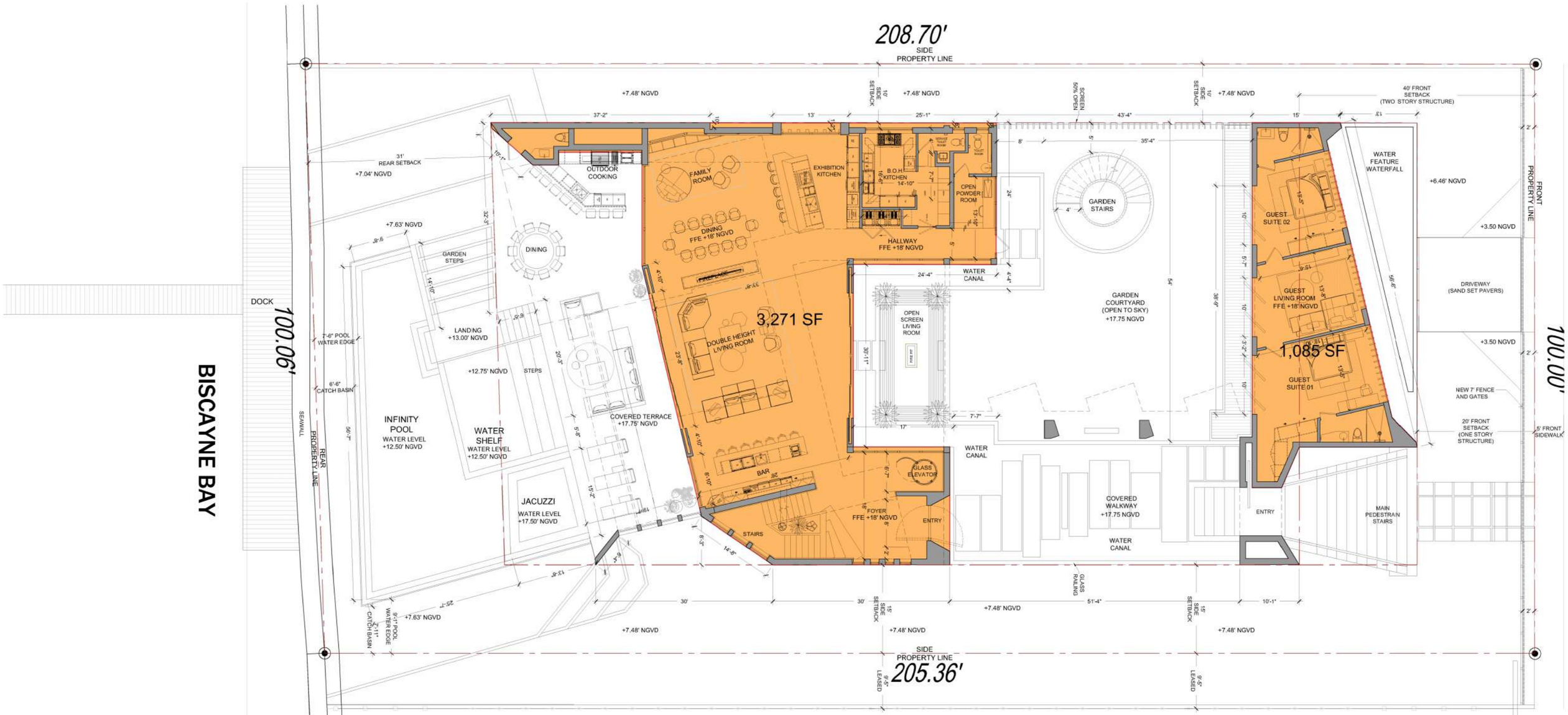
UNDERSTORY BUILDING ACCESS
(GARAGE) PARKING AREA
UNDERSTORY ENCLOSED STORAGE

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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# ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

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## UNIT SIZE DIAGRAM - FIRST FLOOR

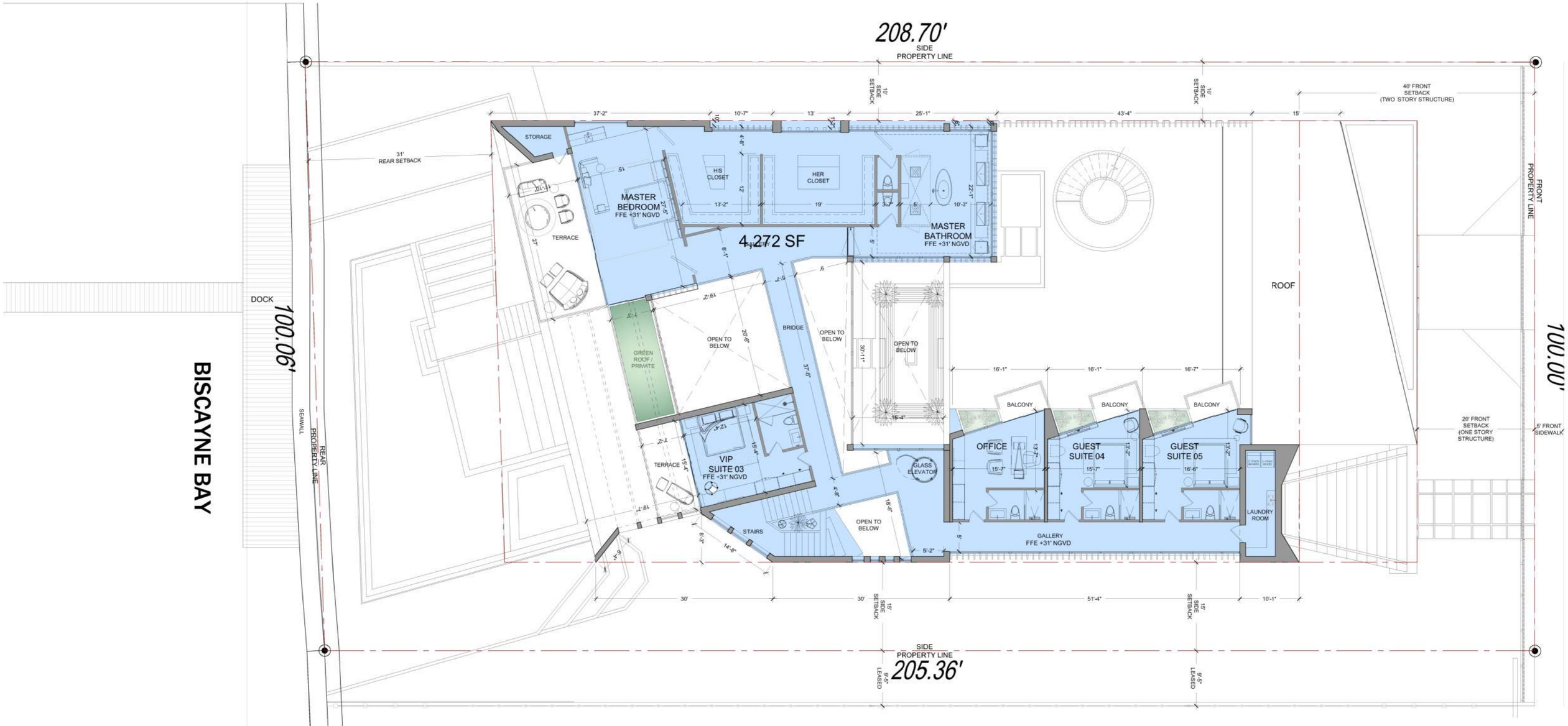
SCALE 1/32"=1'-0"

| | |
|---|---|
| LOT SIZE: | 20,710 SF |
| MAX.ALLOWED UNIT SIZE: | 10,355 SF |
| PROPOSED UNIT SIZE: | |
| UNDERSTORY: | 513+490+145+(994-600)=1,542 SF |
| FIRST STORY: | 3271+1085=4,356 SF |
| SECOND STORY: | 4,181 SF |
| SUBTOTAL: | 10,079 SF (48.67 %) |

FIRST FLOOR ENCLOSED AREA

# ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




## UNIT SIZE DIAGRAM - SECOND FLOOR

SCALE 1/32"=1'-0"

| | |
|---|---|
| LOT SIZE: | 20,710 SF |
| MAX.ALLOWED UNIT SIZE: | 10,355 SF |
| PROPOSED UNIT SIZE: | |
| UNDERSTORY: | 513+490+145+(994-600)=1,542 SF |
| FIRST STORY: | 3271+1085=4,356 SF |
| SECOND STORY: | 4,181 SF |
| SUBTOTAL: | 10,079 SF (48.67 %) |

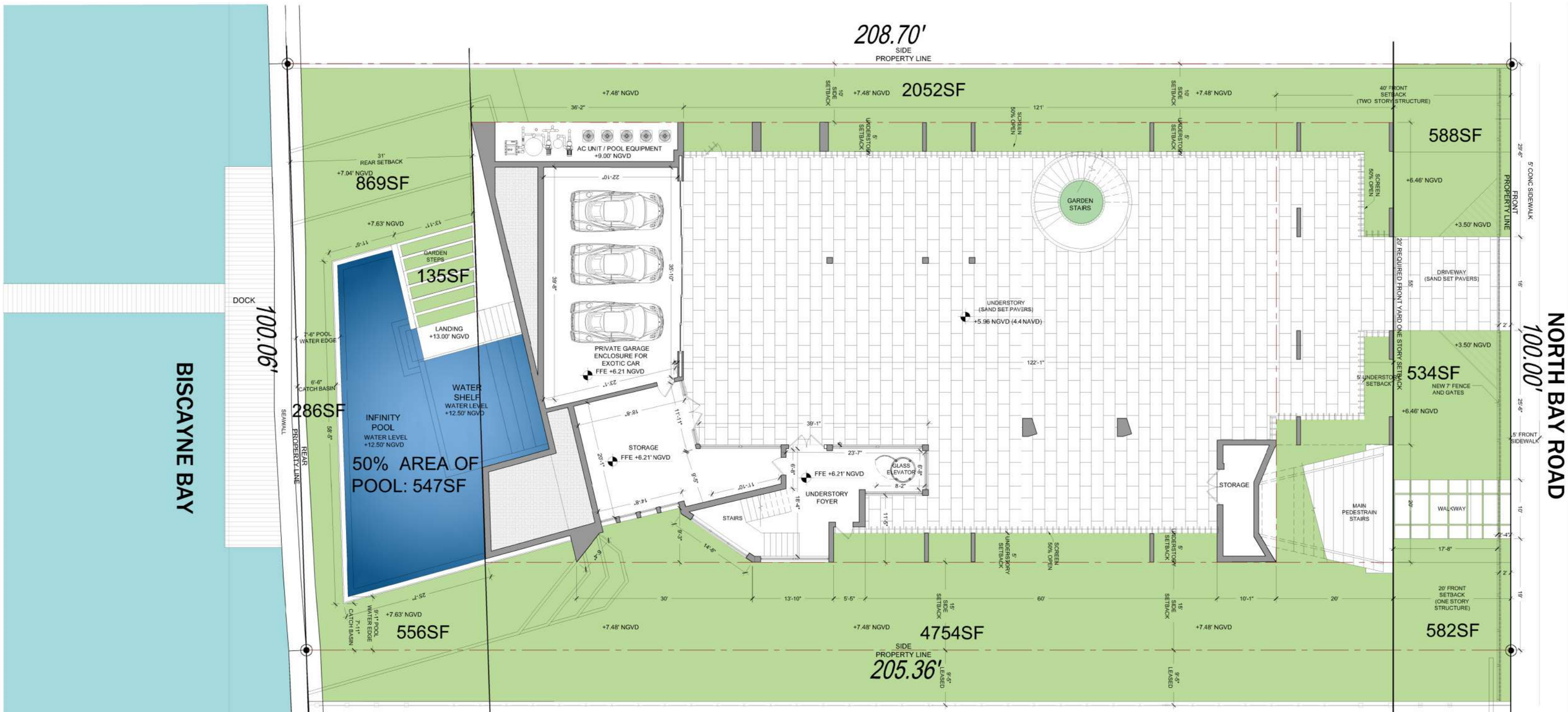
SECOND FLOOR ENCLOSED AREA

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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# ZONING DIAGRAM - OPEN SPACE DIAGRAM

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PERVIOUS AREA DIAGRAM - UNDERSTORY PLAN

| | |
|---|---|
| REAR YARD AREA: | 3337SF |
| REQUIRED OPEN SPACE AREA: | 2336SF (70%) |
| PROPOSED OPEN SPACE AREA: | (556SF + 286SF + 869SF + 547SF) = 2393SF |
| FRONT YARD AREA: | 2187SF |
| REQUIRED OPEN SPACE AREA: | 1530SF |
| PROPOSED OPEN SPACE AREA: | (582SF + 534SF + 588SF) = 1704SF |

# AXONOMETRIC VIEW - SOUTHEAST

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3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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# AXONOMETRIC VIEW - SOUTHWEST

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DECEMBER 10, 2023

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# AXONOMETRIC VIEW- NORTHWEST

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DECEMBER 10, 2023

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# AXONOMETRIC VIEW - NORTHEAST

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# MATERIAL PALETTE

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



## PS-1
PLASTER /SMOOTH STUCCO FINISH



## ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED HORIZONTALLY



## ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



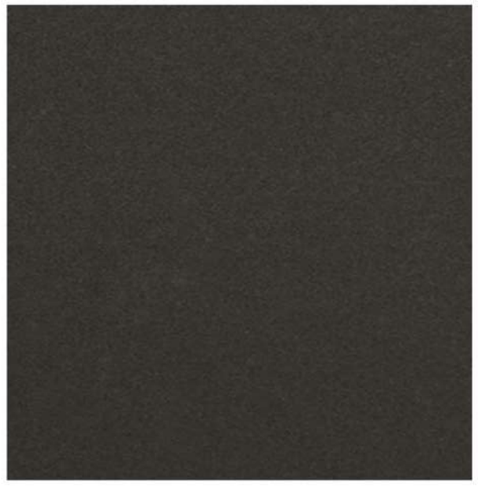
## ST-3
PORCELAIN TILE
EXTERIOR TILING



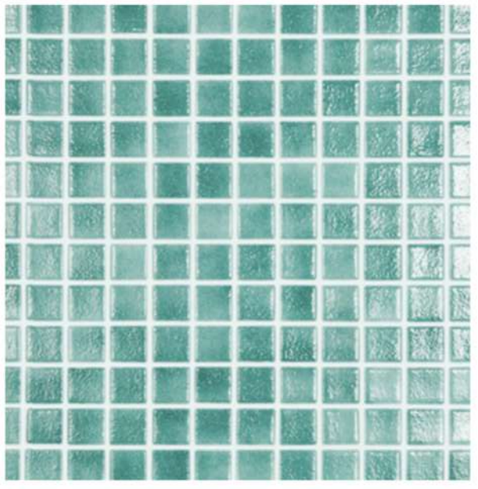
## WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING, LOUVER &
OUTDOOR FENCE



## GL-1
IMPACT CLEAR GLAZING



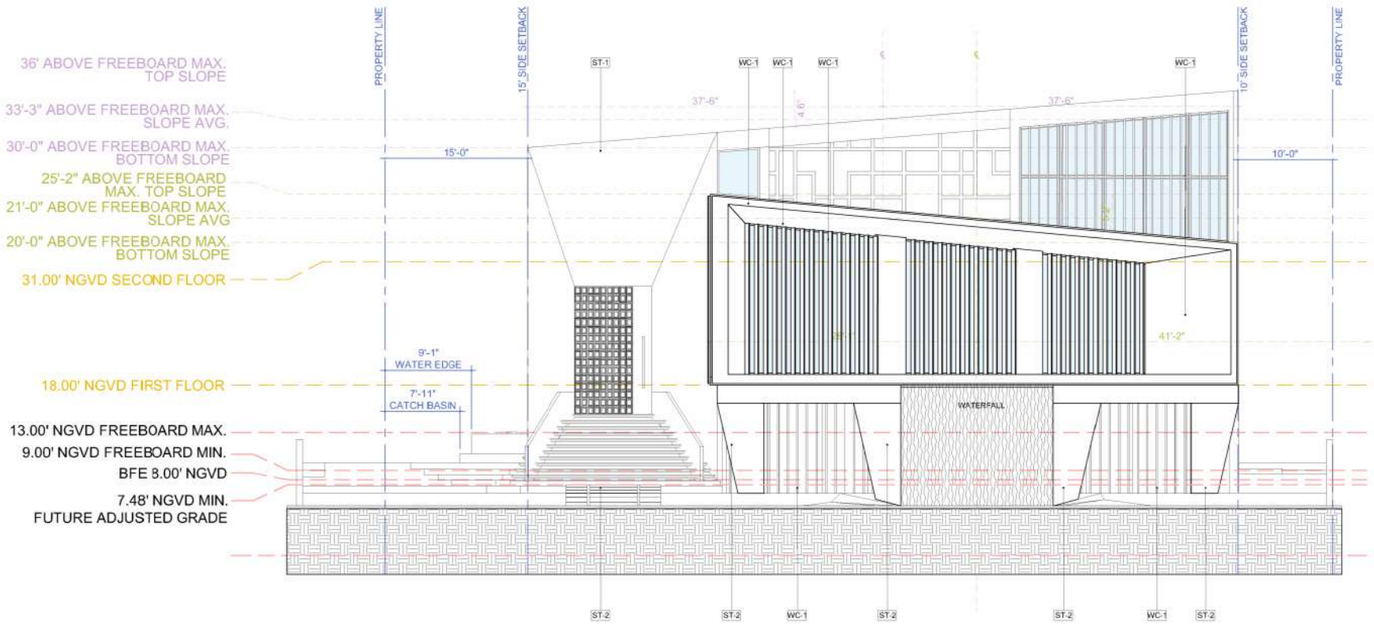
## MT-1
BLACK ALUMINUM POWDER COATED FINISH
MULLIONS AND FRAMING DOOR/WINDOWS



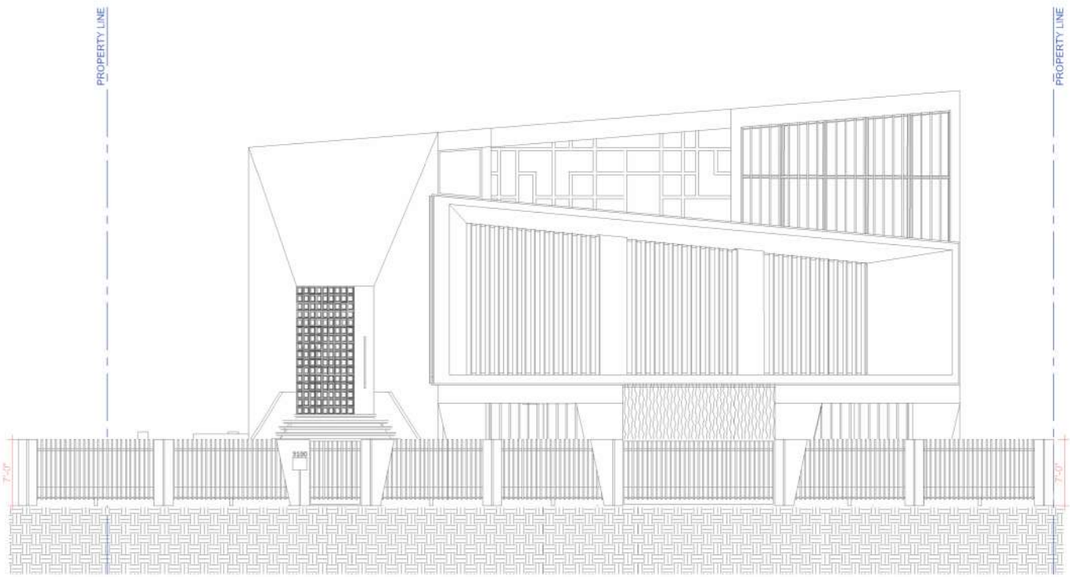
## DT-1
BLEND/ GLASS MOSAIC TILE
POOL CLADDING

# ELEVATIONS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




FRONT ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"




FRONT PROPERTY FENCE ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



**PS-1**
PLASTER /
SMOOTH STUCCO FINISH



**ST-1**
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



**ST-2**
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



**ST-3**
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



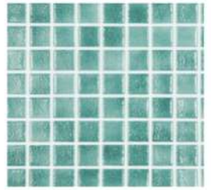
**GL-1**
IMPACT GLAZING
CLEAR FINISH



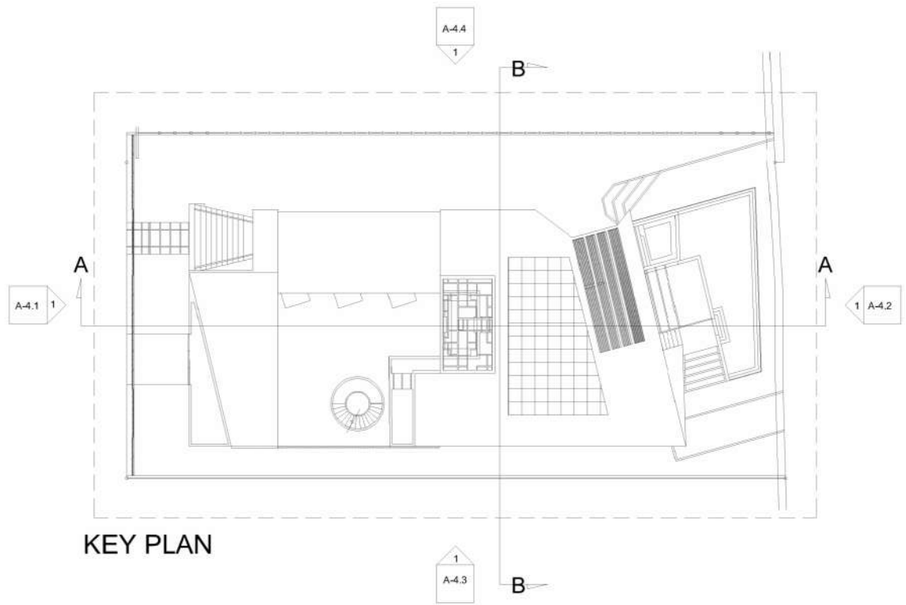
**MT-1**
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



**WC-1**
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



**M-1**
GLASS MOSAIC
POOL APPLICATION

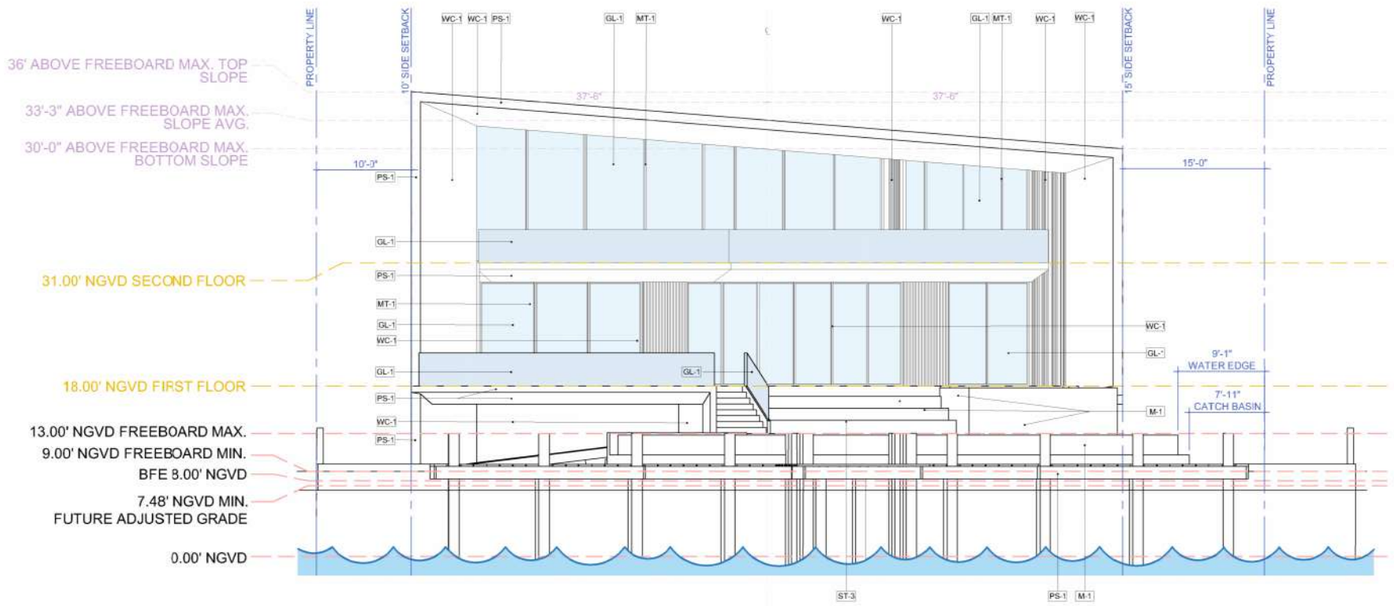



KEY PLAN

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

# ELEVATIONS




REAR ELEVATION (WEST ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



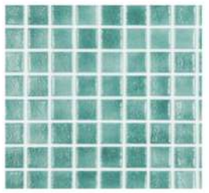
GL-1
IMPACT GLAZING
CLEAR FINISH



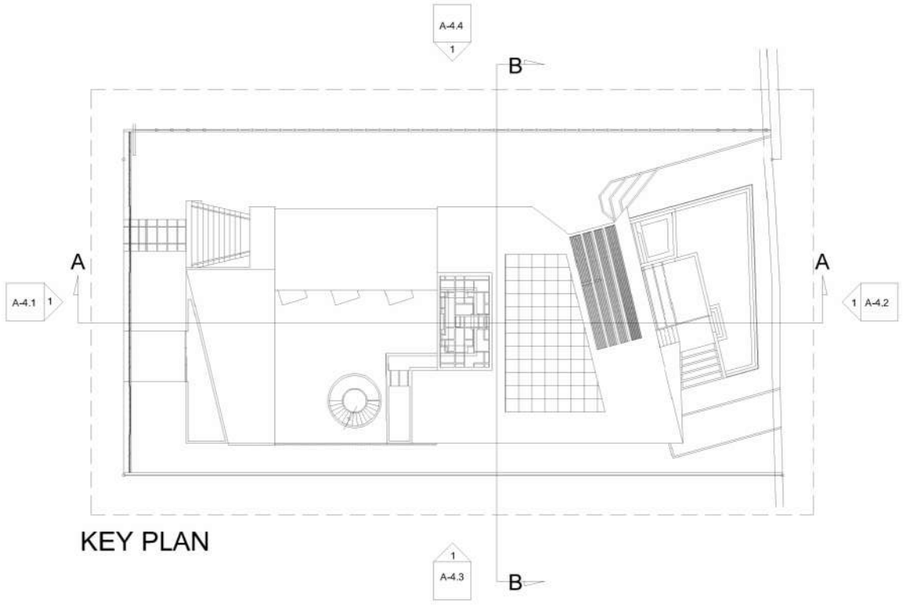
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION




KEY PLAN

# ELEVATIONS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




RIGHT ELEVATION (NORTH ELEVATION)
SCALE 1/16"=1'-0"



**PS-1**
PLASTER /
SMOOTH STUCCO FINISH



**ST-1**
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



**ST-2**
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



**ST-3**
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



**GL-1**
IMPACT GLAZING
CLEAR FINISH



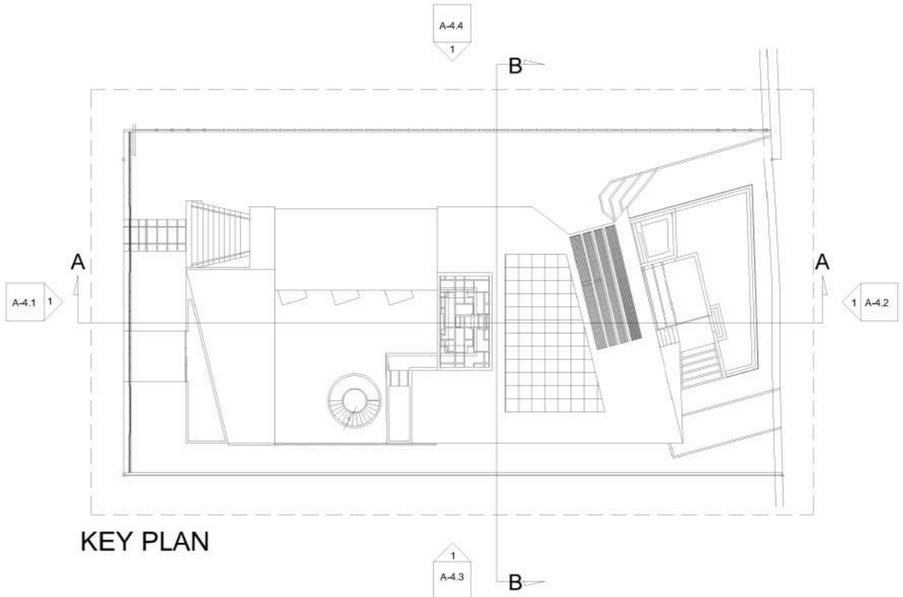
**MT-1**
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



**WC-1**
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



**M-1**
GLASS MOSAIC
POOL APPLICATION




KEY PLAN

# ELEVATIONS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING




LEFT ELEVATION (SOUTH ELEVATION)
SCALE 1/16"=1'-0"



**PS-1**
PLASTER /
SMOOTH STUCCO FINISH



**ST-1**
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



**ST-2**
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



**ST-3**
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



**GL-1**
IMPACT GLAZING
CLEAR FINISH



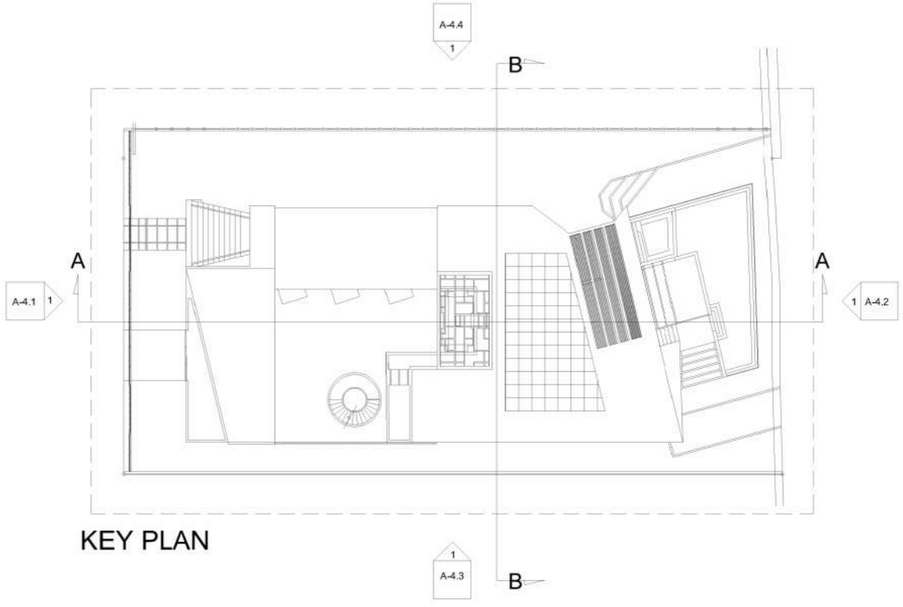
**MT-1**
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



**WC-1**
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



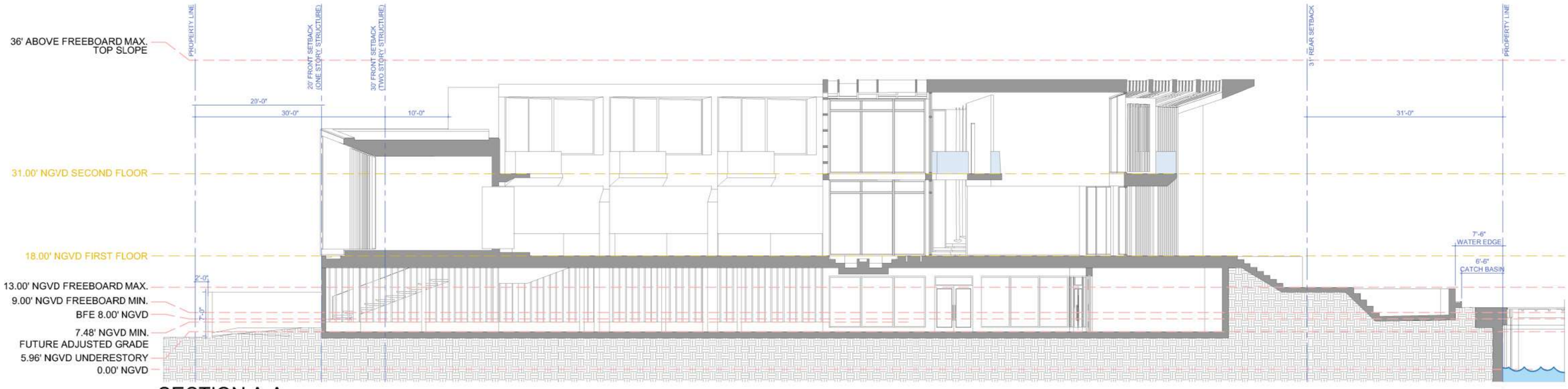
**M-1**
GLASS MOSAIC
POOL APPLICATION



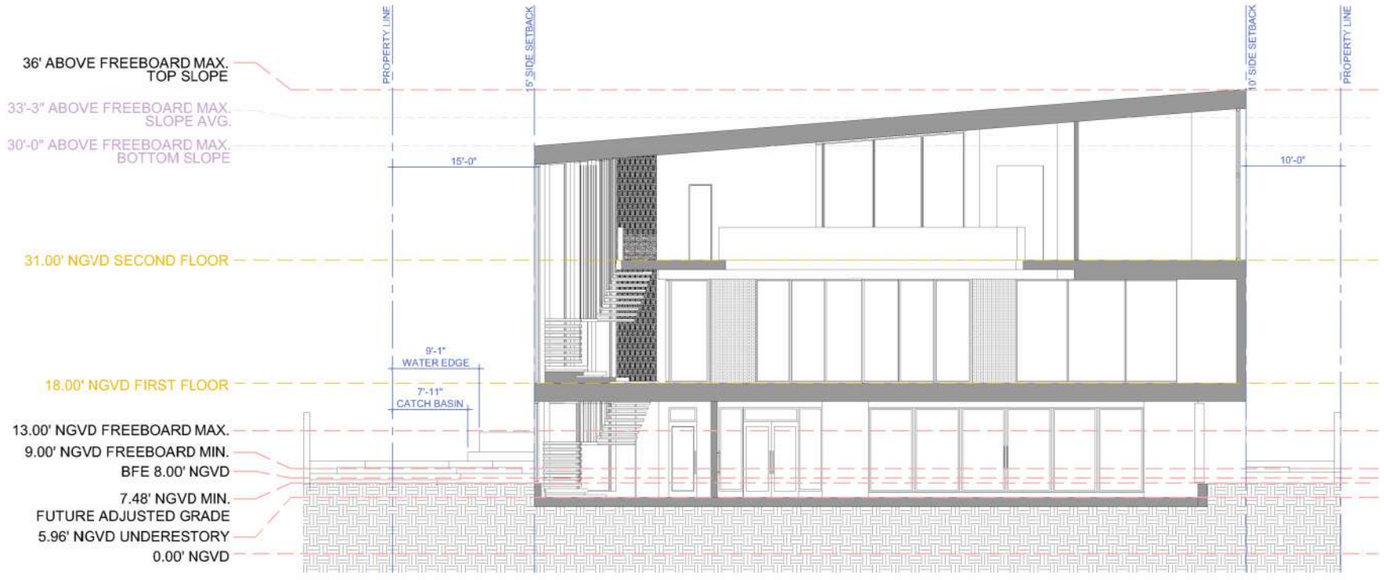

KEY PLAN

# SECTIONS

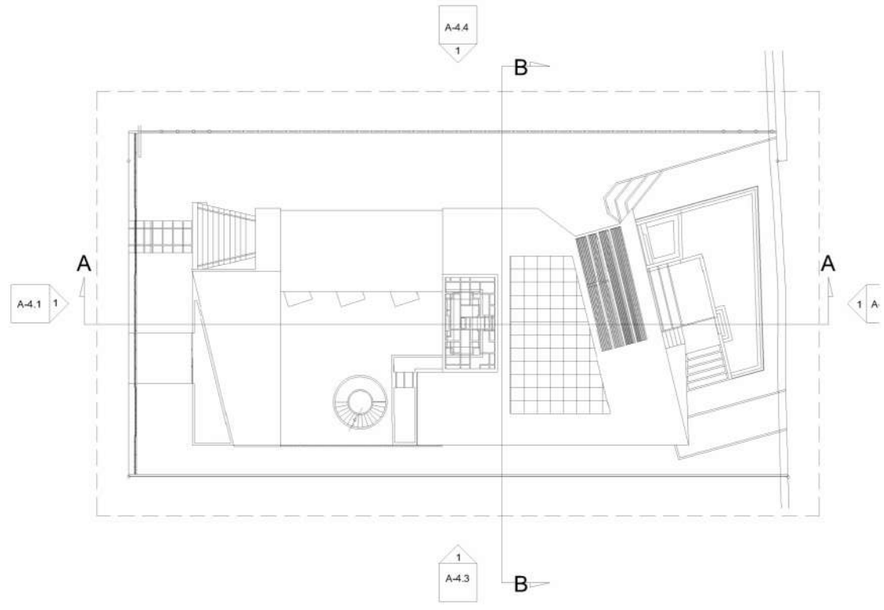
VALLE VALLE & PARTNERS
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SECTION A-A
SCALE 1/16"=1'-0"




SECTION B-B
SCALE 1/16"=1'-0"




3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

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# STREET VIEW

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# SIDEWALK VIEW

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# MAIN ENTRY VIEW

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# DOCK VIEW

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# ENTRY COURTYARD WALKWAY

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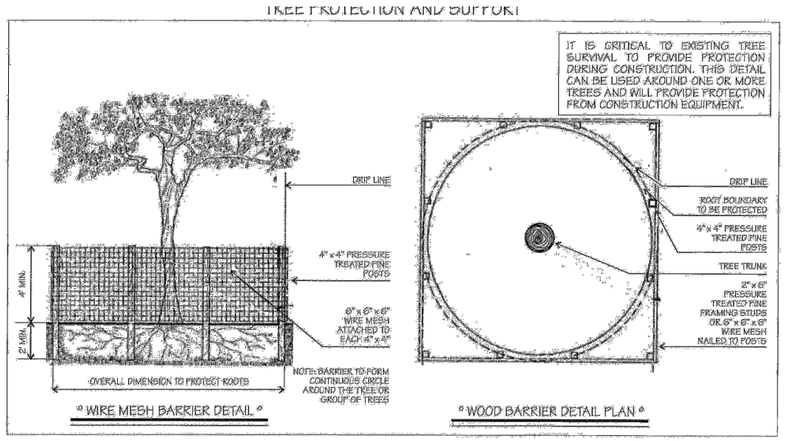
# ENTRY COURTYARD WALKWAY

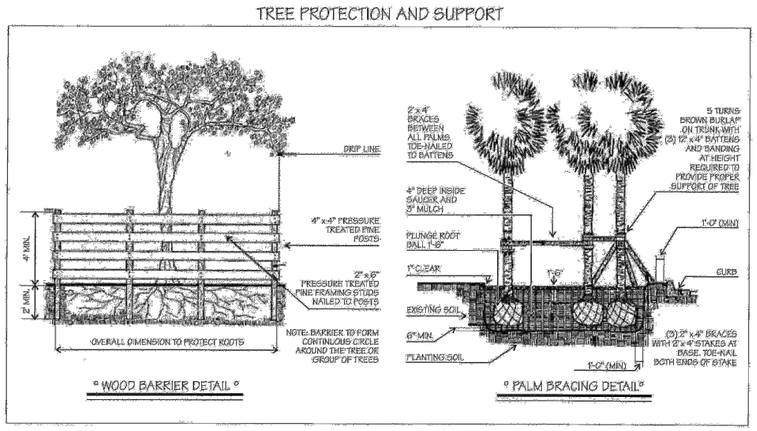
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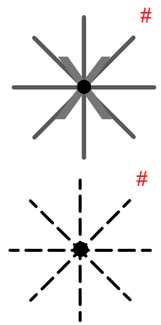
EXISTING TREE LIST

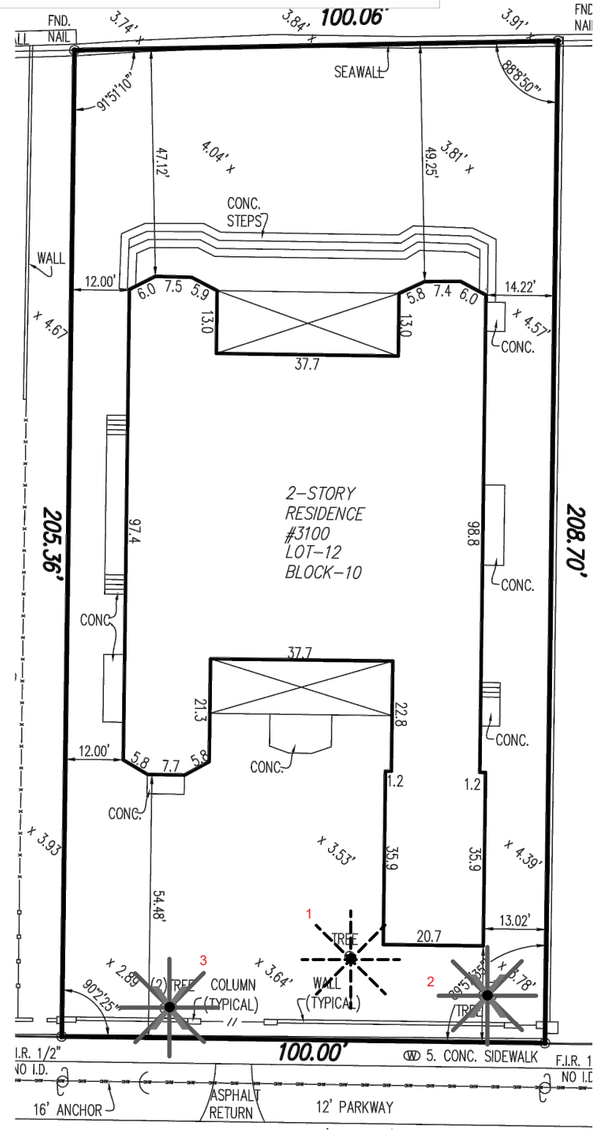
| NUMBER | COMMON NAME | SCIENTIFIC NAME | DBH (IN) | HT (FT) | SP (FT) | CONDITION | NATIVE? | NOTES |
|---|---|---|---|---|---|---|---|---|
| 1 | ROYAL PALM | ROYSTONEA REGIA | 12 | 35 | 18 | GOOD | YES | RELOCATE |
| 2 | SOLITAIRE PALM | PTYCHOSPERMA ELEGANS | 4 | 20 | 10 | GOOD | NO | REMOVE |
| 3 | SOLITAIRE PALM, DOUBLE | PTYCHOSPERMA ELEGANS | 3, 3 | 30 | 12 | FAIR | NO | REMOVE |




EXISTING PLANTING




DISPOSITION PLAN

Scale: 1/32":1'-0"

VFD
VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | INTERIOR DESIGN

3100 NORTH BAY ROAD, MIAMI BACH, FLORIDA
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L-100

## PROPOSED PLANT LIST

| SYM | BOTANICAL NAME | COMMON NAME | SPEC | NATIVE | DROUGHT | QTY |
|---|---|---|---|---|---|---|
| **PROPERTY TREE S + PALMS** | | | | | | |
| | *Bursera simaruba* | Gumbo Limbo Tree | 24'-26' H 18' W 12-16' DBH | * | * | 1 |
| | *Phoenix canariensis x sylvestris* | Sylvester Date Palm | 20' WD.HT. | | * | 7 |
| | *Phoenix canariensis* | Canary Date Palm | 18-20' Wood CT 28" CAL | | * | 1 |
| | *Eucalyptus deglupta* | Rainbow Eucalyptus Tree | Specimen 28' H 16-18' W 16-18" DBH | | * | 1 |
| | *Calophyllum brasiliensis* | Brazilian Beauty leaf Tree | 14-16' OA | | * | 2 |
| | *Ptychosperma caryotoides* | Fishtail Palm | 22-24' OA | | | 5 |
| | *Cocos nucifera* | Coconut Palm | 20'-24' CT FG | | * | 7 |
| | *Dypsis cabadae* | Cabada Palm | 16'-18' CT DBL | | | 3 |
| | *Pandanus* | Screwpine Tree | 14'-16' OA | | | 1 |
| | *Thrinax* | Thatch Palm | 16'-18' CT | | | 1 |
| | *Curcuma roscoeana* | Orange Geiger (StreetTrees) | 10'-12' HT 2"-3" DBH | * | | 4 |
| | *Roystonea regia* | Royal Palm | 18' GW 33-35' OA | | * | 6 |
| | *Ravenala madagascariensis* | Travelers Palm type 1 | 16'-18' OA | | * | 3 |
| | *Ravenala madagascariensis* | Travelers Palm type 2 | 12'-14' OA | | * | 1 |
| | *Clusia rosea* | Autograph tree | 14'-16' 4'-6" DBH | * | * | 7 |
| **SHRUBS + ACENTS** | | | | | | |
| HE | *Heliconia rostrata* | Red Lobster Claw | 25G | | * | 7 |
| SR | *Serenoa repens* | Silver Saw Palmetto | 45G | * | * | 2 |
| ZF | *Zamia furfuracea* | Cardboard | 25G | | | 3 |
| AQ | *Alcantarea odorata* | Silver Odorata Bromeliad | 25G | | | 3 |
| C | *Clusia Guttifera* | Clusia | 45G | | | 19 |
| LG | *Licuala grandis* | Licusta | 45G | | | 3 |
| DS | *Dioon edule* | Giant Dioon | 45G | | | 3 |
| MF | *Myrcianthes fragrans* | Simpson's Stopper | 25 G 6'-7' HT | * | | 10 |
| PL | *Psychotria ligustrifolia* | Bahama Coffee | 15G | * | | 44 |
| AI | *Alcantarea imperialis* | Imperial Bromeliad | 20" x 20" | | | 3 |
| CG | *Gymnanthes lucida* | Crabwood | 25 G 6'-7' HT | * | | 74 |
| RC | *Rhapis excelsa* | Lady Palm | 25G - 6' HT | | * | 14 |
| **GROUNDCOVERS** | | | | | | |
| NS | *Neomarica spp* | Apostle Iris | 1 GAL @ 18" OC | * | | 1073 |
| WF | *Microsorum scolopendria* | Wart Fern | 1 GAL @ 18" OC | * | | 1073 |
| PG | *Philodendron giganteum* | Philodendron | 3 GAL @ 18" OC | | | 112 |
| BF | *Bulbine frutescens* | Orange Bulbine | 1 GAL @ 12" OC | | | 144 |
| BX | *Philodendron 'Burle Marx'* | Burle Marx | 3 GAL @ 18" OC | | * | 54 |
| RS | *Hibiscus acetosella* | Regal Shield | 1 GAL @ 18" OC | | | 73 |
| LI | *Liriope muscari* | Lilyturf | 1 GAL @ 18" OC | | | 154 |
| MD | *Monstera deliciosa* | Swiss Cheese Plan | 3 GAL @ 36" OC | | | 39 |
| MG | *Ophiopogon japonicus* | Mondo Grass | 3 GAL @ 16" OC | * | | 74 |
| FK | *Pennisetum fakahatchee* | Fakahatchee | 3 GAL @ 36" OC | * | | 41 |
| | Top Soil | 50/50 5"-6" Deep | | | | 3112 SQFT |
| SOD | Empire Zoysia | Property Lawn | | | | 576 C.BY |

## CITY OF MIAMI BEACH LANDSCAPE LEGEND

**Zoning District:** RS-2 **Lot Area:** 10,000 Sqft **Acres:**0.221

| **TREES** | **Required/ Allowed** | **Provided** |
|---|---|---|
| **A.Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=** | | |
| ___9____ trees x __0.221_____ net lot acres - number of existing trees (0)= **9*0.221** | 9 | 11 |
| **B.% Natives required: Number of trees provided x 30% = 11*.3** | 3 | 7 |
| **C.% Low maintenance / drought and salt tolerant required:** | | |
| Number of trees provided x 50%=**11*.5** | 6 | 11 |
| **D.Street Trees (maximum average spacing of 20' o.c.)** | | |
| _____68_____ linear feet along street divided by 20'= **68/20** | 4 | 4 |
| **E.Street tree species allowed directly beneath power lines:** | | |
| (maximum average spacing of 20' o.c.):__68___ linear feet along street divided by 20'=**68/20** | 4 | 4 |
| **SHRUBS** | | |
| A. Number of shrubs required: Sum of lot and street trees required x 12**= 15*12** | 180 | 185 |
| B.% Native shrubs required: Number of shrubs provided x 50%**= 185*.5** | 93 | 130 |
| **LARGE SHRUBS OR SMALL TREES** | | |
| **A.Number of large shrubs or small trees required:** | | |
| Number of required shrubsx 10%=**180*.1** | 18 | 84 |
| **B.% Native large shrubs or small trees required:** | | |
| Number of large shrubs or small trees provided x 50%=**84*.5** | 42 | 84 |

## GENERAL PLANTING NOTES:

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL CONTACT THE CITY AND/OR UITILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SOD UNLESS OTHERWISE NOTED.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES, AND ALL OTHER OBSTRUCTIONS.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OF EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED 60 DAYS PRIOR TO THEIR RELOCATION
- TREES TO BE TRANSPLANTED ARE TO BE FLOODED FOR FIVE DAYS PRIOR TO RELOCATION
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION. ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURES "CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II".
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 3".
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE 100% IRRIGATION COVERAGE.
- TREES WILL BE PLANTED IN A MANNER COMPLIANT WITH ENERGY CONSERVATION ZONE REQUIREMENTS.
- MINIMUM GRADE AND STANDARDS. PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II," PREPARED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROHIBITED OR CONTROLLED TREES SHALL NOT BE COUNTED TOWARD FULFILLING THE MINIMUM TREE REQUIREMENTS
- MULCH ALL BEDS UNLESS OTHERWISE NOTED ON PLAN
- LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL MATERIALS.
- PHOTOS OF MATERIALS TO BE PROVIDE FOR APPROVAL.

## PROPOSED PLANTING SYMBOLS

CANARY DATE PALM

SYLVESTER DATE PALM

GUMBO LIMBO

FISHTAIL PALM

PANDANUS PALM

CALOPHYLLUM TREE

CLUSIA ROSEA TREE

RAINBOW EUCALYPTUS TREE

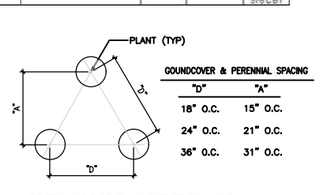
ORANGE GEIGER

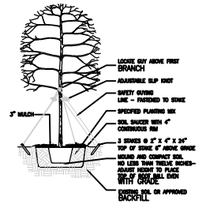
CABADA PALM

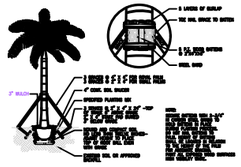
THATCH PALM

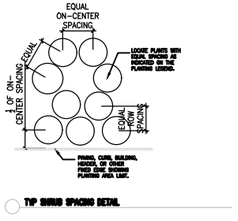
TRAVELER PALM

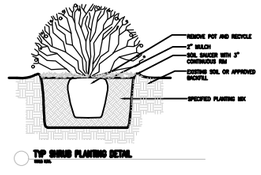


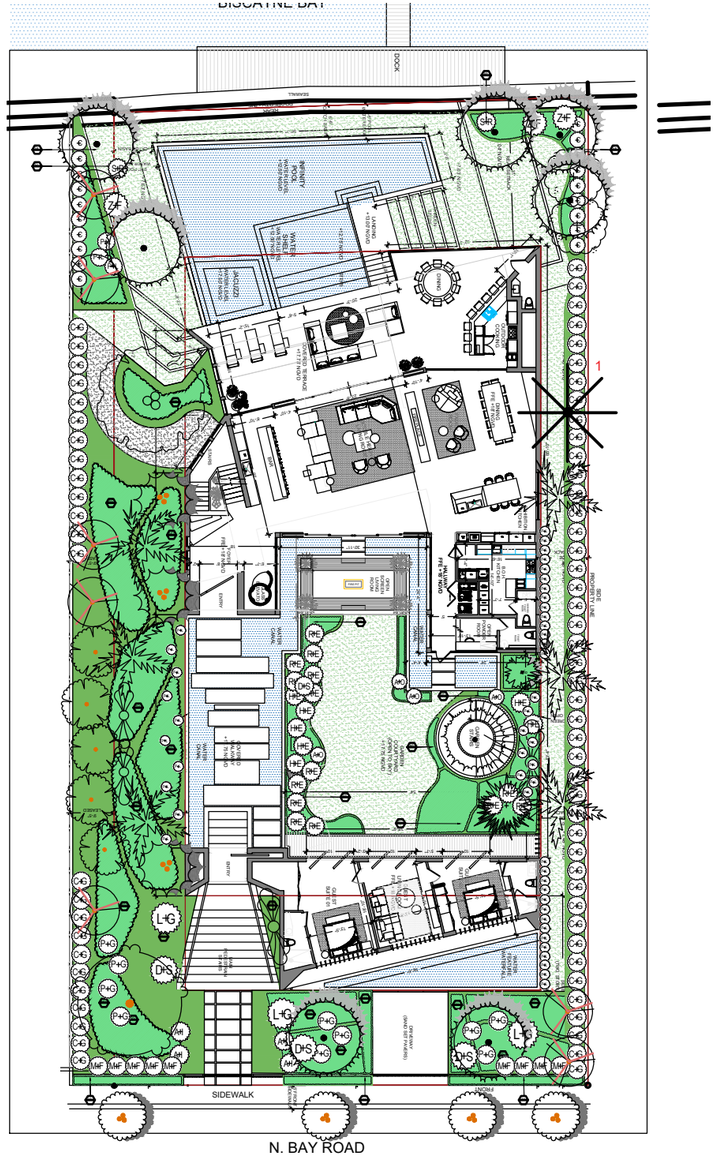




## GROUND LEVEL LANDSCAPE PLAN

Scale: 1/32":1'-0"

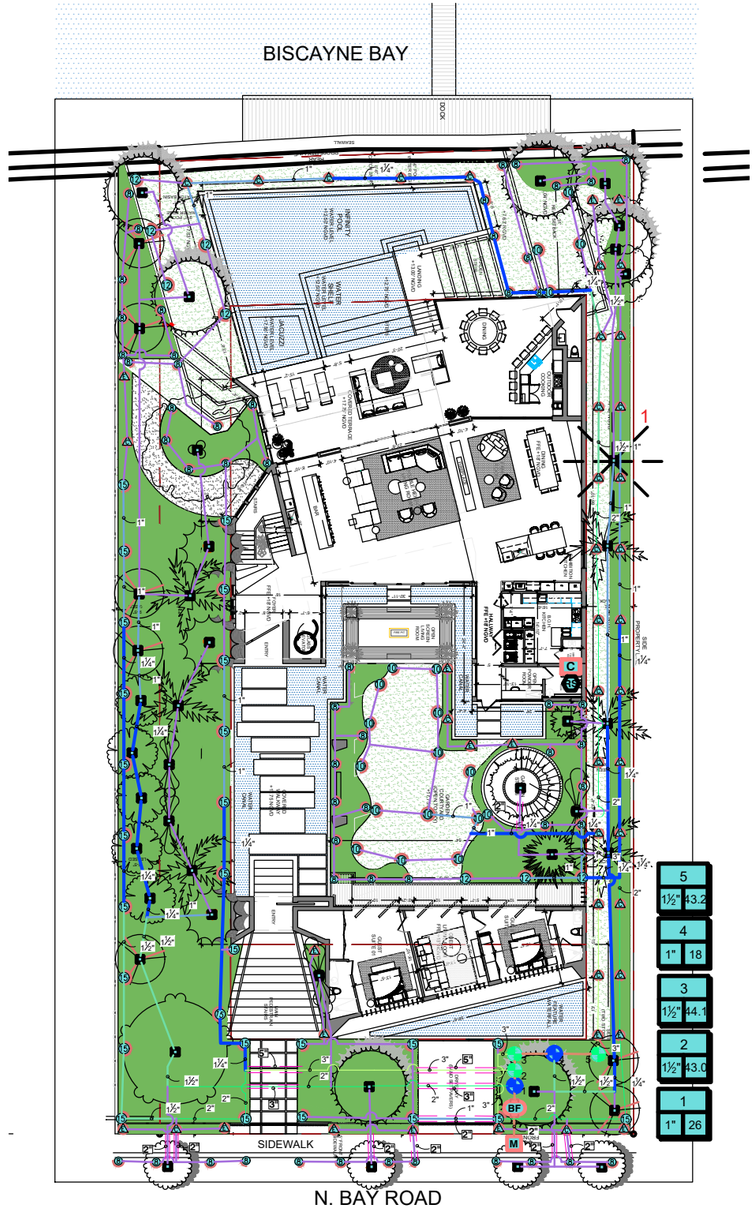
VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

3100 NORTH BAY ROAD, MIAMI BACH, FLORIDA
DECEMBER 10, 2023

L-200

IRRIGATION NOTES:

1. EQUIPMENT DRAWN WITHIN FLOOR PLAN FOR GRAPHICAL PURPOSES.
2. IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF GPM WITH A MINIMUM OPERATING PRESSURE OF PSI. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS.
3. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO OUR PLANTING AREAS
4. IRRIGATION PLAN IS DIAGRAMMATIC, INSTALL VALVES AND IRRIGATION LINES IN PLANTERS WHENEVER POSSIBLE




OVERALL IRRIGATION PLAN
Scale: 1/32":1'-0"

VFD
VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IRRIGATION

3100 NORTH BAY ROAD, MIAMI BACH, FLORIDA
DECEMBER 10, 2023

L-300

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.
LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

## PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.
ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.
PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.
*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE
PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

## WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.
WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)
WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.
ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

## FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.
TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.
MISC.
PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.
SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

## DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.
NSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.
DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

## ELECTRIC

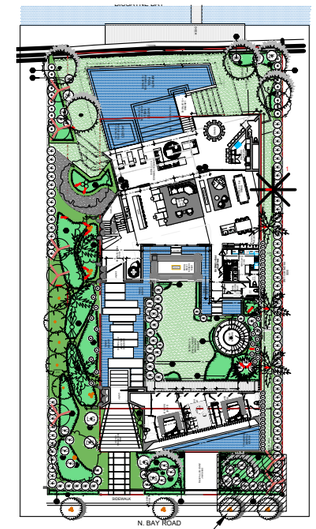
POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.

## IRRIGATION AUDIT PROCEDURE

1. INSPECT EVERY IRRIGATION ZONE AND A WRITTEN REPORT SHALL BE GENERATED DESCRIBING PROBLEMS. THE REPORT SHALL INCLUDE A LIST OF EACH ZONE INSPECTED. USE THE FOLLOWING LIST TO ASSIST IN THE REPORT.

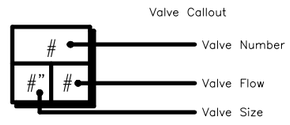
- TURN OFF EACH ZONE FROM THE CONTROLLER (WHEN POSSIBLE) TO VERIFY AUTOMATIC OPERATION. FOR BATTERY OPERATED ZONES, TURN ZONES ON AT BATTERY CONTROLLERS.
- CHECK REMOTE CONTROL VALVES TO ENSURE PROPER OPERATION.
- CHECK SETTING ON PRESSURE REGULATOR TO ENSURE PROPER SETTING.
- CHECK FLOW CONTROL AND ADJUST AS NEEDED. ENSURE VALVE IS CLOSED WITHIN 10-15 SECONDS AFTER VALVE HAS BEEN TURNED OFF.
- CHECK FOR LEAKS IN MAINLINE, LATERAL LINES, VALVES AND HEADS.
- CHECK SPRAY HEADS AND ROTORS TO ENSURE PROPER OPERATION. (e.g. LEAKS, POP-UP HEIGHT, PROPER PATTERN, AND PROPER ALIGNMENT.)

2. CHECK PUMP STATION FOR PROPER OPERATION, WATER VOLUME, FLOW RATE, PRESSURE AND PUMP CAPABILITIES.
3. INSPECT ALL FILTERS.
4. CHECK THE CONTROLLER FOR PROPER GROUNDING.
5. CHECK RAIN SHUT-OFF DEVICE FOR PROPER OPERATION.
6. INSPECT ALL VALVE BOXES AND COVERS TO ENSURE GOOD CONDITION.
7. CONDUCT ANY ADDITIONAL INSPECTIONS IF NECESSARY.





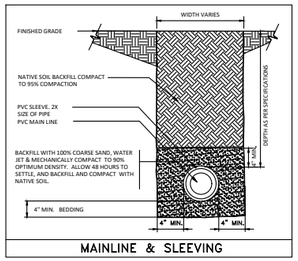




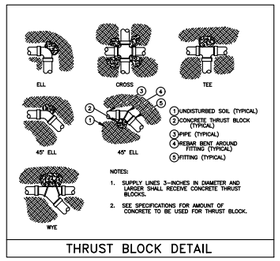

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| A EST A LCS A RCS A CST A SST | Rain Bird 1806 15 Strip Series<br>Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 47 |
| Q Q T H F | Rain Bird 1806 8 Series MPR<br>Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 55 |
| Q Q T H F | Rain Bird 1806 10 Series MPR<br>Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 19 |
| Q Q T H 10 F | Rain Bird 1806 12 Series MPR<br>Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 8 |
| Q Q T H 10 F | Rain Bird 1806 15 Series MPR<br>Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 27 |
| 1401 1402 1404 1406 | Rain Bird 1804-1400 Flood<br>Flood Bubbler 4.0in. popup | 44 |

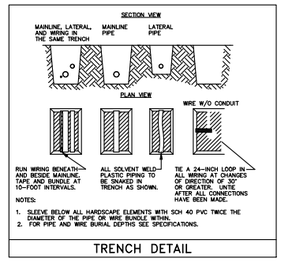
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird PGA Angle 1-1/2"<br>1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle. | 3 |
| | Rain Bird PGA Angle 1"<br>1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle. | 2 |
| BF | Zurn 950XL 1-1/2"<br>Double Check Valve Assembly | 1 |
| C | Rain Bird ESP4ME3 with (1) ESP-SM3<br>7 Station, Hybrid Modular Outdoor Controller. For Residential or<br>Light Commercial Use. LNK WiFi Module and Flow Sensor Ready. | 1 |
| | Rain Bird RSD-BEx<br>Rain Sensor, with metal latching bracket, extension wire. | 1 |
| M | Water Meter 1-1/2" | 1 |
| | Irrigation Lateral Line: PVC Schedule 40 3/4" | 1,511 l.f. |
| | Irrigation Lateral Line: PVC Schedule 40 1" | 292.8 l.f. |
| | Irrigation Lateral Line: PVC Schedule 40 1 1/4" | 410.9 l.f. |
| | Irrigation Lateral Line: PVC Schedule 40 1 1/2" | 156.2 l.f. |
| | Irrigation Lateral Line: PVC Schedule 40 2" | 255.3 l.f. |
| | Irrigation Lateral Line: PVC Schedule 40 3" | 121.5 l.f. |
| | Irrigation Mainline: PVC Schedule 40 2" | 36.5 l.f. |
| | Pipe Sleeve: PVC Schedule 40 2" | 56.2 l.f. |
| | Pipe Sleeve: PVC Schedule 40 3" | 27.3 l.f. |
| | Pipe Sleeve: PVC Schedule 40 5" | 28.4 l.f. |



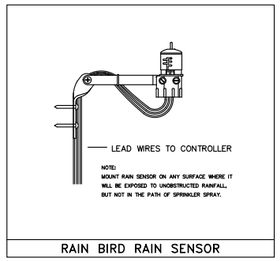
MAINLINE & SLEEVING



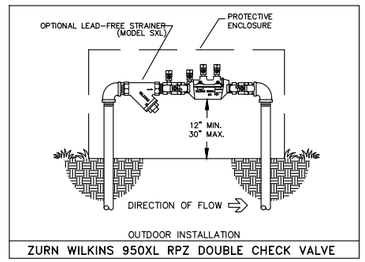
THRUST BLOCK DETAIL



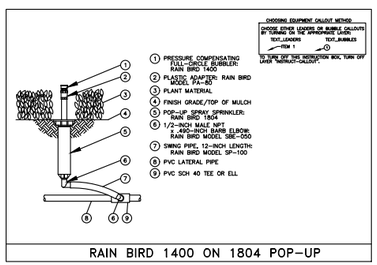
TRENCH DETAIL



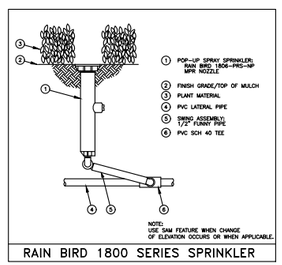
RAIN BIRD RAIN SENSOR



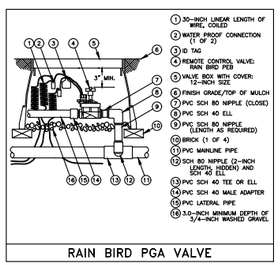
ZURN WILKINS 950XL RPZ DOUBLE CHECK VALVE



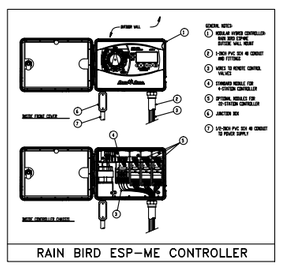
RAIN BIRD 1400 ON 1804 POP-UP



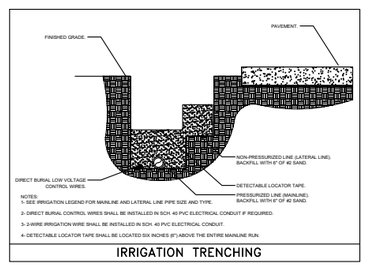
RAIN BIRD 1800 SERIES SPRINKLER



RAIN BIRD PGA VALVE



RAIN BIRD ESP-ME CONTROLLER



IRRIGATION TRENCHING

3100 NORTH BAY ROAD, MIAMI BACH, FLORIDA
DECEMBER 10, 2023

VFD
VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

L-301

# LANDSCAPE RENDERINGS

**PROJECT LOCATION | 3100 N BAY RD MIAMI BEACH, FL 33140**




VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

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