



160 S. HIBISCUS DRIVE RESIDENCE - MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL WITH HEIGHT WAIVER

SCOPE OF WORK

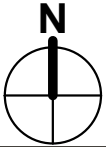
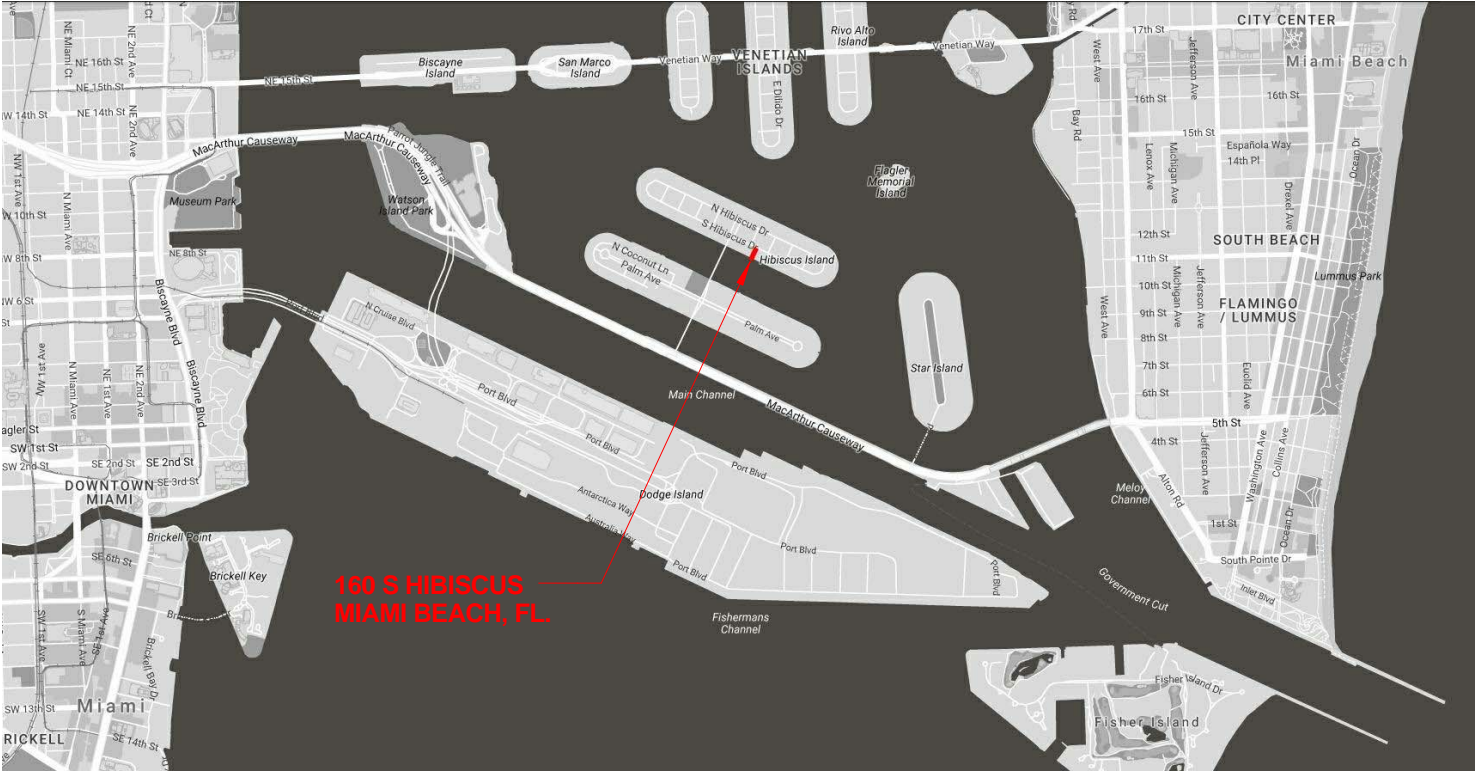
1. DESCRIPTION OF WORK: New construction 2 story single family residence.
2. SCOPE OF WORK INCLUDES:
2.1 Demolition of existing structure
2.2 New construction 2 story single family residence

CAP FINAL SUBMITTAL DEADLINE DATE: 08/14/2015

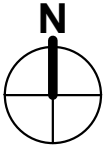
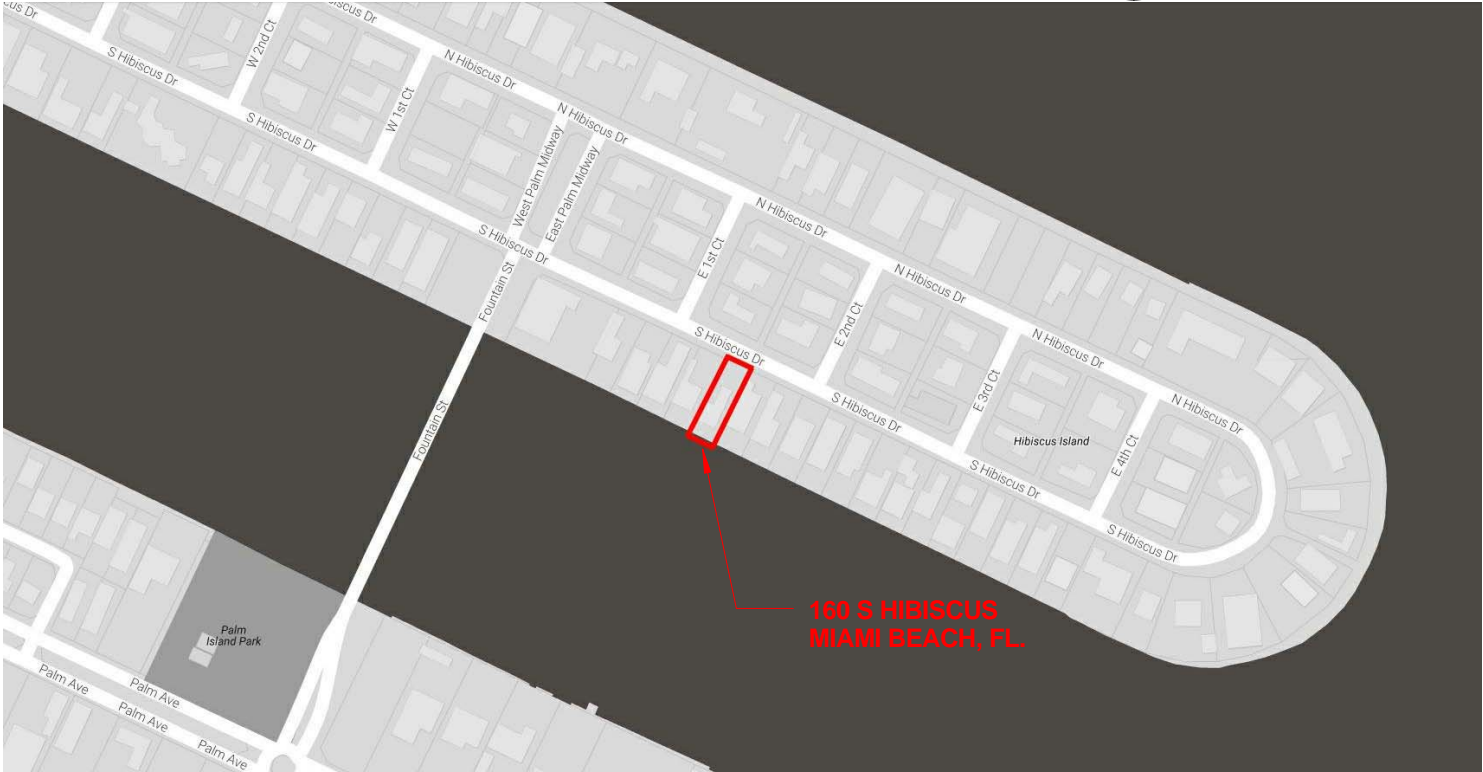
Copyright © 2017 Borges and Associates Architecture. All rights reserved.

borges architects + associates	COVER	D-000
	160 SOUTH HIBISCUS DRIVE	Date 08/14/2017
	Miami Beach, FL	Scale


DRAWING INDEX	
Sheet Number	Sheet Name
D-000	COVER
D-001	SITE LOCATION AND INDEX
D-002	SURVEY
D-003	EXISTING SITE CONTEXT
D-004	EXISTING SITE CONTEXT
D-005	NEIGHBORHOOD CONTEXT
D-006	CONTEXT PHOTOMONTAGE
D-007	AERIAL SITE CONTEXT
D-008	EXISTING LOT COVERAGE/UNIT SIZE
D-009	DEMOLITION PLAN
D-100	ZONING CHART
D-101	SETBACKS DIAGRAM
D-102	AREA CALCULATIONS
D-103	LOT COVERAGE DIAGRAM
D-104	UNIT SIZE-GROUND FLOOR
D-105	UNIT SIZE-2ND FLOOR
D-106	UNIT SIZE-ROOF PLAN
D-107	OPEN AREA DIAGRAM
D-108	AXONOMETRIC DIAGRAM
D-110	WAIVER DIAGRAM - BUILDING HEIGHT
D-200	SITE PLAN
D-201	SITE SECTIONS
D-202	SITE SECTIONS
D-300	GROUND FLOOR PLAN
D-301	2ND FLOOR PLAN
D-302	ROOF PLAN
D-400	BUILDING ELEVATIONS
D-401	BUILDING ELEVATIONS
D-402	BUILDING ELEVATIONS
D-403	BUILDING ELEVATIONS
D-500	BUIILDING SECTIONS
D-501	BUILDING SECTIONS
D-502	BUILDING SECTIONS
D-600	AXONOMETRIC VIEWS
D-601	AXONOMETRIC VIEWS
D-602	AXONOMETRIC VIEWS
D-603	AXONOMETRIC VIEWS
D-800	RENDERINGS-FRONT
D-801	RENDERINGS-REAR
D-900	EXISTING TREE DISPOSITION PLAN
D-901	LANDSCAPE PLAN
D-902	PLANTING SCHEDULE
D-903	PLANTING NOTES/LANDSCAPE LEGEND



CITY MAP
NTS



NEIGHBORHOOD MAP
NTS

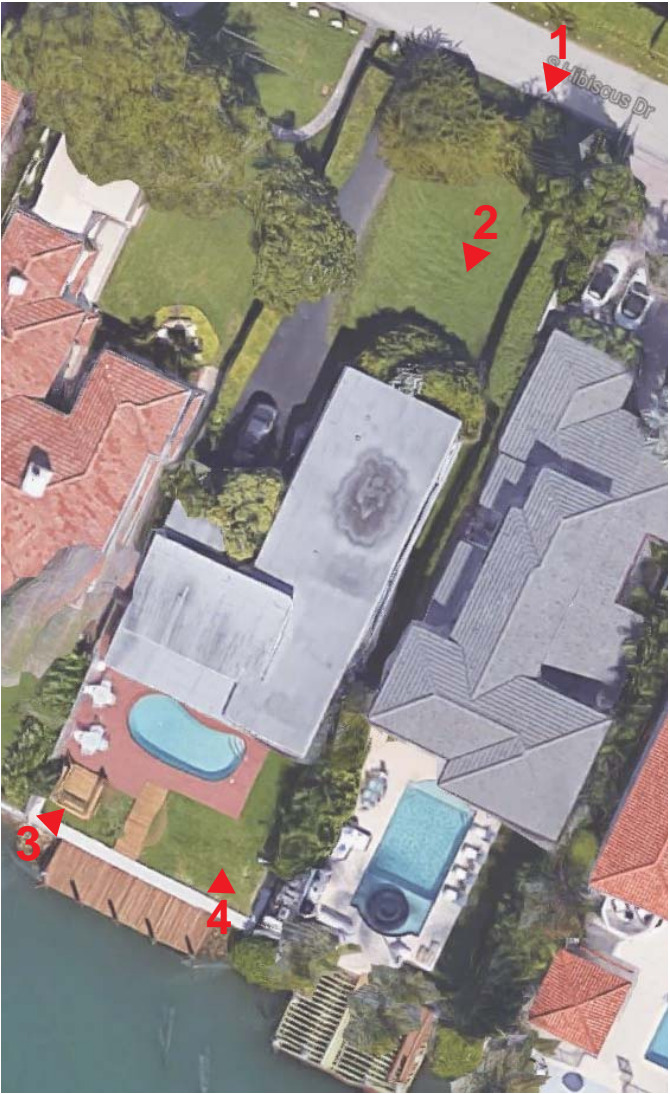
	SITE LOCATION AND INDEX	D-001
	160 SOUTH HIBISCUS DRIVE	Date 08/14/2017
	Miami Beach, FL	Scale



1: FRONT VIEW (3-19-2017)



2: FRONT VIEW (3-19-2017)



KEY PLAN (3-19-2017)



3: REAR VIEW (3-19-2017)



4: REAR VIEW (3-19-2017)



FRONT AERIAL VIEW



REAR AERIAL VIEW



1: 144 S HIBISCUS



2: 150 S HIBISCUS



3: 160 S HIBISCUS (SITE)



4: 170 S HIBISCUS



5: 176 S HIBISCUS



6: 145 S HIBISCUS



7: 165 S HIBISCUS



8: 185 S HIBISCUS



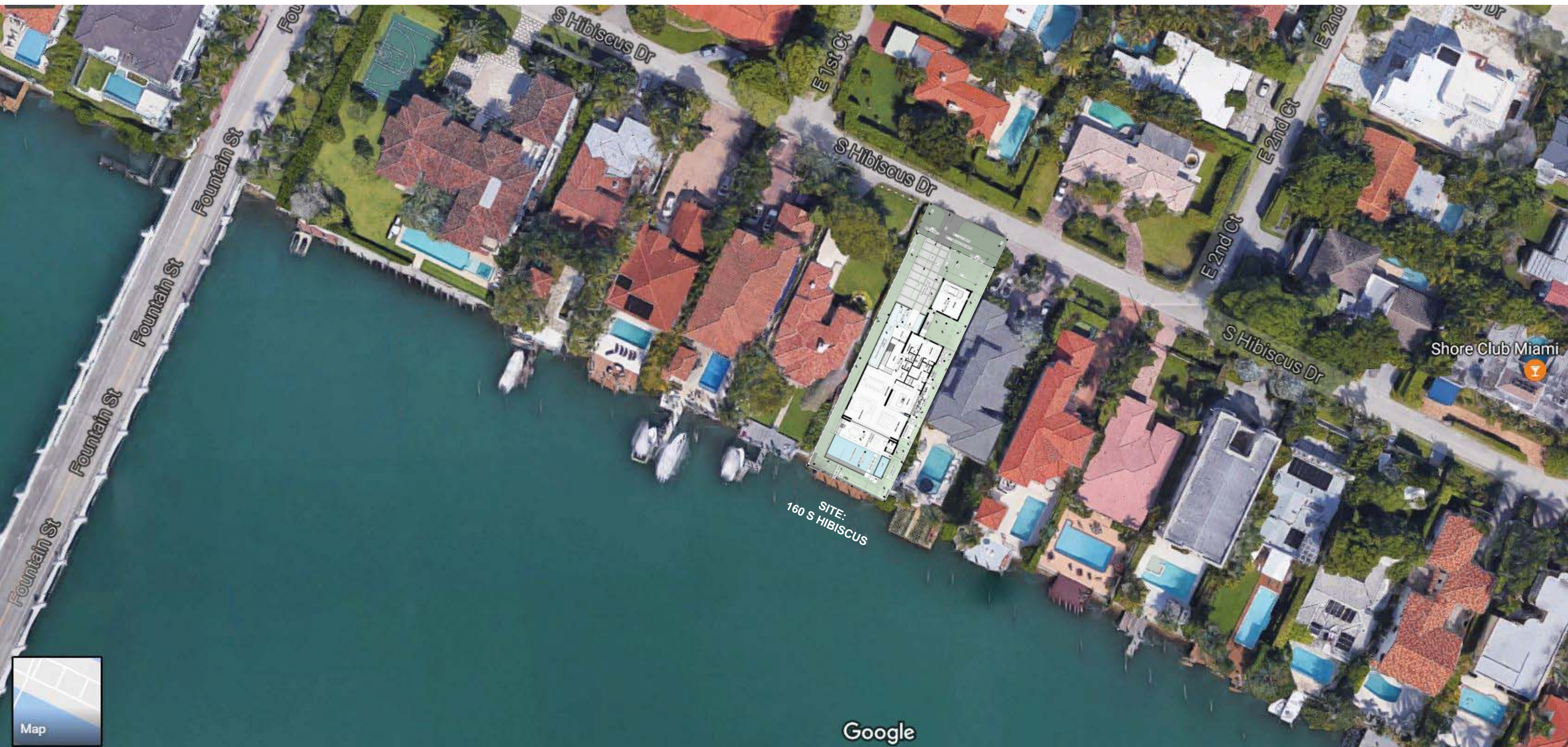
borges architects + associates	NEIGHBORHOOD CONTEXT	D-005
	160 SOUTH HIBISCUS	Date 08/14/2017
	Miami Beach, FL	Scale



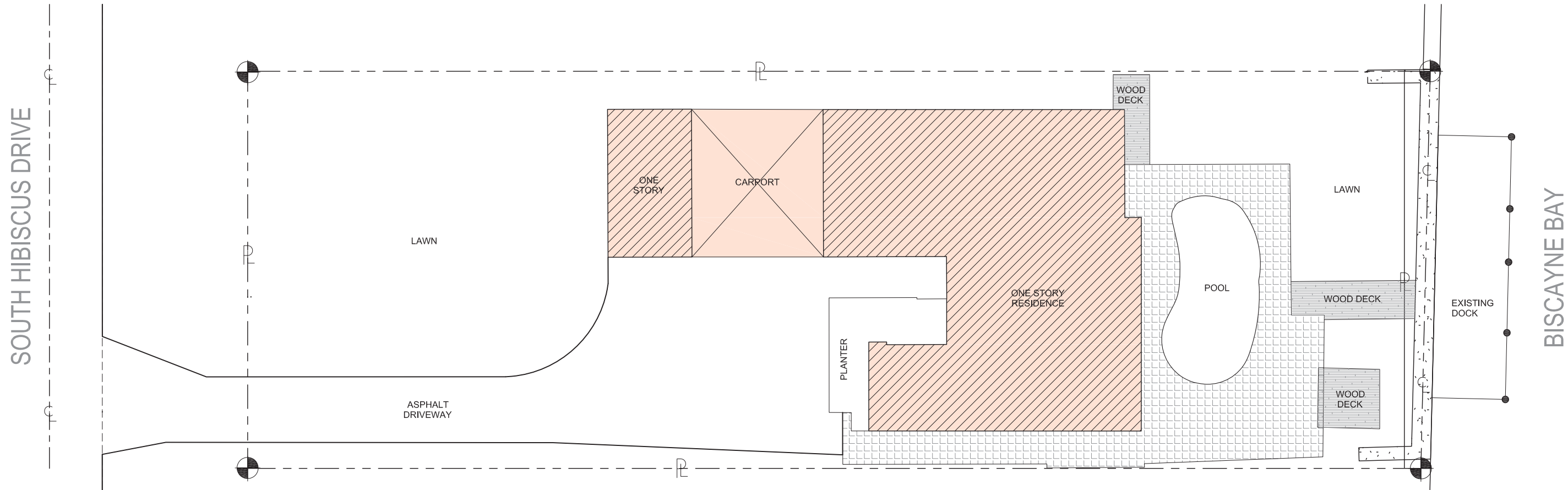
EXISTING



PROPOSED



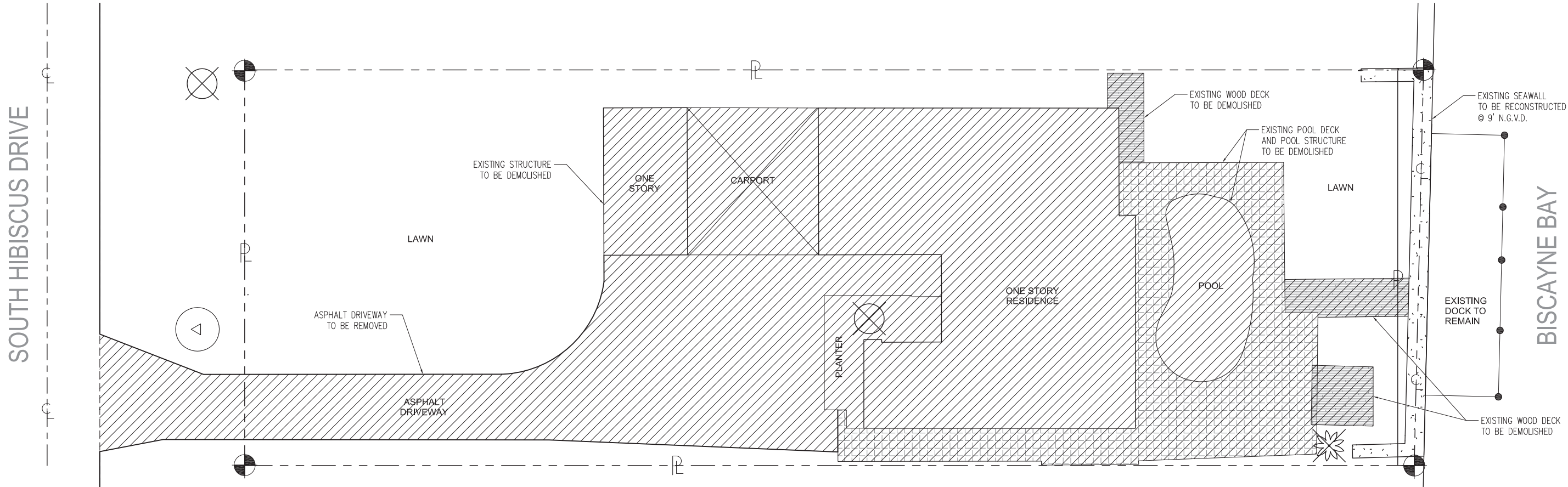
borges architects + associates	AERIAL SITE CONTEXT	D-007
	160 SOUTH HIBISCUS	Date 08/14/2017
	Miami Beach, FL	Scale



LOT SIZE: 10,719 SF
LOT COVERAGE: 2,693 SF (25%)

UNIT SIZE: 2,248 SF





GENERAL NOTES:

PRIOR TO ANY DEMOLITION WORK THE CONTRACTOR SHALL THOROUGHLY SURVEY THE SITE TO ASSURE THAT THIS WORK WILL BE ACCOMPLISHED WITH MINIMAL DISTURBANCE TO THE NEIGHBORS

DISCONNECT & CAP OFF THE EXISTING SEWER, AND WATER LINES

DISCONNECT THE EXISTING ELECTRICAL SYSTEM

CONTRACTOR SHALL CONTROL DUST & DEBRIS THROUGHOUT THE DEMOLITION PROCESS.

CONTRACTOR IS TO BE CAREFUL NOT TO DEMOLISH OR DAMAGE ANY EXISTING STRUCTURE TO REMAIN.



borges architects + associates	DEMOLITION PLAN	D-009
	160 SOUTH HIBISCUS	Date 08/14/2017
	Miami Beach, FL	Scale 1/16" = 1'-0"

ZONING DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH
STREET ADDRESS: 160 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139-5130
FOLIO NUMBER: 02-3232-006-0830
ZONING DISTRICT RS-3
FEMA ZONE: AE
BFE:10 NGVD

CODE OF ORDINANCES' REFERENCES:

LOT AREA: 142-105
MINIMUM LOT WIDTH: 142-105
GROSS BUILDING AREA: 142-105
LOT COVERAGE: 142-105
BUILDING HEIGHT: 54-35
BUILDING SETBACKS: 142-106
FENCE HEIGHT:142-1132
DRIVEWAYS: 142-1132
POOL SETBACK: 142-1133
PROJECTIONS: 142-1132, 142-105
OTHER DIMENSIONAL REQUIREMENTS:142-105

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET


ITEM #	Zoning Information			
1	Address:	160 S HIBISCUS DRIVE, MIAMI BEACH, FL 33139-5130		
2	Folio number(s):	02-3232-006-0830		
3	Board and file numbers :			
4	Year built:	1953	Zoning District:	RS-3
5	Based Flood Elevation:	10 NGVD	Grade value in NGVD:	5.65' NGVD
6	Adjusted grade (Flood+Grade/2):	10'+5.62'/2=7.825'	Free board:	2'-0"
7	Lot Area:	10,719 SF		
8	Lot width:	60'-1"	Lot Depth:	E=179', W=177'-7"
9	Max Lot Coverage SF and %:	3,215.7 SF(30%)	Proposed Lot Coverage SF and %:	2,966 SF (27.7%)
10	Exisiting Lot Coverage SF and %:	2,693 SF (25%)	Lot coverage deducted (garage-storage) SF:	500 SF (GARAGE)
11	Front Yard Open Space SF and %:	825 SF (69%)	Rear Yard Open Space SF and %:	1,132 SF (70.14%)
12	Max Unit Size SF and %:	5,359.5 SF (50%)	Proposed Unit Size SF and %:	5,347 SF (49.8%)
13	Existing First Floor Unit Size:	2,248 SF	Proposed First Floor Unit Size:	3,100 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,277 SF (77% OF FIRST FLOOR)
15			Proposed Second Floor Unit Size SF and % :	2,173 SF (70%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	565 SF (24.6%)

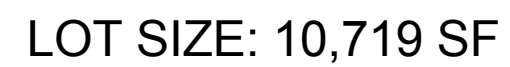
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		24', 25', 27'	1' and 3'
18	Setbacks:				N/A
19	Front First level:	20'	54.44'	20'-10 1/2"	N/A
20	Front Second level:	30'	N/A	61'-3"	N/A
21	Side 1:	7'-6"	5.6'	7'-7"	N/A
22	Side 2 or (facing street):	7'-6"	5.87'	7'-7"	N/A
23	Rear:	26'-10.5"	42.36'	28'-2"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	15'-0"	10.49'		N/A
27	Located within a Local Historic District?		Yes or <input type="checkbox"/> no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or <input type="checkbox"/> no		
29	Determined to be Architecturally Significant?		Yes or <input type="checkbox"/> no		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

	ZONING CHART	D-100
	160 SOUTH HIBISCUS DRIVE	Date 08/14/2017
	Miami Beach, FL	Scale



SETBACKS DIAGRAM

160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-101

Date	08/14/2017
------	------------

Scale	1/16" = 1'-0"
-------	---------------

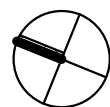
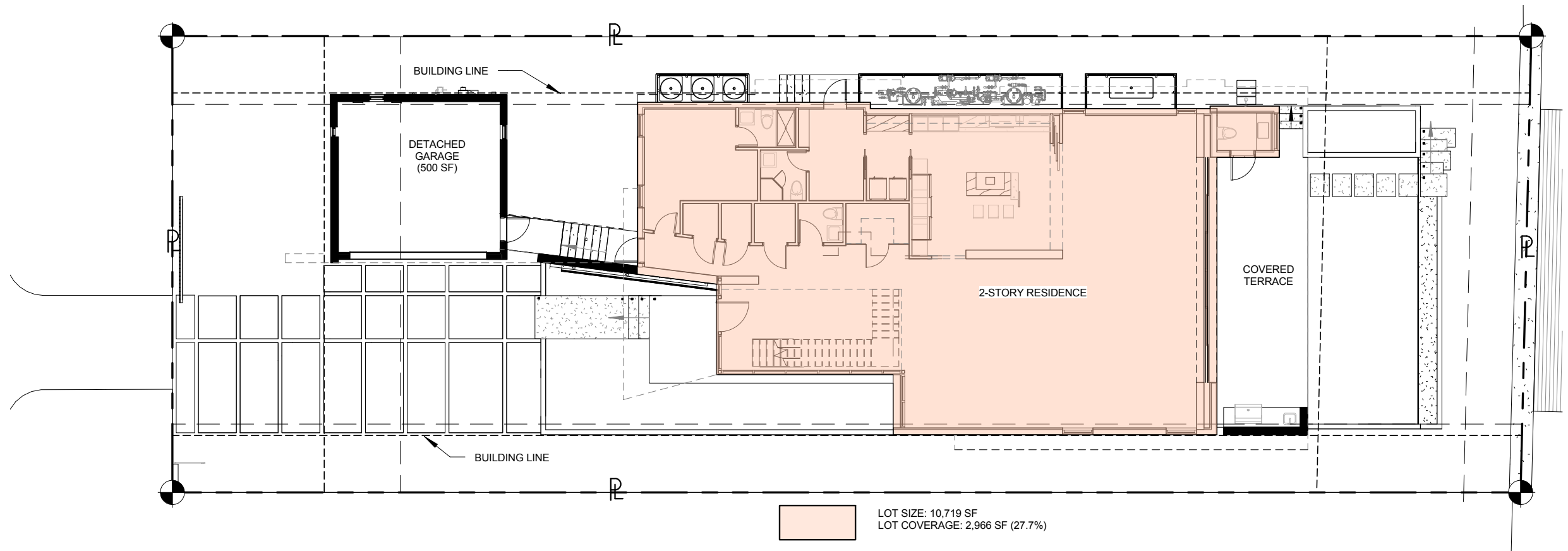
AREA CALCULATIONS

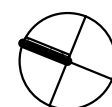
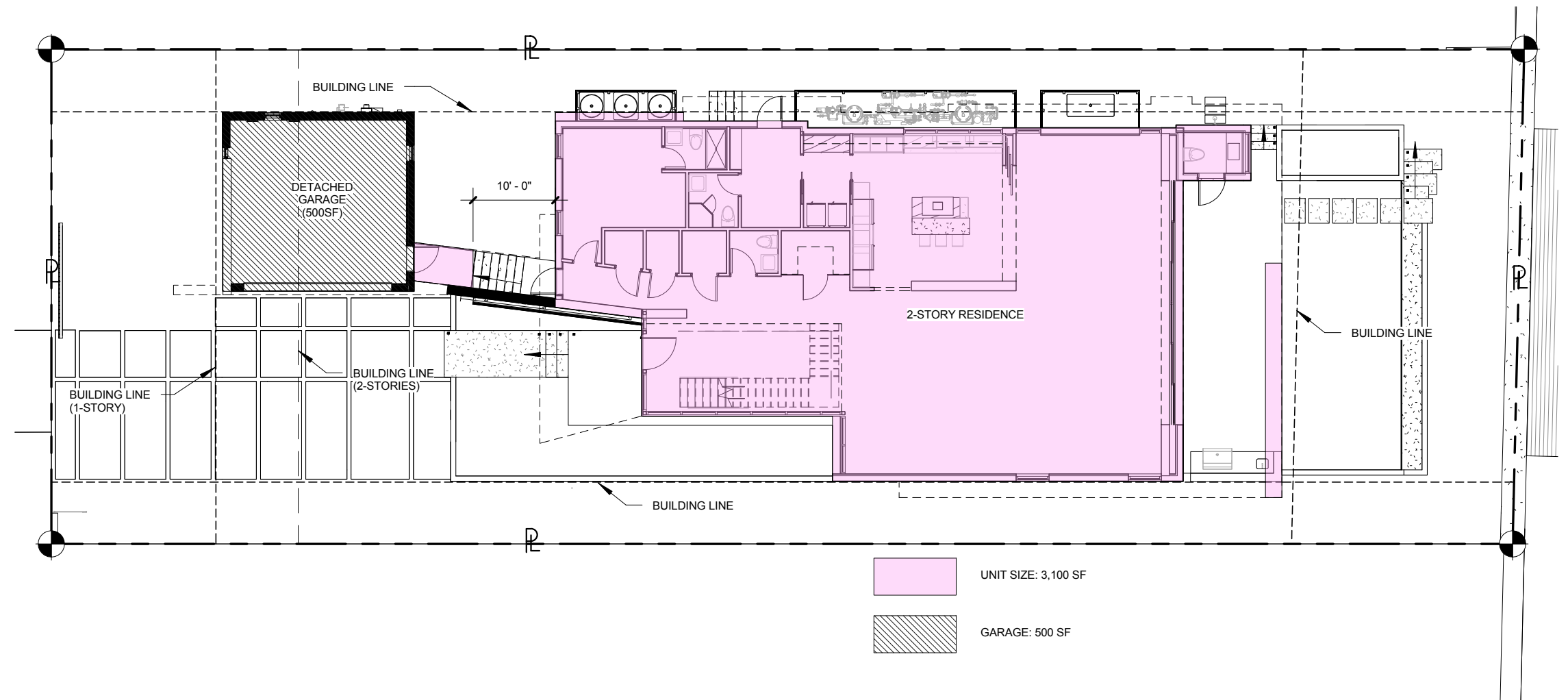
	ALLOWED	PROVIDED
LOT SIZE	10,000 SF. MIN.	10,719 SF. (0.25 ACRES)
LOT COVERAGE	3,215.7 SF, 30% MAX. (10,719 SF X 0.30)	2,966 SF. (27.7%)
UNIT SIZE	5,359.5 SF. MAX (50%)	5,347 SF. (49.8%)
GROUND LEVEL	X SF	3,100 SF.
GARAGE	500 SF	500 SF.
2ND LEVEL	2,158 SF (70% GROUND LEVEL MAX)	2,173 SF. (70% OF GROUND LEVEL)
ROOF	-	74 SF. (ELEVATOR AND LOBBY)
ROOF TERRACE	574.5 SF MAX. 25% OF 2,298 SF (ROOF AREA)	565 SF. (24.6%)

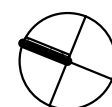
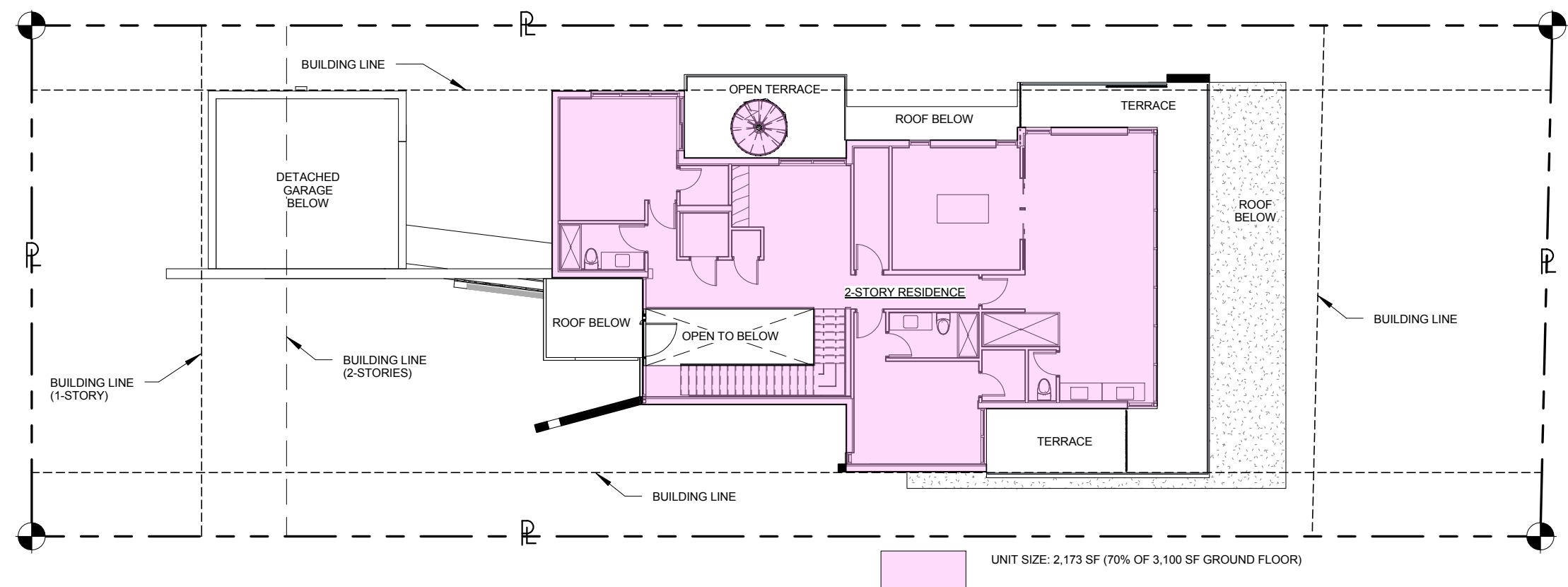
ZONING DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH
STREET ADDRESS: 160 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FL 33139-5130
FOLIO NUMBER: 02-3232-006-0830
ZONING DISTRICT RS-3
FEMA ZONE: AE
BFE:10 NGVD

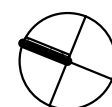
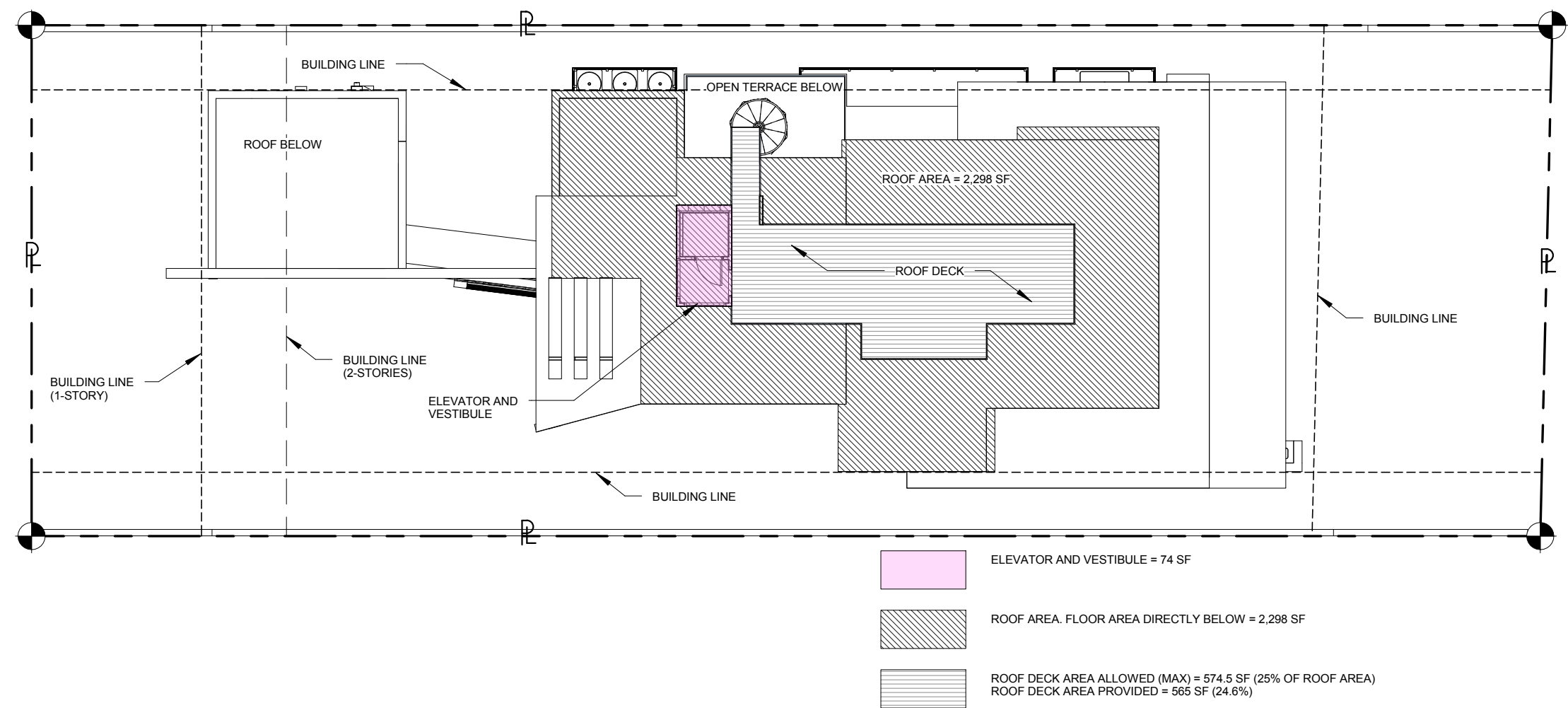
CODE OF ORDINANCES' REFERENCES:
LOT AREA: 142-105
MINIMUM LOT WIDTH: 142-105
GROSS BUILDING AREA: 142-105
LOT COVERAGE: 142-105
BUILDING HEIGHT: 54-35
BUILDING SETBACKS: 142-106
FENCE HEIGHT:142-1132
DRIVEWAYS: 142-1132
POOL SETBACK: 142-1133
PROJECTIONS: 142-1132, 142-105
OTHER DIMENSIONAL REQUIREMENTS:142-105

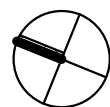
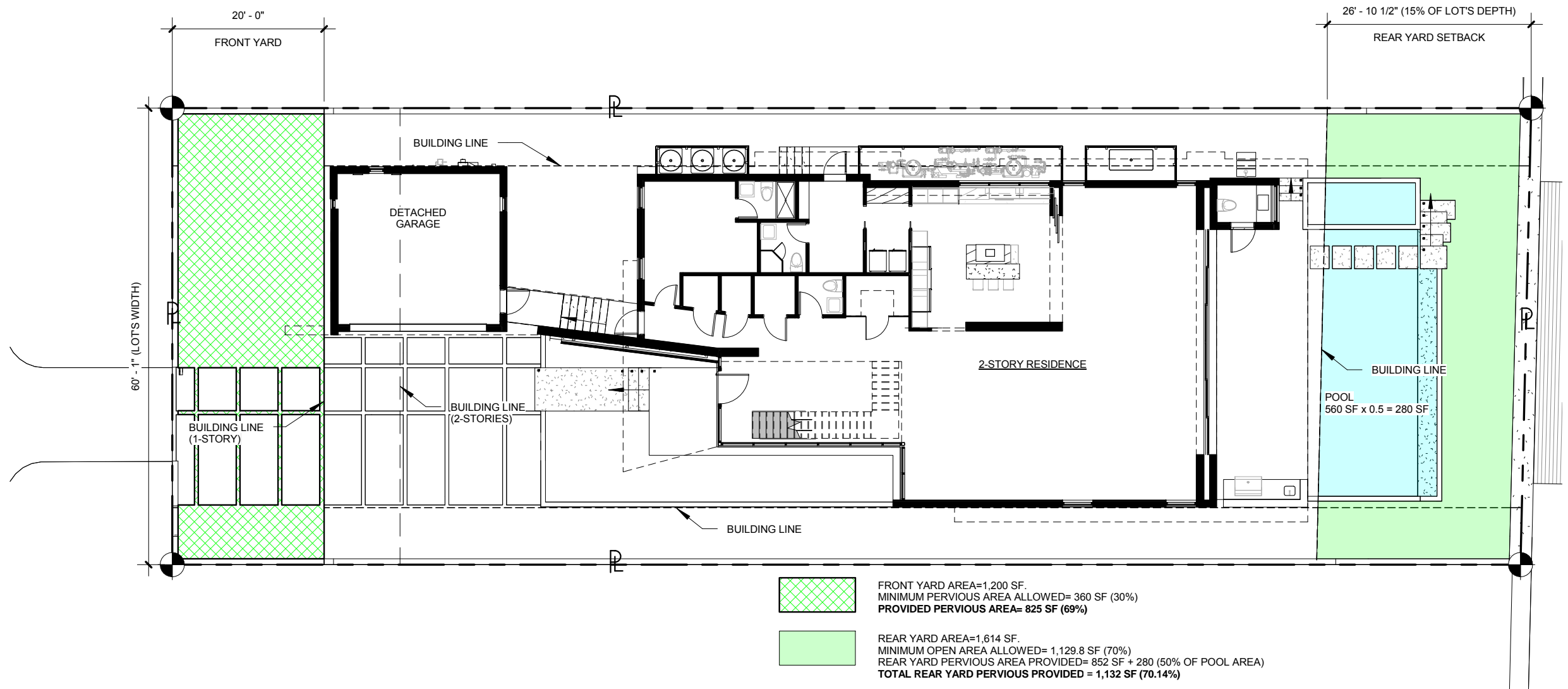






borges architects + associates	UNIT SIZE-2ND FLOOR		D-105
	160 SOUTH HIBISCUS DRIVE		Date 08/14/2017
	Miami Beach, FL		Scale 1/16" = 1'-0"





RELEVANT CODE INFORMATION

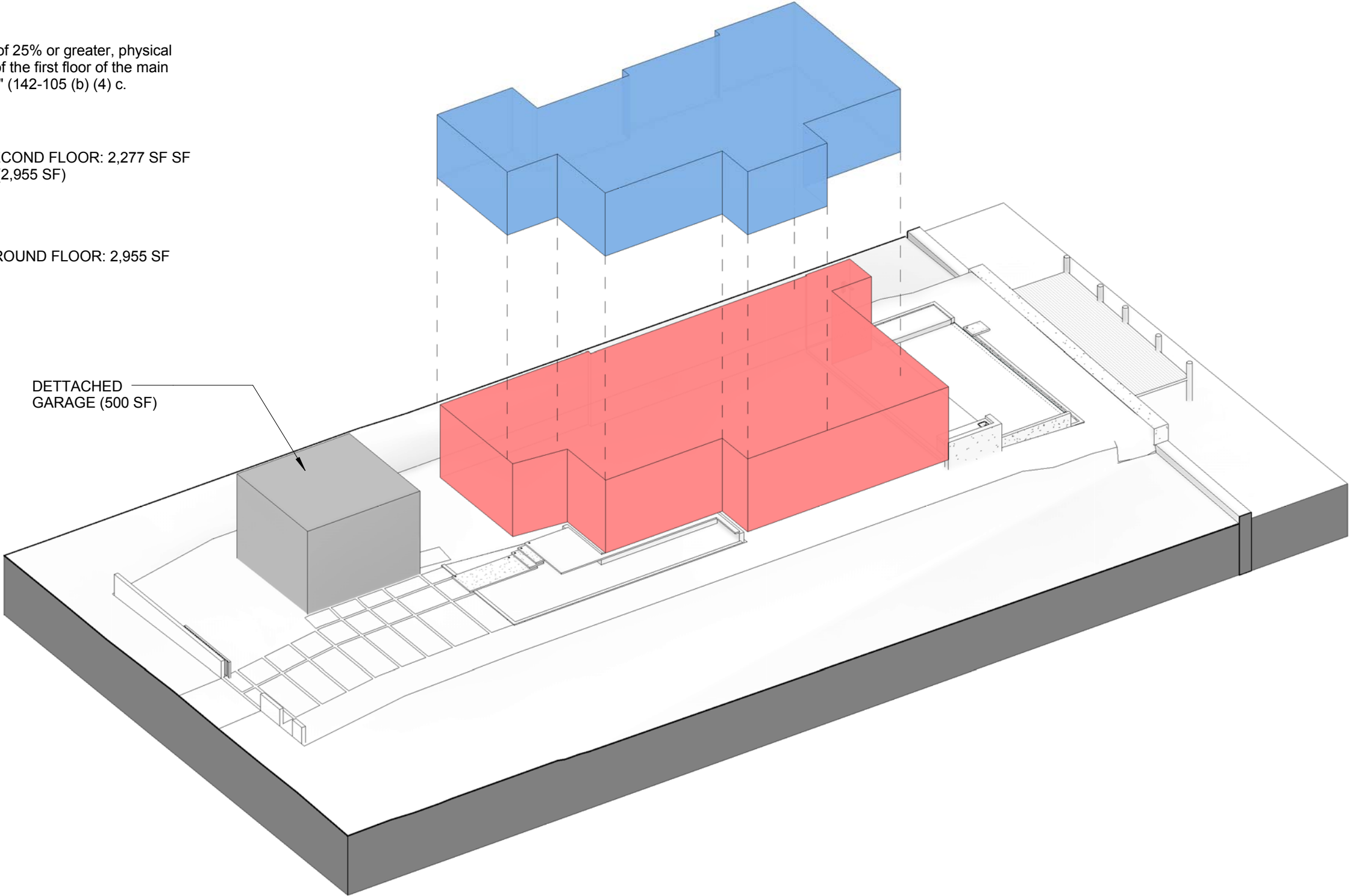
"For two story homes with an overall lot coverage of 25% or greater, physical volume of the second floor shall not exceed 70% of the first floor of the main home, inclusive of any enclosed parking structure." (142-105 (b) (4) c.



PHYSICAL VOLUME OF SECOND FLOOR: 2,277 SF SF
77% OF GROUND FLOOR (2,955 SF)

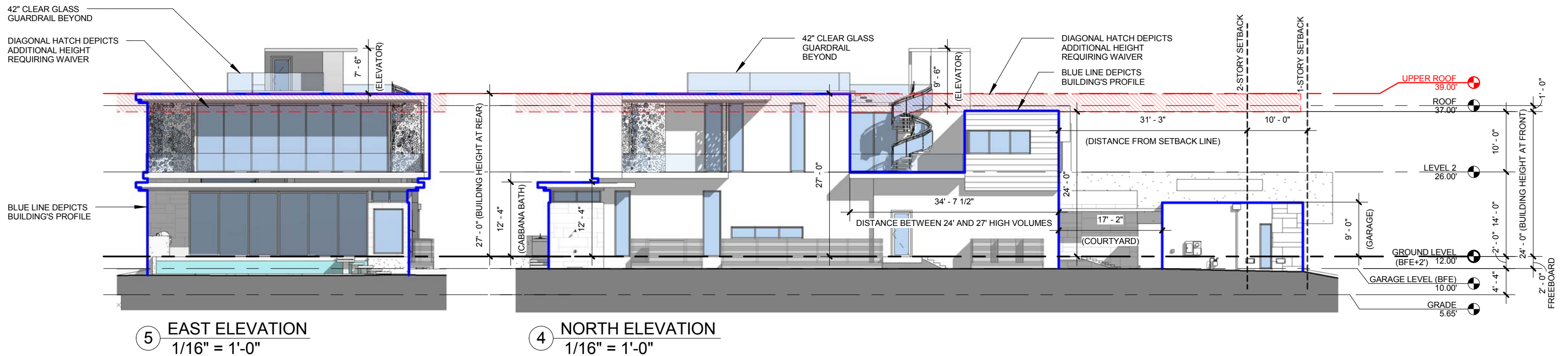
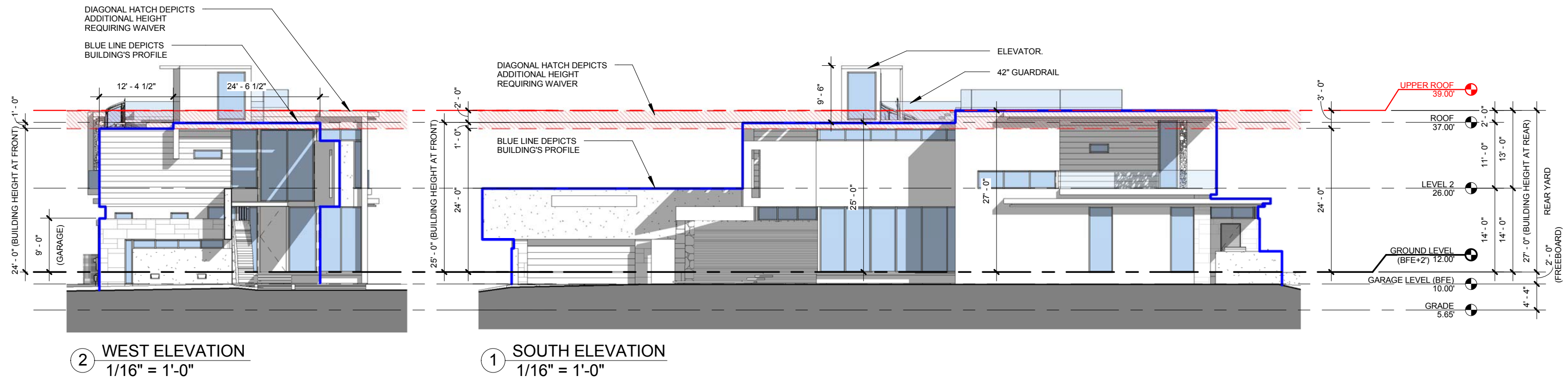


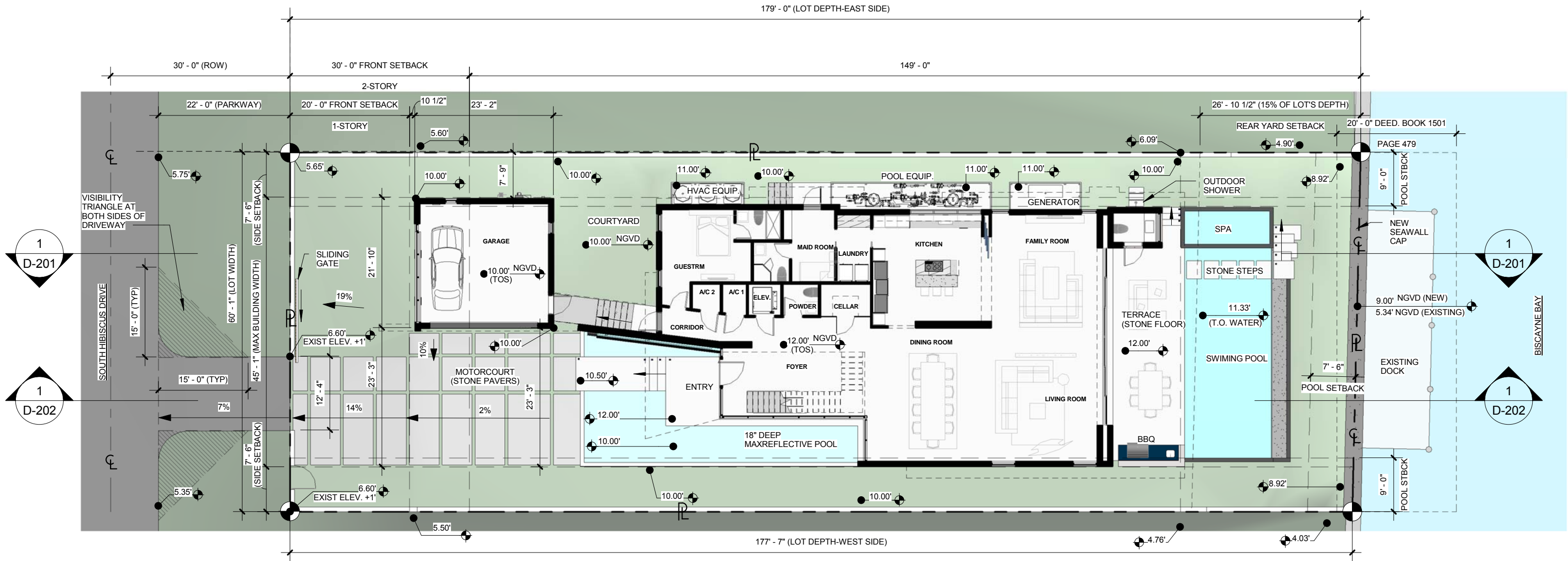
PHYSICAL VOLUME OF GROUND FLOOR: 2,955 SF



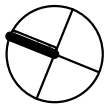
DETTACHED
GARAGE (500 SF)

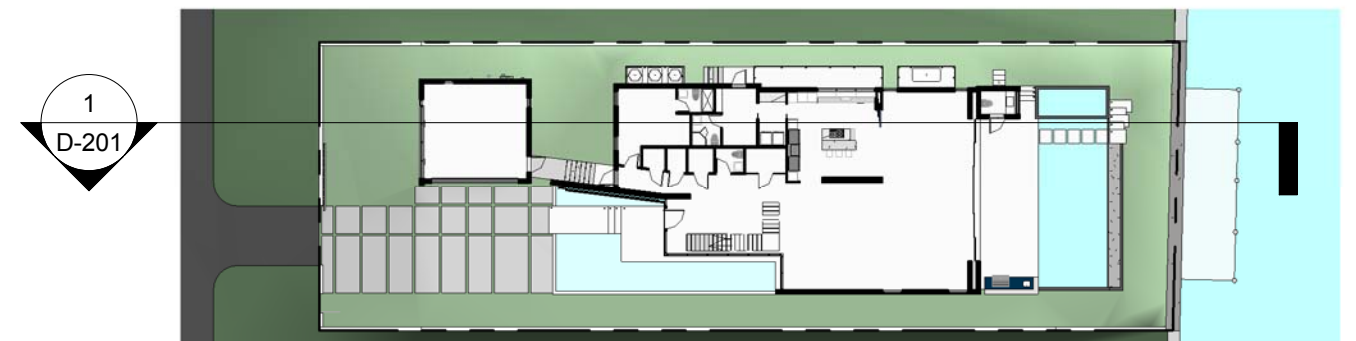
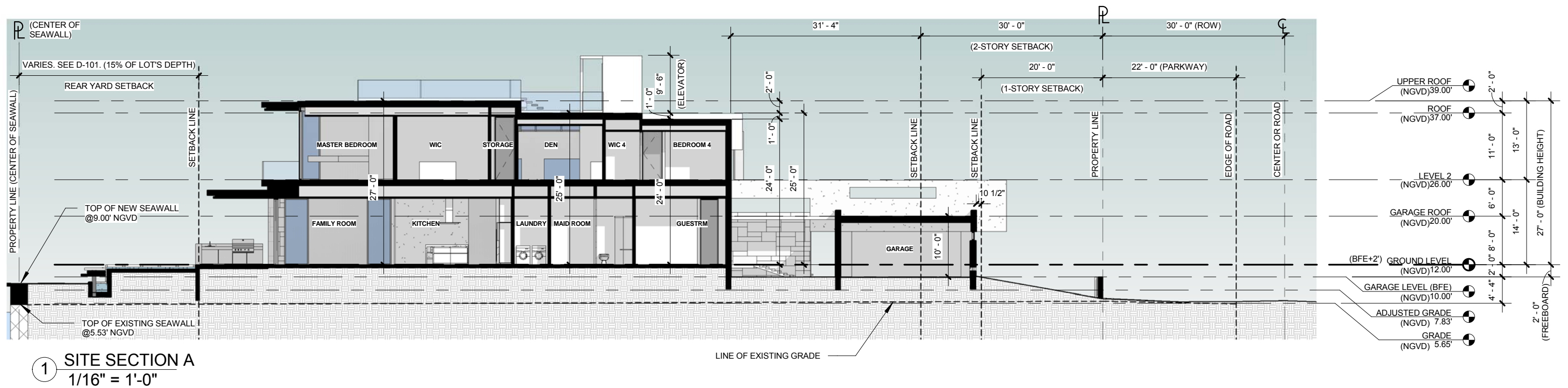
1 EXPLODED AXONOMETRIC DIAGRAM



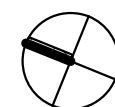


GROSS AREA (A/C)	
GROUND FLOOR:	3,100 SF
2ND FLOOR:	2,173 SF
ROOF:	74 SF
TOTAL:	5,347 SF





2 KEY PLAN - SITE SECTION A
1" = 40'-0"



borges architects
+ associates

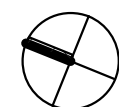
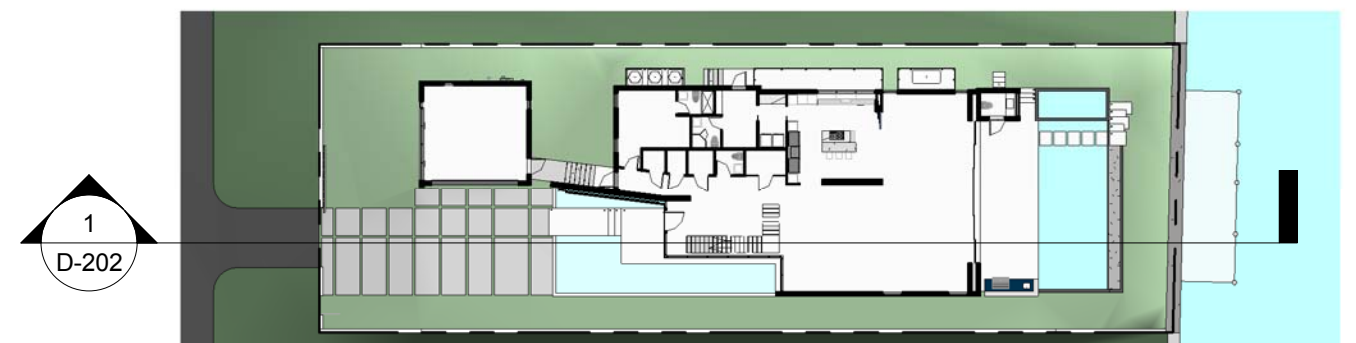
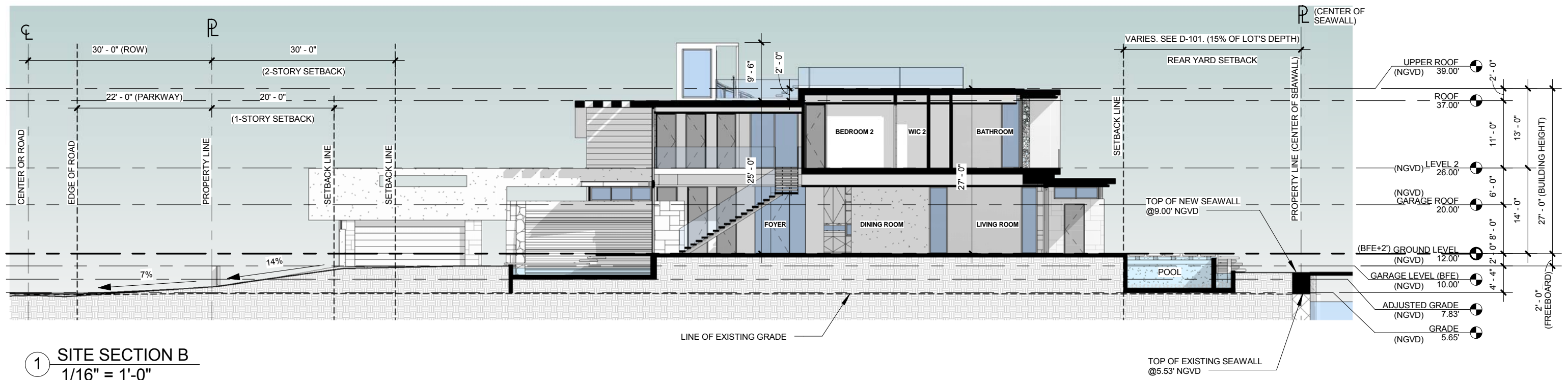
SITE SECTIONS

160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-201

Date 08/14/2017

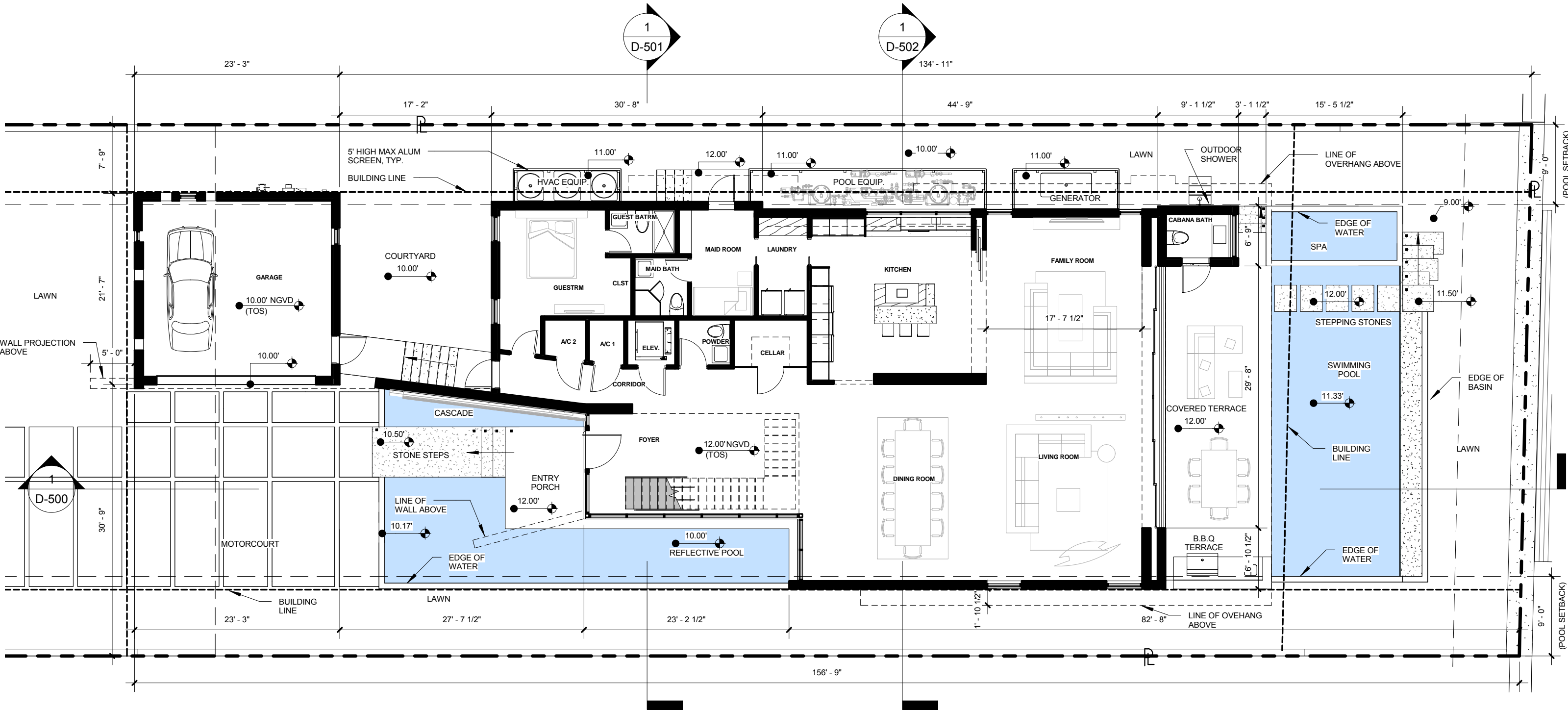
Scale As indicated



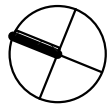
borges architects
+ associates

SITE SECTIONS
160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-202
Date 08/14/2017
Scale As indicated



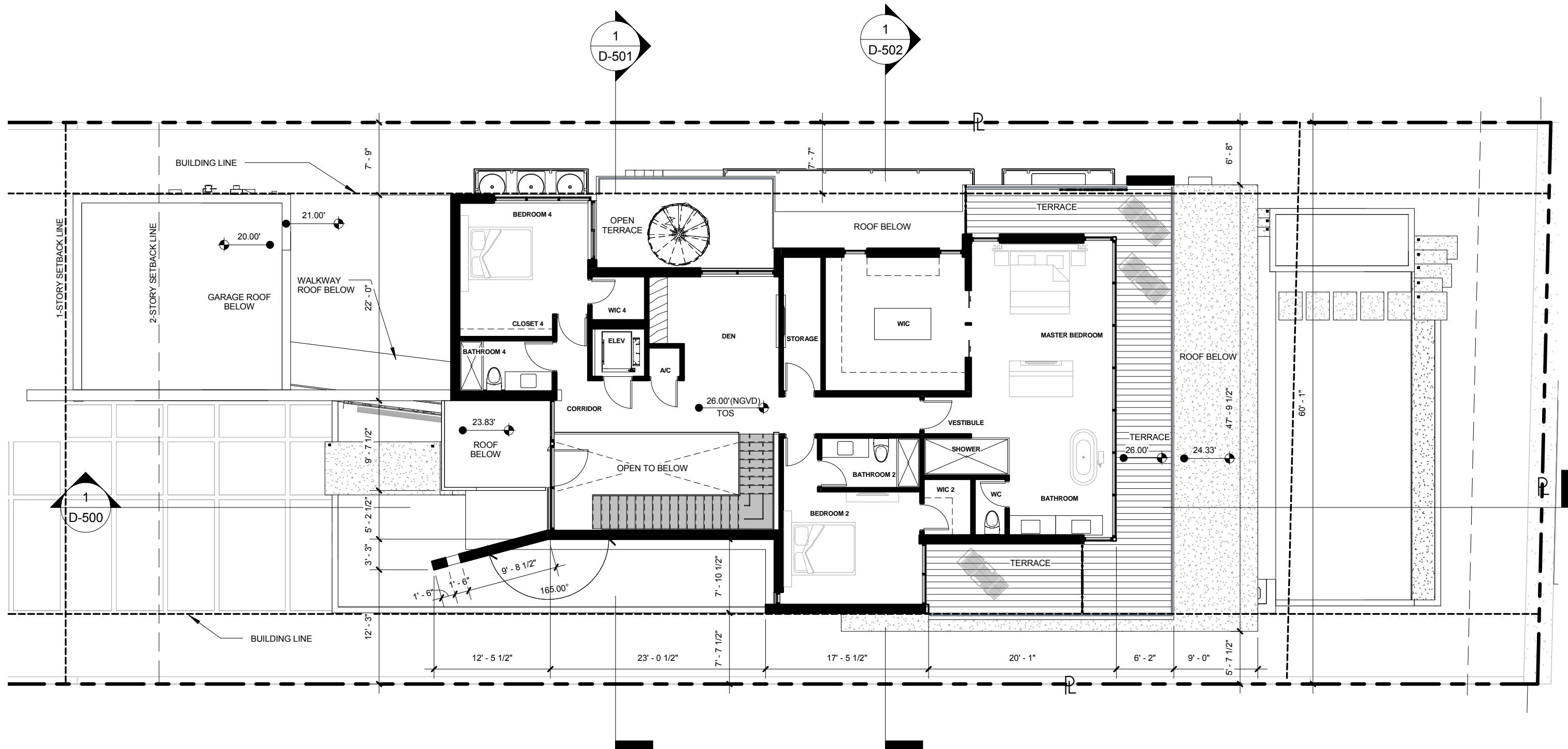
GROSS AREA (A/C)	
GROUND FLOOR:	3,100 SF
2ND FLOOR:	2,173 SF
ROOF:	74 SF
TOTAL:	5,347 SF



borges

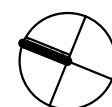
architects
+ associates

GROUND FLOOR PLAN		D-300
160 SOUTH HIBISCUS DRIVE		Date 08/14/2017
Miami Beach, FL		Scale 3/32" = 1'-0"



GROSS AREA (A/C)

GROUND FLOOR:	3,100 SF
2ND FLOOR:	2,173 SF
ROOF:	74 SF
TOTAL:	5,347 SF



borges architects
+ associates

Copyright © 2017 Borges and Associates Architecture. All rights reserved.

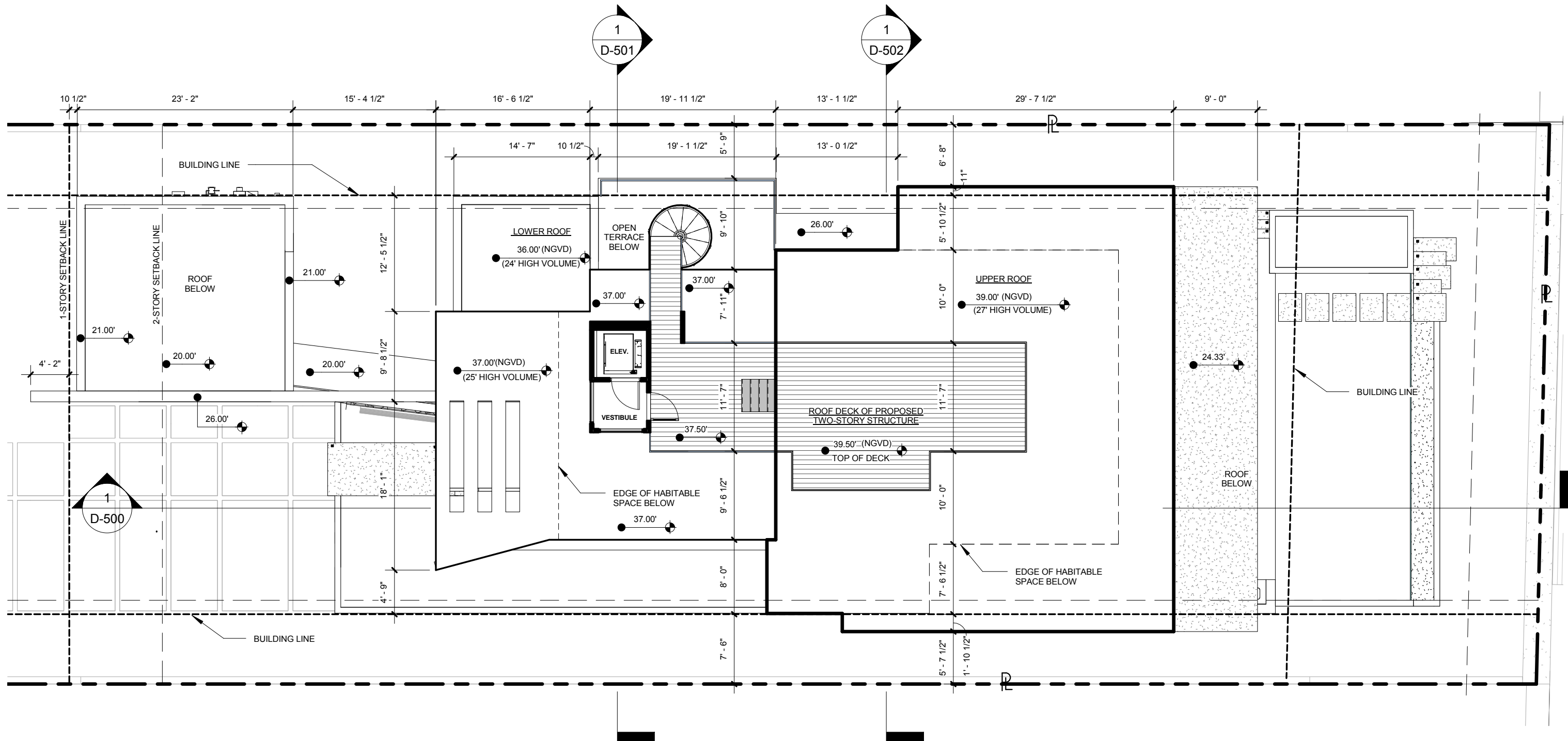
2ND FLOOR PLAN

160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-301

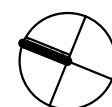
Date 08/14/2017

Scale 3/32" = 1'-0"



GROSS AREA (A/C)

GROUND FLOOR:	3,100 SF
2ND FLOOR:	2,173 SF
ROOF:	74 SF
TOTAL:	5,347 SF



borges architects
+ associates

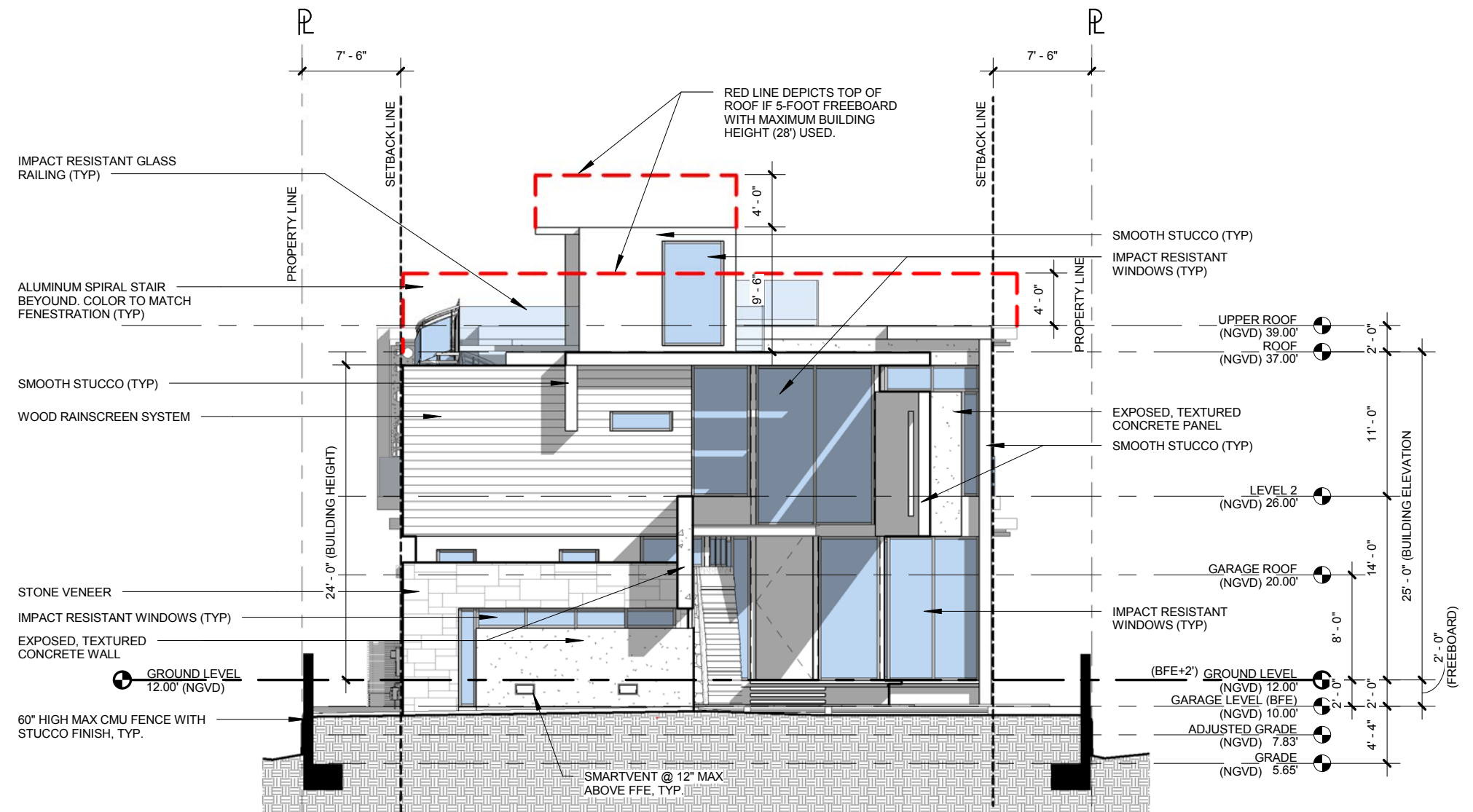
Copyright © 2017 Borges and Associates Architecture. All rights reserved.

ROOF PLAN

160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-302

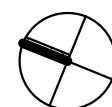
Date 08/14/2017
Scale 3/32" = 1'-0"



1 WEST ELEVATION-ZONING
3/32" = 1'-0"



2 KEY PLAN - WEST ELEVATION
1" = 40'-0"

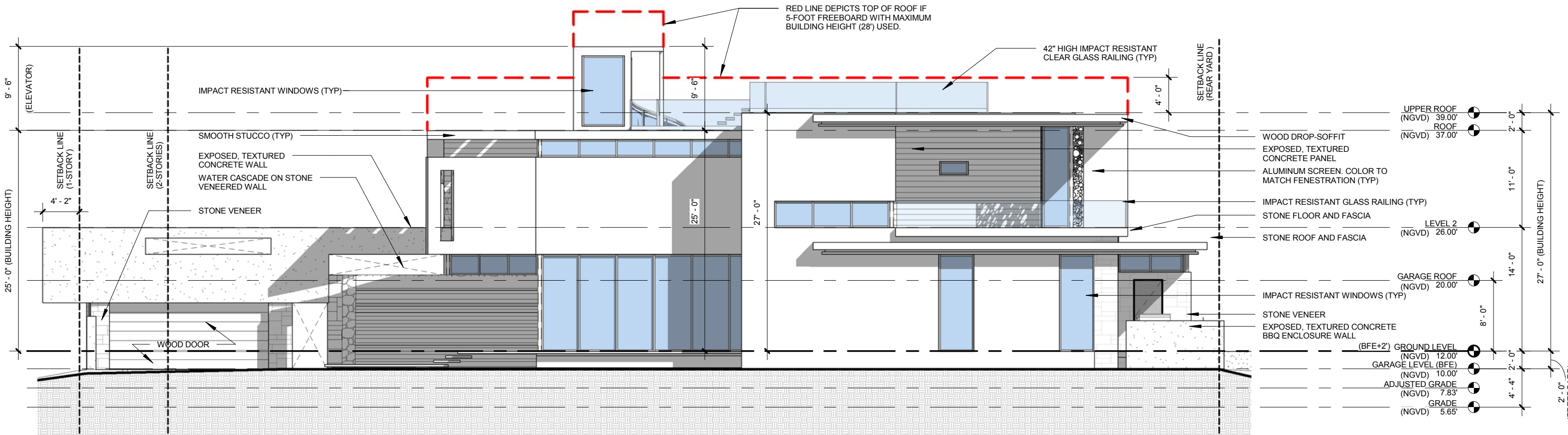


borges architects
+ associates

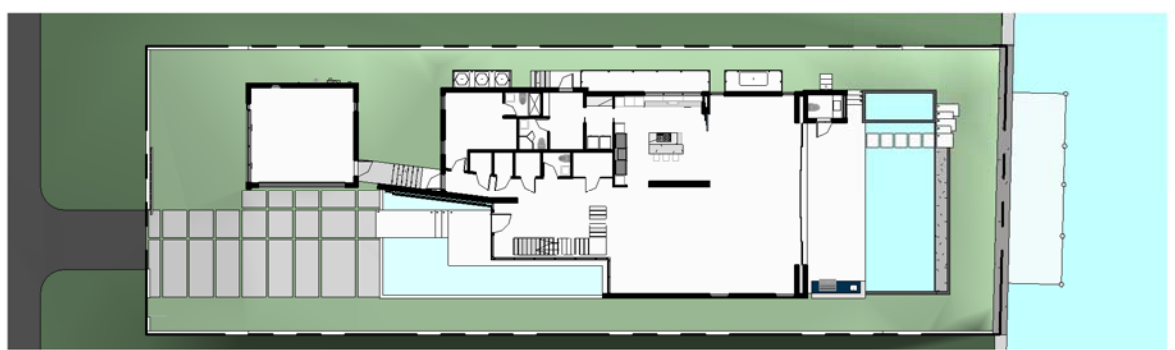
BUILDING ELEVATIONS
160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-401

Date 08/14/2017
Scale As indicated

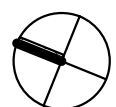


1 SOUTH ELEVATION-ZONING
3/32" = 1'-0"

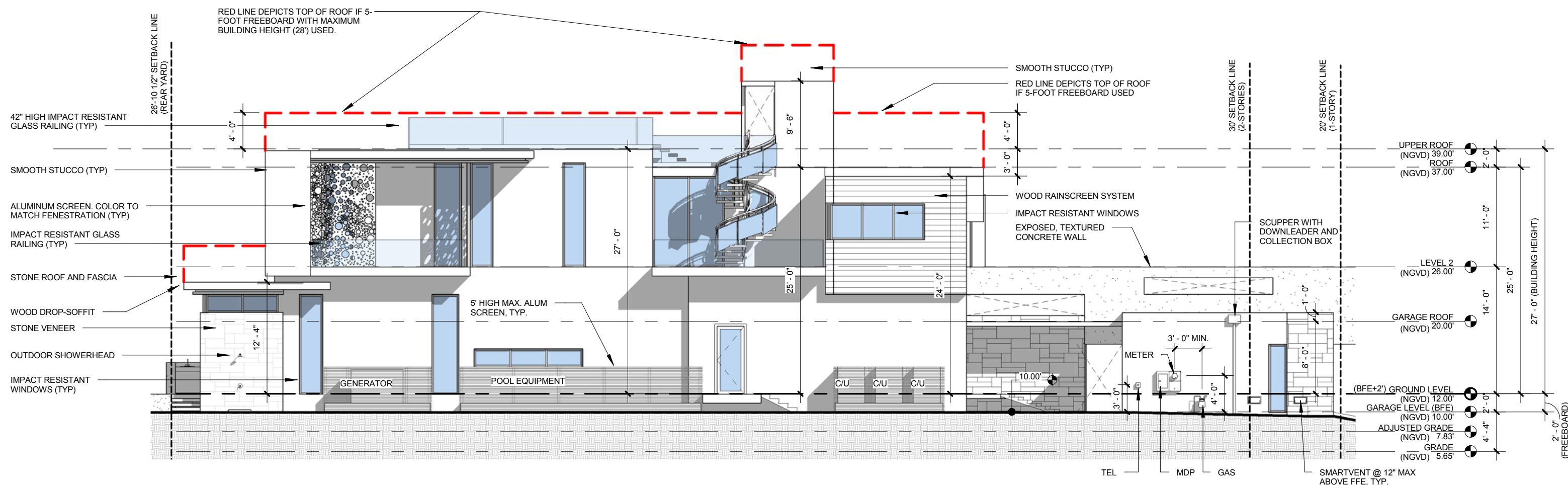


2 KEY PLAN - SOUTH ELEVATION
1" = 40'-0"

1
D-402



borges architects + associates	BUILDING ELEVATIONS	D-402
	160 SOUTH HIBISCUS DRIVE Miami Beach, FL	Date 08/14/2017 Scale As indicated

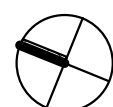


1 NORTH ELEVATION-ZONING
3/32" = 1'-0"

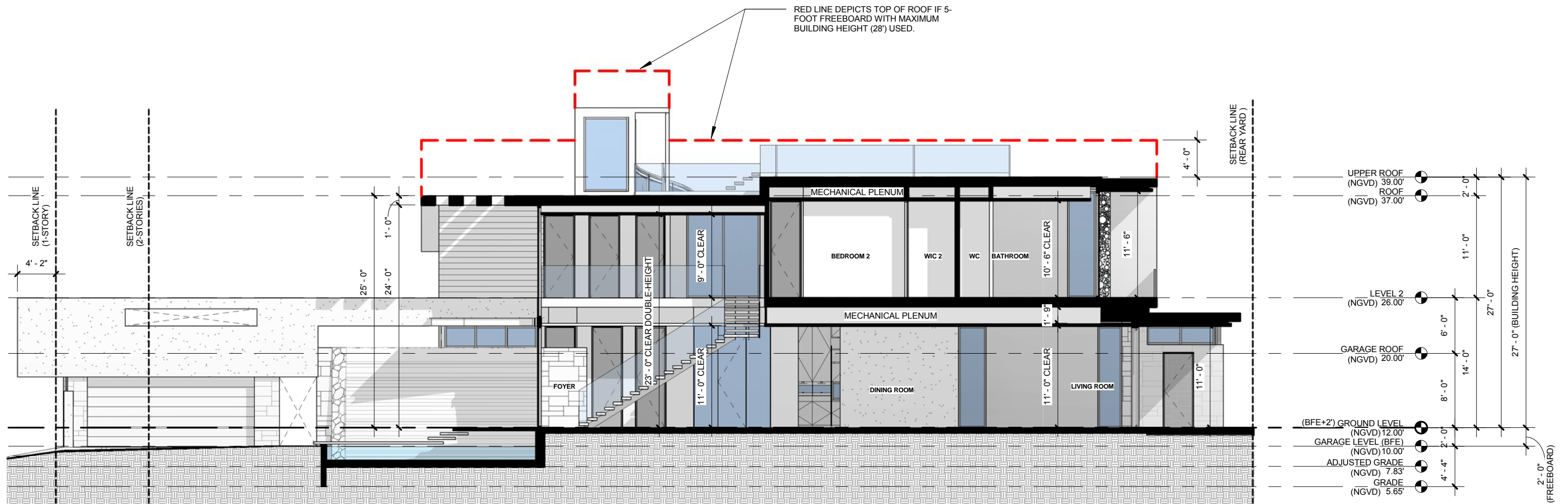
D-403
4



2 KEY PLAN - NORTH ELEVATION
1" = 40'-0"



borges architects + associates	BUILDING ELEVATIONS		D-403
	160 SOUTH HIBISCUS DRIVE		Date 08/14/2017
	Miami Beach, FL		Scale As indicated



1 BUILDING SECTION A
3/32" = 1'-0"



2 KEY PLAN - BUILDING SECTION A
1" = 40'-0"

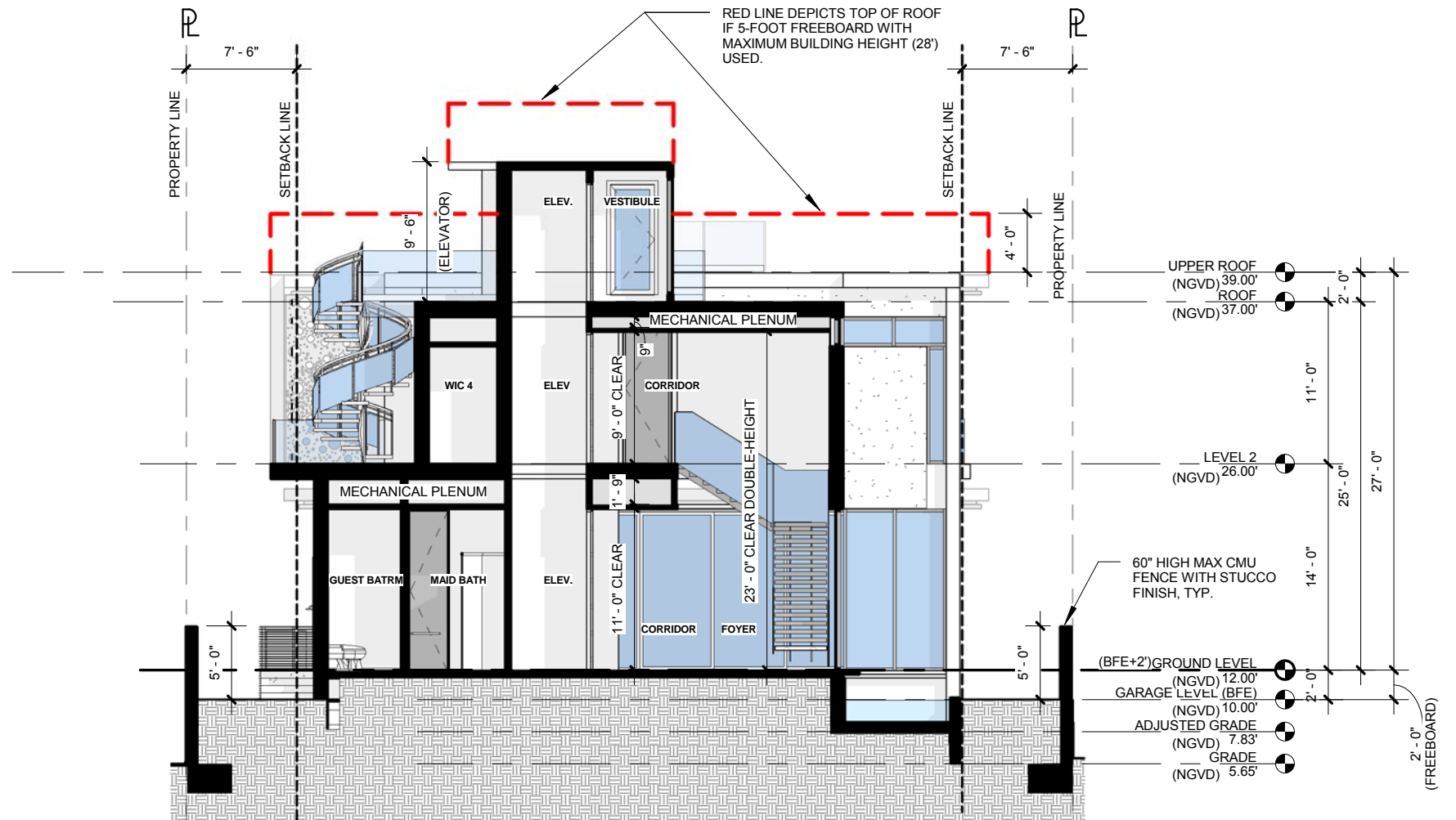


borges architects
+ associates

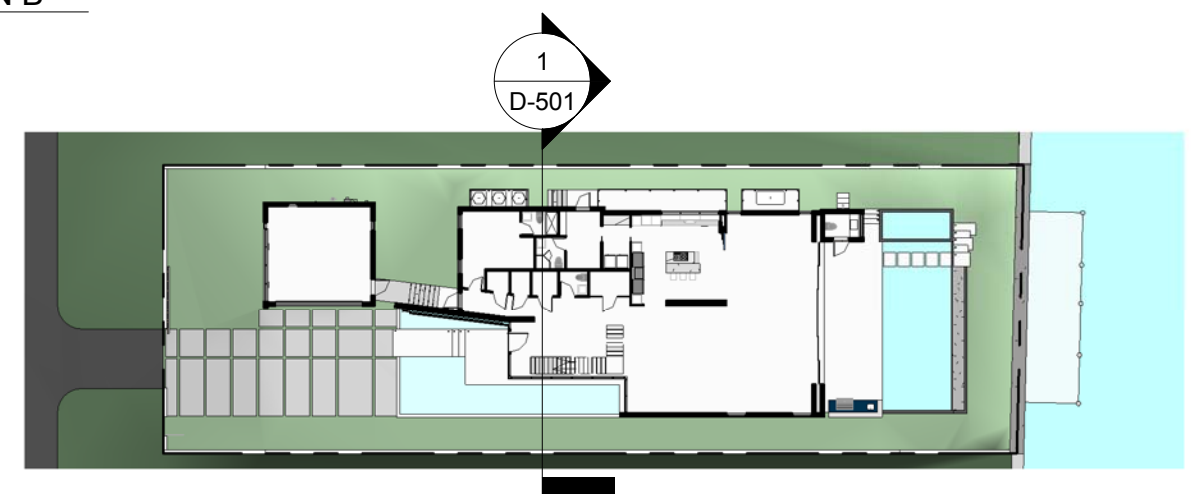
BUILDING SECTIONS
160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-500

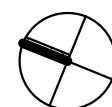
Date 08/14/2017
Scale As indicated



1 BUILDING SECTION B
3/32" = 1'-0"



2 KEY PLAN - BUILDING SECTION B
1" = 40'-0"



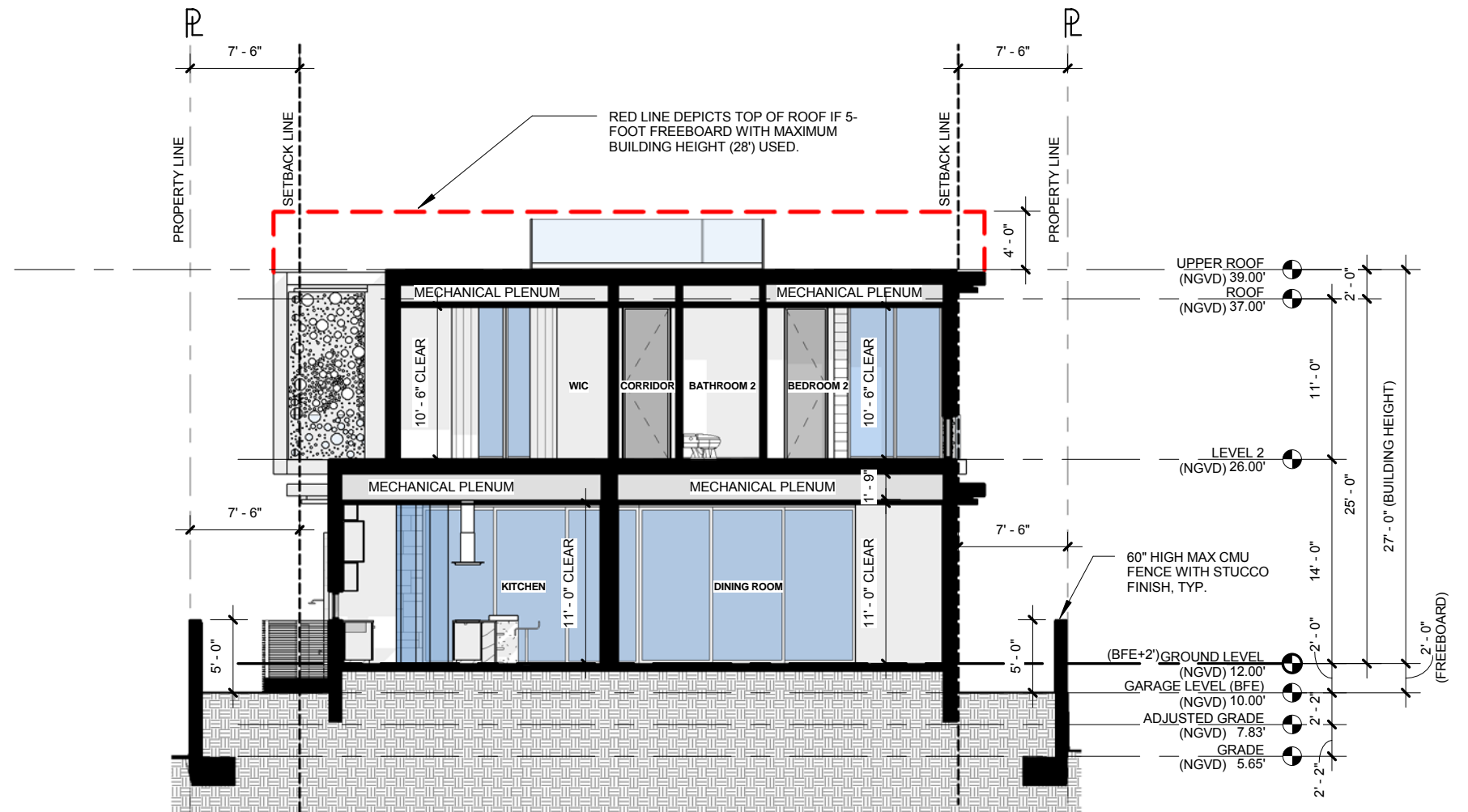
borges architects
+ associates

BUILDING SECTIONS
160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

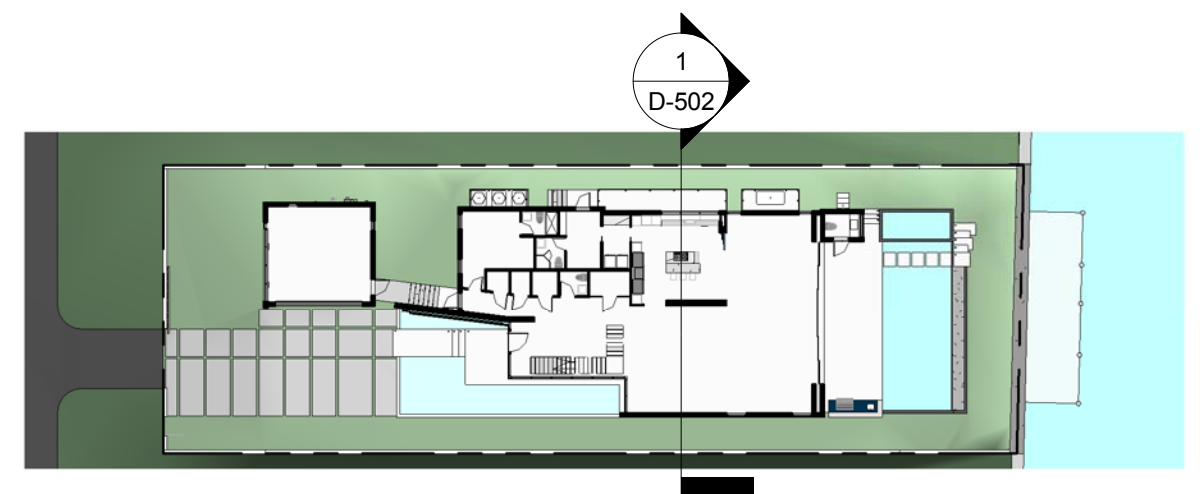
D-501

Date 08/14/2017

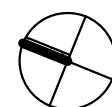
Scale As indicated



1 BUILDING SECTION C
3/32" = 1'-0"



2 KEY PLAN - BUILDING SECTION C
1" = 40'-0"

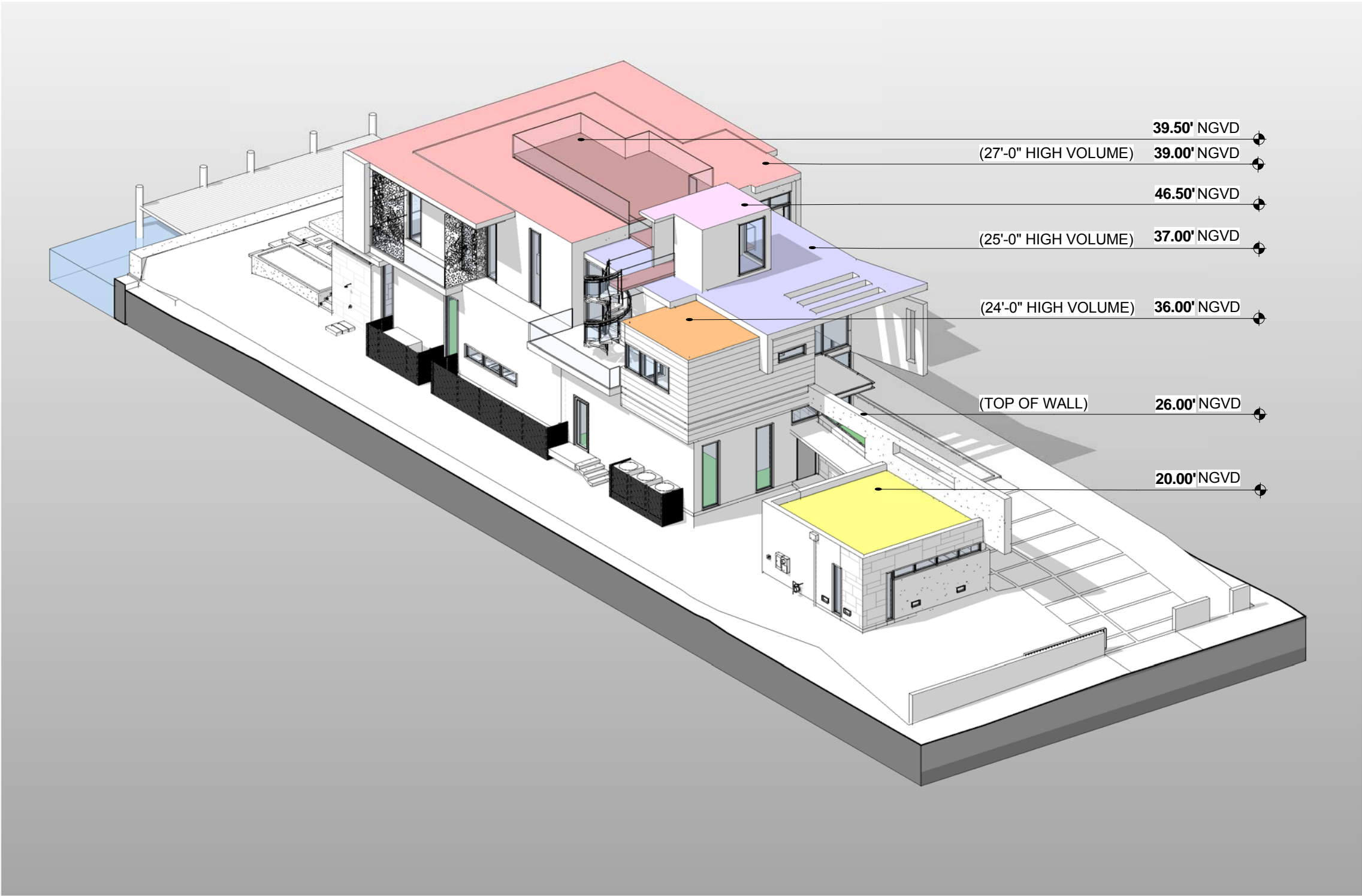


borges architects
+ associates

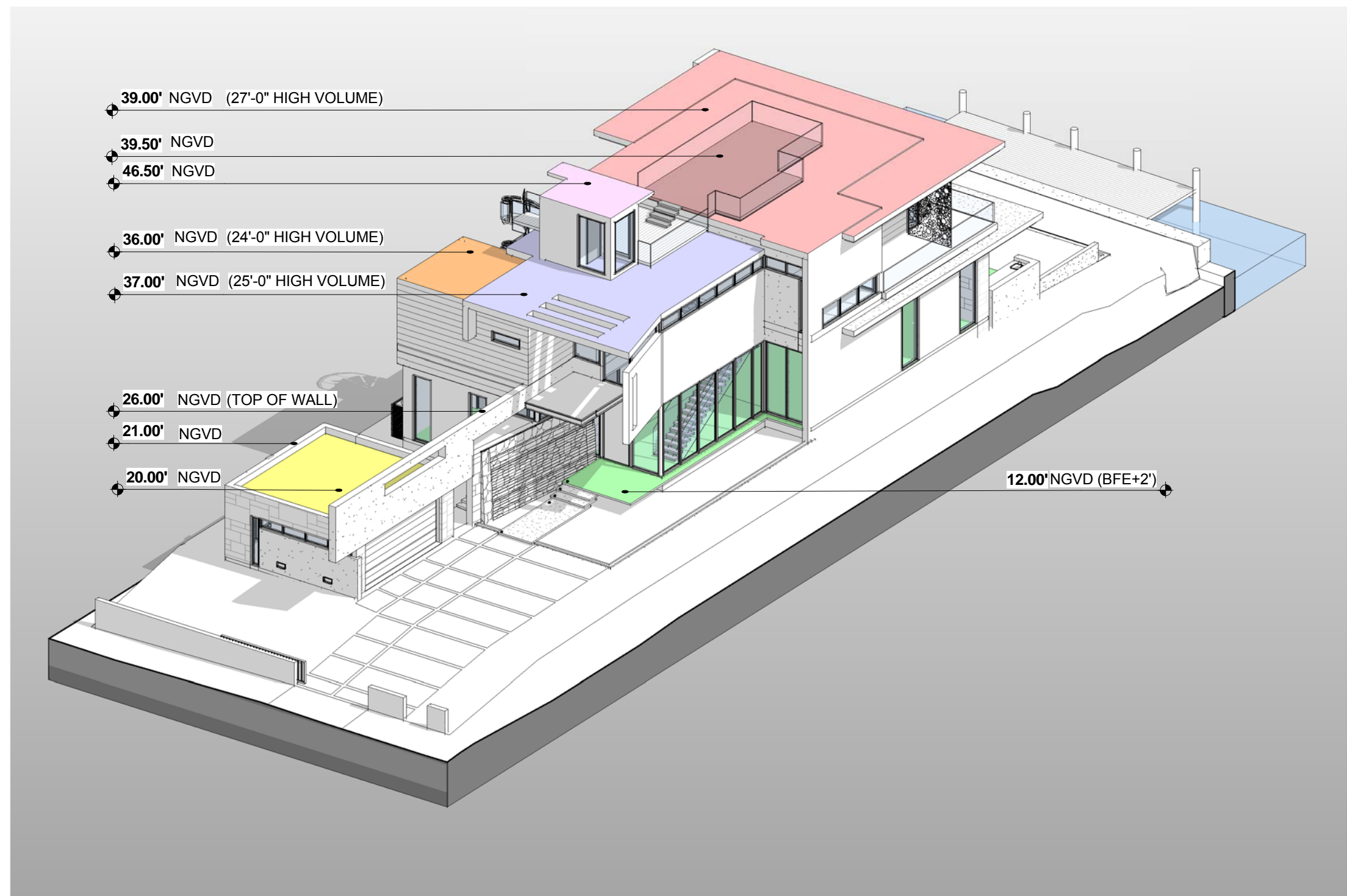
BUILDING SECTIONS
160 SOUTH HIBISCUS DRIVE
Miami Beach, FL

D-502

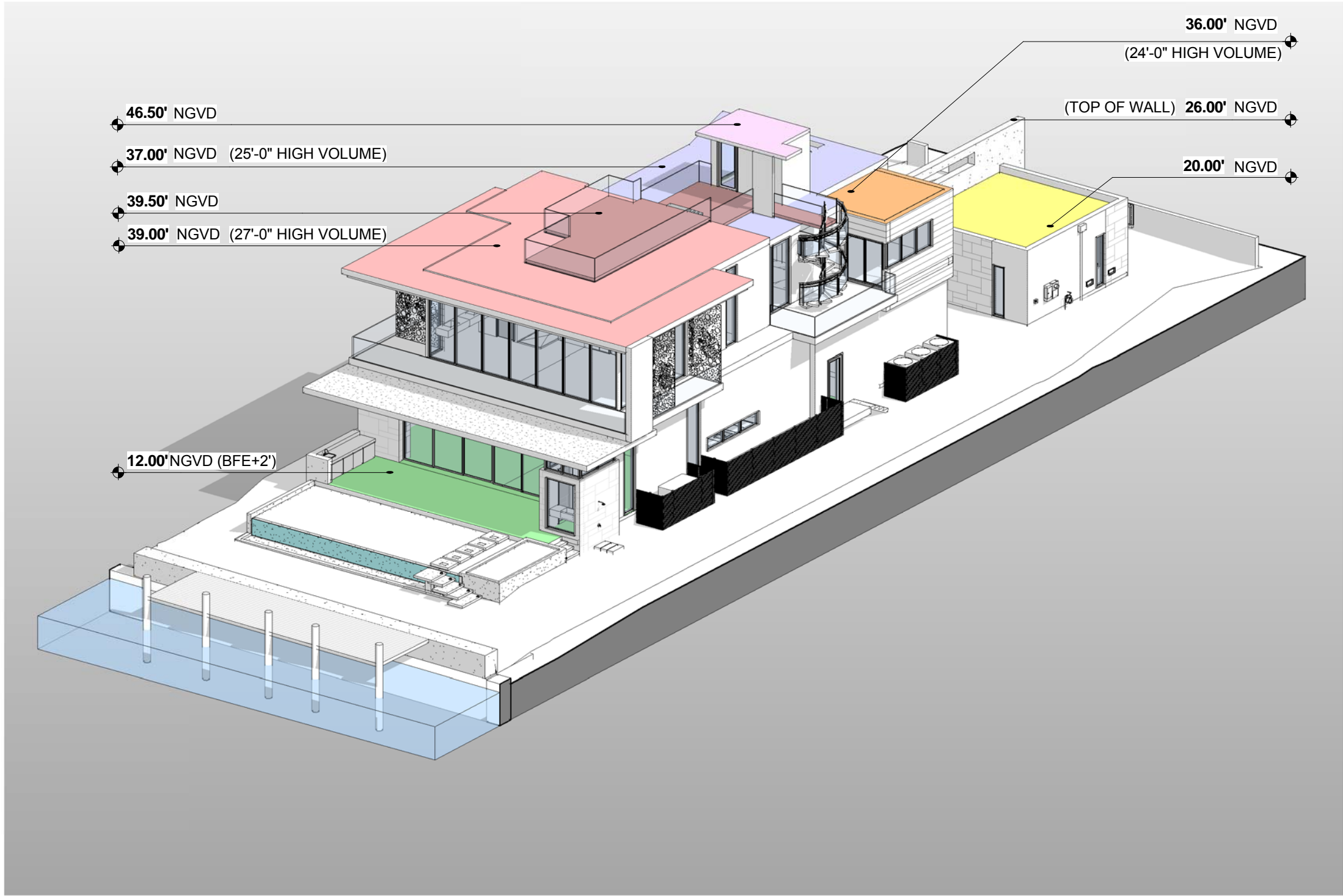
Date 08/14/2017
Scale As indicated



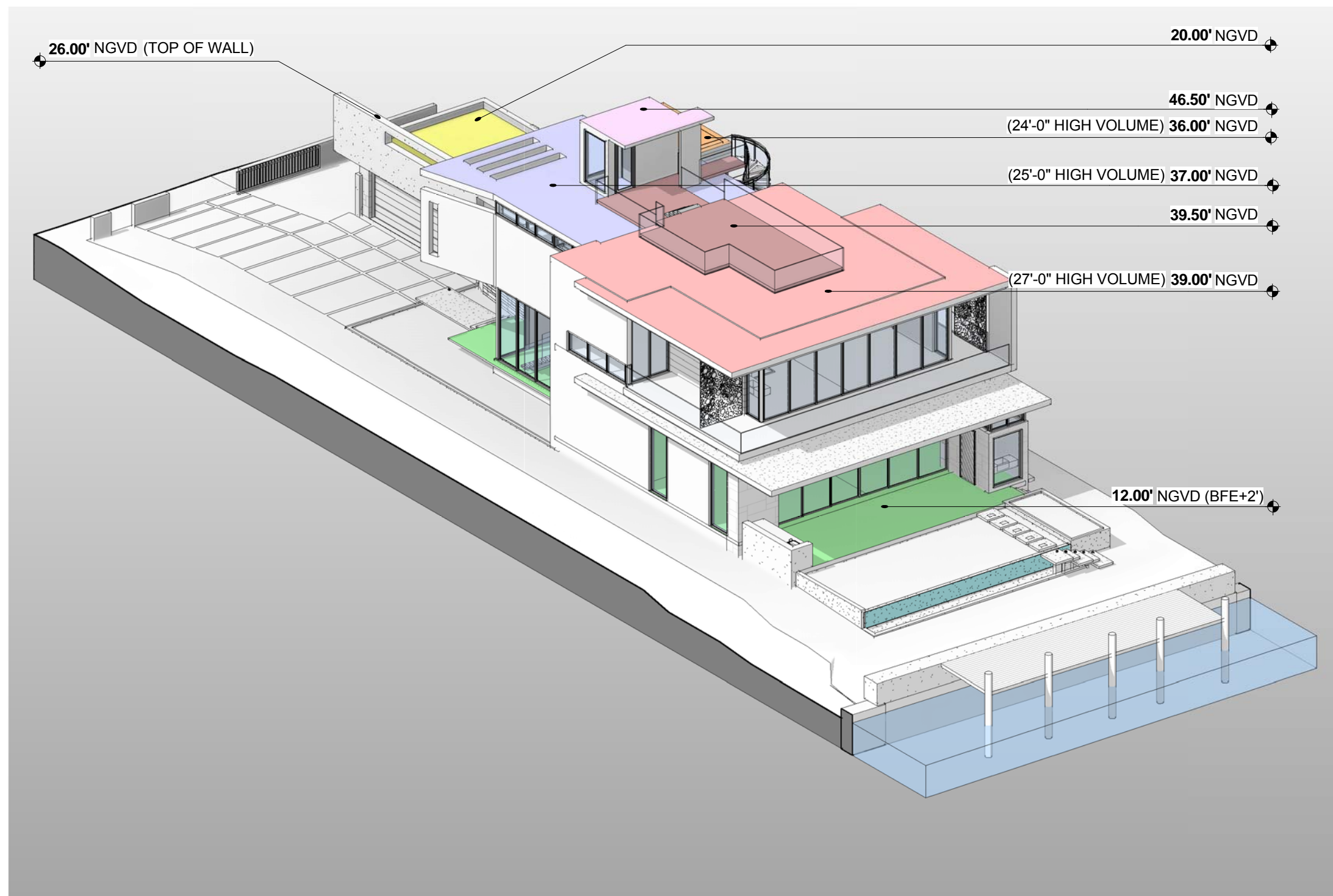
1 AXONOMETRIC - NE CORNER



1 AXONOMETRIC - NW CORNER

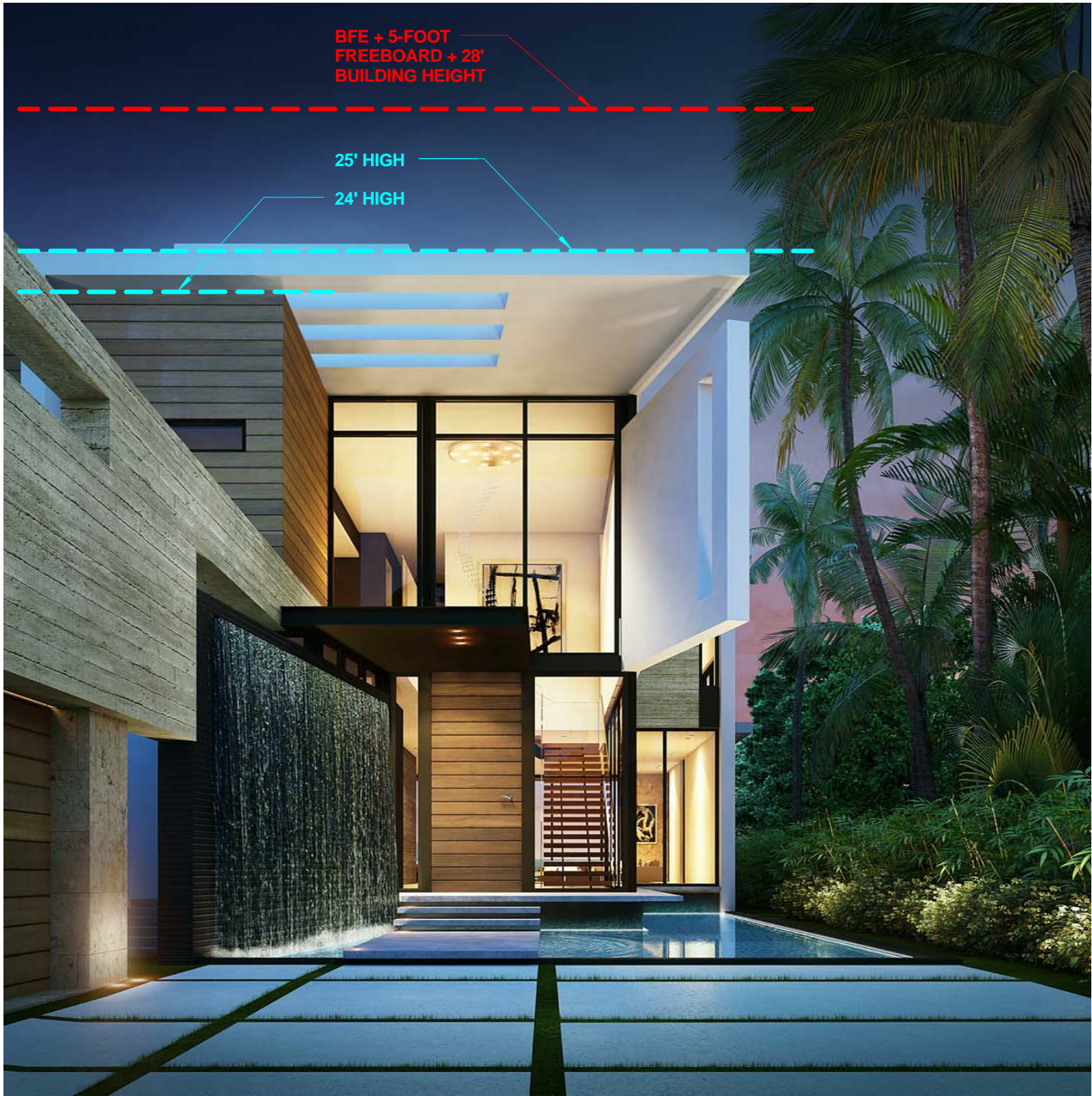


1 AXONOMETRIC - SE CORNER



1 AXONOMETRIC - SW CORNER

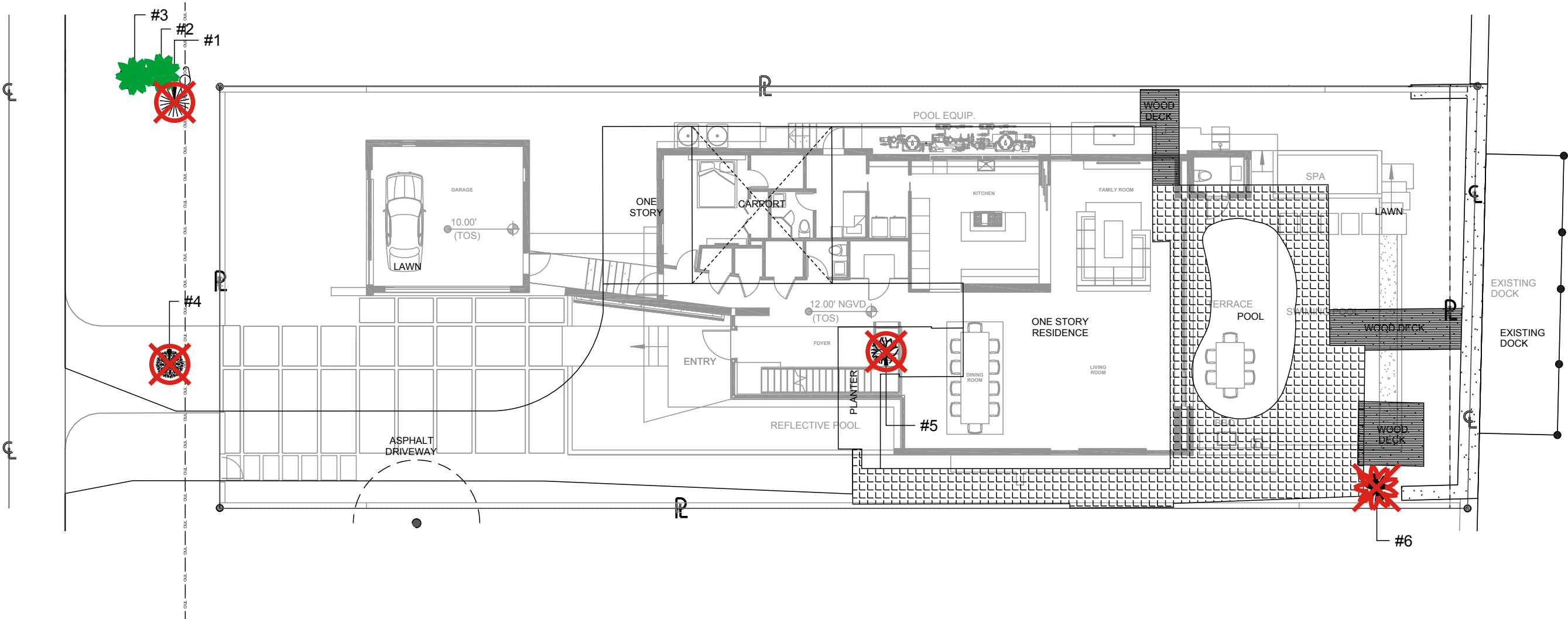
borges architects + associates	AXONOMETRIC VIEWS	D-603
	160 SOUTH HIBISCUS DRIVE	Date 08/14/2017
	Miami Beach, FL	Scale



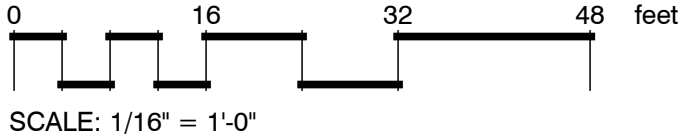
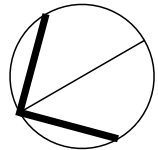


SOUTH HIBISCUS DRIVE

BISCAYNE BAY



EXISTING TREE DISPOSITION LIST										
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER (FT)	TREE CANOPY (SQ.FT)	PALM CANOPY (SQ.FT)	CONDITION	DISPOSITION	COMMENTS
1	Schefflera actinophylla	Umbrella Tree	30	20	4	0		Poor	Remove	Prohibited species - no mitigation
2	Ptychosperma elegans	Solitaire Palm	20	10	0.3			Fair	Remain	Out of property line
3	Ptychosperma elegans	Solitaire Palm	25	10	0.3			Fair	Remain	Out of property line
4	Callistemon viminalis	Bottlebrush Tree	15	20	2	314		Poor	Remove	
5	Taxodium distichum	Cypress Tree	25	20	1.3	314		Poor	Remove	
6	Livistona chinensis	Chinese Fan Palm	12	10	0.7		79	Poor	Remove	
TOTAL PROPOSED CANOPY LOSS (in square feet)						628	79	707	7/3/2017	



TREE DISPOSITION LEGEND



Existing tree or palm to be removed

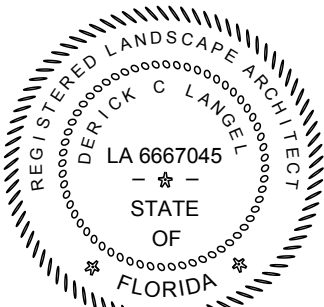


Tree

Palm

Existing tree and palm to remain in their existing location and be protected, no construction or excavation shall be permitted within the dripline of the trees.

Symbols do not show the actual canopy of the trees, for clarity, always cross check with Existing Tree Disposition List for sizes and disposition status. Contact landscape architect



DERICK LANGEL



ALL LANDSCAPE DATA INC

MIAMI BEACH TREE MITIGATION SUMMARY CHART				
PROPOSED CANOPY LOSS				
707 Proposed Canopy Loss (see Existing Tree Disposition List)				
REQUIRED CANOPY MITIGATION				707
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
7	Category 1 Trees	12' OAH	300	2,100
1	Category 2 Trees	10' OAH	150	150
0	Category 3 Trees	8' OAH	100	0
7	Category 4 Palms	6' OAH	50	350
PROVIDED CANOPY MITIGATION				2,600

borges architects
+ associates

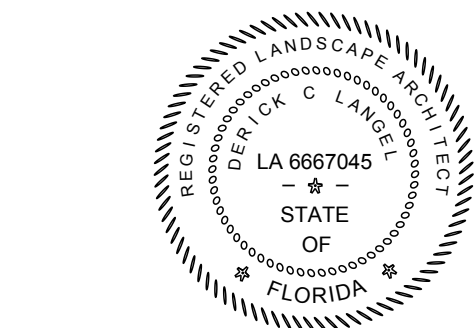
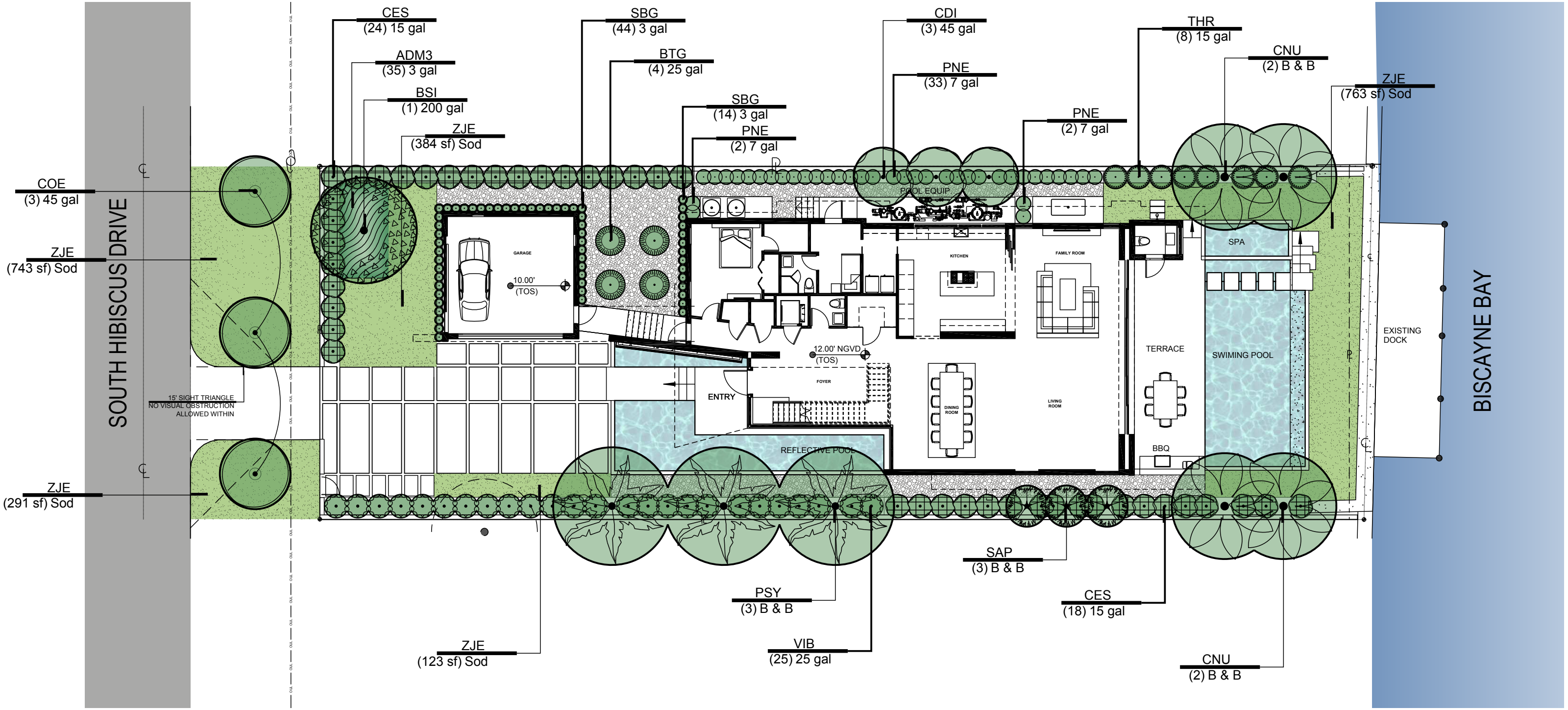
EXISTING TREE DISPOSITION PLAN

D-900

160 SOUTH HIBISCUS
Miami Beach, FL

Date 08/14/2017

Scale 1/8" = 1'-0"



DERICK LANGEL



Copyright © 2017 Borges and Associates Architecture. All rights reserved.

borges architects + associates	LANDSCAPE PLAN	D-901
	160 SOUTH HIBISCUS Miami Beach, FL	Date 08/14/2017 Scale 1/8" = 1'-0"

PLANT SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>DBH</u>	<u>HGT</u>	<u>SPRD</u>	<u>REMARKS</u>
BSI	1	Bursera simaruba	Gumbo Limbo	200 gal	10"	18'-20' OA	10'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
CDI	3	Coccoloba diversifolia	Pigeon Plum	45 gal	2.5"	12'-14' OA	6'	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant
CNU	4	Cocos nucifera `Green Malayan`	Coconut Palm	B & B	14"	18' GW	20'	Miami-Dade Landscape Manual - Drought Tolerant
COE	3	Conocarpus erectus `sericeus`	Silver Buttonwood	45 gal	2.5"	12' OA	4'-6'	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual
PSY	3	Phoenix sylvestris	Wild Date Palm	B & B	18"	12' CT	14'	Miami-Dade Landscape Manual - DroughtTolerant
SAP	3	Sabal palmetto	Cabbage Palmetto	B & B	12"	20' OA	7'	Florida Native - Miami-Dade Landscape Manual - Slick - Hurr. Cut
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HGT</u>	<u>SPRD</u>	<u>SPACING</u>	<u>REMARKS</u>
BTG	4	Bambusa textilis gracilis	Weaver`s Bamboo	25 gal	18' OA	4'	60" o.c.	
CES	42	Conocarpus erectus sericeus	Silver Button Wood	15 gal	5'	4'	48" o.c.	Shrub Type - Florida Native - Miami-Dade Landscape Manual
PNE	37	Psychotria nervosa	Wild Coffee	7 gal	3'	2.5'	30" o.c.	Florida Native - Miami-Dade Landscape Manual
SBG	58	Sansevieria trifasciata `Black Gold`	Black Black Snake Plant	3 gal	20' OA	8'	18" o.c.	
THR	8	Thrinax radiata	Florida Thatch Palm	15 gal	4'-6'	4'	48" o.c.	Florida Native - Miami-Dade Landscape Manual
VIB	25	Viburnum odoratissimum `Awabuki`	Awabuki Viburnum	25 gal	6" OA	3'	48" o.c.	Miami-Dade Landscape Manual
<u>SHRUB AREAS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HGT</u>	<u>SPRD</u>	<u>SPACING</u>	<u>REMARKS</u>
ADM3	35	Asparagus densiflorus `Myers`	Myers Asparagus	3 gal	1'	1'	24" o.c.	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HGT</u>	<u>SPRD</u>	<u>SPACING</u>	<u>REMARKS</u>
ZJE	2,304 sf	Zoysia japonica `Empire`	Korean Grass	Sod				



DERICK LANGEL



	PLANTING SCHEDULE	D-902
	160 SOUTH HIBISCUS	Date 08/14/2017
	Miami Beach, FL	Scale 1/8" = 1'-0"

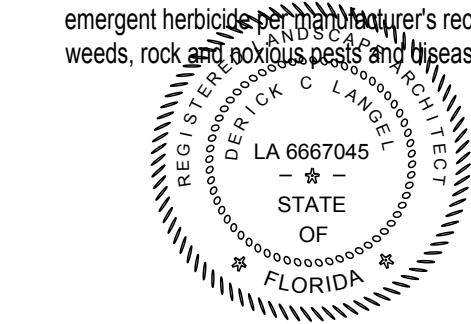
- NOTES:
1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
 2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
 3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcover's, sod and weeds within landscape areas.
9. All limestone shall be removed from planting beds prior to installation of plant material
10. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation. City Urban Forester and or Greenspace Management Division staff to approve all ROW trees, palms and plant material before it is planted to ensure Florida Grade No. 1 status
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site. Any substitutions in size and/or plant material must be approved by the Landscape Architect, City Urban Forester and or applicable City Staff.
5. Landscape Architect shall be notified 5 days min. prior nursery visit.
6. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
7. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.



CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 10,719 S.F. Acres 0.25

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>10,719</u> s.f.x <u>25</u> % = <u>2,693</u> s.f.	<u>2,693 S.F.</u>	<u>2,966 S.F.</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>2,693 S.F.</u>	<u>2,966 S.F.</u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	<u>2,693 S.F.</u>	<u>2,966 S.F.</u>
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>2,966</u> s.f.	<u>1,483 S.F.</u>	<u>0 S.F.</u>

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>N/A</u> trees x <u>N/A</u> net lot acres - number of existing trees=	<u>3</u>	<u>4</u>
B. % Natives required: Number of trees provided x 30% =	<u>2</u>	<u>4</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>2</u>	<u>4</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>N/A</u> linear feet along street divided by 20'=		
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>60</u> linear feet along street divided by 20'=	<u>3</u>	<u>3</u>

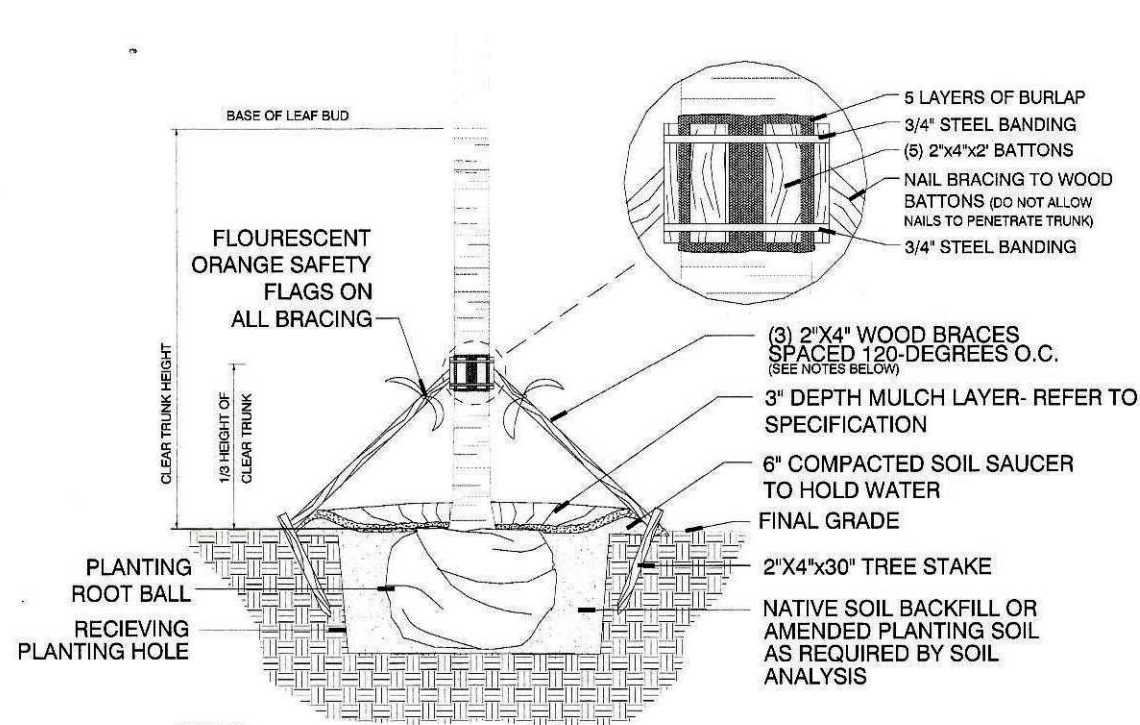
SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>72</u>	<u>174</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>87</u>	<u>87</u>

LARGE SHRUBS OR SMALL TREES

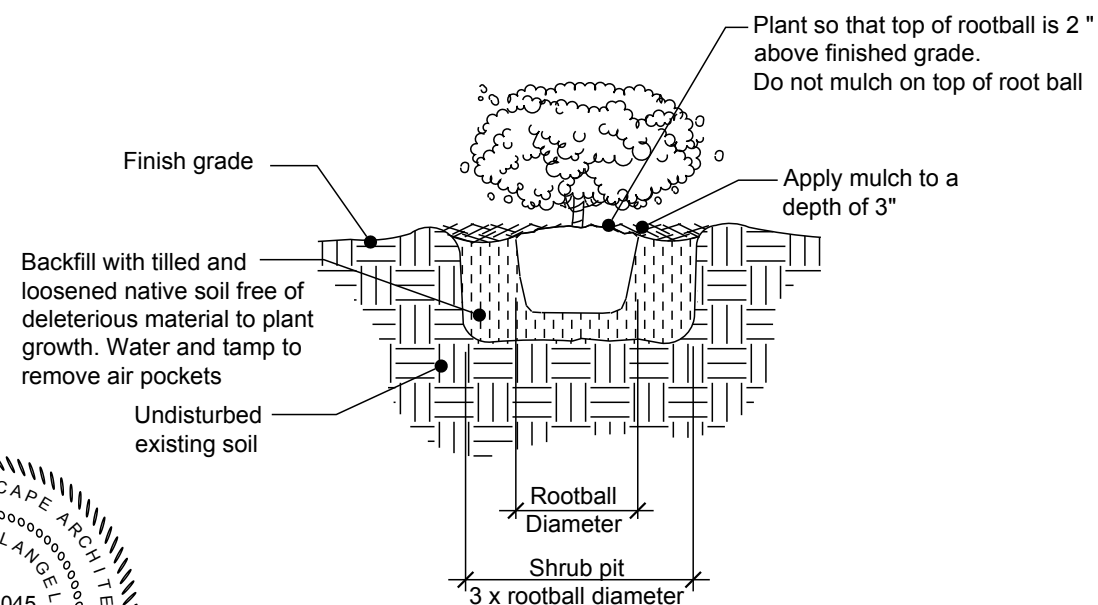
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>8</u>	<u>71</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>4</u>	<u>42</u>

	PLANTING NOTES / LANDSCAPE LEGEND	D-903
	160 SOUTH HIBISCUS Miami Beach, FL	Date 08/14/2017
		Scale 1/8" = 1'-0"



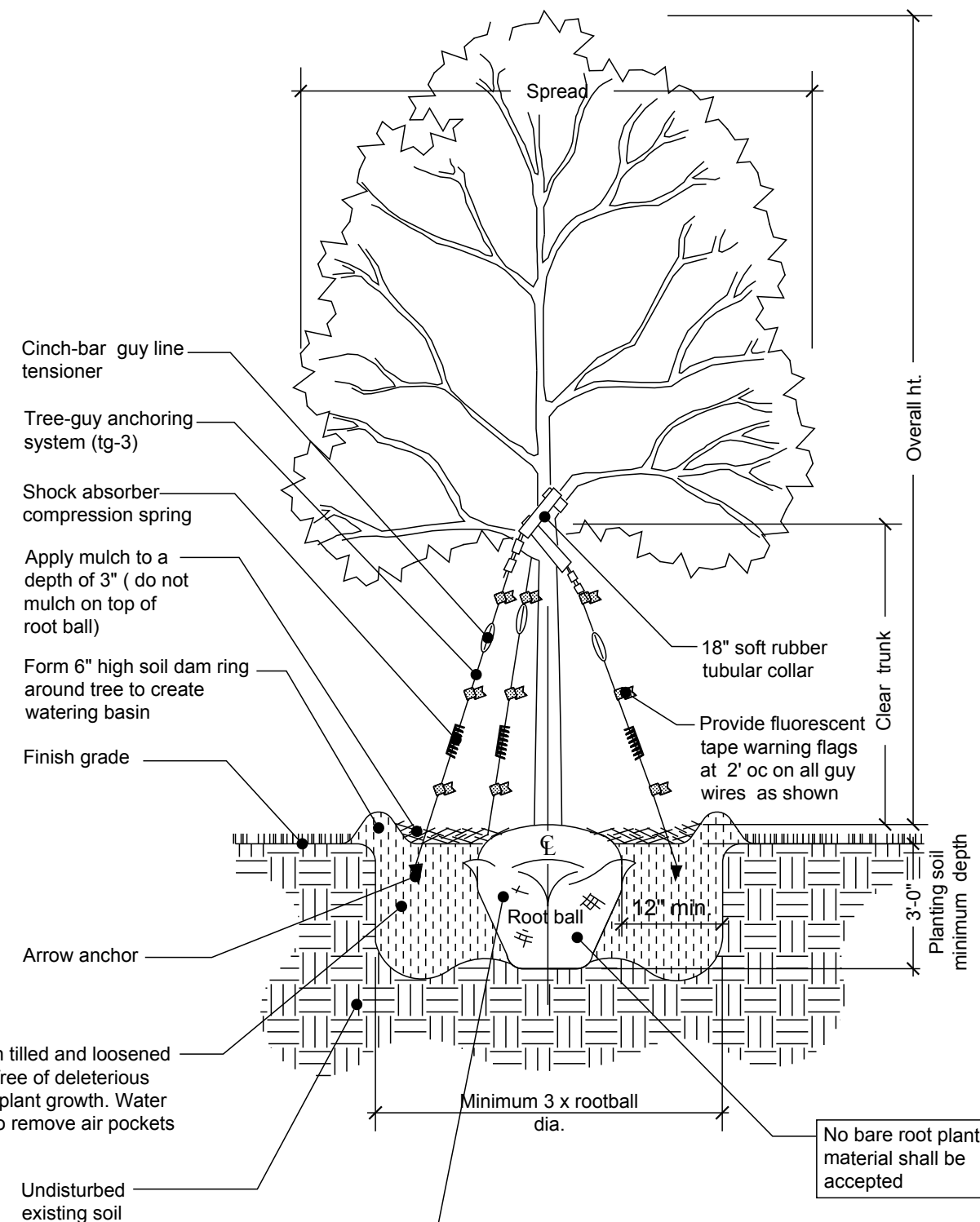
- NOTES:**
1. PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES
 2. PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 3. RECIEVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 6. NO SCARRED OR BLACKENED TRUNKS.
 7. AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

City of Miami Beach Typical Palm Planting Detail N.T.S.



SHRUB PLANTING DETAIL

N.T.S



All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree are backfilled.

Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

TREE PLANTING DETAIL

N.T.S



DERICK LANGEL

