

# 81 WASHINGTON RESTAURANT

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M I A M I B E A C H , F L . 3 3 1 3 9

# HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 07/21/2017

DRAWING INDEX		SCOPE OF WORK	
T-1.0	SHEET INDEX / PROJECT INFORMATION	<p>SCOPE OF WORK SHALL BE FIRST AND SECOND FLOOR LEVEL ONLY. NO WORK ON THIRD OR ROOF LEVEL FLOORS.</p> <p>EXTERIOR SCOPE:</p> <ul style="list-style-type: none"><li>TERRACE / PARKING DEMOLITION</li><li>TREE REMOVAL</li><li>REMOVAL OF SELECTED EXISTING BUILDING WINDOWS (WEST FACADE ONLY)</li><li>RECONFIGURATION OF EXTERIOR TERRACE TO INCLUDE NEW PLANTERS, LANDSCAPE, TERRACES, FURNITURE AND RETRACTABLE AWNING CANOPY.</li></ul> <p>INTERIOR SCOPE:</p> <ul style="list-style-type: none"><li>DEMOLITION OF EXISTING WALLS AND CEILING / REMOVAL OF DOORS</li><li>RECONFIGURATION OF SPACE</li><li>DEMOLITION OF PORTION OF SECOND LEVEL FLOOR TO CREATE MEZZANINE OPEN SPACE</li></ul>	
T-1.1	ZONING DATA		
T-1.2	EXISTING PHOTOGRAPHS KEY PLAN		
T-1.3	SITE PHOTOS		
T-1.4	SITE PHOTOS		
T-1.5	SITE PHOTOS		
T-1.6	SITE PHOTOS		
T-1.7	SITE PHOTOS		
T-1.8	SITE PHOTOS		
T-1.9	AERIAL LOCATION MAP		
T-2.1	FAR CALCULATION FLOOR PLANS		
R-1.1	AERIAL VIEW - CLOSED CANOPY		
R-1.2.	AERIAL VIEW - OPEN CANOPY		
R-2.1	FACADE VIEW - OPEN CANOPY		
R-3.1	TERRACE VIEW - OPEN CANOPY		
R-4.1	TERRACE VIEW - OPEN CANOPY		
A-1.1	EXISTING GROUND LEVEL FLOOR PLAN		
A-1.2	PROPOSED GROUND LEVEL FLOOR PLAN		
A-1.3	PROPOSED GROUND LEVEL SEATING PLAN		
A-2.1	EXISTING SECOND LEVEL FLOOR PLAN		
A-2.2	PROPOSED SECOND LEVEL FLOOR PLAN		
A-4.1	EXISTING & PROPOSED NORTH ELEVATIONS		
A-4.2	EXISTING & PROPOSED WEST ELEVATIONS		
A-4.3	EXISTING & PROPOSED SOUTH ELEVATIONS		
A-4.4	EXISTING & PROPOSED EAST ELEVATIONS		
TD-1	TREE DISPOSITION PLAN		
LA-1	LANDSCAPE PLAN		
LA-2	LANDSCAPE DETAILS SURVEY		
TEAM		LOCATION MAP	
<p>ARCHITECT: TAI ARCHITECTURE, INC. 278 NW 37th STREET MIAMI, FL 33127 T: (305)576-7556</p> <p>LANDSCAPE ARCHITECT: DIEGO VANDERBIEST 6200 SW 80th STREET MIAMI, FL 33143 (305)528-4001</p>			

ARCHITECT:

**TAI**  
**TAI ARCHITECTURE, INC.**  
278 NW 37th Street, Miami, FL 33127  
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PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:

**DRAWING INDEX /**  
**PROJECT INFORMATION**

PROJECT #:  
**17-M-03**

T-1.0

SHEET

## ZONING DATA

1 of 1

**MIAMI BEACH**  
Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	230 1st Street		
2	Board and file numbers :			
3	Folio number(s):	02-4203-003-1410		
4	Year constructed:	1938	Zoning District:	C-PS1
5	Based Flood Elevation:	AE 8'	Grade value in NGVD:	4.50'
6	Adjusted grade (Flood+Grade/2):	6.25'	Lot Area:	13,000 SF
7	Lot width:	100.00'	Lot Depth:	130.00'
8	Existing use:	Restaurant	Proposed use:	Restaurant(No change)

		Maximum (Total)	Existing	Proposed	Deficiencies
9	Height	40'	43'-5"	43'-5"	No Change
11	Number of Stories	4	3	3	No Change
12	<b>FAR Allowed TOTAL</b>	1(13000 SF)=13,000 SF	14,652 SF	14,280 SF	Reduction
13	<b>FAR 1st Floor</b>		5,539 SF	5,539 SF	No Change
14	<b>FAR 2nd Floor</b>		5,082 SF	4,710 SF	Reduction
15	<b>FAR 3rd Floor (Not Part of this Project)</b>		4,031 SF	4,031 SF	No Change

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback: West	0'	52'-6"	52'-6"	No Change
20	Side Setback: North	0'	2'-3"	2'-3"	No Change
21	Side Setback: South	0'	5'-0"	5'-0"	No Change
23	Rear Setback: East	5'	2'-5"	2'-5"	No Change

	Parking	Required	Existing	Proposed	Deficiencies
40	Total # of parking spaces	N/A Historic District	5	0	See below

**Persuant to Section 130,132(c), net reduction of 5 parking spaces for the 1997 addition**

	Restaurant Seating	Allowed	Existing	Proposed	Deficiencies
50	Exterior Patio Seating		34	120	N/A
51	Interior Seating Ground Level		116	80	N/A
51	Interior Seating Second Level		96	46	N/A
52	<b>Total Seating</b>		<b>246</b>	<b>246</b>	<b>No Change</b>
61	Is this a contributing building?	Yes			
62	Located within a Local Historic District?	Yes (Ocean Beach Historic District)			

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**TAI ARCHITECTURE, INC.**  
278 NW 37th Street, Miami, FL 33127  
p: 305.576.7556 f: 305.576.5772  
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MIAMI BEACH, FL 33139

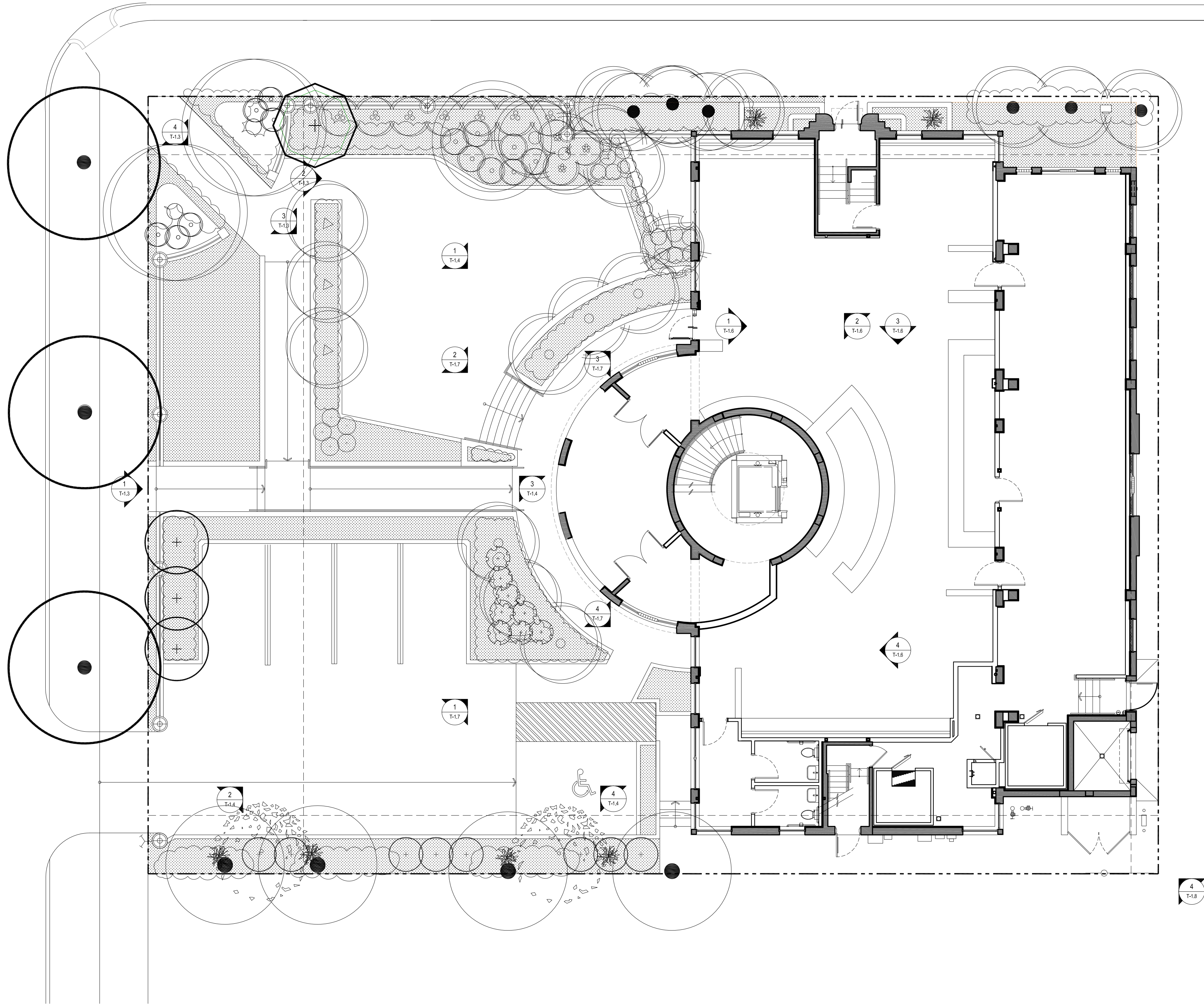
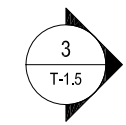
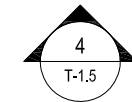
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## ZONING DATA

PROJECT #: **17-M-03**  
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T-1.1

SHEET



1 EXISTING PHOTOGRAPHS REFERENCE KEY PLAN

DRAWING TITLE:

**EXISTING PHOTOGRAPHS  
KEY PLAN**

PROJECT #:  
**17-M-03 HPB SUBMITTAL**

PROJECT NAME / ADDRESS:  
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NO.	REVISIONS/SUBMISSIONS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

ARCHITECT:

**TAI ARCHITECTURE, INC.**  
278 NW 57th Street, Miami, FL 33127  
p: 305.576.7556 f: 305.576.5772  
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278 NW 37th Street, Miami, FL 33127  
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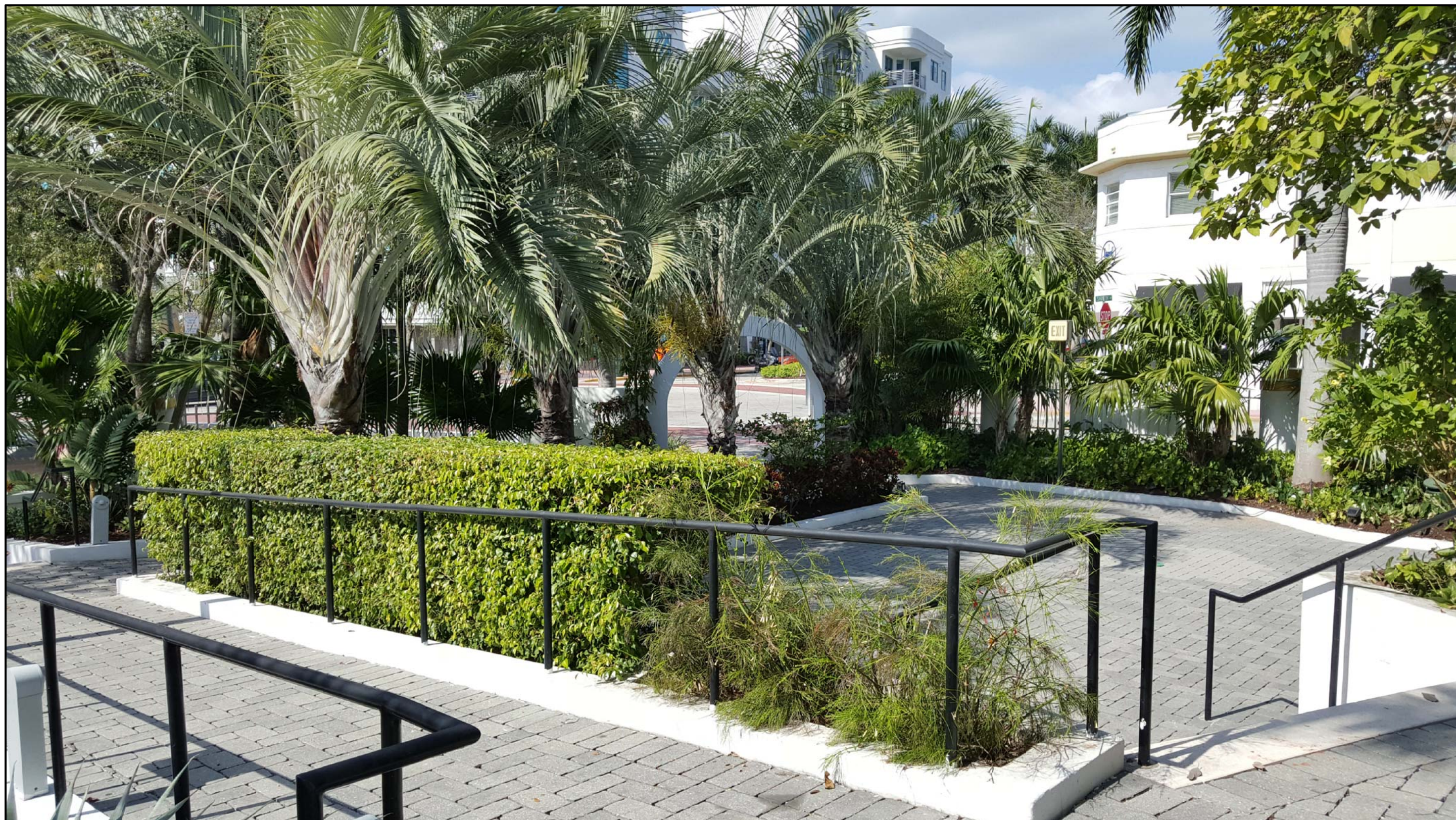
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	17-M-03	
SITE PHOTOGRAPHS		
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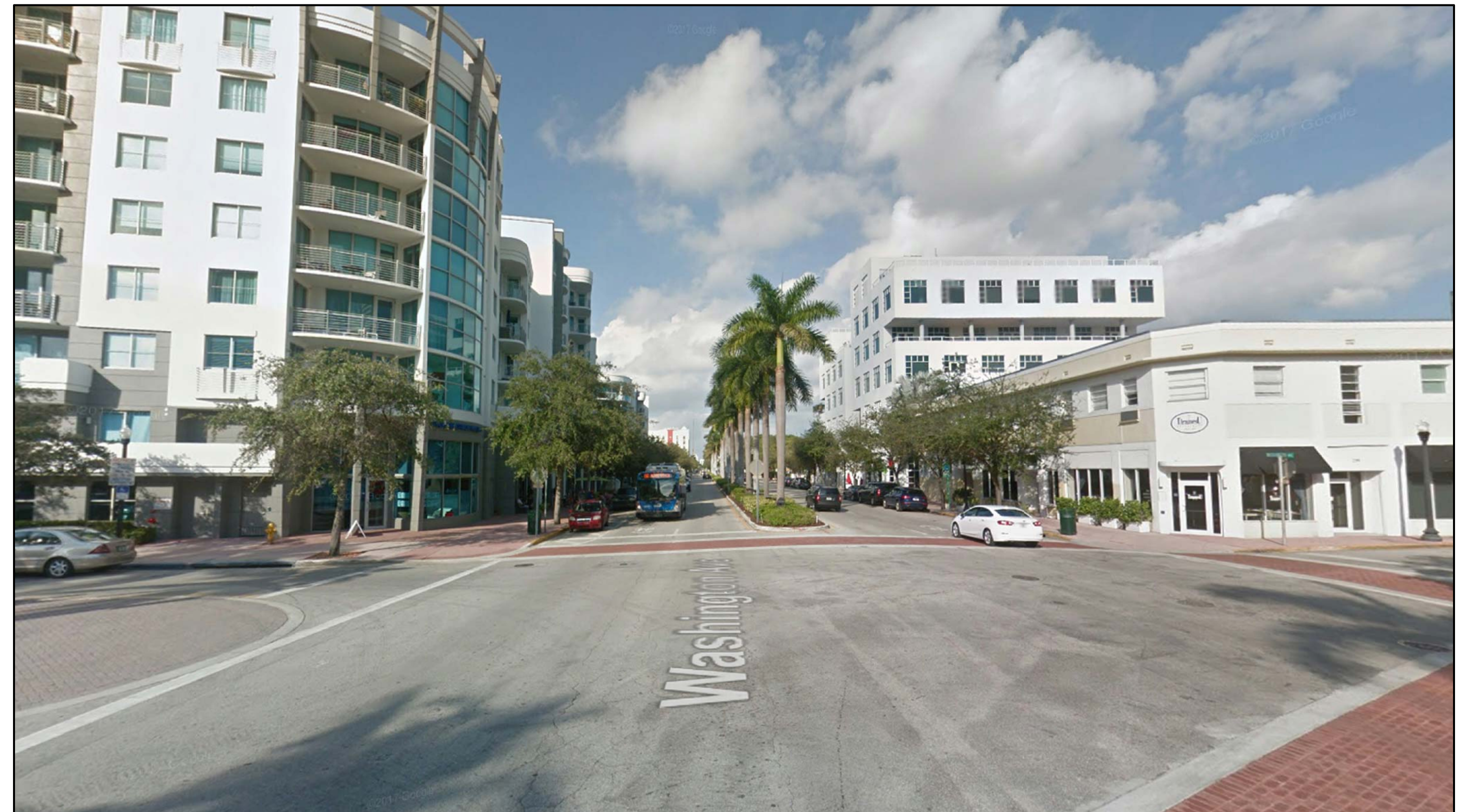
SITE PHOTOGRAPHS

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PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

PROJECT #:
**17-M-03**

**HPB SUBMITTAL**

-1.5

EET





1 VIEW OF WEST FACADE  
GROUND LEVEL



2 VIEW OF WEST FACADE  
GROUND LEVEL



3 VIEW OF WEST FACADE (NORTH SIDE)  
GROUND LEVEL



4 VIEW OF WEST FACADE (SOUTH SIDE)  
GROUND LEVEL

NO.		REVISIONS/SUBMITTALS	DATE
2	HPB	"FINAL SUBMITTAL"	07.21.17
1	HPB	"FIRST SUBMITTAL"	06.27.17

SEAL

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:  
**SITE PHOTOGRAPHS**

PROJECT #:  
**17-M-03**

**HPB SUBMITTAL**

T-1.7  
SHEET

ARCHITECT:  
**TAI ARCHITECTURE, INC.**  
279 NW 57th Street, Miami, FL 33127  
p: 305.576.7556 f: 305.576.5772  
e: michael@taihiam.com license aa26001343

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1 PARTIAL VIEW OF NORTH FACADE (NO CHANGE)  
GROUND LEVEL



2 PARTIAL VIEW OF NORTH FACADE (NO CHANGE)  
GROUND LEVEL



3 VIEW OF EAST FACADE (NO CHANGE)  
GROUND LEVEL



4 PARTIAL VIEW OF SOUTH FACADE (NO CHANGE)  
GROUND LEVEL

NO.	REVISIONS/SUBMITTALS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

SEAL

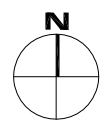
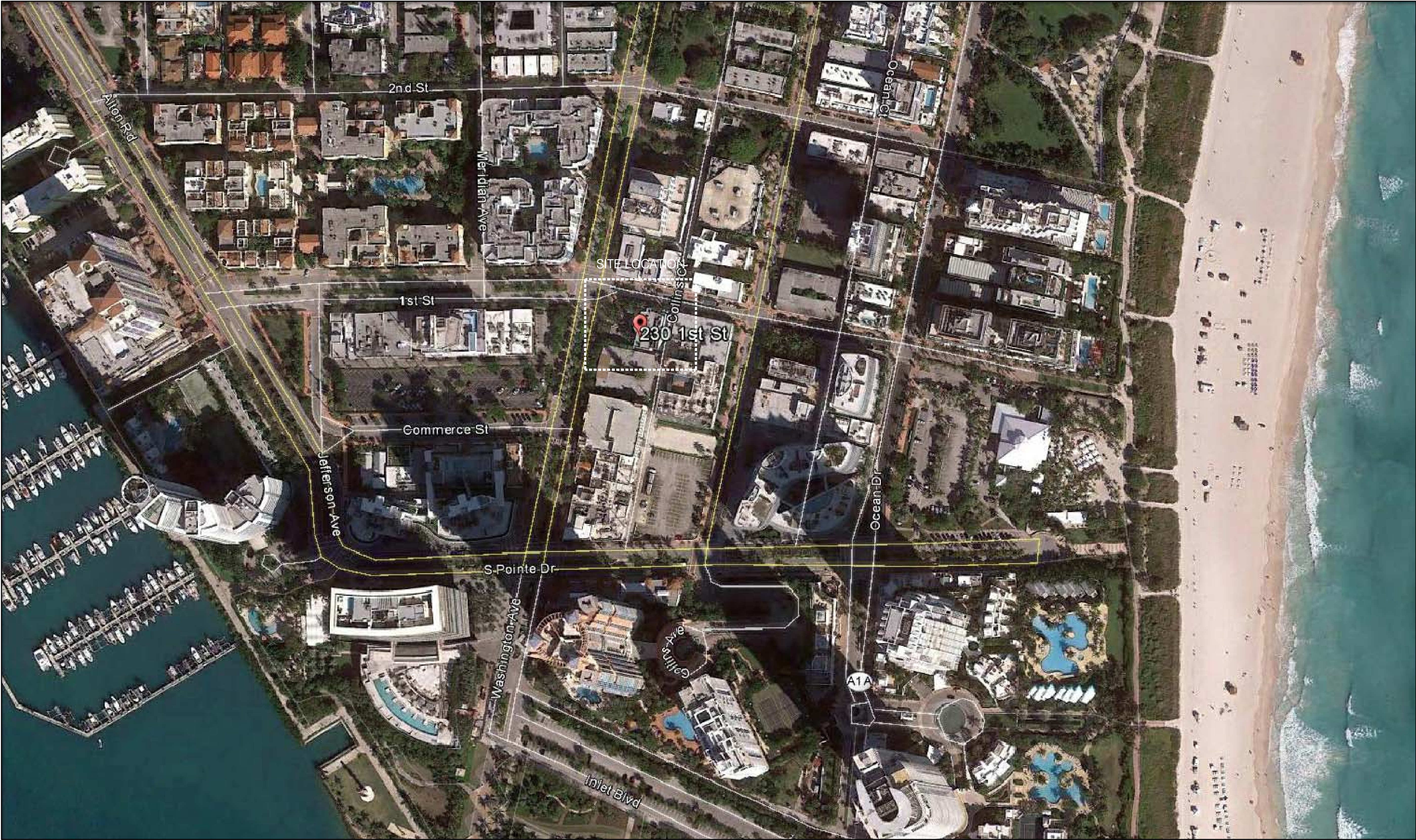
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**SITE PHOTOGRAPHS**  
PROJECT #:  
**17-M-03 HPB SUBMITTAL**

**T-1.8**  
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DRAWING TITLE:

AERIAL LOCATION MAP

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

PROJECT #:

17-M-03 HPB SUBMITTAL

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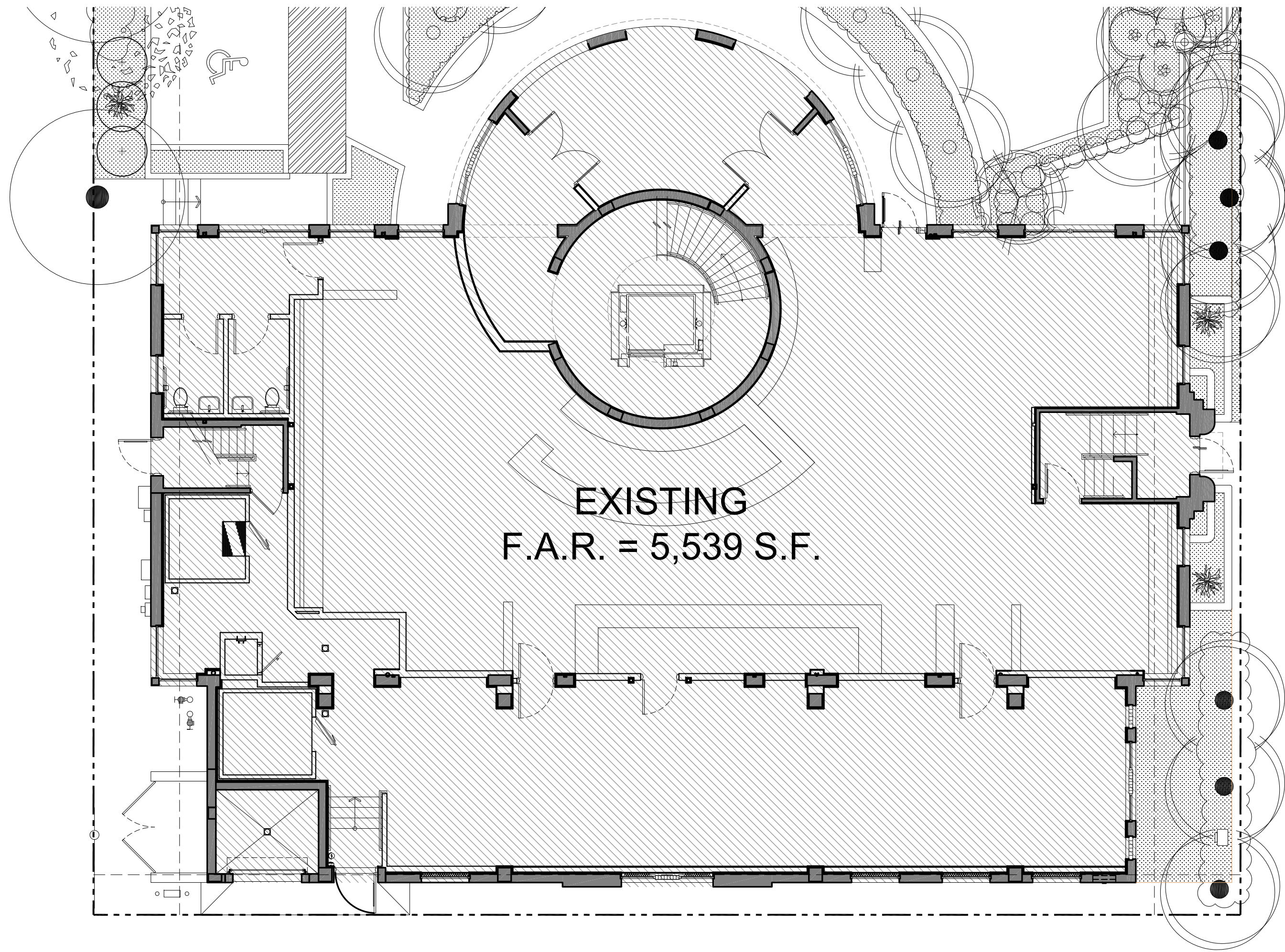
NO.	REVISIONS/SUBMISSIONS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

SEAL

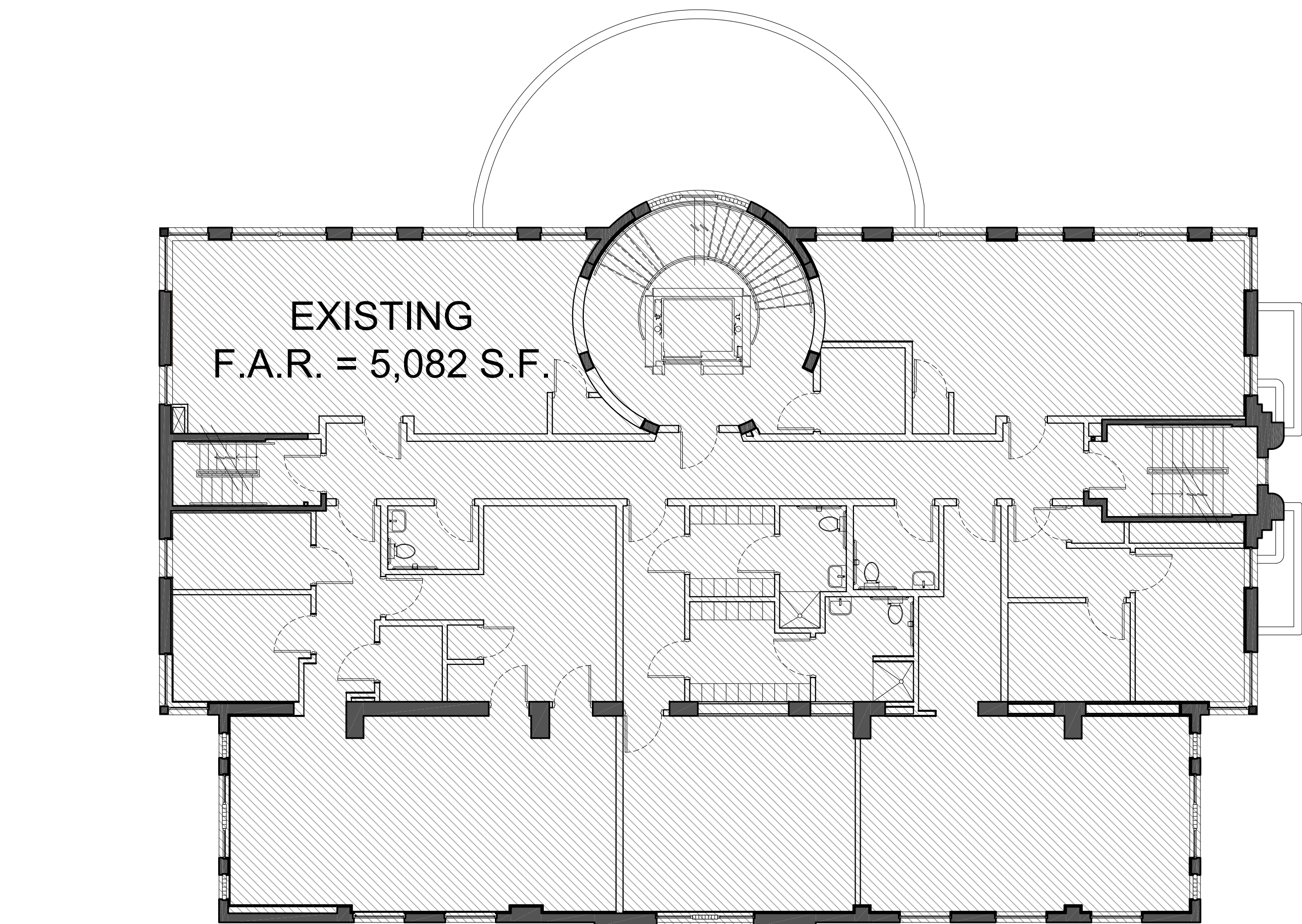
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T-1.9

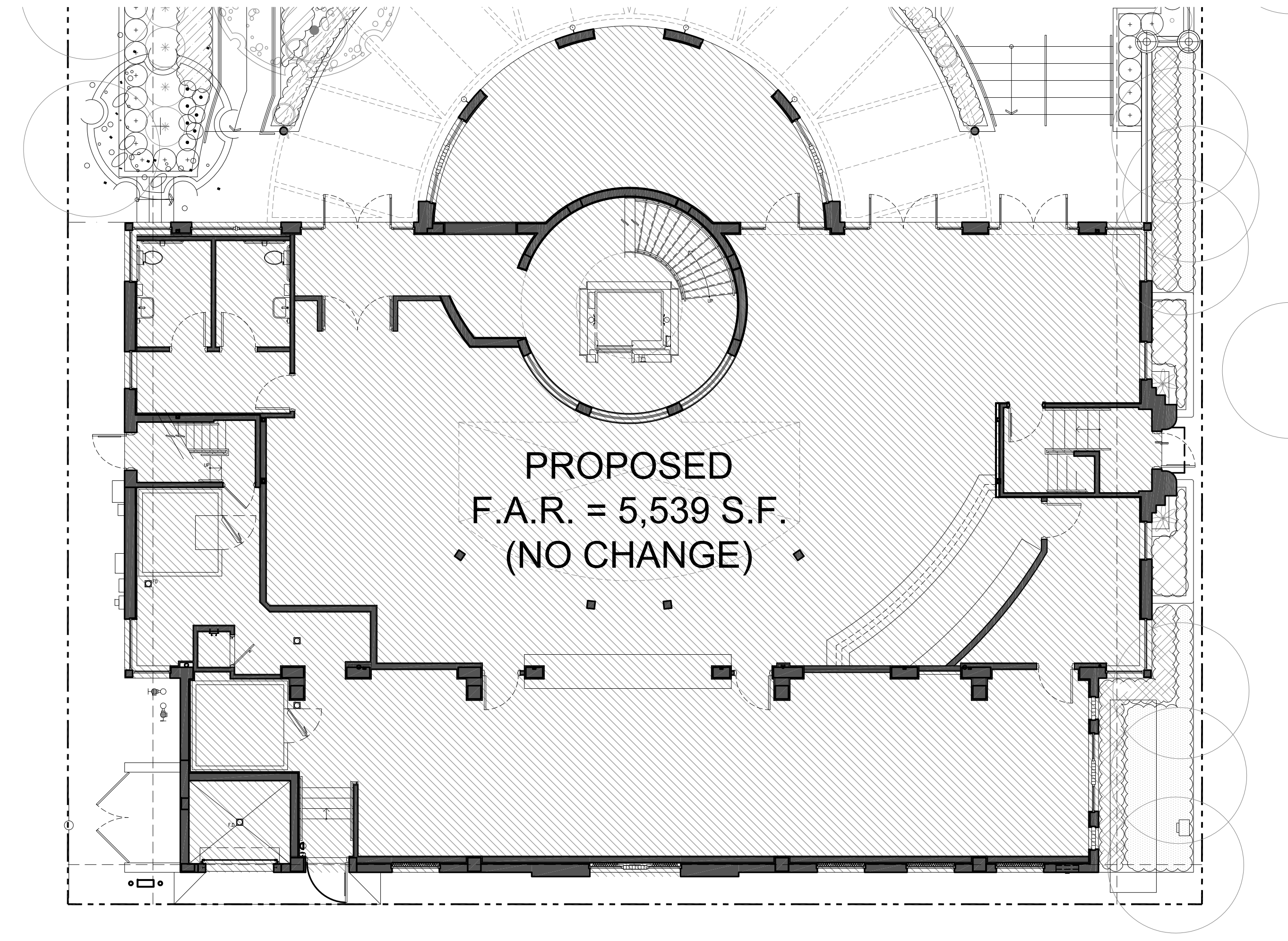
SHEET



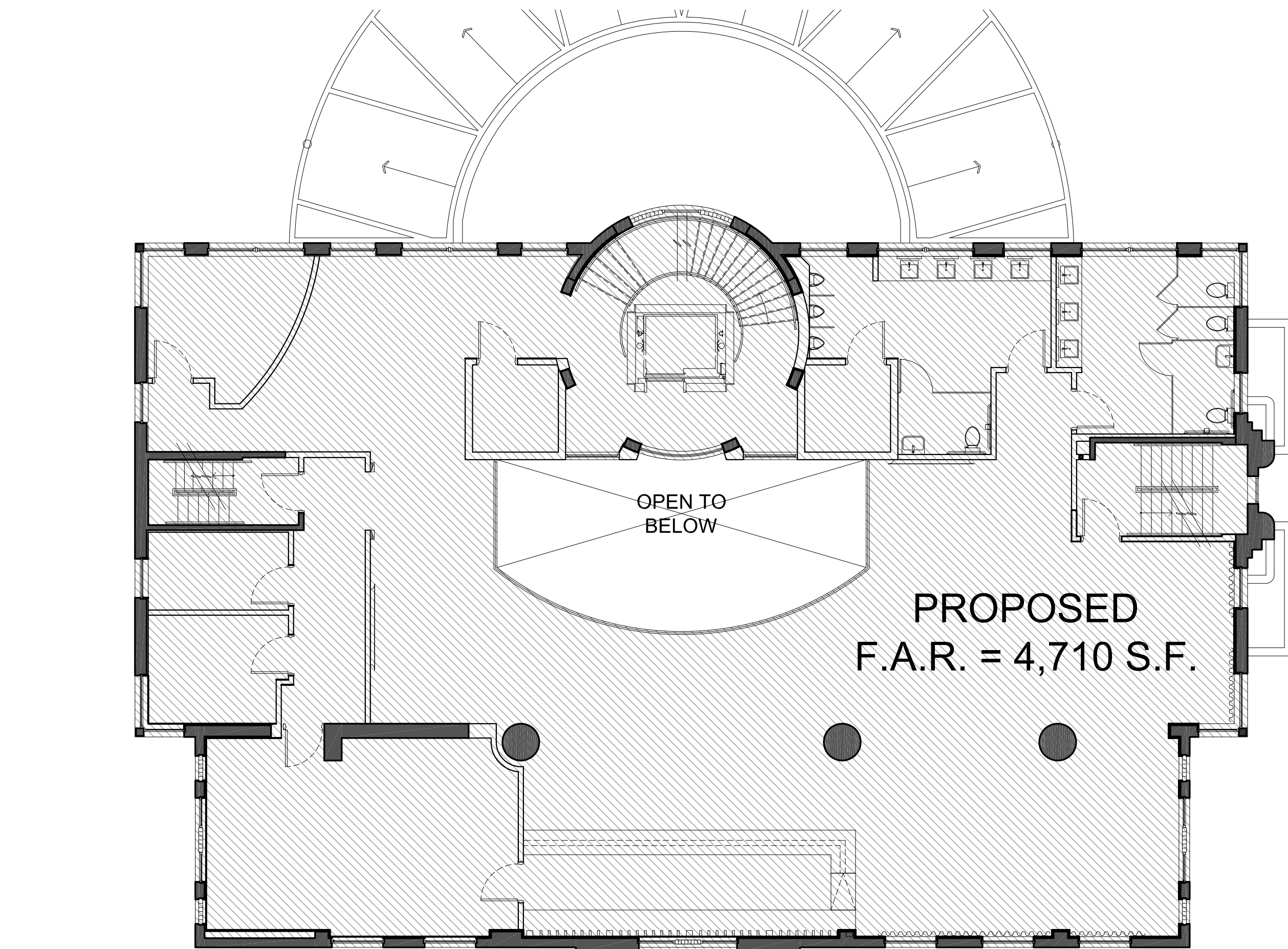
1 EXISTING GROUND LEVEL FAR CALCULATION FLOOR PLAN  
SCALE: 3/16"=1'-0"



3 EXISTING SECOND LEVEL FAR CALCULATION FLOOR PLAN  
SCALE: 3/16"=1'-0"



2 PROPOSED GROUND LEVEL FAR CALCULATION FLOOR PLAN  
SCALE: 3/16"=1'-0"



4 PROPOSED SECOND LEVEL FAR CALCULATION FLOOR PLAN  
SCALE: 3/16"=1'-0"

ARCHITECT:

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NO.	REVISIONS/SUBMITTALS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

SEAL

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:  
**GROUND/SECOND LEVEL  
FAR CALCULATION  
FLOOR PLANS**

PROJECT #:  
**17-M-03 HPB SUBMITTAL**

T-2.1

SHEET

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1 AERIAL VIEW - CLOSED CANOPY

DRAWING TITLE:

RENDERING

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

PROJECT #:

17-M-03 HPB SUBMITTAL

ARCHITECT:

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NO.	REVISIONS/SUBMISSIONS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

SEAL

R-1.1

SHEET



1 AERIAL VIEW - OPEN CANOPY

DRAWING TITLE:

RENDERING

PROJECT #:

17-M-03

HPB SUBMITTAL

PROJECT NAME / ADDRESS:

81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

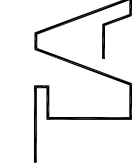
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1	HPB "FIRST SUBMITTAL"	06.27.17

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R-1.2

SHEET



1 FACADE VIEW - OPEN CANOPY

81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

## RENDERING

17-M-03 HPD SUBMITTAL

R-2.1

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1 TERRACE VIEW - OPEN CANOPY

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

## RENDERING

**17-M-03** **HPB SUBMITTAL**

R-3.1

SHEET

ARCHITECT:

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SEAL



1 TERRACE VIEW - OPEN CANOPY

DRAWING TITLE:

**RENDERING**

PROJECT #:

**17-M-03**

**HPB SUBMITTAL**

PROJECT NAME / ADDRESS:

81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

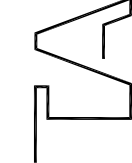
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2	HPB	"FINAL SUBMITTAL"	07.21.17		
1	HPB	"FIRST SUBMITTAL"	06.27.17		
REVISIONS/SUBMISSIONS			DATE		

ARCHITECT:



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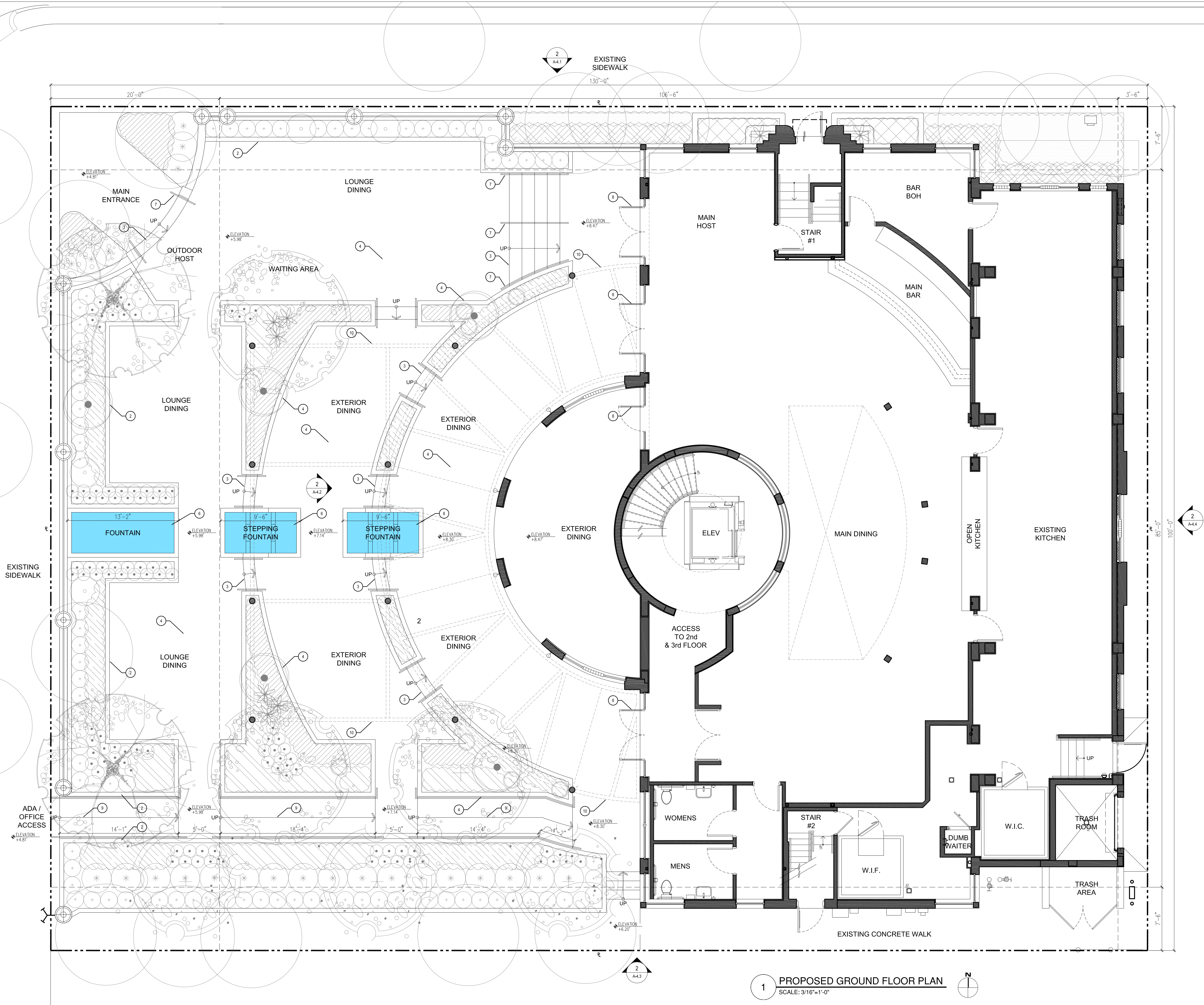
GENERAL NOTES:

- ALL FLOOR ELEVATIONS IN NGVD
- ALL EXISTING LANDSCAPE IN PLANTERS TO BE DEMOLISHED SHALL BE REMOVED AND STORED

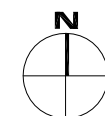
PROPOSED CONDITION NOTES:

- 
- NEW PLANTER CURB
- NEW STAIRS
- NEW EXTERIOR PAVERS
- NEW CONCRETE PLANTER
- NEW STEPPED WATER FOUNTAIN
- NEW HANDRAIL
- NEW EXTERIOR DOOR
- NEW ACCESSIBLE RAMP (1:12)
- NEW RETRACTABLE AWNING CANOPY

WASHINGTON AVENUE



1 PROPOSED GROUND FLOOR PLAN  
SCALE: 3/16"=1'-0"



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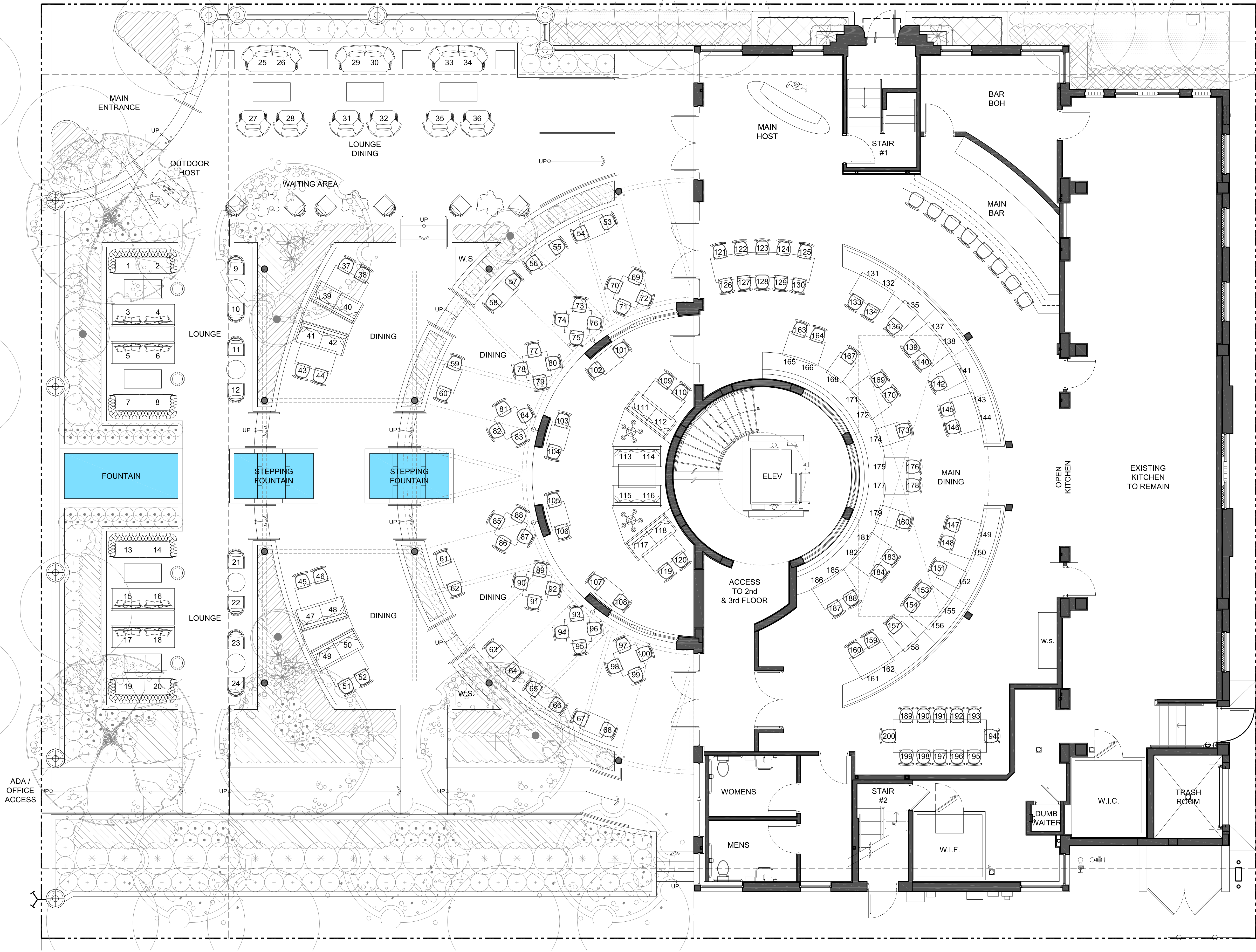
DRAWING TITLE:  
**PROPOSED GROUND  
FLOOR PLAN**

PROJECT #:  
**17-M-03 HPB SUBMITTAL**

A-1.2

SHEET

PROPOSED SEATING CAPACITY	
EXTERIOR DINING	120
INTERIOR DINING	80
TOTAL PROPOSED DINING SEATING 200	



1 PROPOSED GROUND SEATING PLAN  
SCALE: 3/16"=1'-0"

NO.	REVISIONS/SUBMITTALS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:  
**PROPOSED GROUND  
LEVEL SEATING PLAN**

PROJECT #:  
**17-M-03**

HPB SUBMITTAL

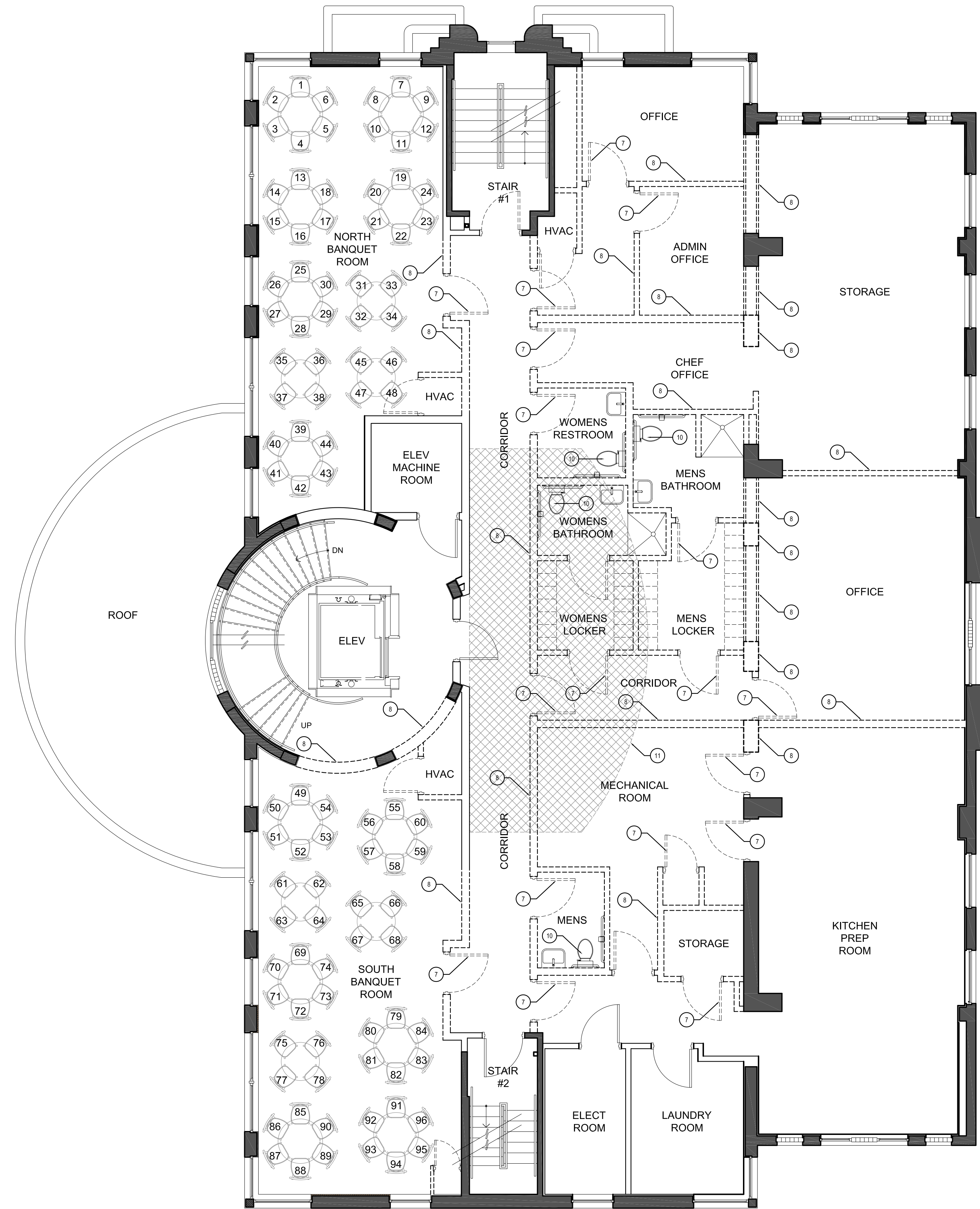
ARCHITECT:  
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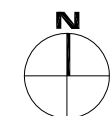
EXISTING SEATING CAPACITY	
2nd FLOOR BANQUET	96
TOTAL 2nd LEVEL DINING SEATING 96	

EXISTING CONDITION NOTES:

1. EXISTING CURB TO BE DEMOLISHED
2. EXISTING PAVER TO BE REMOVED
3. EXISTING PLANTER TO BE DEMOLISHED
4. EXISTING HANDRAIL TO BE DEMOLISHED
5. EXISTING STAIRS TO BE DEMOLISHED
6. EXISTING WINDOW TO REMOVED
7. EXISTING DOOR TO BE REMOVED
8. EXISTING WALL TO BE DEMOLISHED
9. DEMOLISH EXISTING COLUMN
10. PLUMBING FIXTURES TO BE REMOVED
11. SLAB CUTOUT TO BE DEMOLISHED



1 EXISTING SECOND LEVEL FLOOR PLAN  
SCALE: 3/16"=1'-0"



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no.	REVISIONS/SUBMISSIONS	date
1	HPB "FIRST SUBMITTAL"	06.27.17
2	HPB "FINAL SUBMITTAL"	07.21.17

SEAL

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:

EXISTING SECOND  
LEVEL FLOOR PLAN

PROJECT #:

17-M-03

HPB SUBMITTAL

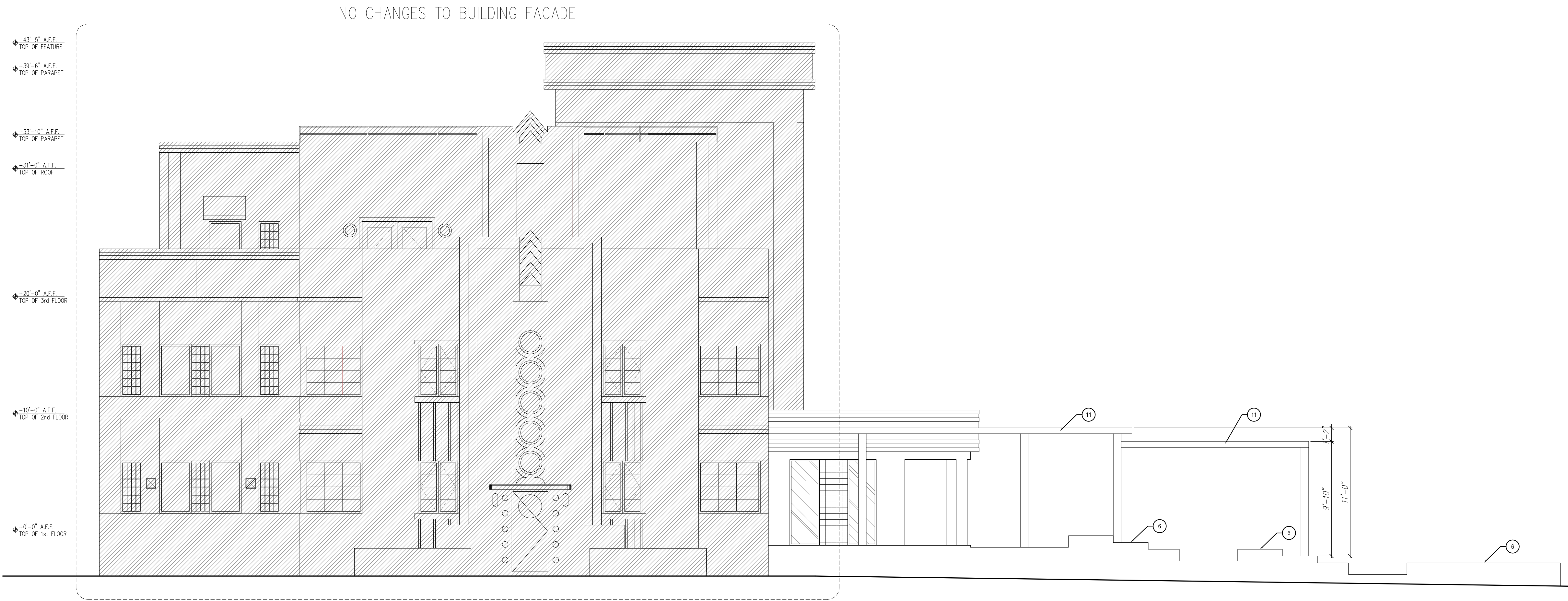
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SHEET



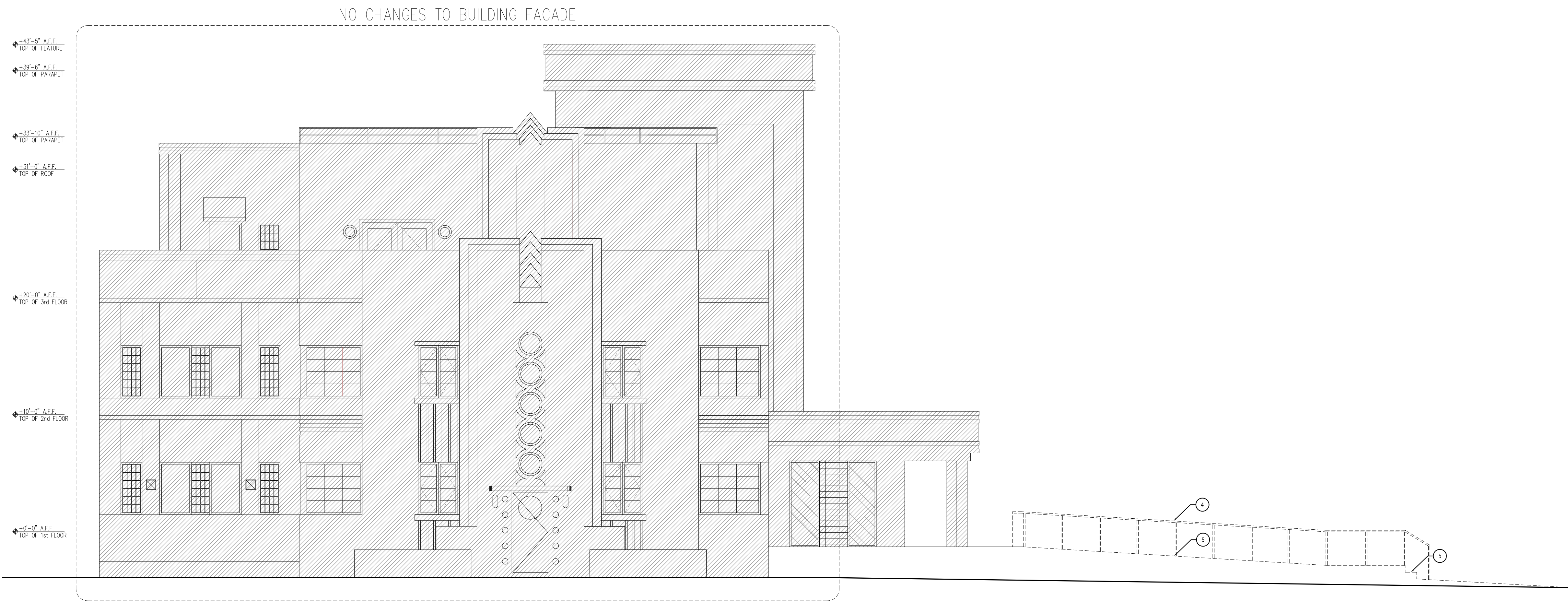
PROPOSED CONDITION NOTES:

6. NEW STEPPED WATER FOUNTAIN
11. NEW RETRACTABLE AWNING CANOPY



EXISTING CONDITION NOTES:

4. EXISTING HANDRAIL TO BE DEMOLISHED
5. EXISTING STAIRS/RAMP TO BE DEMOLISHED



ARCHITECT:

**TAI ARCHITECTURE, INC.**  
278 NW 57th Street, Miami, FL 33127  
p: 305.576.7556 f: 305.576.5772  
e: michael@tdmiami.com license aa26001343

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NO.	REVISIONS/SUBMITTALS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

SEAL

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:  
**EXISTING/PROPOSED  
NORTH ELEVATIONS**

PROJECT #:  
**17-M-03**

HPB SUBMITTAL

**A-4.1**

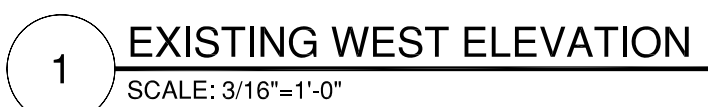
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8. NEW EXTERIOR DOOR

11. NEW RETRACTABLE AWNING CANOPY



6. EXISTING WINDOW TO REMOVED
7. EXISTING DOOR TO BE REMOVED
8. EXISTING WALL TO BE DEMOLISHED



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p: 305.576.7556 f: 305.576.5772

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PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:

PROJECT #: **17-M-03**  
**HPB SUBMITTAL**

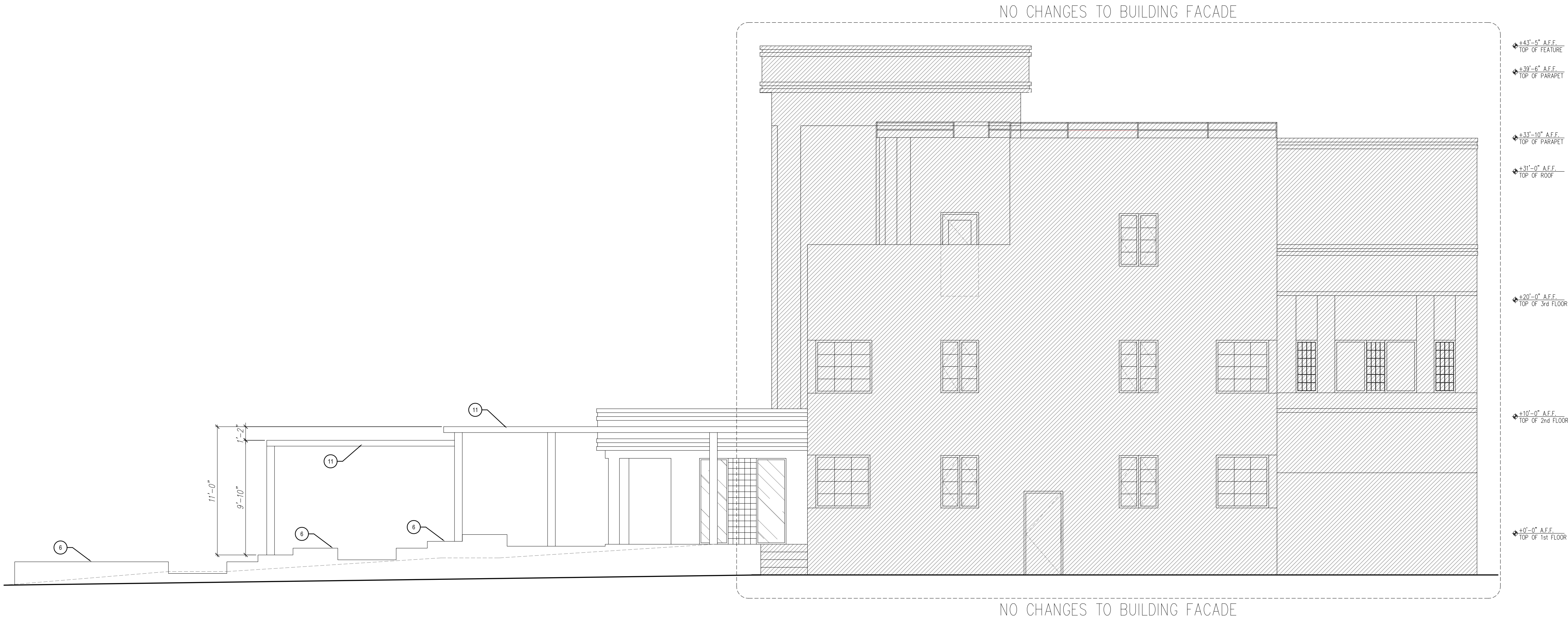
SHEET

PROPOSED CONDITION NOTES:

6. NEW STEPPED WATER FOUNTAIN
11. NEW RETRACTABLE AWNING CANOPY

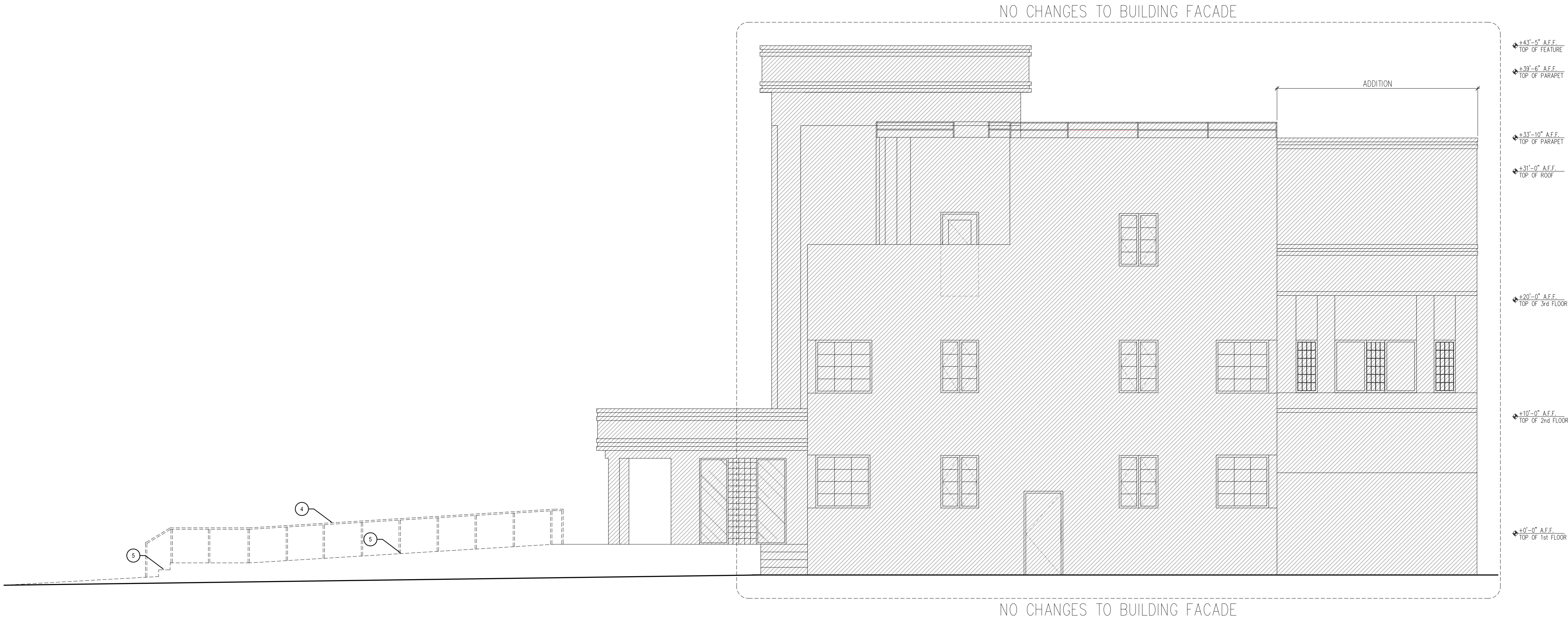
EXISTING CONDITION NOTES:

4. EXISTING HANDRAIL TO BE DEMOLISHED
5. EXISTING STAIRS/RAMP TO BE DEMOLISHED



2 PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"



1 EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"

ARCHITECT:

TAI ARCHITECTURE, INC.  
278 NW 57th Street, Miami, FL 33127  
p: 305.576.7556 f: 305.576.5772  
e: michael@tairmiami.com license aa26001343

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NO.	REVISIONS/SUBMISSIONS	DATE
2	HPB "FINAL SUBMITTAL"	07.21.17
1	HPB "FIRST SUBMITTAL"	06.27.17

SEAL

PROJECT NAME / ADDRESS:  
81 WASHINGTON RESTAURANT  
230 1st STREET  
MIAMI BEACH, FL 33139

DRAWING TITLE:  
EXISTING/PROPOSED  
SOUTH ELEVATIONS

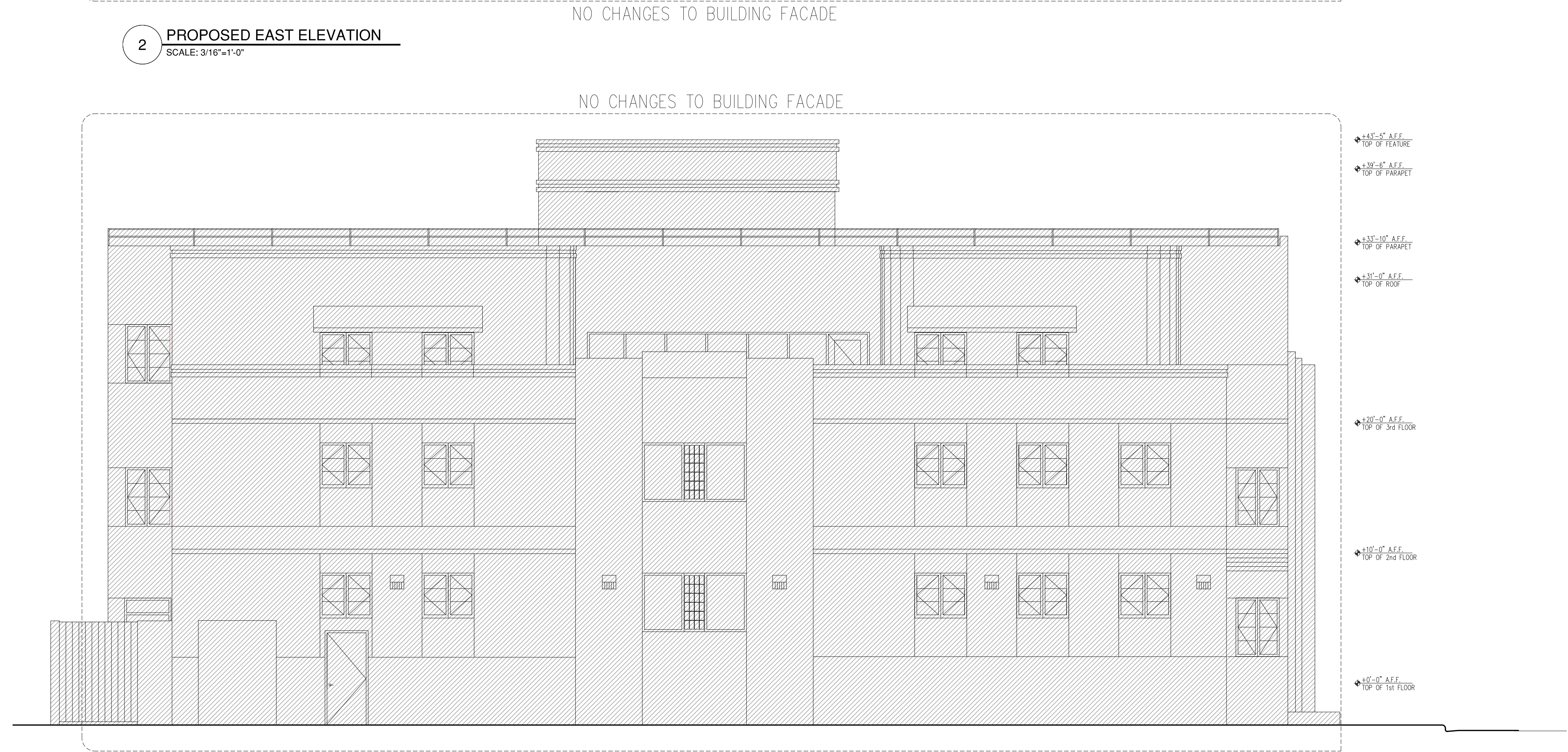
PROJECT #:  
17-M-03 HPB SUBMITTAL

A-4.3

SHEET

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1 EXISTING EAST ELEVATION  
SCALE: 3/16"=1'-0"

NO CHANGES TO BUILDING FACADE

+43'-5" A.F.F.  
 TOP OF FEATURE  
 +39'-6" A.F.F.  
 TOP OF PARAPET  
 +33'-10" A.F.F.  
 TOP OF PARAPET  
 +31'-0" A.F.F.  
 TOP OF ROOF

$\nabla \frac{+20'-0'' \text{ A.F.F.}}{\text{TOP OF 3rd FLOOR}}$   
 $\nabla \frac{+10'-0'' \text{ A.F.F.}}{\text{TOP OF 2nd FLOOR}}$   
 $\nabla \frac{+0'-0'' \text{ A.F.F.}}{\text{TOP OF 1st FLOOR}}$

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**EXISTING/PROPOSED  
EAST ELEVATIONS**

## EXISTING

17-M-03 HPB SUBMITTAL

#### A-4.4

SHEET

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p: 305.576.7556 f: 305.576.5772  
e: michael@fdmiami.com license aa26001343

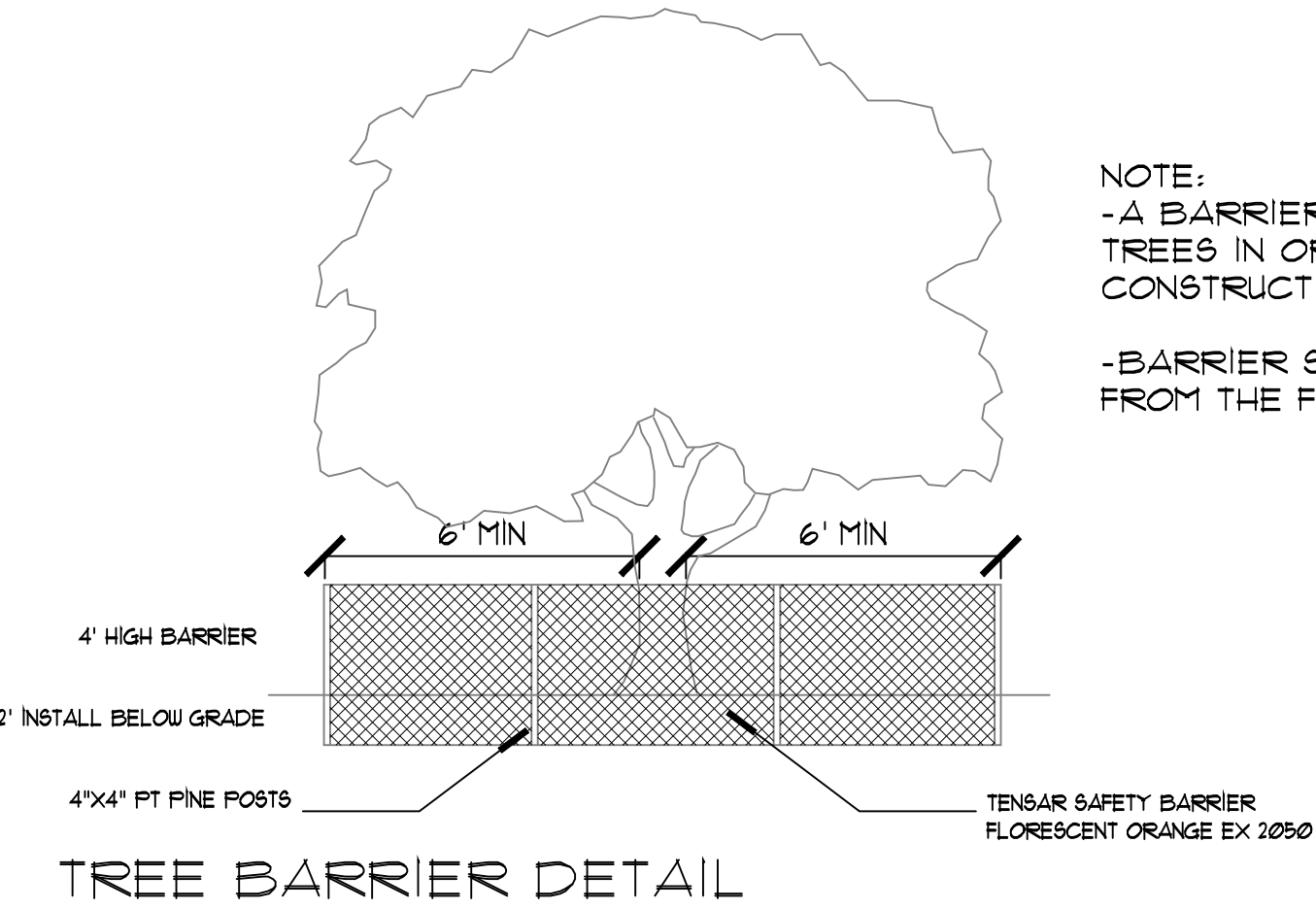
no.	REVISIONS/SUBMISSIONS	date
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REAL

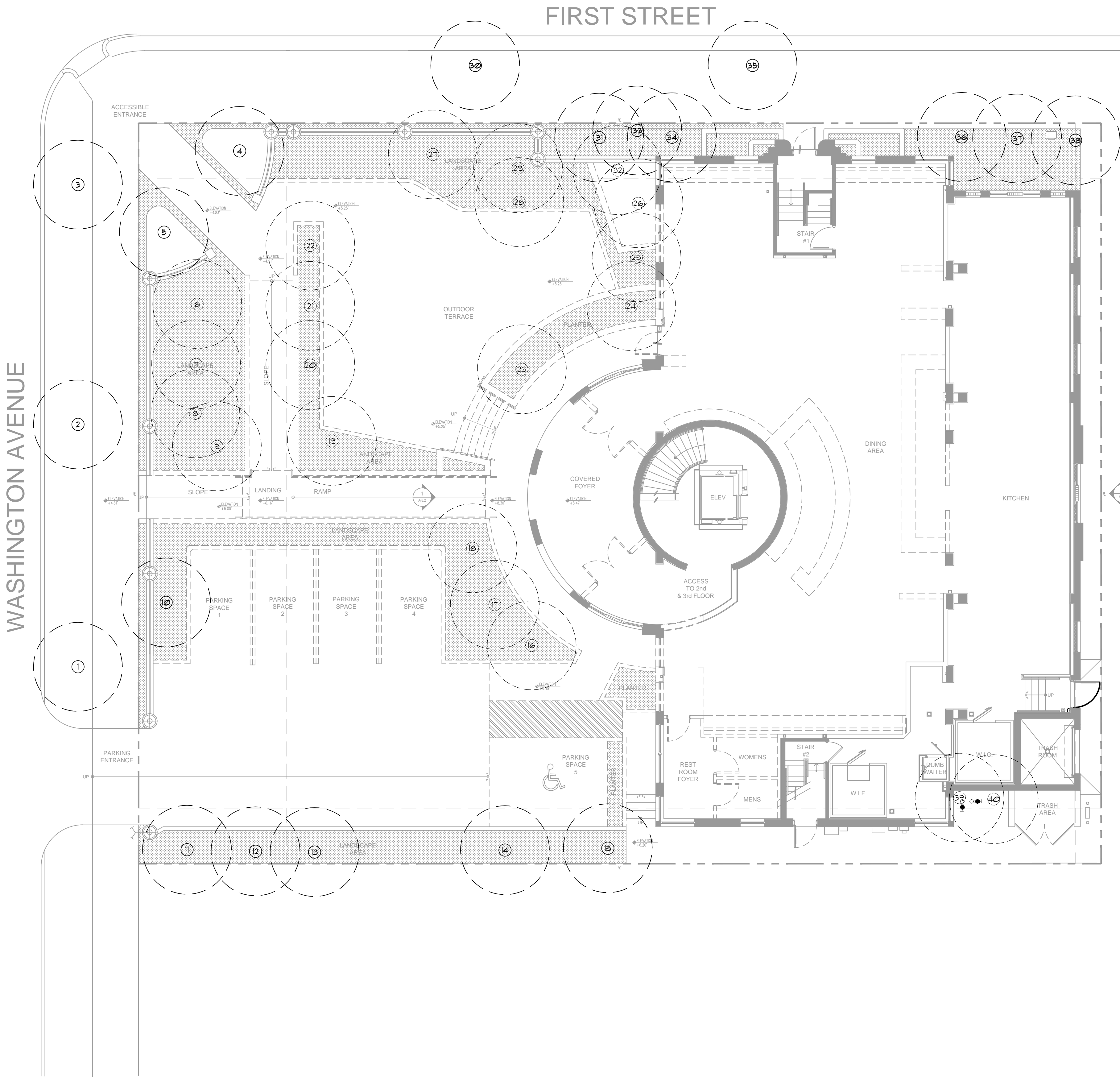
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Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Condition	Remarks
1	Quercus virginiana	Live Oak	13.5	22	28	Remain	Fair	City Tree, root bound root zone
2	Quercus virginiana	Live Oak	12	24	21	Remain	Good	City Tree
3	Quercus virginiana	Live Oak	11	24	20	Remain	Good	City Tree
4	Hyophorbe verschaffeltii	Spindle Palm	12.5	12	8	Remove	Fair	Nutrient Deficient
5	Hyophorbe verschaffeltii	Spindle Palm	11.5	12	8	Remove	Fair	Nutrient Deficient
6	Roystonea elata	Royal Palm	15.5	30	18	Remove	Fair	Nutrient Deficient
7	Quercus virginiana	Live Oak	5.5	24	16	Relocate	Good	
8	Roystonea elata	Royal Palm	18	35	20	Remove	Good	
9	Quercus virginiana	Live Oak	7	20	22	Relocate	Good	
10	Quercus virginiana	Live Oak	8.5	24	20	Remain	Good	
11	Roystonea elata	Royal Palm	19	35	20	Remain	Good	
12	Pongamia pinata	Pongam	17.5	22	14	Remain	Good	
13	Pongamia pinata	Pongam	10	21	13	Remain	Good	
14	Pongamia pinata	Pongam	6, 13.5	18	10	Remain	Good	
15	Pongamia pinata	Pongam	13.5	18	12	Remain	Good	
16	Veitchia montgomeryana	Montgomery Palm	7	35	12	Remove	Good	
17	Veitchia montgomeryana	Montgomery Palm	8	35	12	Remove	Good	
18	Veitchia montgomeryana	Montgomery Palm	7.5	26	12	Remove	Good	
19	Dypsis decaryi	Triangle Palm	13.5	14	12	Remove	Good	
20	Dypsis decaryi	Triangle Palm	11	14	12	Remove	Good	
21	Dypsis decaryi	Triangle Palm	12	14	12	Remove	Good	
22	Dypsis decaryi	Triangle Palm	14	14	12	Remove	Good	
23	Brunfelsia pauciflora	Yesterday-today-and-tomorrow	4.5	10	8	Remove	Poor	
24	Brunfelsia pauciflora	Yesterday-today-and-tomorrow	5	12	8	Remove	Fair	Bracing needs to be removed
25	Veitchia montgomeryana	Montgomery Palm	10.5	26	12	Remove	Good	
26	Veitchia montgomeryana	Montgomery Palm	7.5	25	12	Remove	Good	
27	Roystonea elata	Royal Palm	17	26	20	Remove	Poor	Nutrient Deficient, pencil neck
28	Bismarkia nobilis	Bismark Palm	18.5	23	20	Remove	Good	
29	Roystonea elata	Royal Palm	19	28	21	Remove	Fair	Nutrient Deficient
30	Veitchia montgomeryana	Montgomery Palm	6.5	16	10	Remain	Fair	City Tree, Nutrient Deficient
31	Veitchia montgomeryana	Montgomery Palm	8.5	26	14	Remain	Fair	
32	Veitchia montgomeryana	Montgomery Palm	7.5	20	10	Remove	Poor	Nutrient Deficient
33	Veitchia montgomeryana	Montgomery Palm	8.5	30	14	Remain	Good	
34	Veitchia montgomeryana	Montgomery Palm	7.5	28	14	Remain	Good	
35	Veitchia montgomeryana	Montgomery Palm	6	14	10	Remain	Good	City Tree, Nutrient Deficient
36	Veitchia montgomeryana	Montgomery Palm	8.5	28	14	Remain	Good	
37	Veitchia montgomeryana	Montgomery Palm	8	20	14	Remain	Good	
38	Veitchia montgomeryana	Montgomery Palm	10	23	10	Remain	Good	
39	Schefflera actinophylla	Umbrella Tree	2.5	10	14	Remove	Poor	Invasive
40	Schefflera actinophylla	Umbrella Tree	3	12	5	Remove	Poor	Invasive



N.T.S.



81 WASHINGTON RESTAURANT  
230 1ST STREET  
MIAMI BEACH, FLORIDA 33139

TREE DISPOSITION PLAN

Diego Vanderbiest  
6200 SW 80 ST  
MIAMI, FLORIDA 33143  
(305) 528-4001

CONSULTANT

JILL B. COHEN  
R.L.A. 1000600

DRAWN

DV

DATE

6/26/17

SCALE

1/8" = 1' - 0"

SHEET

TD=1

OF - SHEETS

PLANTLIST

TREES & PALMS

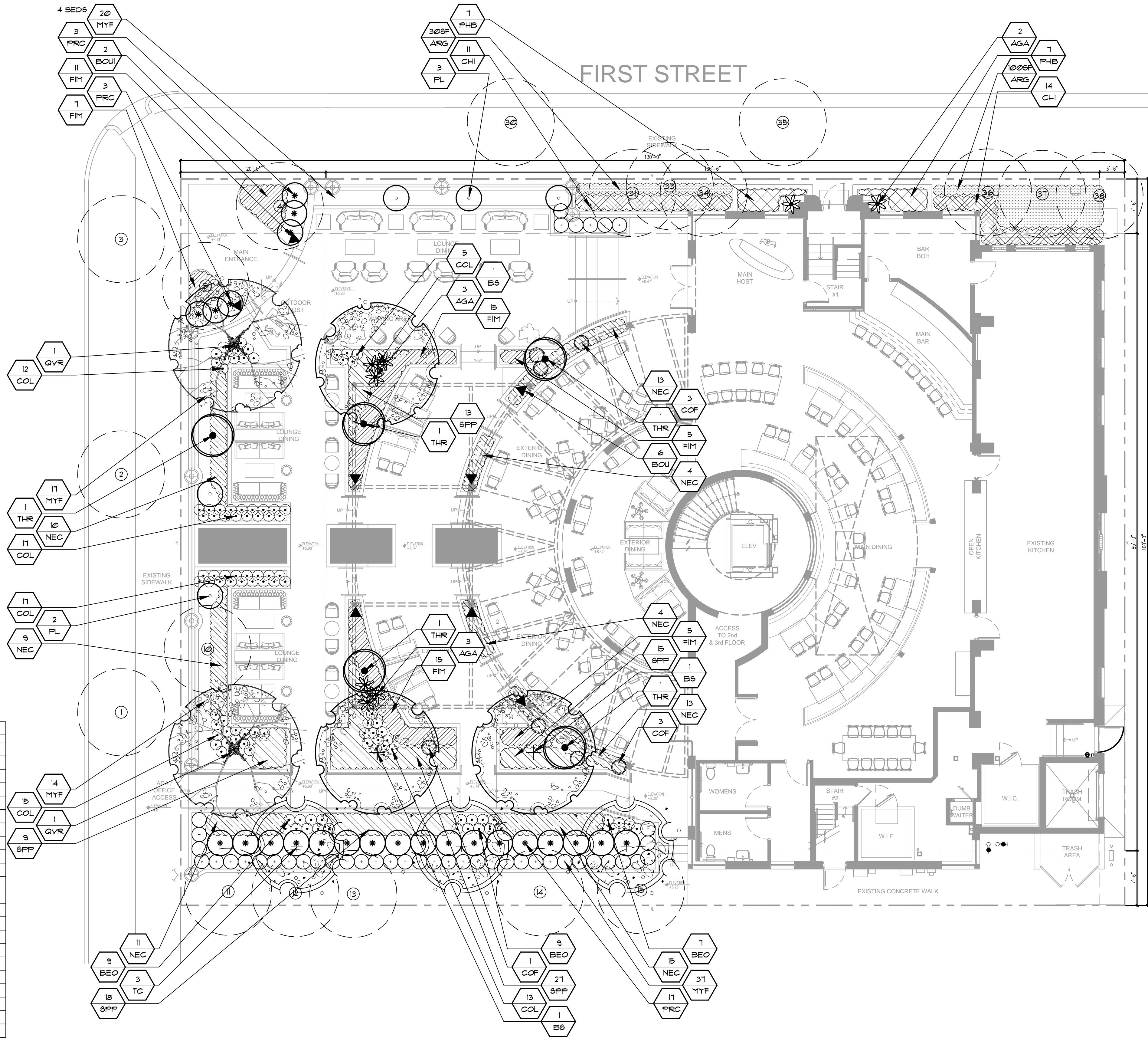
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
3	BS*	Bursera simaruba	Gumbo Limbo	24' ht, 18' spr, 6" dbh
5	PL	Polyalthia longifolia	Mast Tree	10' oa ht
2	QVR*	Quercus virginiana	Live Oak	relocated
3	TC	Tabebuia caraiba	Yellow Tabebuia	12' ht, 2" cal
5	THR*	Thrinax radiata	Thatch Palm	6' oa ht, triple

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
8	AGA	Agave attenuata	Agave	7 gal, 24" ht
130 sf	ARG	Arachis glabrata	Peanut Grass	1 gal
25	BEO	Begonia odorata 'alba'	White Begonia	3 gal, 12" ht
6	BOU	Bougainvillea spp	Bougainvillea	15 gal, trellis, espillared to column
2	BOU1	Bougainvillea spp	Bougainvillea	25 gal, trellis, espillared to wall
79	COL	Calocasia 'black'	Black Calocasia	7 gal, 24" ht
25	CHI*	Chrysobalanis icaco 'red tip'	Red Tipped Cocoplum	7 gal, 36" ht
7	COF	Cordyline fruticosa	Black Magic	7 gal, 36" ht
58	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal, 12" ht
88	MYF*	Myrciathus fragrans	Simpson Stopper	7 gal, 36" ht
79	NEC	Neomanica caerulea '12 apostles'	12 Apostles Iris	3 gal
14	PHB	Philodendron 'burle marx'	Burle Marx	3 gal
23	PRC	Philodendron 'rojo congo'	Rojito Congo	7 gal
82	SPP	Spathoglottis plicata	Ground Orchid	3 gal, 12" ht

\* Denotes Native Species

Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Condition	Remarks
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LANDSCAPE PLAN

81 WASHINGTON RESTAURANT  
230 1ST STREET  
MIAMI BEACH, FLORIDA 33139

Diego Vanderbiest  
6200 SW 80 ST  
MIAMI, FLORIDA 33143  
(305) 528-4001

CONSULTANT

JILL B. COHEN  
RLA 1000600

DRAWN

DV

DATE

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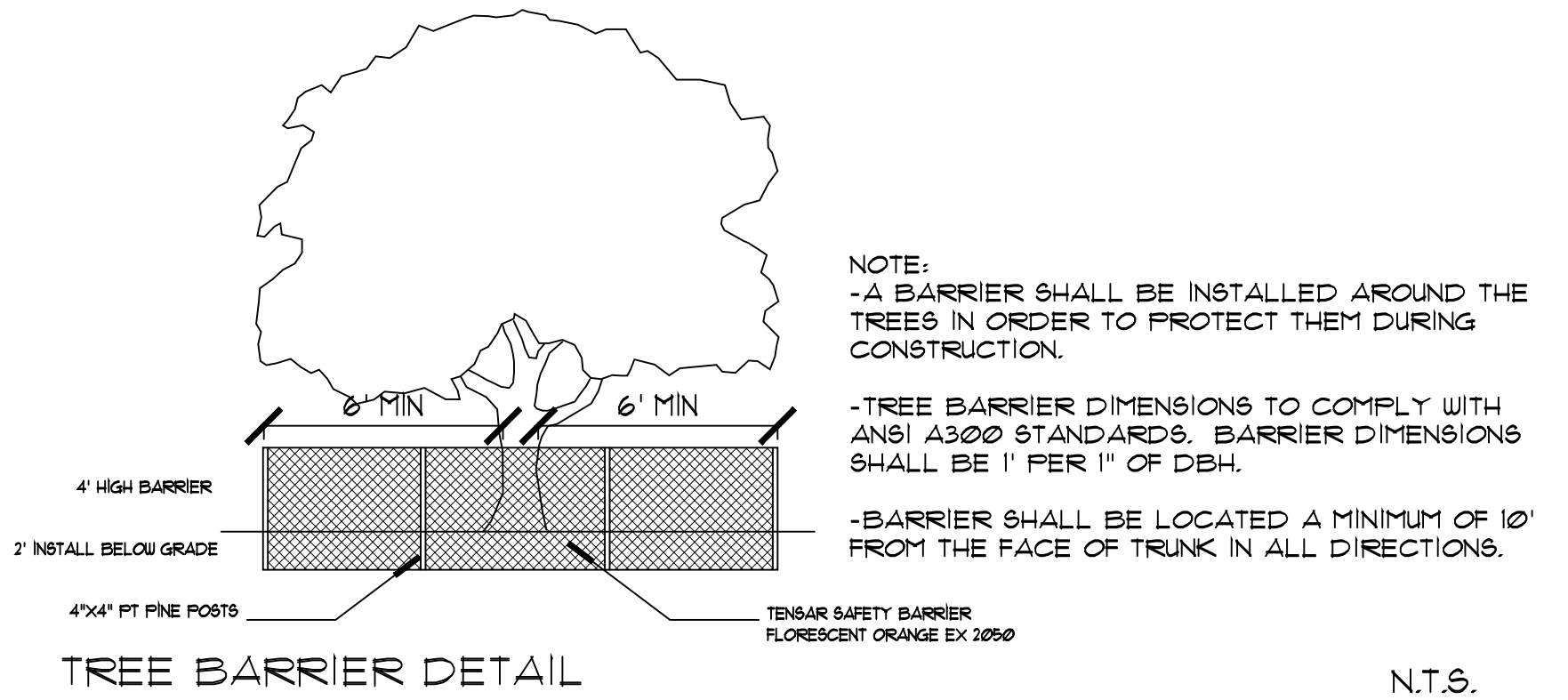
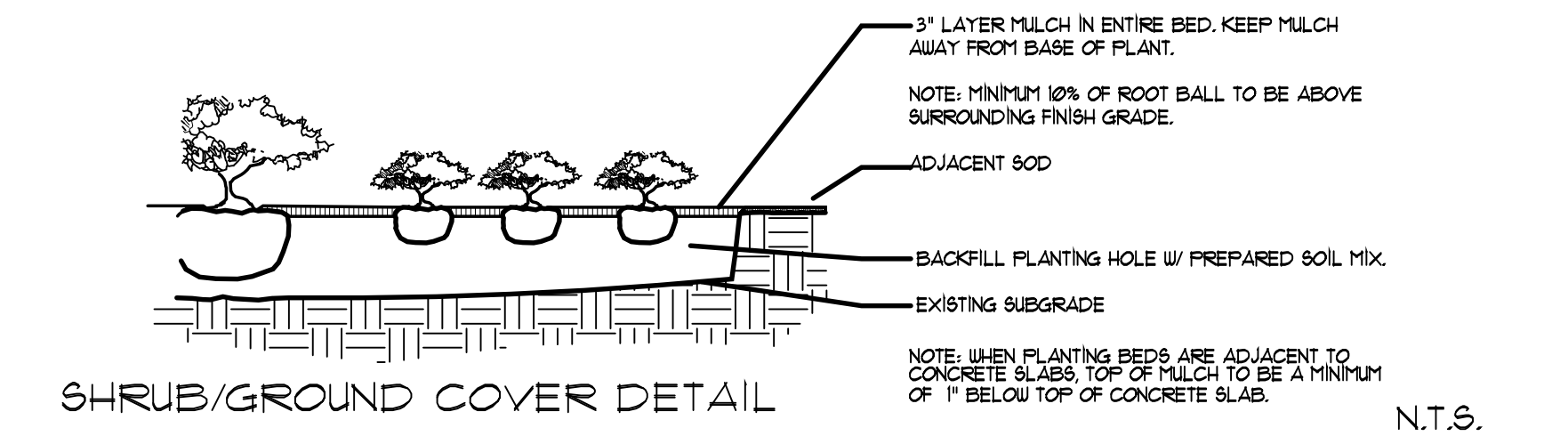
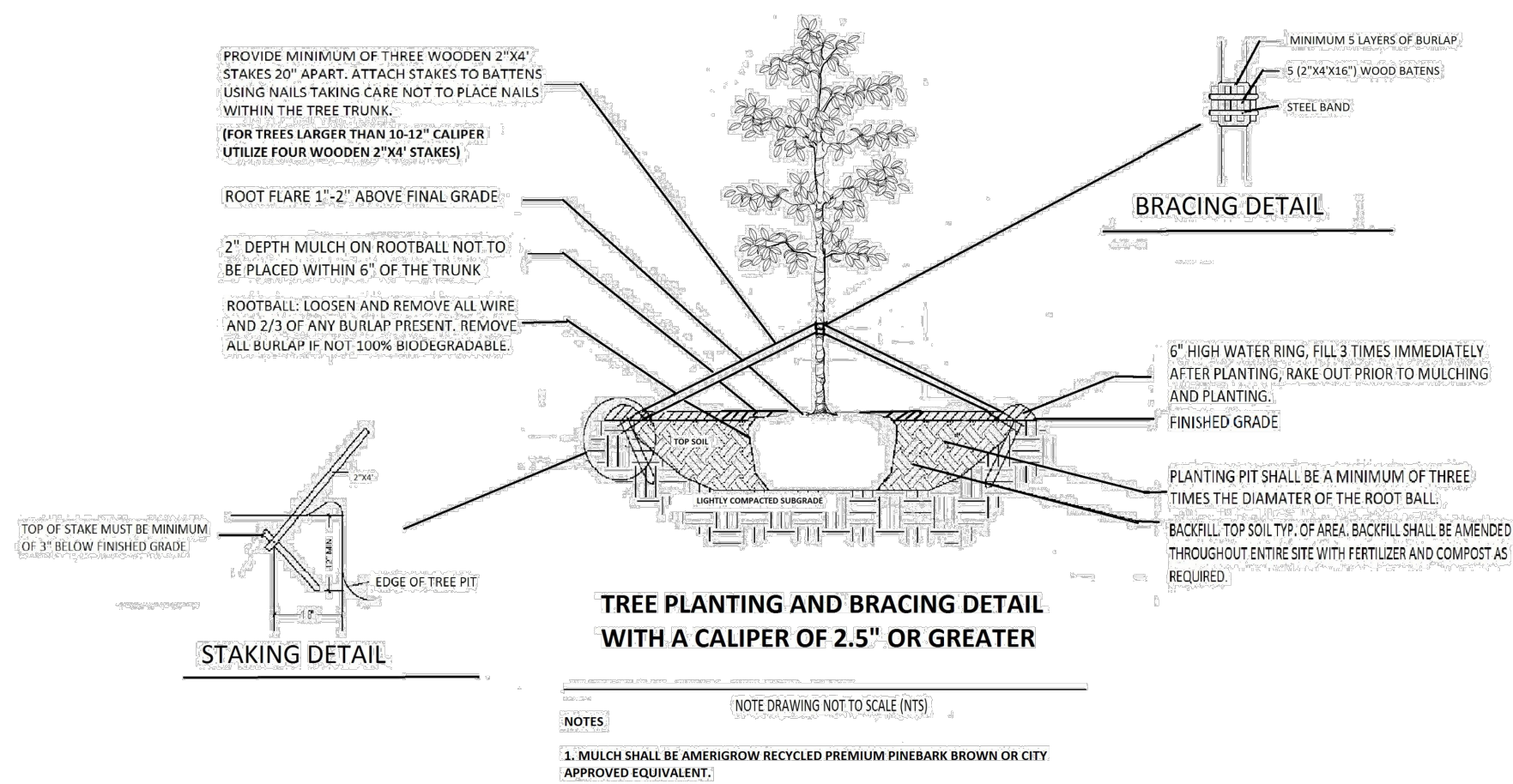
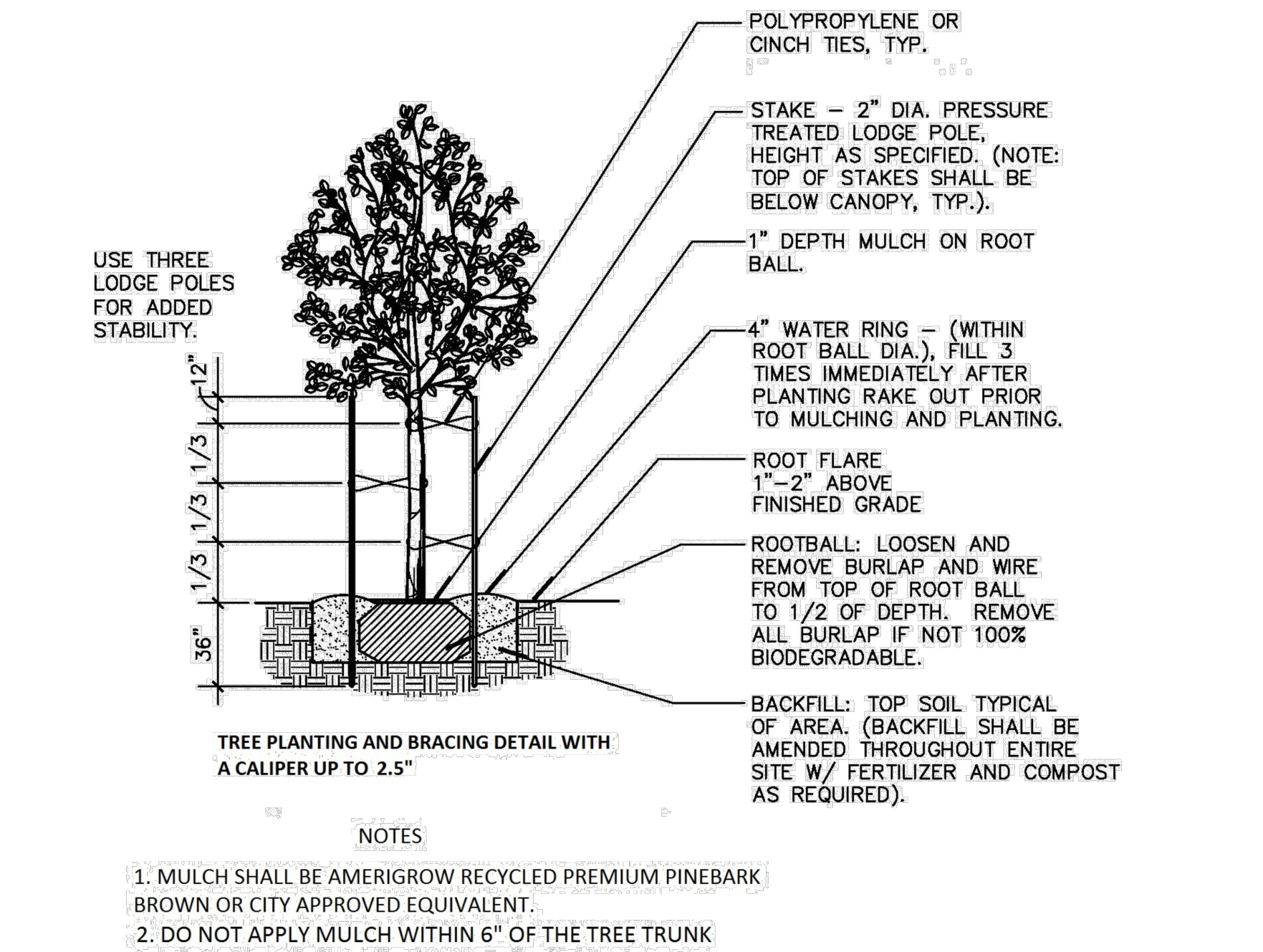
SCALE

1/8" = 1' - 0"

SHEET

LA = 1

OF - SHEETS



**ROOT PRUNING SPECIFICATIONS**

ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24 HOUR PERIOD.

ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. MACHINERY COULD BE USED ON LARGER TREES AS LONG AS ROOTS ARE FINALIZED BY HAND PRUNING. DO NOT PAINT ROOTS WITH PAINT OR ANY KIND OF SEALANT.

MYCORRHIZA (ROOTS TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURERS RECOMMENDATIONS.

AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH A BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

MINIMUM ROOTBALL DIAMETER CALCULATION BASED ON A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF CALIPER. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

**MAINTENANCE SPECIFICATIONS**

ALL NEW AND RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH. THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER. WATERING FREQUENCY MUST BE EVERYDAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.

WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THOROUGHLY THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.

EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.

IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

**SHADE TREES**

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

**FOLIAR FEED FOUR TIMES PER YEAR.**

**FLOWERING TREES**

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

**FOLIAR FEED FOUR TIMES PER YEAR.**

**PALMS**

STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 8-14-12 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

**FOLIAR FEED SIX TIMES PER YEAR.**

**PLANT NOTES**

- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS( PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

NOTE:

- REFER TO ARCHITECTURAL PLANS FOR PROPOSED UTILITIES. SHOULD LANDSCAPE INTERFERE WITH PROPOSED UTILITIES CONTACT THE LANDSCAPE ARCHITECT TO FIELD ADJUST PROPOSED LANDSCAPE.
- SHOULD PROPOSED UTILITIES INTERFERE WITH EXISTING ROOTS, CONTACT THE LANDSCAPE ARCHITECT. UTILITIES NEED TO BE READJUSTED IN ORDER TO AVOID ANY EXISTING ROOTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- ALL GUYING AND STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE CITY URBAN FORESTER.
- A FINAL ONSITE INSPECTION SHALL BE REQUIRED WITH URBAN FORESTRY STAFF PRIOR TO ANY OFFICIAL ACCEPTANCE OF ROW PLANT MATERIAL IN ORDER TO VERIFY PROPER PLANTING DEPTH, SPACING AND QUALITY OF MATERIAL. FAILURE TO CONDUCT THE INSPECTION COULD RESULT IN REJECTION OF THE PLANT MATERIAL.

81 WASHINGTON RESTAURANT  
230 1ST STREET  
MIAMI BEACH, FLORIDA 33139

LANDSCAPE DETAILS

**Diego Vanderbiest**  
6200 SW 80 ST  
MIAMI, FLORIDA 33143  
(305) 528-4001

CONSULTANT

*Diego Vanderbiest*

JILL B. COHEN  
R.L.A. 0006600

DRAWN  
DV  
DATE  
6/26/17  
SCALE  
1/8" = 1'-0"  
SHEET  
LA=2  
OF - SHEETS

**ZURWELLE - WHITTAKER**  
SURVEYORS & ENGINEERS  
SINCE 1926

LOCATION MAP (N.T.S.)

**Dacra**  
**230 FIRST STREET**  
**MIAMI BEACH, FL 33139**

PROJECT:

JOB No. N/A  
 FIELD BOOK: J.C.CAREAGA  
 SCALE: 1"=10'  
 DRAWN: JMR  
 REVISED: EAM  
 REVISIONS  
 09-29-2006  
 07-12-2014  
 05-29-2017  
 SHEET No. 1 OF 1