

ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

MEETING DATE : MARCH 6, 2018
D.R.B. - FINAL SUBMITTAL

4815 NORTH BAY ROAD

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	LANDSCAPING	CONSULTANTS	SCOPE OF WORK
SEAN POSNER 4815 NORTH BAY ROAD MIAMI BEACH, FL 33140	DOMO ARCHITECTURE + DESIGN 420 LINCOLN ROAD #506 MIAMI BEACH, FL 33139 (305) 674-8031 AR0095859	CHRISTOPHER CAWLEY 780 NE 69th STREET #1106 MIAMI, FL 33138 (305) 979-1585 LC 26000460	e-design solutions, inc. 511 NE 163rd STREET MIAMI, FL 33162 (786) 253-1731	- NEW 2nd FLOOR ADDITION TO EXISTING PRE-1942 SINGLE FAMILY RESIDENCE - VARIANCE REQUEST FOR MINIMUM REAR SETBACK - VARIANCE REQUEST FOR MINIMUM PERVIOUS AREA AT REAR YARD - VARIANCE REQUEST FOR MAXIMUM UNIT SIZE - VARIANCE REQUEST FOR MAXIMUM LOT COVERAGE - WAIVER REQUEST FOR MAXIMUM SECOND FLOOR TO FIRST FLOOR RATIO

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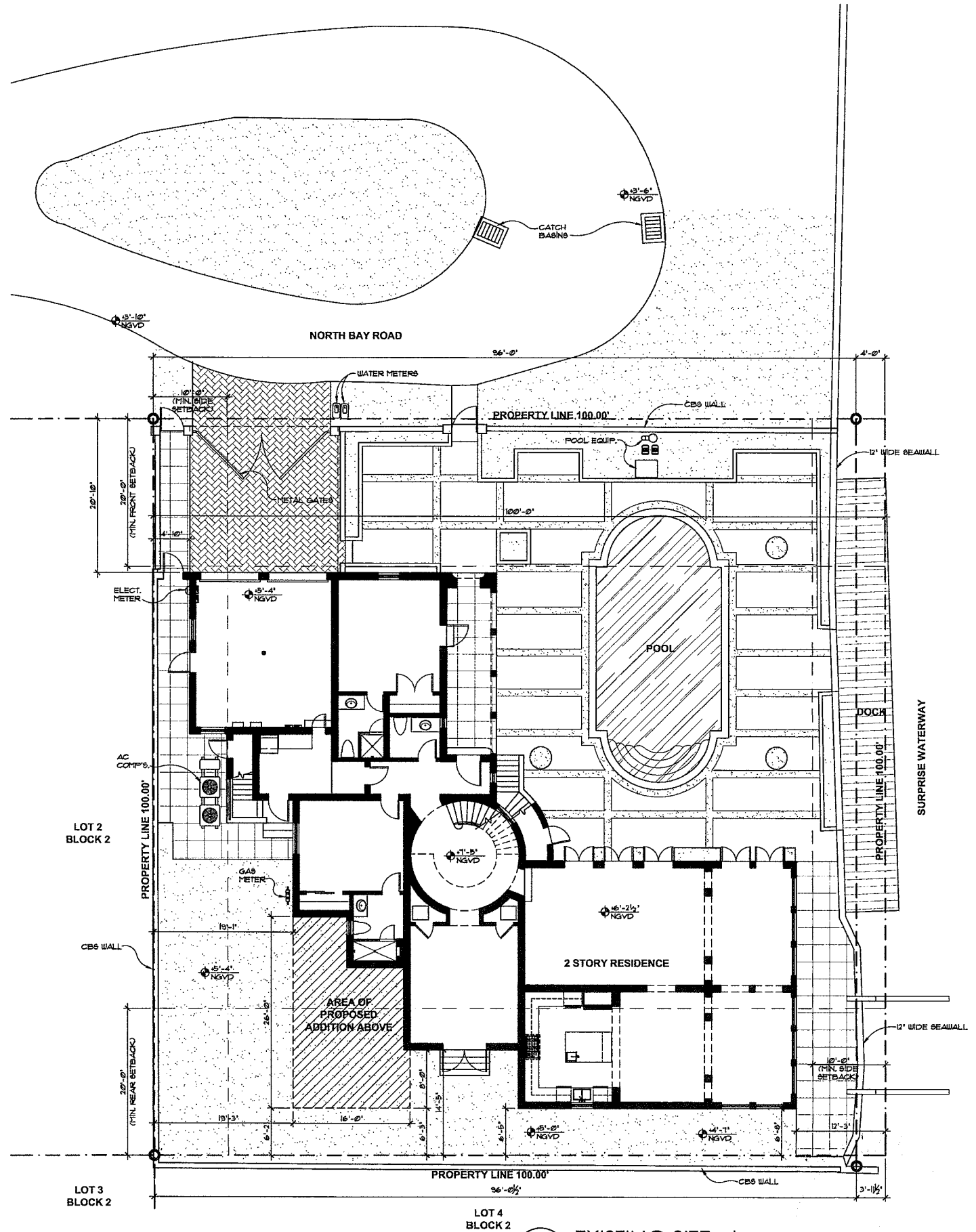
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031 AA26002383

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

comm no.
1722
date:
01-05-2018
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sheet no.
COVER

Robert
01/05/18



EXISTING SITE plan
SCALE: N.T.S.

Plotted
01/05/18

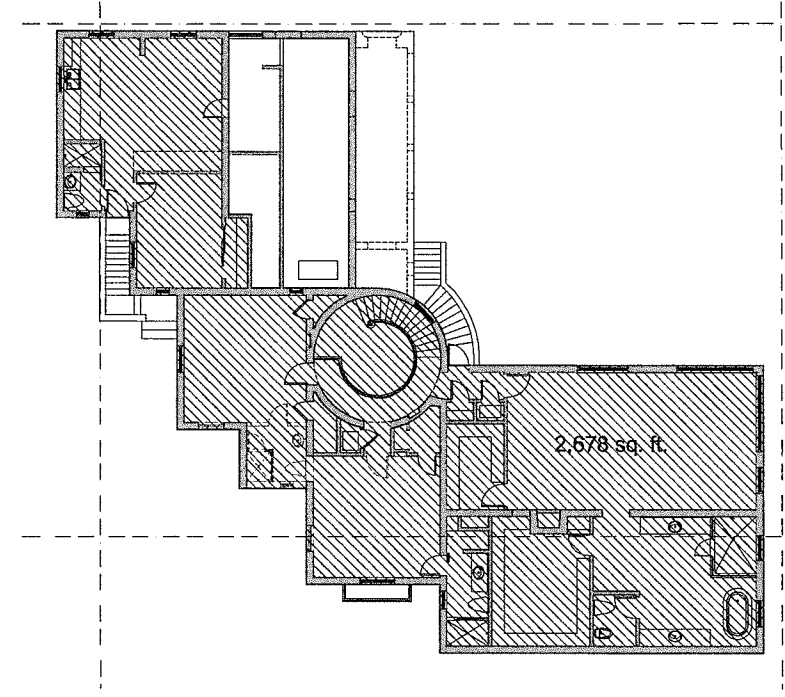
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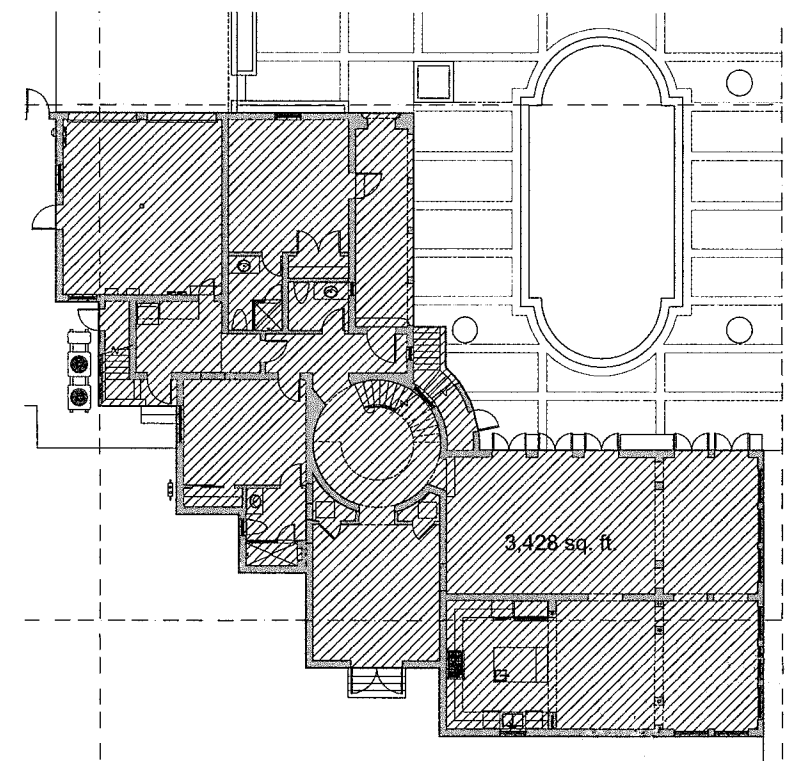
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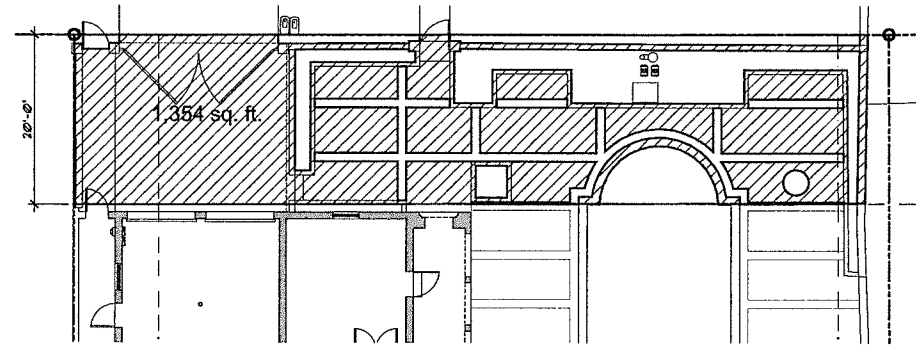


1st TO 2nd FLOOR RATIO second floor plan
SCALE: N.T.S.

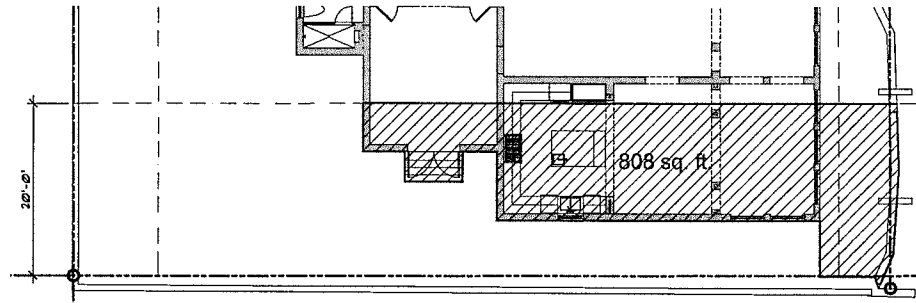


1st TO 2nd FLOOR RATIO first floor plan
SCALE: N.T.S.

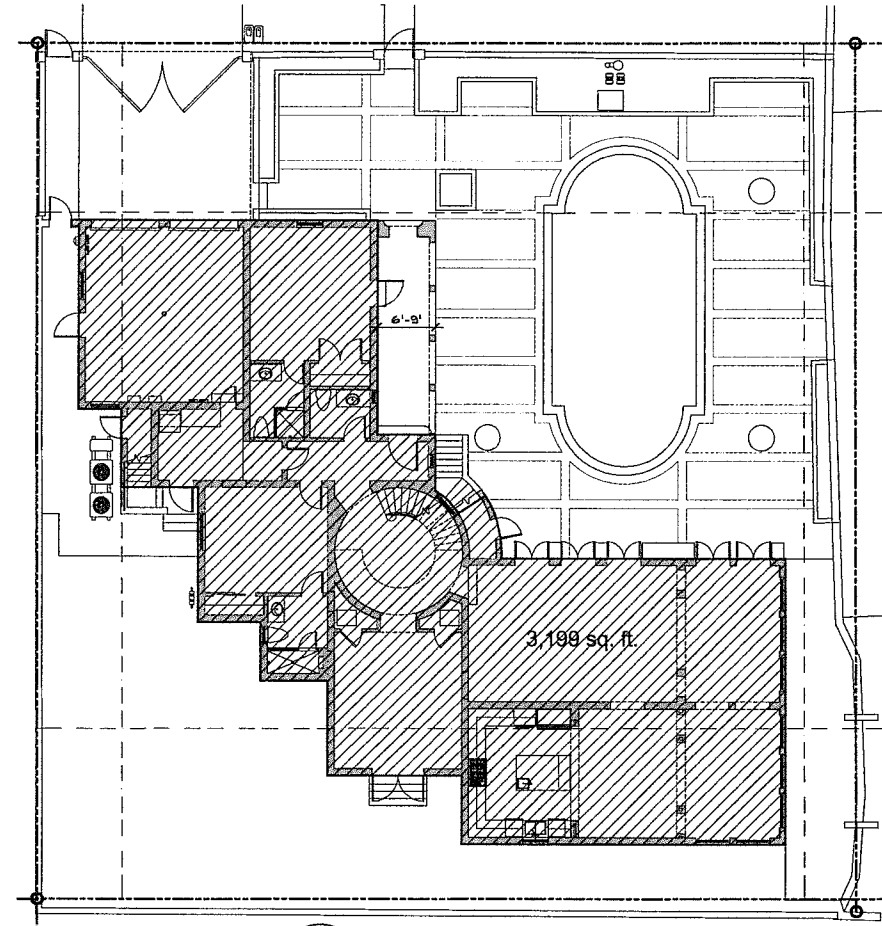
Patricia
01/05/18



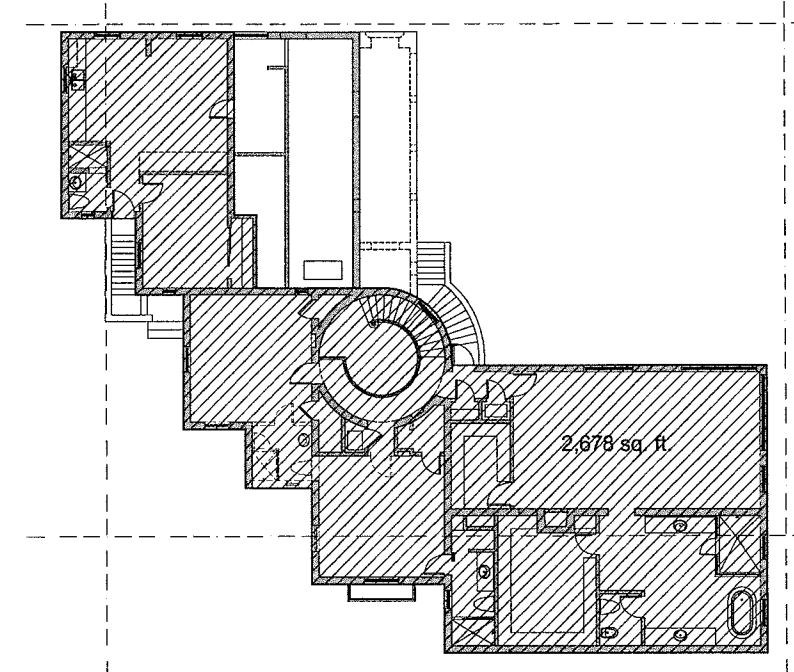
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SCALE: N.T.S.



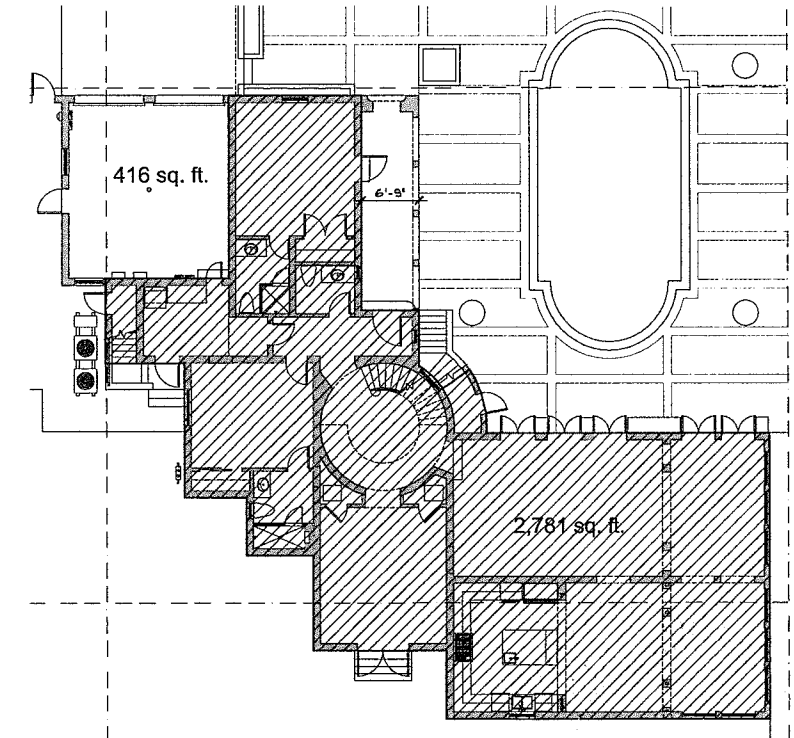
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SCALE: N.T.S.



LOT COVERAGE plan
SCALE: N.T.S.

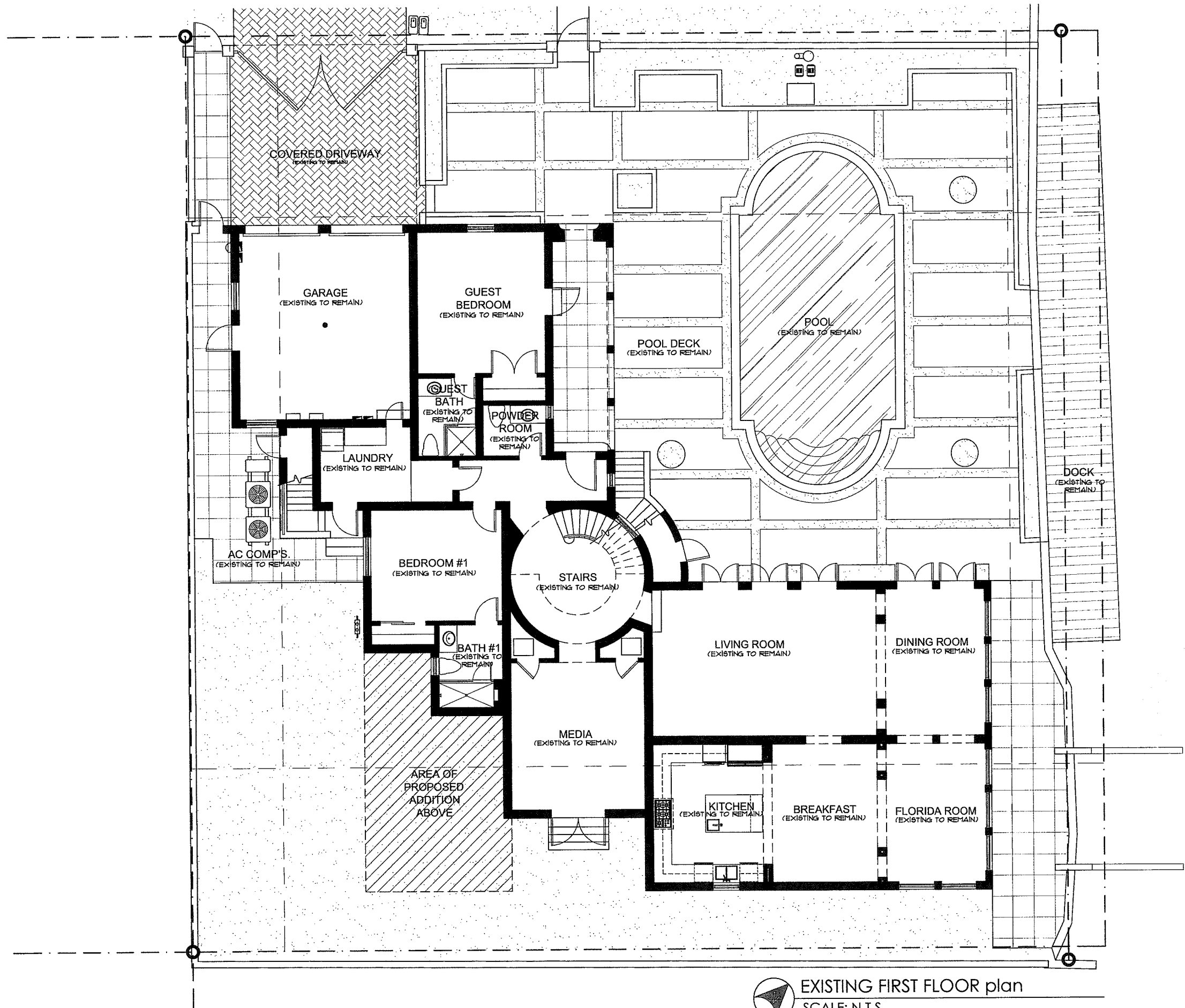


UNIT SIZE second floor plan
SCALE: N.T.S.



UNIT SIZE first floor plan
SCALE: N.T.S.

Ruth
01/05/18



EXISTING FIRST FLOOR plan
SCALE: N.T.S.

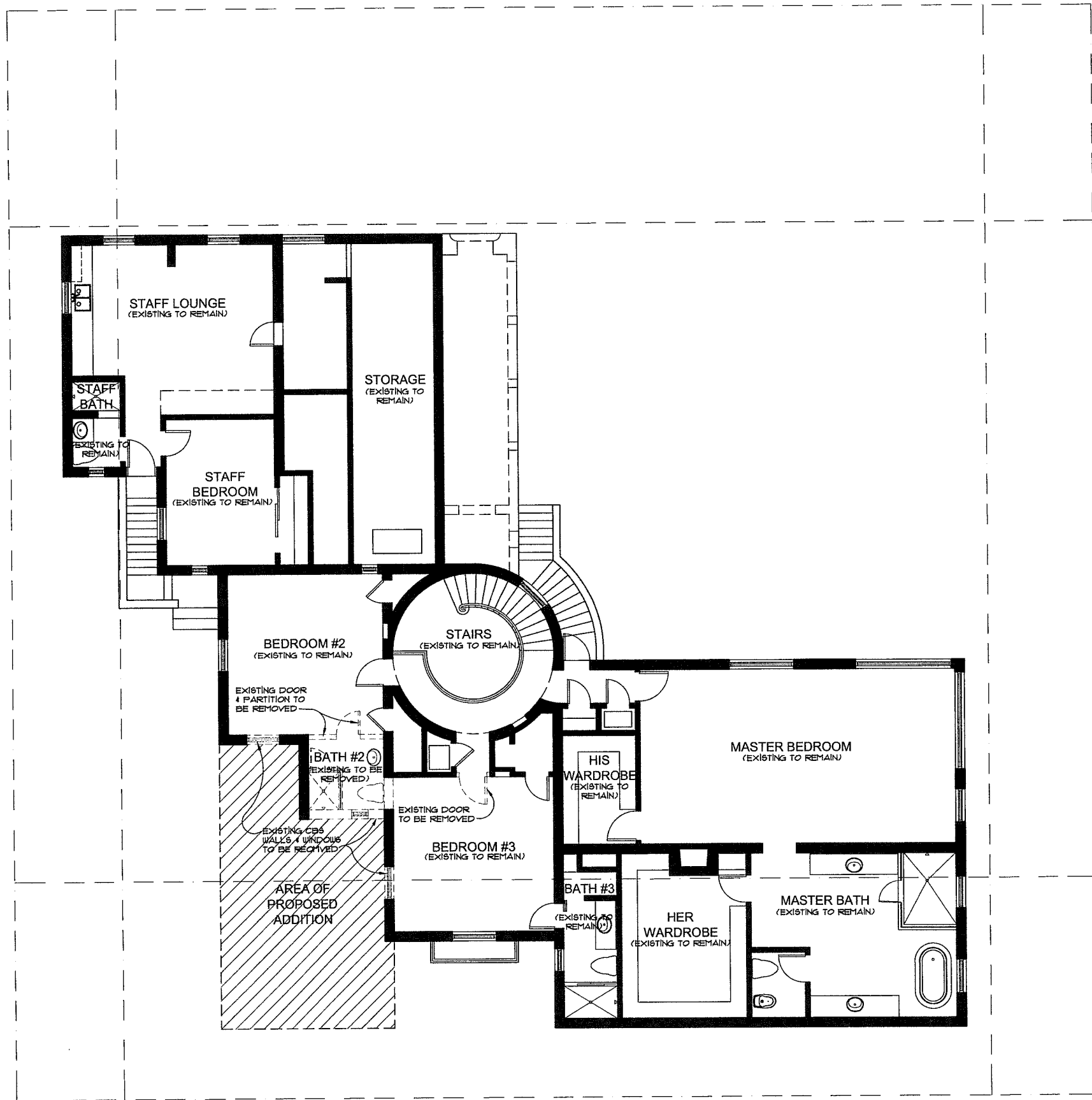
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NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

Paul J. O'Shea
c/o O'Shea

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EX-1.1



EXISTING FIRST FLOOR plan
SCALE: N.T.S.

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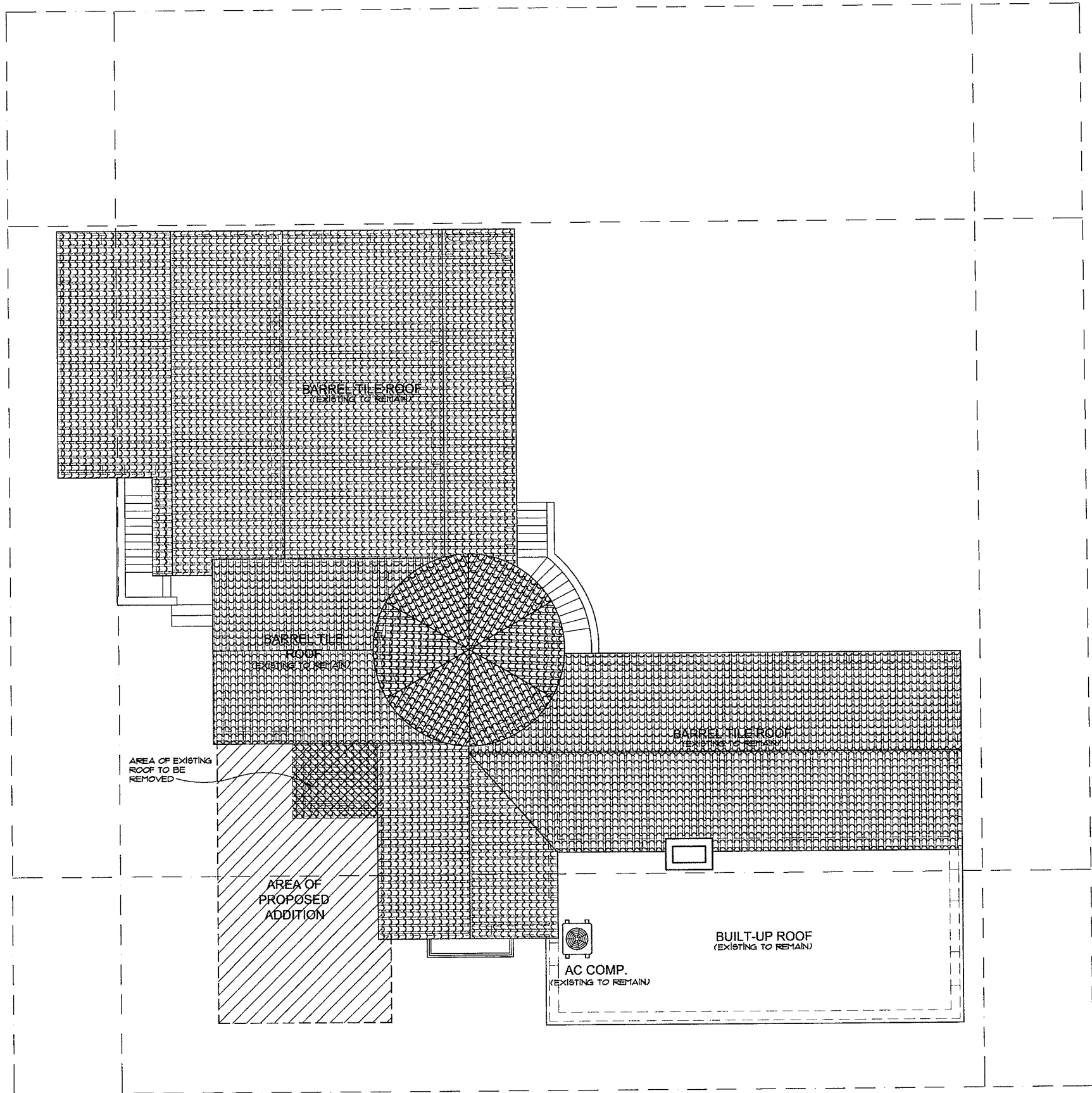
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MIAMI BEACH, FL 33140

Patrick
01/05/18

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EX-1.2



EXISTING ROOF plan
SCALE: N.T.S.

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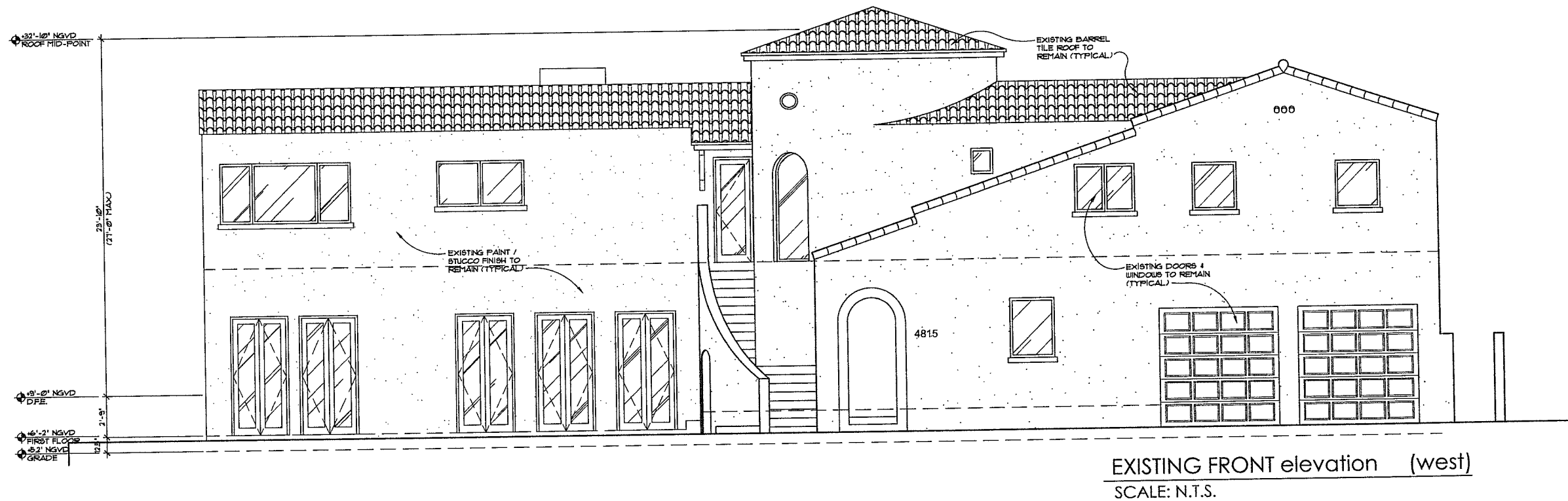
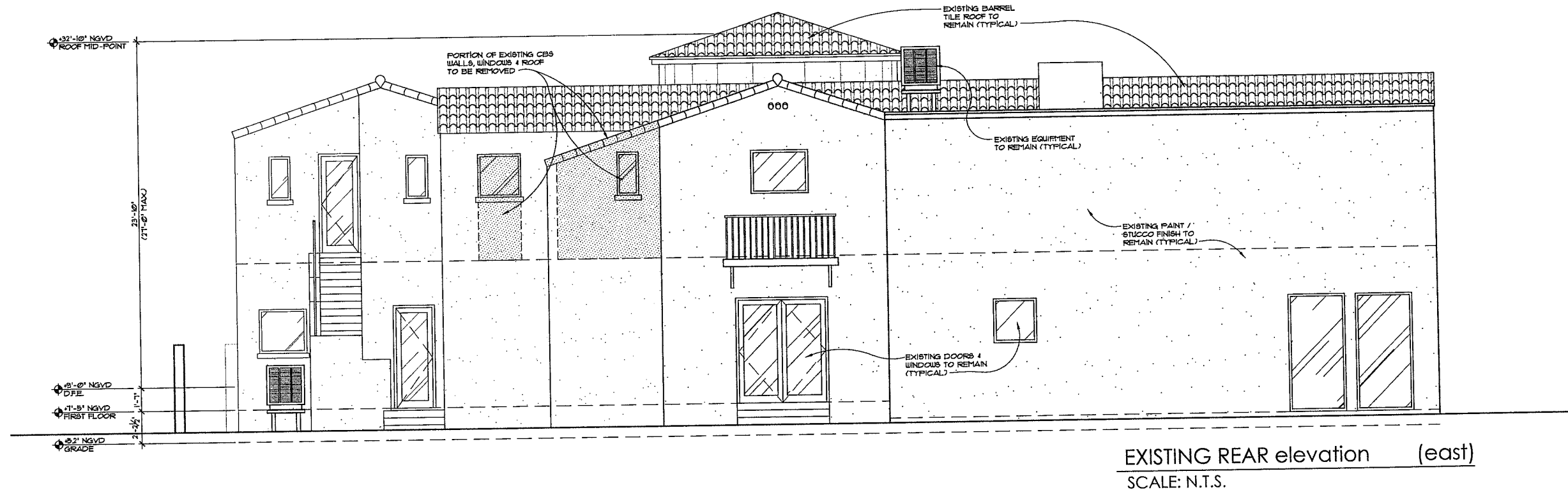
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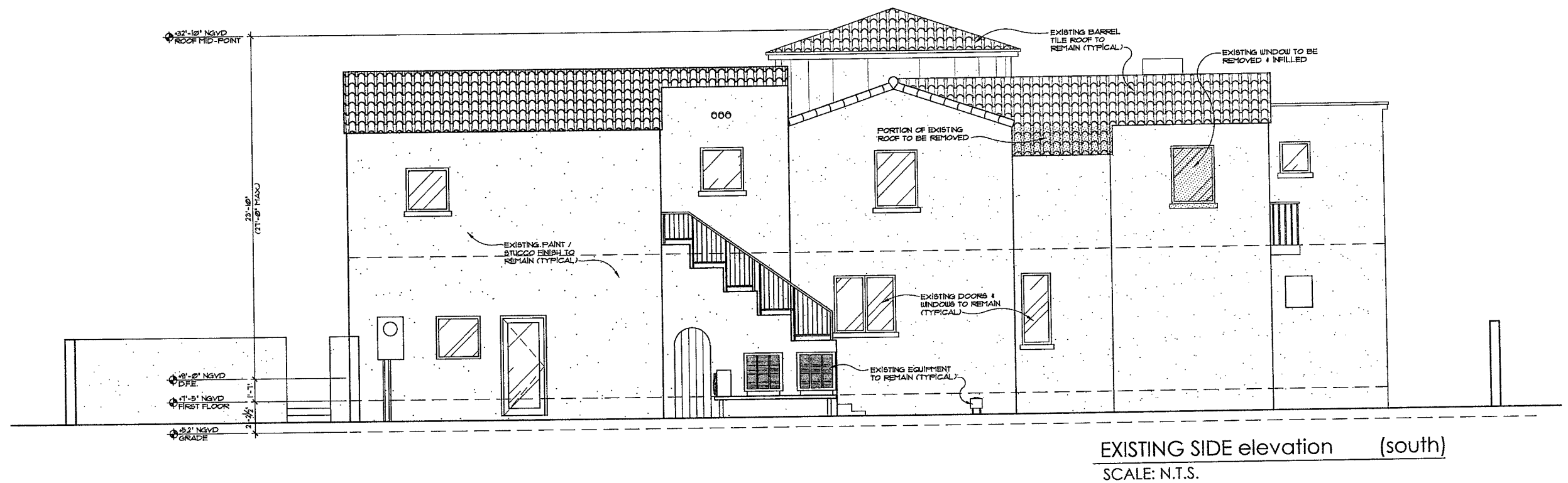
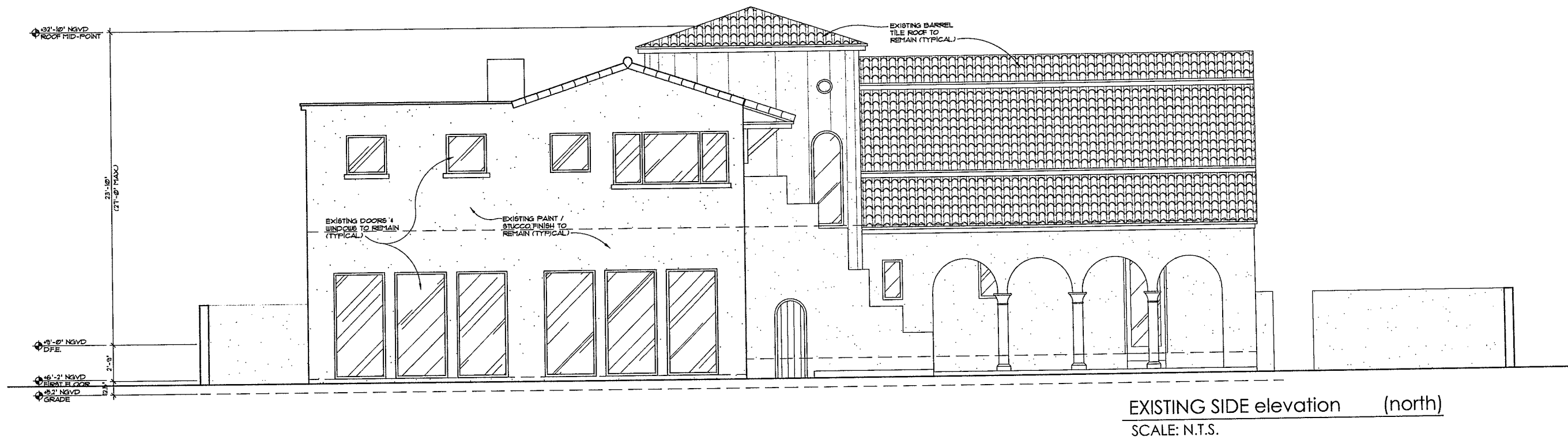
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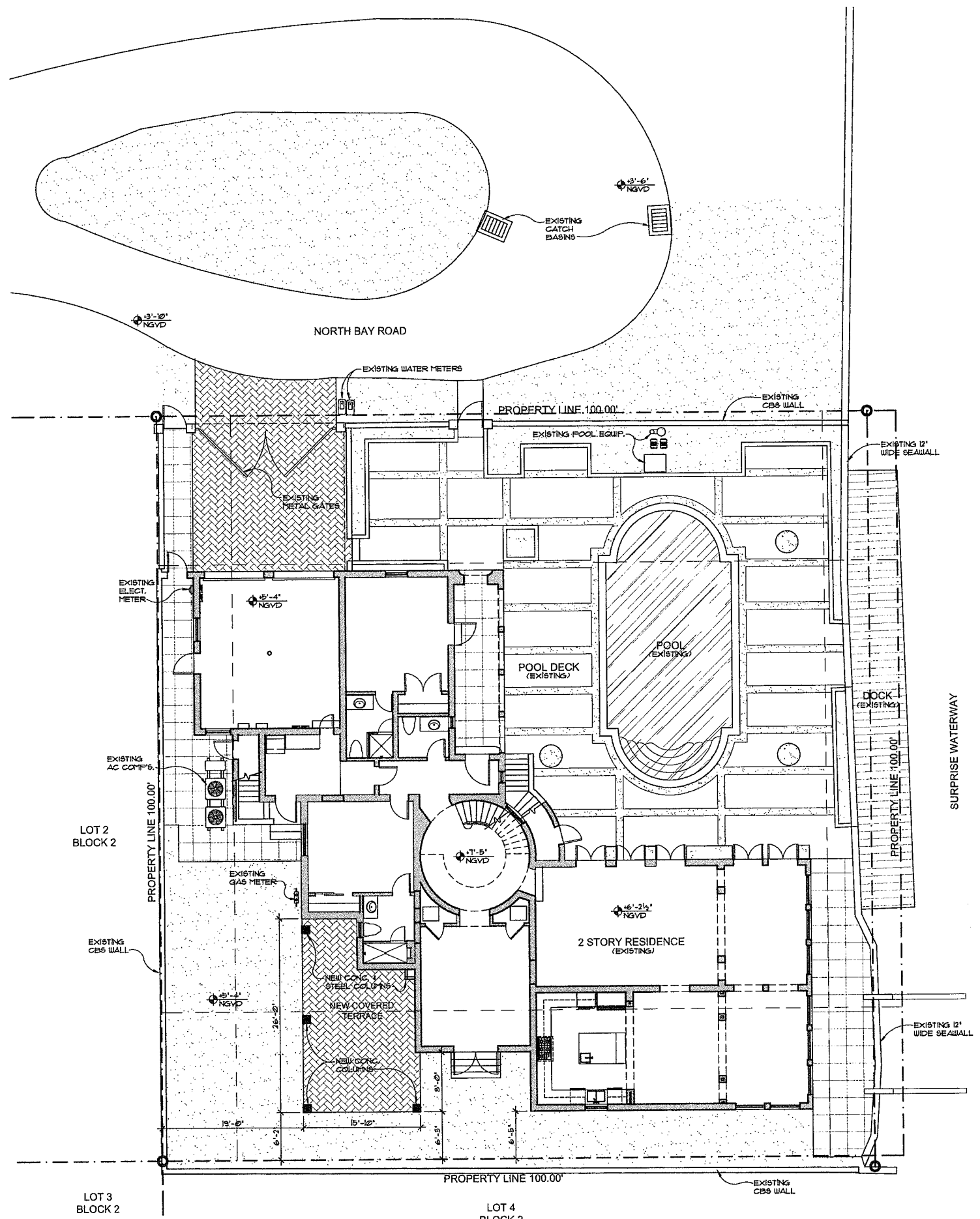
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Paul H.
 01/05/18



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 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031 AA26002383

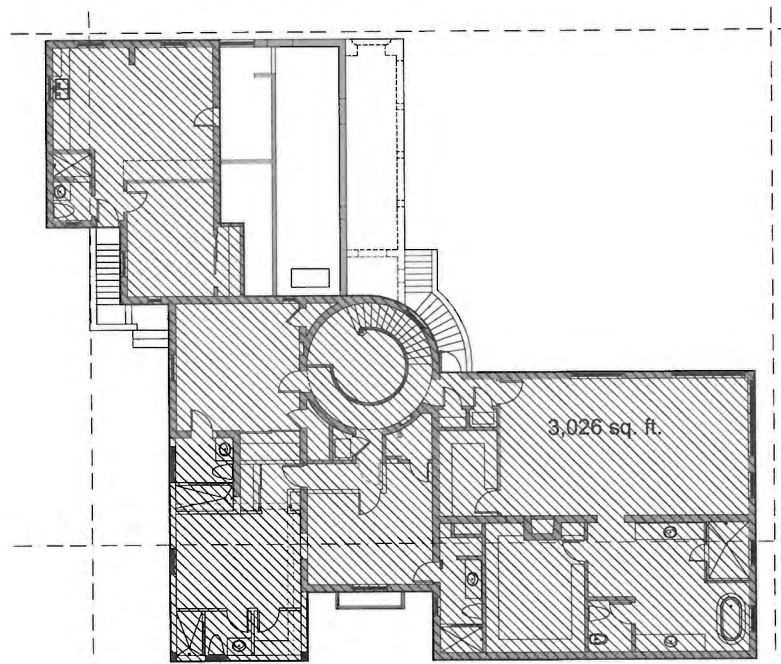
NEW ADDITION
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 MIAMI BEACH, FL 33140

Pat
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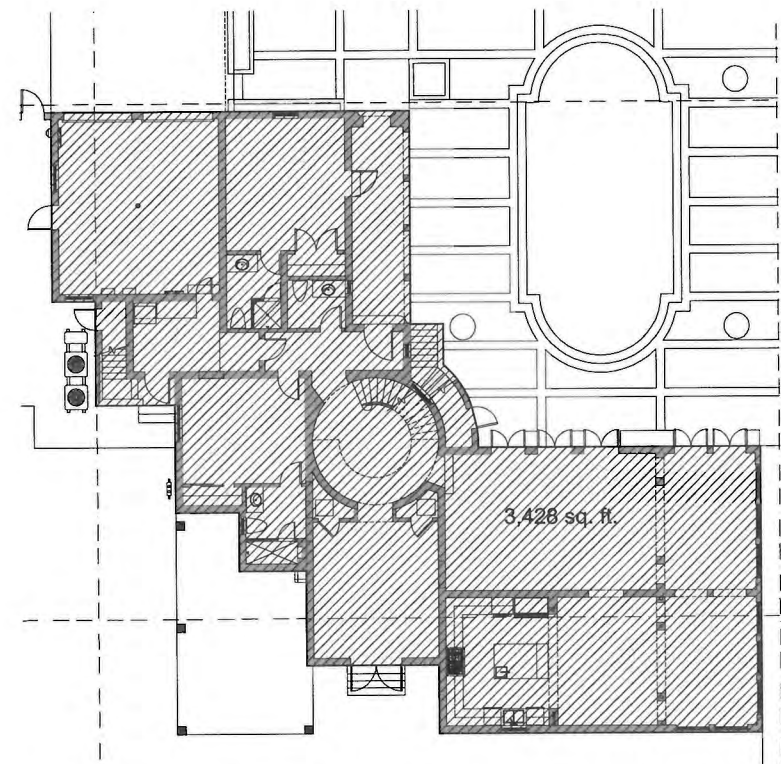
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A-0.0

PROPOSED SITE plan
 SCALE: N.T.S.



1st TO 2nd FLOOR RATIO second floor plan
SCALE: N.T.S.



1st TO 2nd FLOOR RATIO first floor plan
SCALE: N.T.S.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4815 NORTH BAY ROAD MIAMI BEACH FL33140			
2	Folio number(s):	02-3222-011-0490			
3	Board and file numbers :	DESIGN REVIEW BOARD DRB17-0214			
4	Year built:	1930	Zoning District:		RS-3
5	Based Flood Elevation:	+8'-0"NGVD	Grade value in NGVD:		5.2' NGVD
6	Adjusted grade (Flood+Grade/2):	6.6' NGVD	Free board:		N/A
7	Lot Area:	10,000 SQ.FT			
8	Lot width:	100'-0"	Lot Depth:		100'-0"
9	Max Lot Coverage SF and %:	3,000 SQ. FT. (30%)	Proposed Lot Coverage SF and %:		3,545 SQ. FT. (35.5%)
10	Existing Lot Coverage SF and %:	3,199 SQ.FT. (32%)	Lot coverage deducted (garage-storage) SF:		3,545 SQ. FT. (35.5%)
11	Front Yard Open Space SF and %:	646 SQ. FT. (32.3%)	Rear Yard Open Space SF and %:		981 SQ. FT. (49.1%)
12	Max Unit Size SF and %:	5,000 SQ. FT. (50%)	Proposed Unit Size SF and %:		5,815 SQ. FT. (58.2%)
13	Existing First Floor Unit Size:	2,781 SQ. FT.	Proposed First Floor Unit Size:		2,864 SQ. FT.
14	Existing Second Floor Unit Size	2,678 SQ. FT.	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		3,026 SQ. FT. (92.3%)
15			Proposed Second Floor Unit Size SF and % :		3,026 SQ. FT. (92.3%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		N/A
		Required	Existing	Proposed	Deficiencies
17	Height:	27'-0"	23'-10"	23'-10"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	20'-10"	20'-10"	N/A
20	Front Second level:	30'-0"	20'-10"	20'-10"	9'-2" EXISTING
21	Side 1:	10'-0"	4'-10"	4'-10"	5'-2" EXISTING
22	Side 2 or (facing street):	15'-0"	12'-3"	12'-3"	2'-9" EXISTING
23	Rear:	20'-0"	6'-5"	6'-2"	13'-10"
	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 :	25'-0"	17'-1"	17'-1"	7'-11" EXISTING
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		

Notes:

If not applicable write N/A

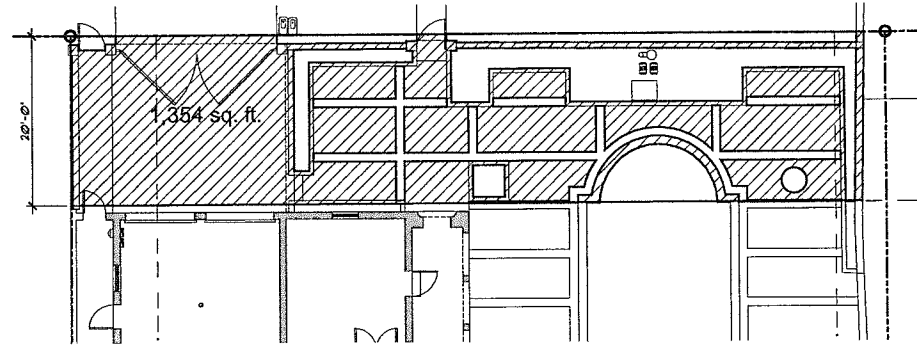
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Putnam
01/05/18

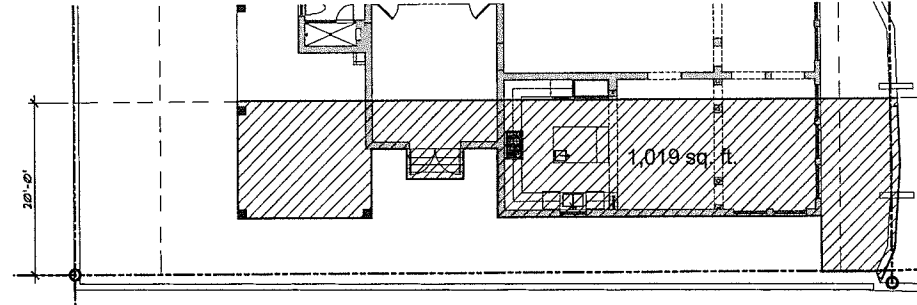
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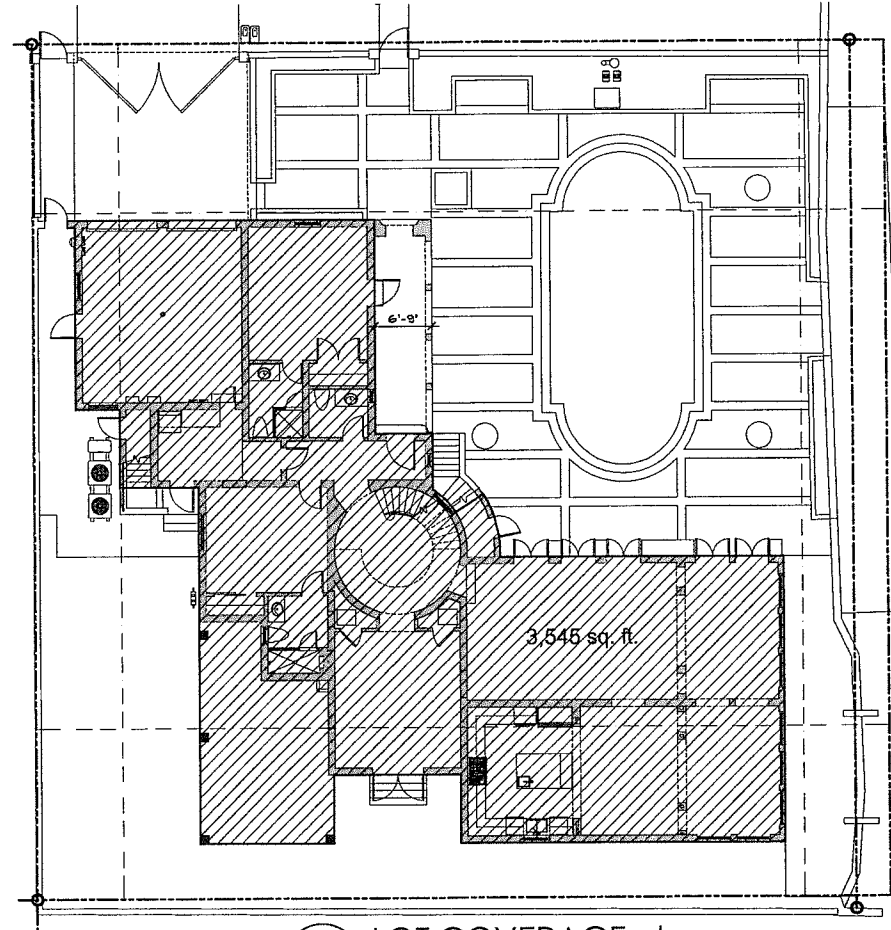
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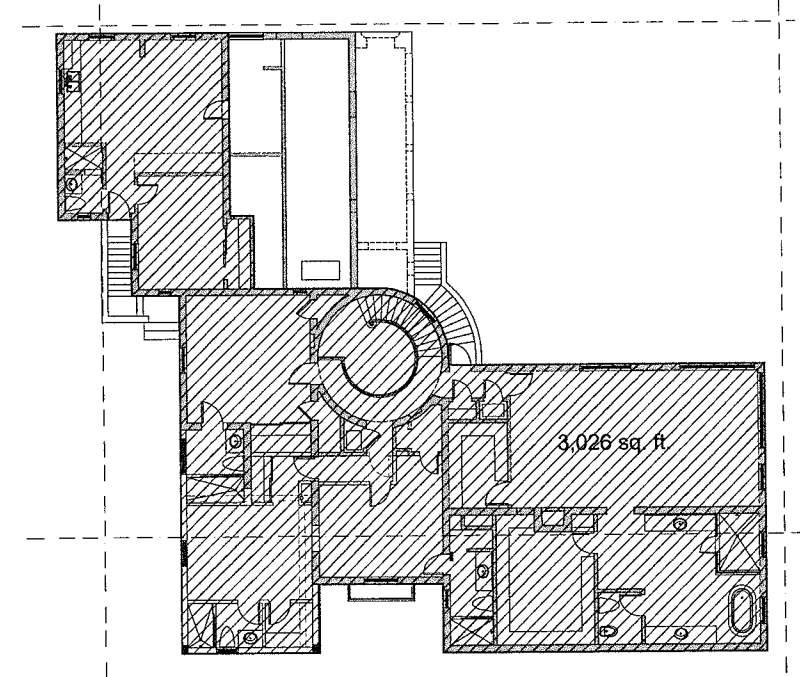
FRONT YARD plan
SCALE: N.T.S.



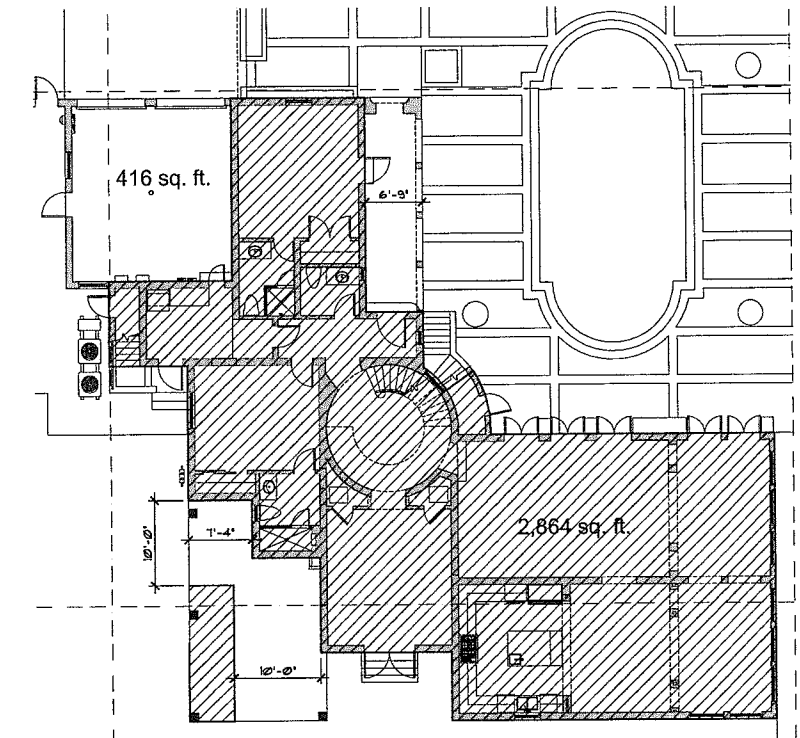
REAR YARD plan
SCALE: N.T.S.



LOT COVERAGE plan
SCALE: N.T.S.



UNIT SIZE second floor plan
SCALE: N.T.S.



UNIT SIZE first floor plan
SCALE: N.T.S.

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420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031 AA26002363

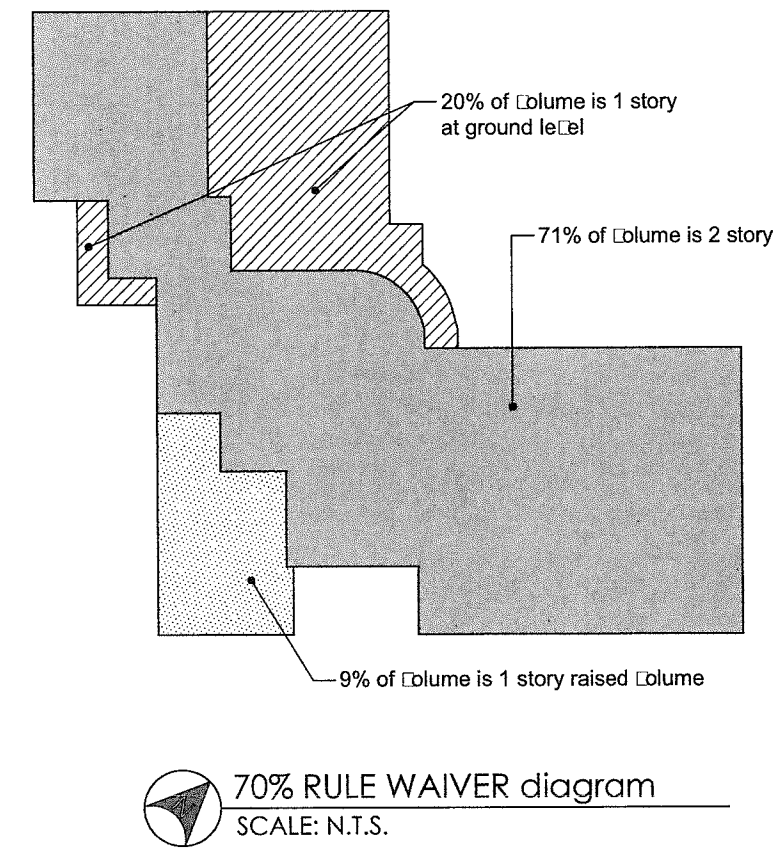
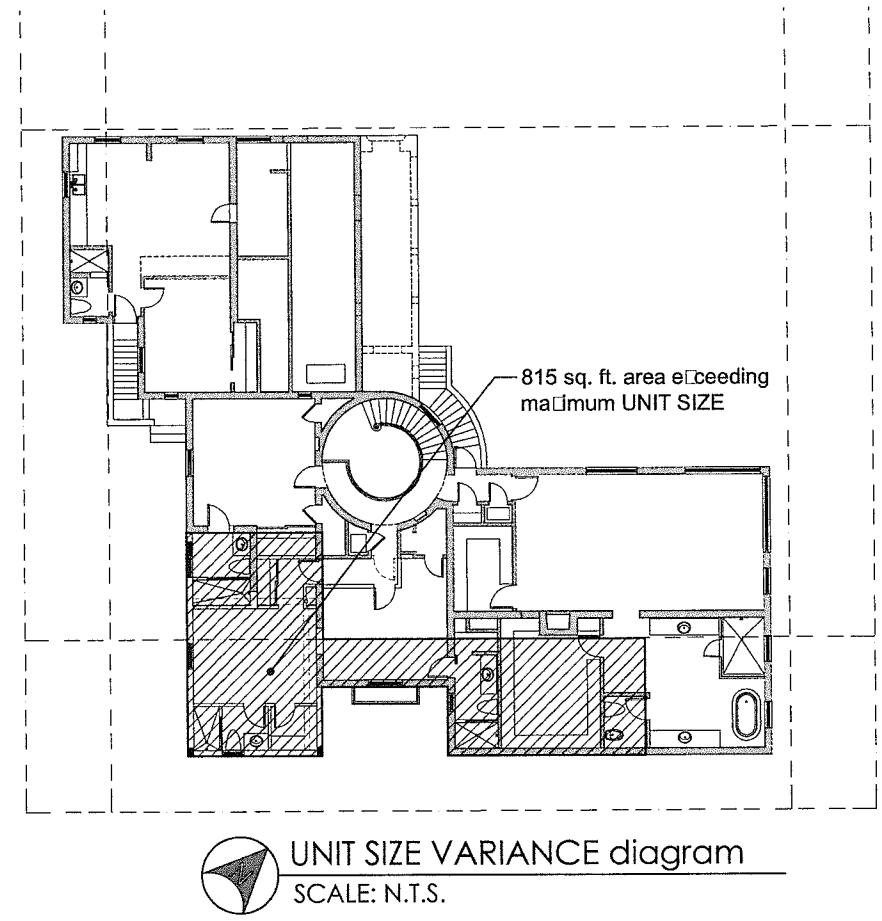
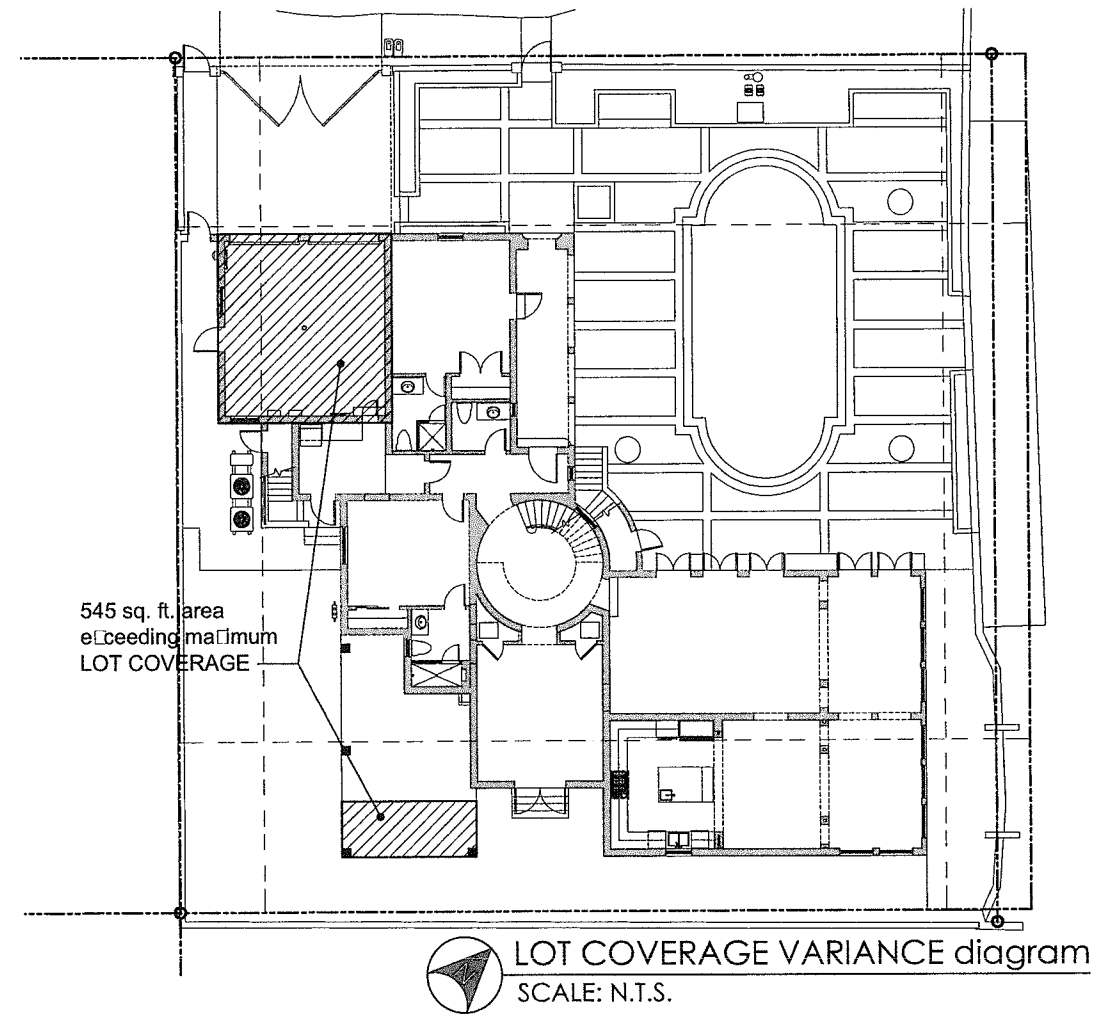
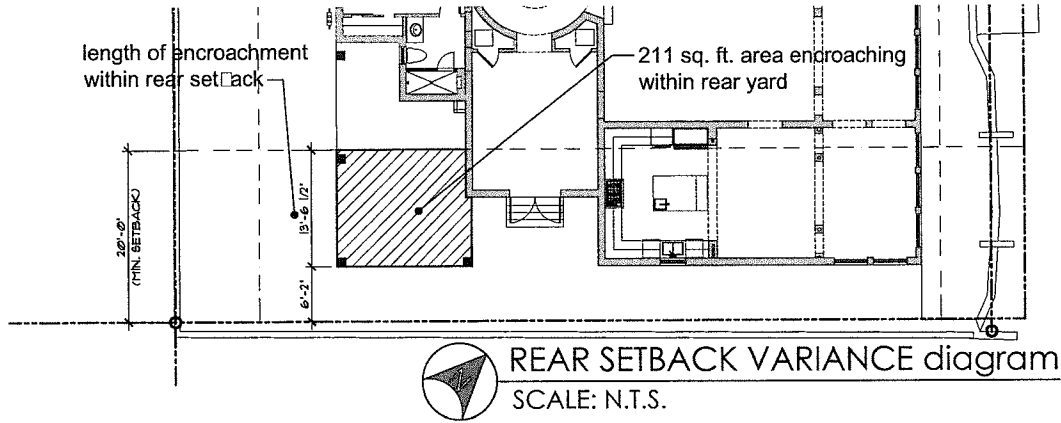
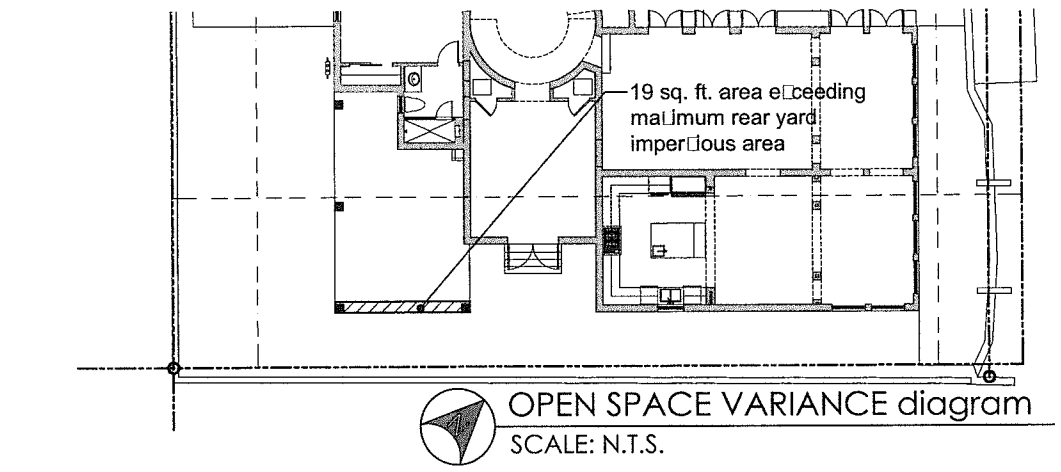
NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

Paul M. J.
01/05/18

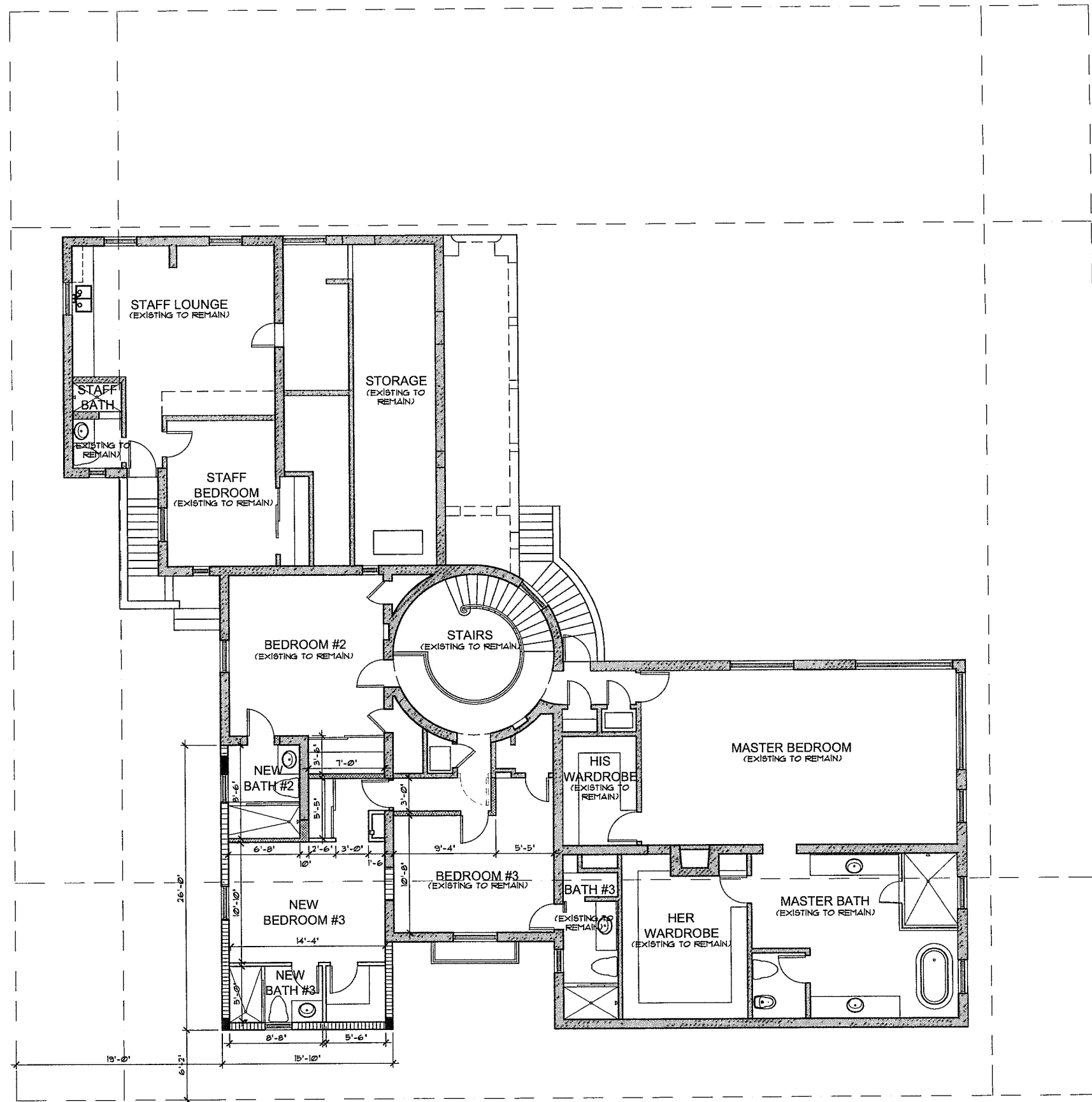
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A-0.2



Robert
01/05/18



PROPOSED SECOND FLOOR plan
SCALE: N.T.S.

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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-9031 AA26002383

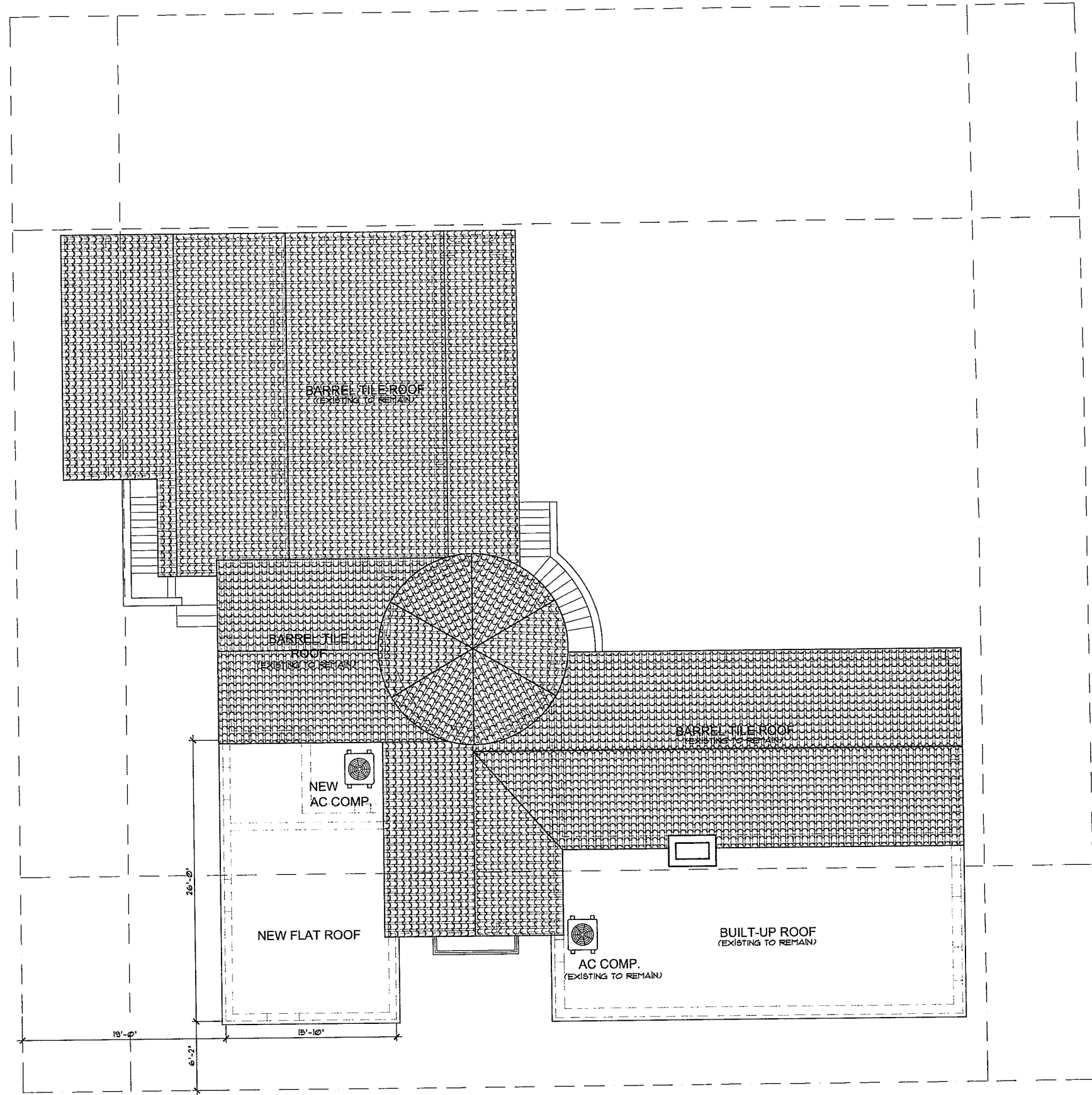
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Paul H. J.
01/05/18

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A-1.2



PROPOSED ROOF plan
SCALE: N.T.S.

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420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-5031 AA26002383

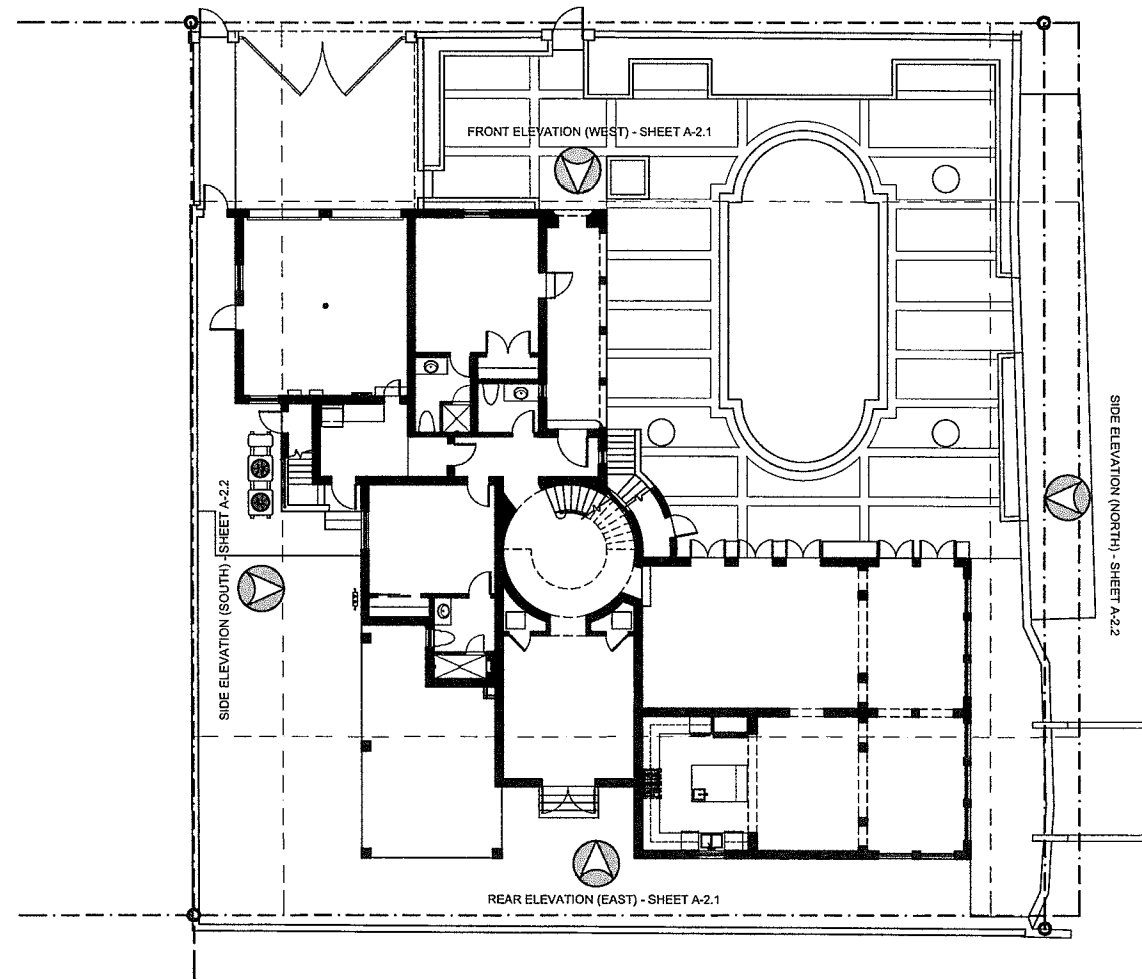
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MIAMI BEACH, FL 33140

Patricia
01/05/19

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A-1.3



KEY PLAN
SCALE: N.T.S.

Robert M. J.
01/05/19

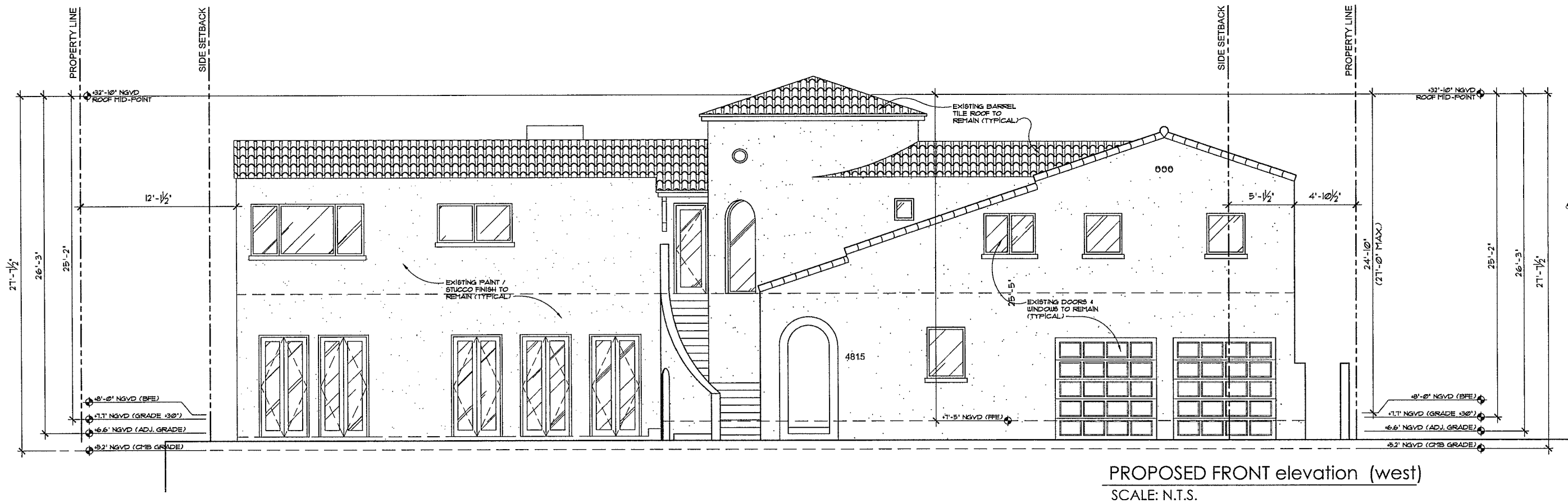
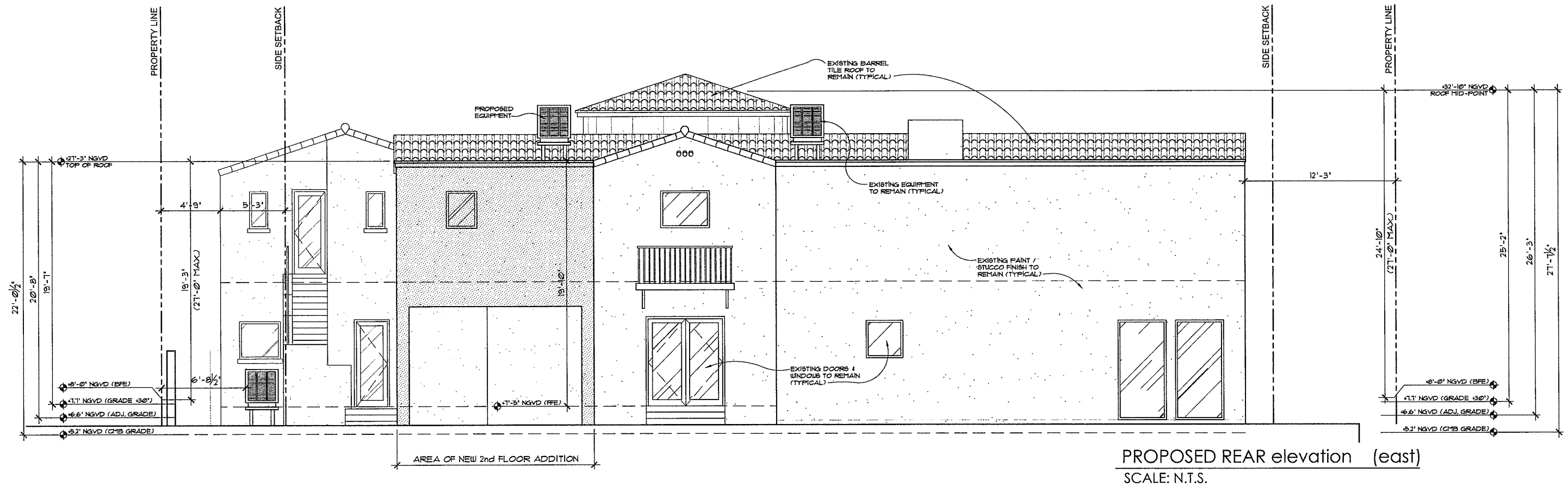
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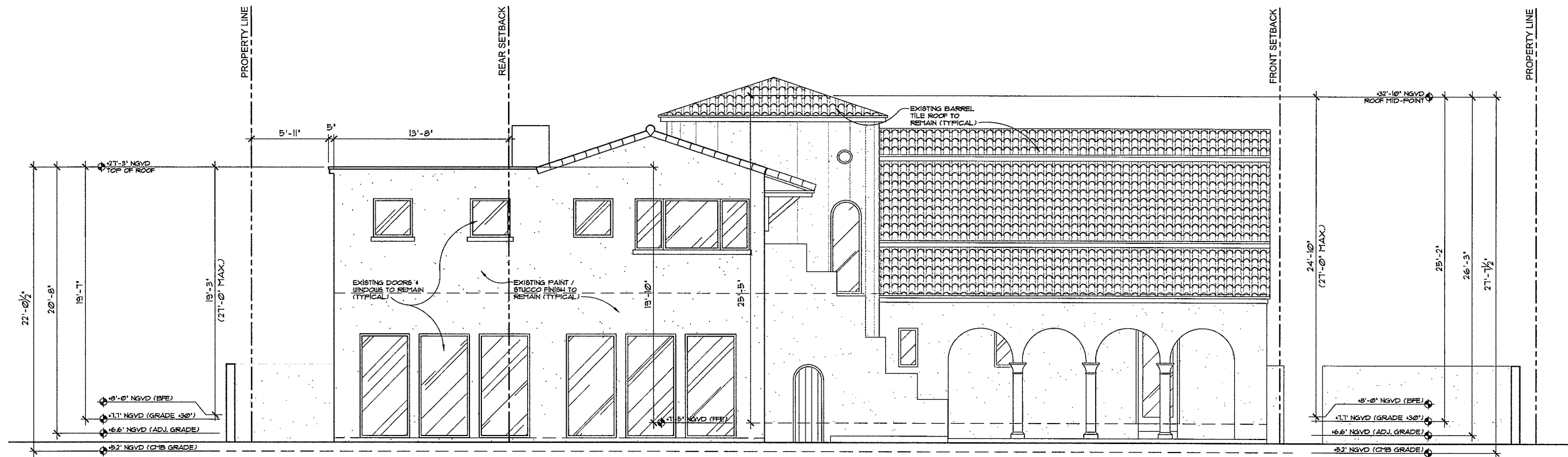


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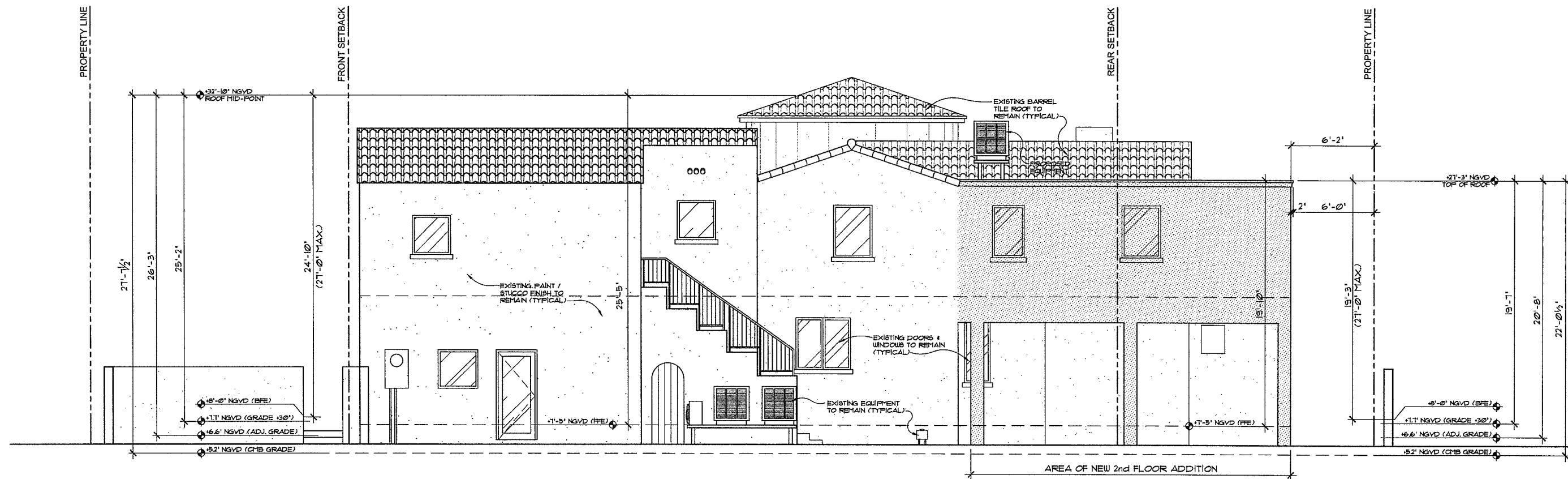
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PROPOSED SIDE elevation (north)
SCALE: N.T.S.



PROPOSED SIDE elevation (south)
SCALE: N.T.S.

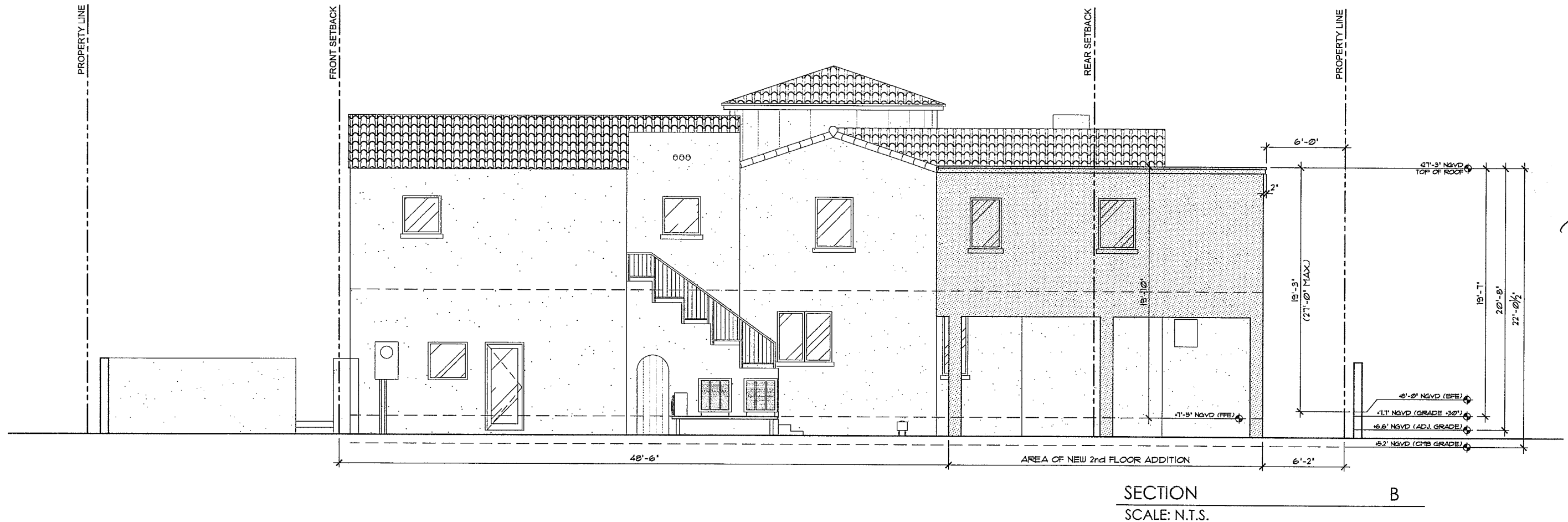
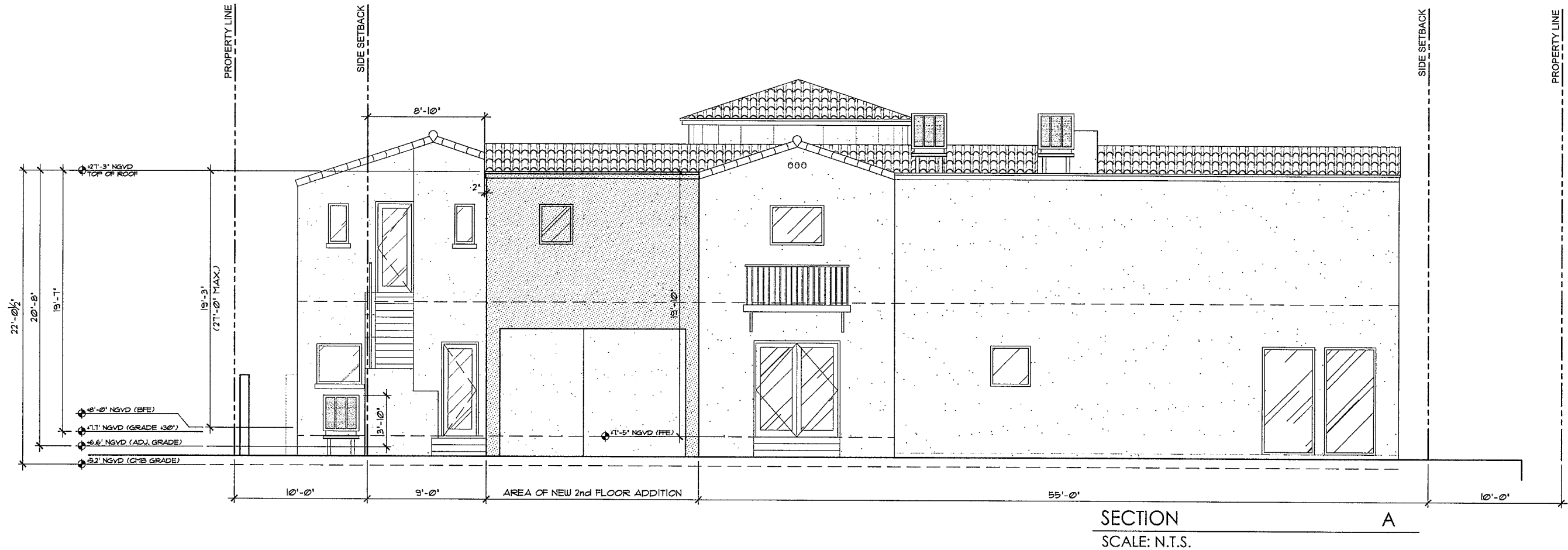
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Paul J. Smith
01/05/18

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DOMO ARCHITECTURE + DESIGN
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NEW ADDITION
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RENDERING
SCALE: N.T.S.

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NEW ADDITION
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MIAMI BEACH, FL 33140

Anthony
01/05/18

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01-05-2018
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A-4.1



RENOVATION | 4815 NORTH BAY ROAD | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of tall Japanese Blueberry trees and small leaf clusia shrubs that of which provide privacy screening, Alexander palms, Coconut Palms and Strawberry Guava trees. Please note that all existing trees, palms and large shrubs on site will be preserved + protected with the exception of (3) Strawberry Guava trees that are in direct conflict with the proposed addition.

SCOPE OF WORK

- Preservation + protection of existing vegetation and landscape in areas where construction will be taking place.
- New plantings in rear garden to complement the renovation

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- L-1a Original Tree Survey + Existing Conditions Images
- L-2 Landscape Plan

COVER PLAN + SHEET INDEX

MIAMI BEACH DESIGN REVIEW BOARD FINAL SUBMITTAL

4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 68th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

No.	Date	Description

Professional Seal

Chris Cawley
01.04.2018

CHRISTOPHER CAWLEY, RLA
Florida License LA 666785

Title: COVER + SHEET INDEX

Scale: As Noted

Date: January 5, 2018

Drawing:

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Professional Seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 0665786

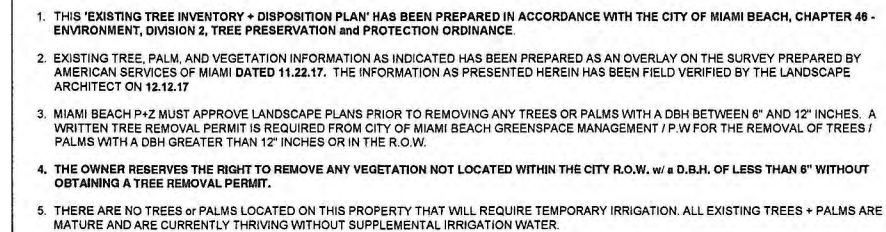
Title: Existing Tree Survey

Scale: As Noted

Date: January 5, 2018

Drawing:

L-1



C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 4815 NORTH BAY ROAD											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / RT. RES. (SF)	COMMENTS
#1	Strawberry Guava Tree	Psidium littorale	NO	+/- 4"	+/- 12'	+/- 8'	GOOD	REMAIN	51 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#2	Strawberry Guava Tree	Psidium littorale	NO	+/- 4"	+/- 12'	+/- 8'	FAIR	REMOVE	51 SF	0 SF	DBH LESS THAN 6" - NO MITIGATION REQUIRED
#3	Strawberry Guava Tree	Psidium littorale	NO	+/- 4"	+/- 12'	+/- 8'	FAIR	REMOVE	51 SF	0 SF	DBH LESS THAN 6" - NO MITIGATION REQUIRED
#4	Strawberry Guava Tree	Psidium littorale	NO	+/- 4"	+/- 12'	+/- 8'	FAIR	REMOVE	51 SF	0 SF	DBH LESS THAN 6" - NO MITIGATION REQUIRED
#6	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 30'	+/- 6'	GOOD	REMAIN	29 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#8	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 30'	+/- 6'	GOOD	REMAIN	29 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#7	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 30'	+/- 6'	GOOD	REMAIN	29 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#9	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 40'	+/- 25'	GOOD	REMAIN	490 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#9	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 40'	+/- 25'	GOOD	REMAIN	490 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#10	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 40'	+/- 25'	GOOD	REMAIN	490 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#11	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 40'	+/- 25'	GOOD	REMAIN	490 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#12	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 30'	+/- 6'	GOOD	REMAIN	29 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#13	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 30'	+/- 6'	GOOD	REMAIN	29 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#14	Alexander Palms	Pythosperma elegans	NO	+/- 3"	+/- 30'	+/- 6'	GOOD	REMAIN	29 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#15-61	Japanese Blueberry	Elaeocarpus decipiens	NO	+/- 4"	+/- 15'	+/- 6'	GOOD	REMAIN	903 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
TOTAL MITIGATION REQUIRED: 0 SF									TOTAL MITIGATION PROVIDED: 300 SF (3 NATIVE SIMPSON'S STOPPER TREES PROVIDED)		

C.M.B. EXISTING TREE SURVEY LEGEND

 TREE TO BE REMOVED. SEE CHART L-1

 TREE or PALM PROTECTION FENCE

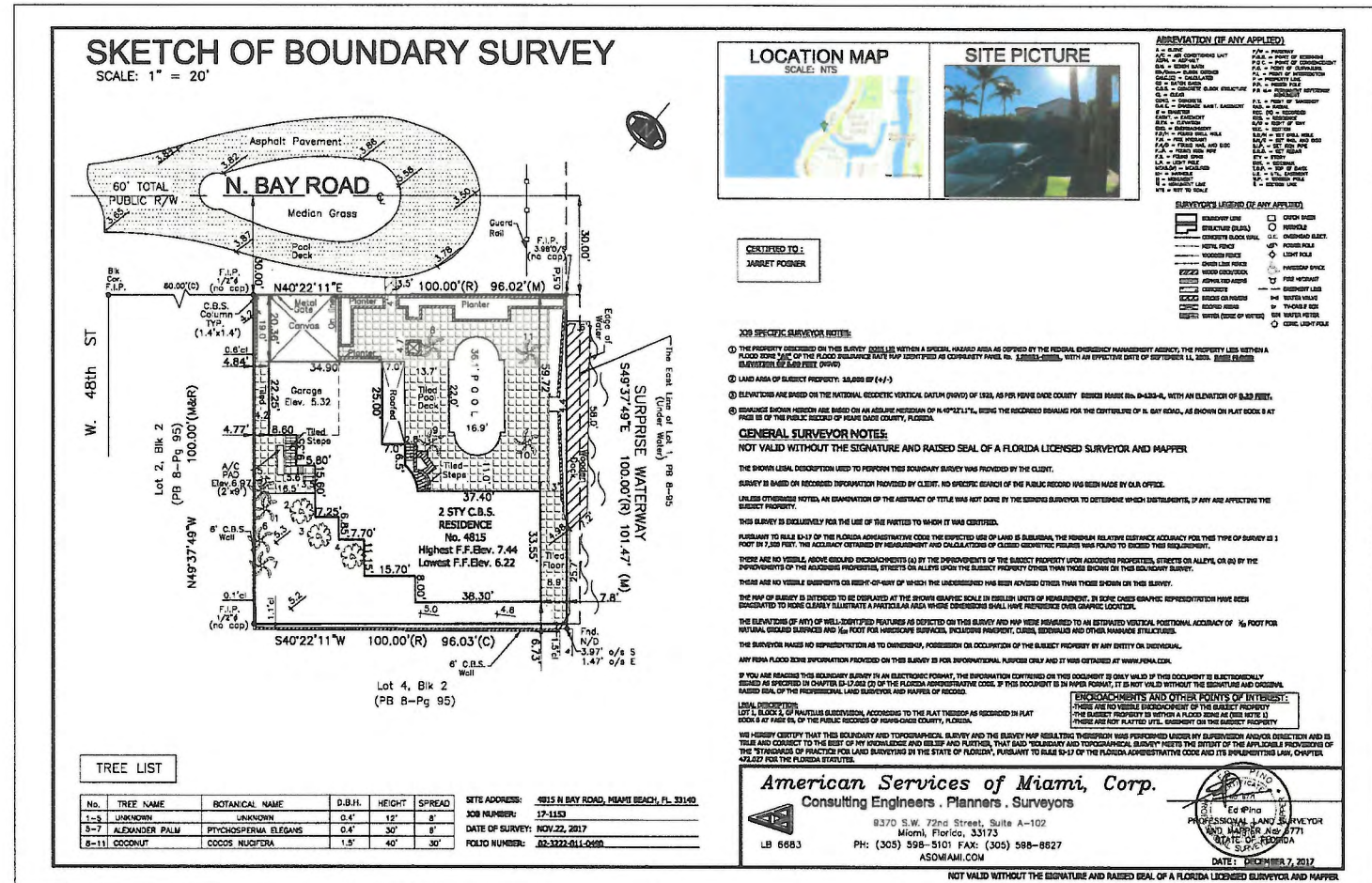
EXISTING TREE SURVEY + DISPOSITION PLAN

C.M.B. DESIGN REVIEW BOARD FINAL SUBMITTAL

1" = 1'-0"

0' 6' 12' 24'

N



ORIGINAL TREE SURVEY + EXISTING CONDITIONS IMAGES
C.M.B. DESIGN REVIEW BOARD FINAL SUBMITTAL

C.M.B. DESIGN REVIEW BOARD FINAL SUBMITTAL

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4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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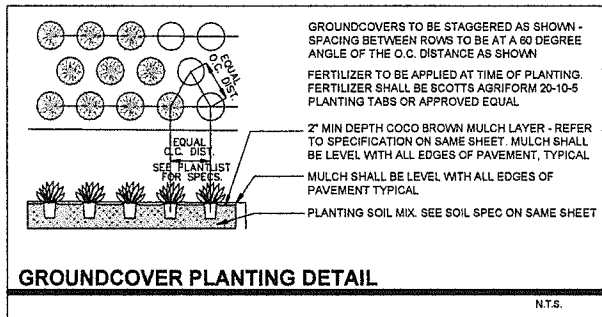
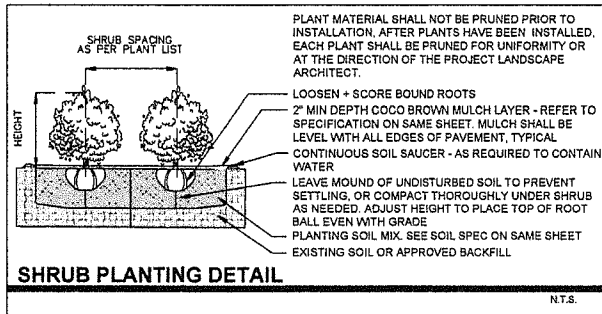
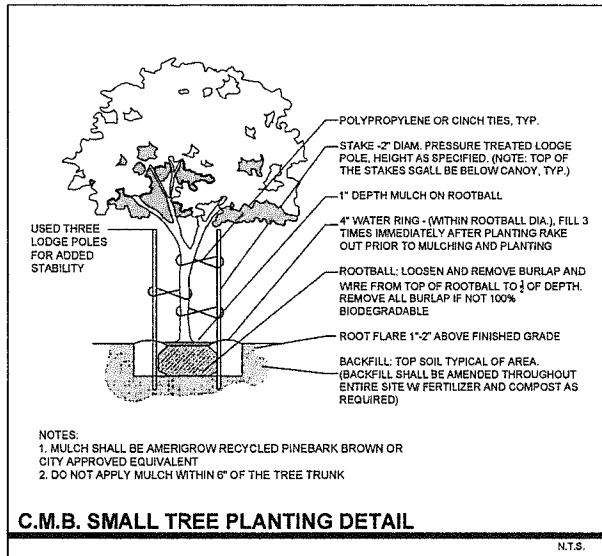
Title:	ORIGINAL TREE SURVEY
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Scale: As Noted

Date: January 5, 2018

Drawing:

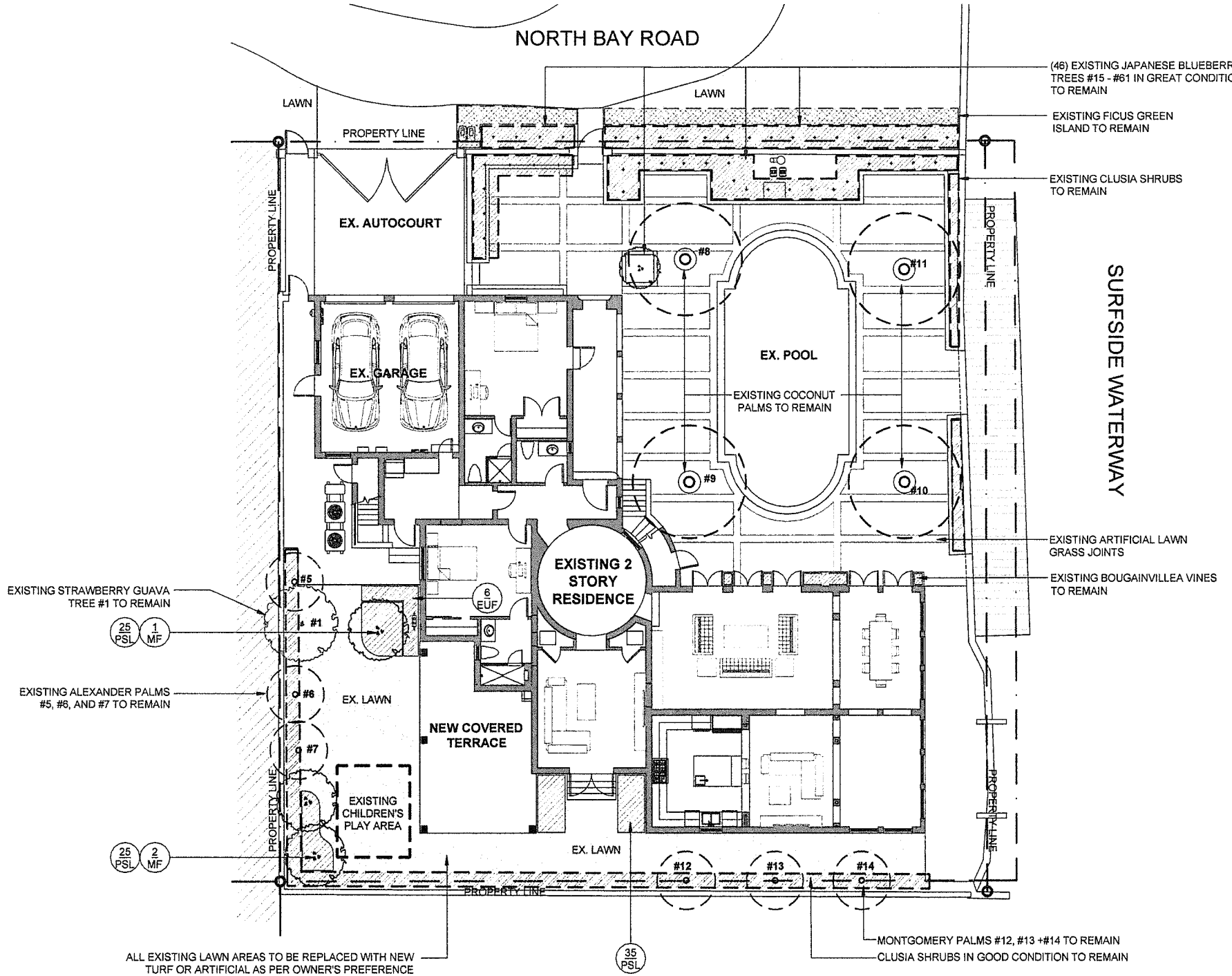
L-1a



LANDSCAPE LEGEND			
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)			
ZONING: RS-1	LOT SIZE: 9,621 SF	ACRES: .22	
TREES			
FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED			
REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED			
TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.			
9,621 SF = 9 TOTAL TREES REQUIRED / 30 TREES PROVIDED.			
(26 EXISTING JAPANESE BLUEBERRY TREES + 1 EXISTING STRAWBERRY GUAVA TREE + 3 NEW NATIVE SIMPSONS STOPPER TREES PROVIDED)			
DIVERSITY REQUIREMENT			
6-10 REQUIRED TREES = 3 TREE SPECIES / 3 SPECIES PROVIDED			
NATIVE TREES			
30% OF REQUIRED TREES OR .30 X 9 = 2.7 NATIVE TREES REQUIRED / 3 NATIVE TREES PROVIDED (3 NATIVE SIMPSONS STOPPER TREES PROVIDED)			
LOW MAINTENANCE TREES			
50% OF REQUIRED TREES OR .50 X 9 = 4.5 LOW MAINTENANCE TREES REQUIRED / 5 LOW MAINTENANCE TREES PROVIDED			
STREET TREE REQUIREMENT			
AVERAGE STREET TREE SPACING 20' ON CENTER			
NORTH BAY ROAD: 36 LF / 20 = 4.8 STREET TREES REQUIRED / 5 STREET TREES PROVIDED (EXISTING JAPANESE BLUEBERRY TREES)			
SHRUBS			
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (14) = 168 SHRUBS REQUIRED / GREATER THAN 168 SHRUBS PROVIDED (EXISTING CLUSIA ROSEA SHRUBS + 9 NATIVE SPANISH STOPPER SHRUBS + 85 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)			
NATIVE SHRUBS			
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .50 X 168 = 84 NATIVE SHRUBS REQUIRED / 91 NATIVE SHRUBS PROVIDED (8 NATIVE SPANISH STOPPER SHRUBS + 85 DWARF BAHAMA COFFEE SHRUBS PROVIDED)			
LARGE SHRUBS / SMALL TREES			
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES OR .10 X 168 = 16.8 LARGE SHRUBS REQUIRED / GREATER THAN 17 LARGE SHRUBS PROVIDED (EXISTING CLUSIA ROSEA SHRUBS + 9 NATIVE SPANISH STOPPER SHRUBS PROVIDED)			
NATIVE LARGE SHRUBS / SMALL TREES			
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE OR .50 X 16.8 = 8.4 LARGE SHRUBS OR SMALL TREES REQUIRED / 9 PROVIDED (3 NATIVE SIMPSONS STOPPER TREES + 9 NATIVE SPANISH STOPPER SHRUBS PROVIDED)			
LAWN AREA			
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA			
IRRIGATION SYSTEM			
100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126			

- ### LANDSCAPE NOTES
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
 - CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
 - TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
 - ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
 - SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
 - ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
 - IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

PLANT LIST - 4815 NORTH BAY ROAD					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
MF	3	YES	SIMPSON STOPPER TREE	Myrciophora fragrans	100 gallon, multi-trunk specimen, equal to Treeworld Wholesale
SHRUBS + GROUNDCOVERS					
EUF	8	YES	SPANISH STOPPER	Eugenia foetida	15 gallon, full, space 36" on center
PSL	85	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center





SITE AERIAL perspective

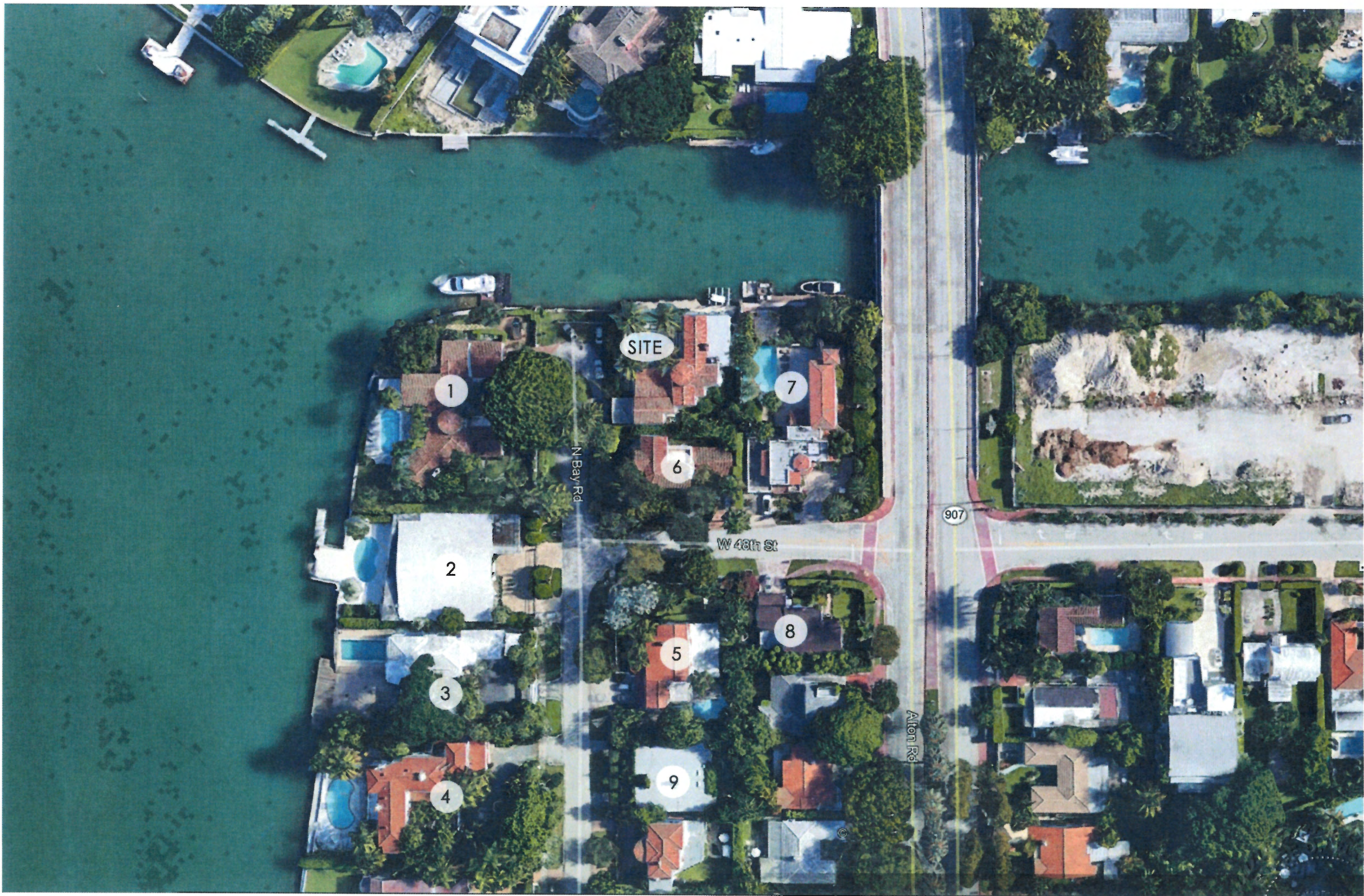
Pat H
01/05/18

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 505 MIAMI BEACH, FL 33139 305-474-9031 AA24N2383

comm no.
1722
date:
01-05-18
FINAL SUBMITTAL

sheet no.
NS-0.1



KEY DIRECTIONAL plan

Ruth
01/05/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 503 MIAMI BEACH, FL 33136 305-374-8031 A02002383

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33149

comm no.
1722
date:
01-05-18
FINAL SUBMITTAL

sheet no.
NS-1.0



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4

Ruth
01/05/18



RESIDENCE 5



RESIDENCE 5



RESIDENCE 6

Pat H
01/05/18

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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 503 MIAMI BEACH, FL 33136 305-474-8031 AA20002383

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

comm no.
1722

date:
01-05-18
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sheet no.
NS-1.2



RESIDENCE 7



RESIDENCE 8



RESIDENCE 9

Phil H...
01/05/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 505 MIAMI BEACH, FL 33139 305-974-8031 AA26902383

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33149

comm no.
1722

date:
01-05-18
FINAL SUBMITTAL

sheet no.
NS-1.3