

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000002647



MR. & MRS. COMESANA RESIDENCE

JOHN R. MEDINA & ASSOCIATES ARCHITECTS

SCOPE OF WORK:
THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING RESIDENTIAL BUILDING ON THE PROPERTY AND CONSTRUCTION OF A NEW 2 STORY RESIDENTIAL BUILDING (AS PER FLORIDA BUILDING CODE 2017, 6TH EDITION.)

" FINAL SUBMITTAL: FEBRUARY 2, 2018 DRB "

**FINAL SUBMITTAL
02-02-2018**



COVER SHEET
MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: 1/8" = 1'-0"
DATE: 2/2/2018
DRAWN: MR

DRB I

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000004947

INDEX

Dwg. #	Sheet Description	Scale	Revision
--------	-------------------	-------	----------

ARCHITECTURAL

DRB I	Cover Page	Scale: N.T.S
DRB II	Index	Scale: N.T.S
DRB 1.0	Survey	Scale: N.T.S
DRB 1.1	CIP- Proposed Street Elevations -General Plan	Scale: N.T.S
DRB 1.2	CIP- Proposed Street Elevations- Enlarged Plan	Scale: N.T.S
DRB 2.0	Location Plan	Scale: N.T.S
DRB 3.0	Photographic Record	Scale: Graphic
DRB 3.1	Photographic Record	Scale: Graphic
DRB 3.2	Photographic Record	Scale: Graphic
DRB 3.3	Photographic Record	Scale: Graphic
DRB 3.4	Photographic Record	Scale: Graphic
DRB 3.5	Photographic Record	Scale: Graphic
DRB 3.6	Photographic Record	Scale: Graphic
DRB 3.7	Photographic Record	Scale: Graphic
DRB 3.8	Photographic Record	Scale: Graphic
DRB 4.0	Site Plan	Scale: As Shown
DRB 5.0	Zoning Data Sheet Calculations & Exploded Axonometric Diagram	Scale: As Shown
DRB 5.1	Building Areas - Lot Coverage Diagram	Scale: Graphic
DRB 5.2	Unit Size First Floor Area Diagram	Scale: Graphic
DRB 5.3	Unit Size Second Floor Area Diagram	Scale: Graphic
DRB 5.4	Pervious Area - Front Yard Calculation Diagram	Scale: Graphic
DRB 5.5	Pervious Area - Side Street Yard Calculation Diagram	Scale: Graphic
DRB 5.6	Pervious Area - Rear Yard Calculation Diagram	Scale: Graphic
DRB 6.0	Demolition Plan	Scale: Graphic
DRB 7.0	Proposed Contours Plan	Scale: Graphic
DRB 7.1	Yard Section at Front and Rear	Scale: Graphic
DRB 7.2	Yard Section at Side Street and Interior Side	Scale: Graphic
DRB 8.0	Existing Tree Survey	Scale: Graphic
DRB 8.1	Tree Metigation Plan	Scale: Graphic
DRB 8.2	Proposed Landscape Plan	Scale: Graphic
DRB 8.3	Proposed Plant List	Scale: Graphic
DRB 8.4	Planting Details	Scale: Graphic
DRB 9.0	Proposed Hardscape Plan	Scale: Graphic
DRB 9.1	Materials	Scale: Graphic
DRB 9.2	Materials	Scale: Graphic
DRB 10.0	Ground Floor Plan	Scale: Graphic
DRB 10.1	Second Floor Plan	Scale: Graphic
DRB 10.2	Roof Plan	Scale: Graphic
DRB 11.0	Front Street/ Side Yard Axonometric	Scale: Graphic
DRB 11.1	Interior Yard Axonometric	Scale: Graphic
DRB 11.2	Front Street/Interior Yard Axonometric	Scale: Graphic
DRB 11.3	Side Street/ Alley Axonometric	Scale: Graphic
DRB 12.0	Front Elevation	Scale: Graphic

DRB 12.1	Rear Elevation	Scale: Graphic
DRB 12.2	Interior Side Elevation	Scale: Graphic
DRB 12.3	Street Side Elevation	Scale: Graphic
DRB 13.0	Section A	Scale: Graphic
DRB 13.1	Section B	Scale: Graphic
DRB 13.2	Section C	Scale: Graphic
DRB 13.3	Section D	Scale: Graphic
DRB 14.0	Variance 1-Diagram	Scale: Graphic
DRB 14.1	Variance 2-Diagram	Scale: Graphic
DRB 15.0	Waiver 1- Diagram	Scale: Graphic
DRB 15.1	Waiver 2- Diagram	Scale: Graphic

FINAL SUBMITTAL
02-02-2018



JOHN R. MEDINA & ASSOC. ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@ballbouth.net

MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.955.6907

INDEX
SCALE: N.T.S
DATE: 2/2/2018
DRAWN: MR

DRB II

PROPERTY ADDRESS:

205 S HIBISCUS DR
MIAMI BEACH, FL 33139

LEGAL DESCRIPTION:

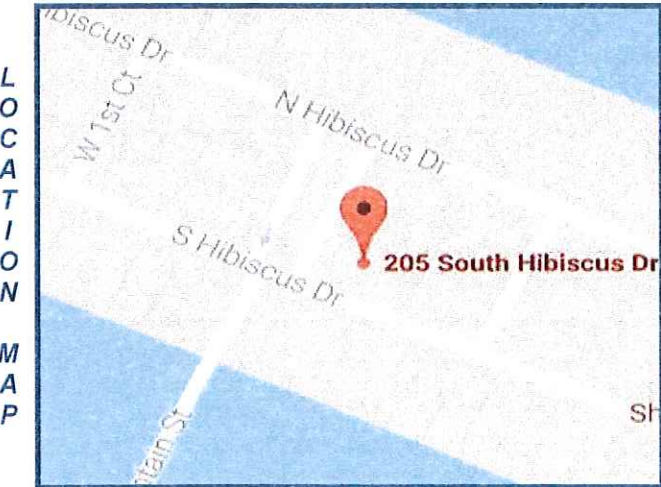
LOT 1, BLOCK L, OF RESUBDIVISION OF BLOCKS "C" AND "D" OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 87, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

CERTIFIED TO:

JOE COMESANA & MERCY COMESANA
GREENTREE TITLE LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

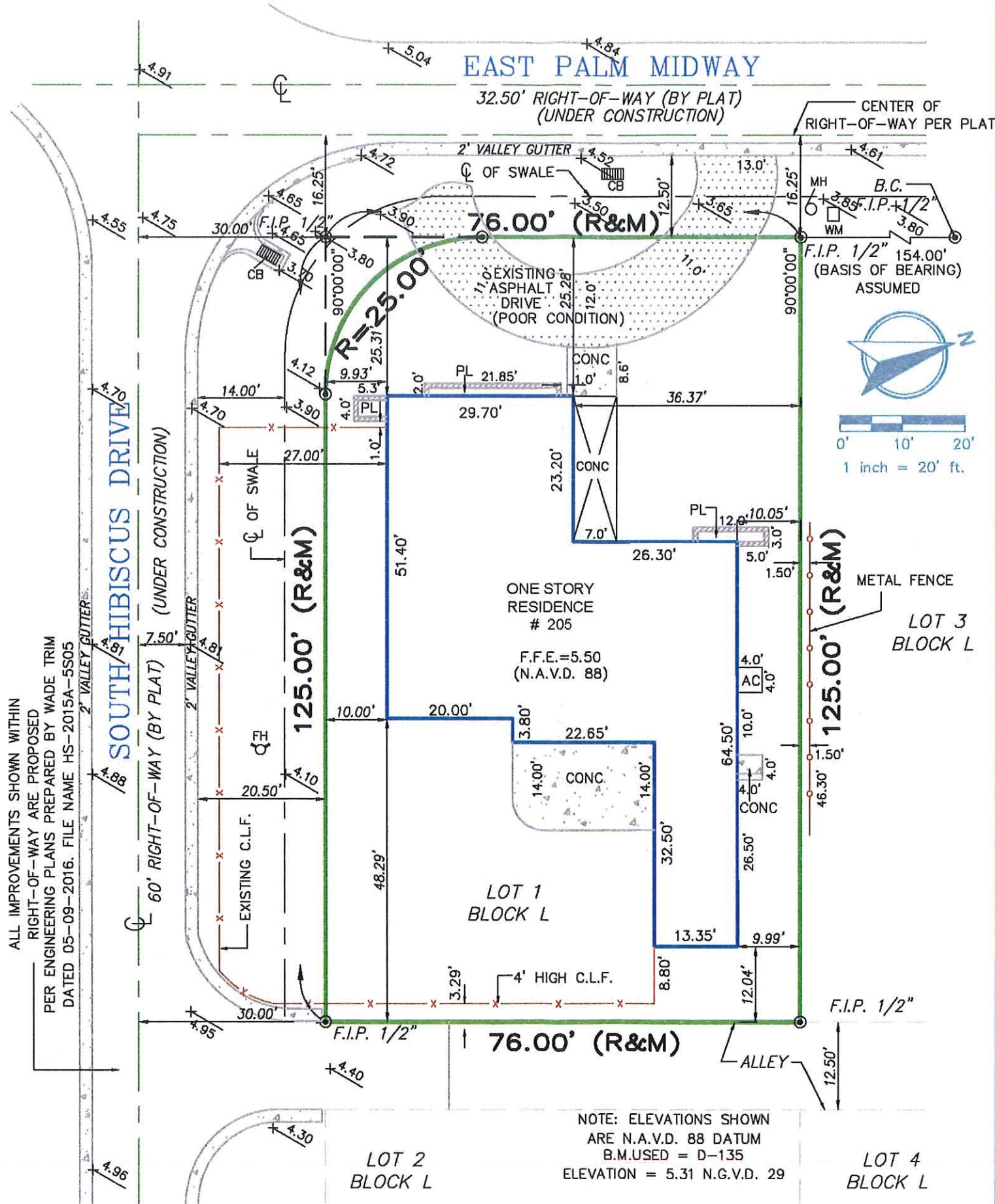
FLOOD ZONE INFO:

Community Number: CITY OF MIAMI BEACH 120651
Panel Number: 12086C0316L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AE
Base Flood Elevation: 10.0
Date of Survey: 5/19/2017



POINTS OF INTEREST:
FENCES AND DRIVEWAY CROSS LOT LINES.

ALL IMPROVEMENTS SHOWN WITHIN
RIGHT-OF-WAY ARE PROPOSED
PER ENGINEERING PLANS PREPARED BY WADE TRIM
DATED 05-09-2016, FILE NAME HS-2015A-5505



8004 NW 154th Street , #631
Miami Lakes, FL 33016
PHONE: (305) 910-0123
LB#: 7904



PROPERTY LINE	STRUCTURE	CONC. BLOCK WALL	CHAIN-LINK or WIRE FENCE	WOOD FENCE	IRON FENCE	EASEMENT	CENTER LINE	WOOD DECK	CONCRETE	ASPHALT	BRICK/TILE	WATER	APPROXIMATE EDGE OF WATER	COVERED AREA	L.M.E.	R.O.E.	P.P.	PL	I.D.	B.C.	B.R.	Δ	R	RAD.	N.R.	T.P.	I.R.	L.P.	N&D	PK NAIL	D.H.	Q	Q.M.H.	O.H.L.	TX	CATV	WM.	P/E	CONC	TREE	POWER POLE	CATCH BASIN	COUNTY UTILITY ESMT.	INGRESS/ EGRESS ESMT.	UTILITY EASEMENT	FOUND IRON PIPE/ PIN AS NOTED ON PLAT	BUSINESS LICENSE # - SURVEYOR	SET MONUMENT	CONTROL POINT	CONCRETE MONUMENT	ELEVATION	P.T.	POINT OF TANGENCY	P.C.	POINT OF CURVATURE	PERMANENT REFERENCE MONUMENT	P.R.M.	P.C.C.	POINT OF COMPOUND CURVATURE	P.O.B.	POINT OF BEGINNING	P.O.C.	POINT OF COMMENCEMENT	PERMANENT CONTROL POINT	M	P	D	C	ESMT.	EASEMENT	DRAINAGE EASEMENT	L.B.E.	LANDSCAPE BUFFER ESMT.	L.A.E.	LIMITED ACCESS EASEMENT	TEL.	TELEPHONE FACILITIES	U.P.	UTILITY POLE	E.U.B.	ELECTRIC UTILITY BOX	SEP.	SEPTIC TANK	D.F.	DRAIN FIELD	AC	AIR CONDITIONER	CSW	CONC SIDEWALK	DRWY	DRIVEWAY	SCR.	SCREEN	GAR.	GARAGE	ENCL.	ENCLOSURE	H.T.S.	NOT TO SCALE	F.F.	FINISHED FLOOR	T.O.B.	TOP OF BANK	E.O.W.	EDGE OF WATER	E/P OR E.O.P.	EDGE OF PAVEMENT	C.V.G.	CONCRETE VALLEY GUTTER	B.S.L.	BUILDING SETBACK LINE	S.T.L.	SURVEY TIE LINE	C	CENTER LINE	R/W	RIGHT OF WAY	R.O.E.	PUBLIC UTILITY EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT	A.E.	ANCHOR EASEMENT
---------------	-----------	------------------	--------------------------	------------	------------	----------	-------------	-----------	----------	---------	------------	-------	---------------------------	--------------	--------	--------	------	----	------	------	------	---	---	------	------	------	------	------	-----	---------	------	---	--------	--------	----	------	-----	-----	------	------	------------	-------------	----------------------	-----------------------	------------------	---------------------------------------	-------------------------------	--------------	---------------	-------------------	-----------	------	-------------------	------	--------------------	------------------------------	--------	--------	-----------------------------	--------	--------------------	--------	-----------------------	-------------------------	---	---	---	---	-------	----------	-------------------	--------	------------------------	--------	-------------------------	------	----------------------	------	--------------	--------	----------------------	------	-------------	------	-------------	----	-----------------	-----	---------------	------	----------	------	--------	------	--------	-------	-----------	--------	--------------	------	----------------	--------	-------------	--------	---------------	---------------	------------------	--------	------------------------	--------	-----------------------	--------	-----------------	---	-------------	-----	--------------	--------	-------------------------	--------	----------------------------	------	-----------------

- General Notes:
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - ONLY VISIBLE AND ABOVE GROUND ENCROACHMENT LOCATED.
 - FENCE OWNERSHIP NOT DETERMINED.
 - WALL TIES ARE TO THE FACE OF THE WALL.
 - BEARINGS REFERENCED TO LINE NOTED AS B.R.
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
 - NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
 - NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMOSSD OR ELECTRONIC SEAL.
 - DIMENSIONS SHOW ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
 - THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
 - THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS NOT EXTEND TO ANY UNNAMED PARTIES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 6J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

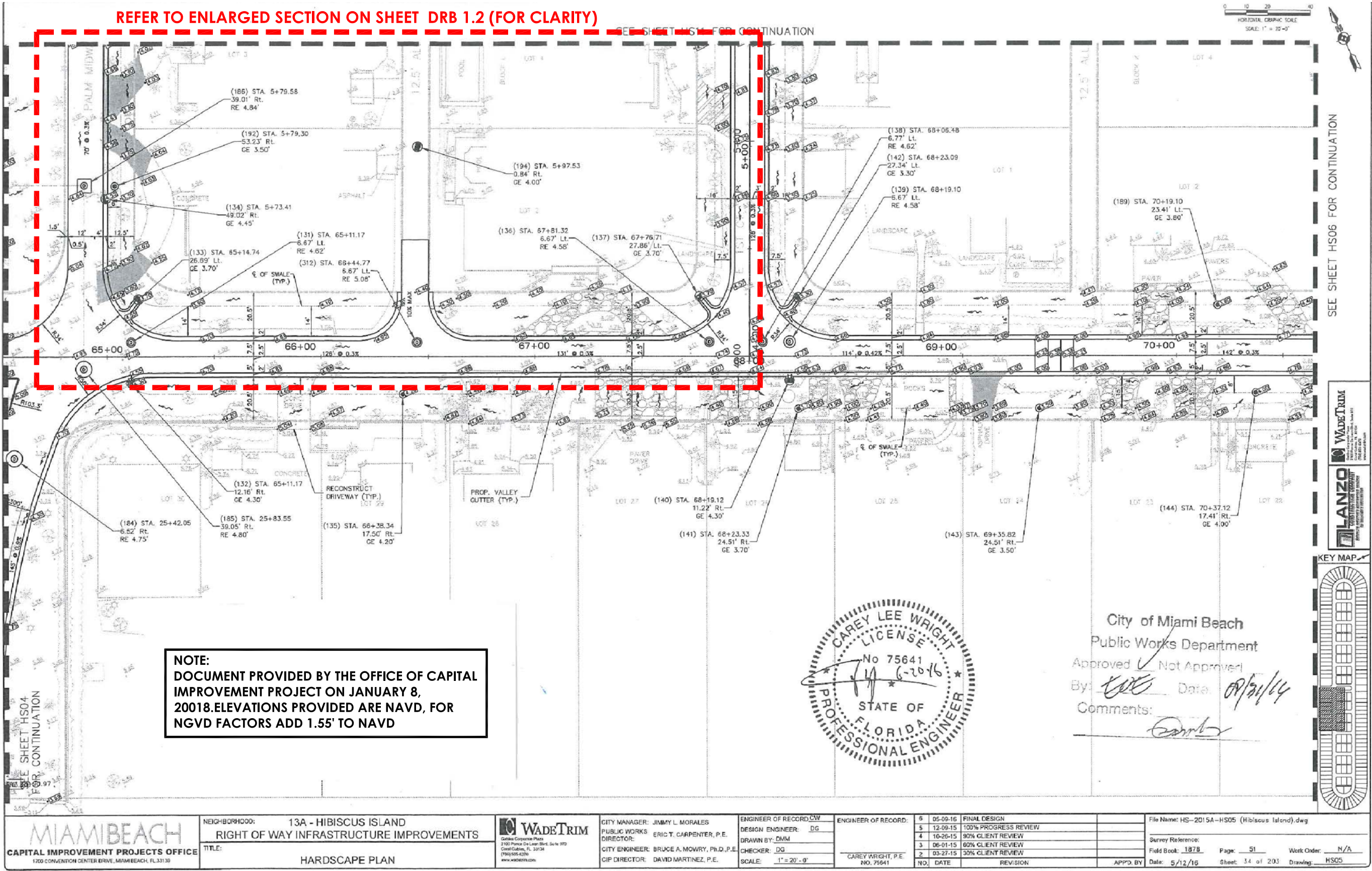


SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA
STATE OF FLORIDA
P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

John Richard Medina & Associates, Architects
A00002047

REVISIONS	DATE	BY



FINAL SUBMITTAL
02-02-2018

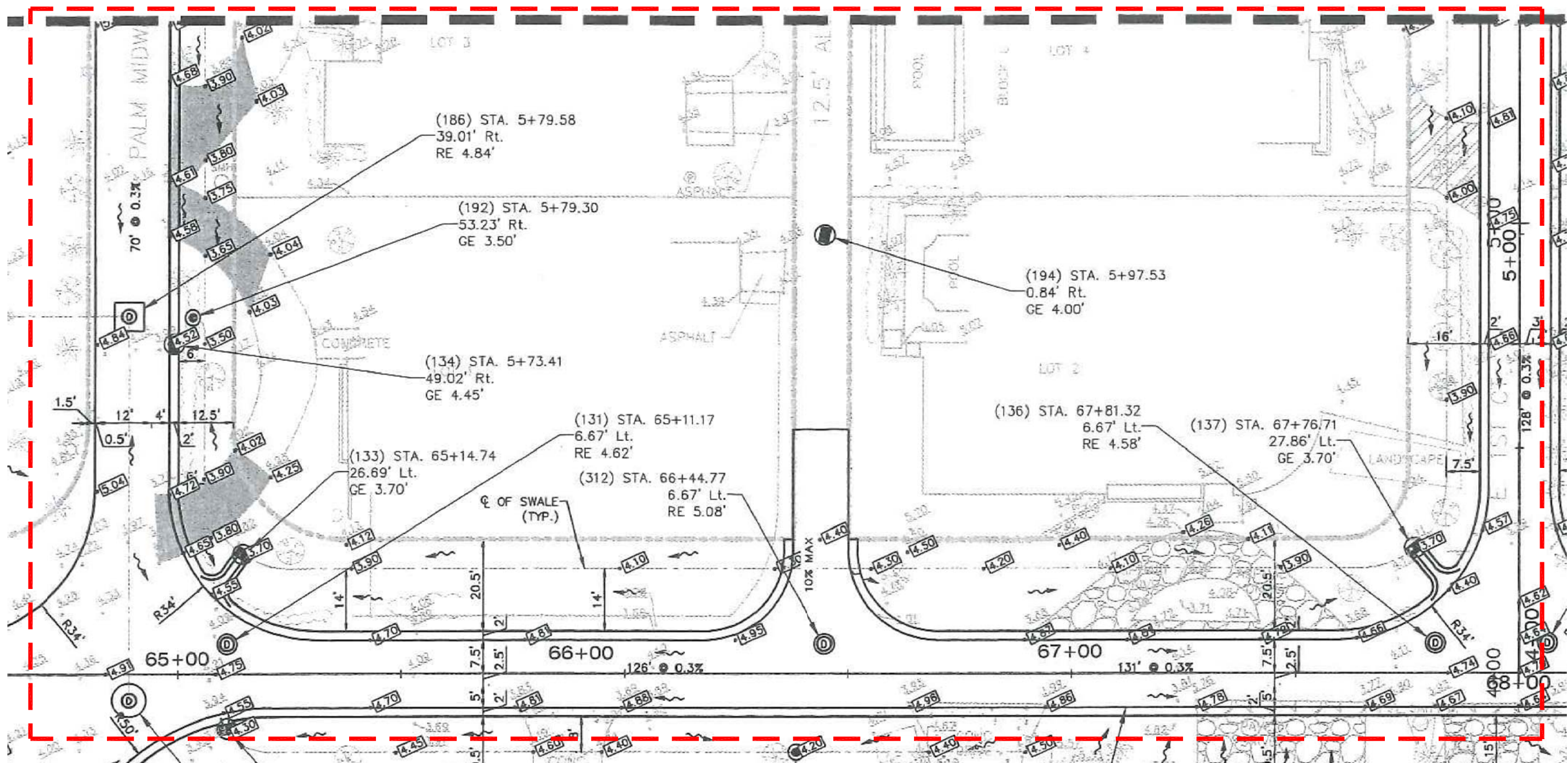
MR. & MRS.
CONESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: 1" = 5'
DATE: 2/2/2018
DRAWN: MR

CIP PROPOSED STREET ELEVATIONS

DRB 1.1

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



CIP PROPOSED STREET ELEVATIONS- ENLARGED PLAN
SCALE: N.T.S.



FINAL SUBMITTAL
02-02-2018

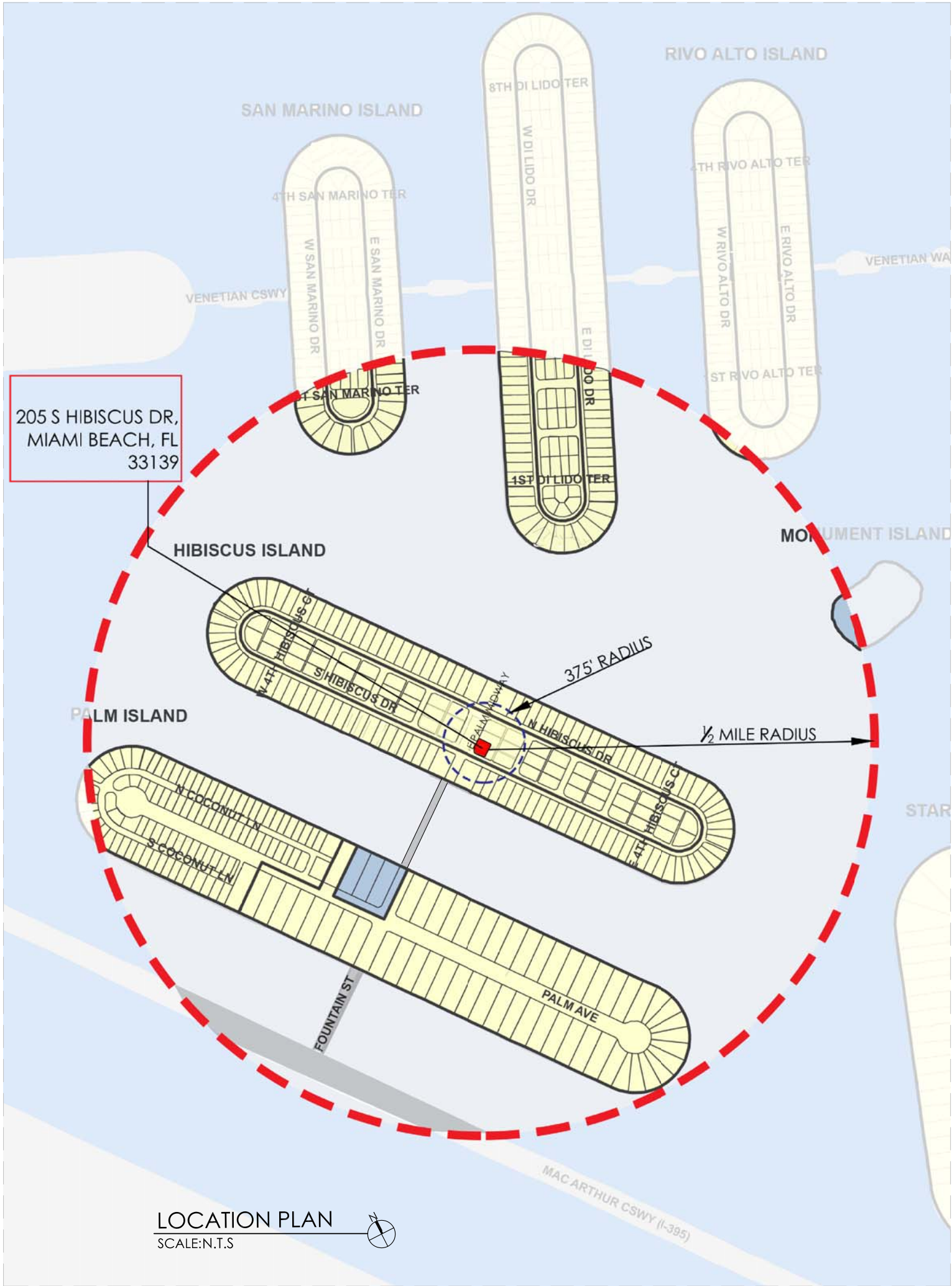


MR. & MRS.
COMESANA
205 S HIBICUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.955.6907

CIP- PROPOSED STREET
ELEVATIONS-
ENLARGED PLAN
SCALE: N.T.S.
DATE: 2/2/2018
DRAWN: MR

DRB1.2



PROPERTY ADDRESS:
205 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

LEGAL DESCRIPTION:
HIBISCUS ISLAND RESUB PB 34-87
LOT 1 BLK L
LOT SIZE 76.000 X125
OR 21264-2261-0503 1

FINAL SUBMITTAL
02-02-2018



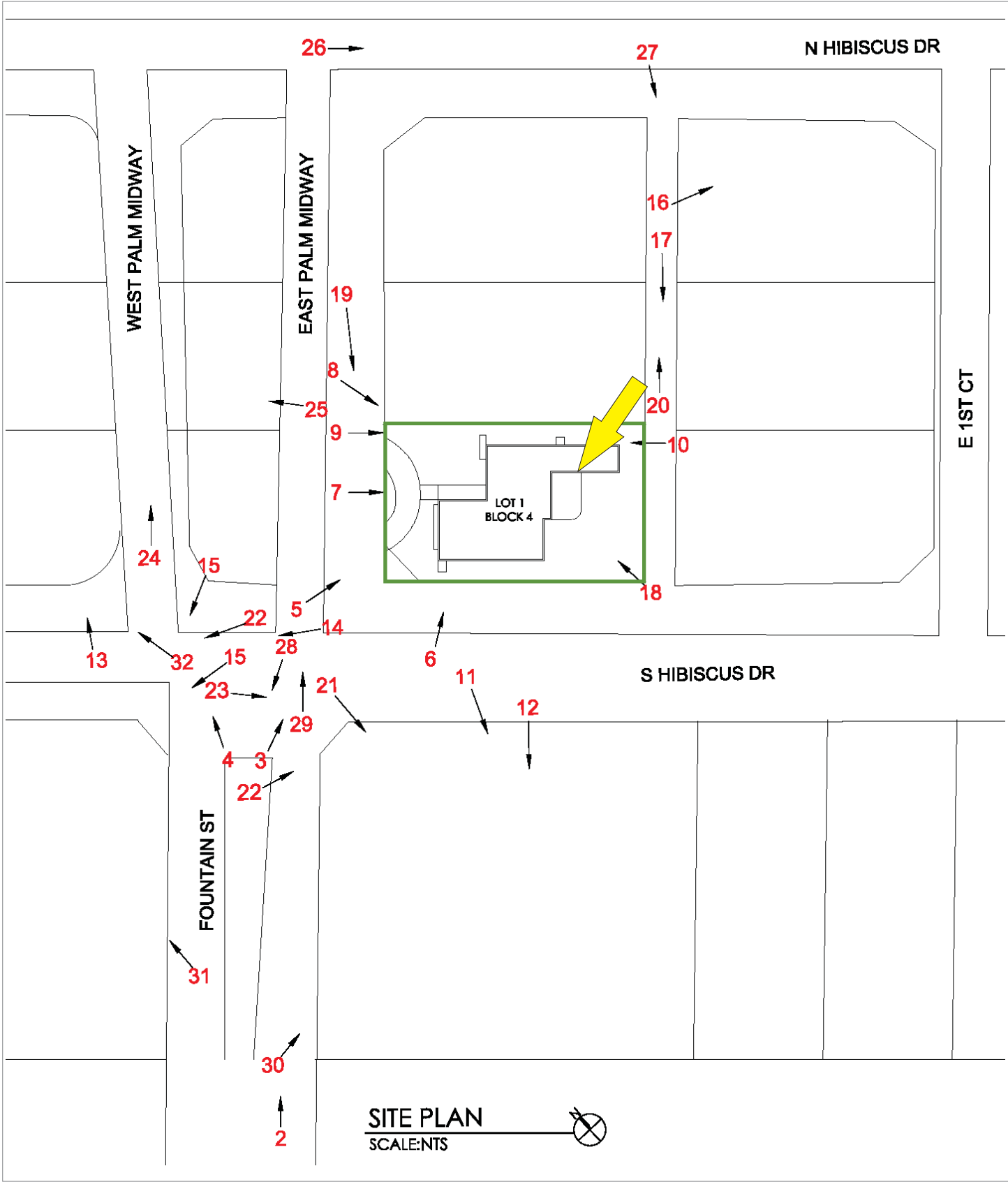
MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.965.6907

LOCATION PLAN &
ZONING DATA
CALCULATIONS

SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 2.0

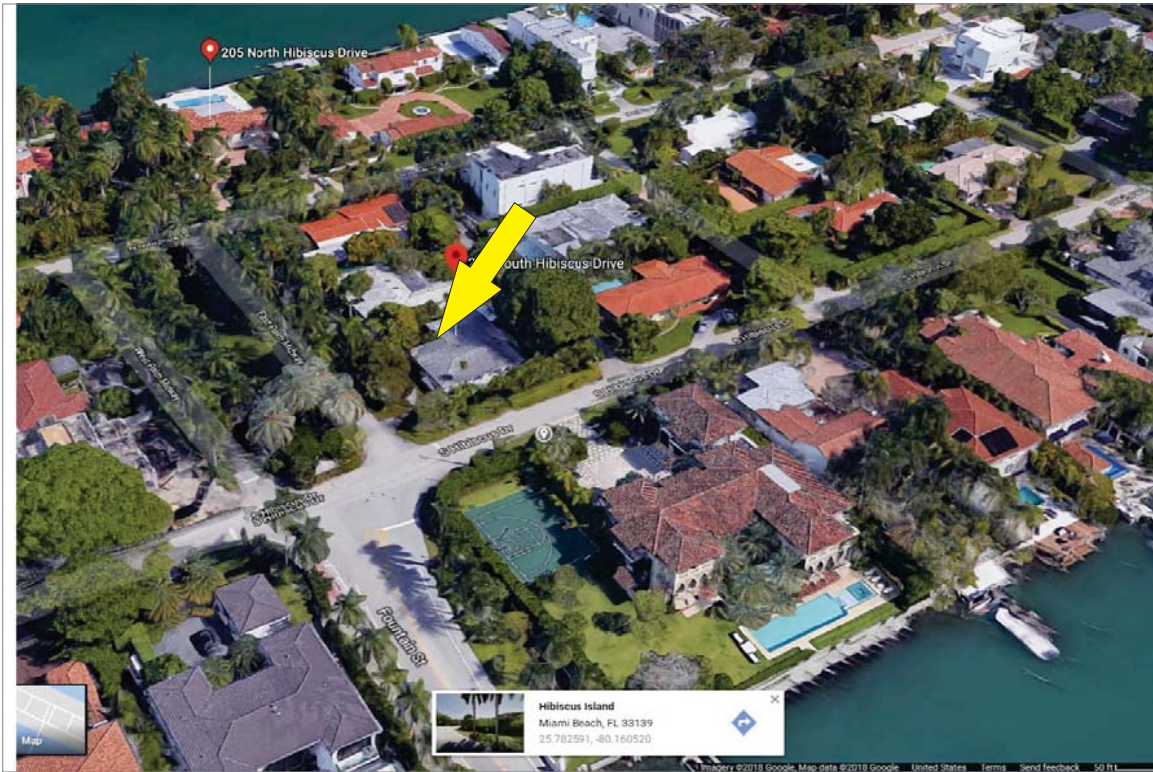


Photographic Record

Project: Mr. &Mrs. Comesana Residence
205 S Hibiscus Dr
Miami Beach,FL 33139



John R. Medina & Associates, Architects



01



03



02



04

DRB 3.1

4901 SW 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrm_jrma@bellsouth.net



05



07



06



08



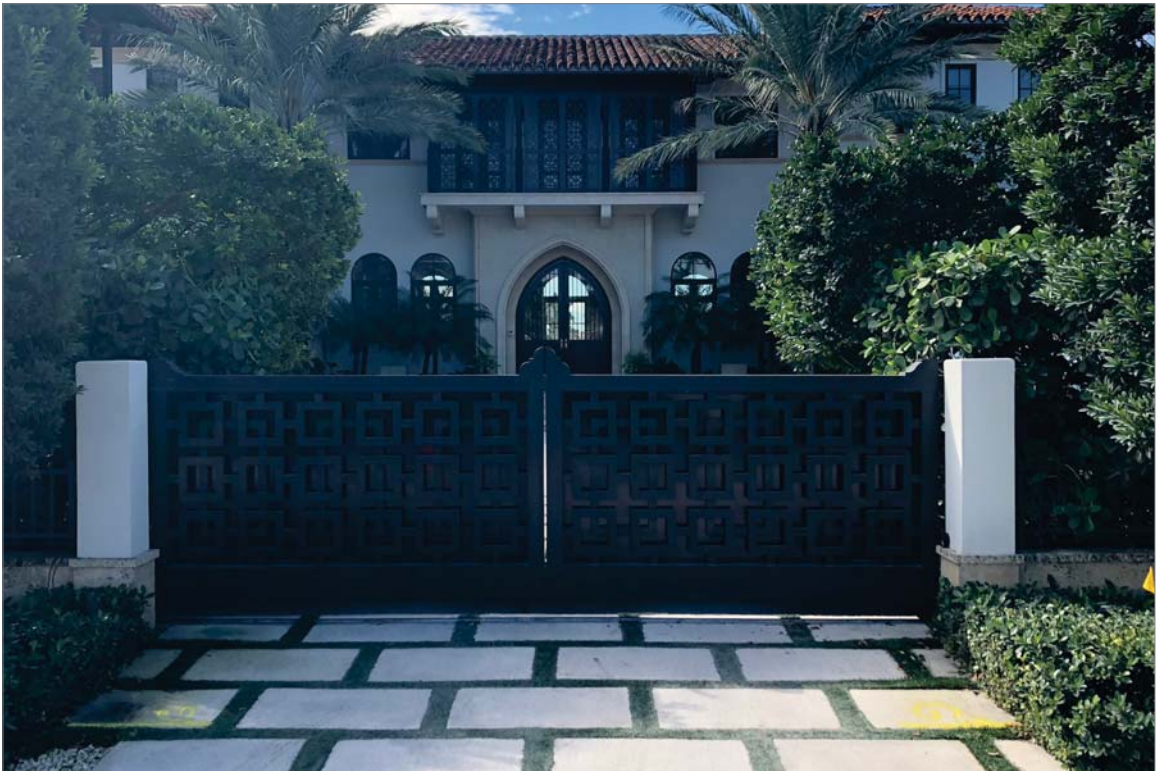
09



11



10



12



13



15



14



16



17



19



18



20

Photographic Record

Project: Mr. &Mrs. Comesana Residence
205 S Hibiscus Dr
Miami Beach,FL 33139



21



23



22



24

John R. Medina & Associates, Architects

Photographic Record

Project: Mr. &Mrs. Comesana Residence
205 S Hibiscus Dr
Miami Beach,FL 33139



25



27



26



28

John R. Medina & Associates, Architects

Photographic Record

Project: Mr. &Mrs. Comesana Residence
205 S Hibiscus Dr
Miami Beach,FL 33139



29



31



30



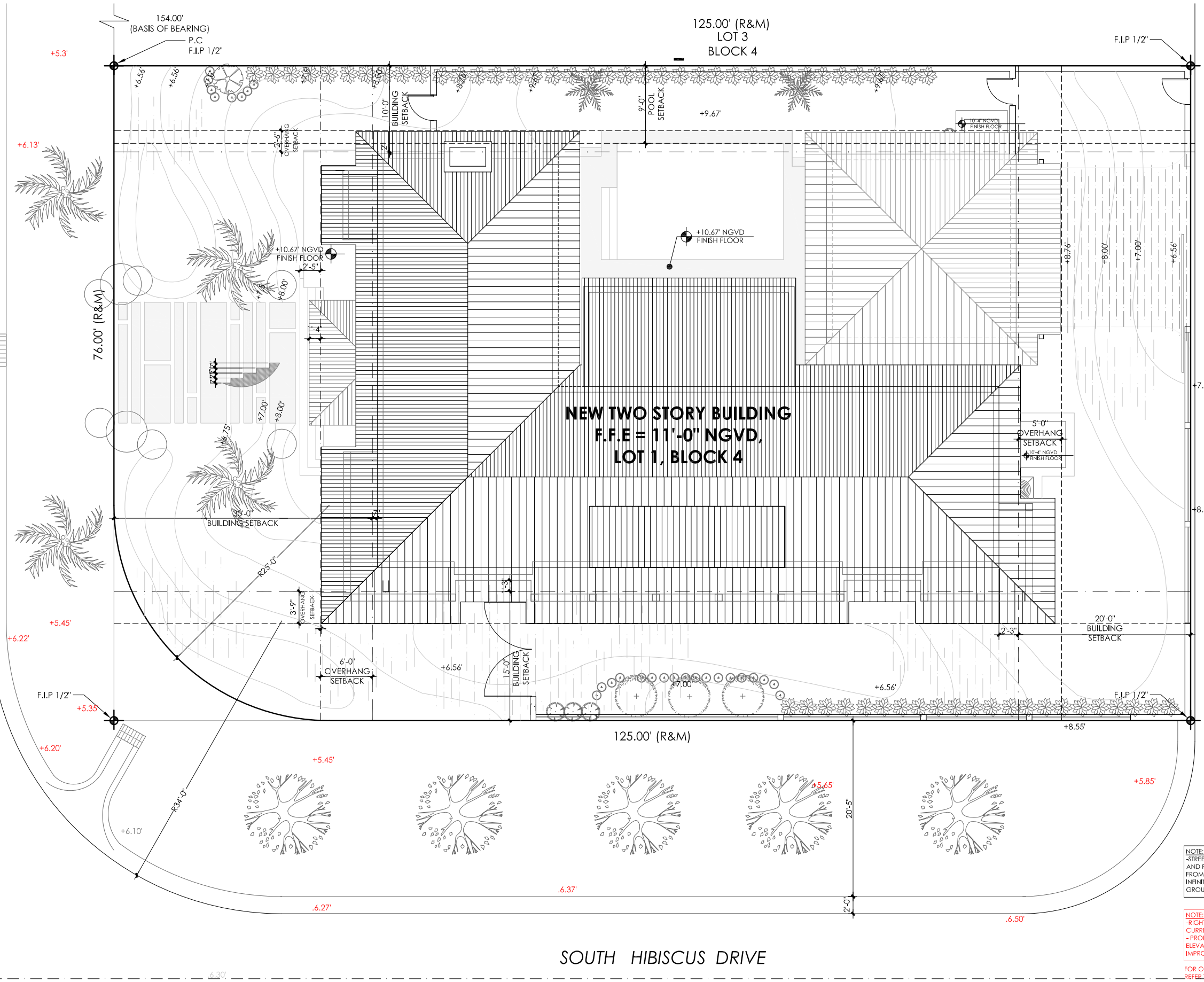
32

John R. Medina & Associates, Architects

DRB 3.8

4901 SW 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrm_jrma@bellsouth.net

EAST PALM MIDWAY



SITE PLAN
SCALE:GRAPHIC

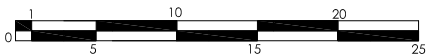


SOUTH HIBISCUS DRIVE

NOTE:
STREET GUTTER, STREET ELEVATIONS
AND PUBLIC DRAINS WERE OBTAINED
FROM INFORMATION PROVIDED BY
INFINITY SOURCE COMMUNICATIONS
GROUP

NOTE:
RIGHT OF WAY STREETS AND GUTTERS ARE
CURRENTLY UNDER CONSTRUCTION.
PROPOSED STREET INFORMATION AND SITE
ELEVATION PROVIDED BY CAPITAL
IMPROVE JECTS ON JANUARY 8, 2018.

FOR CONT. ELEVATIONS
REFER TO SHEET xxxx



REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647

JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bdlbouth.net

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.955.6907

SITE PLAN
SCALE:GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 4.0

01- ZONING DATA WORKSHEET
SCALE: N.T.S.

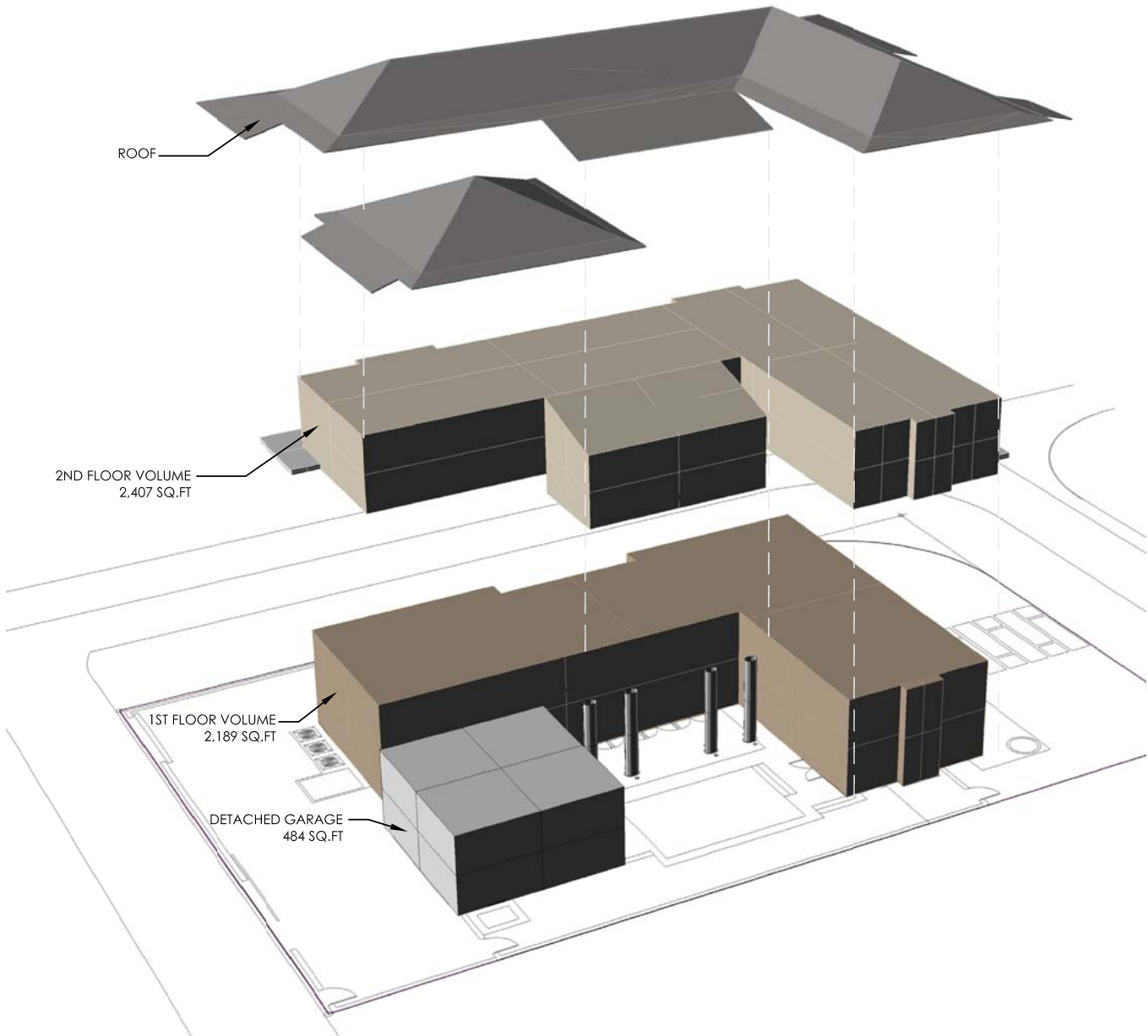
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning information			
1	Address:	205 S Hibiscus DR, Miami Beach FL, 33139		
2	Folio Number:	02-3232-005-0220		
3	Board and File numbers:		DRB 18-0222	
4	Year Built:	1957	Zoning District:	
5	Based Flood Elevation:	10'-0"NGVD	Grade Value in NGVD:	6.26' NGVD PROPOSED
6	Adjusted grade (flood + grade/2):	8.13' NGVD	Free Board:	1'-0"
7	Lot Area:	9,366 SF		
8	Lot width:	76'-0"	Lot Depth:	125'-0"
9	Max. Lot Coverage SF and %:	2,809 SF (30%)	Proposed Lot Coverage SF and %:	2,475 SF (26%)
10	Existing Lot Coverage SF and %:	2,839 SF (30.3%)	Lot coverage and deducted (garage-storage) SF:	484 SF
11	Front Yard Open Space SF and %:	1,152 SF (83%)	Rear Yard Open Space SF and %:	1,155 SF (71%)
12	Max. Unit Size SF and %:	4,683 (50%)	Proposed Unit Size SF and %:	4,596 SF (49%)
13	Existing First Floor Unit Size:	2,839 SF	Proposed First Floor Unit Size:	2,189 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)	110 %
15			Proposed Second Floor Unit Size SF and %:	2,407 SF
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"		27'-0"	
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	10'-0"		10'-0"	
22	Side 2 (facing street):	15'-0"		15'-0"	
23	Rear:	20'-0"		20'-0"	
	Accessory Structure Side 1:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street):	N/A		N/A	
25	Accessory Structure Rear:	20'-0"		20'-0"	
26	Sum of side yard:				

27	Located within a Local Historic District?	NO
28	Designated as an individual Historic Single Family Residence Site?	NO
29	Determined to be Architectural Significant?	YES

02- EXPLODED AXONOMETRIC DIAGRAM
SCALE: N.T.S.



JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bdlbouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647

FINAL SUBMITTAL
02-02-2018



DESIGNED AND DRAWN BY: MR. & MRS. COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907

LOCATION PLAN &
ZONING DATA
CALCULATIONS

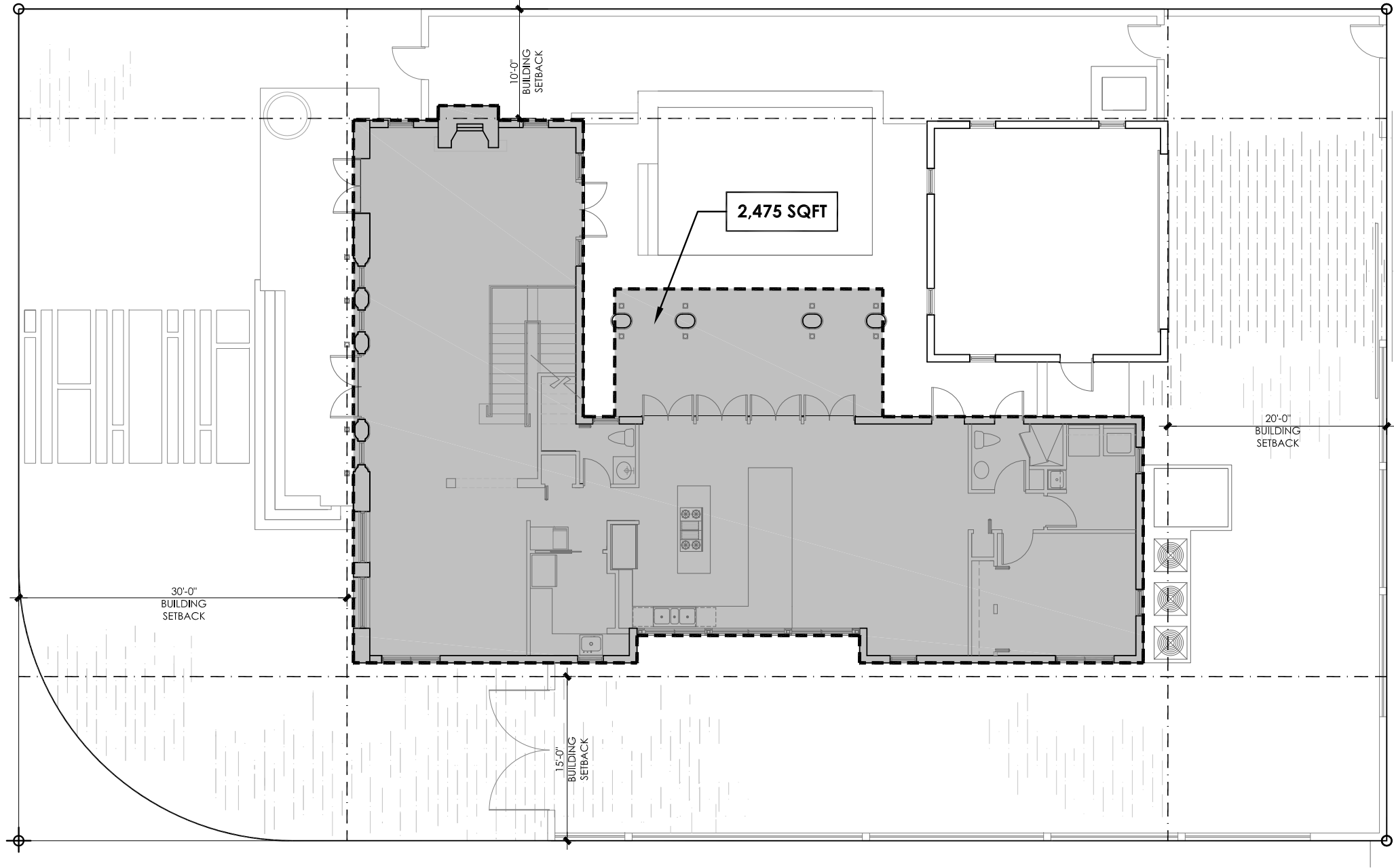
SCALE: N.T.S.
DATE: 2/2/2018
DRAWN: MR

DRB 5.0

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

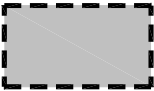
AA00002647



BUILDING AREAS - LOT COVERAGE

SCALE: GRAPHIC

TOTAL LOT AREA	ALLOWED 30%	PROPOSED LOT COVERAGE AREA
9,366 SQ. FT	2,809 SQ.FT	2,475 SQ.FT



PROPOSED LOT COVERAGE AREA



FINAL SUBMITTAL
02-02-2018



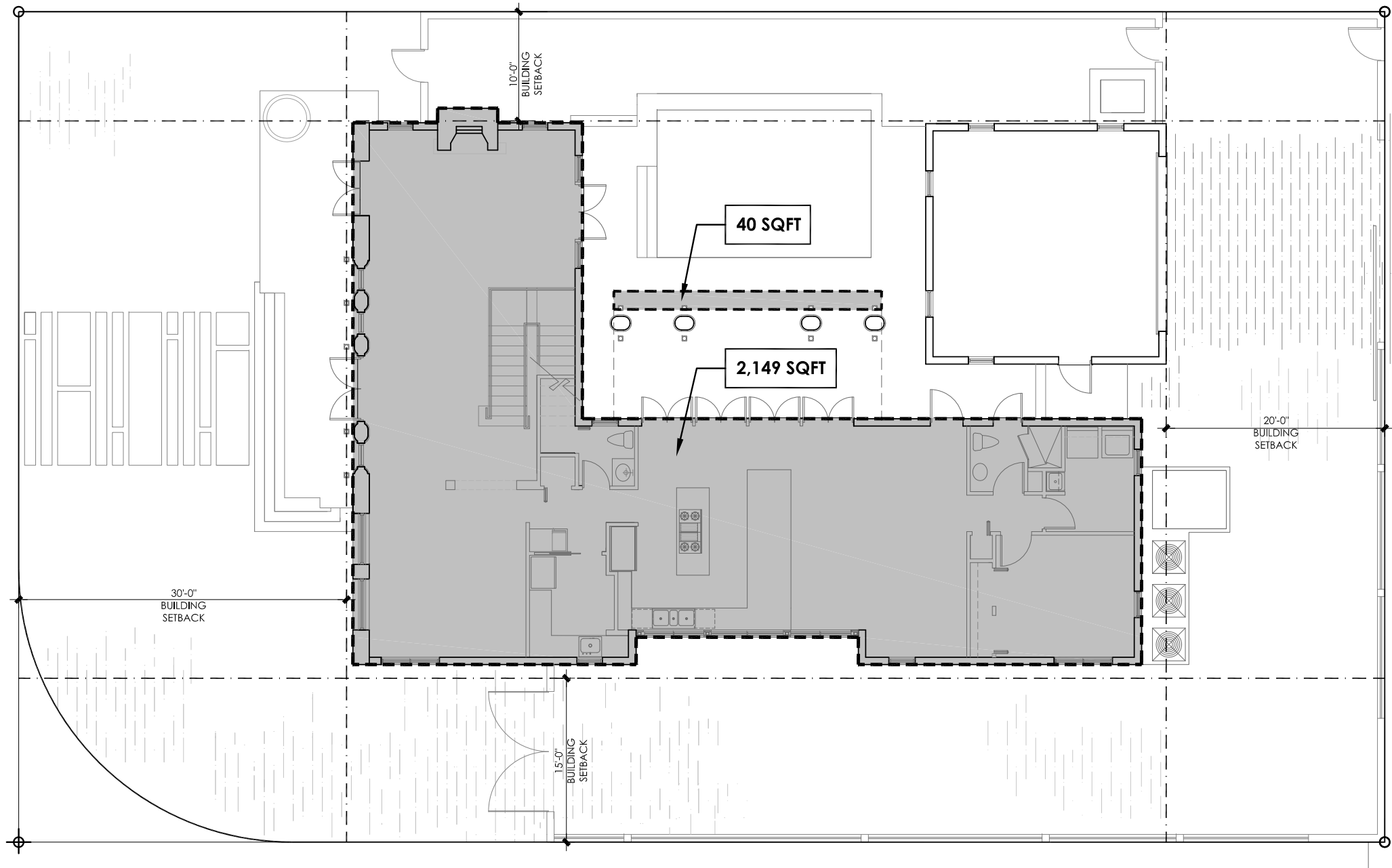
MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
LOT COVERAGE AREA
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 5.1

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

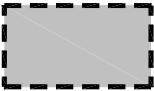
AA00002647

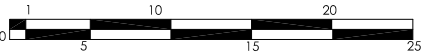


UNIT SIZE FIRST FLOOR AREA: 2,189 SQFT

SCALE: GRAPHIC

TOTAL LOT AREA	ALLOWED 30%	PROPOSED UNIT SIZE AREA
9,366 SQ. FT	2,809 SQ.FT	2,189 SQ.FT

 PROPOSED UNIT SIZE FIRST FLOOR AREA



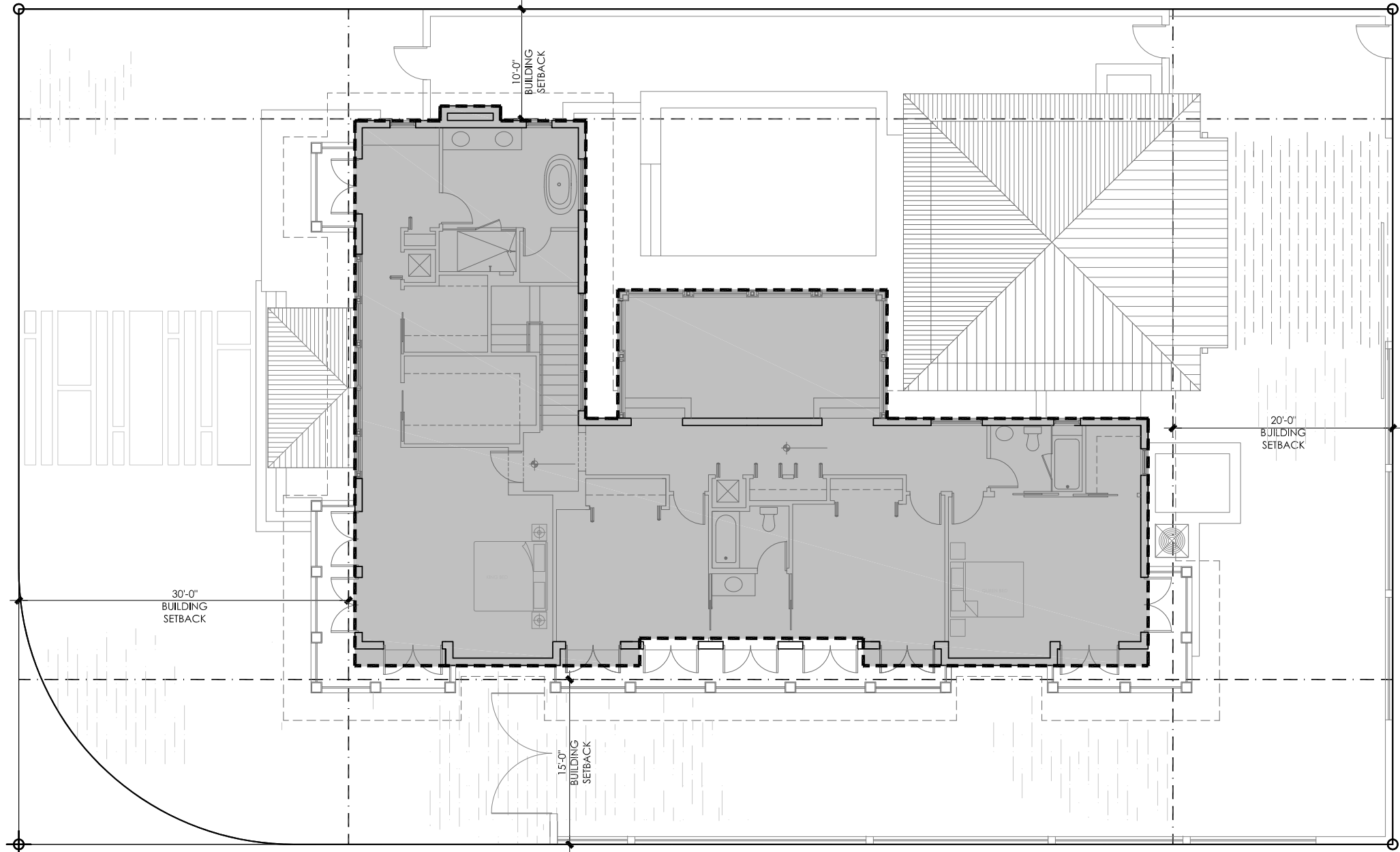
FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907

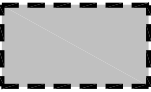
UNIT SIZE FIRST FLOOR
AREA DIAGRAM
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 5.2



UNIT SIZE SECOND FLOOR AREA: 2,407 SQFT

SCALE: GRAPHIC



PROPOSED UNIT SIZE SECOND FLOOR AREA



JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bdlbouth.net

John Richard Medina & Associates, Architects

AA0000247

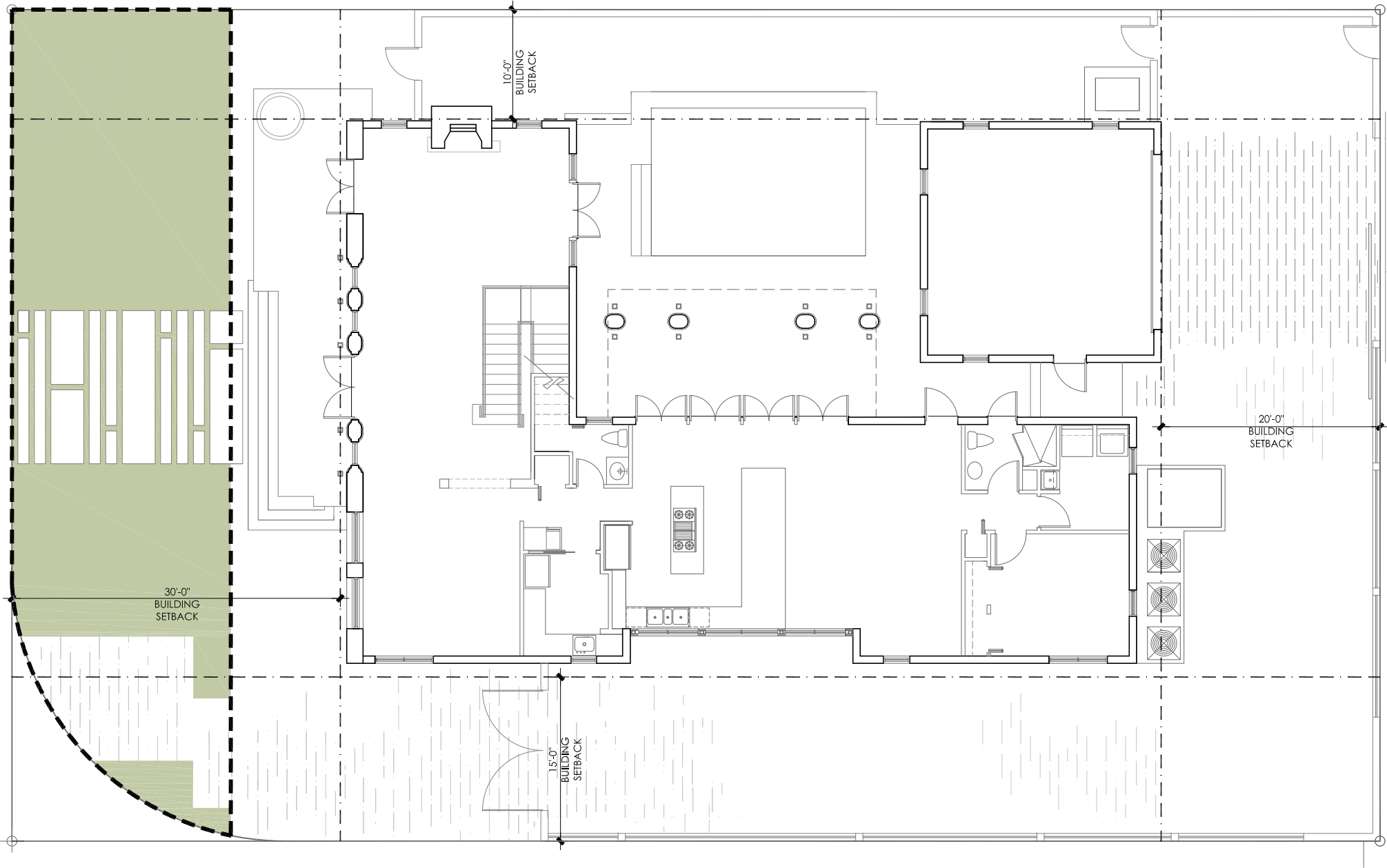
REVISIONS	DATE	BY

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBBICUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
UNIT SIZE SECOND
FLOOR AREA DIAGRAM
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

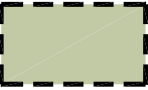
DRB 5.3



PERVIOUS AREA - FRONT YARD

SCALE: GRAPHIC

TOTAL PERVIOUS AREA	ALLOWED 50%	PROPOSED PERVIOUS AREA
1,387 SQ. FT	693 SQ.FT	991 SQ.FT

 PROPOSED PERVIOUS AREA



JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bellouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

**FINAL SUBMITTAL
02-02-2018**



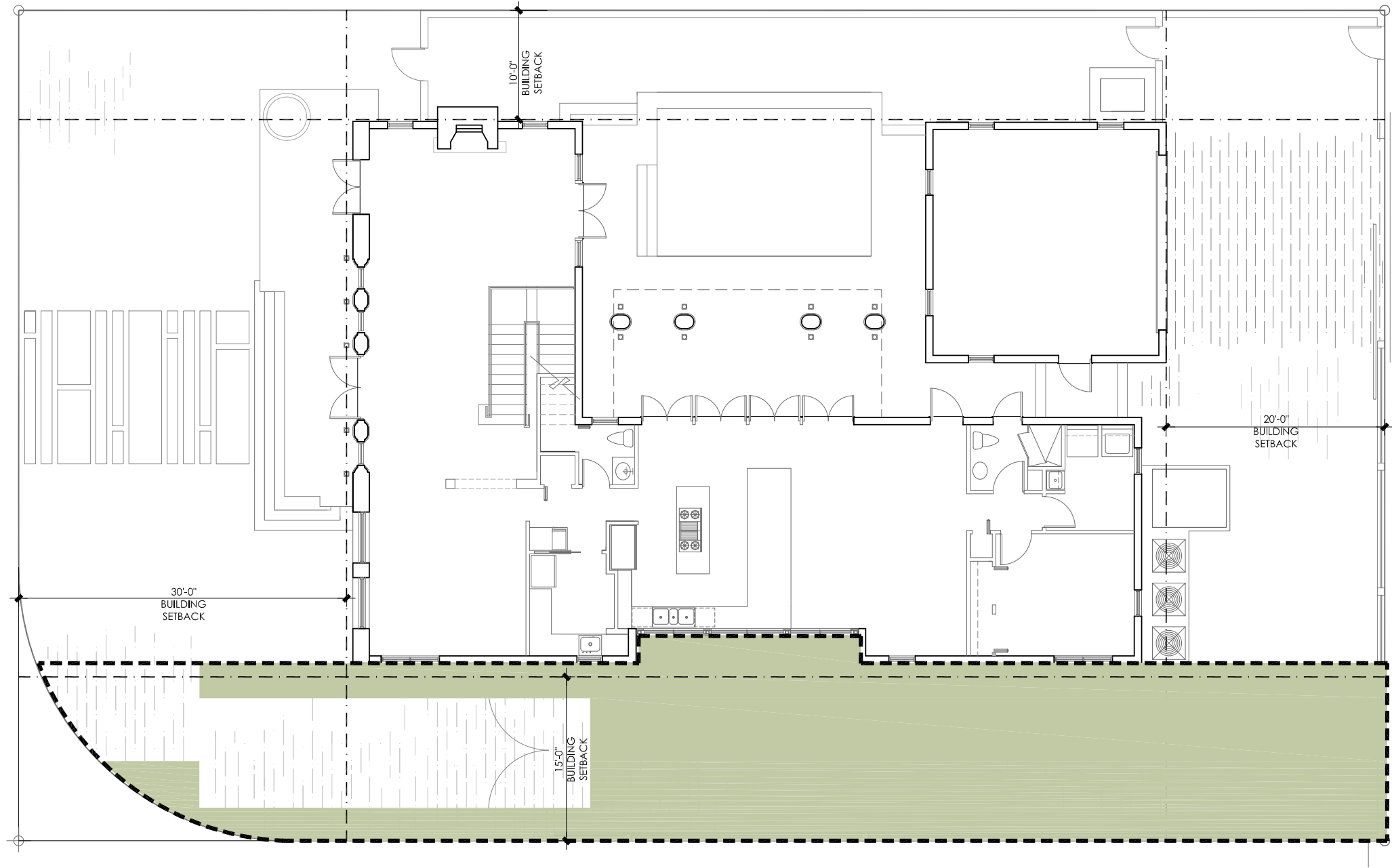
MR. & MRS
COMESANA
305 S. HEBBARD DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.965.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWING: MR

DRB 5.4

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

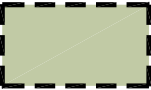
AA00002647



PERVIOUS AREA - SIDE STREET YARD

SCALE: GRAPHIC

TOTAL PERVIOUS AREA	ALLOWED 50%	PROPOSED PERVIOUS AREA
1,953 SQ. FT	976.5 SQ.FT	1,481 SQ.FT



PROPOSED PERVIOUS AREA



FINAL SUBMITTAL
02-02-2018



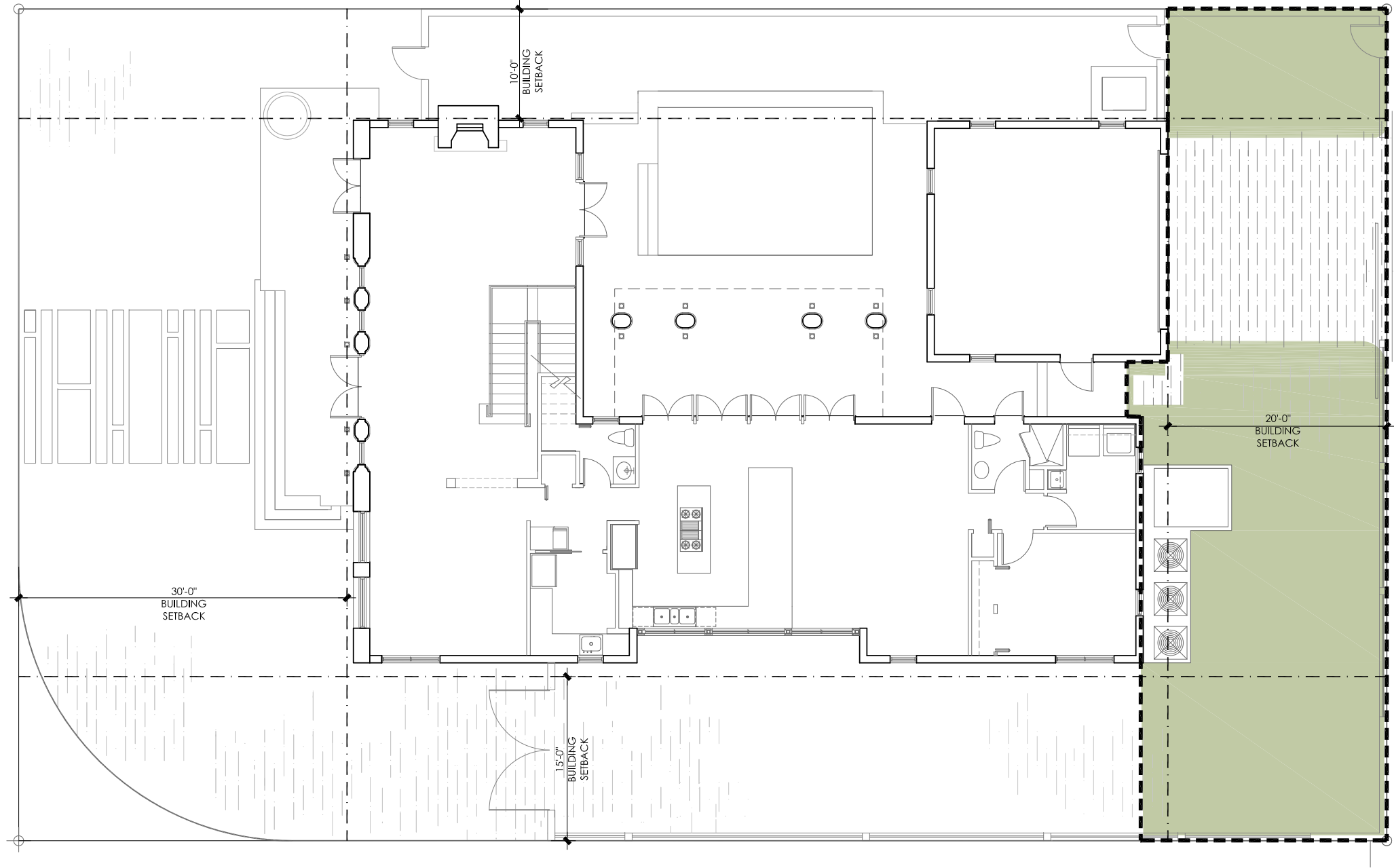
MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907

PERVIOUS AREA SIDE
STREET YARD DIAGRAM
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 5.5

REVISIONS	DATE	BY

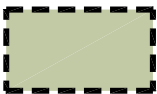
John Richard Medina & Associates, Architects
A00002647



PERVIOUS AREA - REAR YARD

SCALE: GRAPHIC

TOTAL PERVIOUS AREA	ALLOWED 50%	PROPOSED PERVIOUS AREA
1,625 SQ. FT	1,137 SQ.FT	1,140 SQ.FT



PROPOSED PERVIOUS AREA



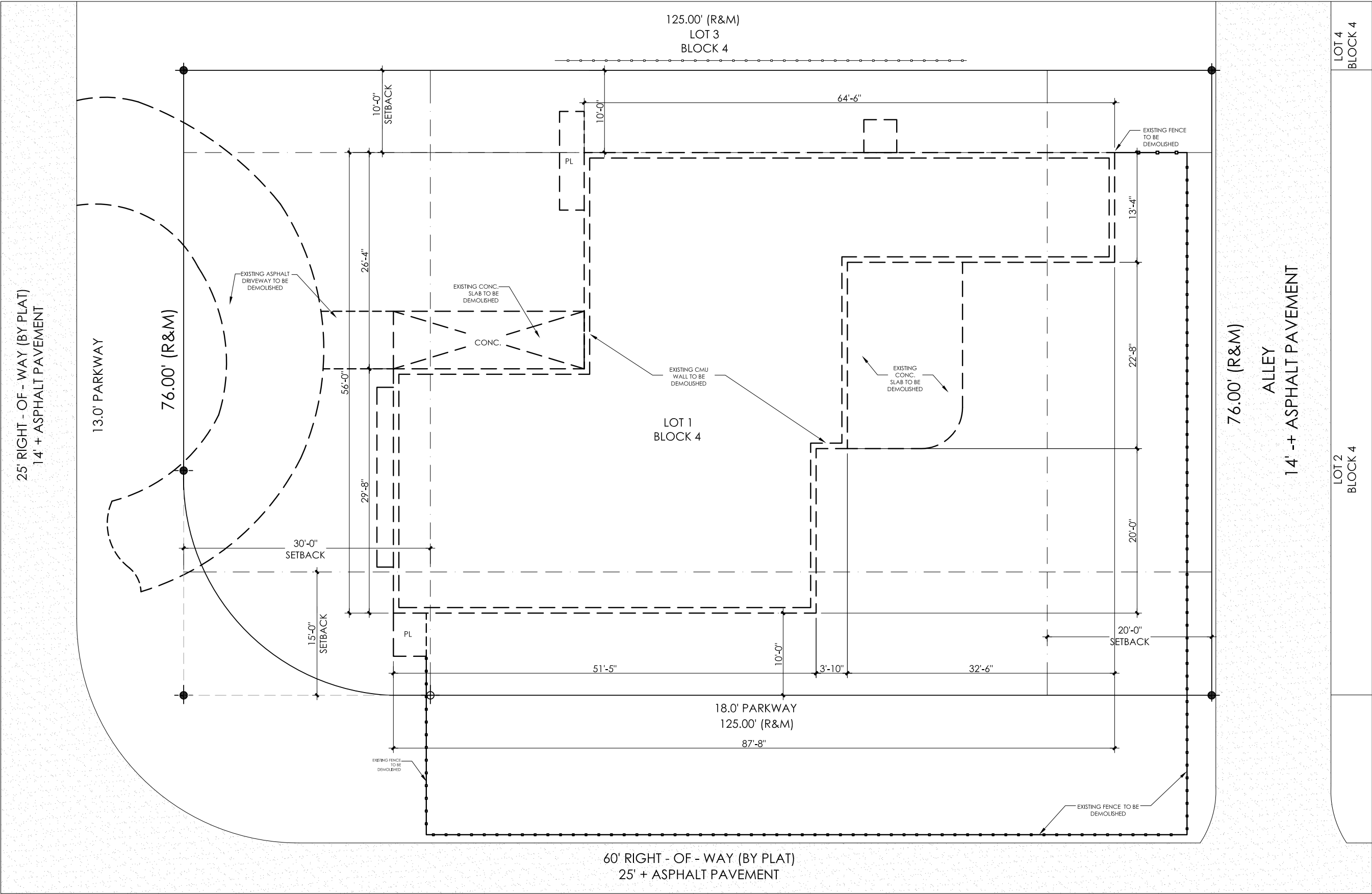
FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907

PERVIOUS AREA REAR
YARD DIAGRAM
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 5.6



DEMOLITION PLAN



LEGEND	
	EXISTING TO BE DEMOLISHED



FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AIA0002647

JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bellsouth.net

DRB 6.0

John Richard Medina & Associates, Architects
AA0002647



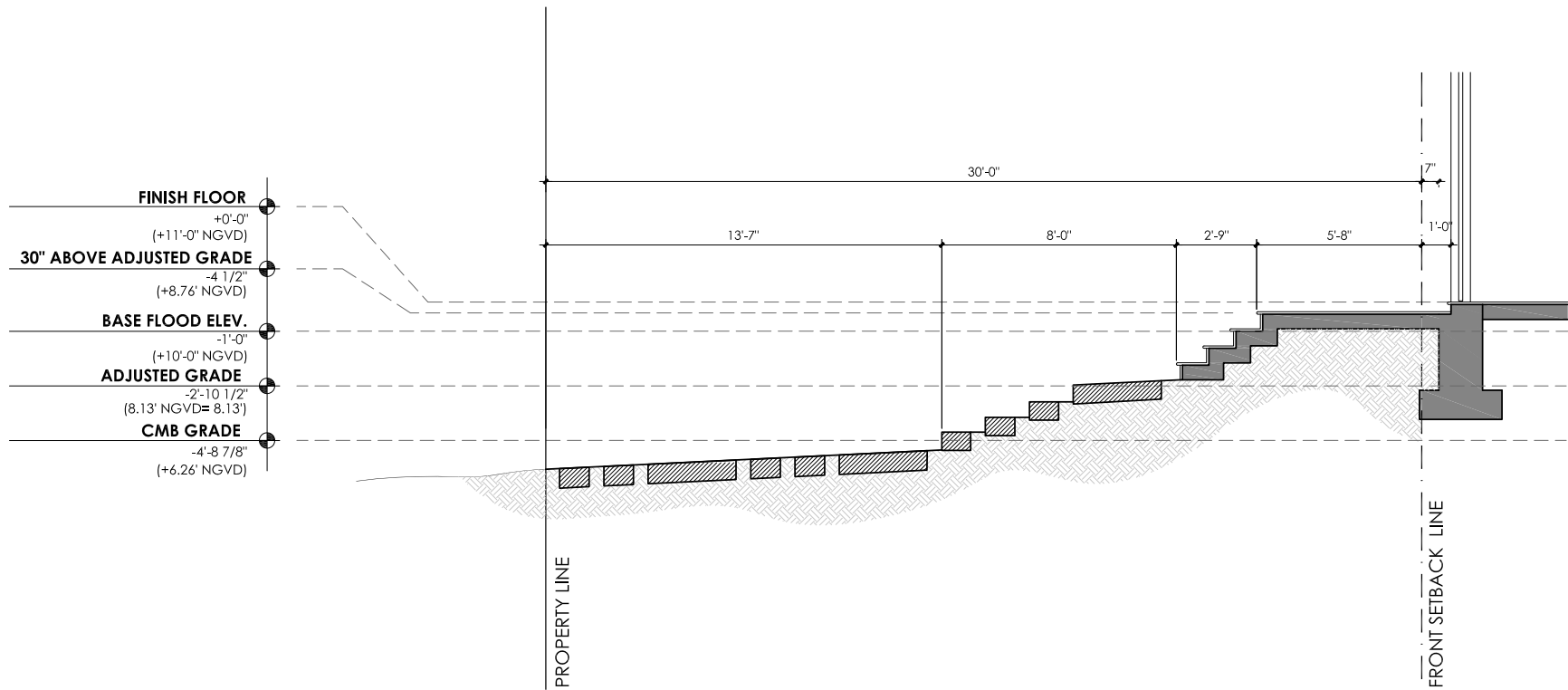
MR. & MRS
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.965.6907

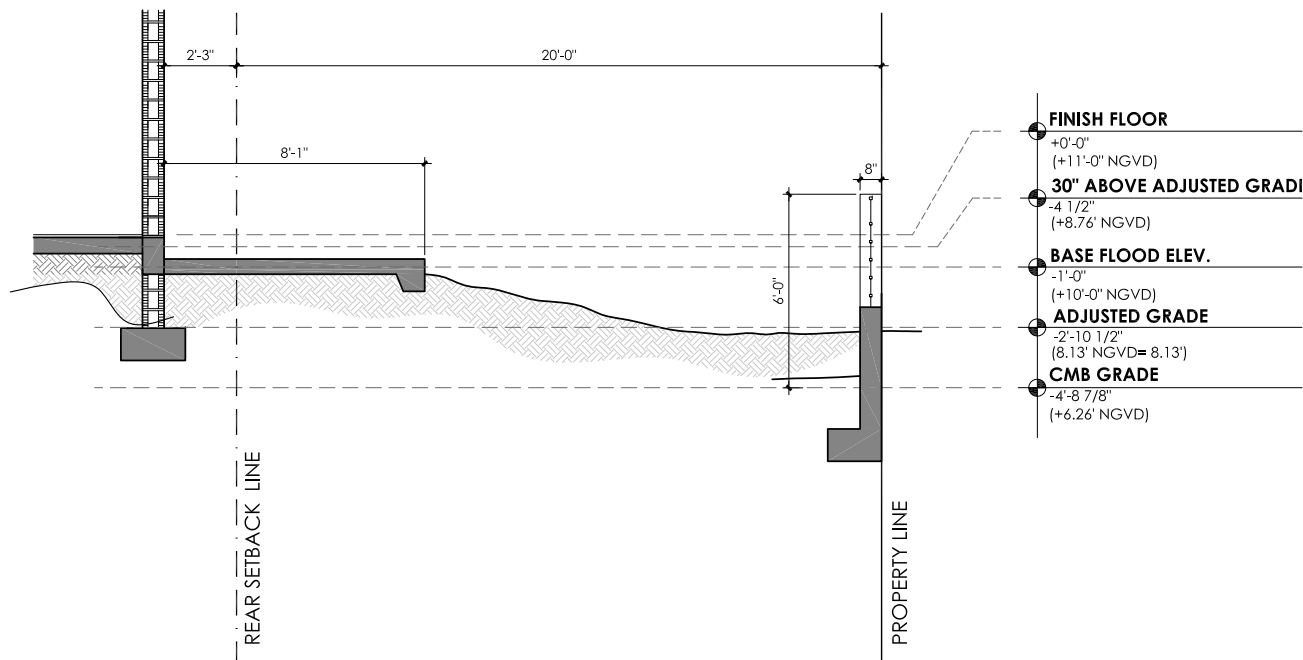
DRB 7.0

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00000247



NW
1
YARD SECTION AT NORTH WEST ELEV.
SCALE: GRAPHIC



SE
1
YARD SECTION AT SOUTH EAST ELEV.
SCALE: GRAPHIC



FINAL SUBMITTAL
02-02-2018



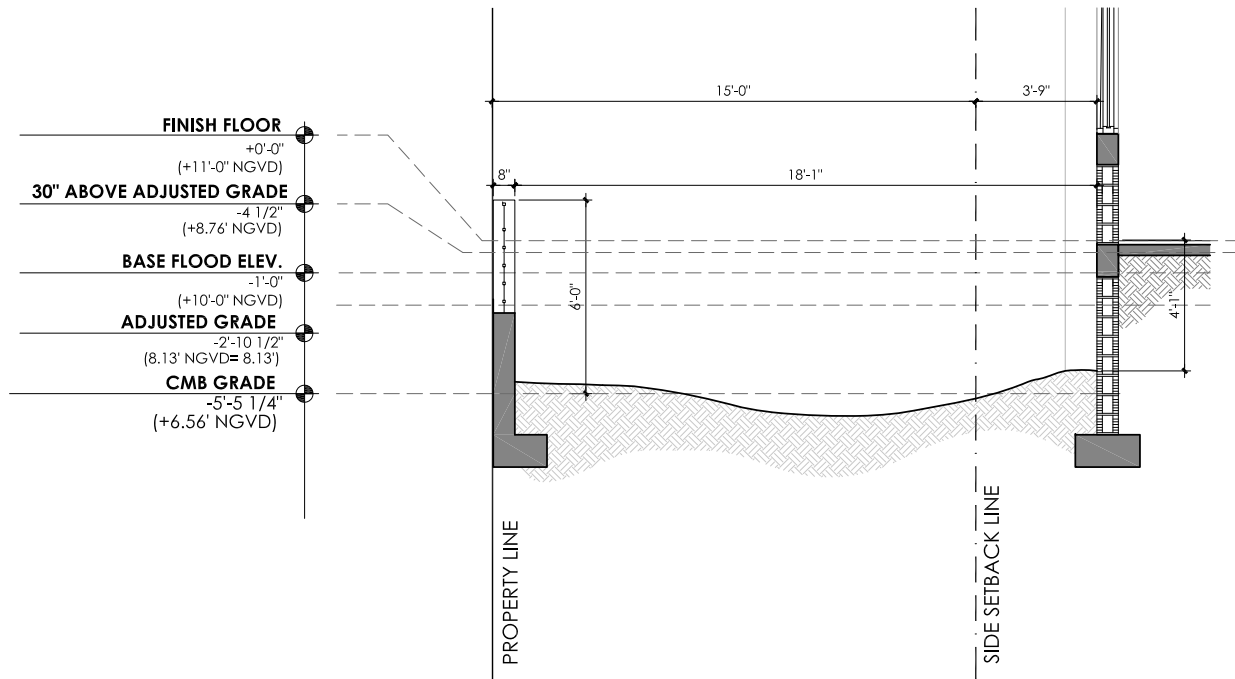
MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907

YARD SECTIONS
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

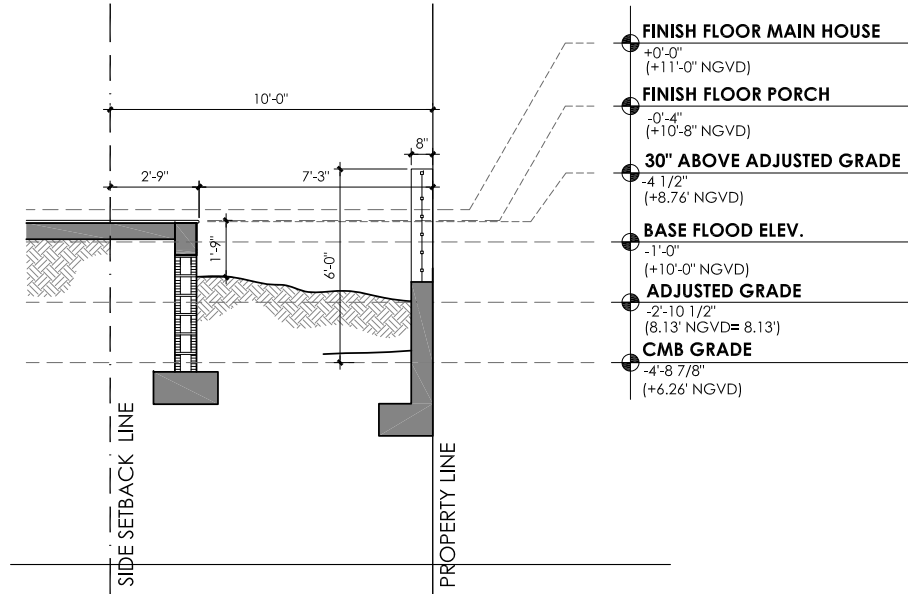
DRB 7.1

REVISIONS	DATE	BY

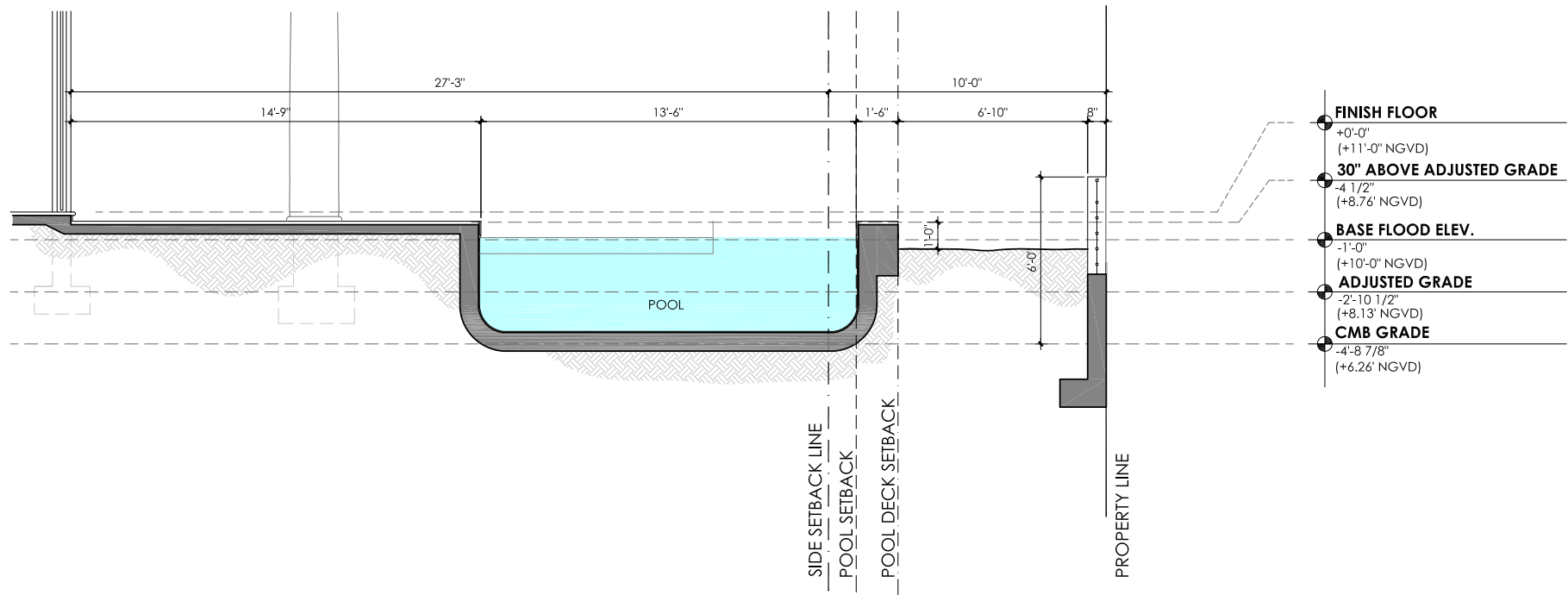
John Richard Medina & Associates, Architects
A00002647



SW
1 YARD SECTION AT SOUTH WEST ELEV.
SCALE: GRAPHIC



NW
2 YARD SECTION AT NORTH WEST ELEV.
SCALE: GRAPHIC



NE
1 YARD SECTION AT NORTH EAST ELEV.
SCALE: GRAPHIC



FINAL SUBMITTAL
02-02-2018

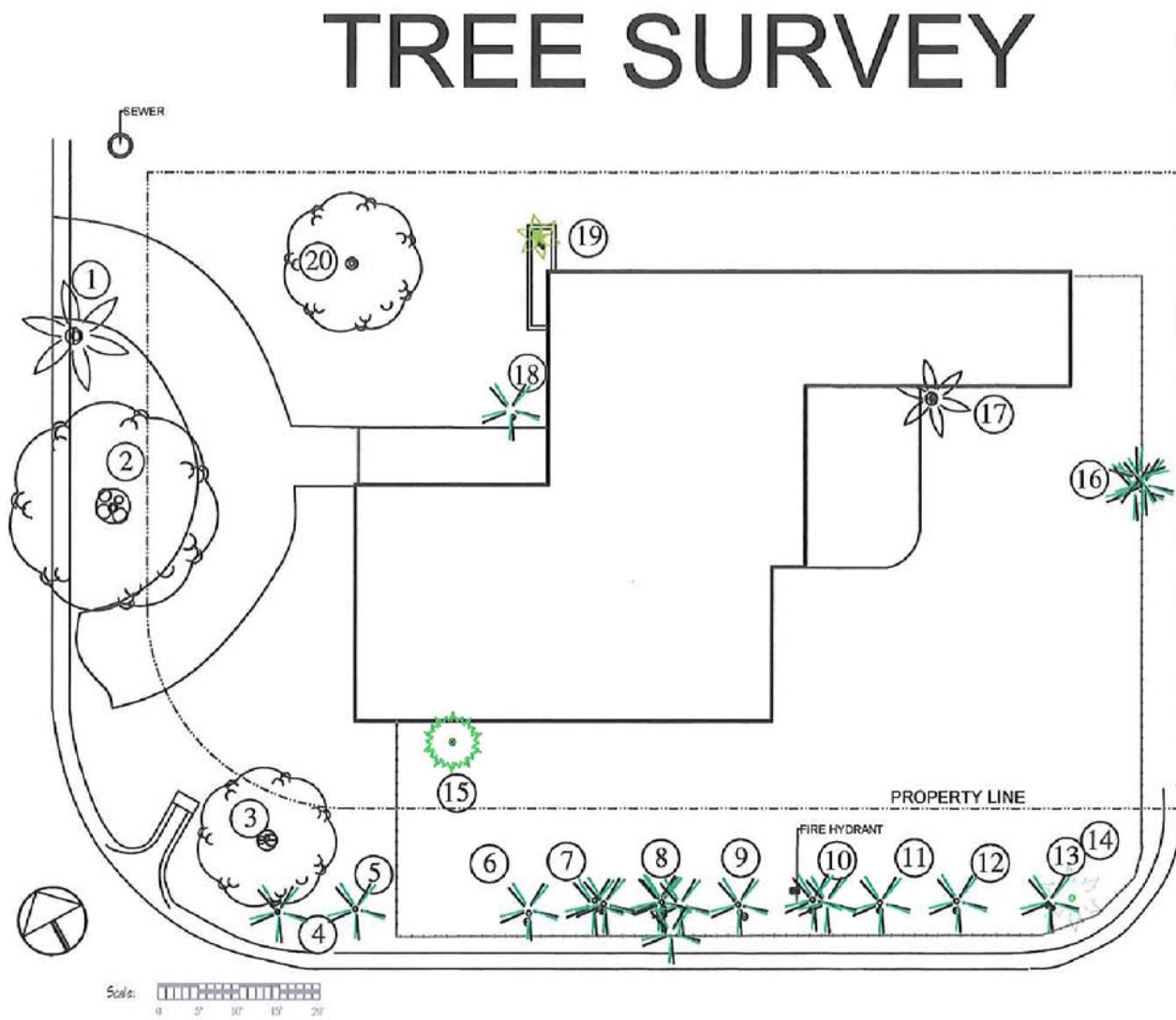


MR. & MRS.
CONESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.965.6907

SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 7.2

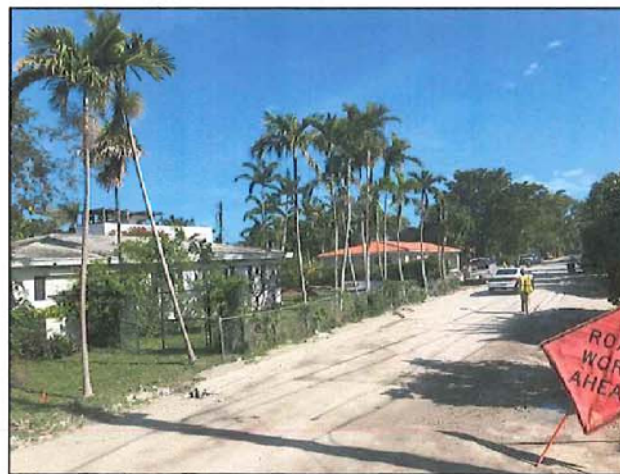
EXISTING TREE SURVEY						
NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	SPREAD	HEIGHT	DISPOSITION
1	Royal Palm	Roystonea regia	15 in	15 Ft	50 Ft	To remove
2	Mahogany	Swietenia mahagoni	11, in 13 in, 15 in	25 Ft	30 Ft	To remove
3	Bottlebrush	Callistemon viminalis	11 in, 10 in	20 Ft	25 Ft	To remove
4	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	25 Ft	To remove
5	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	27 Ft	To remove
6	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	25 Ft	To remove
7	Double Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	30 Ft	To remove
8	Triple Solitaire Palm	<i>Ptychosperma elegans</i>	4 in, 4 in, 4 in	10 Ft	30 Ft	To remove
9	Double Solitaire Palm	<i>Ptychosperma elegans</i>	4 in, 4 in	10 Ft	28 Ft	To remove
10	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	To remove
11	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	To remove
12	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	To remove
13	Double Solitaire Palm	<i>Ptychosperma elegans</i>	4 in, 4 in	8 Ft	28 Ft	To remove
14	Christmas Palm	Adonidia merrillii	6 in	8 Ft	25 Ft	To remove
15	Florida Thatch Palm	Thrinax radiata	5 in	8 Ft	25 Ft	To remove
16	Triple Solitaire Palm	<i>Ptychosperma elegans</i>	4 in, 4 in, 4 in	10 Ft	30 Ft	To remove
17	Royal Palm	Roystonea regia	20 in	11 Ft	45 Ft	To remove
18	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	To remove
19	Pgmy Date Palm	<i>Phoenix roebelenii</i>	4 in	5 Ft	10 Ft	To remove
20	White Zapote	Casimiroa edulis	12 in	20 Ft	30 Ft	To remove



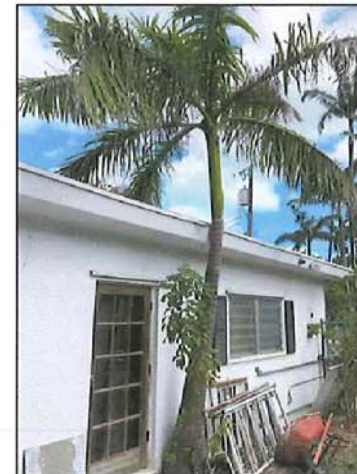
② MAHOGANY TREE



③ BOTTLEBRUSH TRUNK



④ ⑤ ⑥ ⑦ SOLITAIRE PALMS



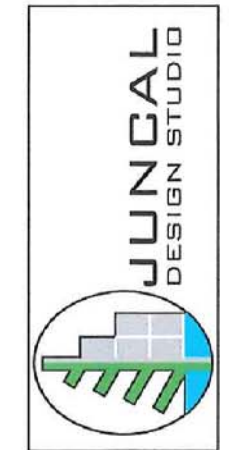
⑪ ROYAL PALM



⑫ WHITE ZAPOTE



John Richard Medina & Associates, Architects



LA-1

FINAL SUBMITTAL
02-02-2018

2/1/18

MR. & MRS. JAMES H. MEDINA
200 S. WILSON AVE.
JANESVILLE, FL 34401
CONTRACT: 18-001
PHONE: 352.855.8587

DRB 8.0

JOHN RICHARD MEDINA & ASSOCIATES, ARCHITECTS
 4012 S.W. 72ND Avenue
 Miami, Florida 33155
 305.748.0554
 305.748.5505
 jrm@jrmca.com

John Richard Medina & Associates, Architects

EXISTING TREE REMOVALS						
NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	SPREAD	HEIGHT	SQ FT
1	Royal Palm	Roystonea regia	15 in	15 Ft	50 Ft	177
2	Mahogany	Swietenia mahagoni	11,11, 13,15 in	25 Ft	30 Ft	490
3	Bottlebrush	Callistemon viminalis	11 in,10 in	20 Ft	25 Ft	314
4	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	25 Ft	50
5	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	27 Ft	50
6	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	25 Ft	50
7	Double Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	30 Ft	50
8	Triple Solitaire Palm	<i>Ptychosperma elegans</i>	4in, 4in, 4in	10 Ft	30 Ft	79
9	Double Solitaire Palm	<i>Ptychosperma elegans</i>	4in,4in	10 Ft	28 Ft	79
10	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	50
11	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	50
12	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	50
13	Double Solitaire Palm	<i>Ptychosperma elegans</i>	4in,4in	8 Ft	28 Ft	50
14	Christmas Palm	Adonidia merrillii	6in	8 Ft	25 Ft	50
15	Florida Thatch Palm	Thrinax radiata	5in	8 Ft	25 Ft	50
16	Triple Solitaire Palm	<i>Ptychosperma elegans</i>	4in, 4in, 4in	10 Ft	30 Ft	79
17	Royal Palm	Roystonea regia	20 in	11 Ft	45 Ft	95
18	Solitaire Palm	<i>Ptychosperma elegans</i>	4 in	8 Ft	28 Ft	50
19	Pgymy Date Palm	<i>Phoenix roebelenii</i>	4 in	5 Ft	10 Ft	20
20	White Zapote	Casimiroa edulis	12 in	20 Ft	30 Ft	314

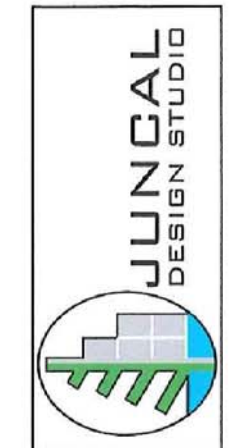
Canopy to be removed 2197 sf

TREES TO MITIGATE						
QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	HEIGHT	NATIVE	SQ FT
2	MEDJOOl DATE PALM	<i>Phoenix dactylifera</i>	10 Ft CT	20 Ft	NO	300
2	MEDJOOl DATE PALM	<i>Phoenix dactylifera</i>	6 Ft CT	15 Ft	NO	300
2	MAST TREE	<i>Polyalthia longifolia</i>		10 Ft	NO	300 X 2=600
2	JAPANESE BLUEBERRY	<i>Elaeocarpus decipiens</i>	Cone	10 Ft	NO	300X2=600
2	WILD DATE PALM	<i>Phoenix sylvestris</i>	8 Ft CT	17 Ft	NO	300
5	LIVE OAK TREE	<i>Quercus virginiana</i>	3 In Dia.	12 Ft	YES	500 x 5=2500

Canopy to be replaced	4600 sf
-----------------------	---------

Two palms count for one tree.

SHRUBS					
QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	HEIGHT	NATIVE
2	EUGENIA TOPIARY	<i>Eugenia Balls</i>	24 in Dia.	24 in	NO
4	EUGENIA TOPIARY	<i>Eugenia balls</i>	16 in Dia.	16 in	NO
138	GREEN ISLAND FICUS	<i>Ficus microcarpa</i>	3 Gal.	12 in	NO
37	COTONEASTER	<i>Cotoneaster horizontalis</i>	3 Gal.	12 in	NO
17	PINWHEEL JASMINE	<i>Tabernaemontana divaricata</i>	7 Gal.	24 in	NO
30	COCOPLUM	<i>Chrysobalanus icaco</i>	7 Gal.	36 inch	YES
47	PODOCARPUS	<i>Podocarpus macrophyllus</i>	25 Gal.	8Ft	NO
50	PODOCARPUS	<i>Podocarpus macrophyllus</i>	15G	4'-5'	NO
50	TRAILING JASMINE	<i>Jasmine asiaticum</i>	1 Gal.	6 in	YES



LA-2

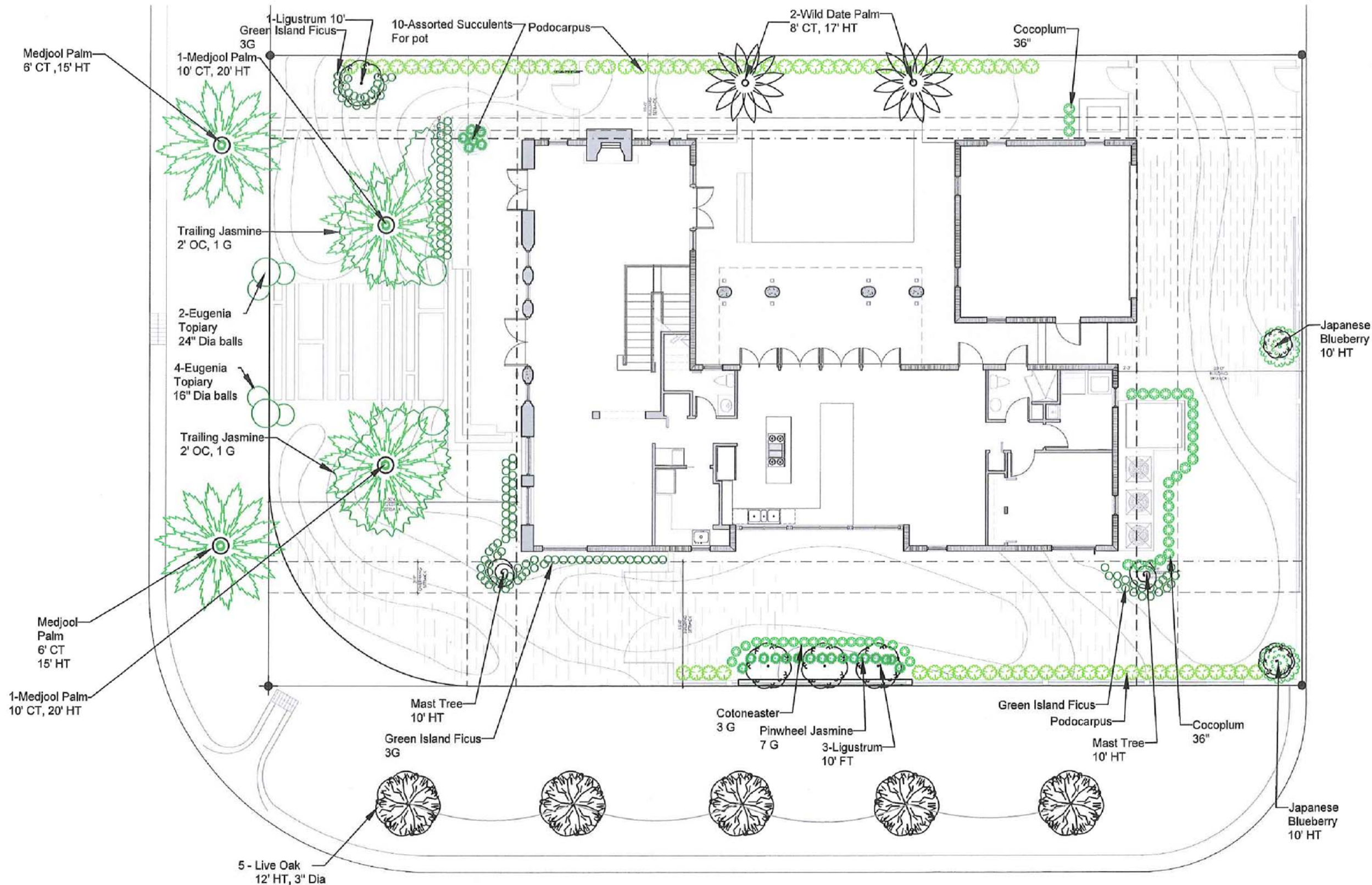
FINAL SUBMITTAL
02-02-2018

2.11.18

**MR. & MRS
COWEN**
JULIA JEWETT DR.
MIAMI BEACH, FL 33139

CORINNE SARA SILVA
PRINCIPAL
STANLEY RAFFINIC
DARTMOUTH COLLEGE

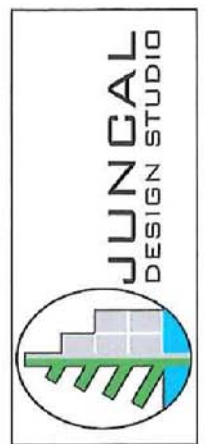
DRB 8.1



LANDSCAPE PLAN

REV	DATE	BY

John Richard Medina & Associates, Architects
ARCHITECTS



LA-3

FINAL SUBMITTAL
02-02-2018

Signature
2.7.18
MR. & MRS. COMESANA
20534 BUCKLER
MAYBEACH, FL 32839
CONTACT: SARASOTA
PROJECT NUMBER: 2018-001
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: JRM

DRB 8.2

PLANT LIST

TREES					
QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	HEIGHT	NATIVE
2	MEDJOOOL DATE PALM	<i>Phoenix dactylifera</i>	10 Ft CT	20 Ft	NO
2	MEDJOOOL DATE PALM	<i>Phoenix dactylifera</i>	6 Ft CT	15 Ft	NO
2	MAST TREE	<i>Polyalthia longifolia</i>		10 Ft	NO
3	JAPANESE BLUEBERRY	<i>Elaeocarpus decipiens</i>	Cone	10 Ft	NO
2	WILD DATE PALM	<i>Phoenix sylvestris</i>	8 Ft CT	17 Ft	NO
5	LIVE OAK TREE	<i>Quercus virginiana</i>	3 In Dia.	12 Ft	YES

SHRUBS					
QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	HEIGHT	NATIVE
2	EUGENIA TOPIARY	<i>Eugenia Balls</i>	24 in Dia.	24 in	NO
4	EUGENIA TOPIARY	<i>Eugenia balls</i>	16 in Dia.	16 in	NO
138	GREEN ISLAND FICUS	<i>Ficus microcarpa</i>	3 Gal.	12 in	NO
37	COTTONEASTER	<i>Cotoneaster horizontalis</i>	3 Gal.	12 in	NO
17	PINWHEEL JASMINE	<i>Tabernaemontana divaricata</i>	7 Gal.	24 in	NO
30	COCOPLUM	<i>Chrysobalanus icaco</i>	7 Gal.	36 inch	YES
47	PODOCARPUS	<i>Podocarpus macrophyllus</i>	25 Gal.	8Ft	NO
29	PODOCARPUS	<i>Podocarpus macrophyllus</i>	15G	4'-5'	NO
50	TRAILING JASMINE	<i>Jasmine asiaticum</i>	1 Gal.	6 in	YES



MEDJOOOL DATE PALM



EUGENIA / JUNIPER TOPIARY



WILD DATE PALM



JAPANESE PRIVET TREE



COTTONEASTER



MAST TREE

GREEN ISLAND FICUS



PODOCARPUS

JAPANESE BLUEBERRY



PINWHEEL JASMINE



TRAILING JASMINE

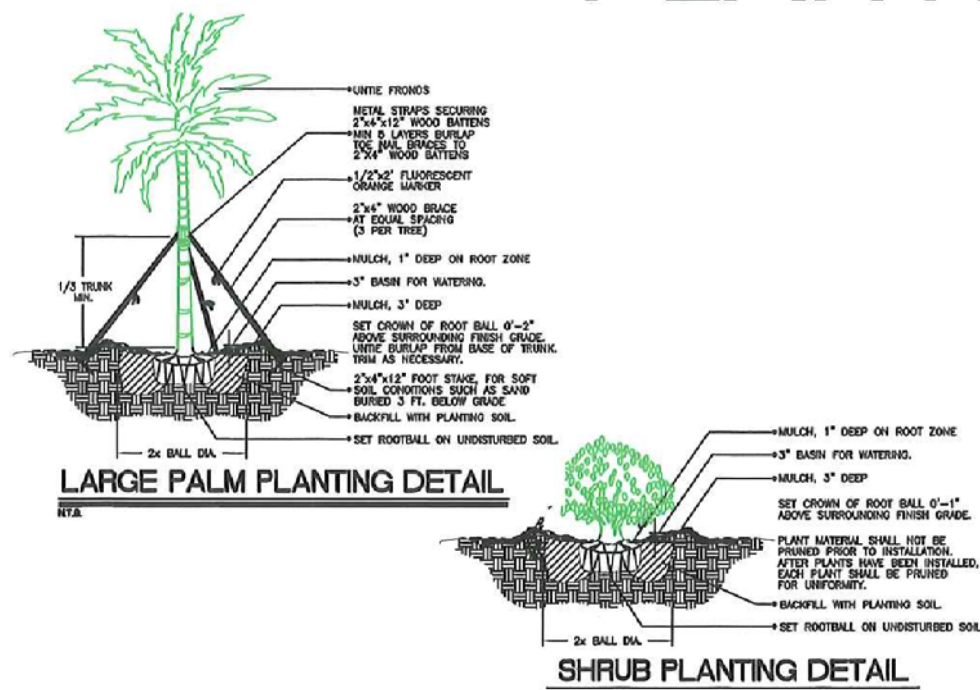


LIVE OAK



COCOPLUM

PLANTING DETAILS



GENERAL PLANTING NOTES

- MATERIAL STANDARDS:**
ALL PLANT MATERIAL SHALL MEET OR EXCEED PLANT LIST SIZES AND THE SHAPE RELATIONSHIPS AND BALL DIAMETERS AS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND FLORIDA NO. 1 AS CLASSIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE (EXCEPT AS NOTED IN THE PLANT LIST). NO MATERIAL SHALL BE ACCEPTED WHICH IS NOT PEST AND DISEASE FREE.
- LIST OF PLANT MATERIAL:**
THE CONTRACTOR WILL VERIFY THE PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THIS CONTRACT WILL BE BASED ON THE BIDDER HAVING VERIFIED PRIOR TO BIDDING THE AVAILABILITY OF THE REQUIRED PLANT MATERIAL AS SPECIFIED ON THE PLANT LIST. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION.
- PLANTING:**
BACKFILLING SHALL BE DONE WITH SPECIFIED SOIL MIX FREE OF STONES, SUBSOIL, STUMPS, ROOTS, WEEDS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE, SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THE CONTRACTOR SHALL NOTIFY THE OWNER AND AWAIT INSTRUCTIONS FOR POSSIBLE EXTRA WORK BEFORE PLANTING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE DRAINAGE FROM ALL PLANTS. THE PLANT SHALL BE SET PLUMB AND STRAIGHT, AND SHALL BE STAKED AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING. PLANTS SHALL BE PLANTED AS TO BEAR SAME RELATION TO FINISH GRADE. SAUCERS SHALL BE FORMED ABOVE EXISTING GRADE AND AROUND THE OUTER RIM OF THE PLANT PIT.
ALL TREES SHALL BE PLANTED VERTICALLY AND BACKFILL COMPACTED WITH WATER AND RODDING TO REMOVE ALL VOIDS AND TO SEAT ROOT BALL. SEE TREE PLANTING DETAILS. TREES TRANSPLANTED BY MACHINE SHALL BE MOVED BY MACHINES THAT PROVIDE A MINIMUM BALL DIAMETER OF 9" PER 1" OF TREE CALIPER. HOLES ARE TO BE DUG BY THE SAME SIZE MACHINE AS THE ONE TRANSPORTING THE PLANT. THE PLANT MATERIAL SHALL BE TRANSPLANTED IN APPROXIMATELY THE SAME GROWING CONDITIONS OF SOIL TYPE AND MOISTURE CONTENT AS IT IS PRESENTLY GROWING.

SHRUBS AND TREE-FORM SHRUBS SHOULD BE TURNED IN THE PLANT PIT TO OBTAIN THE BEST FOLIAGE RELATIONSHIP TO RELOCATION PRIOR TO STARTING BACKFILL. GROUNDCOVERS SHALL BE PLANTED AFTER MULCH HAD BEEN INSTALLED. NO PLANTS EXCEPT VINEY GROUNDCOVERS OR ESPALIERED MATERIAL SHALL BE PLANTED CLOSER THAN 30" TO BUILDINGS, WALK, OR CURBS.

ALL PLANTINGS SHALL CONFORM TO F.D.O.T. MINIMUM STANDARDS FOR CLEAR SIGHT LINES AS PER INDEXES 545,546, AND 700 AND BROWARD COUNTY MINIMUM STANDARDS APPLICABLE TO PUBLIC RIGHT OF WAYS, CURRENT EDITION.
CONTRACTOR SHALL STAKE & GUY ALL TREES & PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD. ALL RELOCATED TREES & PALMS SHALL BE BRACED AT LEAST ONE (1) YEAR.

NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

FERTILIZATION:

FERTILIZATION FOR DICOT TREES, SHRUBS, GROUND COVERS AND VINES SHALL BE OF 8% NITROGEN, 10% PHOSPHORUS AND 10% POTASSIUM COMPOSITION ANALYSIS. FERTILIZER FOR PALMS SHALL BE "PALM FERTILIZER" OF 13% NITROGEN, 3% PHOSPHORUS AND 13% POTASSIUM COMPOSITION ANALYSIS. FERTILIZER FOR GRASSING AREAS SHALL BE OF 8% NITROGEN (OF WHICH 50% SHALL BE ORGANICALLY DERIVED), 6% PHOSPHORUS AND 8% POTASSIUM COMPOSITION ANALYSIS. CONTRACTOR SHALL APPLY GRANULAR FERTILIZER TO THE SOIL MIX AT THE FOLLOWING RATES: TREE PITS, 1-2 LBS. PER CALIPER INCH, SHRUB BEDS, 2-3 LBS. PER 100 SQUARE FEET, GROUND COVER, 1-2 LBS. PER 100 SQUARE FEET, GRASSING AREAS, 1LB. PER 100 SQUARE FEET.

MAINTENANCE:

THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE CONTRACT AND UP TO THE TIME OF ACCEPTANCE, FOR KEEPING NEW PLANTINGS AND WORK INCIDENTAL THERETO IN GOOD CONDITION. THIS MAY BE ACCOMPLISHED BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, RESTAKING AND CLEANING UP; AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT THE TIME OF ACCEPTANCE. THIS MAINTENANCE SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

MISCELLANEOUS:

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. REFER TO THE "UTILITY" SECTION OF THE NOTES ON THE ENGINEERING PLANS.

THE CONTRACTOR SHALL COMPLY WITH ALL COUNTY AND MUNICIPAL CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.

THE CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF DEBRIS RESULTING FROM LANDSCAPE CONSTRUCTION ACTIVITIES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF ALL DEBRIS INCLUDING TRASH, LARGE ROCKS, BOTTLES, CANS, STAKES, WIRE, ETC.

SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE, AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ENGINEER.

1.05 TRANSPLANTING PLANT MATERIAL

A. MOVEMENT OF PLANTS ON PUBLIC R.O.W.'S SHALL COMPLY WITH ALL ORDINANCES, CODES AND SAFETY REQUIREMENTS, ETC.

B. TRANSPORT MATERIALS ON VEHICLES LARGE ENOUGH TO ALLOW PLANTS TO NOT BE CROWDED AND DAMAGED. PLANTS SHALL BE COVERED TO PREVENT WIND DAMAGE DURING TRANSIT.

C. PROTECT PLANT MATERIAL DURING TRANSPORTING TO PREVENT DAMAGE TO THE ROOT SYSTEM AND DESICCATION OF LEAVES. TREES SHALL BE PROTECTED BY TYING IN THE BRANCHES AND COVERING ALL EXPOSED BRANCHES AS NECESSARY. DO NOT BEND OR BIND-TIE PLANT MATERIAL IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR ALTER THE NATURAL SHAPE.

D. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING, STORING, AND TRANSPORTING MATERIAL TO PREVENT DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF MATERIALS STORED.

E. TRANSPORTING MUST BE DONE WITHIN 24 HOURS AFTER BEING DUG. STORE PLANTS IN SHADE AND KEEP THE ROOT BALL AND CANOPY MOIST.

1.06 INSTALLATION

B. SETTING OF PLANTS

PLANT MATERIAL SHALL BE PLANTED AT THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR RELOCATION AND PLACEMENT ON THE NEW SITE. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PLANTS SHALL BE SET STRAIGHT OR PLUMB OR NORMAL TO THE RELATIONSHIP OR THEIR GROWTH PRIOR TO TRANSPLANTING. THE PROJECT ENGINEER OR REPRESENTATIVE RESERVES THE RIGHT TO REALIGN ANY PLANT MATERIAL AFTER IT HAS BEEN SET, WITHOUT ADDITIONAL COST.

1.10 STAKING TREES:

A. STAKE ALL TREES AND PALMS AT THE NEW SITE WITH NEW TIMBERS WITH A MINIMUM 2" X 4" DIMENSION AS PER THE DETAILS ENCLOSED, OR IN THE CASE OF OBSTACLE, IN ANOTHER MANNER WHICH WILL SUPPORT THE TREES.

1.11 CLEAN-UP:

A. DISPOSAL OF WASTE: ALL WASTE AND OTHER OBJECTIONABLE MATERIAL CREATED THROUGH PLANTING OPERATIONS AND LANDSCAPE CONSTRUCTION SHALL BE REMOVED COMPLETELY ON A DAILY BASIS FROM THE JOB OR AS DIRECTED BY THE PROJECT ENGINEER. ANY PAVED AREAS, INCLUDING CURBS AND SIDEWALKS THAT HAVE BEEN STAINED WITH SOIL, SOD WASTE, FERTILIZER OR OTHER WASTE SHALL BE THOROUGHLY SWEPT.

B. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF STAKES AND BATTENS AND UNTIE ANY TIED-UP CANOPIES WHEN IT IS DETERMINED BY THE PROJECT ENGINEER THAT SUFFICIENT TIME HAS ELAPSED FOR THE PLANTS TO ROOT STABILIZE, AND/OR AT THE END OF THE ONE YEAR GUARANTEE PERIOD. THIS SHALL BE DONE EVEN IF THE PROJECT HAS BEEN COMPLETED AND GIVEN FINAL ACCEPTANCE. THE CONTRACTOR SHALL UNTIE CANOPIES IMMEDIATELY AFTER INSTALLATION AND REMOVE STAKES AFTER ONE YEAR.

C. BACKFILLING OF HOLE LEFT BY RELOCATED TREE SHALL BE DONE IMMEDIATELY AFTER TREE REMOVAL, OR SUITABLE BARRICADES SHALL BE PROVIDED TO PREVENT INJURIES UNTIL HOLES ARE FILLED. THE CONTRACTOR SHALL BACKFILL HOLES WITH CLEAN FILL AND TOP SOIL TO A LEVEL FLUSH WITH ADJACENT GRADE.

1.12 GUARANTEE AND REPLACEMENT:

A. ALL RELOCATED PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF RELOCATION.

B. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO BROWARD COUNTY.

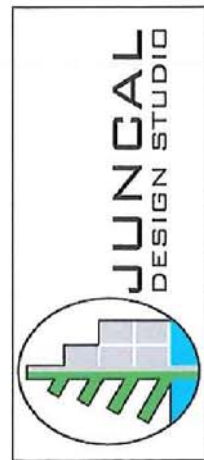
1.14 FINAL ACCEPTANCE:

OWNER SHALL REVIEW PROJECT UPON NOTIFICATION BY CONTRACTOR. OWNER SHALL ISSUE A FINAL ACCEPTANCE AFTER ALL CONTRACT ITEMS AND OBLIGATIONS ARE SATISFACTORY.



REVISION	DATE	BY

John Richard Medina & Associates, Architects
ARCHITECT



LA-5

FINAL SUBMITTAL
02-02-2018

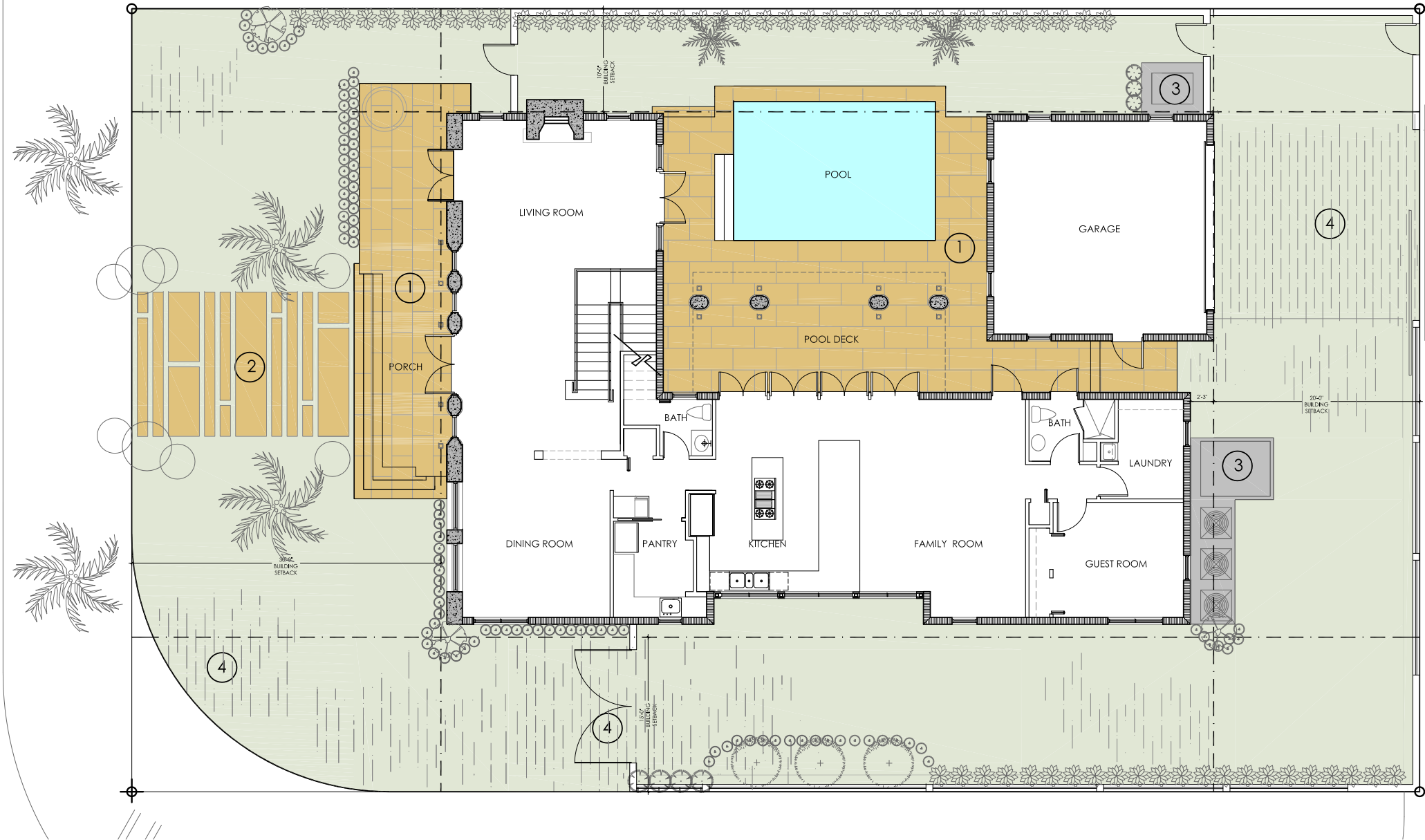
[Signature]
2-1-18

AWR & MFS
COMESANA
2018 HURRICANE
PREPARED BY: JRM
DATE: 02/01/2018
SCALE: AS SHOWN
DATE: 02/01/2018
DRAWN BY: JRM

DRB 8.4

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



PROPOSED HARDSCAPE PLAN
SCALE:GRAPHIC

PAVING LEGEND		
①		KEYSTONE TILE
②		KEYSTONE SLAB
③		CONCRETE SLAB
④		GRASS
⑤		GRASS

PRECAST CONCRETE PAVERS INTERLACED
RANDOM PATTERN INSERTED INTO GRASS.
COLOR TO MATCH KEYSTONE TILES/SLABS
AND MUST BE EROSION - RESISTANCE AS PER
SEC. 130-62



FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907

PROPOSED CONTOUR
PLAN & SECTIONS
DATE: 2/2/2018
DRAWN: MR

DRB 9.0

MATERIALS

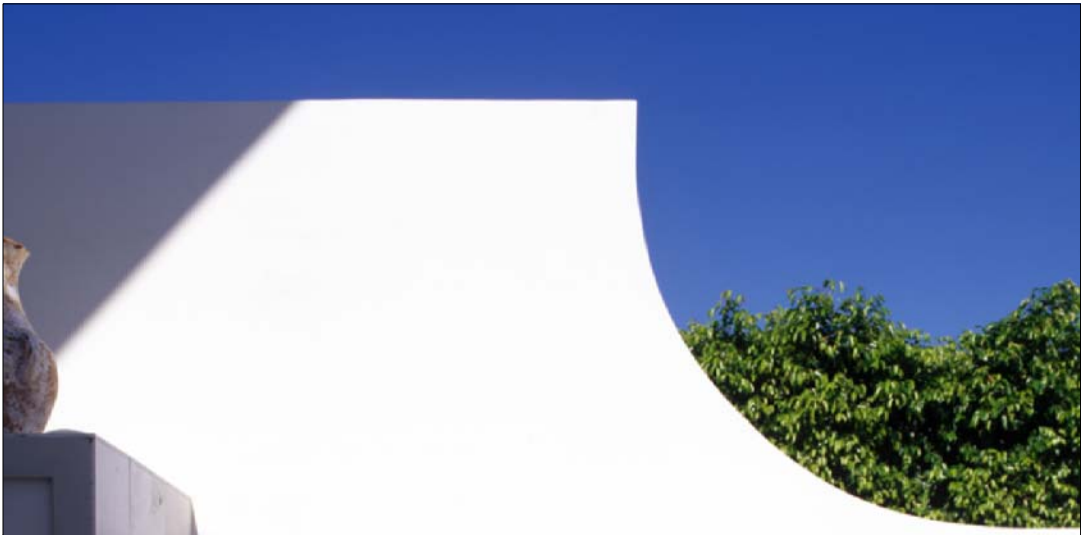
JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AIA0002647



01- CLAY FLAT ROOF TILE



02- SMOOTH WHITE STUCCO



03- FLORIDA KEYSTONE FOR ENTRY PORCH & POOL DECK



04- WOOD COLUMN FINISH FOR COLUMNS & BALCONIES(MEDIUM VEINING)



05- SMOOTH EXPOSED FINISH AT ROUNDED COLUMNS

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

MATERIALS



06- WOOD SHUTTER



07- BLACK IRON HANDRAIL



08- WINDOWS & DOORS CLEAR GLASS + BRONZE FRAMES



09- ENTRANCE PROPOSED DESIGN



10- PRECAST CONCRETE PAVERS FOR DRIVEWAY

JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bellsouth.net

John Richard Medina & Associates, Architects
AIA0002647

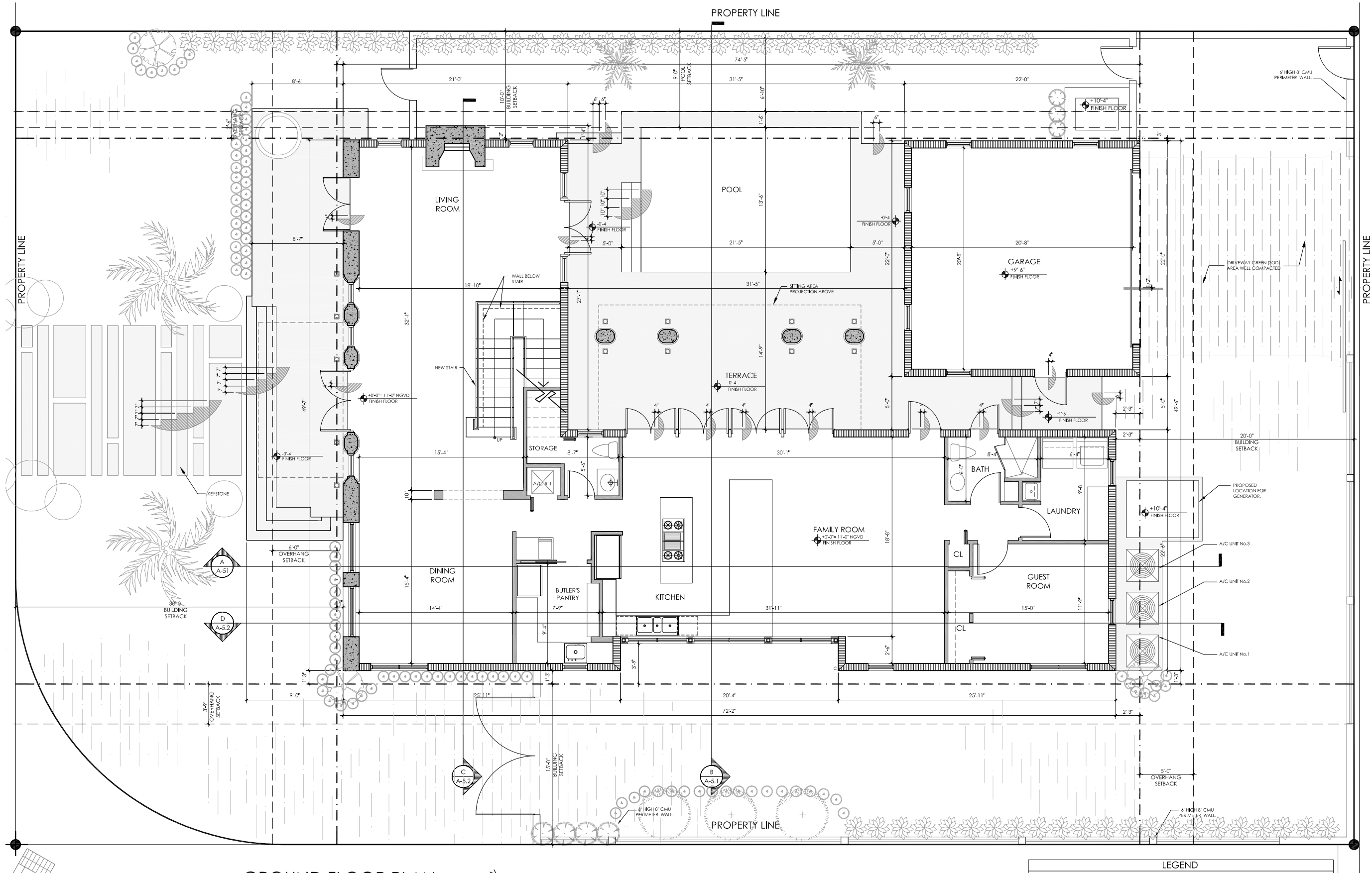
REVISIONS	DATE	BY

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 9.2



GROUND FLOOR PLAN
SCALE: GRAPHIC



LEGEND	
	NEW 8' CMU WALL
	NEW 4' METAL STUD PARTITION WALL
	NEW METAL STUD PARTITION WALL. REFER TO FLOOR PLAN FOR SIZE
	NEW CONCRETE COLUMN. REFER TO ELEVATIONS AND DETAILS FOR SIZE
	NEW CONCRETE COLUMN. REFER TO ELEVATIONS AND DETAILS FOR SIZE
	NEW FILLED CELL. REFER TO STRUCTURAL DWGS.
	NEW STEEL COLUMN. REFER TO STRUCTURAL DWGS.
	NEW COLUMN. REFER TO ELEVATIONS AND DETAILS FOR SIZE
	NEW FLOOR SPOT LIGHT COLUMN.



JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bdlbouth.net

John Richard Medina & Associates, Architects
A000000047

REVISIONS	DATE	BY

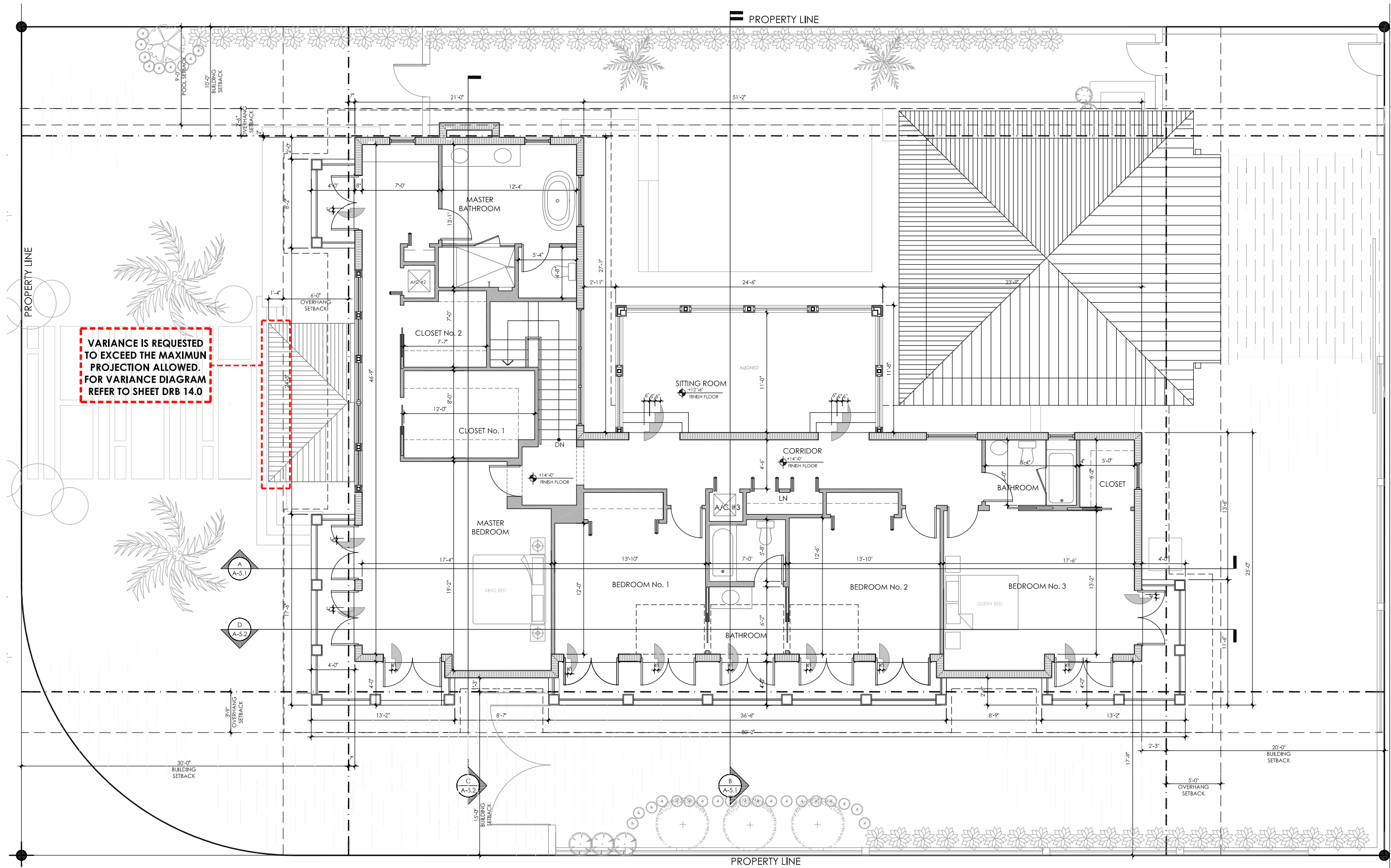
FINAL SUBMITTAL
02-02-2018



MR. & MRS.
CONESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

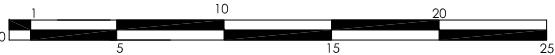
DRB10.0

REVISIONS	DATE	BY



SECOND FLOOR PLAN
SCALE:GRAPHIC

LEGEND	
	NEW 8" CMU WALL
	NEW 4" METAL STUD PARTITION WALL
	NEW METAL STUD PARTITION WALL, REFER TO FLOOR PLAN FOR SIZE
	NEW FILLED CELL, REFER TO STRUCTURAL DWGS.
	NEW STEEL COLUMN, REFER TO STRUCTURAL DWGS.
	NEW COLUMN, REFER TO ELEVATIONS AND DETAILS FOR SIZE

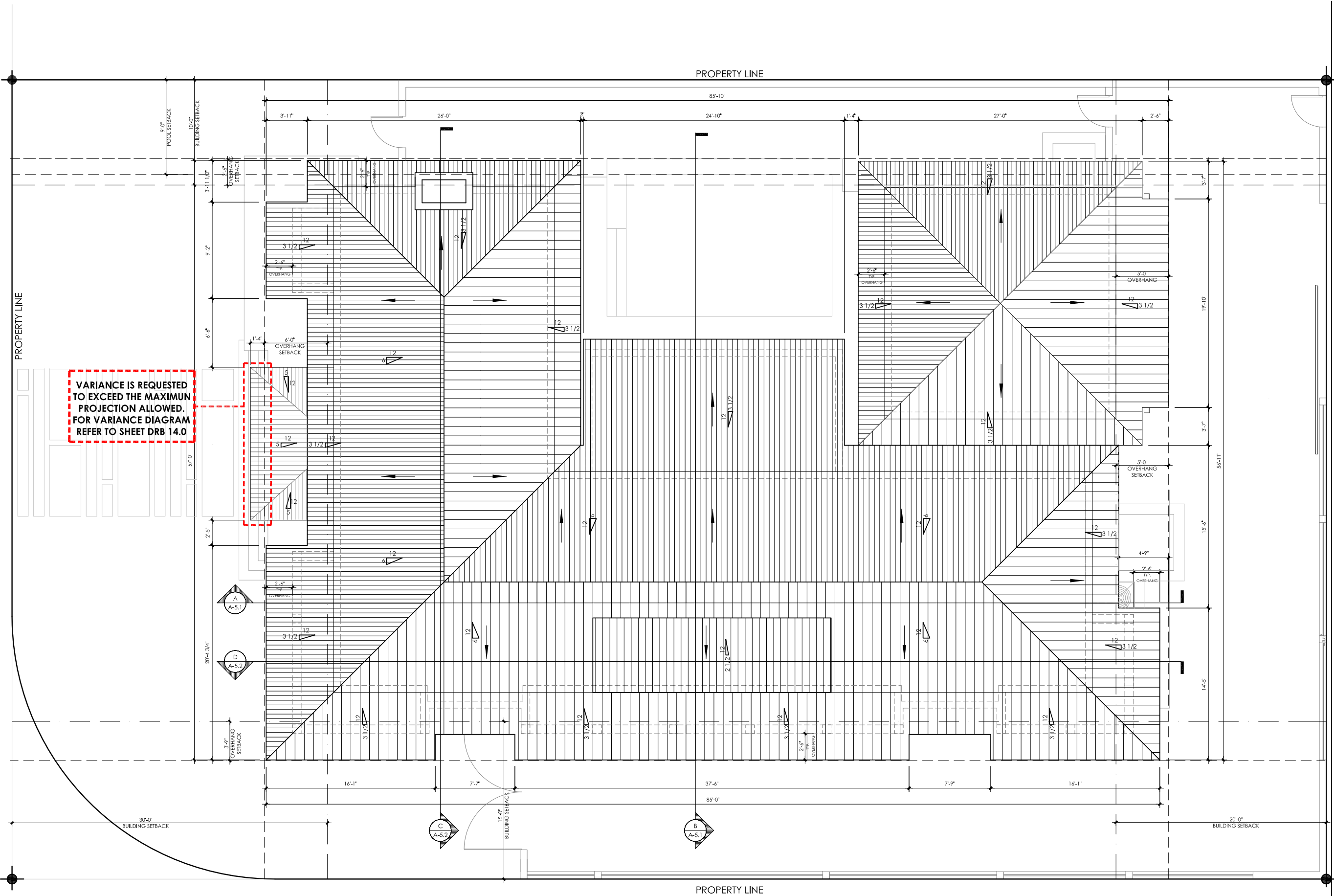


FINAL SUBMITTAL
02-02-2018



MR. & MRS.
CONESANA
205 S HIBBES DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE:GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB10.1



VARIANCE IS REQUESTED
TO EXCEED THE MAXIMUM
PROJECTION ALLOWED.
FOR VARIANCE DIAGRAM
REFER TO SHEET DRB 14.0

ROOF PLAN
SCALE:GRAPHIC



REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002047

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE:GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB10.2

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



FRONT STREET / SIDE YARD AXONOMETRIC
SCALE: GRAPHIC

FINAL SUBMITTAL
02-02-2018



JOHN R. MEDINA & ASSOC. ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bellouth.net

MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.965.6907

FRONT STREET / SIDE
YARD
AXONOMETRIC

SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB11.0

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000002647



INTERIOR YARD - AXONOMETRIC
SCALE: GRAPHIC

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.965.6907

INTERIOR YARD
AXONOMETRIC
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000002647



FRONT STREET / INTERIOR YARD - AXONOMETRIC
SCALE: GRAPHIC

**FINAL SUBMITTAL
02-02-2018**



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
FRONT STREET /
INTERIOR YARD
AXONOMETRIC
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB11.2

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000002647



SIDE STREET / ALLEY- AXONOMETRIC
SCALE: GRAPHIC

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.965.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB11.3

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

ADD000247



NORTH WEST ELEVATION - FRONT
SCALE:GRAPHIC

FINAL SUBMITTAL
02-02-2018



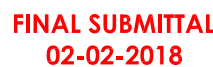
MR. & MRS.
COMESANA
205 S HIBICUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
NORTH WEST ELEVATION
(FRONT)
SCALE:GRAPHIC
DATE: 2/2/2018
DRAWN: MR



DRB12.0

John Richard Medina & Associates, Architects
AA0002647





**MR. & MRS
COMESANA**
205 S HIBBEE DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.965.6907

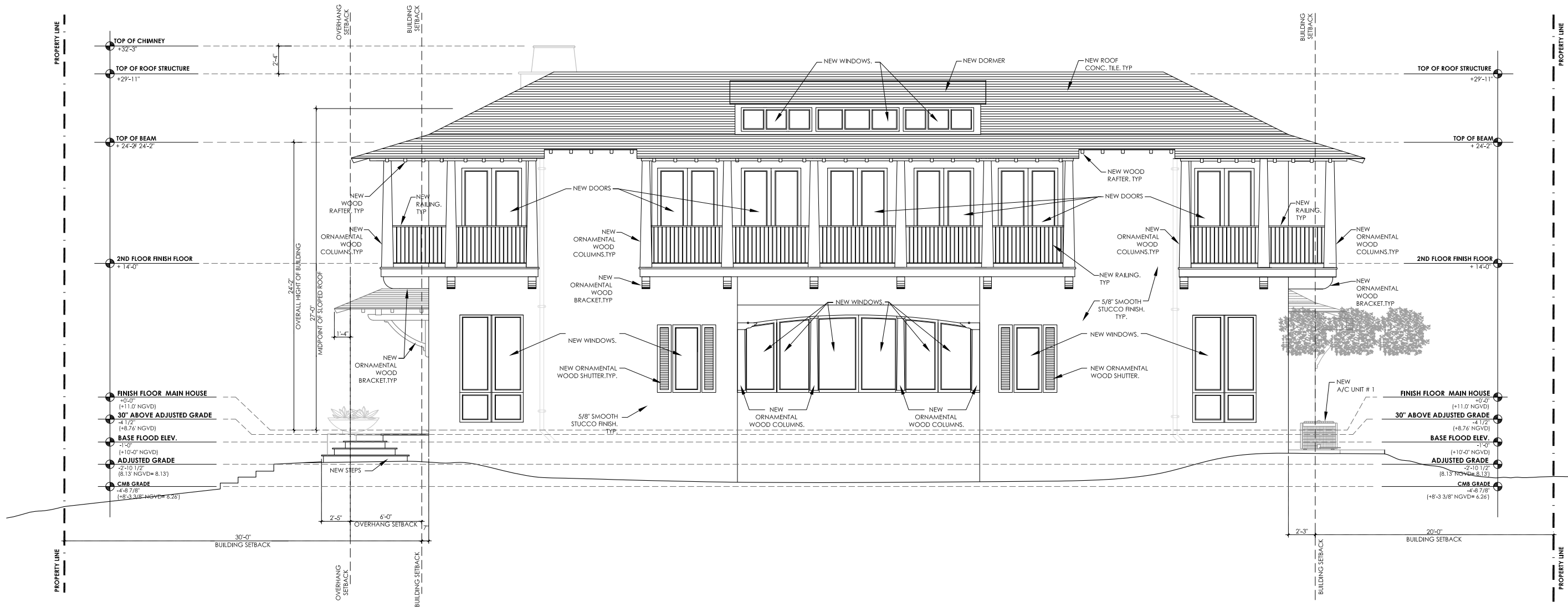
**NORTH EAST ELEVATION
[INT. SIDE]**

**SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR**

DRB 12.2

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AUG020247



SOUTH WEST ELEVATION - STREET SIDE
SCALE: GRAPHIC

FINAL SUBMITTAL
02-02-2018



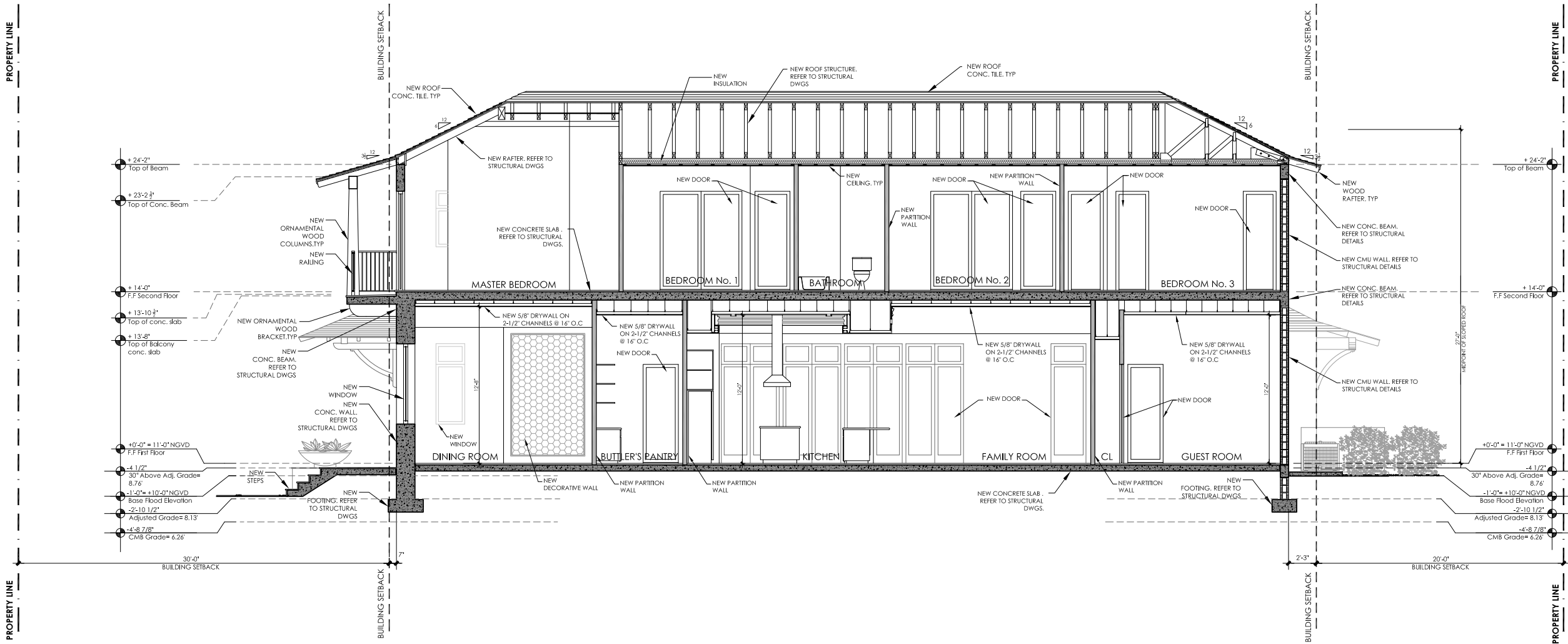
MR. & MRS
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SELVA
PHONE: 305.955.6907
SCALE: GRAPHIC
DATE: 02/02/2018
DRAWN: MR



DRB12.3

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



SECTION A
SCALE:GRAPHIC

FINAL SUBMITTAL
02-02-2018



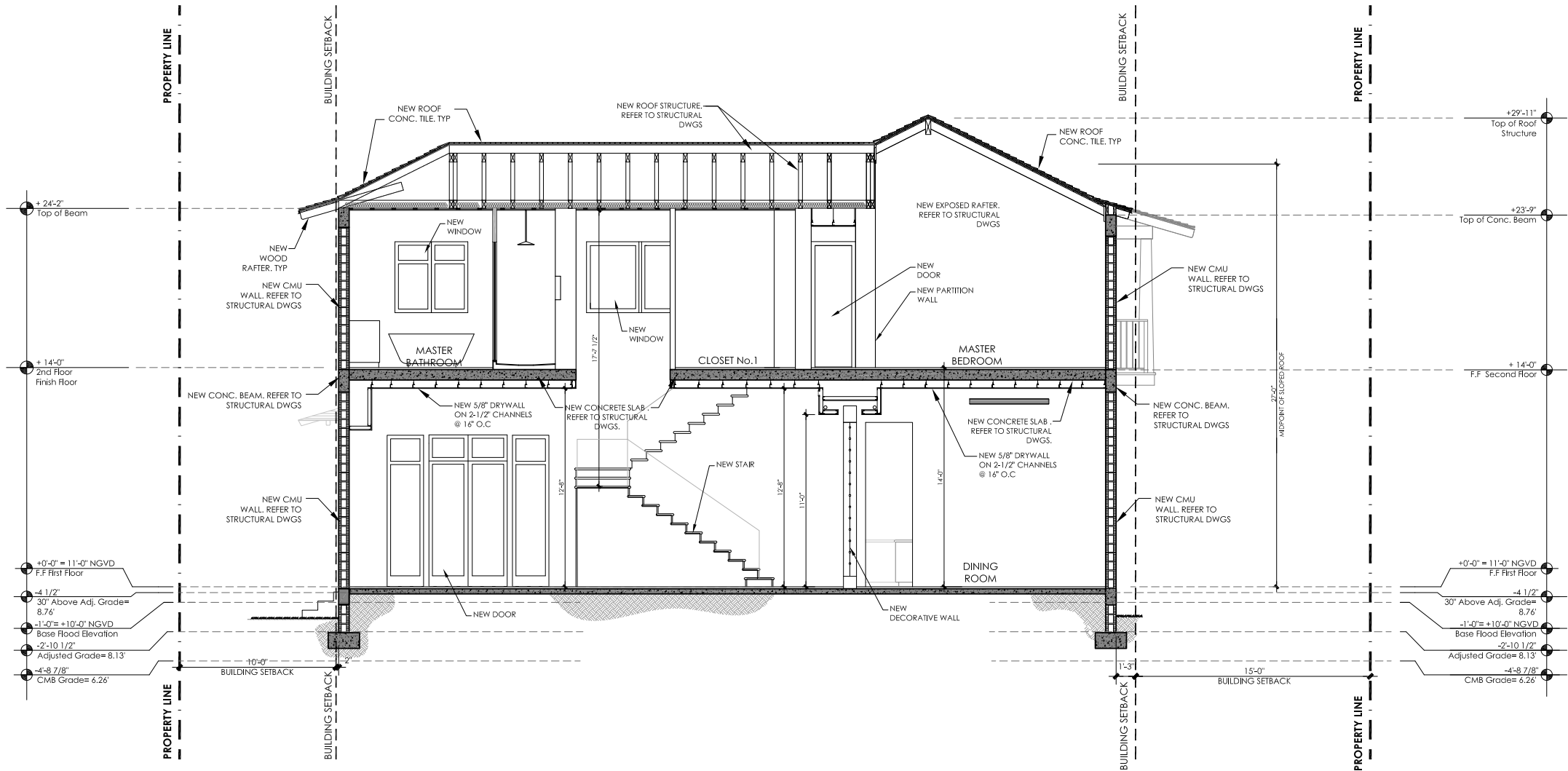
MR. & MRS
COMESANA
205 S. HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.545.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR



DRB13.0

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



SECTION C
SCALE:GRAPHIC

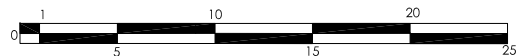
FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.965.6907

SECTION C

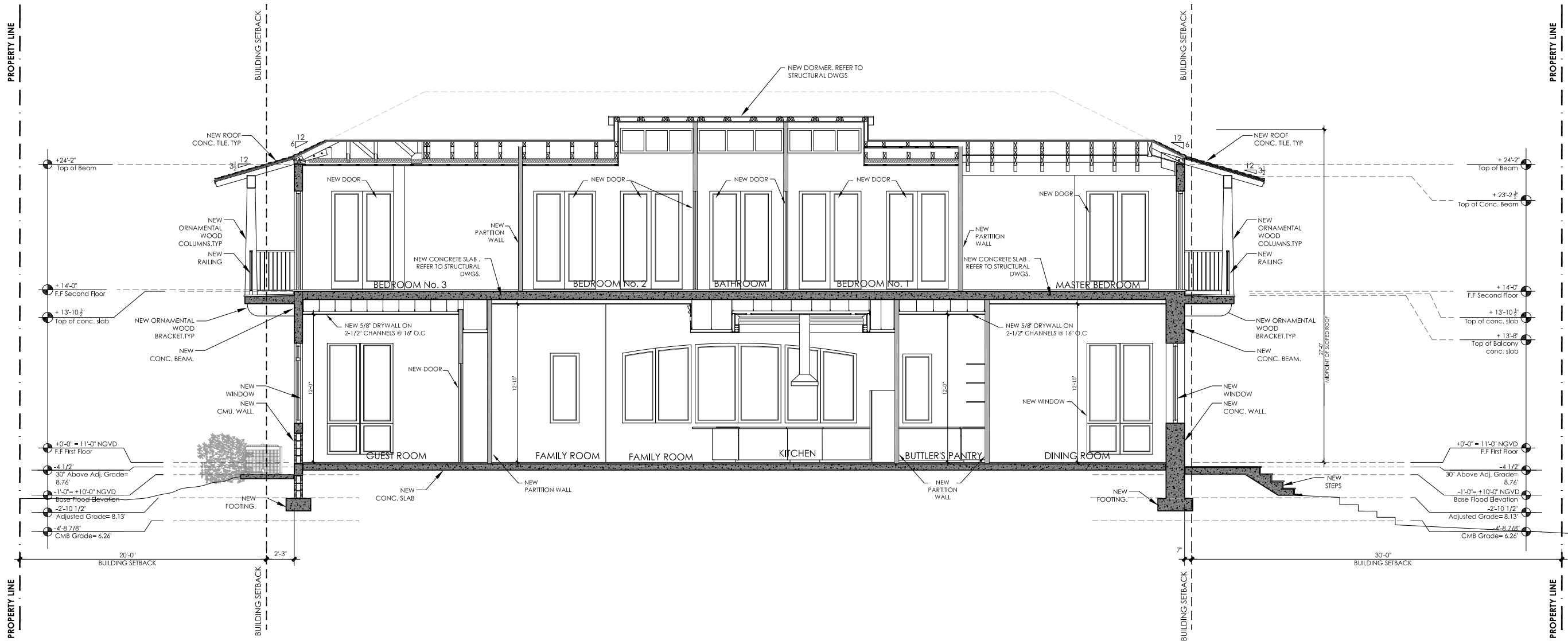
SCALE:GRAPHIC
DATE: 2/2/2018
DRAWN: MR



DRB13.2

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



SECTION D
SCALE: GRAPHIC

FINAL SUBMITTAL
02-02-2018

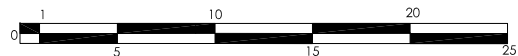


MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.965.6907

SECTION D

SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR



DRB13.3

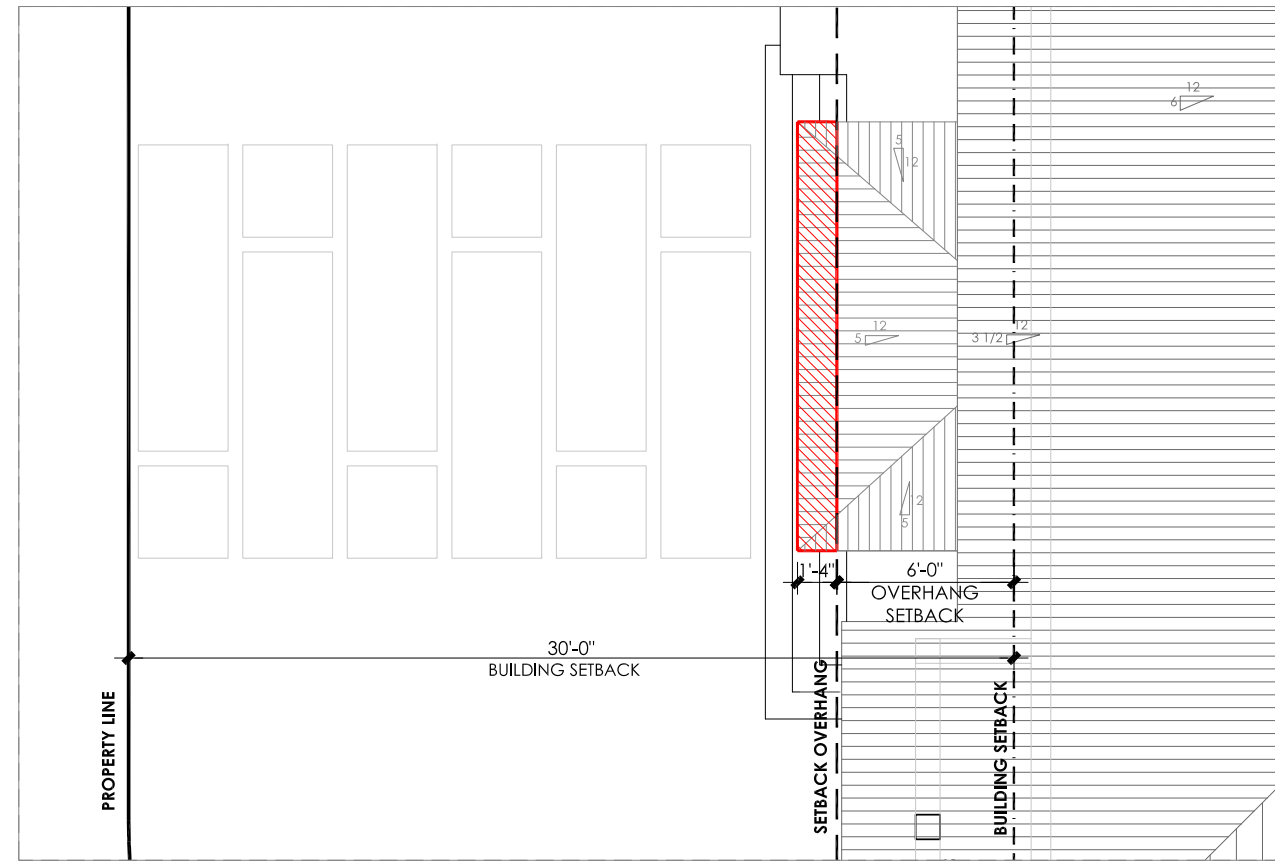
VARIANCE 1

VARIANCE REQUEST EXTENSION OF FRONT PORCH AND ROOF OVERHANG OVER THE FRONT OVERHANG SETBACK LINE

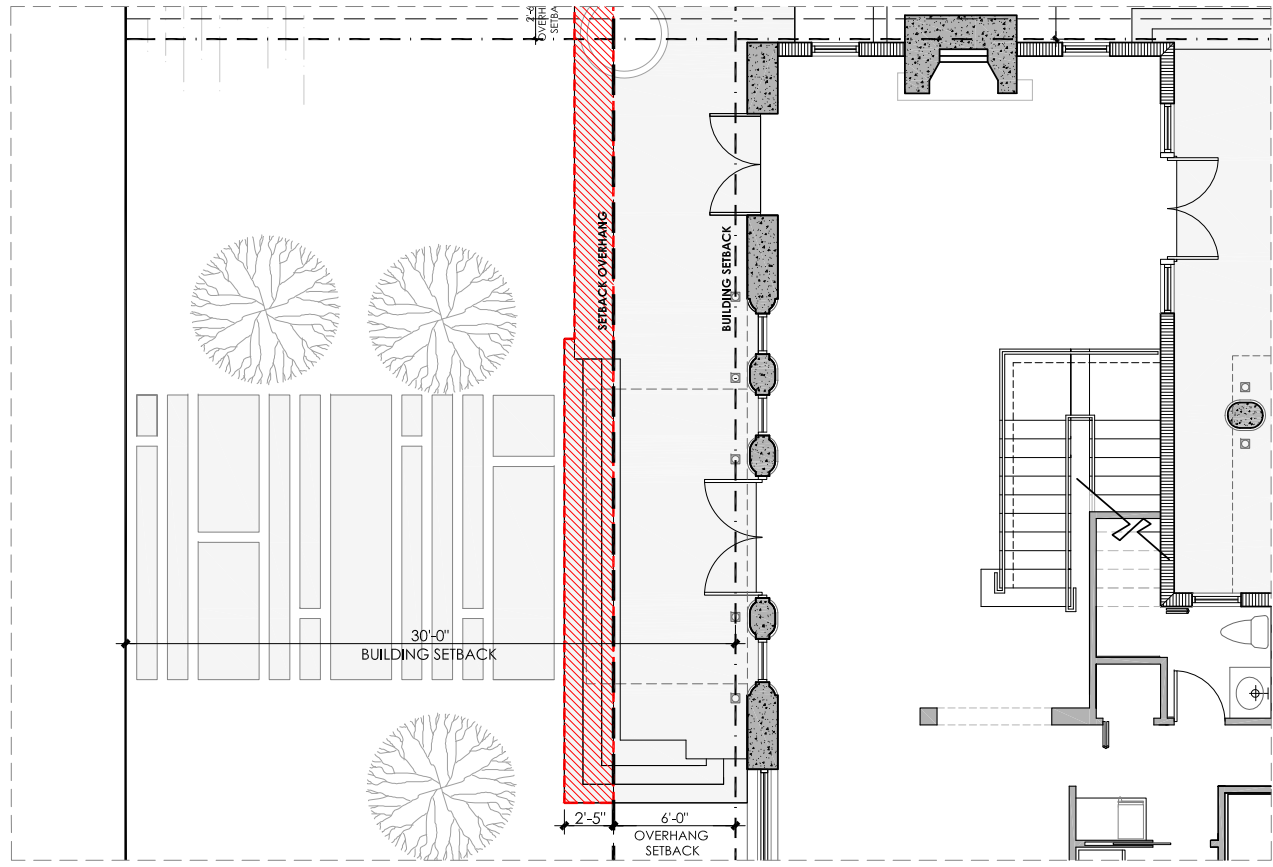
JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0354
F 305.740.5355
jmedina@bdlbouth.net

REVISIONS	DATE	BY

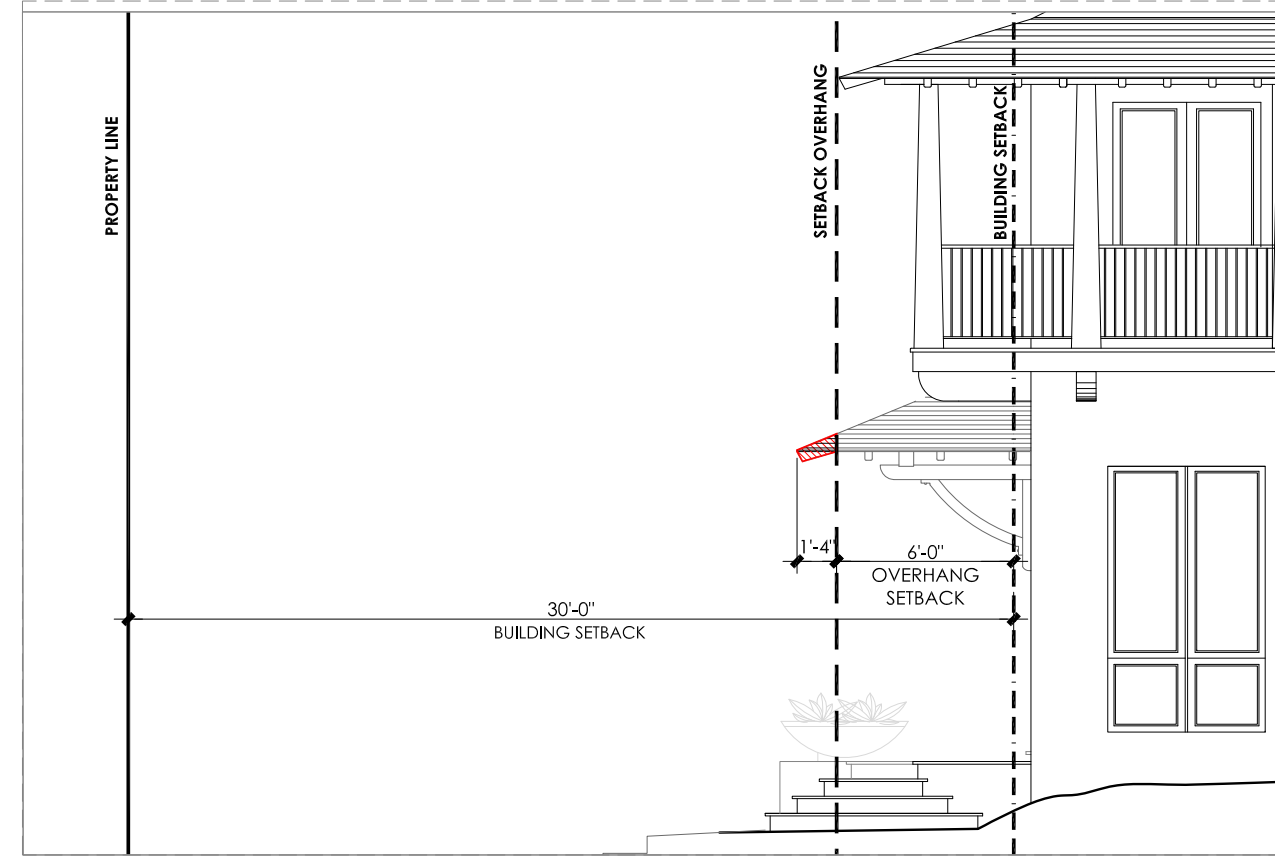
John Richard Medina & Associates, Architects
A00002647



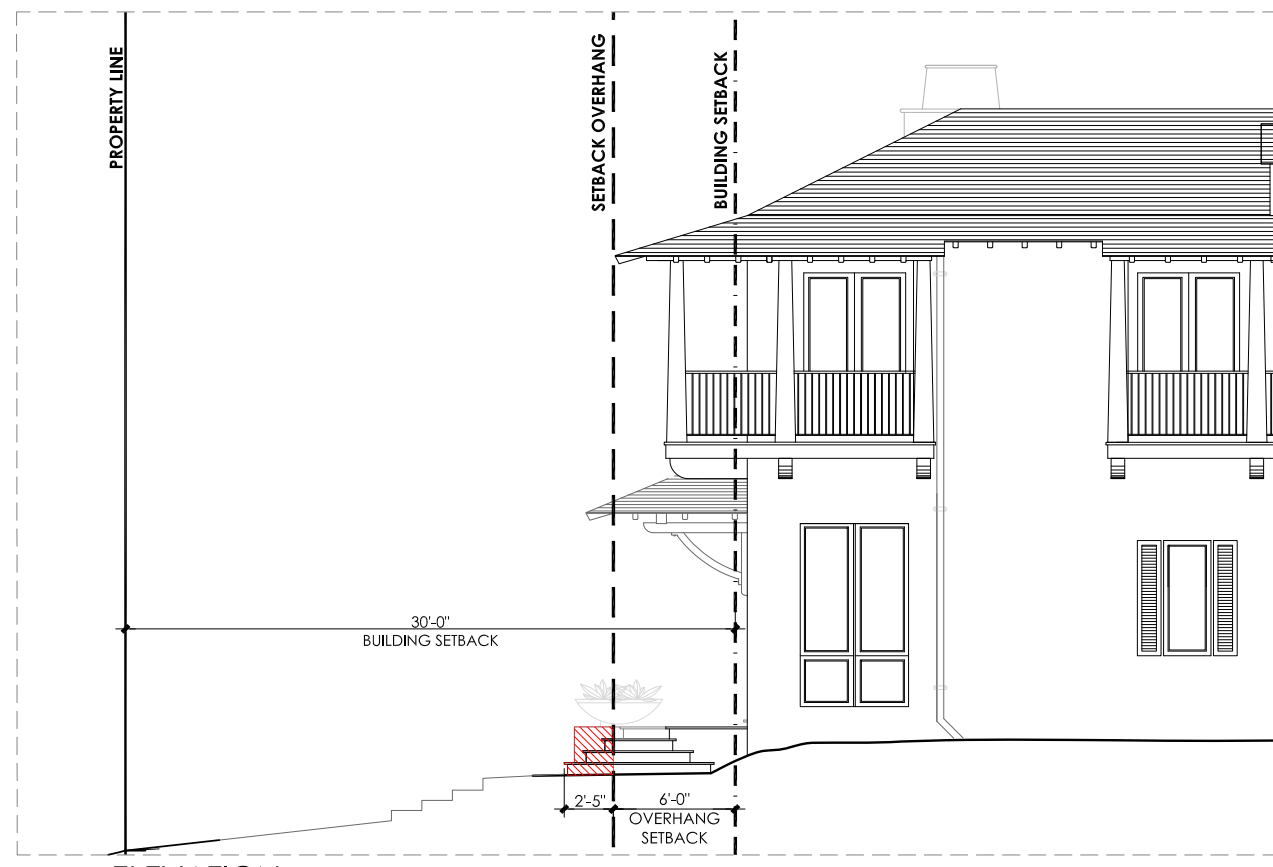
PARTIAL ROOF PLAN
SCALE: GRAPHIC



PARTIAL FIRST FLOOR PLAN
SCALE: GRAPHIC



ELEVATION
SCALE: GRAPHIC



ELEVATION
SCALE: GRAPHIC

FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
VARIANCE 1
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB14.0

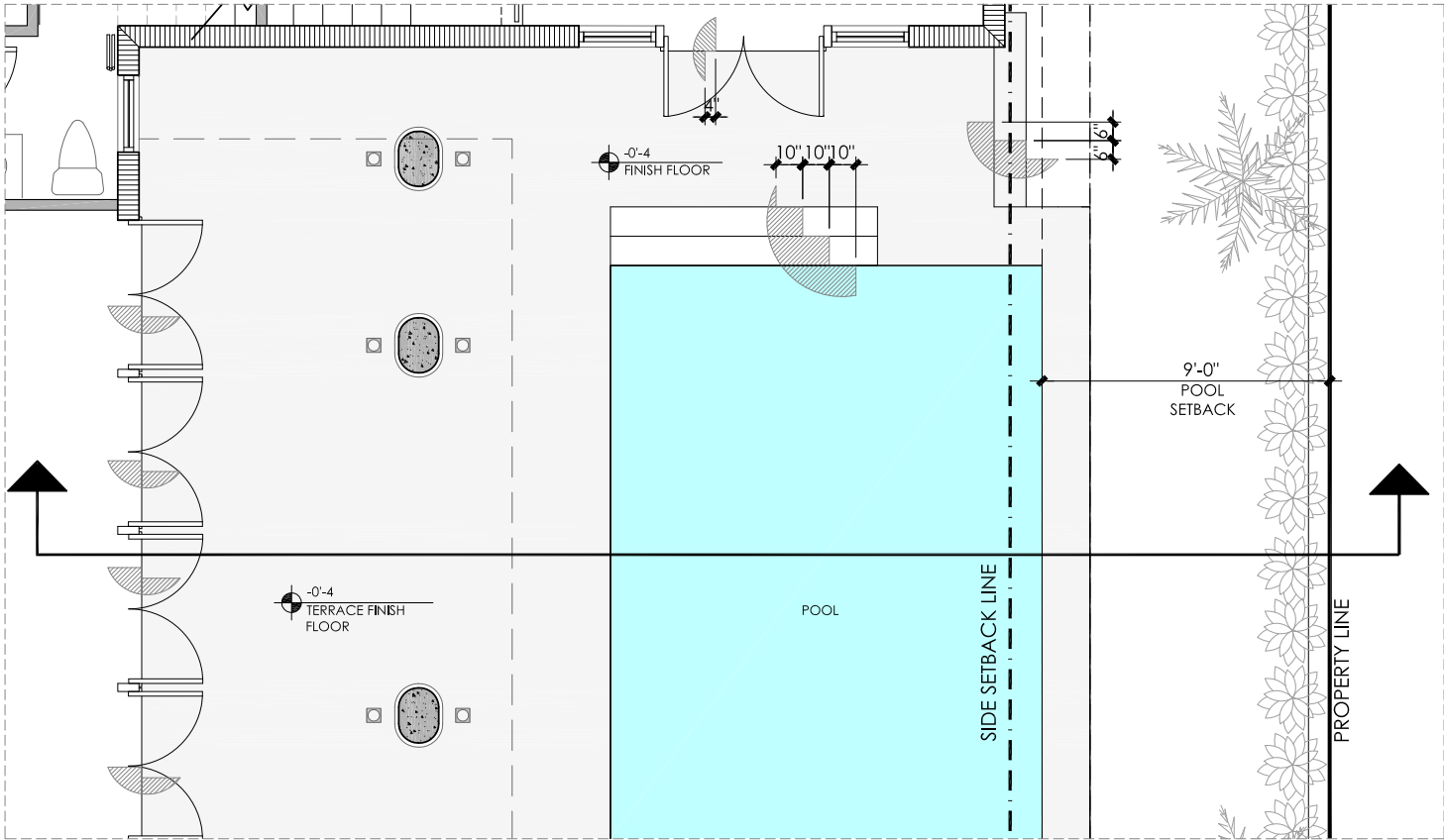
VARIANCE 2

VARIANCE REQUEST FOR PROPOSED INCREASE OF INTERIOR SIDE FINISH GRADE ADJACENT POOL DECK 8.76'NGVD ALLOWED TO 9.67' NGVD

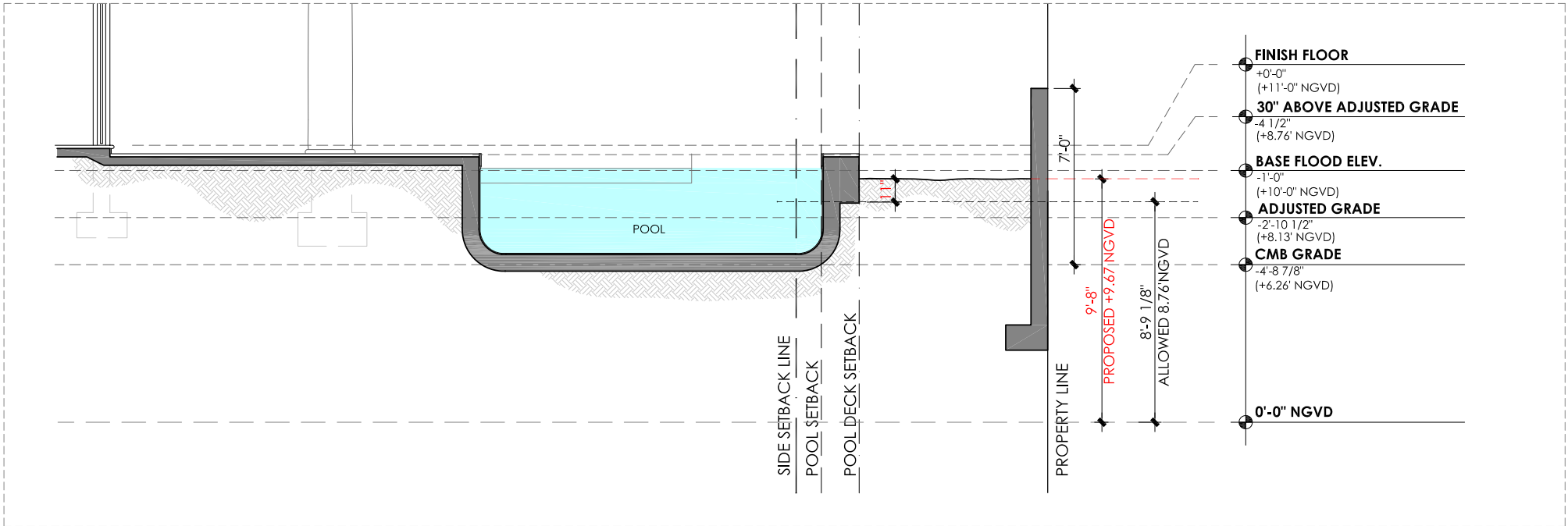
JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bdlbouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A00002647



PARTIAL FIRST FLOOR PLAN
SCALE: GRAPHIC



SECTION
SCALE: GRAPHIC



FINAL SUBMITTAL
02-02-2018



MR. & MRS.
COMESANA
205 S HIBBICUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB14.1

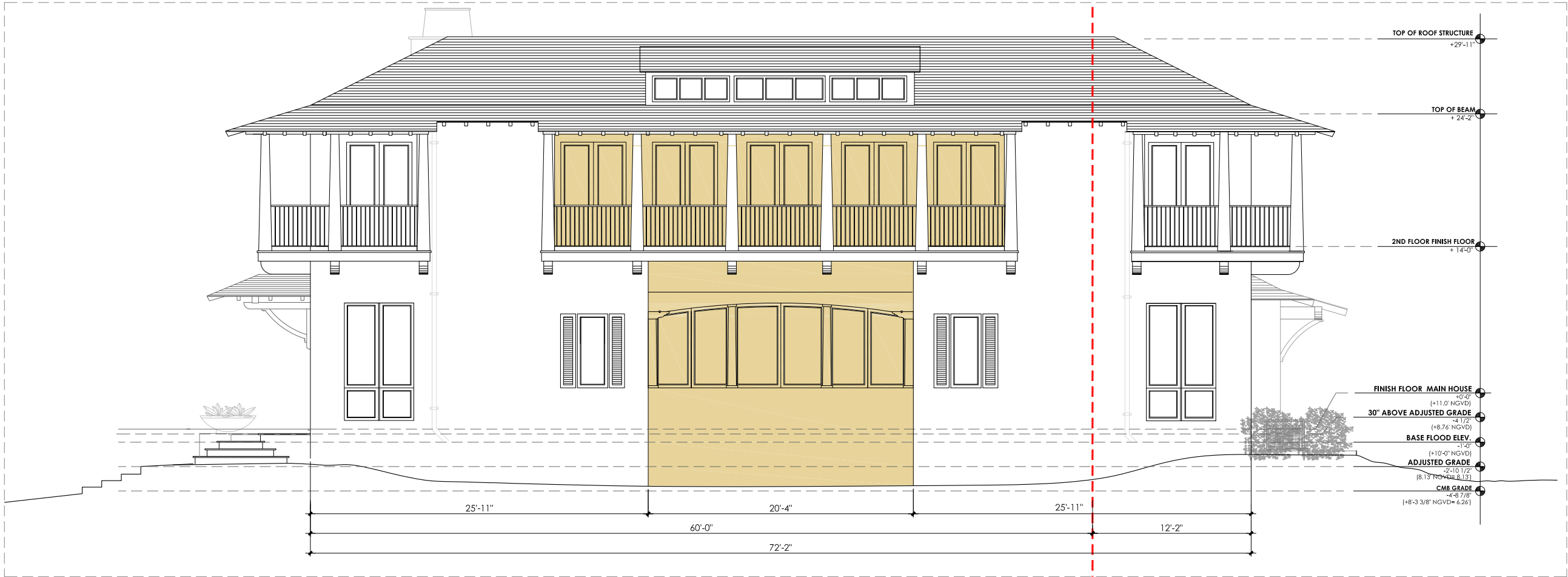
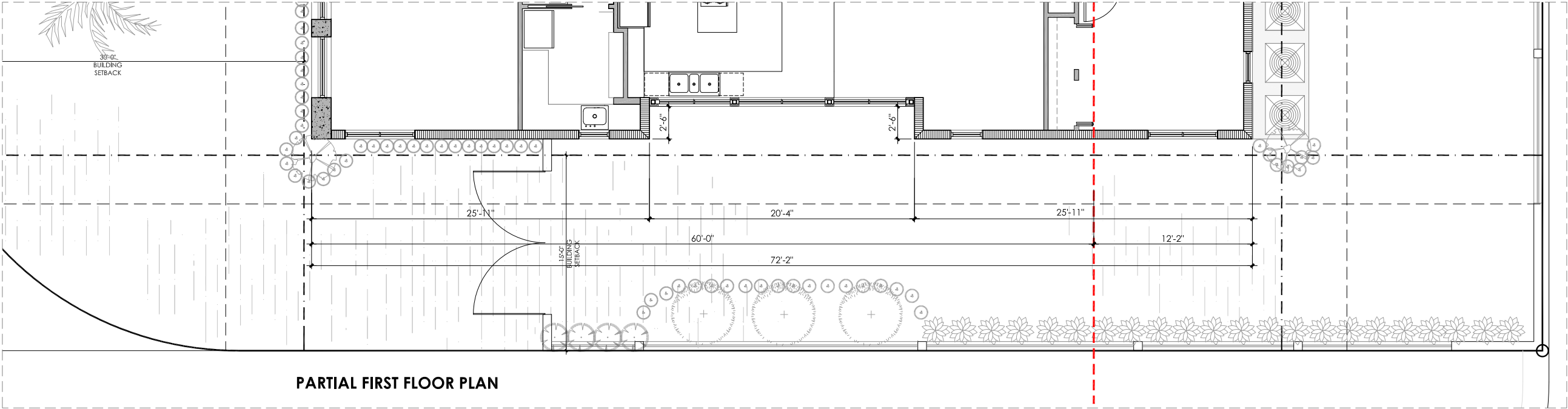
WAIVER 1

WAIVER REQUEST TO INCREASE LENGHT OF SIDE STREET ELEVATION EXCEEDING 60' LENGHT. SECT.142-106

JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bellouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000032647



FINAL SUBMITTAL
02-02-2018



MR. & MRS.
CONESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139

CONTACT: SARA SILVA
PHONE: 305.965.6907

WAIVER 1
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB 15.0

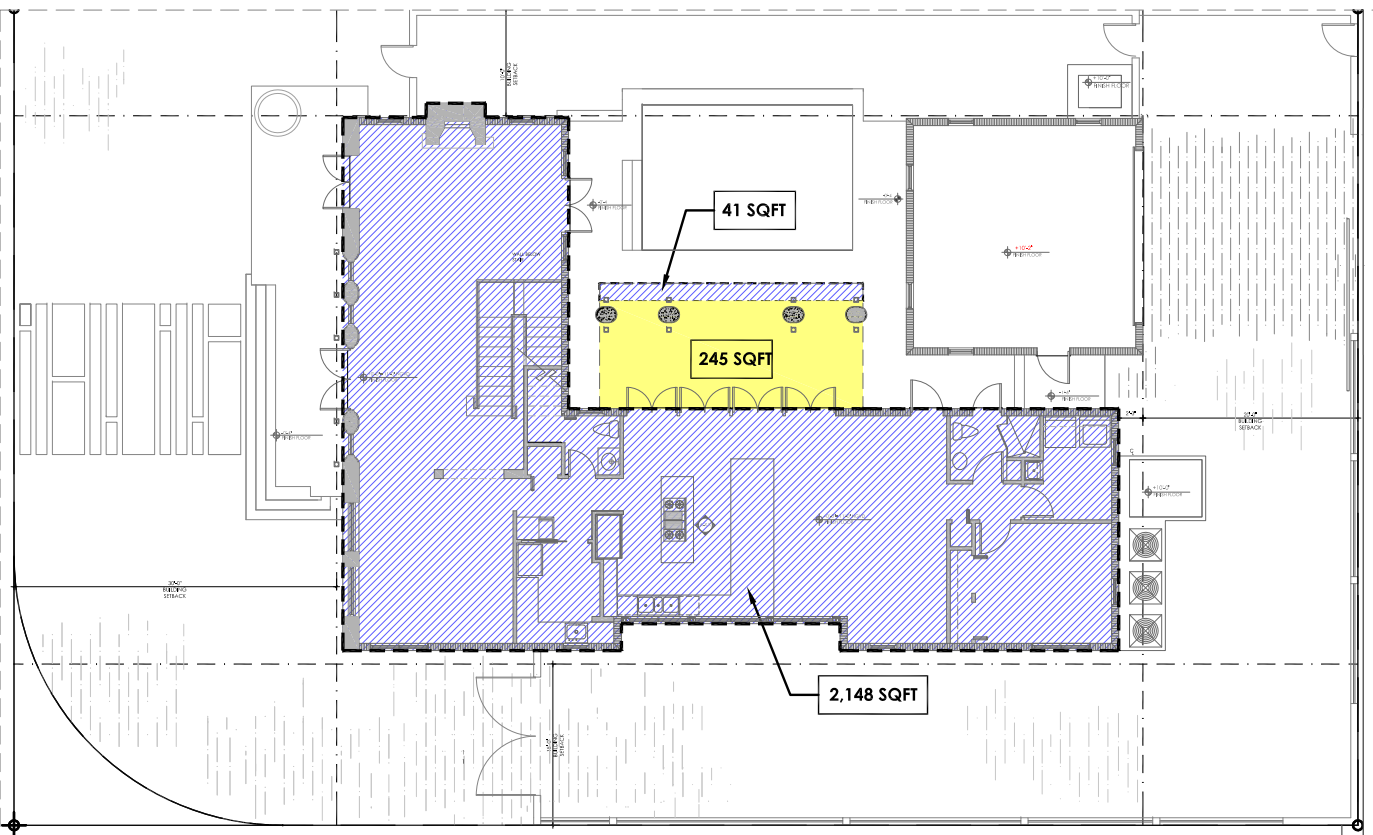
WAIVER 2

WAIVER REQUEST TO EXCEED 70% RATIO OF
SECOND FLOOR TO FIRST FLOOR. SEC.142-105

JOHN R. MEDINA & ASSOC.
ARCHITECTS
4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmedina@bdlbouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
A000002047

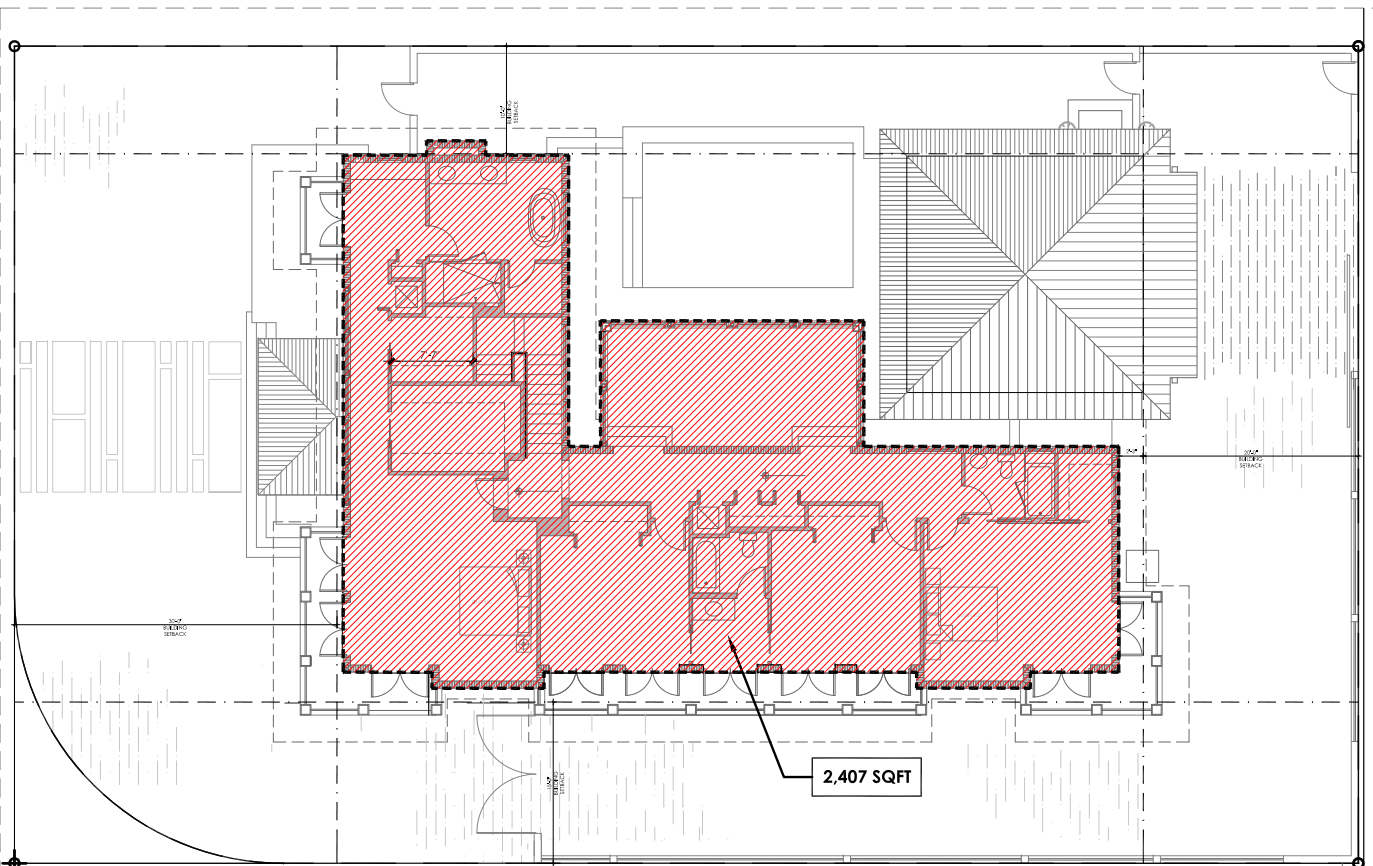


PROPOSED GROUND FLOOR

SCALE: GRAPHIC

- PROPOSED FIRST FLOOR UNIT SIZE AREA
2,189 SQFT : 23%
- FIRST FLOOR OPEN SPACE
245 SQFT

LOT COVERAGE
2,189 SQFT + 245 SQFT : **2,434 SQFT = 26%**
LOT COVERAGE EXCEEDS THE 25% OF LOT SIZE WHEN TAKING INTO
CONSIDERATION OPEN AREA BELOW ENCLOSED SITTING AREA (REFER
TO EXPLODED AXONOMETRIC FOR CLARITY)

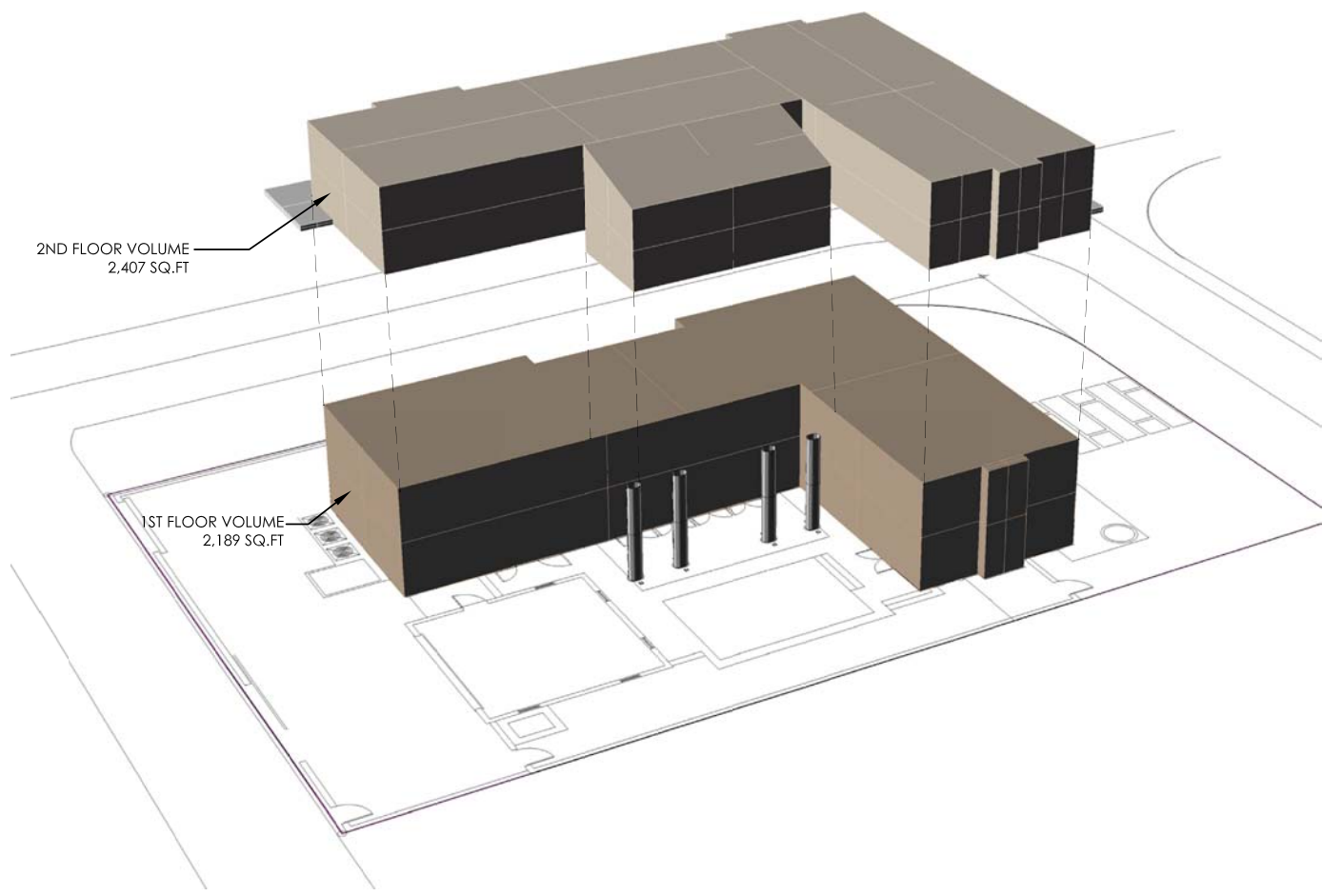


PROPOSED SECOND FLOOR

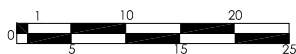
SCALE: GRAPHIC

- PROPOSED SECOND FLOOR UNIT SIZE AREA
2,407 SQFT

76.00' (R&M)



AXONOMETRIC
SCALE: N.T.S.



FINAL SUBMITTAL
02-02-2018



MR. & MRS.
CONESANA
205 S HIBISCUS DR.
MIAMI BEACH, FL 33139
CONTACT: SARA SILVA
PHONE: 305.955.6907
WAIVER 2
SCALE: GRAPHIC
DATE: 2/2/2018
DRAWN: MR

DRB15.1