

# 2499 NORTH MERIDIAN RESIDENCE

2499 N. MERIDIAN AVE., MIAMI BEACH FL. 33140



2499 NORTH MERIDIAN RESIDENCE - MIAMI BEACH, FLORIDA  
**FINAL SUBMITTAL: NOV DRB** (DRB18-0310) - DESIGN REVIEW BOARD

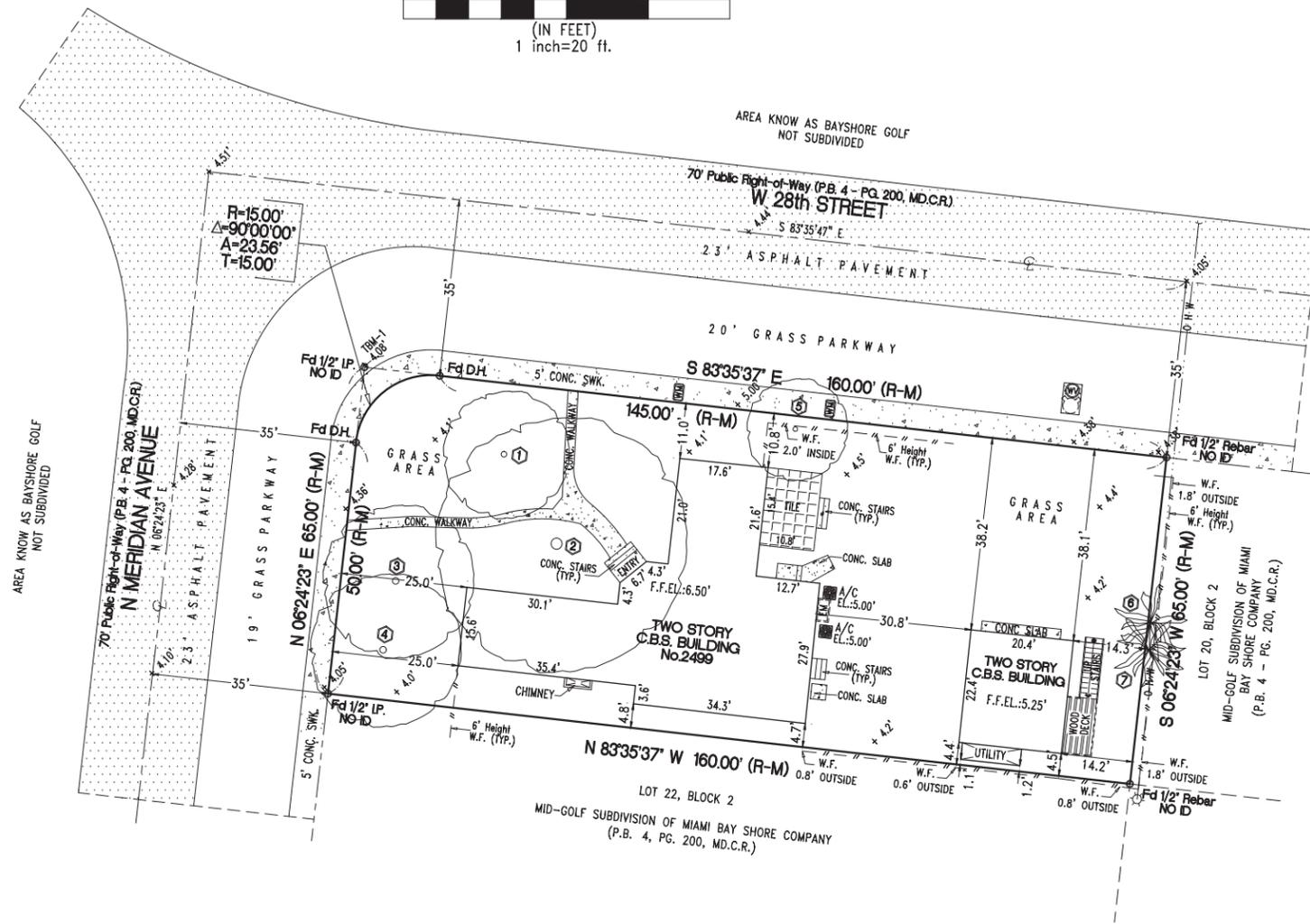
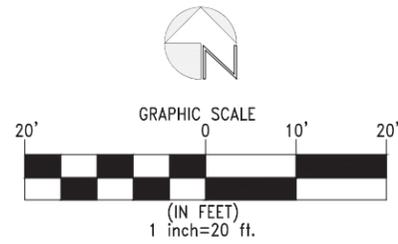
SCOPE OF WORK

1. DESCRIPTION OF WORK: NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE.
2. SCOPE OF WORK INCLUDES:
  - 2.1 DEMOLITION OF EXISTING STRUCTURE.
  - 2.2 NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE.

FINAL DRB SUBMITTAL DEADLINE DATE: 09/07/2018

 <b>H&amp;W INTERNATIONAL</b> 419 NE 19TH ST. APT 501 MIAMI, FL. 33132 P. 786.253.6013	PROJECT TITLE: <b>2499 N. MERIDIAN RESIDENCE</b> 2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140 FOLIO NUMBER: 02-3227-006-0460	REVISIONS: ① _____ ② _____ ③ _____ ④ _____	PROJECT N. : <b>HW4-10</b> SCALE: DRAWN BY: YH/SW APPR BY: DATE:	SEAL:  <b>YIMING HO</b> AR99574	SHEET TITLE:  <b>COVER SHEET</b>	SHEET NO:  <b>A0.0</b>
	ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)		<small>THIS DRAWING IS PROPERTY OF H&amp;W INTERNATIONAL AND MAY NOT BE REPRODUCED IN WHOLE OR PART, WITHOUT PERMISSION OF H&amp;W INT.</small>			

# SKETCH of BOUNDARY SURVEY



## LEGEND

- A - ARC LENGTH DISTANCE
- A/C - AIR CONDITIONING PAD
- (C) - CALCULATED
- CL - CENTERLINE
- C.B.S. - CONCRETE BLOCK STUCCO
- CONC. - CONCRETE
- CONC. SWK. - CONCRETE SIDEWALK
- EL - ELEVATION
- F.F.EL. - FINISH FLOOR ELEVATION
- Fd NAIL - FOUND NAIL
- Fd D.H. - FOUND DRILL HOLE
- Fd 1/2" IP NO ID - FOUND 1/2" IRON PIPE NO IDENTIFICATION
- (M) - MEASURED
- MD.C.R. - MIAMI-DADE COUNTY RECORDS
- OHW - OVERHEAD WIRES LINE
- P.B. - PLAT BOOK
- PG. - PAGE
- R - RADIUS
- (R) - RECORD
- T - TANGENT
- TYP. - TYPICAL
- TBM - TEMPORARY BENCHMARK ELEVATION
- W.F. - WOOD FENCE
- Δ - INTERNAL ANGLE (DELTA)
- + 4.51' - ELEVATION ON PAVEMENT
- + 4.1' - ELEVATION ON GROUND

## SYMBOL

- (WM) - WATER METER
- (FH) - FIRE HYDRANT
- (WV) - WATER VALVE
- (WP) - WOOD POLE
- (EM) - ELECTRIC METER (on wall)
- (T) - TREE NUMBER
- (T) - EXISTING TREE
- (P) - EXISTING PALM

## TREE LIST

TREE No.	DIAMETER	HEIGHT	SPREAD	COMMON NAME	SCIENTIFIC NAME	CURRENT CONDITION
1	14.5"	25'	25'	LIVE OAK TREE	QUERCUS VIRGINIANA	DAMAGED BRANCHES-POOR STRUCTURE
2	28.5"	40'	50'	BLACK OLIVE	BUCIDA BUCERAS	FAIR-POOR STRUCTURE
3	25.5"	30'	30'	MAHOGANY	SWIETENIA MAHOGONI	FAIR-POOR FORM
4	23"	30'	30'	MAHOGANY	SWIETENIA MAHOGONI	DAMAGED BRANCHES-POOR FORM
5	14.5' & 16"	25'	20'	AVOCADO	PERSEA AMERICANA	FAIR-POOR SHAPE
6	14"	20'	15'	SABAL PALM	SABAL PALMETTO	GOOD-EXCELLENT SHAPE
7	12.5"	20'	15'	SABAL PALM	SABAL PALMETTO	GOOD-EXCELLENT SHAPE

\*\* TREE INFORMATION AND CLASSIFICATION, ACCORDING ARBORIST REPORT PREPARED BY: RAINER W. SCHAEFL FL-5375 A, AND SENT BY THE CLIENT/ARCHITECT.

## LEGAL DESCRIPTION

LOT 21, BLOCK 2, MID GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



## SURVEYOR REPORT and NOTES

- THE LEGAL DESCRIPTION USED IN THE PREPARATION OF THIS SURVEY WERE FURNISHED BY THE CLIENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(3)(b), 15.b.II OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREAS.
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN US SURVEY FOOT OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- UNLESS OTHERWISE NOTED, THIS SURVEY HAS NOT ATTEMPTED TO LOCATE ANY FOOTING AND/OR UNDERGROUND UTILITIES ON AND/OR ADJACENT TO THE PROPERTY.
- THE LEGAL OWNERSHIP OF THE FENCES AND/OR WALLS (IF ANY) WAS NOT DETERMINED, AND THE LOCATIONS SHOWN HEREON ARE BASED, ON THE RECOVERED BOUNDARY MONUMENTATION.
- BUILDING DIMENSIONS AND BUILDING SETBACKS SHOWN HEREON AS BEING ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) OF 1983, ADJUSTMENT OF 2011 (N.A.D. 83/2011) EPOCH 2010.0000; WITH A BEARING OF N 06°24'23" E, BEING ESTABLISHED FOR THE CENTERLINE OF N MERIDIAN AVENUE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- THE FINISH FLOOR ELEVATIONS WERE TAKEN AT THE EXISTING DOORS FROM THE OUTSIDE OF THE BUILDING, AS SHOWN ON SURVEY.
- THE SUBJECT PROPERTY CONTAINS 10,351.7 SQUARE FEET OR 0.238 ACRES MORE OR LESS.

## BENCH MARK

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK: D-182 (PK NAIL AND ALUMINUM WASHER SET ON CONC FLOW OF CATCH BASIN).  
 MERIDIAN AVE --- 20' EAST OF C/L  
 W 23 ST --- 36' SOUTH OF C/L  
 ELEVATION(NGVD29): 3.42 (In Feet) ELEVATION(NAYD88): 1.87 (In Feet) LOCATOR: 4325 W.  
 FOR TBM INFORMATION SEE SKETCH OF SURVEY.

## FLOOD INFORMATION

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF AE, WITH A BASE FLOOD ELEVATION: 8.0, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY No: 120651 (CITY OF MIAMI BEACH) AND PANEL NUMBER: 0317, SUFFIX: L, AS LAST REVISED IN SEPTEMBER 11, 2009.

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH OF BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Francisco L. Nuñez Jr.*  
 PROFESSIONAL SURVEYOR AND MAPPER No.6382  
 STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



design group  
 SURVEYORS  
 MAPPERS LAND PLANNERS

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RECORD OF REVISION	Description	F.B.	JOB No.
1	BOUNDARY SURVEY WITH ELEVATIONS.	FILE/EA	18-4716

BOUNDARY SURVEY  
 with ELEVATIONS  
 (TREES LOCATION-CMB GRADE)

Type of Project: BOUNDARY SURVEY WITH ELEVATIONS  
 Project Address: 2499 N MERIDIAN AVENUE, MIAMI BEACH, FL 33140.  
 Folio No. 02-3227-006-0460  
 Scale: As shown  
 Drawn By: BM  
 Checked By: FN  
 Field Date: July 20/2018  
 Drawn Date: July 23/2018  
 F.B./PG.: FILE/RAC-RM  
 Prepared for:

Project No.: 18-4799

Sheet: 1 of 1

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**ZONING DATA**

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY  
 MUNICIPALITY: MIAMI BEACH  
 STREET ADDRESS: 2499 N. MERIDIAN AVENUE, MIAMI BEACH, FL33140-3402  
 FOLIO NUMBER: 02-3227-006-0460  
 ZONING DISTRICT: RS-3  
 FEMA ZONE:AE  
 BFE: 8' NGVD

LEGAL DESCRIPTION:  
 MID GOLF SUB PB 4-200 LOT 21 BLK 2 LOT SIZE 65.000 X 160 OR 19357-3007 10 2000 5 COC 25290-2315 01 2007 5

CODE OD ORDINANCE' REFERENCES:  
 LOT AREA: 142-105  
 MINIMUM LOT WIDTH: 104-105  
 GROSS BUILDING AREA: 142-105  
 LOT COVERAGE 142-105  
 BUILDING HEIGHT: 54-35  
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 PROJECTIONS: 142-1132, 142-105  
 OTHER DIMENSIONAL REQUIREMENTS: 142-105

**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

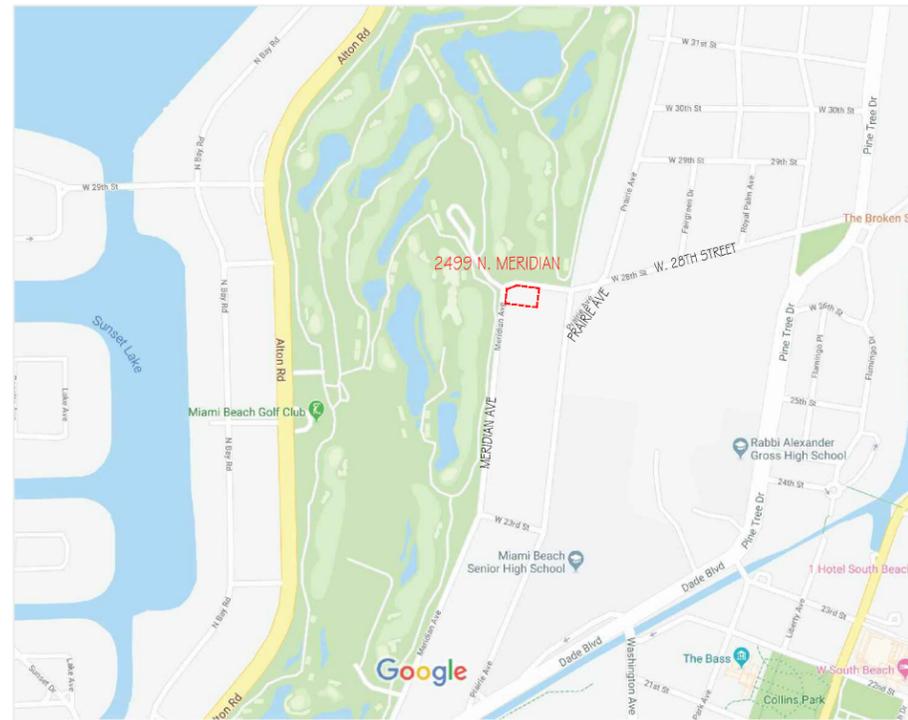
ITEM #	Zoning Information			
1	Address:	2499 N MERIDIAN AVE		
2	Folio number(s):	02-3227-006-0460		
3	Board and file numbers :	N/A		
4	Year built:	1928	Zoning District:	RS-3
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.36' NGVD
6	Adjusted grade (Flood+Grade/2):	8'+4.36'/2=6.18'	Free board:	1'-0"
7	Lot Area:	10,351.7 SF		
8	Lot width:	65 Ft.	Lot Depth:	160 Ft.
9	Max Lot Coverage SF and %:	3,105 SF (30%)	Proposed Lot Coverage SF and %:	3,055 SF (29.5%)
10	Existing Lot Coverage SF and %:	2,378 SF (22.9%)	Lot coverage deducted (garage-storage) SF:	271 SF (GARAGE)
11	Front Yard Open Space SF and %:	1,112 SF (88.8%)	Rear Yard Open Space SF and %:	1,093 SF (70.06%)
12	Max Unit Size SF and %:	5,175 Sq.Ft. (50%)	Proposed Unit Size SF and %:	5,174Sq.Ft. (49.99%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,932 Sq.Ft. (28.3%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,187 SF (74.5% OF FIRST FLOOR)
15			Proposed Second Floor Unit Size SF and % :	2,187 SF (74.5%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	335 SF (15.3 %)

		Required	Existing	Proposed	Deficiencies
17	<b>Height:</b>	24 Ft.	N/A	24 Ft.	
18	<b>Setbacks:</b>				
19	Front First level:	30 Ft.	25 Ft.	30 Ft.	
20	Front Second level:	30 Ft.	N/A	30 Ft.	
21	Side 1:	10 Ft.	4.8 Ft.	10 Ft.	
22	Side 2 or (facing street):	15 Ft.	11 Ft.	15 Ft.	
23	Rear:	24 Ft.	65.5 Ft.	24 Ft.	
	Accessory Structure Side 1:	10 Ft.	4.4 Ft.	24.8 Ft.	
24	Accessory Structure Side 2 or (facing street) :	15 Ft.	38.1 Ft.	20 Ft.	
25	Accessory Structure Rear:	7.5 Ft.	14.2 Ft.	7.5 Ft.	
26	Sum of Side yard :	25 Ft.	15.8 Ft.	25 Ft.	
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

All other data information should be presented like the above format



**1 LOCATION MAP**  
SCALE: NTS



\* FOR NARRATIVE REPOSE SHEET, SEE DRAWING NO. A0.2

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff First Submittal Review Comments Design Review Board

**SUBJECT:** DRB18-0310 | 2499 North Meridian Avenue  
 Comments Issued: 08/31/18 | 08/29/18 JGM IV FSC  
 Final CAP/PAPER Submittal: 1:00 PM on 09/07  
 Notice to Proceed: 09/17/18  
 Tentative Board Meeting Date: 11/06/18

### PERTINENT INFO

The CAP and Paper Final submittal deadline is **1:00 PM on 09/07/18** for the **NOVEMBER 06, 2018** meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
- **All** other associated fees due **09/19/18**

**NOTE:** Application may still move forward for NOVEMBER, but recommended to resubmit for DECEMBER using deadlines: DEC First Submittal Deadline: 09/17/2018 | DEC Final Submittal Deadline: 10/05/2018

This is based on the amount of application deficiencies found within the submittal and overall number of applicants that have applied for the NOVEMBER DRB meeting. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting.

### DRAFT NOTICE:

**DRB18-0310 2499 North Meridian Avenue.** The applicant, Harriet L Feuerman TRS, is requesting Design Review Approval for the construction of a new two-story single-family residence to replace an existing two-story architecturally significant pre-1942 residence including one or more waivers, and variances to exceed the maximum height elevation of encroachments within required yards and to exceed the maximum building height.

### 1. APPLICATION COMMENTS

- Applicant is owner of land/not permit expediter, HARRIET L FEUERMAN TRS?
- Use updated application
- Refer to CAP system for additional Application comments.

### 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- Applicant is encouraged to provide rendered images of proposal to abutting properties.  
A/: please see sheet A0.5A
- Survey not legible. DO not place survey within title block of architecture firm. Survey: Missing CMB Grade (cl of sidewalk along Meridian property line), Missing Lot area.  
A/: Please see Survey sheet. Sidewalk grade @4.36' marked on Meridian Ave. Lot area: 13,351.7 square feet (line 14 of survey note).
- A4.1 and A4.2 Sections. Separate and enlarge. Revise include a mini plan of where section is taken; include all property lines; include setback lines (red dashed lines); include standard elevation datum marks on BOTH sides of elevation (in NGVD: IDENTIFY CMB Grade,

Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of roof elements; include projection distances into required yards. Increase size of measurements.

A/: Please see sections sheets. In order to enlarge we must divide the sections in different sheets. Elevation datum revised as per request in this line.

- A10.0 and A10.1 Separate rendered elevations one to page, include mini plan of where elevation is taken, include property lines, include material legend.  
A/: revised as per request.
- Missing waiver diagrams  
A/: please see sheet A0.10 for 70% second /ground floor ratio waiver diagram. Please see sheet A0.11 for side elevation open space waiver diagram. Please see sheet A0.12 for roof deck waiver diagram.
- Missing contour plan  
A/: Currently we are not involved with any engineering consultant as engineering design is not part of the list of documents or drawings to present for DRB process.
- Add "FINAL SUBMITTAL: NOV DRB" to front cover title for heightened clarity of reference for next deadline.  
A/: " Final Submittal: Nov DRB" note added in cover sheet and all sheets of the set.
- Add narrative response sheet.  
A/: Please see sheet A0.02

### i. ZONING/VARIANCE COMMENTS.

- V #1 Pool deck 8.66 in rear and side yard. Max elevation is 6.850
- V #2 Rear yard open space does not meet 1138SF.
- V #3 Height 1'-0 variance

- Survey is not clear in electronic file or when printed in 11x17 format. Revise survey. Grade is not clear.  
A/: Survey revised.
- Higher roof on the family room area cannot exceed 18'-0" in height from finish floor elevation to count as a one-story volume. Provide elevation of the roof on section drawings.  
A/: please see elevation datum in Elevation and Sections sheets A3.3; A3.4; A4.2; A4.4. Family room top of slab is 15.83' from freeboard (24.83' NGVD, 8'BFE + 1' FREEBOARD + 15.83'=24.83')
- The maximum building height allowed is 24'-0" from BFE+ freeboard. A 1-foot roof curb is allowed. The higher ceiling/roof above 24' shall be reduced or request a variance  
A/: building height revised. Rood deck F.F.E. is 24' from freeboard (33' NGVD, 8'BFE + 1' FREEBOARD + 24'= 33'), please see elevations and sections.
- Maximum height of the garage building is 12'-0" from adjusted grade. Indicate height on garage elevation/section.  
A/: Please see elevation and sections elevation datum for garage. Maxim garage height 12' from adjusted grade (18.18' NGVD).
- Fence height is measured from grade elevation (elevation of the sidewalk at the center of the property). Plans indicate grade and elevation of the sidewalk shall be the same number. See section c, page A4.2.  
A/: Fence in all elevations and sections revised to 5' from grade. Grade is 4.36' NGVD as per survey elevation datum on the walkway on Meridian Ave.
- Revise title of drawing on page A2.2 to be second floor plan.  
A/: Title of drawing revised, please see sheet A2.2

- Cantilevered balcony on the southeast side exceeds 6'-0". Portion exceeding 6'-0" (4'-0") counts in unit size. To be considered as part of a covered terrace, allowed up to 10' in length, the slab shall have supporting elements at the ground floor.  
A/: column supporting slab for covered terrace added on the southeast point. Please see ground floor plan in sheet A2.1
- Calculations of open space in the rear yard are applicable only in the required rear yard (24'-0" X 65'-0"). It appears that the project does not comply with the required open space. Revise open space calculations or request a variance.  
A/: Rear setback revised to 24'-00" from 25'-00", pool length has been shorten and now green space area meets the required 70% of the rear yard. Please see A0.8.
- The proposed roof deck complies with the 10'-0" setback requirements from the side exterior walls.  
A/: Ok and thank you.
- Maximum elevation for the portions of the pool retaining walls encroaching on the side and rear yard is 6.86' NGVD (maximum yard elevation allowed). Proposed: 8.66' NGVD. Reduce height of pool or 2 variances are required.  
A/: Pool retaining walls revised to 6.86' NGVD (maximum yard elevation allowed) as well as the pool deck level, please see sheet A2.1
- If variances are requested, revise letter of intent to indicate type and number of variances. Clearly explain how the variances satisfy the practical difficulties criteria on section 118-353 (d) of the City Code. Please note that staff will not be supportive of variances associated with the design of the home.  
A/: no variance has been requested for this project.
- Provide a narrative responding to staff comments.  
A/: please see sheet A0.2

### 4. DESIGN/APPROPRIATENESS COMMENTS

- Waiver #1: 70% second floor ratio
- Waiver #2: Open Space waiver. North elevation (street side)
- Garage height issue: garage should be removed from required rear yard plans, as its minimum clearance height is at conflict with accessory structures' maximum height. Garage should be eliminated or relocated to front or side of structure. OR redesign as accessory structure and count towards unit size.  
A/: Garage height is set @ 18.18' NGVD, 12' from Adjusted Grade (6.18' NGVD) and ceiling of the garage is 17.01' NGVD meeting the requirement of MIN. 17' garage ceiling height. The garage is set back 5' from main façade and garage area is 271 SF., Therefore garage area is not included in the area calculations. Please see A08; A09; Elevations and Sections
- Walkway width  
A/: Main walkway accessing the residence on 28<sup>th</sup> street revised and reduced to 5'. Please see A2.1

### 5. LANDSCAPE COMMENTS

- Refer to CAP system for Landscape comments.

**These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.**

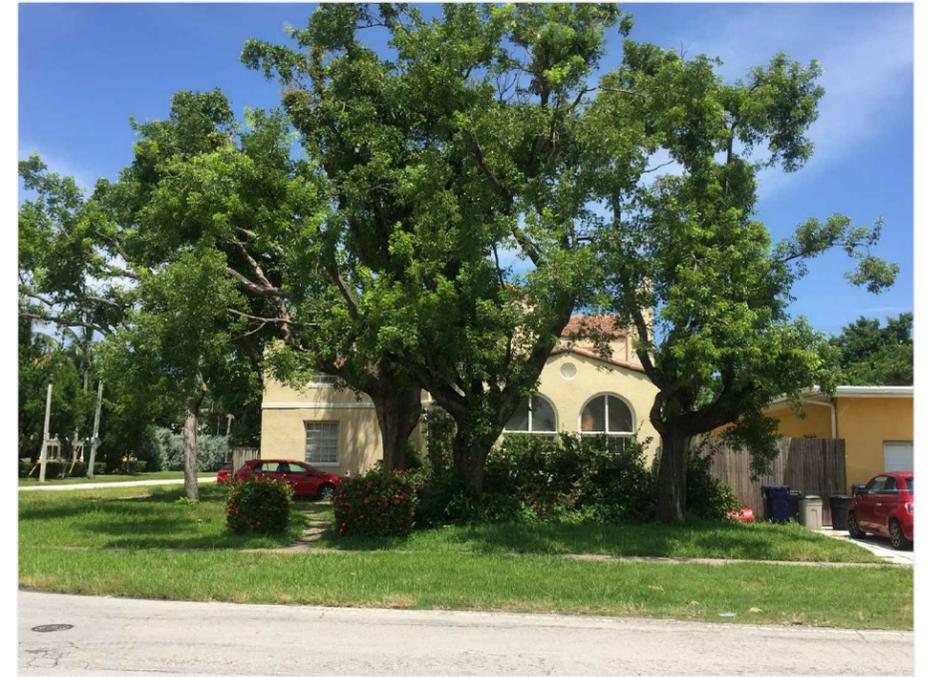
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	ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)		<small>THIS DRAWING IS PROPERTY OF H&amp;W INTERNATIONAL AND MAY NOT BE REPRODUCED IN WHOLE OR PART, WITHOUT PERMISSION OF H&amp;W INTL.</small>			



③ FRONT VIEW-28TH STREET (08-11-2018)



② FRONT CORNER VIEW (08-11-2018)



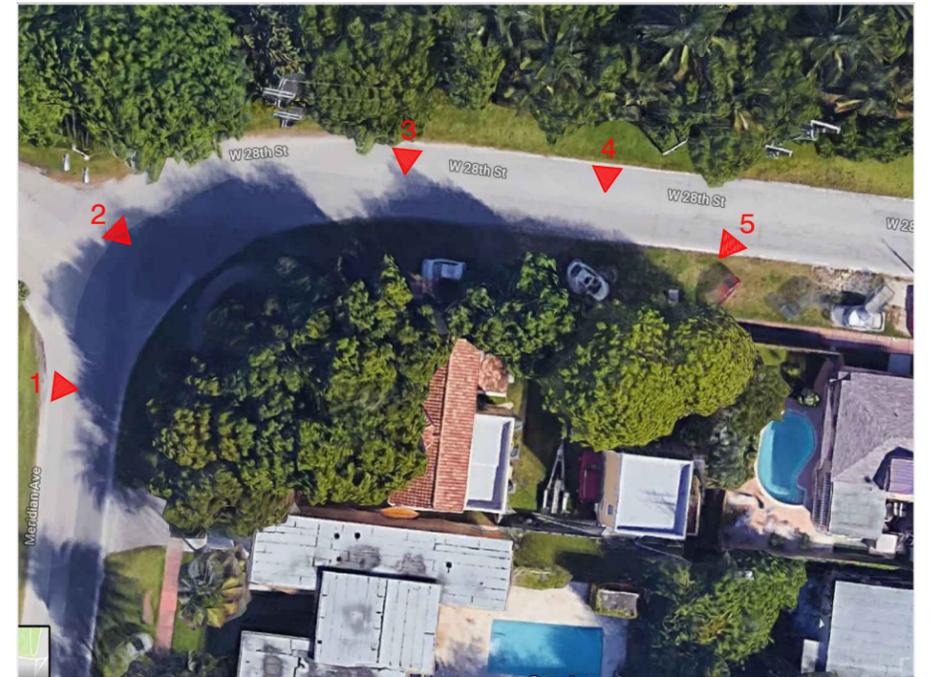
① FRONT VIEW-MERIDIAN AVE (08-11-2018)



④ FRONT VIEW- 28TH STREET (08-11-2018)



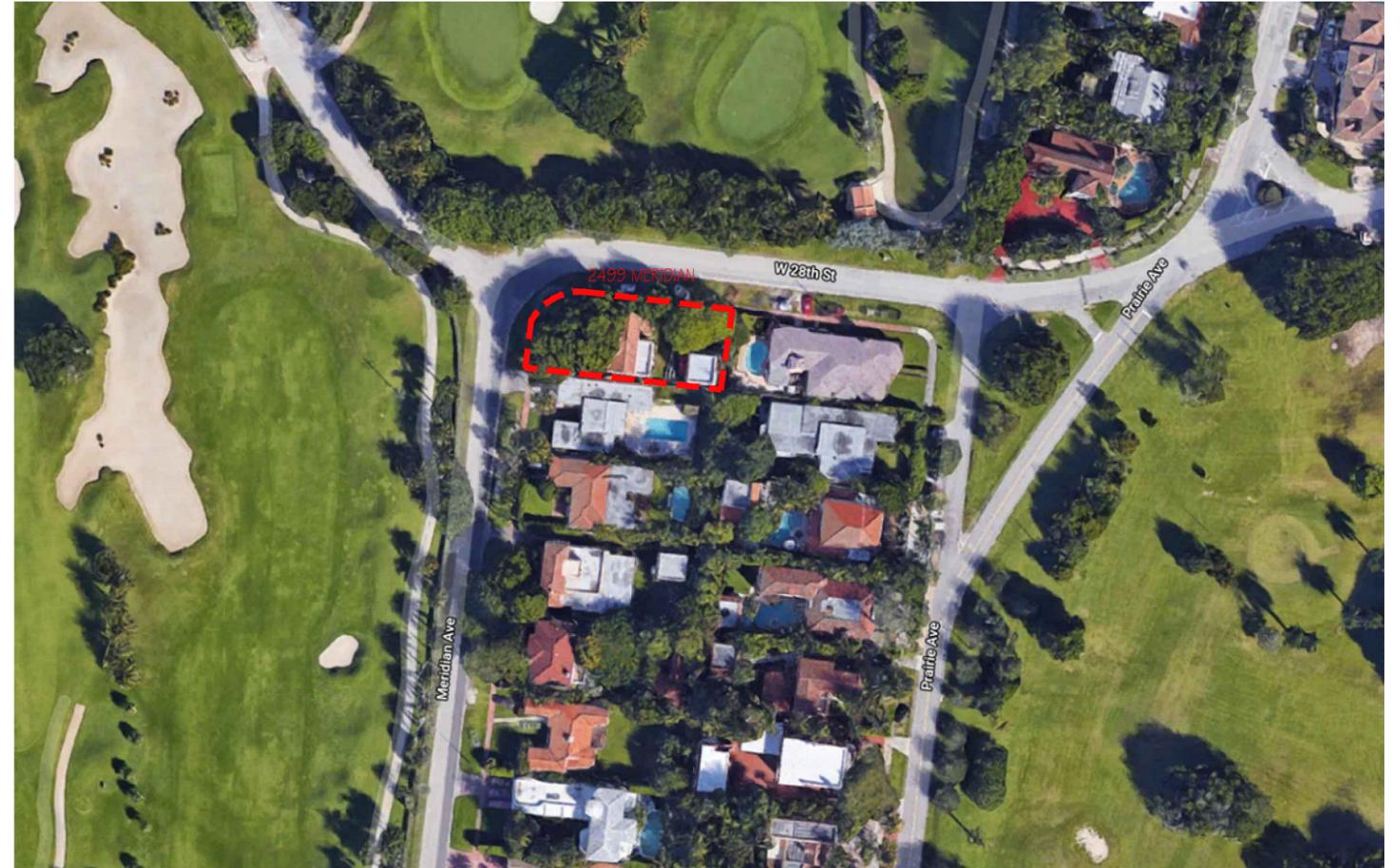
⑤ REAR VIEW (08-11-2018)



○ KEY PLAN (08-11-2018)



① AERIAL VIEW



② SKY VIEW



① KEY PLAN



3: 2489 N MERIDIAN AVE



2: 2485 N MERIDIAN AVE



1: 2455 N MERIDIAN AVE



6: 2502 PRARIE AVE



5: 2499 N MERIDIAN AVE



4: 2491 N MERIDIAN AVE

**N. MERIDIAN AVE SIDE**

**EXISTING**



**PROPOSED**



**28TH STREET SIDE**

**EXISTING**

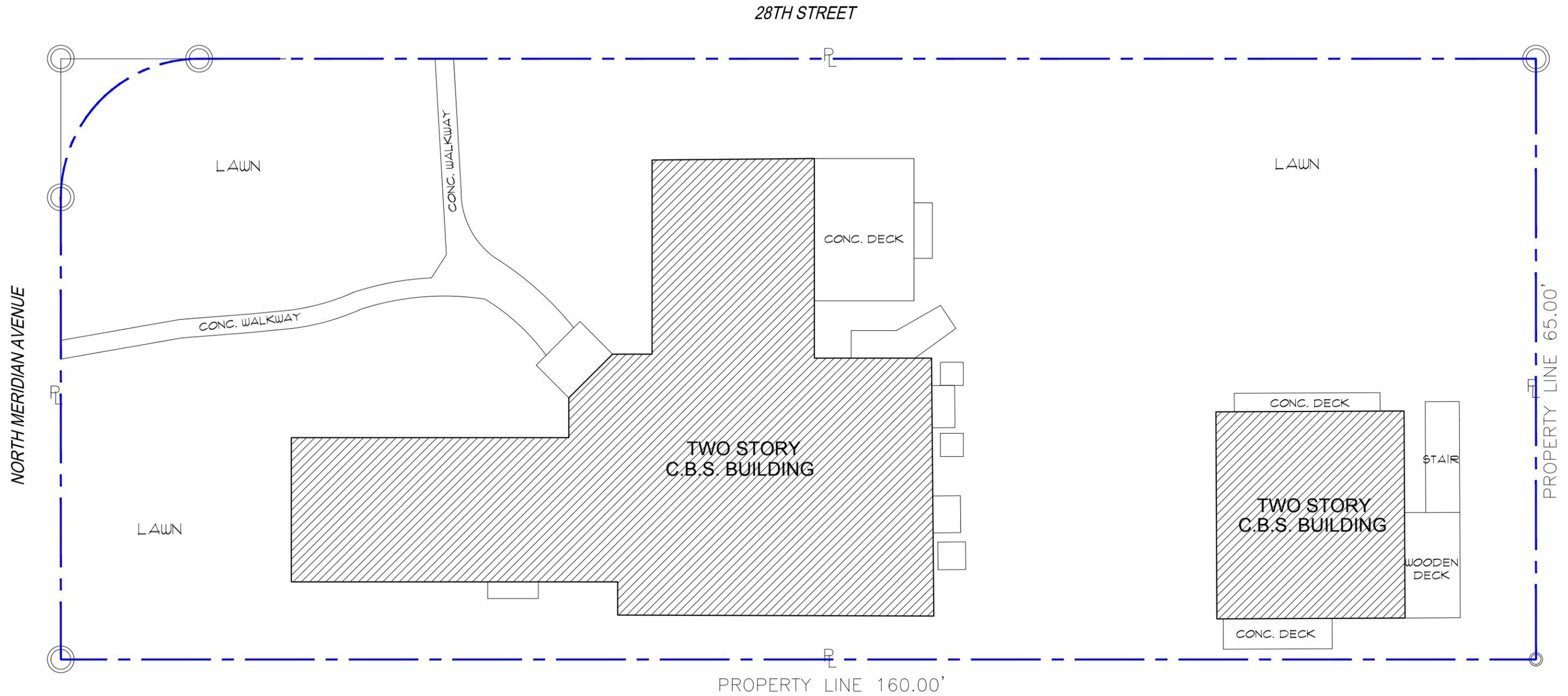


2499 N MERIDIAN AVE

**PROPOSED**



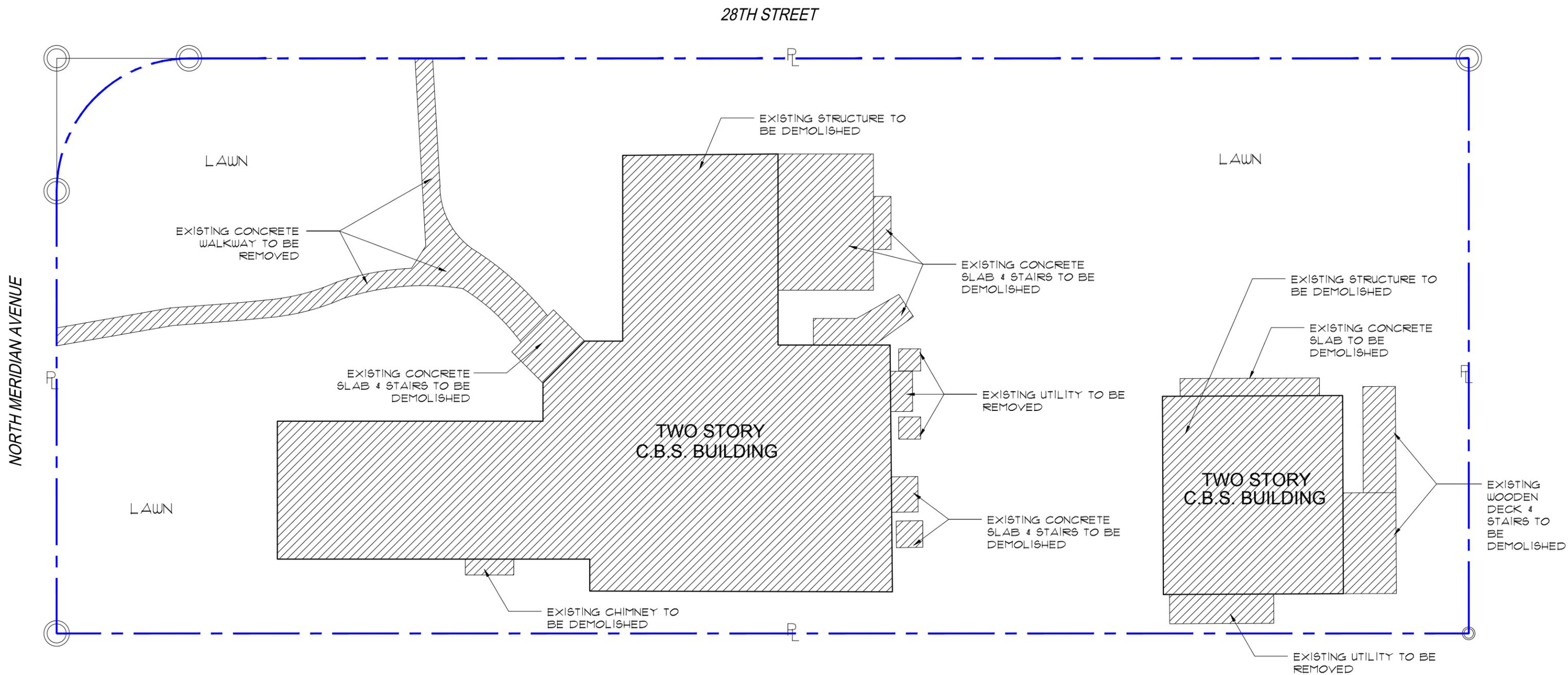
2499 N MERIDIAN AVE



LOT COVERAGE & UNIT SIZE

-  LOT SIZE = 10,351 SF  
LOT COVERAGE = 2,378 SF (22.9%)
-  UNIT SIZE = 3,392 SF

① EXISTING LOT COVERAGE & UNIT SIZE  
SCALE: 3/32" = 1'-0"



**1 DEMOLITION PLAN**  
 SCALE: 3/32" = 1'-0"

**H&W INTERNATIONAL**  
 419 NE 19TH ST. APT 501  
 MIAMI, FL. 33132  
 P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
 2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
 FOLIO NUMBER: 02-3227-006-0460  
 ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:

1	_____
2	_____
3	_____
4	_____

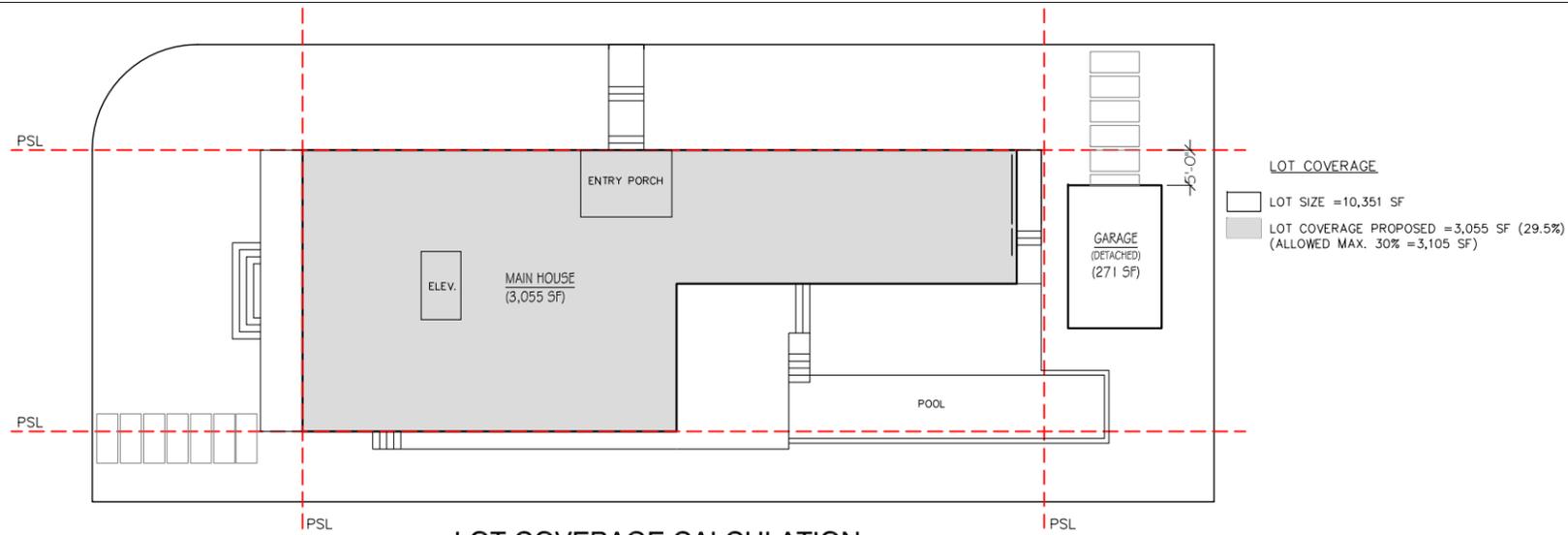
PROJECT N. : HW4-10  
 SCALE:  
 DRAWN BY: YH/SW  
 APPR BY:  
 DATE:

SEAL:  
  
 YIMING HO  
 AR99574

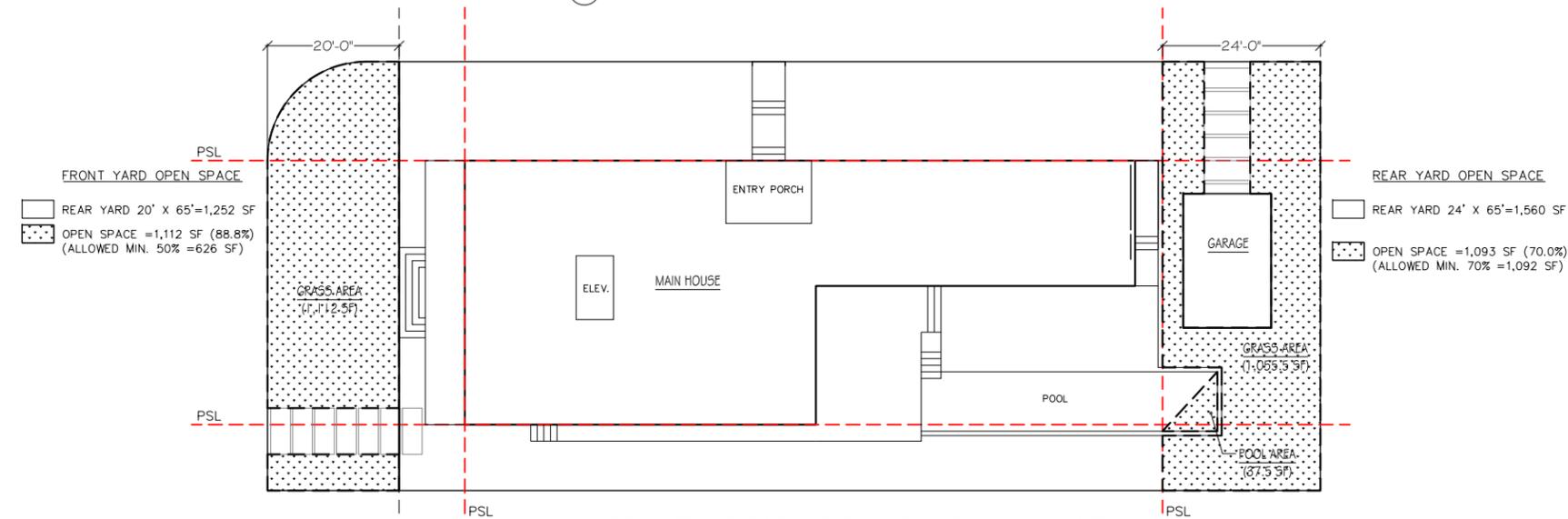
SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NO:  
**A0.7**

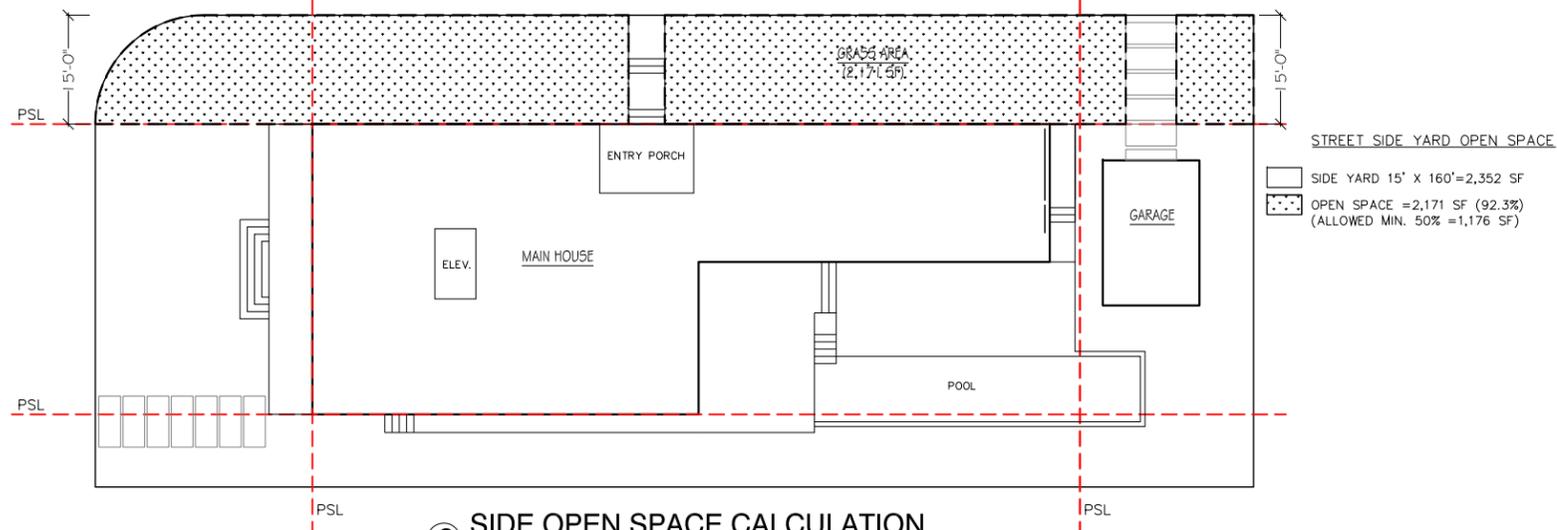
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① LOT COVERAGE CALCULATION



② FRONT & REAR OPEN SPACE CALCULATION

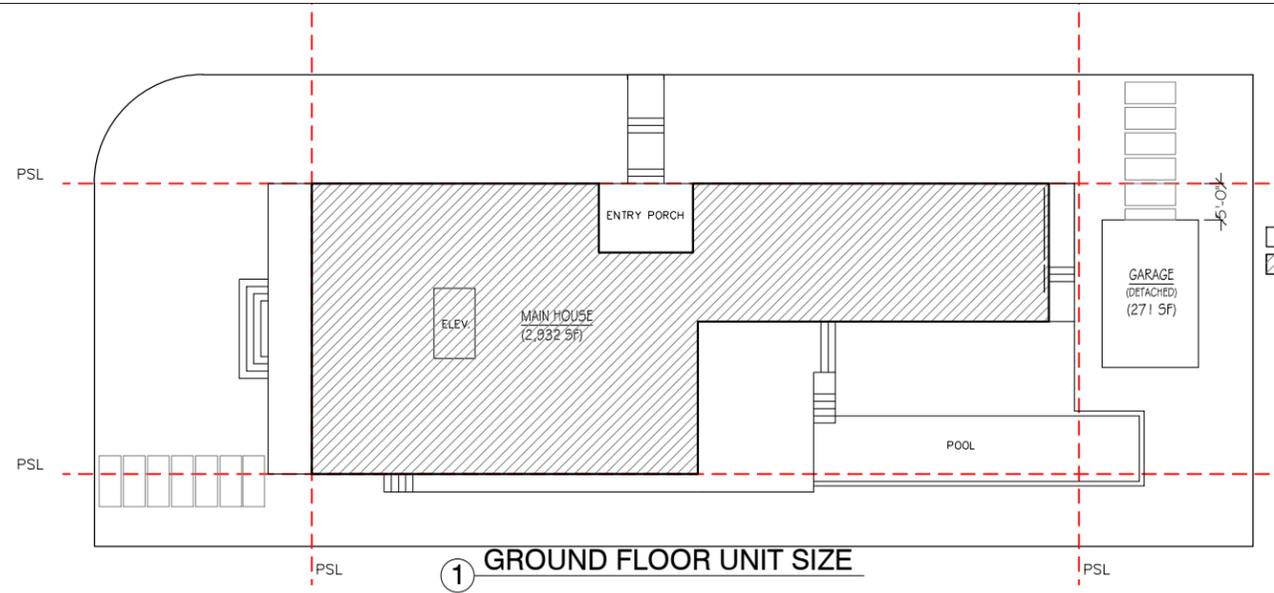


③ SIDE OPEN SPACE CALCULATION

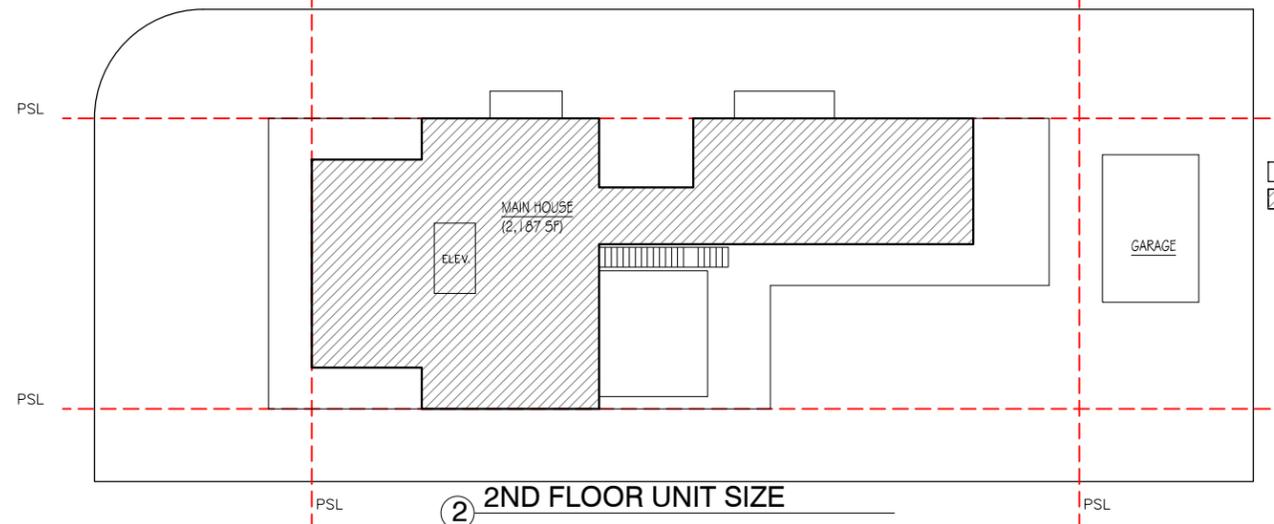
**2499 N MERIDIAN AVENUE ZONING & BUILDING DATA**

ZONING DISTRICT:	Municipal Code, RS3	
PROPOSED USE:	NEW SINGLE RESIDENTIAL HOME	
GROSS LOT AREA:	65' (Lot Width) x 160' (Lot Depth) = 10,351 SF. (By Survey)	
SETBACKS:	Allowed	
	Front:	30 Feet
	North Side:	15 Feet
	South Side:	10 Feet
	Rear:	24 Feet (25% of lot depth)
LOT COVERAGE AREA:	ALLOWED: 30% OF 10,351 SF (GROSS LOT AREA) = 3,105 SF	Proposed
	MAIN BUILDING LOT COVERAGE: (DETACHED GARAGE: 271 SF IS NOT APPLICABLE)	3,055 SF (29.5%)
UNIT SIZE AREA:	ALLOWED: 50% OF 10,351 SF (GROSS LOT AREA) = 5,175 SF	
		Proposed
	GROUND FL	2,932 SF
	2ND FL	2,187 SF
	ROOF (ELEVATOR)	55 SF
TOTAL:	5,174 SF (100%)	
2nd FL to GROUND FL RATIO (MAX. 70%)	2,187 / 2,932 = 74.6% *REQUIRING WAIVER	
OPEN SPACE:	REQUIRED: MIN. 50% OF 20' FRONT AREA MIN. 70% OF 24' REAR AREA	
	Proposed	
	Front Yard: 1,252 X 50% = 626 SF	1,112 SF (88.8%)
	Rear Yard: 1,560 X 70% = 1,092 SF	1,093 SF (70.06%)
Side Yard (Street): 2,352 X 50% = 1,176 SF	2,171 SF (92.3%)	
ROOF DECK	MAXIMUM ALLOWED 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	
	Proposed	
	2,187 SF (2nd FL) x 25% = 547 SF	335 SF (15.3%)
HEIGHT:	SET BACK: ROOF DECKS SHALL BE SETBACK A MINIMUM OF TEN FEET FROM EACH SIDE OF THE EXTERIOR OUTER WALLS, WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION, AND FROM THE REAR ELEVATION FOR NON-WATERFRONT LOTS. THE DRB OR HPB MAY FOREGO THE REQUIRED REAR DECK SETBACK, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.	
	FRONT: 22.25 FT	
	NORTH SIDE: 10 FT	
HEIGHT:	COVERED STRUCTURES WHICH ARE OPEN ON ALL SIDES MAXIMUM ALLOWED 20% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	
	Proposed	
	2,187 SF (2nd FL) x 20% = 437 SF.	55 SF (2.5%)
HEIGHT:	24 Feet from flood level (+8.0 feet) + freeboard = 24ft + 8 ft + 1 ft = 33 ft NGVD	
	Proposed	33' FT NGVD
OCCUPANCY GROUP: RS-3		ZONING ORDINANCE No: 2014-3835

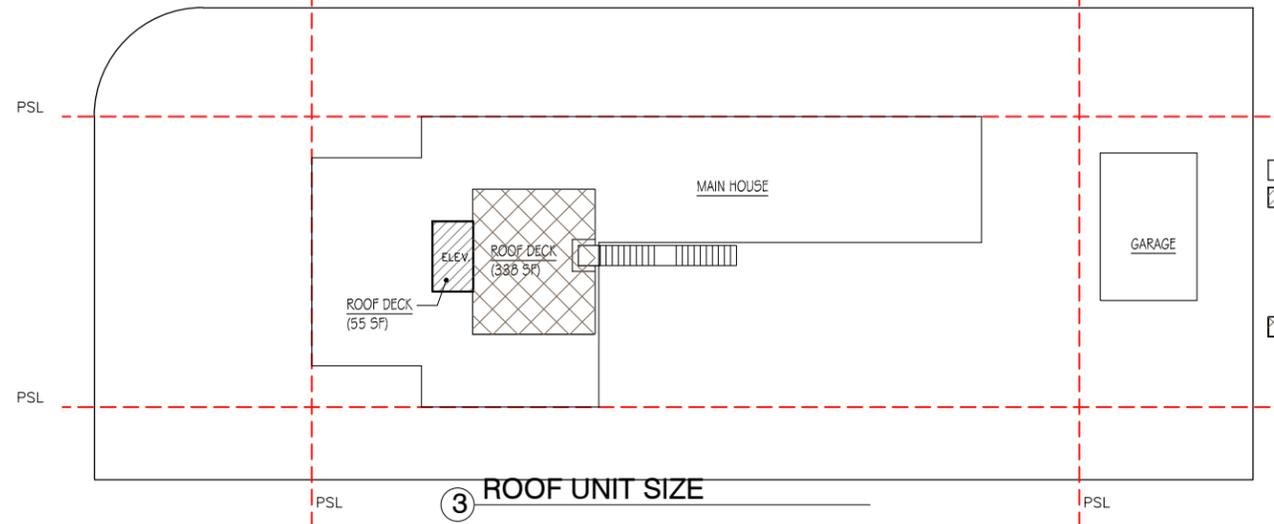
COURTESY GRADE CALCULATION FROM CMB	
GRADE	4.36
ADJUSTED GRADE	6.18
30" ABOVE GRADE	6.86
FUTURE CROWN OF ROAD	5.25
FUTURE ADJUSTED GRADE	7.125
MIN. FREEBOARD ELEV.	9.000
MAX. FREEBOARD ELEV.	13.000
MIN. YARD ELEV.	6.56
MIN. GARAGE ELEV. (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE)	6.18
MIN. GARAGE CEILING ELEV.	17.000



① GROUND FLOOR UNIT SIZE



② 2ND FLOOR UNIT SIZE



③ ROOF UNIT SIZE

2499 N MERIDIAN AVENUE ZONING & BUILDING DATA		
ZONING DISTRICT:	Municipal Code, RS3	
PROPOSED USE:	NEW SINGLE RESIDENTIAL HOME	
GROSS LOT AREA:	65' (Lot Width) x 160' (Lot Depth) = 10,351 SF. (By Survey)	
SETBACKS:	Allowed	
	Front:	30 Feet
	North Side:	15 Feet
	South Side:	10 Feet
	Rear:	24 Feet (25% of lot depth)
LOT COVERAGE AREA:	ALLOWED: 30% OF 10,351 SF (GROSS LOT AREA) = 3,105 SF	Proposed
	MAIN BUILDING LOT COVERAGE: (DETACHED GARAGE: 271 SF IS NOT APPLICABLE)	3,055 SF (29.5%)
UNIT SIZE AREA:	ALLOWED: 50% OF 10,351 SF (GROSS LOT AREA) = 5,175 SF	Proposed
	GROUND FL	2,932 SF
	2ND FL	2,187 SF
	ROOF (ELEVATOR)	55 SF
	TOTAL:	5,174 SF(100%)
	2nd FL to GROUND FL RATIO (MAX. 70%)	2,187 / 2,932 = 74.6% *REQUIRING WAIVER
OPEN SPACE:	REQUIRED: MIN. 50% OF 20' FRONT AREA MIN. 70% OF 24' REAR AREA	Proposed
	Front Yard: 1,252 X 50% = 626 SF	1,112 SF (88.8%)
	Rear Yard: 1,560 X 70% = 1,092 SF	1,093 SF (70.06%)
	Side Yard (Street): 2,352 X 50% = 1,176 SF	2,171 SF (92.3%)
ROOF DECK	MAXIMUM ALLOWED 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	Proposed
	2,187 SF (2nd FL) x 25% = 547 SF	335 SF (15.3%)
	SET BACK: ROOF DECKS SHALL BE SETBACK A MINIMUM OF TEN FEET FROM EACH SIDE OF THE EXTERIOR OUTER WALLS. WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION, AND FROM THE REAR ELEVATION FOR NON-WATERFRONT LOTS, THE DRB OR HPB MAY FOREGO THE REQUIRED REAR DECK SETBACK. IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.	FRONT: 22.25 FT NORTH SIDE: 10 FT SOUTH SIDE: 10 FT BACK: 0 FT *REQUIRING WAIVER
HEIGHT:	COVERED STRUCTURES WHICH ARE OPEN ON ALL SIDES MAXIMUM ALLOWED 20% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	55 SF (2.5%)
	24 Feet from flood level (+8.0 feet) + freeboard = 24ft + 8 ft + 1 ft = 33 ft NGVD	Proposed 33' FT NGVD

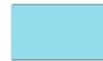
OCCUPANCY GROUP: RS-3 ZONING ORDINANCE No: 2014-3835

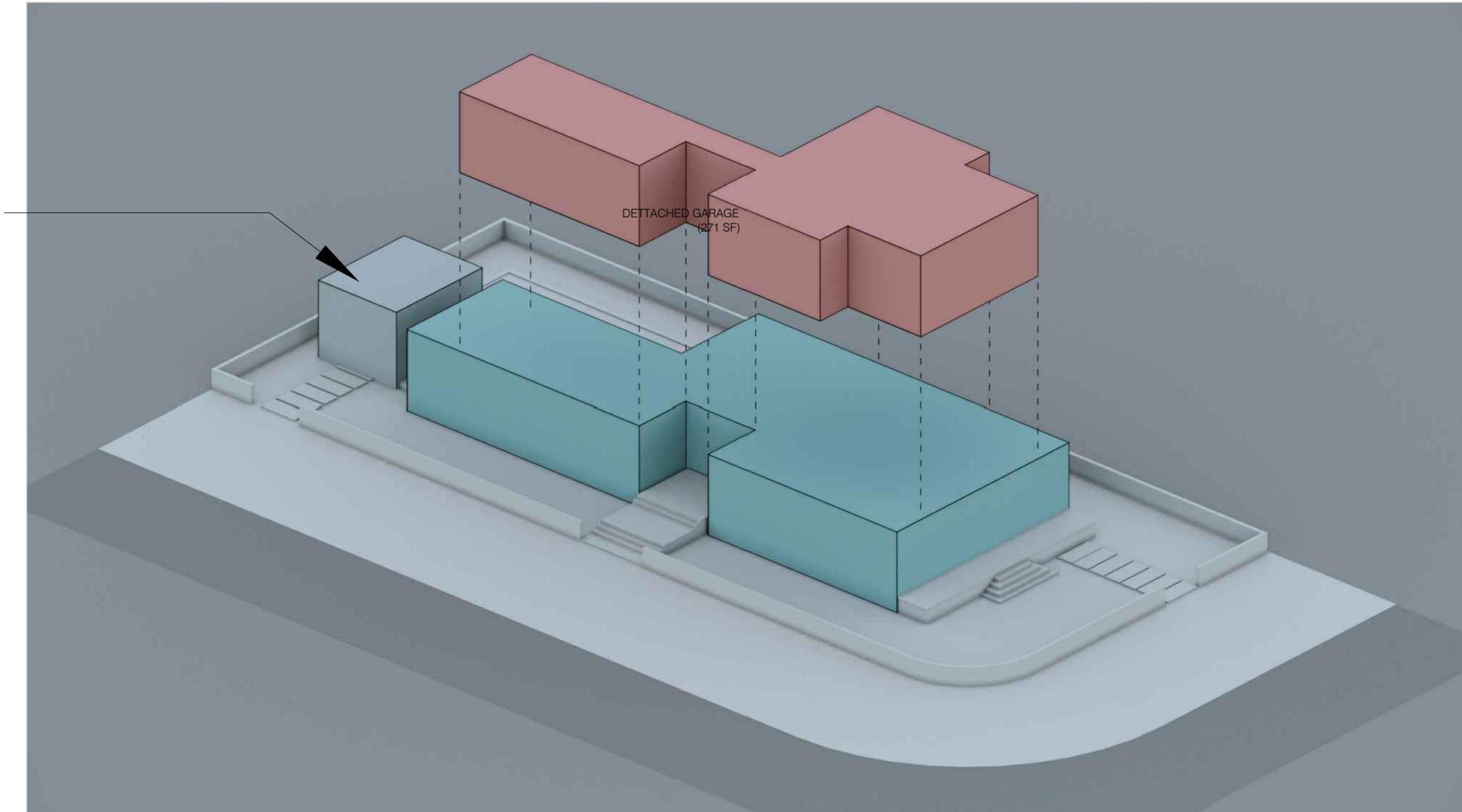
COURTESY GRADE CALCULATION FROM CMB	
GRADE	4.36
ADJUSTED GRADE	6.18
30" ABOVE GRADE	6.86
FUTURE CROWN OF ROAD	5.25
FUTURE ADJUSTED GRADE	7.125
MIN. FREEBOARD ELEV.	9.000
MAX. FREEBOARD ELEV.	13.000
MIN. YARD ELEV.	6.56
MIN. GARAGE ELEV. (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE)	6.18
MIN. GARAGE CEILING ELEV.	17.000

RELEVANT CODE INFORMATION

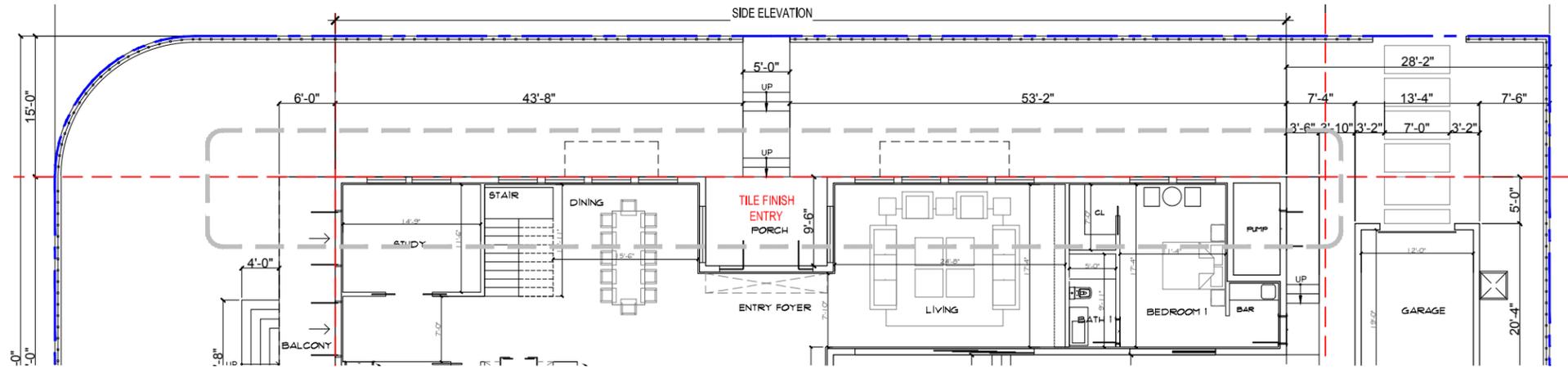
"FOR TWO STORY HOMES WITH AN OVERALL LOT COVERAGE OF 25% OR GREATER, PHYSICAL VOLUME OF THE SECOND FLOOR SHALL NOT EXCEED 70% OF THE SECOND FLOOR ON THE MAIN HOME, INCLUSIVE OF ANY ENCLOSED PARKING STRUCTURE. \*142-105 (b) (4) c.

 PHYSICAL VOLUME OF SECOND FLOOR: 2,187 SF  
74.5% OF GROUND FLOOR (2,932 SF)  
**\* REQUIRING WAIVER**

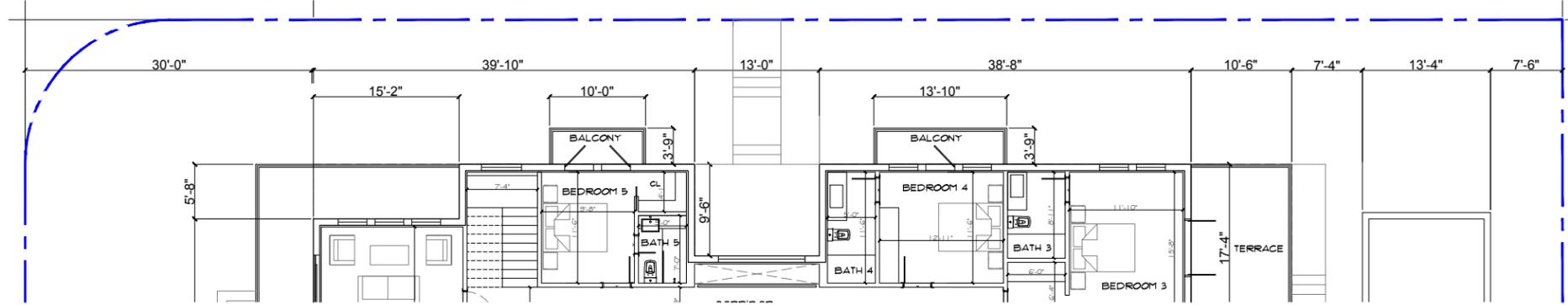
 PHYSICAL VOLUME OF GROUND FLOOR: 2,932 SF



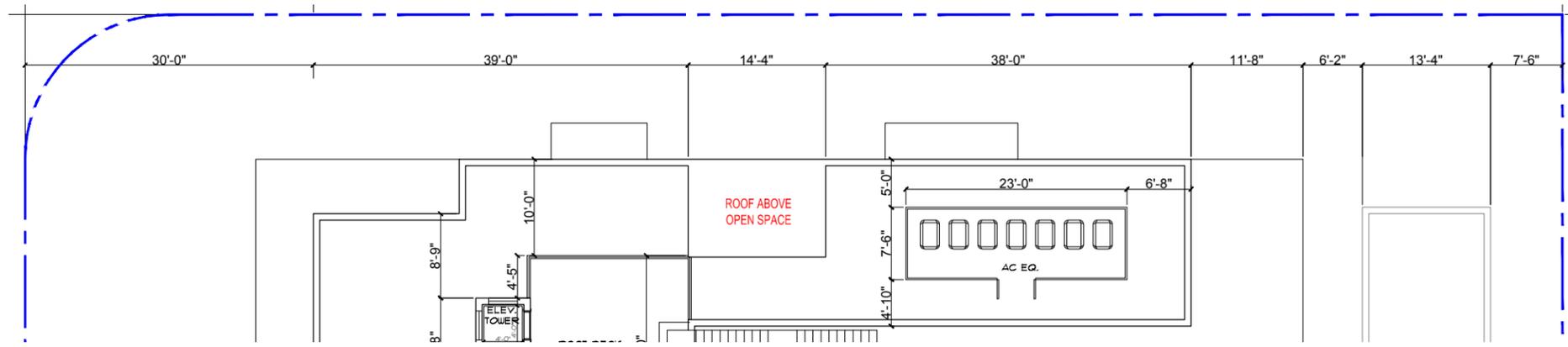
① EXPLODED AXONOMETRIC DIAGRAM



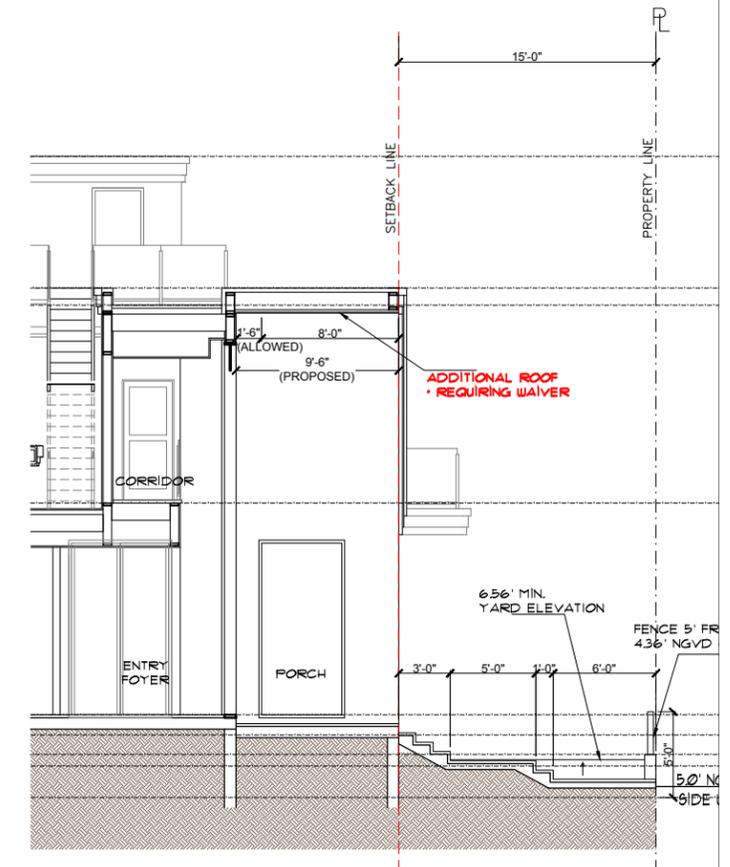
1 SIDE ELEVATION- GROUND FLOOR  
SCALE: 1/16" = 1'-0"



2 SIDE ELEVATION- SECOND FLOOR  
SCALE: 1/16" = 1'-0"

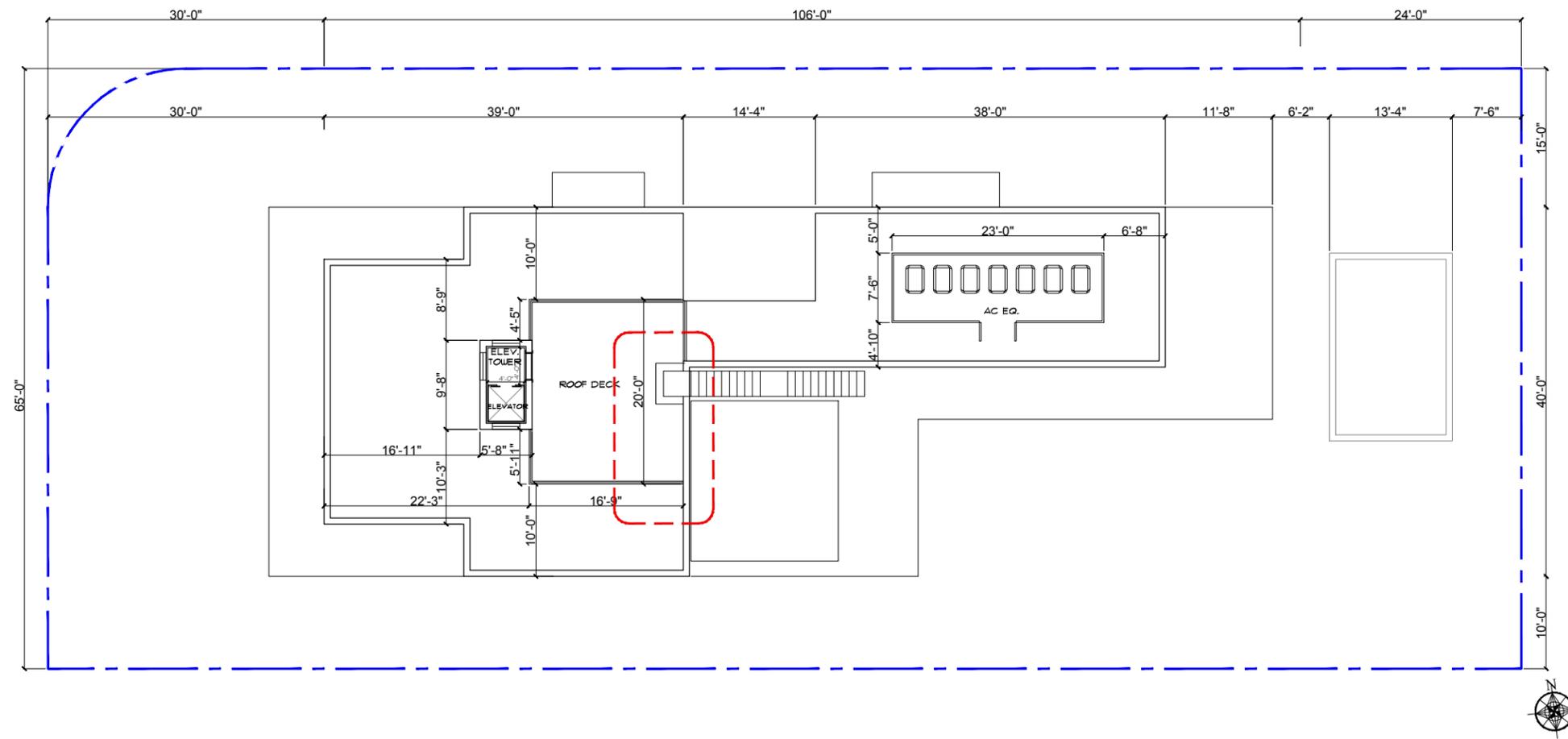


3 SIDE ELEVATION- ROOF PLAN  
SCALE: 1/16" = 1'-0"



142-106 (2) d: NEED DRB APPROVAL IN UNDERLINE SECTIONS

Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Any portions of the interior side yard open space in excess of five percent of the lot area shall be included in the total lot coverage calculation. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through historic preservation board, or design review board approval, as may be applicable, in accordance with the applicable design review or appropriateness criteria.

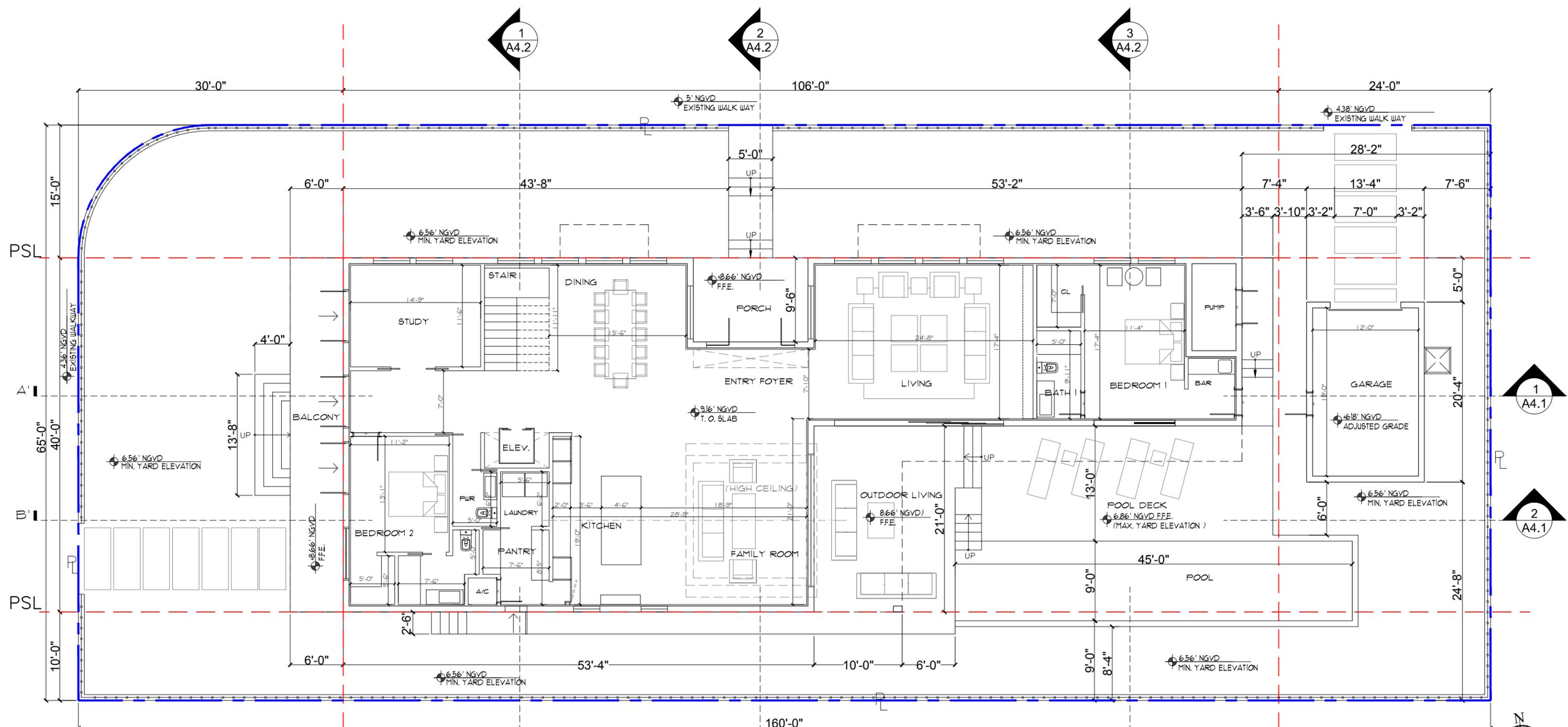


142-105 (b) (6): NEED DRB APPROVAL IN UNDERLINE SECTIONS

Roof decks. Roof decks shall not exceed six inches above the main roofline and shall not exceed a combined deck area of 25 percent of the enclosed floor area immediately one floor below, regardless of deck height. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. The DRB or HPB may forego the required rear deck setback, in accordance with the applicable design review or appropriateness criteria.

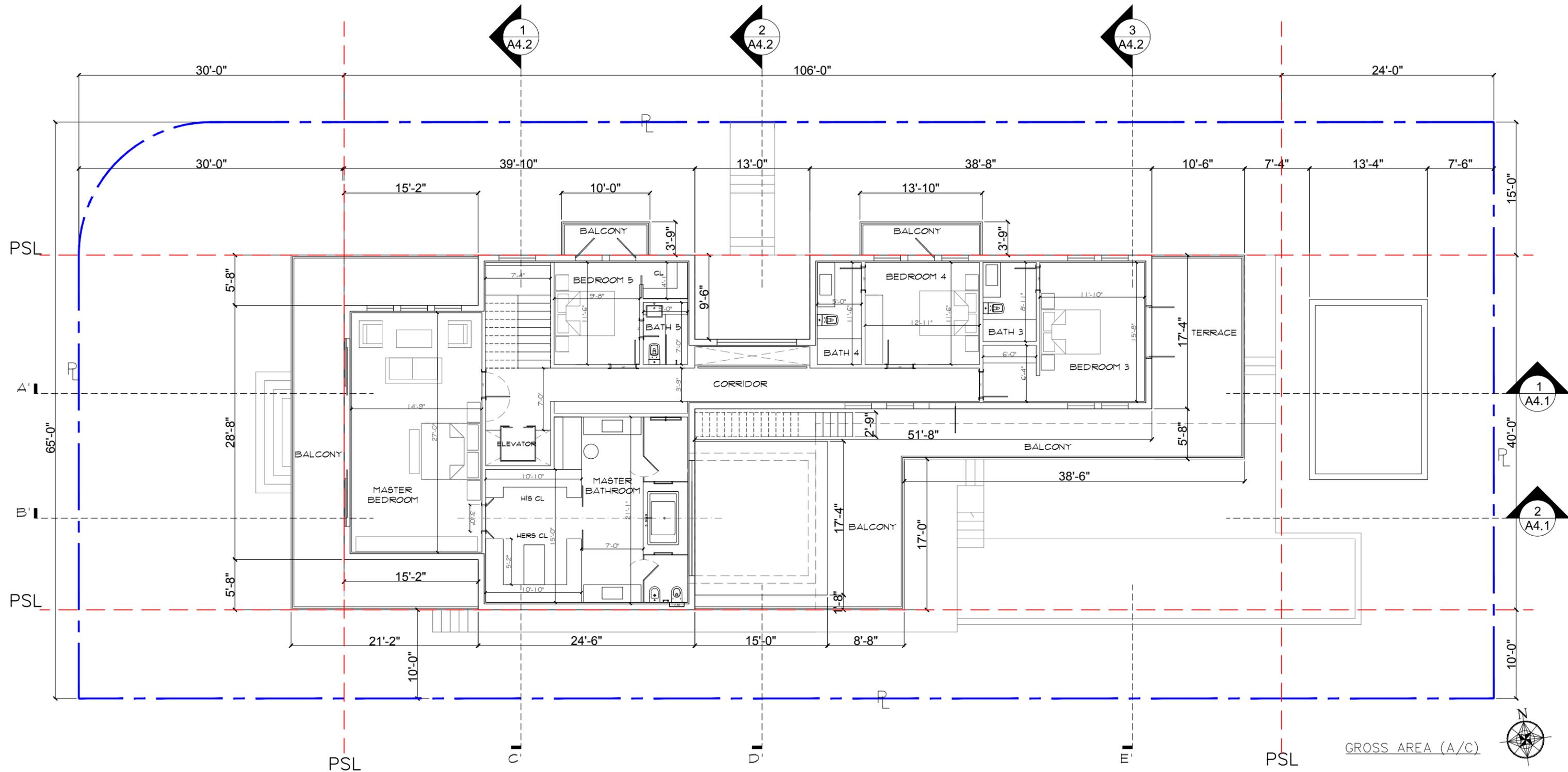
1 ROOF DECK SETBACK  
SCALE: 1/16" = 1'-0"





1 PROPOSED GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

GROSS AREA (A/C)	
GROUND FLOOR:	2,932 SF
SECOND FLOOR:	2,187 SF
ROOF:	55 SF
TOTAL:	5,174 SF



GROSS AREA (A/C)	
GROUND FLOOR:	2,932 SF
SECOND FLOOR:	2,187 SF
ROOF:	55 SF
TOTAL:	5,174 SF

**1 PROPOSED SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

**H&W INTERNATIONAL**  
 419 NE 19TH ST. APT 501  
 MIAMI, FL. 33132  
 P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
 2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
 FOLIO NUMBER: 02-3227-006-0460  
 ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:

1	_____
2	_____
3	_____
4	_____

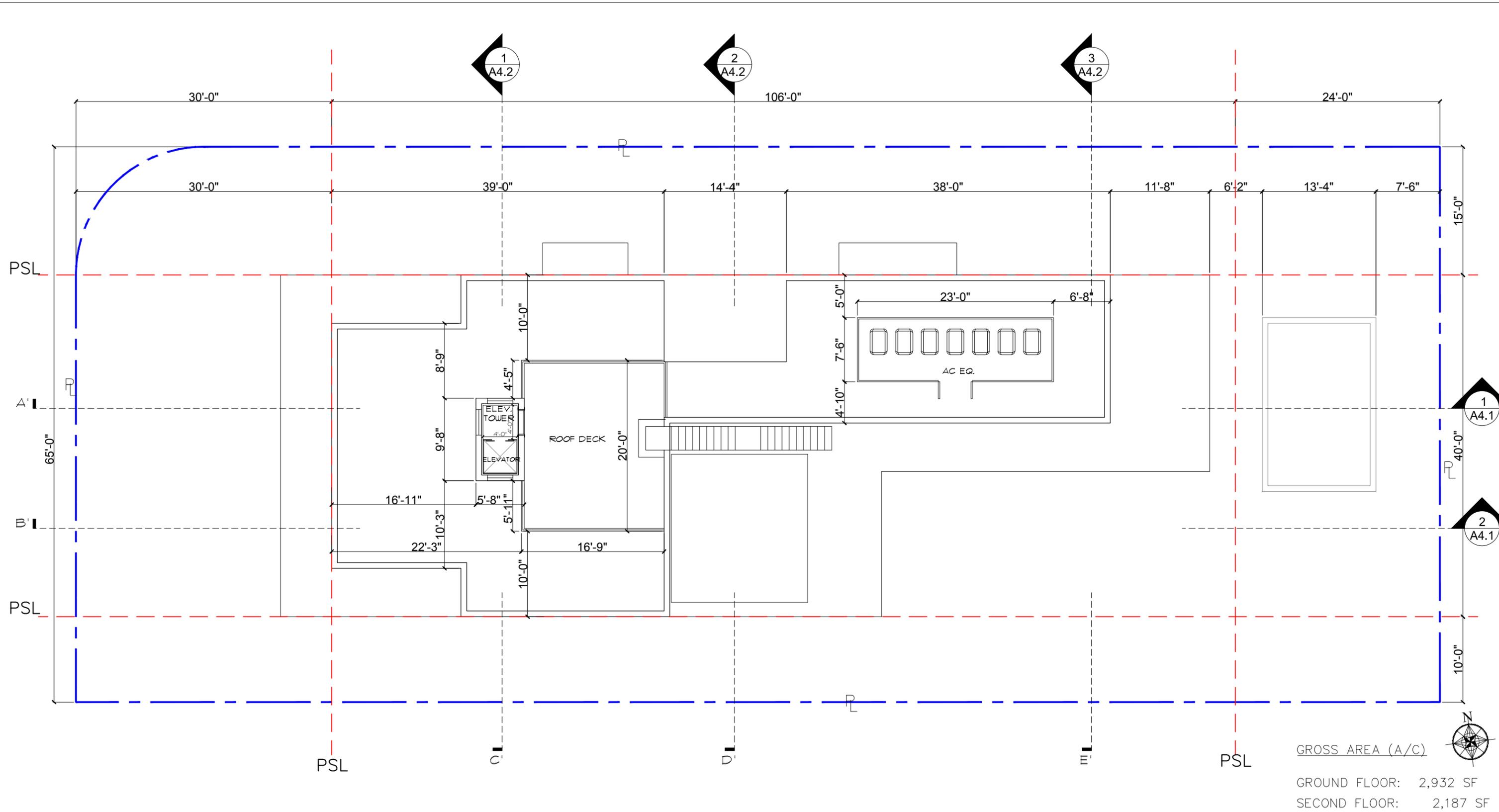
PROJECT N. : HW4-10  
 SCALE:  
 DRAWN BY: YH/SW  
 APPR BY:  
 DATE:

SEAL:  
  
**YIMING HO**  
 AR99574

SHEET TITLE:  
**PROPOSED SECOND FLOOR PLAN**

SHEET NO:  
**A2.2**

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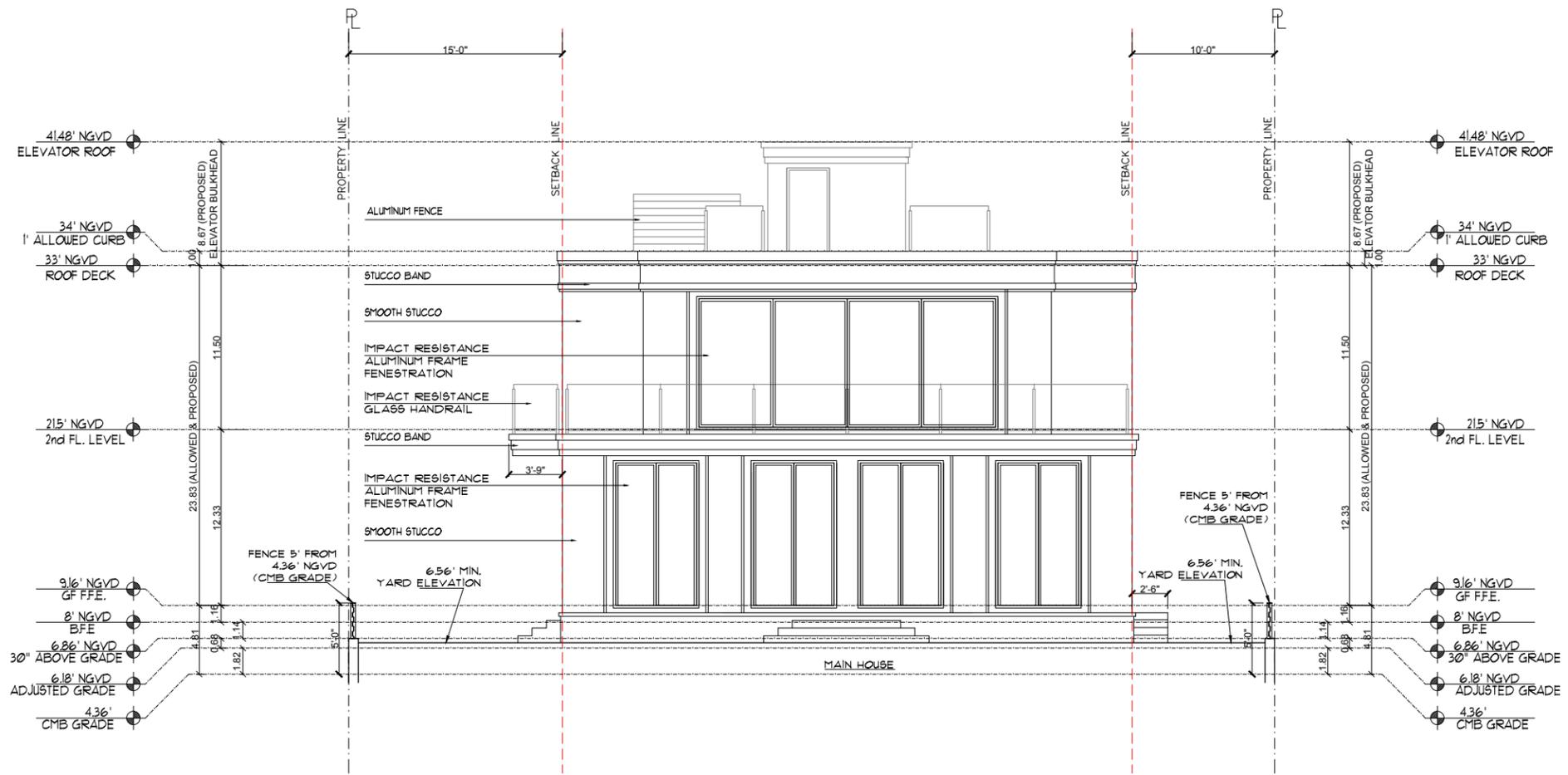


**1 PROPOSED ROOF PLAN**  
 SCALE: 3/32" = 1'-0"

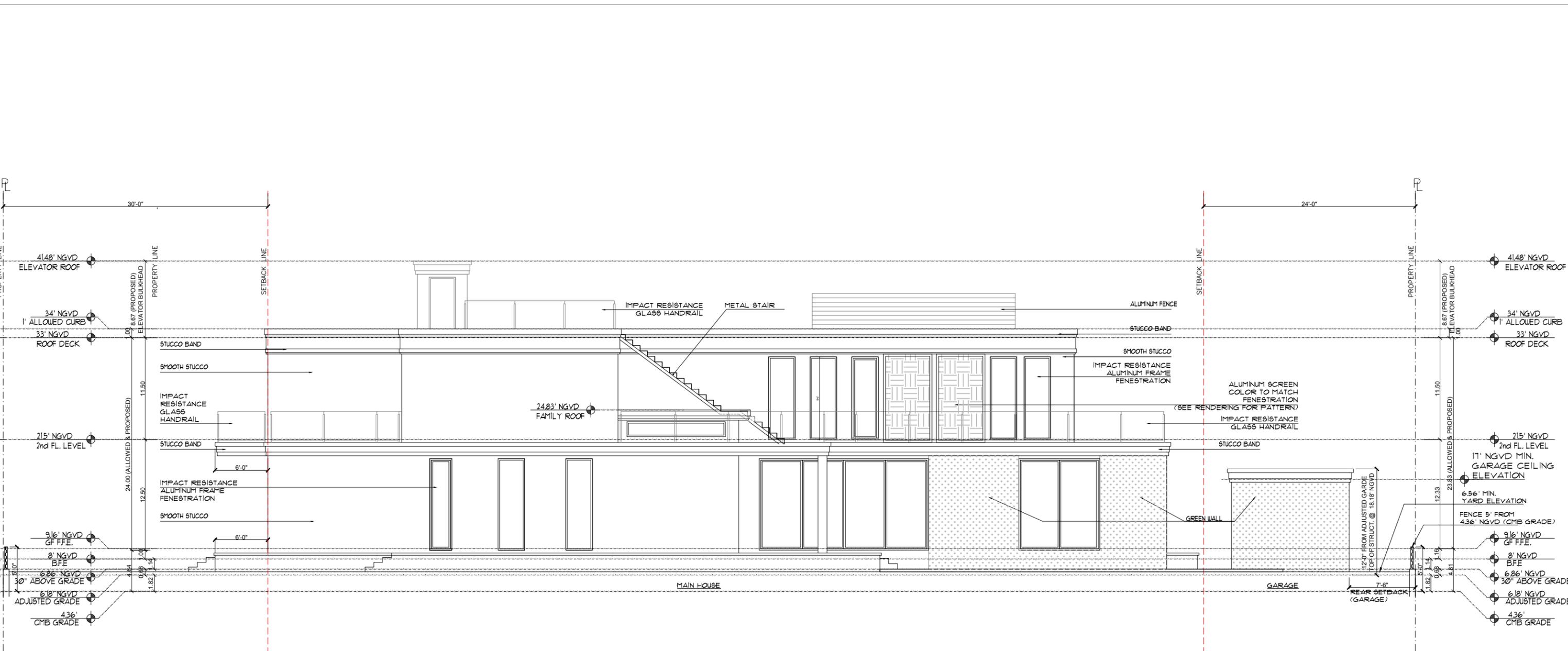
GROSS AREA (A/C)	
GROUND FLOOR:	2,932 SF
SECOND FLOOR:	2,187 SF
ROOF:	55 SF
<b>TOTAL:</b>	<b>5,174 SF</b>



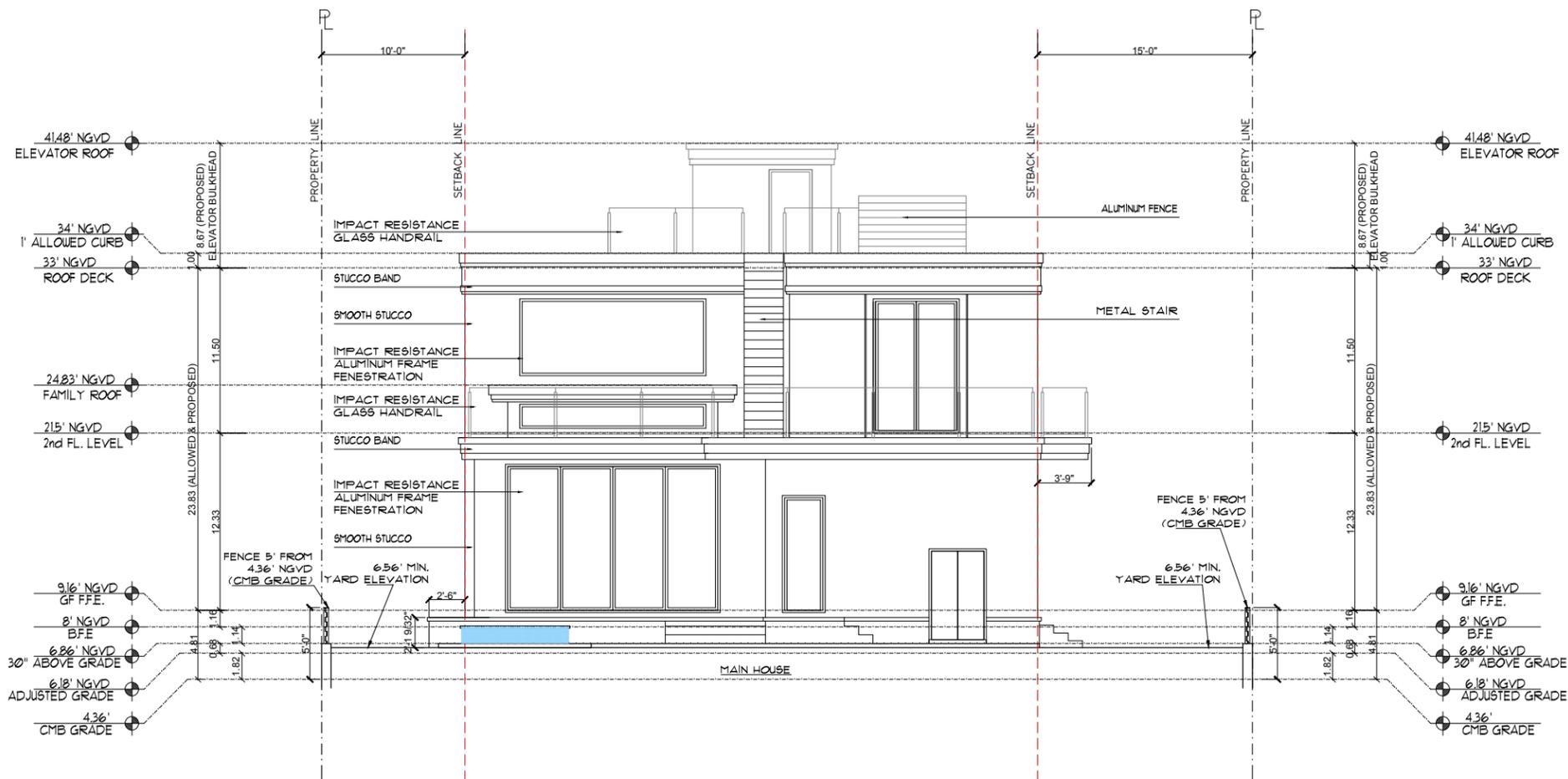
**1** PROPOSED NORTH ELEVATION  
 SCALE: 3/32" = 1'-0"



1 PROPOSED WEST ELEVATION  
 SCALE: 3/32" = 1'-0"

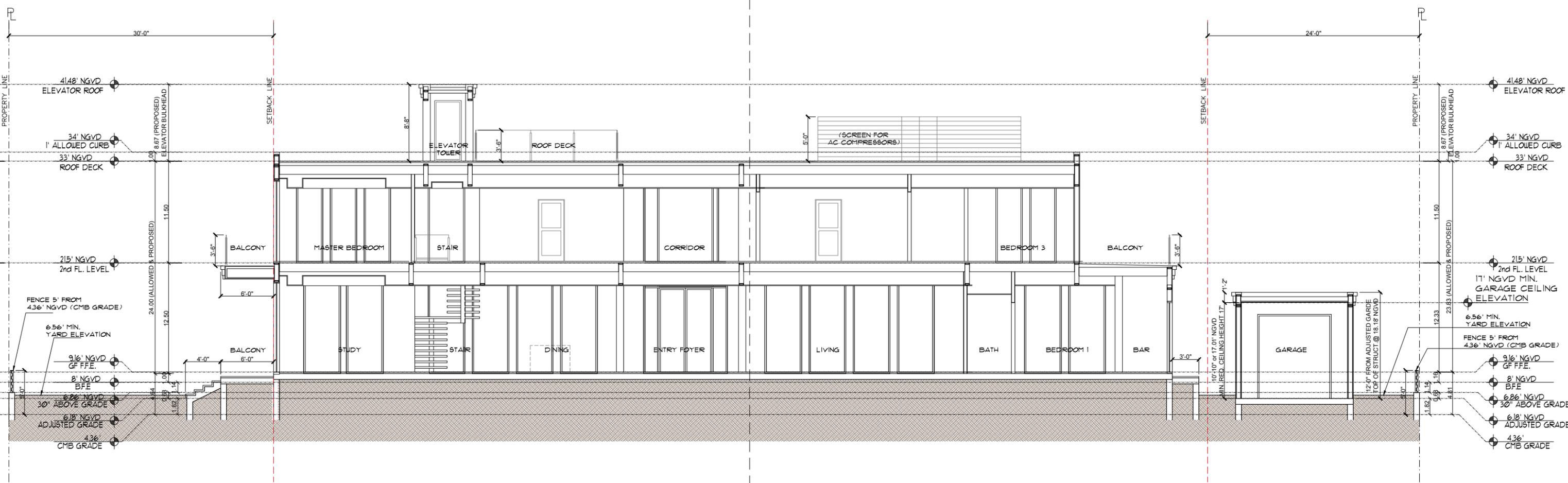


**1** PROPOSED SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"

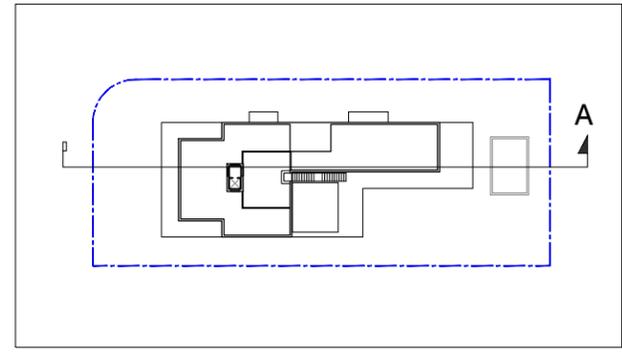


1 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"

A4.1A A4.1B



1 PROPOSED SITE SECTION A  
SCALE: 3/32" = 1'-0"



2 KEY PLAN

**H&W INTERNATIONAL**  
419 NE 19TH ST. APT 501  
MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460  
ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:

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2	
3	
4	

PROJECT N. : HW4-10  
SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

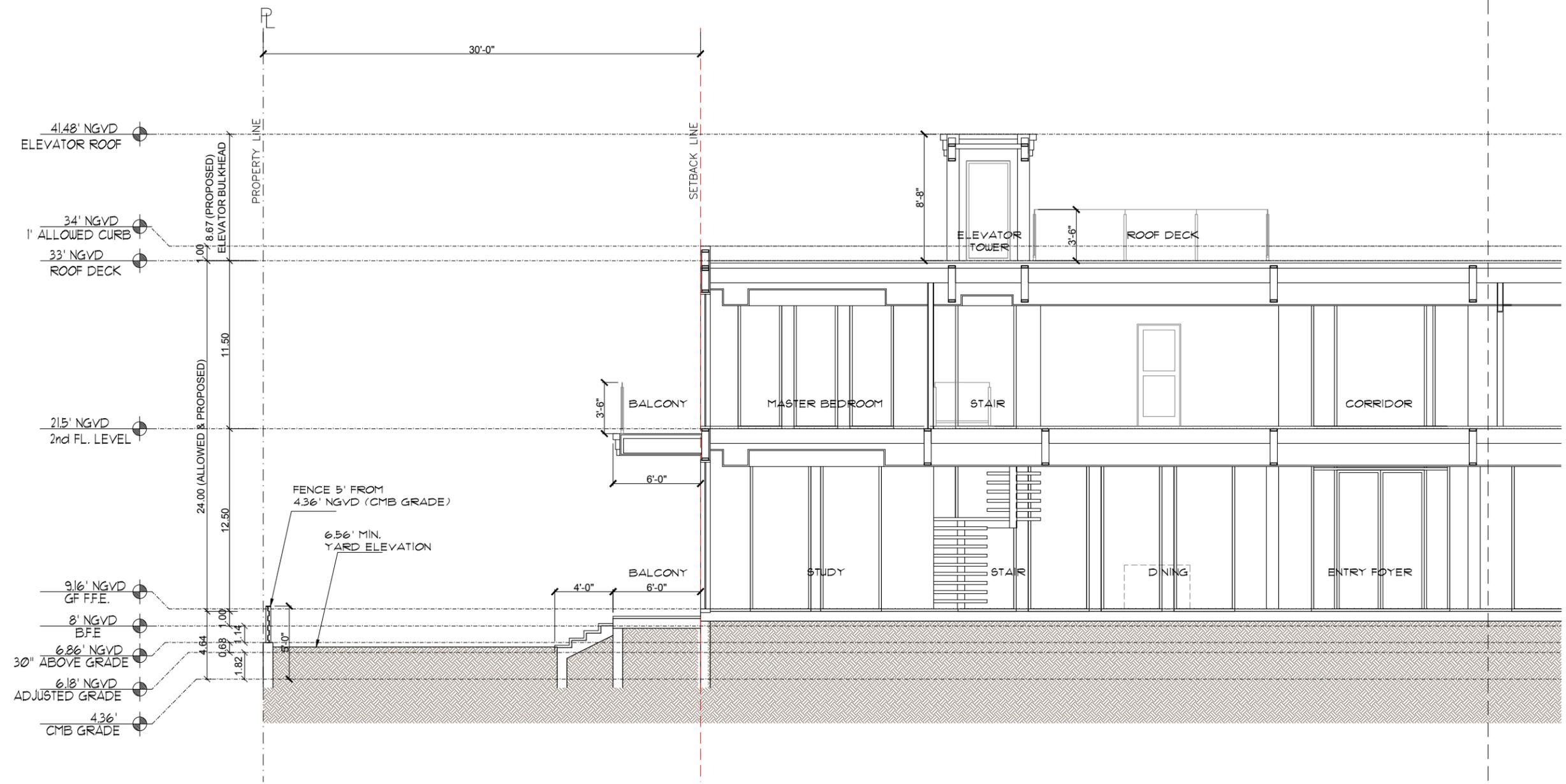
SEAL:  
  
YIMING HO  
AR99574

SHEET TITLE:  
**PROPOSED SITE SECTION A**

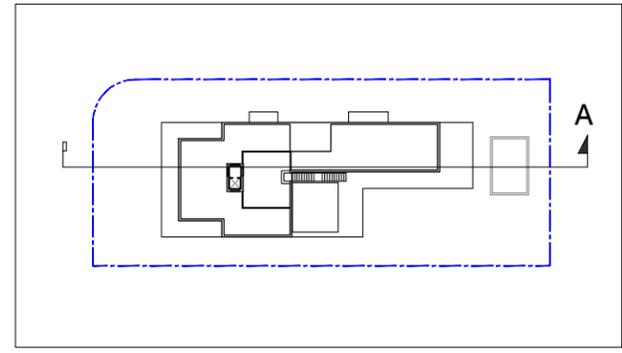
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A4.1A A4.1B

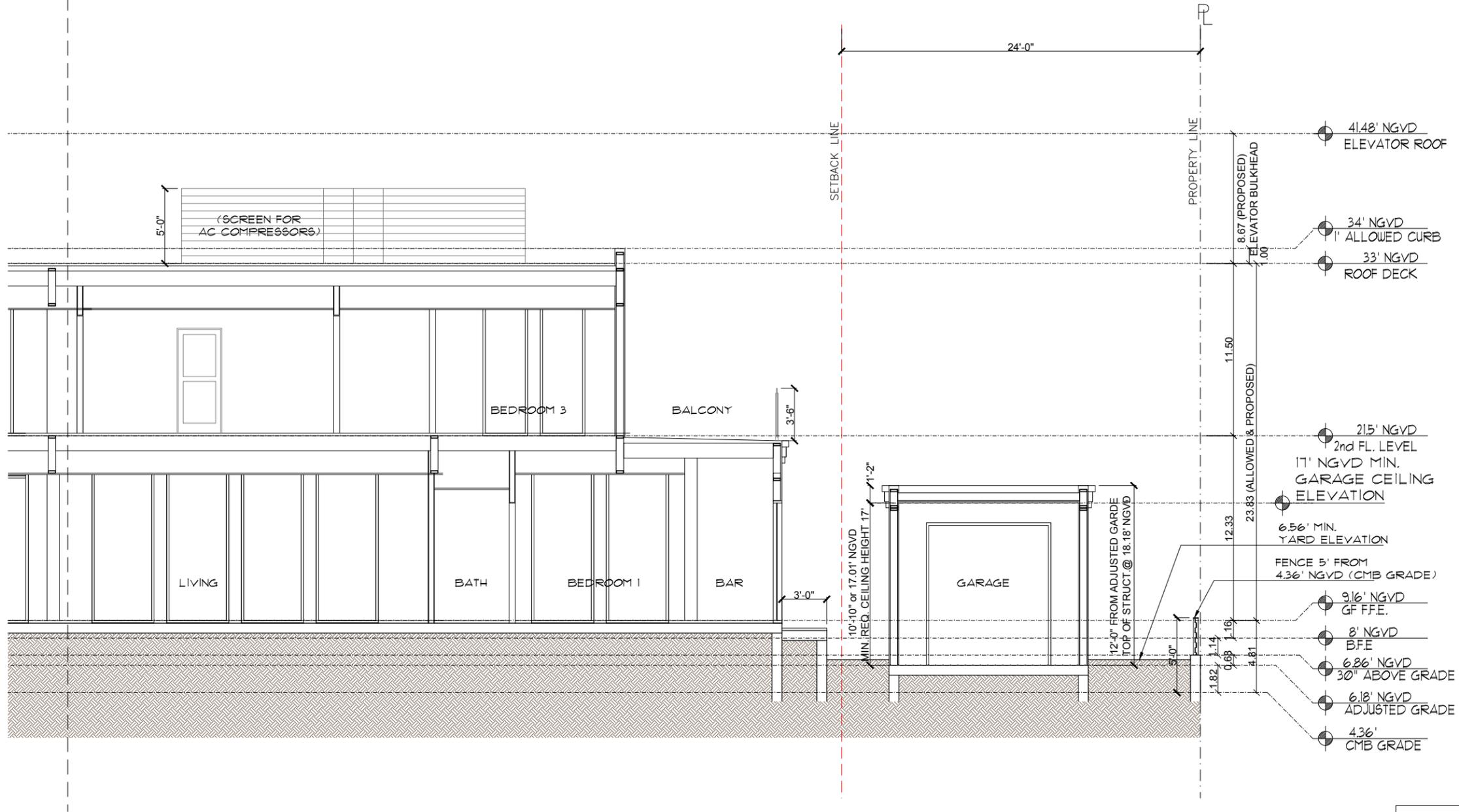


1 PROPOSED SITE SECTION A (PARTIAL)  
SCALE: 1/8" = 1'-0"

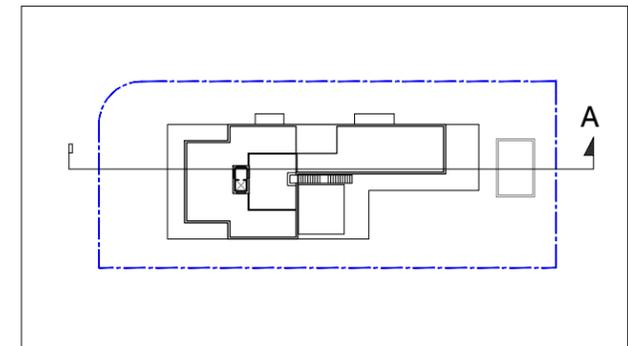


2 KEY PLAN

A4.1A A4.1B

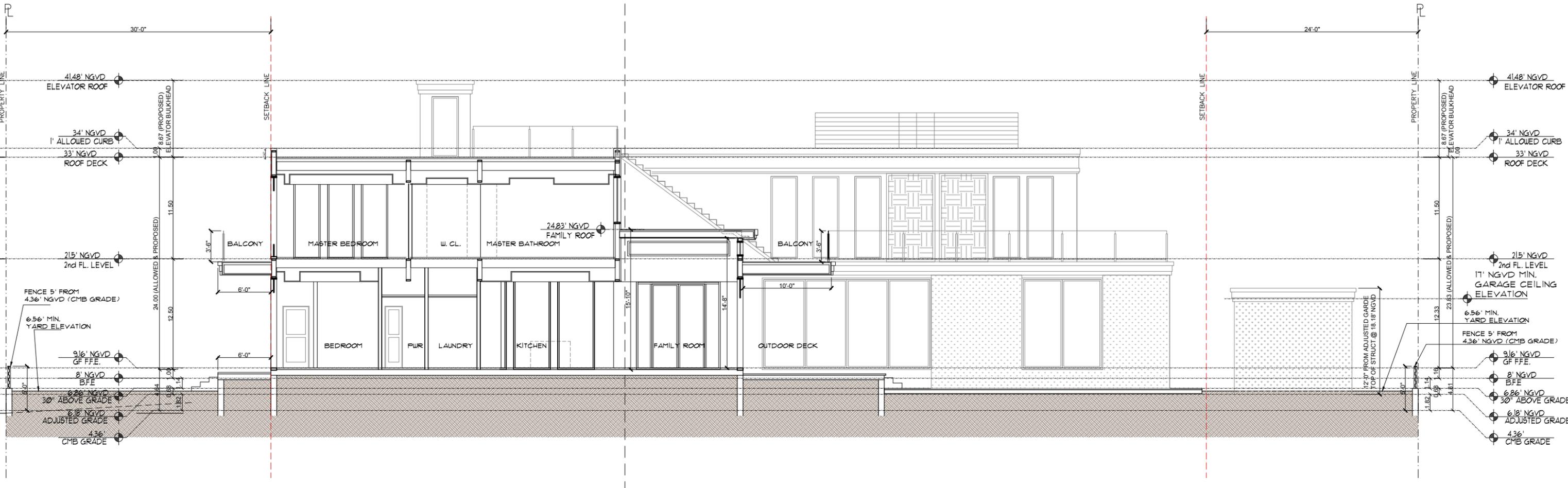


1 PROPOSED SITE SECTION A (PARTIAL)  
SCALE: 1/8" = 1'-0"

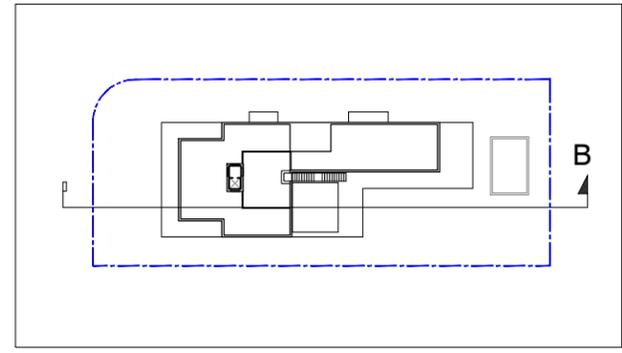


2 KEY PLAN

A4.2A A4.2B



1 PROPOSED SITE SECTION B  
SCALE: 3/32" = 1'-0"



2 KEY PLAN

**H&W INTERNATIONAL**  
419 NE 19TH ST. APT 501  
MIAMI, FL. 33132  
P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
FOLIO NUMBER: 02-3227-006-0460  
ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:

1	
2	
3	
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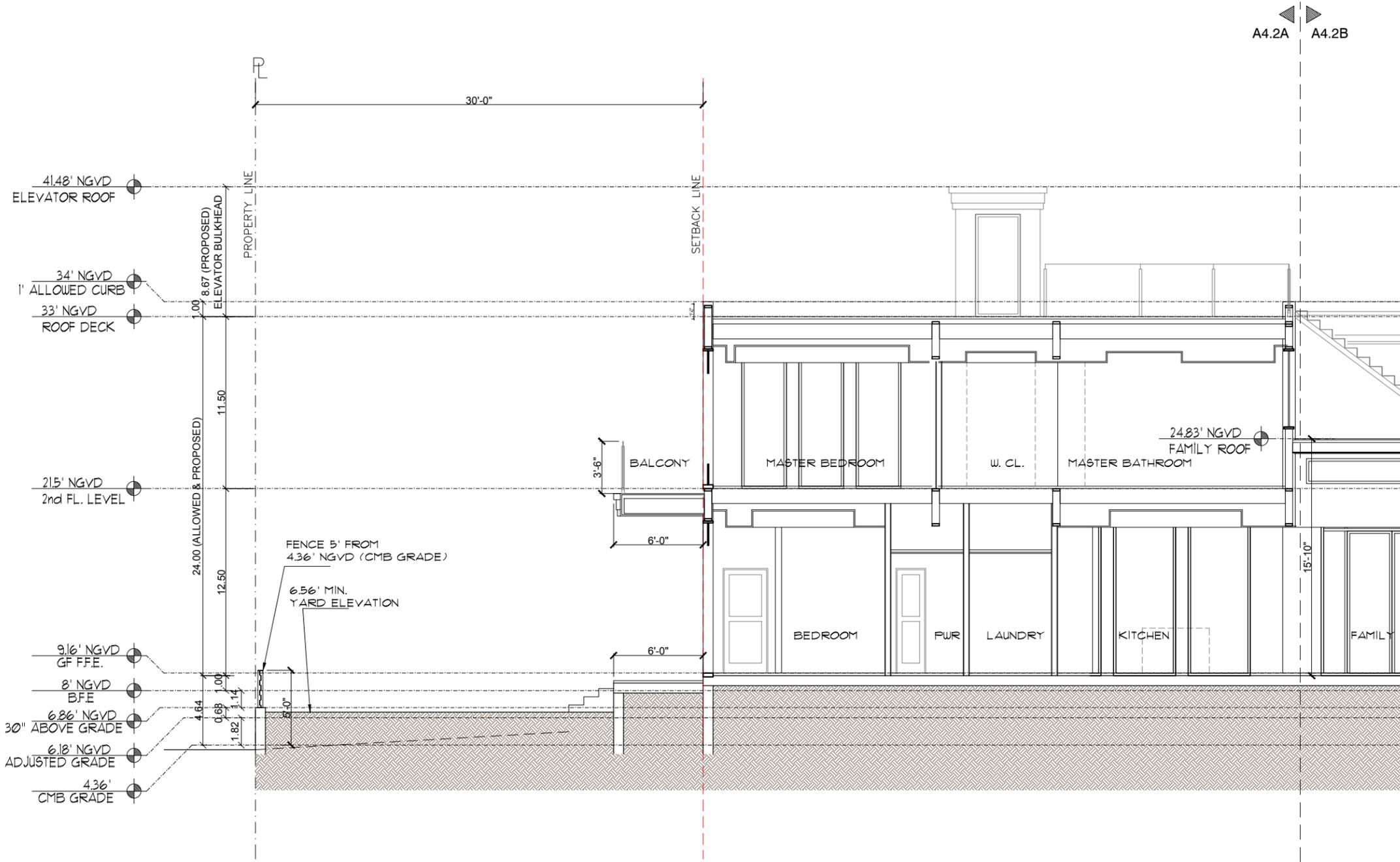
PROJECT N. : HW4-10  
SCALE:  
DRAWN BY: YH/SW  
APPR BY:  
DATE:

SEAL:  
**YIMING HO**  
AR99574

SHEET TITLE:  
**PROPOSED SITE SECTION B**

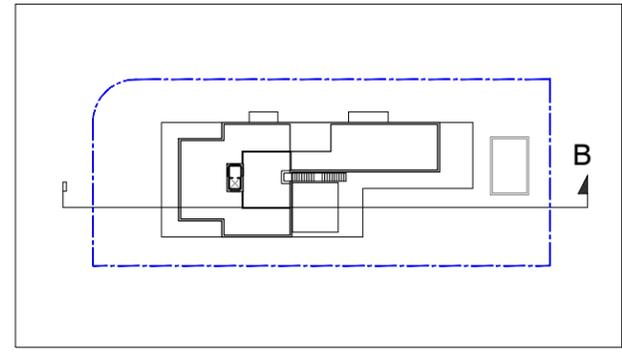
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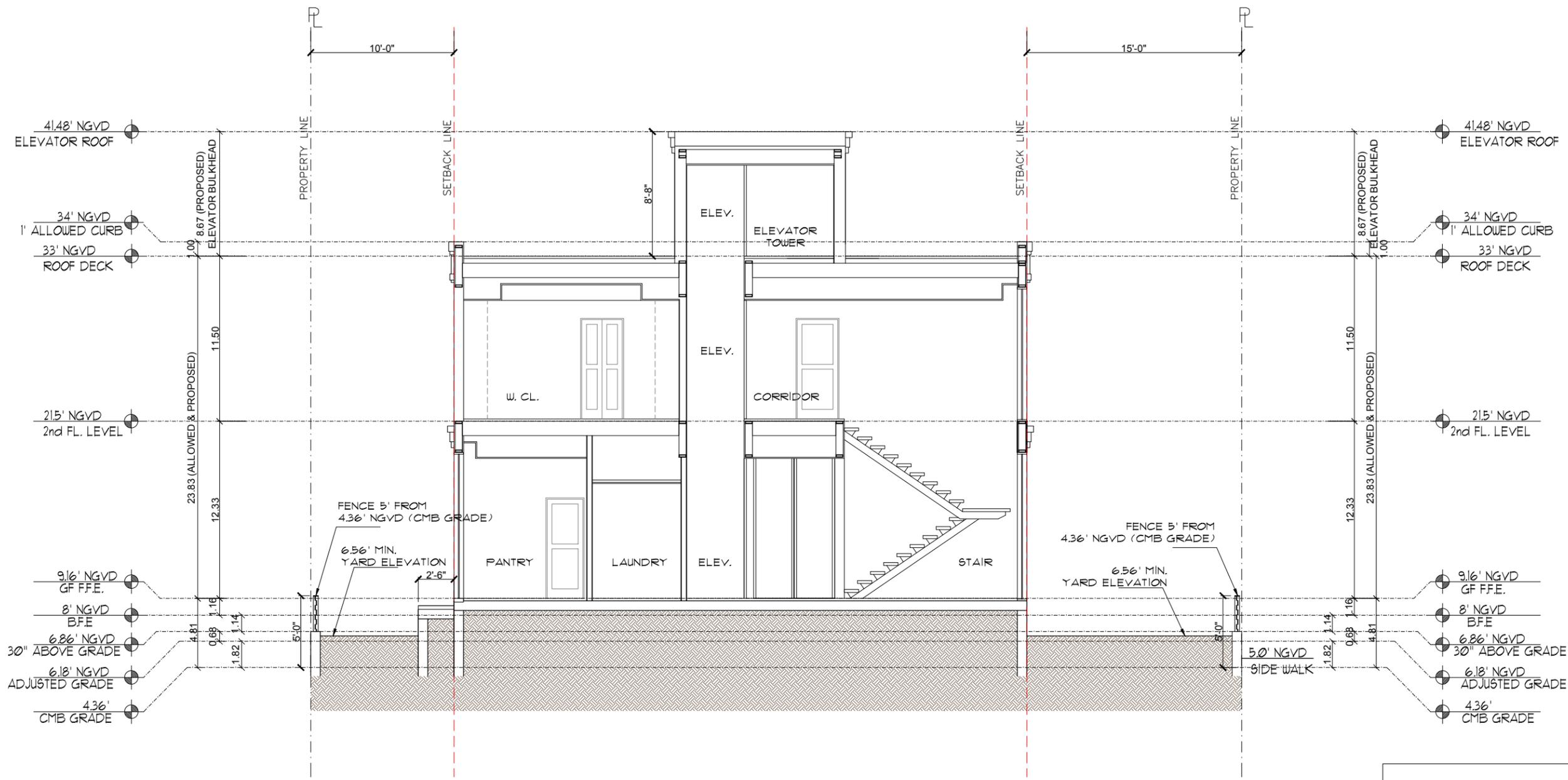
A4.2A A4.2B

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SCALE: 3/32" = 1'-0"

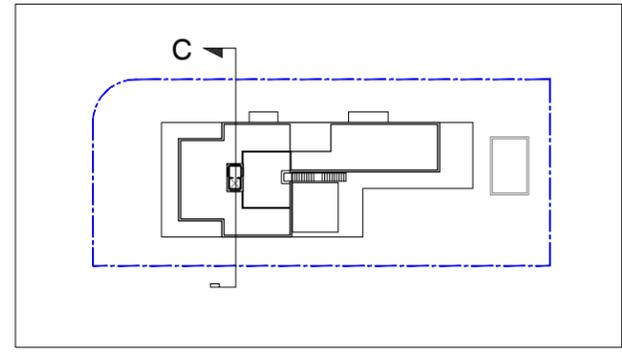


2 KEY PLAN

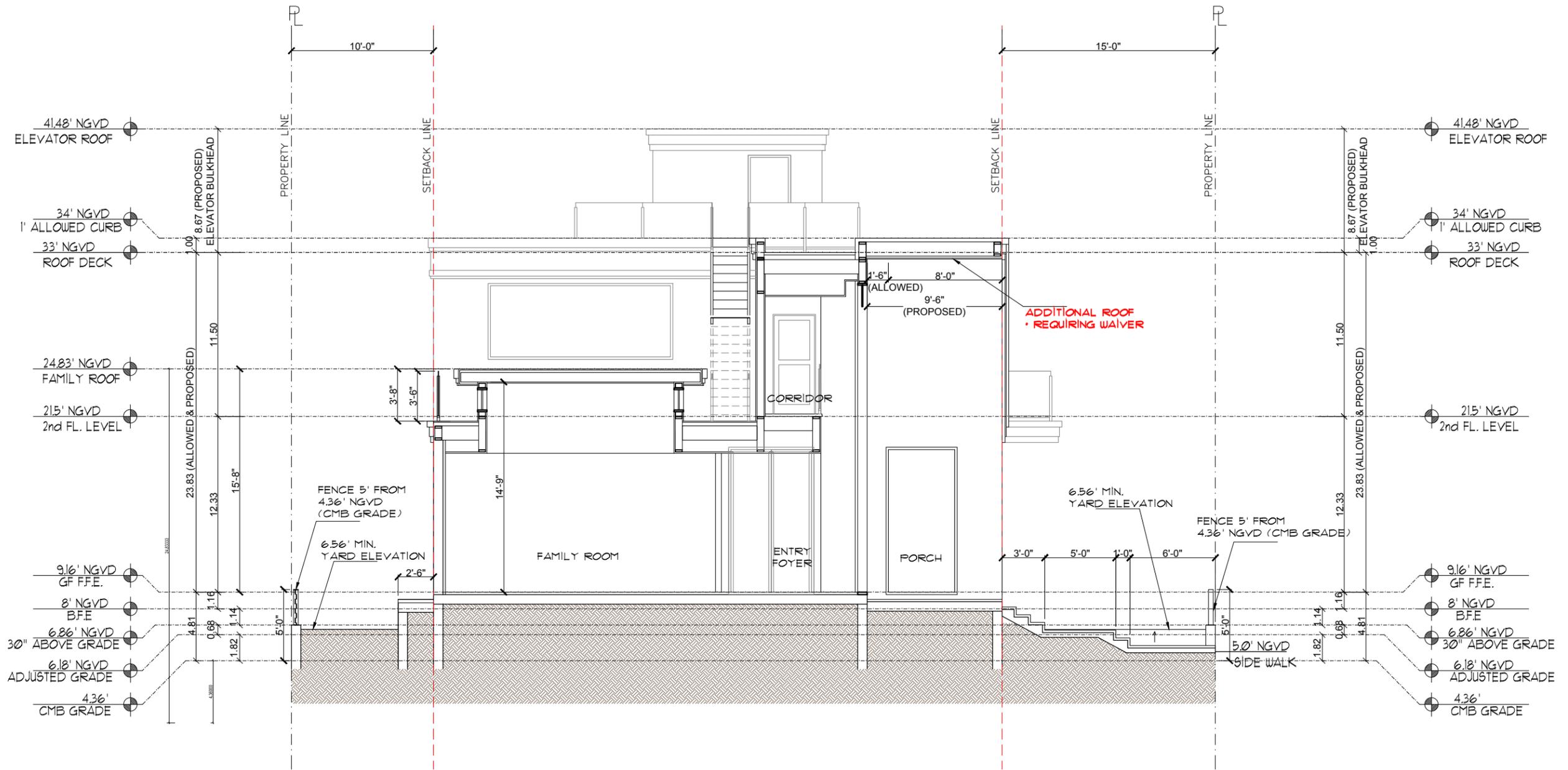




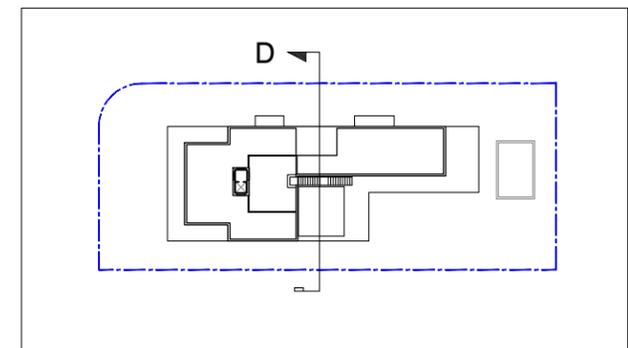
1 PROPOSED SECTION C  
SCALE: 1/8" = 1'-0"



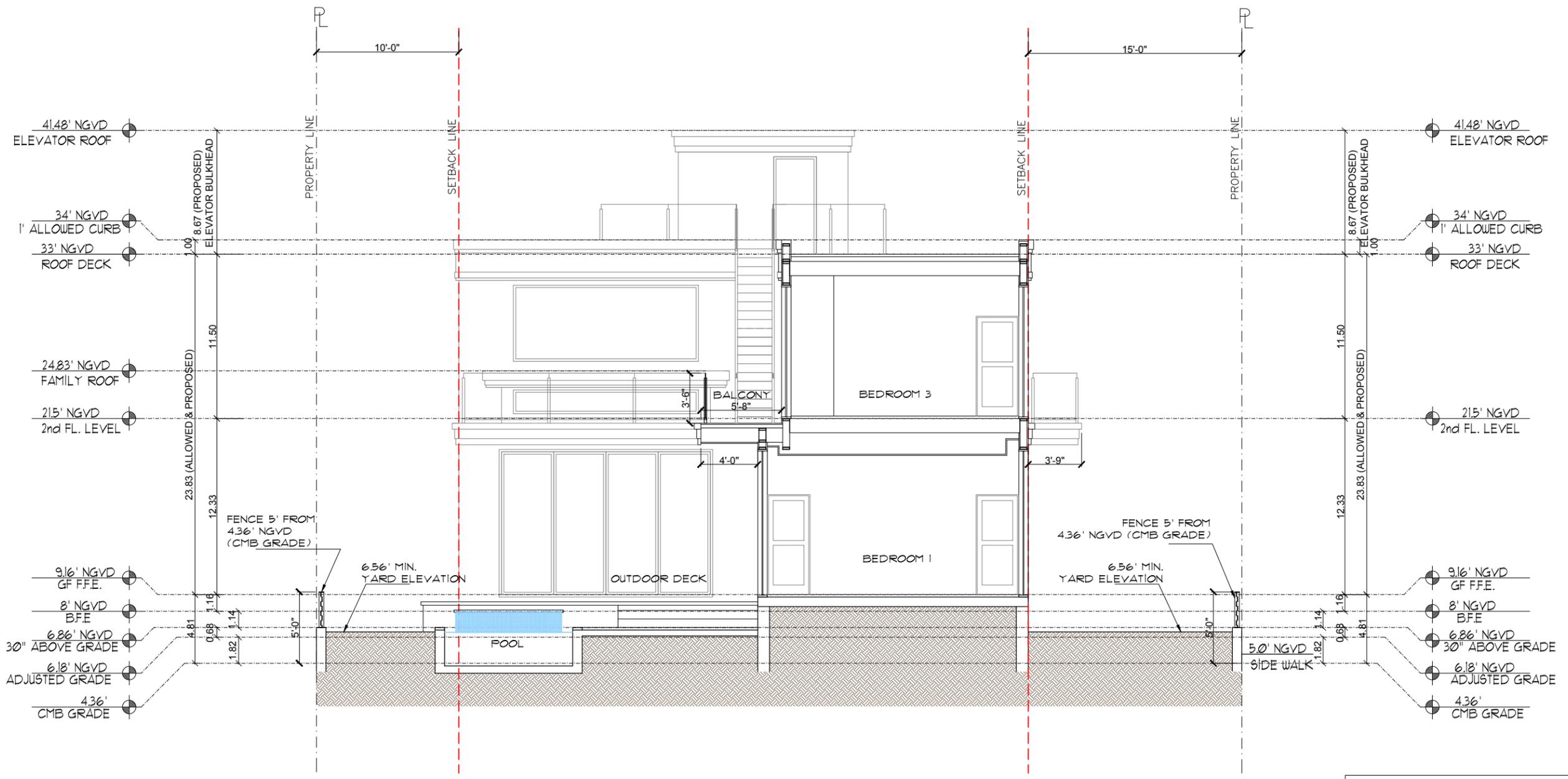
2 KEY PLAN



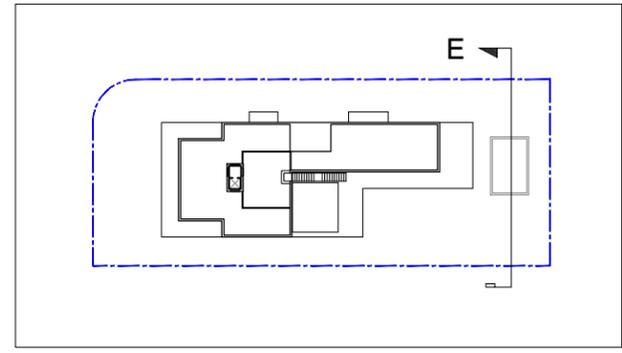
1 PROPOSED SECTION D  
SCALE: 1/8" = 1'-0"



2 KEY PLAN



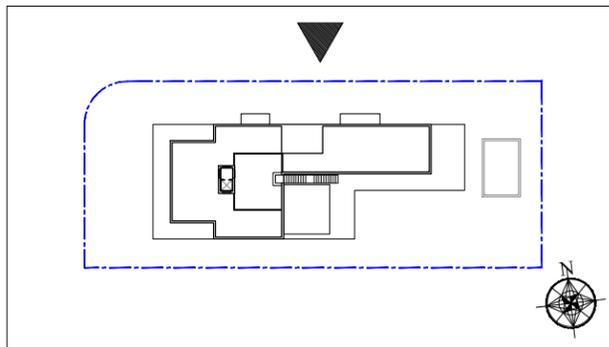
1 PROPOSED SECTION E  
SCALE: 1/8" = 1'-0"



2 KEY PLAN



① FRONT VIEW (28TH STREET SIDE)



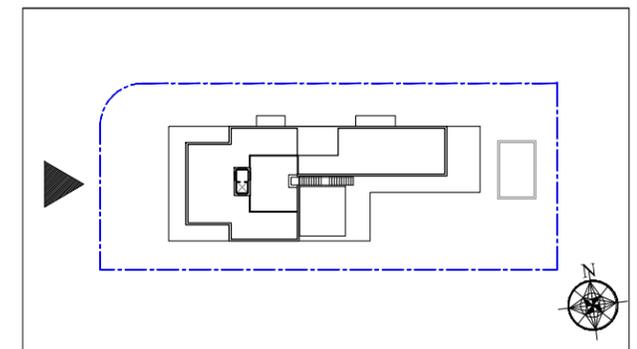
② KEY PLAN

MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	



① FRONT VIEW (N. MERIDIAN AVE SIDE)

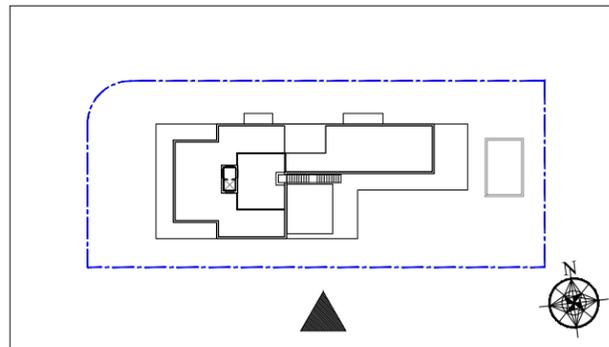
MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	



② KEY PLAN



① SIDE VIEW (SOUTH SIDE)



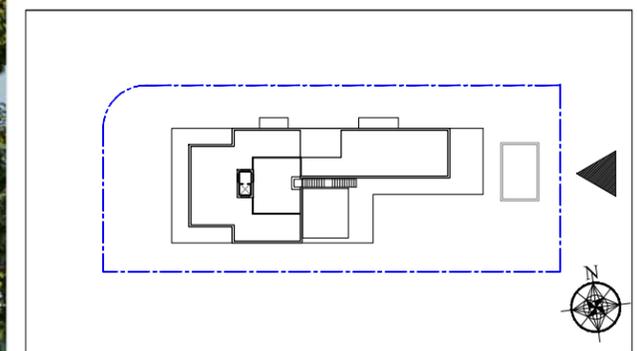
② KEY PLAN

MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	



① REAR VIEW (EAST SIDE)

MATERIAL LEGEND			
ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/ PAINT	
B	MOLDINGS	STUCCO W/ PAINT	
C	WINDOWS	ALUMINUM W/ GLASS	
D	GUARD RAILS	ALUMINUM W/GLASS	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	DECORATIVE PANEL	ALUMINUM	



② KEY PLAN



① PERSPECTIVE VIEW (28TH STREET- MERIDIAN AVE CORNER)



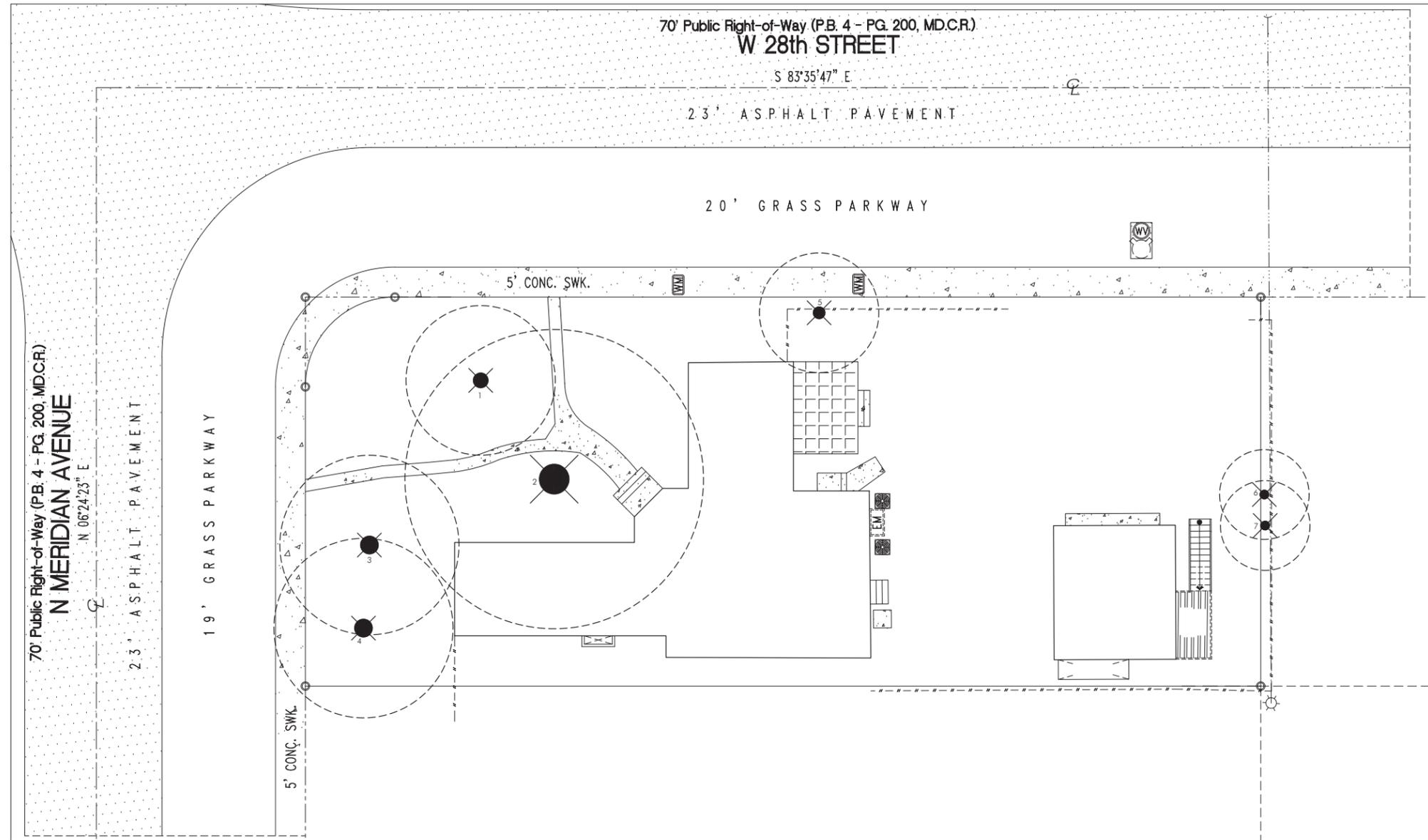
③ PERSPECTIVE VIEW (SE CORNER)



② PERSPECTIVE VIEW (28TH STREET- MERIDIAN AVE CORNER)



④ PERSPECTIVE VIEW (SE AVE CORNER)

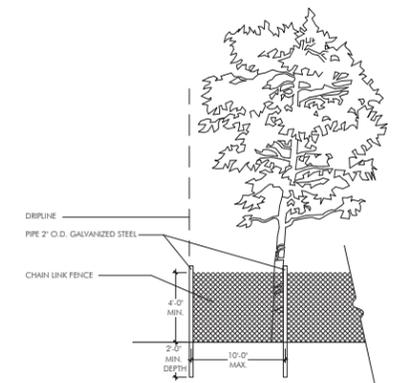


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CORP. ID# 0000266

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DOMUS MERIDIAN RESIDENCE II  
2499 MERIDIAN AVENUE  
MIAMI BEACH, FL 33140

EXISTING TREE DISPOSITION PLAN  
SCALE: 1" = 10'  
LA1.01

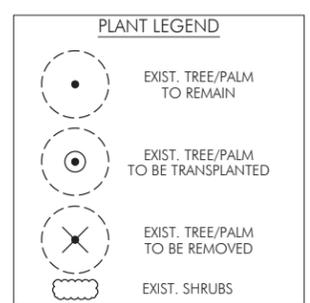


NOTES:  
- BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.  
- TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION, AND MAINTAINED THROUGHOUT CONSTRUCTION.  
- REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.  
- NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and/or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and/or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

TREE PROTECTION DETAIL  
N.T.S.

KEY	BOTANICAL NAME	COMMON NAME	SIZE		TPZ	DISPOSITION			Condition	MITIGATION S.F. CANOPY
			HT. (ft.)	SPD. (ft.)		DBH. (in.)	DIAM. (ft.)	REMAIN		
1	<i>Quercus virginiana</i>	Live Oak	25	25	14.5	9.5	X		poor	982
2	<i>Bucida buccata</i>	Black Olive	40	50	28.5	19	X		poor	3927
3	<i>Swietenia mahoganyi</i>	West Indian Mahogany	30	30	25.5	17	X		poor, treated	n/a
4	<i>Swietenia mahoganyi</i>	West Indian Mahogany	30	30	23	15	X		poor	1414
5	<i>Persea americana</i>	Avocado	25	20	4.5+14.5+16	10	X		poor	628
6	Felled by Irma									
7	Felled by Irma									
8	<i>Sabal palmetto</i>	Sabal Palm	20	15	14	8	X			177
9	<i>Sabal palmetto</i>	Sabal Palm	20	15	12.5	8	X			177
TOTAL CANOPY S.F. TO BE REPLACED										7,304
**TOTAL CANOPY S.F. PROVIDED										7,350

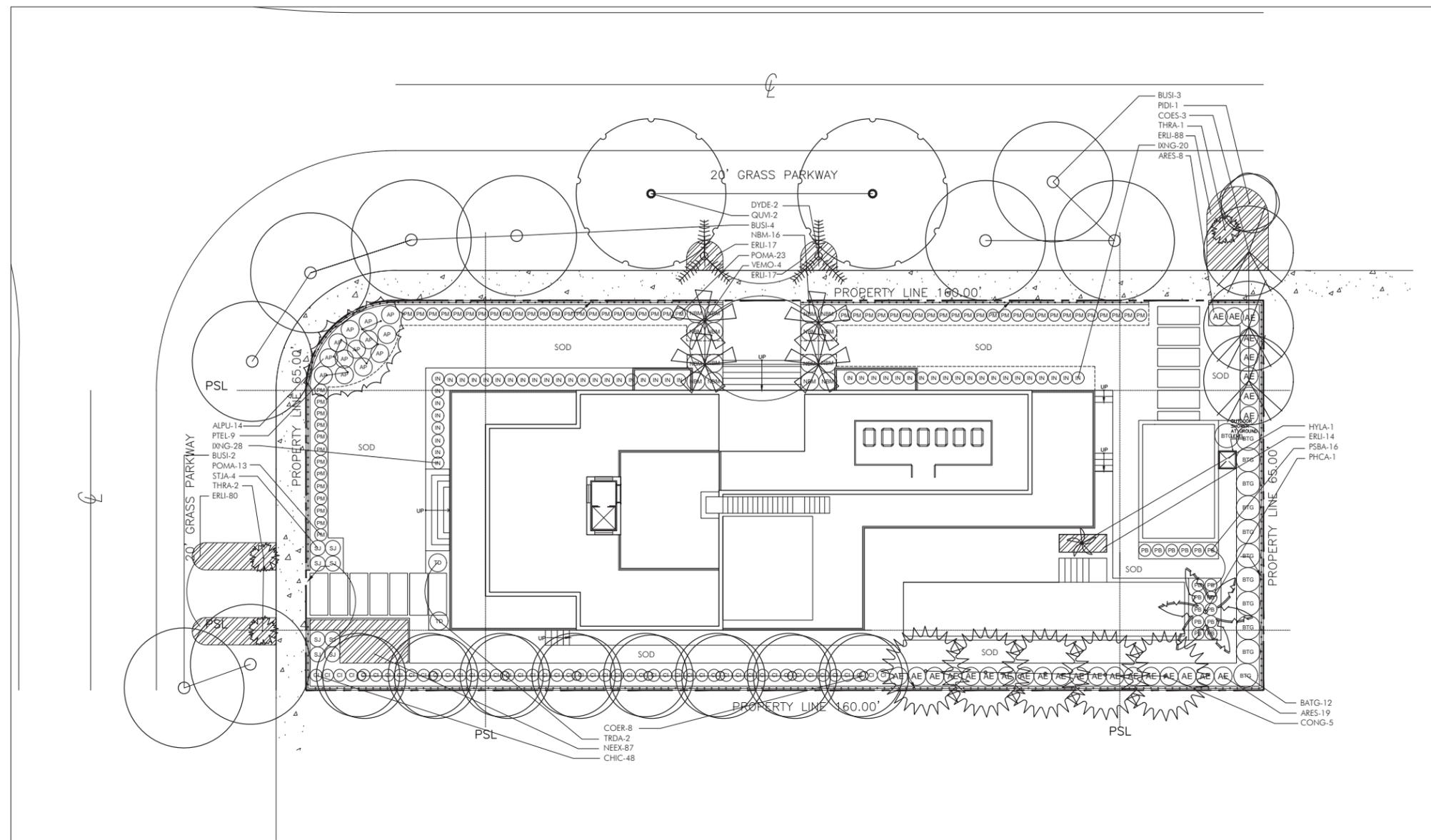
\*\*Provided per CMB ordinance with new TreePlant Planing total of (19) Cal 1 trees @ 300 s.f. ea., (4) Cal 2 trees @ 150 s.f. ea., (5) Cal 3 trees @ 100 s.f. ea. and (21) Cal 4 Palms @ 50 s.f. ea.



REV:	
TITLE	EXISTING TREE DISPOSITION PLAN
DATE	9.05.2018
SCALE	as noted
SHEET	LA1.01

Karl Gardner  
Karl Sewler  
FL IA #1569  
FL IA #667205

PLANT LIST				
<b>TREES</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursea simaruba ...Gumbo Limbo	9	ea.	14' x 6', 3" DBH
COER	Conocarpus erectus ...Green Buttonwood	8	ea.	12' x 5', 2" DBH
COES	Conocarpus erectus "Sericeus" ...Silver Buttonwood	3	ea.	10' x 6', Multitrunk, Treeform
PIDI	Pimenta dioica ...Allspice Tree	1	ea.	10' x 5', 2" DBH
QUVI	Quercus virginiana ...Live Oak	2	ea.	14' x 6', 3" DBH
<b>PALMS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm	5	ea.	10' CW
DYDE	Dypsis decaryi ...Triangle Palm	2	ea.	6' CT, align as shown on plan
HYLE	Hyophorbe lagenicaulis ...Bottle Palm	1	ea.	5' Tall O.A.
PTEL	Phycosperma elegans ...Salitara palm	9	ea.	26' Tall O.A.
PHCA	Phoenix canariensis ...Canary Island Date Palm	1	ea.	10' CW
THRA	Thrinax radiata ...Thatch Palm	3	ea.	5' Tall O.A.
VEMO	Veitchia montgomeryana ...Montgomery Palm	4	ea.	26' Tall O.A.
<b>SHRUBS AND GROUNDCOVERS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
ARES	Ardesia escallanoides ...Marlberry	27	ea.	6' Tall O.A.
ALPU	Alpinia purpurata ...Red Shell Ginger	13	ea.	24" x 24"
BATG	Bambusa textilis gracilis ...Graceful Bamboo	12	ea.	8' Tall O.A., 7 culms min. per pot
CHIC	Chrysobalanus icaco ...Cocoplum	48	ea.	24" x 24", @ 30" O.C.
ERU	Ernodea littoralis ...Golden Creeper	216	ea.	18" x 18", @ 18" O.C.
IXNG	Ixora chinensis "Nora Grant" ...Nora Grant Ixora	48	ea.	18" x 18"
NEBM	Nephrolepis biserrata "Macho" ...Macho Fern	16	ea.	3 Gal. Cans, Full
NEEX	Nephrolepis exaltata ...Boston Fern	87	ea.	1 Gal., 12" O.C.
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	16	ea.	18" x 18"
POMA	Podocarpus macrophylla ...Maki Yew	61	ea.	24" x 18"
STJA	Stachytarpheta jamaicensis ...Blue Porterweed	8	ea.	24" x 18", @ 30" O.C.
TRDA	Tripsacum dasyloides ...Fakahatchee Grass	2	ea.	3 gal cans, full
<b>MISCELLANEOUS</b>				
sod	St. Augustine "Floratom"	as req.	s.f.	solid sod
	Planting Soil	as req.	c.y.	
	80% Silica Sand			
	20% Everglades Muck			



**CITY OF MIAMI BEACH**  
**LANDSCAPE LEGEND**  
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RS-3 Lot Area 10,352 Acres .24

	REQUIRED/ ALLOWED	PROVIDED
<b>OPEN SPACE</b>		
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>10,352</u> s.f. x _____ % = _____ s.f.	0	4524 (44%)
B. Square feet of parking lot open space required as indicated on site Number of parking spaces <u>0</u> x 10 s.f. parking space =	0	0
C. Total square feet of landscaped open space required: A+B=	0	4524 (44%)
<b>LAWN AREA CALCULATION</b>		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>4,524</u> s.f.	2,262	2,256
<b>TREES</b>		
A. Number of trees required per lot (2 front yard + 3 back yard + 1 per 1000 s.f. above 6000 s.f. yard, less existing number of trees meeting minimum requirements=	10	12
B. % Natives required: Number of trees provided x 30% =	3	22
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	5	23
D. Street Trees (maximum average spacing of 20' o.c.) <u>205</u> linear feet along street divided by 20'=	11	11
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>20</u> linear feet along street divided by 20'=	1	1
<b>SHRUBS</b>		
A. Number of shrubs required: Sum of lot and street trees req x 12=	264	467
B. % Native shrubs required: Number of shrubs provided x 50%=	234	333
<b>LARGE SHRUBS OR SMALL TREES</b>		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	27	39
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	14	27

**MITIGATION PLANTING:**  
 -(19) Cat 1 trees @ 300 s.f. ea.  
 -(4) Cat 2 trees @ 150 s.f. ea.  
 -(0) Cat 3 trees @ 100 s.f. ea.  
 -(21) Cat 4 Palms @ 50 s.f. ea.



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**DOMUS MERIDIAN RESIDENCE II**  
2499 MERIDIAN AVENUE  
MIAMI BEACH, FL 33140

REV:	
TITLE	PLANTING PLAN
DATE	9.05.2018
SCALE	as noted
SHEET	LA2.01



Ken Gardner  
Kelli Sewler

FL LA #1569  
FL LA #667205

**LANDSCAPE SPECIFICATIONS**  
**PART 1 - GENERAL**

- 1.1 SCOPE  
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS  
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNLGA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.
- 1.3 INVESTIGATION OF UTILITIES  
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS  
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 PLANT SIZES  
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

- 1.6 PLANT QUALITY  
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

- C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

- 1.7 PLANT QUANTITY  
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

- 1.8 UNIT PRICES  
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

- 1.9 SUBMITTALS  
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

- 1.10 CLEAN-UP/MAINTENANCE OF TRAFFIC  
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE  
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:  
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

- 1.12 ACCEPTANCE OF INSTALLATION  
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect or the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

- 1.13 GUARANTEE  
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

- 1.14 REPLACEMENT  
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor or least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

**PART 2 - MATERIALS**

- 2.1 PLANTING SOIL  
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

- B. Soil for Sodded Areas: Soil to be coarse lawn sand.

- 2.2 FERTILIZER  
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: IESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

- 2.3 WATER  
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

- 2.4 MULCH  
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

- 2.5 ROOT BARRIER MATERIAL  
A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.

- B. Install per details in the plans.

**PART 3 - INSTALLATION PROCEDURES**

- 3.1 LAYOUT  
A. Verify location of all underground utilities and obstructions prior to excavation.

- 3.2 HERBICIDE TREATMENT  
A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain or least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

- 3.3 PLANT PIT EXCAVATION AND BACKFILLING  
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

- 1.4 SUBSTITUTIONS  
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

- 1.5 PLANT SIZES  
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

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A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

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- 1.10 CLEAN-UP/MAINTENANCE OF TRAFFIC  
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

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A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

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- 1.14 REPLACEMENT  
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor or least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

- 2.1 PLANTING SOIL  
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

- B. Soil for Sodded Areas: Soil to be coarse lawn sand.

- 2.2 FERTILIZER  
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: IESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

- 2.3 WATER  
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

- 2.4 MULCH  
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

- 2.5 ROOT BARRIER MATERIAL  
A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.

- B. Install per details in the plans.

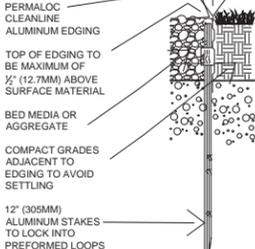


**SIZE:**  
□ ½" X 5½" (3.2MM X 140MM), 0.072" (1.82MM) THICK  
w/ 0.135" (3.43MM) EXPOSED TOP LIP

**FINISH LEGEND:**  
(MF) MILL FINISH-NATURAL ALUMINUM

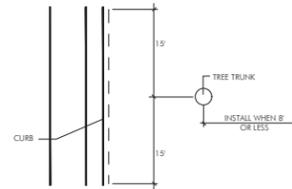
**NOTES:**

- INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
- 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 1/2" (305 MM) ALUMINUM STAKES. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 1/2" (305 MM) ALUMINUM STAKES.
- CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
- PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
- CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT: WWW.PERMALOC.COM

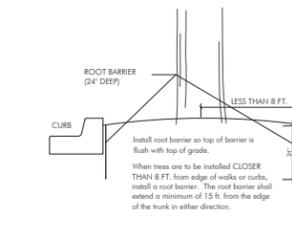


**ALUMINUM EDGING DETAIL**

N.T.S.

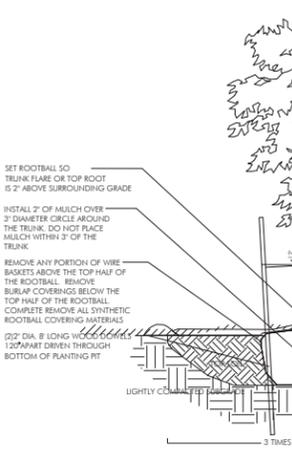


**PLAN VIEW**



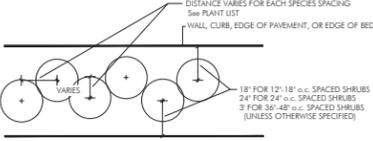
**ROOT BARRIER INSTALLATION DETAIL**

N.T.S.



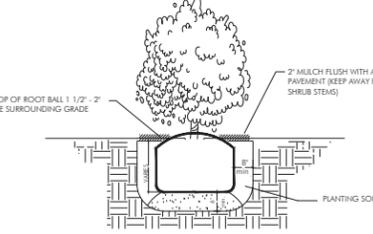
**PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER**

N.T.S.



**SHRUB SPACING DIAGRAM**

N.T.S.



**SHRUB INSTALLATION DETAIL**

N.T.S.



**DETAIL A**

N.T.S.

CURVED TRUNK LEAN ANGLE AS NOTED ON PLAN/PLANT LIST

- NOTE: USE 4" X 4" STAKES PALMS OVER 1 1/2" CALIPER
- PROVIDE FOUR 2X4 PINE STAKES 12" APART (WITH STAKE #2 NECESSARY TO SUPPORT LEAN) ATTACH WINALS TO BATTENS NO NAILS IN TREE

- SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE

- INSTALL 2" OF MULCH OVER 3" DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK

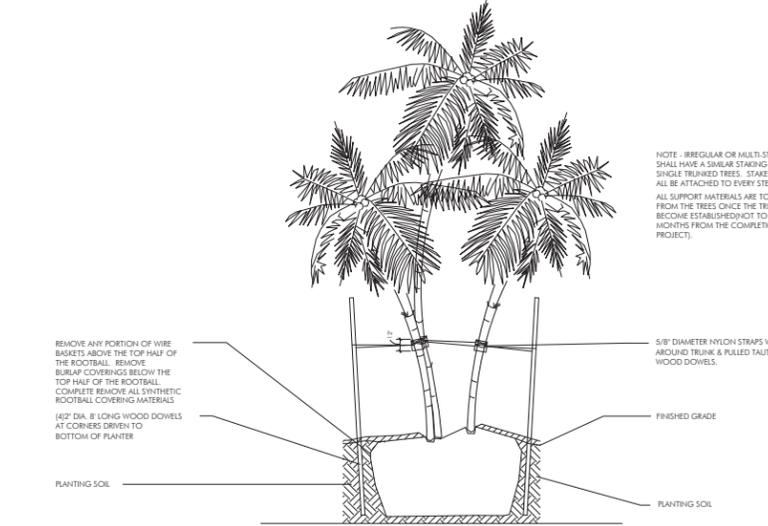
- REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

- WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

- ANGLE SUBGRADE BASE AND ROOTBALL IF NECESSARY TO ACHIEVE SPECIFIED LEAN ANGLE

**PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS**

N.T.S.



**MULTI-TRUNKED TREE/PALM BRACING DETAIL**

N.T.S.



**DETAIL A**

N.T.S.

NOTE: USE 4" X 4" STAKES TREES & PALMS OVER 1 1/2" CALIPER

- PROVIDE THREE 2X4 PINE STAKES 12" APART ATTACH WINALS TO BATTENS NO NAILS IN TREE

- SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE

- INSTALL 2" OF MULCH OVER 3" DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK

- REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

- WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

- DETAIL A

**PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER**

N.T.S.

**BATTEN DETAIL B**

N.T.S.

- NOTE: USE 4" X 4" STAKES PALMS OVER 1 1/2" CALIPER

- PROVIDE FOUR 2X4 PINE STAKES 12" APART (WITH STAKE #2 NECESSARY TO SUPPORT LEAN) ATTACH WINALS TO BATTENS NO NAILS IN TREE

- SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE

- INSTALL 2" OF MULCH OVER 3" DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK

- REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

- WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

- ANGLE SUBGRADE BASE AND ROOTBALL IF NECESSARY TO ACHIEVE SPECIFIED LEAN ANGLE

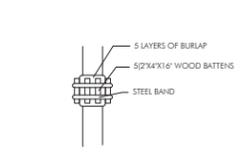
**PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS**

N.T.S.



**MULTI-TRUNKED TREE/PALM BRACING DETAIL**

N.T.S.



**DETAIL A**

N.T.S.

NOTE: USE 4" X 4" STAKES TREES & PALMS OVER 1 1/2" CALIPER

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- WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

- DETAIL A



GARDNER + SEMLER  
LANDSCAPE ARCHITECTURE  
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214  
MIAMI, FL 33015  
P 305.392.1014 F 305.392.1019  
CORP. 1 D # 0 0 0 2 6 6

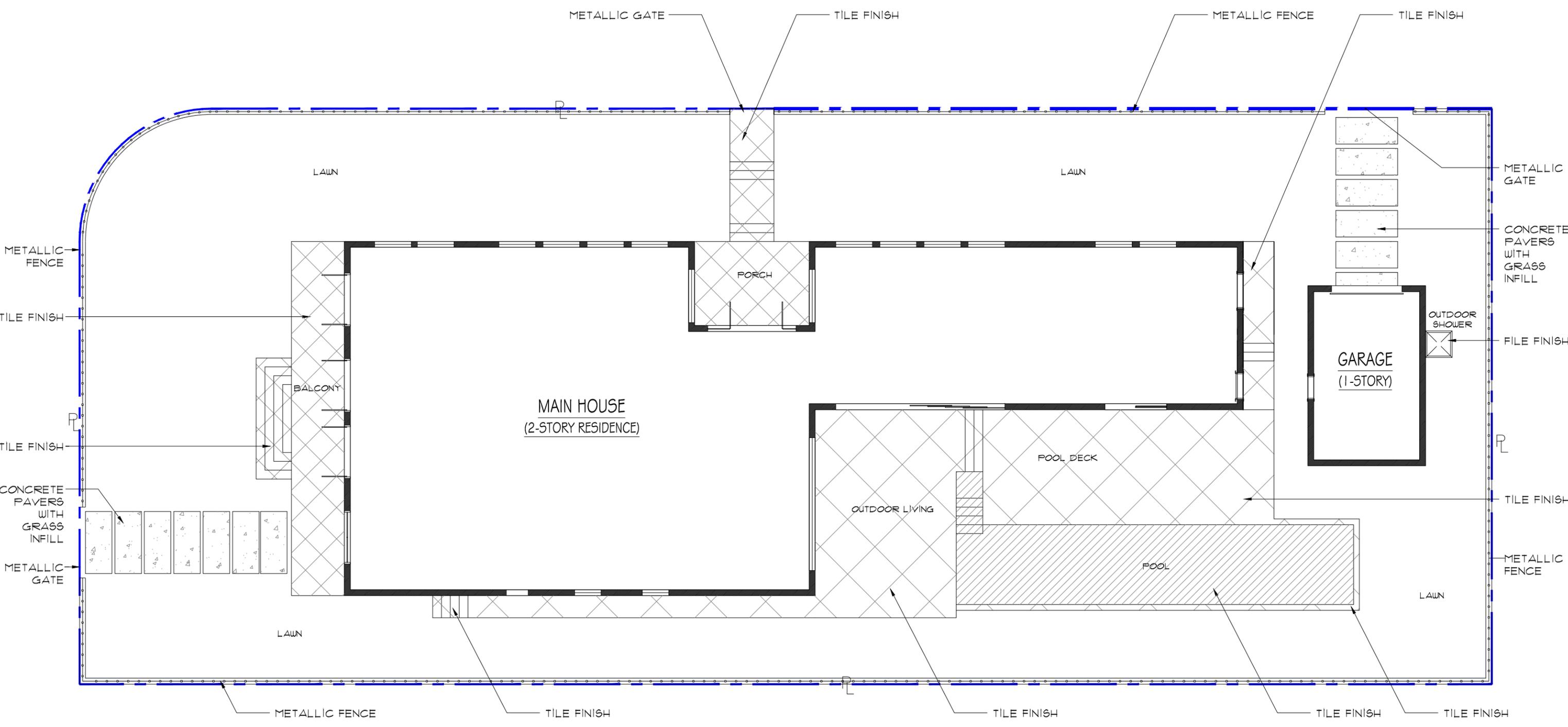
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DOMUS MERIDIAN RESIDENCE II  
2499 MERIDIAN AVENUE  
MIAMI BEACH, FL 33140

REV	
TITLE	PLANTING SPECS AND DETAILS
DATE	9.05.2018
SCALE	as noted
SHEET	LA2.01

Ken Gardner  
Kelli Semler

FL IA #1569  
FL LA #6647205



**1 HARDSCAPE PLAN**  
 SCALE: 3/32" = 1'-0"

**H&W INTERNATIONAL**  
 419 NE 19TH ST. APT 501  
 MIAMI, FL. 33132  
 P. 786.253.6013

PROJECT TITLE:  
**2499 N. MERIDIAN RESIDENCE**  
 2499 N MERIDIAN AVE., MIAMI BEACH FL. 33140  
 FOLIO NUMBER: 02-3227-006-0460  
 ISSUE DATE: SEPTEMBER 07, 2018 (FINAL SUBMITTAL: NOV DRB)

REVISIONS:

1	_____
2	_____
3	_____
4	_____

PROJECT N. : HW4-10  
 SCALE:  
 DRAWN BY: YH/SW  
 APPR BY:  
 DATE:

SEAL:  
  
**YIMING HO**  
 AR99574

SHEET TITLE:  
**HARDSCAPE PLAN**

SHEET NO:  
**L0.1**

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