

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3400 CHASE AVENUE		
2	Folio number(s):	02-3227-007-0130		
3	Board and file numbers :	DRB0616-0040		
4	Year built:	1940	Zoning District:	RS-3
5	Based Flood Elevation:	8	Grade value in NGVD: + 8.00'	8
6	Adjusted grade (Flood+Grade/2):	2.08' + 8.00' / 2 = +5.04'	Free board: +1 = + 9.00'	YES
7	Lot Area:	17,738 SF		
8	Lot width:	98.16'@FRONT -77.77'@ RE	Lot Depth:	200.0' (S) 201.2' (N)
9	Max Lot Coverage SF and %:	5,321.4 SF (30%)	Proposed Lot Coverage SF and %:	5,215 (29%)
10	Existing Lot Coverage SF and %:	5,560.2 SF (31.4%)	Lot coverage deducted (garage-storage) SF:	250 SF
11	Front Yard Open Space SF and %:	1,813 SF (62.5%)	Rear Yard Open Space SF and %:	2,050.5 SF (86%)
12	Max Unit Size SF and %:	8,846 SF (50%)	Proposed Unit Size SF and %:	7,376 SF (41.5%)
13	Existing First Floor Unit Size:	5,560.2 SF	Proposed First Floor Unit Size:	4,291 SF (24%)
14	Existing Second Floor Unit Size	3,633 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	83.50%
15			Proposed Second Floor Unit Size SF and % :	3,585 SF (20%)
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:	24'-28'	22'-7"	25'-1"	1'-1"
18	Setbacks:				
19	Front First level:	20'	25'-5 3/8"	30'	N/A
20	Front Second level:	30'	104'-3 3/4"	30'	N/A
21	Side 1:	9.5'	11'-5 3/8"	12'-1"	N/A
22	Side 2 or (facing street):	9.5'	10'-8 1/2"	12'-1"	N/A
23	Rear:	30'	52'-1 1/2"	38'-8 1/2"	N/A
	Accessory Structure Side 1:	N/A			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
26	Sum of Side yard :	3,356 SF			
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?			YES	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

3400 CHASE HOUSE

3400 CHASE AVENUE
MIAMI BEACH, FL 33140



REAR VIEW

JULY 15TH, 2016
FINAL SUBMITAL

INDEX OF SHEETS

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SURVEY	

PROJECT SCOPE

THE INTENT AT 3400 CHASE AVENUE IS TO CREATE A STRUCTURE THAT WILL SERVE AS A SINGLE-FAMILY HOME IN MIAMI BEACH, FL. REFURBISHMENT OF THE EXISTING STRUCTURE WAS CONSIDERED, HOWEVER, IT WAS DETERMINED THAT A NEW STRUCTURE WOULD PROVIDE BETTER FUNCTIONALITY AND USE OF SPACE, AS WELL AS PROVIDE AN OPPORTUNITY TO INCORPORATE MODERN AMENITIES AND INTRODUCE A FAÇADE THAT IMPROVE THE VIEW OF THE HOME FROM THE STREET AND ADJACENT PROPERTIES. THE ORIENTATION AND DESIGN OF THE NEW HOME WILL TAKE ADVANTAGE OF THE VIEWS OF THE GOLF COURSE AND THE BISCAYNE WATERWAY, WHILE INTEGRATING WITH THE SURROUNDING COMMUNITY. THE FIRST PHASE OF THE PROJECT WILL FOCUS ON THE DEMOLITION OF THE EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, APPROXIMATELY 5,560 SQUARE FEET, AND POOL. THE SECOND PHASE WILL FOCUS ON THE CONSTRUCTION OF THE NEW RESIDENCE - 7,458 SQUARE FEET, WITH SEVEN (7) BEDROOMS, SEVEN (7) FULL BATHROOMS, TWO (2) HALF BATHROOMS AND A TWO-CAR GARAGE. A 50'X10' POOL WILL BE CONSTRUCTED. SIX (6) TERRACES AND PROPERTYWIDE LANDSCAPING WILL ALSO BE INCLUDED TO ENHANCE THE PROPERTY AND COMMUNITY OVERALL.



R-S
Reimmer-Spellacy
Architects

YES BY 122 Pass

100% Pass 2/16

NO BY 255

100% Pass



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Notes:

If not applicable write N/A

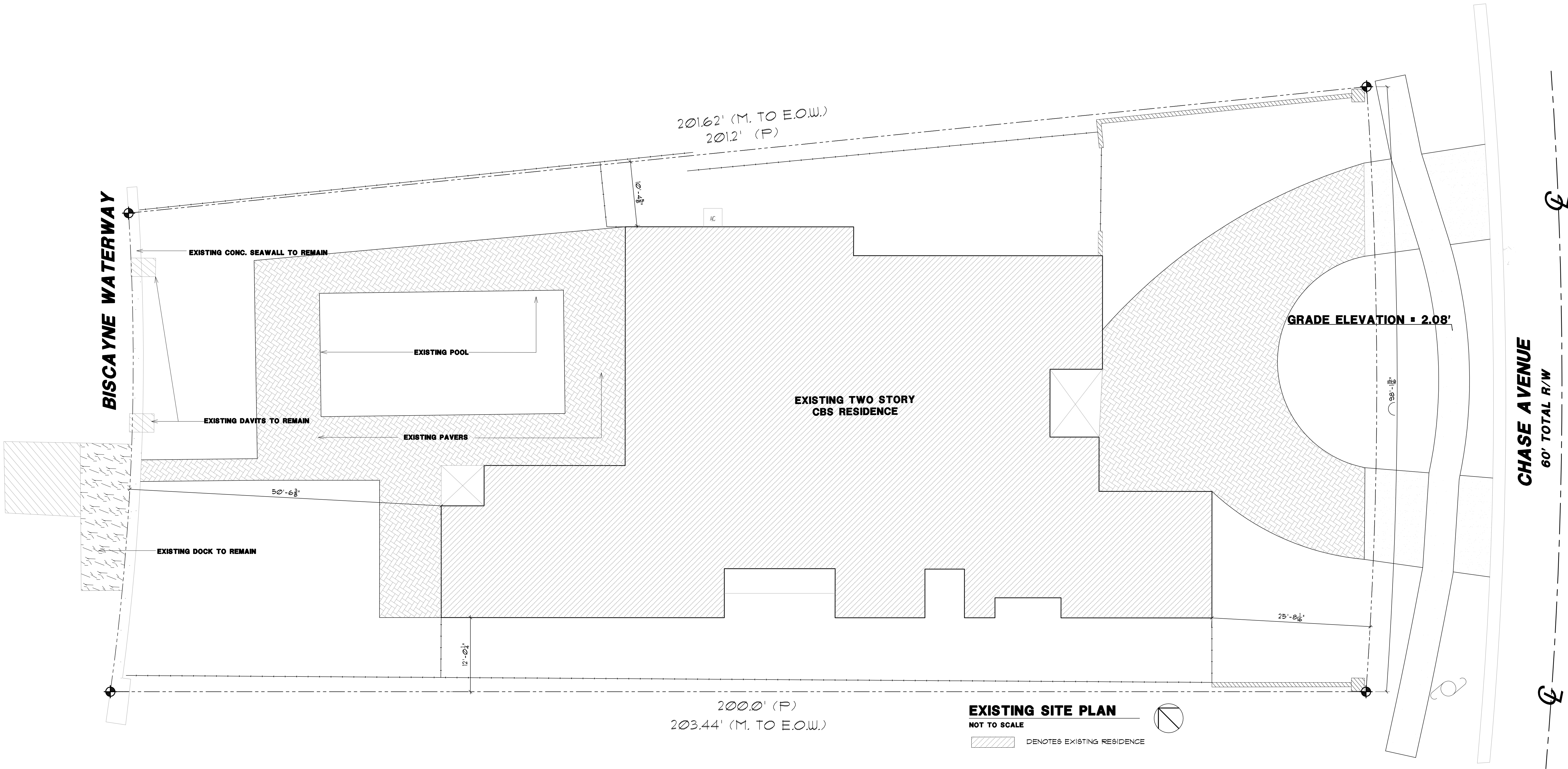
Signature
Request Return-to-Spellacy
License No. 708-85049

CITY OF MIAMI BEACH ZONING
DATA SHEET

DESIGN REVIEW BOARD 9/8 /16
3400 CHASE HOUSE
3400 CHASE AVENUE, MIAMI BEACH, FL 33140

DRAWN R.R.S.
CHECKED R.R.S.
DATE 7-1-16
PROJ. NO. 1603
REVISIONS

SHEET
A-1



EXISTING SITE PLAN

NOT TO SCALE
DENOTES EXISTING RESIDENCE

R-S

Raimundez-Spellacy Architects

7670 SW 132 Place
Miami, Florida 33183
305-496-2707
AA3600169

Signature
Raquel Raimundez-Spellacy
License No. AR-95049

EXISTING SITE PLAN

DESIGN REVIEW BOARD 9/6/16
3400 CHASE HOUSE
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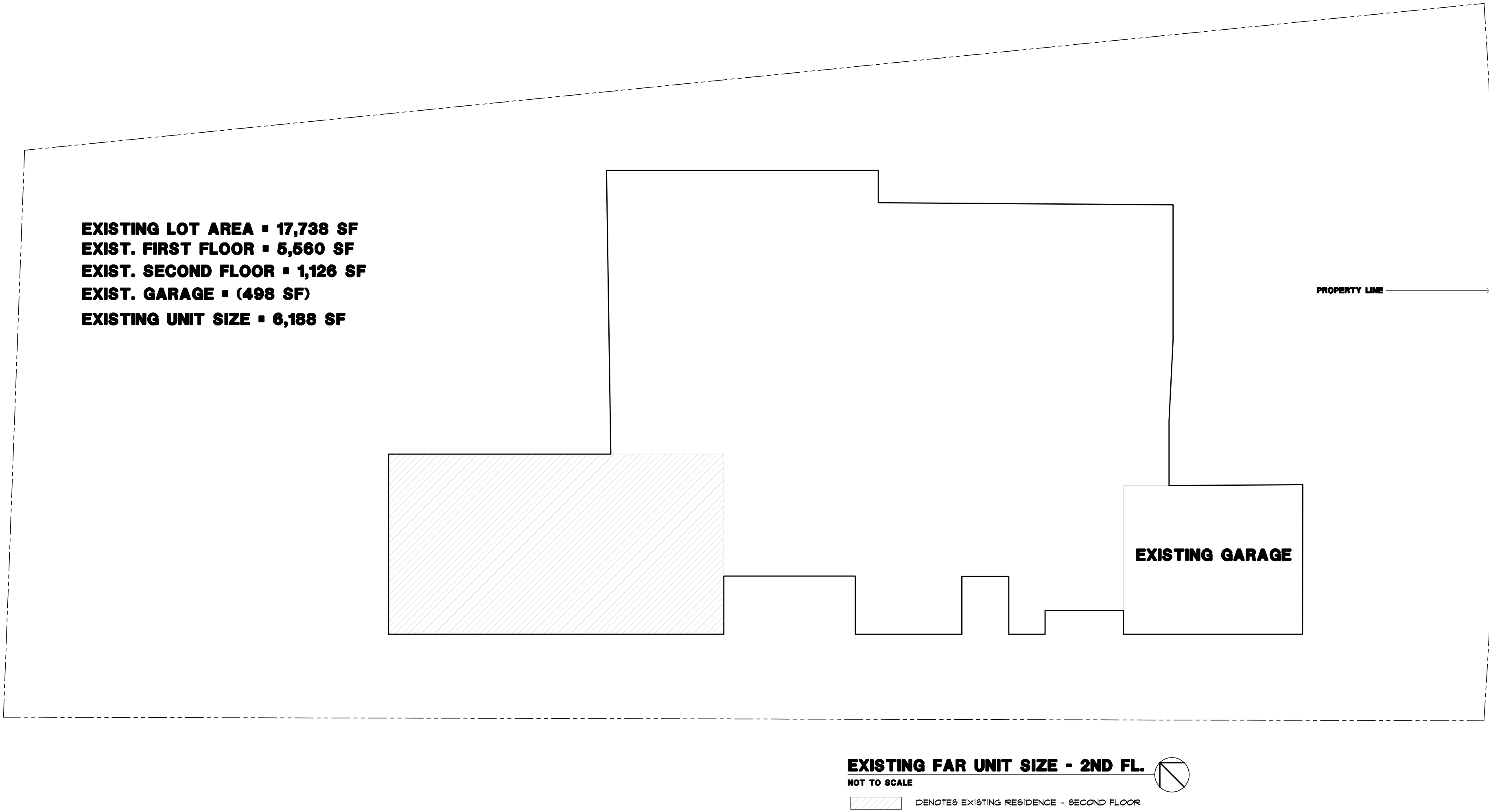
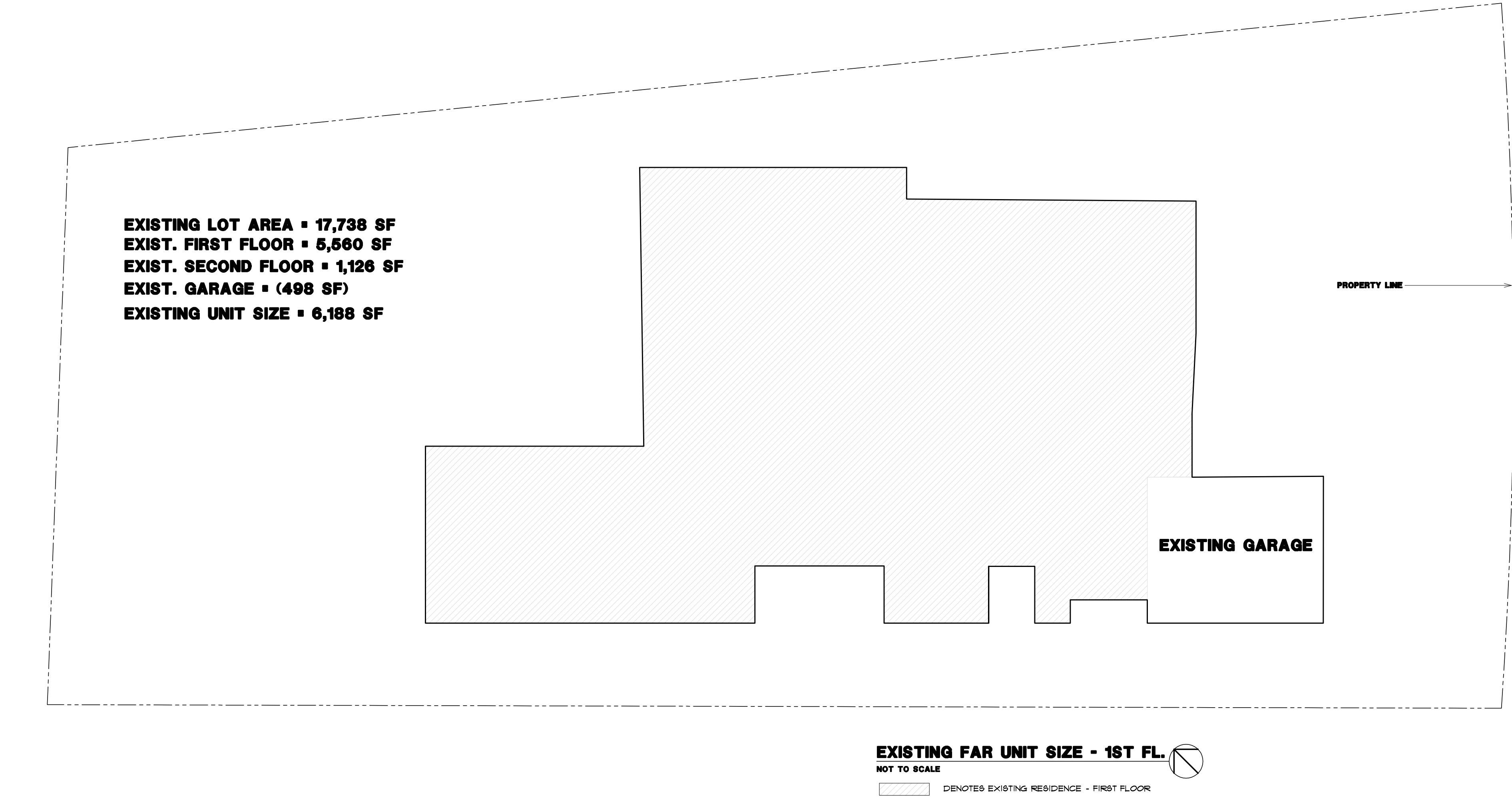
EXISTING FAR UNIT SIZE

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3400 CHASE HOUSE
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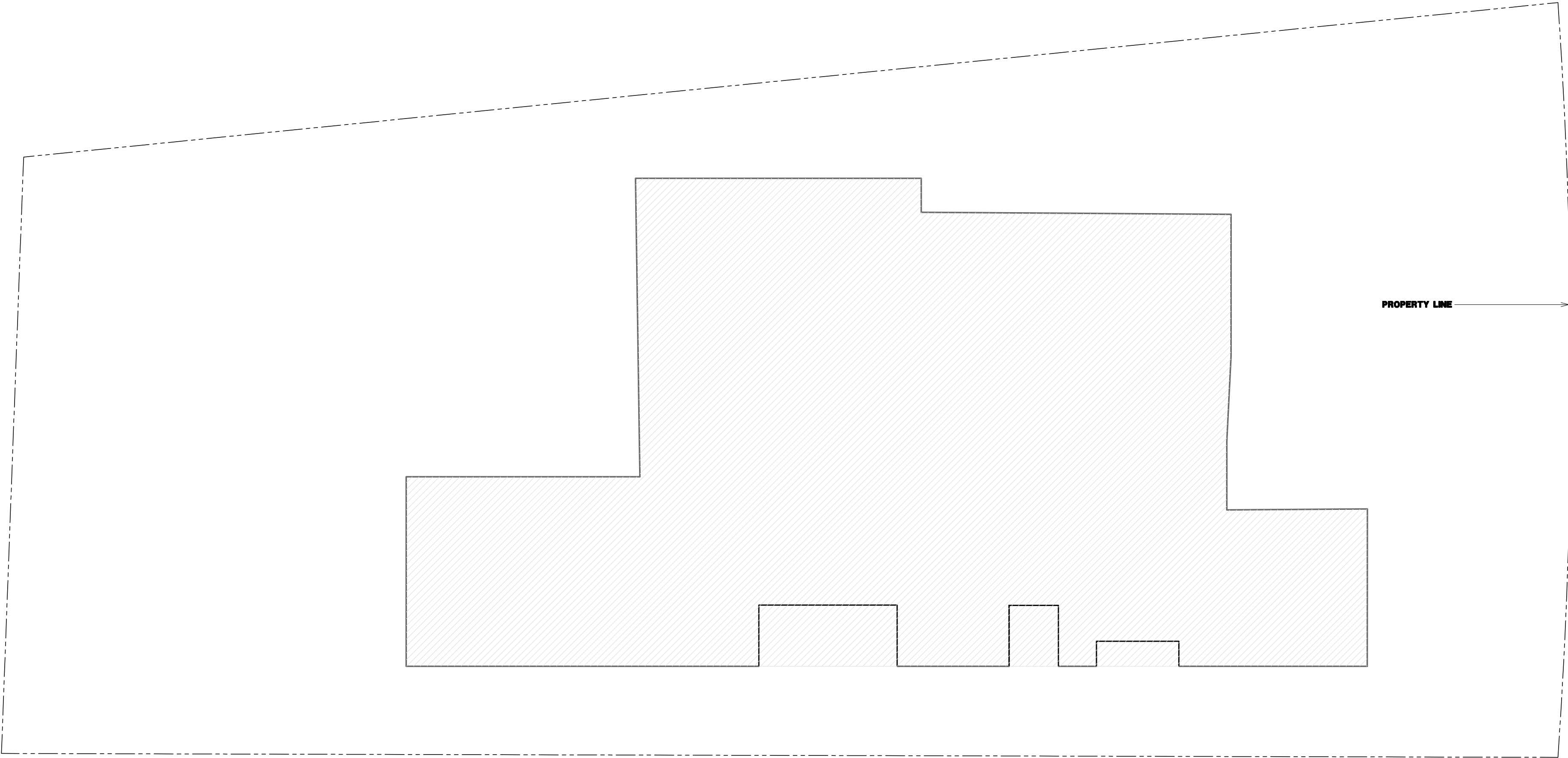
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A-4



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EXISTING LOT AREA ▪ 17,738 SF
EXISTING LOT COVERAGE ▪ 5,788 SF

EXISTING FAR LOT COVERAGE
SCALE: NOT TO SCALE

 DENOTES EXISTING LOT COVERAGE



EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN

DESIGN REVIEW BOARD 9/6/16

3400 CHASE HOUSE

3400 CHASE AVENUE, MIAMI BEACH, FL 33140

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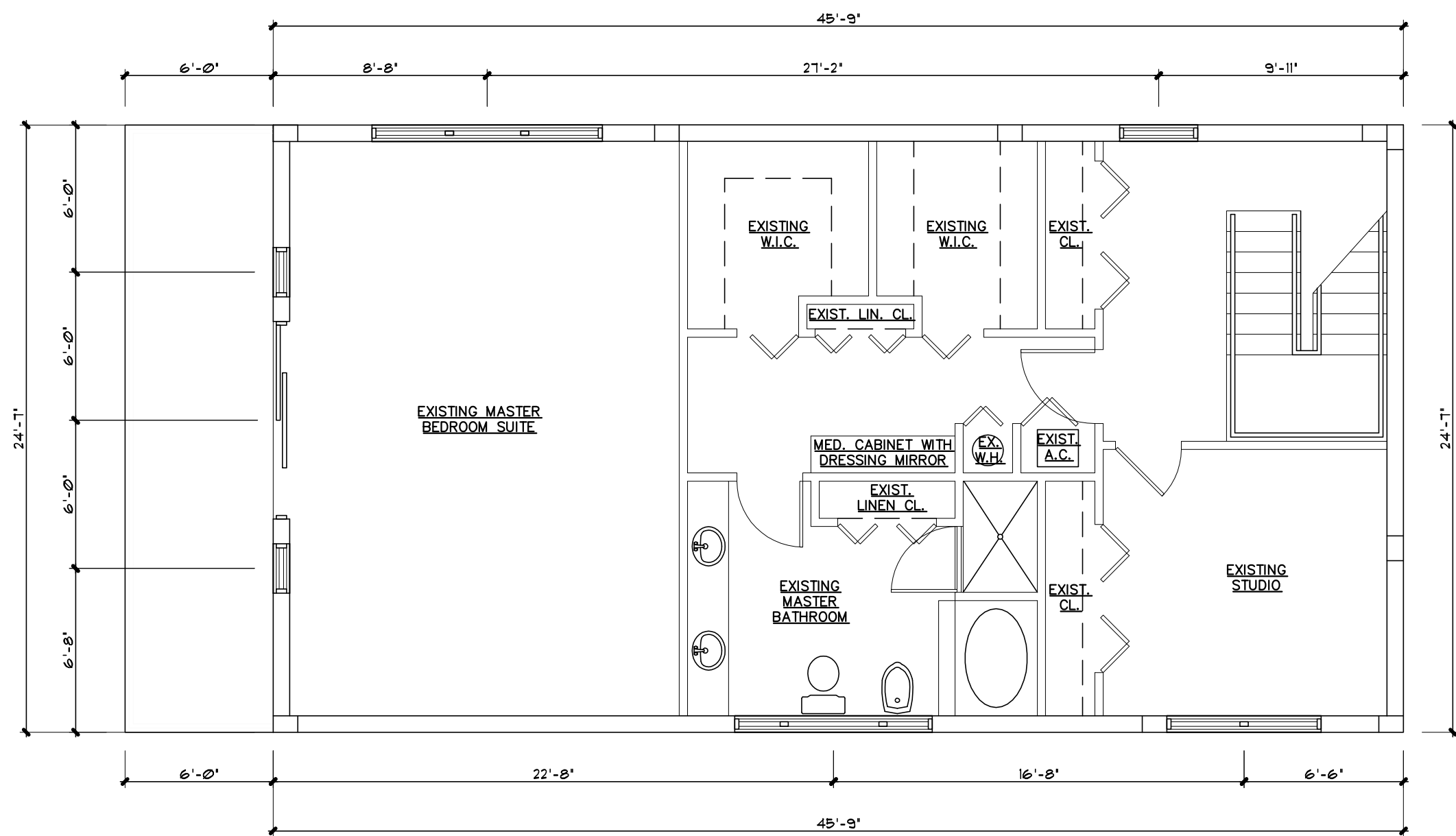
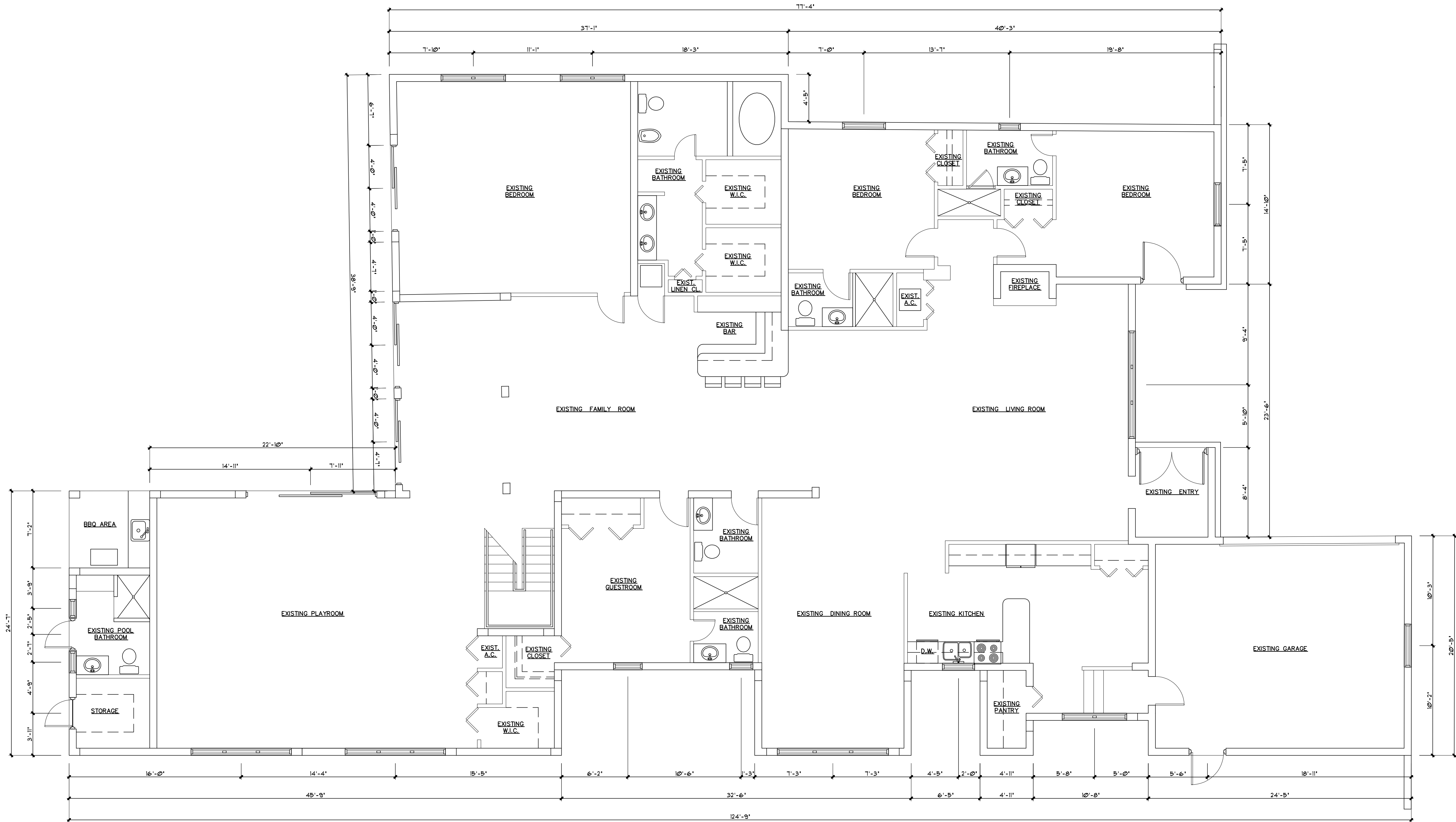
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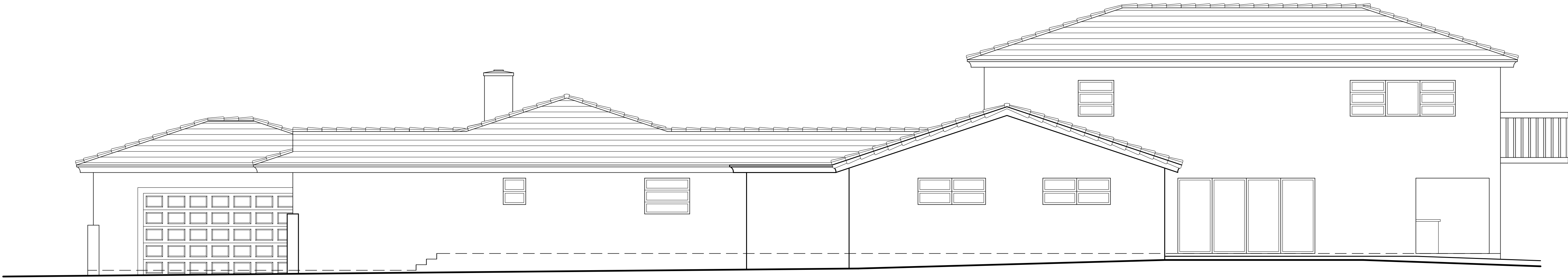
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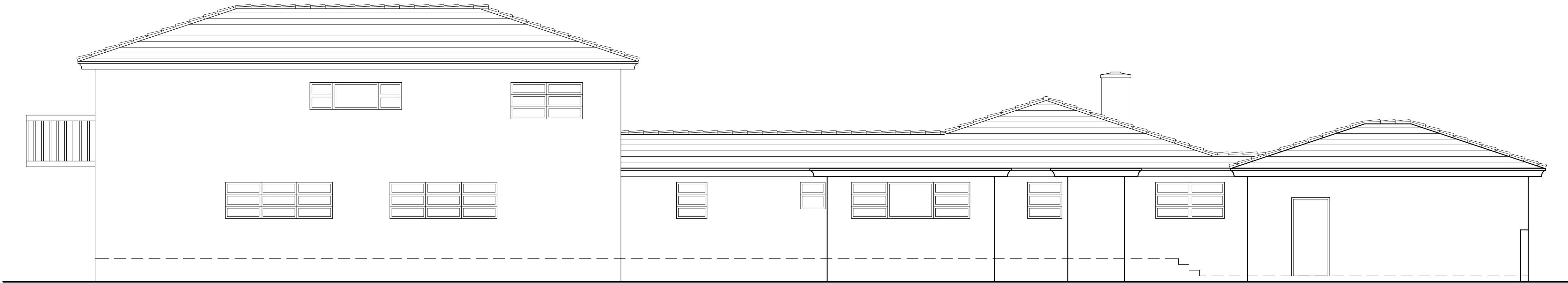




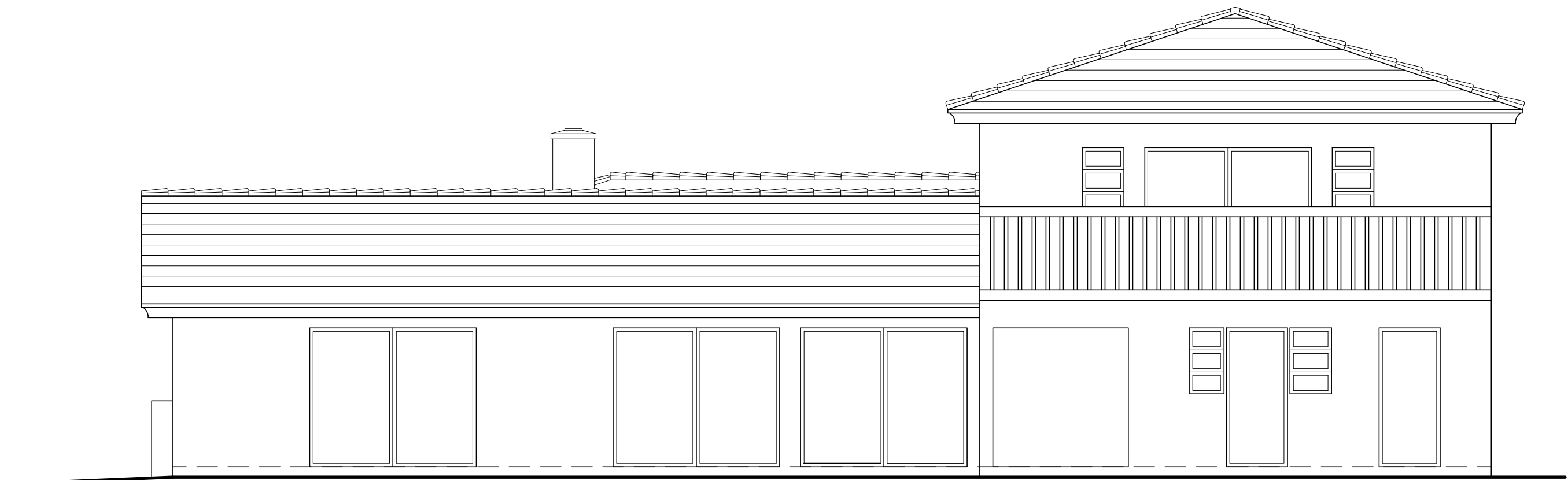
EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

R-S

Raimundez-Spellacy Architects

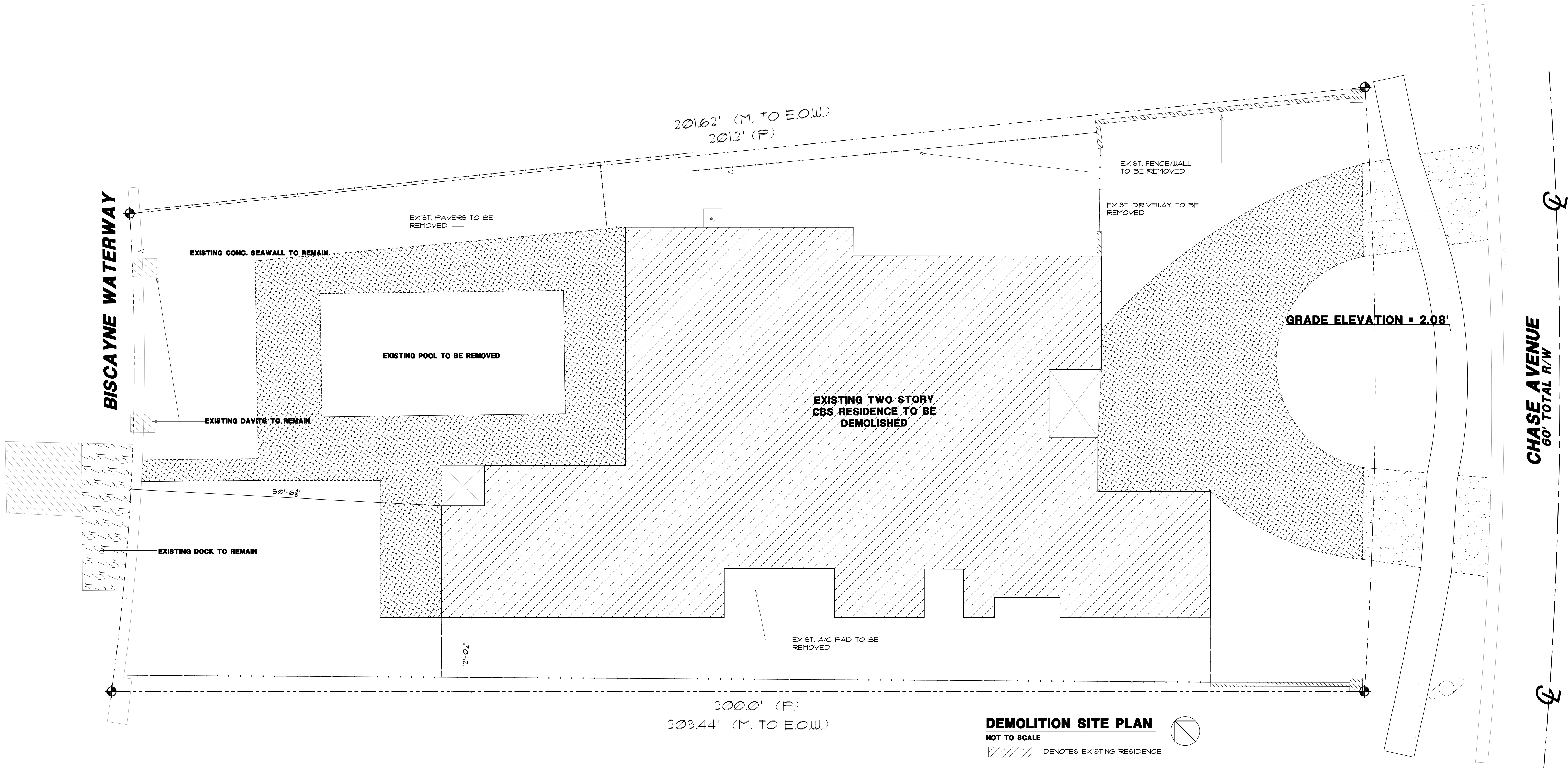
7670 SW 132 Place
Miami, Florida 33183
305-496-2707
AA3690169

Signature
Raquel Raimundez-Spellacy
License No. AR-95049

EXISTING ELEVATIONS

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3400 CHASE AVENUE, MIAMI BEACH, FL 33140

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DEMOLITION FLOOR PLANS

DESIGN REVIEW BOARD 9/6/16

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3400 CHASE AVENUE, MIAMI BEACH, FL 33140

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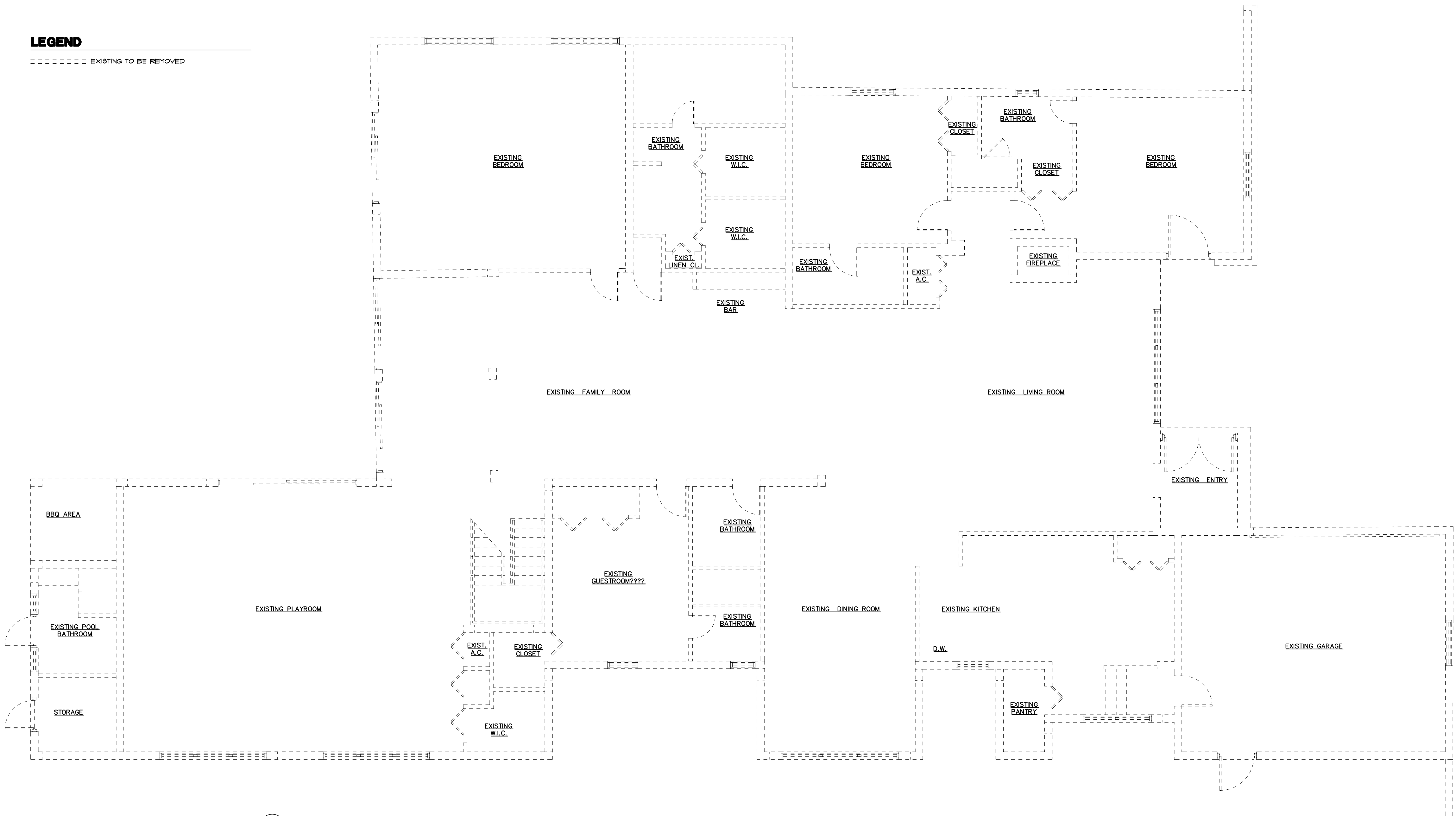
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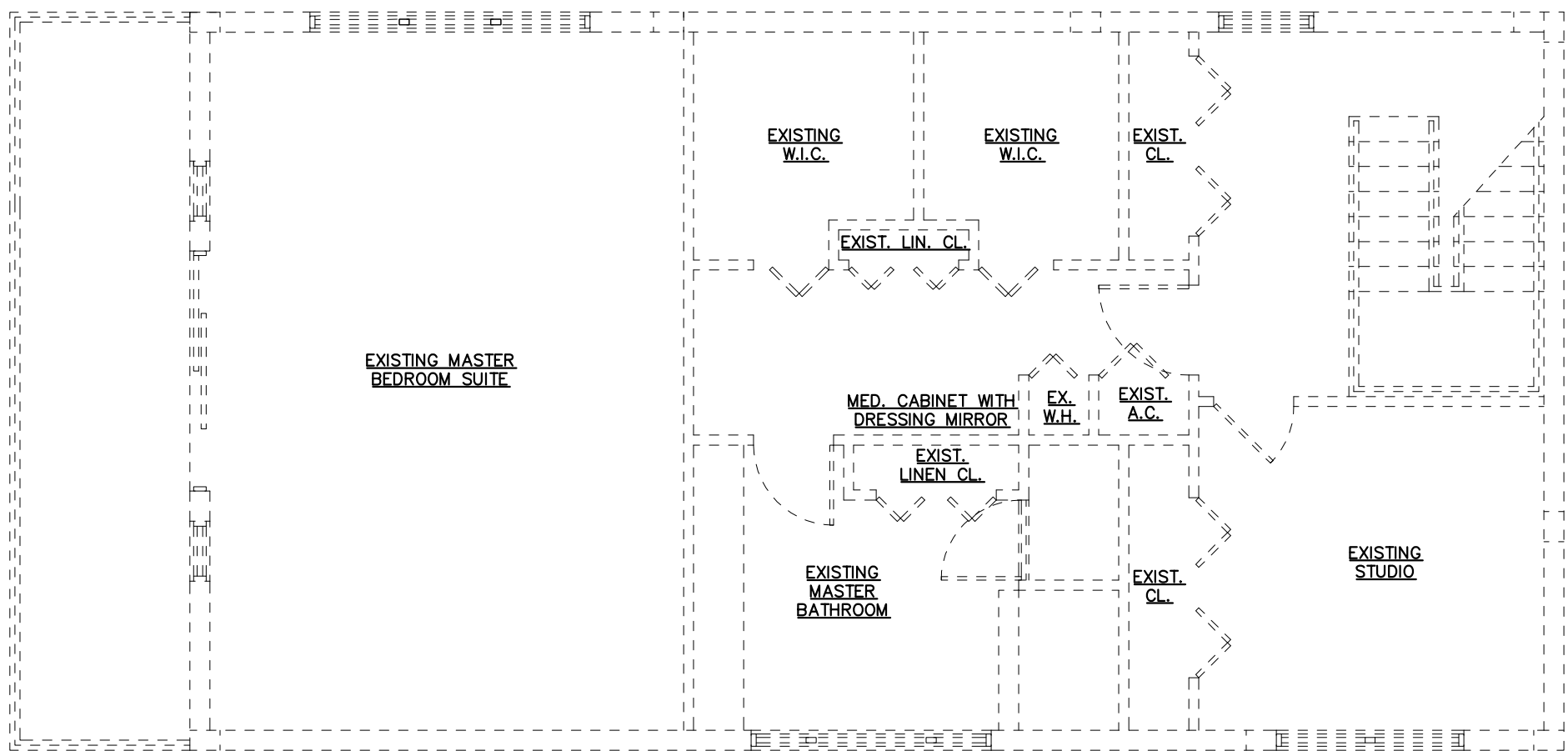
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LEGEND

===== EXISTING TO BE REMOVED

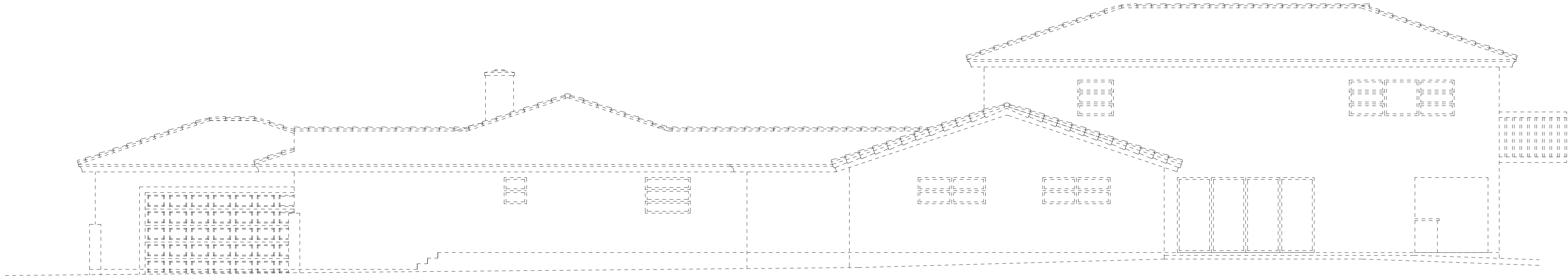


DEMOLITION FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



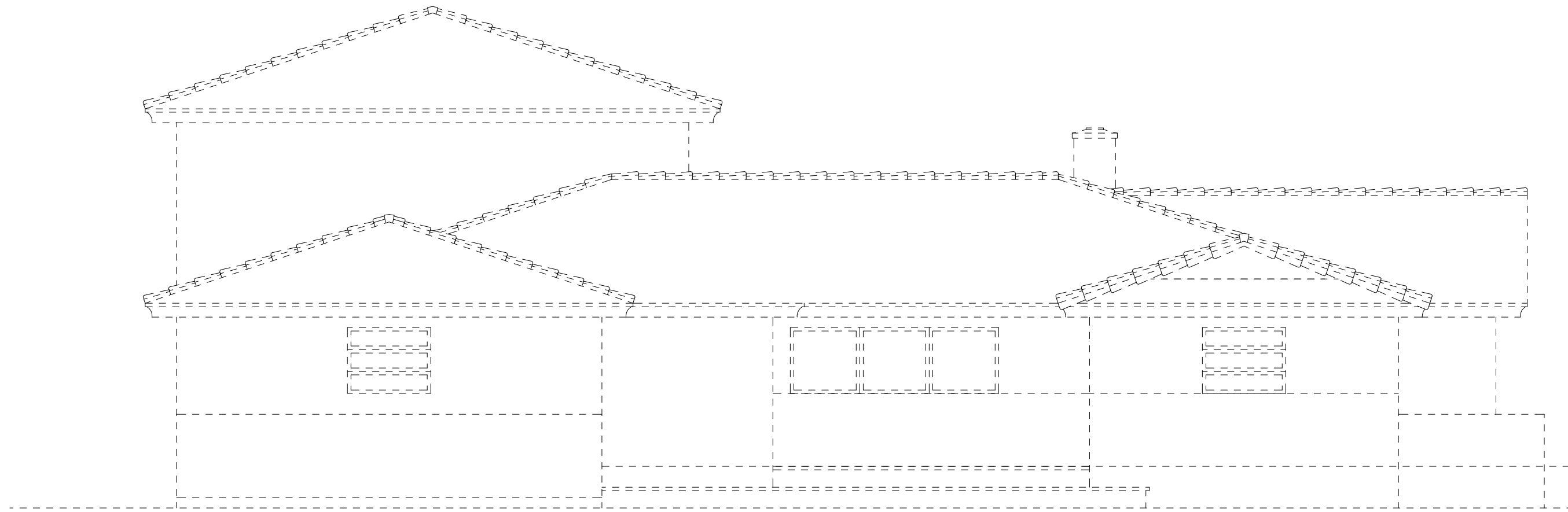
DEMOLITION SECOND FLOOR PLAN





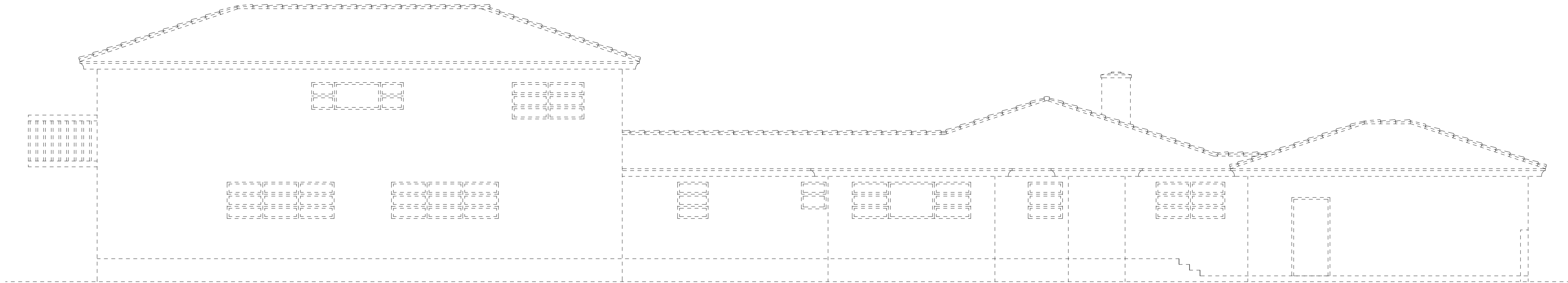
DEMOLITION NORTH ELEVATION

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



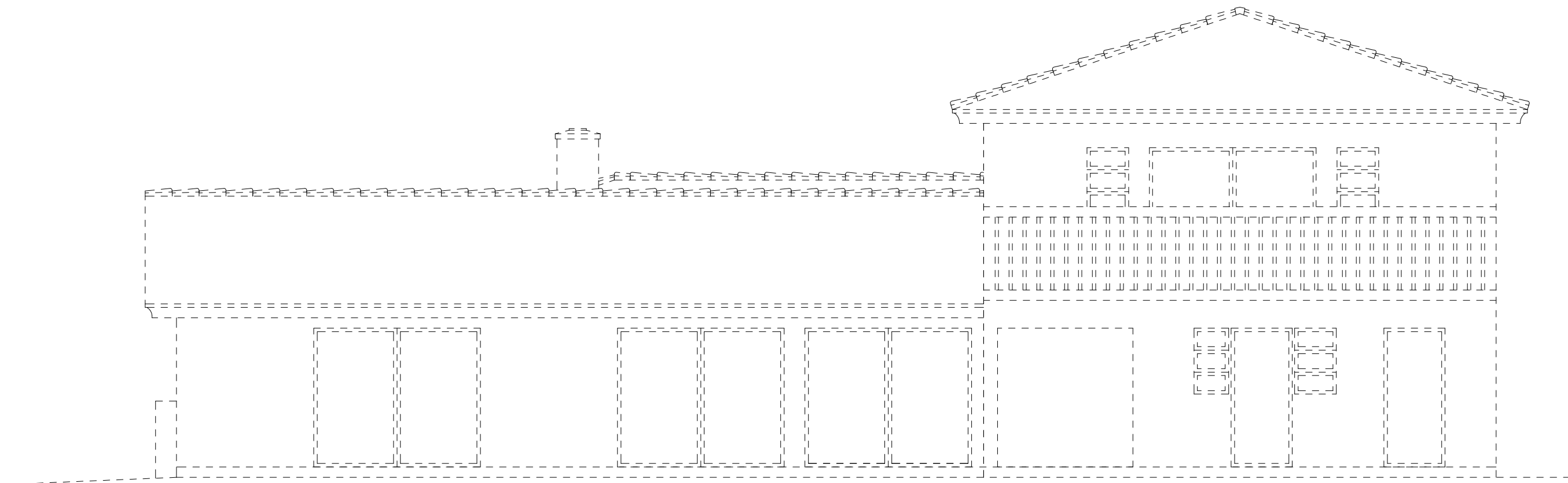
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SCALE: 3/16"=1'-0"



DEMOLITION SOUTH ELEVATION

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



DEMOLITION WEST ELEVATION

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

LEGEND

----- EXISTING TO BE REMOVED

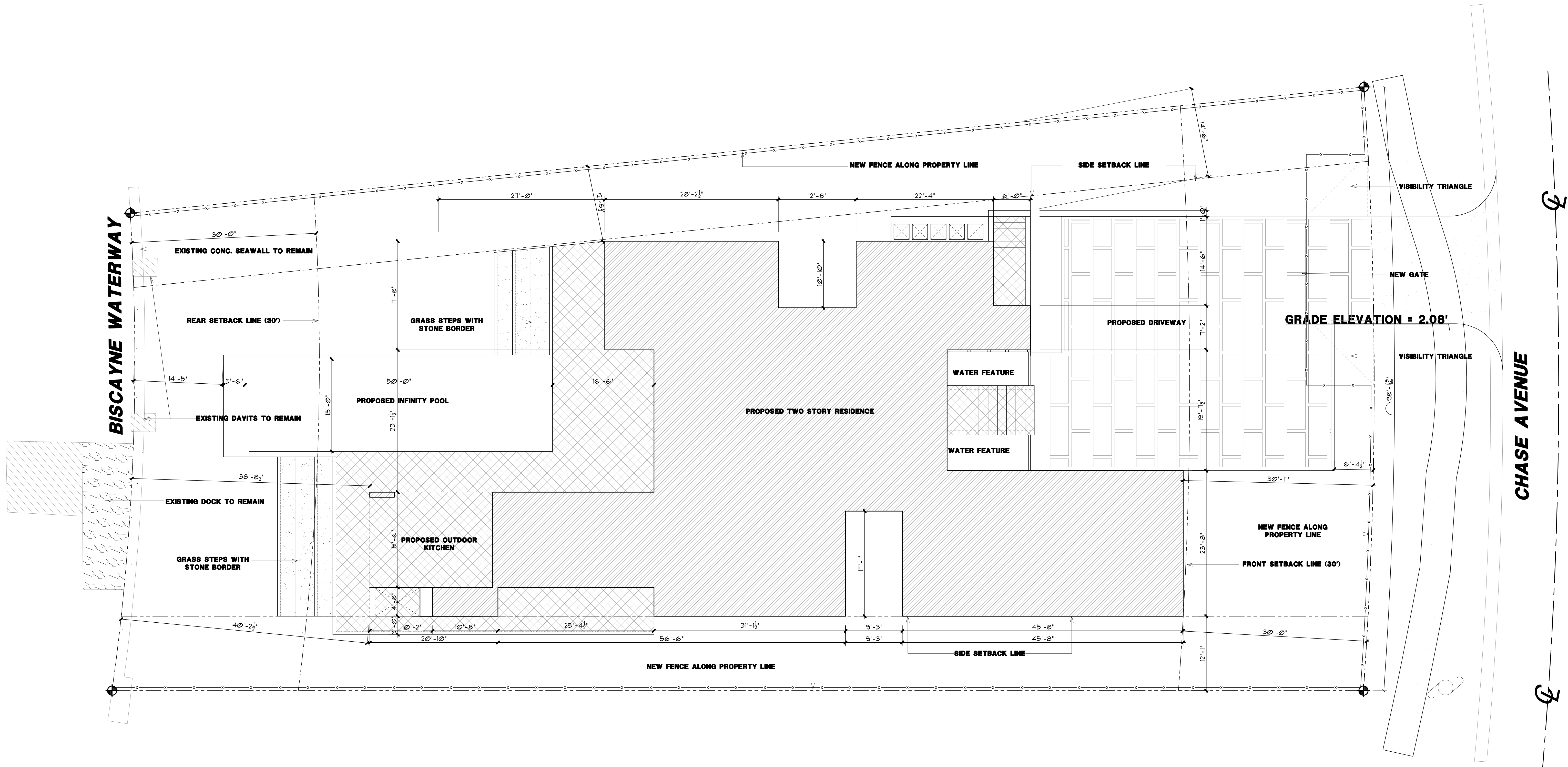
DEMOLITION ELEVATIONS

DESIGN REVIEW BOARD 9/6/16
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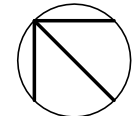
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A-10



PROPOSED SITE PLAN
NOT TO SCALE

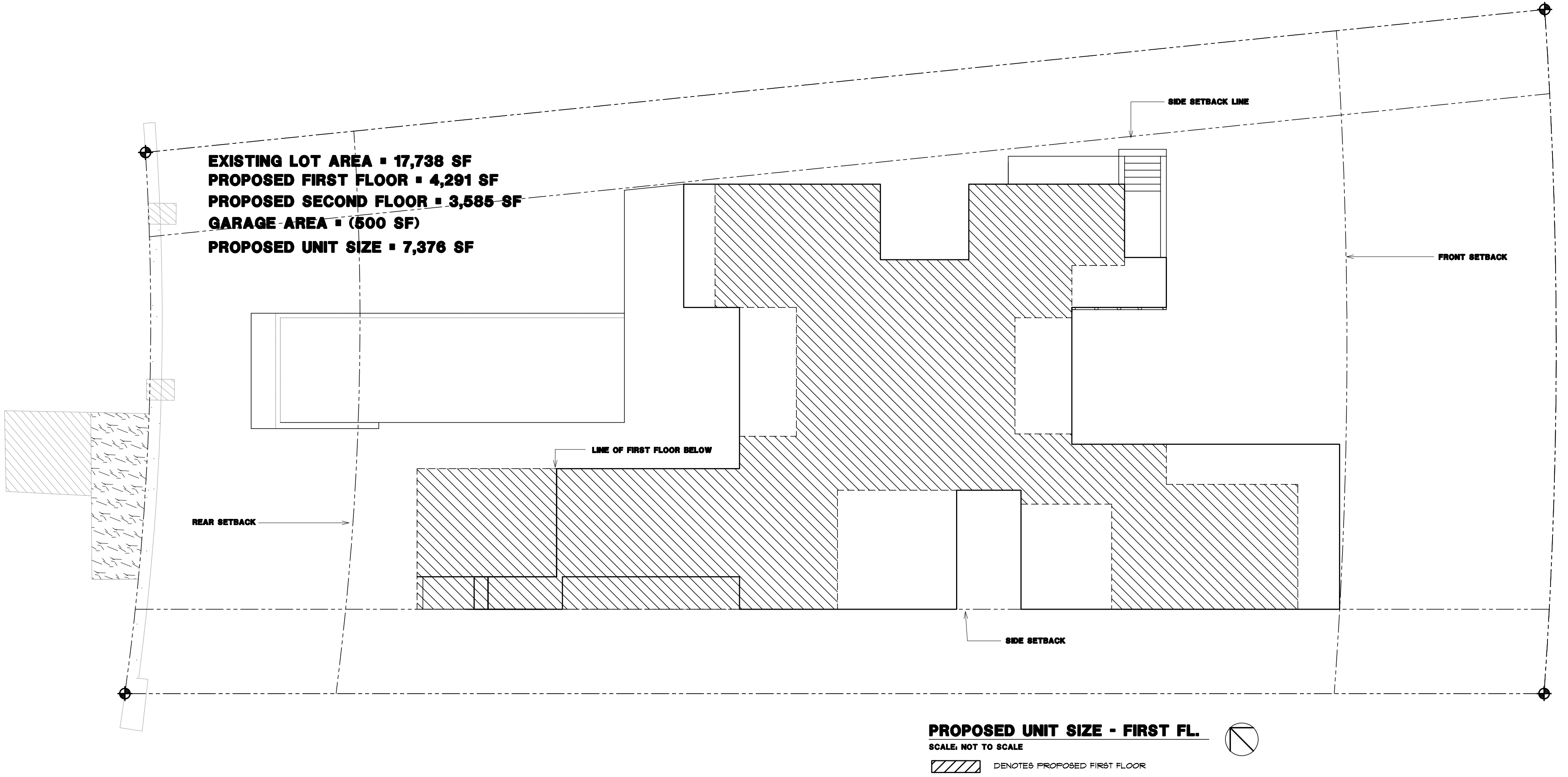
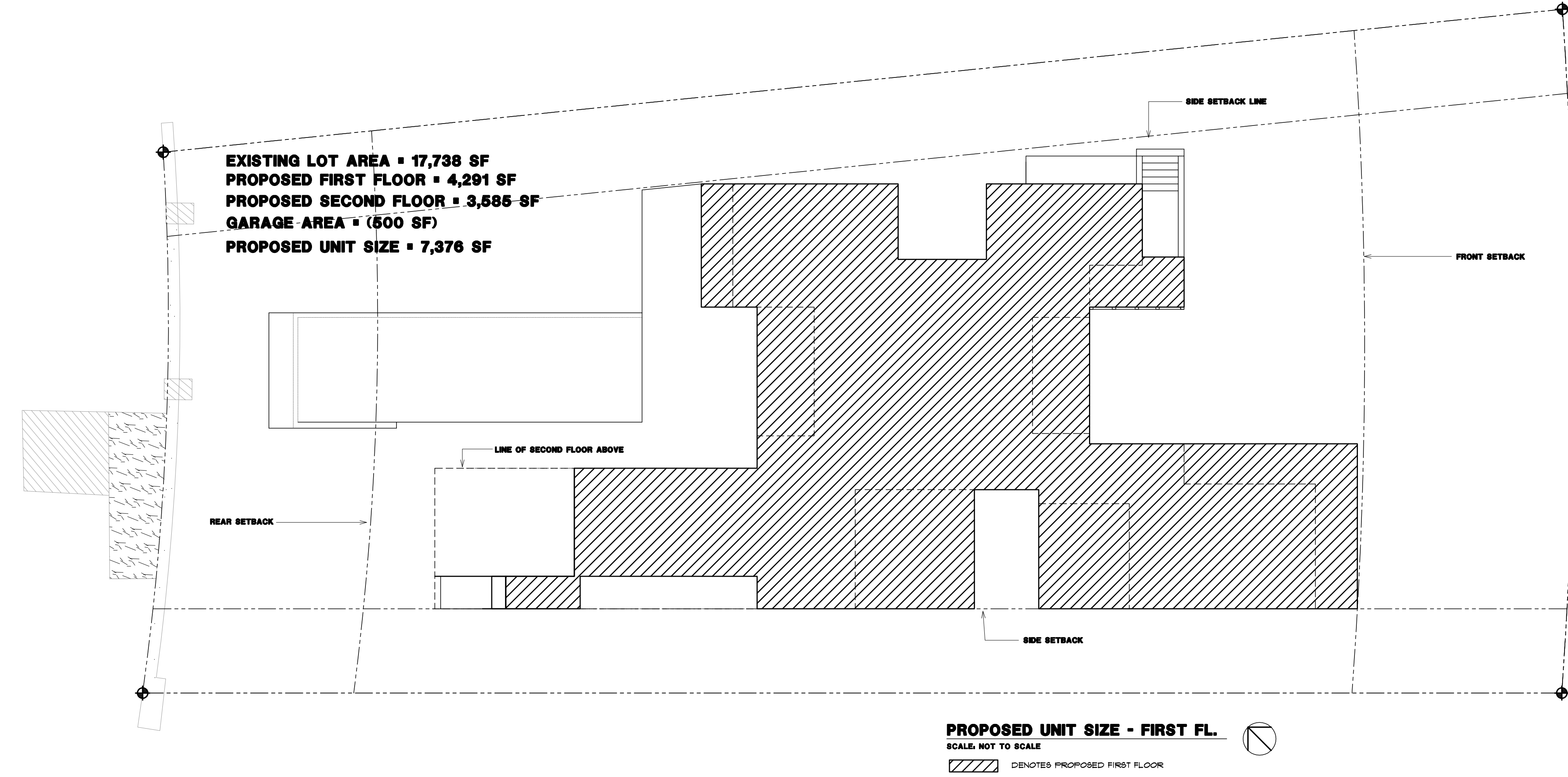
 DENOTES PROPOSED RESIDENCE

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PROPOSED FAR UNIT SIZE
FIRST AND SECOND FLOORS

DESIGN REVIEW BOARD 9/6/16
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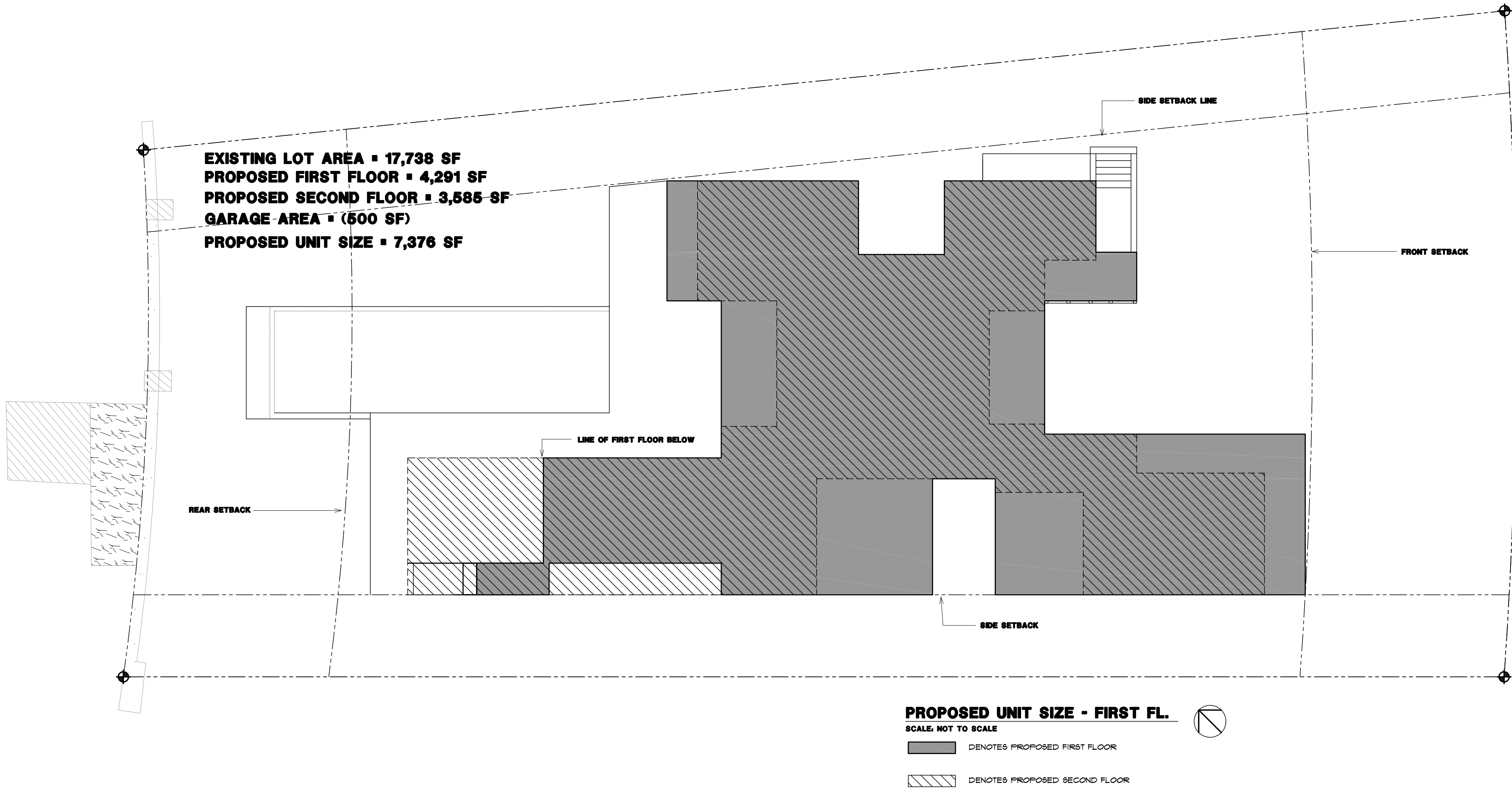
PROPOSED FAR UNIT SIZE
FIRST AND SECOND FLOORS

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A-13



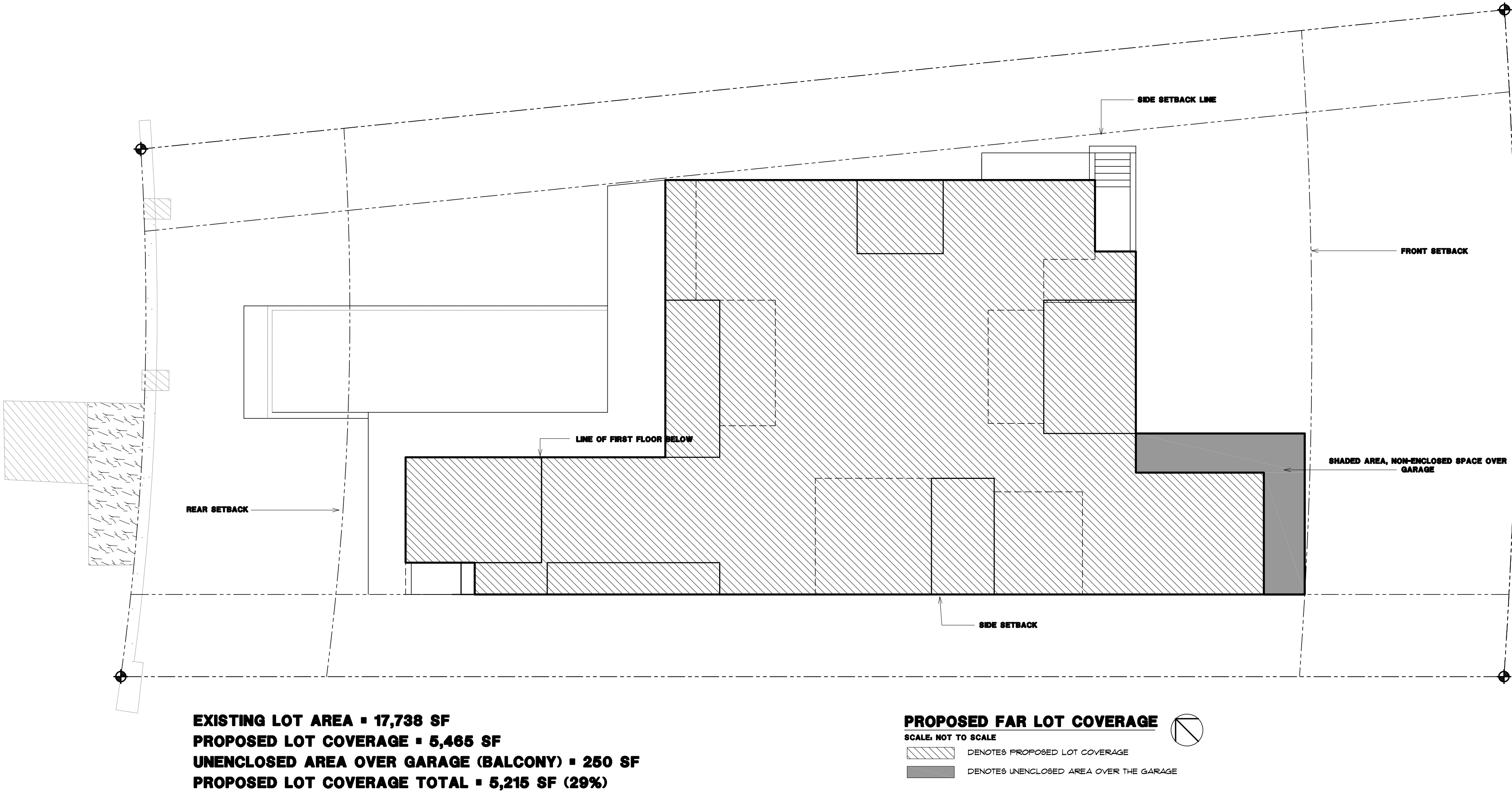
PROPOSED FAR LOT COVERAGE

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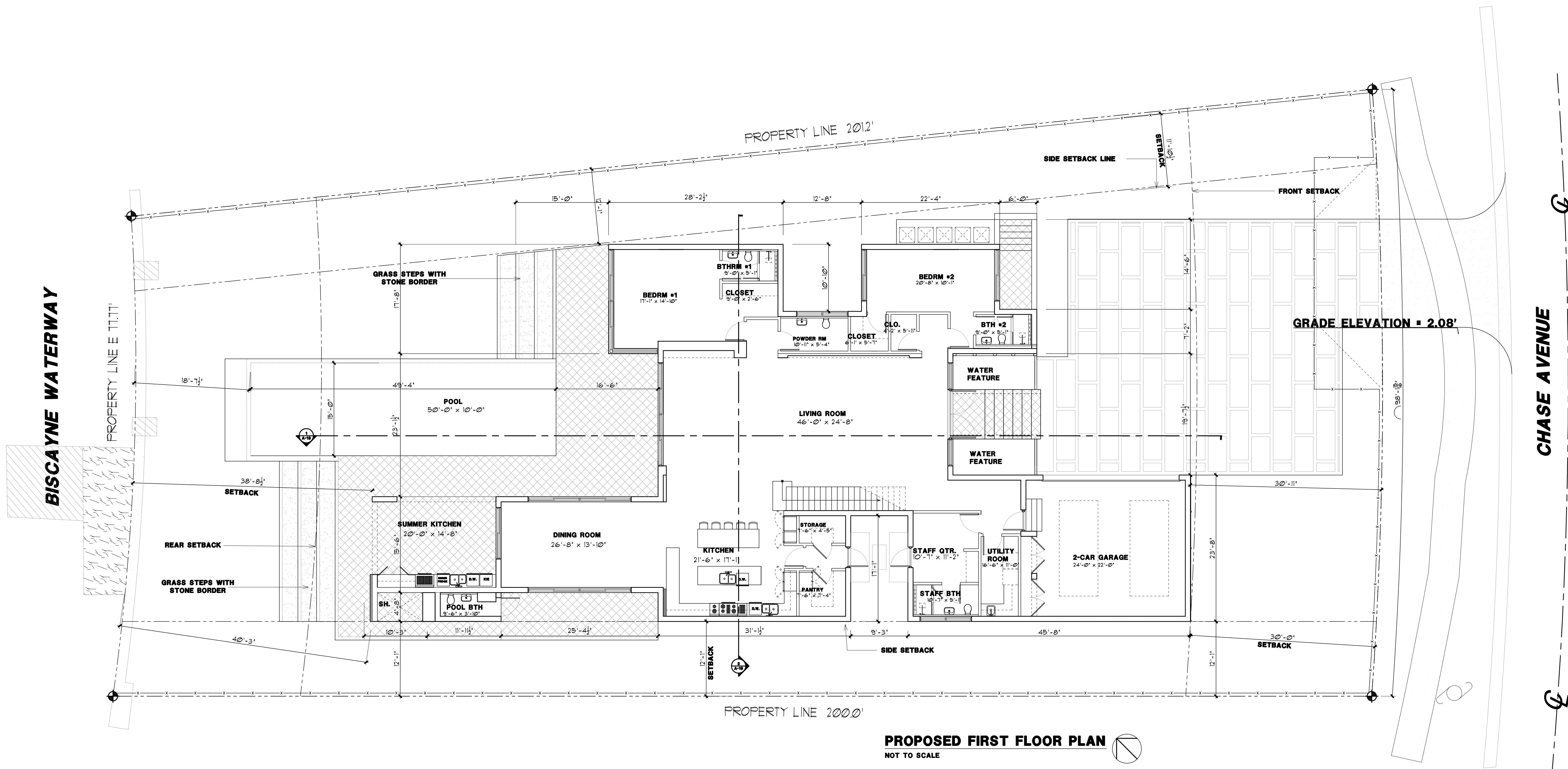


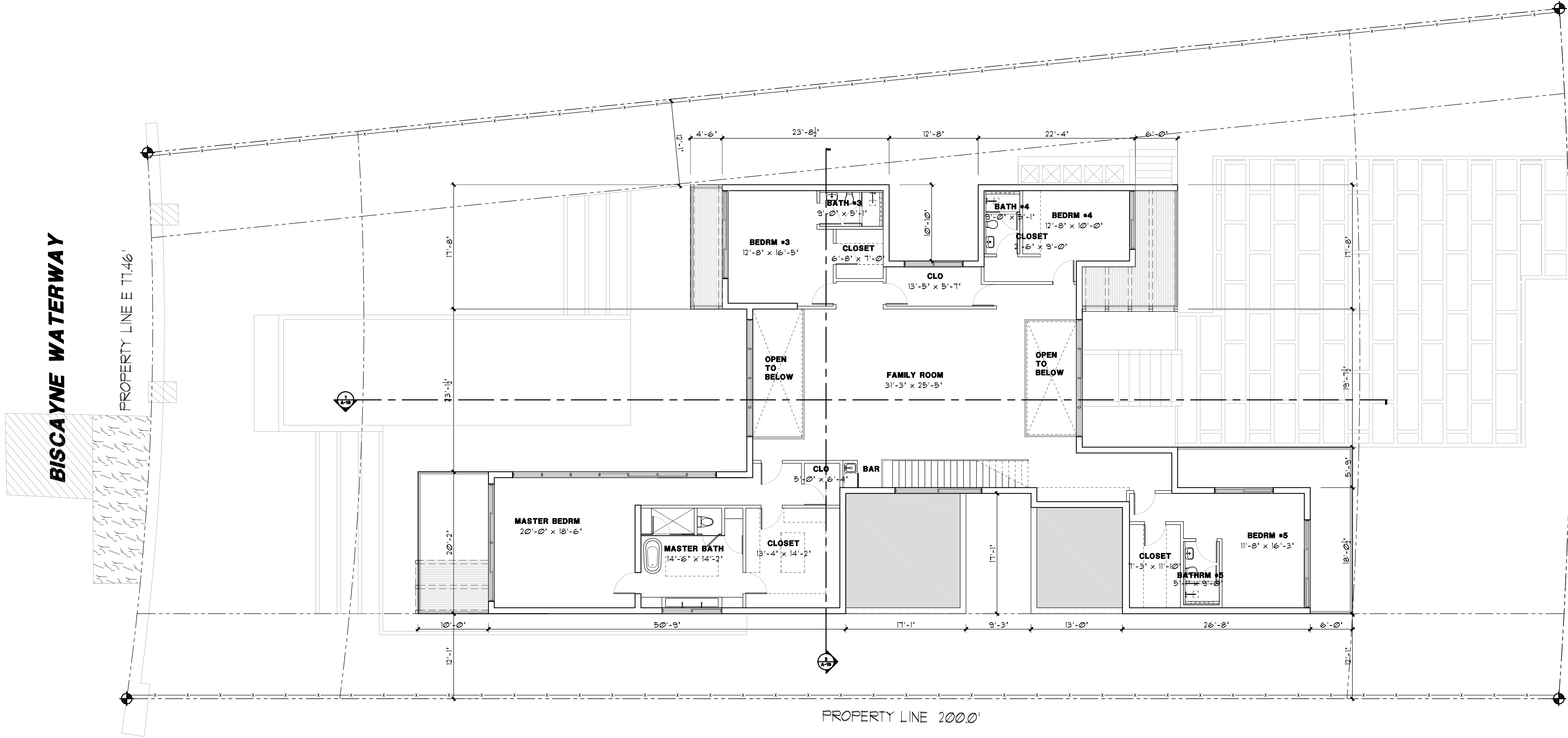
EXISTING FIRST FLOOR PLAN

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SHEET
A-15





PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

R-S

Raimundez-Spellacy
Architects

7670 SW 132 Place
Miami, Florida 33183
305-496-2700
AA3690169

Signature
Raquel Raimundez-Spellacy
License No. AR-95049

PROPOSED SECOND FLOOR PLAN

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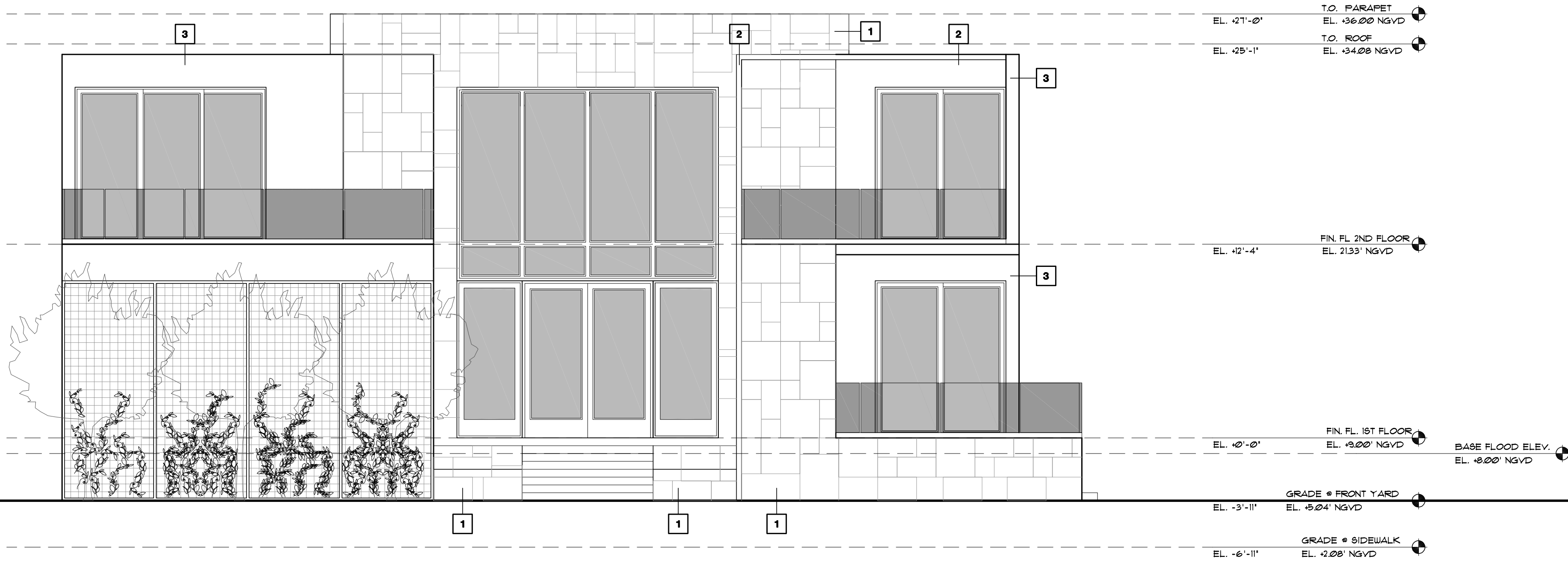
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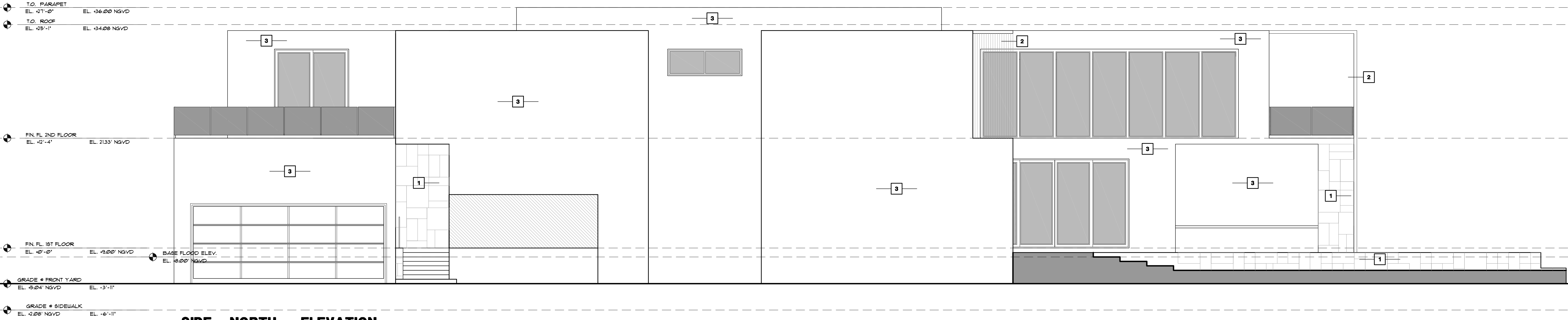
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A-17



FRONT - EAST - ELEVATION



SIDE - NORTH - ELEVATION

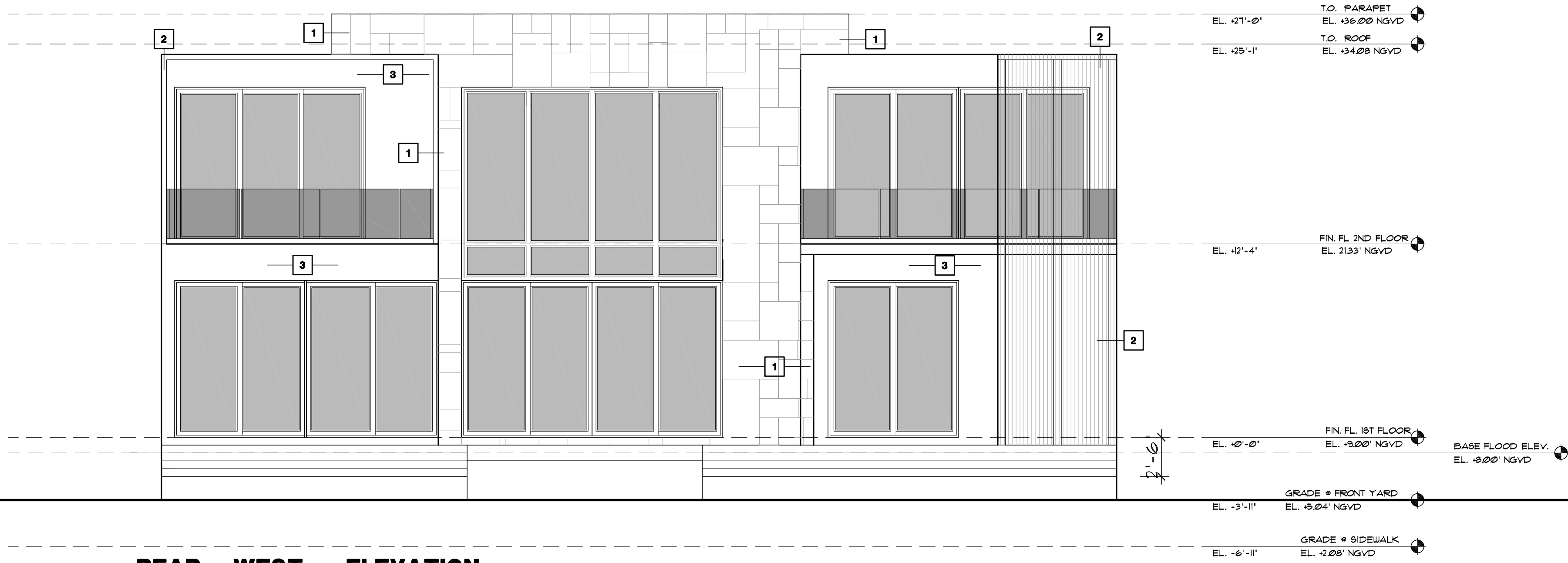
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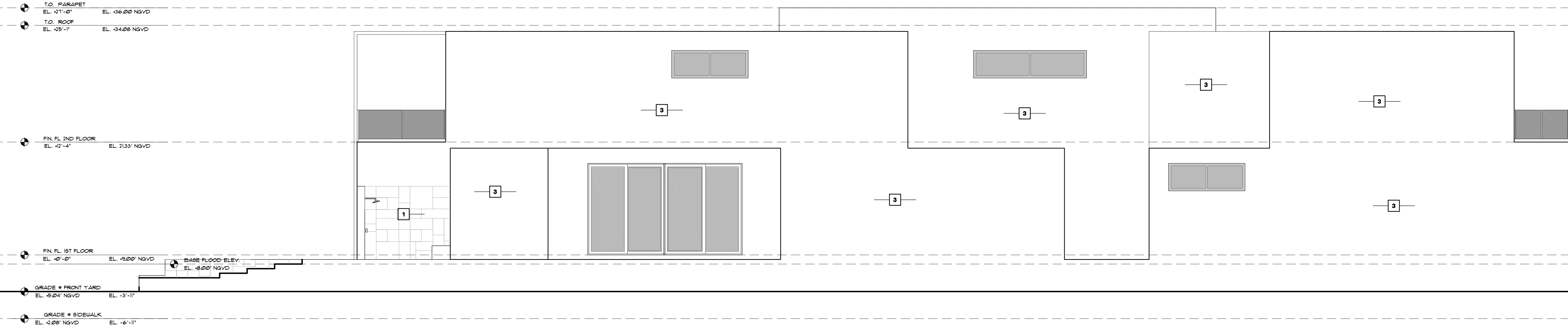
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A-18



REAR - WEST - ELEVATION



SIDE - SOUTH - ELEVATION

OTHER FINISHES

- All window frames will have a Bronze finish

3

- All wallls that will not receive stone will have a Stucco Smooth Finish



1

Stone - Bianco Mist
For Front and Rear Facades
Refer to Floor Plans and Elevations



2

Wood - Cumaru
For Trellis Areas
Refer to Floor Plans and Elevations

R-S

Raimundo-Spellacy Architects

7025 NW 132nd Ave

Miami, Florida 33186

305.465.8337

ARCH@RS-PA.COM

Signature

Raimundo-Spellacy

License No. 706-85049

MATERIAL SELECTION

DESIGN REVIEW BOARD 9/8/16

3400 CHASE HOUSE

3400 CHASE AVENUE, MIAMI BEACH, FL 33140

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PROJ. NO. 1603

REVISIONS

SHEET

A-19

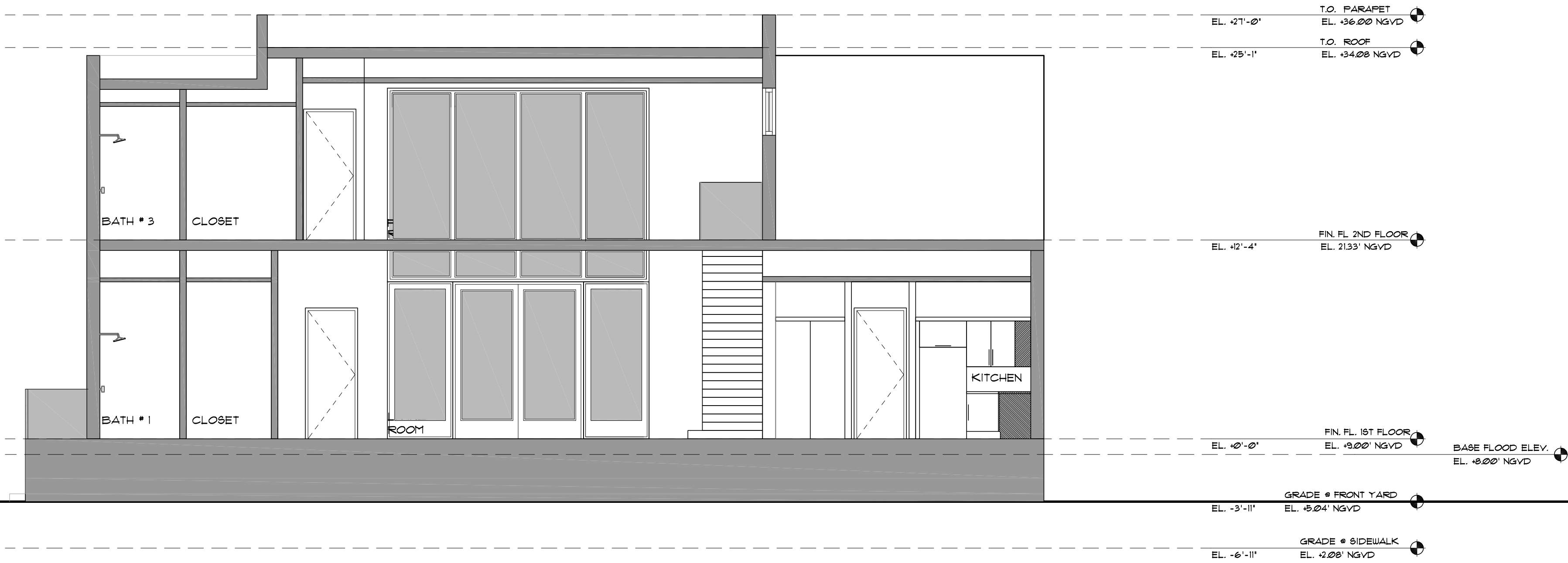
PROPOSED SECTIONS

DESIGN REVIEW BOARD 9/6/16
3400 CHASE HOUSE
3400 CHASE AVENUE, MIAMI BEACH, FL 33140

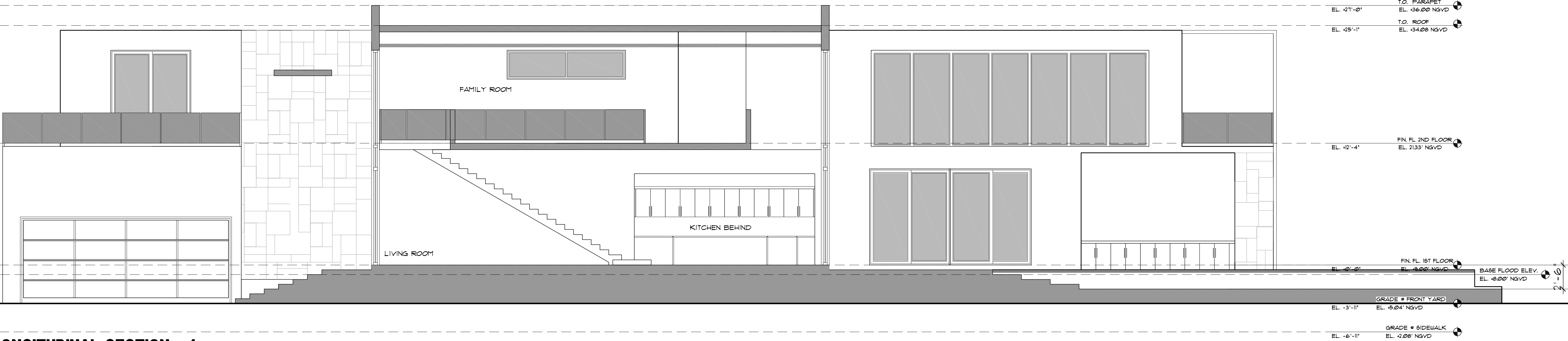
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A-20



CROSS SECTION -2



LONGITUDINAL SECTION - 1

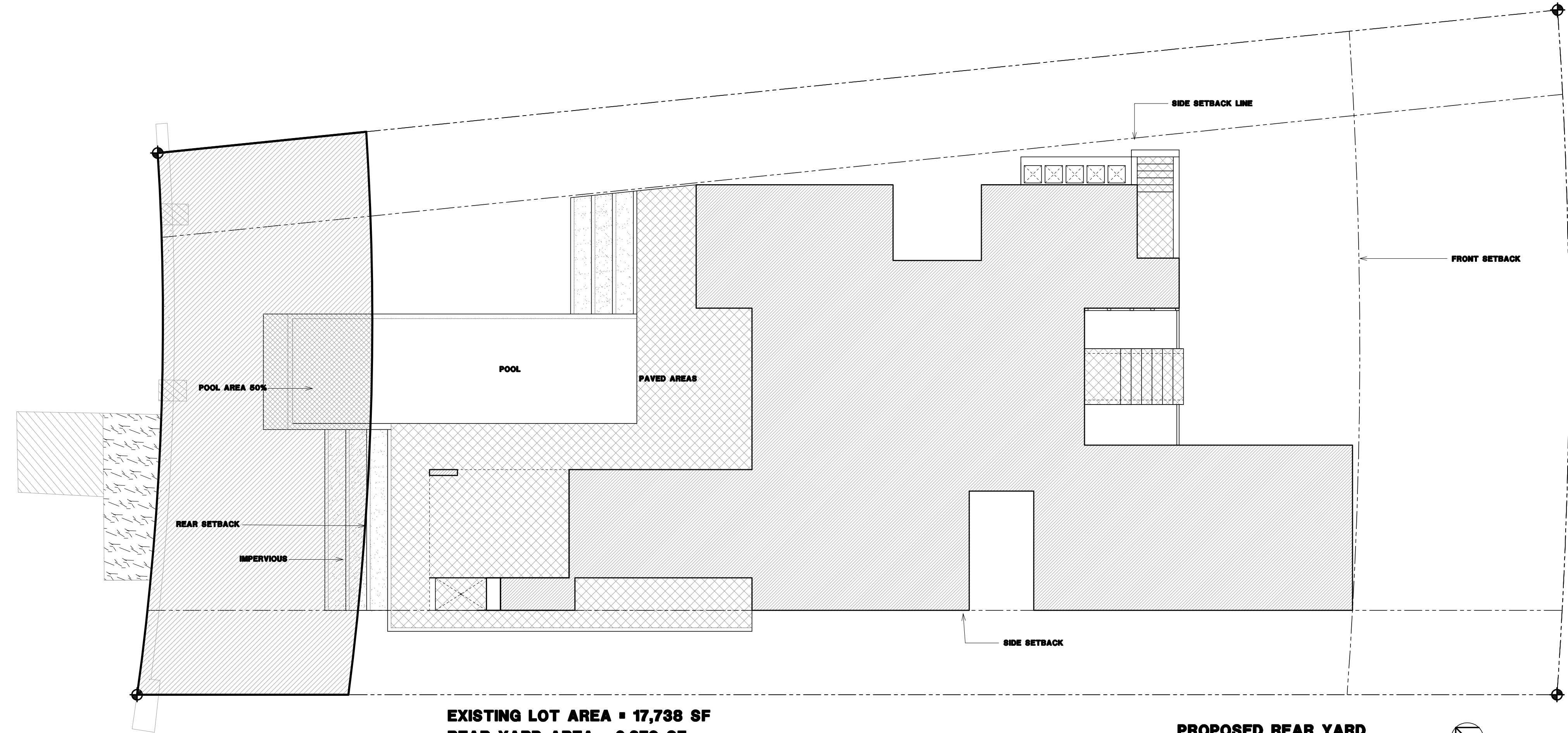


FRONT VIEW



REAR VIEW

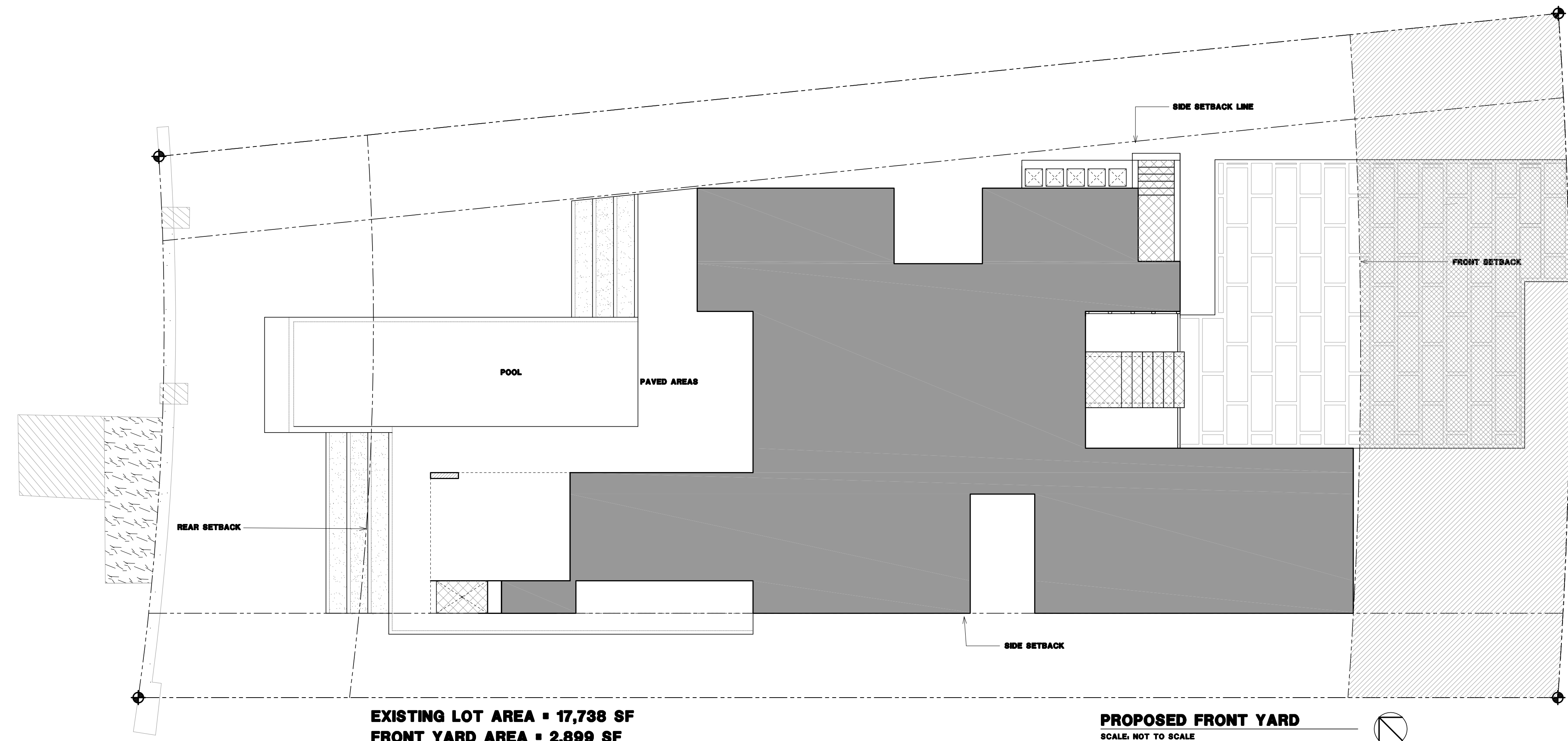
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REVISIONS



EXISTING LOT AREA = 17,738 SF
REAR YARD AREA = 2,379 SF
PERVIOUS = 2,050.5 SF
POOL WITH/IN REAR YARD = 257 SF / 50% = 128.5 SF
IMPERVIOUS = 278.5 SF
REAR YARD OPEN SPACE = 2,050.5 SF (86%)

PROPOSED REAR YARD
SCALE: NOT TO SCALE

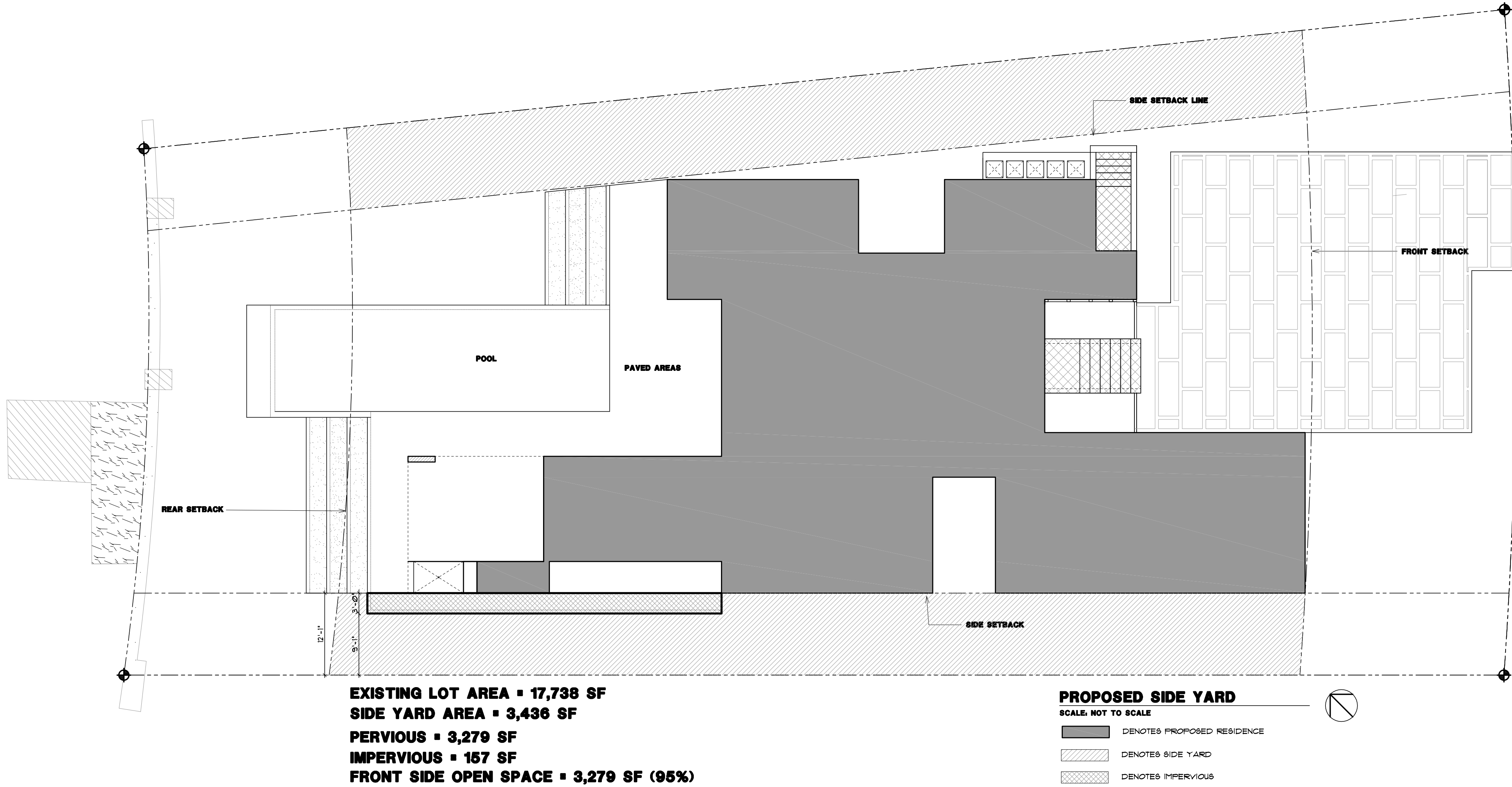
- DENOTES PROPOSED RESIDENCE
- DENOTES REAR YARD
- DENOTES IMPERVIOUS
- DENOTES POOL 50%



EXISTING LOT AREA = 17,738 SF
FRONT YARD AREA = 2,899 SF
PERVIOUS = 1,813 SF
IMPERVIOUS = 1,086 SF
FRONT YARD OPEN SPACE = 1,813 SF (62.5%)

PROPOSED FRONT YARD
SCALE: NOT TO SCALE

- DENOTES PROPOSED RESIDENCE
- DENOTES FRONT YARD
- DENOTES IMPERVIOUS





EXISTING INTERIOR PHOTOS : LIVING ROOM



EXISTING INTERIOR PHOTOS : BAR



EXISTING INTERIOR PHOTOS : DINING ROOM

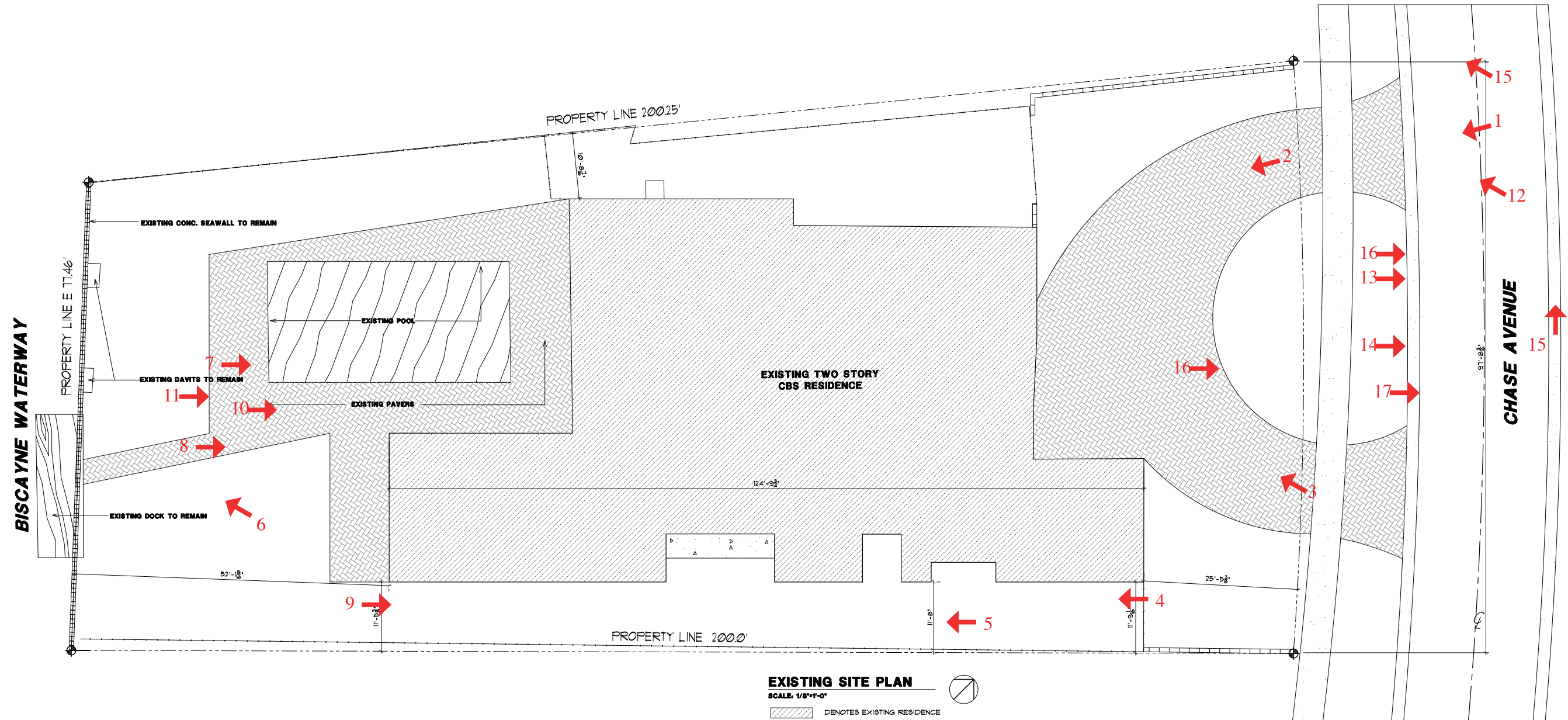


EXISTING INTERIOR PHOTOS : PLAY ROOM



EXISTING INTERIOR PHOTOS : DEN

NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH

← 19-22



1. EXISTING EXTERIOR PHOTOS :FRONT OF HOUSE



2. EXISTING EXTERIOR PHOTOS :FRONT OF HOUSE



3. EXISTING EXTERIOR PHOTOS :FRONT OF HOUSE



4. EXISTING EXTERIOR PHOTOS : SOUTH SIDE OF HOUSE



5. EXISTING EXTERIOR PHOTOS : SOUTH SIDE OF HOUSE

R-S

Raimondas-Spellacy

Architects

7035 NW 132nd Ave

Miami, Florida 33186

305.465.3333

AS00001610

Signature

Raimondas-Spellacy

License No. 706-85049

EXISTING PHOTOS
FRONT AND SOUTH

DESIGN REVIEW BOARD 9/8/16
3400 CHASE HOUSE
3400 CHASE AVENUE, MIAMI BEACH, FL 33140

DRAWN R.R.S.

CHECKED R.R.S.

DATE 7-1-16

PROJ. NO. 1603

REVISIONS

SHEET

A-26



6. EXISTING EXTERIOR PHOTOS : REAR OF HOUSE LOOKING AT WATERWAY



7. EXISTING EXTERIOR PHOTOS : REAR OF HOUSE



8. EXISTING EXTERIOR PHOTOS : REAR OF HOUSE



9. EXISTING EXTERIOR PHOTOS : SOUTH SIDE OF HOUSE



10. EXISTING EXTERIOR PHOTOS : REAR OF HOUSE



11. EXISTING EXTERIOR PHOTOS : REAR OF HOUSE

R-S

Reimundus-Spellmeyer Architects

2500 NW 132 Street
Miami, Florida 33187
305-485-3377
AS0000168

Signature
Requid Reimundus-Spellmeyer
License No. 208-82709

EXISTING PHOTOS
REAR AND NORTH

DESIGN REVIEW BOARD 9/6/16
3400 CHASE HOUSE
3400 CHASE AVENUE, MIAMI BEACH, FL 33140

DRAWN R.R.S.

CHECKED R.R.S.

DATE 7-1-16

PROJ. NO. 1603

REVISIONS

SHEET

A-27



12. EXISTING EXTERIOR PHOTOS : ADJACENT PROPERTY TO THE NORTH



13. EXISTING EXTERIOR PHOTOS : ACROSS THE STREET TO THE NORTH



14. EXISTING EXTERIOR PHOTOS : ACROSS THE STREET TO THE GOLF COURSE



15. EXISTING EXTERIOR PHOTOS : ADJACENT PROPERTY TO THE NORTH



16. EXISTING EXTERIOR PHOTOS : ACROSS THE STREET TO THE NORTH



17. EXISTING EXTERIOR PHOTOS : ACROSS THE STREET TO THE GOLF COURSE

R-S

Raimundo-Spellacy Architects

7265 NW 132 Ave

Miami, Florida 33186

305.465.3337

ARCH@RS-PA.COM

Signature

Raimundo-Spellacy

License No. 798-83049

EXISTING PHOTOS

CONTEXTUAL

DESIGN REVIEW BOARD 9/8/16

3400 CHASE HOUSE

3400 CHASE AVENUE, MIAMI BEACH, FL 33140

DRAWN R.R.S.

CHECKED R.R.S.

DATE 7-1-16

PROJ. NO. 1603

REVISIONS

SHEET

A-28



19. EXISTING EXTERIOR PHOTOS : ADJACENT PROPERTY TO THE SOUTH



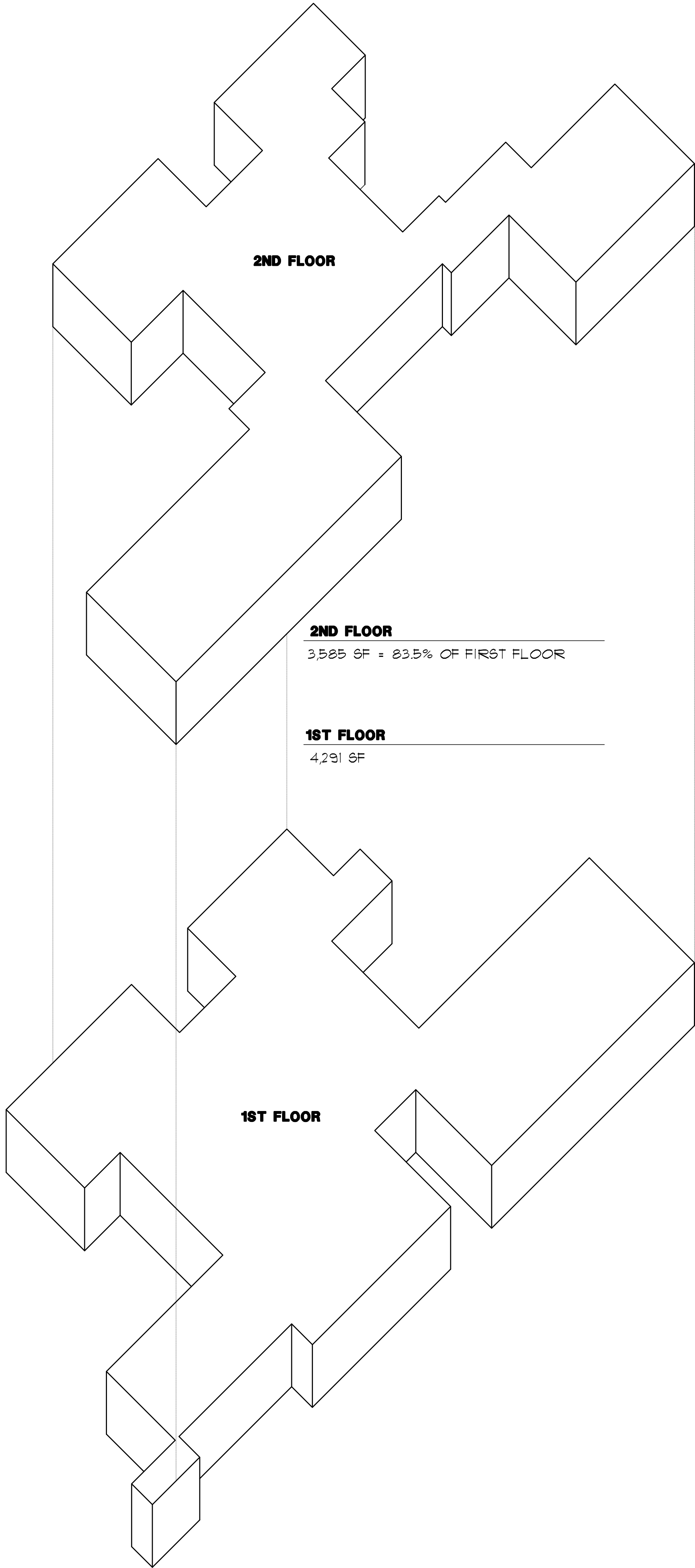
20. EXISTING EXTERIOR PHOTOS : ADJACENT PROPERTY TO THE SOUTH



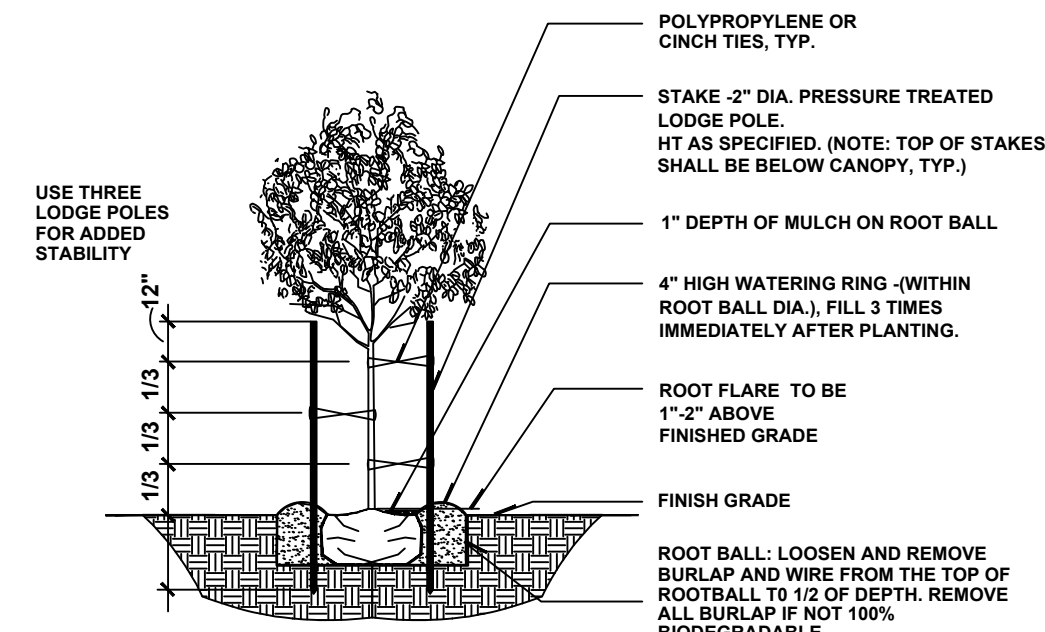
21. EXISTING EXTERIOR PHOTOS : ADJACENT PROPERTY TO THE SOUTH



22. EXISTING EXTERIOR PHOTOS : ADJACENT PROPERTY TO THE SOUTH



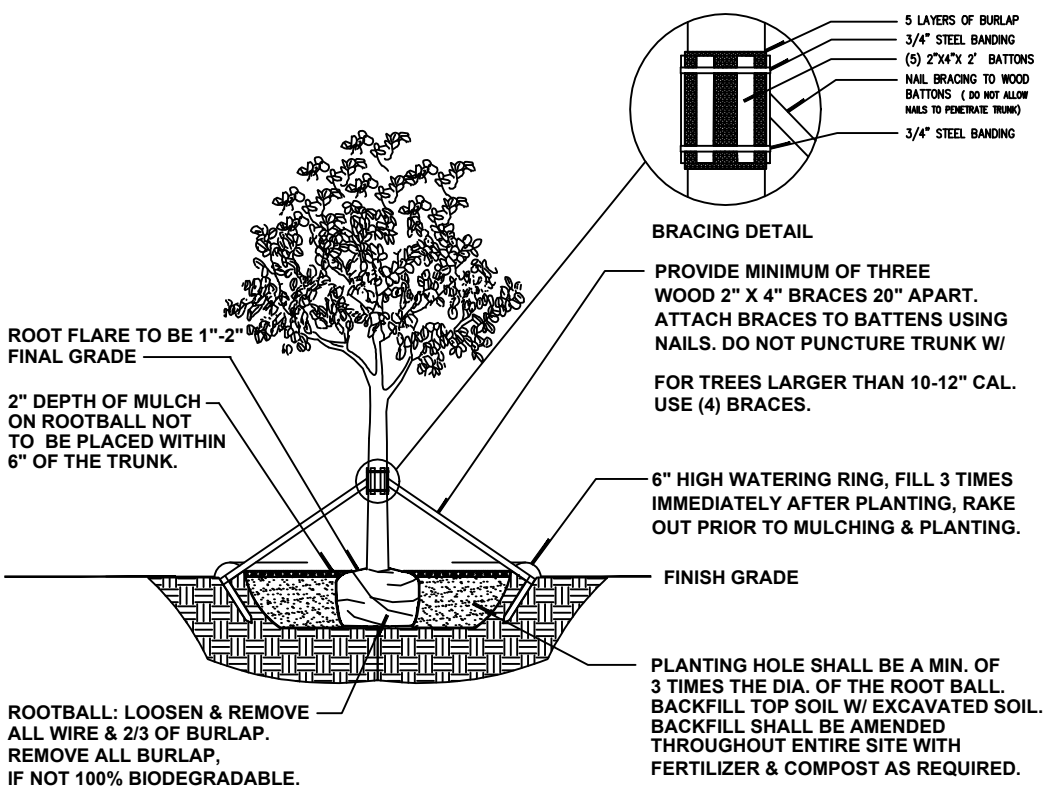
DRAWN	R.R.S.
CHECKED	R.R.S.
DATE	7-1-16
PROJ. NO.	1603
REVISIONS	



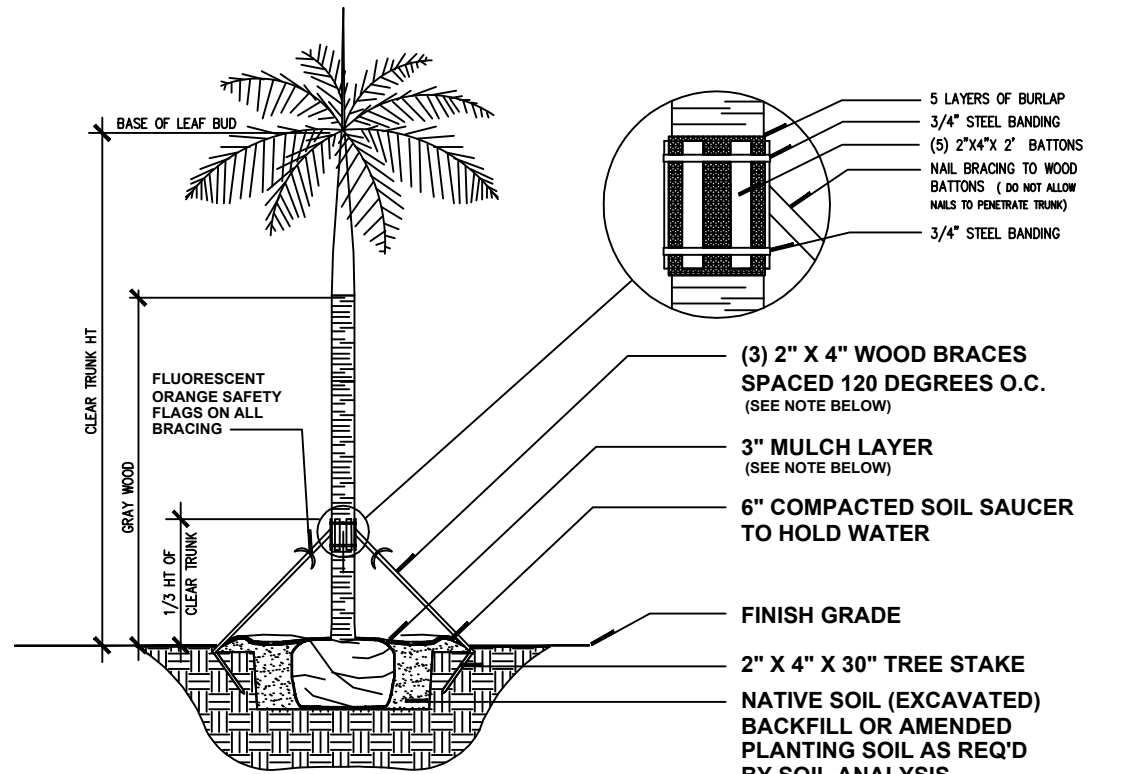
NOTES:

- MULCH SHALL BE AMERIGROW RECYCLED PINEBARK BROWN OR CITY APPROVED EQUIVALENT.
- DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

City of Miami Beach
Tree Planting & Bracing Detail With
A Caliper up to 2.5" N.T.S.



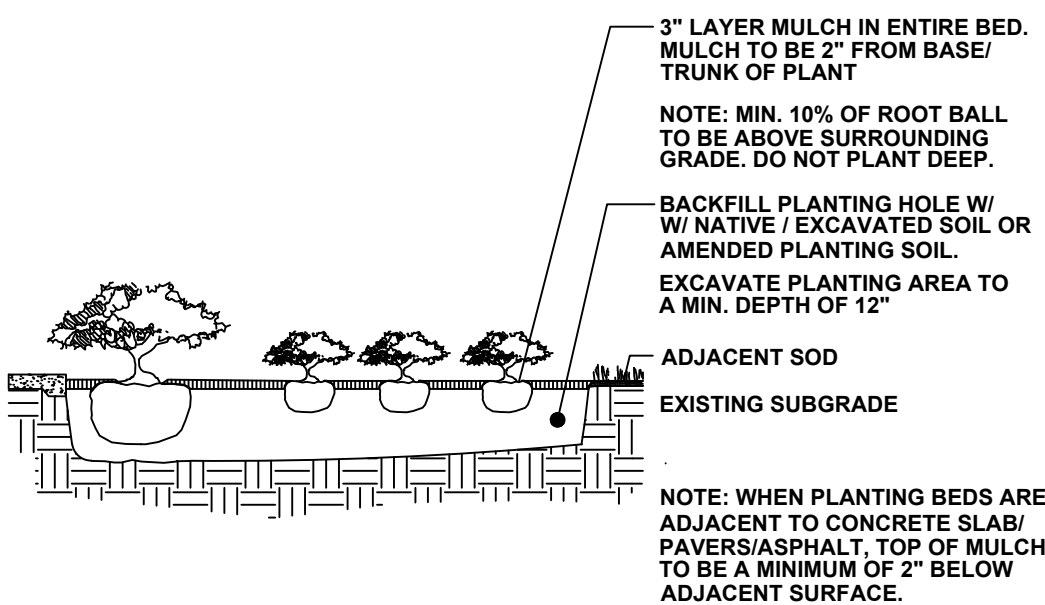
City of Miami Beach
Tree Planting & Bracing Detail
Caliper of 2.5" or Greater N.T.S.



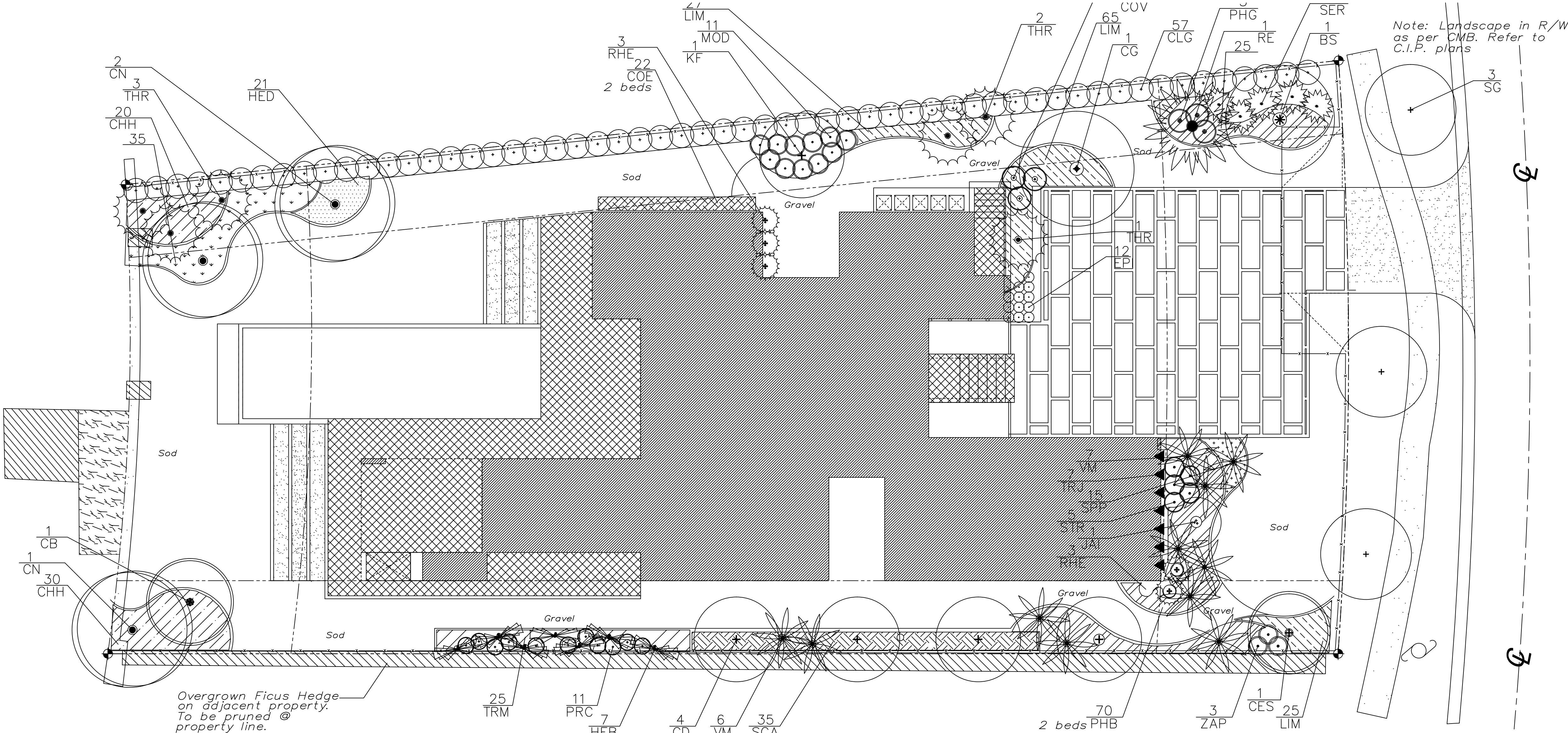
NOTES:

- PALMS OVER 30' GW HT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES.
- PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
- RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
- BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
- TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
- NO SCARRED OR BURNED TRUNKS.
- AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED, SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENED, FLUXORIZED TOPSOIL AS NEEDED.
- ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.
- MULCH SHALL BE AMERIGROW RECYCLED PINEBARK BROWN OR CITY APPROVED EQUIVALENT.

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



Shrub/Groundcover Detail N.T.S.



Overgrown Ficus Hedge on adjacent property. To be pruned @ property line.

Landscape Plan

1" = 10'-0"

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

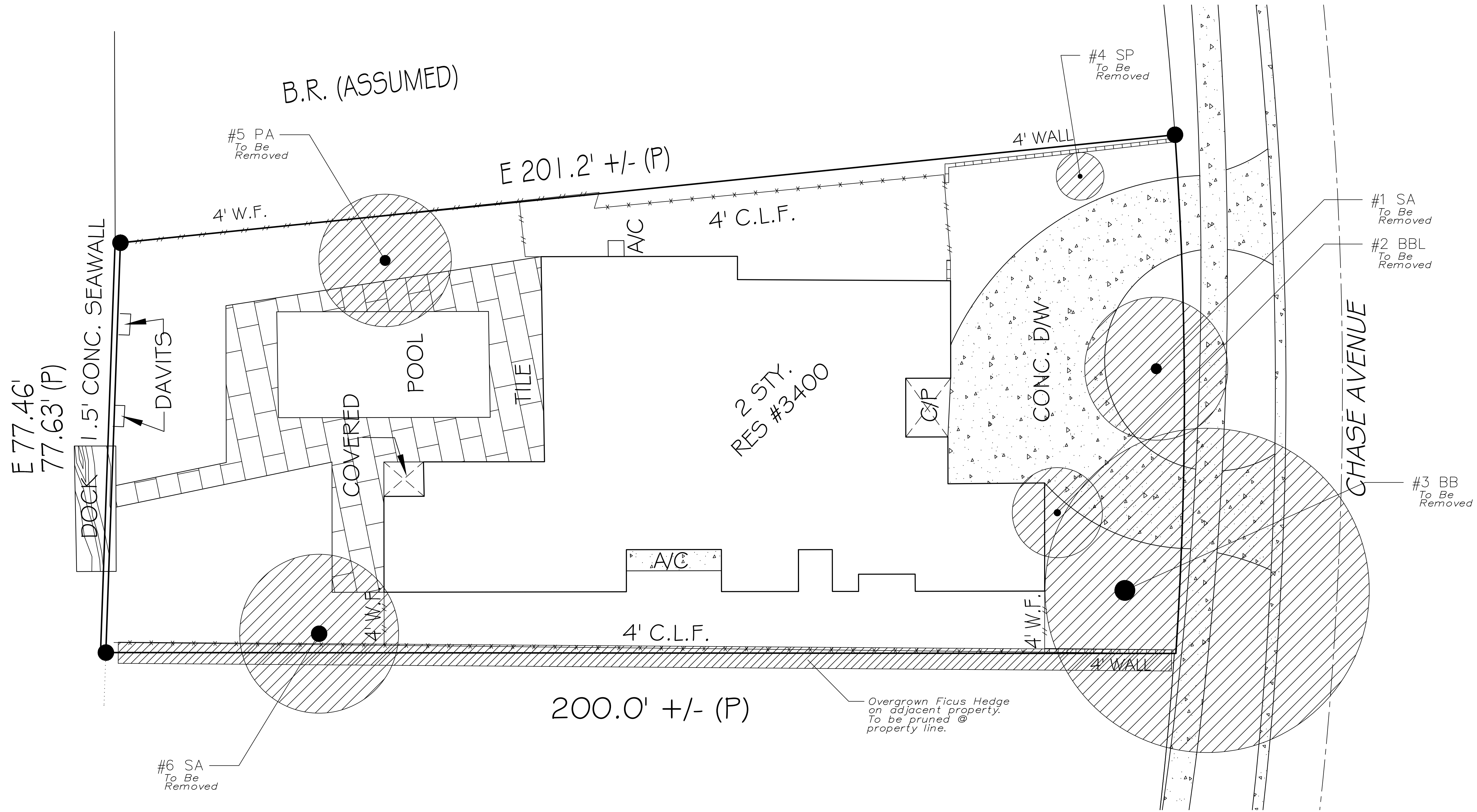
- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/ PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH.(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL NEW OR RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO IRRIGATION PLAN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- ALL GUYING & STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE CITY URBAN FORESTER.

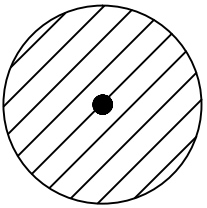
City of Miami Beach Note:
Required Street Trees are subject to the review and approval of the C.I.P. office and P/W Greenspace Division prior to installation.

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

Zoning District: RS-4	Net Lot Area: 41. acres 17,692 s.f.
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area= 17,692 s.f. x 30 = 5308 sq. feet	REQUIRED 5308 PROVIDED 8011 (46%)
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces N/A x 10 sf per parking space=	N/A N/A
C. Total s.f. of landscaped open space required by Chapter 33: A + B=	5308 8011
A. Total square feet of landscaped open space required by Chapter 33=	2654 2500
B. Maximum lawn area (sod) permitted= 50% x 5308 square feet=	9 trees + 17 palms/2= 8 trees
A. No. trees required per net lot acre RS-4 = 3 Trees less existing number of trees meeting minimum requirements: = trees x net lot acres =	A. 3 (0 Exist) 17
B. 30 % palms allowed (two palms=one tree) Palms provided=	1 1
C. Percentage of natives required= the number of trees provided x 30% =	1 5
D. Street trees (maximum average spacing of 35' o.c.) 98 linear feet along street / 35 = Palms as Street trees (maximum average spacing of 25' o.c.) linear feet along street / 25 =	D. 3 (2.8) 3
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) = 0 linear feet along street / 25 =	E. N/A N/A
F. Total number of trees provided A+B+E=	6 Req'd 20 Prov'd
A. The total number of trees required x 10 = the number of shrubs required	60 @ 18"ht. 167
B. The number of shrubs required x 30%=the number of native shrubs required	18 72
Required by Chapter 33. Auto Irrigation x or hose bib provided.	

Plant List					
Qty	Key	Botanical / Common Name	Description	Native Yes / No	
3	SG	Simarouba glauca / Paradise tree	14' oa ht, 3" cal, 7" spr, 5' ct	Yes	Street Trees
1	BS	Bursera simaruba / Gumbo Limbo	18"-20' oa ht, 8" spr, 6' ct, 5" cal.	Yes	
1	CG	Caesalpinia granadillo / Bridalveil	16' oa ht, 4" cal, 8" spr, 5' ct	No	
1	CES	Conocarpus e. sericeus / Silver Buttonwood	10' oa ht, 2.5" cal, 5' spr.	Yes	
1	KF	Krugiodendron ferreum / Black Ironwood	10' oa ht, 2.5" cal, 5' spr.	Yes	
1	CB	Cordia boissieri / White Geiger	10' oa ht, 2.5" cal, 5' spr.	No	
4	CD	Coccoloba diversifolia / Pigeon Plum	10' oa ht, 2.5" cal, 5' spr.	Yes	
9 Trees					
3	CN	Cocos nucifera / Coconut Palm	6' GW, 24"-26" oa ht.	No	Palms
1	RE	Roystonea elata / Royal Palm	10' gw, 24' oa ht.	Yes	
13	VM	Veitchia montgomeryana / Veitchia Palm	5 @ 20', 8 @ 16', oa hts.	No	
17 Palms/2= 8 Trees					
57	CLG	Clusia guttifera / Small leaf Clusia	5'-6' ht, 3' spr, 15 gal.	No	Shade Trees
22	COE	Conocarpus erectus / Green Buttonwood	3' ht, 2' spr, 7 gal, full	Yes	
50	CHH	Chrysobalanus icaco-hor. / Horizontal Cocoplum	18" ht, 18" spr, 3 gal, full	Yes	
35	SCA	Schefflera actinophylla / Green Schefflera	18" ht, 18" spr, 3 gal.	No	
3	COV	Codiaeum variegatum / Crotons- Sloppy Painter	3' ht, 2' spr, 7 gal, full	No	
167 Req'd Shrubs					
5	SER	Serenaa repens / Silver Saw Palmetto	30" ht, 30" spr, 15 gal.	Yes	Re'd Shrubs
5	STR	Streitzia reginae / Orange Birds of Paradise	3' ht, 2' spr, 7 gal, full	No	
7	HEB	Heliconia bical / Caribaeo- Richmond Red	8'-10' oa hts.	No	
6	RHE	Rhaphis excelsa / Lady Palm	5', 7', 9' oa hts.	No	
1	JAI	Jatropha integrerrima / Jatropha	5' ht x 5' spr, 25 gal or F.G.	No	
7	TRJ	Trachelospermum jasminoides / Confederate Jasmine	4' ht, 2' spr, 15gal, trellis	No	
3	THR	Thrinax radiata / Thatch Palm	10', 8', 6' oa hts	Yes	
Accents					
25	TRM	Trimezia martinicensis / Yellow Walking Iris	18" ht, 18" spr, 3 gal.	No	
95	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.	No	
3	PHG	Philodendron giganteum / Climbing Philodendron	36" ht, 7 gal.	No	
11	PRC	Philodendron Raja-Congo / Red Philodendron	24" ht, 24" spr, 3 gal.	No	
35	SCA	Schefflera actinophylla / Green Schefflera	18" ht, 18" spr, 3 gal.	No	
35	TRF	Tripsacum floridanum / Dwarf Fakahatchee Grass	18" ht, 18" spr, 3 gal.	Yes	
15	SPP	Spathoglottis plicata / Ground Orchids	18" ht, 18" spr, 3 gal.	No	
12	EPI	Epidendrum ibaguense / Reed Stem Orchid	18" ht, 18" spr, 3 gal.	No	
3	ZAP	Zamia pumila / Coontie	24" ht, 24" spr, 7 gal.	Yes	
117	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	12" ht, 12" spr, 1 gal.	No	
21	HED	Helianthus debilis / Dune Sunflower	12" ht, 12" spr, 1 gal.	Yes	Groundcovers



Tree Survey List						
Num	Botanical / Common Name	Disposition	Description			
			HT	SPR	DBH	Condition & Notes
#1 SA	Schefflera actinophylla / Umbrella Tree	--Remove--	25'	25'	10",8",21"	Invasive Exotic
#2 BBL	Bauhinia blakeana / Hong Kong Orchid	--Remove--	22'	13'	10",7",16"	Very Poor Condition
#3 BB	Bucida Buceras / Black Olive	--Remove--	40'	50'	32"	Fair/Poor Condition-- overgrown canopy.
#4 SP	Sabal palmetto / Sabal Palm	--Remove--	6'	6'	--	Small Palm, no visible trunk
#5 PA	Persea americana / Avocado	--Remove--	30'	25'	16"	Good Condition
#6 SA	Schefflera actinophylla / Umbrella Tree	--Remove--	35'	25'	7",13",14"	Invasive Exotic
 Indicates existing tree / palm to be removed.						

R-S

Raimundez-Spellacy Architects

7070 SW 132 Place
Miami, Florida 33183
305-496-2707
A 52002109



H.L. Martin, Landscape Architect, P.A.
LC# 26000064 / LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartin@bellsouth.net
Herbert Lester Martin, Landscape Architect

Signature:
Raimundez-Spellacy
License No. LA-576497

EXISTING SITE PLAN

DESIGN REVIEW BOARD 9/6/16
3400 CHASE HOUSE
3400 CHASE AVENUE, MIAMI BEACH, FL 33140

DRAWN R.R.S.

CHECKED R.R.S.

DATE 7-1-16

PROJ. NO. 1603

REVISIONS

SHEET

LA-2

MAP OF BOUNDARY SURVEY

TERRANOVA SURVEYORS, INC

4375 SW 96TH AVE, MIAMI, FL 33165

TEL. 786-408-4045

LB # 8045

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) UNLESS OTHERWISE NOTED.
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED CHORD BEARING OF N48°20'35"E BETWEEN THE MOST SOUTHERLY CORNER OF LOT 11 AND THE P.C. 0.46' NORTHEASTERLY FROM THE MOST EASTERLY CORNER OF LOT 14, LOCATED WITHIN THE PLAT AFOREMENTIONED ON LEGAL DESCRIPTION.
- ZONING STANDARDS AND/OR RESTRICTIONS IF ANY EXIST, HAVE NOT BEEN SHOWN ON THIS SURVEY. REFER TO THE APPROPRIATE GOVERNMENT AGENCY FOR THAT INFORMATION.
- BUILDING AND SETBACK MEASUREMENTS HAVE BEEN ROUNDED TO THE NEAREST TENTH OF A FOOT.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/2009 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE, BASE FLOOD = 8', COMMUNITY NAME & NUMBER = CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0317 SUFFIX L

CERTIFIED TO:

- 3400 CHASE LLC

DATE OF FIELD WORK : JUNE 18TH, 2016

JOB # : 1606.002

REVISION(S) :

LEGAL DESCRIPTION:

LOT 13, MID-GOLF EXTENSION SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

3400 CHASE AVENUE, MIAMI BEACH, FL 33140

LEGEND

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER PAD
B.O.B. = BASIS OF BEARINGS
C.B.W. = CONCRETE BLOCKS WALL
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
C.L.F. = CHAIN LINK FENCE
CONC. = CONCRETE
C.P. = COVERED PORCH
E.O.W. = EDGE OF WATER
F.D.H. = FOUND DRILL HOLE
F.F.E. = FINISH FLOOR ELEVATION
F.N. = FOUND NAIL (NO ID)
F.I.P. = FOUND IRON PIPE (NO ID)
ID = IDENTIFICATION
(M) = MEASURED
O.H.W. = OVERHANG WIRES
(P) = PER PLAT
P/L = PROPERTY LINE
P.V.M.T. = PAVEMENT
R = RADIUS DISTANCE
R/W = RIGHT-OF-WAY
RES. = RESIDENCE
SLY = SOUTHERLY
SWK = SIDEWALK
(TYP.) = TYPICAL
W.F. = WOODEN FENCE
W.M. = WATER METER

C-1

R = 708.55' (P) (M)
A = 200.00' (P) (M)
 $\Delta = 16^{\circ}10'22''$ (P) (M)
CH.L. = 199.34' (P) (M)
CH.B. = N52°19'50"E (P) (M)

C-3

R = 708.55' (P) (M)
A = 0.46' (P) (M)
 $\Delta = 0^{\circ}02'14''$ (P) (M)
CH.L. = 0.46' (P) (M)
CH.B. = N36°17'17"E (P) (M)

C-2

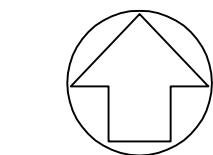
R = 708.55' (P) (M)
A = 98.16' (P) (M)
 $\Delta = 07^{\circ}56'15''$ (P) (M)
CH.L. = 98.08' (P) (M)
CH.B. = N40°16'31"E (P) (M)

C-4

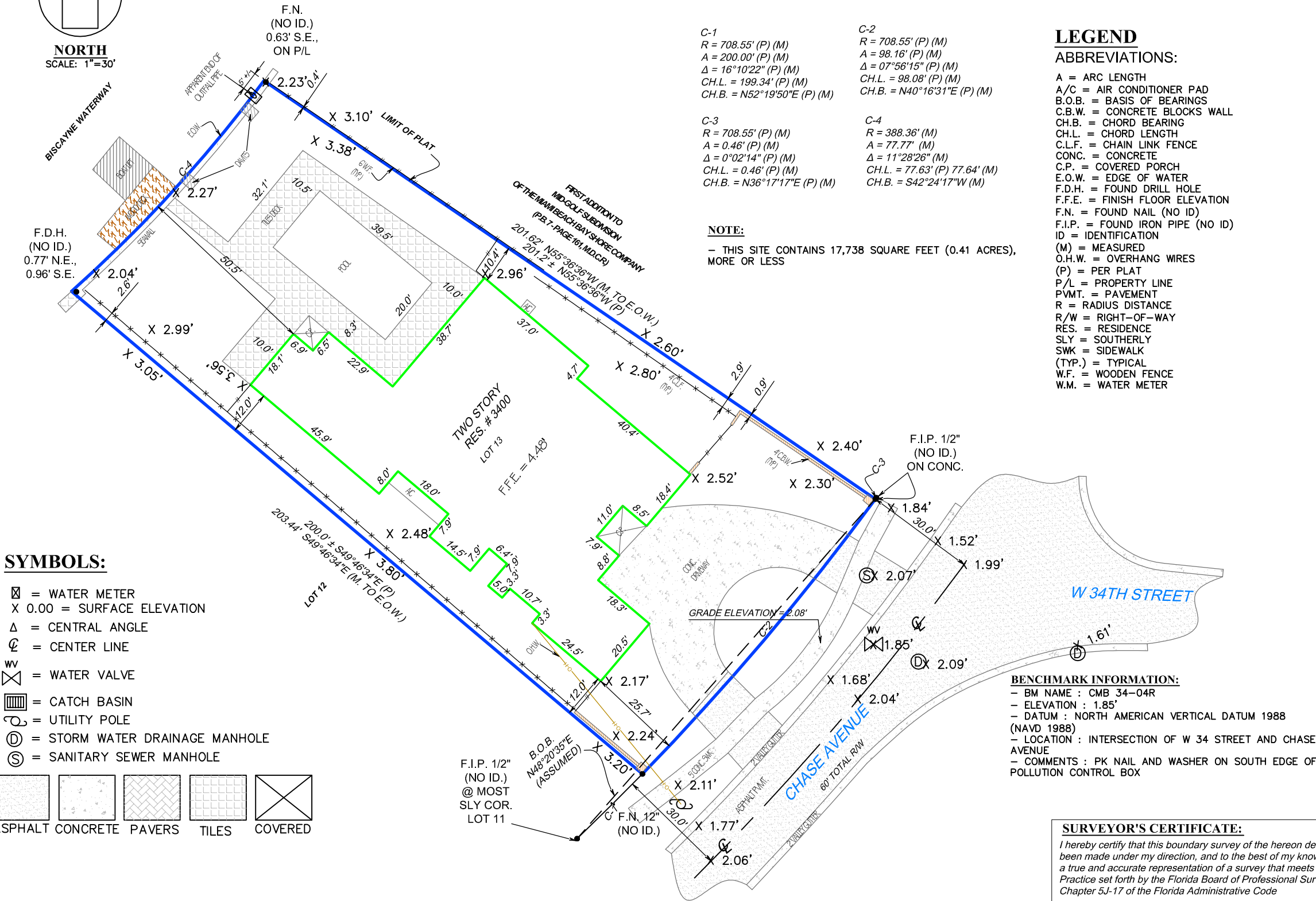
R = 388.36' (M)
A = 77.77' (M)
 $\Delta = 11^{\circ}28'26''$ (M)
CH.L. = 77.63' (P) 77.64' (M)
CH.B. = S42°24'17"W (M)

NOTE:

- THIS SITE CONTAINS 17,738 SQUARE FEET (0.41 ACRES), MORE OR LESS



NORTH
SCALE: 1"=30'



SYMBOLS:

- = WATER METER
- X 0.00 = SURFACE ELEVATION
- Δ = CENTRAL ANGLE
- = CENTER LINE
- WV = WATER VALVE
- = CATCH BASIN
- = UTILITY POLE
- = STORM WATER DRAINAGE MANHOLE
- = SANITARY SEWER MANHOLE
- ASPHALT
- CONCRETE
- PAVERS
- TILES
- COVERED

BENCHMARK INFORMATION:

- BM NAME : CMB 34-04R
- ELEVATION : 1.85'
- DATUM : NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)
- LOCATION : INTERSECTION OF W 34 STREET AND CHASE AVENUE
- COMMENTS : PK NAIL AND WASHER ON SOUTH EDGE OF POLLUTION CONTROL BOX

SURVEYOR'S CERTIFICATE:

I hereby certify that this boundary survey of the hereon described property, has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

Frometa

MAGDIEL A. FROMETA
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6957

SEAL

