

NEW SINGLE FAMILY RESIDENCE

705 W DILIDO DR.

PRE-APPLICATION SUBMISSION: NOVEMBER 09th, 2016
DATE OF FIRST SUBMISSION: NOVEMBER 22th, 2016
DATE OF FINAL SUBMISSION: DECEMBER 8th, 2016
DATE OF HEARING: FEBRUARY 6th, 2017

CLIENT	ARCHITECT	LANDSCAPING	CONSULTANTS
705 W DILIDO, LLC	CHOEFF LEVY FISCHMAN 8425 BISCAVNE BLVD #201 MIAMI, FL 33138 (305) 434-8338 AR0009679	CHRISTOPHER CAWLEY 780 NE 69th STREET #1106 MIAMI, FL 33138 (305) 979-1585 LC 26000460	A12 DESIGN CORP 3631 TORREMOLINOS AVE MIAMI, FL 33178 (305) 520-9242



MIAMI BEACH, FLORIDA

SCOPE OF WORK

- * DEMOLITION OF A PRE-1942 SINGLE FAMILY RESIDENCE
- * NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

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NEW RESIDENCE
705 W Dilido,
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1658

date:
11-22-2016

revised:

sheet no.
COVER

PLOT DATE: 2016-12-14

H. T. MERRILL

Owner W. T. ROSE

Lot 8 Block 14

General Contractor Davis Construction Co.

Architect L. Murray Dixon

Front 34 Depth 90

Type of construction c-b-s-

Mailing Address

Subdivision DiLido Island

Bond # 1565

Height

Cost \$ 14,000.00

Permit No. 9575

No. 705 Street West DiLido Drive

Address

Address 3232-11-163

Stories one

Foundation Concrete PILING

Roof TILE

Date Mar.1-1937

Use Residence & Garage

Plumbing Contractor Odom & Robertson #9912

No. fixtures 11

Plumbing Contractor

No. fixtures set

Sewer connection

Address

Address

Make Miami Concrete Products Co. # 9969

Date Mar.10-1937

Date

Date

Date April 5-1937

Electrical Contractor Wagner Electric Co. # 8446

No. outlets 21

Receptacles 18

Rough approved by

Heaters

Stoves

Space heaters 2

Motors 1 ref

Fans

Temporary service

Address

Address

Date

Date July 19 - 1937

No. fixtures set 20

Date of service September 28th-1937

Final approved by Inman

Wagner- # 9528- 11 light outlets; 12 lights- - Oct.11-1937

Alterations or repairs # 17775.. 36" Housing Fan. Upton House Cooler Corp: \$ 310..

PLUMBING PERMIT # 29390 A.A. Septic Tank Co: relay 100 ft. drain field - Feb. 16, 1950

BUILDING PERMIT # 35089 Painting - Insul Mastic Labs. Co.,contr. \$ 470.... Feb. 7, 1951

OK, Flaag 6/10/54 #44485 C.E. Morgan: Install 2 - 3/4 Ton A. C. Units: \$400...May 4, 1954

BUILDING PERMITS

#52870 Fred M. Wolak: 1-3/4 ton window unit air conditioner-\$200-3/26/57 OK 6/28/57 Flaag
#59834 Ideal Roofing & Sheet Metal Works,Inc.:roof repairs, \$185,8/21/59 9
#63715 A 1 Sandblasting Co.: Sandblasting - \$265.00 - Nov. 23, 1960
#64858 ~~Saxton~~ Peele Roofing Co.: Roofing Repair - \$197. - May 15, 1961
#01290-Bohnert Roofing-Re-Roof 30 squares-\$5176-6-21-72
6/21/80 - exterior painting 1,900. (double fee) #18291 Paul Chasez

PLUMBING: #49097- Serota Plumbing- 1 Utility-Sewer-1 Pump & Abandon Septic Tank-4-20-72

ELECTRICAL: #42743 Astor Electric: 2 motors...8/13/54 OK, Flaag 10-5-54
#50539 Astor Elec: 1 Motor (1HP) - July 31, 1957 OK 8-6-57 Fidler
#70621-Gulf Electric- 2 a/c window-6-22-73

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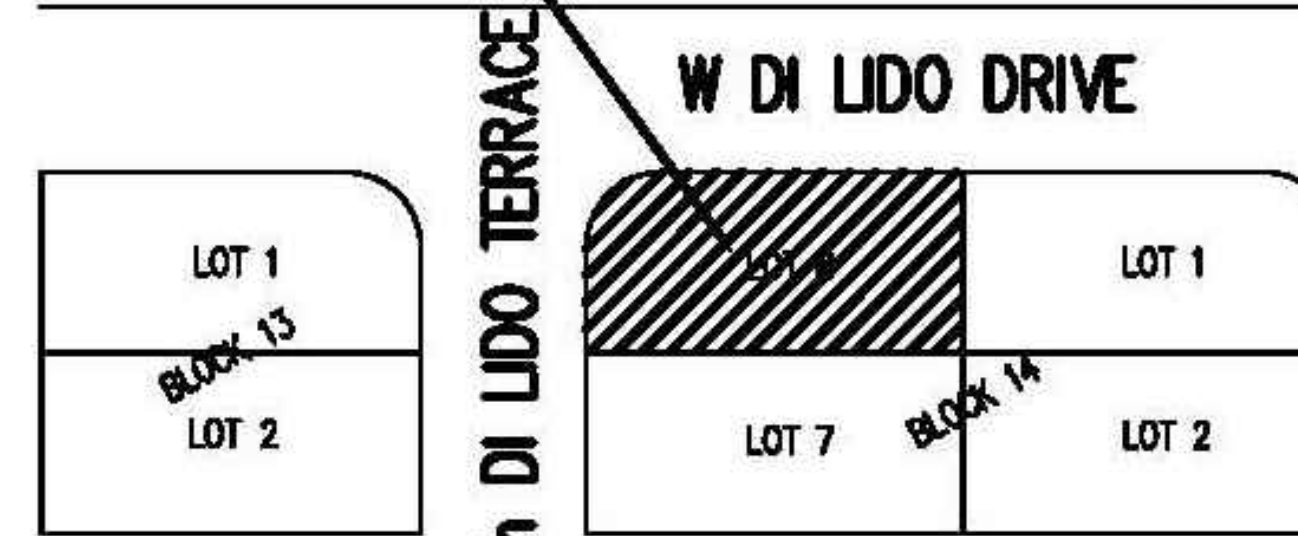
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35947

Sketch Number:

SKETCH OF BOUNDARY SURVEY

SITE DETAIL



LOCATION MAP N.T.S.

LEGAL DESCRIPTION:

Lots 8, Block 14, of DI LIDO ISLAND, according to the plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standard of Practice as 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 legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 02-3232-011-1630, recorded in Official Records Book 8 at Page 36, as evidenced thereon. The dedications noted on the underlying plat of DI LIDO, recorded in Plat Book 8 at Page 36, are plotted hereon. There are no easements or setback restrictions neither noted nor shown, nor are there any other plottable restriction noted thereon. There may be easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the aforementioned underlying plat of DI LIDO.

A comparison between plat, calculated and measured dimensions is delineated hereon. Plat dimensions (P) are based on the record dimensions of the said plat of DI LIDO. Measured dimensions (M) are based on direct and indirect measurement of the recovered monumentation.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat, the adjacent plat noted herein or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

This map is intended to be displayed at a scale of 1"=10' or smaller.

SURVEYOR'S CERTIFICATION:

To 705 W Dildo LLC
Hint 705, LLC
Venetian 705, LLC
Richard M. Whitebrook, P.A.
North American Title Insurance Company

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and plotted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(10)(b).

Dated: 11/01/2016 (REVISED)
E.R. BROWNELL & ASSOCIATES, INC.

Thomas P Brownell
2016.11.01
'00'04- 12:04:46



This form has been electronically signed and sealed by Thomas Brownell P.S. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SYMBOL LEGEND

- Catch Basin
- Water Meter
- Manhole Drainage
- Manhole Sanitary
- Grease Trap
- Water Valve
- Single Support Sign
- Property Corner
- Wood Pole
- Cleanout
- Chain Link Fence
- Wood Fence
- Tree
- Palm Tree

ABBREVIATIONS:

- (M) Measured Dimension
- (R) Record Dimension
- PB Plat Book
- PG Page
- Δ Delta Angle
- R Radius
- L Length
- CBS Concrete Block Structure
- C/L Center Line
- ML Monument Line
- F.F.Elev. Finished Floor Elevation
- Ch.L.f Chain link fence
- CL Clear
- BLDG Building
- R/W Right of Way
- ENCR Encroachment

E.R. Brownell & Assoc., Inc.
SURVEYORS & MAPPERS
PLANNERS
CONSULTING ENGINEERS
2525 SW 27th Avenue
Miami, Florida 33138
305.860.3870 (FAX)
305.860.3866

705 W DI LIDO DR
MIAMI BEACH, FL

F.B. 1210-34	Drawn by: D.R.	Chk. by: T.B.	J.N. 58048	Scale: 1"=20'
REV: 10/10/2016				
Sk. No. 35947				

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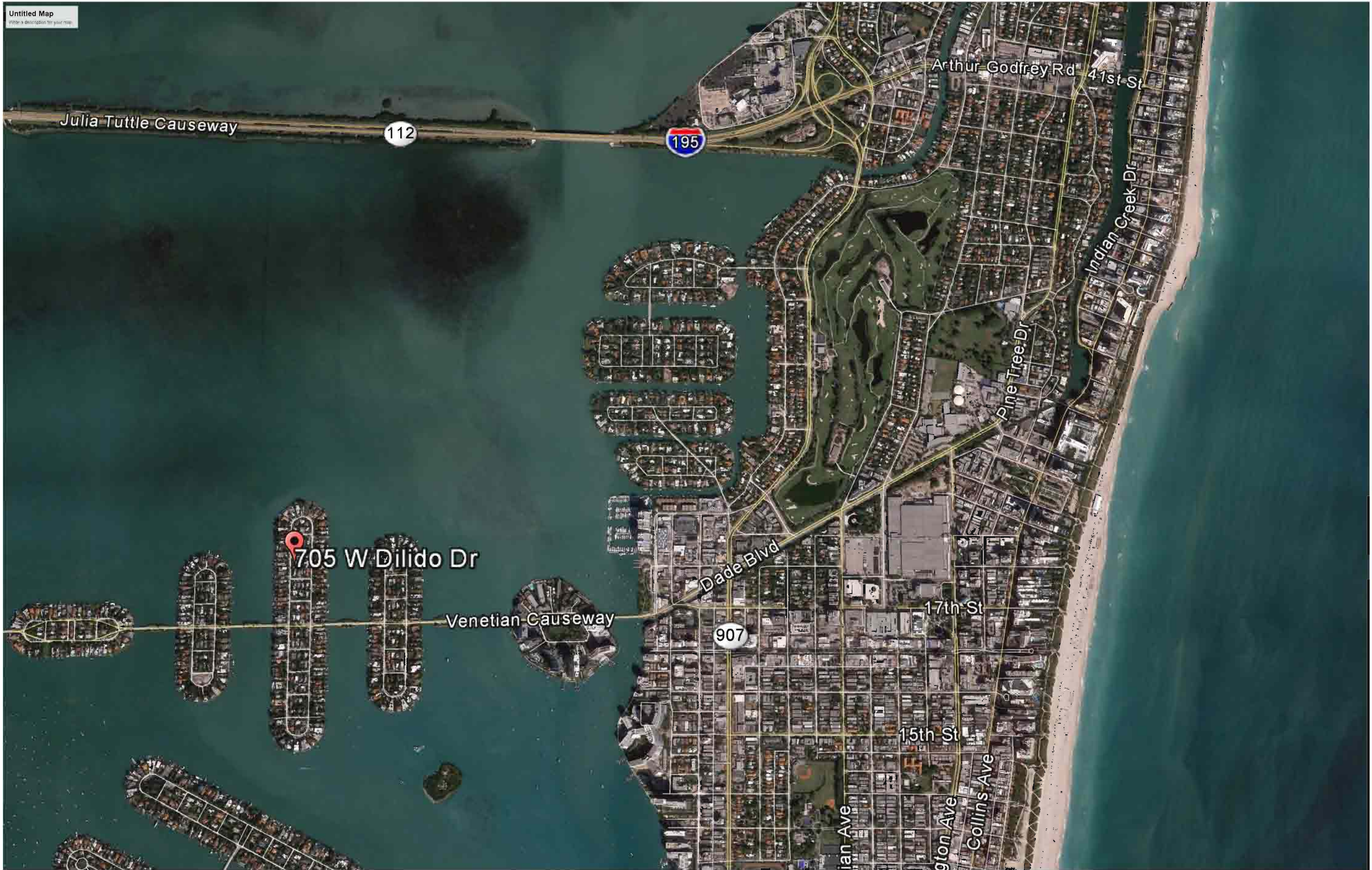
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EX-0.01

PLOT DATE: 2016-12-14

SURVEY
SCALE: N.T.S.



Untitled Map
Write a description for your map.

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LOCATION PLAN

sheet no.

EX-1.0

PLOT DATE:



LOCATION PLAN

NEW RESIDENCE
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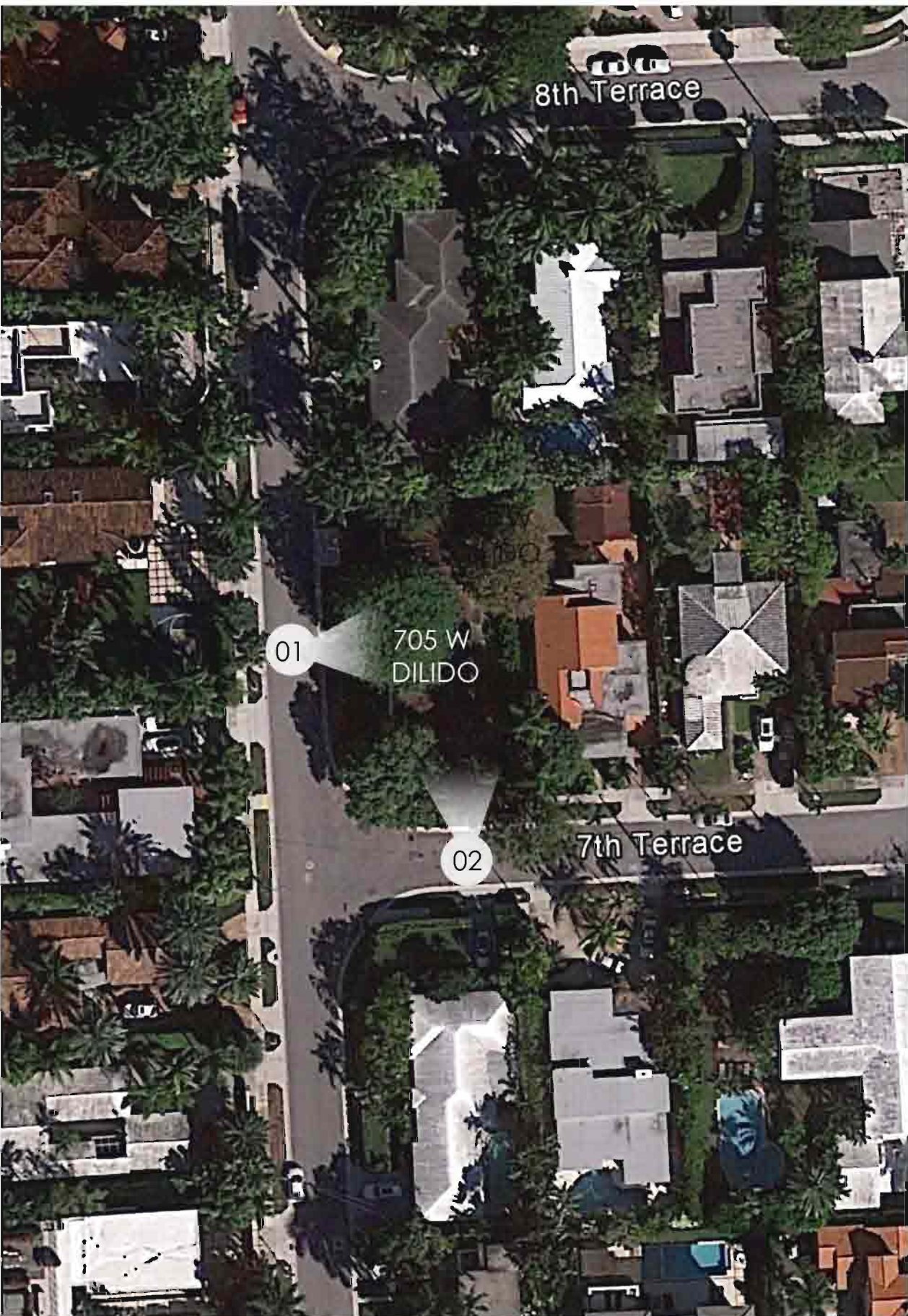
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01. FRONT ELEVATION FROM W DILIDO



02. FRONT ELEVATION FROM 7th TERRACE



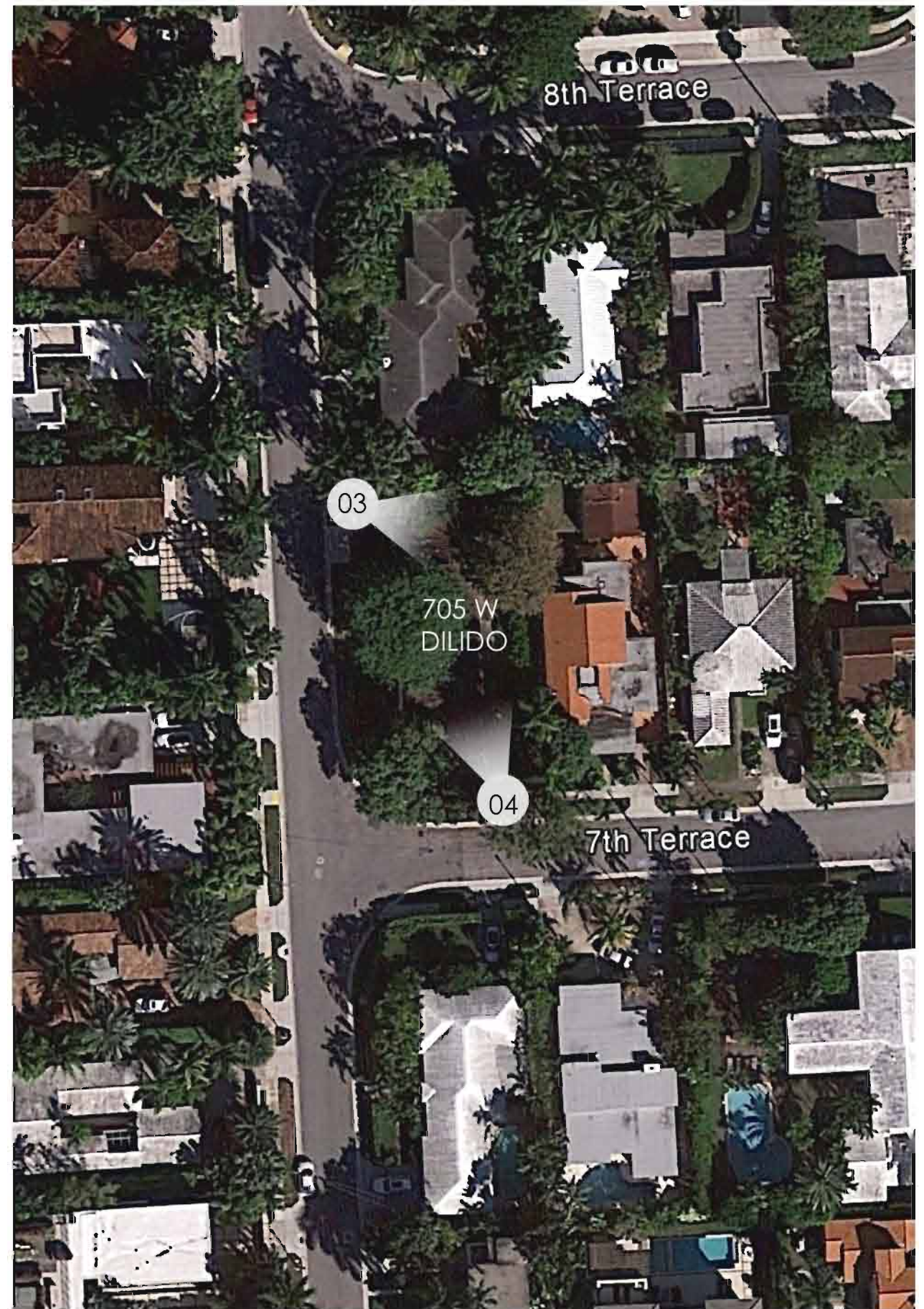
KEY PLAN



03. REAR ELEVATION FROM W DILIDO



04. REAR ELEVATION FROM 7th TERRACE



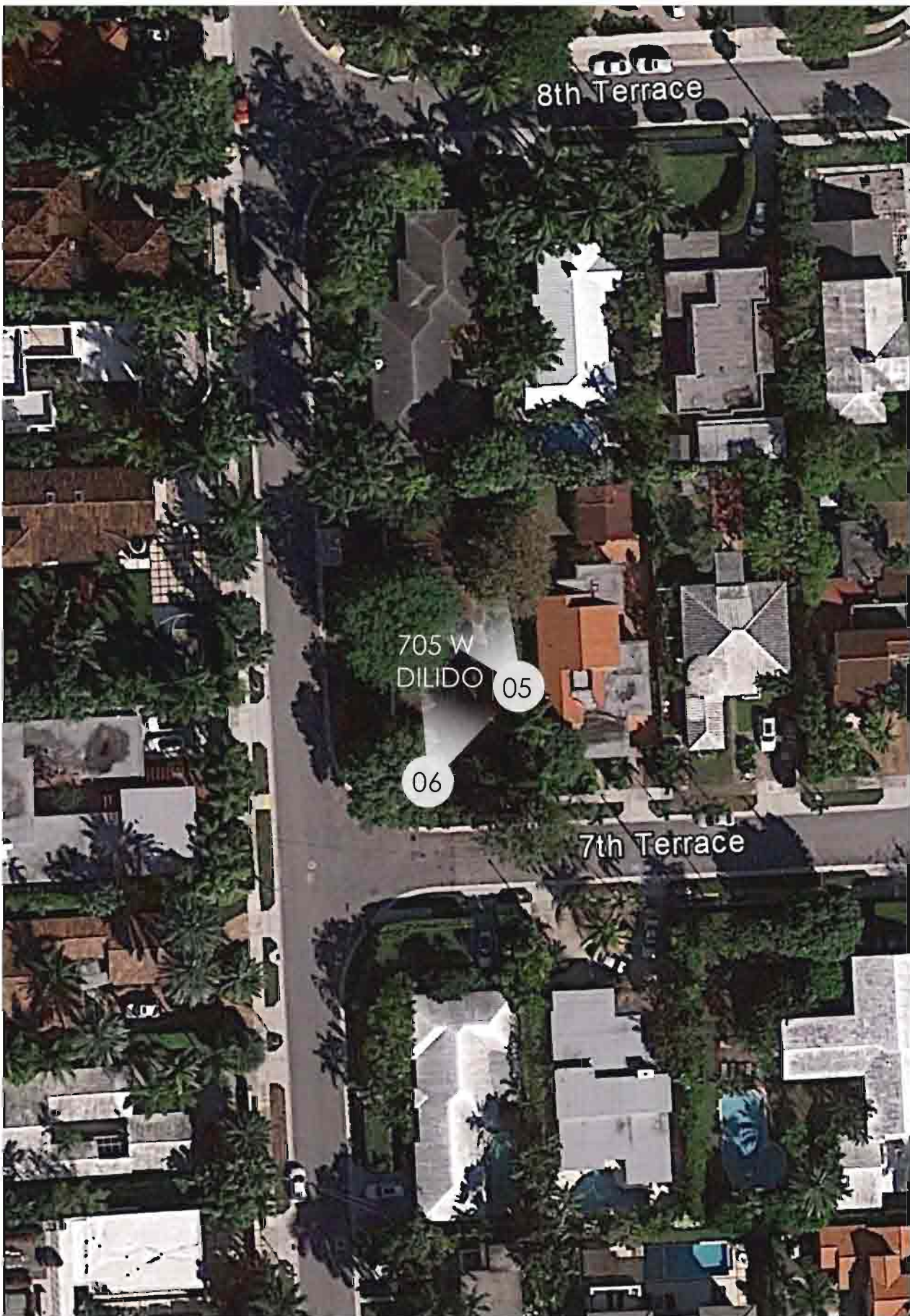
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05. REAR ELEVATION 7th TERRACE



06. REAR ELEVATION 7th TERRACE



KEY PLAN



01. 115 7th DI LIDO TER



02. 111 7th DI LIDO TER



KEY PLAN



03. 103 7th DI LIDO TER



04. 620 E DI LIDO DR



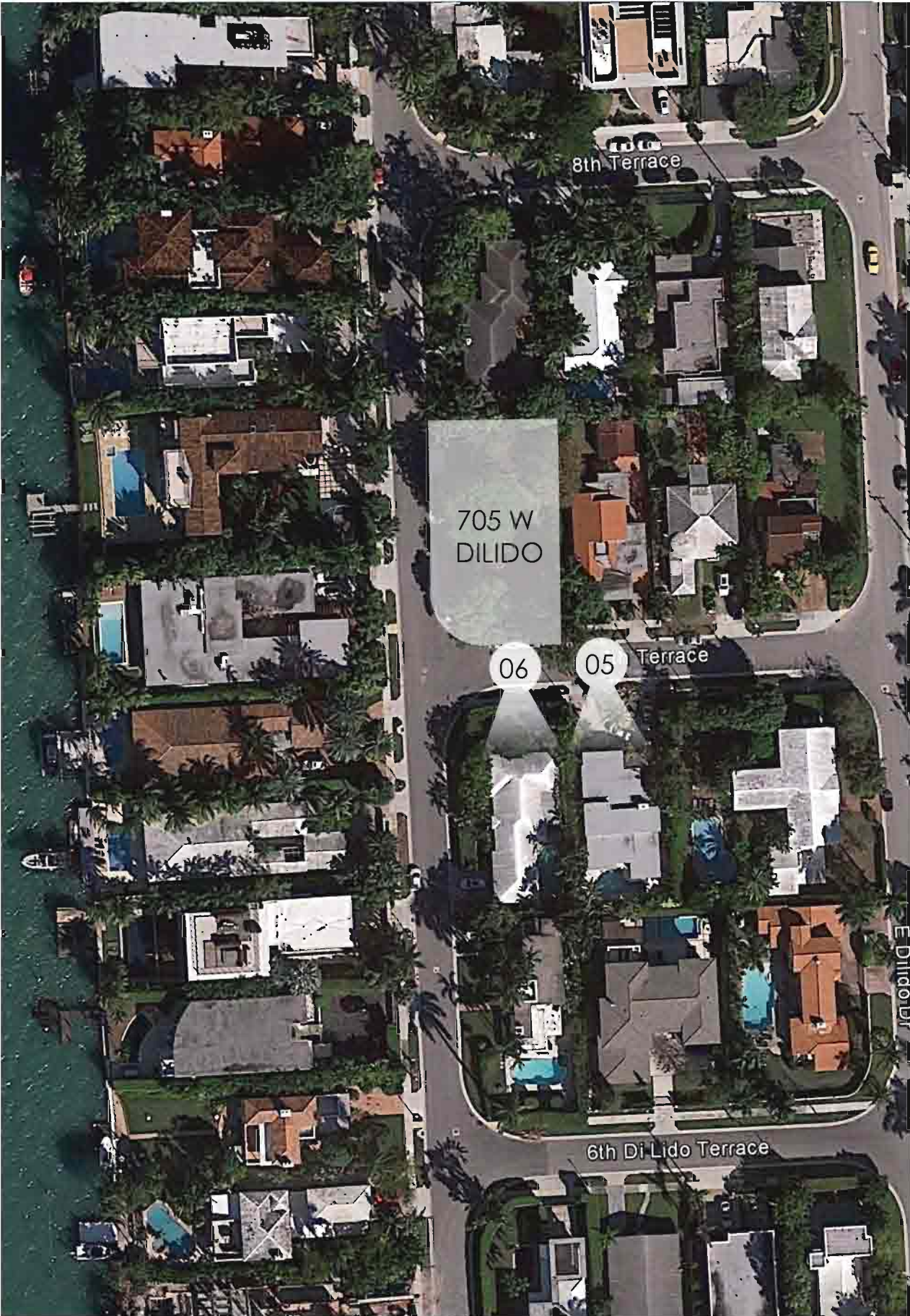
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05. 112 7th DI LIDO TER



06. 621 W DI LIDO DR



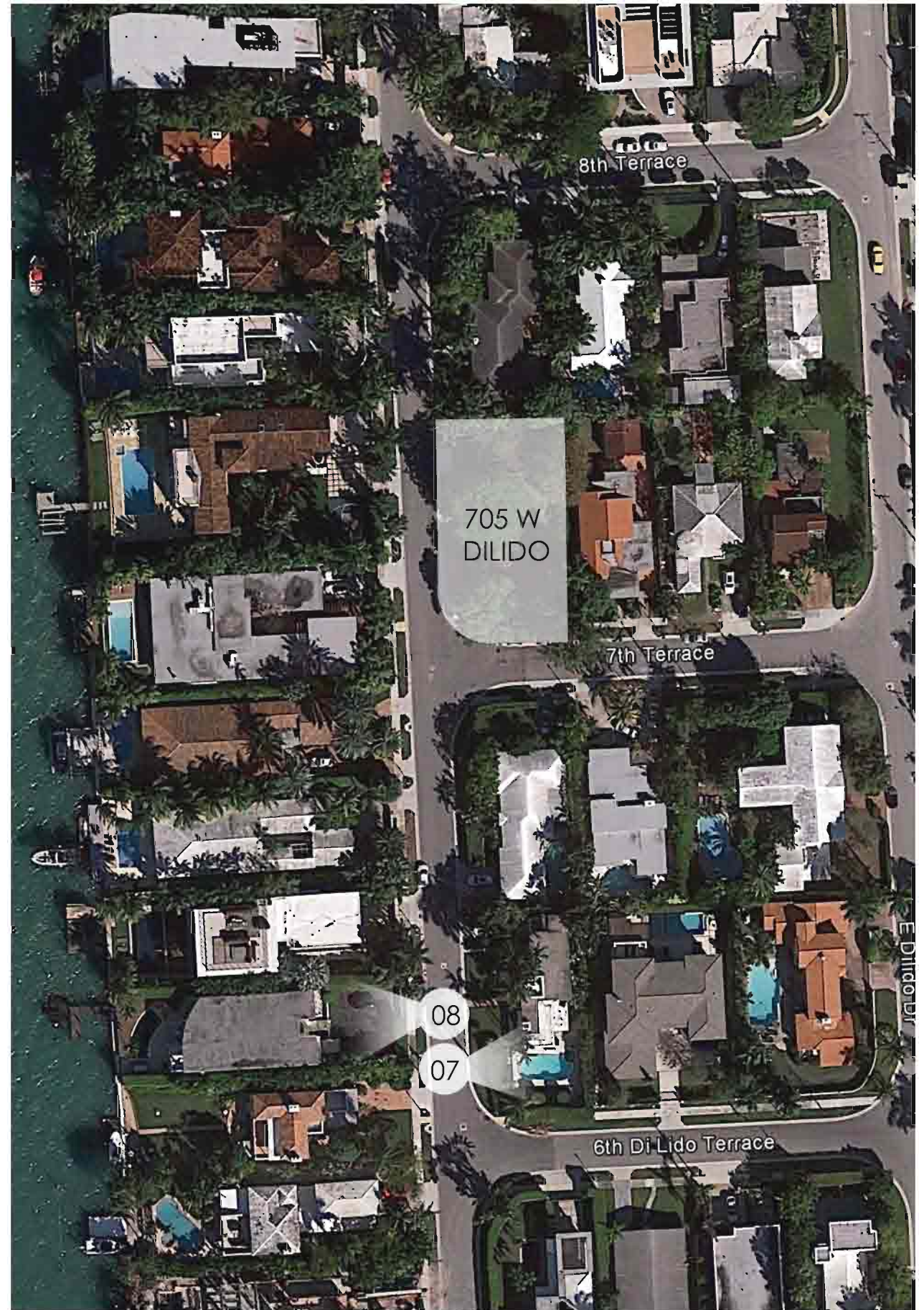
KEY PLAN



07. 601 W DI LIDO DR



08. 608 W DI LIDO DR



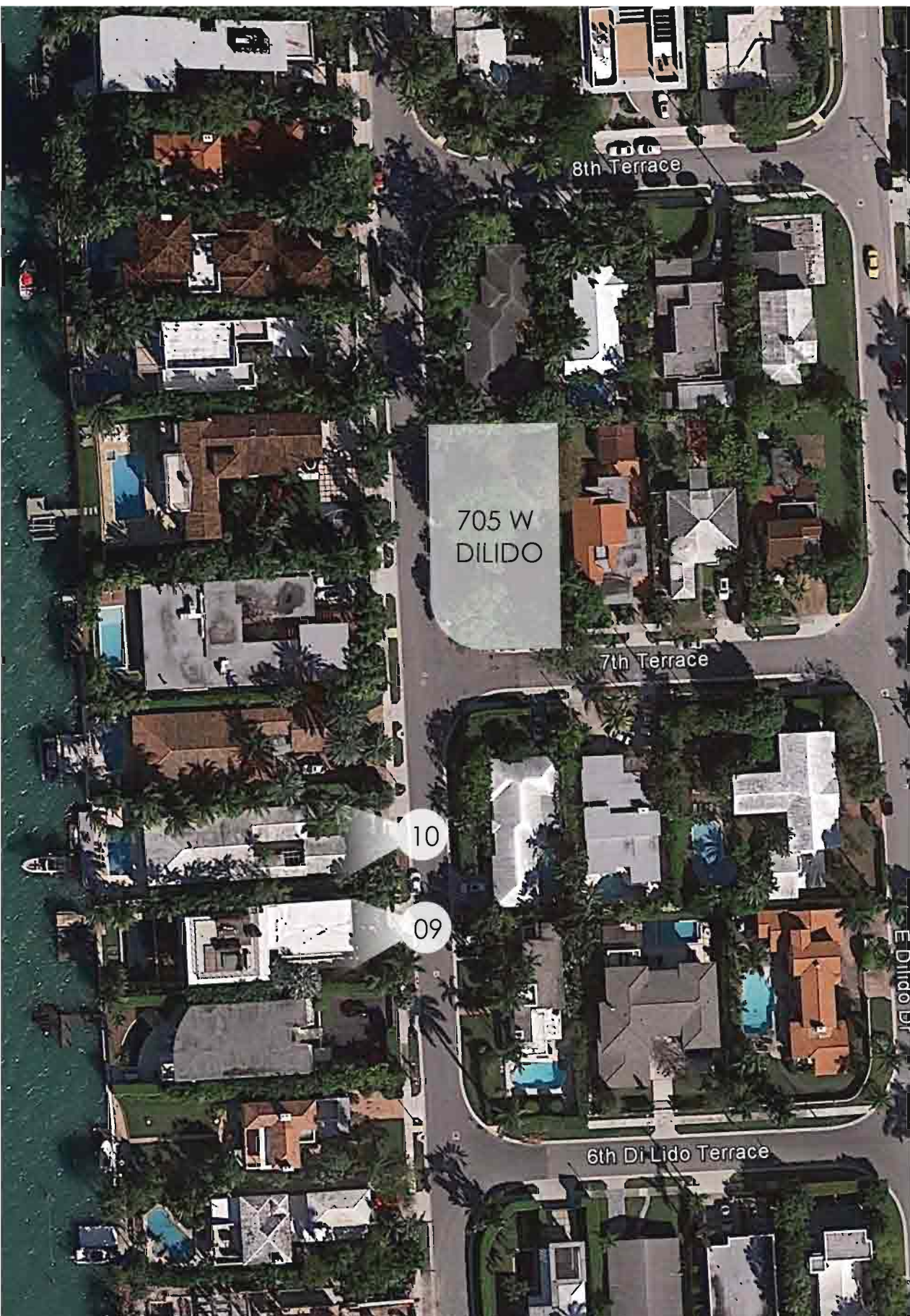
KEY PLAN



09. 610 W DI LIDO DR



10. 620 W DI LIDO DR



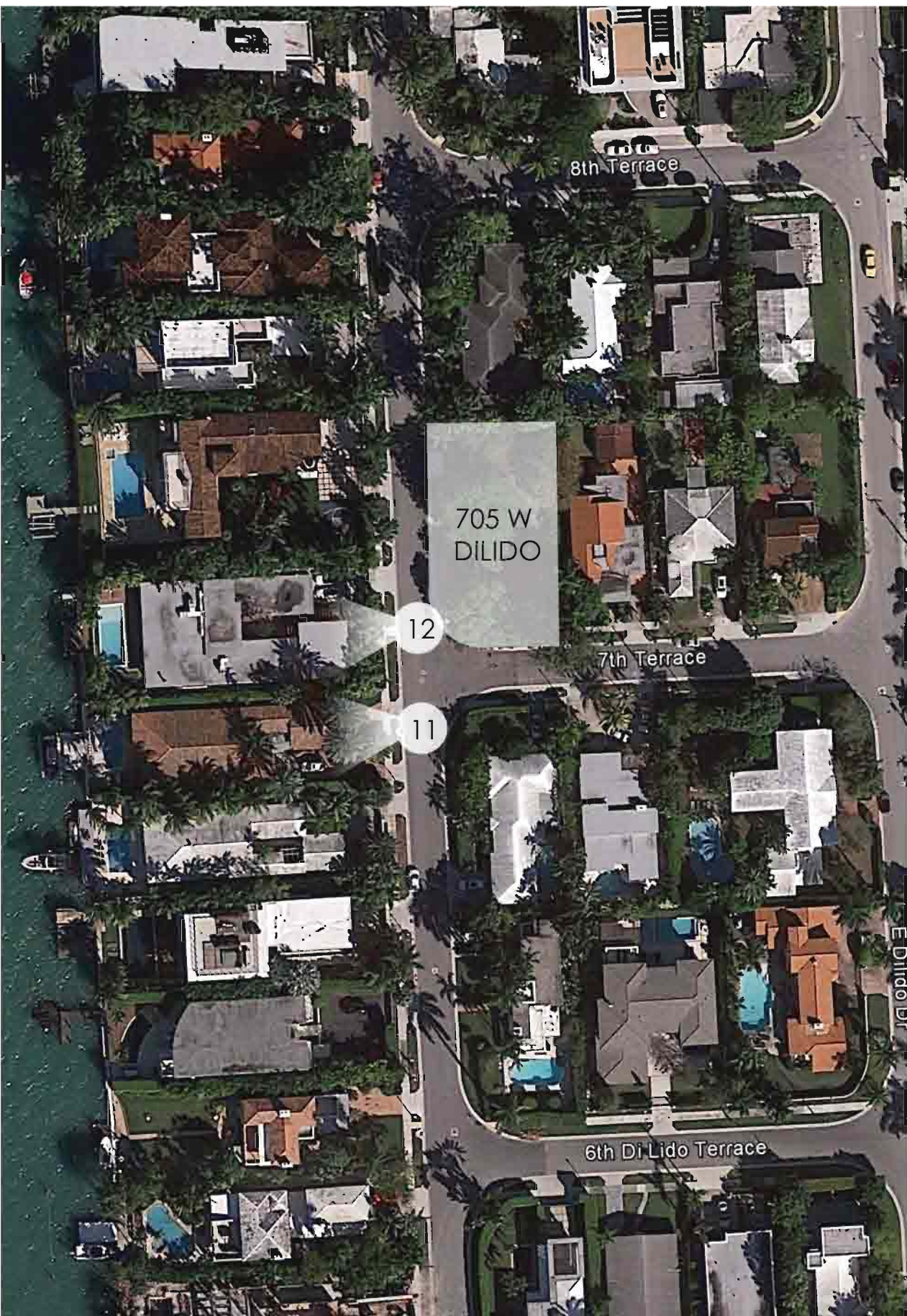
KEY PLAN



11. 630 W DI LIDO DR



12. 700 W DI LIDO DR



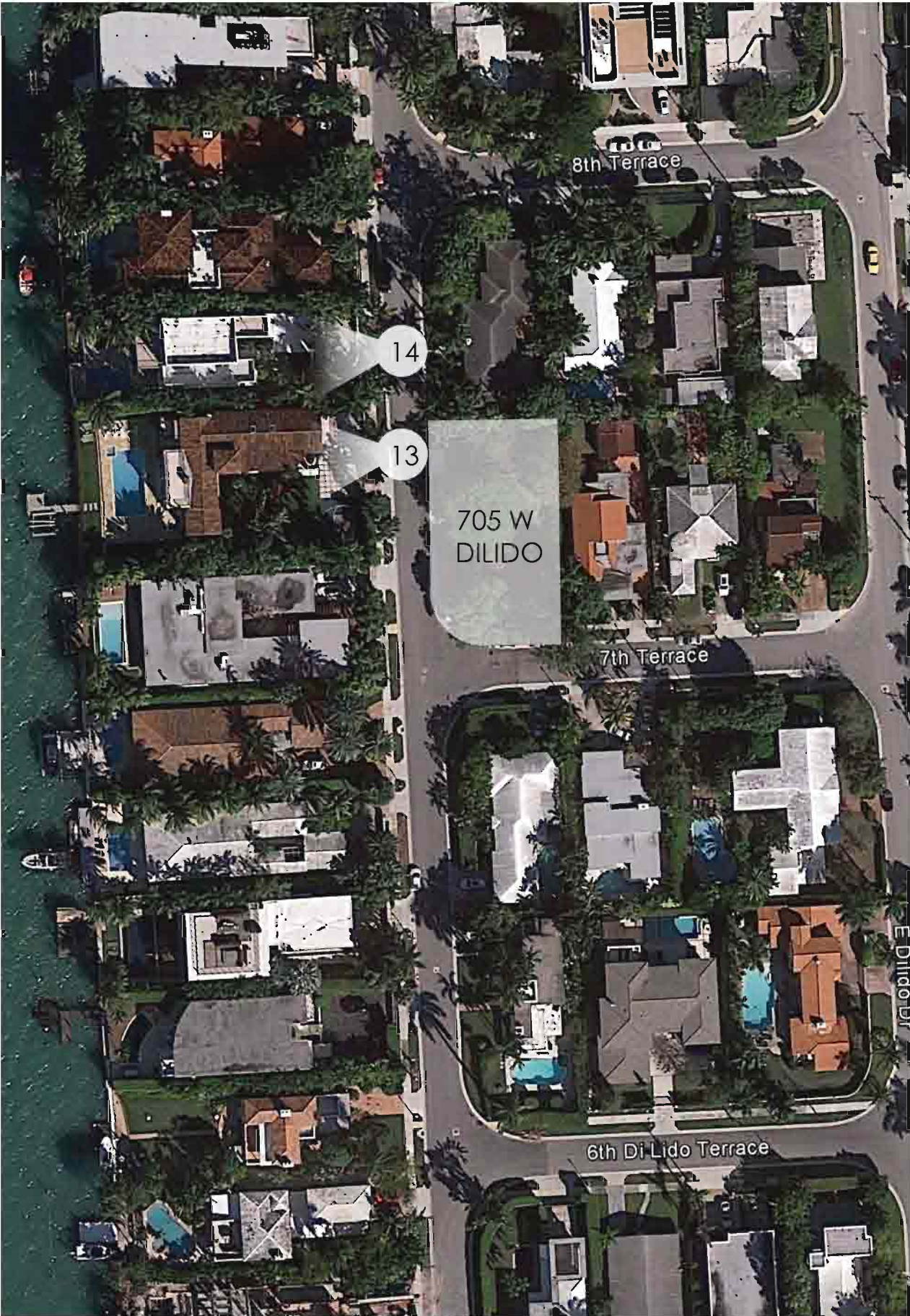
KEY PLAN



13. 714 W DI LIDO DR



14. 720 W DI LIDO DR



KEY PLAN



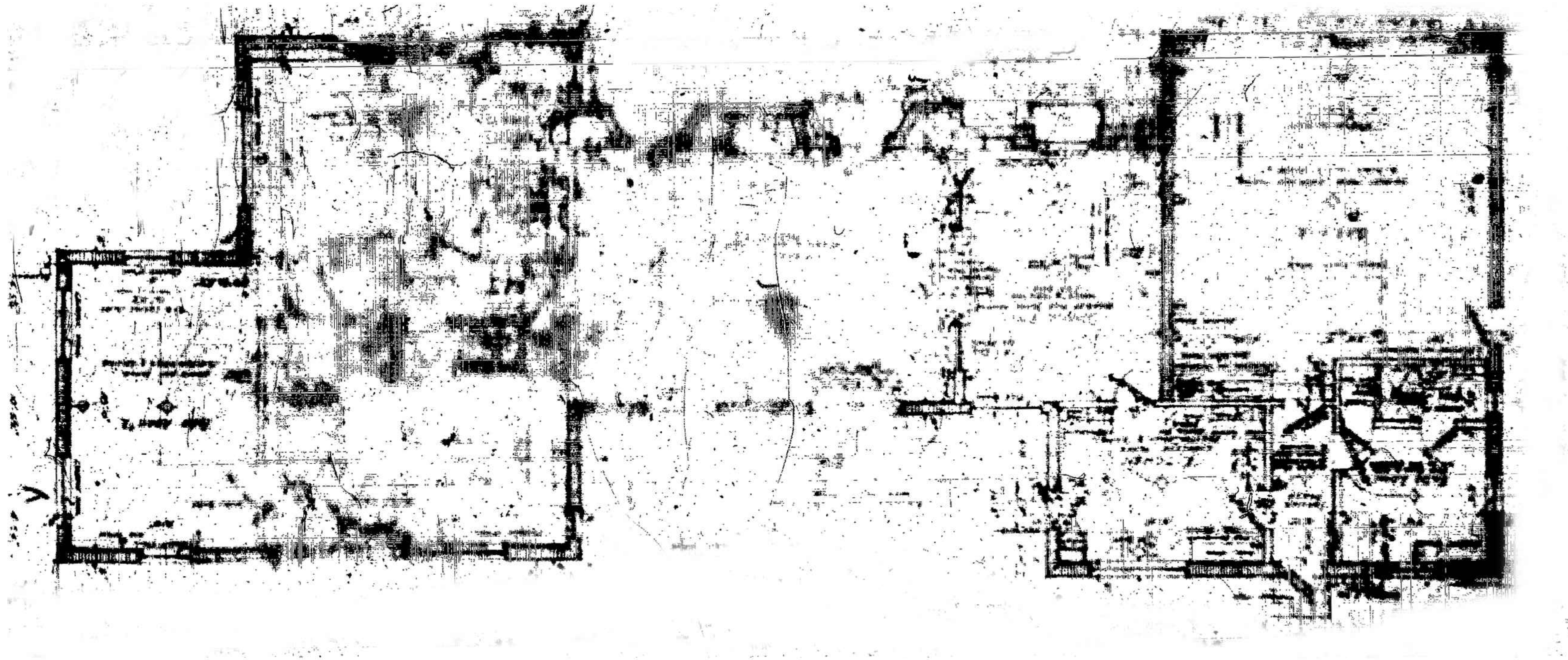
15. 726 W DI LIDO DR



16. 725 W DI LIDO DR



KEY PLAN



FLOORPLAN existing residence
SCALE: 1/8" = 1'-0"

seal

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date:
11-22-2016

revised:

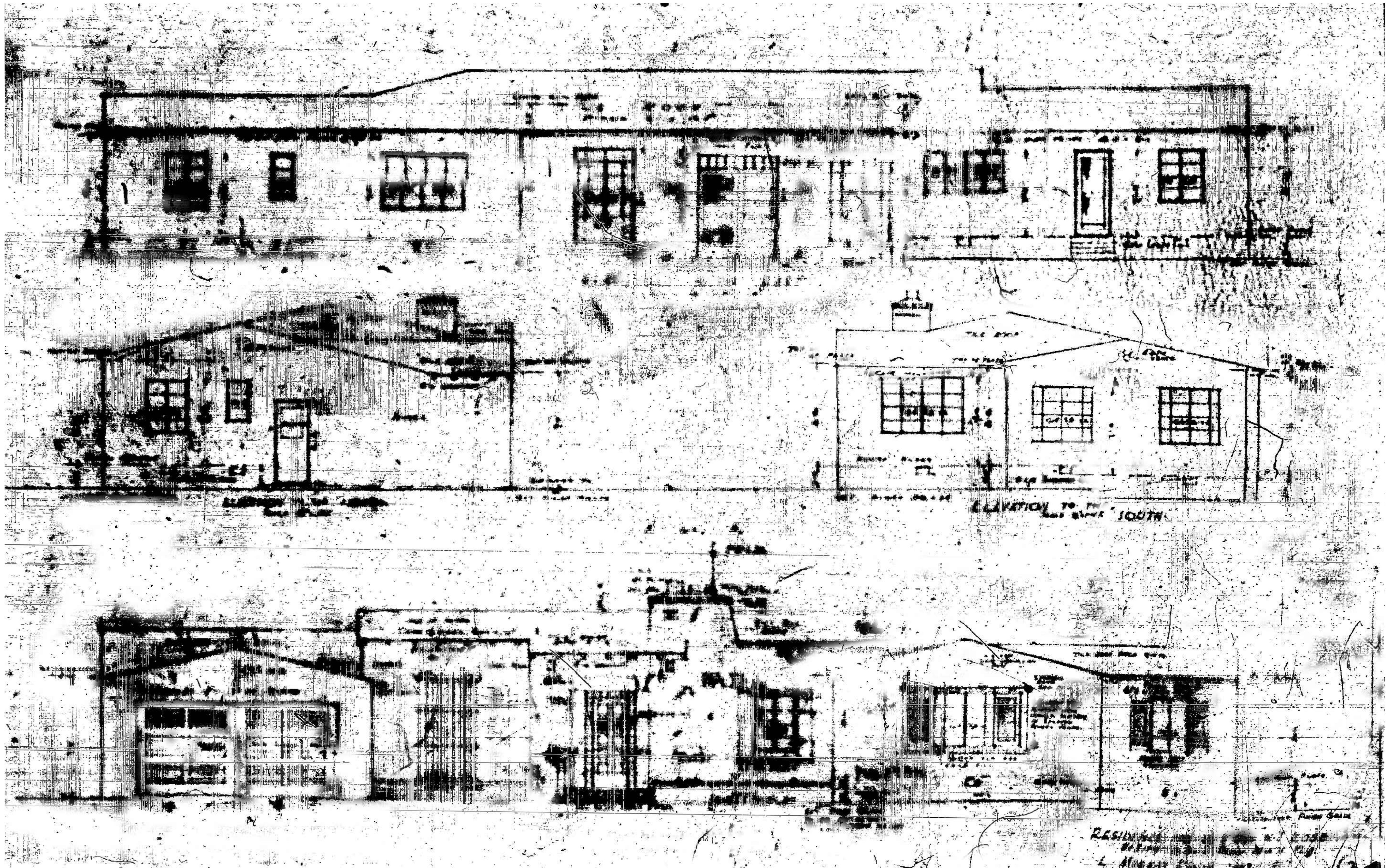
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EX-1.1

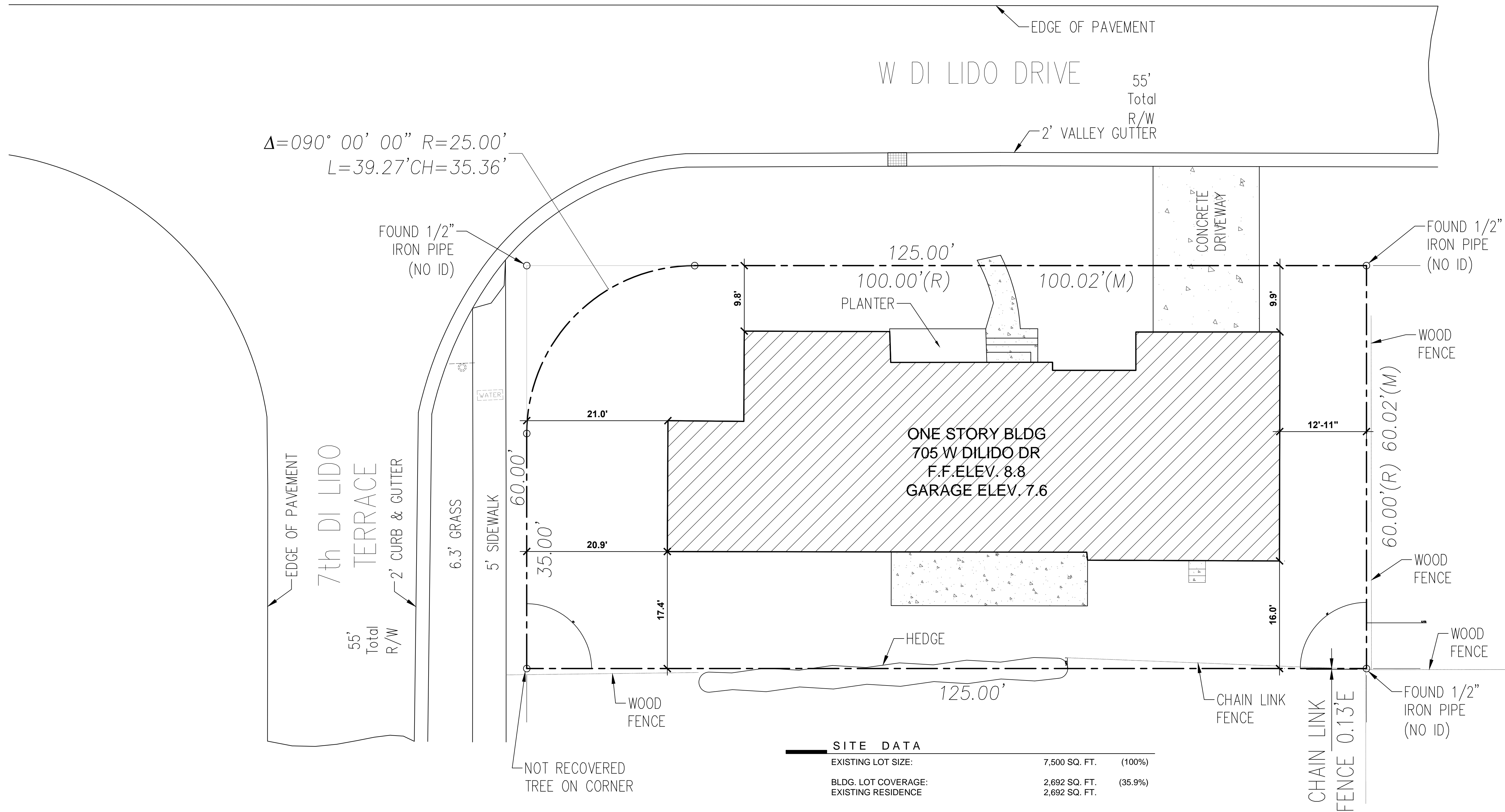
PLOT DATE: 2016-11-18

NEW RESIDENCE
705 W Dillido,
MIAMI BEACH, FL 33139

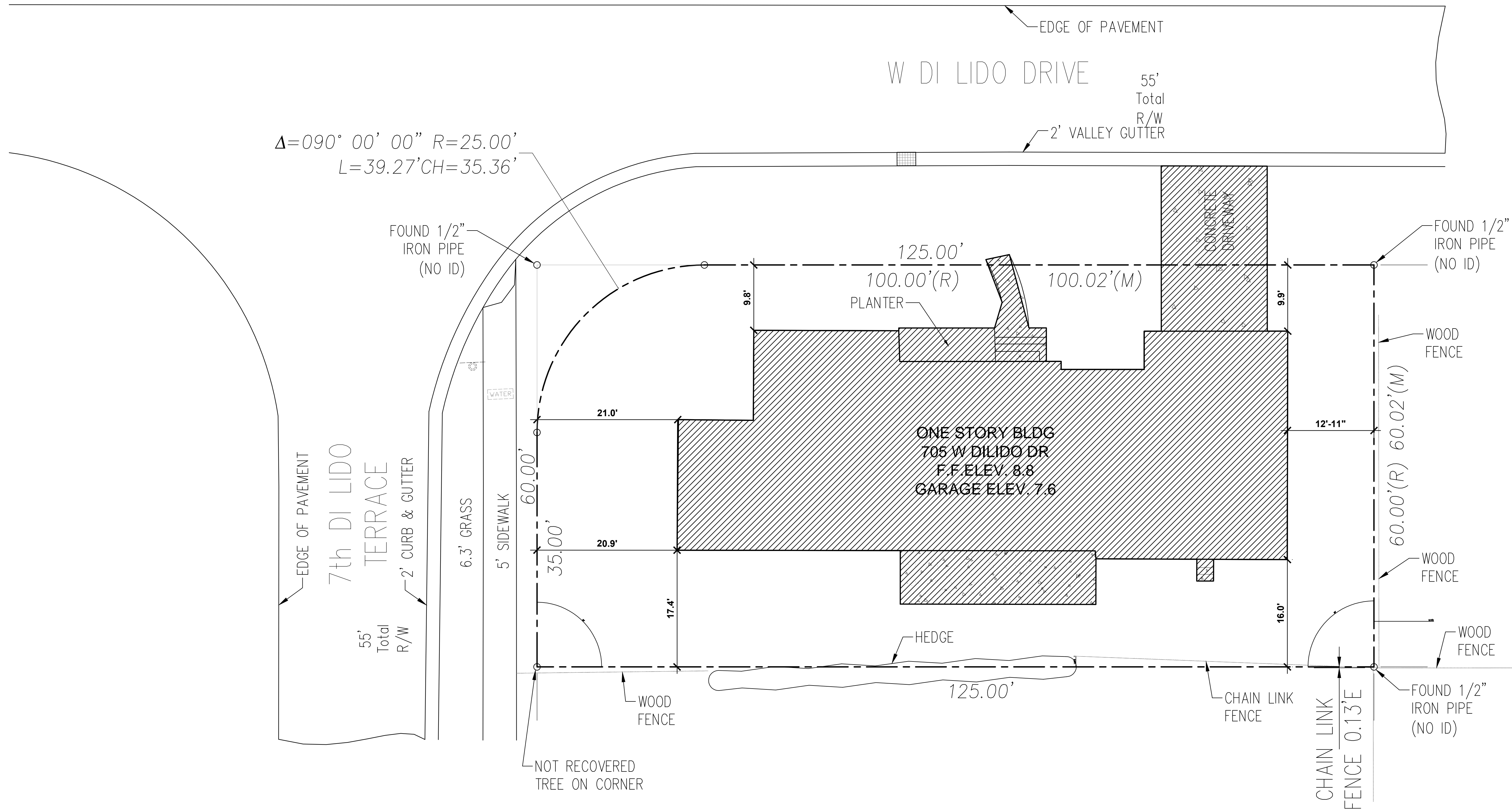
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ELEVATIONS existing residence
SCALE: 1/8" = 1'-0"



LOT COVERAGE existing
SCALE: 1/8" = 1'-0"



DEMOLITION plan
SCALE: 1/8" = 1'-0"

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	705 W Dilido dr. Miami Beach Florida 33139			
2	Folio number(s):	02-3232-011-1630			
3	Board and file numbers :	DRB16-0093			
4	Year built:	1937	Zoning District:	RS-4	
5	Based Flood Elevation:	9.00'	Grade value in NGVD:	7.23'	
6	Adjusted grade (Flood+Grade/2):	8.11'	Free board:	10.00'	
7	Lot Area:	7,500 sq ft			
8	Lot width:	60'	Lot Depth:	125'	
9	Max Lot Coverage SF and %:	2,250 SQ FT (30%)	Proposed Lot Coverage SF and %:	1,874 SQ FT (24.98)	
10	Existing Lot Coverage SF and %:	2,609 SQ FT (35.9%)	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	827 SQ FT (77.5%)	Rear Yard Open Space SF and %:	1,012 SQ FT (84.3%)	
12	Max Unit Size SF and %:	3,750 SQ FT (50%)	Proposed Unit Size SF and %:	3,658 SQ FT (48.77%)	
13	Existing First Floor Unit Size:	2,692 SQ FT	Proposed First Floor Unit Size:	1,778 SQ FT	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB	N/A	
15		N/A	Proposed Second Floor Unit Size SF and % :	1,878 SQ FT	
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'-0"	12'-6"	24'-0"	
18	Setbacks:				
19	Front First level:	30'-0"	20.9'	33'-8"	
20	Front Second level:	30'-0"	NA	33'-8"	
21	Side 1:	7'-6"	17.4'	7'-6"	
22	Side 2 or (facing street):	15'-0"	9.8'	17'-6"	
23	Rear:	20'-0"	12.95'	20'-0"	
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	22'-6"	27.2'	25'-0"	
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence?		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

ZONING data sheet

seal

FRONT SETBACK CALCULATIONS		
AREA:	1,067 SQ. FT.	100%
IMPERVIOUS AREA:	240 SQ. FT.	22.5%
LANDSCAPE AREA:	827 SQ. FT.	77.5%
FRONT FACING STREET SETBACK CALCULATIONS		
AREA:	1,747.71 SQ. FT.	100%
POOL DECK/HALF POOL:	365 SQ. FT.	20.9%
LANDSCAPE/HALF POOL:	1,382.71 SQ. FT.	79.1%
REAR SETBACK CALCULATIONS		
AREA:	1,200 SQ. FT.	100%
POOL DECK/HALF POOL:	188 SQ. FT.	15.7%
LANDSCAPE/HALF POOL:	1,012 SQ. FT.	84.3%

SITE DATA		
EXISTING LOT SIZE:	7,500 SQ. FT.	(100%)
BLDG. LOT COVERAGE:	1,874 SQ. FT.	(24.98%)
RESIDENCE	1,874 SQ. FT.	

ZONING DATA		(RS-4)
	REQUIRED/ALLOWED	PROPOSED
MIN. FLOOD ELEVATION (FLOOD ZONE - AE)	+9'-0" N.G.V.D. +1'	+10'-0" N.G.V.D.
GRADE:	+7.23' N.G.V.D.	
ADJUSTED GRADE:	+8.11' N.G.V.D.	
LOT AREA:	6,000 SQ. FT.	7,500 SQ. FT.
MINIMUM LOT WIDTH:	50'-0"	75'-0"
MINIMUM SETBACKS:		
FRONT	20'-0"	33'-8"
REAR (15% LOT LENGTH)	20'-0"	20'-0"
SIDE FACING STREET	15'-0"	17'-6"
SIDE (MIN. 7'-6")	7'-6"	7'-6"
MAXIMUM BUILDING HEIGHT:	24'-0"	24'-0"
MAXIMUM UNIT SIZE:	3,750 SQ. FT. 50%	3,658 SQ. FT.* 48.77%
MAX. LOT COVERAGE:	2,250 SQ. FT. 30%	1,874 SQ. FT.* 24.98%

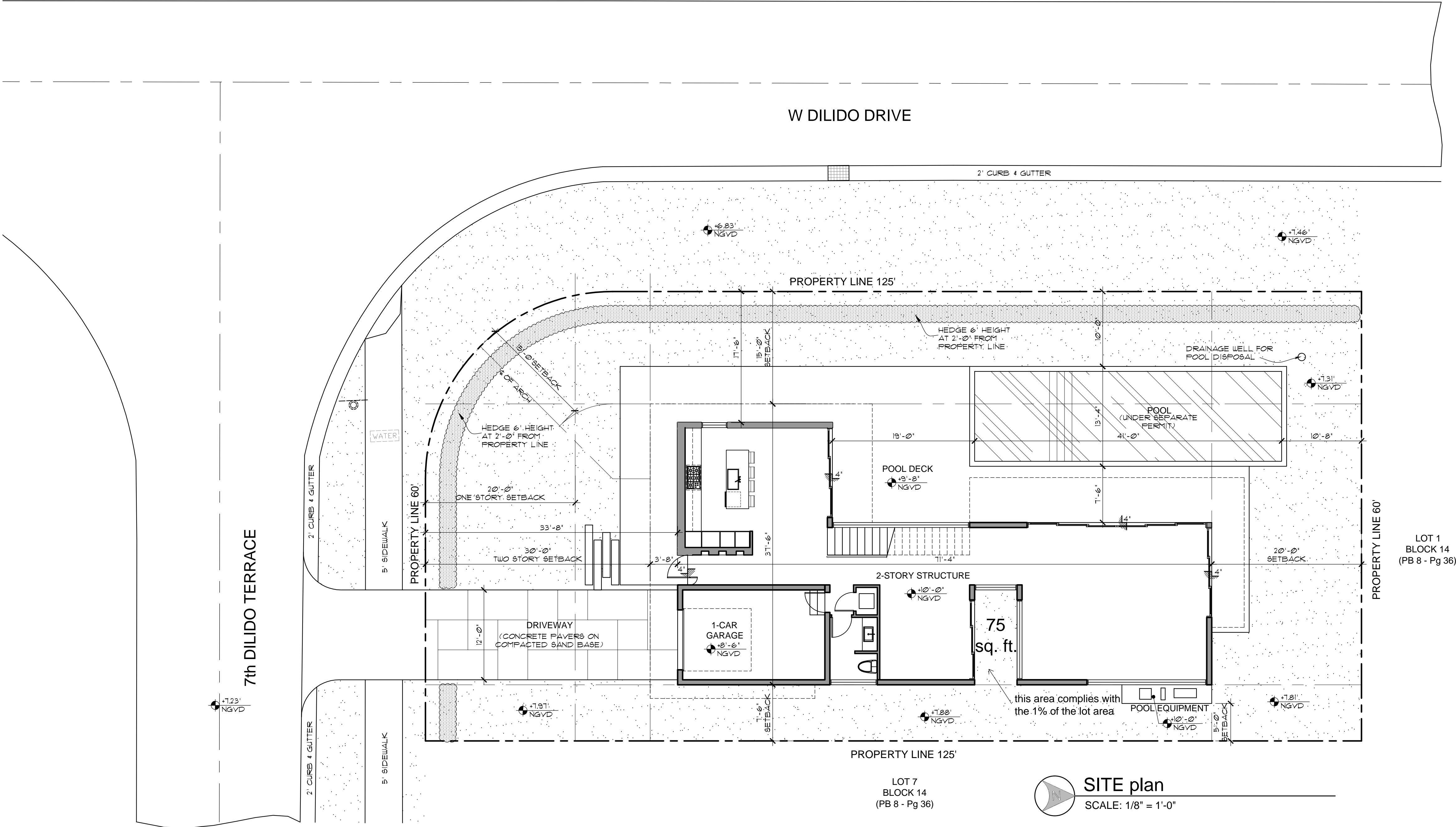
PROJECT DATA	
SCOPE OF WORK: NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE	
OCCUPANCY TYPE: RESIDENTIAL RS-3	CONSTRUCTION TYPE: TYPE V-B
CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION: CATEGORY II	
LEGAL DESCRIPTION	
LOT 8, BLOCK 14, OF DILIDO ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	

PUBLIC WORKS NOTES:

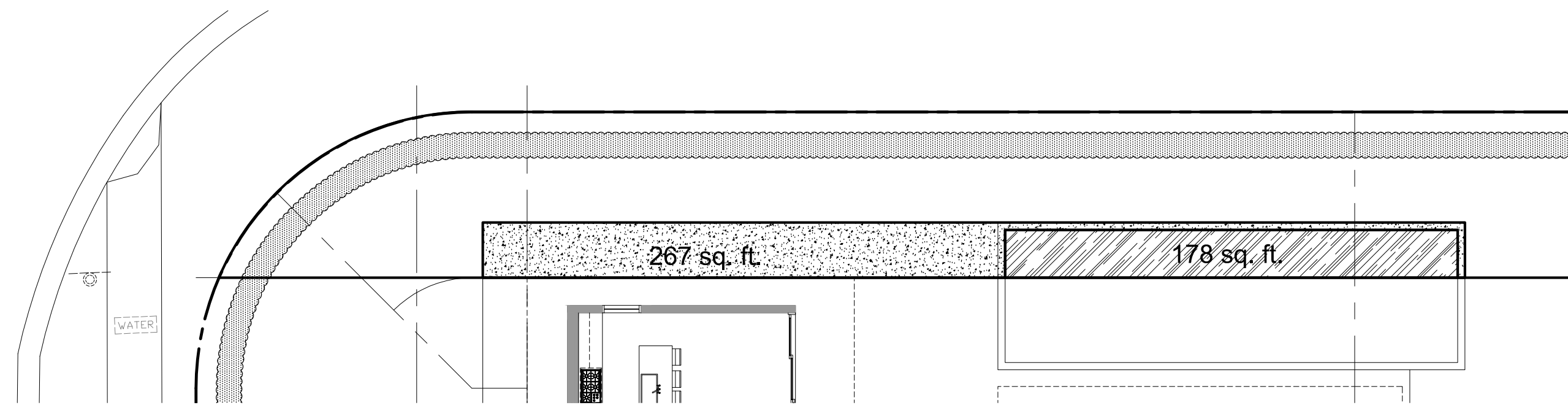
- A- REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
- B- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- C- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE 5-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- D- ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- E- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

NOTES:

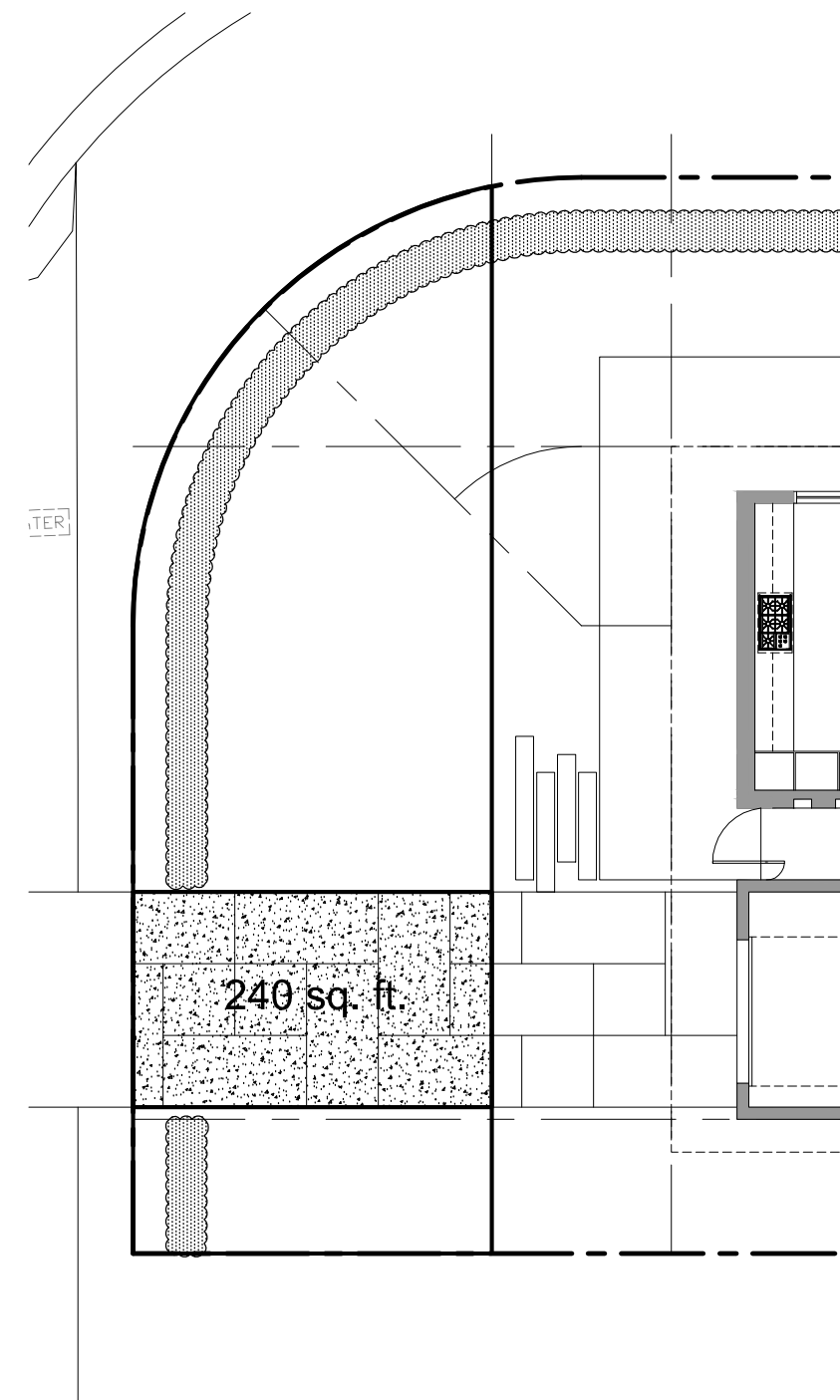
- *UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2010, BUILDING SECTION 1103).
- *AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY*



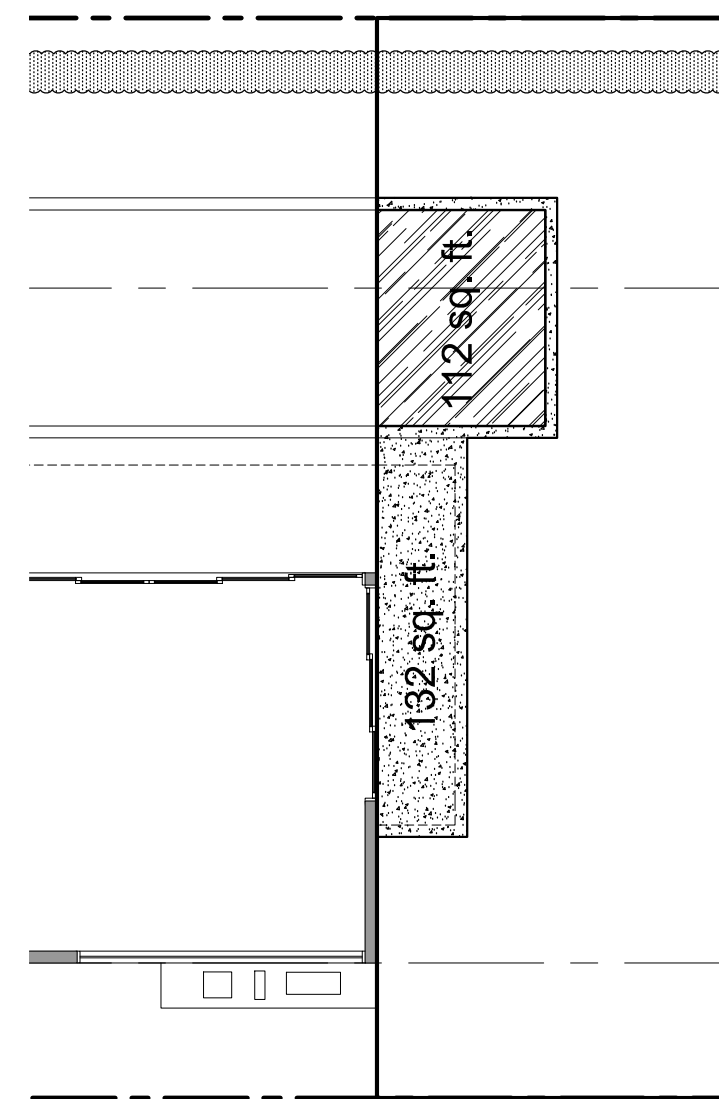
SITE plan
SCALE: 1/8" = 1'-0"



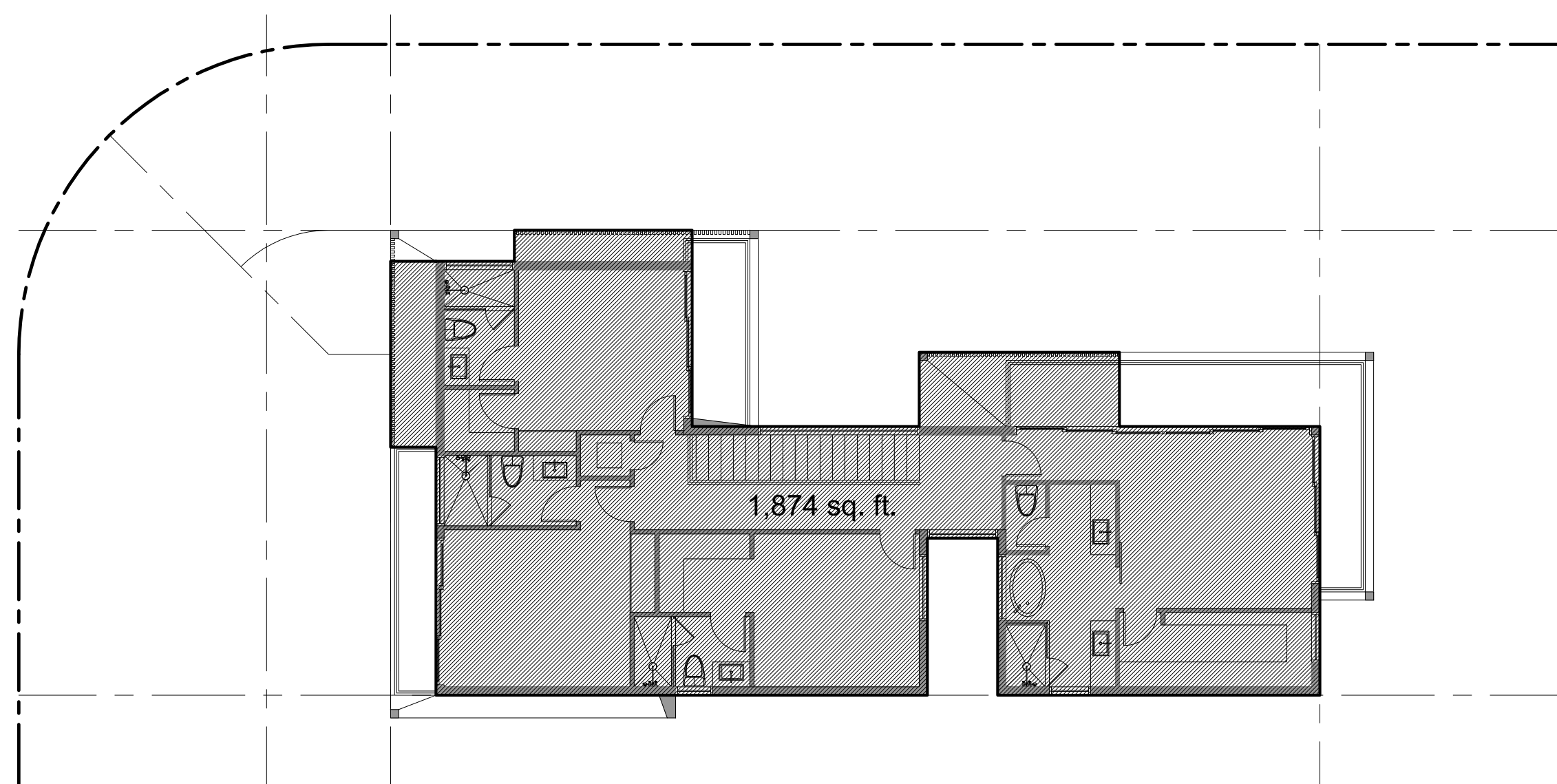
FRONT calculation (side facing street)
SCALE: 3/32" = 1'-0"



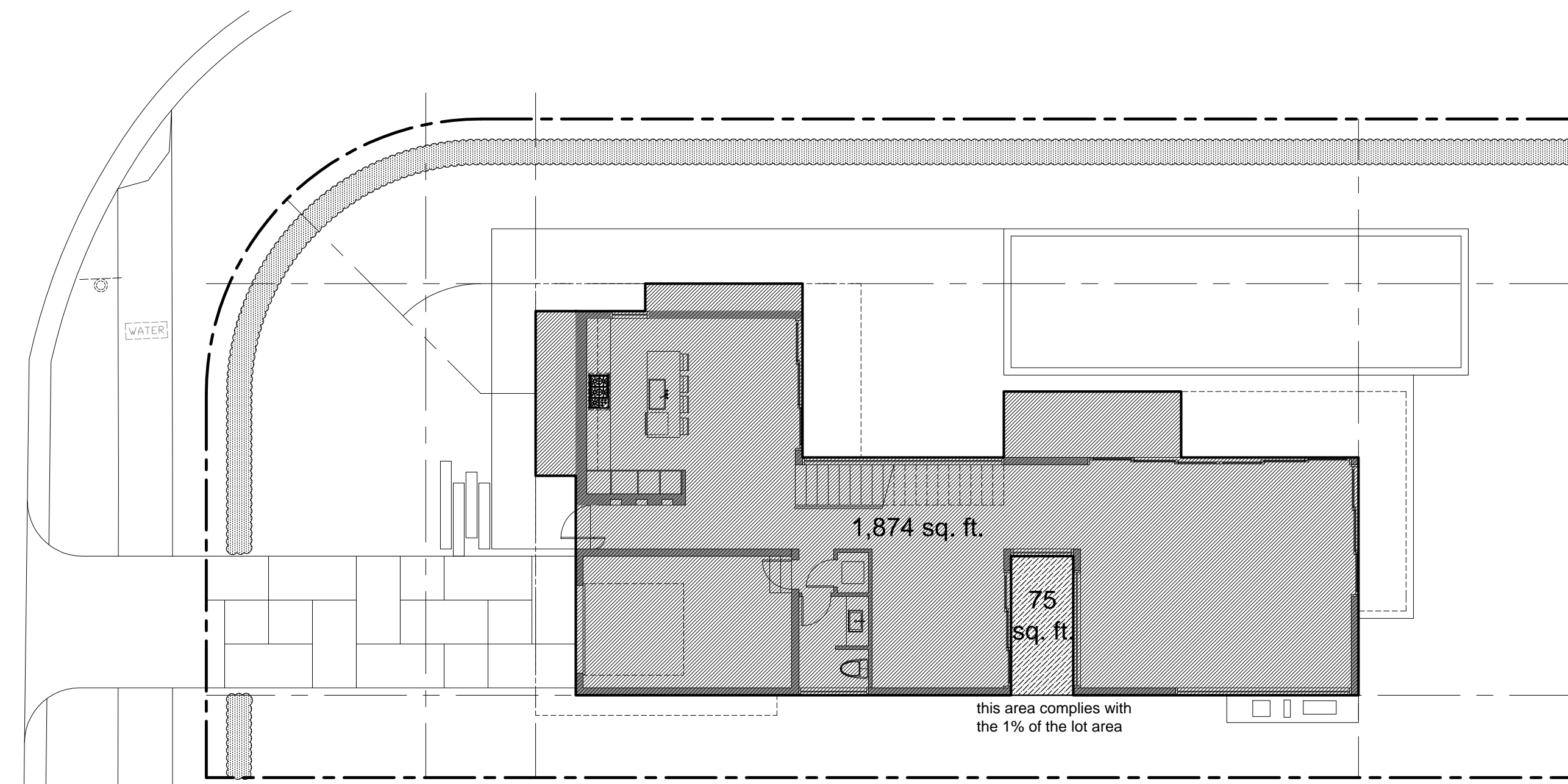
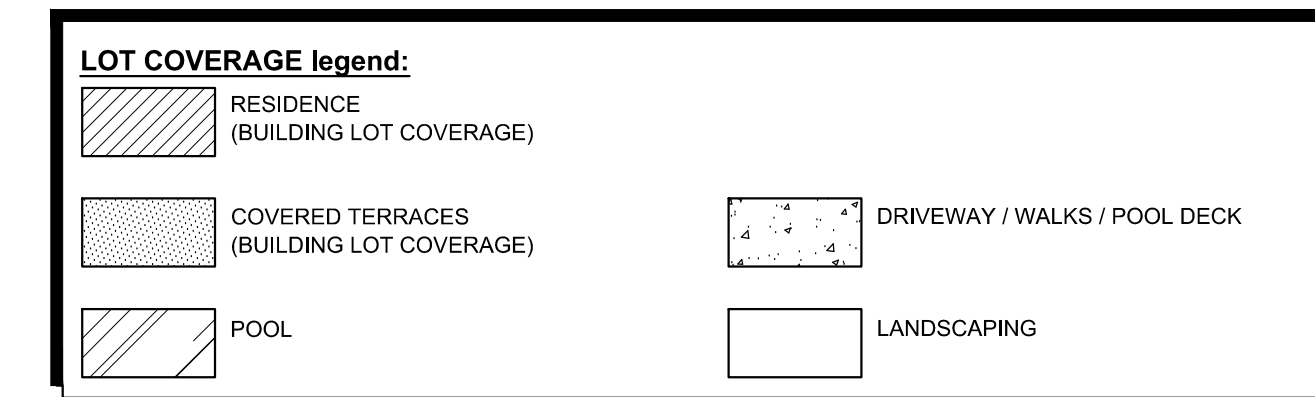
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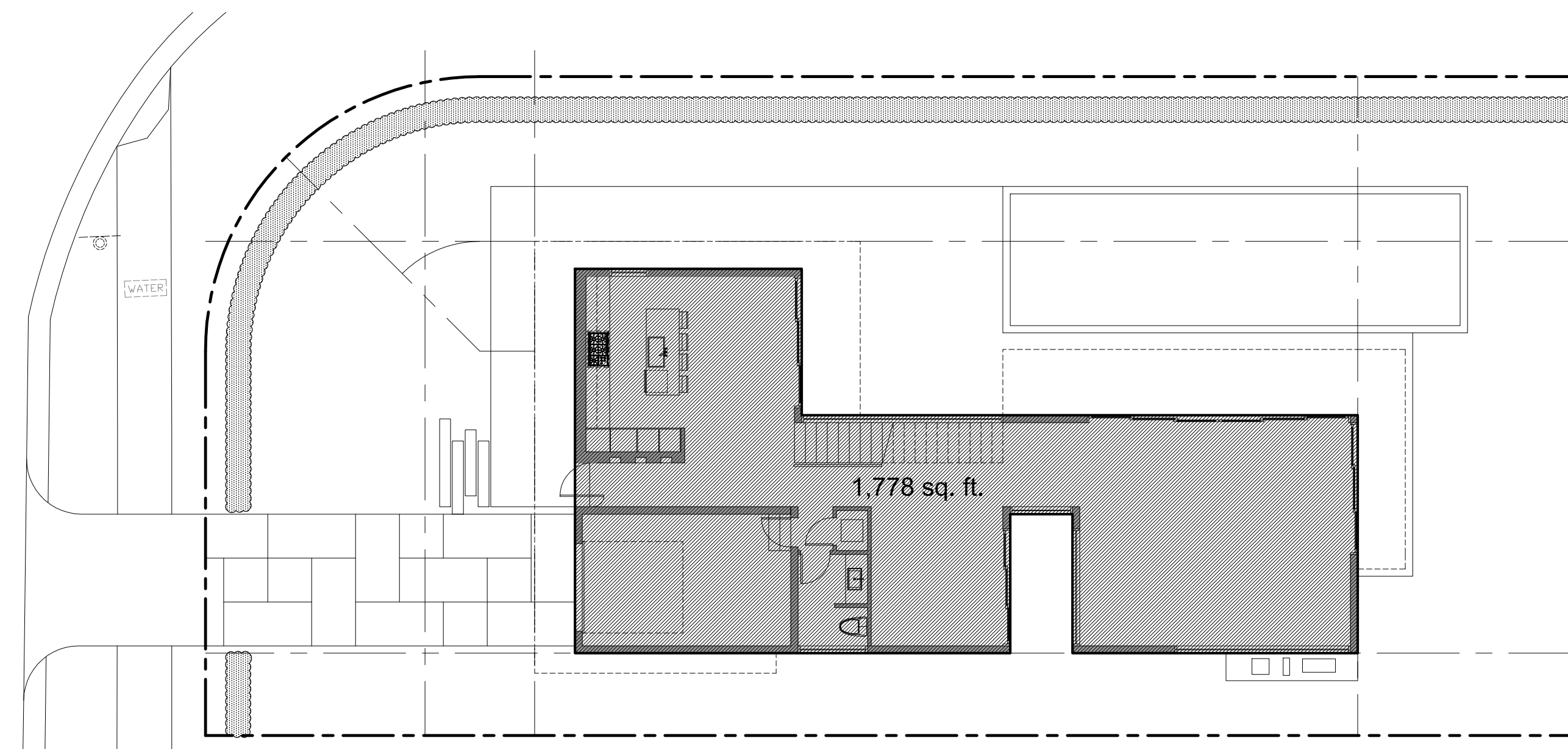
REAR calculation
SCALE: 3/32" = 1'-0"



UNIT SIZE second floor plan
SCALE: 3/32" = 1'-0"



LOT COVERAGE plan
SCALE: 3/32" = 1'-0"



UNIT SIZE first floor plan
SCALE: 3/32" = 1'-0"

GENERAL NOTE:
ANY LOUVER, SCREENS AND OPENING SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA

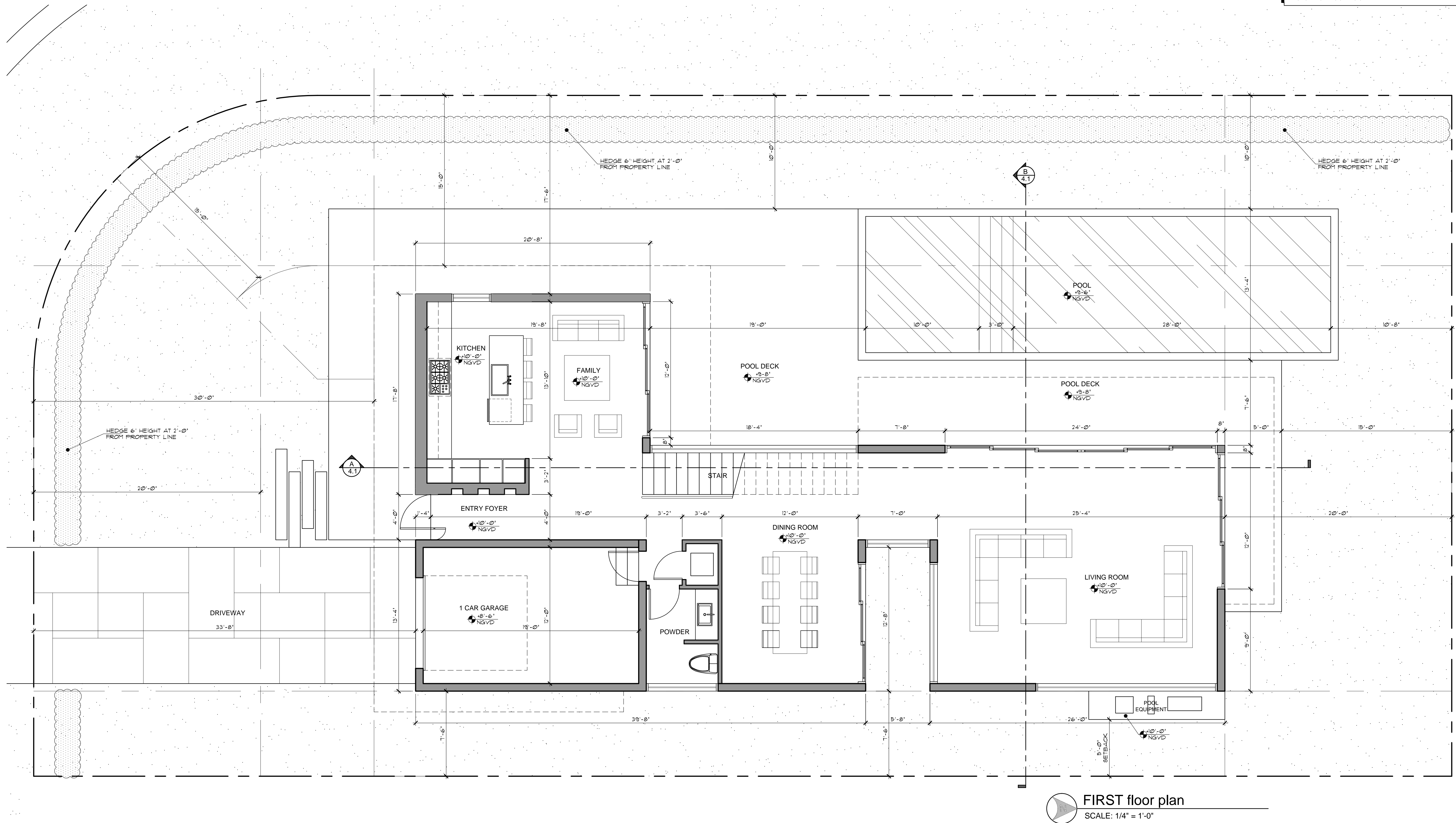
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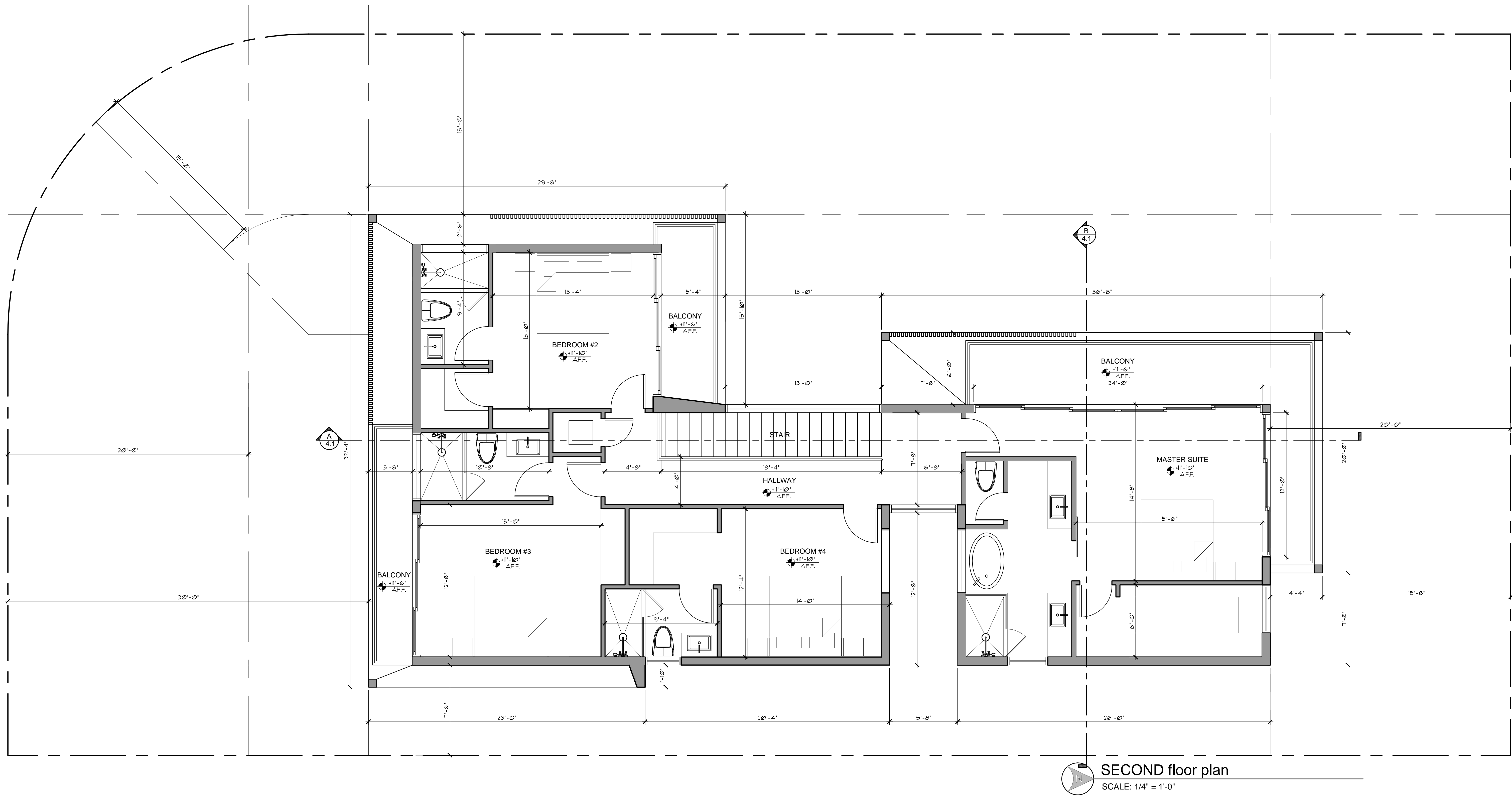
Ralph Choeff
Registered architect
AR0009679

date:
11-22-2016

sheet no.

DATE: 2016-12-07





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seal

Ralph Choeff
registered architect
AR0009679

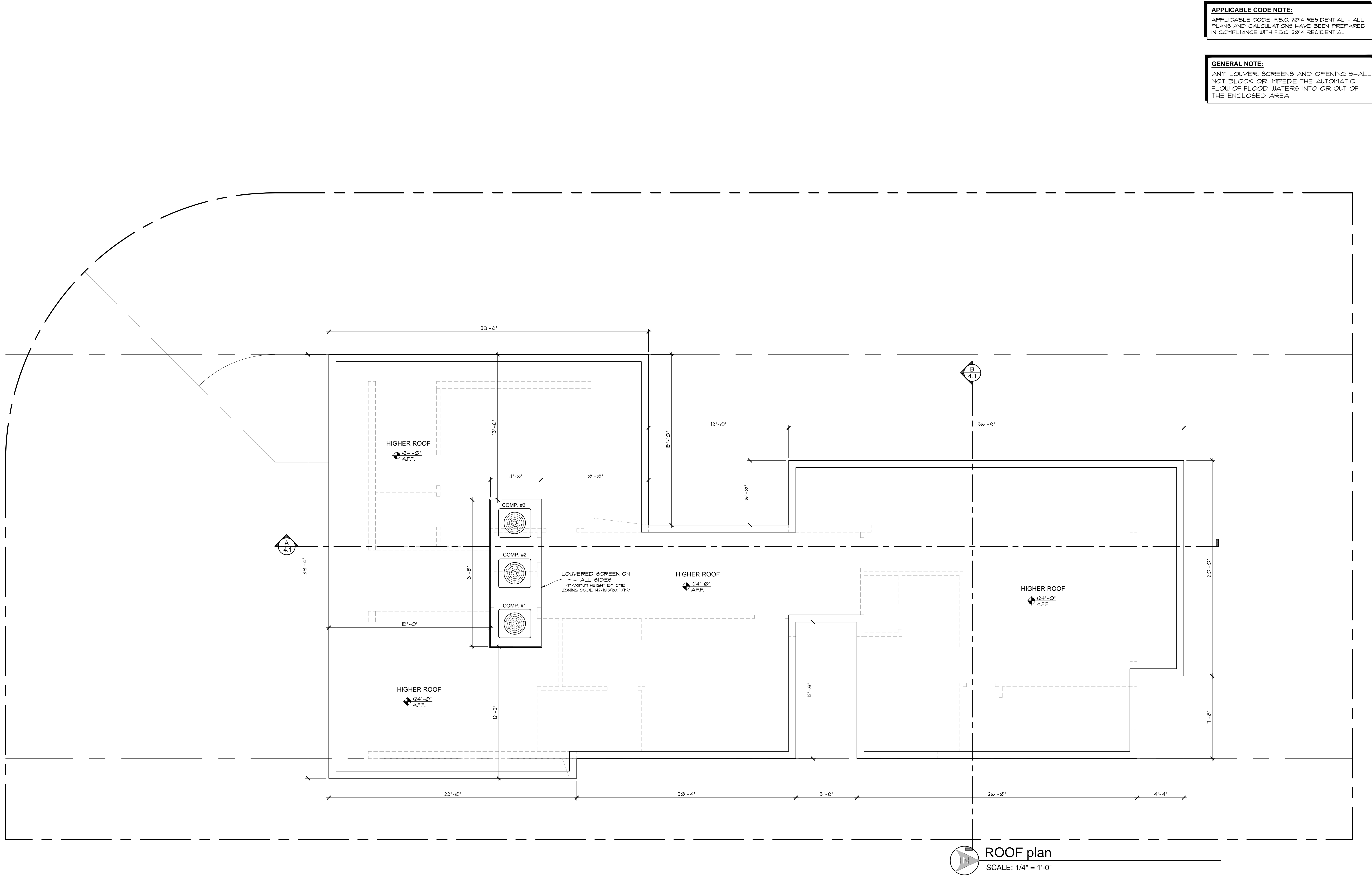
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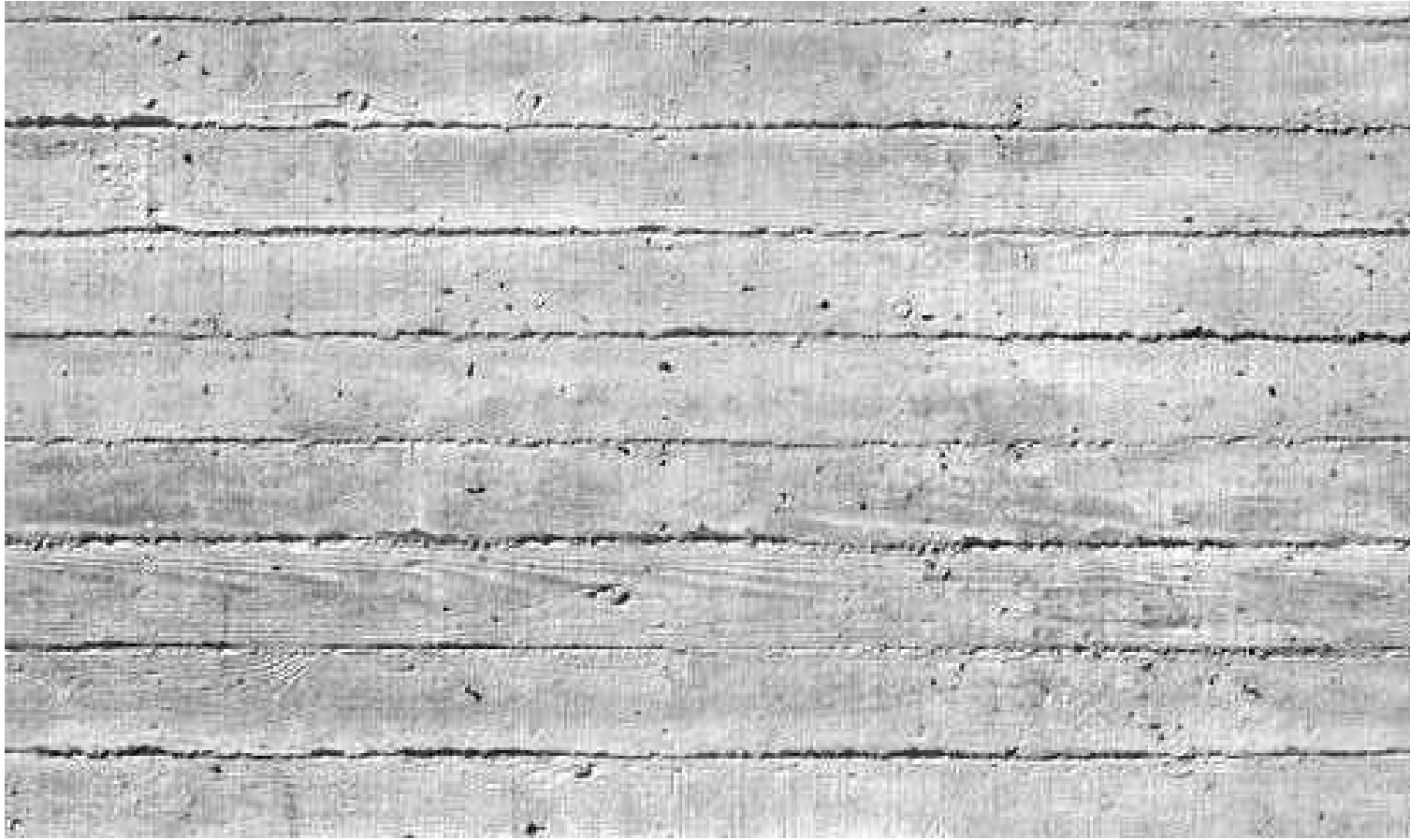
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A-1.2

PLOT DATE: 2016-12-07





CONCRETE



STONE



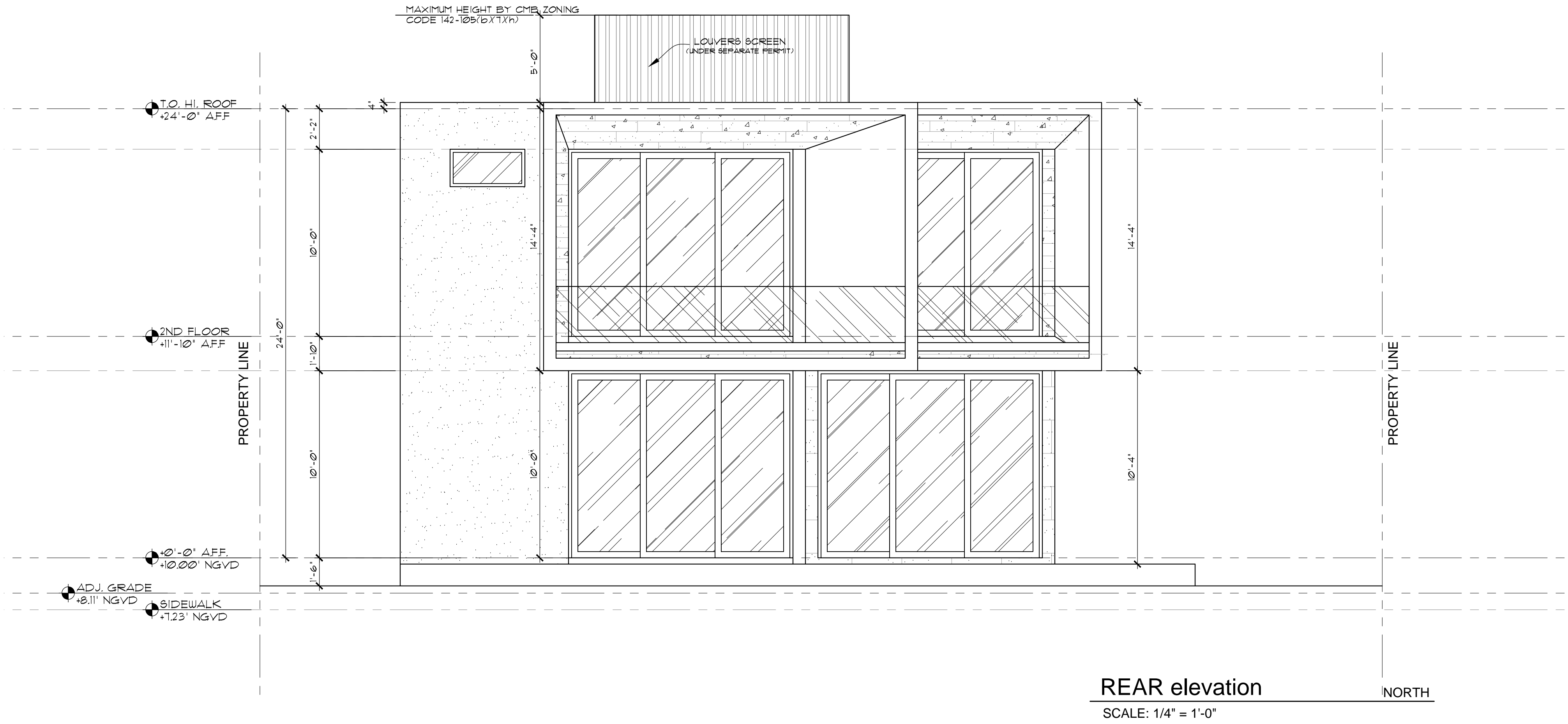
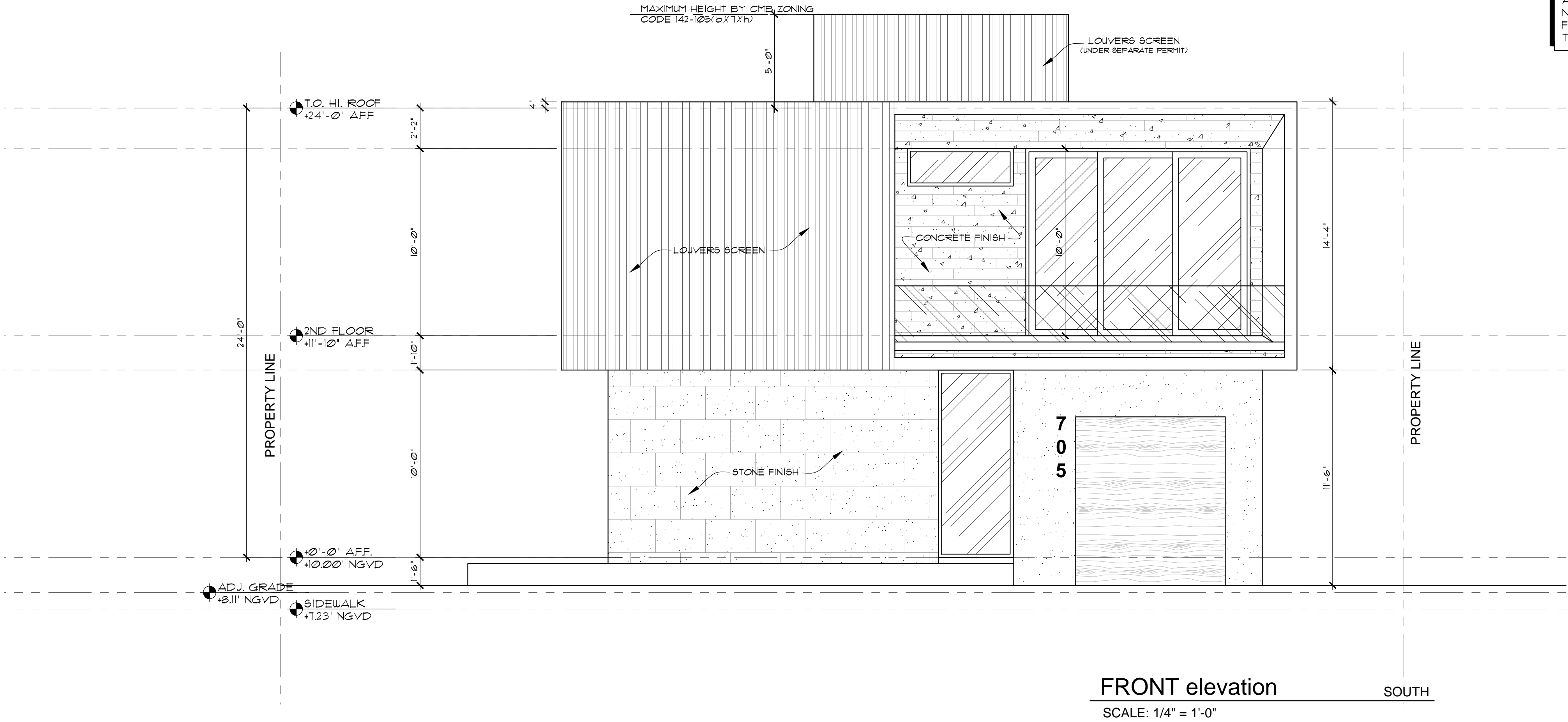
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WOOD

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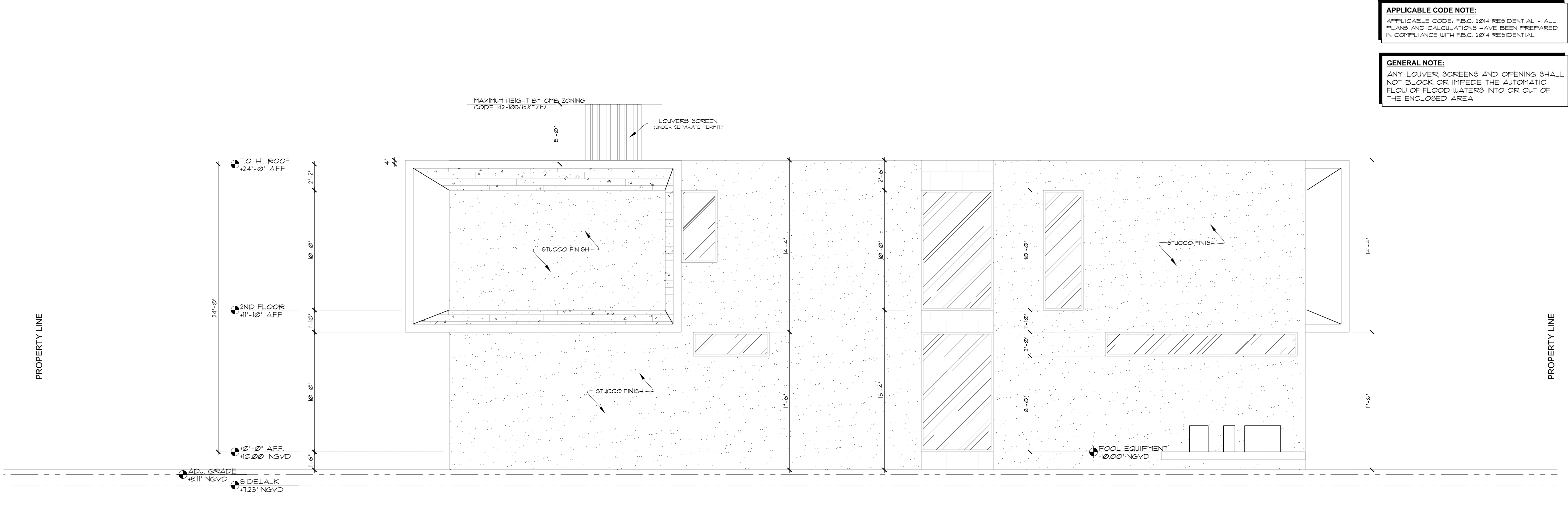
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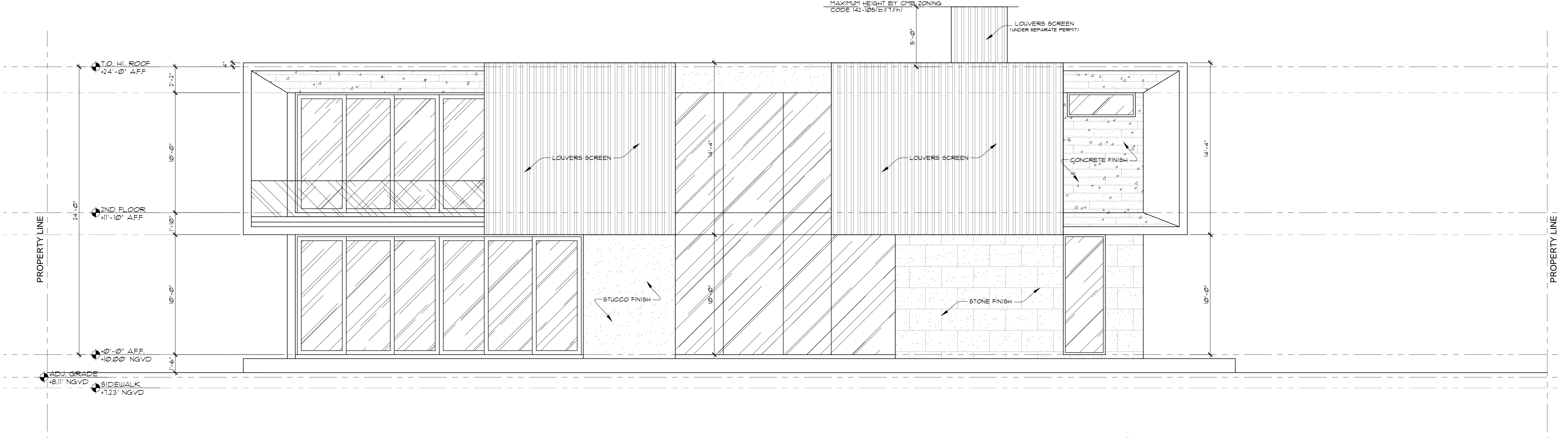
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A-3.1

PLOT DATE: 2016-12-07



SIDE elevation EAST
SCALE: 1/4" = 1'-0"



SIDE elevation WEST
SCALE: 1/4" = 1'-0"

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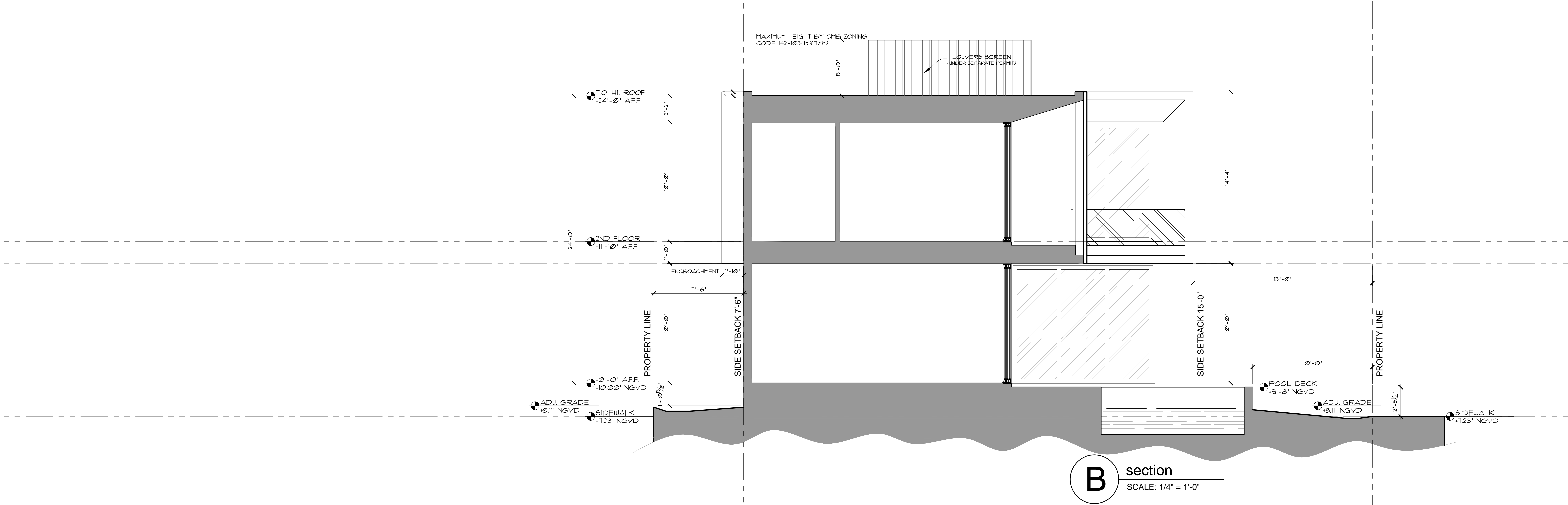
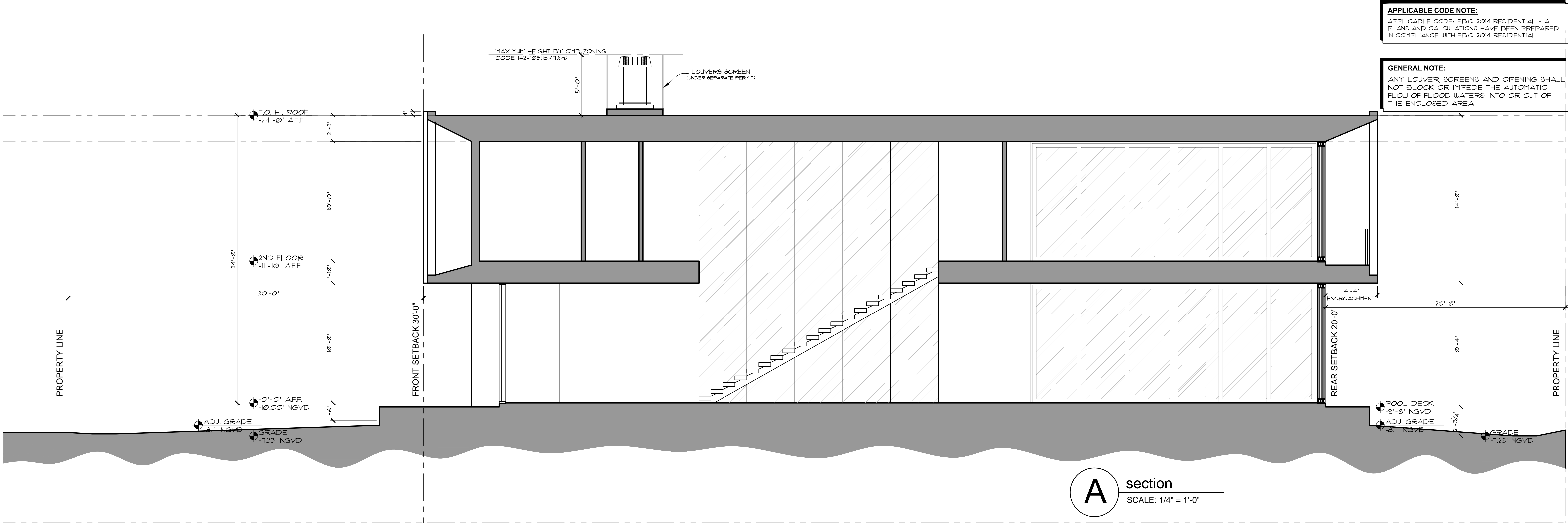
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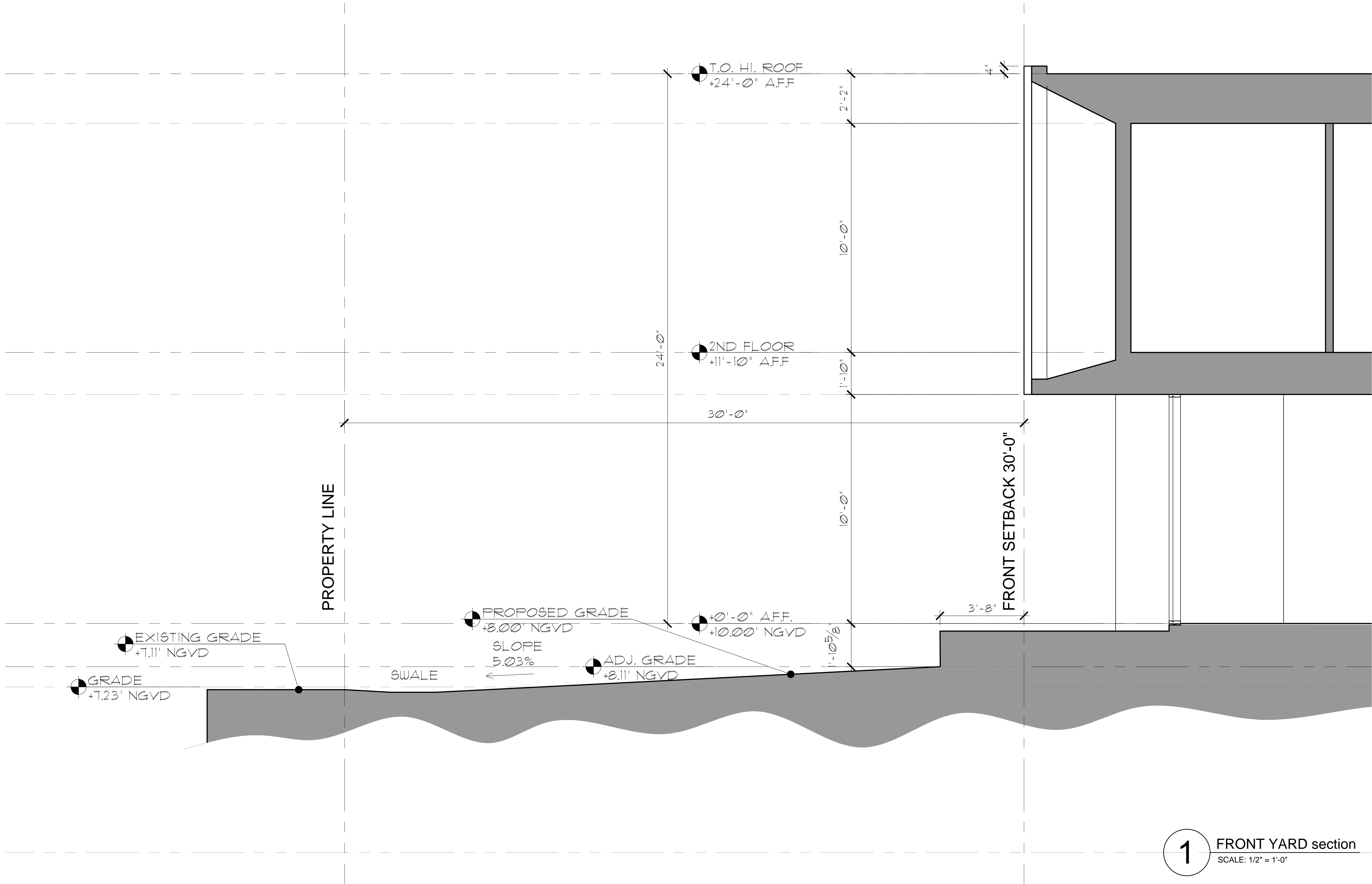
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PLOT DATE: 2016-12-08



1 FRONT YARD section
SCALE: 1/2" = 1'-0"

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NOTES:
SEE SHEET A-03 FOR ADDITIONAL NOTES
SEE SHEET A-02 FOR PROJECT DATA
SEE SHEET A-09 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-01 FOR ADDITIONAL DETAILS

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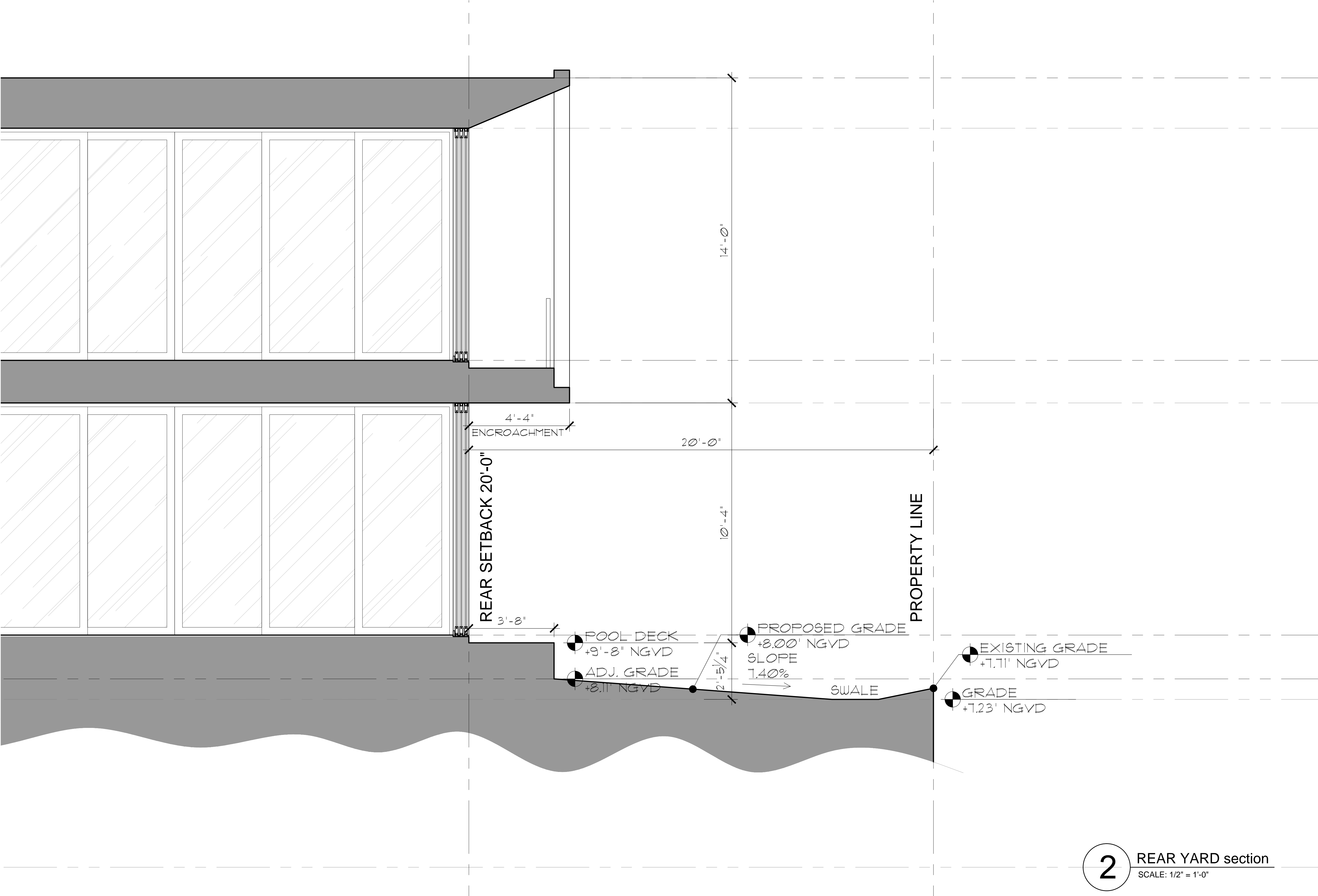
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PLOT DATE: 2016-12-08



2 REAR YARD section
SCALE: 1/2" = 1'-0"

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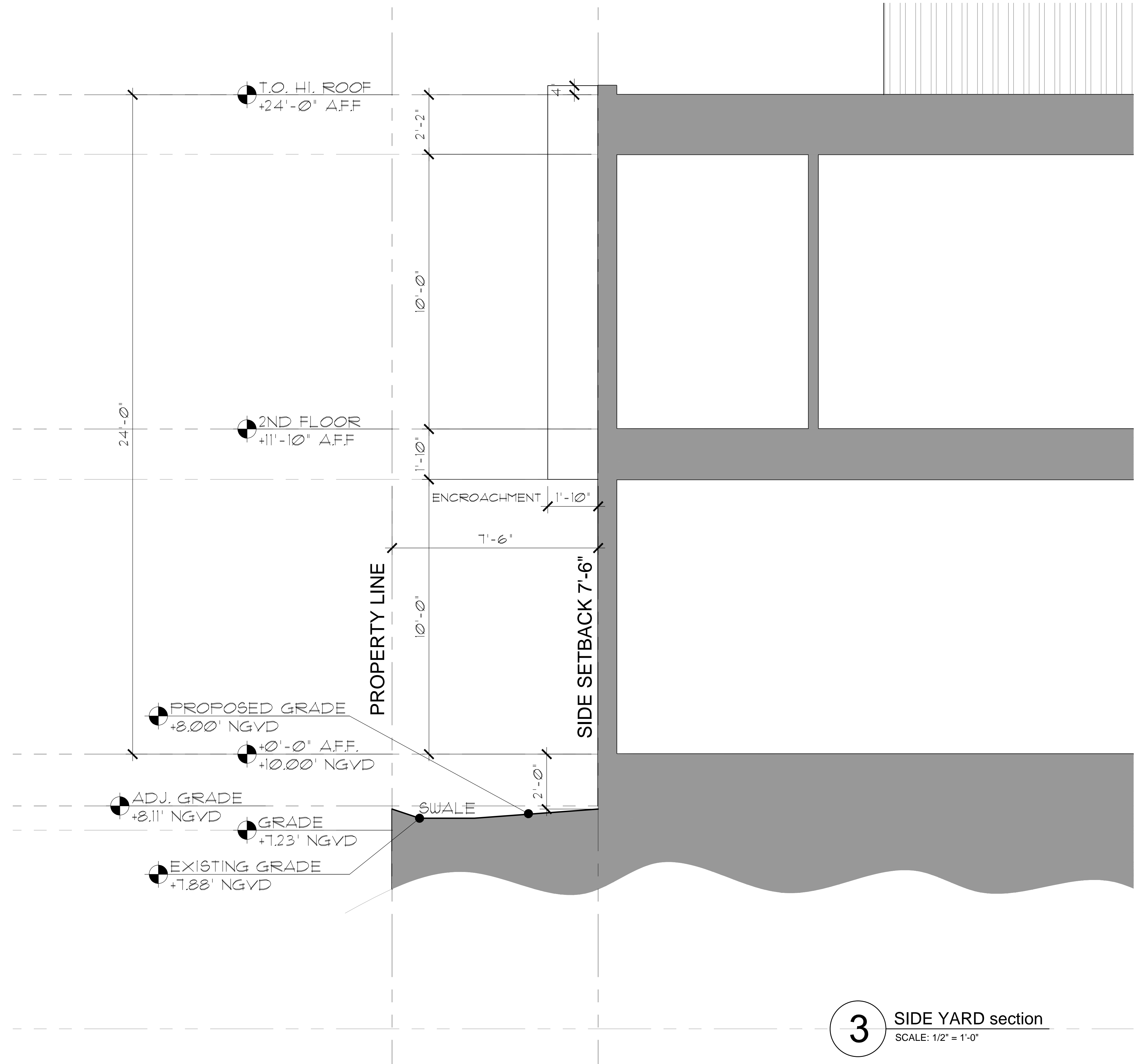
SEE SHEET A-0.3 FOR ADDITIONAL NOTES
SEE SHEET A-0.0 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-5.1 FOR ADDITIONAL DETAILS

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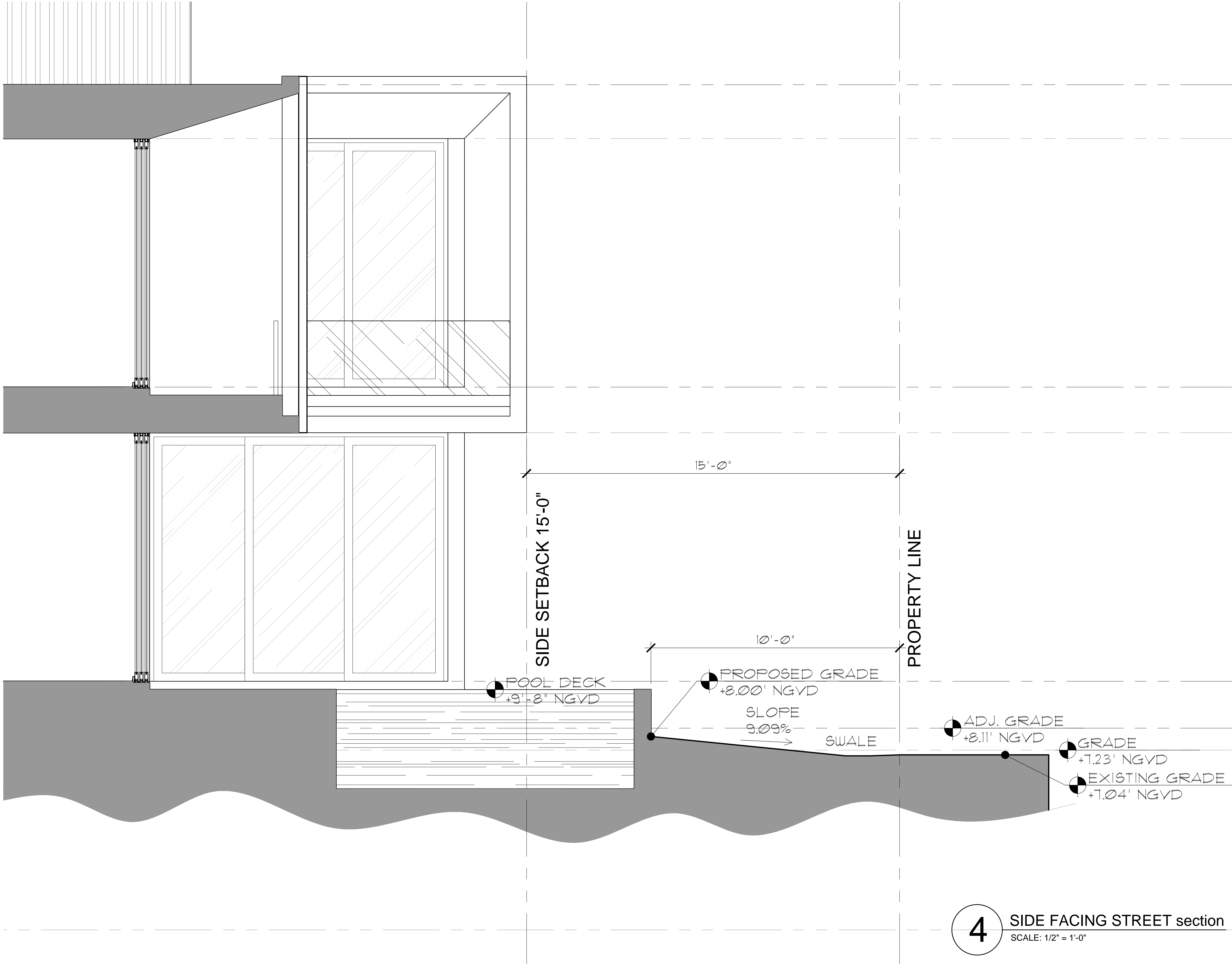
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PLOT DATE: 2016-12-08





AXONOMETRIC model

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FRONT rendering

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PLOT DATE: 2016-12-07

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CONTEXTUAL STREETSCAPE rendering

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PLOT DATE: 2016-12-07



CONTEXTUAL STREETSCAPE rendering

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registered architect
AR0009679

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date:
11-22-2016

revised:



MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL
NEW RESIDENCE | 705 WEST DILIDO DRIVE | MIAMI BEACH, FLORIDA

NOVEMBER 21, 2016 / DRB FIRST SUBMITTAL
DECEMBER 08, 2016 / DRB FINAL SUBMITTAL

CLIENT / PROPERTY INFORMATION

Mr. Ramin

PROPERTY ADDRESS
705 WEST DILIDO DRIVE
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

There are (2) large fruit trees in poor conditions being proposed for removal, (1) dead royal palm and (2) invasive tree species being proposed for removal as well. The large Ficus aurea trees and (2) royal palms are being preserve and protected. An arborist report will be provided at the time of permitting.

SCOPE OF WORK

- Preservation of existing Royal Palms and Ficus aurea tree
- New landscape design to complement new contemporary residence

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Existing Tree Survey + Disposition Plan
- L-1A Existing Tree Images
- L-2 Landscape Plan
- L-3 Landscape Notes + Details

NEW RESIDENCE
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LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
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CHRISTOPHER CAWLEY, RLA
Florida License LA 8666739

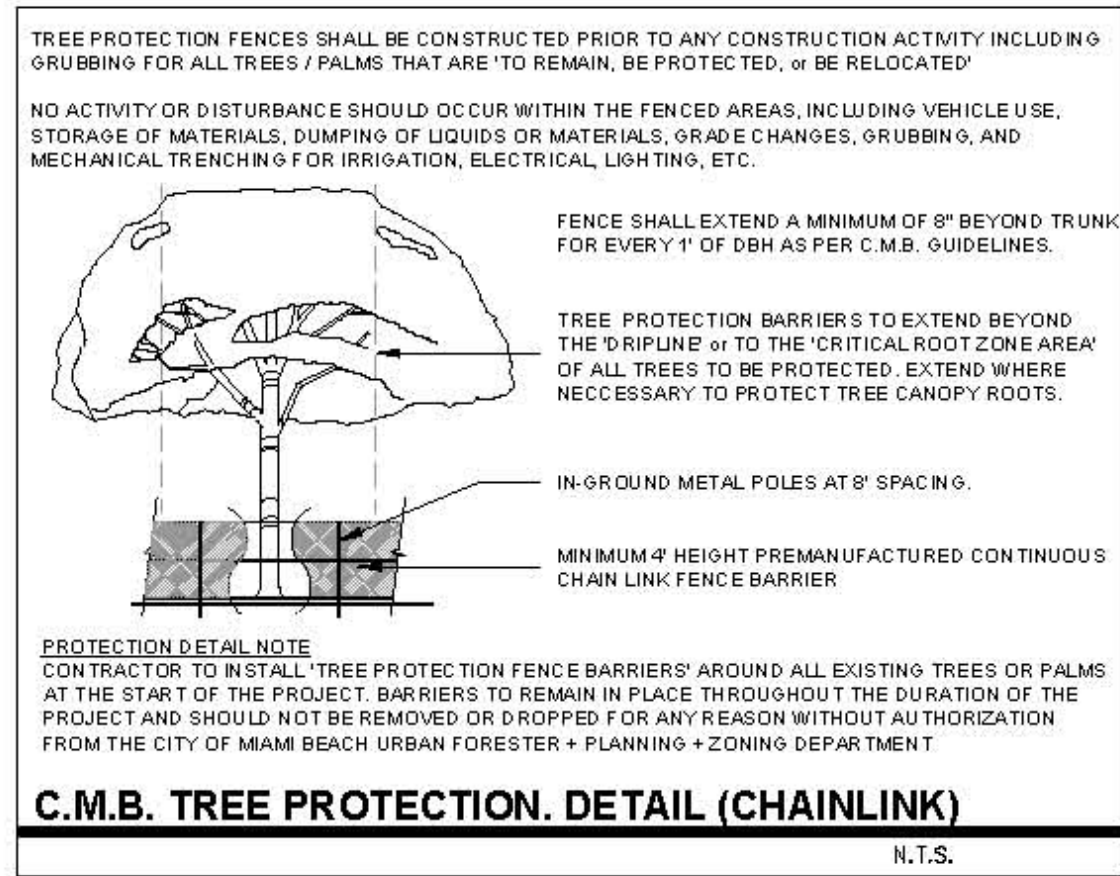
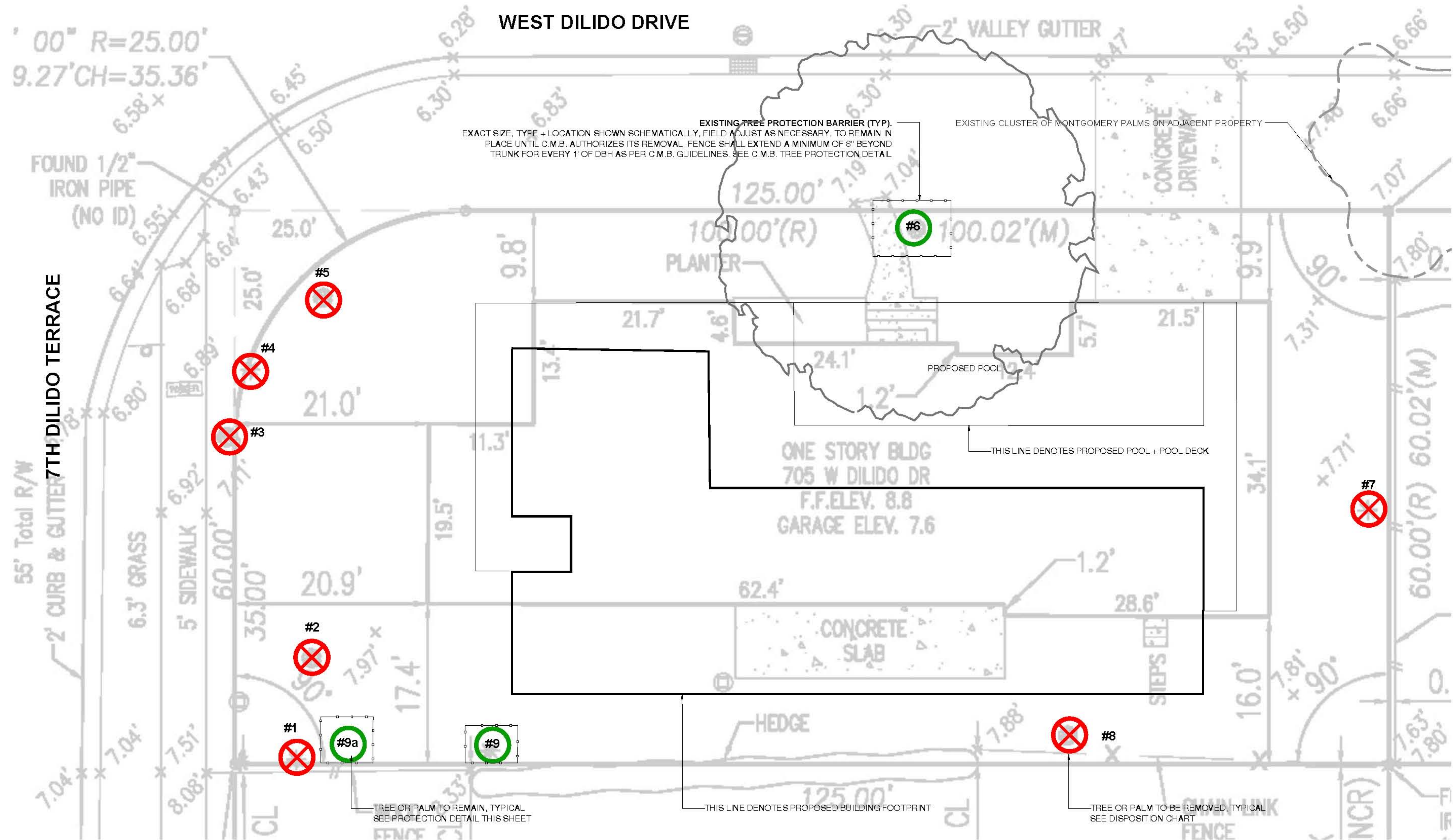
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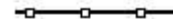
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COVER

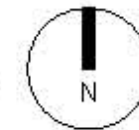
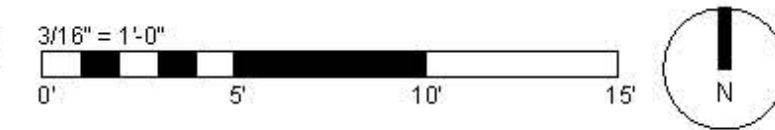


C.M.B. EXISTING TREE SURVEY LEGEND		
	TREE or PALM TO BE REMOVED.	
	TREE or PALM TO REMAIN. PRESERVE + PROTECT	
		TREE or PALM PROTECTION FENCE

C.M.B. CANOPY MITIGATION NOTES	
THE CANOPY MITIGATION OF 2,547 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 5,000 SF OF CANOPY HAS BEEN PROVIDED.	
CANOPY MITIGATION SUMMARY - (1) NATIVE CLUSIA ROSEA TREES: 3,300 SF (MB category I @ 300 SF each) - (3) NATIVE GUMBO LIMBO TREES: 900 SF (MB category I @ 300 SF each) - (7) NATIVE SIMPSON'S STOPPER TREES: 700 SF (MB category III @ 100 SF each) - (2) SAKAENTIA PALMS: 100 SF (MB category IV @ 50 SF each)	

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 705 WEST DILIDO												
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQ.
#1	Australian Pine	Casuarina species	YES	+/- 36"	+/- 40'	+/- 30'	FAIR	REMOVE	706 SF	0 SF	INVASIVE SPECIES NO MITIGATION REQUIRED	GSM/PW
#2	Avocado Tree	Persea spp	YES	+/- 36"	+/- 30'	+/- 30'	POOR	REMOVE	706 SF	706 SF	IN POOR CONDITION, TRUNK IS HALLOW	GSM/PW
#3	Queen Palm	Syagrus romanzoffiana	NO	+/- 5"	+/- 12'	+/- 8'	FAIR	REMOVE	60 SF	60 SF	VOLUNTEER SMALL PALM - NO PERMIT REQUIRED	GSM/PW
#4	Umbrella Tree	Schefflera actinophylla	NO	+/- 8"	+/- 20'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	INVASIVE SPECIES NO MITIGATION REQUIRED	GSM/PW
#5	Mango Tree	Mangifera indica	YES	+/- 24"	+/- 20'	+/- 30'	POOR	REMOVE	706 SF	706 SF	POOR CONDITION, ARBORIST REPORT SHALL BE PROVIDED	
#6	Ficus Aurea	Ficus aurea	YES	+/- 30"	+/- 30'	+/- 40'	GOOD	REMAIN	1,236 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#7	Royal Palm (Dead)	Roystonea elata	YES	+/- 24"	+/- 40'	+/- 0'	DEAD	REMOVE	0 SF	0 SF	DEAD PALM - NO MITIGATION REQUIRED	
#8	Queen Cape Myrtle	Lagerstroemia speciosa	YES	+/- 30"	+/- 25'	+/- 35'	FAIR	REMOVE	961 SF	961 SF	POOR CONDITION, ARBORIST REPORT SHALL BE PROVIDED	GSM/PW
#9	Royal Palm	Roystonea elata	YES	+/- 24"	+/- 40'	+/- 20'	GOOD	REMAIN	314 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#9A	Royal Palm	Roystonea elata	YES	+/- 24"	+/- 40'	+/- 20'	GOOD	REMAIN	314 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
TOTAL MITIGATION REQUIRED:									2,547 SF			
TOTAL MITIGATION PROVIDED:									5,000 SF			

EXISTING TREE SURVEY + DISPOSITION PLAN

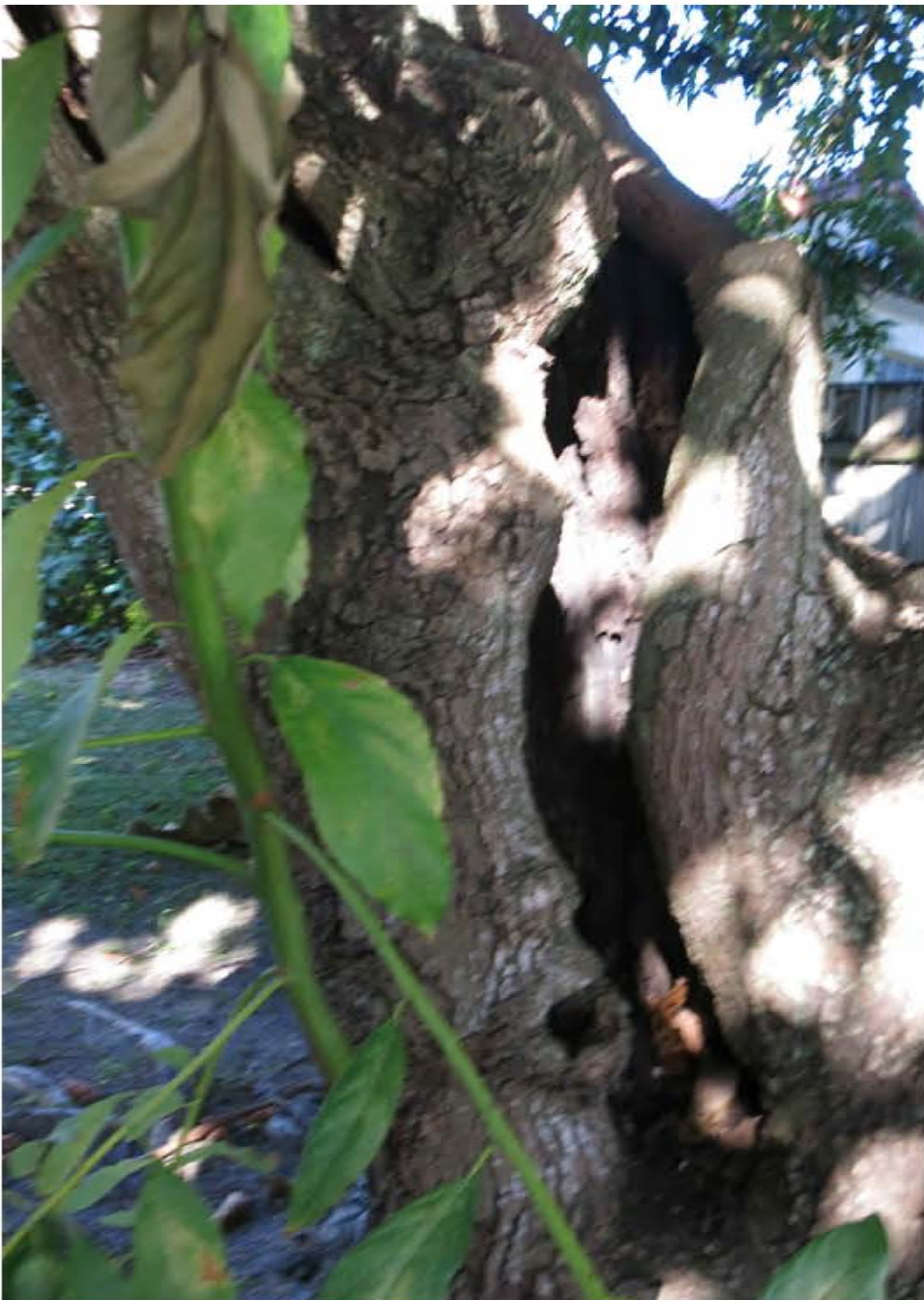




FICUS TREE # 6



MANGO TREE #5



HALLOW TRUNK OF AVOCADO TREE # 2



AVOCADO TREE # 2



AUSTRALIAN PINE TREE #1



705 WEST DILIDO DRIVE- EXISTING SITE CONDITIONS



ROYAL PALMS #9 AND #9A

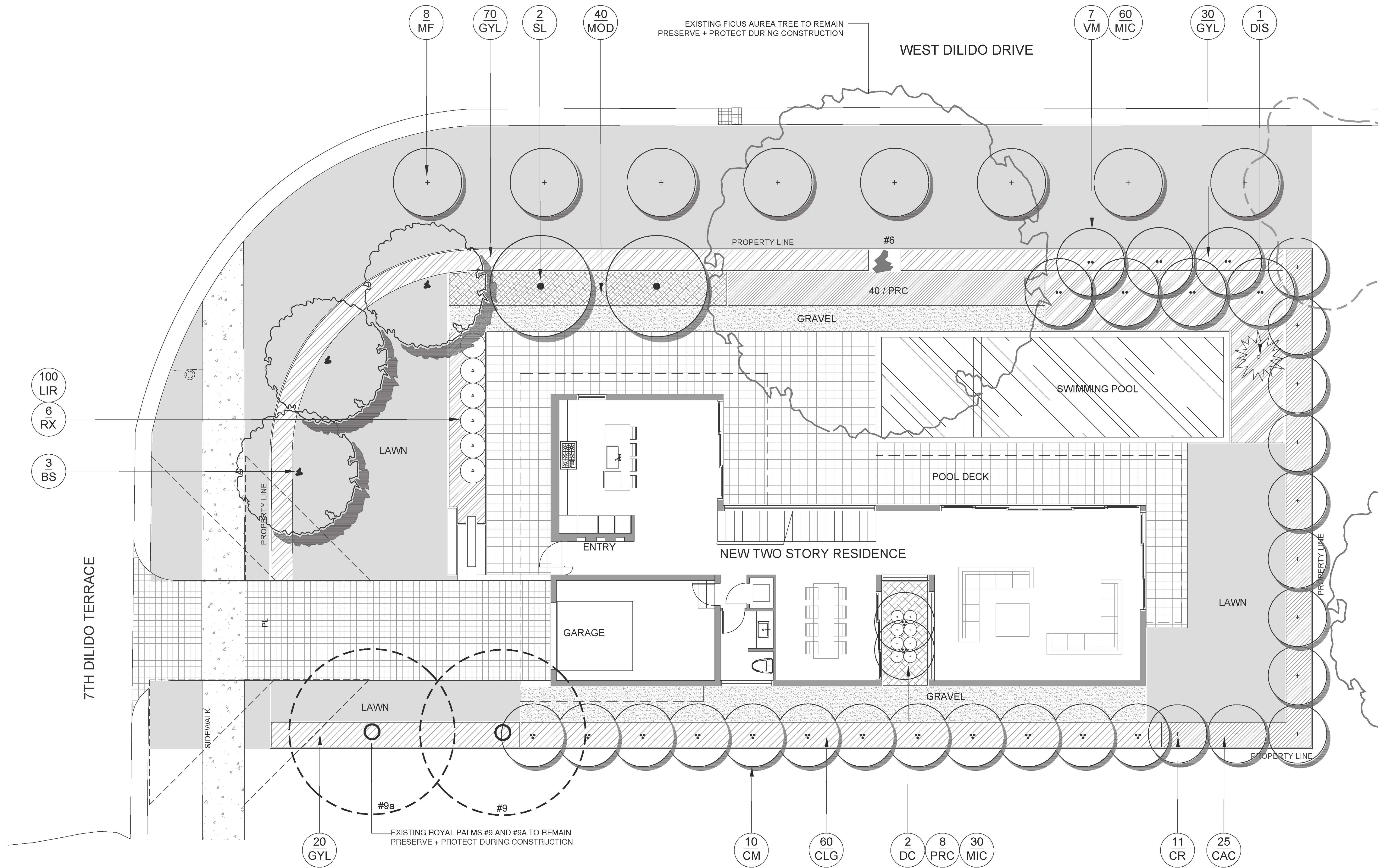


QUEEN CRAPE MYRTLE TREE # 8



QUEEN CRAPE MYRTLE TREE # 8

AN ARBORIST REPORT SHALL BE PROVIDED DURING PERMITTING



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL, SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL, SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL, SAND APPLICATION AND SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
7. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 17" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
8. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND

DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
12. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

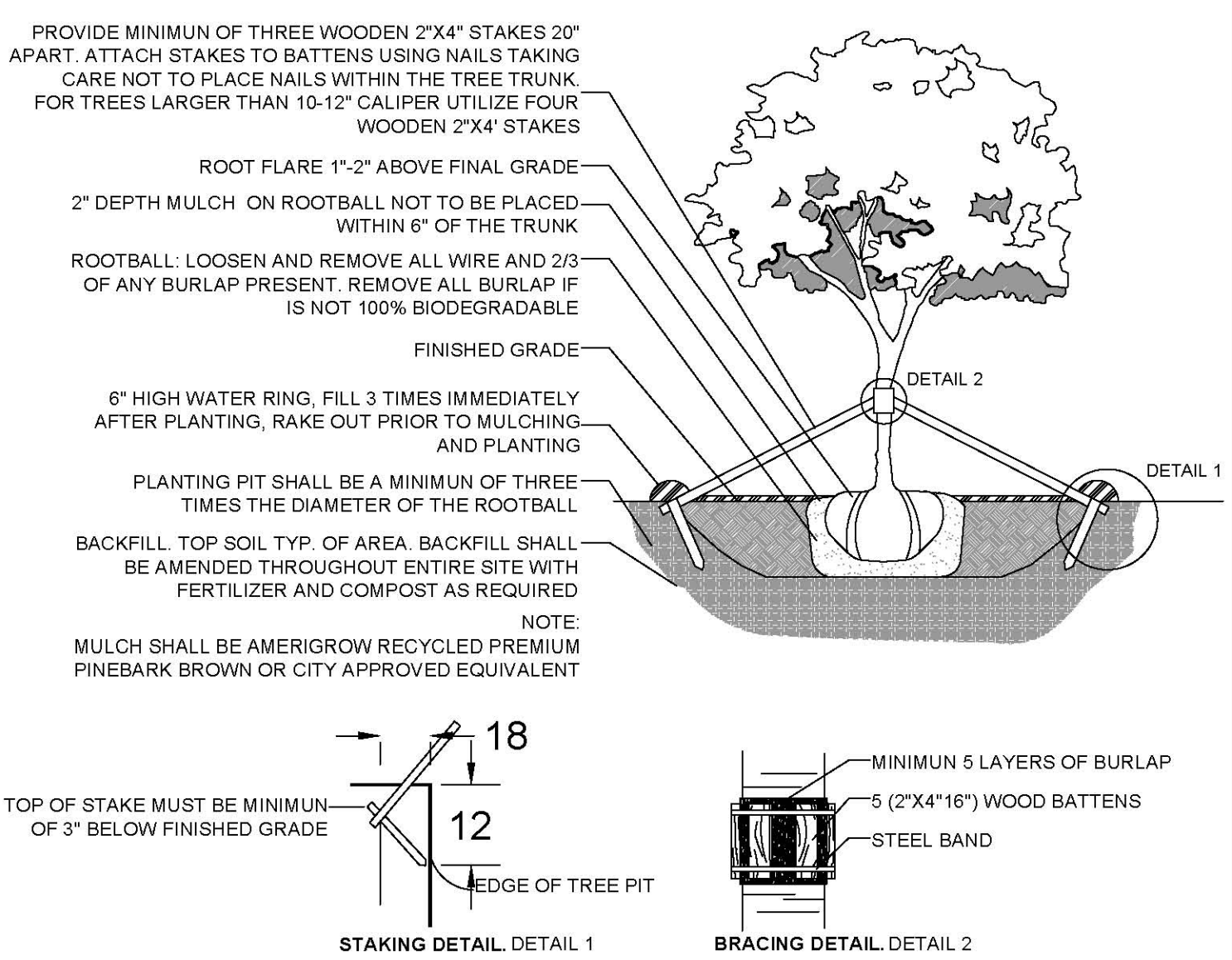
13. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

14. SHOULD ANY 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 ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.

15. ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.

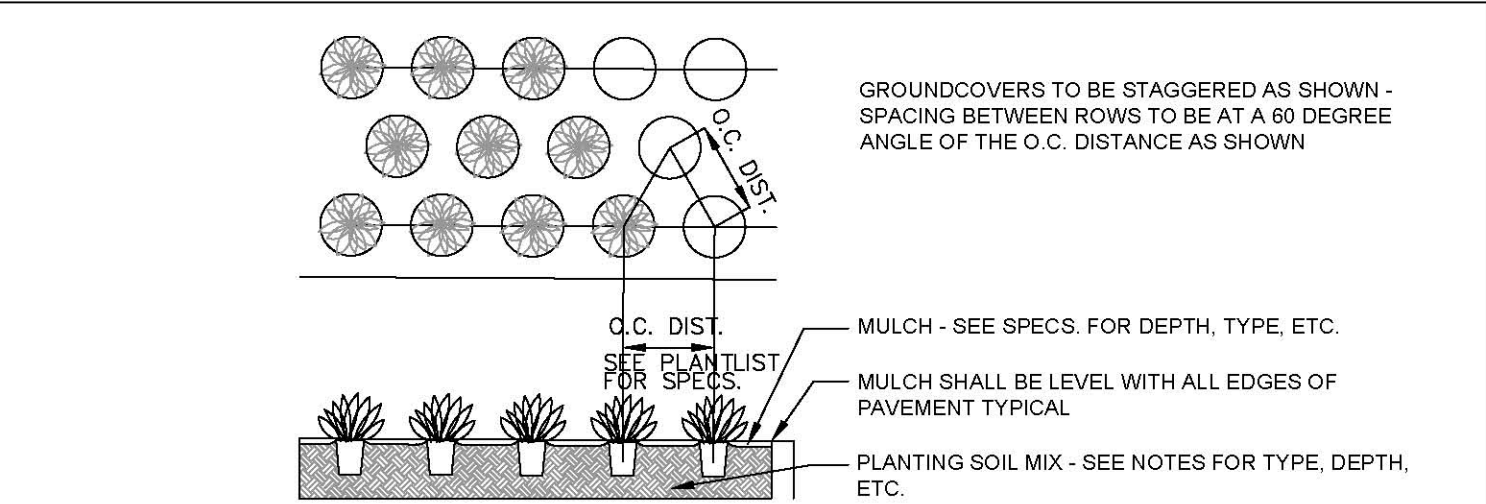
16. CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.

20. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW PREMIUM PINEBARK BROWN SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.



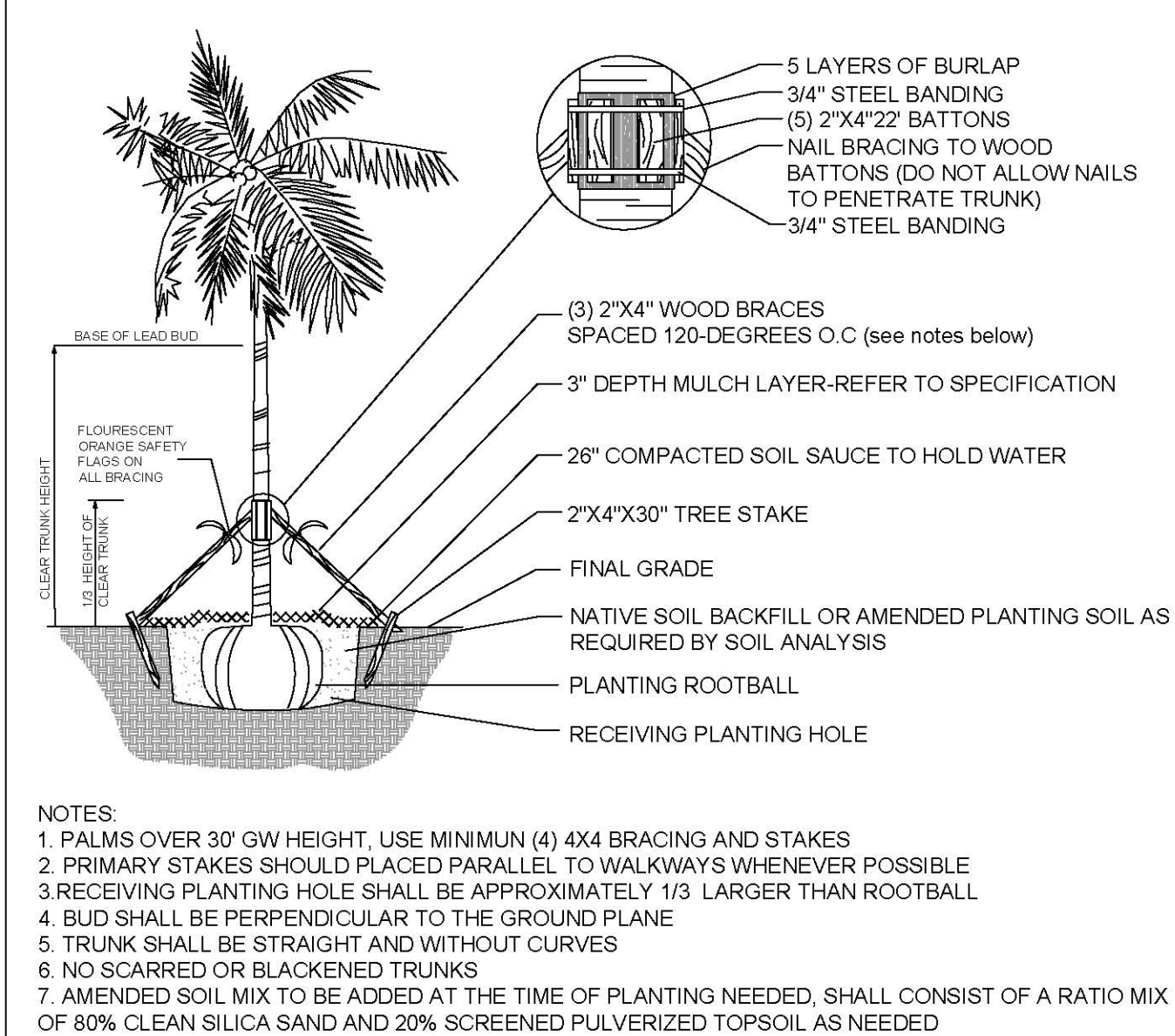
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



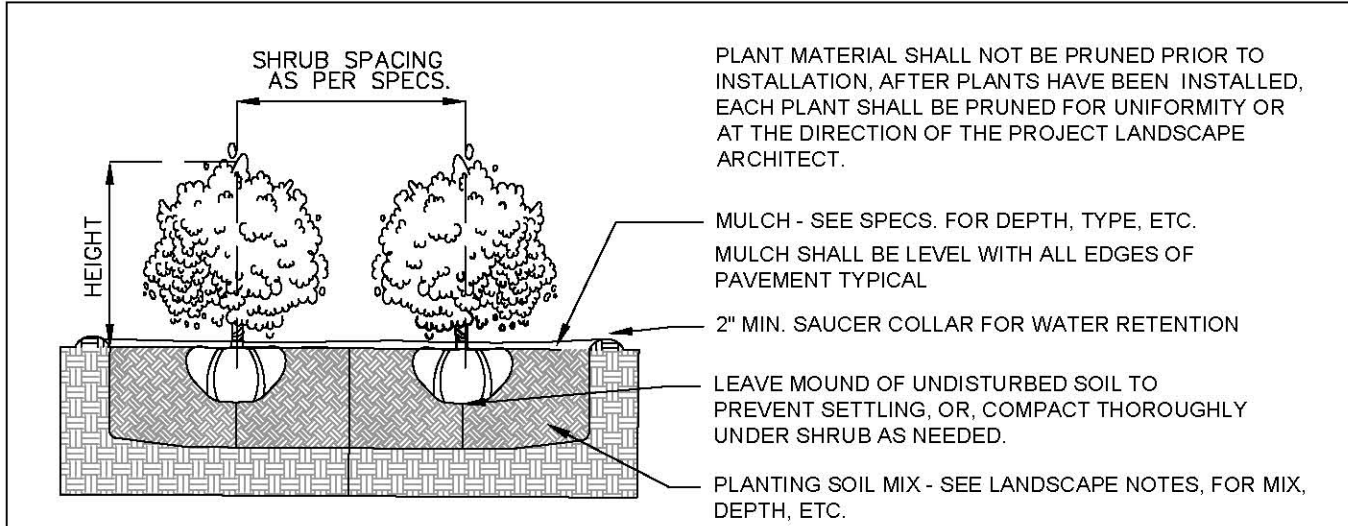
GROUNDCOVER PLANTING DETAIL

N.T.S.



C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PLANT LIST - 705 WEST DILIDO DRIVE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	3	YES	GUMBO LIMBO TREE	Bursera simarubra	200 gallon, 20' o.a. height min, 16' spread, equal to Treeworld Wholesale
CR	11	YES	PITCH APPLE TREE	Clusia rosea	45 gallon, 12' o.a. height min, 7' spread, equal to Treeworld Wholesale
MF	7	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	100 gallon, standard form, specimen, equal to Treeworld Wholesale
PALMS					
CM	10	NO	FISHTAIL PALM	Caryota mitis	12-14' height, partial shade grown w/ dark green trunks + fronds, full to base
DC	2	NO	CABADA PALM	Dypsis cabadae	12-14' height, partial shade grown w/ dark green trunks + fronds, full to base
RX	6	NO	LADY PALM	Rhapis excelsa	4' overall height, full to base, equal to Botanics Wholesale
SL	2	NO	TEDDY BEAR PALM	Satakenia liliukenensis	8-10' grey wood, full heads, matched specimens
VM	7	NO	MONTGOMERY PALMS	Vietchia montgomeriana	
SHRUBS					
CAC	25	NO	CAT PALMS	Chamaedorea cataractarum	5' overall height, full to base, space 4' o.c.
CLG	60	NO	SMALL LEAF CLUSIA	Clusia guttifer	3' overall height, full to base, space 18" o.c.
GYL	120	NO	CRABWOOD SHRUBS	Gymnanthes lucida	15 gallon, 6' ht, full, space 24" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
DIS	1	NO	MEXICAN CYCAD	Dioon spinulosum	7 gallon, 5' height x 5' spread
LIR	100	NO	LIRIOPE	Liriope muscari	1 gallon, full 18" on center
MIC	60	NO	WART FERN	Monstera deliciosa	3 gallon, full 18" on center
MOD	40	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full 36" on center
PRC	40	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 24" on center
TRD	--	YES	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 30" on center
SOD, AGGREGATE & MULCH					
DGA			3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC			DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		
SOD			'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		
CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT					

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RS-3 LOT SIZE: 7,389 SF ACRES: 0.16

TREES

FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED

REAR YARD -3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF.
1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

7389 SF - 6000 SF = 1,389 SF = 1 ADDITIONAL TREES + 5 REQUIRED TREES = 6 TOTAL TREES REQUIRED / 14 TREES PROVIDED. (3 NATIVE GUMBO LIMBO TREES + 1 EXISTING FIGUS + 11 NATIVE CLUSIA ROSEA TREE PROVIDED)

DIVERSITY REQUIREMENT

6-10 REQUIRED TREES = 3 TREE SPECIES / 3 SPECIES PROVIDED

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 6 = 1.8 NATIVE TREES REQUIRED / 13 NATIVE TREES PROVIDED
(3 NATIVE GUMBO LIMBO TREES + 11 CLUSIA ROSEA TREES PROVIDED)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 6 = 3 NATIVE TREES REQUIRED / 7 NATIVE TREES PROVIDED
(3 NATIVE GUMBO LIMBO TREES + 11 CLUSIA ROSEA TREES PROVIDED))

STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER

WEST DILIDO : 125 LF / 20 = 6.25 = 7 STREET TREES REQUIRED / 8 STREET TREES PROVIDED

7TH DILIDO TERRACE: 70 SF / 20 = 3.5 = 4 STREET TREES REQUIRED / 0 PROVIDED DUE TO CONFLICT WITH SITE TRIANGLES

SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (17) = 204 REQUIRED / 205 SHRUBS PROVIDED.

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 204 = 102 / 102 NATIVE SHRUBS PROVIDED
120 CRABWOOD SHRUBS PROVIDED

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 204 = 20 = 20 LARGE SHRUBS / SMALL TREES PROVIDED (20 CRABWOOD SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 20 = 10 NATIVE SHRUBS PROVIDED
20 CRABWOOD SHRUBS PROVIDED

LAWN AREA

50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM

100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY ER BROWNELL + ASS. DATED 11.01.16
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 11.18.16
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P / W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
6. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.