

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☒ DESIGN REVIEW BOARD

- ☒ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 28 W. Dilido Dr. Miami Beach, FL 33139

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3232-011-0091

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Alain Berdouare

ADDRESS 28 W DIUNO DRIVE M.B. FL 33139

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS ALAIN28@ME.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ CONTACT:

NAME Ralph Choeff, Choeff Levy Fischman Architecture + Design

ADDRESS 8425 Biscayne Blvd. Ste. 201, Miami, FL 33138

BUSINESS PHONE 305-434-8338

CELL PHONE _____

E-MAIL ADDRESS rchoeff@clfarchitects.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Choeff Levy Fischman Architecture + Design

ADDRESS 8425 Biscayne Blvd. Ste. 201, Miami, FL 33138

BUSINESS PHONE 305-434-8338

CELL PHONE _____

E-MAIL ADDRESS rchoeff@clfarchitects.com

FILE NO. _____

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

Request for Design Review Approval for a new two-story single-family
residence to replace an existing two-story pre-1942 single-family residence
located in an RS-3 zoning district.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL
 USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE - ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY. SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC. 118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

ALAIN BERDOUARE

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF New York
 COUNTY OF New York

I, Alain Berdouare, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

[Signature]
 SIGNATURE

Sworn to and subscribed before me this 15 day of October, 2016. The foregoing instrument was acknowledged before me by Alain Berdouare who has produced Florida Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

VIVIAN PALACIOS
 Notary Public, State of New York
 No. 01PA6154099
 Qualified in New York County
 Commission Expires Oct. 2018

[Signature]
 NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
 CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**
 (Circle one)

STATE OF
 COUNTY OF

I, _____, being duly sworn, depose and certify as follows: (1) I am the _____ (print title) of _____ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

 SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

 NOTARY PUBLIC

My Commission Expires:

 PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF New York
COUNTY OF New York

I, Alain Berdouare, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Ralph Choeff to be my representative before the DRB Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

ALAIN BERDOUARE
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 19th day of October, 2010. The foregoing instrument was acknowledged before me by Alain Berdouare of Florida who has produced Identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires

[Signature]
NOTARY PUBLIC
VIVIAN PALACIOS
Notary Public, State of New York
No. 01PA6154099
Qualified in New York County
Commission Expires Oct. 20, 2012
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities. *

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	Ralph Choeff, Choeff Levy Fischman	8425 Biscayne Blvd. Ste.	305-434-8338
b.		201, Miami, FL 33138	
c.			

Additional names can be placed on a separate page attached to this form.

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF NEW YORK
COUNTY OF NEW YORK

I, Alain Berdouare, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 1st day of October, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires:

VIVIAN PALACIOS
Notary Public, State of New York
No. 01PA6154099
Qualified in New York County
Commission Expires Oct. 20, 2017
PRINT NAME

FILE NO. _____

City of Miami Beach
Design Review Board

Exhibit "A"

Legal Description

28 DILIDO DR, MIAMI BEACH, FLORIDA 33139

LOT 11, IN BLOCK 1, OF "DI LIDO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE SOUTHWESTERLY BOUNDARY LINE OF LOT 11, BLOCK 1 OF "DI LIDO", LYING BETWEEN THE SOUTHWESTERLY EXTENSIONS OF THE SOUTHEAST BOUNDARY LINE OF LOT 11 AND THE NORTHWEST LINE OF LOT 11, TOGETHER WITH ALL COMMON LAW AND STATUTORY RIPARIAN RIGHTS INCLUDING WATER PRIVELEGES APPURTENANT, ADJACENT AND BELONGING THERETO.

CONTANNIG 14,224 SQUARE FEET, 0.33 ACRES, MORE OR LESS, BY CALCULATIONS.

December 08, 2016

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval & Waivers for New Residence Located at 28 W Dilido Dr. Miami Beach, FL.

Dear Board Members and Planning Staff,

Let this letter serve as the letter of intent in support of the owner's request for Design Review Board (DRB) approval and waivers for the construction of a new, two-story, single-family residence to replace an existing pre-1942, one-story residence in an RS-3 zoning district.

The major driver behind this design is a dialogue with, and reinterpretation of, the built environment of modern Miami. While concrete is generally the building material of choice in Miami because of its resilience, the material itself is rarely expressed. By contrast, the design calls for concrete to play a prominent role in the aesthetic of the project. We've particularly chosen a concrete with added white oxide in deference to the warm climate and to distinguish it from the more typical grey. This will retain texture and character from the construction process which creates depth and interest in the façade.

The accent materials, white steel and corten steel, respectively make reference to harbours and earth; a representation of Miami's place as a major coastal city.

The request to waive the 70% floor area rule is made on the strength of the challenges created by the pie shaped lot and the desire to respect the side yard setbacks (by limiting the footprint of the building); while also providing our client the scale of house which he is entitled to by the Code of Ordinances. It should be noted that the request only exceeds code by 1%.

With respect to the requested height waiver, the code allows for an overall building height of 29FT above Base Flood Level (+5FT Freeboard, +24FT Building height). As an alternative we request the same overall height be allowed, but that we do so with a Freeboard of 1FT. This has no cost to the neighbourhood or neighbours versus the first approach, the benefits are as follows:

1. Character: A closer relationship between the house and the site and limits uninterrupted expanses of solid wall (the full extent of the building perimeter)
2. Safety: Limits the need for balustrades where stairs are impractical/limited by proximity to the side yard
3. Privacy: Reduces the potential for views from the house into the neighbour's property from First Floor, and vice versa

It should also be noted that, should it be required at a later date for reasons of flooding, the First Floor level could be raised without demolishing the whole house or critically compromising internal volumes.

In terms of the form, the building is set back from the street boundary and starts as a single story height which then only becomes double story 60FT from the street, presenting an unimposing front façade. The rear façade consists predominantly of glass, to make maximum use of the views offered by the Venetian Islands.

The side facades are deliberately set well back from the boundary and articulated. This offers ample opportunity for privacy planting and ensures that these façades are as unimposing as the front. Steel screens offer further privacy to the occupant and neighbours.

We believe that this design will be a valuable addition to the character of the Venetian Islands, while respecting the existing fabric.

SCOPE OF WORK

- Request waiver to exceed the 24’-0” height restriction, 28’-0” requested
- Request waiver to exceed 70% second to first floor ratio requirement. Ratio requested is 71%



ARCHITECT’S LETTER OF INTENT

The major driver behind this design is a dialogue with, and reinterpretation of, the built environment of modern Miami.

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We believe that this design will be a valuable addition to the character of the Venetian Islands, while respecting the existing fabric.

FINAL DESIGN CONCEPT

DOCUMENT 1

- REFERENCES & 3D INFORMATION
- REFERENCE IMAGES
 - 3D RENDERS
 - LUMION 3D VIEWS
- DRAWINGS AND EXHIBITS
- PLANS
 - ELEVATIONS
 - SECTIONS
 - EXHIBITS

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	28 W Dilido Dr Miami Beach, Fl 33139		
2	Folio number(s):	02-3232-011-0091		
3	Board and file numbers :	DRB16-0084		
4	Year built:	1933	Zoning District:	RS-3
5	Based Flood Elevation:	10'-0"	Grade value in NGVD:	6'-3"
6	Adjusted grade (Flood+Grade/2):	8'-10"	Free board:	11'-0" (BFE +1'-0")
7	Lot Area:	14,225 SF		
8	Lot width:	77.73' (AVG)	Lot Depth:	183.66' (AVG)
9	Max Lot Coverage SF and %:	4,267.5 SF (30%)	Proposed Lot Coverage SF and %:	3,335 SF (23.4%)
10	Existing Lot Coverage SF and %:	2,498 SF (17.6%)	Lot coverage deducted (garage-storage) SF:	- 500 SF
11	Front Yard Open Space SF and %:	1,222 SF (76%)	Rear Yard Open Space SF and %:	1,795 SF (70%)
12	Max Unit Size SF and %:	7,112.5 SF (50%)	Proposed Unit Size SF and %:	7,102 SF (49.9%)
13	Existing First Floor Unit Size:	2,150 SF	Proposed First Floor Unit Size:	3,929 SF
14	Existing Second Floor Unit Size	1,075 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,167 SF (71.4%)
15			Proposed Second Floor Unit Size SF and % :	3,167 SF (71.4%)
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"	26'-0"	28'-0"	
18	Setbacks:				
19	Front First level:	30'-0"	19'-0"	30'-0"	
20	Front Second level:	30'-0"	35'-6"	30'-0"	
21	Side 1:	10'-0"	9'-6"	10'-0"	
22	Side 2 or (facing street):	10'-0"	19'-6"	10'-0"	
23	Rear:	27'-7"	67'-0"	31'-0"	
	Accessory Structure Side 1:	7'-6"	N/A	10'-0"	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	13'-9"	N/A	13'-9"	
26	Sum of Side yard :	19'-6"	29'-0"	20'-0"	
27	Located within a Local Historic District?	Yes or <u>NO</u>			
28	Designated as an individual Historic Single Family Residence Site?	Yes or <u>NO</u>			
29	Determined to be Architecturally Significant?	Yes or <u>NO</u>			







WHITE FAIRFACE CONCRETE



CORTEN STEEL



DARK TERRAZZO



WHITE STEEL



Residence 1



Residence 2



Subject Property (28 W Dilido Dr)



Residence 3



Residence 4



Residence 5



Residence 6



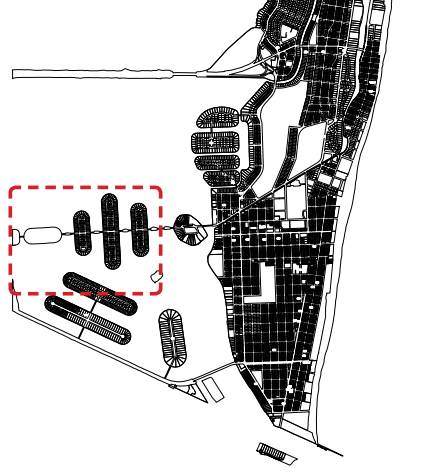
Residence 7



Aerial Photograph of Surrounding Properties



Aerial Photograph of Surrounding Properties



*NEW WINDOW IN STREET SIDE FACADE



DESIGN REVISED SINCE RENDER, ADDED WINDOW AS REQUESTED

US_MIA_28W DILIDO MIAMI, USA

REF: US_MIA_28WDilido_16541 Shane\WS02_DC Design Concept\Admin\WS02_2000_DC Report to Client\2016_10_25 DRB Submission

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

SAOTA₈









FRONT FAÇADE WITH ADDED FENESTRATION











FRONT SETBACK LANDSCAPE/IMPERVIOUS CALCULATIONS

	AREA	PERCENTAGE
AREA	1611 SF	100%
IMPERVIOUS AREA	389 SF	24%
LANDSCAPE AREA	1222 SF	76%

REAR SETBACK LANDSCAPE/IMPERVIOUS CALCULATIONS

	AREA	PERCENTAGE
AREA	2564 SF	100%
IMPERVIOUS AREA	769 SF	30%
LANDSCAPE AREA	1795 SF	70%

LOT COVERAGE

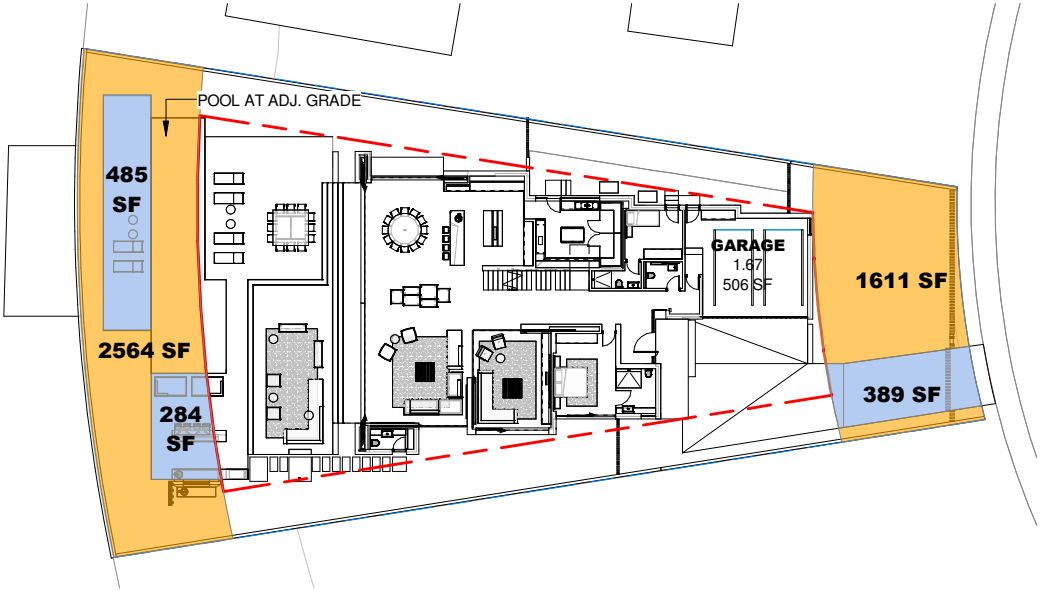
	AREA
EXISTING LOT SIZE	14225 SF
MAIN HOUSE	3929 SF
CABANA (211 SF, less than 2% of lot)	0 SF
GARAGE (506 SF minus 500 SF exemption)	6 SF
TOTAL COVERAGE	3335 SF (23%)

UNIT SIZE

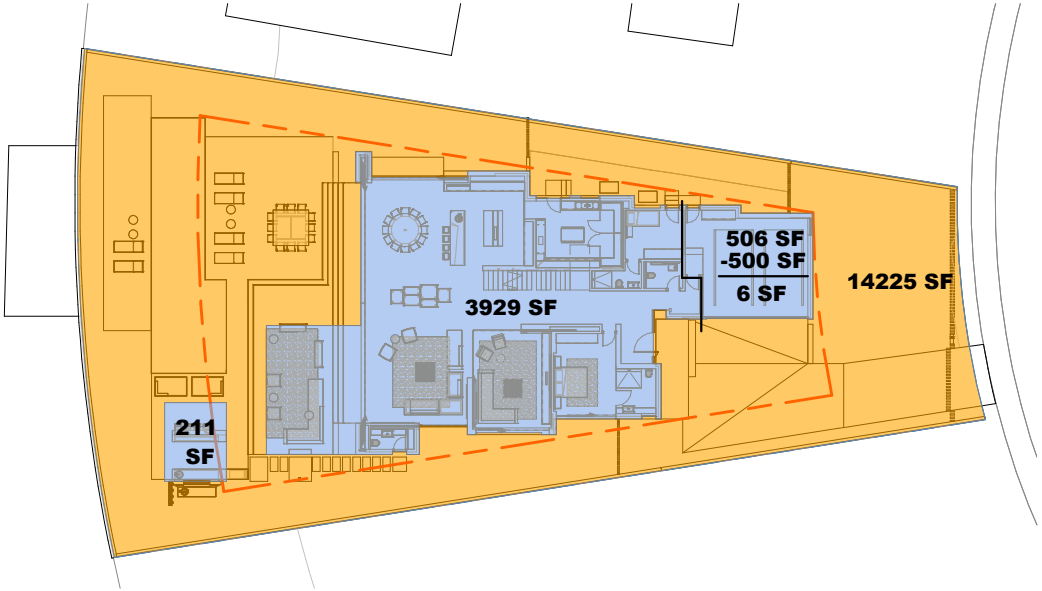
	AREA
MAIN HOUSE	14225 SF
FIRST FLOOR	3929 SF
SECOND FLOOR	3167 SF
TOTAL A/C	7106 SF
GARAGE (506 SF minus 500 SF exemption)	6 SF
CABANA (211 SF, less than 2% of lot)	0 SF
TOTAL	7102 SF (49.9%)

SECOND FLOOR PERCENTAGE

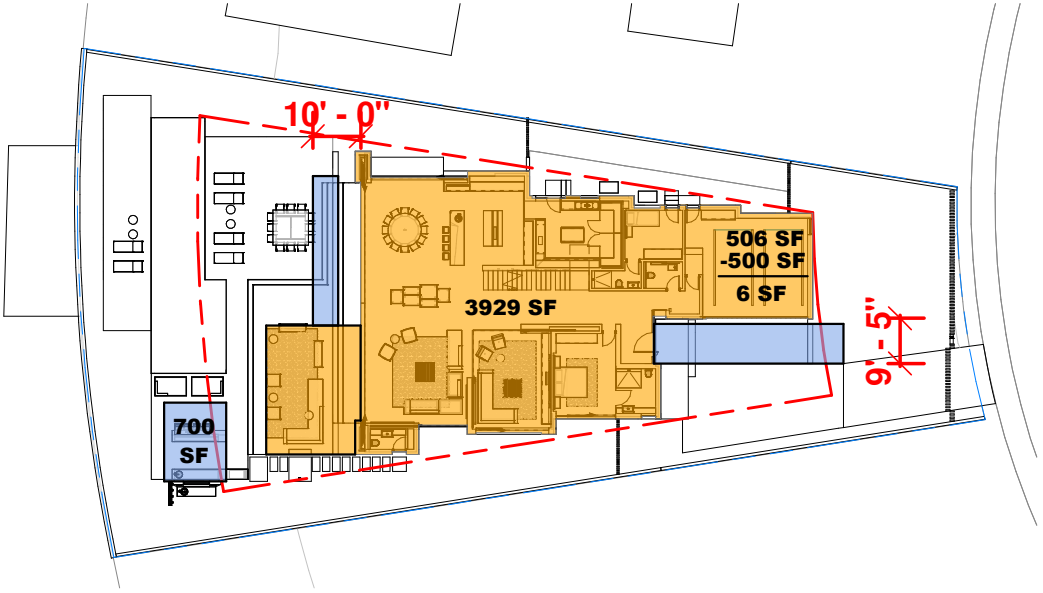
	AREA
MAIN HOUSE	
FIRST FLOOR A/C + GARAGE	4435 SF
SECOND FLOOR	3167 SF
SECOND FLOOR PERCENTAGE OF FIRST	71.4 %



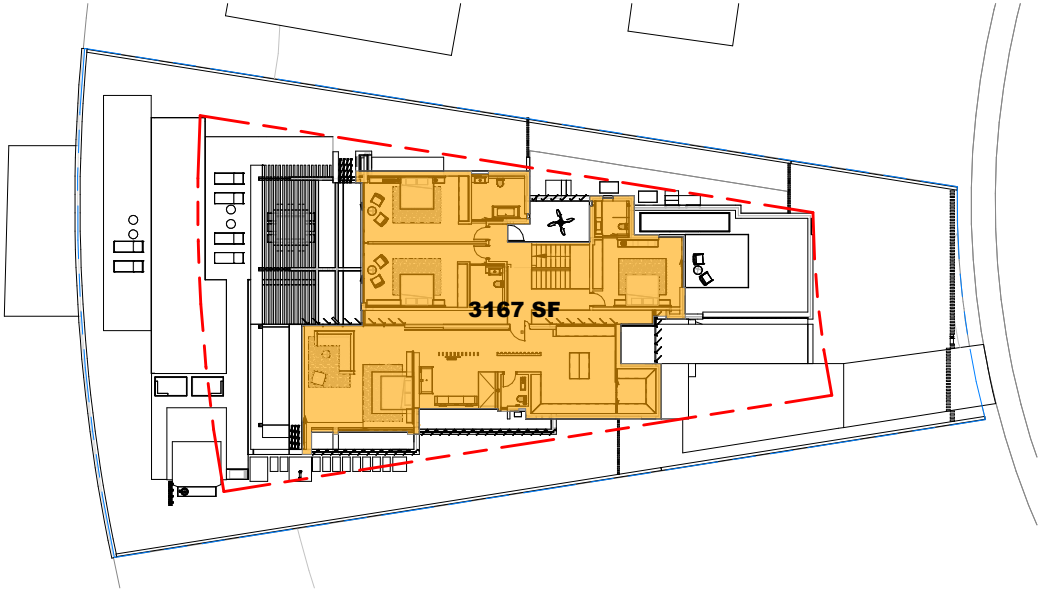
1 PERVIOUS LANDSCAPING
1" = 40'-0"



2 COVERAGE PLAN
1" = 40'-0"

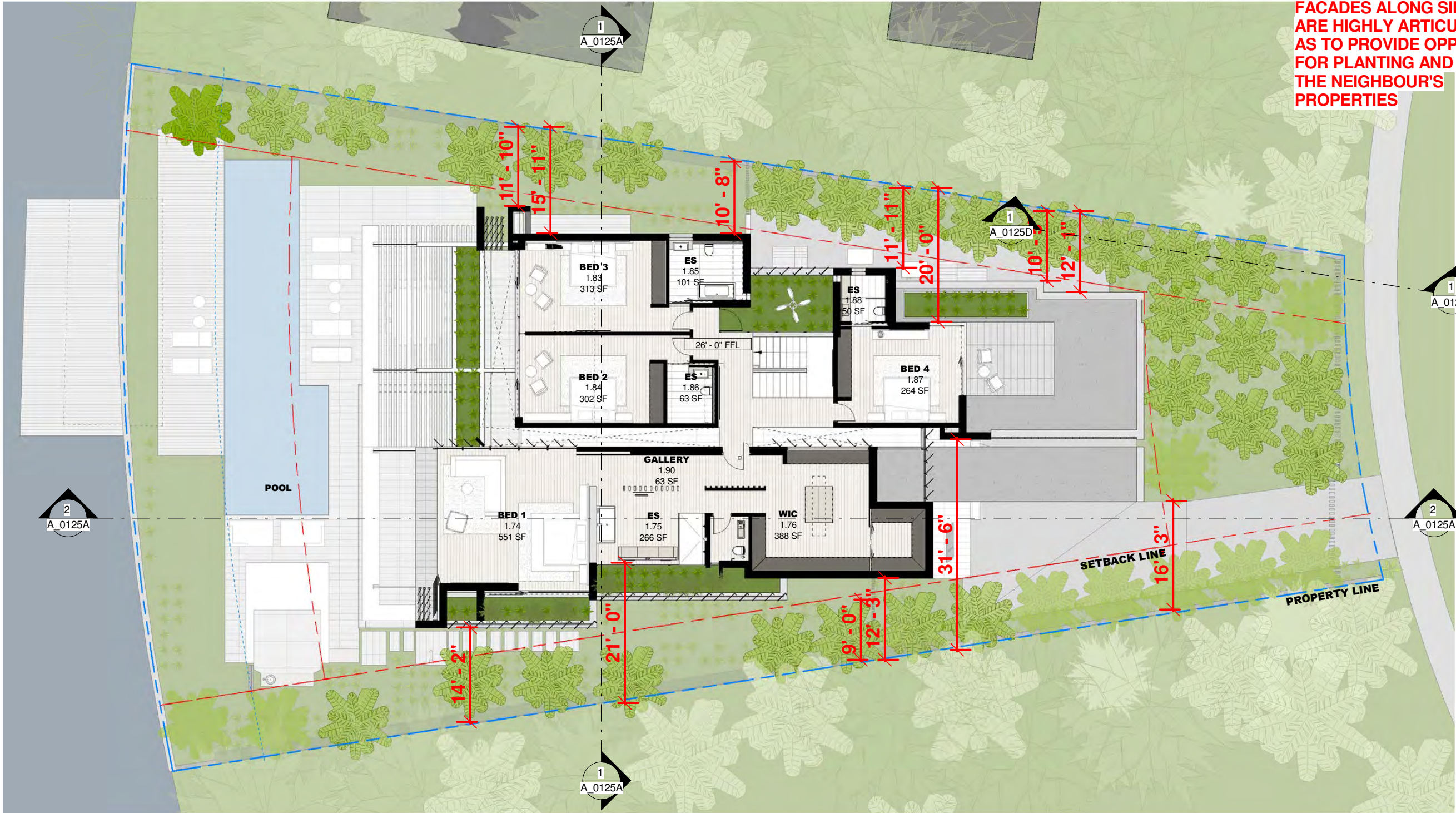


3 FIRST FLOOR UNIT SIZE
1" = 40'-0"



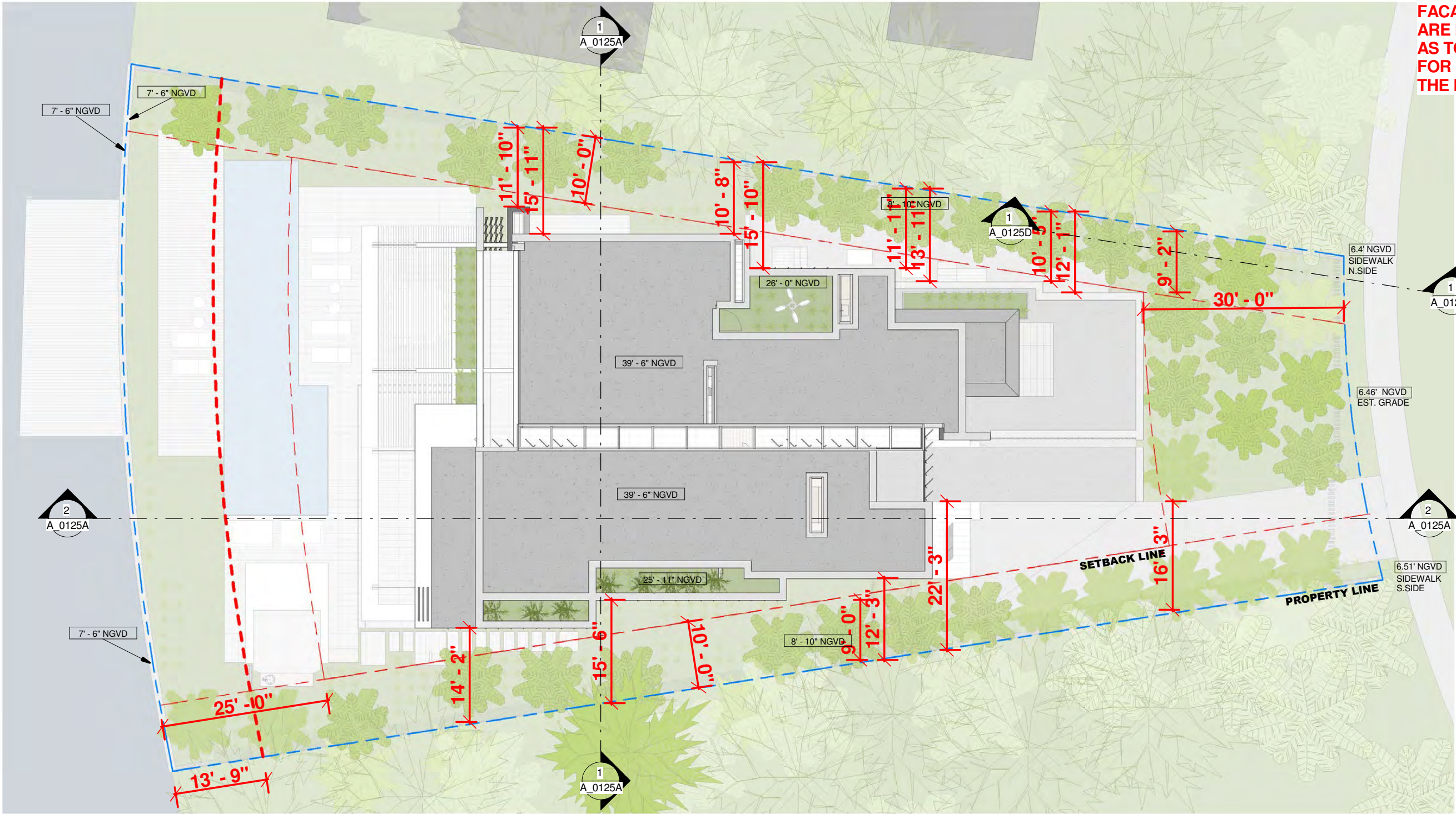
4 SECOND FLOOR UNIT SIZE
1" = 40'-0"





FACADES ALONG SIDEYARDS
ARE HIGHLY ARTICULATED SO
AS TO PROVIDE OPPORTUNITY
FOR PLANTING AND RESPECT
THE NEIGHBOUR'S
PROPERTIES

1 SECOND FLOOR PLAN
1/16" = 1'-0"



FACADES ALONG SIDEYARDS
ARE HIGHLY ARTICULATED SO
AS TO PROVIDE OPPORTUNITY
FOR PLANTING AND RESPECT
THE NEIGHBOUR'S PROPERTIES

1 ROOF PLAN
1/16" = 1'-0"



1 SECTION (1FT FREEBOARD + 28FT HEIGHT)
1" = 10'-0"

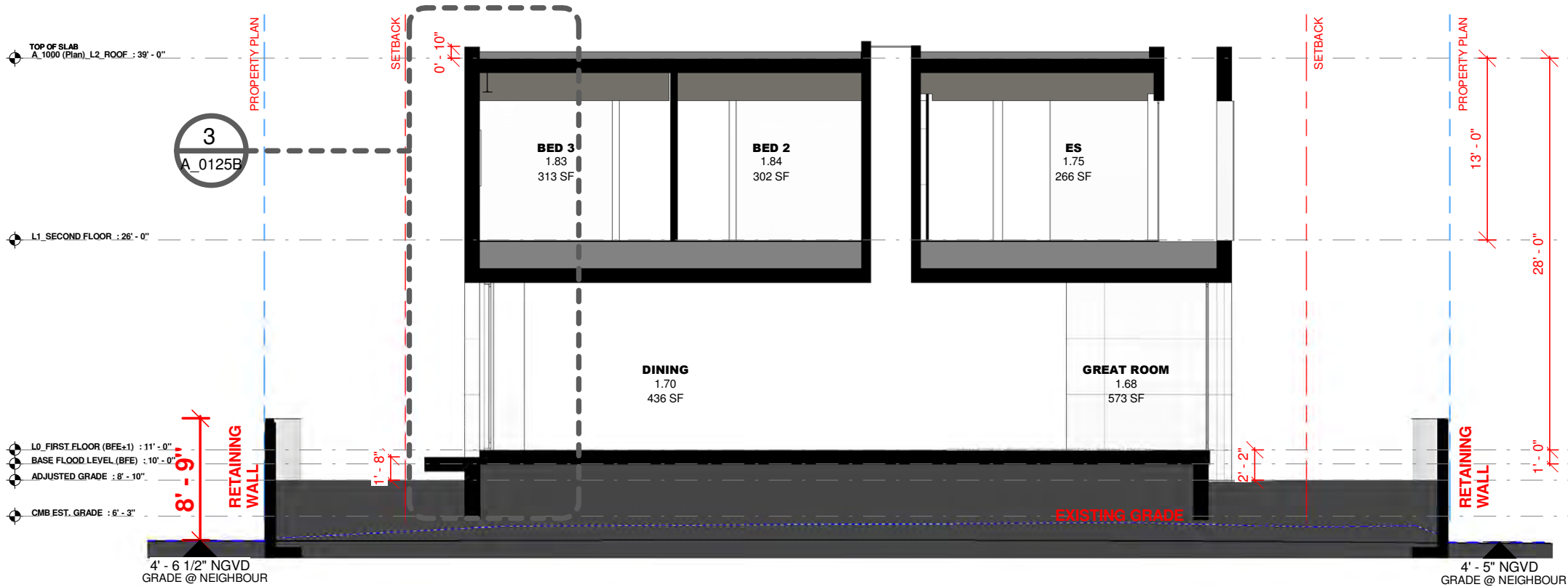


3 SECTION B-B DRB - CALLOUT
1/8" = 1'-0"

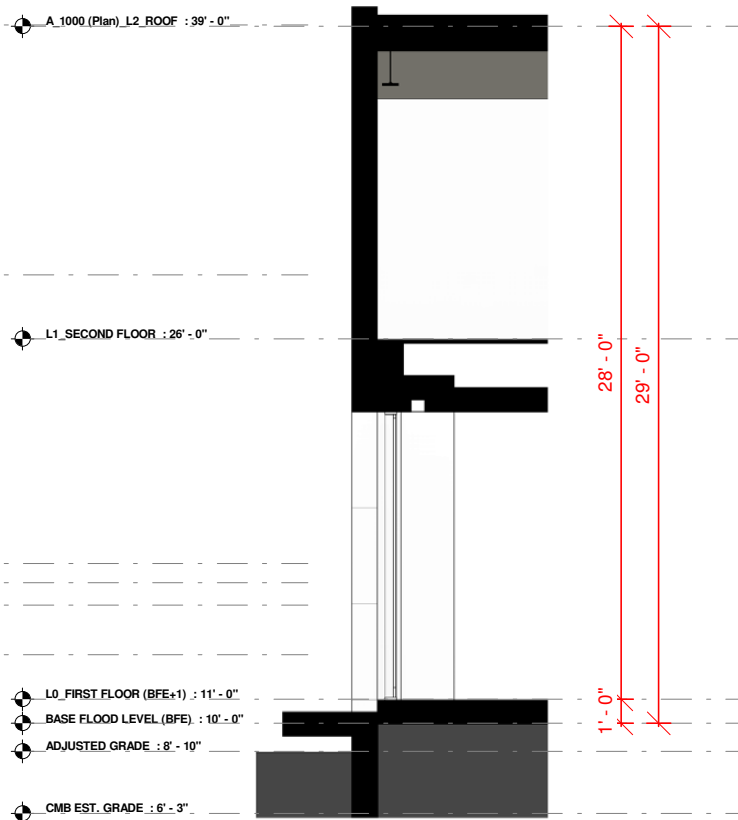


2 SECTION A
1" = 10'-0"





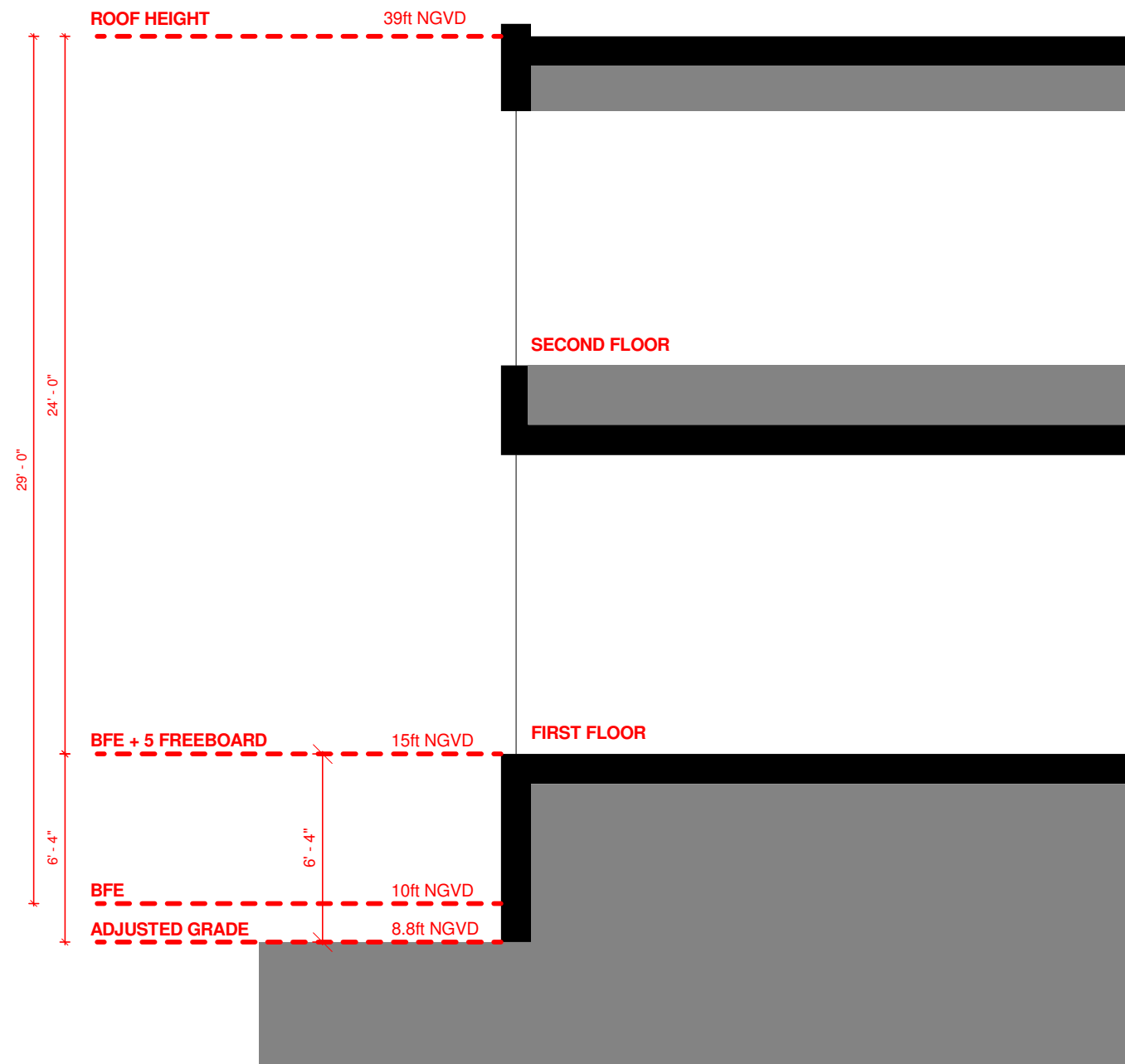
1 SECTION (1FT FREEBOARD + 28FT HEIGHT)
1" = 10'-0"



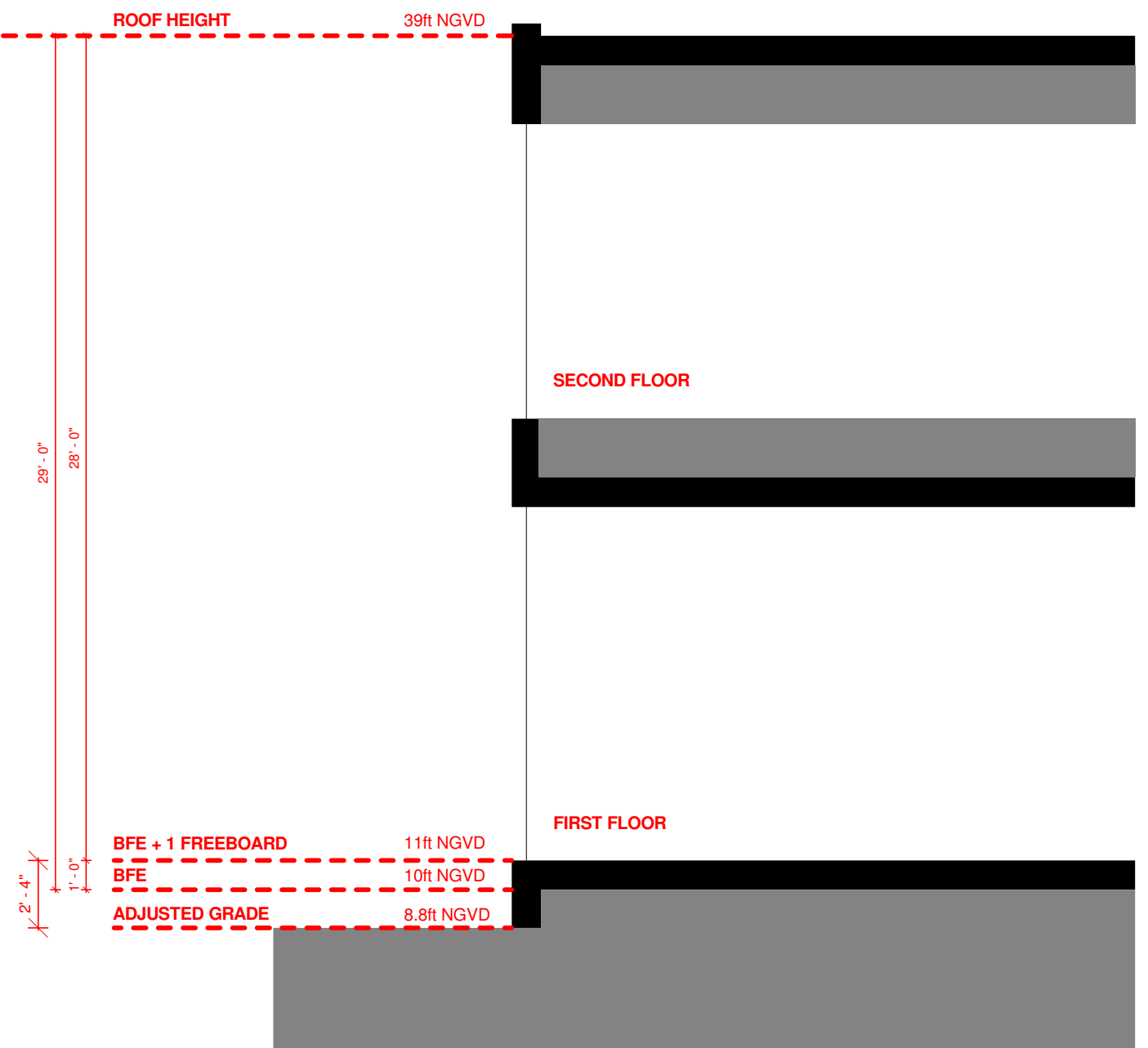
3 SECTION B-B DRB - CALLOUT
1/8" = 1'-0"



2 SECTION A
1" = 10'-0"



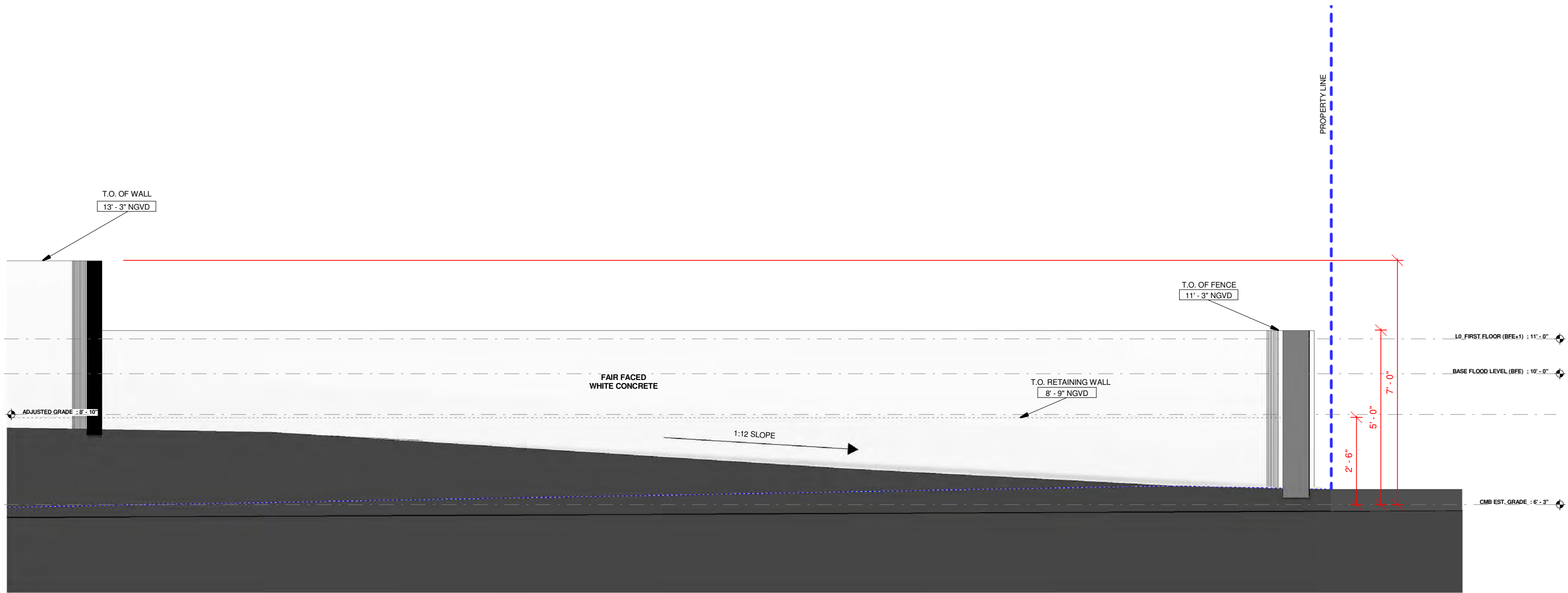
1 SECTION (5FT FREEBOARD + 24FT HEIGHT)
3/16" = 1'-0"



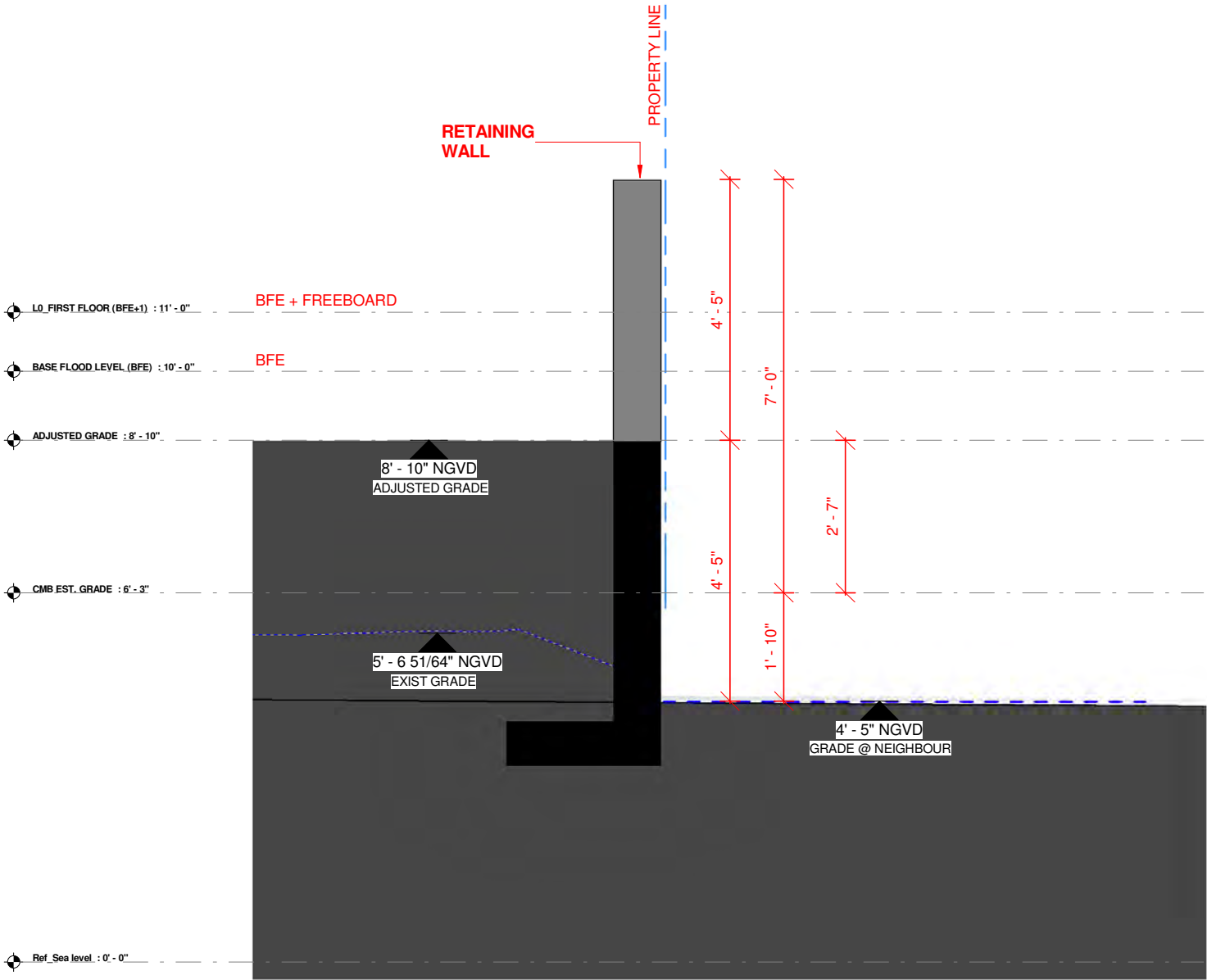
2 SECTION (1FT FREEBOARD + 28FT HEIGHT)
3/16" = 1'-0"

PROJECTS ARE ENTITLED TO A MAX FREEBOARD OF 5FT AND A BUILDING HEIGHT OF 24FT. THIS PROJECT COMPLIES WITH THE RESULTING OVERALL HEIGHT DIMENSION.

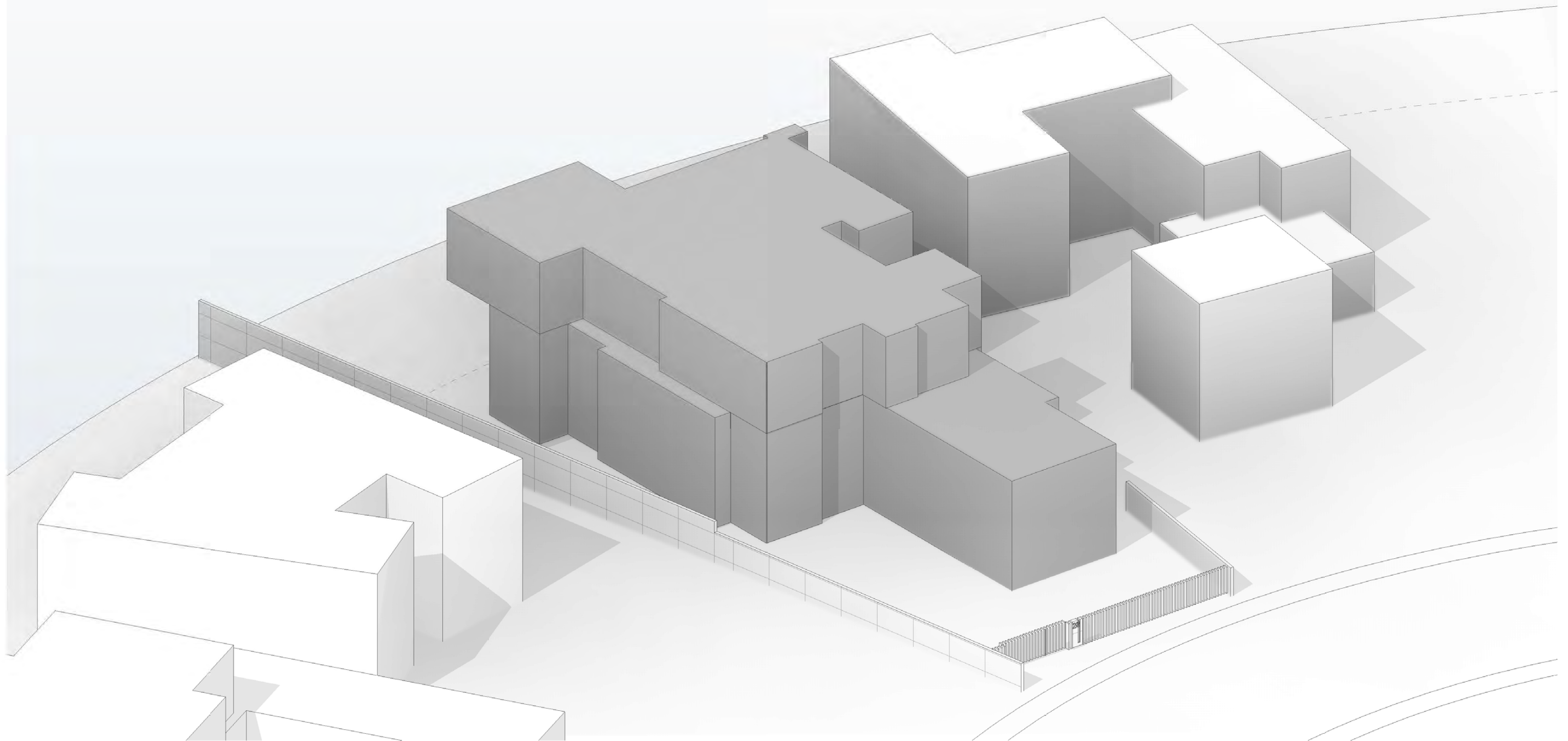
THE HEIGHT OF THE PROJECT IS FURTHER MITIGATED BY THE ARTICULATION OF THE SIDE FACADES WITH RESPECT TO THE IMPACT ON NEIGHBOURS



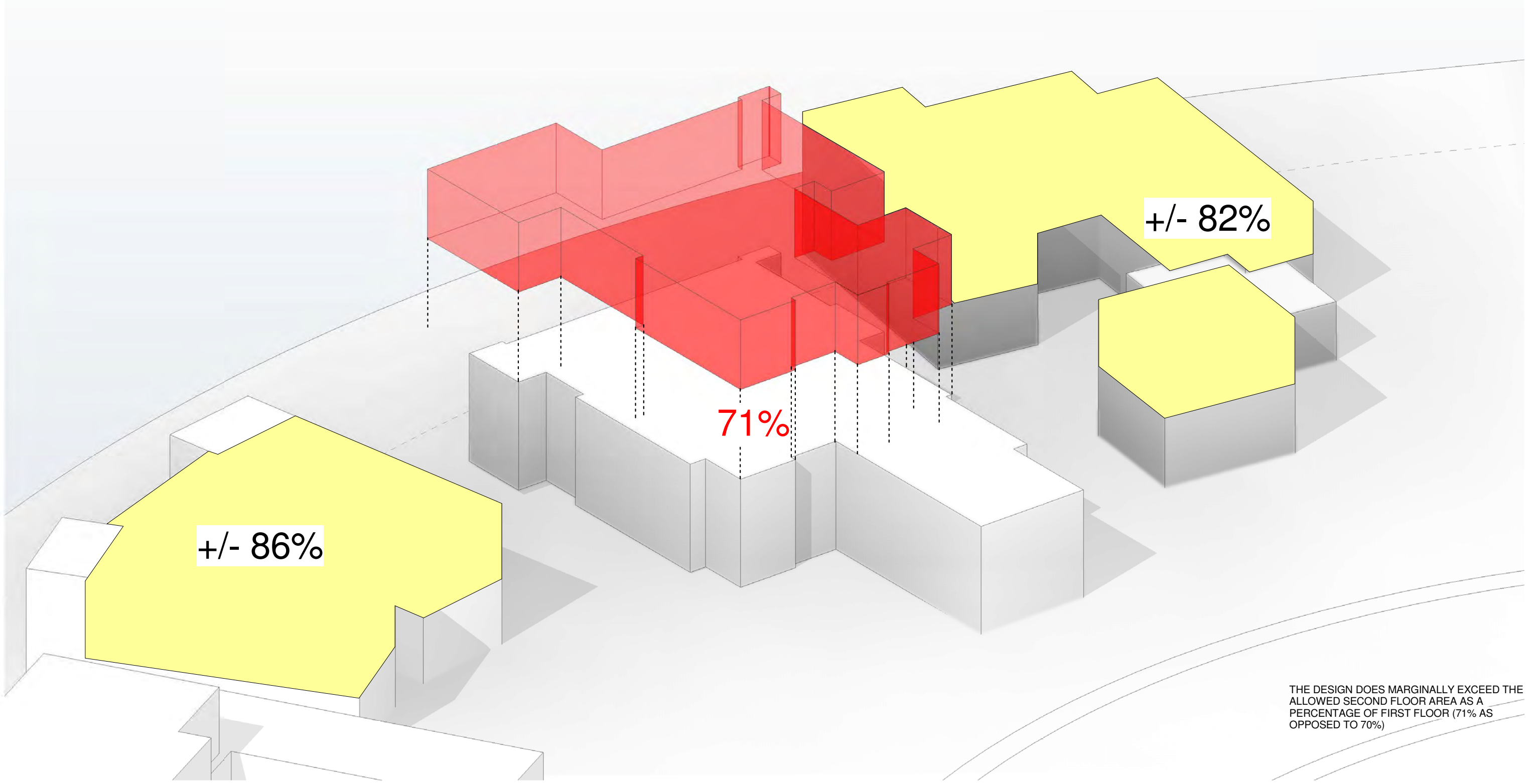
1 SECTION - BOUNDARY WALL
3/8" = 1'-0"



1 SECTION - RETAINING WALL
3/8" = 1'-0"



1 A_9000 (AXO) Massing



THE DESIGN DOES marginally exceed the allowed second floor area as a percentage of first floor (71% as opposed to 70%)

1 MASSING STUDY



1 AXO

US_MIA_28W_DILIDO MIAMI, FLORIDA
REF:

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

SAOTA

**FACADES ALONG SIDEYARDS
ARE HIGHLY ARTICULATED SO
AS PROVIDE OPPORTUNITY
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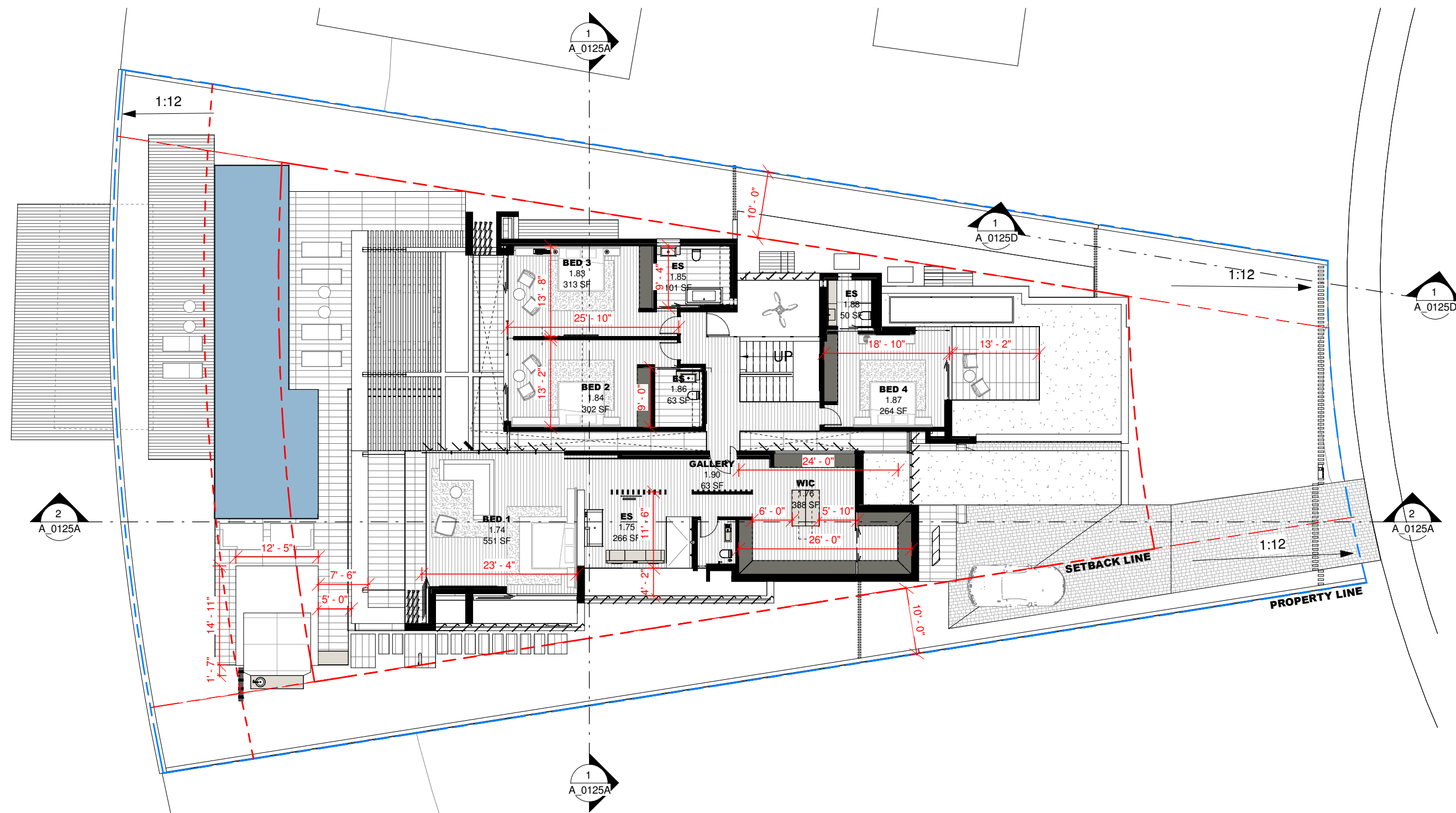


2 SOUTH EAST AXO



1 NORTH WEST AXO





1

SECOND FLOOR PLAN

1/16" = 1'-0"



1 EAST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

US_MIA_28W_DILIDO MIAMI, FLORIDA

REF: US_MIA_28WDilido_16541 Shane\WS02_DC Design Concept\Admin\WS02_2000_DC Report to Client\2016_10_14_RevisedFDC

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

SAOTA



1 WEST ELEVATION
1" = 10'-0"



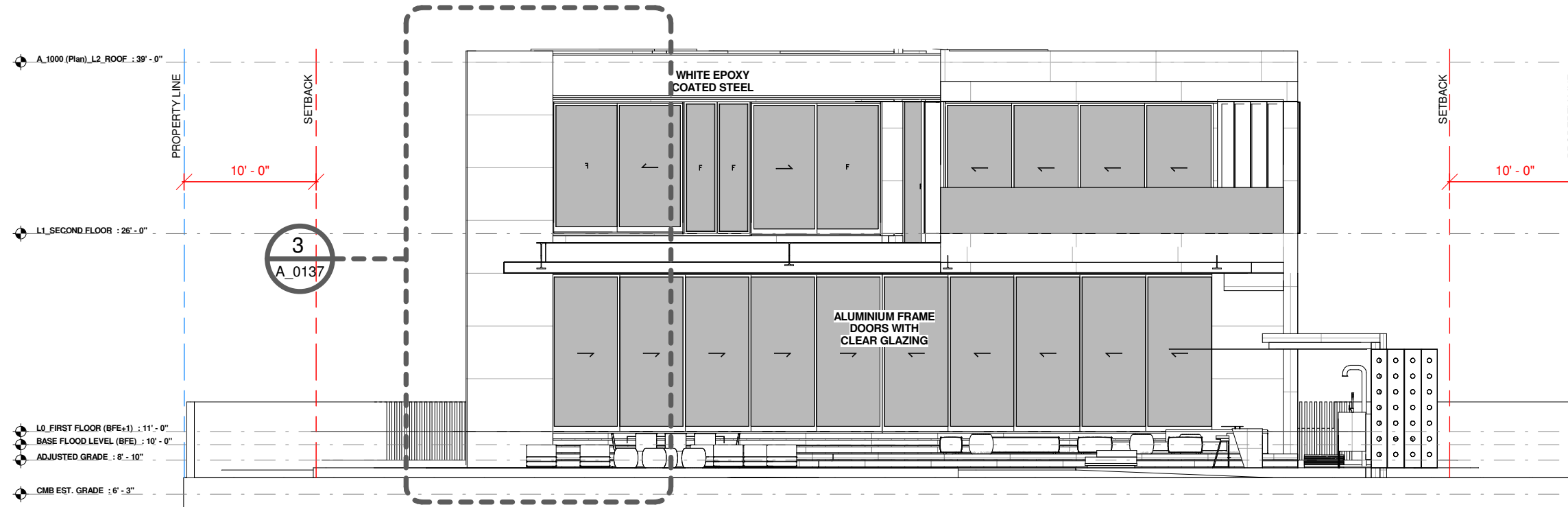
2 NORTH ELEVATION
1" = 10'-0"

US_MIA_28W_DILIDO MIAMI, FLORIDA

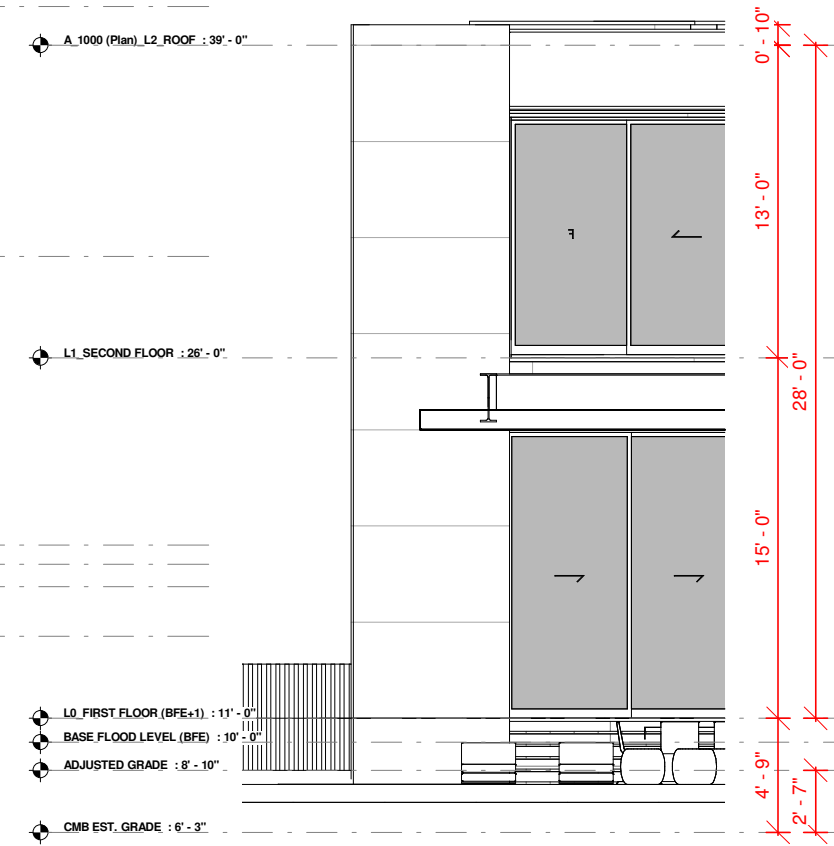
REF: US_MIA_28WDilido_16541 Shane\WS02_DC Design Concept\Admin\WS02_2000_DC Report to Client\2016_10_14_RevisedFDC

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

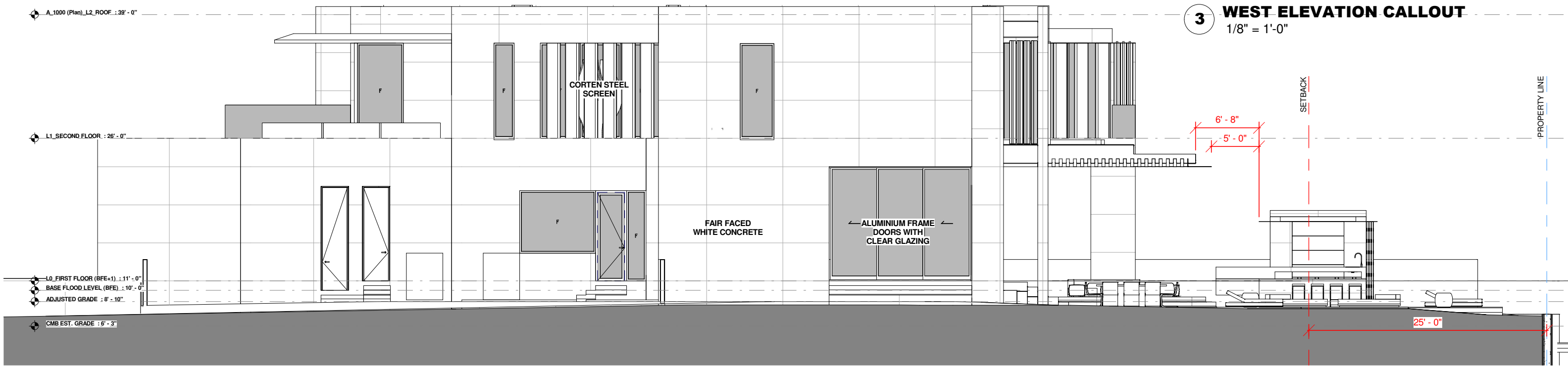
SAOTA



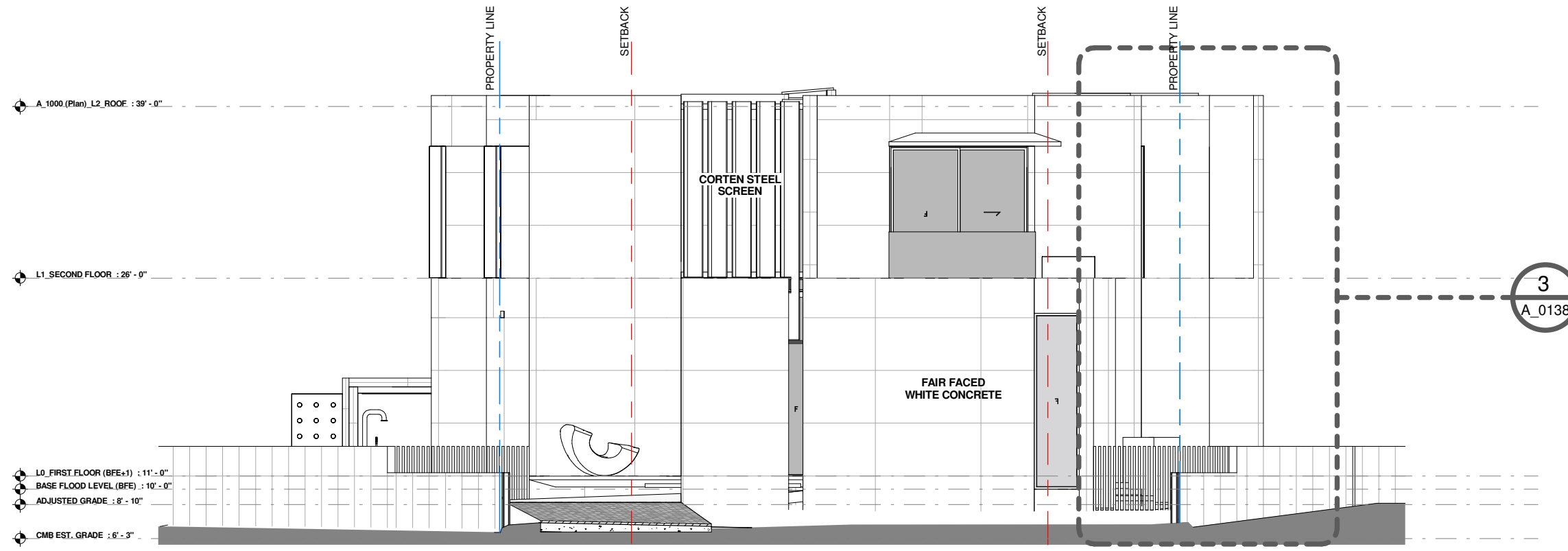
1 WEST ELEVATION
1" = 10'-0"



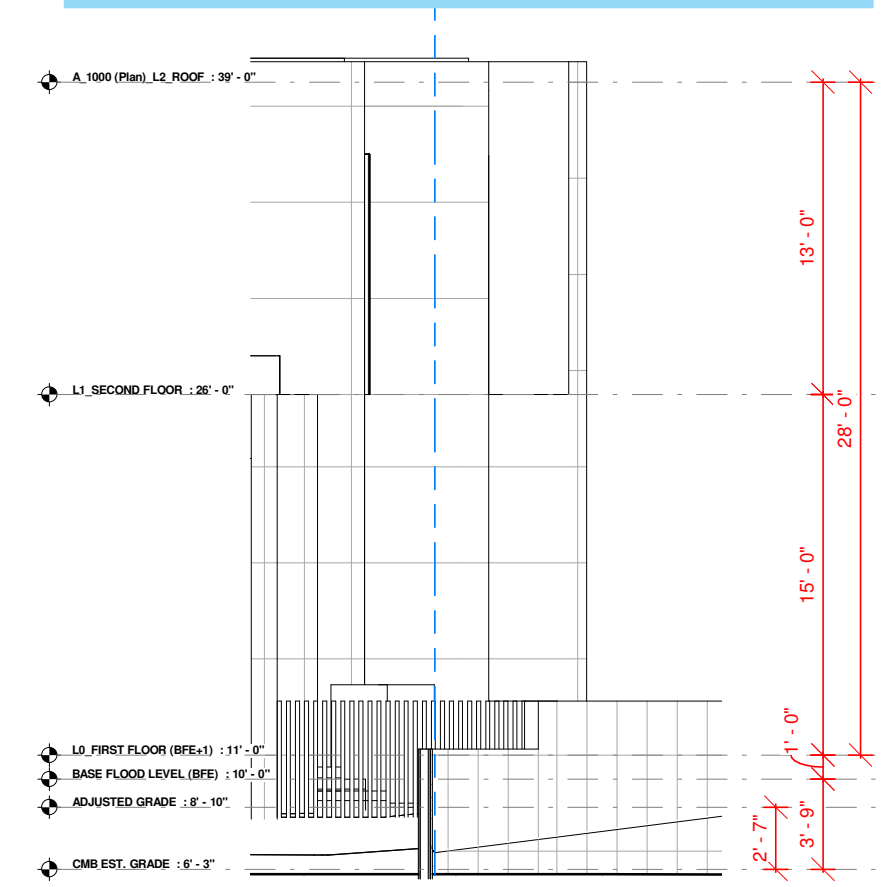
3 WEST ELEVATION CALLOUT
1/8" = 1'-0"



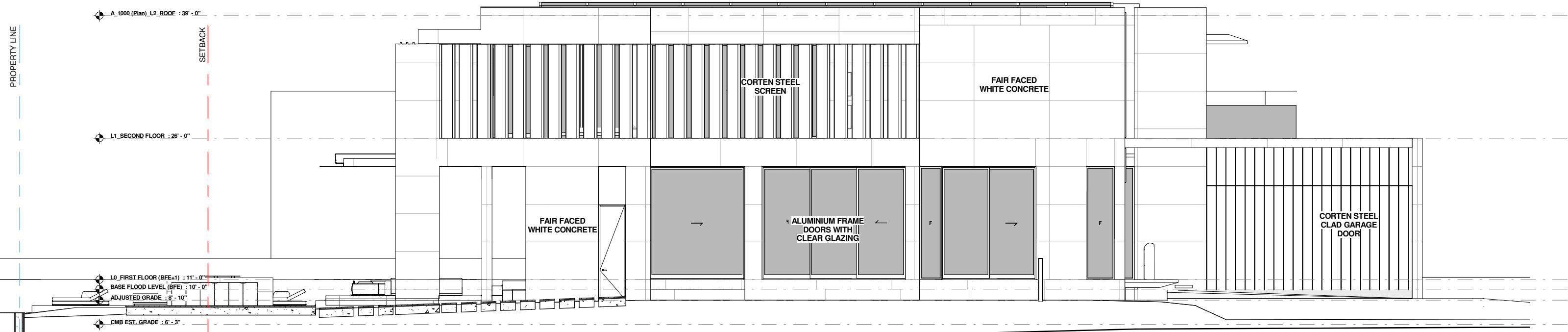
2 NORTH ELEVATION
1" = 10'-0"



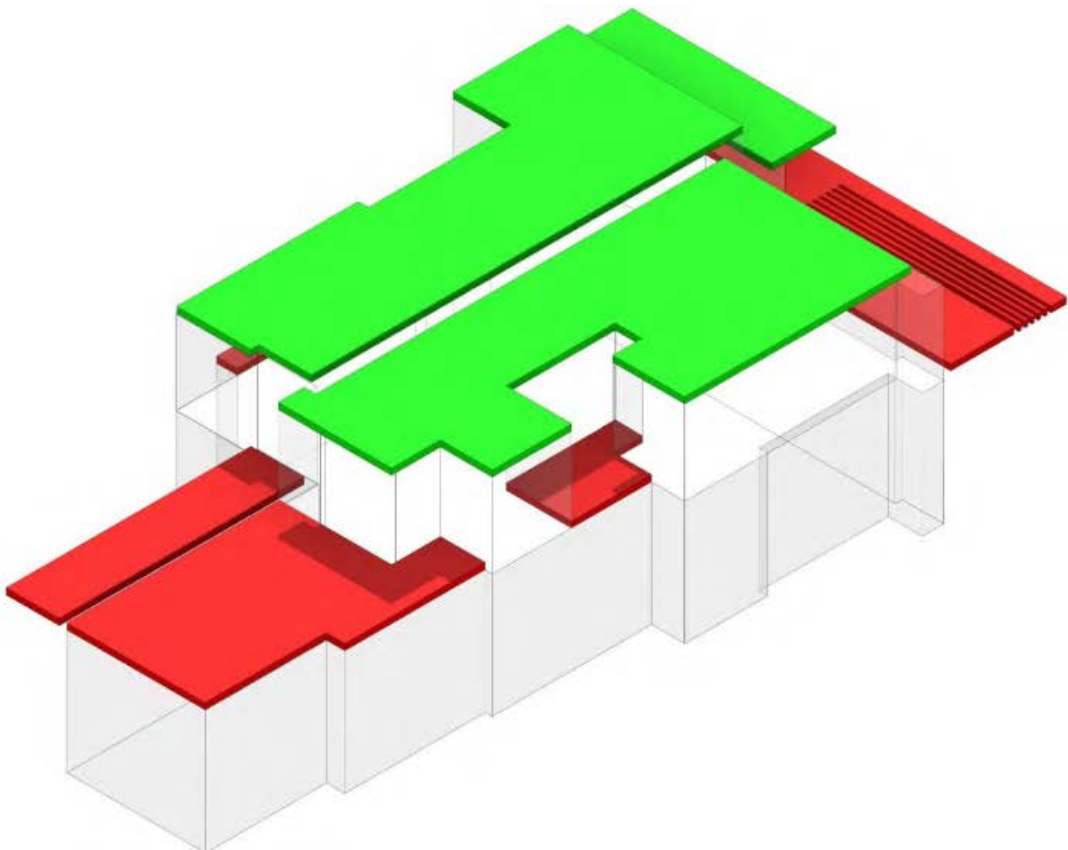
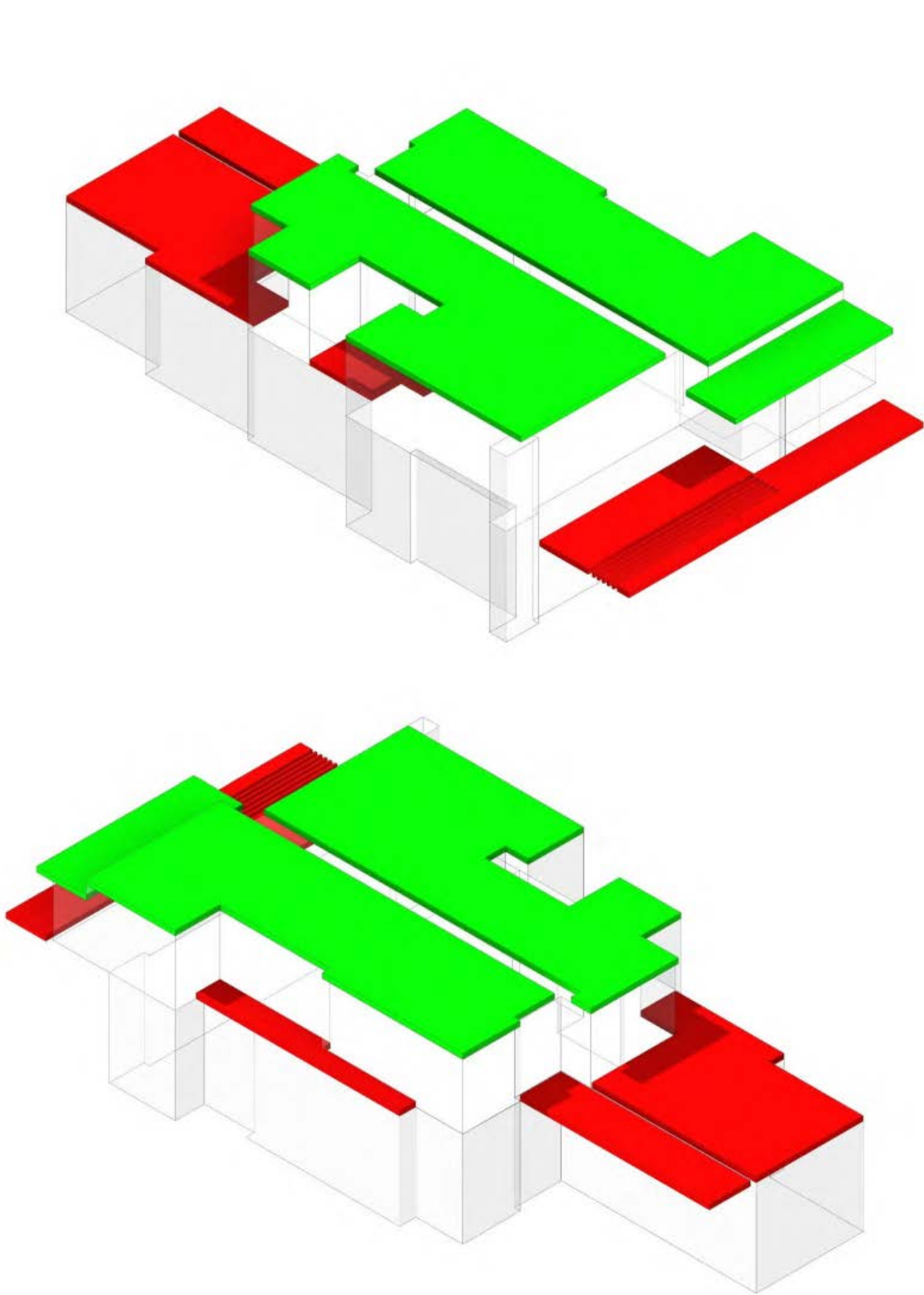
1 EAST ELEVATION
1" = 10'-0"



3 EAST ELEVATION CALLOUT
1/8" = 1'-0"



2 SOUTH ELEVATION
1" = 10'-0"



The dynamic roofscape provides layering to the architecture and avoids a monolithic appearance.



NEW RESIDENCE | 28 WEST DILIDO | MIAMI BEACH, FLORIDA

DRB First Submittal: October 28, 2016
DRB Final Submittal: December 08, 2016

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
28 WEST DILIDO
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

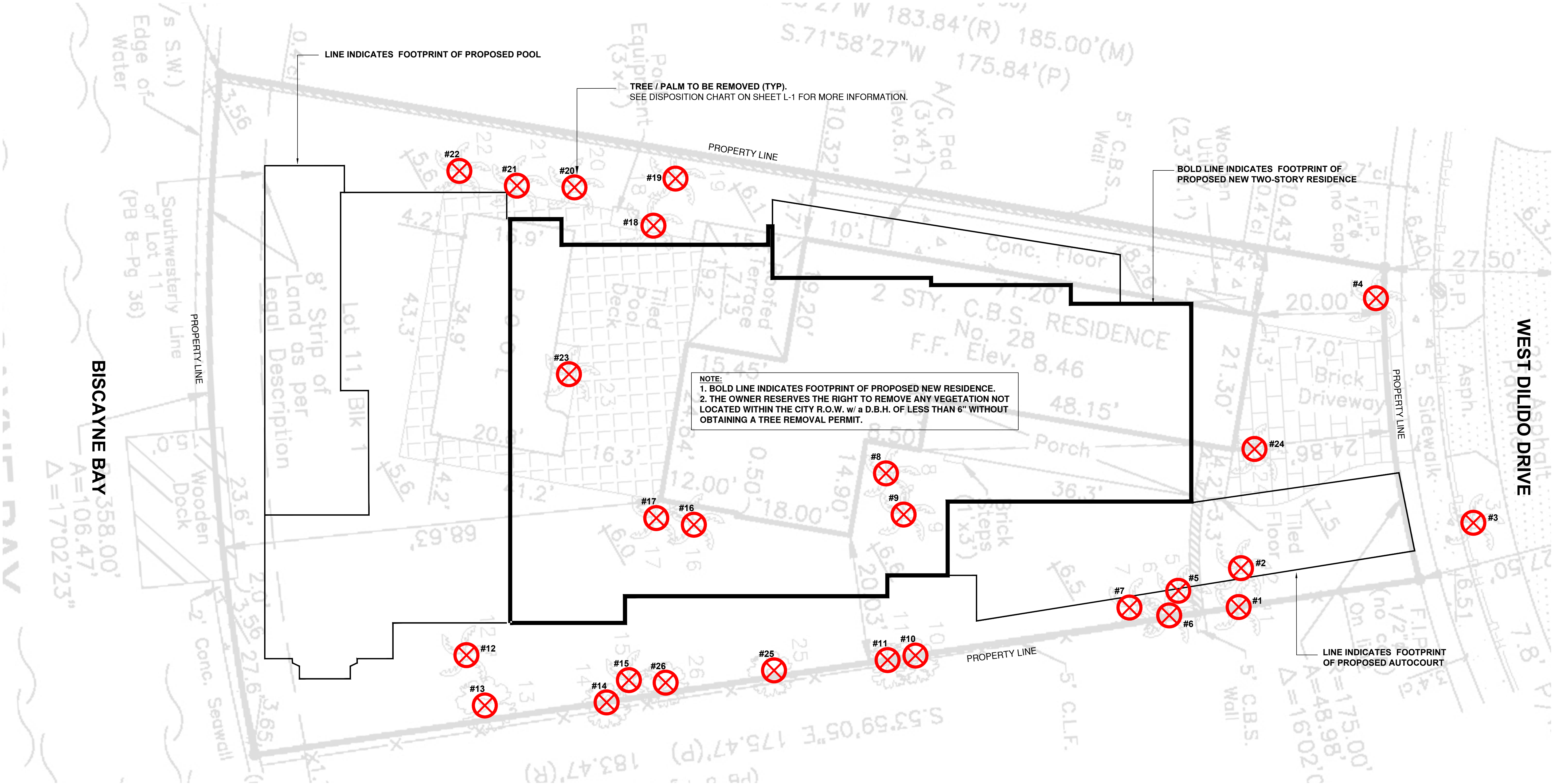
The existing vegetation located on the property is composed primarily of palms, trees, shrubs and ground covers. All vegetation located within the property is either in conflict with the newly proposed architecture, or will be in conflict with newly installed property walls, utilities and/or the increased grade of the property and is marked to be removed. The Landscape Architect Mitigation and permits will be provided as per the C.M.B. Tree Preservation and Protection Ordinance.

SCOPE OF WORK

- Removal of existing vegetation in conflict with new architectural design
- New landscape design to complement new Residence

INDEX OF SHEETS

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

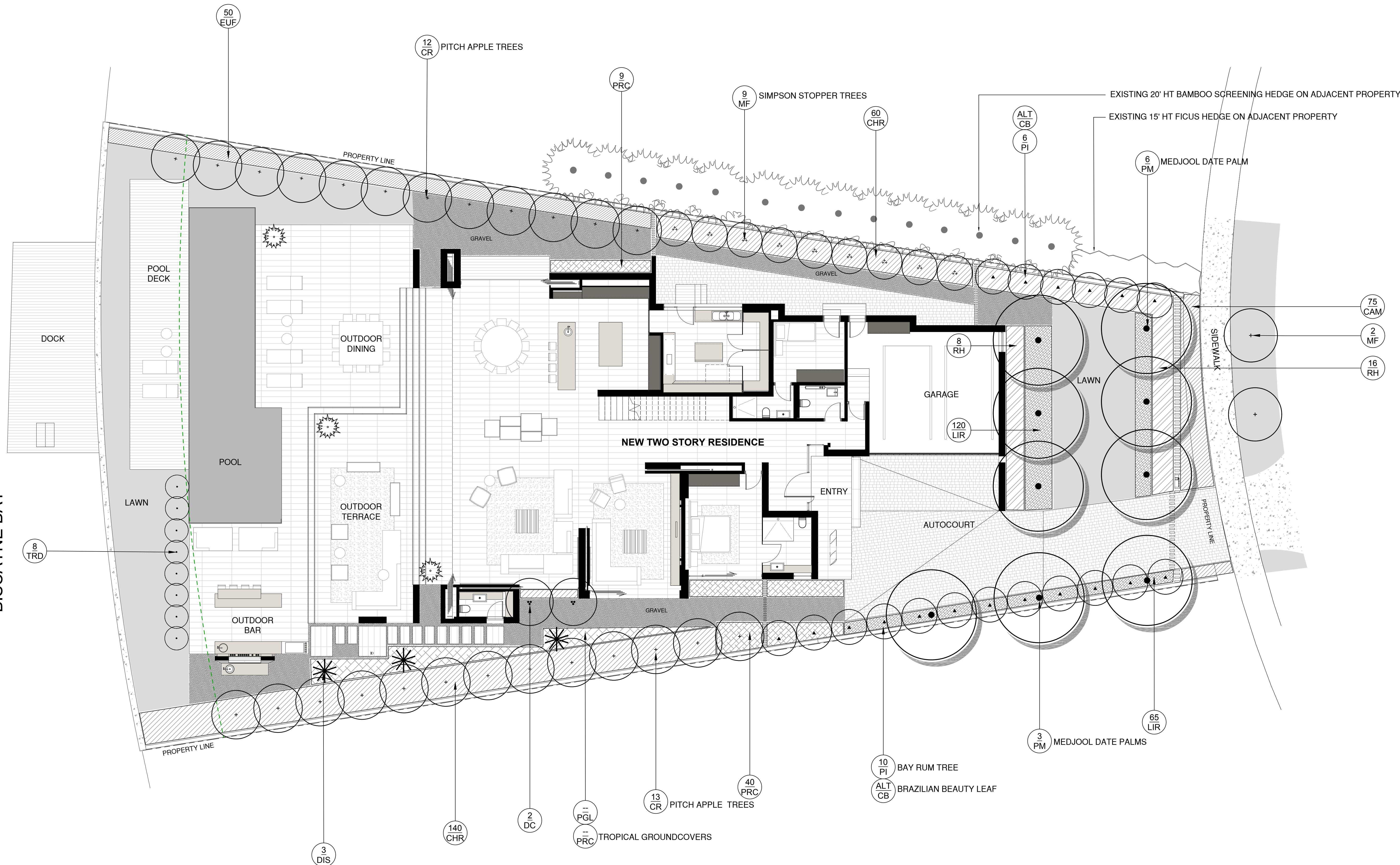


C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 28 WEST DILIDO											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#1	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 30'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2	Chinese Fan Palm	Livistonia chinensis	YES	+/- 12"	+/- 25'	+/- 8'	FAIR	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Pygmy Date Palm	Phoenix roebellini	NO	+/- 4"	+/- 5'	+/- 5'	POOR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 30'	GOOD	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 30'	FAIR	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	Weeping Fig	Ficus benjamina	YES	+/- 12"	+/- 35'	+/- 20'	POOR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	Weeping Fig	Ficus benjamina	YES	+/- 12"	+/- 35'	+/- 20'	POOR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	Fiji Fan Palm	Pritchardia pacifica	YES	+/- 30"	+/- 30'	+/- 18'	POOR	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#13	Mango Tree	Mangifera indica	YES	+/- 18"	+/- 18'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	Weeping Fig	Ficus benjamina	YES	+/- 18"	+/- 25'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	Pygmy Date Palm	Phoenix roebellini	NO	+/- 4"	+/- 8'	+/- 5'	POOR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED

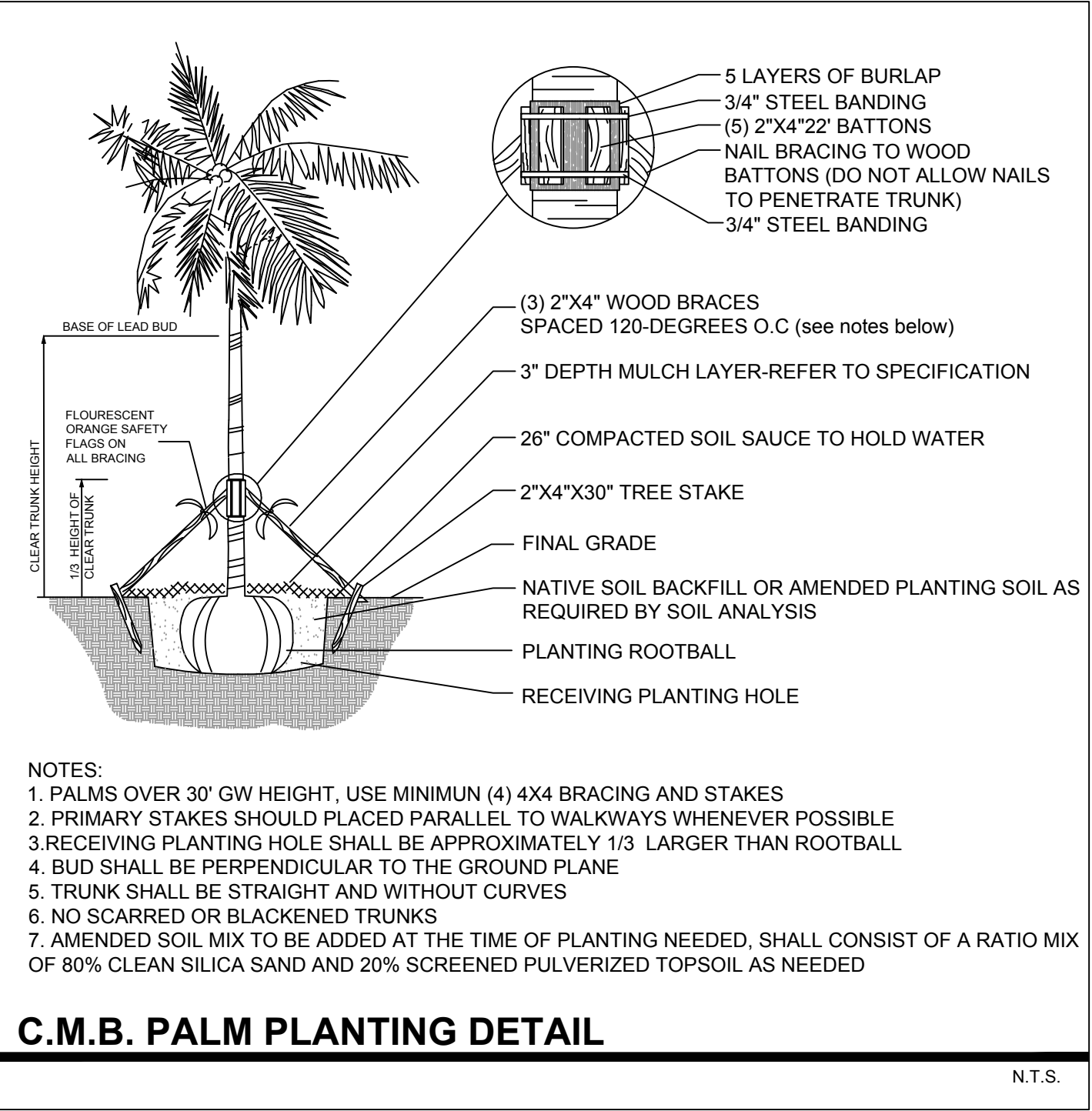
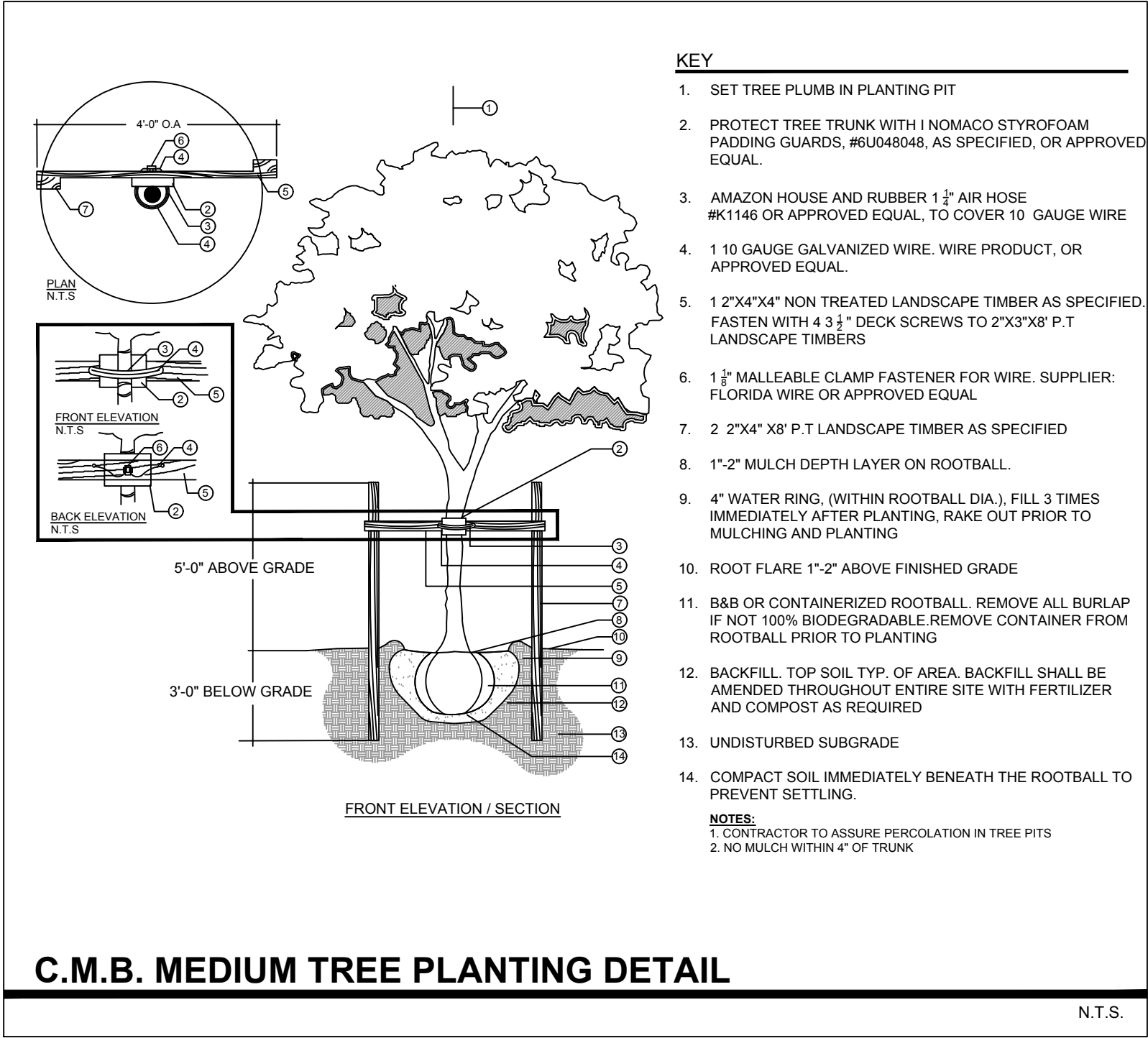
C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 28 WEST DILIDO											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#16	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	Christmas Palm	Adonidia merrelli	NO	+/- 6"	+/- 25'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 40'	GOOD	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#19	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 40'	GOOD	REMOVE	707 SF	707 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#20	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#21	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#22	Bird of Paradise	Strelitzia regina	NO	+/- 2"	+/- 25'	+/- 8'	GOOD	REMOVE	51 SF	51 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#23	Alexander Palms	Ptychosperma elegans	NO	+/- 2"	+/- 20'	+/- 4'	GOOD	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#24	Alexander Palms	Ptychosperma elegans	NO	+/- 3"	+/- 20'	+/- 6'	GOOD	REMOVE	29 SF	29 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#25	Bird of Paradise	Strelitzia regina	NO	+/- 36"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#26	Bird of Paradise	Strelitzia regina	NO	+/- 36"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
TOTAL MITIGATION REQUIRED: 4,474 SF											TOTAL MITIGATION PROVIDED : 10,650 SF

BISCAYNE BAY

WEST DILIDO DRIVE



LANDSCAPE PLAN



PLANT LIST - 28 WEST DILIDO					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	NO	ALT	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	45 gallon, 14' height x 6-8' spread, 4' clear trunk, 3" caliper
CR	YES	25	PITCH APPLE TREE	Clusia rosea	45 gallon, 16' height x 6-8' spread, 4' clear trunk, 3" caliper
MF	YES	11	SIMPSON STOPPER TREE	Myrcianthes fragrans	45 gallon, 12' height x 5' spread, 4' clear trunk, 3" caliper
PI	NO	16	BAYRUM TREE	Pimenta racemosa	45 gallon, 12' height x 6' spread, 2" caliper, standard
PALMS					
DC	YES	2	CABADA PALM	Dypsis cabadae	12-14' height, partial shade grown w/ dark green trunks + fronds, full to base
PM	NO	9	'MEDJOOL' DATE PALM	Phoenix dactylifera 'Medjool'	Field grown specimen, 14' clear trunk, diamond cut, certified.
RH	NO	24	LADY PALM	Rhapis excelsa	4' overall height, full to base, equal to Botanics Wholesale
SHRUBS					
CAM	NO	75	CARRISSA 'EMERALD BLANKET'	Carissa mac. 'Emerald Blanket'	3 gallon, full, space 18" on center
CHR	YES	200	HORIZONTAL COCOPLUM	Chrysobalanus icaco 'Horizontal'	7 gallon, full, space 24" on center
EUF	YES	50	SPANISH STOPPER SHRUB	Eugenia foetida	15 gallon, 5' height x 5' spread, 24" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
ALO	NO	as req	ALCANTAREA ODORATA	Same	3 gallon, 2' height x 2' spread
ALI	NO	as req	ALCANTAREA IMPERIALIS	Same	3 gallon, 2' height x 2' spread
DIS	NO	as req	DIOON SPINULOSUM	Dioon spinulosum	7 gallon, 36" height X 36"spread,
MIC	NO	as req	WART FERN	Microsorium scolopendrium	1 gallon, full, space 18" on center
MOD	NO	as req	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, full, space 36" on center
NEG	NO	as req	APOSTLE'S IRIS	Neomarica gracilis	3 gallon, full, space 24" on center
PBM	NO	as req	PHILODENDRON 'BURLE MARX'	Same	3 gallon, full, space 18" on center
PHG	NO	as req	PHILODENDRON 'GLORIOSUM'	Same	3 gallon, full, space 24" on center
PRC	NO	as req	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, space 24" on center
TRD	YES	as req	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full, space 18" on center
ZAP	YES	as req	COONTIE	Zamia pumila	3 gallon, full, space 18" 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				
PRR	1"-2" MIX OF POLISHED RIVER ROCK, COLOR TO BE SELECTED + APPROVED, 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

LANDSCAPE NOTES

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

