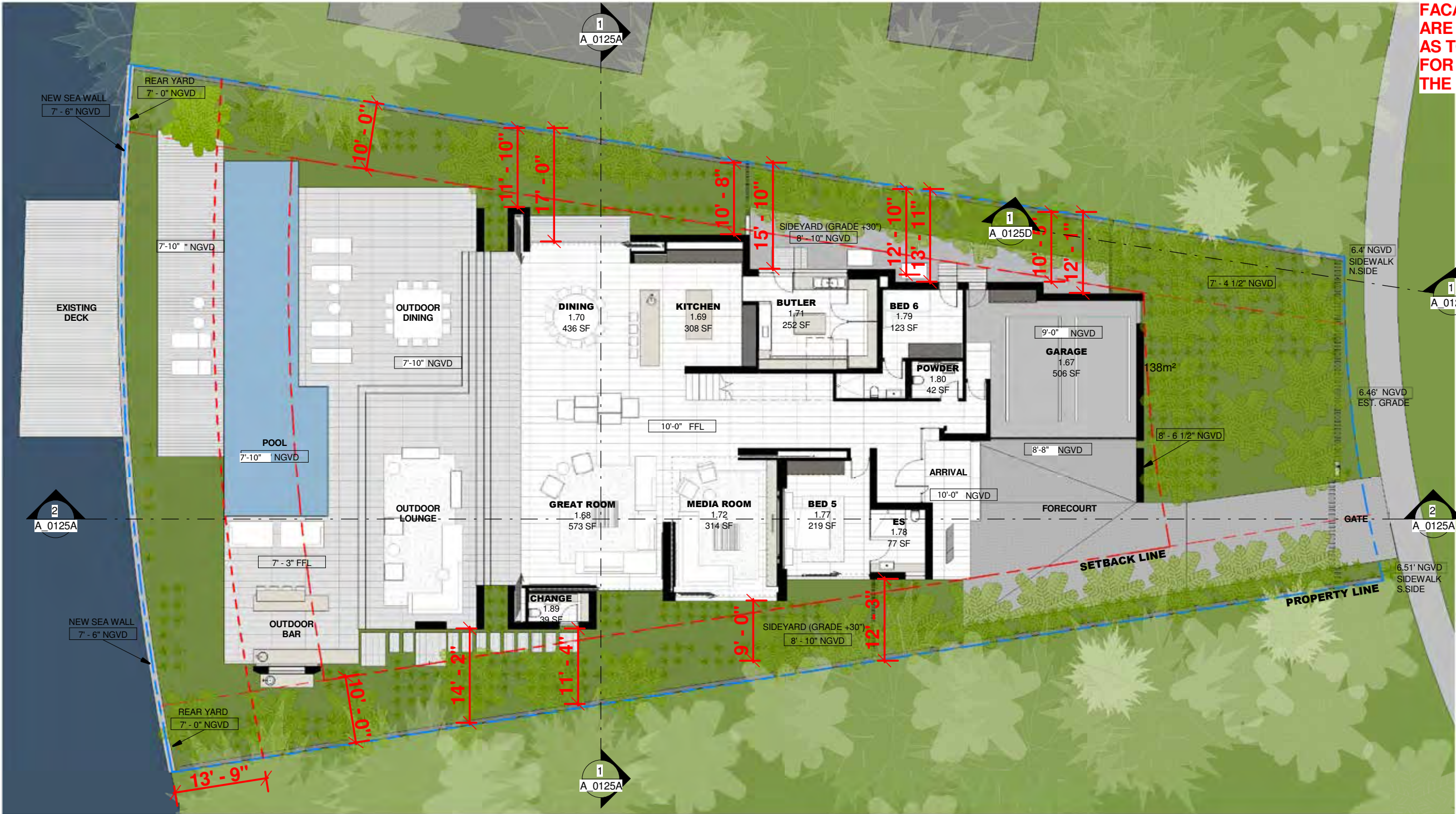
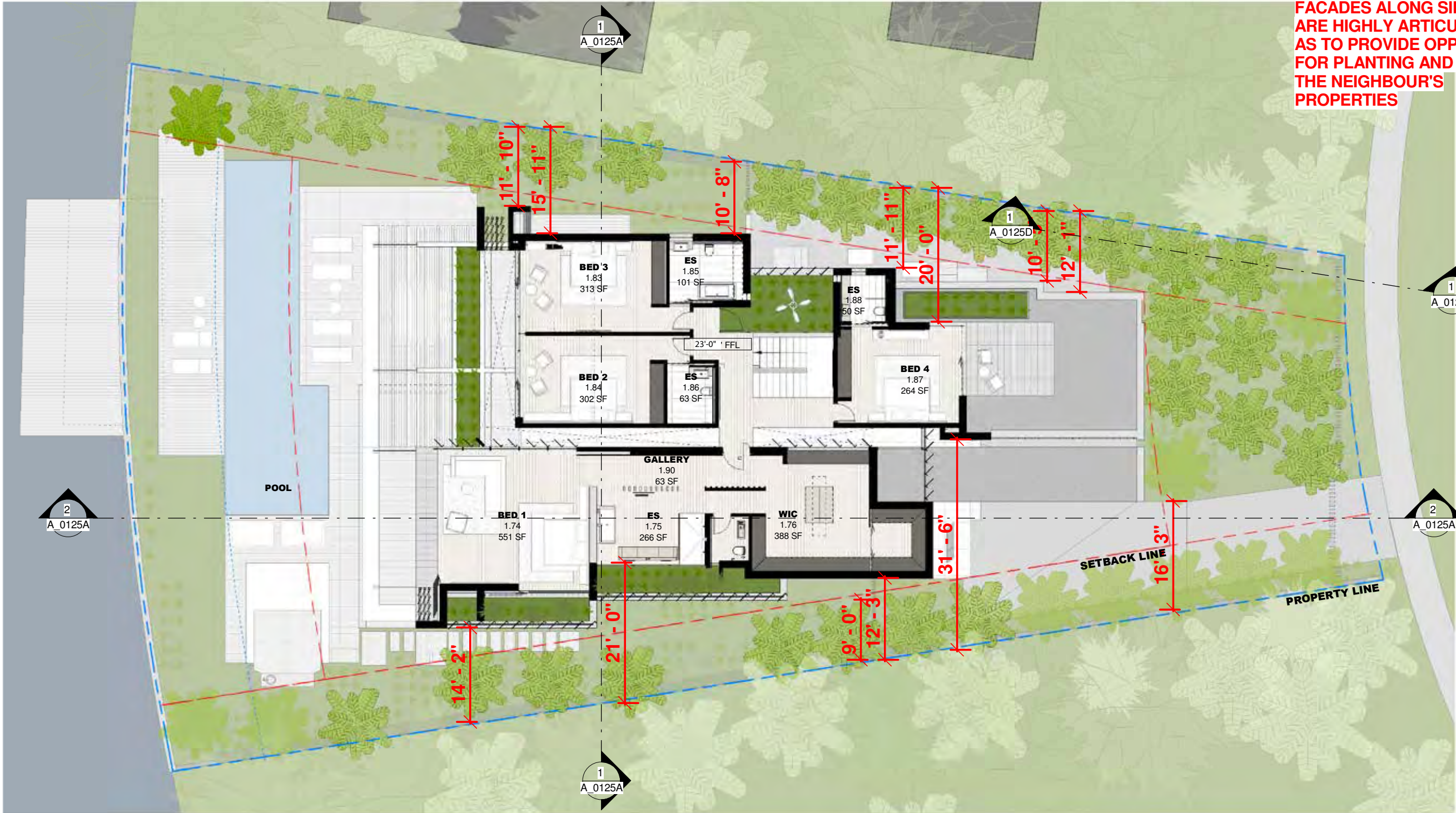


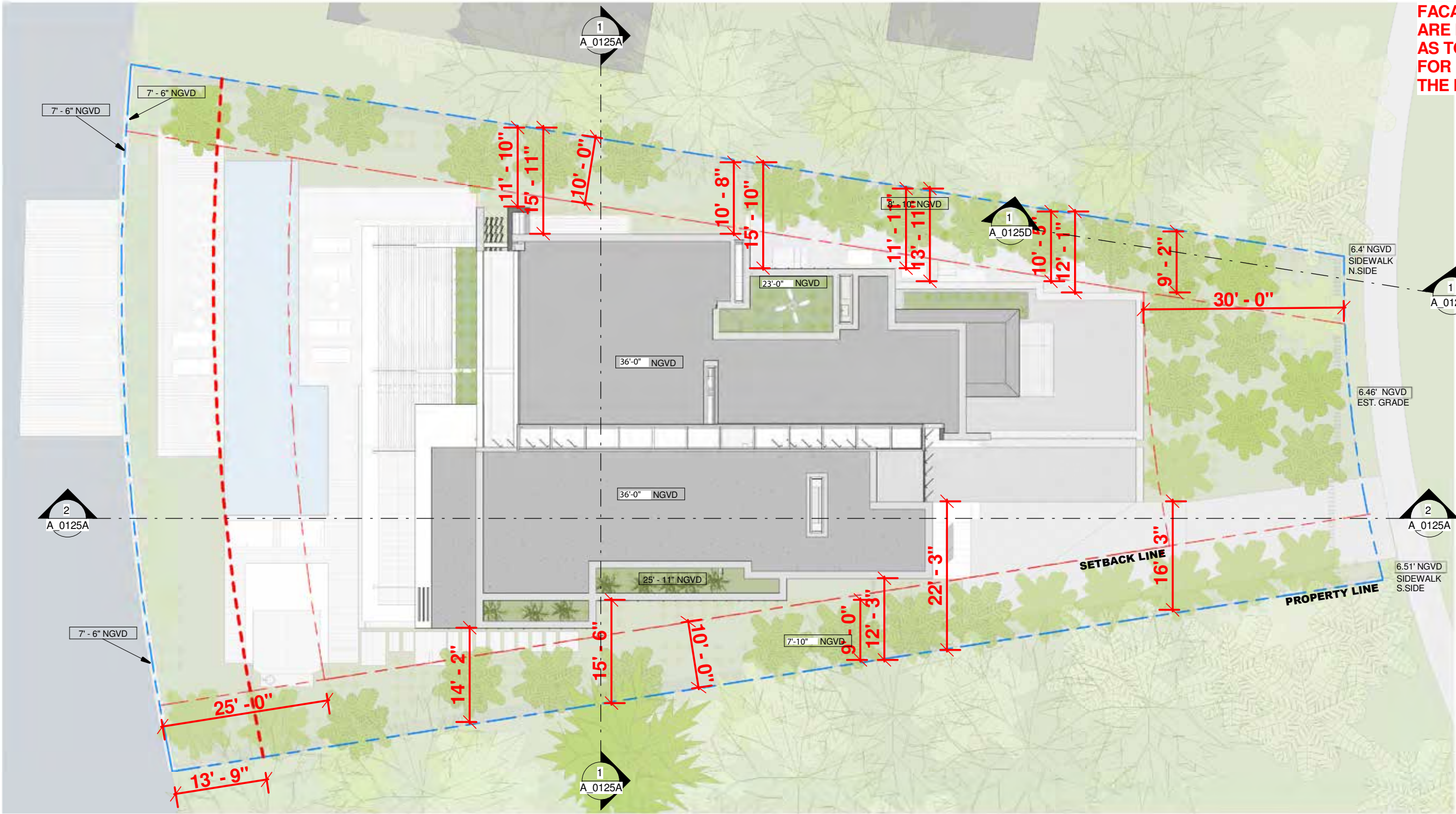


FACADES ALONG SIDEYARDS ARE HIGHLY ARTICULATED SO AS TO PROVIDE OPPORTUNITY FOR PLANTING AND RESPECT THE NEIGHBOUR'S PROPERTIES

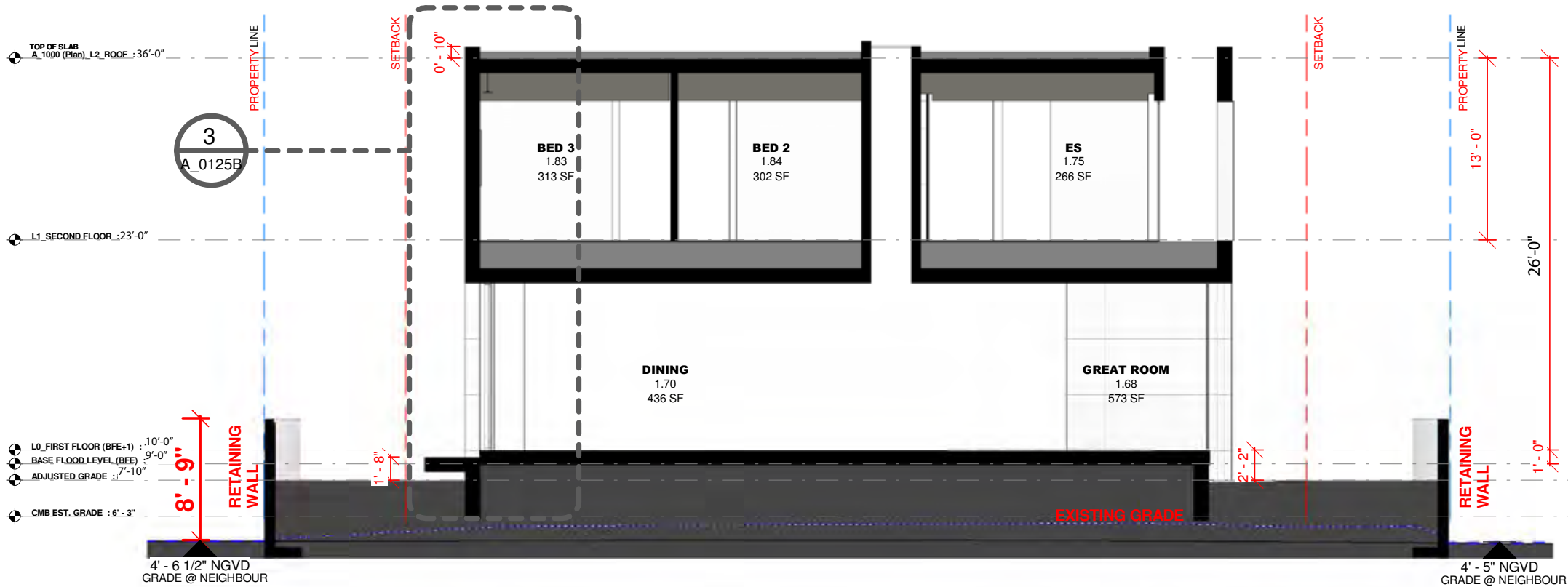
1 FIRST FLOOR PLAN
1/16" = 1'-0"



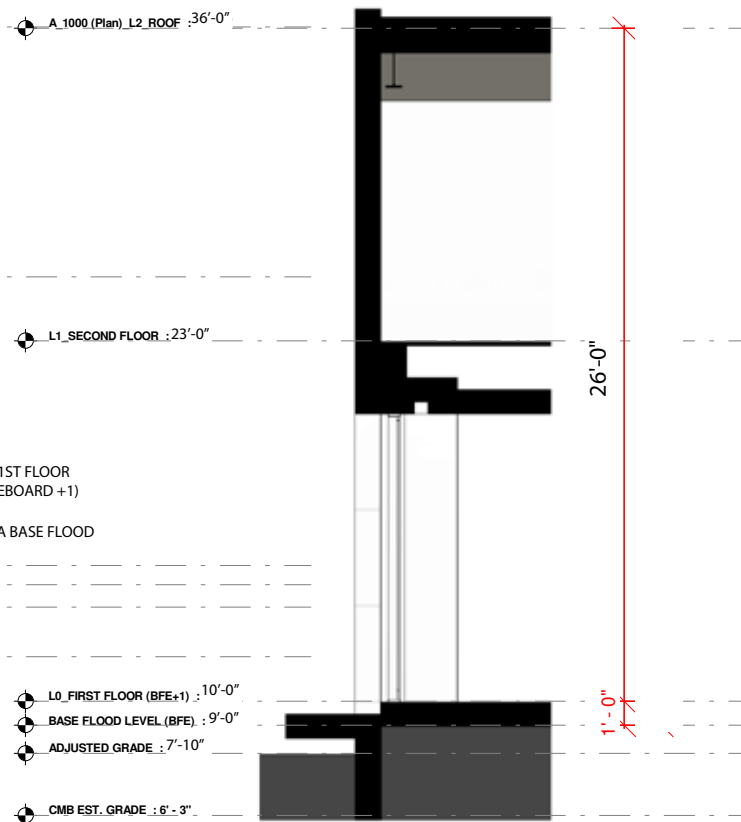
1 SECOND FLOOR PLAN
1/16" = 1'-0"



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



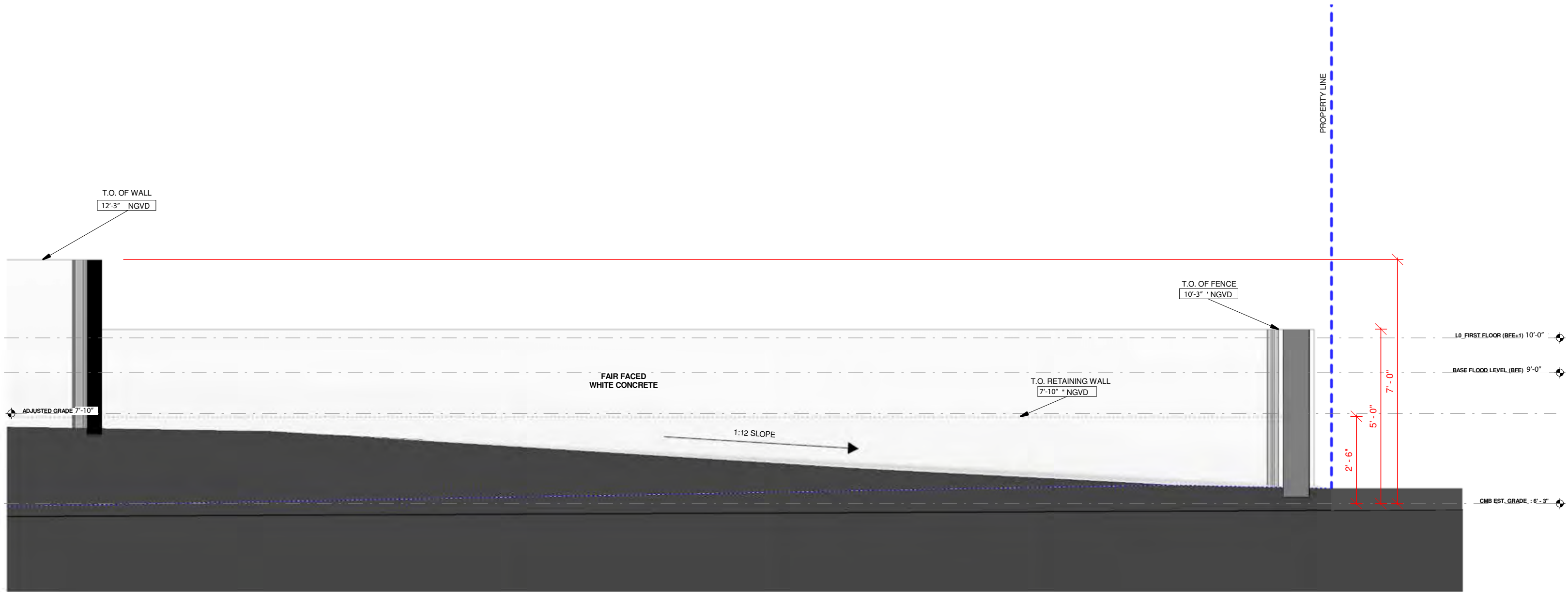
1 SECTION (1FT FREEBOARD + 28FT HEIGHT)
1" = 10'-0"



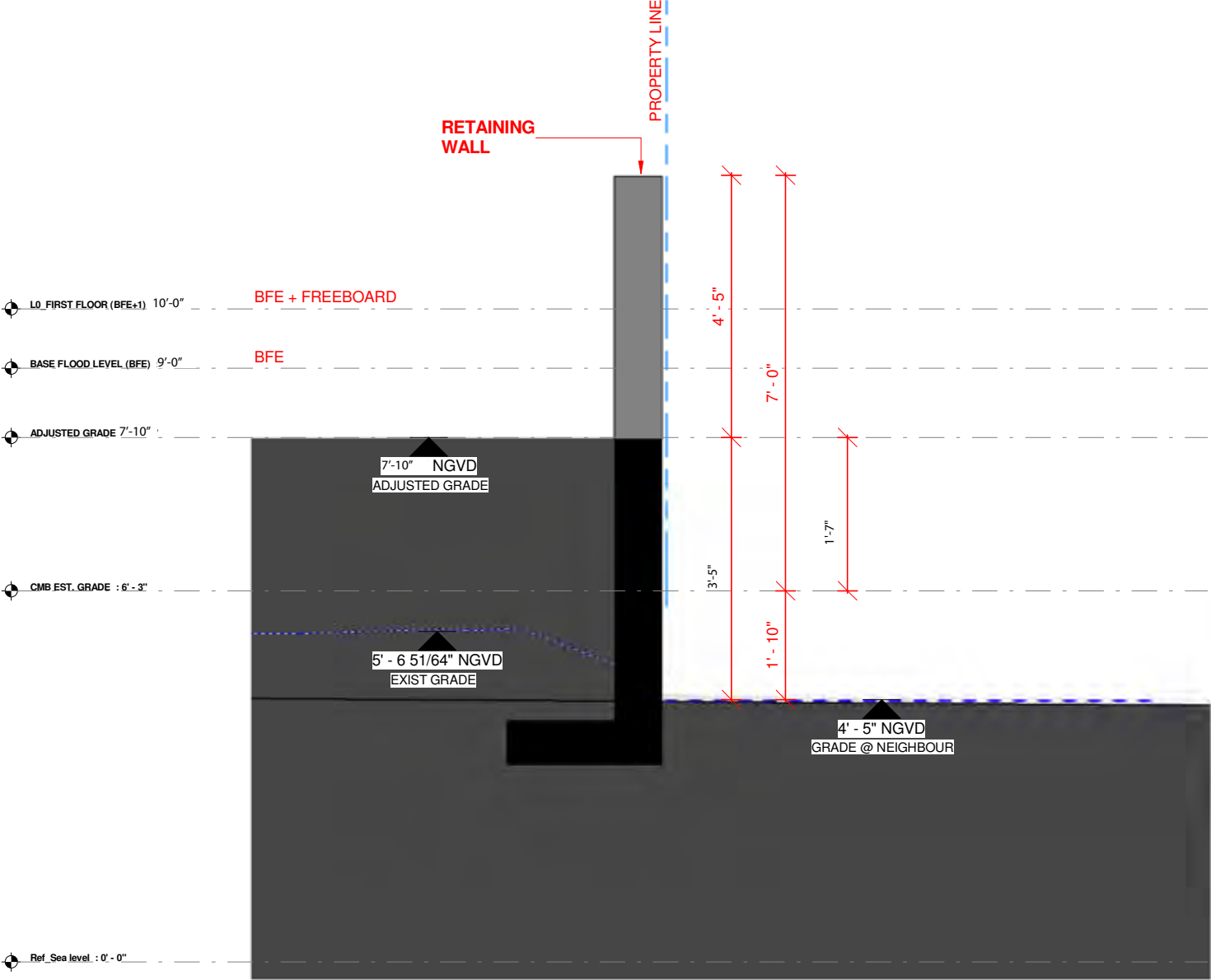
3 SECTION B-B DRB - CALLOUT
1/8" = 1'-0"



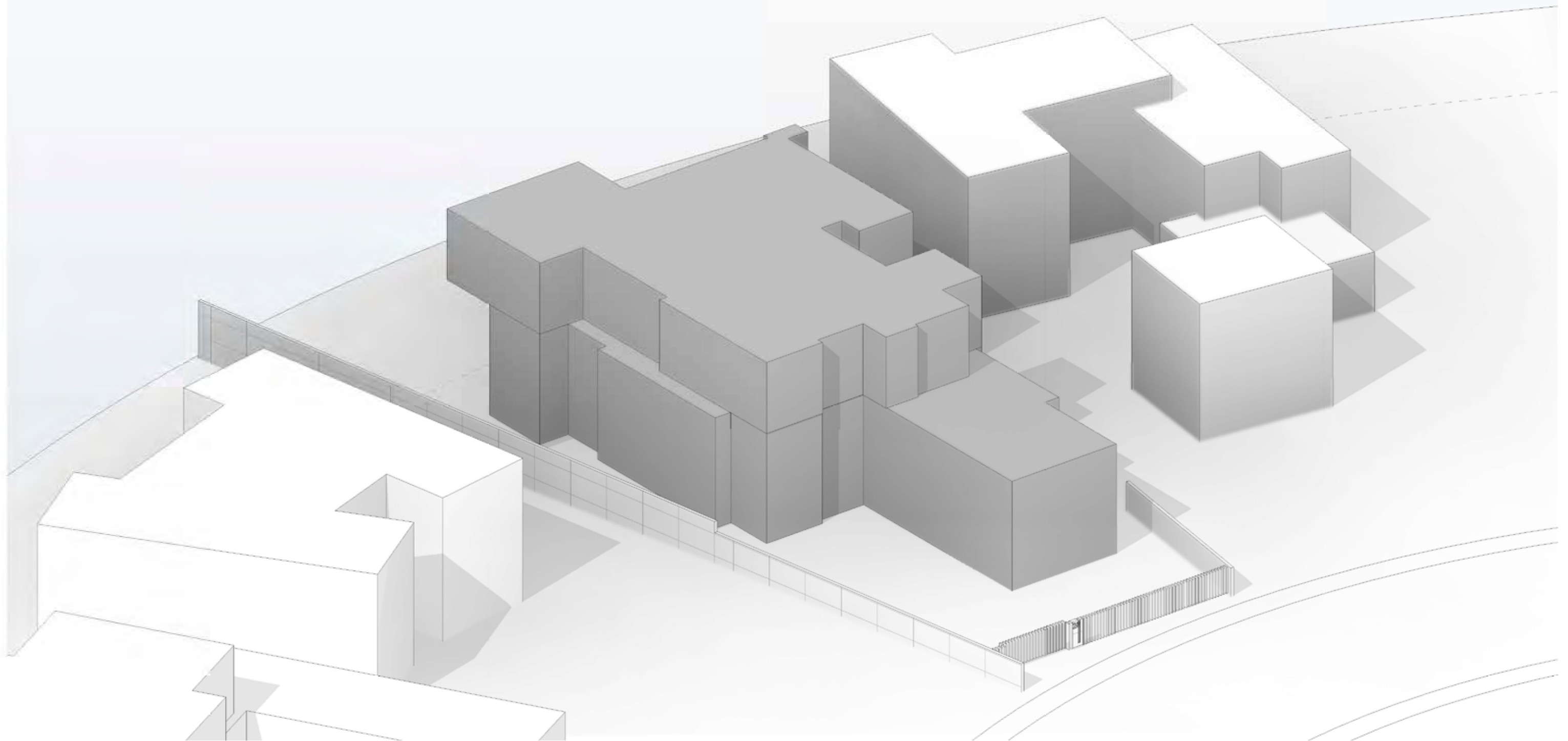
2 SECTION A
1" = 10'-0"



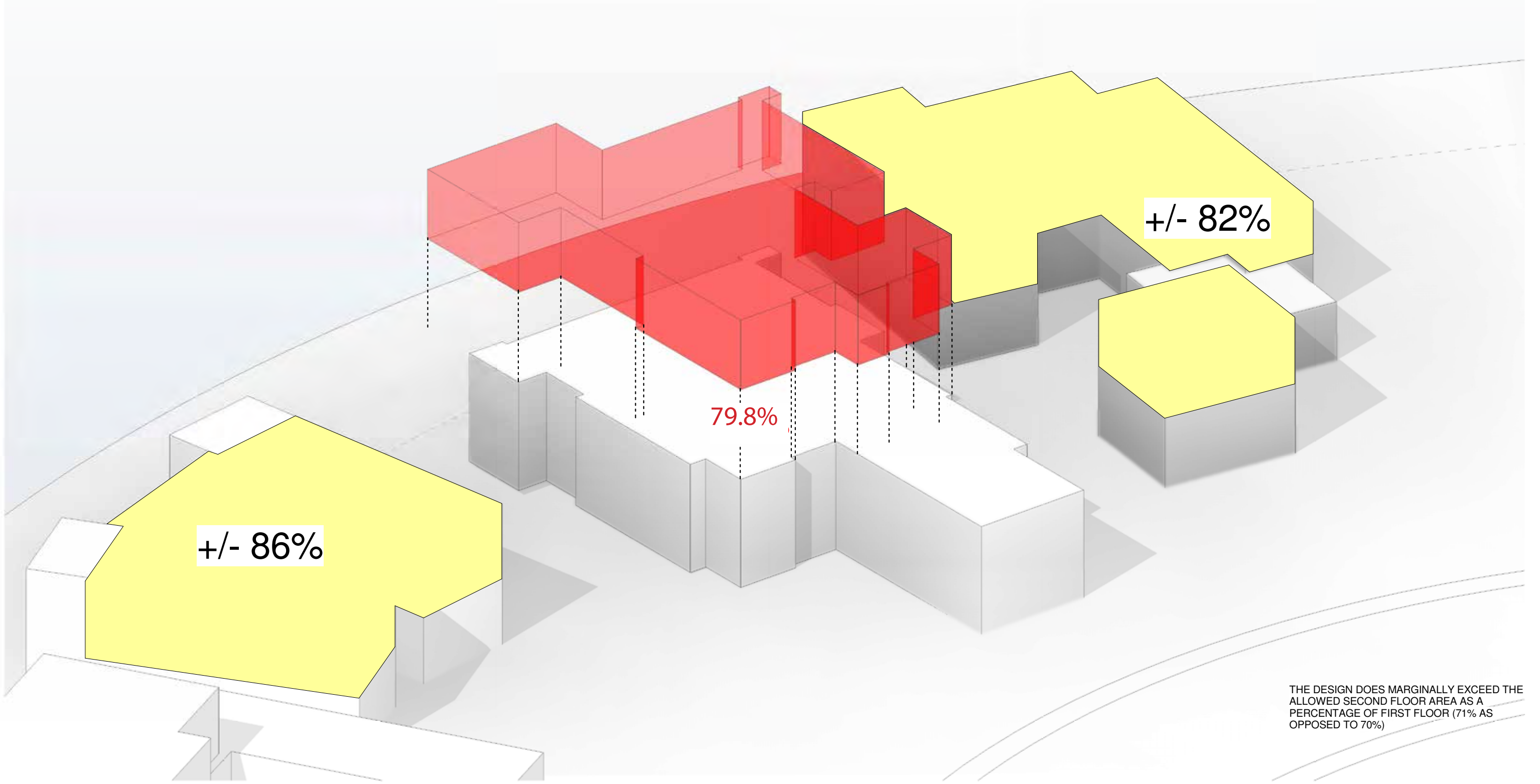
1 SECTION - BOUNDARY WALL
3/8" = 1'-0"



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



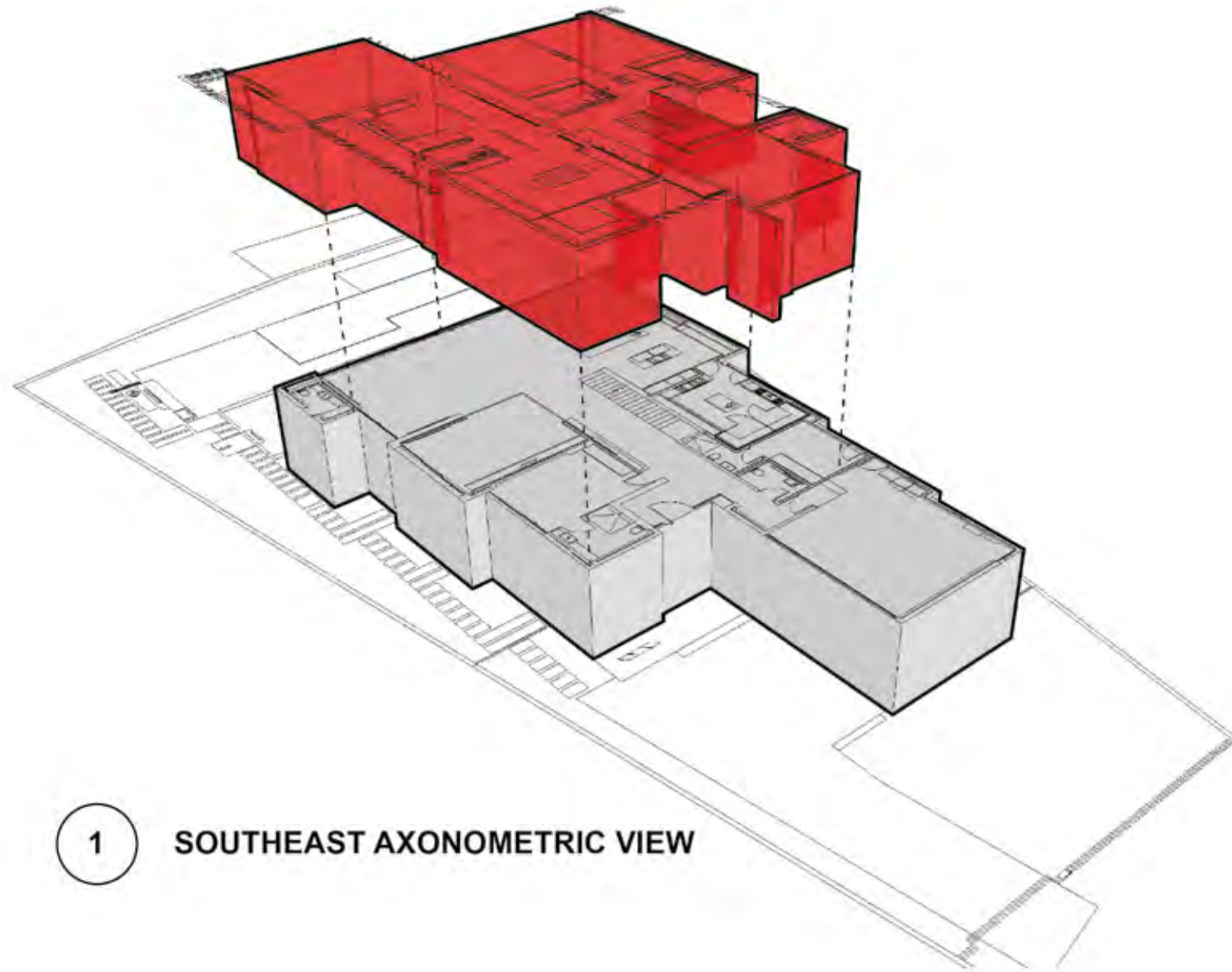
1 A_9000 (AXO) Massing



THE DESIGN DOES marginally EXCEED THE ALLOWED SECOND FLOOR AREA AS A PERCENTAGE OF FIRST FLOOR (71% AS OPPOSED TO 70%)

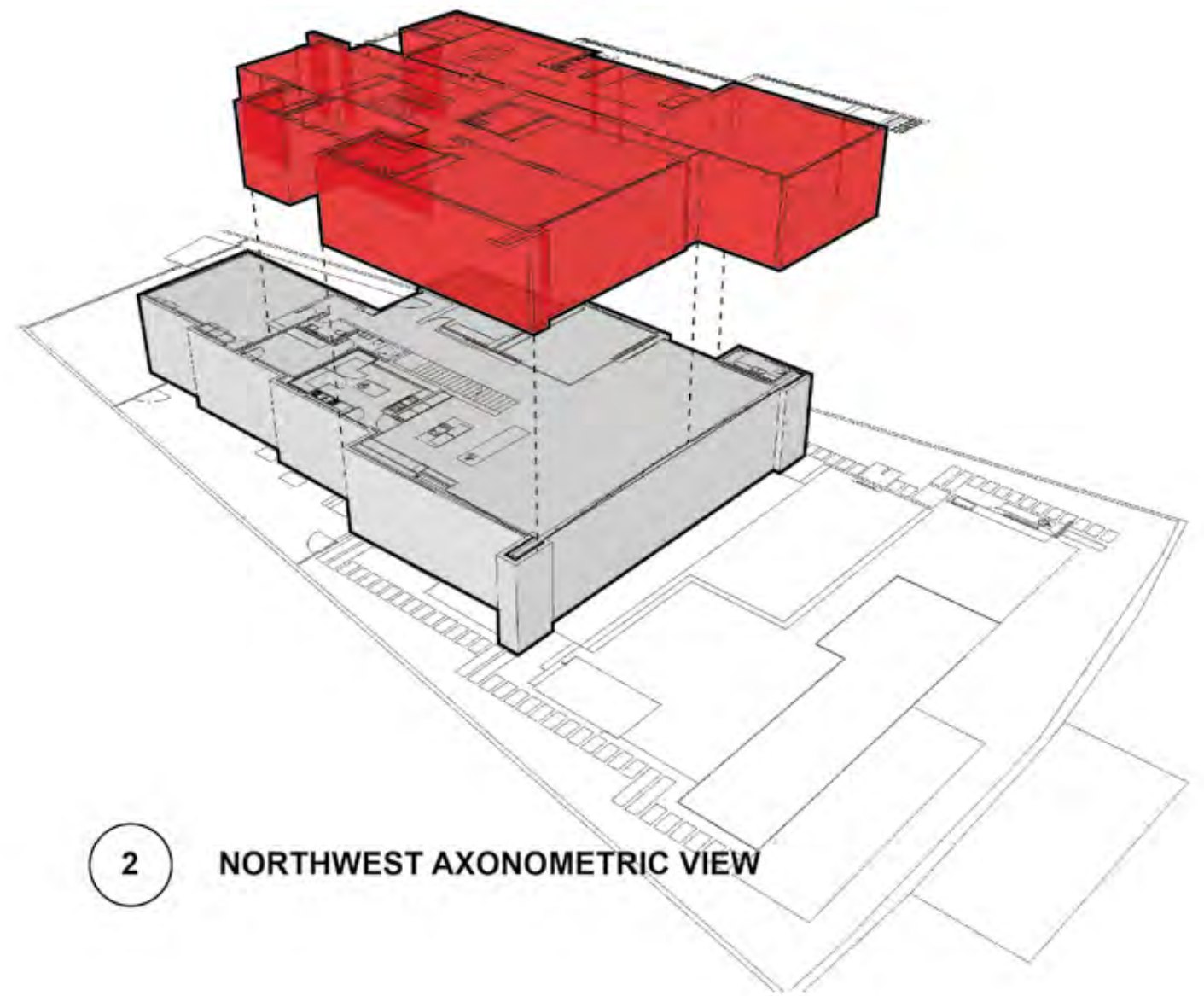
1 MASSING STUDY

79.8%



1 SOUTHEAST AXONOMETRIC VIEW

79.8%



2 NORTHWEST AXONOMETRIC VIEW

SECOND TO FIRST FLOOR RATIO DIAGRAM

US_MIA_28W_DILIDO MIAMI, FLORIDA
REF:

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

SAOTA



1 AXO

US_MIA_28W_DILIDO MIAMI, FLORIDA
REF:

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

SAOTA
42

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



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

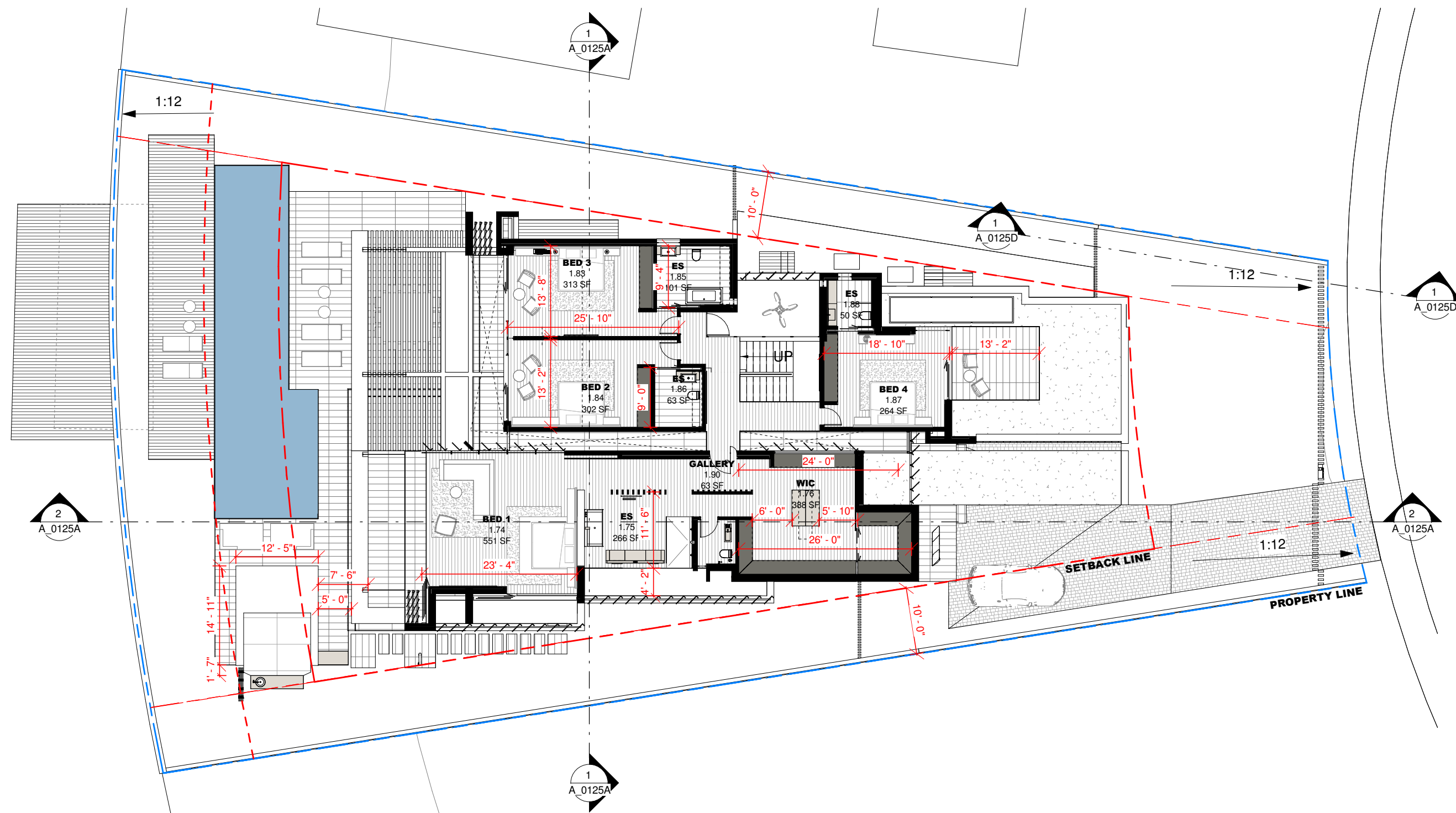


2 SOUTH EAST AXO



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"



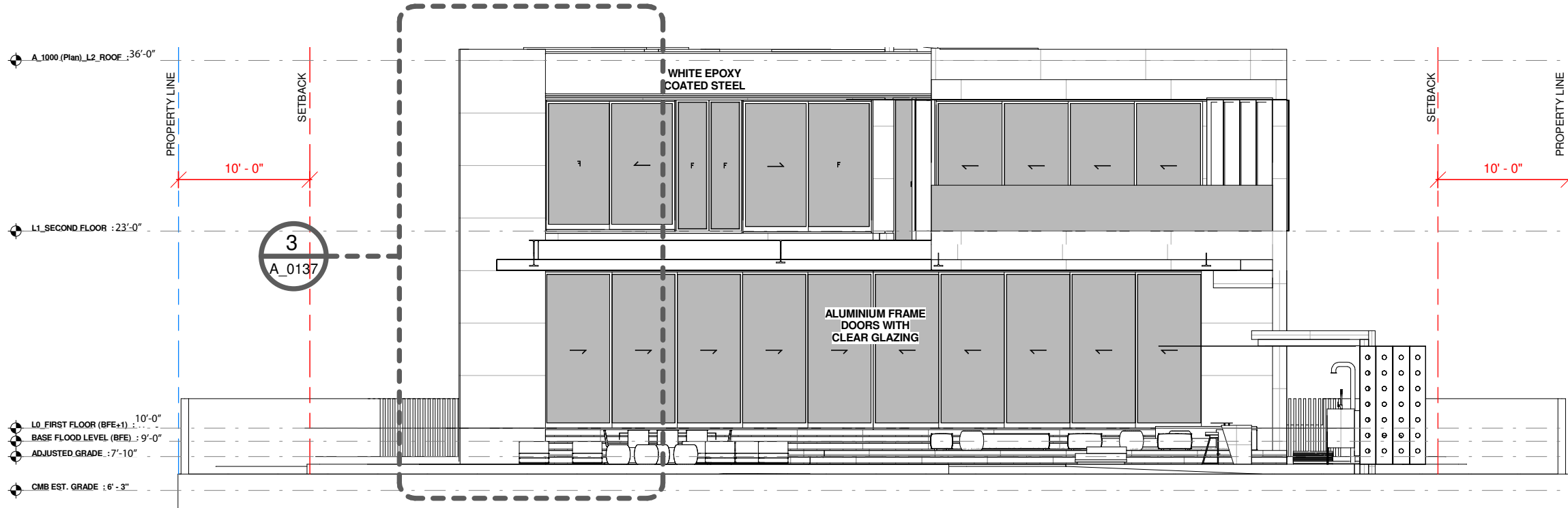
2 NORTH ELEVATION
1" = 10'-0"

US_MIA_28W_DILIDO MIAMI, FLORIDA

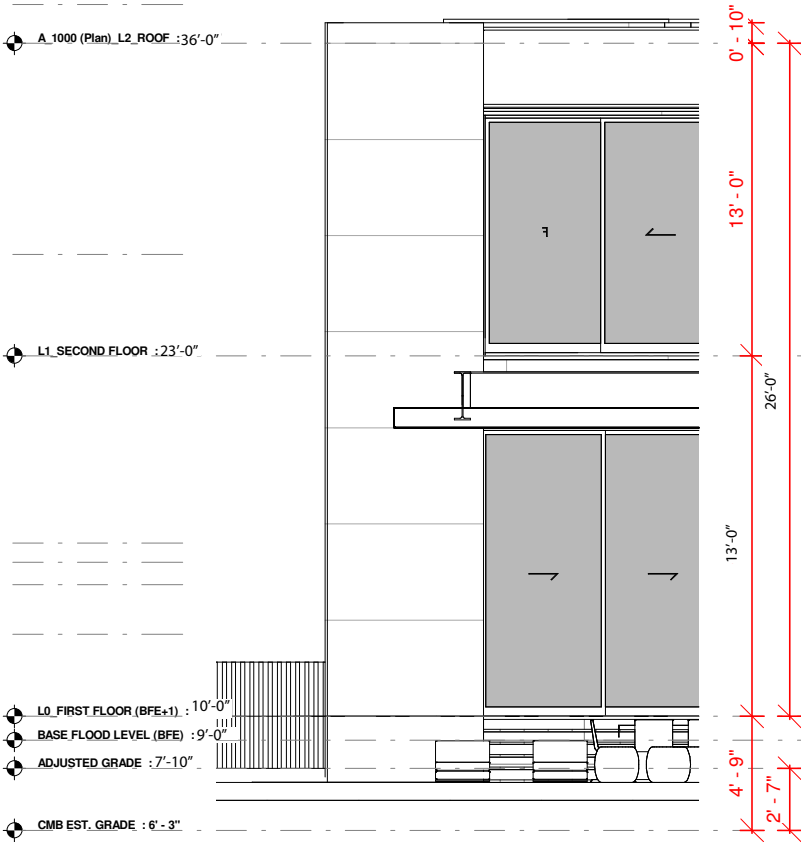
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CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

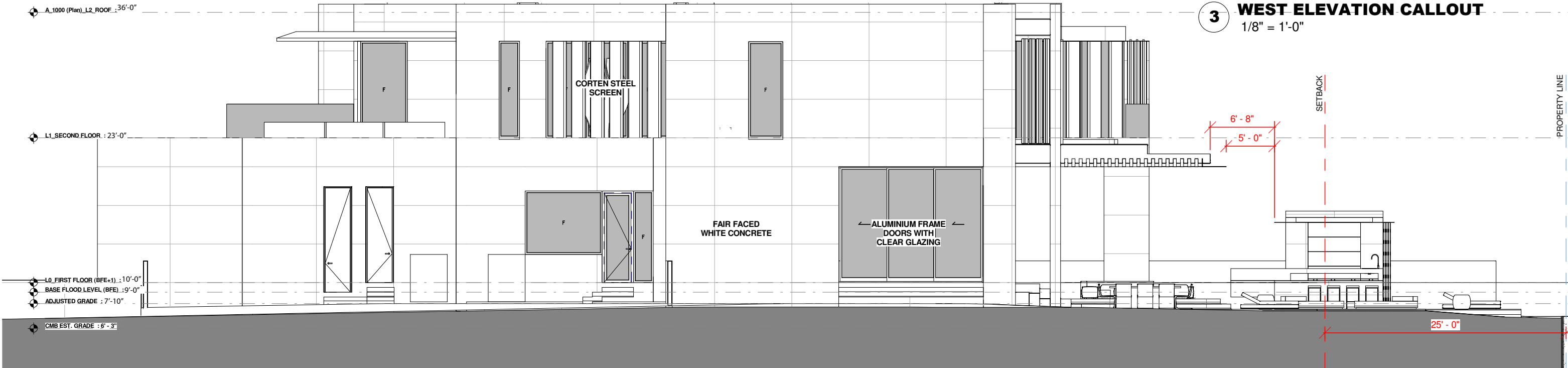
SAOTA



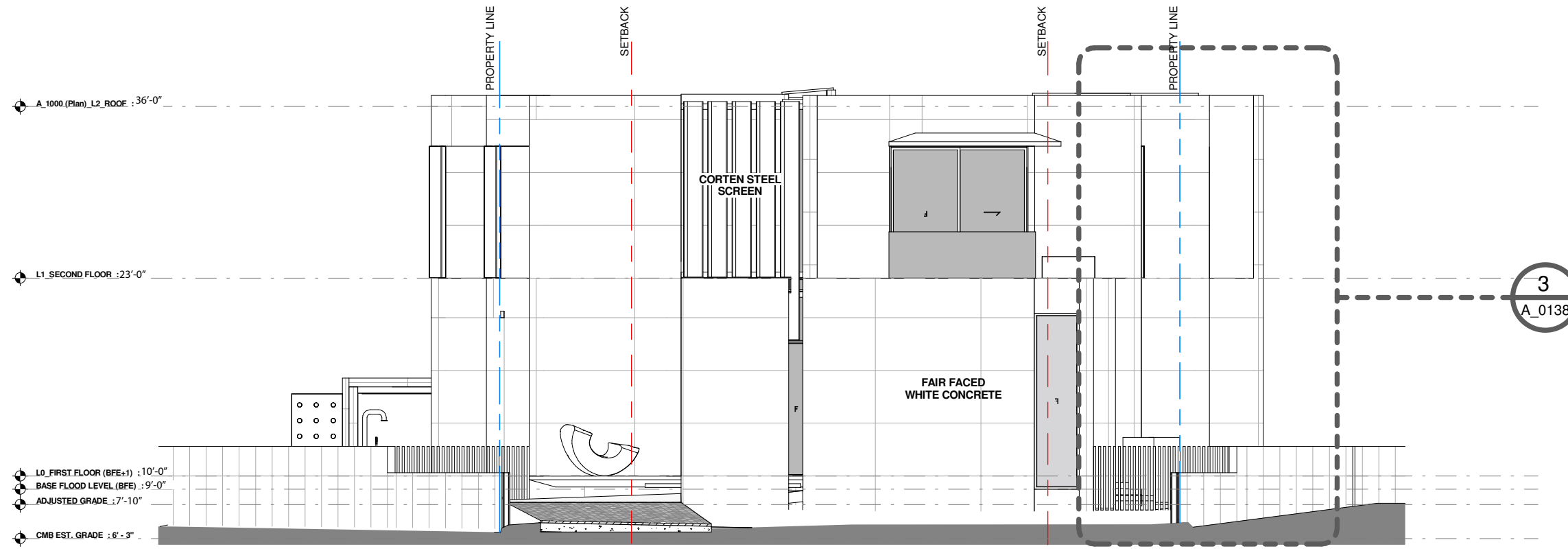
1 WEST ELEVATION
1" = 10'-0"



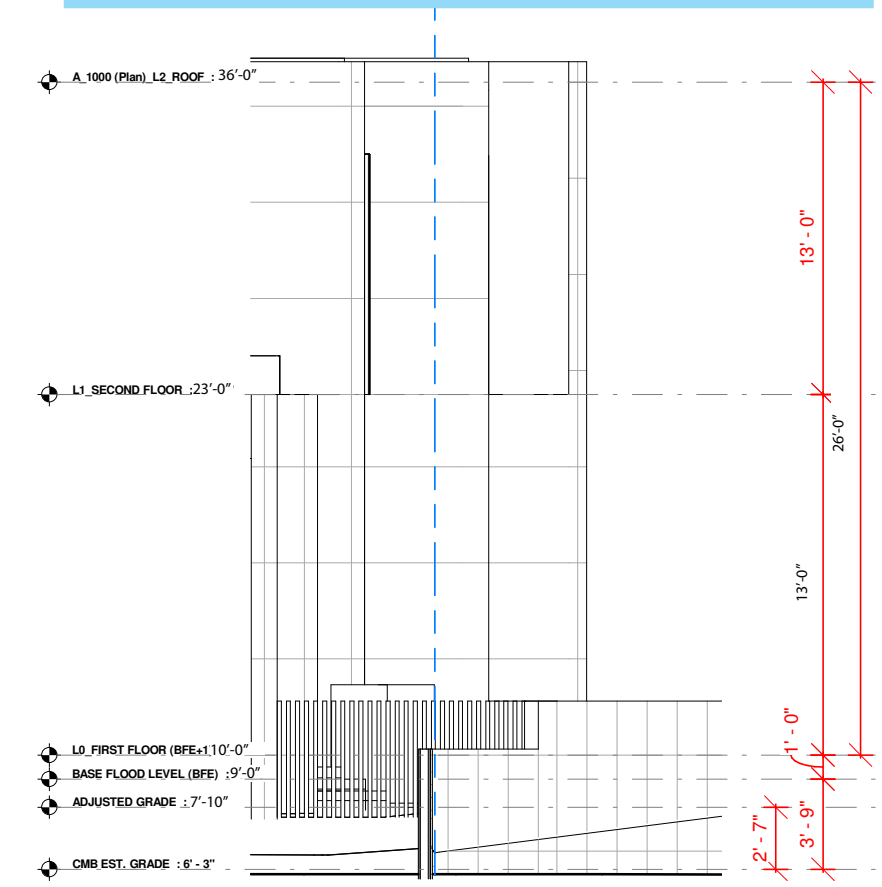
3 WEST ELEVATION CALLOUT
1/8" = 1'-0"



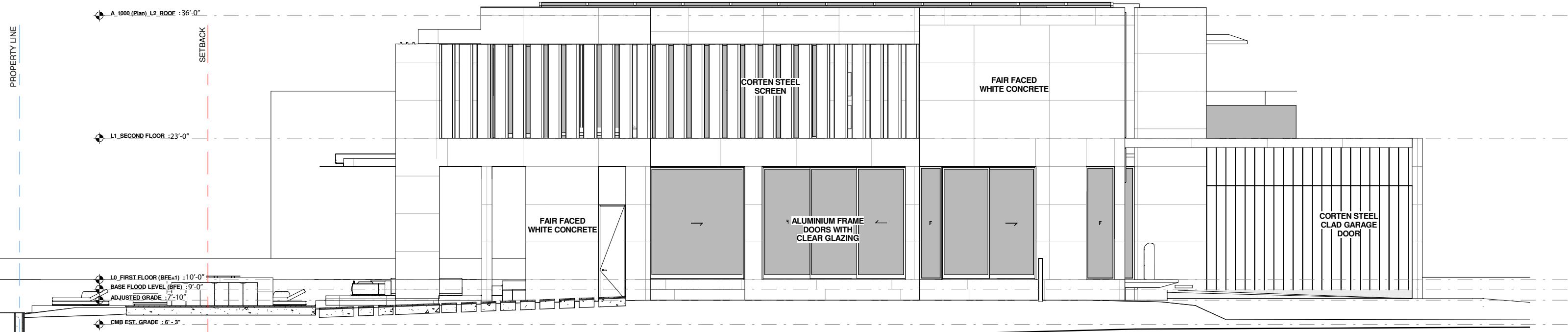
2 NORTH ELEVATION
1" = 10'-0"



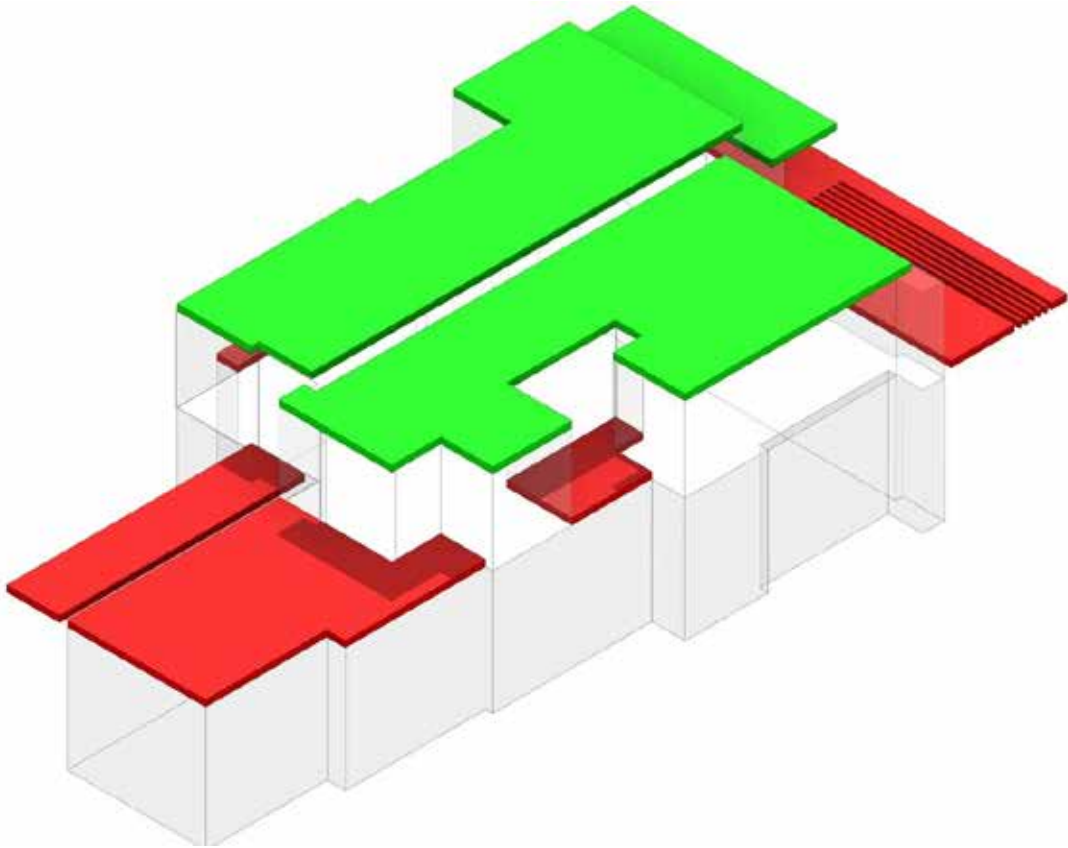
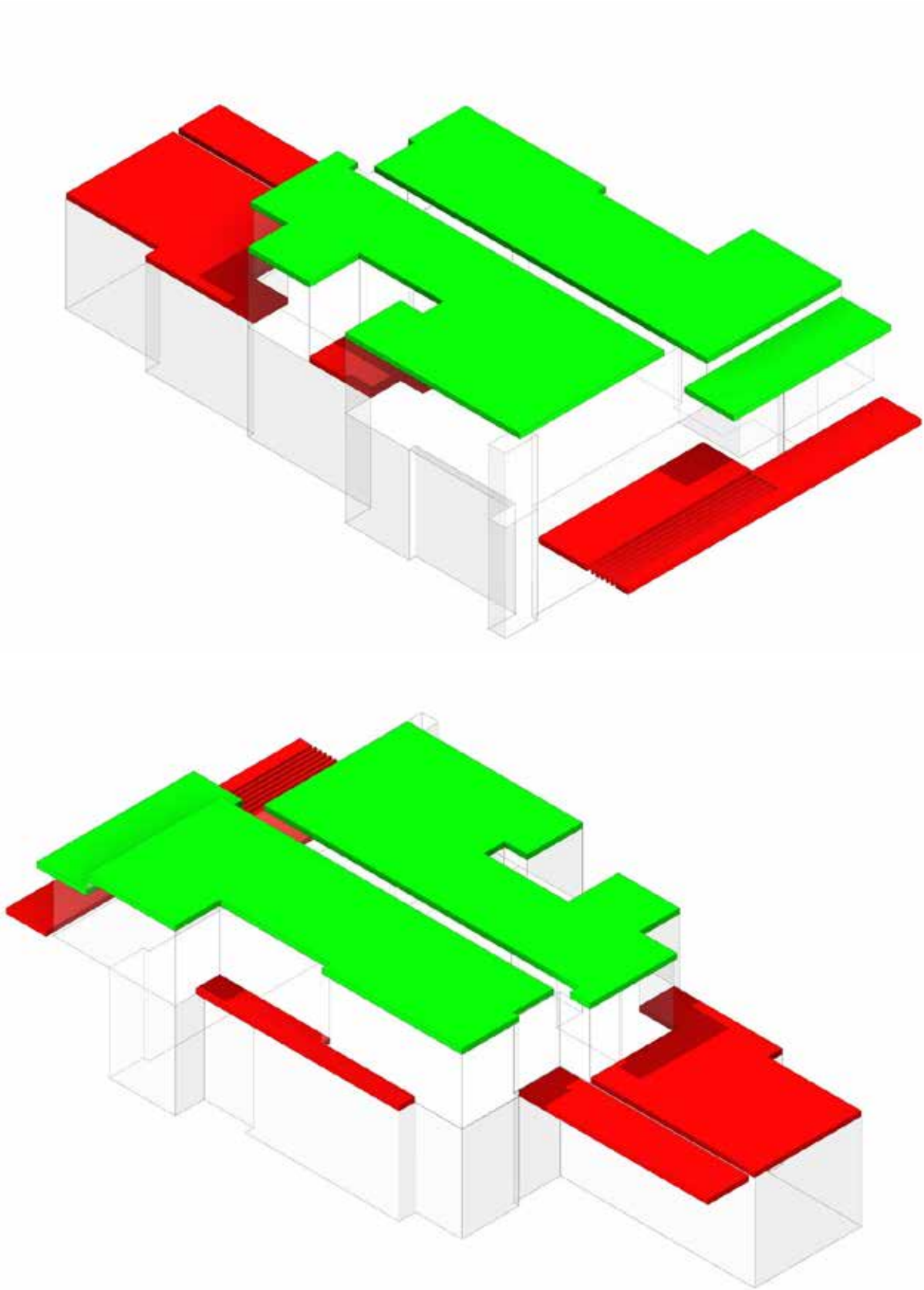
1 EAST ELEVATION
1" = 10'-0"



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.

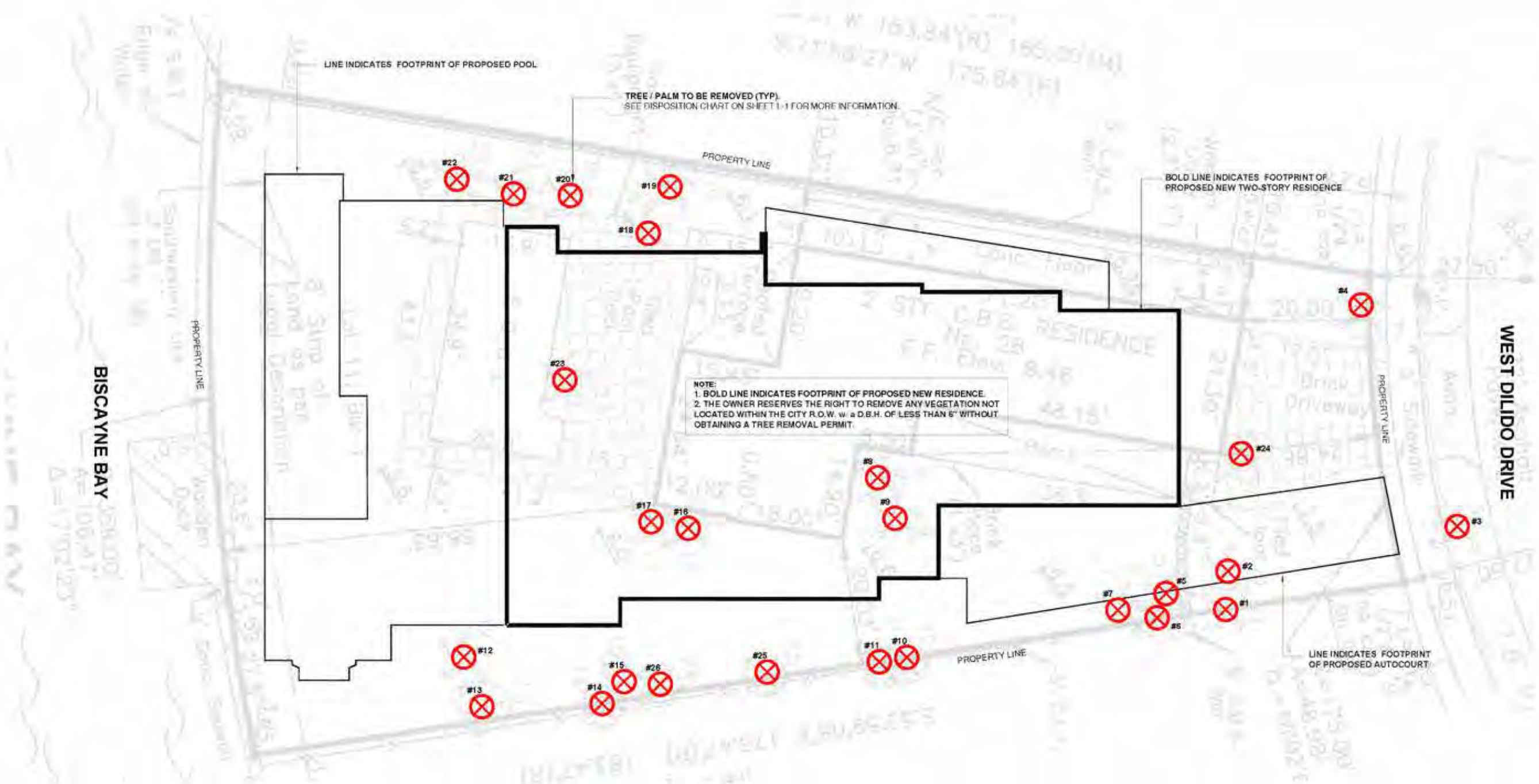
SCOPE OF WORK

- 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

COVER + SHEET INDEX



C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 28 WEST DILIDO										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN'S D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	FAIRWAY (SQ FT)	COMMENTS
#1	Orange Tree	Citrus sinensis	14.0	14.0	14.0	GOOD	REMOVE	196.0	29.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#2	Orange Tree	Citrus sinensis	12.0	12.0	12.0	GOOD	REMOVE	144.0	21.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#3	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#4	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#5	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#6	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#7	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#8	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#9	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#10	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#11	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#12	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#13	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#14	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#15	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#16	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#17	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#18	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#19	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#20	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#21	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#22	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#23	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#24	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#25	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#26	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#27	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#28	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 28 WEST DILIDO										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN'S D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	FAIRWAY (SQ FT)	COMMENTS
#19	Orange Tree	Citrus sinensis	14.0	14.0	14.0	GOOD	REMOVE	196.0	29.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#17	Orange Tree	Citrus sinensis	12.0	12.0	12.0	GOOD	REMOVE	144.0	21.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#18	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#19	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#20	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#21	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#22	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#23	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#24	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#25	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#26	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#27	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#28	Orange Tree	Citrus sinensis	10.0	10.0	10.0	GOOD	REMOVE	100.0	15.0	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
									TOTAL MITIGATION REQUIRED: 4,674 SF	
									TOTAL MITIGATION PROVIDED: 10,650 SF	

BISCAYNE BAY

WEST DILIDO DRIVE

LANDSCAPE PLAN

DATE:
First Submittal
10/28/2016
Final Submittal
12/08/2016

SHEET NO
L-2

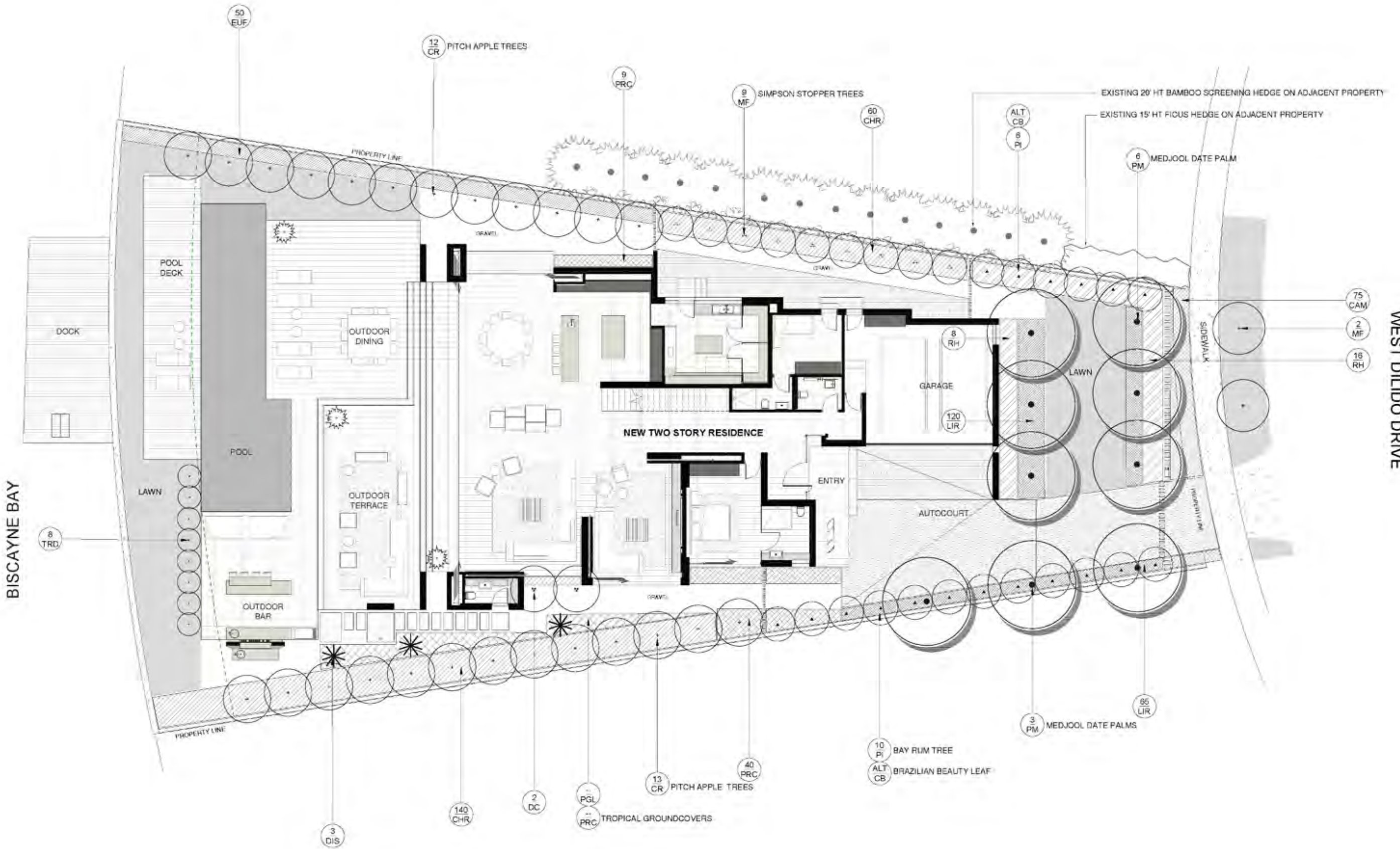
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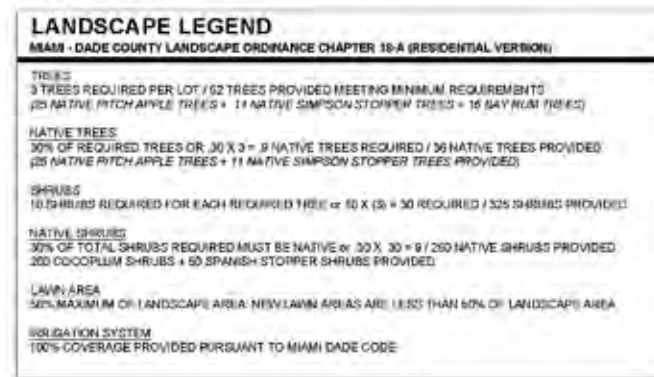
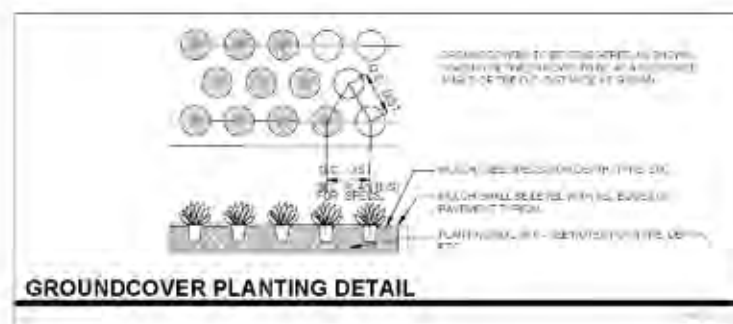
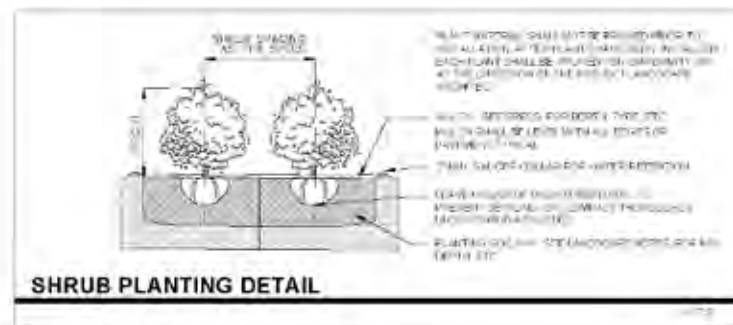
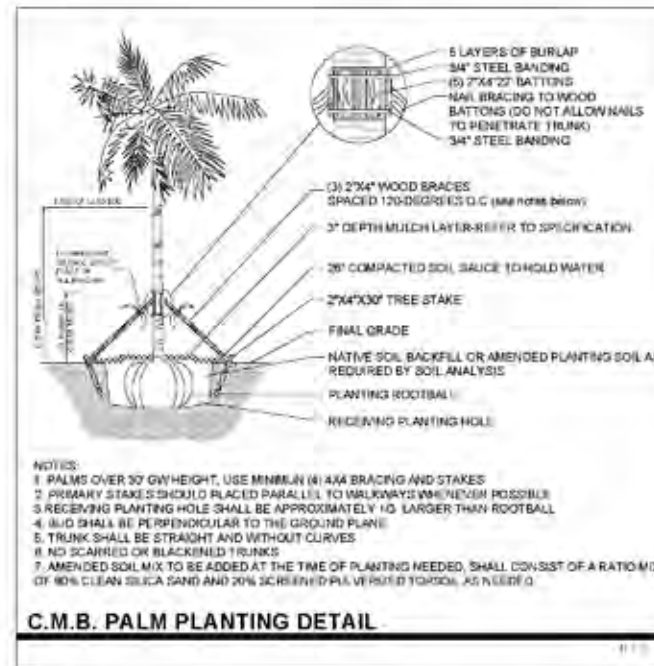
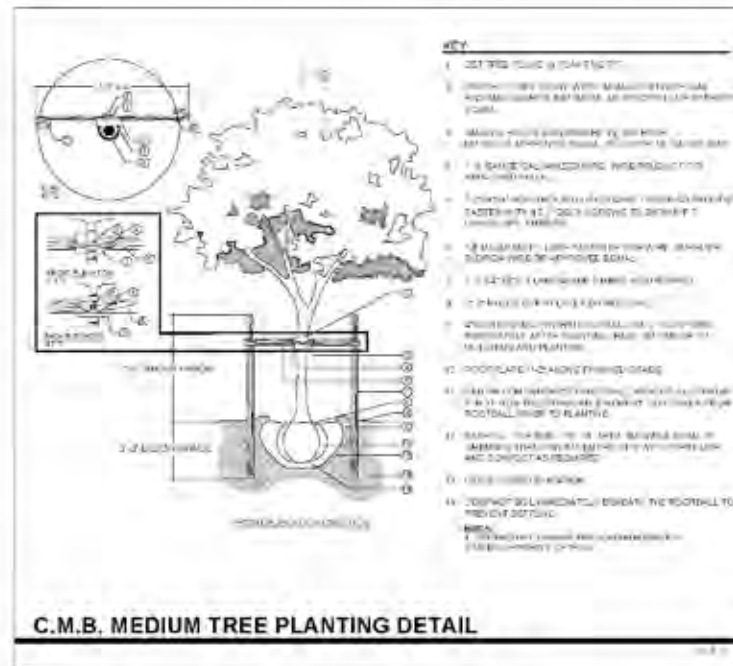
CHOEFF LEVY FISCHMAN
ARCHITECTURE - DESIGN

CHRISTOPHER CAWLEY CC
LANDSCAPE ARCHITECTURE LLC LA

SAOTA

US_MIA_28W_DILIDO
MBDRB LANDSCAPE SUBMITTAL - OCTOBER 28, 2016





PLANT LIST - 28 WEST DILIDO					
KEY	MATV	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION & NOTES
TREES					
01	YES	1	1/2\"/>		
02	YES	1	1/2\"/>		
03	YES	1	1/2\"/>		
04	YES	1	1/2\"/>		
PALMS					
05	YES	1	1/2\"/>		
06	YES	1	1/2\"/>		
07	YES	1	1/2\"/>		
SHRUBS					
08	YES	1	1/2\"/>		
09	YES	1	1/2\"/>		
10	YES	1	1/2\"/>		
TROPICALS, ORNAMENTALS & ACCENTS					
11	YES	1	1/2\"/>		
12	YES	1	1/2\"/>		
13	YES	1	1/2\"/>		
14	YES	1	1/2\"/>		
15	YES	1	1/2\"/>		
16	YES	1	1/2\"/>		
17	YES	1	1/2\"/>		
18	YES	1	1/2\"/>		
19	YES	1	1/2\"/>		
20	YES	1	1/2\"/>		
SOIL, AGGREGATE & MULCH					
21	YES	1	1/2\"/>		
22	YES	1	1/2\"/>		
23	YES	1	1/2\"/>		
24	YES	1	1/2\"/>		

- 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.