

**3100 NORTH BAY ROAD
RESIDENCE**

MIAMI BEACH, FLORIDA

DRB23-0973

DESIGN REVIEW BOARD FINAL SUBMITTAL 12.10.2023

FEBRUARY 6TH 2024 DESIGN REVIEW BOARD



VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

NEW SINGLE FAMILY RESIDENCE
3100 NORTH BAY ROAD, MIAMI BEACH, FL

DRB PRE-APPLICATION MEETING: OCTOBER 9, 2023
 FIRST DRB CSS SUBMITTAL: NOVEMBER 19, 2023
 FINAL DRB CSS SUBMITTAL: DECEMBER 10, 2023
 DESIGN REVIEW BOARD MEETING: FEBRUARY 6, 2024

CLIENT

3100 NORTH BAY ROAD LLC
 7760 W 20TH AVE. SUITE 1
 HIALEAH, FL 33016
 T: 305-525-7474

ARCHITECT

VALLE VALLE & PARTNERS
 ARCHITECTURE TOWN PLANING
 770 PONCE DE LEON BOULEVARD, SUITE 308
 CORAL GABLES, FL 33134
 O: 305.476.9212 F: 305.476.9291
 WWW.URBANISM.COM

LANDSCAPE ARCHITECT

VFD VINCENT FILIGENZI DESIGN
 LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION
 9822 NE 2ND AVE. SUITE 10
 MIAMI SHORES, FL 33138
 T: 305.766.5004
 VINCENTFILIGENZI.COM

SCOPE OF WORK

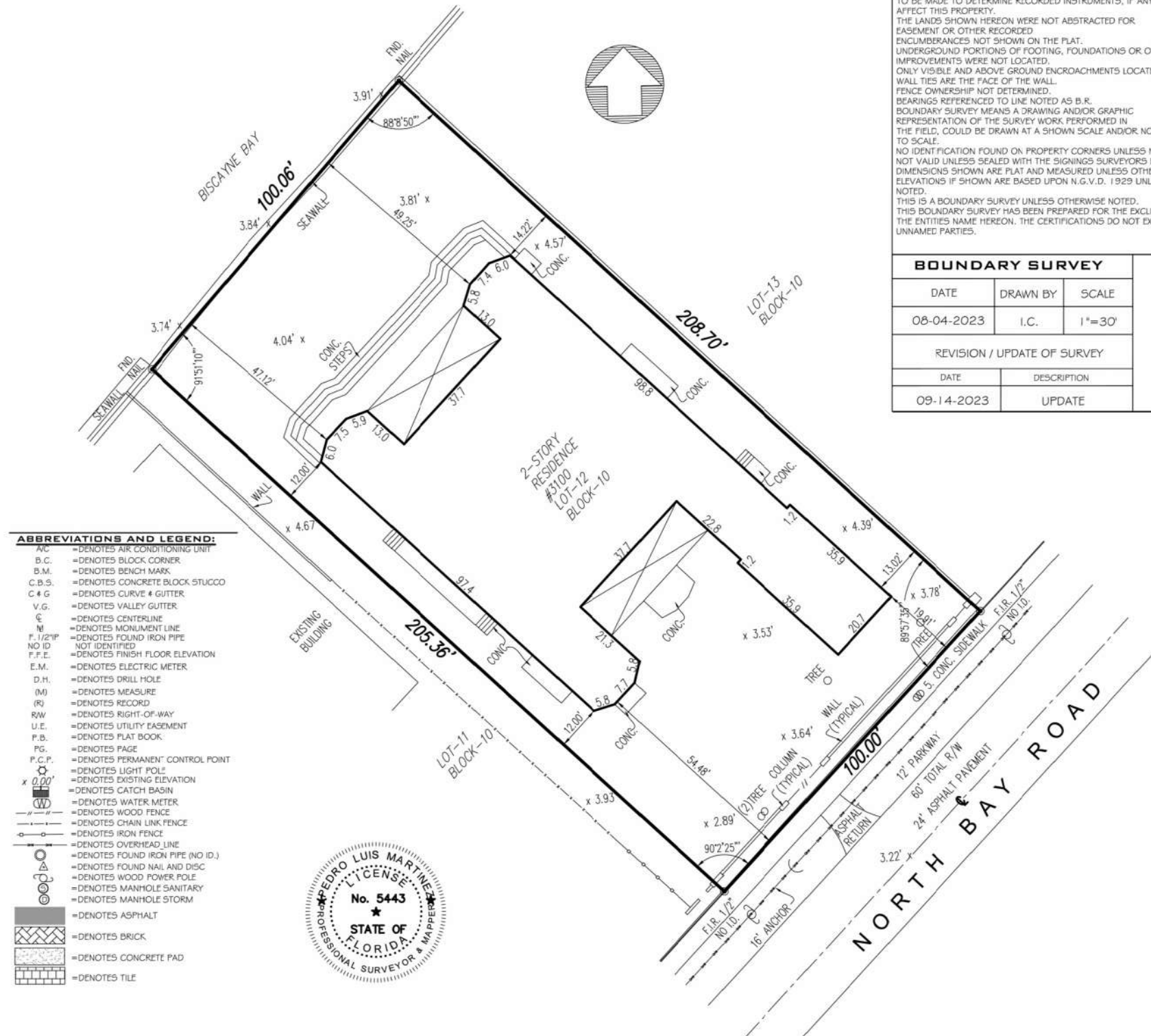
-NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING



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- 004 - RENDERINGS
- 005 - RENDERINGS
- 006 - RENDERINGS
- 007 - RENDERINGS
- 008 - RENDERINGS
- 009 - RENDERINGS
- 010 - RENDERINGS
- 011 - RENDERINGS
- 012 - RENDERINGS

BOUNDARY SURVEY



- ABBREVIATIONS AND LEGEND:**
- AC = DENOTES AIR CONDITIONING UNIT
 - B.C. = DENOTES BLOCK CORNER
 - B.M. = DENOTES BENCH MARK
 - C.B.S. = DENOTES CONCRETE BLOCK STUCCO
 - C & G = DENOTES CURVE & GUTTER
 - V.G. = DENOTES VALLEY GUTTER
 - CL = DENOTES CENTERLINE
 - N = DENOTES MONUMENT LINE
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 - NO ID = NOT IDENTIFIED
 - F.F.E. = DENOTES FINISH FLOOR ELEVATION
 - E.M. = DENOTES ELECTRIC METER
 - D.H. = DENOTES DRILL HOLE
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 - = DENOTES TILE



GENERAL NOTES:
 LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
 THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
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PROPERTY ADDRESS:
 3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33140

LEGAL DESCRIPTION:
 LOT 12, BLOCK 10, SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
 3100 North Bay Road LLC, a Delaware limited liability company
 Union Title Services, Inc.
 Commonwealth Land Title Insurance Company, Inc.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	08-04-2023	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	D-131	AE	120651	0317
ELEVATION:	8.73'	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-09	L

BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
08-04-2023	I.C.	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
09-14-2023	UPDATE	

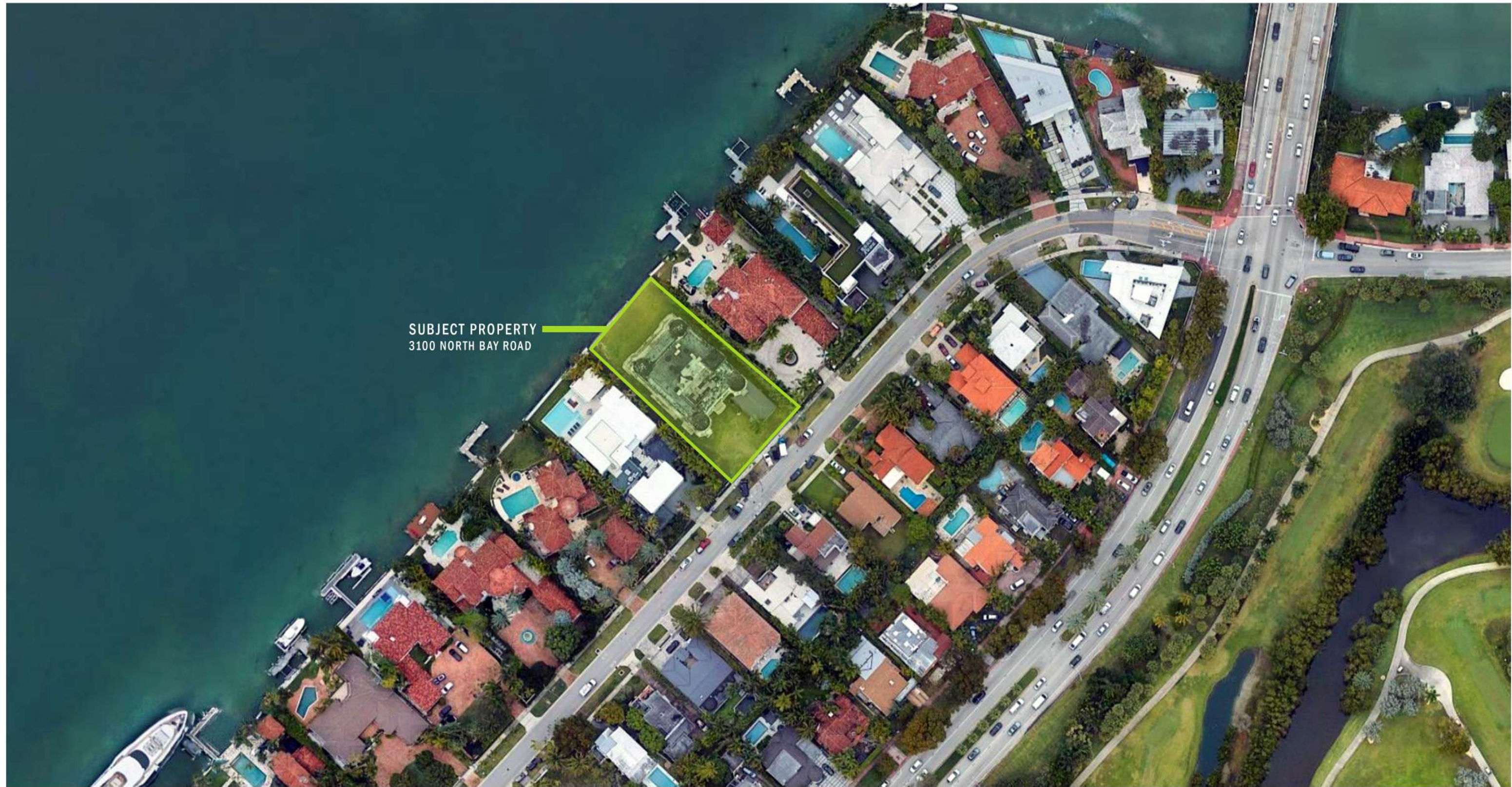


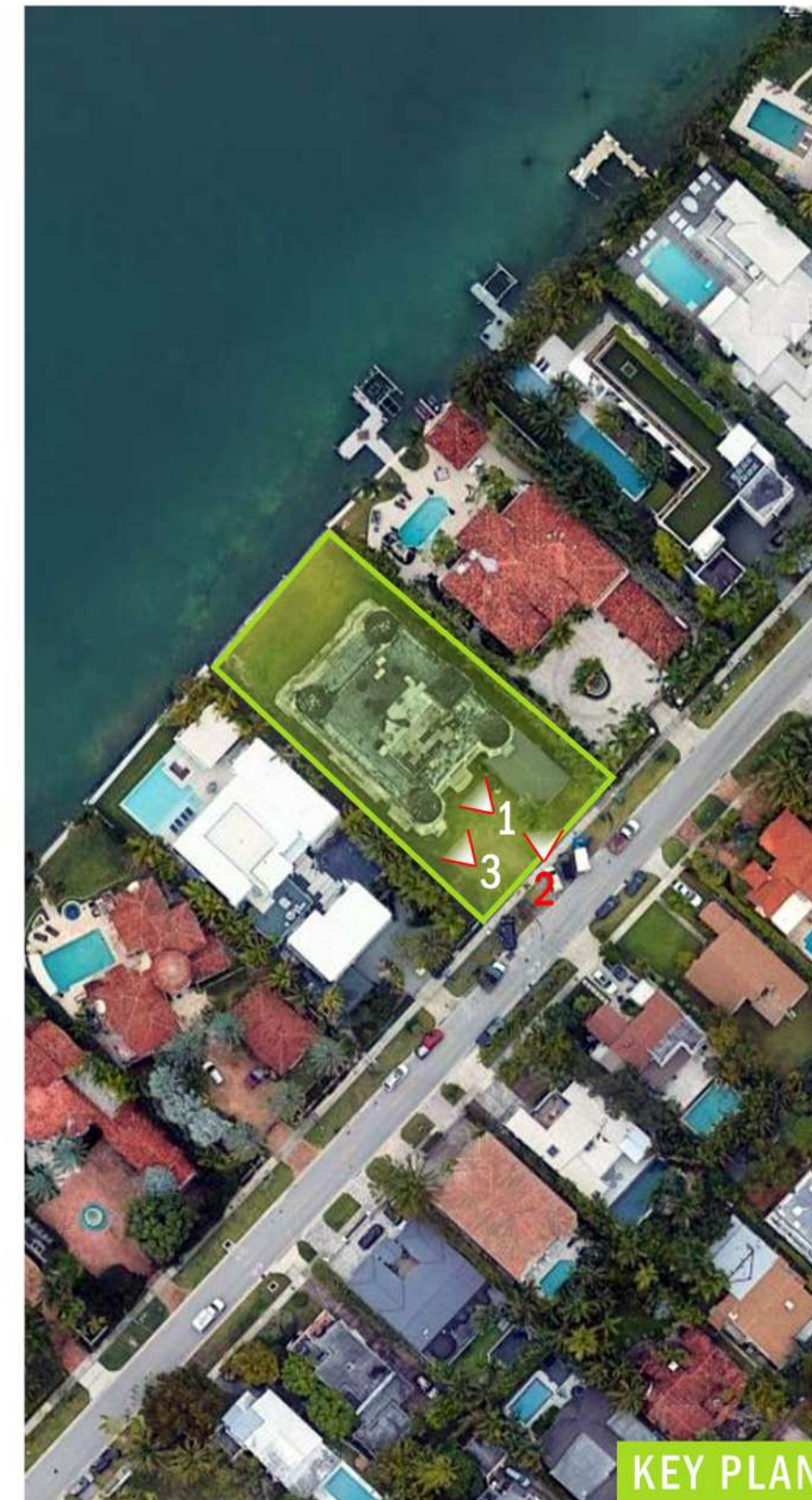
MARTINEZ & MARTINEZ ENTERPRISES, INC.
 LICENSE BUSINESS NO. 7702
 6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
 PH: (786) 277-4851 PLSPSM@GMAIL.COM
 WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED: PEDRO LUIS MARTINEZ, LS No. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

09-15-2023









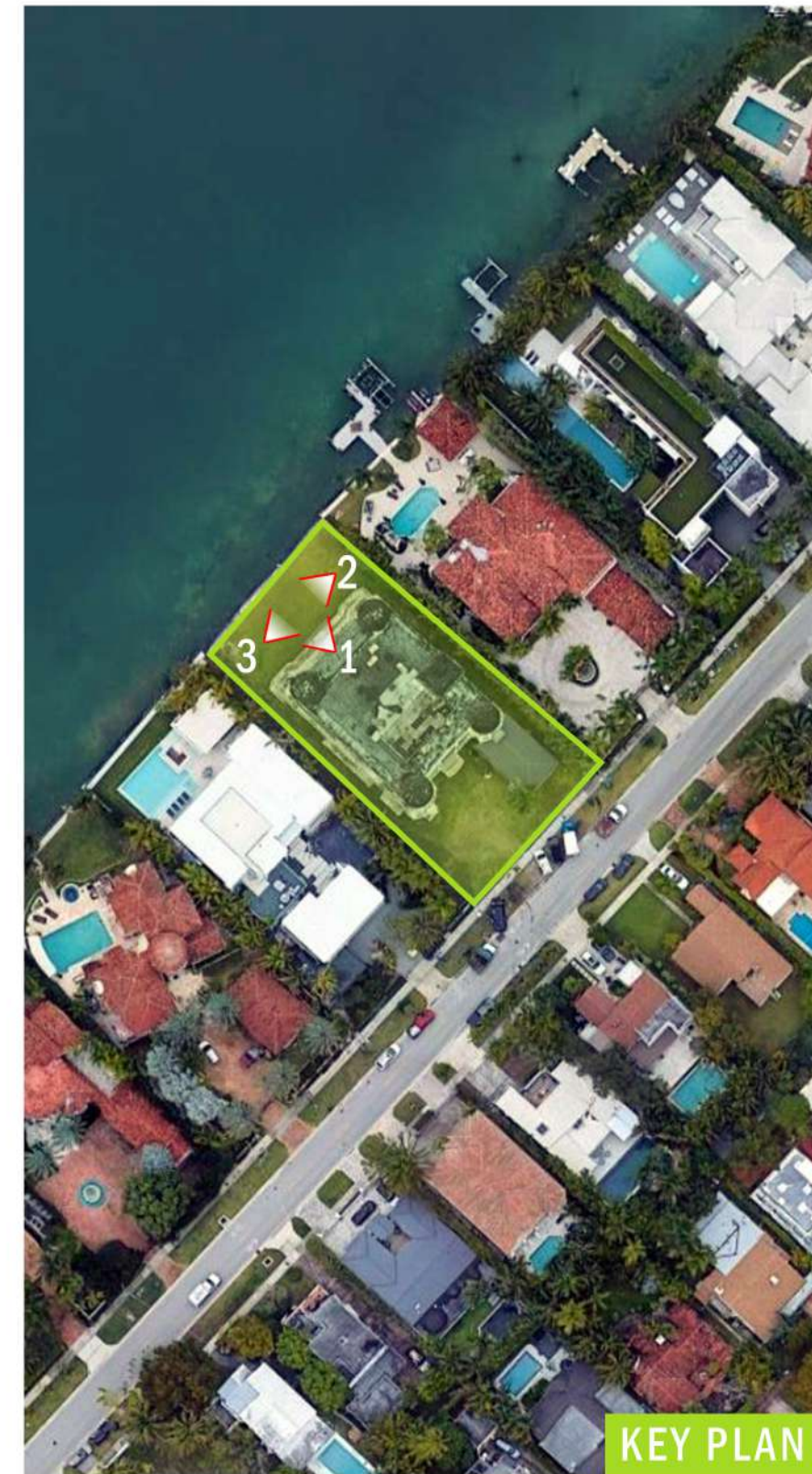
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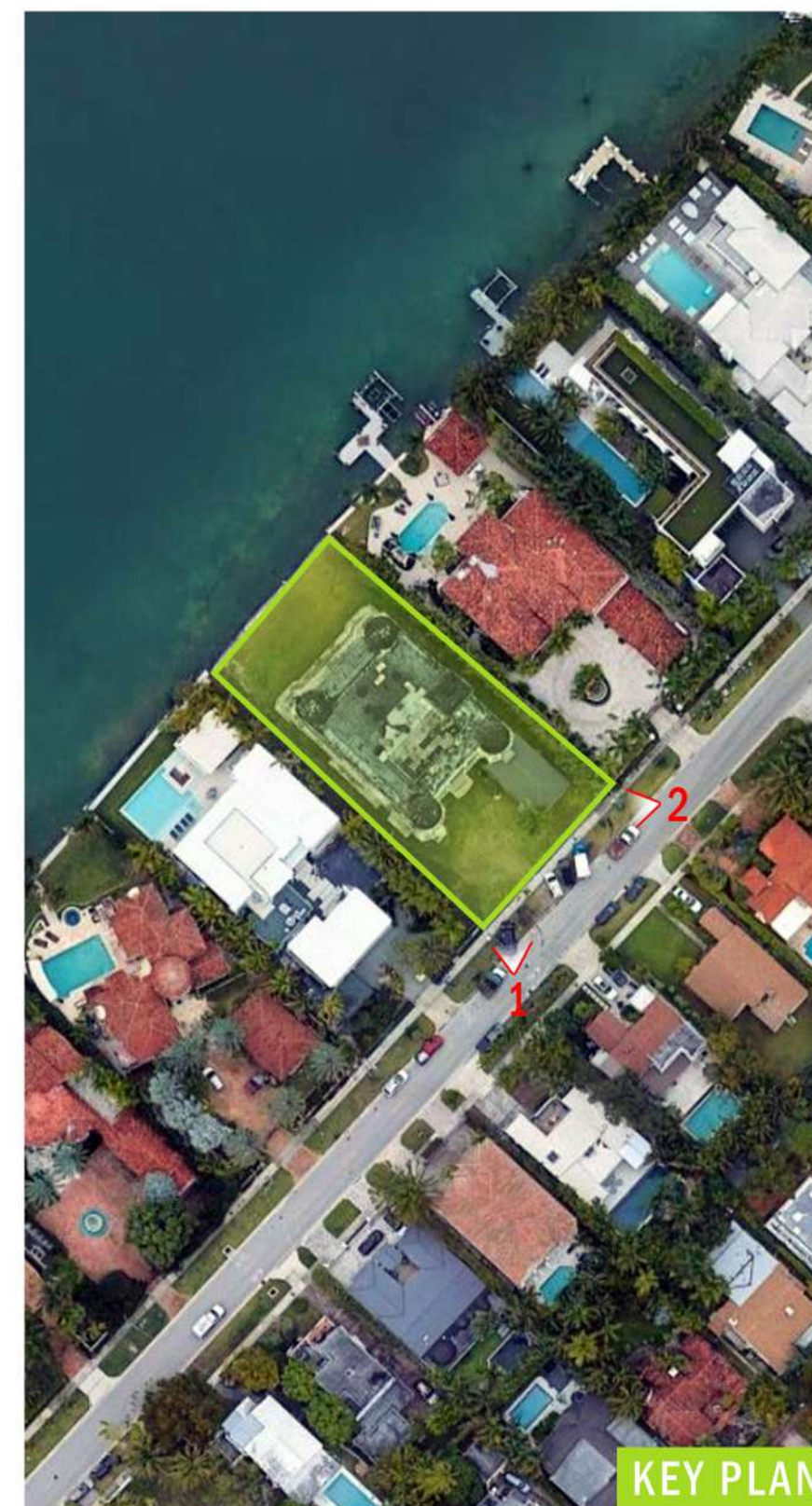
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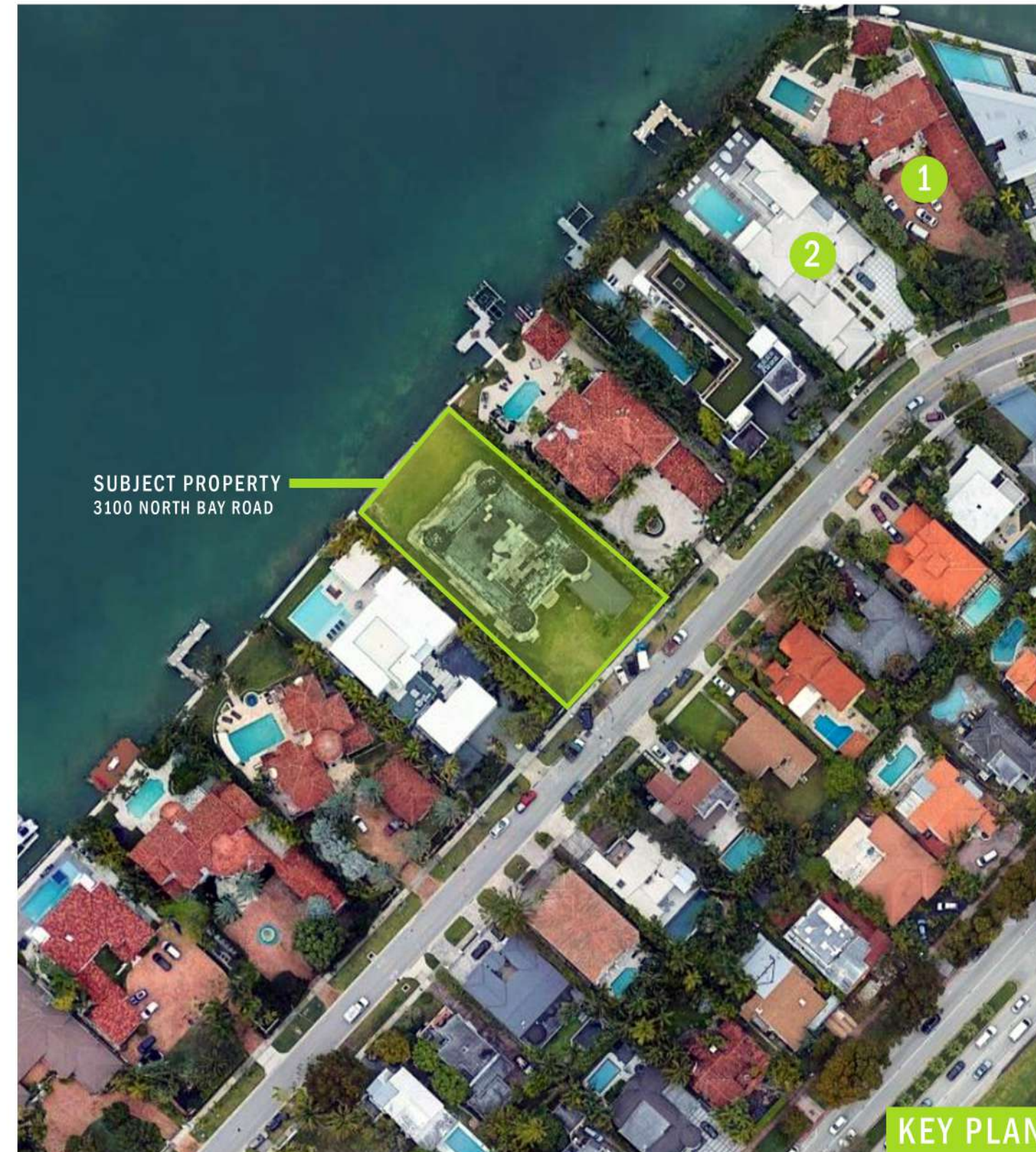


VIEW 3



KEY PLAN







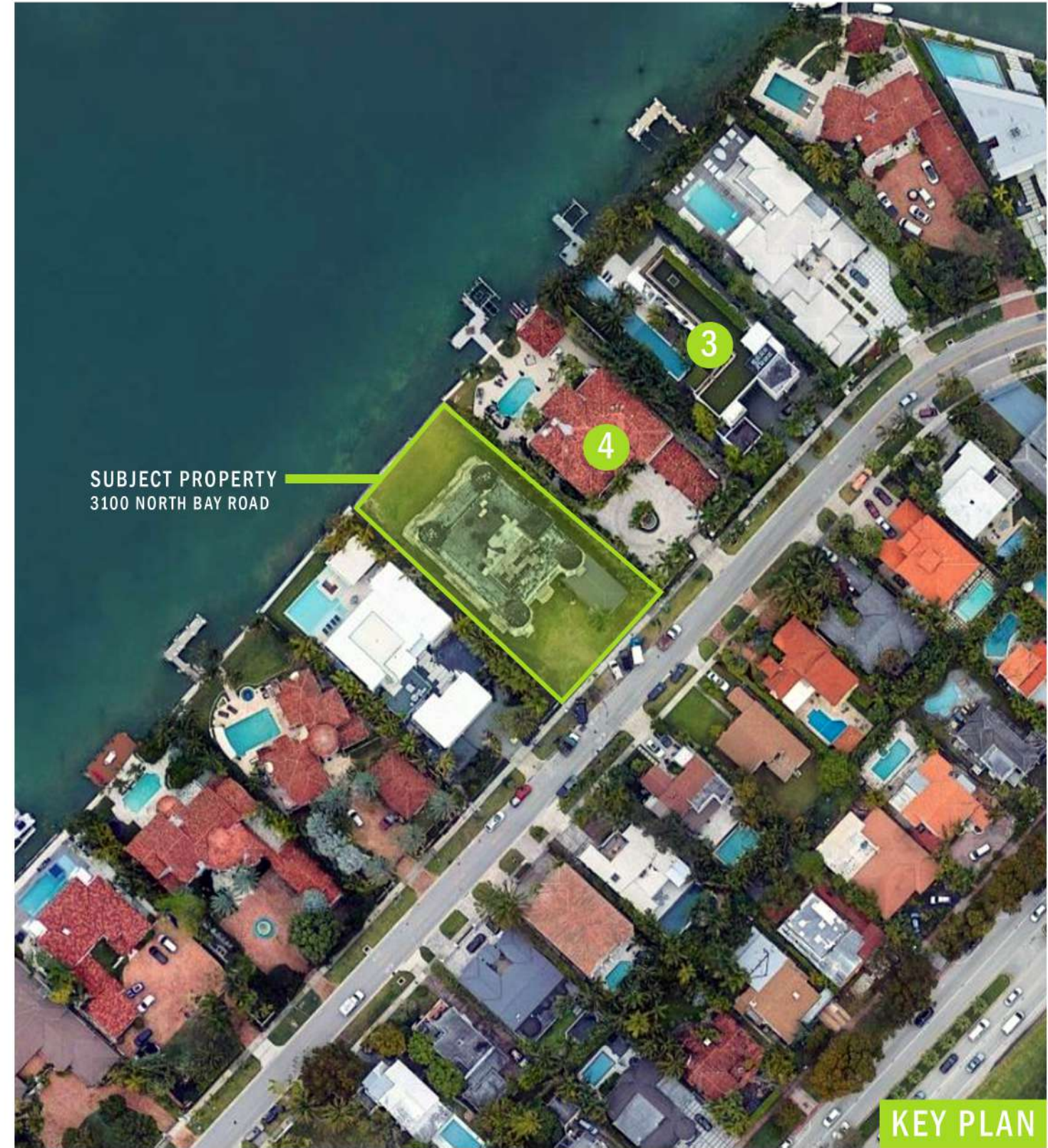
3114 NORTH BAY ROAD

BLDG 3



3110 NORTH BAY ROAD

BLDG 4



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



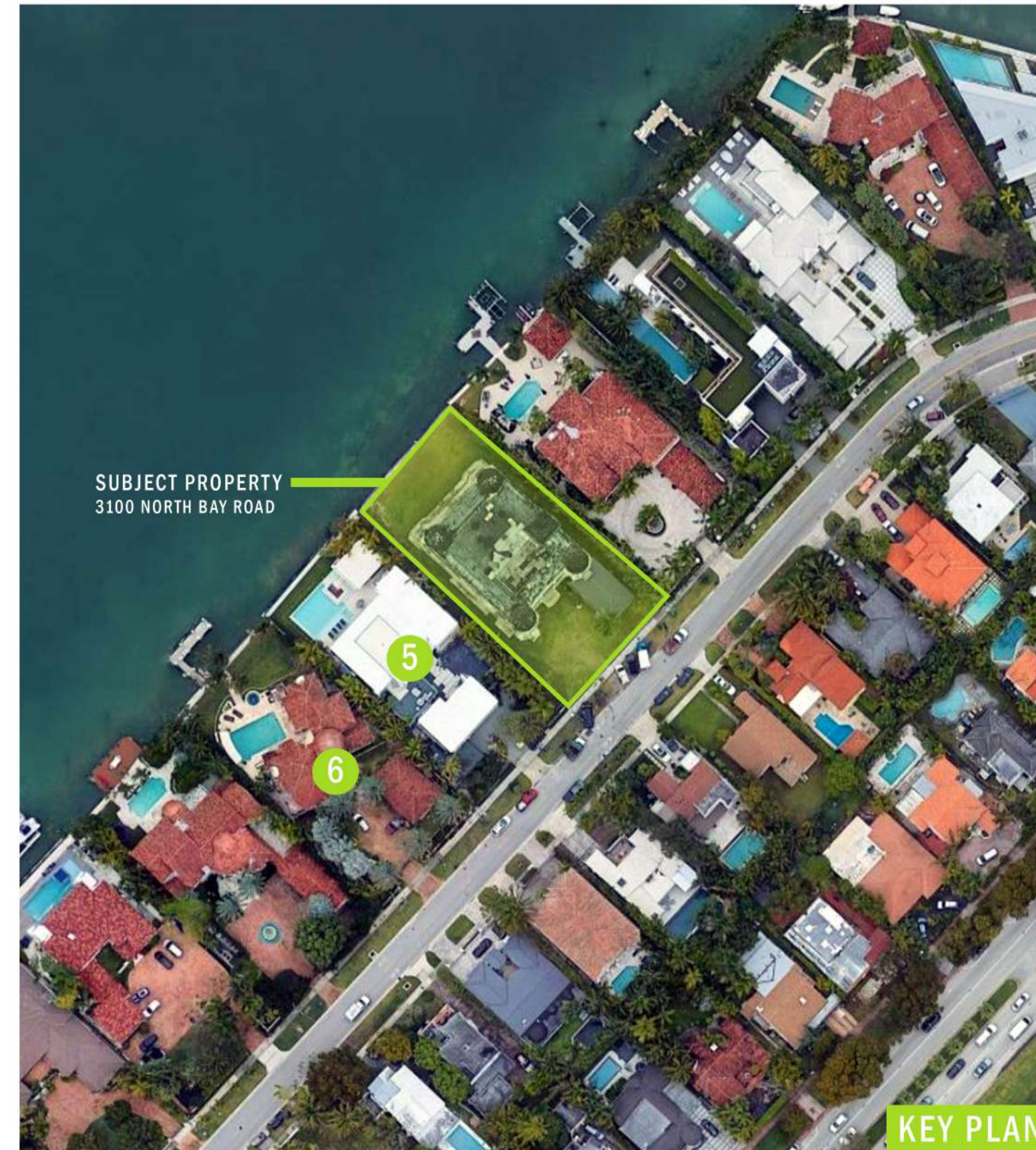
3080 NORTH BAY ROAD

BLDG 5



3054 NORTH BAY ROAD

BLDG 6



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



3040

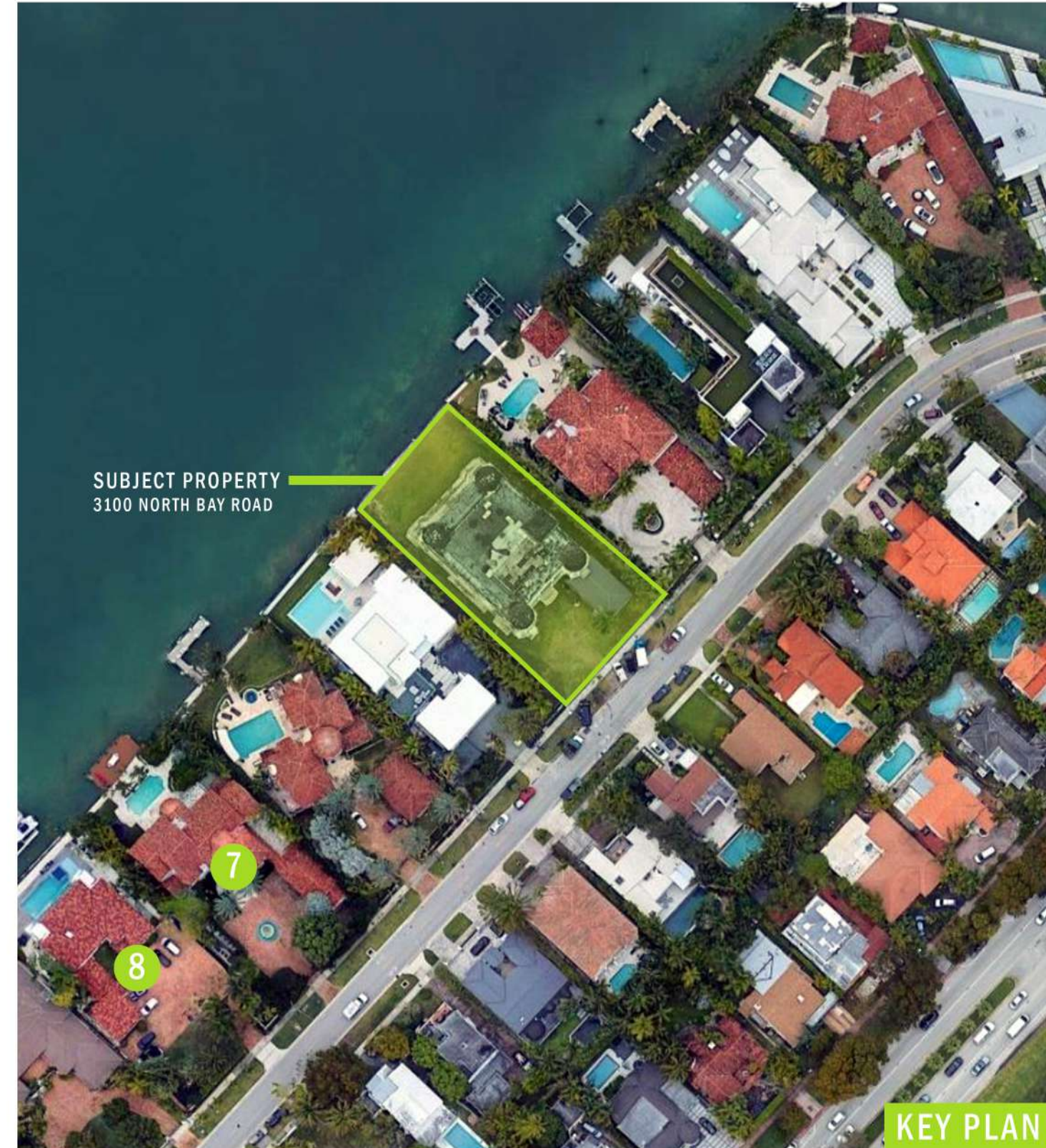
3040 NORTH BAY ROAD

BLDG 7



3026 NORTH BAY ROAD

BLDG 8



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



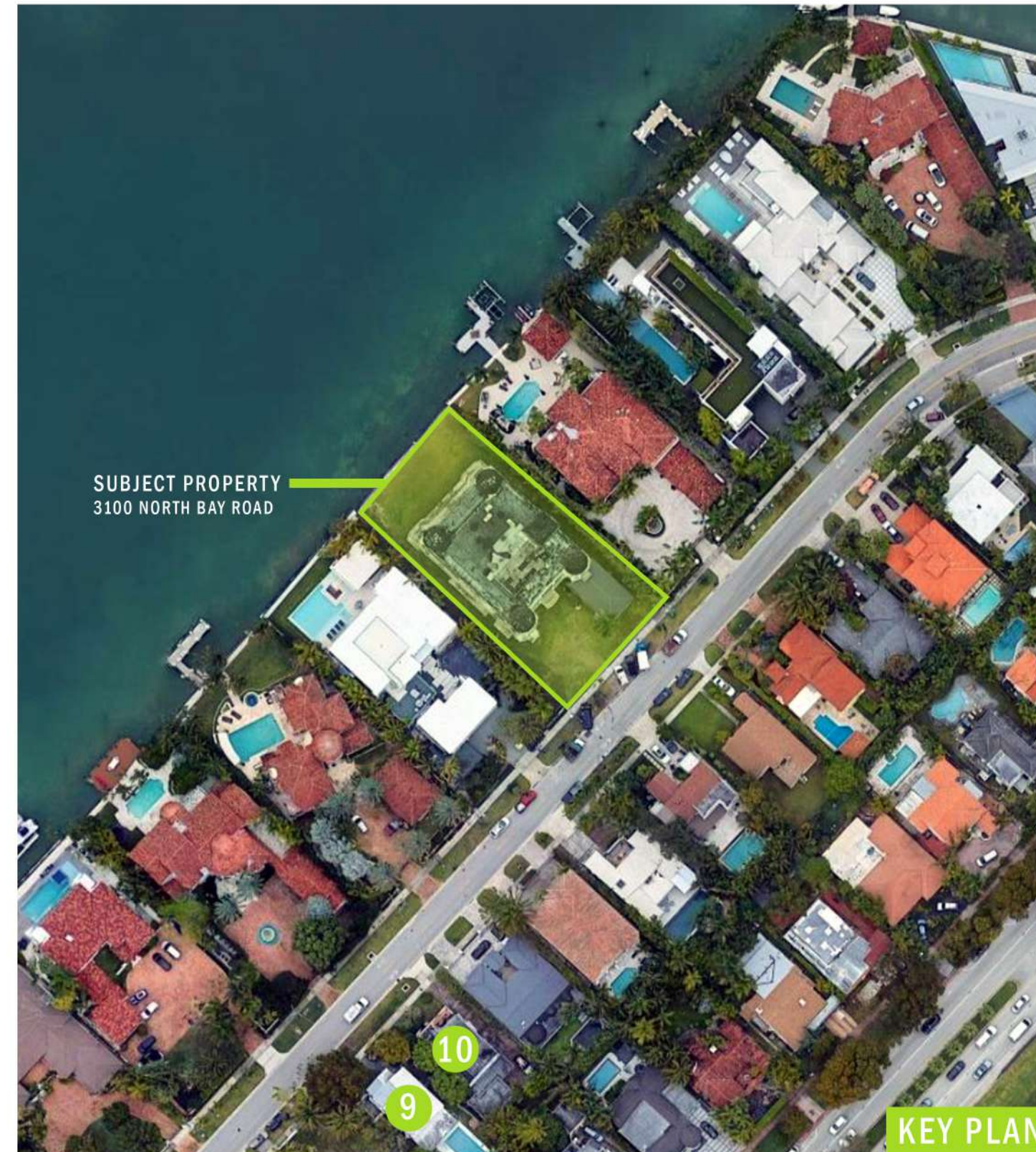
3035 NORTH BAY ROAD

BLDG 9



3045 NORTH BAY ROAD

BLDG 10



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



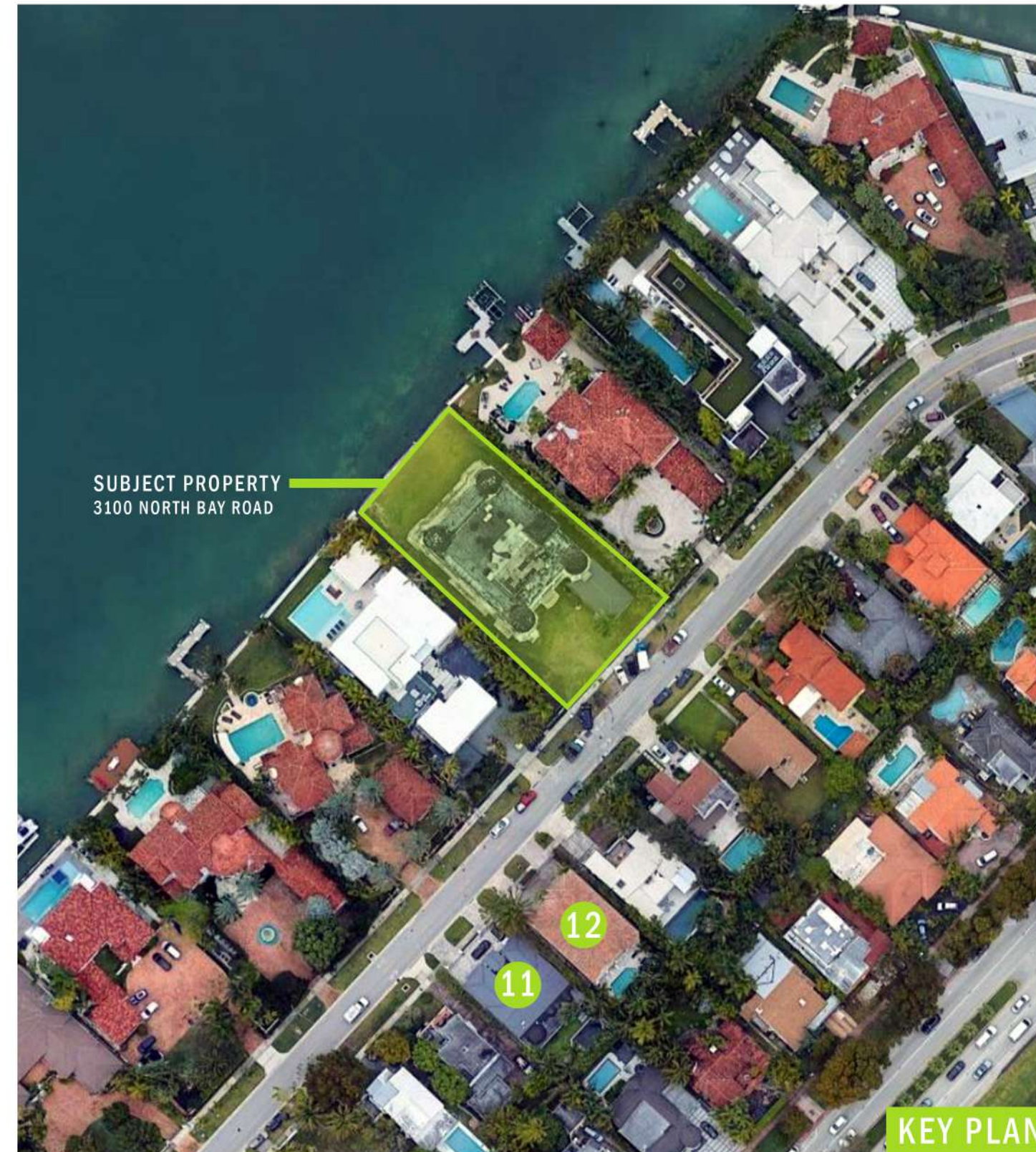
3055 NORTH BAY ROAD

BLDG 11



3061 NORTH BAY ROAD

BLDG 12



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



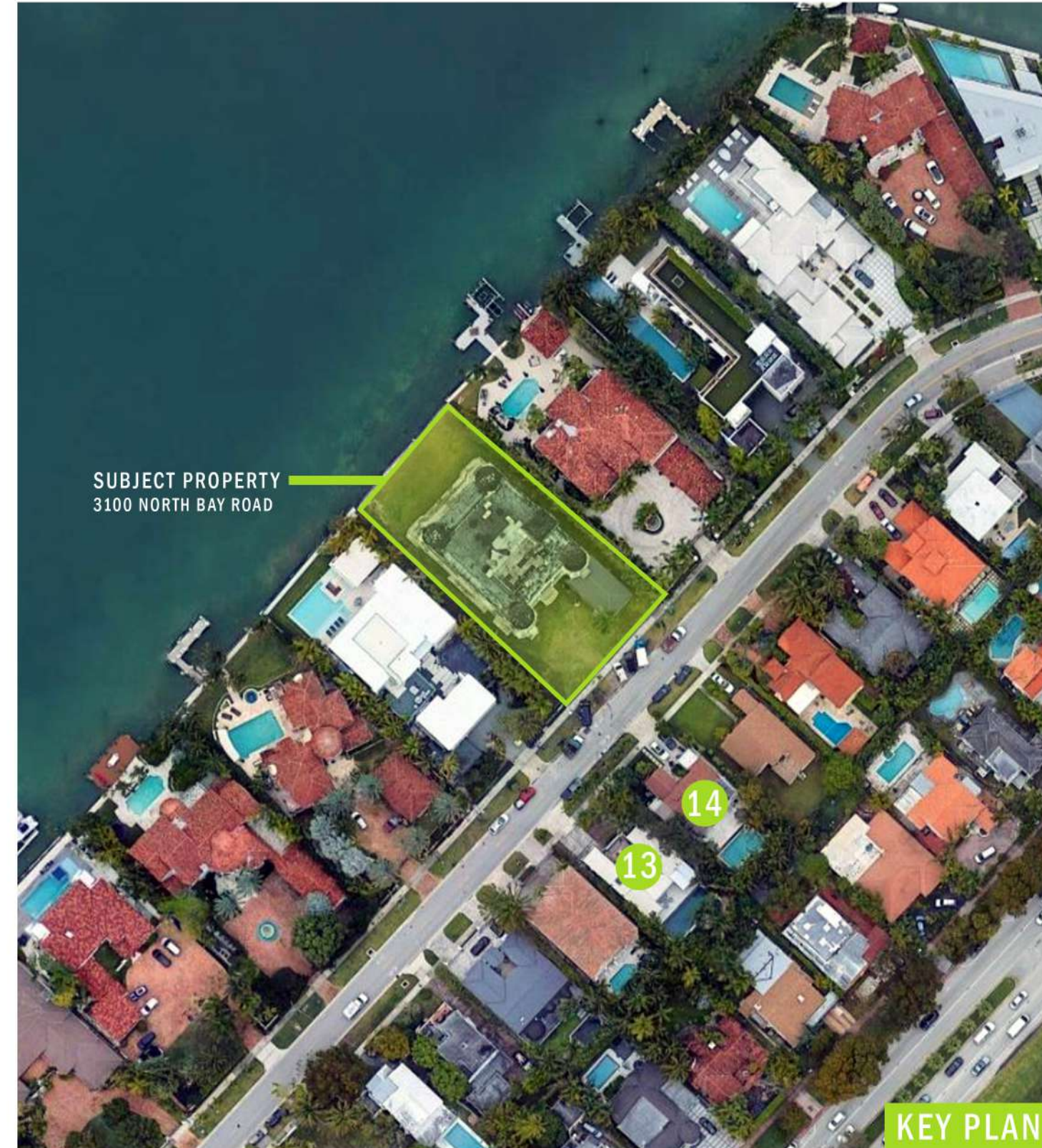
3075 NORTH BAY ROAD

BLDG 13



3083 NORTH BAY ROAD

BLDG 14



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



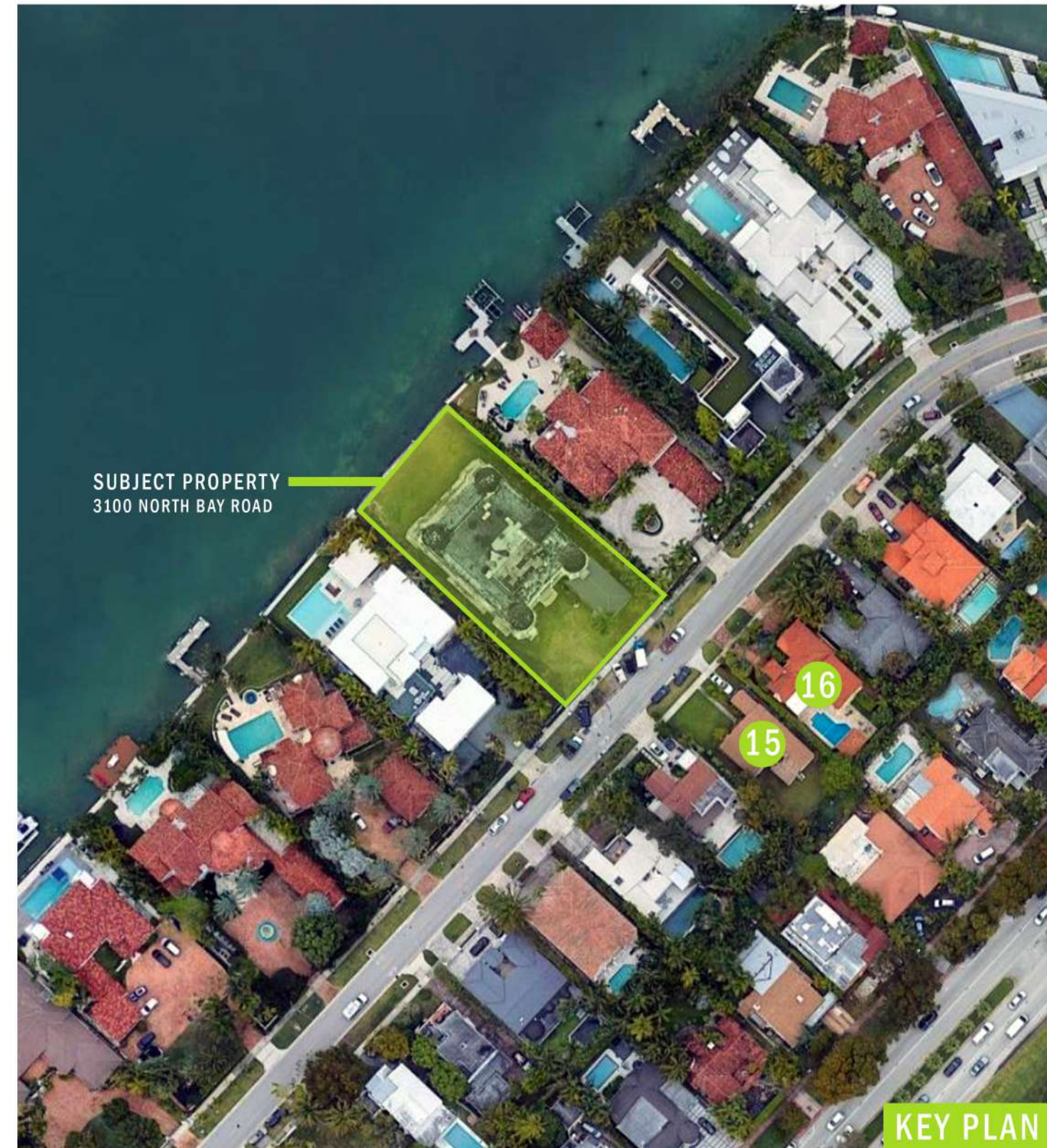
3093 NORTH BAY ROAD

BLDG 15



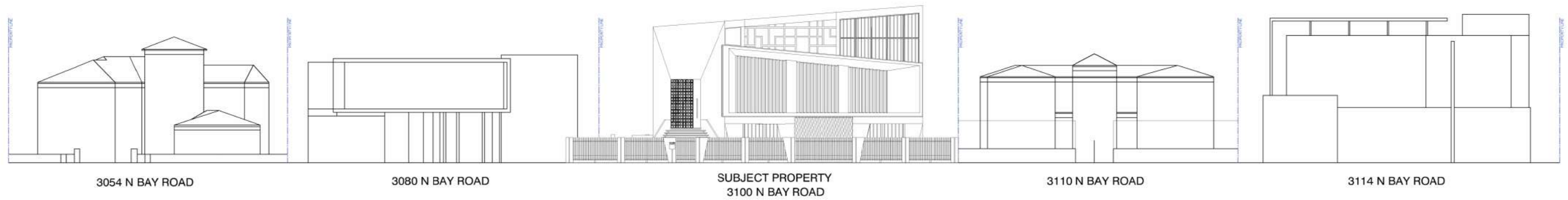
3103 NORTH BAY ROAD

BLDG 16



SUBJECT PROPERTY
3100 NORTH BAY ROAD

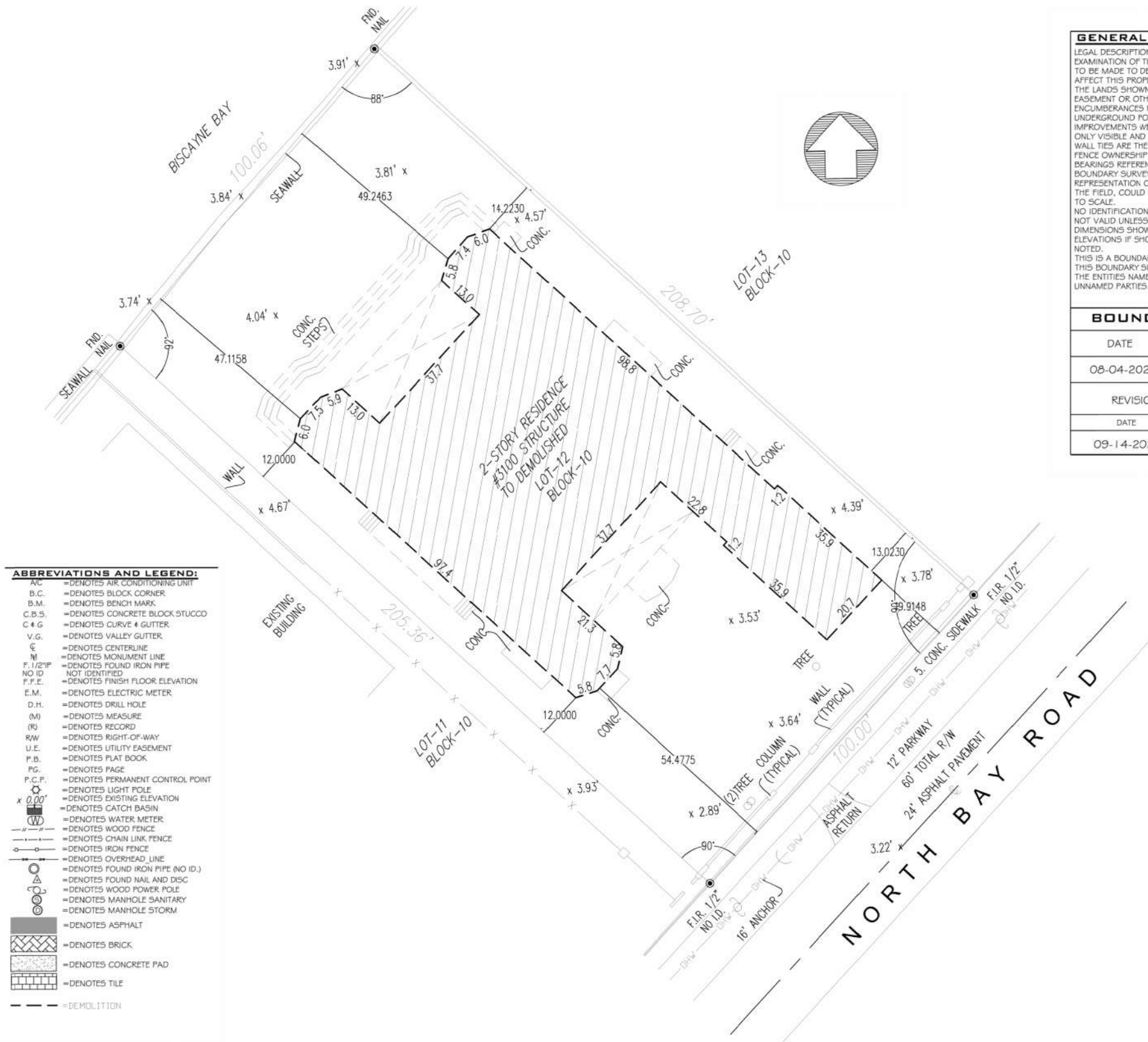
KEY PLAN



1 CONTEXTUAL WEST STREET ELEVATION
NTS



2 CONTEXTUAL EAST STREET ELEVATION
NTS



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ELEVATION:	8.73'	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-09	L

BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
08-04-2023	I.C.	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
09-14-2023	UPDATE

MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
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09-15-2023 FOR THE FIRM

MIAMI BEACH

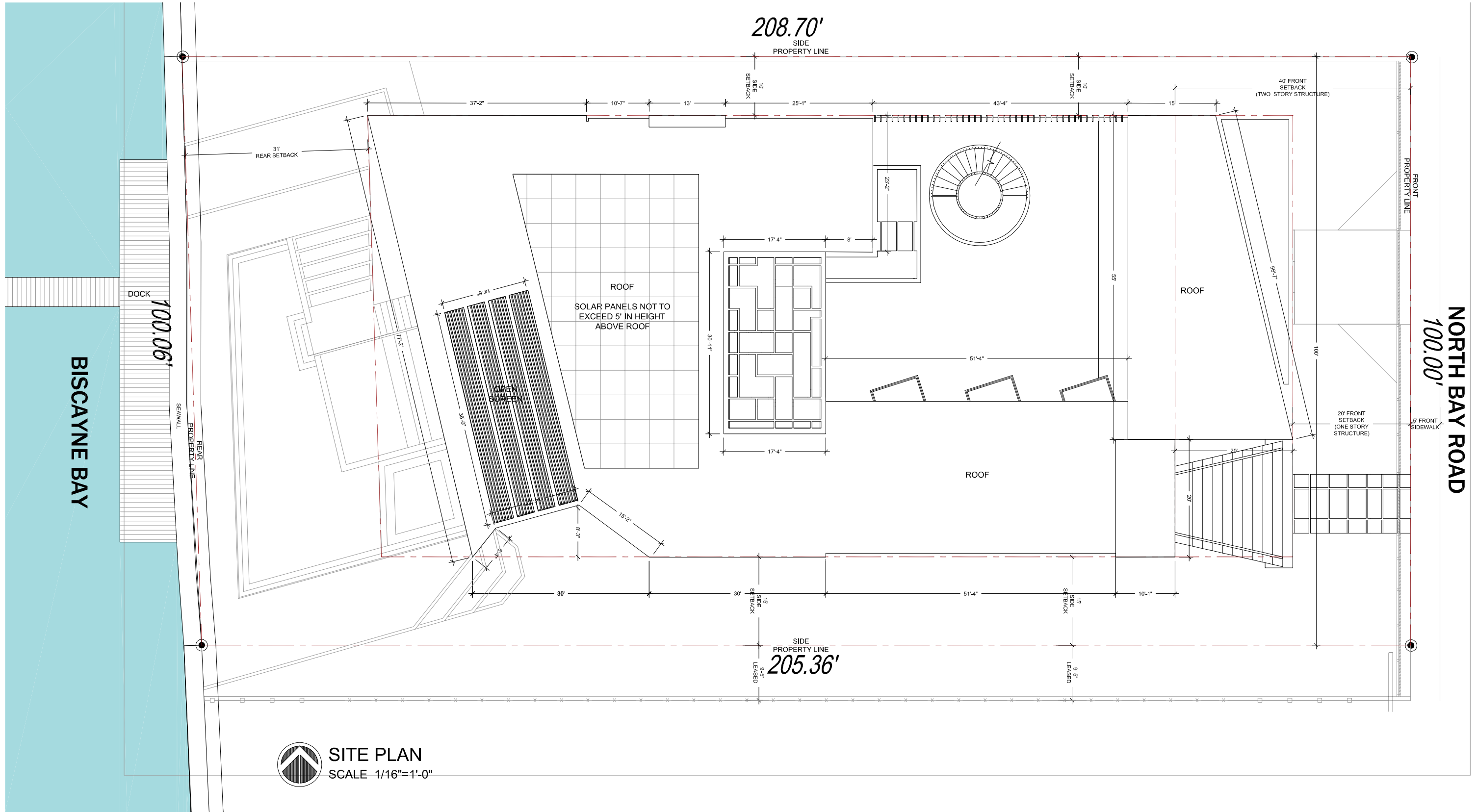
Planning Department
 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

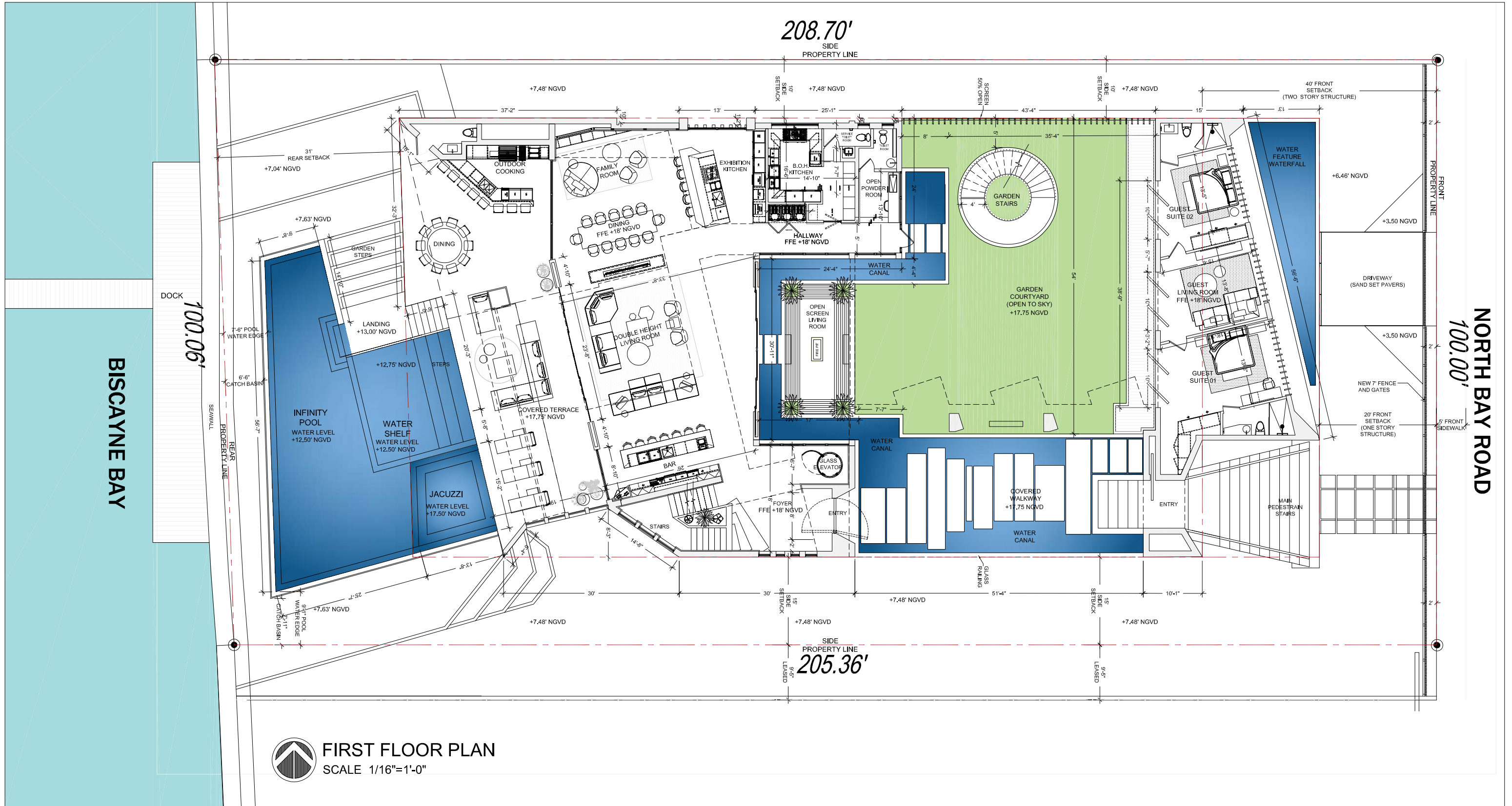
ITEM #	Project Information				
1	Address:	3100 N BAY RD MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3227-008-0520			
3	Board and file number(s) :				
4	Year built: 2013	Zoning District:	RS-2		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	6.56' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.61' NGVD	Free board:	+5	
10	30" above grade:	8.11' NGVD	Lot Area:	20,710 sq.ft.	
11	Lot width:	100.0', 100.6'	Lot Depth:	205.36', 208.7'	
12	Max Lot Coverage SF and %:	6,213 sq.ft. (30%)	Proposed Lot Coverage SF and %:	6,193 sq.ft. (29.90%)	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	5,593 sq.ft. (27.00%)	
14	Front Yard Open Space SF and %:	1,546 (70.7%)	Rear Yard Open Space SF and %:	2,486 sq.ft. (74.5%)	
15	Max Unit Size SF and %:	10,355 sq.ft. (50%)	Proposed Unit Size SF and %:	10,353 sq.ft. (49.99%)	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	4,403 sq.ft.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	Yes	
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	34'-0" sloped roof		34'-0" sloped roof	N/A
Front Setbacks:					
20	Front First level:	20'-0"		20'-0"	
	Front second level:	40'-0"		40'-0"	N/A
	Front second level if lot coverage is 25% or greater:	N/A			
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35% = 35'-0"		70%=70'-0"	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			
22	Sum of side yard :				
23	Side 1:	15'		15'	
24	Side 2 or (facing street):	10'		10'	
25	Rear:	31'		31'	
26	Accessory Structure Side 1:	N/A			
27	Accessory Structure Side 2 or (facing street) :	N/A			
28	Accessory Structure Rear:	N/A			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY.			

Notes: Indicate N/A if not applicable.

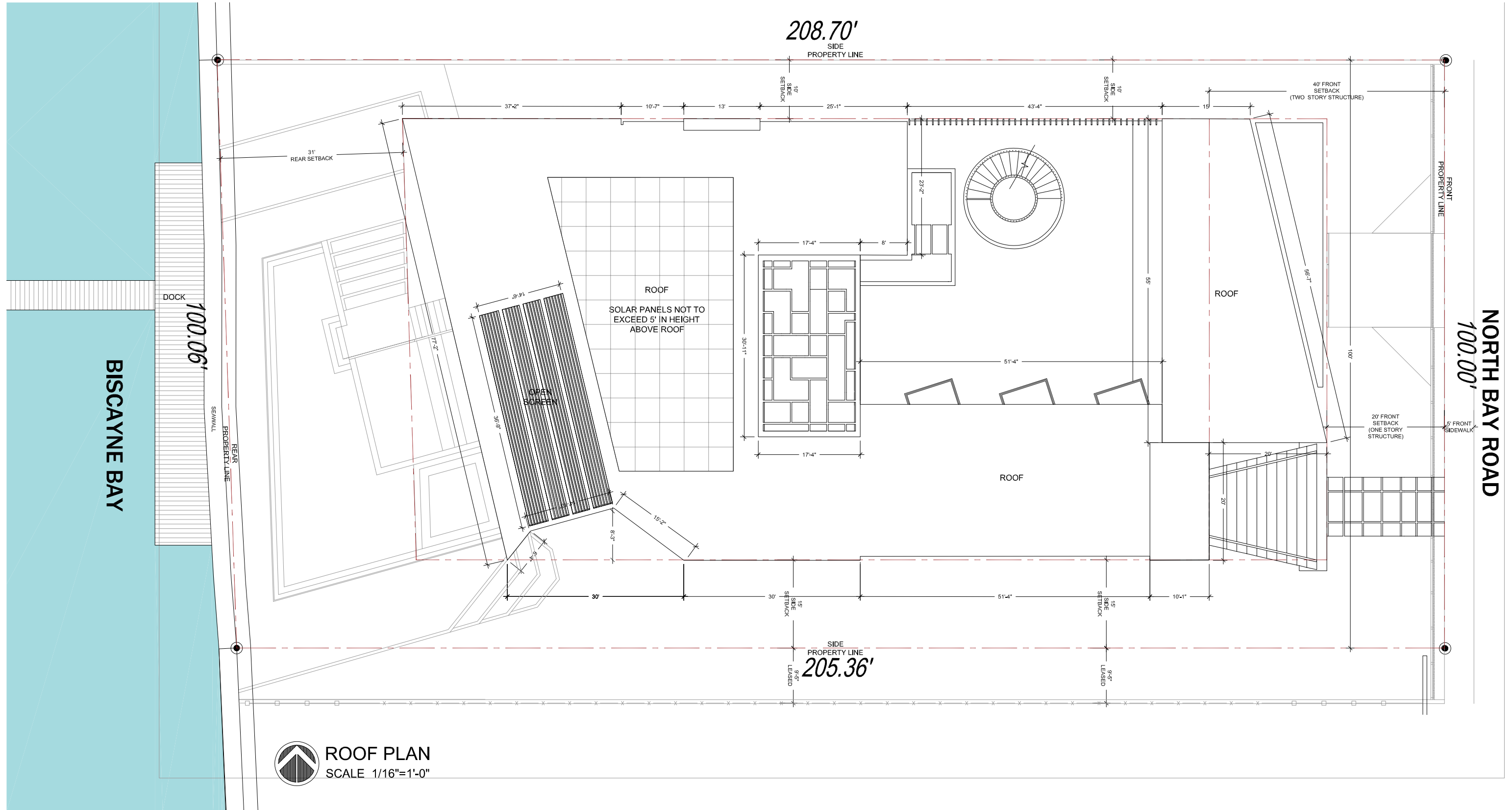


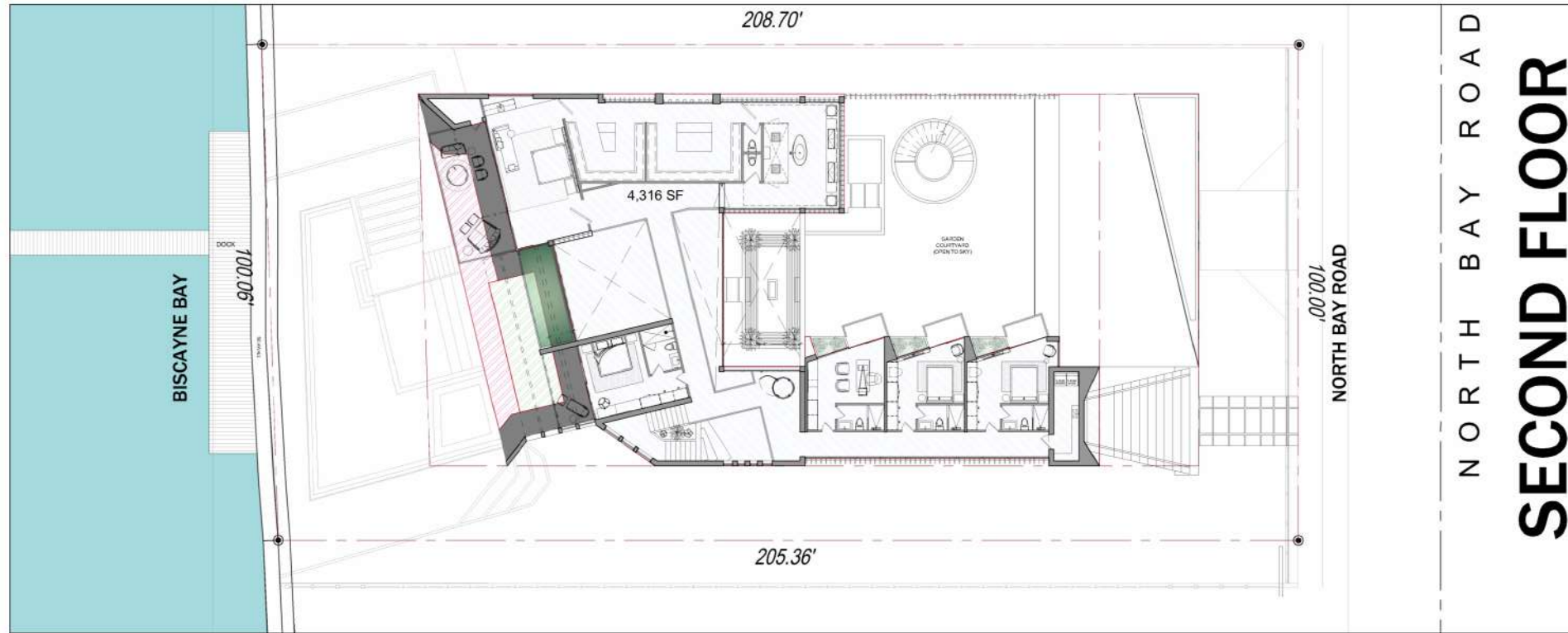
 SITE PLAN
SCALE 1/16"=1'-0"

PROPOSED BUILDING - FIRST FLOOR PLAN



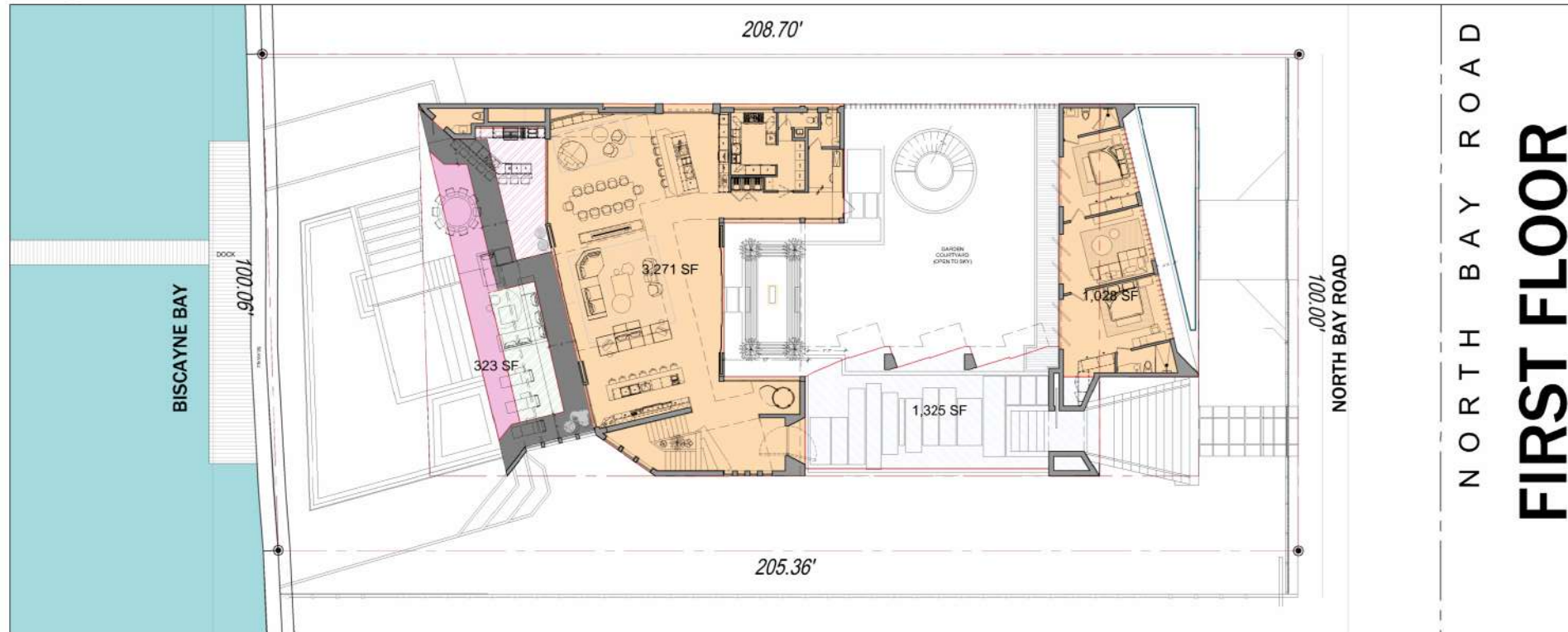
PROPOSED BUILDING - ROOF PLAN



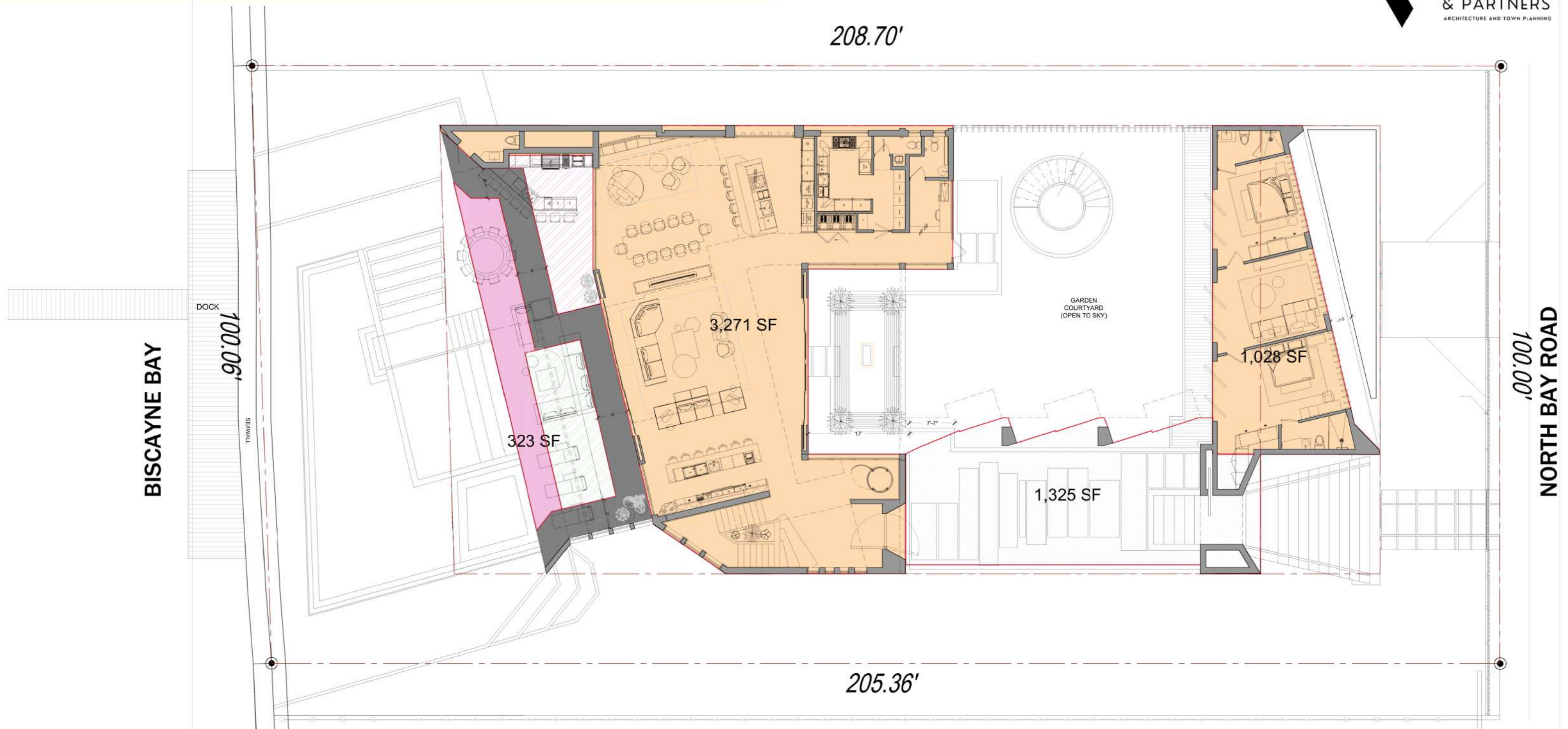


- LEGEND**
- SECOND FLOOR ROOF OVERHANG >5'
 - SECOND FLOOR AREA UNDER AC
 - TRELLIS ABOVE (50% OPEN TO AIR)
 - FIRST FLOOR ROOF OVERHANG >5'
 - FIRST FLOOR AREA UNDER AC
 - TOTAL ROOF OVERHANG < 5'

LOT COVERAGE DIAGRAM - SECOND FLOOR
SCALE 1/32"=1'-0"



LOT COVERAGE DIAGRAM - FIRST FLOOR
SCALE 1/32"=1'-0"



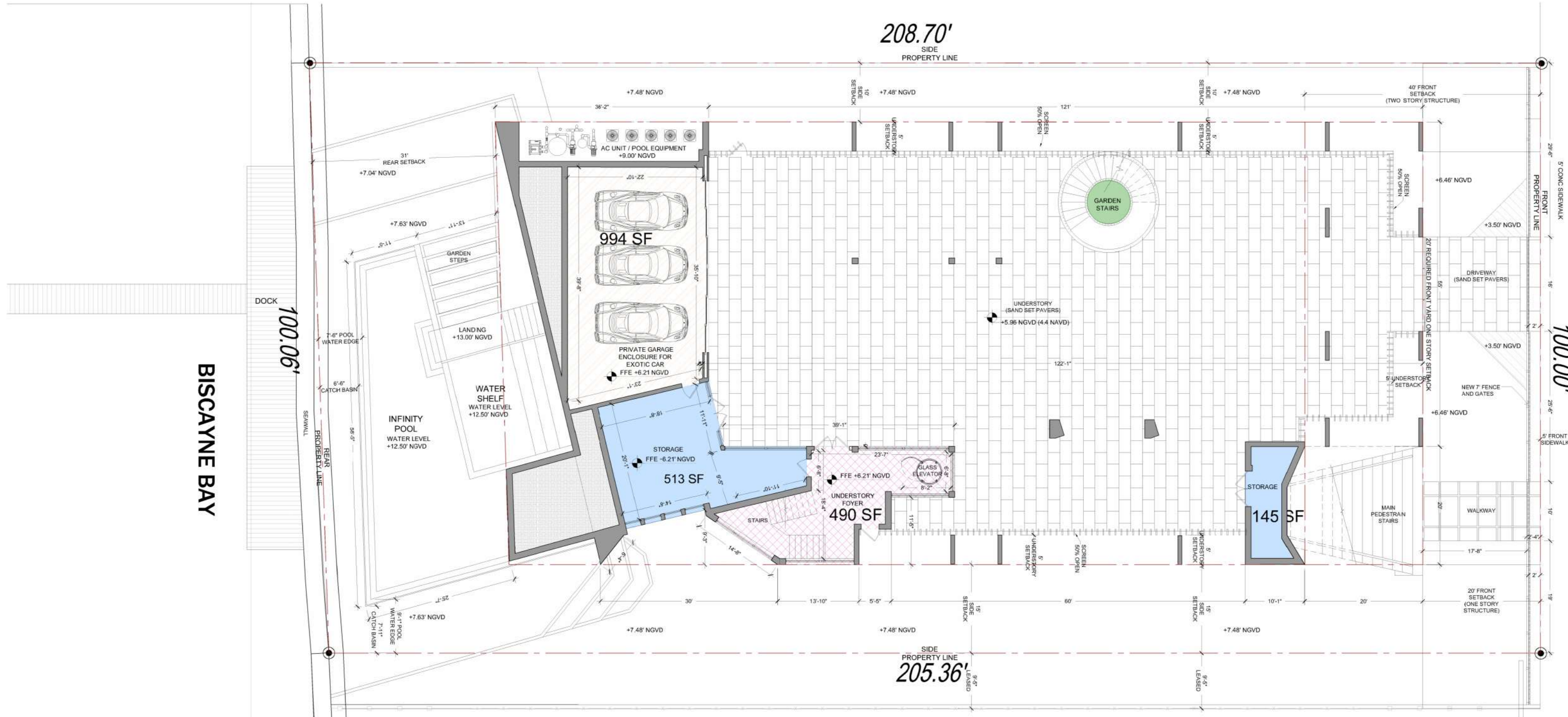
LOT COVERAGE DIAGRAM - FIRST & SECOND FLOOR OVERLAY

SCALE 1/16"=1'-0"

LEGEND

- SECOND FLOOR AREA OVERHANG > 5'
- SECOND FLOOR AREA UNDER AC
- TRELLIS ABOVE (50% OPEN TO AIR)
- FIRST FLOOR ROOF OVERHANG > 5'
- FIRST FLOOR AREA UNDER AC
- TOTAL ROOF OVERHANG < 5'

LOT SIZE:	20,710 SF
MAX.ALLOWED LOT COVERAGE:	6,213 SF (30%)
PROPOSED UNIT SIZE:	
INTERIOR SPACE:	3271+1028+1325=5,624 SF
COVERED TERRACE / BALCONIES:	246+323=569 SF
SUBTOTAL:	6,193 SF (29.90 %)

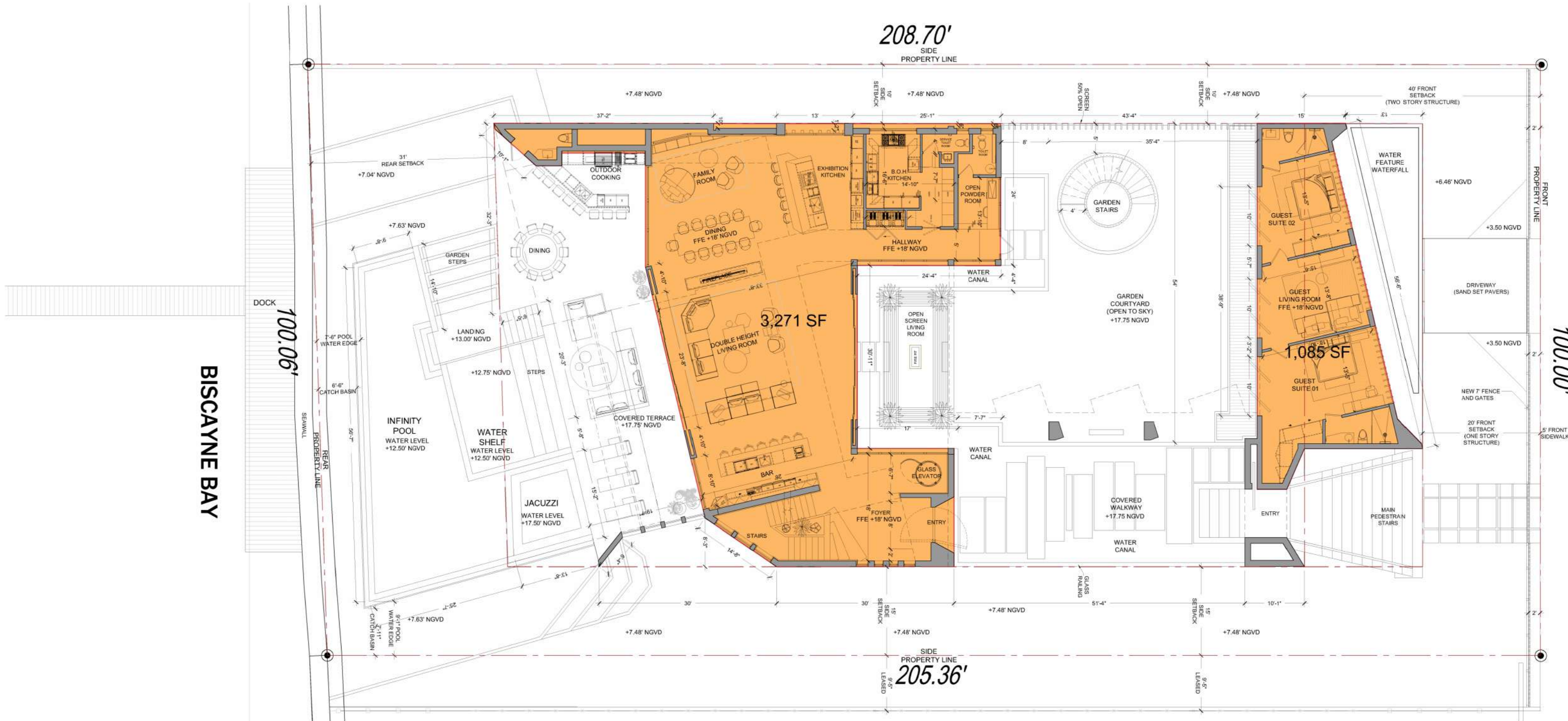


UNIT SIZE DIAGRAM - UNDERSTOREY PLAN
SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX. ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTOREY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

- UNDERSTOREY BUILDING ACCESS
- (GARAGE) PARKING AREA
- UNDERSTOREY ENC. OSED STORAGE

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

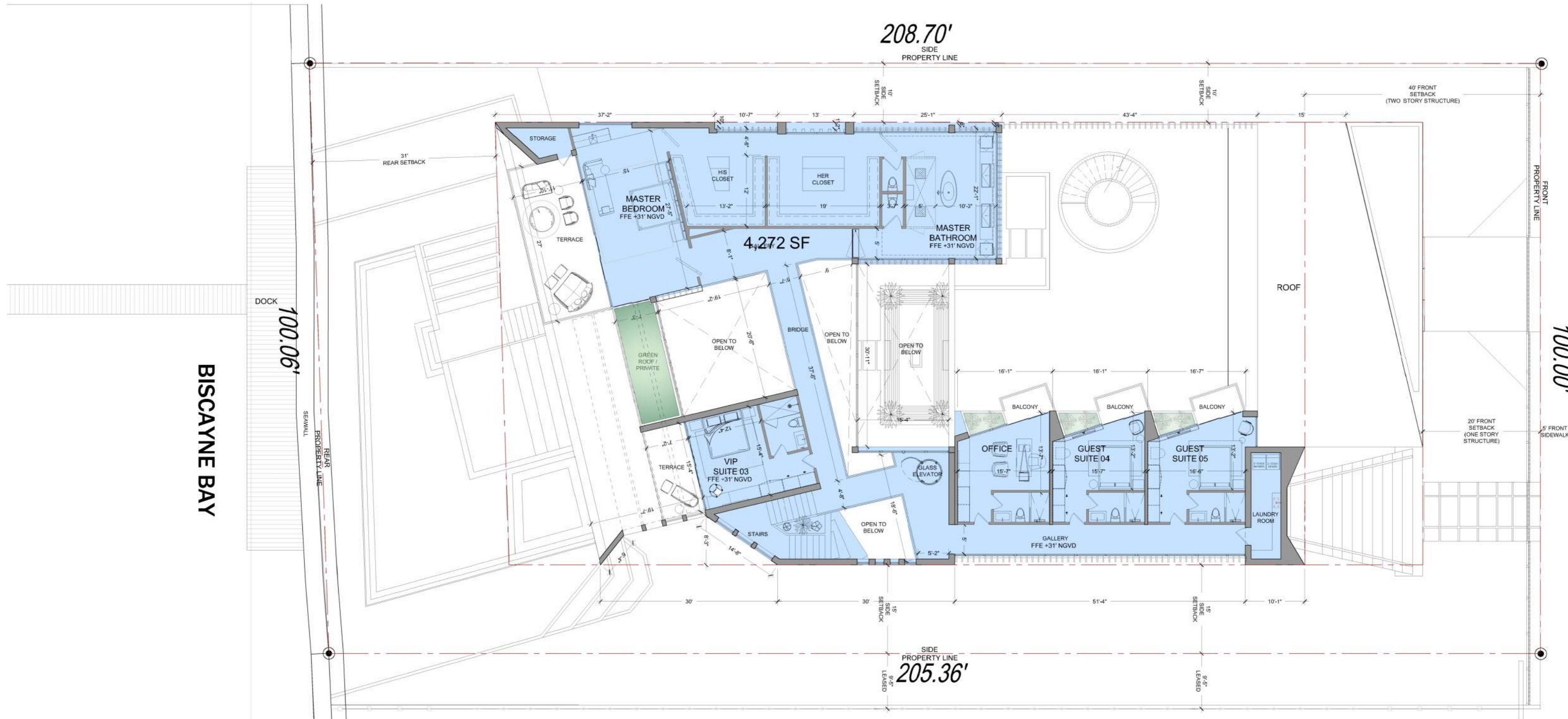


UNIT SIZE DIAGRAM - FIRST FLOOR
SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

FIRST FLOOR ENCLOSED AREA

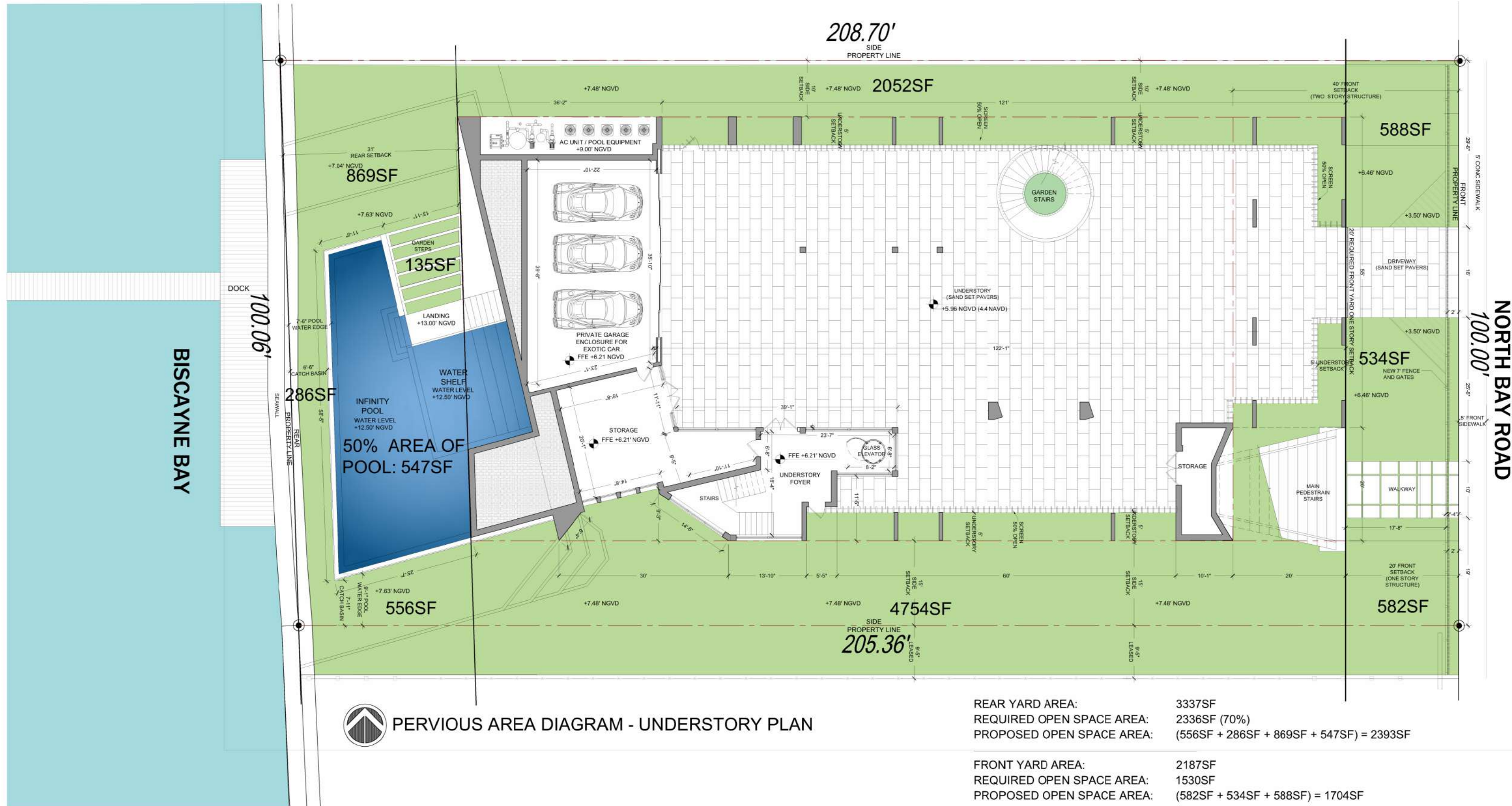
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



UNIT SIZE DIAGRAM - SECOND FLOOR
SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

SECOND FLOOR ENCLOSED AREA

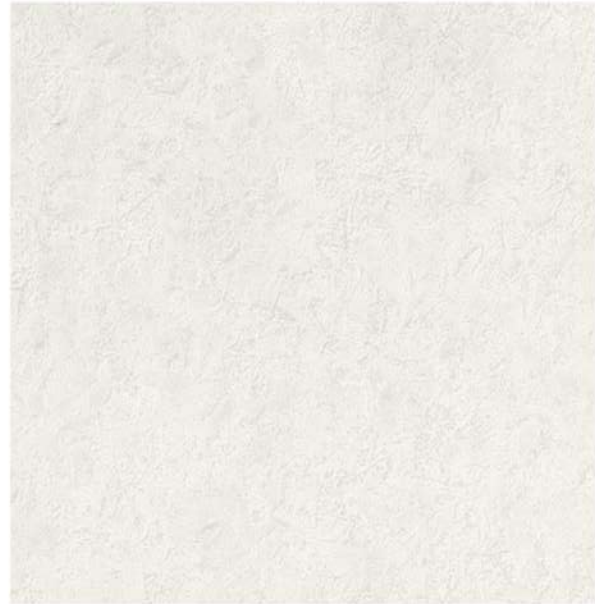












PS-1
PLASTER /SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
EXTERIOR TILING



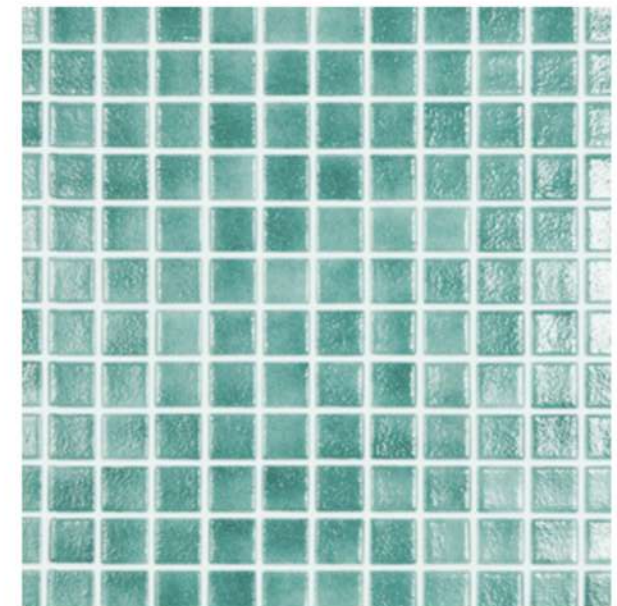
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING, LOUVER &
OUTDOOR FENCE



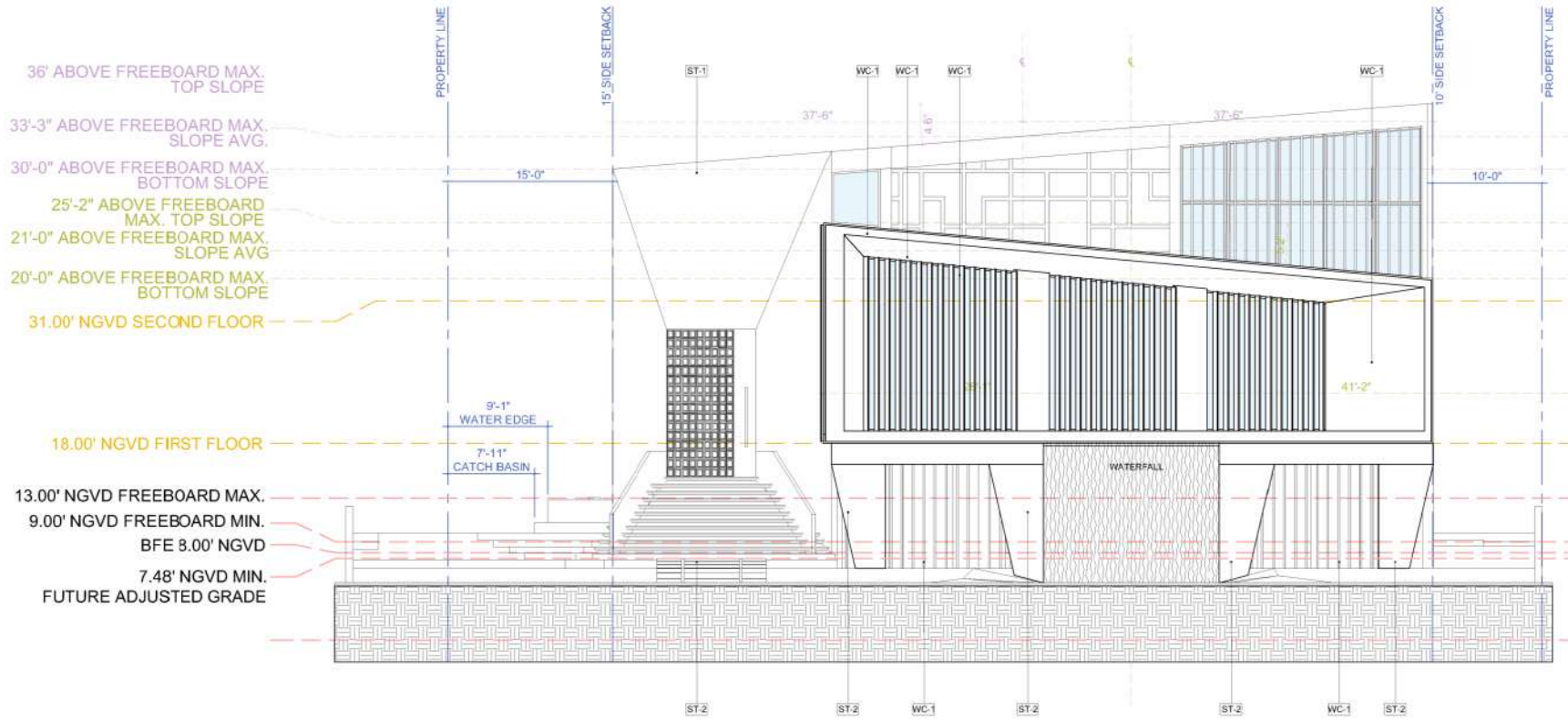
GL-1
IMPACT CLEAR GLAZING



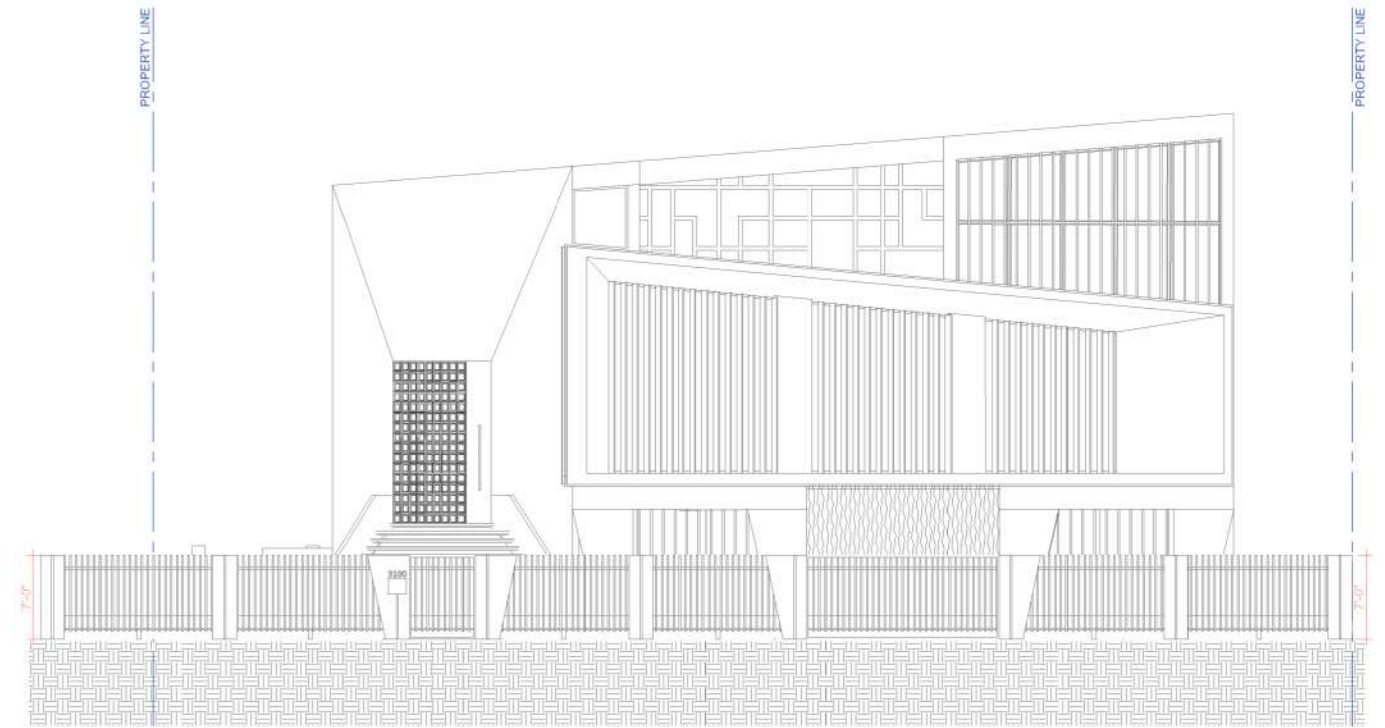
MT-1
BLACK ALUMINUM POWDER COATED FINISH
MULLIONS AND FRAMING DOOR/WINDOWS



DT-1
BLEND/ GLASS MOSAIC TILE
POOL CLADDING



FRONT ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



FRONT PROPERTY FENCE ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



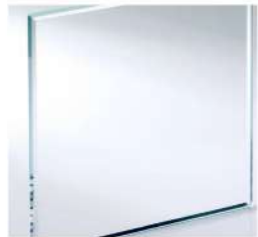
ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



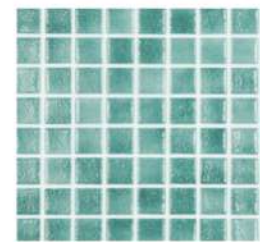
GL-1
IMPACT GLAZING
CLEAR FINISH



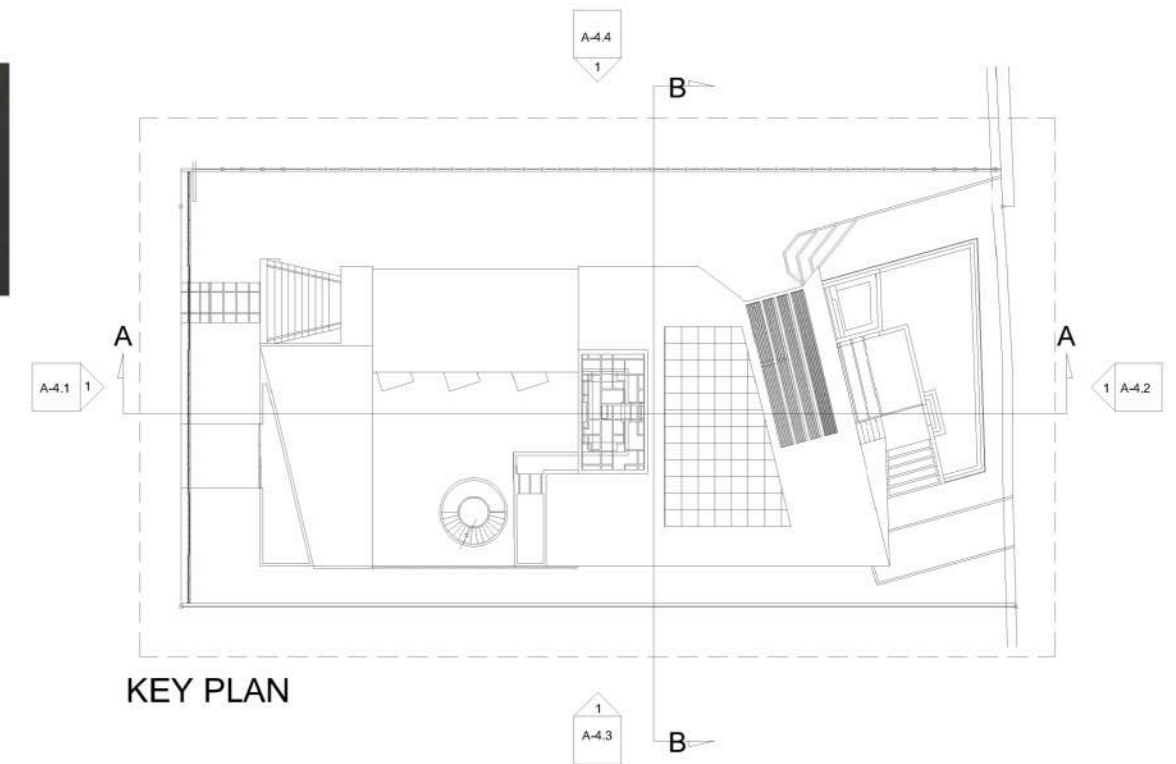
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



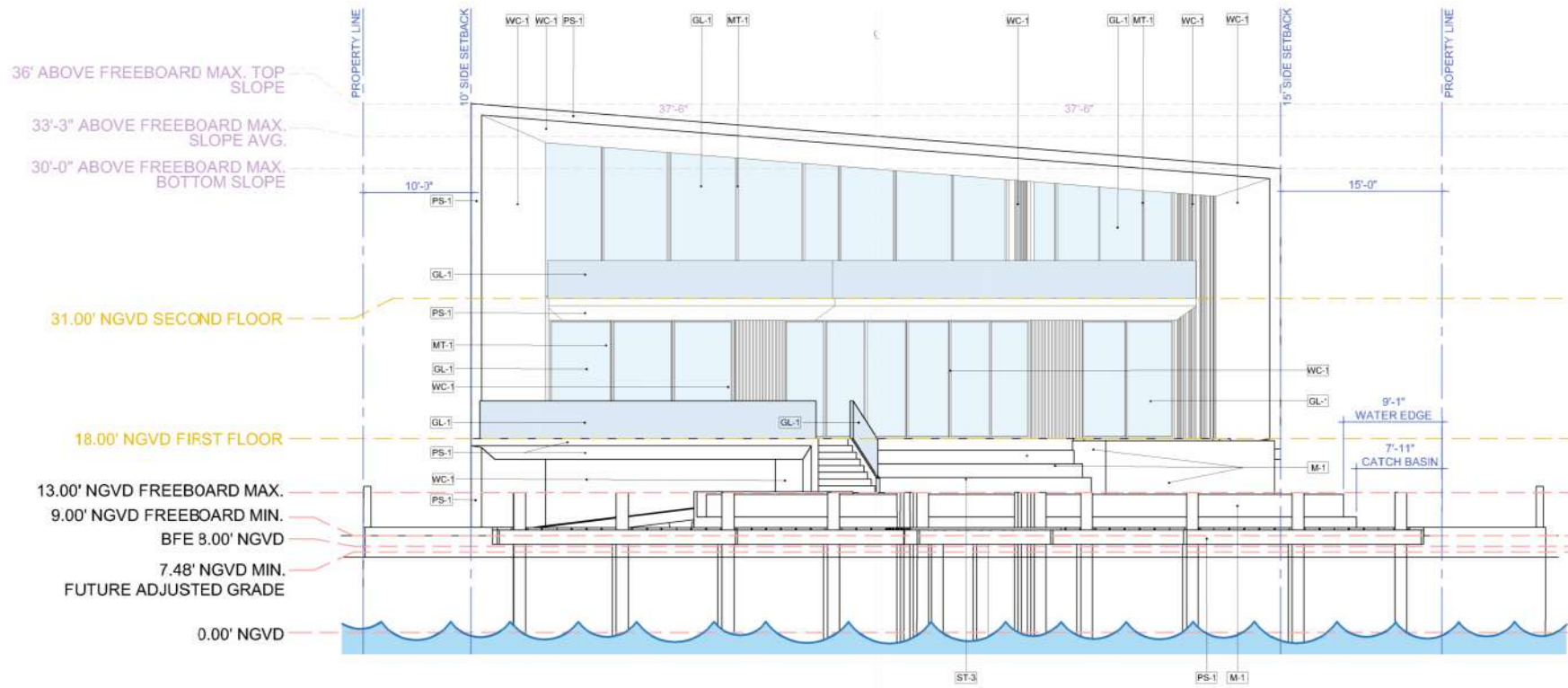
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



REAR ELEVATION (WEST ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



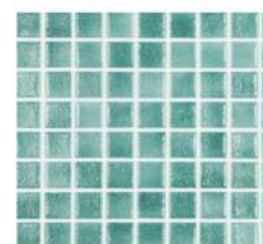
GL-1
IMPACT GLAZING
CLEAR FINISH



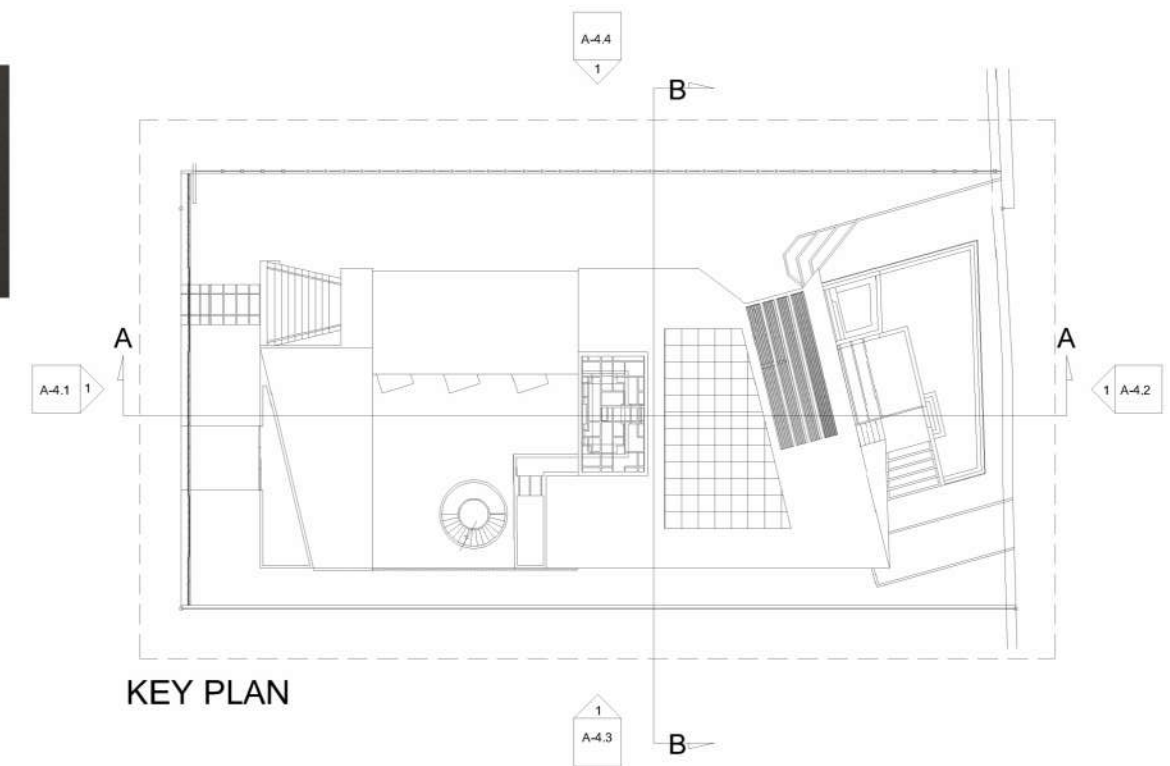
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



RIGHT ELEVATION (NORTH ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



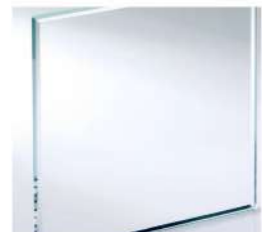
ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



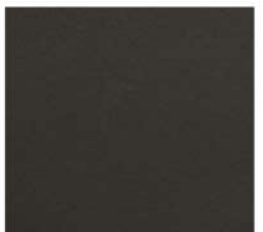
ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



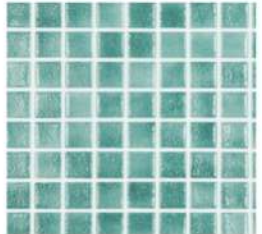
GL-1
IMPACT GLAZING
CLEAR FINISH



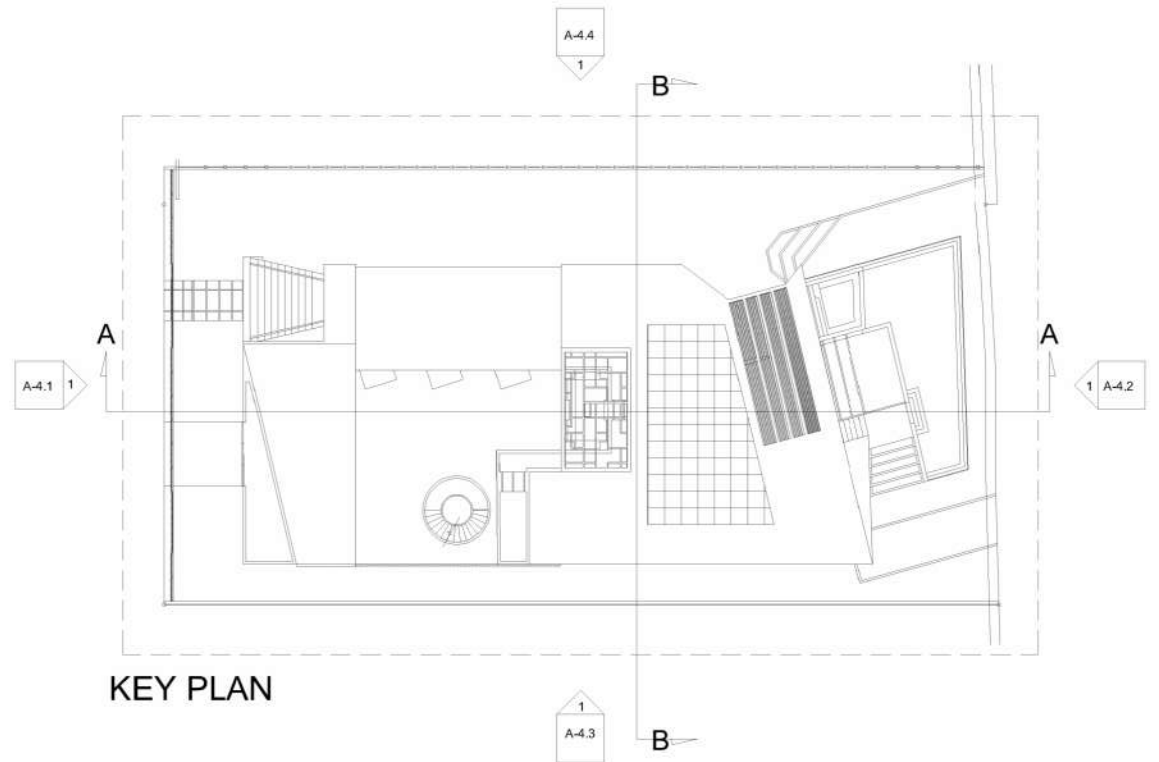
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



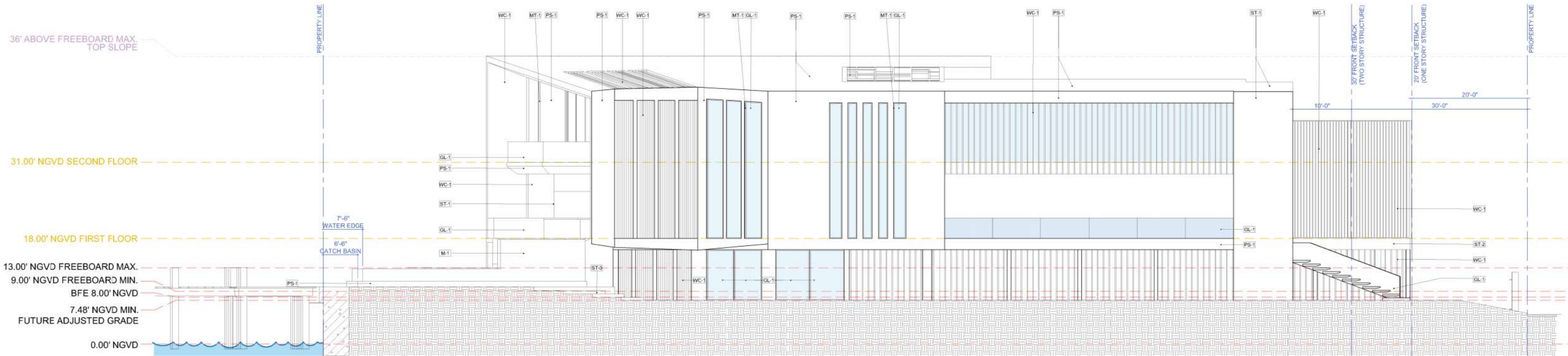
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



LEFT ELEVATION (SOUTH ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



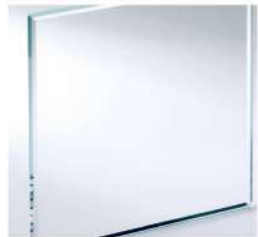
ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



GL-1
IMPACT GLAZING
CLEAR FINISH



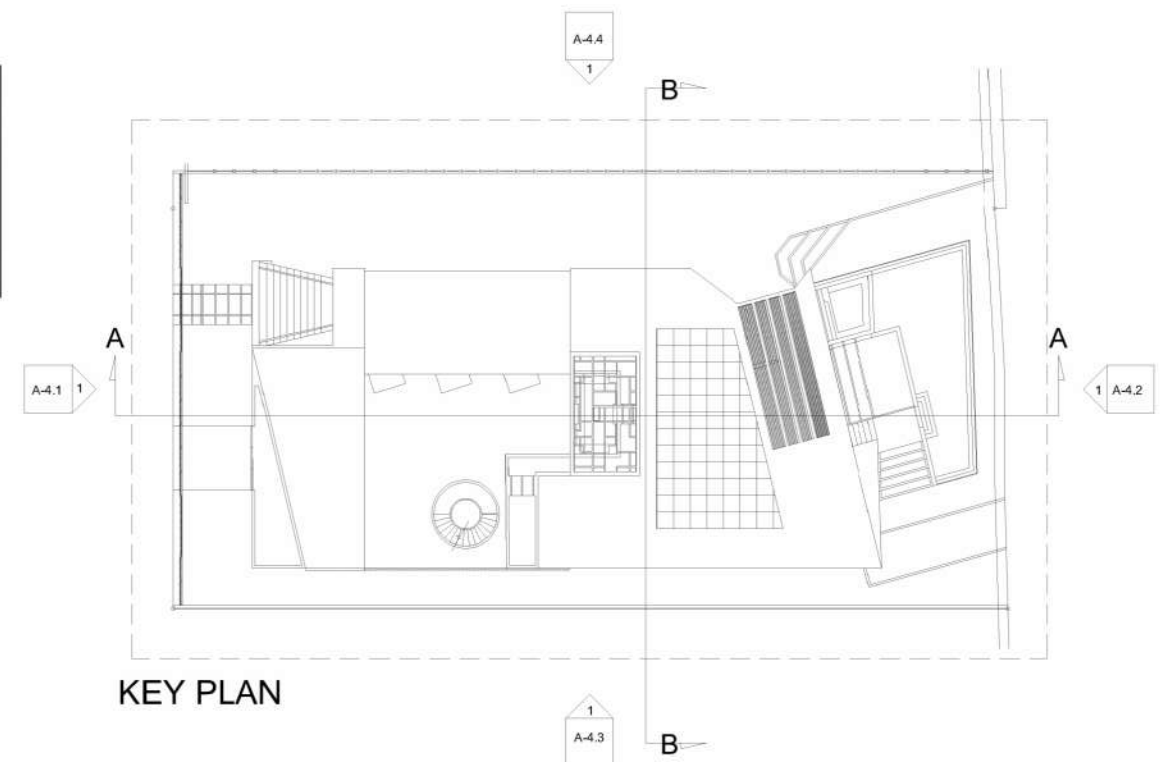
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



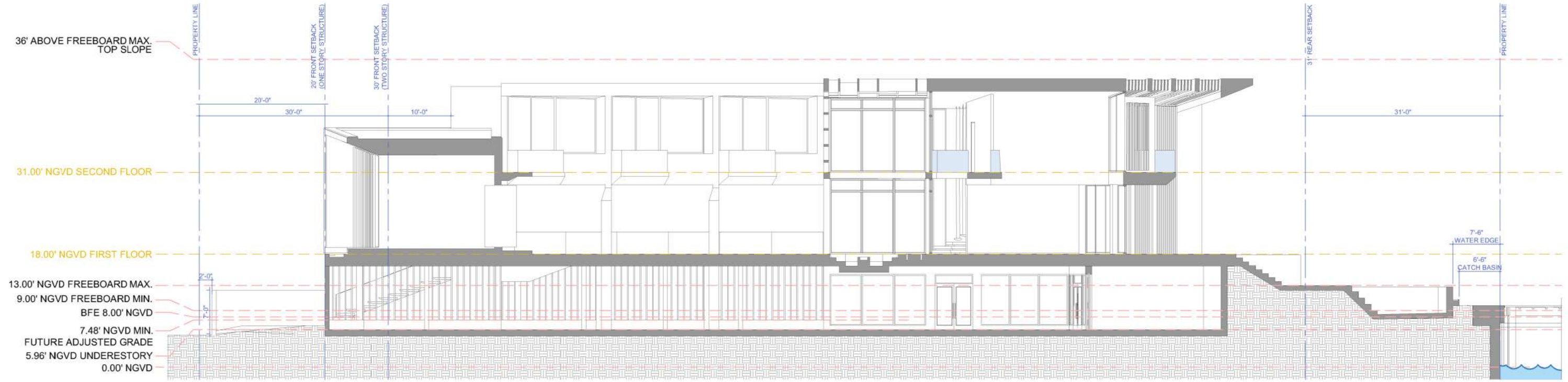
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



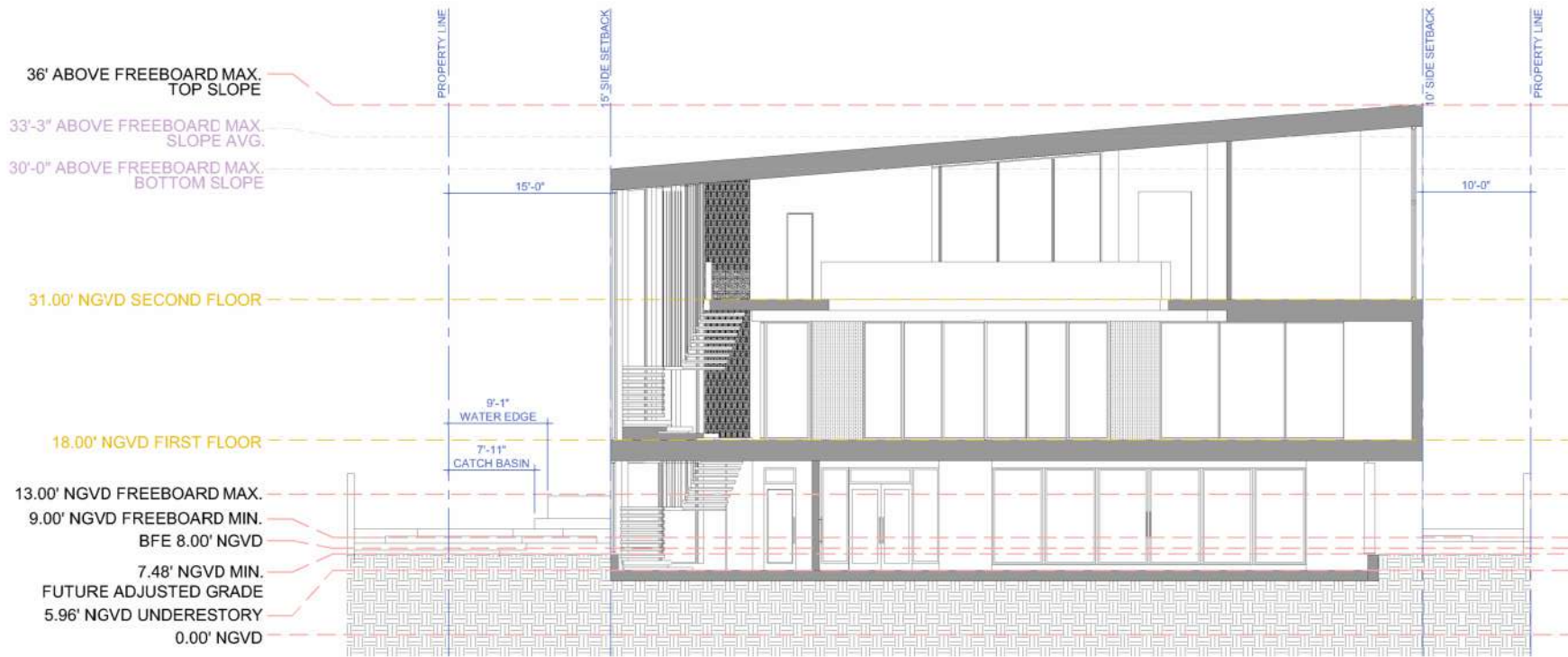
M-1
GLASS MOSAIC
POOL APPLICATION



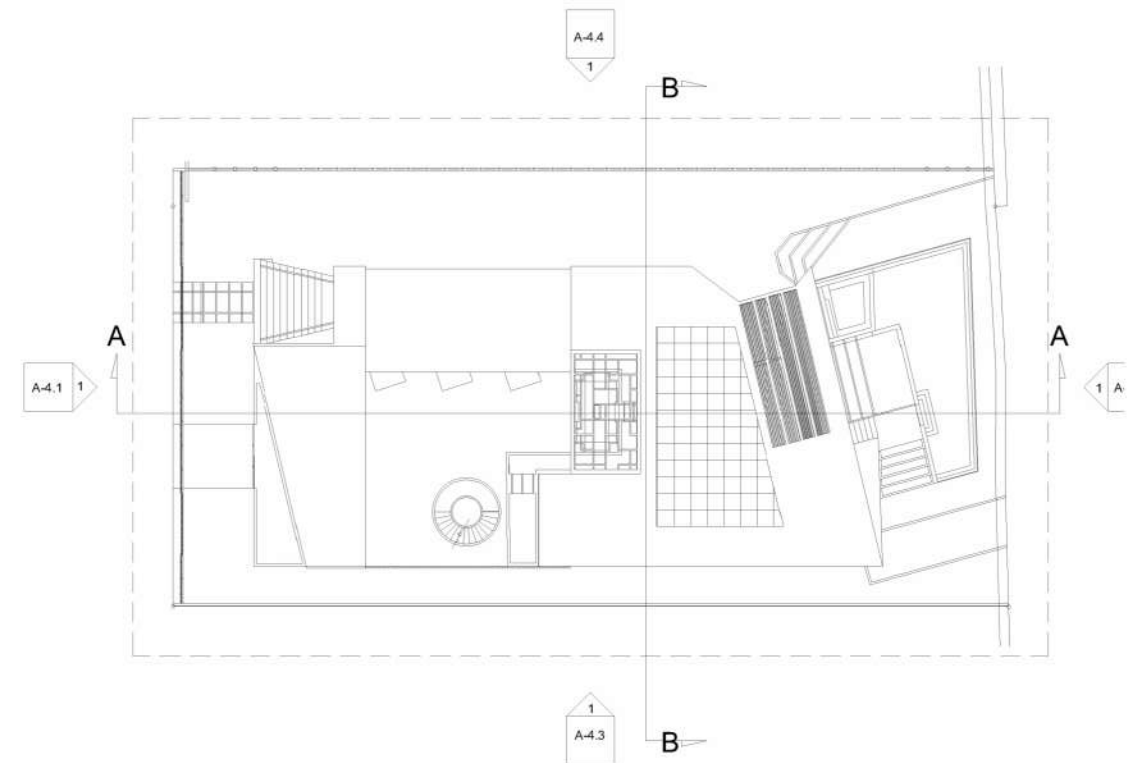
KEY PLAN



SECTION A-A
SCALE 1/16"=1'-0"



SECTION B-B
SCALE 1/16"=1'-0"











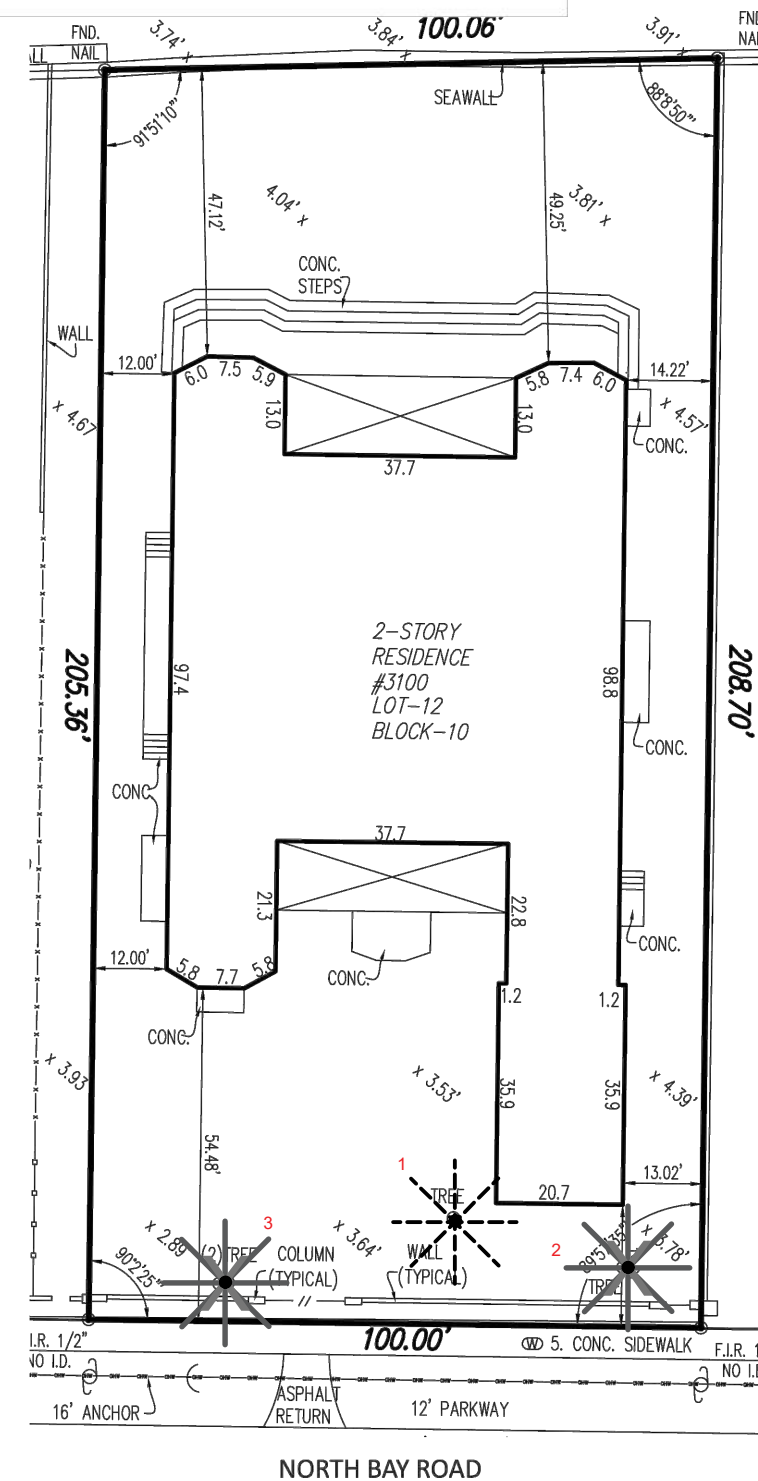
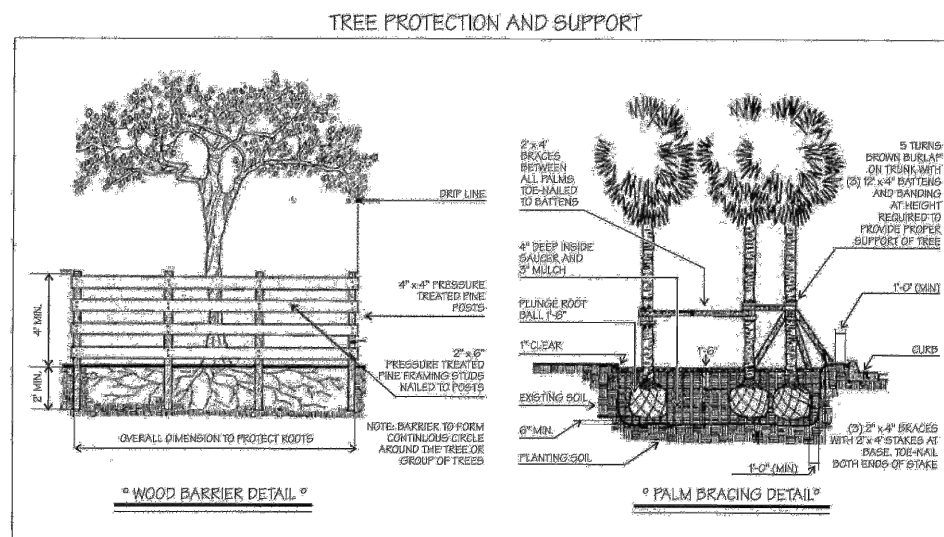
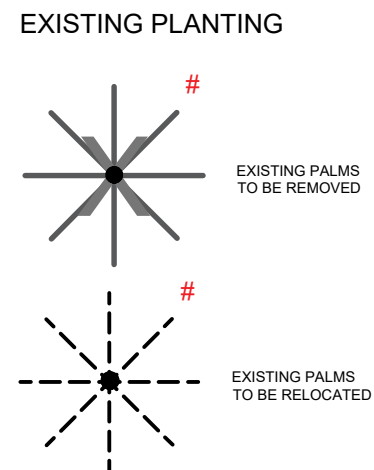
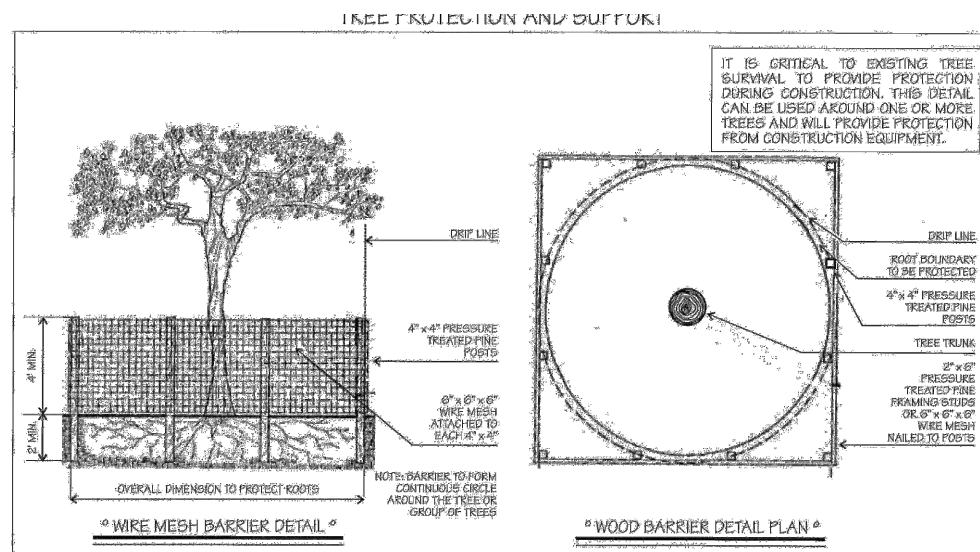






EXISTING TREE LIST

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HT (FT)	SP (FT)	CONDITION	NATIVE?	NOTES
1	ROYAL PALM	ROYSTONEA REGIA	12	35	18	GOOD	YES	RELOCATE
2	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	20	10	GOOD	NO	REMOVE
3	SOLITAIRE PALM, DOUBLE	PTYCHOSPERMA ELEGANS	3, 3	30	12	FAIR	NO	REMOVE



DISPOSITION PLAN
Scale: 1/32"=1'-0"

PROPOSED PLANT LIST					
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE/DROUGHT	QTY
PROPERTY TREES + PALMS					
	<i>Bursera simaruba</i>	Gumbo Limbo Tree	24'-26" H 18" W 12-16" DBH	*	1
	<i>Phoenix canariensis x sylvesteris</i>	Sylvester Date Palm	20' WD HT	*	7
	<i>Phoenix canariensis</i>	Canary Date Palm	18-20' Wood CT 28" CAL	*	1
	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus Tree	Specimen 28" H 16-18" W 16-18" DBH	*	1
	<i>Calophyllum brasiliense</i>	Brazilian Beauty leaf Tree	14-16' OA	*	2
	<i>Phycosperma canoides</i>	Fishtail Palm	22-24' OA	*	5
	<i>Coccothrinax</i>	Coconut Palm	20-24' CTFG	*	7
	<i>Dypsis cabidae</i>	Cabada Palm	16-18' CT DBL	*	3
	<i>Pandanus</i>	Screwpine Tree	14-16' OA	*	1
	<i>Thrinax</i>	Thatch Palm	16-18' CT	*	1
	<i>Curcuma roscoeana</i>	Orange Geiger (Street Tree)	10'-12' HT 2'-3" DBH	*	4
	<i>Royaltonia regia</i>	Royal Palm	18" GW 33-35" OA	*	6
	<i>Ravenala madagascariensis</i>	Travelers Palm type 1	16-18' OA	*	3
	<i>Ravenala madagascariensis</i>	Travelers Palm type 2	12-14' OA	*	1
	<i>Clusia rosea</i>	Autograph tree	14-16' 4'-6" DBH	*	7
SHRUBS + AGENTS					
HE	<i>Heliconia rostrata</i>	Red Lobster Claw	25G	*	7
SR	<i>Serenes repens</i>	Silver Saw Palmetto	45G	*	2
ZF	<i>Zamia furfuracea</i>	Candohop	25G	*	3
AO	<i>Alcantarea odorata</i>	Silver Odorata Bromeliad	25G	*	3
C	<i>Clusia Gutierrezii</i>	Clusia	45G	*	19
LG	<i>Licania grandis</i>	Licania	45G	*	3
DS	<i>Dioon edule</i>	Giant Dragon	45G	*	3
MF	<i>Mycanthes fragrans</i>	Stimonsen's Stopper	25 G 6'-7' HT	*	10
PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15G	*	44
AI	<i>Alcantarea imperialis</i>	Imperial Bromeliad	20" x 20"	*	3
CG	<i>Gymnanthes lucida</i>	Crabwood	25 G 6'-7' HT	*	74
RE	<i>Rhapis excelsa</i>	Lady Palm	25G - 8' HT	*	14
GROUNDCOVERS					
NS	<i>Neomaria ssp</i>	Apostle's	1 GAL @ 18" OC	*	1073
WF	<i>Microsorium scolopendria</i>	Wart Fern	1 GAL @ 18" OC	*	1073
PG	<i>Phloxanthus virginicum</i>	Phloxanthus	3 GAL @ 18" OC	*	112
BF	<i>Bulbine bulbosus</i>	Orange Bulbine	1 GAL @ 12" OC	*	144
BX	<i>Phloxanthus Stone-Mann</i>	Buffa Man	3 GAL @ 18" OC	*	54
RS	<i>Hibiscus acetosella</i>	Regal Shrub	1 GAL @ 18" OC	*	73
LI	<i>Liriope muscari</i>	Liriope	1 GAL @ 18" OC	*	154
MD	<i>Monstera deliciosa</i>	Swiss Cheese Plant	3 GAL @ 36" OC	*	39
MG	<i>Ophiopogon japonicus</i>	Mondo Grass	3 GAL @ 18" OC	*	74
FK	<i>Pennisetum tahakalthee</i>	Farahalthee	3 GAL @ 36" OC	*	41
Top Soil	50/50 5'-6" Deep				3112 SQ FT
SOD	Empire Zoysis	Property Lawn			576 CBY

CITY OF MIAMI BEACH LANDSCAPE LEGEND
 Zoning District: RS-2 Lot Area: 10,000 Sqft Acres: 0.221

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
 9 trees x 0.221 net lot acres - number of existing trees (0) = 9*0.221

B. % Natives required: Number of trees provided x 30% = 11*.3

C. % Low maintenance / drought and salt tolerant required:
 Number of trees provided x 50% = 11*.5

D. Street Trees (maximum average spacing of 20' o.c.)
 68 linear feet along street divided by 20' = 68/20

E. Street tree species allowed directly beneath power lines:
 (maximum average spacing of 20' o.c.): 68 linear feet along street divided by 20' = 68/20

Required/ Allowed	Provided
9	11
3	7
6	11
4	4
4	4
180	185
93	130
18	84
42	84

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12 = 15*12

B. % Native shrubs required: Number of shrubs provided x 50% = 185*.5

LARGE SHRUBS OR SMALL TREES

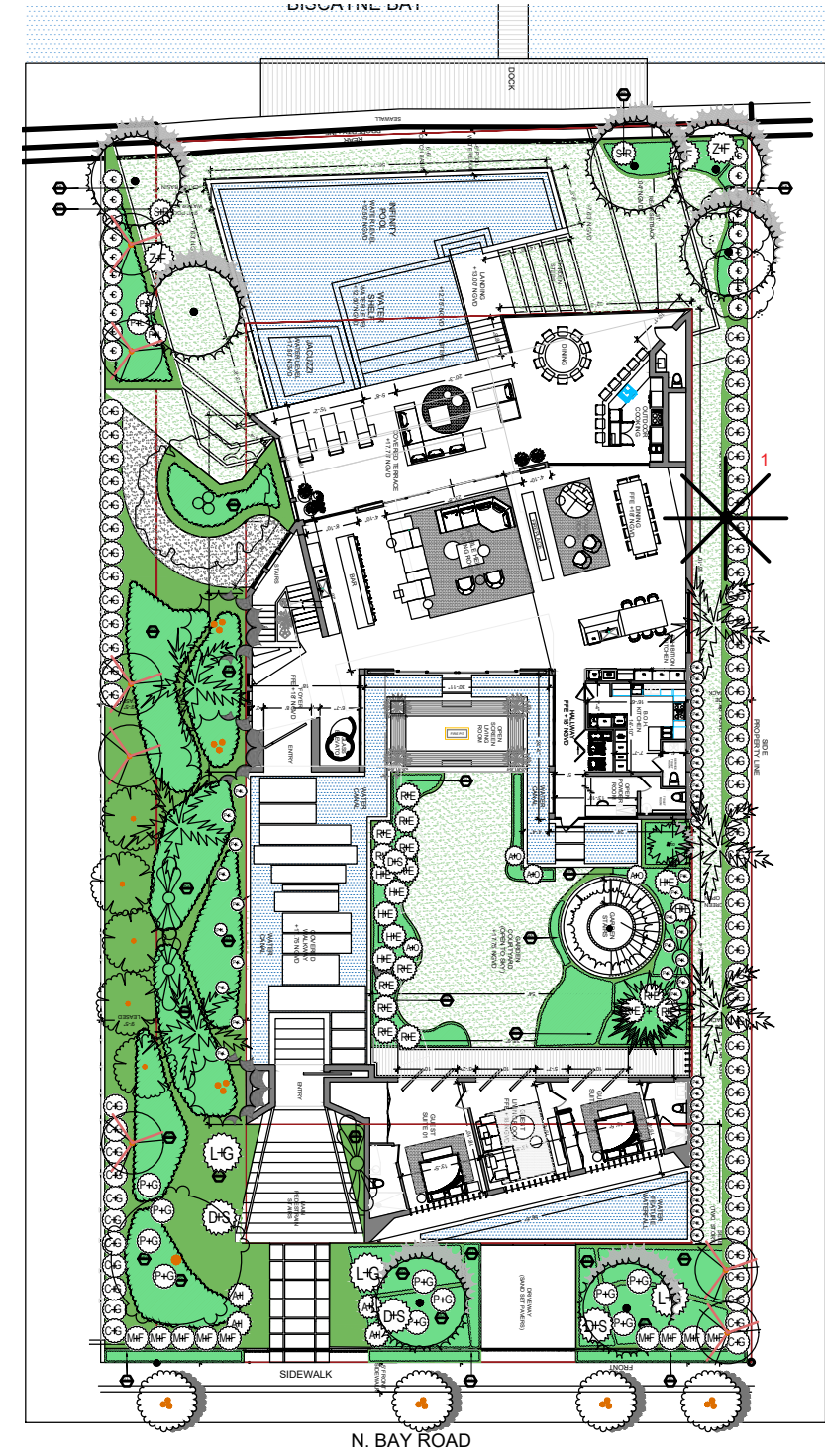
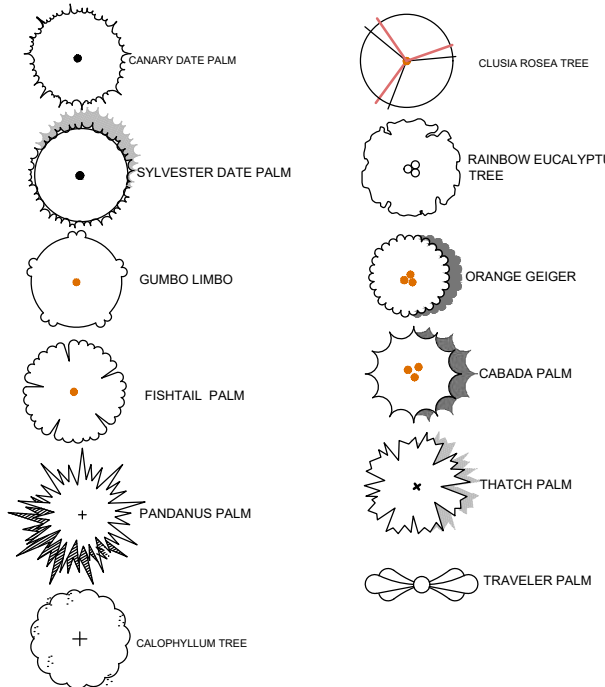
A. Number of large shrubs or small trees required:
 Number of required shrubs x 10% = 180*.1

B. % Native large shrubs or small trees required:
 Number of large shrubs or small trees provided x 50% = 84*.5

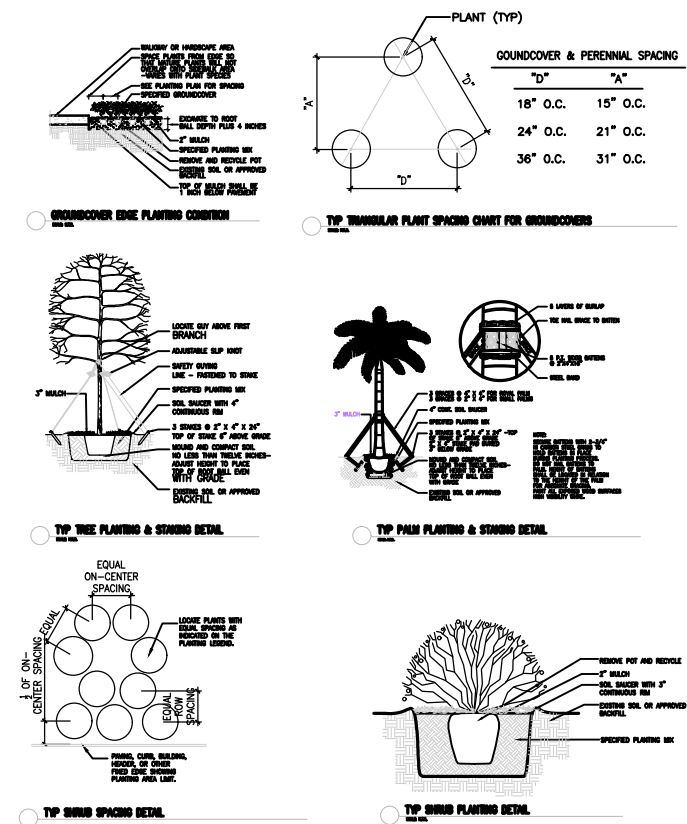
GENERAL PLANTING NOTES:

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARPED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL CONTACT THE CITY AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SOD UNLESS OTHERWISE NOTED.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES, AND ALL OTHER OBSTRUCTIONS.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED 60 DAYS PRIOR TO THEIR RELOCATION.
- TREES TO BE TRANSPLANTED ARE TO BE FLOODED FOR FIVE DAYS PRIOR TO RELOCATION.
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION. ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CODES AND STANDARDS FOR NURSERY PLANTS PART 1 AND II.
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 3".
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE 100% IRRIGATION COVERAGE.
- TREES WILL BE PLANTED IN A MANNER COMPLIANT WITH ENERGY CONSERVATION ZONE REQUIREMENTS.
- MINIMUM GRADE AND STANDARDS. PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II," PREPARED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROHIBITED OR CONTROLLED TREES SHALL NOT BE COUNTED TOWARD FULFILLING THE MINIMUM TREE REQUIREMENTS.
- MULCH ALL BEDS UNLESS OTHERWISE NOTED ON PLAN.
- LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL MATERIALS.
- PHOTOS OF MATERIALS TO BE PROVIDED FOR APPROVAL.

PROPOSED PLANTING SYMBOLS



GROUND LEVEL LANDSCAPE PLAN
 Scale: 1/32"=1'-0"

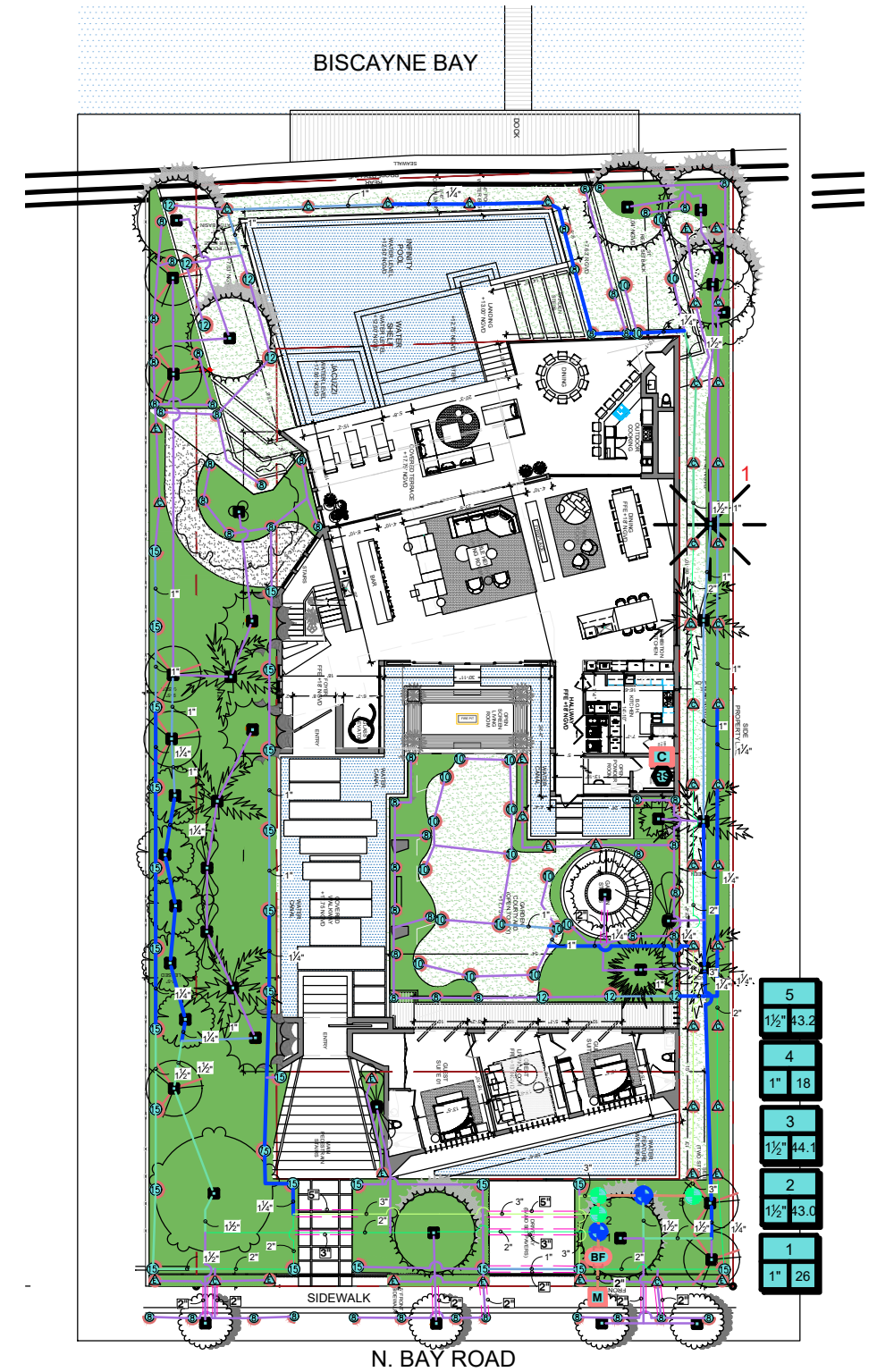


3100 NORTH BAY ROAD, MIAMI BACH, FLORIDA
 DECEMBER 10, 2023



IRRIGATION NOTES:

1. EQUIPMENT DRAWN WITHIN FLOOR PLAN FOR GRAPHICAL PURPOSES.
2. IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF GPM WITH A MINIMUM OPERATING PRESSURE OF PSI. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS.
3. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO OUR PLANTING AREAS
4. IRRIGATION PLAN IS DIAGRAMMATIC, INSTALL VALVES AND IRRIGATION LINES IN PLANTERS WHENEVER POSSIBLE



OVERALL IRRIGATION PLAN
Scale: 1/32"=1'-0"

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND

*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE. AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:

#12 WHITE FOR COMMON

#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)

#14 RED HOT WIRES

#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER. MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

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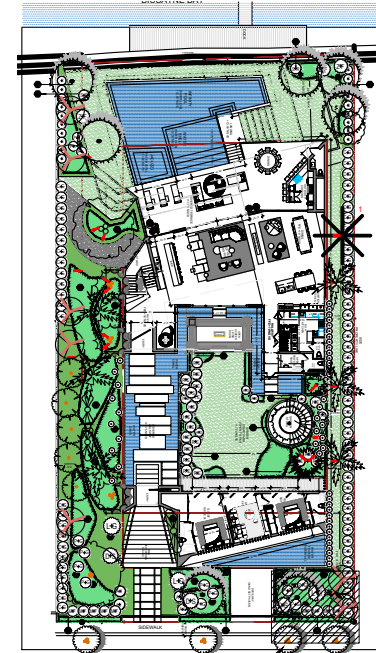
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ELECTRIC

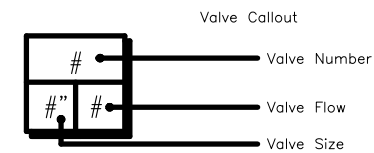
POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.

IRRIGATION AUDIT PROCEDURE

- INSPECT EVERY IRRIGATION ZONE AND A WRITTEN REPORT SHALL BE GENERATED DESCRIBING PROBLEMS. THE REPORT SHALL INCLUDE A LIST OF EACH ZONE INSPECTED. USE THE FOLLOWING LIST TO ASSIST IN THE REPORT.
 - TURN OFF EACH ZONE FROM THE CONTROLLER (WHEN POSSIBLE) TO VERIFY AUTOMATIC OPERATION. FOR BATTERY OPERATED ZONES, TURN ZONES ON AT BATTERY CONTROLLERS.
 - CHECK REMOTE CONTROL VALVES TO ENSURE PROPER OPERATION.
 - CHECK SETTING ON PRESSURE REGULATOR TO ENSURE PROPER SETTING.
 - CHECK FLOW CONTROL AND ADJUST AS NEEDED. ENSURE VALVE IS CLOSED WITHIN 10-15 SECONDS AFTER VALVE HAS BEEN TURNED OFF.
 - CHECK FOR LEAKS IN MAINLINE, LATERAL LINES, VALVES AND HEADS.
 - CHECK SPRAY HEADS AND ROTORS TO ENSURE PROPER OPERATION. (e.g. LEAKS, POP-UP HEIGHT, PROPER PATTERN, AND PROPER ALIGNMENT.)
- CHECK PUMP STATION FOR PROPER OPERATION, WATER VOLUME, FLOW RATE, PRESSURE AND PUMP CAPABILITIES.
- INSPECT ALL FILTERS.
- CHECK THE CONTROLLER FOR PROPER GROUNDING.
- CHECK RAIN SHUT-OFF DEVICE FOR PROPER OPERATION.
- INSPECT ALL VALVE BOXES AND COVERS TO ENSURE GOOD CONDITION.
- CONDUCT ANY ADDITIONAL INSPECTIONS IF NECESSARY.



WATER METER LOCATION



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LCS RCS CST SST	Rain Bird 1806 15 Strip Series Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	47
Q T H P	Rain Bird 1806 8 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	55
Q T H P	Rain Bird 1806 10 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	19
Q T H P	Rain Bird 1806 12 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	8
Q T H P	Rain Bird 1806 15 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	27
1401 1402 1404 1406	Rain Bird 1804-1400 Flood Flood Bubbler 4.0in. popup	44
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	Rain Bird PGA Angle 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	3
●	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	2
BF	Zum 950XL 1-1/2" Double Check Valve Assembly	1
C	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WFI Module and Flow Sensor Ready.	1
RB	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1-1/2"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,511 Lf.
—	Irrigation Lateral Line: PVC Schedule 40 1"	292.8 Lf.
—	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	410.9 Lf.
—	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	156.2 Lf.
—	Irrigation Lateral Line: PVC Schedule 40 2"	255.3 Lf.
—	Irrigation Lateral Line: PVC Schedule 40 3"	121.5 Lf.
—	Irrigation Mainline: PVC Schedule 40 2"	36.5 Lf.
---	Pipe Sleeve: PVC Schedule 40 2"	56.2 Lf.
---	Pipe Sleeve: PVC Schedule 40 3"	27.3 Lf.
---	Pipe Sleeve: PVC Schedule 40 5"	28.4 Lf.

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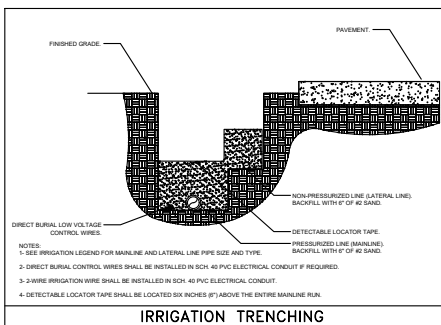
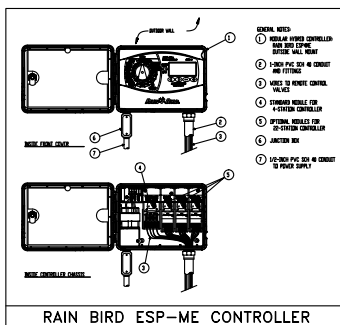
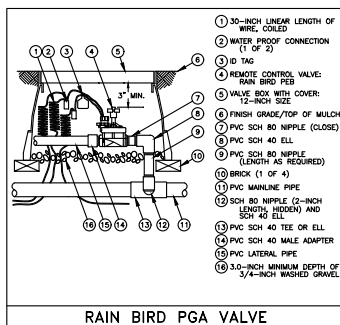
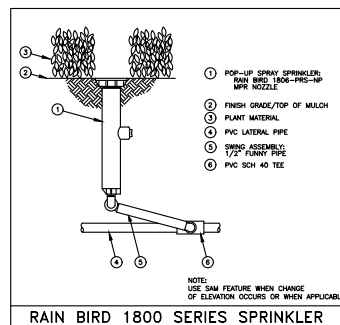
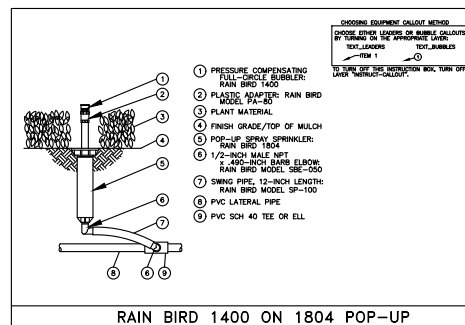
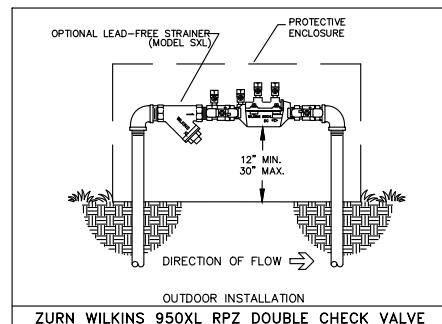
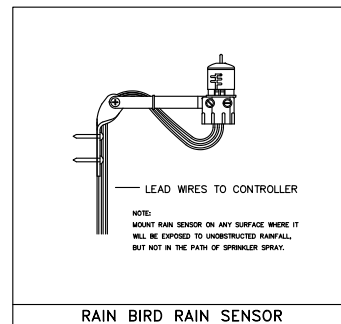
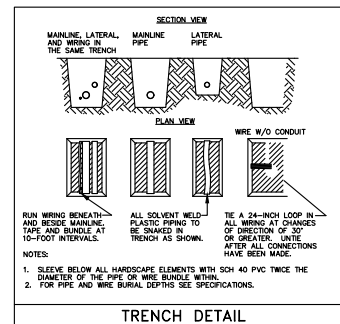
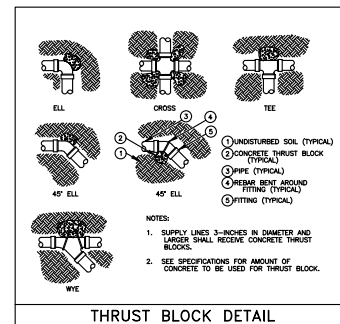
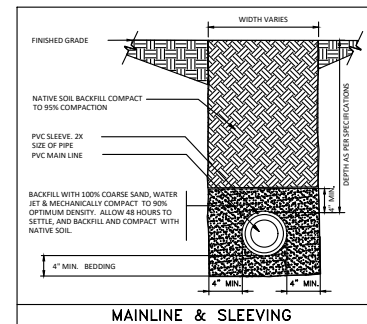
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3100 NORTH BAY ROAD, MIAMI BACH, FLORIDA
DECEMBER 10, 2023



LANDSCAPE RENDERINGS

PROJECT LOCATION | 3100 N BAY RD MIAMI BEACH, FL 33140





RENDERINGS

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VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | INTERIOR ARCHITECTURE



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VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | ART DIRECTION



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