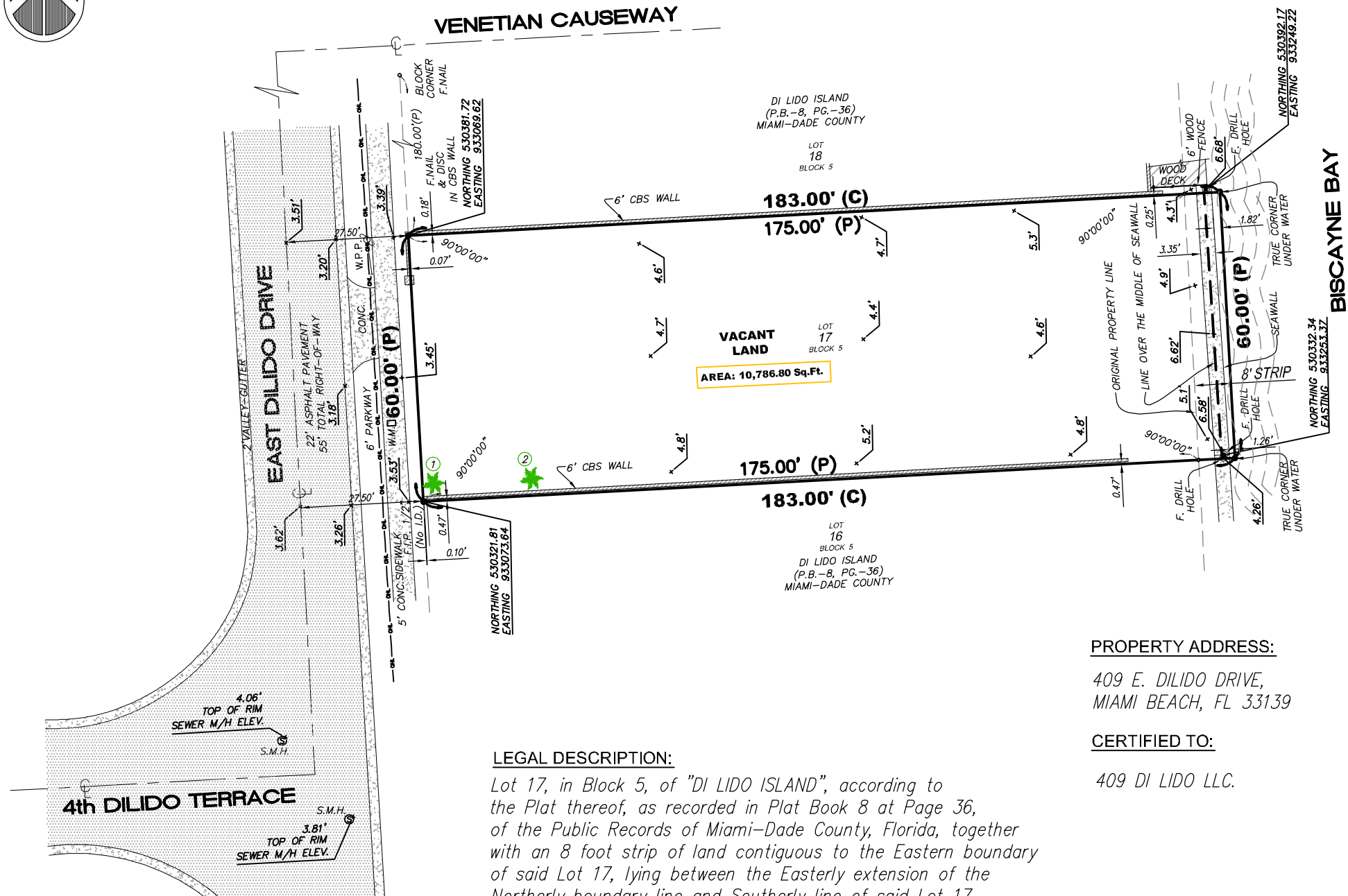




SKETCH OF BOUNDARY SURVEY



LEGAL DESCRIPTION:

Lot 17, in Block 5, of "DI LIDO ISLAND", according to the Plat thereof, as recorded in Plat Book 8 at Page 36, of the Public Records of Miami-Dade County, Florida, together with an 8 foot strip of land contiguous to the Eastern boundary of said Lot 17, lying between the Easterly extension of the Northerly boundary line and Southerly line of said Lot 17.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- The lands shown hereon were not abstracted for easements or same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
- Elevations are based on the National Geodetic Vertical Datum (N.G.V.D.) 1929.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Zoning and Setbacks are not verified by this survey.
- Benchmark : D-170-R Elevation= 7.80' N.G.V.D. 1929
- The Area of 10,786.80 SQ.-FT. corresponds to the line over the middle of the seawall.

PROPERTY ADDRESS:

409 E. DILIDO DRIVE,
MIAMI BEACH, FL 33139

CERTIFIED TO:

409 DI LIDO LLC.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 09-15-2023



(IN FEET)
1 inch = 30 ft.

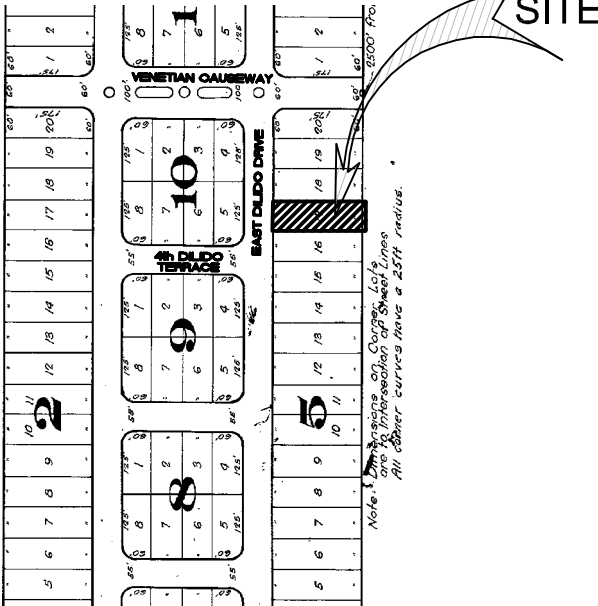
Address:13801 SW 10th Terrace

Miami, FL 33184

Phone: (305) 345-9083

LOCATION MAP

NOT TO SCALE



EXISTING TREES					
No	COMMON NAME	SCIENTIFIC NAME	DBH	OH	SP
1	ROYAL PALM	ROYSTONEA REGIA	1.8'	30'	24'
2	COCONUT PALM	COCOS NUCIFERA	2.0'	20'	32'
DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread					



EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

DATE OF FIRM : 09-11-2009

PANEL NUMBER : 0316

COMMUNITY NUMBER : 120651

SCALE : 1"=30'

BASE FLOOD ELEVATION : 9'

SUFFIX : L

FIRM ZONE : AE

JOB No. 20-1118

REVISED : E.L.

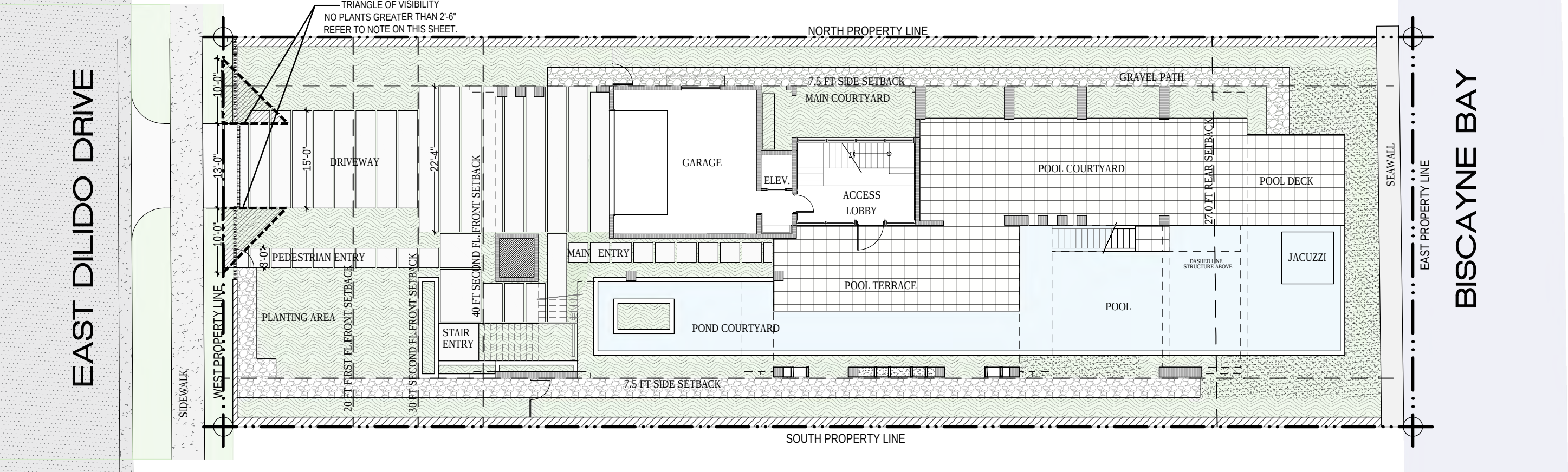
DATE : 09-15-2023

M.M.

DRAWN BY :

SHEET 1

OF 1



HARDSCAPE PLAN
Scale: 0'-1/16" = 1'-0"

PLAN KEY

- LAWN
- DECK HARDSCAPE
- PLANTING
- WATER FEATURE
- HARDSCAPE
- GRAVEL

VISIBILITY TRIANGLE NOTE

3.8.4.1 INTENT: " MATERIAL IMPEDIMENT TO VISIBILITY" CONSTRUED. IT IS THE INTENT OF THEE REGULATIONS TO PROVIDE PROTECTION FROM TRAFFIC AT INTERSECTION FOR AUTOMOTIVE VEHICLES AND THEIR PASSENGERS, AND FOR CYCLISTS AND PEDESTRIANS, INCLUDING SMALL CHILDREN. GIVEN THIS INTENT, THE PHASE" MATERIAL IMPEDIMENT TO VISIBLY " OBSTRUCTION TO VISIBILITY WHICH WOULD RESULT IN CONCEALMENT OF A CHILD OVER TWO AND ONE HALF (2 1/2) FEET IN HEIGHT APPROACHING AUTOMOTIVE VEHICLE CYCLIST FROM SUCH A CHILD DETERMINATIONS AS TO WETHER OR NOT THERE MATERIAL IMPEDIMENT TO VISIBLY, THE SPEED, DIRECTION, AND DURATION OF MOVEMENT TO POINT OF POTENTIAL COLLISION OF CONTACT SHALL BE CONSIDERED.

"ADJACENT TO THOROUGHFARES, NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO FORM A MATERIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE THE STREET GRADE LEVEL WITHIN VISIBILITY TRIANGLES"

LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach
ZONING CLASS: **RS-3** AREA Sq. Ft.: 10,787

OPEN SPACE		ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space		
	Front Lot area: <u>1,800</u>	Front: <u>1,260</u>	<u>1,260</u>
	Rear Lot area: <u>1,630</u>	Rear: <u>1,141</u>	<u>1,141</u>
	Multiplier: <u>70%</u>		

LAWN AREA		ALLOWED	PROVIDED
A.	Total Sq. Ft. of landscaped Open Space	<u>2,401</u>	<u>2,401</u>
B.	Maximum Lawn Area (sod) permitted- Open space required: <u>2,401</u> Multiplier: <u>50%</u>	<u>1,201</u>	<u>482</u>

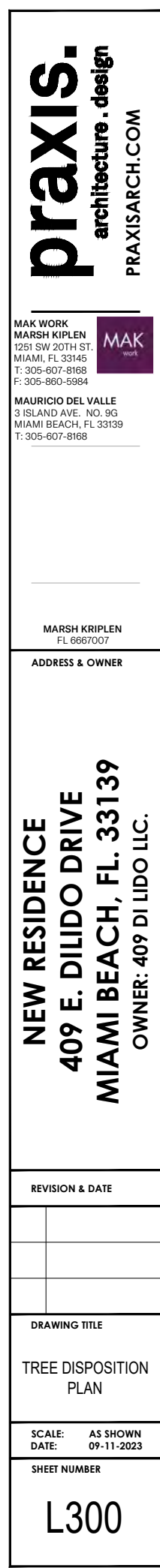
TREES		ALLOWED	PROVIDED
A.	Number of trees required per lot Required Trees/Lot: <u>5</u> Net lot acres: <u>0.2476</u>	<u>5</u>	<u>8</u>
C.	Native required Trees provided: <u>8</u> Multiplier: <u>30%</u>	<u>2</u>	<u>5</u>
D.	Drought tolerant and low maintenance species required Trees provided: <u>8</u> Multiplier: <u>50%</u>	<u>4</u>	<u>5</u>

STREET TREES		REQUIRED/ ALLOWED	PROVIDED
A.	Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: <u>60</u> Multiplier: <u>20</u> Required: <u>3</u> Existing trees: <u>0</u>	<u>3</u>	<u>3</u>

B.	Street trees directly below power lines Linear ft of street frontage: <u>0</u> Multiplier: <u>20%</u>	<u>0</u>	<u>0</u>
----	---	----------	----------

SHRUBS		REQUIRED/ ALLOWED	PROVIDED
A.	Number of shrubs required Lot and street trees required: <u>8</u> Multiplier: <u>12</u>	<u>96</u>	<u>98</u>
B.	Native species required Shrubs provided: <u>98</u> Multiplier: <u>50%</u>	<u>49</u>	<u>71</u>

LARGE SHRUBS OR SMALL TREES		REQUIRED/ ALLOWED	PROVIDED
A.	Number of large shrubs or small tree required Shrubs required: <u>96</u> Multiplier: <u>10%</u>	<u>10</u>	<u>81</u>
B.	Native species required Shrubs provided: <u>81</u> Multiplier: <u>50%</u>	<u>41</u>	<u>71</u>



Scale: 0'-1/16" = 1'-0"

 EXISTING PALM TO REMAIN IN PLACE
 EXISTING PALM TO BE RELOCATED ON-SITE
 EXISTING PALM TO BE REMOVED
 TREE PROTECTION BARRIER

#	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD	DISPOSITION
1	<i>Roystonea Regia</i>	Royal Palm	1.8'	30'	24'	To remain in place
2	<i>Cocos Nucifera</i>	Coconut Palm	2.0'	20'	32'	To be relocated

1. OF ALL EXISTING PALMS AND TREES, PALM #1 WILL REMAIN IN PLACE AND PALM #2 WILL BE RELOCATED.

REFER TO LANDSCAPE SHEET L300,
FOR NEW-TREE SPECIFICATIONS AND RELOCATION.
2. CODE REQUIRES THE PROVISION OF THREE (3) STREET TREES, WHICH WILL BE PROVIDED WITH:
 - (3) "*Coccoloba diversifolia*" 2" DBH, 6' CLEAR TRUNK, 12' HEIGHT, AND 6' SPREAD IN CANOPY.

The diagrams illustrate three methods for protecting tree roots during construction:

- Left Diagram (Wire Mesh Barrier):** Shows a cross-section of a tree with a wire mesh barrier. The barrier is 4" MIN. high and 1/2" MIN. thick. It is made of 4" x 4" pressure treated pine posts and 6" x 6" x 6" wire mesh attached to each 4" x 4" post. The overall dimension to protect roots is indicated.
- Middle Diagram (Circular Frame with Posts):** Shows a top-down view of a circular root protection area. It features a central tree trunk surrounded by a circular frame. The frame is made of 4" x 4" pressure treated pine posts and 2" x 6" pressure treated pine framing studs or 6" x 6" x 6" wire mesh nailed to the posts. A drip line is shown around the tree trunk. The root boundary to be protected is indicated.
- Right Diagram (Horizontal Plank Barrier):** Shows a cross-section of a tree with a horizontal plank barrier. The barrier is 4" MIN. high and 1/2" MIN. thick. It is made of 4" x 4" pressure treated pine posts and 2" x 6" pressure treated pine framing studs nailed to the posts. The overall dimension to protect roots is indicated.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES

1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2'X2" MESH. PROVIDE HINGED GATE
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION AND MAINTAINED FOR THE DURATION OF CONSTRUCTION. REMOVE ONLY AFTER RECEIVING WRITTEN PERMISSION FROM THE URBAN FORESTER.
3. POSTS MAY BE SHIFTED TO AVOID ROOTS.
4. NO CONSTRUCTION ACTIVITIES, STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
5. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

NOTE: PER CITY REQUIREMENTS, THE CERTIFIED ARBORIST OF RECORD WILL VERIFY AND CONFIRM THAT THE TREE PROTECTION BARRIERS ARE INSTALLED CORRECTLY PRIOR TO DEMOLITION AND CONSTRUCTION OF FOUNDATION, SYSTEMS, AND UTILITY TRENCH.



	EXISTING PALM TO REMAIN IN PLACE		PROPOSED TREE
	EXISTING RELOCATED PALM		PROPOSED LARGE
	PROPOSED PALM		PROPOSED SHRUB
	LAWN		GROUND COVERS
	GROUND COVER PLANTING		HARDSCAPE
	WATER FEATURE		GRAVEL

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THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAXIS ARCHITECTURE + DESIGN, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

Symb.	Quant.	Botanical Name	Common Name	Description
TREES				
Bs	1	<i>Bursera simaruba</i>	Gumbo Limbo	Ct 6', 8" DBH, 10' Sp, 20' HT, Ch, Full
Cd	4	<i>Coccoloba diversifolia</i>	Pigeon Plum	Ct 6', 6" DBH, 10' Sp, 16' HT, Full
Ce	2	<i>Conocarpus erectus sericeus</i>	Silver Buttonwood	Ct 6', 12" DBH, 10' Sp, 15' HT, Mit, Full
Cf	3	<i>Caesalpinia ferrea</i>	Brazilian Ironwood	Ct 6', 6" DBH, 8' Sp 14' HT, Full
Gs	1	<i>Guaicum sanctum</i>	Lignum Vitae	Ct 4', 3" DBH, 6' Sp, 10' HT, Full
PALMS				
Cn	7	<i>Cocos nucifera 'Green Malayan'</i>	Green Malayan Coconut	12'-25' Gw, Stg. Ht (1 Existing)
Da	2	<i>Dictyosperma alBushm</i>	Princess Palm	6' GW, Full
Dc	1	<i>Dypsis cabadae</i>	Cabada Palm	10-12' HT, Cluster, Full
DI	5	<i>Dypsis lastelliana</i>	Teddy Bear Palm	8-15' Stg. HT, Full
Lg	8	<i>Licuala grandis</i>	Ruffled Fan Palm	4'-6' Sp, 4'-10' Ht, Shade Grown, Full
Lr	4	<i>Livistonia rotundifolia</i>	Footstool Palm	10-20' Stg. HT, Full
Ls	1	<i>Licuala spinosa</i>	Spiny Licuala Palm	8' Sp, 15" HT, Cluster, Shade Grown, Full (From Signature Trees)
Pe	6	<i>Ptycohsperma elegans</i>	Alexander Palm	Single, 14'-18' Stg. HTS
Rr	1	<i>Roystonea regia</i>	Royal Palm	Existing
Sr	13	<i>Serenoa repens</i>	Saw Palmetto	36" x 36"
Tr	5	<i>Thrinax radiata</i>	Florida Thatch Palm	6'-12' Gw, Stg Hts
Vm	4	<i>Veitchia montgomeryana</i>	Montgomery Palm	10'-15' Stg Hts

Ae	8	<i>Ardisia escallonioides</i>	Marlberry	3' Sp, 6' HT, Bush, Full
Cc	8	<i>Capparis cynophallophora</i>	Jamaica Caper	3' Sp, 8' HT, Bush, Full
Ci	10	<i>Chrysobalanus icaco</i>	Cocoplum	3' Sp, 7' HT, Bush, Full
Ds	2	<i>Dioon spinulosum</i>	Giant Dioon	6' Sp, 5' HT, Full
Ec	12	<i>Eugenia confusa</i>	Redberry Stopper	3' Sp, 8' HT, Bush, Full
Ef	11	<i>Eugenia foetida</i>	Spanish Stopper	3' Sp, 8' HT, Bush, Full
Gl	22	<i>Gymnanthes lucida</i>	Crabwood	3' Sp, 8' HT, Bush, Full
Pu	1	<i>Pandanus utilis</i>	Screw Pine	10' Sp, 20' HT, Specimen, Full
Yr	4	<i>Yucca rostrata</i>	Beaked Yucca	4'-6' HT, Full

Symb.	Quant.	Botanical Name	Common Name	Description
VINES				
Wf	1	<i>Wisteria frutescens</i>	American Wisteria	15" HT, Trellis, Full
GROUNDCOVER				
Ad	70	<i>Asparagus setiflorus myers</i>	Foxtail Fern	1G, 12" x 12", Full
Cs	95	<i>Calathea setosa</i>	Calathea setosa	1G, 18"x18", Full
EI	30	<i>Ernodea littoralis</i>	Golden Beach Creeper	1G, 12" x 12", Full
Fj	114	<i>Farfugium japonicum</i>	Leopard Plant	1G, 18"x18", Full
Nc	170	<i>Neomarcia caerulea</i>	Twelve Apostles Iris	1G, 12" x 12", Full
Oj	180	<i>Ophiopogon japonicus</i>	Mondo Grass	1G, 6" x 6", Full
Ojn	62	<i>Ophiopogon japonicus 'Nana'</i>	Dwarf Mondo Grass	1G, 4" x 4", Full
Op	65	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Black Mondo Grass	1G, 6" x 6", Full
Pg	30	<i>Philodendron gloriosum</i>	Philodendron Gloriosum	24"x24" HT, Full
Ps	78	<i>Pilea serpyllacea</i>	Pilea serpyllacea	12" x 12", Full
Px	95	<i>Philodendron Xanadu</i>	Philodendron Xanadu	18"x18", Full
GRASSES				
Ze	482 Sf	<i>Zoysia Empire</i>	<i>Zoysia Empire</i>	
GRAVEL				
	872 Sf	<i>Grey Granite Screenings</i>		3/8"