

PENNSYLVANIA TOWNHOMES

1020 PENNSYLVANIA AVENUE. MIAMI BEACH, FLORIDA. 33139

NEW MULTI-FAMILY DWELLING WITH UNDERSTORY



FINAL SUBMITTAL

HPB24-0618 / 02.02.2025

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SECTIONS

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278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL. LIC: AR 0016966

FL. LIC: AA 26000837

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

COVER SHEET / INDEX OF DRAWINGS

SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

A-0.0



NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP





1 1044 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



2 1034 PENNSYLVANIA AVE
EXISTING ONE-STORY BUILDING



3 1026 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



4 1020 PENNSYLVANIA AVE
VACANT LOT





5 1010 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



6 1004 PENNSYLVANIA AVE
EXISTING THREE-STORY BUILDING



7 1003 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



8 1005 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING





9 1023 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



10 1027 PENNSYLVANIA AVE
EXISTING THREE-STORY BUILDING



11 1035 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



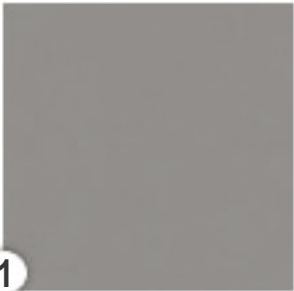
12 1045 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING





3D VIEW - REAR ELEVATION (WEST)

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
CEDAR MOUNTAINS,
706)



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



NICHIHA
ARCHITECTURAL
WOOD PANEL.
(VINTAGE WOOD,
BARK)

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3D VIEW & MATERIALS

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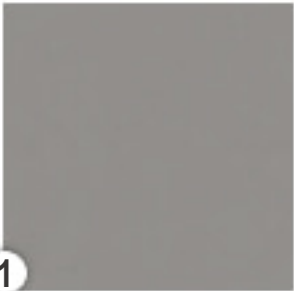
SHEET NUMBER

A-0.6



3D VIEW - FRONT

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



PAINTED STUCCO
ACCENT COLOR
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CLEAR GLASS W/
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MIAMI BEACH, FL. 33139

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3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 06-16-2024

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3D VIEW - SIDE ELEVATION (SOUTH)



3D VIEW - SIDE ELEVATION (NORTH)

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
CEDAR MOUNTAINS,
706)



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



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REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

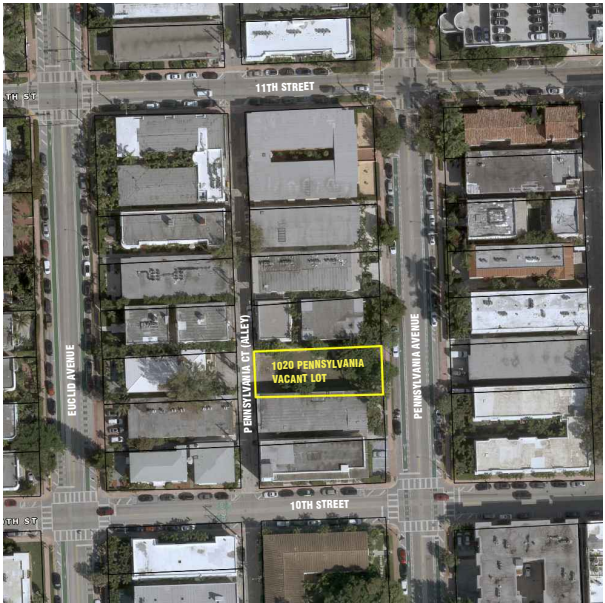
DATE: 06-16-2024

SHEET NUMBER

A-0.8

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			90°	
45	ADA Spaces				
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	no		N/A	
52	Total # of seats	no		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
56	Is this a contributing building?	No		NO	
57	Located within a Local Historic District?	No		FLAMINGO PARK	

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.



LOCATION PLAN

NOT TO SCALE



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1020 PENNSYLVANIA AVE		
2	Board and file numbers :	HPB24-0618		
3	Folio number(s):	02-4203-009-1160		
4	Year constructed:	VACANT LOT	Zoning District:	RM-1
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.9' NGVD
6	Adjusted grade (Flood+Grade/2):	6.45'	Lot Area:	7,000 SF
7	Lot width: 50 FT		Lot Depth:	140 FT
8	Minimum Unit Size		Average Unit Size	1,373 SF (AVG, 6 UNITS)
9	Existing use:	MULTI-FAMILY	Proposed use:	MULTI-FAMILY
		Maximum	Existing	Proposed Deficiencies
10	Height	35		35'-0" FT
11	Number of Stories			3 FLOORS W/ UNDERSTORY
12	FAR			
12a	Allowable Floor Area	8,750 SF (125%)		8,662 SF (123.74%)
13	Gross square footage			8,662 SF
14	Square Footage by use	N/A		N/A
15	Number of units Residential	N/A		6
16	Number of units Hotel	N/A		N/A
17	Number of seats	N/A		N/A
18	Occupancy load	N/A		N/A
	Setbacks	Required	Existing	Proposed Deficiencies
	Subterranean:			
19	Front Setback:	N/A		N/A
20	Side Setback:	N/A		N/A
21	Side Setback:	N/A		N/A
22	Side Setback facing street:	N/A		N/A
23	Rear Setback:	N/A		N/A
	At Grade Parking:			
24	Front Setback:	20'-0"		20'-0"
25	Side Setback:	7'-6"		7'-6"
26	Side Setback:	7'-6"		7'-6"
27	Side Setback facing street:			
28	Rear Setback:	14'-0"		15'-4"
	Pedestal:			
29	Front Setback:	N/A		N/A
30	Side Interior Setback:	N/A		N/A
31	Side Interior Setback:	N/A		N/A
32	Side Setback facing street:	N/A		N/A
33	Rear Setback:	N/A		
	Tower:			
34	Front Setback:	N/A		N/A
35	Side Setback:	N/A		N/A

SCOPE OF WORK

– NEW 6 UNITS MULTI-FAMILY BUILDING WITH PARKING AT UNDERSTORY LEVEL ON VACANT LOT.

WAIVER(S) REQUESTED

1. HEIGHT OF UNDERSTORY PARKING AREA REDUCED BY 2 FT, FROM 12 FT TO 10 FT, PER SECTION 7.1.2.2 (b)(2)(A) – SEE SHEET A-4.1

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023, 8TH EDITION – BUILDING
– CITY OF MIAMI BEACH LOCAL ORDINANCE (RM-1)

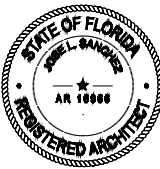
LEGAL DESCRIPTION

LOT 16, BLOCK 43, OF "OCEAN BEACH ADDITION NO.3", ACCORDING TO THE PAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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AIA, LEED AP

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MIAMI, FL. 33127
P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837



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Date: 2025.01.25 13:00:35 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

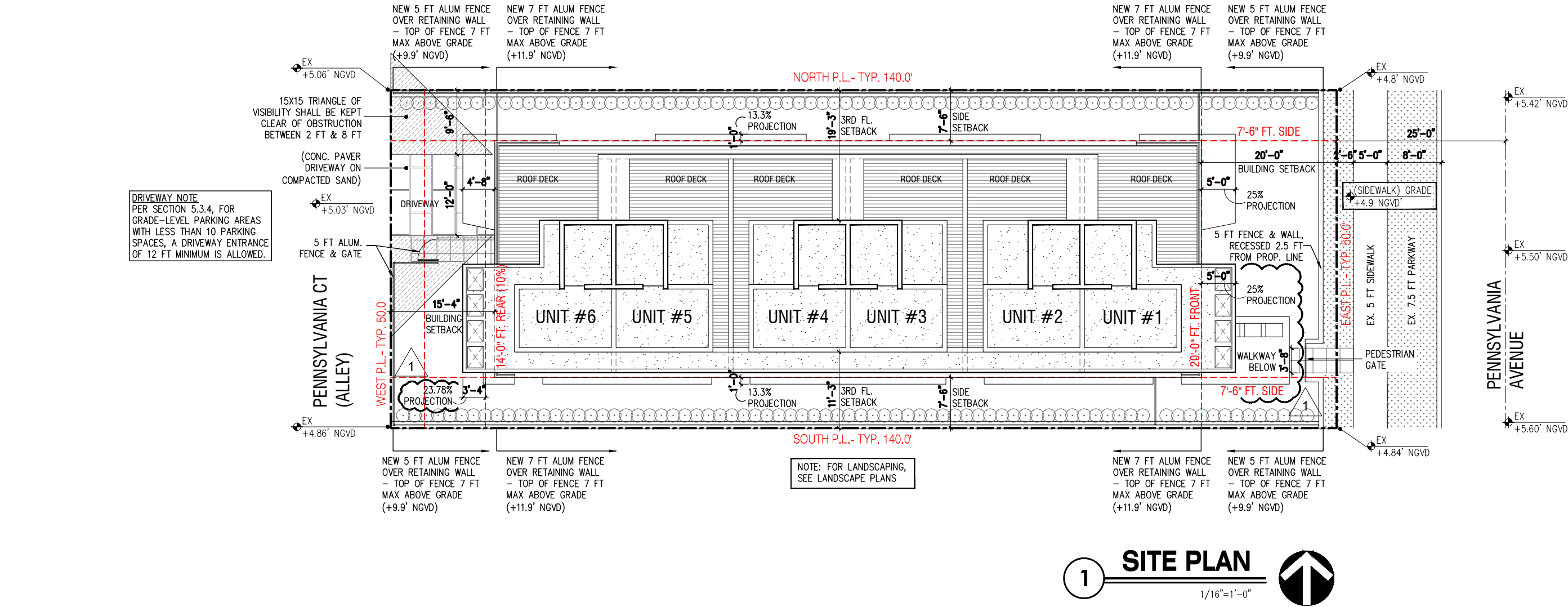
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DRAWING TITLE ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.0



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AR 18886

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ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

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REVISION & DATE

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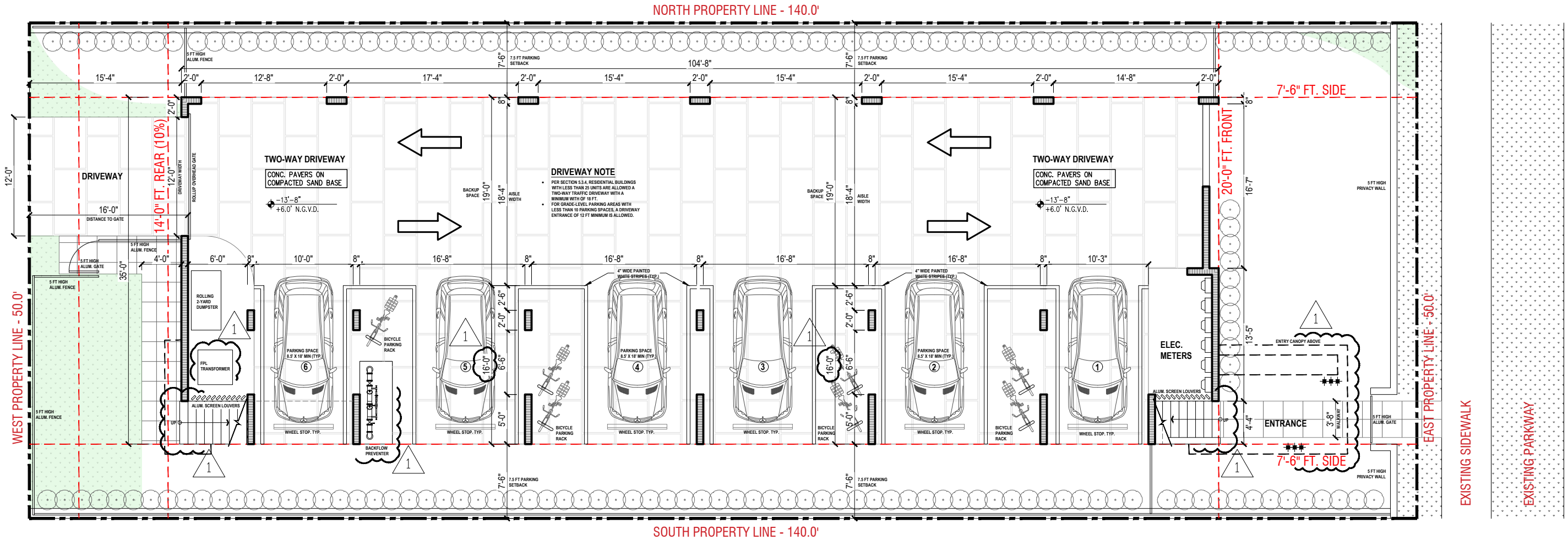
SITE PLAN

SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

A-1.1



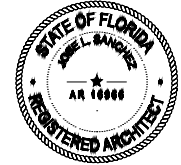
1 UNDERSTORY

3/32"=1'-0"

PENNSYLVANIA AVE.

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

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MIAMI, FL. 33127
P 305 576 8063
FL. LIC: AR 0016966
FL. LIC: AA 26000837



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ADDRESS & OWNER

REVISION & DATE

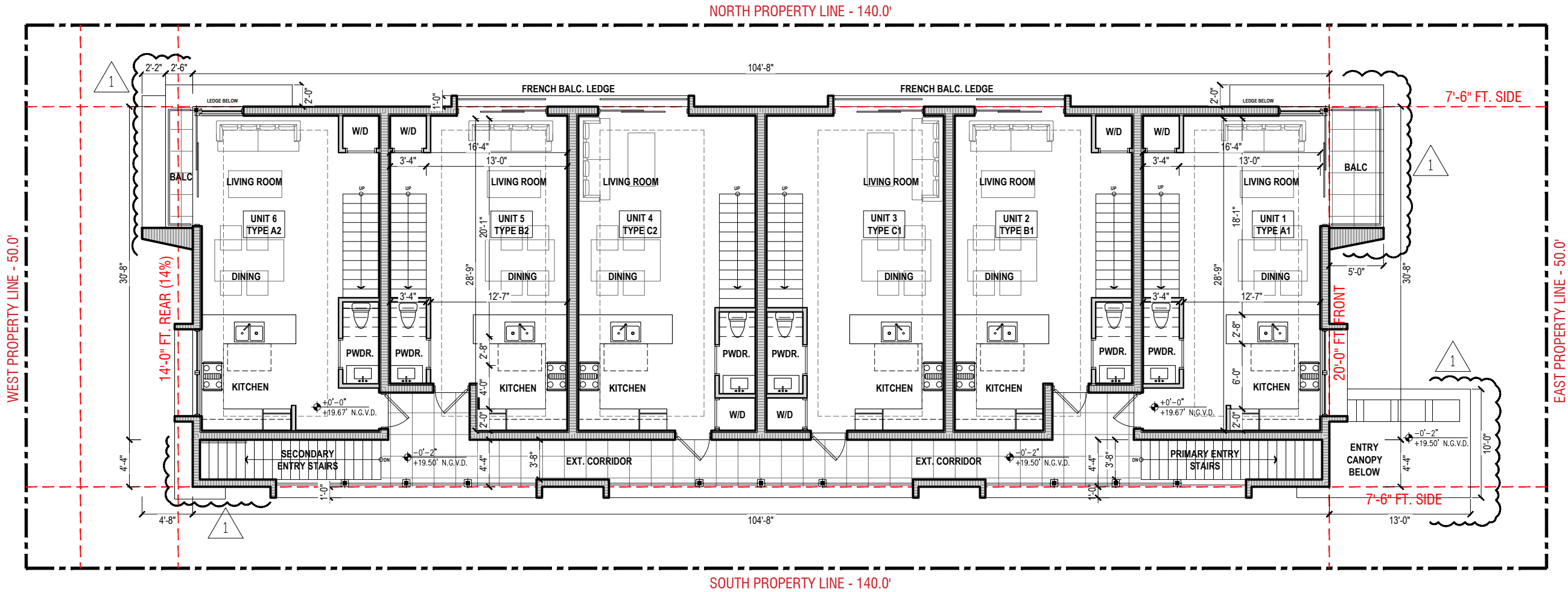
DRAWING TITLE

UNDERSTORY

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-2.1

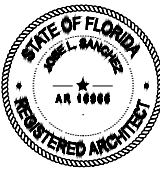


1 FIRST FLOOR PLAN
3/32"=1'-0"

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P 305 576 8063

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ADDRESS & OWNER

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1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

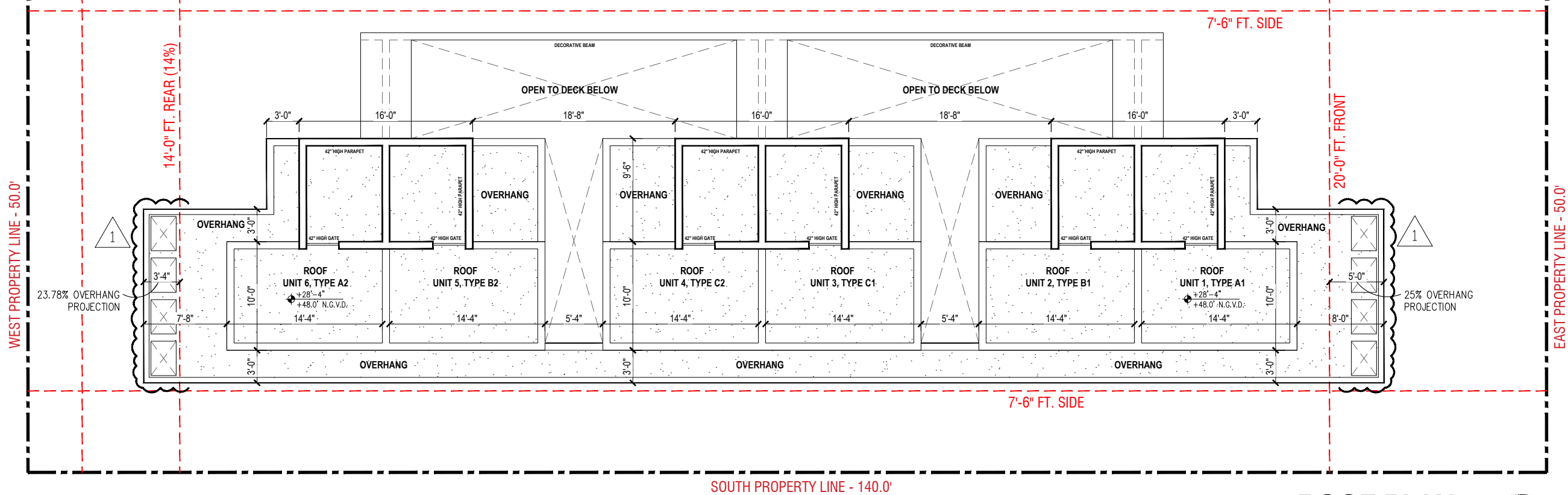
DRAWING TITLE

FIRST
FLOOR PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

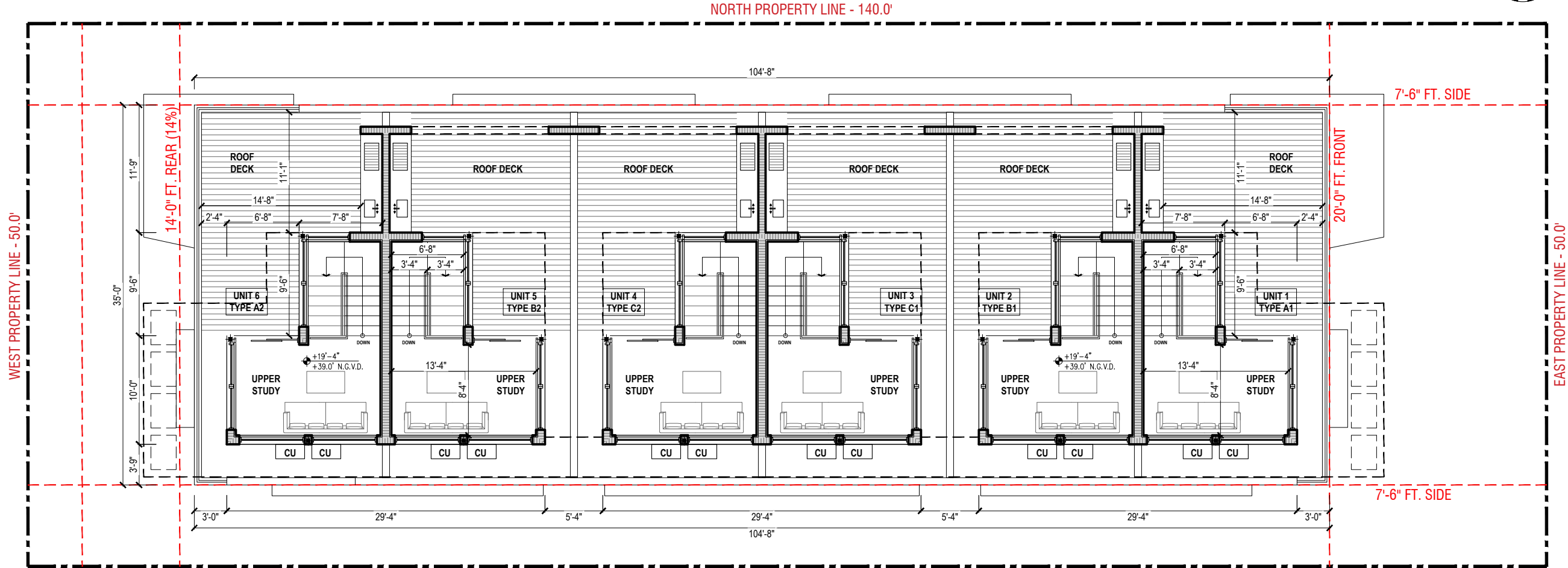
A-2.2



2 ROOF PLAN

3/32"=1'-0"

↑



1 THIRD FLOOR PLAN

3/32"=1'-0"

↑

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STATE OF FLORIDA

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REGISTERED ARCHITECT

AR 10000

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ADDRESS & OWNER

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MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

THIRD FLOOR / ROOF PLAN

SCALE: AS SHOWN

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A-2.4

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JOSE L. SANCHEZ

AR 10000

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REVISION & DATE

DRAWING TITLE

EAST/WEST ELEVATIONS (FRONT/REAR)

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-3.1

7.5 FT SIDE SETBACK

7.5 FT SIDE SETBACK

TOP OF SLAB +28'-4" +48.0' N.G.V.D.

BUILDING HEIGHT 35'-0" MEASURED FROM DESIGN FLOOD ELEVATION (+13.0' NGVD)

TOP OF SLAB +39.0' N.G.V.D.

35'-0" BLUP HT.

TOP OF SLAB +29.66' N.G.V.D.

TOP OF SLAB +10'-4" +19.66' N.G.V.D.

MAX. FREEBOARD +13.0' N.G.V.D.

MIN. FREEBOARD (DFE) +9.0' N.G.V.D.

BASE FLOOD +8.0' N.G.V.D.

FUTURE GRADE +5.96' N.G.V.D.

(SIDEWALK) GRADE +4.9' N.G.V.D.

ENTRY CANOPY

1

1 EAST ELEVATION (FRONT) 3/32"=1'-0"

7.5 FT SIDE SETBACK

7.5 FT SIDE SETBACK

TOP OF SLAB +28'-4" +48.0' N.G.V.D.

BUILDING HEIGHT 35'-0" MEASURED FROM DESIGN FLOOD ELEVATION (+13.0' NGVD)

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BASE FLOOD +8.0' N.G.V.D.

FUTURE GRADE +5.96' N.G.V.D.

(SIDEWALK) GRADE +4.9' N.G.V.D.

1

2 WEST ELEVATION (REAR) 3/32"=1'-0"

2

ALLEY

UNIT 6 UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

PENNSYLVANIA AVENUE

1

ELEVATION KEYPLAN NOT TO SCALE

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REVISION & DATE

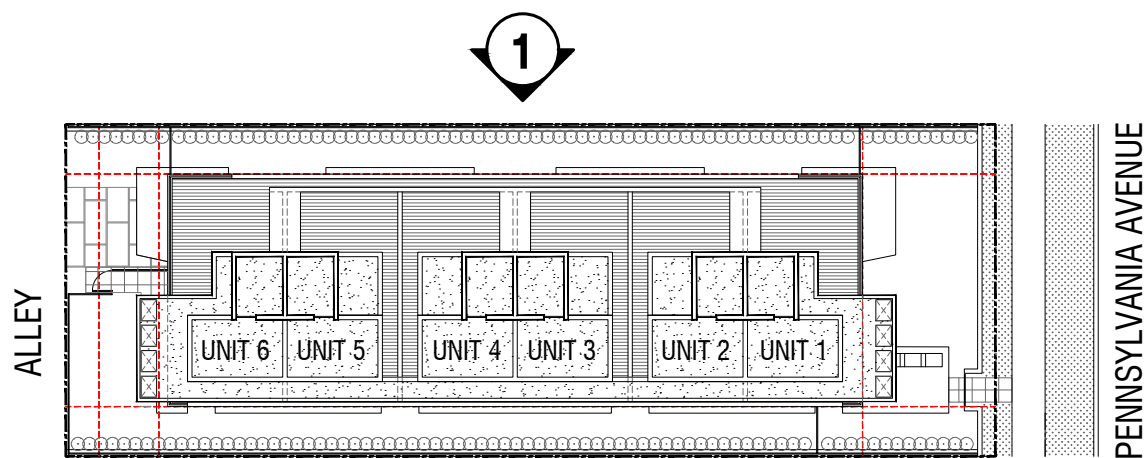
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**SOUTH
ELEVATION
(SIDE)**

CALE:	AS SHOWN
ATE:	06-16-2024

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A-3.2



1 NORTH ELEVATION (SIDE)

3/32"=1'-0"

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NORTH ELEVATION (SIDE)

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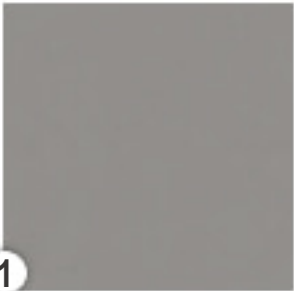
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A-3.3



3D VIEW - FRONT

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
CEDAR MOUNTAINS,
706)



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



NICHIHA
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WOOD PANEL.
(VINTAGE WOOD,
BARK)

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AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL. LIC: AR 0016966

FL. LIC: AA 26000837

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

A-0.7

PENNSYLVANIA TOWNHOMES

1020 PENNSYLVANIA AVENUE. MIAMI BEACH, FLORIDA. 33139

NEW MULTI-FAMILY DWELLING WITH UNDERSTORY



FINAL SUBMITTAL

HPB24-0618 / 02.02.2025

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SURROUNDING PROPERTIES
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SURROUNDING PROPERTIES
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SECTIONS

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Jose L. Sanchez

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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP





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ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

NEIGHBORHOOD
AERIAL VIEW

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.1



1 1044 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



2 1034 PENNSYLVANIA AVE
EXISTING ONE-STORY BUILDING



3 1026 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



4 1020 PENNSYLVANIA AVE
VACANT LOT



REVISION & DATE	

DRAWING TITLE
SURROUNDING PROPERTIES

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-0.2



5 1010 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



6 1004 PENNSYLVANIA AVE
EXISTING THREE-STORY BUILDING



7 1003 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



8 1005 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING





9 1023 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



10 1027 PENNSYLVANIA AVE
EXISTING THREE-STORY BUILDING



11 1035 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING



12 1045 PENNSYLVANIA AVE
EXISTING TWO-STORY BUILDING





3D VIEW - FRONT ELEVATION (EAST)

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
CEDAR MOUNTAINS,
706)



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



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Date: 2025.01.15 12:59:36 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 06-16-2024

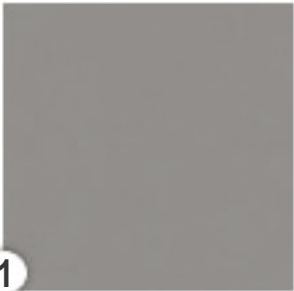
SHEET NUMBER

A-0.5



3D VIEW - REAR ELEVATION (WEST)

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



PAINTED STUCCO
ACCENT COLOR
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CEDAR MOUNTAINS,
706)



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



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Date: 2025.01.15 12:59:36 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 06-16-2024

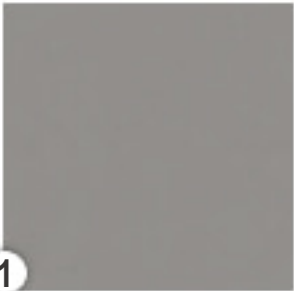
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3D VIEW - FRONT

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



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ACCENT COLOR
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CEDAR MOUNTAINS,
706)



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



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Jose L
Sanchez

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Date: 2025.01.31 12:59:36 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

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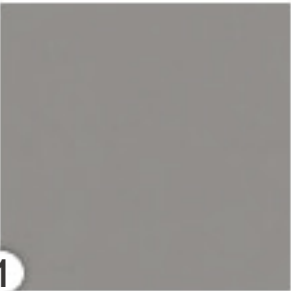


3D VIEW - SIDE ELEVATION (SOUTH)



3D VIEW - SIDE ELEVATION (NORTH)

MATERIAL BOARD



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
CLOUD WHITE, OC-130)



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CLEAR GLASS W/
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Jose L. Sanchez

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

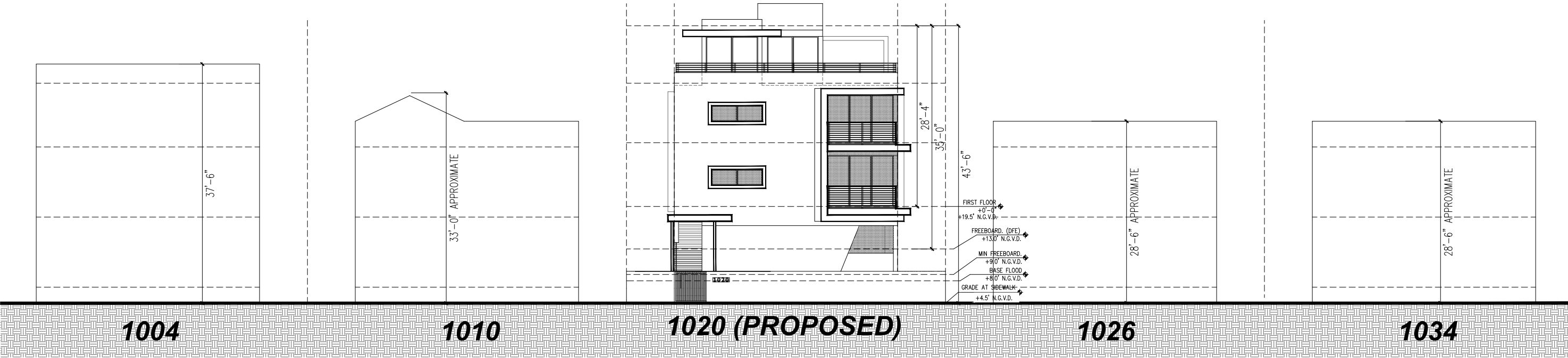
DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.8



1 CONTEXTUAL ELEVATIONS

N.T.S.

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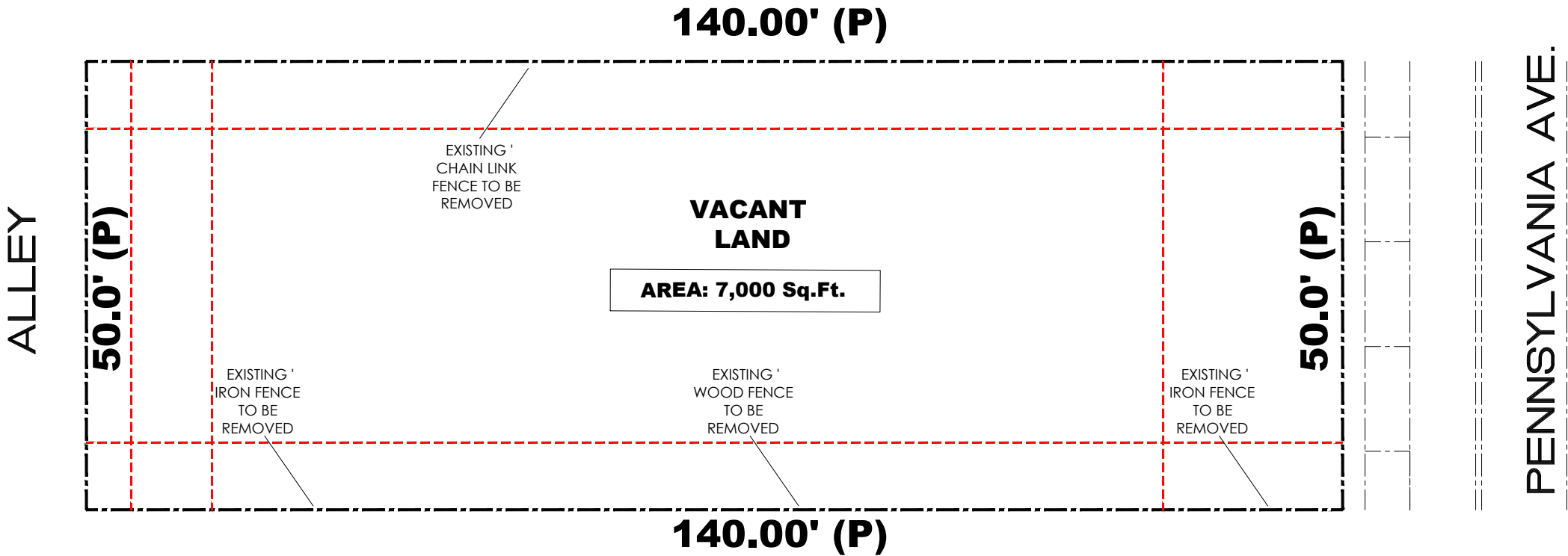
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Date: 2025.01.15 12:59:36 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE	
DRAWING TITLE	
CONTEXTUAL ELEVATIONS	
SCALE:	AS SHOWN
DATE:	06-16-2024
SHEET NUMBER	

A-0.10



1 DEMOLITION PLAN

1/16" = 1'-0"

↑

SCOPE OF WORK

- SCOPE OF DEMOLITION FENCE REMOVAL IF REQUIRED.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- MAINTAIN OR REMOVAL OF PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
- CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
- CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
- UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
- CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

TREE PROTECTION NOTE

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

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STATE OF FLORIDA

JOSE L. SANCHEZ

AR 16966

REGISTERED ARCHITECT

Jose L

Sanchez

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Date: 2025.01.15 12:59:36 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

DEMOLITION PLAN

SCALE:

AS SHOWN

DATE:

06-16-2024

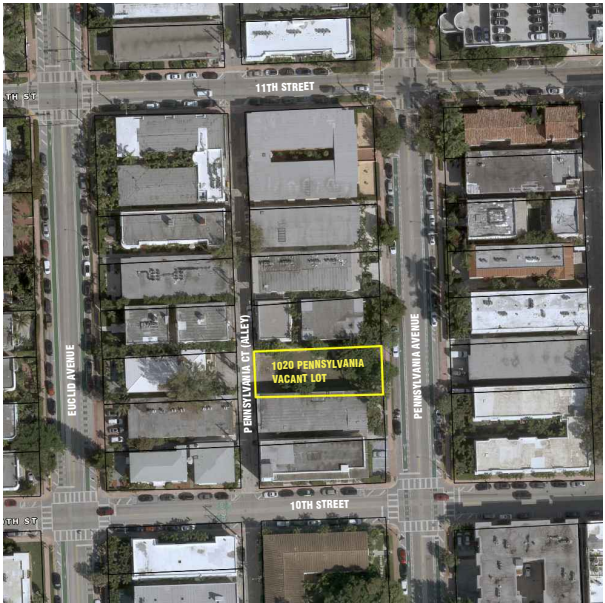
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ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			90°	
45	ADA Spaces				
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	no		N/A	
52	Total # of seats	no		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
56	Is this a contributing building?	No		NO	
57	Located within a Local Historic District?	No		FLAMINGO PARK	

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.



LOCATION PLAN

NOT TO SCALE



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1020 PENNSYLVANIA AVE		
2	Board and file numbers :	HPB24-0618		
3	Folio number(s):	02-4203-009-1160		
4	Year constructed:	VACANT LOT	Zoning District:	RM-1
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.9' NGVD
6	Adjusted grade (Flood+Grade/2):	6.45'	Lot Area:	7,000 SF
7	Lot width: 50 FT		Lot Depth:	140 FT
8	Minimum Unit Size		Average Unit Size	1,373 SF (AVG, 6 UNITS)
9	Existing use:	MULTI-FAMILY	Proposed use:	MULTI-FAMILY
		Maximum	Existing	Proposed Deficiencies
10	Height	35		35'-0" FT
11	Number of Stories			3 FLOORS W/ UNDERSTORY
12	FAR			
12a	Allowable Floor Area	8,750 SF (125%)		8,662 SF (123.74%)
13	Gross square footage			8,662 SF
14	Square Footage by use	N/A		N/A
15	Number of units Residential	N/A		6
16	Number of units Hotel	N/A		N/A
17	Number of seats	N/A		N/A
18	Occupancy load	N/A		N/A
	Setbacks	Required	Existing	Proposed Deficiencies
	Subterranean:			
19	Front Setback:	N/A		N/A
20	Side Setback:	N/A		N/A
21	Side Setback:	N/A		N/A
22	Side Setback facing street:	N/A		N/A
23	Rear Setback:	N/A		N/A
	At Grade Parking:			
24	Front Setback:	20'-0"		20'-0"
25	Side Setback:	7'-6"		7'-6"
26	Side Setback:	7'-6"		7'-6"
27	Side Setback facing street:			
28	Rear Setback:	14'-0"		15'-4"
	Pedestal:			
29	Front Setback:	N/A		N/A
30	Side Interior Setback:	N/A		N/A
31	Side Interior Setback:	N/A		N/A
32	Side Setback facing street:	N/A		N/A
33	Rear Setback:	N/A		
	Tower:			
34	Front Setback:	N/A		N/A
35	Side Setback:	N/A		N/A

SCOPE OF WORK

– NEW 6 UNITS MULTI-FAMILY BUILDING WITH PARKING AT UNDERSTORY LEVEL ON VACANT LOT.

WAIVER(S) REQUESTED

1. HEIGHT OF UNDERSTORY PARKING AREA REDUCED BY 2 FT, FROM 12 FT TO 10 FT, PER SECTION 7.1.2.2 (b)(2)(A) – SEE SHEET A-4.1

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023, 8TH EDITION – BUILDING
– CITY OF MIAMI BEACH LOCAL ORDINANCE (RM-1)

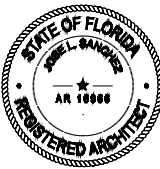
LEGAL DESCRIPTION

LOT 16, BLOCK 43, OF "OCEAN BEACH ADDITION NO.3", ACCORDING TO THE PAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837



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Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=j.sanchez@praxisarch.com, date=2025.01.15 13:00:35 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

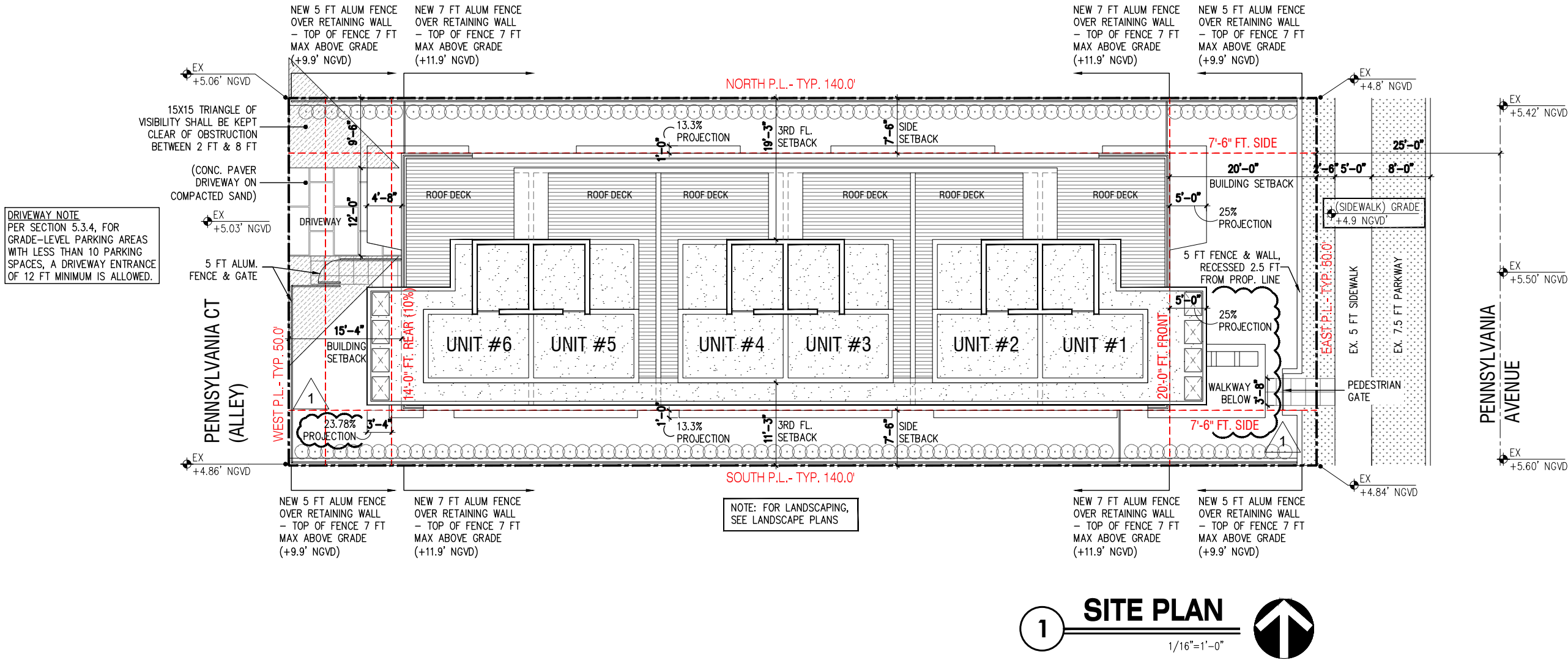
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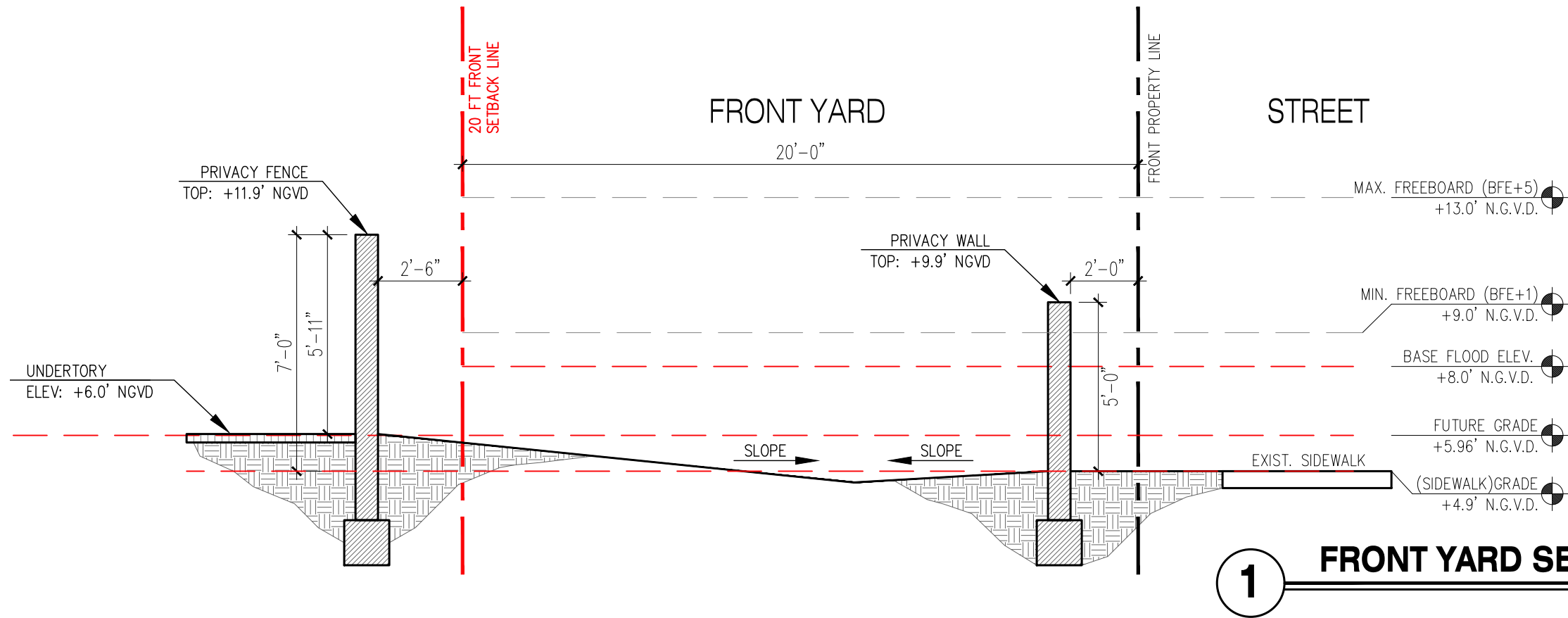
**ZONING DATA
/ LOCATION
PLAN**

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

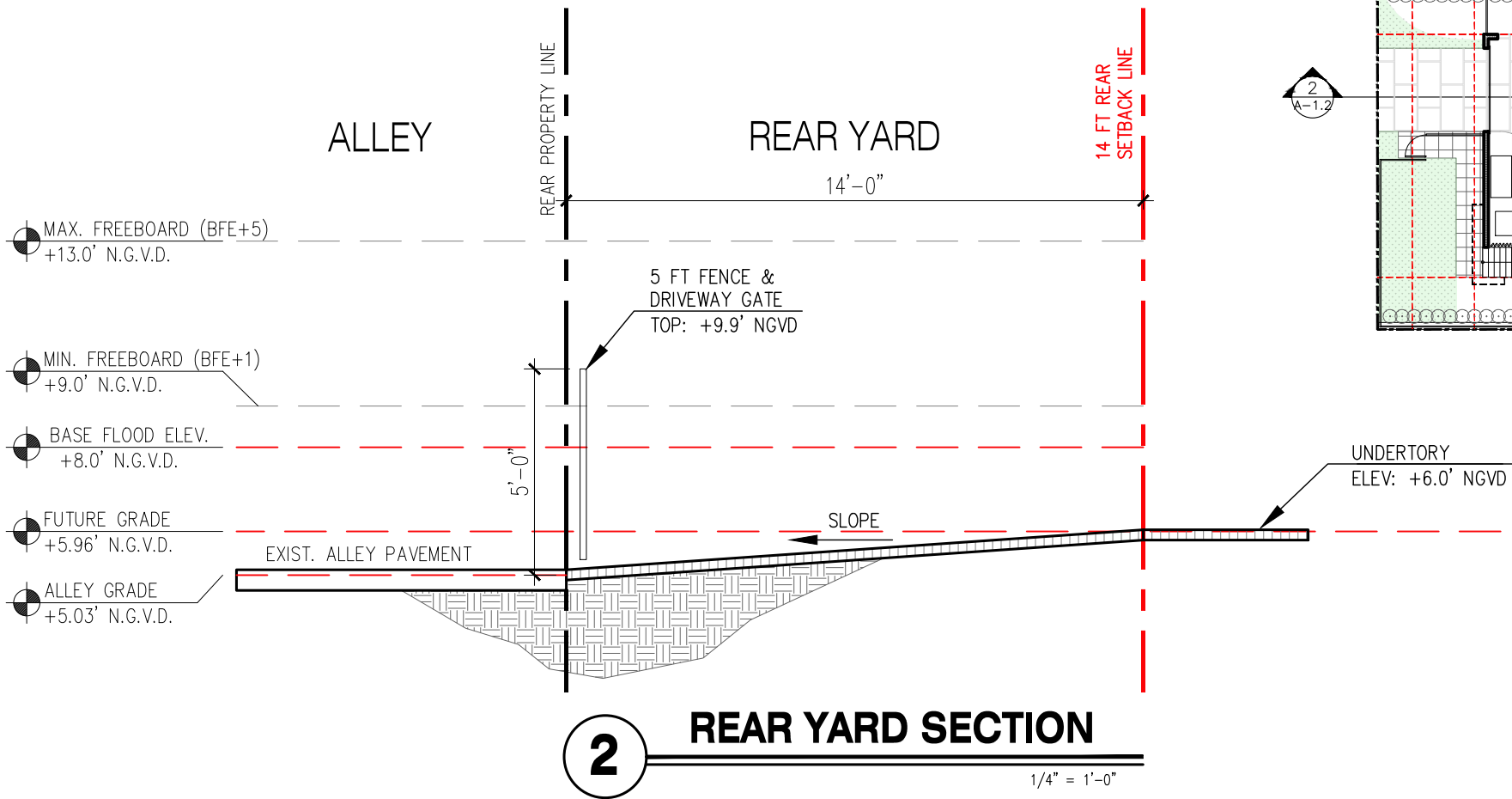
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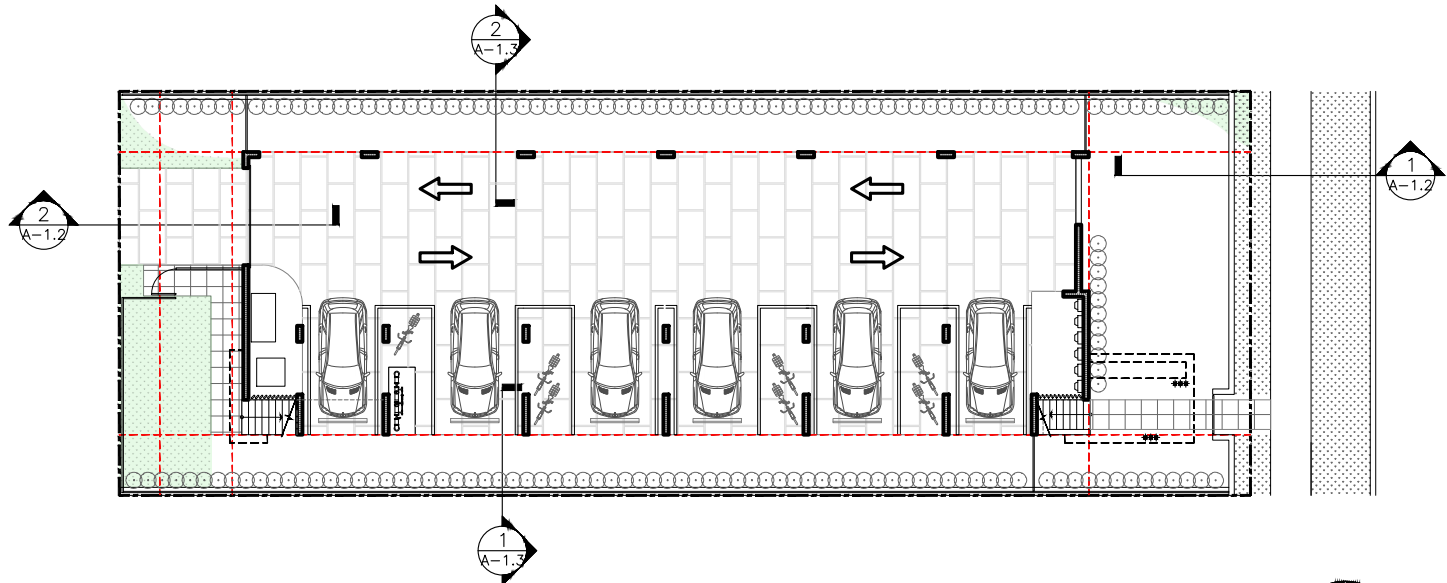
1 FRONT YARD SECTION

1/4" = 1'-0"



2 REAR YARD SECTION

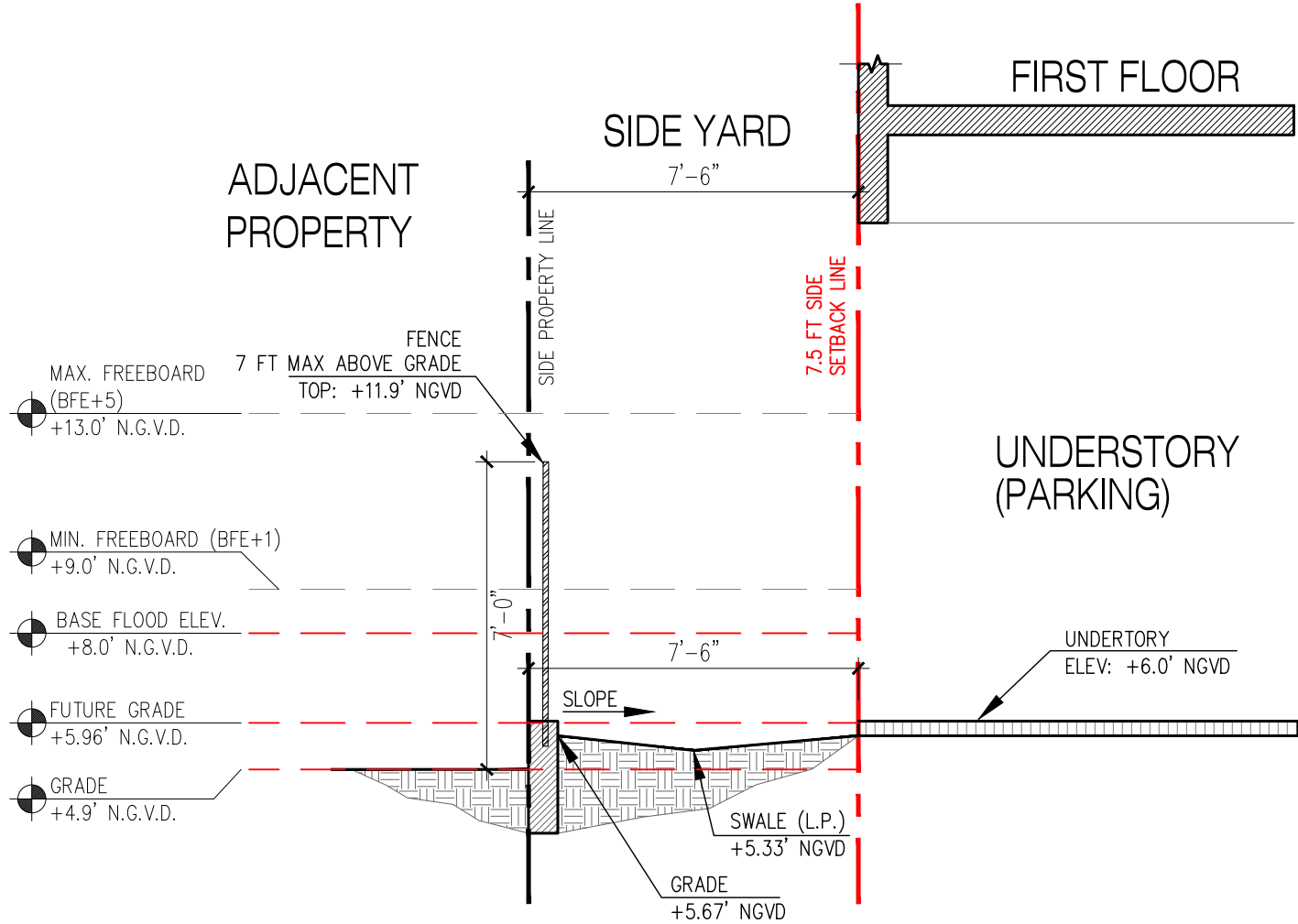
1/4" = 1'-0"



YARD SECTION KEYPLAN

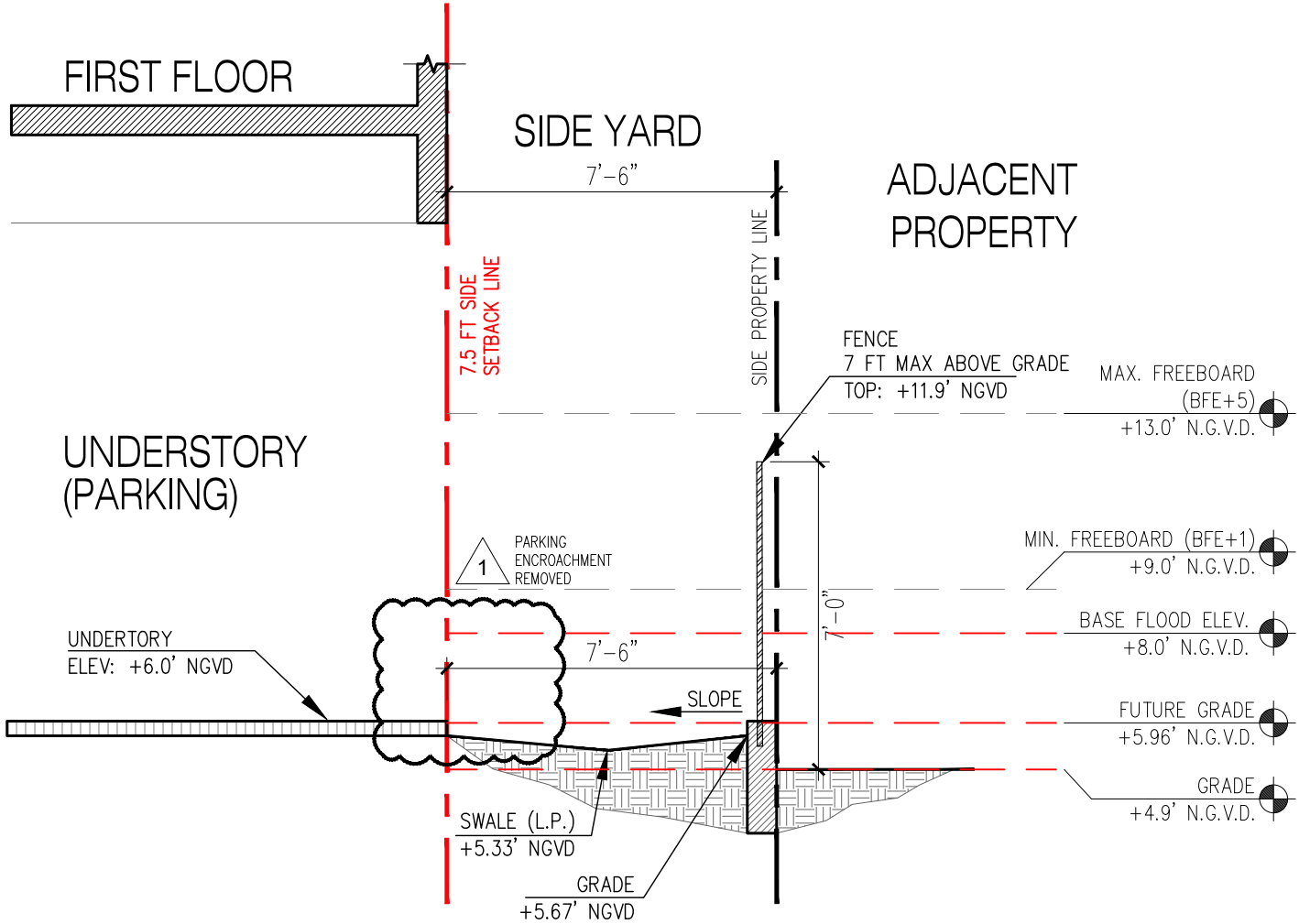
NOT TO SCALE





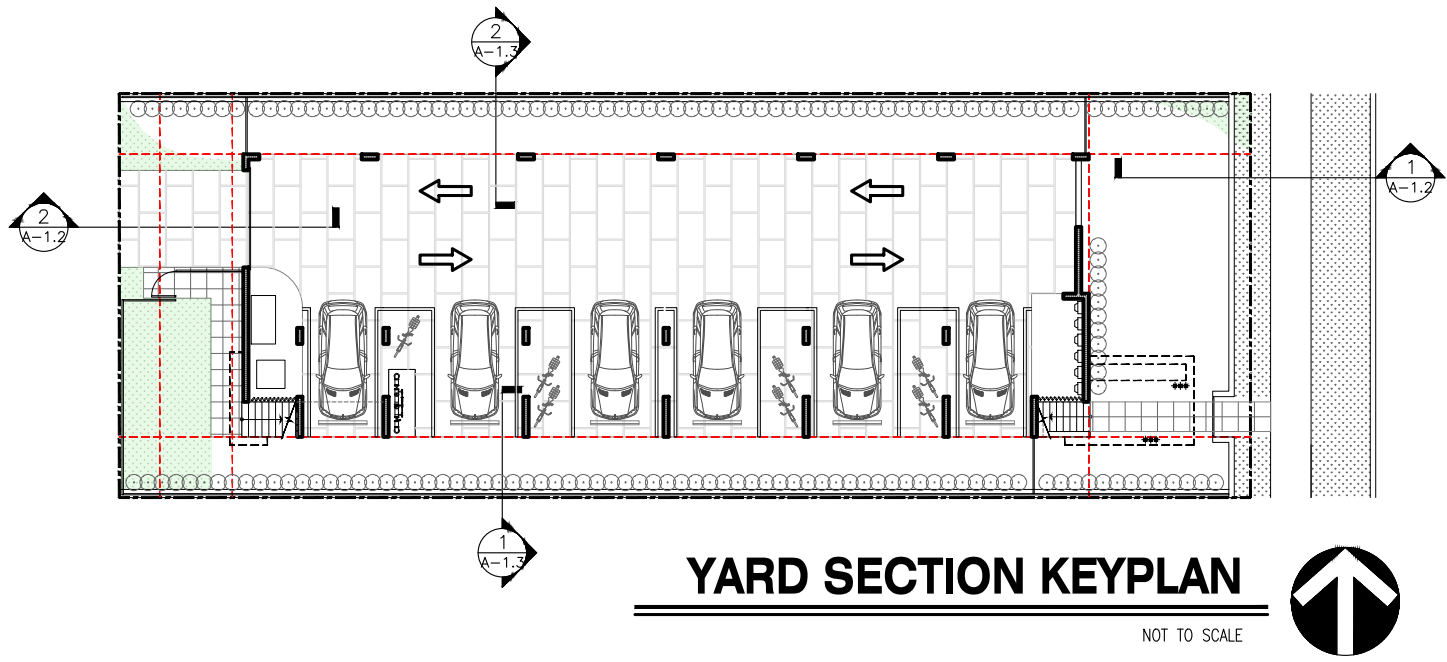
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



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P 305 576 8063
FL. LIC: AR 0016966
FL. LIC: AA 26000837

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Date: 2025.01.15 13:00:35 -0500

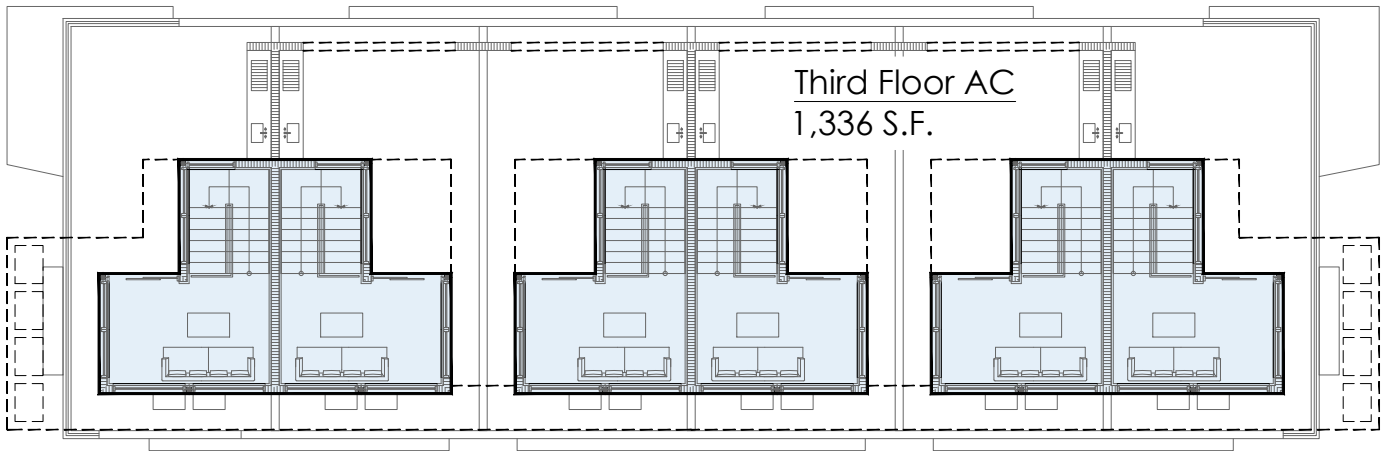
ADDRESS & OWNER
NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

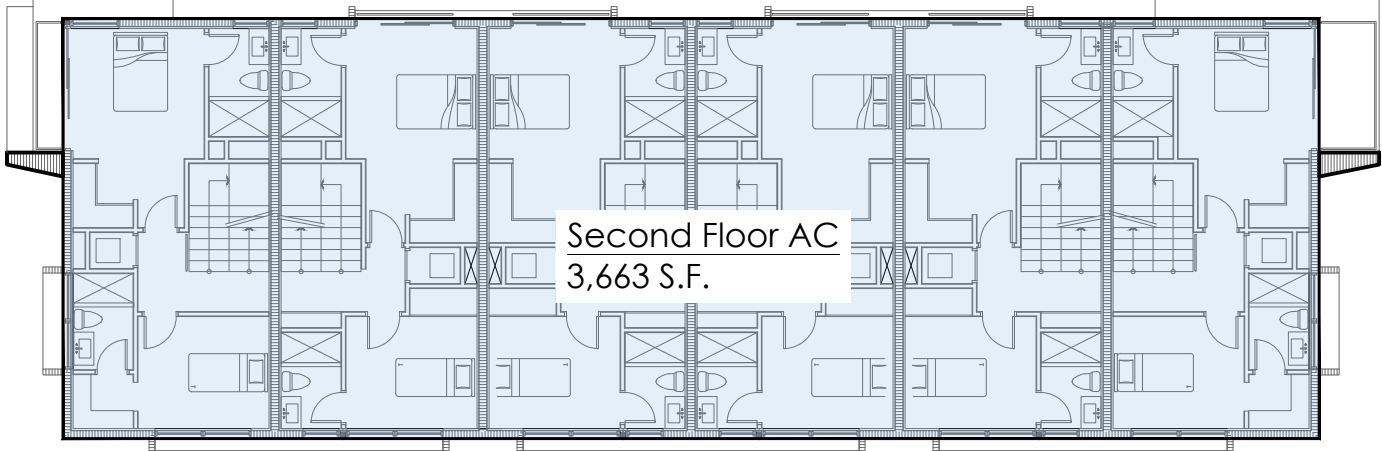
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YARD SECTIONS

SCALE: AS SHOWN
DATE: 06-16-2024

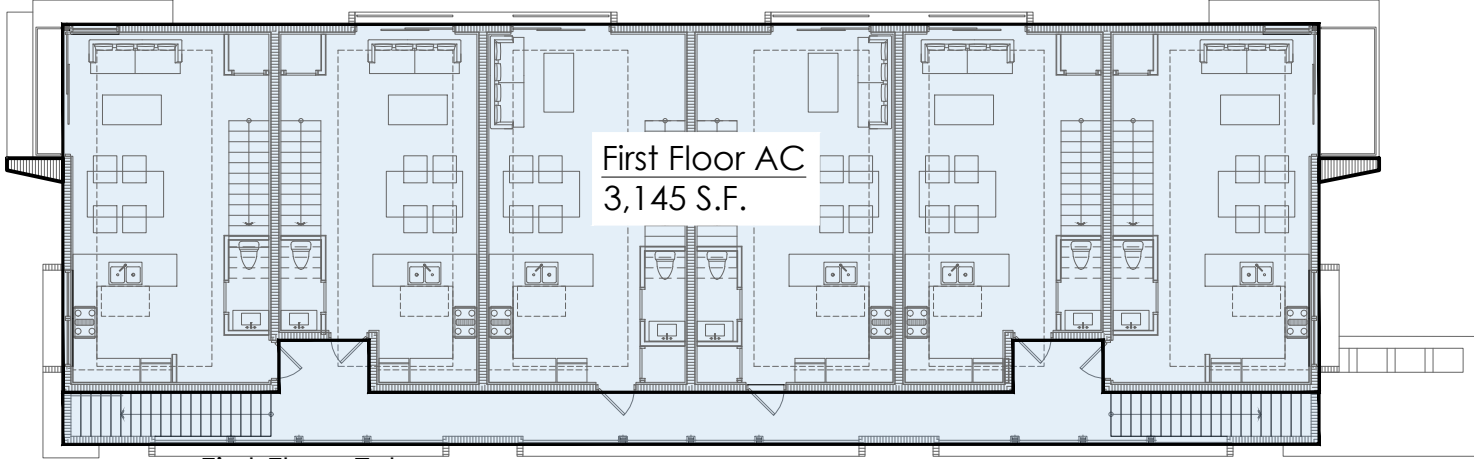
SHEET NUMBER
A-1.3



4 **THIRD FLOOR UNIT SIZE**
1/16" = 1'-0"



3 **SECOND FLOOR UNIT SIZE**
1/16" = 1'-0"

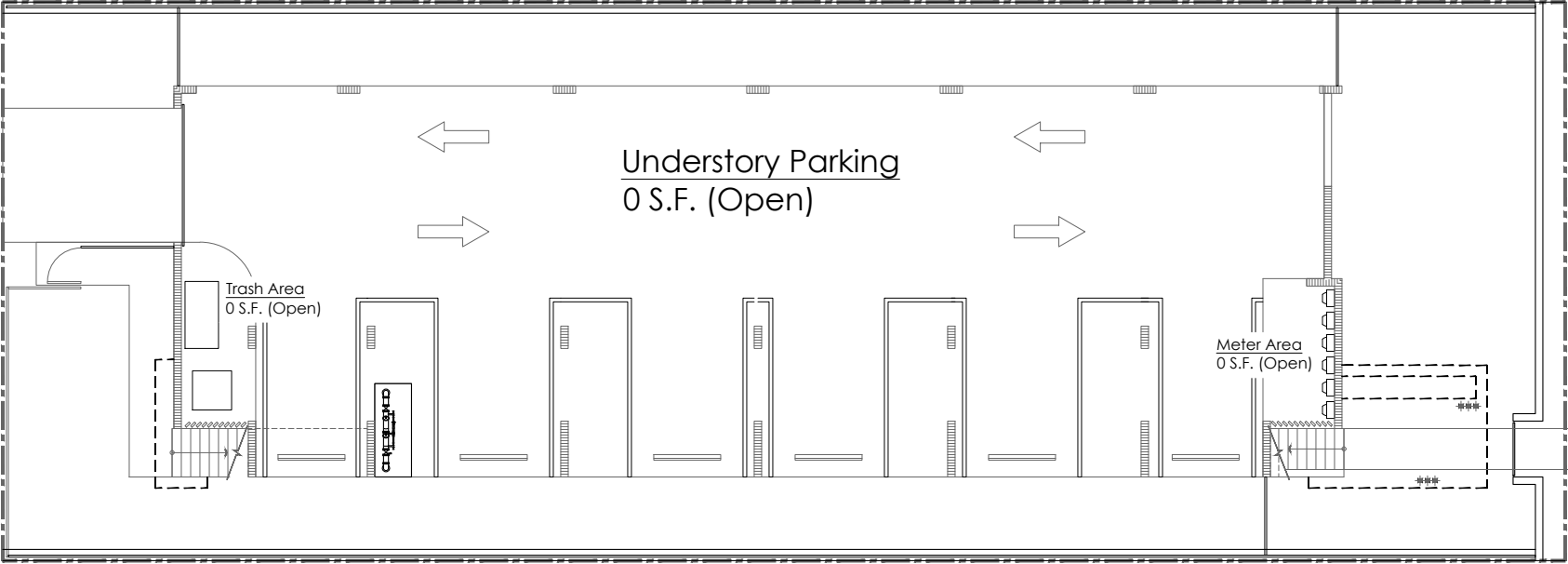


First Floor Ext.
518 S.F.

2 **FIRST FLOOR UNIT SIZE**
1/16" = 1'-0"

UNIT SIZE CALCULATION	
LOT AREA	7,000 S.F.
MAX ALLOWED (125%)	8,750 S.F.
UNDERSTORY	0 S.F.
FIRST FL. AC	3,145 S.F.
FIRST FL. EXTERIOR	518 S.F.
SECOND FL. AC	3,663 S.F.
THIRD FL. AC	1,336 S.F.
TOTAL UNIT SIZE	8,662 S.F.
	123.74%

AREA COUNTED IN UNIT SIZE



1 **UNDERSTORY**
1/16" = 1'-0"

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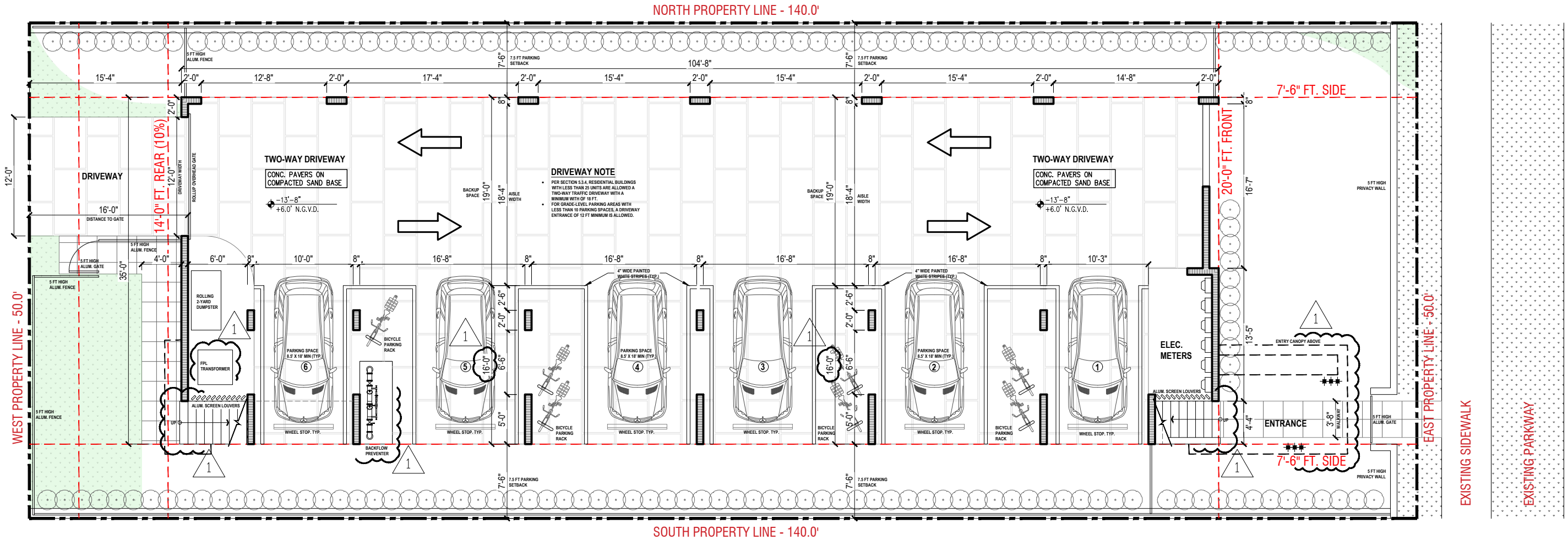
DRAWING TITLE

**UNIT SIZE
DIAGRAM**

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.4



1 UNDERSTORY

3/32"=1'-0"

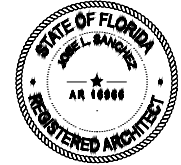
PENNSYLVANIA AVE.

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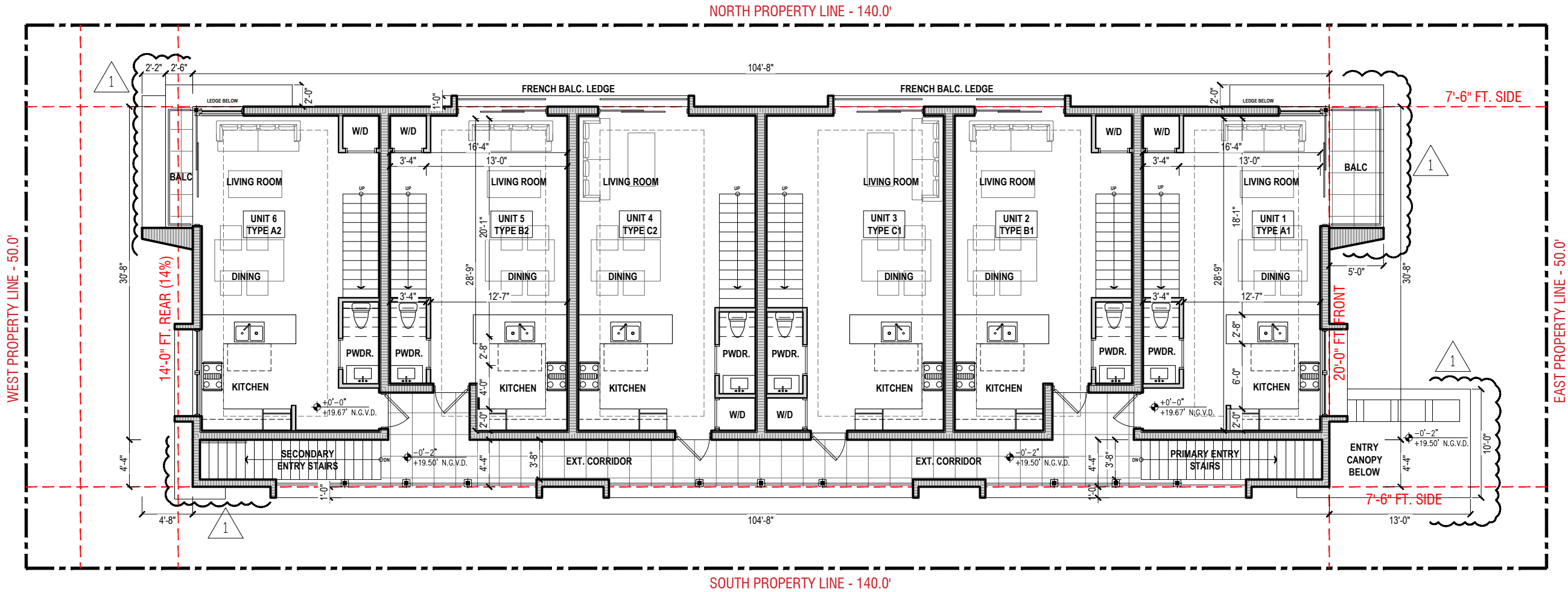
DRAWING TITLE

UNDERSTORY

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

3/32"=1'-0"

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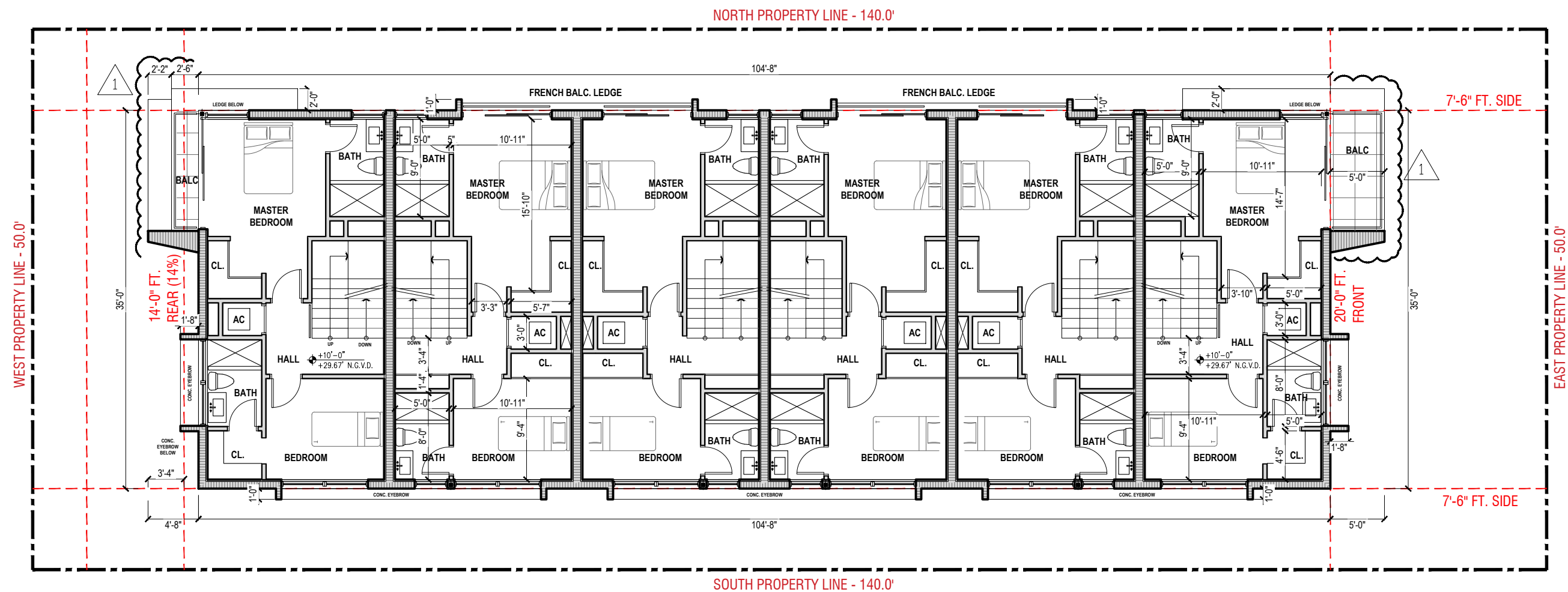
DRAWING TITLE

FIRST
FLOOR PLAN

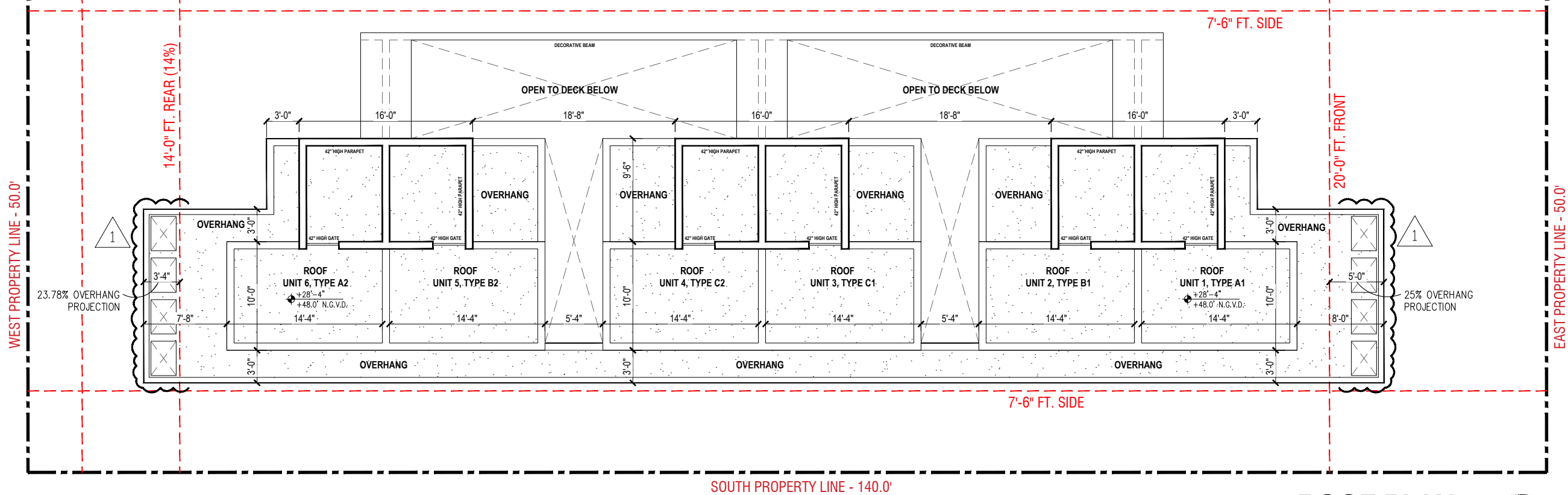
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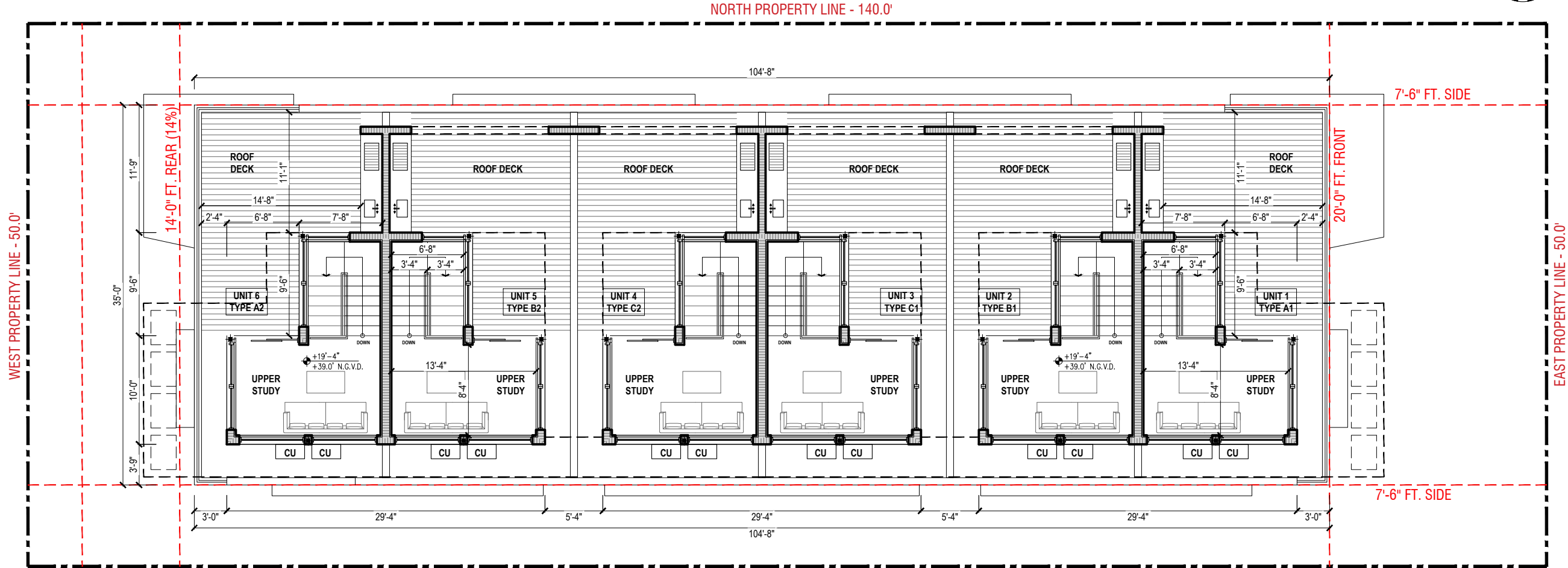
A-2.2



1 SECOND FLOOR PLAN $3/32"=1'-0"$



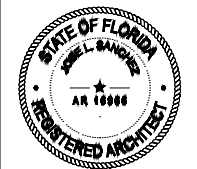
2 ROOF PLAN
3/32"=1'-0"



1 THIRD FLOOR PLAN
3/32"=1'-0"



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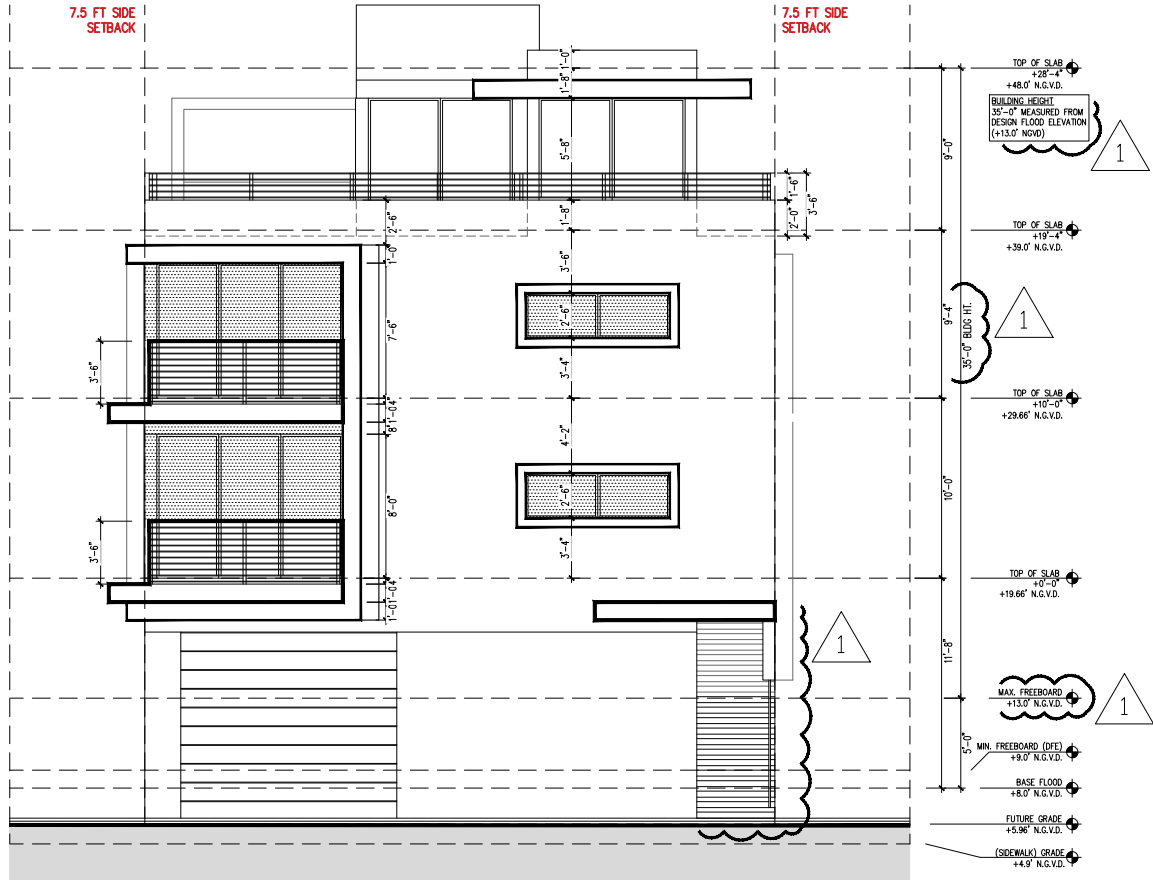
REVISION & DATE

DRAWING TITLE
EAST/WEST
ELEVATIONS
(FRONT/REAR)

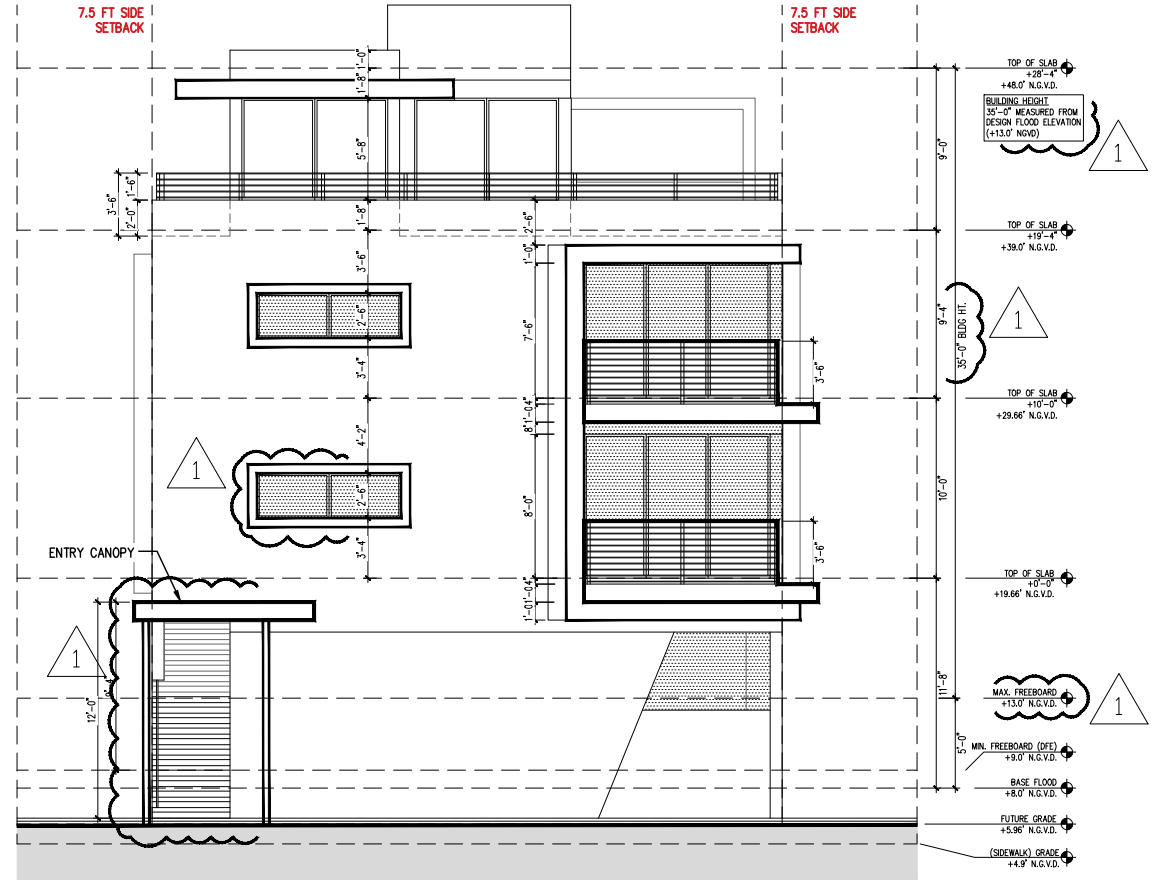
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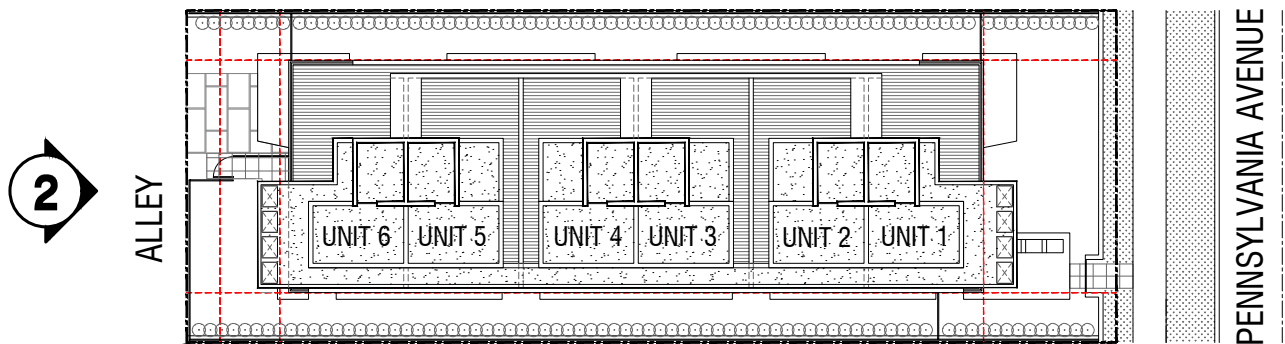
A-3.1



2 WEST ELEVATION
(REAR)
3/32"=1'-0"

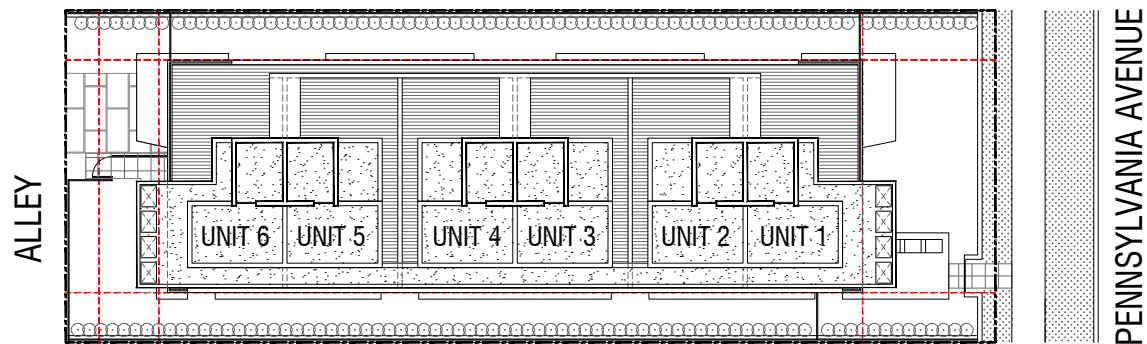
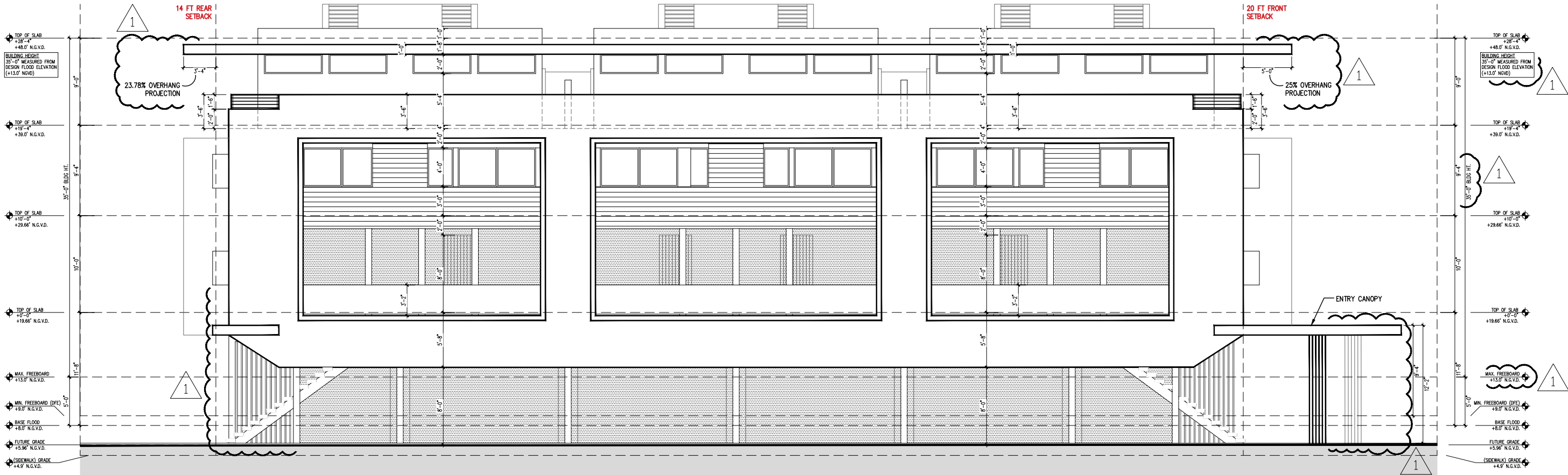


1 EAST ELEVATION
(FRONT)
3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



ELEVATION KEYPLAN

NOT TO SCALE

1 SOUTH ELEVATION (SIDE)

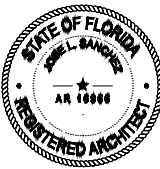
3/32"=1'-0"

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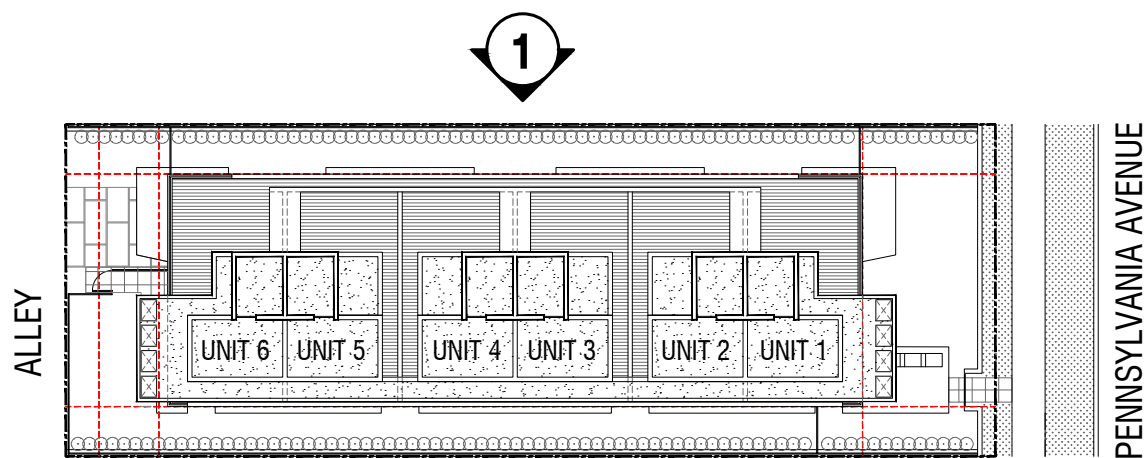
DRAWING TITLE

**SOUTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-3.2



ELEVATION KEYPLAN

NOT TO SCALE

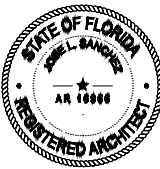
1 NORTH ELEVATION
(SIDE)

3/32"=1'-0"

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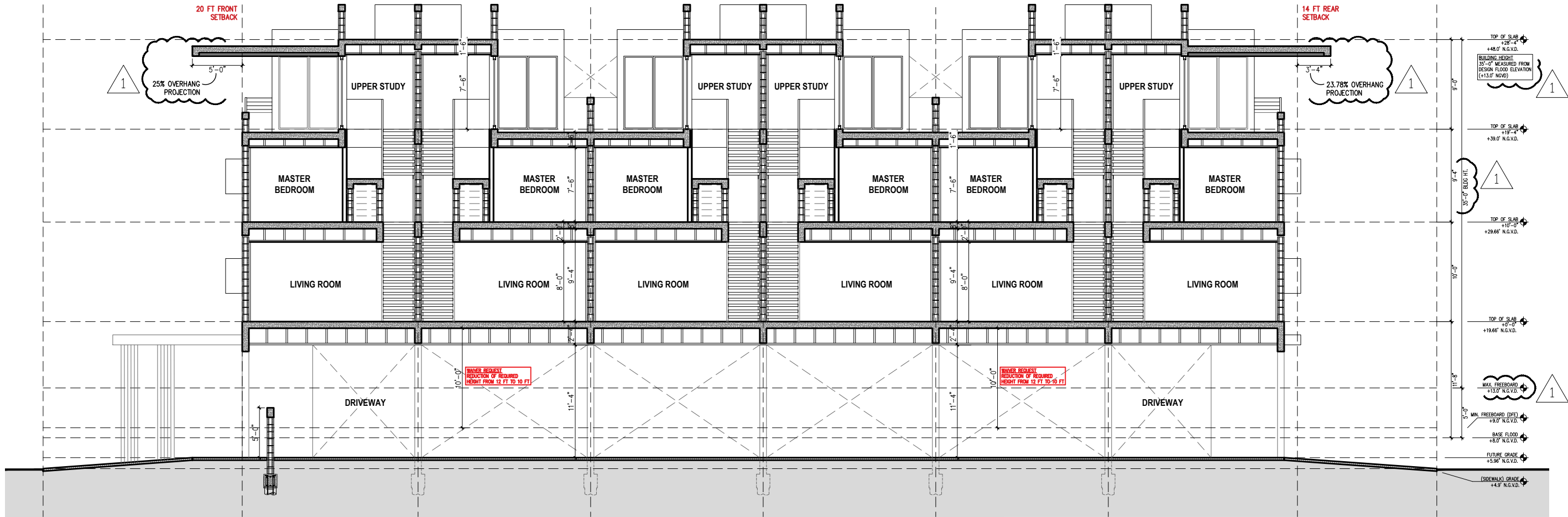
REVISION & DATE

DRAWING TITLE
NORTH
ELEVATION
(SIDE)

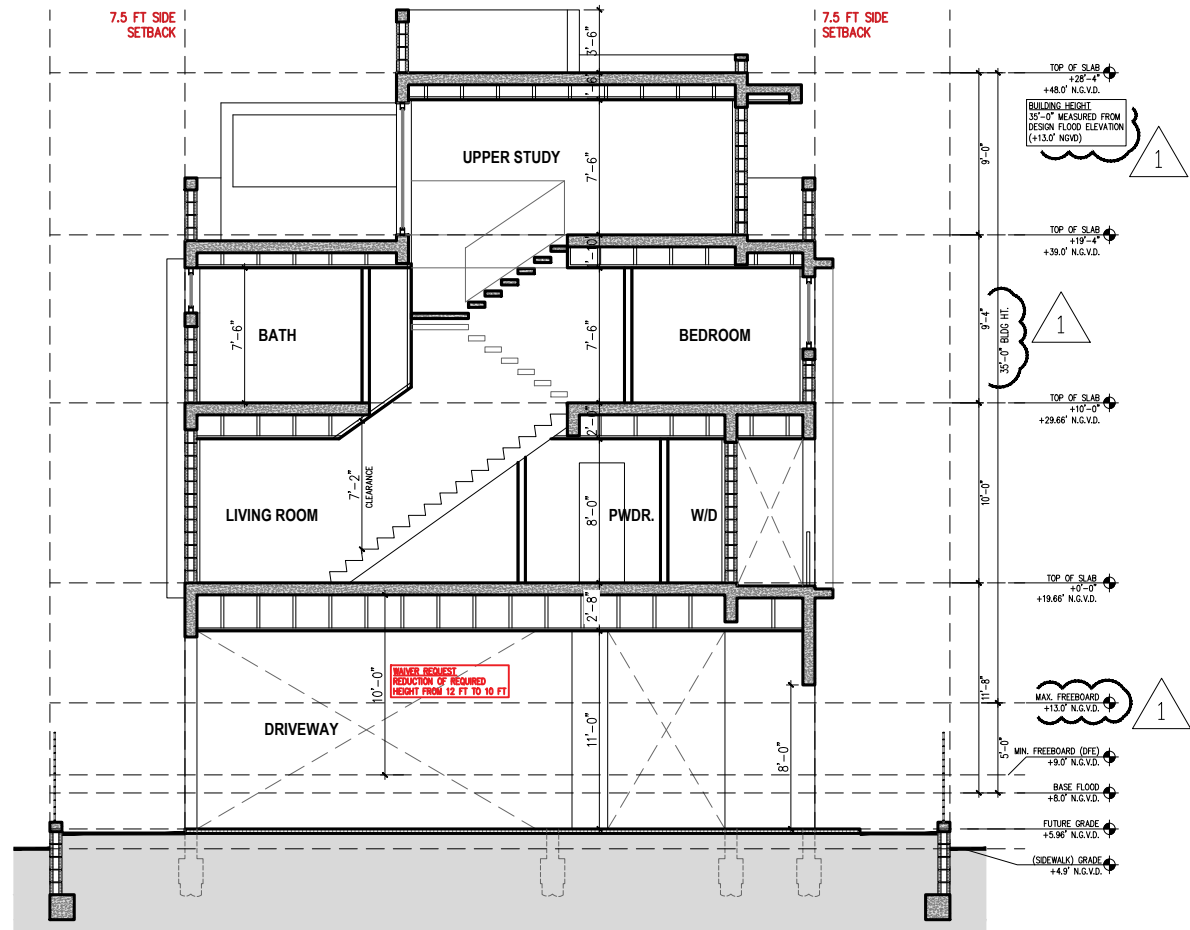
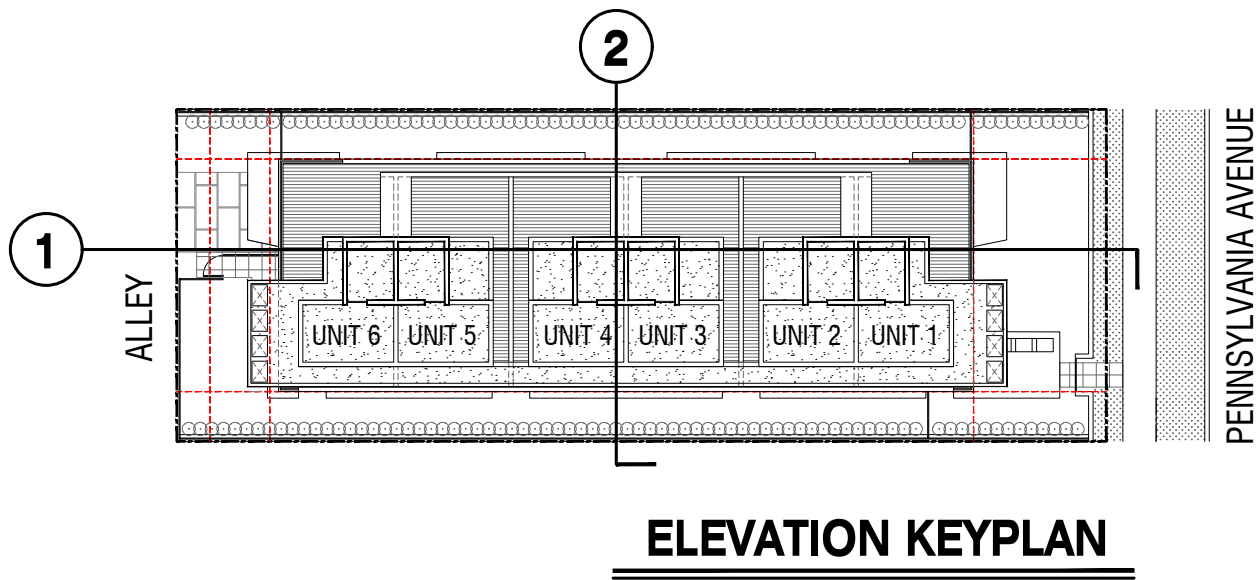
SCALE: AS SHOWN
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SHEET NUMBER

A-3.3



1 SECTION
3/32"=1'-0"



2 SECTION
3/32"=1'-0"

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REVISION & DATE

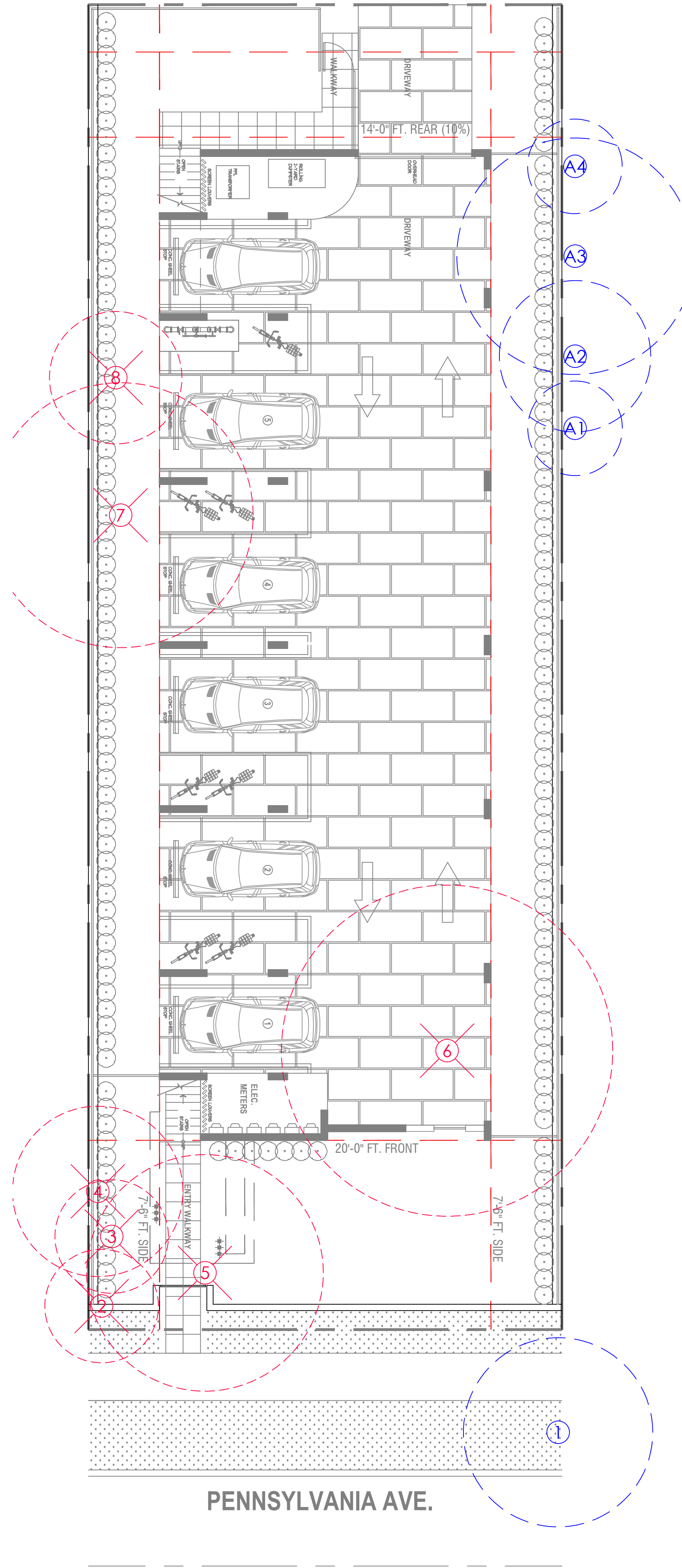
DRAWING TITLE
SECTIONS

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-4.1

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Tree Survey / Disposition					
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)
1	Cordia sebestena	Orange Geiger	1, 3, 4, 6, 7	25	25
2	Livistonia chinensis	Chinese Fan Palm	12	50	15
3	Livistonia chinensis	Chinese Fan Palm	17	45	15
4	Bursera simaruba	Gumbo Limbo	11	30	25
5	Ficus benjamina	Weeping Ficus	14	30	30
6	Ficus elastica	Rubber Tree	35	30	35
7	Ficus nitida	Indian-Cuban Laurel	8, 13	30	30
8	Schinus terebinthifolius	Brazilian Pepper	6x2, 4x3	15	15
A1	Ficus aurea	Strangler Fig	11, 14	30	25
A2	Bischofia javonica	Bischofia	4x4, 3	18	15
A3	Persea americana	Avocado	6, 10	18	25
A4	Ficus benjamina	Weeping Ficus	1, 4, 6	18	16



NEW MULTIFAMILY RESIDENCE
1020 PENNSYLVANIA
MIAMI BEACH, FLORIDA

REVISIONS	
1/30/25	SITE PLAN
DRAWN BY DV	
DATE 12/28/23	
SCALE 1/8"=1'-0"	
DRAWING TITLE TREE SURVEY PLAN	
SHEET L100	

SEAL

DIEGO J. VANDERBIEST
PLA #667355

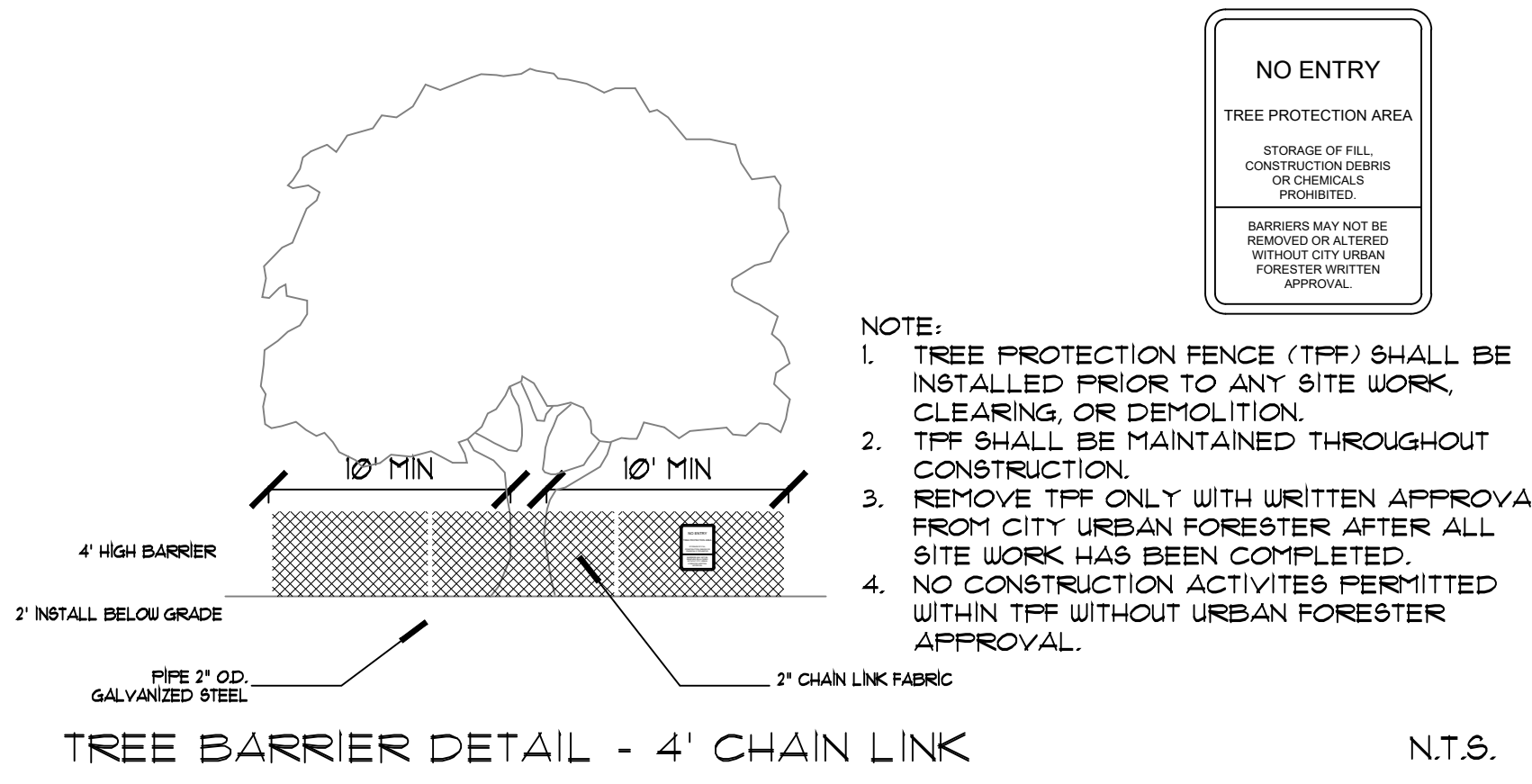
Tree Survey / Disposition									DBH (in) Removed	Palms Removed
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Condition	Disposition	Remarks		
1	Cordia sebestena	Orange Geiger	1, 3, 4, 6, 7	25	25	Fair	Remain	City tree		
2	Livistonia chinensis	Chinese Fan Palm	12	50	15	Fair	Remove			1
3	Livistonia chinensis	Chinese Fan Palm	17	45	15	Fair	Remove			1
4	Bursera simaruba	Gumbo Limbo	11	30	25	Fair	Remove		11	
5	Ficus benjamina	Weeping Ficus	14	30	30	Poor	Remove	Prohibited species		
6	Ficus elastica	Rubber Tree	35	30	35	Good	Remove	Prohibited species		
7	Ficus nitida	Indian-Cuban Laurel	8, 13	30	30	Fair	Remove	Prohibited species		
8	Schinus terebinthifolius	Brazilian Pepper	6x2, 4x3	15	15	Poor	Remove	Prohibited species		
A1	Ficus aurea	Strangler Fig	11, 14	30	25	Poor	Remain	Neighbor's tree. Against slab.		
A2	Bischofia javonica	Bischofia	4x4, 3	18	15	Poor	Remain	Neighbor's tree. Against slab.		
A3	Persea americana	Avocado	6, 10	18	25	Fair	Remain	Neighbor's tree. Against slab.		
A4	Ficus benjamina	Weeping Ficus	1, 4, 6	18	16	Poor	Remain	Neighbor's tree. Against slab.		
Total Removed:									20	9

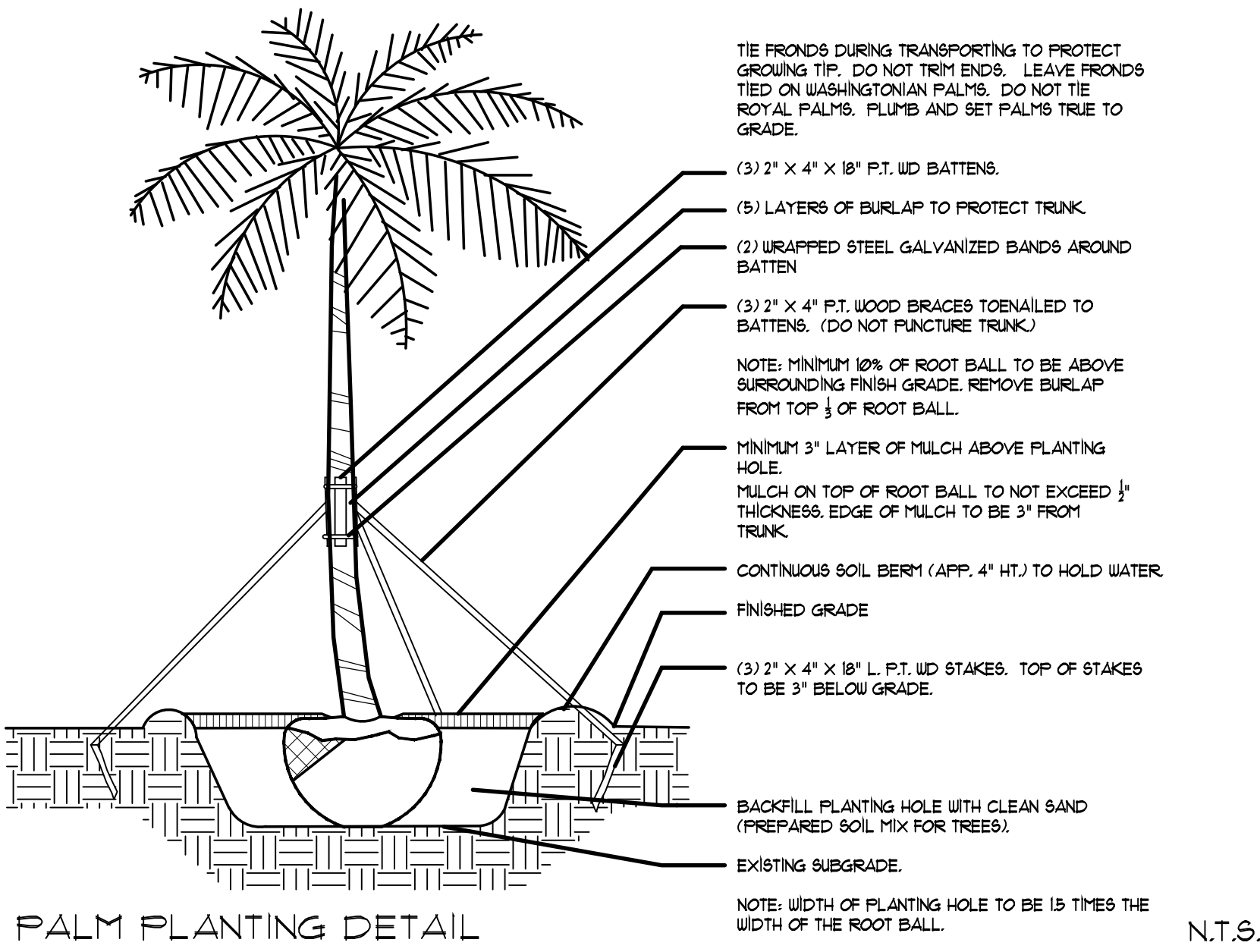
TREE LEGEND

- TO REMAIN
- R

TO RELOCATE
- X

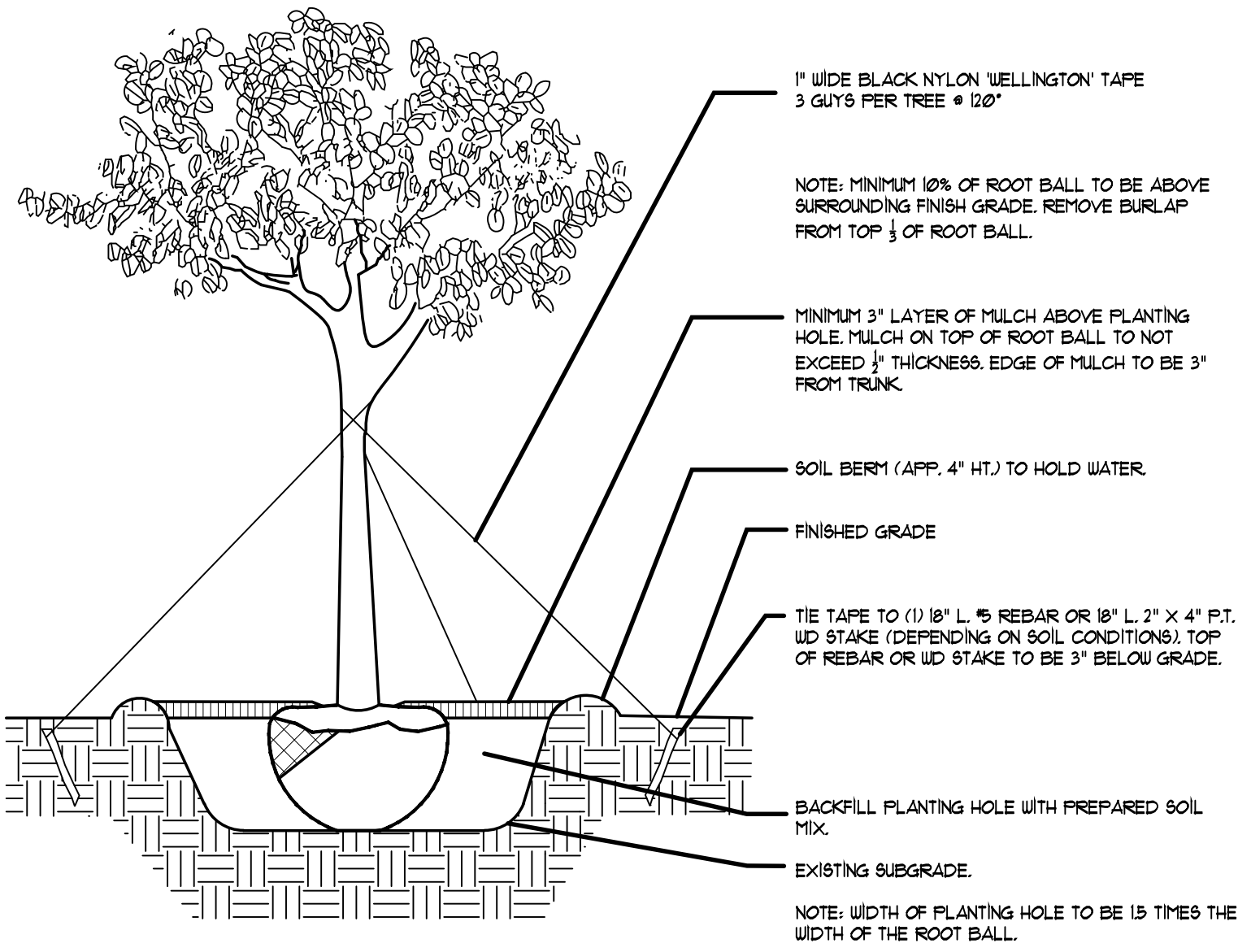
TO REMOVE
- TREE PROTECTION





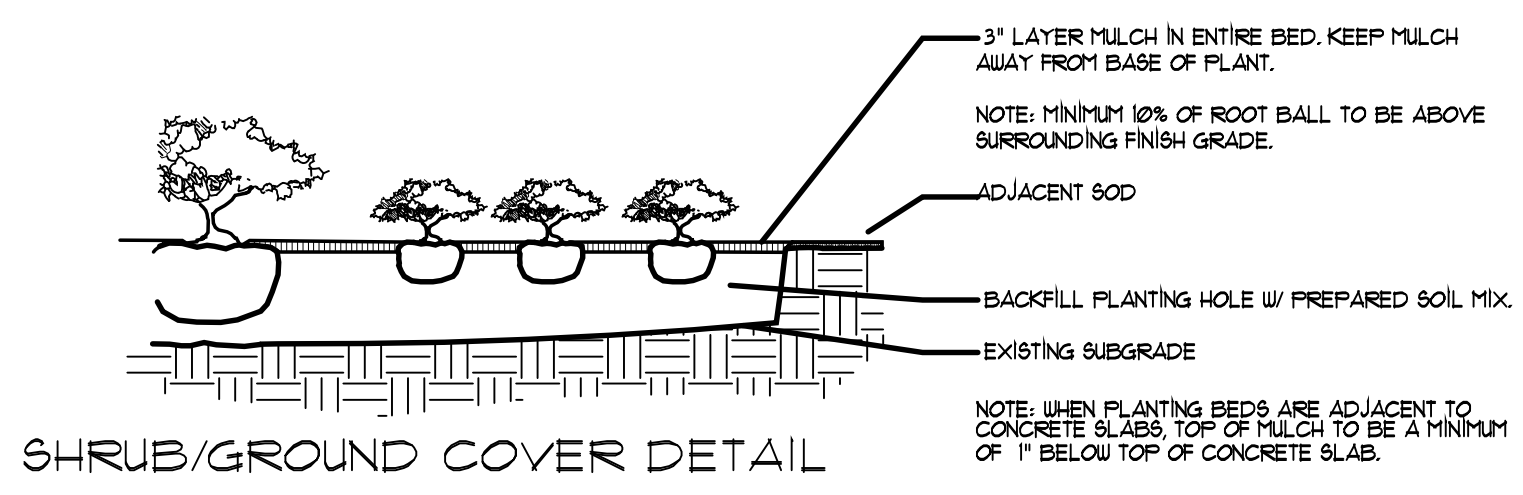
PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR

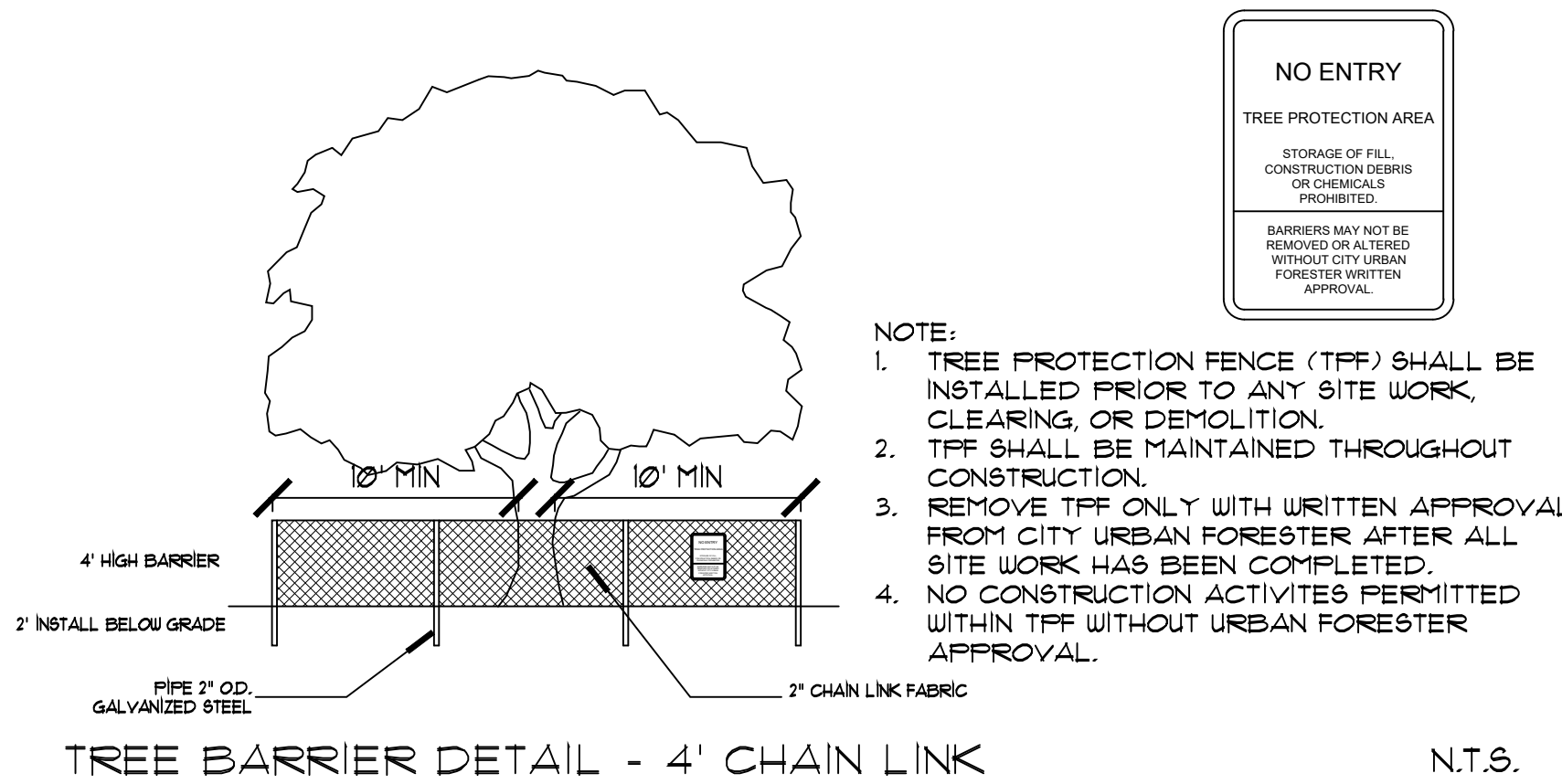


TREE PLANTING DETAIL

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL



TREE BARRIER DETAIL - 4' CHAIN LINK

ROOT PRUNING SPECIFICATIONS

ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24 HOUR PERIOD.

ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN SHARP TOOLS. MACHINERY COULD BE USED ON LARGER TREES AS LONG AS ROOTS ARE FINALIZED BY HAND PRUNING. DO NOT PAINT ROOTS WITH PAINT OR ANY KIND OF SEALANT.

MYCORRHIZA (ROOTS TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURERS RECOMMENDATIONS.

AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE UNRAFFED WITH A BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

MINIMUM ROOTBALL DIAMETER CALCULATION BASED ON A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF CALIPER. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

MAINTENANCE SPECIFICATIONS

ALL NEW AND RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH. THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER. WATERING FREQUENCY MUST BE EVERYDAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT TREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.

WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THOROUGHLY THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.

EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.

IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

FLOWERING TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

PALMS

STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 8-14-12 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED SIX TIMES PER YEAR.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION, FEBRUARY 1998, RESPECTIVELY.

2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).

3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.

4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.

5. ALL SOD SHALL BE ZOYSIA JAPONICA SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.

6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.

7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.

8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.

10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.