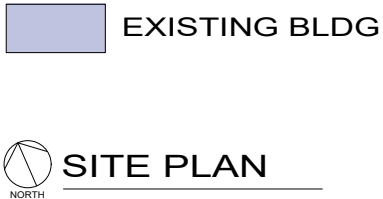


NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR





SITE PLAN

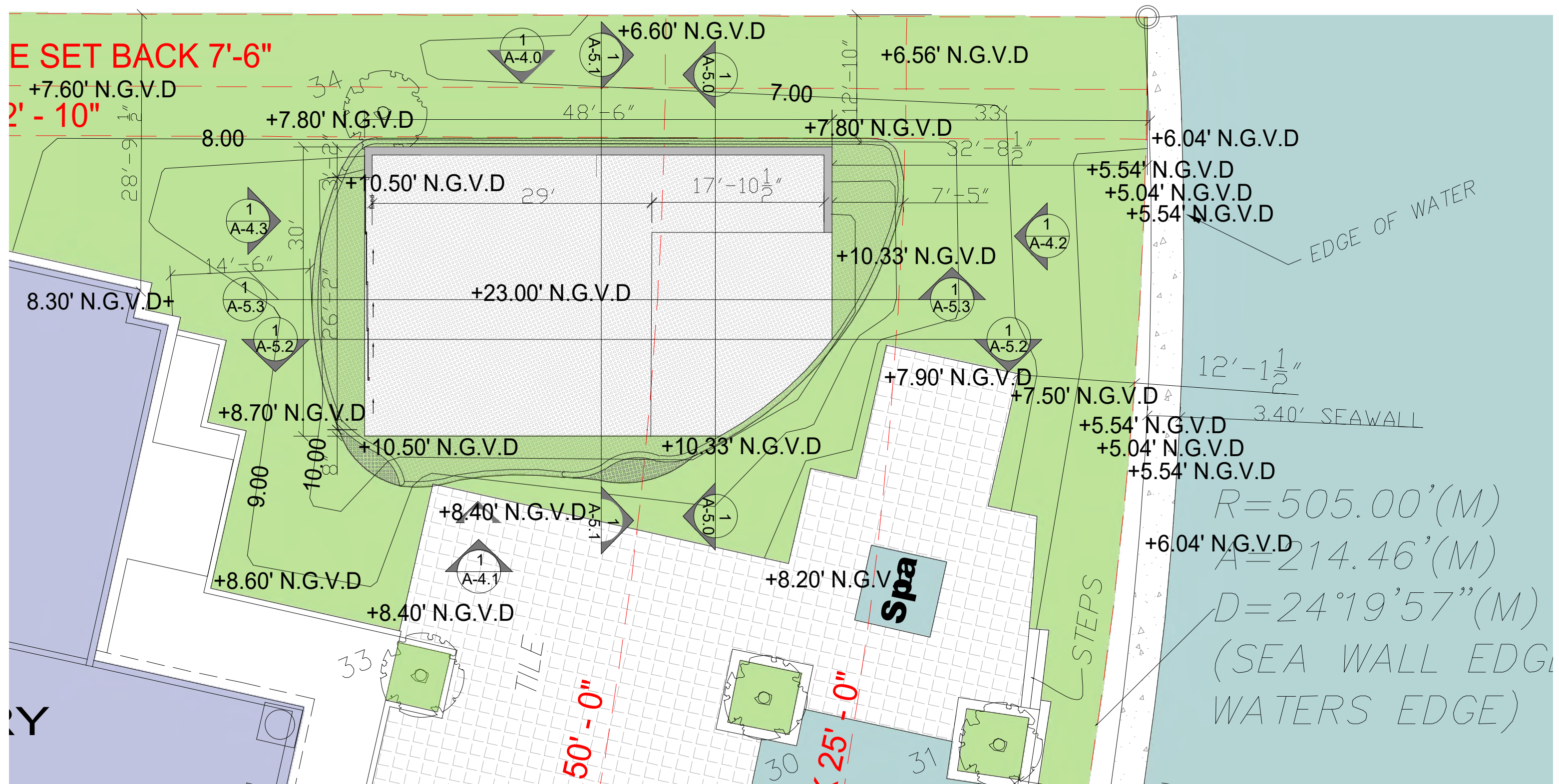


E SET BACK 7'-6"



ENLARGED GROUND PLAN

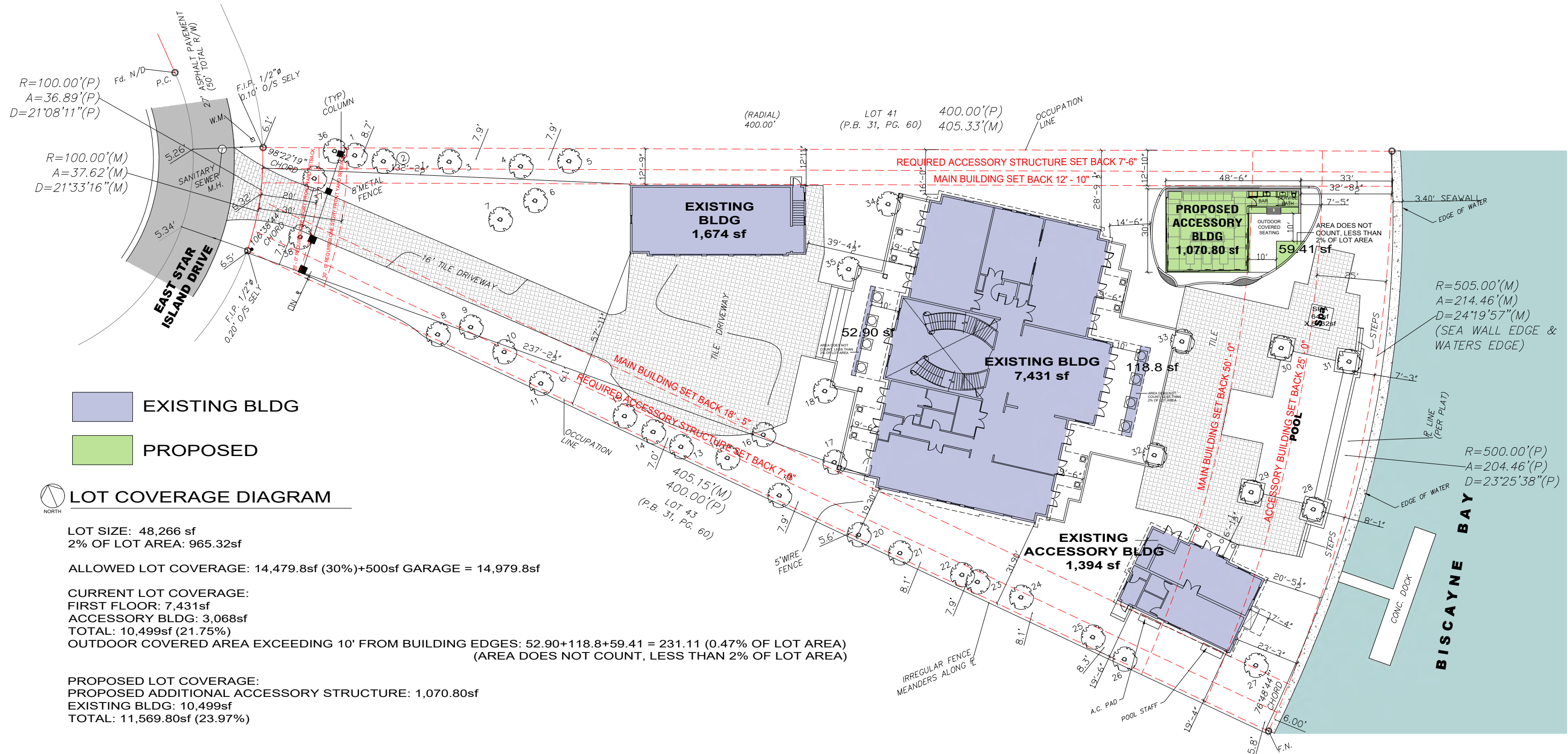
PROPOSED ACCESSORY STRUCTURE - ROOF PLAN - ENLARGED



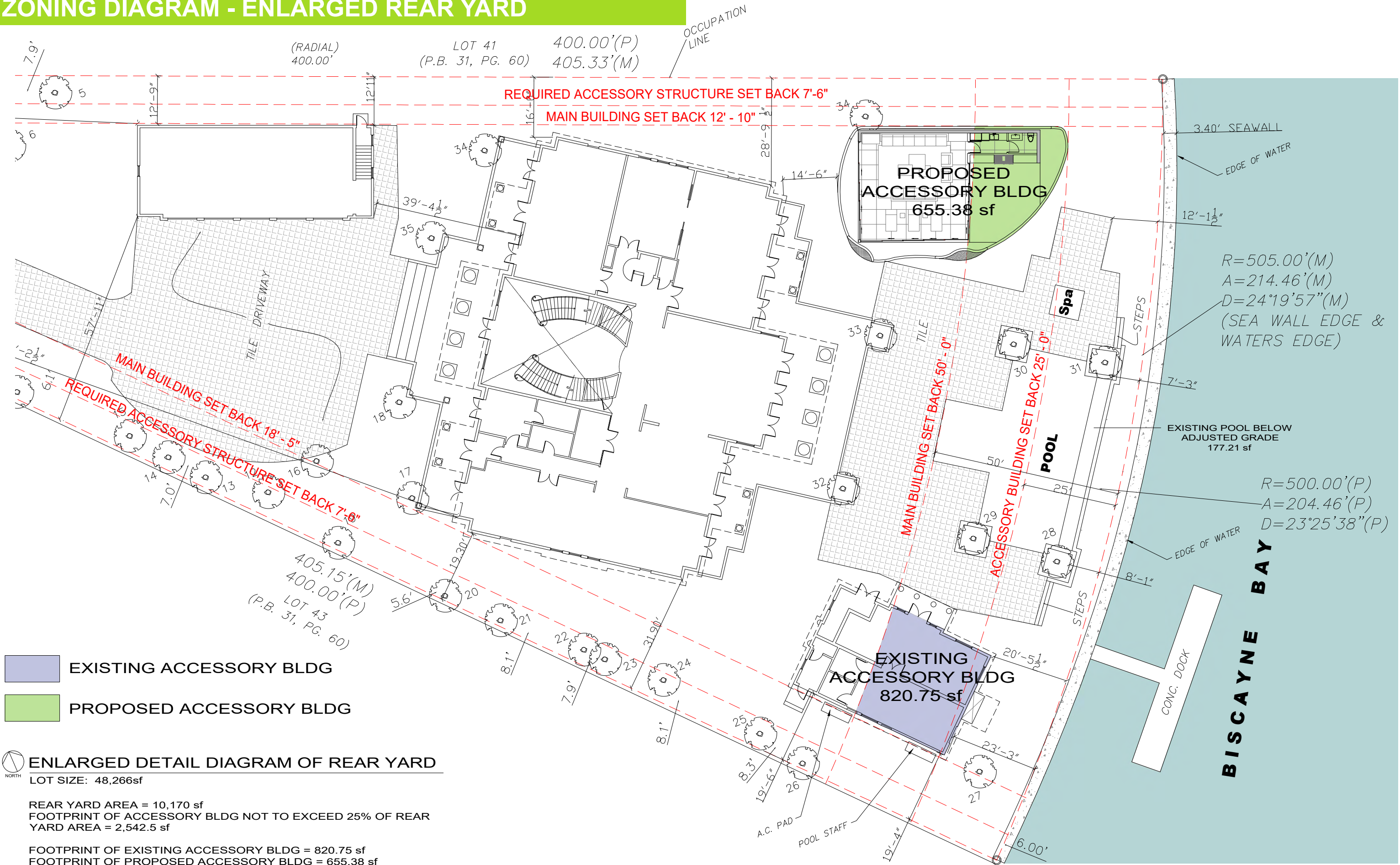
EXISTING BLDG

ENLARGED ROOF PLAN

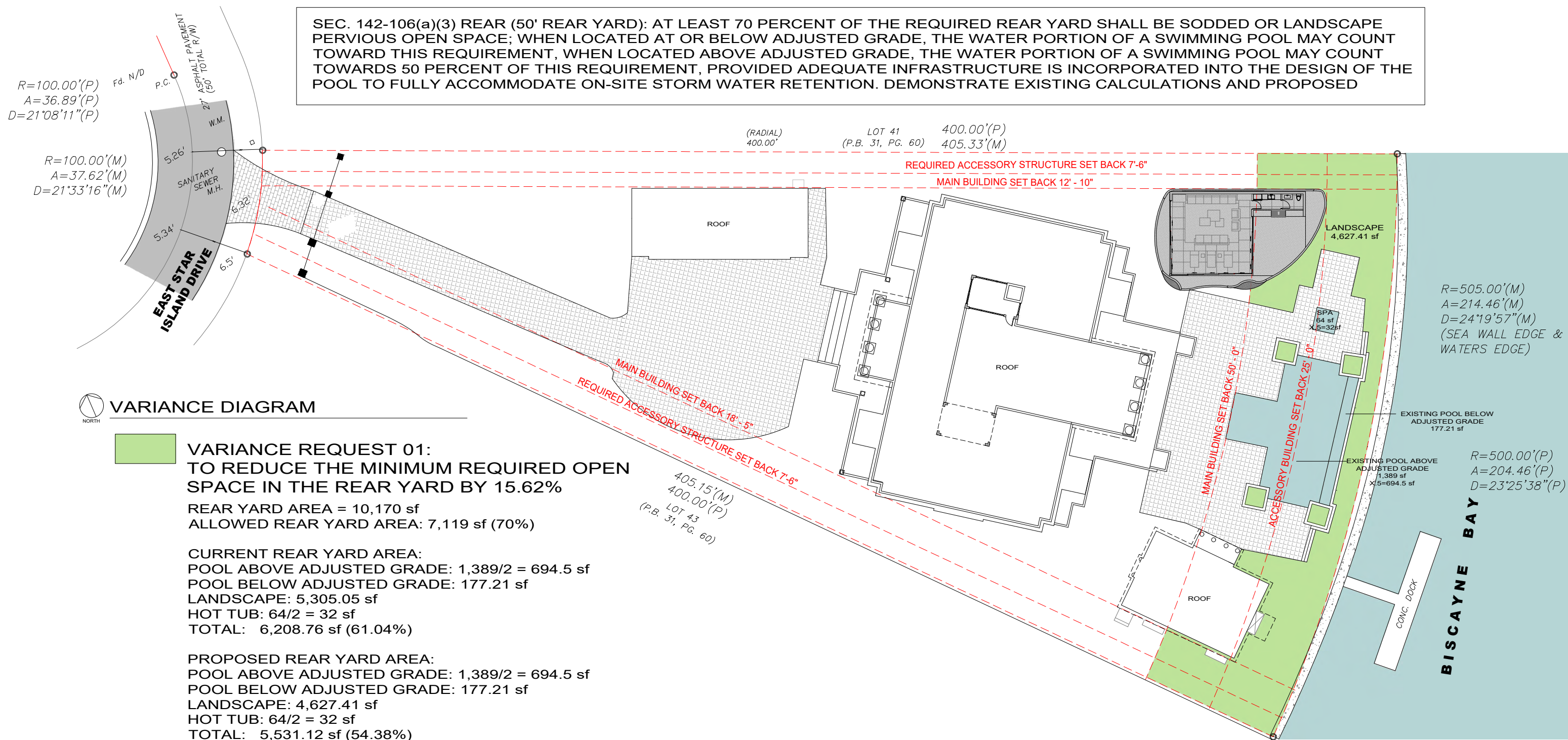
ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - ENLARGED REAR YARD

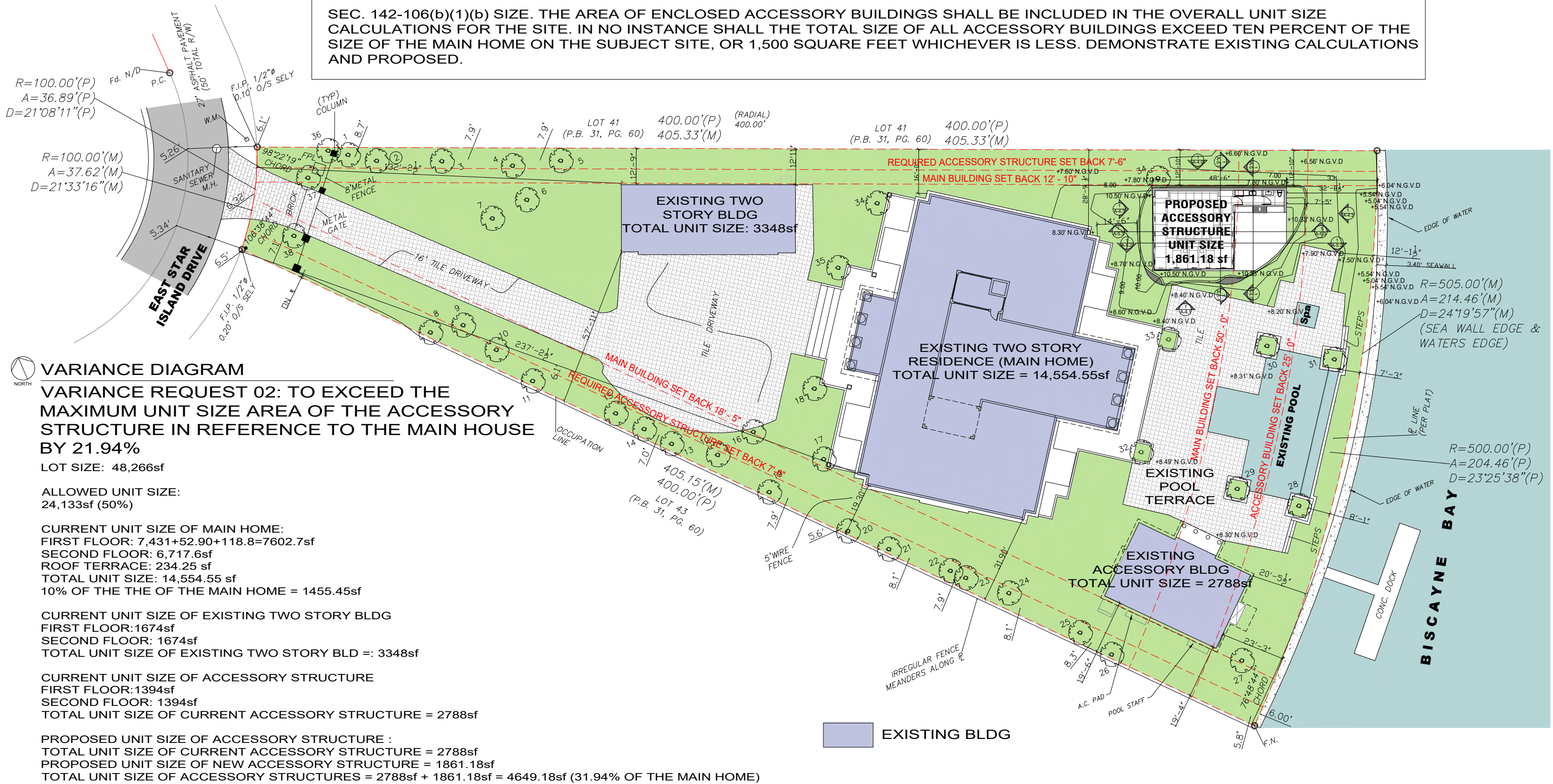


VARIANCE REQUEST 01



VARIANCE REQUEST 02

SEC. 142-106(b)(1)(b) SIZE. THE AREA OF ENCLOSED ACCESSORY BUILDINGS SHALL BE INCLUDED IN THE OVERALL UNIT SIZE CALCULATIONS FOR THE SITE. IN NO INSTANCE SHALL THE TOTAL SIZE OF ALL ACCESSORY BUILDINGS EXCEED TEN PERCENT OF THE SIZE OF THE MAIN HOME ON THE SUBJECT SITE, OR 1,500 SQUARE FEET WHICHEVER IS LESS. DEMONSTRATE EXISTING CALCULATIONS AND PROPOSED.

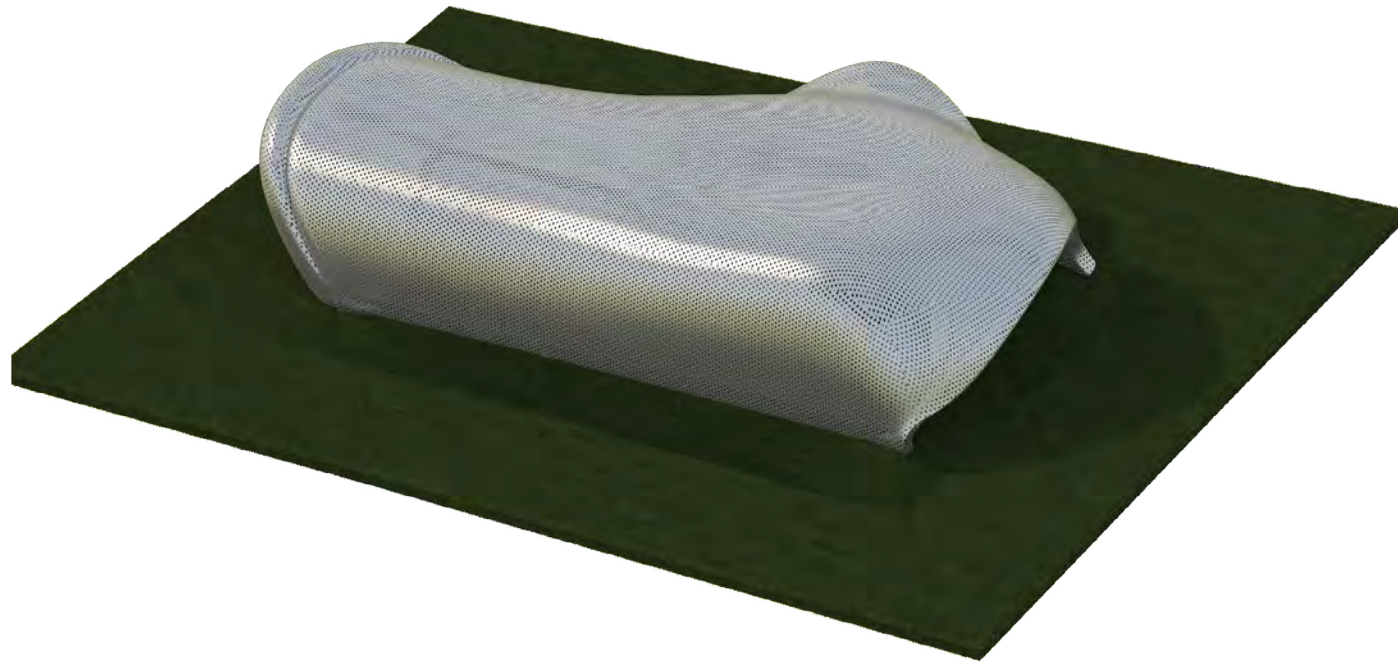
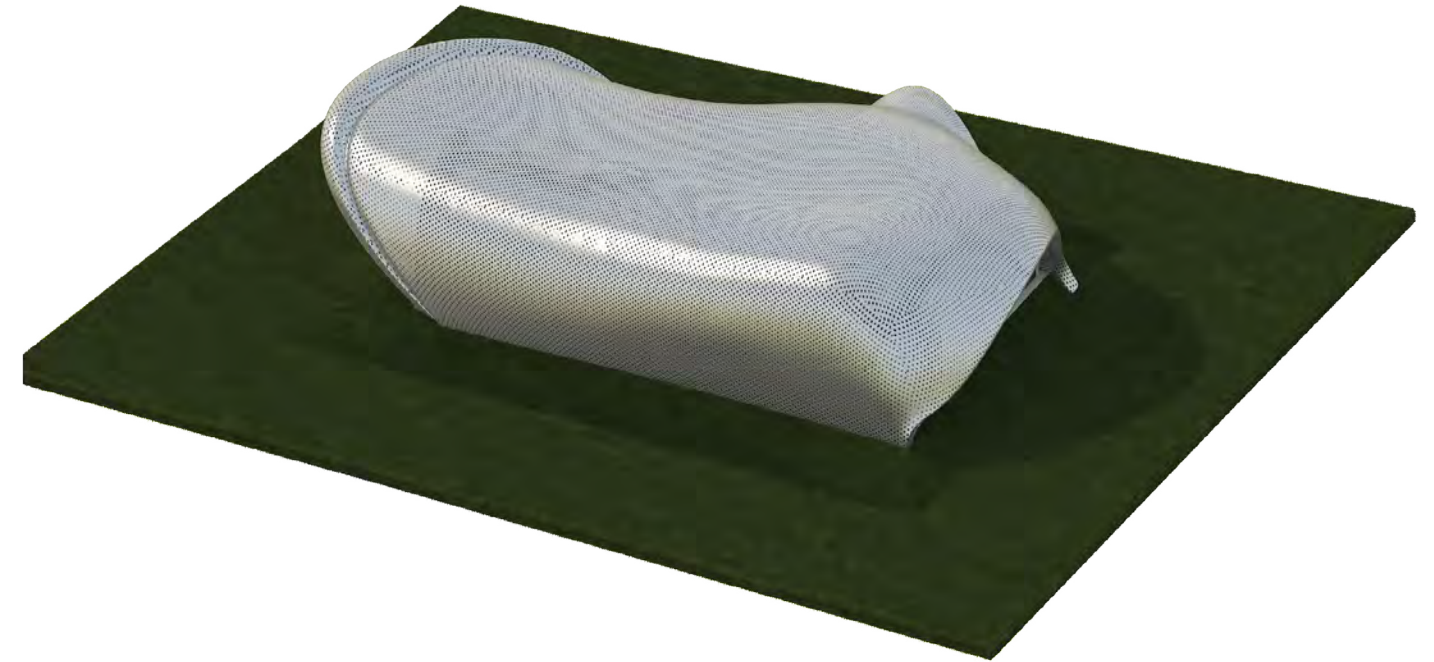
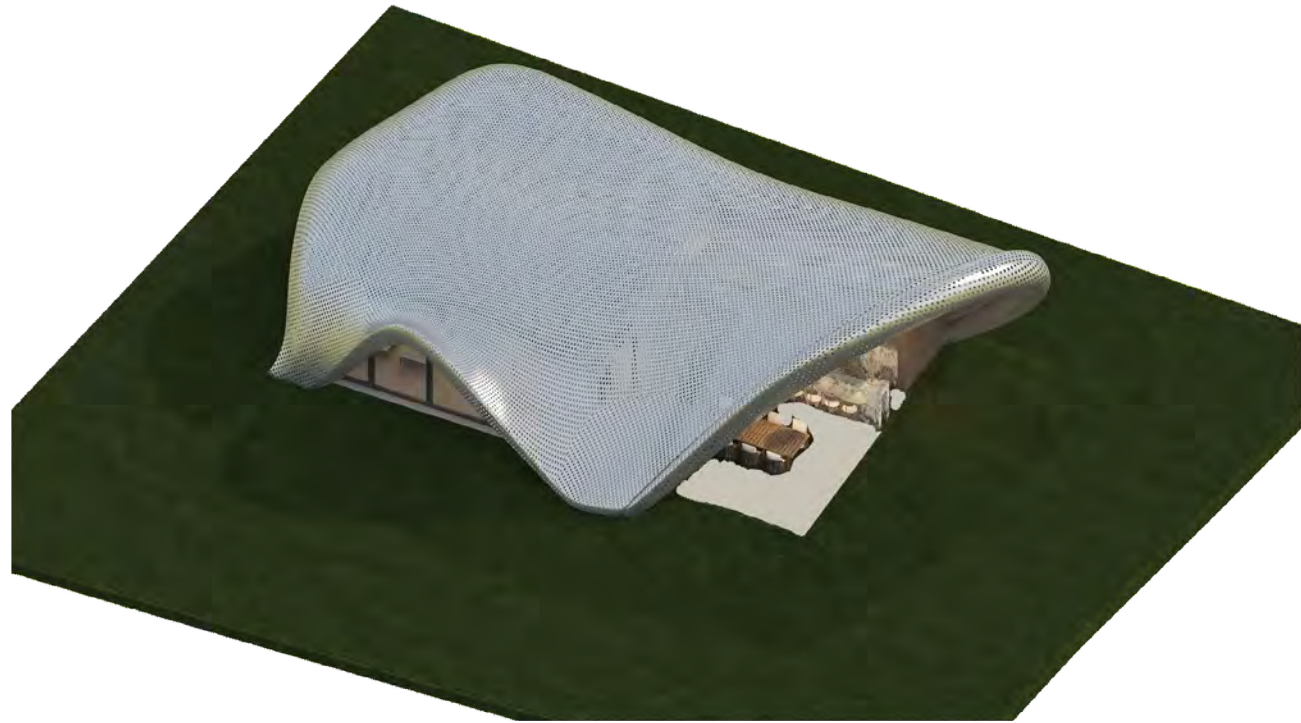












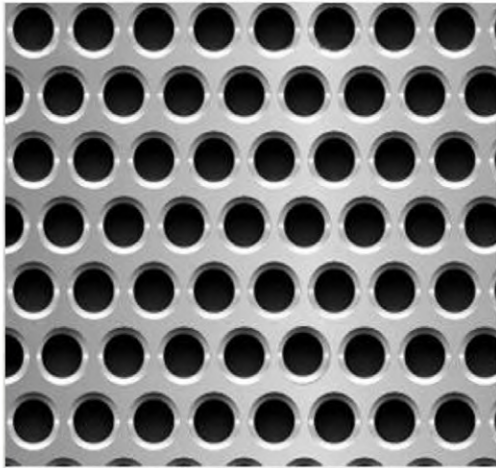
MT1
ALUMINUM- BRONZE FINISH



WD1
ALUMINUM PANEL CLADDING- WOOD
FINISH

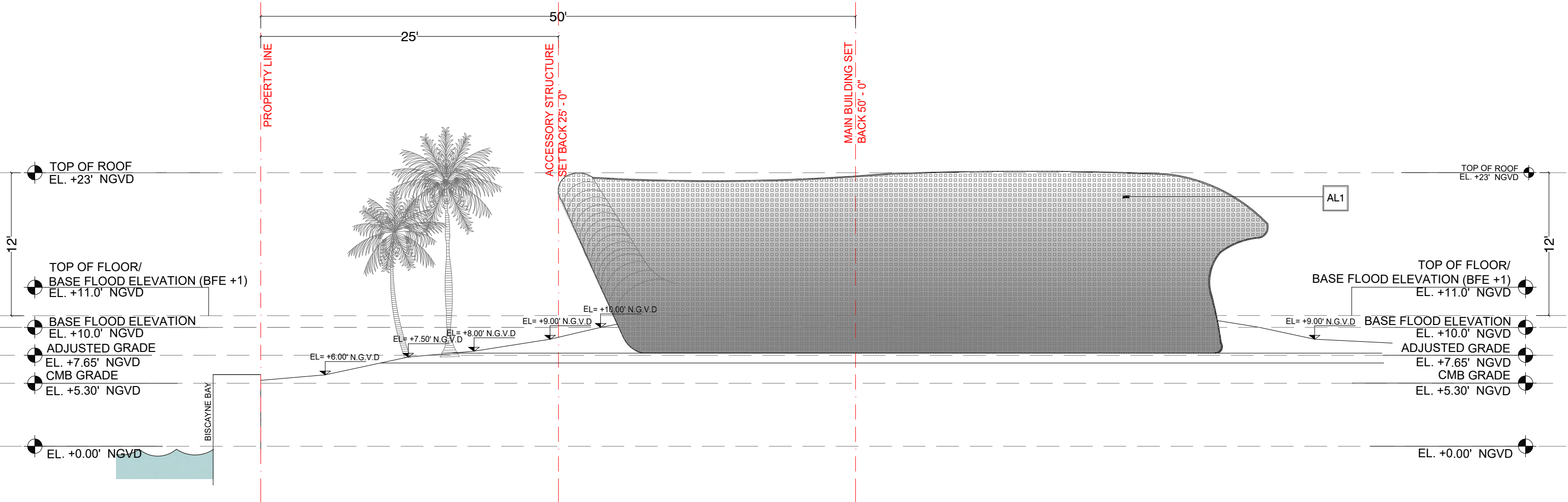


AL1
ALUMINUM PERFORATED METAL MESH



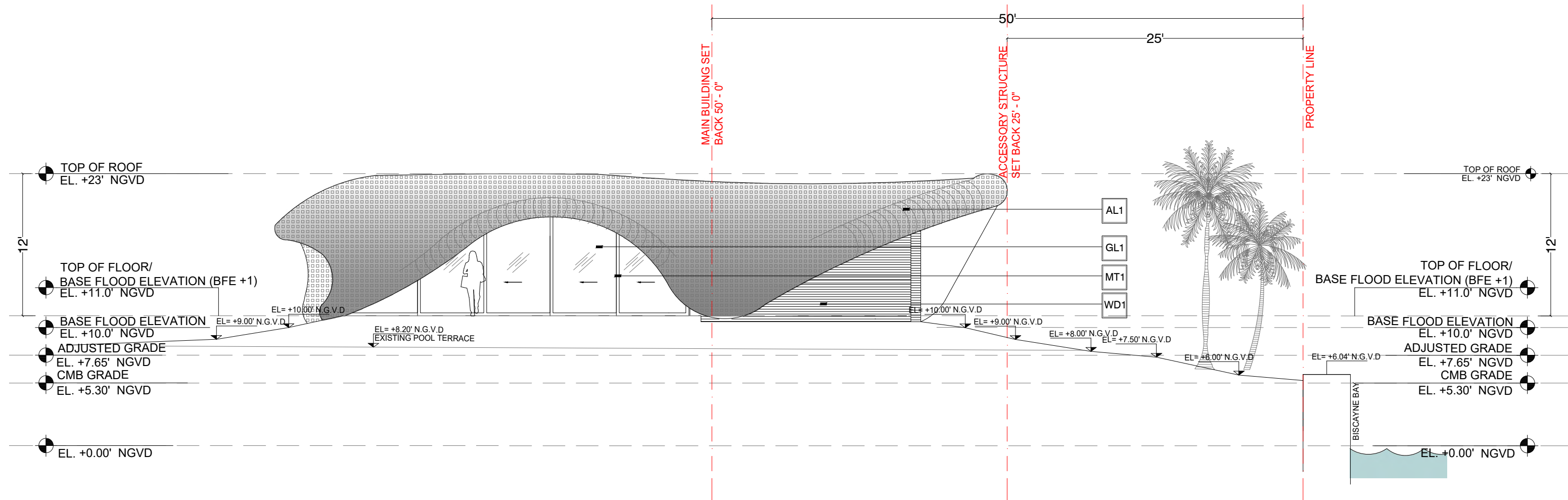
GL1
CLEAR GLAZING



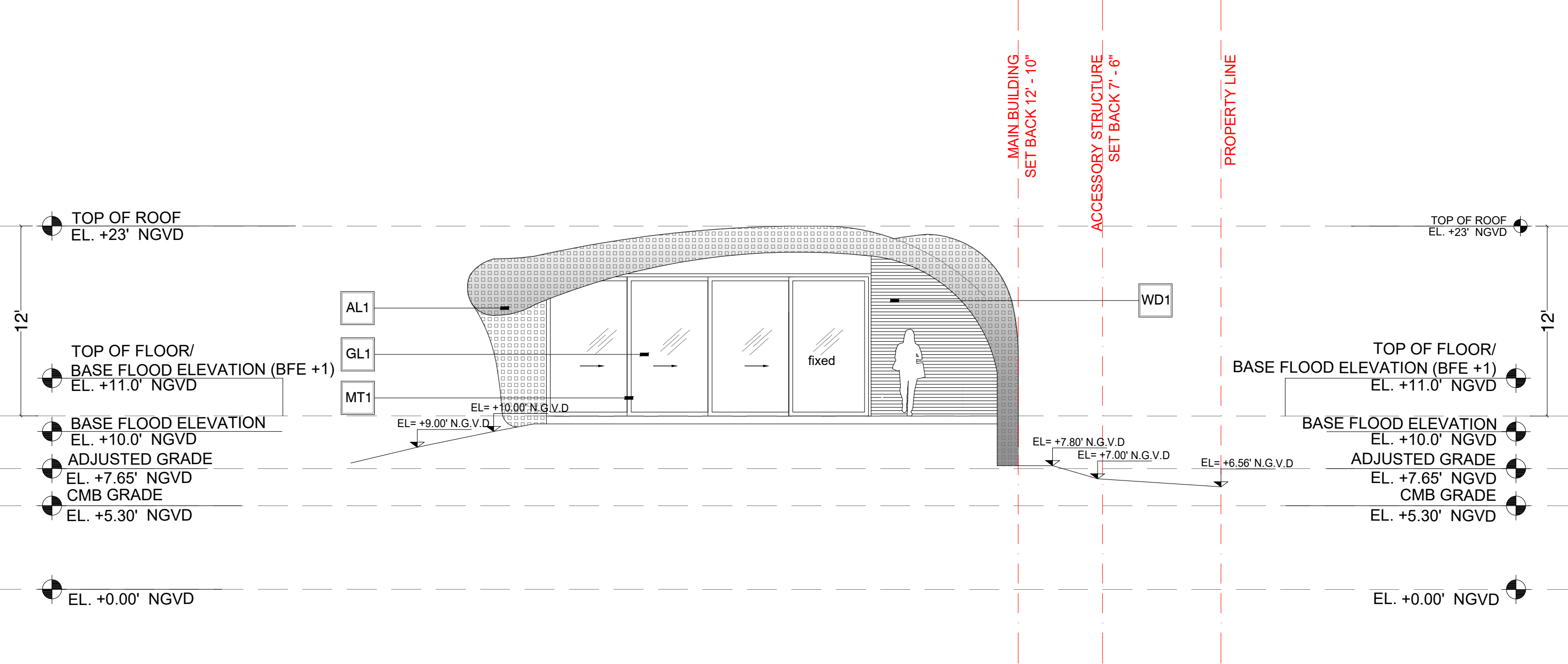


1 NORTH ELEVATION

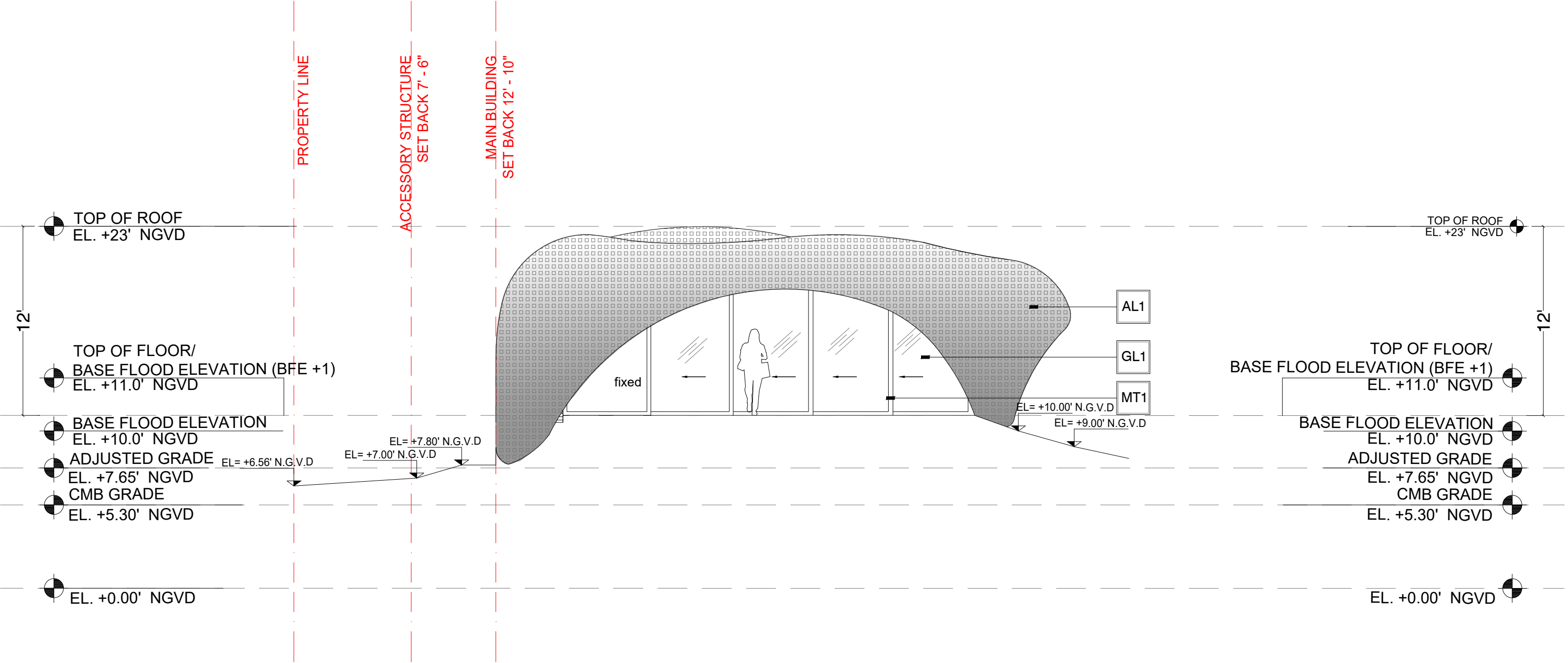
ELEVATION - SOUTH



1 SOUTH ELEVATION

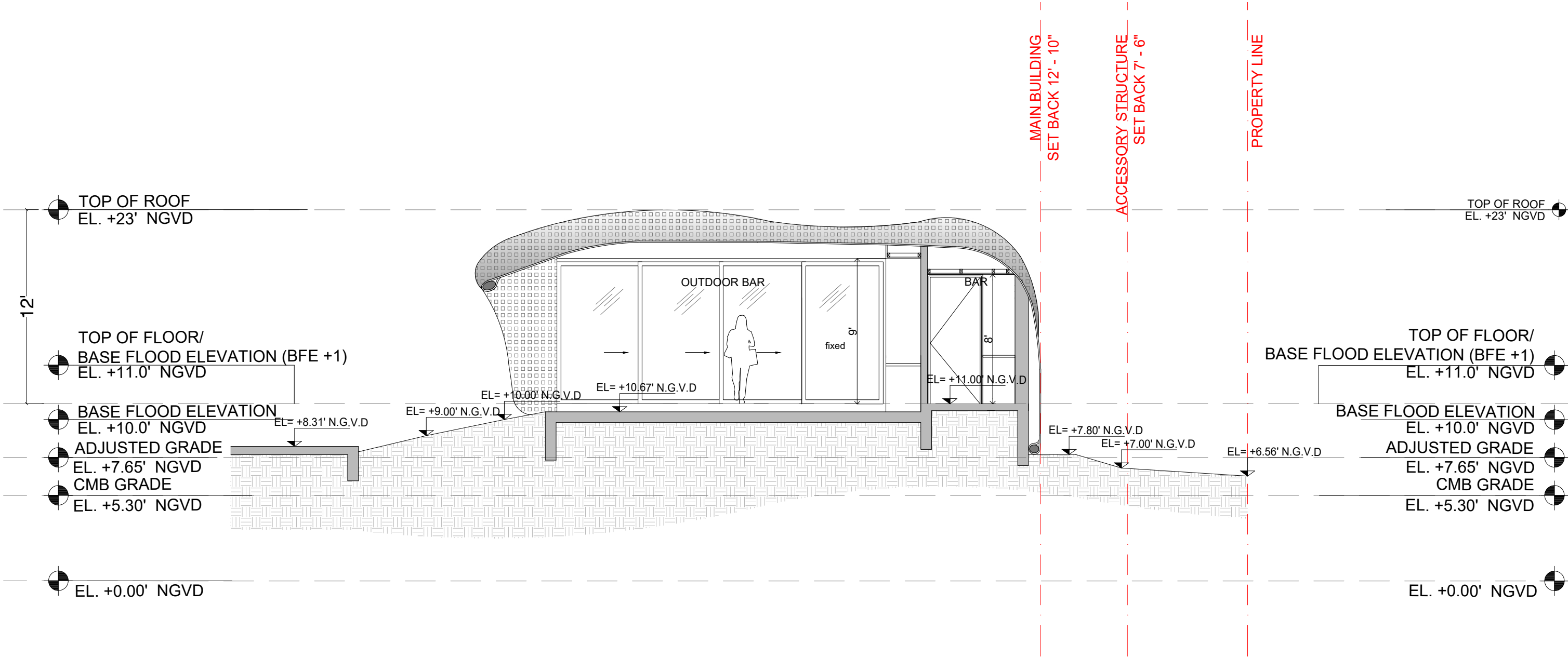


1 EAST ELEVATION

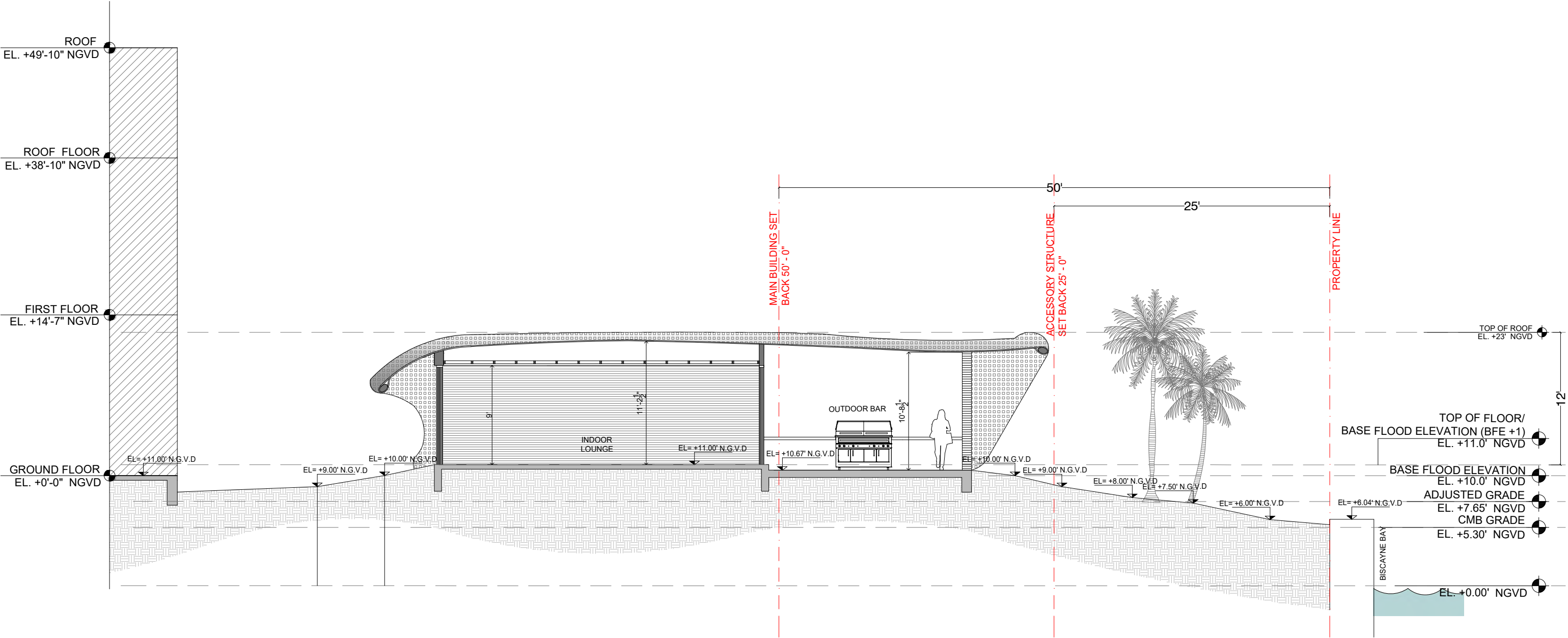


1

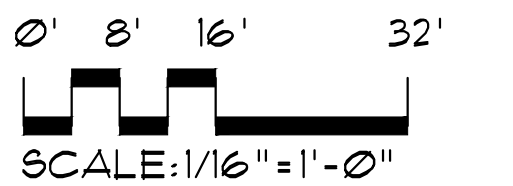
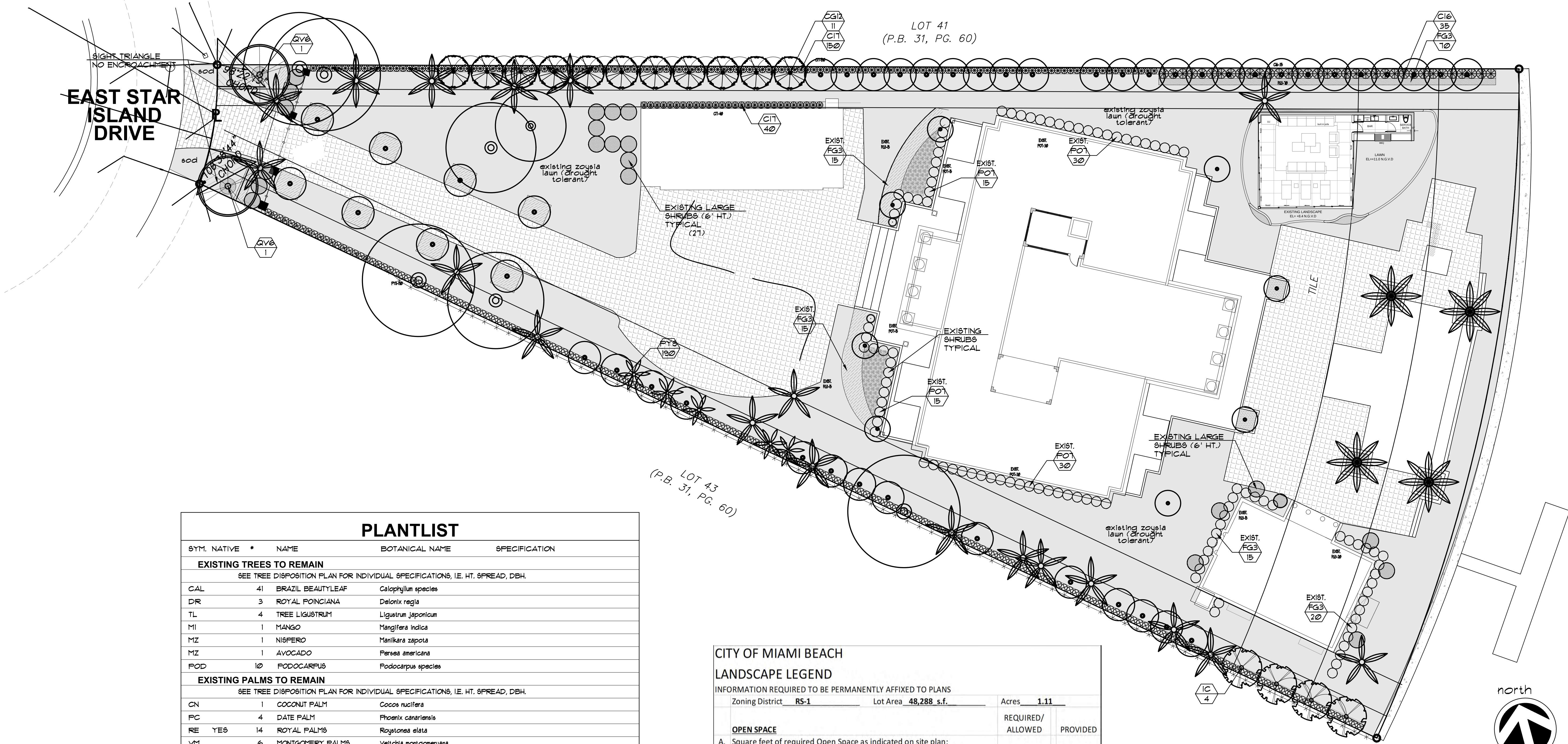
WEST ELEVATION



1 SECTION



1 SECTION



PLANTLIST				
SYM.	NATIVE	*	NAME	BOTANICAL NAME SPECIFICATION
EXISTING TREES TO REMAIN				
SEE TREE DISPOSITION PLAN FOR INDIVIDUAL SPECIFICATIONS, I.E. HT. SPREAD, DBH.				
CAL		41	BRAZIL BEAUTYLEAF	Calophyllum species
DR		3	ROYAL POINCIANA	Delonix regia
TL		4	TREE LIGUSTRUM	Ligustrum japonicum
MI		1	MANGO	Mangifera indica
MZ		1	NISPERO	Manilkara zapota
MZ		1	AVOCADO	Persea americana
POD		10	PODOCARPUS	Podocarpus species
EXISTING PALMS TO REMAIN				
SEE TREE DISPOSITION PLAN FOR INDIVIDUAL SPECIFICATIONS, I.E. HT. SPREAD, DBH.				
CN		1	COCONUT PALM	Cocco nucifera
PC		4	DATE PALM	Phoenix canariensis
RE	YES	14	ROYAL PALMS	Royaltonia elata
VM		6	MONTGOMERY PALMS	Veitchia montgomeryana
PROPOSED TREES				
CG12	YES	11	SMALL LEAF CLUSIA	Clusia guttifera 12' O.A. x 6'-8', full
IC	YES	4	DAHOO HOLLY	Ilex cassine 12' x 5' apr., 2" cal.
QV6	YES	2	LIVE OAKS	Quercus virginiana 16' x 1' apr., 4" cal, 6' cl.
EXISTING SHRUBS				
SEE TREE DISPOSITION PLAN				
		65	GREEN ISLAND FICUS	Ficus "Green Island" 18" x 18", full
		90	PODOCARPUS	Podocarpus species 24" x 24", full
EXISTING LARGE SHRUBS				
SEE TREE DISPOSITION PLAN				
		27	PODOCARPUS	Podocarpus species 6' ht., 4' spread
PROPOSED SHRUBS				
C17	YES	190	COCOPLUM	Chrysobalanus icaco 1' G.A., 30" x 24" full, 24" o.c.
FG3		70	"GREEN ISLAND" FICUS	Ficus "Green Island" 3 gal, 18" x 18", 18" o.c., full
PYS	YES	190	WILD COFFEE	Pyschotria nervosa 3 gal, 18" x 18", 24" o.c., full
PROPOSED LARGE SHRUBS				
C16	YES	35	COCOPLUM	Chrysobalanus icaco 6' ht., 36" O.C., FTB.
EXISTING LAWN AREAS				
ZOY			ZOYSIA GRASS	Zoysia japonica "DROUGHT TOLERANT" PER MIAMI-DADE CO. "THE LANDSCAPE MANUAL" page 173.
MULCHING:				
	25 C.Y. +/-		RECYCLED DARK BROWN	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				
INSTALLATION WATERING:				
CONTRACTOR SHALL THOROUGHLY WATER IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.				

CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District	RS-1	Lot Area	48,288 s.f.
Acre	1.11		
OPEN SPACE		REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 48,266 s.f. x 50 % = 24,133 s.f.		24,133 s.f.	30,507 s.f.
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces ___N/A___ x 10 s.f. parking space =		N/A	N/A
C. Total square feet of landscaped open space required: A+B=		24,133 s.f.	30,507 s.f.
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required		24,133 s.f.	30,507 s.f.
B. Maximum lawn area (sod) permitted= 50 % x 24,133 s.f.		12,066 s.f.	12,066 s.f.
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= trees x net lot acres - number of existing trees=		48	48
B. % Natives required: Number of trees provided x 30% =		2	2
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		2	2
D. Street Trees (maximum average spacing of 20' o.c.) linear feet along street divided by 20' = 2		2	2
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20' =		N/A	N/A
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=		600	605
B. % Native shrubs required: Number of shrubs provided x 50%=		300	380
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=		60	62
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		30	35

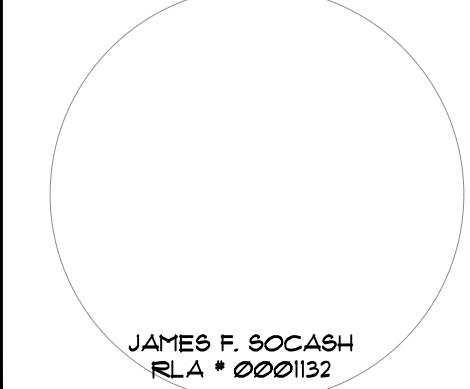
ZONING CATEGORY: RS-1 AREA: 48,266 S.F. 30% NATIVE TREES DIVERSITY TABLE: 31 OR MORE REQUIRED: 7 TREE SPECIES, PROVIDED 9 SPECIES					
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED
3-Apr-20	TREES	TREES	SHRUBS	SHRUBS	LARGE SHRUBS
SEC. 126-6. Minimum Standards (1) Street Tree size and spacing: STREET TREES (38 L.F.) PROVIDED: OVER 6,000 S.F. SEC. 126-6. Minimum Standards (c) Minimum number of trees: RS-1 (6,000 S.F.) (2 FRONT YARD AND 3 BACKYARD)					
(4) "one additional tree for each 1,000 s.f. lot area" 48,266 - 6,000 = 42,266	43	43			
(d) Shrubs: 12 shrubs per required tree 12 x 50= 600 shrubs (18'-24' height)			600	605	
(e) Large shrubs or small trees: 6' height, 10% of shrub count					60
TOTAL	50				62

LANDSCAPE PLAN

No.	Date	Revision
1.	04/06/20	Per City Staff review comments (EN).



designed: J. SOCAASH
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: 20-07
scale: AS SHOWN
date: Feb. 17, 2020
folio: 02-4204-001-0350



Drawing: