N BAY RD RESIDENCE

5242 N BAY RD
MIAMI BEACH, FL 33140

DRB20-0571
DRB PRESENTATION

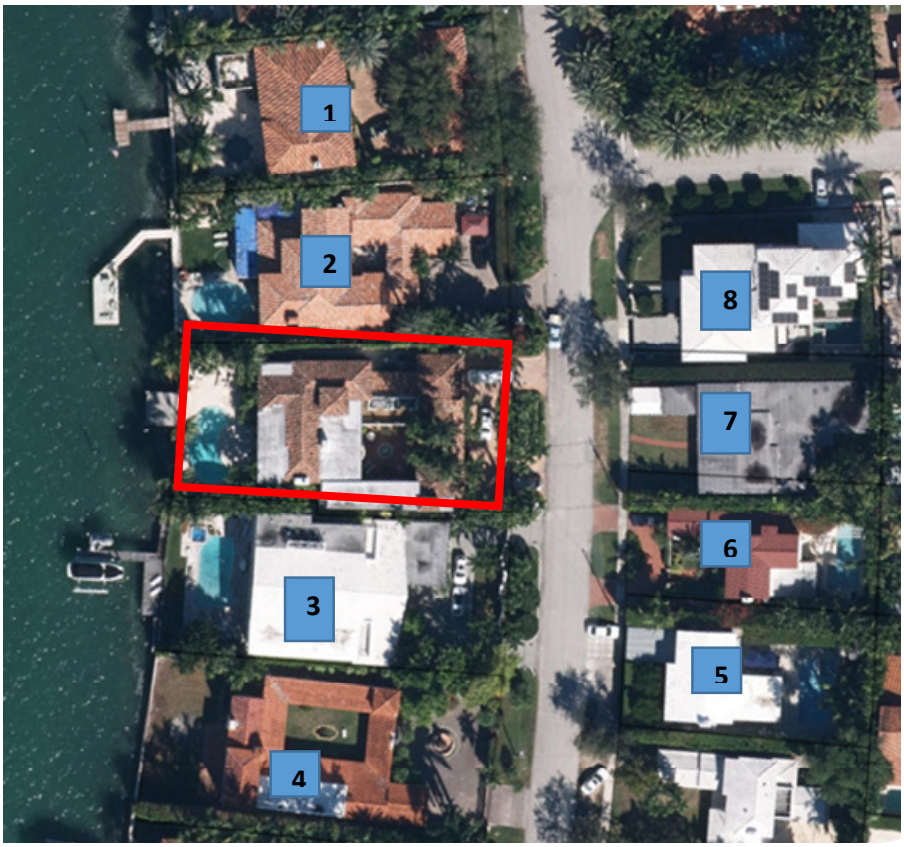
SCOPE OF WORK

- **RENOVATION & ADDITION OF AN EXISTING PRE-1942 STRUCTURE**
- **REQUEST OF MULTIPLE VARIANCES INCLUDING LOT COVERAGE & UNIT SIZE**

KOBI KARP

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

Neighbor Outreach
Winpol 2020 Trust Residence
DRB20-0571 - 5242 N. Bay Rd



No.	Property Address	Owner
1	5300 N Bay Rd	Donald V Browne & Maria J Junquera
2	5244 N Bay Rd	Richard Postrel
3	5240 N Bay Rd	Ivan Schneider TRS SDKC Partners LLLP
4	5226 N Bay Rd	Ramdas Bhandari TR
5	5235 N Bay Rd	David W Desmond TRS MTB 2000 Trust Lisa A Desmond TRS
6	5241 N Bay Rd	Joel I Sneider & Jilann J Sneider
7	5245 N Bay Rd	Ron Schreiber
8	5251 N Bay Rd	David J Kaiserman & Loren Kaiserman

1941 AERIAL PHOTOGRAPH

2020 AERIAL PHOTOGRAPH

MBBR PHOTO LISTING, 1946 1956

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2020 FRONT ELEVATION, SITE PHOTO

FRONT ELEVATION

NORTH SIDE ELEVATION

REAR ELEVATION

INTERNAL COURTYARD - ENTRY

INTERNAL COURTYARD - MAIN RESIDENCE APPROACH

MATERIALS LEGEND

MATERIAL A

MATERIAL B

MATERIAL C

POOL FINISH
MATERIAL D

MATERIAL E

LANDSCAPE AREA

LAWN AREA

LEGEND

1. VEHICULAR ACCESS
2. PEDESTRIAN CIRCULATION
3. POOL TERRACE
4. POOL
5. DECK
6. LANDSCAPE AREA
7. LAWN AREA

LAND
7294 NW 1st COURT
MIAMI, FL 33150
614.439.4895
WWW.LAND.DESIGN

A

MATERIAL: DOMINICAN CORAL STONE
LOCATION: POOL TERRACE

B

MATERIAL: GRAVEL
LOCATION: PEDESTRIAN PATH

C

MATERIAL: GRANITE PAVERS
LOCATION: DRIVEWAY

D

MATERIAL: PEEBLETEC - FRENCH GREY
LOCATION: POOL

E

MATERIAL: IPE HARDWOOD
LOCATION: DOCK

F

PRO-LINE LANDSCAPE EDGING

MATERIAL: ALUMINUM
COLOR: BLACK

BAY ROAD RESIDENCE

5242 NORTH BAY ROAD, MIAMI FL 33140

SEAL (MARSH C. KRIPLEN-LA6667007)

MASTER PLAN

DATE	ISSUE
08/10/2020	DRB SET

NORTH
0 4' 8'
SCALE 1/8" = 1'-0"

LPLN

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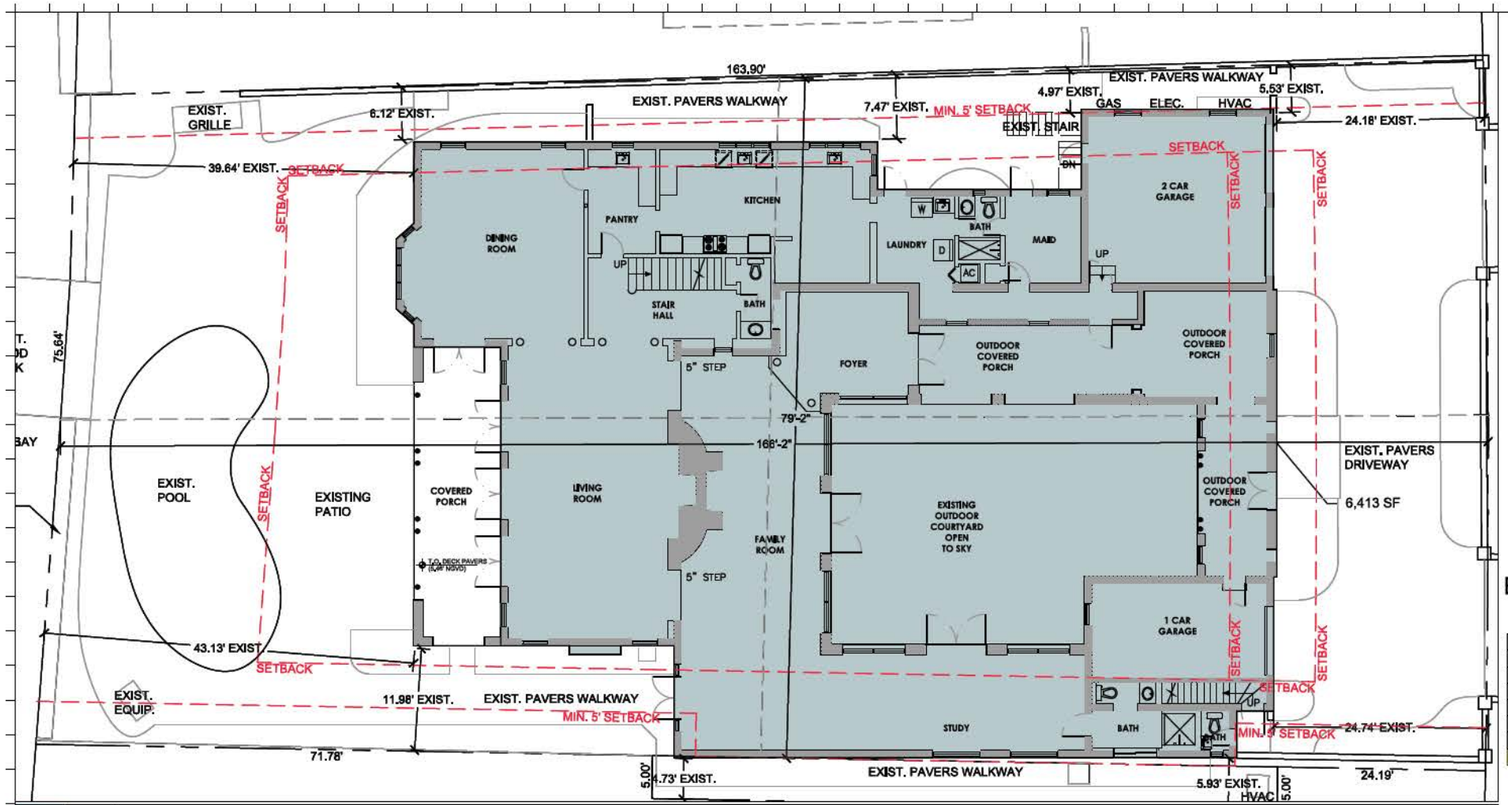

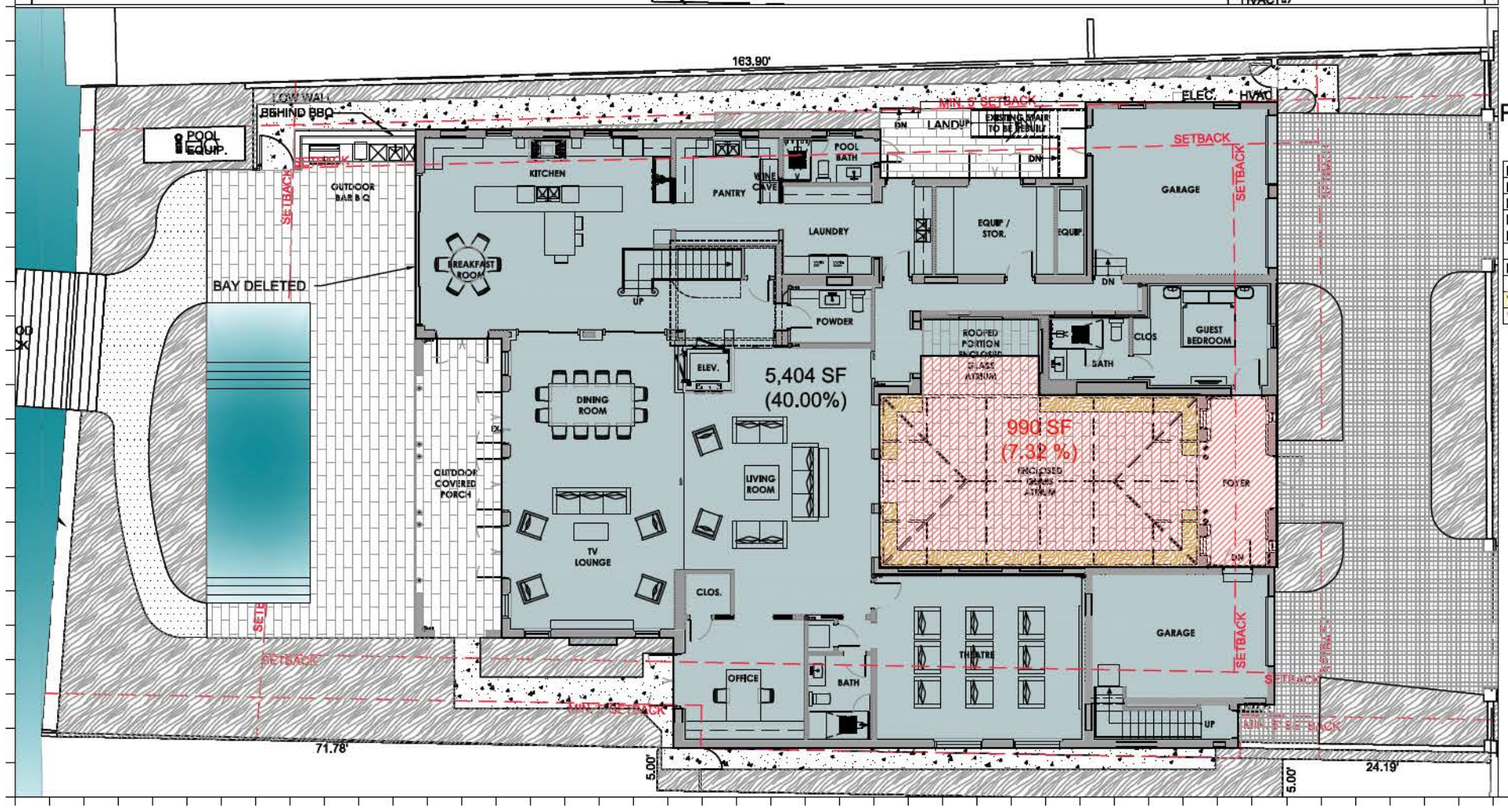

EXISTING LOT COVERAGE

EXISTING LOT COVERAGE CALCULATION		
LOT SIZE		13,512 SF
MAXIMUM LOT COVERAGE		3,944 SF (30.00%)
MAIN RESIDENCE		6,413 SF
TOTAL		6,413 SF (47.45%)

PROPOSED LOT COVERAGE

PROPOSED LOT COVERAGE CALCULATION		
LOT SIZE		13,512 SF
MAXIMUM LOT COVERAGE		3,944 SF (30.00%)
MAXIMUM LOT COVERAGE W/ DETERMINATION OF ARCH SIGNIFICANCE		5,404 SF (40.00%)
MAIN RESIDENCE		6,394 SF
TOTAL		6,394 SF (47.32%)
VARIANCE		990 SF (7.32%)

LOT COVERAGE DOES NOT INCREASE WITH PROPOSED WORK

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
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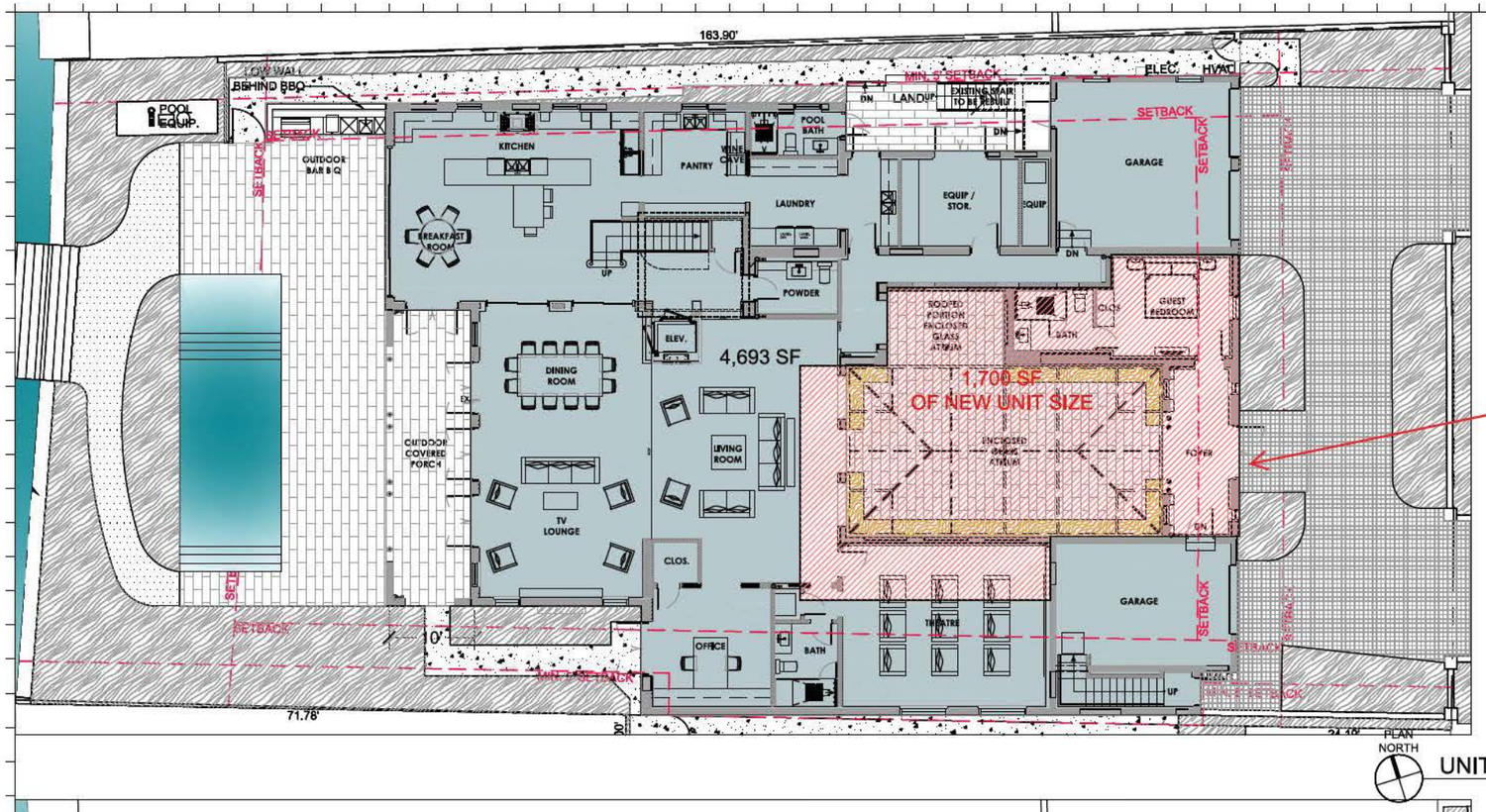
VARIANCE DIAGRAM

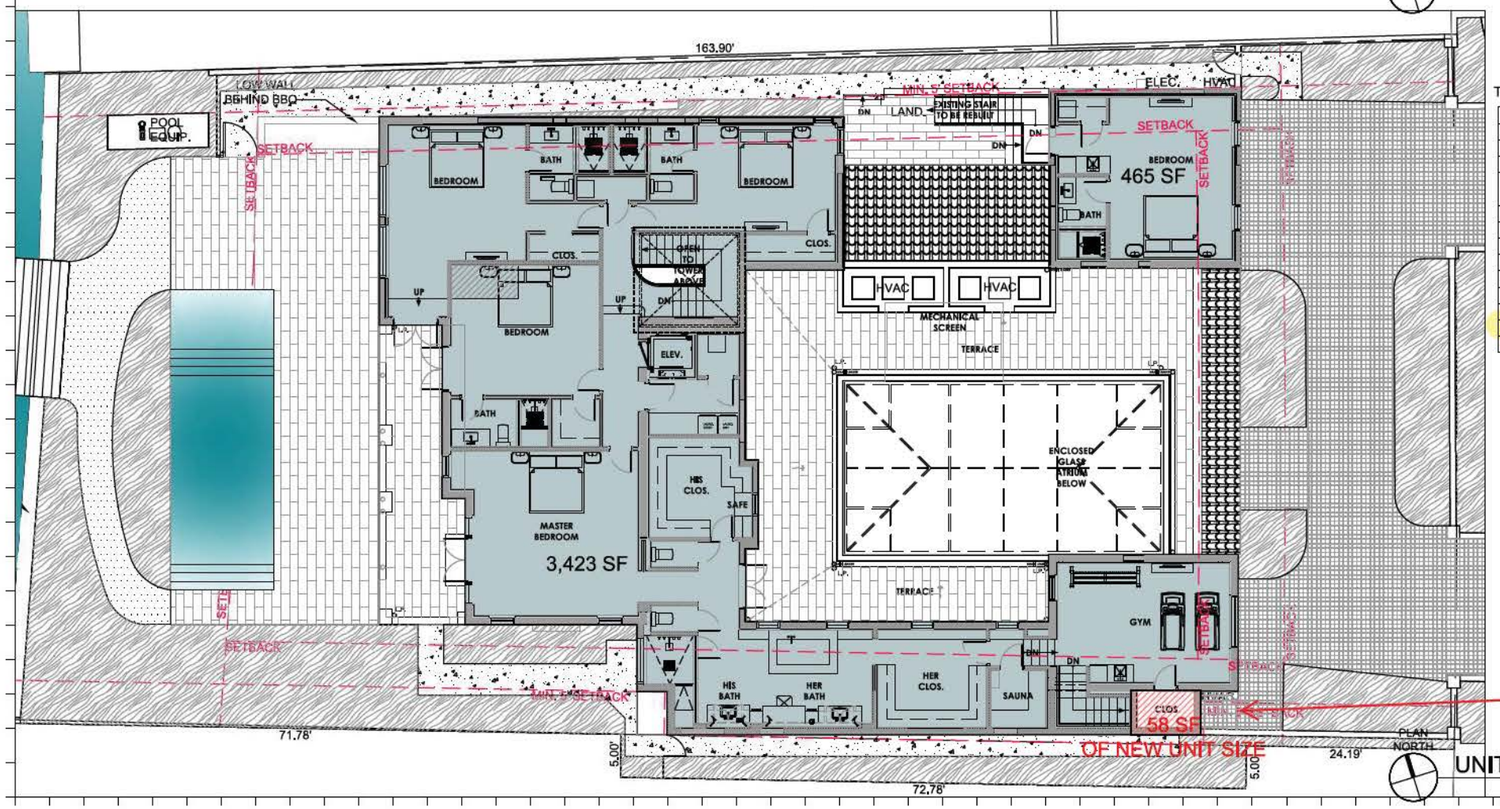
Date	08-10-2020	Sheet No.
Scale		
Project	2007	



UNIT SIZE GROUND FLOOR - VARIANCE DIAGRAM

Scale: 1/8" = 1'-0"

PROPOSED UNIT SIZE IS INTERNAL TO THE PROJECT, AND WILL NOT BE VIEWED FROM THE EXTERIOR



UNIT SIZE SECOND FLOOR - VARIANCE DIAGRAM

Scale: 1/8" = 1'-0"

TOTAL UNIT SIZE CALCULATION

PROPOSED UNIT SIZE CALCULATION		
LOT AREA		13,512 SF
MAX UNIT SIZE ALLOWED		6,756 SF (50.00%)
MAXIMUM UNIT SIZE W/ DETERMINATION OF ARCH SIGNIFICANCE		8,107 SF (60.00%)
GROUND FLOOR		6,393 SF
SECOND FLOOR		3,946 SF
THIRD FLOOR (EXISTING FLOOR REMOVED)		0 SF
GARAGE DEDUCTION		-500 SF
TOTAL PROPOSED UNIT SIZE		9,839 SF (72.81%)
VARIANCE		1,732 SF (12.81%)

APPLICANT IS PROPOSING TO ENCLOSE EXISTING BALCONY THAT LACKS DRAINAGE

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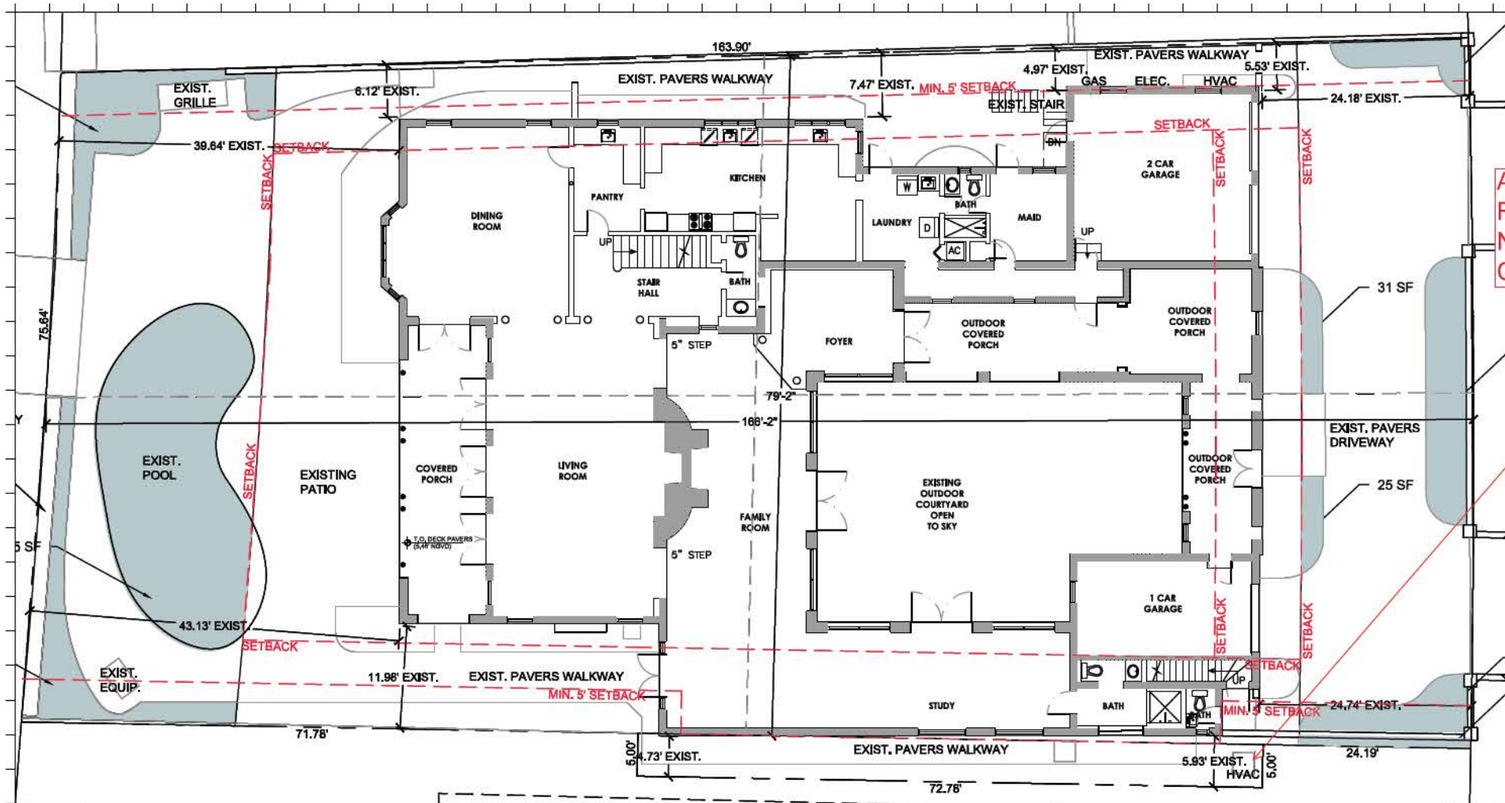
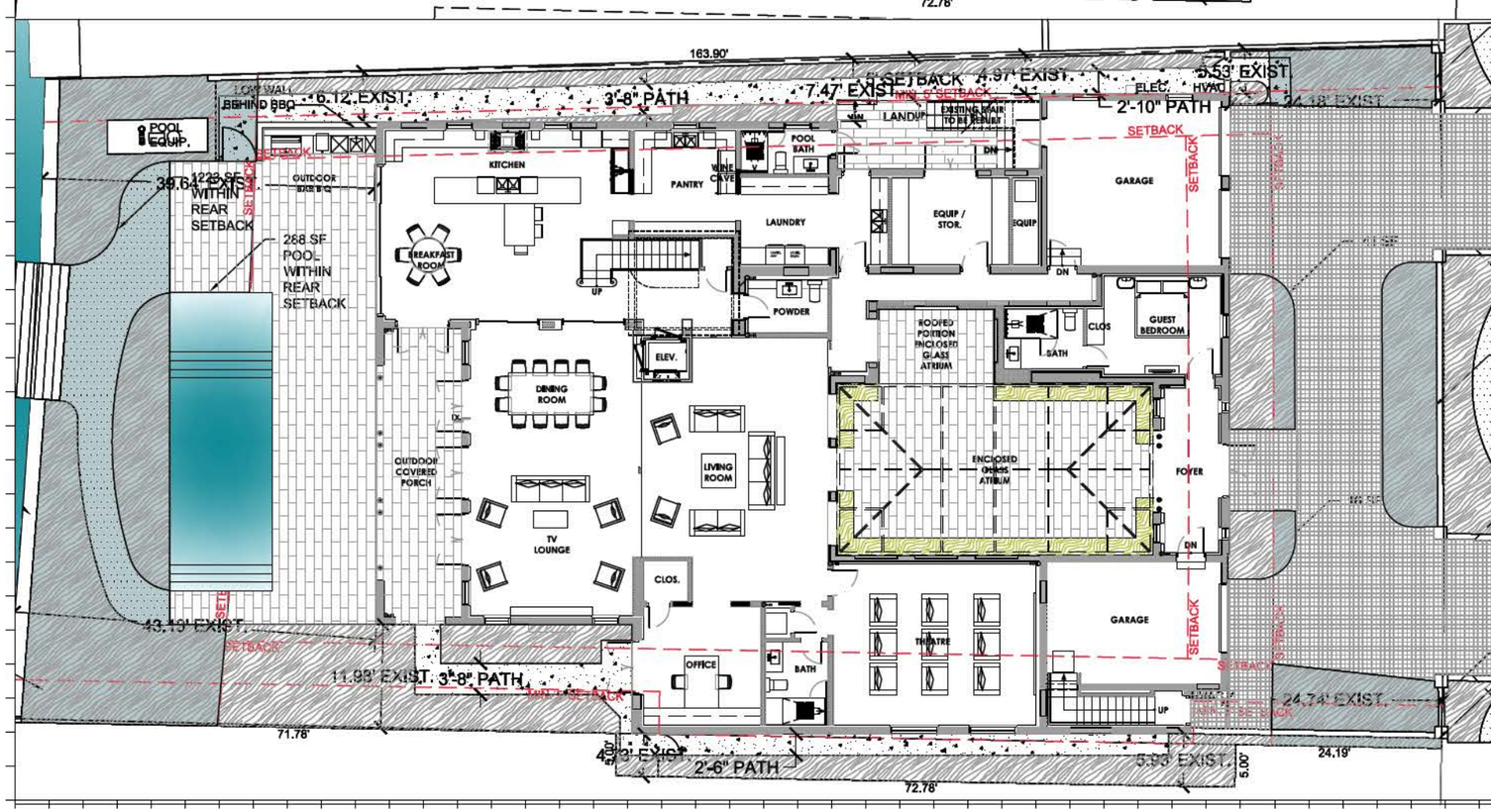
VARIANCE DIAGRAM

Date	08-10-2020	Sheet No.
Scale		A1.09
Project	2007	





APPLICANT IS REMOVING EXISTING NON-COMPLIANT AC CONDENSER

EXISTING PERVIOUS CALCS

EXISTING PERVIOUS CALCULATION		
REQUIRED FRONT YARD (20'-0" SETBACK)		1,645 SF
MIN. PERVIOUS SPACE REQUIRED		823 SF (50.00%)
PERVIOUS SPACE EXISTING		342 SF (20.79%)
REQUIRED REAR YARD		1,904 SF
MIN. PERVIOUS SPACE REQUIRED		1,332 SF (70.00%)
PERVIOUS SPACE EXISTING		561 SF (29.46%)
TOTAL SITE		1,835 SF (13.58%)

PROPOSED PERVIOUS CALCS

PROPOSED PERVIOUS CALCULATION		
REQUIRED FRONT YARD (20'-0" SETBACK)		1,645 SF
MIN. PERVIOUS SPACE REQUIRED		823 SF (50.00%)
PERVIOUS SPACE PROPOSED		538 SF (32.70%)
REQUIRED REAR YARD		1,904 SF
MIN. PERVIOUS SPACE REQUIRED		1,332 SF (70.00%)
PERVIOUS SPACE PROPOSED		1,511 SF (79.35%)
TOTAL SITE PERVIOUS SPACE		3,174 SF (23.49%)

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MIAMI, FL 33140

APPLICANT BROUGHT EXISTING NON-COMPLIANT REAR YARD PERVIOUS SPACE INTO COMPLIANCE

Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name

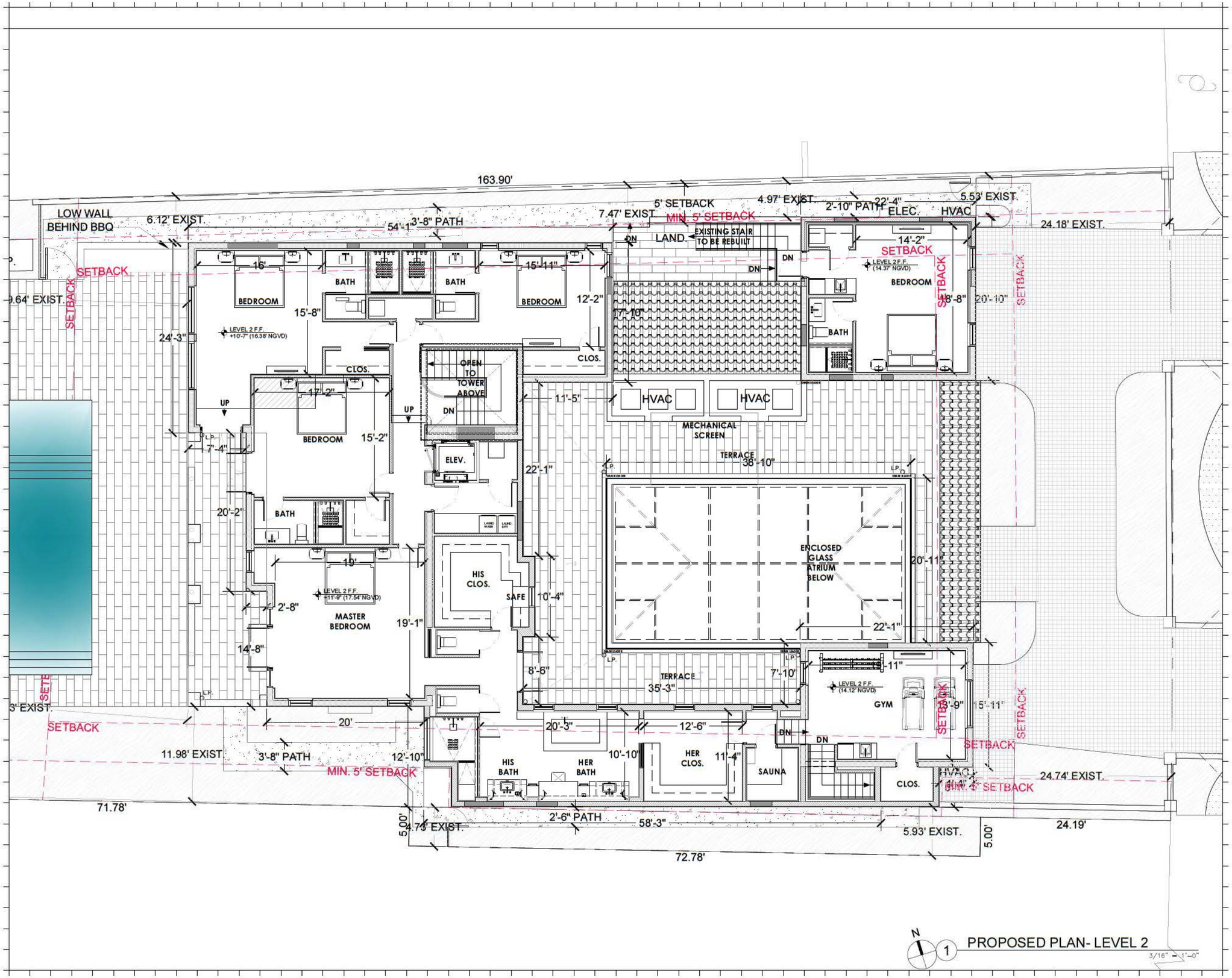
APPLICANT INCREASED TOTAL SITE PERIVOUS SPACE BY 9.91%

Fax: +1(305) 573 3766

KOBI KARP

EXISTING ZONING DIAGRAMS

Date	08-10-2020	Sheet No.
Scale		
Project	2007	



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PROPOSED PLAN

Date	08-10-2020	Sheet No.	A3.12
Scale			
Project	2007		

APPLICANT REMOVED EXISITNG NON-COMPLIANT THIRD FLOOR

163.90'

LOW WALL BEHIND BBQ

6.12' EXIST.

3'-8" PATH

7.47' EXIST.

5' SETBACK

MIN. 5' SETBACK

4.97' EXIST.

2'-10" PATH

ELEC.

HVAC

5.53' EXIST.

24.18' EXIST.

SETBACK

ROOF

DN

LAND.

EXISTING STAIR TO BE REBUILT

DN

SETBACK

SETBACK

SETBACK

9.64' EXIST.

SETBACK

15'-1"

11'-3"

OPEN TO BELOW

10'-6"

12'-4"

HVAC

HVAC

MECHANICAL SCREEN

TERRACE BELOW

38'-10"

LP.

LP.

ENCLOSED GLASS ATRIUM BELOW

20'-11"

LP.

LP.

TERRACE BELOW

ROOF

ROOF

ROOF

ROOF

ROOF

SETBACK

SETBACK

SETBACK

SETBACK

3' EXIST.

SETBACK

11.98' EXIST.

3'-8" PATH

MIN. 5' SETBACK

71.78'

5.00'

4.73' EXIST.

2'-6" PATH

5.93' EXIST.

5.00'

72.78'

24.74' EXIST.

MIN. 5' SETBACK

24.19'

N

1 PROPOSED PLAN- LEVEL 3

3/16" = 1'-0"

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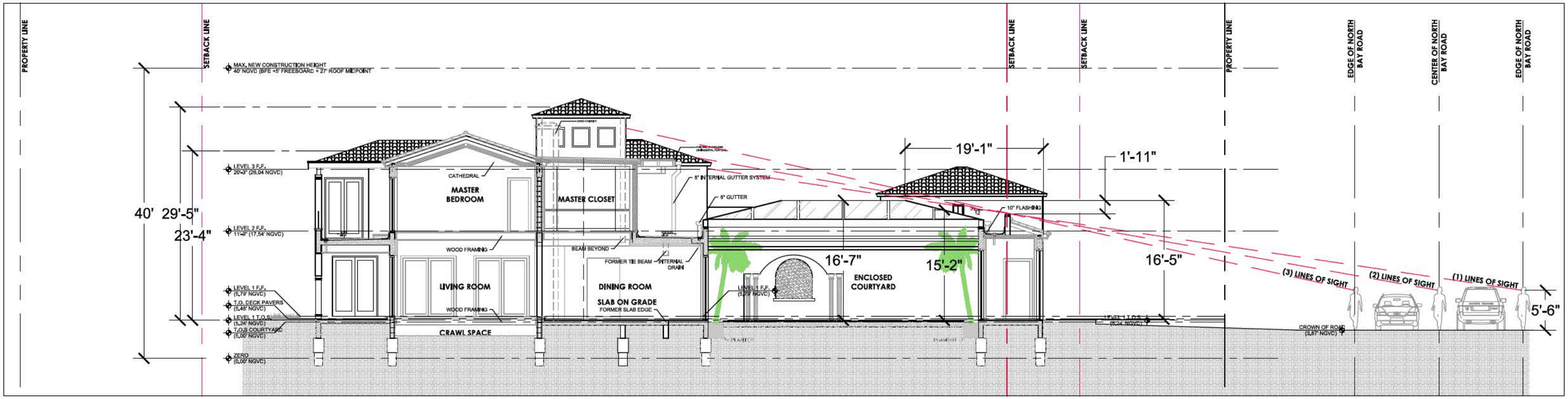
PROPOSED PLAN

Date	08-10-2020	Sheet No.	A3.13
Scale			
Project	2007		


PROPERTY LINE
SETBACK LINE
MAX. NEW CONSTRUCTION HEIGHT
40' NGVD (BFE +5' FREEBOARD + 27' ROOF MIDPOINT
LEVEL 3 F.F.
20'-3" (26.04 NGVD)
40' 29'-5"
23'-4"
LEVEL 2 F.F.
11'-2" (17.54' NGVD)
LEVEL 1 F.F.
(5.79' NGVD)
T.O. DECK PAVERS
(5.46' NGVD)
LEVEL 1 T.O.S.
(5.24' NGVD)
T.O.S COURTYARD
(5.00' NGVD)
ZERO
(0.00' NGVD)
CATHEDRAL
MASTER BEDROOM
MASTER CLOSET
WOOD FRAMING
LIVING ROOM
WOOD FRAMING
CRAWL SPACE
BEAM BEYOND
FORMER TIE BEAM
INTERNAL DRAIN
DINING ROOM
SLAB ON GRADE
FORMER SLAB EDGE
5" INTERNAL GUTTER SYSTEM
5" GUTTER
LEVEL 1 F.F.
(5.79' NGVD)
16'-7"
ENCLOSED COURTYARD
15'-2"
19'-1"
1'-11"
10" FLASHING
3
12
16'-5"
LEVEL 1 T.O.S.
(5.24' NGVD)
(3) LINES OF SIGHT
(2) LINES OF SIGHT
(1) LINES OF SIGHT
5'-6"
CROWN OF ROAD
(3.87' NGVD)
SETBACK LINE
SETBACK LINE
PROPERTY LINE
EDGE OF NORTH BAY ROAD
CENTER OF NORTH BAY ROAD
EDGE OF NORTH BAY ROAD

5242 N Bay Road - MIAMI BEACH, FL

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FRONT ENTRY - EXISTING DETAILING

EXISTING ROOFING

MATERIALS LEGEND - **LANDSCAPE**

MATERIAL A

MATERIAL C

MATERIAL E

LAWN AREA

MATERIAL B

POOL FINISH
MATERIAL D

LANDSCAPE AREA

A

MATERIAL: DOMINICAN CORAL STONE
LOCATION: POOL TERRACE

B

MATERIAL: GRAVEL
LOCATION: PEDESTRIAN PATH

C

MATERIAL: GRANITE PAVERS
LOCATION: DRIVEWAY

D

MATERIAL: PEEBLETEC - FRENCH GREY
LOCATION: POOL

E

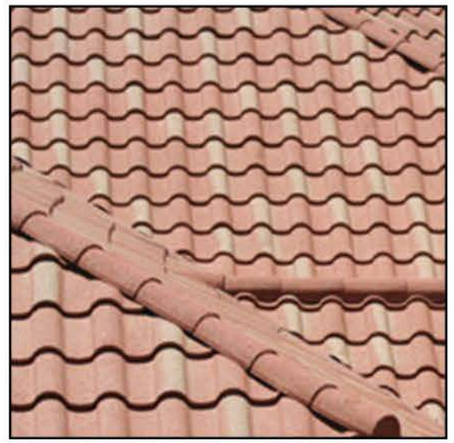
MATERIAL: IPE HARDWOOD
LOCATION: DOCK

F

PRO-LINE LANDSCAPE EDGING

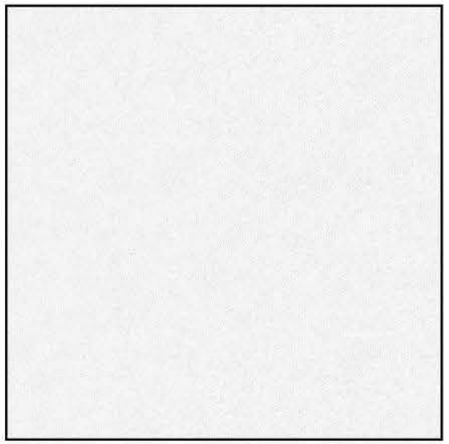
MATERIAL: ALUMINUM
COLOR: BLACK

EXISTING STONE TO REMAIN
OR BE RESTORED

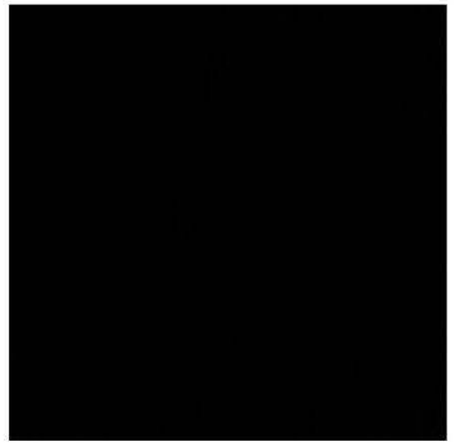


NEW BARREL TILE ROOF

EXISTING WOOD TO REMAIN
OR BE RESTORED



EXISTING STUCCO TO REMAIN
OR BE RESTORED



NEW DARK ANODIZED METAL
FINISH FOR MULLIONS

NEW GLASS RAILINGS

DRB MATERIAL BOARD

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AXONOMETRIC

Date	08-10-2020	Sheet No.
Scale		A6.03
Project	2007	

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AXONOMETRIC

Date	08-10-2020	Sheet No.
Scale		A6.04
Project	2007	

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AXONOMETRIC

Date	08-10-2020	Sheet No.
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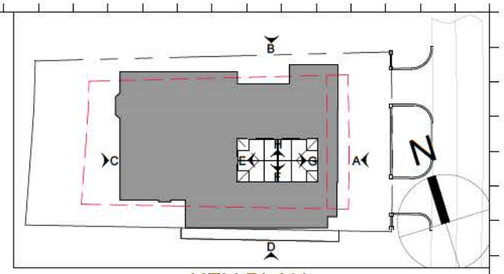
KOBI KARP

AXONOMETRIC

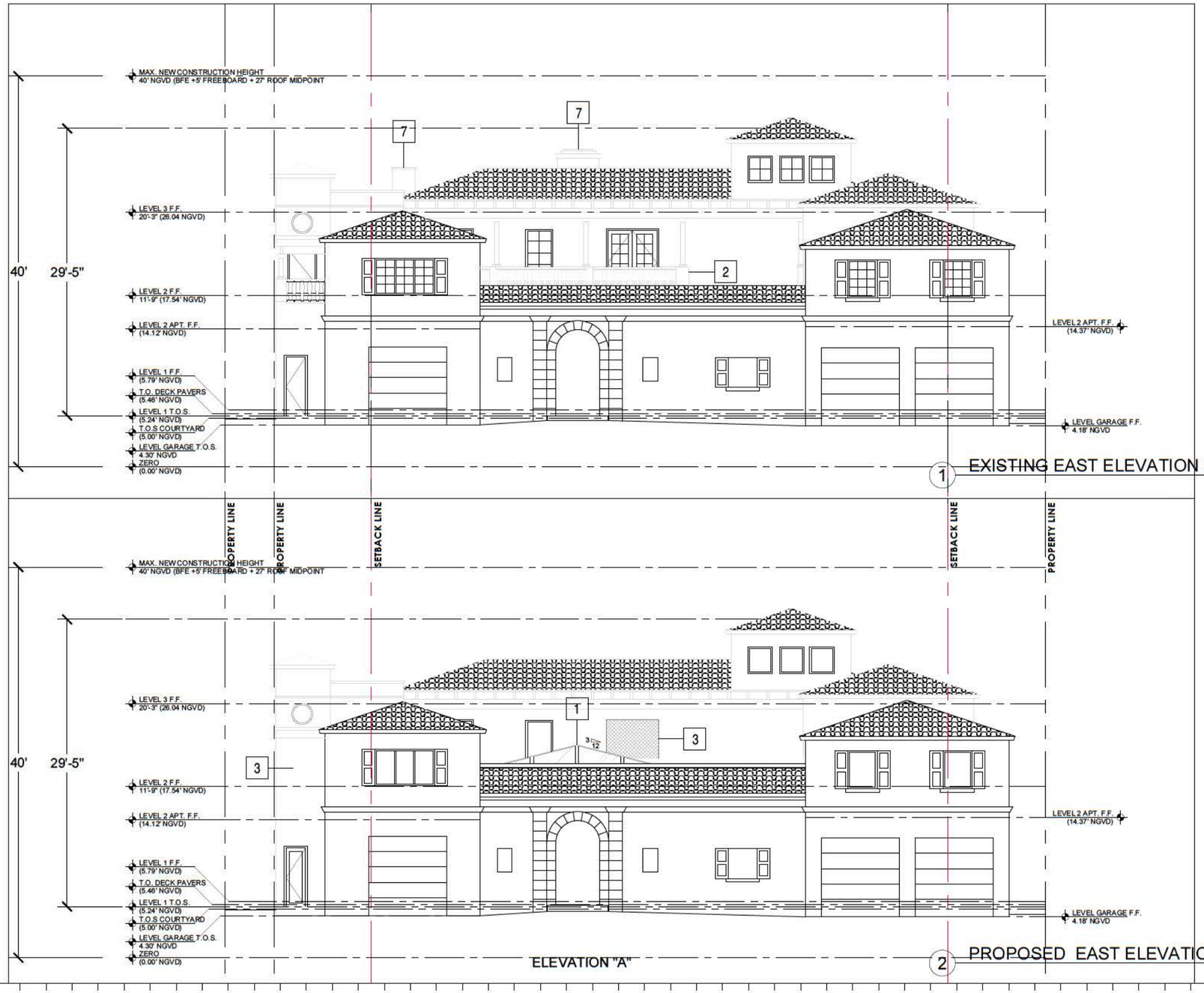
Date	08-10-2020	Sheet No.	A6.06
Scale			
Project	2007		

LEGEND

1. NEW SKYLIGHT BEYOND
2. REMOVE BALUSTRADE AND COLUMNS
3. REMOVE EXISTING OPENING
4. REBUILD EXISTING NON-COMPLIANT STAIR
5. CREATE NEW OPENING
6. CREATE NEW WALL AND FILL IN AREA
7. REMOVE ABANDONED CHIMNEY



KEY PLAN



Rev.	Date	Rev.	Date

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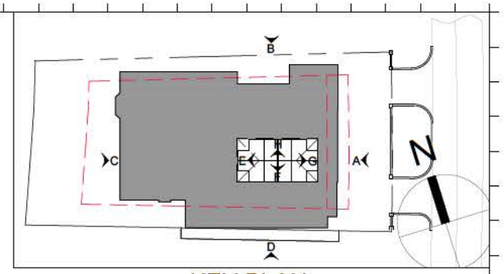
KOBI KARP
Lic. # AR0012578

ELEVATIONS

Date	08-10-2020	Sheet No.	A4.01
Scale			
Project	2007		

LEGEND

1	NEW SKYLIGHT BEYOND
2	REMOVE BALUSTRADE AND COLUMNS
3	REMOVE EXISTING OPENING
4	REBUILD EXISTING NON-COMPLIANT STAIR
5	CREATE NEW OPENING
6	CREATE NEW WALL AND FILL IN AREA
7	REMOVE ABANDONED CHIMNEY



KEY PLAN

Rev.	Date	Rev.	Date

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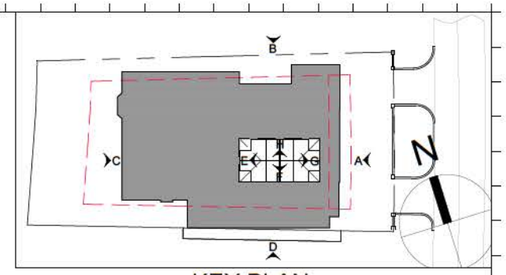
ELEVATIONS

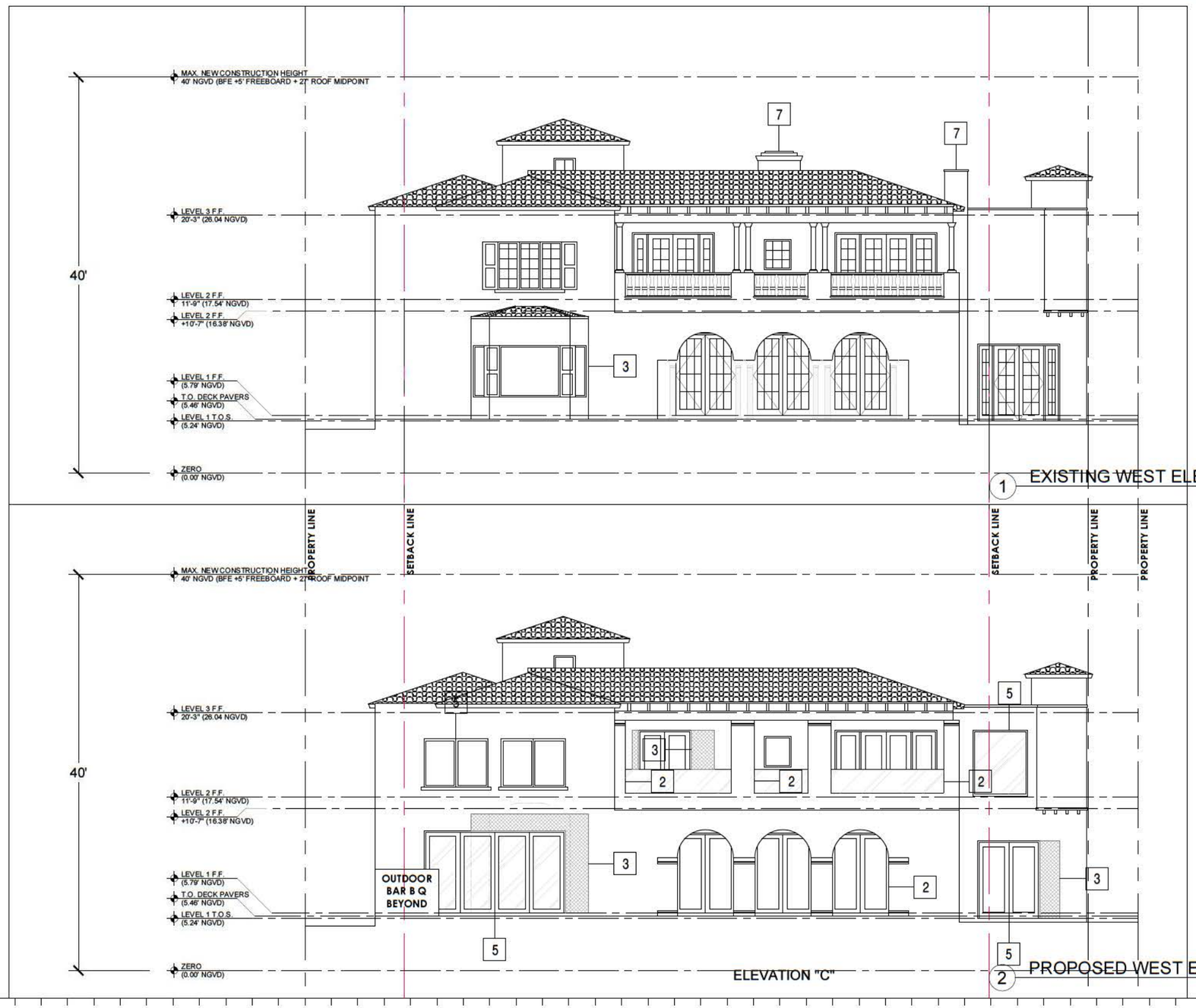
Date	08-10-2020	Sheet No.	A4.02
Scale			
Project	2007		

LEGEND

1. NEW SKYLIGHT BEYOND
2. REMOVE BALUSTRADE AND COLUMNS
3. REMOVE EXISTING OPENING
4. REBUILD EXISTING NON-COMPLIANT STAIR
5. CREATE NEW OPENING
6. CREATE NEW WALL AND FILL IN AREA
7. REMOVE ABANDONED CHIMNEY



KEY PLAN



Rev.	Date	Rev.	Date

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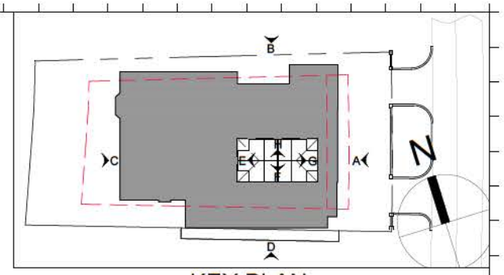
ELEVATIONS

Date	08-10-2020	Sheet No.	A4.03
Scale			
Project	2007		

LEGEND

1. NEW SKYLIGHT BEYOND
2. REMOVE BALUSTRADE AND COLUMNS
3. REMOVE EXISTING OPENING
4. REBUILD EXISTING NON-COMPLIANT STAIR
5. CREATE NEW OPENING
6. CREATE NEW WALL AND FILL IN AREA
7. REMOVE ABANDONED CHIMNEY



KEY PLAN

1 EXISTING SOUTH ELEVATION (LEFT SIDE)
3/16" = 1'-0"

ELEVATION "D"

2 PROPOSED SOUTH ELEVATION (LEFT SIDE)
3/16" = 1'-0"

Rev.	Date	Rev.	Date

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ELEVATIONS

Date	08-10-2020	Sheet No.	
Scale			A4.04
Project	2007		

1 PROPOSED EAST \ELEVATION

3/16" = 1'-0"

1 PROPOSED WEST \ELEVATION

3/16" = 1'-0"

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RENDERED ELEVATIONS

Date	08-10-2020	Sheet No.
Scale		A4.11
Project	2007	

1 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

Rev.	Date	Rev.	Date

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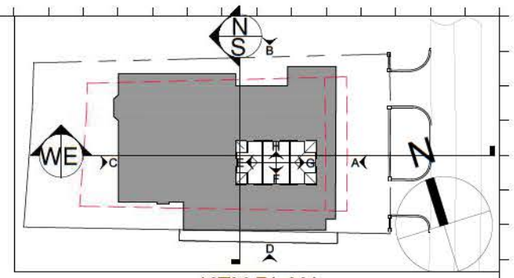
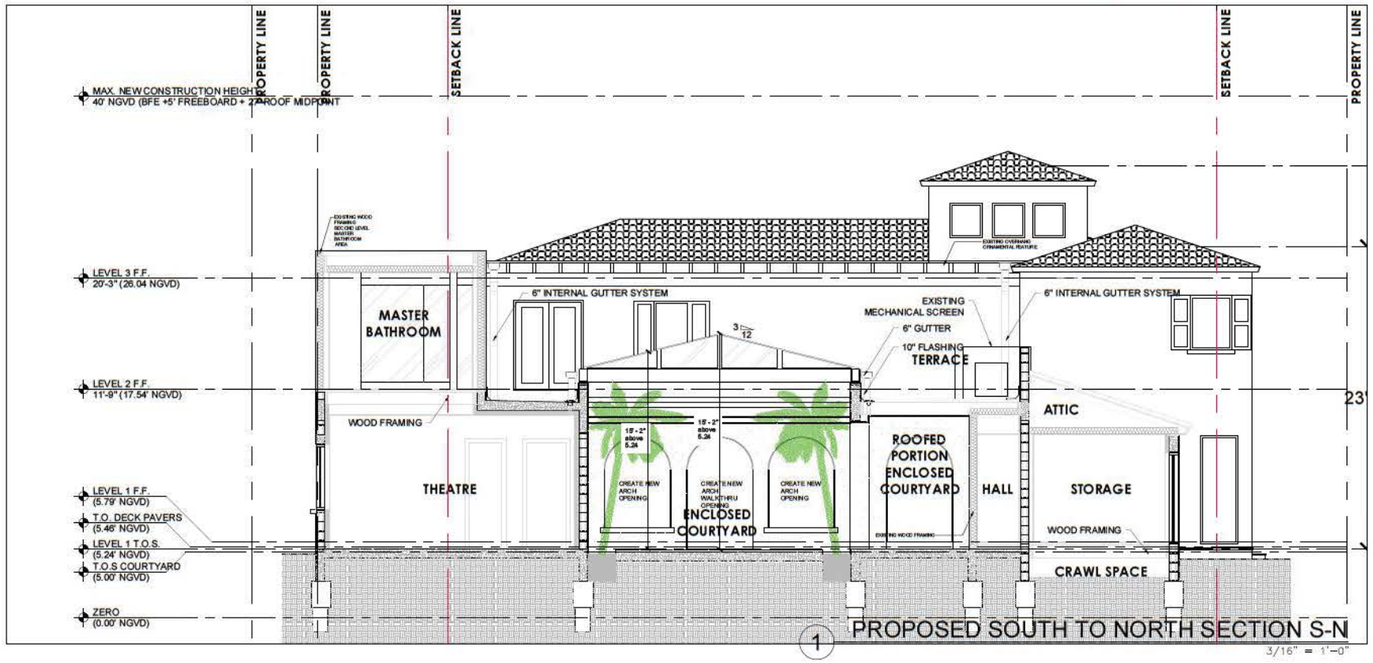
RENDERED ELEVATIONS

Date	08-10-2020	Sheet No. A4.12
Scale		
Project	2007	

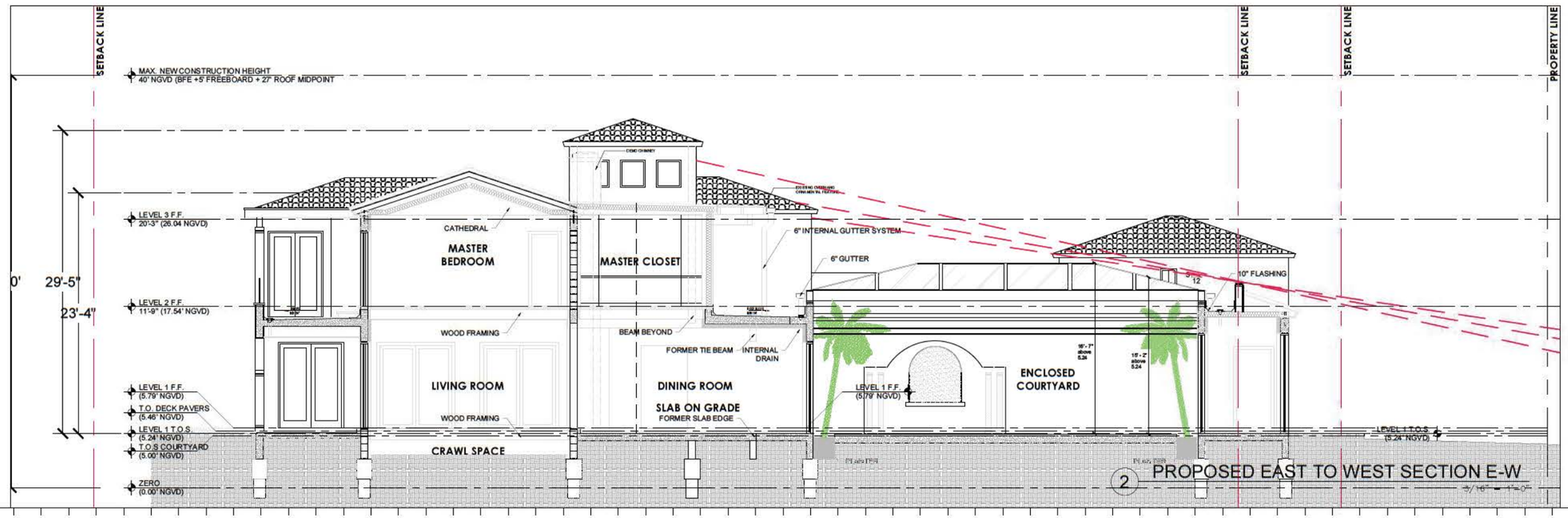


KEY PLAN



1 PROPOSED SOUTH TO NORTH SECTION S-N

3/16" = 1'-0"



2 PROPOSED EAST TO WEST SECTION E-W

3/16" = 1'-0"

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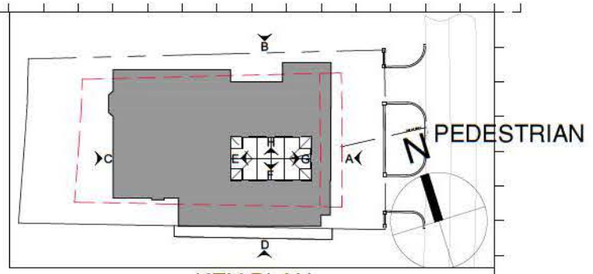
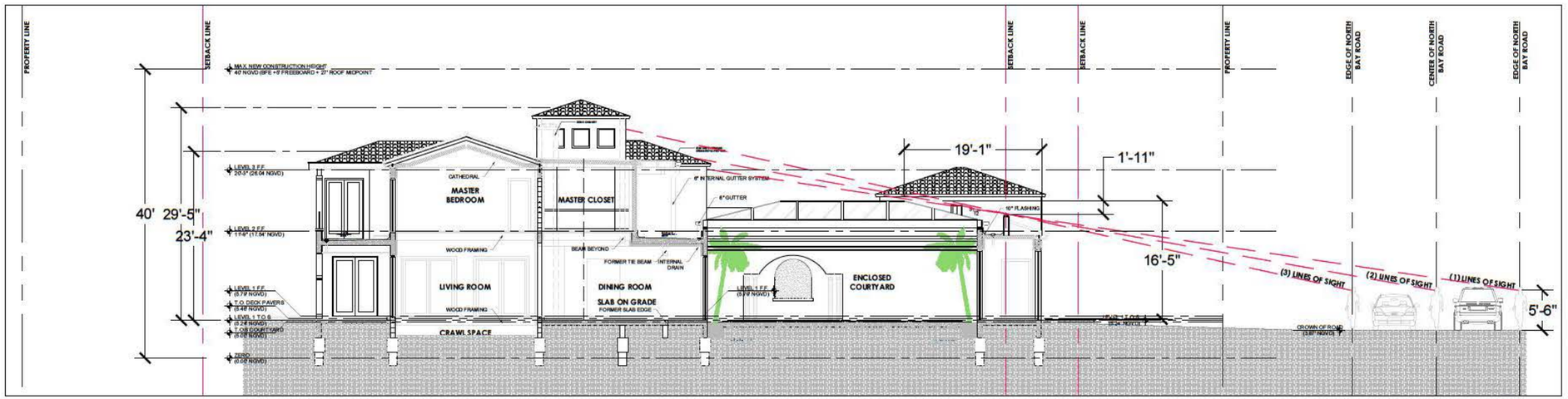
PROPOSED SECTIONS

Date	08-10-2020	Sheet No.	A5.01
Scale			
Project	2007		



KEY PLAN



1 LINE OF SIGHT EAST TO WEST DIAGRAM
1/8" = 1'-0"

DIAGRAM SHOWS THREE SCENARIOS FOR PEDESTRIAN:

1) FAR SIDE OF ROAD
2) MIDDLE OF ROAD
3) NEAR SIDE OF ROAD

FOR A PEDESTRIAN'S EYES, THE SKYLIGHT WILL BE OUT OF LINE OF SIGHT. A DRIVER WOULD NOT SEE IT.

WHILE IT IS AT ITS HIGHEST POINT 1'-11" ABOVE EXISTING FOYER ROOF, IT IS SET BACK 19'-1" FROM THE FACE OF THE BUILDING SO IMPACT SLIGHT.

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LINE OF SIGHT DIAGRAM

Date	08-10-2020	Sheet No.
Scale		A5.02
Project	2007	

TREE DISPOSITION LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED

TREE PROTECTION FENCE

PALM TO BE PRESERVED

PALM TO BE REMOVED

LAND

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614.439.4895
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BAY ROAD RESIDENCE

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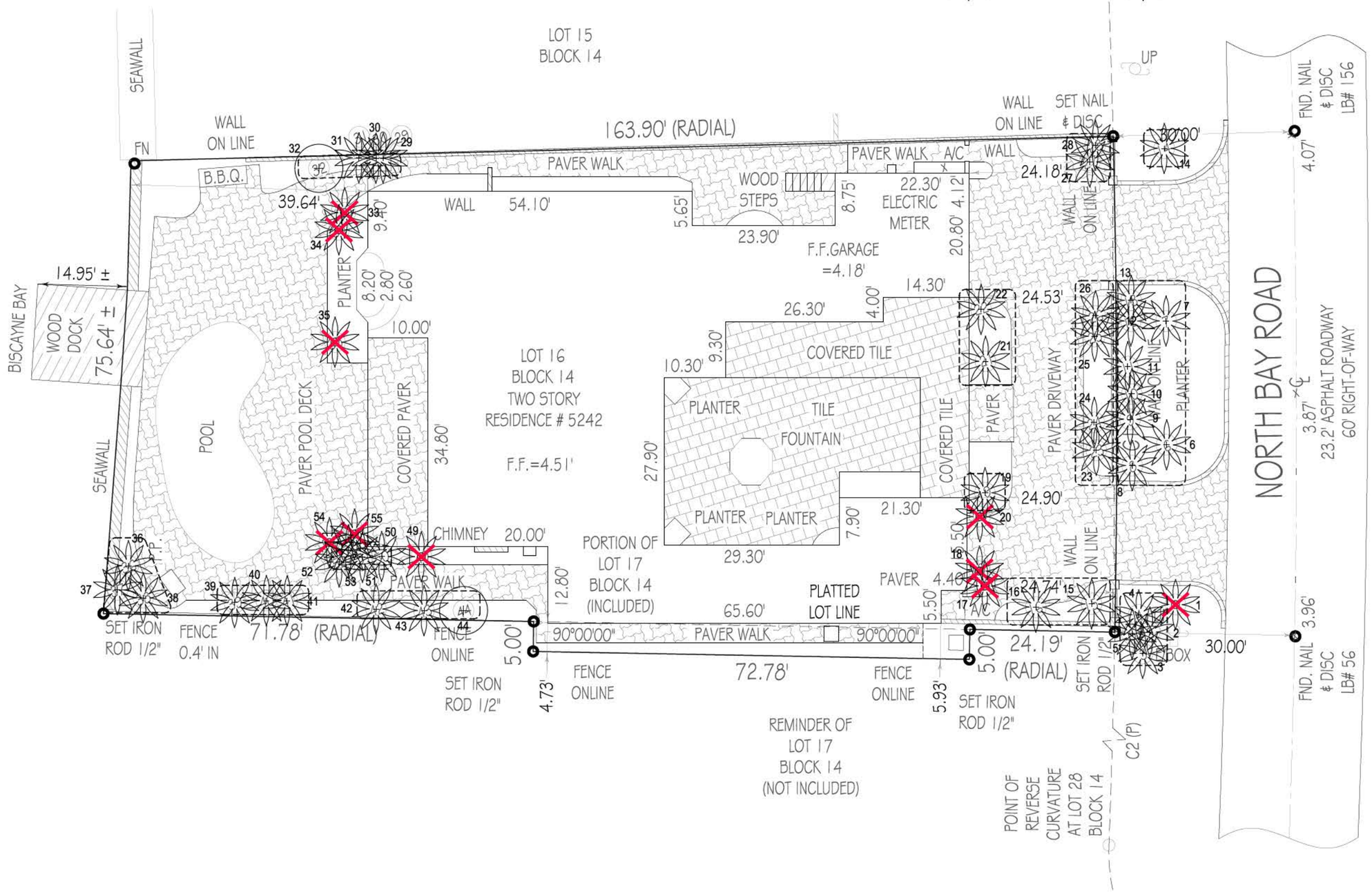

SEAL (MARSH C. KRIPLEN-LA6667007)

TREE DISPOSITION PLAN

DATE	ISSUE
08/10/2020	DRB SET

NORTH

0 4' 8'

SCALE 1/8" = 1'-0"

TD110

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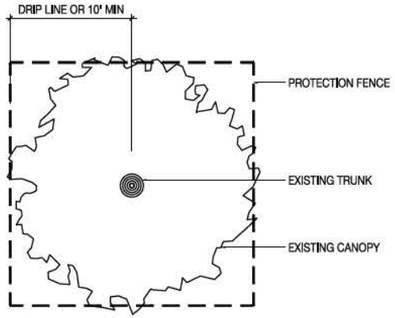
TREES & PLANTING TO BE PRESERVED NOTES

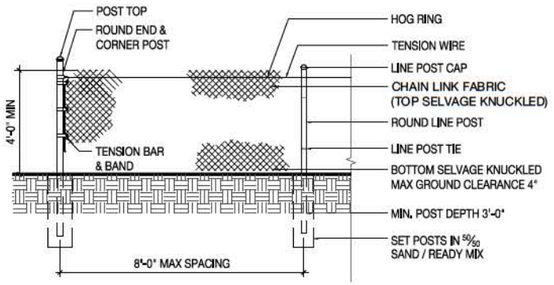
1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE REMOVED NOTES

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.



PLAN



SECTION

NOTES:

- PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2" x 2" MESH
- PROVIDE HINGED GATE
- ALTERNATE: 2" x 4" WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
- POSTS MAY BE SHIFTED TO AVOID ROOTS
- NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
- REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION

1 TREE PROTECTION (TYP)

NTS

TREE DISPOSITION SCHEDULE

TREE No.	TREE - COMMON NAME	TREE - LATIN NAME	DISPOSITION	DIAMETER at BREAST HEIGHT (inches)	CONDITION	APPROXIMATE HEIGHT (feet)	CANOPY DIAMETER (feet)	REMOVAL-MUNICIPAL CRITERIA	
								PALM	DBH
								1:1	
1	PALM	*Not determined*	REMOVE	21.6				1	
2	PALM	*Not determined*	REMAIN	3.6					
3	PALM	*Not determined*	REMAIN	7.2					
4	PALM	*Not determined*	REMAIN	6					
5	PALM	*Not determined*	REMAIN	13.8					
6	PALM	*Not determined*	REMAIN	21.6					
7	PALM	*Not determined*	REMAIN	22.8					
8	PALM	*Not determined*	REMAIN	5.4					
9	PALM	*Not determined*	REMAIN	5.4					
10	PALM	*Not determined*	REMAIN	5.4					
11	PALM	*Not determined*	REMAIN	5.4					
12	PALM	*Not determined*	REMAIN	5.4					
13	PALM	*Not determined*	REMAIN	5.4					
14	PALM	*Not determined*	REMAIN	7.2					
15	PALM	*Not determined*	REMAIN	5.4					
16	PALM	*Not determined*	REMOVE	4.8				1	
17	PALM	*Not determined*	REMOVE	4.8				1	
18	PALM	*Not determined*	REMOVE	4.8				1	
19	PALM	*Not determined*	REMAIN	4.8					
20	PALM	*Not determined*	REMOVE	5.4				1	
21	PALM	*Not determined*	REMAIN	5.4					
22	PALM	*Not determined*	REMAIN	5.4					
23	PALM	*Not determined*	REMAIN	5.4					
24	PALM	*Not determined*	REMAIN	5.4					
25	PALM	*Not determined*	REMAIN	5.4					
26	PALM	*Not determined*	REMAIN	5.4					
27	PALM	*Not determined*	REMAIN	5.4					
28	PALM	*Not determined*	REMAIN	5.4					
29	PALM	*Not determined*	REMAIN	5.4					
30	PALM	*Not determined*	REMAIN	5.4					
31	PALM	*Not determined*	REMAIN	5.4					
32	OAK	*Quercus spp*	REMAIN	13.2					
33	PALM	*Not determined*	REMOVE	13.2				1	
34	PALM	*Not determined*	REMOVE	5.4				1	
35	PALM	*Not determined*	REMOVE	5.4				1	
36	PALM	*Not determined*	REMAIN	15.6					
37	PALM	*Not determined*	REMAIN	13.2					
38	PALM	*Not determined*	REMAIN	9.6					
39	PALM	*Not determined*	REMAIN	10.8					
40	PALM	*Not determined*	REMAIN	7.2					
41	PALM	*Not determined*	REMAIN	7.2					
42	PALM	*Not determined*	REMAIN	7.2					
43	PALM	*Not determined*	REMAIN	13.2					
44	OAK	*Quercus spp*	REMAIN	21.6					
45	PALM	*Not determined*	REMAIN	10.8					
46	PALM	*Not determined*	REMAIN	15.6					
47	PALM	*Not determined*	REMAIN	15					
48	PALM	*Not determined*	REMAIN	15					
49	PALM	*Not determined*	REMOVE	32.4				1	
50	PALM	*Not determined*	REMAIN	6					
51	PALM	*Not determined*	REMAIN	6					
52	PALM	*Not determined*	REMAIN	6					
53	PALM	*Not determined*	REMAIN	6					
54	PALM	*Not determined*	REMOVE	6				1	
55	PALM	*Not determined*	REMOVE	6				1	
STREET TREES									
1	PALM	*Not determined*	REMOVE	21.6				1	
							TOTAL UNITS TO BE REMOVED:	11	
							TOTAL REQUIRED ON SITE MITIGATION PER CODE (2"DBH/12HT):		
							PROPOSED ON SITE MITIGATION BREAKDOWN		
							TREES- 2"DBH/12'HT MIN:	3	
							TREES- 4"DBH/16'HT MIN:	7	
							NATIVE TREES - 1.5"DBH/10'HT MIN:	1	up to 30% of required 12' height trees
							TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):	11	

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TREE DISPOSITION NOTES

DATE	ISSUE
08/10/2020	DRB SET

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