



SITE

La Gorce Park
Temporarily closed

La Gorce
Tot Lot

6360 N BAY ROAD



CFZ DESIGN

SITE LOCATION MAP

02-02-2020

6342 NORTH BAY ROAD



FRONT



MIDDLE



6360 NORTH BAY ROAD



FRONT



MIDDLE





1. 6105 NORTH BAY ROAD



2. 6324 NORTH BAY ROAD



3. 6386 NORTH BAY ROAD



4. 6396 NORTH BAY ROAD



KEY PLAN



1. 6361 NORTH BAY ROAD



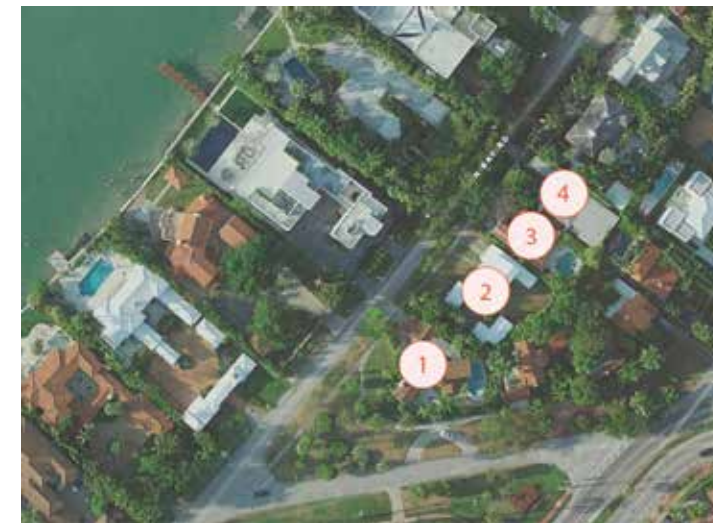
2. 6371 NORTH BAY ROAD



3. 6381 NORTH BAY ROAD









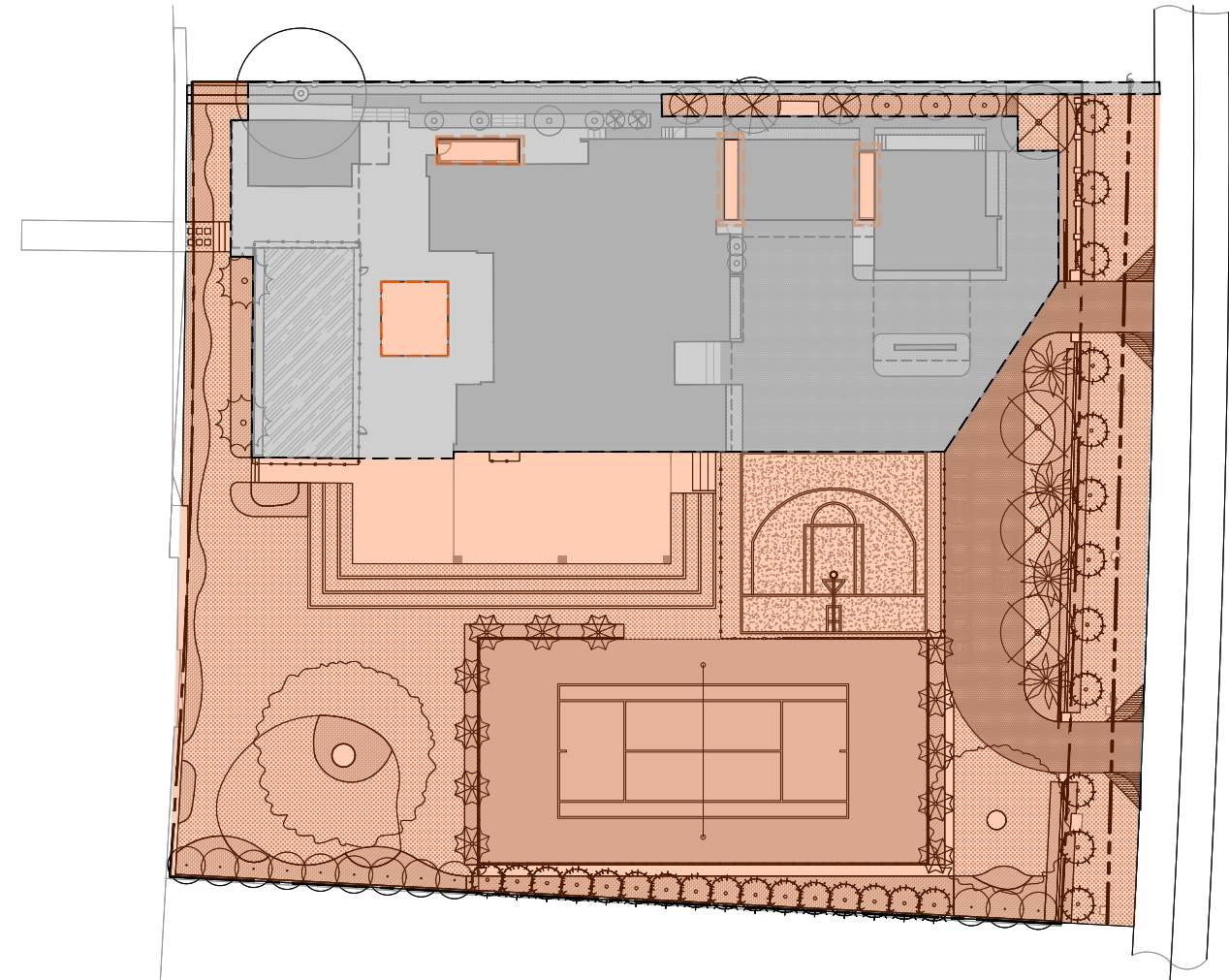
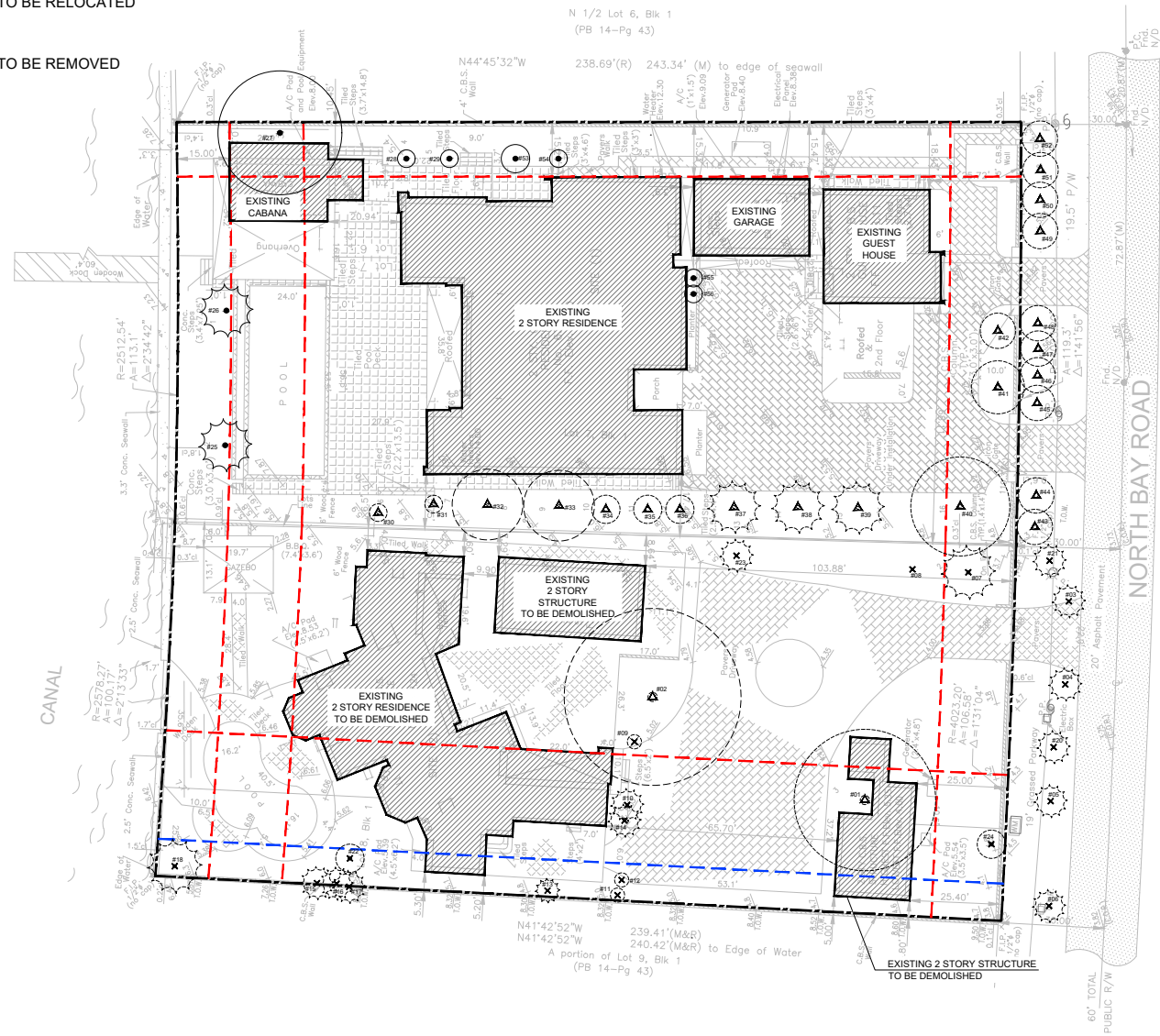
4. 6391 NORTH BAY ROAD





KEY PLAN

LEGEND:

-  PALM TO BE RELOCATED
-  PALM TO REMAIN
-  PALM TO BE REMOVED
-  TREE TO REMAIN
-  TREE TO BE RELOCATED
-  TREE TO BE REMOVED



SCOPE OF WORK DIAGRAM

-  SCOPE OF WORK
-  NOT IN SCOPE

SCOPE OF WORK DIAGRAM

Neighbor Support
6342 & 6360 North Bay Road
DRB20-0614



No.	Property Address	Owner
1	6324 N Bay Rd	Joel S. & Sandra Rattner
2	6361 N Bay Rd	Michael B. & Irma Goldstein
3	6095 N Bay Rd	Drew & Carol Chanin

Jan 20, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: New Amenities at Single-Family Home at 6342-6360 N. Bay Road, Miami Beach
DRB20-0614 Letter of
Support

Dear Board Members:

I am the owner of 6360 N. Bay Rd, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I spoke with the Applicant's representatives, reviewed plans and renderings for the proposed cabana and tennis court at the single-family residence, and understand all requests. The new amenities surrounded by lush landscaping create an idyllic setting and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the Applicant's new amenities and ask the Design Review Board to grant the requested design review approval and variances.

Sincerely,

Michael B. Goldstein
Signature
Michael B. Goldstein
Print name

Sam 21, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: New Amenities at Single-Family Home at 6342-6360 N. Bay Road, Miami Beach
DRB20-0614 Letter of
Support

Dear Board Members:

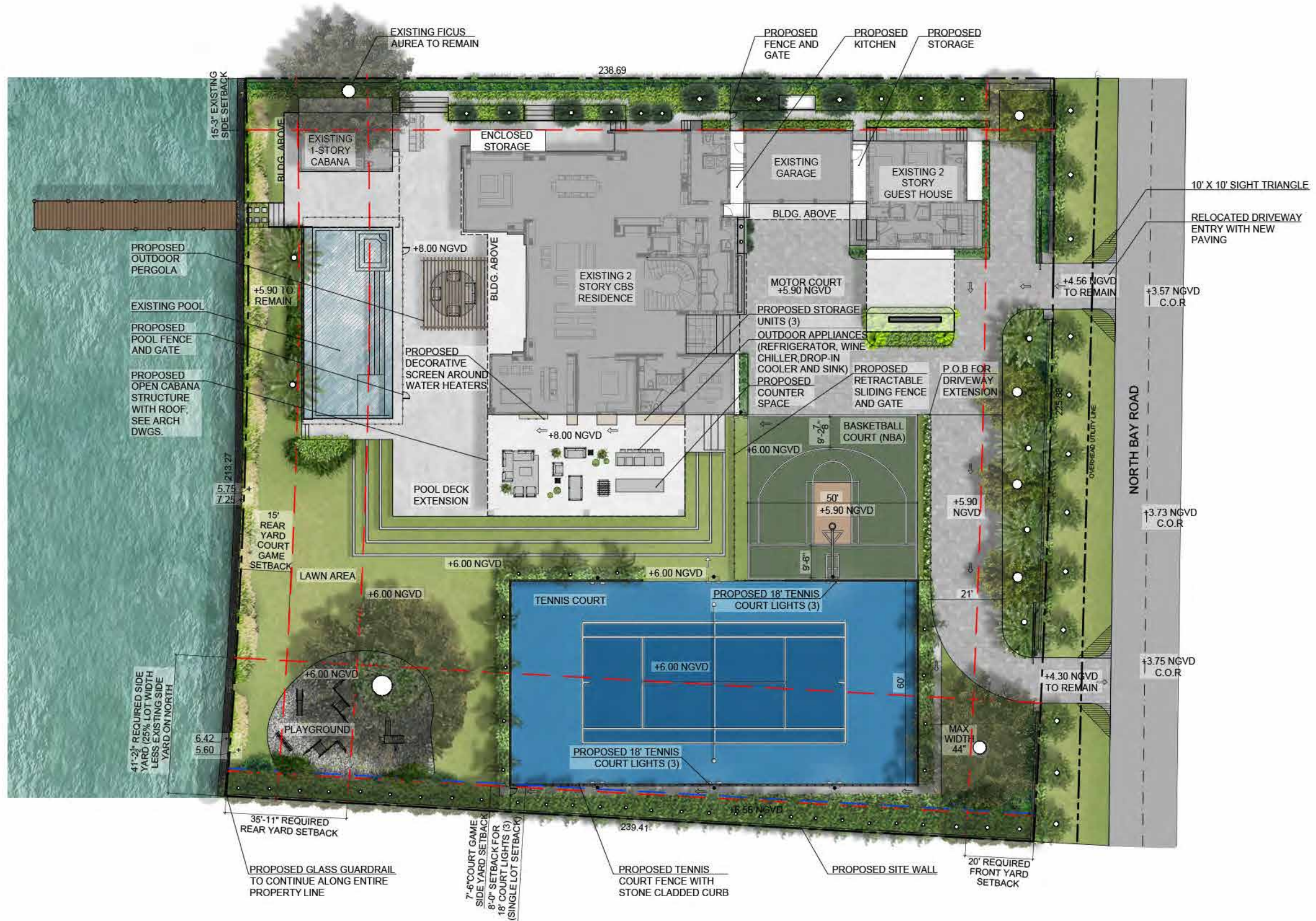
I am the owner of 6095 N Bay Rd Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I spoke with the Applicant's representatives, reviewed plans and renderings for the proposed cabana and tennis court at the single-family residence, and understand all requests. The new amenities surrounded by lush landscaping create an idyllic setting and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the Applicant's new amenities and ask the Design Review Board to grant the requested design review approval and variances.

Sincerely,

[Signature]
Signature

DEEM CHATTIN
Print name





6360 N BAY ROAD



CFZ DESIGN

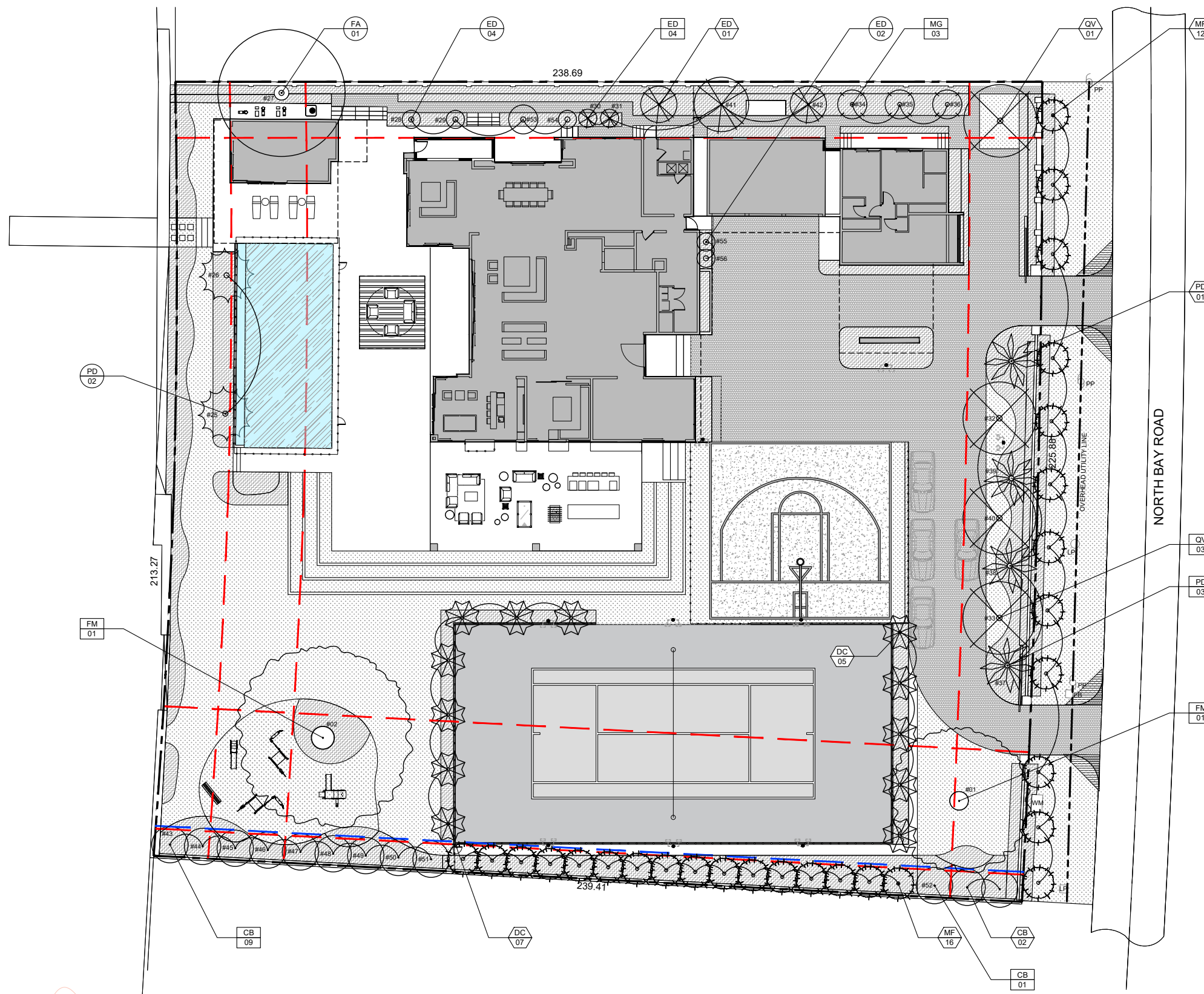
FRONT YARD 3D RENDERING IMAGE

02-02-2020



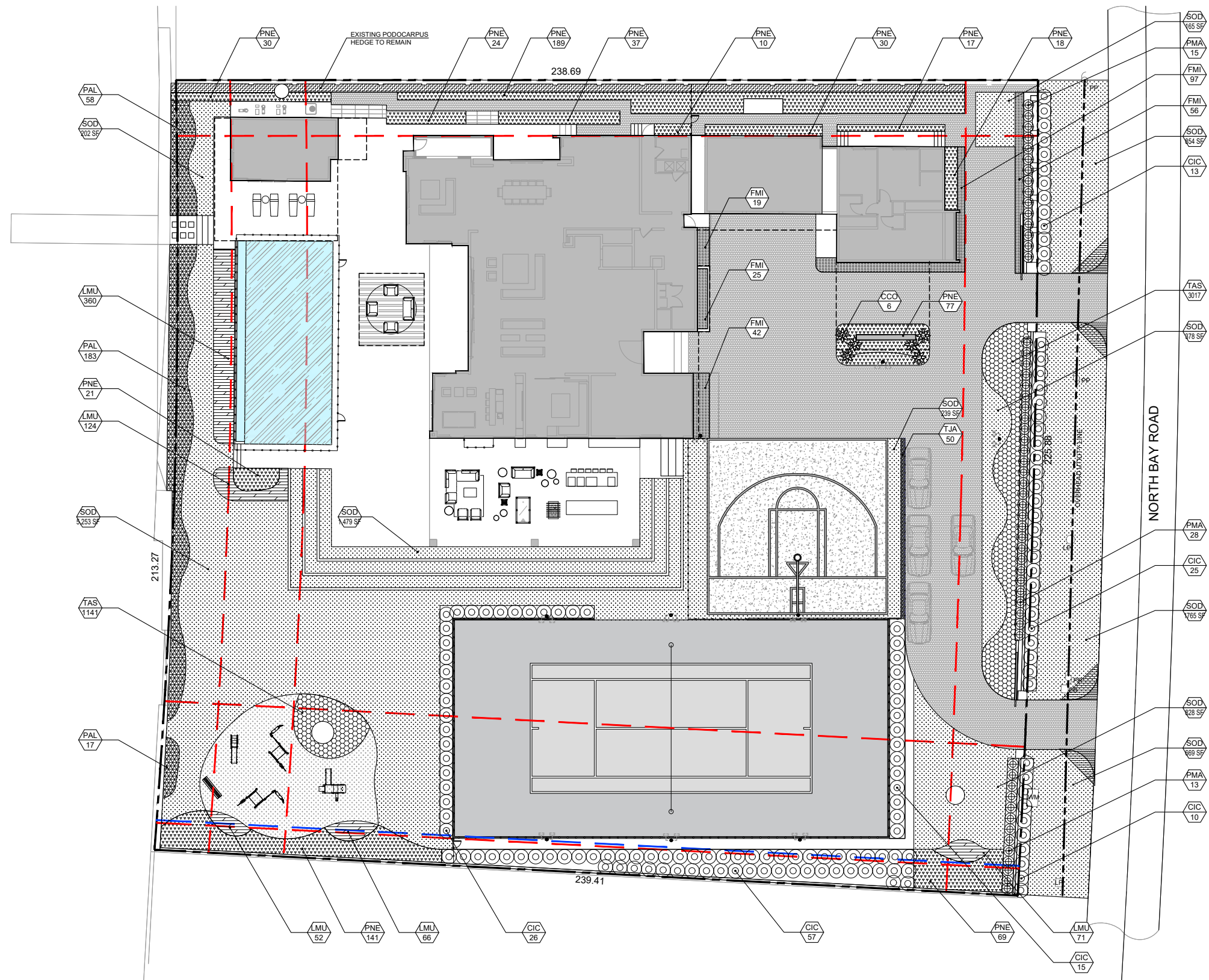
LEGEND:

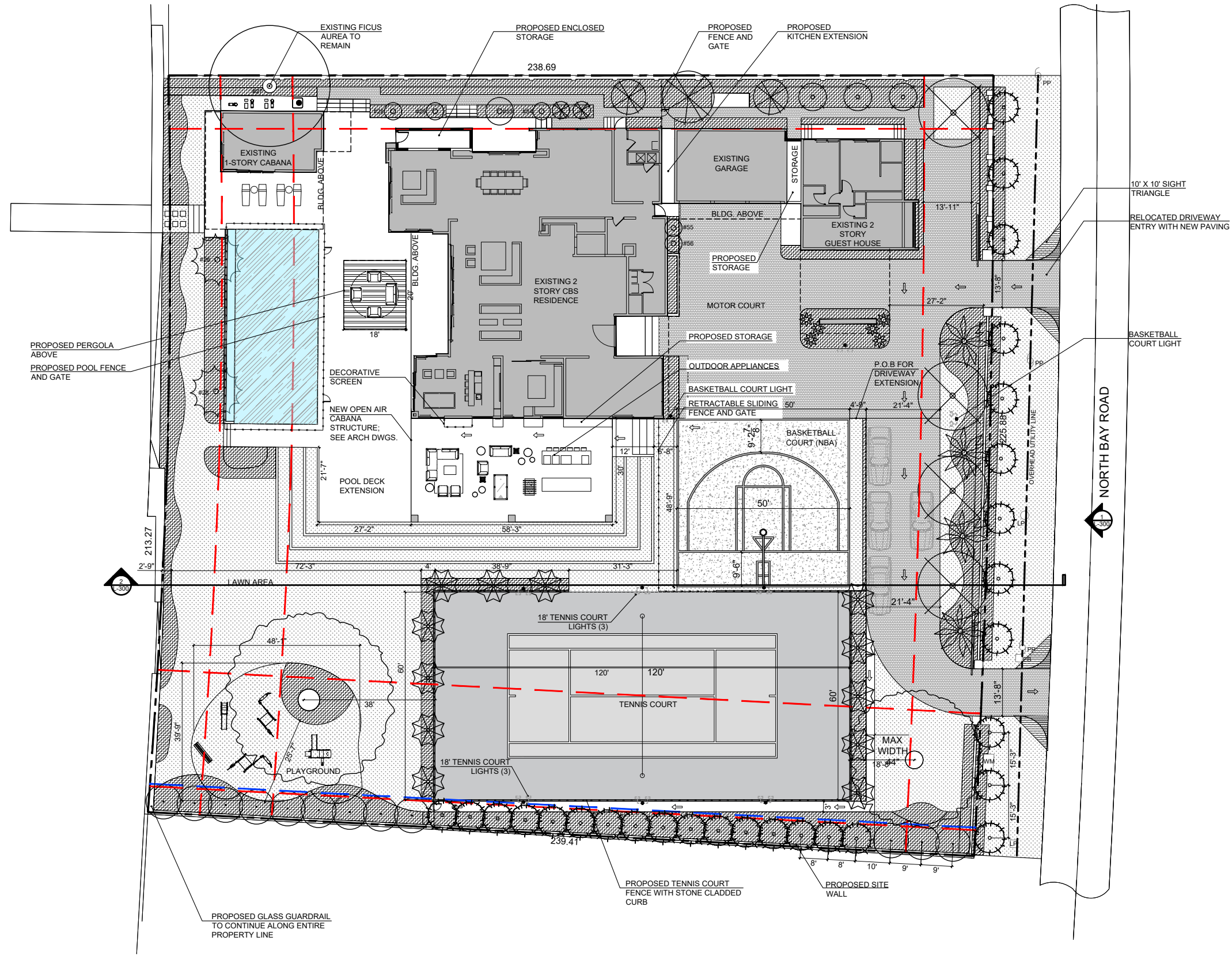
- XX
XX EXISTING TREES/ PALMS TO REMAIN
- XX
XX PROPOSED TREES/ PALMS
- XX
XX RELOCATED TREES/ PALMS

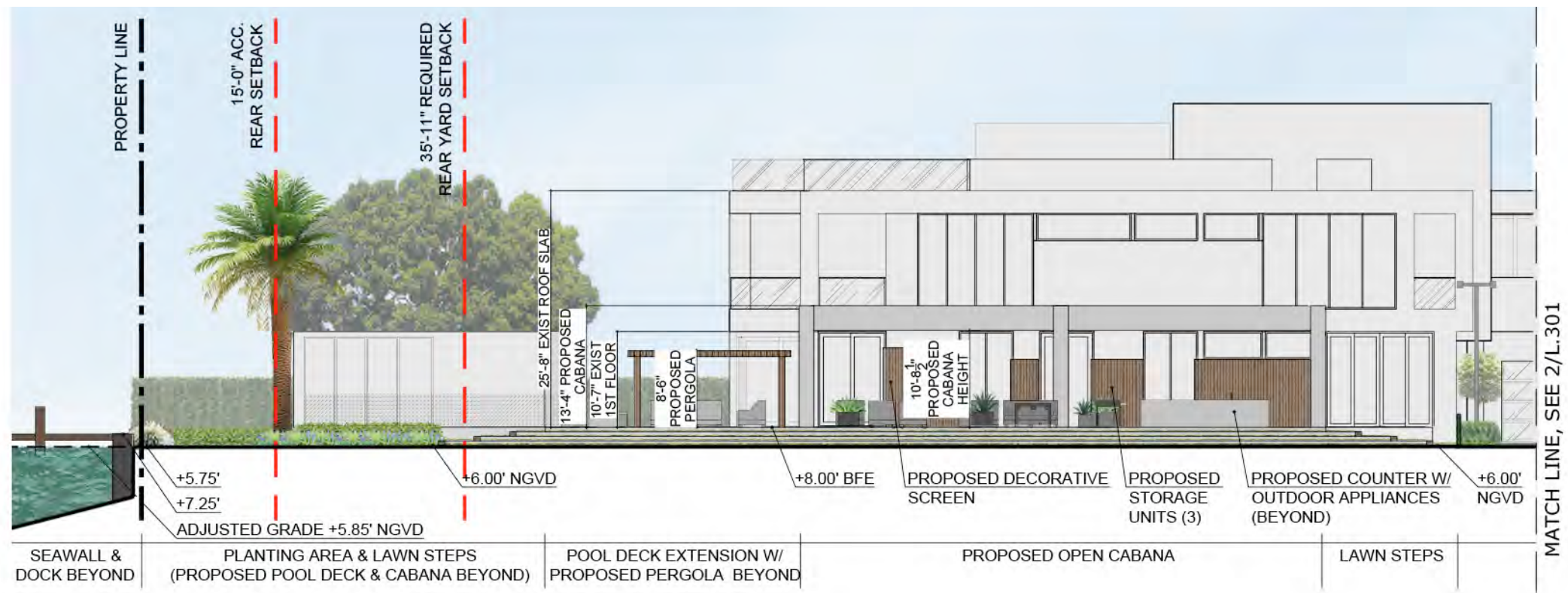


LEGEND:

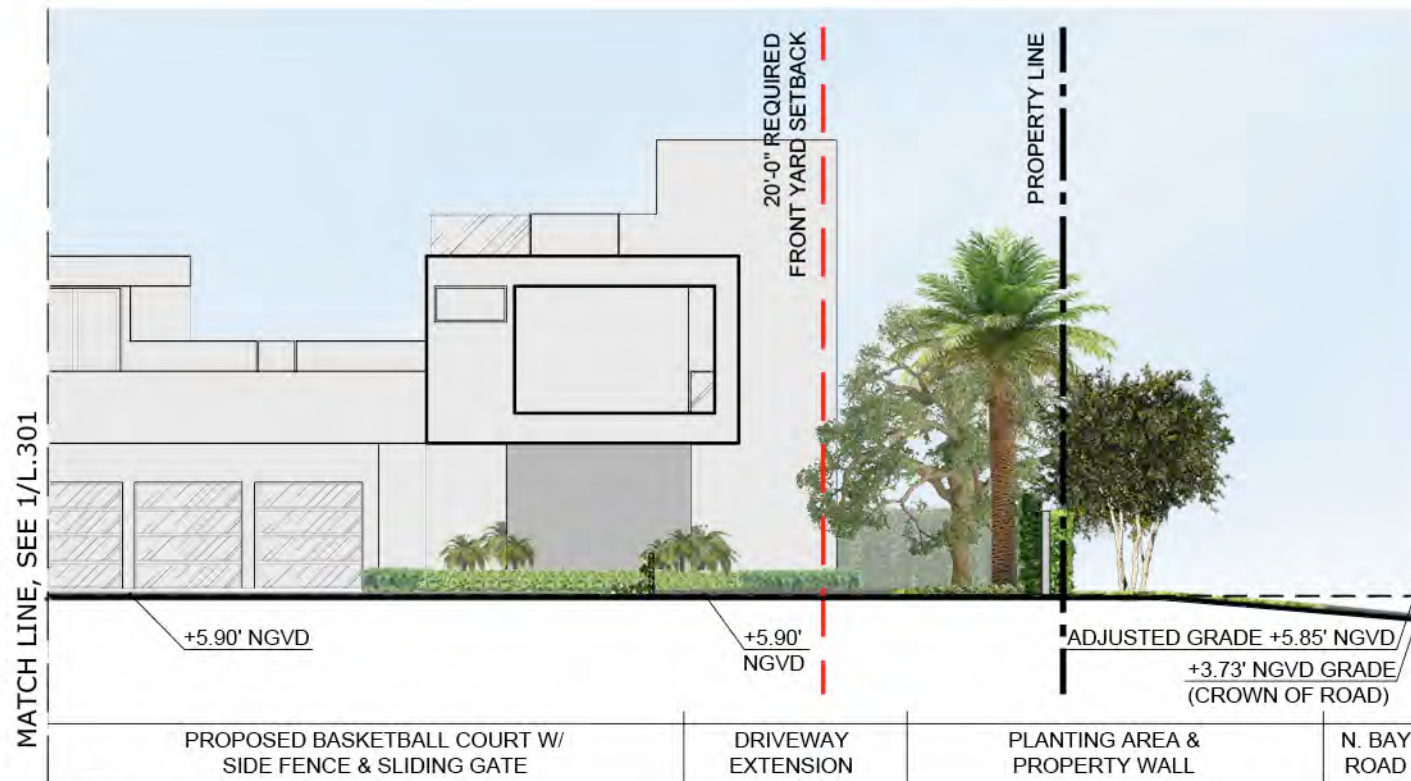
XX
XX
PROPOSED SHRUBS/GROUNDCOVERS







1



2



overall plant selection

Existing Trees

Strangler Fig Tree
(*Ficus aurea*)



Chinese Banyan
(*Ficus microcarpa*)



Live Oak
(*Quercus virginiana*)



Brazilian Beautyleaf
(*Calophyllum brasiliensis*)



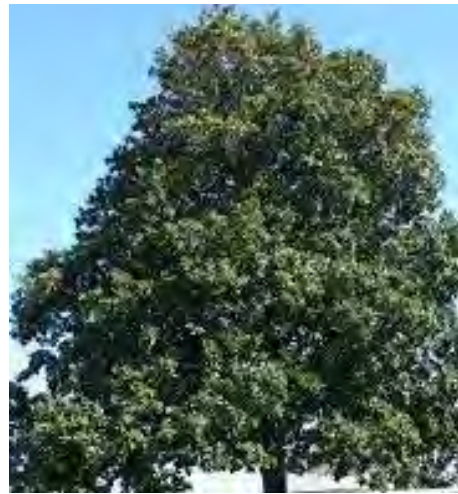
Japanese Blueberry
(*Elaeocarpus decipiens*)



overall plant selection

Trees & Palms

Existing
Southern Magnolia
(*Magnolia grandiflora*)



Simpson's Stopper Tree
(*Myrcianthes fragrans*)



Date Palm
(*Phoenix dactylifera*)



Cabada Palm
(*Dypsis cabadae*)



overall plant selection

Shrubs

Green Tip Cocoplum
(*Chrysobalanus icaco*)



Podocarpus
(*Podocarpus macrophyllus*)



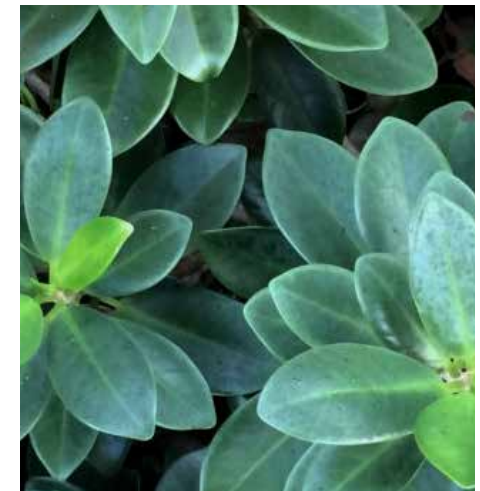
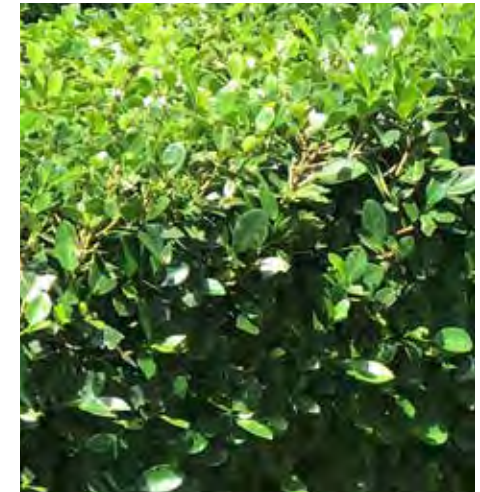
Fountain Grass
(*Pennisetum setaceum*)



Dwarf Wild Coffee
(*P. nervosa 'little psycho'*)



Green Island Ficus
(*Ficus microcarpa*)



overall plant selection

*Accents, Groundcovers
& Vines*

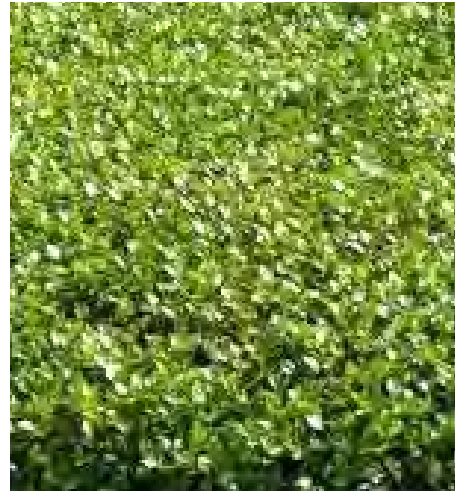
Australian Tree Fern
(Cyathea cooperi)



Lilyturf
(Liriope muscari)

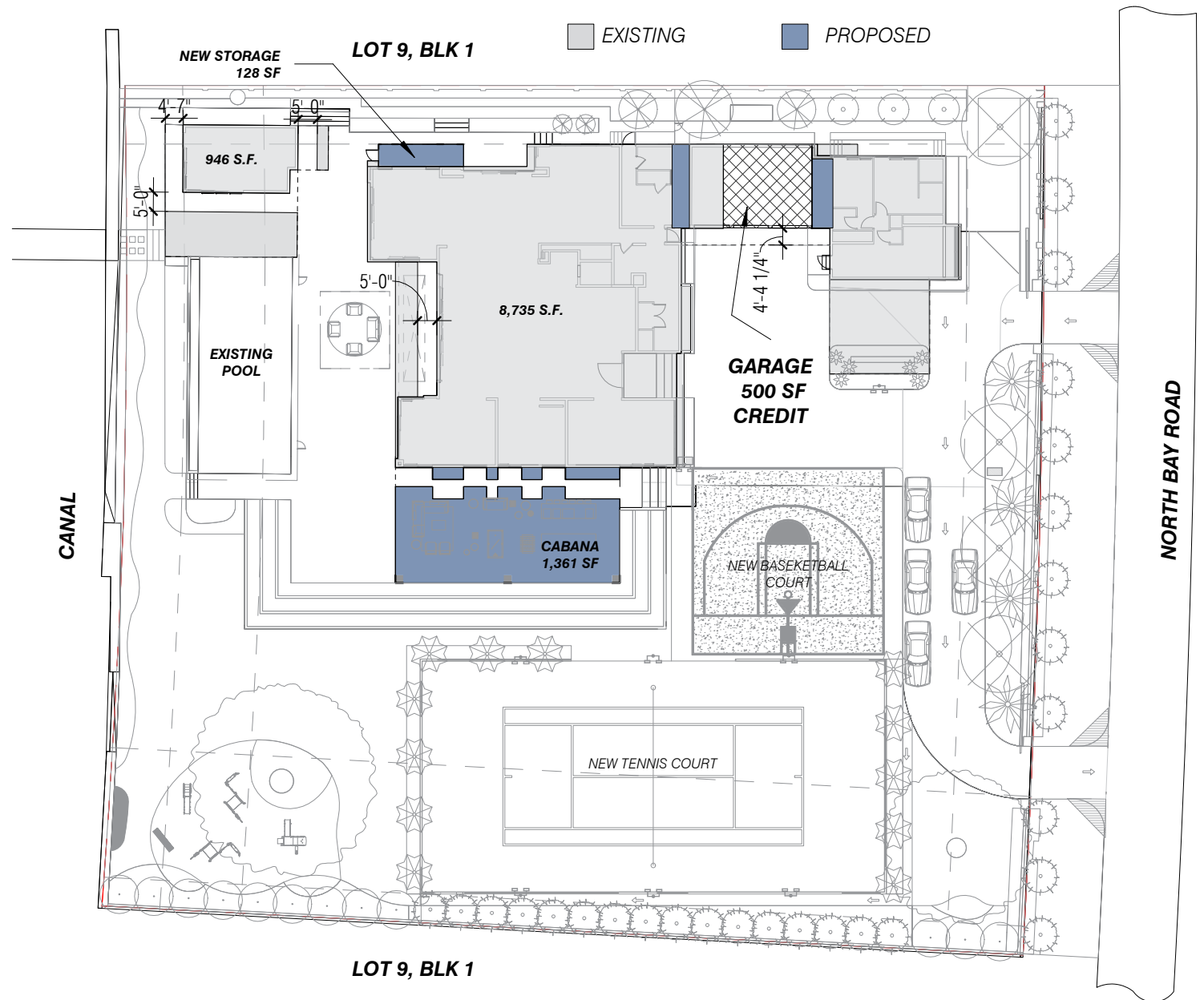
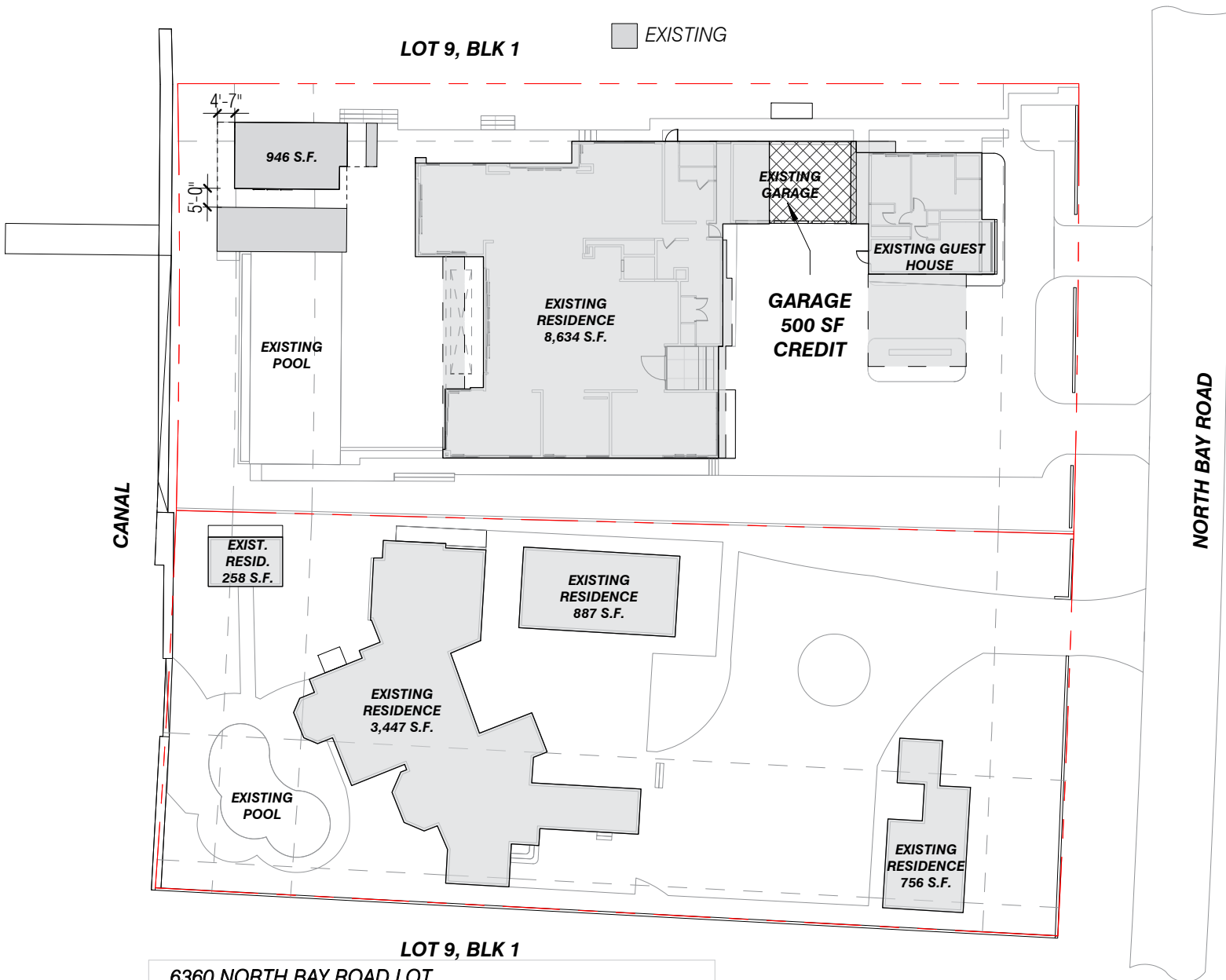


Asiatic Jasmine
(Trachelospermum asiaticum)



Confederate Jasmine
(Trachelospermum jasminoides)





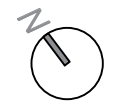
LOT 9, BLK 1

6360 NORTH BAY ROAD LOT		
LOT SIZE	27,668 S.F.	
LOT COVERAGE	9,580 S.F.	(34.6%)
GARAGE DEDUCTION	-500 S.F.	
TOTAL	9,080 S.F.	(32.8%)
6342 NORTH BAY ROAD LOT		
LOT SIZE	24,648 S.F.	
LOT COVERAGE	5,348 S.F.	(21.7%)
COMBINED:		
LOT SIZE	52,316 S.F.	
LOT COVERAGE	14,927	(28.5%)

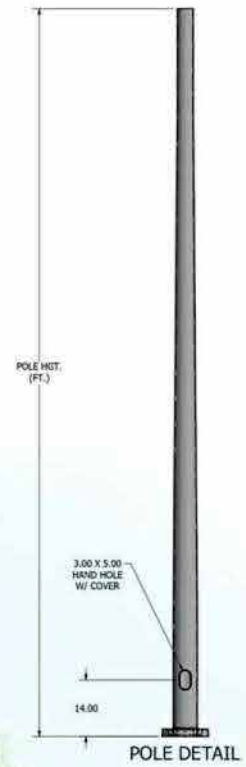
EXISTING LOT COVERAGE
Scale: 1" = 40'-0"

6360 NORTH BAY ROAD		
LOT SIZE	52,316 S.F.	
LOT COVERAGE	11,042 S.F.	(21.1%)
GARAGE DEDUCTION	-500 S.F.	
TOTAL:	10,542 S.F.	(20.1%)

PROPOSED LOT COVERAGE
Scale: 1" = 40'-0"

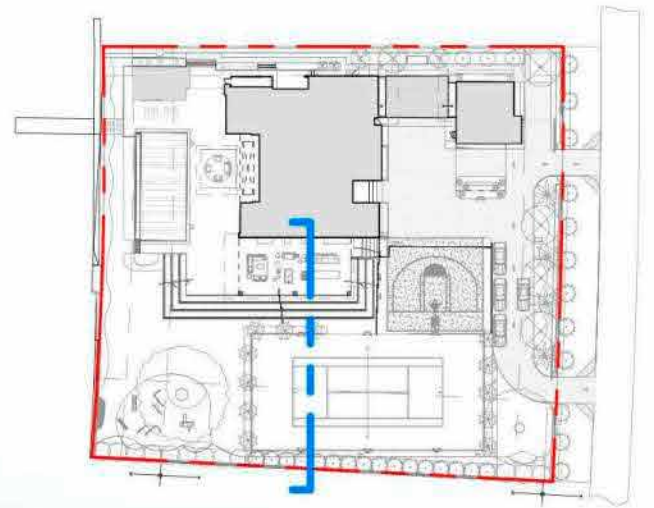


TENNIS LIGHT POLE DETAIL

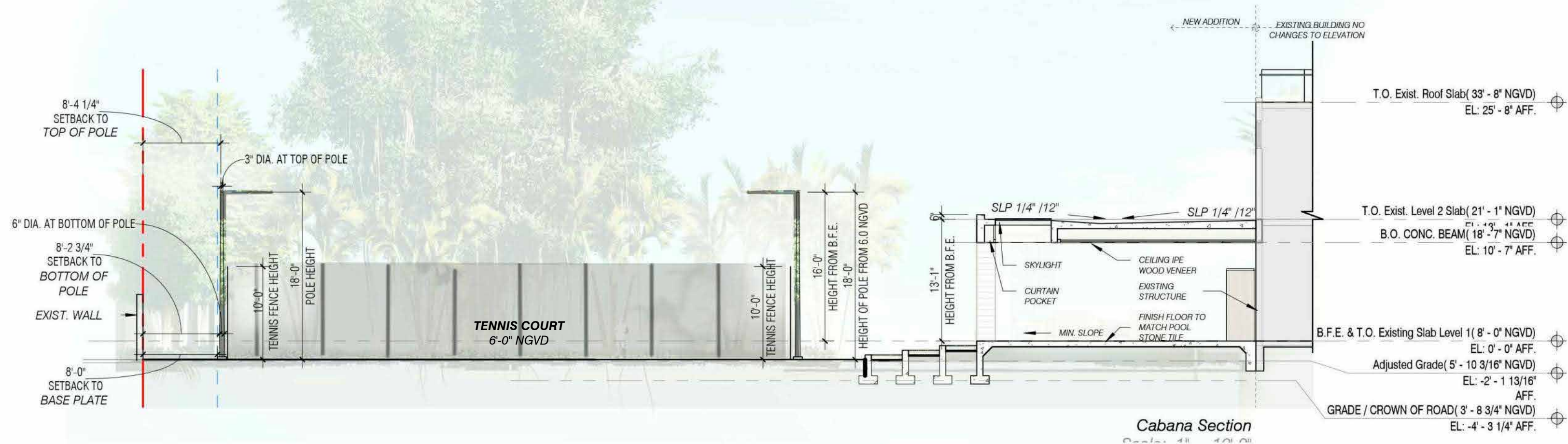


POLE SPECIFICATIONS					
NO.	COMPONENT	MAT'L DESIGNATION			
1.	POLE SHAFT	6063-T6			
2.	BASE PLATE	A356-T6			
3.	ANCHOR BOLTS	F1554 GR. 55			
4.	GALVANIZED HARDWARE	A153			
FINISH SPECIFICATIONS					
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.					
POLE DIMENSIONS					
POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)	
18'	3.00	6.00	.156	18'	
BASE PLATE DIMENSIONS					
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)		
8.75	11.62	.88	.75		
ANCHOR BOLT DIMENSIONS					
ANCHOR BOLT DIA. (IN.)			ANCHOR BOLT LENGTH (IN.)		
.75			20.00		
ALLOWABLE WIND LOADING (SQ. FT.)					
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA	-	11.6	9.3	7.4	4.7

*WITH 1.3 GUST FACTOR

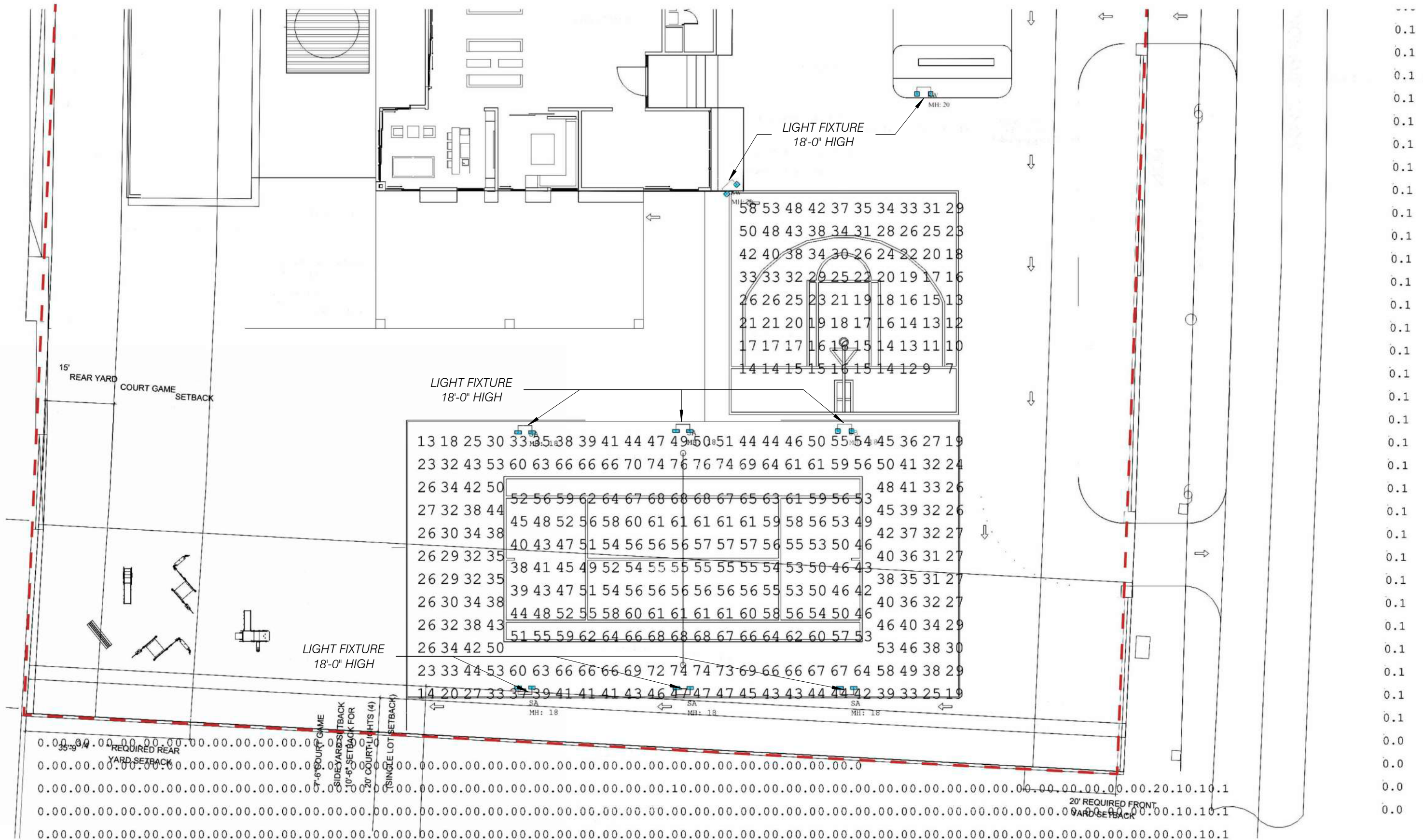


SITE PLAN KEY DIAGRAM
Scale: 1" = 100'-0"





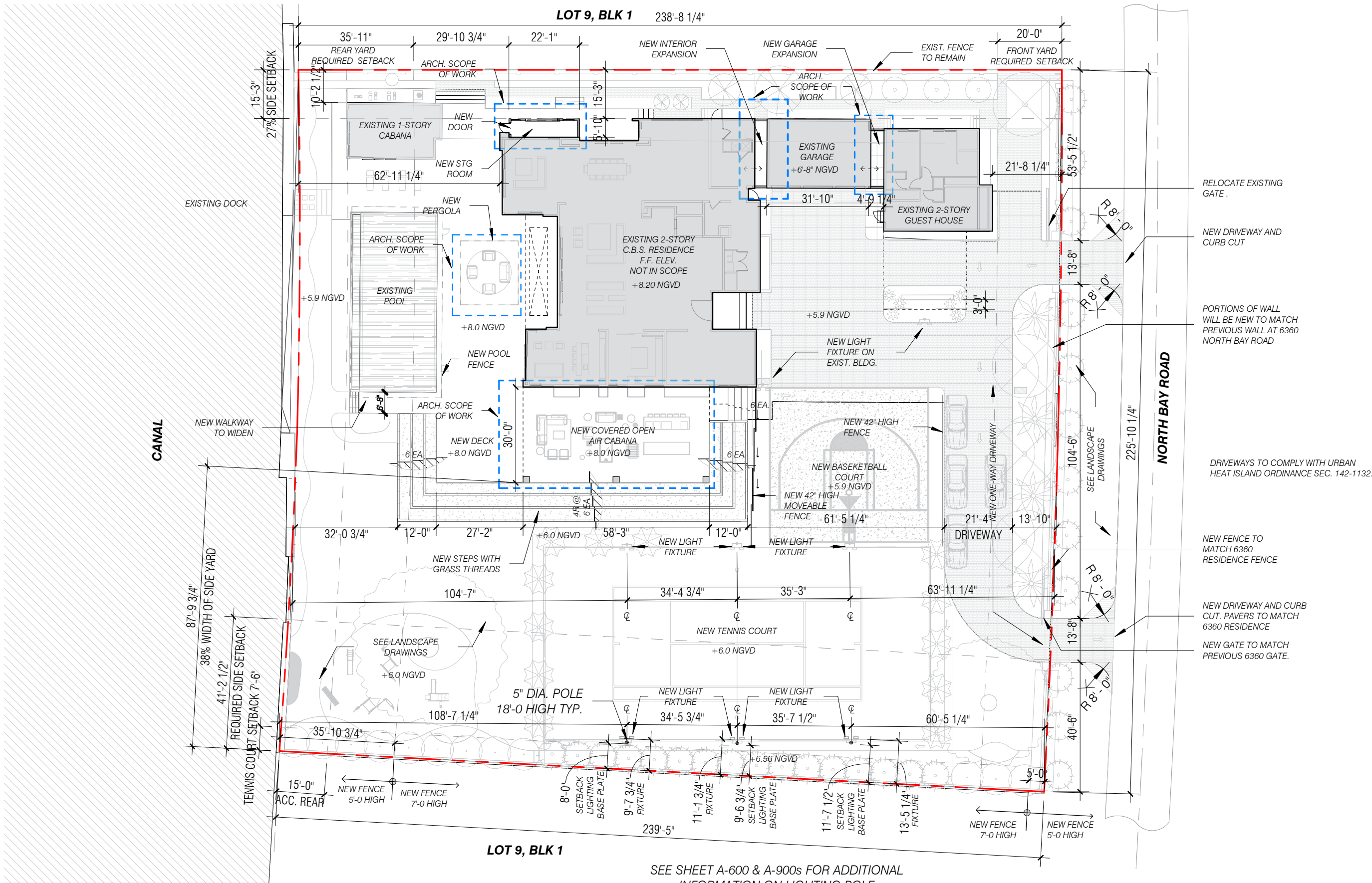




INFORMATION PROVIDED BY : SESCO LIGHTING

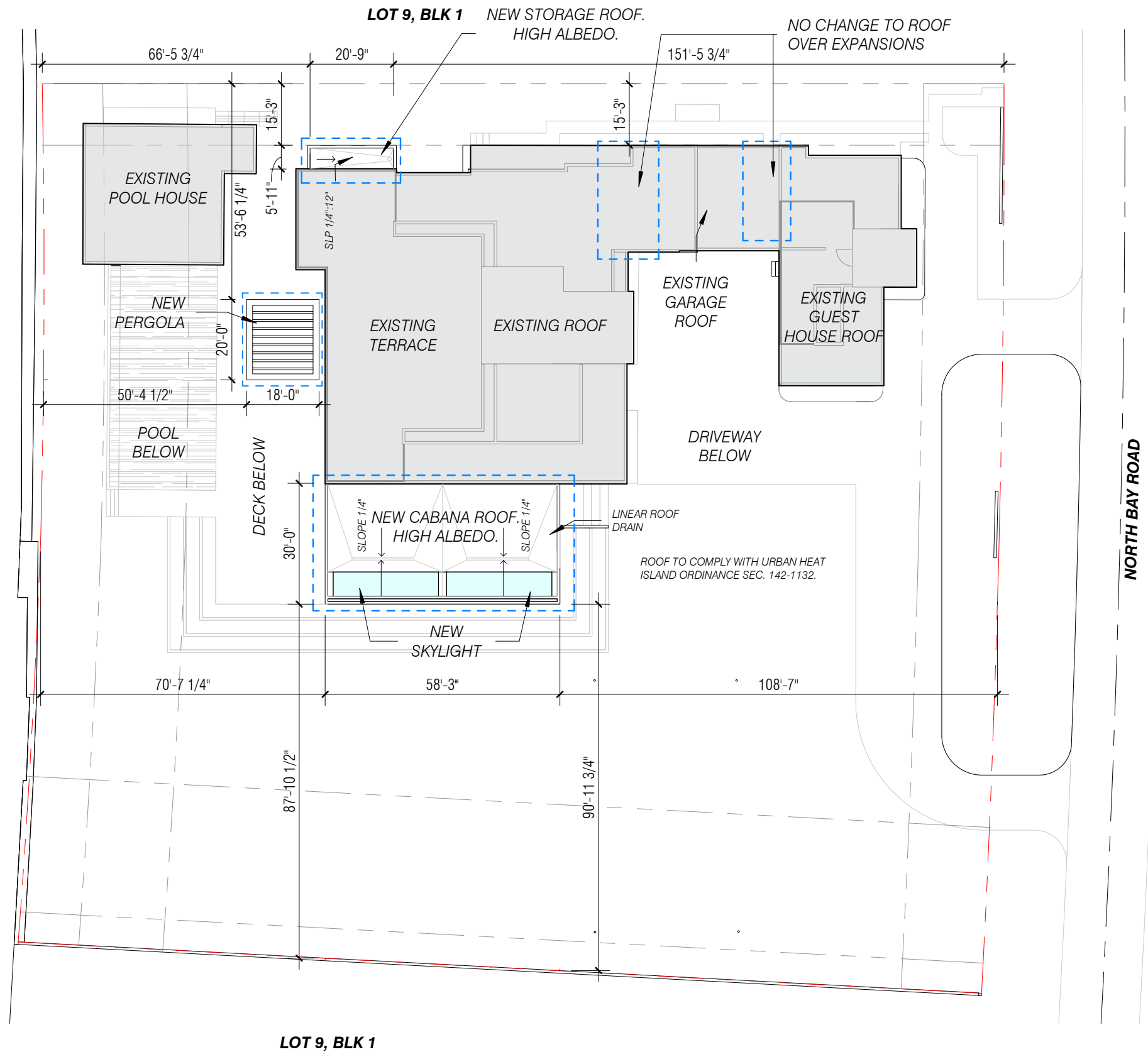
MEASUREMENT IN FOOT CANDLES

PHOTOMETRIC STUDY - 18' LIGHT POLES



SEE SHEET A-600 & A-900s FOR ADDITIONAL INFORMATION ON LIGHTING POLE





LOT 9, BLK 1

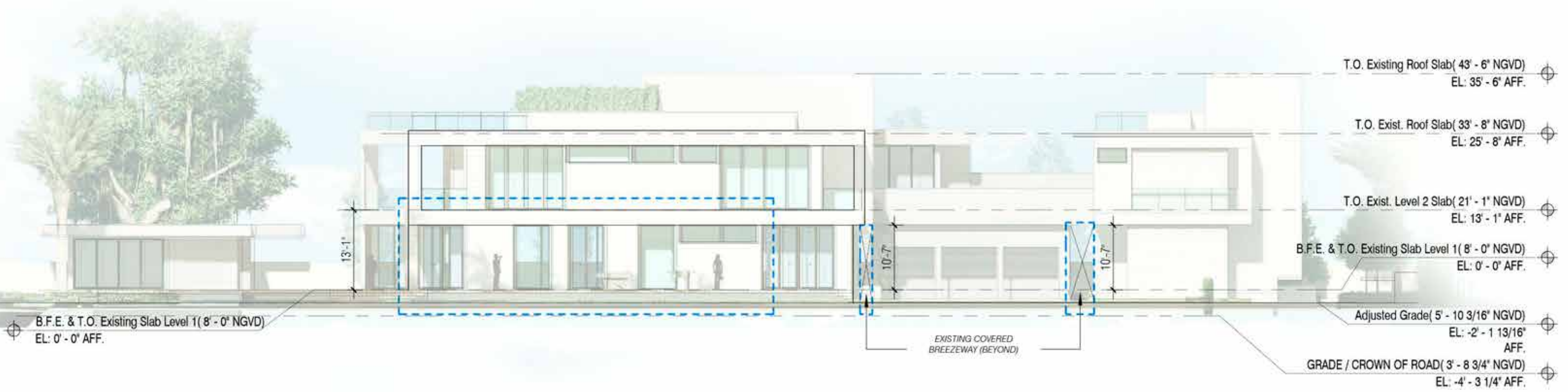




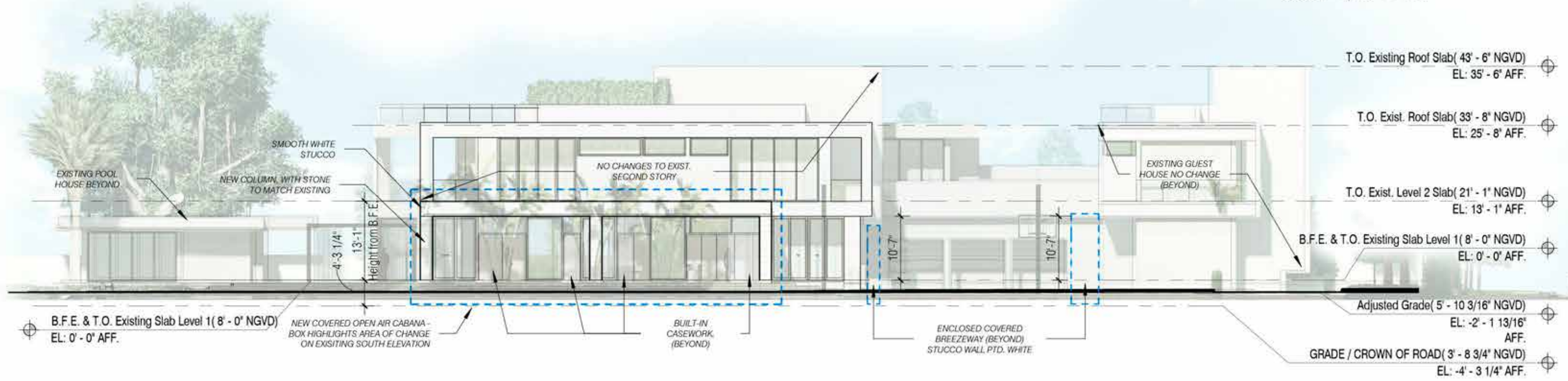
Existing North Elevation
Scale: 1/16" = 1'-0"



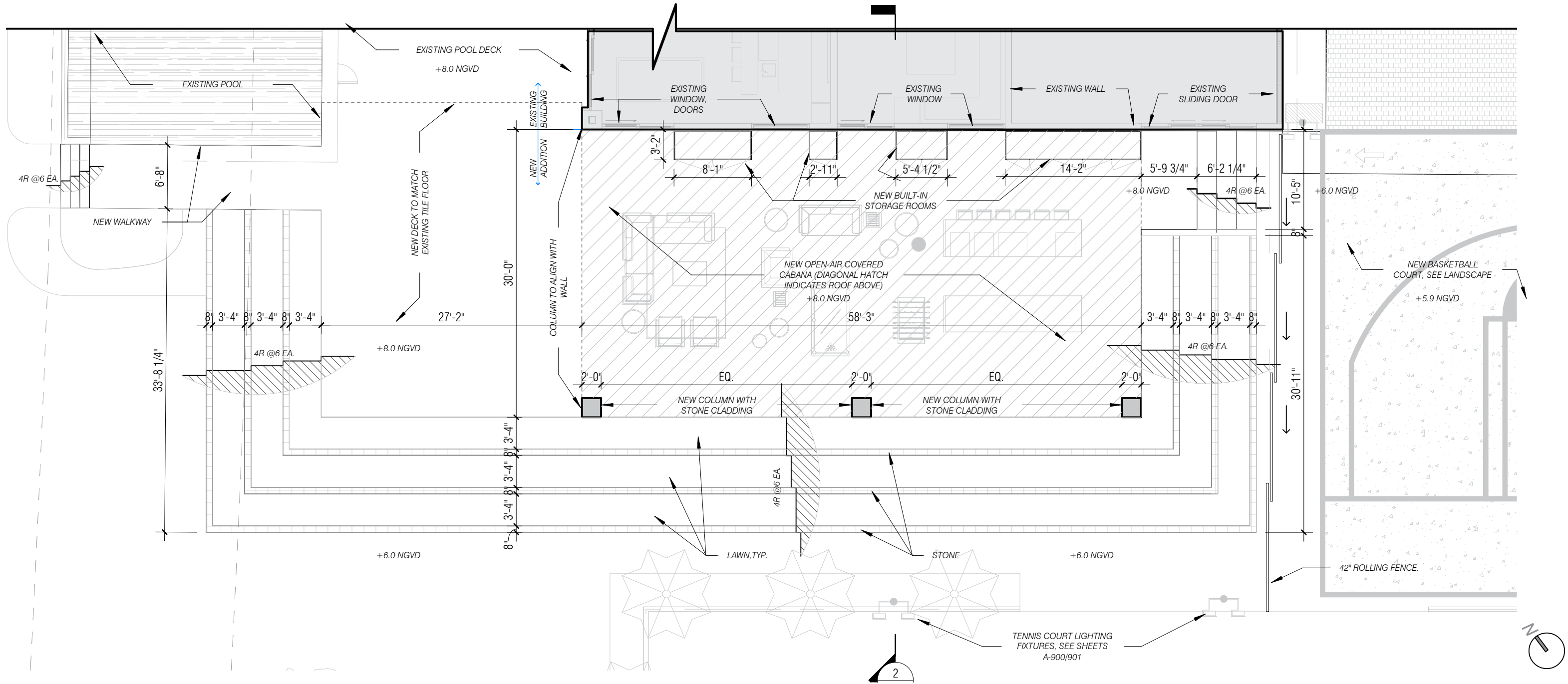
Proposed North Elevation
Scale: 1/16" = 1'-0"



Existing South Elevation
Scale: 1/16" = 1'-0"



Proposed South Elevation
Scale: 1/16" = 1'-0"





POOL STONE TILE



GLASS SKYLIGHT



GLASS AND FRAME



WHITE STUCCO



VEHICULAR PAVERS



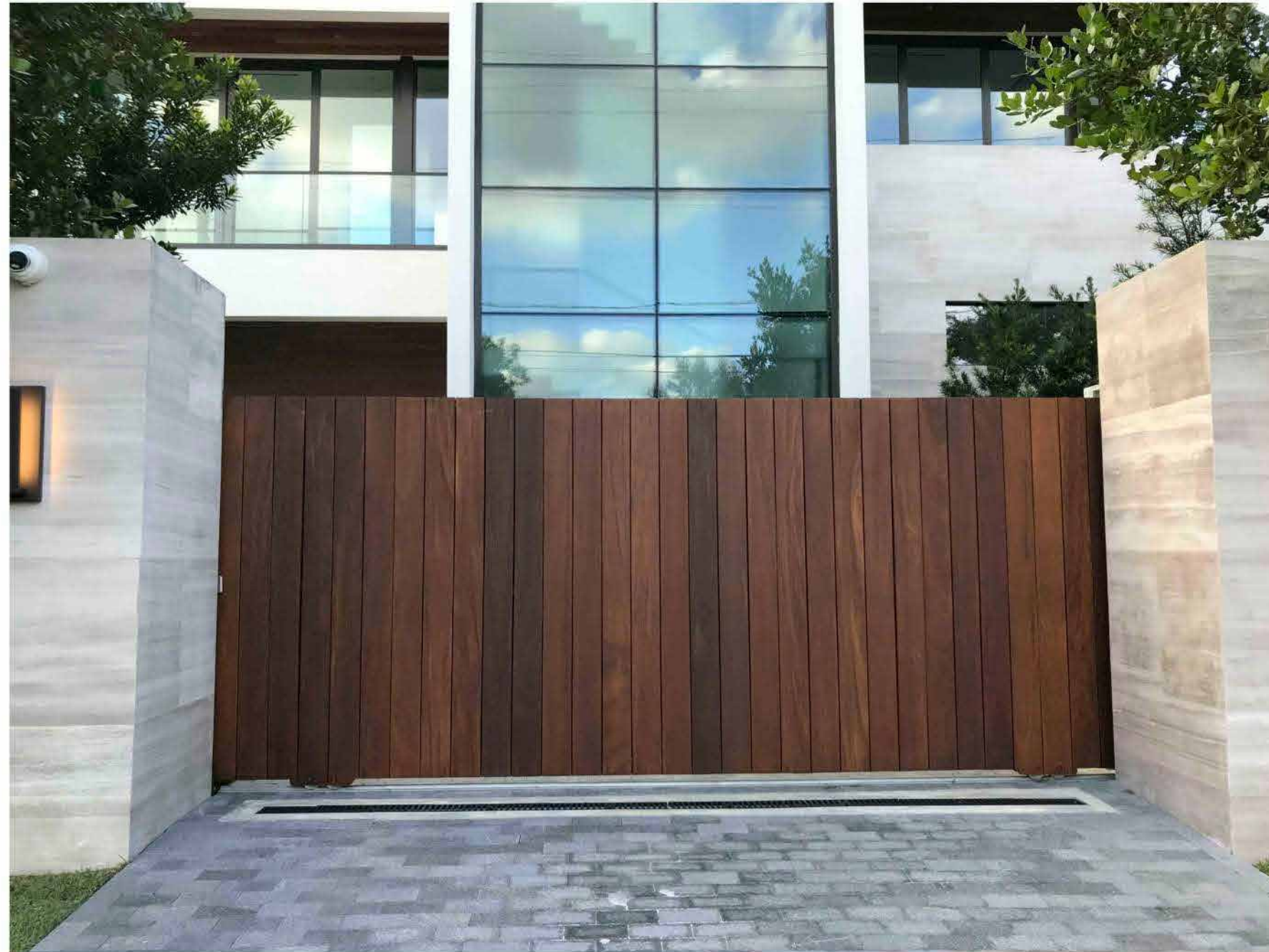
WOOD CEILING



STONE CLADDING ON BDLG



METAL COLUMNS






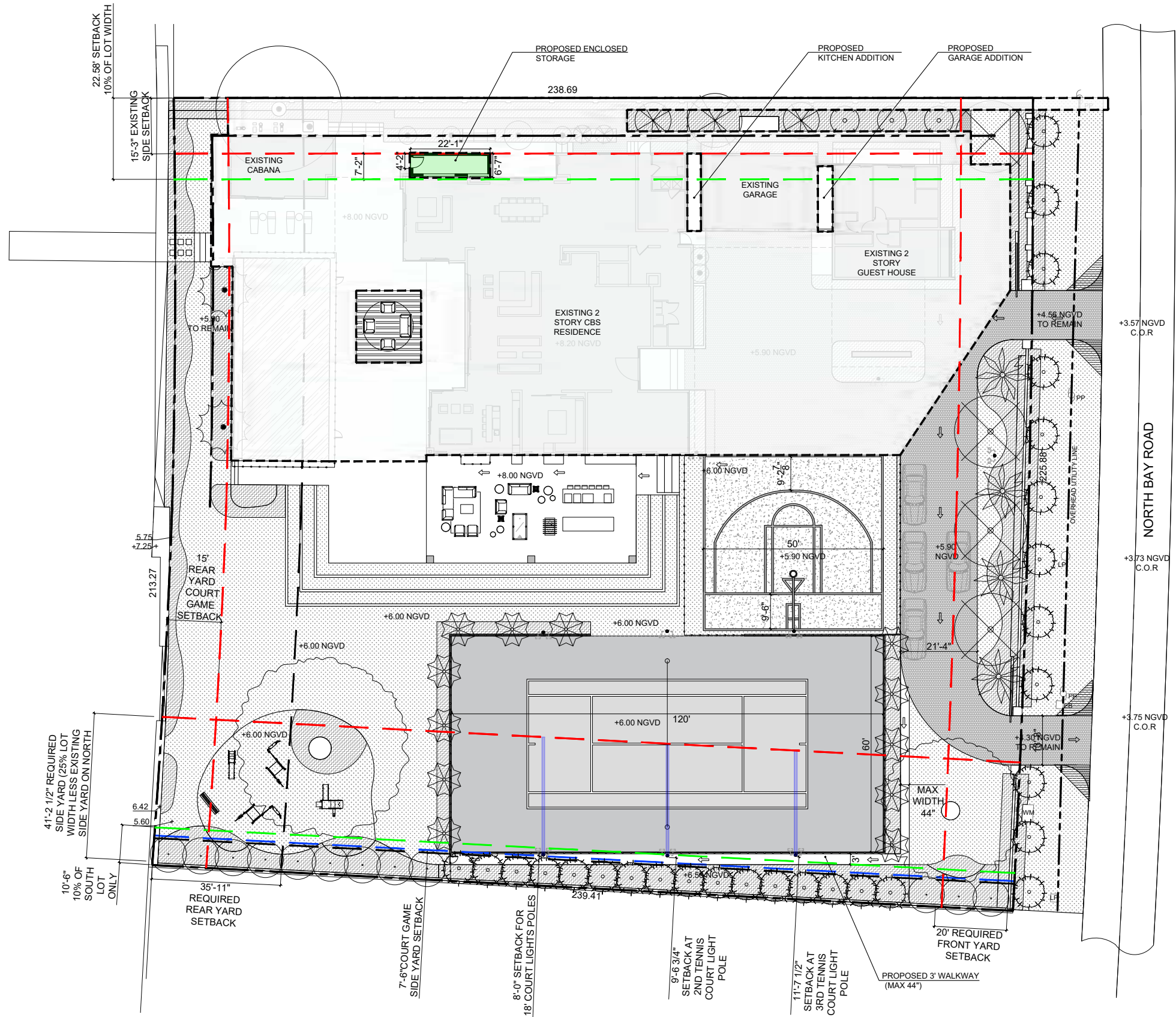
VEHICULAR GATES & WALL



TENNIS COURT FENCE

LEGEND:

	LIGHT POLE COURT VARIANCE
	PROPOSED OUTDOOR STORAGE VARIANCE
	NOT IN SCOPE





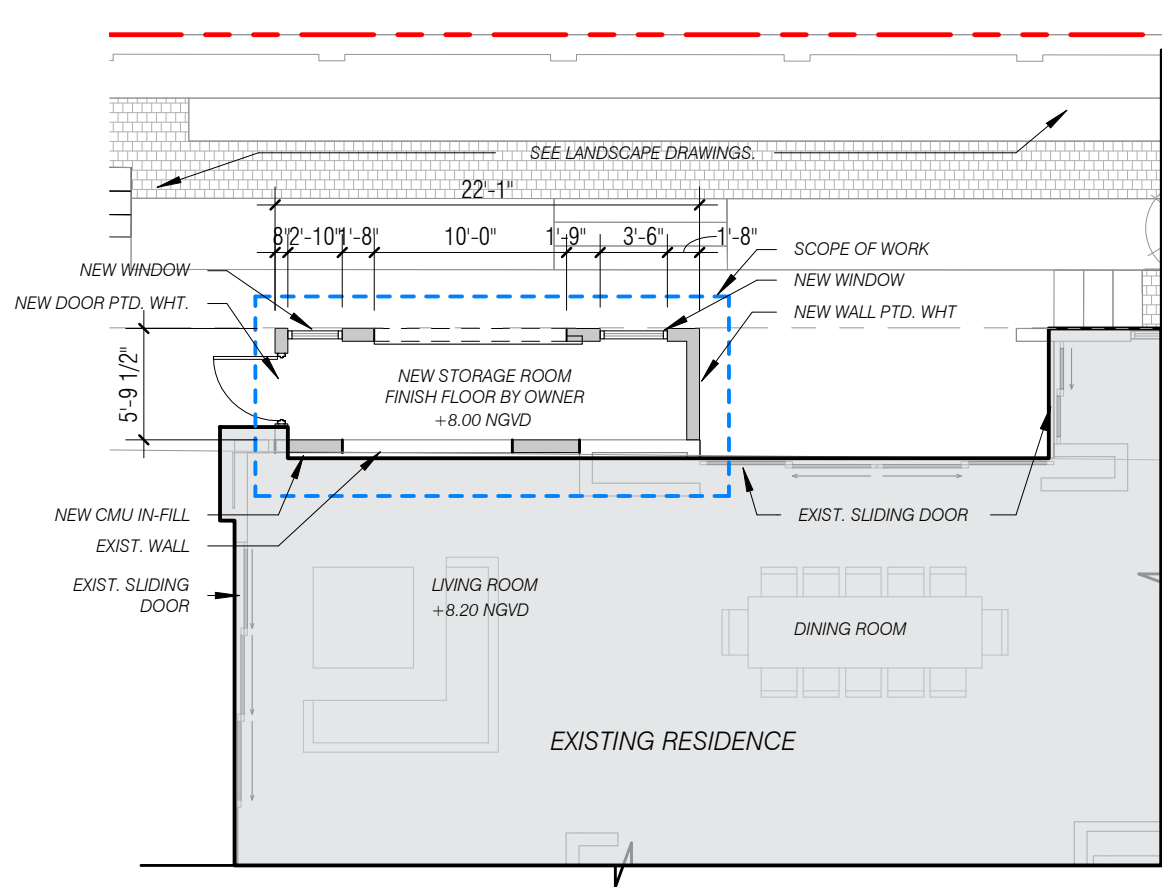
STORAGE NORTH ELEVATION



GARAGE NORTH ELEVATION



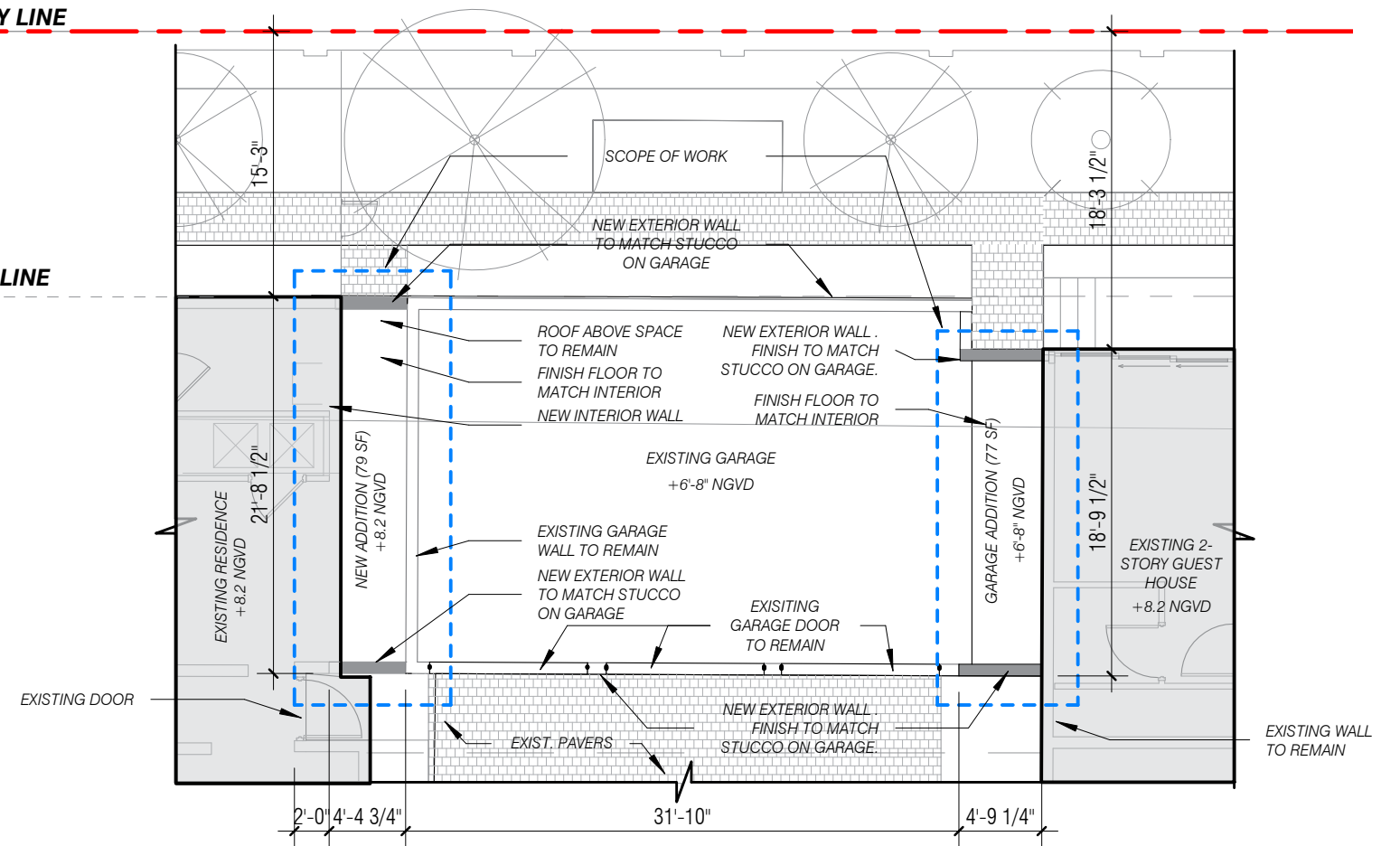
GARAGE WEST ELEVATION



STORAGE ADDITION

PROPERTY LINE

SETBACK LINE



INTERIOR EXPANSION

GARAGE EXPANSION

NEIGHBORING TENNIS COURTS

6420

SITE

6360 N Bay Rd

5940
5970
5980



6360 N BAY ROAD



CFZ DESIGN







THANK YOU

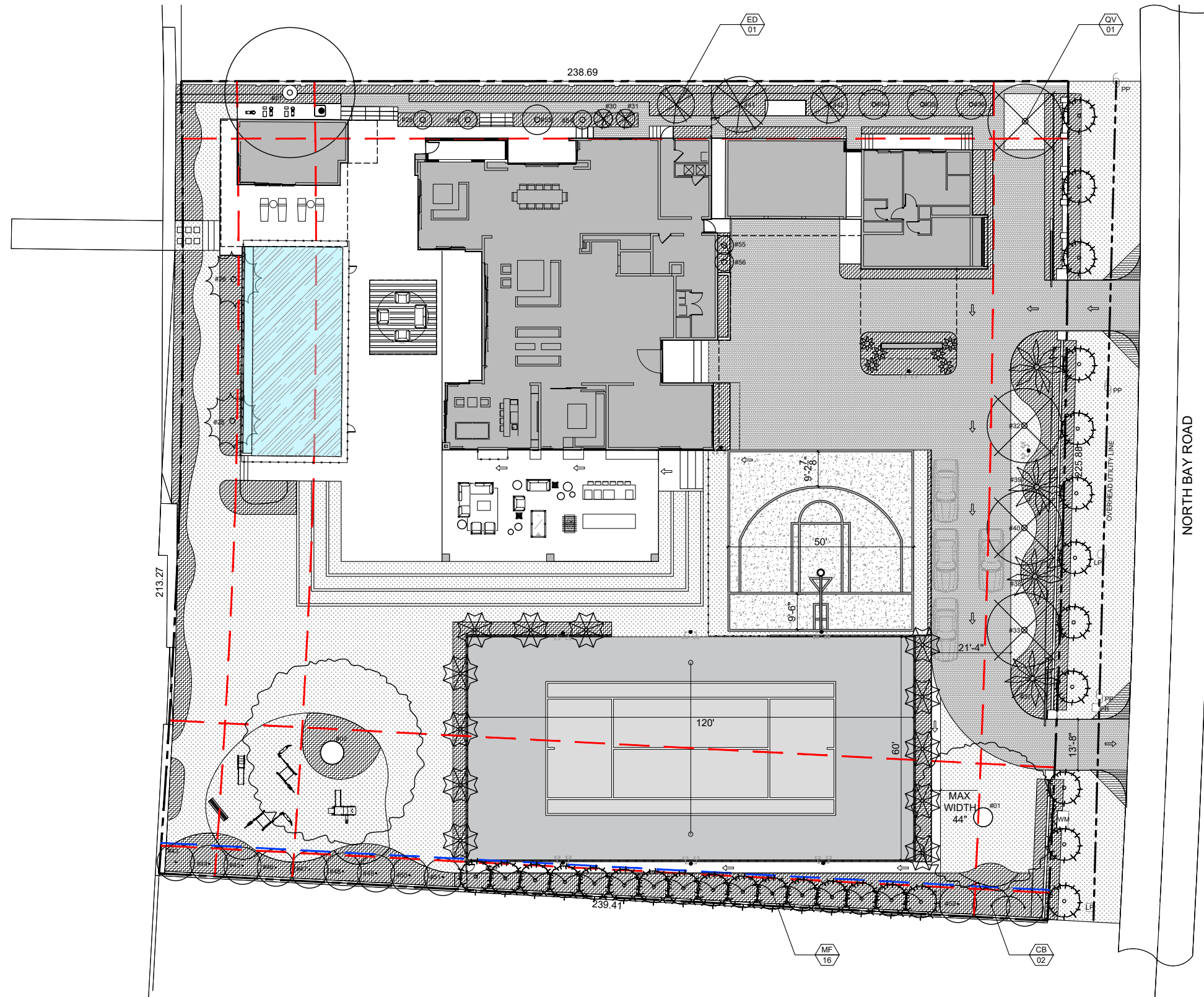
6360 N BAY ROAD

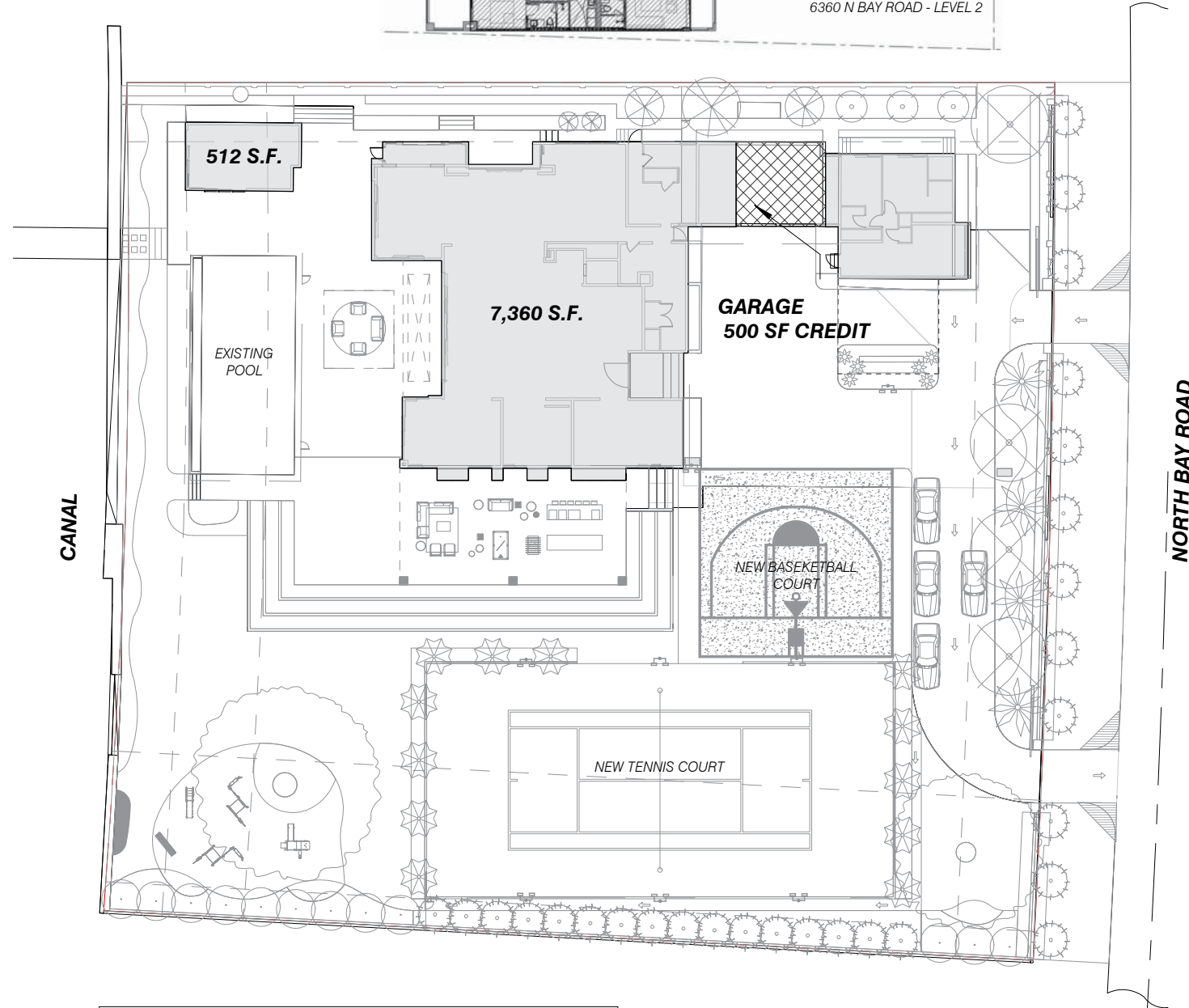
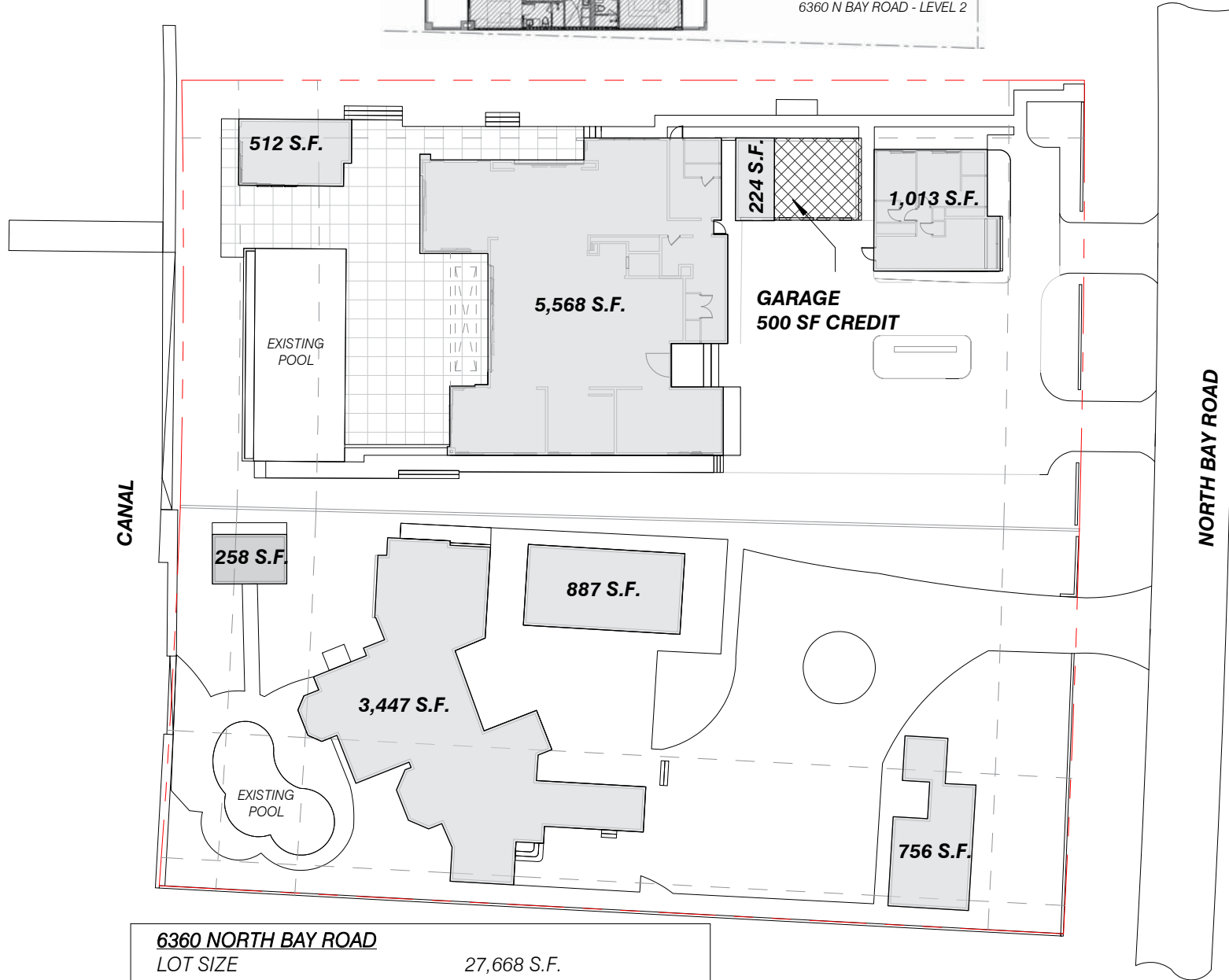
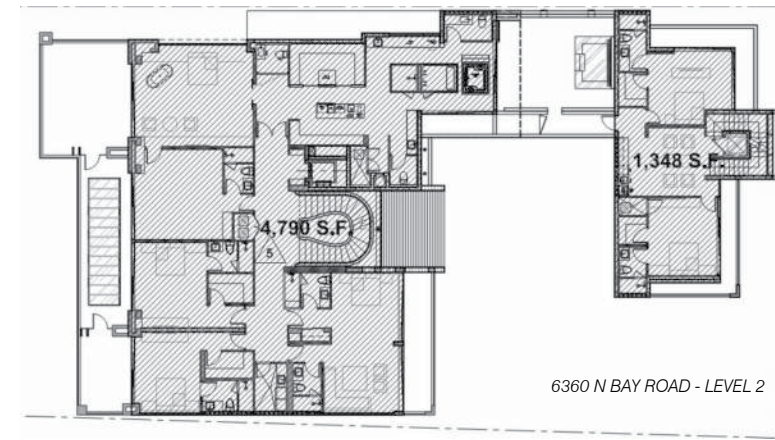
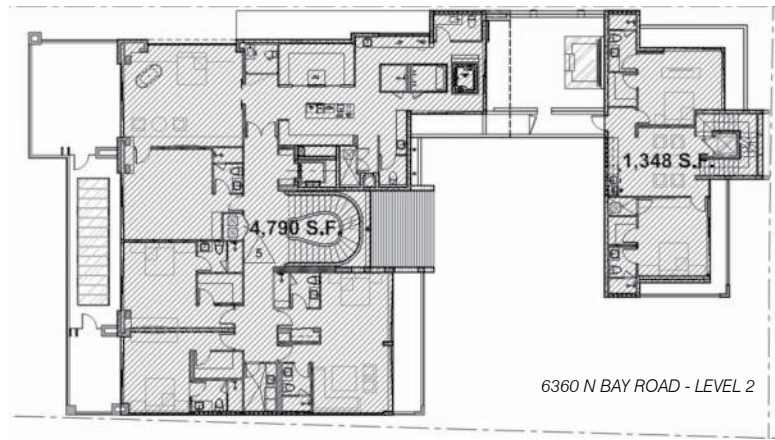


CFZ DESIGN

LEGEND:

XX
XX
PROPOSED TREES/ PALMS
FOR MITIGATION





6360 NORTH BAY ROAD	
LOT SIZE	27,668 S.F.
UNIT SIZE LEVEL 1	7,317 S.F. (26.4%)
UNIT SIZE LEVEL 2	6,138 S.F. (22.1%)
SUB TOTAL:	13,455 S.F. (48.6%)
6342 NORTH BAY ROAD	
LOT SIZE	24,648 S.F.
UNIT SIZE	5,348 S.F. (21.6%)

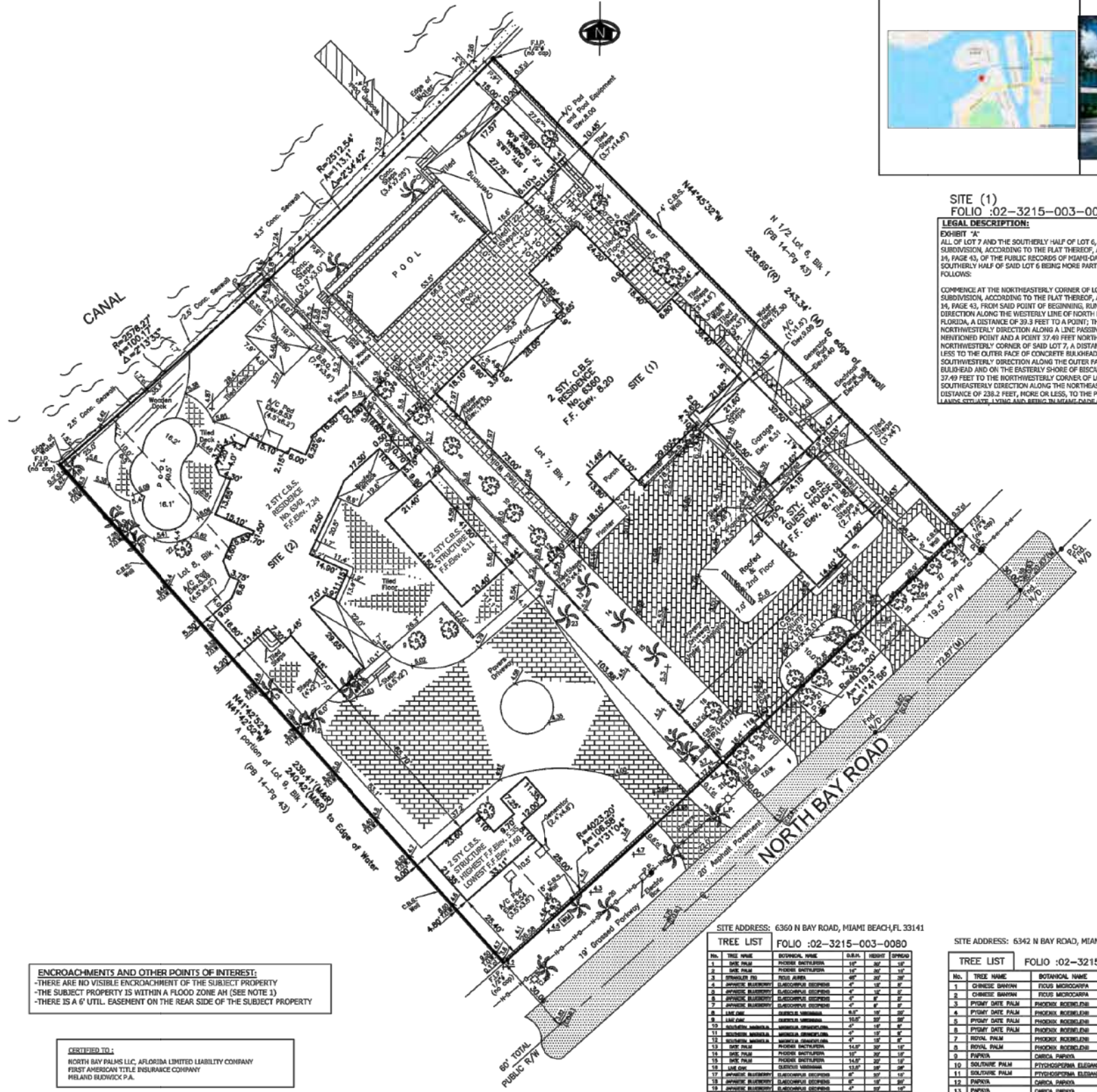
6360 NORTH BAY ROAD	
LOT SIZE	52,316 S.F.
UNIT SIZE LEVEL 1	7,872 S.F. (15%)
UNIT SIZE LEVEL 2	6,138 S.F. (11.7%)
TOTAL:	14,010 S.F. (26.7%)

TREE DISPOSITION SCHEDULE

SYM	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CONDITION	NATIVE	DISPOSITION
1	<i>Ficus microcarpa</i>	Chinese Banyan	61	40	40	GOOD		RELOCATE
2	<i>Ficus microcarpa</i>	Chinese Banyan	74	45	50	GOOD		RELOCATE
3	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	GOOD		REMOVE
4	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	10	7	GOOD		REMOVE
5	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE
6	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE
7	<i>Roystonea regia</i>	Royal Palm	20	40	16	GOOD	NATIVE	REMOVE
8	<i>Roystonea regia</i>	Royal Palm	19	25	0	DEAD	NATIVE	REMOVE
9	<i>Carica papaya</i>	Papaya	5	10	2	POOR		REMOVE
10	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE
11	<i>Ptychosperma elegans</i>	Solitaire Palm	3.5	25	7	FAIR		REMOVE
12	<i>Carica papaya</i>	Papaya	6	14	2	POOR		REMOVE
13	<i>Carica papaya</i>	Papaya	5	7	0	POOR		REMOVE
14	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE
15	<i>Ptychosperma elegans</i>	Solitaire Palm (7)	25	20	10	GOOD		REMOVE
16	<i>Caryota mitis</i>	Fishtail Palm	CLUSTER	20	7	POOR		REMOVE
17	<i>Thrinax radiata</i>	Florida Thatch Palm	3	15	12	FAIR	NATIVE	REMOVE
18	<i>Dypsis lutescens</i>	Areca Palm	CLUSTER	15	7	FAIR		REMOVE
20	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	10	FAIR		REMOVE
21	<i>Phoenix roebelleni</i>	Pygmy Date Palm	6	14	8	GOOD		REMOVE
22	<i>Koelreuteria paniculata</i>	Golden Rain Tree	4	30	7	FAIR		REMOVE
23	<i>Ptychosperma elegans</i>	Solitaire Palm (2)	7	15	8	FAIR		REMOVE
24	<i>Carica papaya</i>	Papaya	8	15	8	GOOD		REMOVE
25	<i>Phoenix Dactylifera</i>	Date Palm	15	30	15	GOOD		REMAIN
26	<i>Phoenix Dactylifera</i>	Date Palm	16	30	15	GOOD		REMAIN
27	<i>Ficus aurea</i>	Florida Strangler Fig	48	30	35	FAIR	NATIVE	REMAIN
28	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	12	5	GOOD		REMAIN
29	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	12	5	GOOD		REMAIN
30	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	8	5	GOOD		RELOCATE
31	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	8	5	GOOD		RELOCATE
32	<i>Quercus virginiana</i>	Live Oak	9.5	18	20	FAIR	NATIVE	RELOCATE
33	<i>Quercus virginiana</i>	Live Oak	10.5	20	20	GOOD	NATIVE	RELOCATE
34	<i>Magnolia grandiflora</i>	Southern Magnolia	4	16	8	GOOD	NATIVE	RELOCATE
35	<i>Magnolia grandiflora</i>	Southern Magnolia	4	15	8	GOOD	NATIVE	RELOCATE
36	<i>Magnolia grandiflora</i>	Southern Magnolia	4	15	8	GOOD	NATIVE	RELOCATE
37	<i>Phoenix Dactylifera</i>	Date Palm	14.5	30	15	GOOD		RELOCATE
38	<i>Phoenix Dactylifera</i>	Date Palm	15	30	15	GOOD		RELOCATE
39	<i>Phoenix Dactylifera</i>	Date Palm	14.5	30	15	GOOD		RELOCATE
40	<i>Quercus virginiana</i>	Live Oak	13.5	25	28	GOOD	NATIVE	RELOCATE
41	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	8	20	15	GOOD		RELOCATE
42	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	8	18	10	GOOD		RELOCATE
43	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
44	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
45	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
46	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
47	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
48	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
49	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
50	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
51	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
52	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
53	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	12	8	GOOD		REMAIN
54	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	8	5	POOR		REMAIN
55	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	3	12	5	GOOD		REMAIN
56	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	3	12	5	GOOD		REMAIN

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



SITE (1)
FOLIO :02-3215-003-0080

LEGAL DESCRIPTION:
EXHIBIT 'A' ALL OF THE SOUTHERLY HALF OF LOT 6, BLOCK 1, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SOUTHERLY HALF OF SAID LOT 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEASTLY CORNER OF LOT 7, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 43, FROM SAID POINT OF BEGINNING, RUN IN A NORTHEASTLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, MIAMI BEACH, FLORIDA, A DISTANCE OF 39.3 FEET TO A POINT; THENCE RUN IN A NORTHEASTLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 37.49 FEET NORTHEASTLY OF THE NORTHEASTLY CORNER OF SAID LOT 7, A DISTANCE OF 239 FEET, MORE OR LESS TO THE OUTER FACE OF CONCRETE BULKHEAD, THENCE RUN IN A SOUTHWESTLY DIRECTION ALONG THE OUTER FACE OF SAID CONCRETE BULKHEAD AND ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 37.49 FEET TO THE NORTHWESTLY CORNER OF LOT 7; THENCE RUN IN A SOUTHWESTLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT 7, A DISTANCE OF 239.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID LANDS BEING LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SITE (2)
FOLIO :02-3215-003-0090

LEGAL DESCRIPTION:
LOT 8, BLOCK 1, OF LA GORCE GOLF SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ALSO THAT PART OF LOT 9, BLOCK 1, OF SAID LA GORCE GOLF SUBDIVISION, DESCRIBED AS FOLLOWS: SAID LOT 8, BLOCK 1, IS SHOWN ON PLAT ENTITLED LA GORCE GOLF SUBDIVISION, AND RECORDED IN PLAT BOOK 34, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN IN A SOUTHWESTLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, A DISTANCE OF 26.38 FEET TO A POINT; THENCE RUN IN A NORTHWESTLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 25 FEET, SOUTHWEST OF THE SOUTHWESTLY CORNER OF SAID LOT 8, BLOCK 1, MEASURED ALONG THE FACE OF A CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY A DISTANCE OF 225 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 8, BLOCK 1; THENCE RUN IN A SOUTHWESTLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 239.4 FEET PLUS OR MINUS TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)**
 - LAND AREA OF SUBJECT PROPERTY: **52,316 SF (+/-)** CALCULATED
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. A-33, WITH AN ELEVATION OF **8.23 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.20°10'05"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 60th ST., AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8" FOOT FOR NATURAL GROUND SURFACES AND 1/16" FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.02 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.



DATE: OCTOBER 20, 2020

SITE ADDRESS: 6360 N BAY ROAD, MIAMI BEACH, FL 33141
FOLIO :02-3215-003-0080

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	SPICE PALM	FOCUS MICROCARPA	81	40	40
2	CHINESE BANYAN	FOCUS MICROCARPA	74	48	80
3	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	7
4	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	10	7
5	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	7
6	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	7
7	ROYAL PALM	PHOENIX ROBERTSONII	39	40	18
8	ROYAL PALM	PHOENIX ROBERTSONII	18.5	35	0
9	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	15	7
10	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	30	7
11	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	35	7
12	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	14	7
13	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	20	7
14	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	20	7
15	SOLITARY PALM (7)	PHYCOSPHERA ELEGANS	3.5	20	7
16	FEDERAL PALM	CHORAZA METE	3	20	10
17	FLORIDA YACONI PALM	STREPTOCARPA	3	20	7
18	ARIZONA PALM	TRINERIS LUTEORUBRA	3	15	12
19	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	10	7
20	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	10
21	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	14	8
22	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	30	7
23	SOLITARY PALM (2)	PHYCOSPHERA ELEGANS	3.5	30	7
24	PAPAYA	CARICA PAPAYA	8	15	8

SITE ADDRESS: 6342 N BAY ROAD, MIAMI BEACH, FL 33141
FOLIO :02-3215-003-0090

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	CHINESE BANYAN	FOCUS MICROCARPA	81	40	40
2	CHINESE BANYAN	FOCUS MICROCARPA	74	48	80
3	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	7
4	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	10	7
5	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	7
6	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	7
7	ROYAL PALM	PHOENIX ROBERTSONII	39	40	18
8	ROYAL PALM	PHOENIX ROBERTSONII	18.5	35	0
9	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	15	7
10	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	30	7
11	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	35	7
12	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	14	7
13	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	20	7
14	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	20	7
15	SOLITARY PALM (7)	PHYCOSPHERA ELEGANS	3.5	20	7
16	FEDERAL PALM	CHORAZA METE	3	20	10
17	FLORIDA YACONI PALM	STREPTOCARPA	3	20	7
18	ARIZONA PALM	TRINERIS LUTEORUBRA	3	15	12
19	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	10	7
20	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	7	10
21	PISTACHIO DATE PALM	PHOENIX ROBERTSONII	8	14	8
22	SOLITARY PALM	PHYCOSPHERA ELEGANS	3.5	30	7
23	SOLITARY PALM (2)	PHYCOSPHERA ELEGANS	3.5	30	7
24	PAPAYA	CARICA PAPAYA	8	15	8

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE IS A 6' UTIL. EASEMENT ON THE REAR SIDE OF THE SUBJECT PROPERTY

CERTIFIED TO:
NORTH BAY PALMS LLC, FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
HIGHLAND HUNTERCO, P.A.

SITE ADDRESSES: 6360 N BAY ROAD, MIAMI BEACH, FL 33141
6342 N BAY ROAD, MIAMI BEACH, FL 33141

JOB NUMBER: 20-245
DATE OF SURVEY: SEPTEMBER 24, 2020 / OCTOBER 20, 2020 (REV. ADDED)
FOLIO NUMBER: 62-3215-003-0080 / 02-3215-003-0090



AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers - Planners - Surveyors

25195 PONCE DE LEON BLVD., SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)998-5101 FAX: (305)998-8927
WWW.ASMIAMI.COM

DESIGNED BY: E.P.
CHECKED BY: E.P.
PAGE No. 1

DRAWN BY:
FIELD BOOK No.

FOR: MELAND-BUSCH-BUDWICK
DESIGNED BY: E.P.
SCALE: 1"=20'
DATE: 10/20/20
APPROVED BY: E.P.

ORDER No. 20-945
SHEET No. 1

LANDSCAPE SCHEDULE - CANOPY SITE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
STREET TREES				
MF	12	<i>Myrcianthes fragrans</i> SIMPSON'S STOPPER TREE	16' HT (MIN), 8' SP, 4" CALIPER, BUSH FG, MIN 4' CLEAR TRUNK	Y
TREES				
CB	2	<i>Calophyllum brasiliense</i> BRAZILIAN BEAUTY LEAF	20' HT, 10' SP FG	N
MF	16	<i>Myrcianthes fragrans</i> SIMPSON'S STOPPER TREE	16' HT (MIN), 8' SP, 4" CALIPER, BUSH FG, MIN 4' CLEAR TRUNK	Y
QV	1	<i>Quercus virginiana</i> LIVE OAK	20' HT, 16' SP FG	Y
ED	1	<i>Elaeocarpus decipiens</i> JAPANESE BLUEBERRY	18' HT, 10' SP FG	N
PALMS				
DC	16	<i>Dypsis cabadae</i> CABADA PALM	18' OA, 12' SP, MULTI-TRUNK FG	N
PD	1	<i>Phoenix dactylifera</i> DATE PALM	30' OA FG	N

LANDSCAPE SCHEDULE - UNDERSTORY SITE				
LARGE SHRUBS				
CIC	146	<i>Chrysobalanus icaco</i> 'Green Tip' GREEN TIP COCOPLUM	6' HT, 4' SP, 48" O.C, FULL 25G	Y
SHRUBS				
PMA	56	<i>Podocarpus macropylus</i> PODOCARPUS	8' HT, 3' SP, 36" O.C, FULL 25G	N
PAL	258	<i>Pennisetum alopecuroides</i> FOUNTAIN GRASS	30" HT, 30" SP, 24" O.C, FULL 3G	N
PNE	663	<i>Psychotria nervosa</i> 'Little Psycho' DWARF WILD COFFEE	24" HT, 24" O.C 7G	Y
FMI	239	<i>Ficus microcarpa</i> 'Green Island' GREEN ISLAND FICUS	24" HT, 18" O.C 7G	N
ACCENTS				
CCO	6	<i>Cyathea cooperi</i> AUSTRALIAN TREE FERN	4' HT, 4' SP 15G	N
GROUNDCOVERS				
TAS	4158	<i>Trachelospermum asiaticum</i> Asiatic Jasmine	6" HT, 6" O.C 1G	N
LMU	673	<i>Liriope muscari</i> 'Super Blue' LIRIOPE	12" HT, 12" O.C 1G	N
VINES				
TJA	50	<i>Trachelospermum jasminoides</i> CONFEDERATE JASMINE	3' TRELIS, 12" O.C, TRAIN TO FENCE 3G	N
SOD				
SOD	11,773 SF	<i>Zoysia ssp.</i> GEO ZOYSIA	STAGGERED AND BUTTED JOINTS	N

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 52,316 SF Acres 1.20

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>52,316</u> s.f. x <u>50</u> % = <u>26,091</u> s.f.	<u>26,158</u>	<u>40,805</u>
B. Square feet of parking lot open space required as indicated on site Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=		
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>26,091</u> s.f.	<u>13,046</u>	<u>8,544</u>

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>52</u> trees x - (26) number of existing trees=	<u>26</u>	<u>20*</u>
B. % Natives required: Number of trees provided x 30% =	<u>6</u>	<u>17</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>10</u>	<u>17</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>226'</u> linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>226'</u> linear feet along street divided by 20'= 11.3 rounded to	<u>12</u>	<u>12</u>

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>768</u>	<u>1,216</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>608</u>	<u>663</u>

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>77</u>	<u>146</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>73</u>	<u>146</u>

*LANDSCAPE PLANS HAVE A DEFICIT OF 6 REQUIRED LOT TREES. A CONTRIBUTION OF \$12,000 WILL BE GIVEN TO THE TREE TRUST FUND TO COMPENSATE FOR THE MISSING TREES.

TREE REMOVAL SCHEDULE

SYM	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CONDITION	NATIVE	DISPOSITION	DBH (in) REMOVED	PALMS REMOVED
3	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	GOOD		REMOVE		1
4	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	10	7	GOOD		REMOVE		1
5	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE		1
6	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE		1
7	<i>Roystonea regia</i>	Royal Palm	20	40	16	GOOD	NATIVE	REMOVE		1
8	<i>Roystonea regia</i>	Royal Palm	19	25	0	DEAD	NATIVE	REMOVE		1
9	<i>Carica papaya</i>	Papaya	5	10	2	POOR		REMOVE	5	
10	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE		1
11	<i>Ptychosperma elegans</i>	Solitaire Palm	3.5	25	7	FAIR		REMOVE		1
12	<i>Carica papaya</i>	Papaya	6	7	0	POOR		REMOVE	6	
13	<i>Carica papaya</i>	Papaya	5	7	0	POOR		REMOVE	5	1
14	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE		1
15	<i>Ptychosperma elegans</i>	Solitaire Palm (7)	25	20	10	GOOD		REMOVE		1
16	<i>Caryota mitis</i>	Fishtail Palm	CLUSTER	20	7	POOR		REMOVE		1
17	<i>Thrinax radiata</i>	Florida Thatch Palm	3	15	12	FAIR	NATIVE	REMOVE		1
18	<i>Dypsis lutescens</i>	Areca Palm	CLUSTER	15	7	FAIR		REMOVE		1
20	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	10	FAIR		REMOVE		1
21	<i>Phoenix roebelleni</i>	Pygmy Date Palm	6	14	8	GOOD		REMOVE		1
22	<i>Koelreuteria paniculata</i>	Golden Rain Tree	4	30	7	FAIR		REMOVE	4	
23	<i>Ptychosperma elegans</i>	Solitaire Palm (2)	7	15	8	FAIR		REMOVE		1
24	<i>Carica papaya</i>	Papaya	8	15	8	GOOD		REMOVE	8	
TOTAL REMOVED									28	17

*SEE ARBORIST REPORT FOR FURTHER DETAIL ON TREES AND PALMS ON THIS LIST.

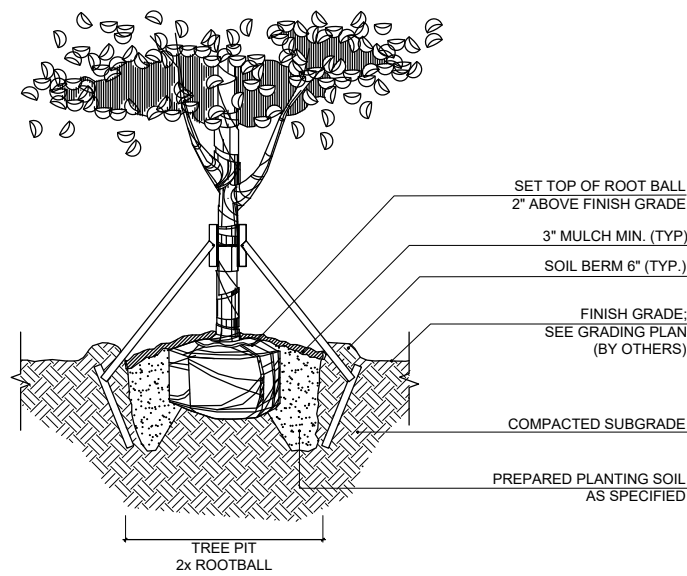
28" DBH + 17 TREES FOR THE REMOVAL OF 17 PALMS, EQUIVALENT TO:
 27 REPLACEMENT TREES (MIN. 2" CALIPER, 6' CANOPY, 12' HT), OR
 14 REPLACEMENT TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)
 8 TREES MUST BE NATIVE (30% OF REQUIRED TREES)

SPECIES DIVERSITY:
 21-30: 4 SPECIES

THE CODE (NEW ORDINANCE) IS BEING MET BY USING:
 20 TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)

TREES USED FOR MITIGATION

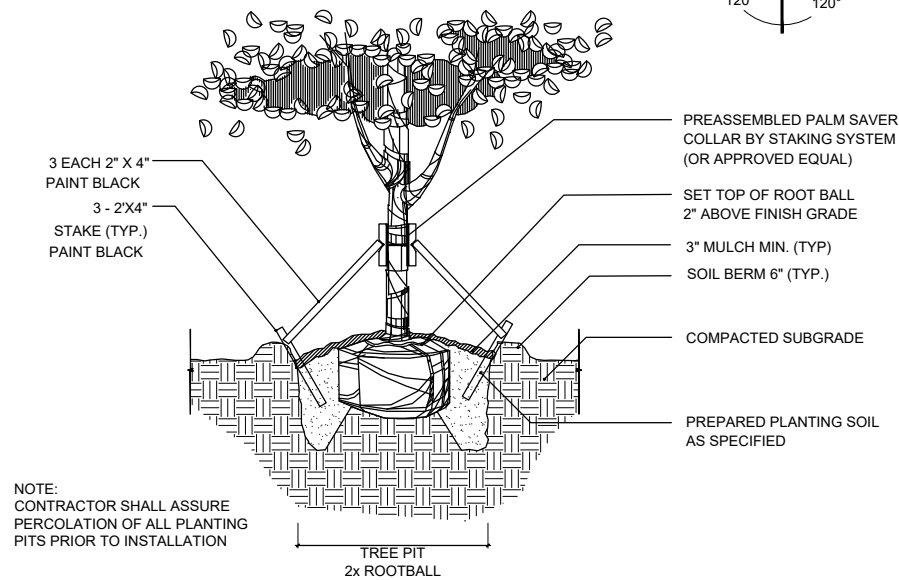
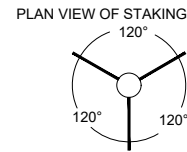
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	NOTES
CB	2	<i>Calophyllum brasiliense</i>	BRAZILIAN BEAUTY LEAF	N	minimum 16' HT, 4" DBH
MF	16	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER TREE	Y	minimum 16' HT, 4" DBH
QV	1	<i>Quercus virginiana</i>	LIVE OAK	Y	minimum 16' HT, 4" DBH
ED	1	<i>Elaeocarpus decipiens</i>	JAPANESE BLUEBERRY	N	minimum 16' HT, 4" DBH
Total:	20	TREES USED FOR MITIGATION DIVIDED IN 4 SPECIES			



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 SPECIMEN TREE PLANTING DETAIL
SCALE: N.T.S.

ARBOR TIE
(STAKING COMPONENTS
MANUFACTURE BY STAKING
SYSTEMS INC. OR APPROVED EQUAL)

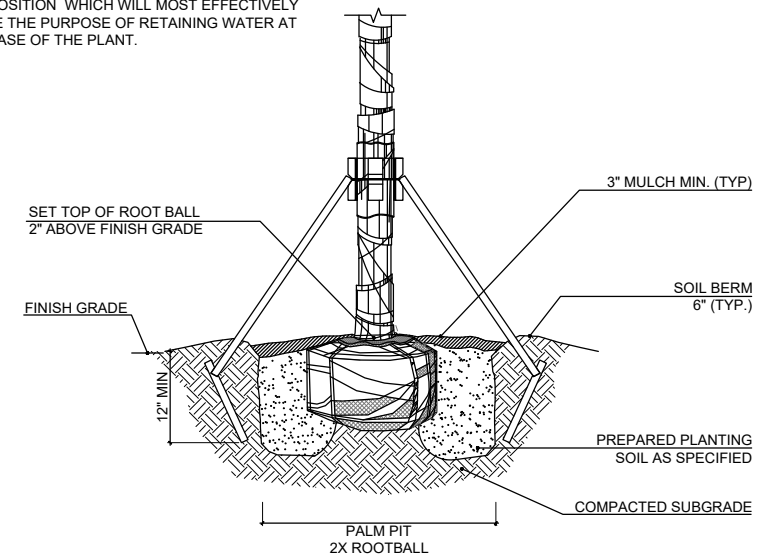


NOTE:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS PRIOR TO INSTALLATION

2 SPECIMEN TREE STAKING DETAIL
SCALE: N.T.S.

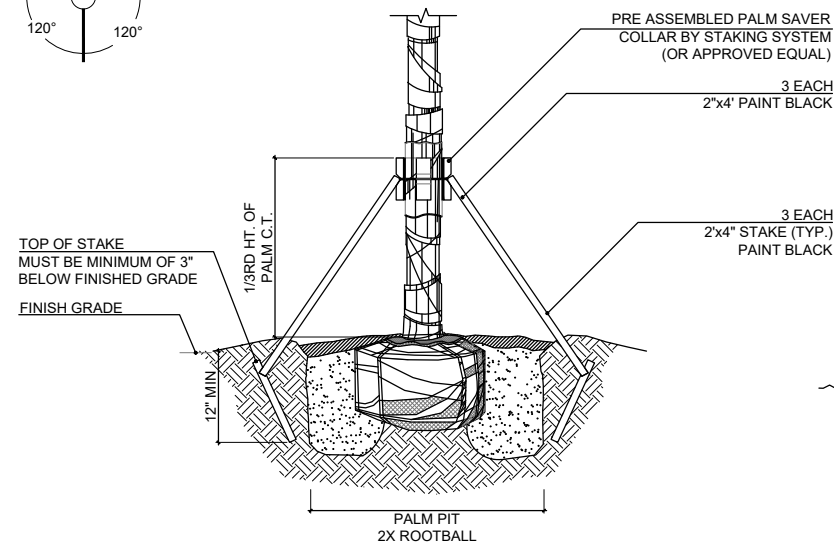
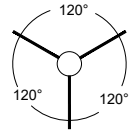
NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



3 PALM PLANTING DETAIL
SCALE: N.T.S.

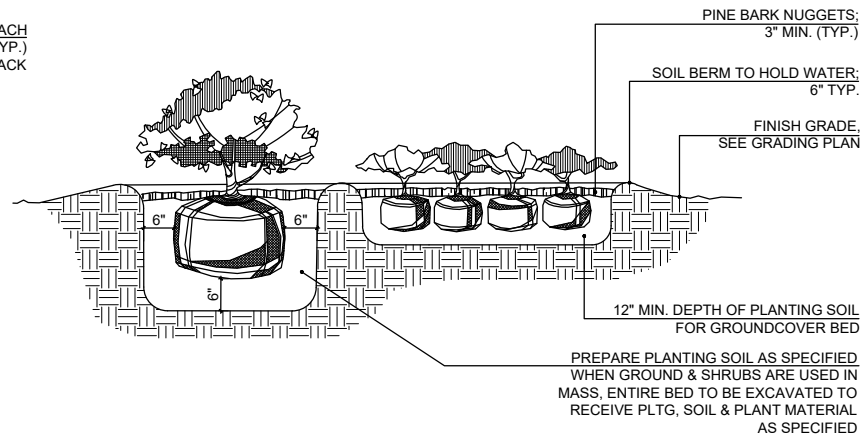
PLAN VIEW OF STAKING



NOTES:

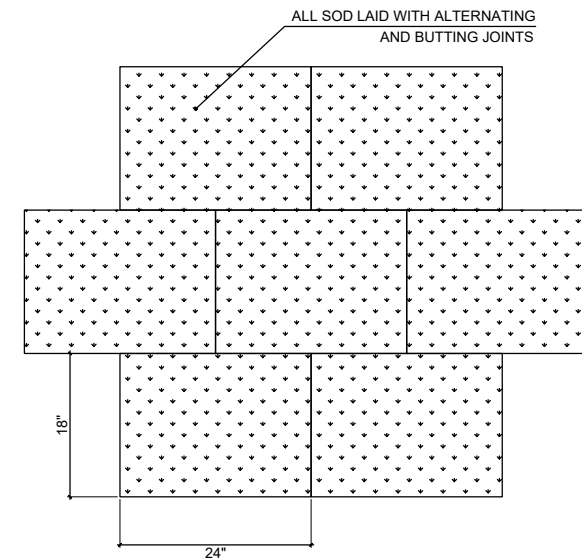
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



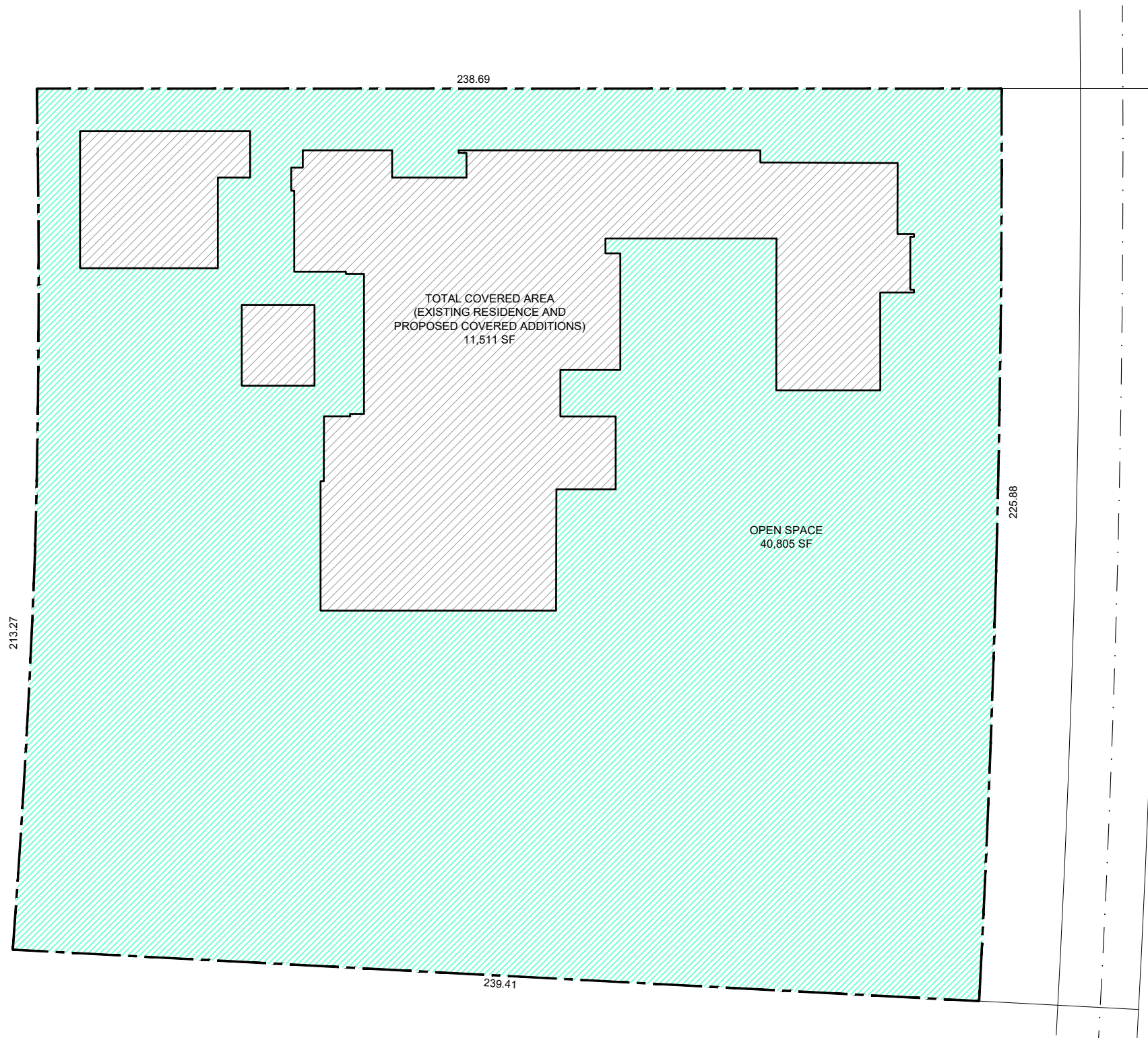
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL
PLANTING PITS/ BEDS PRIOR TO INSTALLATION

5 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



NOTE: PROVIDE 2\"/>

6 SOD PLANTING DETAIL
SCALE: N.T.S.



OPEN SPACE AREA:

LOT AREA: 52,316 SF
 OPEN SPACE REQUIRED: 26,158 SF (LOT AREA X 50%)
 OPEN SPACE PROVIDED: 40,805 SF

**PAGES BEYOND THIS POINT HAVE
BEEN REMOVED FROM THE PRE-
SENTATION.**

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	6342 North Bay Road & 6360 North Bay Road			
2	Folio number(s):	02-3215-003-0090 & 02-3215-003-0080			
3	Board and file numbers:	DRB20-0614			
4	Year built:	1935 & 2018	Zoning District: RS-2		
5	Based Flood Elevation:	8 NGVD	Grade value in NGVD:	3.73 NGVD	
6	Adjusted grade (Flood+Grade/2):	5.85 NGVD	Free board:		
7	Lot Area:	52,316 SF			
8	Lot width:	225'-10 1/4"	Lot Depth:	239'-5" FT	
9	Max Lot Coverage SF and %:	15,694.8 SF (30%)	Proposed Lot Coverage SF and %:	11,042 S.F. (21.1%)	
10	Existing Lot Coverage SF and %:	9,580 S.F. (34.6%)	Lot coverage deducted (garage-storage) SF:	10,542 S.F. (20.1%)	
11	Front Yard Open Space SF and %:	2,511 S.F. 55.7%	Rear Yard Open Space SF and %:	6,064 S.F. (78.8%)	
12	Max Unit Size SF and %:	26,158 S.F.	Proposed Unit Size SF and %:	14,010 S.F. (26.7%)	
13	Existing First Floor Unit Size:	7,317 SF (26.4%)	Proposed First Floor Unit Size:	7,872 SF (15.0%)	
14	Existing Second Floor Unit Size:	6,138 S.F. (22.1%)	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	NO NEW WORK WAS ADDED TO CHANGE EXISTING CONDITIONS	
15			Proposed Second Floor Unit Size SF and %:		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NO NEW WORK WAS ADDED TO CHANGE EXISTING CONDITIONS	
		Required	Existing	Proposed	
17	Height:				
18	Setbacks:				
19	Front level:	20 FT	21'-8"	21'-8"	
21	Side North:	Remainder of 25% of lot width	15'-3"	15'-3"	
22	Side South:	41'-2 1/2"	118'-4 1/2"	87'-9 3/4"	8'-0" (TENNIS COURT LIGHTS ONLY)
23	Rear:	35'-11" FT	62'-11"	62'-11"	
24	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street):		10'-1"	10'-1"	
25	Accessory Structure Rear:		15'-8"	15'-8"	
26	Sum of Side yard:	56'-5 1/2" FT.	134'-0 3/4"	103'-0" - 3/4"	23'-3" (FOR TENNIS COURT ONLY)
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

	Required	Existing	Proposed	Deficiencies
Tennis Court Setbacks:				
Side	7.5'		7'-5"	
Rear	7.5'		82'-7-1/4"	
Tennis Light fixtures:				
Side	41'-2 1/2"		8'-0"	33'-2"

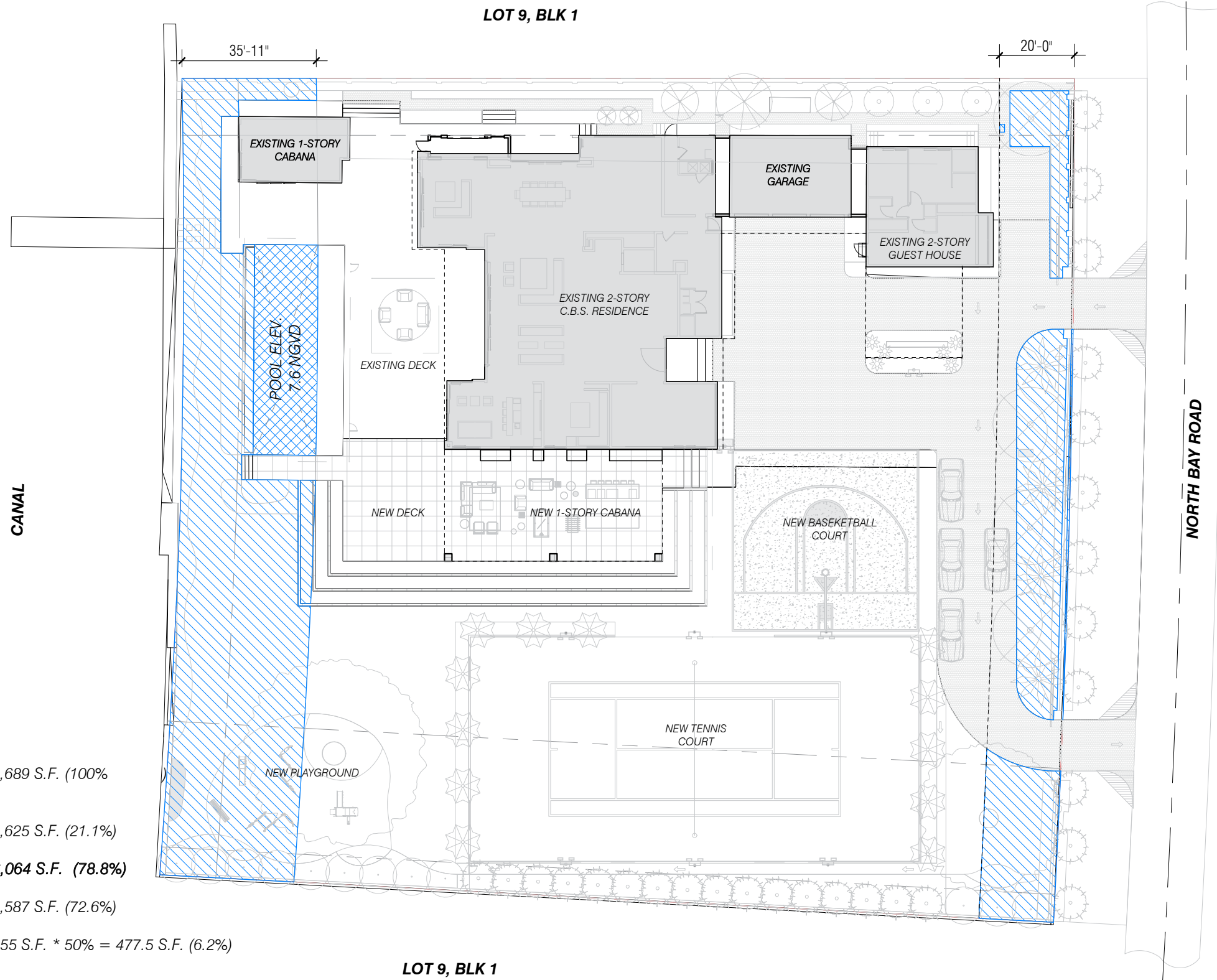


NORTH BAY ROAD



WATER VIEW

LOT 9, BLK 1



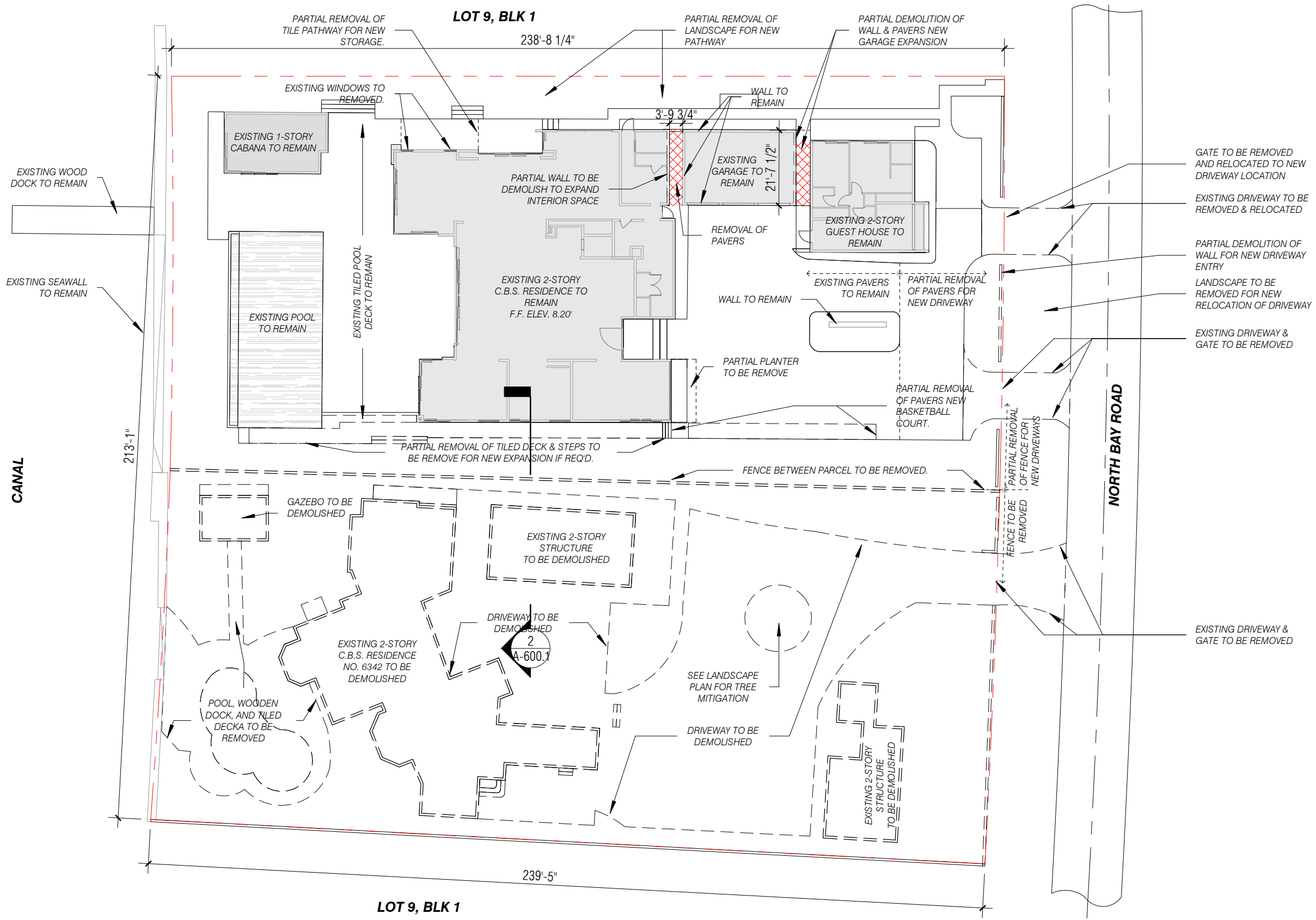
REAR YARD CALCULATIONS:

AREA :	7,689 S.F. (100%)
DECK / ACCESSORY BLDG. AREA:	1,625 S.F. (21.1%)
LANDSCAPE / POOL AREA (A+B)	6,064 S.F. (78.8%)
A - LANDSCAPE:	5,587 S.F. (72.6%)
B - POOL AREA ABV ADJ. GRADE:	955 S.F. * 50% = 477.5 S.F. (6.2%)

FRONT YARD CALCULATIONS:

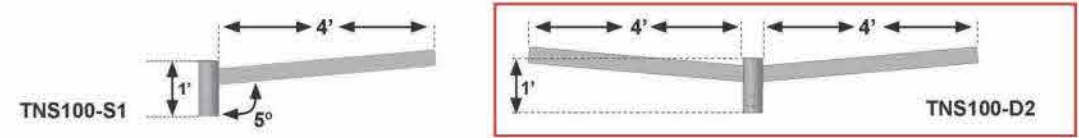
AREA :	4,506 S.F. (100%)
DRIVEWAY:	1,995 S.F. (44.3%)
LANDSCAPE	2,511 S.F. (55.7%)

LOT 9, BLK 1



TNS100

Project Name: _____ Catalog Number: _____ Type _____

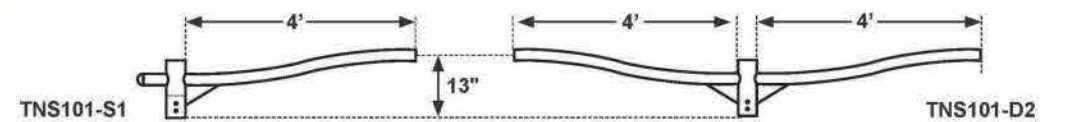


The TNS100 tennis court mounting arm is constructed of 1½" x 3½" rectangular steel tubing. This arm can be made to slip over the following tenon (or pole) sizes: 3½" Ø, 4" Ø, 4½" Ø, and 5" Ø. The TNS100 is available in the following pole mounting configurations: Single, Double 70°, Double 90°, Double 180°, Quad 70° and Quad 90°.

EPA	Single	Double
4'	1.2	2.4
5'	1.5	3.0

Model	Size or Length	Configuration	Pole or Tenon Size	Finish
TNS 100	4'	Single (S1)	3" dia (3)	Black (BK)
	5'	Double (D2)	3½" dia (3½)	Tennis Green (GN) Custom Color (CC)
		Double 70° (D7)	4" dia (4)	
		Double 90° (D9)	4½" dia (4½)	
		Quad 70° (Q7) Quad 90° (QD)	5" dia (5)	

TNS101

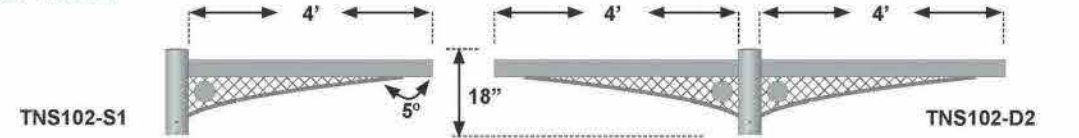


The TNS101 architectural tennis court mounting arm is constructed of 2¾" curved steel tubing. This arm can be made to slip over the following tenon (or pole) sizes: 3" Ø, 3½" Ø, 4" Ø, 4½" Ø and 5" Ø. The TNS101 is available in the following pole mounting configurations: Single, Double 70°, Double 90°, Double 180°, Quad 70° and Quad 90°.

EPA	Single	Double
4'	1.1	2.2
5'	1.3	2.6

Model	Size or Length	Configuration	Pole or Tenon Size	Finish
TNS 101	4'	Single (S1)	3" dia (3)	Black (BK)
	5'	Double (D2)	3½" dia (3½)	Tennis Green (GN) Custom Color (CC)
		Double 70° (D7)	4" dia (4)	
		Double 90° (D9)	4½" dia (4½)	
		Quad 70° (Q7) Quad 90° (QD)	5" dia (5)	

TNS102

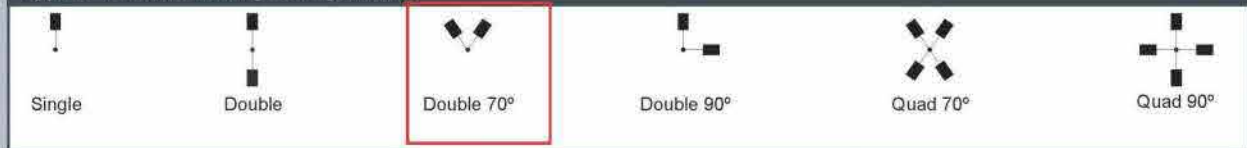


The TNS102 tennis-court-themed mounting arm is constructed of 1½" x 3½" rectangular steel tubing, and features a unique mesh tennis court net and ball design. This arm can be made to slip over the following tenon (or pole) sizes: 3½" Ø, 4" Ø, 4½" Ø, and 5" Ø. The TNS102 is available in the following pole mounting configurations: Single, Double 70°, Double 90°, Double 180°, Quad 70° and Quad 90°.

EPA	Single	Double
4'	1.5	3.0
5'	1.7	3.4

Model	Size or Length	Configuration	Pole or Tenon Size	Finish
TNS 102	4'	Single (S1)	3" dia (3)	Black (BK)
	5'	Double (D2)	3½" dia (3½)	Tennis Green (GN) Custom Color (CC)
		Double 70° (D7)	4" dia (4)	
		Double 90° (D9)	4½" dia (4½)	
		Quad 70° (Q7) Quad 90° (QD)	5" dia (5)	

Typical Tennis Mounting Configurations



19645 Rancho Way Rancho Dominguez, CA 90220
Tel: (310) 512-6480 Fax: (310) 512-8488
www.vsicreighting.com

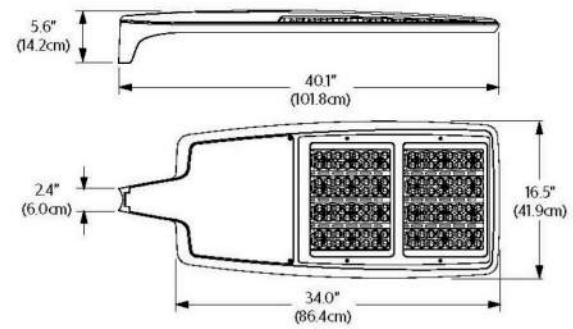
MOUNTING ARMS

P34 PureForm LED large Area light

Dimensions

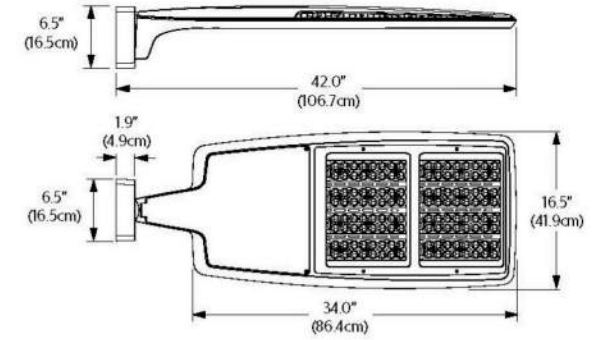
Standard Arm (AR)

Weight: 35 Lbs (15.8 Kg) EPA: 0.30ft² (0.28m²)



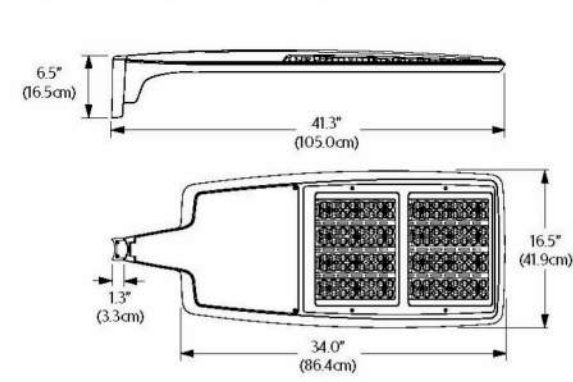
Wall (WS)

Weight: 37 Lbs (16.8 Kg) EPA: 0.35ft² (0.33m²)



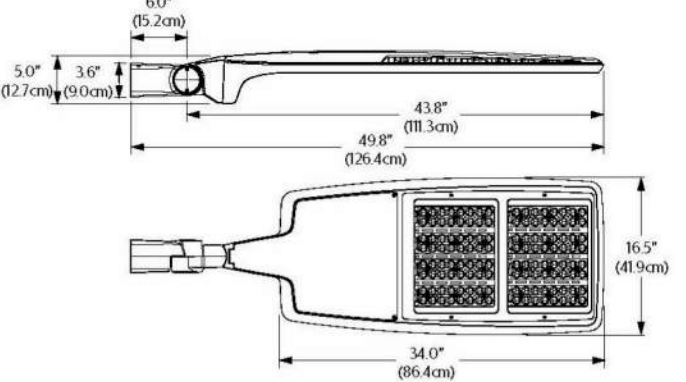
Retrofit Arm (RAM)

Weight: 39 Lbs (17.7 Kg) EPA: 0.33ft² (0.31m²)

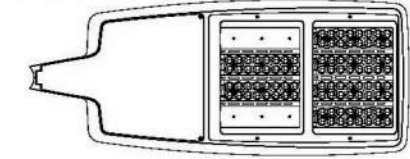


Slip fitter (SF)

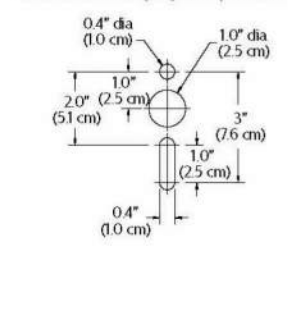
Weight: 40 Lbs (18.1 Kg) EPA: 0.43ft² (0.40m²)



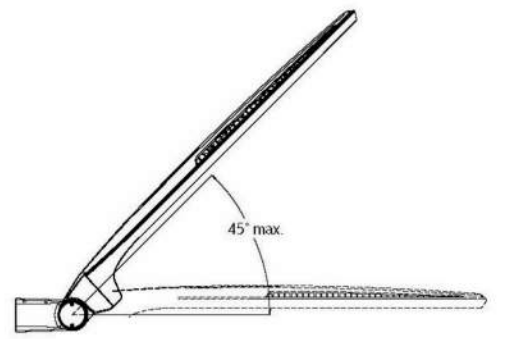
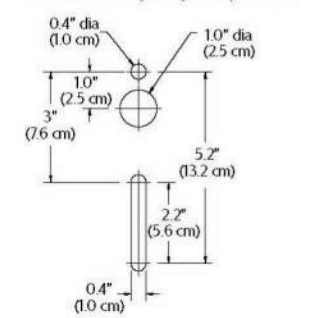
6 module configuration



Standard Arm (AR) drill pattern



Retrofit arm (RAM) drill pattern



P34 PureForm LED large Area light

LED Wattage and Lumen Values - 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P34-96L-800-WW-G2-x	96	800	3000	232	26591	B3-U0-G3	116	26039	B3-U0-G4	112	26627	B3-U0-G4	116
P34-96L-900-WW-G2-x	96	900	3000	263	29373	B4-U0-G3	112	28763	B3-U0-G4	110	29412	B3-U0-G4	112
P34-96L-1050-WW-G2-x	96	1050	3000	310	32791	B4-U0-G4	106	32110	B3-U0-G5	104	32835	B3-U0-G5	106
P34-128L-900-WW-G2-x	128	900	3000	350	38325	B4-U0-G4	110	37530	B3-U0-G5	107	38377	B3-U0-G5	110
P34-128L-1050-WW-G2-x	128	1050	3000	414	43056	B4-U0-G4	104	42162	B4-U0-G5	102	43114	B3-U0-G5	104

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P34-96L-800-WW-G2-x	96	800	3000	232	27795	B5-U0-G3	120	27119	B5-U0-G4	117	27643	B4-U0-G3	119	28034	B1-U0-G4	86
P34-96L-900-WW-G2-x	96	900	3000	263	30692	B5-U0-G4	117	29956	B5-U0-G4	114	30535	B4-U0-G3	116	22130	B1-U0-G4	84
P34-96L-1050-WW-G2-x	96	1050	3000	310	34264	B5-U0-G4	111	33442	B5-U0-G4	108	34089	B4-U0-G3	110	24706	B1-U0-G4	80
P34-128L-900-WW-G2-x	128	900	3000	350	40047	B5-U0-G4	116	39087	B5-U0-G4	112	39842	B4-U0-G4	114	28876	B1-U0-G4	83
P34-128L-1050-WW-G2-x	128	1050	3000	414	44990	B5-U0-G4	109	43911	B5-U0-G5	106	44760	B4-U0-G4	108	32440	B1-U0-G5	78

LED Wattage and Lumen Values - 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P34-96L-800-NW-G2-x	96	800	4000	232	29545	B4-U0-G3	128	28932	B3-U0-G4	125	29685	B3-U0-G4	128
P34-96L-900-NW-G2-x	96	900	4000	263	32636	B4-U0-G4	124	31959	B3-U0-G4	122	32680	B3-U0-G5	124
P34-96L-1050-NW-G2-x	96	1050	4000	310	36434	B4-U0-G4	118	35678	B3-U0-G5	116	36493	B3-U0-G5	118
P34-128L-900-NW-G2-x	128	900	4000	350	42584	B4-U0-G4	122	41700	B4-U0-G5	119	42641	B3-U0-G5	122
P34-128L-1050-NW-G2-x	128	1050	4000	414	47840	B4-U0-G4	115	46847	B4-U0-G5	113	47904	B4-U0-G5	116

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P34-96L-800-NW-G2-x	96	800	4000	232	30872	B5-U0-G4	133	30131	B5-U0-G4	130	30715	B4-U0-G3	133	22261	B1-U0-G4	96
P34-96L-900-NW-G2-x	96	900	4000	263	34102	B5-U0-G4	130	33284	B5-U0-G4	127	33928	B4-U0-G3	129	24589	B1-U0-G4	94
P34-96L-1050-NW-G2-x	96	1050	4000	310	38071	B5-U0-G4	123	37157	B5-U0-G4	120	37877	B4-U0-G3	122	27451	B1-U0-G4	89
P34-128L-900-NW-G2-x	128	900	4000	350	44497	B5-U0-G4	127	43429	B5-U0-G5	124	44269	B4-U0-G4	127	32084	B1-U0-G5	92
P34-128L-1050-NW-G2-x	128	1050	4000	414	49989	B5-U0-G5	121	48789	B5-U0-G5	118	49733	B4-U0-G4	120	36044	B1-U0-G5	87

LED Wattage and Lumen Values - 5000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P34-96L-800-CW-G2-x	96	800	5000	232	28659	B4-U0-G3	124	28064	B3-U0-G4	121	28697	B3-U0-G4	124
P34-96L-900-CW-G2-x	96	900	5000	263	31657	B4-U0-G3	121	31000	B3-U0-G4	118	31700	B3-U0-G5	121
P34-96L-1050-CW-G2-x	96	1050	5000	310	35348	B4-U0-G4	114	34608	B3-U0-G5	112	35389	B3-U0-G5	114
P34-128L-900-CW-G2-x	128	900	5000	350	41306	B4-U0-G4	118	40449	B3-U0-G5	116	41362	B3-U0-G5	118
P34-128L-1050-CW-G2-x	128	1050	5000	414	46405	B4-U0-G4	112	45441	B4-U0-G5	110	46467	B4-U0-G5	112

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P34-96L-800-CW-G2-x	96	800	5000	232	29946	B5-U0-G4	129	29228	B5-U0-G4	126	29793	B4-U0-G3	129	25593	B1-U0-G4	93
P34-96L-900-CW-G2-x	96	900	5000	263	33079	B5-U0-G4	126	32286	B5-U0-G4	123	32910	B4-U0-G3	125	23852	B1-U0-G4	91
P34-96L-1050-CW-G2-x	96	1050	5000	310	36929	B5-U0-G4	119	36043	B5-U0-G4	116	36740	B4-U0-G3	118	26628	B1-U0-G4	86
P34-128L-900-CW-G2-x	128	900	5000	350	43161	B5-U0-G4	123	42127	B5-U0-G5	120	42948	B4-U0-G4	123	31122	B1-U0-G5	89
P34-128L-1050-CW-G2-x	128	1050	5000	414	48489	B5-U0-G5	117	47327	B5-U0-G5	114	48241	B4-U0-G4	116	34963	B1-U0-G5	84

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

Predicted Lumen Depreciation Data

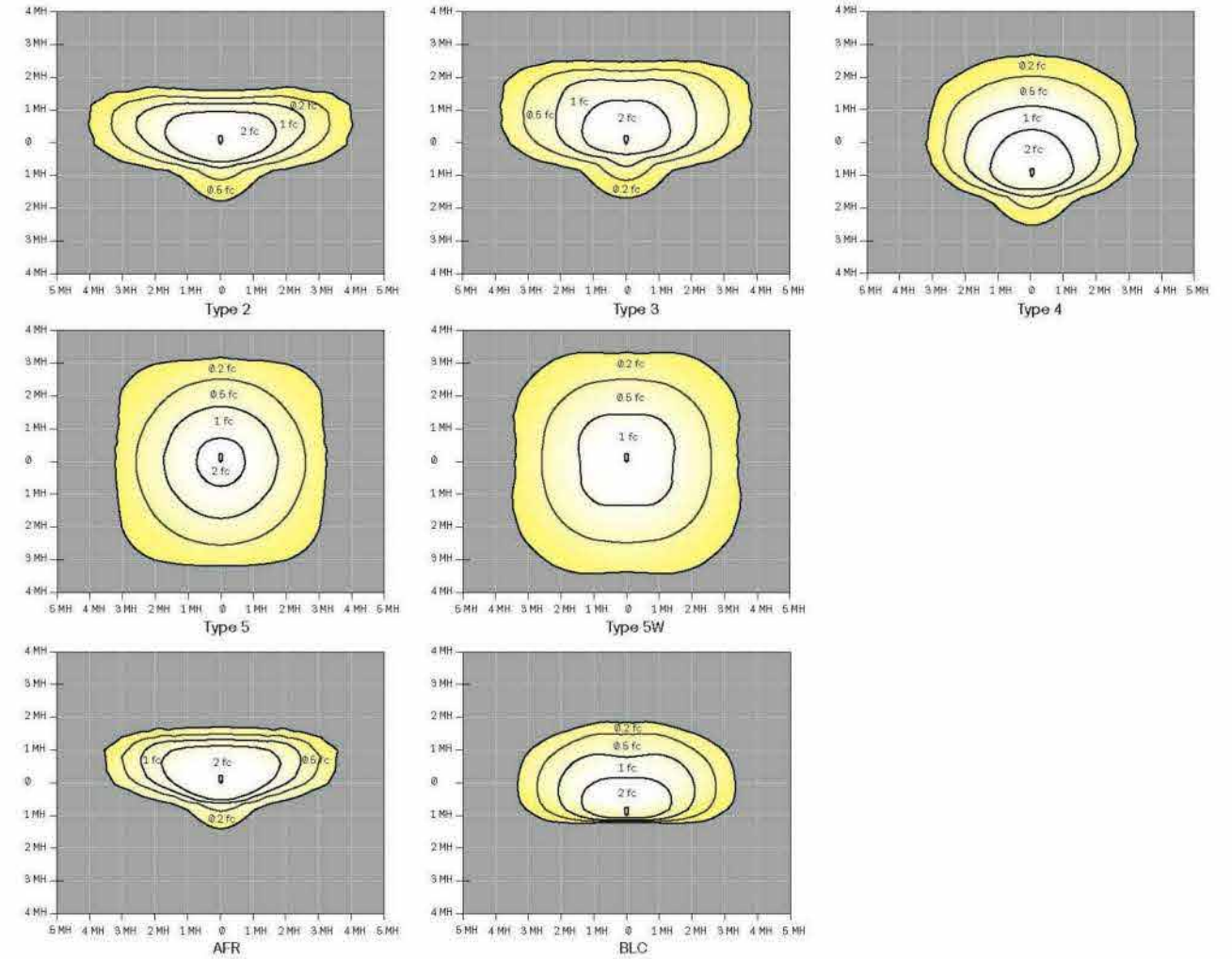
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 8 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050 mA	>100,000 hours	>54,000 hours	>89%

P34 PureForm LED large Area light

Optical Distributions

Based on configuration P34-128L-1050-NW-G2 (414W) mounted at 40ft.



INFORMATION PROVIDED BY : SESCO LIGHTING

6342-6360 NORTH BAY ROAD

CFZ DESIGN
e chris@cfzdesign.com w www.cfzdesign.com

13300 SW 52ND COURT
MIRAMAR, FL 33027
t 239.898.7549

e chris@cfzdesign.com
w www.cfzdesign.com

Lighting

12-7-2020

A-902



Gardco PureForm LED area large P34 features a sleek, low profile design and optimal performance. PureForm area large is designed to achieve maximum pole spacing, with lumen output up to 50,000 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project: _____
 Location: _____
 Cat. No: _____
 Type: _____
 Lumens: _____ Qty: _____
 Notes: _____

Ordering guide

example: P34-96L-800-NW-G2-AR-5-120-F1-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P34						
P34 PureForm site and area, 34'	96L 96 LEDs (6 modules)	600 600mA ¹ 800 800mA 900 900mA 1050 1050mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2	AR Arm Mount (standard) ² <i>The following mounting kits must be ordered separately (See accessories)</i>	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)
	128L 128 LEDs (8 modules)	600 600mA ¹ 900 900mA 1050 1050mA	CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 ^{1,16} BW-G2 Balanced White 3500K (80 CRI) Generation 2 ¹ AM-G2 Direct Amber (590nm) Generation 2 ^{1,16}	SF Slip Fitter Mount ³ (fits to 2 1/4" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ⁴	Type 5 5 Type 5 5W Type 5W AFR Auto Front Row Auto Front Row, rotated left 90° AFR-90 Auto Front Row, rotated left 90° AFR-270 Auto Front Row, rotated right 270° BLC Back Light Control BLC-90 Back Light Control rotated at 90° BLC-270 Back Light Control rotated at 270°	

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others) ^{4,5} DCC Dual Circuit Control ^{4,5,15} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,5} LLC Integral wireless module ^{4,5,15,20} BL Bi-level functionality ^{4,20} DynaDimmer: Automatic Profile Dimming CS50 Security 50% Dimming, 7 hours ^{4,8,21} CM50 Median 50% Dimming, 8 hours ^{4,8,21} CS30 Security 30% Dimming, 7 hours ^{4,8,21} CM30 Median 30% Dimming, 8 hours ^{4,8,21}	IMRI3 Integral with #3 lens ⁹ IMRI7 Integral with #7 lens ⁹	PCB Photocontrol Button ^{6,8} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/PhotoCell ^{6,8}	Fusing F1 Single (120, 277, 347VAC) ³ F2 Double (208, 240, 480VAC) ³ F3 Canadian Double Pull (208, 240, 480VAC) ³ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ³ FP2 Double (208, 240, 480VAC) ³ FP3 Canadian Double Pull (208, 240, 480VAC) ³ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter Included as standard TB Terminal Block ¹¹ RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹¹ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

- Extended lead times apply. Contact factory for details.
- Mounts to a 4-5" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other dimming control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only in 120 or 277V.
- Not available in 347 or 480V.
- Must specify input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V. Order photocell separately with TLRD5/7.
- TB not available with DCC.
- Not available with SF and WS. RPAs provided with black finish standard.
- HIS not available with Type 5, 5W, and BLC optics.
- Not available with 96L (6 modules).
- Amber LEDs (AM) available only in 600mA.
- Not available with DD, DCC, and FAWS dimming control options.
- Not available with DD, DCC, FAWS and LLC dimming control options.
- Not available with DD, DCC, FAWS, LLC, and BL dimming control options (SW or DynaDimmer required).
- Must specify a motion sensor lens.
- Not available with 128L 1050mA.

P34 PureForm LED large Area light

PureForm P34 Accessories (ordered separately, field installed)

Controls Accessories	Shielding Accessories	Mounting Accessories
BL Optional Remote Programming Tool FSIR-100	House Side shield <i>Standard optic orientation:</i> HIS-96-V ²² Internal House Side Shield for 96 LEDs (6 modules) HIS-128-V ²² Internal House Side Shield for 128 LEDs (8 modules) <i>Optic at 90° or 270° orientation:</i> HIS-96-H ²² Internal House Side Shield for 96 LEDs (6 modules) HIS-128-H ²² Internal House Side Shield for 128 LEDs (8 modules)	PureForm PTF2 (pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon) PTF2-P26/34-1-90-(F) 1 luminaire at 90° PTF2-P26/34-2-90-(F) 2 luminaires at 90° PTF2-P26/34-2-180-(F) 2 luminaires at 180° PTF2-P26/34-3-90-(F) 3 luminaires at 90° PTF2-P26/34-4-90-(F) 4 luminaires at 90° PTF2-P26/34-3-120-(F) 3 luminaires at 120° PureForm PTF3 (pole top fitter fits 3-3 1/2" OD x 6" depth tenon) PTF3-P26/34-1-90-(F) 1 luminaire at 90° PTF3-P26/34-2-90-(F) 2 luminaires at 90° PTF3-P26/34-2-180-(F) 2 luminaires at 180° PTF3-P26/34-3-90-(F) 3 luminaires at 90° PTF3-P26/34-4-90-(F) 4 luminaires at 90° PTF3-P26/34-3-120-(F) 3 luminaires at 120° PureForm PTF4 (pole top fitter fits 3 1/2-4" OD x 6" depth tenon) PTF4-P26/34-1-90-(F) 1 luminaire at 90° PTF4-P26/34-2-90-(F) 2 luminaires at 90° PTF4-P26/34-2-180-(F) 2 luminaires at 180° PTF4-P26/34-3-90-(F) 3 luminaires at 90° PTF4-P26/34-4-90-(F) 4 luminaires at 90° PTF4-P26/34-3-120-(F) 3 luminaires at 120°

22. HIS not available with Type 5, 5W, and BLC optics

- P34-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
- P34-RAM-G2-(F)** Retrofit Arm mount kit
- P34-WS-G2-(F)** Wall mount with surface conduit rear entry permitted
- P34-BD-G2** Bird deterrent

(F) = Specify finish



INFORMATION PROVIDED BY : SESCO LIGHTING

