

## SCOPE OF WORK:

NEW TWO STORY SINGLE FAMILY RESIDENCE WITH:

- TWO CAR GARAGE
- 6 BEDROOM PLUS AN OFFICE
- 6 BATHROOMS & 2-1/2 BATHS
- 6,296.19 SF UNIT SIZE
- NEW POOL AND SPA
- NEW DRIVEWAY

## LEGAL DESCRIPTION:

LOT 12 & 13, BLOCK 4 SAN MARINO  
ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 9, PAGE 22 OF  
THE PUBLIC RECORDS OF MIAMI-DADE  
COUNTY, FLORIDA

## PREVIOUS DRB APPROVALS:

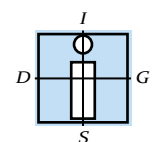
DRB 17-0189

## OWNER:

AZENDA PROPERTIES LLC

## ARCHITECT:

ANNIE K. CARRUTHERS -AR-97156



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954-921-5333 www.insitedesigngroup.com

# AZENDA RESIDENCE

205 E SAN MARINO DRIVE, MIAMI BEACH

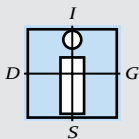
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BISCAYNE BAY



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**DRB 20-0618**

**PROJECT:**

AZENDA RESIDENCE  
205 East San Marino  
Drive, Miami Beach, FL  
33139-1105

**CONTEXT  
LOCATION  
PLAN**

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CURRENT CONDITIONS AS OF  
NOVEMBER 12, 2020

YEAR BUILT:  
BUILT IN 1938

ELEVATION HEIGHT:  
8.43' NGVD



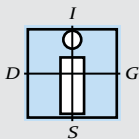
205 CURRENT FRONT



205 CURRENT FRONT



205 CURRENT FRONT



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PROJECT:  
AZENDA RESIDENCE  
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CURRENT  
PHOTOGRAPHS OF  
PROJECT SITE

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ORIGINAL ARCHITECTURAL SYTLE HAS NOT BEEN MAINTAINED AND HAS BEEN MODIFIED SUBSTANTIALLY TO REFLECT 80S /90S MEDITERRANEAN



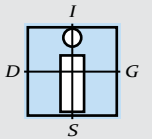


205 CURRENT REAR



205 CURRENT REAR

205 CURRENT INTERIOR



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**CURRENT  
PHOTOGRAPHS OF  
PROJECT SITE**

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**HOUSE IS CONDITION IS IN STATE OF DISREPAIR AND UNLIVEABLE.**







SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	205 EAST SAN MARINO DR		
2	Folio number(s):	02-3232-003-0550		
3	Board and file numbers :	DRB20- 0618 (CURRENT)/ DRB 17-0189 (PREVIOUS)		
4	Year built:	1938	Zoning District:	RESIDENTIAL - RS-3
5	Base Flood Elevation:	(+9'-0" NGVD) AE-9	Grade value in NGVD:	+4.36' NGVD
6	Adjusted grade (Flood+Grade/2):	(+7'-8 1/8"" NGVD)	Free board:	2'-0"
7	Lot Area:	18,375 sf		
8	Lot width:	105'-0"	Lot Depth:	175.00'
9	Max Lot Coverage SF and %:	5,512.50 SF 30%	Proposed Lot Coverage SF and %:	3,775.88 (20.54%)
10	Existing Lot Coverage SF and %:	3,871.36 (21.06%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	2,297.84 SF 72.94%	Rear Yard Open Space SF and %:	1,931.75 SF = 70%
12	Max Unit Size SF and %:	9,187.50 SF = 50%	Proposed Unit Size SF and %:	5,722.92 SF (31.14%)
13	Existing First Floor Unit Size:	4,300.71 SF	Proposed First Floor Unit Size:	3,204.77 (17.44%)
14	Existing Second Floor Unit Size	6,401SF PER TAX ROLL/ 7,742.72 sf PER SHADED DIAGRAM	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

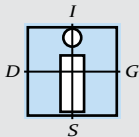
	Proposed lowest floor elevation	+11'-0" NGVD	Proposed Top of slab next higher floor	+25'-0" NGVD	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		27' WAIVER	
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	0
20	Front Second level:			80'-2"	0
21	Side 1:	10'-6"		13'-2"	0
22	Side 2 or (facing street):	10'-6"		13'-2"	0
23	Rear:	26'-3"		44'-10"	0
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:	n/a		N/A	
26	Sum of Side yard :	26'-3"		26'-4"	
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

N/A

All other data information should be presented like the above format



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PROJECT:

AZENDA RESIDENCE  
205 East San Marino  
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ZONING  
INFORMATION

DATE:

01-04-2021

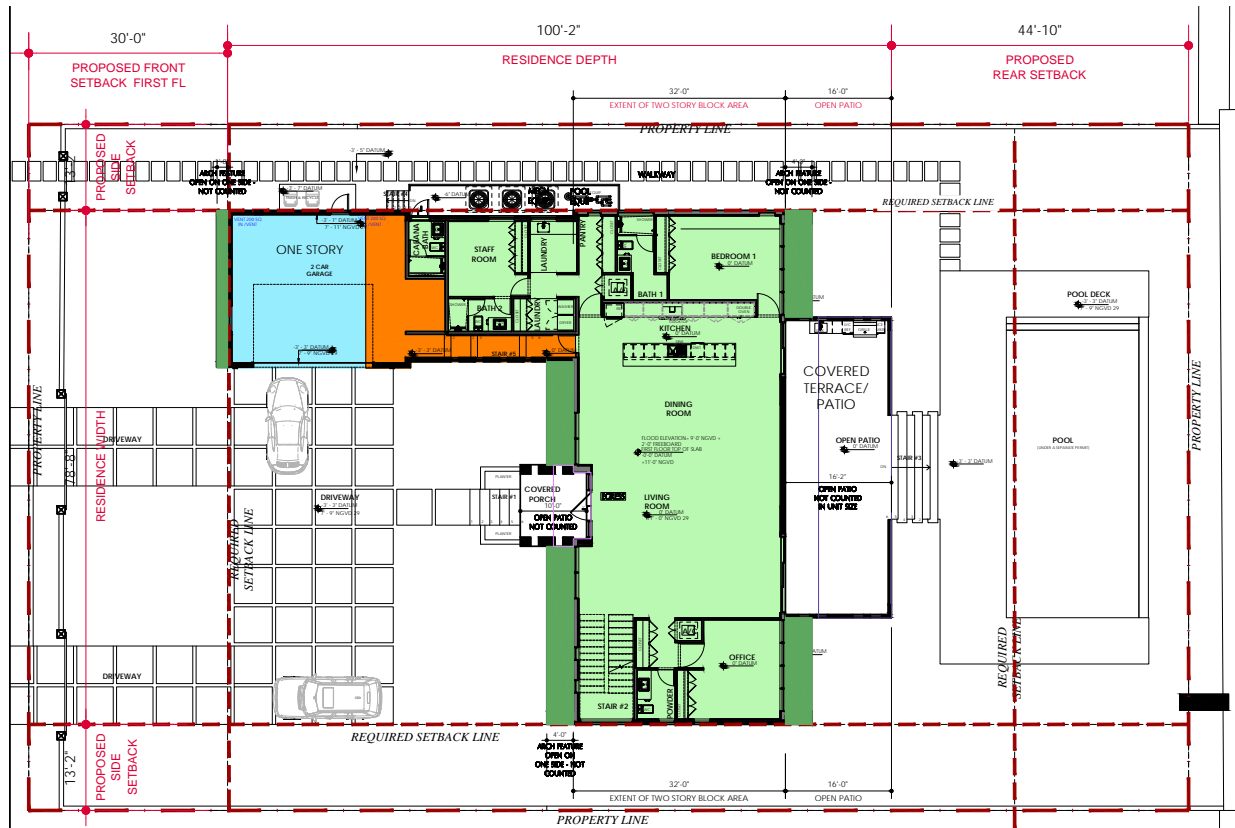
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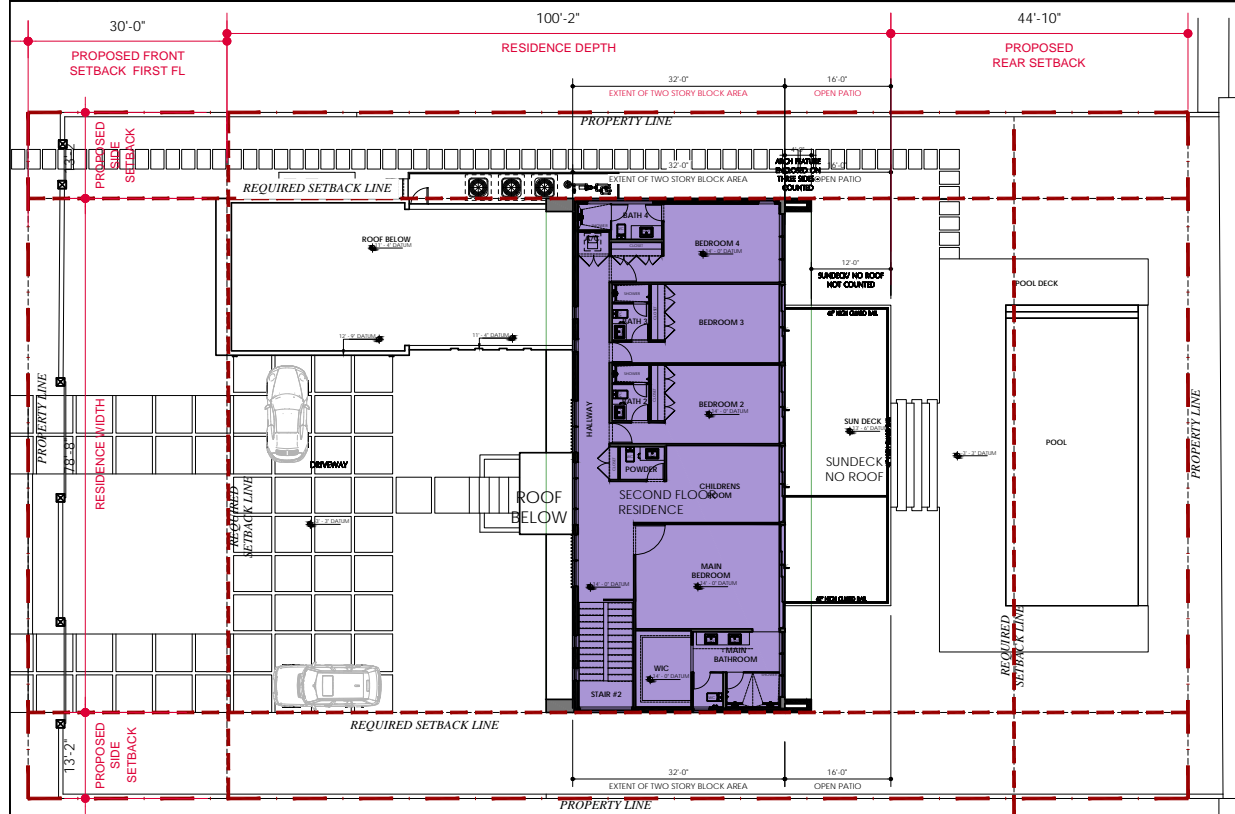
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1 FIRST FLOOR PLAN (UNIT SIZE)

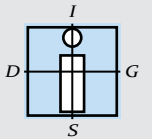


4 SECOND FLOOR PLAN(UNIT SIZE)

UNIT SIZE CALCULATIONS		
<div></div> <div></div> <div></div> <div></div> <div></div>	PHYSICAL VOLUME OF THE FIRST FLOOR = 2,898 SF	FIRST FLOOR CALCULATIONS
	PHYSICAL VOLUME OF GARAGE IN EXCESS OF 500SF = 306.77 SF	
	SUBTOTAL 3,204.77 SF	
	OPEN EXTERIOR AREA COUNTED AS ENTRY FEATURE = 64.36 SF	
	OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 506.75 SF	
<div></div> <div></div> <div></div> <div></div> <div></div>	FIRST FL ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 513.47 SF	AREAS NOT INCLUDED
	PHYSICAL VOLUME OF THE SECOND FLOOR = 2,518.15 SF	
	SUBTOTAL 2,518.15 SF	
	SECOND FL ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 314.67 SF	
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN CALCULATION	
<div></div> <div></div> <div></div>	SHADE ACCESSORY STRUCTURE /OPEN ON THREE SIDES, LESS THAN 2% OF LOT- NOT INCLUDED IN CALCULATION	AREAS NOT INCLUDED
	500 SF OF GARAGE AREA (NOT INCLUDED IN CALCULATION)	
	NOT APPLICABLE	

UNIT SIZE  
3,204.77 SF FIRST FLOOR  
2,518.15 SF SECOND FLOOR  
5,722.92 SF /18,375 SF =  
(31.14%)

PROPOSED UNIT SIZE IS ONLY 31.14%



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PROJECT:

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PROPOSED  
UNIT SIZE  
DIAGRAMS  
1ST & 2ND FLOOR

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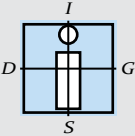
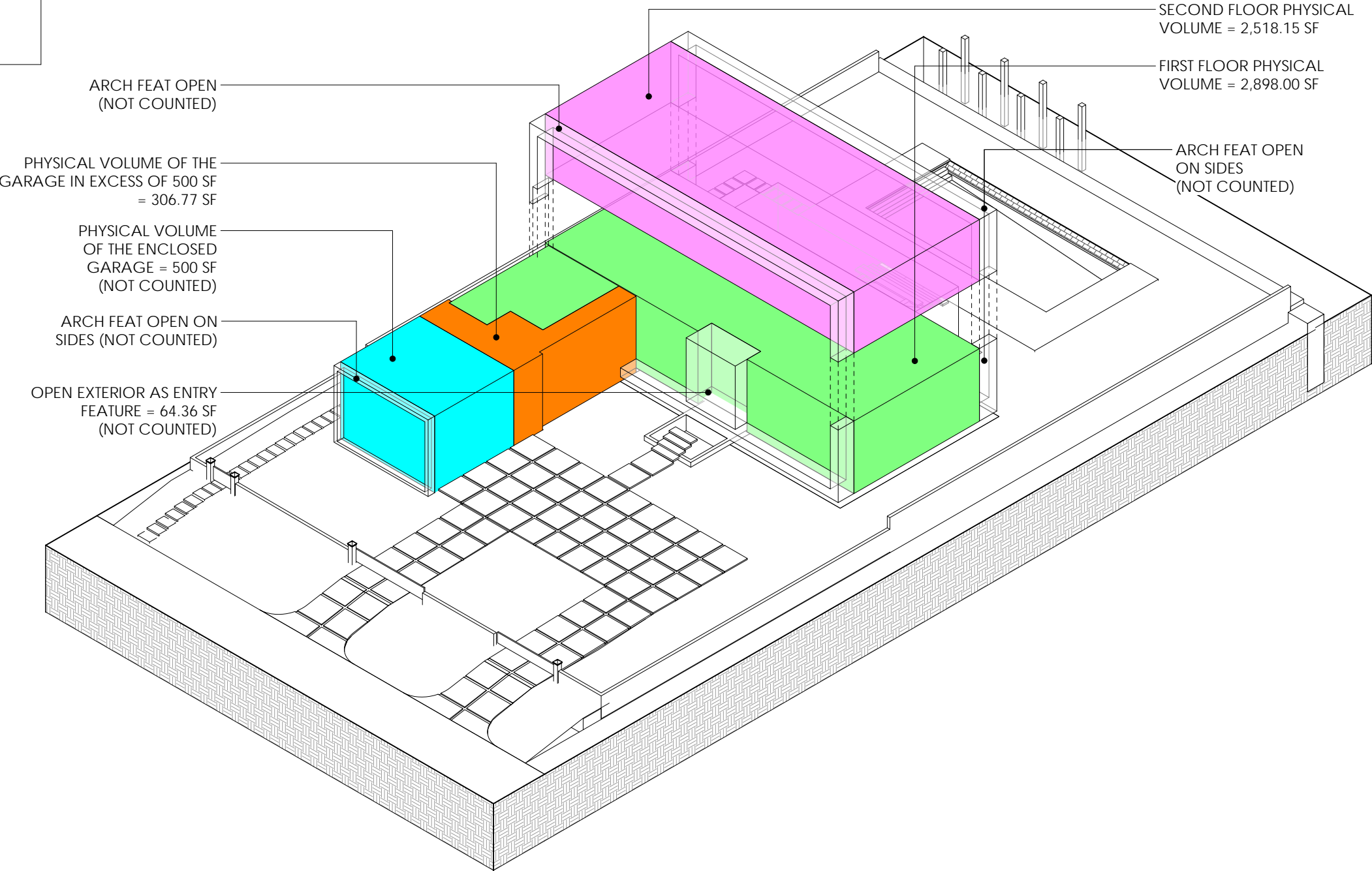
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SCHEDULE	
COUNTED	<div></div> PHYSICAL VOLUME OF THE FIRST FLOOR
	<div></div> PHYSICAL VOLUME OF THE SECOND FLOOR
	<div></div> PHYSICAL VOLUME OF THE GARAGE IN EXCESS OF 500 SF.
NOT COUNTED	<div></div> PHYSICAL VOLUME OF THE ENCLOSED GARAGE
	<div></div> ARCHITECTURAL FEATURE OPEN IN ONE SIDE
	<div></div> OPEN PATIO IN EXCESS OF 5 FT IN DEPTH
	<div></div> OPEN EXTERIOR AREA / ENTRY FEATURE

TOTAL UNIT SIZE = 5,722.92 SF /  
18,375 SF (LOT AREA) = 31.14%



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**PROJECT:**  
**AZENDA RESIDENCE**  
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**EXPLODED  
AXONOMETRIC  
DIAGRAM  
UNIT SIZE**

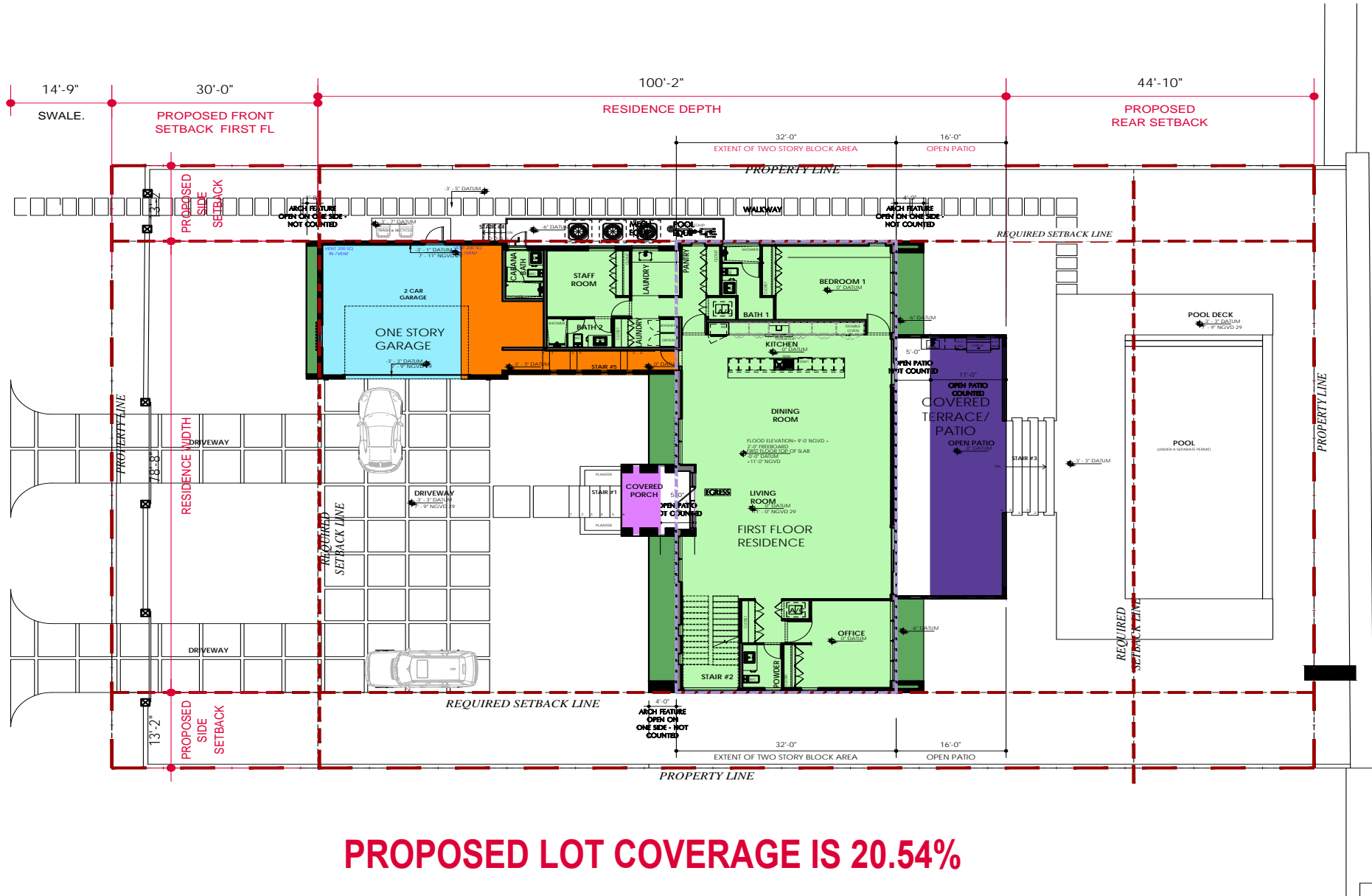
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**PROPOSED LOT COVERAGE IS 20.54%**

FIRST FLOOR LOT COVERAGE CALCULATIONS		
	PHYSICAL VOLUME OF THE FIRST FLOOR = 2,898 SF	LOT COVERAGE  3,775.88 SF / 18,375 SF LOT = 20.54%
	PHYSICAL VOLUME OF GARAGE IN EXCESS OF 500SF = 306.77 SF	
	OPEN EXTERIOR AREA COUNTED AS ENTRY FEATURE = 64.36 SF	
	OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 506.75 SF	
	ARCH FEATURE OPEN ON ONE SIDE / NOT COUNTED = 513.47 SF	
SUBTOTAL 3,775.88 SF		
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN LOT COVERAGE	500 SF OF GARAGE AREA
		



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**PROJECT:**  
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**PROPOSED  
LOT COVERAGE  
SHADED  
DIAGRAMS**

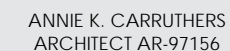
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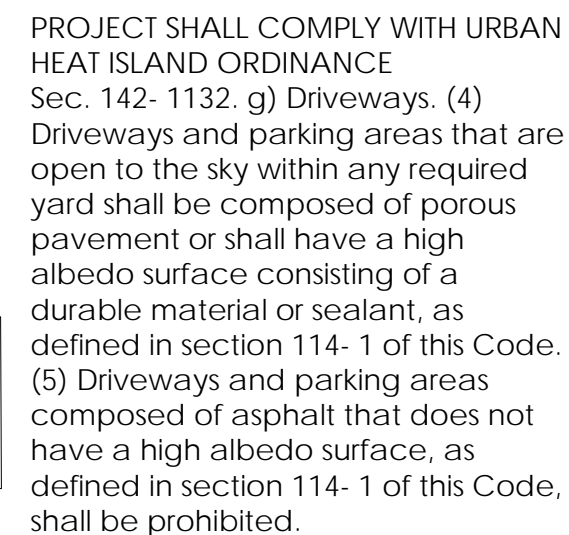
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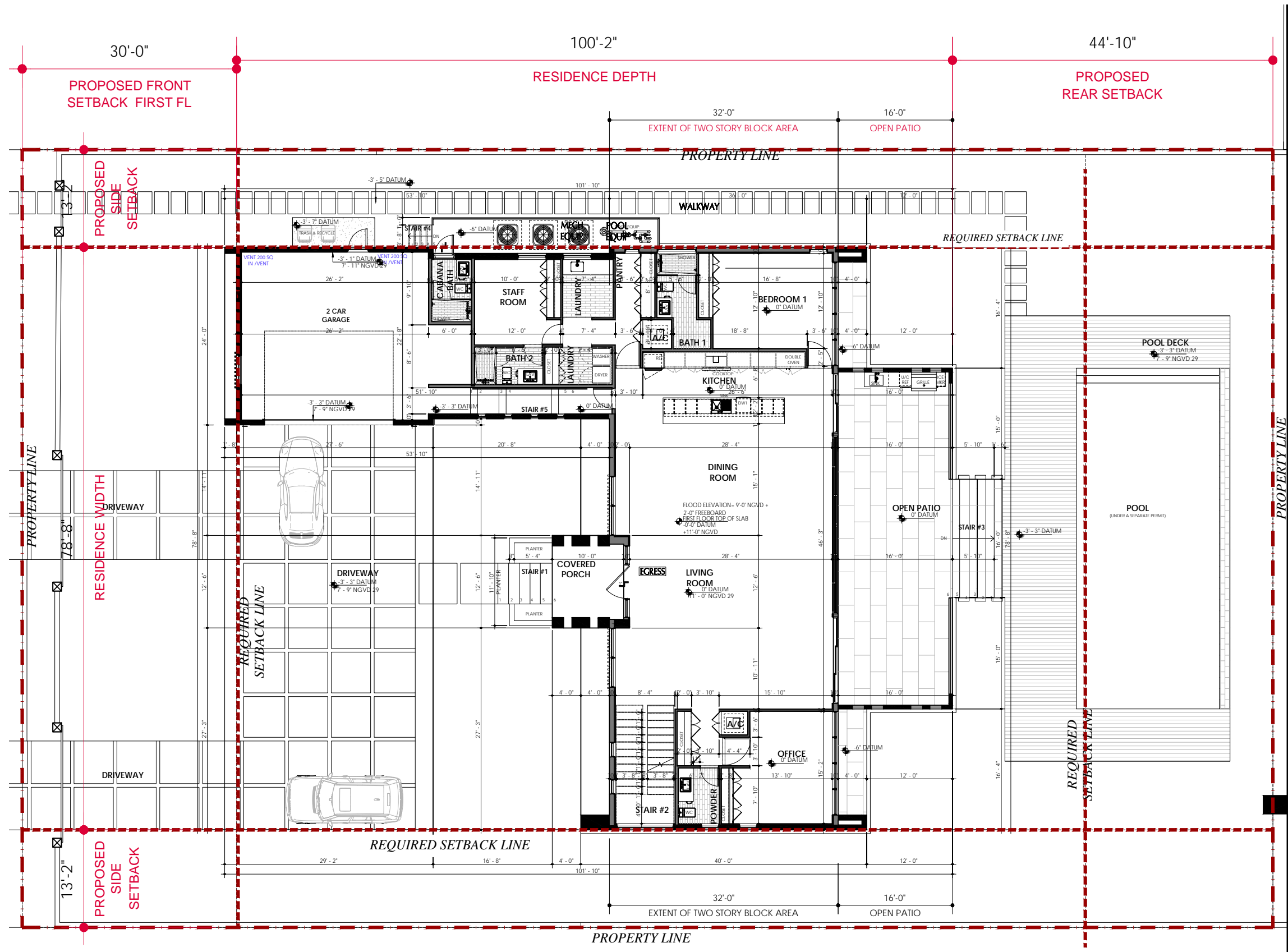




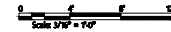
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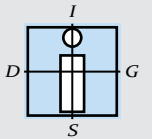




FIRST FLOOR PLAN



NEW SETBACKS WILL COMPLY WITH THE CODE AND THE STRUCTURE WILL BE CENTERED ON THE PROPOERTY (EQUAL SETBACKS ON NORTH AND SOUTH)



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PROPOSED  
1ST FLOOR PLAN

DATE:

01-04-2021

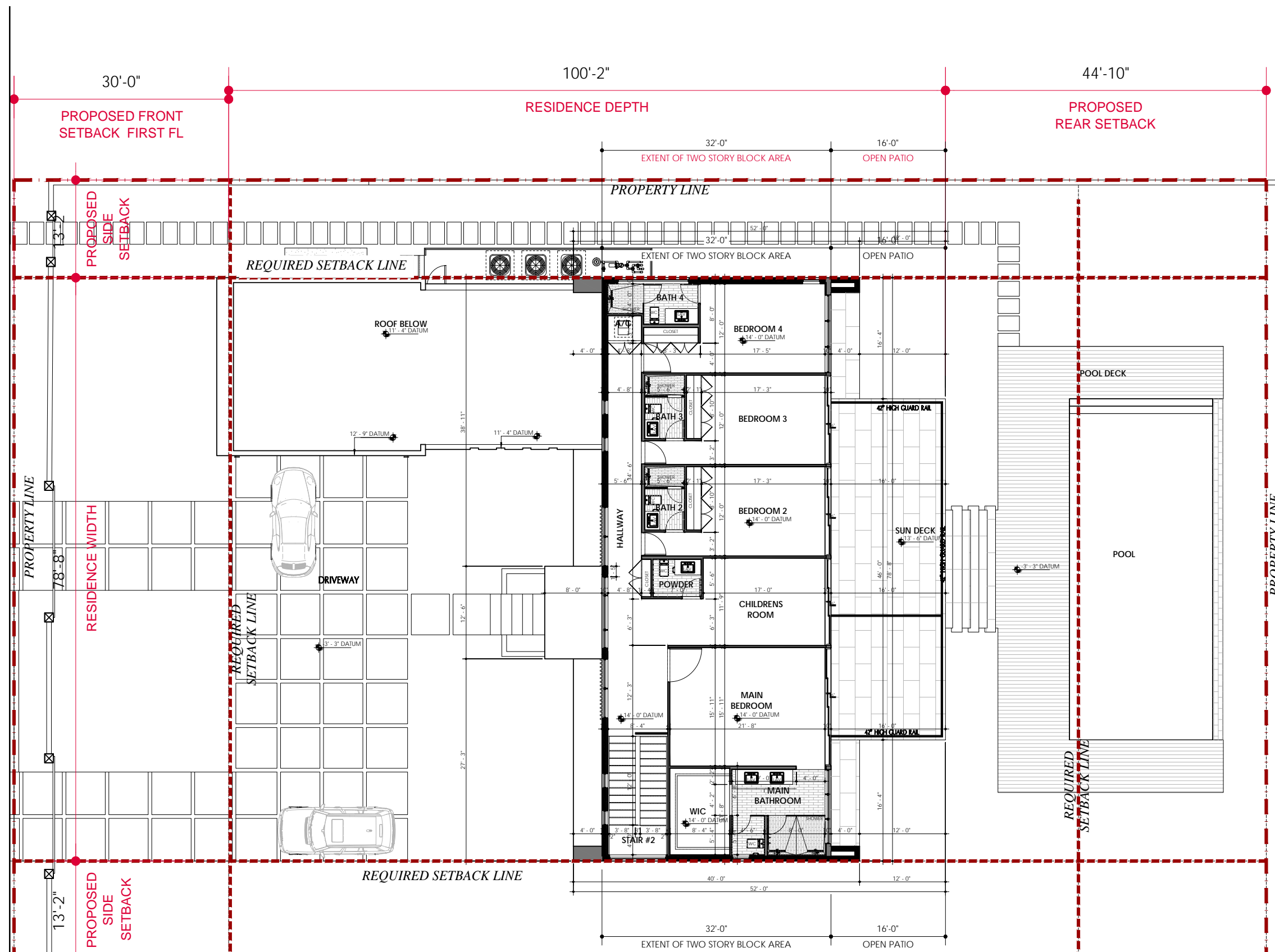
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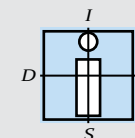




SECOND FLOOR PLAN



THE EXTENT OF THE TWO STORY BLOCK AREA ON BOTH NORTH AND SOUTH WILL BE 32' WIDE PLUS ARCHTIECTURAL FEATURES. A TOTAL OF 40 FEET. THE MASS OF THE SECOND STORY WILL BE SETBACK 101 FEET FROM THE STREET R.O.W.



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**PROPOSED  
2ND FLOOR PLAN**

**DATE:**

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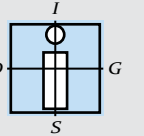
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**WAIVER  
DIAGRAM**

**DATE:**

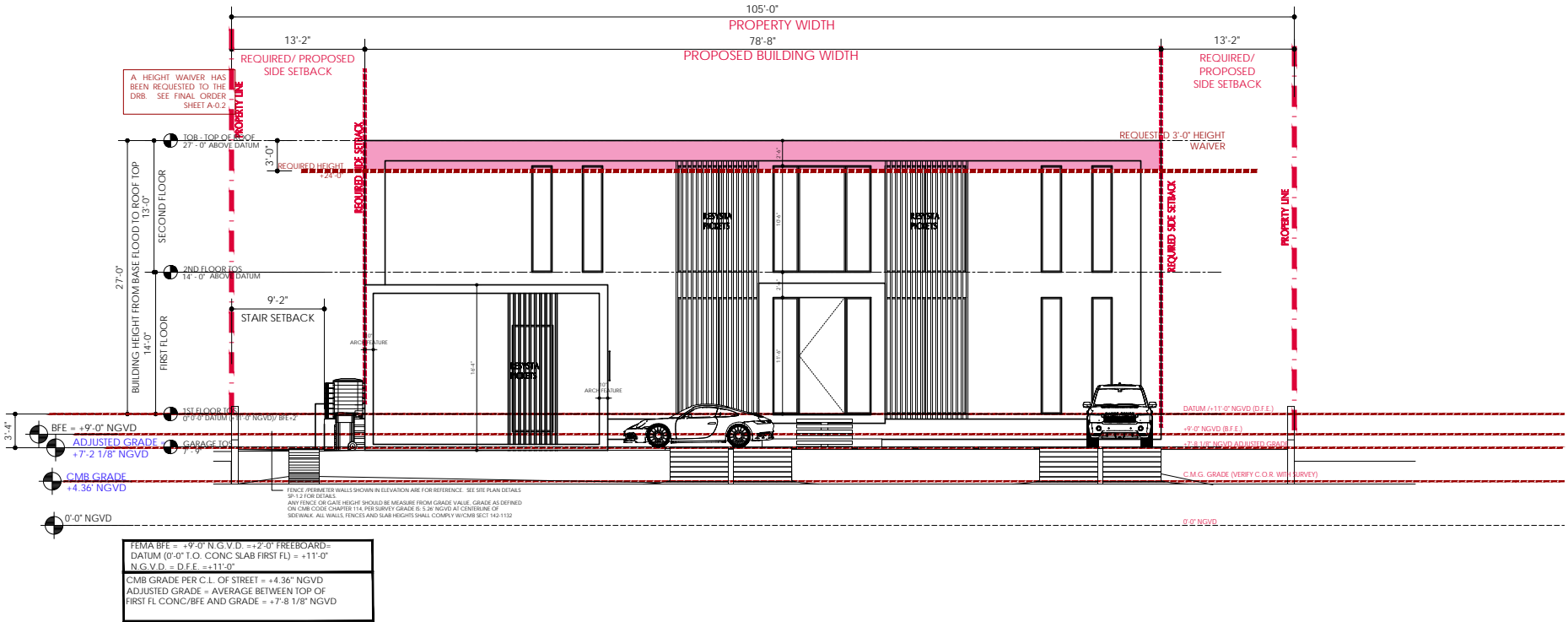
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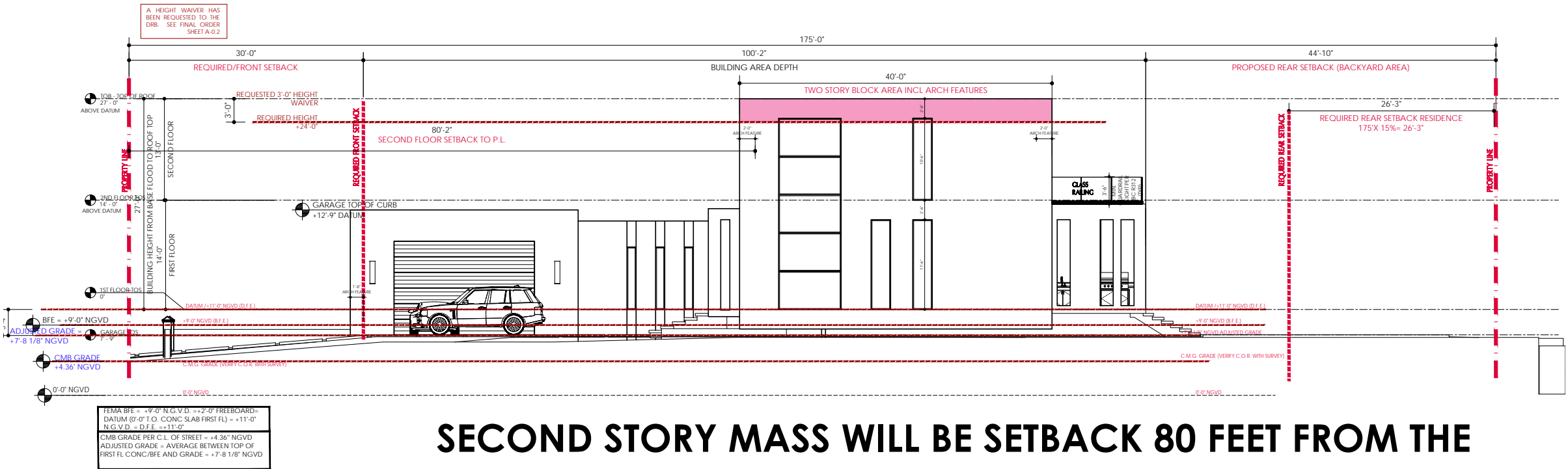
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FRONT ELEVATION

**FREEBOARD IS PROPOSED AT 2 FEET**



SIDE ELEVATION (EAST)

**SECOND STORY MASS WILL BE SETBACK 80 FEET FROM THE  
PROPSERTY LINES AND 101 FEET FROM THE ROW**

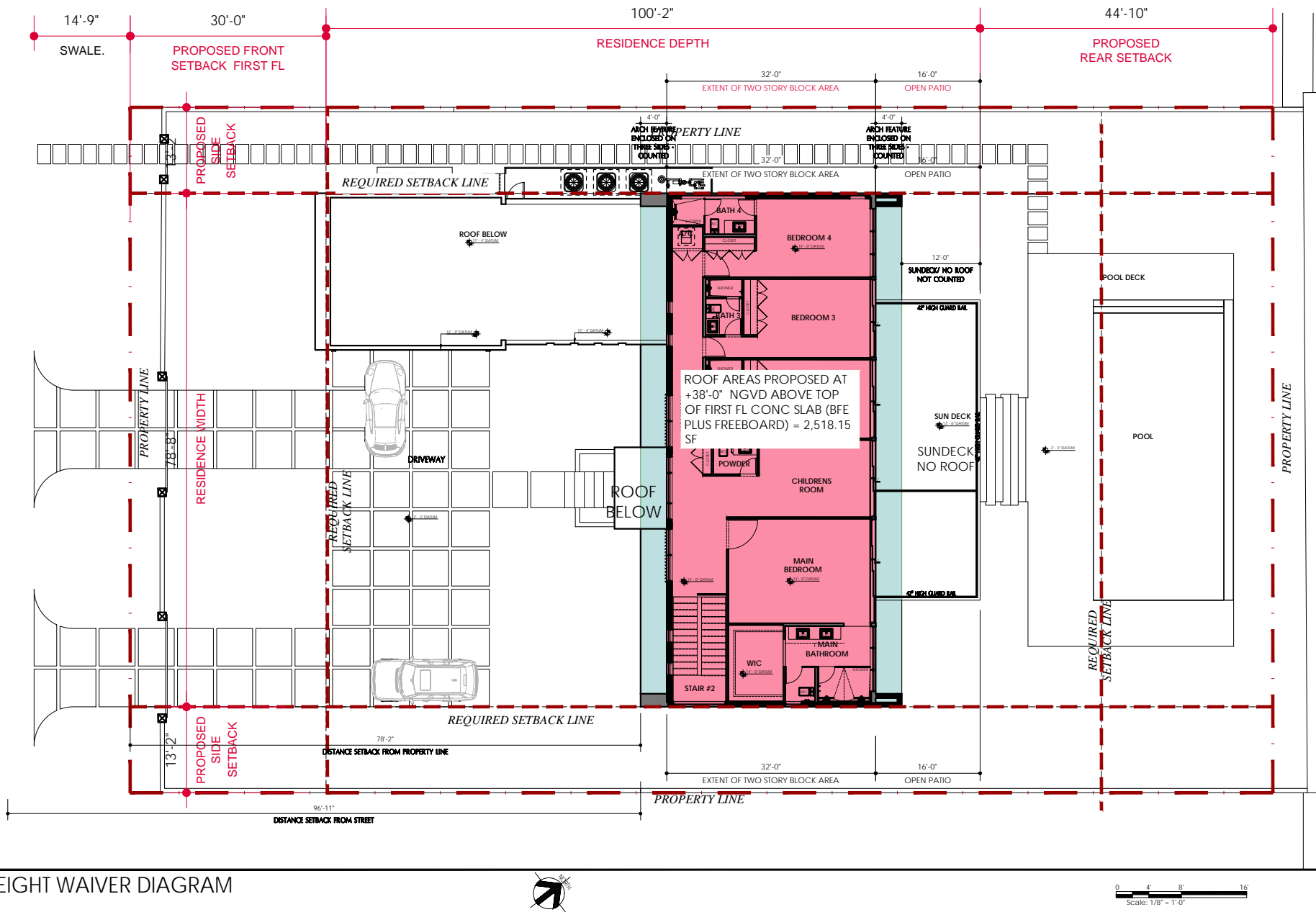


because the SECOND STORY VOLUME IS SETBACK SO FAR AND IS NOT WIDE THIS WILL MINIMIZE THE IMPACT ON THE ADJACENT PROPERTIES. THE OWNER IS THEREFORE REQUESTING A HEIGHT INCREASE TO 27 FEET. THIS AREA THAT WILL BE HIGHER TOTALS IS ONLY 2518 SF IN AREA

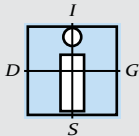
HEIGHT WAIVER CALCULATIONS

- ARCH FEATURE  
PROPOSED AT +27'-0" =  
314.67 SF
- ROOF AREAS PROPOSED  
AT 27'-0" ABOVE D.F.E. =  
+38'-0" NGVD ABOVE TOP  
OF FIRST FL CONC SLAB  
(BFE PLUS FREEBOARD) =  
2,518.15 SF

TOTAL AREA AT +27'-0" = 2,832.82 SF



HEIGHT WAIVER DIAGRAM



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WAIVER  
DIAGRAM

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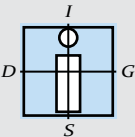
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**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

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*D*

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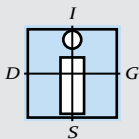
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**PROPOSED  
REAR  
ELEVATION  
RENDERING**

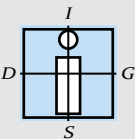
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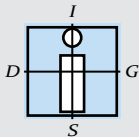
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**PROPOSED  
REAR  
ELEVATION  
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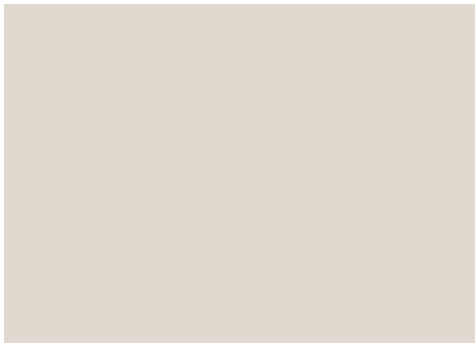
STUCCO

EXT. WINDOWS & DOORS

STUCCO

EXT. VENEER

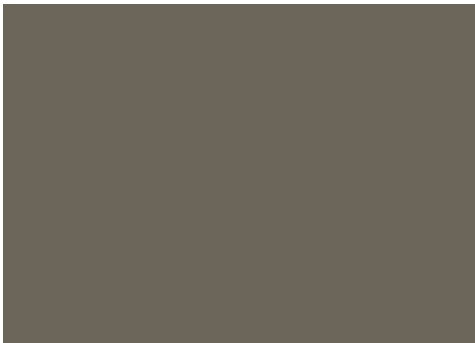
DRIVEWAY



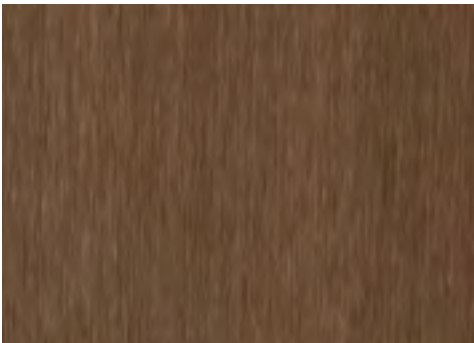
STUCCO: SW 7570 EGRET WHITE



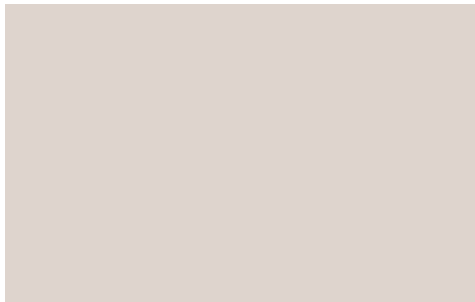
ES WINDOWS ALUMN IN BRONZE  
COLOR



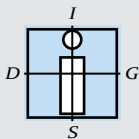
STUCCO: SW 7047 PORPOISE



RESYSTA TRUGRAIN POLYMER  
COMPOSIT - STAINED C-29



CONCRETE DRIVEWAY TO  
COMPLY WITH URBAN HEAT  
ISLAND ORDINANCE



IN-SITE DESIGN GROUP LLC  
ARCHITECTURAL SERVICES

1546 Jackson Street  
Hollywood, Florida 33020

AA26001758  
WWW.INSITEDESIGNGROUP.COM

ANNIE K. CARRUTHERS  
ARCHITECT AR-97156

DRB 20-0618

PROJECT:  
AZENDA RESIDENCE  
205 East San Marino  
Drive, Miami Beach, FL  
33139-1105

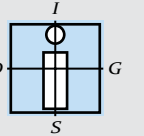
PROPOSED  
MATERIALS &  
FINISHES

DATE:  
01-04-2021

ITEM NUMBER:  
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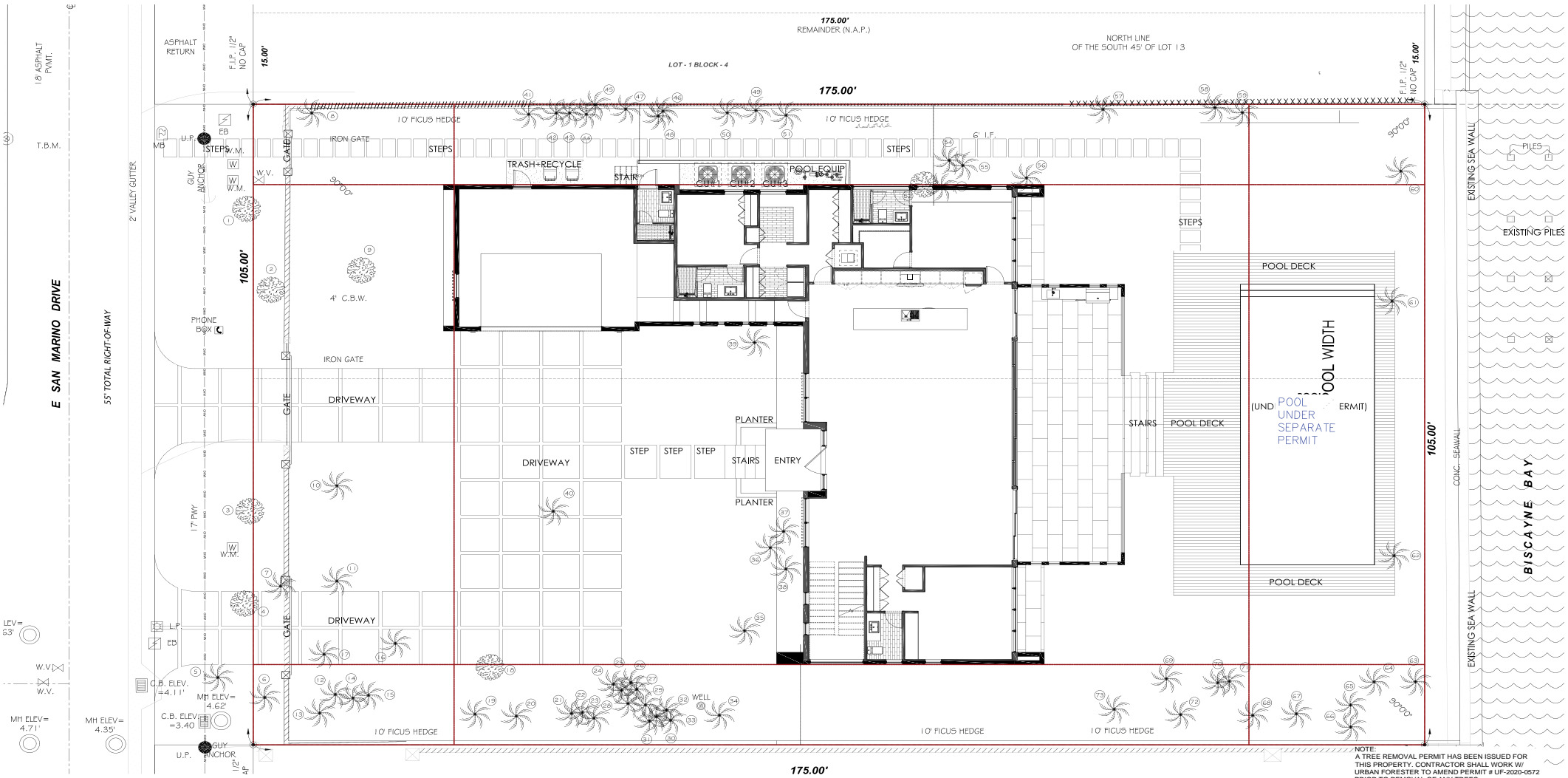
EXISTING  
LANDSCAPE  
PLAN

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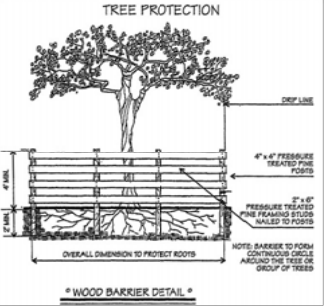
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TREE TABLE					
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)	Disposition
1	LEGASTROM	1.00	6	6	Remove
2	LEGASTROM	0.50	6	6	Remove
3	LEGASTROM	1.00	6	6	Remove
4	LEGASTROM	1.00	6	6	Remove
5	ROBBLIN PALM (2)	0.40	15	6	Remove
6	ROYAL PALM	1.60	40	20	Remove
7	ALEXANDER PALM	0.30	15	6	Remove
8	ROYAL PALM	1.40	50	20	Remove
9	MANGO TREE	4.00	40	40	Remove
10	ROYAL PALM	1.40	40	20	Remove
11	ROYAL PALM	1.40	40	20	Remove
12	ALEXANDER PALM	0.25	25	6	Remove
13	ALEXANDER PALM	0.25	20	6	Remove
14	SABAL PALM	1.00	20	12	Remove
15	SABAL PALM (2)	0.80	30	15	Remove
16	ROBBLIN PALM (2)	0.30	10	6	Remove
17	ROBBLIN PALM (2)	0.30	10	6	Remove
18	MANGO TREE	1.00	25	20	Remove
19	ALEXANDER PALM	0.70	30	10	Remove
20	ALEXANDER PALM	0.70	30	10	Remove
21	TRAVELERS PALM	0.80	30	12	Remove
22	TRAVELERS PALM	0.80	30	12	Remove
23	TRAVELERS PALM	0.80	30	12	Remove
24	TRAVELERS PALM	0.80	30	15	Remove
25	TRAVELERS PALM	0.80	30	15	Remove

TREE TABLE					
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)	Disposition
26	TRAVELERS PALM	0.80	25	12	Remove
27	TRAVELERS PALM	0.80	30	15	Remove
28	TRAVELERS PALM	0.80	25	12	Remove
29	TRAVELERS PALM	0.80	30	15	Remove
30	TRAVELERS PALM	0.80	30	15	Remove
31	TRAVELERS PALM	0.80	30	15	Remove
32	TRAVELERS PALM	0.80	30	15	Remove
33	TRAVELERS PALM	0.80	30	15	Remove
34	ALEXANDER PALM	0.60	30	12	Remove
35	ARECA PALM	3.00	20	15	Remove
36	ALEXANDER PALM	0.60	30	15	Remove
37	TRAVELERS PALM (5)	0.40	25	6	Remove
38	TRAVELERS PALM (3)	0.40	20	10	Remove
39	ALEXANDER PALM (6)	0.20	25	6	Remove
40	PALMS (8)	0.50	30	10	Remove
41	ROYAL PALM	1.00	25	12	Remove
42	ROYAL PALM	0.60	20	12	Remove
43	ROYAL PALM	0.60	20	15	Remove
44	ROYAL PALM	1.00	25	18	Remove
45	ROYAL PALM	1.60	50	15	Remove
46	ROYAL PALM	1.00	25	15	Remove
47	ROYAL PALM	0.50	20	15	Remove
48	ROYAL PALM	0.50	20	12	Remove
49	ROYAL PALM	0.50	20	15	Remove
50	ROYAL PALM	0.60	20	15	Remove

TREE TABLE					
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)	Disposition
51	ROYAL PALM	0.80	25	15	Remove
52	DRACENA	0.80	20	12	Remove
53	ALEXANDER PALM	0.40	30	10	Remove
54	ALEXANDER PALM	0.50	30	10	Remove
55	ALEXANDER PALM	0.50	30	10	Remove
56	ROBBLIN PALM (8)	0.30	15	6	Remove
57	ALEXANDER PALM	0.50	30	10	Remove
58	ALEXANDER PALM	0.40	15	6	Remove
59	ALEXANDER PALM	0.40	15	6	Remove
60	ROYAL PALM	1.40	30	20	Remove
61	ROYAL PALM	1.40	30	20	Remove
62	ROYAL PALM	1.40	30	20	Remove
63	COCONUT PALM	0.70	30	15	Remove
64	COCONUT PALM	0.70	30	15	Remove
65	COCONUT PALM	0.70	30	15	Remove
66	COCONUT PALM	0.70	35	15	Remove
67	ALEXANDER PALM	0.50	35	15	Remove
68	ALEXANDER PALM	0.50	35	15	Remove
69	ALEXANDER PALM	0.50	35	15	Remove
70	ALEXANDER PALM	0.70	35	15	Remove
71	ALEXANDER PALM	0.70	35	15	Remove
72	ALEXANDER PALM	0.50	35	15	Remove
73	ALEXANDER PALM	0.50	35	15	Remove



LANDSCAPE ARCHITECT  
KIM MOYER, A.S.L.A. - LA0000952

TREE DISPOSITION PLAN

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

0 4' 8' 16'  
Scale: 1/8" = 1'-0"

General Notes:

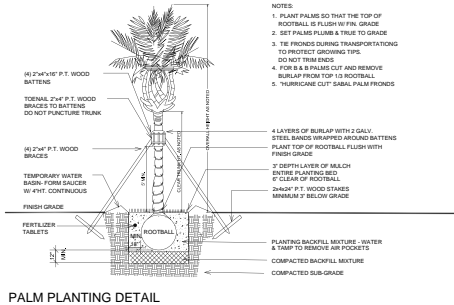
- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015. Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, light and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disavows or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade 5a, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and sluting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 16 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces about sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using just free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a bypass switch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Landscape Legend

ZONING DISTRICT: RS-3			
NET LOT AREA: 18,375 sf ( .42 AC)			
OPEN SPACE			
A. Square feet of open space required, as indicated on site plan: Net lot area = 18,375sf x .25%=	4594 sf	8854.74 sf	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 0 x 10 sf per parking space =	0	0	
C. Total square feet of landscaped open space required : A+E=	4594 sf	8854.74 sf	
TREES			
A. Number of trees required per net lot acre less existing number of trees meeting minimum requirements = 5 + 1 tree/ 1000 sf =	18	18	
B. Percentage of native trees required 18 x .30 =	6	10	
C. Percentage drought tolerant and low maintenance: 18 x .50	9	10	
STREET TREES			
D. Street trees (maximum average spacing of 20' O.C.) 105/ 20	6	6	
Street trees located directly beneath power lines (maximum average spacing of 20' O.C.)	6	6	
SHRUBS			
A. Number of shrubs required: Number of trees required 24 x 12 =	288	587	
B. Percentage of native shrubs required: 288 x .50	144	275	
C. Percentage of large shrubs or small trees required: 288 x .10 =	29	29	
IRRIGATION: Automatic			

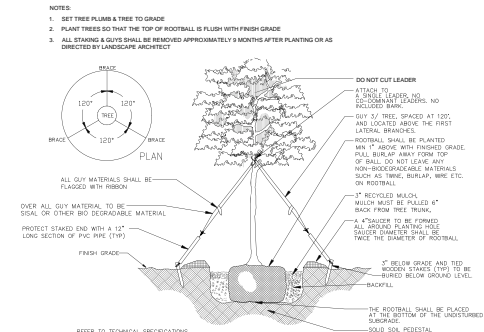
Plant List

Trees/ Palms					
Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance
CD	2	Coccoloba diversifolia / Pigeon Plum	12' Ht. x 4' Spr., 2" cal.	Yes	High
ED	6	Elaeocarpus decipiens/ Japanese Bluberry	12' Ht x 4' Spr., 2" cal.	No	Medium
QV	2	Quercus virginiana/ Live Oak	12' Ht. x 6' Spr., 2" cal.	Yes	High
BS	2	Bursera imarubra/ Gumbo Limbo	12' Ht x 6' Spr., 2" cal	Yes	High
CS	4	Cordia sebestena/ Orange Geiger Tree	10' Ht x 5' Spr, 1.5" cal	Yes	High
LJ	6	Ligustrum japonicum/ Wax Privet	10' Ht x 5' Spr, multi trunk	No	High
Shrubs/Groundcovers					
CM	25	Caryota mitis/ Fishtail Palm	6' x 4'	No	High
AP	3	Alocasia 'Portora'/ Giant Elephant Ear	36" HT	No	Low
AL	4	Alocasia 'California'/ California Alocasia	24" x 24", 24" O.C.	No	Low
CF	13	Clusia flava/ Small Leaf Clusia	24" x 24", 24" O.C.	No	High
HD	120	Helianthus debilis/ Beach Sunflower	5" x 10", 18" O.C.	Yes	High
IV	95	Ilex vomitoria 'Stokes Dwarf'/ Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
TF	60	Tripsacum floridana/ Florida Gamma Grass	16" x 16", 24" O.C.	Yes	High
NO	32	Nerium oleander 'Petite Pink'/ Dwarf Pink Oleander	20" x 20", 24" O.C.	No	High
FF	4	Furcraea foetida/ Giant False Agave	24" x 24"	No	High
JU	80	Juniperus conferta/ Shore Juniper	6" x 12", 18" O.C.	No	High
PM	124	Podocarpus macrophyllus / Podocarpus	24" x 24", 24" O.C.	No	Medium
CA	56	Carissa macrocarpa 'Emerald Blanket'/ Dwarf Carissa	24" x 24", 24" O.C.	No	Medium
Sod		St. Augustine			
Mulch		Shredded Melaleuca or Eucalyptus			

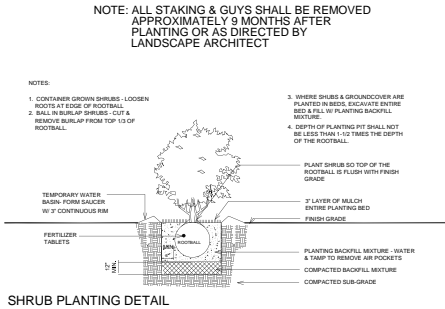


PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



TREE STAKING DETAIL



SHRUB PLANTING DETAIL

Tree mitigation shall be proposed based on tree removal as per CMB Chapter 46.

The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126.

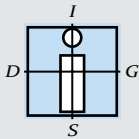
LANDSCAPE ARCHITECT

KIM MOYER, A.S.L.A. - LA0000952



LANDSCAPE PLAN

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LANDSCAPE  
PLAN

DATE:

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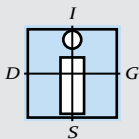
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**PROPOSED  
FRONT  
ELEVATION  
RENDERING**

**DATE:**

01-04-2021

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