

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:

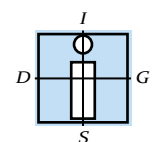
DRB 17-0189

OWNER:

AZENDA PROPERTIES LLC

ARCHITECT:

ANNIE K. CARRUTHERS -AR-97156



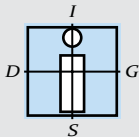
IN-SITE DESIGN GROUP
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
954-921-5333 www.insitedesigngroup.com

AZENDA RESIDENCE

205 E SAN MARINO DRIVE, MIAMI BEACH

DATE:
01-04-2021

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 20-0618

PROJECT:

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

**CONTEXT
LOCATION
PLAN**

DATE:

01-04-2021

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CURRENT CONDITIONS AS OF
NOVEMBER 12, 2020

YEAR BUILT:
BUILT IN 1938

ELEVATION HEIGHT:
8.43' NGVD



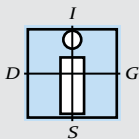
205 CURRENT FRONT



205 CURRENT FRONT



205 CURRENT FRONT



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**CURRENT
PHOTOGRAPHS OF
PROJECT SITE**

DATE:
01-04-2021

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

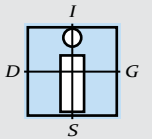


205 CURRENT REAR



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.



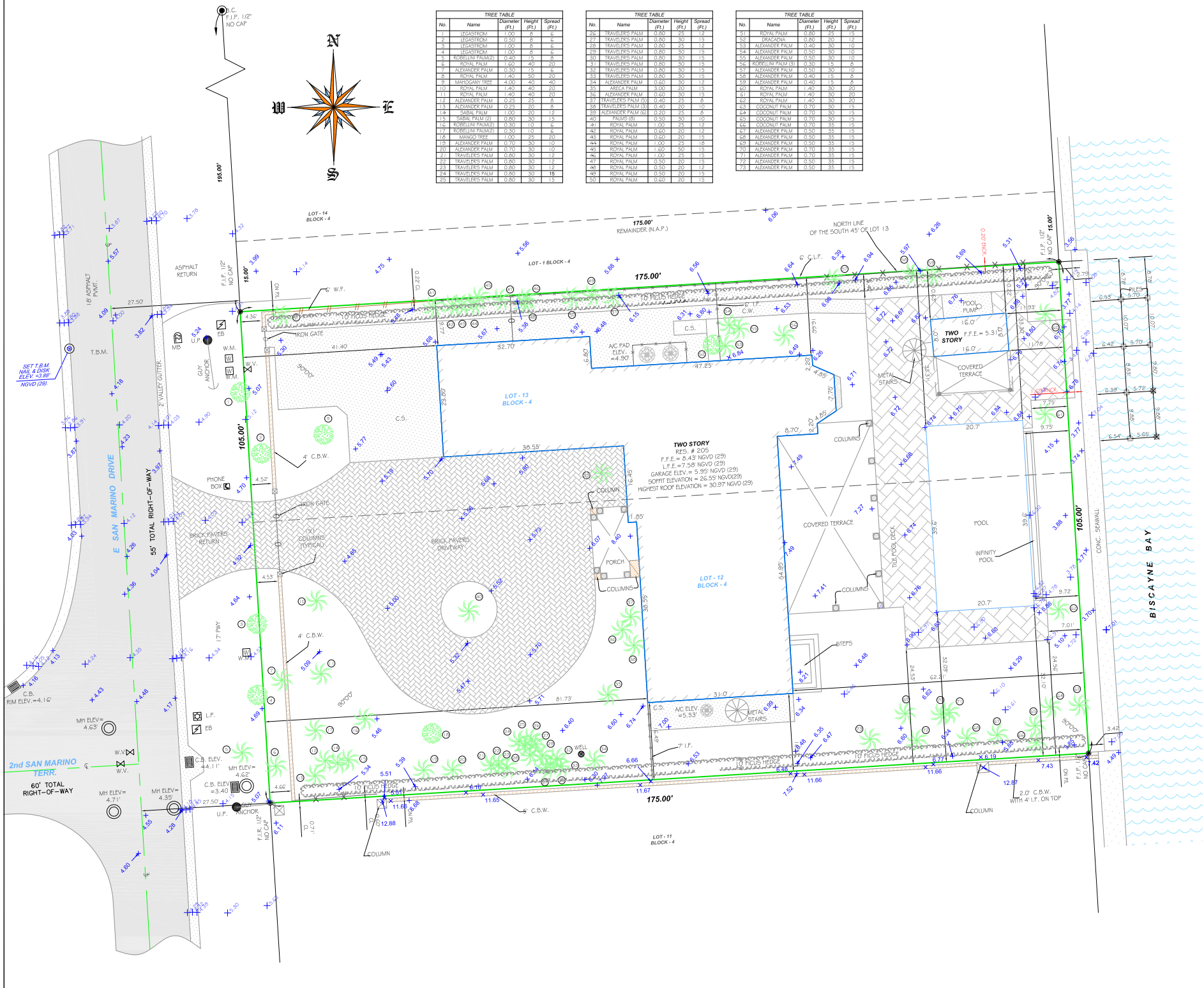
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664





TOPOGRAPHIC SURVEY
GRAPHIC SCALE
1" = 10 FEET
0 5 10 20 40



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.

PROPERTY ADDRESS:
205 E SAN MARINO
MIAMI BEACH, FLORIDA 33139


CERTIFICATION:
AZENDA PROPERTIES, LLC.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DERIVED OTHERWISE.
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
• FENCE OWNERSHIP NOT DETERMINED.
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 9 FEET
COMMUNITY: 0316
PANEL: L
SUFFIX: 01109
DATE OF FIRM: 01/10/09
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 1786.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK ID: D-172, LOCATOR NO. 3245SW; ELEVATION IS 7.79 FEET OF M.S.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 3-1-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  05/15/2020
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS)

REVISED ON: 05/15/2020 TOPOGRAPHIC SURVEY

REVISED ON: 03/31/2017 ADDED NEW SEAWALL ELEVATIONS

REVISED ON: 1/20/2016 UPDATED SURVEY WITH CONCRETE BLOCK WALL ELEVATIONS

REVISED ON: 02/29/2015 UPDATED SURVEY WITH TREES

REVISED ON: 07/10/2015 ORIGINAL SURVEY


LEGEND
- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMITED ACCESS RW
- NON-VEHICULAR ACCESS RW
- EXISTING ELEVATIONS

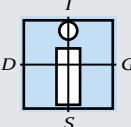
DRAWN BY: LK

FIELD DATE: 05/15/2020

SURVEY NO: 15-002750-7

SHEET: 1 OF 1





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DRB 20-0618
PROJECT:
AZENDA RESIDENCE
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COPY OF
ORIGINAL
SURVEY

DATE:
01-04-2021

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EXISTING HOUSE HAS 9.77' SETBACK ON THE NORTH SIDE IT ALSO HAS A TWO STORY SHADE STRUCTURE IN THE REAR.

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

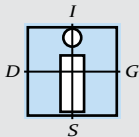
	Proposed lowest floor elevation	+11'-0" NGVD	Proposed Top of slab next higher floor	+25'-0" NGVD	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		27' WAIVER	
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	0
20	Front Second level:			80'-2"	0
21	Side 1:	10'-6"		13'-2"	0
22	Side 2 or (facing 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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DRB 20-0618

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ZONING
INFORMATION

DATE:

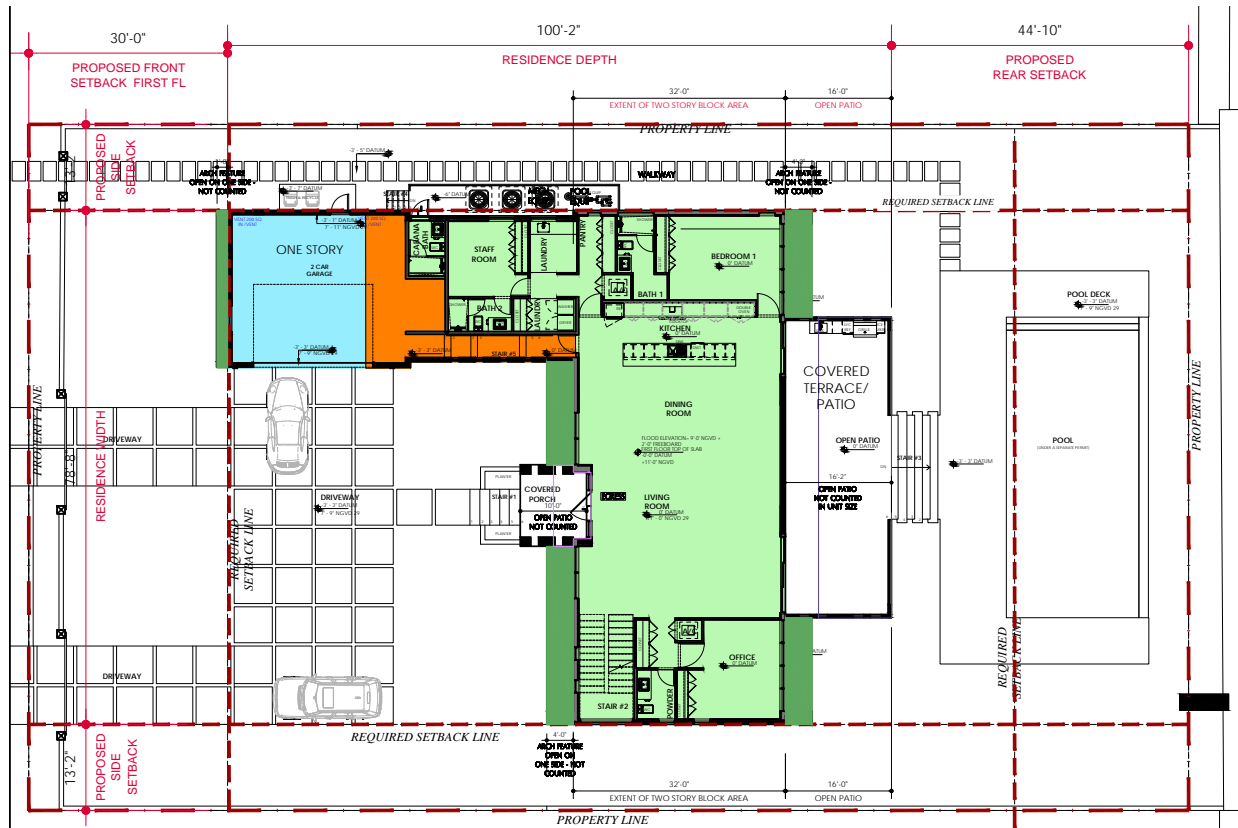
01-04-2021

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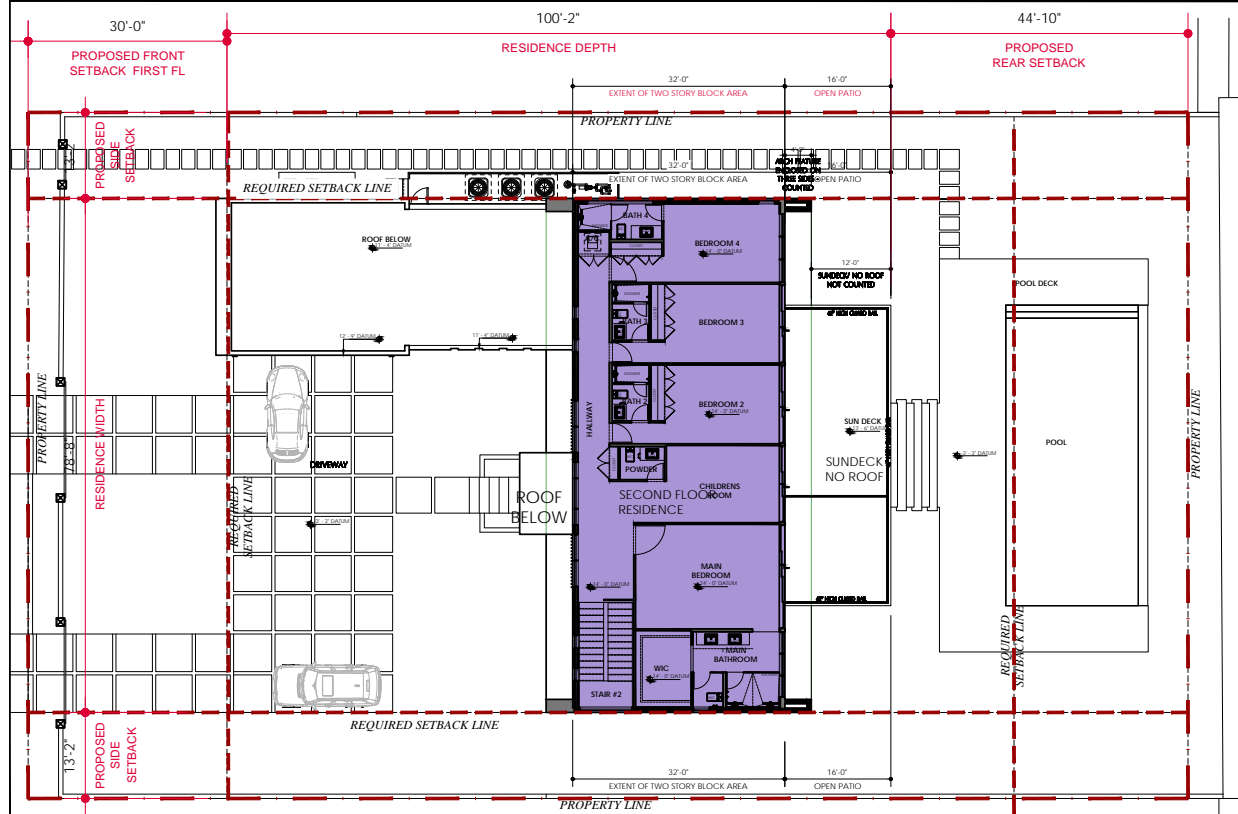
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1 FIRST FLOOR PLAN (UNIT SIZE)

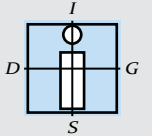


4 SECOND FLOOR PLAN (UNIT SIZE)

UNIT SIZE CALCULATIONS		
<div><div></div><div></div><div></div><div></div><div></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	AREAS NOT INCLUDED
	OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 506.75 SF	
	FIRST FL ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 513.47 SF	
<div><div></div><div></div><div></div><div></div><div></div></div>	PHYSICAL VOLUME OF THE SECOND FLOOR = 2,518.15 SF	SECOND FLOOR CALCULATIONS
	SUBTOTAL 2,518.15 SF	
	SECOND FL ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 314.67 SF	AREAS NOT INCLUDED
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN CALCULATION	
	SHADE ACCESSORY STRUCTURE /OPEN ON THREE SIDES, LESS THAN 2% OF LOT- NOT INCLUDED IN CALCULATION	
	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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DRB 20-0618

PROJECT:

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33139-1105

PROPOSED
UNIT SIZE
DIAGRAMS
1ST & 2ND FLOOR

DATE:

01-04-2021

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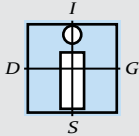
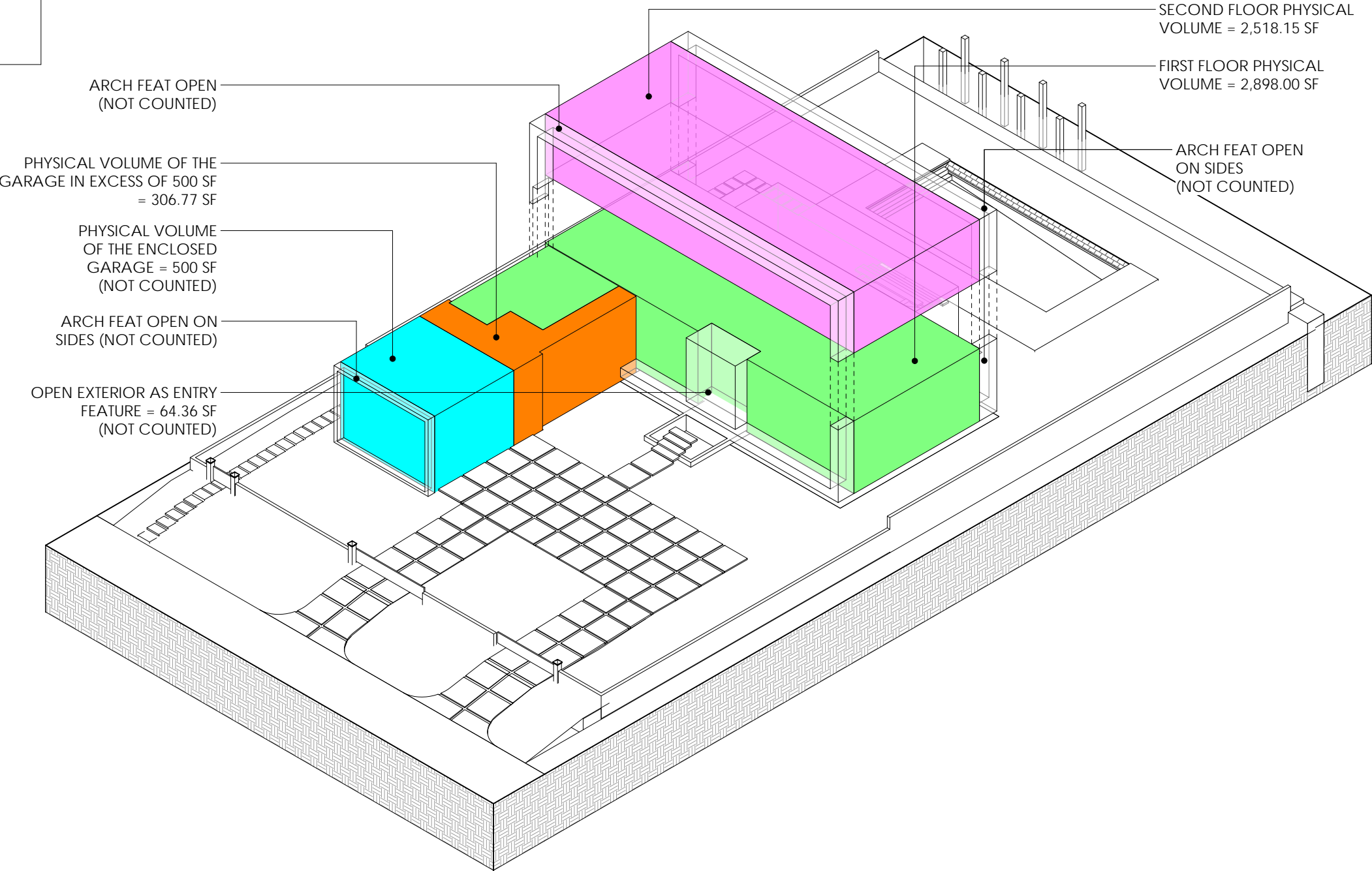
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SCHEDULE	
COUNTED	<div></div> PHYSICAL VOLUME OF THE FIRST FLOOR
	<div></div> PHYSICAL VOLUME OF THE SECOND FLOOR
	<div></div> PHYSICAL VOLUME OF THE GARAGE IN EXCESS OF 500 SF.
NOT COUNTED	<div></div> PHYSICAL VOLUME OF THE ENCLOSED GARAGE
	<div></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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**EXPLODED
AXONOMETRIC
DIAGRAM
UNIT SIZE**

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PROPOSED
LOT COVERAGE
SHADED
DIAGRAMS

DATE:

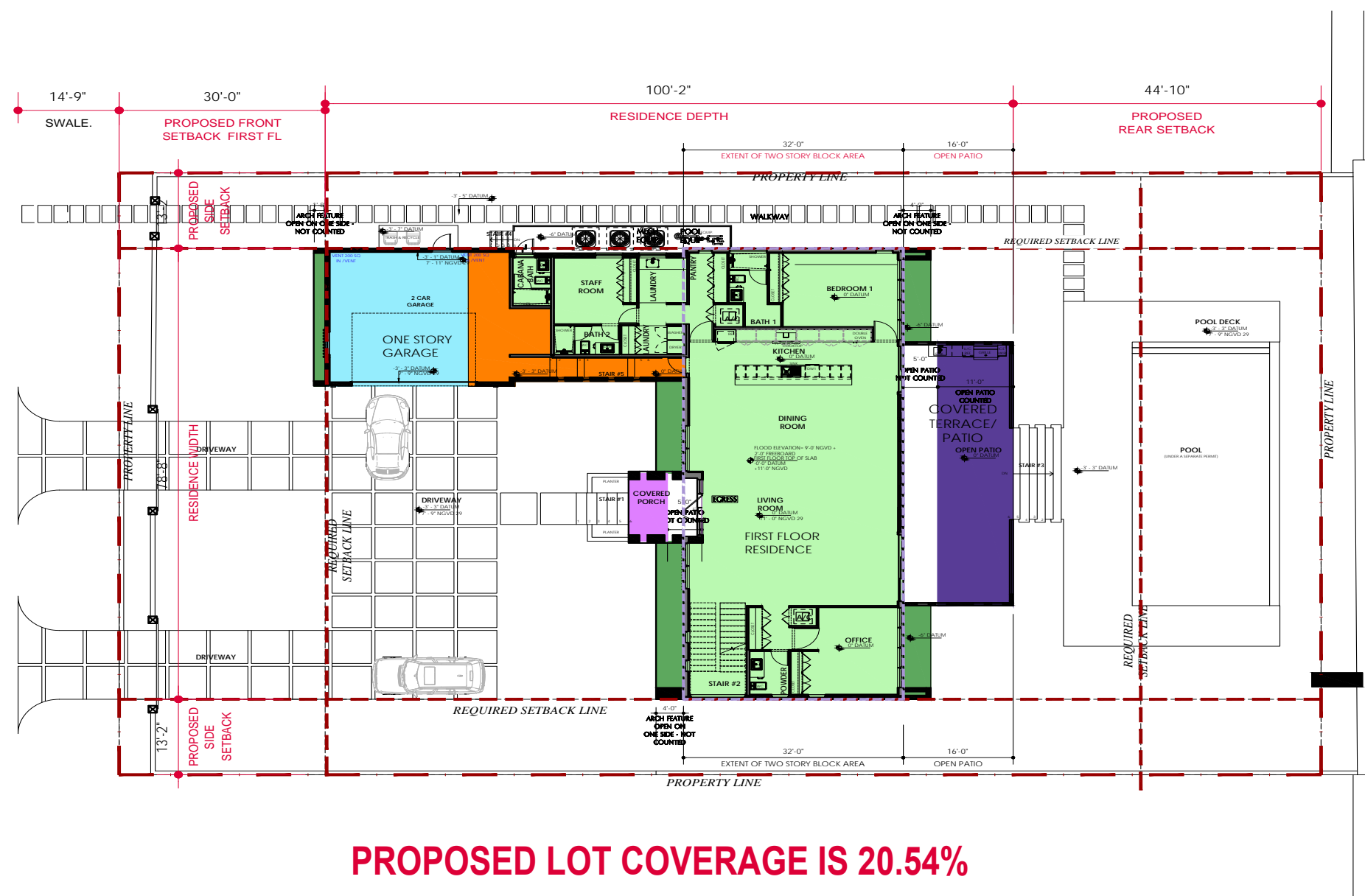
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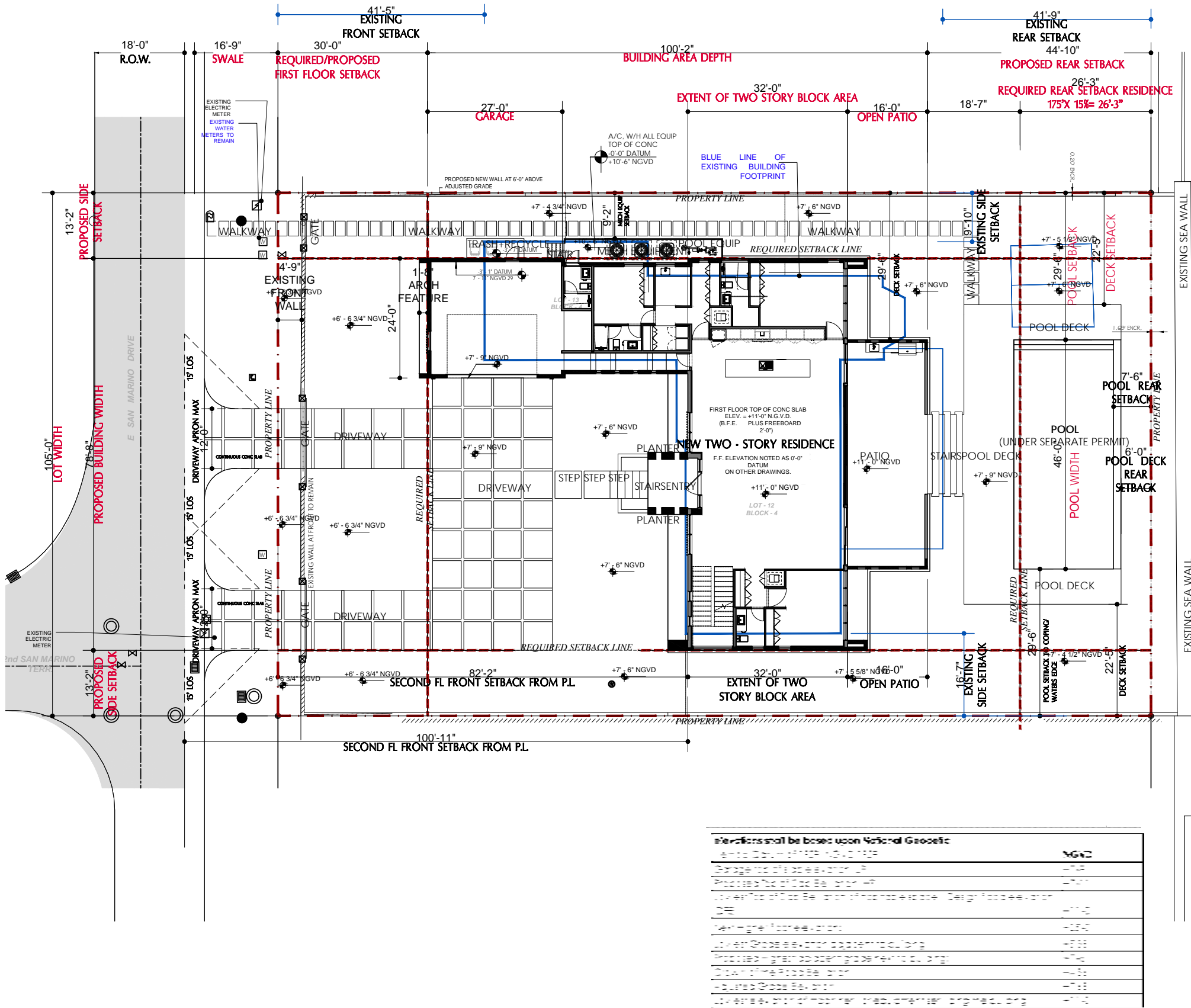
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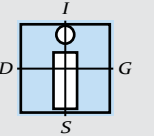
PROPOSED LOT COVERAGE IS 20.54%

FIRST FLOOR LOT COVERAGE CALCULATIONS

	PHYSICAL VOLUME OF THE FIRST FLOOR = 2,898 SF	<p>LOT COVERAGE</p> <p>3,775.88 SF / 18,375 SF LOT = 20.54%</p>
	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	
SUBTOTAL 3,775.88 SF		
	ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 513.47 SF	<p>500 SF OF GARAGE AREA</p>
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN LOT COVERAGE	



PROJECT SHALL COMPLY WITH URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.



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205 East San Marino
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33139-1105

SITE PLAN

DATE:

01-04-2021

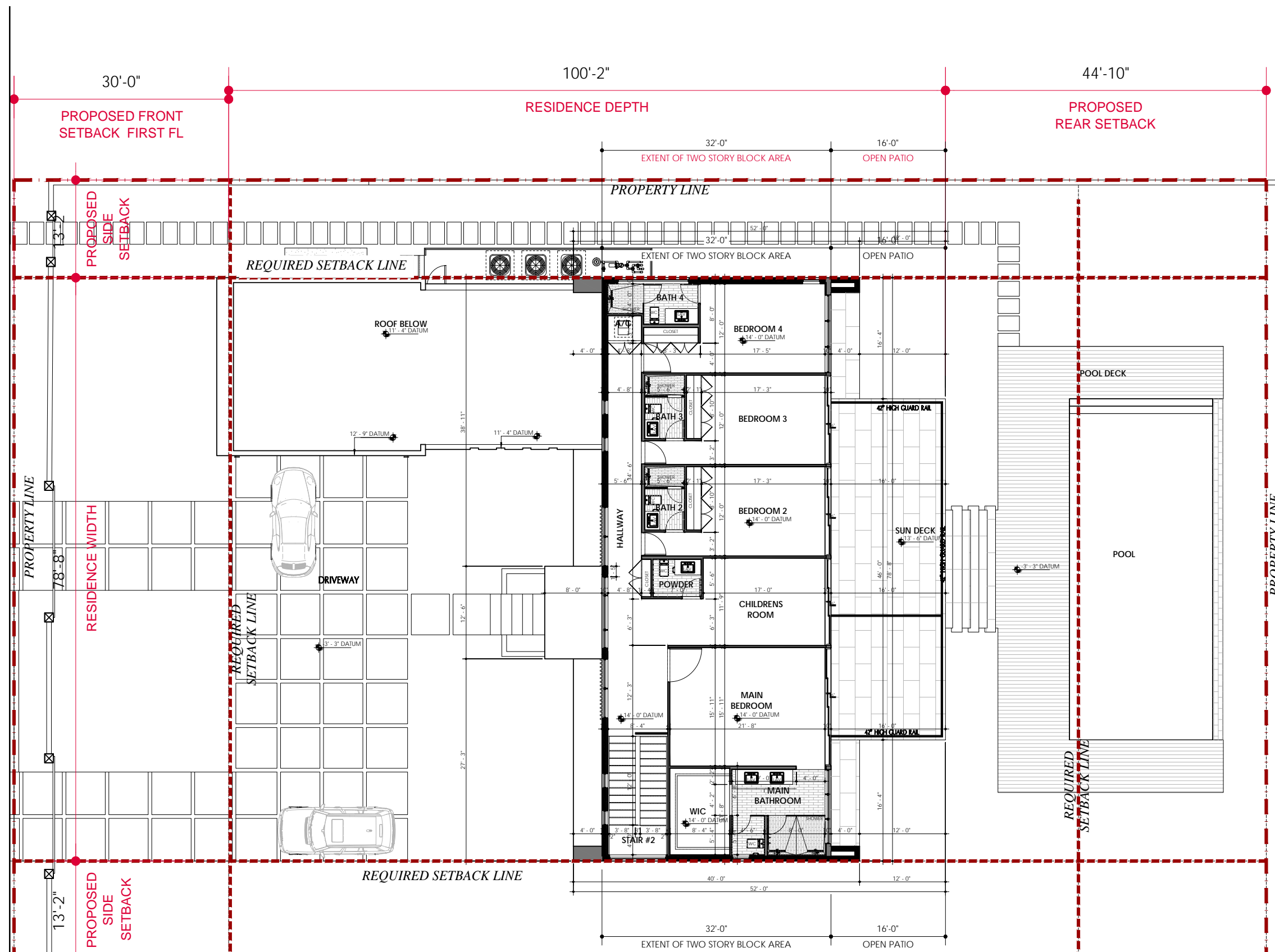
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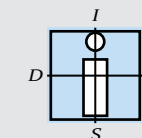




SECOND FLOOR PLAN



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:

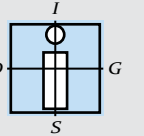
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**WAIVER
DIAGRAM**

DATE:

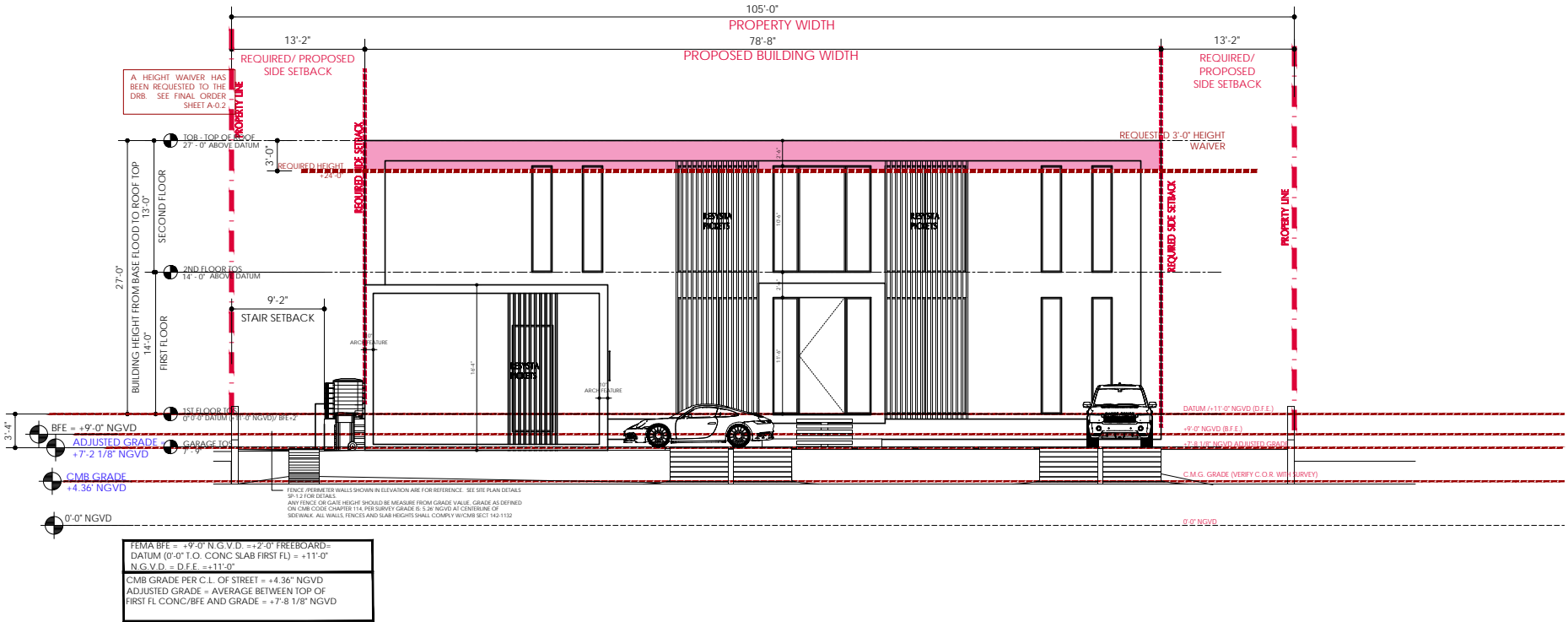
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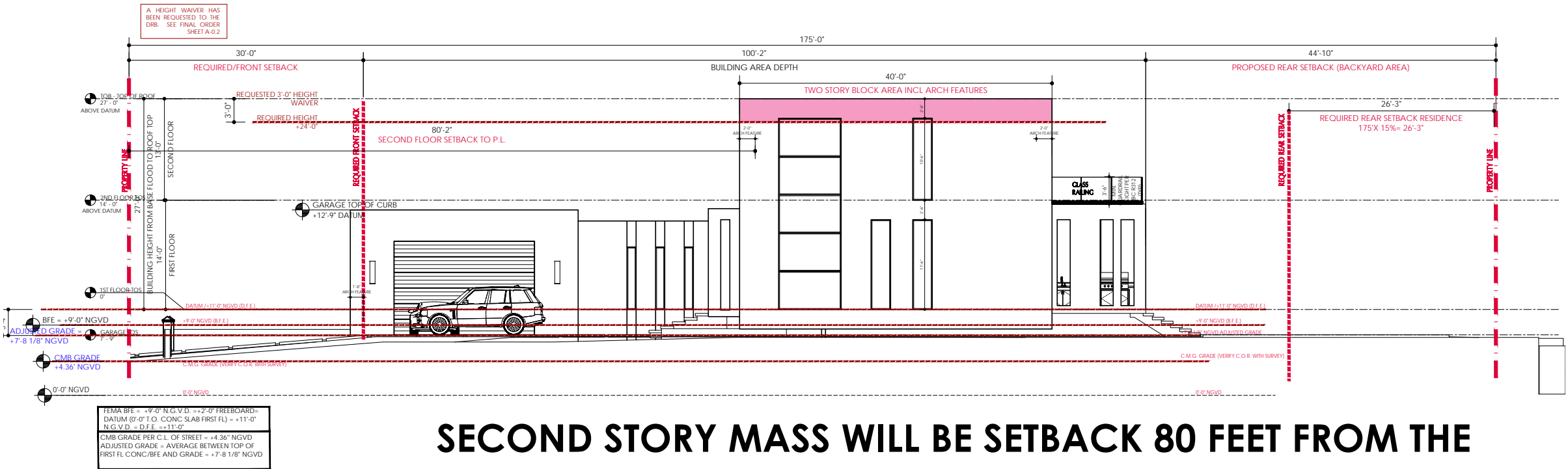
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FRONT ELEVATION

FREEBOARD IS PROPOSED AT 2 FEET



SIDE ELEVATION (EAST)

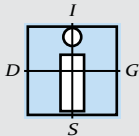
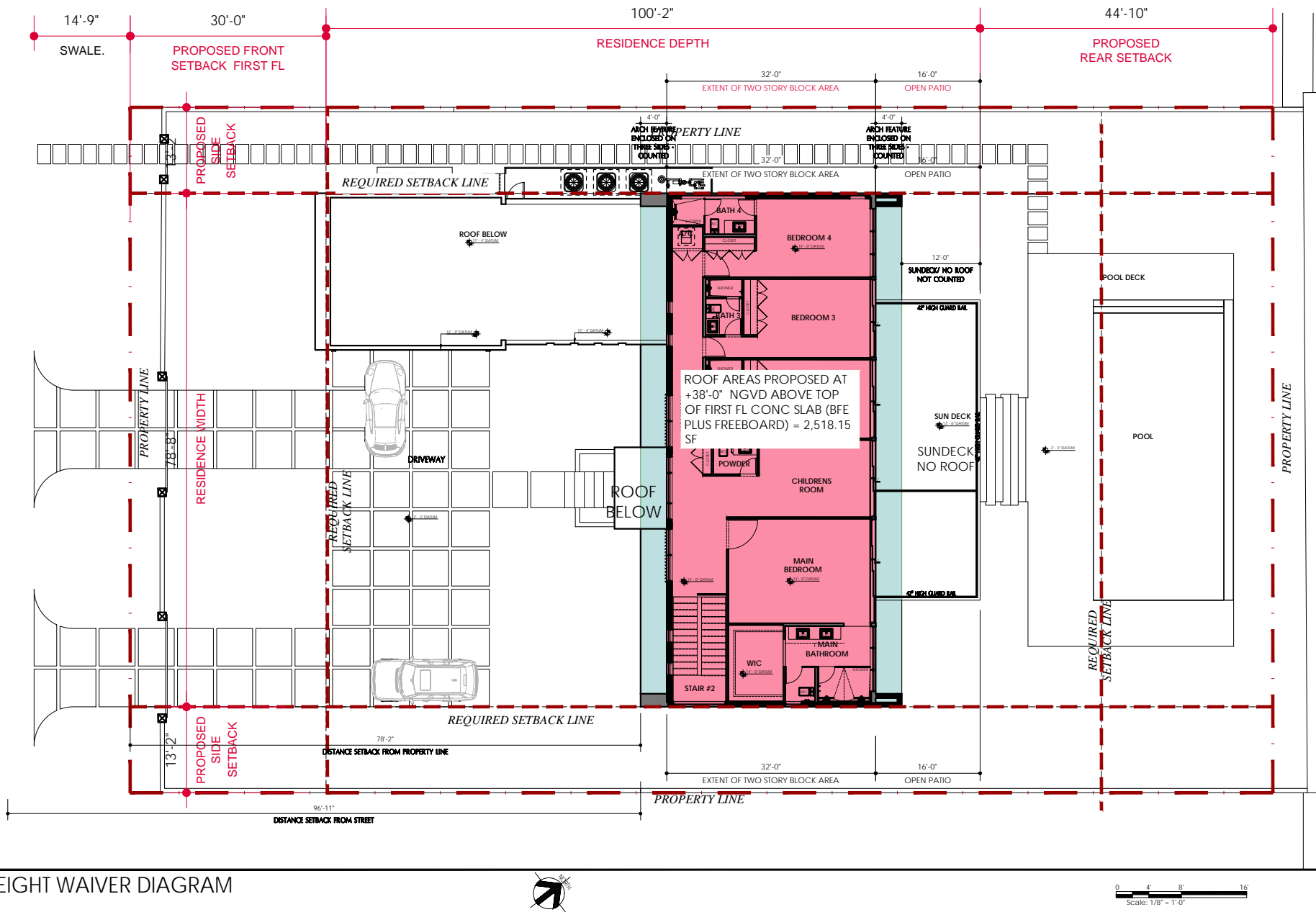
**SECOND STORY MASS WILL BE SETBACK 80 FEET FROM THE
PROPSERTY LINES AND 101 FEET FROM THE ROW**

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



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WAIVER
DIAGRAM

DATE:

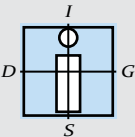
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205 East San Marino
Drive, Miami Beach, FL
33139-1105

**PROPOSED
FRONT
ELEVATION
RENDERING**

DATE:

01-04-2021

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ARCHITECTURAL SERVICES

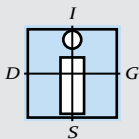
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ARCHITECT AR-97156





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ARCHITECT AR-97156

DRB 20-0618

PROJECT:

AZENDA RESIDENCE
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33139-1105

**PROPOSED
REAR
ELEVATION
RENDERING**

DATE:

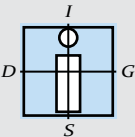
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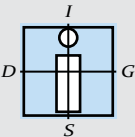
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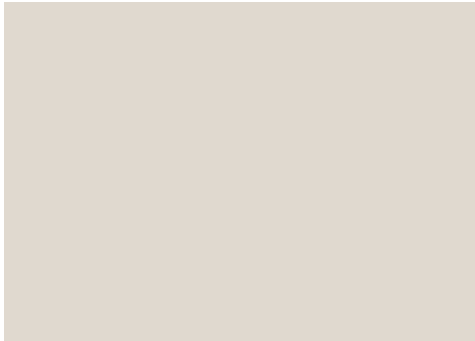
STUCCO

EXT. WINDOWS & DOORS

STUCCO

EXT. VENEER

DRIVEWAY



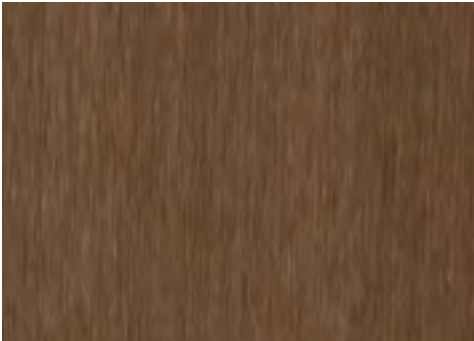
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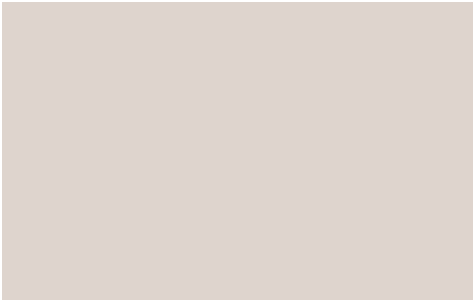
ES WINDOWS ALUMN IN BRONZE COLOR



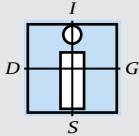
STUCCO: SW 7047 PORPOISE



RESYSTA TRUGRAIN POLYMER COMPOSIT - STAINED C-29



CONCRETE DRIVEWAY TO COMPLY WITH URBAN HEAT ISLAND ORDINANCE



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DRB 20-0618

PROJECT:

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PROPOSED
MATERIALS &
FINISHES

DATE:

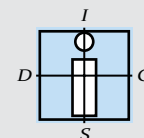
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PROJECT:

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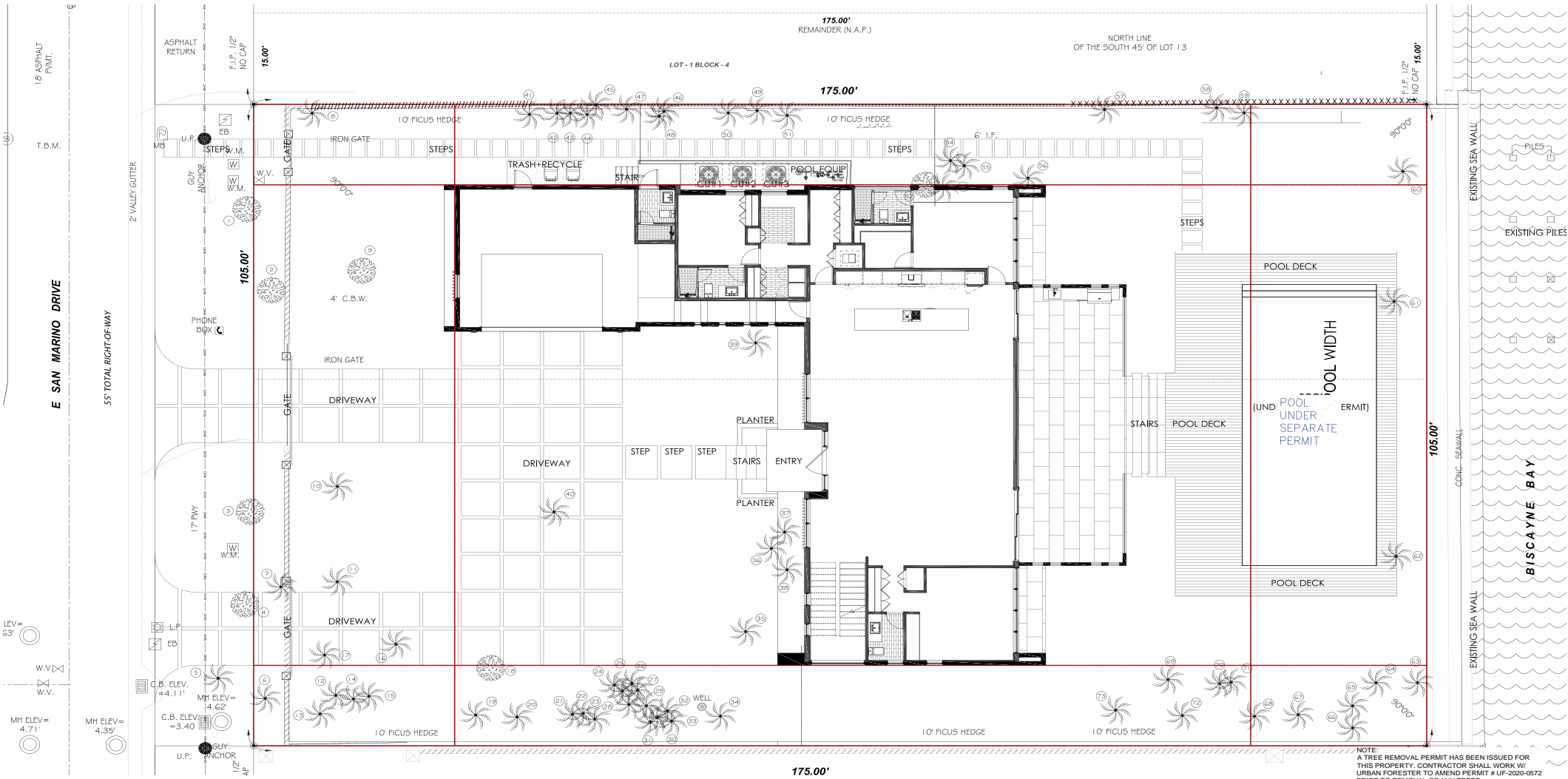
EXISTING
LANDSCAPE
PLAN

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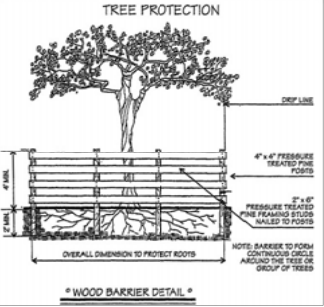
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TREE TABLE					
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)	Disposition
1	LEGASTROM	1.00	6	6	Remove
2	LEGASTROM	0.50	6	6	Remove
3	LEGASTROM	1.00	6	6	Remove
4	LEGASTROM	1.00	6	6	Remove
5	ROBBLIN PALM (2)	0.40	15	6	Remove
6	ROYAL PALM	1.60	40	20	Remove
7	ALEXANDER PALM	0.30	15	6	Remove
8	ROYAL PALM	1.40	50	20	Remove
9	MAHOGANY 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



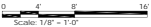
- 17 Royal palms
- 16 Alexander Palms
- Mahogany tree
- 4 coconut Palms
- 2 sable palms
- 13 travelers palms

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



TREE DISPOSITION PLAN

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



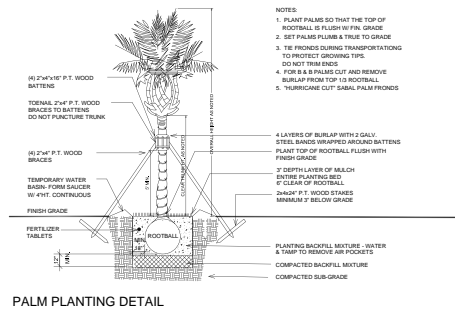
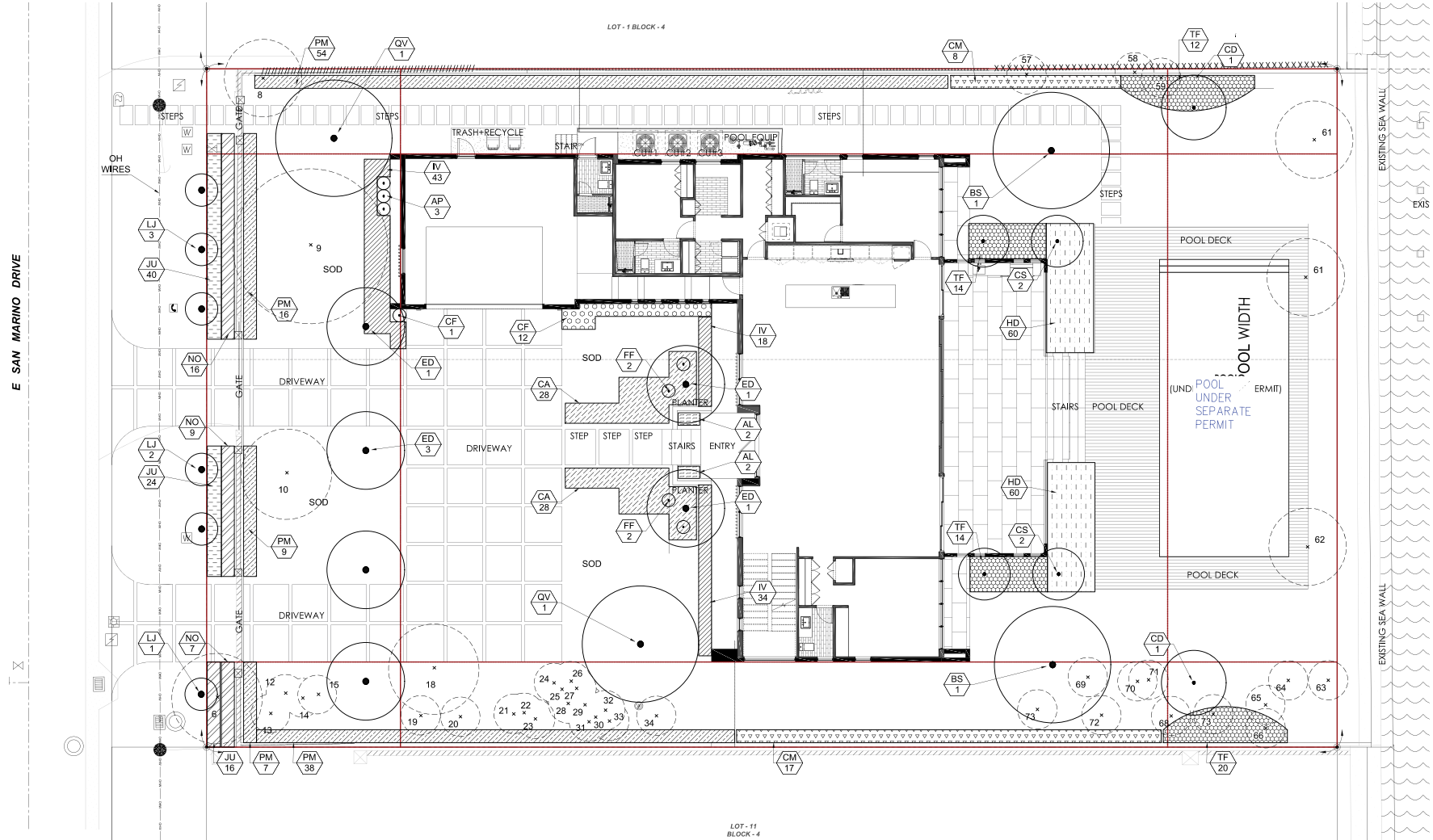


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ZONING DISTRICT: RS-3
NET LOT AREA: 18,375 sf (.42 AC)

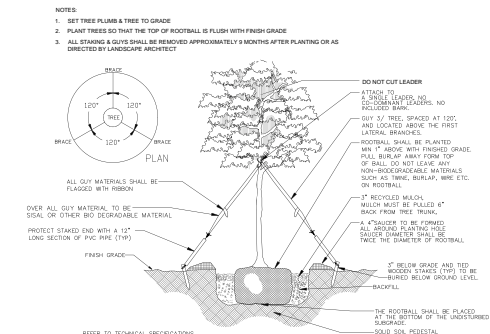
	Required	Provided
OPEN SPACE		
A. Square feet of open space required, as indicated on site plan: Net lot area = 18,375sf x .25%=	4594 sf	8854.74 sf
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 0 x 10 sf per parking space =	0	0
C. Total square feet 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' OC.) 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		

Trees/ Palms					
Sym	Qty	Botanical / Common Name	Site	Native	Drought Tolerance
CD	2	Colocoba diversifolia / Pigeon Plum	12' Ht. x 4' Spr., 2' cal.	Yes	High
ED	6	Elaeocarpus deciens/ 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 simaruba/ Gumbo Limbo	12' Ht x 6' Spr., 2" cal	Yes	High
CS	4	Kordia sebestera/ 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/ Fichtal 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	Trisacum 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	Carpiss macrocarpa 'Emerald Blanket'/ Dwarf Carissa	24" x 24", 24" O.C.	No	Medium
Sod		St. Augustine			
Mulch		Shredded Melaleuca or Eucalyptus			

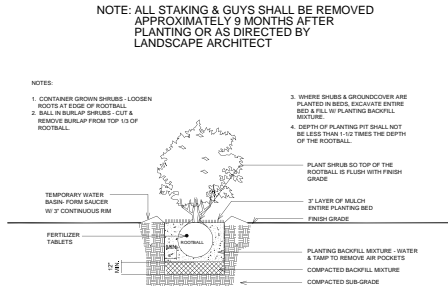


PALM PLANTING DETAIL

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



Gumbo limbo (native)



Japanese blueberry



Ligustrum



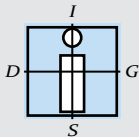
live oak



Orange Geiger



Pigeon Plum



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