

REQUEST FOR B.O.A. VARIANCE APPROVAL FOR:
23 STAR ISLAND DR. RESIDENCE

BOARD OF ADJUSTMENT-ZBAA21-0126
PRESENTATION - JUNE 4, 2021



A & E TEAM

- ARCHITECT OF RECORD
CHOEFF LEVY + FISCHMAN
8425 BISCAYNE BLVD. - SUITE 201
MIAMI, FL 33138
305.434.8338
- DESIGN ARCHITECT
E. COBB ARCHITECTS
99 S. JACKSON STREET
SEATTLE, WA 98104
206.287.0136
- STRUCTURAL CONSULTANT
OPTIMUS STRUCTURAL DESIGN
7850 NW 146th STREET, SUITE 305
MIAMI LAKES, FL 33016
305.512.5860
- MEP CONSULTANT
CREDO CONSULTING ENGINEERS, LLC.
800 EAST BROWARD BLVD., SUITE 601
FT. LAUDERDALE, FL 33301
954.763.2246
- LANDSCAPE ARCHITECT
CLAD LLC
7665 NE 4th COURT
MIAMI, FL 33138
786.536.6076
- CIVIL CONSULTANT
GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FT. LAUDERDALE, FL 33312
954.986.9899
- SURVEYOR
SCHWEEKE-SHISKIN & ASSOCIATES, INC.
3240 CORAL WAY
CORAL GABLES, FL 33145
305.233.9210
- GEO-TECHNICAL
DYNATECH ENGINEERING CORP
750 W 84th STREET
HIALEAH, FL 33014
305.828.7499

VARIANCE REQUESTS:

1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK

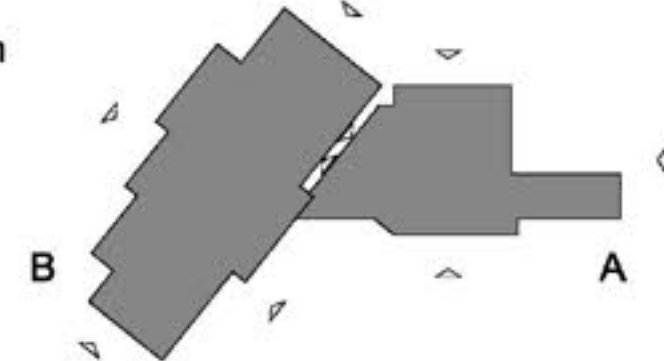
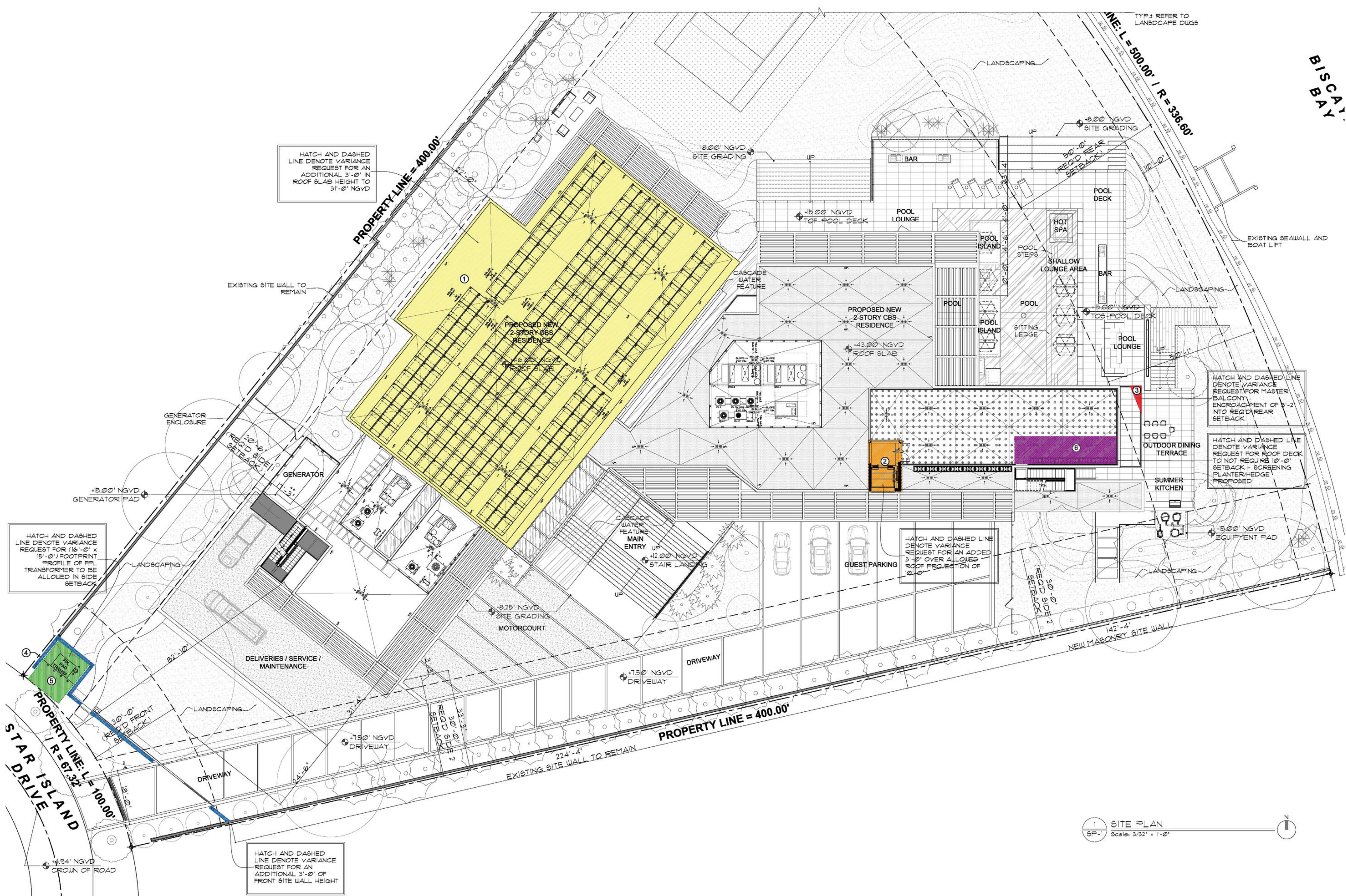


Responsible Supervisor
Paul Fischman
AR06202
AA23003008

STAR ISLAND RESIDENCE

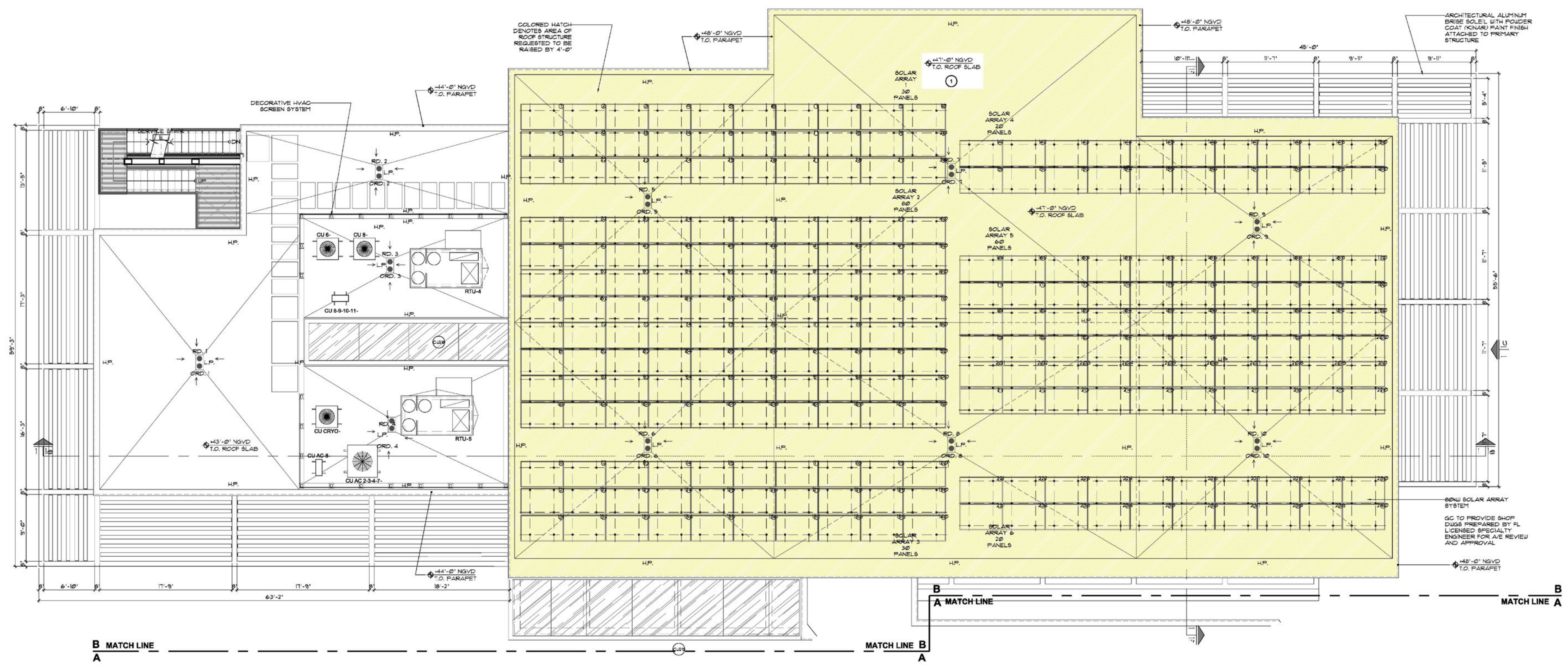
23 E. STAR ISLAND DRIVE
MIAMI BEACH, FLORIDA 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

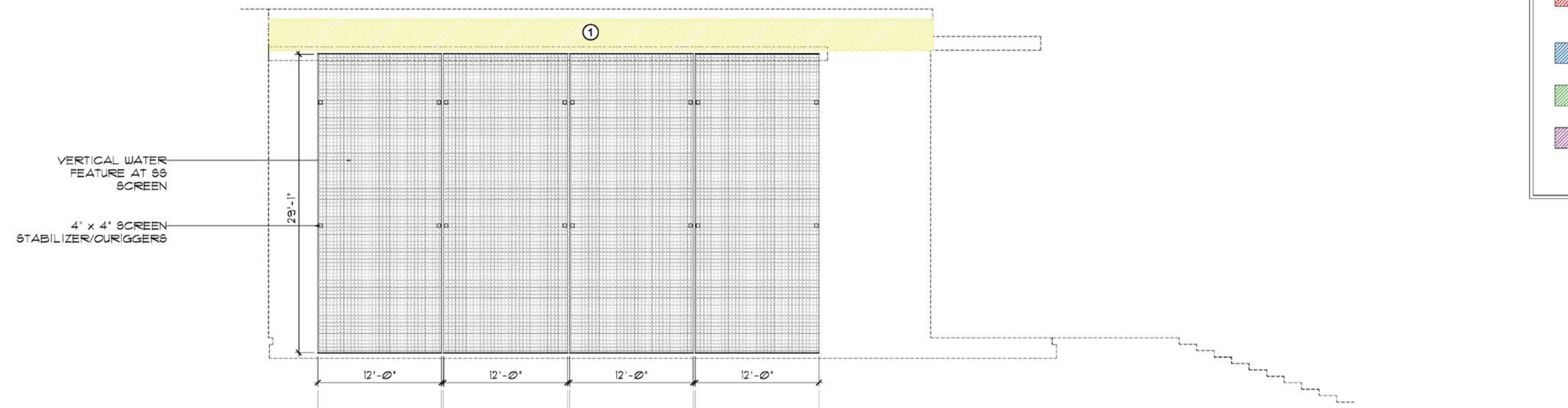


SYMBOL LEGEND	
	PRIMARY STRUCTURE-CAST-IN-PLACE CONC.
	PRIMARY STRUCTURE-CAST-IN-PLACE CONC. DRY FLOOD PROOFED WITH KRYTON KRYSTOL HYDROPHILIC ADMIXTURE WATERPROOFING
	MASONRY WALL
	GALVANIZED STUD FRAMING - REFER TO WALL TYPES
	GALVANIZED TUBE STEEL COLUMNS
	WATER - POOL / REFLECTING PONDS
	WELL COMPACTED FILL
	ARTIFICIAL TURF OVER DRAINAGE MAT, ADHERED TO LIQUID-APPLIED ROOFING MEMBRANE

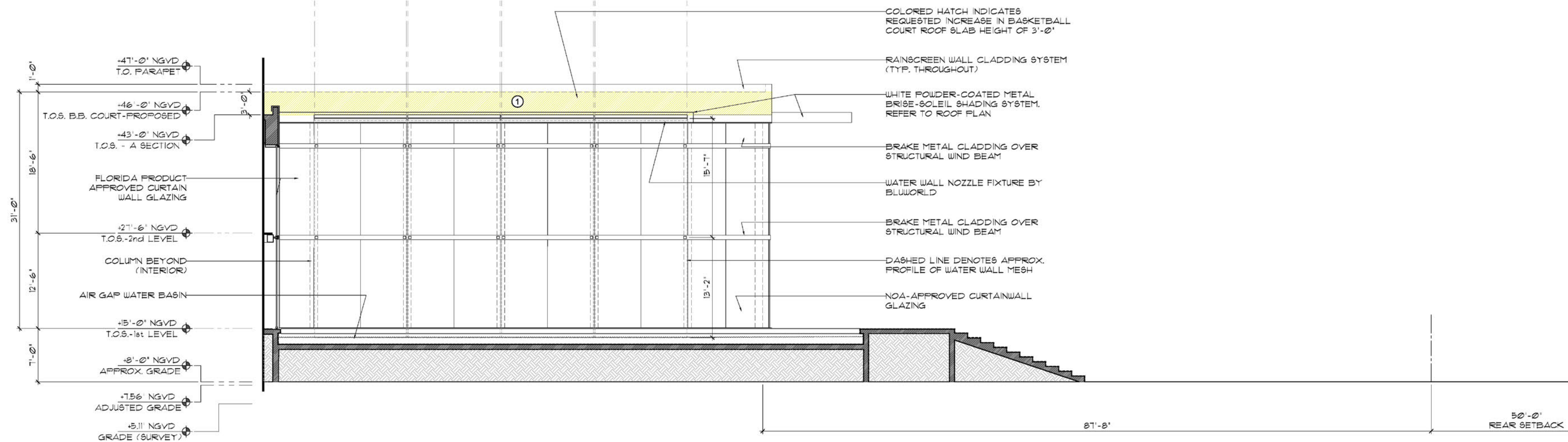
VARIANCE REQUEST LEGEND	
	1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
	2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
	3. REQUEST TO ALLOW PROPOSED NEW MASTER BALCONY, A PORTION OF WHICH WOULD BE OVER REAR SETBACK
	4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"; CURRENTLY APPROVED AT 1'-0"
	5. REQUEST TO ALLOW THE REQUIRED PFL TRANSFORMER IN SIDE SETBACK
	6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



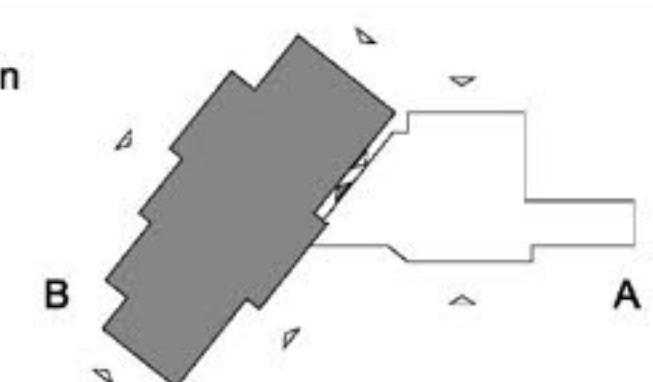
- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK

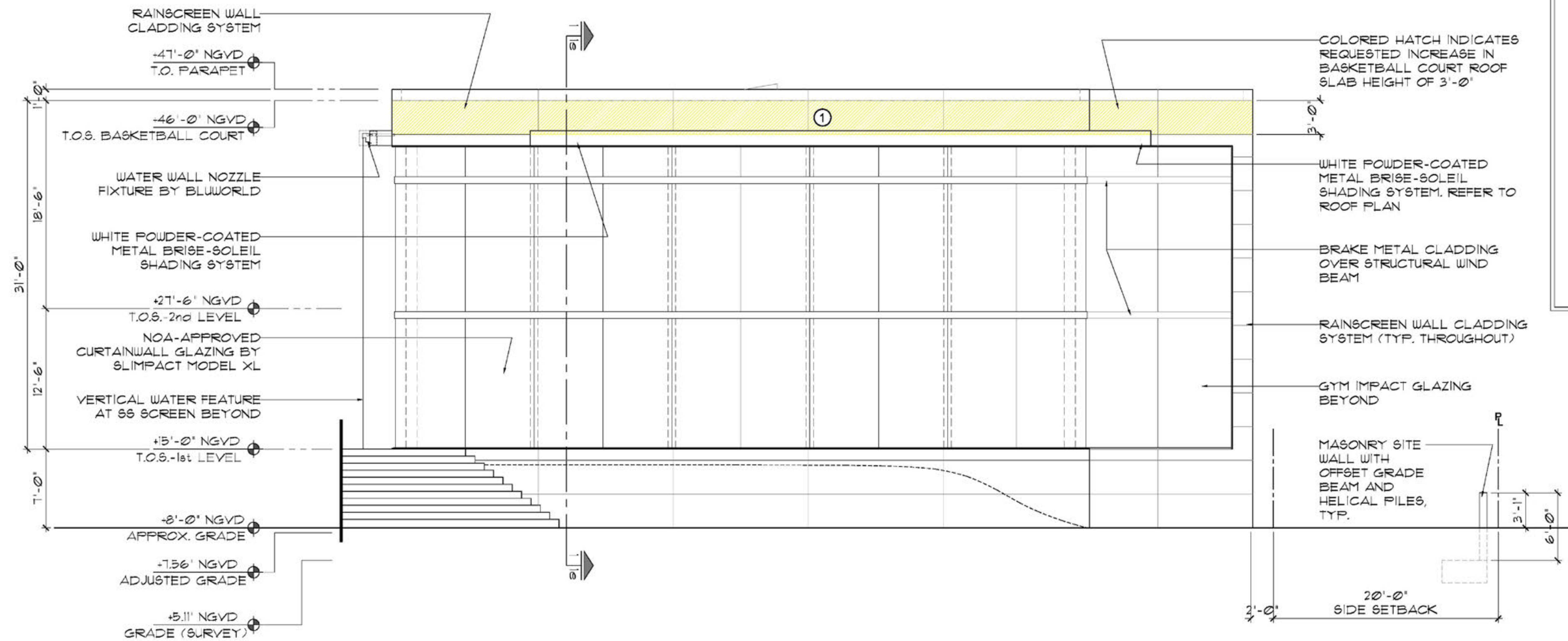


1
b SS SCREEN ELEVATION
Scale: 3/16" = 1'-0"



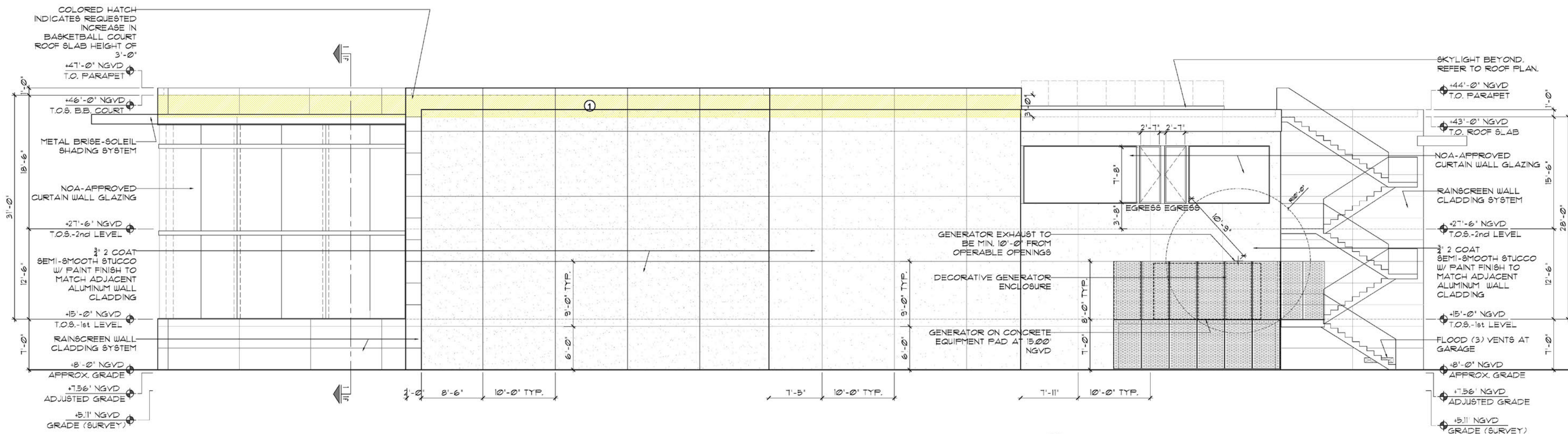
2
b BLDG. ELEVATION
Scale: 3/16" = 1'-0"



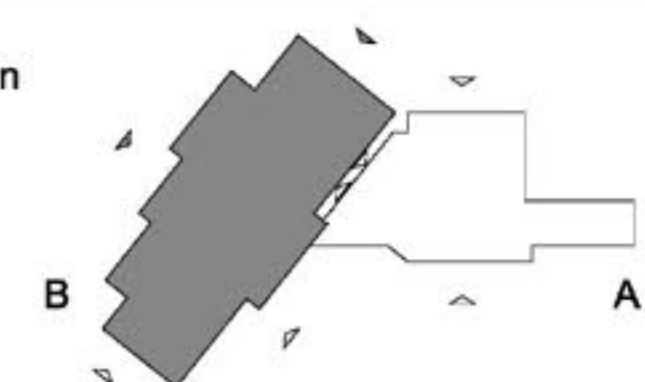


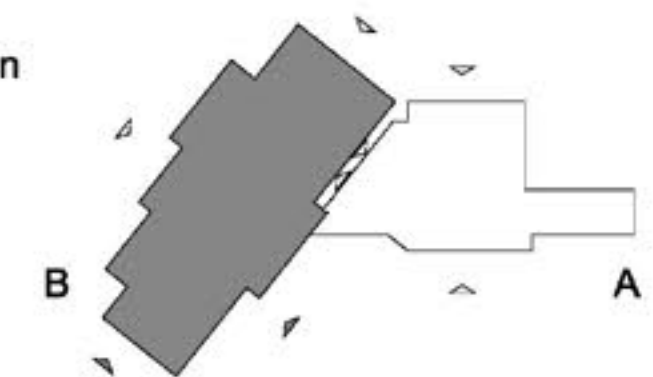
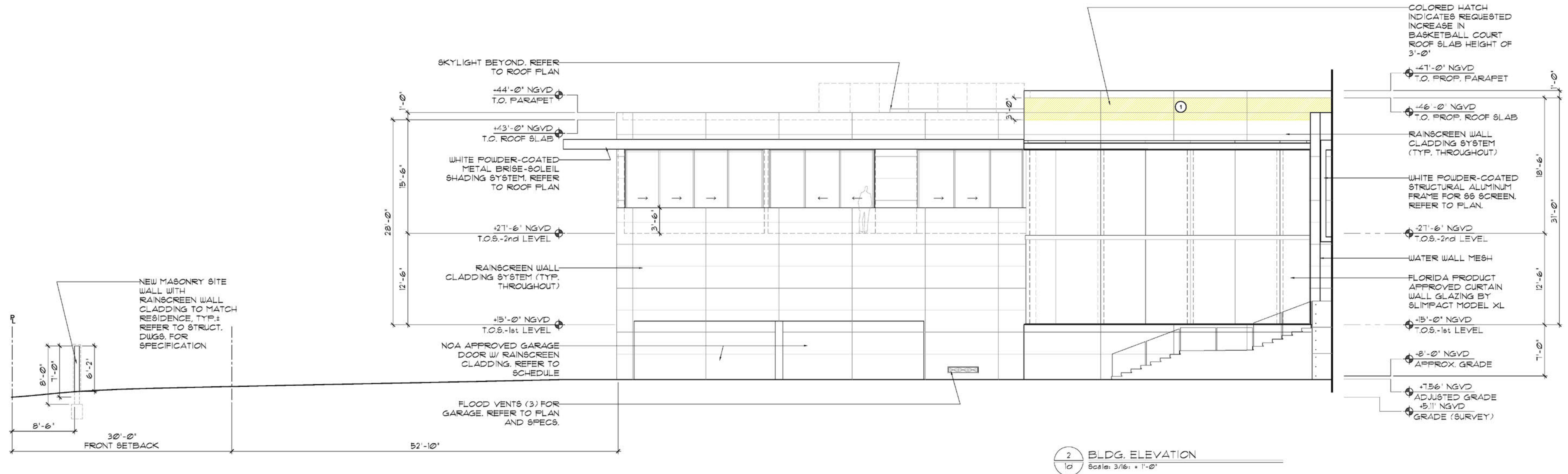
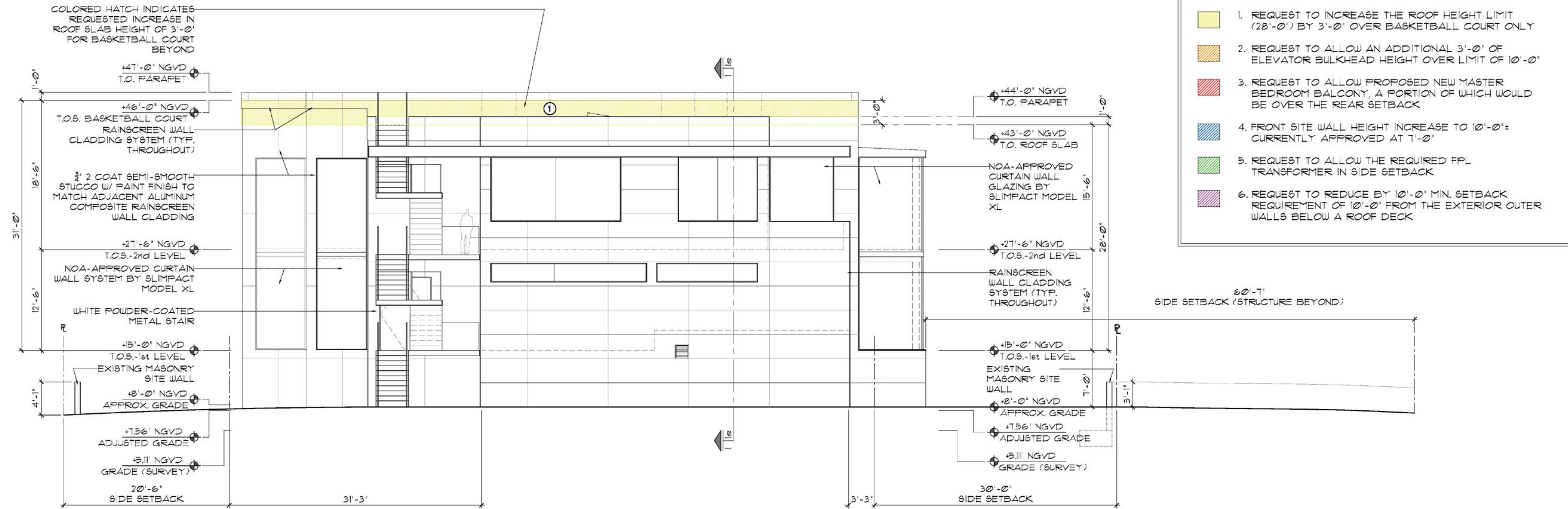
1 BLDG. ELEVATION
Scale: 3/16" = 1'-0"

- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK

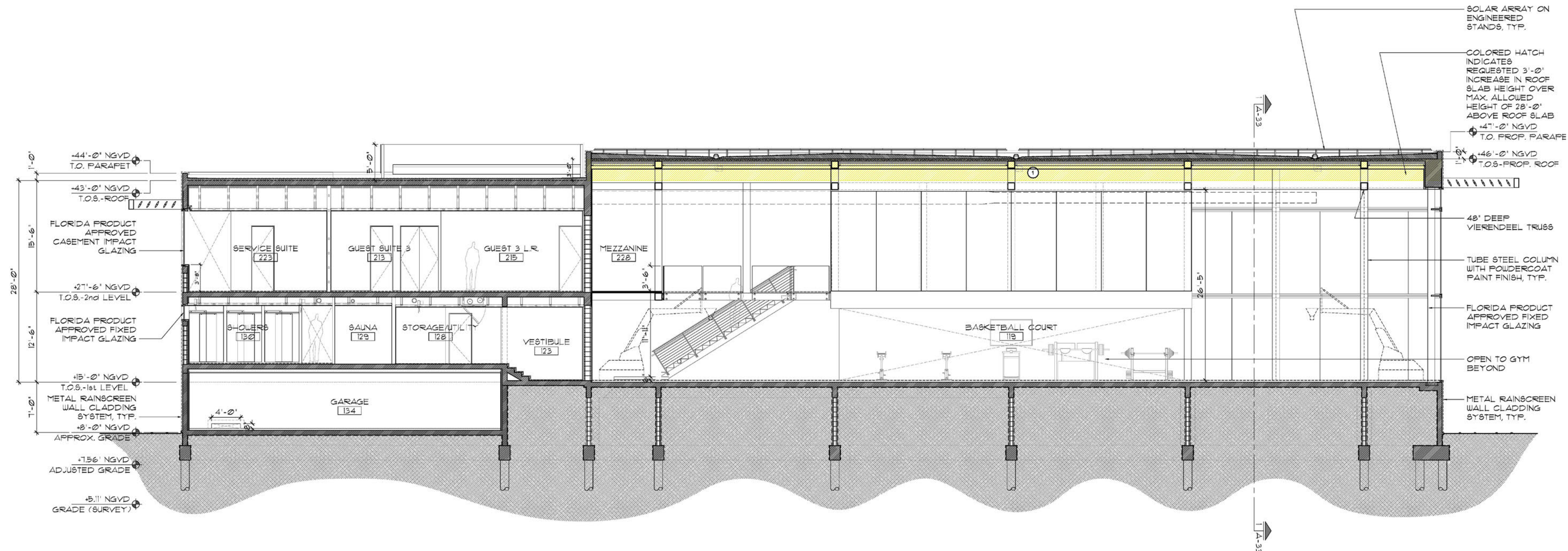


2 BLDG. ELEVATION
Scale: 3/16" = 1'-0"



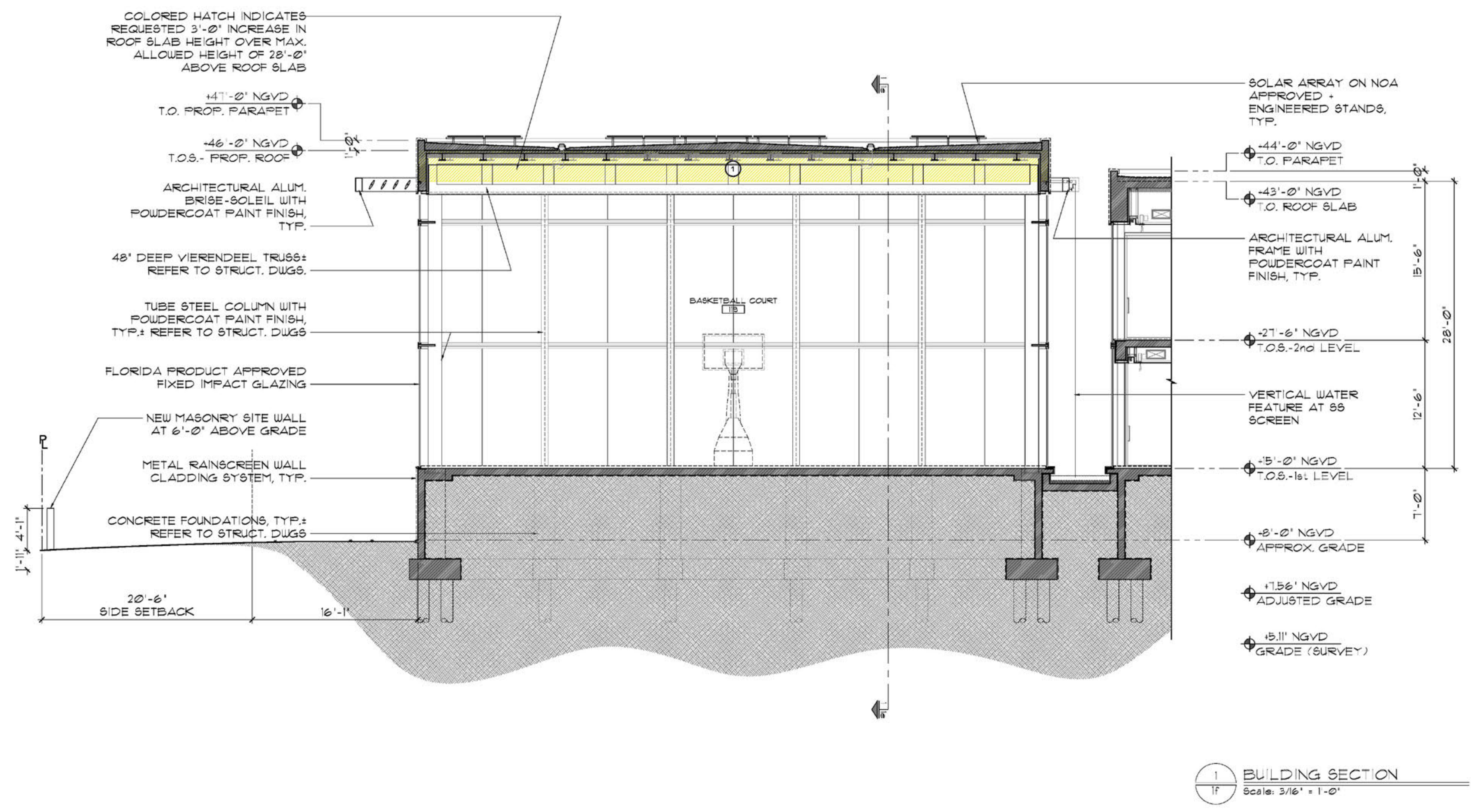


-  1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
-  2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
-  3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
-  4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0": CURRENTLY APPROVED AT 7'-0"
-  5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
-  6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



1 BUILDING SECTION
1e Scale: 3/16" = 1'-0"

- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK





1
lg BASKETBALL COURT ELEV. - PERMITTED
Scale: N.T.S.



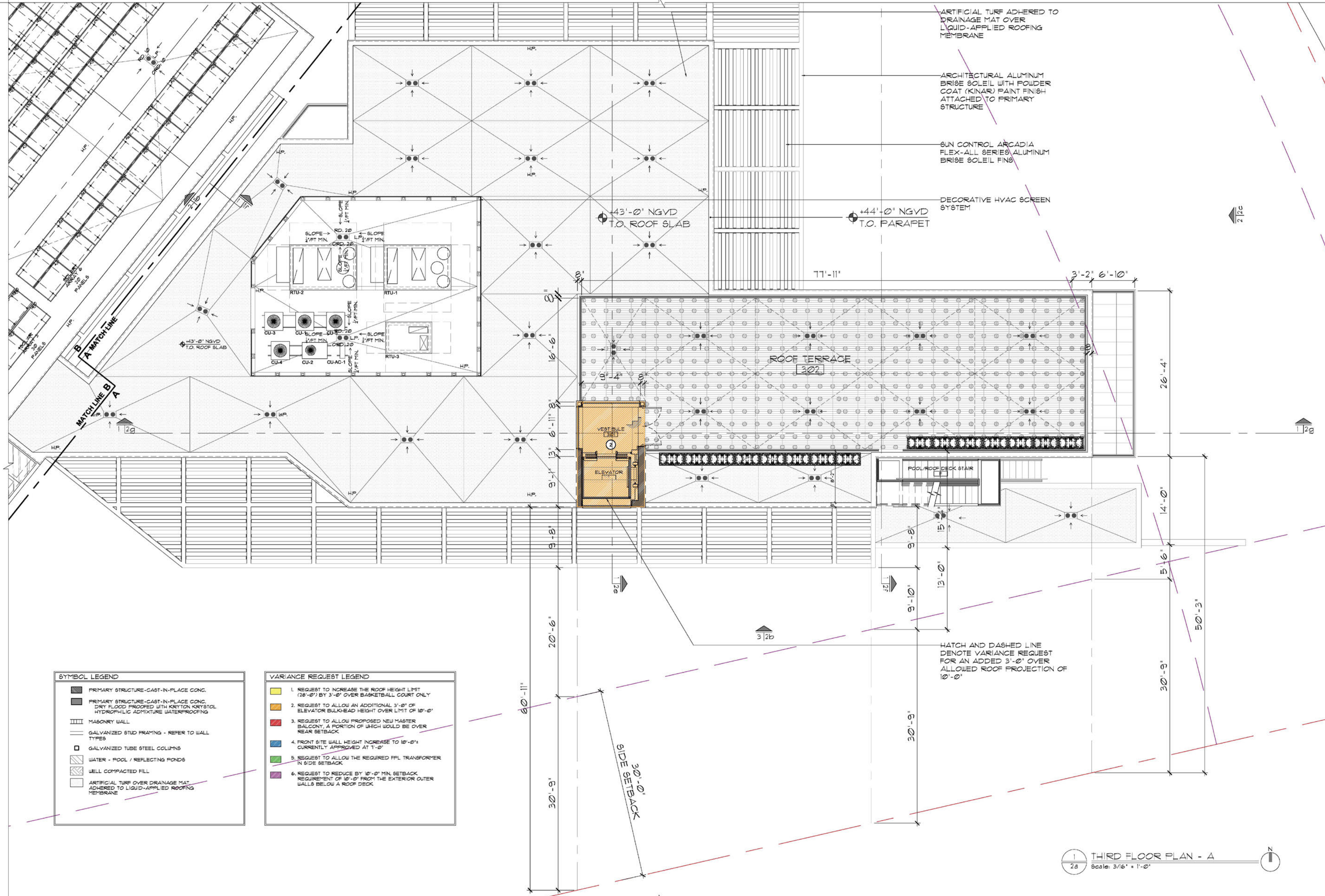
3
lg BASKETBALL COURT INTERIOR - PERMITTED
Scale: N.T.S.



2
lg BASKETBALL COURT ELEV. - REQUESTED (+3'-0")
Scale: N.T.S.



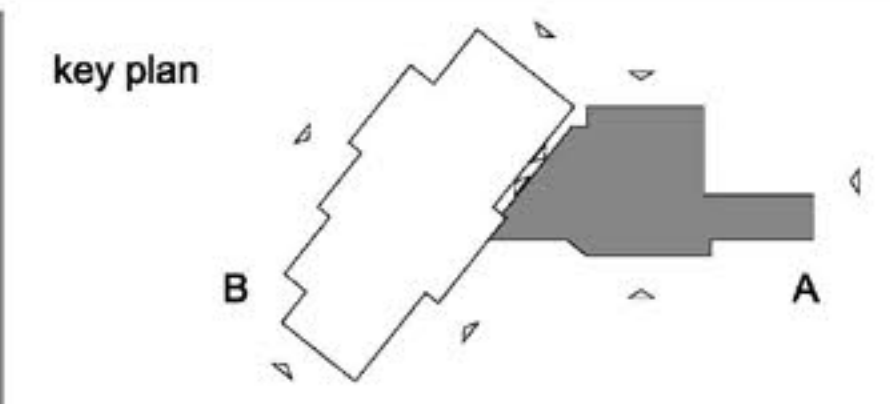
4
lg BASKETBALL COURT INTERIOR - REQUESTED (+3'-0")
Scale: N.T.S.

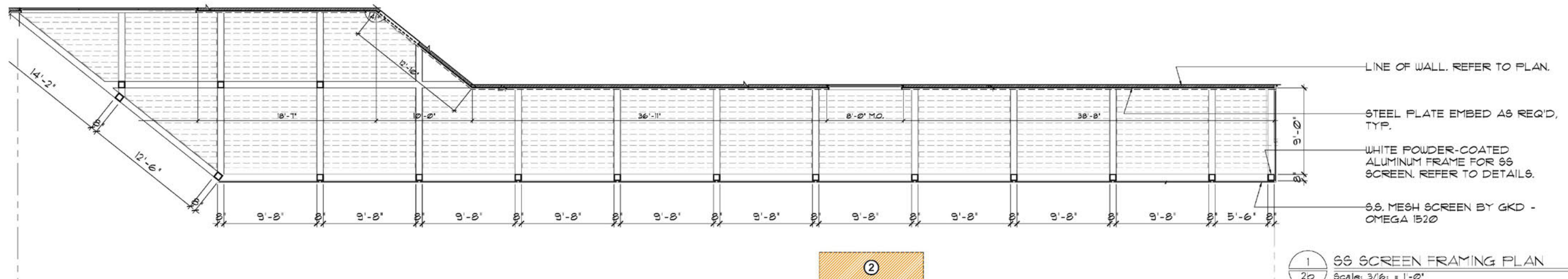


SYMBOL LEGEND	
	PRIMARY STRUCTURE-CAST-IN-PLACE CONC.
	PRIMARY STRUCTURE-CAST-IN-PLACE CONC. DRY FLOOD PROOFED WITH KRITON CRYSTOL HYDROPHILIC ADMIXTURE WATERPROOFING
	MASONRY WALL
	GALVANIZED STUD FRAMING - REFER TO WALL TYPES
	GALVANIZED TUBE STEEL COLUMNS
	WATER - POOL / REFLECTING PONDS
	WELL COMPACTED FILL
	ARTIFICIAL TURF OVER DRAINAGE MAT ADHERED TO LIQUID-APPLIED ROOFING MEMBRANE

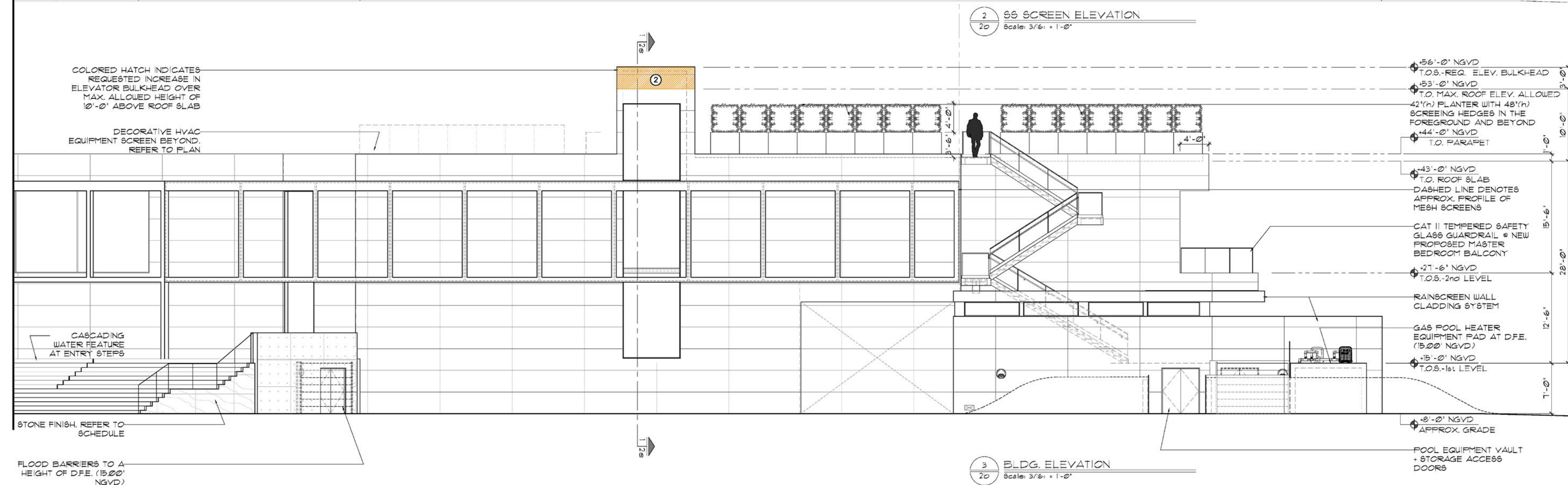
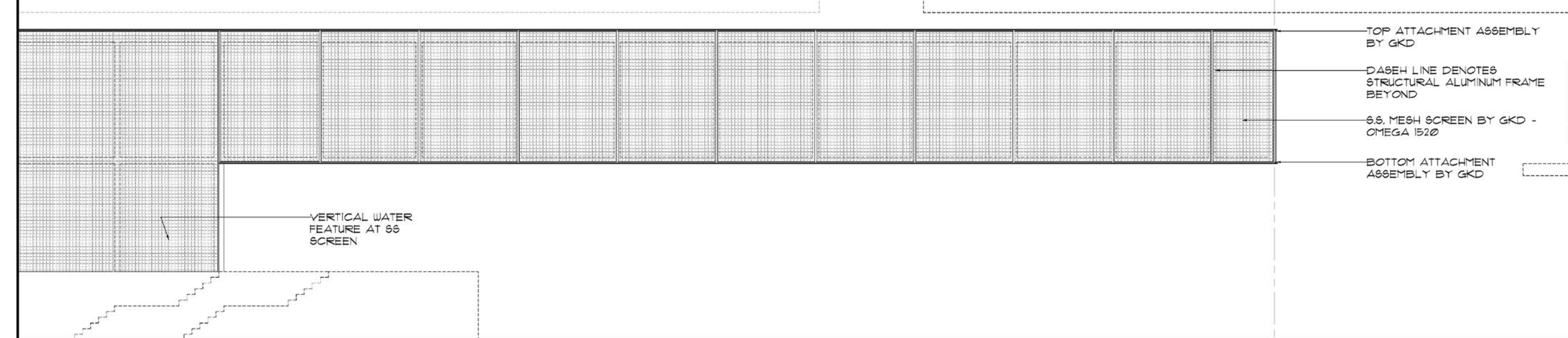
VARIANCE REQUEST LEGEND	
	1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
	2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
	3. REQUEST TO ALLOW PROPOSED NEW MASTER BALCONY, A PORTION OF WHICH WOULD BE OVER REAR SETBACK
	4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0" CURRENTLY APPROVED AT 1'-0"
	5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
	6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK

1 THIRD FLOOR PLAN - A
28 Scale: 3/16" = 1'-0"



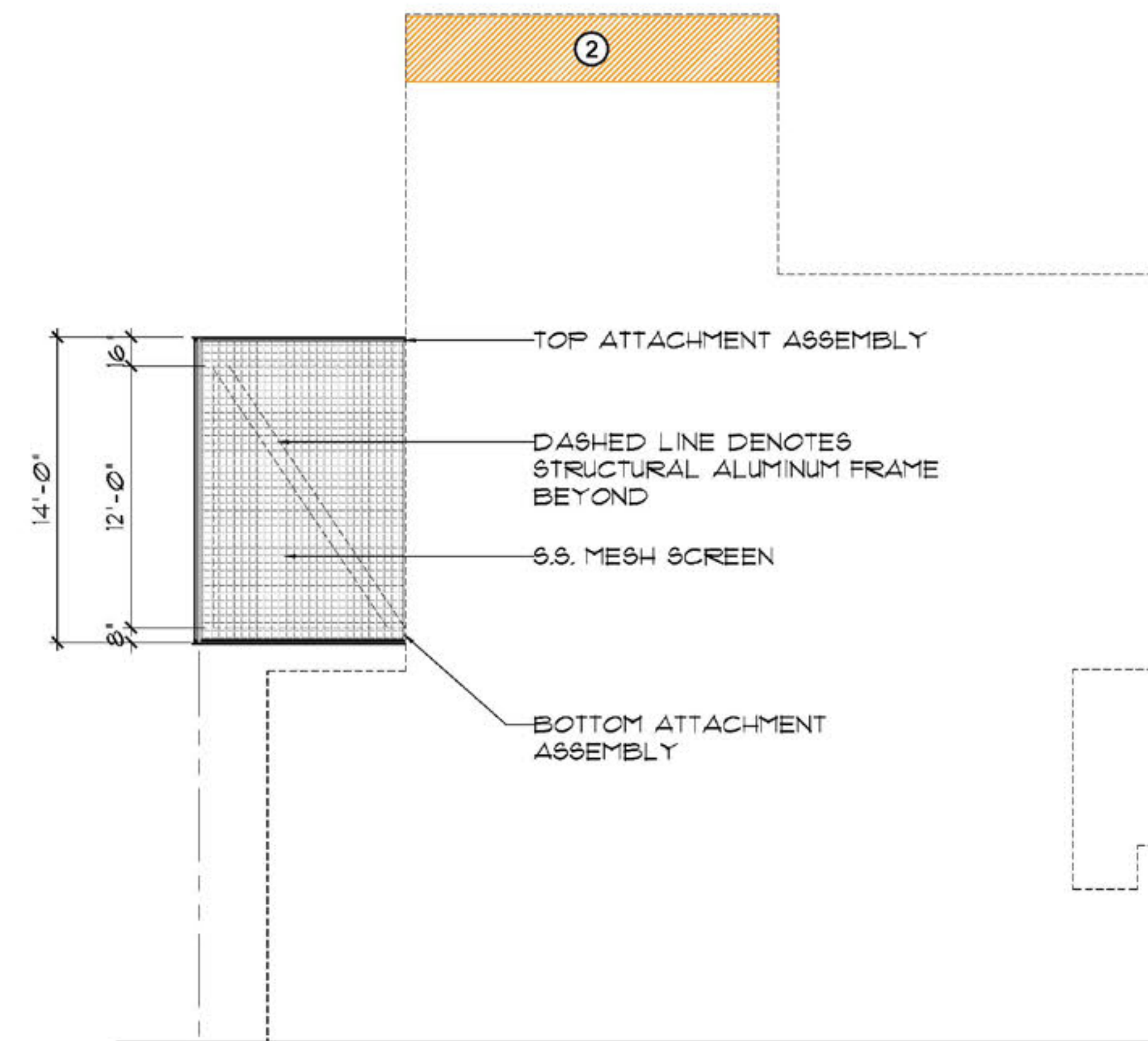


- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK

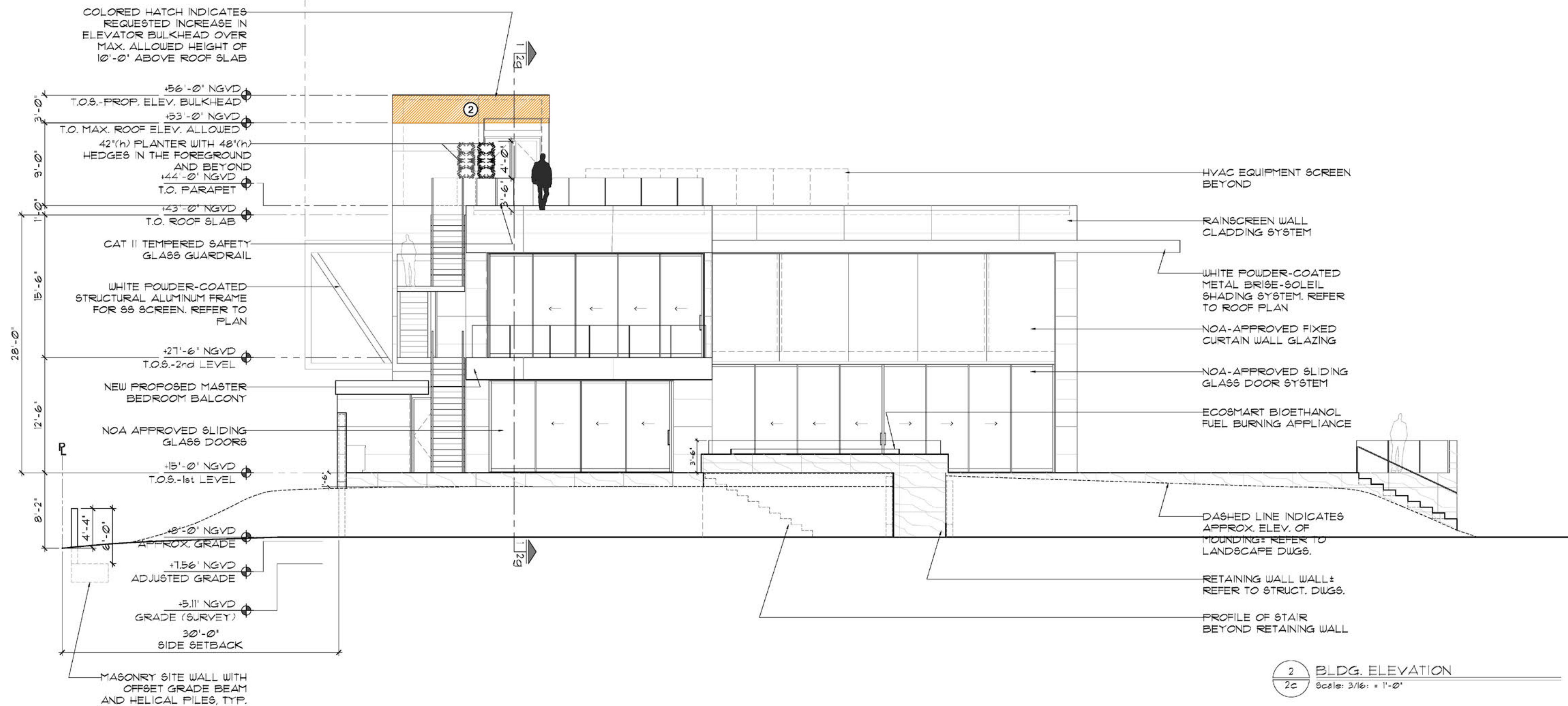


VARIANCE REQUESTS:

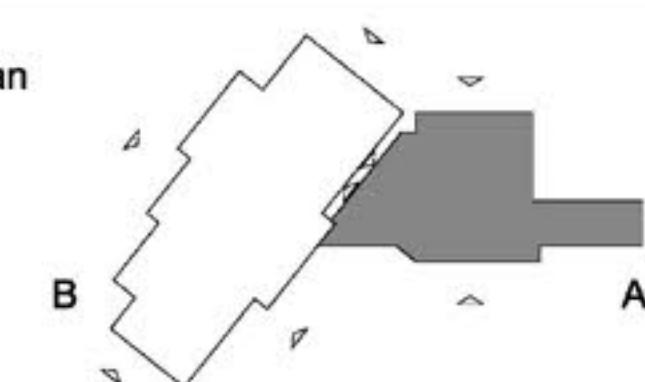
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



1
2c SS SCREEN ELEVATION
Scale: 3/16" = 1'-0"



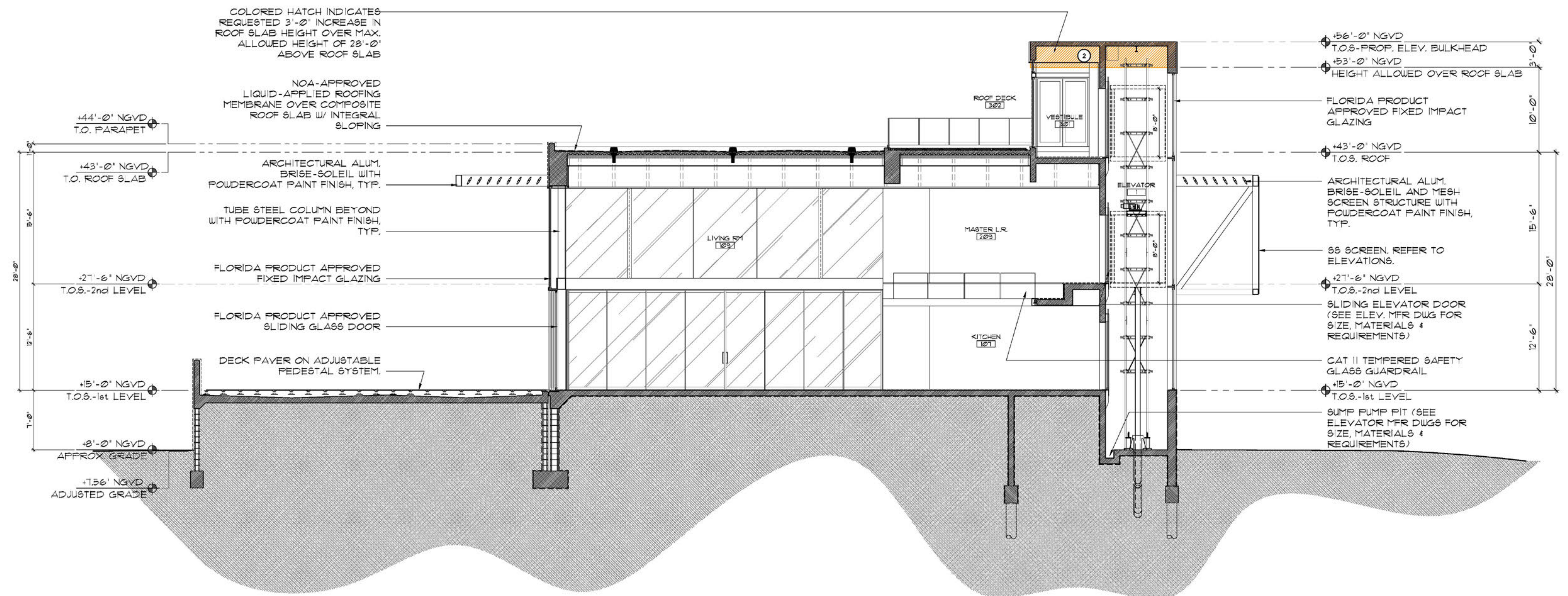
2
2c BLDG. ELEVATION
Scale: 3/16" = 1'-0"



1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0": CURRENTLY APPROVED AT 7'-0"
5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



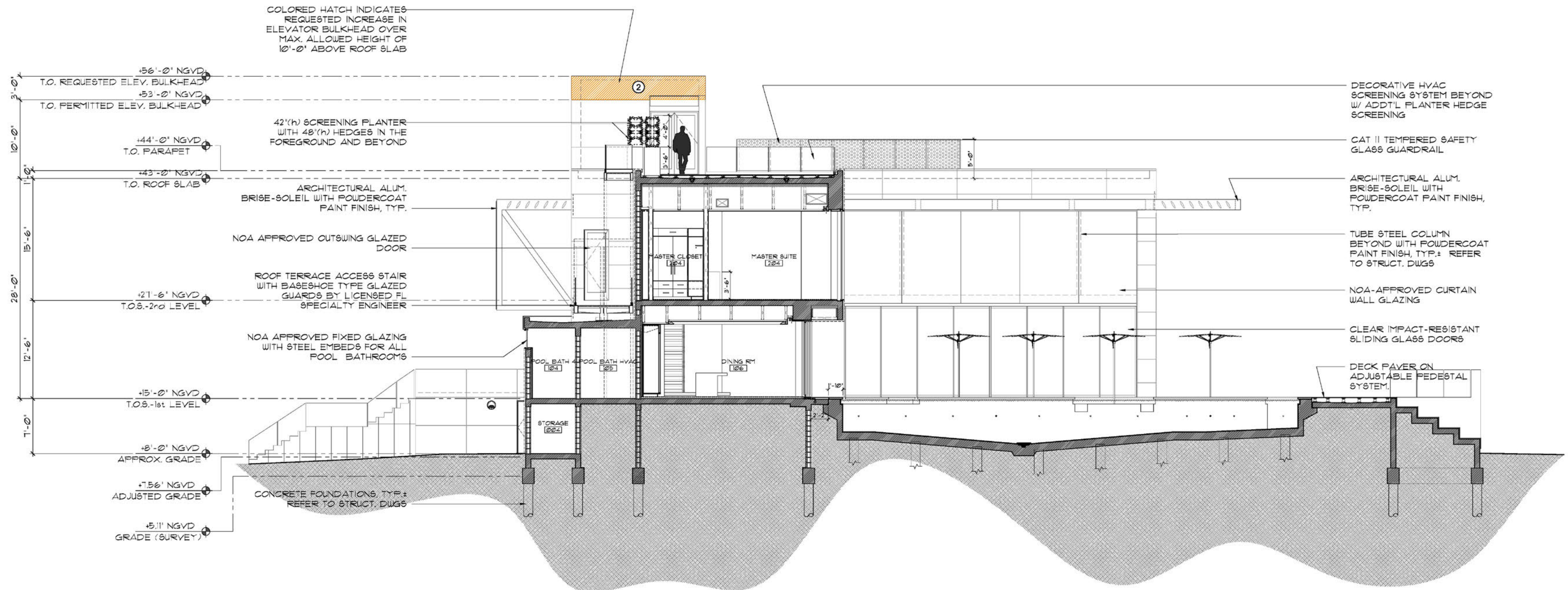
-  1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
-  2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
-  3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
-  4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0": CURRENTLY APPROVED AT 7'-0"
-  5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
-  6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



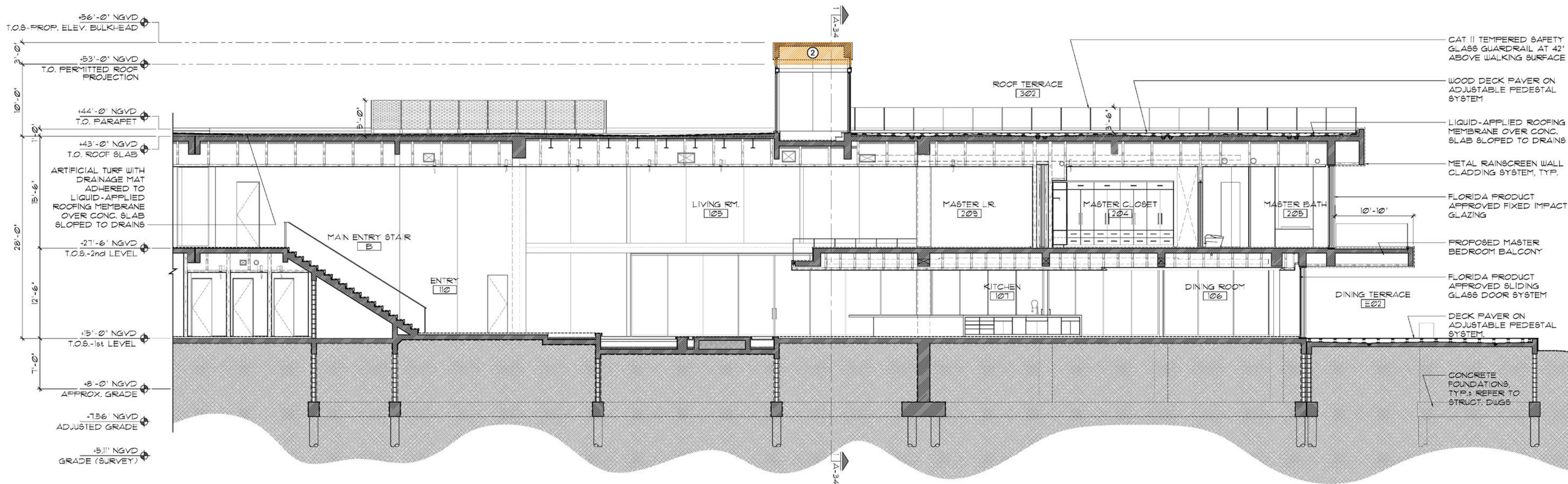
1 BUILDING SECTION
2e Scale: N.T.S.

VARIANCE REQUESTS:

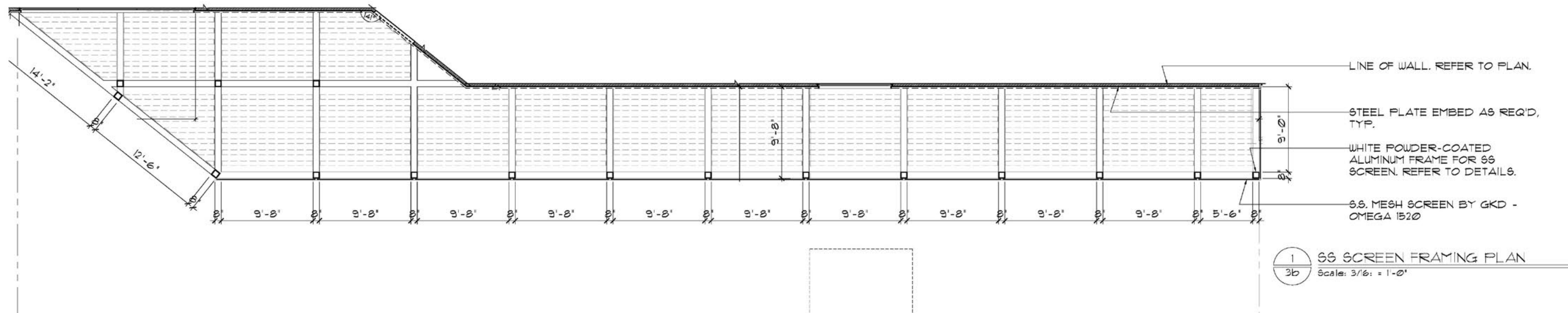
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



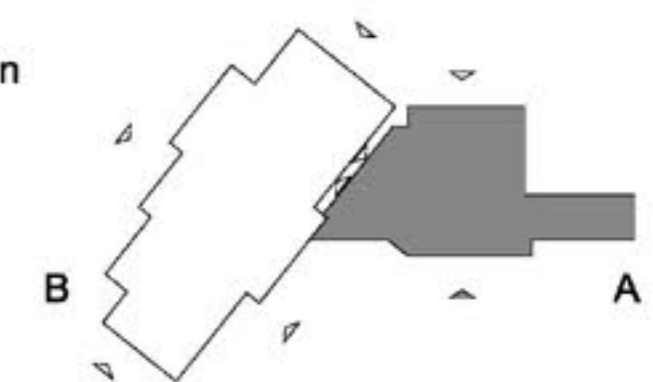
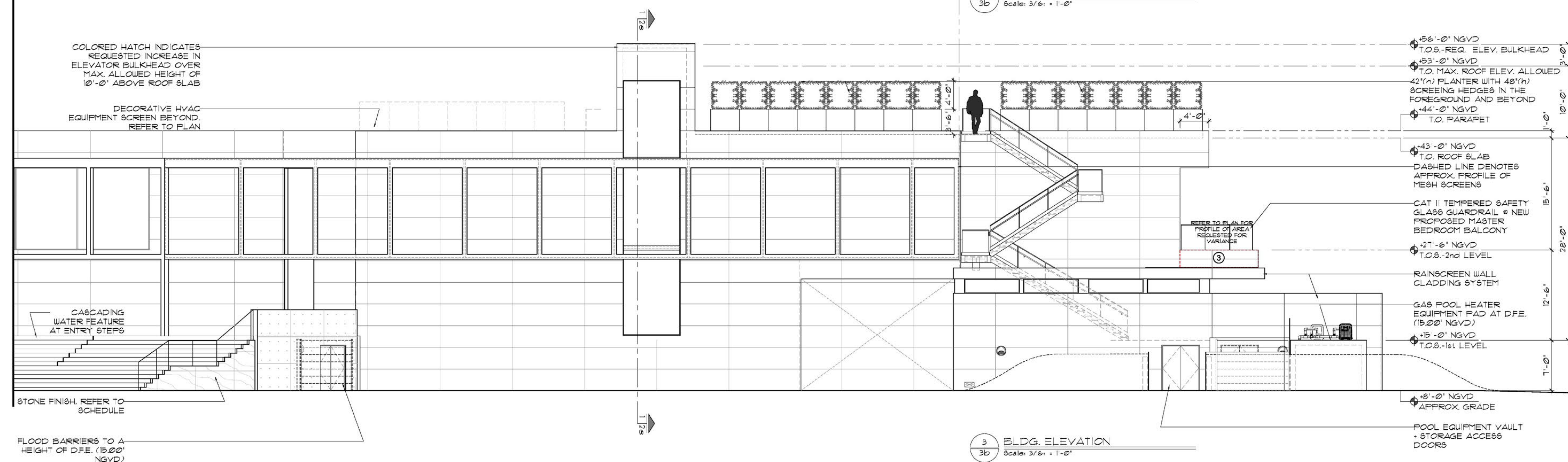
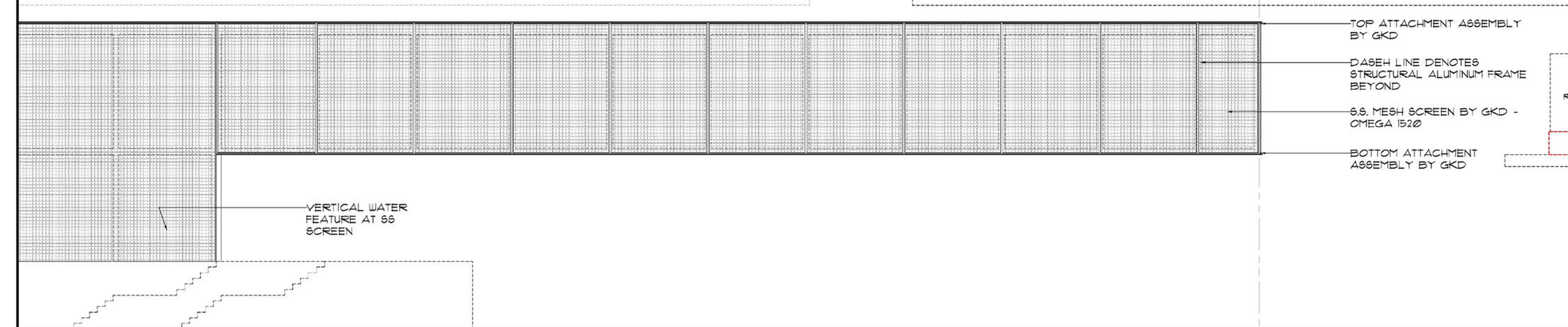
- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



1 BUILDING SECTION
2g Scale: N.T.S.

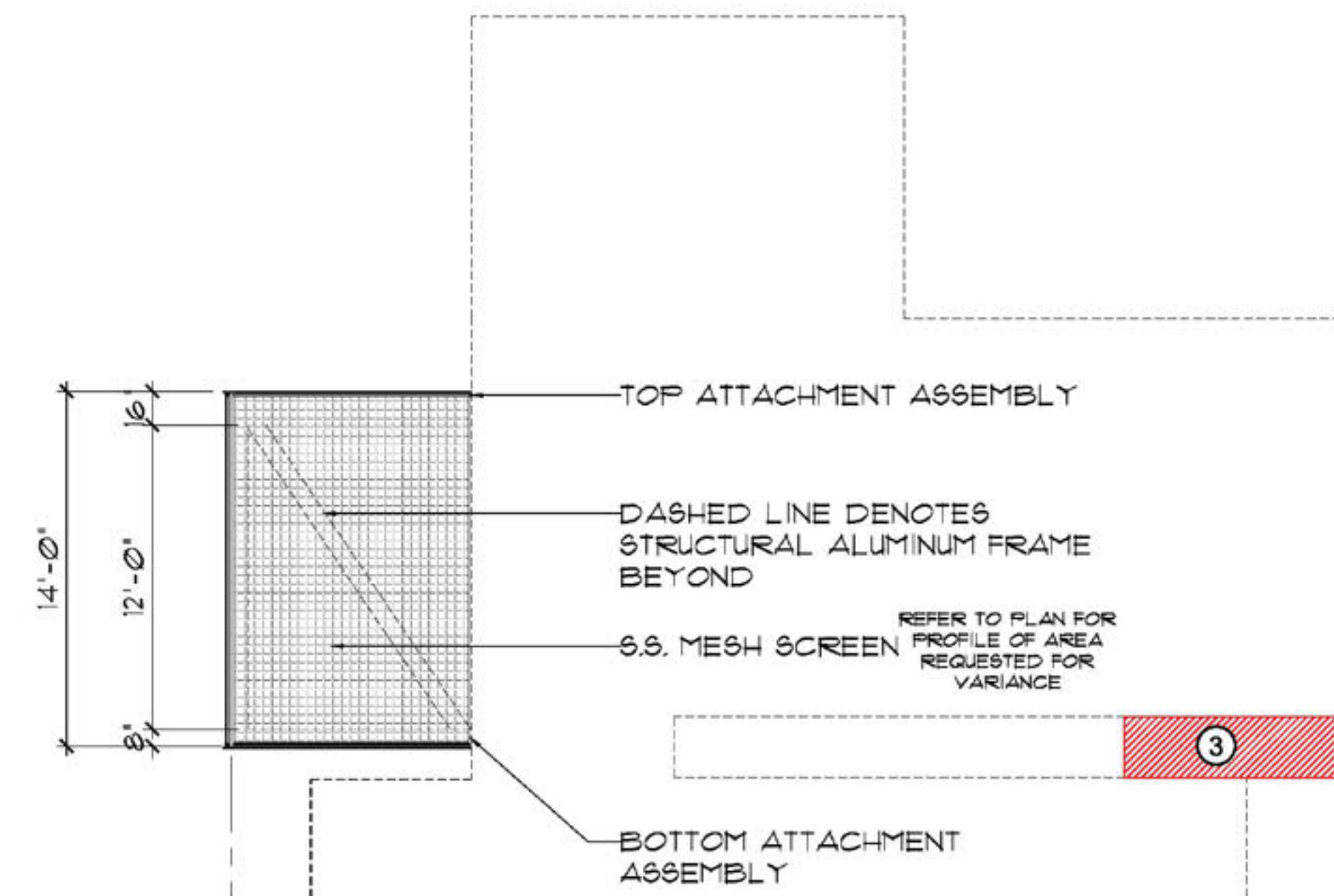


- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK

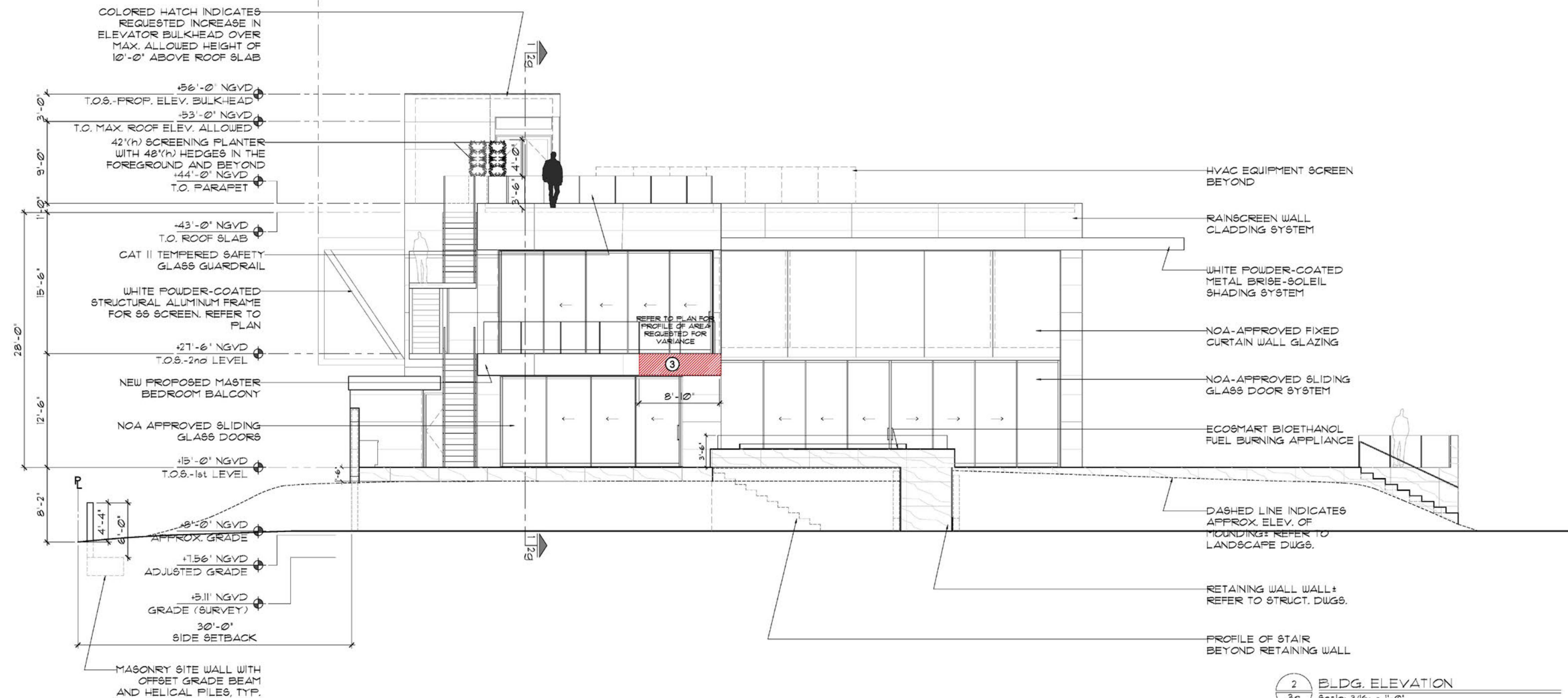


VARIANCE REQUESTS:

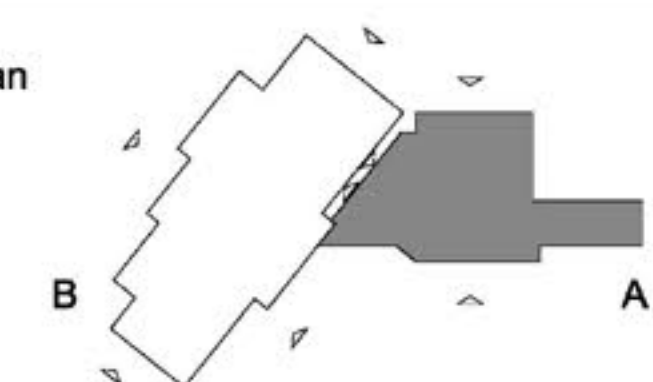
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



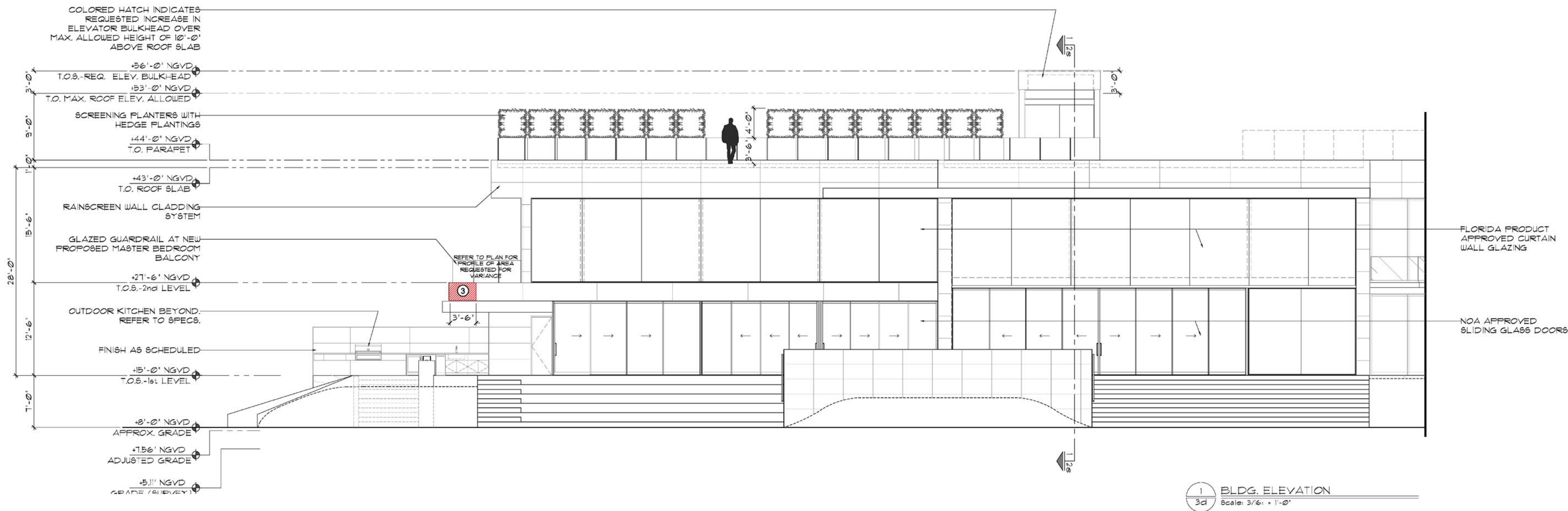
1 SS SCREEN ELEVATION
Scale: 3/16" = 1'-0"



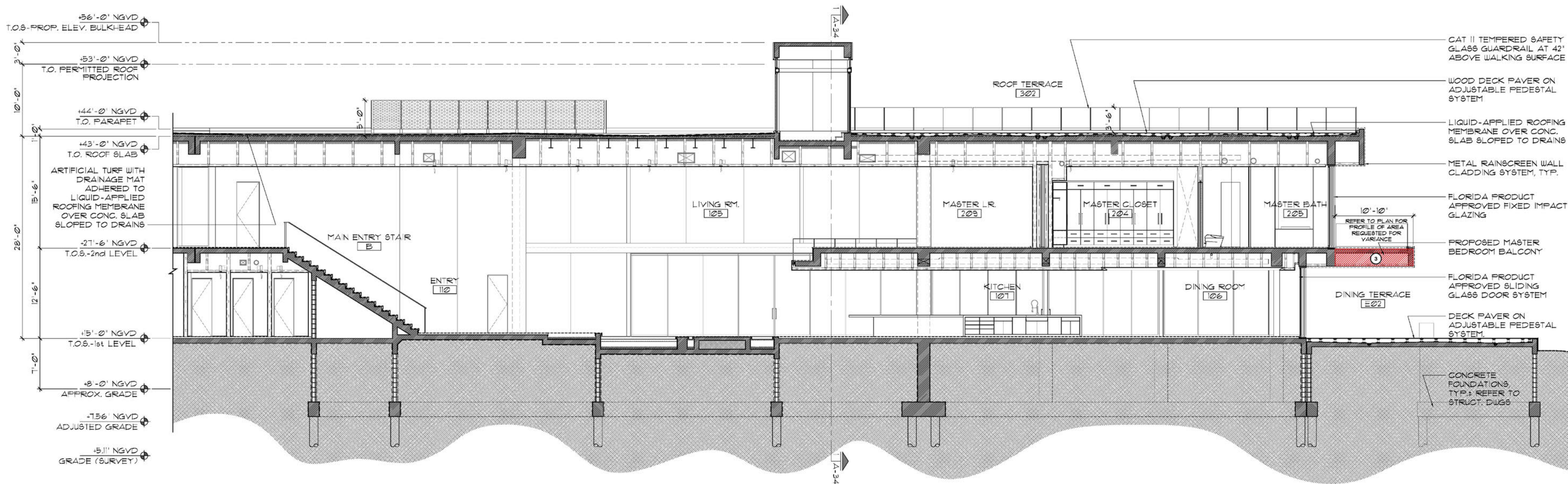
2 BLDG. ELEVATION
Scale: 3/16" = 1'-0"



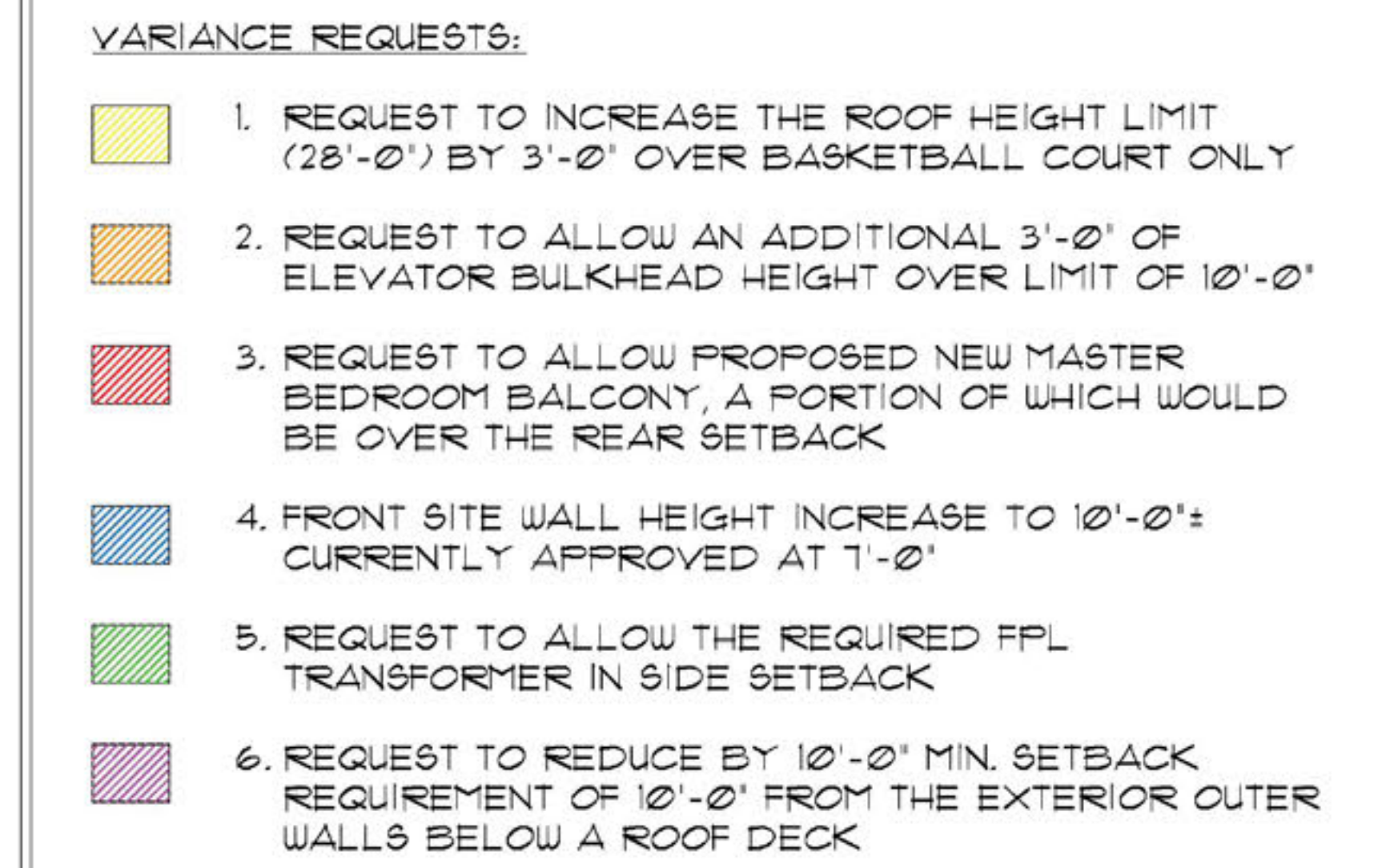
- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



- VARIANCE REQUESTS:
1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
 2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
 3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
 4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
 5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK
 6. REQUEST TO REDUCE BY 10'-0" MIN. SETBACK REQUIREMENT OF 10'-0" FROM THE EXTERIOR OUTER WALLS BELOW A ROOF DECK



1 BUILDING SECTION
3e Scale: N.T.S.

[illegible][illegible]
$$4a + 5a$$



1 FRONT SITE WALL ENTRY - REQUESTED
4b + 5b Scale: N.T.S.



MASTER BR-POOL DECK AERIAL - PROPOSED
Scale: N.T.S.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

www.clfarchitects.com

(t) 305.434.8338
(f) 305.892.5292

project name:
23 STAR ISLAND
MIAMI BEACH, FLORIDA 33139



comm no.:
1901
date:
2021 0604
BOA
PRESENTATION

revised:

sheet no.

6b



1 SOUTH PROPERTY LINE VIEW - ROOF TERRACE
Scale: N.T.S.



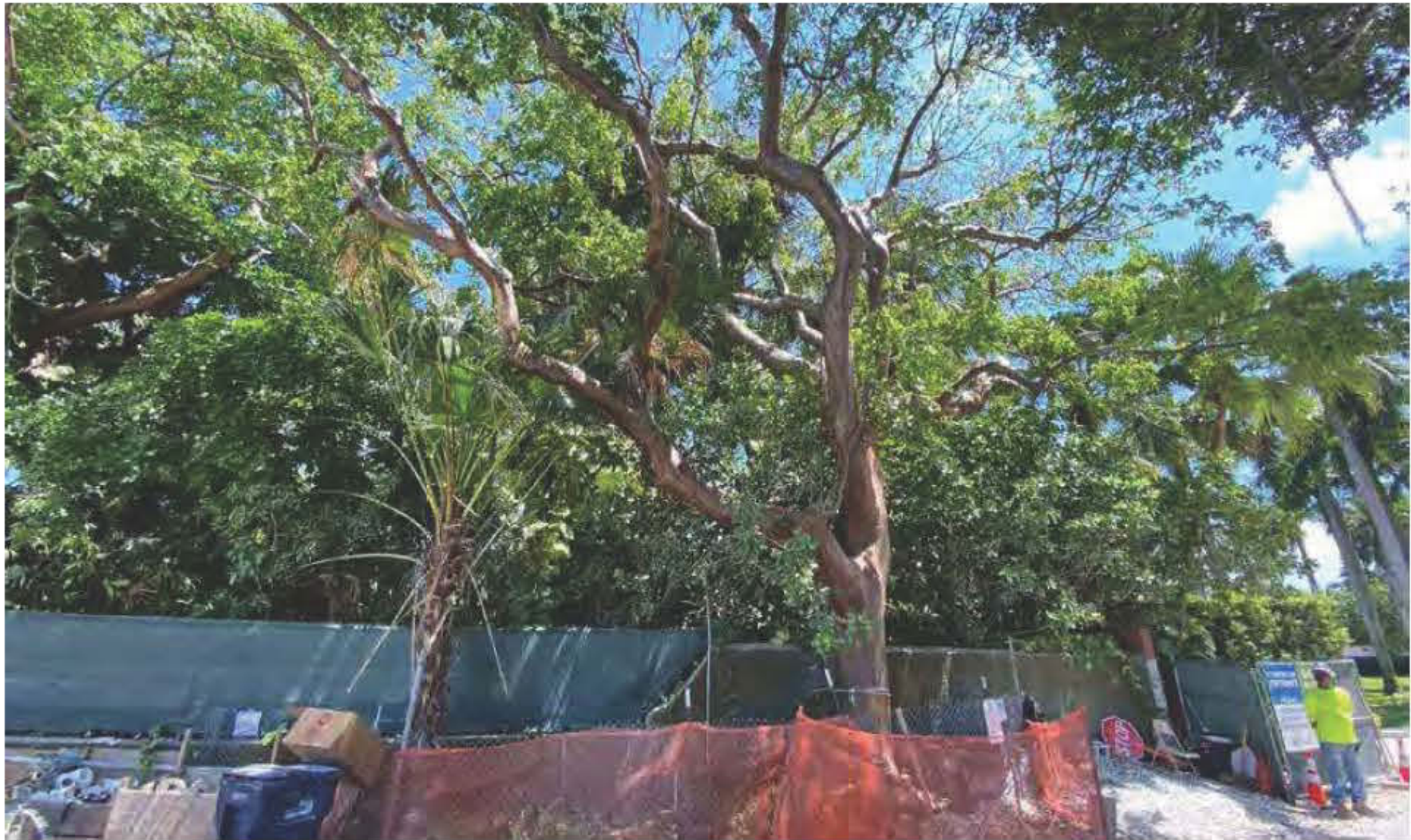
2 SOUTH PROPERTY LINE VIEW - ENTRY DOOR
Scale: N.T.S.



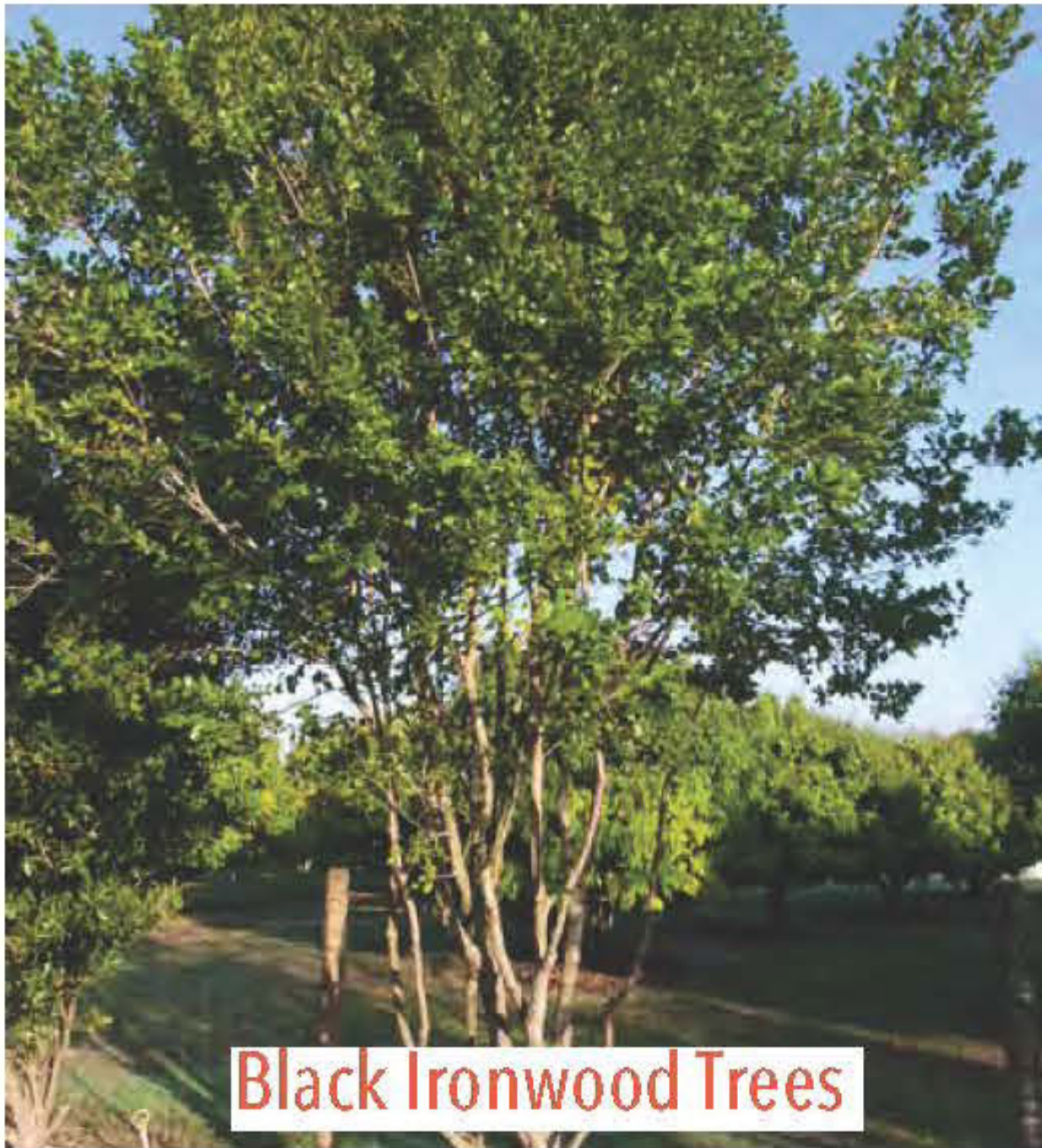
3 SOUTHEAST PROPERTY LINE VIEW - ROOF TERRACE
Scale: N.T.S.

SOUTH EDGE PLANTING CONDITION IMAGERY

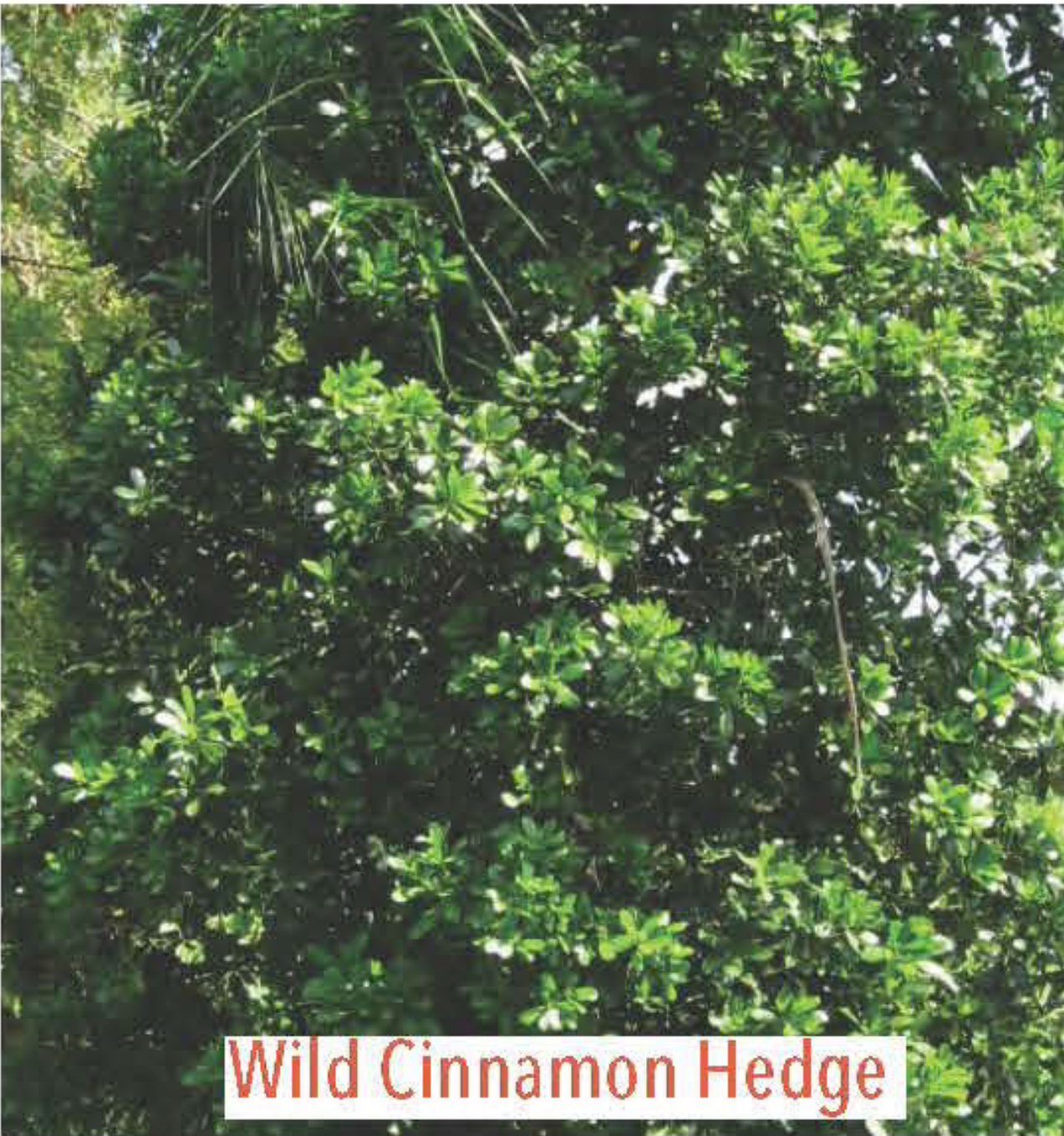
Current Edge Planting Condition to Remain



Additional Proposed Planting

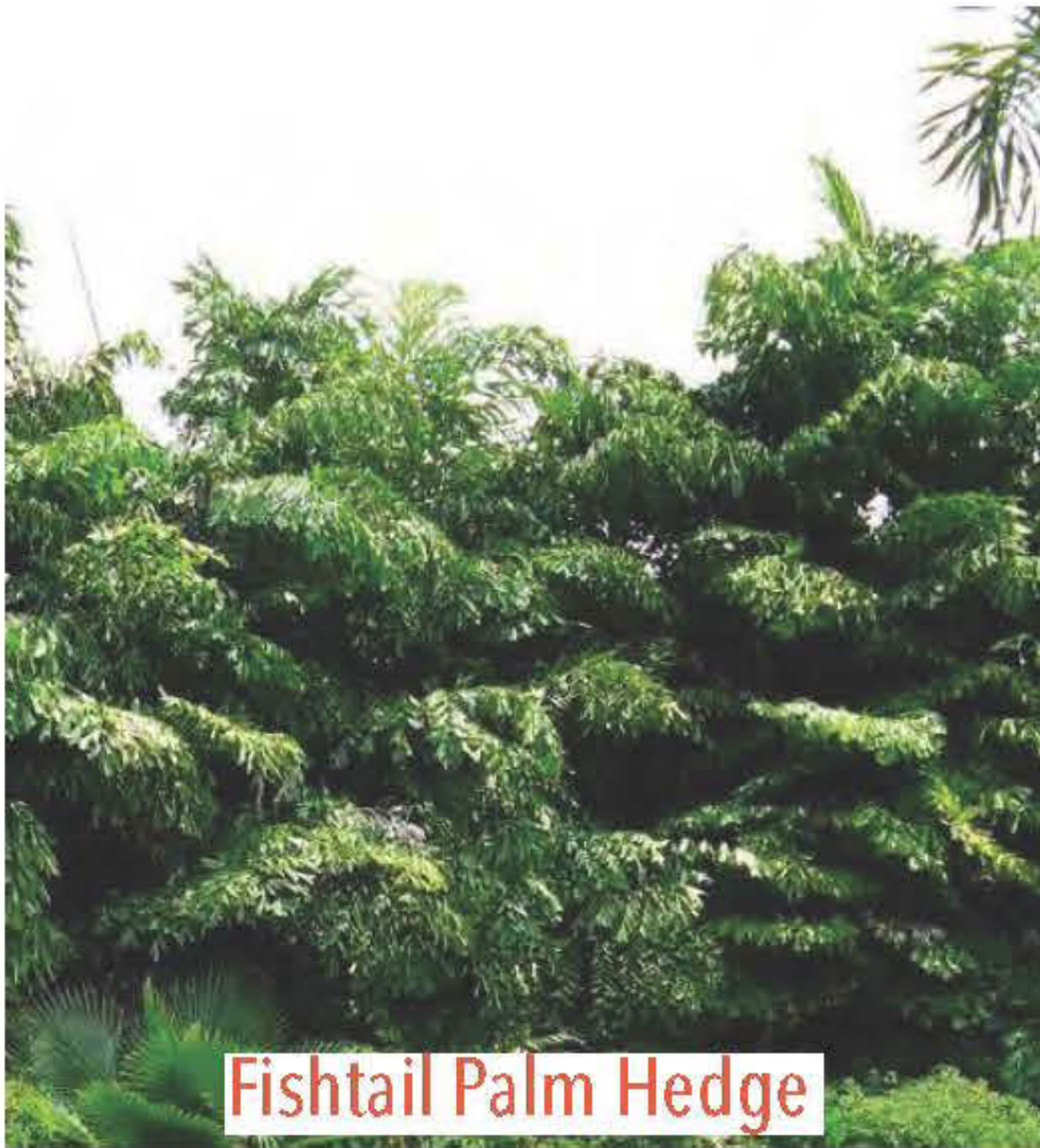
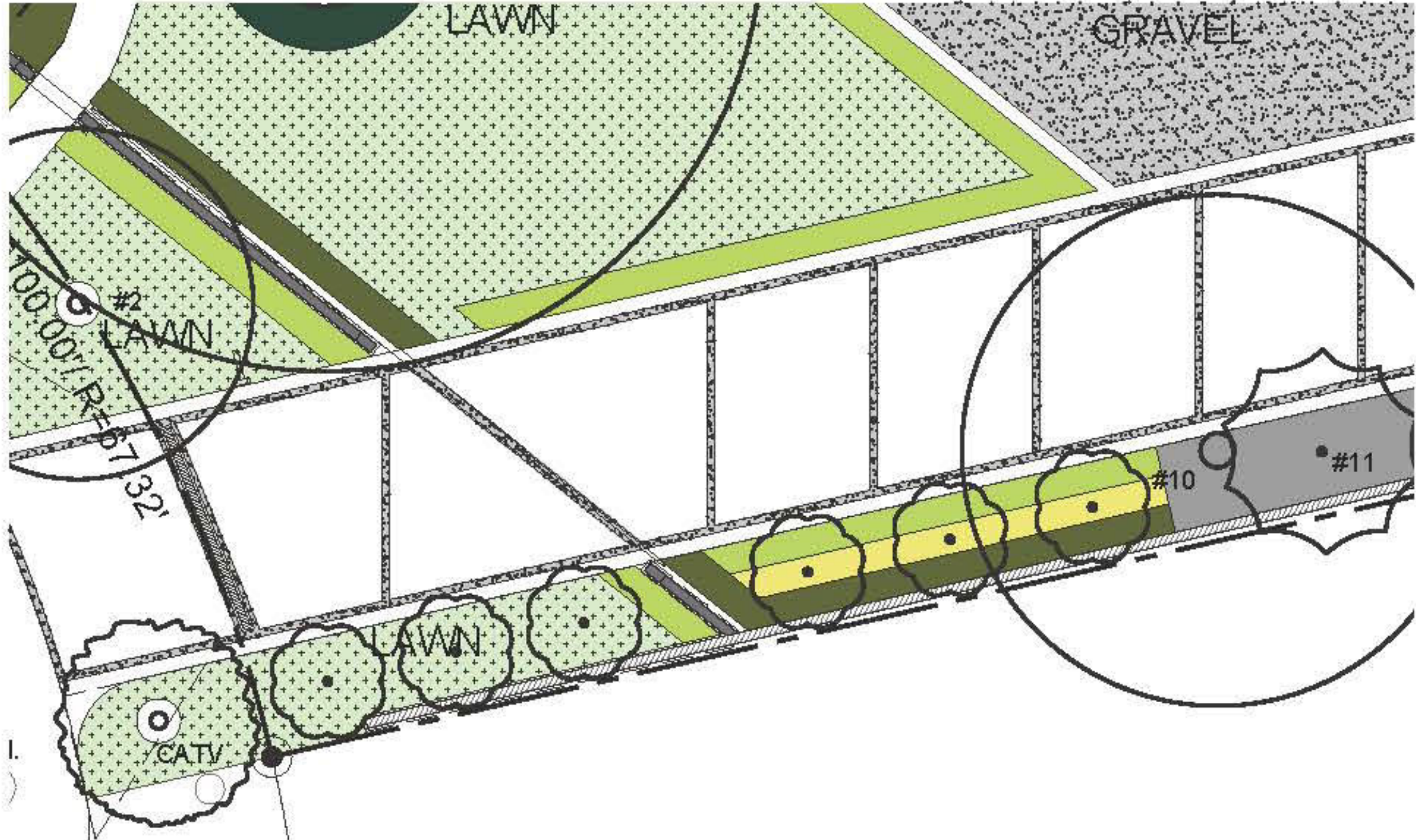


Black Ironwood Trees

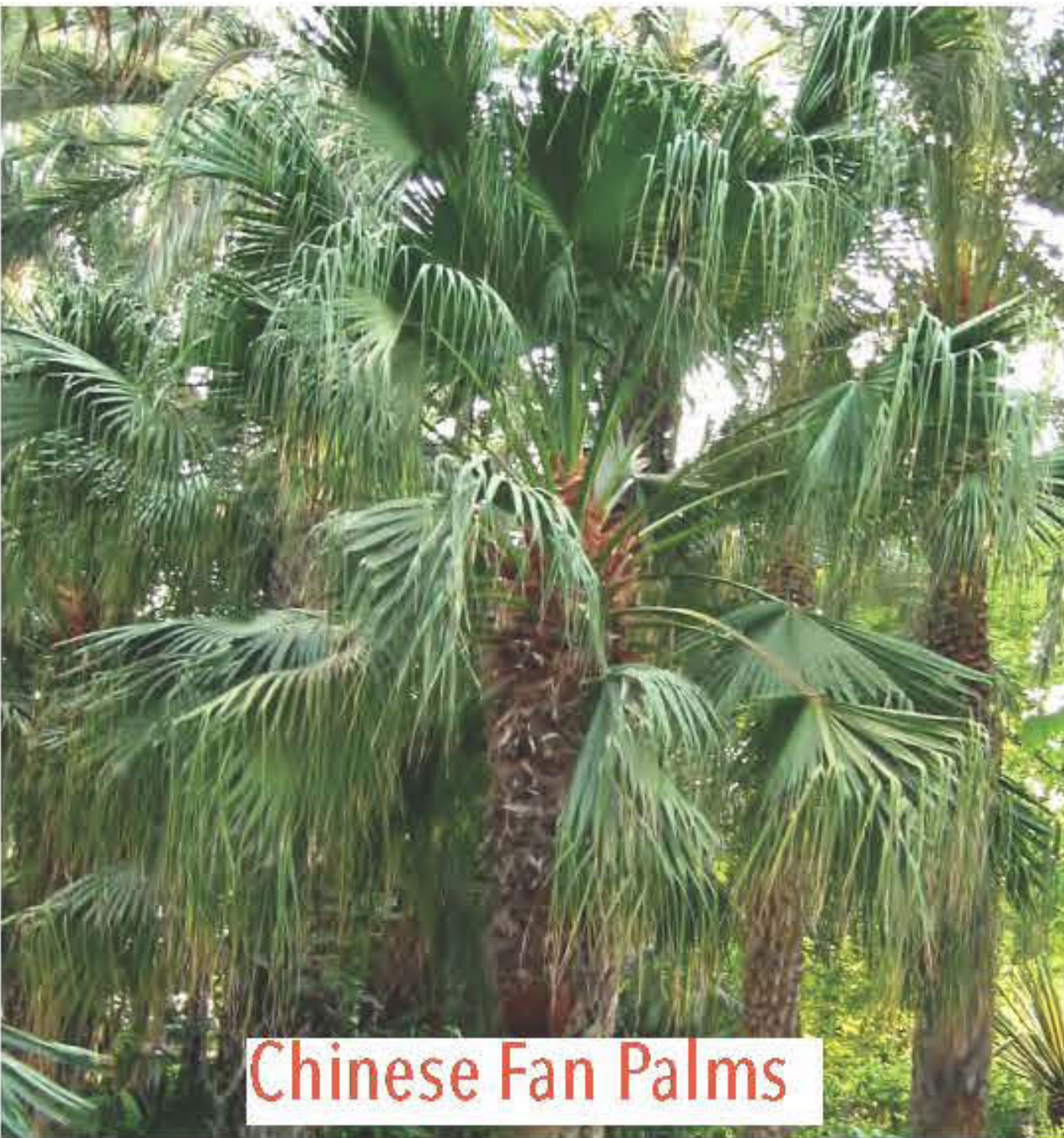


Wild Cinnamon Hedge

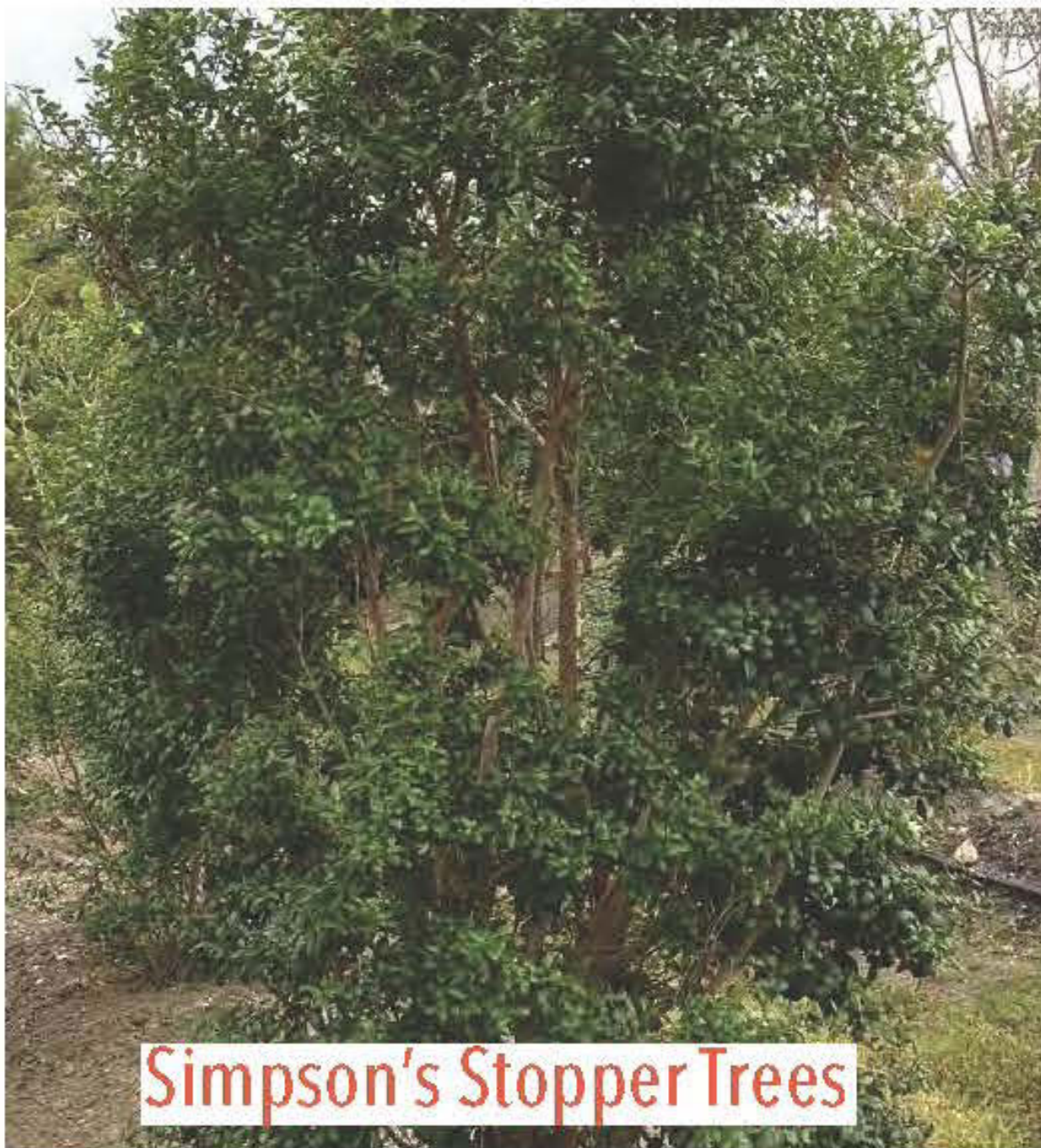
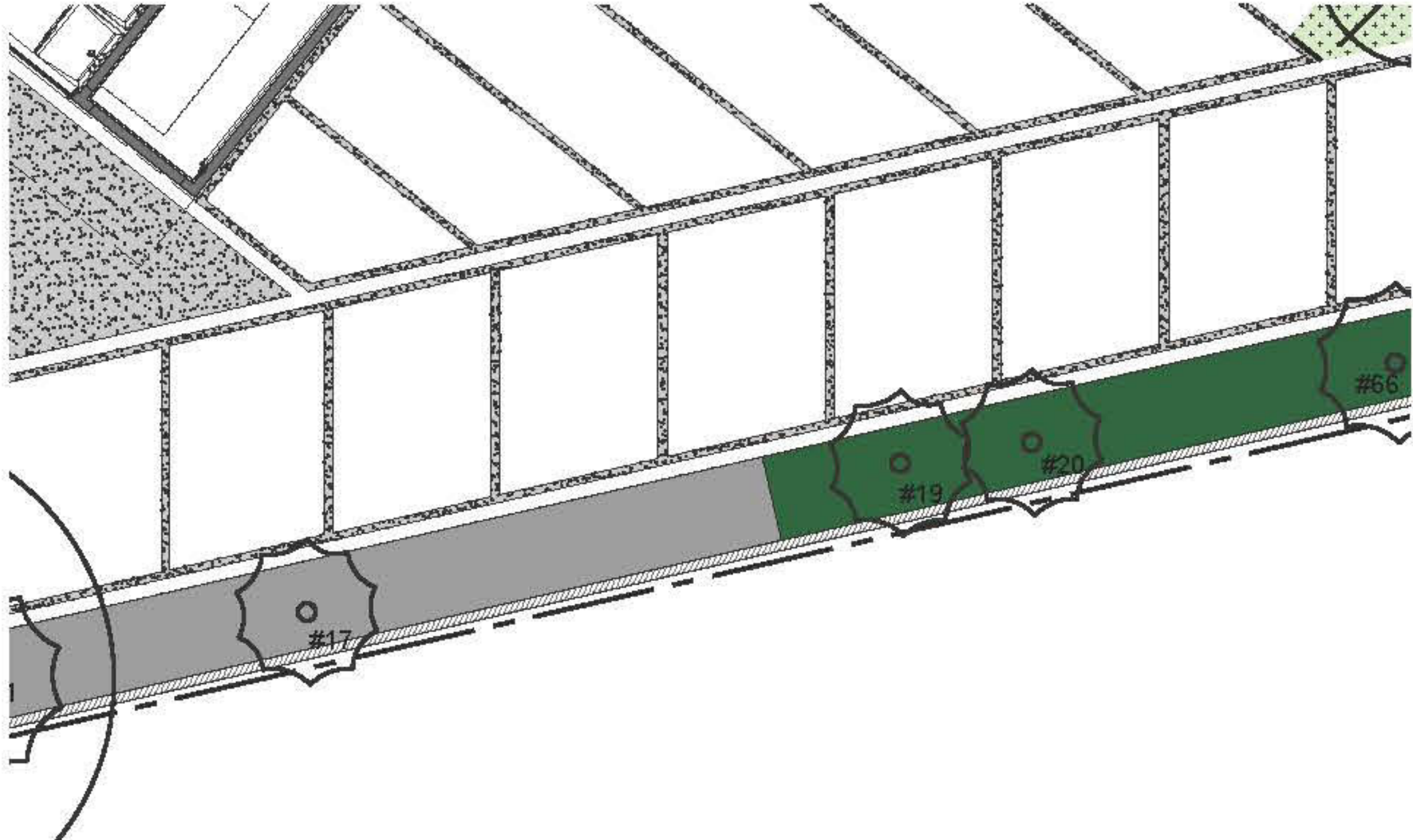
Proposed Edge Planting Layout



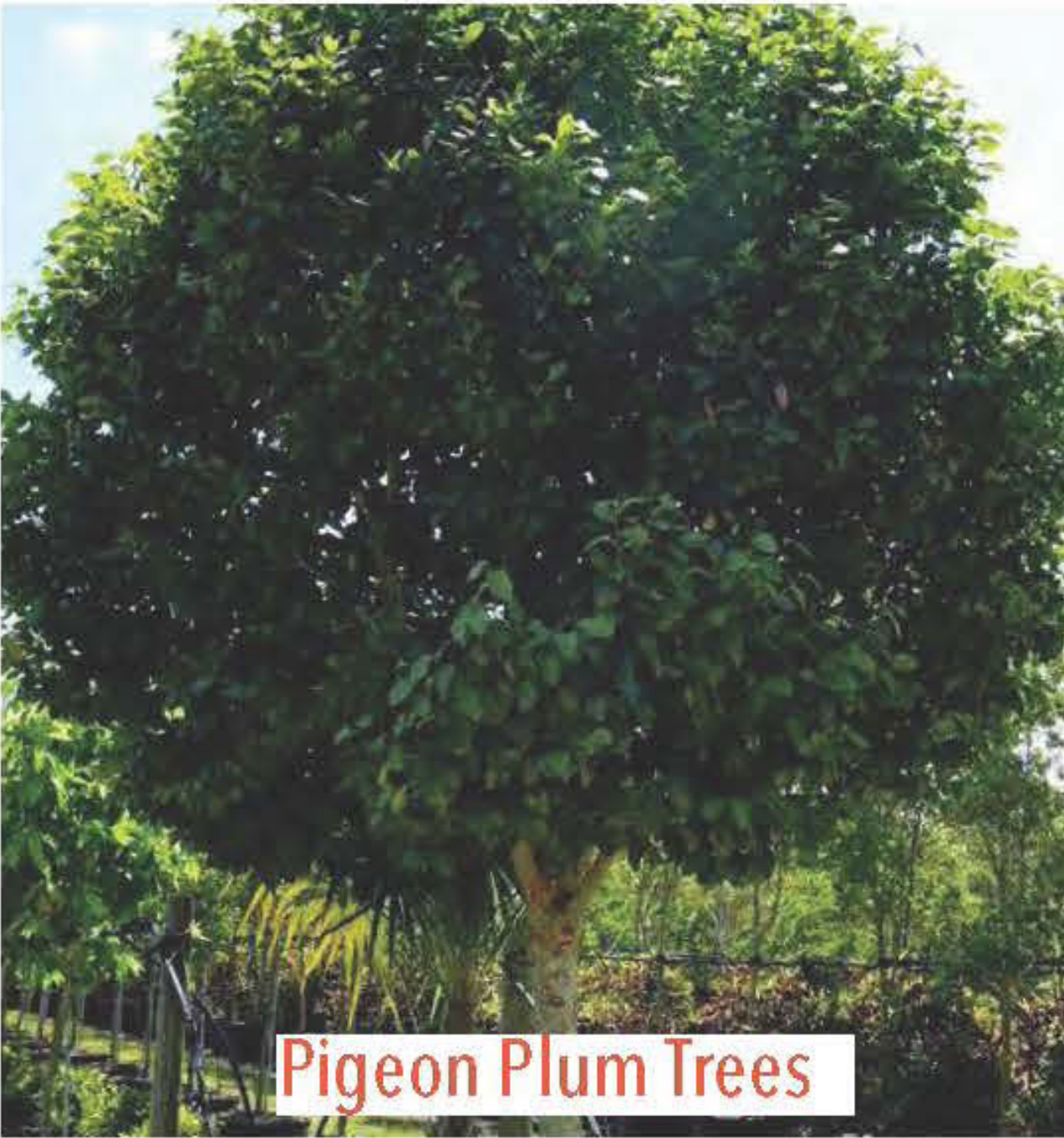
Fishtail Palm Hedge



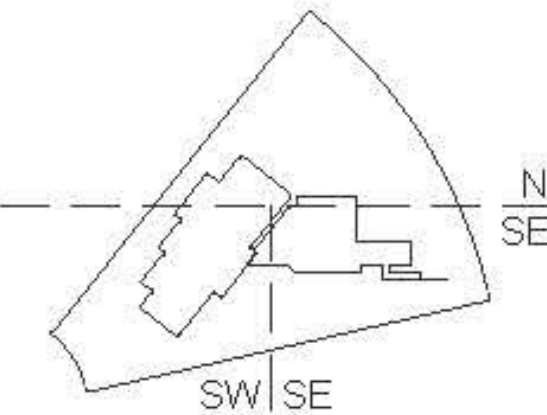
Chinese Fan Palms



Simpson's Stopper Trees



Pigeon Plum Trees

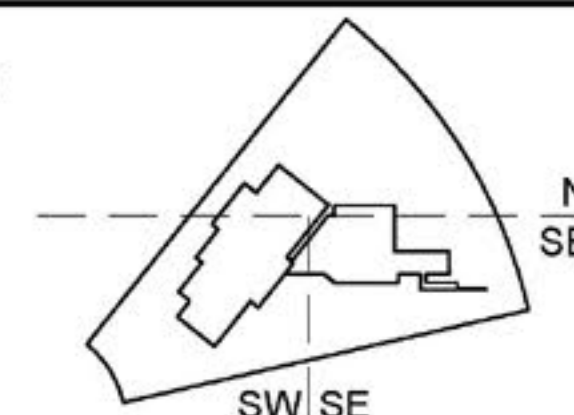


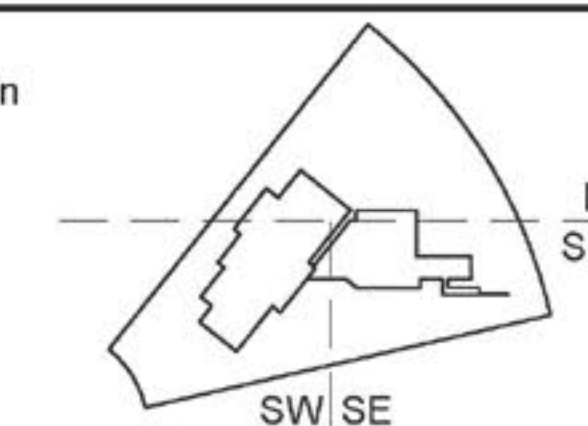
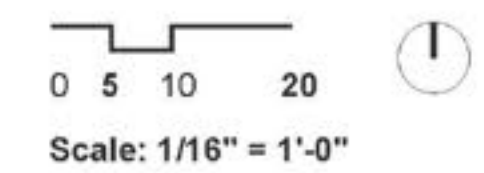
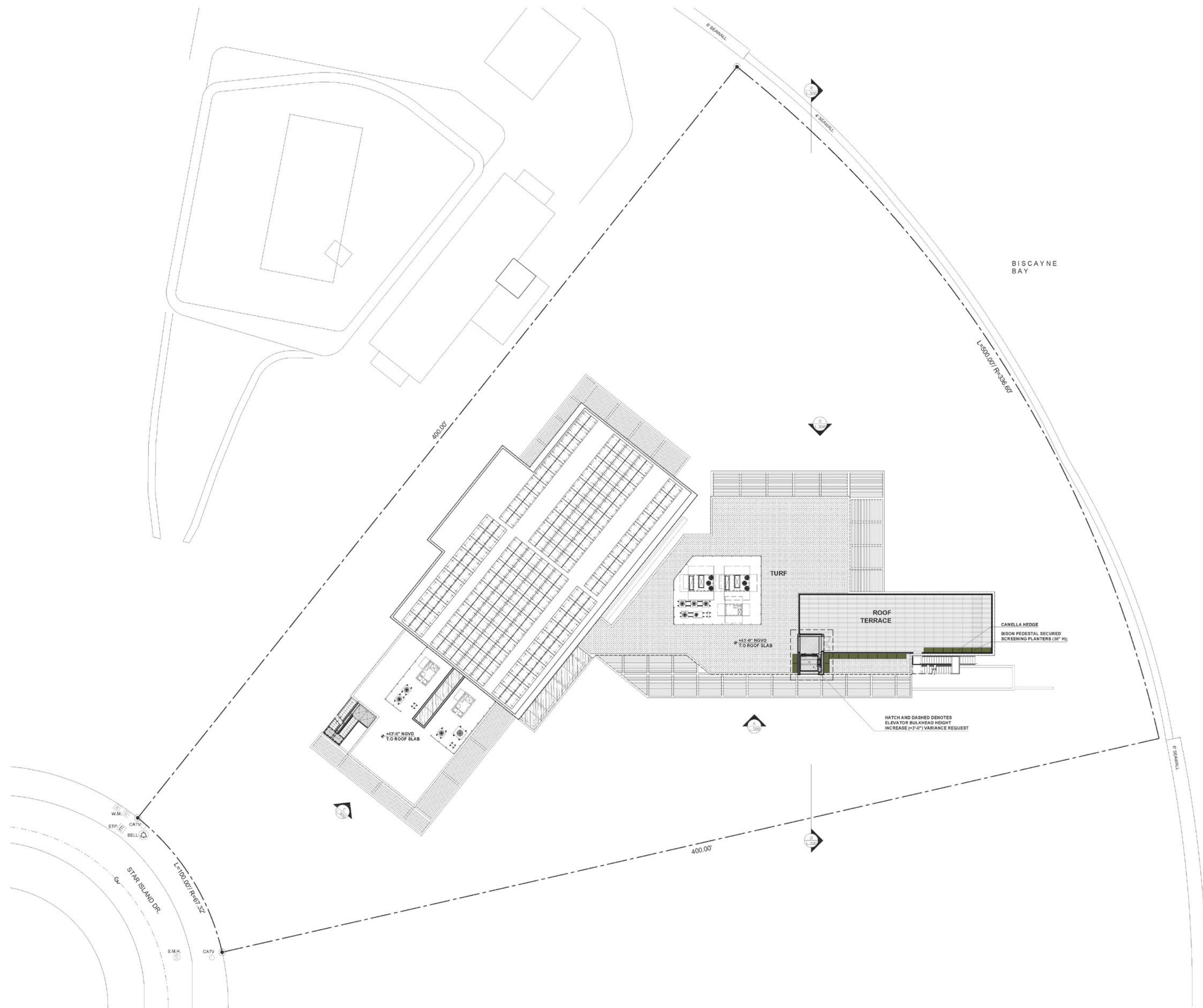


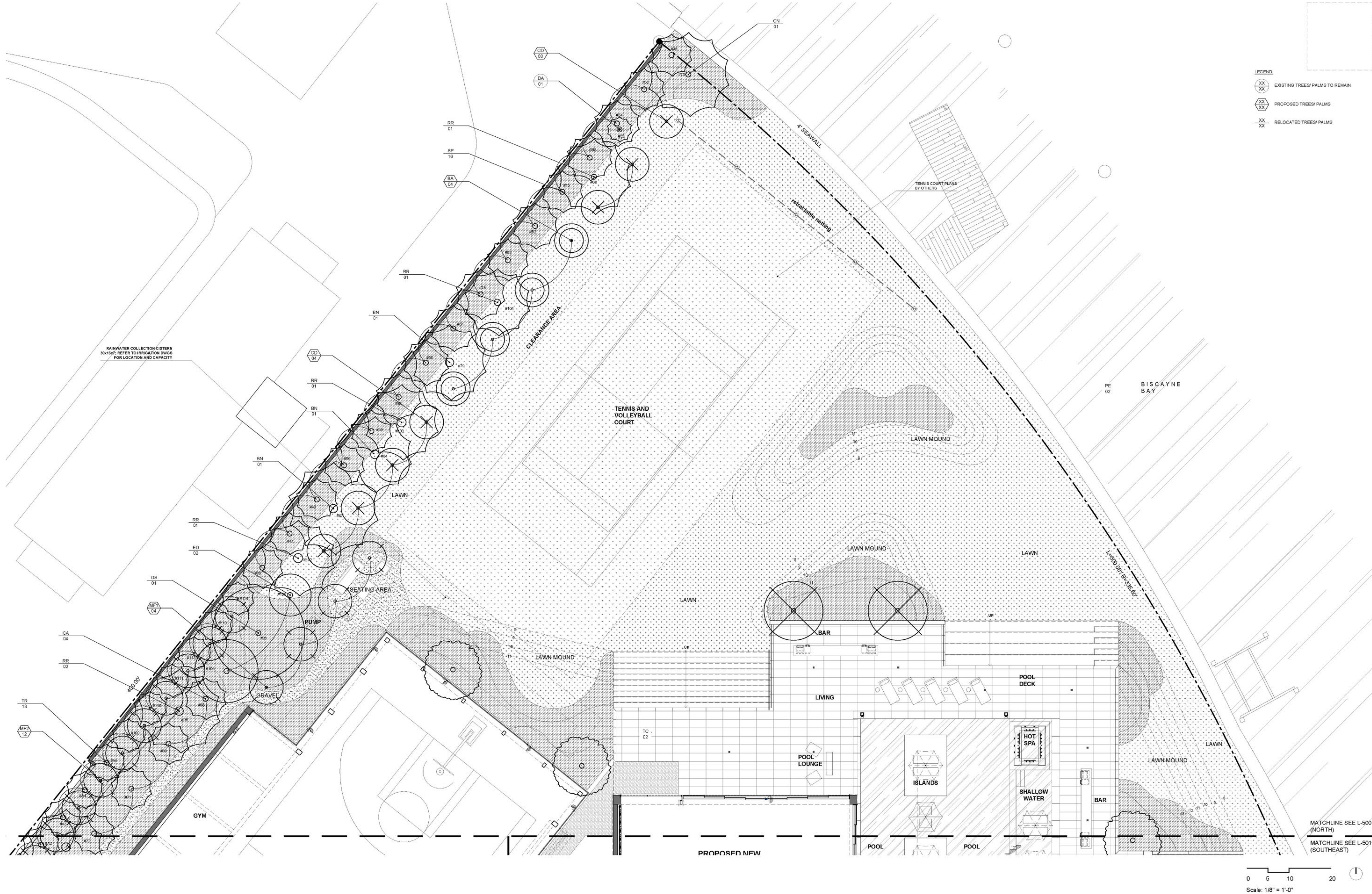
TREE DISPOSITION SCHEDULE						
No.	Common Name	Scientific Name	Diameter (in)	Height (ft)	Spread (ft)	Disposition
1	Chinese Fan Palm	Livistona chinensis	7.5	25	12	Fair-Good
2	Pitchapple	Clusia rosea	7.5, 5.4, 5.5, 5.4, 5	25	24	Good
3	Pigmy Date Palm	Phoenix roebeleni	10	8	10	Fair
4	Senegal Date Palm	Phoenix recinata	4, 5.5, 4.5	15	20	Fair
5	Pigeon Plum	Coccoloba diversifolia	7.1	18	15	Good
6	Canary Island Date Palm	Phoenix canariensis	23.8	24	18	Good
7	Canary Island Date Palm	Phoenix canariensis	20.5	24	18	Good
8	Pigeon Plum	Coccoloba diversifolia	4.5	15	12	Fair
9	Banana	Musa sp.	multi	25	15	Good
10	Gumbo Limbo	Bursera simaruba	28.5	35	35	Very Good
11	Chinese Fan Palm	Livistona chinensis	0	14	14	Good
12	Chinese Fan Palm	Livistona chinensis	0	14	14	Good
13	Chinese Fan Palm	Livistona chinensis	0	14	14	Good
14	Lady Palm	Rhapis excelsa	multi	10	15	Fair
15	Queensland Umbrella	Schefflera actinophylla	11.8	28	20	Fair
16	Queensland Umbrella	Schefflera actinophylla	9.3	25	12	Fair
17	Chinese Fan Palm	Livistona chinensis	7.7	25	10	Good
18	Queensland Umbrella	Schefflera actinophylla	22.0	25	20	Fair-Good
19	Chinese Fan Palm	Livistona chinensis	9.3	28	10	Good
20	Chinese Fan Palm	Livistona chinensis	8.6	30	10	Good
21	Queensland Umbrella	Schefflera actinophylla	7.5, 14	30	20	Fair-Good
22	Queensland Umbrella	Schefflera actinophylla	12.5	30	20	Fair-Good
23	Chinese Fan Palm	Livistona chinensis	9, 6.5, 7	30	20	Good
24	Queensland Umbrella	Schefflera actinophylla	16.0	25	12	Poor
25	Queensland Umbrella	Schefflera actinophylla	24.0	20	0	Dead
26	Queensland Umbrella	Schefflera actinophylla	10.5, 7.3, 9.10, 8	25	30	Fair
27	Queensland Umbrella	Schefflera actinophylla	11.5, 10.5	25	14	Fair
28	Royal Palm	Roystonea regia	17.0	60	14	Fair
29	Royal Palm	Roystonea regia	18.9	60	14	Fair
30	Royal Palm	Roystonea regia	18.8	50	14	Fair
31	Bitter Garcinia	Garcinia spicata	14.8	25	22	Good
32	Mexican Fan Palm	Washingtonia robusta	11.0	40	12	Fair
33	Seagrape	Coccoloba uvifera	34.0	35	30	Fair-Poor
34	Mexican Fan Palm	Washingtonia robusta	15.3	30	12	Fair
35	Mexican Fan Palm	Washingtonia robusta	13.6	45	12	Fair
36	Seagrape	Coccoloba uvifera	14.4, 12, 13	25	30	Poor
37	Paurotis Palm	Acroelomphale virgata	25 @ 2-3	12	18	Good
38	Cabbage Palm	Sabal palmetto	8	25	10	Fair
39	Cabbage Palm	Sabal palmetto	7	22	10	Fair
40	Dragon Tree	Dracaena draco	9.9, 14, 7.5	15	20	Fair
41	Cabbage Palm	Sabal palmetto	9.1	30	10	Fair
42	Coconut Palm	Cocos nucifera	9	30	16	Good
43	Cabbage Palm	Sabal palmetto	6.5	25	8	Fair-Poor
44	Cabbage Palm	Sabal palmetto	9.6	30	8	Fair-Poor
45	Cabbage Palm	Sabal palmetto	9	24	10	Fair
46	Cabbage Palm	Sabal palmetto	11.9	22	10	Fair
47	Cabbage Palm	Sabal palmetto	10.0	25	8	Fair-Poor
48	Cabbage Palm	Sabal palmetto	7.5	22	10	Fair
49	Cabbage Palm	Sabal palmetto	10.0	28	10	Fair
50	Cabbage Palm	Sabal palmetto	12.8	22	10	Fair
51	Canary Island Date Palm	Phoenix canariensis	22.5	35	15	Fair-Poor
52-66	see notes at end of list					
67	Bismarck Palm	Bismarckia nobilis	21.0	35	22	Fair
68	Silver Palm	Coccothrinax alta	4.9	18	10	Good
69	Silver Palm	Coccothrinax alta	5.5	18	10	Good
70	Royal Trumpet	Tabebuia caraba	15	18	20	Good
71	Silver Palm	Coccothrinax alta	4.3	18	10	Good
72	Silver Palm	Coccothrinax alta	4.4	18	10	Good
73	Coconut Palm	Cocos nucifera	7.1	22	20	Good
74	Canary Island Date Palm	Phoenix canariensis	23.0	25	18	Fair
75	Canary Island Date Palm	Phoenix canariensis	24.7	25	12	Poor
76	Bougainvillea	Bougainvillea spectabilis	5.0	8	4	Fair
77	Bougainvillea	Bougainvillea spectabilis	5.0	8	6	Fair
78	Cabbage Palm	Sabal palmetto	14	20	12	Fair-Good
79	Bismarck Palm	Bismarckia nobilis	17.8	35	18	Fair-Poor
80	Chinese Fan Palm	Livistona chinensis	8.1	22	12	Fair
81	Chinese Fan Palm	Livistona chinensis	7.8	20	12	Fair
82	Medjool Date Palm	Phoenix dactylifera 'Medjool'	17	40	22	Fair-Good
83	Medjool Date Palm	Phoenix dactylifera 'Medjool'	16.4	40	22	Fair-Good
84	Bismarck Palm	Bismarckia nobilis	18.8	35	18	Poor
85	Cabbage Palm	Sabal palmetto	6.8	25	10	Fair
86	Cabbage Palm	Sabal palmetto	7.3	25	10	Fair
87	Verawood	Bulnesia arborea	9	22	30	Good
88	Golden Hawaii Bamboo	Bambusa vulgaris 'Vittata'	40 @ 3-4	20	20x20	Fair
89	Strangler Fig	Ficus aurea	80.0	50	50	Poor
90	Strangler Fig	Ficus aurea	120	50	70	Good
91	Chinese Fan Palm	Livistona chinensis	7.7, 9.9	20, 28	12, 12	Good
92	Royal Palm	Roystonea regia	17.3	60	18	Good
93	Red Latan Palm	Latania lontaroides	7.1	20	10	Good
94	Red Latan Palm	Latania lontaroides	8.7	22	12	Good
95	Red Latan Palm	Latania lontaroides	7.9	20	12	Good
96	Royal Palm	Roystonea regia	23	40	20	Good
97	Pigeon Plum	Coccoloba diversifolia	35	30	30	Very Good
98	Canary Island Date Palm	Phoenix canariensis	22	25	20	Good
99	Queensland Umbrella	Schefflera actinophylla	multi	25	25	Good
100	Mango	Mangifera indica	20.3	35	30	Good
101	Mango	Mangifera indica	18.5	35	30	Good
102	Royal Palm	Roystonea regia	19.5	40	18	Good
103	Royal Palm	Roystonea regia	16	40	18	Good
104	Royal Palm	Roystonea regia	18	45	16	Good
105	Japanese Blueberry	Elaeocarpus decipiens	7.5	25	15	Good
106	Japanese Blueberry	Elaeocarpus decipiens	5.5	25	10	Good
107	Mexican Fan Palm	Washingtonia robusta	11.6	40	14	Fair-Good
108	Mexican Fan Palm	Washingtonia robusta	12.9	50	14	Fair-Good
109	Thatch Palm	Thrinax radiata	5	30	8	Good
110	Thatch Palm	Thrinax radiata	5	30	8	Good
111	Thatch Palm	Thrinax radiata	5	30	8	Good
112	Thatch Palm	Thrinax radiata	5	30	8	Good
113	Thatch Palm	Thrinax radiata	5	30	8	Good
114	Thatch Palm	Thrinax radiata	5	30	8	Good

Trees #52-#66 are in a cluster and indistinguishable on the survey. They are as follows:

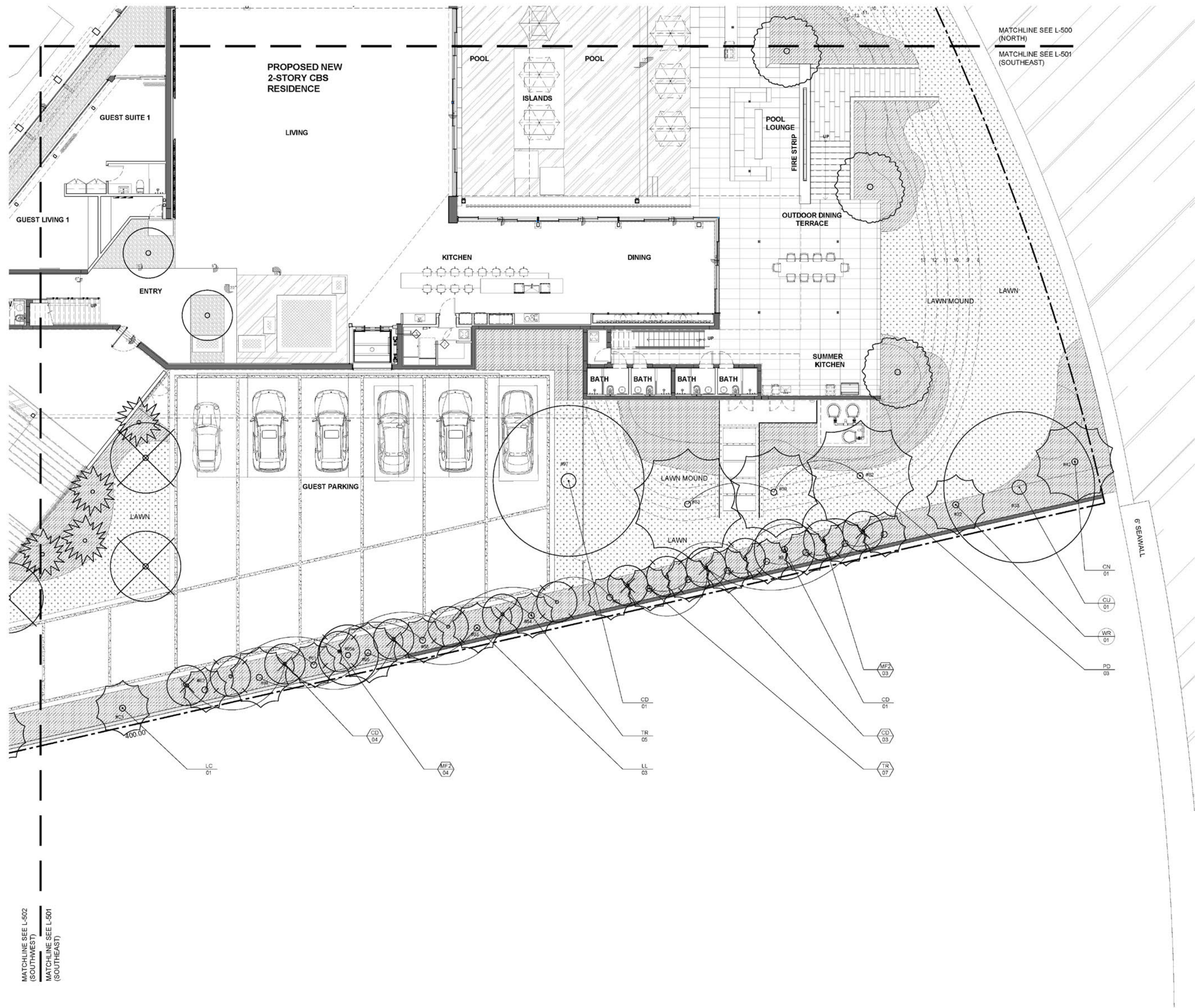
No.	Common Name	Scientific Name	Diameter	Height	Spread	Condition	Disposition
52	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
54	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
58	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
61	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
62	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
64	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
65	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
A1	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
A2	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
A3	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
A4	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
A5	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good	Relocate
56	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good	Relocate
B1	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good	Relocate
B2	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good	Relocate
B3	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good	Relocate
B4	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good	Relocate
B5	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good	Relocate
53	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Remove
57	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Remove
63	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Remove
66	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Relocate
C1	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Relocate
C2	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Remove
59	Medjool Date Palm	Phoenix dactylifera 'Medjool'	16.5	40	18	Fair-Good	Relocate
60	Royal Palm	Roystonea regia	15.8	40	18	Good	Relocate
55	Hurricane Palm	Dicypspasma album	5.0	18	6	Fair-Poor	Retain



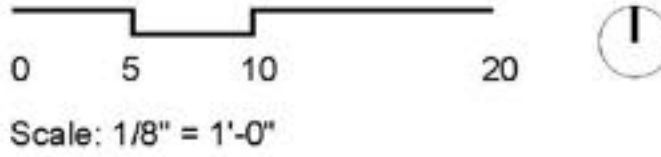




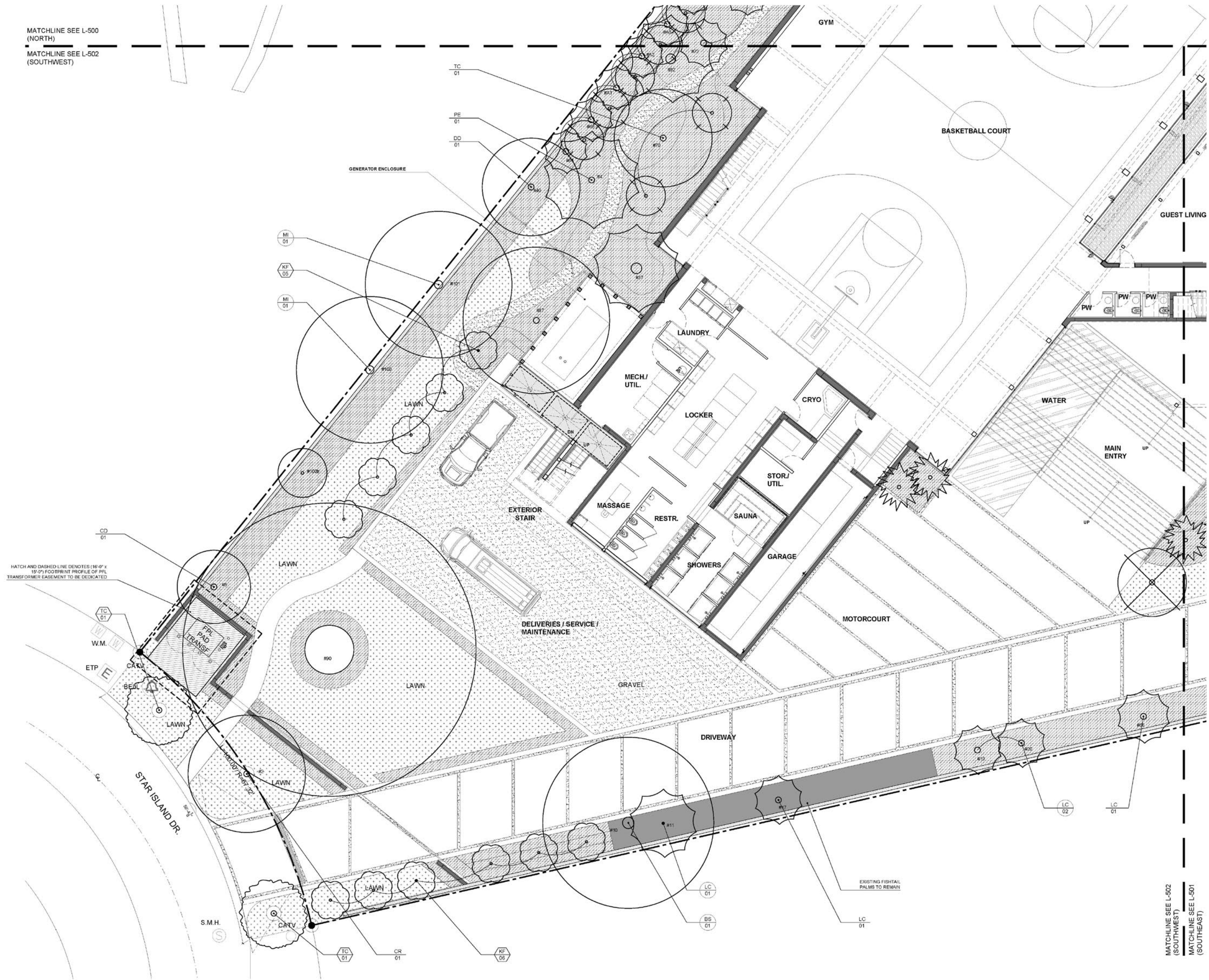
- LEGEND:
- XX XX EXISTING TREES/ PALMS TO REMAIN
 - XX XX PROPOSED TREES/ PALMS
 - XX XX RELOCATED TREES/ PALMS



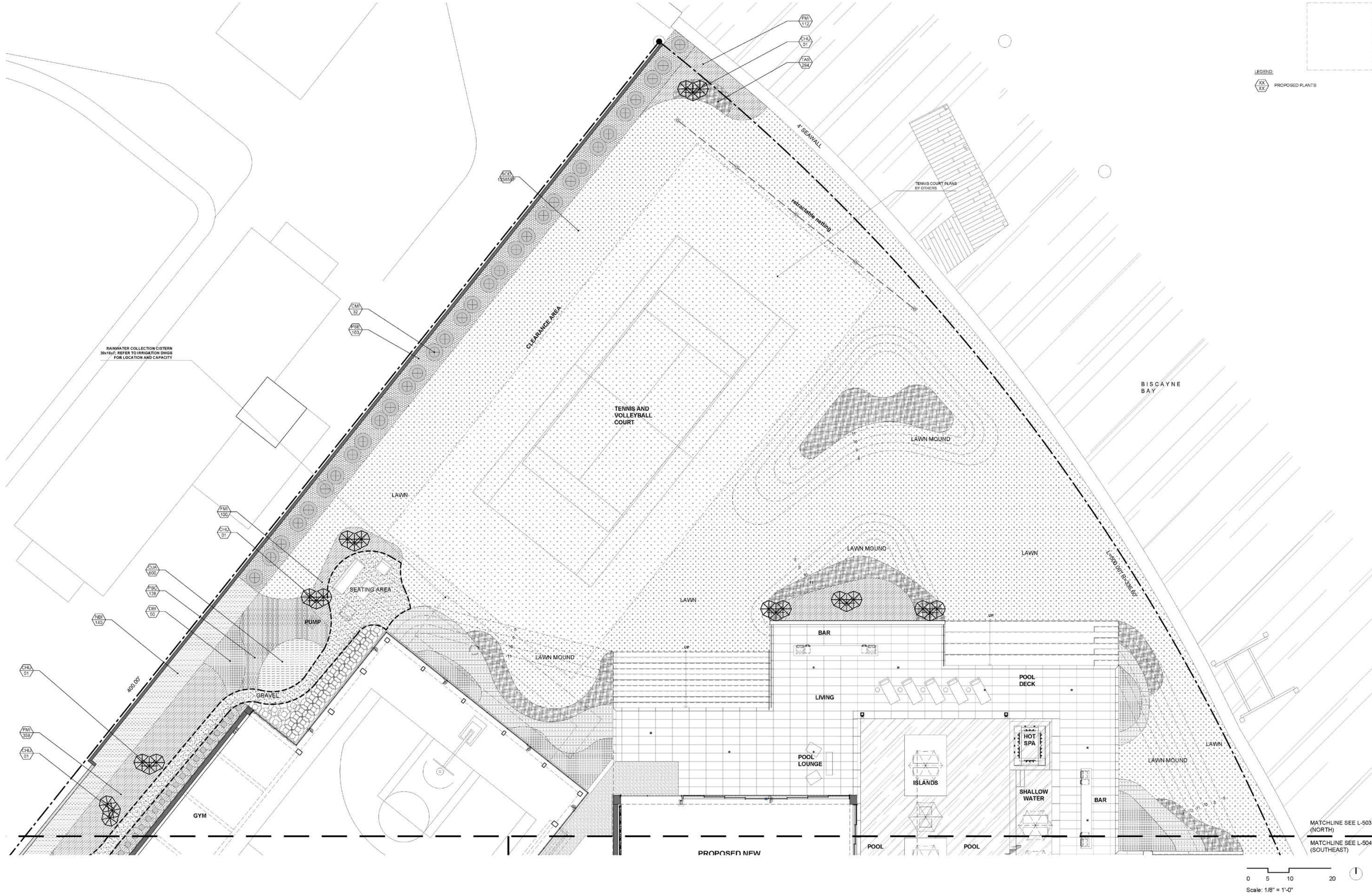
- LEGEND
- XX XX EXISTING TREES/ PALMS TO REMAIN
 - XX XX PROPOSED TREES/ PALMS
 - XX XX RELOCATED TREES/ PALMS

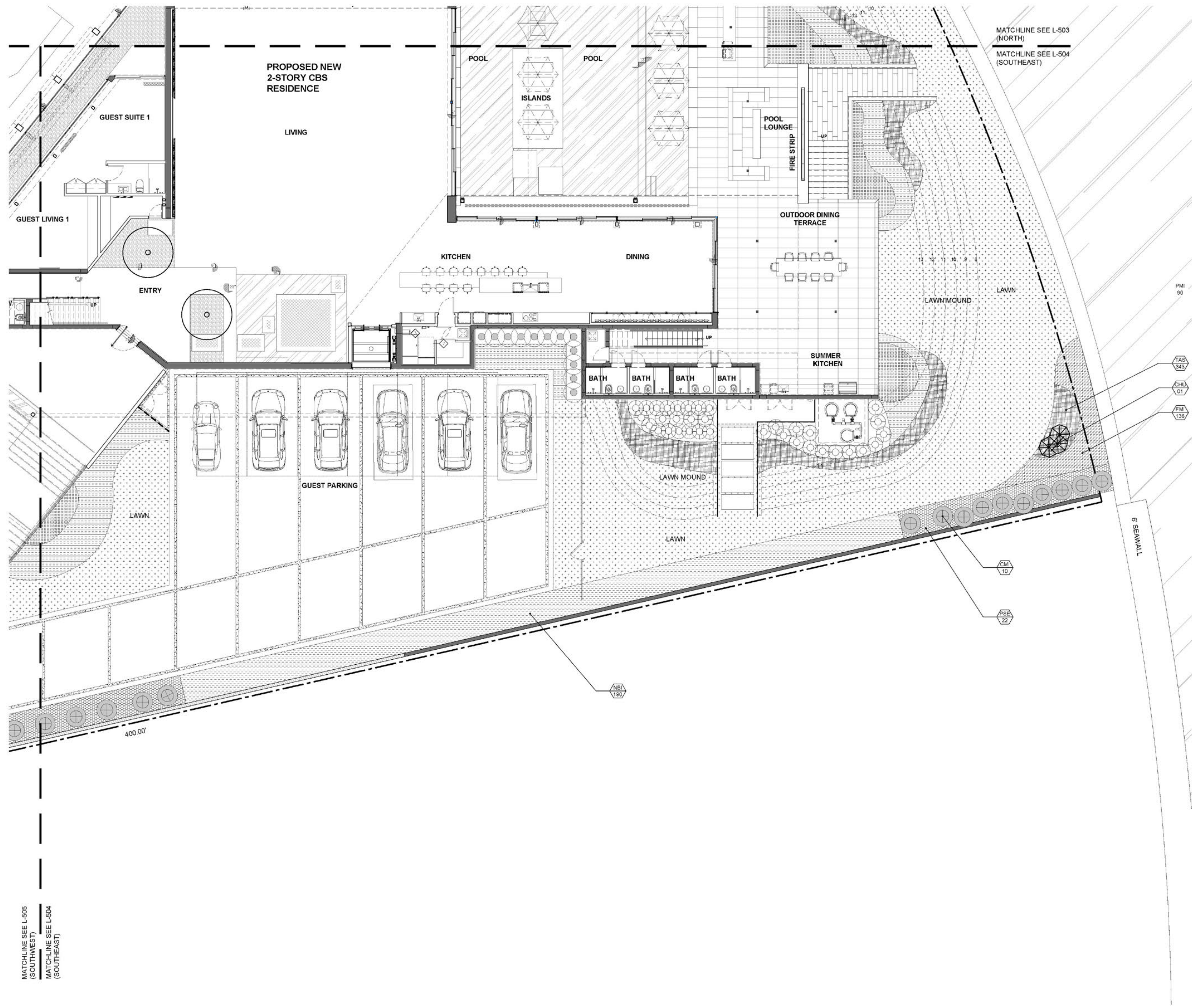


MATCHLINE SEE L-500
(NORTH)
MATCHLINE SEE L-502
(SOUTHWEST)



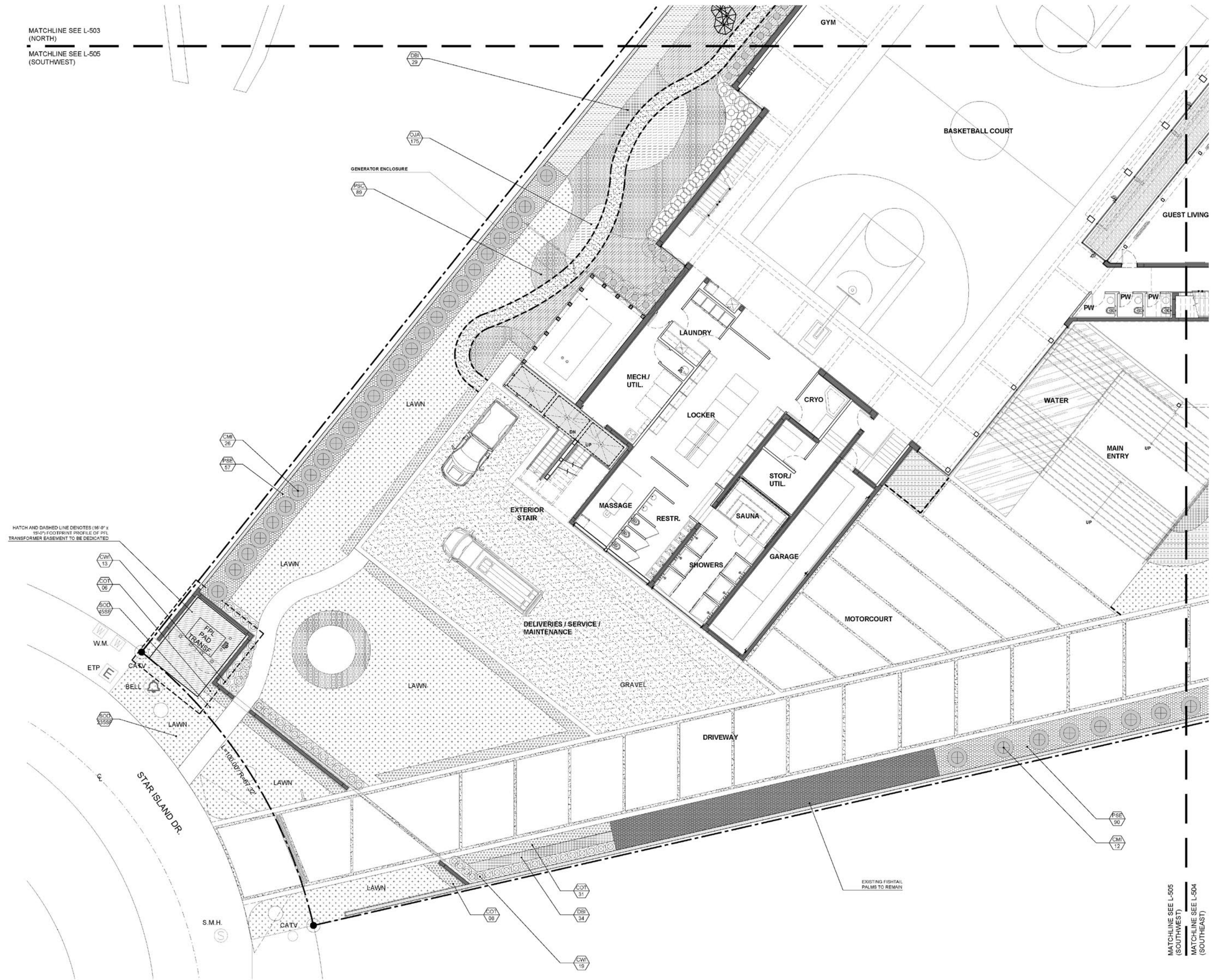
- LEGEND:
- XX XX EXISTING TREES/ PALMS TO REMAIN
 - XX XX PROPOSED TREES/ PALMS
 - XX XX RELOCATED TREES/ PALMS





MATCHLINE SEE L-503
(NORTH)
MATCHLINE SEE L-505
(SOUTHWEST)

LEGEND:
XX
XX
PROPOSED PLANTS



SOUTH SIDE ONLY

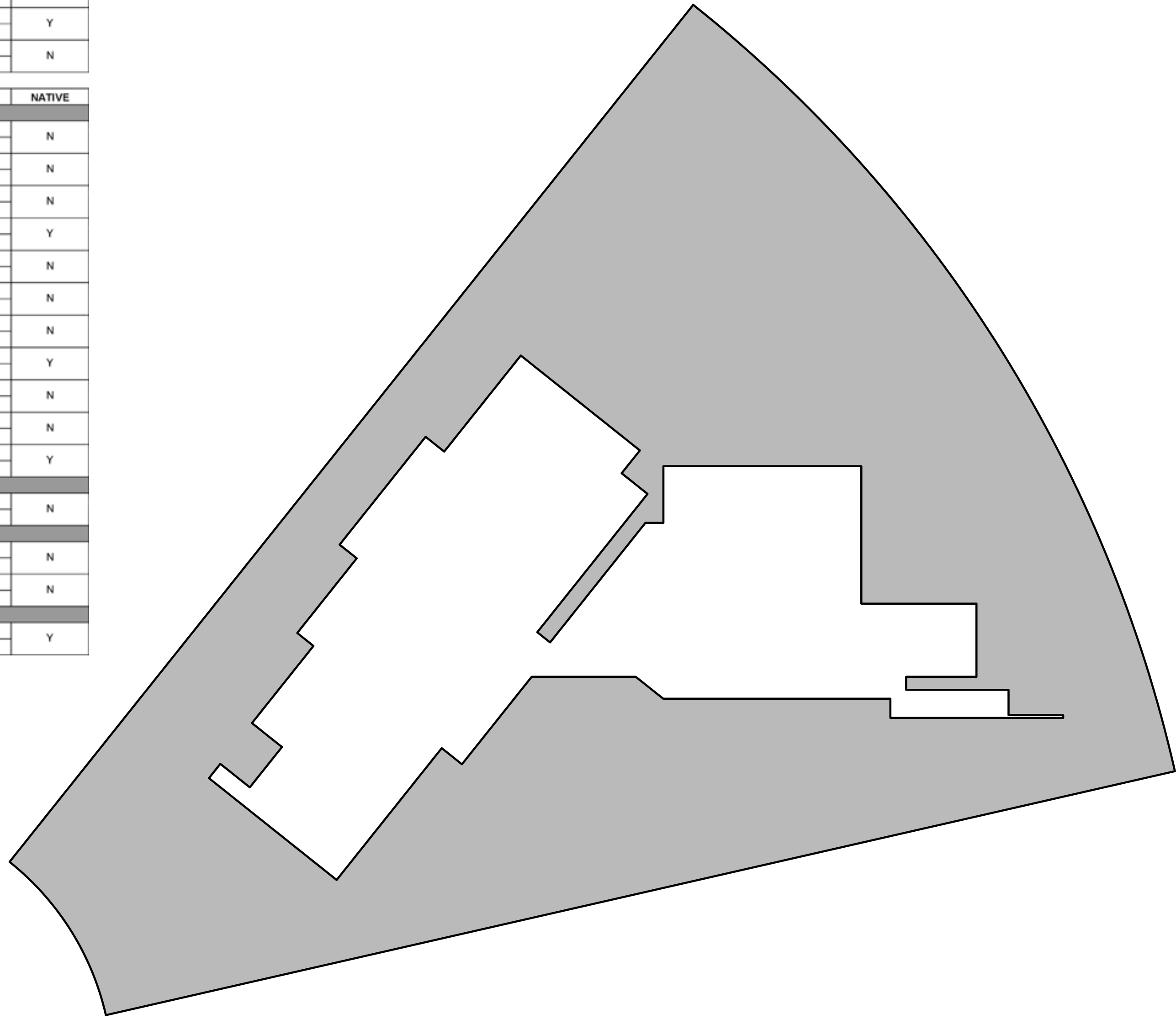
LANDSCAPE SCHEDULE - CANOPY					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES AT PLANTING	APPROXIMATE POTENTIAL MATURE HEIGHT AND CALIPER	NATIVE
TREES AND PALMS					
CD	7	Coccoloba diversifolia PIGEON PLUM	MIN. 16' HT, 4" DBH, 8' spread FG	25' HT, 10" CALIPER	Y
MF2	7	Myrcianthes fragrans SIMPSON'S STOPPER	MIN. 16' HT, 4" DBH, 8' spread, Full to base 65G	25' HT, 10" CALIPER	Y
KF	6	Krugiodendron ferreum BLACK IRONWOOD	MIN. 16' HT, 4" DBH, 8' spread FG	20' HT, 10" CALIPER	Y
TC	1	Tabebuia caraba YELLOW TABEBUIA	20' HT, 8" DBH, 14' spread, Character tree FG	25' HT, 10" CALIPER	N
TR	7	Thrinax radiata THATCH PALM	20' CT, 8' SP FG	20' HT	Y

LANDSCAPE SCHEDULE - UNDERSTORY					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES AT PLANTING	APPROXIMATE POTENTIAL MATURE HEIGHT AND CALIPER	NATIVE
SHRUBS					
CMI	22	Caryota mitis FISHTAIL PALM	14' HT, 4" SP, 4" O.C 45G	18' HT	N
CWI	19	Canella winterana CANELLA	6' HT, 2" SP, 24" O.C 15G	25' HT	Y
PSE	112	Philodendron selloum 'Hope' PHILODENDRON HOPE	3' HT, 30" O.C 7G	5' HT, CALIPER N/A	N
DBI	34	Dietes bicolor DIETES BICOLOR	2' HT, 18" O.C 3G	3' HT, CALIPER N/A	N
NBI	190	Nephrolepis biserrata 'Macho' MACHO FERN	18" HT, 24" O.C 3G	4' HT, CALIPER N/A	Y
FMI	136	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	12-18" HT, FULL, 15" O.C 7G	3' HT, CALIPER N/A	N
COT	39	Cotoneaster ssp. COTONEASTER	12" HT, 12" O.C 3G	2' HT, CALIPER N/A	N
ACCENTS					
CHU	1	Chamaecyparis humilis EUROPEAN FAN PALM	3'-6" HT, TRIPLE PALMS 25G	10' HT, CALIPER N/A	N
GROUNDCOVERS					
TAS	343	Trachelospermum asiaticum ASIATIC JASMINE	4" HT, 6" O.C 1G	N/A	N

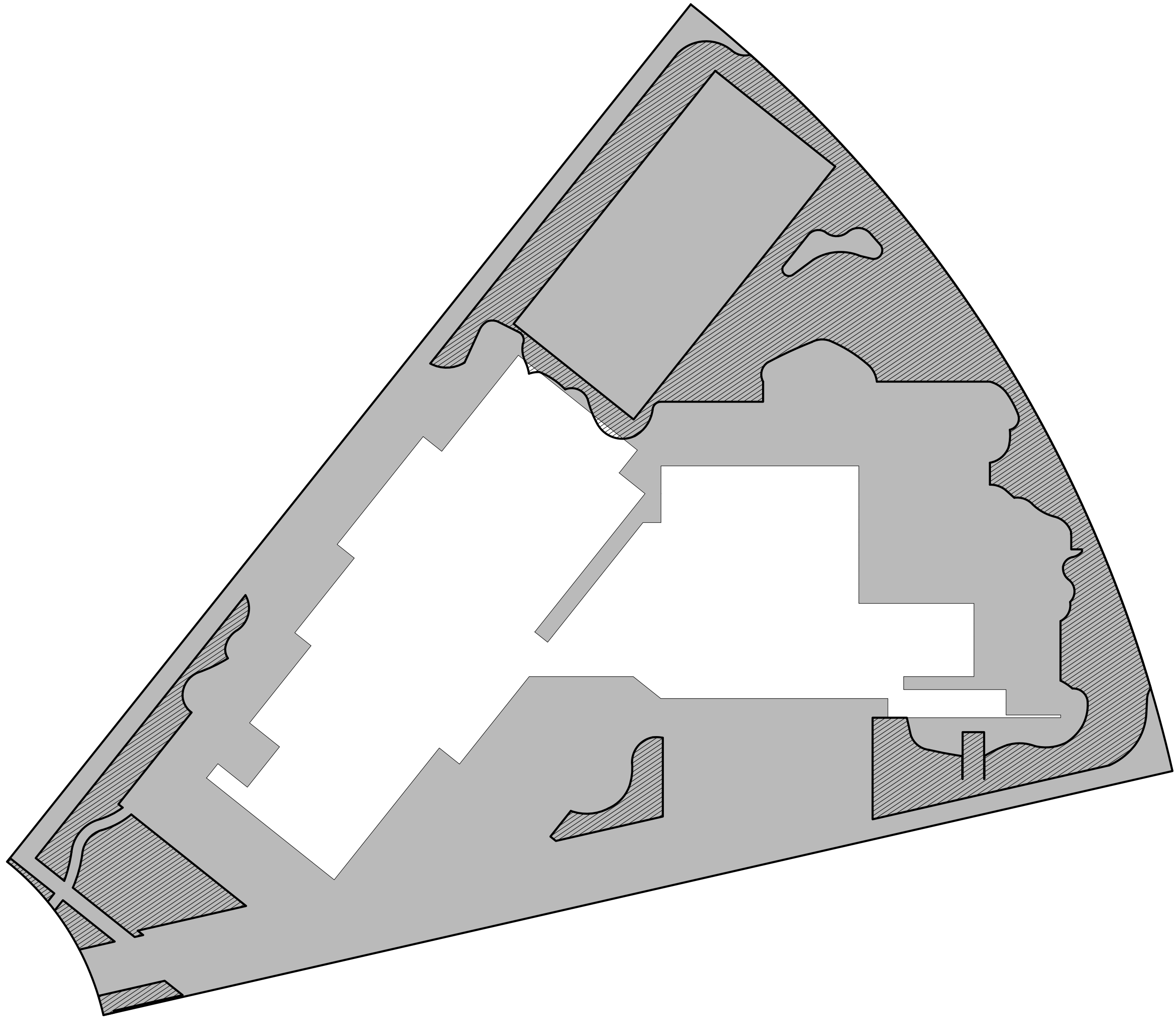
LANDSCAPE SCHEDULE - ROOFTOP					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES		NATIVE
SHRUBS					
CWI	36	Canella winterana CANELLA	4' HT, 2" SP, 24" O.C 7G	6' HT	Y

NORTH SIDE ONLY

LANDSCAPE SCHEDULE - CANOPY (NORTH ONLY)					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	APPROXIMATE POTENTIAL MATURE HEIGHT AND CALIPER	NATIVE
TREES AND PALMS					
CD	7	Coccoloba diversifolia PIGEON PLUM	MIN. 16' HT, 4" DBH, 8' spread FG	25' HT, 10" CALIPER	Y
BA	4	Bulnesia arborea VERAWOOD	MIN. 16' HT, 4" DBH, 8' spread 25G	25' HT, 10" CALIPER	Y
MF1	4	Myrcianthes fragrans SIMPSON'S STOPPER	MIN. 16' HT, 4" DBH, 8' spread 65G	25' HT, 10" CALIPER	Y
MF2	12	Myrcianthes fragrans SIMPSON'S STOPPER	MIN. 16' HT, 4" DBH, 8' spread, Full to base 65G	25' HT, 10" CALIPER	Y
KF	5	Krugiodendron ferreum BLACK IRONWOOD	MIN. 16' HT, 4" DBH, 8' spread FG	20' HT, 10" CALIPER	Y
TC	1	Tabebuia caraba YELLOW TABEBUIA	20' HT, 8" DBH, 14' spread, Character tree FG	25' HT, 10" CALIPER	N
LANDSCAPE SCHEDULE - UNDERSTORY (NORTH ONLY)					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES		NATIVE
SHRUBS					
CMI	138	Caryota mitis FISHTAIL PALM	14' HT, 4" SP, 4" O.C 45G	18' HT	N
CSE	95	Chamaedorea seifrizii BAMBOO PALM	6' HT, 3" SP, 24" O.C 7G	20' HT, CALIPER N/A	N
FLY	41	Ficus lyrata FIDDLE-LEAF FIG	6' HT, 4" SP, 30" O.C 15G	20' HT, 10" CALIPER	N
CWI	60	Canella winterana CANELLA	6' HT, 2" SP, 24" O.C 15G	25' HT	Y
PSE	432	Philodendron selloum 'Hope' PHILODENDRON HOPE	3' HT, 30" O.C 7G	5' HT, CALIPER N/A	N
DBI	507	Dietes bicolor DIETES BICOLOR	2' HT, 18" O.C 3G	3' HT, CALIPER N/A	N
PSC	689	Phymatosorus scolopendria WART FERN	18" HT, 18" O.C 3G	18" HT, CALIPER N/A	N
NBI	470	Nephrolepis biserrata 'Macho' MACHO FERN	18" HT, 24" O.C 3G	4' HT, CALIPER N/A	Y
FMI	1730	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	12-18" HT, FULL, 15" O.C 7G	3' HT, CALIPER N/A	N
COT	228	Cotoneaster ssp. COTONEASTER	12" HT, 12" O.C 3G	2' HT, CALIPER N/A	N
PMI	1462	Pilea microphylla GREEN FRESCURA	12" HT, 12" O.C 3G	1' HT, CALIPER N/A	Y
ACCENTS					
CHU	13	Chamaecyparis humilis EUROPEAN FAN PALM	3'-6" HT, TRIPLE PALMS 25G	10' HT, CALIPER N/A	N
GROUNDCOVERS					
TAS	6510	Trachelospermum asiaticum ASIATIC JASMINE	4" HT, 6" O.C 1G		N
OJA	2020	Oxalis japonicus MONDO GRASS	4" HT, 6" O.C 1G		N
SOD					
SOD	29,620 SF	Panicum vaginatum SEASHORE PASPALUM	STAGGERED AND BUTTED JOINTS		Y



OPEN SPACE CALCULATION :
80,784.00 - 22,456.00 = 58,328.00 SQFT



LAWN AREA CALCULATION = 15,535.00 SQFT

