

NEW SINGLE FAMILY RESIDENCE - DRB21-0671 FINAL SUBMITTAL

DRB PRE-APPLICATION MEETING: APRIL 5TH, 2021
DRB FIRST CSS SUBMITTAL: APRIL 19TH, 2021
FINAL DRB CSS SUBMITTAL: MAY 10TH, 2021
DESIGN REVIEW BOARD MEETING: SEP 10TH, 2021

1060 + 1070 W 47 ST

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	LANDSCAPING	CIVIL ENGINEER	SCOPE OF WORK
JORGE FERNANDEZ 1060+1070 W 47 ST MIAMI BEACH FL, 33140	CALIL ARCHITECTS 1728 CORAL WAY #102 MIAMI, FL 33145 (305) 860-9600 AR0009383	IGNACIO CALVO P.E. 1800 SW 21 AVE MIAMI, FL 33145 (305) 648-9008 FE 56155	MENDEZ PROFESSIONAL ENGINEERING CORP 1385 CORAL WAY #206 MIAMI, FL 33145 (305) 854-9824 FE 53288	LAURA LLERENA & ASSOCIATES 13170 SW 128 ST #201 MIAMI, FL 33186 (305) 256-1155	MENDEZ PROFESSIONAL ENGINEERING CORP 1385 CORAL WAY #206 MIAMI, FL 33145 (305) 854-9824 FE 53288	- DEMOLITION OF 2 SINGLE FAMILY RESIDENCES - NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

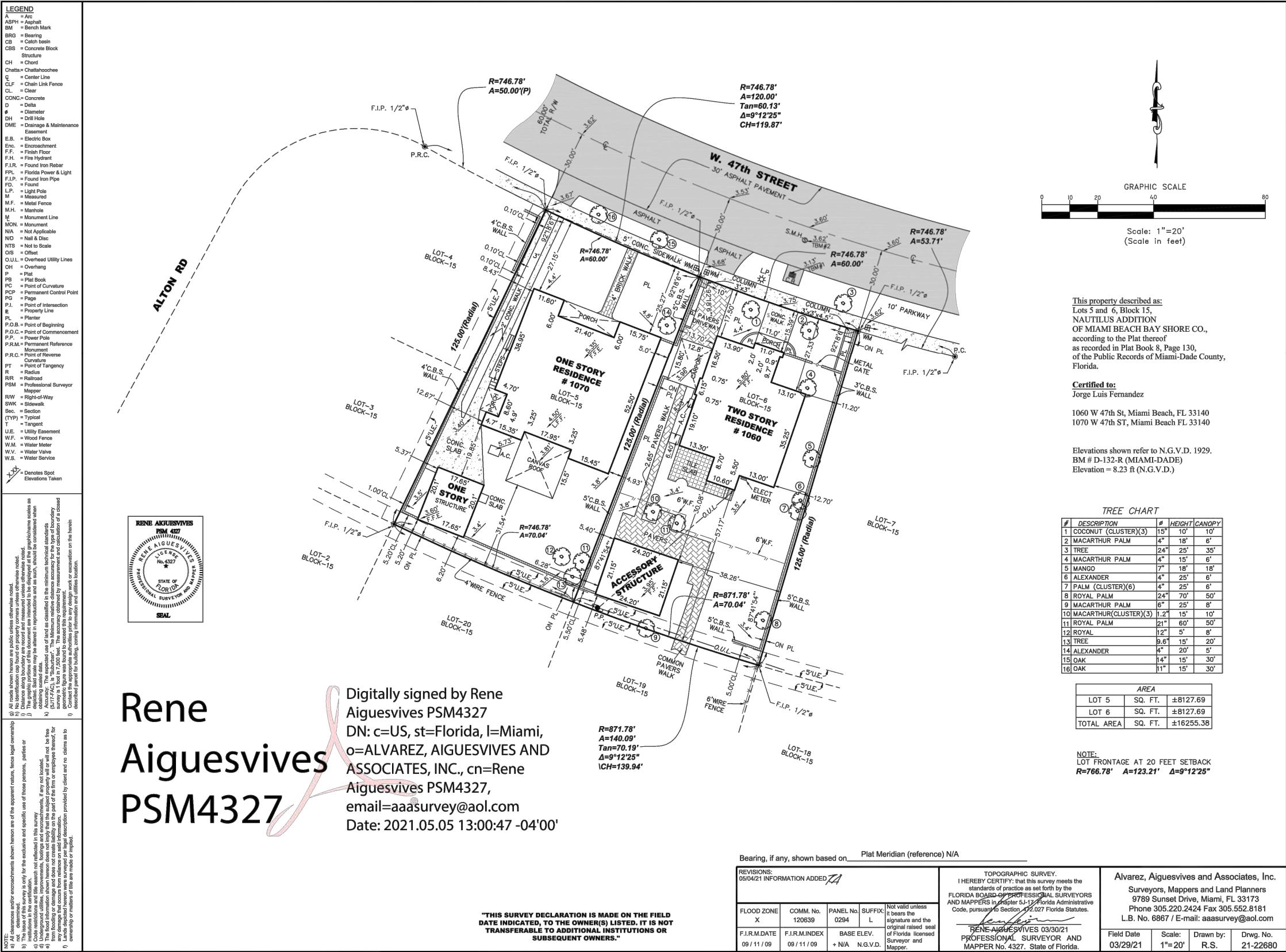


INDEX OF DRAWINGS

COVER	INDEX OF DRAWINGS / CONTACT INFO
EX-0.00	SURVEY
EX-1.01	LOCATION PLAN
EX-1.02	NEIGHBORHOOD ANALYSIS - KEY PLAN
EX-1.03	NEIGHBORHOOD ANALYSIS - EXISTING SITE
EX-1.04	NEIGHBORHOOD ANALYSIS - EXISTING SITE
EX-1.05	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.06	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.07	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.08	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.09	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.10	NEIGHBORHOOD SUPPORT
EX-1.11	NEIGHBORHOOD SUPPORT LETTERS
EX-1.12	NEIGHBORHOOD SUPPORT LETTERS
A-1.00	ZONING DATA SHEET
A-1.01	SITE PLAN
A-1.02	LOT COVERAGE
A-1.03	FIRST FLOOR UNIT SIZE
A-1.04	SECOND FLOOR UNIT SIZE
A-1.05	OPEN SPACE
A-2.01	FIRST FLOOR PLAN
A-2.02	SECOND FLOOR PLAN
A-2.03	TERRACE PLAN
A-2.04	ROOF PLAN
A-3.00	MATERIAL PALETTE
A-3.01	ELEVATIONS
A-3.02	ELEVATIONS
A-3.03	ELEVATION WITH FRONT GATE
A-3.04	CONTEXT ELEVATIONS
A-4.01	SECTIONS
A-4.02	YARD SECTIONS
A-4.03	YARD SECTIONS
A-5.00	ISOMETRIC VIEWS
A-5.01	FRONT RENDER WITH GATE
A-5.02	FRONT RENDER
A-5.03	REAR RENDER
L-1.01	TREE DISPOSITION PLAN
L-1.02	LANDSCAPE PLAN
L-1.03	PLANT MATERIAL IMAGES
L-1.04	RENDERED LANDSCAPE PLAN

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

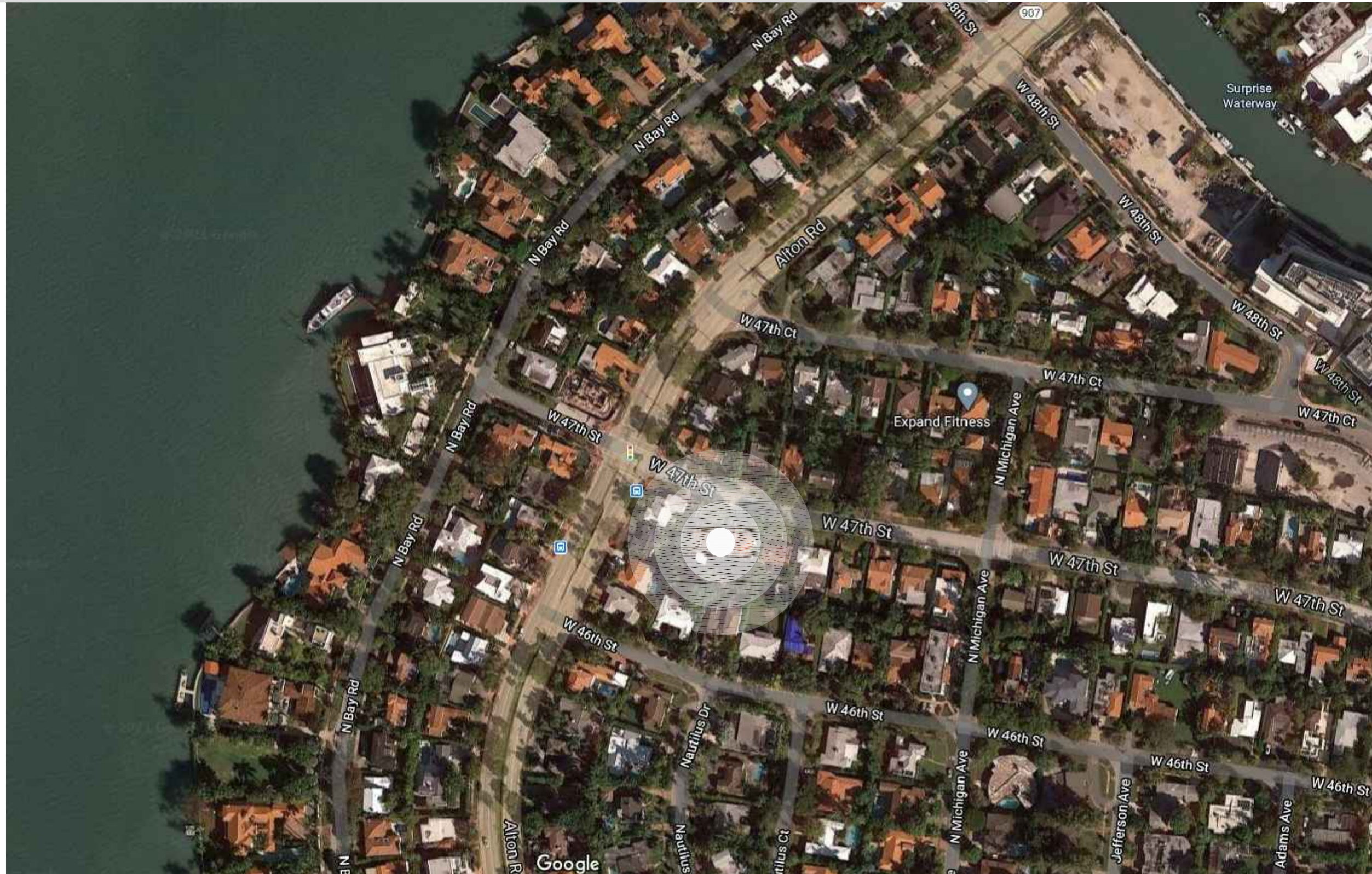
SURVEY



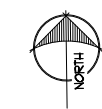
1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

EX-0.00

LOCATION MAP



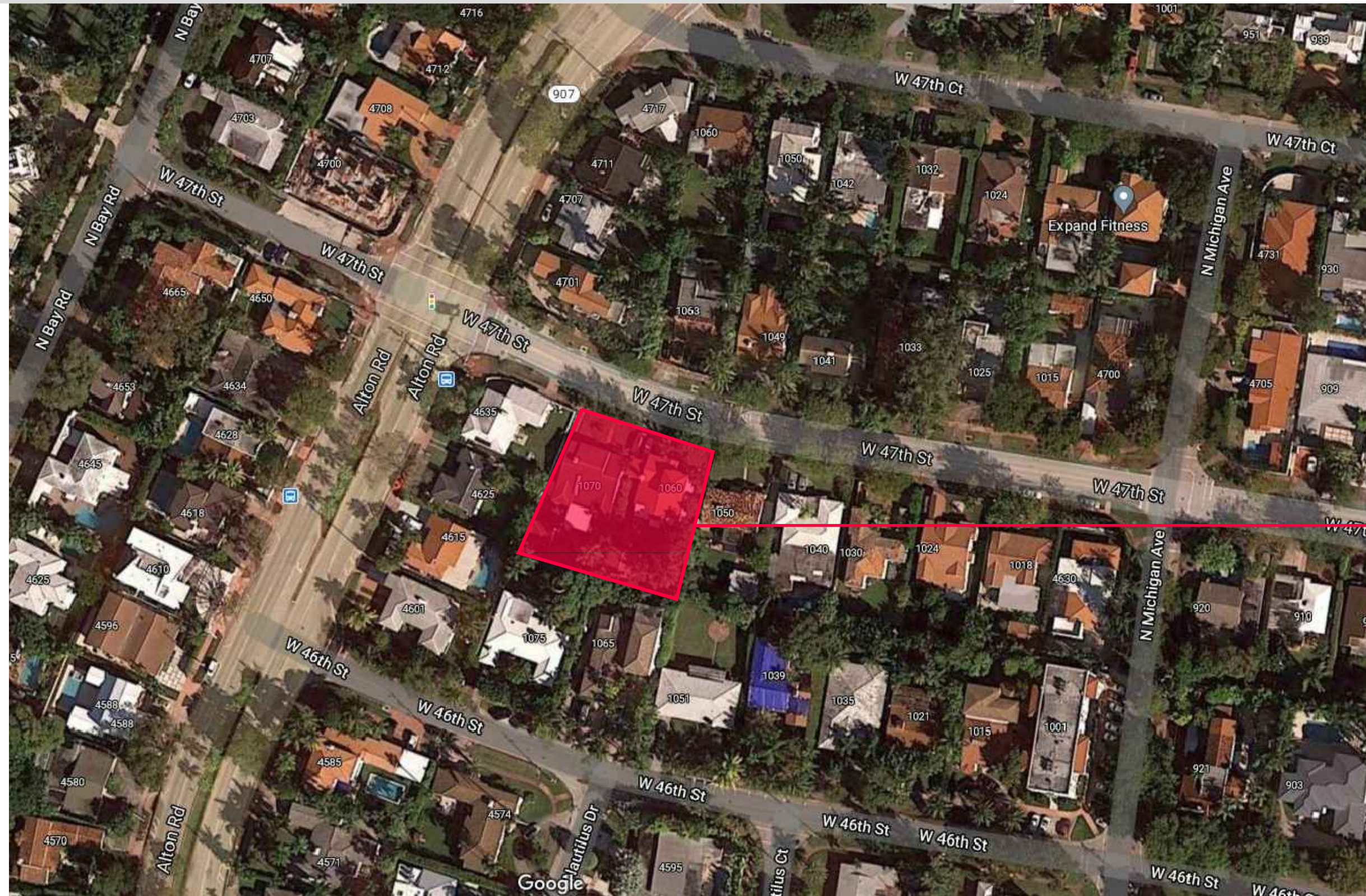
1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



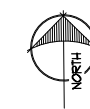
LOCATION PLAN
N.T.S.

EX-1.01

NEIGHBORHOOD ANALYSIS



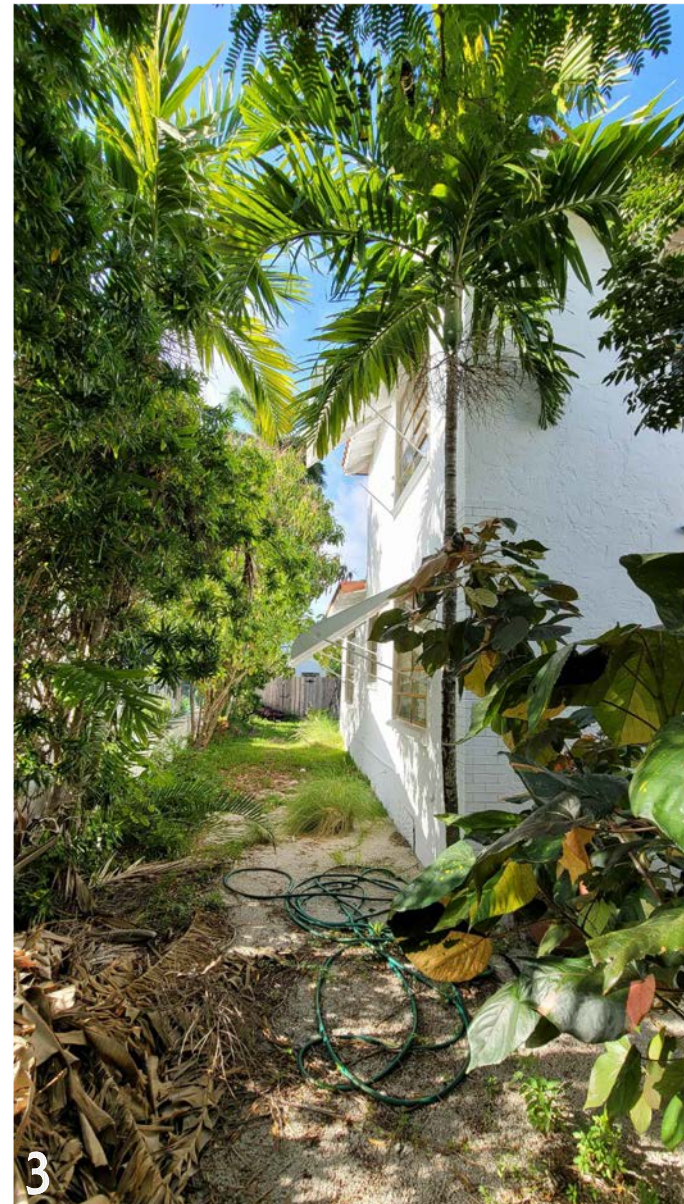
1060 / 1070 W 47 ST



NEIGHBORHOOD ANALYSIS - KEY PLAN
N.T.S.

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

NEIGHBORHOOD ANALYSIS



1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



NEIGHBORHOOD ANALYSIS



1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

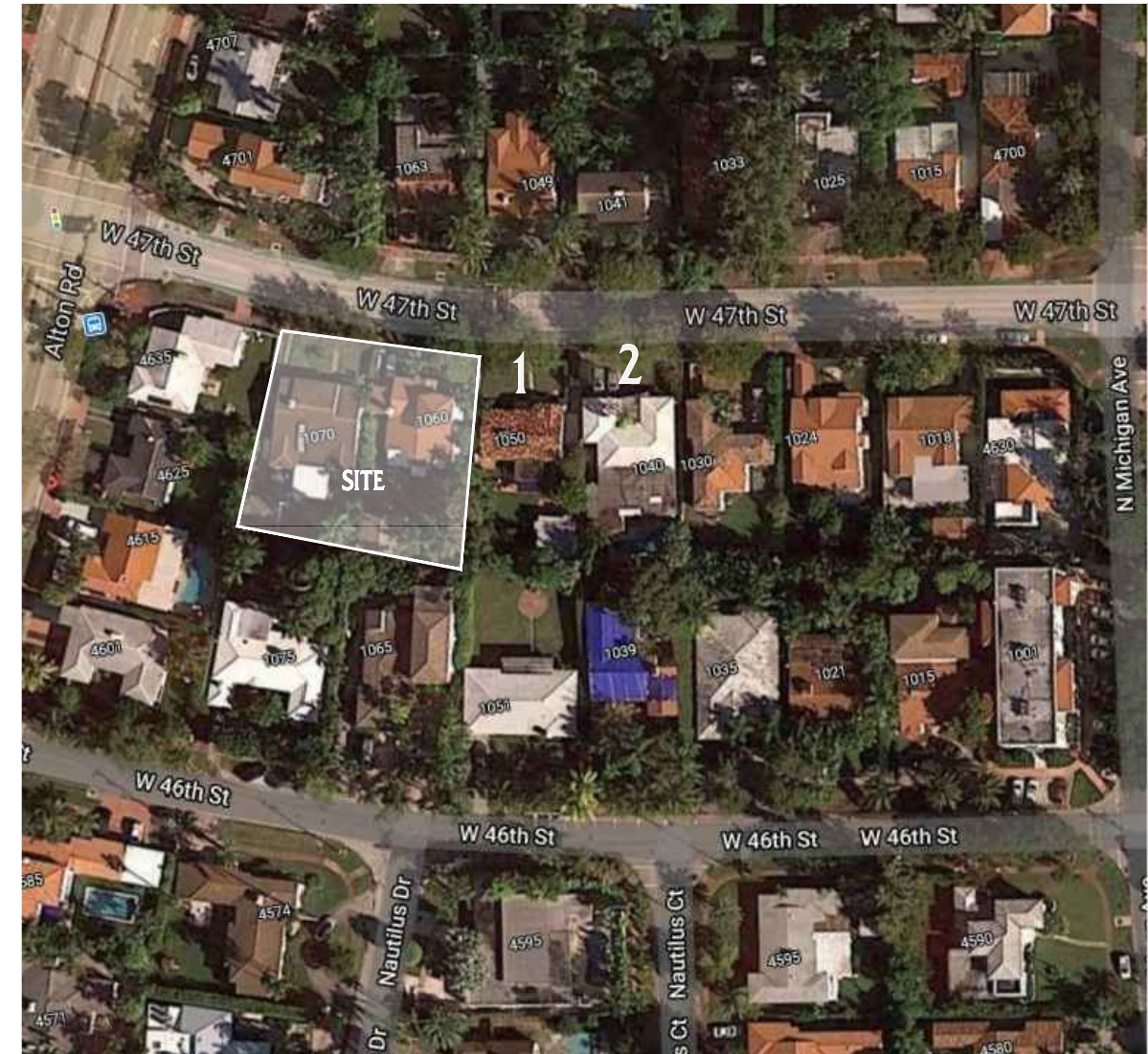


NEIGHBORHOOD ANALYSIS - EXISTING SITE



EX-1.04

NEIGHBORHOOD ANALYSIS

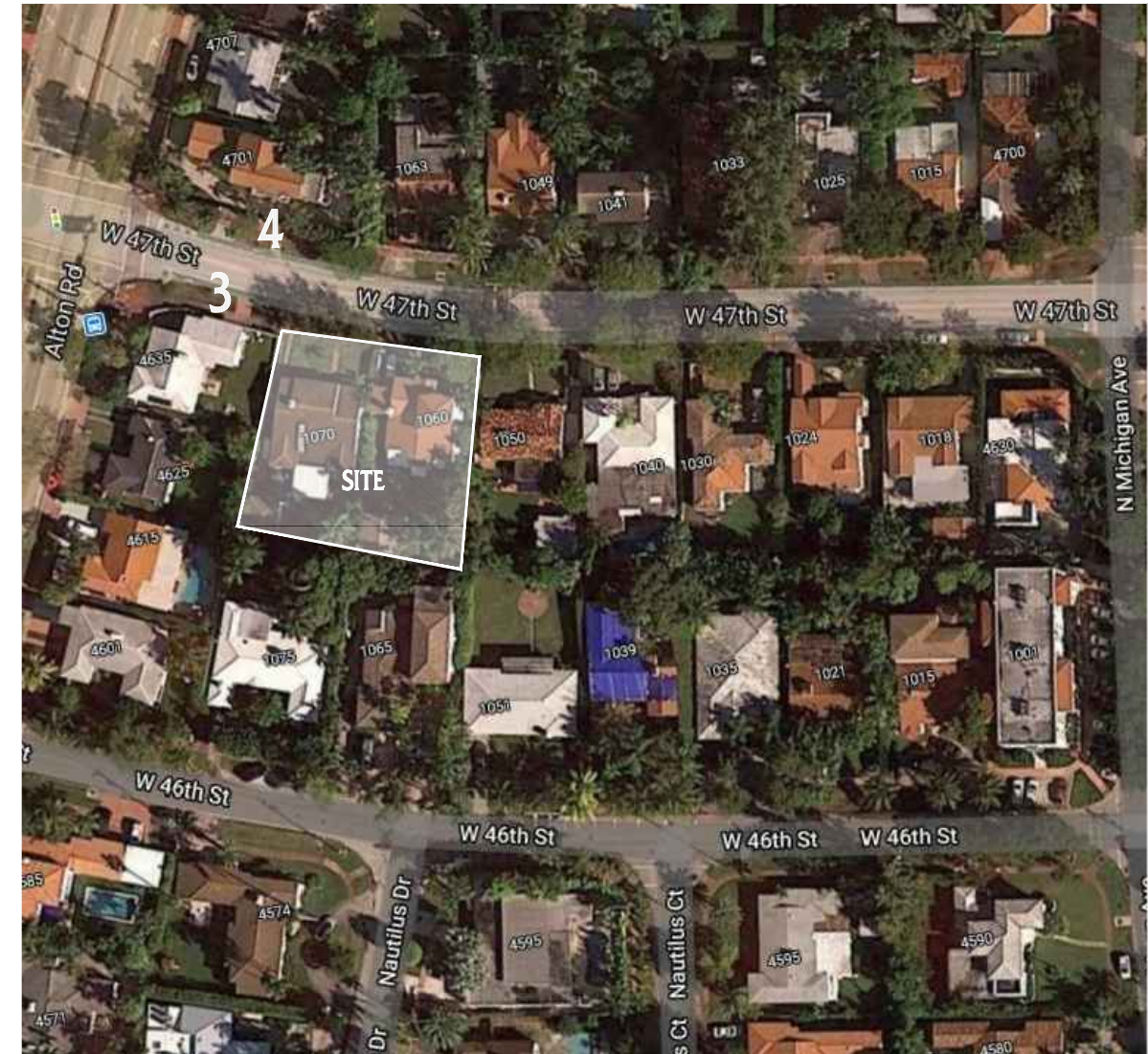


1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES

NEIGHBORHOOD ANALYSIS



1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

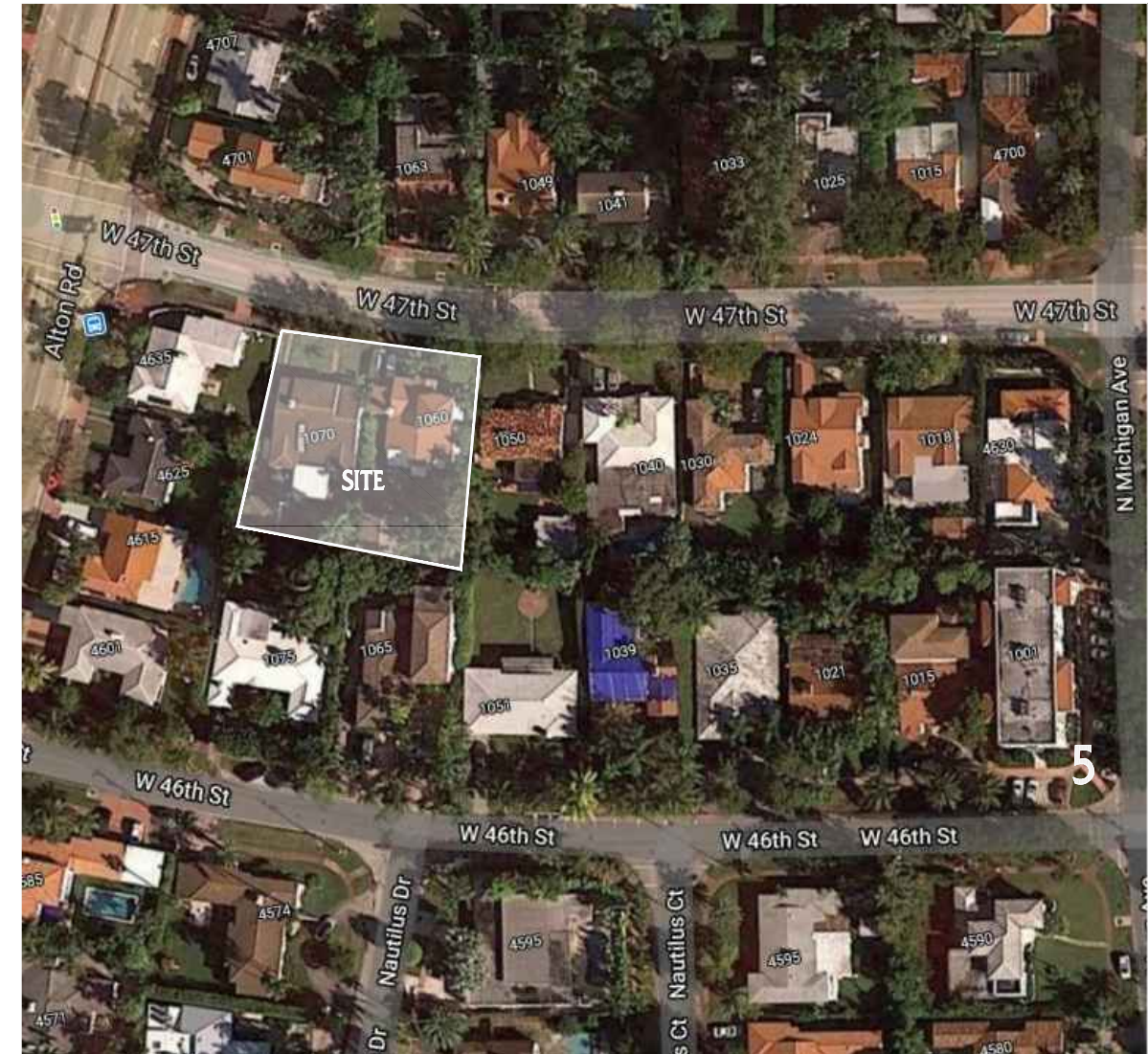


NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES



EX-1.06

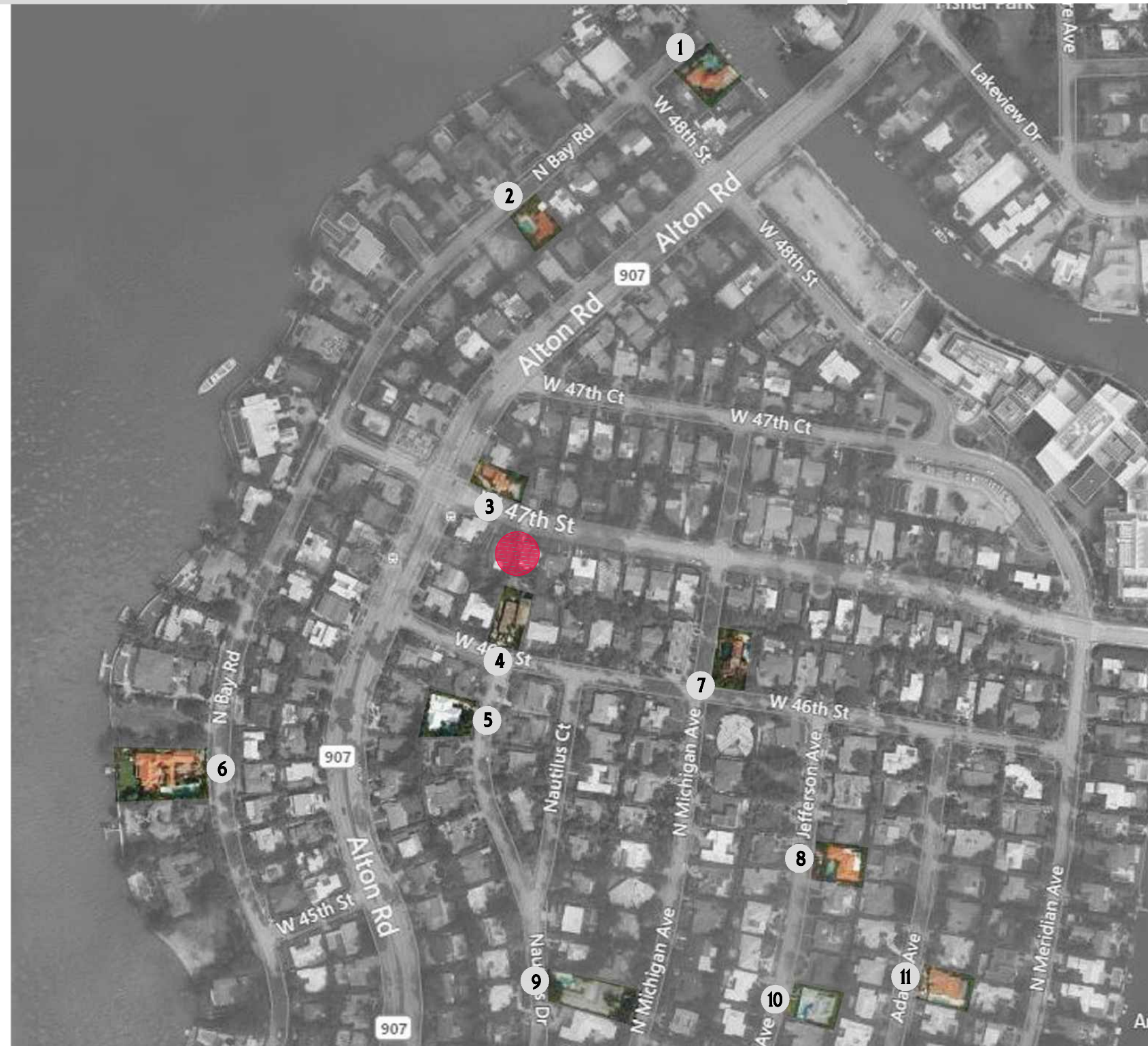
NEIGHBORHOOD ANALYSIS



NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

NEIGHBORHOOD ANALYSIS



NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES WITH POOL @ FRONT YARD

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



EX-1.08

NEIGHBORHOOD ANALYSIS



1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

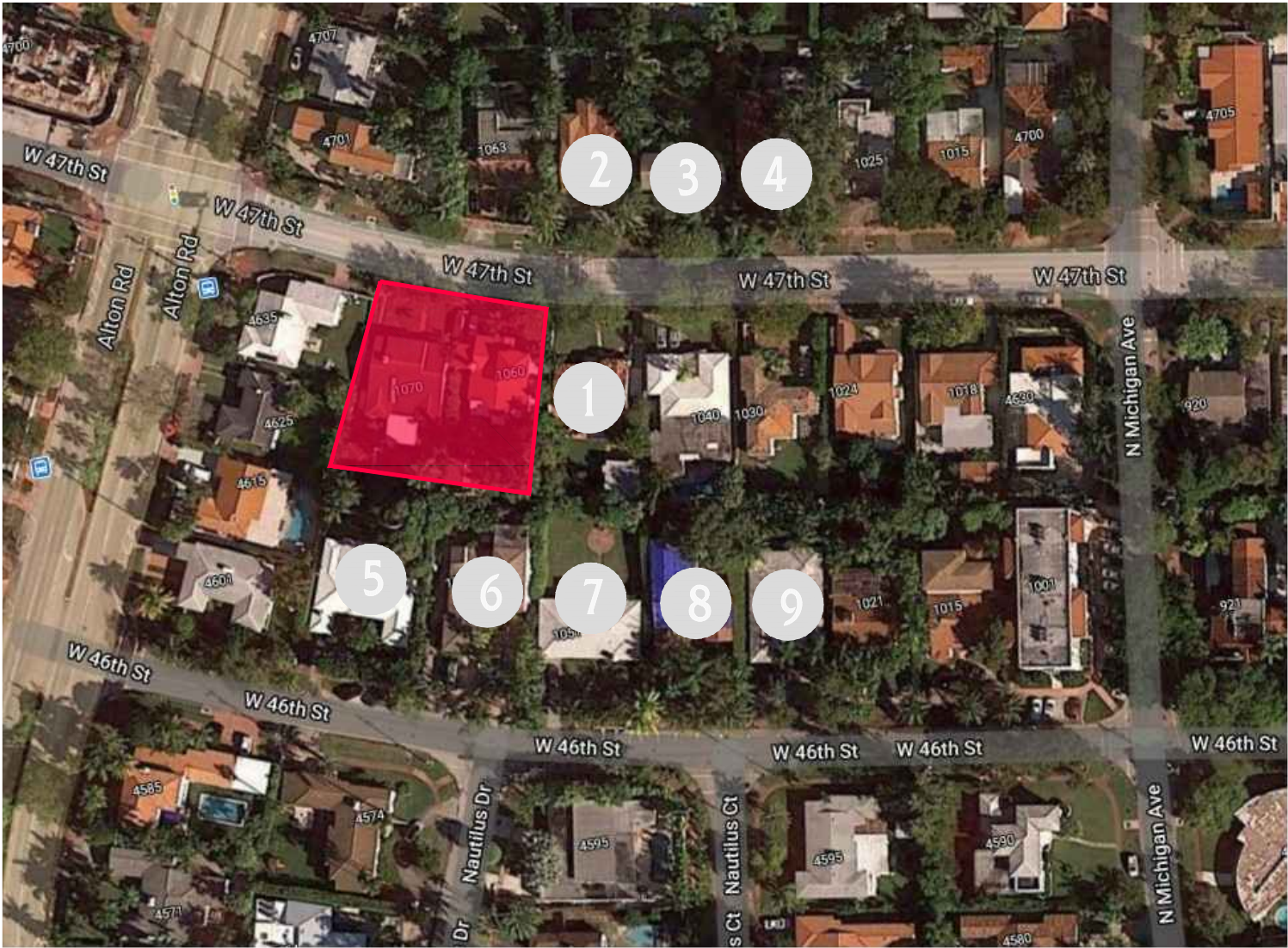


NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES



EX-1.09

NEIGHBORHOOD SUPPORT



NO.	PROPERTY ADDRESS	OWNER	STATUS
1	1050 W 47 ST	JUDITH RICHARD	SUPPORT LETTER
2	1049 W 47 ST	MICHAEL BURNSTINE	SUPPORT LETTER
3	1041 W 47 ST	JUDITH BARREDO	SUPPORT LETTER
4	1033 W 47 ST	MICHAEL ROTTMAN	SUPPORT LETTER
5	1015 W 46 ST	BETH NAMIAS	SUPPORT LETTER
6	1065 W 46 ST	JORGE FERNANDEZ	SUPPORT LETTER
7	1051 W 46 ST	EDITH SHAPIRO	SUPPORT LETTER
8	1039 W 46 ST	RAELENE MERCER	SUPPORT LETTER
9	1035 W 46 ST	MICHELE STEIN	SUPPORT LETTER

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

NEIGHBORHOOD SUPPORT LETTERS

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

Dear Board Members

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature

Michael Burnstone

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

Dear Board Members:

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature _____

Michael Rottato
Print Name

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

Dear Board Members:

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature

6015 S, N A

Print Name

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

Dear Board Members:

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature

Judith Barreda
Print Name

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

Dear Board Members:

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature

Judith Barreda
Print Name

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

Dear Board Members

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature _____

Paul Grant Dwyer
Print Name

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

Dear Board Members:

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Signature

BETH NAMIA
Print Name

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

1000

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design

Sincerely,

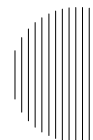
Richard T. Leland

Judith F. Richard

NEIGHBORHOOD SUPPORT LETTERS

N.T.S.

1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA



CALIL
ARCHITECTS

AA 26001949

EX-1.11

NEIGHBORHOOD SUPPORT LETTERS

8-4, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 4535 W. W. TILIS Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Michael Belush

Print Name

8-4, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 4534 N. W. TILIS Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Parula Turetsky

Print Name

8-4, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 4455 N. S. JERMAN Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Juda Schechter

Print Name

8-4, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 1035 W 46th Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Michelle I. Stein

Print Name

8-4, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 1079 W. 46th Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Radha Meneer

Print Name

8-4, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 1061 W. 46th St. Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Edith Shapiro

Print Name

8-3, 2021

Design review Board Members

c/o Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Drive, 2nd Floor
Miami Beach, Florida 33139

RE: DRB21-0671 – Single-Family Home at 1060/1070 W 47 Street, Miami Beach
Letter of Support

Dear Board Members:

I am a home owner for a property located at 1065 W. 46th Miami Beach, Fl, which is within close proximity to Mr. Fernandez's above-mentioned property. I have had conversations with Mr. Fernandez and reviewed the plans, renderings, and design requests for the proposed single-family residence. The home is beautifully designed and shall be a welcome addition to our neighborhood.

Based on foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

George Fernandez

Print Name

NEIGHBORHOOD SUPPORT LETTERS

N.T.S.

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



AA 26001949

EX-1.12

ZONING DATA SHEET



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1060 / 1070 W 47 ST MIAMI BEACH FL 33140		
2	Folio number(s):	02-3222-014-1500 / 02-3222-014-1490		
3	Board and file numbers :	DRB 21-0671		
4	Year built:	1929 / 1936	Zoning District:	RS-4
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	3.68' NGVD
6	Adjusted grade (Flood+Grade/2):	5.84' NGVD	Free board:	1.00'
7	Lot Area:	16,255.38 sq ft		
8	Lot width:	123'-2 1/2"	Lot Depth:	125'
9	Max Lot Coverage SF and %:	4,876.6 SQ FT (30%)	Proposed Lot Coverage SF and %:	4,868 SQ FT (29.94%)
10	Existing Lot Coverage SF and %:	5,411 SQ FT (33.3%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	2,267 SQ FT (61.7%)	Rear Yard Open Space SF and %:	2,047 SQ FT (73.9%)
12	Max Unit Size SF and %:	8,128 SQ FT (50%)	Proposed Unit Size SF and %:	7,147 SQ FT (44.3%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,992 SQ FT
14	Existing Second Floor Unit Size	N/A	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 % :	3,155 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

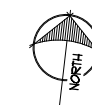
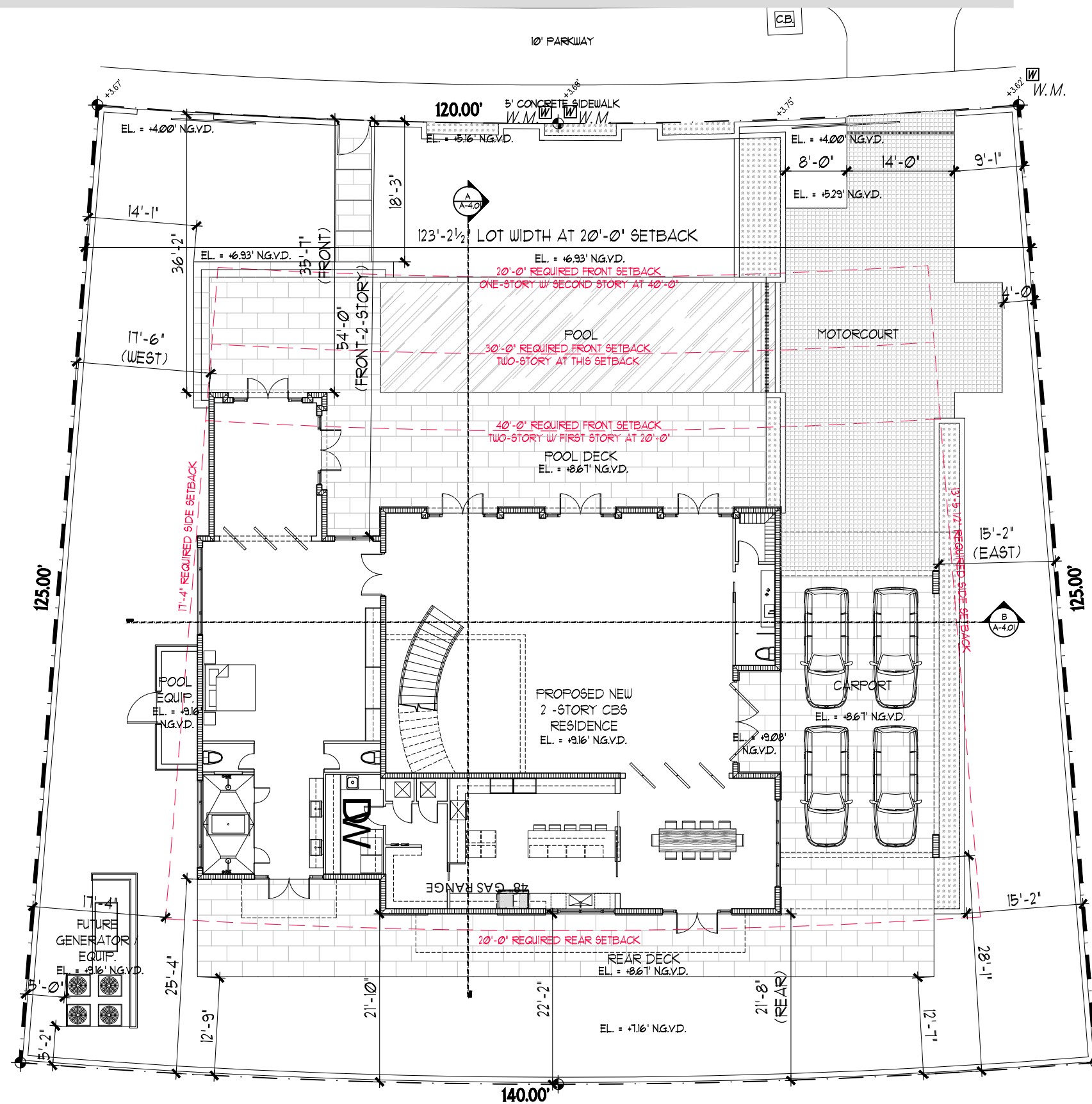
		Required	Potential Future	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"		35'-7"	N/A
20	Front Second level:	30'-0"		54'-0"	N/A
21	Side 1:	13'-5 1/2"		15'-2"	N/A
22	Side 2:	17'-4"		17'-6"	N/A
23	Rear:	20'-0"		21'-8"	N/A
	Accessory Structure Side 1:	7'-6"		N/A	N/A
24	Accessory Structure Side 2:	7'-6"		N/A	N/A
25	Accessory Structure Rear:	7'-6"		N/A	N/A
26	Sum of Side yard :	30'-9 1/2"		32'-6"	
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?		YES		

Notes:

If not applicable write N/A
All other data information should be presented like the above format

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

SITE PLAN



SITE PLAN

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

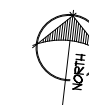
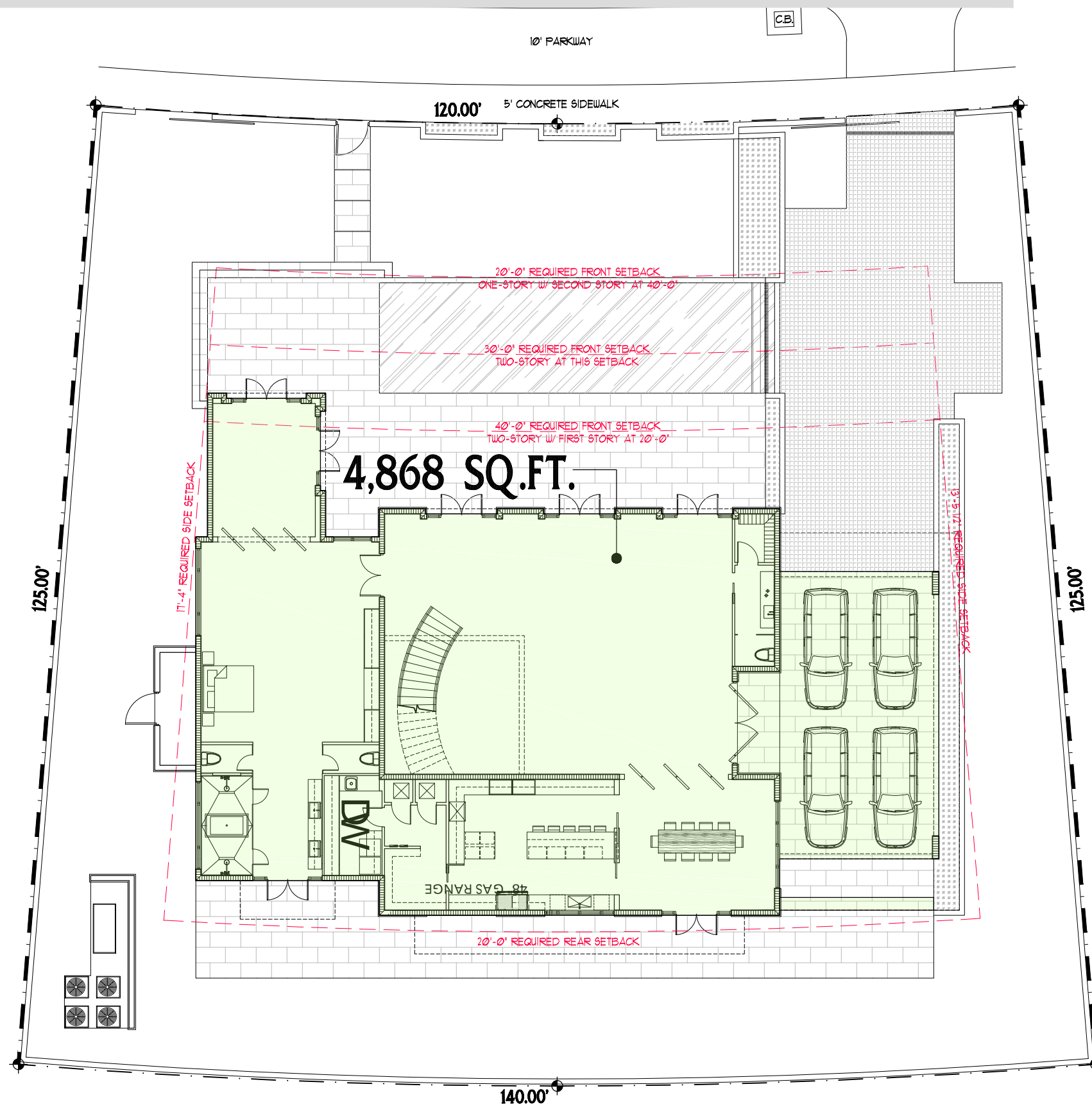
1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA

CALIL
ARCHITECTS

AA 26001949

A-1.01

DIAGRAMS



LOT COVERAGE DIAGRAM

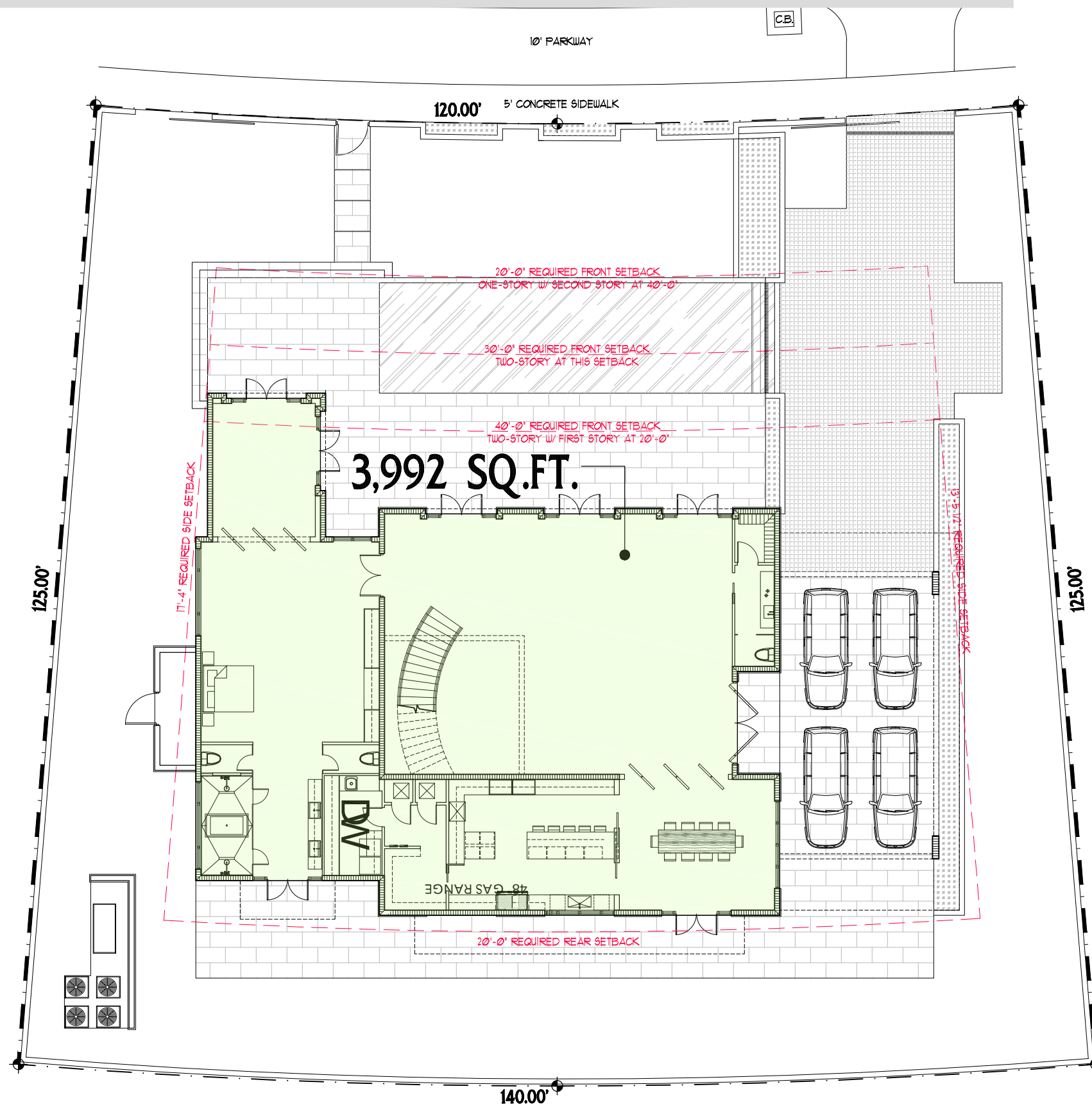
Scale: 1/16" = 1'-0"

1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA

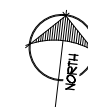
CALIL
ARCHITECTS

AA 26001949

A-1.02

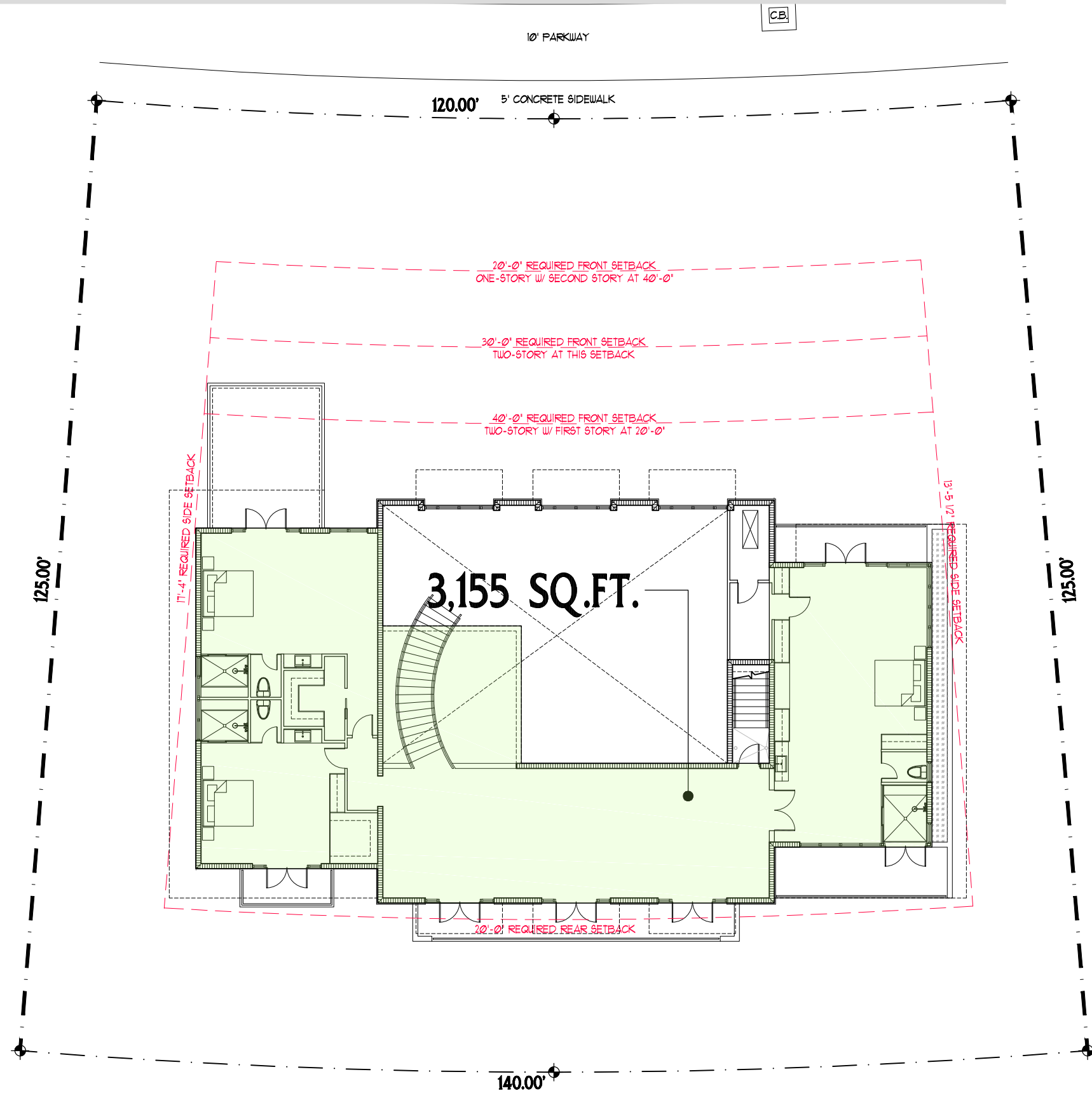


FIRST FLOOR UNIT SIZE DIAGRAM

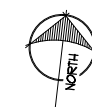


Scale: 1/16" = 1'-0"

1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA



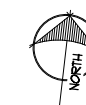
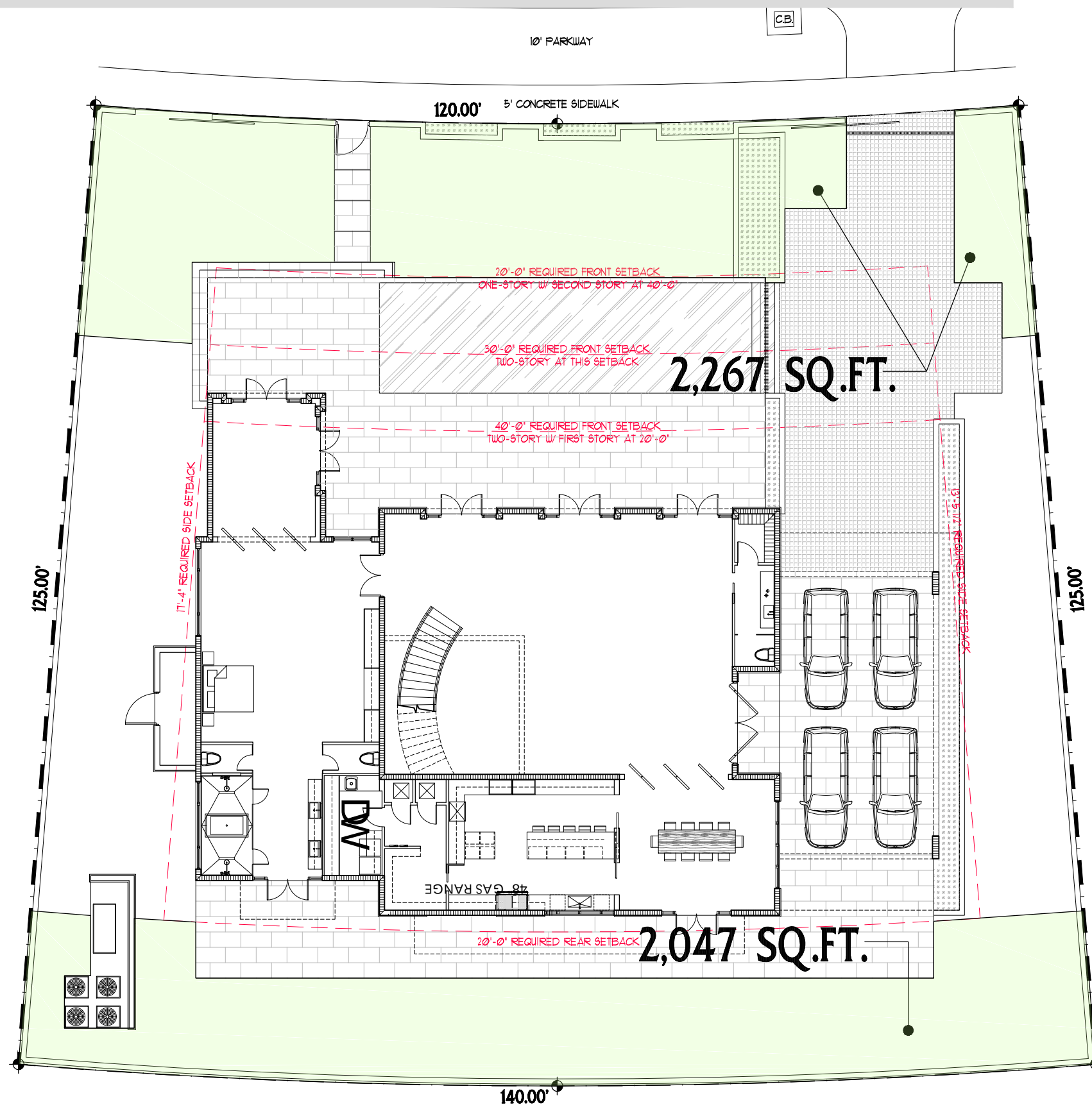
1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA



SECOND FLOOR UNIT SIZE DIAGRAM

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

DIAGRAMS



OPEN SPACE DIAGRAM

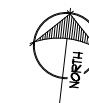
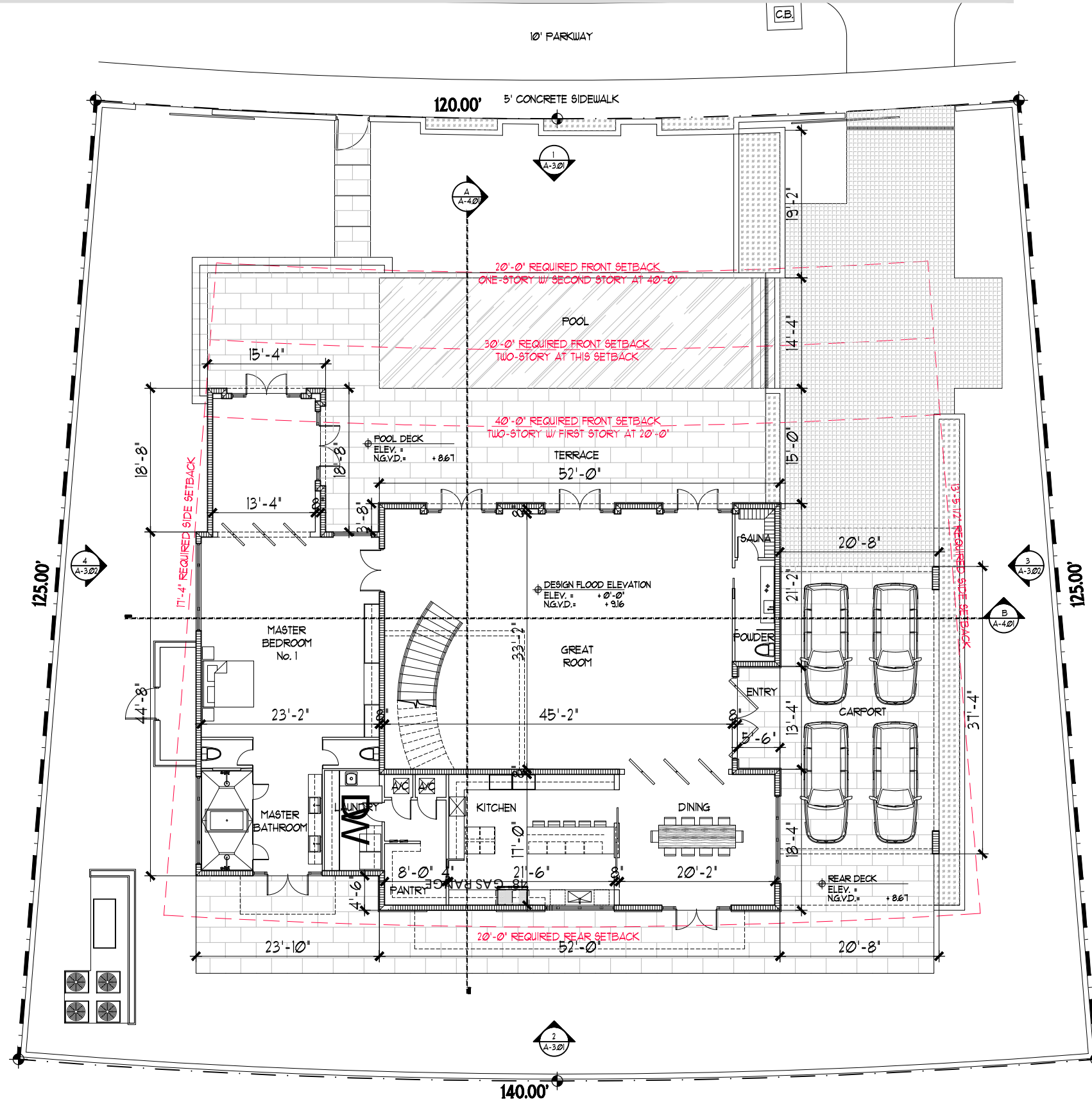
Scale: 1/16" = 1'-0"

1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA

CALIL
ARCHITECTS

AA 26001949

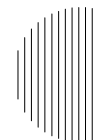
A-1.05



FIRST FLOOR PLAN

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

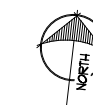
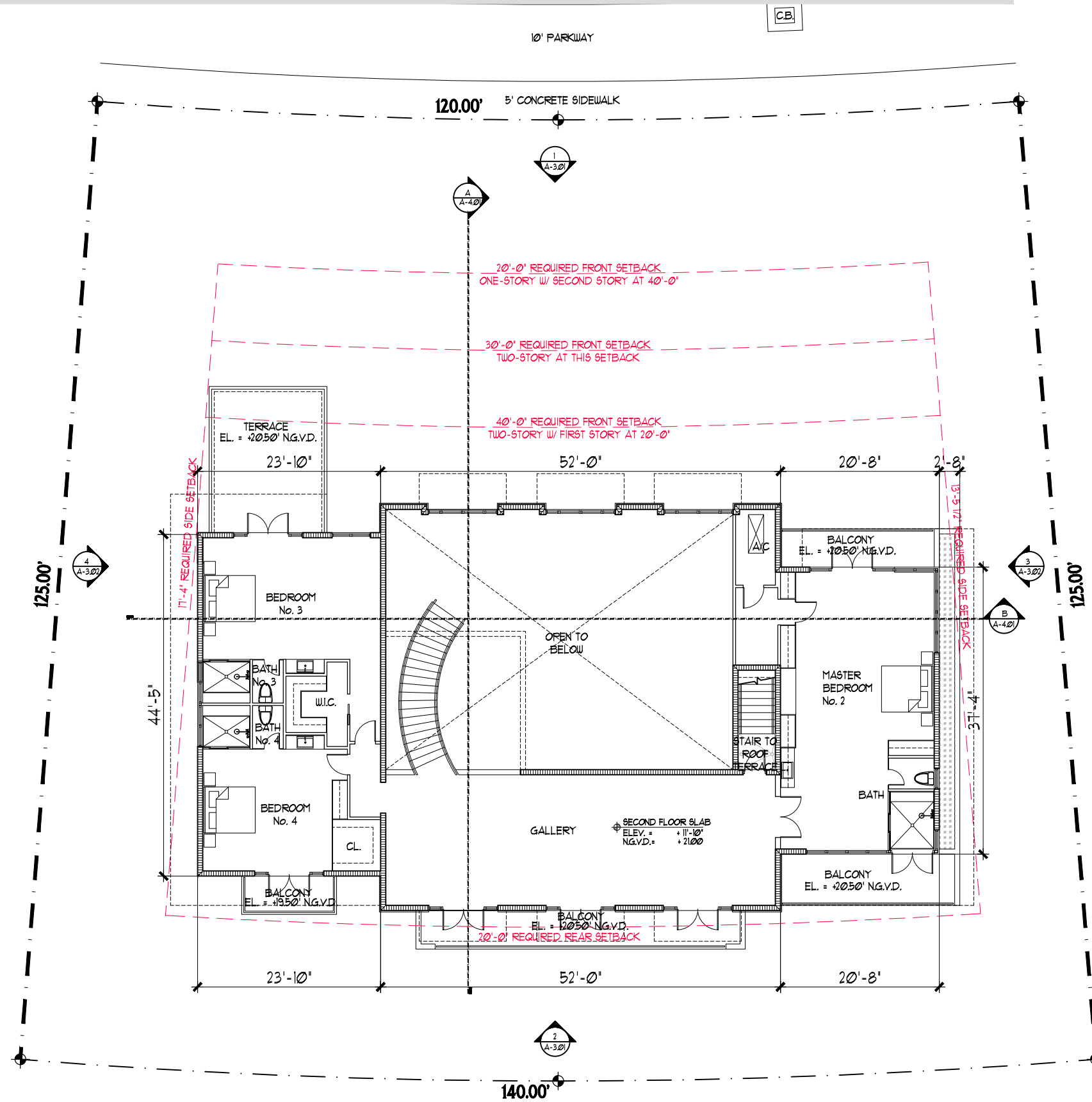
1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA



CALIL
ARCHITECTS

AA 26001949

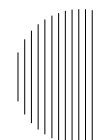
A-2.01



SECOND FLOOR PLAN

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

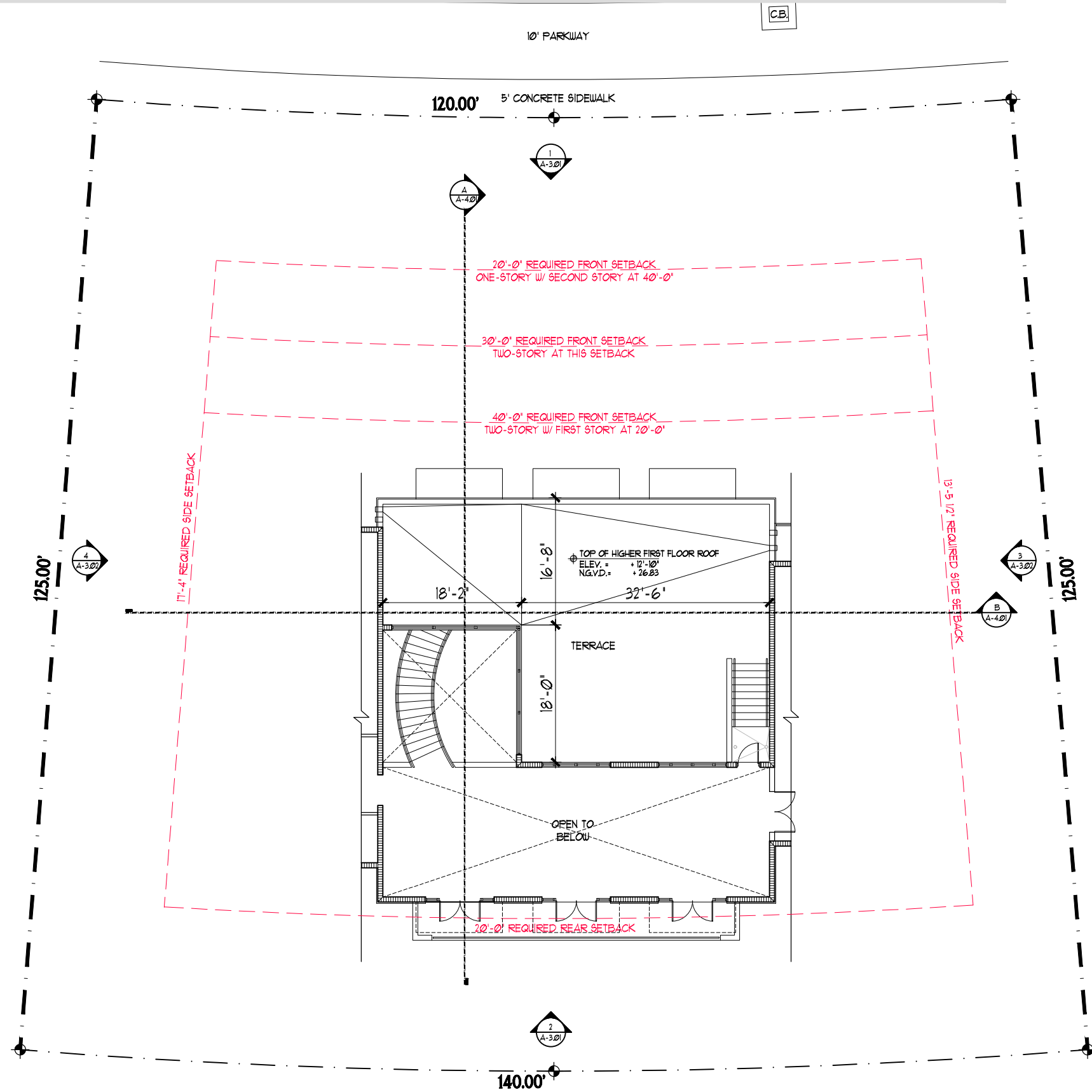
1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



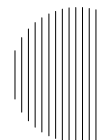
CALIL
ARCHITECTS

AA 26001949

A-2.02

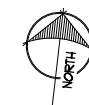


1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



CALIL
ARCHITECTS

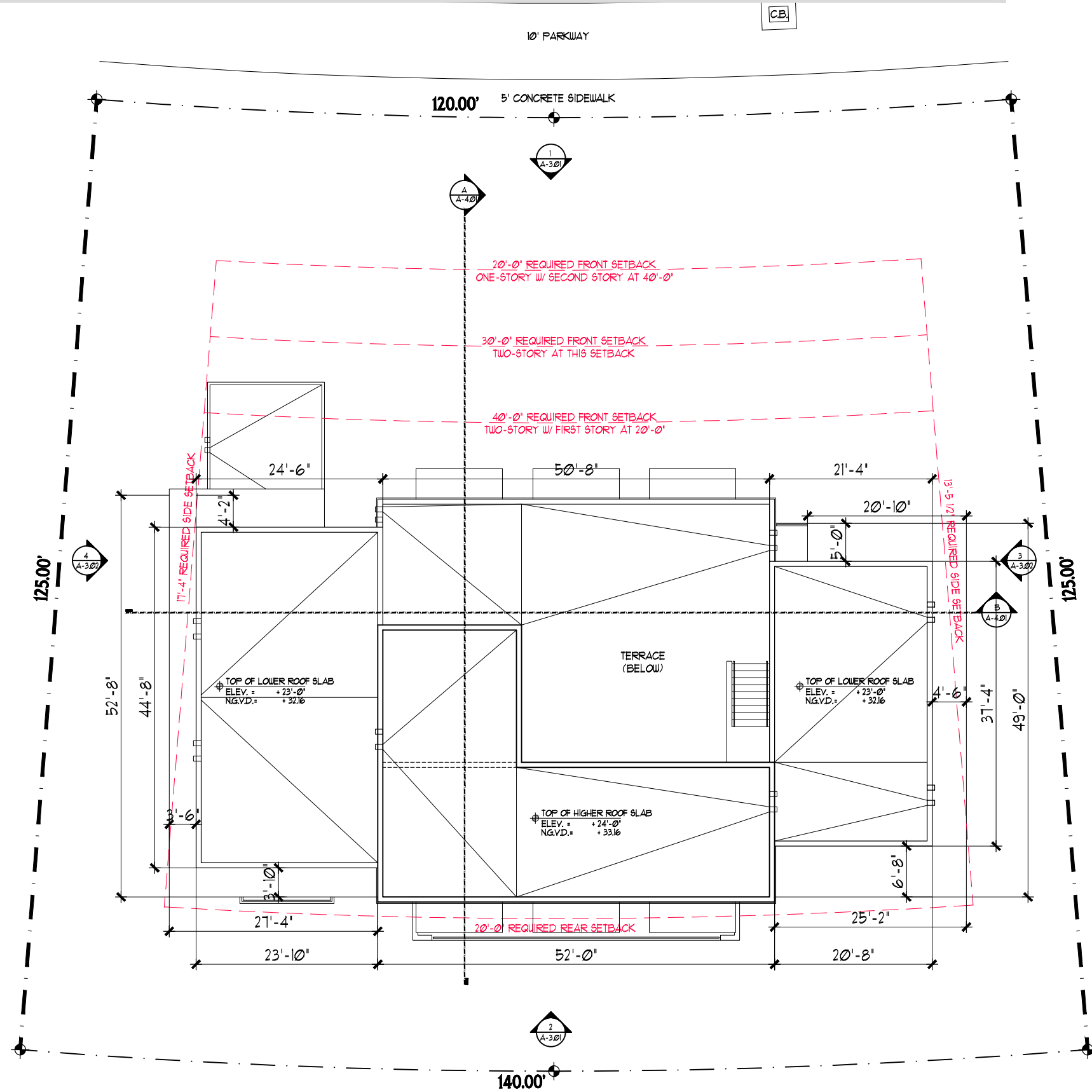
AA 26001949



TERRACE PLAN

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

A-2.03



ROOF PLAN

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

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

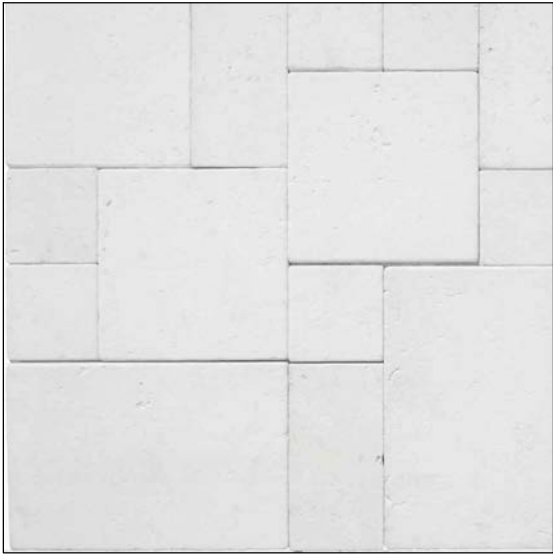
MATERIAL PALETTE



LM1 Limestone



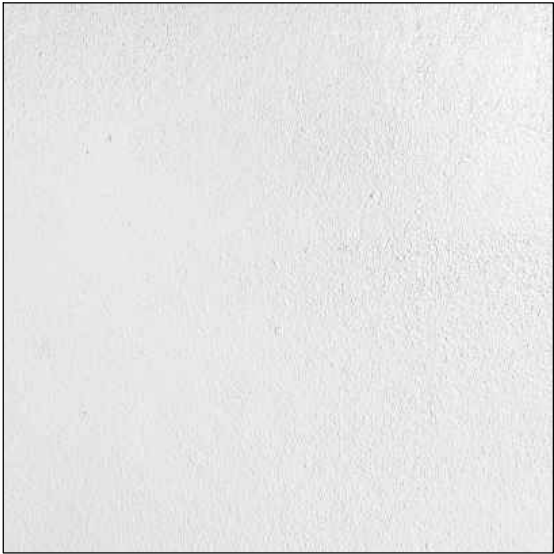
GW Green Wall



LM2 White Limestone



MT Bronze Metal Finish



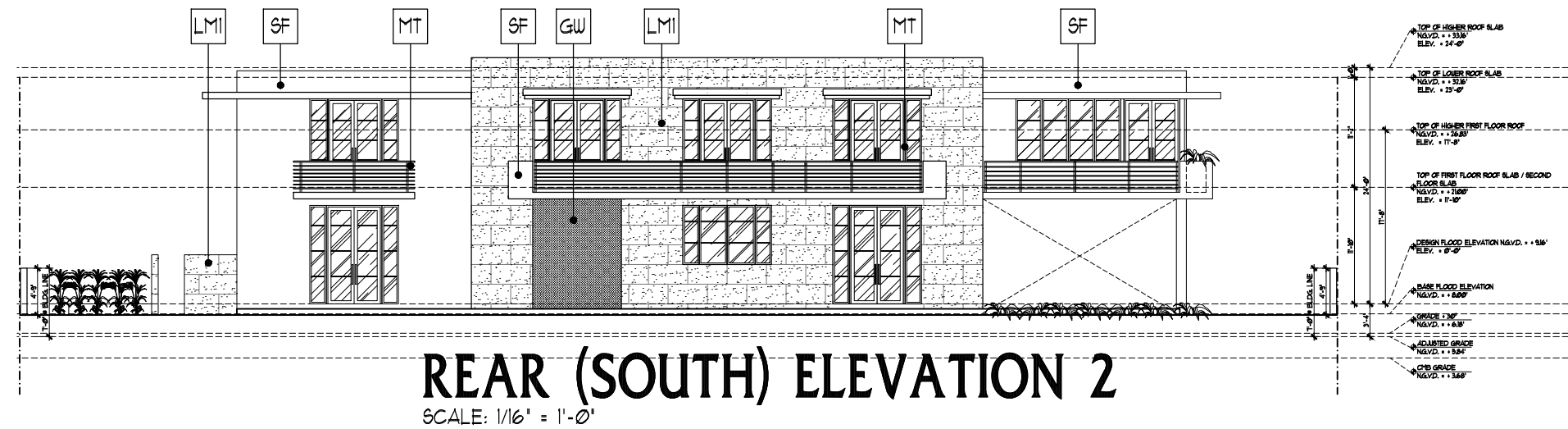
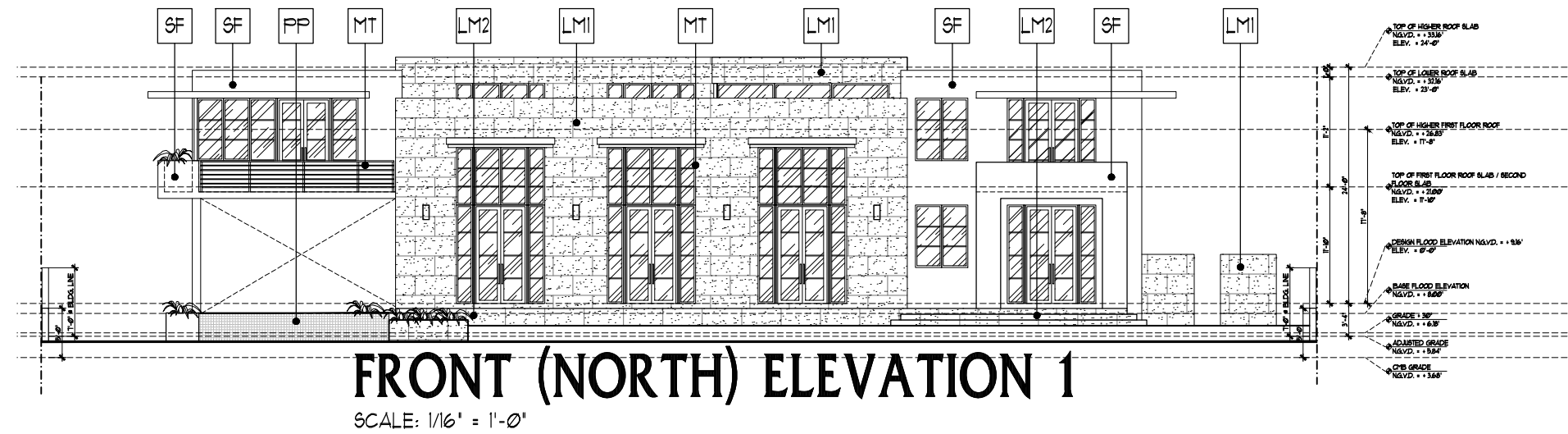
SF Smooth Stucco



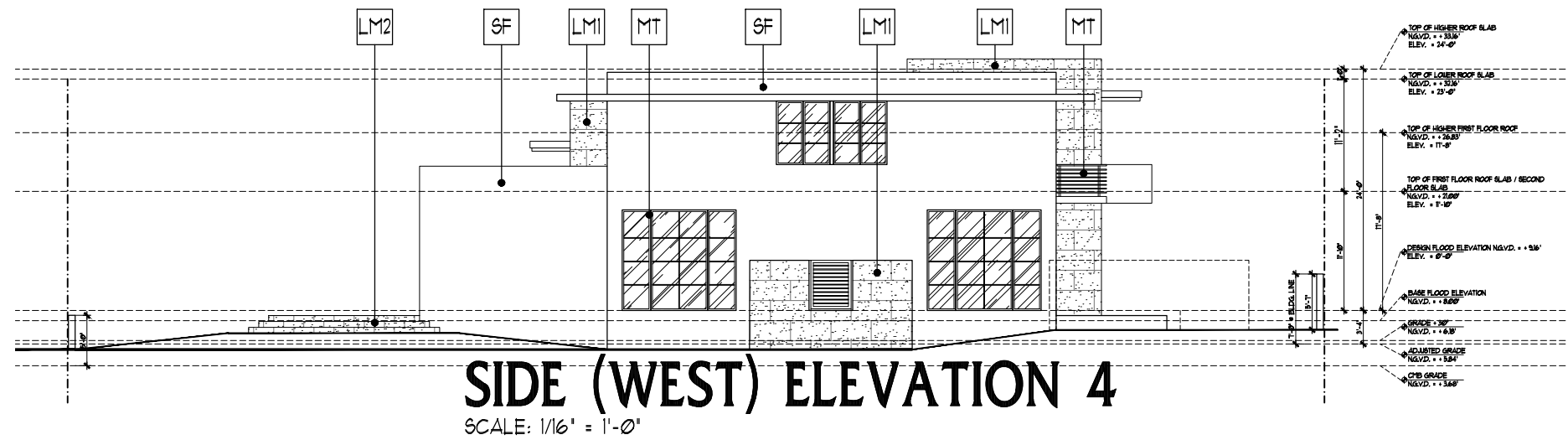
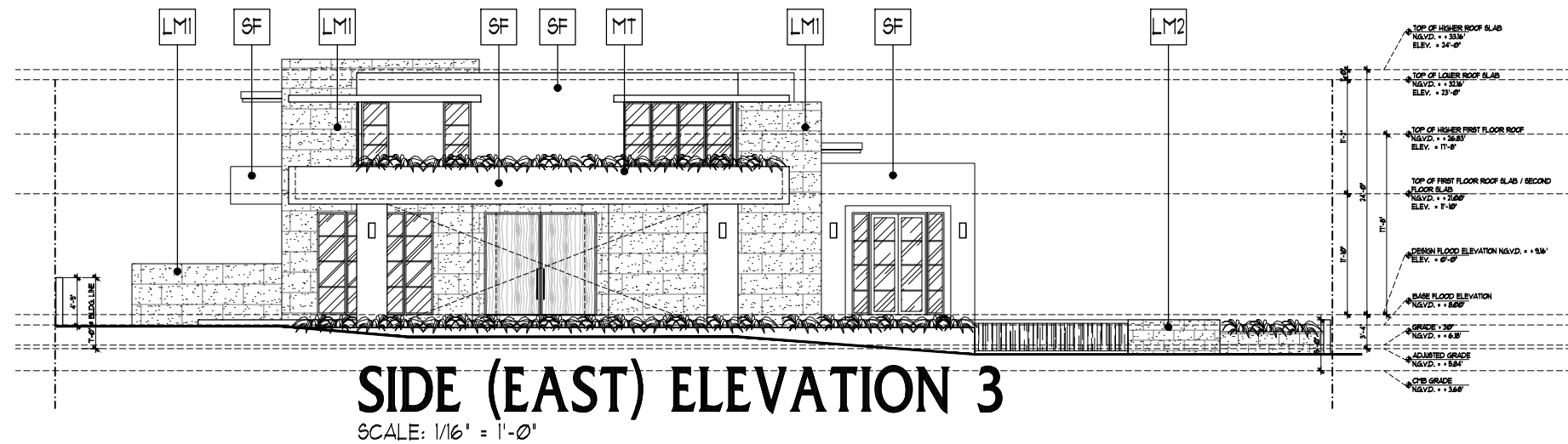
PP Pervious Paver

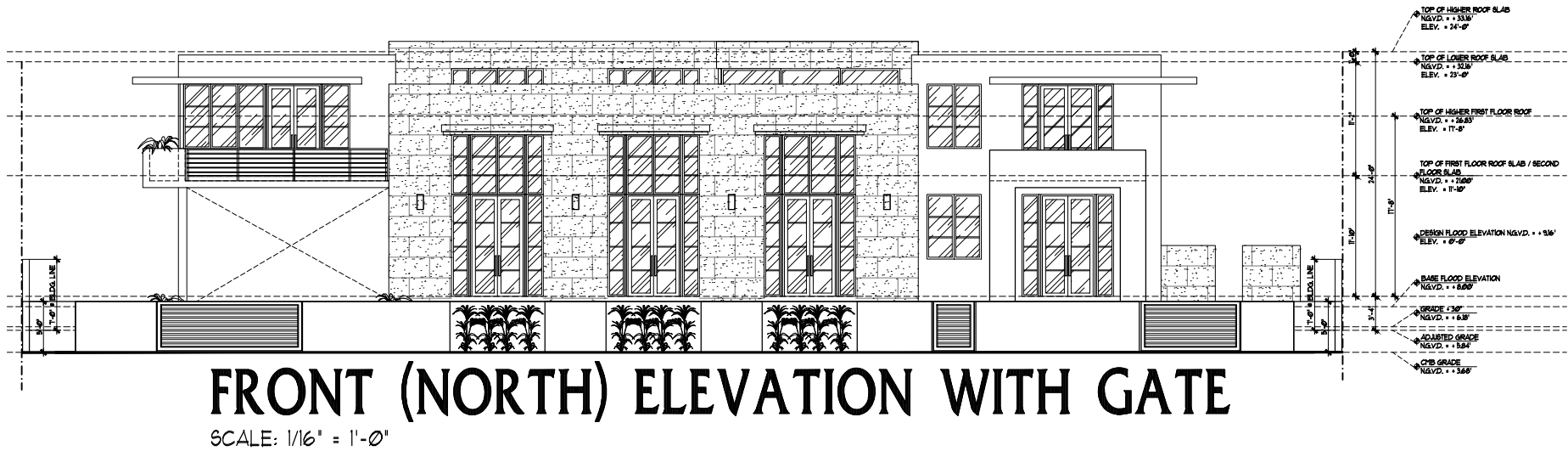
1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

ELEVATIONS



ELEVATIONS



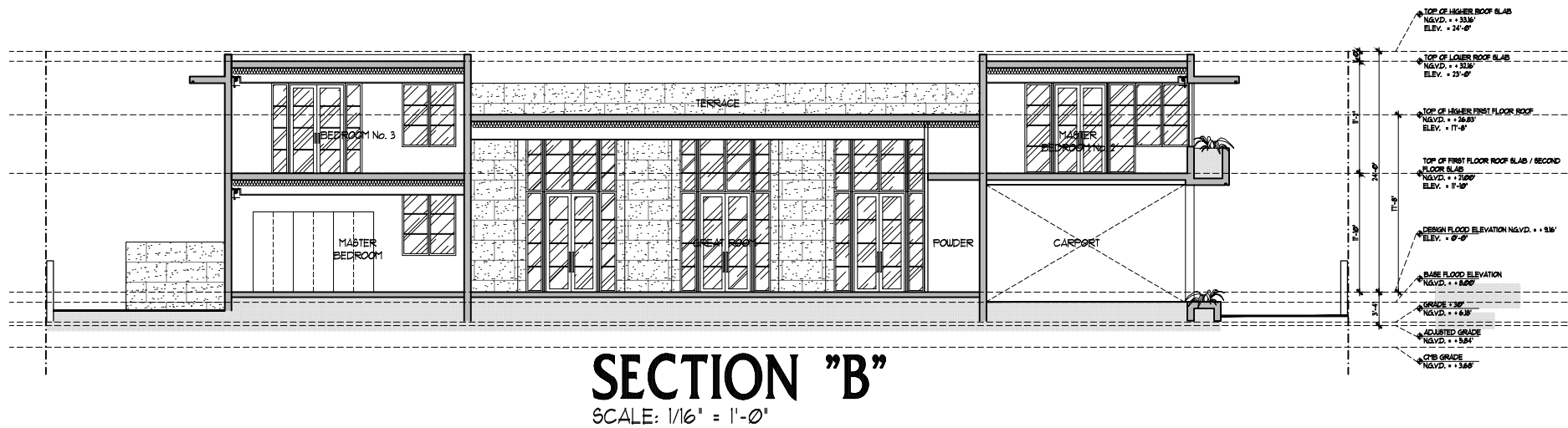
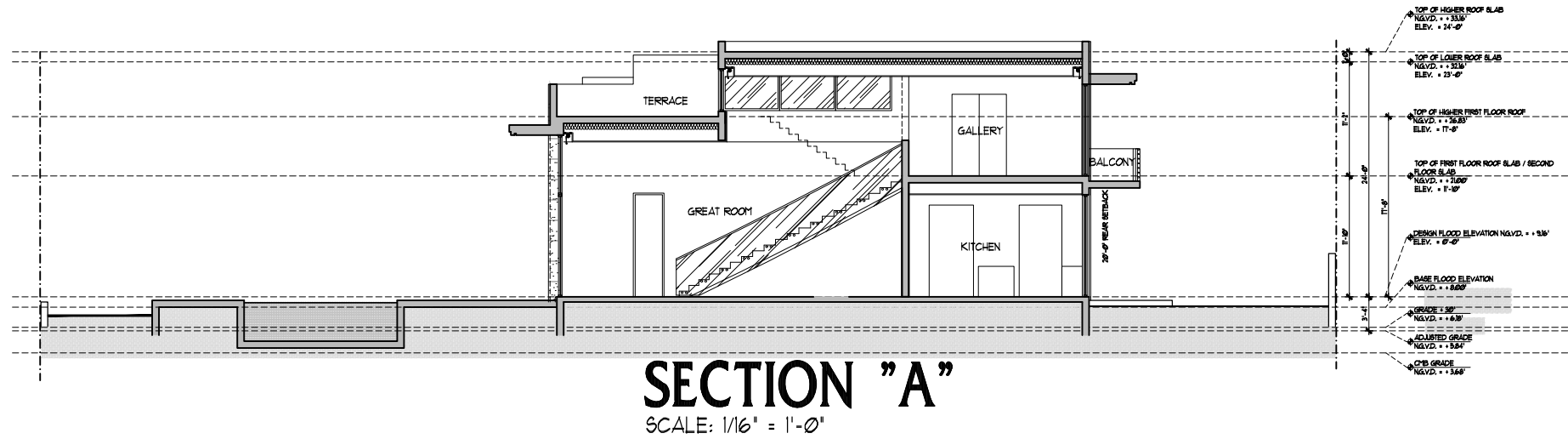


CONTEXT ELEVATIONS

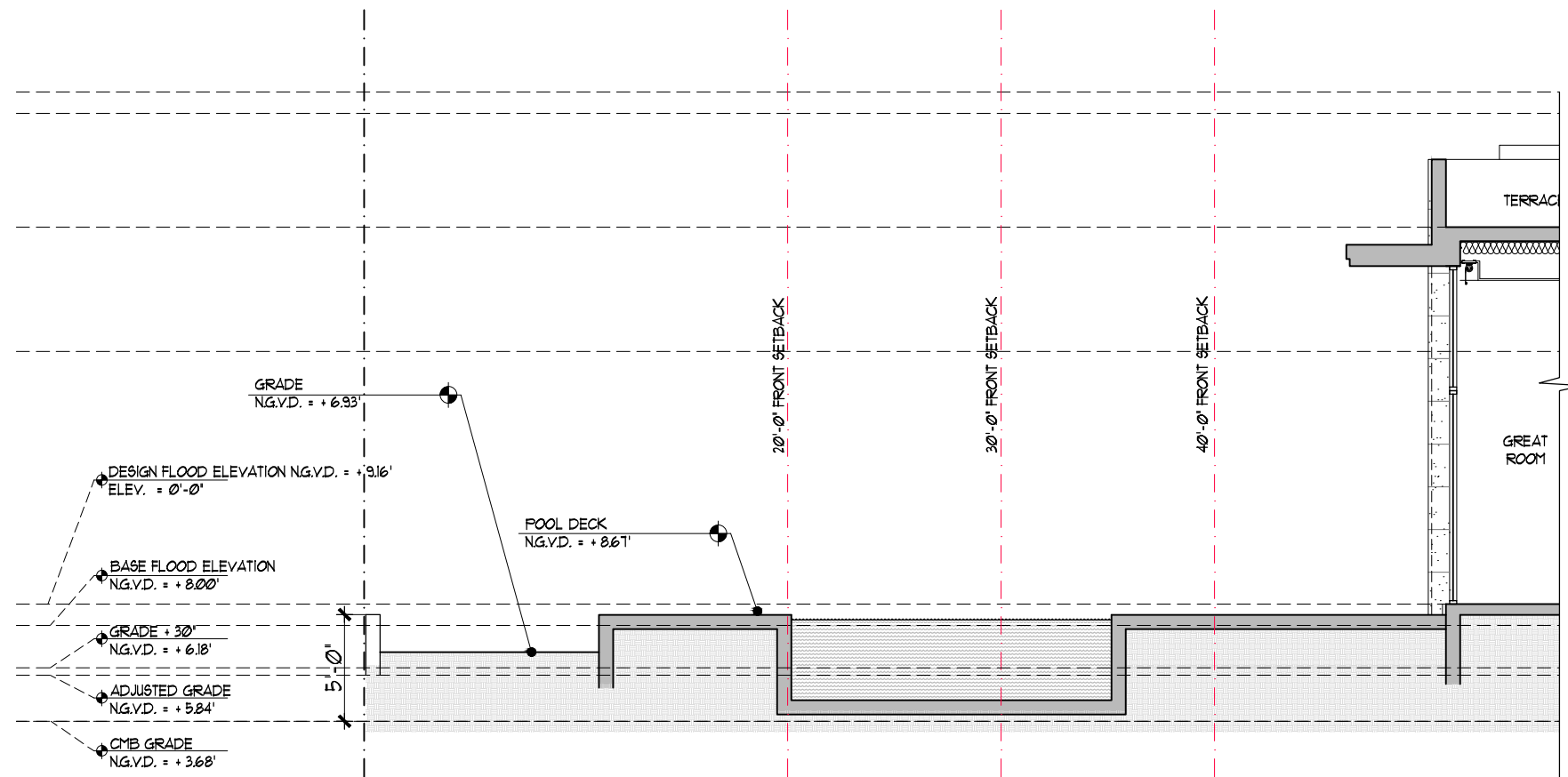


1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

SECTIONS

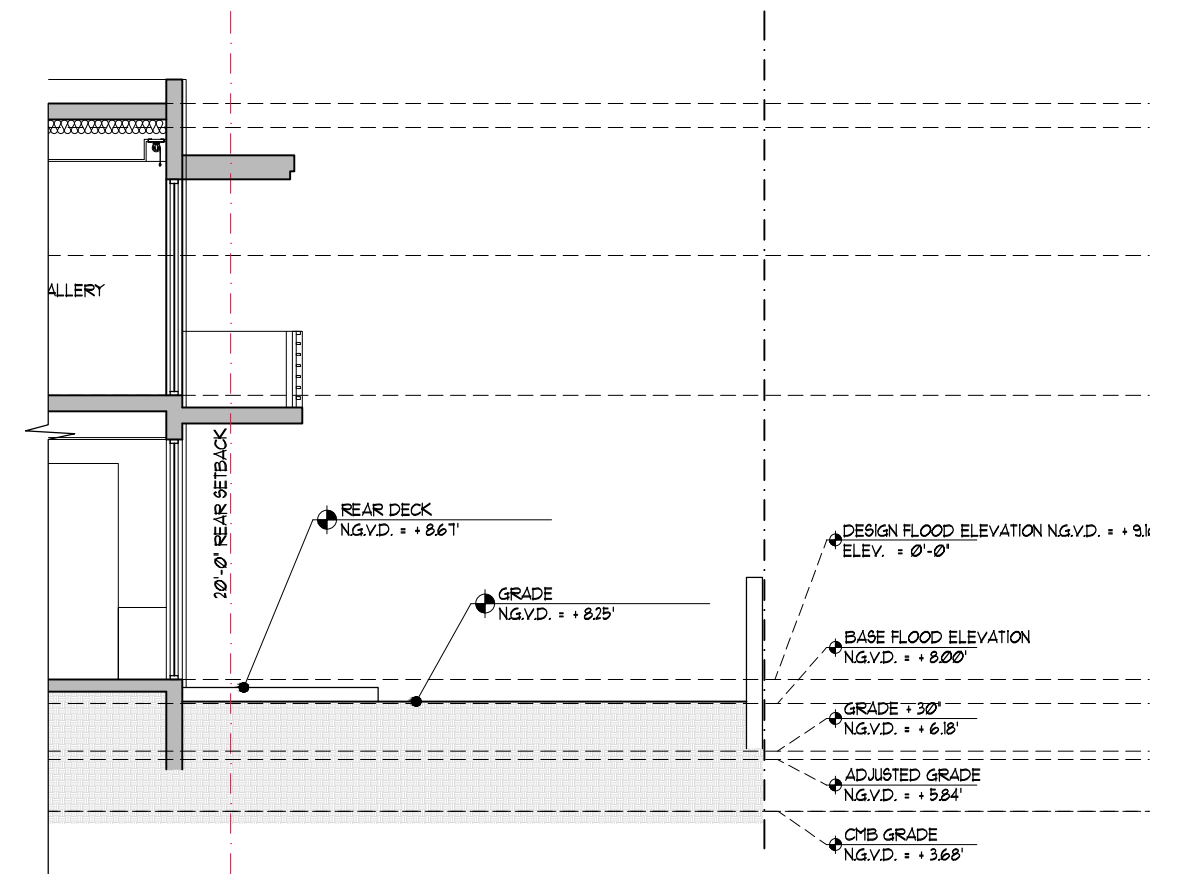


YARD SECTIONS



FRONT YARD SECTION - NORTH

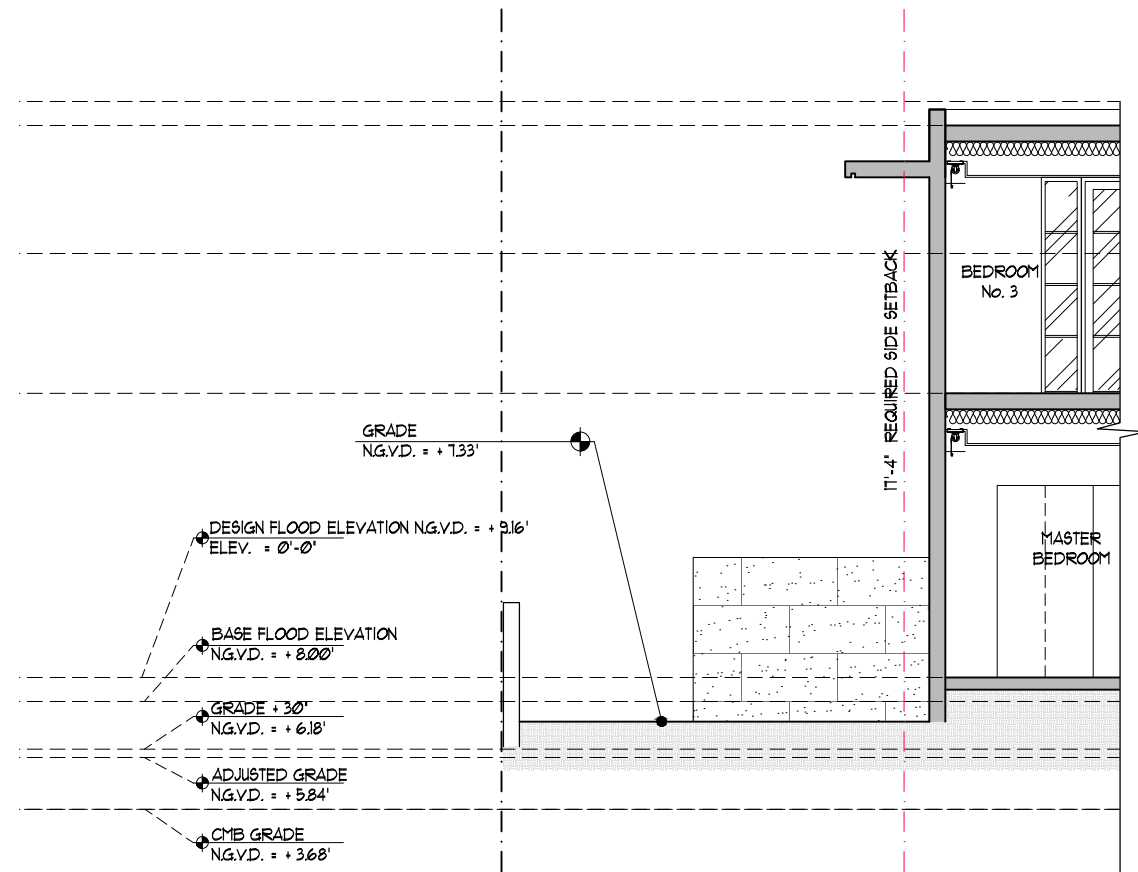
SCALE: 1/8" = 1'-0"



REAR YARD SECTION - SOUTH

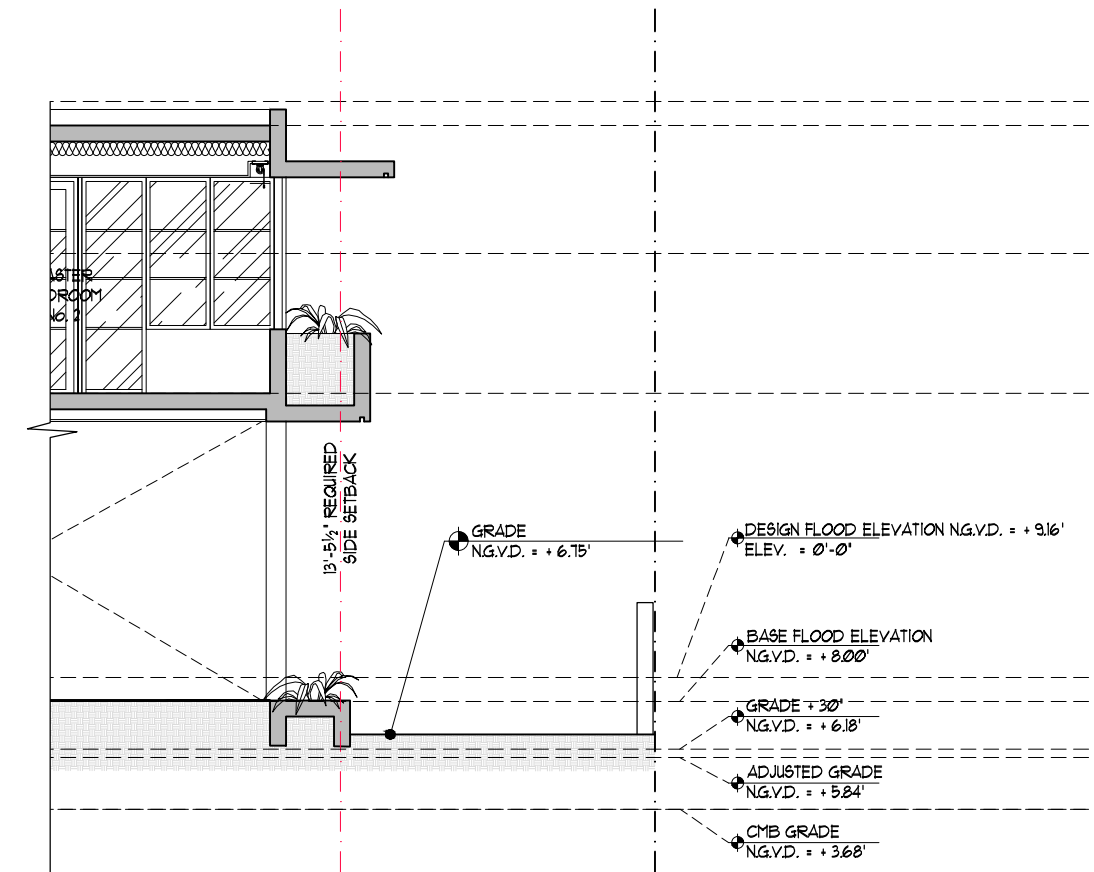
SCALE: 1/8" = 1'-0"

YARD SECTIONS



SIDE YARD SECTION - WEST

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



SIDE YARD SECTION - EAST

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

ISOMETRIC VIEWS



1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

RENDERINGS



FRONT WITH GATE RENDERING
N.T.S.

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

RENDERINGS



FRONT RENDERING
N.T.S.

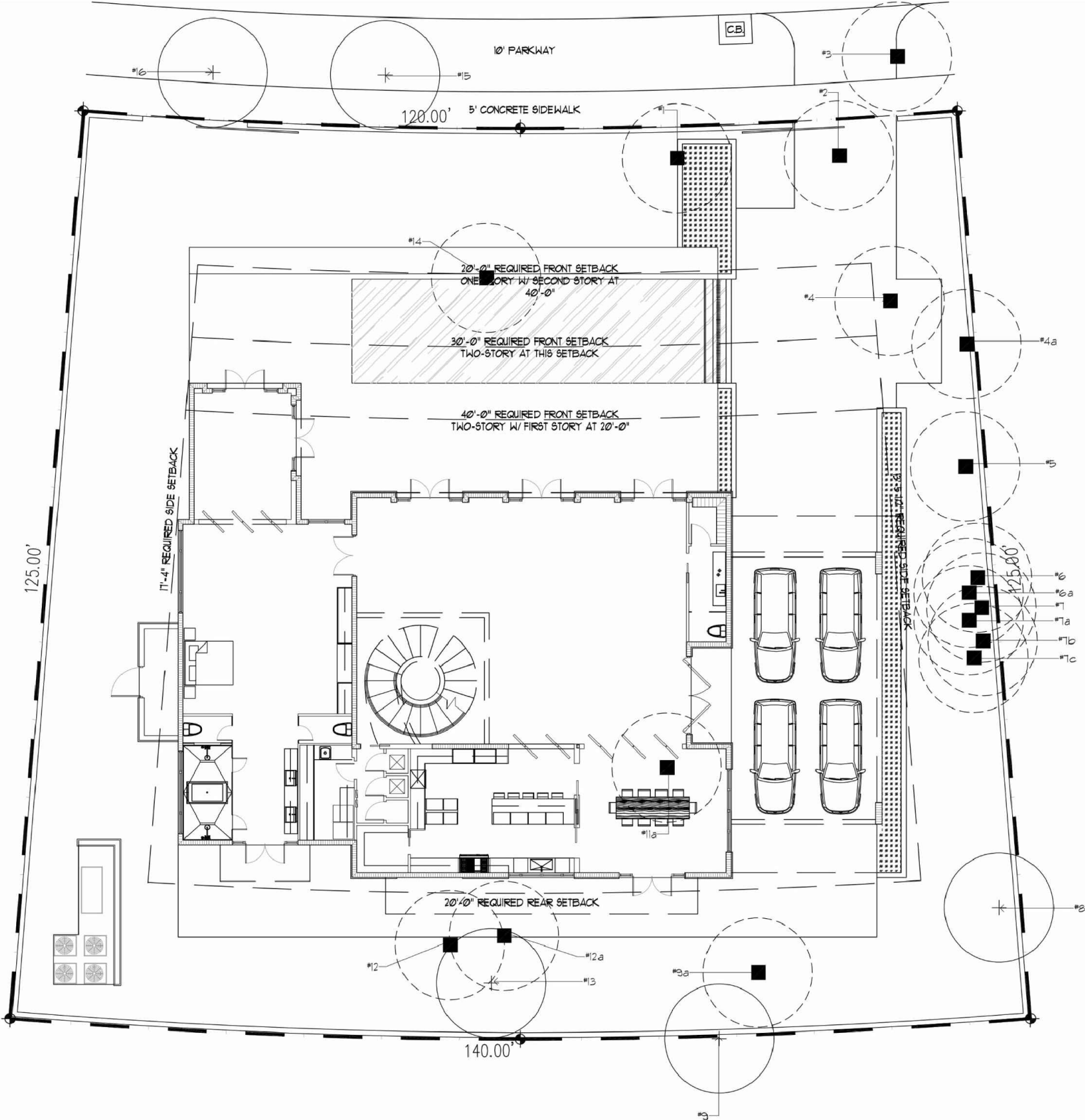
1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA



REAR RENDERING
N.T.S.

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

LANDSCAPE



EXISTING TREE LIST:

No.	BOTANICAL NAME	COMMON NAME	DBH (")	Ht. (')	Sp. (')	Condition	Disposition	DBH loss (")	Comments
1	Coccoloba Nucifera	Coconut Palm	Triple Tk.	20	10	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
2	Ptychosperma Elegans	Alexander Palm	20	25	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
3*	Lysiloma Latisiliquum	Wild Tamarind	20	25	30	Poor	Remove	40	Specimen size - Mitigation doubled
4	Ptychosperma Elegans	Alexander Palm	4	20	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
4a	Ptychosperma Elegans	Alexander Palm	4	20	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
5	Mangifera Indica	Mango Tree	8	20	8	Poor	Remove	8	
6	Ptychosperma Elegans	Alexander Palm	4	15	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
6a	Ptychosperma Elegans	Alexander Palm	4	15	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
7	Ptychosperma Elegans	Alexander Palm	4	20	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
7a	Ptychosperma Elegans	Alexander Palm	4	15	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
7b	Ptychosperma Elegans	Alexander Palm	4	22	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
7c	Ptychosperma Elegans	Alexander Palm	4	20	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
8	Roystonia Elata	Royal Palm	24	40	15	Fair	Remain	0	
9	Unknown								Not accessible
9a	Bambusa spp.	Bambo Clump	Multi	20	10	Fair	Remove	0	Does not require permitting / replacement
10	Not on site								
11	Not on site								
11a	Wodyetia Bifurcata	Foxtail Palm	Triple Tk.	13	12	Fair	Remove	0	Does not require permitting / replacement
12	Murraya Paniculata	Orange Jasmine				Poor	Remove	0	Overgrown shrub
12a	Sabal Palmetto	Sabal Palm		6	3	Fair	Remove	0	Does not require permitting / replacement
13	Roystonia Elata	Royal Palm	24	40	15	Fair	Remain	0	
14	Ptychosperma Elegans	Alexander Palm	4	25	5	Fair	Remove	0	Requires replacement with (1) 12' x 2" DBH tree
15*	Quercus Virginiana	Live Oak	12	25	25	Good	Remain	0	
16*	Quercus Virginiana	Live Oak	9	25	25	Good	Remain	0	
Total DBH loss:								48	

* Indicates ROW tree
Total Palm trees to be removed: (11)
Palm tree replacement required: (11) 12' Ht. x 2" DBH trees
Total DBH proposed for removal: 48"
Total Mitigation trees required: (16) 12' Ht. x 2" DBH x 6' Sp. trees OR (8) 16' Ht. x 4" DBH x 8' Sp. trees

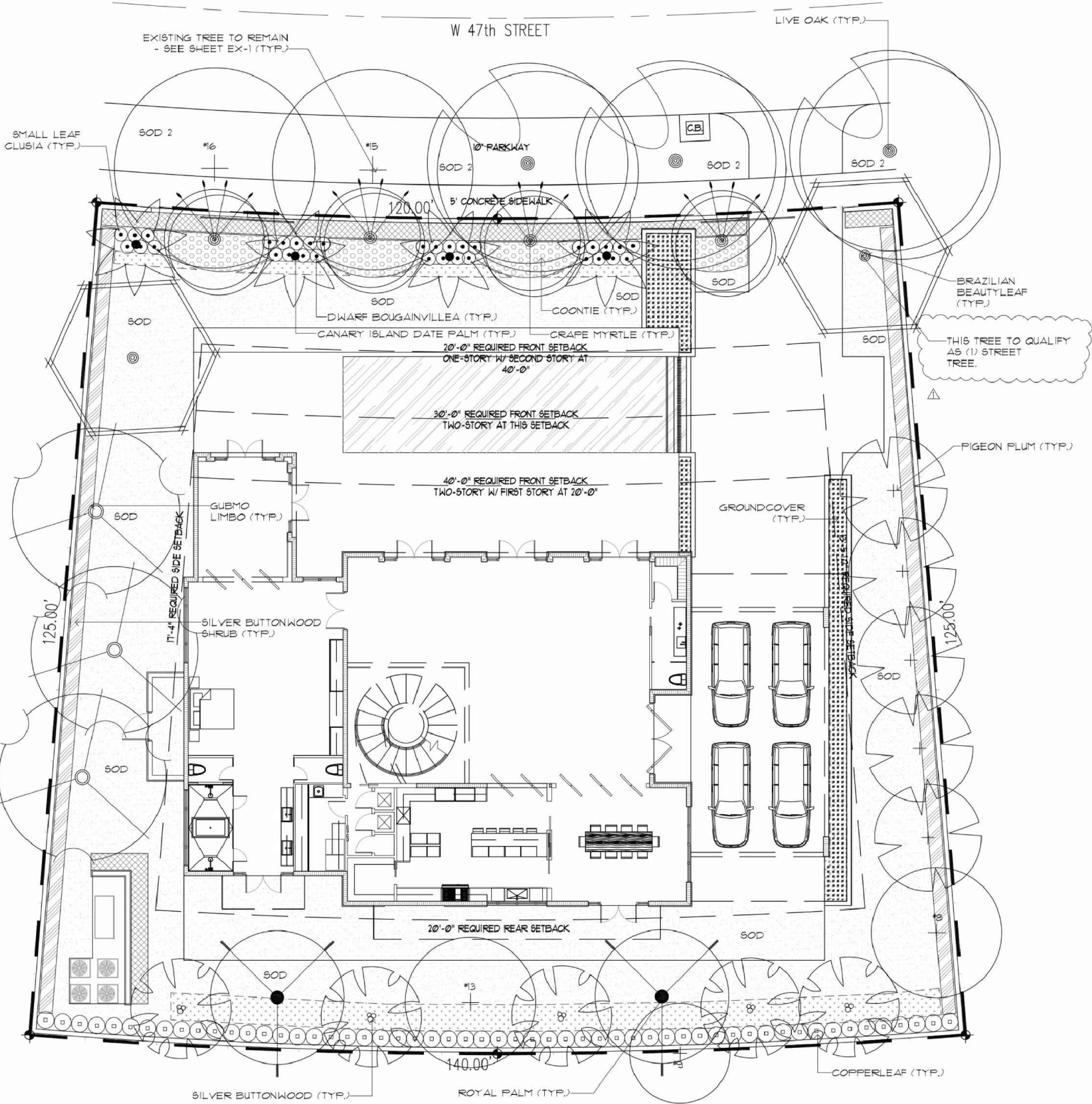
1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA



TREE DISPOSITION PLAN
Scale: N.T.S.

LANDSCAPE

CITY OF MIAMI BEACH LANDSCAPE LEGEND



ZONING: RS-4
NET LOT AREA: 16,256.56 ACRES 0.37
REQUIRED PROVIDED

LANDSCAPE OPEN AREA

A. FRONT LANDSCAPE (35% OF THE REQ. FRONT SETBACK) =	2,112#
B. SIDE (STREET) LANDSCAPE 35% OF THE REQ. TREET SETBACK) =	N/A N/A
C. REAR LANDSCAPE (10% OF THE REQ. REAR SETBACK) =	2,315#

LAWN AREA CALCULATIONS

A. MAXIMUM LAWN AREA (SOD) PERMITTED = 50% x 16,256# =	8,128# 4,520#
--	---------------

TREES

A. NUMBER OF TREES REQUIRED PER LOT: 4 TREES PER LOT (2 IN BACK, 2 IN FRONT) (+ 12 ADDITIONAL TREES (1 TREE REQ. FOR EVERY 1000# OVER 6,000#) = 16 TOTAL LOT TREES	16 18
B. % NATIVES REQUIRED: NUMBER OF TREES REQUIRED x 30% =	7 16
C. % LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES REQUIRED x 50% =	11 22
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' o.c.) 120' LINEAR FEET ALONG STREET DIVIDED BY 20' =	6 2 EX. + 4 NEW
E. STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' o.c.): N/A LINEAR FEET ALONG STREET DIVIDED BY 20' =	N/A N/A

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES x 12 =	264 284
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS REQUIRED x 50% =	126 202

LARGE SHRUBS OR SMALL TREES

A. NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS x 10% =	27 32
B. % NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED x 50% =	14 52

PLANT LIST

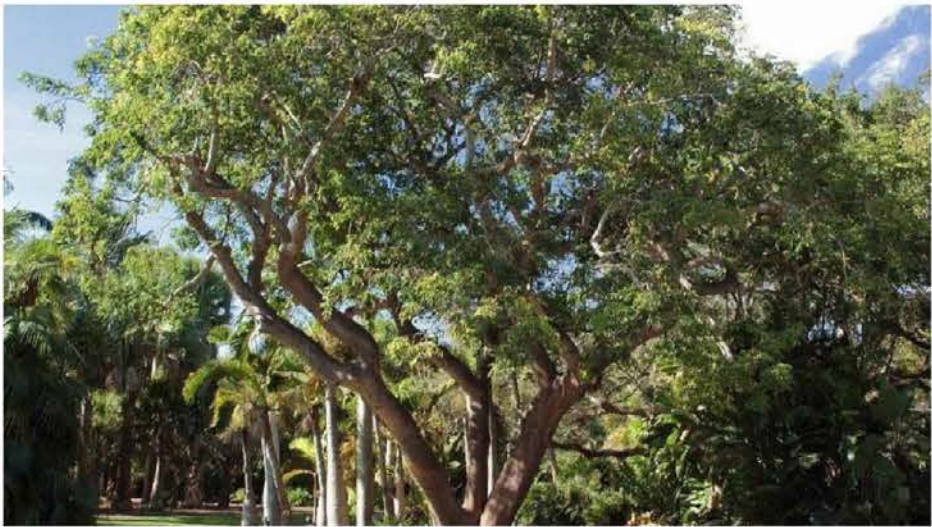
QTY.	KEY	BOTANICAL NAME	COMMON NAME	D.T. SIZE & REMARKS
TREES:				
3	BS	BURSERIA SIMARUBA	GUMBO LIMBO	Δ** MIN. 16' HT. x 8' SP. x 4" DBH, FG
2	CB	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	** MIN. 12' HT. x 6' SP. x 2" DBH, 4' C.T., FG.,
5	CES	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	Δ** MIN. 12' HT. x 2" DBH, STD., FG
5	CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	Δ** MIN. 12' HT. x 2" DBH, MALE SPECIES, FG
4	LI	LAGESTROEMIA INDICA	CRAFT MYRTLE	** MIN. 8' HT. , MULTI-TRUNK, RED FLOWERS, FG
3	QV	QUERCUS VIRGINIANA	LIVE OAK	Δ** MIN. 16' HT. x 8' SP. x 4" DBH, 5' C.T., FG.,
PALMS:				
3	PS	PHOENIX CANARIENSIS	CANARY ISLAND DATE	** MIN. 10' G.W., MATCHED, FG.
5	RE	ROYSTONEA ELATA	ROYAL PALM	Δ * MIN. 25' OAHT, MATCHED, FG.
LARGE SHRUBS:				
52	CG	CLUSIA GUTTIFERA	DWARF CLUSIA	Δ** MIN. 6' HT., 30" O.C., FULL
SHRUBS:				
55	AW	ACALYPHA WILKESIANA	INFERNO COPPERLEAF	** 7 GAL., 30" O.C., S.R
27	BS	BOUGAINVILLEA SPP.	DWARF BOUGAINVILLEA	** 3 GAL., 24" O.C., T.S.
118	CES	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	Δ** 3 GAL., 24" O.C., S.R
84	ZP	ZAMIA FUMILA	COONTIE	Δ** 3 GAL., 24" O.C., T.S.
GROUNDCOVERS:				
TO BE DETERMINED				
SOD:				
4520#	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	Δ * SOLID SOD
INSIDE PROPERTY LINE				
1020#	SOD 2	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	Δ * SOLID SOD
IN ROW OF WAY AREA				
ABBREVIATIONS:				
OAHT.	OVERALL HEIGHT	MIN.	MINIMUM	* MODERATE DROUGHT TOLERANCE
STG.	STAGGERED	STD.	STANDARD	** VERY DROUGHT TOLERANT
	SINGLE ROW	O.C.	ON CENTER	Δ NATIVE
T.S.	TRIANGULAR SPACING	GAL.	GALLON	
S.T.	SINGLE TRUNK	G.W.	GREY WOOD	
D.T.	DOUBLE TRUNK			



LANDSCAPE PLAN
N.T.S.

1060 + 1070 W 47 STREET MIAMI BEACH, FLORIDA

LANDSCAPE



BURSERA SIMARUBA



CALOPHYLLUM BRASILIENSE



CONOCARPUS ERECTUS 'SERICEUS'



COCCOLOBA DIVERSIFOLIA



LAGESTROEMIA INDICA



QUERCUS VIRGINIANA



PHOENIX CANARIENSIS



ROYSTONEA ELATA



CLUSIA GUTTIFERA



ACALYPHA WILKESIANA



BOUGAINVILLEA SPP.



CONOCARPUS ERECTUS 'SERICEUS' (HEDGE FORM)

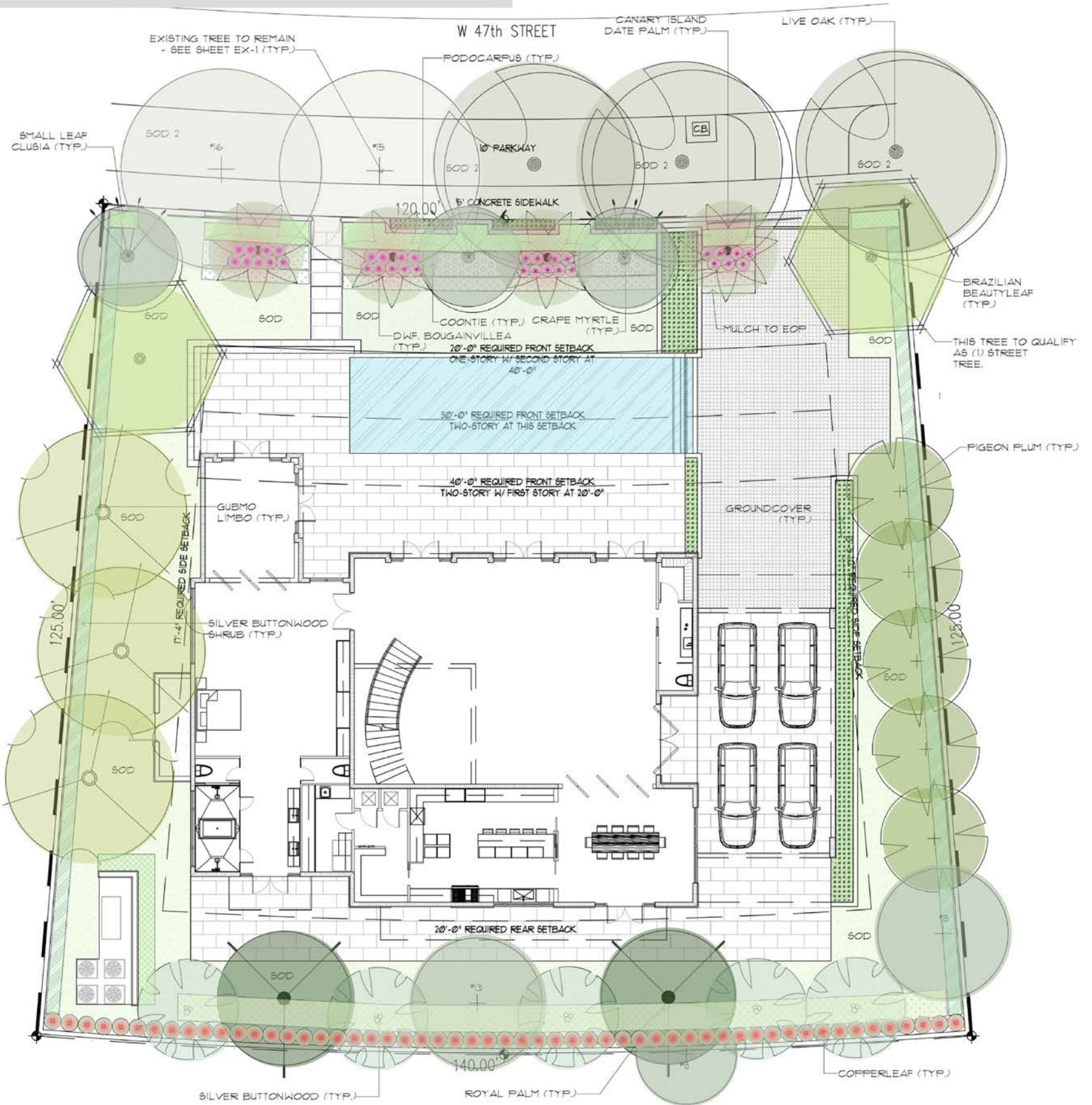


ZAMIA PUMILA

PLANT MATERIAL IMAGES

1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA

RENDERED LANDSCAPE PLAN



1060 + 1070 W 47 STREET MIAMI BEACH. FLORIDA