



420 W. 51ST ST. RESIDENCE

420 W. 51ST ST., MIAMI BEACH, FL 33140

FOLIO #02-3222-022-1570

DRB PRESENTATION - DRB21-0687 - 10-05-2021

SCOPE OF WORK

- NEW 2 STORY HOME WITH UNDERSTORY ON LOT WITH EXISTING TENNIS COURT.
- REQUEST FOR VARIANCES FOR FRONT SETBACK FOR TENNIS COURT AND ASSOCIATED FENCE, AND FRONT YARD PERVIOUS OPEN SPACE

Rev.	Date	Rev.	Date

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DRB

420 W 51st St

MIAMI BEACH, FL 33140

Owner:

Name
Address
Tel.
Email

Consultant:

Name
Address
Tel.
Email

Consultant:

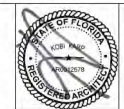
Name
Address
Tel.
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Consultant:

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Tel.
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Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2015 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
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Fax: +1(305) 572 3786

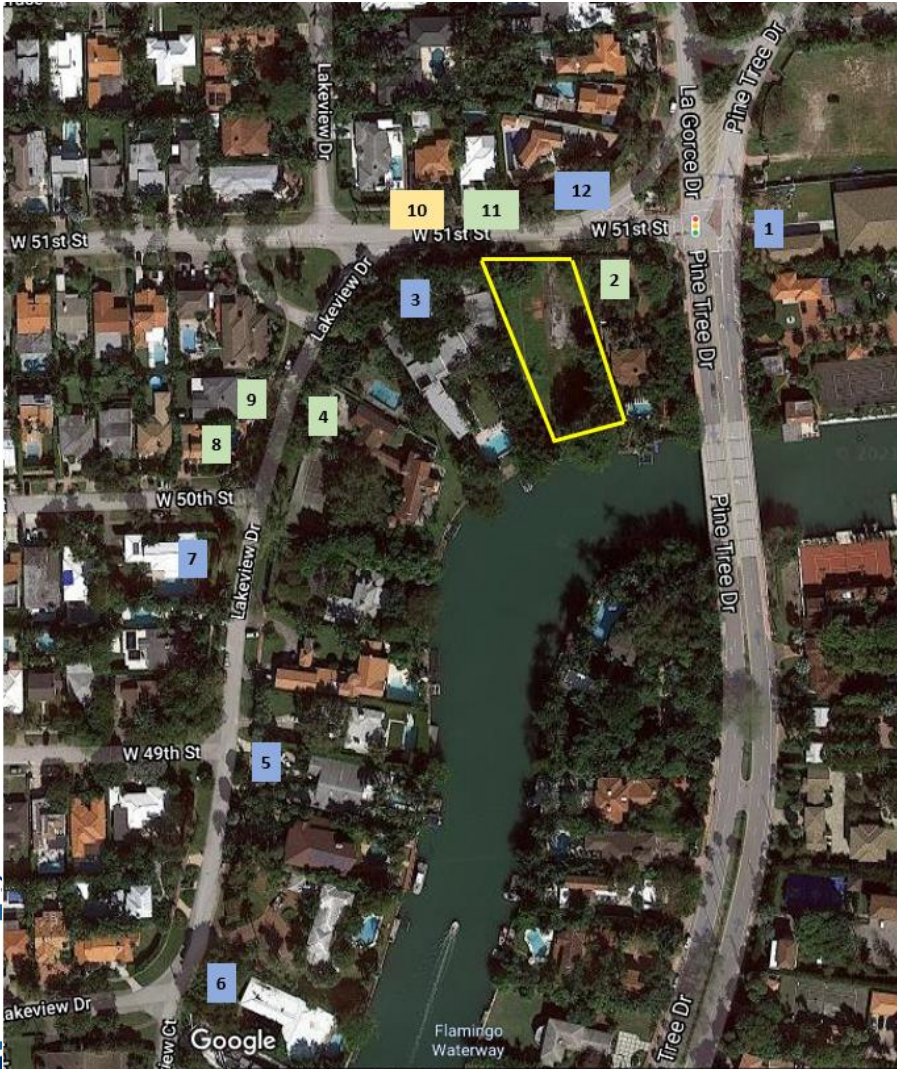


COVER

Date	09-02-2021	Sheet No.	A0.00
Scale			
Project	2144		

Neighbor Support and Outreach

PB21-0447 and DRB21-0687: 420 W 51 St



No.	Property Address	Owner	Status
1	5101 Pine Tree Drive	Richard Meruelo	Support Letter
2	5030 Lakeview Drive	Avi Klein	Support Letter forthcoming
3	5045 Lakeview Drive	Jonathan Saxton	Support Letter
4	5005 Lakeview Drive	Michael D. Farkas	Support Letter forthcoming
5	4901 Lakeview Drive	Marte Singerman	Support Letter
		Paul Singerman	Support Letter
6	4801 Lakeview Drive	Carol S. Rappaport	Support Letter
		Robert Rappaport	Support Letter
7	510 W. 50 Street	Joanie Stein	Verbal support at Zoom meeting Support Letter forthcoming
8	5000 Lakeview Drive	Adrian Gonzalez	Support Letter
9	5014 Lakeview Drive	Heather Pachter	Verbal support at Zoom meeting Support Letter forthcoming
10	445 W51 Street	Veronica E. Sanmartino	Invited to Zoom
11	435 W 51 Street	Jeffrey Meier	Verbal support at Zoom meeting Support Letter forthcoming
		Eric Eddy	Verbal support at Zoom meeting Support Letter forthcoming
12	5100 La Gorce Drive	Paul Lobkovich	Support Letter



July 9, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and
Tennis Court Located at 420 W 51 Street
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 4801 Lakeview Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,


Signature

Robert Rappaport
Print name

July 9, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

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Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,


Signature

Marie Singerman
Print name

July 7, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

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Dear Board Members:

I am the owner of 5045 Lakeview Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,


Signature

Jonathan Saxton
Print name

July 21, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
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- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 5100 La Gorce Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

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Sincerely,


Signature

Paul Lobkovich
Print name

July 9, 2021

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Design Review Board Members
c/o Thomas Mooney, Planning Director
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City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

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Sincerely,


Signature

Carol S. Rappaport
Print name

July 9, 2021

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c/o Thomas Mooney, Planning Director
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Sincerely,


Signature

Paul Singerman
Print name

July 21, 2021

Planning Board Members

Design Review Board Members

c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

6/29/2021
Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **FB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and
Tennis Court Located at 420 W 51 Street

LETTER OF
SUPPORT

Dear Board Members:

I am the owner of 5101 Pinekey Dr. Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

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Sincerely,

Richard M. Envello

Signature

Richard M. Envello

Print name

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- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 5000 Lakeview Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

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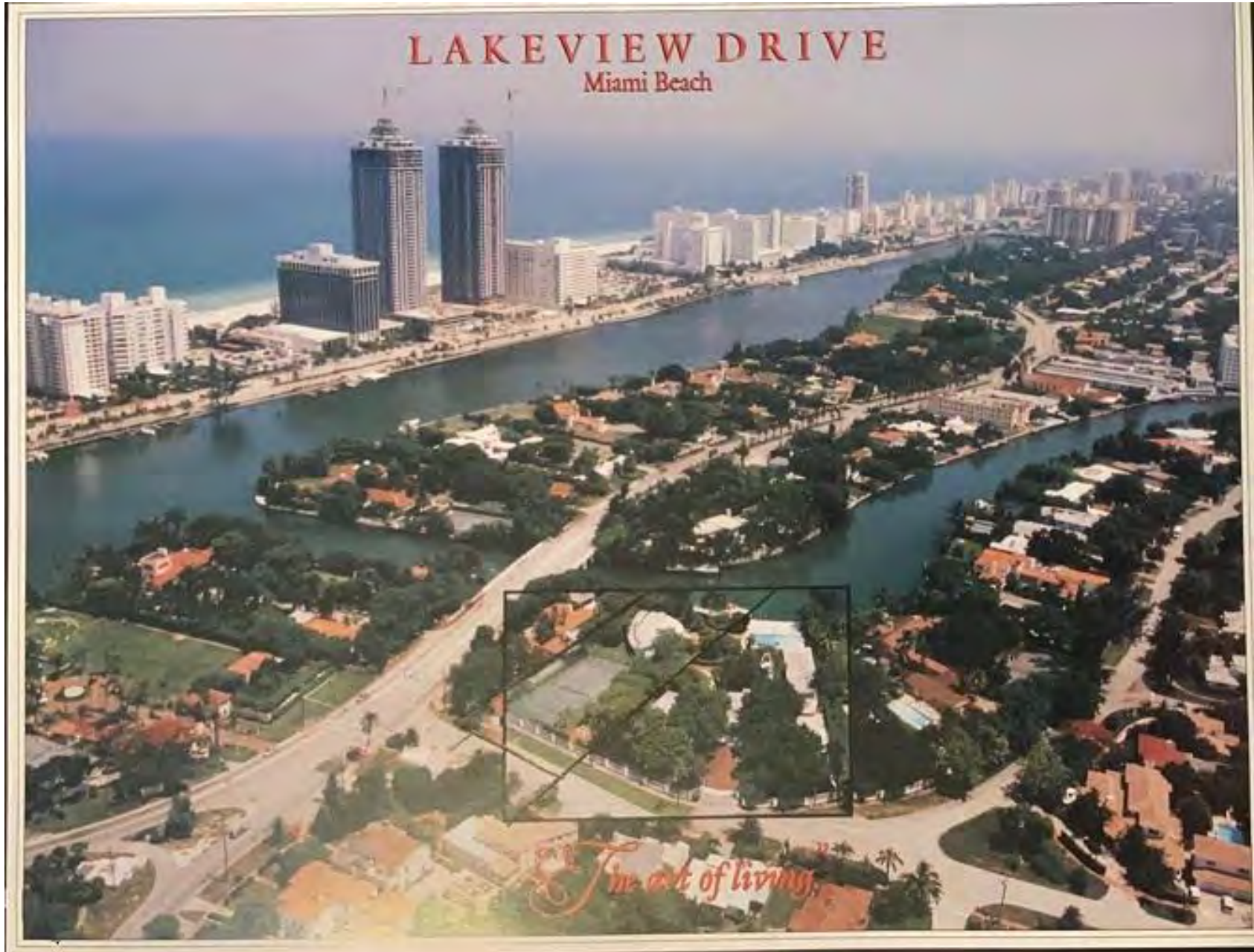
Sincerely,

Adrian Gonzalez

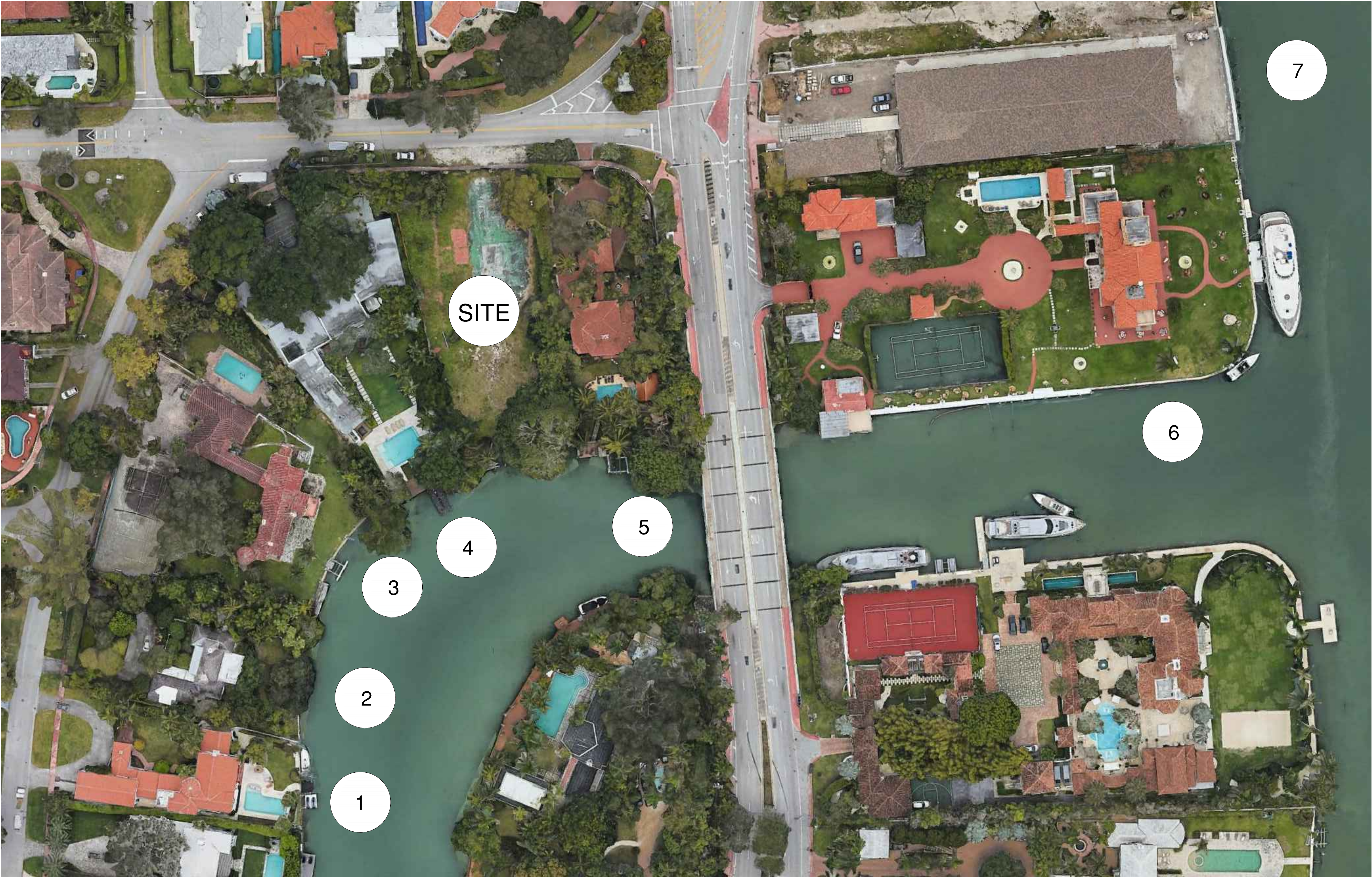
Signature

Adrian Gonzalez

Print name



LOCATION MAP 1



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Rev.	Date	Rev.	Date

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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
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Consultant:

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Architect of Record:

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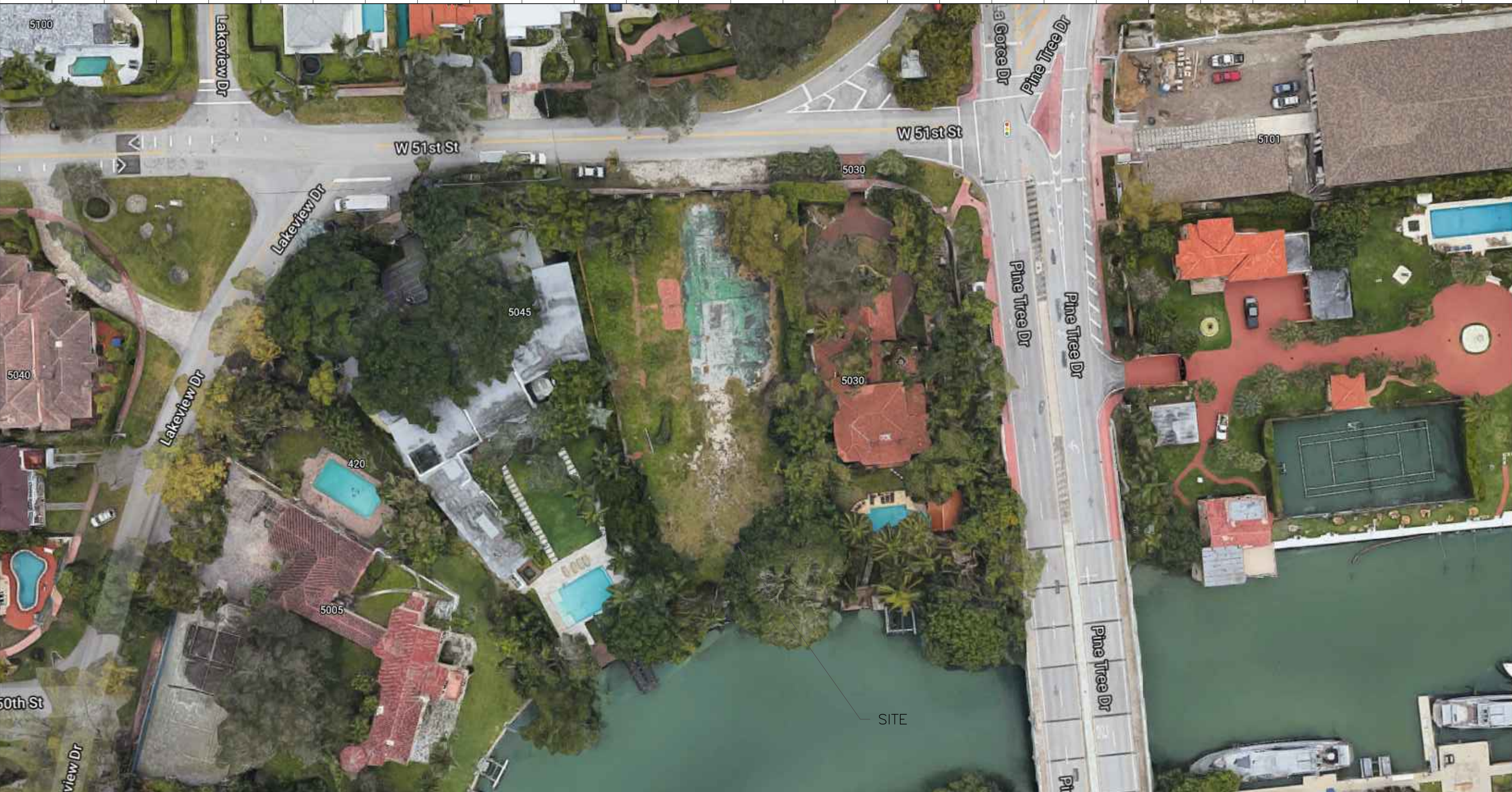


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Lic. # AR0012578



NEIGHBORHOOD MAP

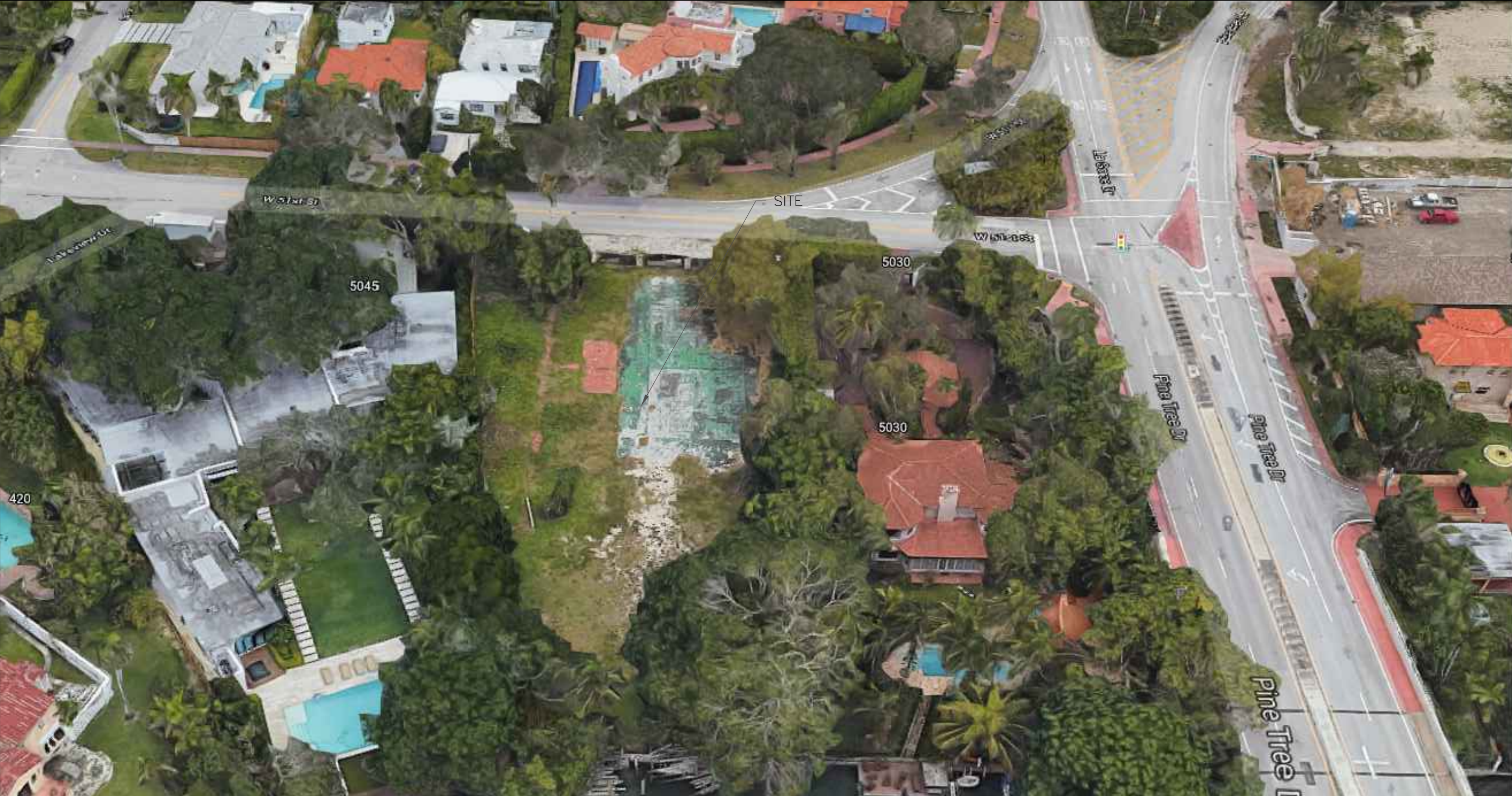
Date	06-01-2021	#2
Scale		
Project	2144	



SITE AERIAL



SITE AERIAL - FRONT



SITE AERIAL - REAR



SITE - STREET VIEW

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- 2
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Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33140

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CONTEXTUAL ANALYSIS

Date	06-01-2021	#3
Scale		
Project	2144	



EXTERIOR VIEW FROM THE STREET



VIEW OF INTERIOR TENNIS COURT TO THE STREET



VIEW OF INTERIOR TENNIS COURT TO THE WATERWAY



VIEW OF WATERWAY

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Rev.	Date	Rev.	Date

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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

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K O B I



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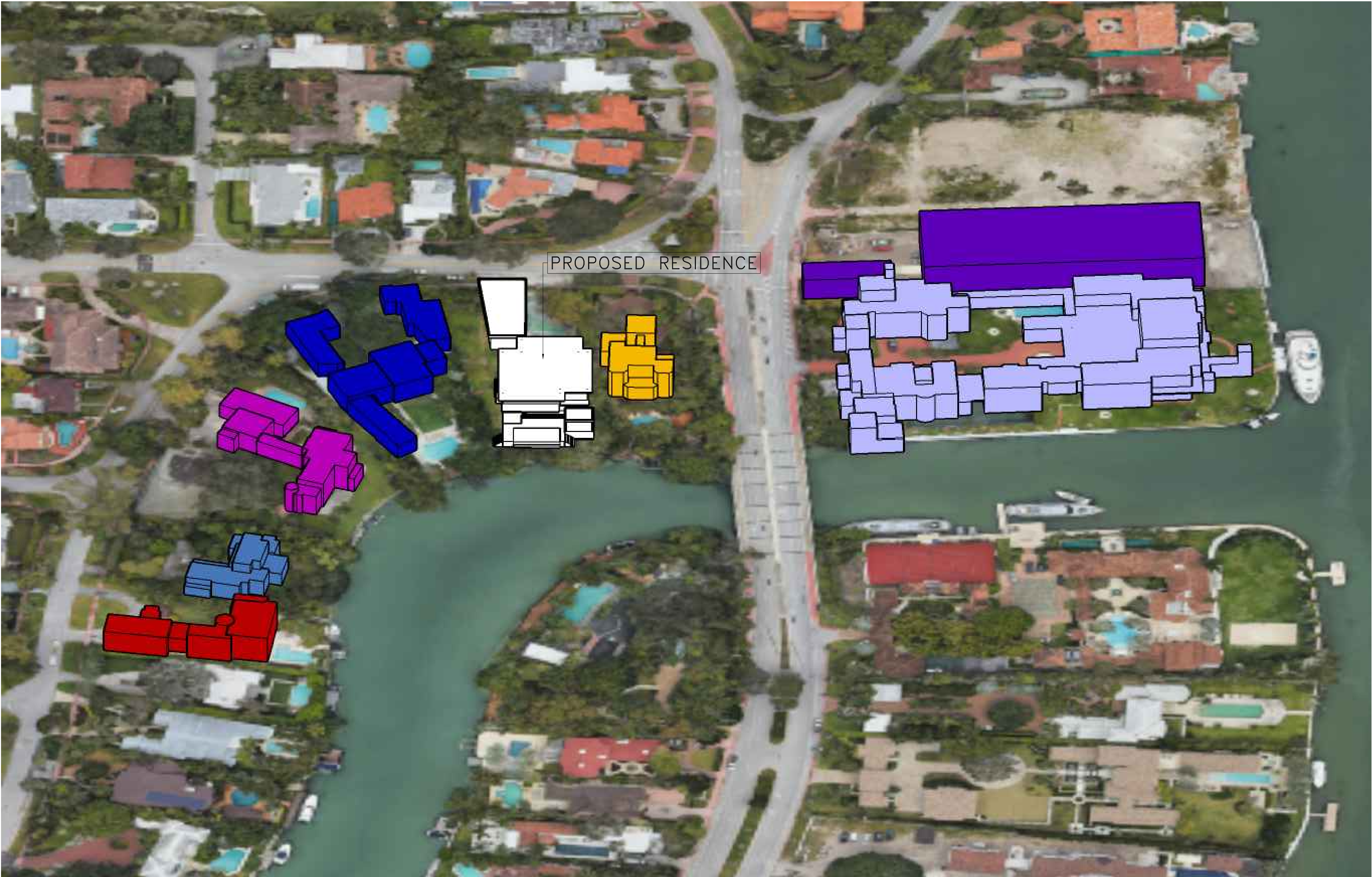
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Lic. # AR0012578

CONTEXTUAL ANALYSIS

Date	06-01-2021	#4
Scale		
Project	2144	

PROPOSED RESIDENCE

420 W 51 ST
LOT SIZE: 28,317 Sq.Ft



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Rev.	Date	Rev.	Date

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PLANNING BOARD

100% Submission

420 W 51st St
MIAMI BEACH, FL 33140

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Name
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K O B I



K A R P

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Lic. # AR0012578

NEIGHBORHOOD MASSING

Date	06-01-2021	#7
Scale		
Project	2144	



GROUND FLOOR RENDER PLAN

3/12/21 = 1/4" = 1"

0' 6' 12' 24'



CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

780 NE 8th Street, Suite 200 Miami, Florida 33138
(305) 585-3000 (305) 585-1000
CHRISTOPHERCAWLEY.COM LIC 39000489

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DRB

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, AIA
Florida License LA 9005786

Owner:
Name
Address
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Consultant:
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Consultant:
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Architect of Record:
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KOBİ KARP
Lic. # AR0012578



Date: 06-2-2021	Sheet No.
Scale:	L0.01
Project: 2144	



420 W 51 St.- MIAMI BEACH, FL

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DRB

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RENDERINGS

1 RENDERING FRONT VIEW
N.T.S.

Date	09-02-2021	Sheet No.	A1.01
Scale			
Project	2144		



420 W 51st St. MIAMI BEACH, FL

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Miami, Florida 33137 USA
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RENDERINGS

2 RENDERING FRONT VIEW (CLOSE UP)
N.T.S.

Date	08-02-2021	Sheet No.	A1.02
Scale			
Project	2144		



420 W 51 St.- MIAMI BEACH, FL

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DRB

420 W 51st St

MIAMI BEACH, FL 33140

Owner:
Name
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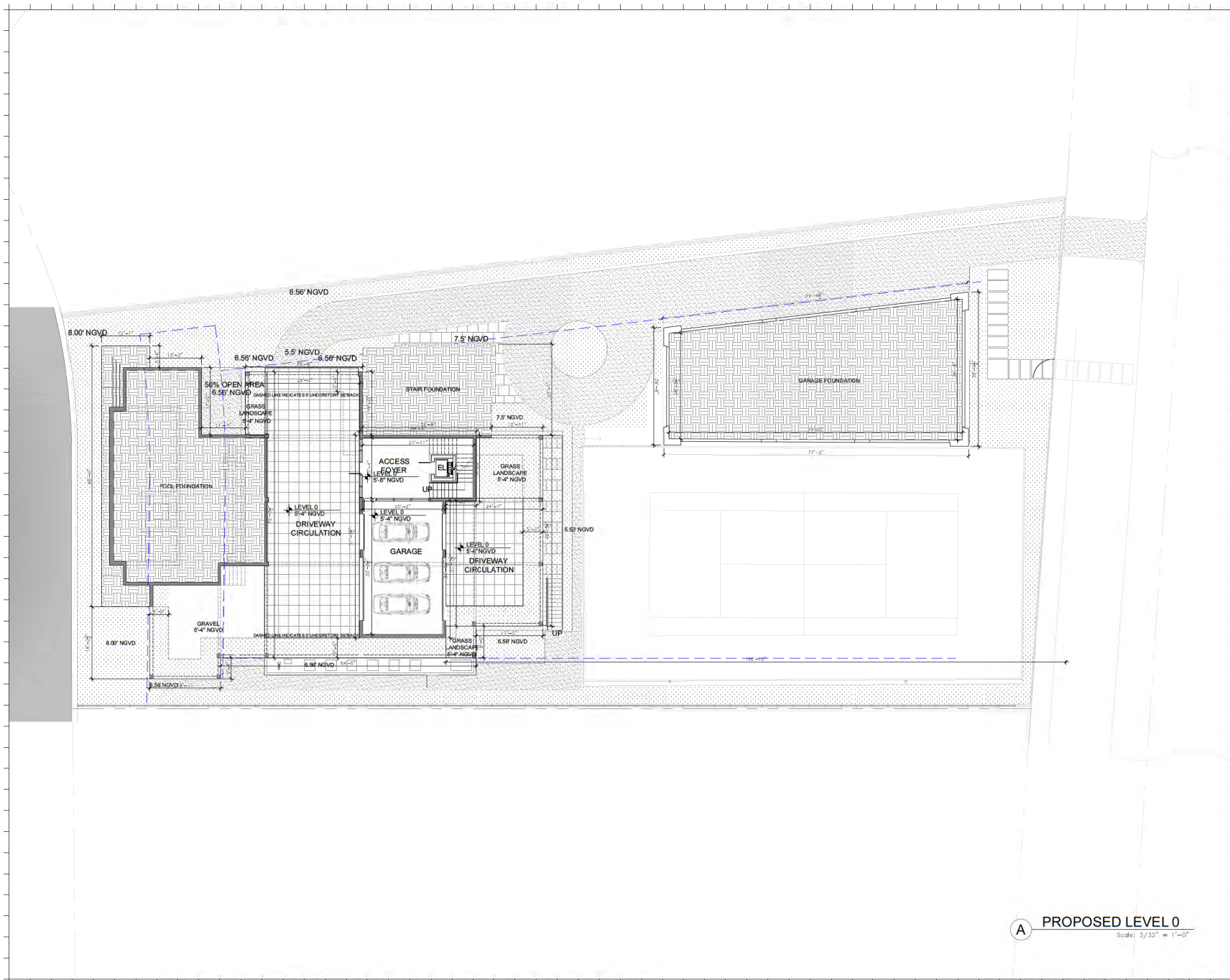
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RENDERINGS

Date	08-02-2021	Sheet No.	A1.03
Scale			
Project	2144		



A PROPOSED LEVEL 0
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DIMENSIONS AND NOTATIONS ARE BASED ON THE ORIGINAL RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONSULTANT HAS CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN SUBSTANTIAL AGREEMENT WITH THE RECORD DRAWINGS. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE EXISTING CONDITIONS.

DRB

420 W 51st St
MIAMI BEACH, FL 33140

Owner:
Name
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PROPOSED PLAN

Date	08-02-2021	Sheet No.	A3.00
Scale			
Project	2144		

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Rev.	Date	Rev.	Date

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PROPOSED PLAN

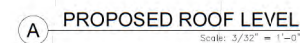
A PROPOSED LEVEL 1
Scale: 1/32" = 1'-0"

Date	08-02-2021	Sheet No.	A3.01
Scale			
Project	2144		

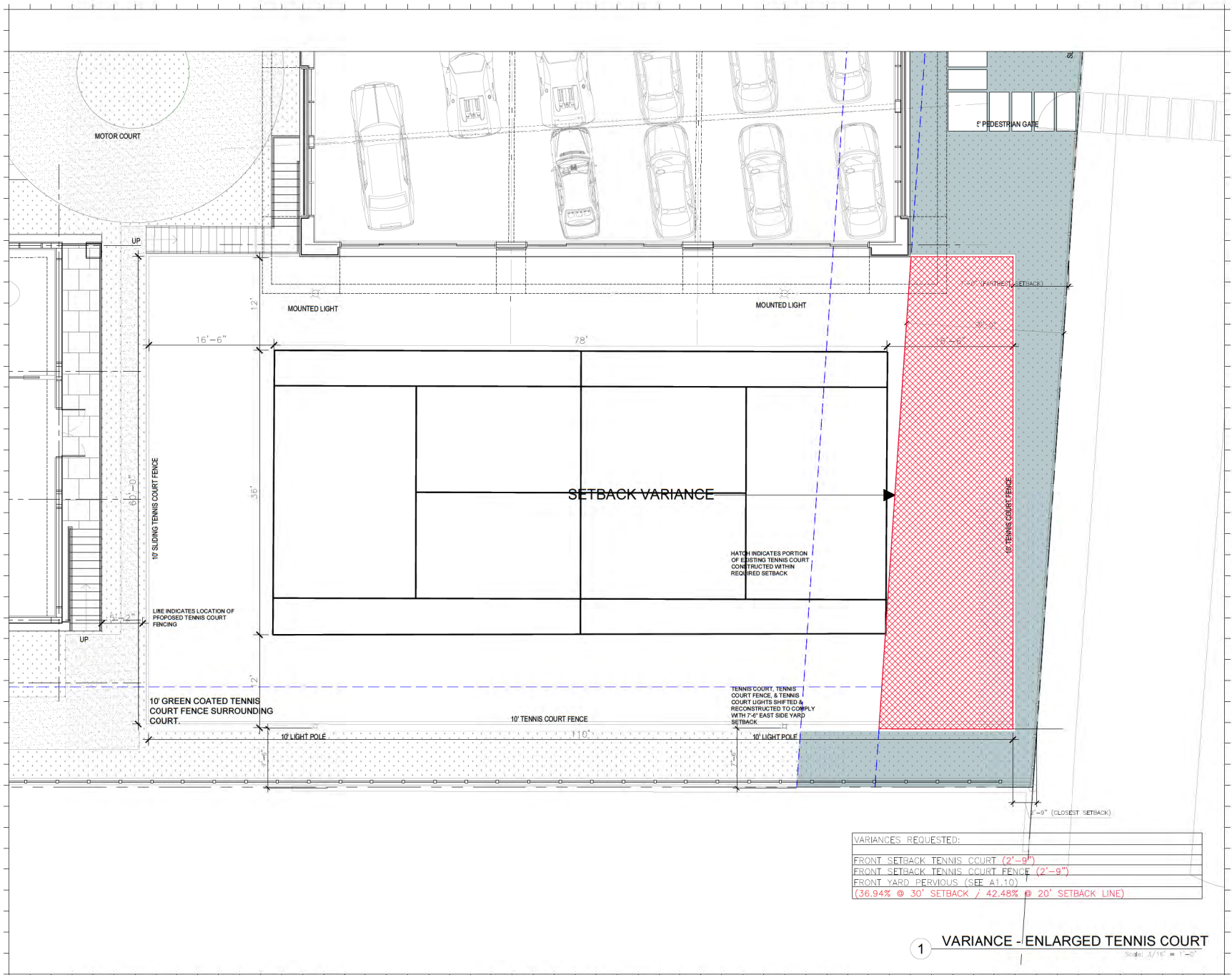


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Date	08-02-2021	Sheet No. A3.03
Scale		
Project	2144	



VARIANCES REQUESTED:	
FRONT SETBACK TENNIS COURT (2'-9")	
FRONT SETBACK TENNIS COURT FENCE (2'-9")	
FRONT YARD PERVIOUS (SEE A1.10)	
(36.94% @ 30' SETBACK / 42.48% @ 20' SETBACK LINE)	

1 VARIANCE - ENLARGED TENNIS COURT
Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date

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	Fax



ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.17
Scale			
Project	2144		

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



3 - METAL FINISH



4 - LOUVERED SCREEN



Rev.	Date	Rev.	Date

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RENDERED ELEVATIONS

Date	08-02-2021	Sheet No.	A4.10
Scale			
Project	2144		

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



3 - METAL FINISH



4 - LOUVERED SCREEN



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RENDERED ELEVATIONS

Date	08-02-2021	Sheet No.	A4.11
Scale			
Project	2144		

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



3 - METAL FINISH



4 - LOUVERED SCREEN



E ENTRY SIDE ELEVATION (FULL LOT VIEW)

Scale: 3/32" = 1'-0"



E FRONT ELEVATION SHOW GARAGE STRUCTURE

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

Rev.	Date	Rev.	Date

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RENDERED ELEVATIONS

Date	08-02-2021	Sheet No.	A4.12
Scale			
Project	2144		



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AXONOMETRIC NW VIEW



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A N.W. AXONOMETRIC

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AXONOMETRICS

Date	08-02-2021	Sheet No.	A4.13
Scale			
Project	2144		



B S.E. AXONOMETRIC

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AXONOMETRICS

Date	08-02-2021	Sheet No.	A4.14
Scale			
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RENDERINGS

3 RENDERING STREET VIEW
N.T.S.

Date	08-02-2021	Sheet No.	A1.04
Scale			
Project	2144		

END



FRONT ELEVATION

1/8" = 1'-0"

FRONT ELEVATION

CHRISTOPHER
CRAWLEY
LANDSCAPE
ARCHITECTURE

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CHRISTOPHERCRAWLEY.COM | LIC 20059490

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100% Submission

420 W 51st St

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Date	09-2-2021	Sheet No.	L0.02
Scale			
Project	2144		



1 HALF MILE RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



IMAGES ON SHEET A0.04-CONTEXT
C1 - W 51ST ST - LOOKING EAST
C2 - W 51ST ST - LOOKING WEST

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - EAST
E3 - SIDE YARD - WEST
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 5030 PINETREE
N2 - 5045 LAKEVIEW
N3 - 5101 PINETREE
N4 - 5011 PINETREE
N5 - 5005 LAKEVIEW
N6 - 4985 LAKEVIEW
N7 - 4969 LAKEVIEW

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IMAGE KEY

Date	09-02-2021	Sheet No.	A0.02
Scale			
Project	2144		



C1 - W 51ST ST (VIEW TO EAST)



C2 - W 51ST ST (VIEW TO WEST)



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information	DRB FINAL SUBMITTAL SET - DRB-21-0687 - 07/05/2021		
1	Address:	420 W 51 ST, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3222-022-1570 LAKE VIEW SUB		
3	Board and file numbers :	DRB-21-0687		
4	Year built:	N/A	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	4.83' NGVD
6	Adjusted grade (Flood+Grade/2):	6.415' NGVD	Free board:	13'-0" NGVD
7	Lot Area:	28,317 SF		
8	Lot width:	127'-7"	Lot Depth:	249' - 2"
9	Max Lot Coverage SF and %:	8,495 SF (30.00%)	Proposed Lot Coverage SF and %:	7,911 (27.93%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,911 (27.93%)
11	Front Yard Open Space SF and %:	1,421 (36.94%) VARIANCE REQ	Rear Yard Open Space SF and %:	2,710 SF (70.02%)
12	Max Unit Size SF and %:	14,158 SF (50.00%)	Proposed Unit Size SF and %:	11,880 SF (41.95%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	6,877 SF (24.28%)
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 requires Board Approval)	N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % :	4,312 SF (15.22%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,071 SF (24.83)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		128'-0"	
20	Front Second level:	30'-0"		128'-0"	
21	Side 1:	19'-0" MIN.		19'-1"	
22	Side 2 or (facing street):	12'-10.75" MIN.		12'-11"	
23	Rear:	15% OF 249'-2" = 37'-4"		42'-7"	
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
25	Accessory Structure Rear:	12'-0"		N/A	
26	Sum of side yard :	31'-10.75" (25% OF LOT WIDTH)		32'-0"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

LEGAL DESCRIPTION:

Lot 17, in Block 31, "LAKE VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 42, of the Public Records of Miami-Dade County Florida.

Containing 28,317 Square Feet or 0.65 Acres, more or less, by calculations.

INDEX	
SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
S	SURVEY
A0.01	INDEX OF DRAWINGS AND DATA SHEET
A0.02	IMAGE KEY
A0.03	EXISTING SITE IMAGES
A0.04	CONTEXTUAL IMAGES
A0.05	CONTEXTUAL IMAGES
A1.01	RENDERING
A1.02	RENDERING
A1.03	RENDERING
A1.10	ZONING DIAGRAM
A1.11	ZONING DIAGRAM
A1.12	ZONING DIAGRAM
A1.13	ZONING DIAGRAM
A1.14	ZONING DIAGRAM
A1.15	ZONING DIAGRAM
A1.16	VARIANCE DIAGRAM
A1.17	ENLARGED TENNIS COURT
A1.18	50% UNDERSTORY DIAGRAM
A1.20	CONTEXT ELEVATIONS
A2.01	SITE PLAN
A2.02	SETBACK DIMENSION DIAGRAM
A3.00	LEVEL 0 (UNDERSTORY) FLOOR PLAN
A3.01	LEVEL 1 FLOOR PLAN
A3.02	LEVEL 2 FLOOR PLAN
A3.03	ROOF LEVEL PLAN
A3.10	ENLARGED LEVEL 0 FLOOR PLAN
A3.11	ENLARGED LEVEL 1 FLOOR PLAN
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A3.13	ENLARGED ROOF LEVEL PLAN
A4.01	ELEVATION
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A4.03	ELEVATION
A4.10	RENDERED ELEVATION
A4.11	RENDERED ELEVATION
A4.12	RENDERED ELEVATION
A4.13	AXONOMETRICS
A4.14	AXONOMETRICS
A5.01	SECTIONS
A5.02	SECTIONS
A5.03	SITE SECTIONS

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INDEX

Date	08-02-2021	Sheet No.	A0.01
Scale			
Project	2144		



E1 - 420 W 51ST ST VIEW TO FRONT



E2 - 420 W 51ST ST VIEW TO EAST SIDE



E3 - 420 W 51ST ST VIEW TO WEST SIDE



E4 - 420 W 51ST ST VIEW TO REAR

1 EXISTING CONDITIONS

NO SCALE

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SITE IMAGES

Date	08-02-2021	Sheet No.	A0.03
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Project	2144		



N1 - 5030 PINETREE



N2 - 5045 LAKEVIEW



N3 - 5101 PINETREE



N4 - 5011 PINETREE

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CONTEXT IMAGES

Date	09-02-2021	Sheet No.	A0.04
Scale			
Project	2144		



N6 - 4985 LAKEVIEW



N7 - 4969 LAKEVIEW



N5 - 5005 LAKEVIEW

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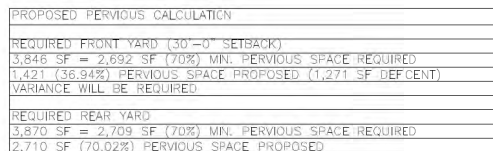
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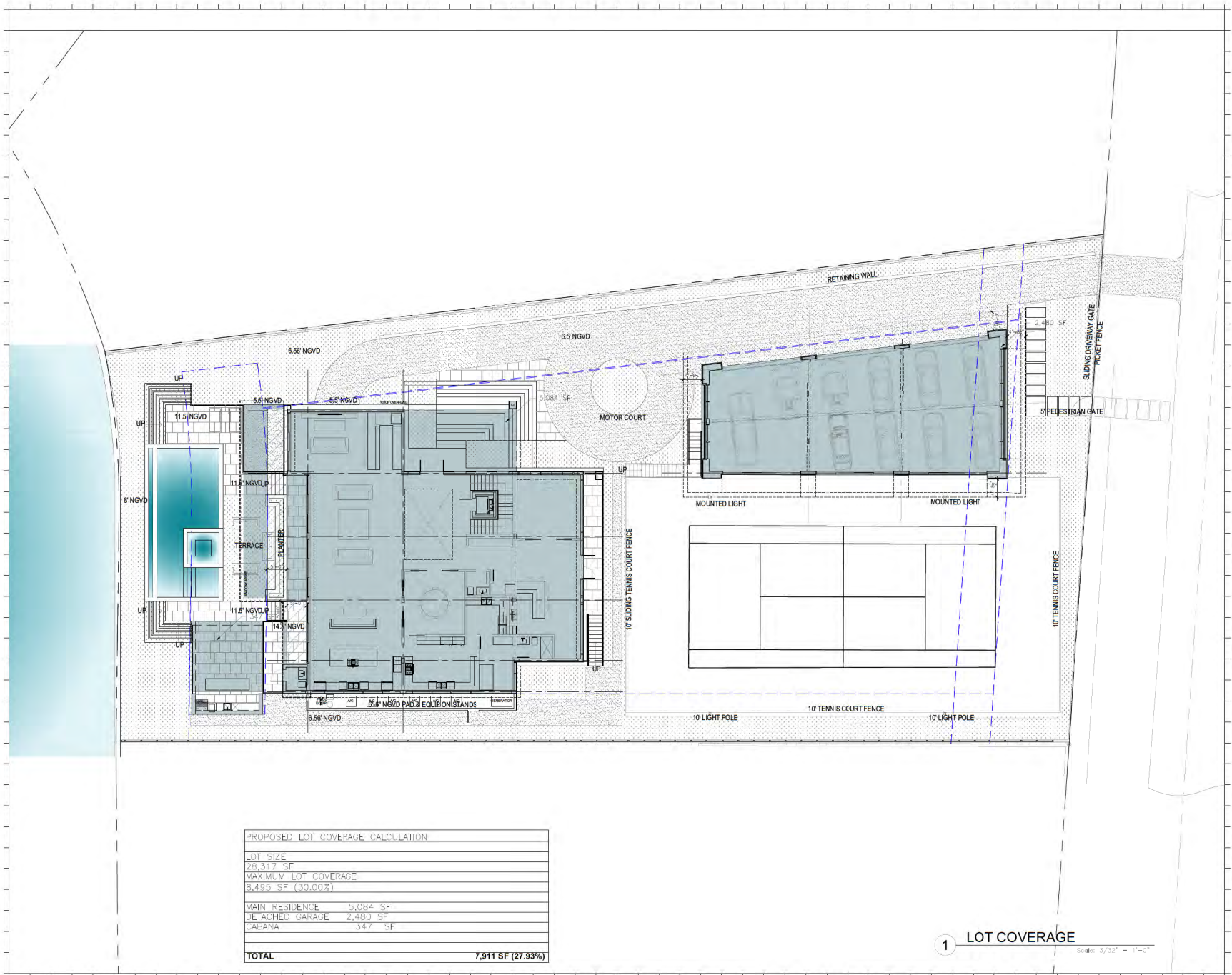
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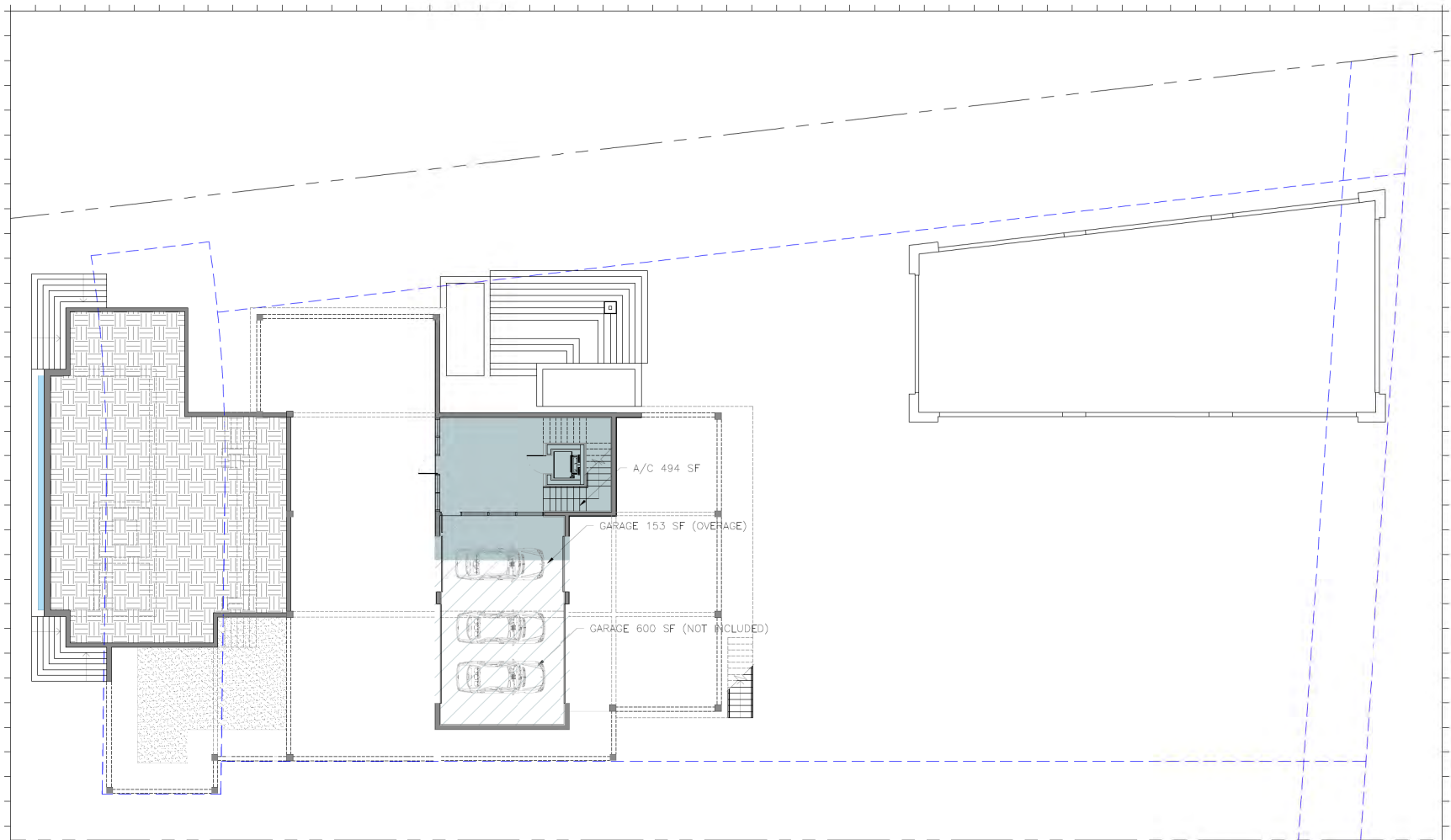
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ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.11
Scale	3/32" = 1'-0"		
Project	2144		

1 LOT COVERAGE



PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 0 ACCESS	494 SF
LEVEL 0 GARAGE	600 SF (NOT INCL)
LEVEL 0 GARAGE OVERAGE	153 SF
LEVEL 1 MAIN RESIDENCE	4,373 SF
LEVEL 1 CARPANA	74 SF
LEVEL 1 DETACHED GARAGE	2,480 SF
LEVEL 2 MAIN RESIDENCE	4,312 SF
LEVEL ROOF	44 SF
TOTAL	11,880 SF (41.95%)

LOT SIZE = 28,317 SF
 MAIN RESIDENCE = 9,400 SF (33.19%)
 DETACHED GARAGE = 2,480 SF (8.76%)

PROPOSED UNIT SIZE CALCULATION LEVEL 0	
MAIN RESIDENCE ACCESS	494 SF
GARAGE	600 SF
GARAGE OVERAGE	153 SF
TOTAL	647 SF

1 UNIT SIZES

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

Rev.	Date	Rev.	Date

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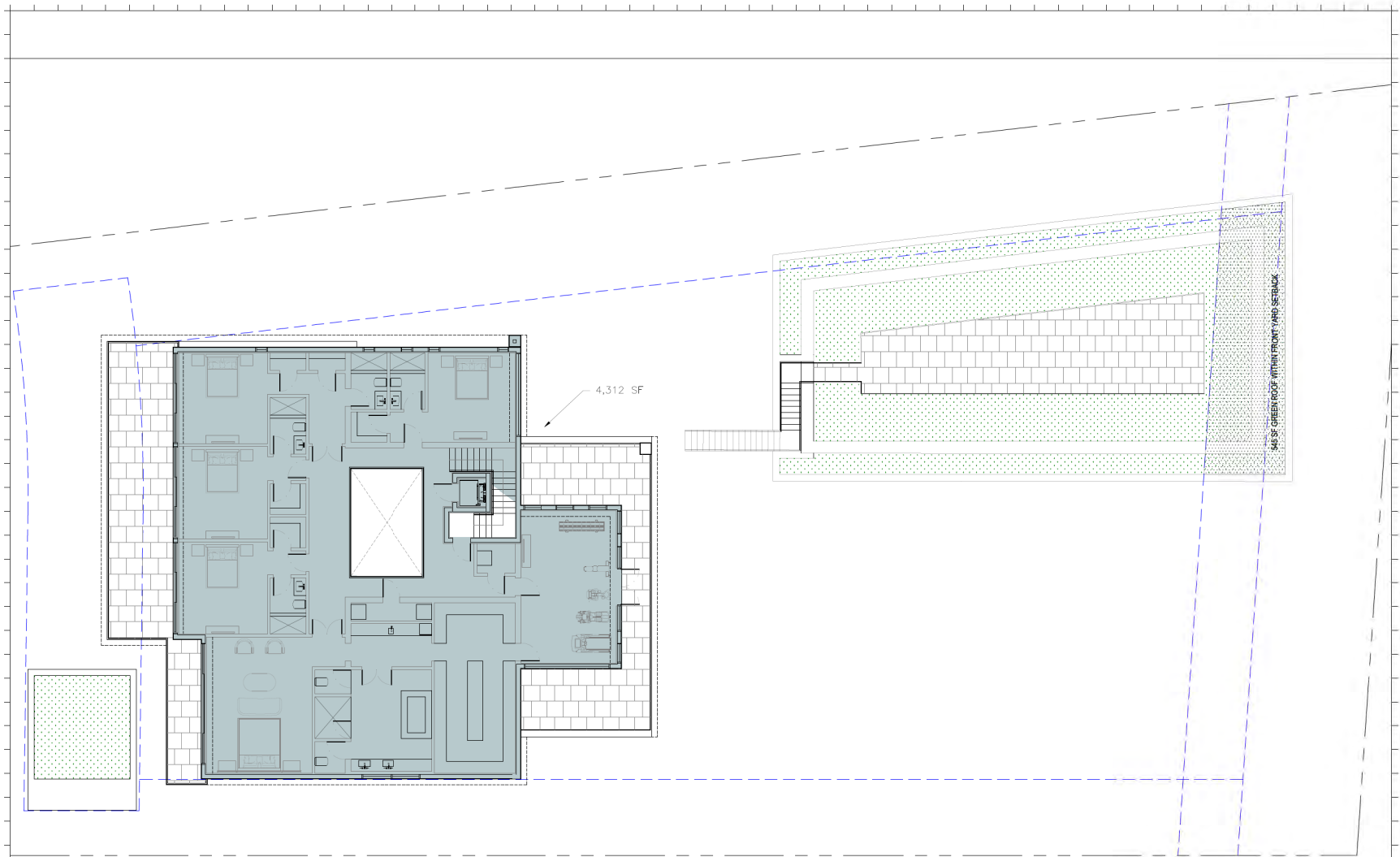
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PROPOSED UNIT SIZE CALCULATION LEVEL 2		
MAIN RESIDENCE	4,312 SF	
TOTAL	4,312 SF (15.22%)	

1 UNIT SIZES

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

Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33140

Owner:
Name
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Tel:
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Consultant:
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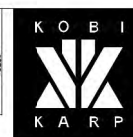
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Architect of Record:
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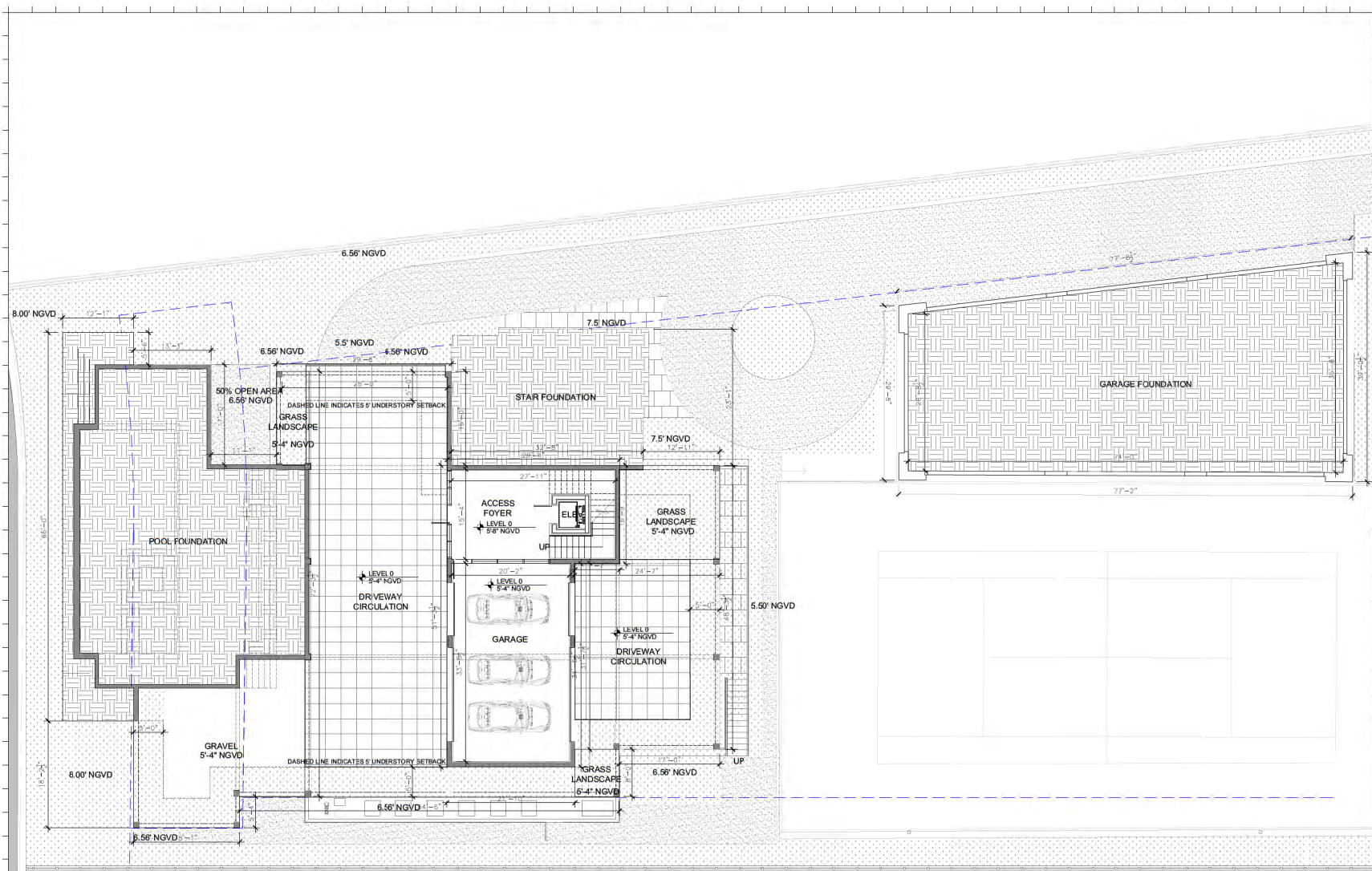


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CONTEXT ELEVATIONS

Date	08-02-2021	Sheet No. A1.20
Scale		
Project	2144	



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND NOTATIONS ARE BASED ON THE FOLLOWING: 1. THE ORIGINAL AND UNREVISED RECORD OF SURVEY BY AN ARMY AND NAVY ENGINEER, DATED 1940, AND 2. THE RECORD OF SURVEY BY KOBEL ARCHITECTURE & INTERIOR DESIGN, INC. IN 2001.

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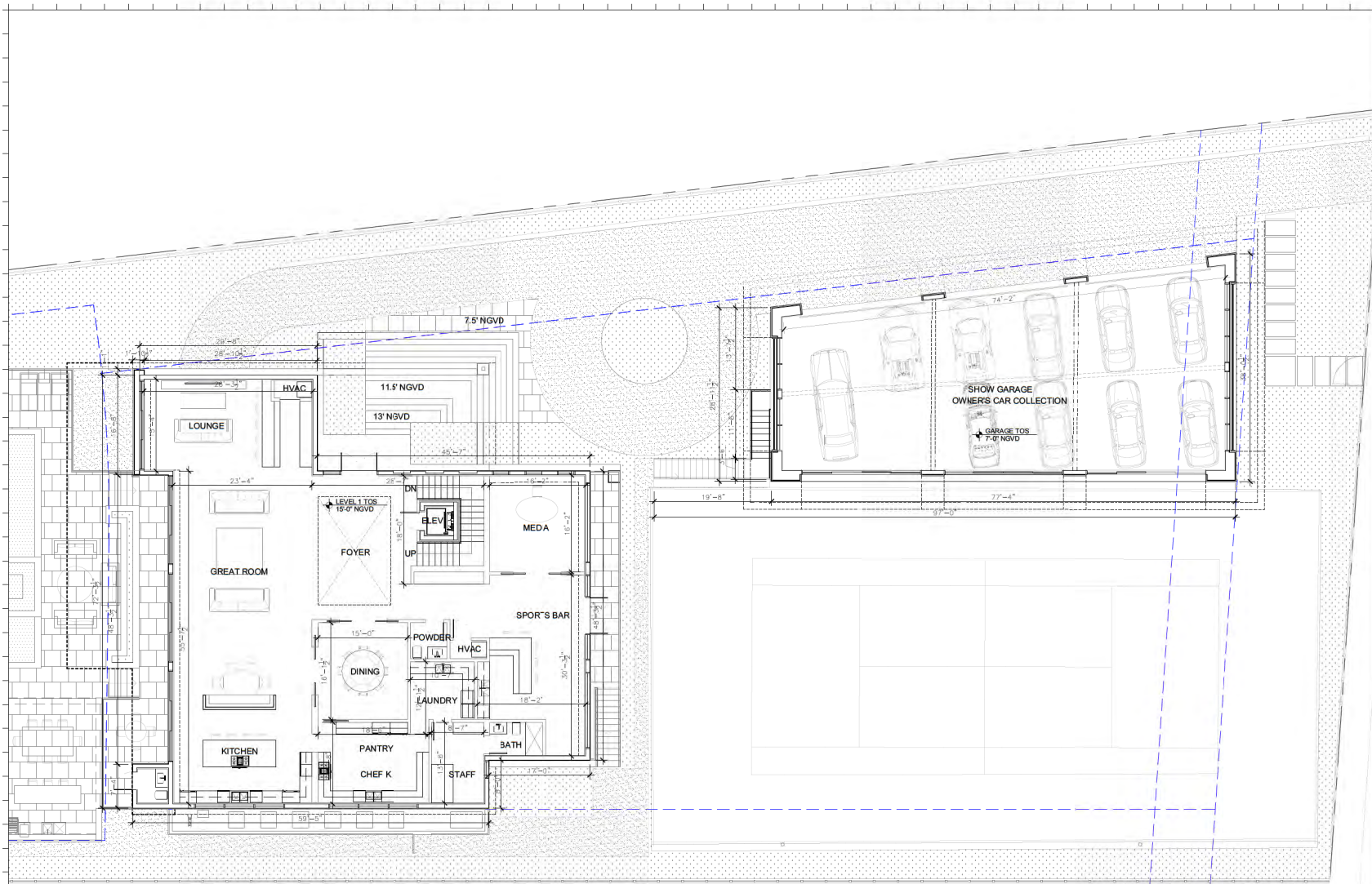
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PROPOSED PLAN

A PROPOSED LEVEL 0 (ENLARGED VIEW)
Scale: 1/8" = 1'-0"

Date	08-02-2021	Sheet No.	A3.10
Scale			
Project	2144		



A PROPOSED LEVEL 1 (ENLARGED)
Scale: 1/8" = 1'-0"

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PROPOSED PLAN

Date	08-02-2021	Sheet No.	A3.11
Scale			
Project	2144		

A PROPOSED ROOF LEVEL (ENLARGED) Scale: $1/8" = 1'-0"$

ELEVATION MATERIAL LEGEND



1 - STONE



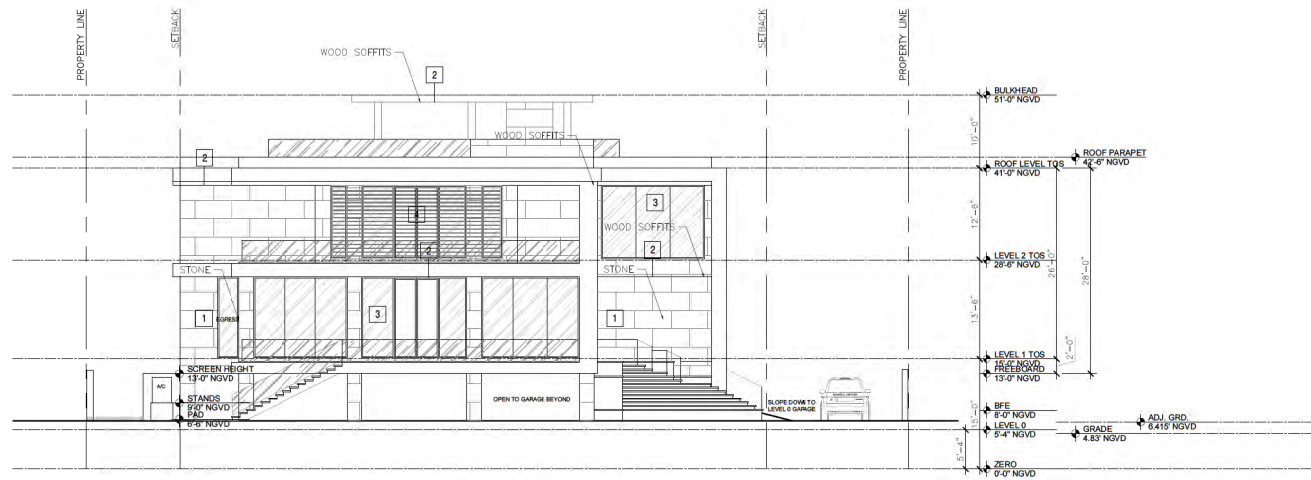
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3 - METAL FINISH

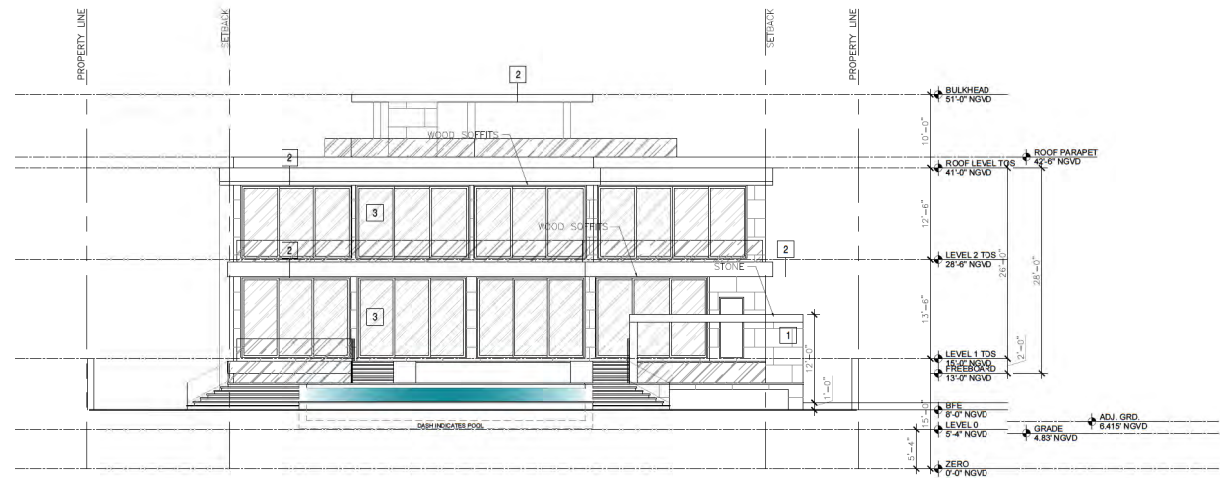


4 - LOUVERED SCREEN



A FRONT NORTH ELEVATION

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



B REAR SOUTH ELEVATION

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

Rev.	Date	Rev.	Date

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ELEVATIONS

Date	08-02-2021	Sheet No.	A4.01
Scale			
Project	2144		

ELEVATION MATERIAL LEGEND



1 - STONE



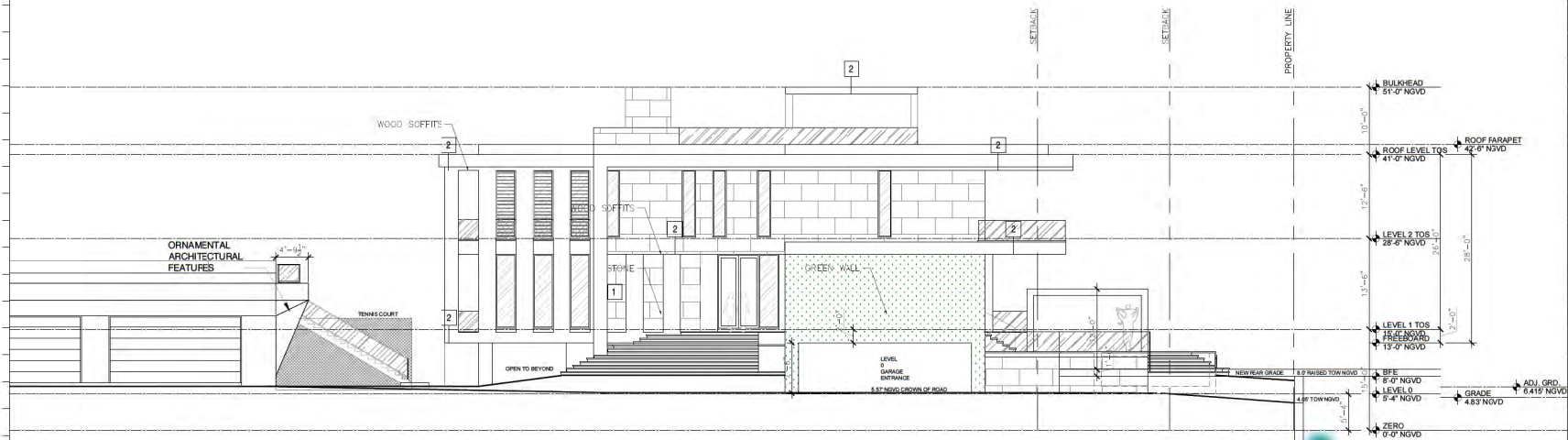
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3 - METAL FINISH

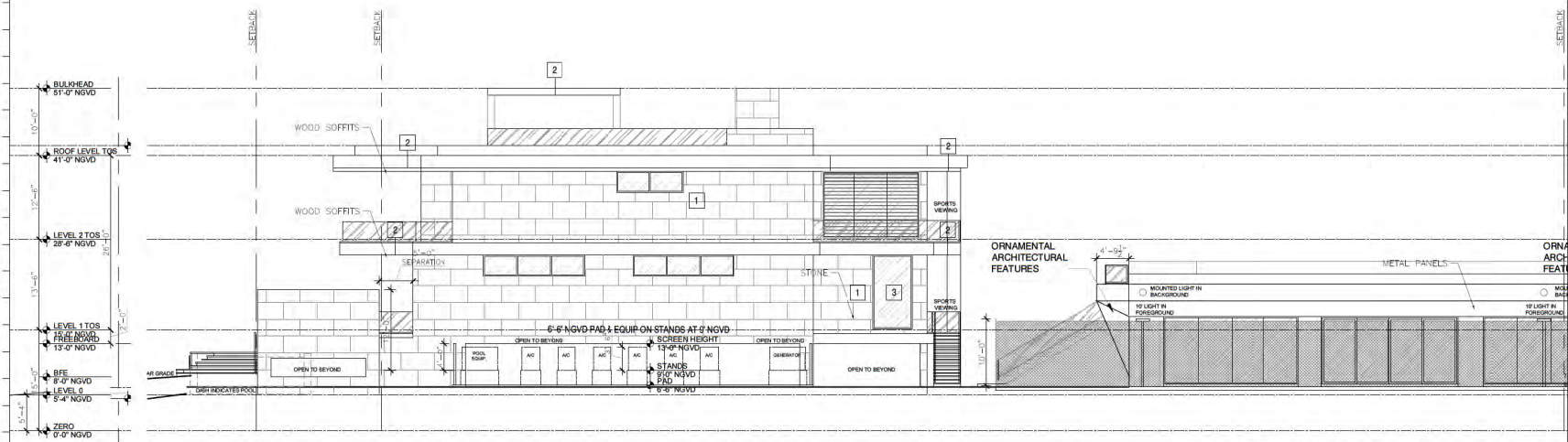


4 - LOUVERED SCREEN



C WEST SIDE ELEVATION

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



D EAST SIDE ELEVATION

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

Rev.	Date	Rev.	Date
1			
2			
3			
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7			
8			
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11			
12			

Rev.	Date	Rev.	Date

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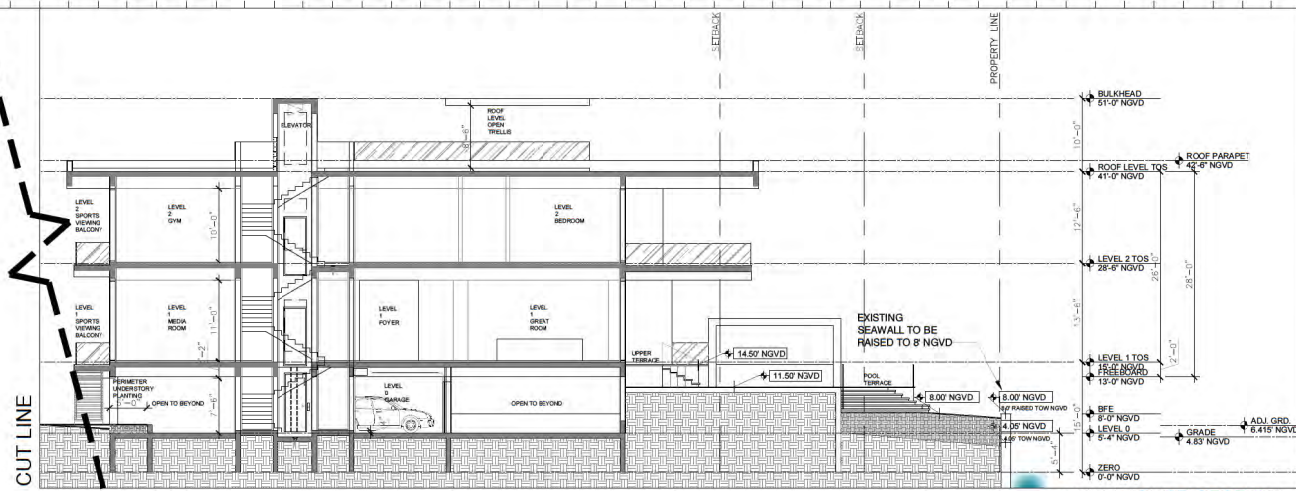
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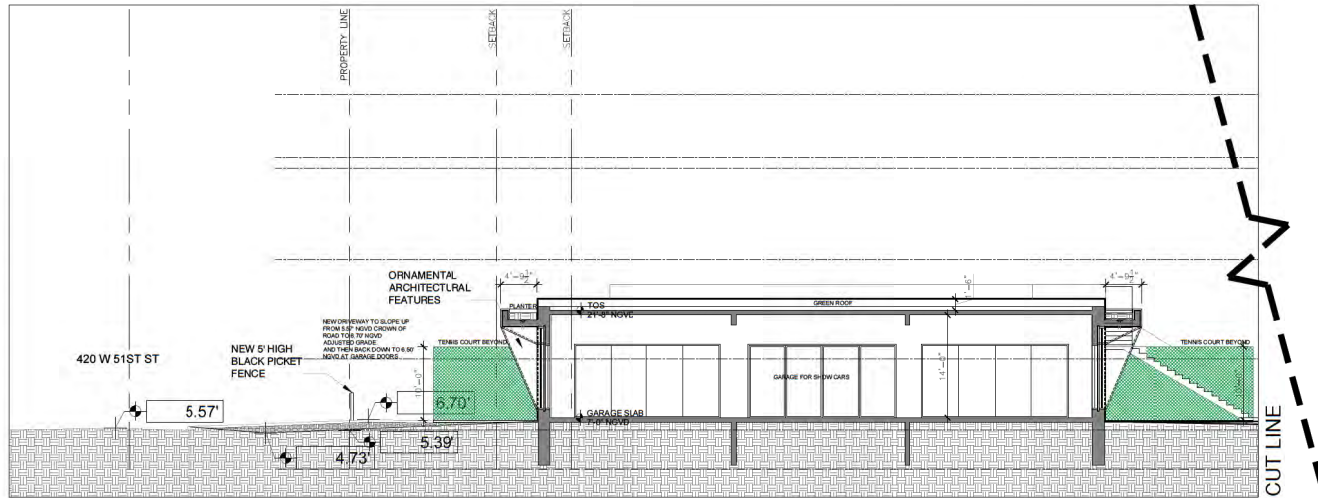


ELEVATIONS

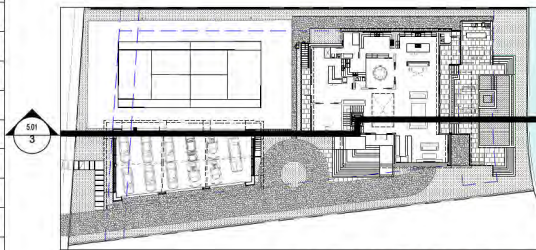
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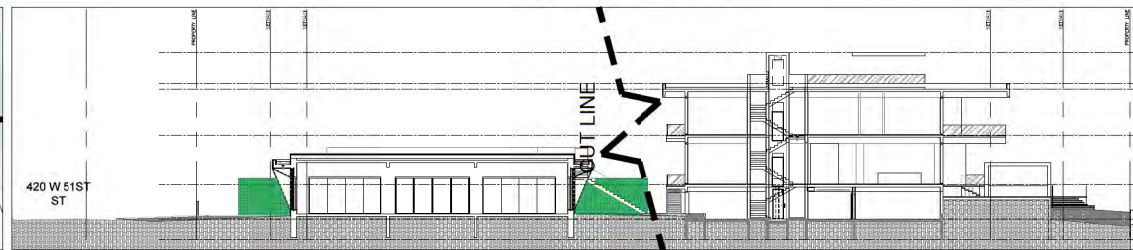
1 MAIN HOUSE SECTION
Scale: 1/8" = 1'-0"



2 GARAGE SECTION
Scale: 1/8" = 1'-0"



4 FULL SITE SECTION KEY
Scale: 1/32" = 1'-0"



3 FULL SITE SECTION KEY
Scale: 1/16" = 1'-0"

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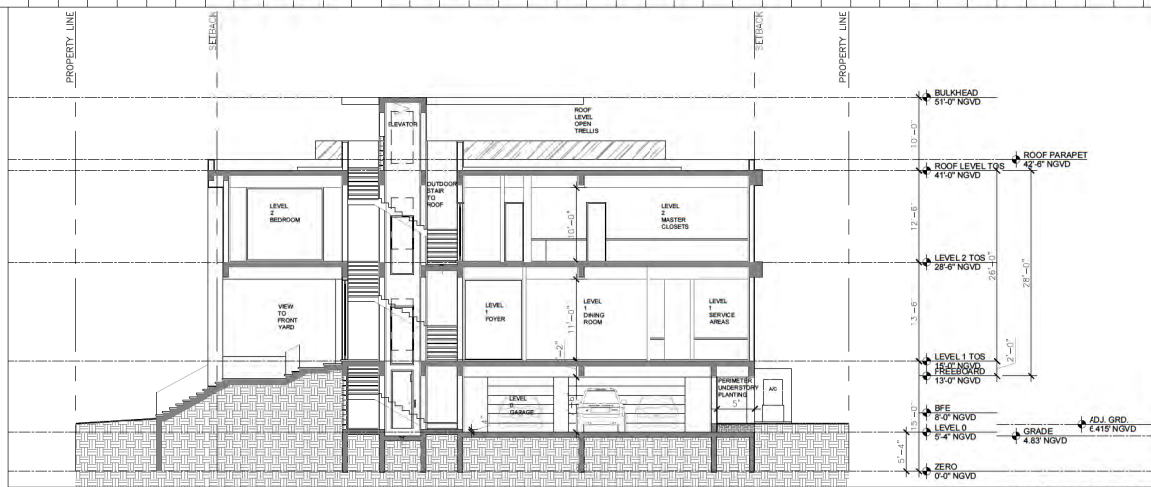
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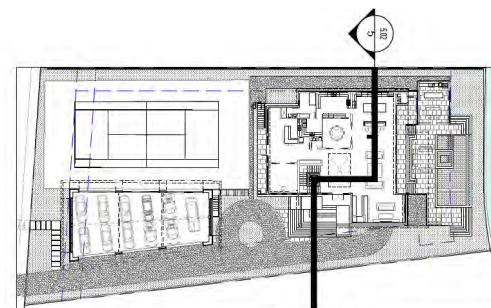


SECTIONS

Date	08-02-2021	Sheet No.	A5.01
Scale			
Project	2144		



5 MAIN HOUSE SECTION
Scale: 1/8" = 1'-0"



6 SECTION KEY
Scale: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

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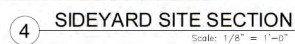
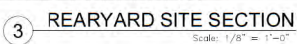
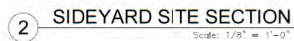


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SECTIONS

Date	08-02-2021	Sheet No.	A5.02
Scale			
Project	2144		



Date	08-02-2021	Sheet No. A5.03
Scale		
Project	2144	



C.M.B. LANDSCAPE FINAL DRB SUBMITTAL - 08.02.21
450 W. 51ST STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
420 W. 51st STREET
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed mostly of small palms, one coconut palm, a multi-trunk clusia rosea along the western seawall and a ficus along the eastern property line. The landscape architect is requesting to remove the existing vegetation on site. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the palm and tree loss by introducing new native trees to the site and meet all landscape requirements set forth by C.M.B. Chapter 126.

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

- L0.00 Landscape Cover + Sheet Index
- L1.00 Existing Tree Survey + Disposition Plan
- L1.01 Existing Tree Chart + Mitigation Summary
- L2.00 Ground Floor Landscape Plan
- L3.00 Plant List, Landscape Code + Details

CHRISTOPHER
CRAWLEY
LANDSCAPE
ARCHITECTURE
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Tel: 305.573.1819 Fax: 305.573.3766
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100% Submission

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MIAMI BEACH, FL 33140



CHRISTOPHER CRAWLEY, P.L.A.
Florida Landscape Architect, No. 10000480

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Consultant:
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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 420 W 51 ST.

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN DIA. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS	
#1	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#2	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#3	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#4	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#5	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#6	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#7	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#8	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#9	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#10	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#11	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#12	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#13	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#14	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#15	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#16	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#17	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#18	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#19	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#20	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#21	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#22	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#23	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#24	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED
#25	LAUREL FIG	Ficus microcarpa	PROHIBITED	+/- 144"	+/- 60'	+/- 60'	FAIR	REMOVE	140" DBH	PROHIBITED SPECIES. IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#26	COCONUT PALM	Coccothrinax	NO	+/- 15'	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#27,28,29	PITCH APPLE	Clusia rosea	YES	+/- 20"	+/- 30'	+/- 30'	FAIR	REMAIN	NA	PRESERVE + PROTECT
#30	ALEXANDER PALM	Archontophoenix alexandriae	NO	+/- 6"	+/- 30'	+/- 5'	FAIR	REMOVE	NA	SMALL PALM, NO MITIGATION REQUIRED

TOTAL TREE DBH LOSS: 144" + THE REMOVAL OF (1) PALM
 TREE MITIGATION REQUIRED: (48) REPLACEMENT TREES @ 12HT x 2" DBH x 6' SPREAD
 PALM MITIGATION REQUIRED: (1) REPLACEMENT TREES @ 12HT x 2" DBH x 6' SPREAD

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL TREE DBH LOSS: 144"

REPLACEMENT TREES REQUIRED:

(48) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (24) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: 49 REPLACEMENT TREES PROVIDED @ 12HT + 2" DBH

BREAKDOWN:

- (3) NATIVE CLIMB LIMBO TREES @ 20' HEIGHT + 6" DBH + 10' SPREAD = 9 REPLACEMENT TREES
- (15) BRILLIANT BEAUTY GAF TREES @ 10' HEIGHT + 4" DBH + 6' SPREAD = 30 REPLACEMENT TREES
- (13) BAYUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 13 REPLACEMENT TREES
- (7) NATIVE SIMPSON STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 7 REPLACEMENT TREES

TOTAL PALMS REMOVED: 1 PALMS

REPLACEMENT TREES REQUIRED:

(1) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (1) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: 12 REPLACEMENT TREES PROVIDED @ 12HT + 2" DBH

BREAKDOWN:

- (8) NATIVE PIGEON PLUM TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 12 REPLACEMENT TREES

TREE DISPOSITION SUMMARY

	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	4	3	1	0
PALMS	27	0	27	0

EXISTING TREE CHART + MITIGATION SUMMARY

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100% Submission

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 Florida License # 0000480

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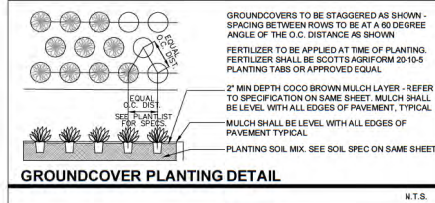
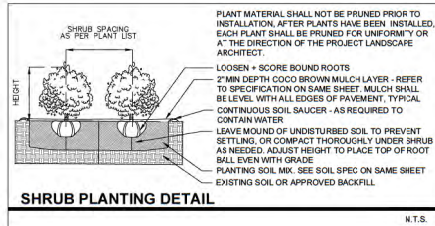
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Date	03-2-2021	Sheet No.	L1.01
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Project	2144		



LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26(RS1 - RS4 Single Family Home Residential)

ZONING: RS2 **LOT SIZE:** 26,316 SF **ACRES:** .65

TREES
FRONT YARD - 2 TREES REQUIRED / 3 TREES PROVIDED
REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

26,316 - 6,000 = 22,316 SF = 28 TOTAL TREES REQUIRED / 32 TREES PROVIDED.
(3 NATIVE GUMBO LIMBO TREES + 6 NATIVE PIGEON PLUM TREES + 13 BAYRAM TREES + 10 BRAZILIAN BEAUTYLEAF TREES PROVIDED)

DIVERSITY REQUIREMENT
21-30 REQUIRED TREES = 6 TREE SPECIES / 6 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR 30 X 13 = 9 NATIVE TREES REQUIRED / 21 NATIVE TREES PROVIDED (3 NATIVE GUMBO LIMBO TREES + 6 NATIVE PIGEON PLUM TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR 50 X 13 = 15 LOW MAINTENANCE REQUIRED / 22 LM TREES PROVIDED (3 NATIVE GUMBO LIMBO TREES + 6 NATIVE PIGEON PLUM TREES + 13 BAYRAM TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
W. 51st STREET: 130 LF / 20 = 7 STREET TREES REQUIRED / 7 STREET TREES PROVIDED (7 NATIVE SIMPSON STOPPER TREES PROVIDED)

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE @ 12 X 36 = 420 SHRUBS REQUIRED / 470 SHRUBS PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS + 190 NATIVE COCOPLUM SHRUBS + 140 NATIVE DWARF BAHAMA COFFEE PROVIDED)

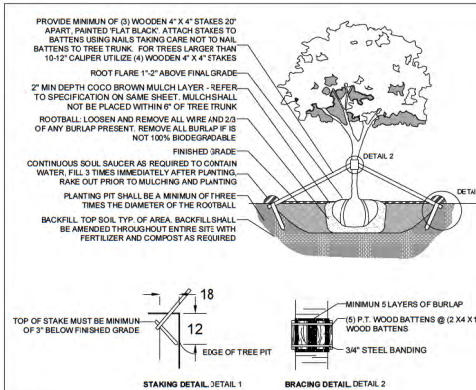
NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR 50 X 348 = 210 NATIVE SHRUBS REQUIRED / 470 NATIVE SHRUBS PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS + 190 NATIVE COCOPLUM SHRUBS + 140 NATIVE DWARF BAHAMA COFFEE PROVIDED)

LARGE SHRUBS / SMALL TREES
0% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES @ 10 X 348 = 12 LARGE SHRUBS REQUIRED / 330 LARGE SHRUBS / SMALL TREES PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS + 190 NATIVE COCOPLUM SHRUBS PROVIDED)

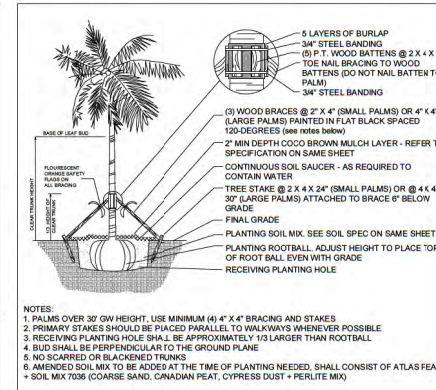
NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE OR 50 X 35 = 21 NATIVE LARGE SHRUBS REQUIRED / 330 NATIVE LARGE SHRUBS PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS + 190 NATIVE COCOPLUM SHRUBS PROVIDED)

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126



C.M.B. LARGE TREE PLANTING DETAIL



C.M.B. PALM PLANTING DETAIL

PLANT LIST - 420 W 51 ST.

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	3	YES	GUMBO LIMBO TREE	<i>Bursera simaruba</i>	20' ht min, 10' spread min, 6" dbh, specimen
CB	10	NO	BRAZILIAN BEAUTYLEAF TREE	<i>Cataphyllum brasiliense</i>	16' ht min, 10' spread min, 6" dbh, standard trunk
CD	6	YES	PIGEON PLUM TREE	<i>Coccoloba diversifolia</i>	16' ht min, 8' spread min, 4" dbh, standard trunk
CS	ALT	YES	SILVER BUTTWOOD TREE	<i>Conocarpus erectus 'Sericeus'</i>	16' ht min, 8' spread min, 4" dbh, mild trunk
PR	13	NO	BAYRAM TREE	<i>Pimenta racemosa</i>	12' ht min, 8' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
MF	7	YES	SIMPSON STOPPER TREE	<i>Myrciastes fragrans</i>	12' ht min, 8' spread min, 2" dbh, 5' clear trunk, standard trunk, equal to Treeworld Wholesale
PALMS					
CN	5	NO	COCONUT PALM	<i>Coccothrinax palmetto</i>	8' gray wood, leaning, Florida Fancy
DC	4	NO	CABADA PALM	<i>Ocotea latifolia</i>	16' ht on, full
PE	5	NO	ALEXANDER PALM	<i>Phycosperma elegans</i>	12-13' ht clear trunk, 7-8' gray wood, double, #2 thin trunk
TR	ALT	YES	THATCH PALM	<i>Thrinax parviflora</i>	4'-8' height CA
FX	5	NO	LADY PALM	<i>Rhapis excelsa</i>	15 gallon, 3' - 4' height
SHRUBS					
EUP1	40	YES	SPANISH STOPPER SHRUB	<i>Eugenia fedida</i>	15 gallon, 5' height, 2' spread, 30' on center
EUP2	100	YES	SPANISH STOPPER SHRUB	<i>Eugenia fedida</i>	25 gallon, 10' height, 2' spread, 30' on center
CHR	150	YES	COCOPLUM	<i>Chrysobalanus icaco 'horizontal'</i>	15 gallon, 5' height, 2' spread, 30' on center
PSL	140	YES	DWARF BAHAMA COFFEE	<i>Psychotria ligustrifolia</i>	7 gallon, 2' - 3' height, 30' spread
GROUNDCOVERS					
CAN	AS REQ	NO	CARISMA EMERALD BLANKET	<i>Carex macrocarpa</i>	3 gallon, 12" on center, full
DS	AS REQ	NO	DOON	<i>Doon nipa</i>	7 gallon, 3' height x 2' spread
BRL	AS REQ	YES	GOLDEN BEACH CRESPER	<i>Erinacea littoralis</i>	1 gallon, 12" on center, full
LRI	AS REQ	NO	LYLTURF	<i>Liriodendron muscari</i>	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	<i>Monstera scolopendrium</i>	1 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	<i>Monstera deliciosa</i>	3 gallon, 24" on center, full
PGC	AS REQ	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, 18" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURLY MARX'	Same	3 gallon, 18" on center, full
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 18" on center, full
TRF	AS REQ	YES	DWARF FAKAHATCHEE	<i>Tripacum flodense</i>	7 gallon, 30" spread, full
SOD, AGGREGATE & MULCH					
M.C.	AMERIGROW PREMIUM PINEBARK BROWN SHREDDED MULCH				
SOD	NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED. SEE PLANTING SPECS				
DGA	3/4" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / QUARRY, 2" MIN. DEPTH				

PLANT LIST, LANDSCAPE CODE + DETAILS

CHRISTOPHER CRAWLEY LANDSCAPE ARCHITECTURE
750 NE 10th Street, Suite 200, Miami, Florida 33132
Tel: (305) 573 1818 Fax: (305) 573 1818
CHRISTOPHERCRAWLEY.COM | 122-0000480

Rev.	Date	Rev.	Date

DRB

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140



Owner:
Name
Address
Address
Tel
Email

Consultant:
Name
Address
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Tel
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite 4000
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KOBI KARP
Lic. # AR0012578

Date	08-2-2021	Sheet No.	
Scale			
Project	2144		

L3.00

[illegible]

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	PALM	4	35	5
2	PALM	4	35	5
3	PALM	4	35	5
4	PALM	4	30	5
5	PALM	4	30	5
6	PALM	4	30	5
7	PALM	4	30	5
8	PALM	4	30	5
9	PALM	4	30	5
10	PALM	4	30	5
11	PALM	4	30	5
12	PALM	4	30	5
13	PALM	4	30	5
14	PALM	4	30	5
15	PALM	4	30	8
16	PALM	4	30	8
17	PALM	4	30	8
18	PALM	4	30	8
19	PALM	4	30	8
20	PALM	4	30	8
21	PALM	4	30	8
22	PALM	4	20	8
23	PALM	4	30	8
24	PALM	4	20	8
25	TR:ET	140	60	60
26	COCONUT	15	40	15
27	TR:ET	12	30	30
28	TR:ET	12	30	30
29	TR:ET	8	15	8
30	PALM	4	10	8

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