



Private Residence  
317 N. Coconut Lane  
Miami Beach

F L O R I D A

November 5, 2021

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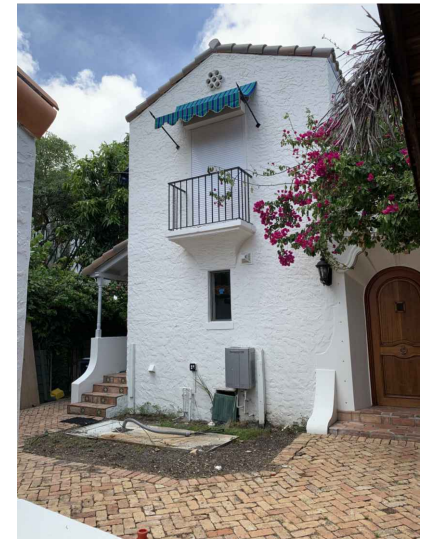
Street View to Site



View to North Buffer



View to West from Drive



View to Front Entry



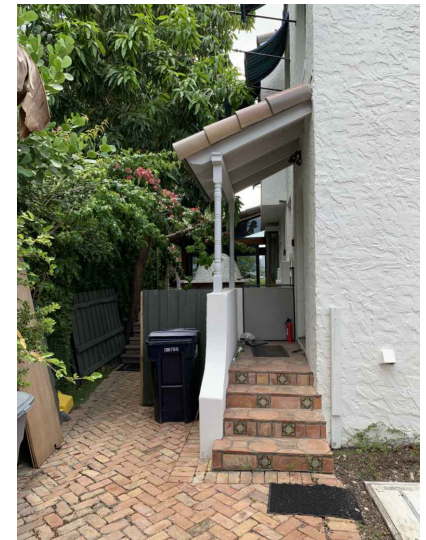
West View to Garage Apartment



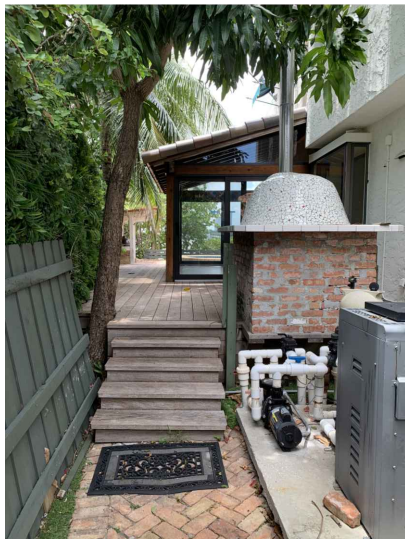
View to South Buffer



East View to Garage Apartment



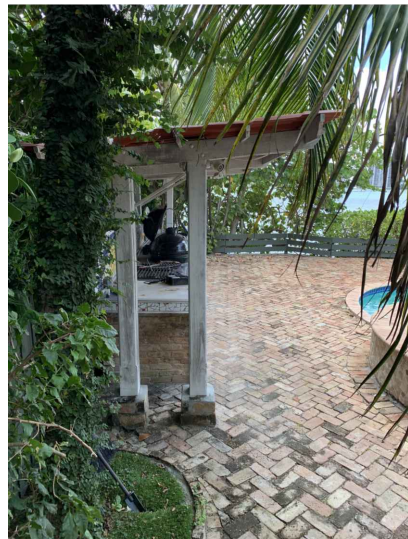
View to South Side Yard



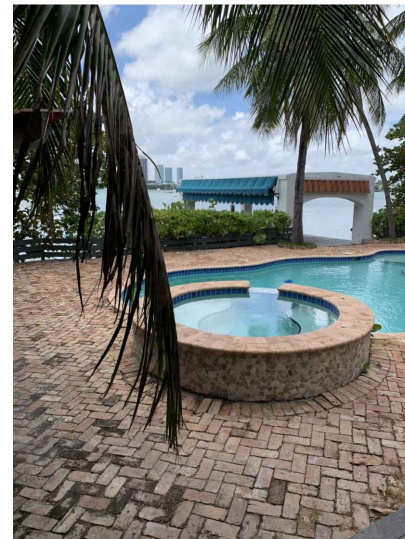
View to South Side Yard



View to South Side Yard



View to Rear Yard



North View to Rear Yard



Northeast View to Rear Yard



View to North Side Yard



Private Residence

317 N. Coconut Lane

Miami Beach

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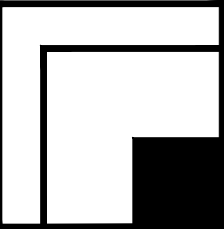
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East View to Back Yard



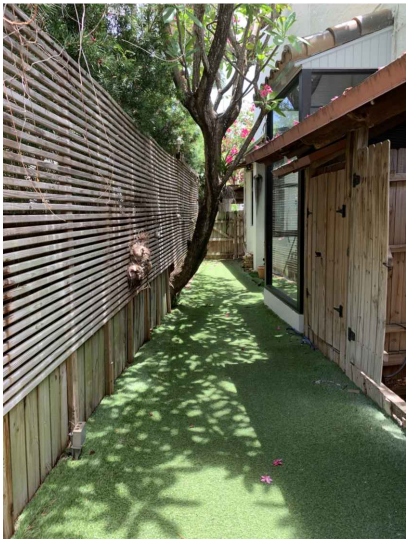
Southwest View to South Yard



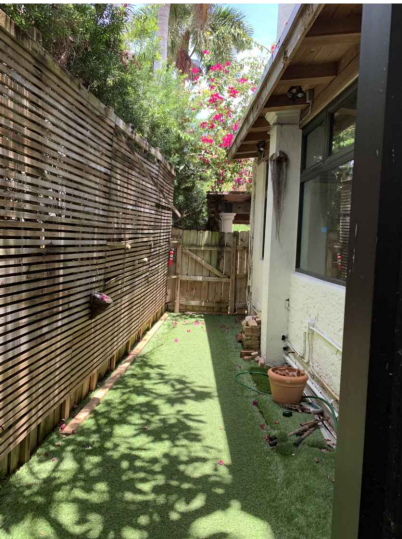
Northeast View to North Side Yard



View to North Side Yard



View to North Side Yard



View to North Side Yard



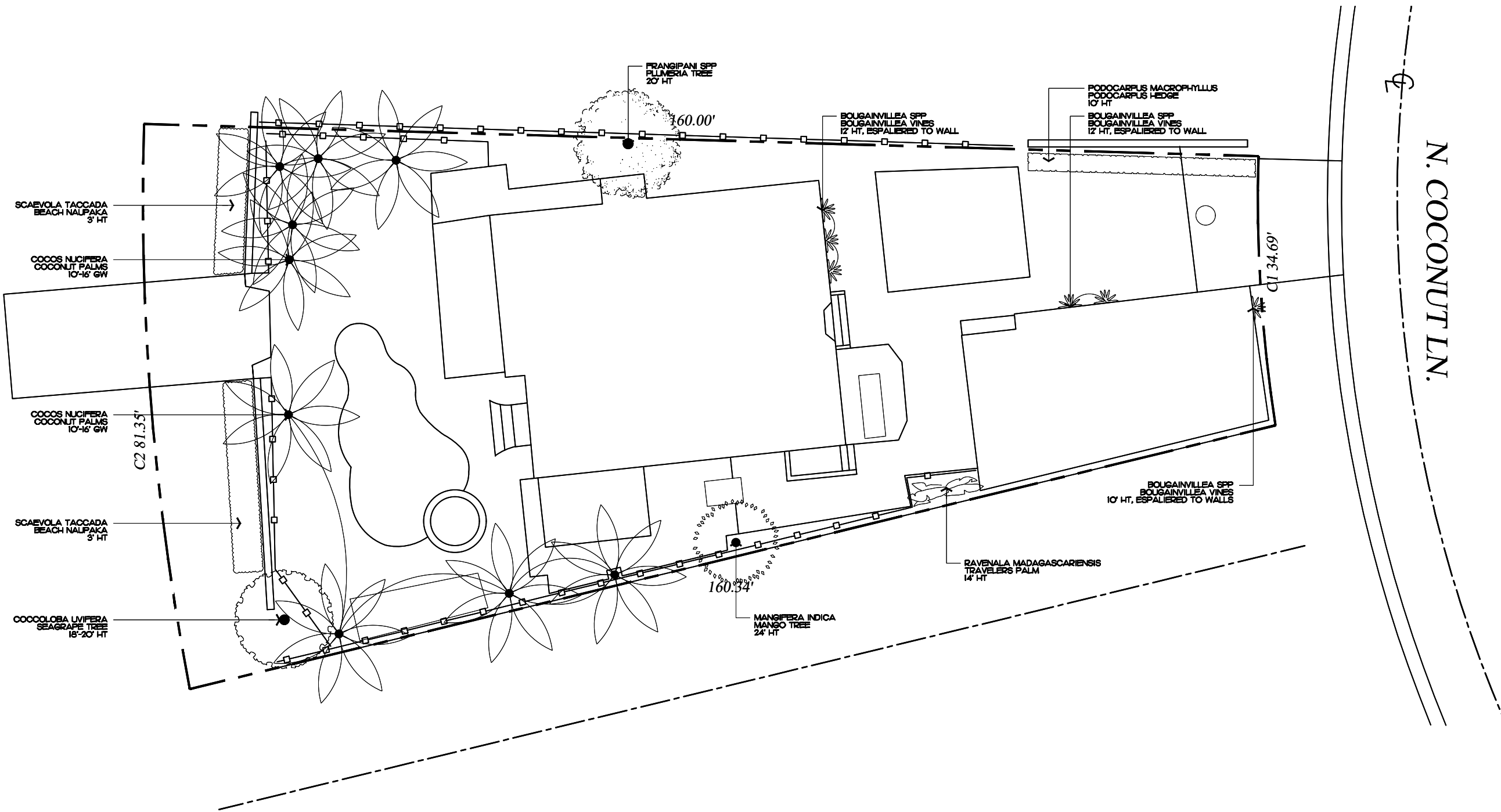
View to North Side Yard



Northwest View to North Side Yard



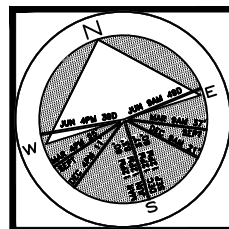
BISCAYNE BAY WATERWAY



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# Existing Vegetation Inventory Plan

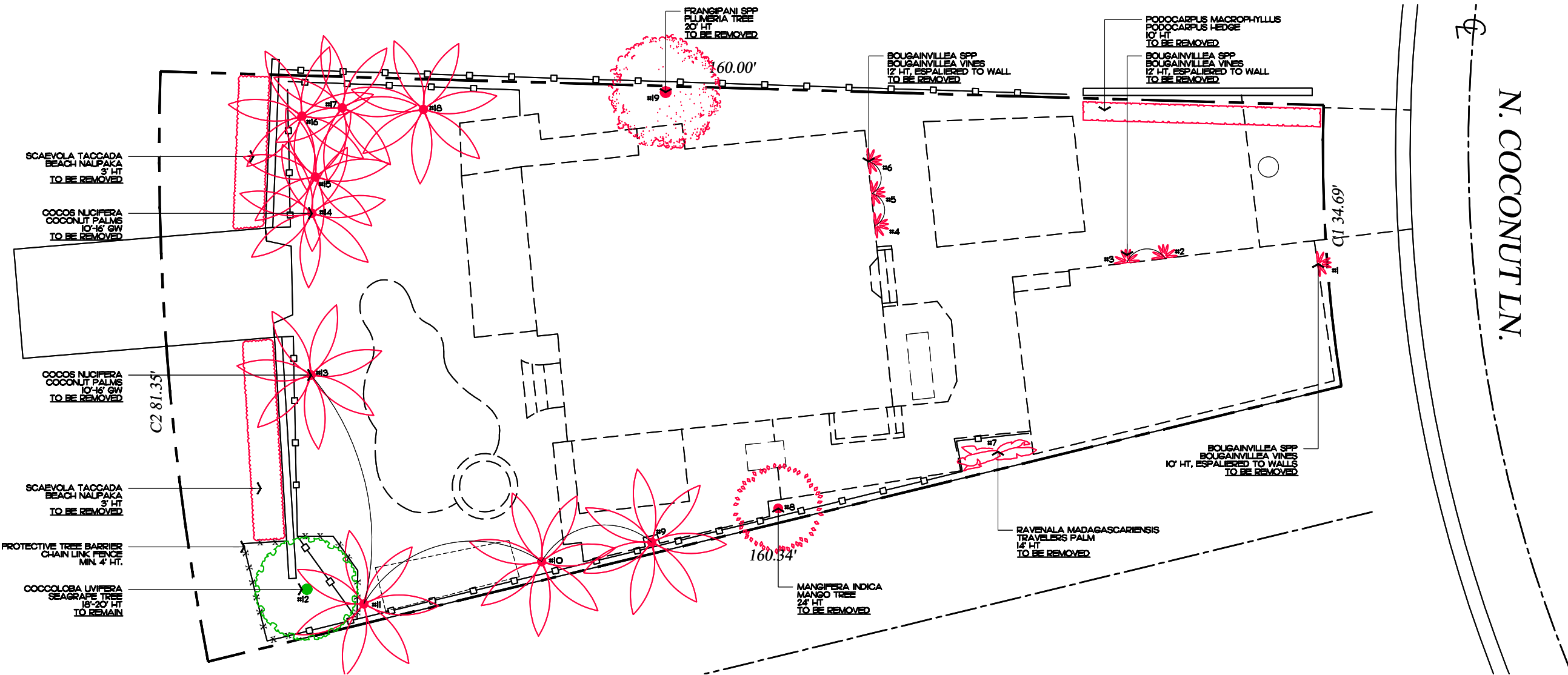
SCALE IN FEET 0' 16' 32' 48'

256 sq. ft.

AREA IN SQ. FT.



BISCAYNE BAY WATERWAY



## Tree & Palm Mitigation Schedule

### NOTE:

-ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEMOLITION OR LAND-CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.

-PROTECTIVE BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND SHALL NOT BE REMOVED UNTIL THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT INSPECTS THE SITE AND AUTHORIZES THEIR REMOVAL.

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH (IN.)	DBH (IN.) MITIGATION	HEIGHT	CONDITION	DISPOSITION
1	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINES	8"	N/A	10' HT	FAIR	REMOVE (NO MITIGATION)
2	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINES	6"	N/A	12' HT	FAIR	REMOVE (NO MITIGATION)
3	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINES	6"	N/A	12' HT	FAIR	REMOVE (NO MITIGATION)
4	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINES	6"	N/A	12' HT	FAIR	REMOVE (NO MITIGATION)
5	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINES	6"	N/A	12' HT	FAIR	REMOVE (NO MITIGATION)
6	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINES	6"	N/A	12' HT	FAIR	REMOVE (NO MITIGATION)
7	RAVELANA MADAGASCARIENSIS	TRAVELERS PALM	N/A	N/A	14' HT	FAIR	REMOVE (NO MITIGATION)
8	MANGIFERA INDICA	MANGO TREE	8"	N/A	24' HT	FAIR	REMOVE (NO MITIGATION)
9	COCOS NUCIFERA	COCONUT PALM	9"	N/A	12' GW	FAIR	REMOVE (NO MITIGATION)
10	COCOS NUCIFERA	COCONUT PALM	9"	N/A	12' GW	FAIR	REMOVE (NO MITIGATION)
11	COCOS NUCIFERA	COCONUT PALM	9"	N/A	12' GW	FAIR	REMOVE (NO MITIGATION)
12	COCCOLOBA UVIFERA	SEAGRAPE TREE	18"	N/A	18'-20' HT	GOOD	REMAIN/PROTECT
13	COCOS NUCIFERA	COCONUT PALM	9"	N/A	12' GW	FAIR	REMOVE (NO MITIGATION)
14	COCOS NUCIFERA	COCONUT PALM	9"	N/A	16' GW	FAIR	REMOVE (NO MITIGATION)
15	COCOS NUCIFERA	COCONUT PALM	9"	N/A	16' GW	FAIR	REMOVE (NO MITIGATION)
16	COCOS NUCIFERA	COCONUT PALM	9"	N/A	16' GW	FAIR	REMOVE (NO MITIGATION)
17	COCOS NUCIFERA	COCONUT PALM	9"	N/A	16' GW	FAIR	REMOVE (NO MITIGATION)
18	COCOS NUCIFERA	COCONUT PALM	9"	N/A	16' GW	FAIR	REMOVE (NO MITIGATION)
19	FRANGIPANI SPP	PLUMERIA TREE	15"	N/A	20' GW	FAIR	REMOVE (NO MITIGATION)

## Demolition and Vegetation Action Plan

SCALE IN FEET 0'

16'

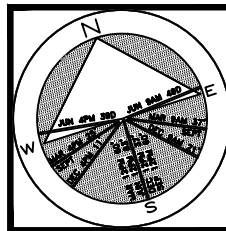
32'

48'

AREA IN SQ. FT.

64 sf.

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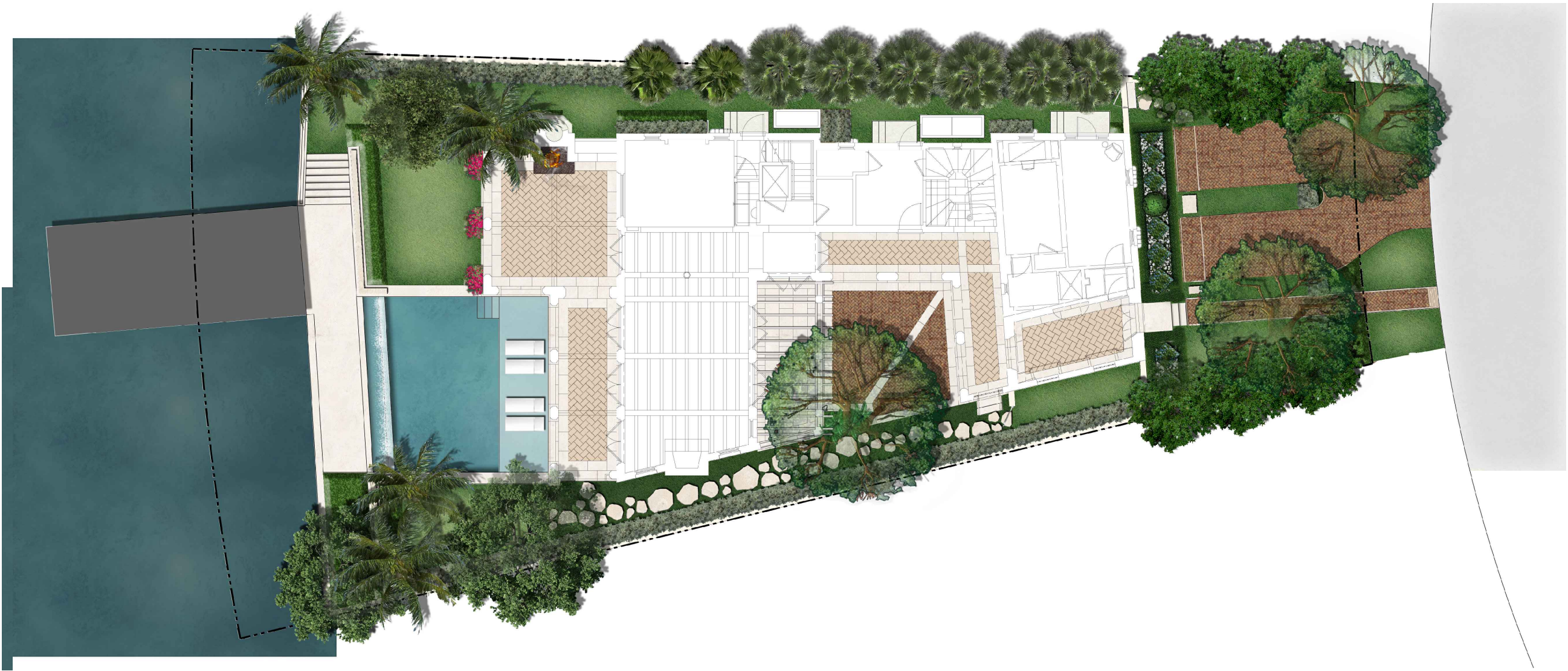


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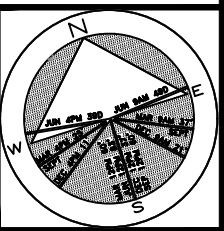
SHEET L3.0

AREA IN SQ. FT.





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Site Plan Rendering

SCALE IN FEET 0' 16' 32' 48'

SHEET L4.0

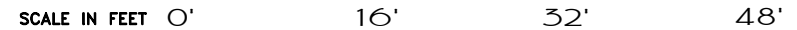
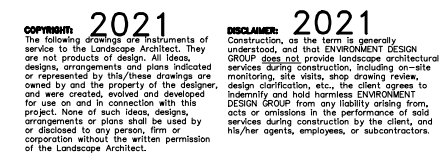
256 sf.

AREA IN SQ.FT.



SHEET L5.0

AREA IN SQ. FT.





Trees & Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	15 HT, 6' SPR MIN, 1.5" CAL MIN, 4' CT MIN	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	6	15' HT, 6' SPR MIN, 1.5" CAL MIN, 6' CT	YES
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	16' HT, 6' SPR MIN, 1.5" CAL MIN, 4' CT MIN	YES
	COCOS NUCIFERA COCONUT PALMS	4	14'-16' CT, CURVED	NO
	CONOCARPUS ERECTUS (STREET TREE) GREEN BUTTONWOOD TREE	2	16' HT, 4' CT MIN, 3" CAL MIN	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	1	20' X 20', 1.5" CAL MIN, 4' CT MIN	YES
	SABAL PALMETTO SABAL PALM	6	14'-16' OA HT, 6'-8' CT	YES
	THRINAX RADIATA THATCH PALM	2	12' CT	YES

Shrubs & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA VINES	4	10' HT, ESPALIER TO COLUMNS	NO
	CHRYSOBALANUS ICACO 'HORIZONTAL' HORIZONTAL COCOPLUM	65	7 GAL, 18" HT, MIN 18" OC	YES
	COCCOLOBA UVIFERA SEAGRAPE	50	3 GAL, 18" OC, 2' HT	YES
	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE	118	6' HT, 30" OC	YES
	NERIUM OLEANDER 'DWARF ICE PINK' DWARF ICE PINK OLEANDER	30	3 GAL, 12" OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	130	3 GAL, 12" OC	NO
	GARDENIA JASMINOIDES GARDENIA	1	2' X 2'	NO
	OPHIPOGON JAPONICUS 'NANUS' DWARF MONDO GRASS	600	4" LINERS, 9" OC	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	8	6' HT, ESPALIER TO WALL IN DIAMOND PATTERN	NO
	WRIGHTIA ANTIDYSENTERICA ASIAN SNOW	70	1 GAL, 12" OC	NO

Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

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City of Miami Beach

Landscape Legend

ZONING DISTRICT: RS-4 LOT AREA: 9,627 SF (ACRES: 0.22)

OPEN SPACE	REQUIRED ALLOWED	PROPOSED
A. SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: LOT AREA-9,627 SF X 30%= 2,888 SF	2,888	2,978
LAWN AREA CALCULATION		
A. SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED	2,888	2,978
B. MAXIMUM LAWN AREA (SOD) PERMITTED- 50% X 9,627 SF	4,813.5	1,434
TREES		
A. NUMBER OF TREES REQUIRED PER LOT OR NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS- 9 TREES X N/A NET LOT ACRES - NUMBER OF EXISTING TREES-	9	11
B. % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%-	4	11
C. % LOW MAINTENANCE/DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES PROVIDED X 50%-	6	11
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) 34.69 LINEAR FEET ALONG STREET DIVIDED BY 20'-	2	2
SHRUBS		
A. NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES REQUIRED X 12'-	132	256
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50%-	128	256
LARGE SHRUBS OR SMALL TREES		
A. NUMBER OF LARGE SHRUBS OR TREES REQUIRED: NUMBER OF REQUIRED SHRUBS X 10%-	14	141
B. NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED X 50%-	70.5	141

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SHEET L5.1

Plant Schedule



Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVERS. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOO AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 2 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCEEDS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOO SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING/ SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME LUMPS, S-HILLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOO AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES, 1945 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "STANDARDS AND STANDARDS FOR NURSERY PLANTS PARTS I & II" LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE PRESBYL DUS, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE APPROVED BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN/ STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

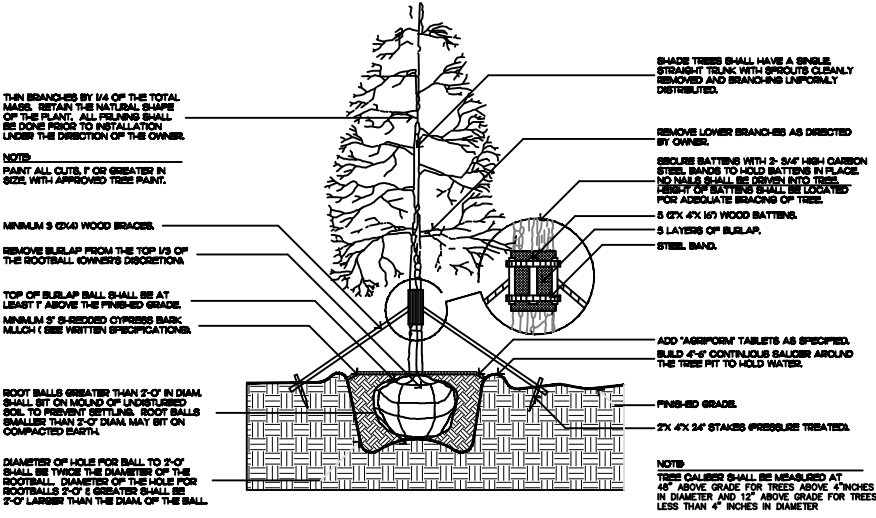
1. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW PERIOLUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, S-HILLS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS TREES & PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

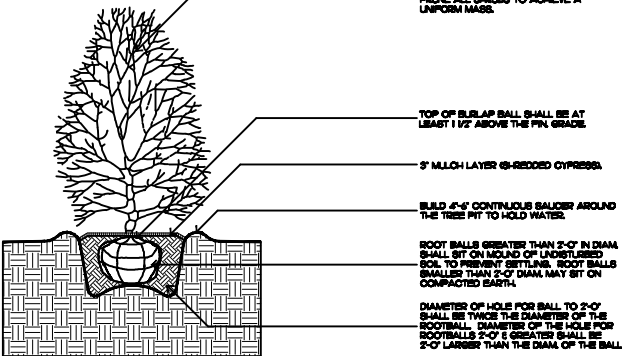
MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING AND TRIMMING GRASS, PRUNING TREES AND S-HILLS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.



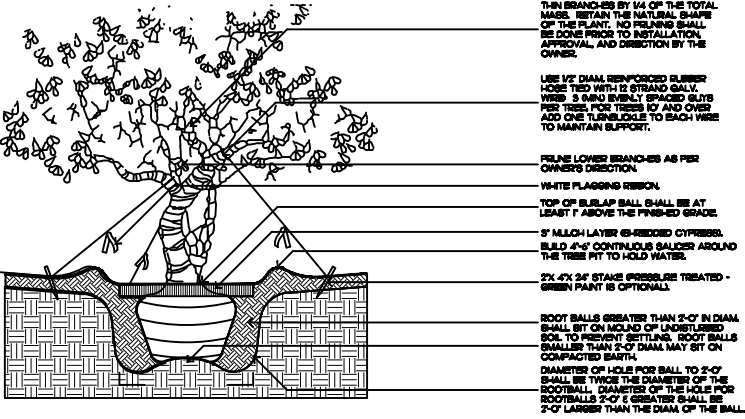
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



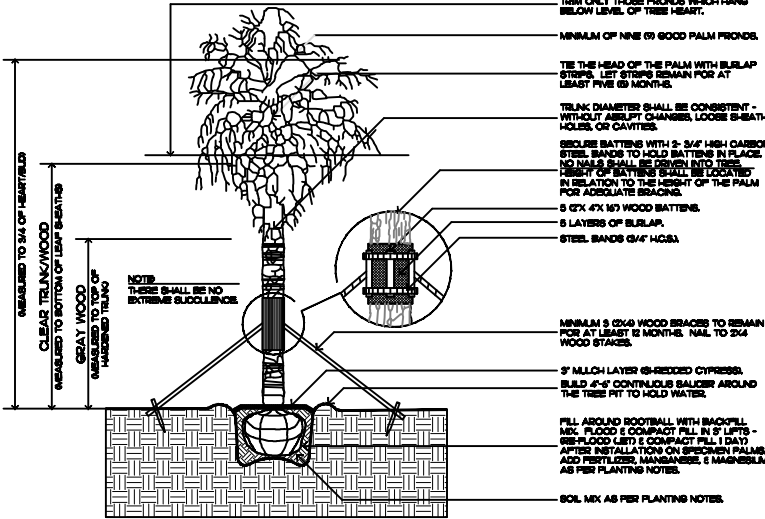
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



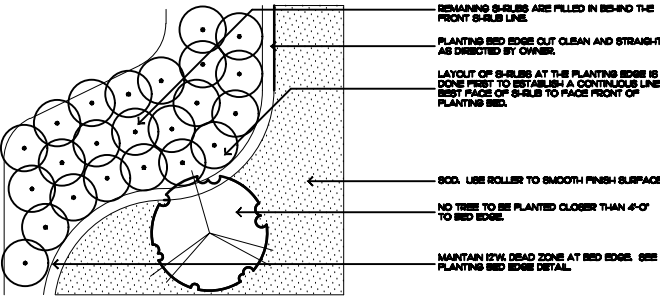
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout

**2021**  
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ENVIRONMENT  
DESIGN  
GROUP  
139 North County Road 5700-8 Palm Beach, FL 33480  
Phone 561.832.4600 Mobile 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Justin M. Meach, M.L.A. #6666704  
justin@environmentdesigngroup.com

Private Residence  
317 N. Coconut Lane  
Miami Beach

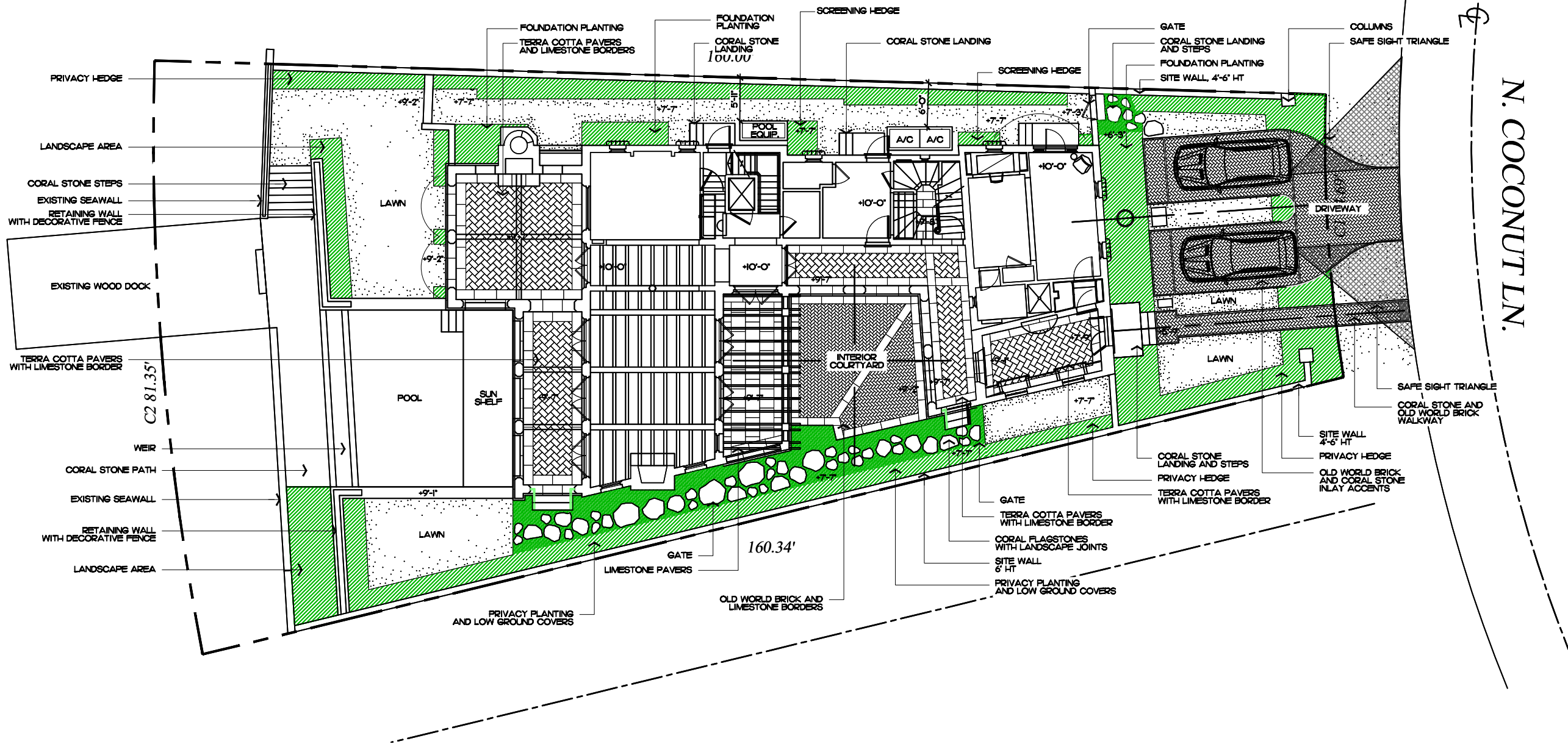
JOB NUMBER: # 21196.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 05.27.2021  
10.18.2021  
11.05.2021

SHEET L5.2

Planting Details & Specifications

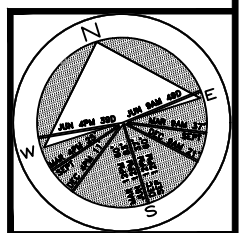


BISCAYNE BAY WATERWAY



FRONT YARD	REQUIRED	PROVIDED
A. AT LEAST 50% OF REQUIRED FRONT YARD SHALL CONSIST OF SODDED OR LANDSCAPED PERVIOUS OPEN SPACE (CALCULATED FROM 30' SETBACK) FRONT YARD=1,282 SQ. FT.	641 SQ. FT. (50%)	646 SQ. FT. (50.4%)
B. MAXIMUM WIDTH OF ALL DRIVEWAYS AT CURB CUT SHALL NOT EXCEED 30% OF THE LOT WIDTH. LOT WIDTH=34.69'	10.4' (30%)	10' (28.8%)

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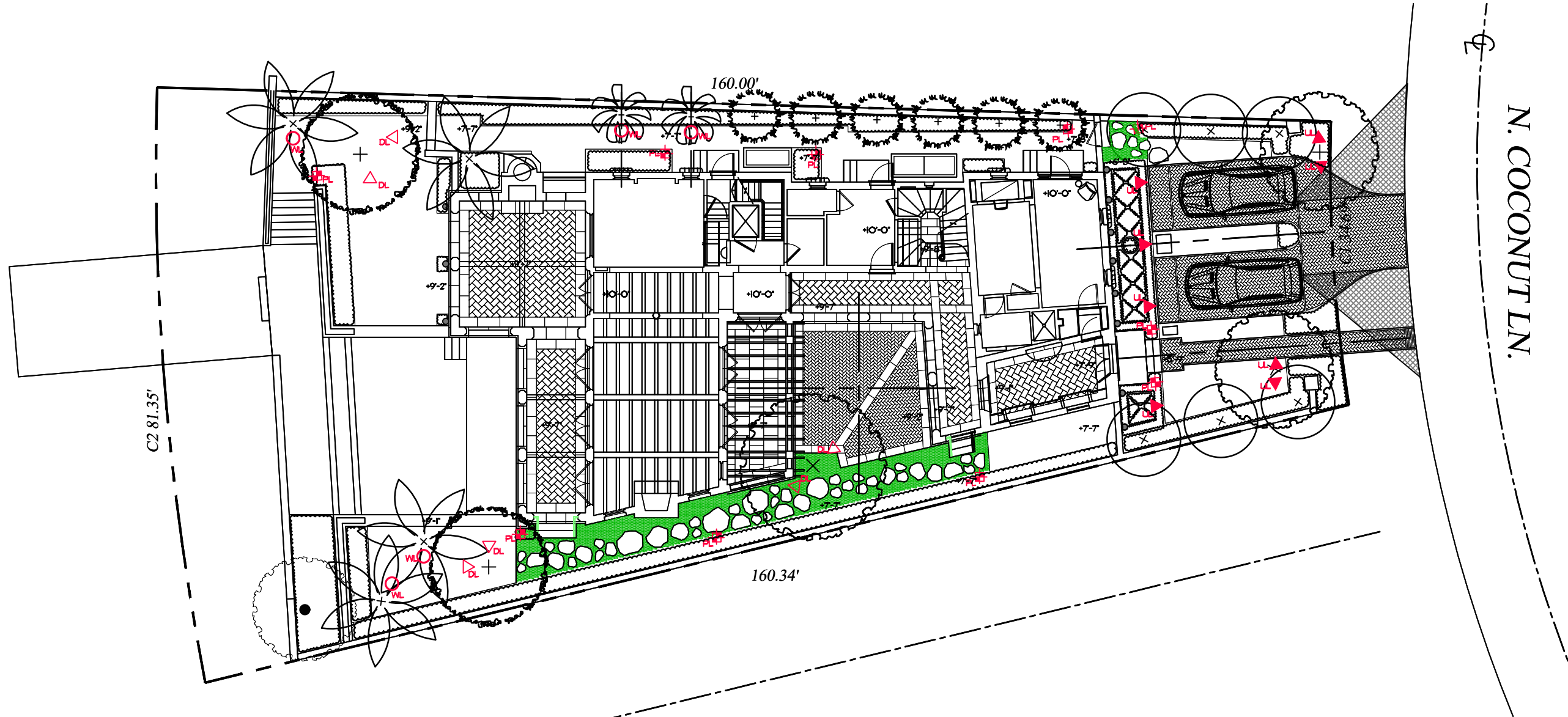
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# Hardscape Plan

SCALE IN FEET 0' 16' 32' 48'



BISCAYNE BAY WATERWAY

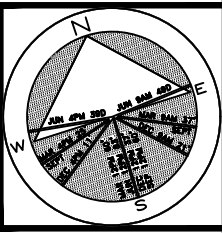


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Miami Beach

F L O R I D A

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	7
✦ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	10
△ DL	DOWNLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K - WITH TREE CLIP	6
○ WL	WELL LIGHT - AURORALIGHT - LWL2-F METRO BRASS - 2 WATTS - LED 3000K	5



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Landscape Lighting Plan

SCALE IN FEET 0' 16' 32' 48'

SHEET L7.0  
256 sf.  
AREA IN SQ.FT.



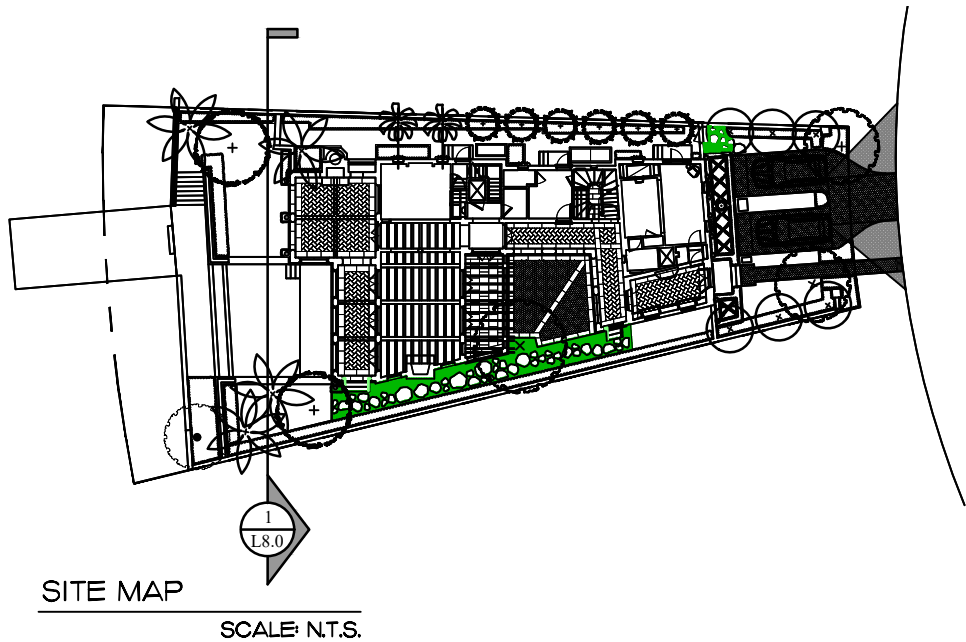


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**DRAWN BY:** Lauren Freeman  
**DATE:** 09.27.2021  
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# Landscape Lighting Fixture Specifications





- NOTE:
- ALL SPOT ELEVATIONS SHOWN IN NGVD
  - THE MINIMUM ELEVATION OF A REQUIRED YARD CANNOT BE LESS THAN 6.56 FEET NGVD, EXCEPT DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G. VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING THIS IS BEING PRESERVED.



- +41.92' T.O. CHIMNEY  
2ND FL. - MAIN HOUSE
- +36.90' MIDPOINT ROOF  
2ND FL. - MAIN HOUSE
- +33.75' B.O. ROOF STRUC.  
2ND FL. - MAIN HOUSE
- +33.42' T.O. ROOF DECK  
2ND FL. - MAIN HOUSE
- +22.33' INTR. FIN. FL.  
2ND FL. - MAIN HOUSE
- +10.00' INTR. FIN. FL.  
1ST FL. - MAIN HOUSE
- +9.00' F.E.M.A.  
BASE FLOOD ELEV.

2 NORTH / SOUTH YARD SECTION  
SCALE: 3/32" = 1'-0"

**2021**  
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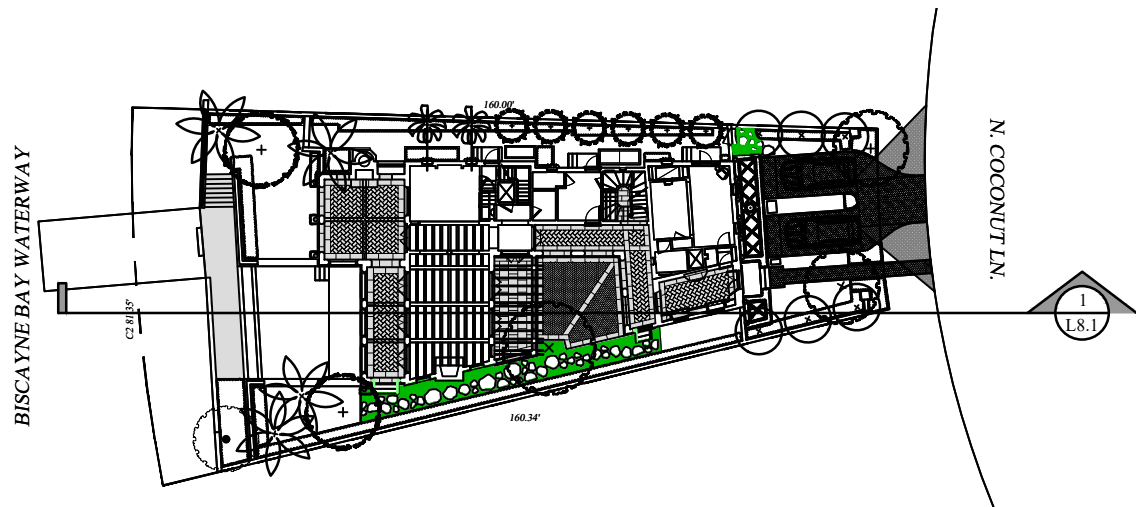
Topographic Cross Section  
SCALE IN FEET: 3/32"=1'-0"

Private Residence  
317 N. Coconut Lane  
Miami Beach

JOB NUMBER: # 21196.00 LA  
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DATE: 05.27.2021  
10.18.2021  
11.05.2021

SHEET L8.0





SITE MAP  
SCALE: 1/16" = 1'-0"

NOTE:

1. ALL SPOT ELEVATIONS SHOWN IN NGVD
2. THE MINIMUM ELEVATION OF A REQUIRED YARD CANNOT BE LESS THAN 6.56 FEET NGVD, EXCEPT DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G. VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING THIS IS BEING PRESERVED.



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Topographic Cross Section  
SCALE IN FEET: 1/16"=1'-0"