



420 W. 51ST ST. RESIDENCE

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

FOLIO #02-3222-022-1570

DRB FINAL PRESENTATION - DRB-21-0687 - 12/17/2021

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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420 W 51st St

MIAMI BEACH, FL 33140

Owner:

Name
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Tel:
Email

Consultant:

Name
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Tel:
Email

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Architect:

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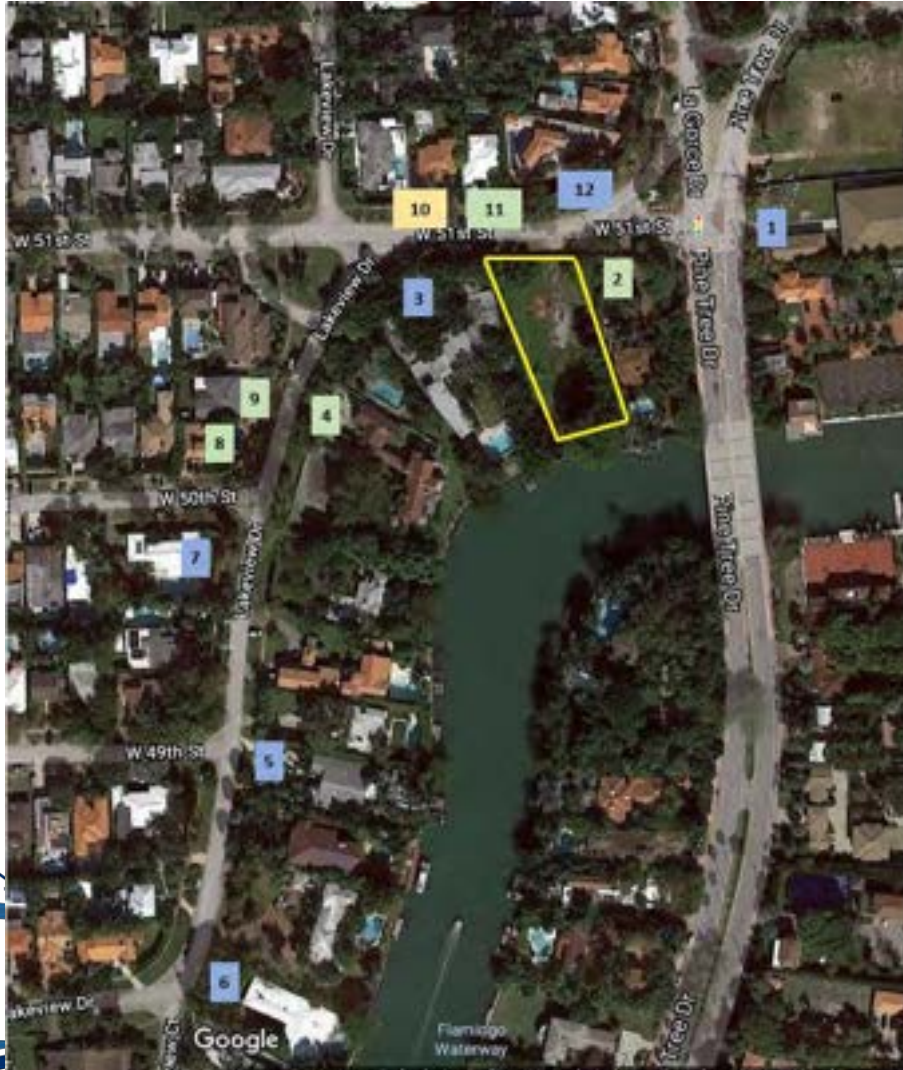


COVER

Date	11-08-2021	Sheet No.
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Project	2144	

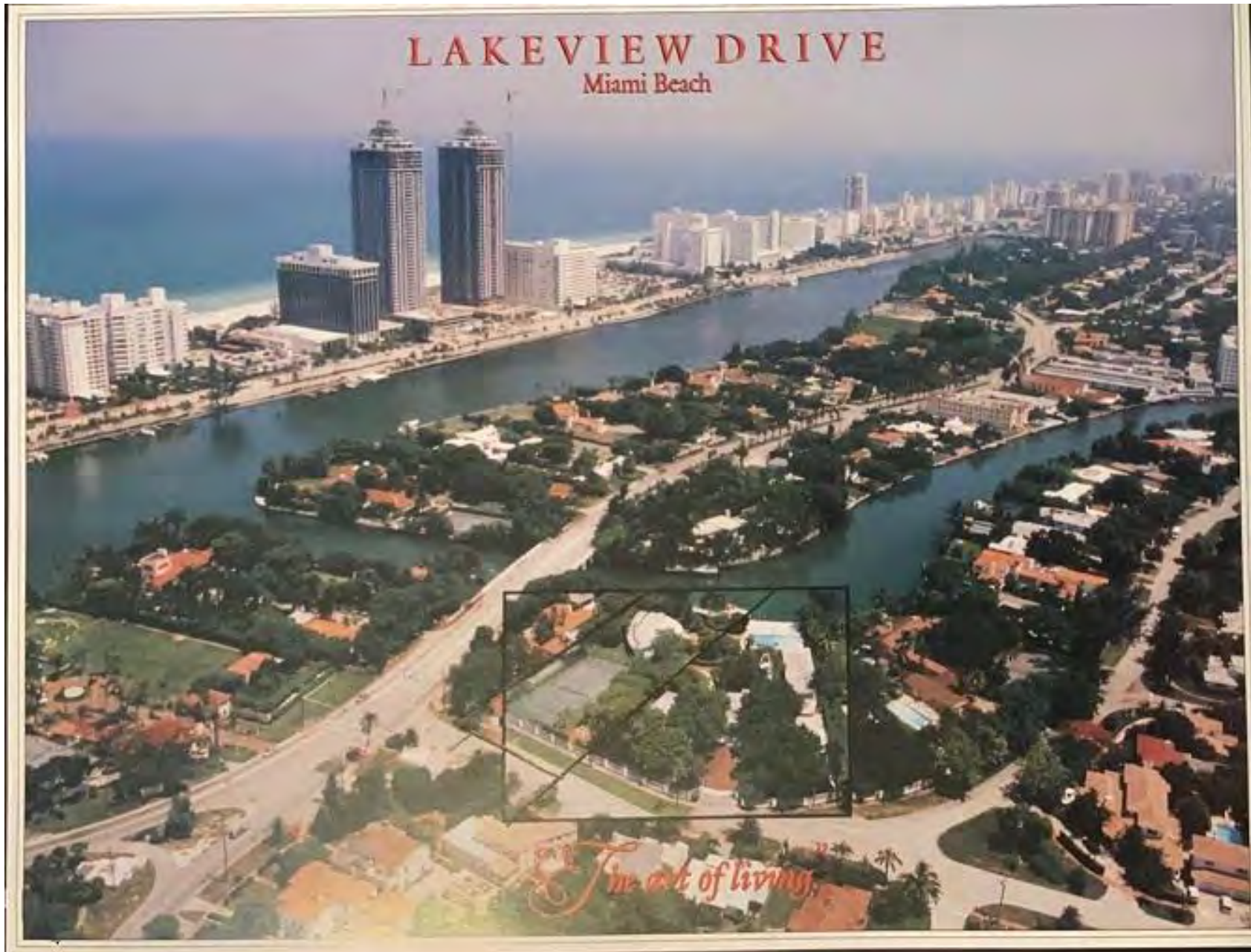
Neighbor Support and Outreach

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

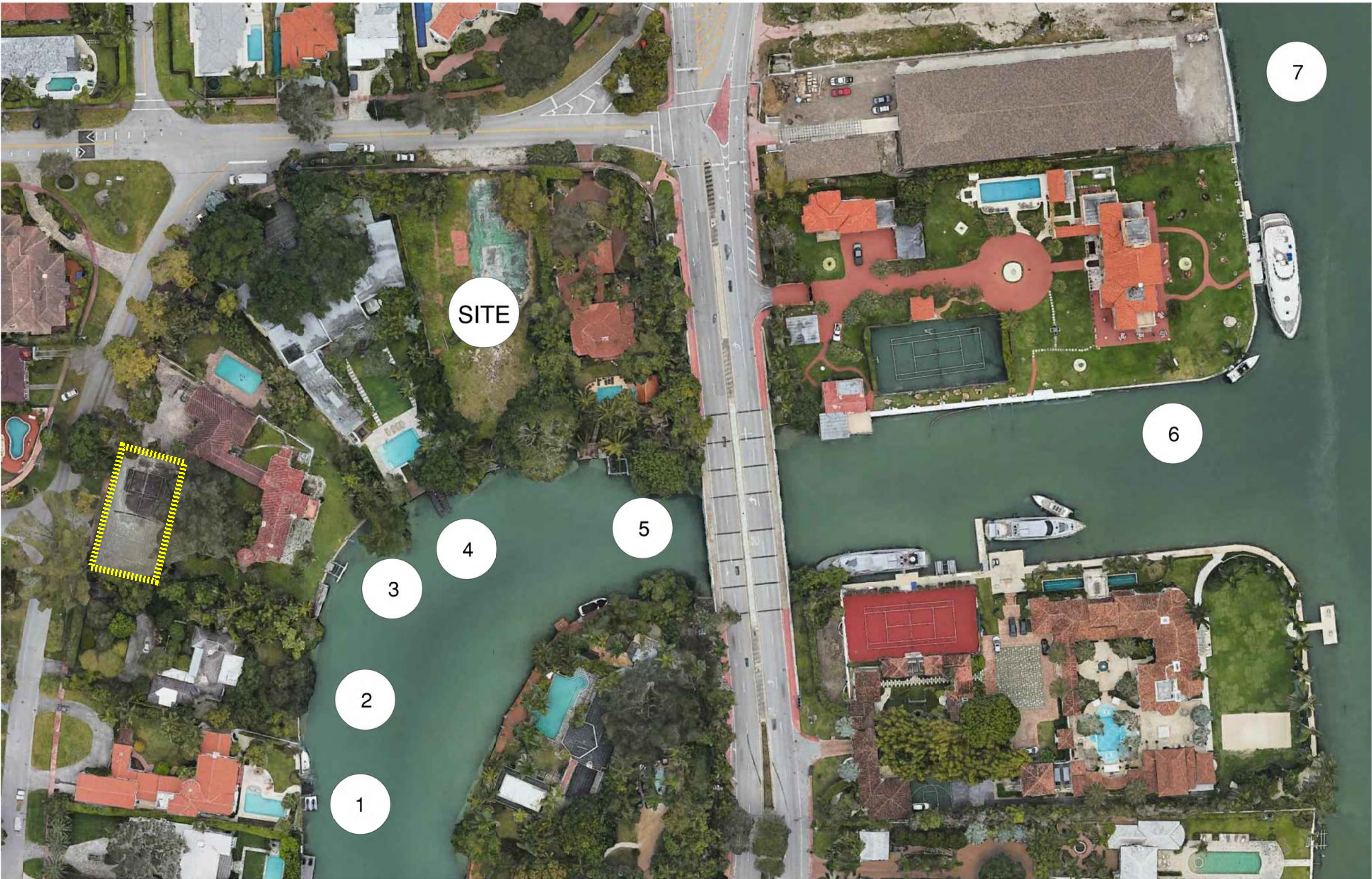


No.	Property Address	Owner	Status
1	5101 Pine Tree Drive	Richard Meruelo	Support Letter
2	5030 Lakeview Drive	Avi Klein	Support Letter forthcoming
3	5045 Lakeview Drive	Jonathan Saxton	Support Letter
4	5005 Lakeview Drive	Michael D. Farkas	Support Letter forthcoming
5	4901 Lakeview Drive	Marte Singerman	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





LOCATION MAP 1



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100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

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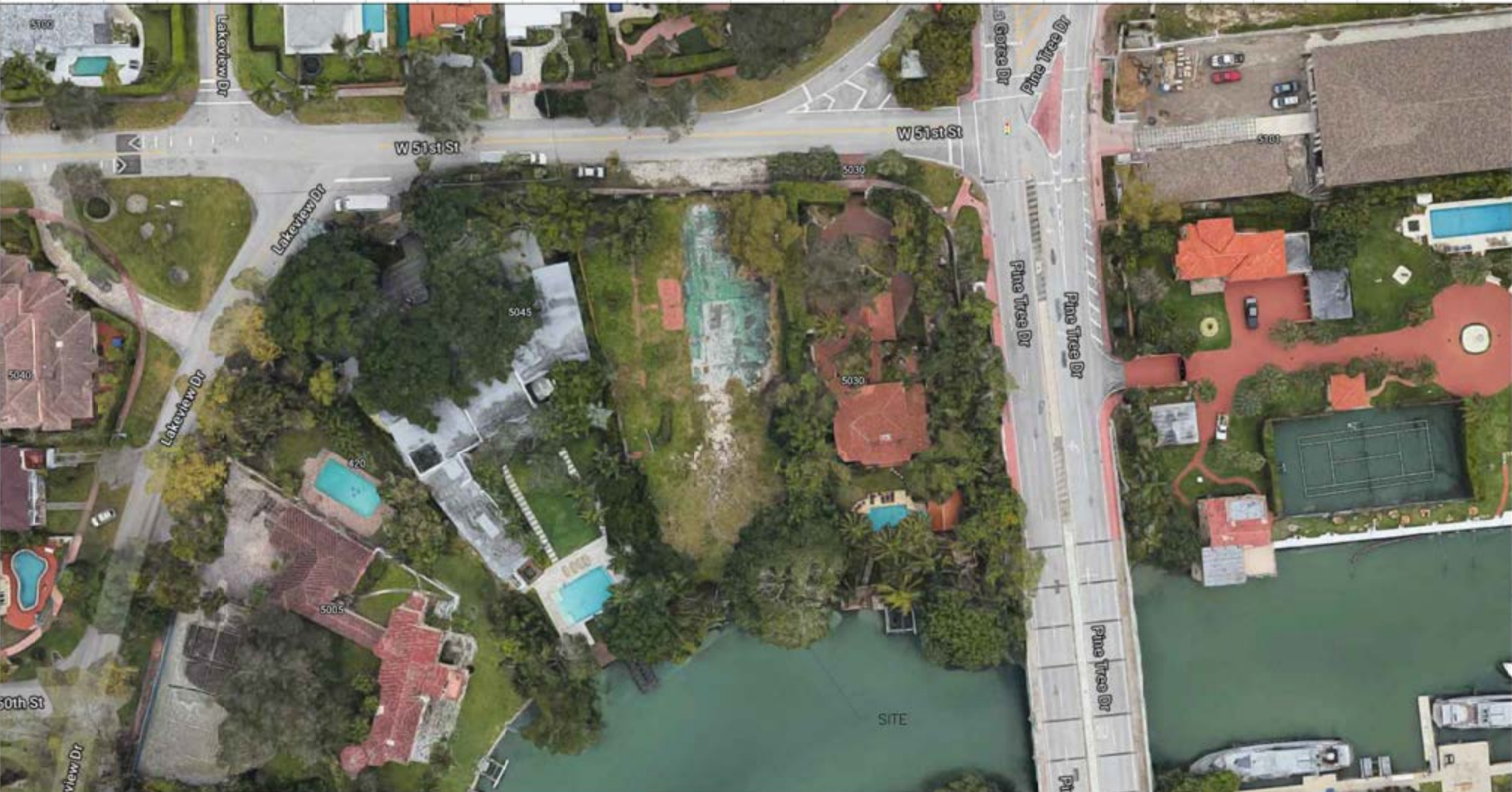


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NEIGHBORHOOD MAP

Date	11-15-2021	Sheet No.
Scale		A0.06
Project	2144	



SITE AERIAL



SITE AERIAL - FRONT



SITE AERIAL - REAR



SITE - STREET VIEW

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CONTEXTUAL ANALYSIS

Date	11-15-2021	Sheet No.
Scale		A0.07
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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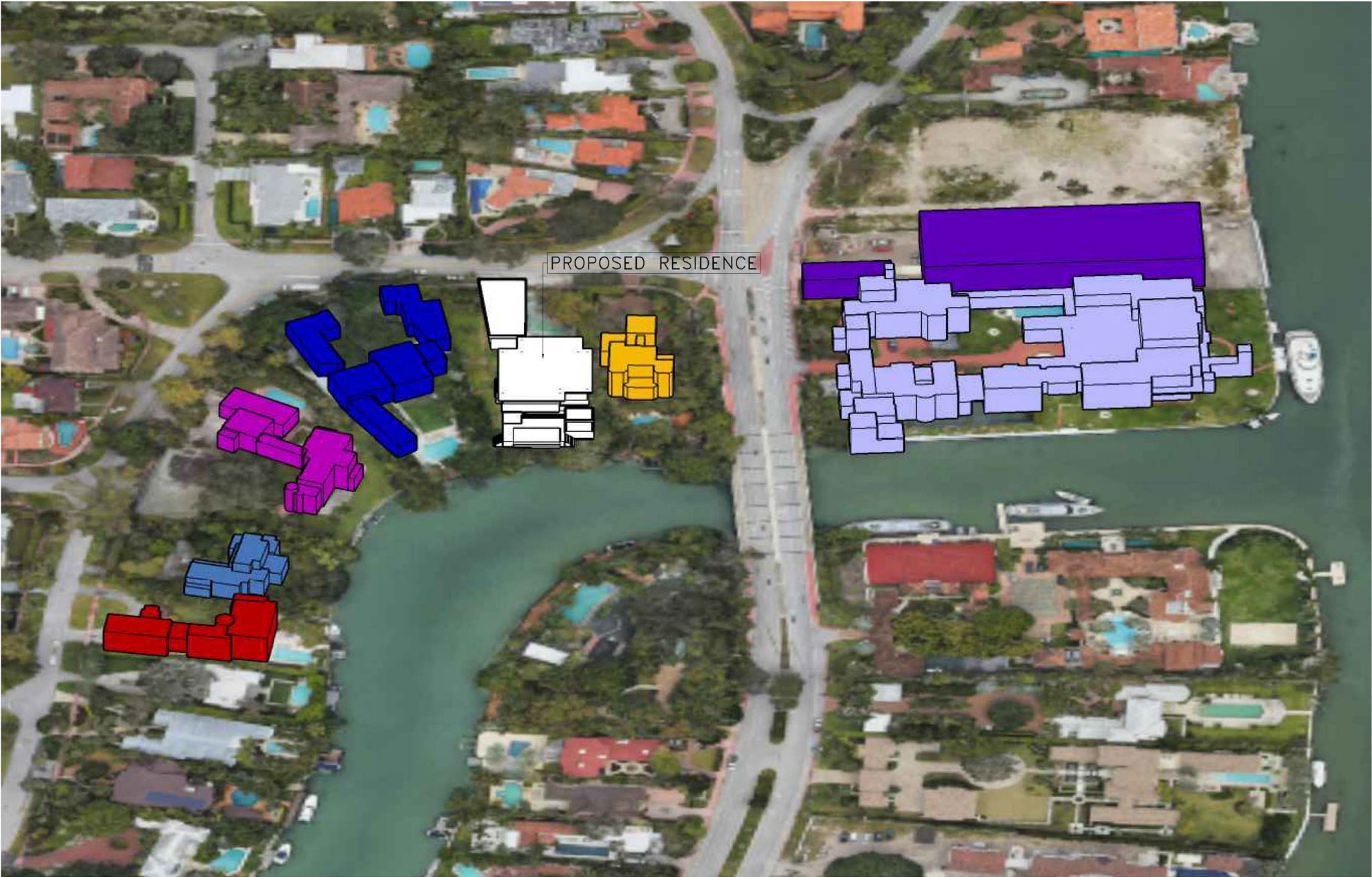


CONTEXTUAL ANALYSIS

Date	11-15-2021	Sheet No.
Scale		A0.08
Project	2144	

PROPOSED RESIDENCE

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



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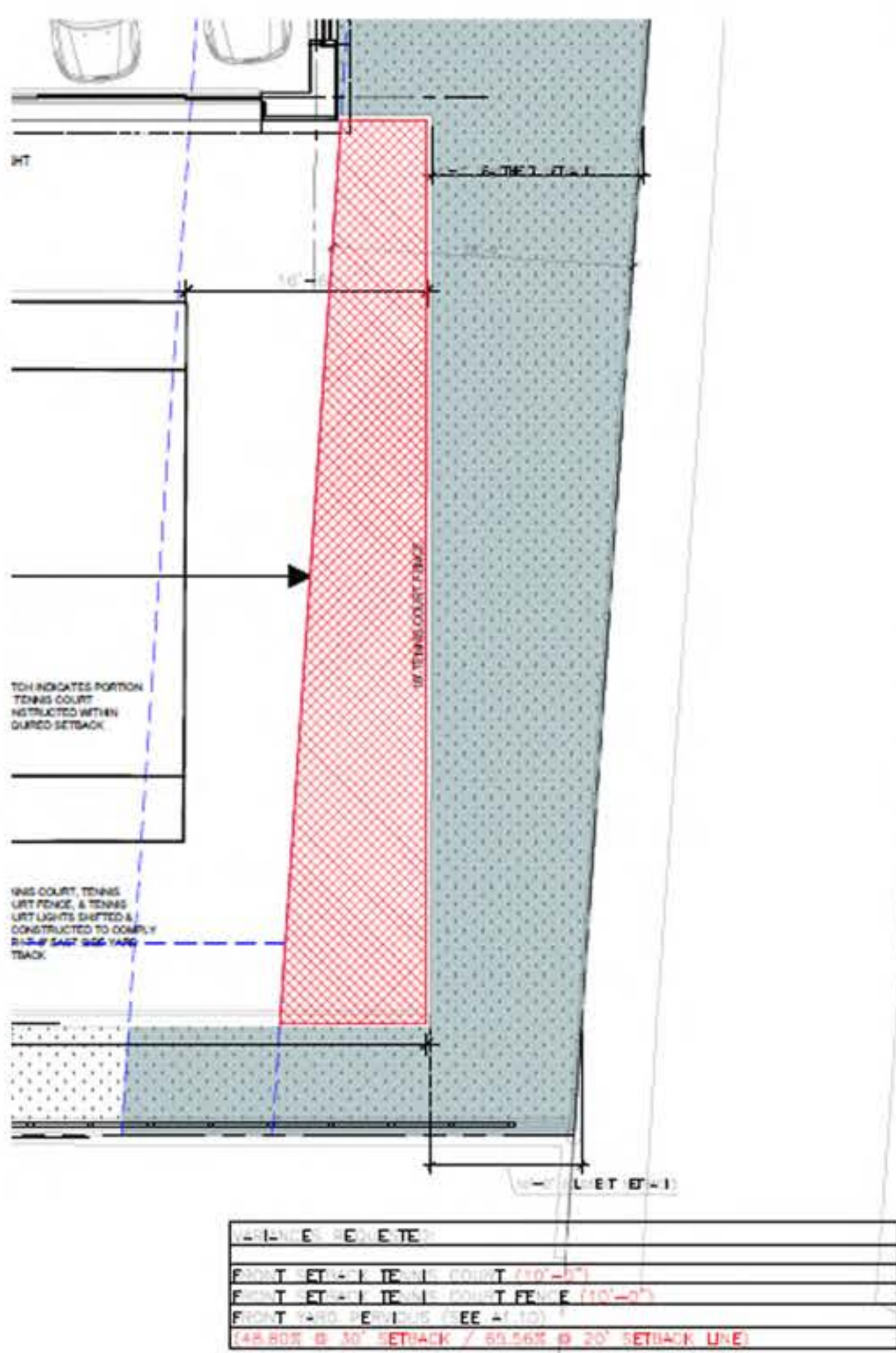
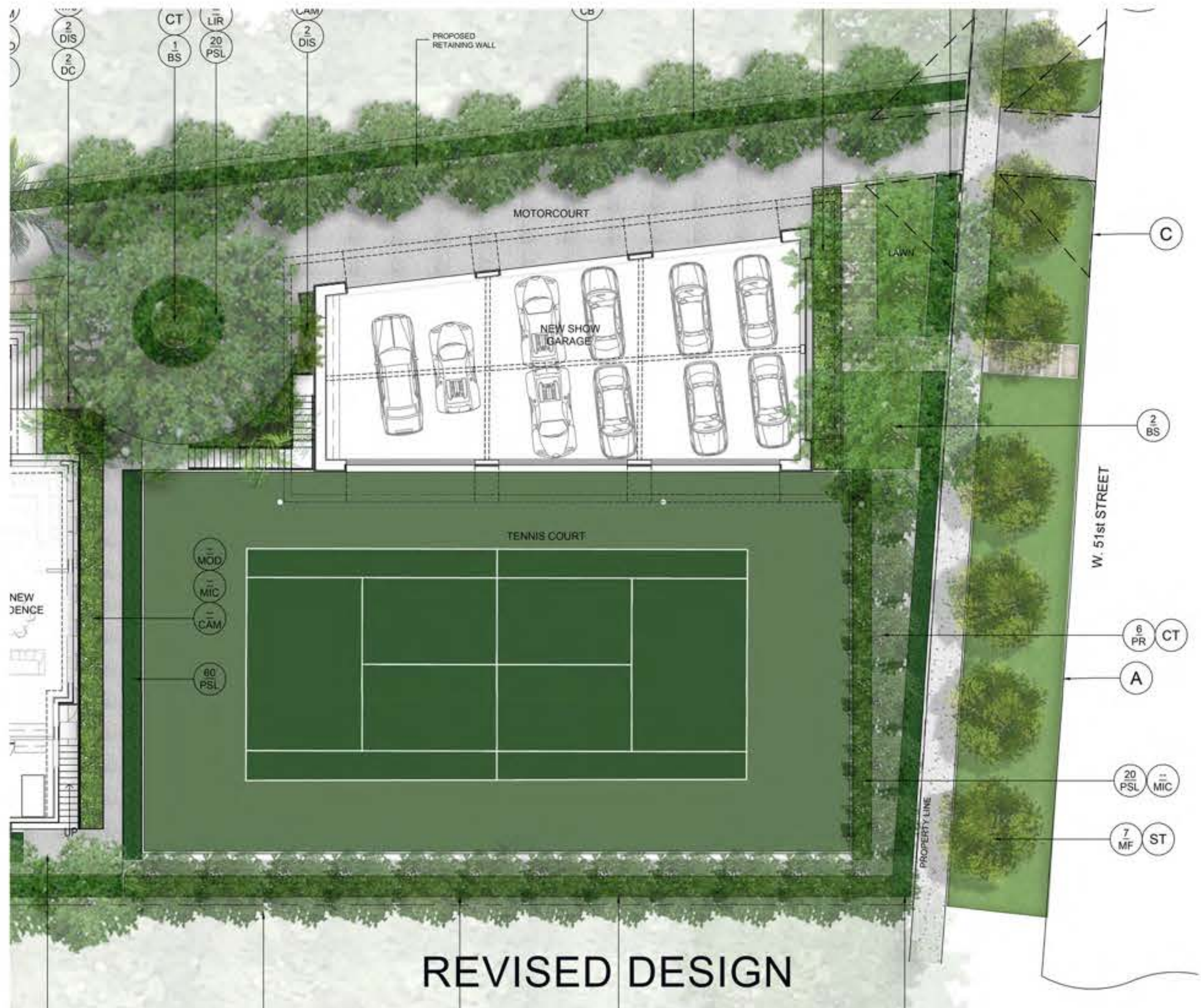
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NEIGHBORHOOD MASSING

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Scale		A0.09
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CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

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



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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.01
Project	2144	

1 RENDERING FRONT VIEW
N.T.S.



PREVIOUS DESIGN



REVISED DESIGN

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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.01
Project	2144	



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

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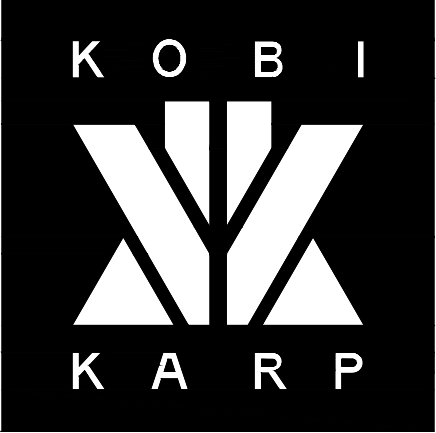
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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.02
Project	2144	



PREVIOUS DESIGN



CURRENT DESIGN

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Date	11-08-2021	Sheet No.
Scale		A1.02
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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.03
Project	2144	



PREVIOUS DESIGN

REVISED DESIGN

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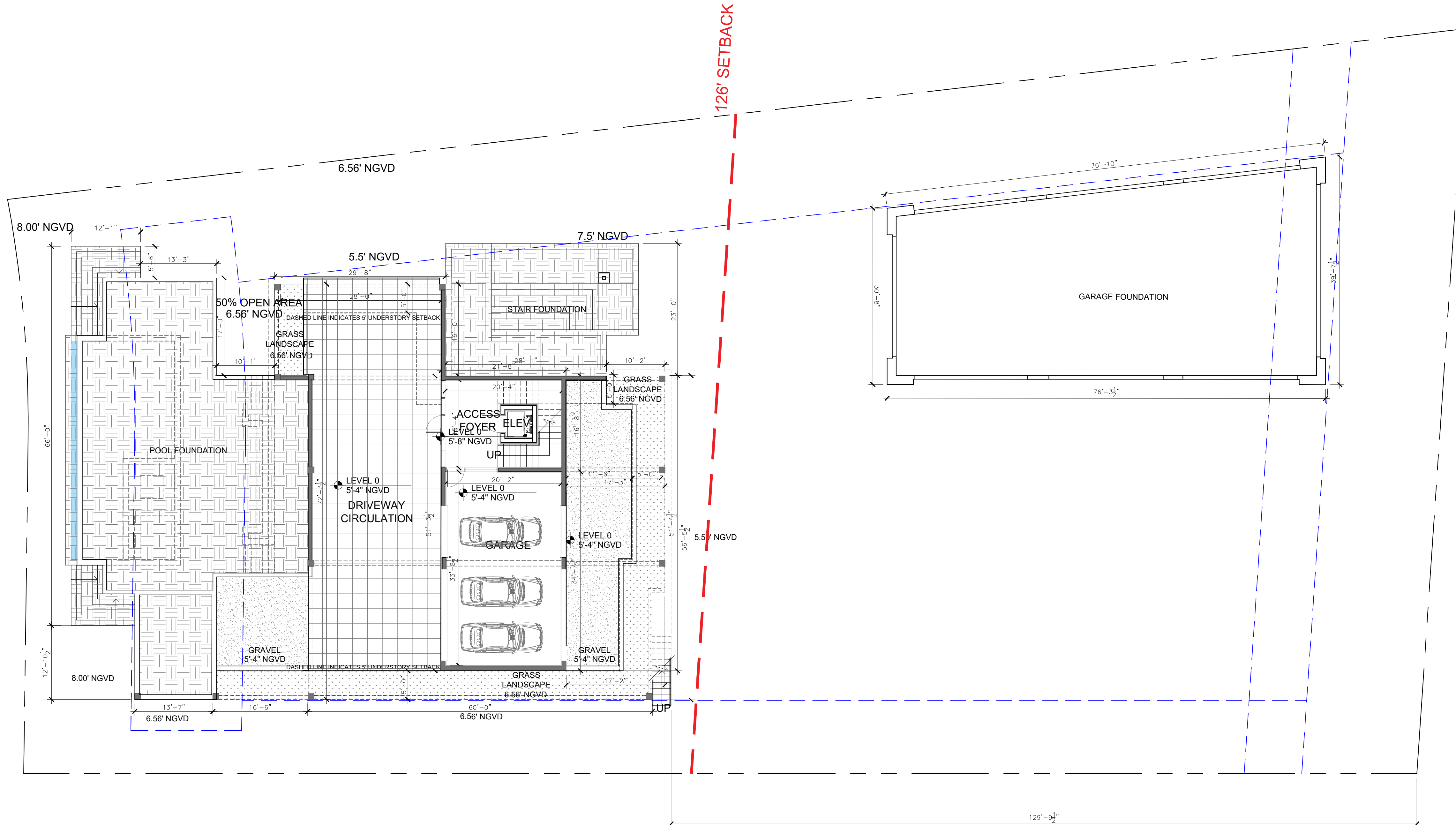
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RENDERINGS

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

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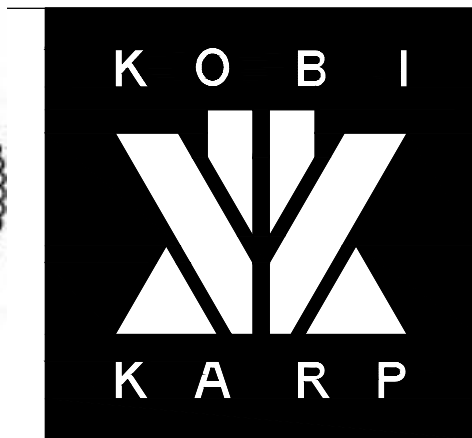
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PROPOSED PLAN

Date	11-08-2021	Sheet No.
Scale		A3.00
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126' SETBACK

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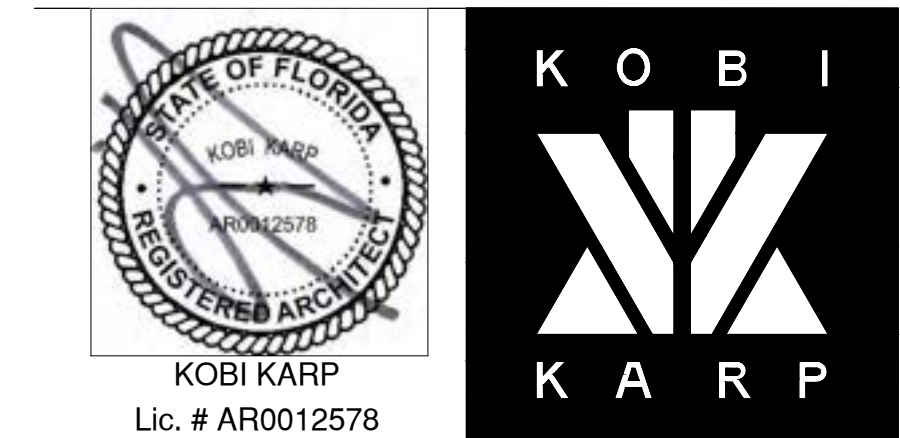
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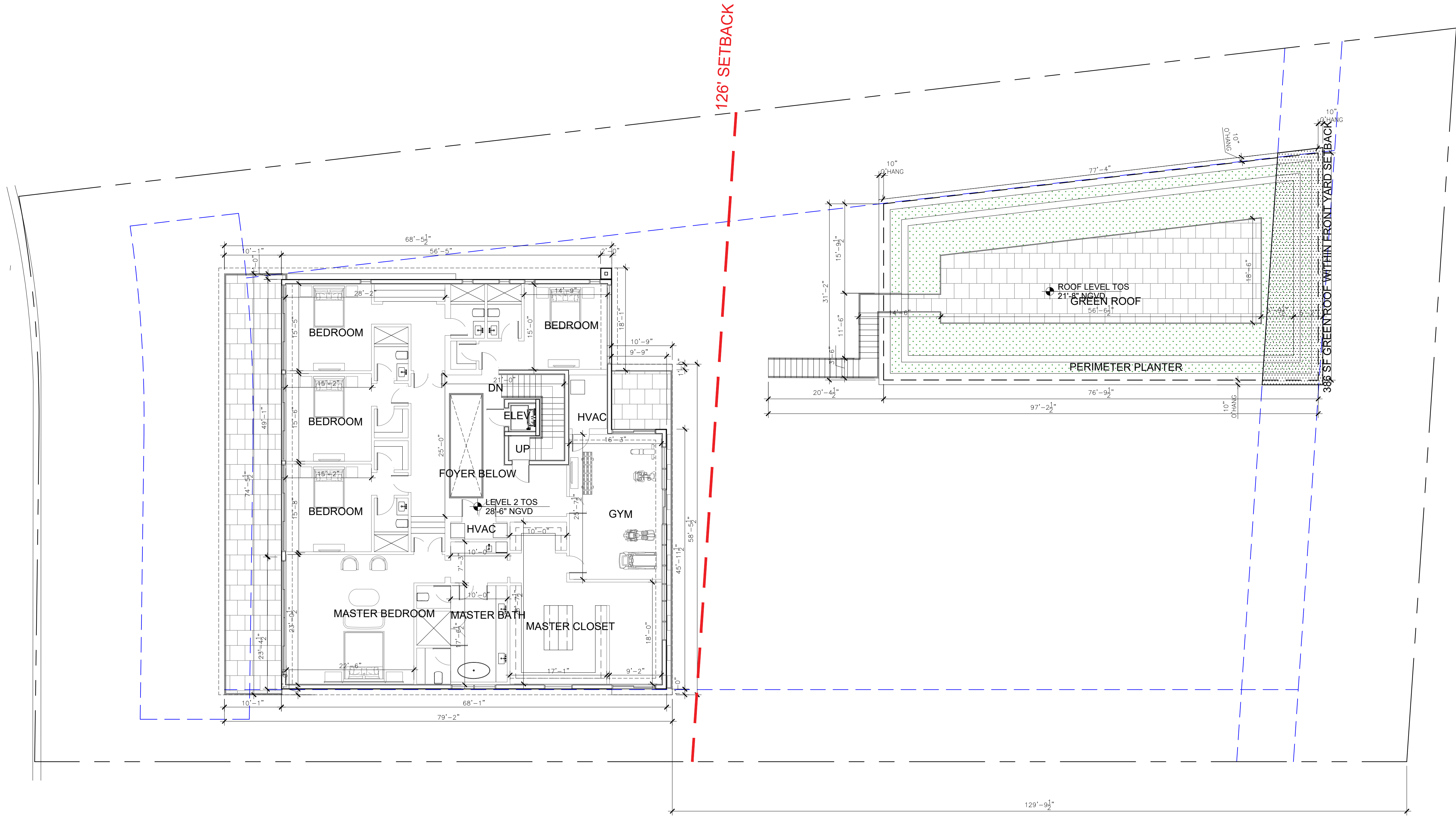
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PROPOSED PLAN

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

Date	11-08-2021	Sheet No.
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A PROPOSED LEVEL 2
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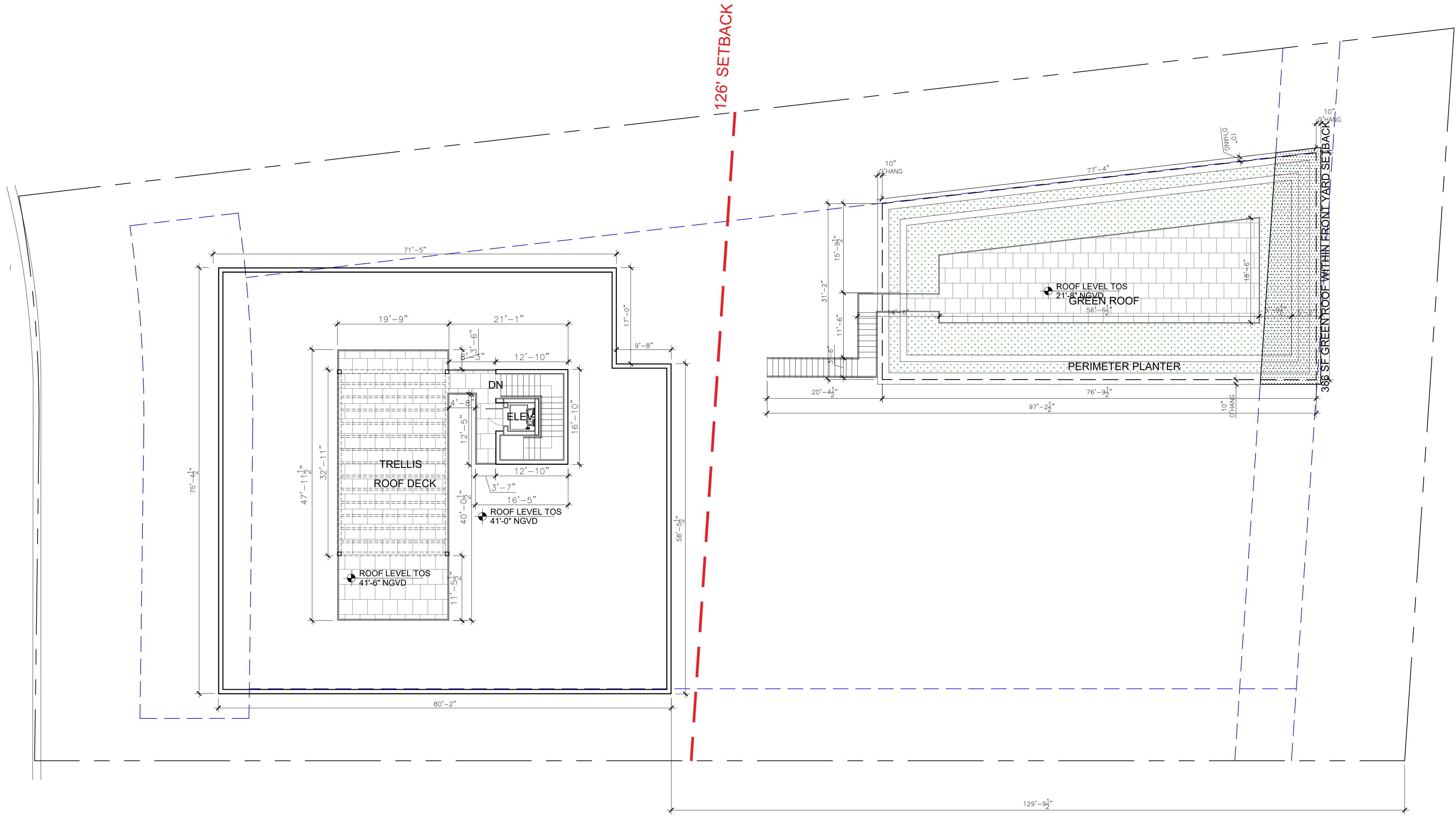


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PROPOSED PLAN

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A PROPOSED ROOF LEVEL

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

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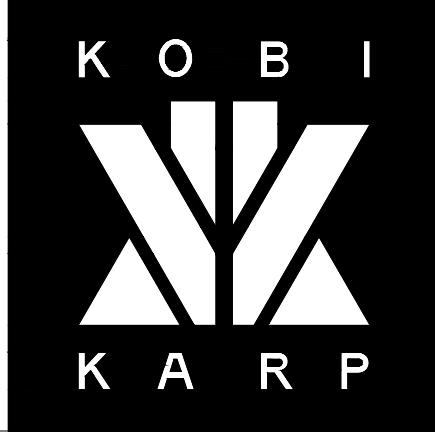
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PROPOSED ROOF PLAN

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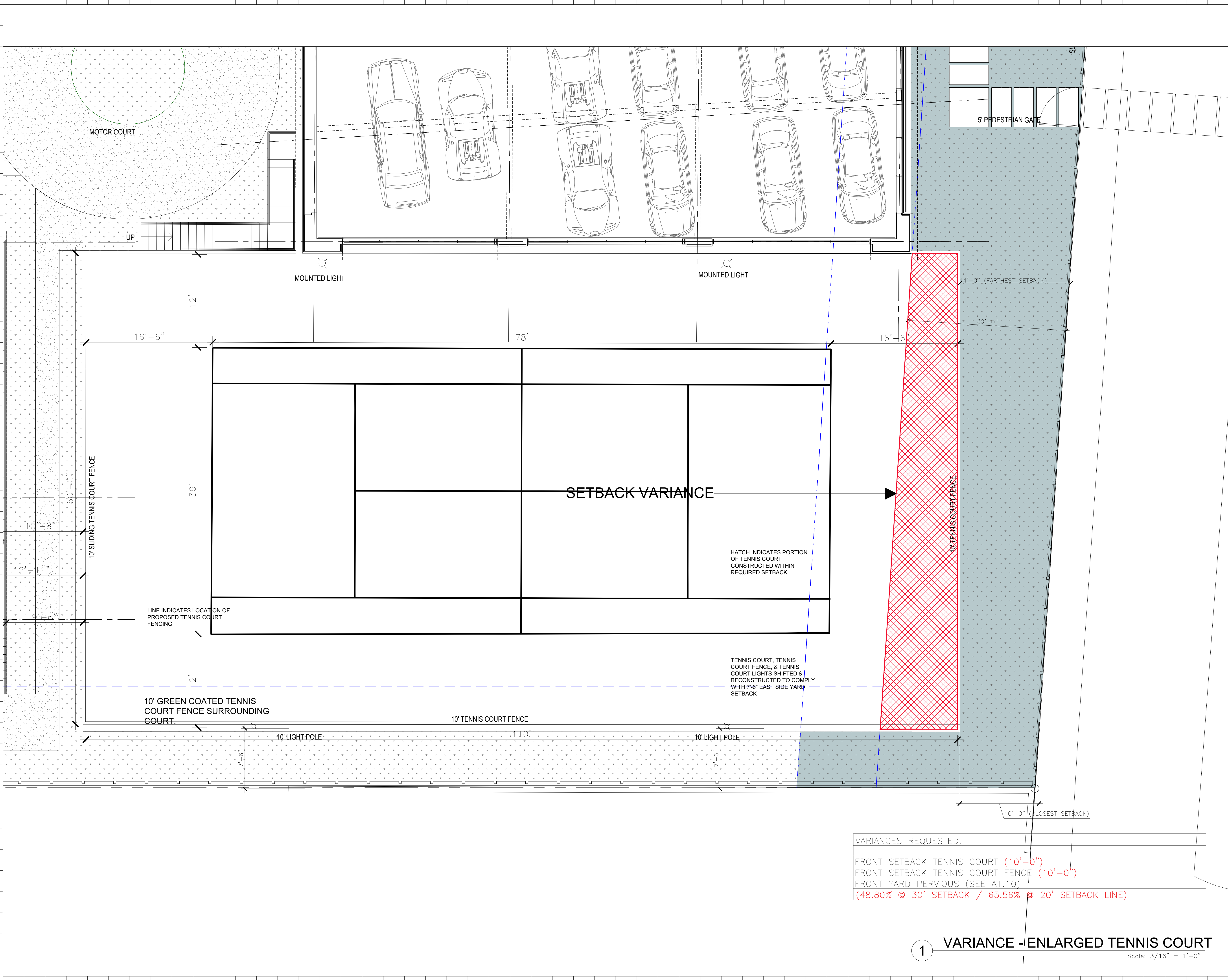
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Date	11-08-2021	Sheet No. A1.16
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VARIANCES REQUESTED:		
FRONT SETBACK TENNIS COURT (10'-0")		
FRONT SETBACK TENNIS COURT FENCE (10'-0")		
FRONT YARD PERVIOUS (SEE A1.10)		
(48.80% @ 30' SETBACK / 65.56% @ 20' SETBACK LINE)		

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



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ZONING DIAGRAMS

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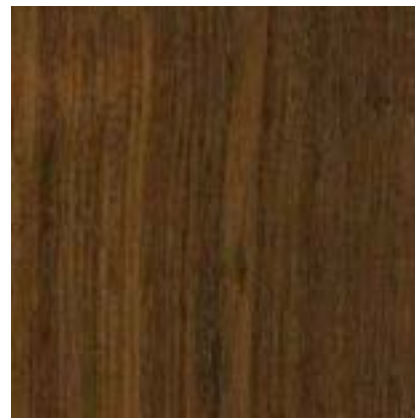
1 VARIANCE - ENLARGED TENNIS COURT

Scale: 3/16" = 1'-0"

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



3 - METAL FINISH



4 - LOUVERED SCREEN



5 - BRONZE TONE CLADDING



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Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33140

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Email

Consultant:
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Consultant:
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RENDERED ELEVATIONS

Date	11-08-2021	Sheet No.	A4.10
Scale			
Project	2144		

ELEVATION MATERIAL LEGEND



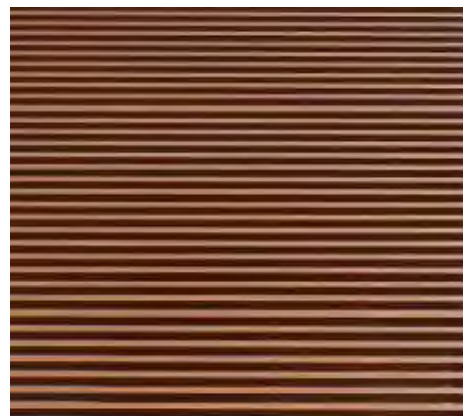
1 - STONE



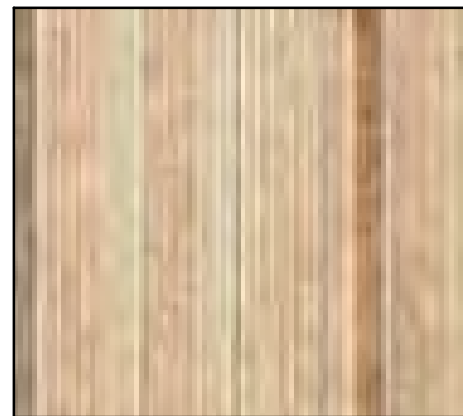
2 - WOOD



3 - METAL FINISH



4 - LOUVERED SCREEN



5 - BRONZE TONE CLADDING

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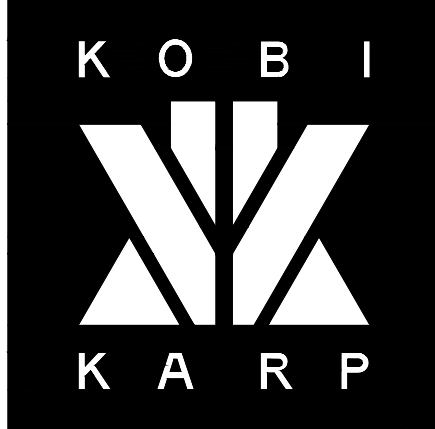
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RENDERED ELEVATIONS

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



ELEVATION MATERIAL LEGEND



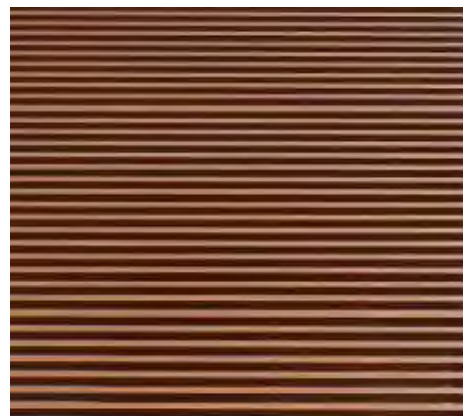
1 - STONE



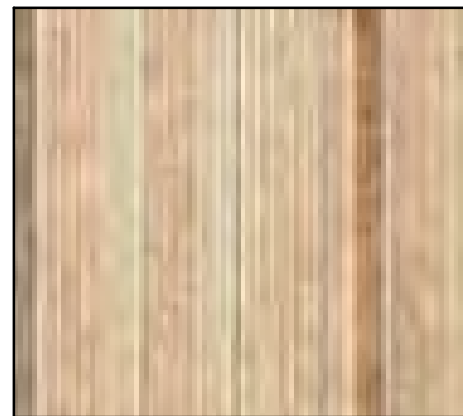
2 - WOOD



3 - METAL FINISH



4 - LOUVERED SCREEN



5 - BRONZE TONE CLADDING



E ENTRY SIDE ELEVATION (FULL LOT VIEW)

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



E FRONT ELEVATION SHOW GARAGE STRUCTURE

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

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RENDERED ELEVATIONS

Date	11-08-2021	Sheet No.
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Project	2144	



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AXONOMETRIC NW VIEW



A N.W. AXONOMETRIC

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AXONOMETRICS

Date	11-08-2021	Sheet No.
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PREVIOUS DESIGN



REVISED DESIGN

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AXONOMETRICS

Date	11-08-2021	Sheet No.
Scale		A4.13
Project	2144	



B S.E. AXONOMETRIC

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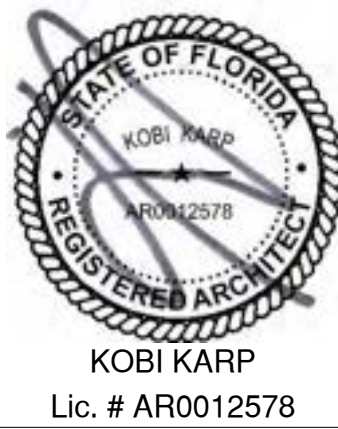
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AXONOMETRICS

Date	11-08-2021	Sheet No.
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PREVIOUS DESIGN



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AXONOMETRICS

Date	11-08-2021	Sheet No.
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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.04
Project	2144	



PREVIOUS DESIGN



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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.04
Project	2144	

END



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 %:	7,828 (27.64%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,228 (25.52%)
11	Front Yard Open Space SF and %:	1,877 (48.80%) VARIANCE REQ.	Rear Yard Open Space SF and %:	2,722 SF (70.33%)
12	Max Unit Size SF and %:	11,950 SF (42.20%) - PB21-0447	Proposed Unit Size SF and %:	11,639 SF (41.10%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	6,546 SF (23.11%)
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
			Proposed Second Floor Unit Size SF and % :	4,529 SF (15.99%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,037 SF (22.89)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		130'9"	
20	Front Second level:	30'-0"		130'-9"	
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'-10"	
	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 <input type="checkbox"/> No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or <input type="checkbox"/> No	
29	Determined to be Architecturally Significant?			Yes or <input type="checkbox"/> 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.

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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
A0.06	NEIGHBORHOOD MAP
A0.07	CONTEXT ANALYSIS
A0.08	CONTEXT ANALYSIS
A0.09	NEIGHBORHOOD MASSING
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
A3.12	ENLARGED LEVEL 2 FLOOR PLAN
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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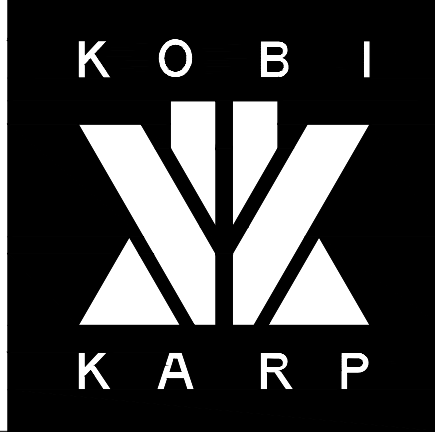
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INDEX

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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



C1 - W 51ST ST (VIEW TO EAST)



C2 - W 51ST ST (VIEW TO WEST)

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IMAGE KEY

Date	11-08-2021	Sheet No.
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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	11-08-2021	Sheet No.
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Project	2144	



N1 - 5030 PINETREE



N2 - 5045 LAKEVIEW



N3 - 5101 PINETREE



N4 - 5011 PINETREE

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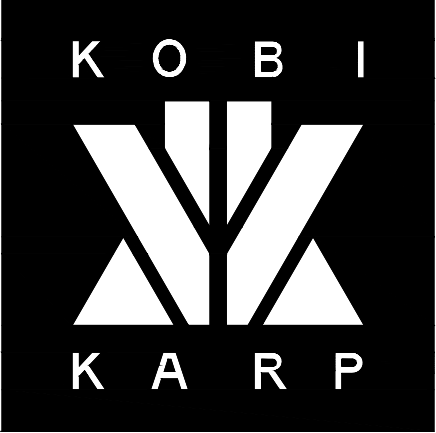
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CONTEXT IMAGES

Date	11-08-2021	Sheet No.
Scale		A0.04
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N6 - 4985 LAKEVIEW



N7 - 4969 LAKEVIEW



N5 - 5005 LAKEVIEW

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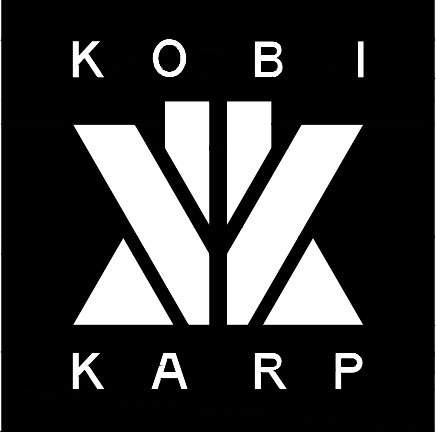
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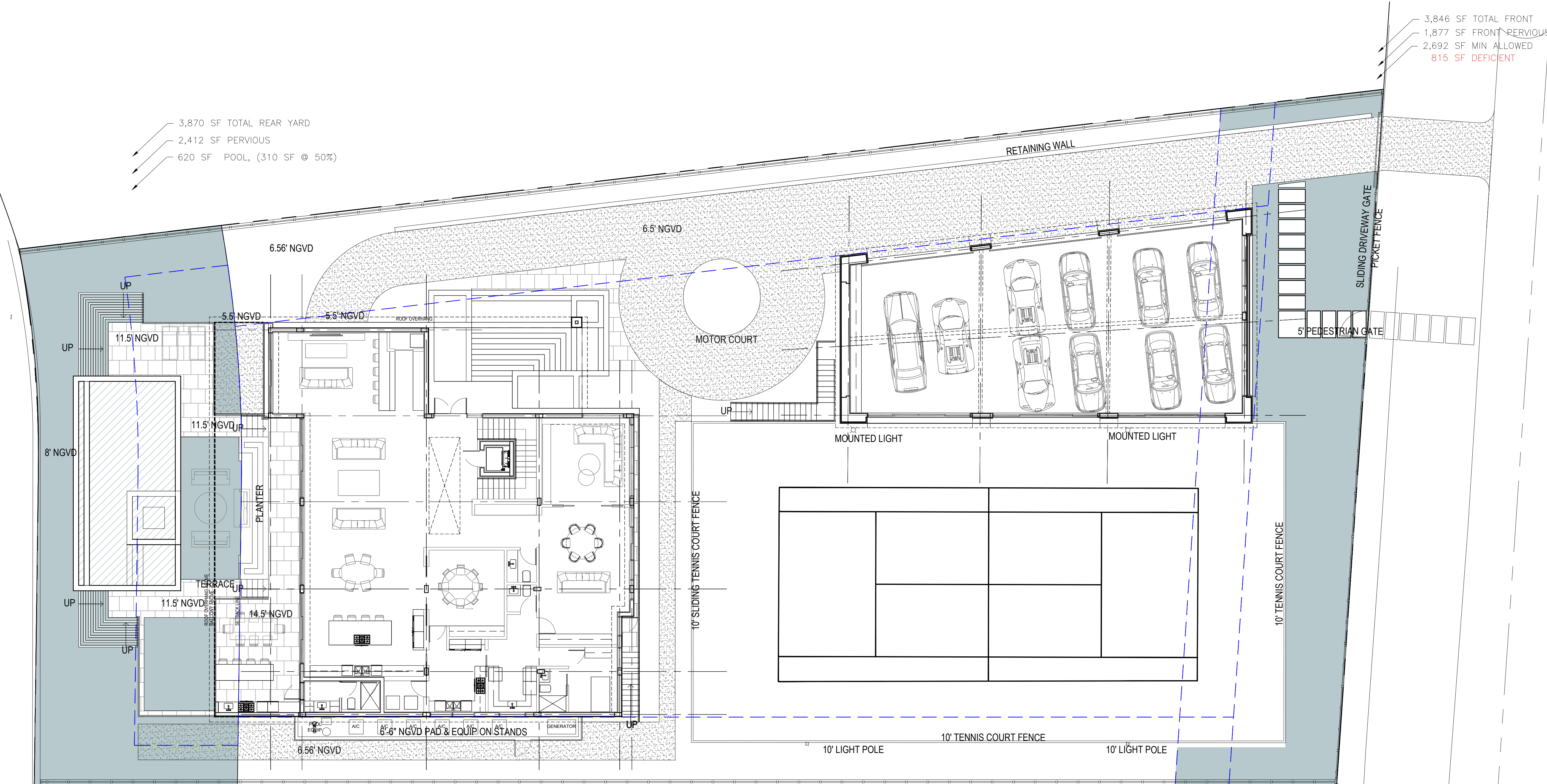


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CONTEXT IMAGES

Date	11-08-2021	Sheet No.
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3,870 SF TOTAL REAR YARD
2,412 SF PERVIOUS
620 SF POOL, (310 SF @ 50%)

3,846 SF TOTAL FRONT
1,877 SF FRONT PERVIOUS
2,692 SF MIN. ALLOWED
815 SF DEFICIENT

PROPOSED PERVIOUS CALCULATION
REQUIRED FRONT YARD (30'-0" SETBACK)
3,846 SF = 2,692 SF (70%) MIN. PERVIOUS SPACE REQUIRED
1,877 (48.80%) PERVIOUS SPACE PROPOSED (815 SF DEFICIENT)
VARIANCE WILL BE REQUIRED
REQUIRED REAR YARD
3,870 SF = 2,709 SF (70%) MIN. PERVIOUS SPACE REQUIRED
2,722 SF (70.33%) PERVIOUS SPACE PROPOSED

PERVIOUS VARIANCE REQUESTED:
(48.80% @ 30' SETBACK / 65.56% @ 20' SETBACK LINE)

1 PERVIOUS CALCULATIONS

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

Rev.	Date	Rev.	Date

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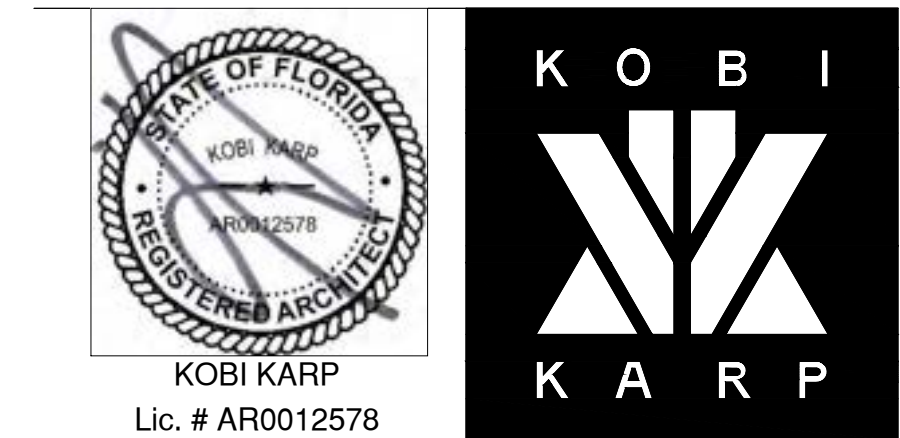
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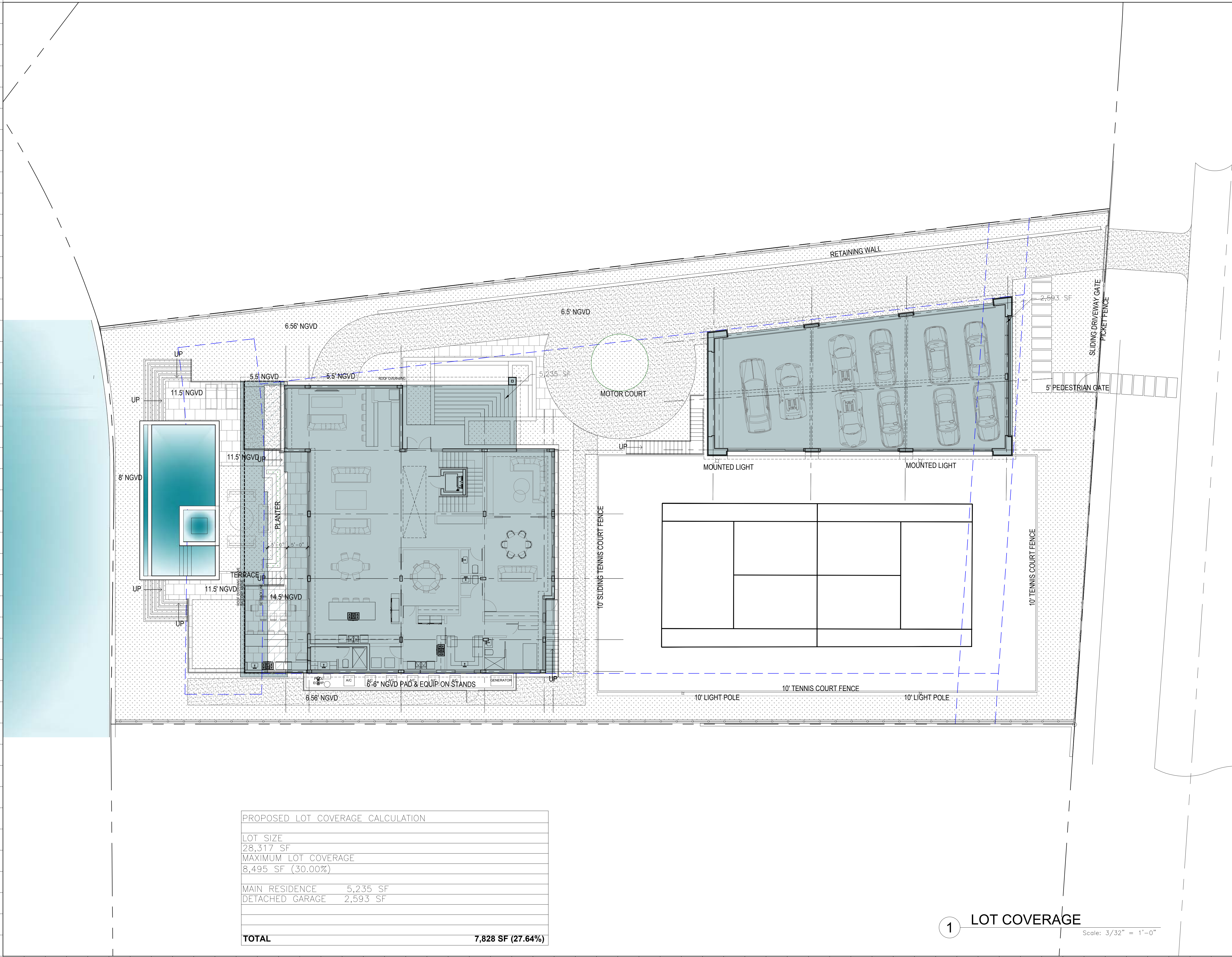
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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
Scale		A1.10
Project	2144	



PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	28,317 SF
MAXIMUM LOT COVERAGE	8,495 SF (30.00%)
MAIN RESIDENCE	5,235 SF
DETACHED GARAGE	2,593 SF
TOTAL	7,828 SF (27.64%)

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

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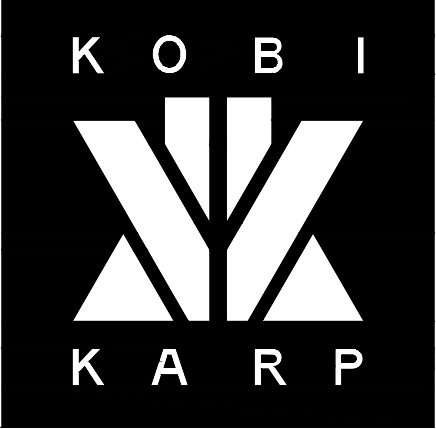
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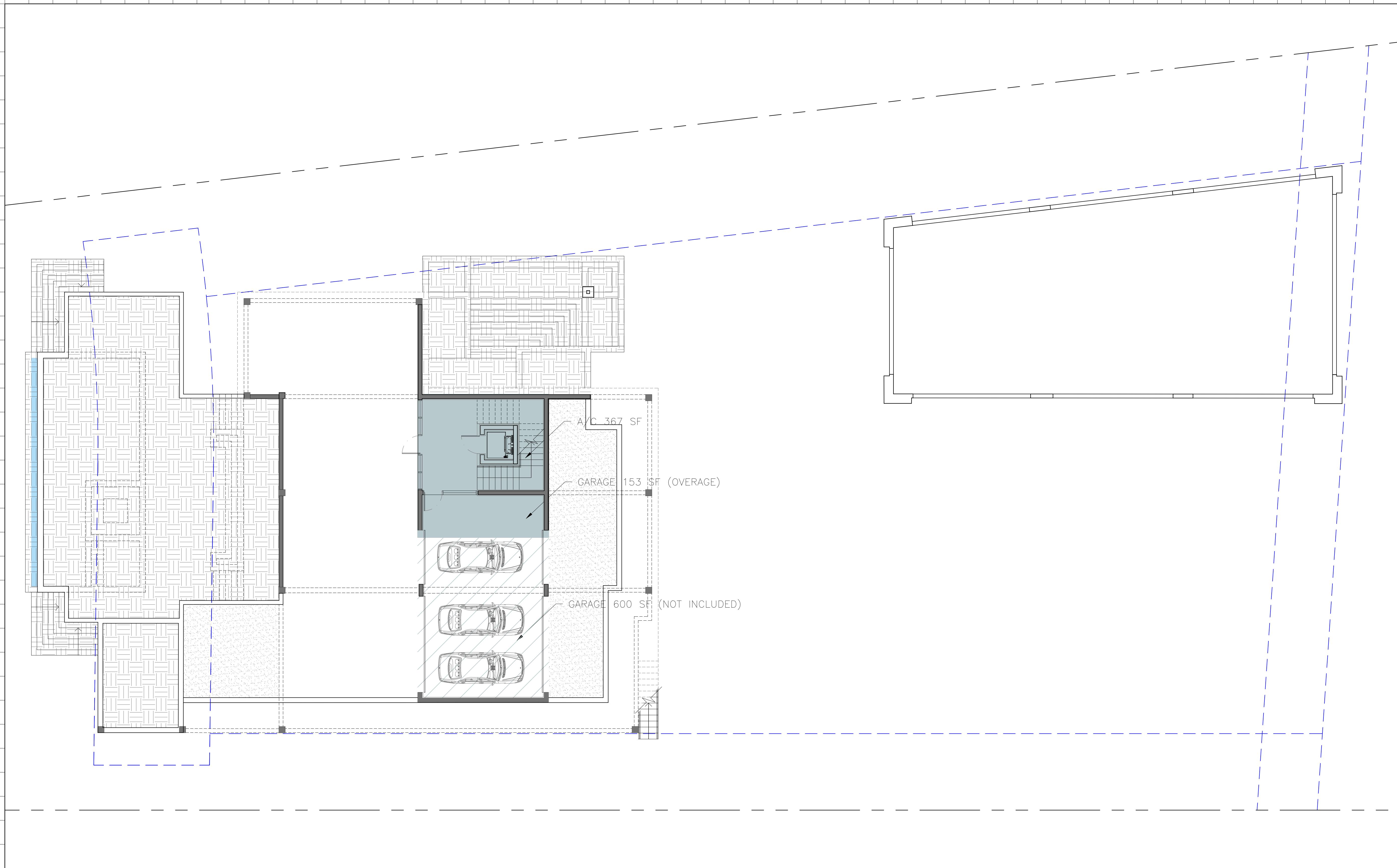
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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
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Project	2144	



PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 0 ACCESS	367 SF
LEVEL 0 GARAGE	600 SF (NOT INCL.)
LEVEL 0 GARAGE OVERAGE	153 SF
LEVEL 1 MAIN RESIDENCE	3,953 SF
LEVEL 1 DETACHED GARAGE	2,593 SF
LEVEL 2 MAIN RESIDENCE	4,529 SF
LEVEL ROOF	44 SF
TOTAL	11,639 SF (41.10%)

MAX PERMITTED = 11,950 SF (42.20%)
PER PLANNING BOARD PB 21-0447

LOT SIZE = 28,317 SF
MAIN RESIDENCE = 9,046 SF (31.95%)
DETACHED GARAGE = 2,593 SF (9.15%)

PROPOSED UNIT SIZE CALCULATION LEVEL 0	
MAIN RESIDENCE ACCESS	367 SF
GARAGE	600 SF
GARAGE OVERAGE	153 SF
TOTAL	520 SF

1 UNIT SIZES

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

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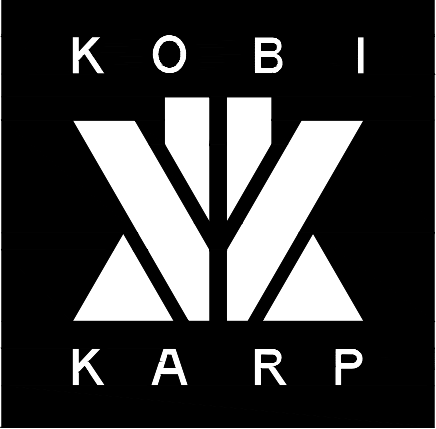
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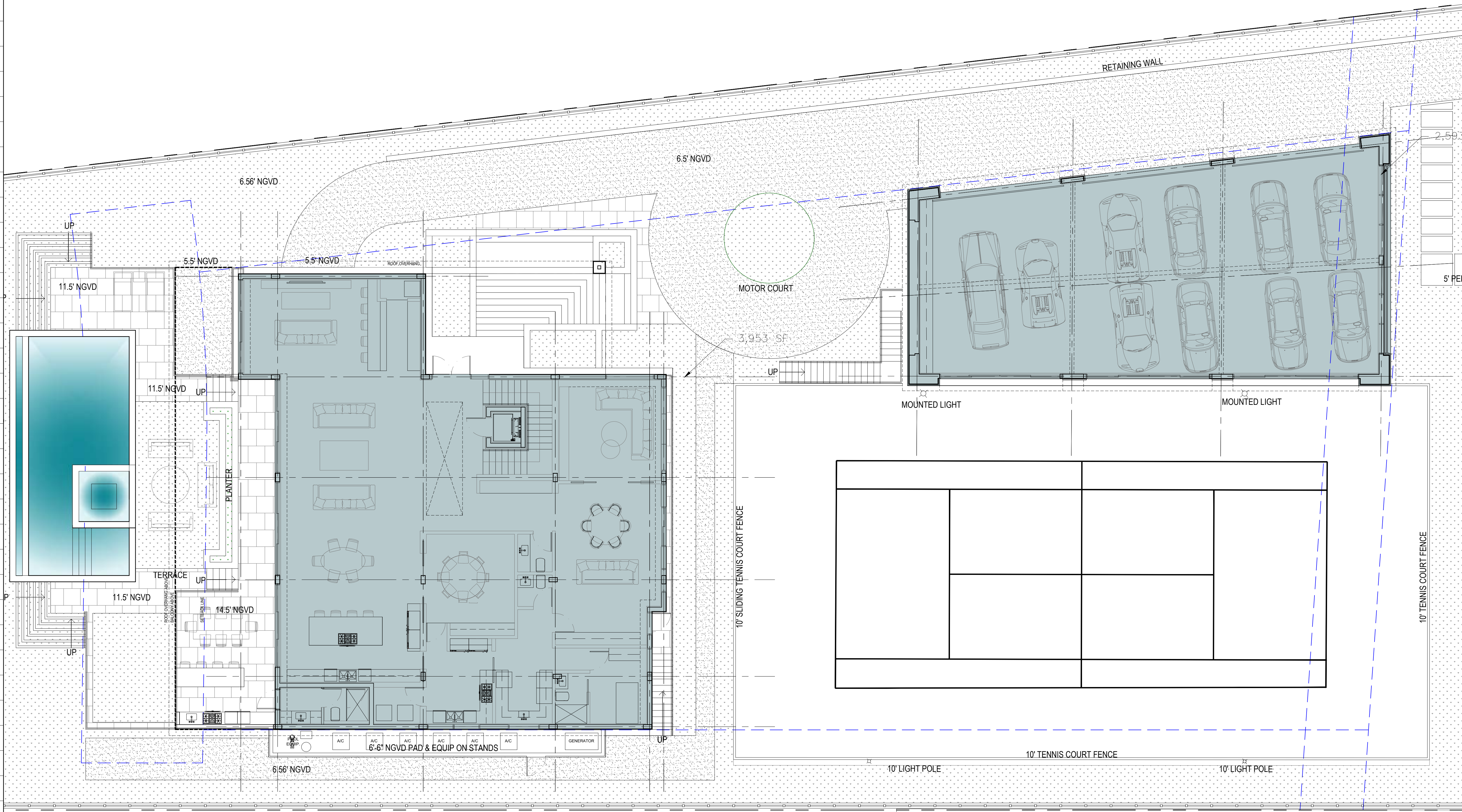
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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
Scale		A1.12
Project	2144	



PROPOSED UNIT SIZE CALCULATION LEVEL 1		
MAIN RESIDENCE	3,953 SF	
DETACHED GARAGE	2,593 SF	
TOTAL	6,546 SF	(23.11%)

1 UNIT SIZES

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

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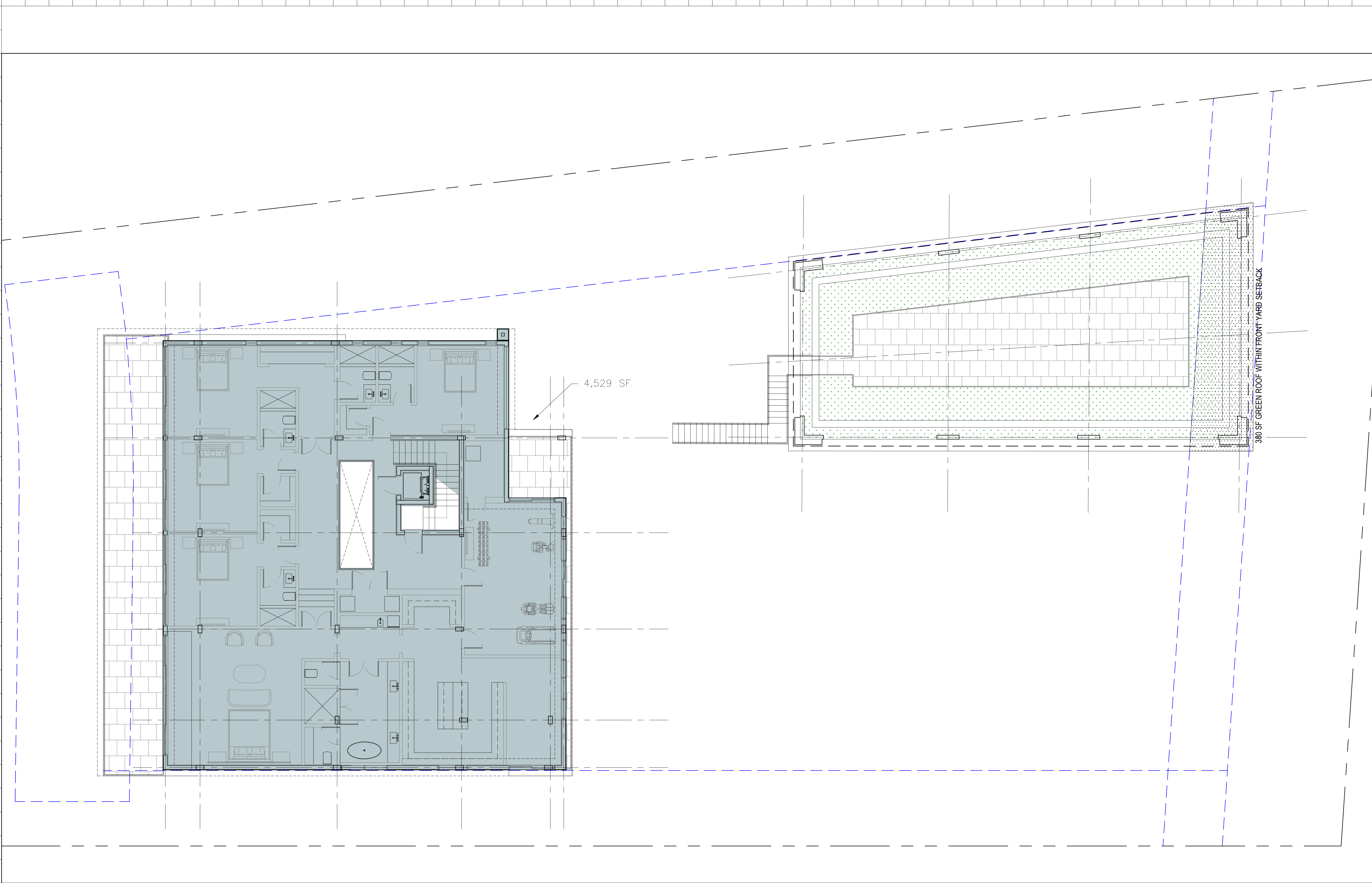
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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
Scale		A1.13
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PROPOSED UNIT SIZE CALCULATION LEVEL 2		
MAIN RESIDENCE	4,529 SF	
TOTAL	4,529 SF	(15.99%)

1 UNIT SIZES

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

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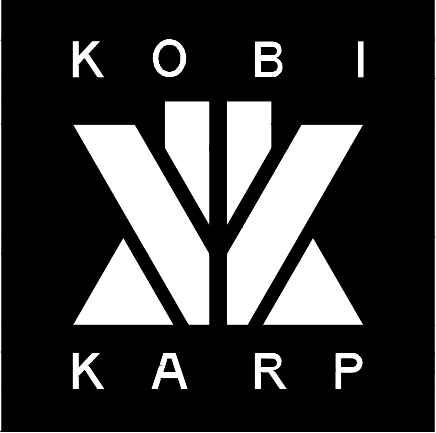
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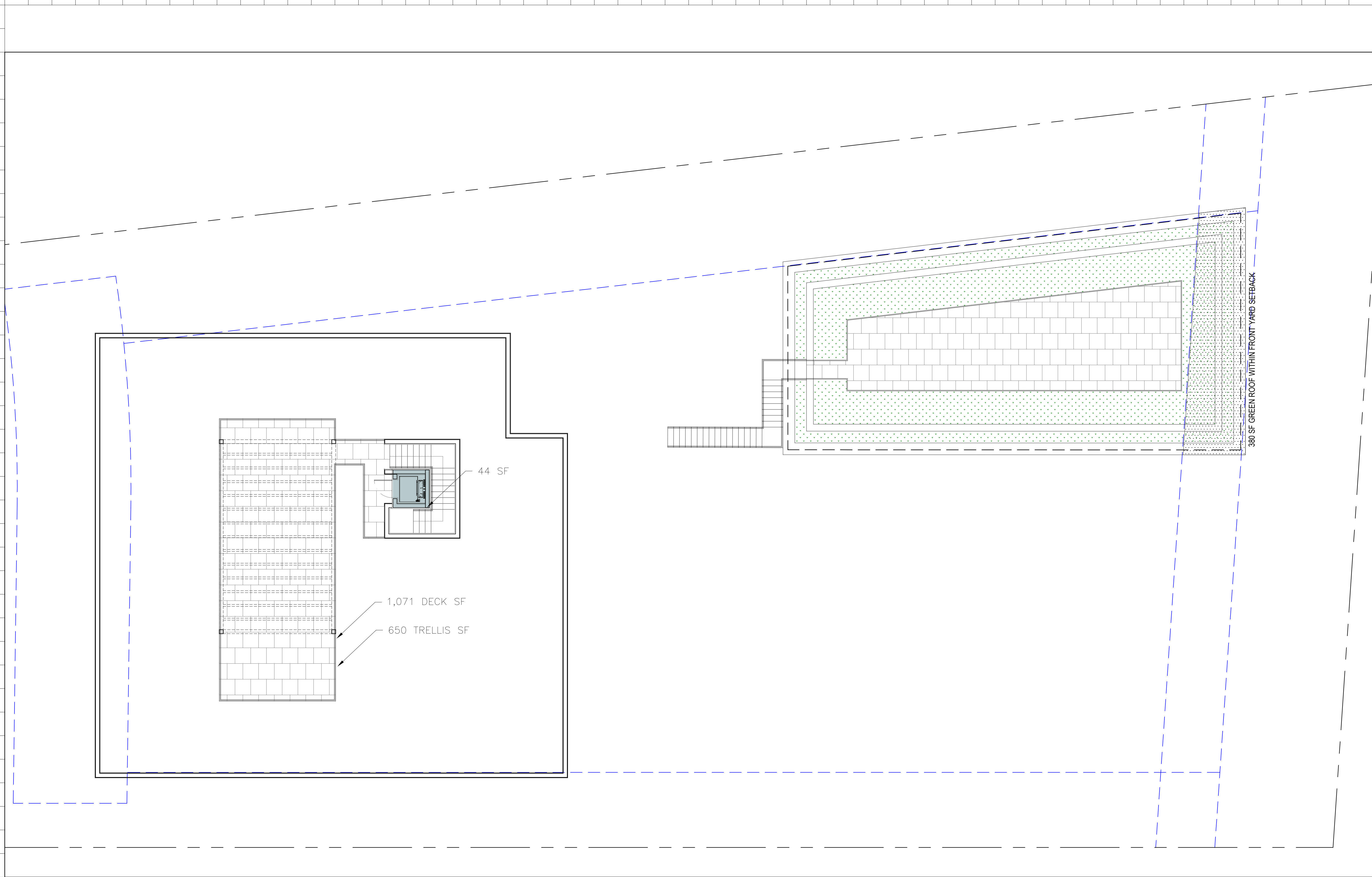


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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
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Project	2144	



PROPOSED UNIT SIZE CALCULATION ROOF LEVEL	
ELEVATOR BULKHEAD	44 SF
TOTAL	44 SF

PROPOSED ROOF DECK CALCULATION			
SECOND FLOOR ENCLOSED AREA	4,529 SF		
MAX USEABLE ROOF DECK ALLOWED	1,132 SF	(25.00%)	
TOTAL PROPOSED USEABLE ROOF DECK	1,037 SF	(22.89%)	
MAXIMUM TRELLIS 20%	905 SF	(20.00%)	
PROPOSED TRELLIS	650 SF	(14.35%)	

1 UNIT SIZES

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

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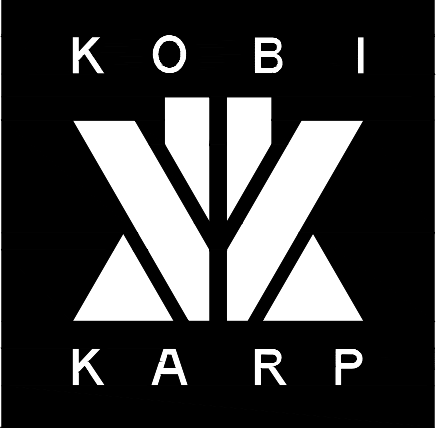
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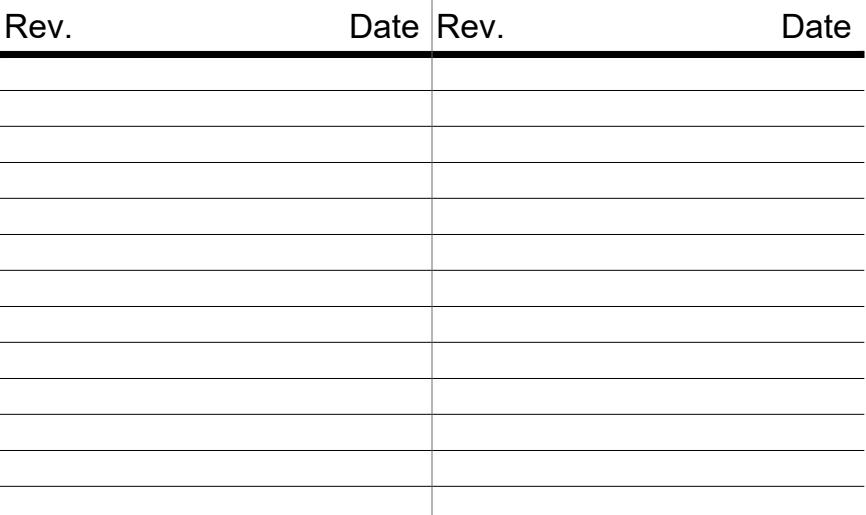
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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
Scale		A1.15
Project	2144	



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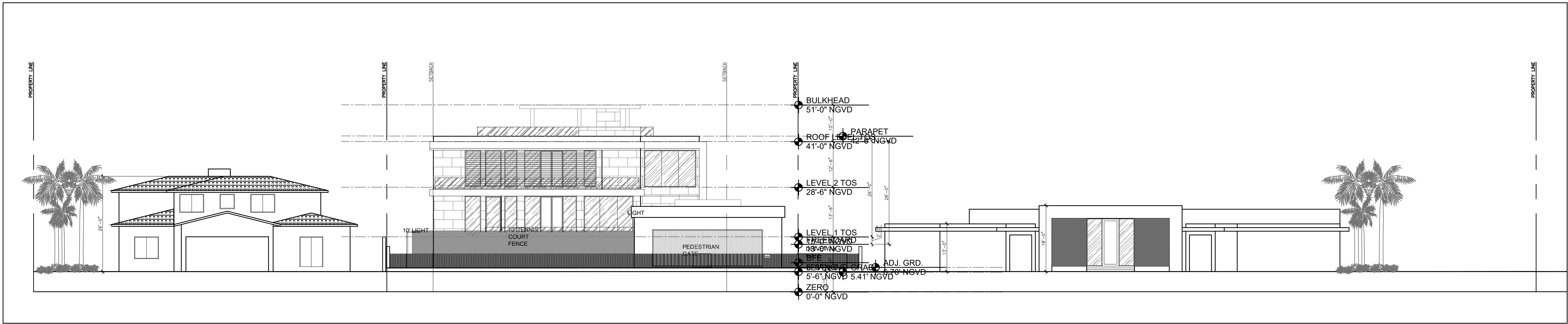
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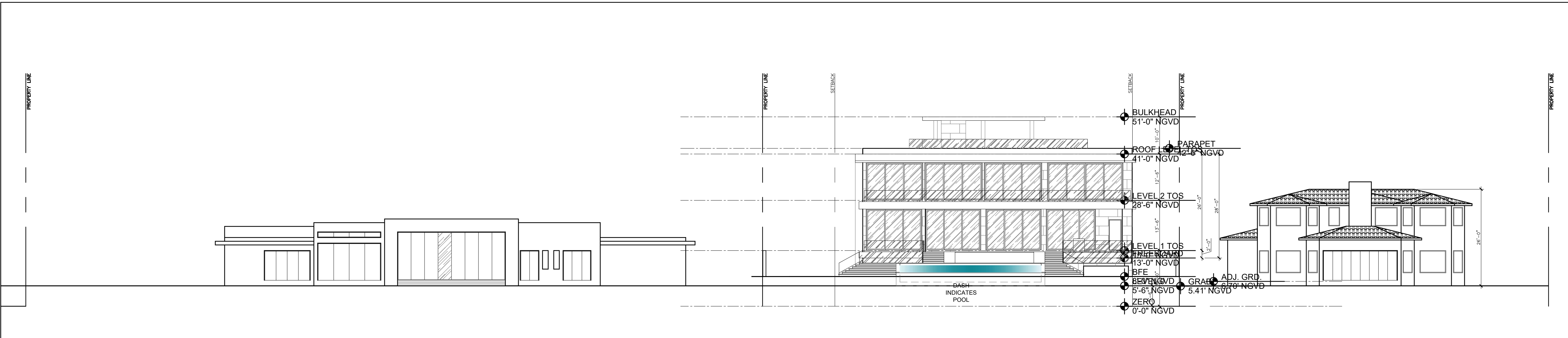


UNDERSTORY DIAGRAM

Date	11-08-2021	Sheet No. A1.18
Scale		
Project	2144	



1 CONTEXT ELEVATIONS (FRONT)
Scale: 1/16" = 1'-0"



2 CONTEXT ELEVATIONS (REAR)
Scale: 1/16" = 1'-0"

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CONTEXT ELEVATIONS

Date	11-08-2021	Sheet No.
Scale		A1.20
Project	2144	

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



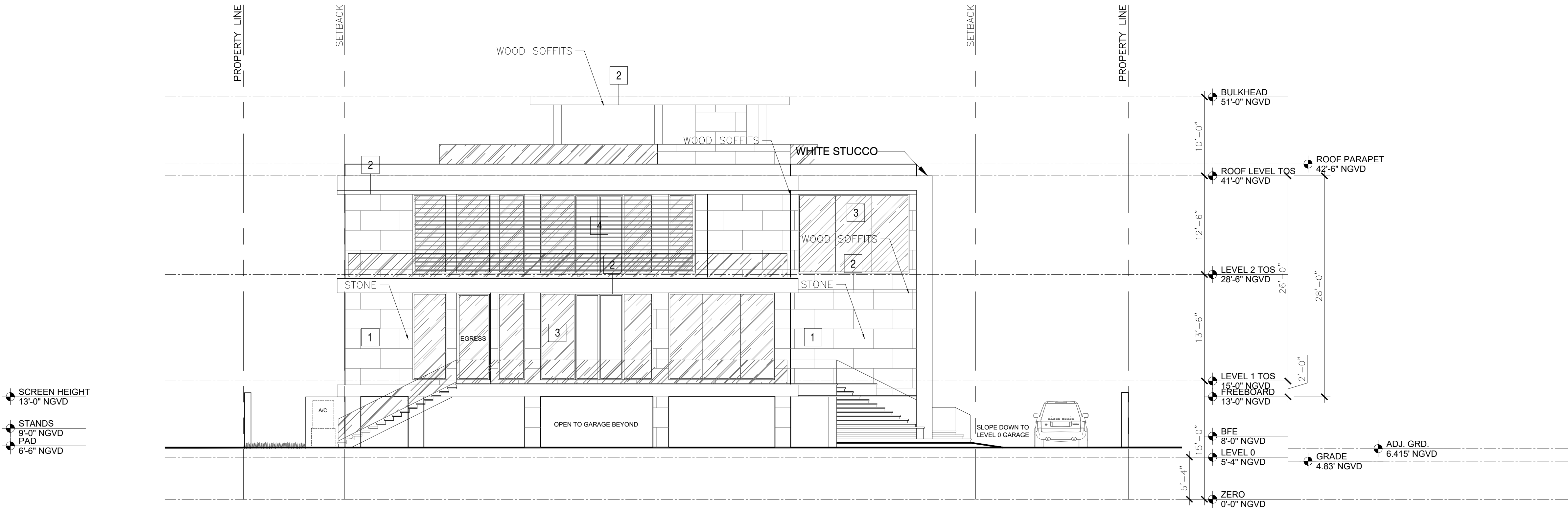
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4 - LOUVERED SCREEN

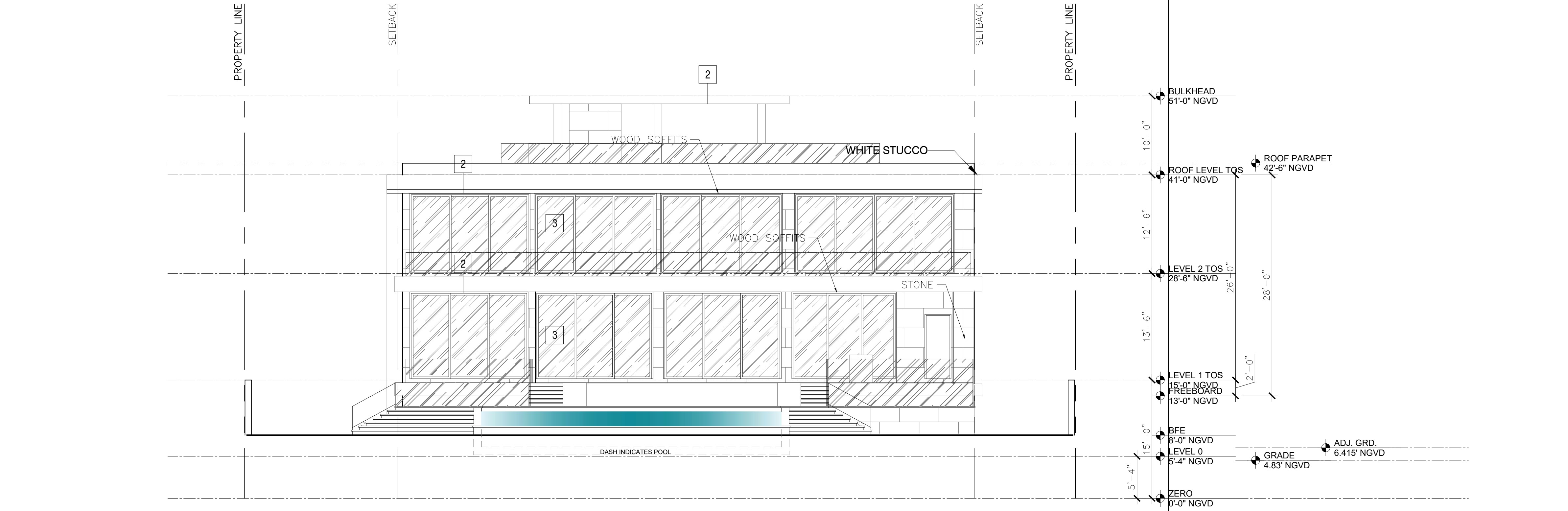


5 - BRONZE TONE CLADDING



A FRONT NORTH ELEVATION

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



B REAR SOUTH ELEVATION

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

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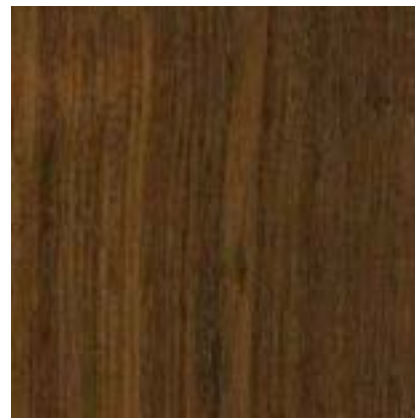
ELEVATIONS

Date	11-08-2021	Sheet No.
Scale		A4.01
Project	2144	

ELEVATION MATERIAL LEGEND



1 - STONE



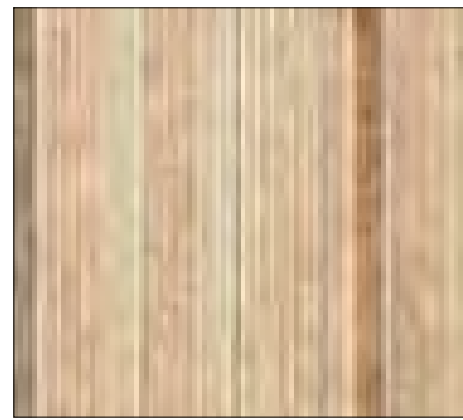
2 - WOOD



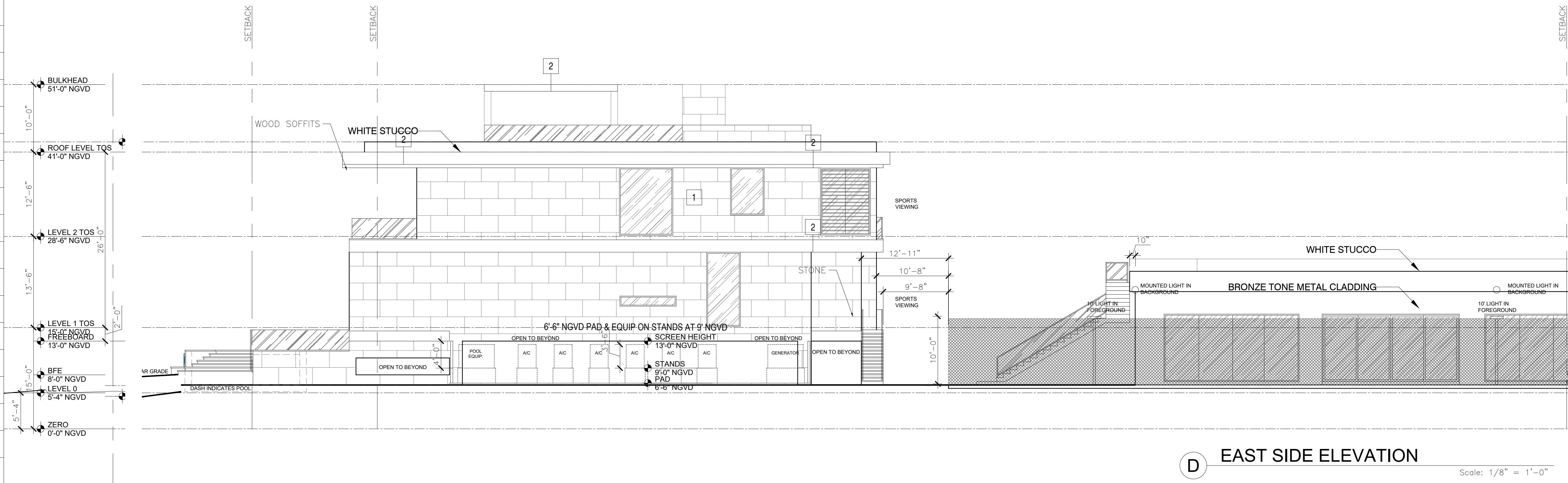
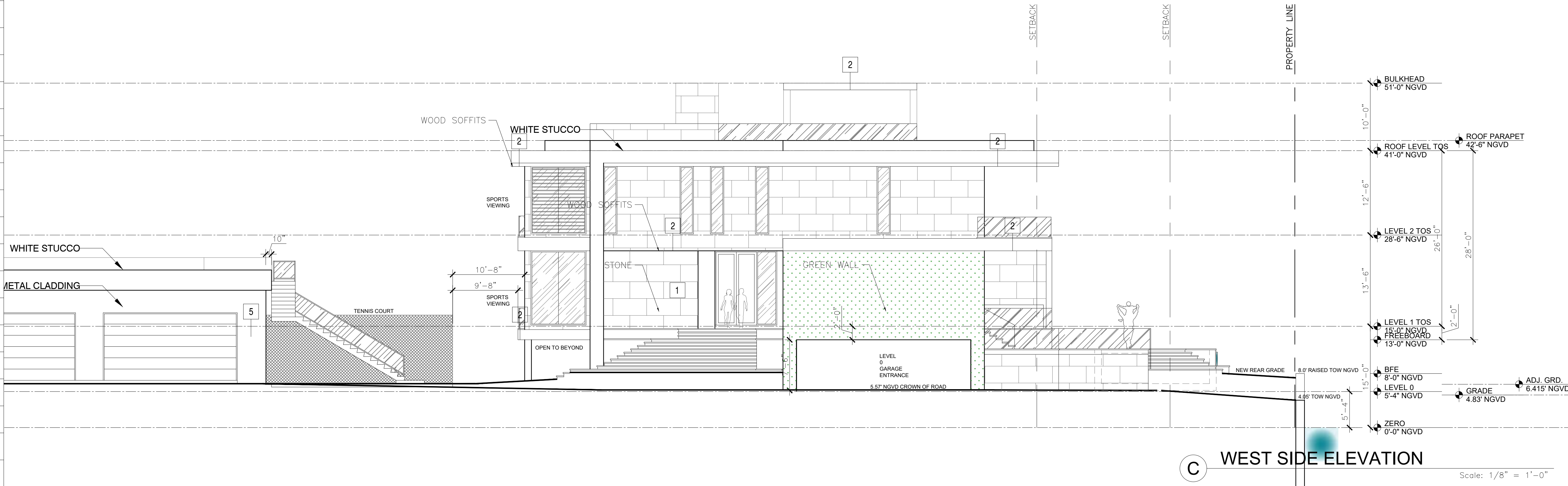
3 - METAL FINISH



4 - LOUVERED SCREEN



5 - BRONZE TONE CLADDING



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ELEVATIONS

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

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



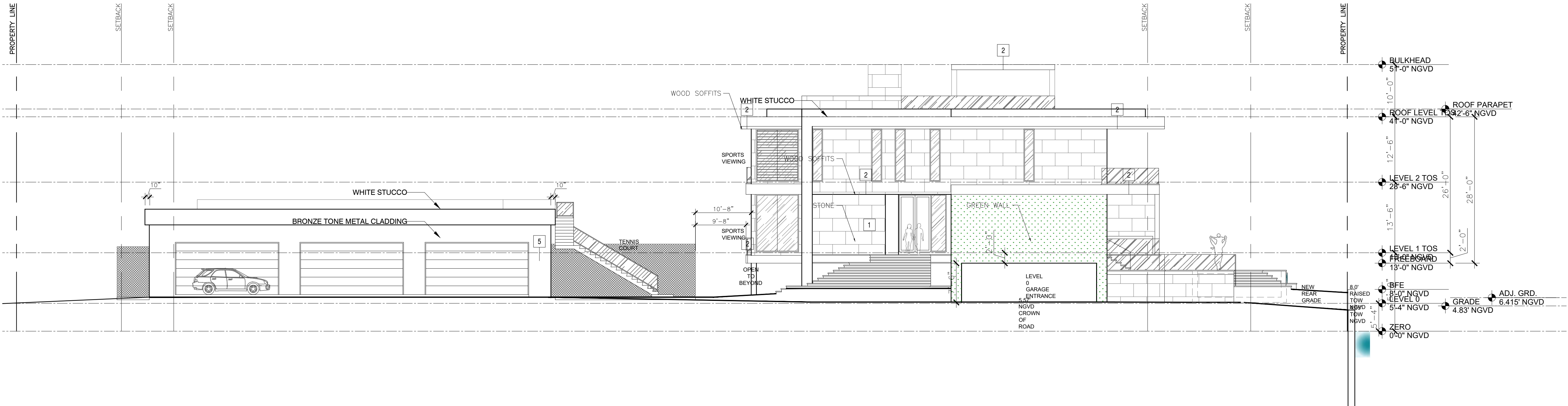
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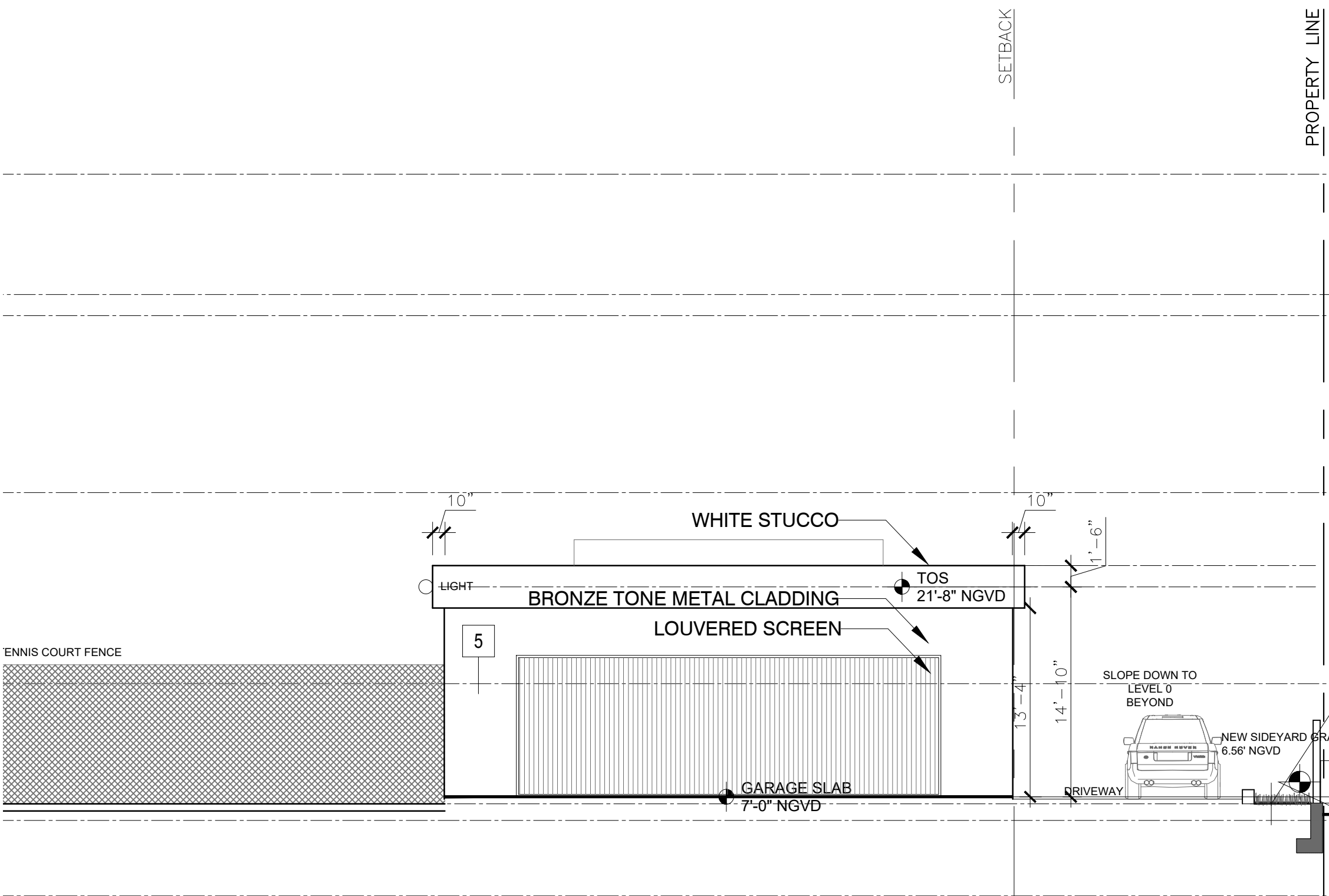


5 - BRONZE TONE CLADDING



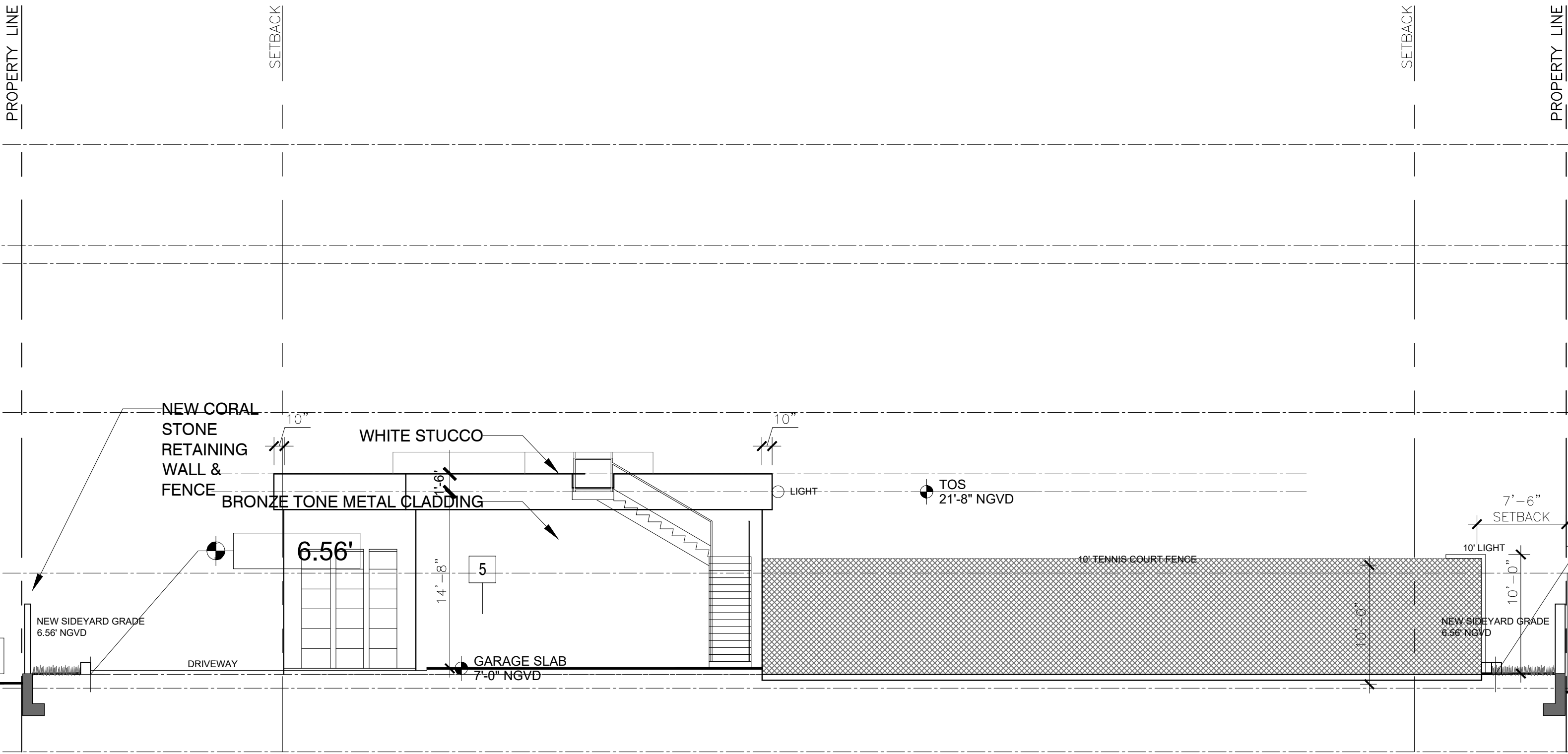
E ENTRY WEST SIDE ELEVATION (FULL LOT VIEW)

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



E FRONT NORTH ELEVATION SHOW GARAGE STRUCTURE

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



F REAR SOUTH ELEVATION SHOW GARAGE STRUCTURE

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

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ELEVATIONS

Date	11-08-2021	Sheet No.
Scale		A4.03
Project	2144	

ELEVATION MATERIAL LEGEND



1 - STONE



2 - WOOD



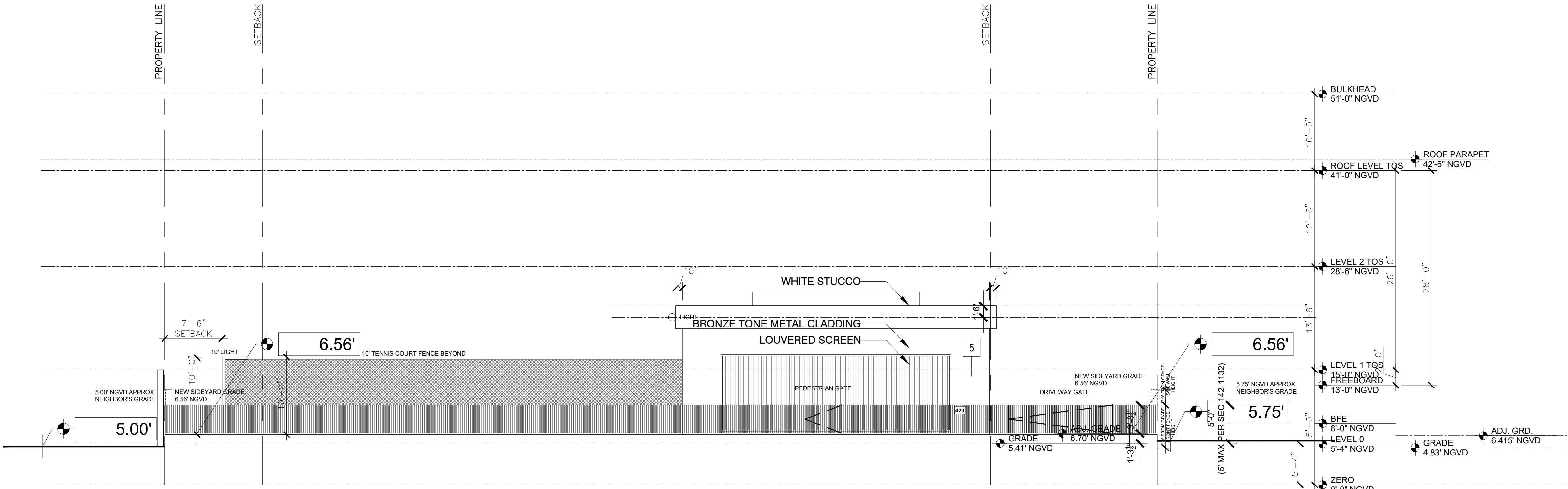
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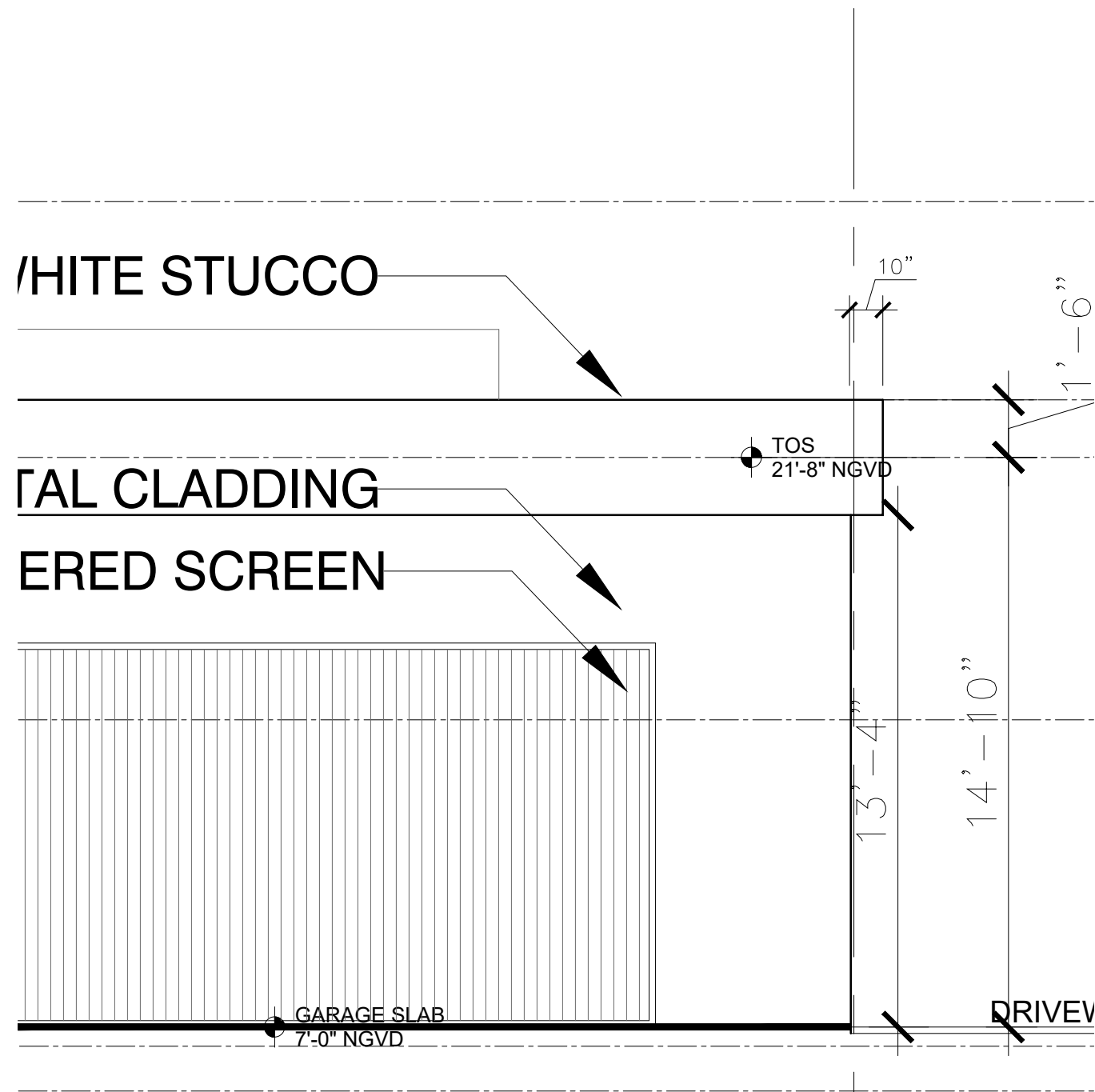
4 - LOUVERED SCREEN



5 - BRONZE TONE CLADDING



G FRONT NORTH ELEVATION GATES AND PICKET FENCE
Scale: 1/8" = 1'-0"



H ARCHITECTURAL FEATURE DETAIL
Scale: 1/4" = 1'-0"

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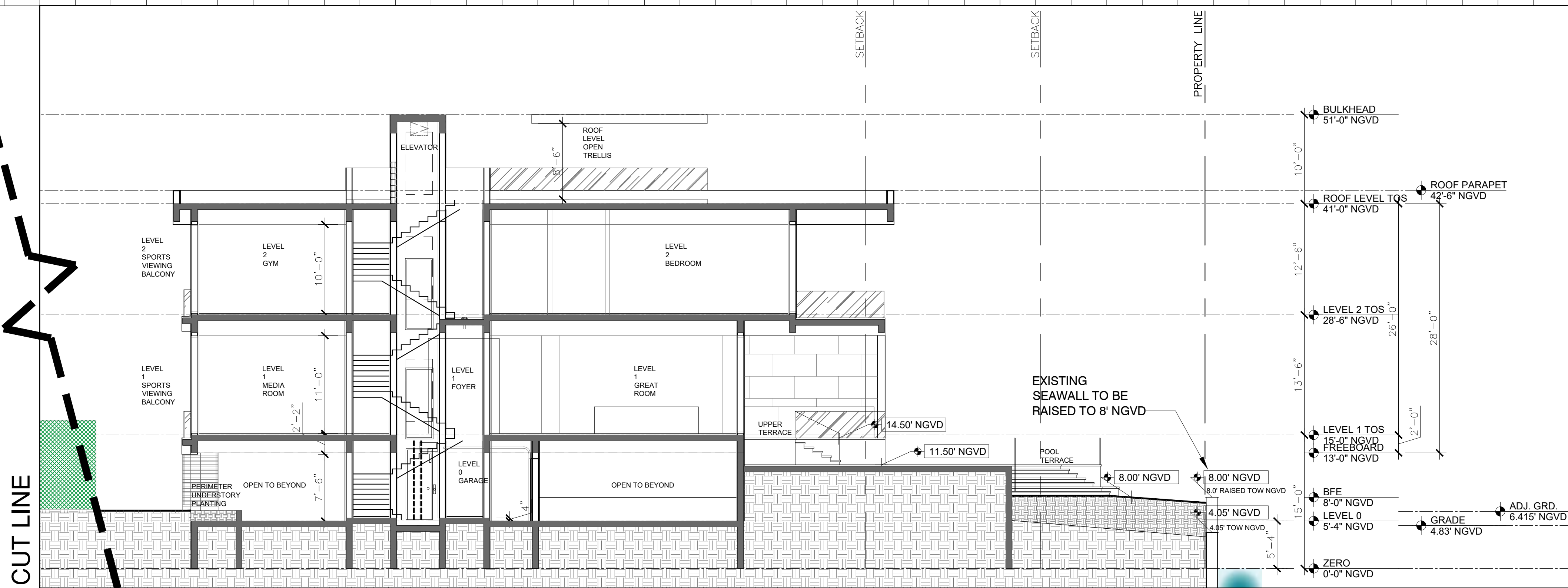
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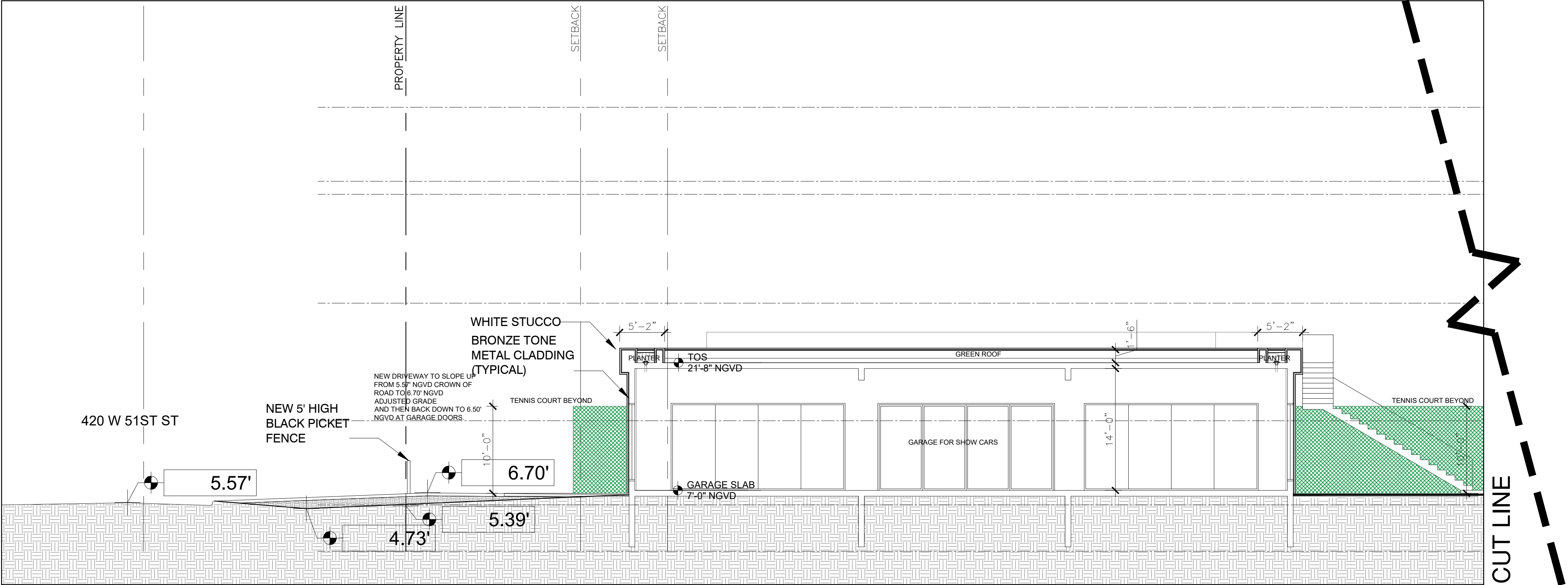


ELEVATIONS

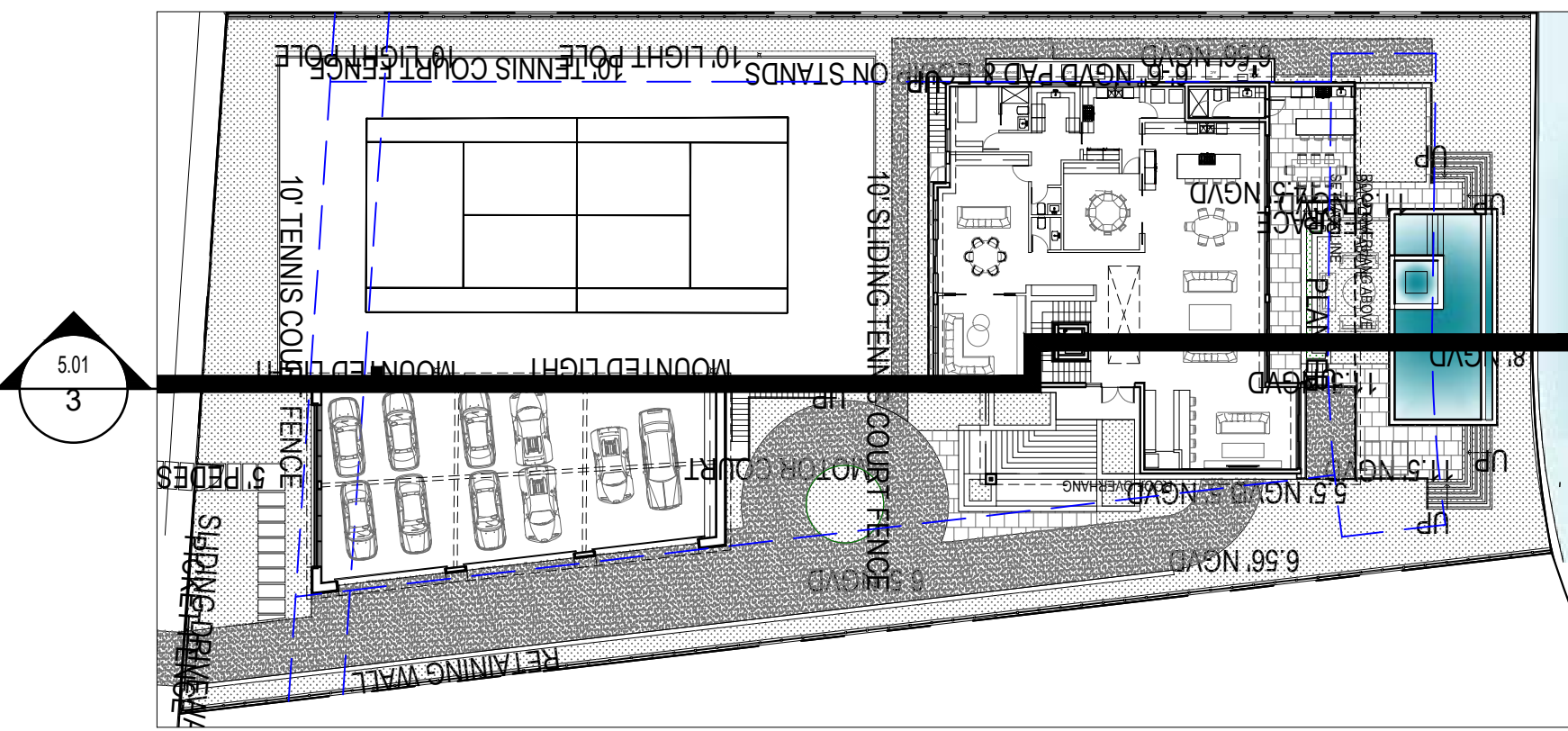
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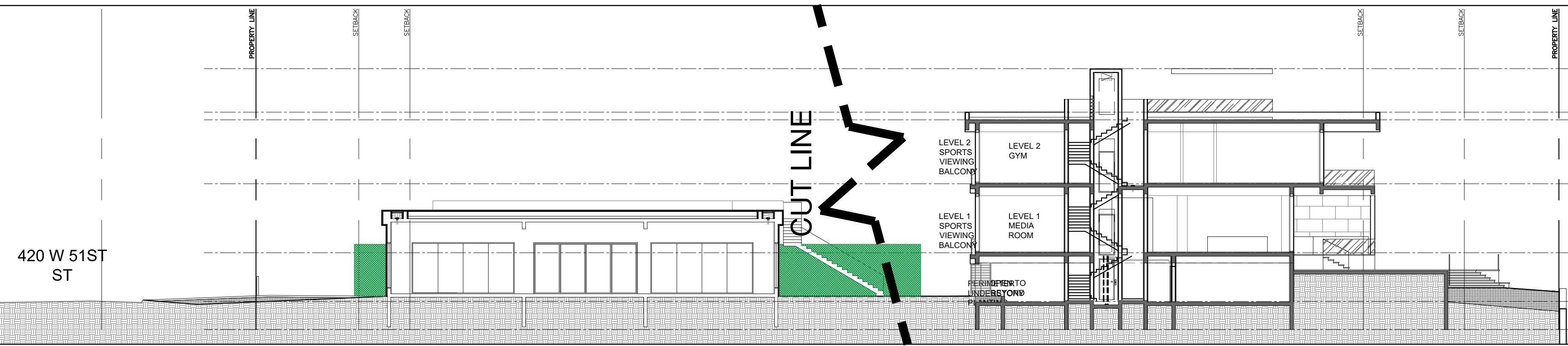
1 MAIN HOUSE SECTION
Scale: 1/8" = 1'-0"



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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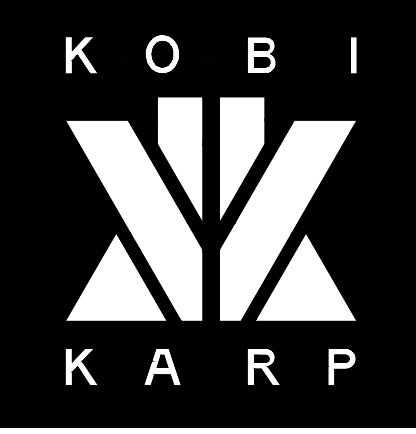
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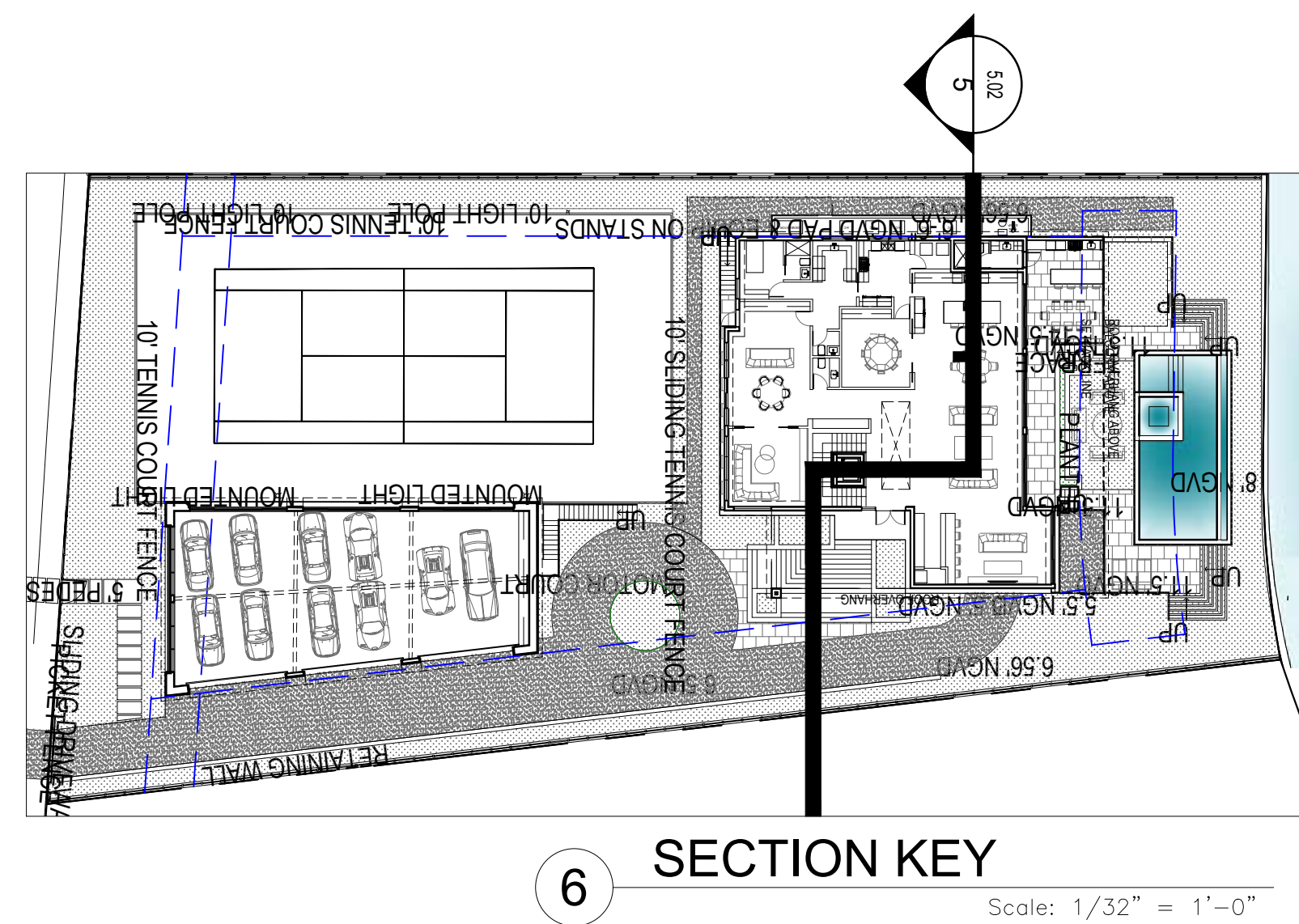
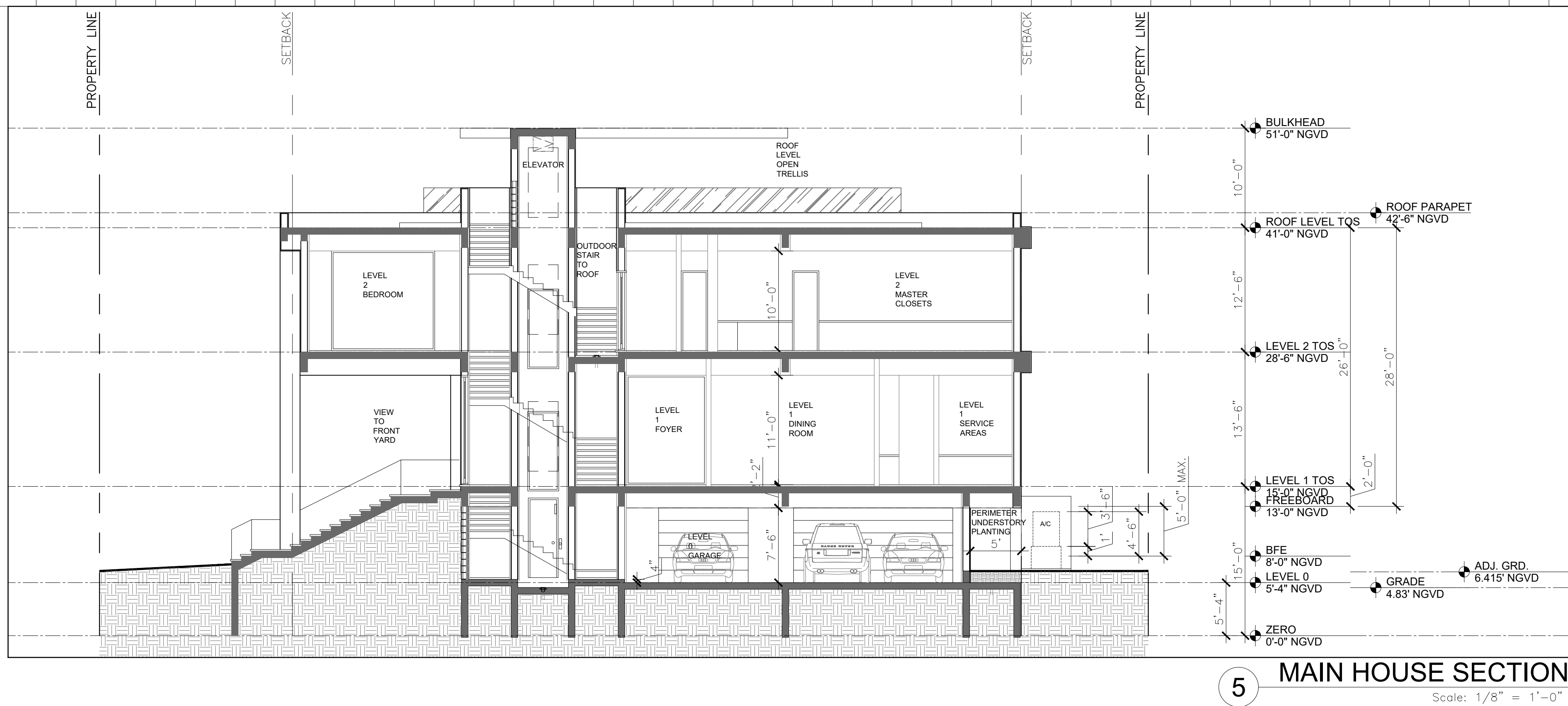
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SECTIONS

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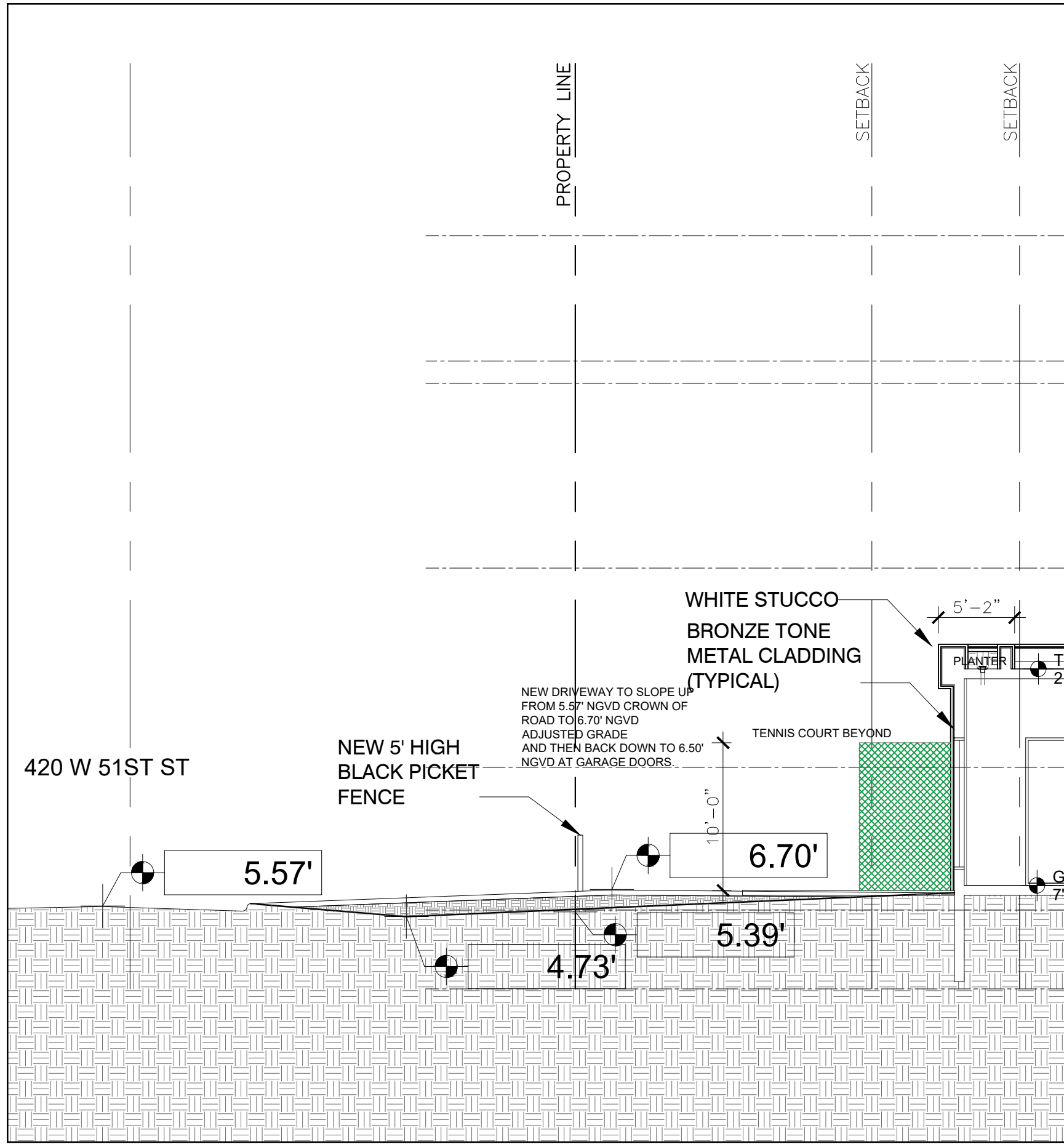


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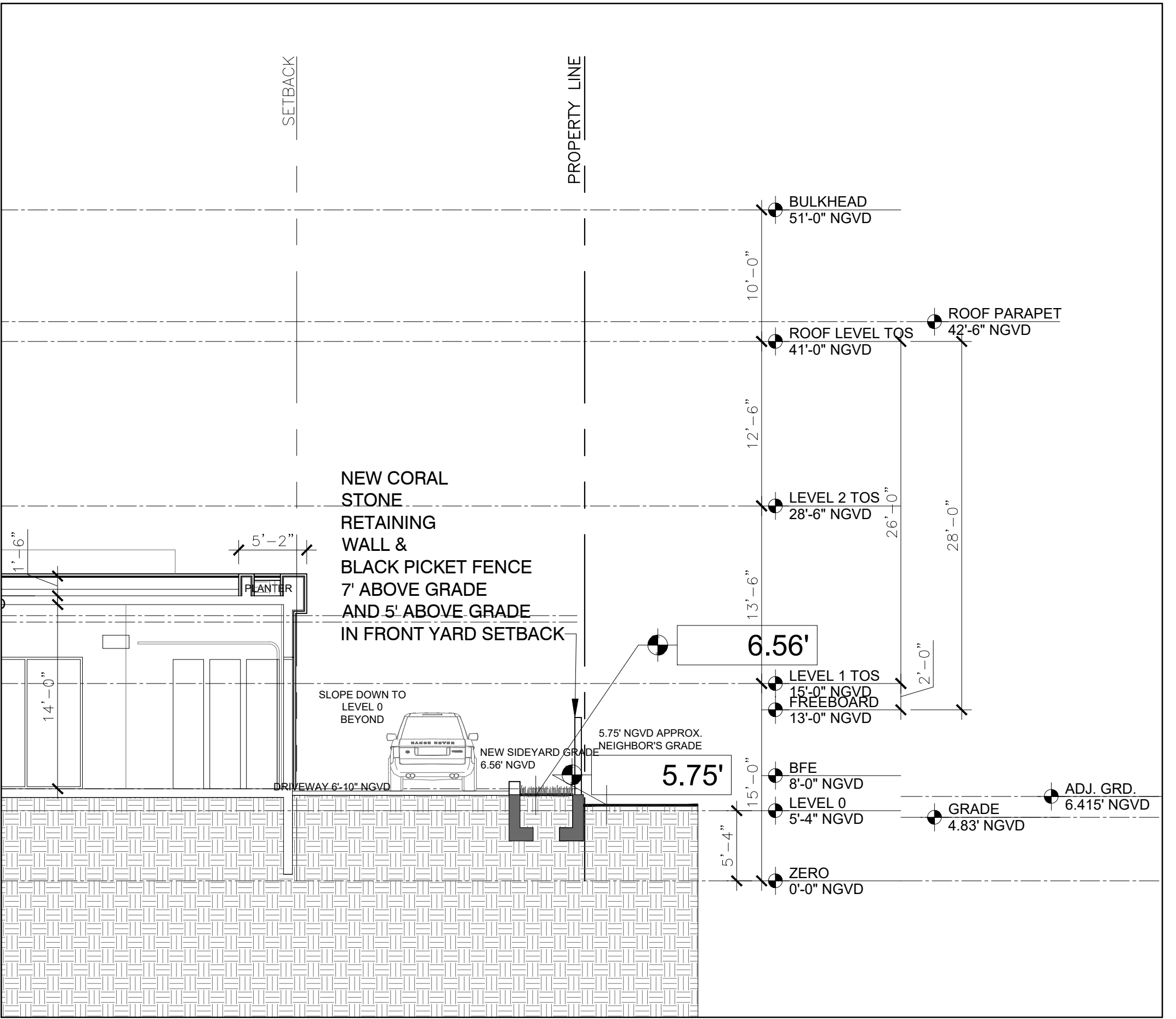


SECTIONS

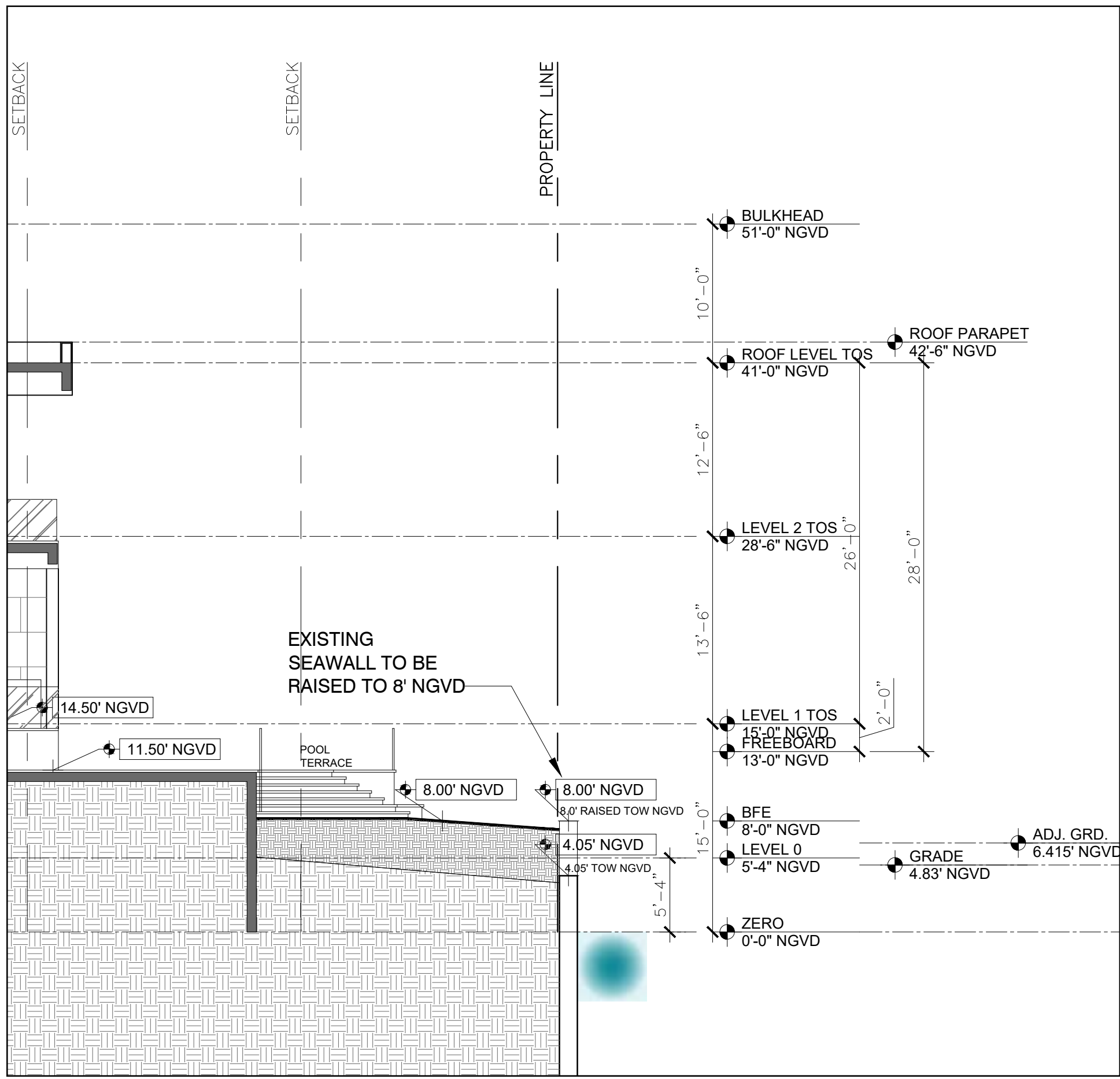
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Scale		
Project	2144	



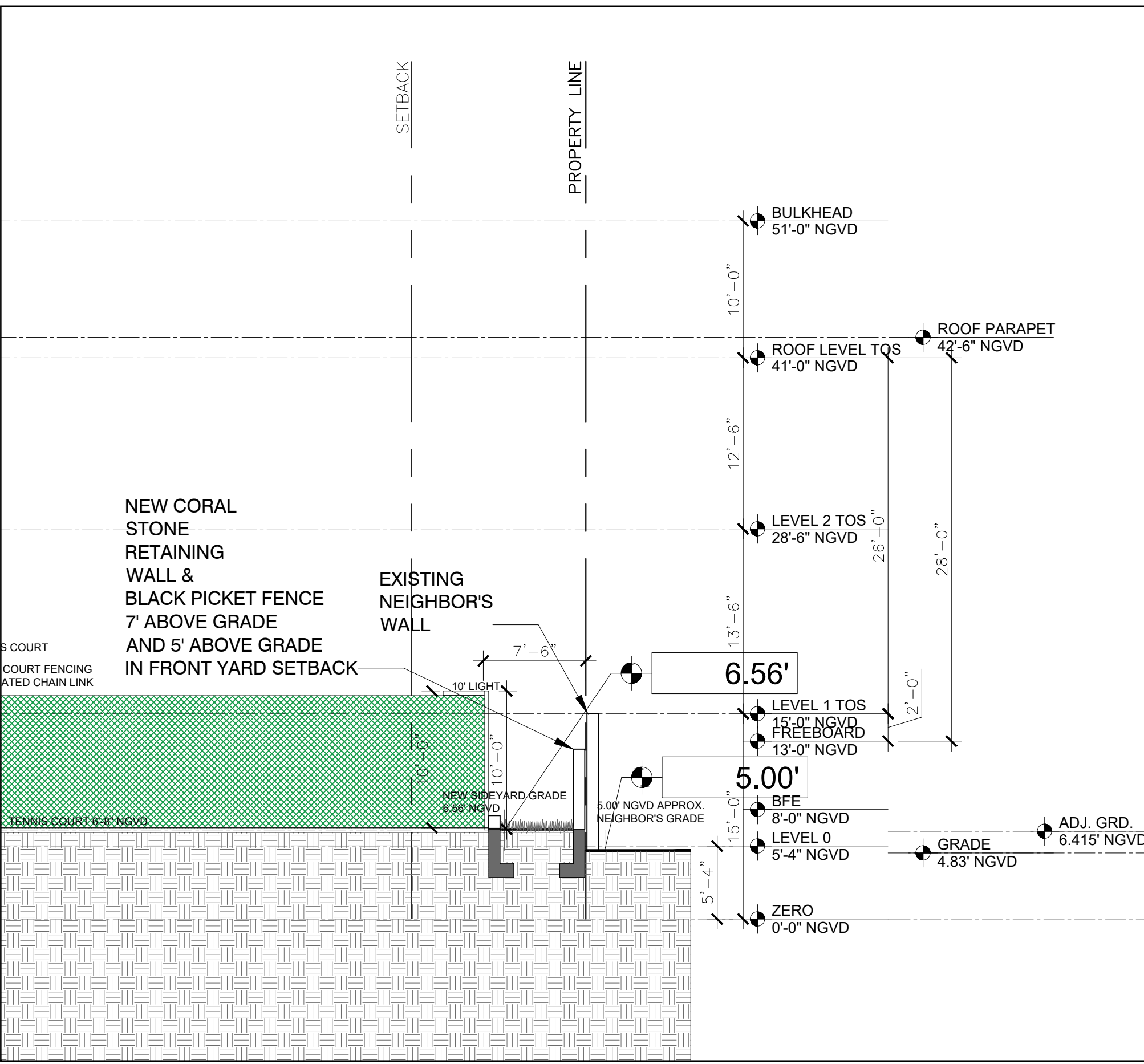
1 FRONTYARD SITE SECTION
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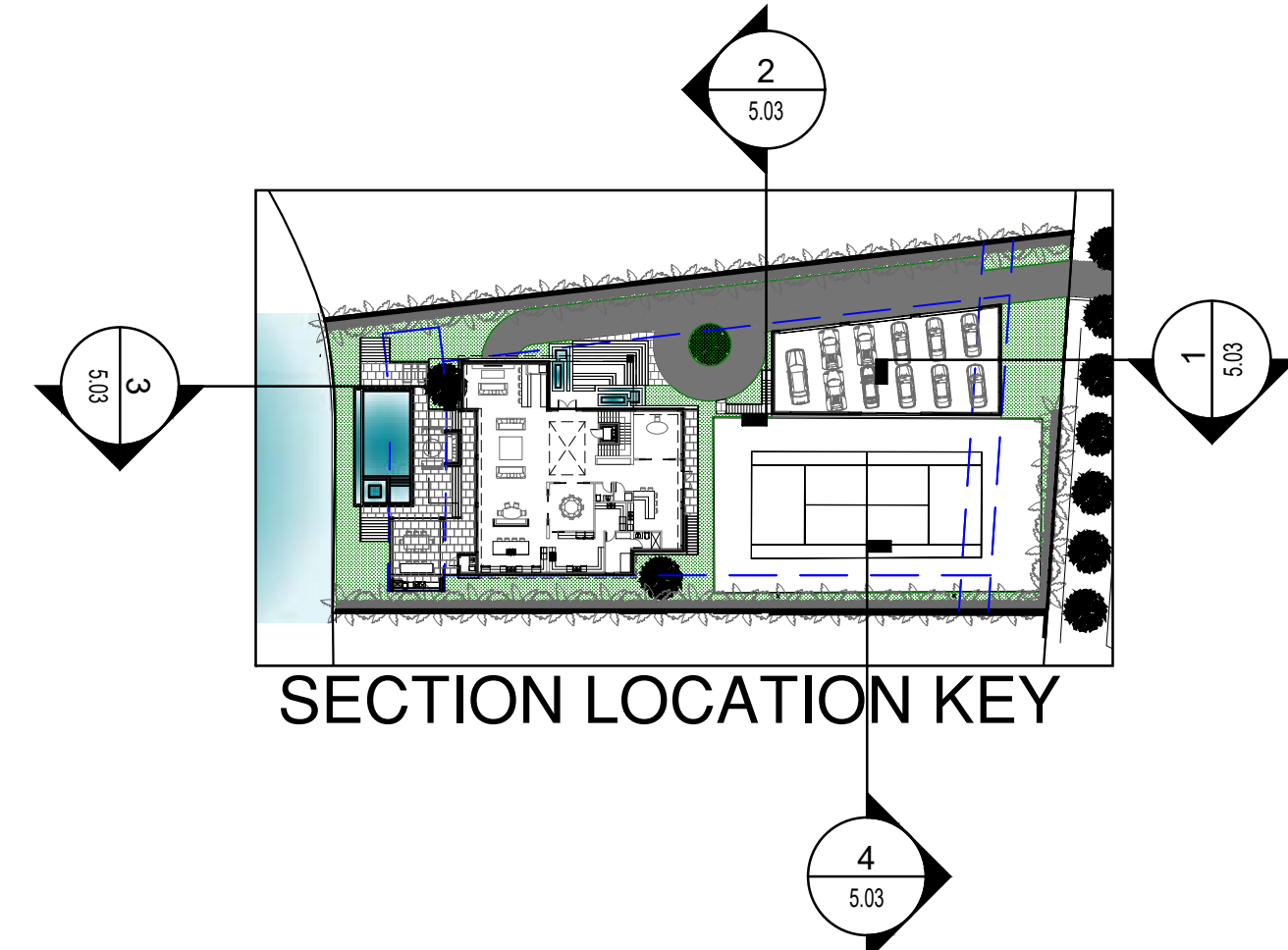
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Scale: 1/8" = 1'-0"



3 REARYARD SITE SECTION
Scale: 1/8" = 1'-0"



4 SIDEYARD SITE SECTION
Scale: 1/8" = 1'-0"



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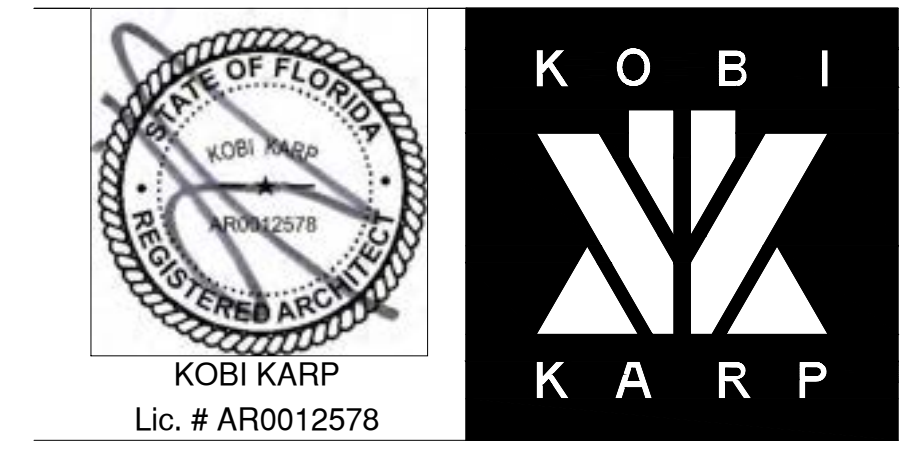
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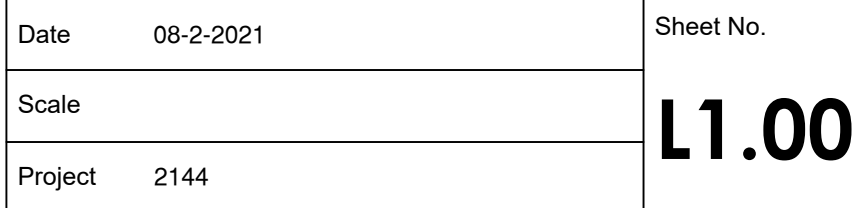
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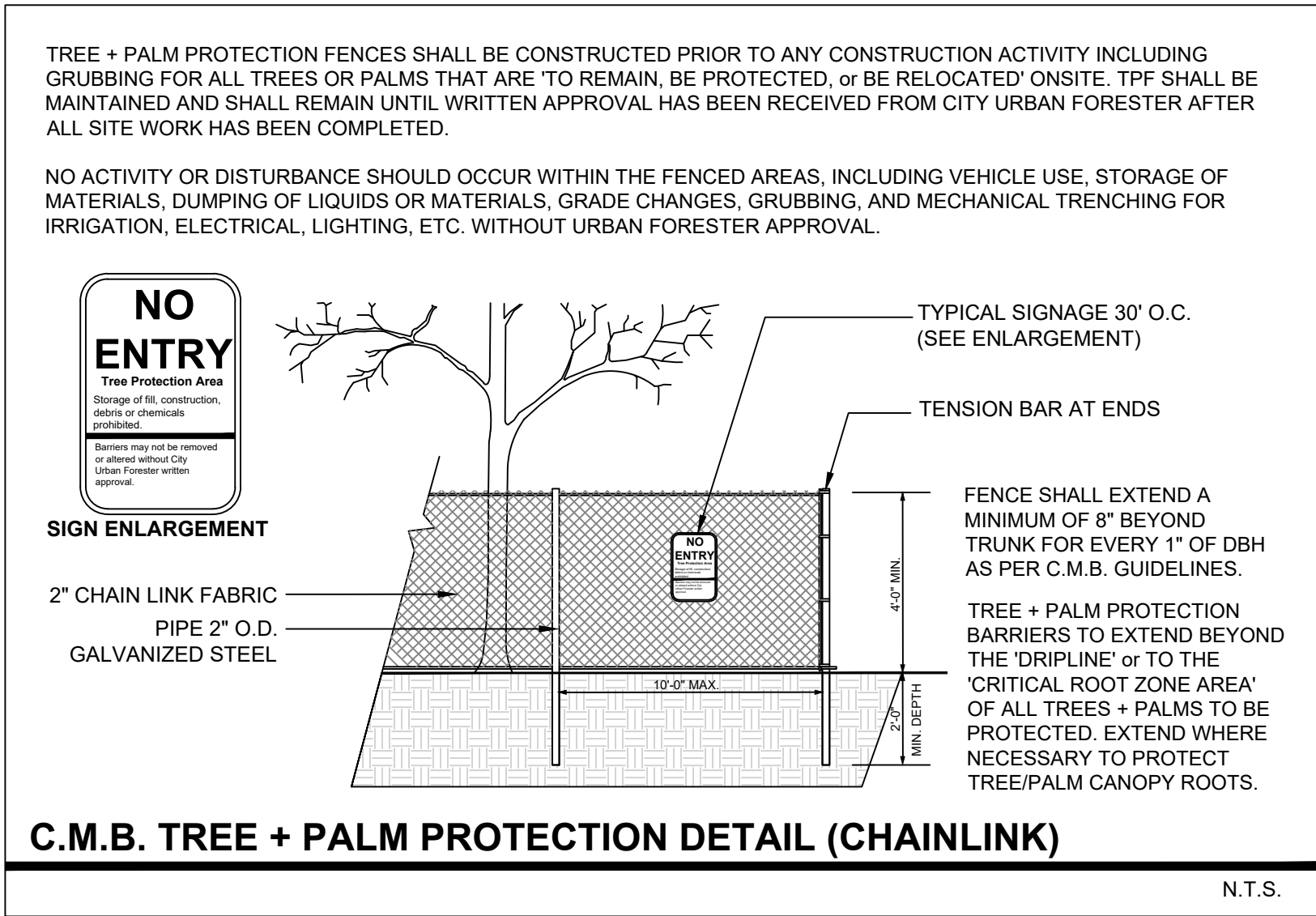
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SITE SECTIONS

Date	11-08-2021	Sheet No.
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TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	4	3	1	0
PALMS	27	0	27	0

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 420 W 51 ST.										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 35'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#2	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 35'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#3	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 35'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#4	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#5	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#5a	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#6	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#7	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#8	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#9	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#10	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#11	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#12	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#13	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#14	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#15	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#16	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#17	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#18	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#19	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#20	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#21	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#22	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 20'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#23	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
#24	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 20'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. 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	Cocos nusiifera	NO	+/- 15"	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#27,28,29	PITCH APPLE	Clusia rosea	YES	+/- 28"	+/- 30'	+/- 50'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#30	ALEXANDER PALM	Archontophoenix alexandrae	NO	+/- 4"	+/- 10'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, UNDER 6" DBH. NO MITIGATION REQUIRED.
TOTAL TREE DBH LOSS: 144" + THE REMOVAL OF (1) PALM TREE MITIGATION REQUIRED: (48) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD PALM MITIGATION REQUIRED: (1) REPLACEMENT TREES @ 12'HT 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: 52 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH
BREAKDOWN:
- (3) NATIVE GUMBO LIMBO TREES TREES @ 20' HEIGHT + 6" DBH + 10' SPREAD = 9 REPLACEMENT TREES - (9) BRAZILIAN BEAUTYLEAF TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 18 REPLACEMENT TREES - (18) BAYRUM TREES @ 14' HEIGHT + 2" DBH + 6' SPREAD = 18 REPLACEMENT TREES - (7) NATIVE SIMPSON STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 7 REPLACEMENT TREES

TOTAL PALMS REMOVED: 1 PALM
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 @ 12'HT + 2" DBH
BREAKDOWN:
- (6) NATIVE PIGEON PLUM TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 12 REPLACEMENT TREES

CH. 46 - ARTICLE II. SEC. 46 - 56



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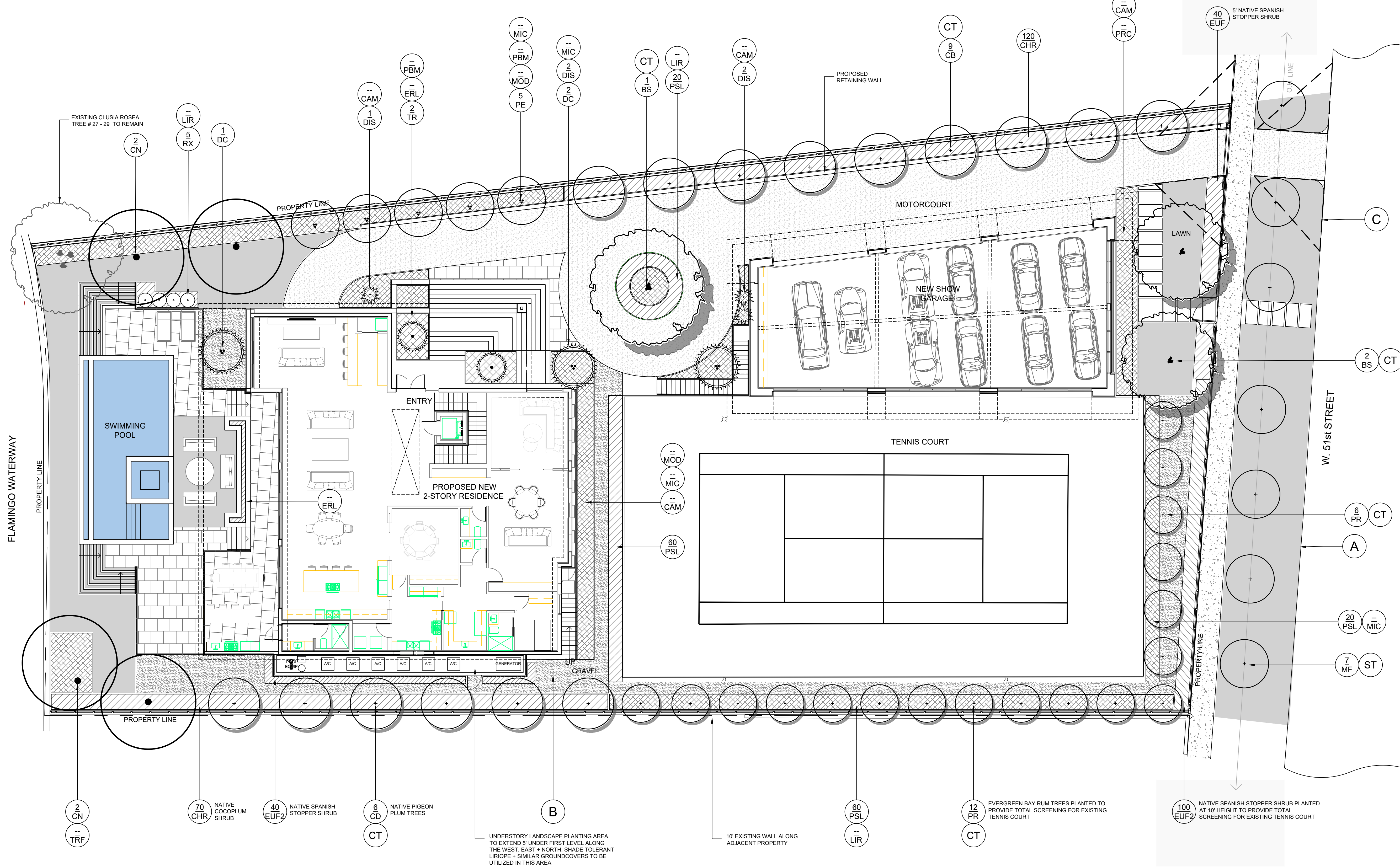
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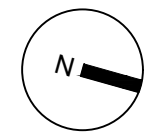
FLAMINGO WATERWAY



LANDSCAPE PLAN LEGEND

- A NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- C 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- CT CODE TREE
- ST STREET TREE

GROUND FLOOR LANDSCAPE PLAN



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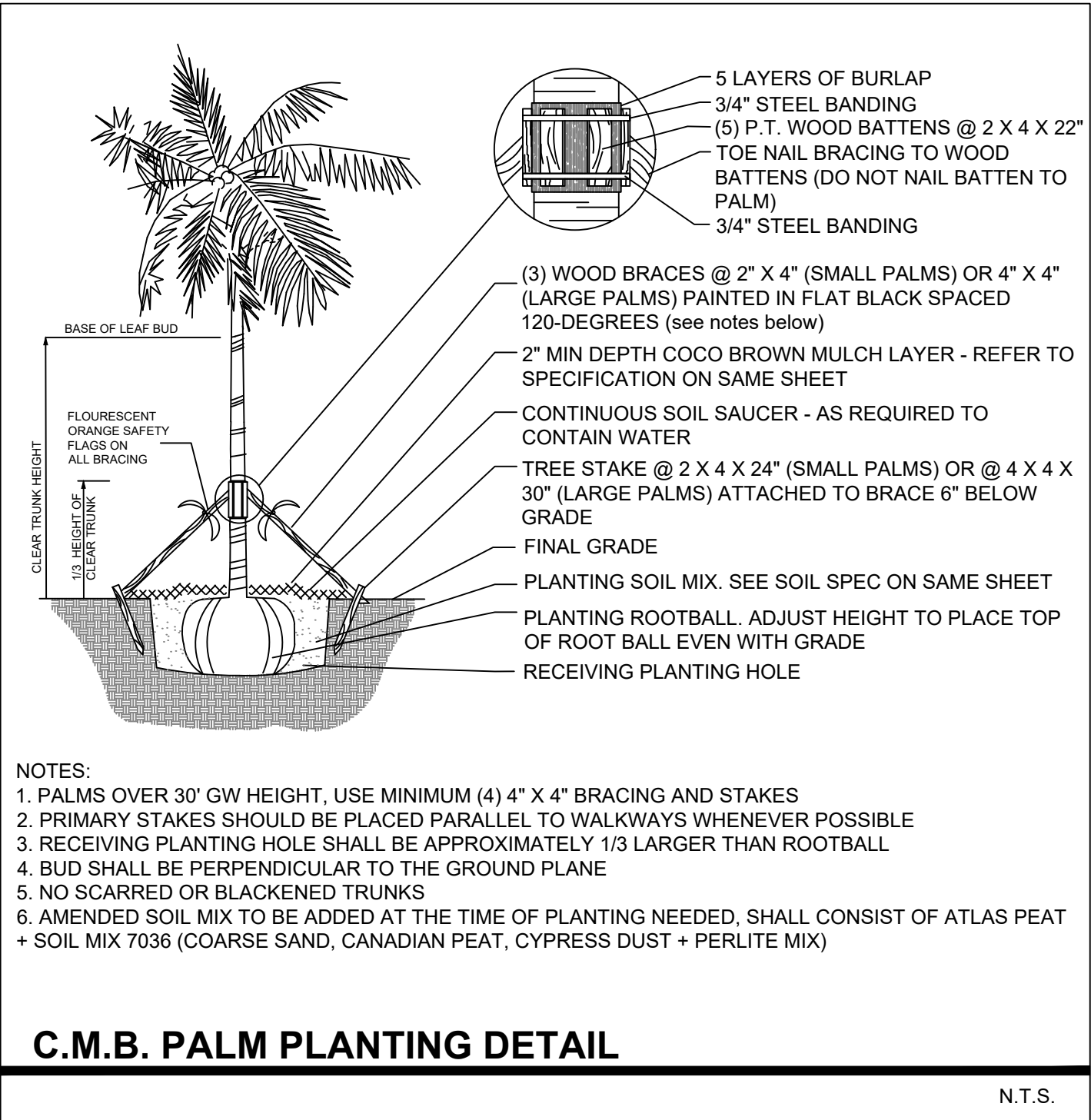
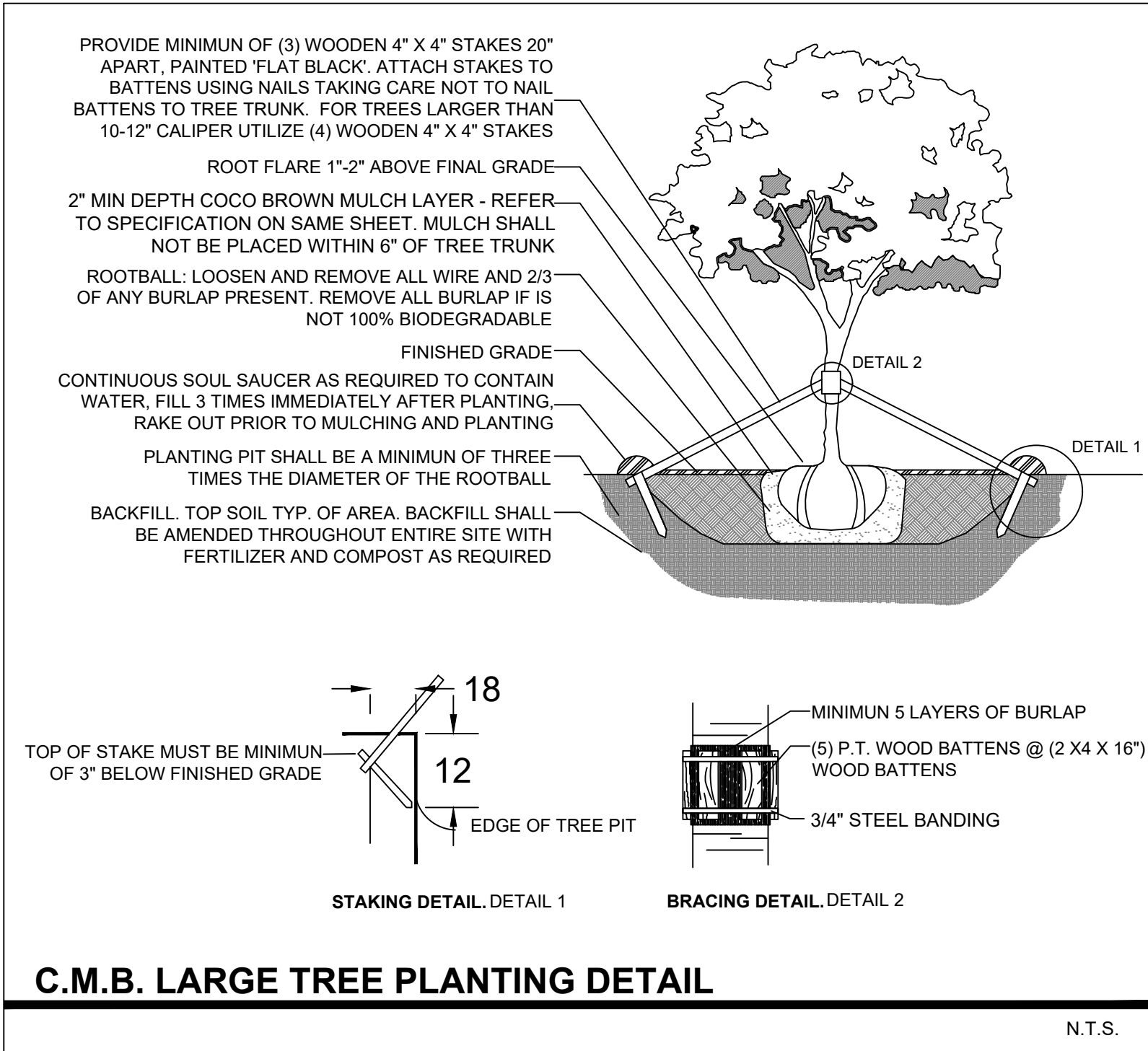
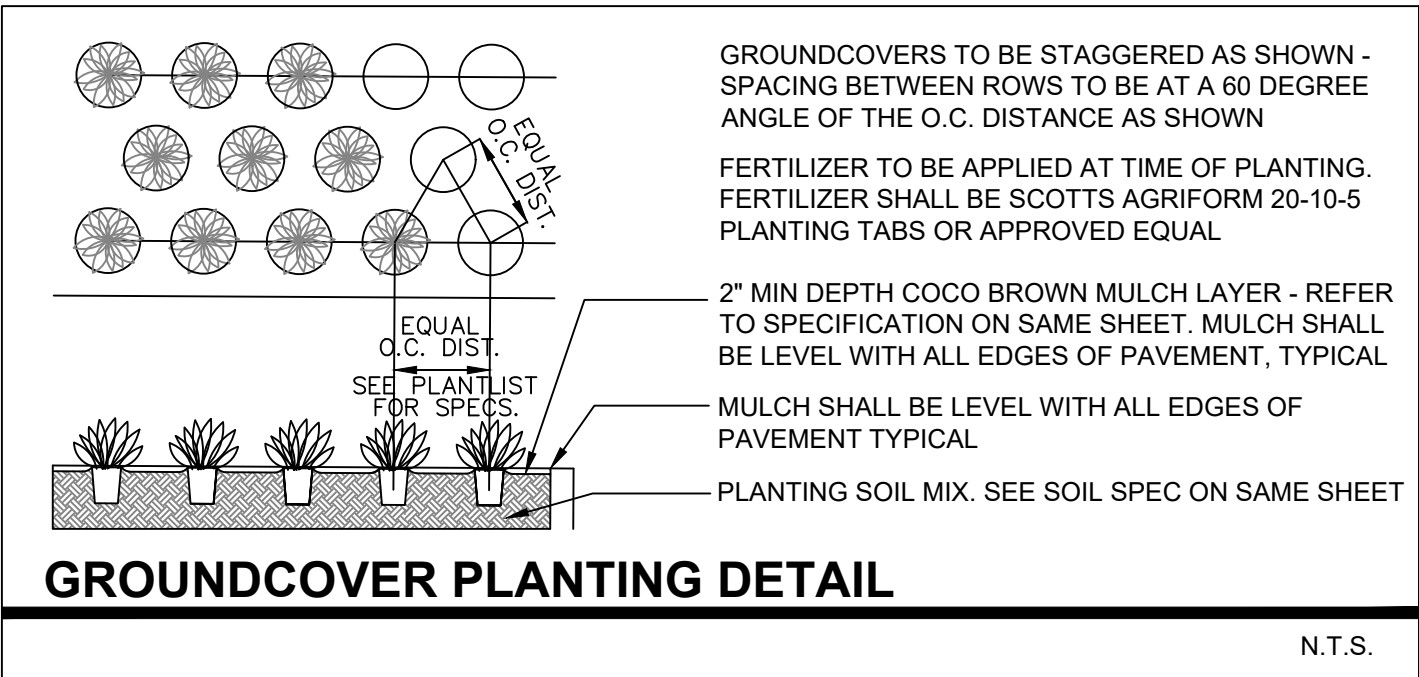
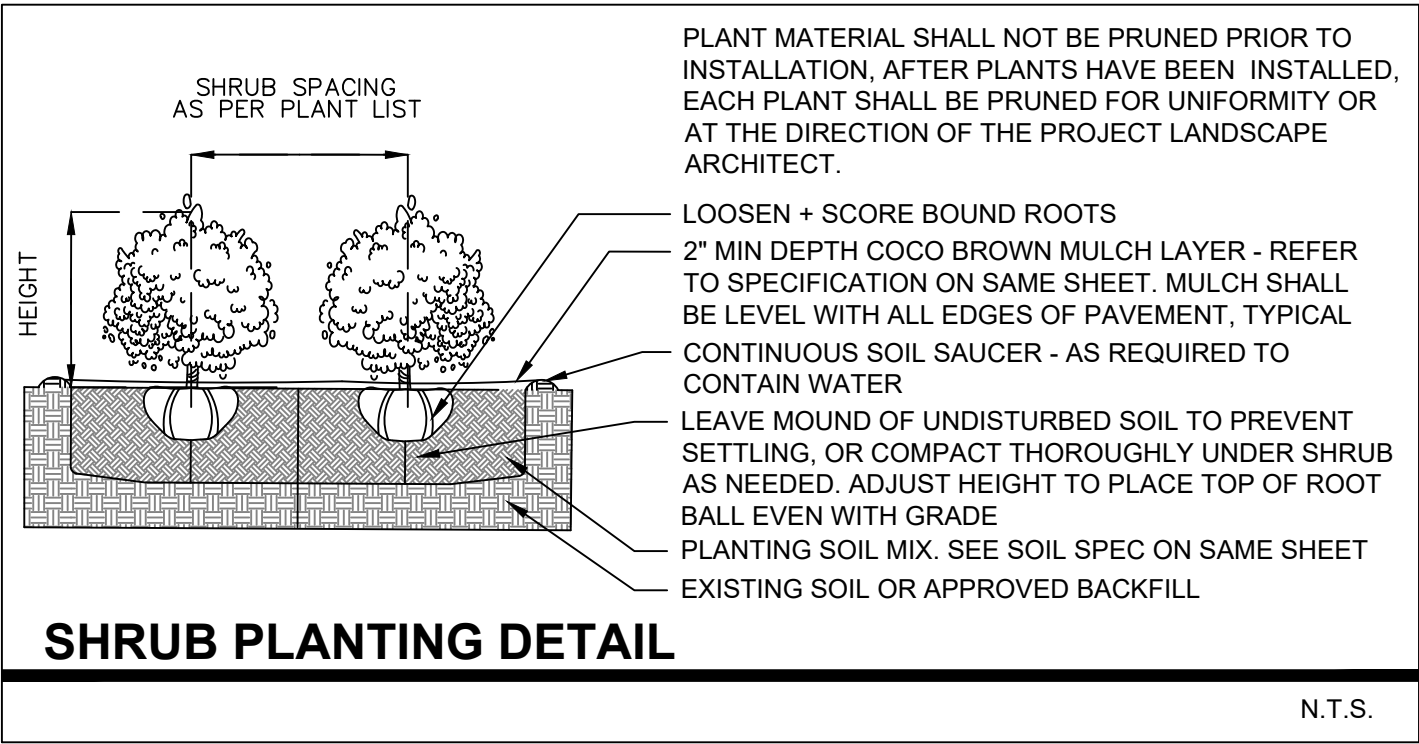
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LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)		
ZONING: RS2	LOT SIZE: 28,316 SF	ACRES: .65
MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PROVIDED BACK YARD - 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.	TOTAL LOT AREA: 28,316 SF - 6,000 SF 5 TREES REQ + (22,316 / 1,000) = 28 TREES REQ	43 TOTAL TREES PROVIDED
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x 28 = 9 TREES OF NATIVE SPECIES	16 TOTAL NATIVE TREES PROVIDED
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 9 = 14 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	34 TOTAL LM TREES PROVIDED
DIVERSITY OF 21 - 30 TOTAL TREES REQUIRED : 6 TREE SPECIES	6 TREE SPECIES	6 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	120 LINEAR FEET / 20 = 7 STREET TREES REQ	7 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES	12 x (TOTAL LOT + STREET TREES) = 420 TOTAL SHRUBS REQUIRED	630 TOTAL SHRUBS PROVIDED
MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	50% x 420 = 210 SHRUBS OF NATIVE SPECIES	630 TOTAL NATIVE SHRUBS PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	10% x 420 = 42 TOTAL LARGE SHRUBS	470 TOTAL LARGE SHRUBS PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	50% x 42 = 21 LARGE SHRUBS OF NATIVE SPECIES	470 TOTAL NATIVE LARGE SHRUBS
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

PLANT LIST - 420 W 51 ST.					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	3	YES	GUMBO LIMBO TREE	Bursera simaruba	20' ht min, 10' spread min, 6" dbh, specimen
CB	9	NO	BRAZILIAN BEAUTYLEAF TREE	Calophyllum brasiliense	16' ht min, 8' spread min, 4" dbh, standard trunk
CD	6	YES	PIGEON PLUM TREE	Coccoloba diversifolia	16' ht min, 8' spread min, 4" dbh, standard trunk
CS	ALT	YES	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	16' ht min, 8' spread min, 4" dbh, multi trunk
PR	18	NO	BAYRUM TREE	Pimenta racemosa	14' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
MF	7	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6' spread min, 2" dbh, 5' clear trunk, standard trunk, equal to Treeworld Wholesale
PALMS					
CN	4	NO	COCONUT PALM	Cocos nucifera 'Maypan'	10' - 14' gray wood, leaning, Florida Fancy
DC	3	NO	CABADA PALM	Dypsis cabadae	16' ht OA, full
PE	5	NO	ALEXANDER PALM	Ptychosperma elegans	12'-13' ht clear trunk, 7-8' gray wood, double, #2 thin trunk
TR	2	YES	THATCH PALM	Thrinax radiata	4' -5' height OA
RX	5	NO	LADY PALM	Rhapis excelsa	15 gallon, 3' - 4' height
SHRUBS					
EUF	40	YES	SPANISH STOPPER SHRUB	Eugenia foetida	15 gallon, 5' height, 2' spread, 30" on center
EUF2	140	YES	SPANISH STOPPER SHRUB	Eugenia foetida	25 gallon, 10' height, 2' spread, 30" on center
CHR	190	YES	COCOPALM	Chrysobalanus icaco 'Horizontal'	15 gallon, 5' height, 2' spread, 30" on center
PSL	160	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
CAM	AS REQ	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
DIS	AS REQ	NO	DIOON	Dioon spp.	7 gallon, 3' height x 3' spread
ERL	AS REQ	YES	GOLDEN BEACH CREEPER	Ernodea littoralis	1 gallon, 12" on center, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	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 'BURL 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	Tripsacum floridiana	7 gallon, 30" spread, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED. SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				

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Tel:
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Consultant:

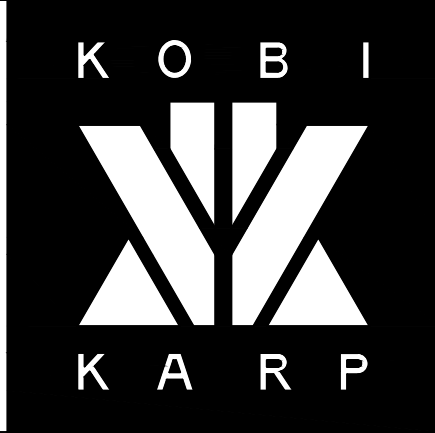
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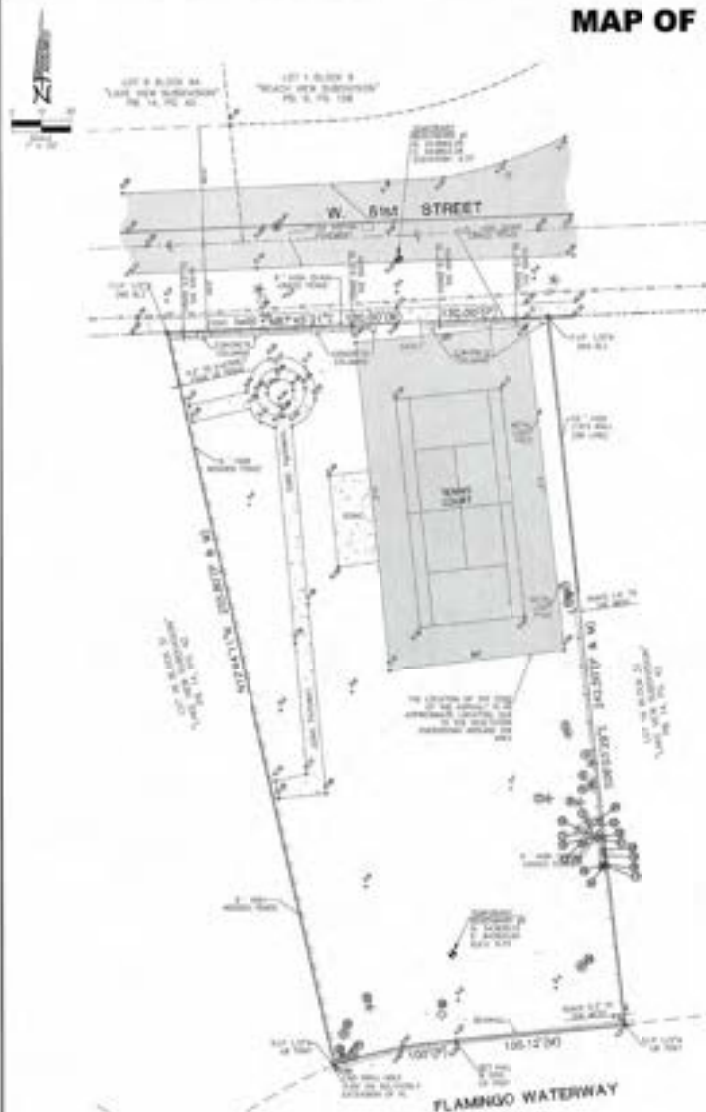
PLANT LIST, LANDSCAPE CODE + DETAILS

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Project	2144	

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LEGEND:

1. BOUNDARY	2. EXISTING ROAD	3. EXISTING ROAD	4. EXISTING ROAD
5. EXISTING ROAD	6. EXISTING ROAD	7. EXISTING ROAD	8. EXISTING ROAD
9. EXISTING ROAD	10. EXISTING ROAD	11. EXISTING ROAD	12. EXISTING ROAD
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65. EXISTING ROAD	66. EXISTING ROAD	67. EXISTING ROAD	68. EXISTING ROAD
69. EXISTING ROAD	70. EXISTING ROAD	71. EXISTING ROAD	72. EXISTING ROAD
73. EXISTING ROAD	74. EXISTING ROAD	75. EXISTING ROAD	76. EXISTING ROAD
77. EXISTING ROAD	78. EXISTING ROAD	79. EXISTING ROAD	80. EXISTING ROAD
81. EXISTING ROAD	82. EXISTING ROAD	83. EXISTING ROAD	84. EXISTING ROAD
85. EXISTING ROAD	86. EXISTING ROAD	87. EXISTING ROAD	88. EXISTING ROAD
89. EXISTING ROAD	90. EXISTING ROAD	91. EXISTING ROAD	92. EXISTING ROAD
93. EXISTING ROAD	94. EXISTING ROAD	95. EXISTING ROAD	96. EXISTING ROAD
97. EXISTING ROAD	98. EXISTING ROAD	99. EXISTING ROAD	100. EXISTING ROAD

TREE NO.	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (%)
1	Palmer	4	25	5
2	Palmer	4	25	5
3	Palmer	4	25	5
4	Palmer	4	25	5
5	Palmer	4	25	5
6	Palmer	4	25	5
7	Palmer	4	25	5
8	Palmer	4	25	5
9	Palmer	4	25	5
10	Palmer	4	25	5
11	Palmer	4	25	5
12	Palmer	4	25	5
13	Palmer	4	25	5
14	Palmer	4	25	5
15	Palmer	4	25	5
16	Palmer	4	25	5
17	Palmer	4	25	5
18	Palmer	4	25	5
19	Palmer	4	25	5
20	Palmer	4	25	5
21	Palmer	4	25	5
22	Palmer	4	25	5
23	Palmer	4	25	5
24	Palmer	4	25	5
25	Palmer	4	25	5
26	Palmer	4	25	5
27	Palmer	4	25	5
28	Palmer	4	25	5
29	Palmer	4	25	5
30	Palmer	4	25	5
31	Palmer	4	25	5
32	Palmer	4	25	5
33	Palmer	4	25	5
34	Palmer	4	25	5
35	Palmer	4	25	5
36	Palmer	4	25	5
37	Palmer	4	25	5
38	Palmer	4	25	5
39	Palmer	4	25	5
40	Palmer	4	25	5
41	Palmer	4	25	5
42	Palmer	4	25	5
43	Palmer	4	25	5
44	Palmer	4	25	5
45	Palmer	4	25	5
46	Palmer	4	25	5
47	Palmer	4	25	5
48	Palmer	4	25	5
49	Palmer	4	25	5
50	Palmer	4	25	5

SURVEYOR'S NOTES:

SECTION 1: DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on March 4, 2021.
2. The date of completion of the field work of the Tree Survey was on May 11, 2021.

SECTION 2: SPINAL DESCRIPTION:

Lot 17, in Block 21, "LAKESIDE SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 40, of the Public Records of Miami-Dade County, Florida.

Containing 26,517 Square Feet or 0.61 Acres, more or less, by calculations.

Property Address and Tax Roll Number:
400 W 51st Street, Miami Beach, Florida, 33140
Parcel No.: 02-022-022-0170

SECTION 3: ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures equals and exceeds the standards of practice requirement for this type of survey as defined in Rule 50-17.002, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an established vertical position accuracy of 1/100 of a foot on hard surfaces and 1/100 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=50') or smaller.

SECTION 4: BOUNDARY OF DATA:

North arrow direction is based on as assumed Meridian.

Plat of "LAKESIDE SUBDIVISION", recorded in Plat Book 14, at Page 40, Miami-Dade County Records.

Metamorphic band, dated July 19th, 2001, recorded in Official Records Book 18827, Page 377, Miami-Dade County Records.

Bearing as shown herein was based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of 89°11'21"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE" (Elevation of 3 feet), as per Technical Emergency Management Agency (TEMA) Community Number 199451, City of Miami Beach, Map Sheet No. 122900000, Duffin L, Map Revised Date: September 11, 2008.

SECTION 5: TOWNSHIP 16 SOUTH - RANGE 42 EAST



Elevations as shown herein were based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number A-54, Elevation 15.34 feet.

SECTION 6: LIMITATIONS:

Other than information was furnished other than that is stated in the sources of data, the client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map then may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

SECTION 7: CLIENT INFORMATION:

This Boundary and Topographic Survey was prepared at the request of and certified to:

Paul Bunch

SECTION 8: SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and in true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 50-17.001 through 50-17.002 of the Florida Administrative Code and the implementing law, Chapter 402.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LA7080

By: 
Paul Bunch, Esq.
The Client's Representative
Registered Professional Surveyor
State of Florida
Date: July 16, 2021

NOTES: Not valid without the original signature and seal of a Florida licensed Surveyor and Register. Addition or deletion to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.