DRB22-0822
205 E. San Marino Drive

Design Review Board

September 6, 2022

IN-SITE DESIGN GROUP
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
954-921-5333 www.insitedesigngroup.com

BRFLT
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Property Location

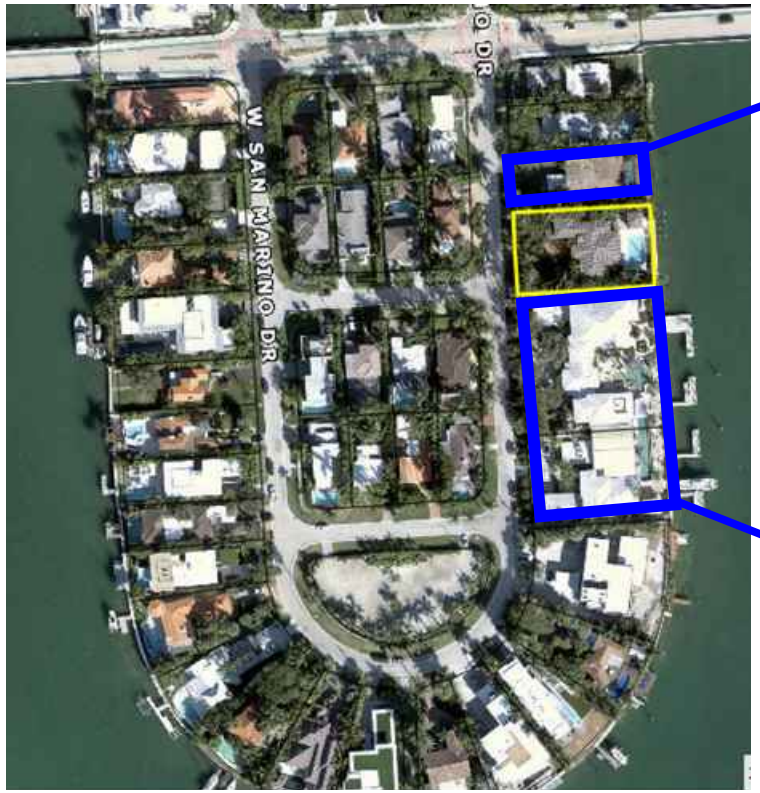
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Applicant

- Gonzalo Pulido and his family
- Self-made entrepreneur
- Fell in love with Biscayne Bay
- Visited Miami Beach frequently
- Dream come true

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Neighbor Support



June __, 2022

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

Re: DRB22-0822, 205 East San Marino Drive, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 215 E. San Marino, Miami Beach, Florida, which is abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed new, two-story single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood. The applicant is not proposing a larger home than permitted. Additionally, with the large setbacks, the second story portion of the home will have a minimal impact.

Based on the foregoing, I fully support the applicant's new home, including the additional 2'-4" of height and ask the Design Review Board to grant the design review approval with the associated waiver.

Sincerely,

Charles Grate
Signature

Charles Grate
Print name

June 30, 2022

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

Re: DRB22-0822, 205 East San Marino Drive, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 105 and 125 E. San Marino Drive, Miami Beach, Florida, which is abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed new, two-story single-family residence. The home is beautifully-designed, consistent with the scale of surrounding homes, and will be a welcome addition to the neighborhood. The applicant is not proposing a larger home than permitted. Additionally, with the large setbacks, the second story portion of the home will have a minimal impact.

Based on the foregoing, I fully support the applicant's new home, including the additional 2'-4" of height and ask the Design Review Board to grant the design review approval with the associated waiver.

Sincerely,

Signature

Jeffrey Miller
Print name

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Current Application

- Meet with neighbors
- Refine design
- Improve materiality and articulation
- Incorporate additional outdoor space
- Present architectural necessity for height waiver

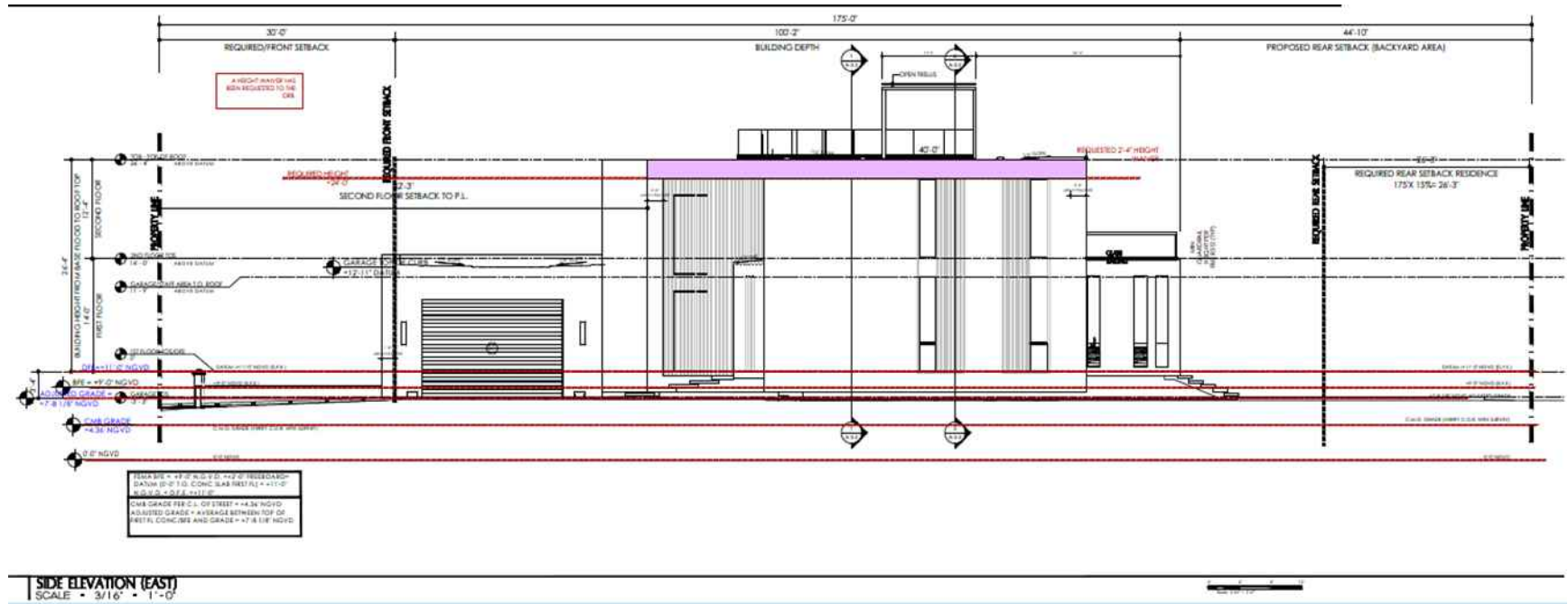
PREVIOUS FRONT ELEVATION DESIGN - DRB APPROVED - DRB 20-0618

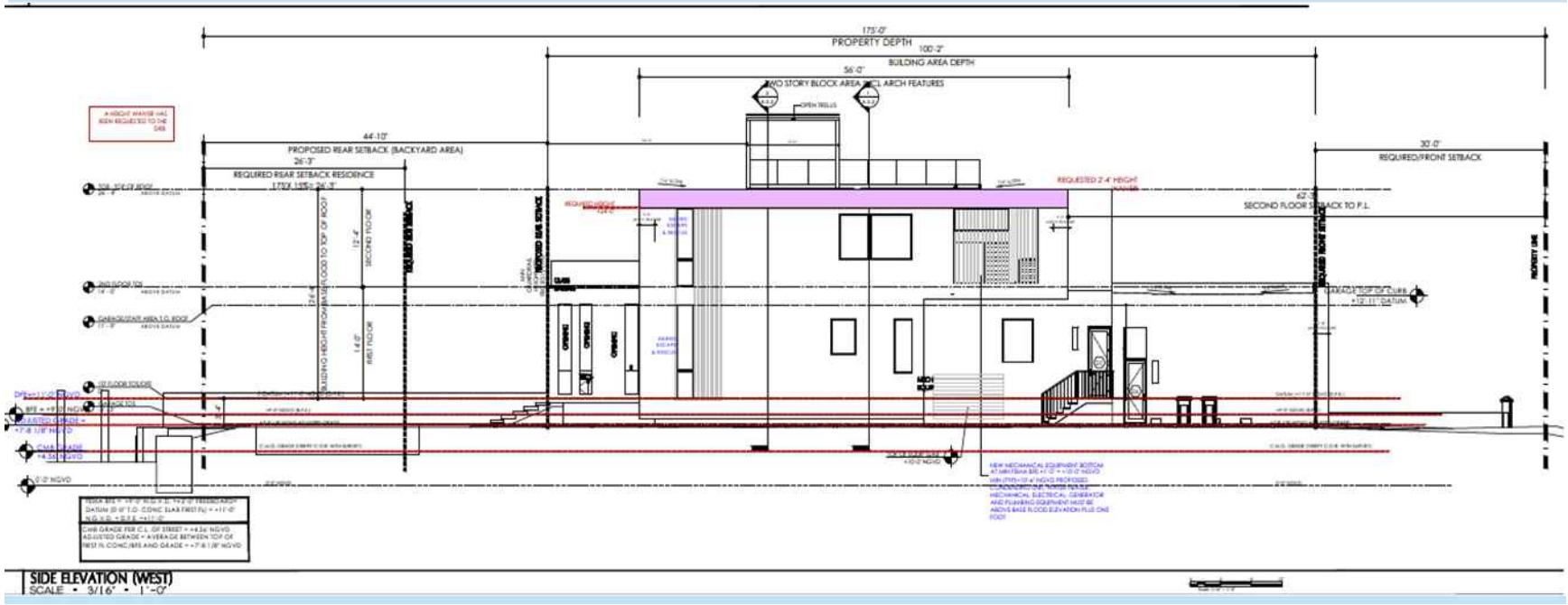
NEW FRONT ELEVATION DESIGN - DRB CURRENT SUBMITTAL

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Height Waiver

- **Oversized lot**
  - 18,375 SF (10,000 SF min.)
- **Generous setbacks**
  - Front: 62’-3”
  - Rear: 44’-10”
- **Sensitive**
  - 22.8% unit size (30% max.)
  - 34.6% lot coverage (50% max.)
- **Lush landscaping**
- **Symmetry of design elements**
- **Neighbor support**





FINAL SUBMITTAL - 09-06-2022 DEADLINE DATE

DRB 22-0822

SCOPE OF WORK:

NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ROOF TOP ACCESSIBLE AREA:

- TWO CAR GARAGE
- 6 BEDROOM PLUS AN OFFICE
  6 BATHROOMS & 2-1/2 BATHS
- 6,296.19 SF UNIT SIZE
- NEW POOL AND SPA
- NEW DRIVEWAY

LEGAL DESCRIPTION:

LOT 12 & 13, BLOCK 4 SAN MARINO ACCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PREVIOUS DRB APPROVALS:

DRB 17-0189
DRB 20-0618

OWNER:
AZENDA PROPERTIES LLC

ARCHITECT:
ANNIE K. CARRUTHERS -AR-97156

DATE:
09-06-2022

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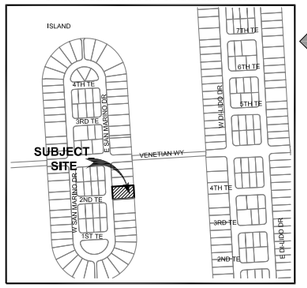
AZENDA RESIDENCE

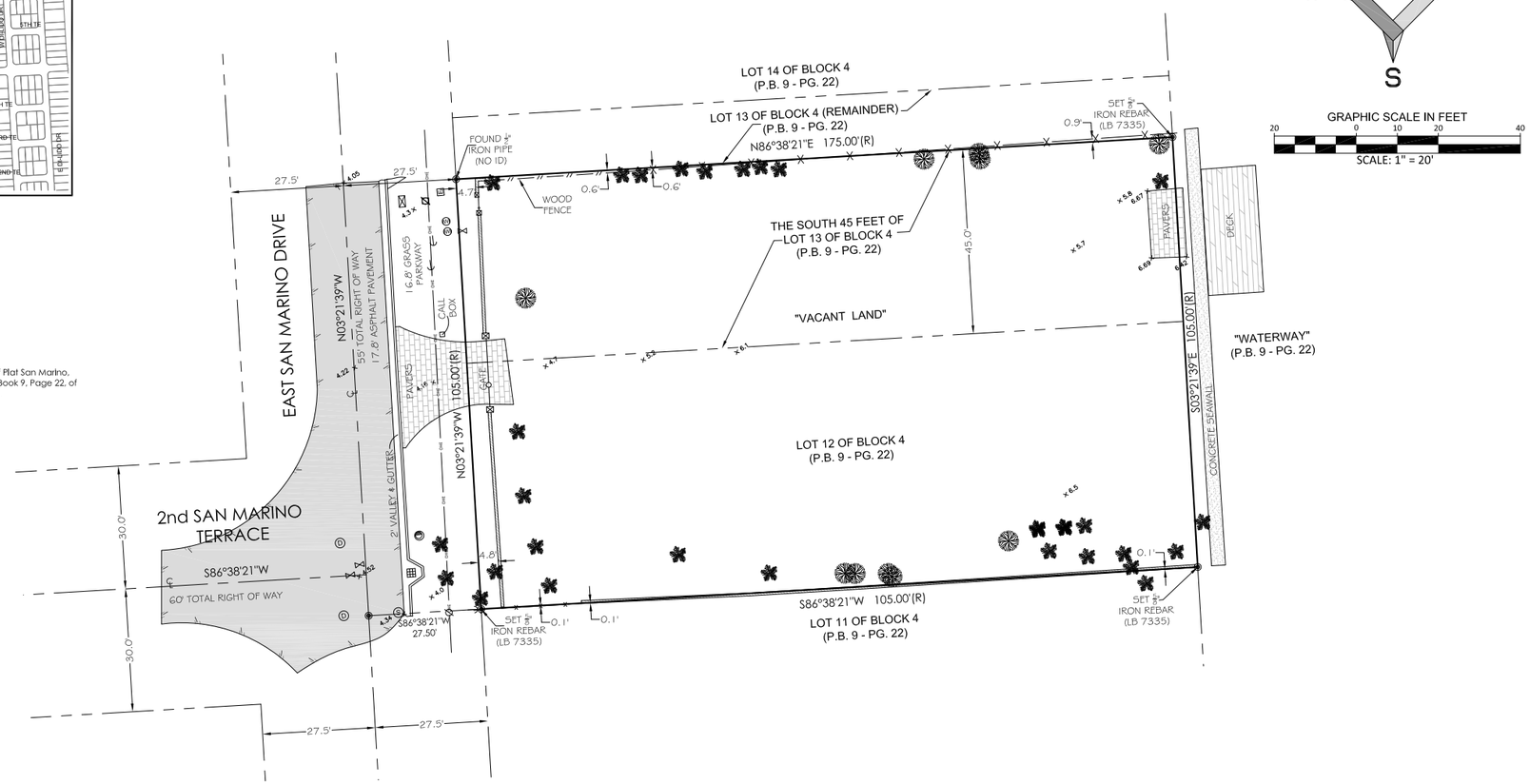
205 E SAN MARINO DRIVE, MIAMI BEACH

MAP OF BOUNDARY SURVEY

SECTION 32 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI-BEACH, FLORIDA



LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION:

Lot 12 and the South 45 feet of Lot 13, In Block 4, of Plat San Marino, according to the plat thereof, as recorded In Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida.

LEGEND AND ABBREVIATIONS

= PALM TREE
= TREE
ELEV. = ELEVATION
OHE = EXISTING OVERHEAD ELECTRIC LINE
x 0.00 = SPOT ELEVATION
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STUCCO
FF = FINISH FLOOR
(R) = RECORD
(C) = CALCULATED
LB = LICENSE BUSINESS
L = LENGTH
Δ = CENTRAL ANGLE
R = RADIUS
P.B. = PLAT BOOK
℄ = CENTERLINE
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
= SIGN
= CONCRETE LIGHT POLE
= ELECTRIC BOX
= WOODEN UTILITY POLE
= GUY ANCHOR
= WATER METER
= IRRIGATION VALVE
= WATER VALVE
= FIRE HYDRANT
= STORM MANHOLE
= CATCH BASIN
= MAILBOX
= SANITARY MANHOLE
= CLEANOUT
= ELECTRICAL OUTLET
= CABLE TELEVISION BOX

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on July 14, 2022.

PROPERTY INFORMATION:

Containing 18,375 sq. ft., more or less, by calculations.

Folio No.: 02-3232-003-0550
Property Address: 205 East San Marino Drive, Miami Beach, FL. 33139

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

The Vertical Accuracy obtained on this "Boundary Survey" exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry.

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 One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of East San Marino Drive with an assumed bearing of N03°21'39"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "9", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651(City of Miami Beach), Map No.12086C0316, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: D-172 Elevation: + 7.79 (N.G.V.D. '29)
Located 1: Venetian CSWY 18' SOUTH OF C/L
Location 2: San Marino Island East Bridge

Plat of "San Marino" according to the Plat thereof as recorded in Plat Book 9 at Page 22 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed recorded on August 14, 2015, in Official Records Book or Deed Book 29738 at Page(s) 1341-1342 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that 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 on 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 hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for a permit.

CLIENT INFORMATION:

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

AZENDA PROPERTIES LLC

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its Implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seat of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION		
No.:	Date:	By:

Project Name: **AZENDA PROPERTIES LLC**
205 East San Marino Drive, Miami, FL. 33139

Type of Project: **MAP OF BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	GP
Checked By:	EMS
Managed By:	GP
Date:	July 18, 2022
Project No.:	22213

Sheet 1 of 1

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

COPY OF ORIGINAL SURVEY

DATE:

09-06-2022

ITEM NUMBER:

12-C

MIAMIBEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	205 EAST SAN MARINO DR		
2	Folio number(s):	02-3232-003-0550		
3	Board and file numbers :	drb 22-0822 (CURRENT) DRB20- 0618 (PREVIOUS)/ DRB 17-0189 (PREVIOUS)		
4	Year built:	VACANT	Zoning District:	RESIDENTIAL - RS-3
5	Base Flood Elevation:	(+9'-0" NGVD) AE-9	Grade value in NGVD:	+4.36' NGVD
6	Adjusted grade (Flood+Grade/2):	(+7'-8 1/8"" NGVD)	Free board:	2'-0"
7	Lot Area:	18,375 sf		
8	Lot width:	105'-0"	Lot Depth:	175.00'
9	Max Lot Coverage SF and %:	5,512.50 SF 30%	Proposed Lot Coverage SF and %:	4,019.44 (22.87%)
10	Existing Lot Coverage SF and %:	3,871.36 (21.06%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	2,103 SF 66.7%	Rear Yard Open Space SF and %:	1,931.75 SF = 70%
12	Max Unit Size SF and %:	9,187.50 SF = 50%	Proposed Unit Size SF and %:	6,362.77 SF (34.6%)
13	Existing First Floor Unit Size:	4,300.71 SF	Proposed First Floor Unit Size:	3,424.68 (18.63%)
14	Existing Second Floor Unit Size	6,401SF PER TAX ROLL/ 7,742.72 sf PER SHADED DIAGRAM	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
	Proposed lowest floor elevation	+11'-0" NGVD	Proposed Top of slab next higher floor	+25'-0" NGVD

		Required	Existing	Proposed	Deficiencies
17	**Height:**	**24'**		**26'-4" waiver**	
18	**Setbacks:**				
19	Front First level:	30'-0"		30'-0"	0
20	Front Second level:			62'-3"	0
21	Side 1:	10'-6"		13'-2"	0
22	Side 2 or (facing street):	10'-6"		13'-2"	0
23	Rear:	26'-3"		44'-10"	0
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:	n/a		N/A	
26	Sum of Side yard :	26'-3"		26'-4"	

27	Located within a Local Historic District?	NO
28	Designated as an individual Historic Single Family Residence Site?	NO
29	Determined to be Architecturally Significant?	NO

Notes:

If not applicable write N/A N/A

All other data information should be presented like the above format

IN-SITE DESIGN GROUP LLC
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AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

ZONING INFORMATION

DATE:

09-06-2022

ITEM NUMBER:

12-D

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DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

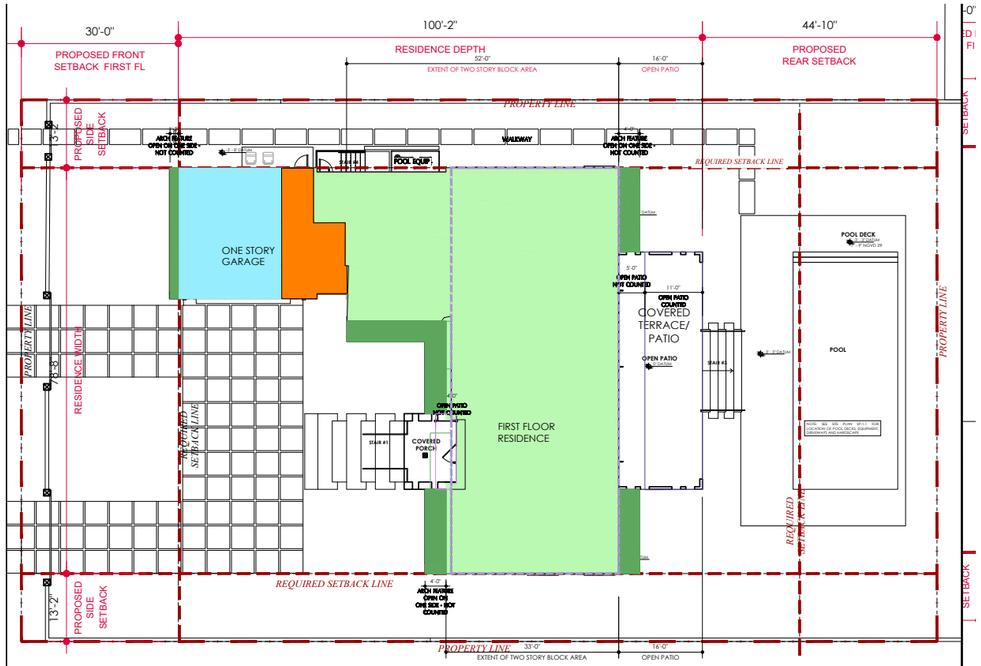
CONTEXT LOCATION PLAN

DATE:

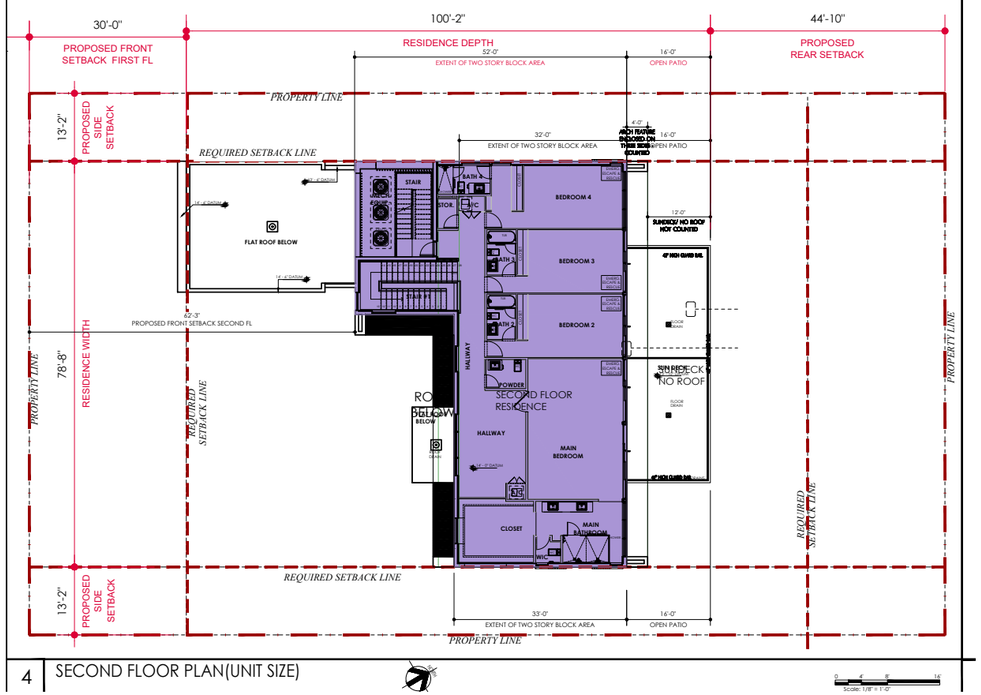
09-06-2022

ITEM NUMBER:

12-E



1 FIRST FLOOR PLAN (UNIT SIZE)



4 SECOND FLOOR PLAN(UNIT SIZE)

UNIT SIZE CALCULATIONS

FIRST FLOOR CALCULATIONS

- PHYSICAL VOLUME OF THE FIRST FLOOR = 3,185.28 SF
- PHYSICAL VOLUME OF GARAGE IN EXCESS OF 500SF = 239.4 SF

SUBTOTAL 3,424.68 SF

AREAS NOT INCLUDED

- OPEN EXTERIOR AREA COUNTED AS ENTRY FEATURE = 55.12 SF
- OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 230 SF
- FIRST FL ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 503.09 SF

UNIT SIZE
3,204.77 SF FIRST FLOOR
3,158 SF SECOND FLOOR
6,362.77 SF /18,375 SF = (34.6%)

SECOND FLOOR CALCULATIONS

- PHYSICAL VOLUME OF THE SECOND FLOOR = 3,158 SF

SUBTOTAL 3,158 SF

AREAS NOT INCLUDED

- SECOND FL ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 552.51 SF
- PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN CALCULATION — 500 SF OF GARAGE AREA (NOT INCLUDED IN CALCULATION
- ROOF SHADE ACCESSORY STRUCTURE /OPEN ON THREE SIDES, LESS THAN 2% OF LOT- NOT INCLUDED IN CALCULATION

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DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

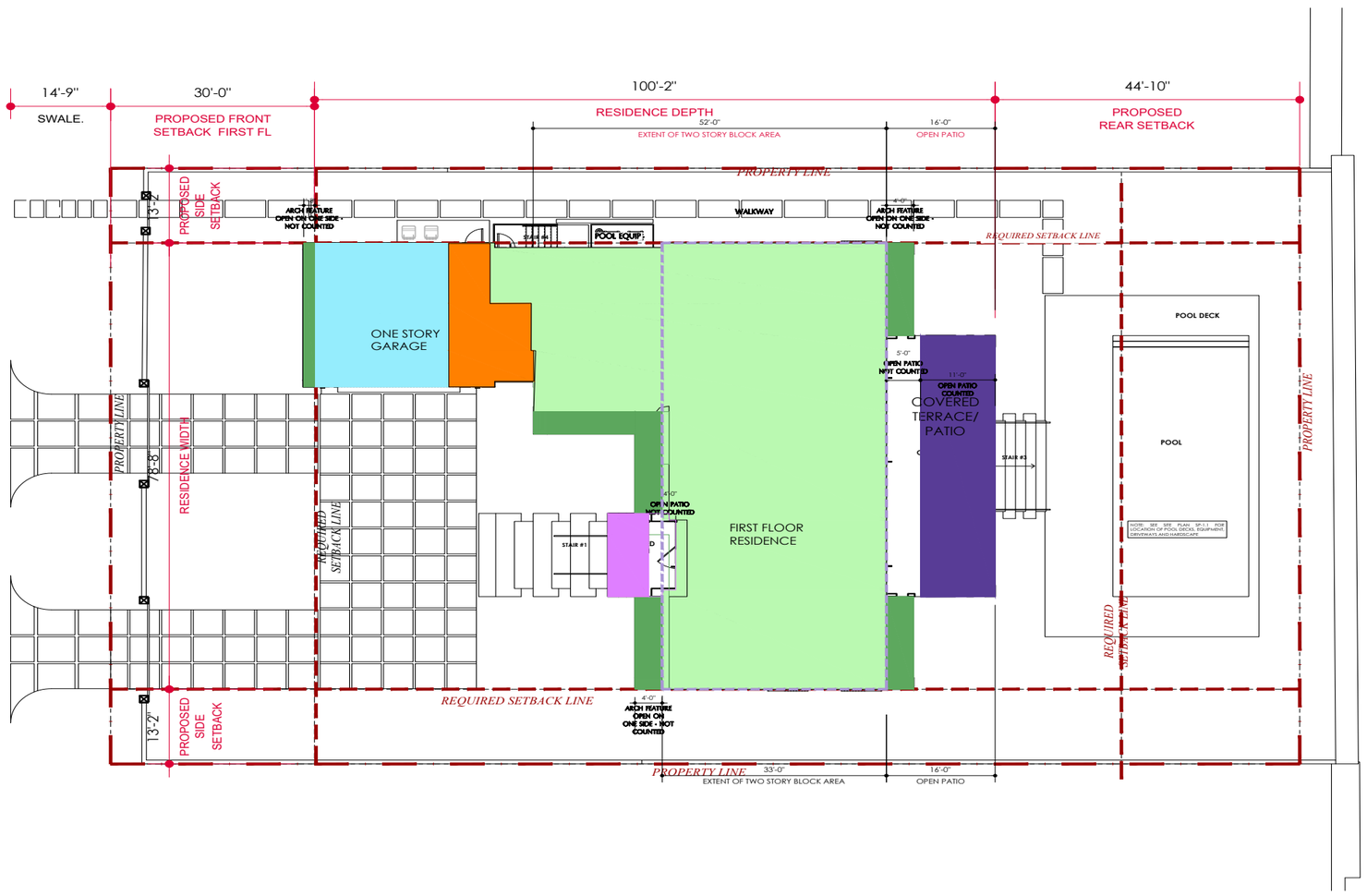
PROPOSED UNIT SIZE DIAGRAMS 1ST & 2ND FLOOR

DATE:

09-06-2022

ITEM NUMBER:

9-G



FIRST FLOOR LOT COVERAGE CALCULATIONS

	PHYSICAL VOLUME OF THE FIRST FLOOR = 3,185.28 SF	LOT COVERAGE
	PHYSICAL VOLUME OF GARAGE IN EXCESS OF 500SF = 239.4 SF	4,019.44 SF /18,375 SF LOT = 22.87%
	OPEN EXTERIOR AREA COUNTED AS ENTRY FEATURE = 88.01 SF	
	OPEN PATIO IN EXCESS OF FIVE FOOT IN DEPTH = 506.75 SF	
	SUBTOTAL 4,019.44 SF	
	ARCH FEATURE OPEN ON ONE SIDE/ NOT COUNTED = 503.09 SF	
	PHYSICAL VOLUME OF THE ENCLOSED GARAGE NOT INCLUDED IN LOT COVERAGE	500 SF OF GARAGE AREA
	AREAS NOT COUNTED	

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PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

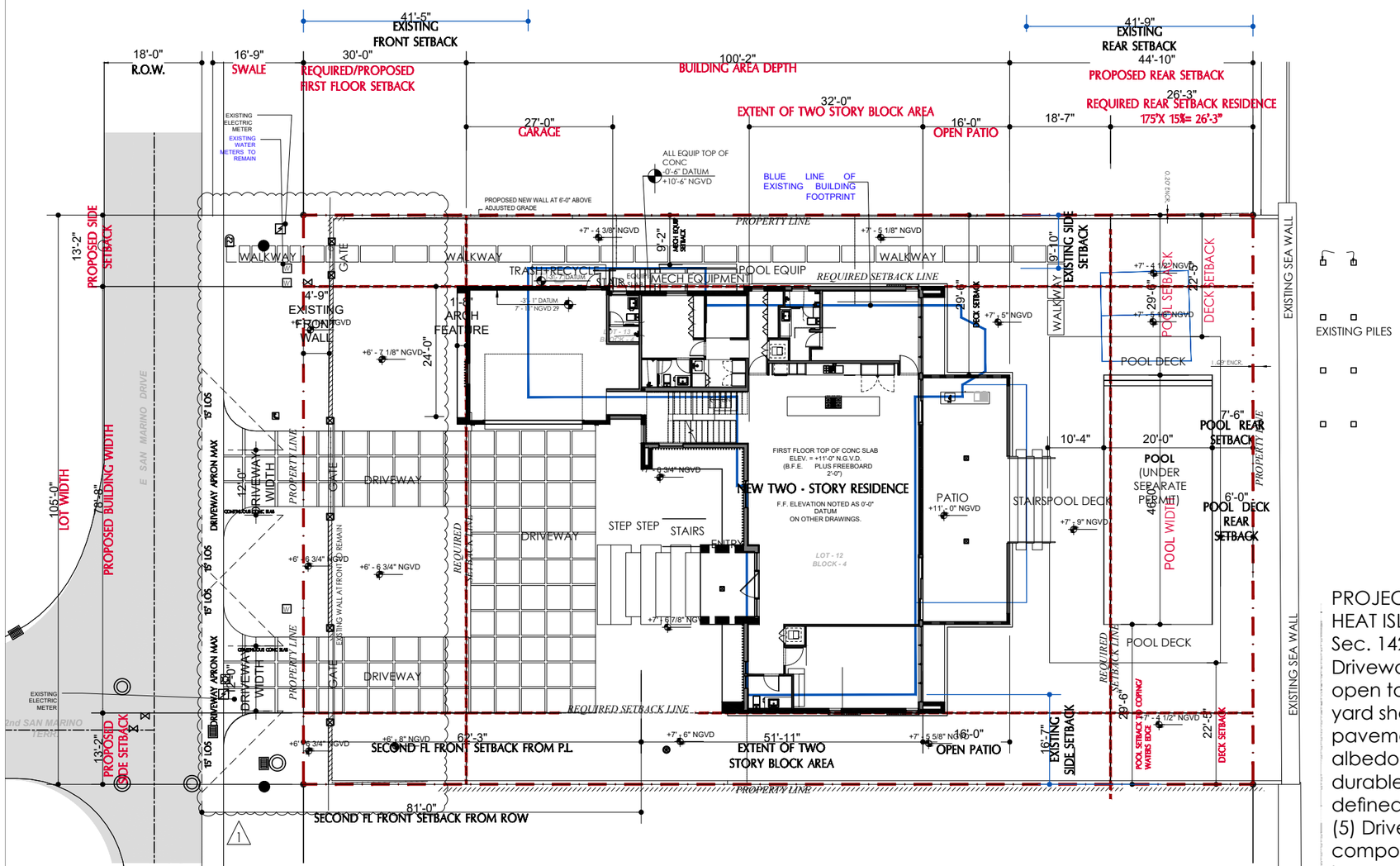
PROPOSED LOT COVERAGE SHADED DIAGRAMS

DATE:

09-06-2022

ITEM NUMBER:

9-G



Vertical Datum of 1929 (NGVD 1929):	NGVD
Garage top of slab elevation (LP)	+7'-9"
Proposed Top of Slab Elevation (HP):	+7'-11"
Lowest Top of Slab Elevation of habitable space/ Design flood elevation (DFE):	+11'-0"
Next Higher floor elevation:	+25'-0"
Lowest Grade elevation adjacent to building:	+5.38'
Proposed Highest adjacent grade next to building:	+7'-6"
Crown of the Road Elevation	+4.36'
Adjusted Grade Elevation:	+7.68'
Lowest elevation of machinery or equipment servicing the building:	+10'-6"

1 NEW SITE PLAN-NO NOTES

PROJECT SHALL COMPLY WITH URBAN HEAT ISLAND ORDINANCE
Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.

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205 East San Marino Drive, Miami Beach, FL 33139-1105

SITE PLAN

DATE:

09-06-2022

ITEM NUMBER:

9-H

CURRENT CONDITIONS AS OF NOVEMBER 12, 2020
DEMOLISHED IN 2021

ELEVATION HEIGHT:

8.43' NGVD

205 CURRENT FRONT

205 CURRENT SIDE

205 CURRENT SIDE

205 CURRENT REAR

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205 East San Marino Drive, Miami Beach, FL 33139-1105

CURRENT PHOTOGRAPHS OF PROJECT SITE

DATE:

09-06-2022

ITEM NUMBER:

12-F

1

2

3

KEY DIRECTIONAL PLAN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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WWW.INSITEDESIGNGROUP.COM

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PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

Images Dated 11-12-2020

CURRENT PHOTOGRAPHS SURROUNDING PROPERTIES

DATE:

09-06-2022

ITEM NUMBER:

12-G

A

B

C

D

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ARCHITECTURAL SERVICES

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PROJECT:

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205 East San Marino Drive, Miami Beach, FL 33139-1105

Images Dated
11-12-2020

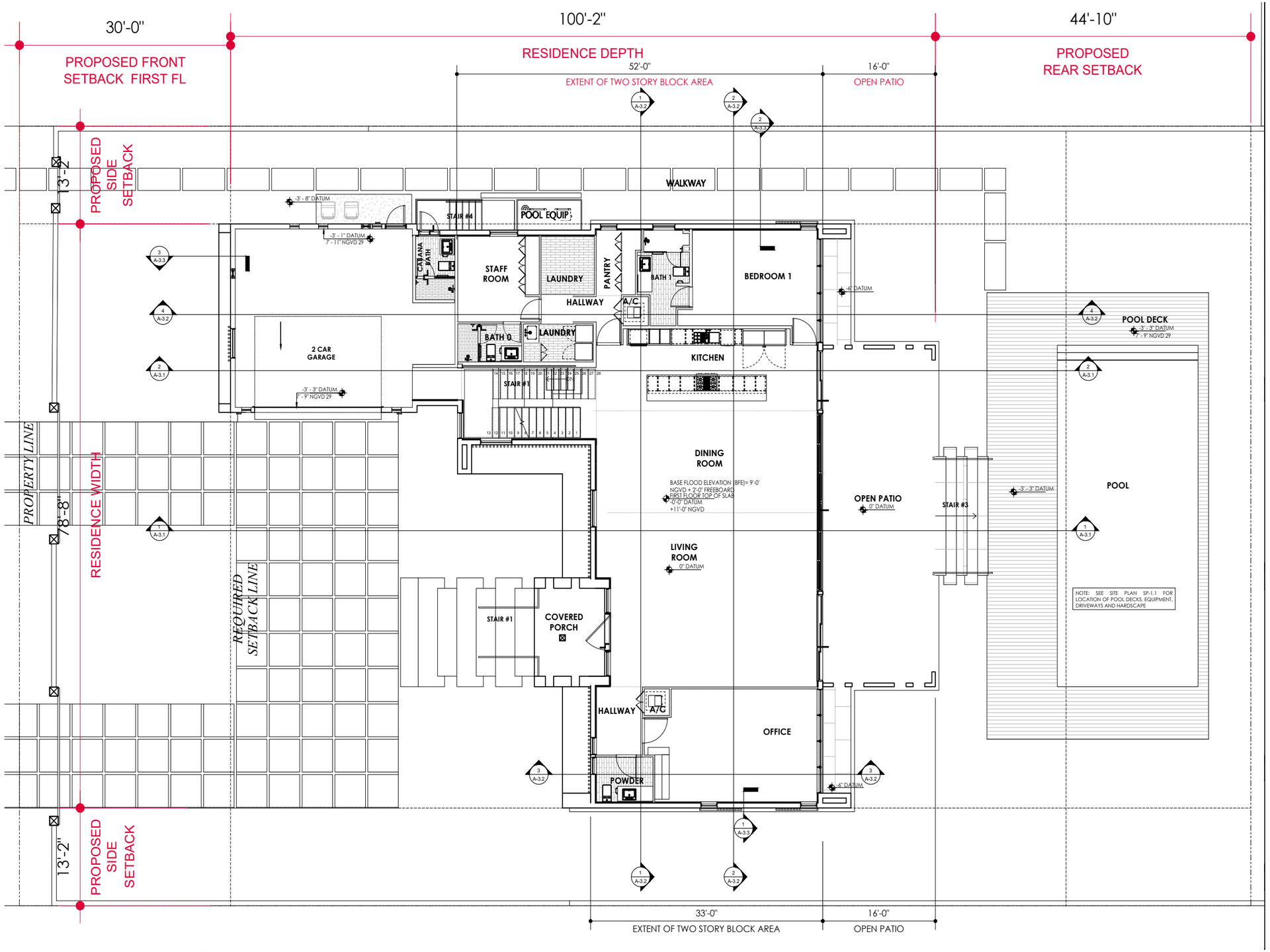
CURRENT PHOTOGRAPHS SURROUNDING PROPERTIES

DATE:

09-06-2022

ITEM NUMBER:

12-G



1 FIRST FLOOR PLAN

IN-SITE DESIGN GROUP LLC
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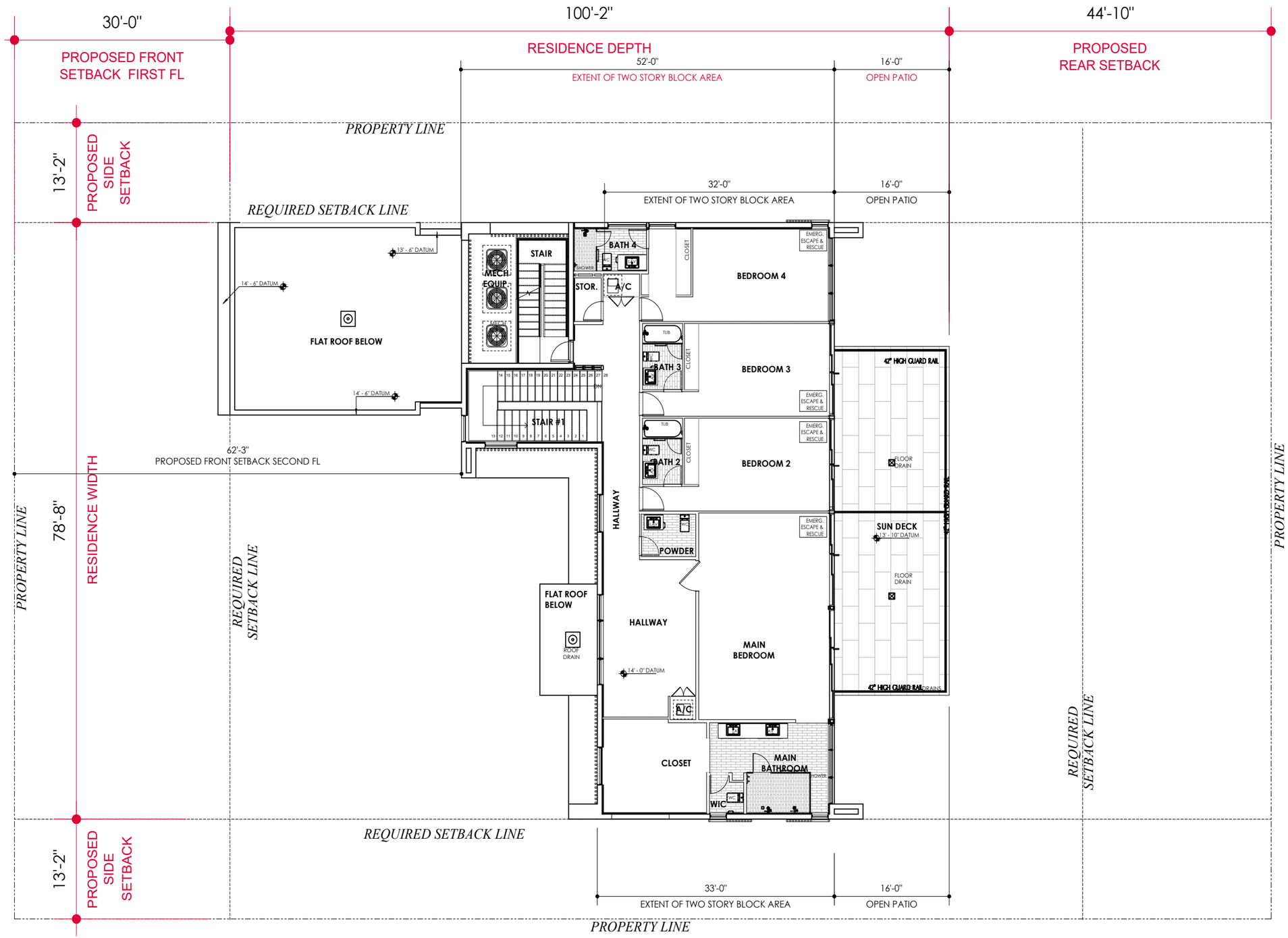
PROPOSED 1ST FLOOR PLAN

DATE:

09-06-2022

ITEM NUMBER:

12-M



1 SECOND FLOOR PLAN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

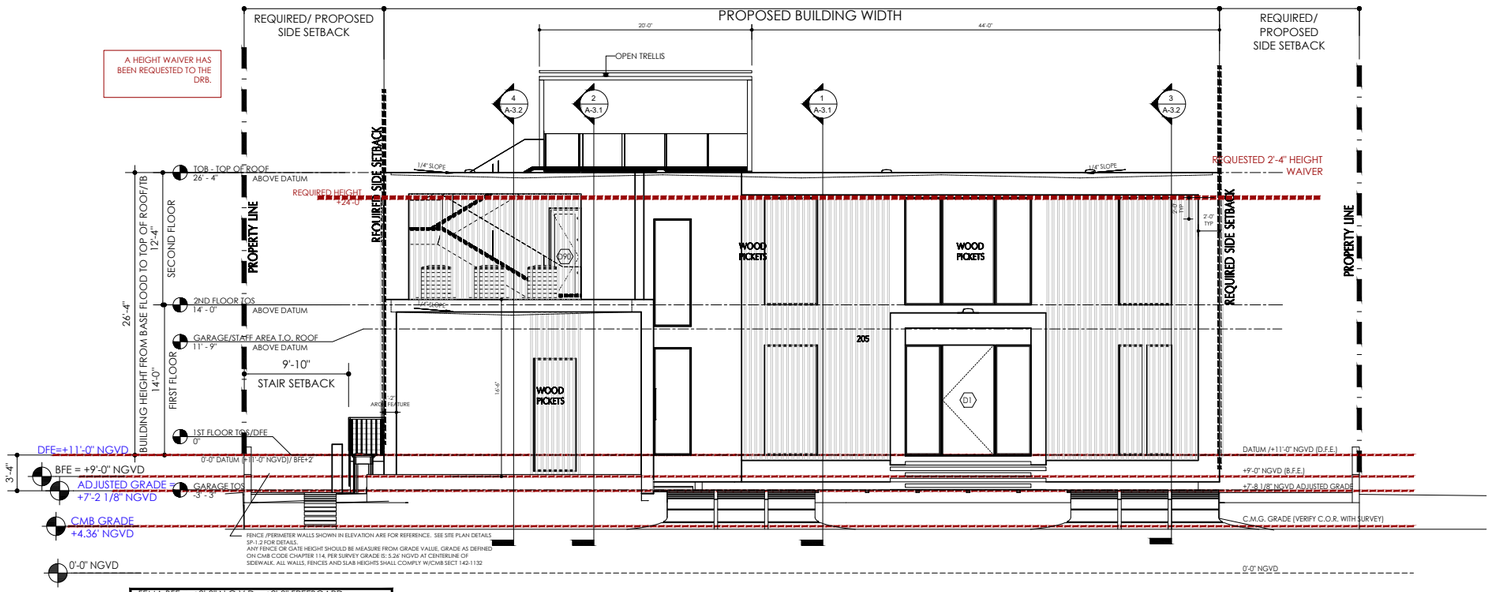
PROPOSED 2ND FLOOR PLAN

DATE:

09-06-2022

ITEM NUMBER:

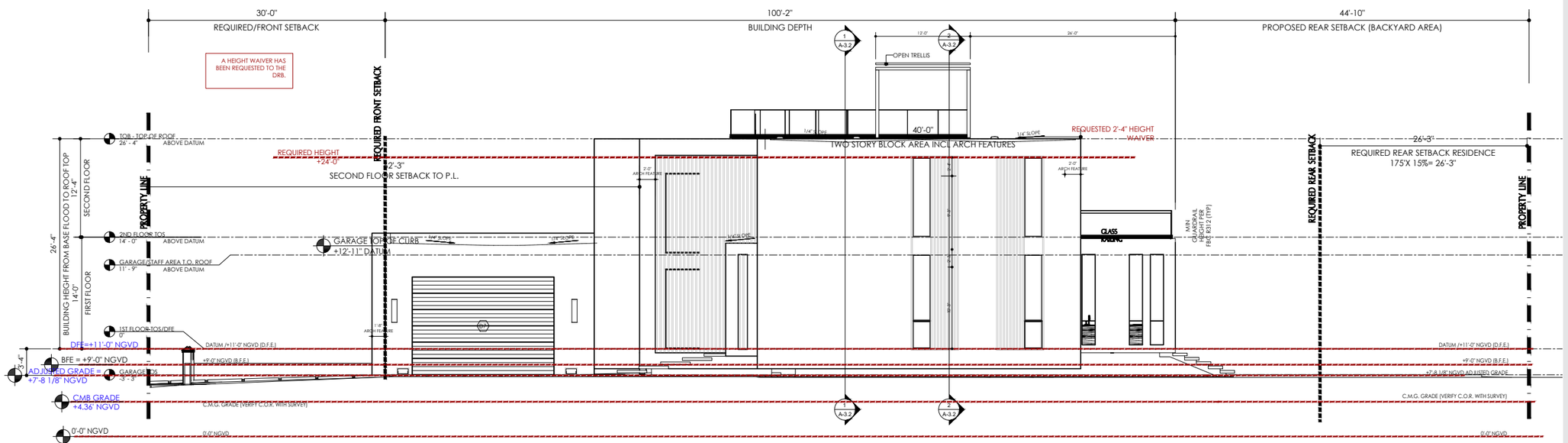
12-M



FEMA BFE = +9'-0" N.G.V.D. =+2'-0" FREEBOARD= DATUM (0'-0" T.O. CONC SLAB FIRST FL) = +11'-0" N.G.V.D. = D.F.E. =+11'-0"

CMB GRADE PER C.L. OF STREET = +4.36' NGVD
ADJUSTED GRADE = AVERAGE BETWEEN TOP OF FIRST FL CONC/BFE AND GRADE = +7'-8 1/8" NGVD

FRONT ELEVATION



FEMA BFE = +9'-0" N.G.V.D. =+2'-0" FREEBOARD= DATUM (0'-0" T.O. CONC SLAB FIRST FL) = +11'-0" N.G.V.D. = D.F.E. =+11'-0"

CMB GRADE PER C.L. OF STREET = +4.36' NGVD
ADJUSTED GRADE = AVERAGE BETWEEN TOP OF FIRST FL CONC/BFE AND GRADE = +7'-8 1/8" NGVD

SIDE ELEVATION (EAST)

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

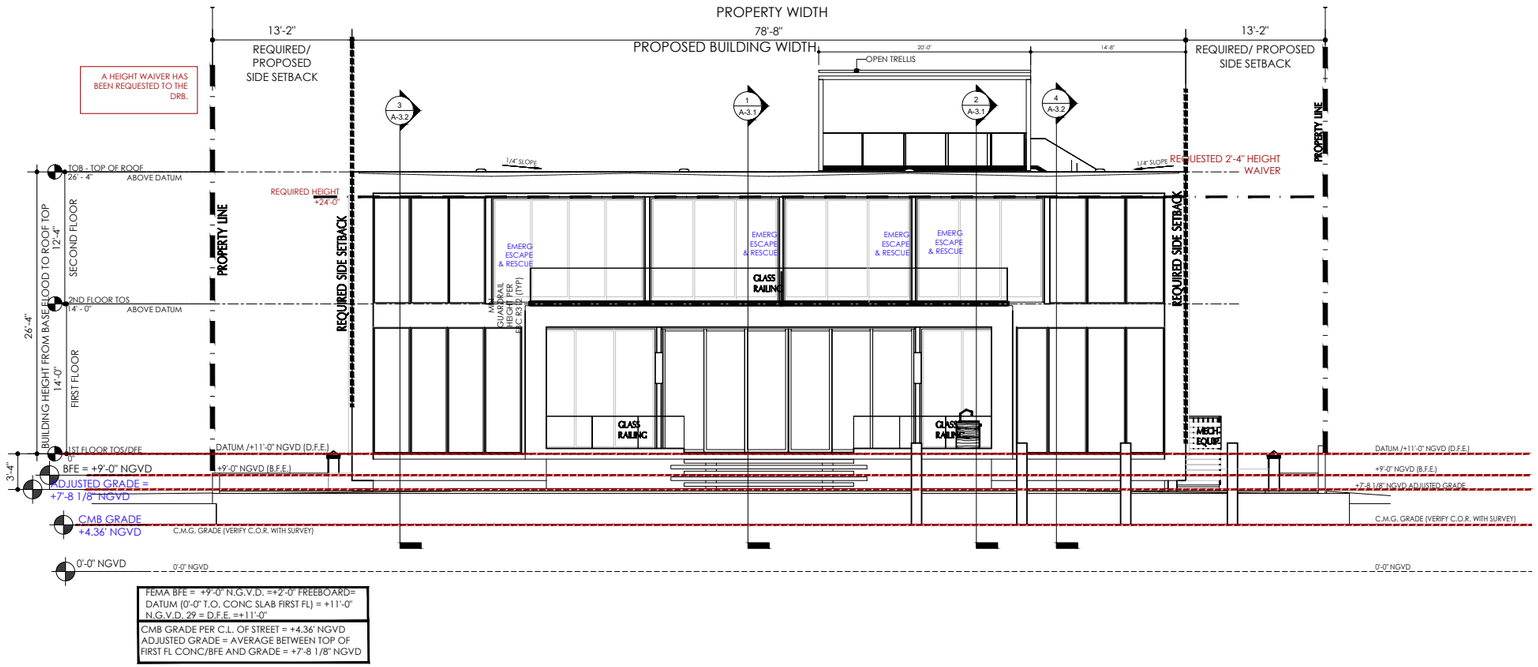
PROPOSED ELEVATIONS

DATE:

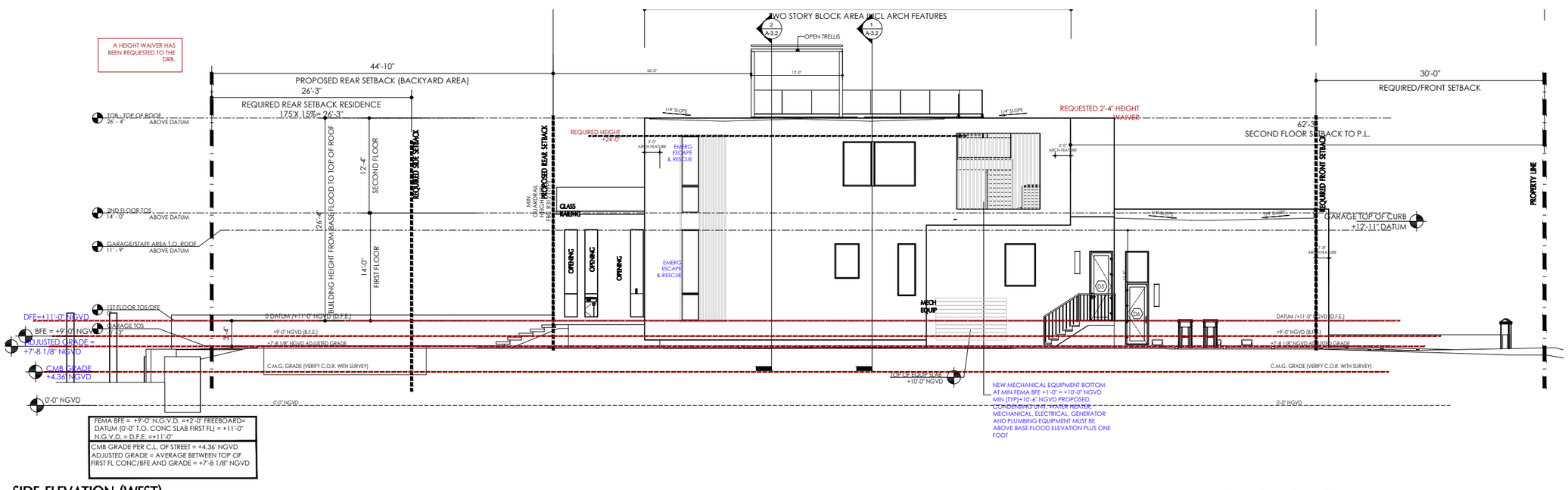
09-06-2022

ITEM NUMBER:

12-N



REAR ELEVATIONS



SIDE ELEVATION (WEST)

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

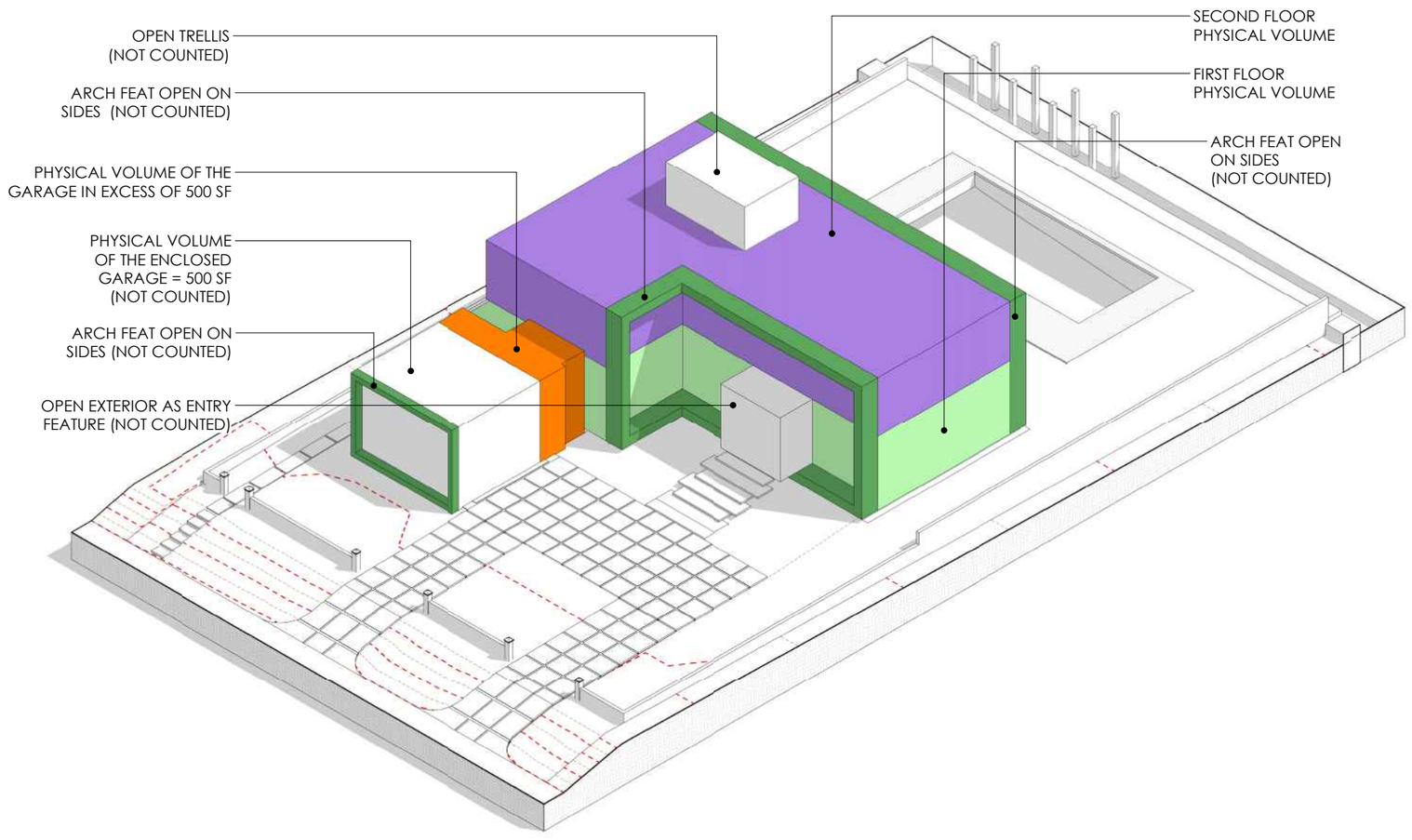
PROPOSED ELEVATIONS

DATE:

09-06-2022

ITEM NUMBER:

12-N



IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

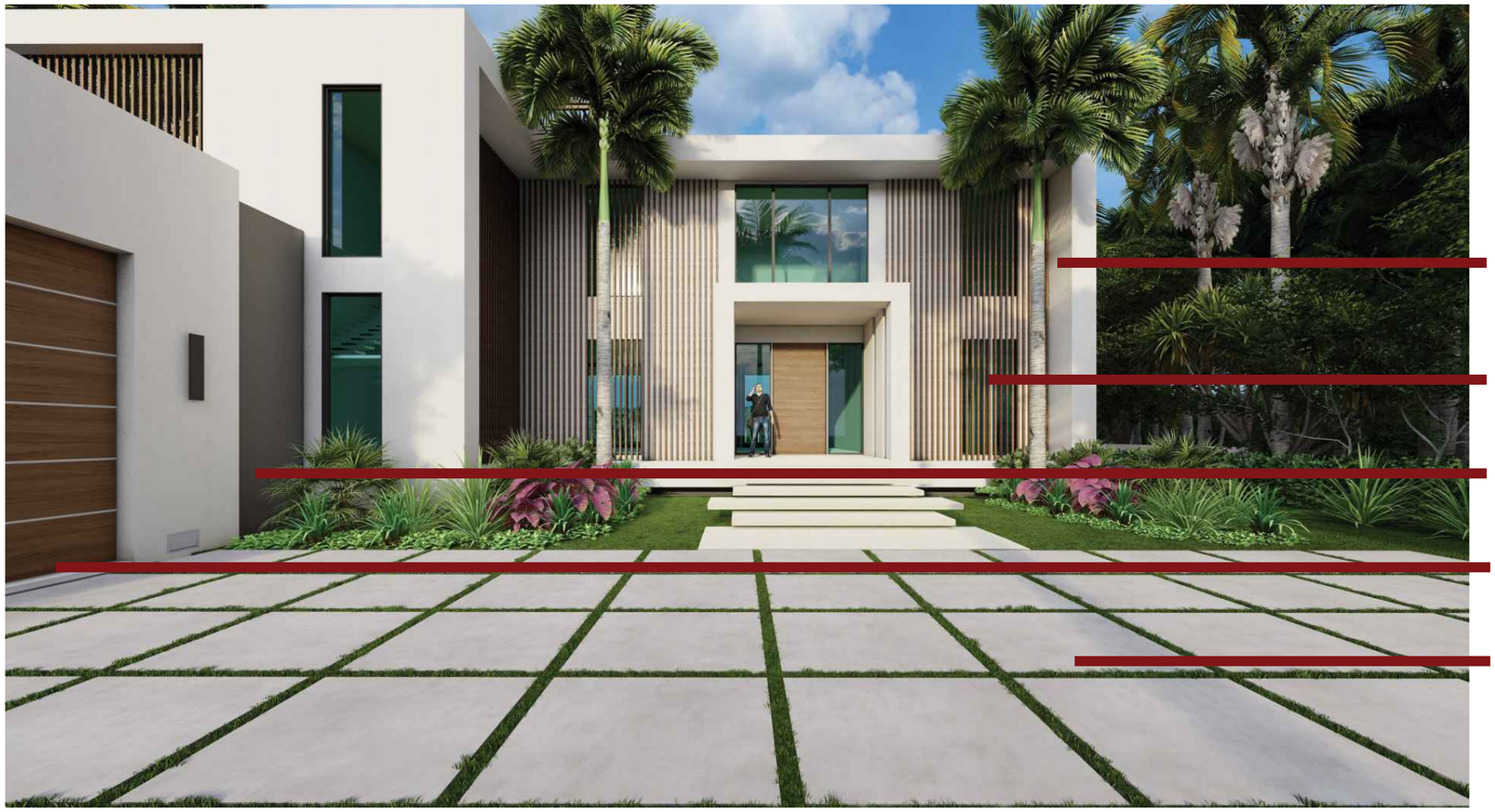
EXPLODED AXONOMETRIC DIAGRAM UNIT SIZE

DATE:

09-06-2022

ITEM NUMBER:

12-R



STUCCO

STUCCO: SW 7570 EGRET WHITE

EXT. WINDOWS & DOORS

ES WINDOWS ALUMN IN BRONZE COLOR

STUCCO

STUCCO: SW 7047 PORPOISE

EXT. VENEER

RESYSTA TRUGRAIN POLYMER COMPOSIT - STAINED C-29

DRIVEWAY

CONCRETE DRIVEWAY TO COMPLY WITH URBAN HEAT ISLAND ORDINANCE

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
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AA26001758
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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED MATERIALS & FINISHES

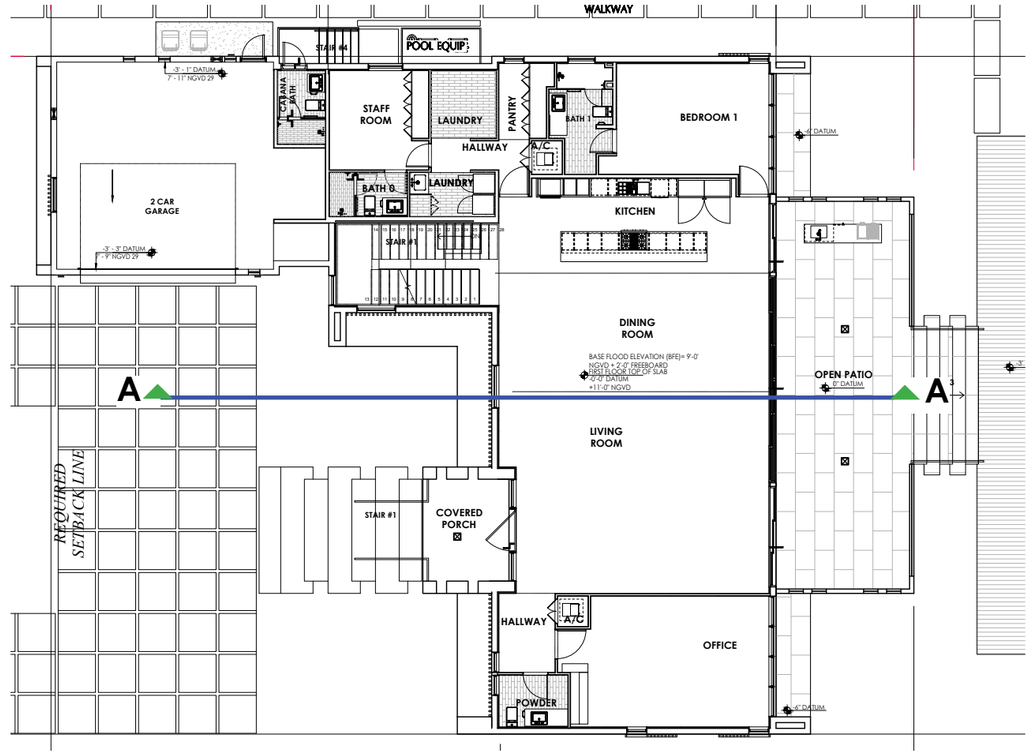
DATE:

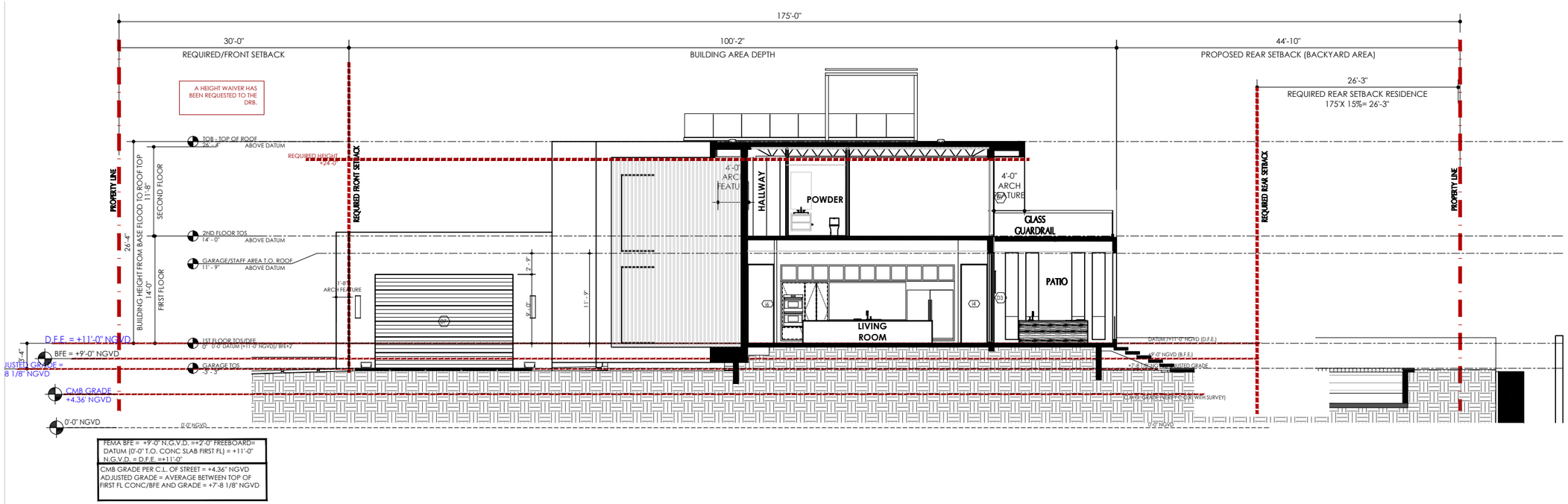
09-06-2022

ITEM NUMBER:

12-N

SECTION LOCATION PLAN





A | BUILDING SECTION

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

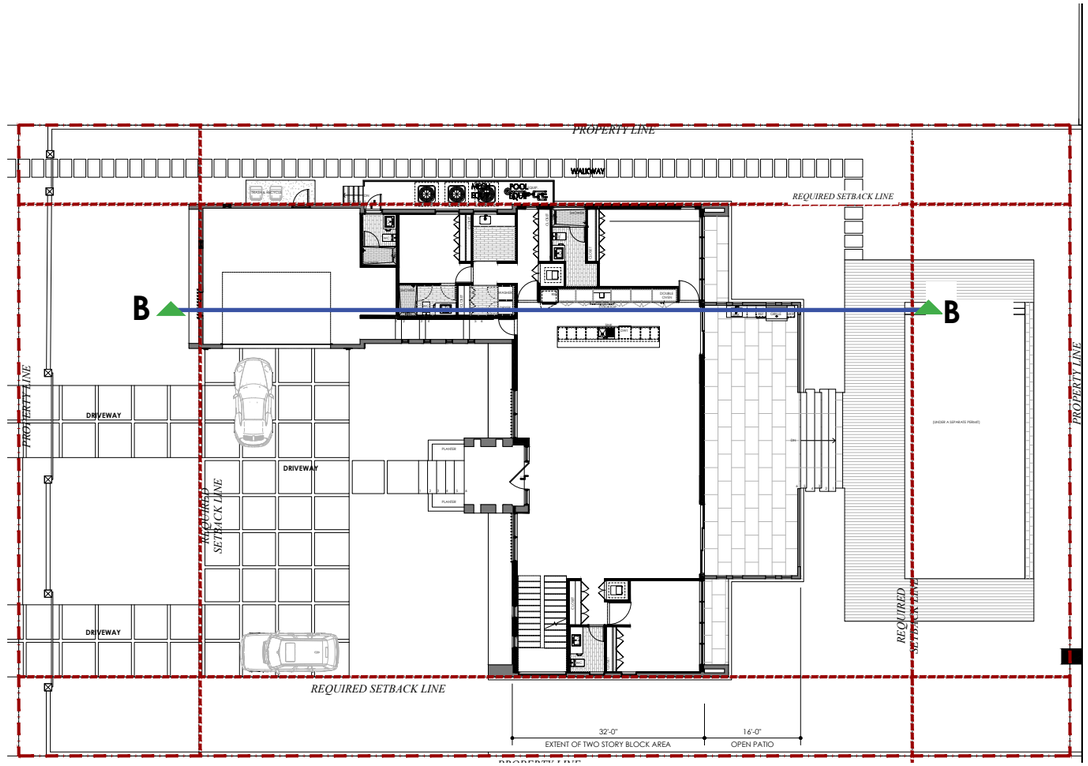
PROPOSED BUILDING SECTION

DATE:

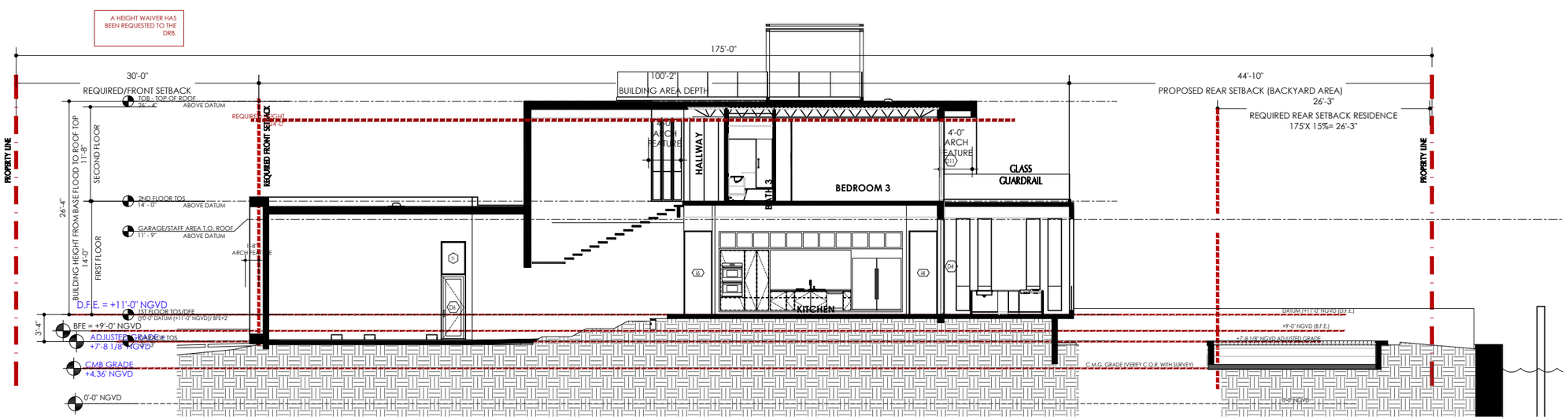
09-06-2022

ITEM NUMBER:

12-O



SECTION LOCATION PLAN



B | BUILDING SECTION

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

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

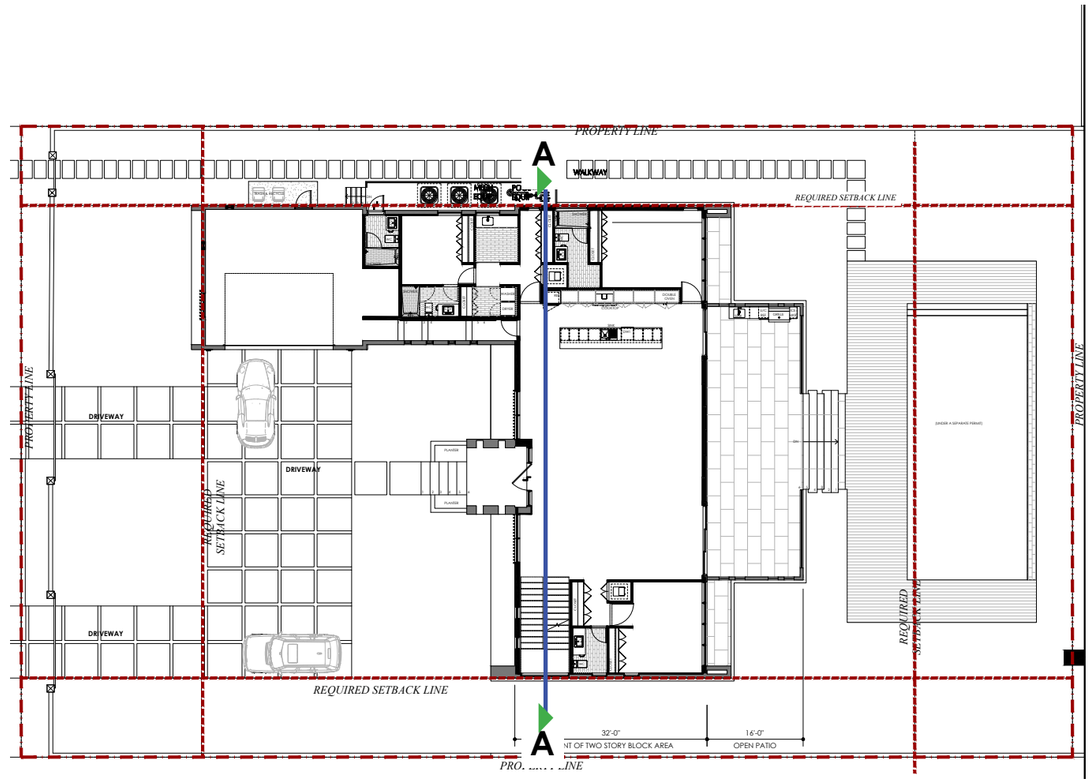
PROPOSED BUILDING SECTION

DATE:

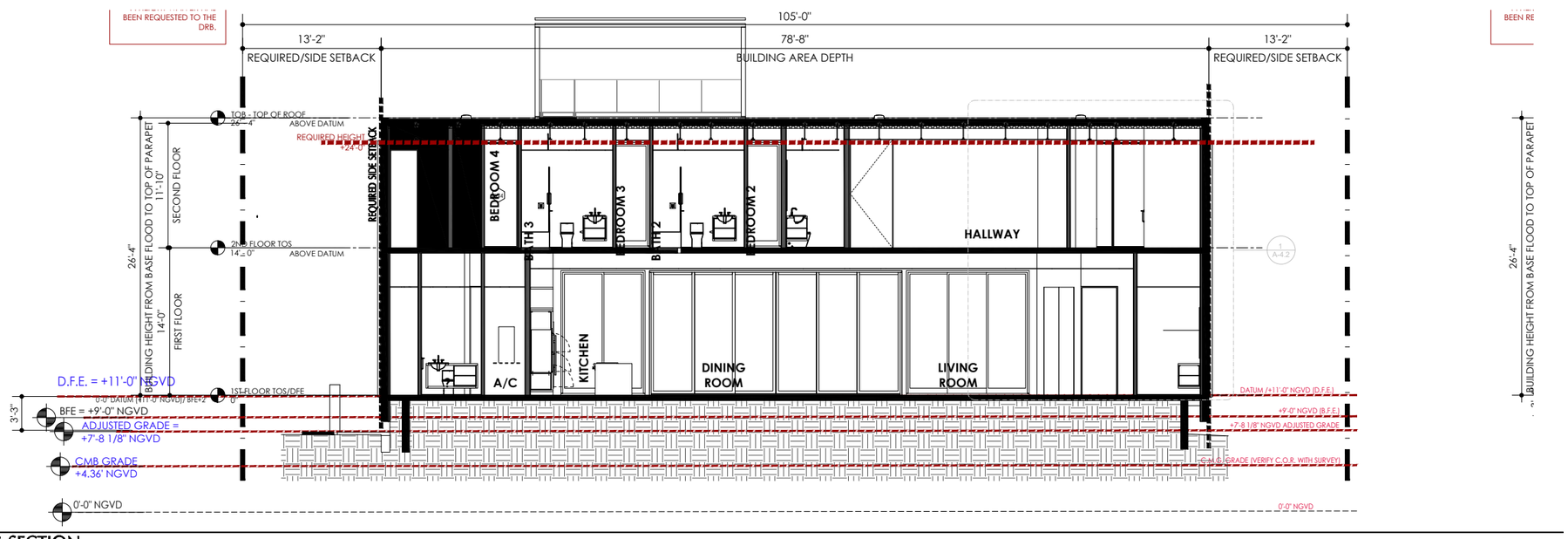
09-06-2022

ITEM NUMBER:

12-O



SECTION LOCATION PLAN



A | BUILDING SECTION

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

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

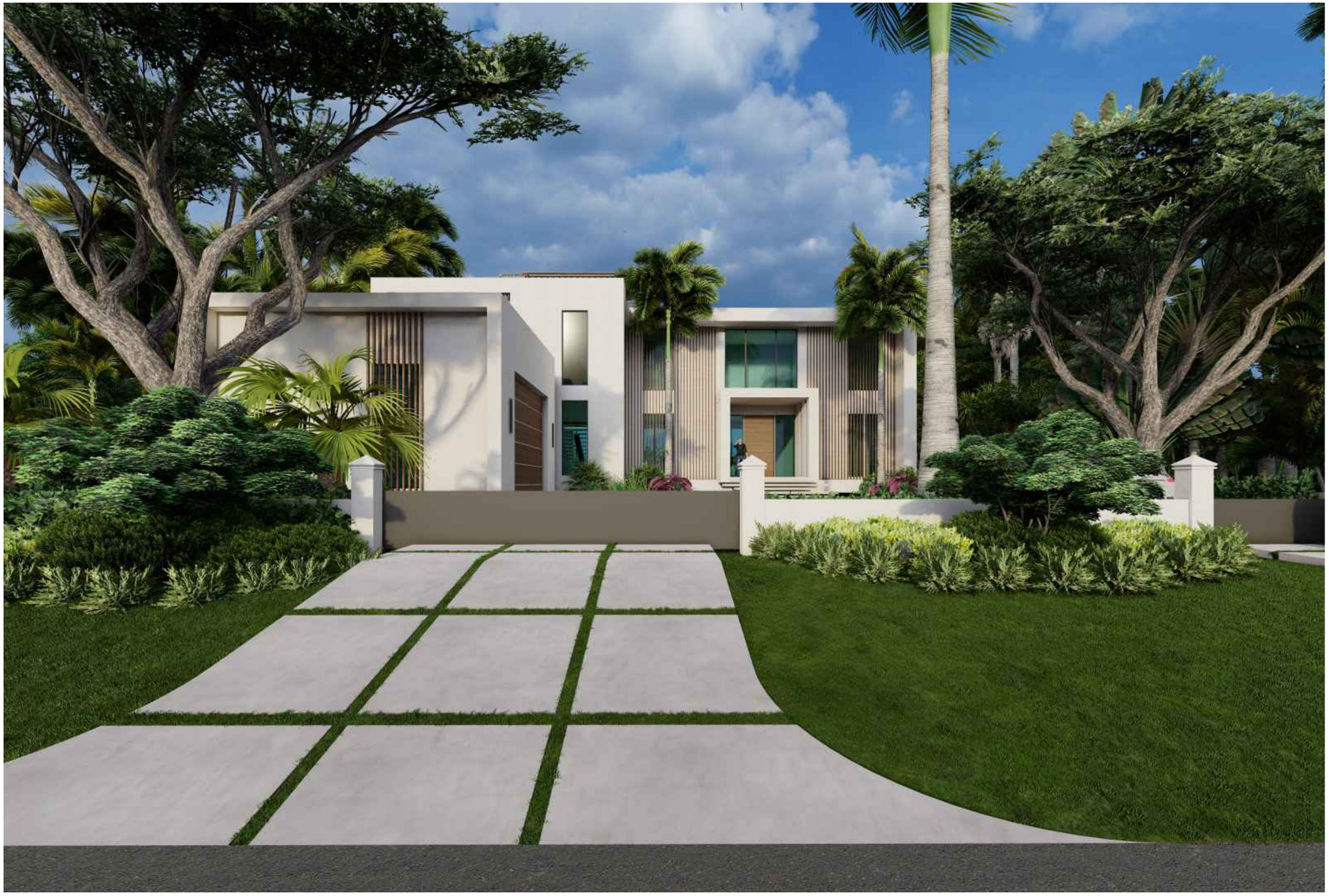
PROPOSED BUILDING SECTION

DATE:

09-06-2022

ITEM NUMBER:

12-O



IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED FRONT ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED FRONT ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED FRONT ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED FRONT ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED SOUTH SIDE ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED NORTH SIDE ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED REAR ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED REAR ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED REAR ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED REAR ELEVATION RENDERING

DATE:

09-06-2022

ITEM NUMBER:

12-P

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

PROPOSED REAR ELEVATION RENDERING

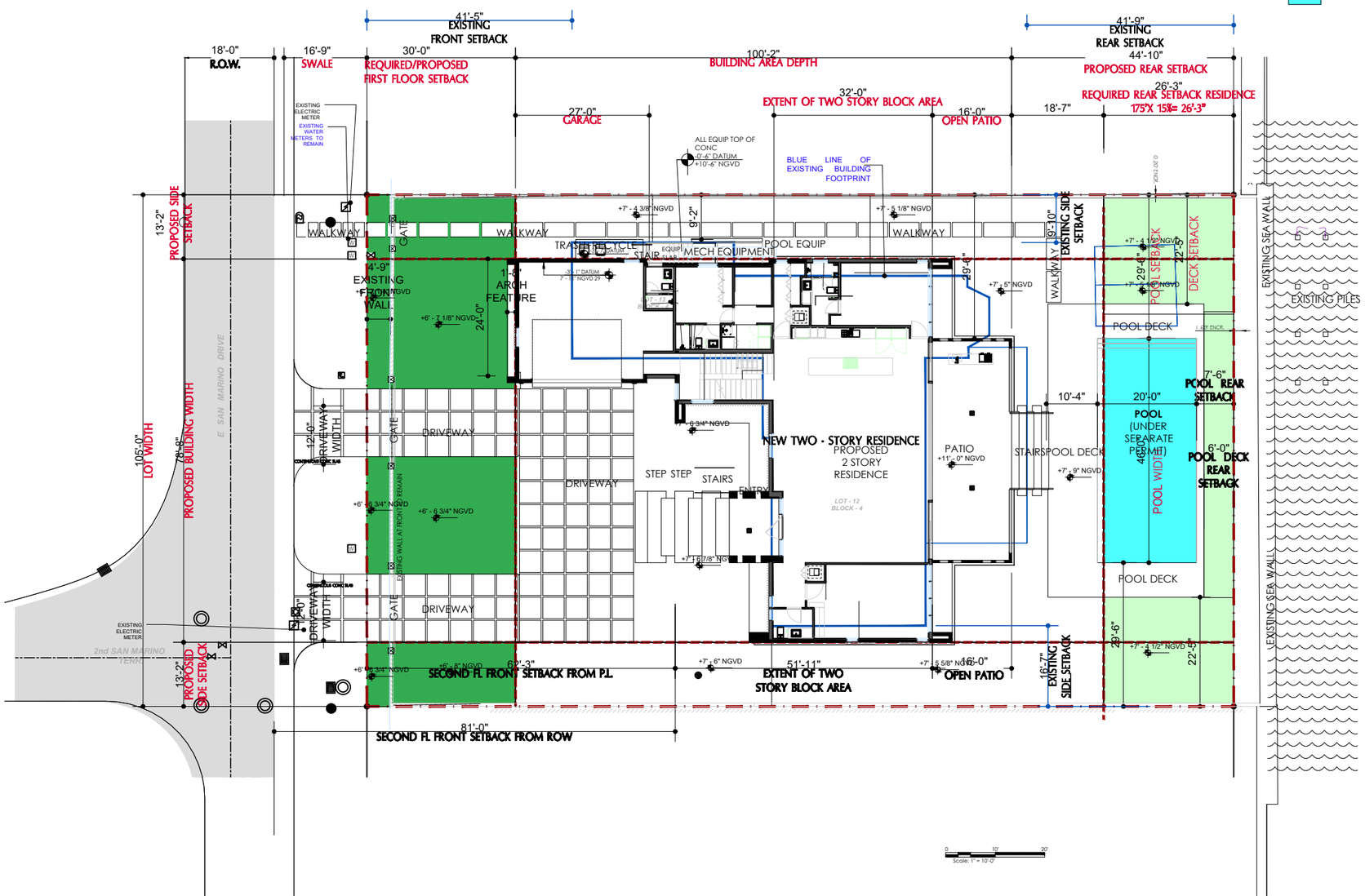
DATE:

09-06-2022

ITEM NUMBER:

12-P

OPEN SPACE LEGEND	CALCULATION	
	REQUIRED	PROVIDED
FRONT SETBACK MIN PERVIOUS	50% MIN	2,103 SF/3150 = 66.7%
	30' X 105' = 3150 TOTAL SPACE FRONT YARD X 50% = 1,575 SF MIN REQ	2,103 SF OPEN
	FRONT YARD PERVIOUS 2,103 SF (66.7%)	
	FRONT YARD IMPERVIOUS 1,047 SF 33.3%)	
REAR SETBACK MIN PERVIOUS	70% MIN	1,500.5 SF+ (862.5/2)431.25= 1,931.75SF/2,756.25 SF (70%)
POOL WATER COUNTED 50%	2,756.25 SF TOTAL SPACE REAR YARD X 70% =	1,931.75 SF OPEN AT REAR (70%)



OPEN SPACE SHADED PLAN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

AA26001758

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

REQUIRED YARDS OPEN SPACE CALCULATIONS AND SHADED DIAGRAMS

DATE:

09-06-2022

ITEM NUMBER:

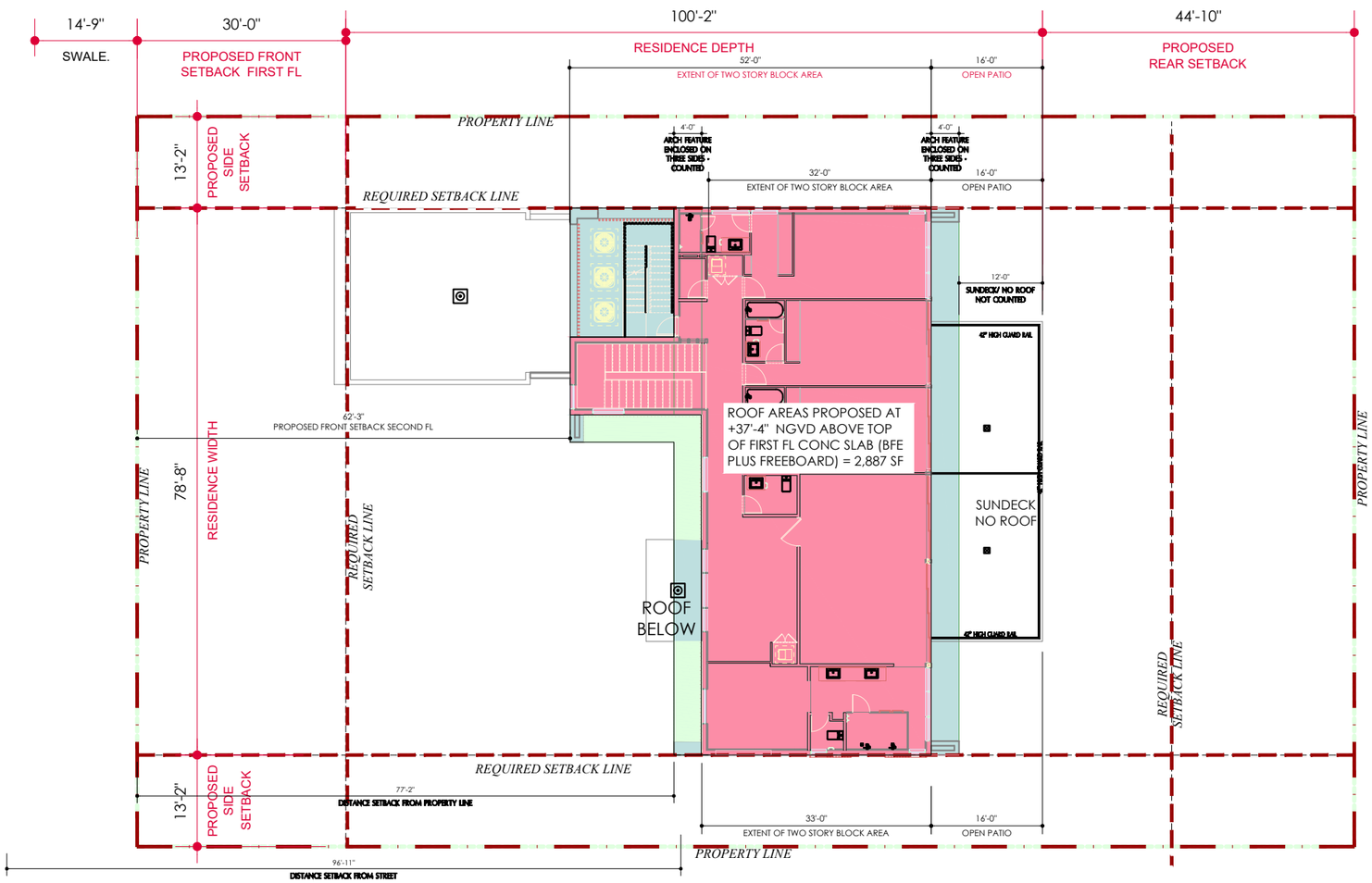
12-S

HEIGHT WAIVER CALCULATIONS

ARCH FEATURE PROPOSED AT +26'-4" = 841.42 SF

ROOF AREAS PROPOSED AT 26'-4" ABOVE F.F. = +37'-4" NGVD ABOVE TOP OF FIRST FL CONC SLAB (BFE PLUS FREEBOARD) = 2886.91 SF

TOTAL AREA AT +26'-4" = 3,728.33 SF



HEIGHT WAIVER DIAGRAM
SCALE = 1/8" = 1'-0"

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

2

30'-0" 100'-2" 44'-10"

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
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ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

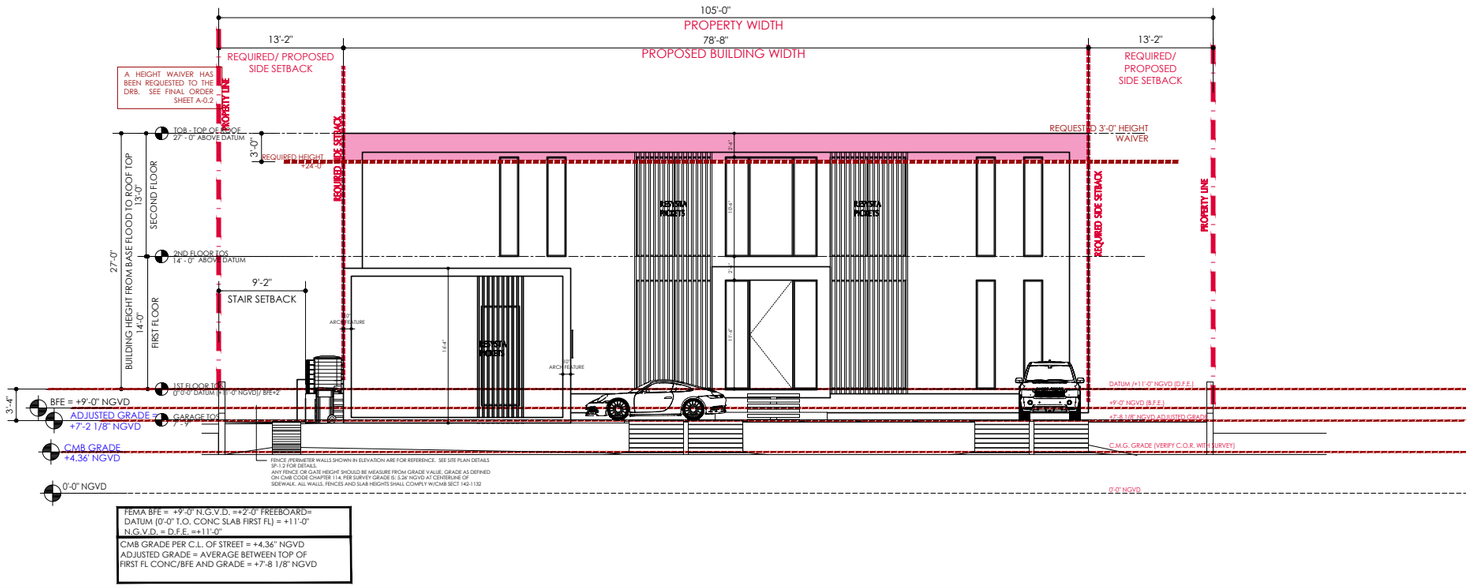
WAIVER DIAGRAM

DATE:

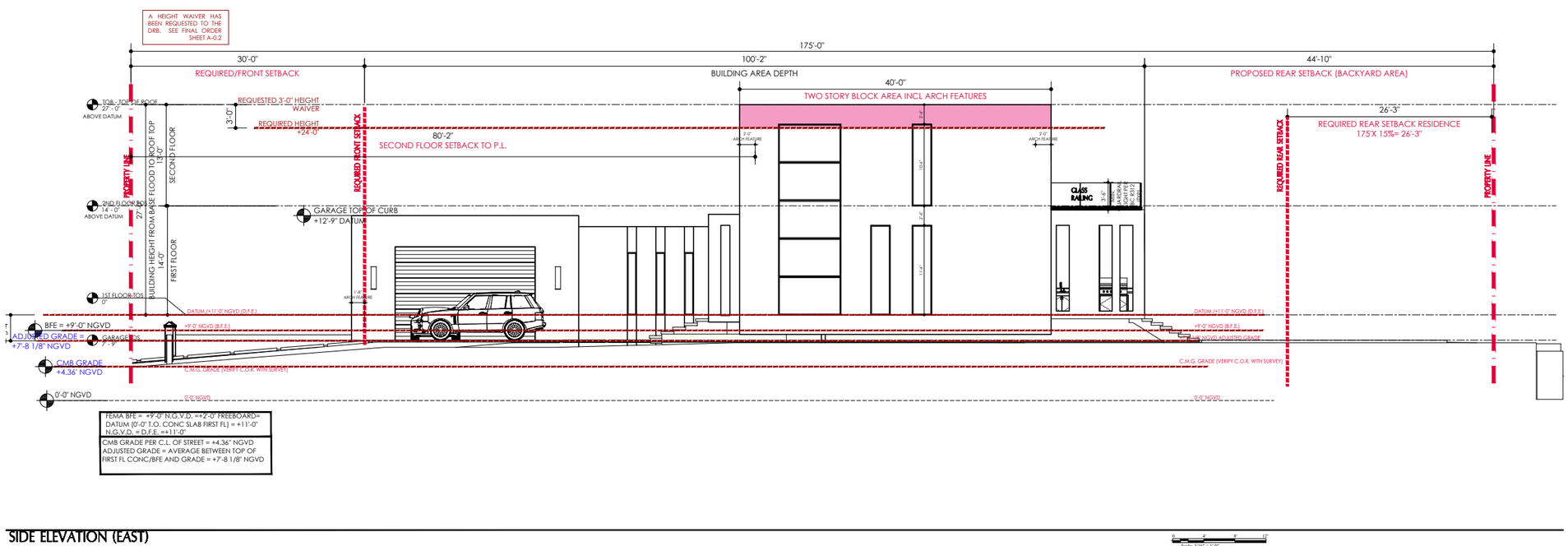
09-06-2022

ITEM NUMBER:

12-U



FRONT ELEVATION



SIDE ELEVATION (EAST)

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

WAIVER DIAGRAM

DATE:

09-06-2022

ITEM NUMBER:

12-U

PREVIOUS FRONT ELEVATION DESIGN

NEW FRONT ELEVATION DESIGN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

COMPARISON OF DESIGN

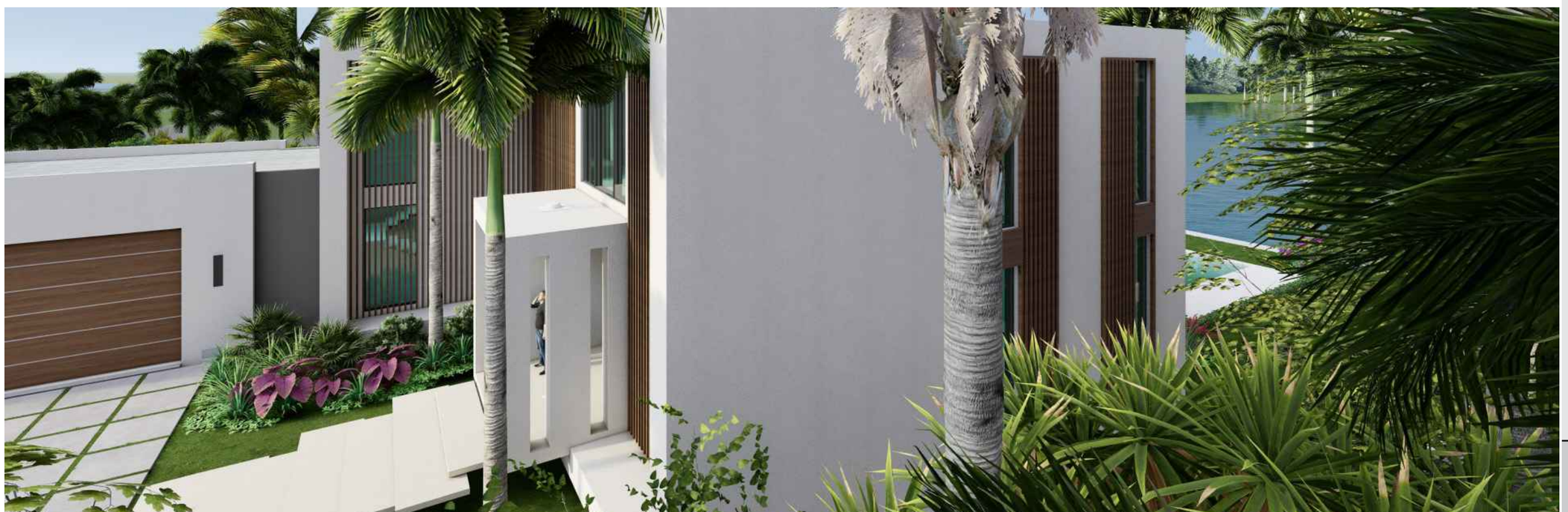
DATE:

09-06-2022

ITEM NUMBER:

OTHER

PREVIOUS EAST ELEVATION DESIGN



NEW EAST ELEVATION DESIGN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

COMPARISON OF DESIGN

DATE:

09-06-2022

ITEM NUMBER:

OTHER

PREVIOUS REAR ELEVATION DESIGN

NEW REAR ELEVATION DESIGN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
ARCHITECT AR-97156

DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

COMPARISON OF DESIGN

DATE:

09-06-2022

ITEM NUMBER:

OTHER

PREVIOUS WEST ELEVATION DESIGN

NEW WEST ELEVATION DESIGN

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES

1546 Jackson Street
Hollywood, Florida 33020

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ANNIE K. CARRUTHERS
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DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

COMPARISON OF DESIGN

DATE:

09-06-2022

ITEM NUMBER:

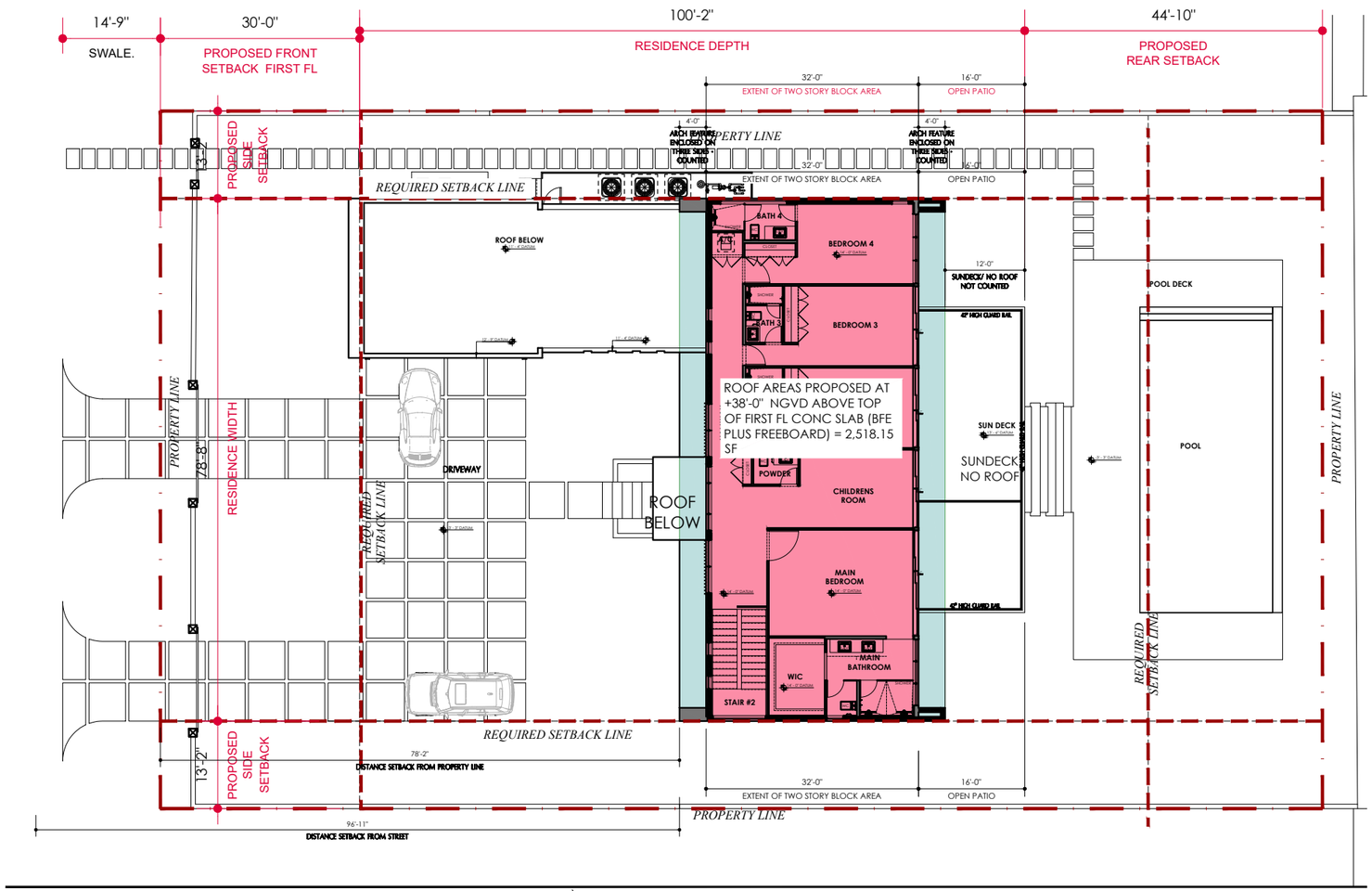
OTHER

HEIGHT WAIVER CALCULATIONS

ARCH FEATURE PROPOSED AT +27'-0" = 314.67 SF

ROOF AREAS PROPOSED AT 27'-0" ABOVE D.F.E. = +38'-0" NGVD ABOVE TOP OF FIRST FL CONC SLAB (BFE PLUS FREEBOARD) = 2,518.15 SF

TOTAL AREA AT +27'-0" = 2,832.82 SF



HEIGHT WAIVER DIAGRAM

IN-SITE DESIGN GROUP LLC
ARCHITECTURAL SERVICES
1546 Jackson Street
Hollywood, Florida 33020
AA26001758
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DRB 22-0822

PROJECT:

AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

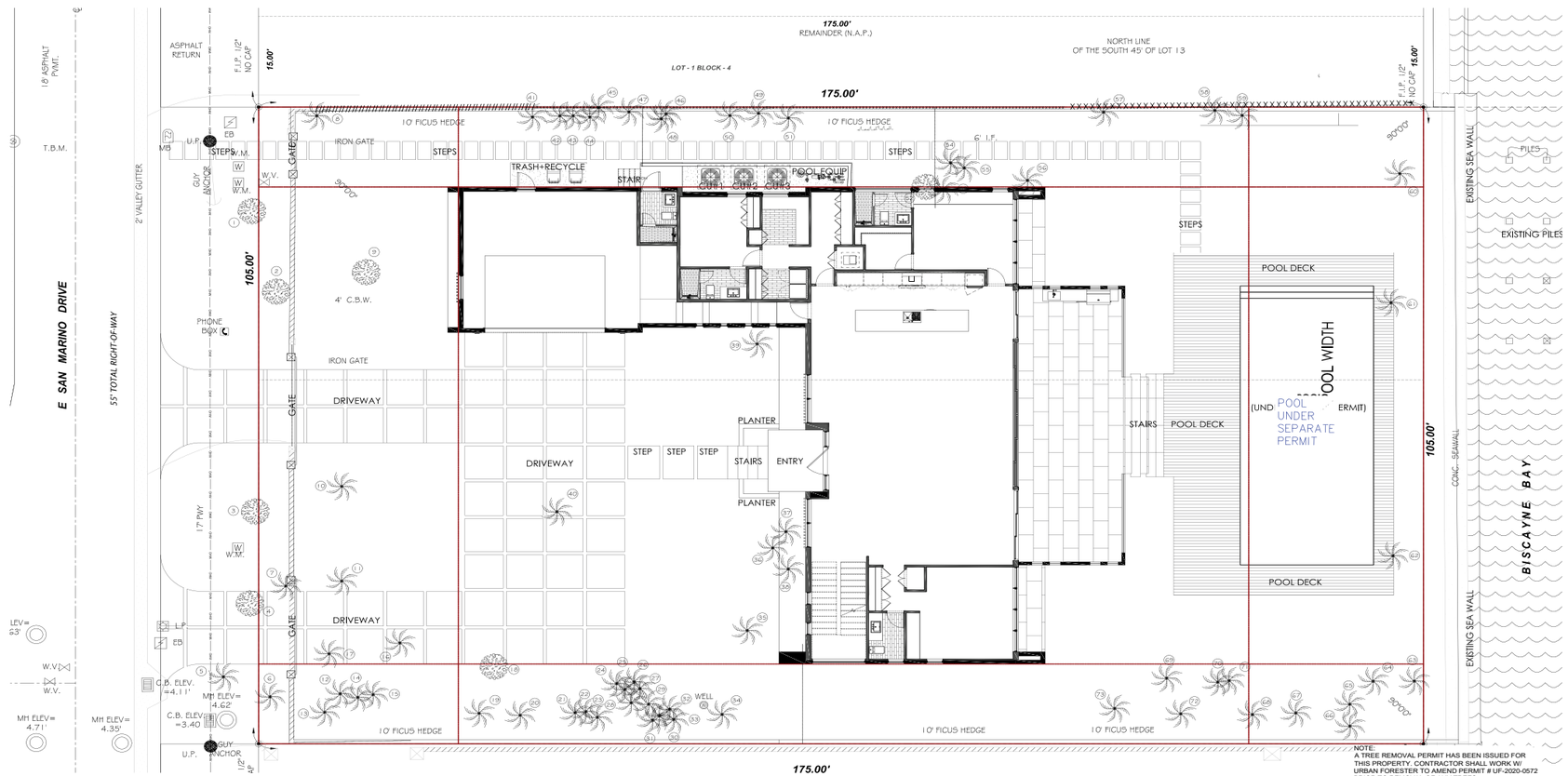
WAIVER DIAGRAM

DATE:

09-06-2022

ITEM NUMBER:

12-U



NOTE:
A TREE REMOVAL PERMIT HAS BEEN ISSUED FOR THIS PROPERTY. CONTRACTOR SHALL WORK W/ URBAN FORESTER TO AMEND PERMIT # UF-2020-0572 PRIOR TO REMOVAL OF ANY TREES.

TREE TABLE

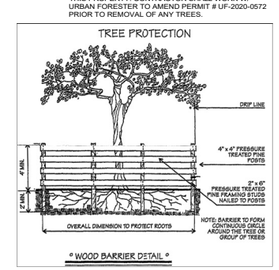
No.	Name	Diameter (ft.)	Height (ft.)	Spread (ft.)	Disposition
1	LEGASTROM	1.00	8	6	Remove
2	LEGASTROM	0.50	8	6	Remove
3	LEGASTROM	1.00	8	6	Remove
4	LEGASTROM	1.00	8	6	Remove
5	ROBELLINI PALM(2)	0.40	15	8	Remove
6	ROYAL PALM	1.60	40	20	Remain
7	ALEXANDER PALM	0.30	15	6	Remove
8	ROYAL PALM	1.40	50	20	Remain
9	MAHOGANY TREE	4.00	40	40	Remain
10	ROYAL PALM	1.40	40	20	Remain
11	ROYAL PALM	1.40	40	20	Remove
12	ALEXANDER PALM	0.25	25	8	Remain
13	ALEXANDER PALM	0.25	20	8	Remain
14	SABAL PALM	1.00	20	12	Remain
15	SABAL PALM (2)	0.60	30	15	Remain
16	ROBELLINI PALM(2)	0.30	10	6	Remove
17	ROBELLINI PALM(2)	0.30	10	6	Remove
18	MANGO TREE	1.00	25	20	Remain
19	ALEXANDER PALM	0.70	30	10	Remain
20	ALEXANDER PALM	0.70	30	10	Remain
21	TRAVELERS PALM	0.60	30	12	Remain
22	TRAVELERS PALM	0.60	30	12	Remain
23	TRAVELERS PALM	0.60	30	12	Remain
24	TRAVELERS PALM	0.60	30	15	Remain
25	TRAVELERS PALM	0.60	30	15	Remain

TREE TABLE

No.	Name	Diameter (ft.)	Height (ft.)	Spread (ft.)	Disposition
26	TRAVELERS PALM	0.60	25	12	Remain
27	TRAVELERS PALM	0.60	30	15	Remain
28	TRAVELERS PALM	0.60	25	12	Remain
29	TRAVELERS PALM	0.60	30	15	Remain
30	TRAVELERS PALM	0.60	30	15	Remain
31	TRAVELERS PALM	0.60	30	15	Remain
32	TRAVELERS PALM	0.60	30	15	Remain
33	TRAVELERS PALM	0.60	30	15	Remain
34	ALEXANDER PALM	0.60	30	12	Remain
35	ARECA PALM	3.00	20	15	Remove
36	ALEXANDER PALM	0.60	30	15	Remove
37	TRAVELERS PALM (5)	0.40	25	8	Remove
38	TRAVELERS PALM (3)	0.40	20	10	Remove
39	ALEXANDER PALM (6)	0.20	25	8	Remove
40	PALMS (8)	0.50	30	10	Remove
41	ROYAL PALM	1.00	25	12	Remain
42	ROYAL PALM	0.60	20	12	Remain
43	ROYAL PALM	0.60	20	15	Remain
44	ROYAL PALM	1.00	25	18	Remain
45	ROYAL PALM	1.60	50	15	Remain
46	ROYAL PALM	1.00	25	15	Remain
47	ROYAL PALM	0.50	20	15	Remain
48	ROYAL PALM	0.50	20	12	Remain
49	ROYAL PALM	0.50	20	15	Remain
50	ROYAL PALM	0.60	20	15	Remain

TREE TABLE

No.	Name	Diameter (ft.)	Height (ft.)	Spread (ft.)	Disposition
51	ROYAL PALM	0.80	25	15	Remain
52	DRACAENA	0.80	20	12	Remove
53	ALEXANDER PALM	0.40	30	10	Remove
54	ALEXANDER PALM	0.50	30	10	Remove
55	ALEXANDER PALM	0.50	30	10	Remove
56	ROBELLINI PALM (3)	0.30	15	8	Remove
57	ALEXANDER PALM	0.50	30	10	Remain
58	ALEXANDER PALM	0.40	15	8	Remain
59	ALEXANDER PALM	0.40	15	8	Remain
60	ROYAL PALM	1.40	30	20	Remain
61	ROYAL PALM	1.40	30	20	Remain
62	ROYAL PALM	1.40	30	20	Remain
63	COCONUT PALM	0.70	30	15	Remain
64	COCONUT PALM	0.70	30	15	Remain
65	COCONUT PALM	0.70	30	15	Remain
66	COCONUT PALM	0.70	35	15	Remain
67	ALEXANDER PALM	0.50	35	15	Remain
68	ALEXANDER PALM	0.50	35	15	Remain
69	ALEXANDER PALM	0.50	35	15	Remain
70	ALEXANDER PALM	0.70	35	15	Remain
71	ALEXANDER PALM	0.70	35	15	Remain
72	ALEXANDER PALM	0.50	35	15	Remain
73	ALEXANDER PALM	0.50	35	15	Remain



LANDSCAPE ARCHITECT
KIM MOYER, A.S.L.A. - LA0000952

TREE DISPOSITION PLAN SCALE : 1/8" = 1' - 0"

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DRB 22-0822
PROJECT:
AZENDA RESIDENCE
205 East San Marino Drive, Miami Beach, FL 33139-1105

EXISTING LANDSCAPE PLAN

ITEM NUMBER:
13-A

General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees and palms shall be planted with the top of their rootballs 1'-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Landscape Legend

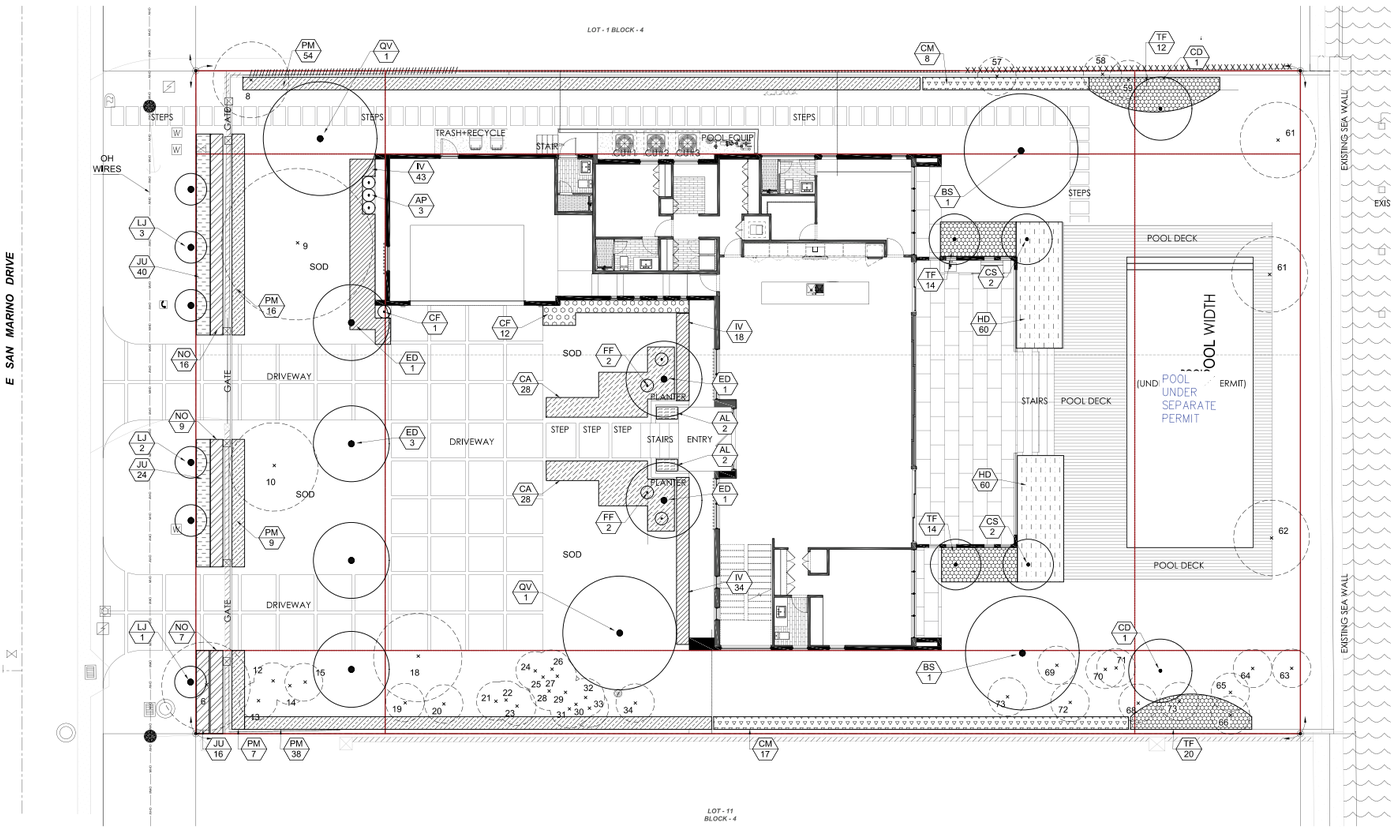
ZONING DISTRICT: RS-3
NET LOT AREA: 18,375 sf (.42 AC)

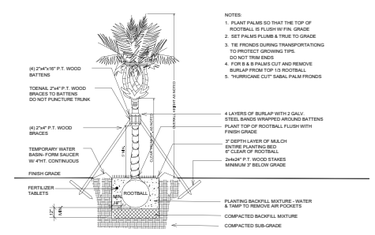
	Required	Provided
OPEN SPACE		
A. Square feet of open space required, as indicated on site plan: Net lot area = 18,375sf x .25%=	4594 sf	8854.74 sf
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 0 x 10 sf per parking space =	0	0
C. Total square feet of landscaped open space required : A+E=	4594 sf	8854.74 sf
TREES		
A. Number of trees required per net lot acre less existing number of trees meeting minimum requirements = 5 + 1 tree/ 1000 sf =	18	18
B. Percentage of native trees required 18 x .30 =	6	10
C. Percentage drought tolerant and low maintenance: 18 x .50	9	10
STREET TREES		
D. Street trees (maximum average spacing of 20' OC.) 105'/ 20	6	6
Street trees located directly beneath power lines (maximum average spacing of 20' O.C)	6	6
SHRUBS		
A. Number of shrubs required: Number of trees required 24 x 12 =	288	587
B. Percentage of native shrubs required: 288 x .50	144	275
C. Percentage of large shrubs or small trees required: 288 x .10 =	29	29

IRRIGATION: Automatic

Plant List

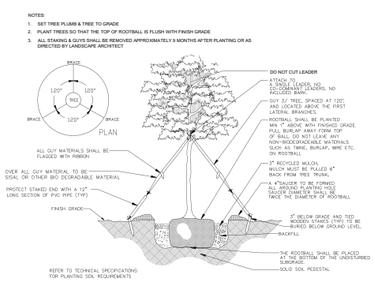
Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance
Trees/ Palms					
CD	2	Coccoloba diversifolia / Pigeon Plum	12' Ht. x 4' Spr., 2" cal.	Yes	High
ED	6	Elaeocarpus decipiens/ Japanese Bluberry	12' Ht x 4' Spr, 2" cal	No	Medium
QV	2	Quercus virginiana/ Live Oak	12' Ht. x 6' Spr., 2" cal.	Yes	High
BS	2	Bursera simaruba/ Gumbo Limbo	12' Ht x 6' Spr, 2" cal	Yes	High
CS	4	Cordia sebestena/ Orange Geiger Tree	10' Ht x 5' Spr, 1.5" cal	Yes	High
L J	6	Ligustrum japonicum/ Wax Privet	10' Ht x 5' Spr, multi trunk	No	High
Shrubs/Groundcovers					
CM	25	Caryota mitis/ Fishtail Palm	6' x 4'	No	High
AP	3	Alocasia 'Portora'/ Giant Elephant Ear	36" Ht	No	Low
AL	4	Alocasia 'California'/ California Alocasia	24" x 24", 24" O.C.	No	Low
CF	13	Clusia flava/ Small Leaf Clusia	24" x 24", 24" O.C.	No	High
HD	120	Helianthus debilis/ Beach Sunflower	5" x 10", 18" O.C.	Yes	High
IV	95	Ilex vomitoria 'Stokes Dwarf'/ Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
TF	60	Tripsacum floridana/ Florida Gamma Grass	16" x 16", 24" O.C.	Yes	High
NO	32	Nerium oleander 'Petite Pink'/ Dwarf Pink Oleander	20" x 20", 24" O.C.	No	High
FF	4	Furcraea foetida/ Giant False Agave	24" x 24"	No	High
JU	80	Juniperus conferta/ Shore Juniper	6" x 12" , 18" O.C.	No	High
PM	124	Podocarpus macrophyllus / Podocarpus	24" x 24", 24" O.C.	No	Medium
CA	56	Carissa macrocarpa 'Emerald Blanket'/ Dwarf Carissa	24" x 24", 24" O.C.	No	Medium
Sod		St. Augustine			
Mulch		Shredded Melaleuca or Eucalyptus			





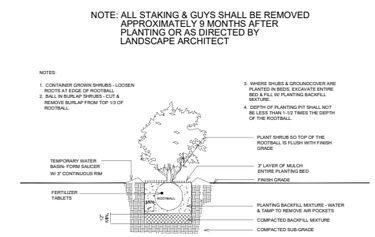
PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



TREE STAKING DETAIL

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL

Tree mitigation shall be proposed based on tree removal as per CMB Chapter 46.

The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126.

LANDSCAPE ARCHITECT
KIM MOYER, A.S.L.A. - LA0000952

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

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PROJECT:

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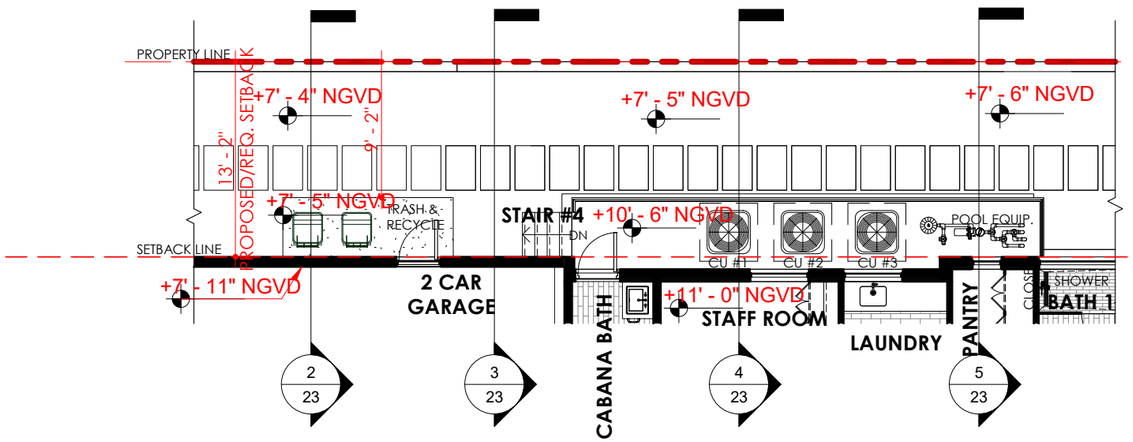
LANDSCAPE PLAN

DATE:

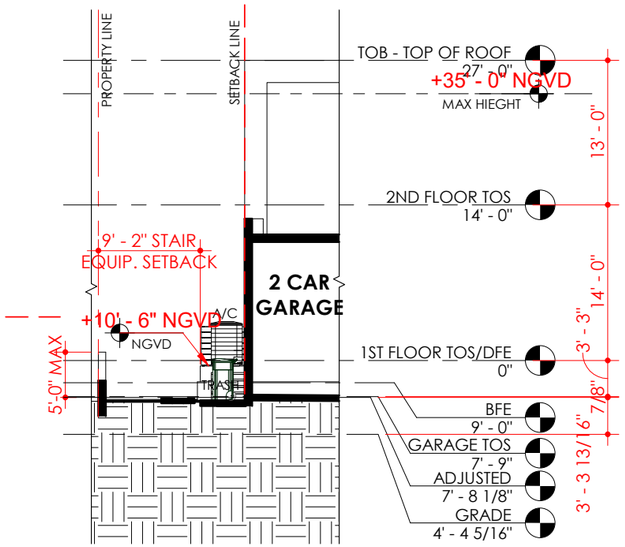
09-06-2022

ITEM NUMBER:

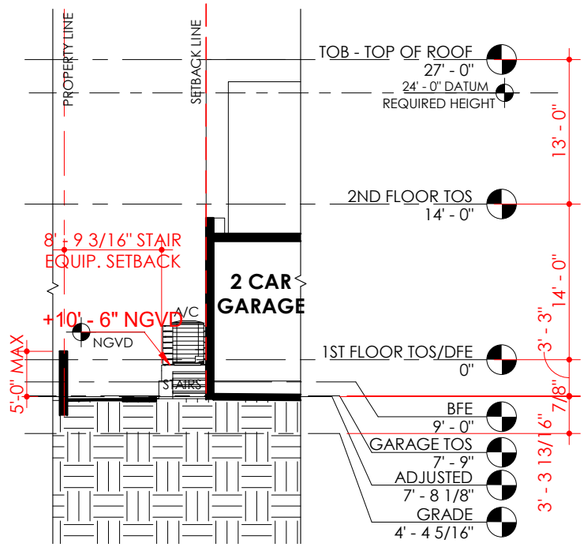
13-C



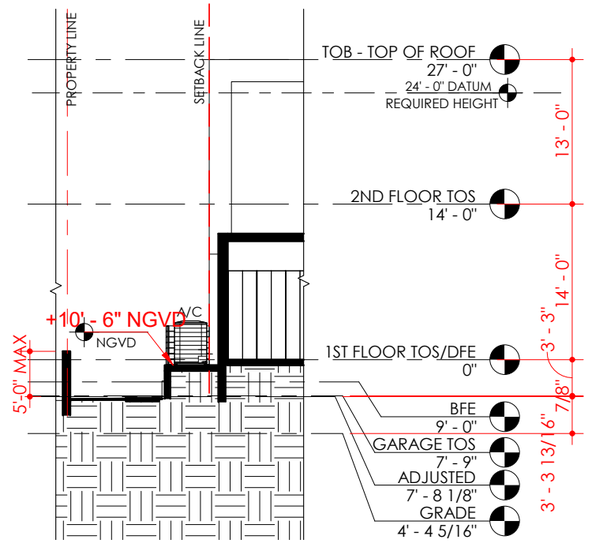
1 YARD SECTION-FLOOR PLAN



2 YARD SECTION 2



3 YARD SECTION 3



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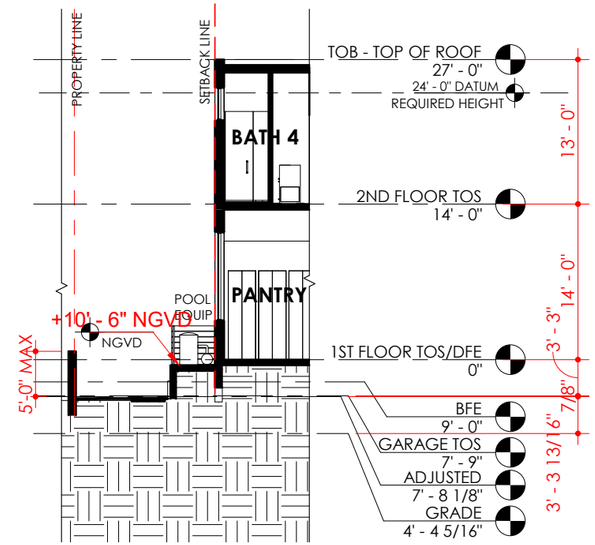

5 YARD SECTION 5

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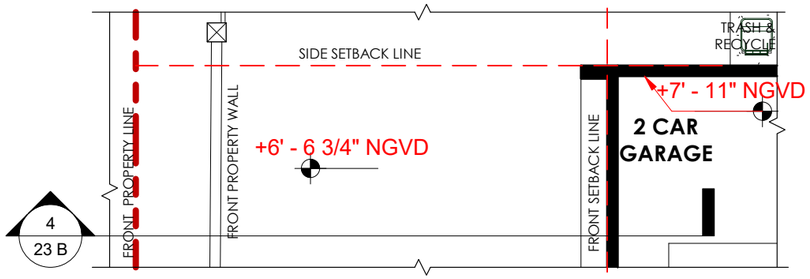
REQUIRED YARDS SECTION DRAWINGS

DATE:

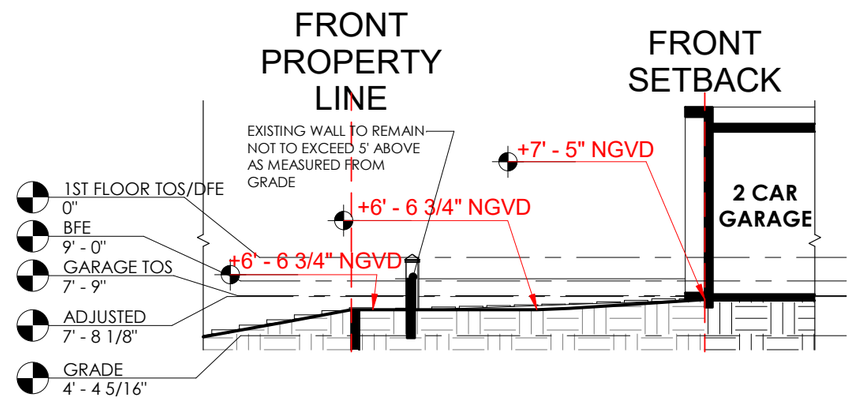
09-06-2022

ITEM NUMBER:

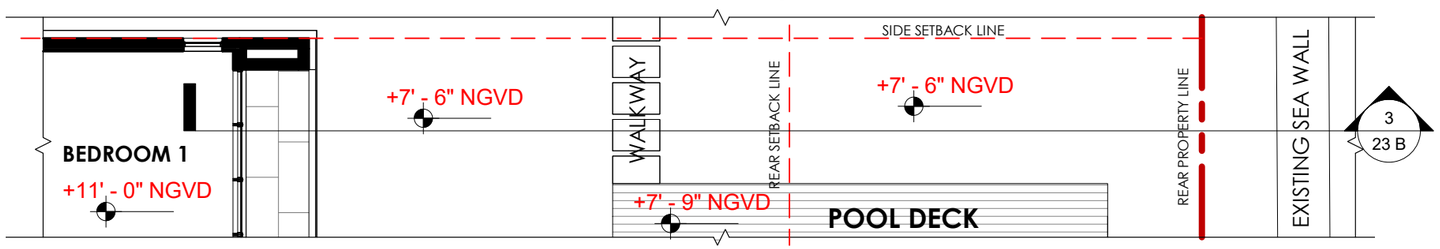
12-T



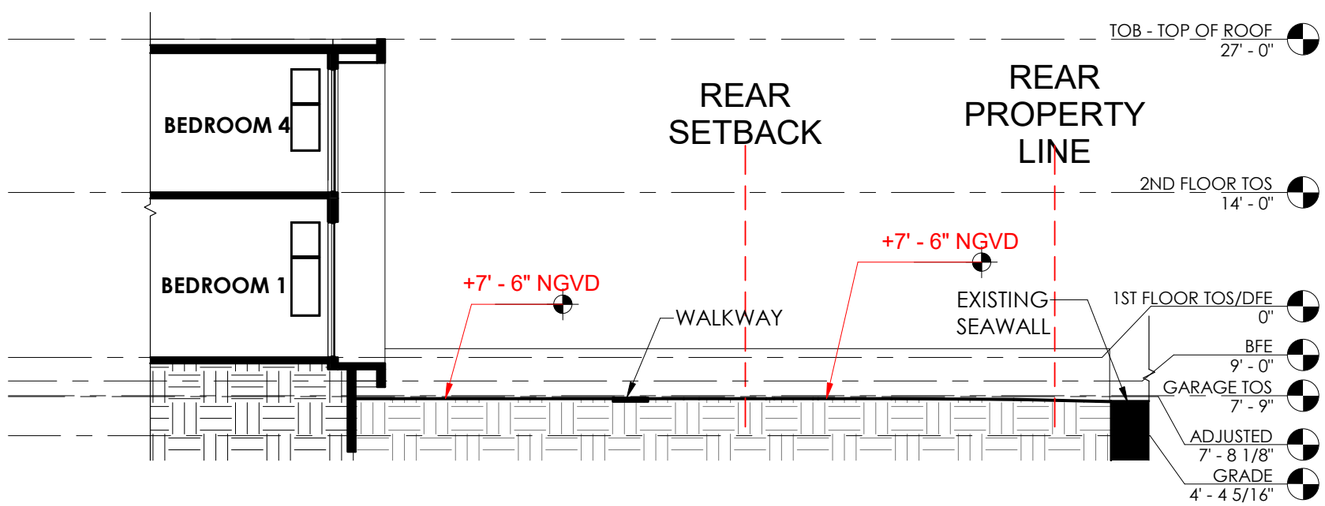
1 FRONT YARD SECTION-FLOOR PLAN



4 YARD SECTION-FRONT



2 REAR YARD SECTION-FLOOR PLAN



3 YARD SECTION-REAR

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REQUIRED YARDS SECTION DRAWINGS

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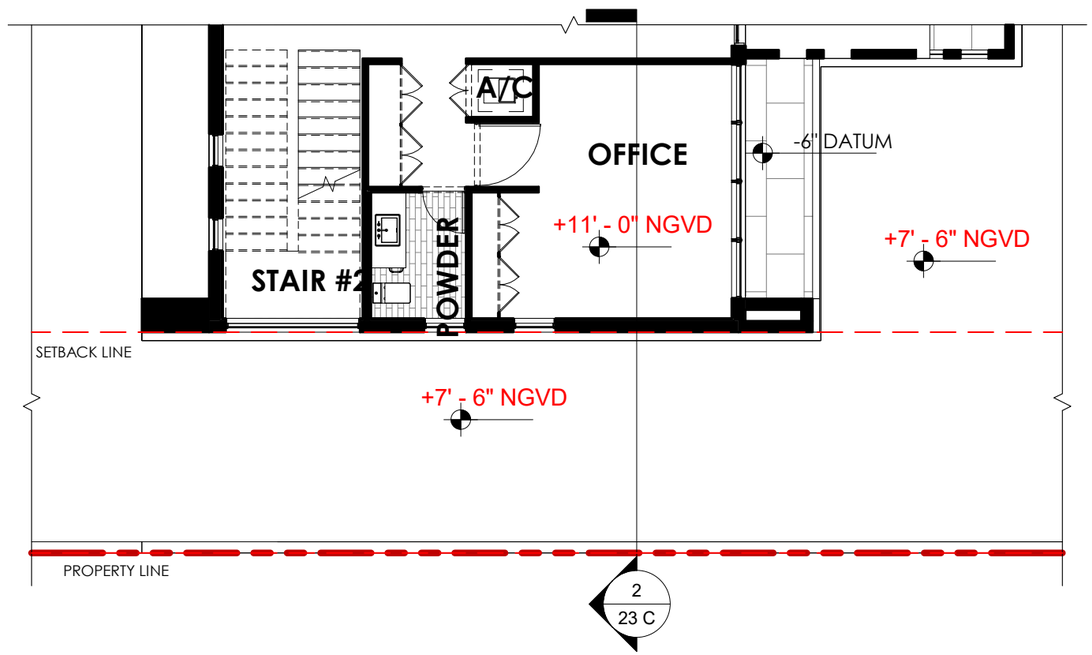
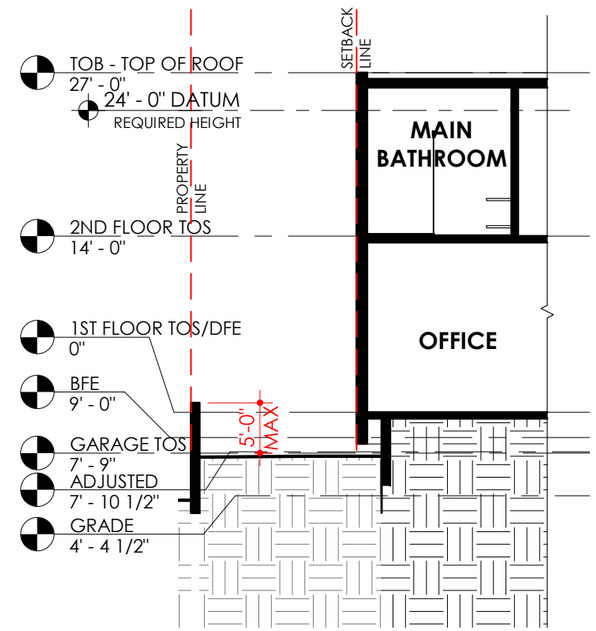


1 YARD SECTION-FLOOR PLAN-2



2 YARD SECTION 6

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