





FRONT VIEW



PAINTED STUCCO

ALUMINUM CLADDING

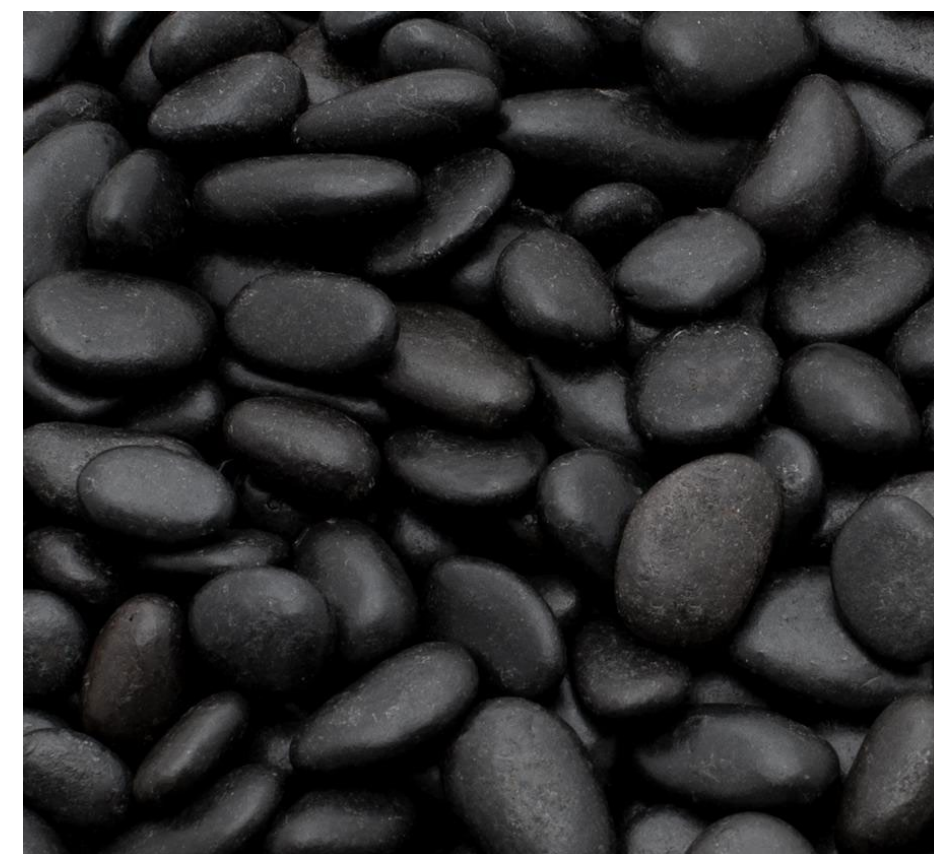
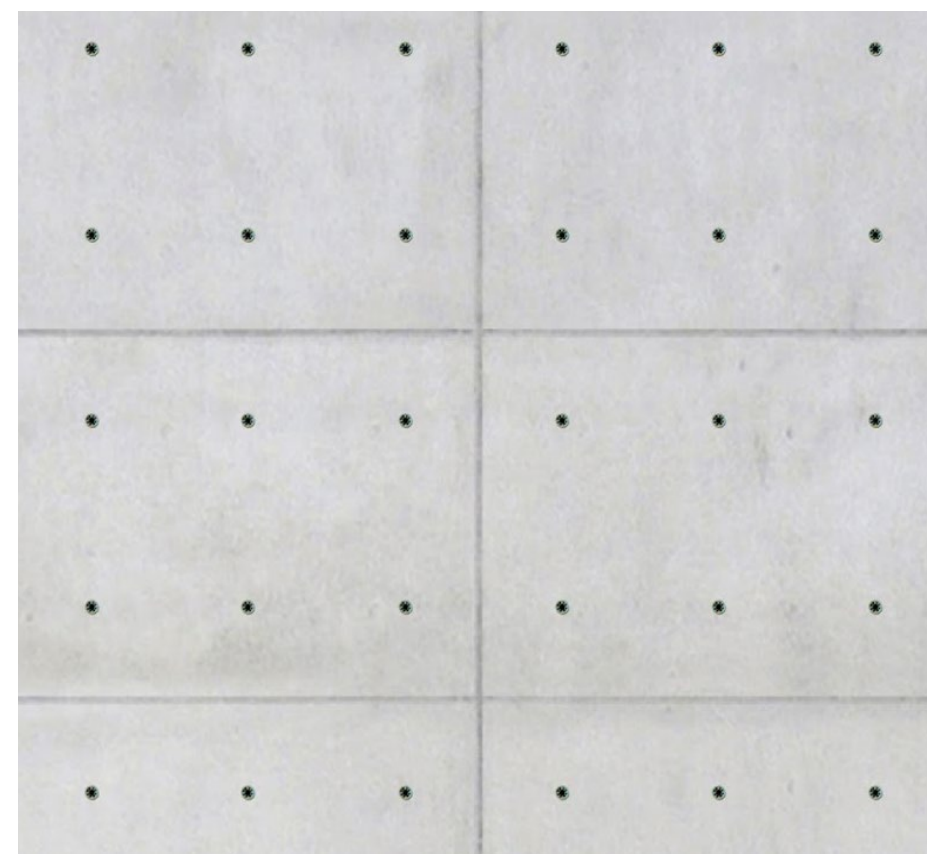
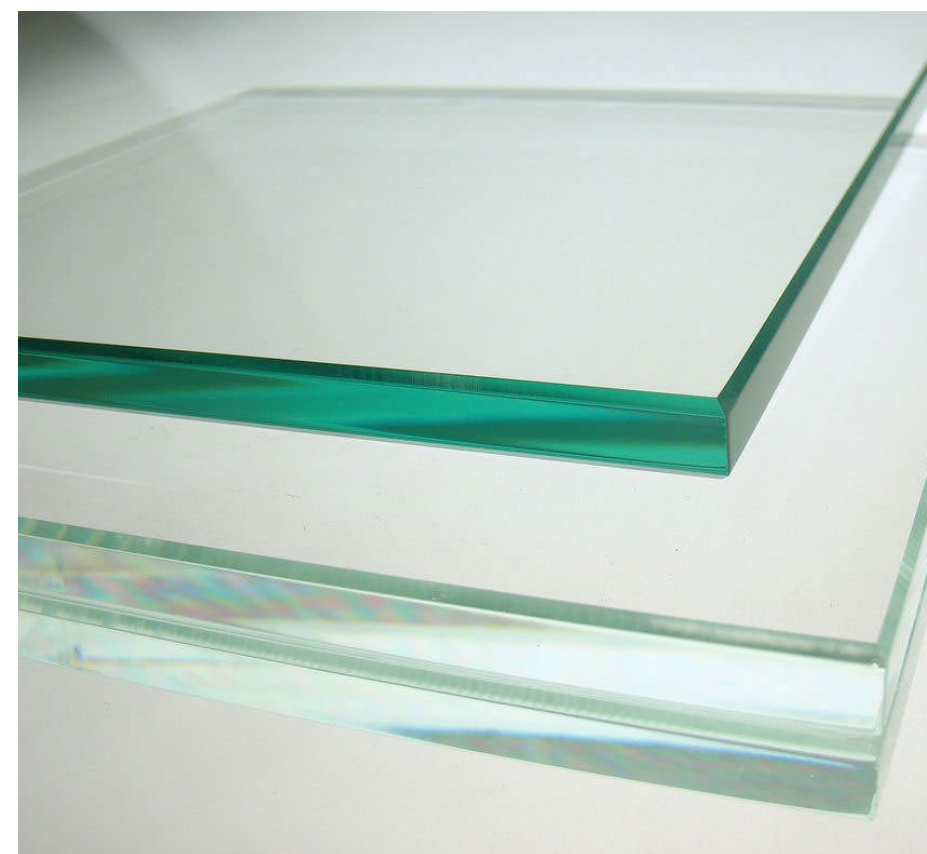
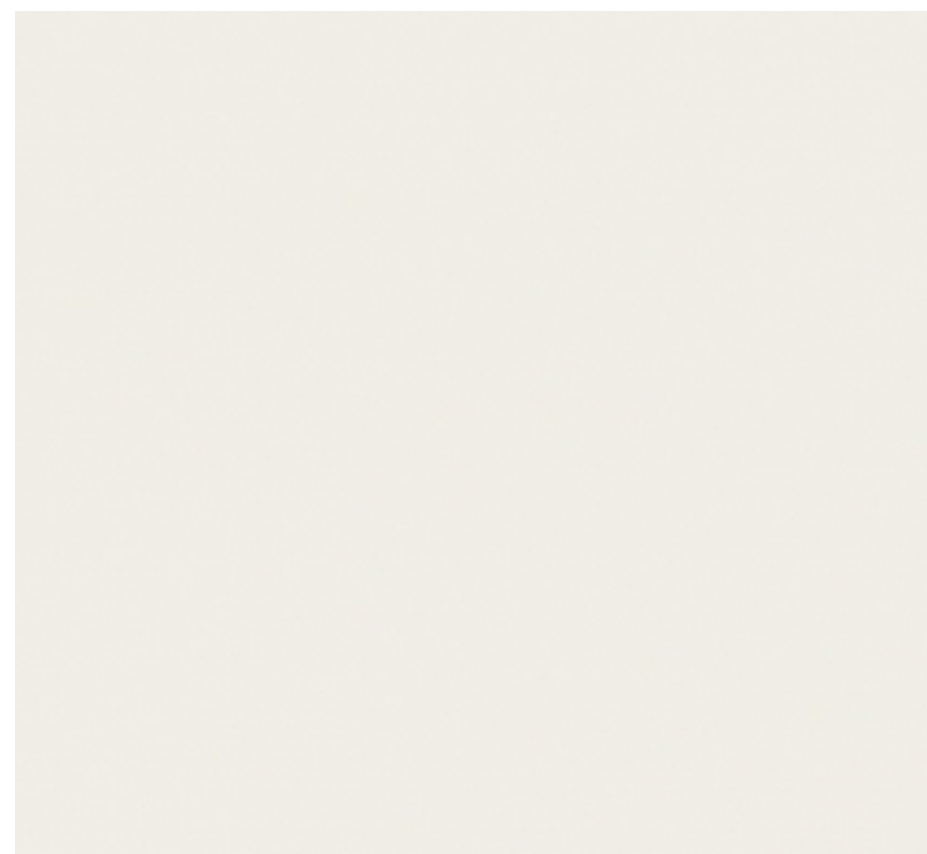
GLAZING

BOARD FORMED CONCRETE

TEAK WOOD

CONCRETE PAVER

BLACK RIVER ROCK



EXTERIOR PAINT

DOORS, WINDOWS, &
LOUVERS

WINDOWS & GLASS
RAILINGS

FEATURE WALLS

ENTRY SOFFIT & POOL
CLADDING

PAVING

ENTRY GROUND COVER

ALTERNATIVE ELEVATION NOTE:

THIS ELEVATION IS IN RESPONSE TO AN INITIAL HPB PLAN REVIEW COMMENT, 4.3.a & b, BY PLANNING STAFF. IT REPRESENTS A REPLICA OF THE EXISTING STRUCTURE WITH THE PROPOSED HOME DIRECTLY ABOVE & BEHIND IT. WE HAVE DETERMINED THAT IT IS NOT FEASIBLE.

IN ORDER FOR THE EXISTING FACADE TO SLIP UNDER THE 2ND FLOOR SLAB, THE NEW BUILDING WILL NEED TO BE RAISED AN ADDITIONAL 4'-2", THEREBY INCREASING THE PERCEPTION OF ITS MASS. ALSO THE EXISTING FEATURES OF THE HISTORIC STRUCTURE ARE NOT COMPATIBLE WITH THE INTERNAL ORGANIZATION OF THE BUILDING.





MIAMI BEACH HISTORIC PRESERVATION BOARD SUBMITTAL
NEW RESIDENCE | 819 SECOND STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
819 SECOND STREET
MIAMI BEACH, FL

SCOPE OF WORK

- New landscape design to complement new residence

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Landscape Plan
- L-2 Existing Tree Survey + Disposition Plan

NEW RESIDENCE
819 2ND STREET
MIAMI BEACH, FLORIDA 33139

seal

comm no.
1732
date:
10/27/17
revised:

sheet no.
L-0

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A	3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
B	DOG RUN AREA

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RM1 - RM3 Multi Family Home Residential)

ZONING: R-PS2 **LOT SIZE:** 2,684 SF **ACRES:** .06

TREES

28 TREES PER NET ACRE. 28 TREES x .06 ACRES = 1.68 TREES REQUIRED / 10 TREES PROVIDED.
(8 NATIVE SPANISH STOPPER TREES + 2 BRIDALVEIL TREES)

DIVERSITY REQUIREMENT

1 - 5 REQUIRED TREES = 2 TREE SPECIES REQUIRED / 2 SPECIES PROVIDED

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 2 = .6 NATIVE TREES REQUIRED / 8 NATIVE TREES PROVIDED
(8 NATIVE SPANISH STOPPER TREES PROVIDED)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 1.68 = .84 LOW MAINTENANCE TREES REQUIRED / 8 LOW MAINTENANCE TREES PROVIDED
(8 NATIVE SPANISH STOPPER TREES PROVIDED)

STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER
2ND STREET: 2 STREET TREES PROVIDED

SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (4) = 48 REQUIRED / XXX SHRUBS PROVIDED (50 NATIVE CRABWOOD SHRUBS PROVIDED + 40 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED.)

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 53.8 = XXX / XXX NATIVE SHRUBS PROVIDED (50 NATIVE CRABWOOD SHRUBS PROVIDED + 40 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED.)

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X XXX = XXX/ XXXLARGE SHRUBS PROVIDED (50 CRABWOOD SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X XX = XXX / XXX NATIVE SHRUBS PROVIDED
XXX NATIVE CRABWOOD SHRUBS PROVIDED

LAWN AREA

30% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 30% OF LANDSCAPE AREA

IRRIGATION SYSTEM

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

PLANT LIST - 819 SECOND STREET						
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES	
TREES						
CG	2	NO	BRIDAL VEIL TREE	Caesalpinia granadillo	200 gallon, 18-20' height, 10' spread, 4" dbh, equal to Treeworld	
EF	8	YES	SPANISH STOPPER TREE	Eugenia foetida	25 gallon, 10' height, 4' spread, 2" dbh, equal to Treeworld Wholesale	
PALM						
PM	6	NO	MACARTHUR PALM	Ptychosperma macarthurii	15 gallon, 18' height, full	
SHRUBS + GROUNDCOVERS						
FPJ	as req.	NO	FICUS PUMILA	Ficus benjamina	1 gallon, full, 18" on center	
OPJ	as req.	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 18" on center	
POD	as req.	NO	PODOCARPUS	Podocarpus macrophyllus	7 gallon, full, space 24" on center	
TRJ	as req.	NO	CONFEDERATE JASMINE	Trachelospermum asiaticum	7 gallon, 4' height trellis	

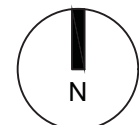


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2nd STREET

C.M.B. PUBLIC WORKS / EROSION + SEDIMENT CONTROL NOTES

1. PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
2. THE STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

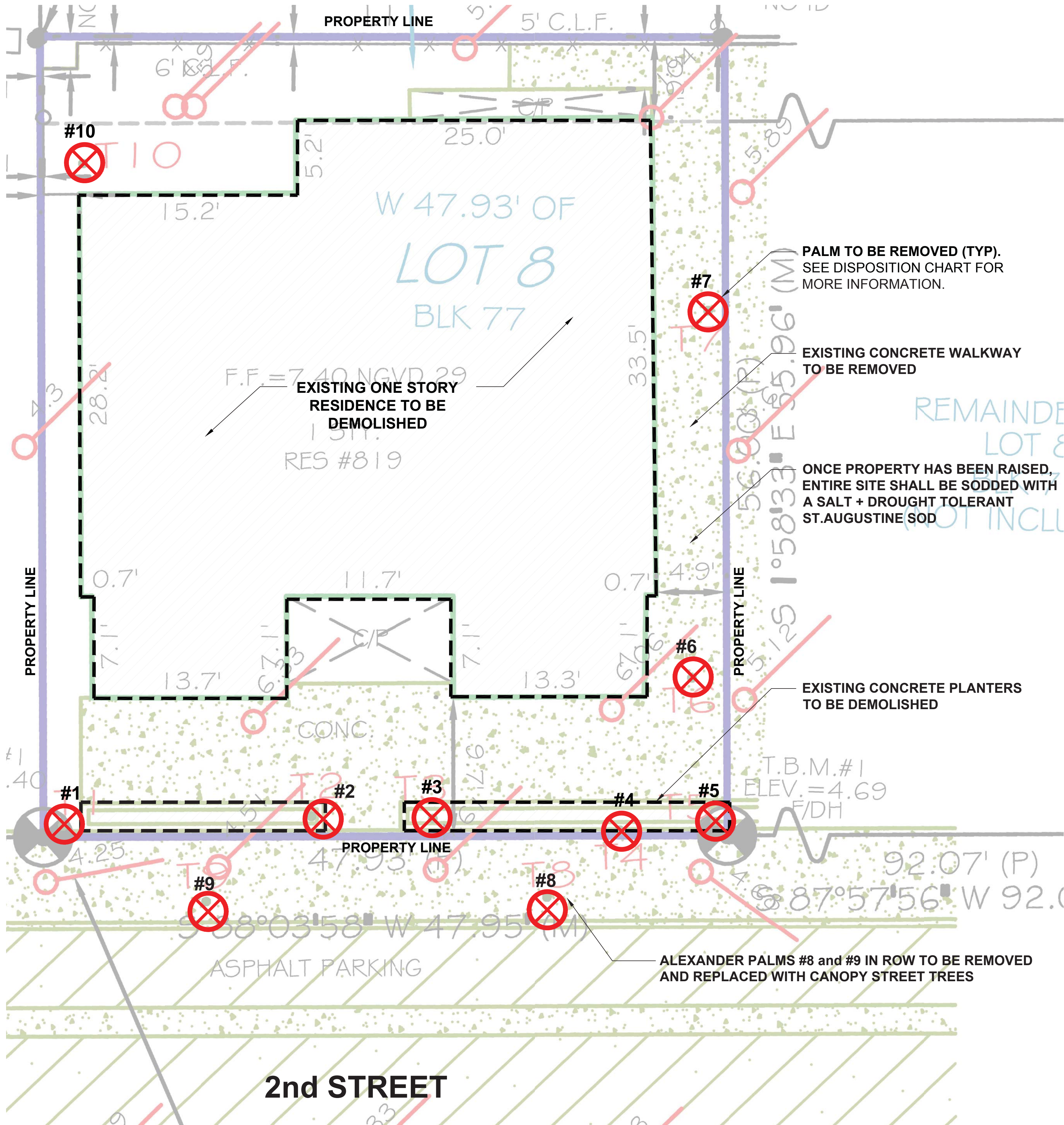
1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 08.28.2017
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY EXACTA LAND SURVORS DATED 08.19.2017
3. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
4. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 819 2ND STREET

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P+Z - GPM / PW - N.A.
#1	FIGUS TREE	Ficus benjamina	YES	+/- 14"	+/- 20'	+/- 14'	GOOD	REMOVE	154 SF	154 SF	IN CONFLICT WITH SITE DESIGN	PERMIT REQUIRED
#2	ALEXANDER PALM	Pythosterma elegans	NO	+/- 3"	+/- 20'	+/- 7'	FAIR	REMOVE	39 SF	0 SF	CAT 2 INVASIVE NO MITIGATION REQ	N/A - NO PERMIT REQUIRED
#3	ALEXANDER PALM	Pythosterma elegans	NO	+/- 3"	+/- 20'	+/- 7'	FAIR	REMOVE	39 SF	0 SF	CAT 2 INVASIVE NO MITIGATION REQ	N/A - NO PERMIT REQUIRED
#4	COCONUT PALM	Cocos nucifera	NO	+/- 6"	+/- 15'	+/- 10'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN	N/A - NO PERMIT REQUIRED
#5	ALEXANDER PALM	Pythosperma elegans	NO	+/- 3"	+/- 20'	+/- 7'	FAIR	REMOVE	39 SF	0 SF	CAT 2 INVASIVE NO MITIGATION REQ	N/A - NO PERMIT REQUIRED
#6	ROYAL POINCIANA	Delonix regia	YES	+/- 12"	+/- 35'	+/- 35'	GOOD	REMOVE	961 SF	961 SF	IN CONFLICT WITH SITE DESIGN	PERMIT REQUIRED
#7	ROYAL POINCIANA	Delonix regia	YES	+/- 12"	+/- 35'	+/- 35'	GOOD	REMOVE	961 SF	961 SF	IN CONFLICT WITH SITE DESIGN	PERMIT REQUIRED
#8	ALEXANDER PALM	Pythosterma elegans	NO	+/- 5"	+/- 25'	+/- 7'	GOOD	REMOVE	39 SF	39 SF	TO BE REPLACED WITH CANOPY STREET TREES	PERMIT REQUIRED
#9	ALEXANDER PALM	Pythosterma elegans	NO	+/- 5"	+/- 25'	+/- 7'	GOOD	REMOVE	39 SF	39 SF	TO BE REPLACED WITH CANOPY STREET TREES	PERMIT REQUIRED
#10	FOXTAIL PALM	Wodyetia bifurcata	NO	+/- 8"	+/- 20'	+/- 12'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN	PERMIT REQUIRED

TOTAL MITIGATION REQUIRED: 3,915 SF AS PER CITY OF MIAMI BEACH URBAN FORESTRY
TOTAL MITIGATION PROVIDED : 1,700 SF COMMENTS DATED 10.17.17

* PLEASE NOTE: ADDITIONAL CANOPY SHORTFALL TO BE MADE UP WITH PAYMENT INTO CMB TREE TRUST FUND



EXISTING TREE SURVEY + DISPOSITION PLAN
WITH A DEMO PLAN OVERLAY

