NEW SINGLE-FAMILY RESIDENCE AT
819 2nd STREET

HISTORIC PRESERVATION BOARD
CONTINUANCE SUBMITTAL
2/2/2018

819 2ND STREET

MIAMI BEACH, FLORIDA

CLIENT

STEPHEN AND GERRI HELIMAN
819 2ND STREET
MIAMI BEACH, FL 33139

ARCHITECT

CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD, STE. 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE

CHRIS CAULEY
CHRISTOPHER CAULEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 th STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

HISTORIC PRESERVATION BOARD NOTE

APPLICATION TO REQUEST A CERTIFICATE OF APPROPRIATENESS FOR THE DESIGN OF A NEW SINGLE FAMILY RESIDENCE IN THE OCEAN BEACH HISTORIC DISTRICT IN THE CITY OF MIAMI BEACH.

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seal

Raphael Levy
registered architect
AR0094779

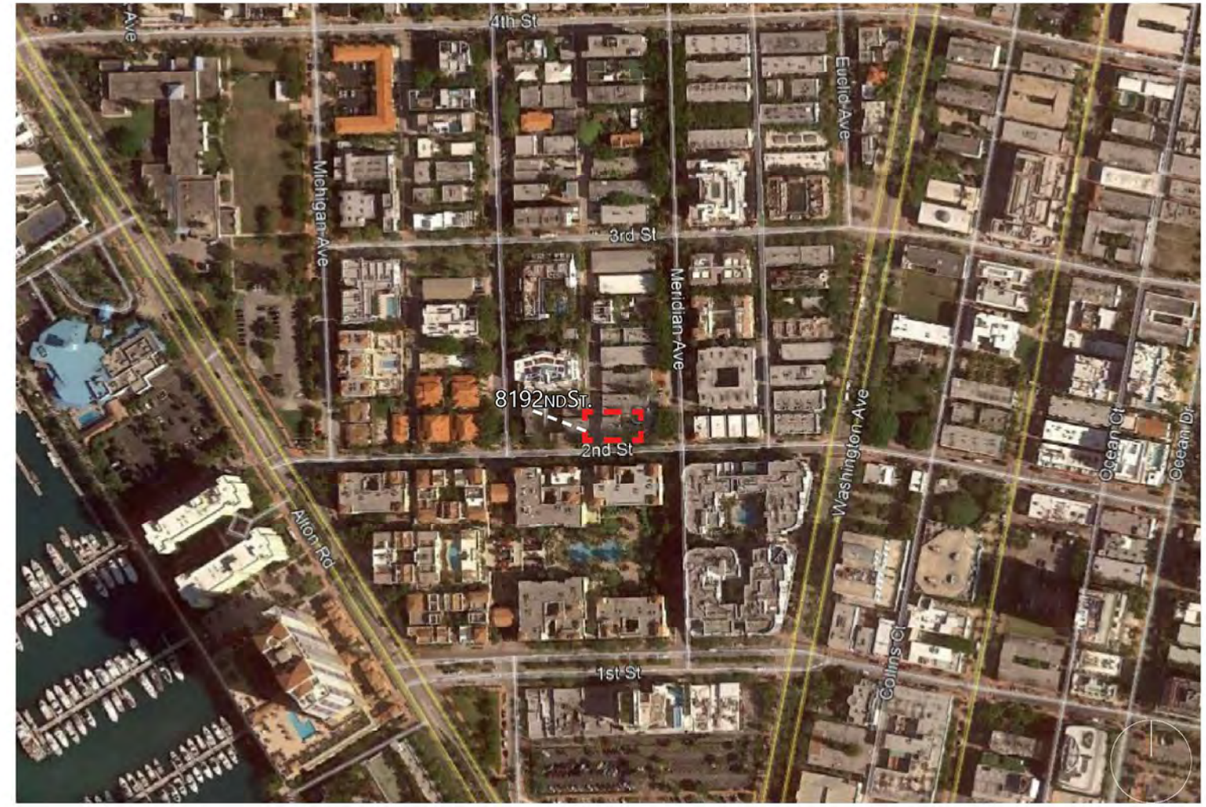
comm no.
1732

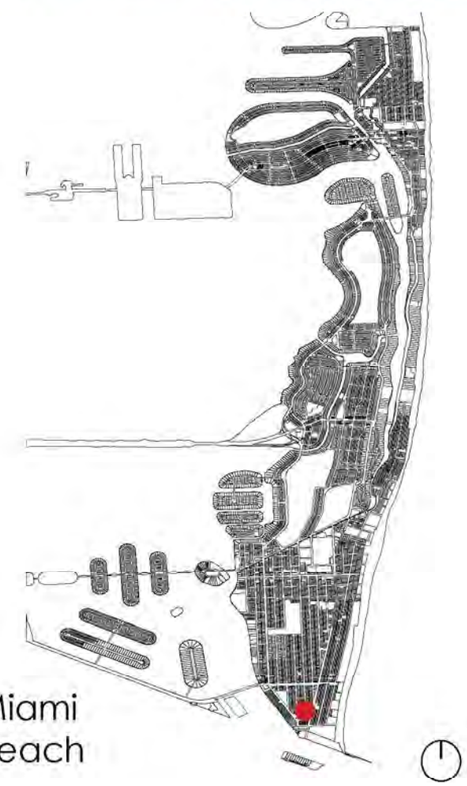
date:
07/10/17

revised: 02/02/18

sheet no.
A-COVER

10th St
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
1st St
W 6th St
West Ave
Alton Ct
907
Lenox Ct
Lenox Ave
Pennsylvania Ave
Michigan Ave
Euclid Ave
Alton Rd
Washington Ave
Collins Ave
Collins Ct
Ocean Ct
Ocean Dr
819 2nd St
Commerce St
S Pointe Dr
Inlet Blvd
Fisher Island Dr


4th St
3rd St
2nd St
1st St
Michigan Ave
Meridian Ave
Euclid Ave
Washington Ave
Alton Rd
Collins Ct
Ocean Ct
Ocean Dr
8192ND ST.


Miami
Beach

819 2nd St
2nd St
Meridian Ave
200 ft

CURRENT PHOTOS OF EXISTING EXTERIOR
OCTOBER 18, 2017

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

PREPARED BY:

EXACTA
Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882

PROPERTY ADDRESS: 819 2ND STREET MIAMI BEACH, FLORIDA 33139

SURVEY NUMBER: 1704.1269-03

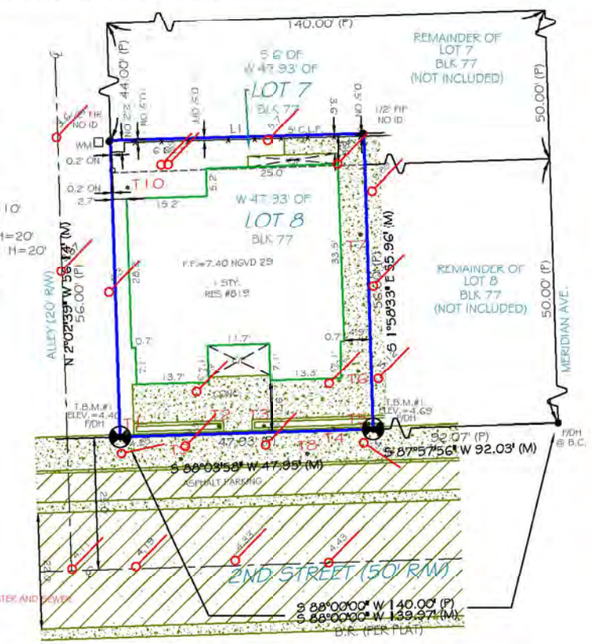
FIELD WORK DATE: 8/29/2017

REVISION DATE(S): (REV.2 8/29/2017) (REV.2 8/28/2017) (REV.1 8/19/2017)

17041269
BOUNDARY SURVEY
MIAMI-DADE COUNTY

TABLE:
L1 47.93' (P)
N 88°16'20" E 48.01' (M)

TABLE:
T1 FICOS W=1' H=15'
T2 PATM W=.3' H=12'
T3 PATM W=.3' H=12'
T4 COCONUT W=.75' H=10'
T5 PATM W=.5' H=14'
T6 R. PONCHIANA W=2' H=20'
T7 R. PONCHIANA W=1.5' H=20'
T8 PATM W=.4' H=15'
T9 PATM W=.4' H=15'
T10 PATM W=.3' H=15'



NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED
W=BREAST HEIGHT DIAMETER
H=OVERALL HEIGHT

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH REAL TIME NETWORK L-NET AND HAVE BEEN CONVERTED TO NGVD 1929 DATUM - CONVERSION FACTOR +1.56
DENOTES EXISTING ELEVATION IN NGVD 1929 DATUM

GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 8/29/2017

BUYER: Stephen Helfman and Gerri Helfman, Tenants by the Entireties

SELLER:

CERTIFIED TO: STEPHEN HELFMAN AND GERRI HELFMAN, TENANTS BY THE ENTIRETIES

This is page 1 of 2 and is not valid without all pages.

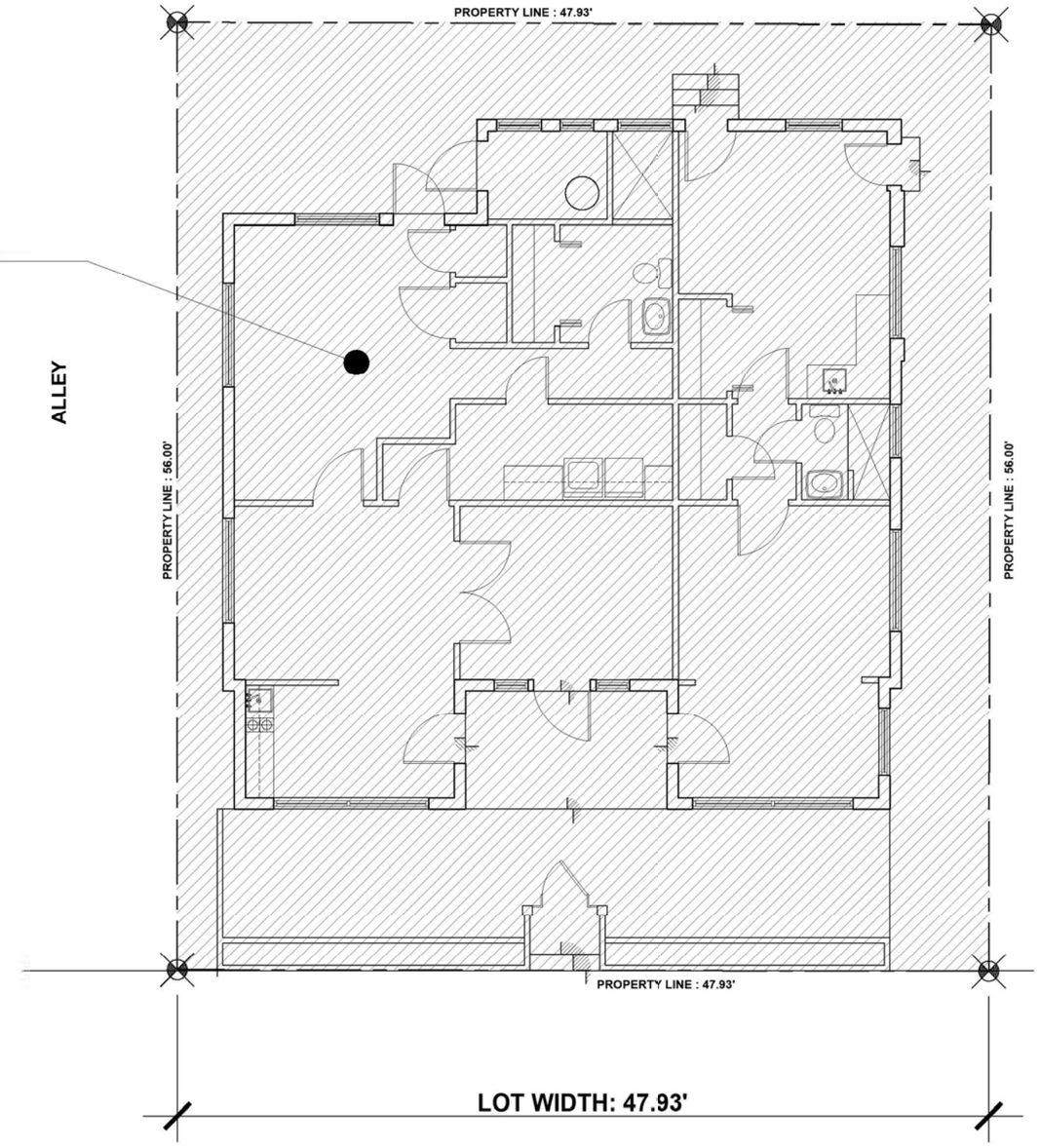
Florida Land Title Association FLTA AFFILIATE MEMBERS

EXACTA Land Surveyors, Inc.
www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1-Ft. Myers FL 33913
LB#7511

LEGAL DESCRIPTION:
THE WEST 47.93 FEET OF LOT 8 AND THE SOUTH 6 FEET OF THE WEST 47.93 FEET OF LOT 7, BLOCK 77, OF OCEAN BEACH ADDITION NO. THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT SIZE:
2,684 SQFT

ALLEY



VARIANCES

1. REQUEST TO PERMIT A LOT SIZE SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 142-696. THE EXISTING LOT IS SMALLER THAN 5,750 SQFT MINIMUM. THE EXISTING LOT SIZE IS 2,684 SFT.

2. REQUEST TO PERMIT A LOT WIDTH SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 142-696. THE EXISTING PLAT HAS A LOT WIDTH LESS THAN THE 50' MINIMUM. THE EXISTING LOT WIDTH IS 47.93'.

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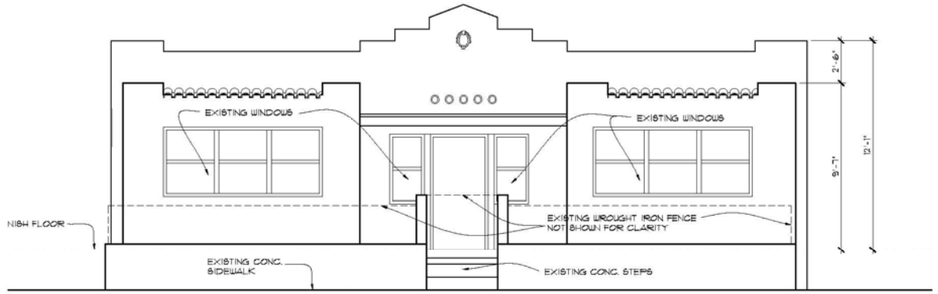
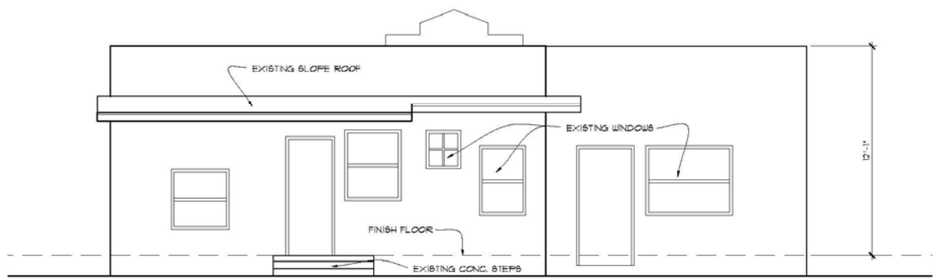
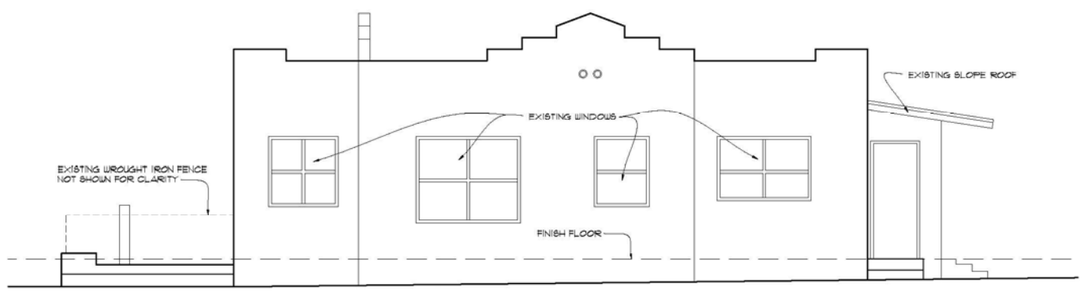
VARIANCES



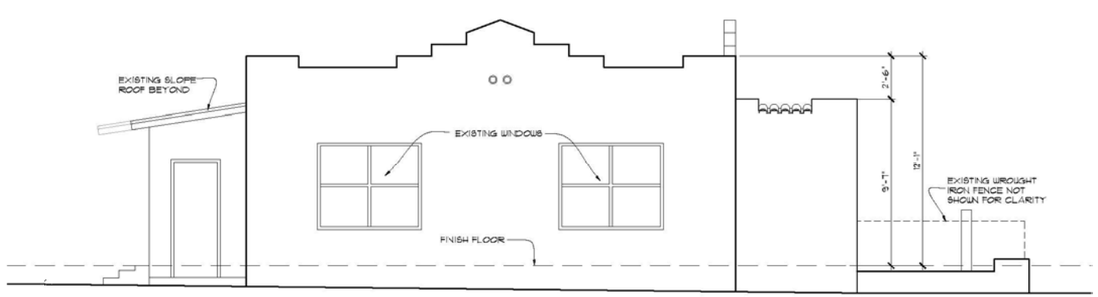
1 EXISTING SOUTH EXTERIOR ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



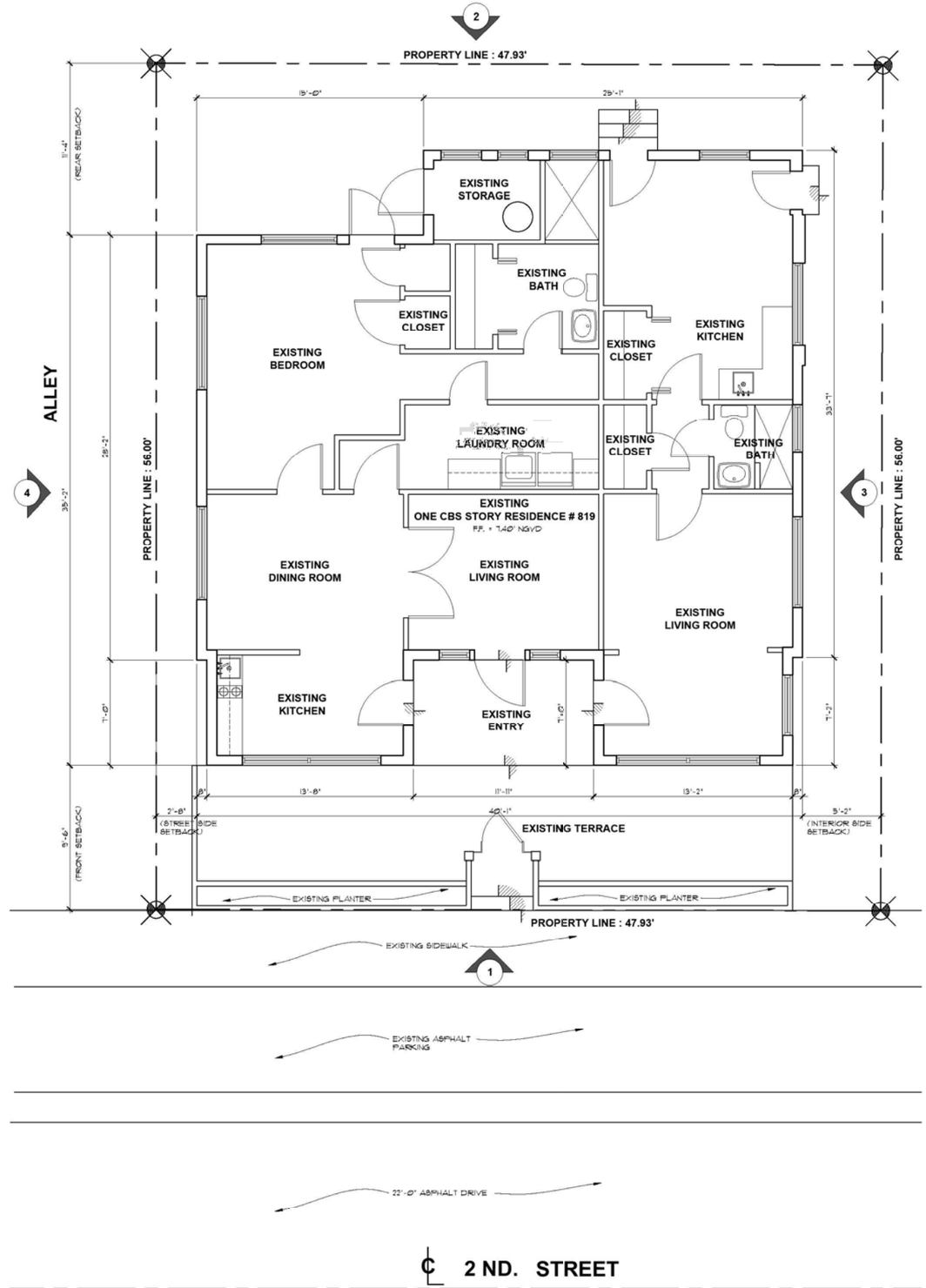
2 EXISTING NORTH EXTERIOR ELEVATION (REAR)
SCALE: 1/4"=1'-0"



3 EXISTING EAST SIDE EXTERIOR ELEVATION (RIGHT)
SCALE: 1/4"=1'-0"



4 EXISTING WEST SIDE EXTERIOR ELEVATION (LEFT)
SCALE: 1/4"=1'-0"



EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

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AS-BUILTS

CONTRACTOR NOTE:

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION & INFORM ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

NOTE:

ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

DEMOLITION NOTES :

1.- ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SHALL BE DEMOLISHED.

OCCUPANCY :

2.- ALL PORTIONS OF BUILDINGS SHALL BE VACATED PRIOR TO STAR DEMOLITION. THE BUILDING SHALL NOT BE OCCUPIED DURING DEMOLITION OR CONSTRUCTION UNTIL TCO OR CO HAS BEEN ISSUED BY THE CITY OF MIAMI BEACH FLORIDA. CONTRACTOR SHALL COORDINATE AND SCHEDULE STAR OF DEMOLITION WITH OWNER / TENANTS.

3.- CONDITION OF STRUCTURES :

OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

4.- PARTIAL DEMOLITION AND REMOVAL :

ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED.

5.- STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

6.- PROTECTION :

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7.- PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTION OF BUILDING.

8.- ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

9.-PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN PLACE AND BECOME EXPOSED DURING DEMOLITION OPERATIONS.

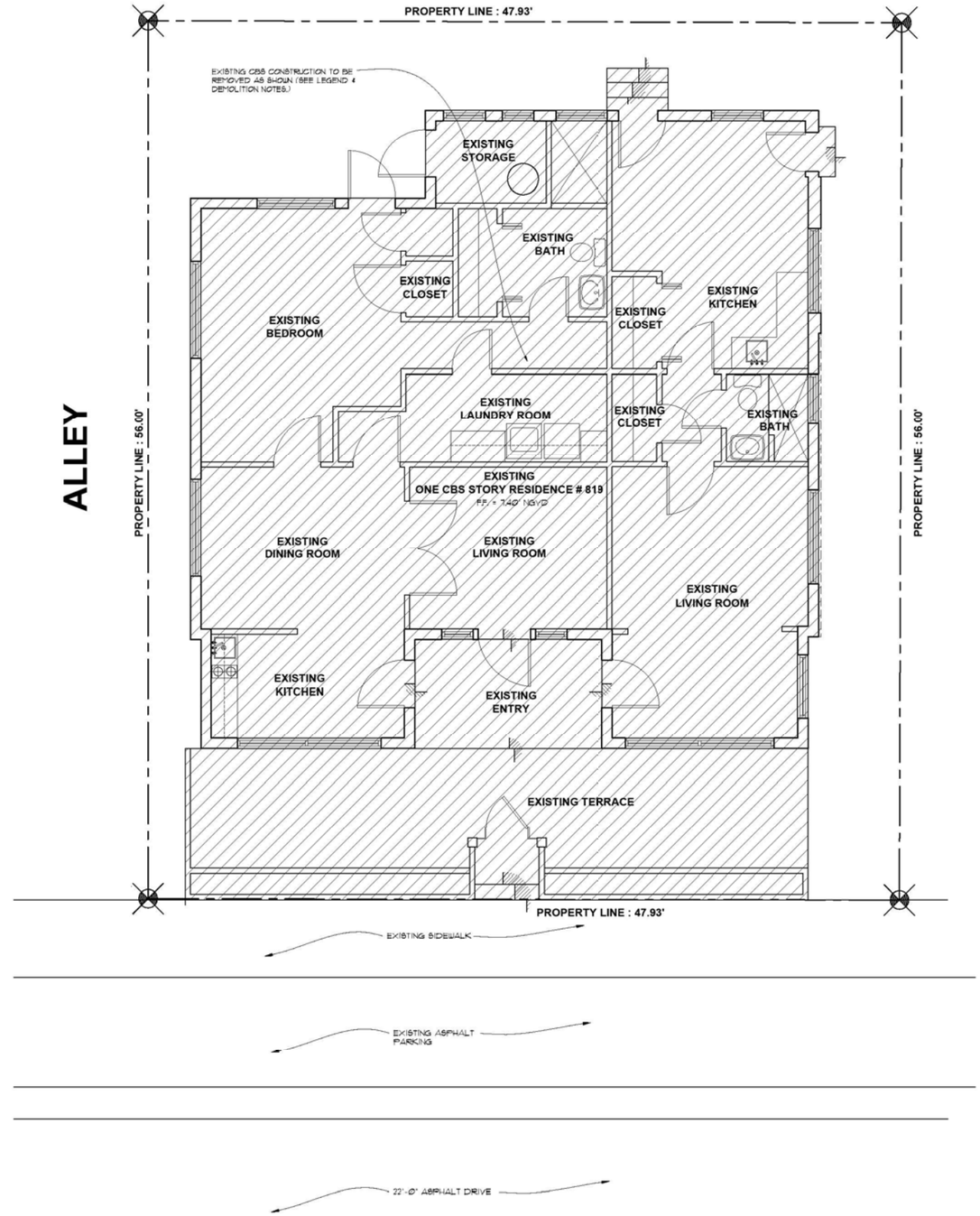
10.-PROTECT FLOOR WITH SUITABLE COVERING WHEN NECESSARY.

11.-CONSTRUCT TEMPORARY INSULATED SOLID DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATED AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATION ARE PERFORMED. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCK ARE REQUIRED.

LEGEND:

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED



ALLEY

EXISTING SIDEWALK

EXISTING ASPHALT PARKING

22'-0" ASPHALT DRIVE

℄ 2 ND. STREET

GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

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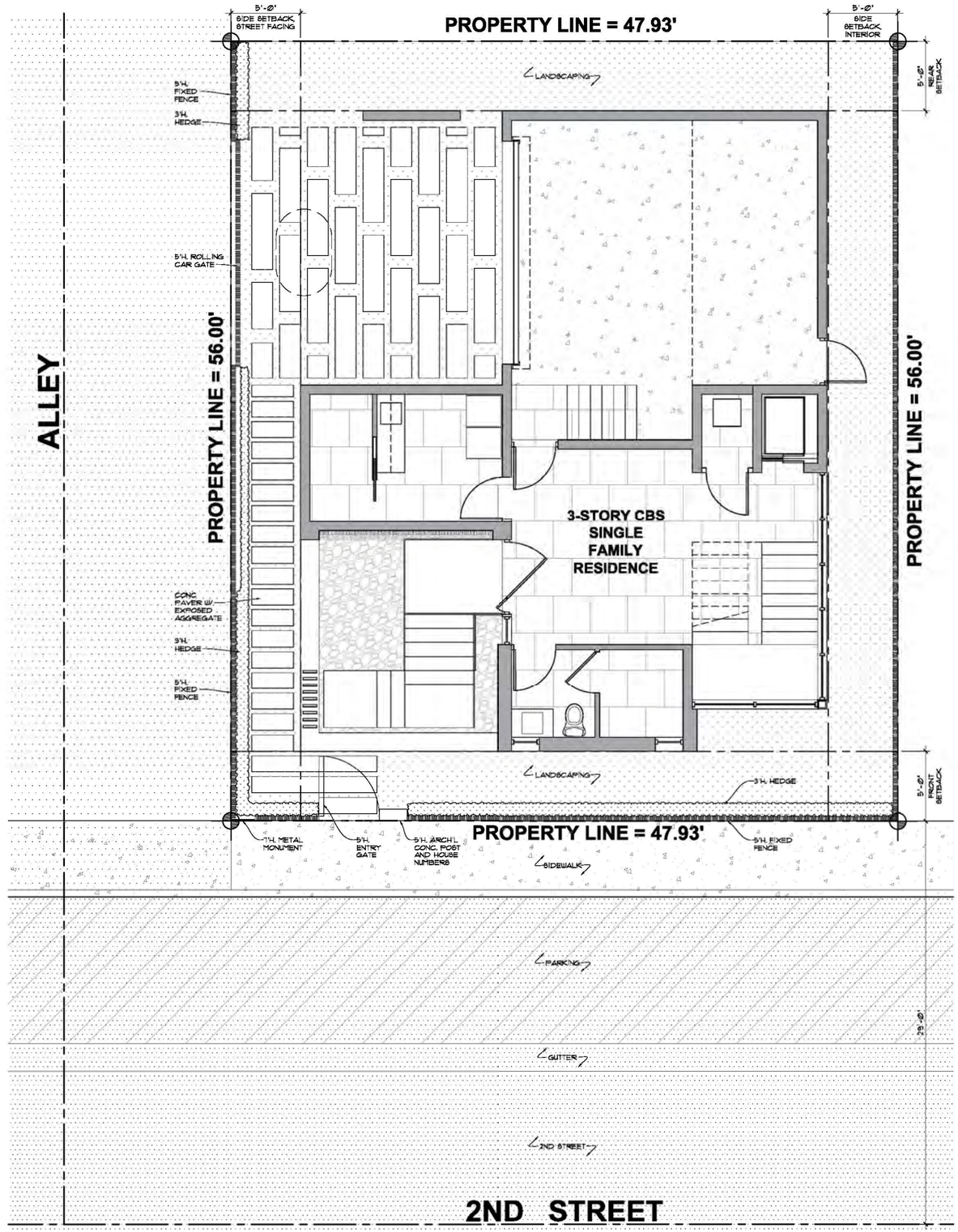
DEMO PLAN



1 SITE PLAN
A-101 SCALE 1/4" = 1'-0"

N

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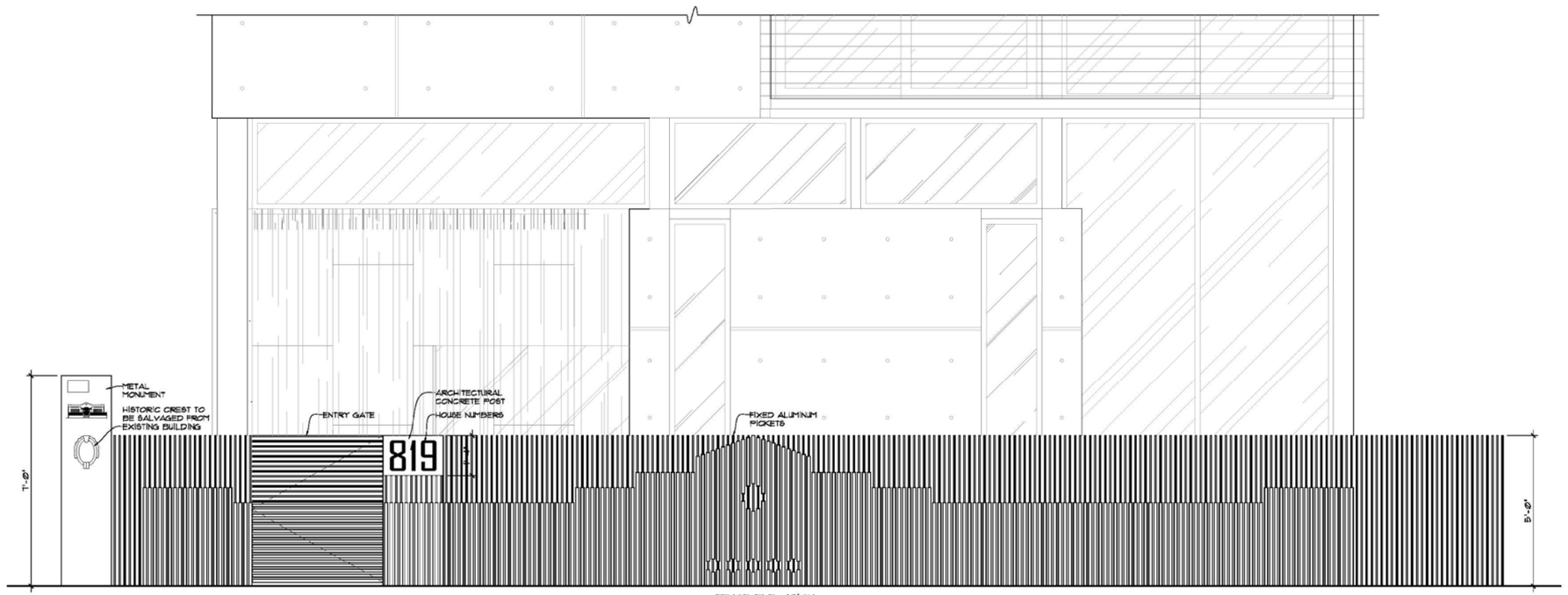
SITE PLAN



1 A-901 FENCE ELEVATION SOUTH
SCALE 1/2" = 1'-0"

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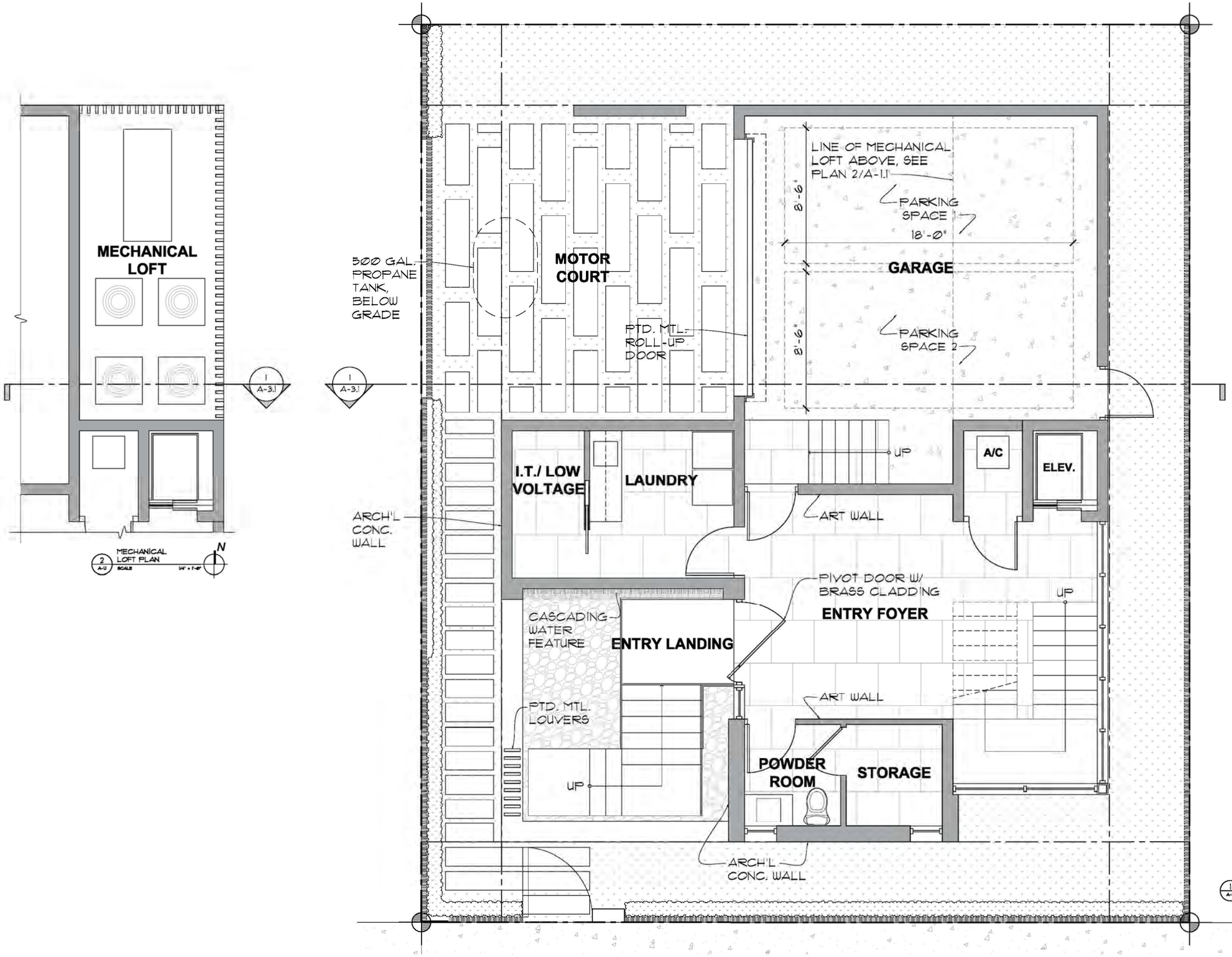
FENCE ELEVATIONS



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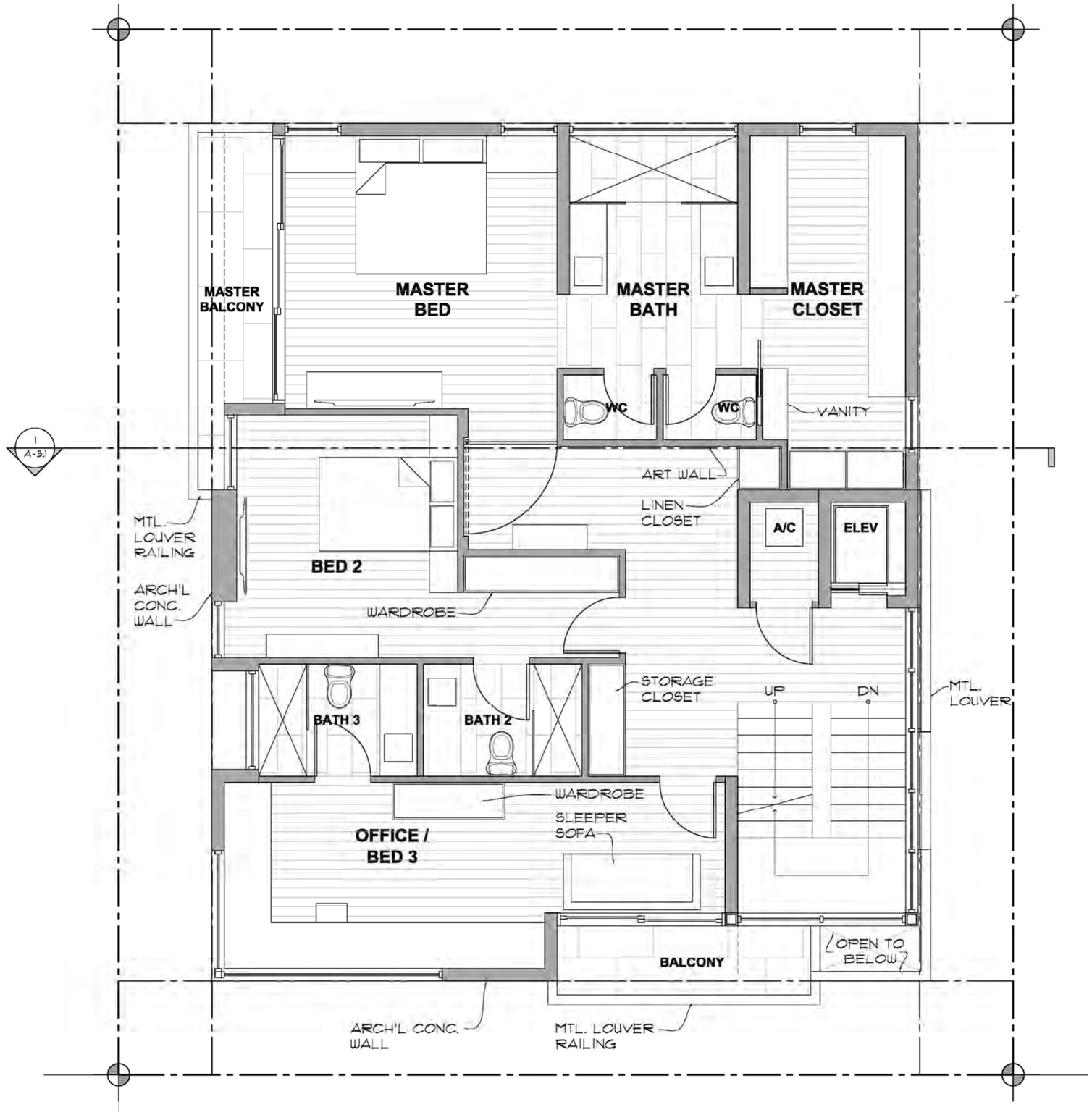
1ST FLOOR PLAN



1 A-3 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

N

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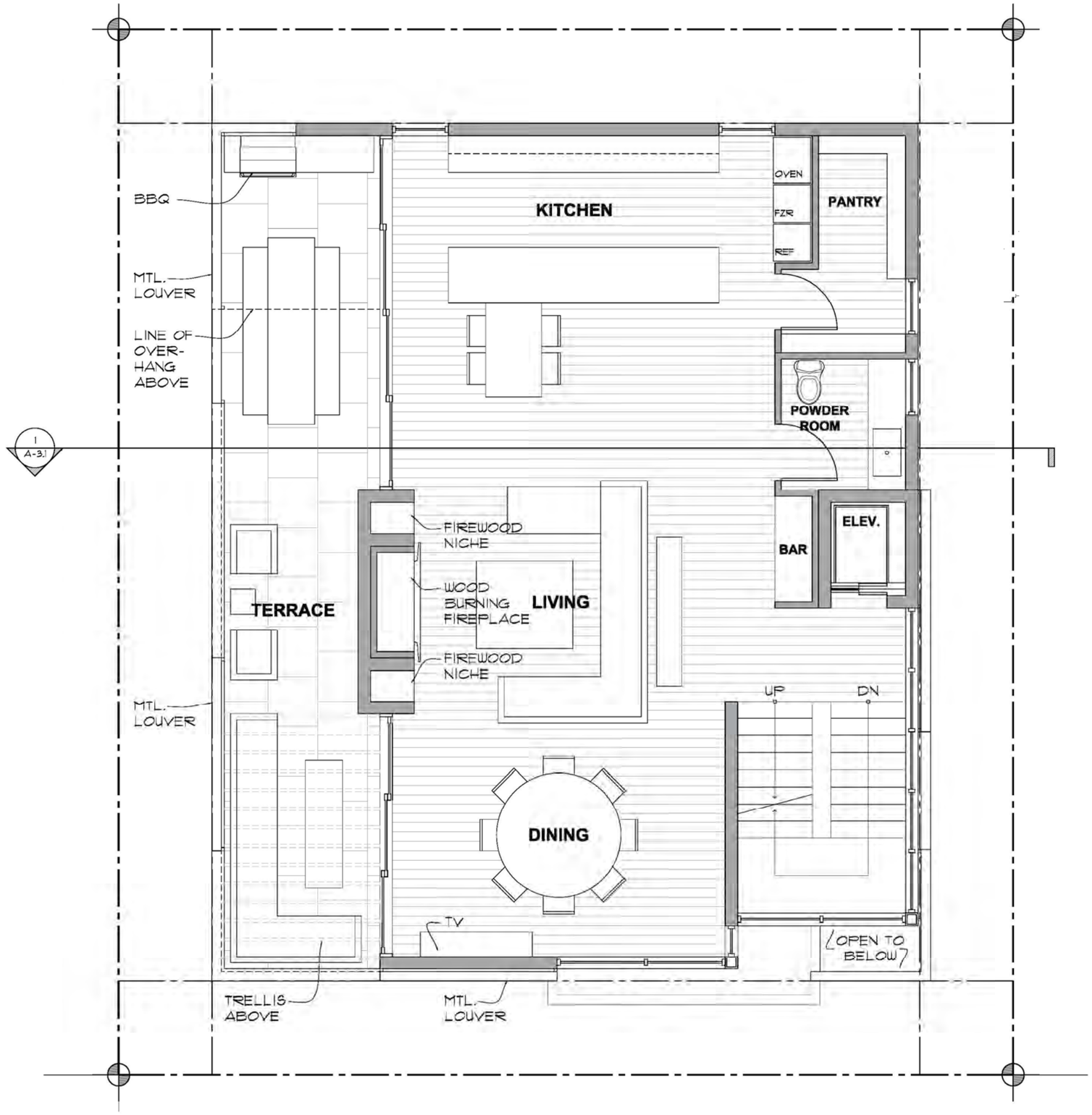
2ND FLOOR PLAN



1 A-13 THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

N

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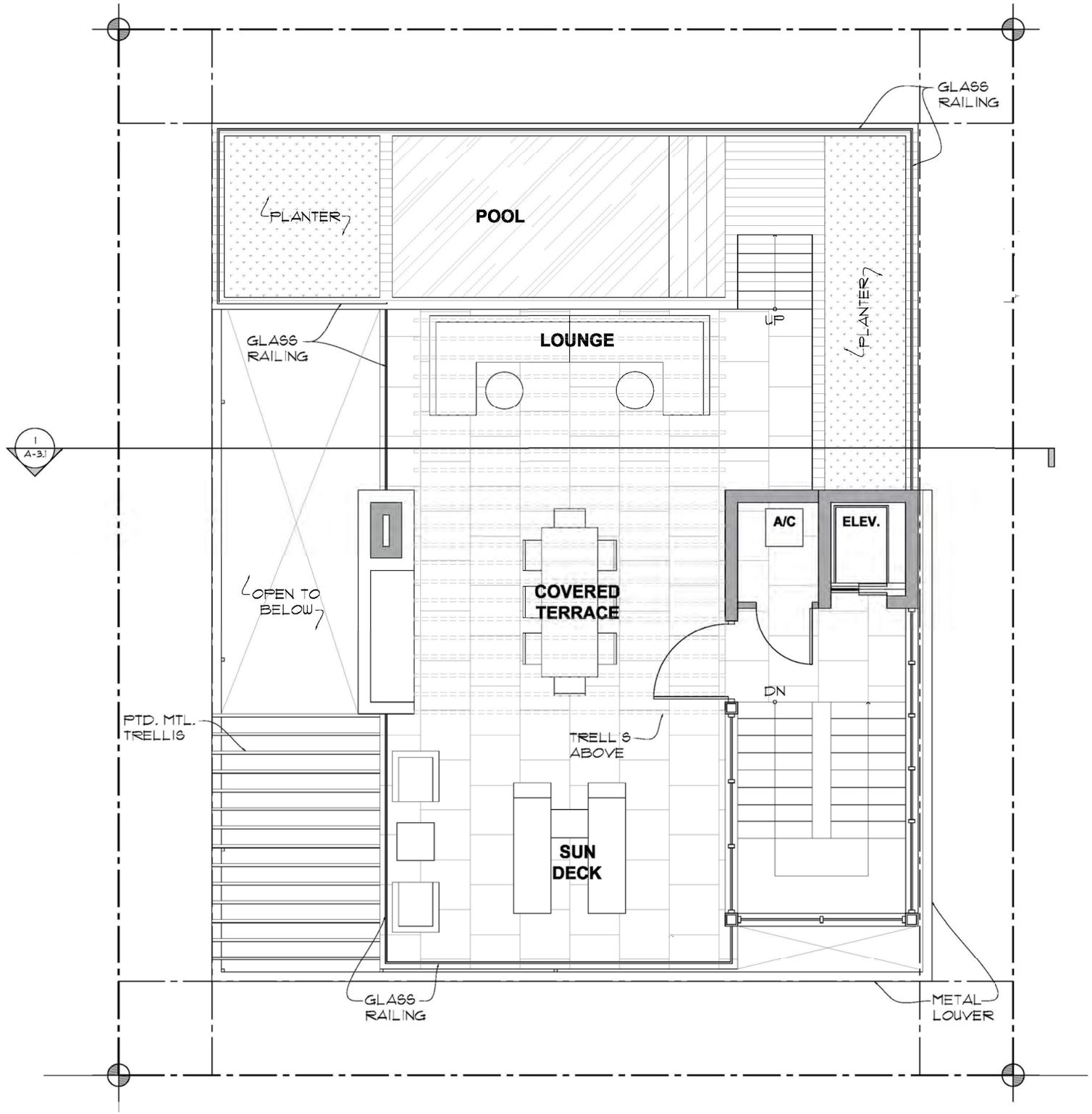
3RD FLOOR PLAN



1 A-1.4 FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"

N

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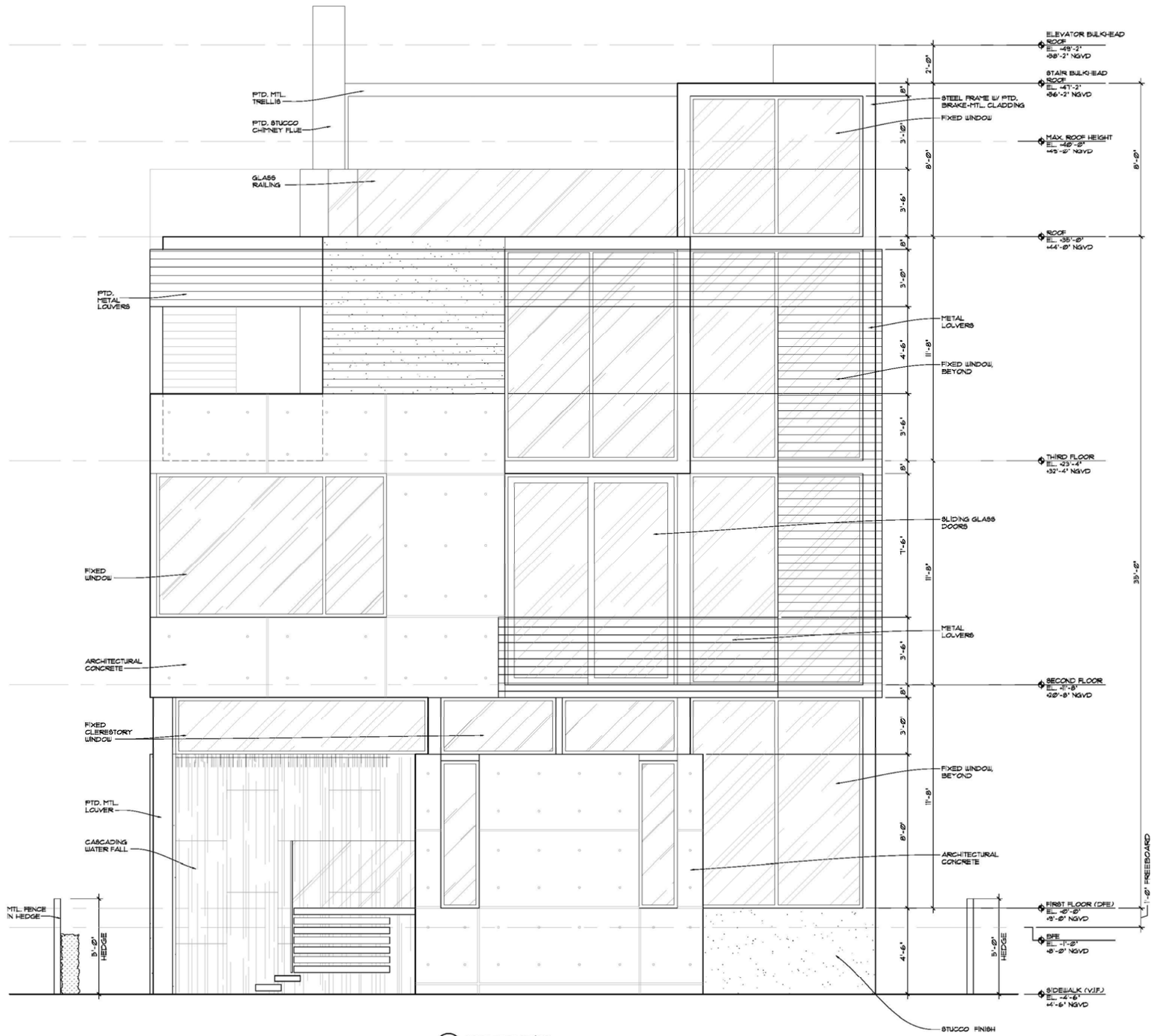
ROOF DECK PLAN



1 A-3J SOUTH ELEVATION
SCALE 3/16" = 1'-0"

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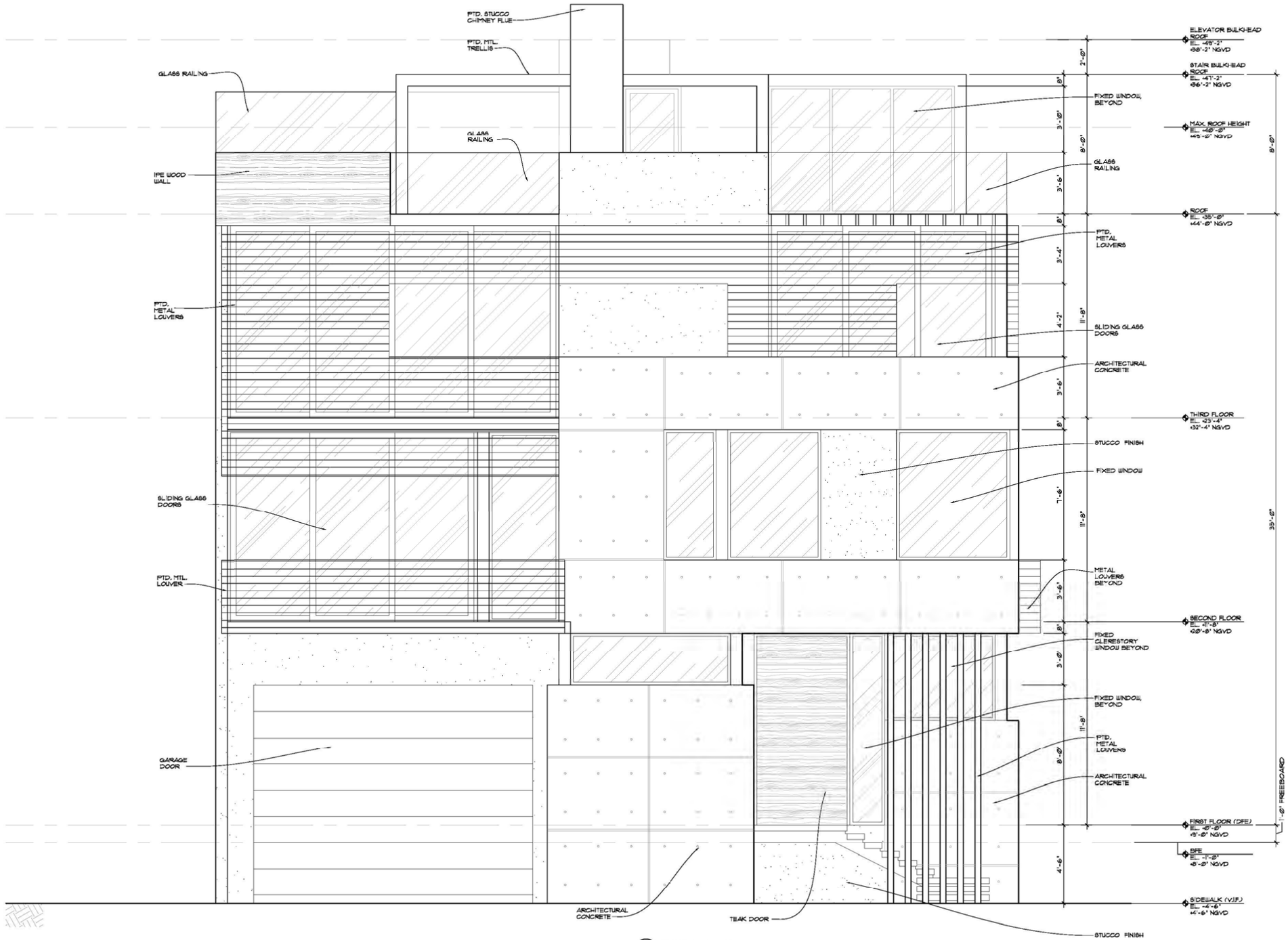
SOUTH ELEVATION



4. WEST ELEVATION
A-3.4 SCALE 3/16" = 1'-0"

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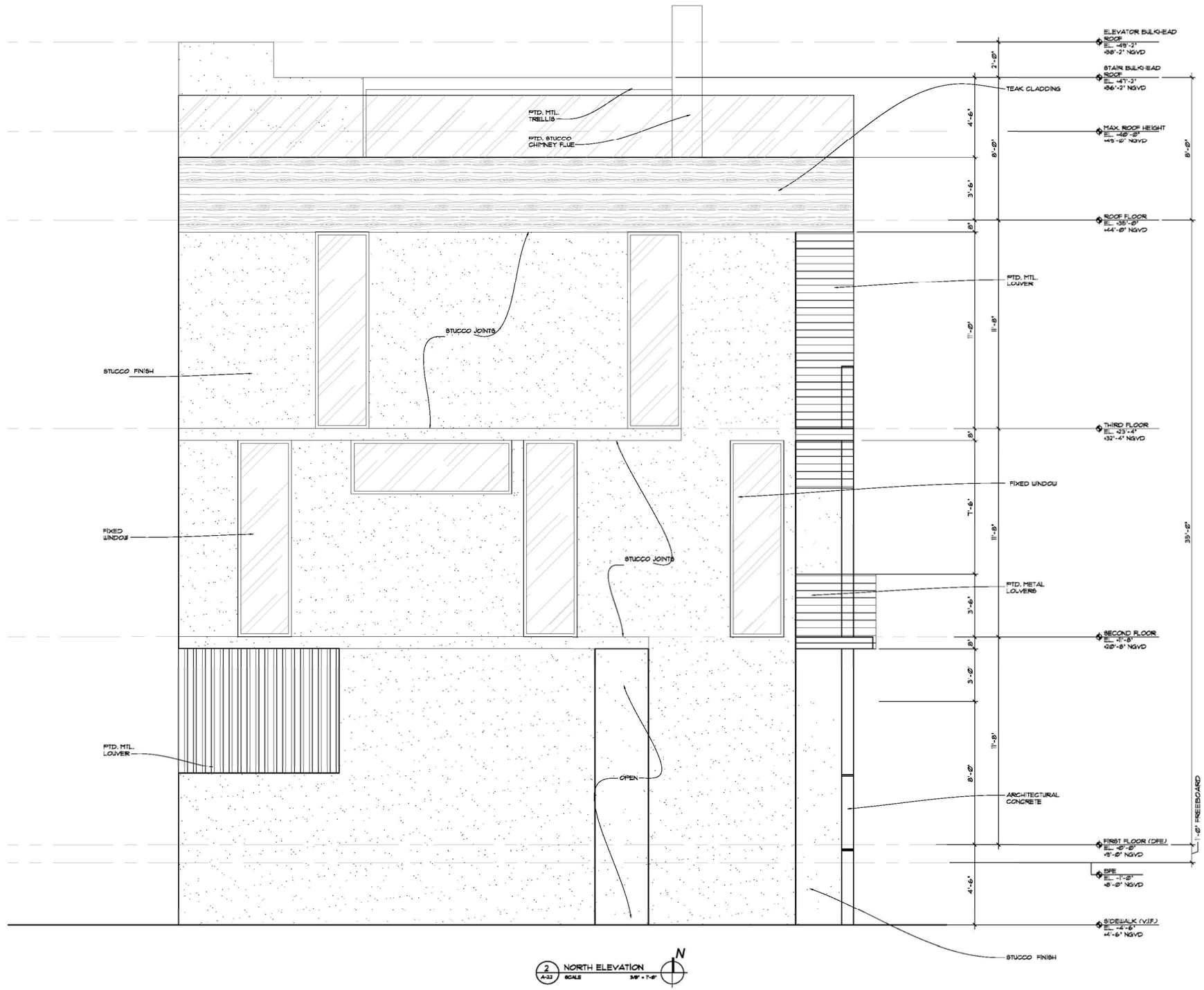
WEST ELEVATION



2 NORTH ELEVATION
A-22 SCALE 3/16" = 1'-0"

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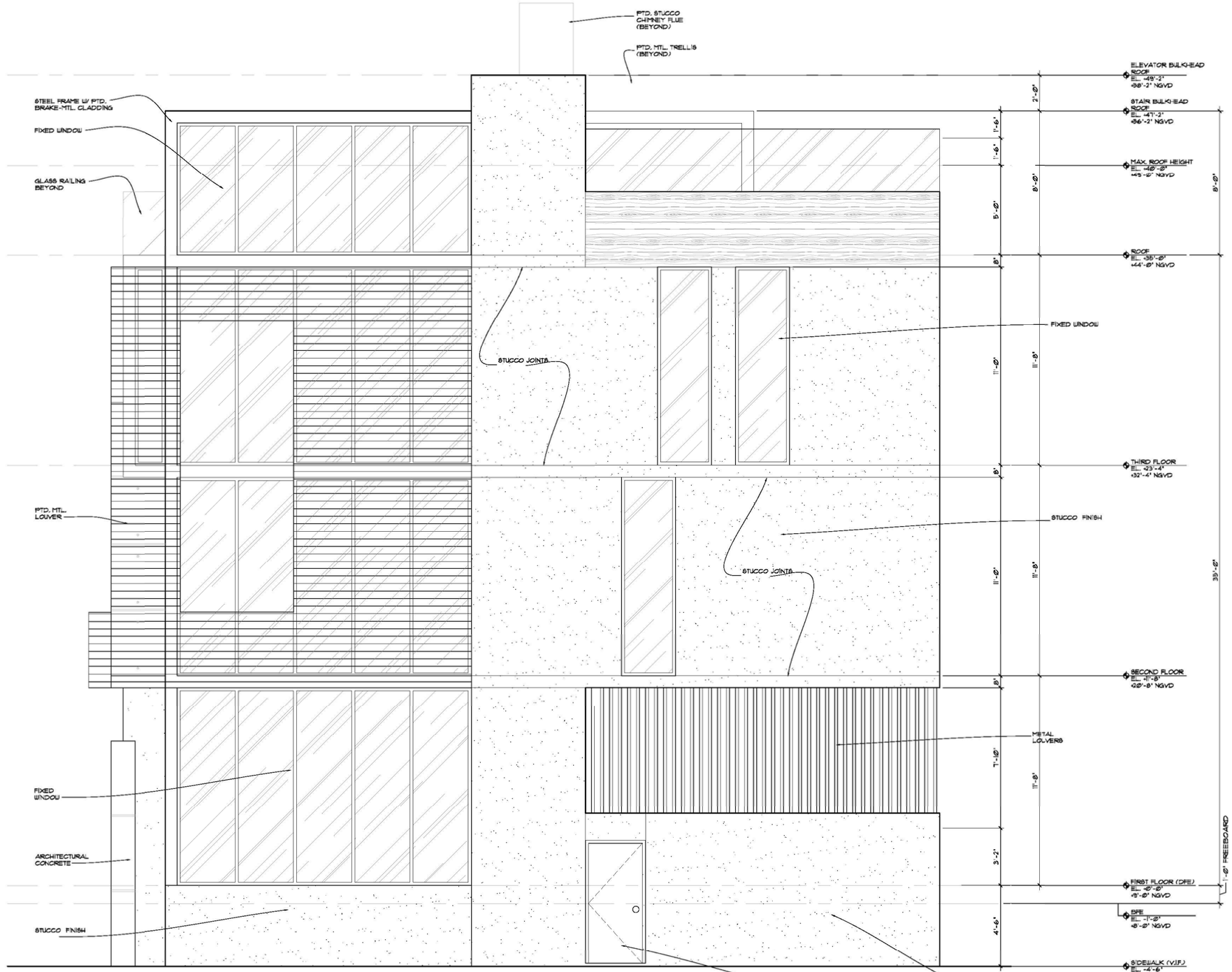
NORTH ELEVATION



3 A-23 EAST ELEVATION
SCALE 3/16" = 1'-0"

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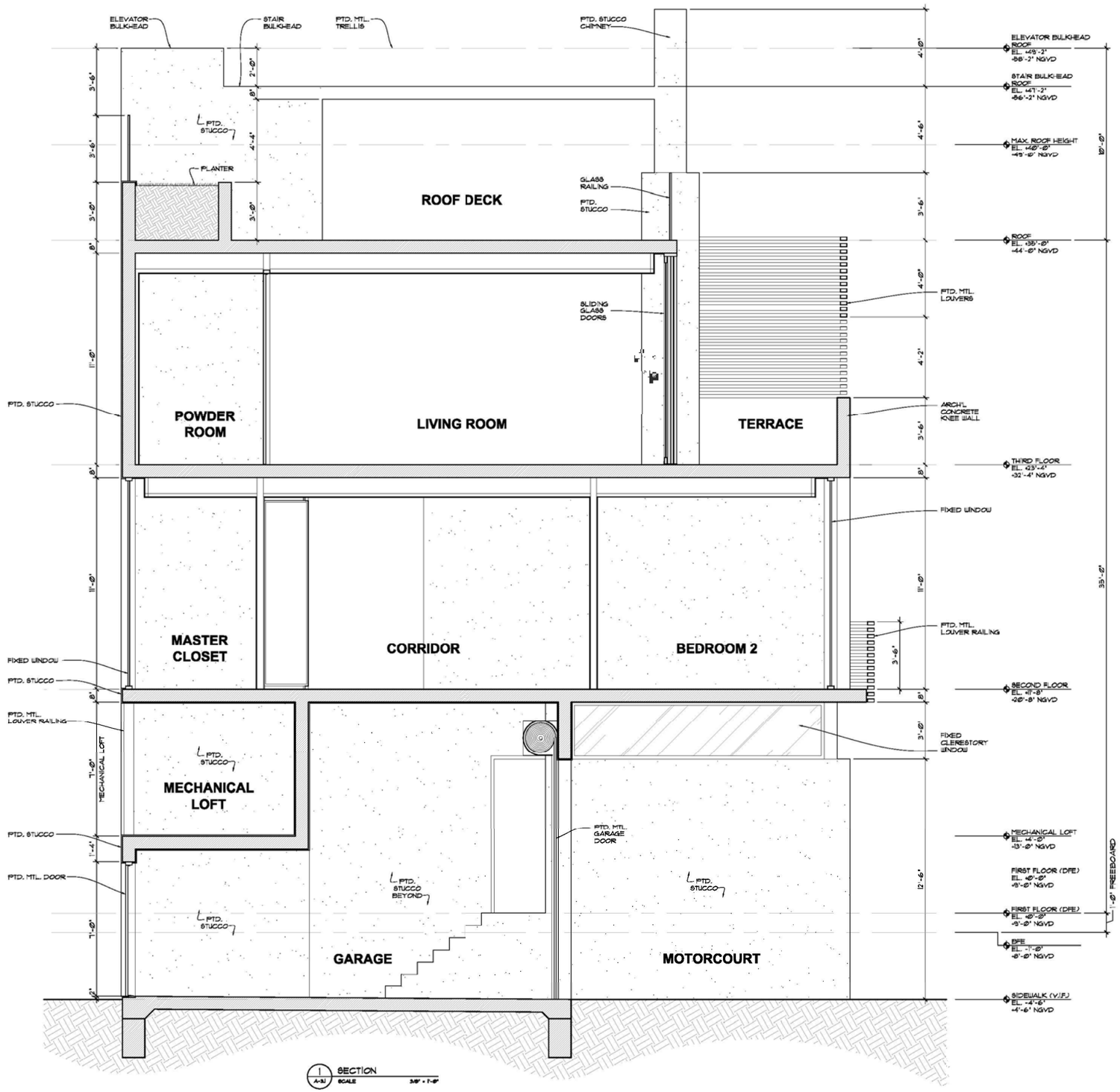
sheet no.
EAST ELEVATION



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MIAMI BEACH RESIDENCE

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MIAMI BEACH, FLORIDA 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1732

date:
02/02/16

revised:

sheet no.
BUILDING SECTION

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

FRONT VIEW, FROM SOUTH

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

SIDE VIEW, FROM WEST

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

CORNER VIEW, FROM SOUTH WEST

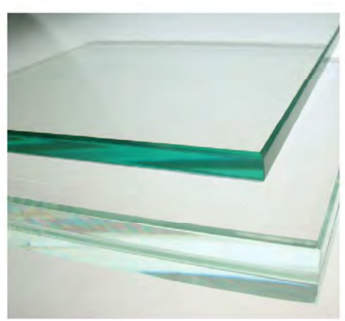
PAINTED STUCCO

BENJAMIN MOORE
DOVE WHITE

PAINTED ALUMINUM: DOOR AND WINDOW FRAMES AND LOUVERS

PGT ARIZONA BEIGE

GLAZING: WINDOWS AND RAILINGS



CLEAR GLASS

ARCHITECTURAL CONCRETE

WHITE CONCRETE

WOOD CLADDING

TEAK

PAVER

CONCRETE WITH EXPOSED AGGREGATE

GROUND COVER

RIVER ROCK

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

BEFORE

AFTER

THE MODIFICATIONS TO THE SOUTH FACADE INCLUDE ADDING WINDOWS TO THE WALL FACING 2ND STREET ON THE 1ST FLOOR. ALSO, THE ARCHITECTURAL CONCRETE, DOOR AND WINDOW FRAMES, LOUVERS, AND WOOD CLADDING WERE LIGHTENED IN COLOR TO BETTER BLEND INTO ITS HISTORIC CONTEXT AND RELATE TO THE TONES OF THE BEACH.

BEFORE AND AFTER
SOUTH ELEVATION

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

BEFORE

AFTER

THE MODIFICATIONS TO
THE WEST FACADE INCLUDE
LIGHTENING THE COLORS OF
THE FINISHES, AS DESCRIBED
FOR THE SOUTH ELEVATION.

BEFORE AND AFTER
WEST ELEVATION

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

BEFORE

AFTER

THE MODIFICATIONS TO THE EAST FACADE INCLUDE ENLARGING THE GLAZING AREA AT THE STAIR TOWER ON THE 1ST AND 3RD FLOORS, EXTENDING THE LOUVERS SUBSTANTIALLY AND EXTENDING THE WOOD CLADDING AT THE ROOF LINE. ALSO THE CONCRETE WALLS AT THE ROOF DECK WERE LOWERED AND REPLACED WITH GLASS RAILINGS. THESE MODIFICATIONS BREAK UP THE SOLID WALLS AND CREATE AN ATTRACTIVE FACADE THAT WILL LIKELY BE VISIBLE FROM THE STREET FOR AN EXTENDED PERIOD OF TIME. THESE MODIFICATIONS ADDRESS STAFF'S CONCERN THAT THIS ELEVATION DID NOT ADEQUATELY MEET THE CRITERIA OF APPROPRIATENESS.

BEFORE AND AFTER
EAST ELEVATION

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

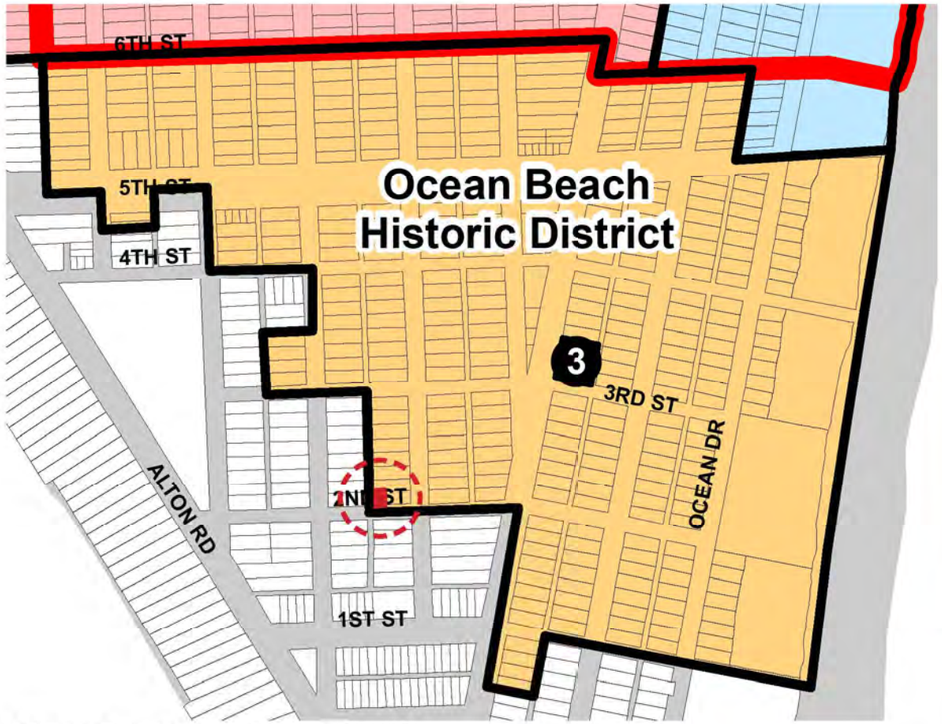
BEFORE

AFTER

THE MODIFICATIONS TO THE NORTH FACADE INCLUDE EXTENDING THE WOOD CLADDING AT THE ROOF LINE AND LOWERING THE CONCRETE WALLS AT THE ROOF DECK. GLASS RAILINGS WERE ALSO ADDED AT THE ROOF DECK.

BEFORE AND AFTER
NORTH ELEVATION

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN



OCEAN BEACH HISTORIC DISTRICT

OCEAN BEACH HISTORIC DISTRICT

CORNER ELEVATION

605 LINCOLN ROAD

ESSEX HOUSE

JERRY'S FAMOUS DELI

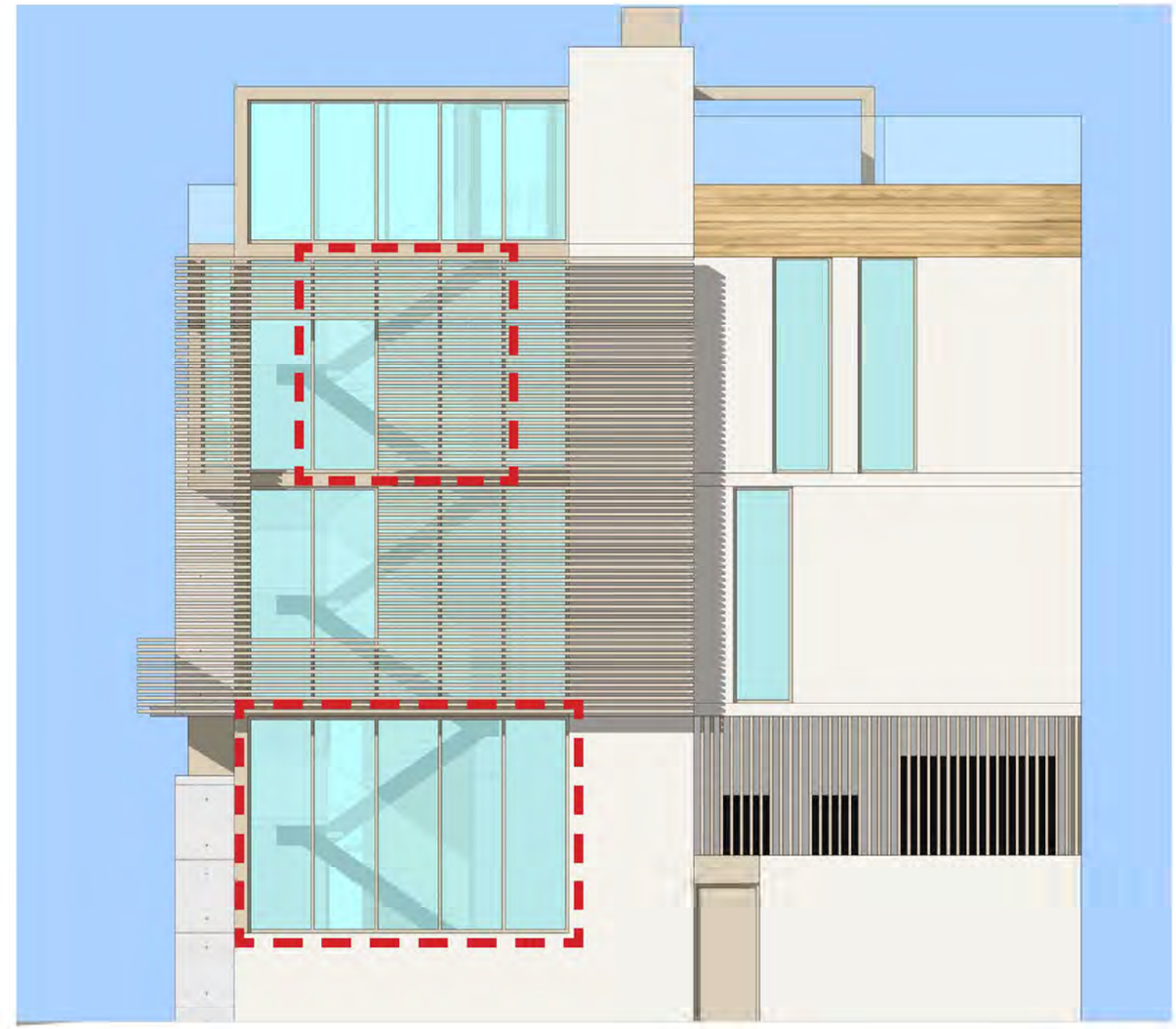
SHERBROOKE HOTEL

CORNER ORIENTATION

THE SITE IS ON THE CORNER OF 2ND STREET AND THE ALLEY BETWEEN MERIDIAN AND JEFFERSON AVENUES. THE NEW BUILDING FACES BOTH STREETS WITH AN EMPHASIS ON THE CORNER. THE CORNER ORIENTATION ACKNOWLEDGES THE CORNER BOUNDARY OF HISTORIC DISTRICT AND PROVIDES A URBAN GATEWAY TO THE DISTRICT. THE CORNER ORIENTATION RECALLS ART DECO AND STREAMLINE MODERNE PRECEDENTS IN SOUTH BEACH, WHEREBY THE ENTRANCE IS ACCESSED FROM THE CORNER, AND THE FACADE WRAPS THE AROUND THE CORNER TO UNIFY TWO SIDES OF THE BUILDING INTO A SINGLE ELEVATION.

HISTORIC CONTEXT
CORNER ORIENTATION

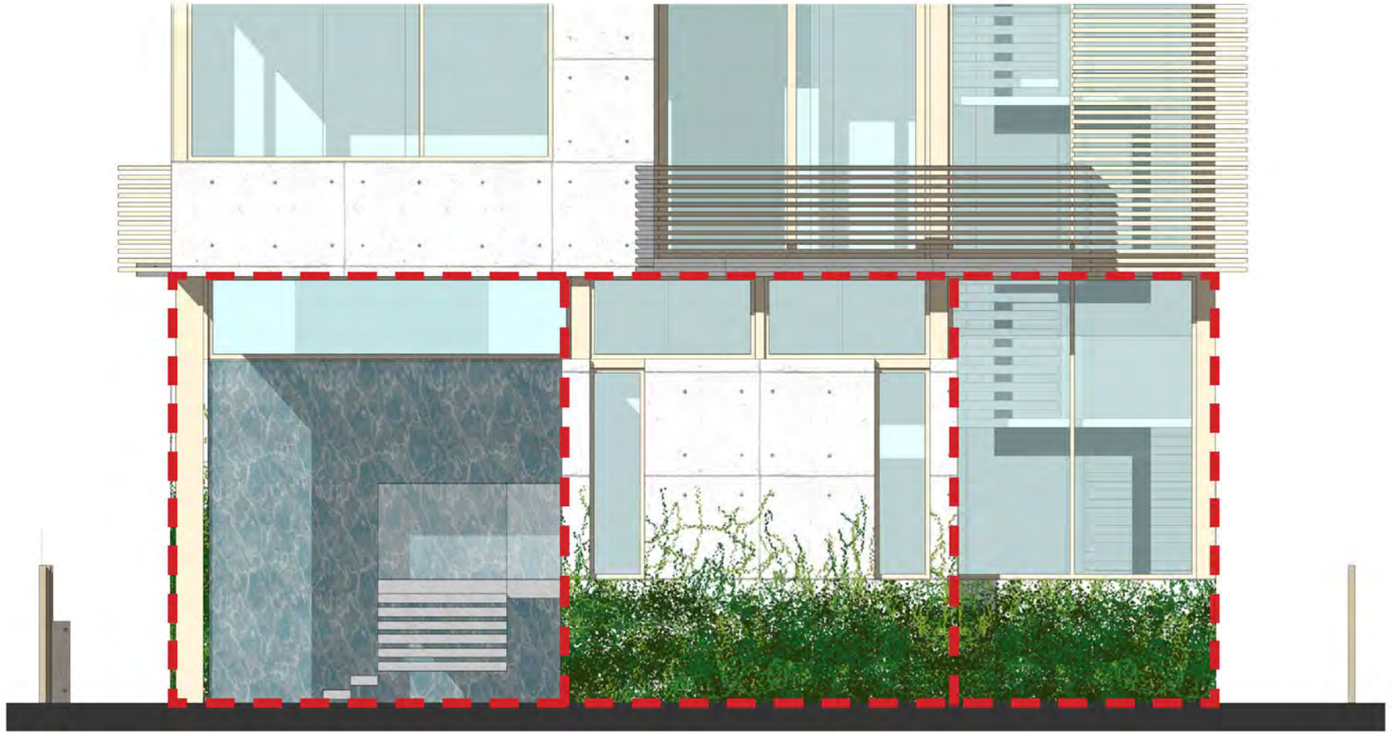
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

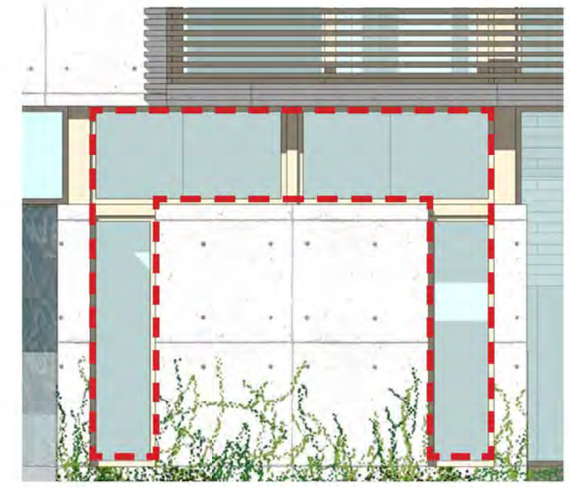


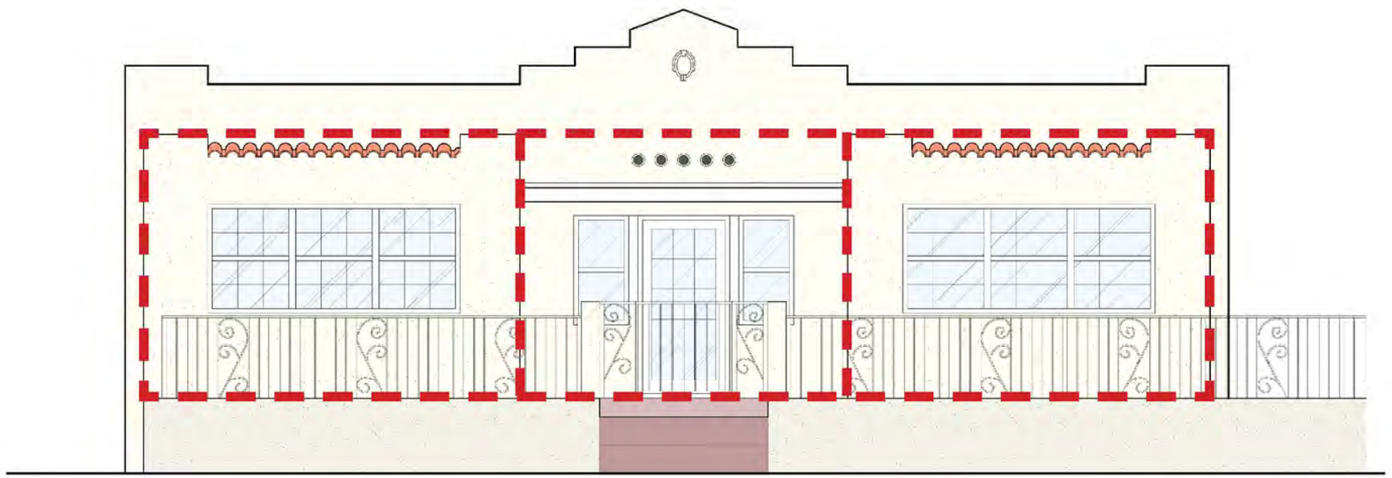
PUBLIC TRANSPARENCY
WINDOWS WERE ADDED TO SOUTH AND EAST FACADES TO INCREASE PUBLIC TRANSPARENCY AND OPEN THE BUILDING MORE TO THE STREETSCAPE. AT THE 1ST FLOOR, THE ADDED WINDOWS GIVE THE FACADE A MORE OPEN APPEARANCE, PERMIT VISUAL ACCESS INTO THE BUILDING, AND BREAK UP LARGE SOLID SURFACES THAT WOULD OTHERWISE INHIBIT INTERACTION WITH THE BUILDING'S INTERIOR. A SOLID WALL WAS REPLACED WITH GLASS AT THE 3RD FLOOR ON THE EAST FACADE, ALSO FOR VISUAL ACCESS, AND TO OPEN THE STAIR TO VIEWS FROM THE PUBLIC WAY.

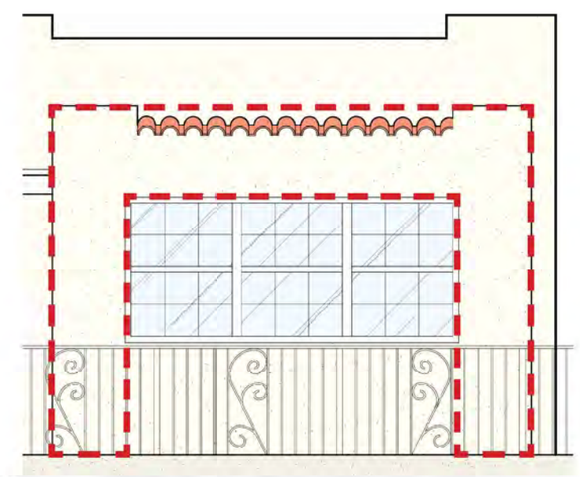
HISTORIC CONTEXT
PUBLIC TRANSPARENCY

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN









TRIPARTITE ELEVATION
THE HISTORIC SOUTH ELEVATION IS COMPOSED OF 3 BAYS, WHERE TWO FLANKING BAYS SERVE TO GIVE PROMINENCE TO A CENTRAL, MORE ARTICULATED BAY. THE FIRST STORY OF THE NEW BUILDING'S SOUTH FAÇADE IS ALSO DIVIDED INTO 3 BAYS, IN A MANNER THAT IS REMINISCENT OF THE TRIPARTITE COMPOSITION OF THE HISTORIC ELEVATION. BECAUSE THE FLANKING BAYS AT THE NEW BUILDING ARE RECESSED AND ARE MUCH LESS ARTICULATED THAN THE CENTRAL BAY, THEY CEDE PROMINENCE TO THE CENTRAL BAY, MUCH LIKE THE HISTORIC SOUTH ELEVATION.

INVERTED FRAME
IN THE FLANKING BAYS OF THE HISTORIC SOUTH ELEVATION, THE FACADE IS COMPOSED OF A WINDOW, OR VOID, SURROUNDED BY A SOLID MASONRY FRAME. THE NEW BUILDING REINTERPRETS THIS COMPOSITION BY INVERTING THE FRAME, WHEREBY THE SOLID WALL IS SURROUNDED BY VOIDS CREATED BY THE WINDOWS. IN FURTHER DEFERENCE TO THE HISTORIC FACADE, THE SYMMETRY IN THE COMPOSITION IS RESPECTED IN THE NEW SOUTH 1ST FLOOR ELEVATION.

HISTORIC CONTEXT
COMPOSITION

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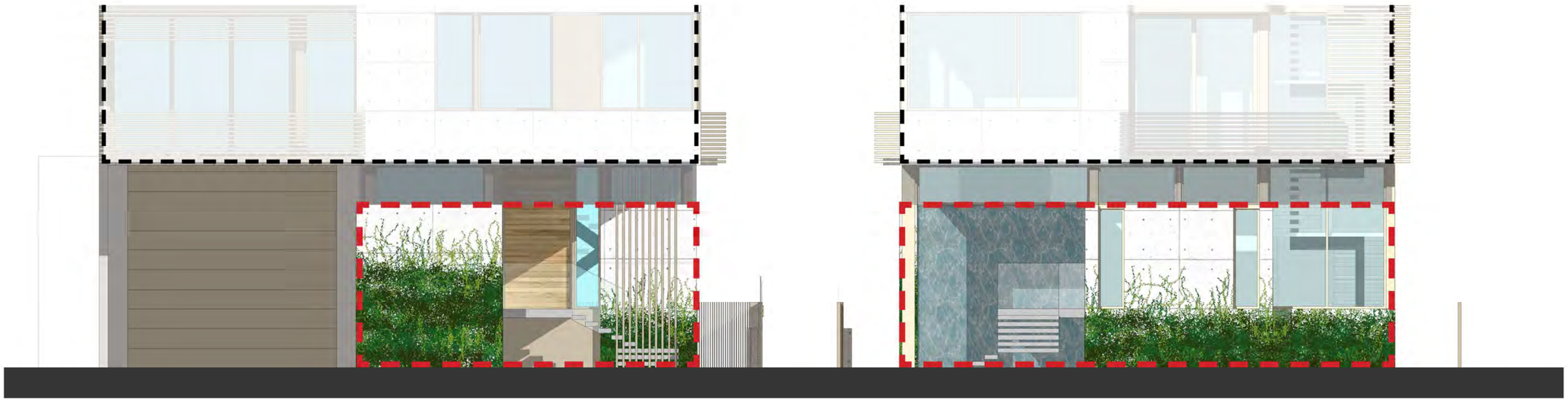
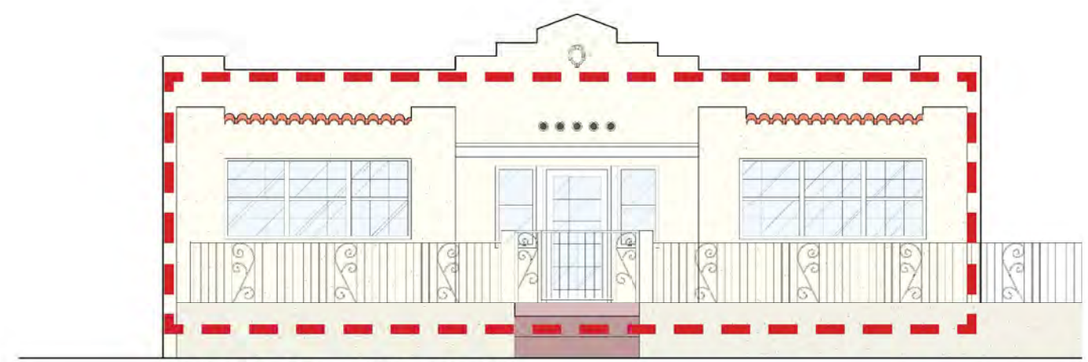


PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

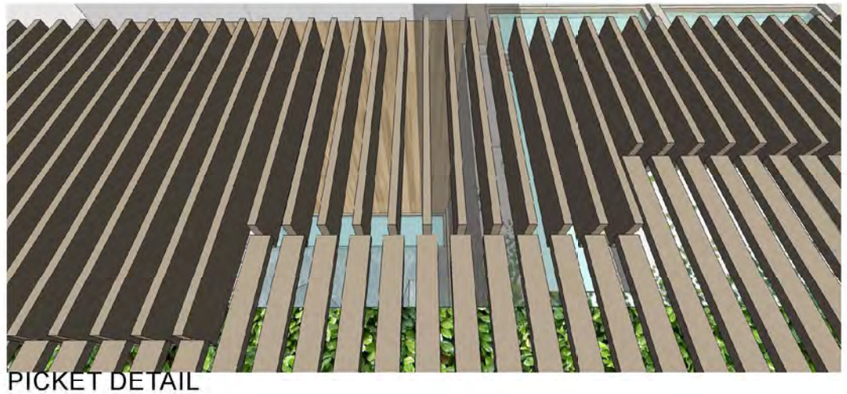


PROPOSED WEST ELEVATION

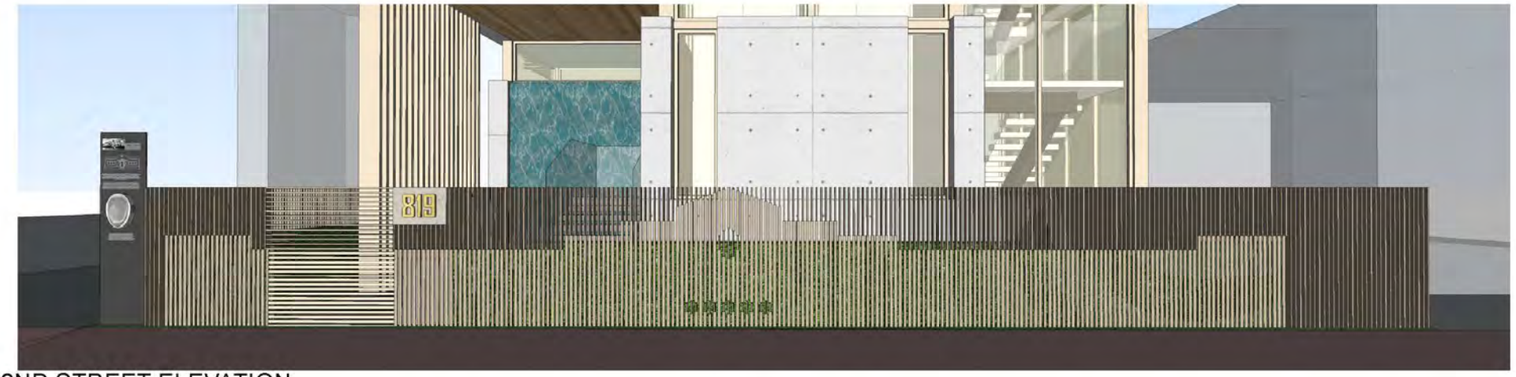
1-STORY SCALE
ALONG THE TOP OF THE 1ST FLOOR, A CONTINUOUS CLERESTORY WINDOW ACTS TO SEPARATE THE MASS OF THE 1ST FLOOR FROM THE UPPER FLOORS OF THE NEW BUILDING, TO ACKNOWLEDGE THE 1 STORY SCALE OF THE HISTORIC BUILDING, AND THE SCALE IT CONTRIBUTED TO THE STREETSCAPE.

HISTORIC CONTEXT
1-STORY SCALE

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN



PICKET DETAIL



2ND STREET ELEVATION

VIEW FROM CORNER, PROPOSED

VIEW OF EXISTING SOUTH ELEVATION

HOMAGE: GHOST FENCE

THE EXISTING STRUCTURE CANNOT BE RESTORED DUE TO ITS POOR PHYSICAL CONDITION AND WILL NEED TO BE DEMOLISHED. DESPITE DEMOLITION, IT WILL CONTINUE TO LIVE ON AS A MEMORY, LIKE A GHOST. TO COMMEMORATE THE HISTORIC BUILDING, ITS MOST DISTINCTIVE FEATURE, THE PARAPET PROFILE, IS PROJECTED ONTO THE PERIMETER FENCE ON 2ND STREET. THE FENCE'S VERTICAL PICKETS ARE DETAILED TO FORM A GHOSTLY IMPRESSION OF THE HISTORIC PARAPET PROFILE IN THE FENCE DESIGN, WHICH DYNAMICALLY TRANSFORMS AS ONE WALKS AROUND IT. THE PROFILE WILL BE RECREATED ACCORDING TO EXISTING DIMENSIONS SO THAT THE HISTORIC BUILDING CAN BE APPRECIATED AT ITS TRUE ARCHITECTURAL SCALE. THE NON-CONFORMING SETBACKS ARE ALSO CAPTURED IN THE FENCE, TO RECALL HOW THE BUILDING WAS HISTORICALLY SITED.

HISTORIC CONTEXT
HOMAGE: PROPERTY FENCE

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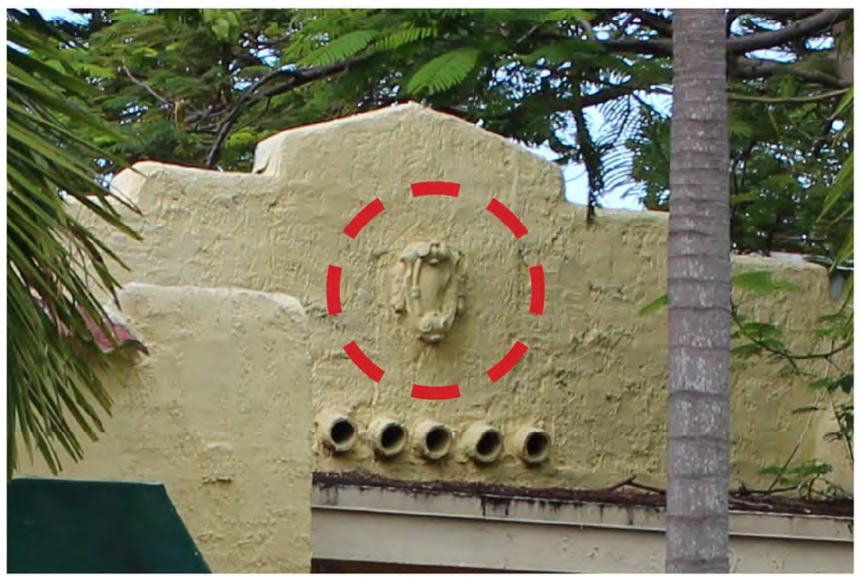
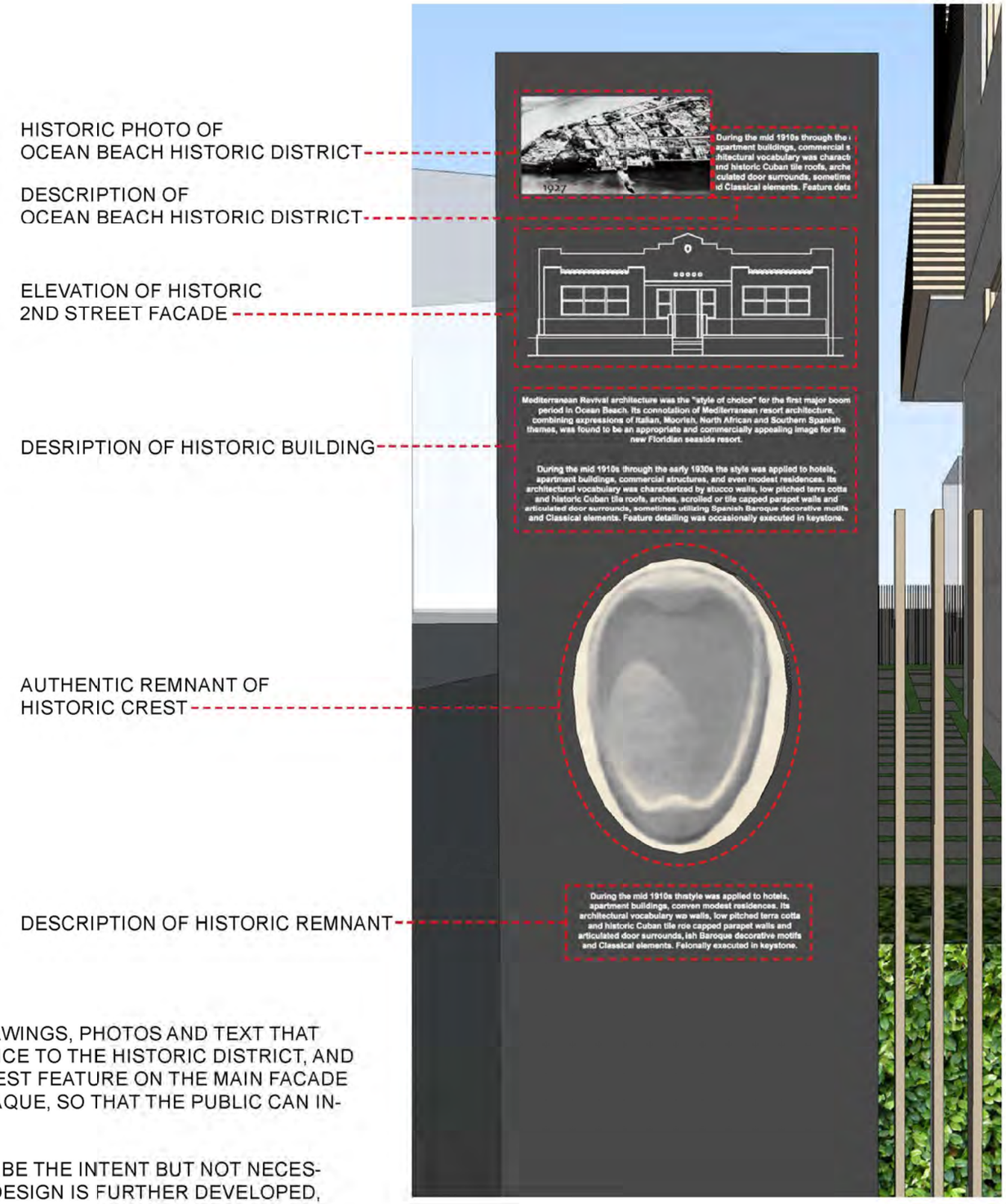
PLAQUE, VIEWED FROM CORNER



HISTORIC CREST



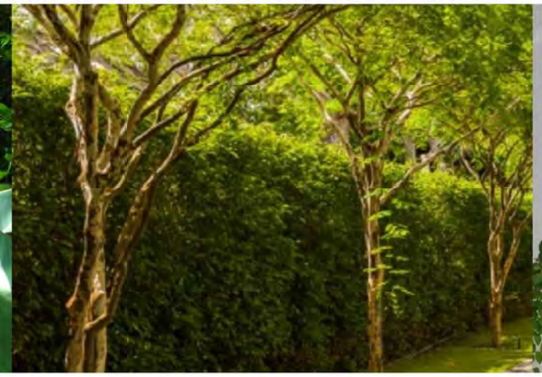
HOMAGE: PLAQUE

AT THE CORNER OF 2ND STREET AND THE ALLEY, A 7-FOOT TALL PLAQUE WILL DISPLAY DRAWINGS, PHOTOS AND TEXT THAT DESCRIBE THE HISTORIC SIGNIFICANCE OF THIS CONTRIBUTING BUILDING, ITS SIGNIFICANCE TO THE HISTORIC DISTRICT, AND A DESCRIPTION OF THE GHOST FENCE. IF ITS POSSIBLE TO RECOVER IT, THE EXISTING CREST FEATURE ON THE MAIN FACADE OF THE HISTORIC BUILDING WOULD BE SALVAGED, RESTORED AND DISPLAYED ON THE PLAQUE, SO THAT THE PUBLIC CAN INTERACT WITH A PHYSICAL, AUTHENTIC ARTIFACT OF THE HISTORIC BUILDING.

THE DESCRIPTION AND IMAGES OF THE PROPOSED PLAQUE ABOVE ARE MEANT TO DESCRIBE THE INTENT BUT NOT NECESSARILY THE FINAL CONTENT. THE DESCRIPTIONS AND CONTENT WILL BE REFINED AS THE DESIGN IS FURTHER DEVELOPED, AND WITH FURTHER INPUT FROM STAFF, THE BOARD AND OTHER HISTORIC RESOURCES.

HISTORIC CONTEXT

HOMAGE: PROPERTY FENCE



MIAMI BEACH HISTORIC PRESERVATION BOARD RESUBMITTAL

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 Rendered Landscape Master Plan
L-1a Landscape Plan
L-2 Existing Tree Survey + Disposition Plan

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seal

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Florida License LA 6666786

comm no.
1732

date:
02.02.18

revised:
HPB REVISIONS 01.29.18

sheet no.
L-0

LANDSCAPE PLAN LEGEND

- (A) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (B) BLACK BEACH PEBBLE
- (C) MIAMI BEACH ADDAPAVE STREET TREE PLANTER SYSTEM

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 / **62 SHRUBS PROVIDED** *(62 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED.)*

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 48 = 24 NATIVE SHRUBS REQUIRED / **62 SHRUBS PROVIDED** (62 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 48 = 4.8 / 5 SMALL TREES REQUIRED / **8 SMALL TREES PROVIDED** *(8 NATIVE SPANISH STOPPER TREES* PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 4.8 = 2.4 / 3 NATIVE SHRUBS REQUIRED / **8 SMALL TREES PROVIDED** *(8 NATIVE SPANISH STOPPER TREES* 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
IC	6	YES	DAHOONE HOLLY	Ilex cassine	65 gallon, 12' height, 5' spread, 2" dbh, 4' clear trunk
PALM					
AM	6	NO	CHRISTMAS PALMS	Adonidia merrillii	Field grown, 18' overall height, double trunk, full and heavy
SHRUBS + GROUNDCOVERS					
FGI	as req.	NO	FICUS 'GREEN ISLAND'	Ficus'Green Island'	1 gallon, full, 18" on center
FIP	as req.	NO	FICUS PUMILA	Ficus pumila	1 gallon, full, 18" on center
OPJ	as req.	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 18" on center
PSL	62	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 18" on center
TRJ	as req.	NO	CONFEDERATE JASMINE	Trachelospermum asiat 'Minima'	7 gallon, 4' height trellis

RENDERED LANDSCAPE PLAN

1/4" = 1'-0" 0' 4' 8' 12'

N

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NEW RESIDENCE

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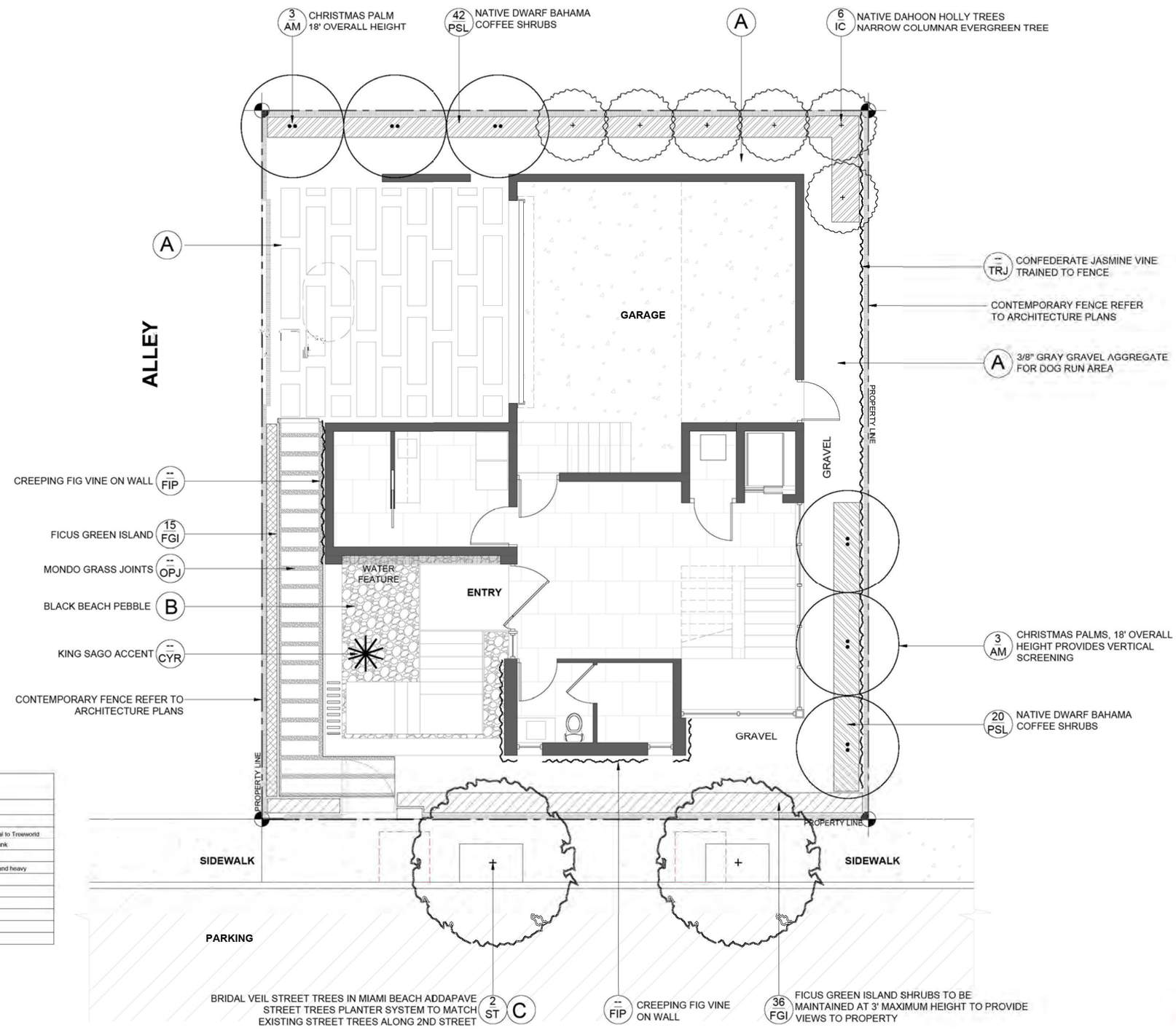

LANDSCAPE PLAN

1/4" = 1'-0"
0' 4' 8' 12'

N

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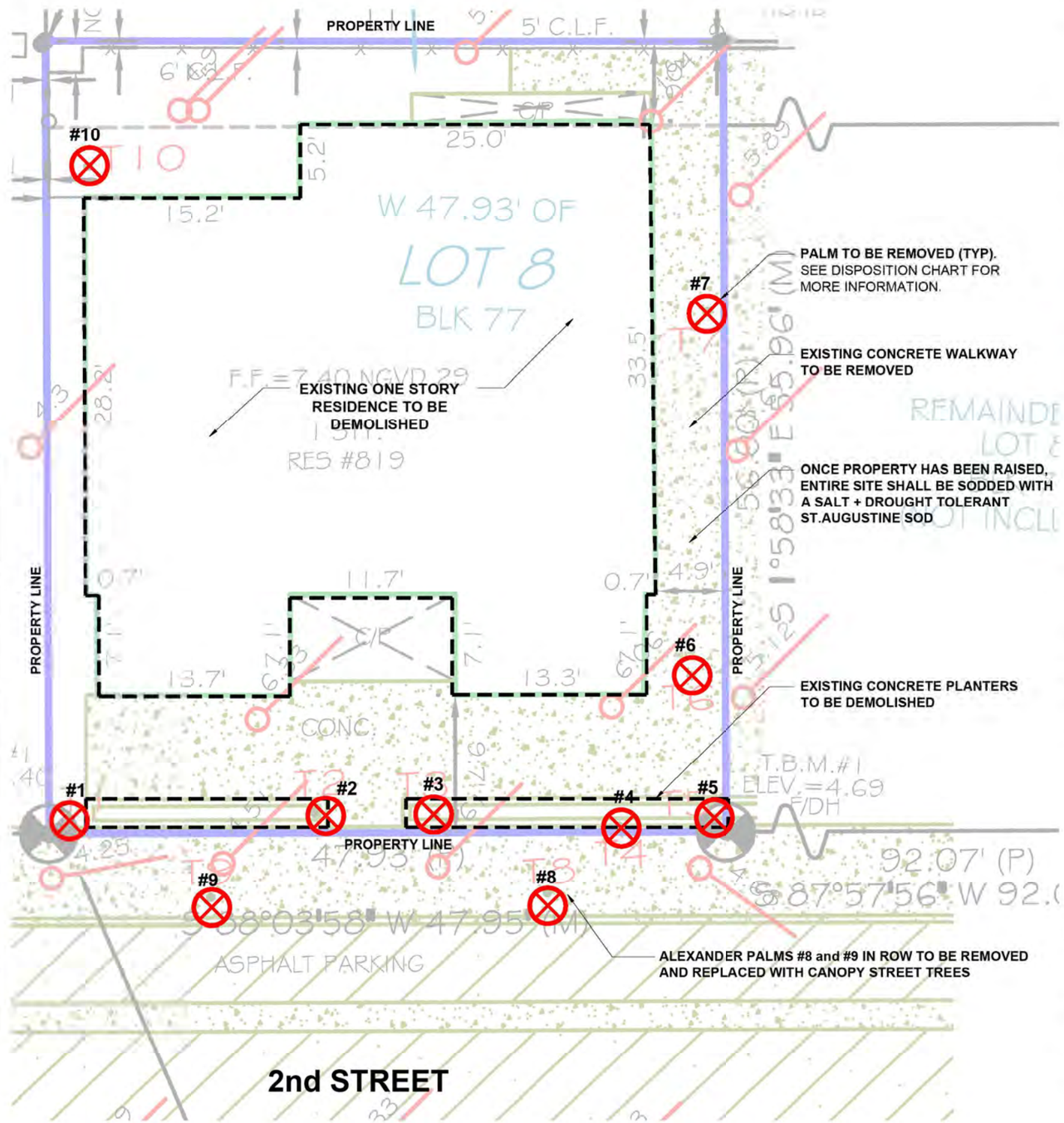

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 2,312 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS NOT BEEN MET. A TOTAL 1,500 SF OF REPLACEMENT CANOPY HAS BEEN PROVIDED. CANOPY REPLACEMENT SHORTFALL SHALL BE MADE UP WITH A PAYMENT INTO THE TREE TRUST FUND.

CANOPY MITIGATION SUMMARY
- (6) NATIVE DAHOONE HOLLY TREES: 900 SF (MB category II @150 SF each)
- (2) BRIDAL VIEL TREES: 300 SF (MB category II @150 SF each)
- (6) CHRISTMAS PALMS: 300 SF (MB category IV @ 50 SF each)

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**.

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**
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **08.28.2017**
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	FICUS TREE	Ficus benjamina	YES	+/- 14"	+/- 20'	+/- 14'	GOOD	REMOVE	154 SF	154 SF	IN CONFLICT WITH SITE DESIGN	PERMIT REQUIRED
#2	ALEXANDER PALM	Ptychosterma 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	Ptychosterma 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	Ptychosperma 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	Ptychosterma elegans	NO	+/- 5"	+/- 25'	+/- 7'	GOOD	REMOVE	39 SF	39 SF	TO BE REPLACED WITH CANOPY STREET TREES	PERMIT REQUIRED
#9	ALEXANDER PALM	Ptychosterma 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.	

TOTAL MITIGATION REQUIRED: 2,312 SF AS PER CITY OF MIAMI BEACH URBAN FORESTRY
TOTAL MITIGATION PROVIDED : 1,500 SF COMMENTS DATED 10.17.17

*** PLEASE NOTE: REPLACEMENT CANOPY SHORTFALL OF 815 SF TO BE MADE UP WITH PAYMENT INTO CMB TREE TRUST FUND**

EXISTING TREE SURVEY + DISPOSITION PLAN WITH A DEMO PLAN OVERLAY

3/16" = 1'-0" (0' 5' 10' 15')

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