

287 PALM AVE.
MIAMI BEACH ,FL.33139

FINAL SUBMITTAL: DEC. DRB
DRB18-0312



NU SPACE DESIGN LLC
AA-26001658
1111 KANE CONCOURSE STE.111
BAY HARBOR, FL 33154
(305-945-3919)

CHRISTOPHER CAWLEY CC
780 NE 69TH STREET SUITE 1106
MIAMI , FL 33138
OFFICE : 786-534-5327
CELL: 305-206-2661

VARIANCE REQUEST:

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 287 PALM AVE

WAIVERS:

1. REQUEST TO WAIVE THE 70% MAX SECOND FLOOR TO FIRST FLOOR RATIO
2. VARIANCE TO REDUCE FRONT SETBACK FROM 30'-0" TO 20'-0" (TWO FRONT SETBACKS)
3. VARIANCE TO REDUCE FOR A POOL DECK SETBACK FROM 10'-0" TO 7'-6"

DRAWING INDEX

- A-0.0 COVER SHEET
- SURVEY PLAN
- A-0.1 ARCHITECTURAL SITE PLAN
- A-0.2 DATA SHEET
- A-0.2B VARIANCE DIAGRAM
- A-0.3 LOT COVERAGE CALCULATIONS
- A-0.4 UNIT SIZE DIAG
- A-0.5 ROOF DECK CALCULATION
- A-0.6 YARD CALCULATIONS
- A-0.7 YARD SECTION DIAGRAMS
- A-0.8 SECOND FLOOR VOLUME RATIO PERCENTAGE
- A-0.9 RENDERS
- A-0.10 AXONOMETRIC VIEWS
- A-0.11 NEIGHBORING CONTEXT PANORAMA VIEW
- A-0.12 AERIAL PHOTOGRAPH OF SURROUNDING AREAS

- A-1.0 FIRST FLOOR
- A-2.0 SECOND FLOOR PLAN
- A-3.0 ROOF PLAN
- A-4.0 ELEVATIONS
- A-5.0 ELEVATIONS
- A-6.0 SECTIONS
- A-7.0 SECTION
- A-8.0 MATERIAL PALETTE

LANDSCAPE

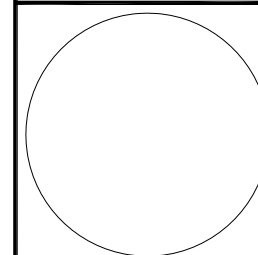
- | | |
|-----|------------------------------------|
| L-0 | LANDSCAPE ARCH. COVER SHEET |
| L-1 | EXISTING TREE SURVEY + DISP. CHART |
| L-2 | LANDSCAPE PLAN |
| L-3 | LANDSCAPE NOTES + DETAILS |



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SIMONI RESIDENCE

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MIAMI BEACH, FL 33139

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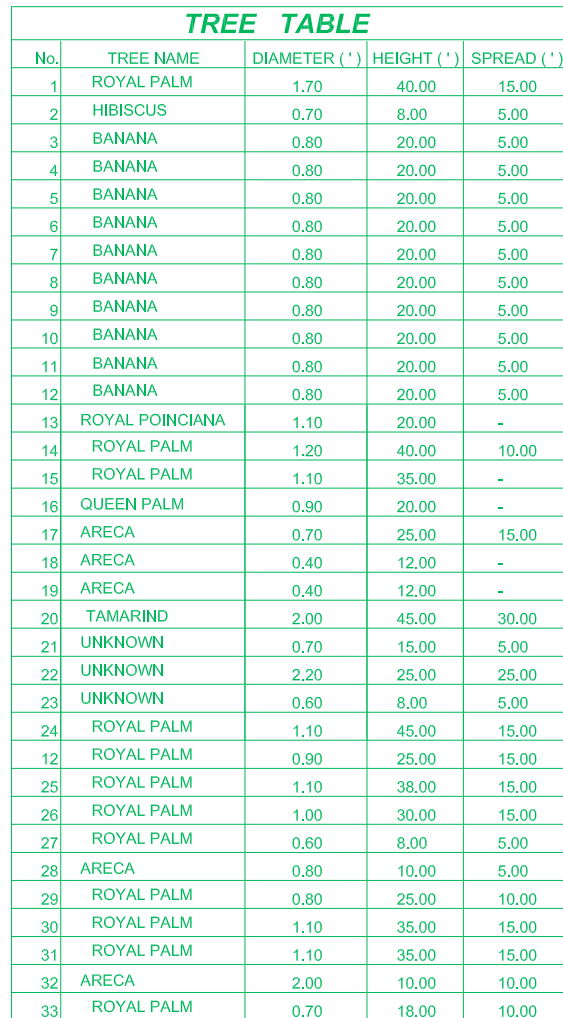
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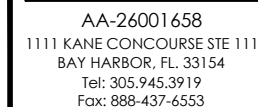
COVER SHEET

SHEET No. 1 OF 1

GRAPHIC SCALE

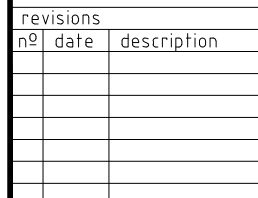
(IN FEET)
1 INCH = 20 FEET





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MIAMI BEACH, FL 33139



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drawn by	R.M
checked by	M
scale	AS SHOW
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ARCHITECTURAL SITE PLAN



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:	287 Palm Avenue, Miami beach, FL 33139		
2	Folio number(s):	02-4205-002-0440		
3	Board and file numbers :			
4	Year built:		Zoning District:	RS-4
5	Based Flood Elevation:	10.00' NGVD	Grade value in NGVD:	4.35' NGVD
6	Adjusted grade (Flood+Grade/2):	6.675' NGVD	Free board:	3.325'
7	Lot Area:	8,903 S.F.		
8	Lot width:	100'+115'-10"(AVG107'-8'	Lot Depth:	120'-0" & 70'-0"
9	Max Lot Coverage SF and %:	2,647 S.F. (30%)	Proposed Lot Coverage SF and %:	2,601 S.F. (29.2%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	None
11	Front Yard Open Space SF and %:	1,300 S.F. (56%)	Front Yard Open Space SF and %: (Coconut Ln)	1,185 S.F. (59%)
12	Max Unit Size SF and %:	4,451 SF (50%)	Proposed Unit Size SF and %:	4,448 S.F. (49.9%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,336 S.F.
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,622 s.f. (100.8 %)
15			Proposed Second Floor Unit Size SF and % :	2,112 S.F. (50%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	502 S.F. (23.7% of 2112 s.f.)

		Required	Existing	Proposed	Deficiencies
17	Height:	24'	N/A	24'	
18	Setbacks:				
19	Front First level:	30'	N/A	20'	
20	Front Second level:	30'	N/A	20'	
21	Side 1:	10'	N/A	15'-9"	
22	Side 2 or (facing street):	10'	N/A	11'-3"	
23	Rear:	N/A	N/A	N/A	
	Accessory Structure Side 1: POOL	7'-6" to deck/9' to water	N/A	7'-6" to deck/9' to water	
24	Accessory Structure Side 2 or (facing street) : POOL	10' to deck		7'-6" to deck	2'-6"
25	Accessory Structure Rear:	N/A			
26	Sum of Side yard :	26'-11" (25% of AVG 107'-8"/ FR 115-10"-RR-100')		27'-0"	
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

All other data information should be presented like the above format

Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	NO
Sidewalk (yes/no)	NO
Sidewalk elevation at the centerline of the front of the property	
Crown of road at center of property (if no sidewalk exists or is proposed)	4.350
Flood Elevation	9.000
Freeboard (provided)	1.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

		Max. Yard Elevation
Yes	Default Condon unless one of the below applies Maximum Yard Elevation	6.850
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	9.175
	Is the abutting property vacant?	9.175
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	9.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

		Max. Yard Elevation
Yes	Default Condon unless one of the below applies Maximum Yard Elevation	6.850
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	9.175
	Is the abutting property vacant?	9.175
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	9.000

RESULTS

Grade	4.35
Adjusted Grade	6.675
30" above Grade	6.85
Future Crown of Road	5.25
Future Adjusted Grade	7.625
Minimum Freeboard Elev.	10.000
Maximum Freeboard Elev.	14.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage, not under the house	6.675
Minimum garage ceiling elevation	18.000

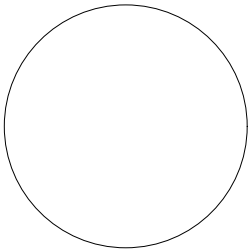
Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.625
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.850
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.850
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.850



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SIMONI RESIDENCE

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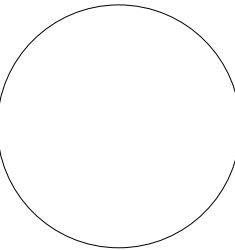
ZONING LEGEND



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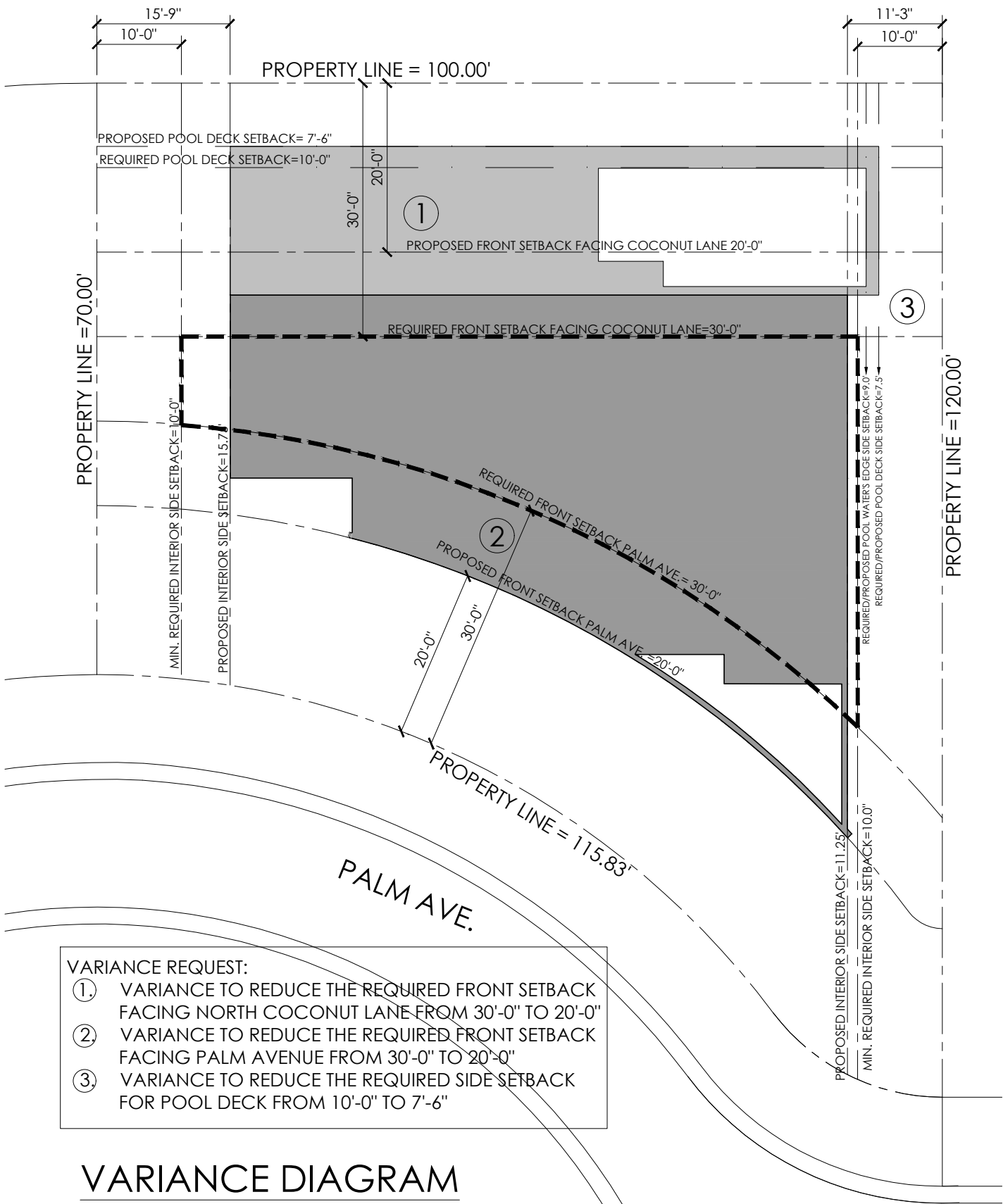
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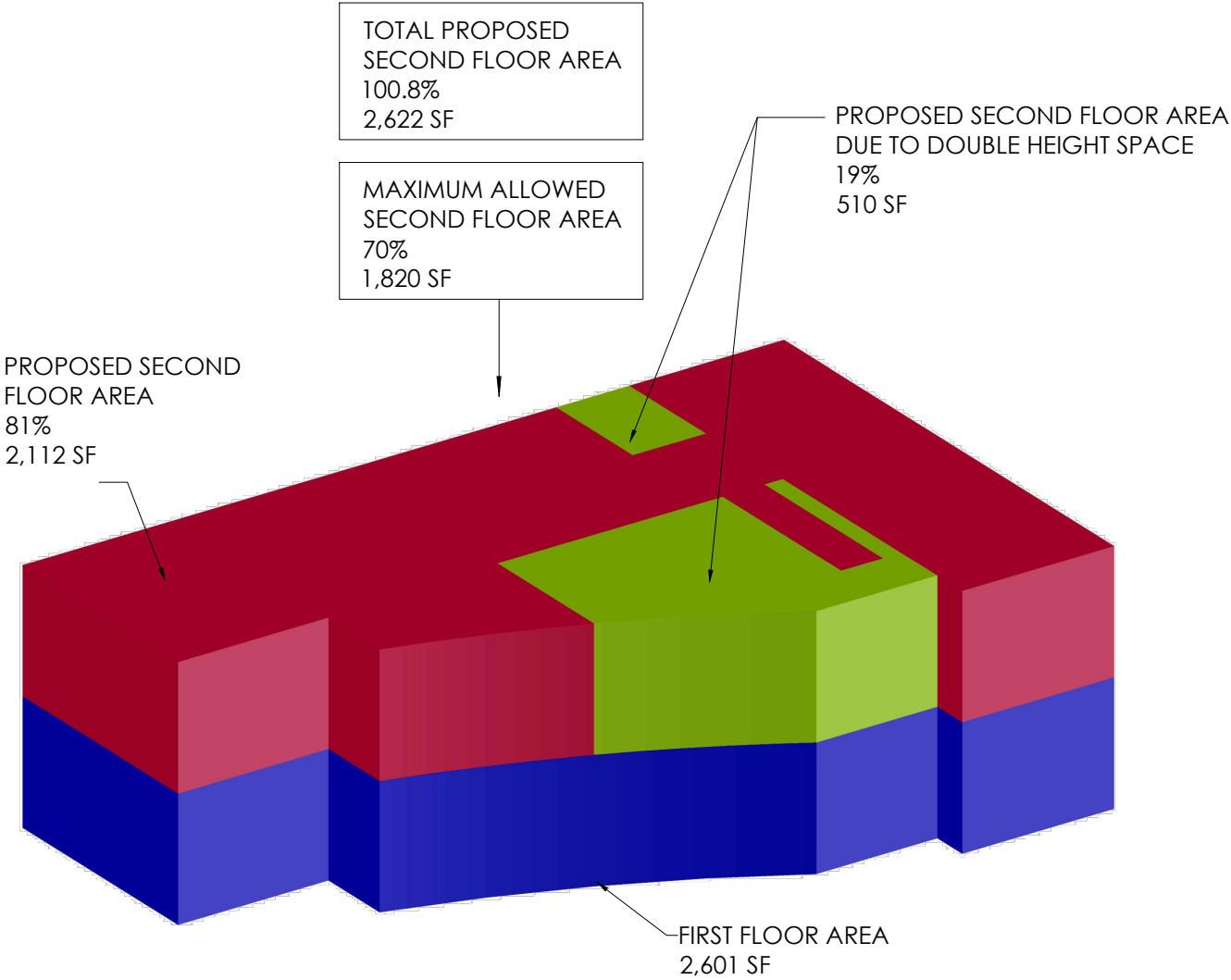
VARIANCE & WAIVER DIAGRAMS

NORTH COCONUT LN.

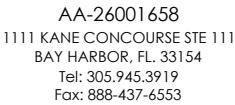
SIDE SETBACK CALCULATION
AVG. OF FRONT PROPERTY LINES:
100.0' + 115.83' = 215.83' / 2 = 107.9'
REQ. 25% OF 107.9' = 26.97'
TOTAL PROVIDED = 27.0'



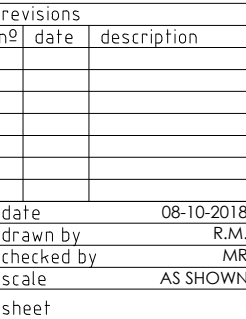
VARIANCE DIAGRAM



WAIVER DIAGRAM

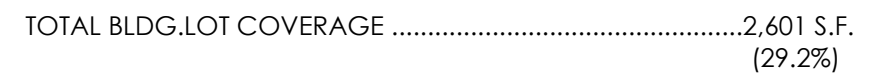


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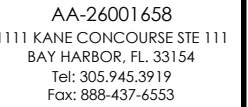


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LOT COVERAGE



 GARAGE
 MAIN RESIDENCE

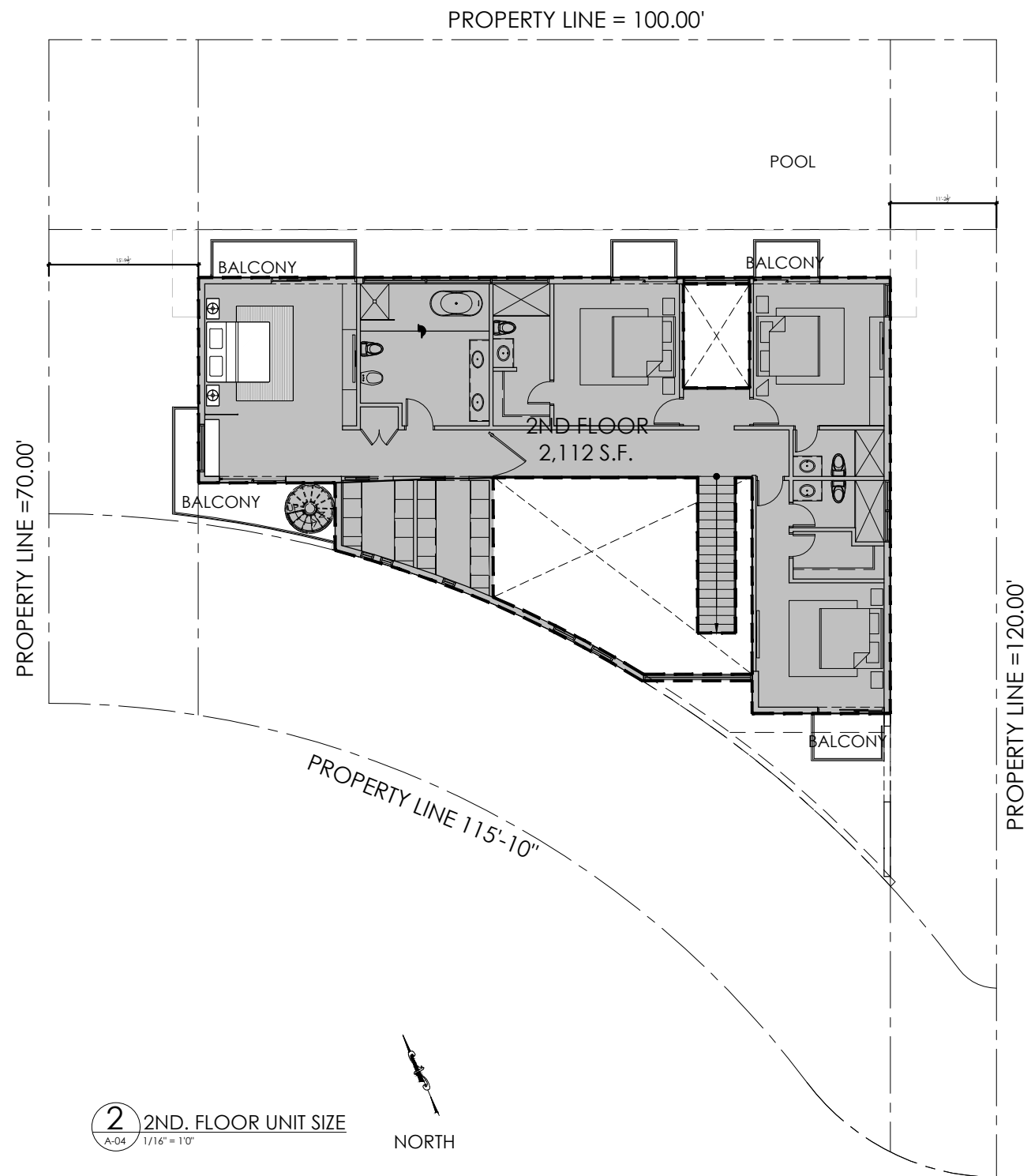


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UNIT SIZE



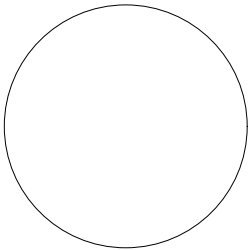
TOTAL UNIT SIZE.....4,448 S.F. (50%)



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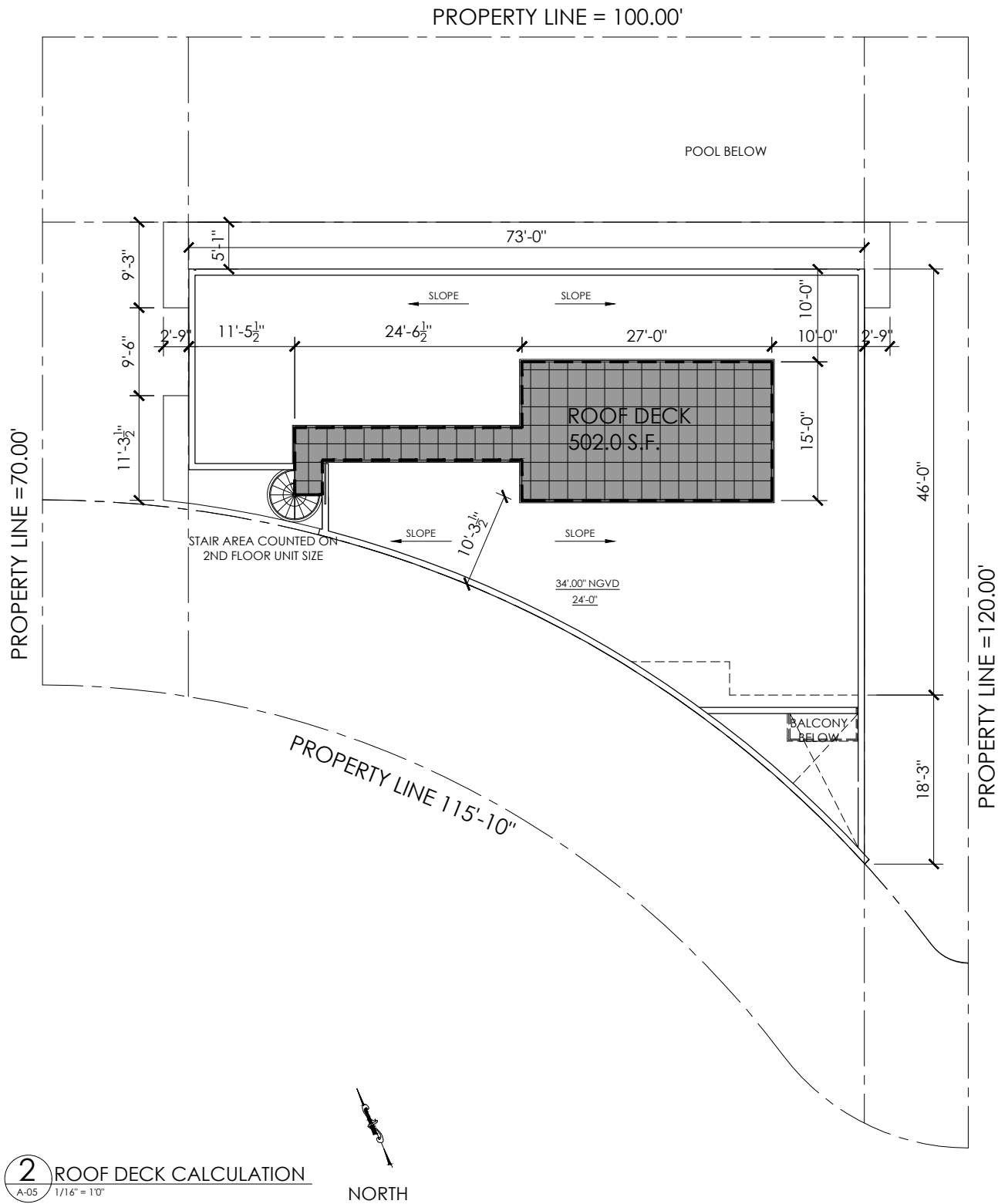


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ROOF DECK CALCULATION



2 ROOF DECK CALCULATION
A-05 1/16" = 1'0"



ROOF DECK CALCULATIONS

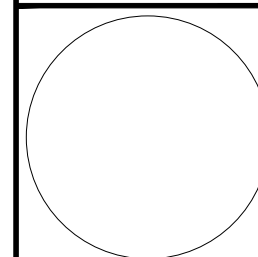
SECOND FLOOR UNIT SIZE	2,112 S.F.
ALLOWED MAX. 25% OF FLOOR BELOW	528 S.F.
TOTAL ROOF DECK AREA PROVIDED	502 S.F. (23.7%)



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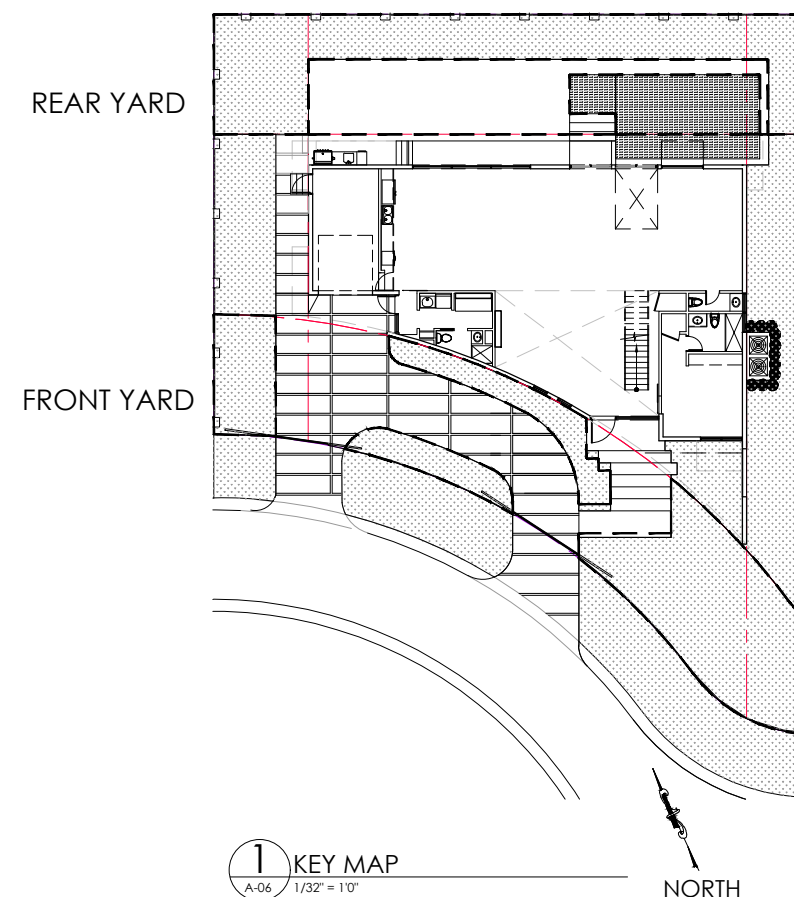
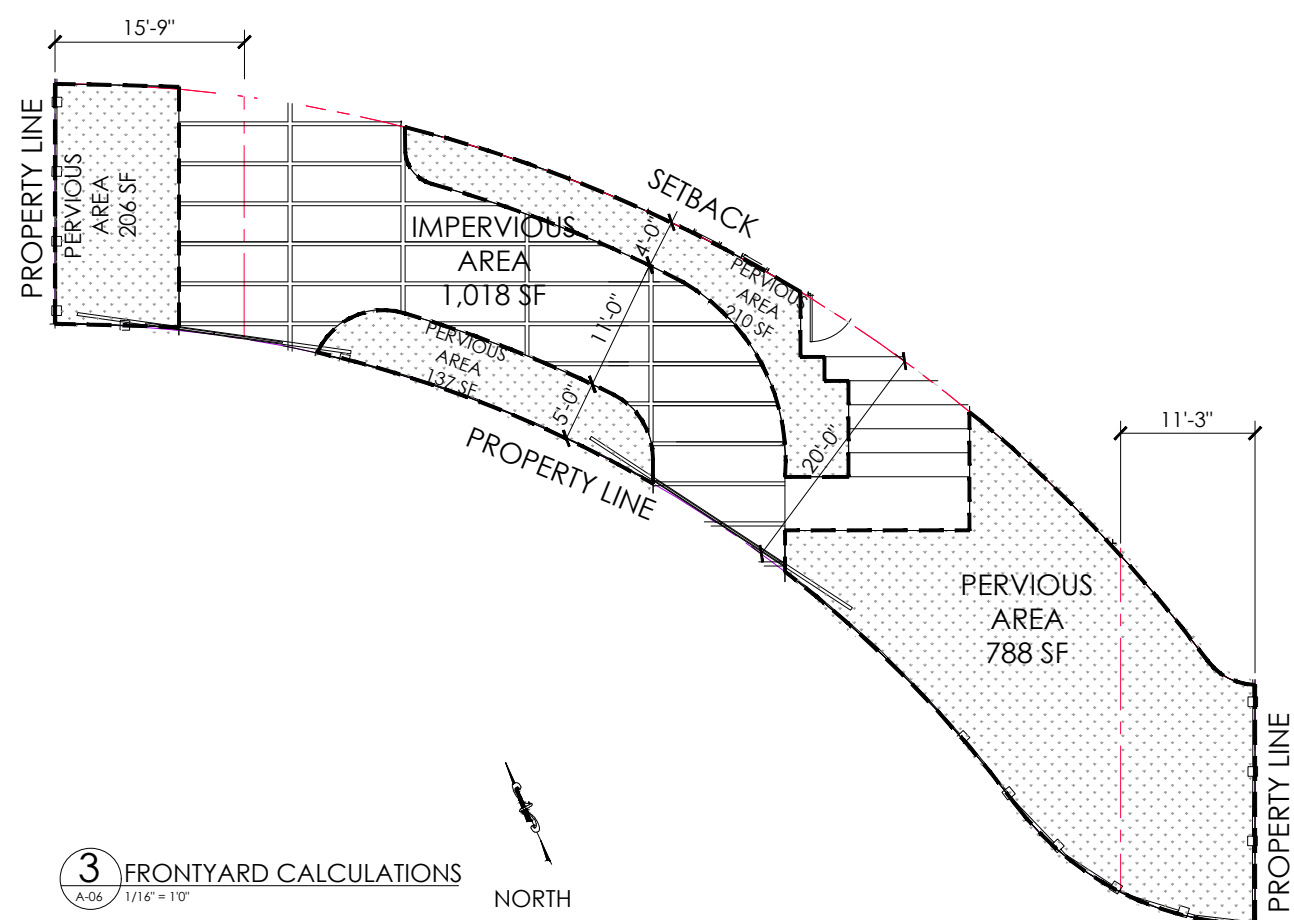
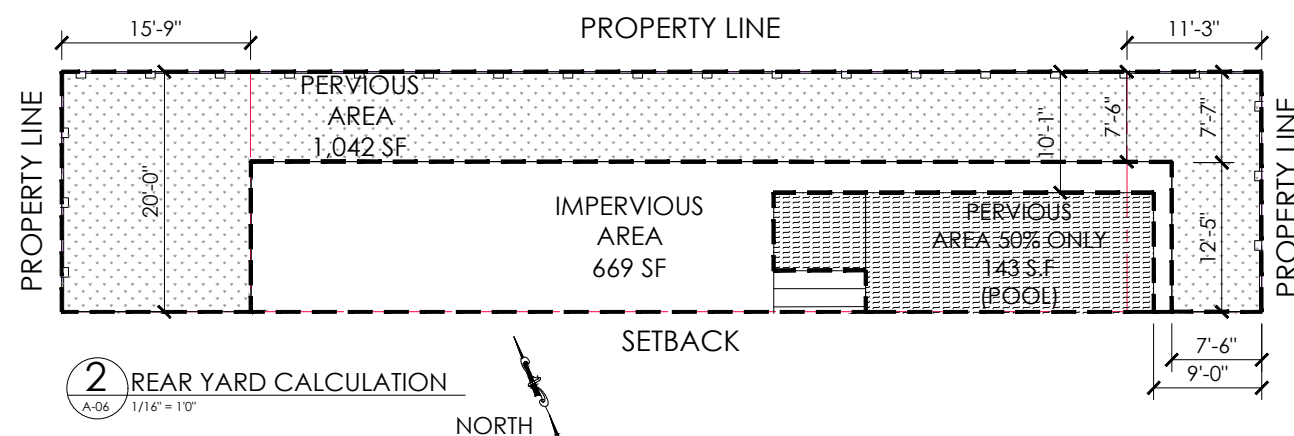


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YARD CALCULATIONS

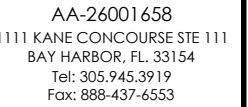


FRONT YARD CALCULATIONS

AREA2,318 S.F.
IMPERVIOUS AREA 977 S.F. (41%)
LANDSCAPE AREA.....1,341 S.F. (59%)

FRONT YARD CALCULATIONS FACING N COCONUT LANE

AREA2,000 S.F.
IMPERVIOUS AREA ,669 S.F. (33%)
LANDSCAPED PERVIOUS OPEN SPACE AREA,POOL(50%) ...1,185 S.F. (59%)

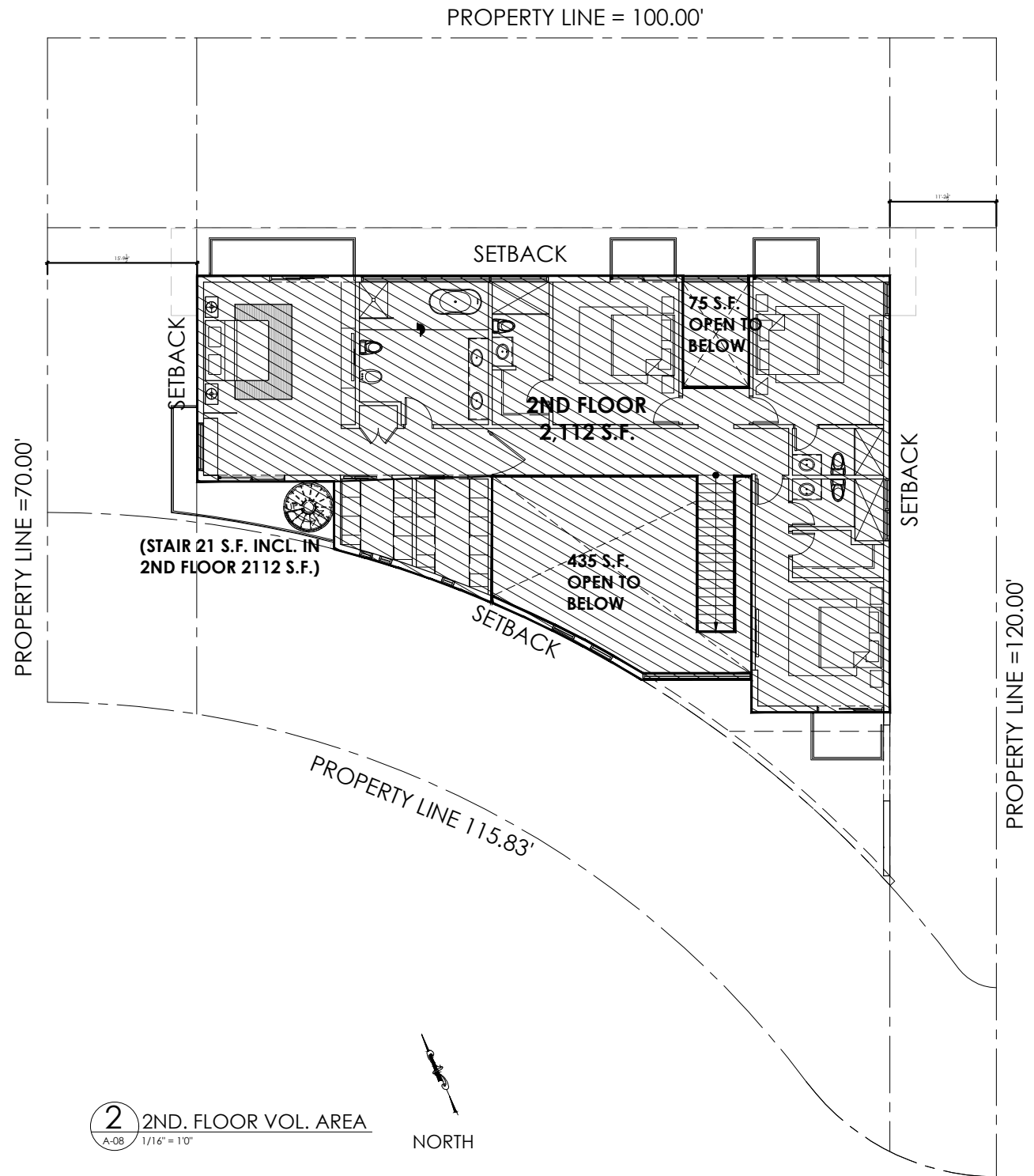
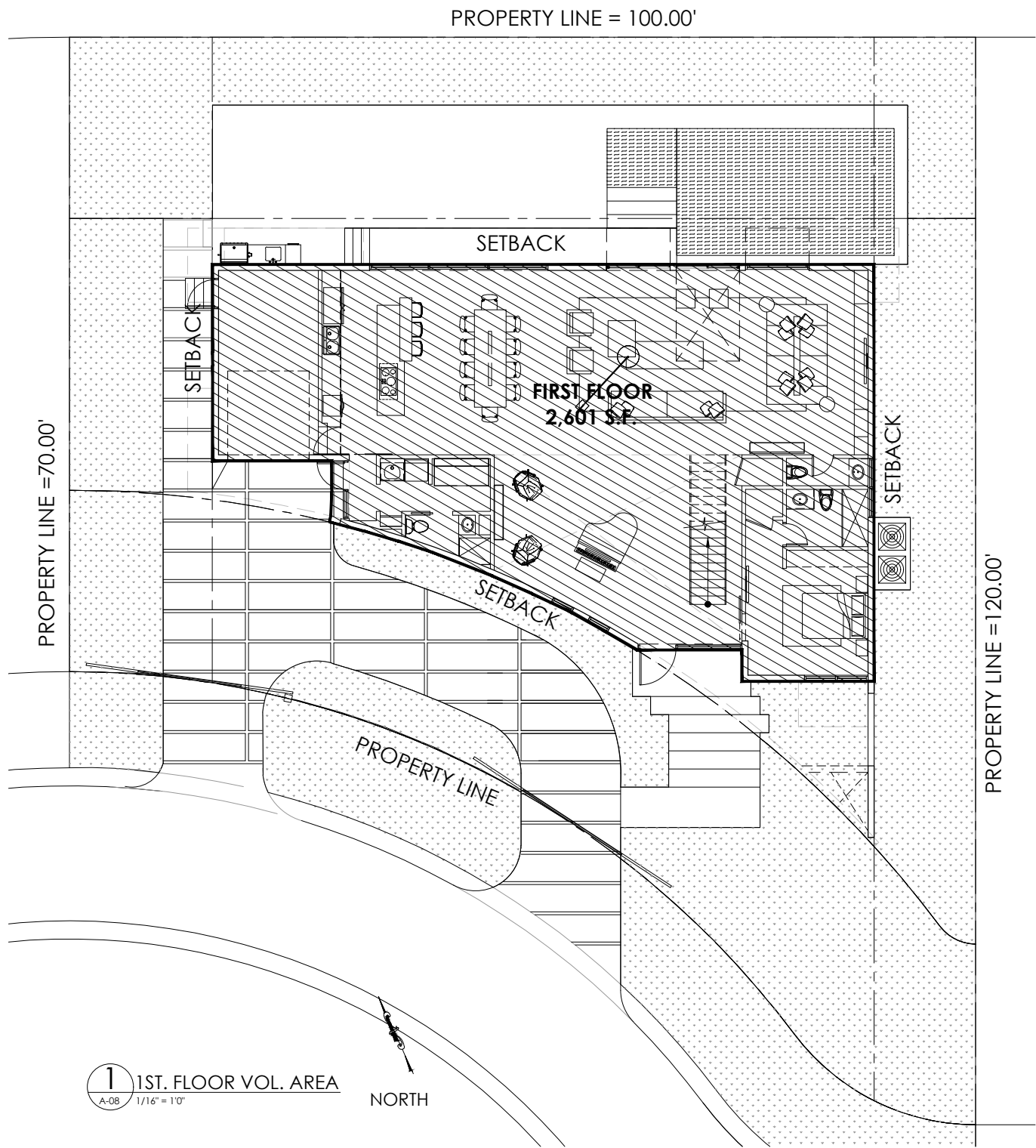


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WARD SECTION DIAGRAMS





FLOOR RATIO PERCENTAGE (SECOND FLOOR/FIRST FLOOR %)

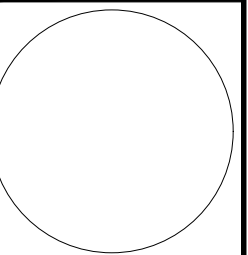
VOLUMETRIC AREA	
FIRST FLOOR	2,601 S.F.
SECOND FLOOR	2,112 S.F. (INCL. 21 S.F. EXT. STAIR)
OPEN VOLUME	510 S.F.
TOTAL VOLUME AT 24'-0" HEIGHT.....	2,601 S.F. (100.8%)



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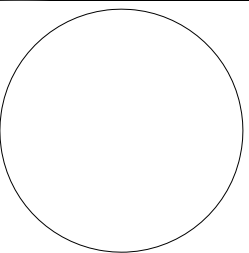
FLOOR RATION PERCENTAGE



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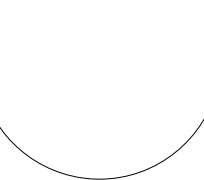
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RENDERS

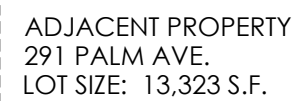
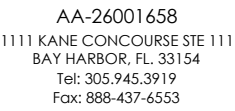


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AXONOMETRIC VIEWS		

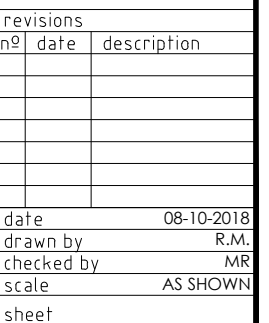


PROPOSED PROPERTY
287 PALM AVE.
LOT SIZE: 8,823 S.F.

ADJACENT PROPERTY
281 PALM AVE.
LOT SIZE: 6,000 S.F.

SIMONI RESIDENCE

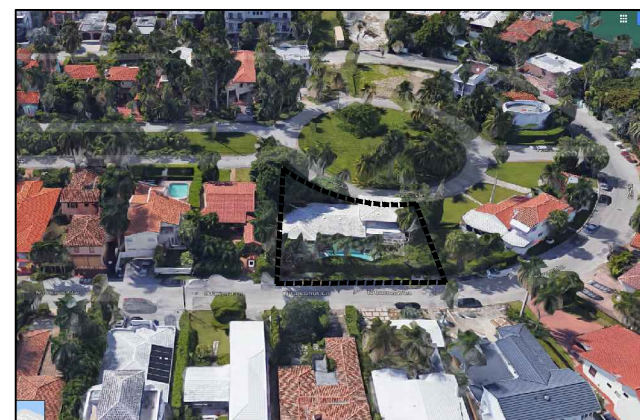
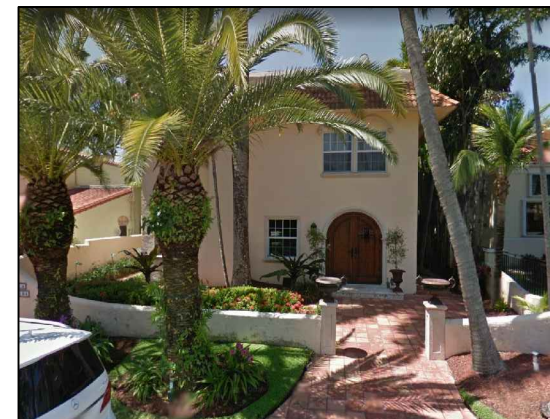
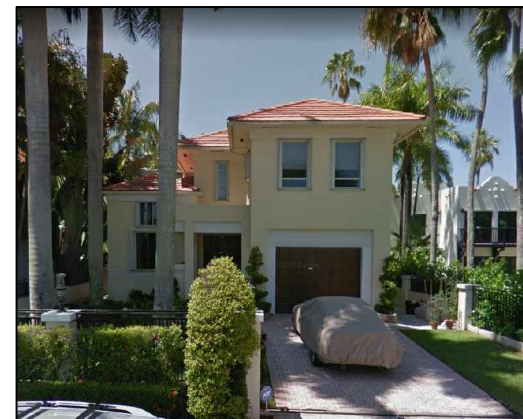
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ENDERS ON SITE

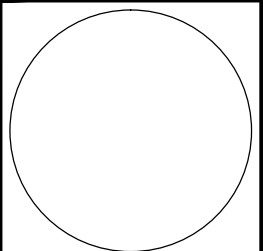
NEIGHBORING CONTEXTUAL VIEW



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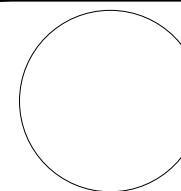
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PICS OF SURROUNDING AREAS

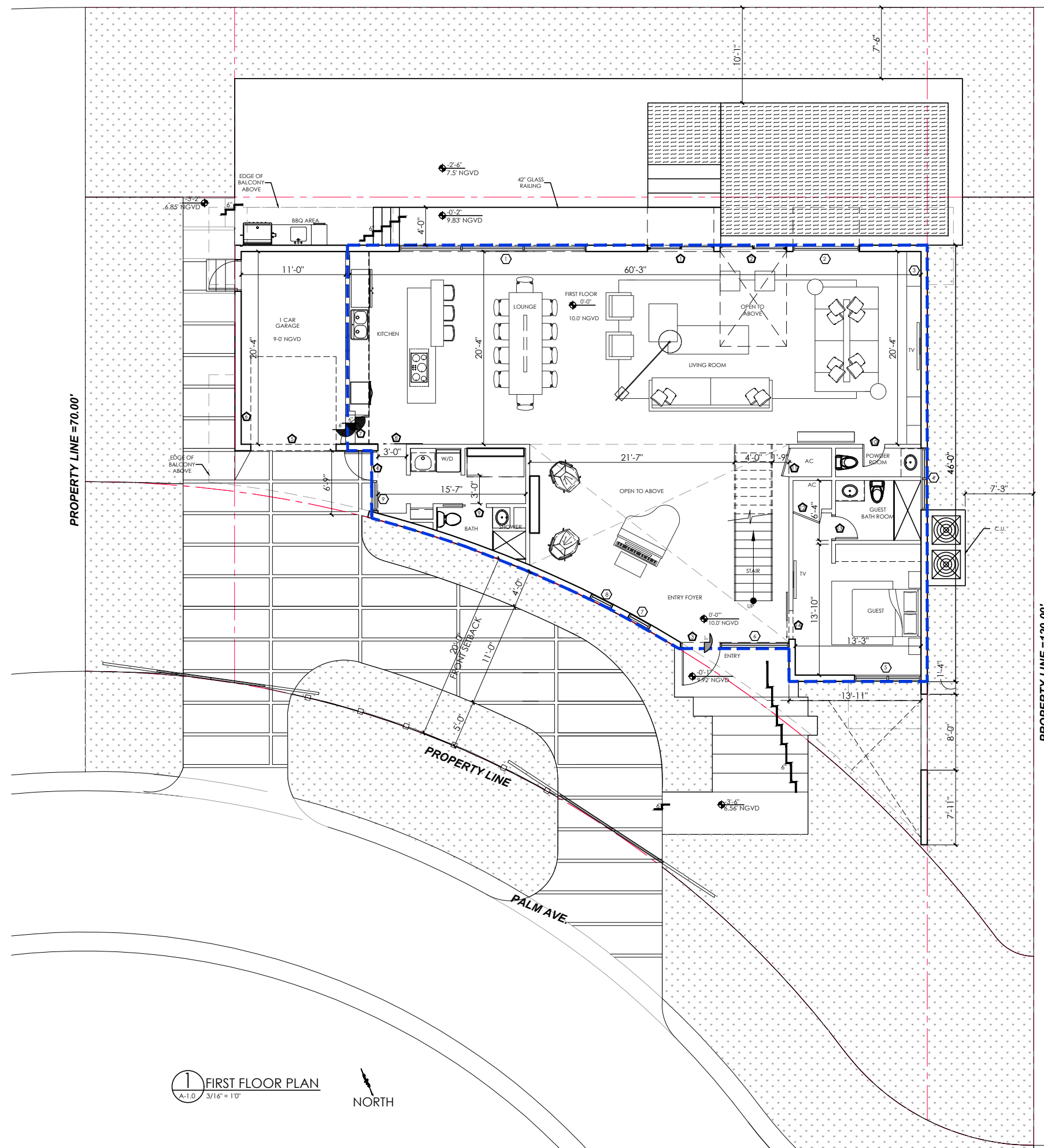


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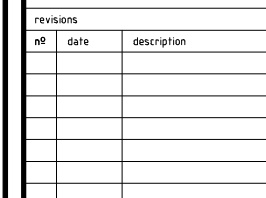
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1ST. FLOOR PLAN





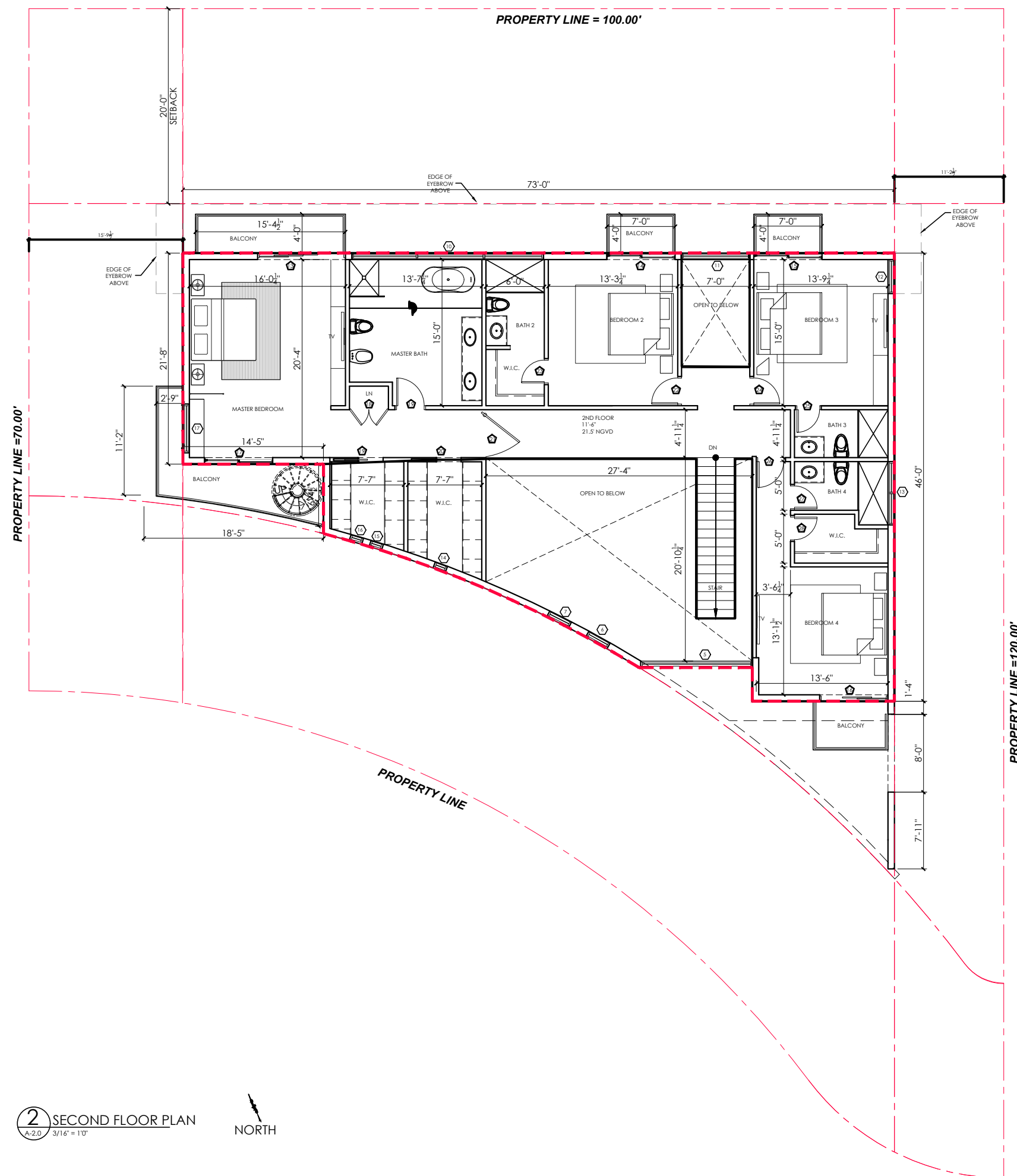
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2ND. FLOOR PLAN

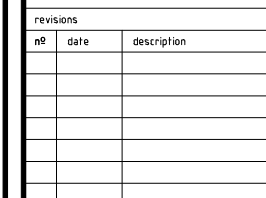


2 SECOND FLOOR PLAN
A-2.0 3/16" = 1'0"





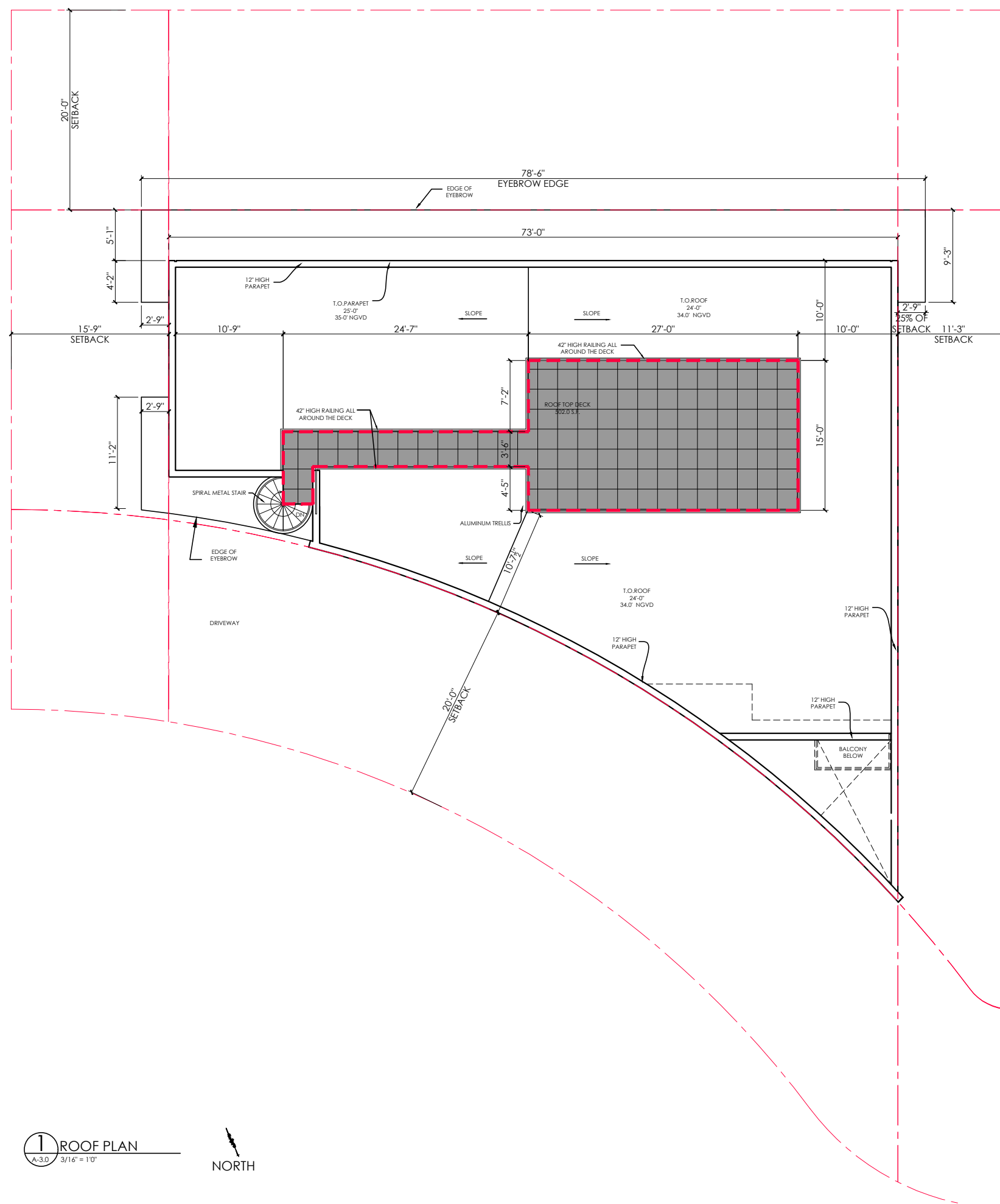
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A-3.0

ROOF PLAN

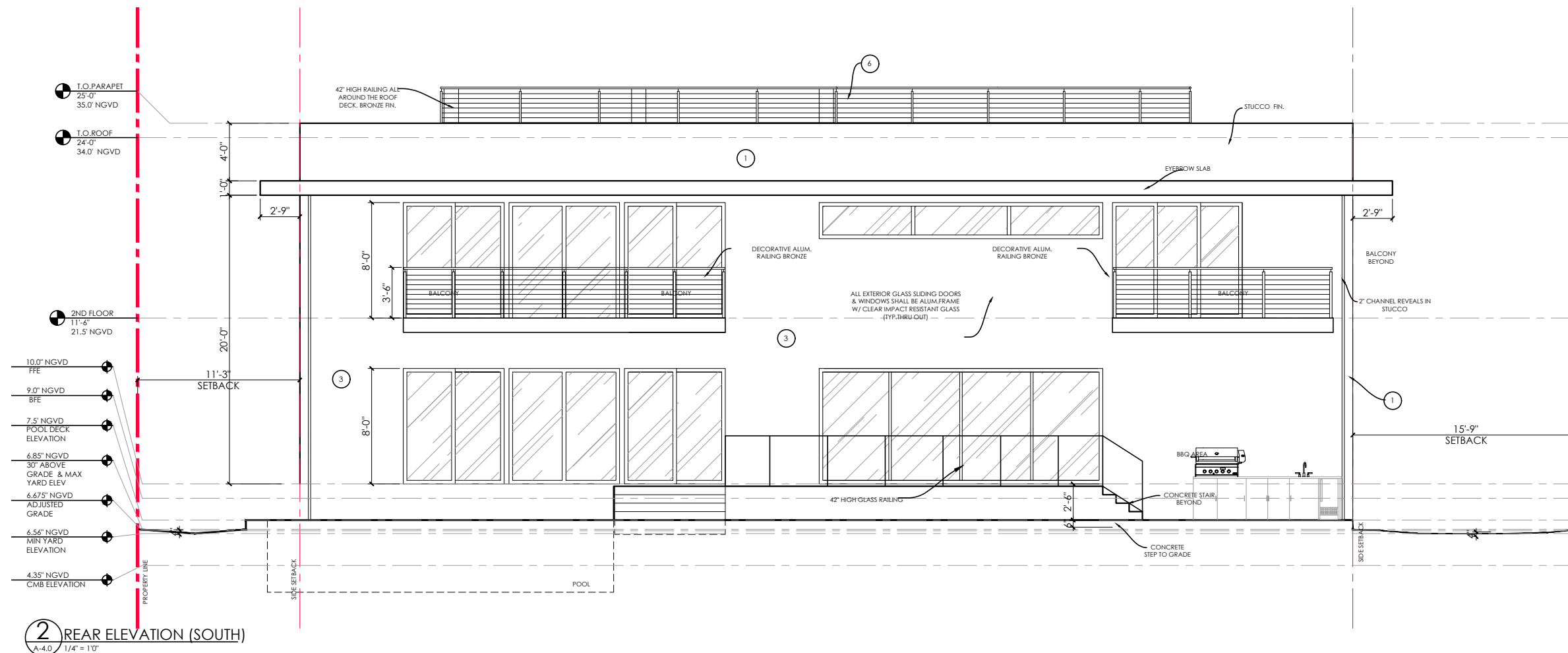
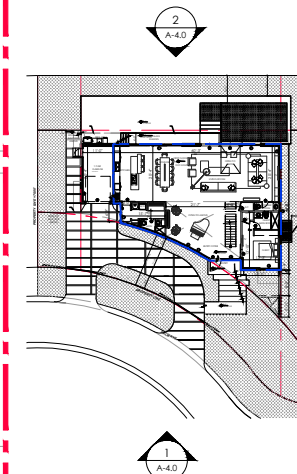




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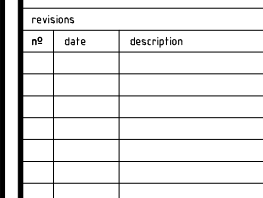
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ELEVATIONS





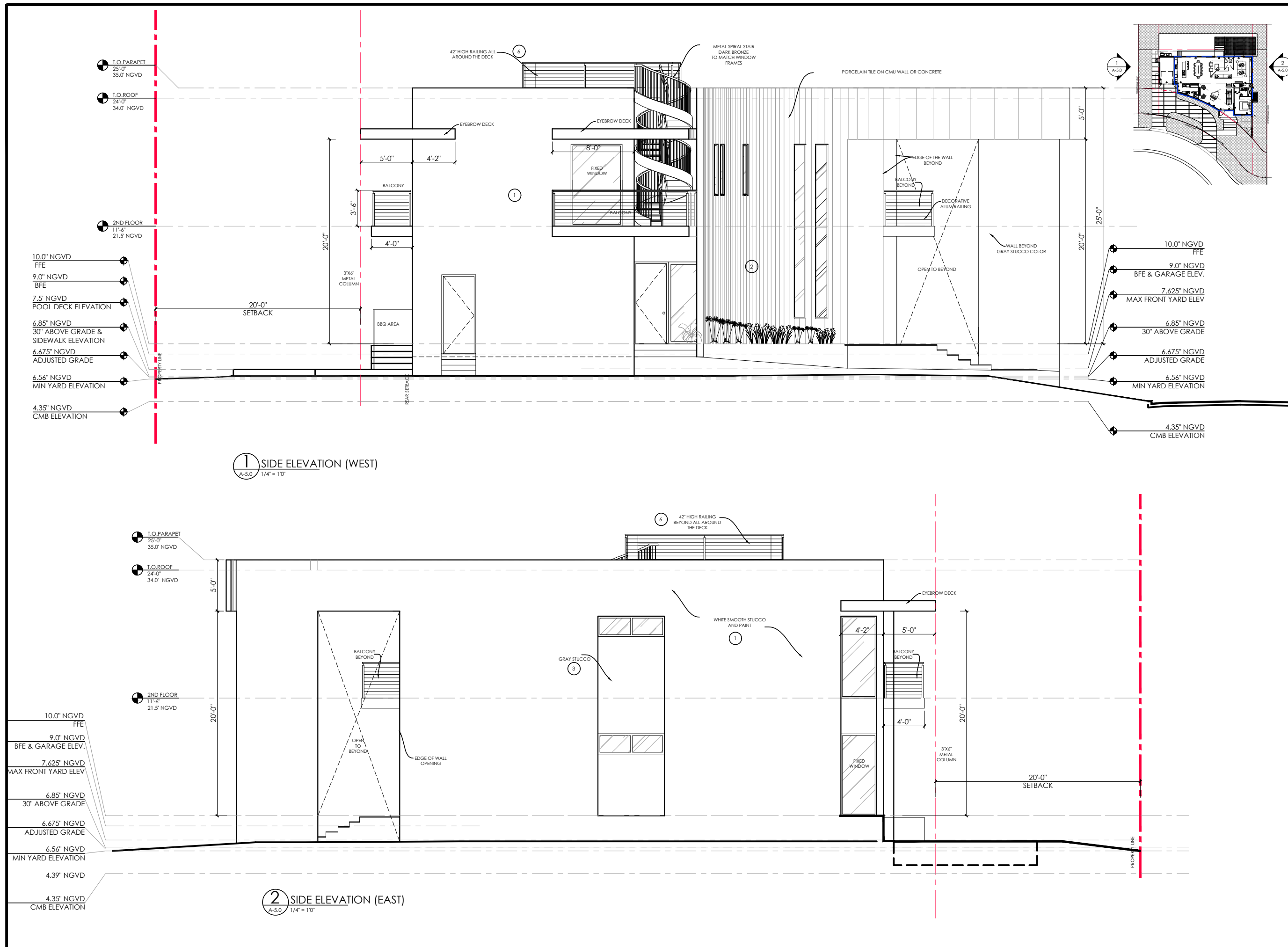
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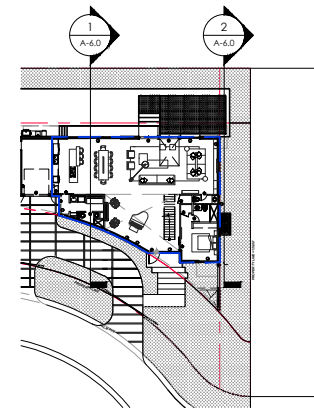


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A-5.0

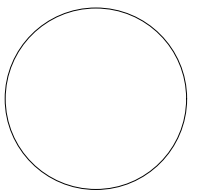
ELEVATIONS



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SIMONI RESIDENCE

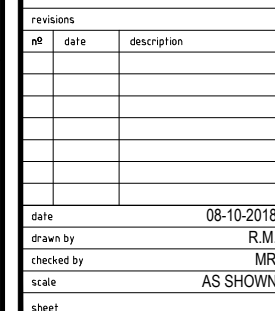
287 PALM AVE.
MIAMI BEACH, FL 33139

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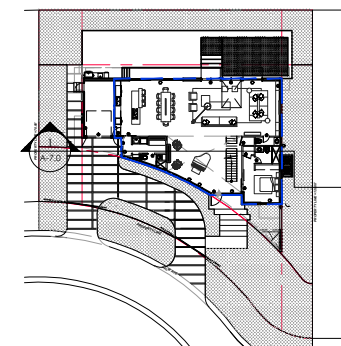
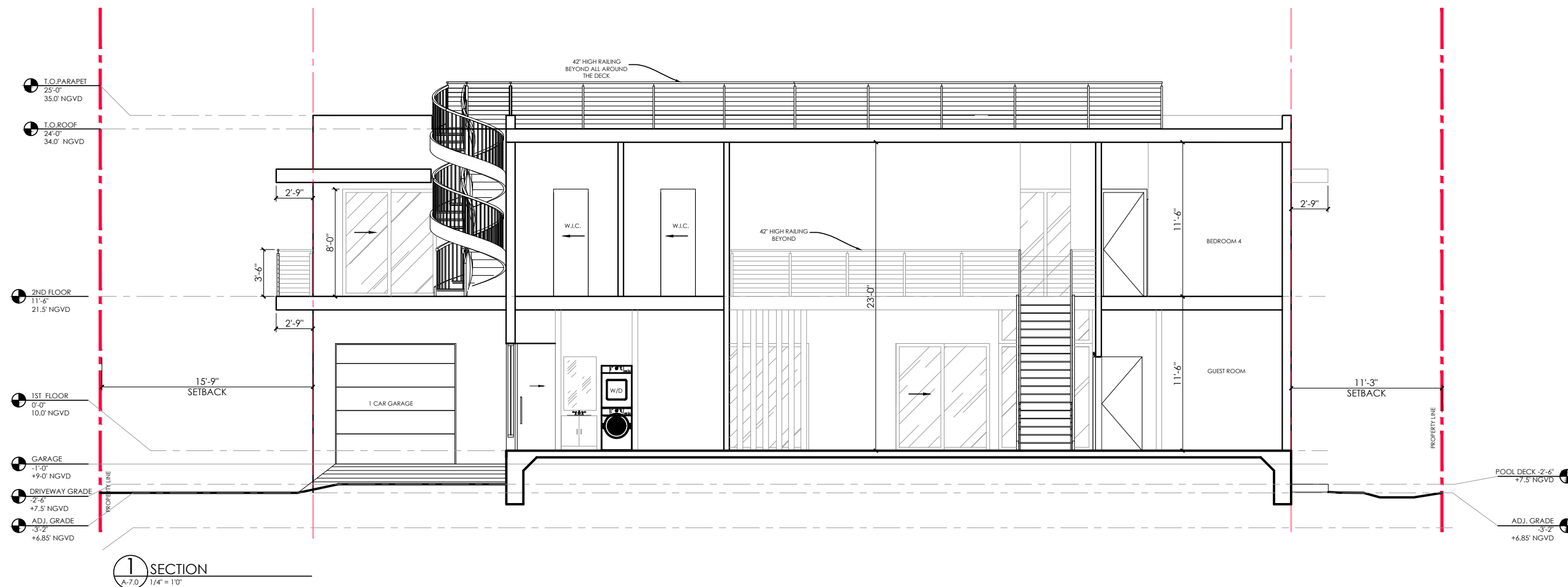
SECTIONS



287 PALM AVE.
MIAMI BEACH, FL 33139



SECTIONS

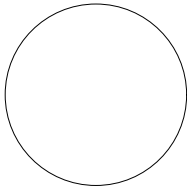




AA-26001658
1111 KANE CONCOURSE STE 111,
BAY HARBOR, FL. 33154
Tel: 305.945.3919
Fax: 888-437-6553

SIMONI RESIDENCE

287 PALM AVE.
MIAMI BEACH, FL 33139

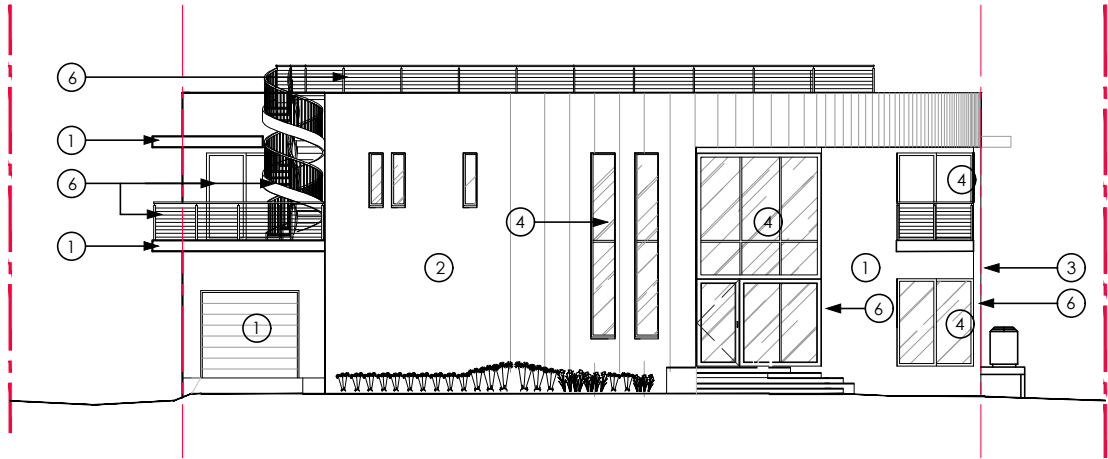


revisions		
nº	date	description

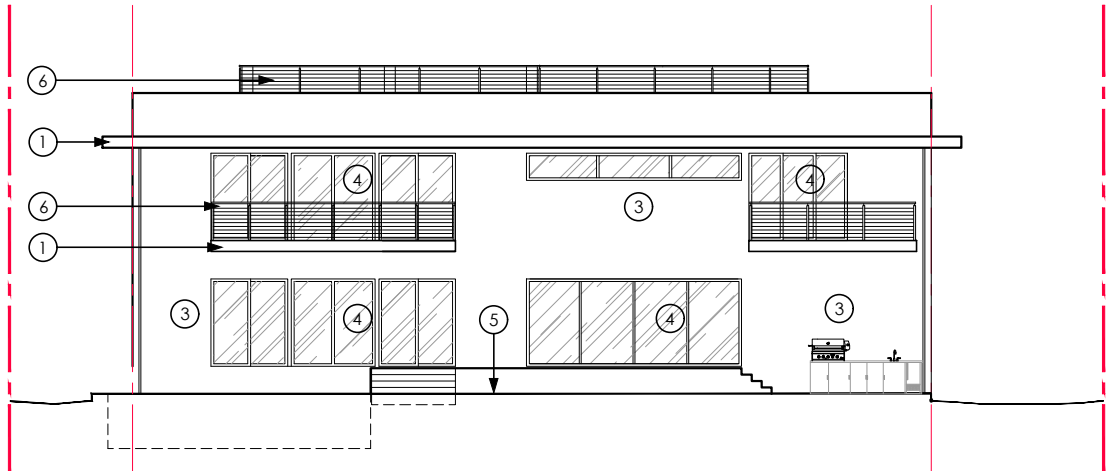
date 08-10-2018
drawn by R.M.
checked by MR
scale AS SHOWN
sheet

A-8.0

MATERIAL PALETTE



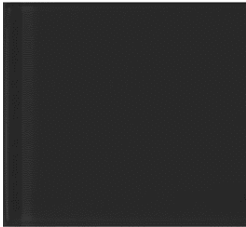
FRONT ELEVATION
1/8" = 1'0"



REAR ELEVATION
1/8" = 1'0"



①



②



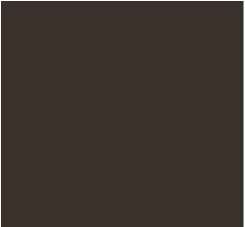
③



④



⑤



⑥

①	SMOOTH WHITE STUCCO	EXTERIOR WALL MATERIAL
②	DARK GREY PORCELAIN TILE	EXTERIOR WALL MATERIAL
③	SMOOTH GRAY STUCCO	EXTERIOR WALL MATERIAL
④	CLEAR GLAZING	SLIDING GLASS DOORS, WINDOWS
⑤	LIMESTONE	POOL DECK AND PAVERS
⑥	DARKBRONZE	WINDOW, DOOR FRAMES AND RAILINGS



LUCA SIMONI RESIDENCE | 287 PALM AVE | MIAMI BEACH, FLORIDA
CITY OF MIAMI BEACH DRB FINAL LANDSCAPE SUBMITTAL 10.05.18

CLIENT / PROPERTY INFORMATION

LUCA SIMONI

PROPERTY ADDRESS
287 PALM AVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of a variety of palms, trees, shrubs and groundcovers. There is an existing large tamarind tree on the property that will be relocated to accommodate the new residence, pending confirmation by registered arborist. Please note that there are royal palms in the ROW to remain. All other vegetation will be removed as it is in conflict with the new landscape design. Mitigation and permits will be provided as per the C.M.B. Tree Preservation and Protection Ordinance.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement renovations and additions to Residence

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Existing Tree Survey + Disposition Chart
- L-2 Landscape Plan
- L-3 Landscape Notes + Details

CHRISTOPHER CAWLEY, RLA
Florida License LA 0000796

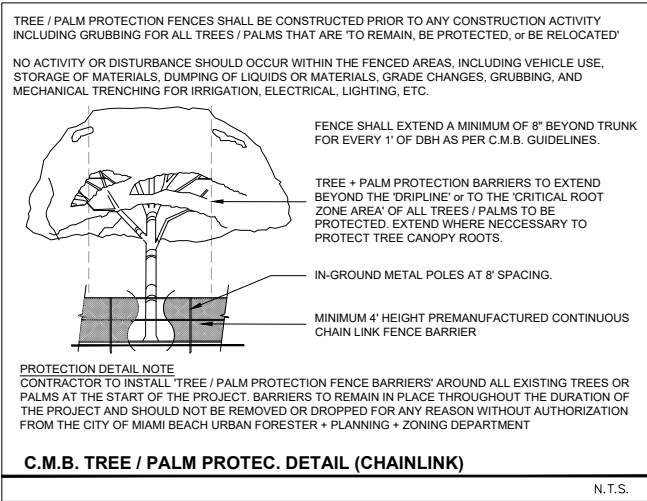
MIAMI BEACH DESIGN REVIEW BOARD 08.20.18

NEW RESIDENCE
287 PALM AVE, MIAMI BEACH, FL

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
O 786.534.5327 | C 305.979.1585 | www.christophercawley.com

DATE
08.20.2018
DRB FINAL SUBMITTAL 10.05.2018

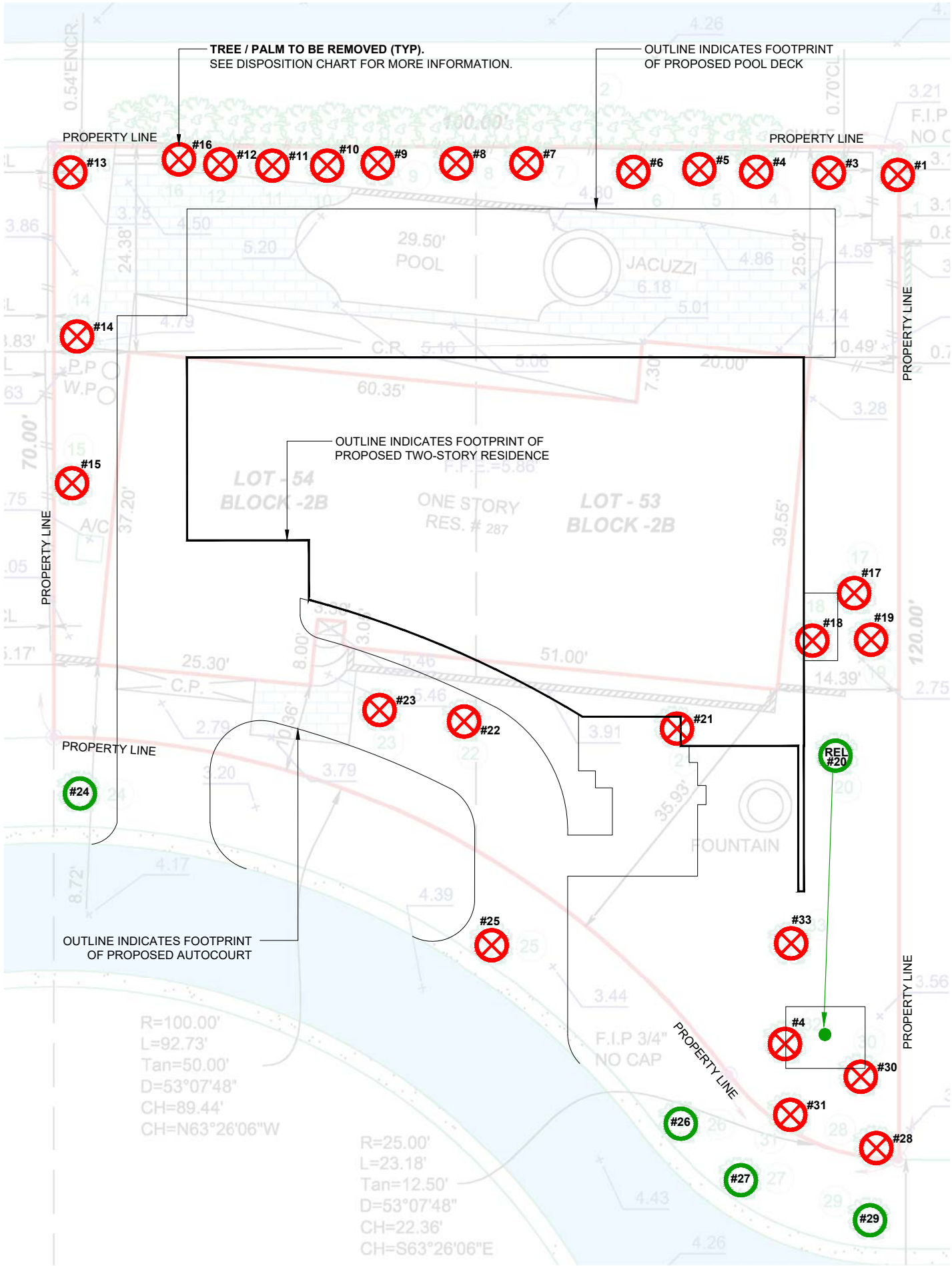
SHEET NO.
L-0



C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 287 PALM AVE												
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P-2, GP-1/PW-N/A
#1	ROYAL PALM	Roystonea elata	YES	+/- 20"	+/- 40'	+/- 15'	GOOD	REMOVE	177 SF	354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#2	HIBISCUS		NO	+/- 9"	+/- 8'	+/- 5'	GOOD	REMOVE	20 SF	0 SF	NOT A TREE	N/A
#3	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#4	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#5	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#6	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#7	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#8	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#9	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#10	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#11	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#12	TRAVELERS PALM	Ravenala madagascarensis	NO	+/- 10"	+/- 20'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#13	ROYAL POINCIANA	Delonix regia	YES	+/- 13"	+/- 20'	+/- 10'	GOOD	REMOVE	79 SF	158 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#14	ROYAL PALM	Roystonea elata	YES	+/- 14"	+/- 40'	+/- 10'	GOOD	REMOVE	79 SF	158 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#15	ROYAL PALM	Roystonea elata	YES	+/- 13"	+/- 35'	+/- 15'	GOOD	REMOVE	177 SF	354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#16	QUEEN PALM	Syagrus romanzoffiana	NO	+/- 11"	+/- 20'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#17	CHRISTMAS PALM	Veitchia merillii	NO	+/- 9"	+/- 25'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#18	CHRISTMAS PALM	Veitchia merillii	NO	+/- 5"	+/- 12'	+/- 10'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#19	CHRISTMAS PALM	Veitchia merillii	NO	+/- 5"	+/- 12'	+/- 10'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#20	TAMARIND	Tamarindus indica	YES	+/- 24"	+/- 45'	+/- 30'	GOOD	RELOCATE	707 SF	1414 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#21	DRACENA	Dracaena marginata 'Bicolor'	NO	+/- 9"	+/- 15'	+/- 5'	GOOD	REMOVE	20 SF	0 SF	NOT A TREE	N/A
#22	HONG KONG ORCHID	Bauhinia aculeata	YES	+/- 26"	+/- 25'	+/- 25'	GOOD	REMOVE	491 SF	982 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#23	GARDENIA	Gardenia jasminoides	NO	+/- 7"	+/- 8'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#24	ROYAL PALM	Roystonea elata	YES	+/- 13"	+/- 45'	+/- 15'	GOOD	REMAIN	177 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#25	ROYAL PALM	Roystonea elata	YES	+/- 13"	+/- 38'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#26	ROYAL PALM	Roystonea elata	YES	+/- 12"	+/- 30'	+/- 15'	GOOD	REMAIN	177 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#27	ROYAL PALM	Roystonea elata	NO	+/- 7"	+/- 8'	+/- 5'	GOOD	REMAIN	20 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#28	ARECA	Areca sp.	NO	+/- 10"	+/- 10'	+/- 5'	GOOD	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#29	ROYAL PALM	Roystonea elata	NO	+/- 10"	+/- 25'	+/- 10'	GOOD	REMAIN	79 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#30	ROYAL PALM	Roystonea elata	YES	+/- 13"	+/- 35'	+/- 15'	GOOD	REMOVE	177 SF	354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#31	ROYAL PALM	Roystonea elata	YES	+/- 13"	+/- 35'	+/- 15'	GOOD	REMOVE	177 SF	354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#32	ARECA	Areca sp.	YES	+/- 24"	+/- 10'	+/- 10'	GOOD	REMOVE	79 SF	158 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
#33	ROYAL PALM	Roystonea elata	NO	+/- 9"	+/- 18'	+/- 10'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	TREE PERMIT REQUIRED
TOTAL MITIGATION REQUIRED: 3,753 SF												
TOTAL MITIGATION PROVIDED: 4,400 SF												

- C.M.B. CHAPTER 46, DIVISION 2 - TREE SURVEY + DISPOSITION PLAN NOTES**
- THIS 'EXISTING TREE SURVEY + 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 NOVA SURVEYORS INC. DATED 06.13.18
 - THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.14.18.
 - 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 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
 - THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

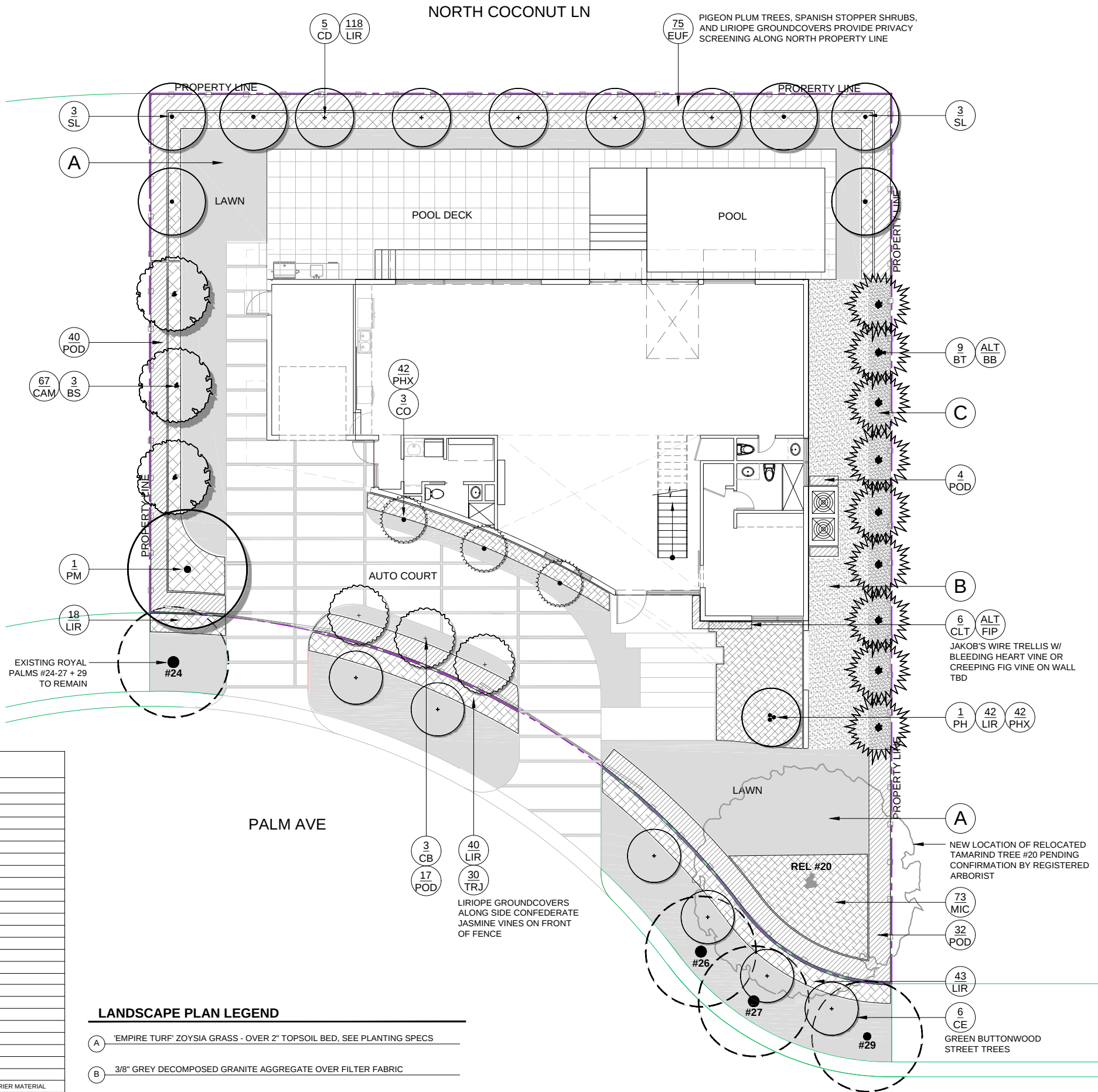
- C.M.B. EXISTING TREE SURVEY LEGEND**
- TREE or PALM TO BE REMOVED
 - TREE or PALM TO REMAIN. PRESERVE + PROTECT
 - TREE or PALM TO BE RELOCATED
 - RELOCATED TREE or PALM
 - TREE or PALM PROTECTION FENCE

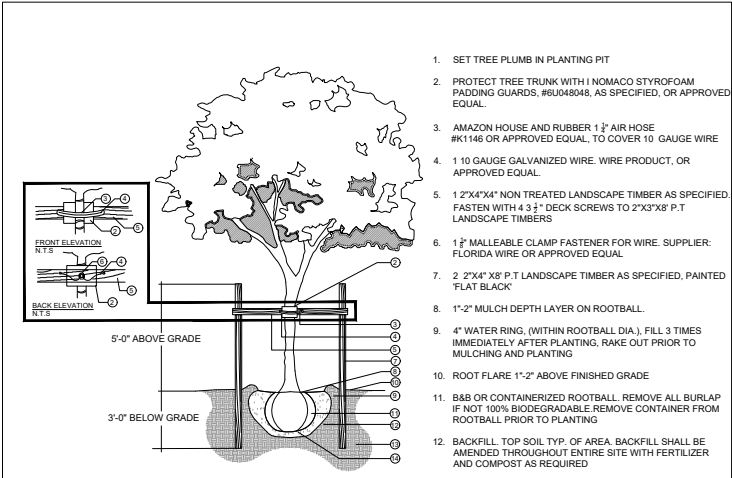


EXISTING TREE SURVEY + DISPOSITION CHART



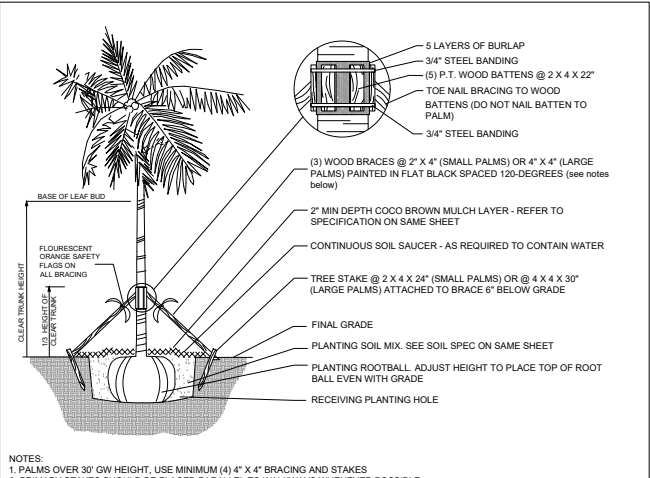
PLANT LIST - 287 PALM AVE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	5	YES	PIGEON PLUM TREE	Coccoloba diversifolia	50 gallon, 12' height min, 5' spread, standard
CE	6	YES	GREEN BUTTONWOOD TREE	Conocarpus erectus	50 gallon, 12' height min, 6' spread, standard
CB	3	NO	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	50 gallon, 12' height min, 6-8' spread, standard
BS	3	YES	GUMBO LIMBO TREE	Bursera simaruba	65 gallon, 16' height min, 8' spread, standard
PALMS & BAMBOO					
BB	ALT	NO	TROPICAL BLUE BAMBOO	Bambusa chungii	field grown, 18-22' height
BT	9	NO	SLENDER WEAVERS BAMBOO	Bambusa textilis gracilis	field grown, 18-22' height
CO	3	NO	MEXICAN SILVER PALM	Coccothrinax readii	45 gallon, 10' height, triple
PH	1	NO	PYGMY DATE PALM	Phoenix roebelenii	field grown, 10' CT min, full heads
PM	1	NO	MEDJOOL DATE PALM	Phoenix dactylifera 'Medjool'	field grown, 10' CT min, full heads
SL	6	NO	TEDDY BEAR PALM	Satakenia luikiuensis	field grown, 9' CT min, 18' overall, full heads
SHRUBS					
EUF	80	YES	SPANISH STOPPER SHRUB	Eugenia foetida	30 gallon, 5' height min, 3' spread, full, space 2' on center.
POD	93	NO	PODOCARPUS SHRUB	Podocarpus macrophyllus	30 gallon, 6' height min, 2.5-3' spread, full, space 2' on center.
TROPICALS, GROUNDCOVERS, + VINES					
CAM	67	NO	CARISSA 'EMERALD BLANKET'	Carissa macro 'Emerald Blanket'	3 gallon, 12" height, 12-18" spread, 18" on center
CLT	6	NO	BLEEDING HEART VINE	Clerodendrum thomsoniae	7 gallon, trellis
FIP	ALT	NO	CREEPING FIG	Ficus pumila	3 gallon, trellis
LIR	261	NO	LILYTURF	Liriope muscari 'Super Blue'	1 gallon, 18" on center
MIC	73	NO	WART FERN	Microsorium scolopendrium	3 gallon, 18" on center
PHX	84	NO	PHILODENDRON 'XANADU'	Same	7 gallon, 18" on center
TRJ	30	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, trellis
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRAY GRANITE AGGREGATE or STONE TO BE SELECTED, 2" MIN. DEPTH, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL				
MLC	DARK BROWN NATURAL SHREDDED COCO BROWN MULCH (NO CYPRESS, RED DYED MULCH or NUGGETS), TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				





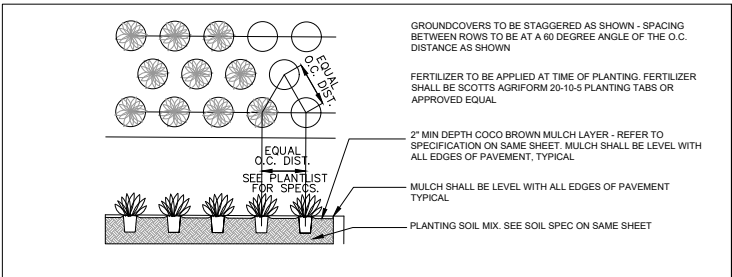
C.M.B. MEDIUM TREE PLANTING DETAIL

N.T.S.



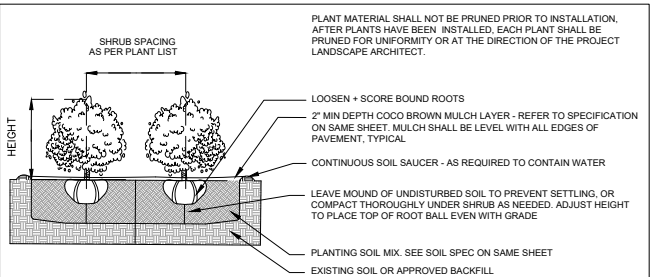
C.M.B. PALM PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

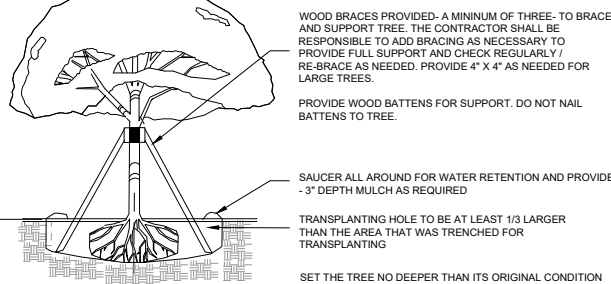
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST OR BIOLOGIST. WATER HOSE APPLICATION OF FLOOD WATERING REMOVES AIR POCKETS WITH WATER.



C.M.B. TREE TRANSPLANT DETAIL

N.T.S.

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS3 Single Family Home Residential)

ZONING: RS-4

LOT SIZE: 8,823 SF

ACRES: 0.20

TREES

FRONT YARD - 2 TREES REQUIRED / 4 TREES PROVIDED

REAR YARD - 3 TREES REQUIRED / 5 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF.

1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

8,823 SF - 6000 SF = 2,823 SF = 2 ADDITIONAL TREES + 5 REQUIRED TREES = 7 TOTAL TREES REQUIRED / 11 TREES PROVIDED. (5 NATIVE PIGEON PLUM TREES + 3 BRAZILIAN BEAUTYLEAF TREES + 3 NATIVE GUMBO LIMBO TREES PROVIDED)

DIVERSITY REQUIREMENT

6-10 REQUIRED TREES = 3 TREE SPECIES / 3 SPECIES PROVIDED

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 7 = 2.1 NATIVE TREES REQUIRED / 8 NATIVE TREES PROVIDED (5 NATIVE PIGEON PLUM TREES + 3 NATIVE GUMBO LIMBO TREES PROVIDED)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 7 = 3.5 LM TREES REQUIRED / 8 LM TREES PROVIDED (5 NATIVE PIGEON PLUM TREES + 3 NATIVE GUMBO LIMBO TREES PROVIDED)

STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER
PALM AVE: 116 LF / 20 = 6 STREET TREES REQUIRED / 6 STREET TREES PROVIDED (4 ROYAL PALMS + 6 NATIVE GREEN BUTTWOOD TREES PROVIDED).

SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (13) = 156 REQUIRED / 173 SHRUBS PROVIDED (80 NATIVE SPANISH STOPPER SHRUBS + 93 PODOCARPUS SHRUBS PROVIDED).

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 156 = 78 NATIVE SHRUBS REQUIRED / 80 NATIVE SHRUBS PROVIDED (80 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 156 = 15.6 LARGE SHRUBS REQUIRED = 173 LARGE SHRUBS PROVIDED (80 NATIVE SPANISH STOPPER SHRUBS + 93 PODOCARPUS SHRUBS PROVIDED).

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 16 = 8 REQUIRED / 80 NATIVE LARGE SHRUBS PROVIDED (80 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

LAWN AREA

50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA.

IRRIGATION SYSTEM

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

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 3,753 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 4,400 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (5) NATIVE PIGEON PLUM TREES: 750 SF (MB category II @ 150 SF each)
- (6) NATIVE GREEN BUTTWOOD TREES: 1,800 SF (MB category I @ 300 SF each)
- (3) BRAZILIAN BEAUTYLEAF TREES: 450 SF (MB category II @ 150 SF each)
- (3) NATIVE GUMBO LIMBO TREES: 900 SF (MB category I @ 300 SF each)
- (3) MEXICAN SILVER PALMS: 150 SF (MB category IV @ 50 SF each)
- (1) PYGMY DATE PALM: 50 SF (MB category IV @ 50 SF each)
- (6) TEDDY BEAR PALMS: 300 SF (MB category IV @ 50 SF each)