

APPLICANT: MICHAEL NADLER

FINAL SUBMITTAL: NOV DRB
NOVEMBER 6, 2018



SCOPE OF WORK:
RENOVATION & 900 SQ.FT. 1-STORY ADDITION TO EXISTING 1-STORY RESIDENCE.

- NEW TOTAL 1-STORY RESIDENCE AREA = 2,730 SQ.FT. (900 S.F. NEW + 1,830 S.F. EXISTING)
- NEW EXTERIOR DOORS/ WINDOWS (MIAMI-DADE NOA APPROVED - HURRICANE IMPACT) BASED ON S.I.W. IMPACT WINDOWS LLC. O.A.E. AS PER OWNER SELECTION.
- NEW FIXTURES/ PLUMBING ELEMENTS AS PER OWNER/ INTERIOR DESIGNER SELECTION.
- NEW INTERIOR FINISHES AS PER OWNER/ INTERIOR DESIGNER SELECTION.
- NEW /RELOCATED KITCHEN, MASTER BATH, BATHROOMS & LAUNDRY AREA.
- NEW PLUMBING/ ELECTRICAL/ MECHANICAL AS REQUIRED.
- NEW CONC. PANEL DRIVEWAY

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02

SURVEY

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



0 10 20
SCALE: 1" = 20'

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION:

Lot 9, Block 15, NAUTILUS ADDITION OF MIAMI BEACH BAY SHORE CO, according to the plat thereof, as recorded in Plat Book 8, Page 130 of the Public Records of Miami-Dade County, Florida. □

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
7. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
8. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
9. **FLOOD PLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0451, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 7 feet (NGVD 1929)
10. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
11. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-157-R,
Elevation = 4.93 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-132-R,
Elevation = 8.23 feet

I HEREBY CERTIFY TO:

Michael B. Nadler,

That this survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odarys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 09/11/2018

LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL.
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- PPL TRANSFORMER
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PRC = POINT OF COMPOUND CURVE
- PPC = POINT OF REVERSE CURVE
- BM = BENCH MARK
- BR = BEARING REFERENCE
- TBM = TEMPORARY BENCH MARK
- PL = PROPERTY LINE
- CL = CENTER LINE
- M = MONUMENT LINE
- BL = BASE LINE
- MEAS = FIELD MEASURED
- P = PER PLAT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER PAD
- ENCR = ENCROACHMENT
- FF ELEV = FINISHED FLOOR ELEVATION
- FB = FLAT BOOK
- PG = PAGE
- GR = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV = ELEVATION
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- CALC. = CALCULATED

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9806 • Fax: 305.251.6057 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
1030 West 47th Street, Miami Beach, Florida 33140
Project No.19030

PAGE 1 OF 1



NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140

cube² (architecture+design) | 2700 North Miami Avenue, Unit 701, Miami, FL 33127 | T 305 586 8169 | www.cube2architecture.com

MIAMI BEACH

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:	1030 WEST 47TH STREET, MIAMI BEACH, FL		
2	Folio number(s):	02-3222-014-1530		
3	Board and file numbers :	DRB18-0331		
4	Year built:	1939	Zoning District:	RS-4
5	Based Flood Elevation:	7.0 N.G.V.D.	Grade value in NGVD:	3.095 N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	5.0475 N.G.V.D.	Free board:	MIN. 1'-0"/MAX. 5'-0"
7	Lot Area:	7,200 S.F.		
8	Lot width:	60 S.F.	Lot Depth:	125 S.F.
9	Max Lot Coverage SF and %:	3,600 S.F./50% MAX.	Proposed Lot Coverage SF and %:	2,874 S.F./39.92% MAX.
10	Existing Lot Coverage SF and %:	1,830 S.F./25.42% MAX.	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	900 S.F./80%	Rear Yard Open Space SF and %:	715 S.F./60%
12	Max Unit Size SF and %:	3,600 S.F./50% MAX.	Proposed Unit Size SF and %:	2,730 S.F./37.92%
13	Existing First Floor Unit Size:	1,830 S.F.	Proposed First Floor Unit Size:	2,730 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)	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

		Required	Existing	Proposed	Deficiencies
17	Height:				
18	Setbacks:				
19	Front First level:	20'-0"	25'=1"	25'-1"	N/A
20	Front Second level:	N/A	N/A	N/A	N/A
21	Side 1:	10% WIDTH OR 15 FT	4'-11" WEST/5'-3" EAST	4'-11" WEST/7'-6" EAST	2'-7" OVER W. SETBACK
22	Side 2 or (facing street):	N/A	N/A	N/A	N/A
23	Rear:	20'-0"	34'-9"	23'-3"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :				
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?		YES		

Notes:

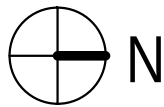
If not applicable write N/A
All other data information should be presented like the above format

SITE PLAN



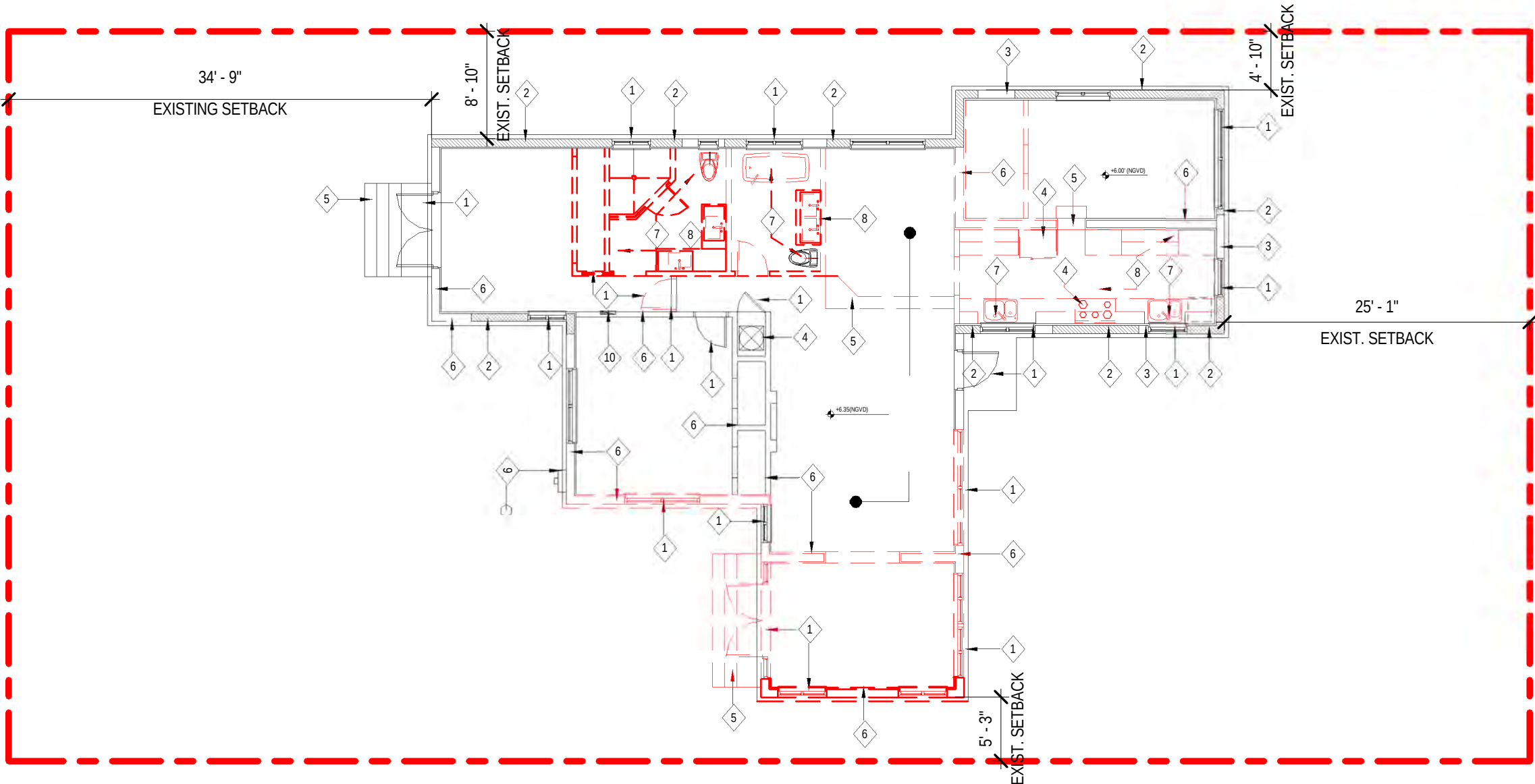
NADLER RESIDENCE | 05A

DEMOLITION FLOOR PLAN



DEMO FL PLAN KEYNOTES:

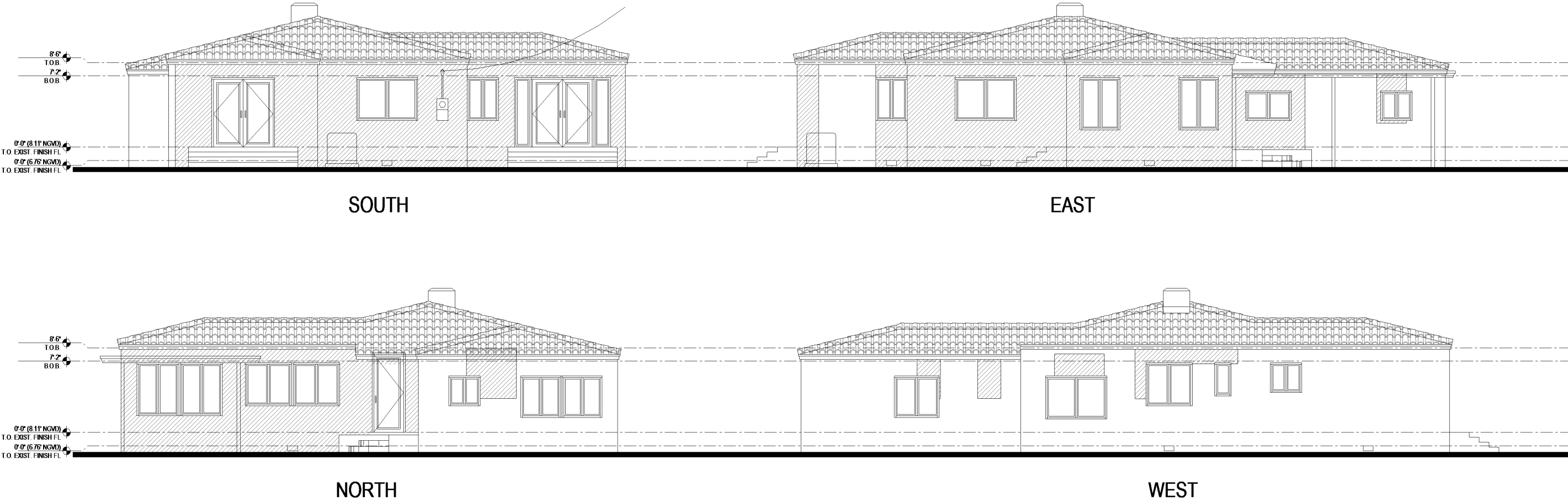
- | | |
|---|---|
| 1 EXISTING WINDOW/DOOR TO BE REMOVED. TURN OVER TO OWNER OR DISPOSE AT HIS/HER REQUEST. | 5 REMOVE EXISTING CONCRETE STAIR/STEPS/PLANTER. |
| 2 EXISTING EXTERIOR WALLS TO REMAIN. MATCH EXISTING ADJACENT SURFACE OR PREPARE TO RECEIVE NEW FINISHES. | 6 EXISTING WALL/PARTITION TO BE REMOVED. |
| 3 CUT OPENING IN EXISTING EXTERIOR WALL FOR NEW WINDOW/DOOR. SEE WINDOW SCHED FOR DIMS & ELEV. VERIFY IN FIELD. | 7 REMOVED EXISTING FIXTURES/PLUMBING. |
| 4 EXISTING EQUIPMENT TO BE REMOVED. TURN OVER TO OWNER OR DISPOSE AT HIS/HER REQUEST. DISCONNECT UTILITIES AND CAP IN ACCORDANCE WITH APPLICABLE CODES IF NOT REUSED/RELOCATED (VERIFY IN FIELD). | 8 EXISTING CABINETRY TO BE REMOVED. |
| | 9 EXIST. FPL METER TO BE REMOVED/RELOCATED (SEE ELECT. DWGS). |
| | 10 ELECT SUB PANEL TO BE REMOVED/RELOCATED. |
| | 11 EXISTING WD STAIR TO BE REMOVED. |

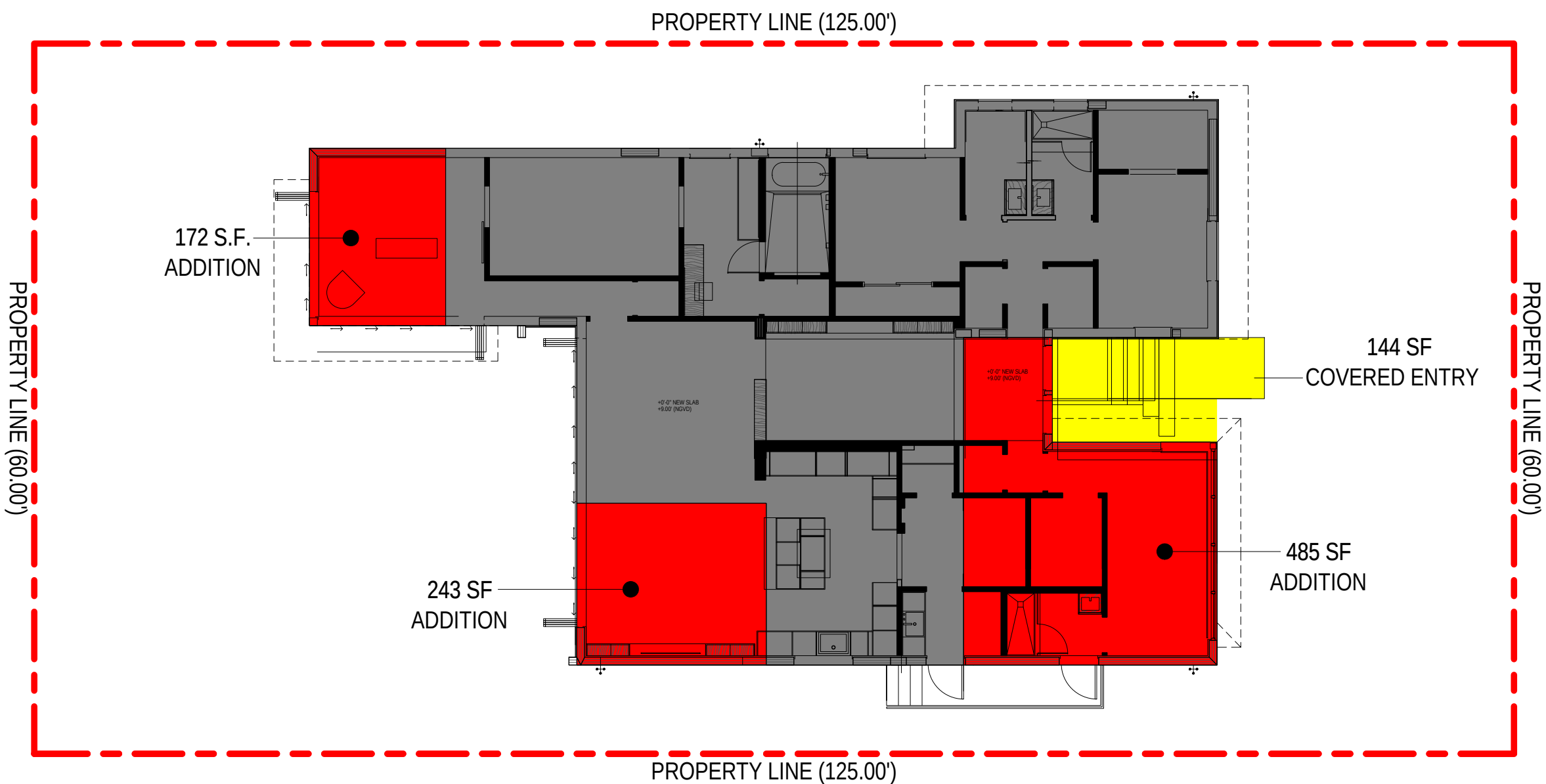


SCALE: 3/32" = 1'-0"

NADLER RESIDENCE | 05B

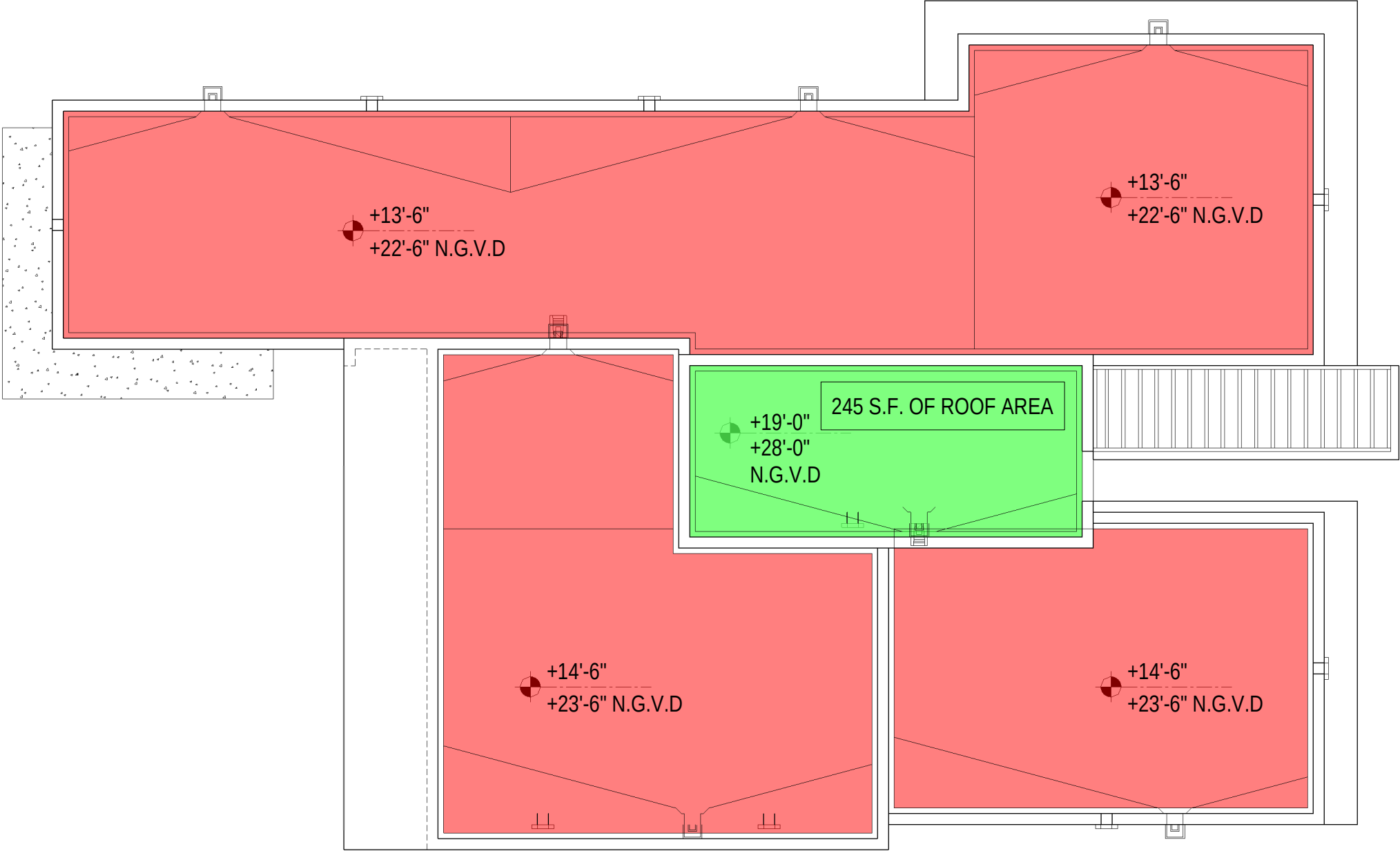
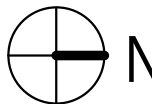
EXISTING ELEVATIONS





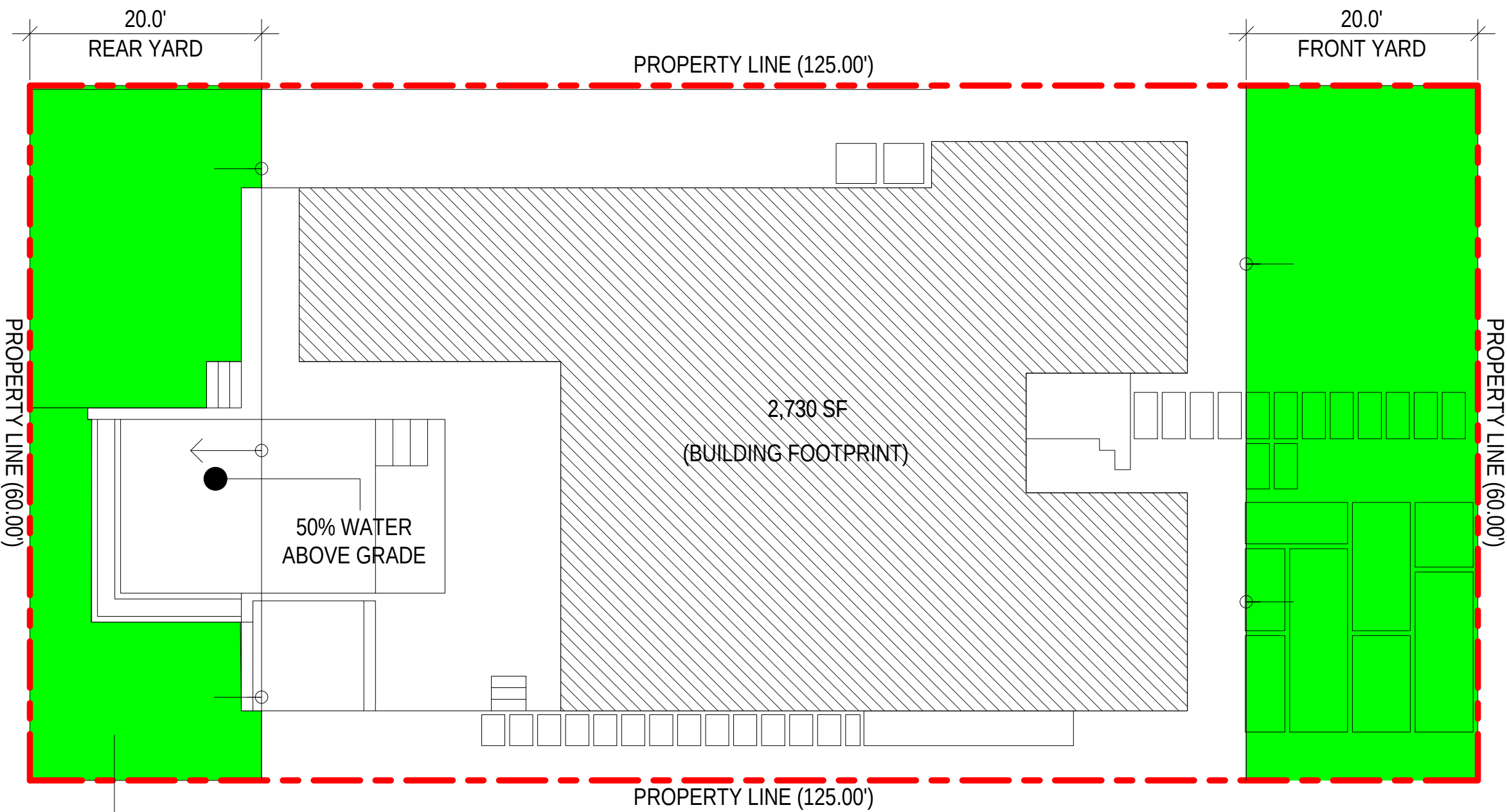
LEGEND:		
	1,830 S.F.	: EXISTING BUILDING FOOTPRINT
	900 S.F.	: PROPOSED ADDITION
	144 S.F.	: PROPOSED COVERED ENTRY
	2,874 SF	: TOTAL AREA
	39.92%	: TOTAL LOT COVERAGE

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



2,401 S.F. OF ROOF AREA

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



869 SF + (183/2) =

960 SF = TOTAL LANDSCAPED/ PERVIOUS OPEN SPACE
1,200 SF = TOTAL FRONT YARD FACING STREET

FRONT YARD

= 80% PERVIOUS

COMPLY

715 SF = TOTAL LANDSCAPED/ PERVIOUS OPEN SPACE
1,200 SF = TOTAL REAR YARD

REAR YARD

= 60% PERVIOUS

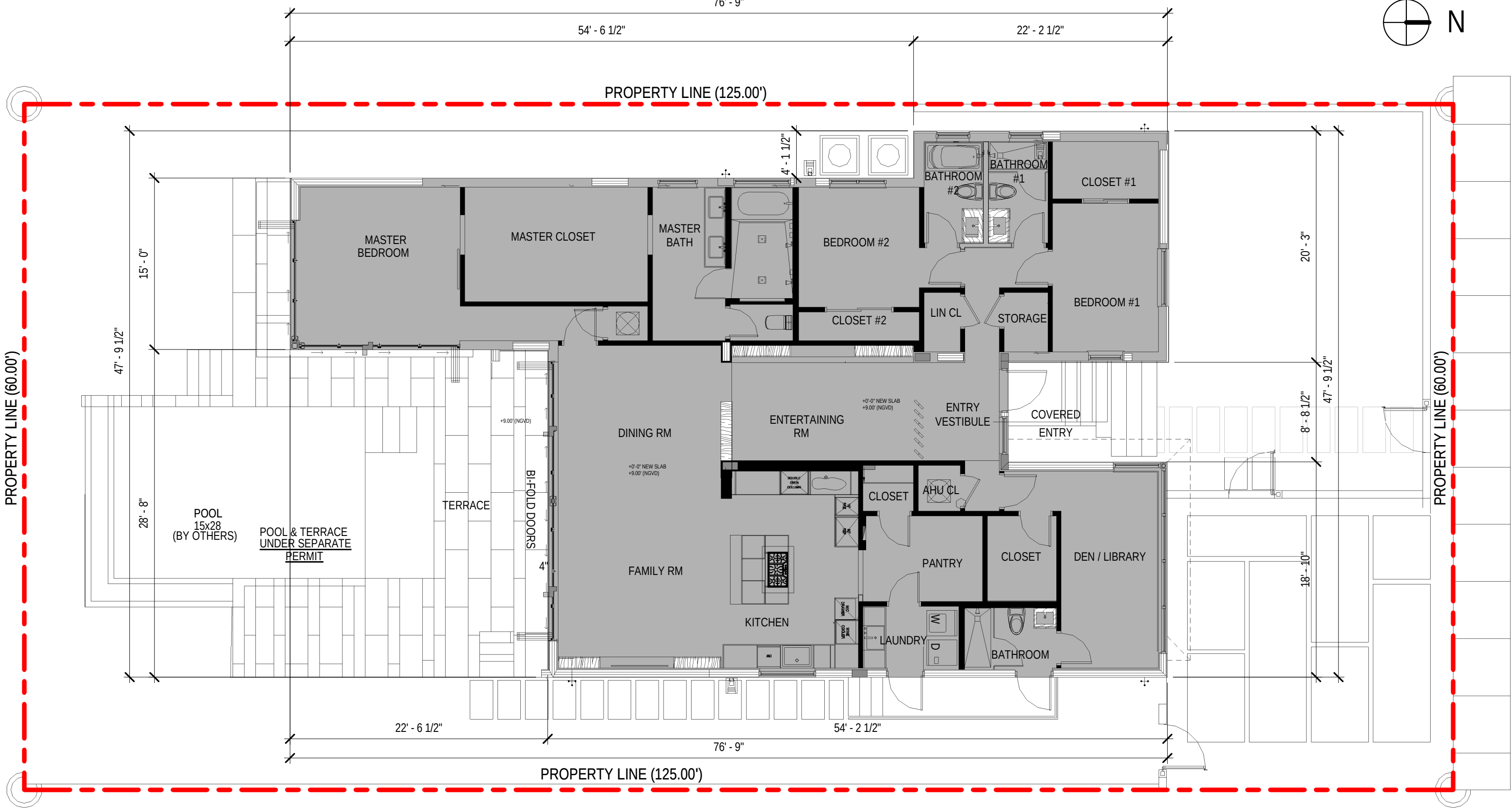
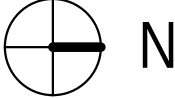
COMPLY

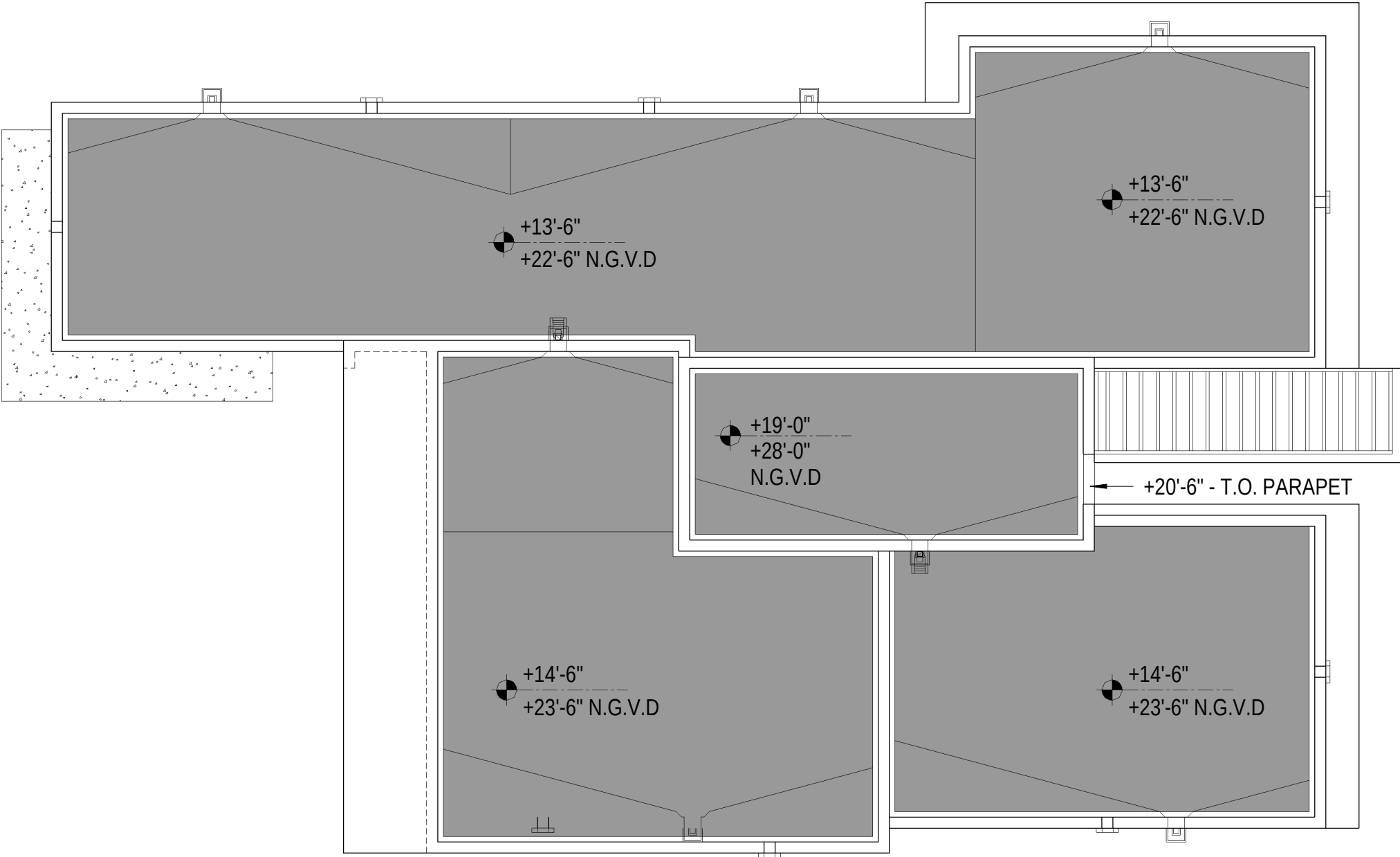
SCALE: 3/32" = 1'-0"

NADLER RESIDENCE

09

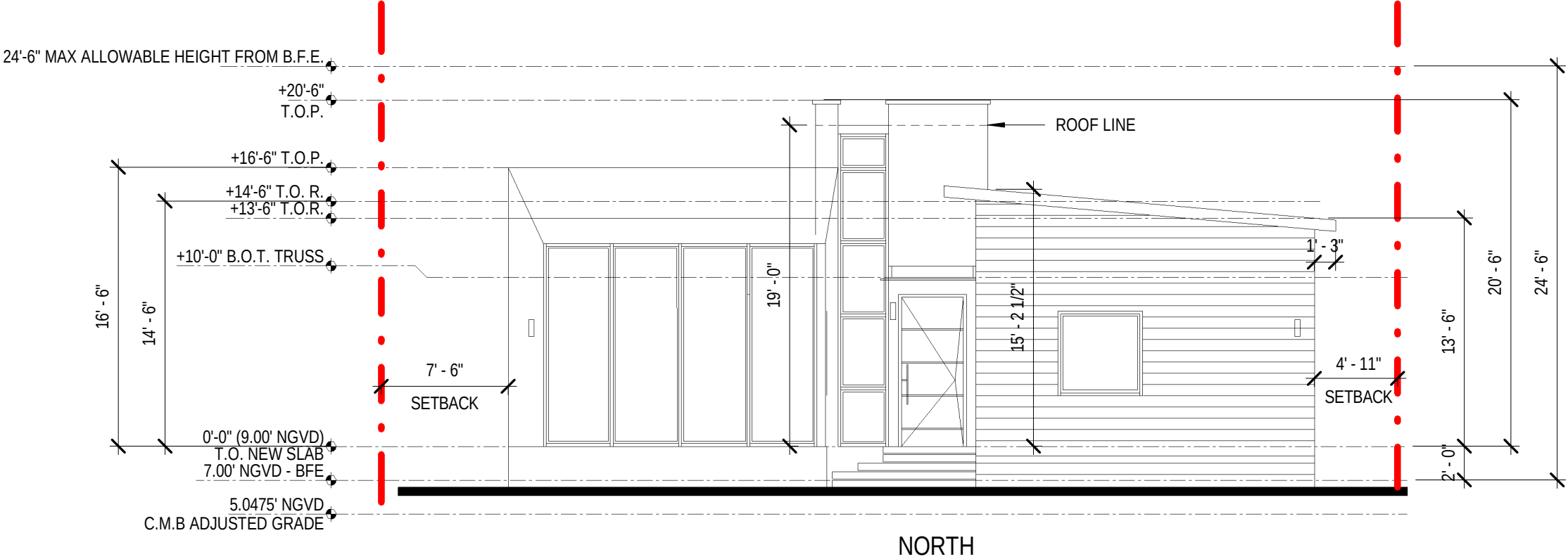
FIRST/GROUND FLOOR
PLAN





NADLER RESIDENCE | 11A

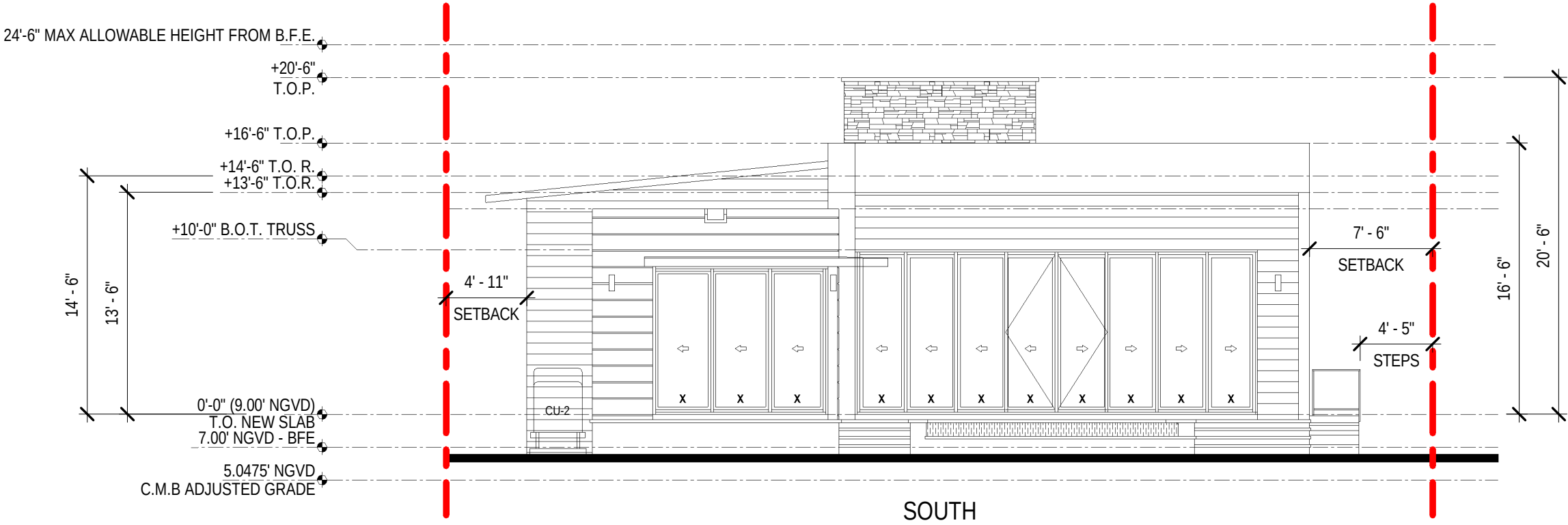
NORTH ELEVATION



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

NADLER RESIDENCE | 11B

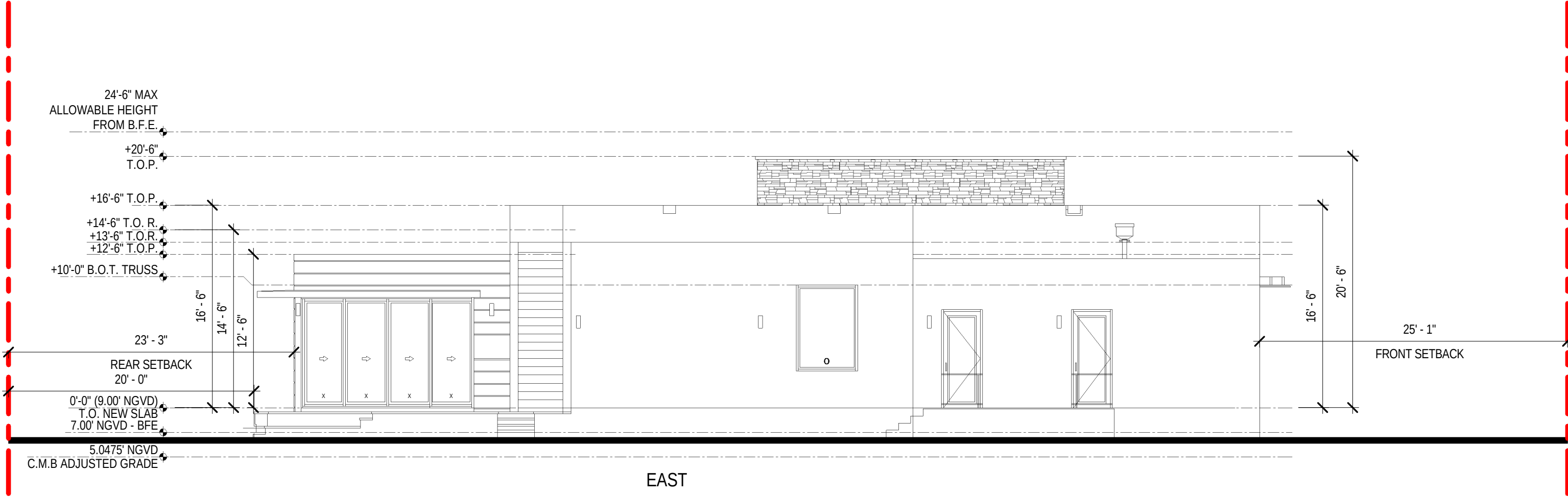
SOUTH ELEVATION



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

NADLER RESIDENCE | 12A

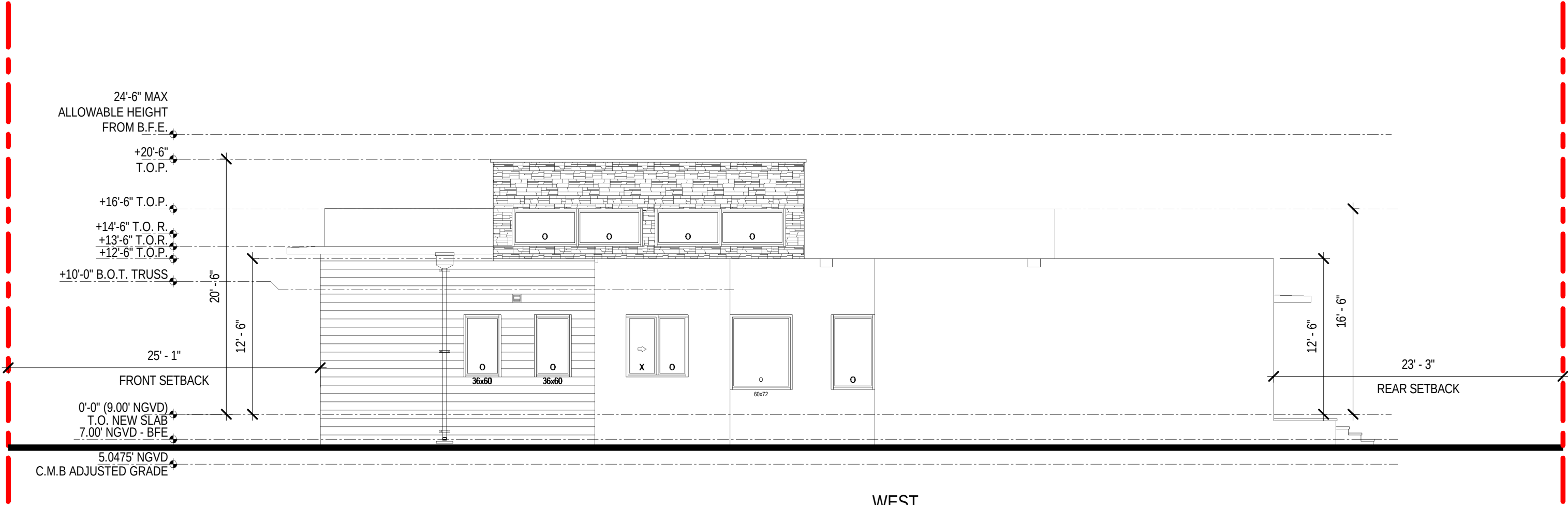
EAST ELEVATION



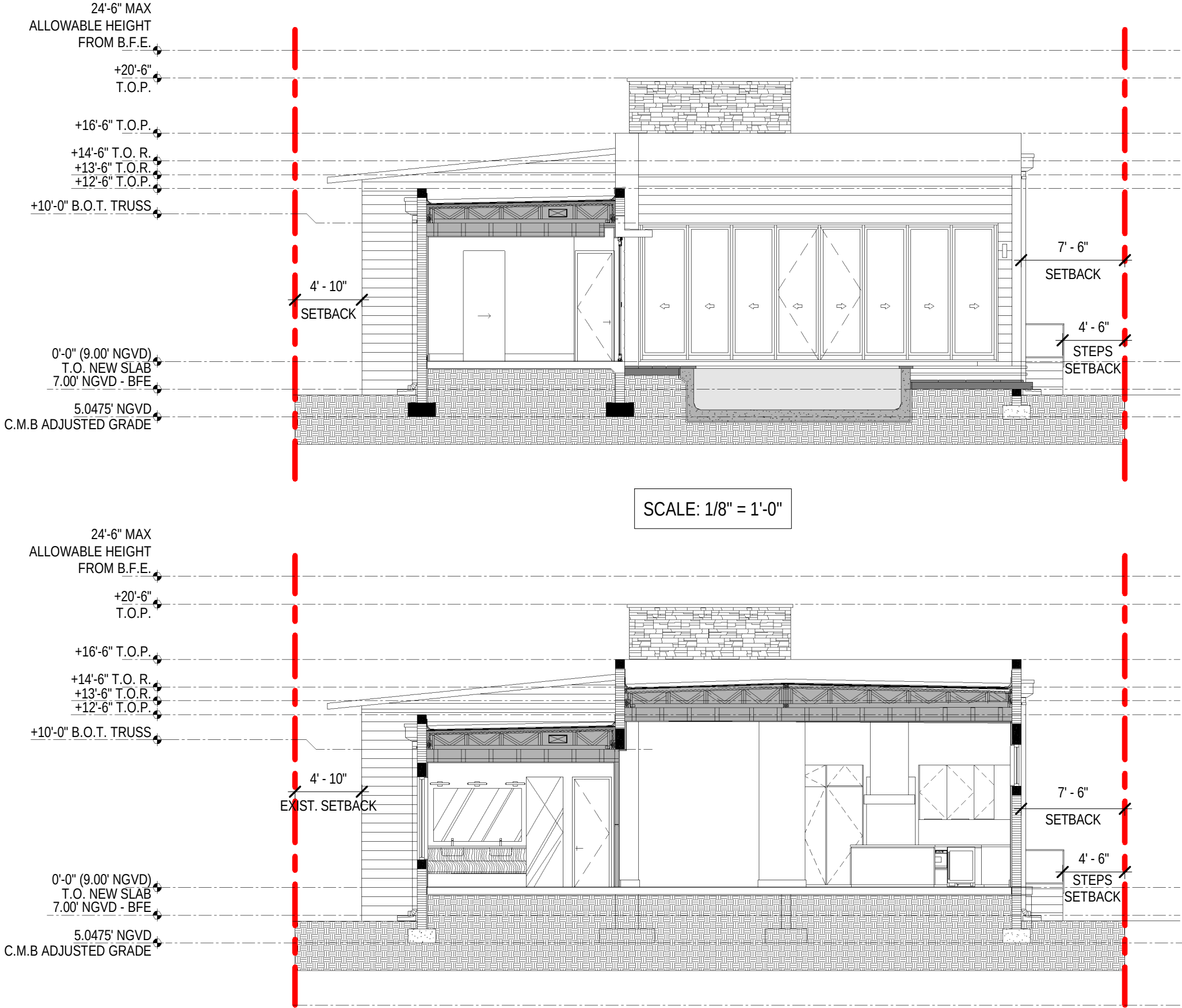
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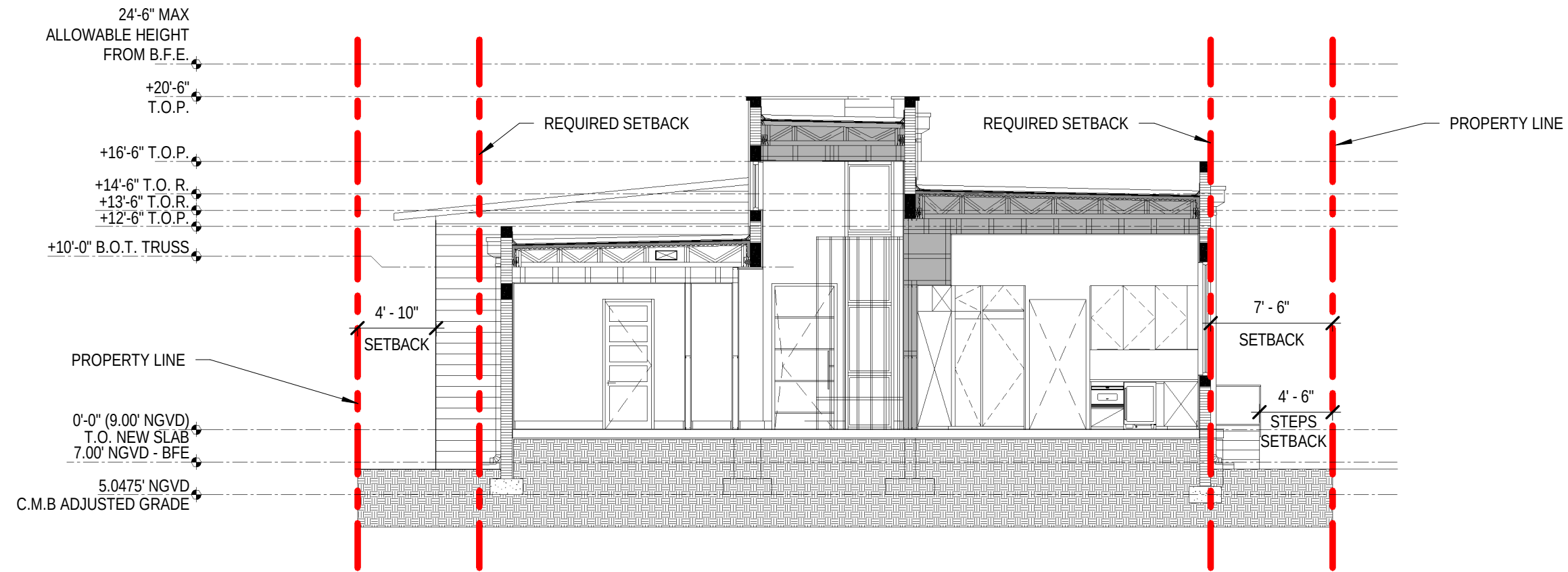
NADLER RESIDENCE | 12B

WEST ELEVATION

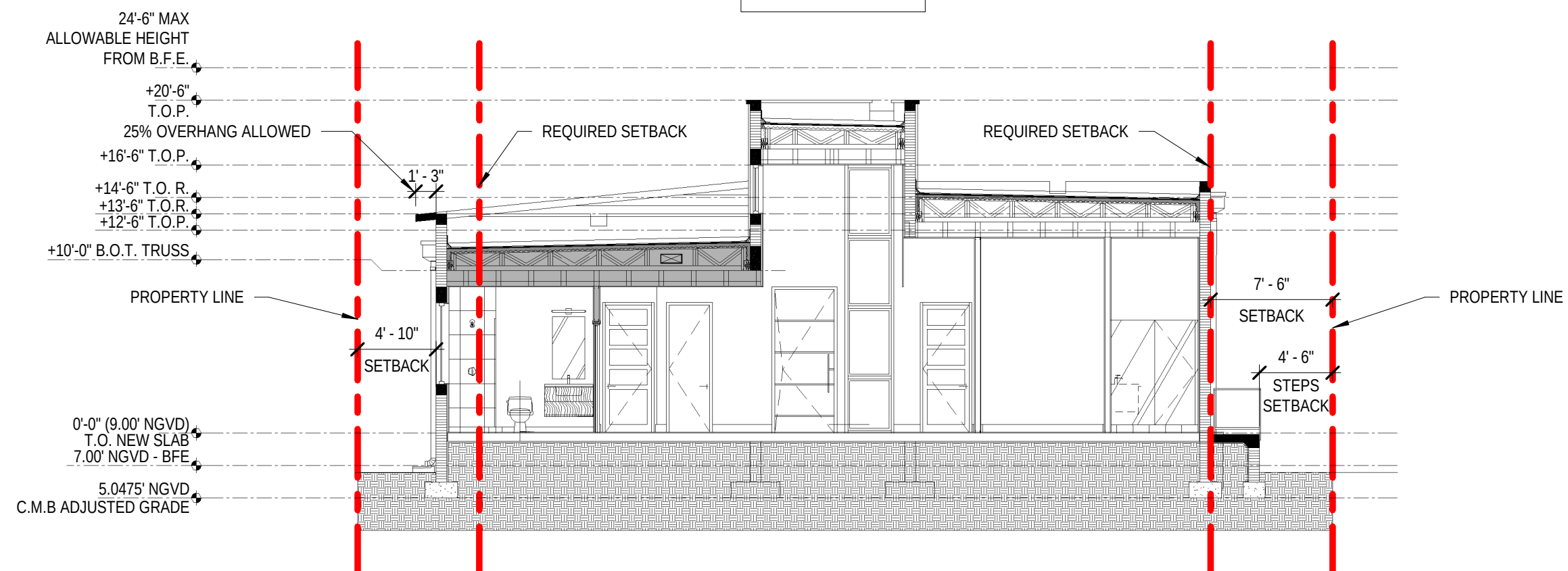


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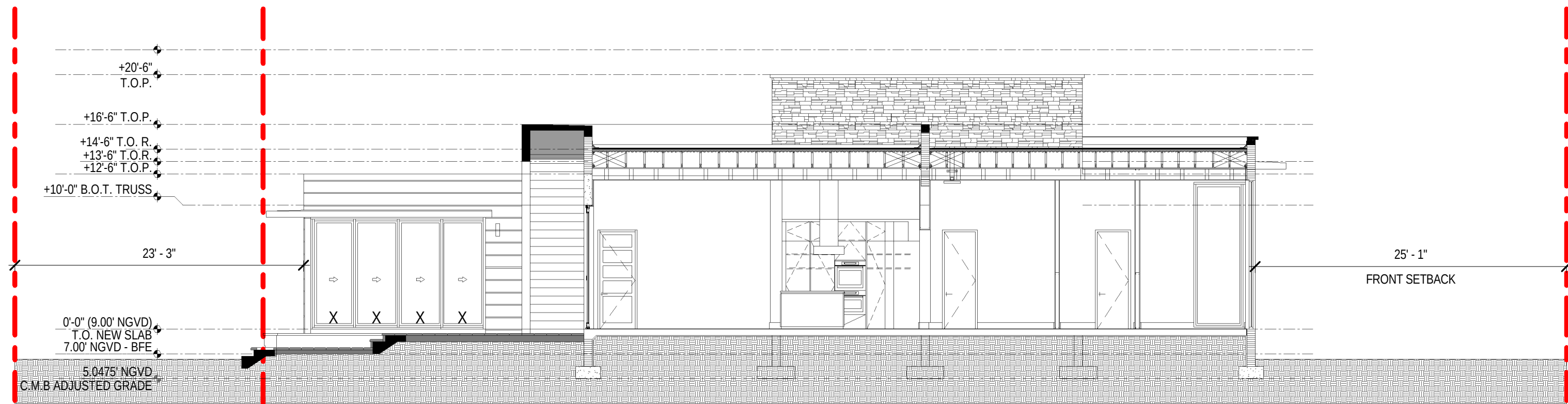
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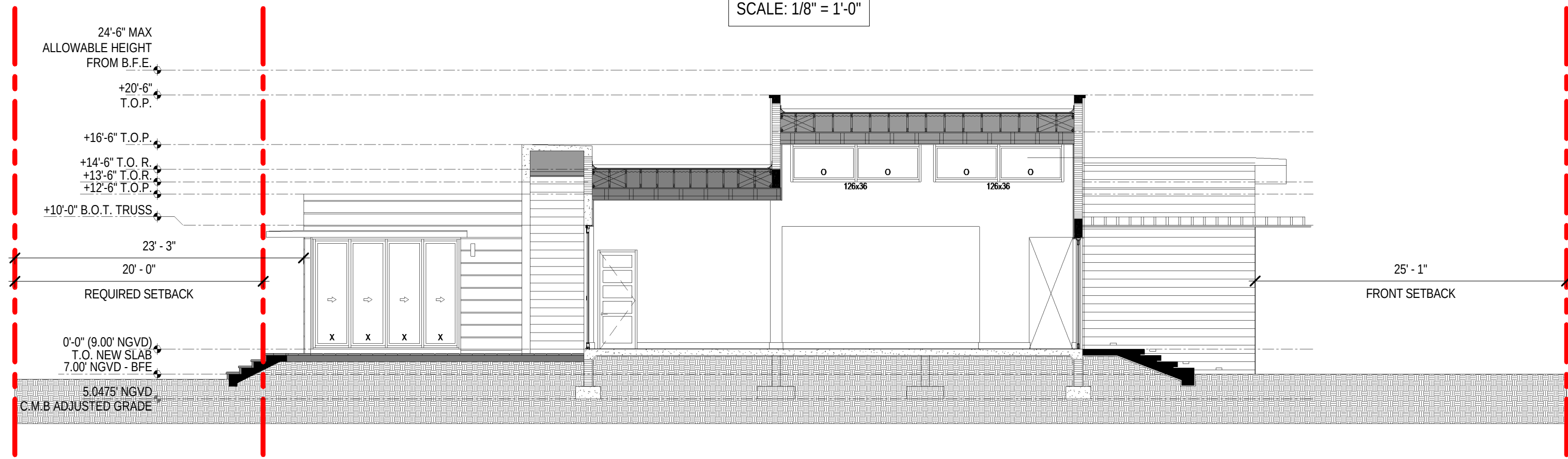
NADLER RESIDENCE

15

BUILDING SECTION



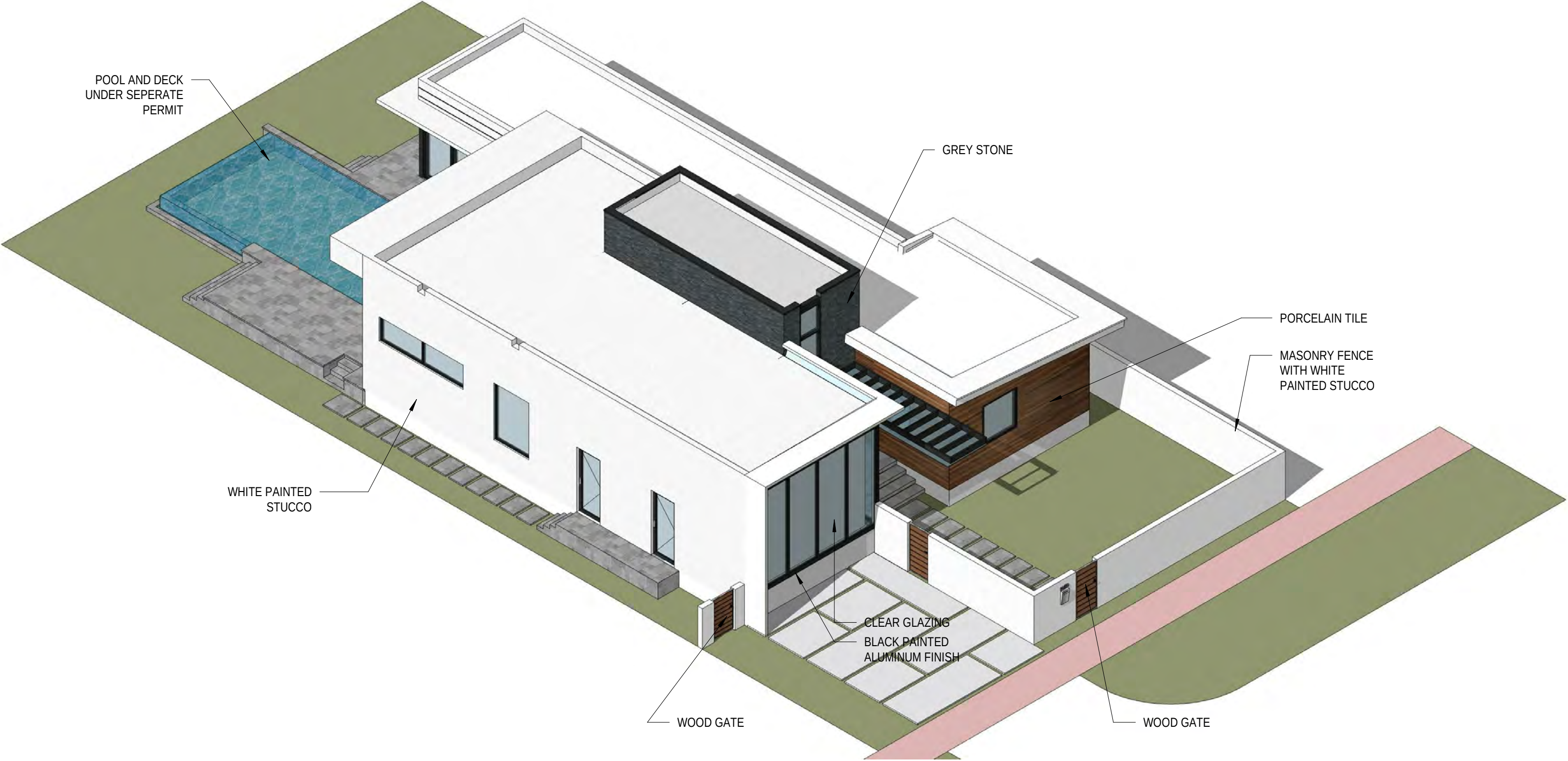
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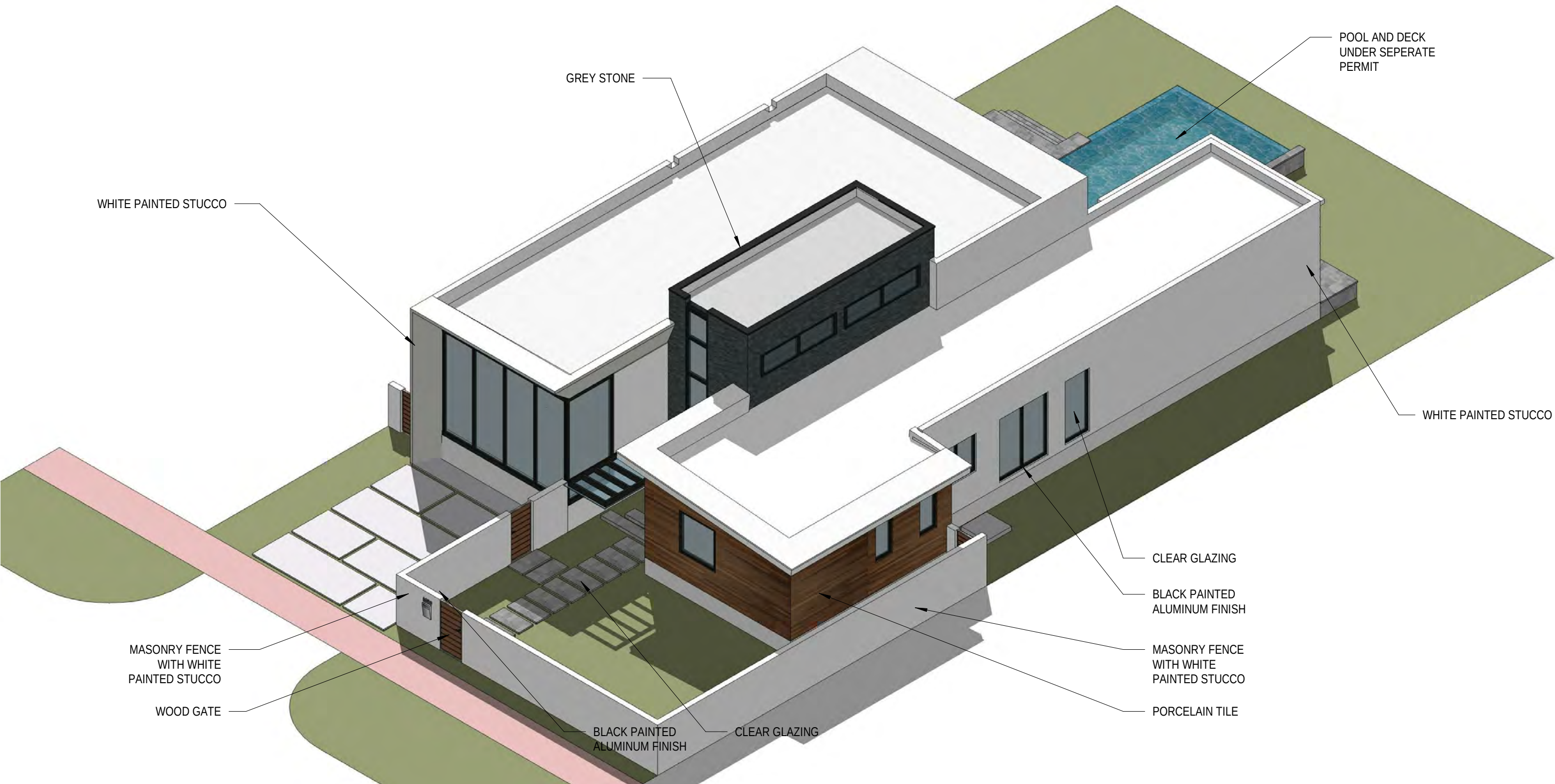




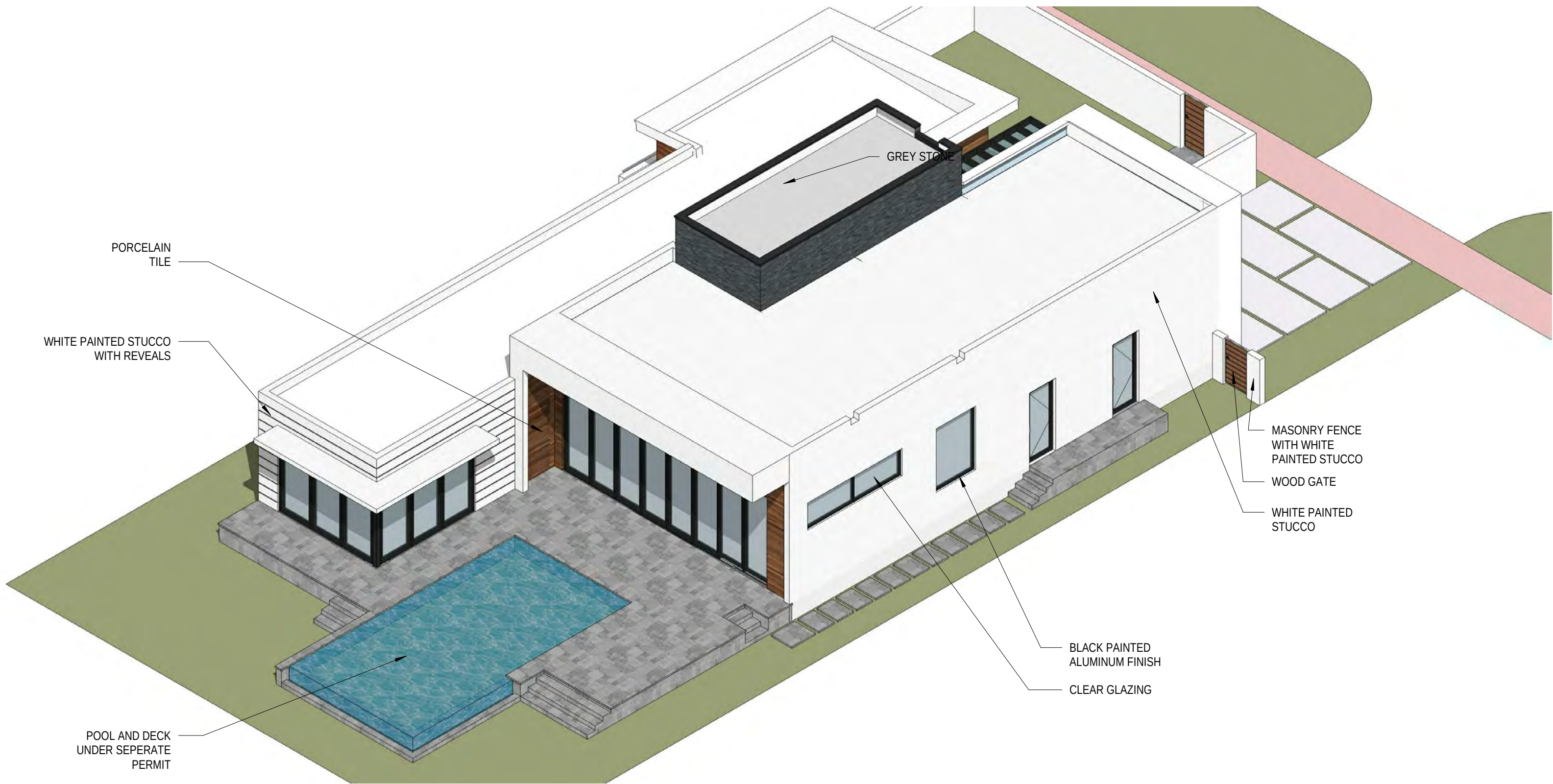




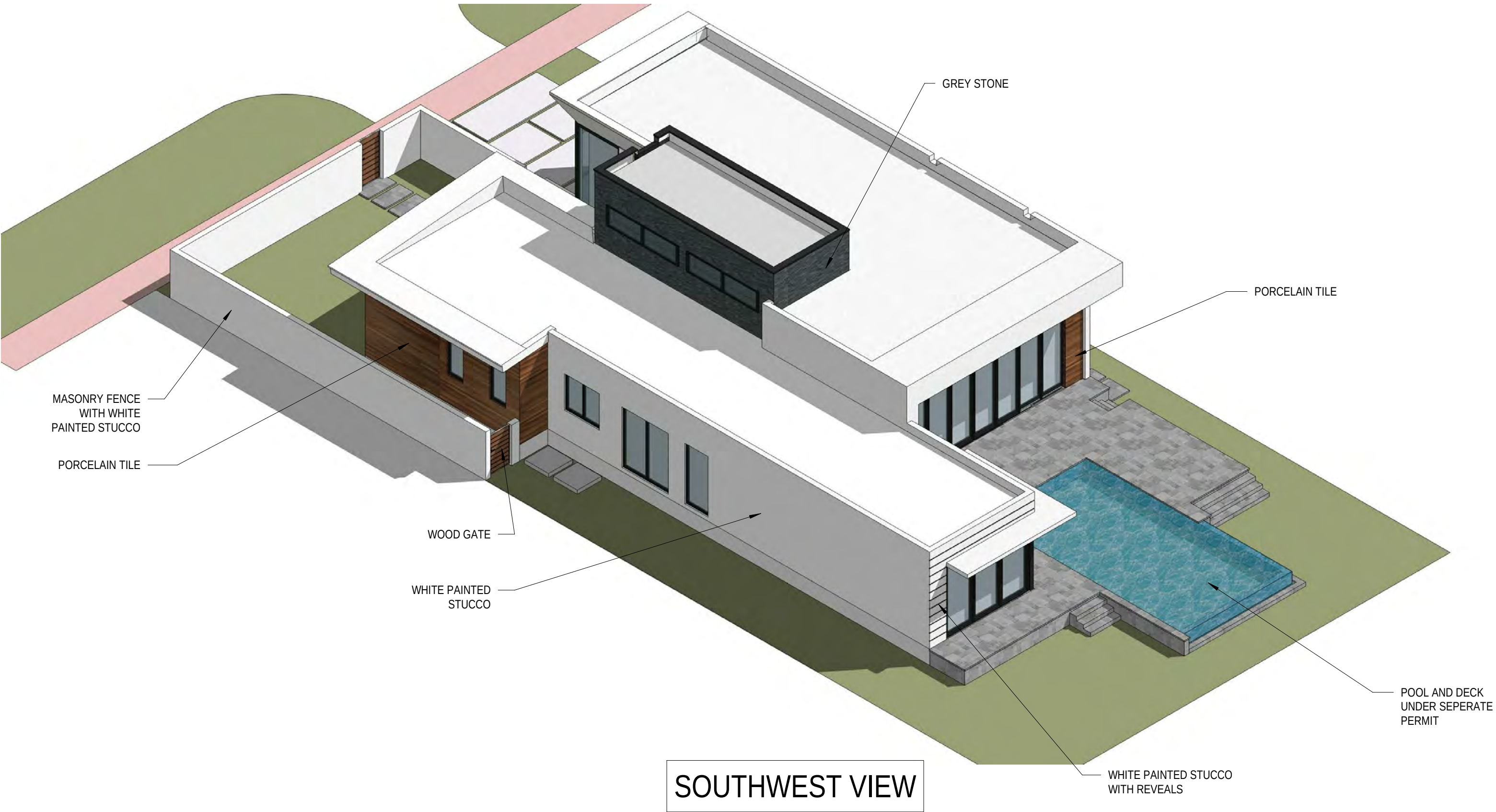
NORTHEAST VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



NADLER RESIDENCE | 24

SITE PHOTOS





1



2



3

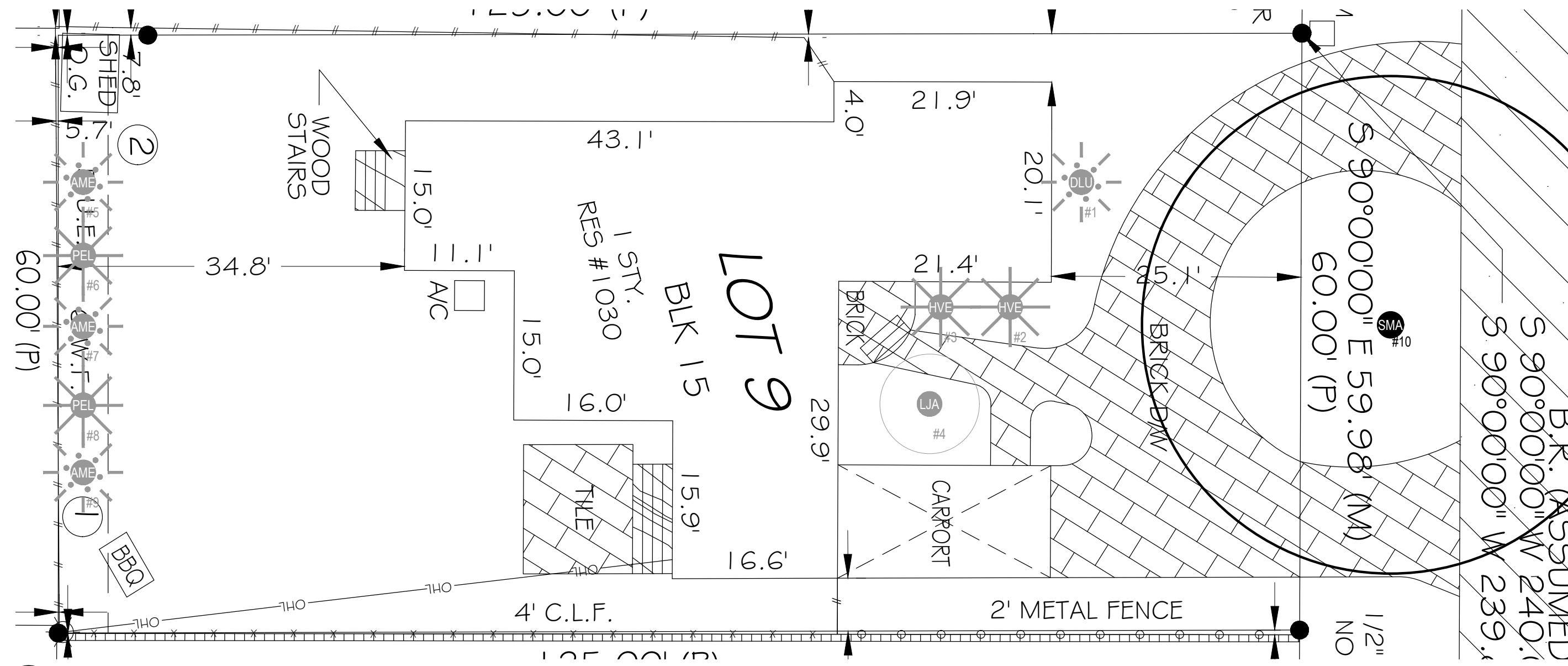
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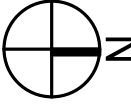


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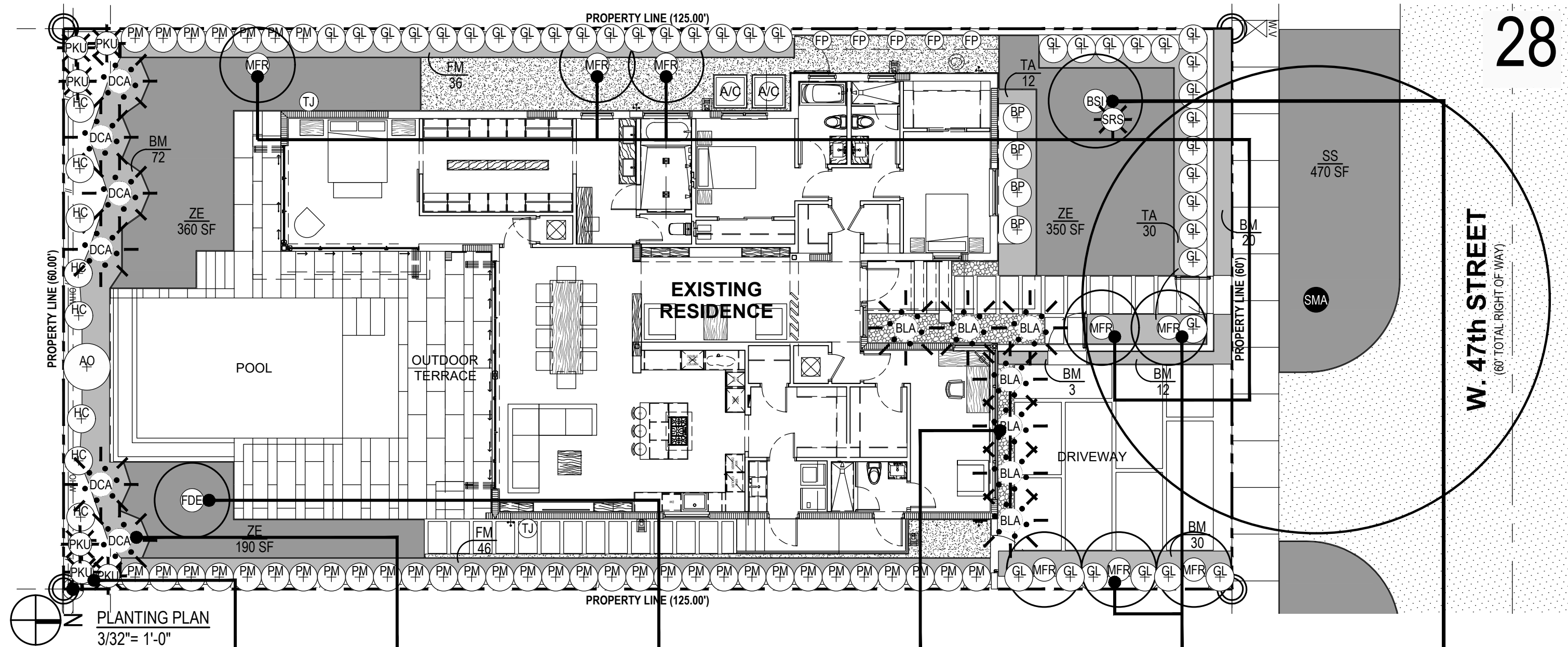


27TH STREET (60' R/W)



 **TREE MITIGATION PLAN**
3/32"= 1'-0"

TREE MITIGATION LIST							
TREE #	BOTANICAL NAME	COMMON NAME	DIAMETER (DBH)	HEIGHT	CANOPY	MITIGATION	CANOPY REMOVED
1	DYPsis LUTESCENS	ARECA PALM	MULTI	12'	5'	REMOVE	20 SQ. FT.
2	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	12"	14'	8'	REMOVE	50 SQ. FT.
3	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	12"	14'	8'	REMOVE	50 SQ. FT.
4	LIGUSTRUM SP	LIGUSTRUM TREE	3"-4" MULTI	12'	10'	REMOVE	80 SQ. FT.
5	ADONIDIA MERRILLII	TRIPLE CHRISTMAS PALM	4" (3)	18'	10'	REMOVE	80 SQ. FT.
6	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	3"	18'	6'	REMOVE	30 SQ. FT.
7	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	4" (2)	18'	10'	REMOVE	60 SQ. FT.
8	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	3"	18'	6'	REMOVE	30 SQ. FT.
9	ADONIDIA MERRILLII	TRIPLE CHRISTMAS PALM	4" (3)	18'	10'	REMOVE	80 SQ. FT.
10	SWIETENIA MACROPHYLLA	MAHOGANY TREE	24"	50'	50'	REMAIN	STREET TREE
PROPOSED TOTAL CANOPY REMOVAL							500 SQ. FT.



IVORY CANE PALM



CABADA PALM



JAPANESE TREE FERN



GRACEFUL BAMBOO



SIMPSON'S STOPPER TREE



GUMBO LIMBO TREE

LANDSCAPE DESIGNER
COLLABORATIVE INDEPENDENT, INC.
2347 SW 5TH STREET
MIAMI, FL 33135
T: 305.450.1115

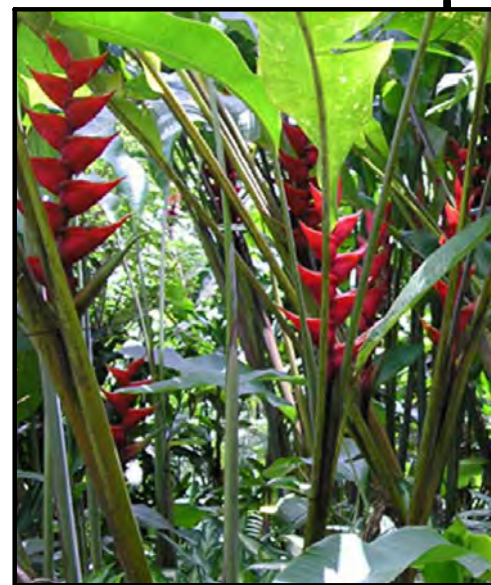
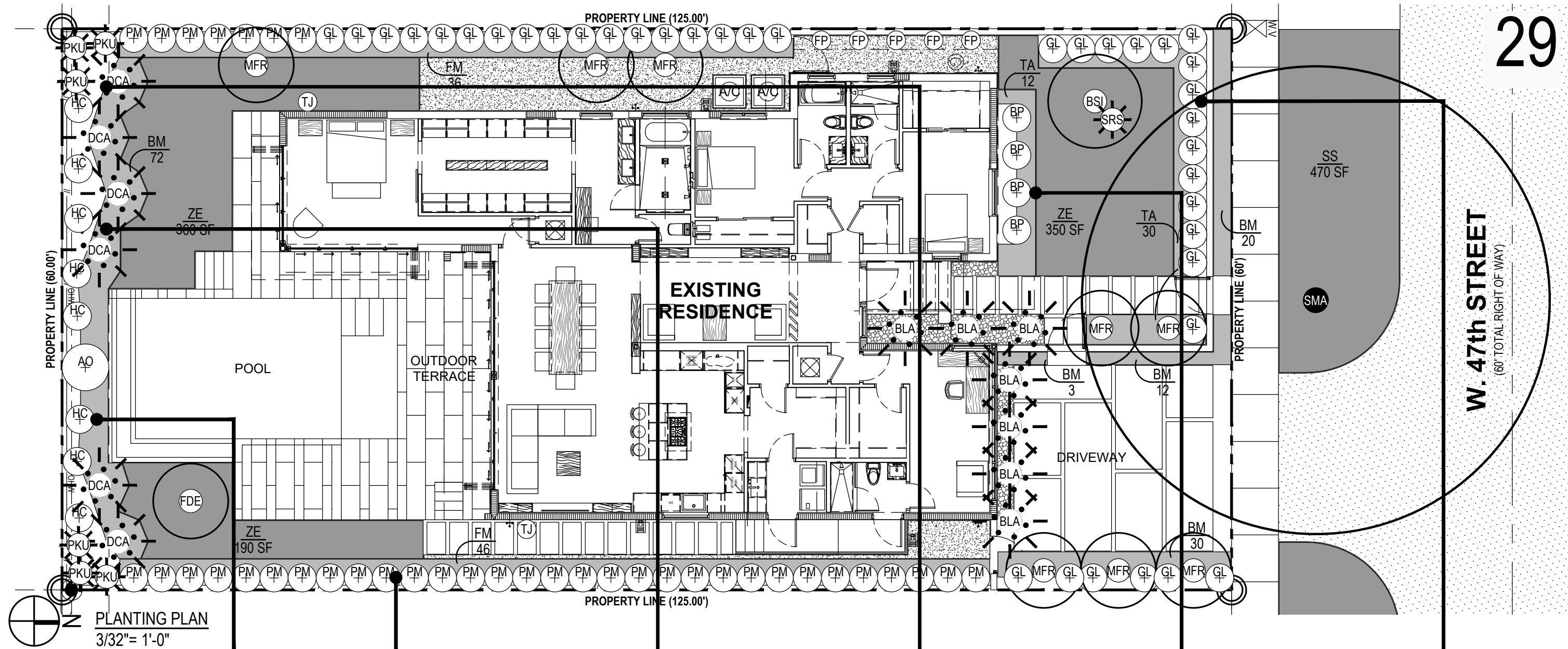
LANDSCAPE ARCHITECT
MARSH KRIPLEN
1251 SW 20TH STREET
MIAMI, FL 33145
T: 305.322.2898
LA6667007

LARGE PLANTINGS L-2.00
LAYOUT PLAN

11/06/2018

NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140



HELICONIA CARIBEA



PODOCARPUS HEDGE



PHILODENDRON WILSONII



MONSTERA DELICIOSA



YESTERDAY, TODAY & TOMORROW



CRABWOOD HEDGE

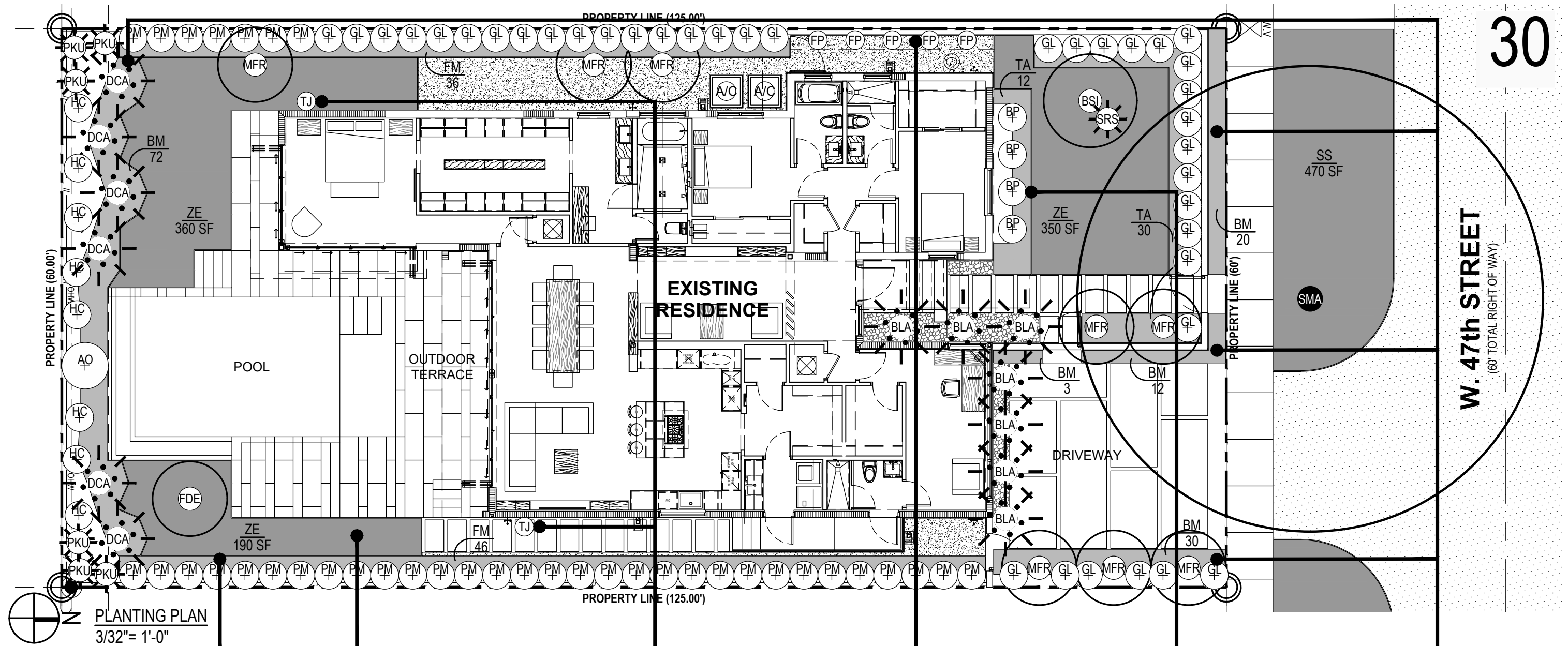
LANDSCAPE DESIGNER
COLLABORATIVE INDEPENDENT, INC.
2347 SW 5TH STREET
MIAMI, FL 33135
T: 305.450.1115

LANDSCAPE ARCHITECT
MARSH KRIPLEN
1251 SW 20TH STREET
MIAMI, FL 33145
T: 305.322.2898
LA6667007

11/06/2018

SHRUBS & ACCENTS
LAYOUT PLAN

L-2.01



GREEN ISLAND FICUS



ZOYSIA LAWN



FICUS GREEN ISLAND VINE



CONFEDERATE JASMINE VINE



ASIATIC JASMINE 'MINIMA'



PHILODENDRON BURLE MARX

LANDSCAPE DESIGNER
COLLABORATIVE INDEPENDENT, INC.
2347 SW 5TH STREET
MIAMI, FL 33135
T: 305.450.1115

LANDSCAPE ARCHITECT
MARSH KRIPLEN
1251 SW 20TH STREET
MIAMI, FL 33145
T: 305.322.2898
LA6667007

GROUNDCOVERS & VINES
L-2.02

11/06/2018

LAYOUT PLAN

NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140

cube² (architecture+design) | 2700 North Miami Avenue, Unit 701, Miami, FL 33127 | T 305 586 8169 | www.cube2architecture.com

PLANT LIST						
Symb.	Quant.	Botanical Name	Common Name	Description	Native	Canopy Credit
Trees						
BSI	1	Busera simaruba	Gumbo Limbo	16' OA. Multi-trunk or low split branching	Yes	CAT1- 300
FDE	1	Filicium decipiens	Japanese Tree Fern	12' OA.	No	CAT2- 150
MFR	8	Myrcianthes fragrans	Simpson's Stopper	12' OA. Tree form. Multi Trunk	Yes	CAT3- 500 (100 x 8)
Palms						
DCA	6	Dypsis cabadae	Cabada Palm	65G. 12'-14' OA.	No	
PKU	6	Pinanga kuhlii	Ivory Cane Palm	25G. 6'HT.	No	
SRS	1	Serenoa repens 'Silver'	Silver Saw Palmetto	3' x 3' Under GumboTree	Yes	
Shrubs						
GL	38	Gymnanthes lucida	Crabwood Hedge	25G. F. B.	Yes	
PM	38	Podocarpus macrophyllus	Podocarpus Hedge	25G. F. B.	No	
Accents						
AO	1	Alocasia odorata	Same	Largest Available. In pot	No	
HC	8	Heliconia caribea sp.	Heliconia Caribea	10G. 36" OC.	No	
MD	2	Monstera deliciosa	Swiss Cheese Plant	3G. Under Rear Property Line Screen Planting	No	
PW	2	Philodendron wilsonii	Same	3G. Under Rear Property Line Screen Planting	No	
Grasses						
BT	7	Bambusa textilis 'gracilis'	Graceful Bamboo	16'- 18' HT. Heavy Clump	No	
SS	470	Stenotaphrum secundatum	St. Augustine Grass	S.F. Area	No	
ZE	900	Zoysia 'Emerald'	Dwarf Bump Grass	S.F. Area	No	
Groundcovers						
FM	82	Ficus microcarpa	Green island Ficus	G. 24" OC.	Yes	
BM	137	Philodendron 'Burle Marx'	Same	3G. F. 18" OC.	No	
TA	42	Trachelospermum asiaticum	Asiatic Jasmine Minima	G. 24" OC.	No	
Vines						
FP	5	Ficus pumila	Creeping Fig	G. F.	Yes	
TJ	2	Trachelospermum jasminoides	Confederate Jasmine	3G. Tripod. Trained to cable trellis.	Yes	
Relocations & Removals						
See sheet L-1.00 Tree Mitigation Site Plan.						
				Total Canopy Credit	1,250 SQ. FT.	

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-4 Lot Area 7,500 SQ. FT. Acres .172 ACRE

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f.x _____ % = _____ s.f.	_____	<u>2,853 SQ. FT.</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	_____	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	_____	<u>2,853 SQ. FT.</u>

LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	_____	<u>2,853 SQ. FT.</u>
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>2,853</u> s.f.	<u>1,427 SQ. FT.</u>	<u>900 SQ. FT.</u>

TREES	PER 126-6 TABLE A: RS-4 REQUIRES 5 TREES FOR A LOT SIZE OF 6,000 SQ. FT. LARGER SITES MUST ADD 1 TREE PER 1,000 SQ. FT. SUBJECT LOT IS 7,500 SQ. FT. = 7 TREES.	
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=	_____ trees x _____ net lot acres - number of existing trees=	<u>10</u> <u>10</u>
B. % Natives required: Number of trees provided x 30% =		<u>3</u> <u>9</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		<u>5</u> <u>10</u>
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20'=		<u>N/A</u> <u>N/A</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	STREET TREES: EXISTING MATURE MAHOGANY (50'+ SPREAD) DOES NOT ALLOW PLANTING OF 3 STREET TREES REQUIRED IN R.O.W. THESE 3 TREES HAVE BEEN ADDED TO REQUIRED TREES WITHIN LOT.	<u>N/A</u> <u>N/A</u>

SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>120</u>	<u>158</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>79</u>	<u>120</u>

LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>16</u>	<u>76</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>38</u>	<u>38</u>