

HISTORIC PRESERVATION BOARD



RESIDENCE / DETACHED ADDITION AT: 925 LENOX AVENUE MIAMI BEACH, FLORIDA 33139

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SCOPE OF WORK:

- THE ADDITION OF A 3 STORY DUPLEX INCLUDING A POOL& DECK AT ROOF LEVEL TO BE LOCATED AT THE REAR OF THE PROPERTY.
- THE DEMOLITION OF THE EXISTING STEPS AT THE REAR OF THE EXISTING BUILDING TO BE REPLACED BY NEW CONCRETE STEPS, CONCRETE WALKWAY, AND LANDSCAPE BETWEEN BUILDINGS.
- THE PROPOSED DUPLEX WILL BE OF AN ART DECO /CONTEMPORARY STYLE DESIGN, AND A CONCRETE & GLASS TYPE CONSTRUCTION.

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
001652

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

HISTORIC PRESERVATION BOARD

RESIDENCE / DETACHED ADDITION
at:
925 LENOX AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

HPB-0.0
COVER SHEET

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 12, 2015

FILE NO: 7498

PROPERTY: 925 Lenox Avenue

APPLICANT: 925 Lenox LLC

LEGAL: Lot 1, Block 94, Ocean Addition Number Three, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story home, along with the construction of a new 2-story ground level addition and partial 1-story rooftop addition.

ORDER

The applicant filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness and for one or more variances.

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject structure is classified as a 'contributing' structure in the Miami Beach Historic Properties Database, and is located within the Flamingo Park Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

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2. Is not consistent with Certificate of Appropriateness Criteria 'b','d' & 'f' in Section 118-564(a)(2) of the Miami Beach Code.

3. Is not consistent with Certificate of Appropriateness Criteria 'a','b','d','e','f','h','i','j' & 'm' in Section 118-564(a)(3) of the Miami Beach Code.

4. Is consistent with Certificate of Appropriateness Criteria 'a-e' for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

a. The proposed driveway shall consist of 18" wide wheel strips composed of concrete paver or a similar material. The remainder of the driveway area shall consist of sodding, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. If an accessible walkway is required to be provided accessing the new construction, it shall be located within the north side setback.

b. The existing structure on site shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board, at a minimum, this shall include the following:

i. All through-the-wall air conditioning units shall be removed and replaced with a central air conditioning system, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

ii. The existing windows shall be removed; new casement windows shall be provided and shall incorporate a muntin configuration that is consistent with the architectural style of the building, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

c. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

d. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

e. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from

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view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

f. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

a. Additional landscaping shall be provided within the south side setback, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

b. The existing hedge within the front yard of the property shall be removed. Within this portion of the site any landscaping shall consist of plant material that does not exceed approximately 36" in height at maturity with the exception of trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

c. The existing chain link fence located within the required front yard shall be removed and replaced with a metal picket fence, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

d. Gravel shall not be utilized within the required yards, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

e. Trees shall not be permitted on the roof deck, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

f. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.

g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

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A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce 13'-10" from the minimum required width of 22'-0" for a two-way driveway, in order to construct a driveway for four (4) parking spaces with a minimum driveway width of 8'-2".

2. A variance to reduce 3'-0" from the minimum required curb-cut and driveway entrance width of 12'-0", in order to construct a driveway for four (4) parking spaces with a driveway entrance and curb-cut width of 9'-0".

3. A variance to reduce 3'-8" from the minimum required interior side setback of 5'-0" for driveway in order to construct a new driveway on the south side at 1'-8" from the interior property line.

4. A variance to reduce 1'-6" from the minimum required pedestal interior side setback of 7'-6" in order to construct a new residential building addition at 6'-0" from the north property line.

5. A variance to reduce 11'-0" from the minimum required pedestal rear setback of 16'-0" in order to construct a new residential building addition at 5'-0" from the rear property line.

6. A variance to reduce 2'-6" from the minimum required pedestal sum of the side yards of 16'-0" in order to construct a new residential building addition with a sum of the side yards of 12'-6".

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

That the special conditions and circumstances do not result from the action of the applicant.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the

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terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby approves the requested variances and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of the Board Order.

2. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

3. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the proximity of the driveway to the adjacent neighboring property.

4. Revised elevations, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

a. The elevator vestibule and entry court shall be eliminated or shifted northward a minimum of five (5') feet and the driveway shall be moved closer to the new building, and a landscape buffer of at least five (5') feet shall be provided, in a manner to be reviewed and approved by staff.

b. A temporary construction fence with fabric screening shall be constructed prior to any demolition or new construction along the entire south property line.

c. A solid 7'-0" tall masonry wall shall be introduced along the south property line beginning at the west facade wall of the existing structure located at 925 Lenox Avenue extending eastward for the length of the property, in a manner to be reviewed and approved by staff.

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d. Ambient lighting shall be provided along the driveway from the edge of the front facade to the rear edge of the new building addition in a manner to be reviewed and approved by staff.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

A. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

C. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

E. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer. In a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Department approval.

G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Residence Detached Addition 925 Lenox Avenue" as prepared by 3 Design Architecture, dated February 23, 2015.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 18th day of May, 2015.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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HPB File No. 7498
Meeting Date: May 12, 2015

BY: Deborah Tackett
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

The foregoing instrument was acknowledged before me this 18th day of May, 2015, by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation, and she is known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 26, 2017

Approved As To Form: [Signature] (5/18/15)
City Attorney's Office

Filed with the Clerk of the Historic Preservation Board on May 19, 2015

FILE:PLAN\HPB\15\HPB05-12-2015\Orders\HPB 7498_925 Lenox Av SL\May15.FO.docx

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I, JENNIFER DAVIS, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on the date and at the place stated above, and that the person whose name is subscribed to the instrument is the person whose name appears in the instrument, and that the person is duly qualified to execute the instrument, and that the instrument is a true and correct copy of the original as the same appears to me.

JENNIFER DAVIS, Notary Public

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HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018

DRAWN BY:
REVISIONS:

AAC0035569
ANTHONY LEON
0016152

3
DESIGN
ARCHITECTURE

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SEAL

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HPB-0.1
PREVIOUS
FINAL ORDER

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:		925 Lenox Avenue, Miami Beach, Florida, 33139	
2	Board and file numbers :		Historic Preservation Board, HPB18-0247	
3	Folio number(s):		02-4203-014-0190	
4	Year constructed:	1942	Zoning District:	RM-1
5	Based Flood Elevation:	+9.00' NGVD	Grade value in NGVD:	+5.37' NGVD
6	Adjusted grade (Flood+Grade/2):	+7.19' NGVD	Lot Area:	10,000 S.F.
7	Lot width:	62.50'	Lot Depth:	160.00'
8	Minimum Unit Size	550 S.F.	Average Unit Size	800 S.F.
9	Existing use:	Apartments	Proposed use:	Apartments + Duplex

		Maximum	Existing	Proposed	Deficiencies
10	Height	35'-0" above grade	22'-11"	34'-10 1/2"	N/A
11	Number of Stories	3	2	3	N/A
12	FAR	1.25	0.75	1.082	N/A
13	Gross square footage	12,500 G.S.F.	3,295 G.S.F.	3,295 + 7,525 = 10,820	N/A
14	Square Footage by use	N/A	3,295 (Residential)	10,820 (Residential)	N/A
15	Number of units Residential	N/A	3	2	N/A
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	16	16 + 22 = 38	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:	N/A	N/A	N/A	N/A
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
	At Grade Parking:				
24	Front Setback:	20'-0"	8'-9"	94'-6 1/2"	N/A
25	Side Setback:	5'-0"	5'-9"	15'-0"	N/A
26	Side Setback:	5'-0"	35'-9"	21'-4 1/2"	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	16'-0"(10% lot depth)	140'-10 1/2"	5'-8"	Variance requested
	Pedestal:				
29	Front Setback:	20'-0"	25'-8"	73'-11"	N/A
30	Side Setback:	7'-6"	5'-0"	6'-0"	2 Variances requested
31	Side Setback:	7'-6"	10'-6"	7'-6"	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	16'-0"(10% lot depth)	89'-8"	5'-0"	Variance requested
	Tower:				
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A	Parking District No. 1	N/A	N/A
40	Total # of parking spaces	4	1	4	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	2 per dwelling 0 per apartment	1	4	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	2 per level - duplex 0 per level - apartment	0.5 per level - apartment	2 per level - duplex 0 per level - apartment	N/A
43	Parking Space Dimensions	8'-6" x 18'-0"	10'-4 x 21'-0"	8'-6" x 18'-0"	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	90o	90o	N/A
45	ADA Spaces	0	0	0	N/A
46	Tandem Spaces	0	0	0	N/A
47	Drive aisle width	22'-0" (2-way)	9'-0"	9'-0"	Variance requested
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	N/A	N/A	N/A	N/A
50	racks	N/A	N/A	N/A	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	N/A
52	Number of seats located outside on private property	N/A	N/A	N/A	N/A
53	Number of seats inside	N/A	N/A	N/A	N/A
54	Total number of seats	N/A	N/A	N/A	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	Total occupant content	N/A	N/A	N/A	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	Proposed hours of operation	N/A
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	N/A
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A
61	Is this a contributing building?	Yes or No N/A
62	Located within a Local Historic District?	Yes or No N/A

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

DRAWN BY:

REVISIONS:

AAC003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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HPB-0.2

ZONING DATA SHEET

SCOPE OF WORK:

THE ADDITION OF A 3 STORY DUPLEX INCLUDING A POOL/POOL DECK AT ROOF LEVEL TO BE LOCATED AT THE REAR OF THE PROPERTY. THE DEMOLITION OF THE EXISTING STEPS AT THE REAR OF THE EXISTING BUILDING TO BE REPLACED BY NEW CONCRETE STEPS, CONCRETE WALKWAY, AND LANDSCAPE BETWEEN BUILDINGS. THE PROPOSED DUPLEX WILL BE OF AN ART DECO/CONTEMPORARY STYLE DESIGN, AND A CONCRETE AND GLASS TYPE CONSTRUCTION.

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code, Building - 2017 (6th Ed.)
Florida Building Code, Existing - 2017 (6th Ed.)
Florida Fire Prevention Code - 2017 (6th Ed.)
City of Miami Beach Zoning Code

FOLIO NO:

02-4203-014-0190

LEGAL DESCRIPTION:

LENOX MANOR RE-SUB PB 7-15 LOT 9 BLK 120
LOT SIZE 62,500 X 160
OR 19557-1415 03 2001 1 COC 26451-4223 06 2008 1

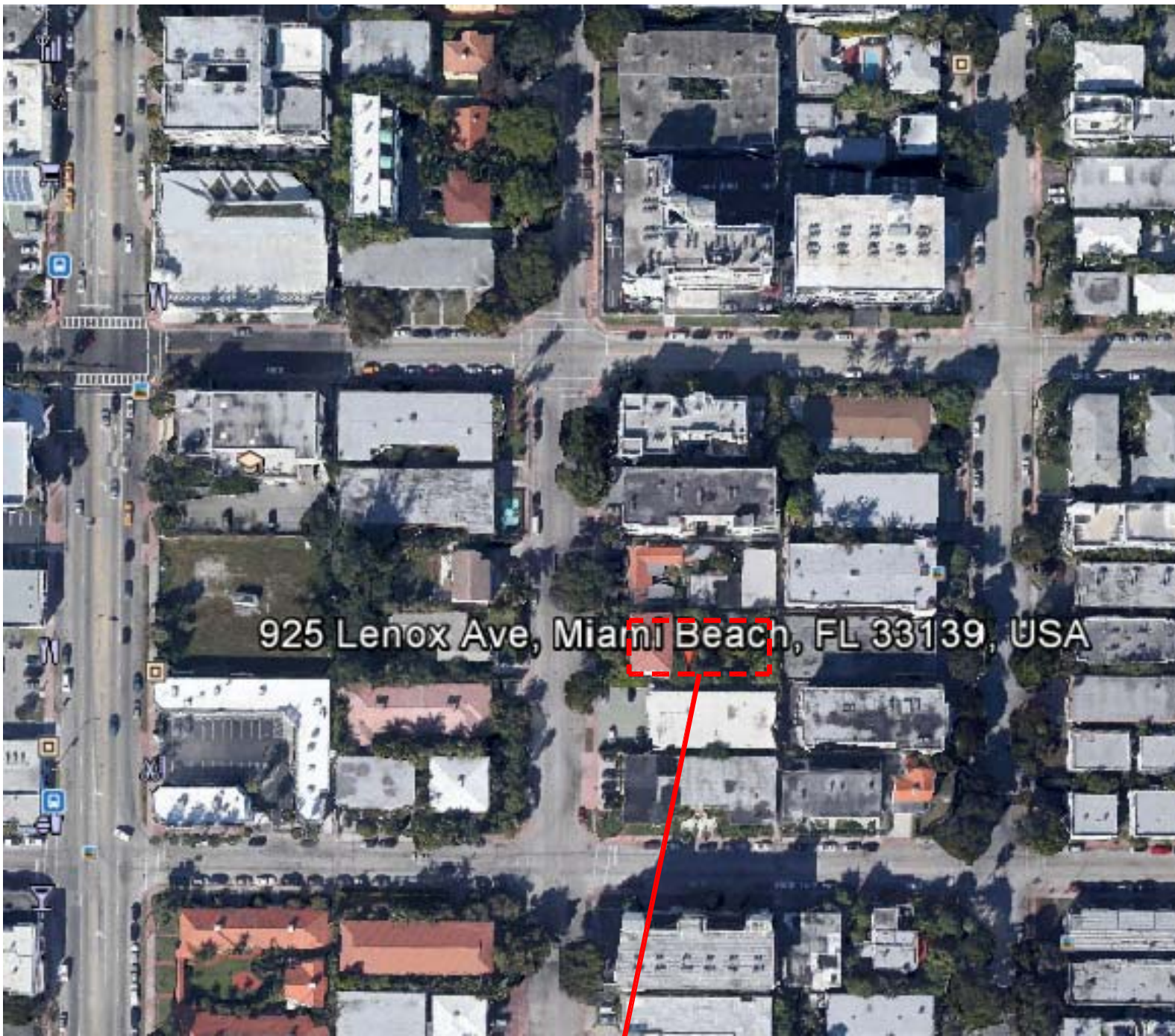
ZONING DATA (and Floodplain Management Information):

ZONING DESIGNATION: RM-1 (MULTI-FAMILY, LOW INTENSITY)
TYPE OF OCCUPANCY: RESIDENTIAL MULTIFAMILY, R-3
DISTRICT: FLAMINGO PARK HISTORIC DISTRICT

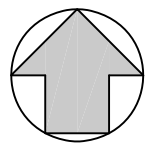
FIRM MAP/PANEL NUMBER: 12086C 0319, SUFFIX: L,
FIRM DATE: 09/11/09, FIRM INDEX: 09/11/09
FLOOD ZONE: 'AE'
BASE FLOOD ELEVATION - B.F.E.: +8.00' NGVD
DESIGN FLOOD ELEVATION - D.F.E. (B.F.E. + 1'-0"): +9.00' NGVD
LOWEST FFE OF NON-HABITABLE SPACE: +6.42' NGVD
LOWEST FFE OF HABITABLE SPACE: +15.46' NGVD
GRADE: +5.37' NGVD
LOWEST GRADE ELEVATION ADJACENT TO BLDG: +5.60' NGVD
HIGHEST GRADE ELEVATION ADJACENT TO BLDG: +5.70' NGVD
LOWEST ELEVATION OF EQUIPMENT SERVICING BLDG: +9.00' NGVD
CRAWLSPACE GROUND ELEV: N/A
LOT SIZE: (62.5' X 160') 10,000 SF

ADJUSTED GRADE CALCULATION:

GRADE (CENTER OF SIDEWALK AS PER SURVEY) +5.37' NGVD
BASE FLOOD ELEVATION + 1'-0" = +9.0' NGVD (D.F.E.)
DIFFERENCE: 3.63' /2 = 1.815'
ADJUSTED GRADE +5.37' + 1.815' = +7.185' NGVD



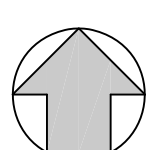
SUBJECT PROPERTY



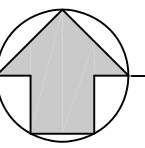
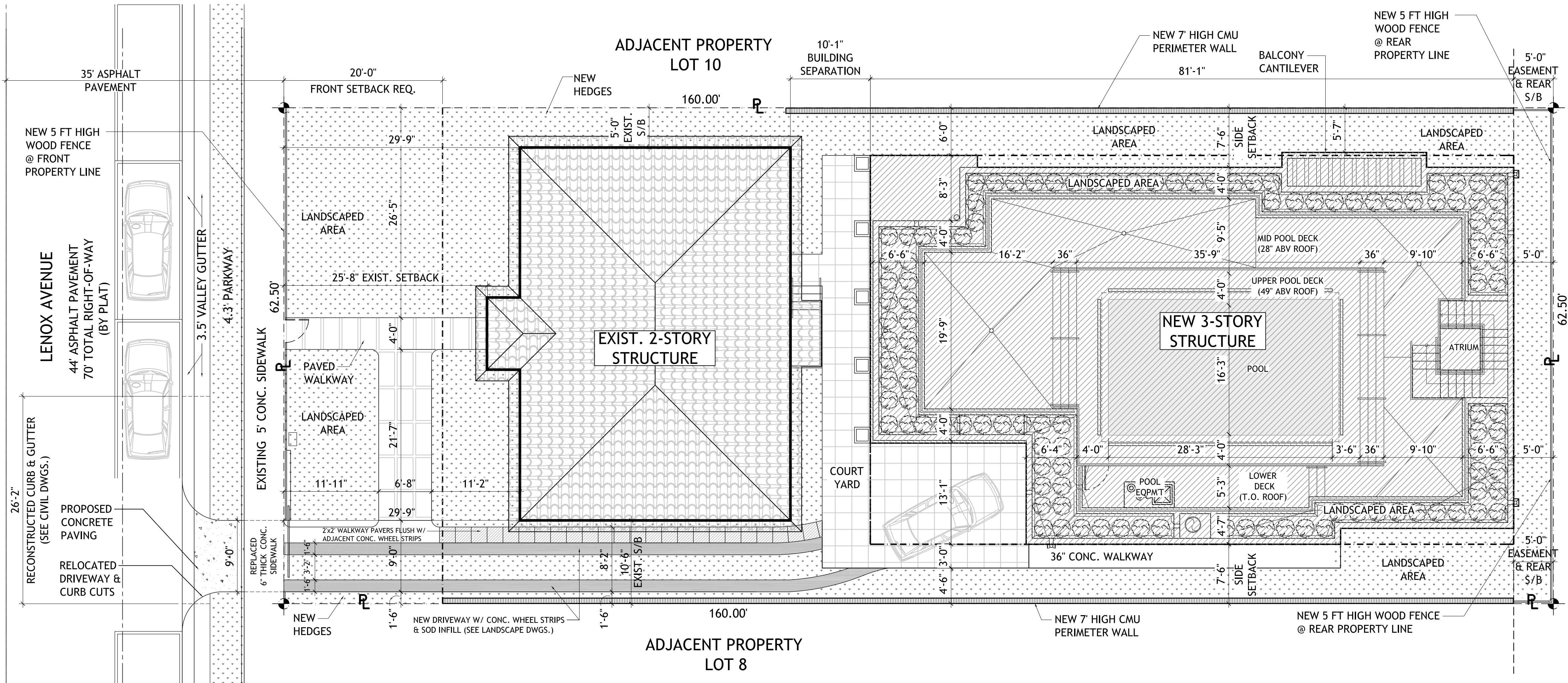
AERIAL VIEW
N.T.S.



SUBJECT PROPERTY



VICINITY MAP
N.T.S.



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

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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HISTORIC PRESERVATION BOARD

RESIDENCE/DETACHED ADDITION

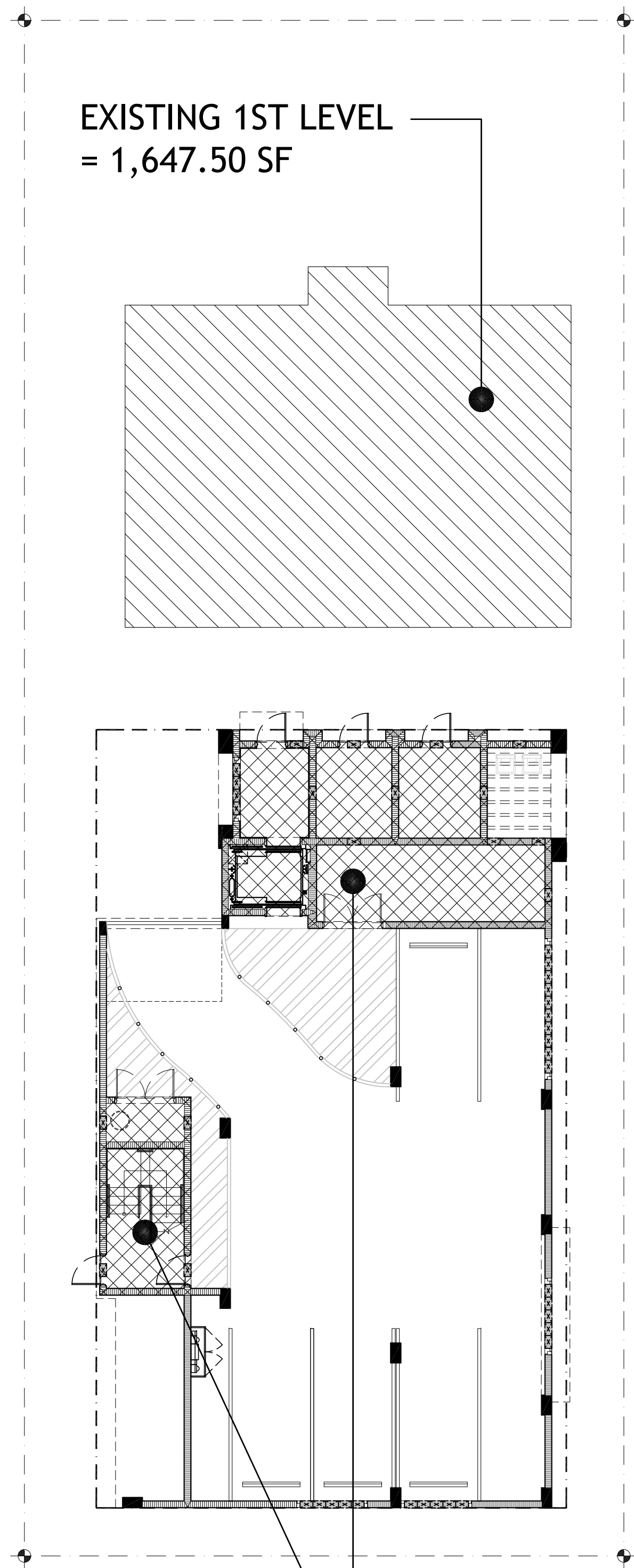
at:

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MIAMI BEACH, FL 33139

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HPB-1.0

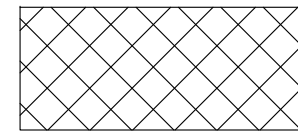
SITE PLAN,
GENERAL NOTES &
PROJECT DATA



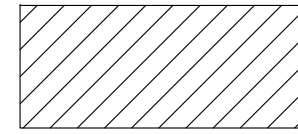
EXISTING 1ST LEVEL
= 1,647.50 SF

PROPOSED 1ST LEVEL
= 807 SF

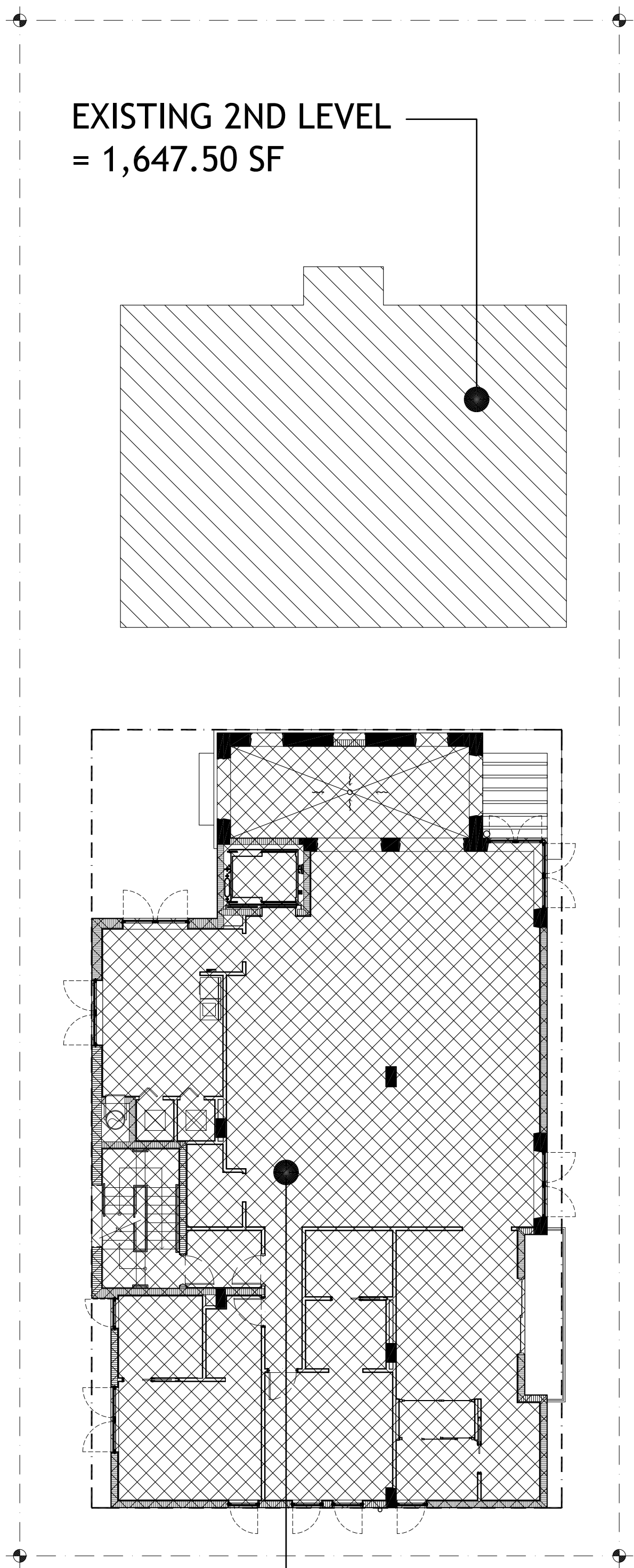
FIRST LEVEL FLOOR AREA:



PROPOSED = 807 SF



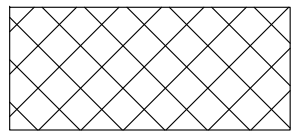
EXISTING = 1,647.50 SF



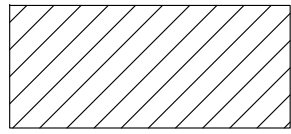
EXISTING 2ND LEVEL
= 1,647.50 SF

PROPOSED 2ND LEVEL
= 3,427 SF

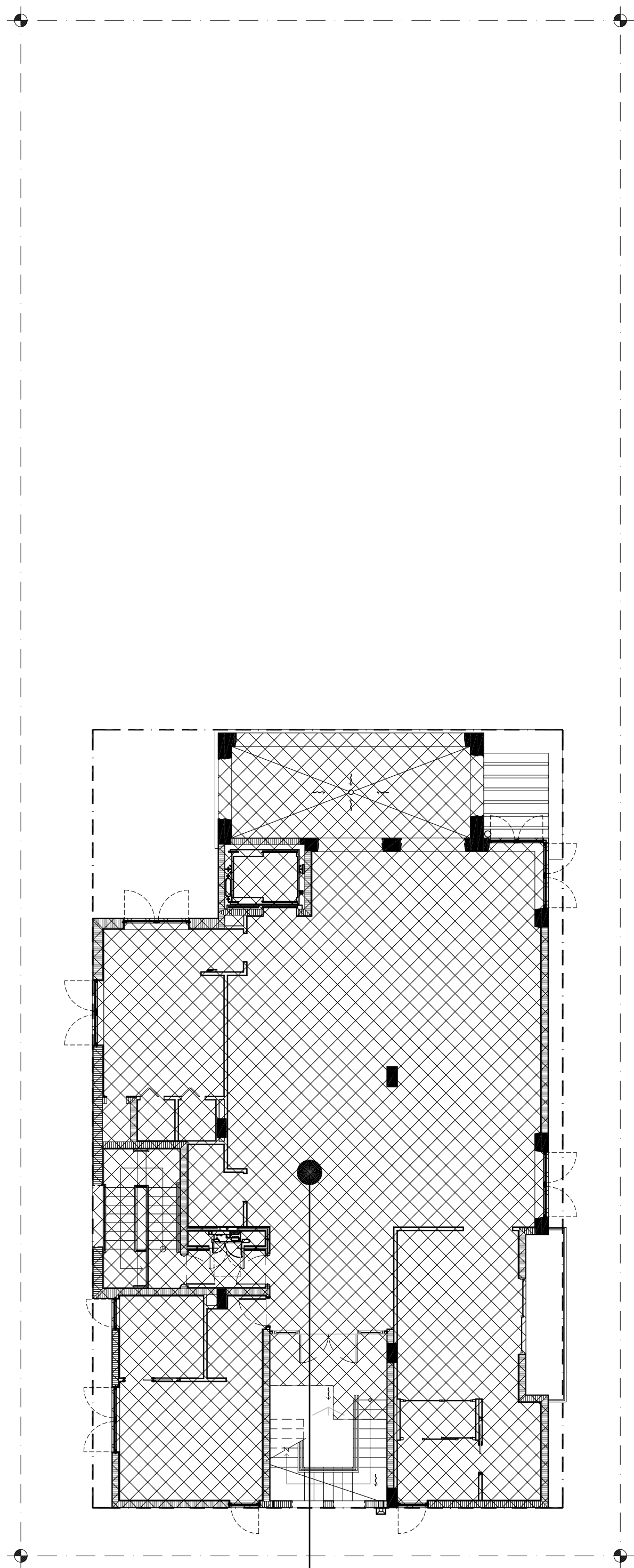
SECOND LEVEL FLOOR AREA:



PROPOSED = 3,427 SF

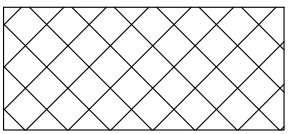


EXISTING = 1,647.50 SF



PROPOSED 3RD LEVEL
= 3,291 SF

THIRD LEVEL FLOOR AREA:



PROPOSED = 3,291 SF

FLOOR AREA PROPOSED: = 7,525 SF
TOTAL FLOOR AREA INCLUDING EXISTING: = 10,820 SF
PROPOSED F.A.R. = 1.082
MAX. ALLOWABLE F.A.R. = 1.25



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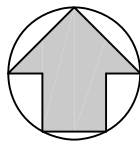
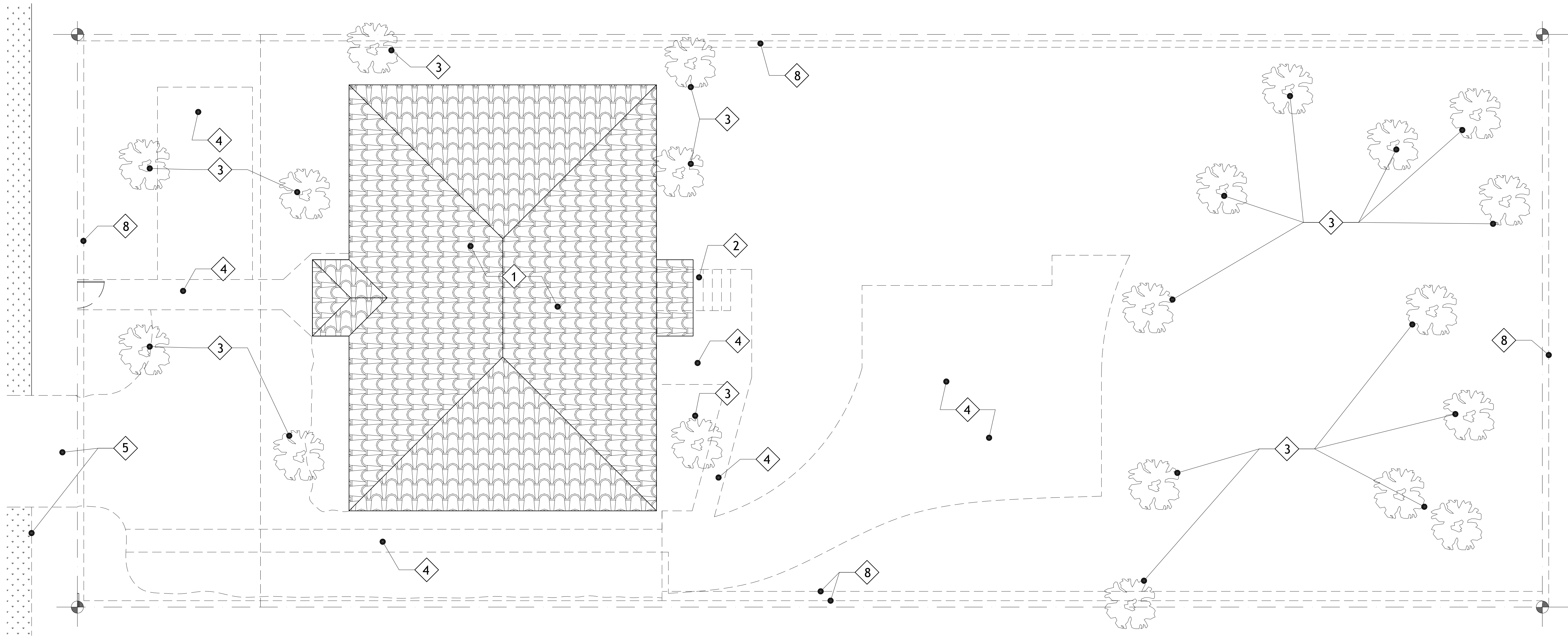
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HPB-1.1

FLOOR AREA DIAGRAMS



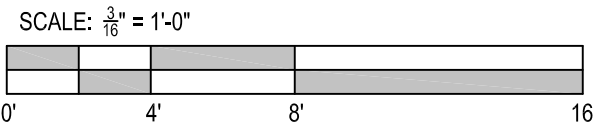
EXISTING & DEMOLITION PLAN

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

NOTE: ALL DEMOLITION/RELOCATION SHOWN IN DASHED LINES.

HISTORIC BUILDING RESTORATION PLAN:

- 1.) EXISTING ROOFING TO REMAIN AS IS.
- 2.) EXISTING REAR STEPS, LANDING, & GUARDRAIL TO BE DEMOLISHED & REPLACED.
- 3.) ALL EXISTING LANDSCAPE TO BE RELOCATED OR REMOVED. SEE LANDSCAPE PLANS.
- 4.) REMOVE ALL EXISTING PAVED & CONCRETE DRIVEWAYS.
- 5.) REMOVE EXISTING SWALE, CURB, & DRIVE.
- 6.) DEMOLISH EXISTING STORAGE STRUCTURES.
- 7.) CAP ALL EXISTING PLUMBING & SANITARY PIPES, ELECTRICAL WIRING, SWITCHES & OUTLETS.
- 8.) REMOVE PERIMETER WOOD & METAL FENCES.



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HPB-1.2

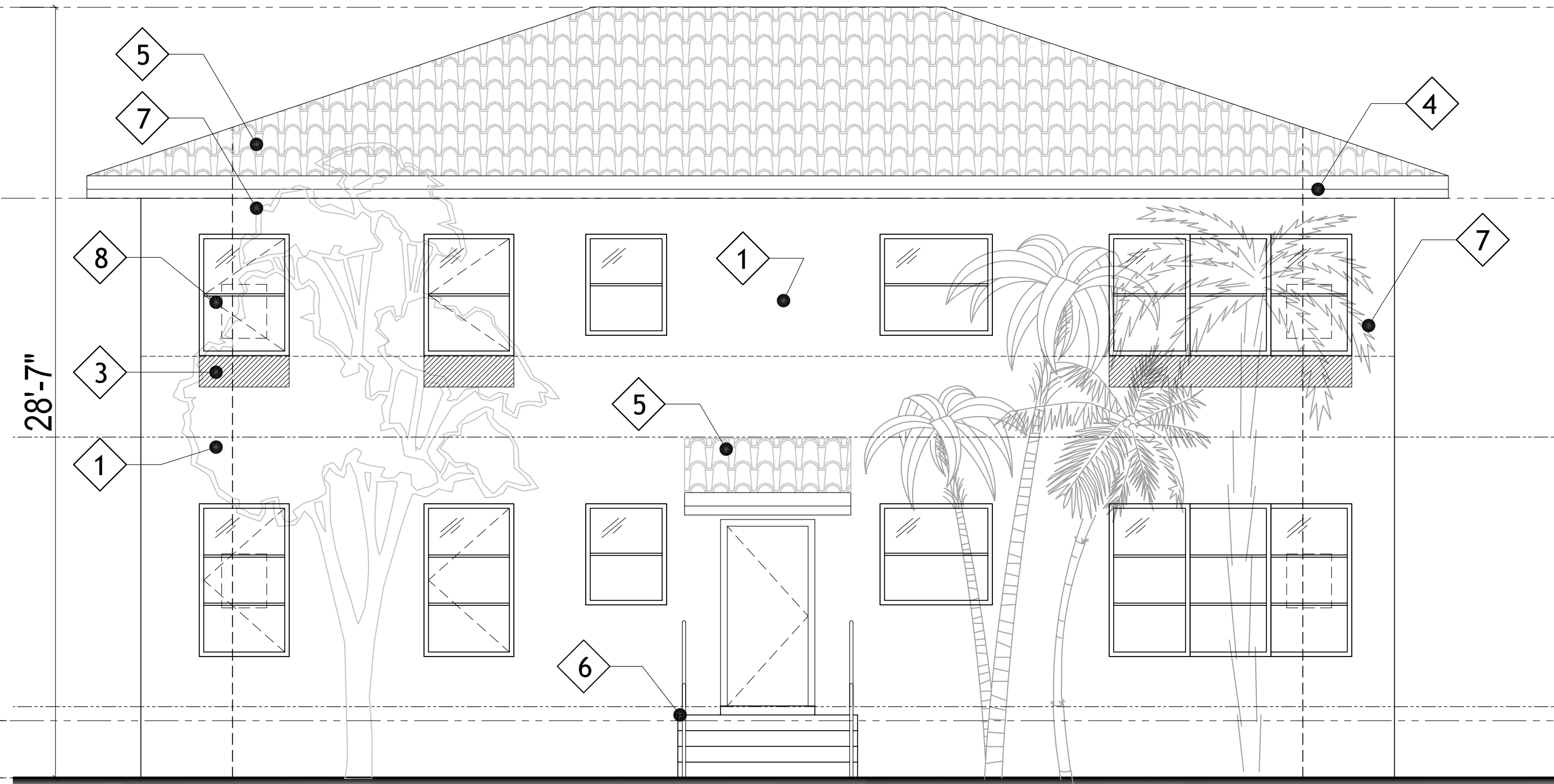
EXISTING &
DEMOLITION PLAN

28'-7" (+34.47' NGVD)
APPRX. T.O. EXIST. ROOF

21'-6" (+27.39' NGVD)
APPRX. T.O. EXIST. BEAM

2'-1 1/2" (+8.00' NGVD)
BASE FLOOD ELEV.

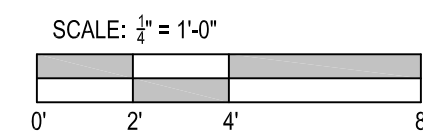
0'-0" (+5.89' NGVD)
T.O. GRADE



EXISTING PRINCIPAL BUILDING TO BE RESTORED

REAR ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



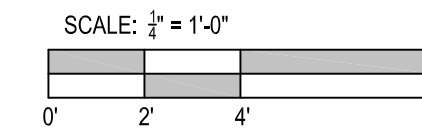
HISTORIC BUILDING RESTORATION PLAN:

- 1.) RE-STUCCO & PAINT EXISTING WALLS ON ALL SIDES.
- 2.) RE-PAINT PERIMETER STUCCO BANDS.
- 3.) RESTORE EXTERIOR WINDOW MOLDINGS.
- 4.) RESTORE ROOF FASCIA.
- 5.) EXISTING ROOFING TO REMAIN AS IS.
- 6.) EXISTING REAR STEPS, LANDING, & GUARDRAIL TO BE DEMOLISHED & REPLACED.
- 7.) ALL EXISTING LANDSCAPE TO BE RELOCATED OR REMOVED. SEE LANDSCAPE PLANS.
- 8.) REPLACE ALL EXISTING WINDOWS.

NOTE: SEE DEMOLITION PLAN FOR EXISTING STRUCTURES AND LANDSCAPE TO BE REMOVED & RELOCATED.

SIDE ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

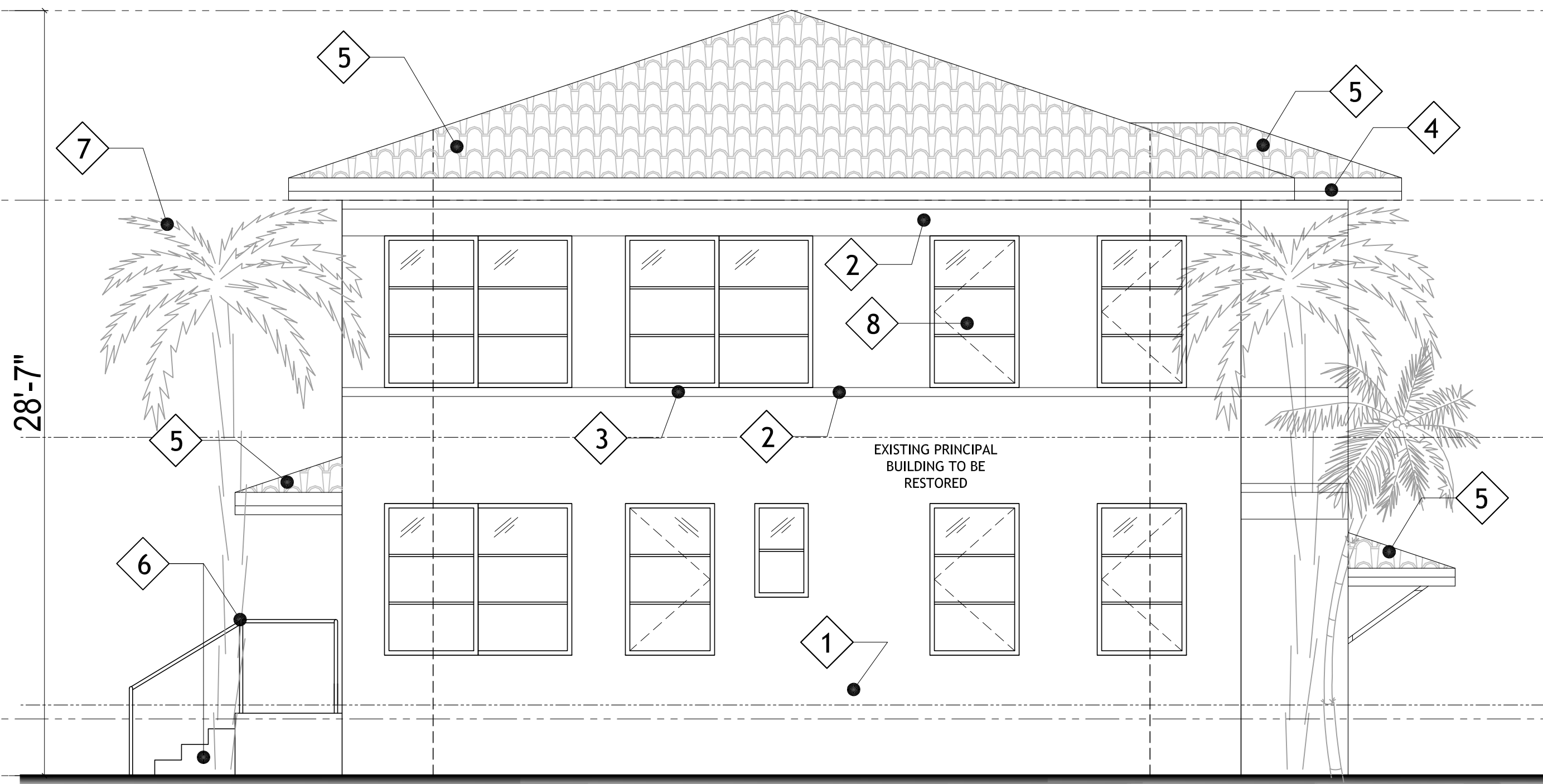


28'-7" (+34.47' NGVD)
APPRX. T.O. EXIST. ROOF

21'-6" (+27.39' NGVD)
APPRX. T.O. EXIST. BEAM

2'-1 1/2" (+8.00' NGVD)
BASE FLOOD ELEV.

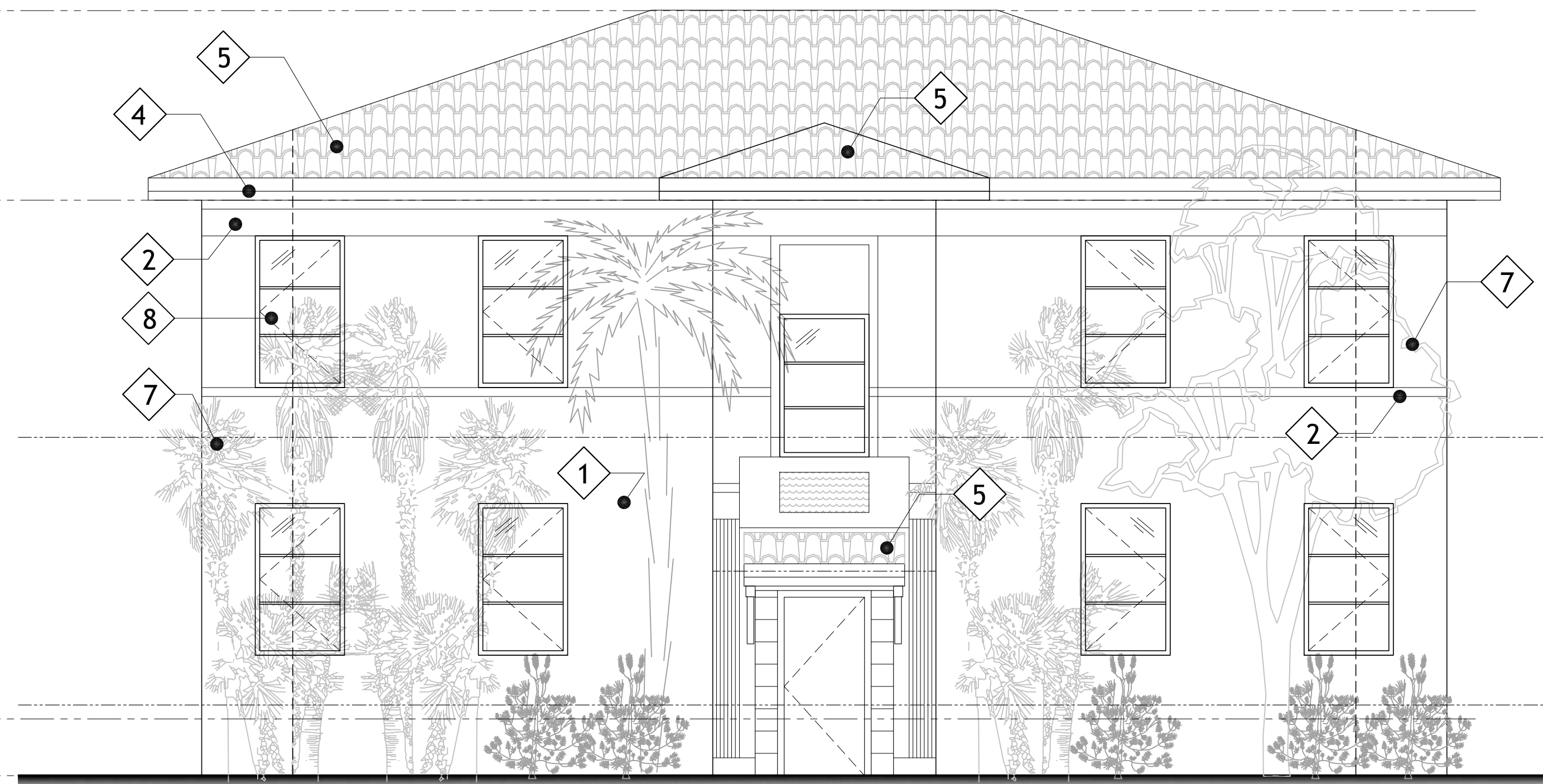
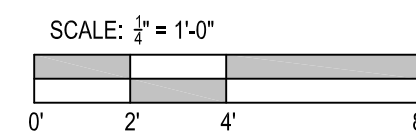
0'-0" (+5.89' NGVD)
T.O. GRADE



EXISTING PRINCIPAL BUILDING TO BE RESTORED

SIDE ELEVATION (NORTH)

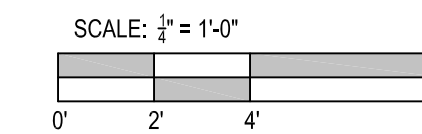
SCALE: 1/4" = 1'-0"



EXISTING PRINCIPAL BUILDING TO BE RESTORED

FRONT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



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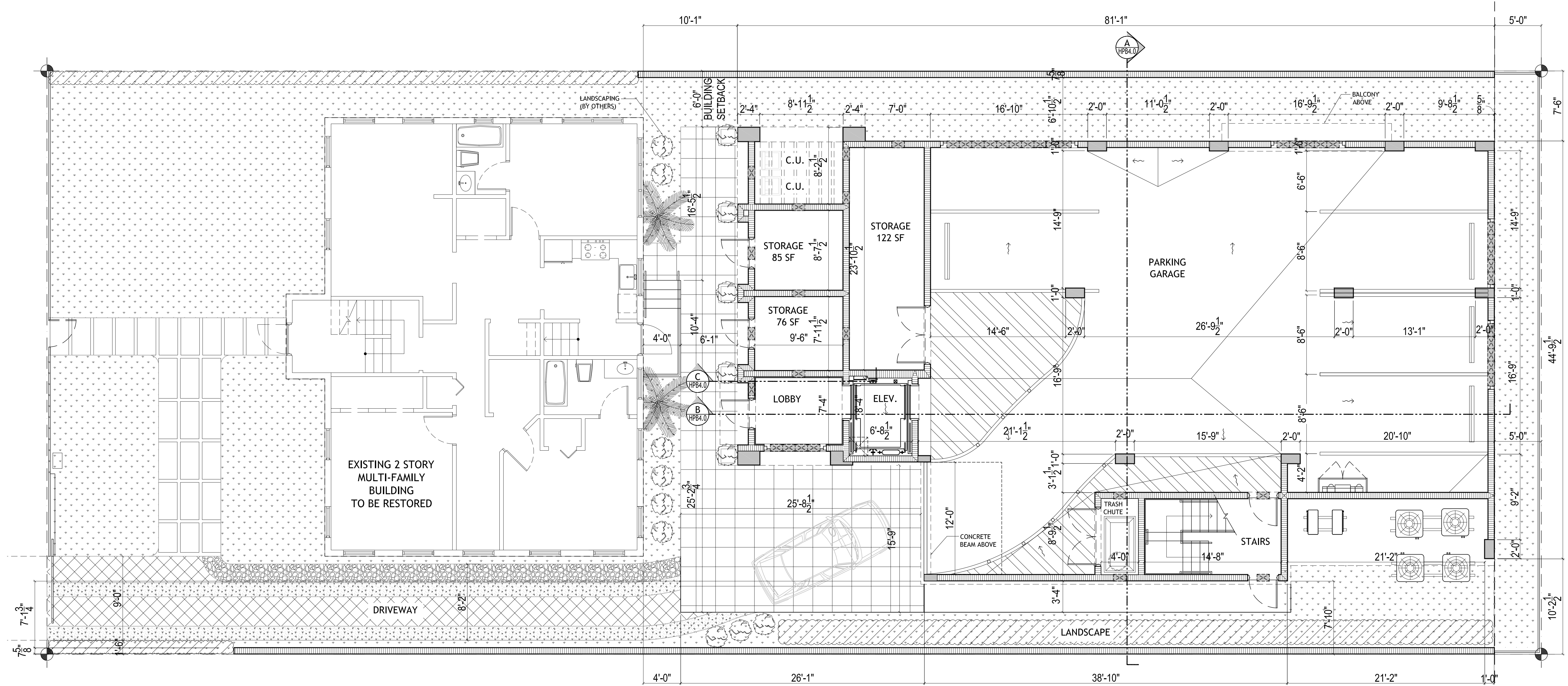
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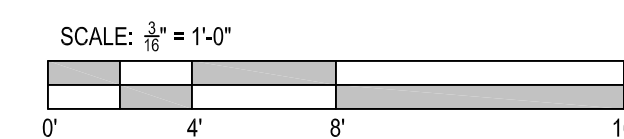
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HPB-1.3

EXISTING
BUILDING
ELEVATIONS



1st FLOOR PLANS (Existing & Proposed)
SCALE: 3/16" = 1'-0"



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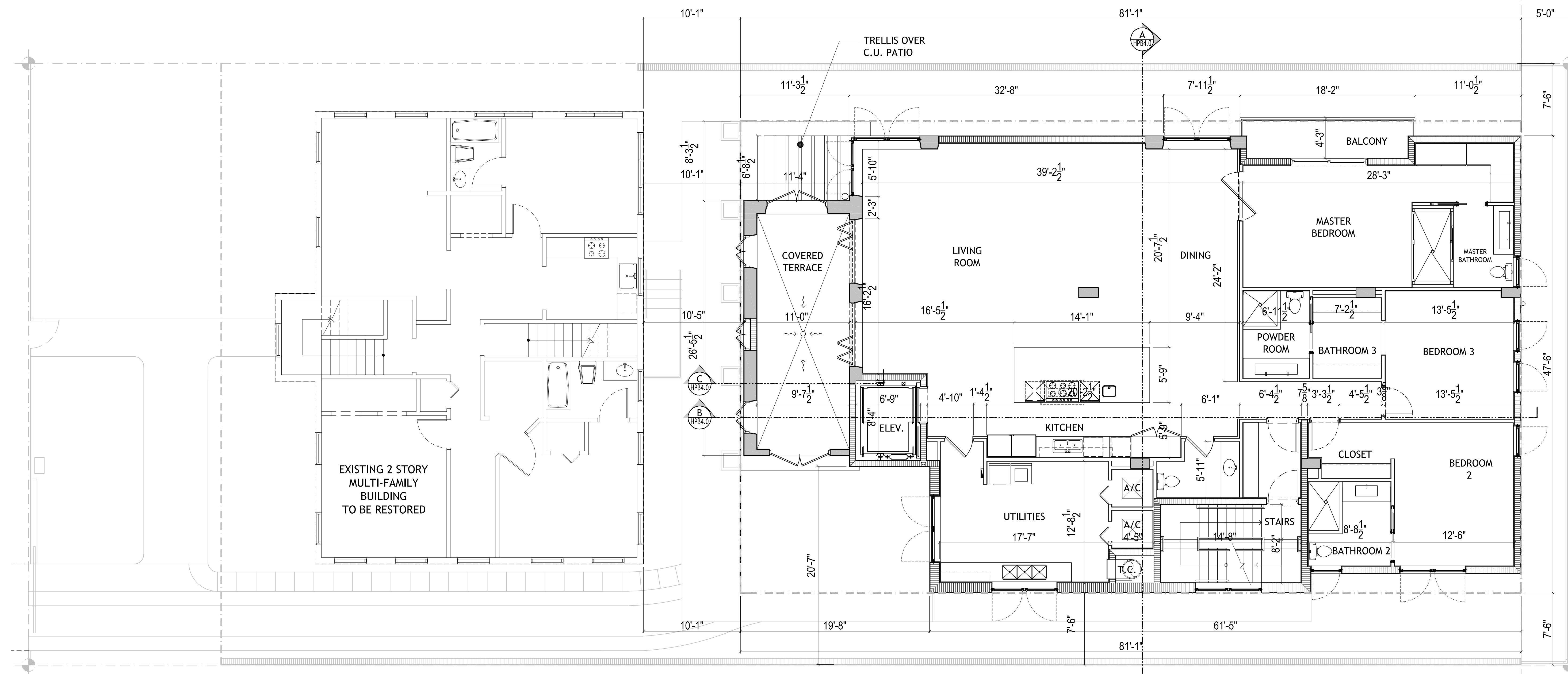
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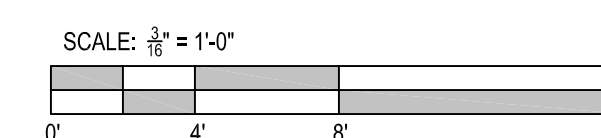
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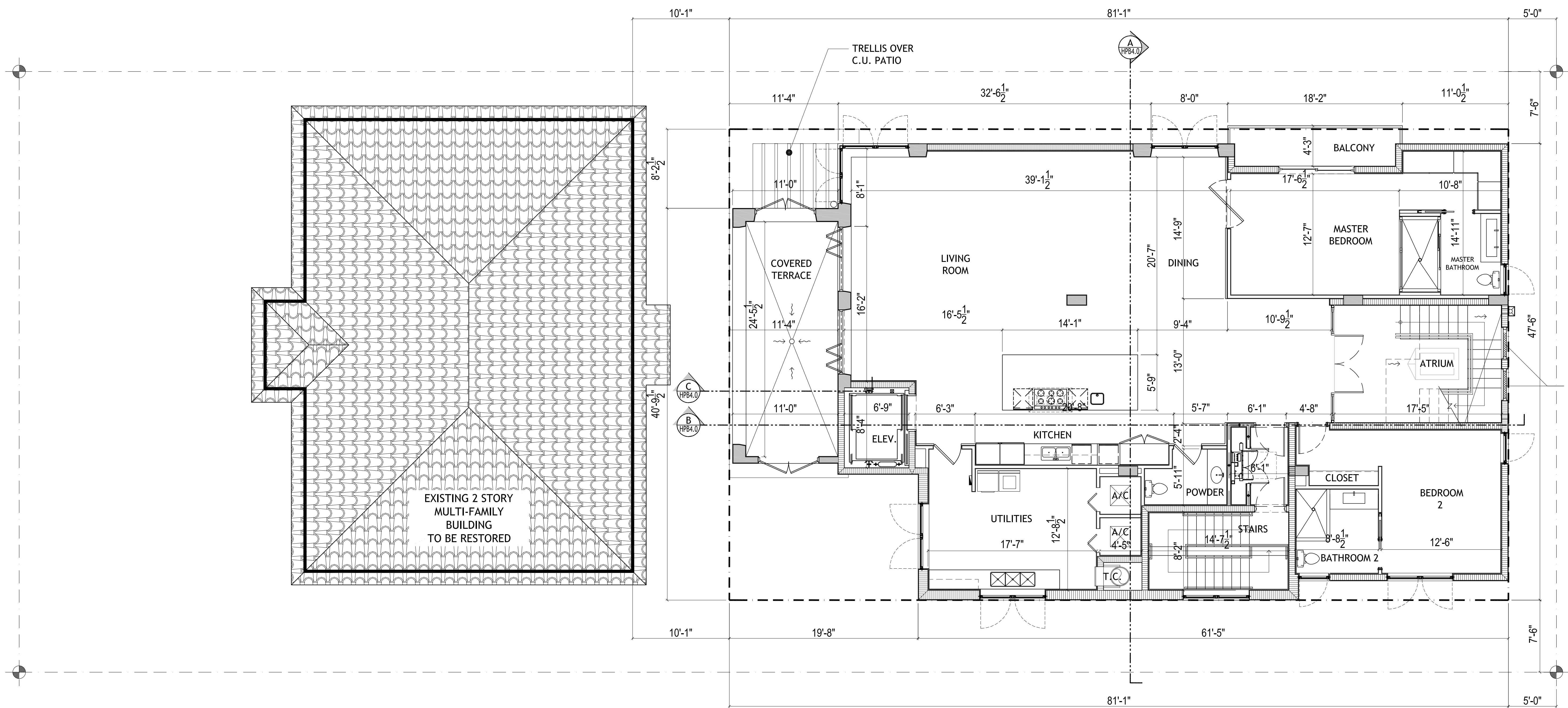
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HPB-2.1
1st FLOOR PLANS

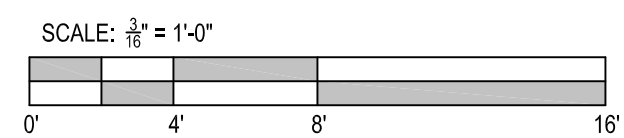


 **2nd FLOOR PLANS (Existing & Proposed)**
SCALE: 3/16" = 1'-0"





3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"



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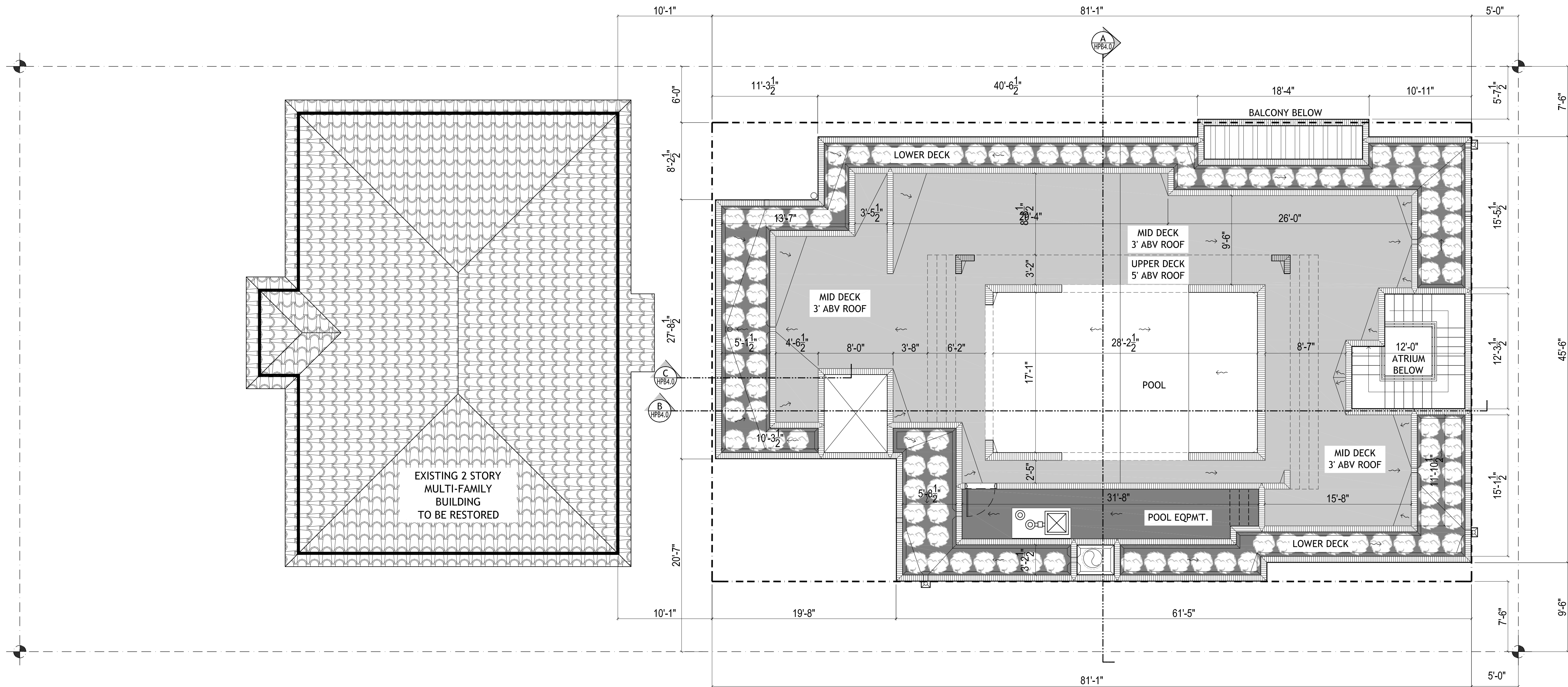
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ARCHITECTURE
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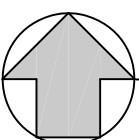
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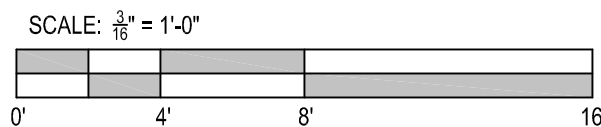
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HPB-2.3
THIRD FLOOR
PLAN



 **ROOF PLANS (Existing & Proposed)**
SCALE: 3/16" = 1'-0"



ROOF DECK CALCULATION	
TOTAL ROOF AREA	= 3,415 SF
3' HIGH DECK AREA ALLOWED	= 3,415/2 = 1,708 SF
3' HIGH DECK AREA PROVIDED	= 454 SF
5' HIGH POOL DECK AREA PROVIDED	= 426 SF
TOTAL DECK 3' ABOVE ROOF SLAB	= 880 SF

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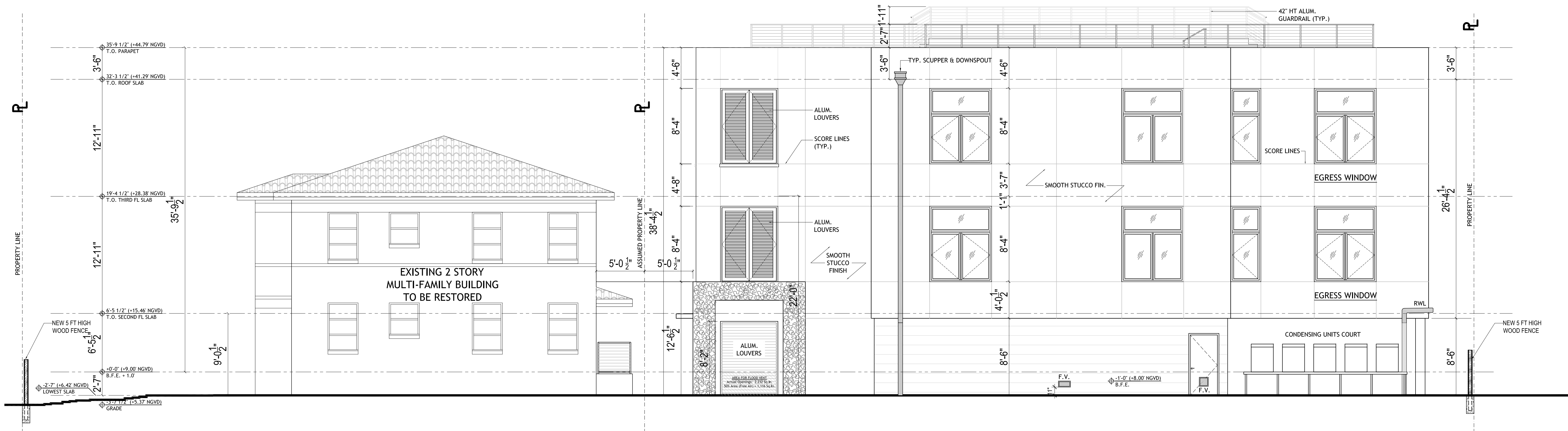
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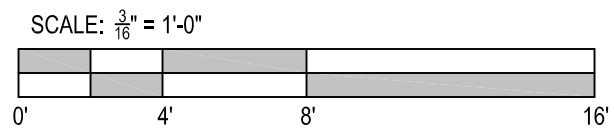
HPB-2.4

ROOF PLAN



SIDE ELEVATION (SOUTH)

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

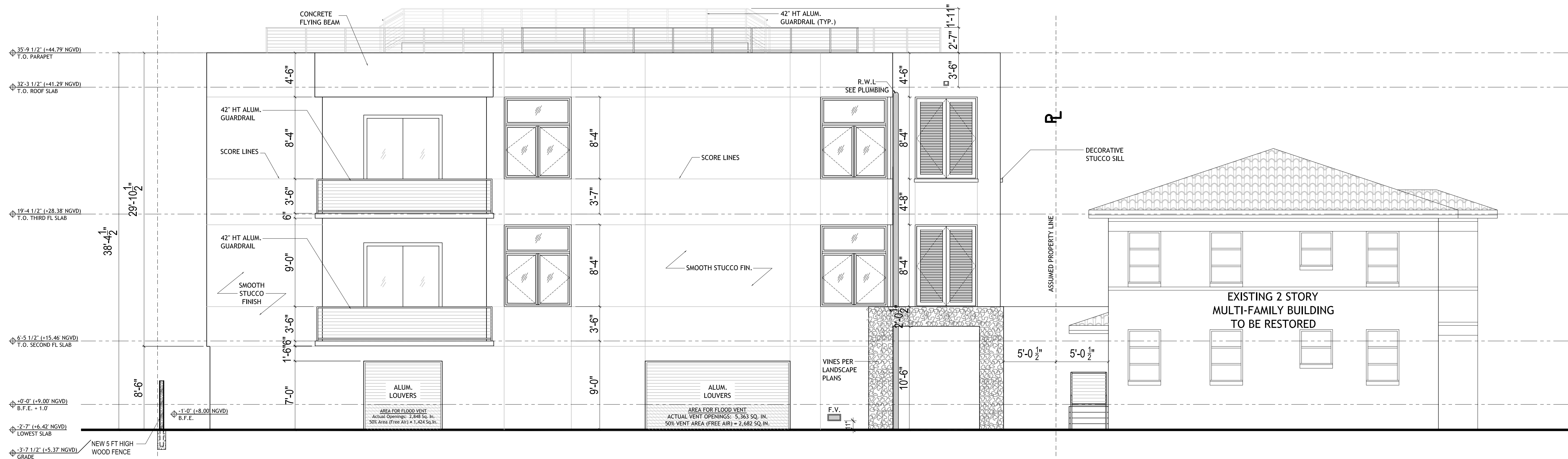


BUILDING ENVELOPE INSULATION (R-VALUES):

- EXTERIOR WALLS.....R-5
- ROOF.....R-19

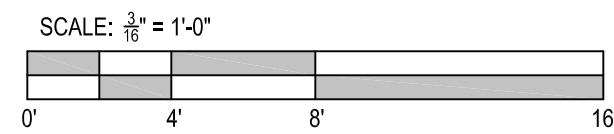
GLAZING:

1. U-VALUE.....0.96
2. SHGC.....0.25



SIDE ELEVATION (NORTH)

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



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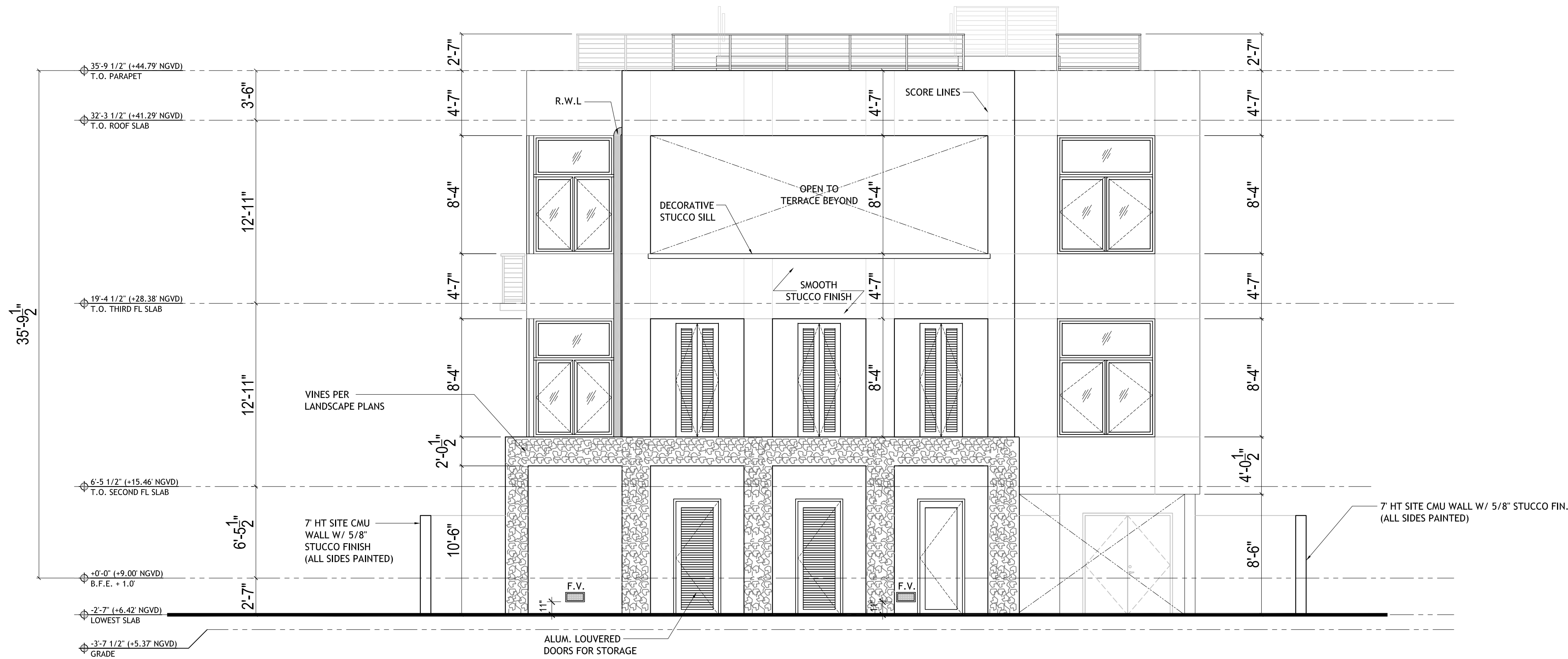
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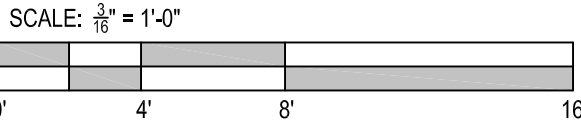
HPB-3.0

PROPOSED BUILDING ELEVATIONS



WEST ELEVATION

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

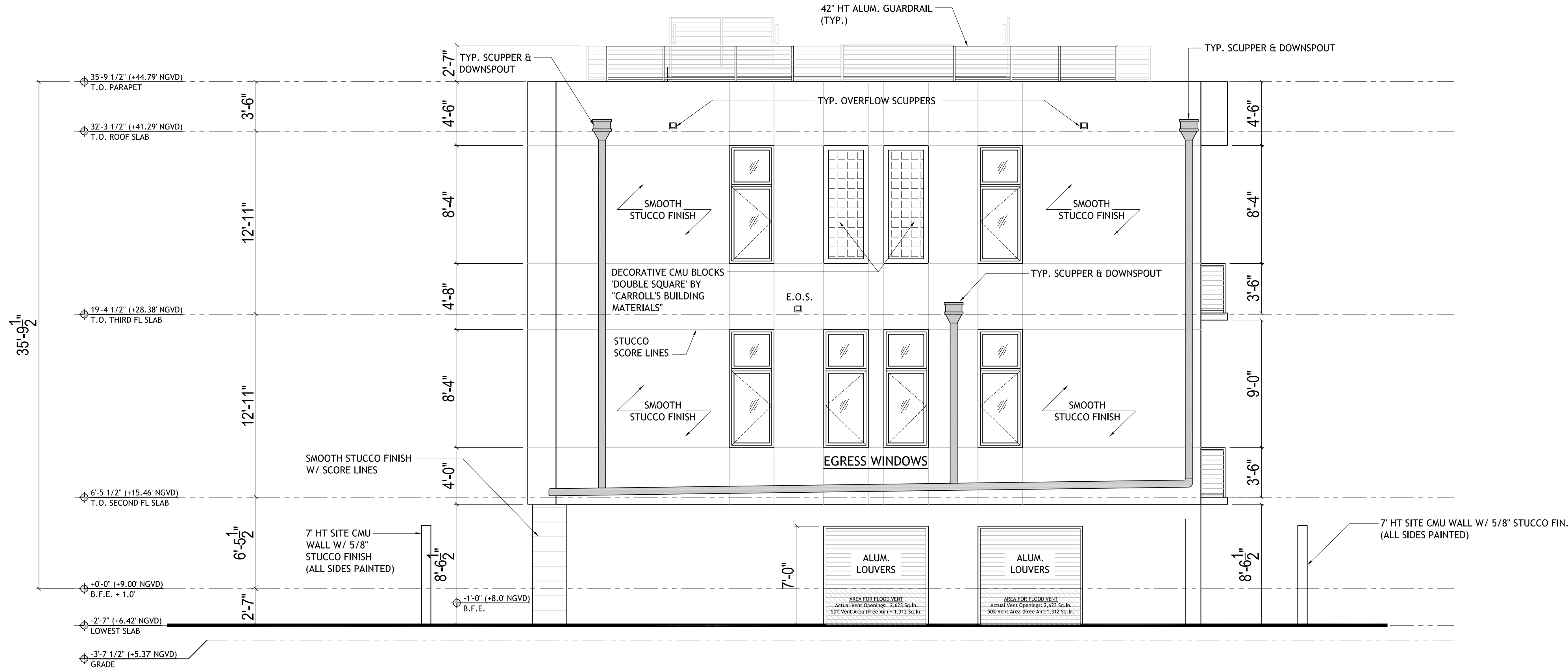


BUILDING ENVELOPE INSULATION (R-VALUES):

- EXTERIOR WALLS.....R-5
- ROOF.....R-19

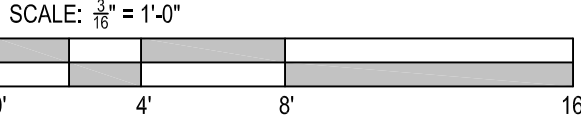
GLAZING:

- U-VALUE.....0.96
- SHGC.....0.25



EAST ELEVATION

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



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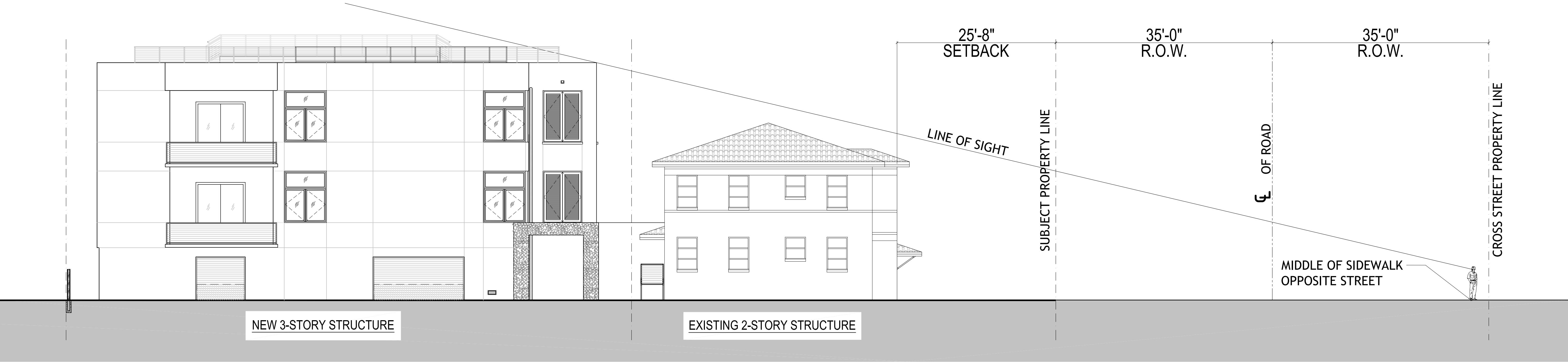
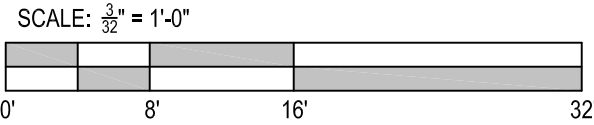
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HPB-3.1

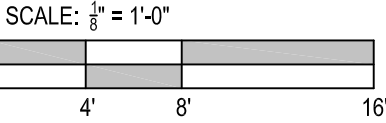
PROPOSED BUILDING ELEVATIONS



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



LINE OF SIGHT
SCALE: 1/8" = 1'-0"



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REVISIONS:

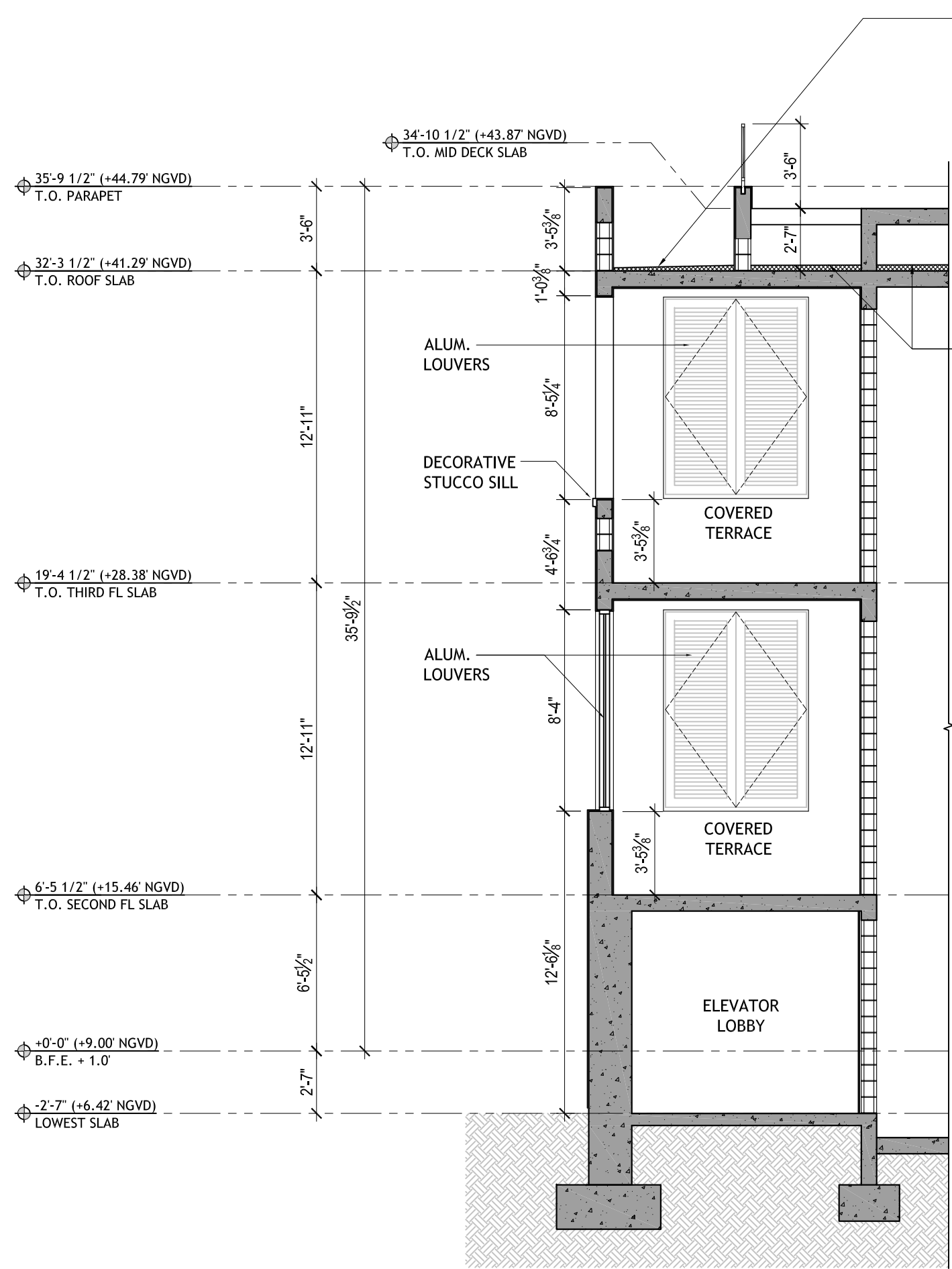
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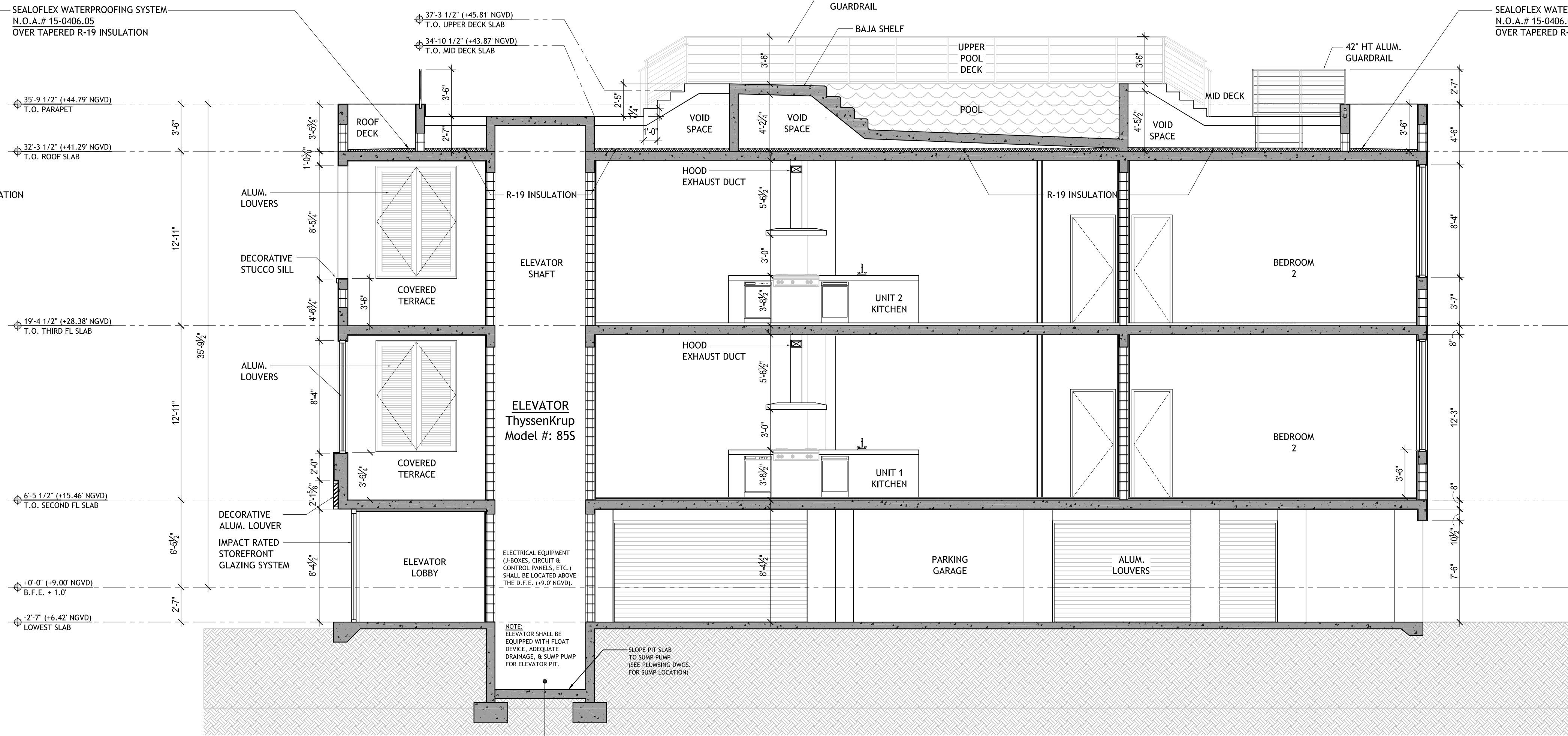
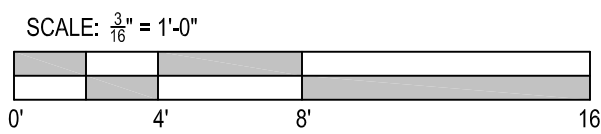
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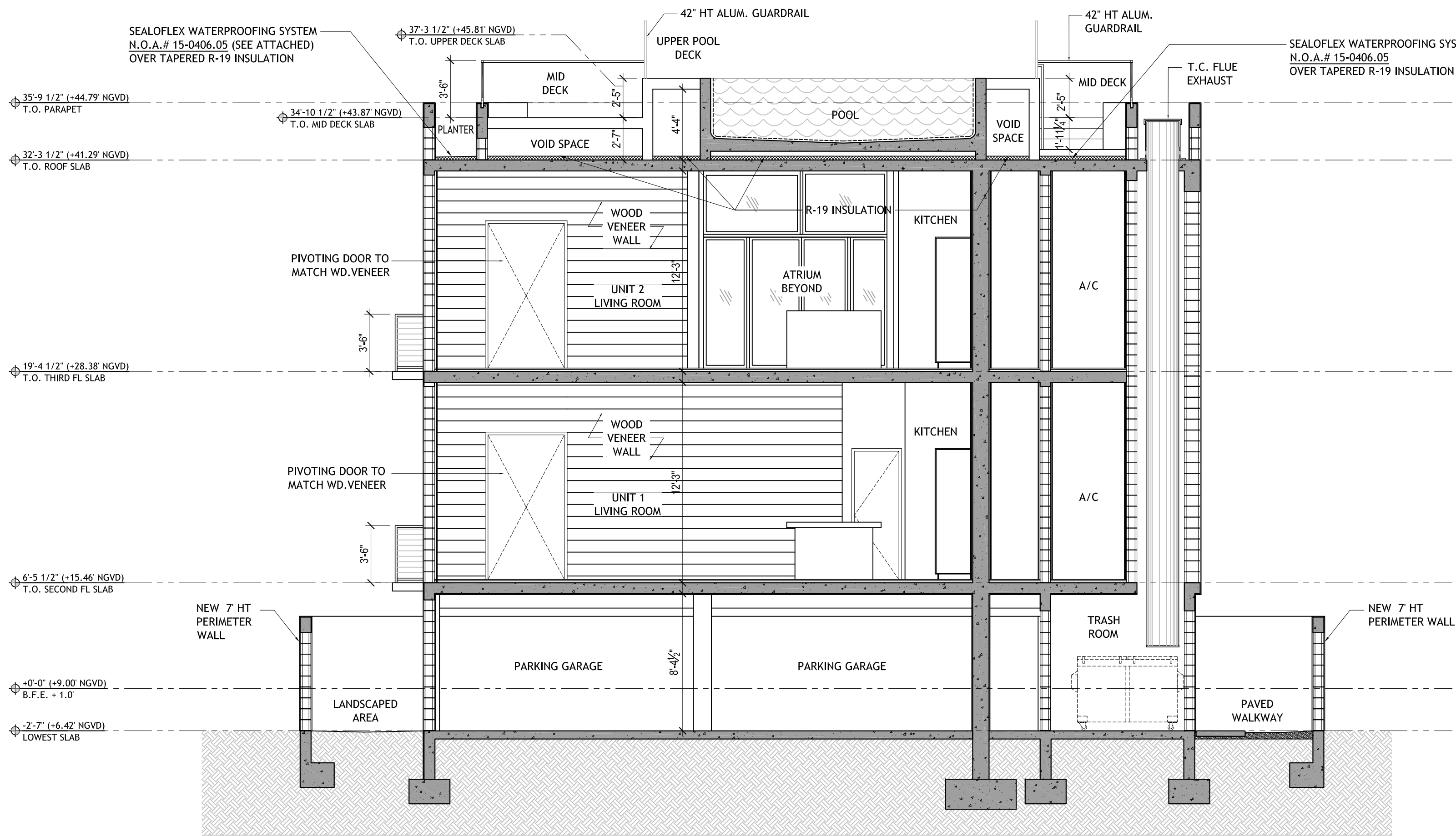
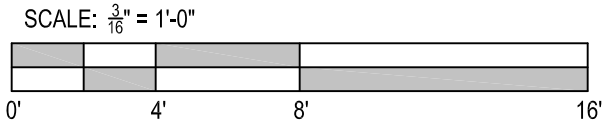
BUILDING SECTION "C"

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



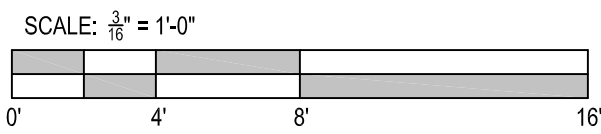
BUILDING SECTION "B"

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



BUILDING SECTION "A"

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



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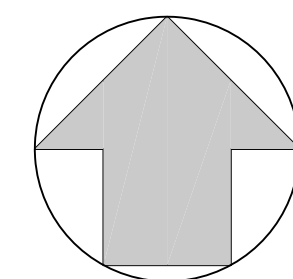
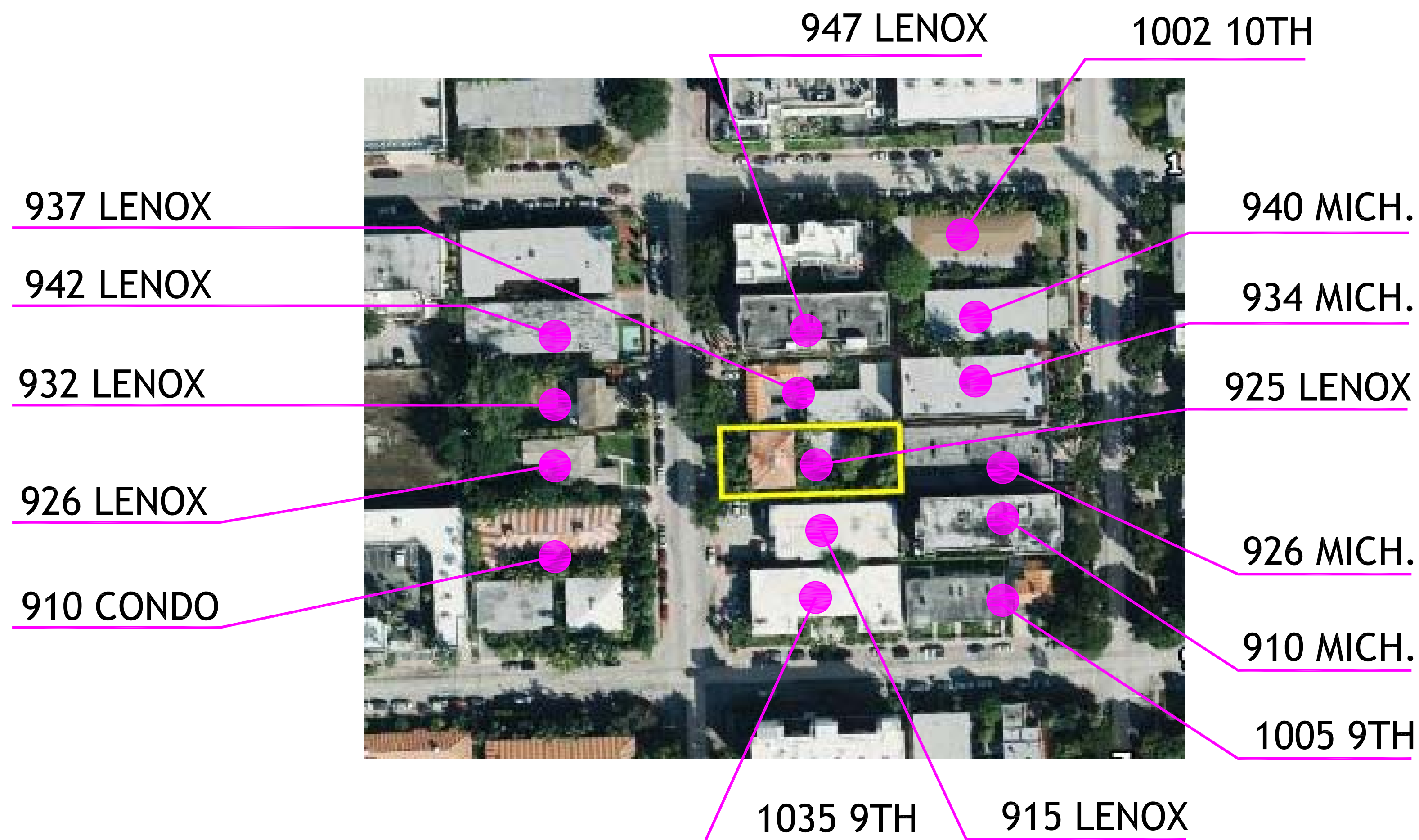
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HPB-4.0
BUILDING SECTIONS



LOCATION / KEY MAP

SCALE: N.T.S.



925 LENOX

SCALE: N.T.S.



932 LENOX

SCALE: N.T.S.



942 LENOX

SCALE: N.T.S.

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016152

3 DESIGN
ARCHITECTURE
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HPB-5.0
ADJACENT PROPERTIES
PHOTOS



910 CONDO

SCALE: N.T.S.



926 LENOX

SCALE: N.T.S.



915 LENOX

SCALE: N.T.S.



1035 9 ST

SCALE: N.T.S.

DRAWN BY:
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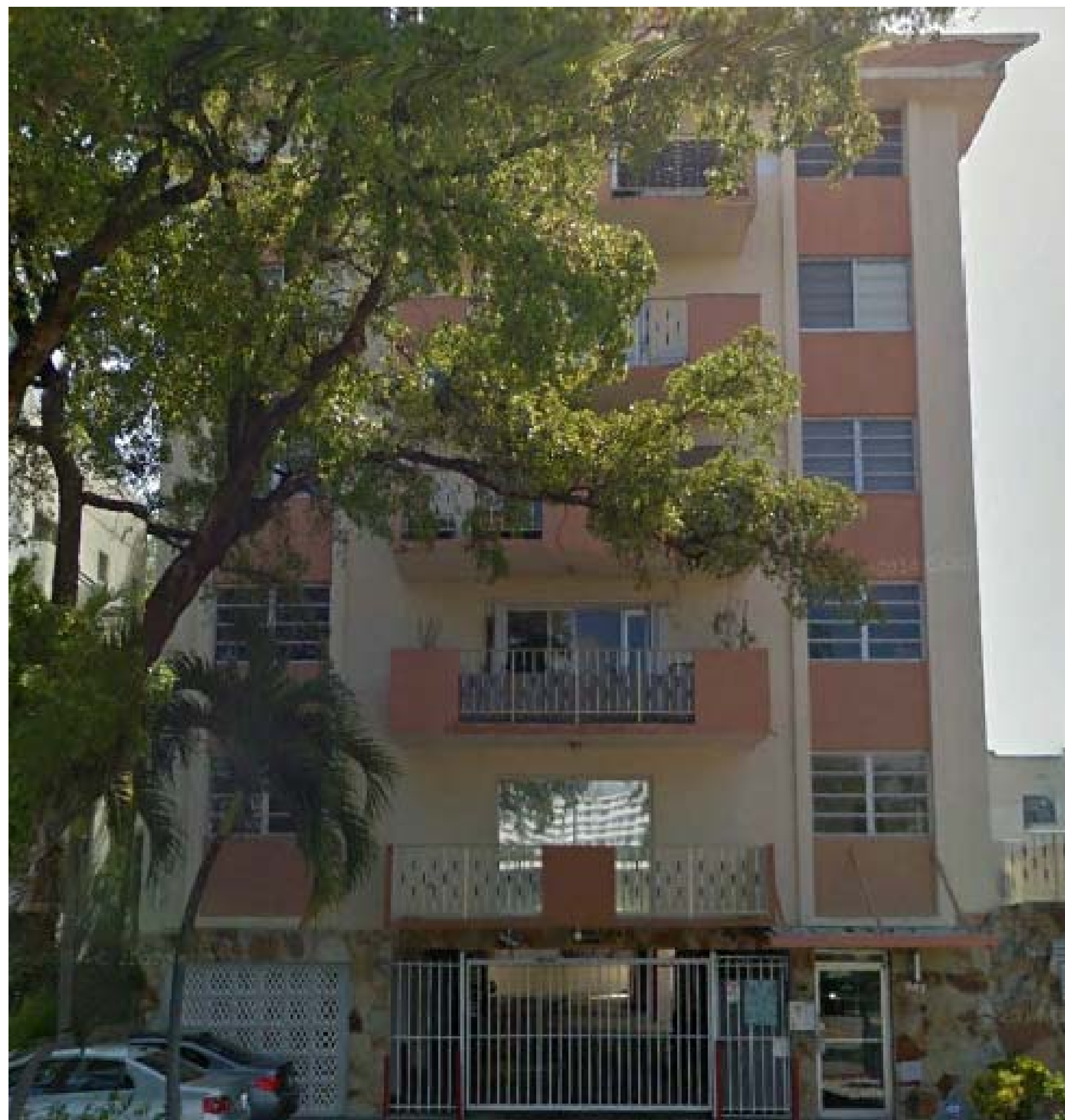
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HPB-5.1

ADJACENT PROPERTIES PHOTOS

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018



947 LENOX
SCALE: N.T.S.



937 LENOX
SCALE: N.T.S.



1005 9TH STREET
SCALE: N.T.S.



910 MICHIGAN
SCALE: N.T.S.

DRAWN BY:
REVISIONS:

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HPB-5.2

ADJACENT PROPERTIES
PHOTOS



926 MICHIGAN
SCALE: N.T.S.



940 MICHIGAN
SCALE: N.T.S.



934 MICHIGAN
SCALE: N.T.S.



1002 10TH STREET
SCALE: N.T.S.

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HPB-5.3

ADJACENT PROPERTIES PHOTOS

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018



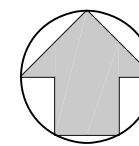
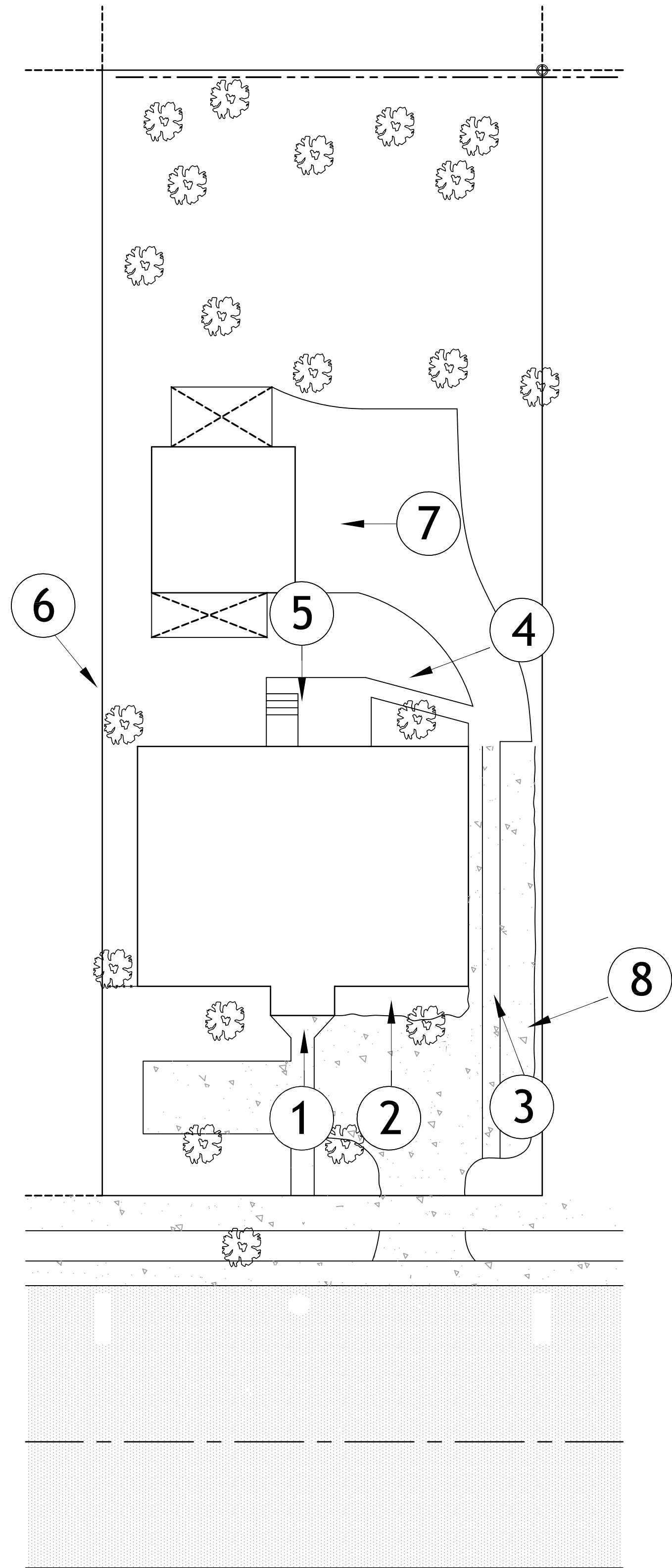
VIEW 1



VIEW 2



VIEW 3



CURRENT AERIAL VIEW / KEY PLAN
N.T.S.

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HPB-5.4
EXISTING PROPERTY PHOTOS



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8

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HPB-5.5
EXISTING PROPERTY
PHOTOS



STREET VIEW (WEST)
SCALE: N.T.S.



SIDE VIEW (SOUTH)
SCALE: N.T.S.



AERIAL VIEW - CONTEXTUAL PERSPECTIVE
SCALE: N.T.S.

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REVISIONS:

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ARCHITECTURE

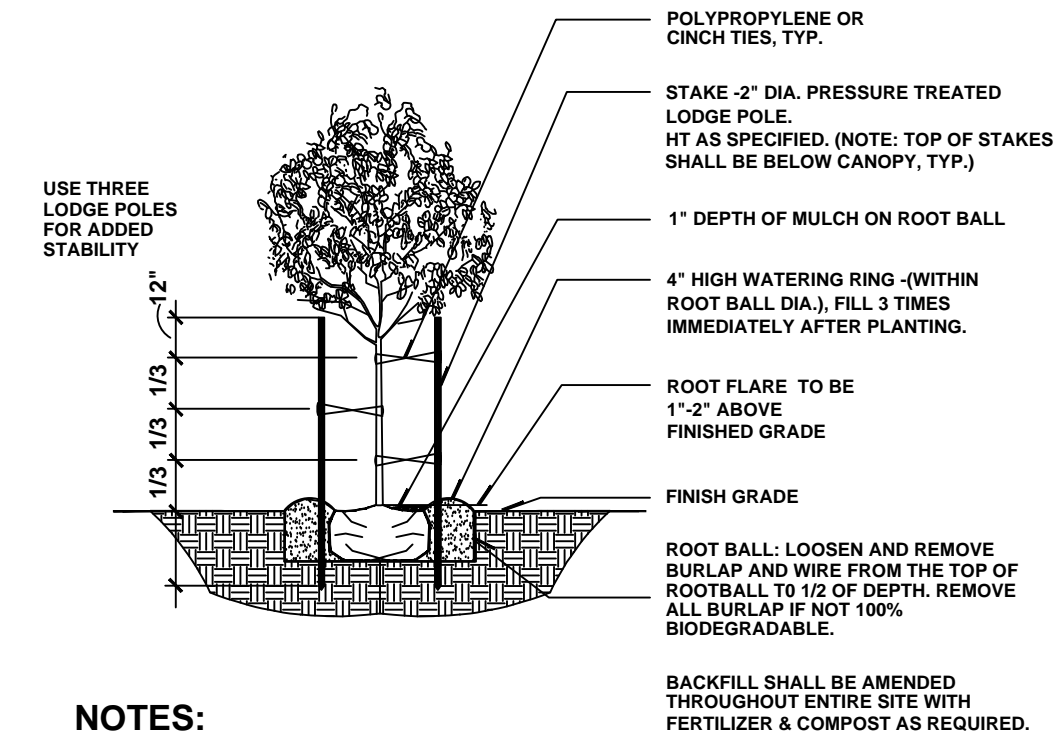
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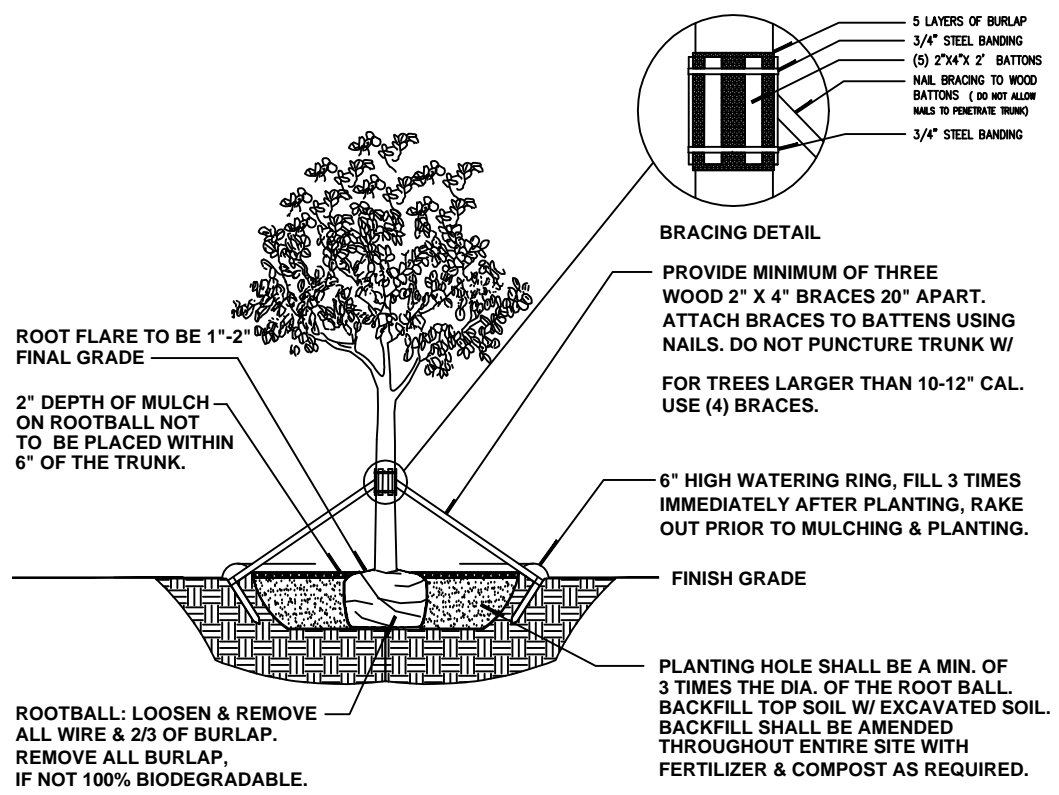
HPB-5.6
PERSPECTIVES/ RENDERINGS



- NOTES:**
- MULCH SHALL BE AMERIGROW RECYCLED PINEBARK BROWN OR CITY APPROVED EQUIVALENT.
 - DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

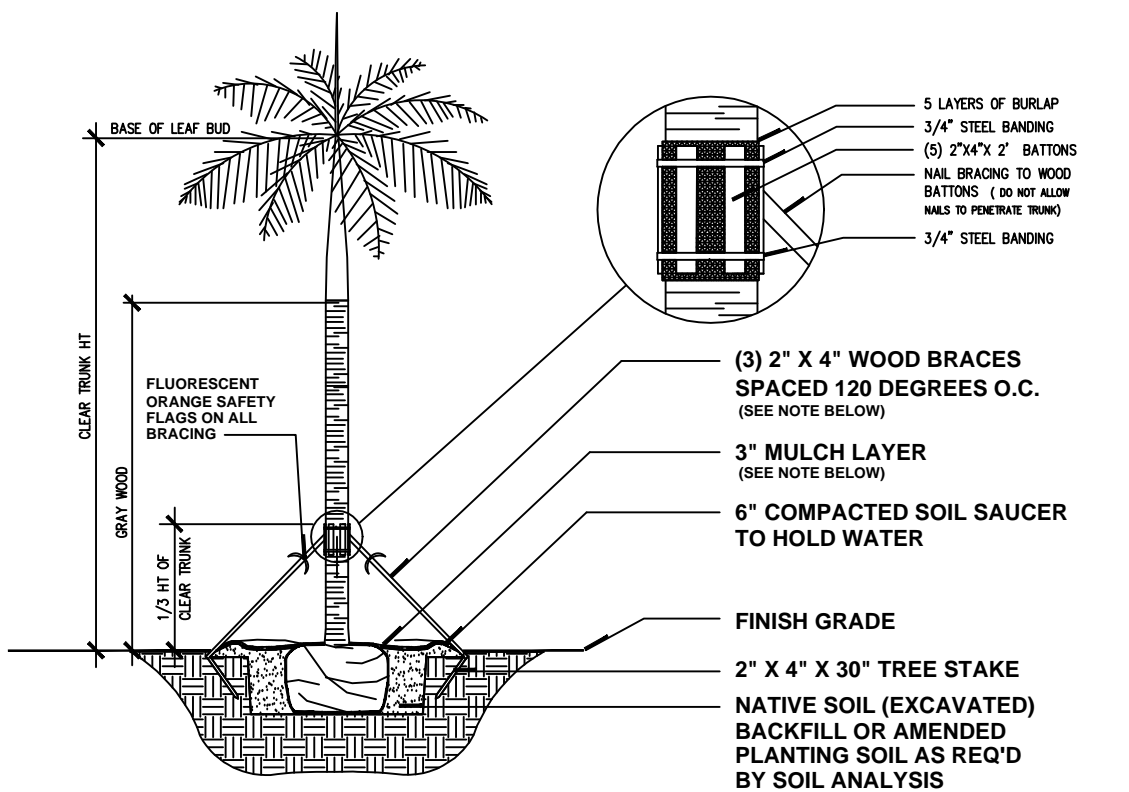
City of Miami Beach
Tree Planting & Bracing Detail With
A Caliper up to 2.5"

N.T.S.



City of Miami Beach
Tree Planting & Bracing Detail
Caliper of 2.5" or Greater

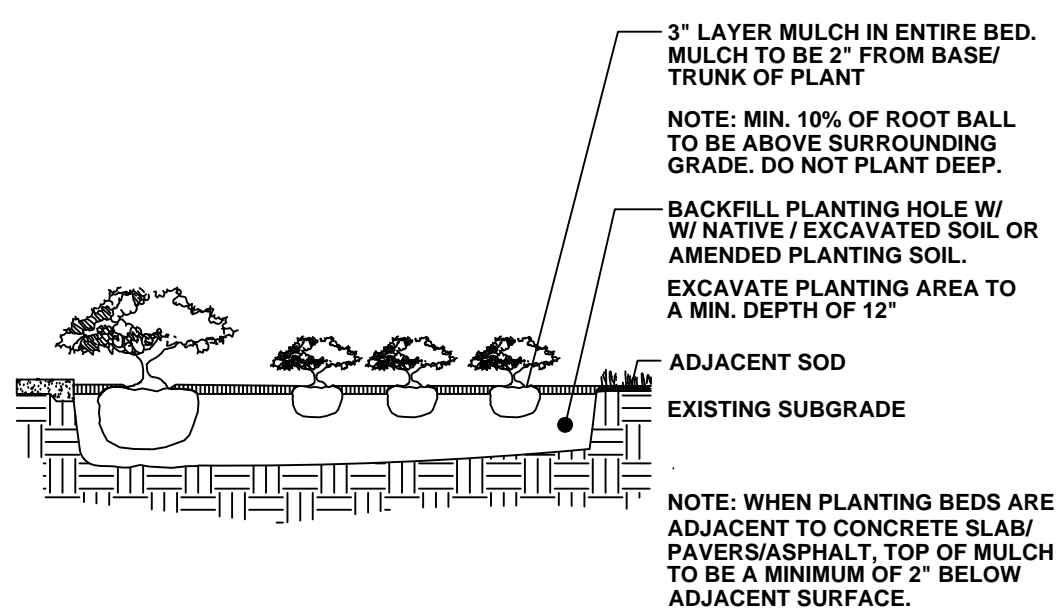
N.T.S.



- NOTES:**
- PALMS OVER 30" GW HT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES.
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SCARRED OR BLACKENED TRUNKS.
 - AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A RATIO MIX BOX CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.
 - ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.
 - MULCH SHALL BE AMERIGROW RECYCLED PINEBARK BROWN OR CITY APPROVED EQUIVALENT.

City of Miami Beach
Typical Palm Planting Detail

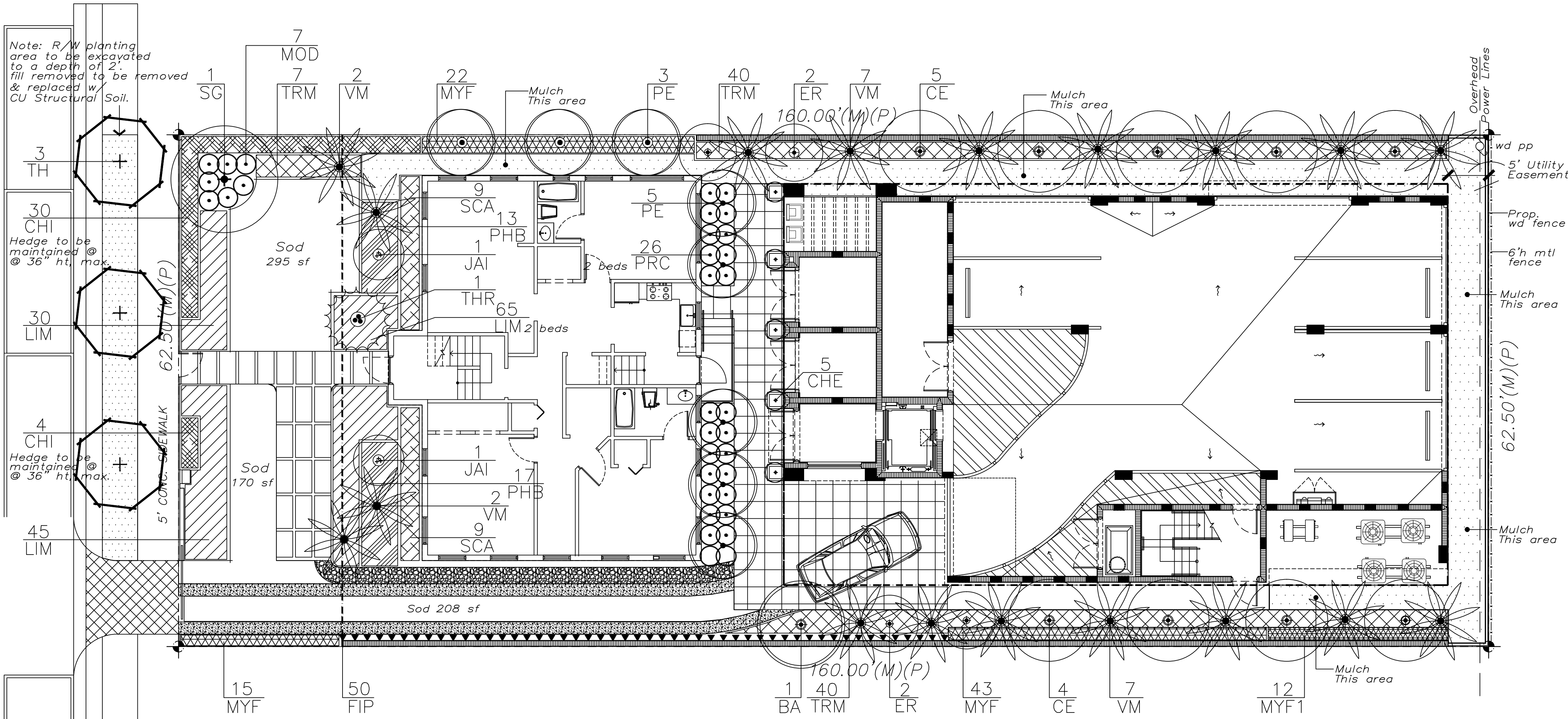
N.T.S.



Shrub/Groundcover Detail

N.T.S.

LENOX AVENUE



Plant List					
Qty	Key	Botanical / Common Name	Description		
3	TH	Tabebuia heterophylla / Pink Tabebuia	Street Trees	14' oa ht, 5' ct. 3" cal.	No
1	SG	Simarouba glauca / Paradise Tree		12' oa ht, 6' spr. 2" cal.	Yes
1	BA	Bulnesia arborea / Verawood		12' oa ht, 6' spr. 2" cal.	No
9	CE	Conocarpus erectus / Green Buttonwood		12' oa ht, 6' spr. 2" cal.	No
(11) Req'd Trees Prov'd					
18	SCA	Schefflera arboricola / Green Schefflera		18" ht, 18" spr, 3 gal.	No
34	CHI	Chrysobalanus icaco / Red tip Cocoplum		24" ht x 18" spr, 3 gal.	Yes
65	MYF	Myrcianthes fragrans / Simpson Stopper		24" ht x 18" spr, 3 gal.	Yes
(117) Req'd Shrubs, 99 Native, 2 species					
4	ER	Eugenia rhombica / Red Stopper		6' ht, 4' spr.	Yes
12	MYF1	Myrcianthes fragrans / Simpson Stopper		6' ht, 4' spr.	Yes
(16) Req'd Tall Shrubs/Small Trees, 16 Native					
18	VM	Veitchia montgomeryana / Veitchia Palm		9 @18, 9 @14' oa hts.	No
8	PE	Ptychosperma elegans / Alexander Palm		16' oa ht, matched	No
1	THR	Thrinax radiata / Thatch Palm		5'-6' oa ht, multi trunk	Yes
5	CHE	Chamaedorea erumpens / Bamboo Palm		4' oa ht.	No
2	JAI	Jatropha integririma / Jatropha		4' oa ht, 4' spr.	No
7	MOD	Monstera deliciosa / Monstera		18" ht, 18" spr, 3 gal.	No
26	PRC	Philodendron "Rajo-Congo" / Rajo-Congo		18" ht, 18" spr, 3 gal.	No
30	PHB	Philodendron Burle Marx / Burle Marx		16"ht x 16"spr, 3 gal.	No
87	TRM	Trimezia martinicensis/ Yellow Walking Iris		24" ht x 18" spr, 3 gal.	No
140	LIM	Liriope muscarie / Evergreen Liriope		1 gal.	No
50	FIP	Ficus pumila / Creeping Fig		1 gal.	No

Roof Deck Plant List					
45	COE	Conocarpus erectus / Green Buttonwood	36" ht, 24" spr, 7 gal, full	Yes	
5	FUF	Furcraea foetida / False Agave	30-36" ht, 7 gal.	No	
38	COV	Codiaeum variegatum/ Croton-'Sloppy Painter'	24" ht, 3 gal.	No	
32	ODS	Odontonema stricta / Firespike	24" ht, 18" spr, 3 gal.	No	
30	FIM	Ficus microcarpa / Green Island Ficus	12" ht x 12" spr, 3 gal.	No	
380	ARG	Arachis glabrata / Perennial Peanut	1 gal.	No	

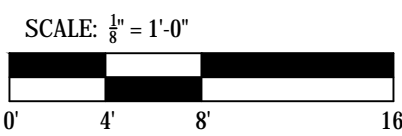
Landscape Plan

1/8" = 1'-0"

City of Miami Beach, Florida
LANDSCAPE LEGEND
Chapter 126- Landscape Ordinance

Zoning District: C-PS2 Net Lot Area: 22 acres 10,000 sf

OPEN SPACE	REQUIRED	PROVIDED
Square Feet of open space required, as indicated on site plan: A. Net lot area=10,000 s.f. x <u>50</u> % = <u>3249</u> sf	A. 5000	A.
Total square feet of landscaped open space required by Chapter 126 -Table A B. Maximum lawn area (sod) permitted= <u>20</u> % x <u>5000</u> square feet=	B. 1000 sf	B. 673 sf
C. No. of trees required per net lot acre: <u>C-PS2= 22 trees per acre</u>	C. 5 (4.84)	C. 7 prov'd
D. Less existing number of trees meeting minimum requirements: 30% Natives trees required= the number of trees required x 30% = 50% (min.) shall be low maintenance or drought & salt tolerant species. Diversity: 1-5 req'd= 2 16-20 req'd= 5 Species Req'd 6-10 req'd= 3 21-30 req'd= 6 11-15 req'd= 4 30+ req'd= 7	D. 0 Exist. 2 (1.5) 3 (2.5) 5= 2 Species	D. 0 Exist. 6 6 3 Species
E. Street trees (max. avg. spacing @ 20' o.c.): <u>62.5</u> linear feet along street / 20' = <u>3.13</u>	E. 4 (3.13)	E. 3 Prov'd
F. Street trees located directly beneath power lines (max. avg. spacing @ 20' o.c.): <u>0</u> linear feet along street / 20' =	F. N/A	F. N/A
G. Total number of trees provided C+D+E=	G. 9	G. 10 Prov'd
H. Total number of trees req'd (C+D/E) x 12 = the number of shrubs req'd (18-24" ht) The number of shrubs required x 50% = the number of native shrubs req'd (One species cannot exceed 50% of the req'd total.) Shrubs shall be planted to screen equip. at a ht.= to the equip.	H. 108 54	H. 117 Prov'd 99 Prov'd
I. Large shrubs or small trees shall be planted at 10% of the req'd shrub total. & shall be in addition to the shrub total. 50% min. native req'd. Vines shall be a min. of 30' ht. One-to-one basis as a req'd shrub. Groundcovers and grasses shall be planted with a min. of 75% coverage.	I. 11/6	I. 16/16 Prov'd



LA 1.0 Landscape Plan
LA 1.1 Irrigation Plan
LA 1.2 Roof Landscape & Irrigation Plan
LA 1.3 Tree Survey & Disposition Plan

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016752

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ARCHITECTURE

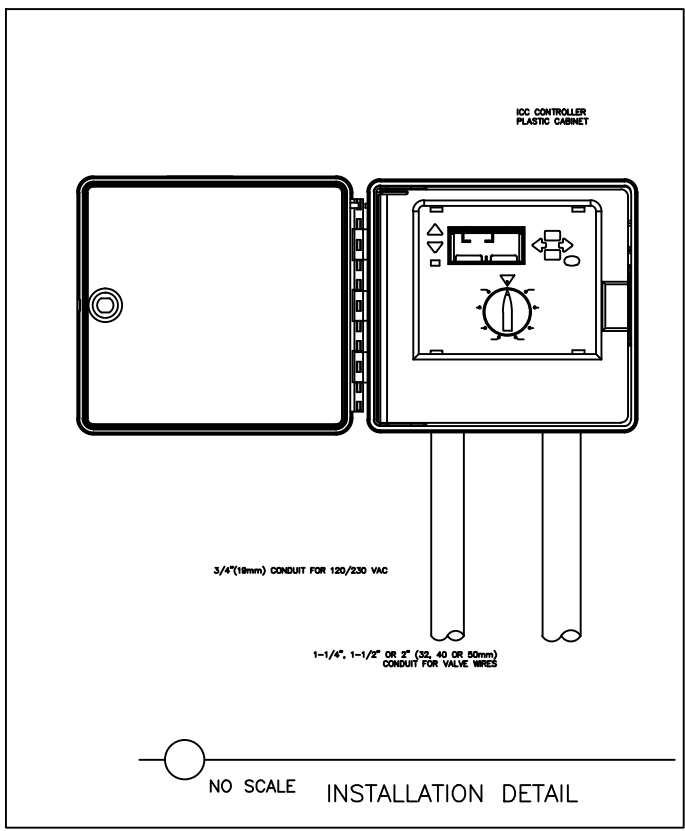
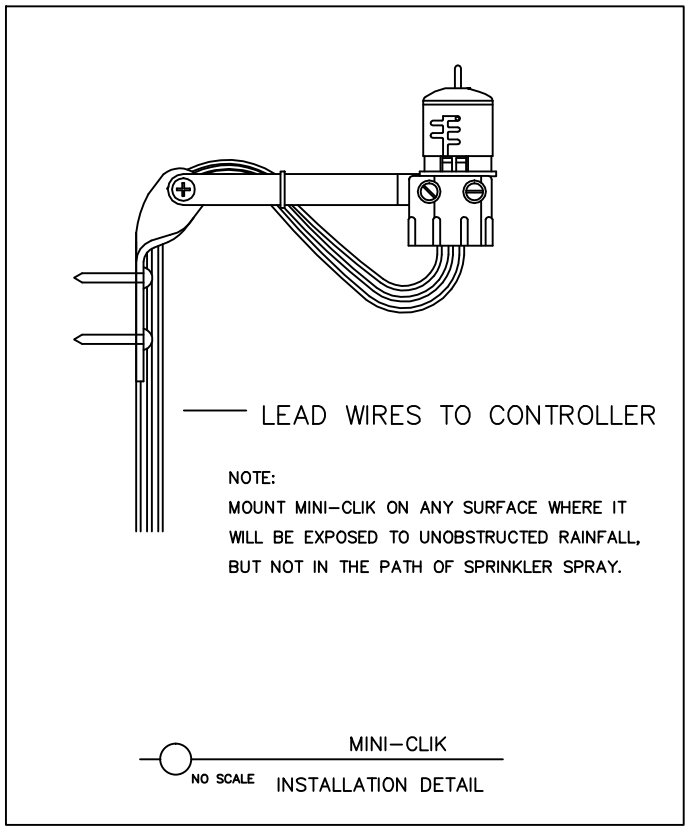
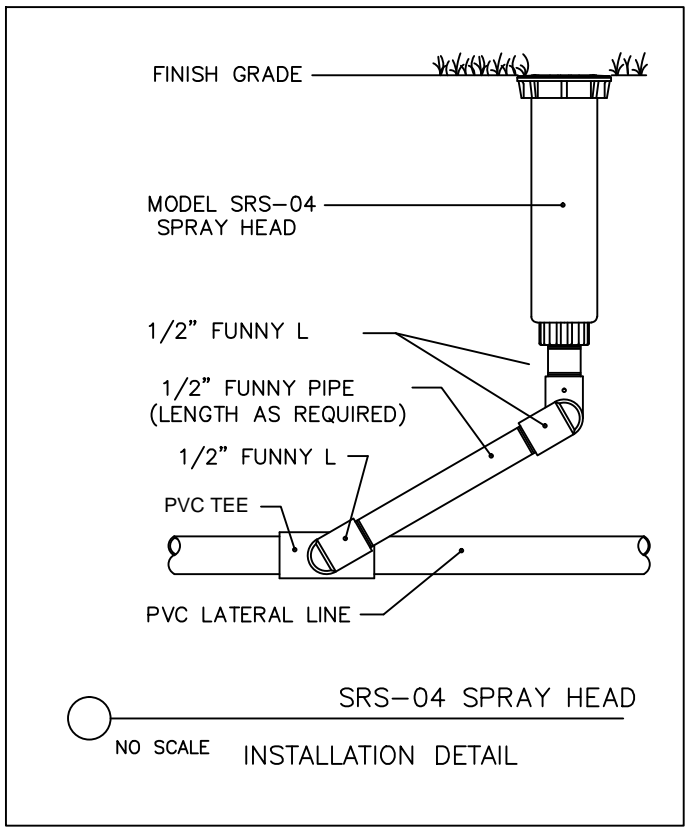
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H.L. Martin, Landscape Architect, P.A.
LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305.790.4372, hlmartin@hllandscape.net
Herbert L. Martin, Landscape Architect
SEAL

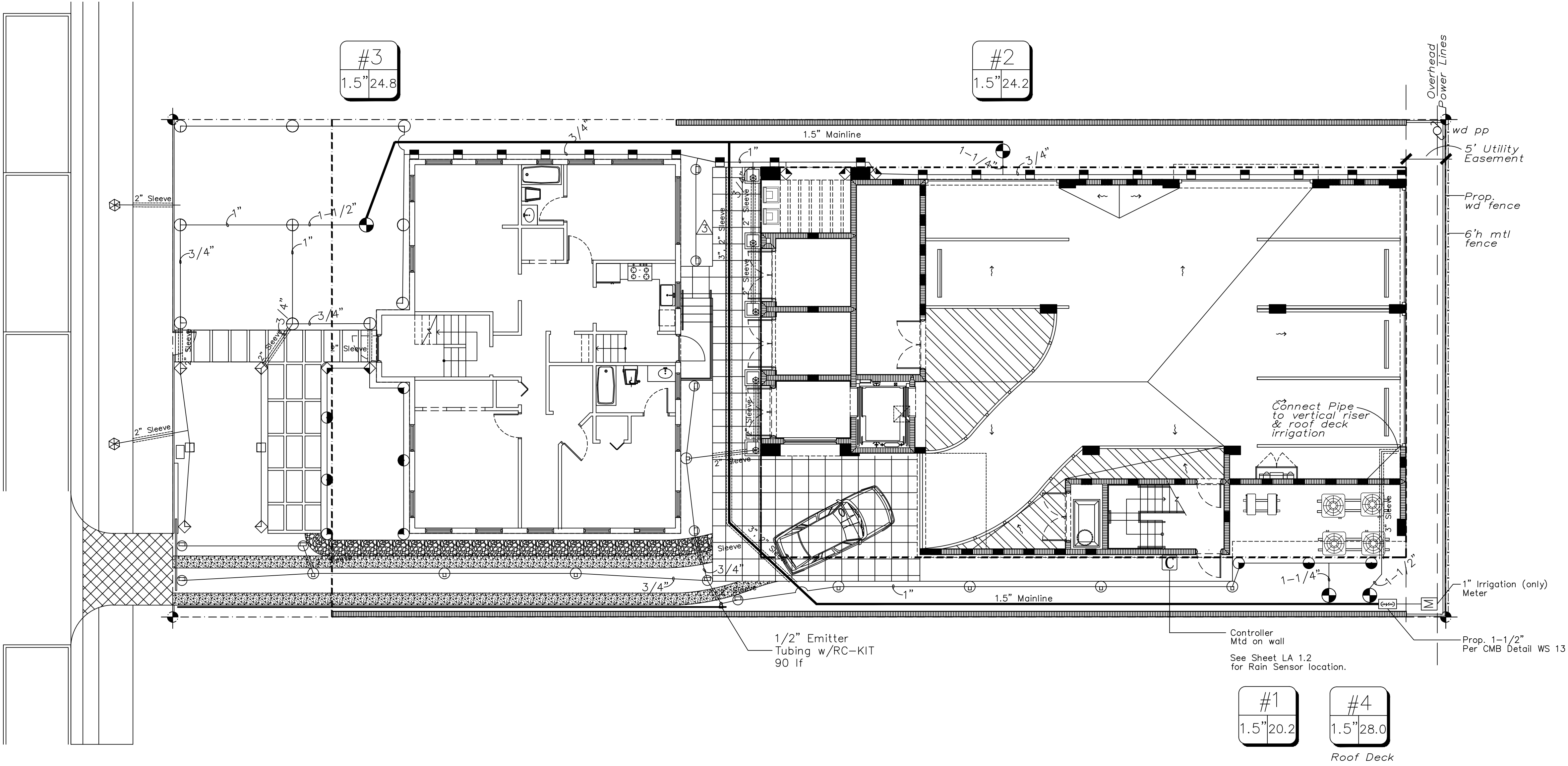
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LA 1.0
LANDSCAPE PLAN
SHT. 1 of 4



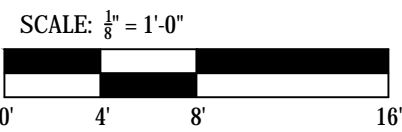
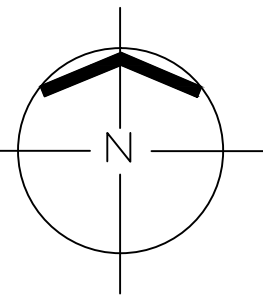
LENOX AVENUE



IRRIGATION PLAN EQUIPMENT TABLE	
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr
	6" Spray Head Rainbird 1800 Seriees w/ MPR Nozzle, 8' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' full
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series—Center
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series—End
	6" Spray Head Rainbird Bubbler— 1300 A—F
	1/2" Emitter Tubing, Flexible XF Series Dripline, 90 lf.
	RC Kit to Connect Emitter Tubing
	1", 1.5" Valves by Rainbird, in Carson Valve Box
	1.5" Mainline, Schedule 40 PVC
	Sleeves, Schedule 40 PVC
	Lateral Lines, Schedule 160 pvc
	Controller, ESP Modular Series 4 Stations
	Rain Sensor, by Miniclik
	Proposed 1—1/2" ϕ RPZ For IRR Service. As Per CMB DET WS 31.
	Proposed 1—1/2" ϕ IRR. Water Meter, Per CMB DET WS 13.

Irrigation Plan
1/8" = 1'-0"

See Sheet LA 1.2 for Roof Deck Irrigation Plan



LA 1.0 Landscape Plan
LA 1.1 Irrigation Plan
LA 1.2 Roof Landscape & Irrigation Plan
LA 1.3 Tree Survey & Disposition Plan

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DRAWN BY:

REVISIONS:

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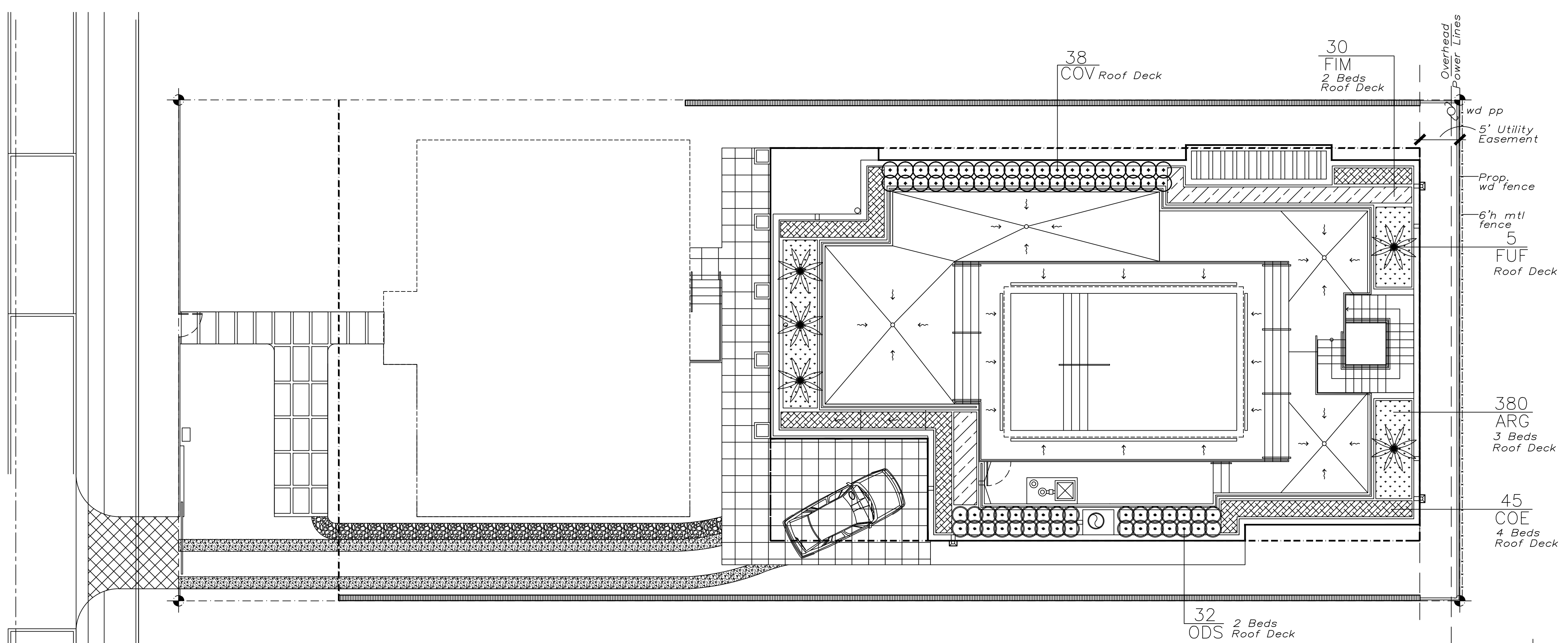
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305 790-4372, hlmartinflu@earthlink.net
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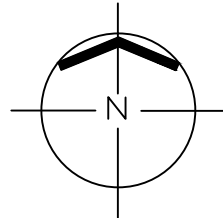
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LA 1.1
IRRIGATION PLAN
SHT. 2 of 4

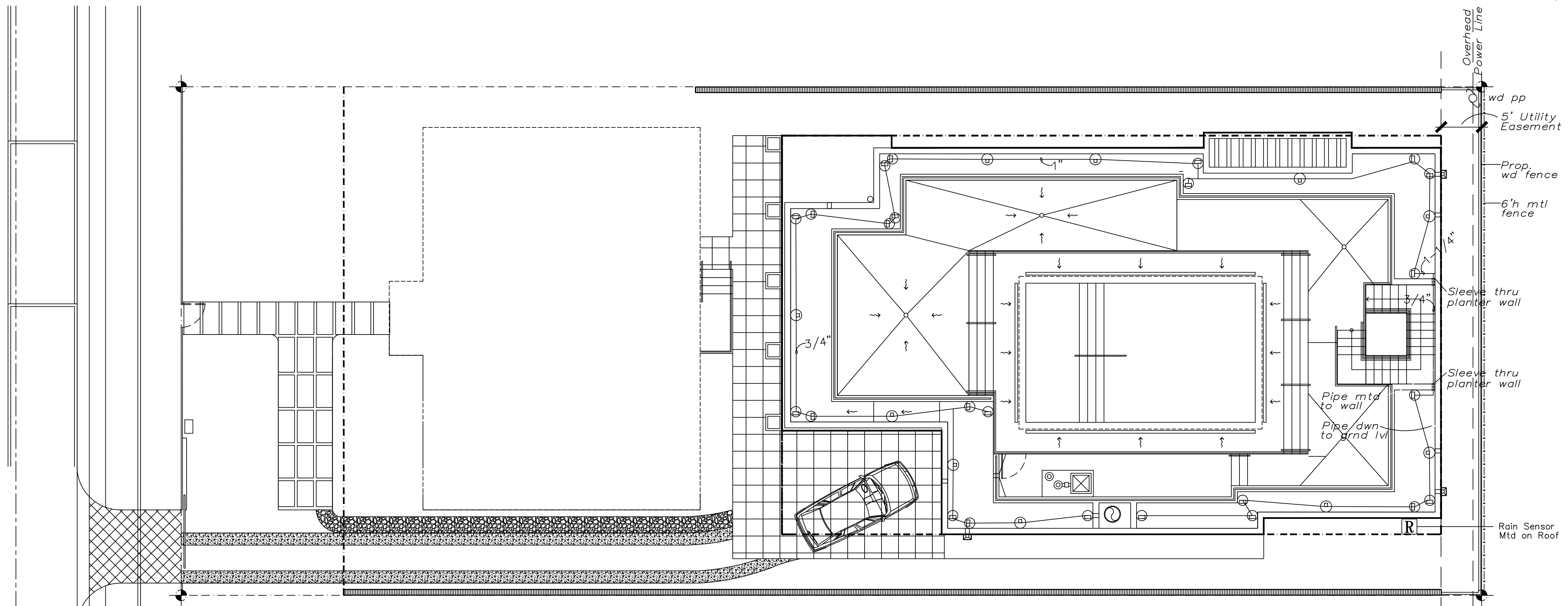
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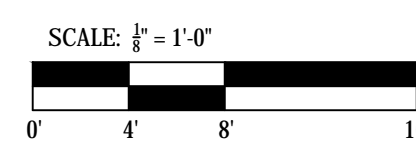
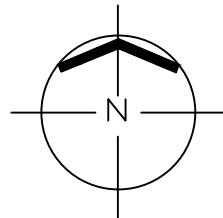
Roof Deck Landscape Plan
1/8" = 1'-0"



LENOX AVENUE



Roof Deck Irrigation Plan
1/8" = 1'-0"



LA 1.0 Landscape Plan
LA 1.1 Irrigation Plan
LA 1.2 Roof Landscape & Irrigation Plan
LA 1.3 Tree Survey & Disposition Plan

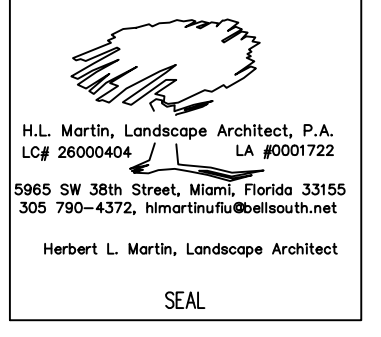
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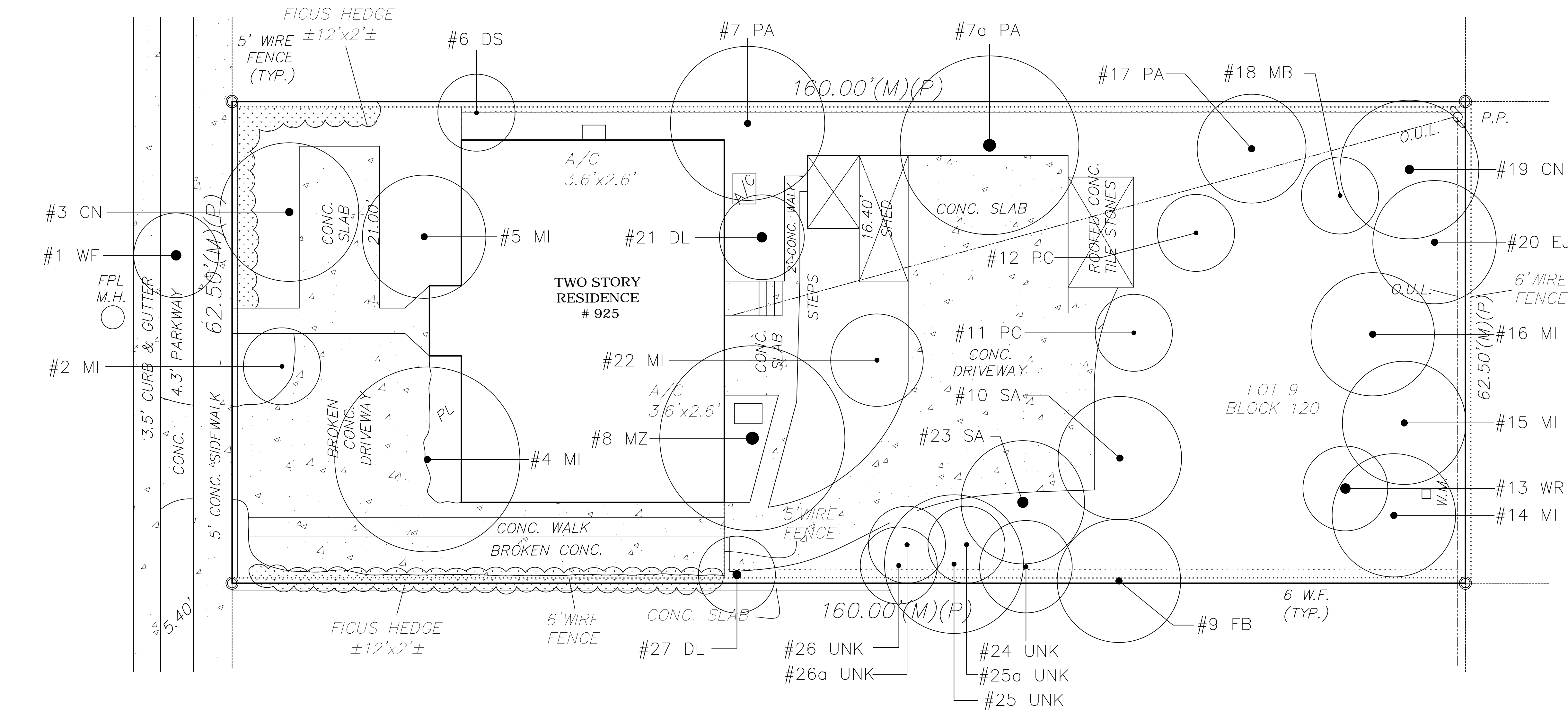


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LA 1.2
ROOF DECK
LANDSCAPE &
IRRIGATION PLANS
SHT. 3 of 4

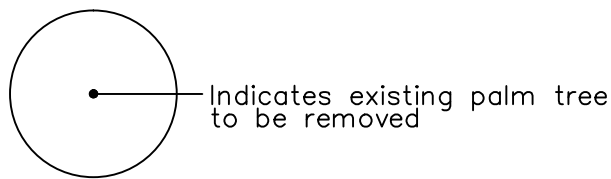
LENOX AVENUE



Tree Survey										
#-Key	Botanical / Common Name	Ht.	Spr.	DBH	Description Condition Notes	Disposition	TPZ	SF Canopy to be removed Non-Specimen	SF Canopy to be removed Specimen	
#1 WF	Washingtonia filifera / Washingtonia Palm	30'	17'	13"	Good	Remove	N/A to all		454 sf	
#2 MI	Mangifera indica / Mango	27'	23'	14"	Moderate	Remove			831 sf	
#3 CN	Cocos nucifera / Coconut Palm	28'	24'	7"	Good	Remove		453 sf		
#4 MI	Mangifera indica / Mango	30'	32'	12"	Moderate	Remove		804 sf		
#5 MI	Mangifera indica / Mango	28'	29'	12"	Poor	Remove		661 sf		
#6 DS	Dalbergia sissoo / Dalbergia	20'	32'	12"	Moderate	Remove		804 sf		
#7 PA	Persea americana / Avocado	28'	26'	9"	Moderate	Remove		531 sf		
#7a PA	Persea americana / Avocado	30'	34'	13"	Moderate	Remove			908 sf	
#8 MZ	Manilkara zapota / Sapodilla	30'	35'	14"	Moderate	Remove			1924 sf	
#9 FB	Ficus benjamina / Weeping Ficus	30'	36'	12"	Moderate	Remove		NA Invasive		
#10 PC	Pouteria campechiana / Canistel	12'	18'	16"	Poor	Remove			509 sf	
#11 PC	Pouteria campechiana / Canistel	20'	22'	5"	Moderate	Remove		380 sf		
#12 PC	Pouteria campechiana / Canistel	22'	42'	15"	Moderate	Remove			2903 sf	
#13 WF	Washingtonia filifera / Washingtonia Palm	18'	13'	8"	Good	Remove		133 sf		
#14 MI	Mangifera indica / Mango	27'	23'	9"	Moderate	Remove		416 sf		
#15 MI	Mangifera indica / Mango	35'	30'	11"	Moderate	Remove		707 sf		
#16 MZ	Manilkara zapota / Sapodilla	28'	22'	9"	Moderate	Remove		380 sf		
#17 PA	Persea americana / Avocado	35'	20'	8"	Moderate	Remove		314 sf		
#18 MB	Meliococcus bigujatus / Spanish Lime	20'	16'	5"	Good	Remove		201 sf		
#19 CN	Cocos nucifera / Coconut Palm	38'	26'	8"	Good	Remove		531 sf		
#20 EJ	Eriobotrya japonicum / Loquat	30'	36'	16"	Moderate	Remove			2035 sf	
#21 DL	Dypsis lutescens / Areca Palm	28'	18'	30"	Moderate	Remove		NA see notes		
#22 MI	Mangifera indica / Mango	16'	10'	13"	Poor	Remove		79 sf		
#23 SA	Schefflera actinophylla / Umbrella tree	30'	19'	19"	Invasive	Remove		NA Invasive		
#24 UNK	Unknown	18'	12'	4"	Poor	Remove		NA see notes		
#25 UNK	Unknown	16'	18'	10"	Poor	Remove		NA see notes		
#25a UNK	Unknown	15'	14'	11"	Poor	Remove		NA see notes		
#26 UNK	Unknown	13'	8'	15"	Poor	Remove		NA see notes		
#26a UNK	Unknown	15'	17'	12"	Poor	Remove		NA see notes		
#27 DL	Dypsis lutescens / Areca Palm	18'	16'	16"	Moderate	Remove		NA see notes		

Tree Survey Notes:

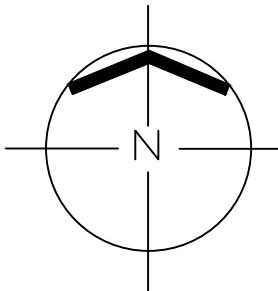
- Tree Survey/Evaluation provided by: Jeff Shimonski, Tropical Designs of Florida (305) 773-9406, jeff@tropicalarboriculture.com ISA Certified Municipal Specialist FL-1052AM ASCA, ISA-TRAQ
- Trees #21 & 27 are Areca Palms w/ DBHs > 12". They are not included in the tree canopy removal calculations.
- Trees #24-26a are not identified. Photographs provided indicate tall shrubs, not trees. DBHs are a sum of multiple trunks. They are not included in the tree canopy removal calculations.



6394 sf Non-Specimen Canopy to be Removed
9564 sf Specimen Canopy to be Removed

Tree Survey/Disposition Plan

1/8" = 1'-0"



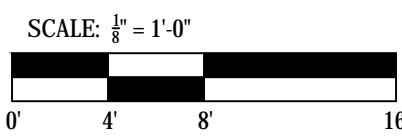
Canopy Replacement Required:

$6394\text{ sf} + 9564\text{ sf} = 15,958\text{ sf}$

Replacement trees provided: As per LA-1.0

$3\text{ TH Cat. } 1\ 300 \times 3 = 900\text{ sf}$
 $1\text{ SG Cat. } 1\ 300 \times 1 = 300\text{ sf}$
 $1\text{ BA Cat. } 1\ 300 \times 1 = 300\text{ sf}$
 $9\text{ CE Cat. } 1\ 300 \times 1 = 2700\text{ sf}$
 $18\text{ VM Cat. } 4\ 50 \times 18 = 900\text{ sf}$
 $8\text{ PE Cat. } 4\ 50 \times 5 = 400\text{ sf}$

Replacement Canopy= 5500 sf



LA 1.0 Landscape Plan
LA 1.1 Irrigation Plan
LA 1.2 Roof Landscape & Irrigation Plan
LA 1.3 Tree Survey & Disposition Plan

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 11.05.2018

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
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Herbert L. Martin, Landscape Architect

SEAL

HISTORIC PRESERVATION BOARD
RESIDENCE/DETACHED ADDITION
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MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSIDERED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

LA 1.3
TREE SURVEY &
DISPOSITION PLAN
SHT. 4 of 4