



HPB23-0603 Final Submittal

City of Miami Beach Historic Preservation Board

Submittal Deadline- December 10, 2023

SCOPE OF WORK & NARRATIVE

- A two-story rear yard addition to an existing one-story single family residence. Net area of proposed addition is 882 SF.
- The proposed addition contains a Bedroom, Bath, Family Room, Office, Storage, and a covered Parking Space.

It is the intent of this proposal to provide much needed space for a growing family. The owners, Marcello and Karina Trovato, recently purchased the house at 1350 Michigan with the belief that they could build an addition in the rear yard. This belief was because the majority of homes on the block already had rear yard additions. That, and the fact that the Trovato's realtor disclosed nothing to the contrary.

Marcello and Karina are raising three boys, all of an age where they require separate bedrooms. One is a Special Needs child. The house they purchased has only three bedrooms so their ability to move in is largely contingent on adding additional space to the existing one-story house.

The Trovatos own and self-operate three multifamily buildings in South Beach. They are vested in the community and I for one would be delighted to have them as neighbors.

INDEX OF DRAWINGS

- C-01 COVER SHEET
- C-02 CURRENT SURVEY
- SP-01 PROPOSED SITE PLAN

- EX-1 CONTEXT & ZONING INFORMATION
- EX-2 LOT COVERAGE CALCULATIONS
- EX-3 EXISTING UNIT AREA SHADED DIAGRAM
- EX-4 PROPOSED UNIT AREA SHADED DIAGRAM
- EX-5 BLOCK AERIAL AND PHOTO KEY
- EX-6 CURRENT COLOR PHOTOGRAPHS OF FULL STREET CONTEXT
- EX-7 CURRENT COLOR PHOTOGRAPHS OF FULL STREET CONTEXT
- EX-8 EXISTING ELEVATIONS
- EX-9 EXISTING ELEVATIONS

- A-01 EXISTING FIRST FLOOR PLAN WITH PROPOSED ADDITION
- A-02 EXISTING SECOND FLOOR PLAN OF PROPOSED ADDITION
- A-03 PROPOSED ELEVATION EAST
- A-04 PROPOSED ELEVATION NORTH
- A-05 PROPOSED ELEVATION WEST
- A-06 PROPOSED ELEVATION SOUTH
- A-07 PROPOSED SECTION DRAWING
- A-08 3D MODEL IMAGES
- A-09 3D MODEL IMAGES
- A-10 3D MODEL IMAGES

- L-00 TREE DISPOSITION PLAN
- L-01 EXISTING LANDSCAPE PLAN & IRRIGATION
- L-02 PROPOSED LANDSCAPE PLANTING PLAN
- L-03 LANDSCAPE PLANTING DETAILS

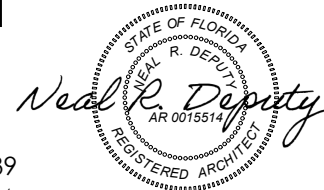
PROPERTY INFORMATION

PROPERTY ADDRESS:	1350 MICHIGAN AVE MIAMI BEACH, FL 33139	APPLICANT:	NEAL DEPUTY ARCHITECT 1446 JEFFERSON AVENUE MIAMI BEACH, FL 33139
FOLIO #	02-4203-009-7240	ZONING DISTRICT	RS-4
LEGAL DESCRIPTION:	OCEAN BEACH ADD NO 3 PB 2-81 LOT 2 BLK 94 LOT SIZE 50.000 X 150 OR 14015-3409 0289 1	HISTORIC DISTRICT:	FLAMINGO PARK
OWNER:	MARCELLO & KARINA TROVATO 15861 SW 287 STREET HOMESTEAD FL, 33033	CONTRIBUTING STATUS:	CONTRIBUTING
PRIMARY/HOMESTEAD:	NO	SITE AREA:	7,500 SQUARE FEET
		SITE USE:	SINGLE FAMILY RESIDENCE
		ARCHITECT:	NEAL DEPUTY ARCHITECT 1446 JEFFERSON AVENUE MIAMI BEACH, FL 33139

NEAL R. DEPUTY ARCHITECT

dba NEAL R. DEPUTY PC, PA

1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139
305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514



Proposed New Addition to
1350 Michigan Avenue
Miami Beach, Florida, 33139

DRAWING ISSUES

10 DEC 23 HPB SUBMISSION

SCALE: NTS

COVER SHEET

C-01

SHEET 01 OF 26

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND

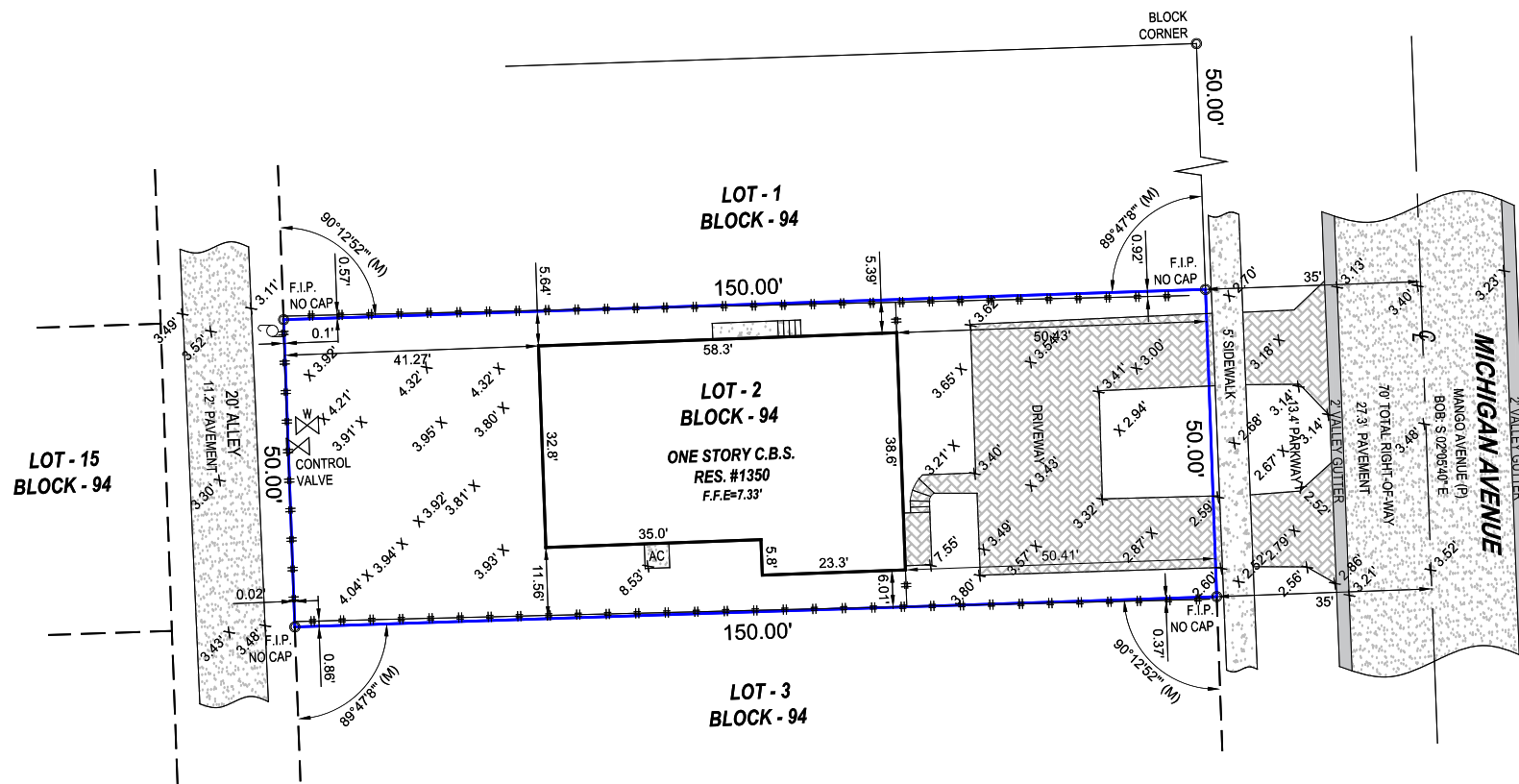
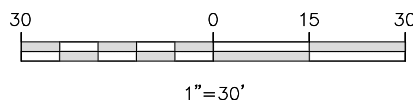
ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FN&D = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- = TELEPHONE RISER
- = CABLE TV RISER
- = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- \ominus = CENTER LINE
- = WATER VALVE
- = CURB INLET
- = FIRE HYDRANT
- = LIGHT POLE
- = CATCH BASIN
- = UTILITY POLE
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE
- ASPHALT
- CONCRETE
- PAVERS/BRICK
- TILES
- COVERED AREA

GRAPHIC SCALE



LAND AREA CALCULATIONS:

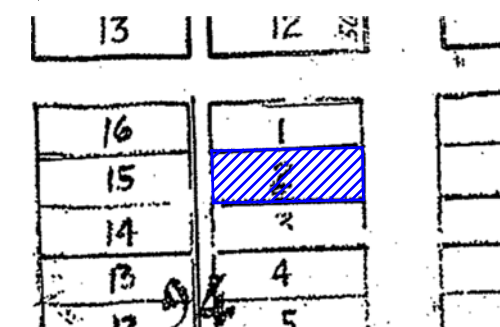
LOT AREA = 7,500 SQ. FT. AND 0.17 ACRES ±
BUILDING FOOTPRINT AREA = 2,048 SQ. FT.

BENCHMARK INFORMATION:

NAME: D-166
ELEVATION: 7.27' (NGVD29)
LOCATION 1: VENETIAN CSWY --- 20' NORTH OF C/L
LOCATION 2: BELLE ISLE EAST BRIDGE ---
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT NE CORNER OF BRIDGE #874481

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

1350 MICHIGAN AVENUE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 2, BLOCK 94, OF OCEAN BEACH, FLA ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C031Z SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF MICHIGAN AVENUE BEARS S 02°05'40" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

MARCELLO A. TROVATO
KARINA TROVATO

SEAL

DATE OF ORIGINAL FIELD WORK:
08/31/2023

JOB NUMBER: 23089897

DRAWN BY: ADRIEL

CAD FILE: TROVATO

SHEET 1 OF 1

REVISION(S):

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



MIAMIBEACH

Planning Department
 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

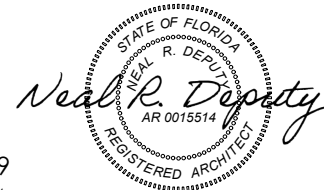
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1350 Michigan Ave. Miami Beach, FL 33139			
2	Folio number(s):	02-4203-009-7240			
3	Board and file number(s) :	HPB			
4	Year built: 1937	Zoning District:			
5	Located within a Local Historic District (Yes or No):	Yes			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	Yes			
8	Base Flood Elevation:	8'	Grade value in NGVD:	2'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	9'	Free board:	1'	
10	30" above grade:	Yes	Lot Area:	7,500	
11	Lot width:	50	Lot Depth:	150	
12	Max Lot Coverage SF and %:	2,250 30.0%	Proposed Lot Coverage SF and %:	2,711 36.1%	
13	Existing Lot Coverage SF and %:	2,048 27.3%	Net Lot coverage (garage-storage)	2,681 35.7%	
14	Front Yard Open Space SF and %:	1,000 50.0%	Rear Yard Open Space SF and %:	1,125 70.0%	
15	Max Unit Size SF and %:	1,800 24%	Proposed Unit Size SF and %:	3,242 43.2%	
16	Existing First Floor Unit Size:	2,048	Proposed First Floor Unit Size:	2,711	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	Yes & No	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24'-0"	14'-4"	21'-6 1/2"	-
	Front Setbacks:	20'	50'-5"	50'-5"	-
20	Front First level:	20'	50'-5"	50'-5"	-
	Front second level:	40'	N/A	111'-3"	-
	Front second level if lot coverage is 25% or greater:	N/A			-
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	25'-0"	50'-5"	50'-5"	-
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			-
22	Sum of side yard :	15'-0"	10'-7"	10'-7"	-
23	Side 1:	7'-6"	5'-8"	5'-8"	1'-10"
24	Side 2 or (facing street):	7'-6"	5'-11"	5'-11"	1'-7"
25	Rear:	22'-6"	41'-3"	5'-0"	17'-6"
26	Accessory Structure Side 1:	N/A			-
27	Accessory Structure Side 2 or (facing street) :	N/A			-
28	Accessory Structure Rear:	N/A			-
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

NEAL R. DEPUTY ARCHITECT

dba NEAL R. DEPUTY PC, PA



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 305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514

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DRAWING ISSUES

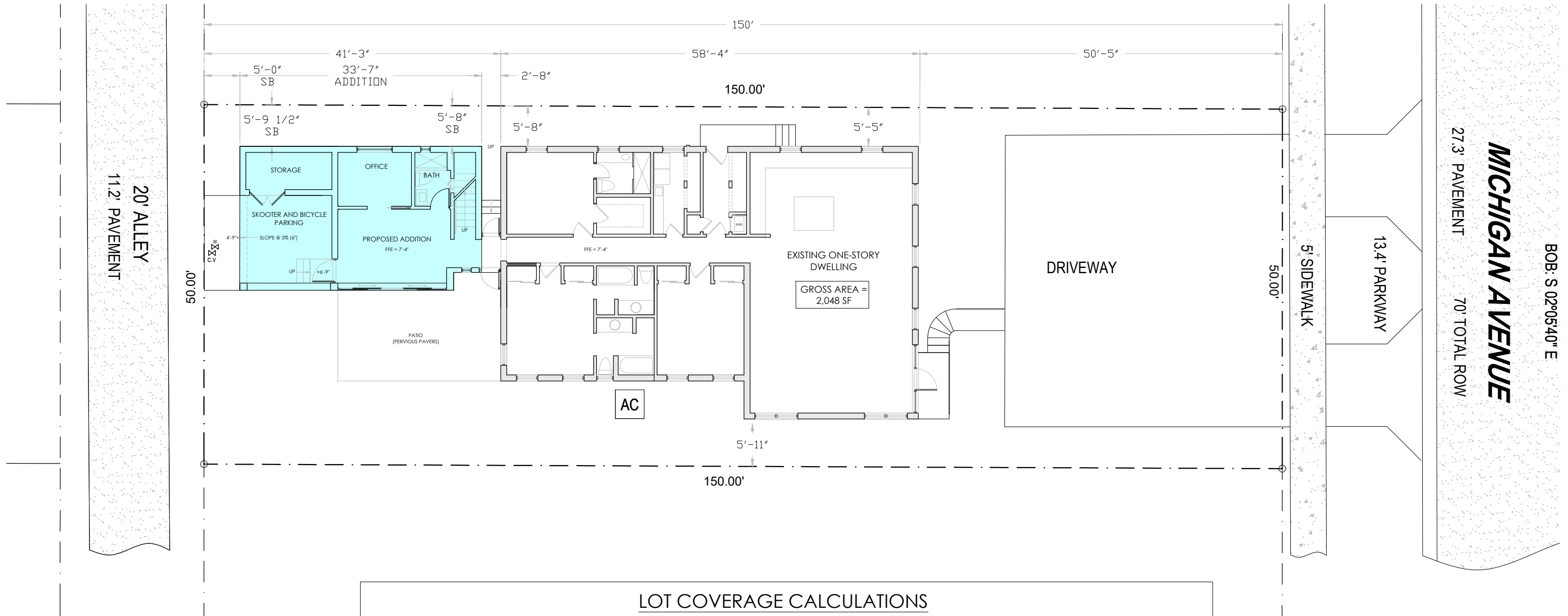
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SCALE: NTS

ZONING INFORMATION

EX-1

SHEET 04 OF 26



LOT COVERAGE CALCULATIONS	
	EXISTING RESIDENCE = 2,048 SF (2,048 / 7,500) = 27.3% EXISTING LOT COVERAGE
	PROPOSED ADDITION = + 663 SF
	TOTAL COVERAGE = 2,711 SF (2,711 / 7,500) = 36.1% PROPOSED LOT COVERAGE

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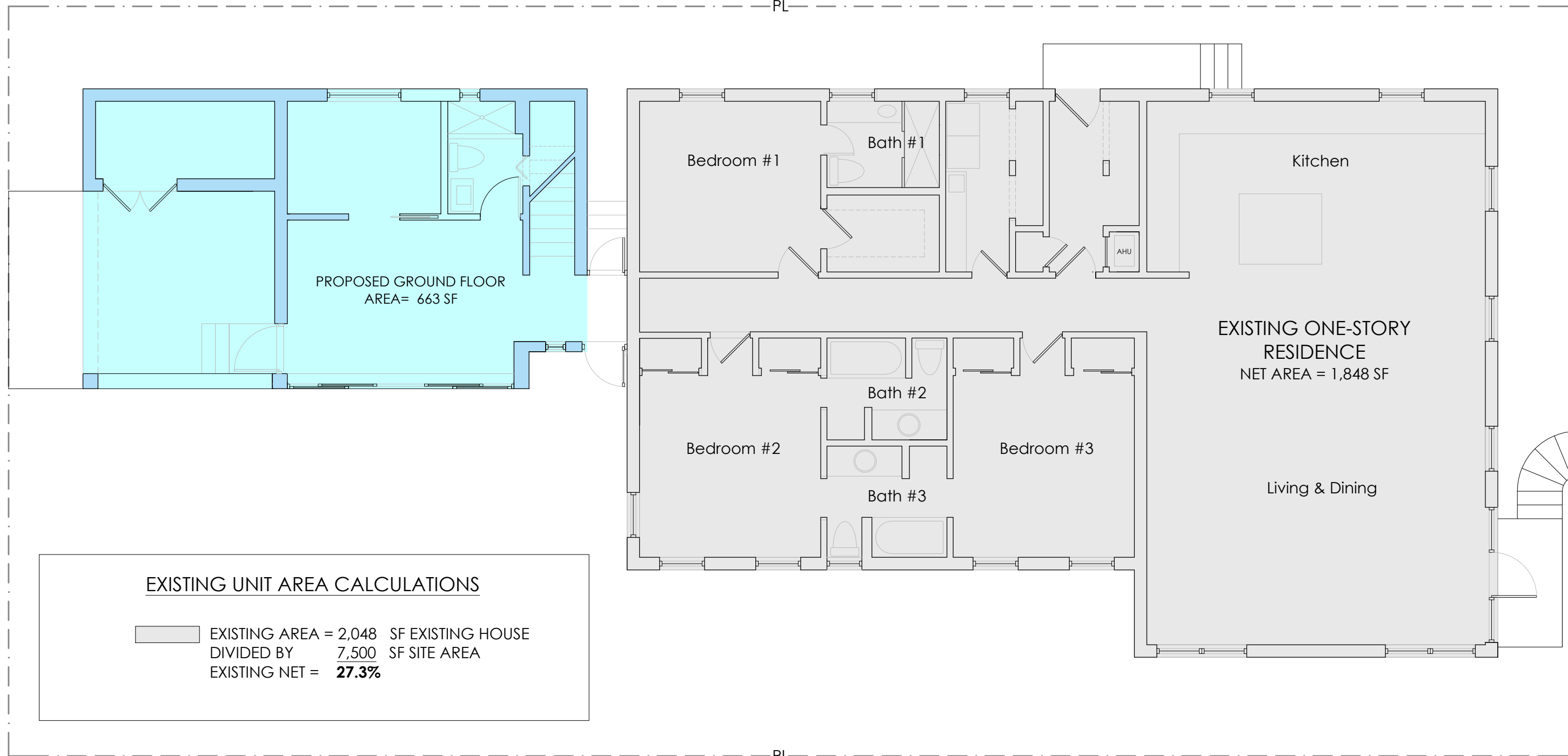
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SCALE: 1" = 10'

LOT COVERAGE

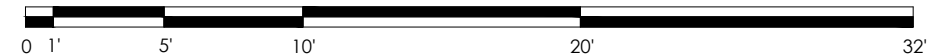
EX-2

SHEET 05 OF 26



EXISTING UNIT AREA CALCULATIONS

EXISTING AREA = 2,048 SF EXISTING HOUSE
 DIVIDED BY 7,500 SF SITE AREA
 EXISTING NET = **27.3%**



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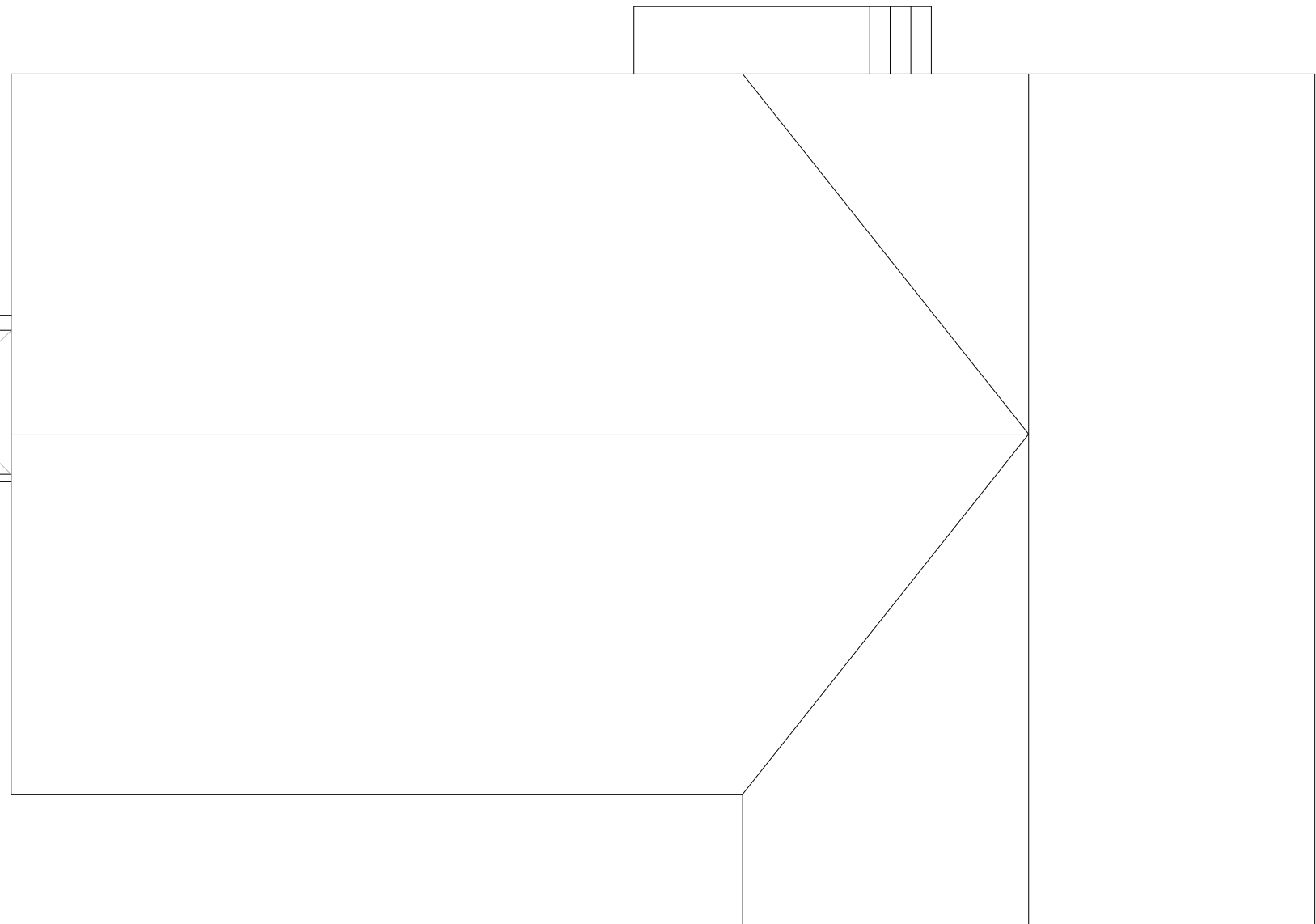
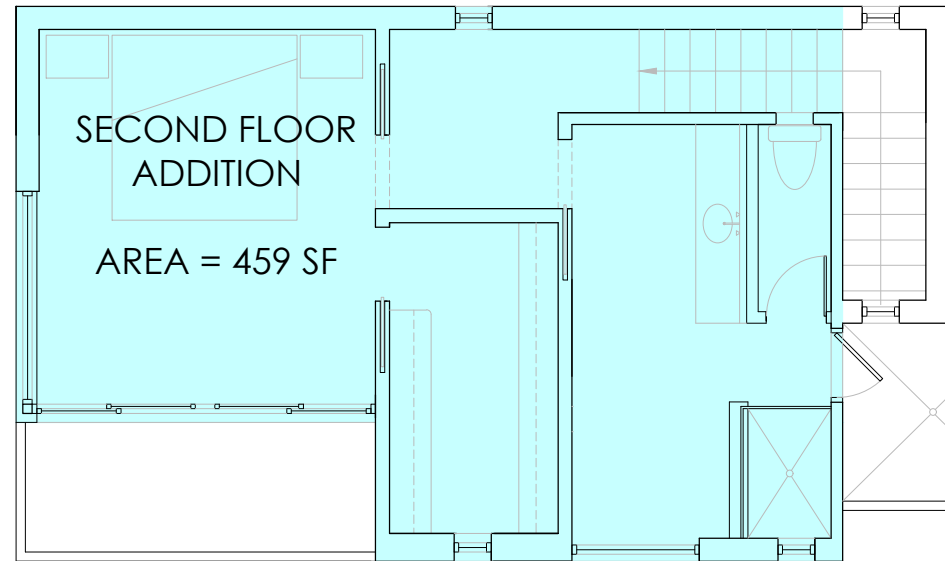
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EXISTING UNIT SIZE

EX-3

SHEET 06 OF 26



PROPOSED UNIT AREA CALCULATIONS

EXISTING

EXISTING HOUSE = 2,048 SF EXISTING HOUSE
 DIVIDED BY 7,500 SF SITE AREA
 EXISTING UNIT = **27.3%**

PROPOSED

PROPOSED ADD. = 663 SF PROPOSED 1ST FLOOR ADDITION
 + 531 SF PROPOSED 2ND FLOOR ADDITION
 + 2,048 SF EXISTING HOUSE
 3,242 TOTAL SF / **43.2%**



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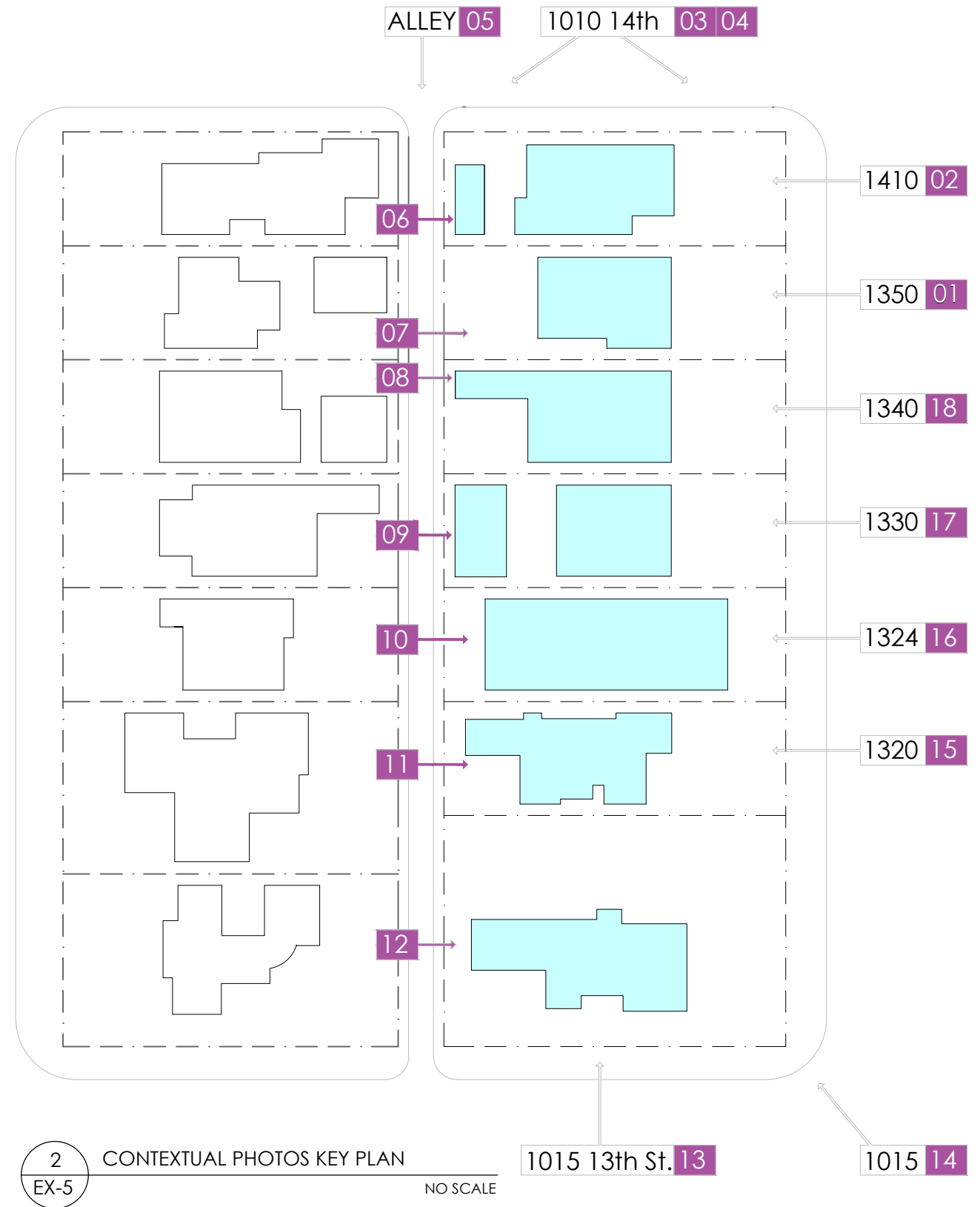
PROPOSED UNIT SIZE

EX-4

SHEET 07 OF 26



1 CONTEXTUAL PHOTOS KEY PLAN
EX-5 NO SCALE



2 CONTEXTUAL PHOTOS KEY PLAN
EX-5 NO SCALE

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AERIAL & PHOTO KEY

EX-5

SHEET 08 OF 26



01 1350 Michigan- Street Elevation



02 1410 14th Street from Michigan Avenue



03 1410 14th Street- Side Yard Elevation



04 1410 14th Street- Side Yard Elevation



05 View Looking South down Alley (Michigan Court)



06 1410 14th Street from Alley



07 1350 Michigan Ave (Subject) from Alley



08 1340 Michigan Ave from Alley



09 1330 Michigan Ave from Alley

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CONTEXTUAL PHOTOS

EX-6

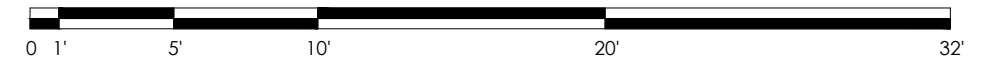
SHEET 09 OF 26



1
A-07

BUILDING SECTION

1/4" = 1'-0"



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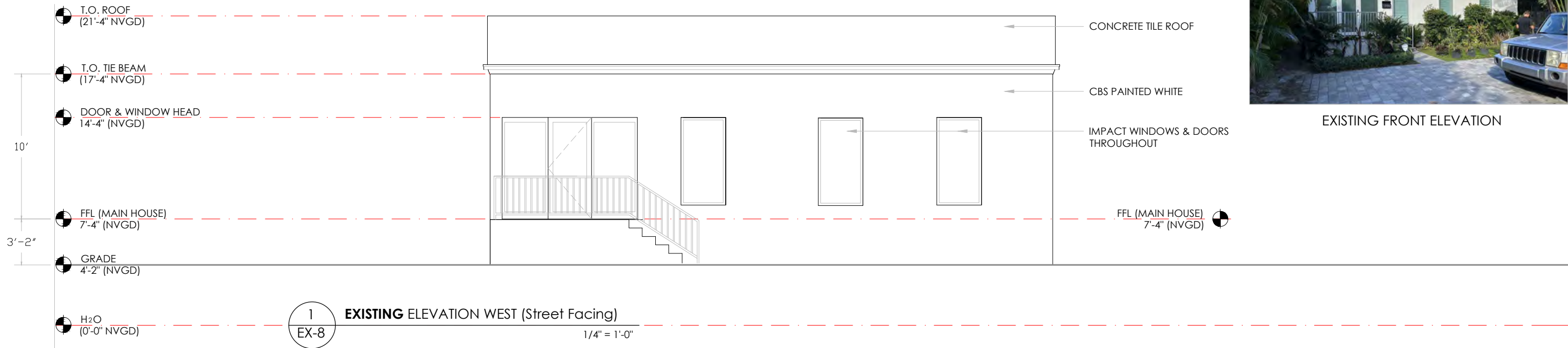
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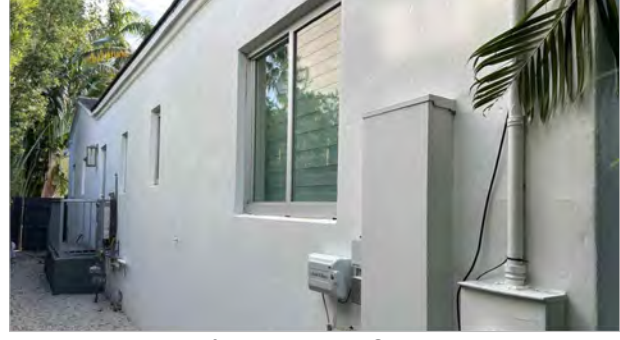
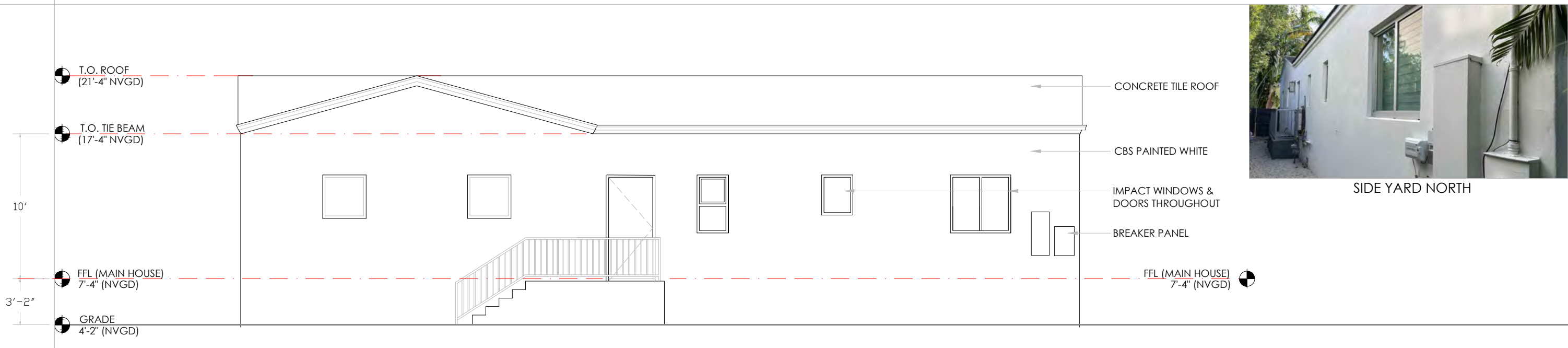
BUILDING ELEVATIONS

A-07

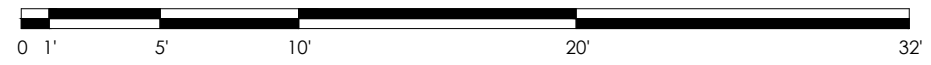
SHEET 10 OF 26



EXISTING FRONT ELEVATION



SIDE YARD NORTH



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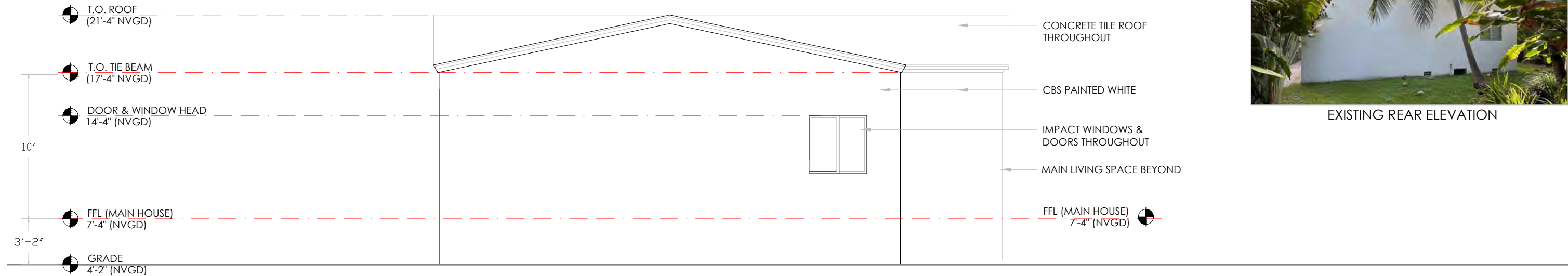
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EXISTING ELEVATIONS

EX-8

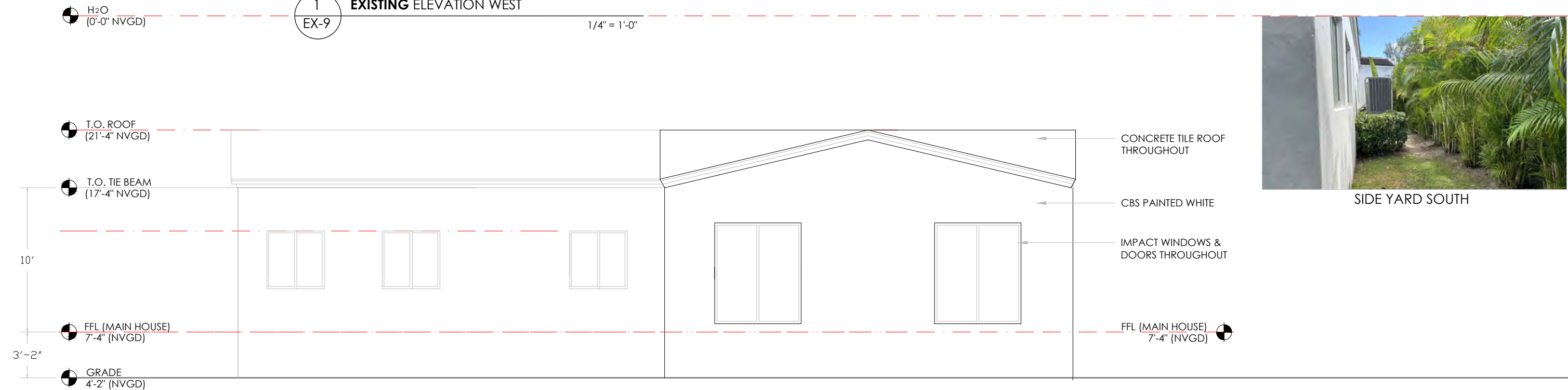
SHEET 11 OF 26



EXISTING REAR ELEVATION

1 EXISTING ELEVATION WEST
EX-9

1/4" = 1'-0"



SIDE YARD SOUTH

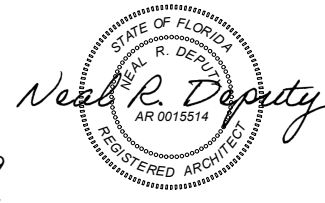
2 EXISTING ELEVATION SOUTH
EX-9

1/4" = 1'-0"



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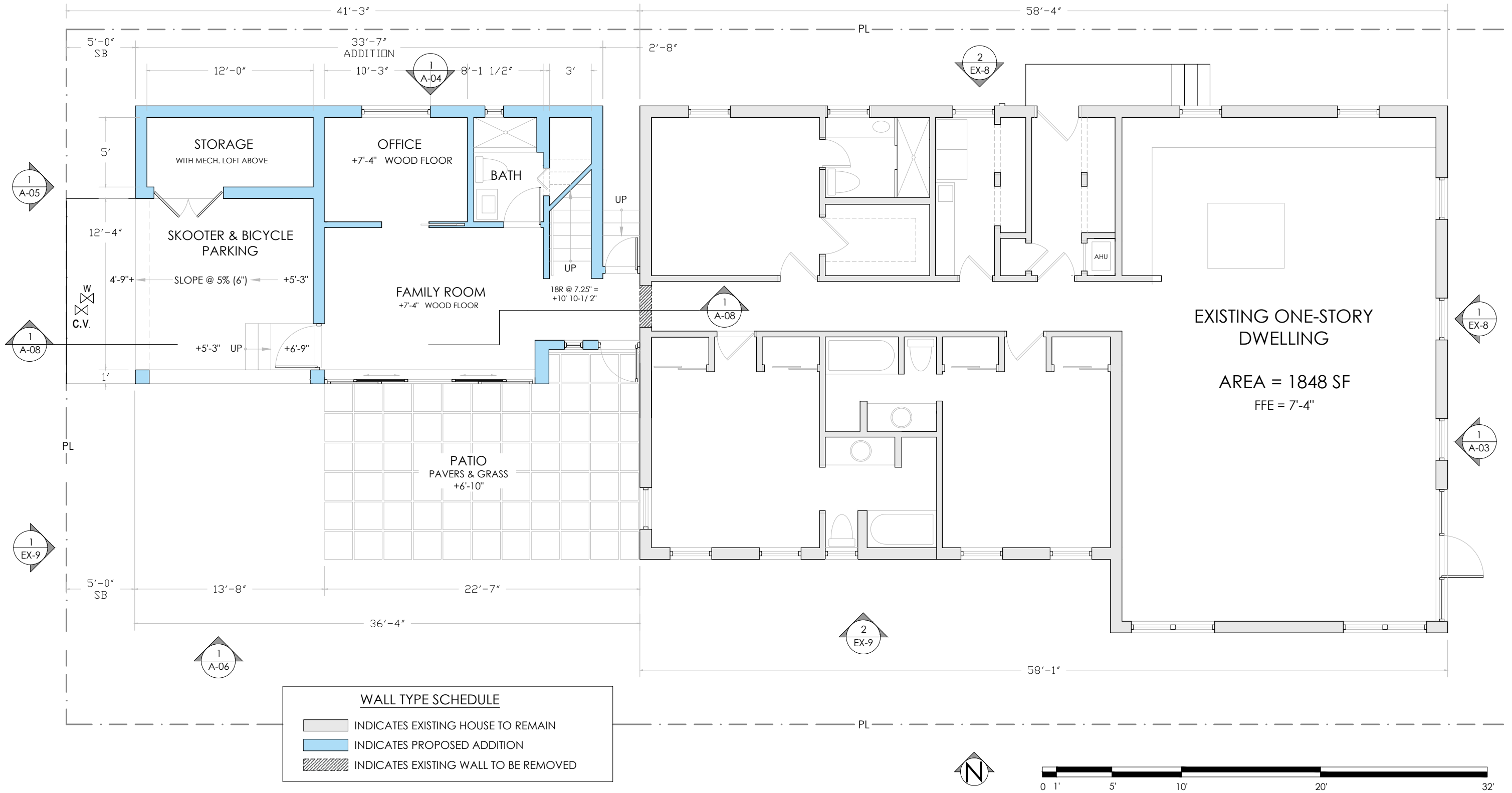
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EXISTING ELEVATIONS

EX-9

SHEET 12 OF 26



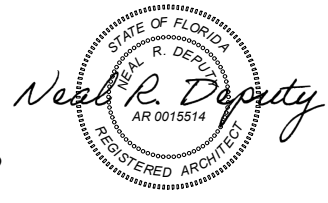
WALL TYPE SCHEDULE

	INDICATES EXISTING HOUSE TO REMAIN
	INDICATES PROPOSED ADDITION
	INDICATES EXISTING WALL TO BE REMOVED



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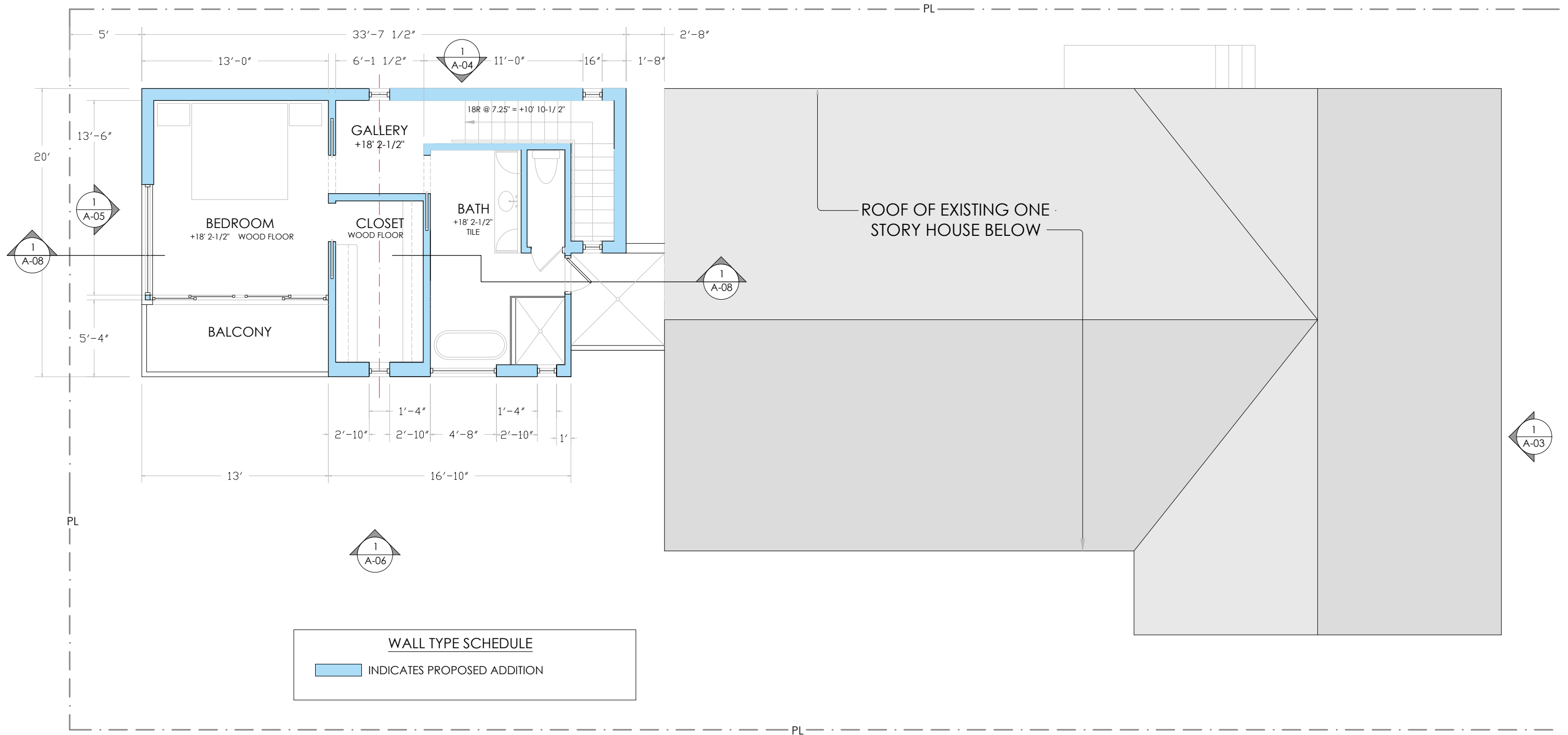
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HOUSE & ADDITION PLANS

A-01

SHEET 13 OF 26

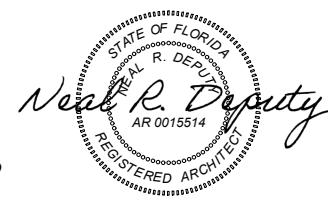


WALL TYPE SCHEDULE
 [Blue Box] INDICATES PROPOSED ADDITION



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 dba NEAL R. DEPUTY PC, PA

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 305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514



New Addition to
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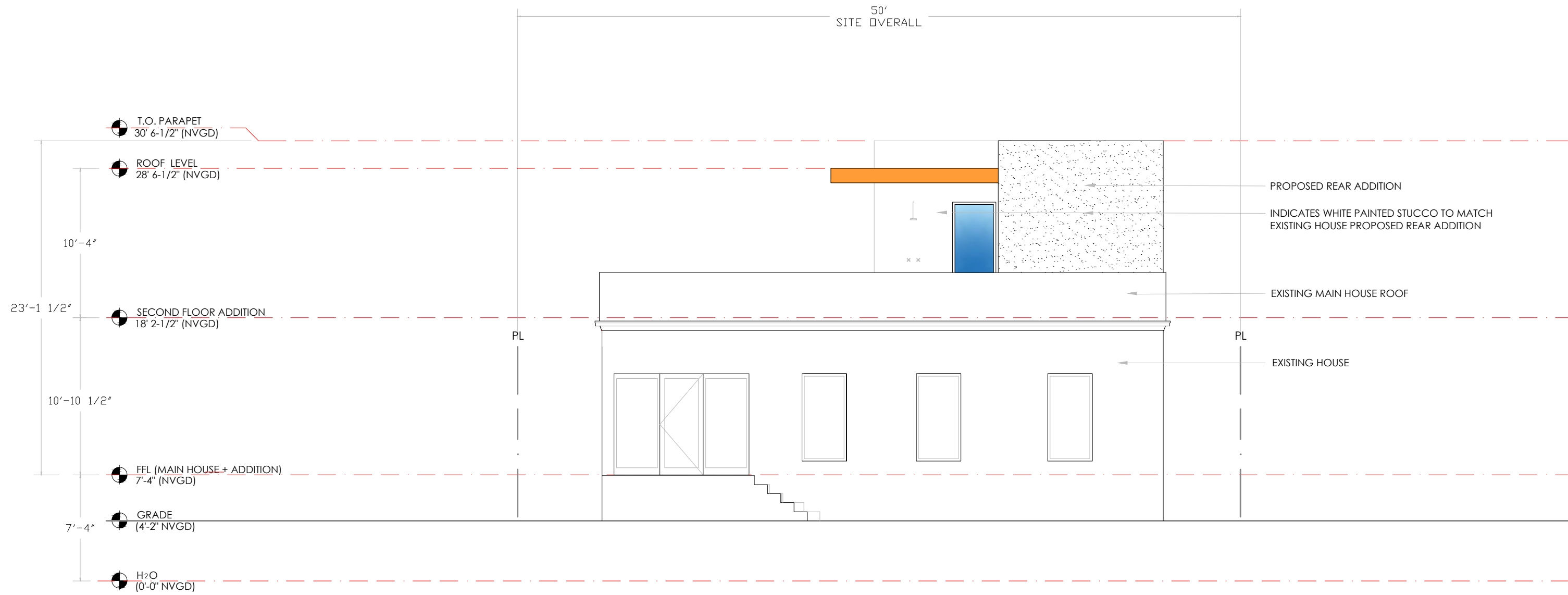
DRAWING ISSUES
 10 DEC 23 HPB SUBMISSION

PROPOSED SECOND FLOOR

A-02

SCALE: NTS

SHEET 14 OF 26



1 BUILDING ELEVATION EAST (STREET FACING)
A-0.3 NTS



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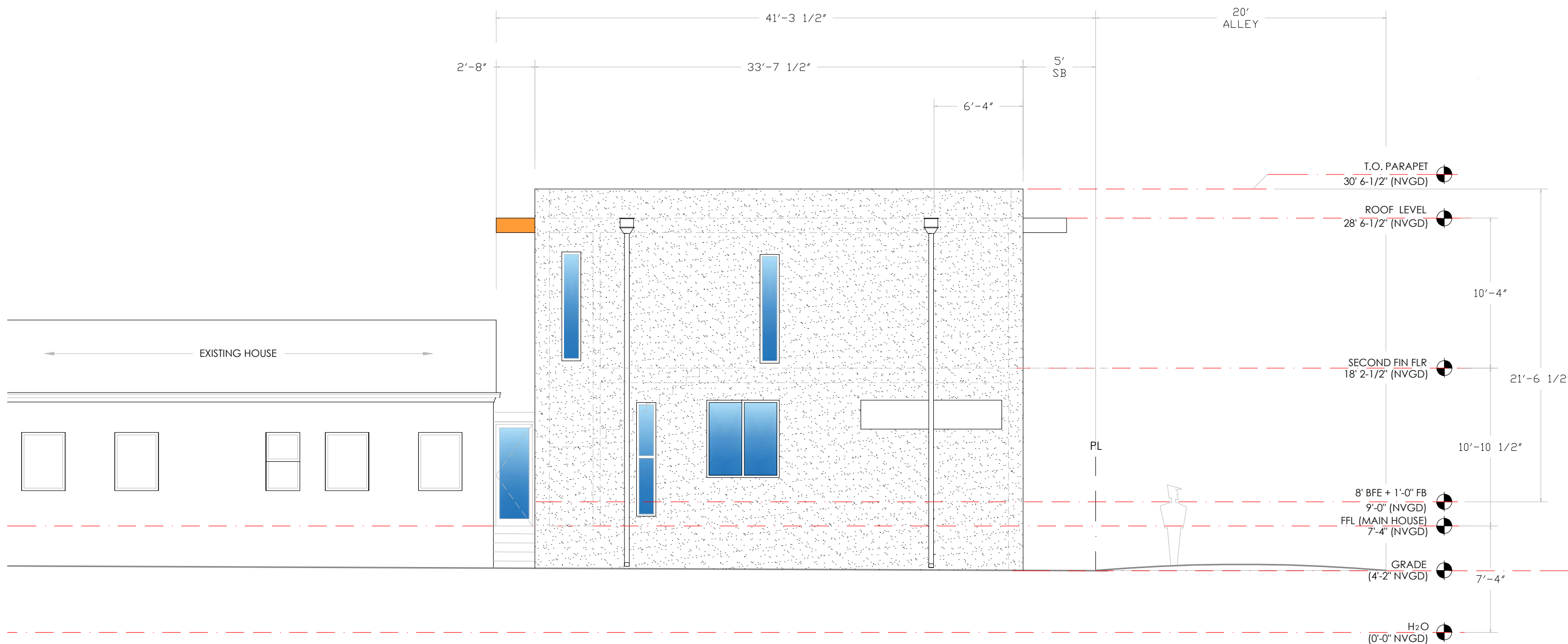
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BUILDING ELEVATIONS

A-03

SHEET 15 OF 26



1 BUILDING ELEVATION NORTH
A-04 NTS



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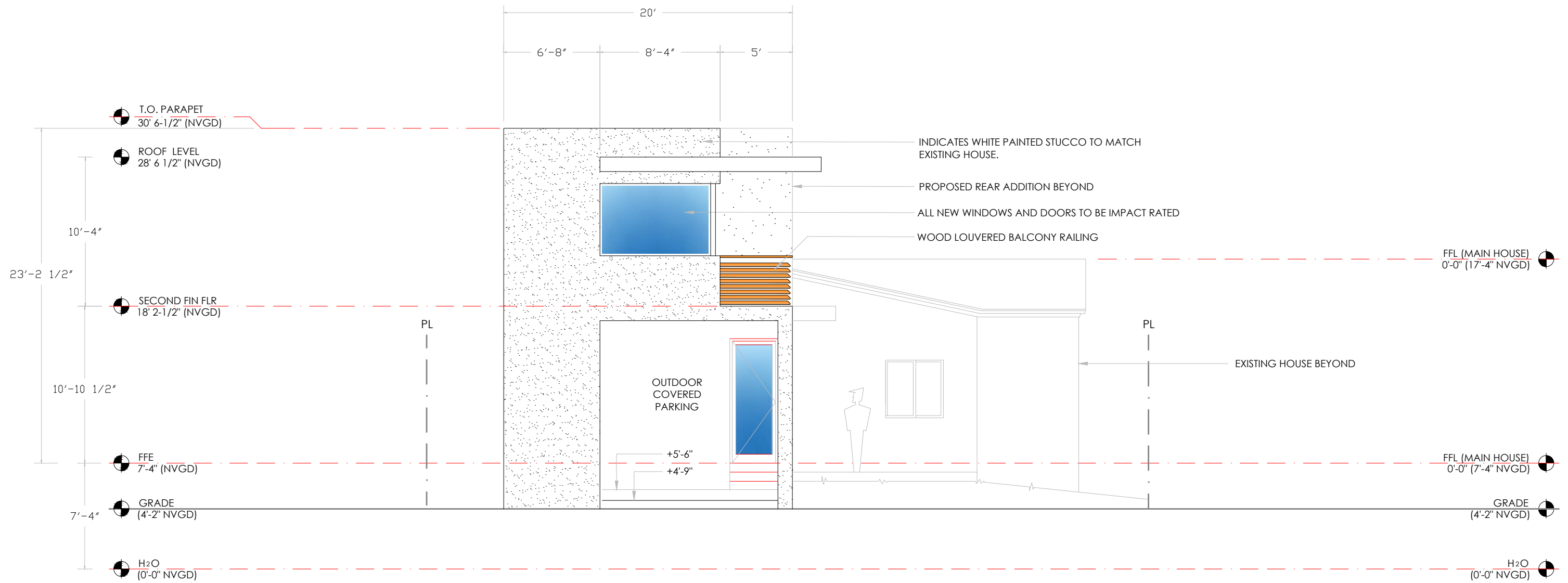
DRAWING ISSUES
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SCALE: NTS

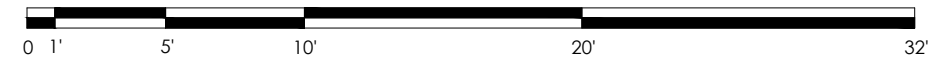
BUILDING ELEVATIONS

A-04

SHEET 16 OF 26

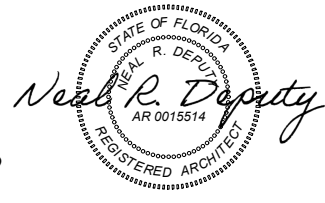


1 BUILDING ELEVATION WEST
A-05 NTS



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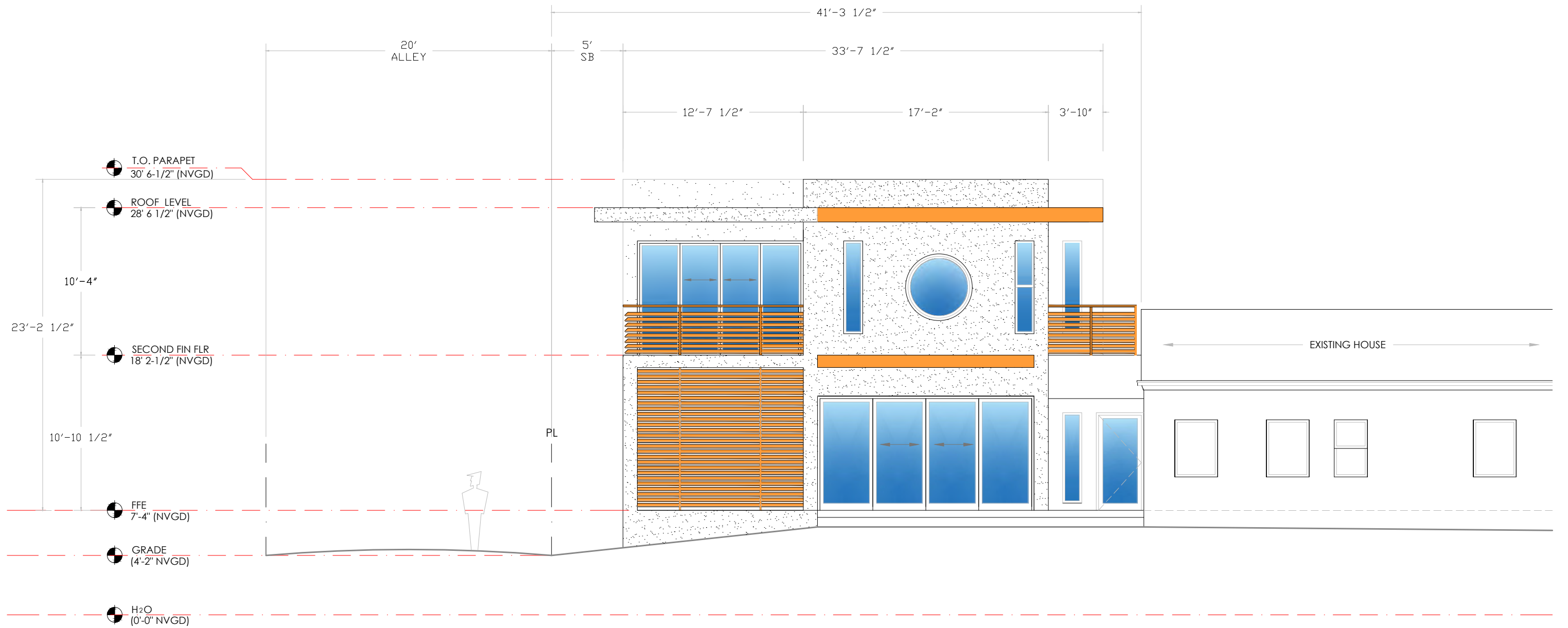
DRAWING ISSUES
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SCALE: NTS

BUILDING ELEVATIONS

A-0.5

SHEET 17 OF 26

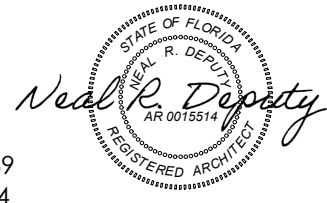


1 BUILDING ELEVATION SOUTH
A-06 NTS



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BUILDING ELEVATIONS

A-06

SHEET 18 OF 26



1 BUILDING SECTION
A-07

1/4" = 1'-0"



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BUILDING ELEVATIONS

A-07

SHEET 19 OF 26

Street elevation of existing residence with proposed addition visible at rear. Note two Crape Myrtles (Proposed Street Trees) frame the entry drive.



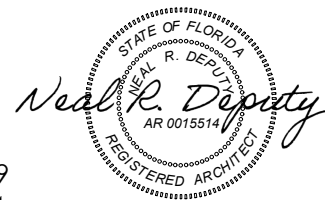
South Elevation of existing house with proposed addition at left and proposed site landscape.



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DRAWING ISSUES

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SCALE: NTS

3D COLOR RENDERINGS

A-08

SHEET 20 OF 26



Bird's eye view of proposed addition and new landscape.

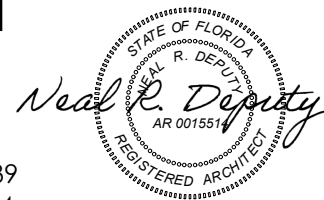


Northwest view of proposed addition showing covered parking area and second floor balcony.

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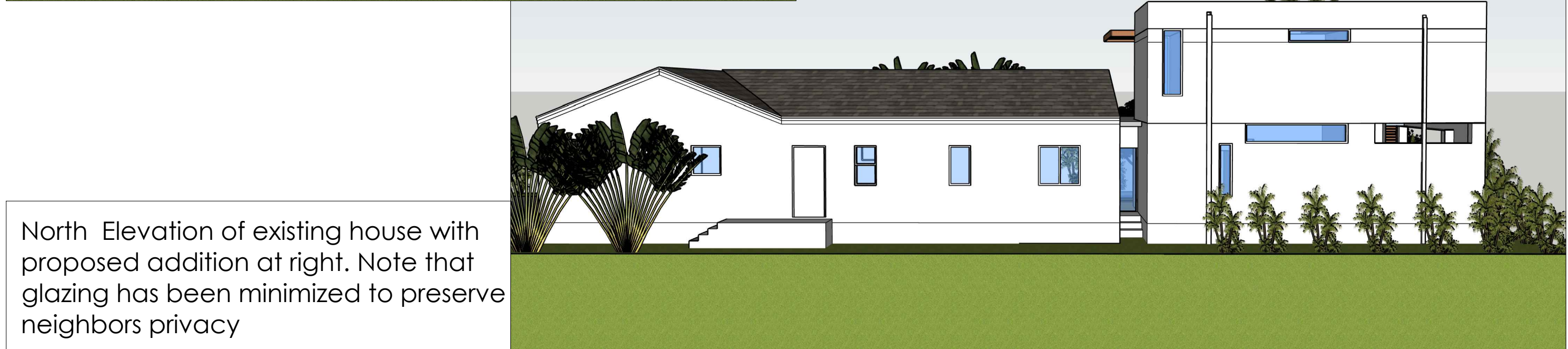
3D COLOR RENDERINGS

A-09

SHEET 21 OF 26



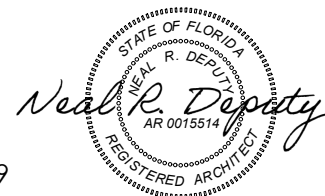
West elevation of proposed addition showing south facing louvered wood sunscreens and balcony rail.



North Elevation of existing house with proposed addition at right. Note that glazing has been minimized to preserve neighbors privacy

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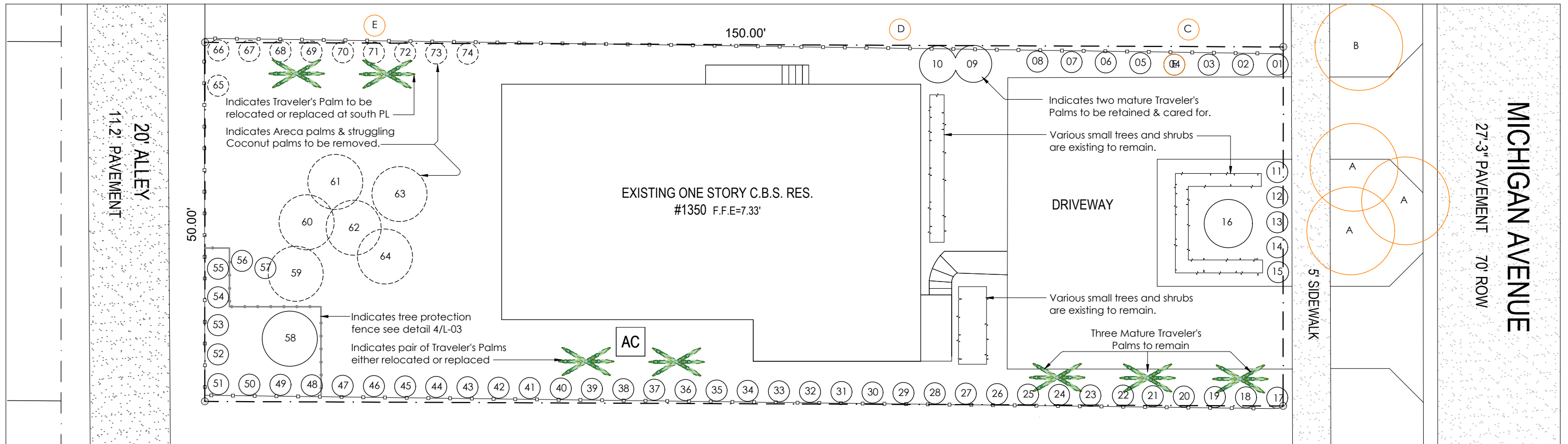
DRAWING ISSUES
10 DEC 23 HPB SUBMISSION

SCALE: NTS

3D COLOR RENDERINGS

A-10

SHEET 22 OF 26



Tree Disposition Legend

- # Indicates Existing Tree to Remain. See Charts at right, keyed to plan, for Specified Tree Height, Spread, DBH, and Condition.
- # Indicates Existing Tree to be Removed. See Charts at right, keyed to plan, for Specified Tree Height, Spread, DBH, and Condition.
- # Indicates Existing Tree to be Relocated. See Charts at right, keyed to plan, for Specified Tree Height, Spread, DBH, and Condition.
- A Indicates off-site trees to Remain. See Charts at right, keyed to plan, for Specified Tree Height, Spread, DBH, and Condition.
- ✳ Indicates Mature Traveler's palm omitted from Arborist's report. See notes designating the proposed future of these lovely specimens.
- ⎓ Indicates multiple Mixed Shrubs (not included in Arborist's Report) to Remain.
- ⎓ Indicates Tree protective fencing See Detail 4/L-03

NOTE: Refer to Arborist's report for additional information and photographs of existing trees on site and neighboring properties..

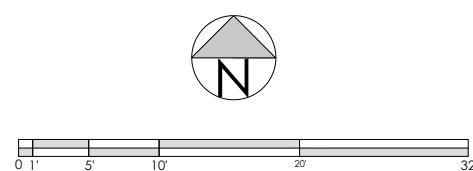
Common Name	Scientific Name	DBH inch	Height feet	Spread feet	CRZ R.R.	TPZ R.R.	Condition
A Royal Palm	Roystonea regia	41 (3)	50	30	7	5	Good
B Coconut	Cocos nucifera	11	60	20	5	5	Fair
C Avocado	Persea americana (est.)	16	32	25	8	7	Fair
D Mahogany	Swietenia mahagoni (2 est.)	12	25	15	5	5	Poor
E Strangler Fig	Ficus aurea	7 (est.)	26	15	5	5	Poor
1 Areca	Dyopsis lutescens	multi >3	8	5	2	2	Fair
2 Areca	Dyopsis lutescens	multi >3	20	10	3	3	Fair
3 Areca	Dyopsis lutescens	multi >3	18	10	3	3	Fair
4 Areca	Dyopsis lutescens	multi >3	25	10	3	3	Fair
5 Areca	Dyopsis lutescens	multi >3	8	5	2	2	Fair
6 Areca	Dyopsis lutescens	multi >3	18	8	3	3	Fair
7 Areca	Dyopsis lutescens	multi >3	12	5	2	2	Fair
8 Areca	Dyopsis lutescens	multi >3	10	5	2	2	Fair
9 Traveler's Palm	Ravenea madagascariensis	11	30	10	4	4	Fair
10 Traveler's Palm	Ravenea madagascariensis	11	28	10	4	4	Fair
11 Areca	Dyopsis lutescens	multi >3	9	5	2	2	Fair

Common Name	Scientific Name	DBH inch	Height feet	Spread feet	CRZ R.R.	TPZ R.R.	Condition
12 Areca	Dyopsis lutescens	multi >3	14	5	3	3	Fair
13 Areca	Dyopsis lutescens	multi >3	12	5	3	3	Fair
14 Areca	Dyopsis lutescens	multi >3	12	5	3	3	Fair
15 Areca	Dyopsis lutescens	multi >3	10	5	3	3	Fair
16 Ponytail Palm	Beaucarnea recurvata	16	16	5	6	5	Fair
17 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
18 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
19 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
20 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
21 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
22 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
23 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
24 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
25 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
26 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
27 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
28 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
29 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair

Common Name	Scientific Name	DBH inch	Height feet	Spread feet	CRZ R.R.	TPZ R.R.	Condition
30 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
31 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
32 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
33 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
34 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
35 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
36 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
37 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
38 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
39 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
40 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
41 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
42 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
43 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
44 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
45 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
46 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
47 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair

Common Name	Scientific Name	DBH inch	Height feet	Spread feet	CRZ R.R.	TPZ R.R.	Condition
48 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
49 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
50 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
51 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
52 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
53 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
54 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
55 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
56 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
57 Areca	Dyopsis lutescens	multi >3	12	8	2	2	Fair
58 Coconut	Cocos nucifera	9	40	20	4	4	Fair
59 Coconut	Cocos nucifera	6	24	15	4	4	Fair
60 Coconut	Cocos nucifera	6	20	15	4	4	Fair
61 Coconut	Cocos nucifera	6	28	15	4	4	Fair
62 Coconut	Cocos nucifera	7	38	20	4	4	Fair
63 Coconut	Cocos nucifera	6	26	15	4	4	Fair
64 Coconut	Cocos nucifera	7	24	15	4	4	Fair
65 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair

Common Name	Scientific Name	DBH inch	Height feet	Spread feet	CRZ R.R.	TPZ R.R.	Condition
66 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
67 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
68 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
69 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
70 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
71 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
72 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
73 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair
74 Areca	Dyopsis lutescens	multi >3	12	6	2	2	Fair



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Proposed New Addition to
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DRAWING ISSUES
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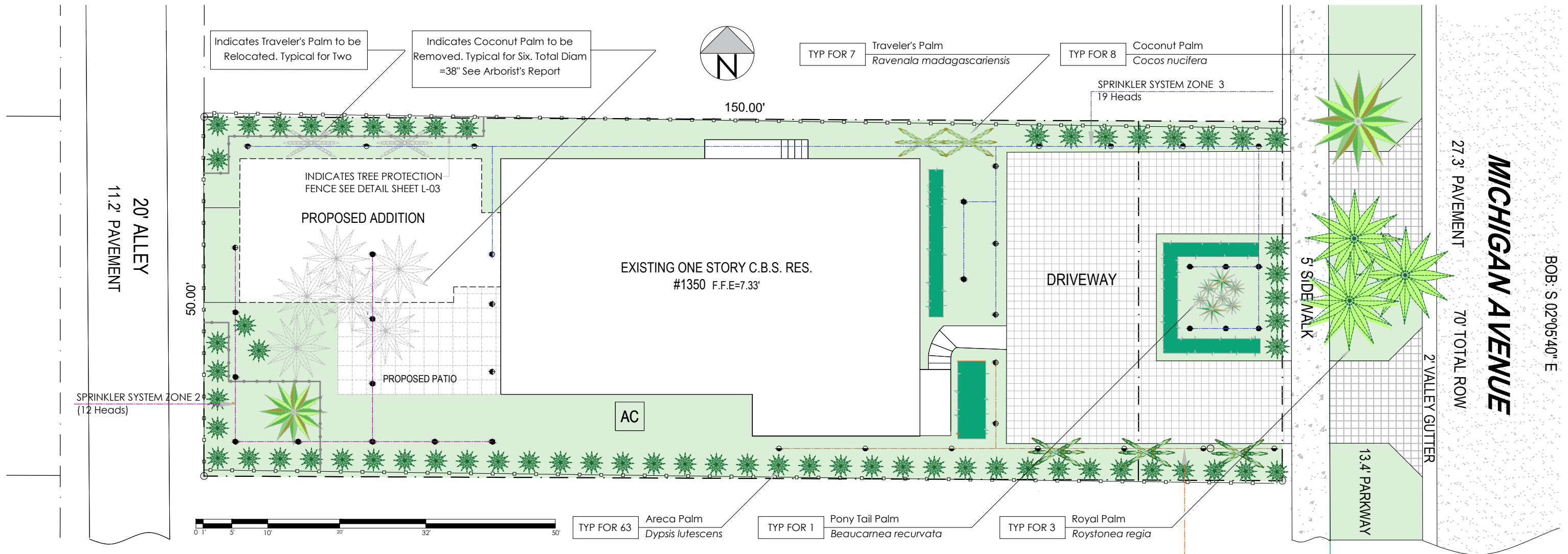
TREE DISPOSITION PLAN

L-00

SCALE: NTS

SHEET 23 OF 26

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Sec. 46-61. - Tree Replacement Chart

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)	OR	Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)	OR	Contribution to Tree Trust Fund
38" *	14		7		\$14,000

* SEC. 46-61(c) The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.

NOTE: All landscape indicated above is existing on site at time of this printing.

Sec. 126-6 Minimum Standards: Table A

Zoning District	Number of Trees Required			Maximum Lawn Area
	2 Per Lot (Front Yard)	3 Per Lot (Back Yard)	Per Acre of Net Lot Area	Percent of Req'd Open space
RS-4 (7,500 SF Lot- Add 2 Trees)	2 Provided	3 Provided	+2 for 7,500 SF LOT	50% Max (41% Provided)

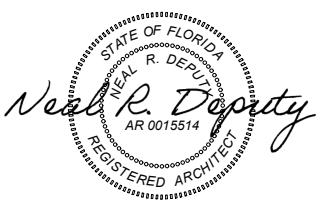
Scope of Landscape Work

- 01) All Landscape work shall be in accordance with Chapter 126 of the Miami Beach Code of Ordinances, Chapter 4 of the Miami Beach Resiliency Code, and the Miami-Dade County Landscape Manual, latest edition
- 02) Provide Tree Protection Fence where indicated on plans prior to commencement of any work on site. See detail 4/L-03
- 03) Remove six (6) Existing Coconut Palms in Rear Yard as indicated on plans
- 04) Provide two (2) Street Trees in Parkway as indicated on Sheet L-02. Street Trees shall have a minimum clear trunk of four feet, an overall height of 12-14 feet and a minimum caliper of three inches at time of planting.
- 05) Provide six (6) Canopy Trees of 12 feet overall height with a minimum crown spread of six feet with a minimum two-inch DBH (Existing Coconut Palm Mitigation).
- 06) Provide Shrubs as required by Sec.126-6(d) of the Miami Beach Code of Ordinances
- 07) Provide Large Shrubs or small trees per Sec.126-6(e) of the Miami Beach Code of Ordinances

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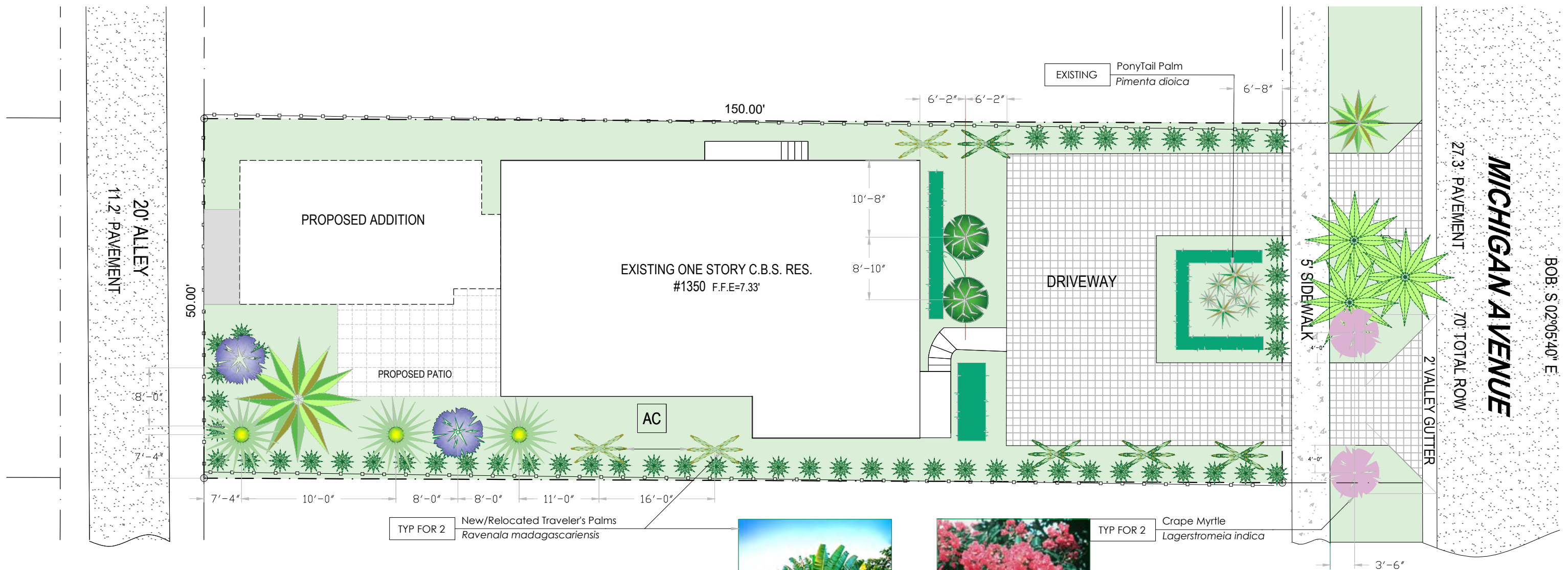
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EXISTING LANDSCAPE PLAN

L-01

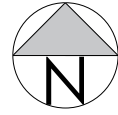
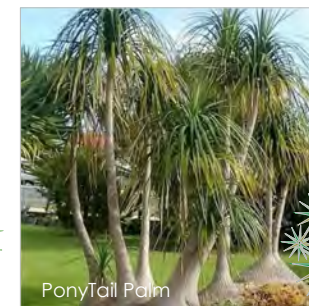
SHEET 24 OF 26



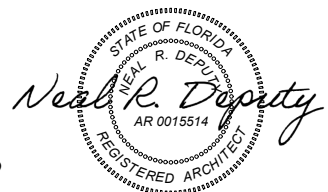
TREE PLANTING SCHEDULE

NOTE: ALL SELECTED SPECIES TAKEN FROM THE MIAMI-DADE COUNTY LANDSCAPE MANUAL

TREE TYPE	QTY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	TREE SIZE	TREE TYPE
STREET TREES	2	Crape Myrtle	<i>Lagerstromea indica</i>	12'	Small	Flowering
	1	PonyTail Palm	<i>Beaucarnea recurvata</i>	12'	Medium	Shade
REMOVED COCONUT PALM REPLACEMENTS	2	Jacaranda	<i>Jacaranda mimosifolia</i>	8'	Large	Flowering
	3	Japanese Fern	<i>Filicium decipiens</i>	8'	Medium	Shade
	2	Emerald Green Arborvitae	<i>Thuja occidentalis</i>	8'	Medium	Ornamental
ADDITIONAL PROPOSED TREES	2	Traveler's Palm	<i>Ravenala madagascar</i>	8'	Medium	Flowering



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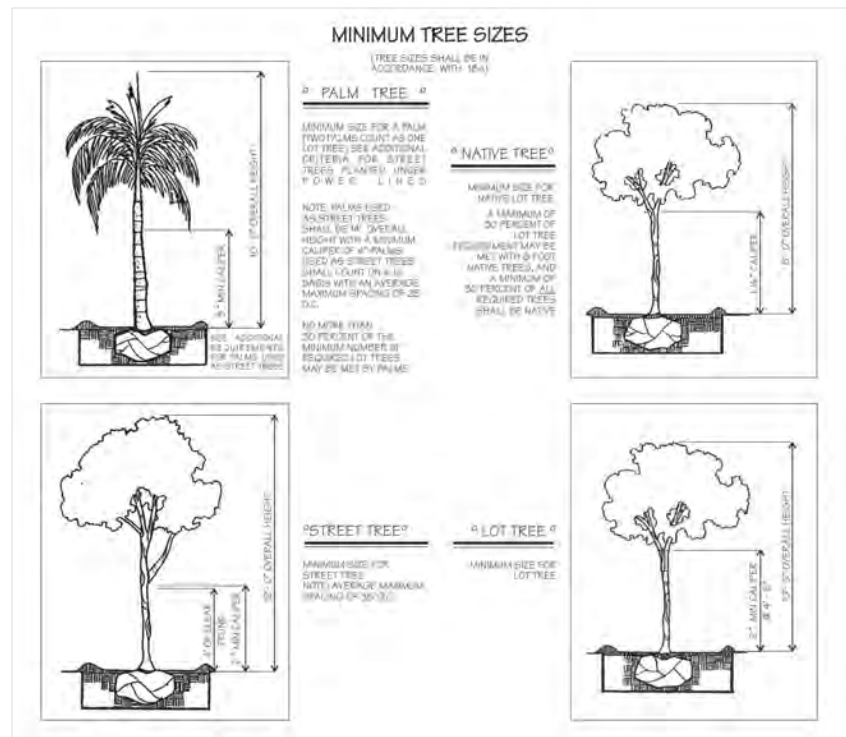
PLANTING PLAN

L-02

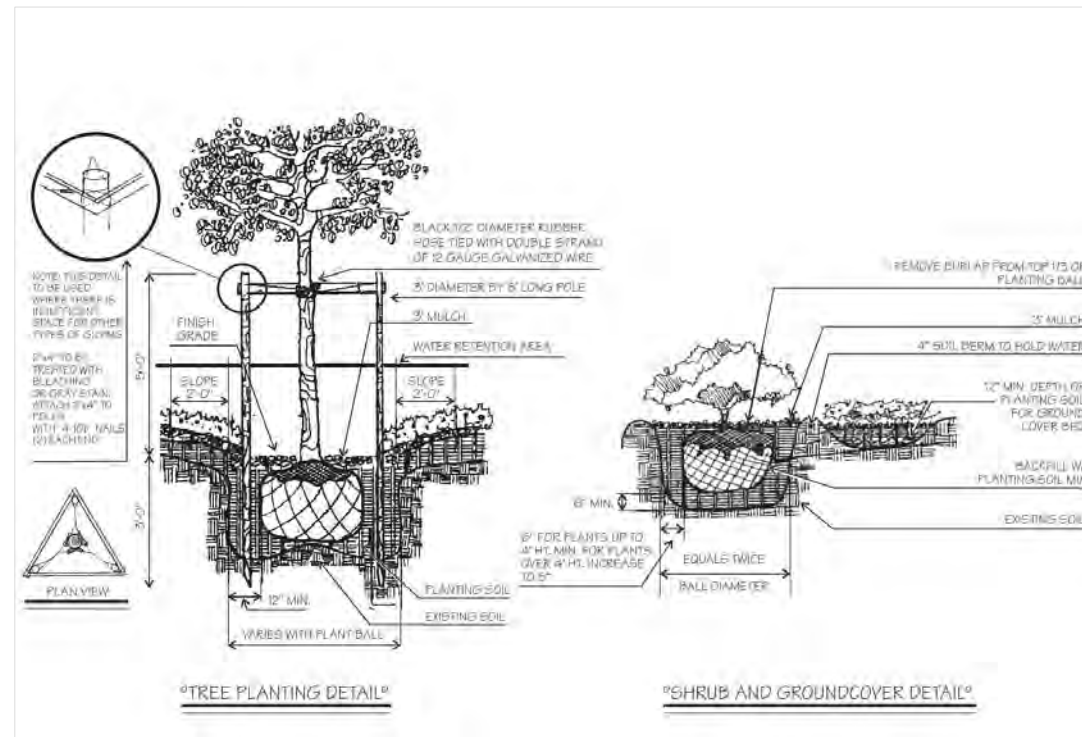
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SHEET 25 OF 26

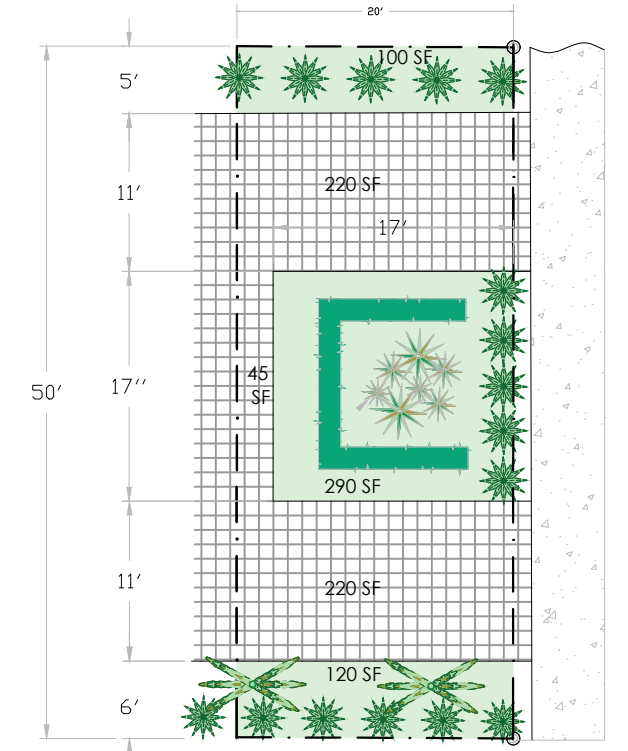
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1 MINIMUM TREE SIZES
L-03 NTS



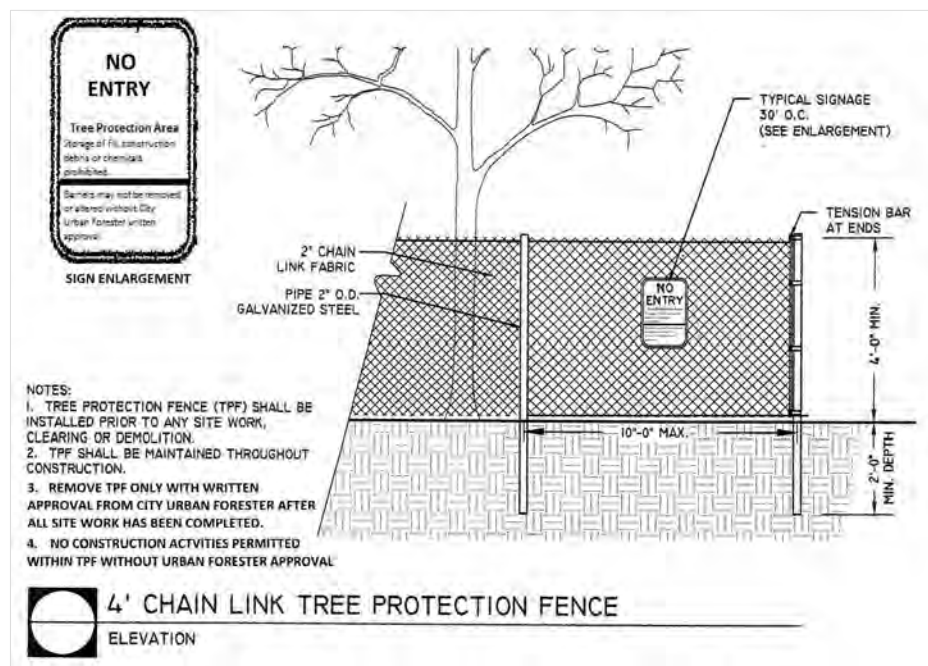
2 TREE & SHRUB & GROUNDCOVER DETAILS
L-03 NTS



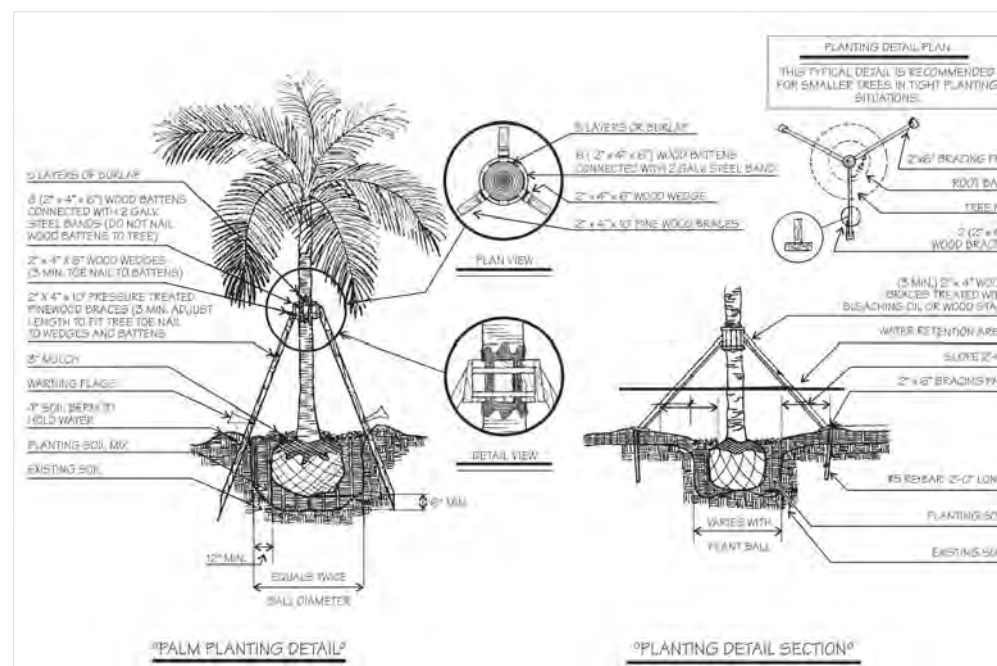
TOTAL FRONT YARD AREA = 1,000 SF
TOTAL HARDSCAPE (Pavers) = 220+44+220 = 490 = 49%
TOTAL LANDSCAPED AREA = 100+290+120 = 510 = 51%

NOTE: EVERYTHING RENDERED ABOVE IS EXISTING TO REMAIN. THERE IS NO WORK CONTEMPLATED IN THIS AREA AT THIS TIME.

3 FRONT YARD 50% LANDSCAPE CALCULATION
L-03 NTS



4 TREE PROTECTION DETAIL
L-03 NTS



5 PALM PLANTING DETAIL
L-03 NTS



6 DRIVEWAY PAVERS & EXISTING LANDSCAPE
L-03 NTS

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DRAWING ISSUES
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PLANTING DETAILS

L-03

SCALE: NTS

SHEET 26 OF 26

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