



Rene Gonzalez Architects
336 Meridian Ave, Miami Beach, FL

Revised Design
HPB25-0663, 336 Meridian Ave

October 27th, 2025

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

COMMERCIAL - 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 RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 336 Meridian Ave, Miami Beach, FL 33139	Folio number(s):	0242030095160	Year built:	1936
2	Board file number(s), Determination of Architectural Significance:	HPB25-0663		Lot Area:	7,000 SF
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RPS-2	Lot width:	50 FT
4	Individual Historic Site (Yes or No):	No		Lot Depth:	140 FT
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	4'-6" NGVD	
6	Future Adjusted Grade (BFE+Grade / 2):	6'-3" NGVD	Free board:	5'-0"	
7	Proposed Use:	Single Family Home			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Yes, provided			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	10,500 SF	3,593 SF	8,955 SF	
14	Building Height	40 FT	25 FT	40 FT	
15	At grade parking lot on the same lot	N/A	N/A	N/A	
a	Front setbacks	5'-0"	15'-5"	15'-5"	
b	Side interior setback	5'-0"	5'-0"	5'-0"	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	14'-0"	15'-0"	5'-0"	Variance Requested
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	5'-0"	N/A	N/A	
b	Side interior setback	5'-0"	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	14'-0"	N/A	N/A	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	650 SF	648 SF	N/A	
b	Rehabilitated Buildings	400 SF	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)	4,550 SF (65%)	4,607 SF (66%)	4,679 SF (68%)	
21	Parking	2	2	2	
22	Loading	N/A	N/A	N/A	

Notes: Indicate N/A if not applicable.

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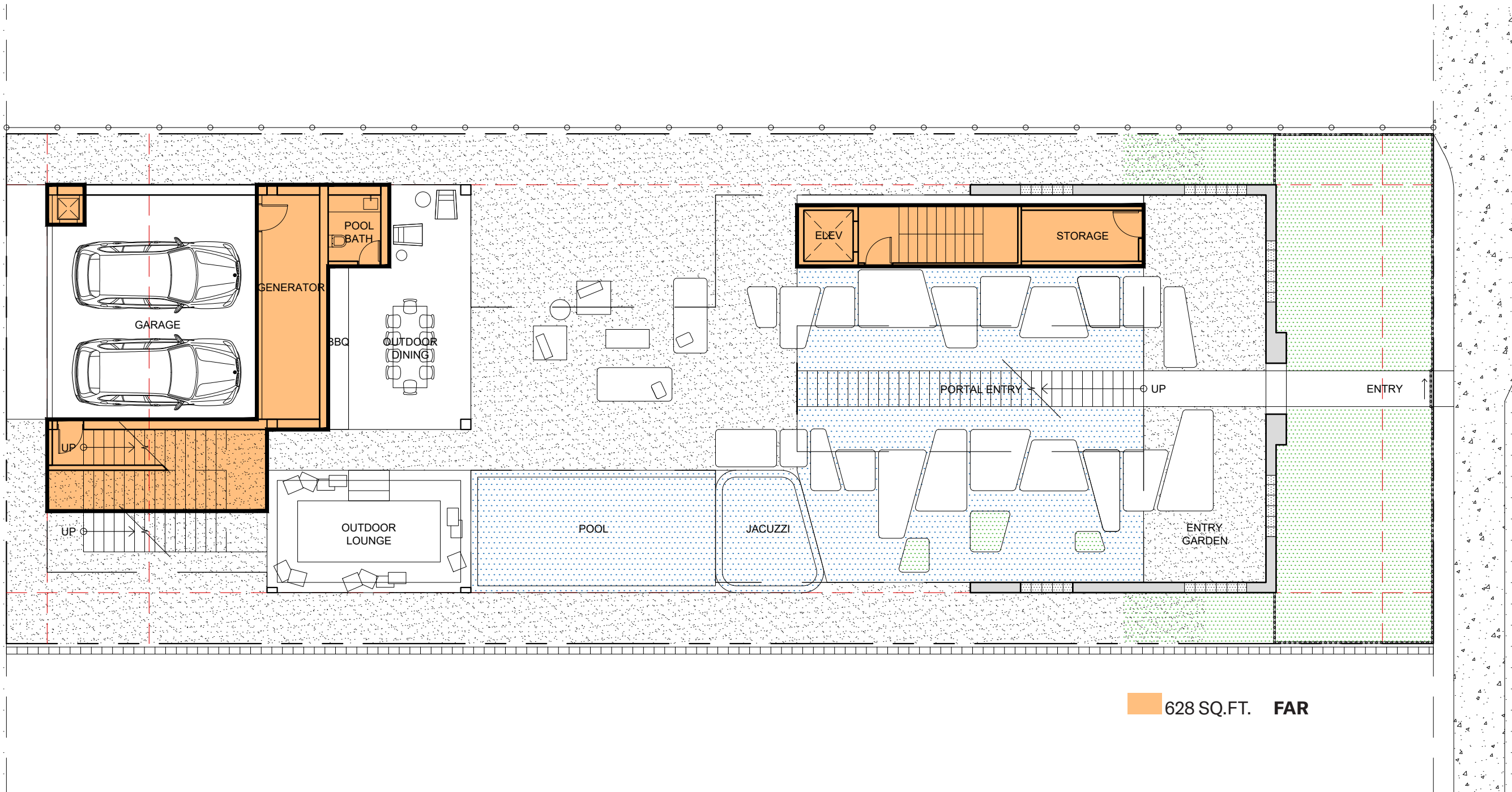
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ZONING
 INFORMATION

Z-1



FAR CALCULATIONS:

FAR GROUND FLOOR:	628 SQ.FT.
FAR FIRST FLOOR:	2,482 SQ.FT.
FAR SECOND FLOOR:	2,204 SQ.FT.
FAR THIRD FLOOR:	3,068 SQ.FT.
FAR TOTAL:	8,382 SQ.FT.
FAR ALLOWABLE:	10,500 SQ.FT.

628 SQ.FT. FAR

1 GROUND FLOOR PLAN
scale: 3/32" = 1'-0"

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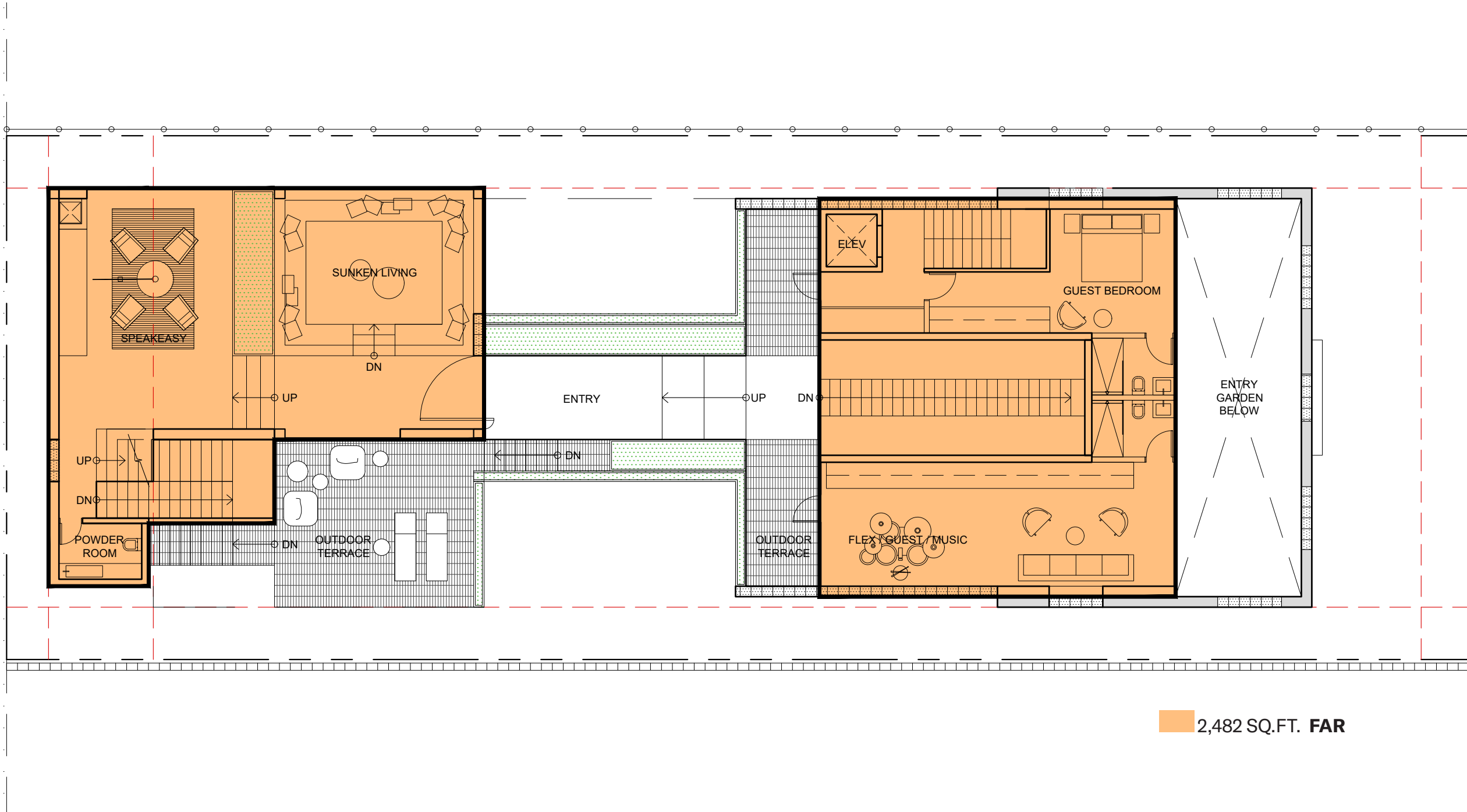
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PROPOSED FAR
DIAGRAM



2,482 SQ.FT. FAR

FAR CALCULATIONS:

- FAR GROUND FLOOR: 628 SQ.FT.
- FAR FIRST FLOOR: 2,482 SQ.FT.
- FAR SECOND FLOOR: 2,204 SQ.FT.
- FAR THIRD FLOOR: 3,068 SQ.FT.
- FAR TOTAL: 8,382 SQ.FT.**
- FAR ALLOWABLE: 10,500 SQ.FT.

1 FIRST FLOOR PLAN
scale: 3/32" = 1'-0"

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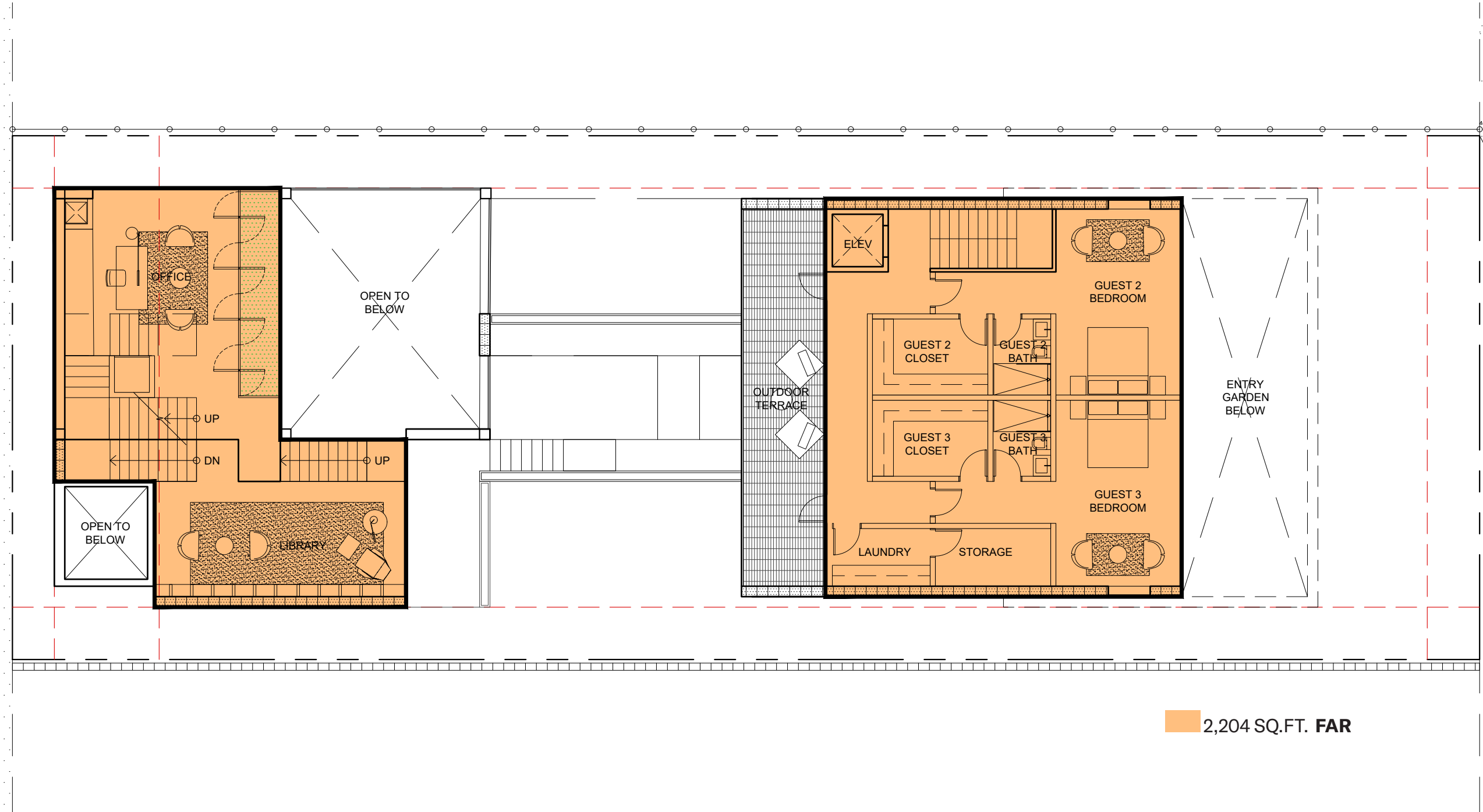
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2,204 SQ.FT. FAR

1 SECOND FLOOR PLAN
 scale: 3/32" = 1'-0"

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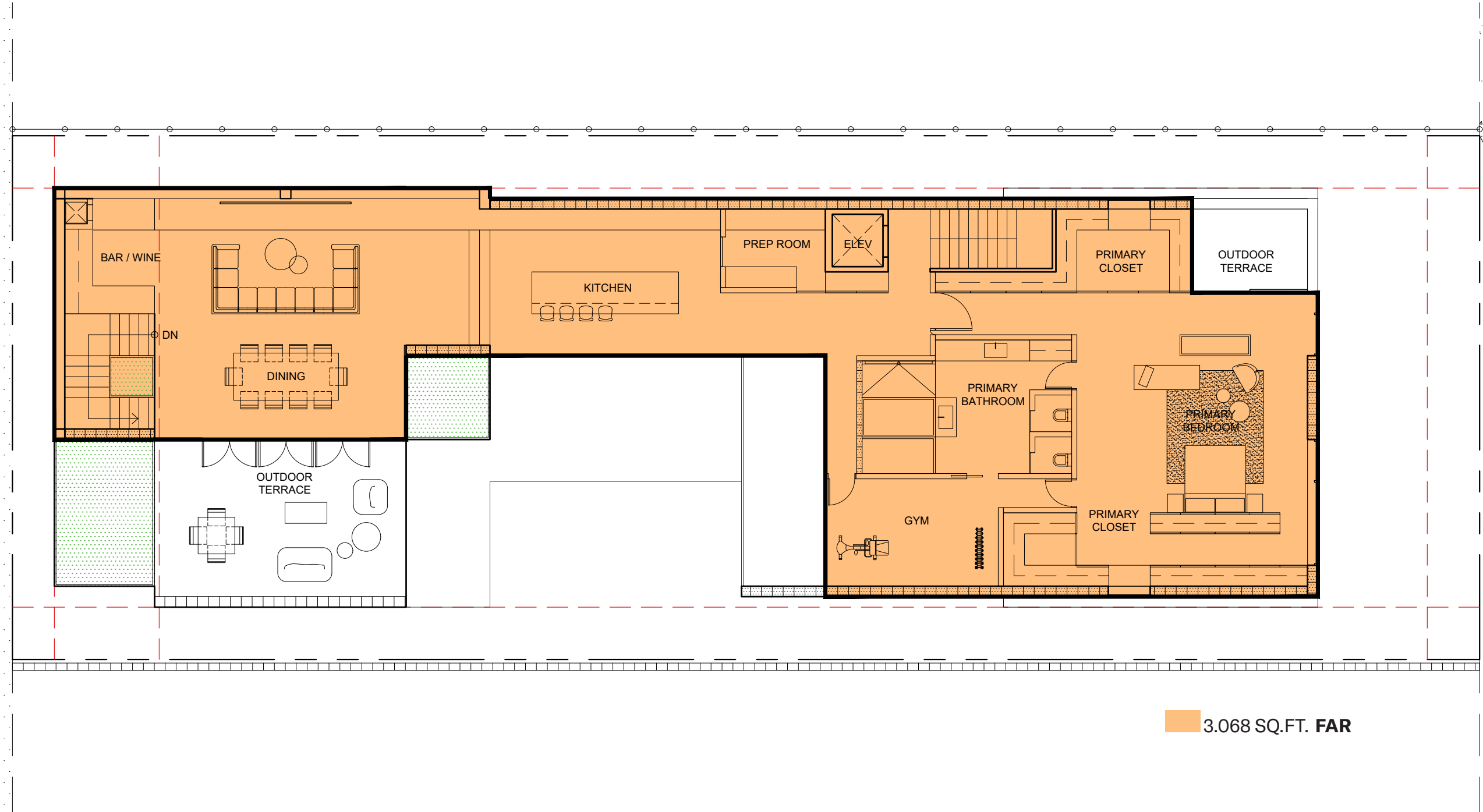
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PROPOSED FAR
 DIAGRAM

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FAR CALCULATIONS:

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FAR ALLOWABLE:	10,500 SQ.FT.



1 THIRD FLOOR PLAN
scale: 3/32" = 1'-0"

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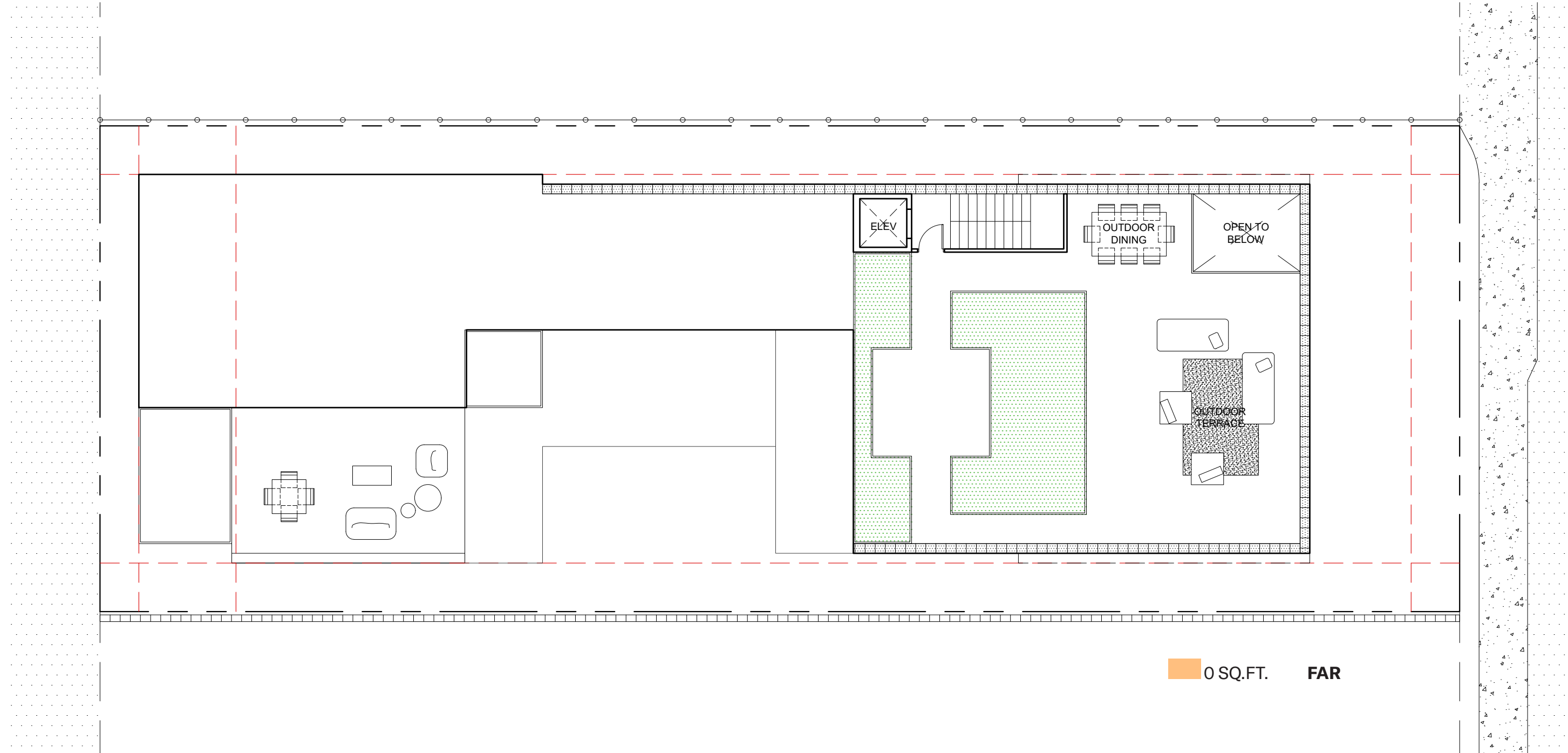
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PROPOSED FAR
DIAGRAM

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0 SQ.FT. FAR

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FAR ALLOWABLE:	10,500 SQ.FT.

1 ROOF FLOOR PLAN
scale: 3/32" = 1'-0"

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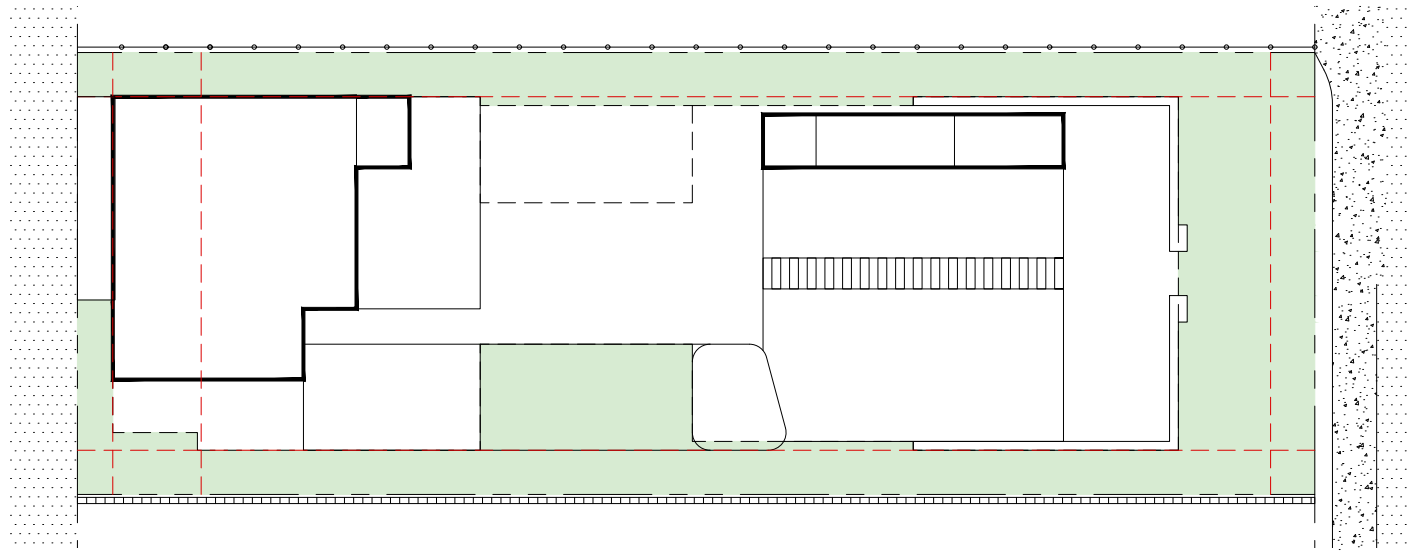
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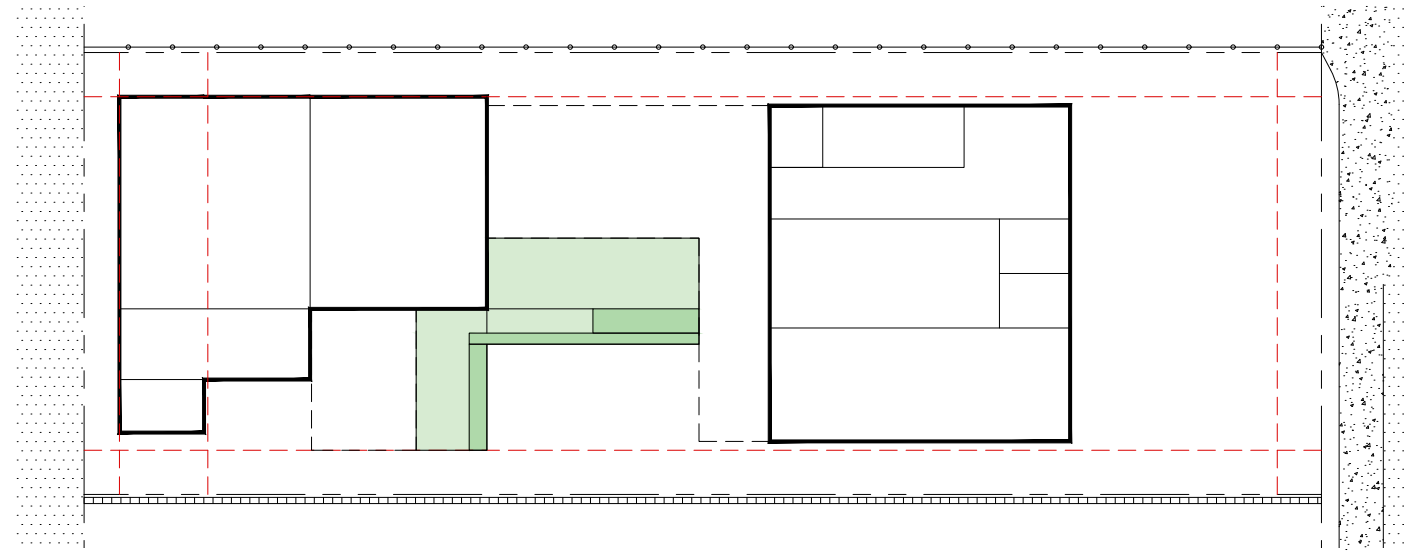
PROPOSED FAR
DIAGRAM

Z-7



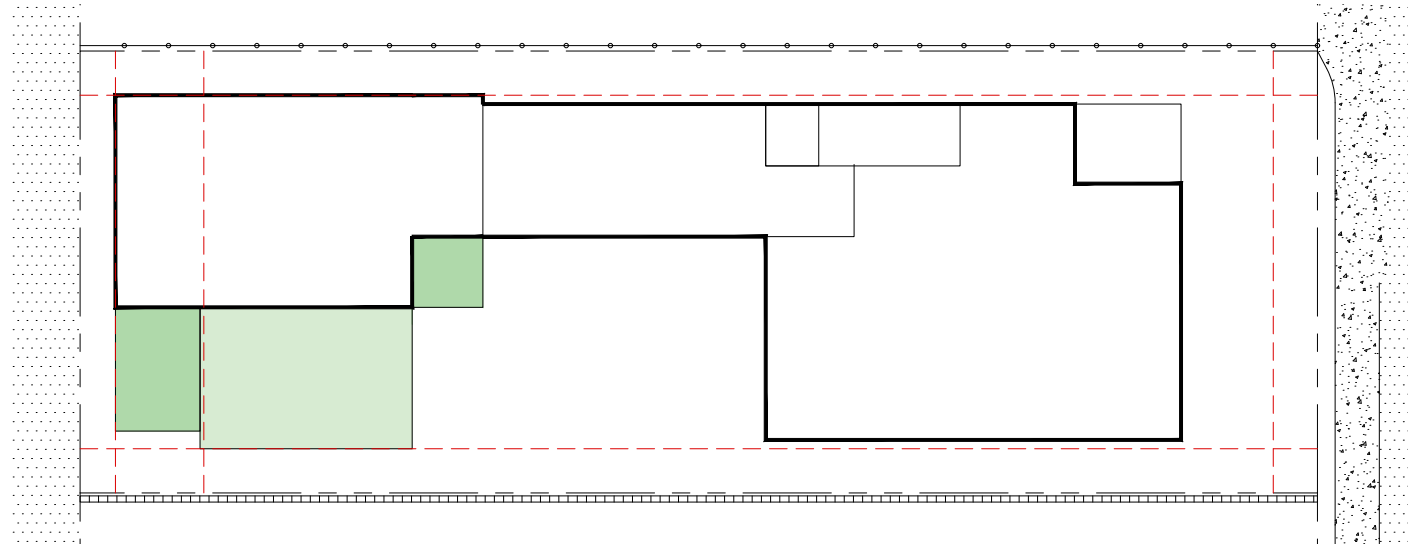
2,460 SQ.FT. **Open Space**

1 **GROUND FLOOR PLAN**
scale: N.T.S.



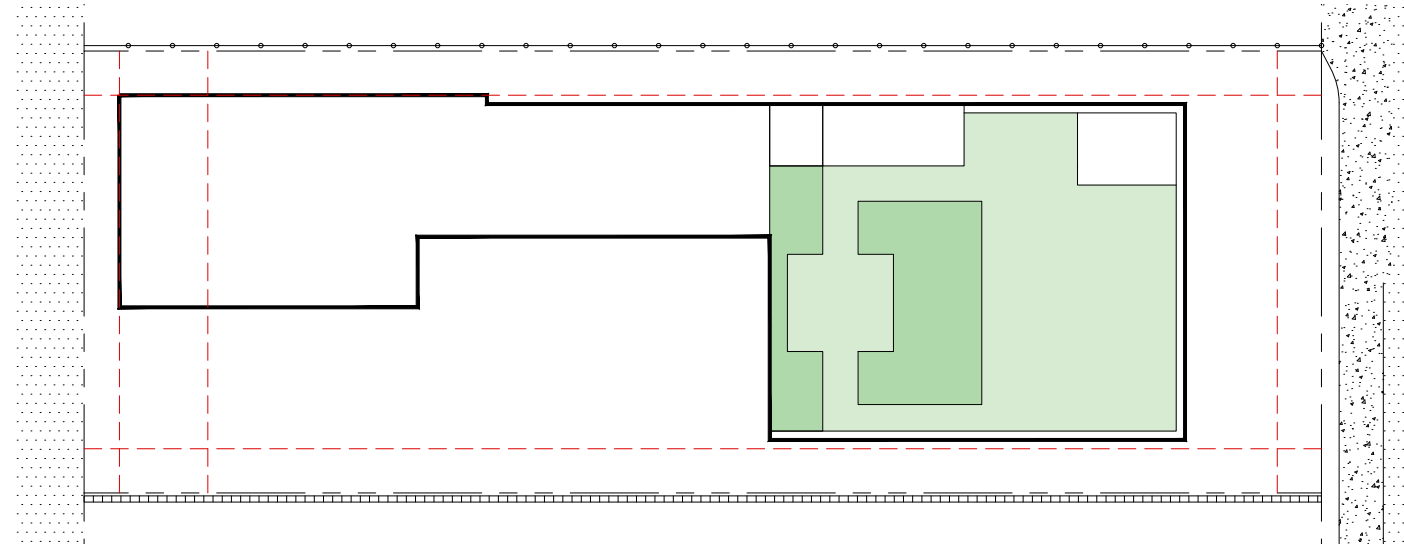
416 SQ.FT. **Open Space**
90 SQ.FT. **28% Living Landscape (25% REQ.)**

2 **FIRST FLOOR PLAN**
scale: N.T.S.



568 SQ.FT. **Open Space**
184 SQ.FT. **32% Living Landscape (25% REQ.)**

3 **THIRD FLOOR PLAN**
scale: N.T.S.



1,433 SQ.FT. **Open Space**
414 SQ.FT. **29% Living Landscape (25% REQ.)**

4 **ROOF PLAN**
scale: N.T.S.

OPEN SPACE CALCULATIONS:

OPEN SPACE GROUND FLOOR:	2,460 SQ.FT.
OPEN SPACE FIRST FLOOR:	416 SQ.FT.
OPEN SPACE THIRD FLOOR:	568 SQ.FT. *
OPEN SPACE ROOFTOP FLOOR:	1,433 SQ.FT. *

OPEN SPACE TOTAL: **4,877 SQ.FT.** (70% of Lot Area)

OPEN SPACE REQUIRED: **4,550 SQ.FT.** (65% of Lot Area)

* Accessible terrace with 25% live plants

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PROPOSED OPEN
SPACE DIAGRAM



1 EAST ELEVATION
 scale: 3/32" = 1'-0"

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ELEVATIONS -
 EAST ELEVATION

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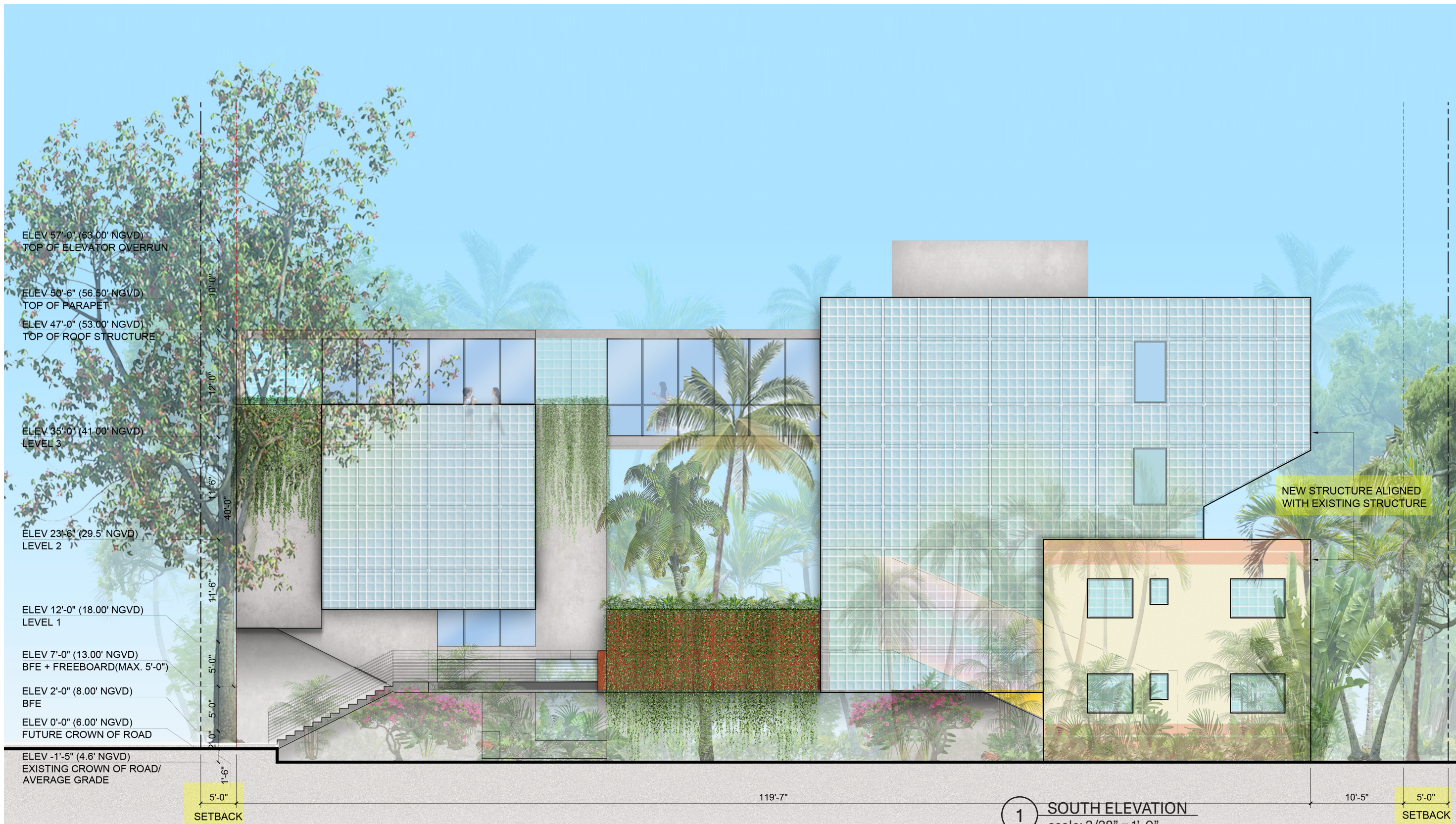
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ELEVATIONS -
EAST ELEVATION

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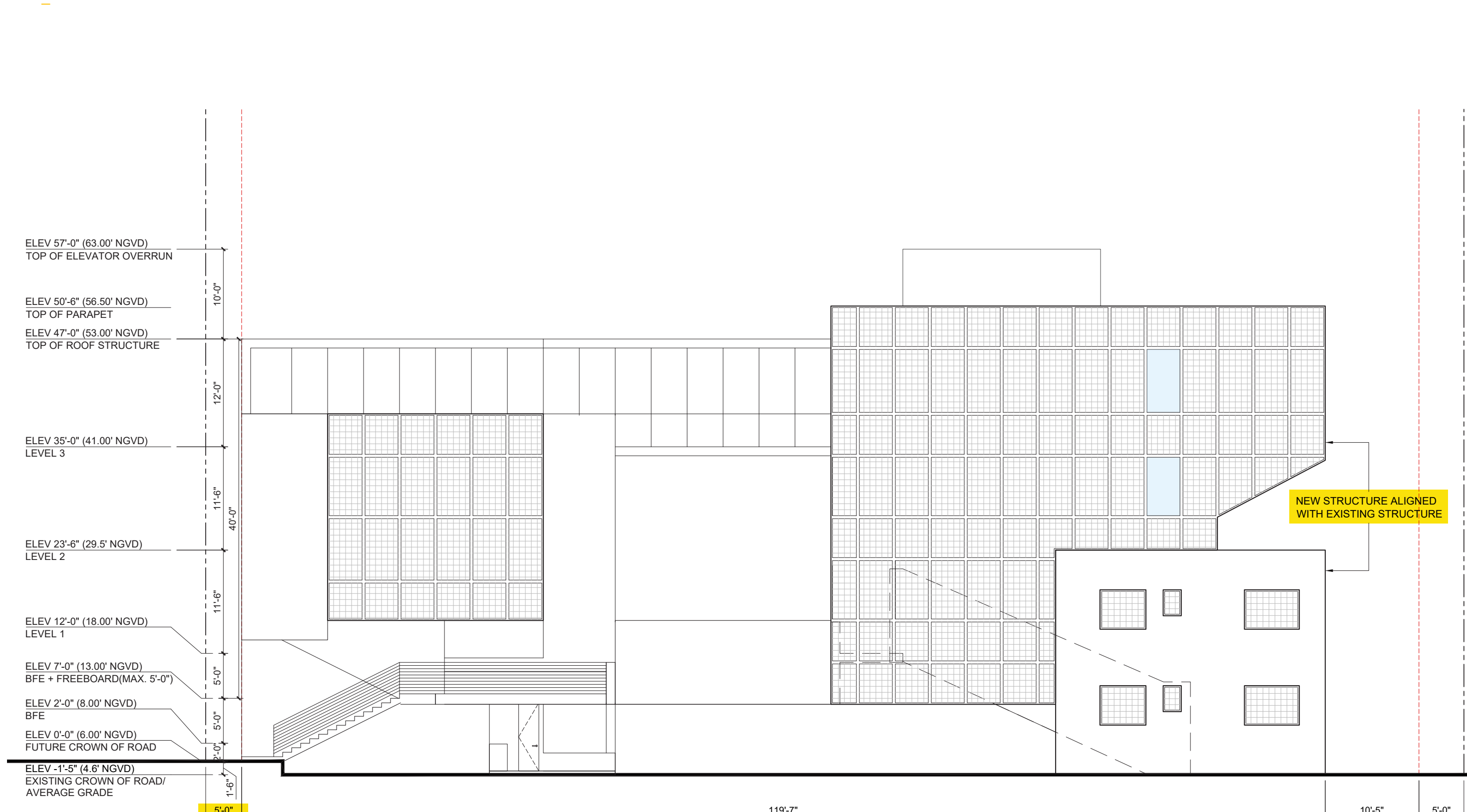
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ELEVATIONS -
 SOUTH
 ELEVATION

A-7



1 SOUTH ELEVATION
scale: 3/32" = 1'-0"

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ELEVATIONS -
SOUTH
ELEVATION

A-8



5'-0" SETBACK 10'-5" 119'-7" 5'-0" SETBACK

1 NORTH ELEVATION
scale: 3/32" = 1'-0"

- ELEV 57'-0" (63.00' NGVD)
TOP OF ELEVATOR OVERRUN
- ELEV 50'-6" (56.50' NGVD)
TOP OF PARAPET
- ELEV 47'-0" (53.00' NGVD)
TOP OF ROOF STRUCTURE
- ELEV 35'-0" (41.00' NGVD)
LEVEL 3
- ELEV 23'-6" (29.5' NGVD)
LEVEL 2
- ELEV 12'-0" (18.00' NGVD)
LEVEL 1
- ELEV 7'-0" (13.00' NGVD)
BFE + FREEBOARD (MAX. 5'-0")
- ELEV 2'-0" (8.00' NGVD)
BFE
- ELEV 0'-0" (6.00' NGVD)
FUTURE CROWN OF ROAD
- ELEV -1'-5" (4.6' NGVD)
EXISTING CROWN OF ROAD/
AVERAGE GRADE

NEW STRUCTURE ALIGNED WITH EXISTING STRUCTURE

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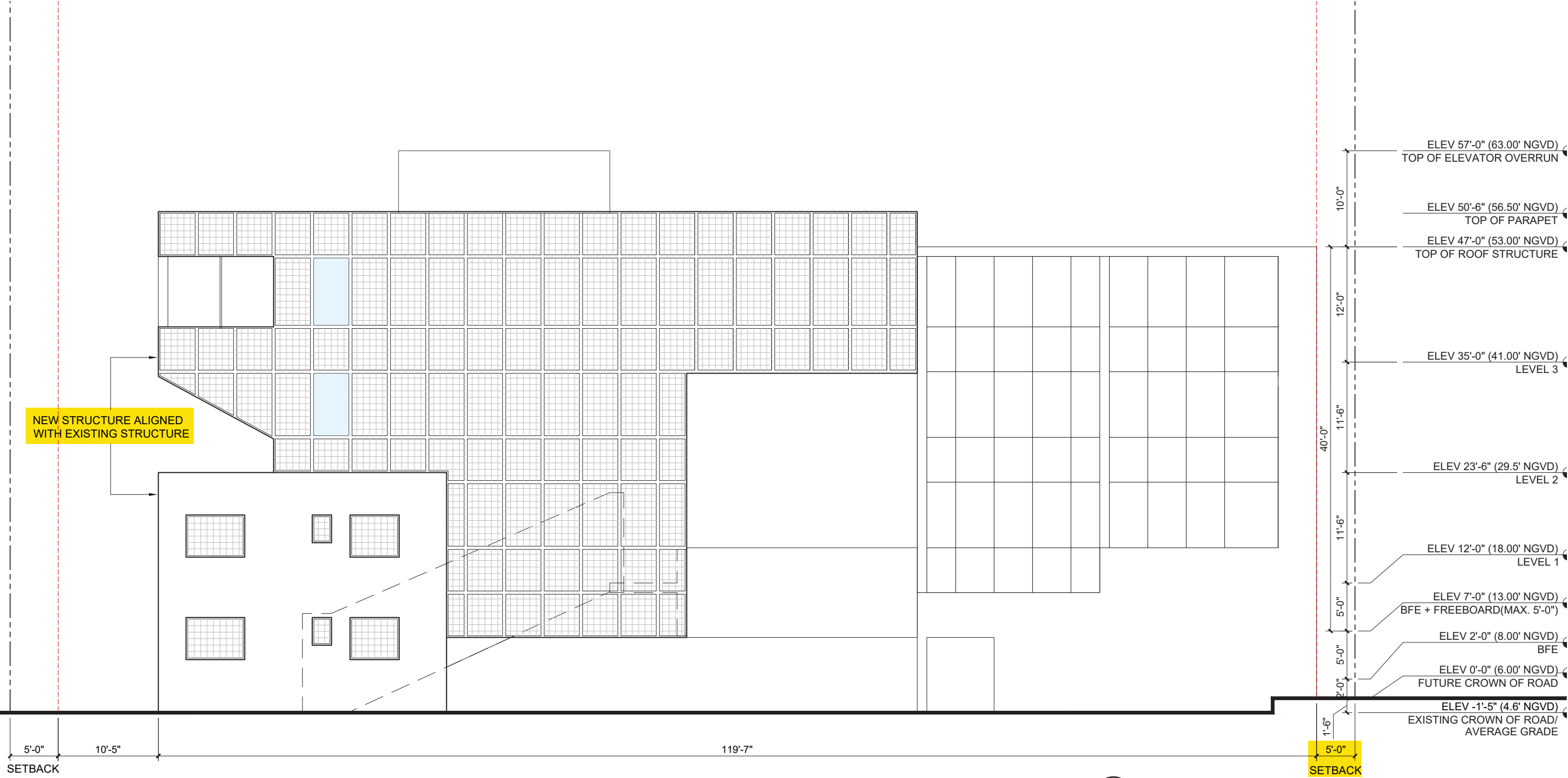
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ELEVATIONS -
NORTH
ELEVATION

A-11



1 NORTH ELEVATION
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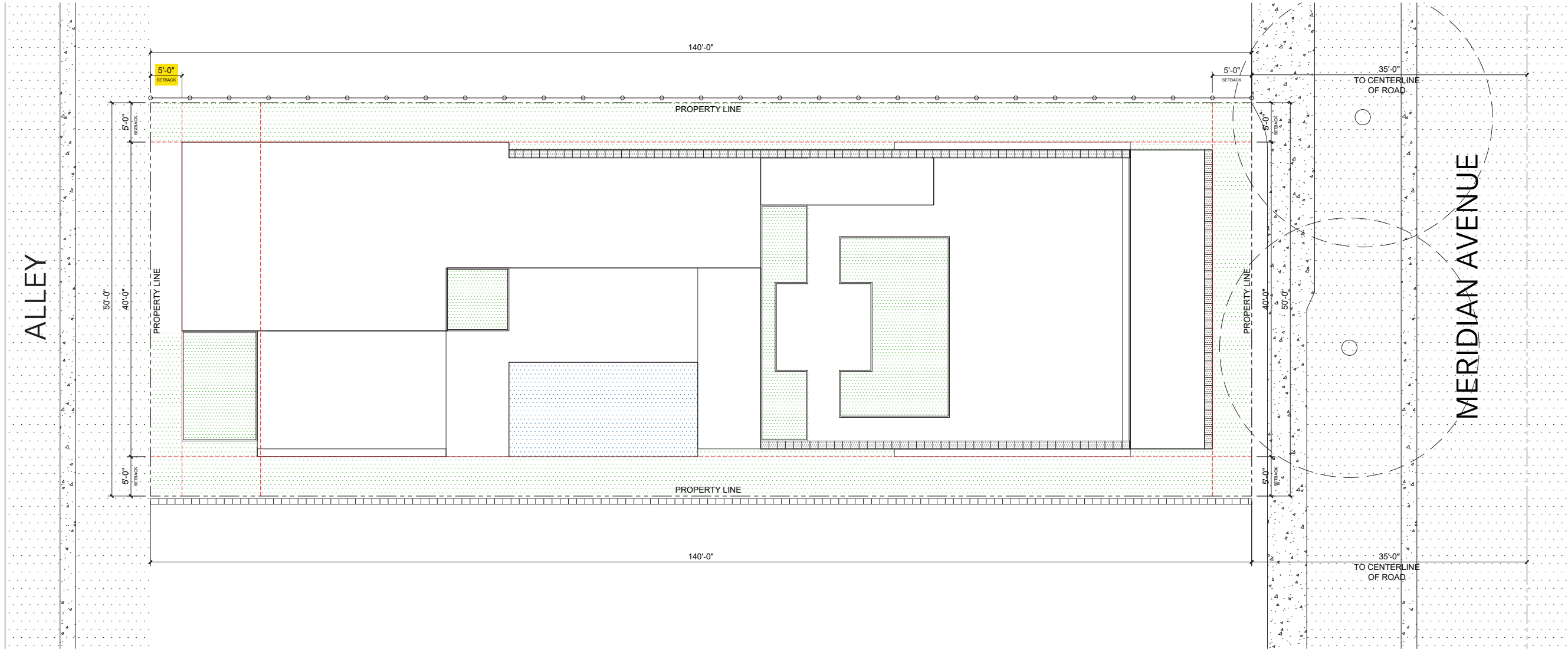
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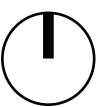
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ELEVATIONS -
NORTH
ELEVATION

A-12



1 SITE PLAN
scale: 1/16" = 1'-0"



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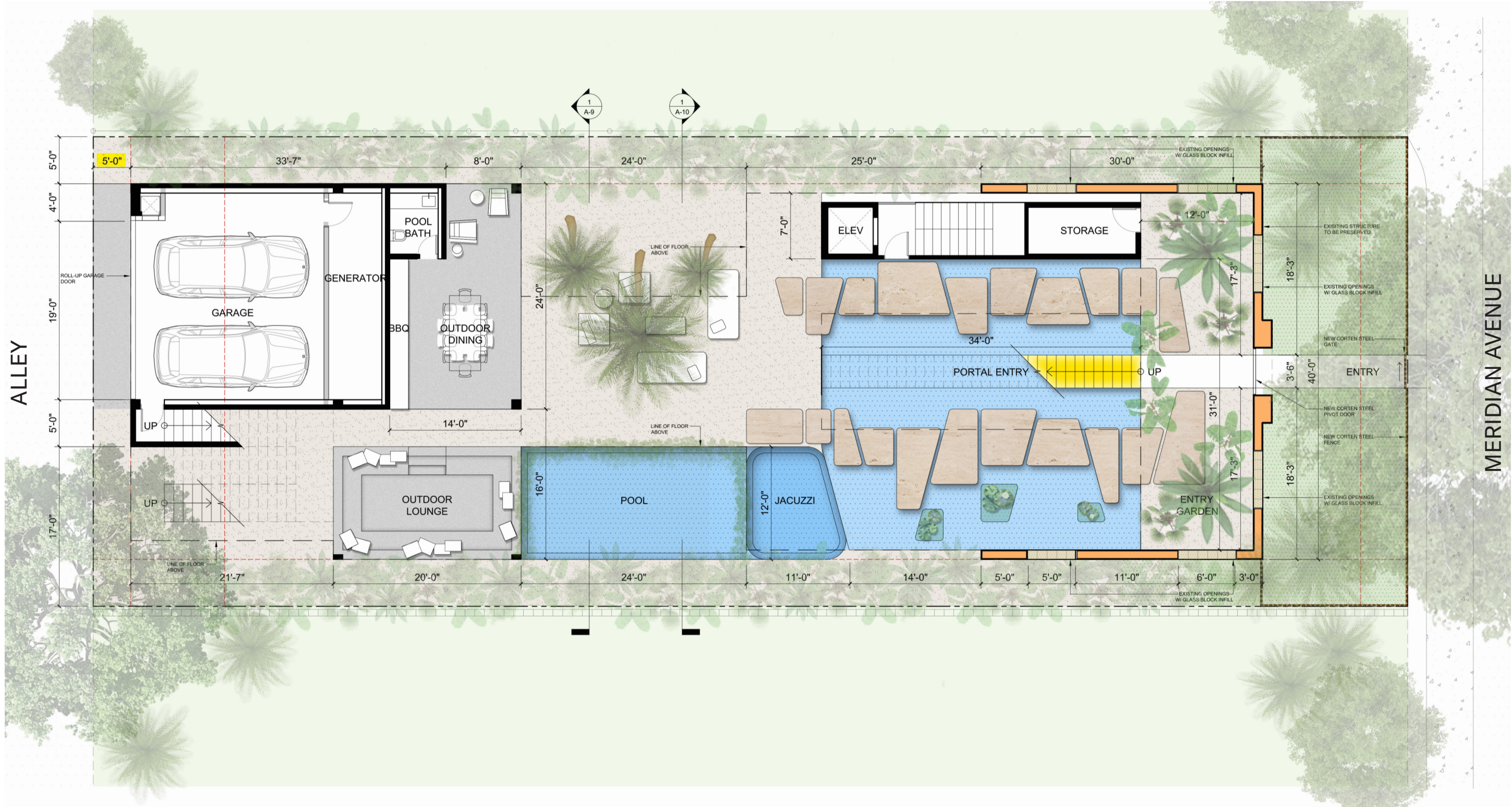
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PLANS -
SITE PLAN

A-22



1 GROUND FLOOR PLAN
scale: 3/32" = 1'-0"

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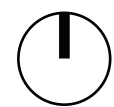
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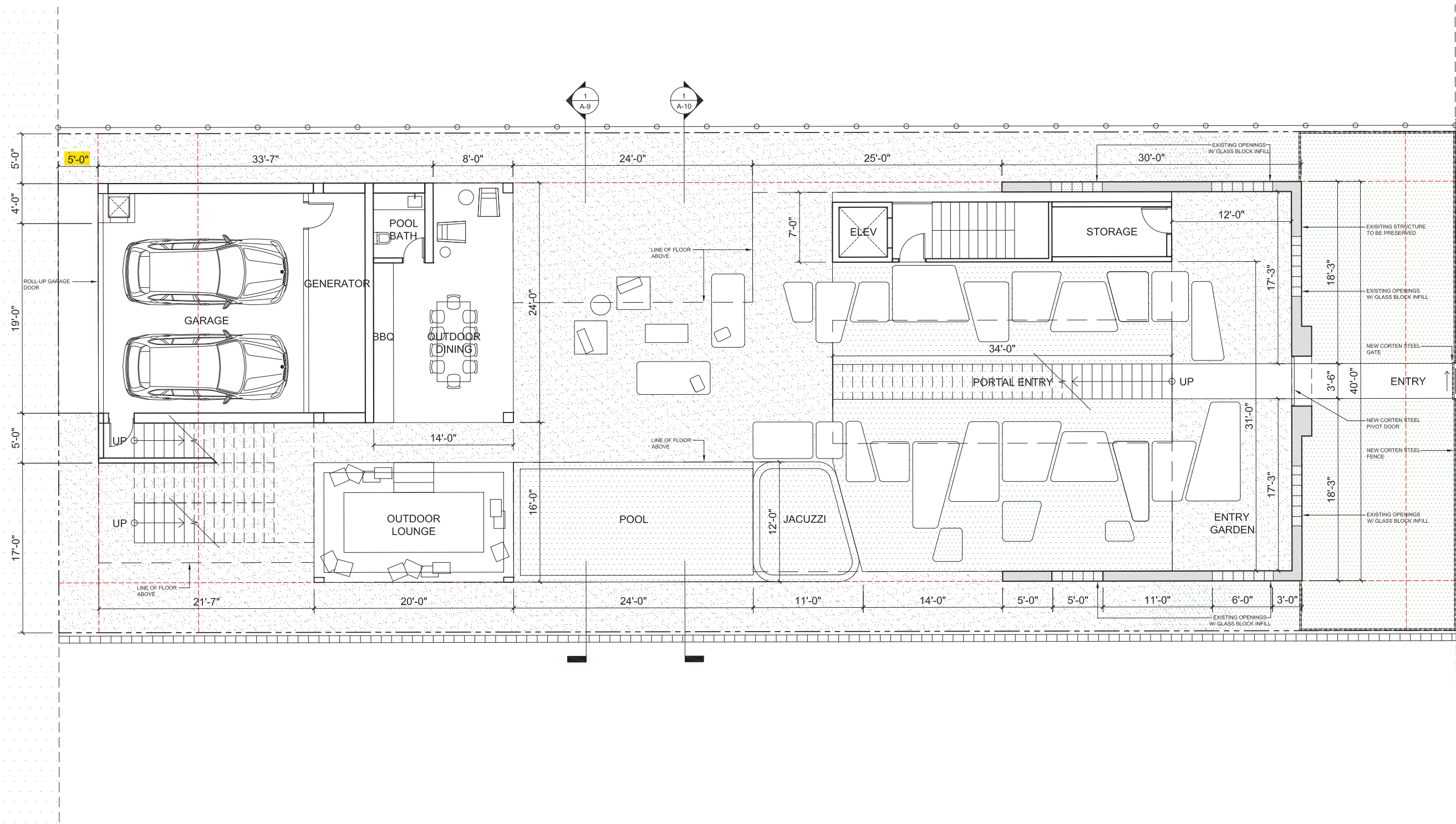
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PLANS -
GROUND FLOOR

A-23



ALLEY



MERIDIAN AVENUE

1 GROUND FLOOR PLAN
 scale: 3/32" = 1'-0"

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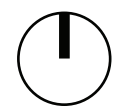
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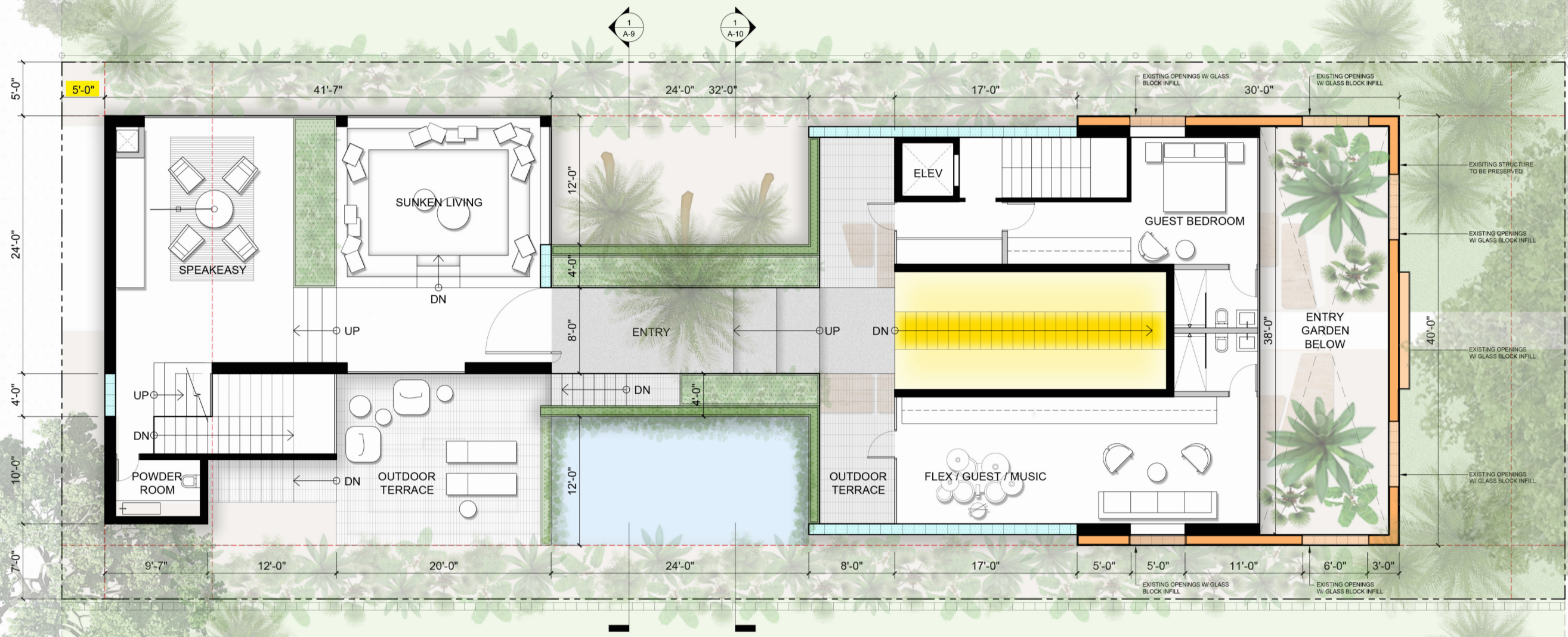
PLANS -
 GROUND FLOOR

A-24



ALLEY

MERIDIAN AVENUE



1 FIRST FLOOR PLAN
 scale: 3/32" = 1'-0"

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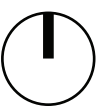
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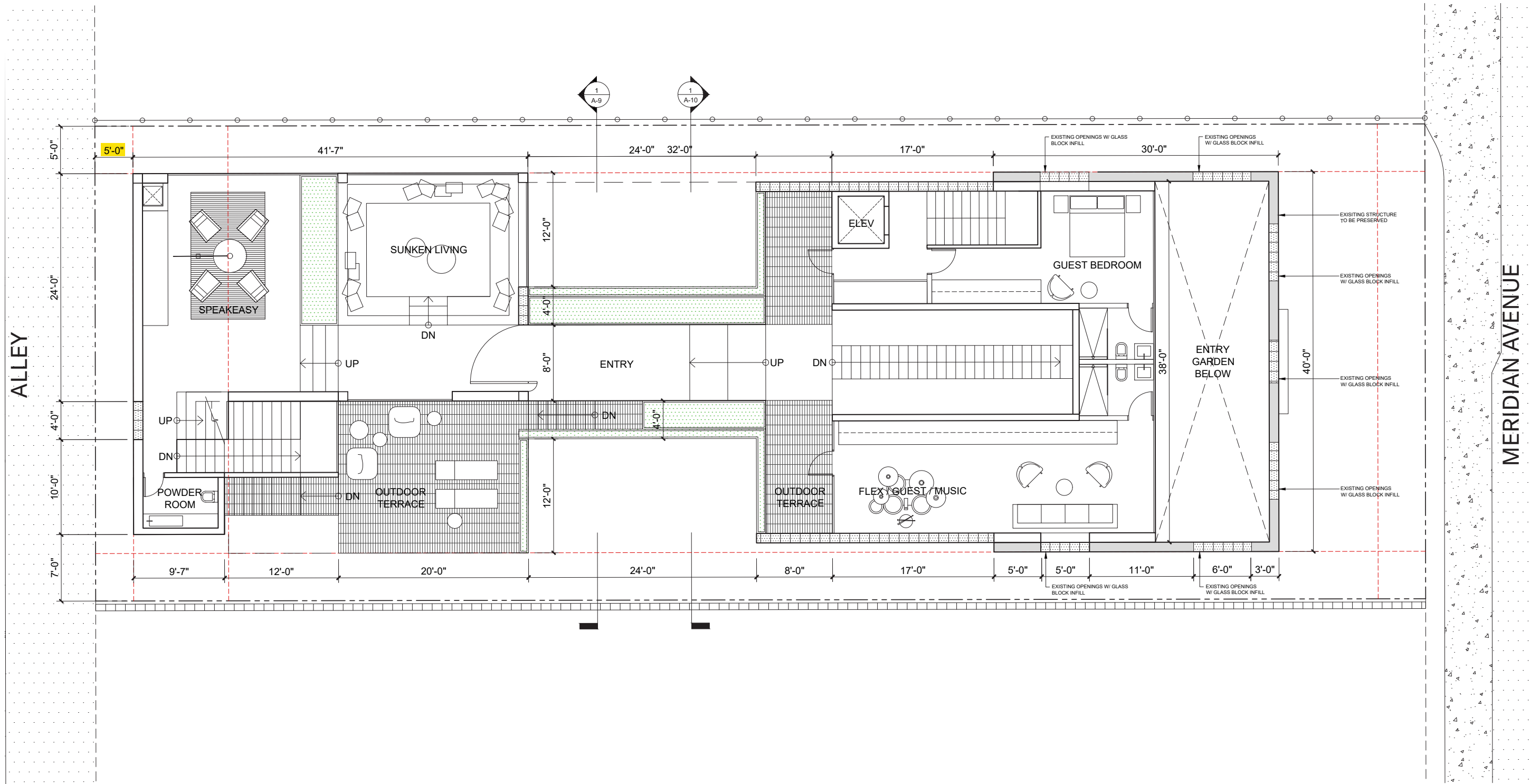
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PLANS -
 FIRST FLOOR

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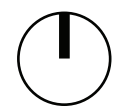
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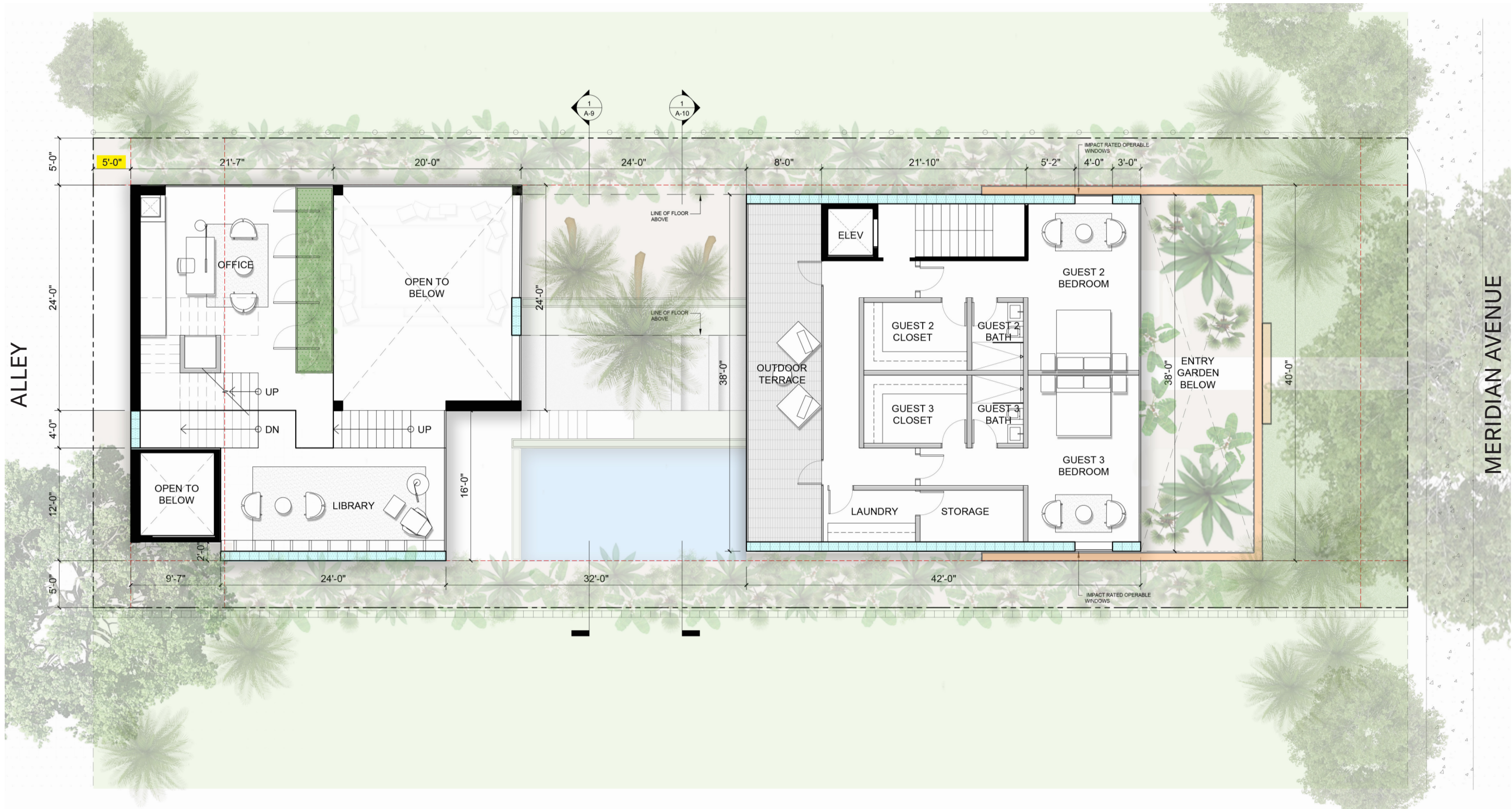
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PLANS -
 FIRST FLOOR

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1 SECOND FLOOR PLAN
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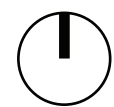
336 Meridian Ave
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Miami Beach, FL 33139

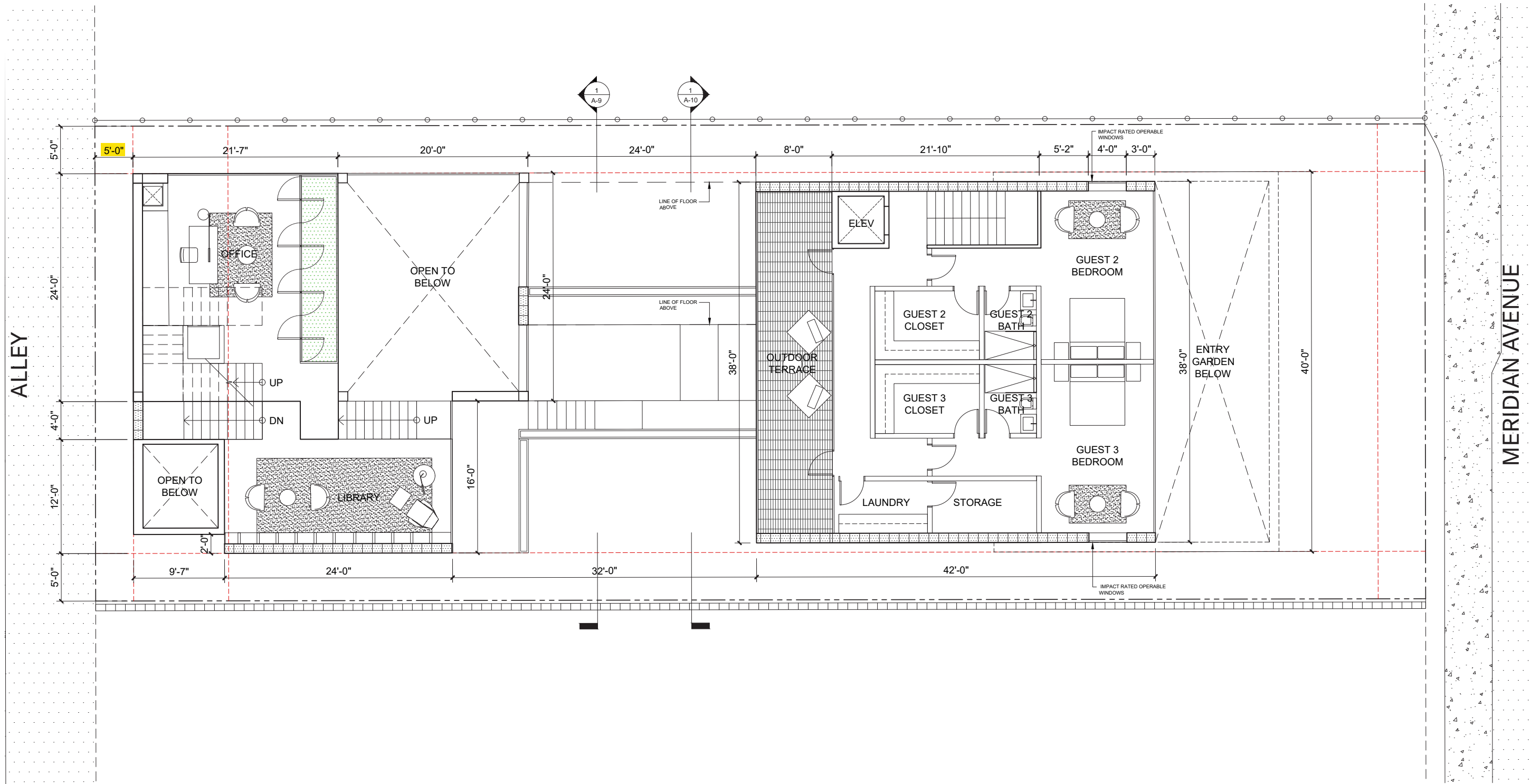
Date: 10.24.2025
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10.27.2025

PLANS -
SECOND FLOOR

A-27





1 SECOND FLOOR PLAN
 scale: 3/32" = 1'-0"

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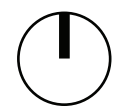
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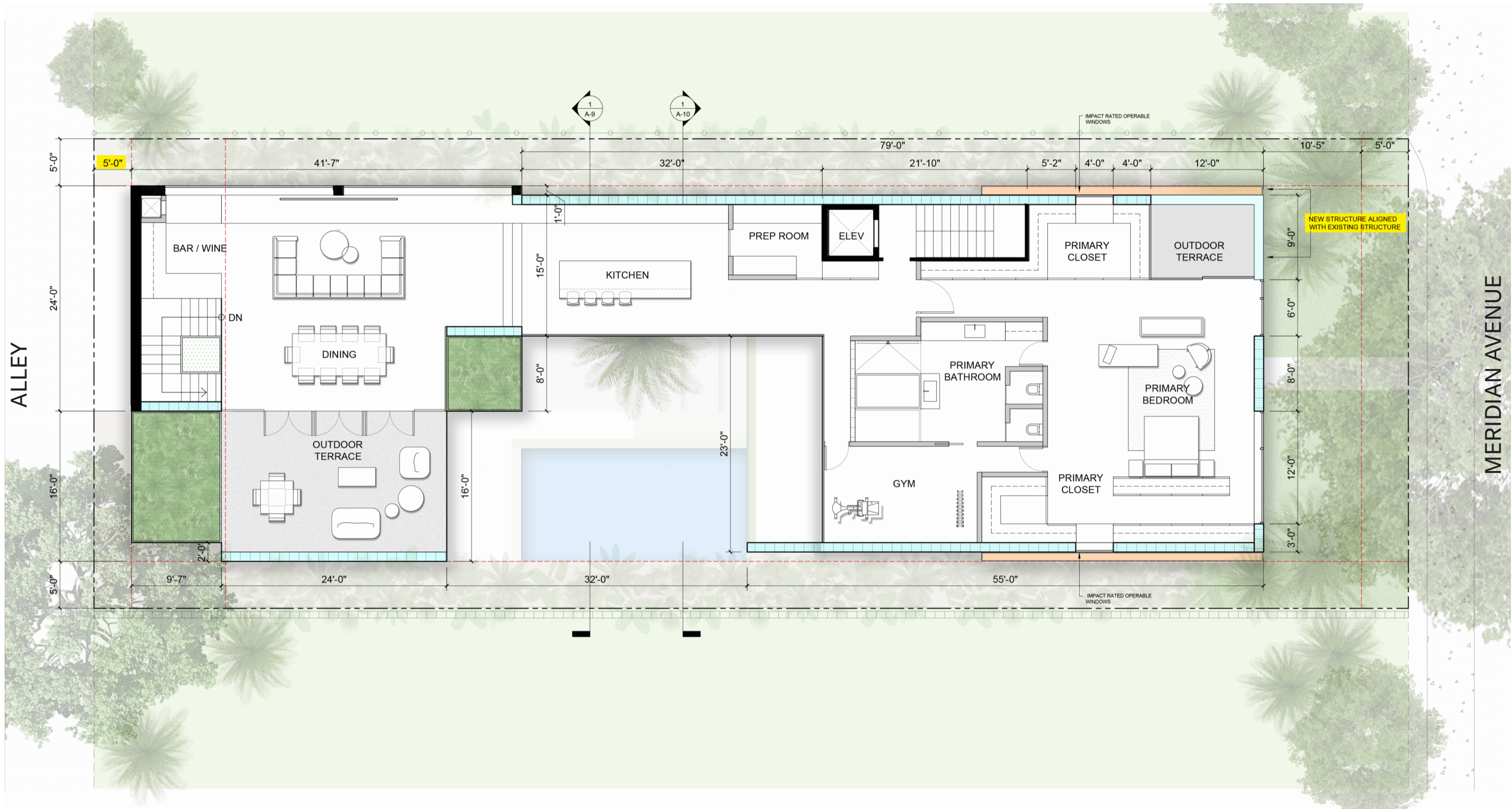
Date: 10.24.2025
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PLANS -
 SECOND FLOOR

A-28





1 THIRD FLOOR PLAN
 scale: 3/32" = 1'-0"

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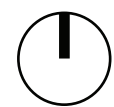
336 Meridian Ave
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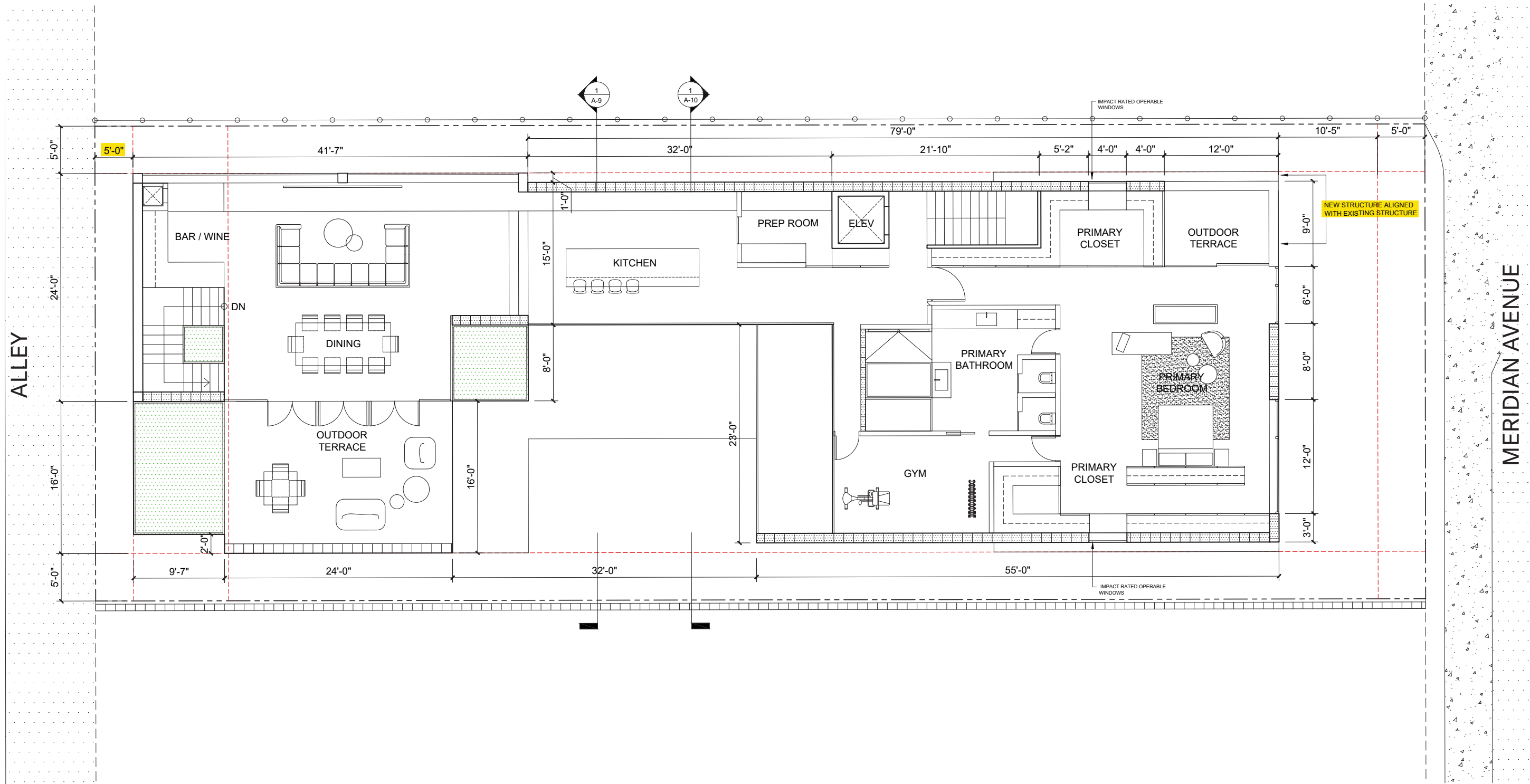
Date: 10.24.2025
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PLANS -
 THIRD FLOOR

A-29





1 THIRD FLOOR PLAN
 scale: 3/32" = 1'-0"

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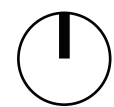
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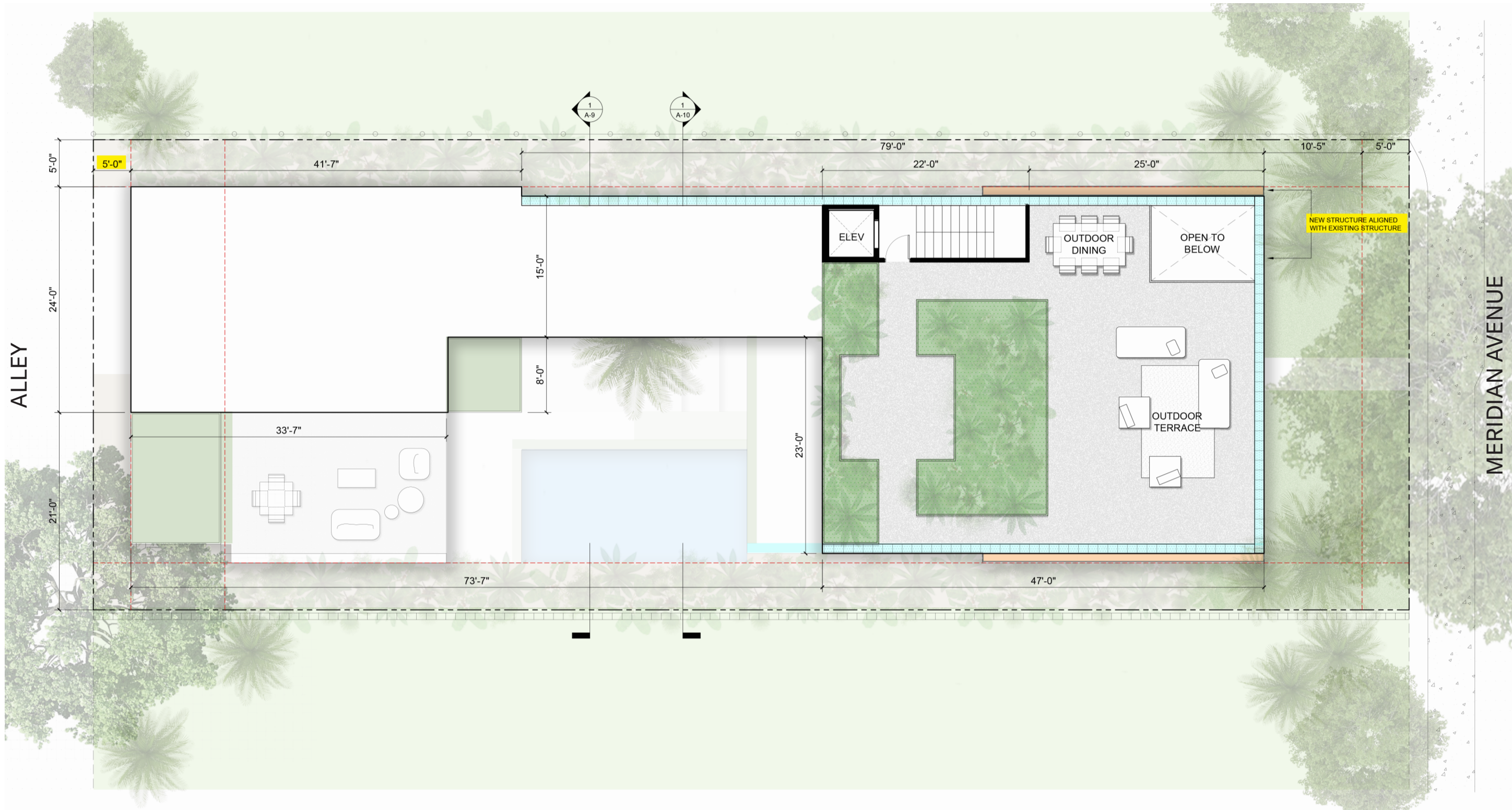
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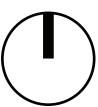
PLANS -
 THIRD FLOOR

A-30





1 ROOF FLOOR PLAN
scale: 3/32" = 1'-0"



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PLANS -
ROOFTOP

A-31

VARIANCE DRAWINGS

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VARIANCE

V-0

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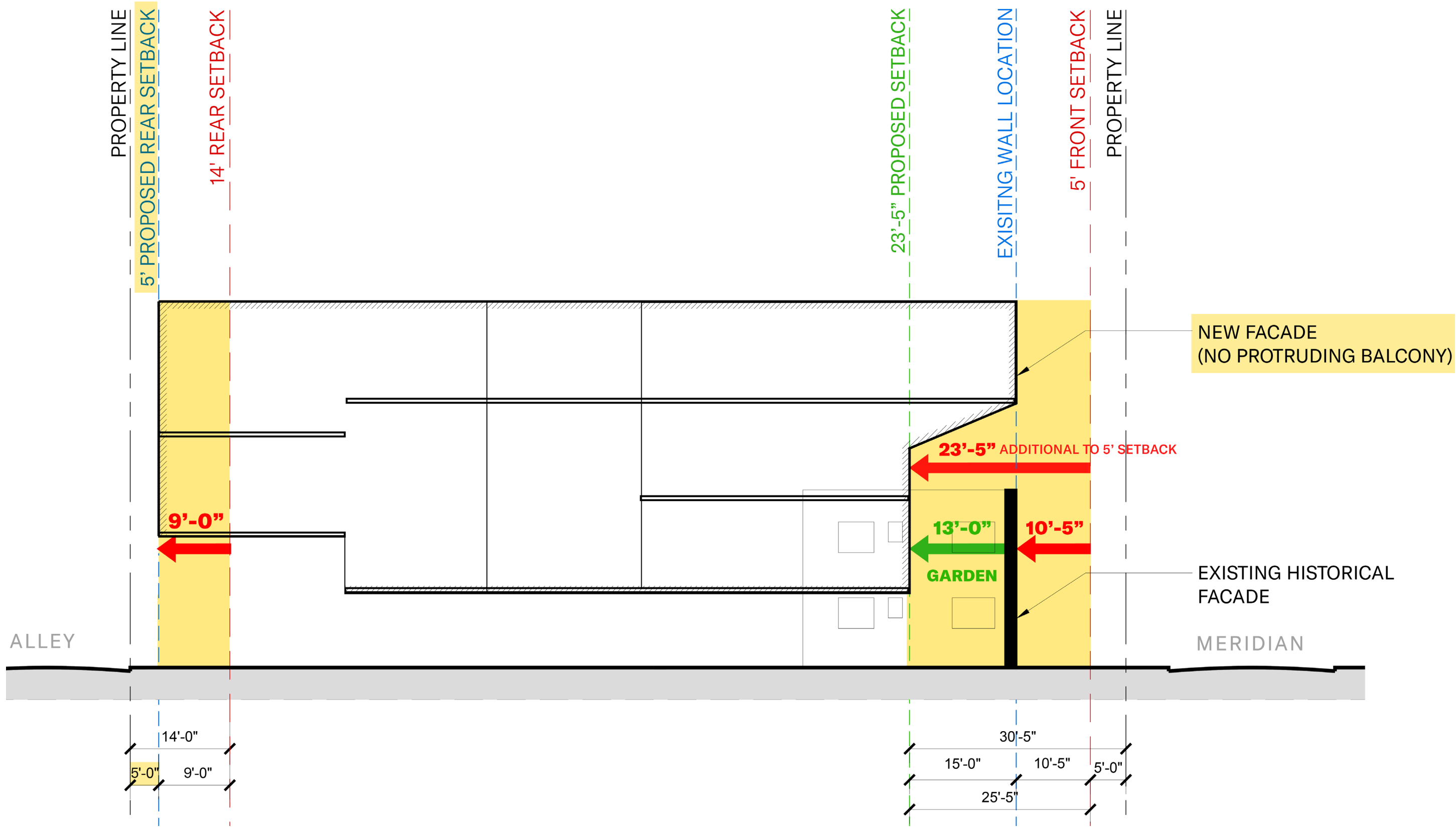
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I hereby certify that I am a duly licensed Professional Architect in the State of Florida, and that I am the author of the design and drawings herein. I am not providing these drawings for any other project or for any other purpose. I am not providing these drawings for any other project or for any other purpose. I am not providing these drawings for any other project or for any other purpose.

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1 SECTION SHOWING HARDSHIP - MOVING BUILDING BACK FROM PROPERTY LINE
 scale: N.T.S.

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VARIANCE
 SECTION

V-1

ALLEY

PROPERTY LINE

5' PROPOSED REAR SETBACK

14' REAR SETBACK

9'-0"

23'-5" PROPOSED SETBACK

EXISTING WALL LOCATION

5' FRONT SETBACK

PROPERTY LINE

23'-5"
ADDITIONAL TO 5' SETBACK

13'-0"
GARDEN BELOW

10'-5"

1 PLAN SHOWING HARDSHIP - MOVING BUILDING BACK FROM PROPERTY LINE
scale: N.T.S.

Date: 10.24.2025
Scale:
Revisions:

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10.27.2025

VARIANCE
PLAN

V-2

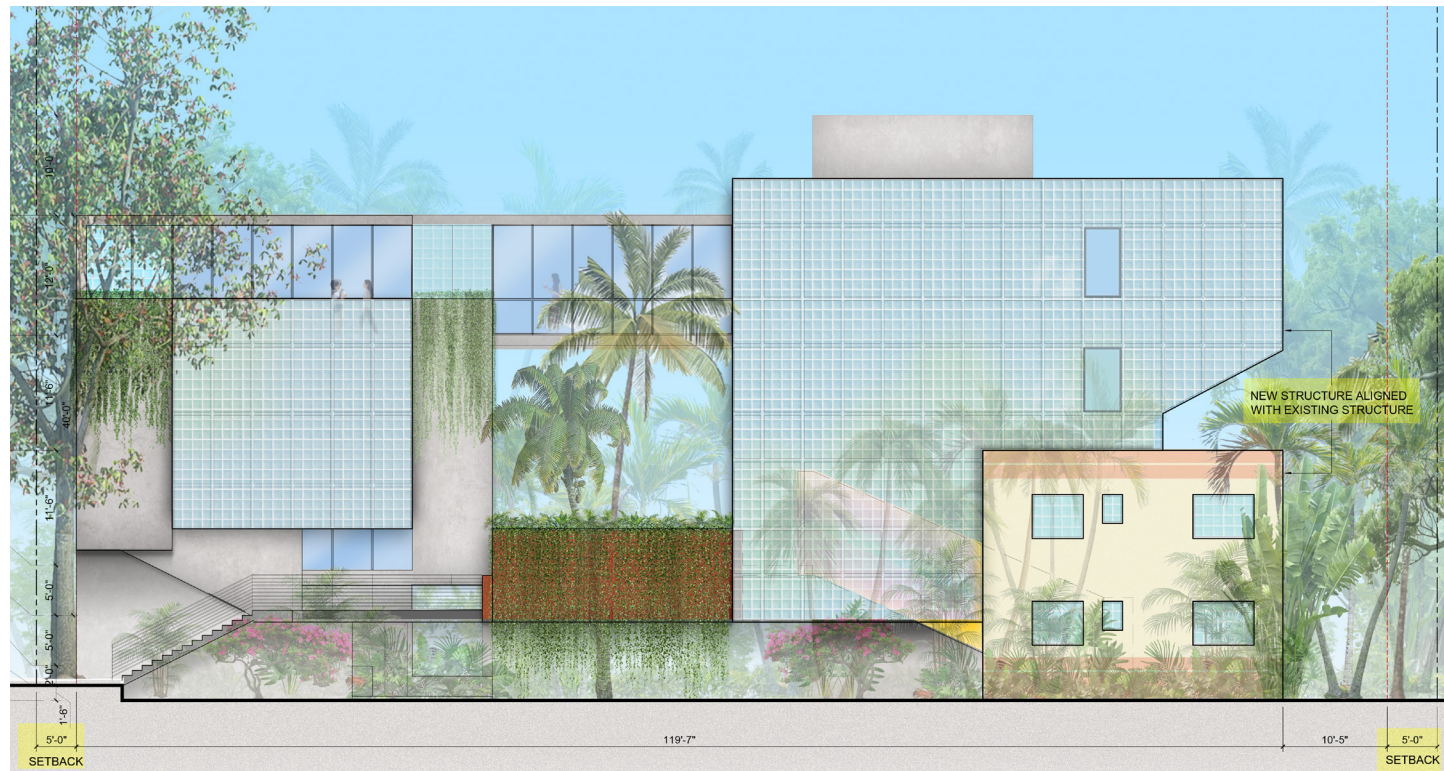
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3 3D RENDER not to scale

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Revised Design



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Revised Design



NEW FACADE DOES NOT
EXTEND BEYOND HISTORIC
DEXTER BUILDING BELOW

BALCONY OPEN
TO THE STREET

ALIGN

ALIGN

CORTEN STEEL
KEYHOLE DOOR

CORTEN STEEL
FENCE AND GATE

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Revised Design



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Revised Design | Sidewalk View



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Revised Design | Sidewalk View



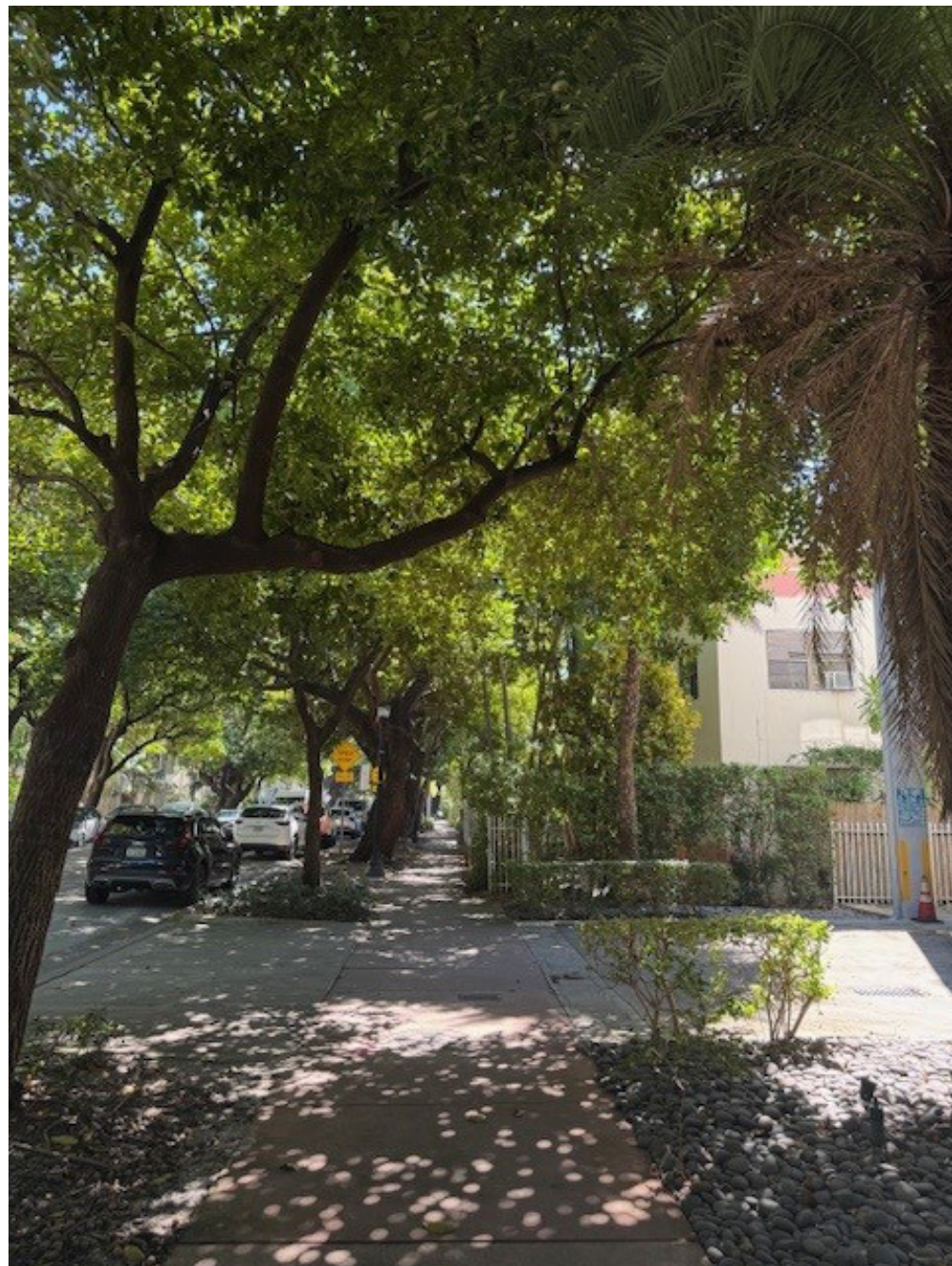
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Sidewalk Views | South to North



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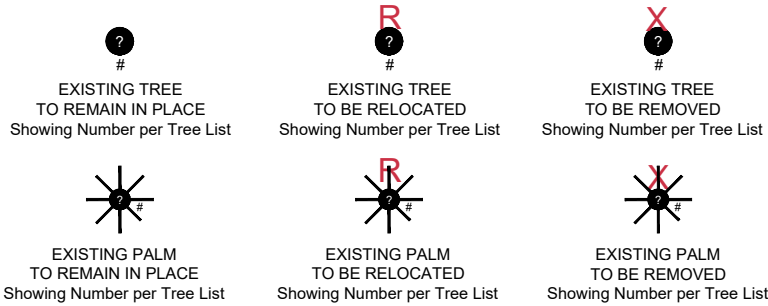
Sidewalk Views | East Facade



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Sidewalk Views | North to South

PLAN KEY



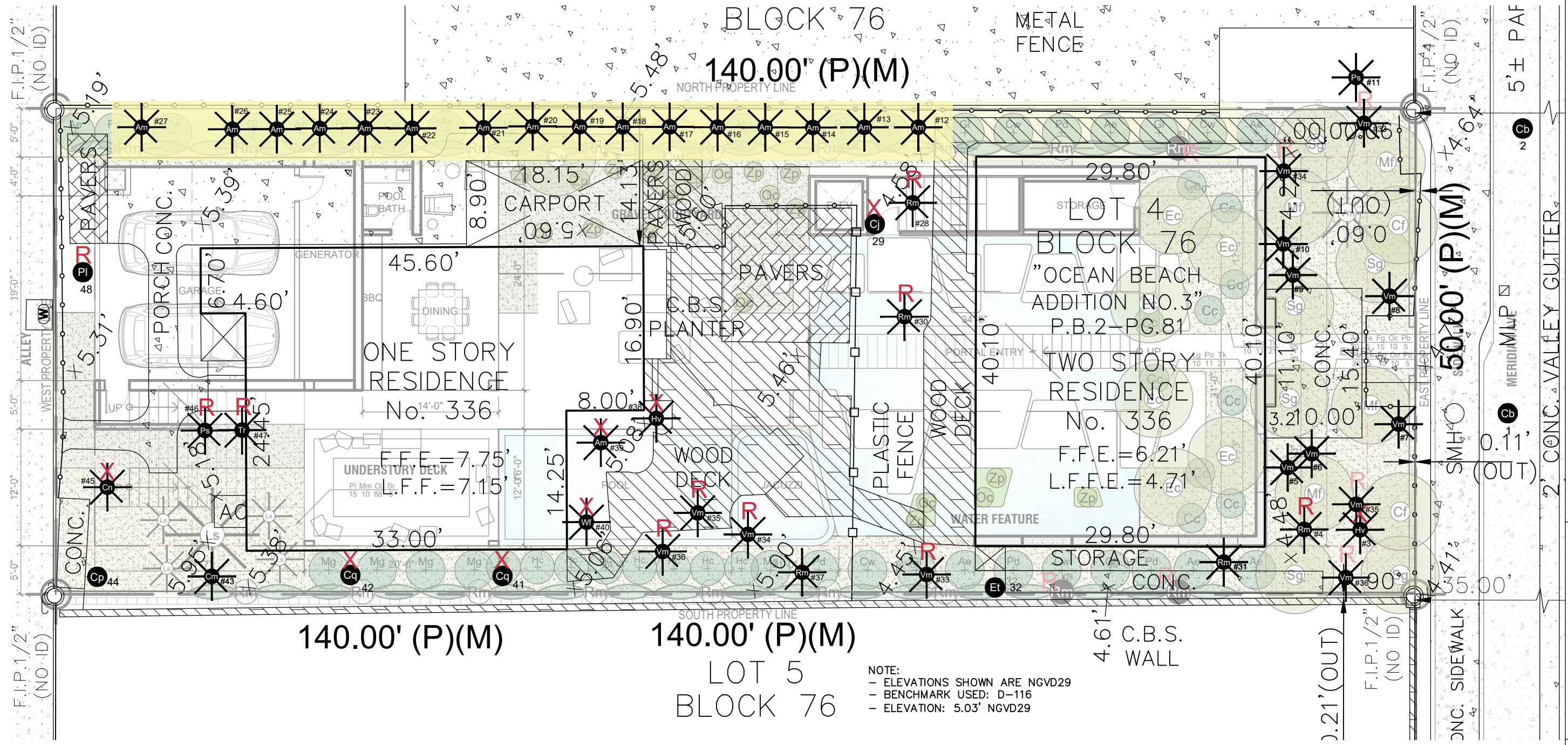
MITIGATION CALCULATIONS AND NOTES

1. OF ALL EXISTING PALMS AND TREES, TREES #29 (Cassia javanica), #41 (Clerodendrum quadriloculare), #42 (Clerodendrum quadriloculare) AND PALMS #3, #38, #39, #40, and #45 WILL BE REMOVED.
2. PALMS #3, #38, #39, #40, and #45 WILL BE MITIGATED PER PALM TRUNK, NOT AS CLUSTERS.
3. TREES #4, #28, #30 (Revenala madagascariensis), #48 (Pachypodium lamerei) AND PALMS #33 THROUGH #36, (Veitchia montgomeryana) WILL BE RELOCATED IN ACCORDANCE TO ANSI STANDARDS. ALL ROOT PRUNING WILL OVERSEEN BY THE CERTIFIED ARBORIST OF RECORD.
4. ALL TREES TO BE MITIGATED ACCOUNT TO A TOTAL OF 18" OF DBH AND (7) PALM TRUNKS, WHICH REQUIRES: (3) TREES WITH 4" DBH x 8' SPREAD IN CANOPY x 16' HEIGHT AND (7) TREES WITH 2" DBH x 6' SPREAD IN CANOPY x 12' HEIGHT
5. A TOTAL OF (57) TREES OF THE REQUIRED SPECIFICATIONS: (2) *Caesalpinia ferrea*, (1) *Chrysophyllum oliviforme*, (8) *Canella winterana*, (6) *Eugenia confusa*, (6) *Myrcianthes fragans*, (4) *Simaruba glauca*, (11) *Ardisia escallanoides*, (7) *Macaranga grandiflora*, (7) *Pimenta dioica*, AND (5) *Gymnanthes lucida* ARE BEING PROVIDED. REFER TO LANDSCAPE PLAN ON SHEET L-200 AND PROPOSED PLANT LIST ON SHEET L-201 FOR NEW-TREE SPECIFICATIONS AND LOCATIONS.
6. CODE REQUIRES THE PROVISION OF TWO (2) STREET TREES, WHICH ARE ALREADY EXISTING TWO (2) "*Calophyllum brasiliense*" WITH 4" DBH, 4' CLEAR TRUNK, 16' HEIGHT, AN 8' SPREAD. REFER TO EXISTING TREE DISPOSITION PLAN, ON THIS SHEET, FOR STREET TREE LOCATIONS AND SPECIFICATIONS.
7. EXISTING TREES THAT REMAIN IN PLACE WILL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BASED ON TREE PROTECTION ZONES (TPZ) DESCRIBED IN ARBORIST REPORT AND PER CODE REQUIREMENTS. REFER TO EXISTING-TREE PROTECTION BARRIER DETAILS ON SHEET L-101.

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EXISTING TREE DISPOSITION PLAN
 SCALE: 3/32" = 1'-0"

NOTE: PER CITY REQUIREMENTS, THE CERTIFIED ARBORIST OF RECORD WILL VERIFY AND CONFIRM THAT THE TREE PROTECTION BARRIERS ARE INSTALLED CORRECTLY PRIOR TO DEMOLITION AND CONSTRUCTION OF FOUNDATION, SYSTEMS, AND UTILITY TRENCHES.

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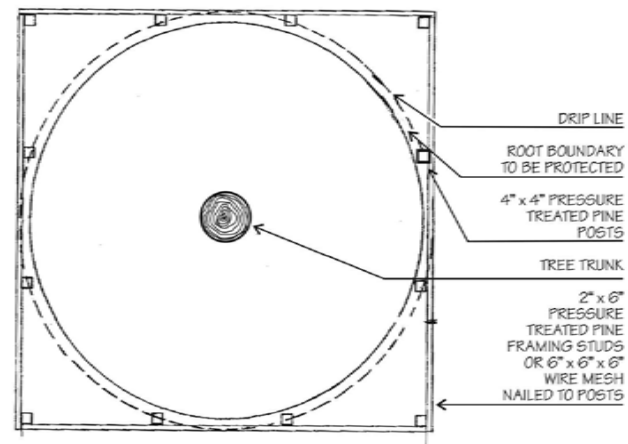
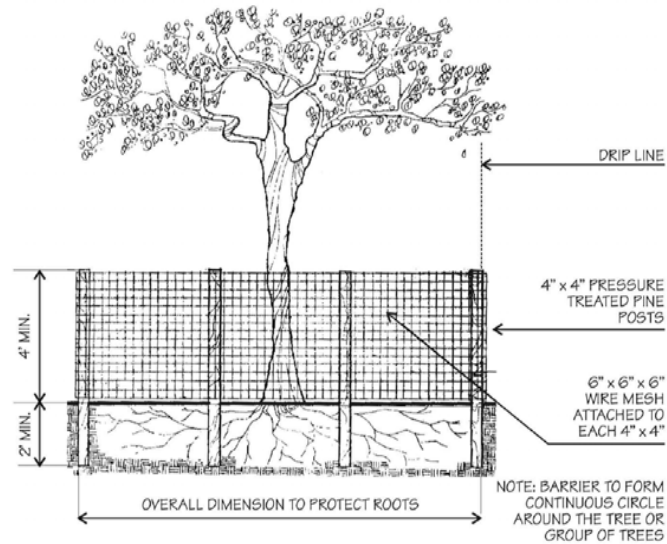
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 Scale: 3/32" = 1'-0"
 Revisions:

EXISTING TREE DISPOSITION PLAN

EXISTING-TREE PROTECTION BARRIER DETAILS

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING - TREE DISPOSITION TABLE

#	COMMON NAME	BOTANICAL NAME	DBH	SP	HT	DISPOSITION
1	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	3'	45'	50'	To Remain In-Place
2	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	0.90'	6'	30'	To Remain In-Place
3	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	0.80'	6'	30'	To Be Removed
4	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	6'	11'	45'	To Be Relocated
5	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
6	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
7	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	10'	50"	To Remain In-Place
8	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
9	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
10	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	2.3'	22'	35'	To Remain In-Place
11	Sylvester Palm (Offsite)	<i>Phoenix sylvestris</i>	1.1'	20'	30'	To Remain In-Place
12	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
13	Christmas Palm	<i>Adonidia merrillii</i>	.5'	6'	30'	To Remain In-Place
14	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
15	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
16	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
17	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
18	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
19	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
20	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
21	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
22	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
23	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
24	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
25	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
26	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Remain In-Place
27	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Remain In-Place
28	Traveler's Tree (5)	<i>Ravenala madagascariensis</i>	4'	15'	30'	To Be Relocated
29	Apple Blossom Cassia	<i>Cassia javanica</i>	0.8'	20'	35'	To Be Removed
30	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	4.5'	15'	30'	To Be Relocated
31	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	3'	20'	30'	To Remain In-Place
32	Pencil Stick Cactus	<i>Euphorbia tirucalli</i>	0.8'	18'	27'	To Remain In-Place
33	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	1.8'	12'	30'	To Be Relocated
34	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
35	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
36	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
37	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	6'	22'	28'	To Remain In-Place
38	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	2.3'	4'	7'	To Be Removed
39	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	0.8'	18'	23'	To Be Removed
40	Washingtonia	<i>Washingtonia filifera</i>	1.2'	10'	30'	To Be Removed
41	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
42	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
43	Fishtail Palm	<i>Caryota mitis</i>	3'	20'	30'	To Remain In-Place
44	Kapok Tree	<i>Ceiba pentandra</i>	6'	40'	45'	To Remain In-Place
45	Coconut Palm	<i>Cocos nucifera</i>	.6'	10'	35'	To Be Removed
46	Bucaneer Palm	<i>Pseudophoenix sargentii</i>	0.6'	8'	15'	To Be Relocated
47	Thatch Palm	<i>Thrinax radiata</i>	0.4'	6'	7'	To Be Relocated
48	Madagascar Plumeria	<i>Pachypodium lamerei</i>	1.5'	12'	18'	To Be Relocated

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EXISTING-TREE
DISPOSITION
TABLE

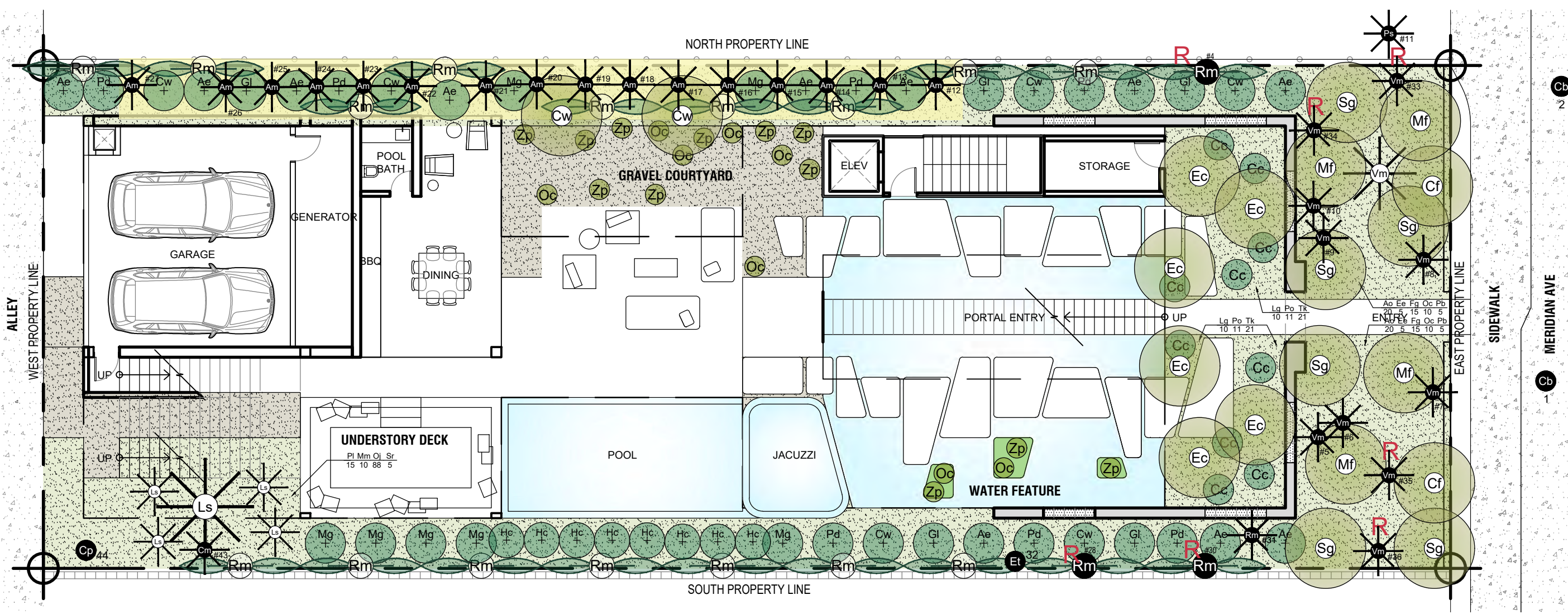
L-101



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PLAN KEY

- HARDSCAPE
- PLANTING
- WATER FEATURE
- GRAVEL
- ? EXISTING TREE IN SITU
Showing tree number per survey
- R RELOCATED TREE
Showing tree number per survey
- ? PROPOSED TREE
Refer to plant list
- ? PROPOSED LARGE SHRUB / SMALL TREE
Refer to plant list
- ? PROPOSED PALM
Refer to plant list
- ? PROPOSED SMALL SHRUBS
Refer to plant list
- * EXISTING PALM IN SITU
Showing tree number per survey
- R RELOCATED PALM
Showing tree number per survey
- * PROPOSED PALM
Refer to plant list
- * RELOCATED TRAVELLER'S TREE
Showing tree number per survey
- * PROPOSED TRAVELLER'S TREE
Refer to plant list



GROUND FLOOR PLANTING PLAN
 SCALE: 3/32" = 1'-0"

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GROUND FLOOR PLANTING PLAN

L-200

NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.