

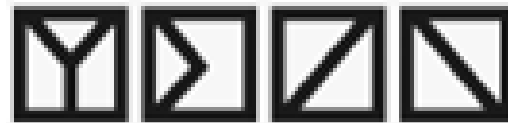
# DRB24-1038

## 1265 N Biscayne Point Road



January 16, 2025

# Project Team



# Neighborhood Support



No.	Property Address	Owner
1.	1275 N Biscayne Point Road	Baruk Benamram
2.	1305 N Biscayne Point Road	Eric Guedj
3.	1215 N Biscayne Point Road	Stephane Amesellem



① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



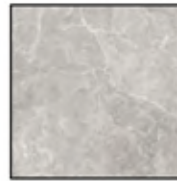
② GATE:  
ALUMINUM BRONZE  
FINISH



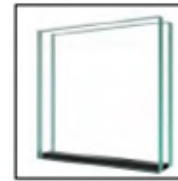
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE, LIGHT  
NATURAL MOON  
FINISH



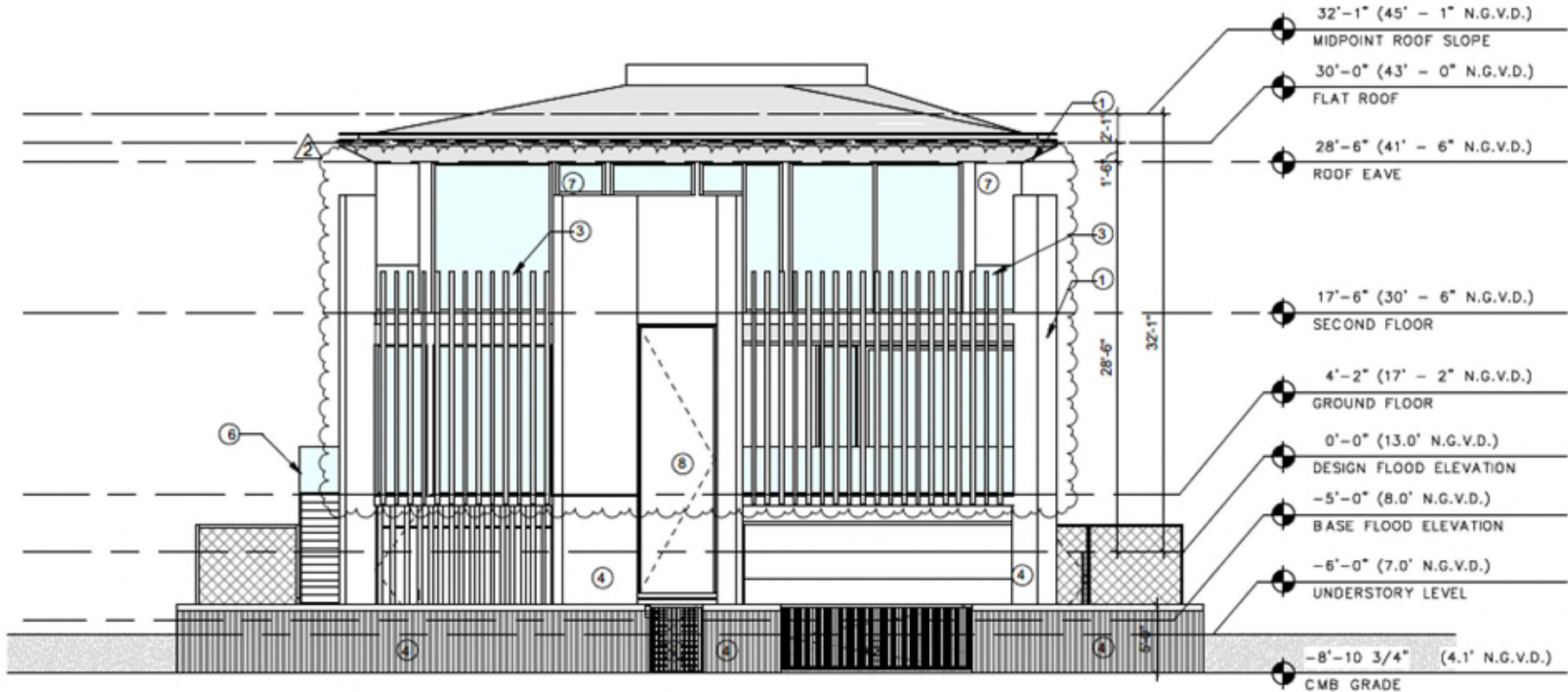
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD



01

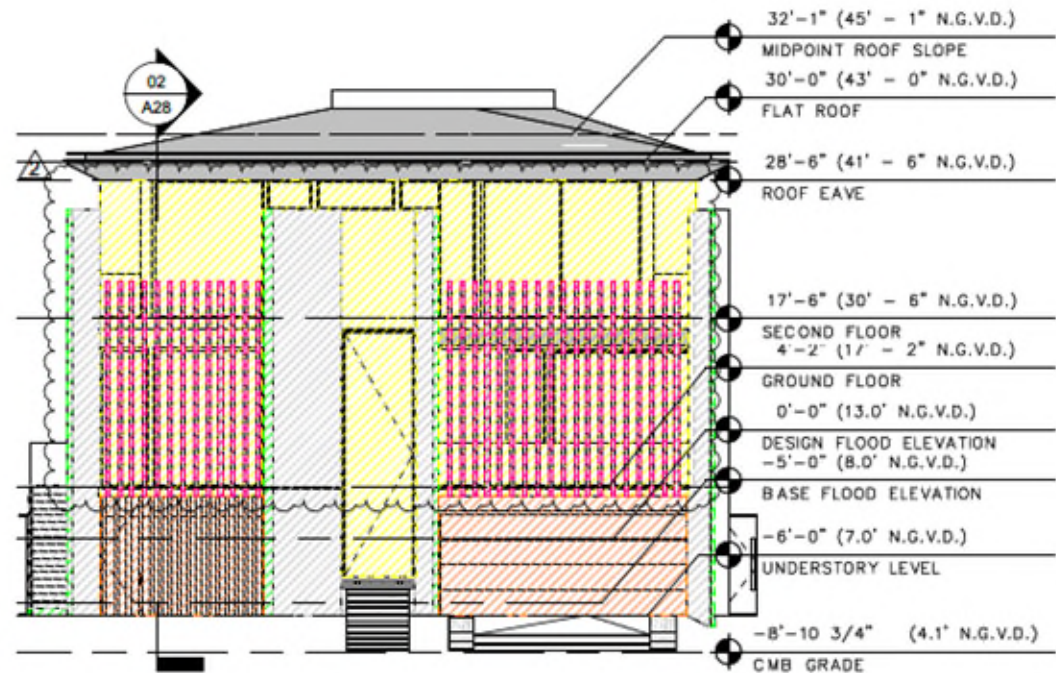
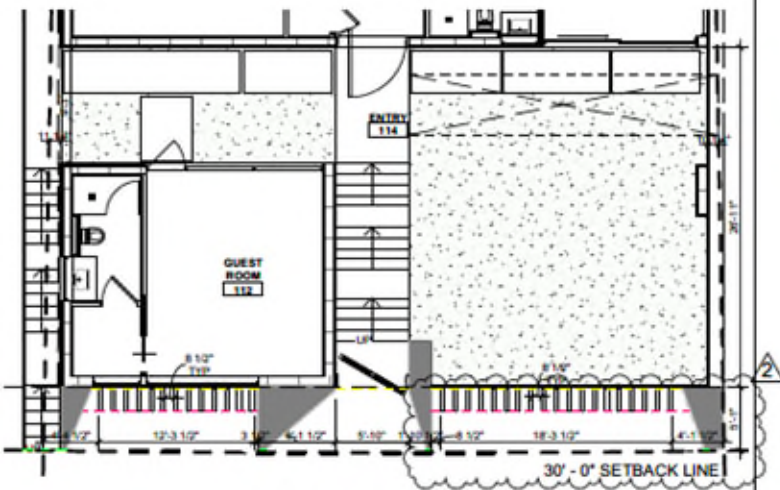
## SOUTH ELEVATION

SCALE 1/8" = 1'-0"

**DEPTH LEGEND FROM FRONT YARD SETBACK LINE AT 30'-0"**

	<b>ANGLED SURFACE</b>		<b>DEPTH 3'-0"</b>
	<b>DEPTH 4"</b>		<b>DEPTH 5'-3"</b>
	<b>DEPTH 1'-8"</b>		<b>DEPTH MORE THAN 9'-6"</b>

**NOTE:**  
 FOR LOT COVERAGE OVER 25%; PROVIDE 5' SETBACK OF AT LEAST 35 PERCENT (35%) OF THE SECOND FLOOR ALONG THE FRONT ELEVATION. TECHNICALLY, THE 2ND FLOOR 5' SETBACK IS 100% OF THE FACADE. YET THE LOUVERS ARE POSITIONED TO COMPLY WITH THE INTENT OF THE CODE.



**02** LOUVERS PLAN  
 SCALE 1" = 10'-0"

**01** SOUTH ELEVATION DEPTHS  
 SCALE 1" = 10'-0"

# Before

# After

## DEPTH LEGEND FROM FRONT YARD SETBACK LINE AT 30'-0"

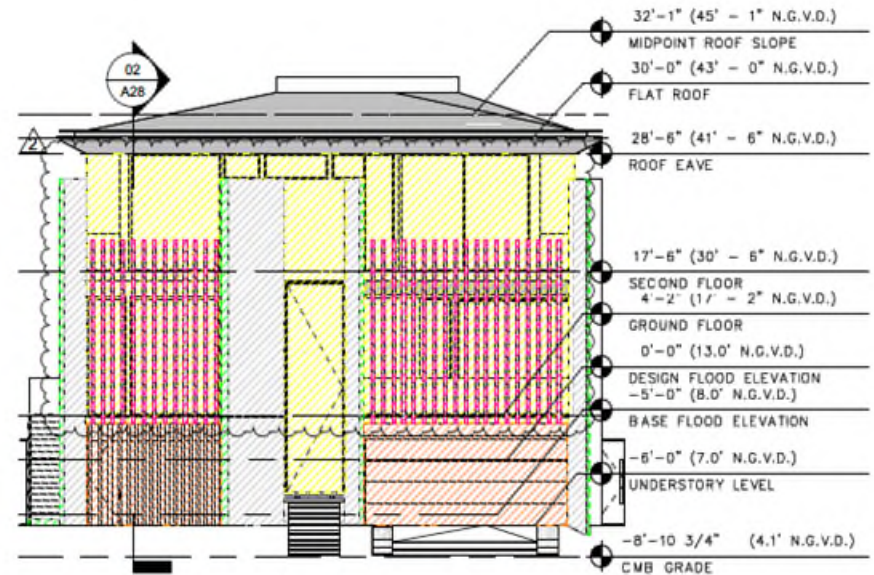
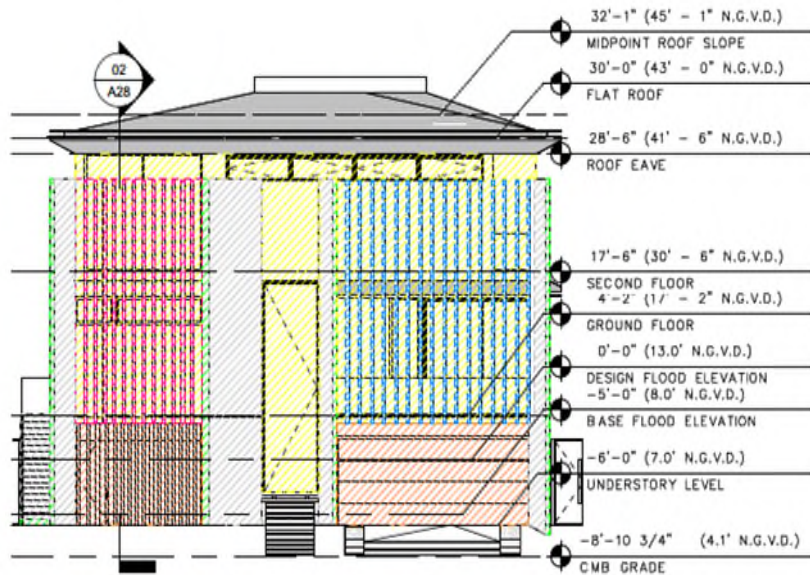
	ANGLED SURFACE		DEPTH 3'-0"
	DEPTH 0"		DEPTH 5'-0"
	DEPTH 1'-8"		DEPTH MORE THAN 9'-6"

**NOTE:**  
FOR LOT COVERAGE OVER 25%; PROVIDE 5' SETBACK OF AT LEAST 35 PERCENT (35%) OF THE SECOND FLOOR ALONG THE FRONT ELEVATION. TECHNICALLY, THE 2ND FLOOR 5' SETBACK IS 100% OF THE FACADE YET THE LOUVERS ARE POSITIONED TO COMPLY WITH THE INTENT OF THE CODE.

## DEPTH LEGEND FROM FRONT YARD SETBACK LINE AT 30'-0"

	ANGLED SURFACE		DEPTH 3'-0"
	DEPTH 4"		DEPTH 5'-3"
	DEPTH 1'-8"		DEPTH MORE THAN 9'-6"

**NOTE:**  
FOR LOT COVERAGE OVER 25%; PROVIDE 5' SETBACK OF AT LEAST 35 PERCENT (35%) OF THE SECOND FLOOR ALONG THE FRONT ELEVATION. TECHNICALLY, THE 2ND FLOOR 5' SETBACK IS 100% OF THE FACADE YET THE LOUVERS ARE POSITIONED TO COMPLY WITH THE INTENT OF THE CODE.





① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



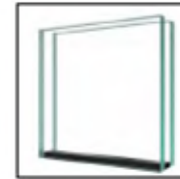
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE; LIGHT  
NATURAL MOON  
FINISH



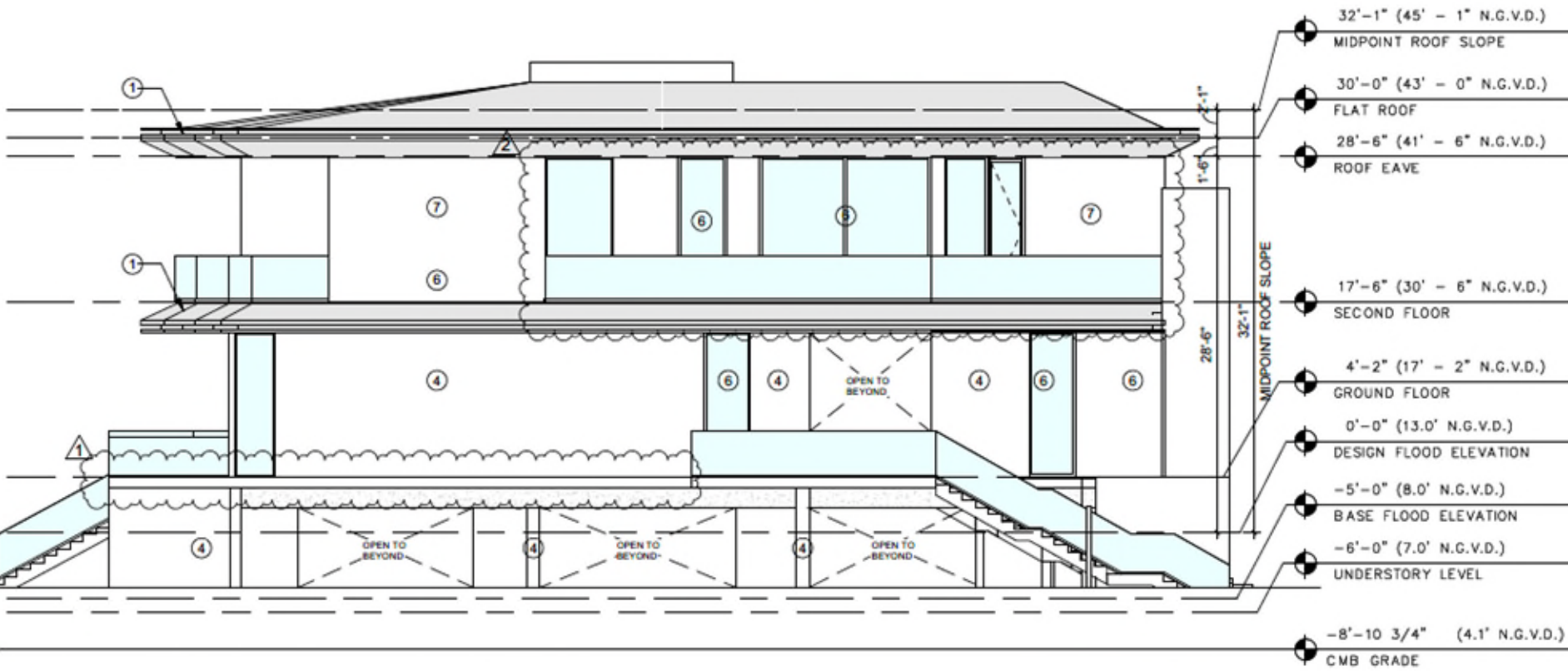
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD




01

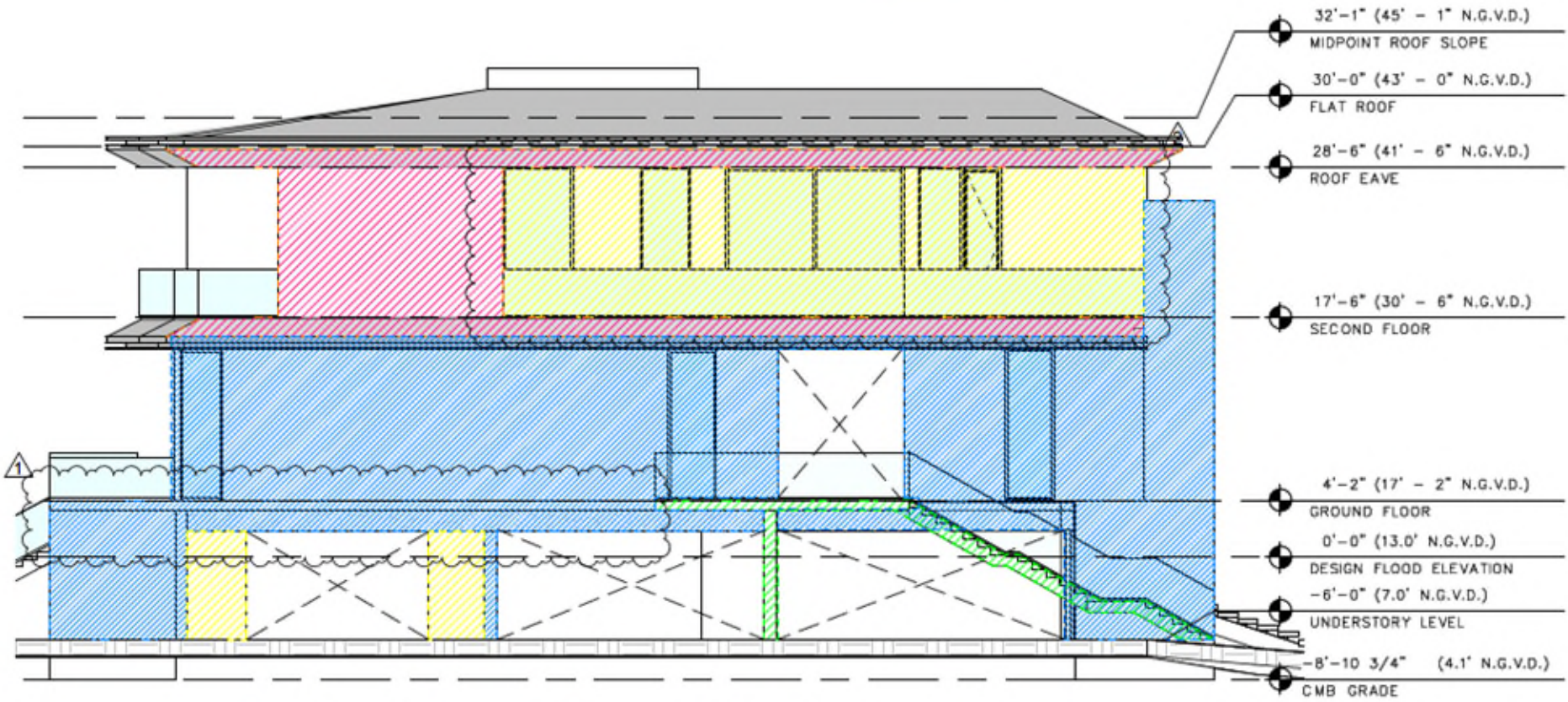
WEST ELEVATION

SCALE 1/8" = 1'-0"



**WAIVER OF ADDITIONAL OPEN SPACE**

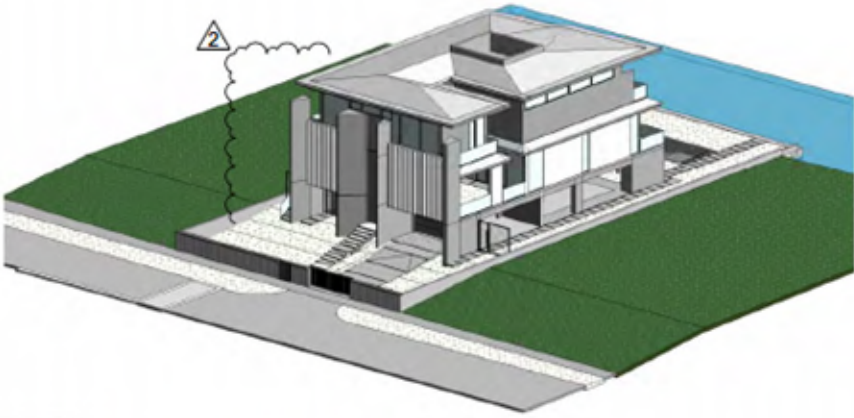
- |   |                    |   |                     |
|---|--------------------|---|---------------------|
|  | <b>DEPTH 0'</b>    |  | <b>DEPTH 8'-0"</b>  |
|  | <b>DEPTH 3'</b>    |  | <b>DEPTH 10'-1"</b> |
|  | <b>DEPTH 5'-7"</b> |   |                     |



**01**

**WEST FACADE ELEVATION DEPTHS**

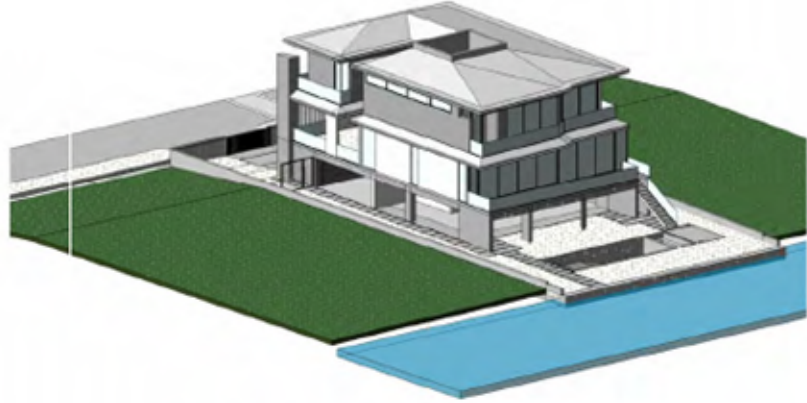
SCALE 1/8" = 1'-0"



**04**

SE AXONOMETRIC

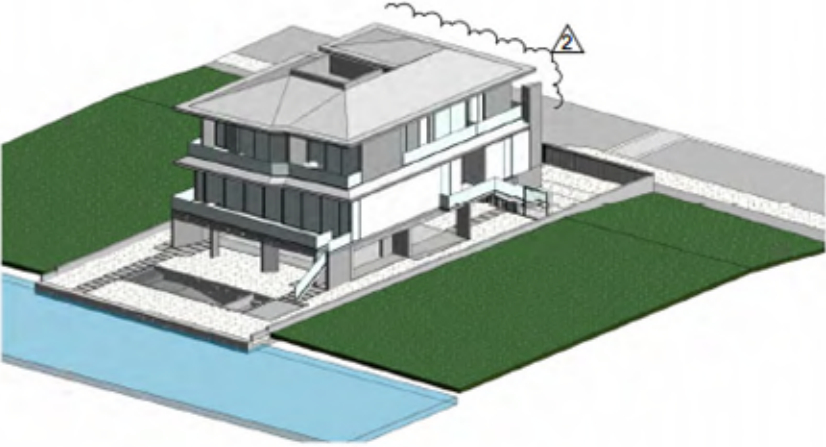
SCALE



**03**

NE AXONOMETRIC

SCALE



**02**

NW AXONOMETRIC

SCALE



**01**

SW AXONOMETRIC

SCALE



**03** SOUTH FACADE CONTEXT ELEVATION

SCALE 1/16" = 1'-0"



**02** CONTEXT NORTH SIDE AXONOMETRIC

SCALE: N.T.S.



**01** CONTEXT SOUTH SIDE AXONOMETRIC

SCALE: N.T.S.



RENDERING AT MAIN FACADE



RENDERING AT HOUSE ENTRY & GARAGE



RENDERING AT ENTRANCE GATE





RENDERING AT SOUTHWEST CORNER



RENDERING AT REAR YARD OF HOUSE FROM BISCAYNE BAY



RENDERING AT POOL

**Before**



PRIOR RENDERING AT MAIN FACADE

**After**



RENDERING AT MAIN FACADE

**Before**



PRIOR RENDERING AT HOUSE ENTRY & GARAGE

**After**



RENDERING AT HOUSE ENTRY & GARAGE



# 3D Video



# Thank You

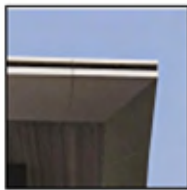
200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



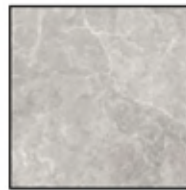
② GATE:  
ALUMINUM BRONZE  
FINISH



③ LOUVERS:  
METALLIC BRONZE  
FINISH



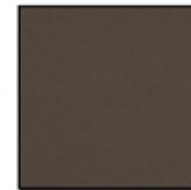
④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE; LIGHT  
NATURAL MOON  
FINISH



⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD



01

# NORTH ELEVATION

SCALE 1/8" = 1'-0"



① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



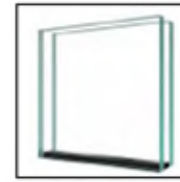
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE; LIGHT  
NATURAL MOON  
FINISH



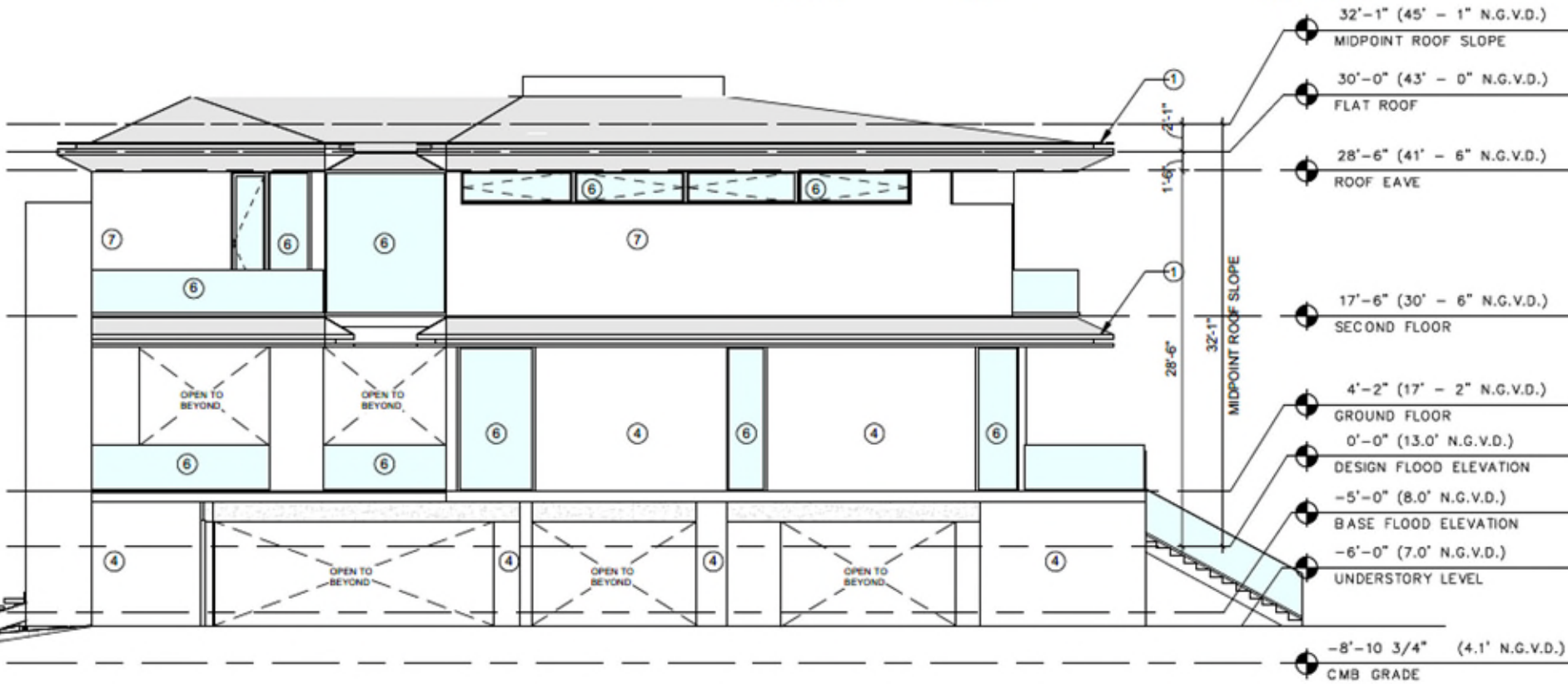
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD



01

EAST ELEVATION

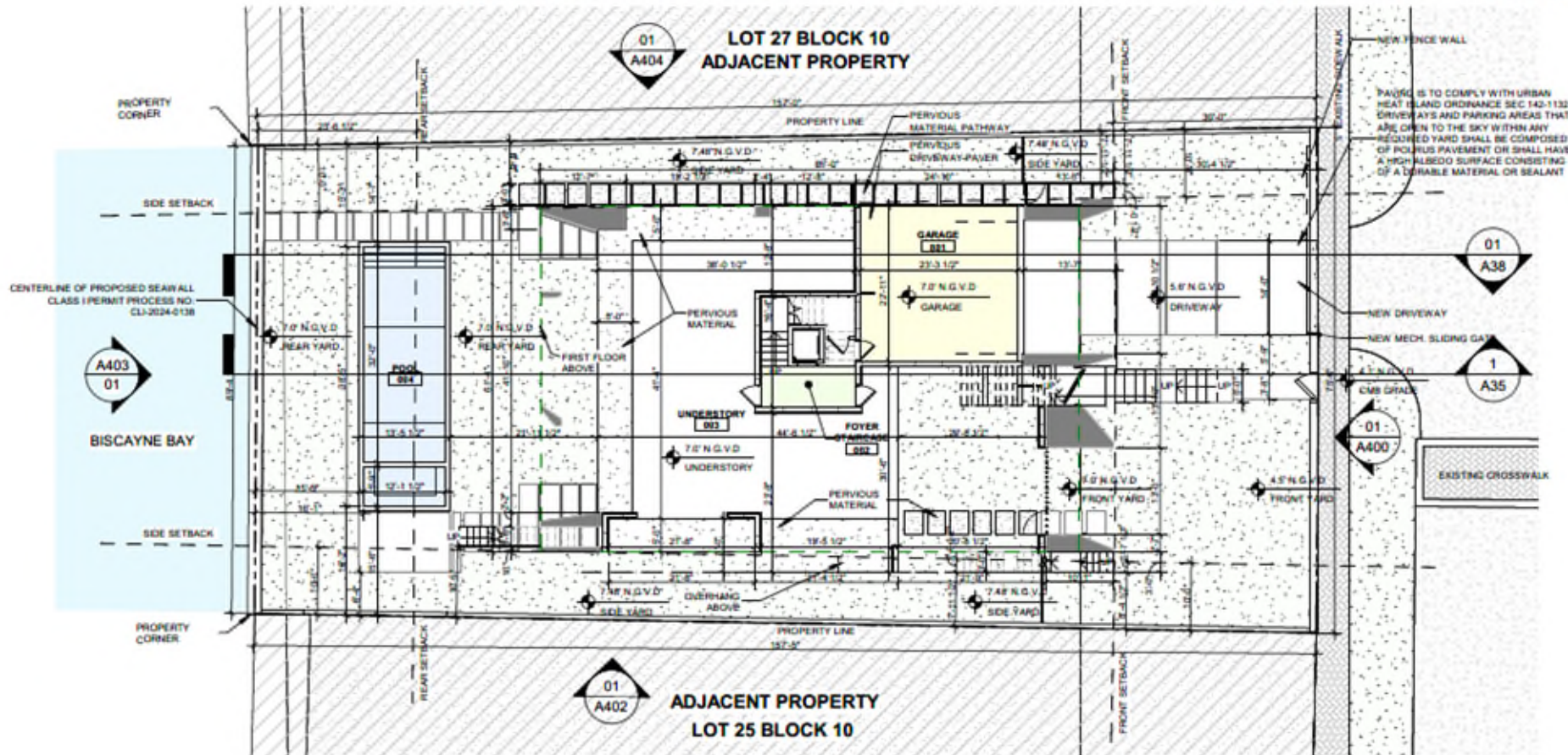
SCALE 1/8" = 1'-0"

**NOTE:**

ALL ALLOWABLE EXTERIOR WALKWAYS AND DRIVEWAYS WITHIN THE FRONT AND STREET SIDE YARDS SHALL CONSIST OF PAVERS SET IN SAND OR OTHER SEMI-PERVIOUS MATERIAL. THE USE OF CONCRETE, ASPHALT OR SIMILAR MATERIAL WITHIN THE REQUIRED FRONT OR STREET SIDE YARDS SHALL BE PROHIBITED.

**NOTE:**

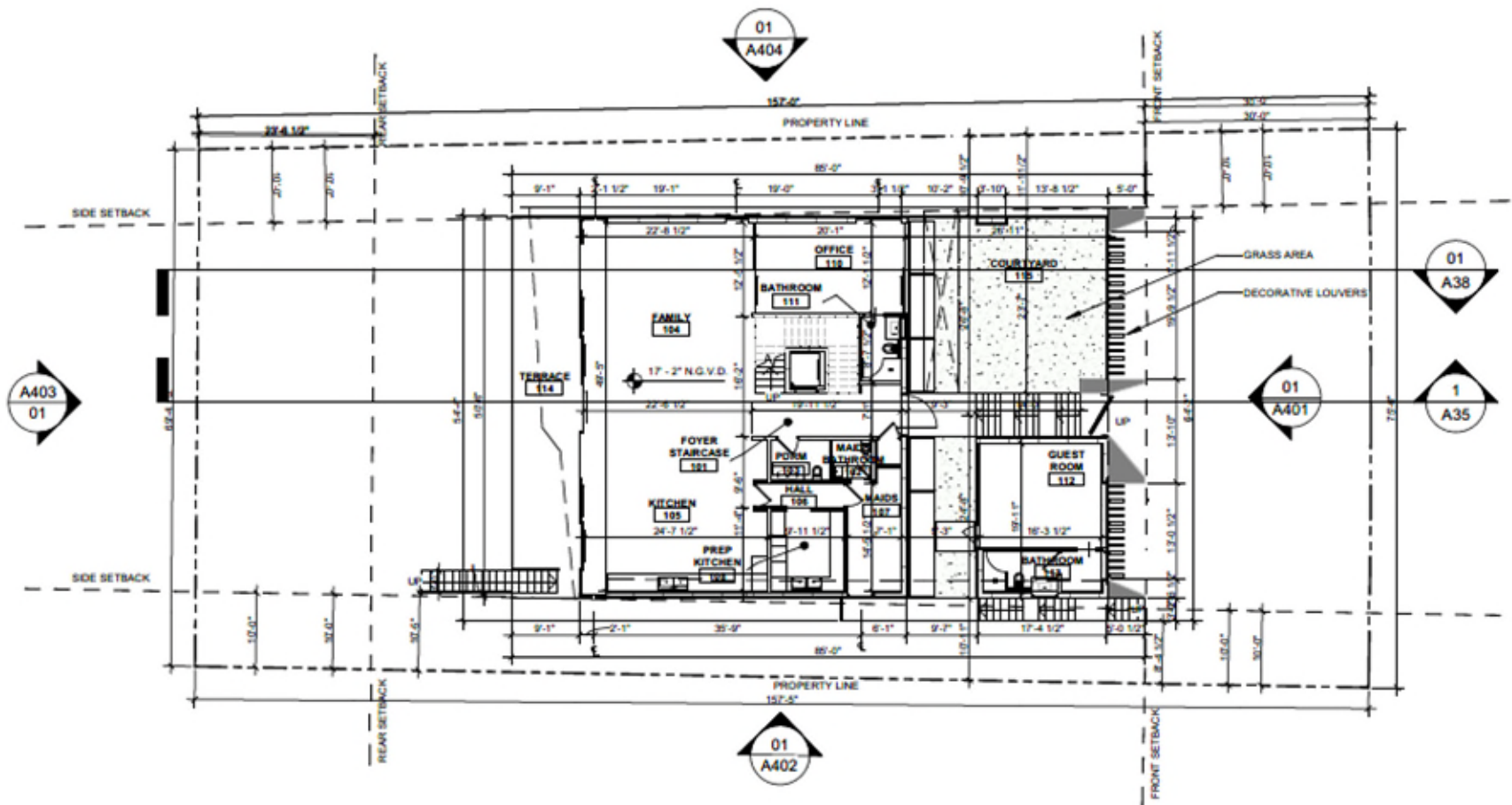
FUTURE CROWN OF THE ROAD	5.96' N.G.V.D. (4.4' N.A.V.D.)
MIN. DESIGN FLOOD ELEVATION	9.0' N.G.V.D.
FUTURE ADJUSTED GRADE	7.48' N.G.V.D.



**01**

**PROPOSED UNDERSTORY LEVEL PLAN**

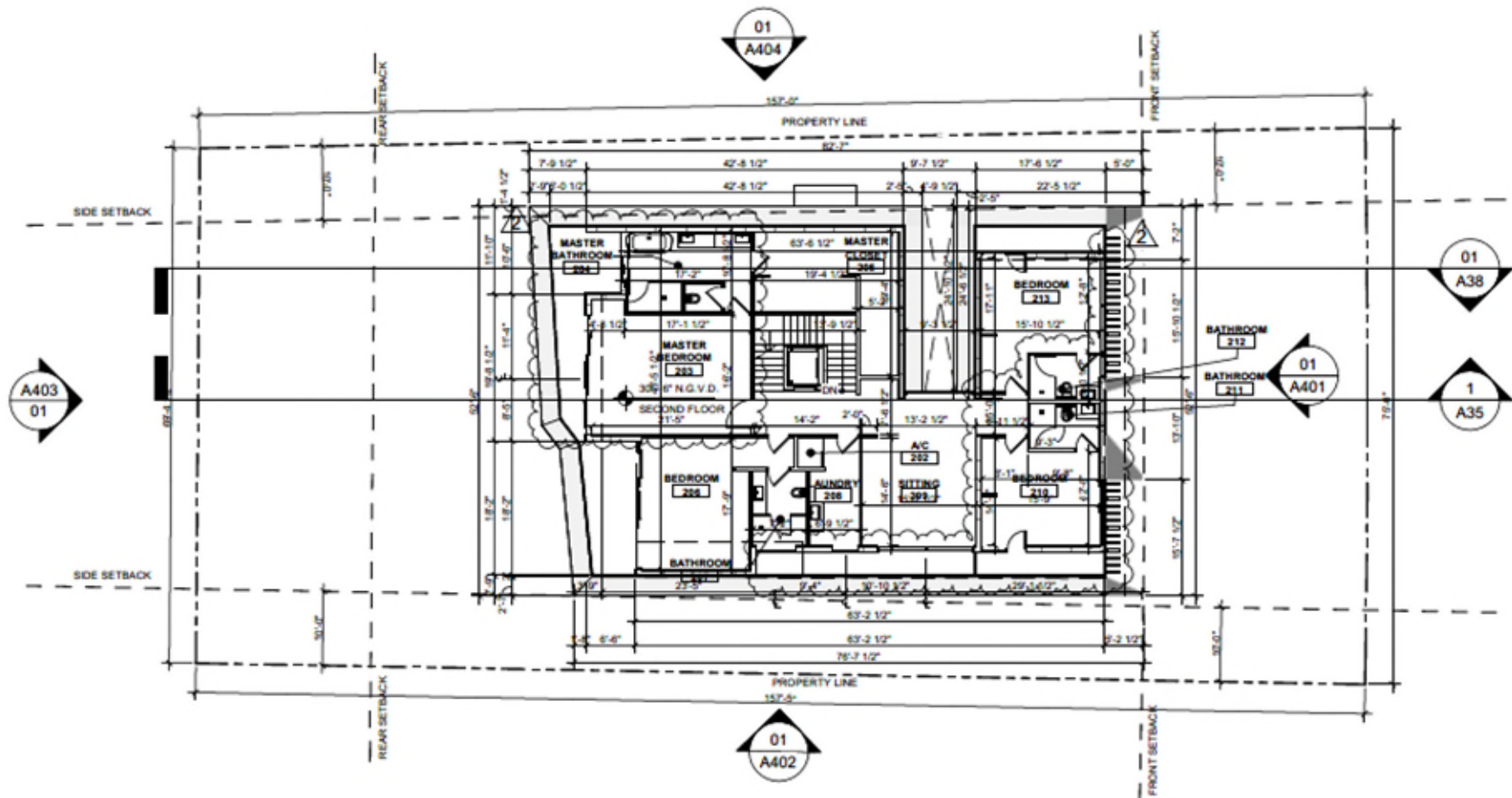
SCALE 1/16" = 1'-0"



**01**

**PROPOSED FIRST FLOOR LEVEL PLAN**

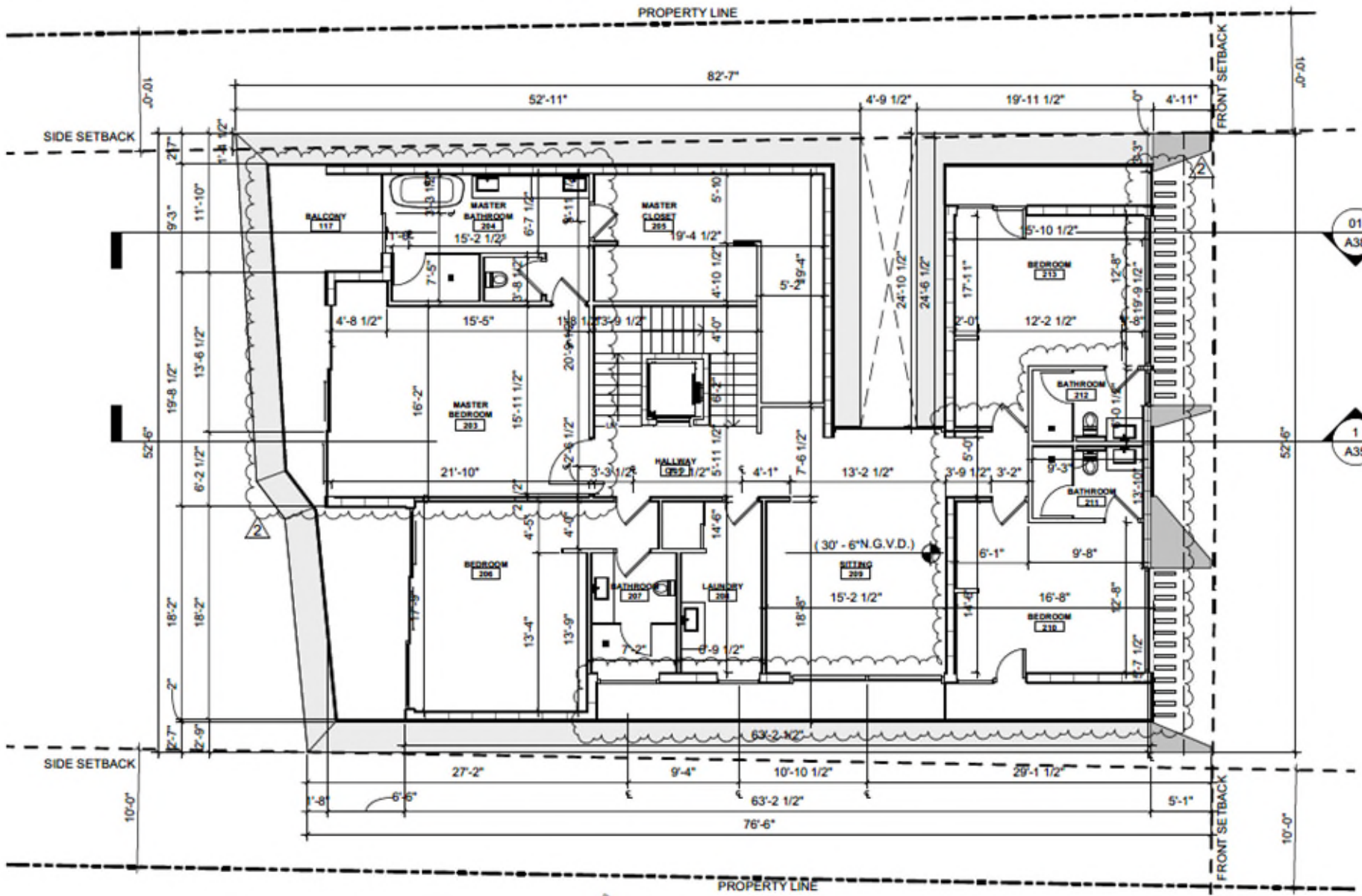
SCALE 1/16" = 1'-0"



**01**

**PROPOSED SECOND FLOOR LEVEL PLAN**

SCALE 1/16" = 1'-0"



**01**

**SECOND FLOOR**

SCALE 1/8" = 1'-0"

01  
A38

1  
A35





① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



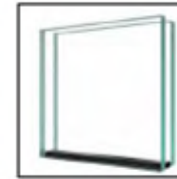
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE, LIGHT  
NATURAL MOON  
FINISH



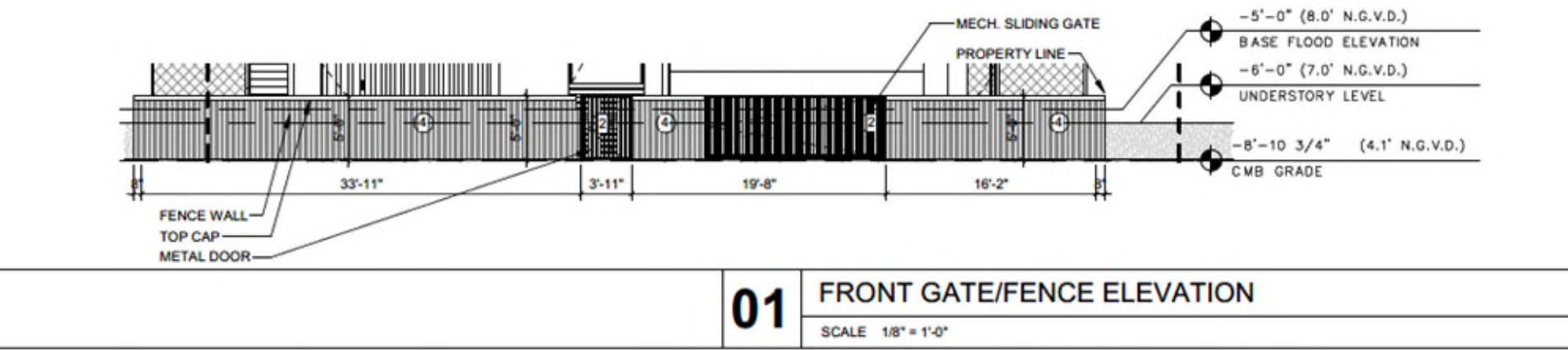
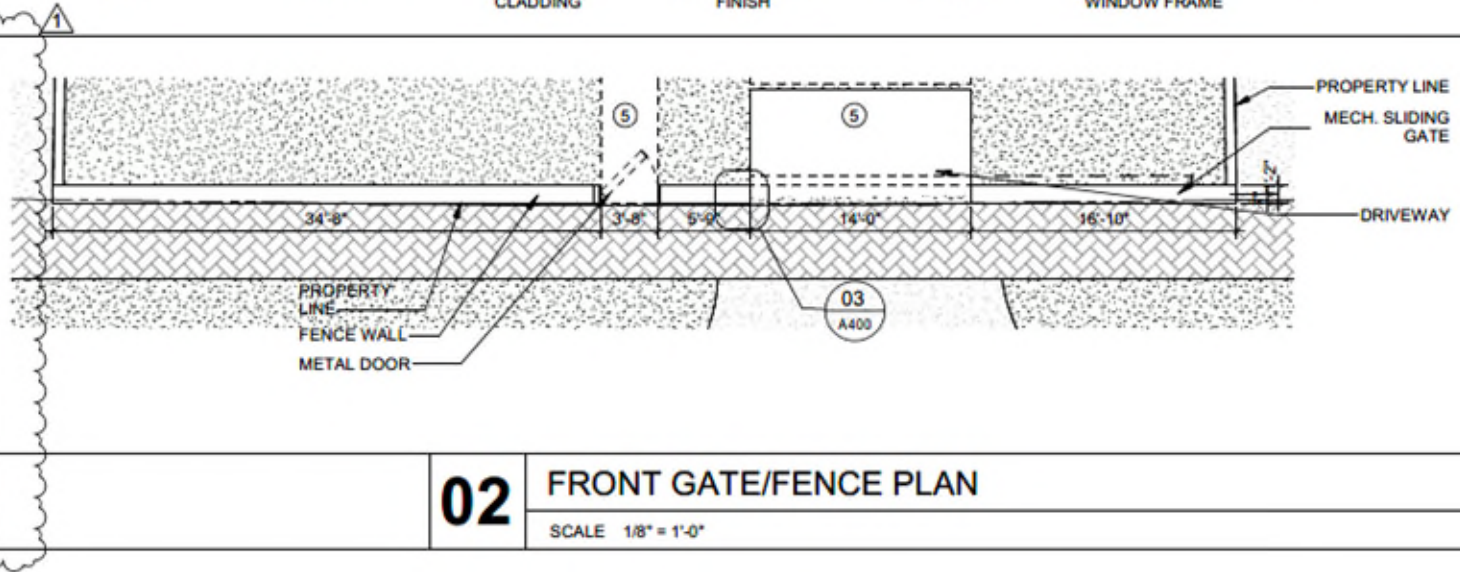
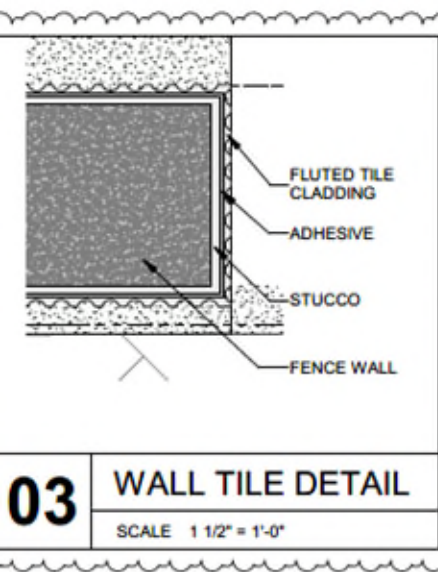
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH

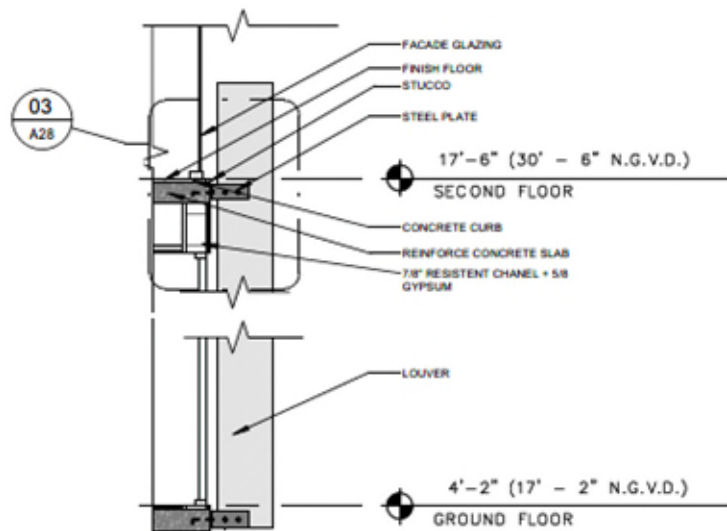
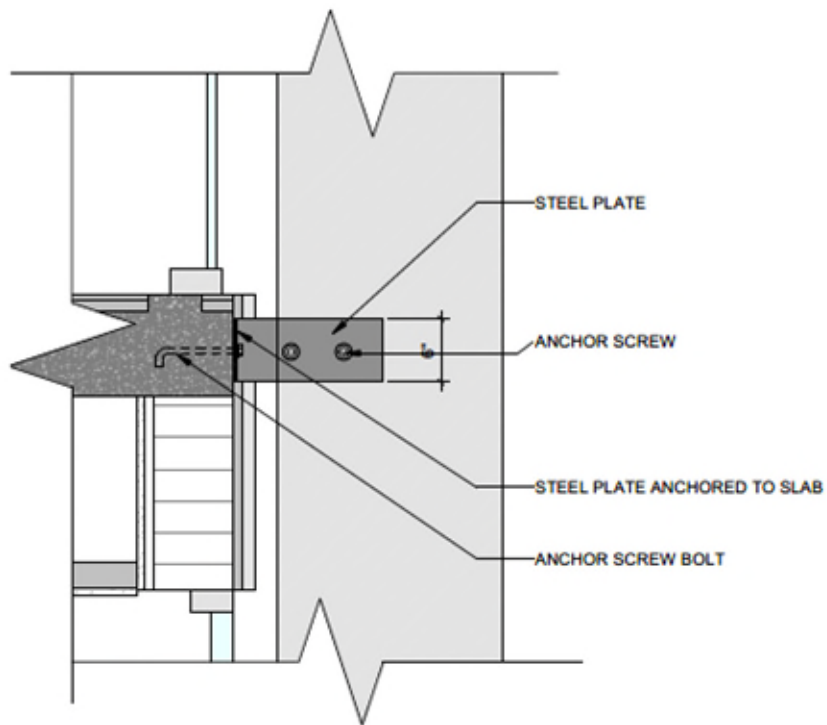


⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD





**03**

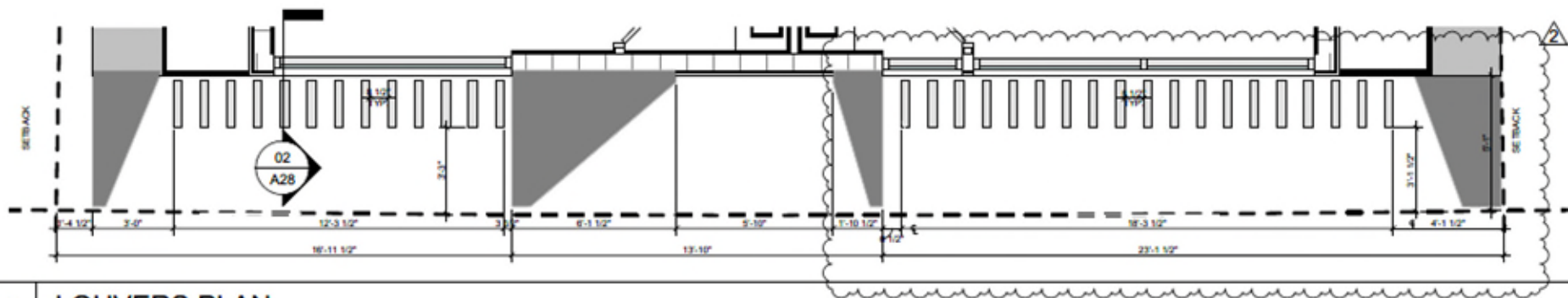
**DETAIL STEEL PLATE**

SCALE 1" = 1'-0"

**02**

**LOUVER DETAIL**

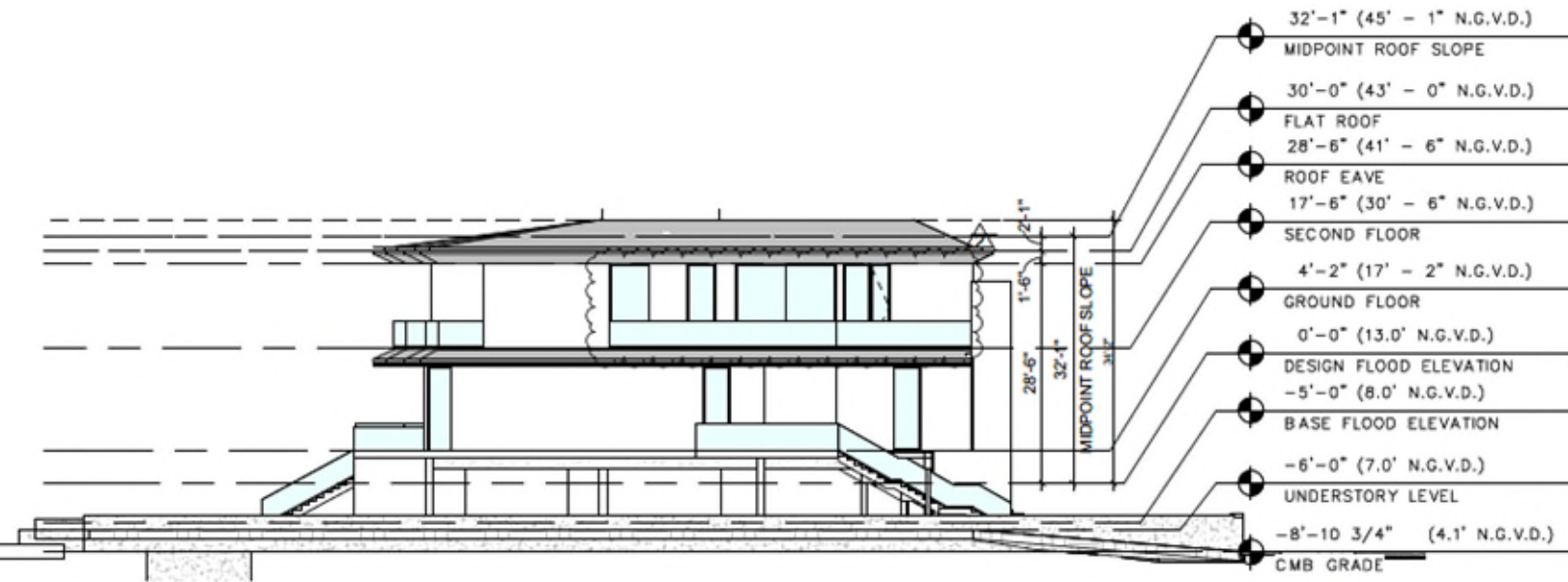
SCALE 1/4" = 1'-0"



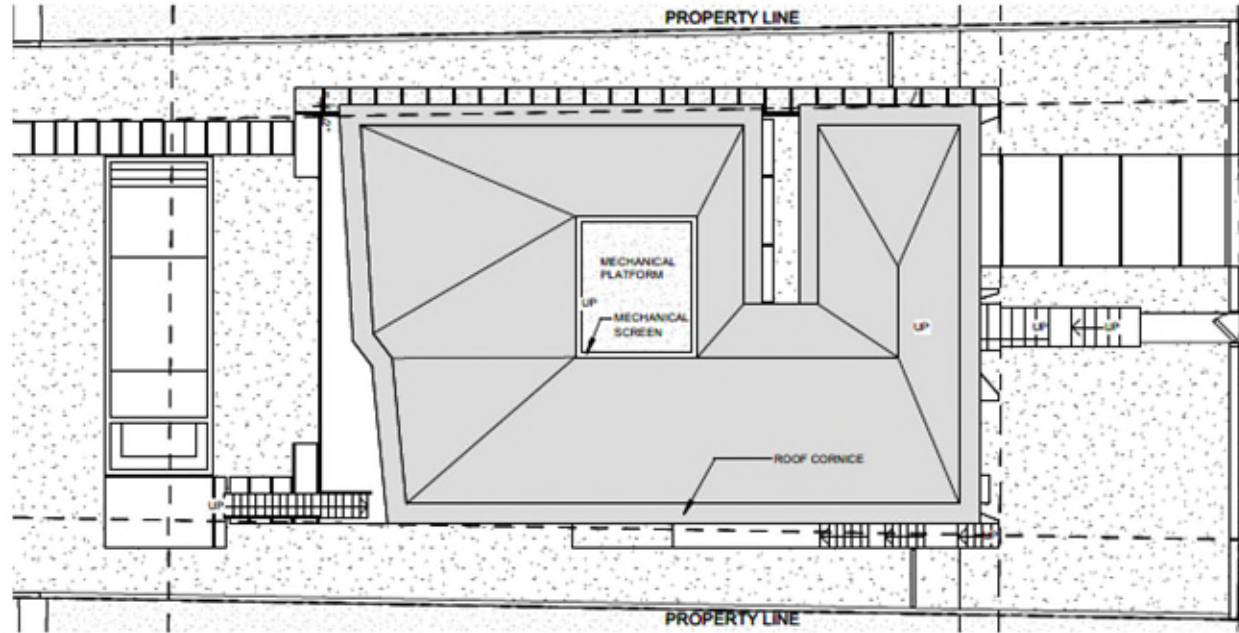
**01**

**LOUVERS PLAN**

SCALE 1/4" = 1'-0"

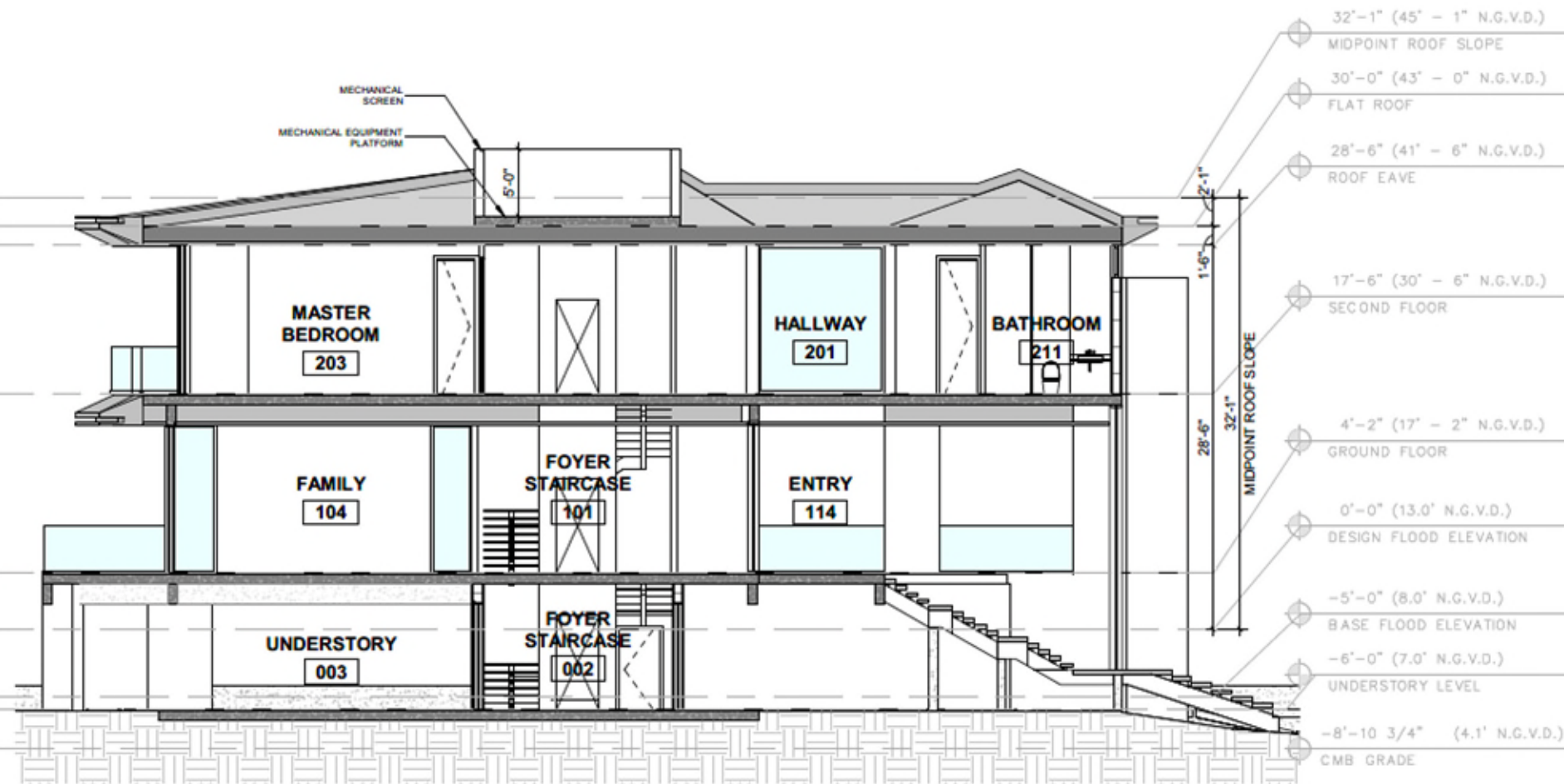


**02** PROPOSED WEST ELEVATION  
SCALE 1/16" = 1'-0"



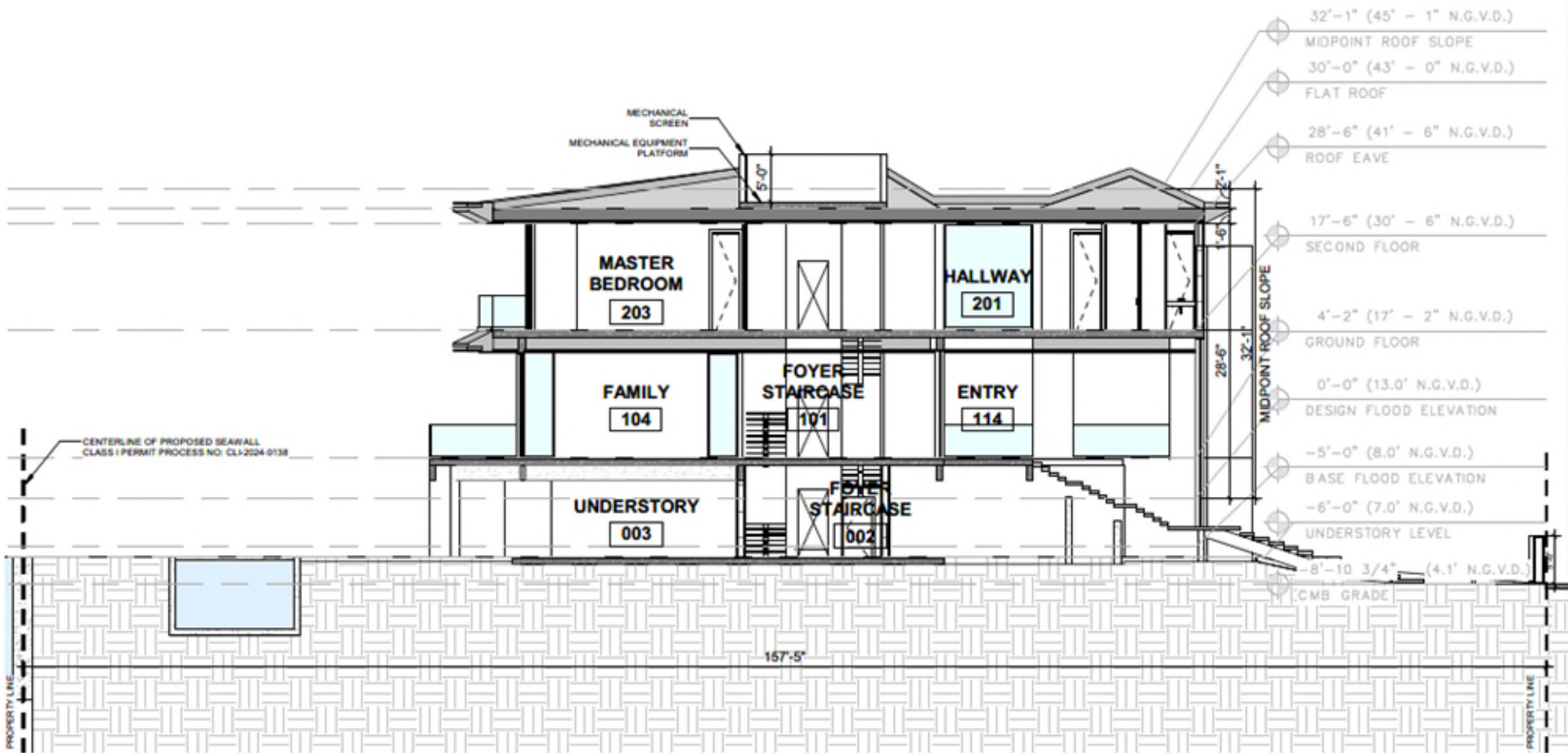
**01** PROP. ROOF HEIGHT PLAN  
SCALE 1/16" = 1'-0"





**01** SITE SECTION AT MECHANICAL EQUIPMENT

SCALE 1/8" = 1'-0"



# 1 LONGITUDINAL SECTION

SCALE 3/32" = 1'-0"



02-26-2022



**TREE DISPOSITION TABLE**

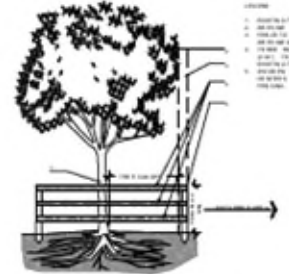
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CR/172 (ft)	CONDITION	STATUS	COMMENTS
1	<i>Phoenix ssp.</i>	Phoenix Palm	1.7	11	12	3	Mediocre	REMOVE	Under Regulator's Use
2	<i>Coccothrinax</i>	Coconut Palm	8.4	13	12	3	Mediocre	REMOVE	Under Regulator's Use
3	<i>Coccothrinax</i>	Coconut Palm	18.1	20	20	3	Fair	REMOVE	
4	<i>Mangifera indica</i>	Mango	2.7	13	18	3	Fair	REMOVE	Root-Tucked
5	<i>Phoenix roebelenii</i>	Queen Palm	5	8	3	3	Mediocre	REMOVE	Under Regulator's Use
6	<i>Adonidia merrillii</i>	Christmas Palm	3.5, 3.1, 4	18	10	3	Fair	REMOVE	Tip-off
7	<i>Adonidia merrillii</i>	Christmas Palm	6.5, 2.5, 5.5	18	13	3	Fair	REMOVE	Tip-off
8	<i>Coccothrinax</i>	Coconut Palm	10.2	20	20	3	Fair	REMOVE	
9	<i>Boraginaceae</i>	2 stem Palm	3	6	6	3	Mediocre	REMOVE	Under Regulator's Use
10	<i>Cycas kuetzingii</i>	Anna Palm	2	6	3	3	Mediocre	REMOVE	Under Regulator's Use
11	<i>Cycas kuetzingii</i>	Anna Palm	2	10	10	3	Mediocre	REMOVE	Under Regulator's Use
12	<i>Cycas kuetzingii</i>	Anna Palm	36	24	20	3	Med/Fair	REMOVE	
13	<i>Coccothrinax</i>	Coconut Palm	7.1	34	18	3	Fair	REMOVE	
14	<i>Coccothrinax</i>	Coconut Palm	10.2	20	18	3	Fair	REMOVE	
15	<i>Coccothrinax</i>	Coconut Palm	4.8	30	18	3	Fair	REMOVE	
16	<i>Cycas kuetzingii</i>	Anna Palm	10	10	3	3	Fair	REMOVE	Under Regulator's Use
17	<i>Adonidia merrillii</i>	Christmas Palm	5.5, 3	20	12	3	Fair	REMOVE	Tip-off
18	<i>Cycas kuetzingii</i>	Anna Palm	1.6	17	3	3	Fair	REMOVE	Under Regulator's Use
19	<i>Scleria macrospora</i>	Muhlygrass	11	40	20	12	Med/Fair	REMOVE	
20	<i>Coccothrinax</i>	Coconut Palm	7.3	41	18	3	Fair	REMOVE	
21	<i>Coccothrinax</i>	Coconut Palm	8	41	18	3	Fair	REMOVE	
22	<i>Leucaena leucocarpa</i>	Mangrove Palm	3.1	40	15	3	Good	REMOVE	
23	<i>Leucaena leucocarpa</i>	Mangrove Palm	4	31	16	3	Fair/Good	REMOVE	
24	<i>Pisonia grandis</i>	Prosopis Tree	40	30	10	10	Mediocre	REMOVE	
25	<i>Cycas kuetzingii</i>	Anna Palm	22	19	10	3	Fair	REMOVE	Under Regulator's Use
26	<i>Coccothrinax</i>	Coconut Palm	6.3	40	18	3	Fair	REMOVE	
27	<i>Cycas kuetzingii</i>	Anna Palm	2	11	12	3	Fair	REMOVE	Under Regulator's Use
28	<i>Leucaena leucocarpa</i>	Mangrove Palm	7.3	40	16	3	Good	REMOVE	
29	<i>Leucaena leucocarpa</i>	Mangrove Palm	7.4	40	16	3	Fair	REMOVE	
30	<i>Leucaena leucocarpa</i>	Mangrove Palm	11.1	40	16	3	Good	REMOVE	
31	<i>Leucaena leucocarpa</i>	Mangrove Palm	1.8	11	12	3	Fair	REMOVE	Under Regulator's Use
32	<i>Leucaena leucocarpa</i>	Mangrove Palm	3.2	14	12	3	Fair	REMOVE	Under Regulator's Use
33	<i>Scleria macrospora</i>	Muhlygrass	10	30	10	10	Mediocre	REMOVE	ECOM
34	<i>Conocarpus wrightii</i> Seibold	Sea Buttonwood	21.3, 5	0	10	5	Fair	REMOVE	TRM - REMOVE - Under Regulator's Use

**LEGEND**

- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- TREE PROTECTION FENCE
- TREE NUMBER
- EXISTING TREE TO REMAIN
- EXISTING PALM TO BE REMOVED
- EXISTING TREE TO BE REMOVED

**NOTES:**

1. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY PREPARED BY: LANDMARK SURVEYING AND ASSOCIATES, INC 8532 S.W. 8 ST, SUITE #282, MIAMI, FL 33144 Ph: 305.556.4002 AND THE ARBORIST REPORT PREPARED BY: ALISON WALKER FL CERTIFIED ARBORIST FL-9317A ISA TRAQ Ph: 786.525.7883
2. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREE SPALMS PROPOSED TO BE REMOVED.
3. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

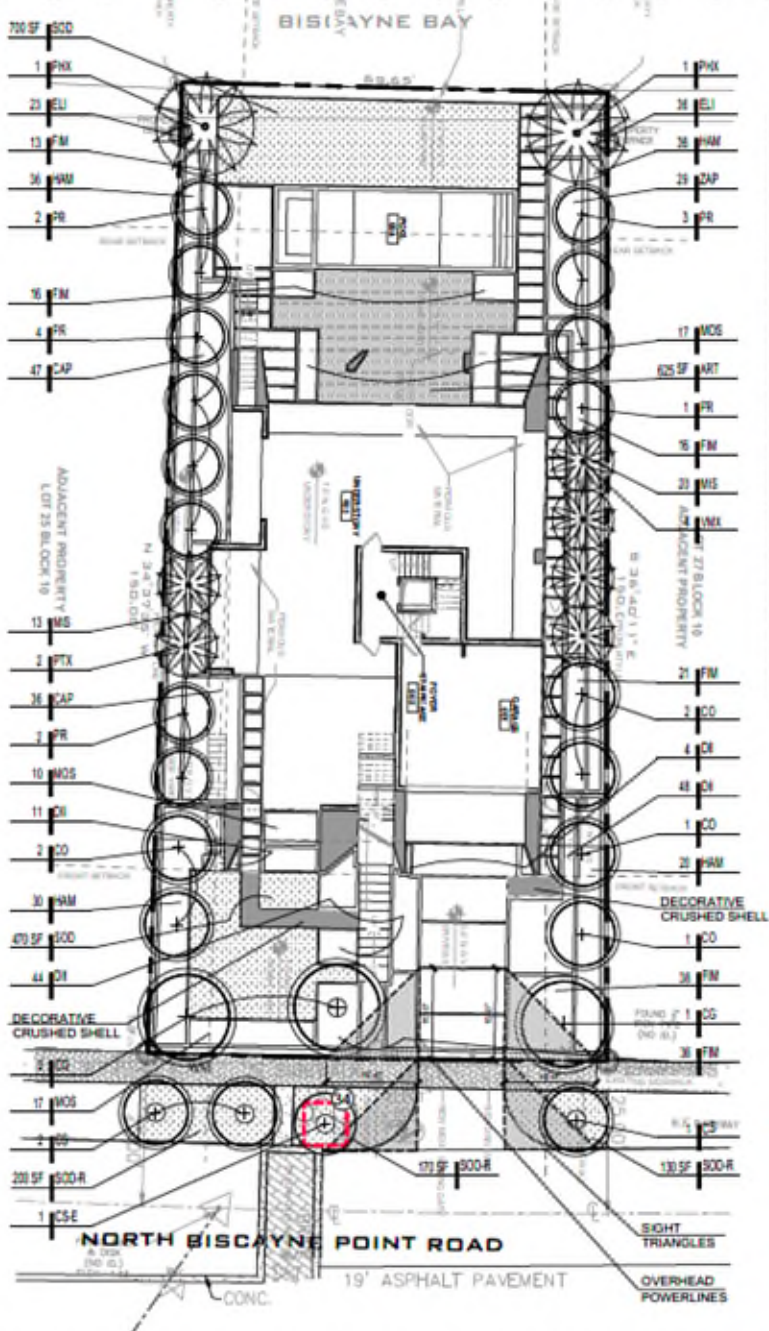


**NOTES:**

1. SEE APPROXIMATE LOCATION OF EXISTING TREES/PALMS FROM TREE SURVEY.
2. REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREE SPALMS PROPOSED TO BE REMOVED.
4. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

1 EXISTING TREE PROTECTION FENCE

Sunshine State One Call 811 Know what's below. Call before you dig.



**TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED**

TREE #	BOTANICAL NAME	COMMON NAME	DBH
1	Acacia farnesiana	Acacia	2"
2	Acacia farnesiana	Acacia	2"
3	Acacia farnesiana	Acacia	2"
4	Acacia farnesiana	Acacia	2"
5	Acacia farnesiana	Acacia	2"
6	Acacia farnesiana	Acacia	2"
7	Acacia farnesiana	Acacia	2"
8	Acacia farnesiana	Acacia	2"
9	Acacia farnesiana	Acacia	2"
10	Acacia farnesiana	Acacia	2"
11	Acacia farnesiana	Acacia	2"
12	Acacia farnesiana	Acacia	2"
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**CITY OF MIAMI BEACH LANDSCAPE LEGEND**

PROVISION REQUIRED TO BE PERMANENTLY ADDED TO PLANS  
 Existing Trees: 45%    New Area: 15.0%    Area: 0.0%

**GREENSPACE**

A. Square feet of required open space as indicated on the plan:  
 Lot Area: 12,478    1/4" = 25'    1" = 200'  
 2,000    2,000    4,000

B. Square feet of parking lot open space required as indicated on the plan:  
 Number of parking spaces: 1    10' x 11' parking space:  
 200    4,000

C. Total square feet of landscape open space required: Add:  
 2,000    4,000

**LANDSCAPE CALCULATION**

A. Square feet of landscape open space required:  
 2,000    4,000

B. % Maximum lawn area total permitted:  
 50    1,023.5

**TREES**

Minimum 2 trees in the front yard per lot  
 Minimum 3 trees in the back yard per lot  
 Additional trees 2 trees per each additional LUMIN (LUMIN = 1,000 - 5,000)  
 A. % Native required: Number of trees provided = 40%  
 5    20

C. % Low maintenance / drought and salt tolerant required:  
 Number of trees provided = 50%  
 10    20

D. Street Trees (Minimum average spacing of 20' on 1/4")  
 10' feet along street divided by 20'  
 0.5    0.5

E. Street tree species allowed directly beneath power lines:  
 Maximum average spacing of 20' on 1/4")  
 20    4

**SHRUBS**

A. Number of shrubs required: Sum of lot and street trees required x 10%  
 100    400

B. % Native shrubs required: Number of shrubs provided = 50%  
 200    200

**LARGE SHRUBS OR SMALL TREES**

A. Number of large shrubs or small trees required: Number of required shrubs x 10%  
 10    100

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided = 50%  
 50    100

**NEW TREES TO MITIGATE**

TREE #	BOTANICAL NAME	COMMON NAME	DBH
1	Acacia farnesiana	Acacia	2"
2	Acacia farnesiana	Acacia	2"
3	Acacia farnesiana	Acacia	2"
4	Acacia farnesiana	Acacia	2"
5	Acacia farnesiana	Acacia	2"
6	Acacia farnesiana	Acacia	2"
7	Acacia farnesiana	Acacia	2"
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- LEGEND**
- TREE PROTECTION FENCE
  - (X) TREE NUMBER
  - (+) NEW TREE
  - (\*) NEW PALM
  - (+) EXISTING TREE TO REMAIN
- NOTES**
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
  - ROOT BARRIERS SHALL BE INSTALLED WHEN IT IS NECESSARY, DUE TO SITE LIMITATION, TO PLANT MEDIUM OR LARGE TREE SPECIES WITHIN 3 FEET OR ANY HARDSCAPE, SUCH AS ROADS, DRIVEWAYS, SIDEWALKS, PARKING LOTS, AND CURBING. SEE DETAIL #3, SHEET L-03.
  - NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED, AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTWOOD TREES.
  - ALL HEDGE, SHRUBS OR GROUNDCOVERS LOCATED WITHIN ANY CLEAR SIGHT TRIANGLES MUST BE MAINTAINED AT LESS THAN TWENTY FOUR (24) INCHES IN HEIGHT.
  - THE SAFE SIGHT DISTANCE TRIANGLES AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE PAVEMENT.

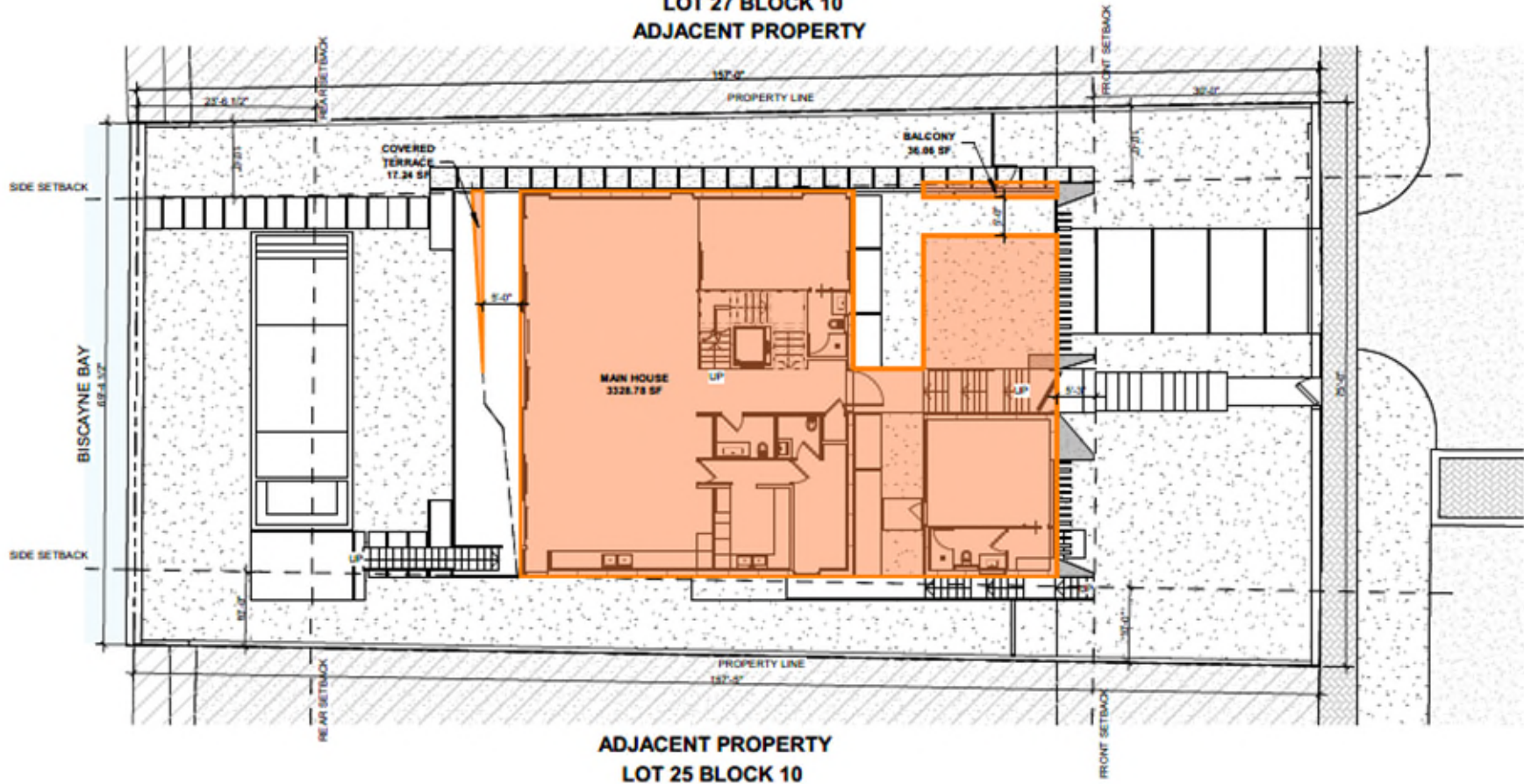
**PLANT LIST**

QTY	Code	Species	CONTAINER NAME	HEIGHT	WATER	ACTIVE	SPECIFICATIONS	CONTAINER SIZE	SPACING
3	COB	Conocarpus grandifolius	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
4	COB	Conocarpus grandifolius	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
5	COB	Conocarpus grandifolius	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
1	COB-2	Conocarpus grandifolius	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
14	PR	Platanus racemosa	Big Sun Tree	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	20"	20' on-center
<b>PAVING</b>									
3	PRK	Phoenix palm	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
2	PRK	Phoenix palm	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
4	PRK	Phoenix palm	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
4	PRK	Phoenix palm	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	10"	10' on-center
<b>SHRUBS &amp; TREES</b>									
10	CAP	Calliandra	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	7' dia.	30' on-center
10	DI	Dialium	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	1' dia.	10' on-center
10	DI	Dialium	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	3' dia.	30' on-center
14	HM	Hamamelis	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	7' dia.	30' on-center
12	HM	Hamamelis	Sealed-end	Medium	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	7' dia.	30' on-center
22	MS	Mussaenda	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	3' dia.	30' on-center
24	MS	Mussaenda	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	3' dia.	30' on-center
24	MS	Mussaenda	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	3' dia.	30' on-center
24	MS	Mussaenda	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	3' dia.	30' on-center
47	ART	Artocarpus	Sealed-end	High	yes	no	1/2" dia. 4' DBH @ Spacing 20' x 20'	7' dia.	30' on-center
11/2	COB	Conocarpus grandifolius	Sealed-end	Medium	yes	no	1/2" dia		

**PROPOSED LOT COVERAGE CALCULATIONS**

<b>LOT COVERAGE MAX:</b>	<b>3,408.0 SF (30.0%)</b>
<b>PROPOSED LOT COVERAGE:</b>	<b>3,381.9 SF (29.7%)</b>
PRINCIPAL AND ACCESSORY BUILDINGS	3,328.7 SF
FRONT TERRACE EXCEEDING 5'	36.05 SF
REAR TERRACE EXCEEDING 5'	17.24 SF

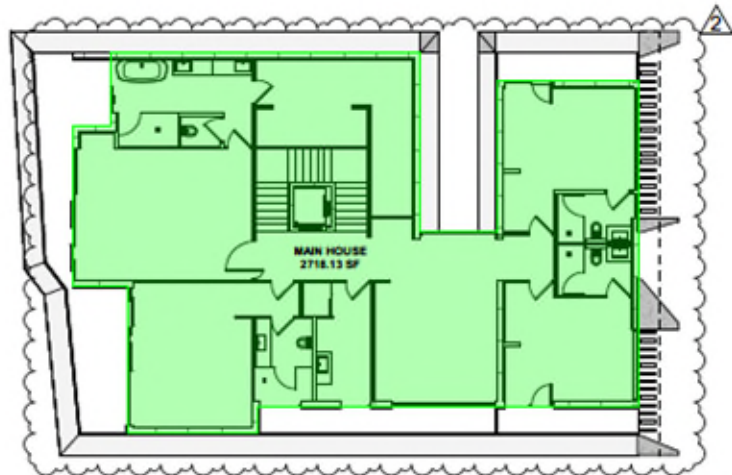
**LOT 27 BLOCK 10  
ADJACENT PROPERTY**



**01**

**PROPOSED LOT COVERAGE**

SCALE 1/16" = 1'-0"

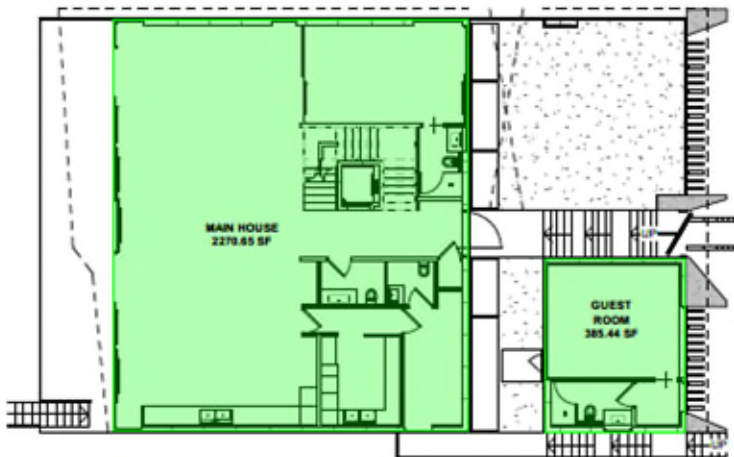


**03**

**UNIT SIZE SECOND LEVEL**

SCALE 1/16" = 1'-0"

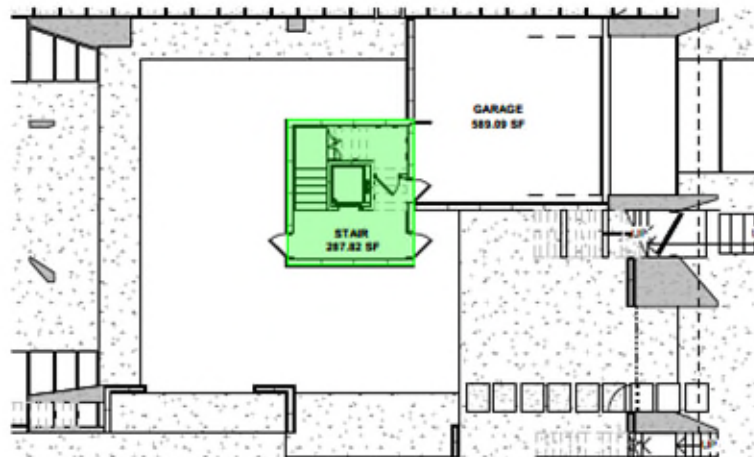
UNIT SIZE PROPOSED	
MAXIMUM ALLOWED: 50% OF LOT AREA 11,360.2 S.F. X 50.0% = 5,680.1 SF	
PROPOSED UNIT SIZE CALCULATION	
GARAGE & STORAGE (EXCLUDED)	589.09 SF
UNDERSTORY FLOOR	276.59 SF
GROUND FLOOR	2,608.29 SF
SECOND FLOOR	2,685.91 SF
<b>TOTAL PROPOSED</b>	<b>5,570.79 SF</b>
LOT AREA	11,360 SF
<b>UNIT SIZE:</b>	<b>49.03 %</b>



**02**

**UNIT SIZE FIRST FLOOR**

SCALE 1/16" = 1'-0"



**01**

**UNIT SIZE UNDERSTORY**

SCALE 1/16" = 1'-0"

## REAR YARD

### PROPOSED PERVIOUS OPEN SPACE

REAR YARD AREA:	1,644.1 SF
EXCLUDE 50% POOL:	146.9 SF
PAVERS AT POOL:	294.1 SF
PERVIOUS OPEN SPACE:	1203.1 SF

% OPEN:  $1203.1 \text{ SF} / 1,644.1 \text{ SF} = 73.1\%$

REAR YARD FOR RS-3:  
70% MINIMUM SODDED OR  
LANDSCAPED PERVIOUS OPEN SPACE

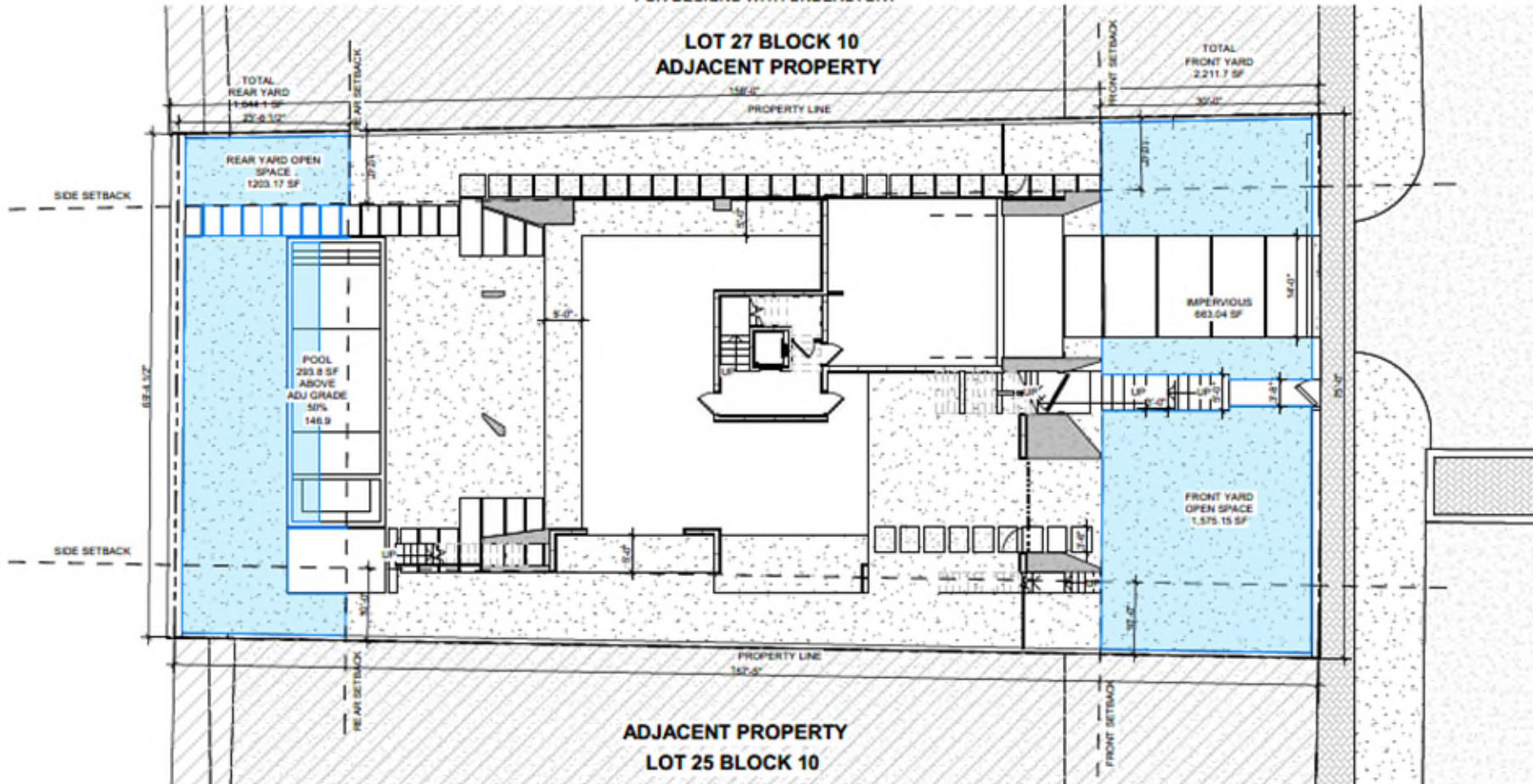
## FRONT YARD

### PROPOSED PERVIOUS OPEN SPACE

FRONT YARD AREA:	2,211.70 SF
EXCLUDE DRIVEWAY AND FENCE WALLS:	529.52 SF
PAVERS IN FRONT:	133.52 SF
PERVIOUS OPEN SPACE:	1,575.15 SF

% OPEN:  $1,575.15 \text{ SF} / 2,211.70 \text{ SF} = 71.20\%$

FRONT YARD FOR RS-3:  
70% MINIMUM SODDED OR  
LANDSCAPED PERVIOUS OPEN SPACE  
FOR DESIGNS WITH UNDERSTORY



**01**

**PROPOSED OPEN SPACE DIAGRAM**

SCALE 1/16" = 1'-0"

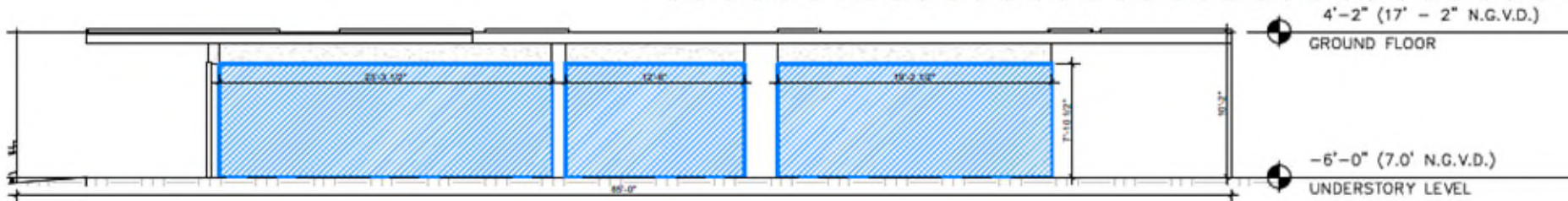
**UNDERSTORY PROPOSED ELEVATION OPENESS**

ELEVATION EAST: 433.37 SF / 864.07 SF = 50% OPEN

ELEVATION WEST: 464.77 SF / 864.07 SF = 53% OPEN

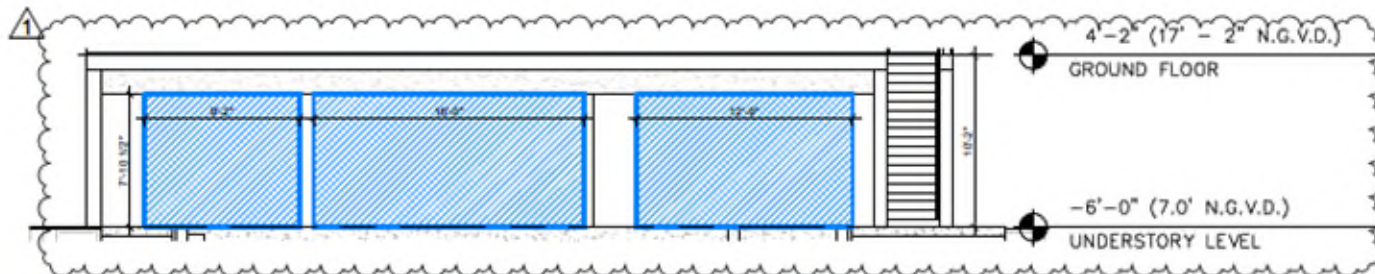
ELEVATION NORTH: 298.43 SF / 521.82 SF = 57% OPEN

ELEVATION SOUTH: 279.37 SF / 521.82 SF = 53% OPEN



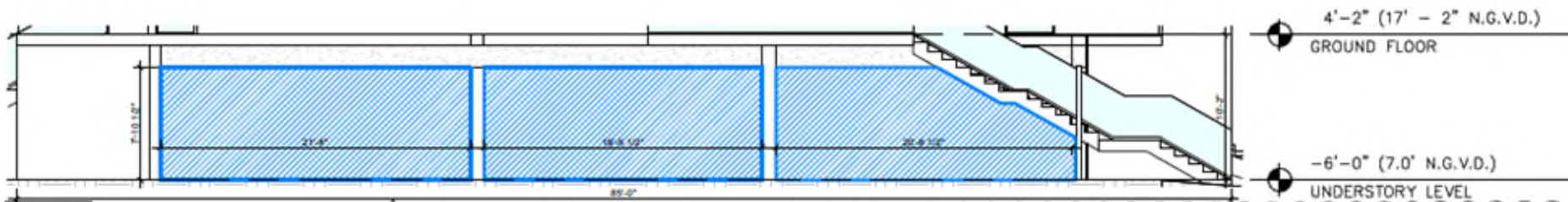
**04** ELEVATION EAST

SCALE 1/8" = 1'-0"



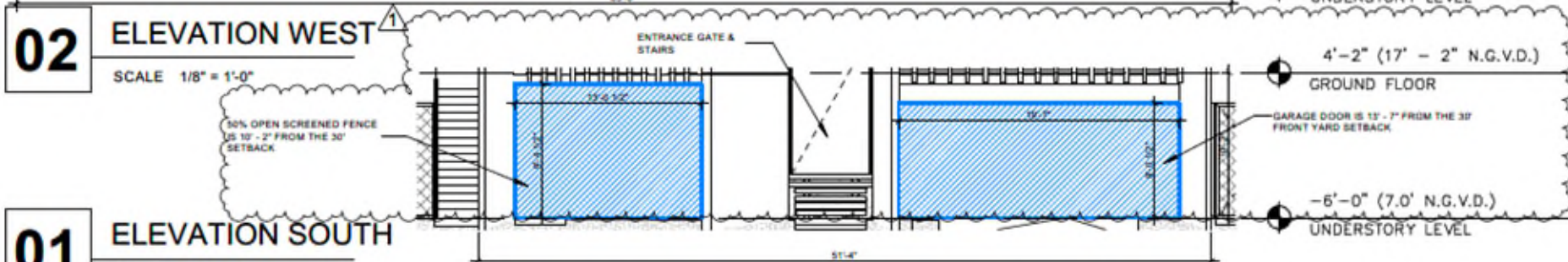
**03** ELEVATION NORTH

SCALE 1/8" = 1'-0"



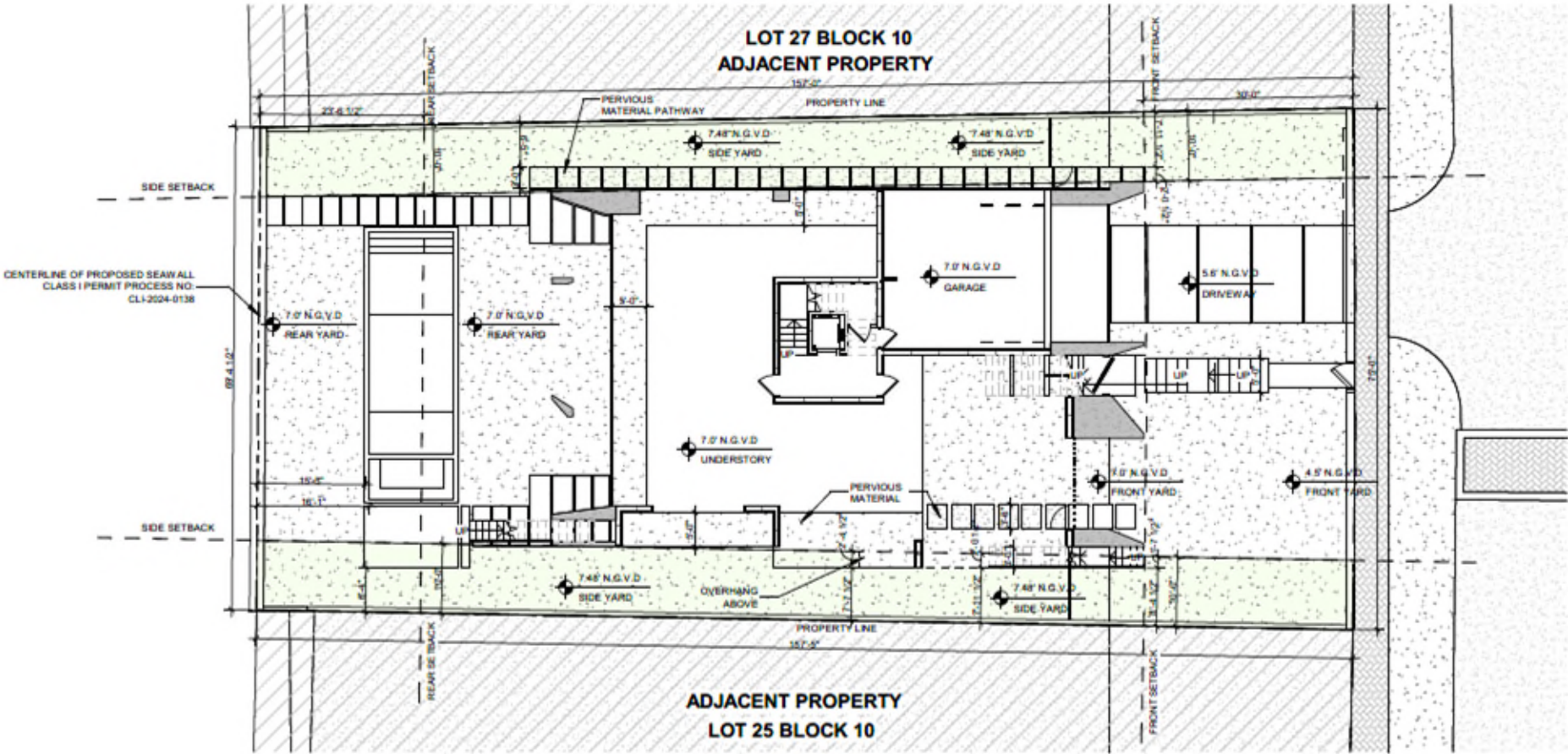
**02** ELEVATION WEST

SCALE 1/8" = 1'-0"



**01** ELEVATION SOUTH

SCALE 1/8" = 1'-0"



**01**

**ENCROACHMENT PLAN**

SCALE 1/16" = 1'-0"



01 CONTEXT PHOTO



02 CONTEXT PHOTO



03 CONTEXT PHOTO



04 CONTEXT PHOTO



05 CONTEXT PHOTO



06 CONTEXT PHOTO



01 SITE PHOTO



02 SITE PHOTO



03 SITE PHOTO



04 SITE PHOTO



05 SITE PHOTO



06 SITE PHOTO



07 SITE PHOTO



08 SITE PHOTO



09 SITE PHOTO



10 SITE PHOTO



11 SITE PHOTO



12 SITE PHOTO