

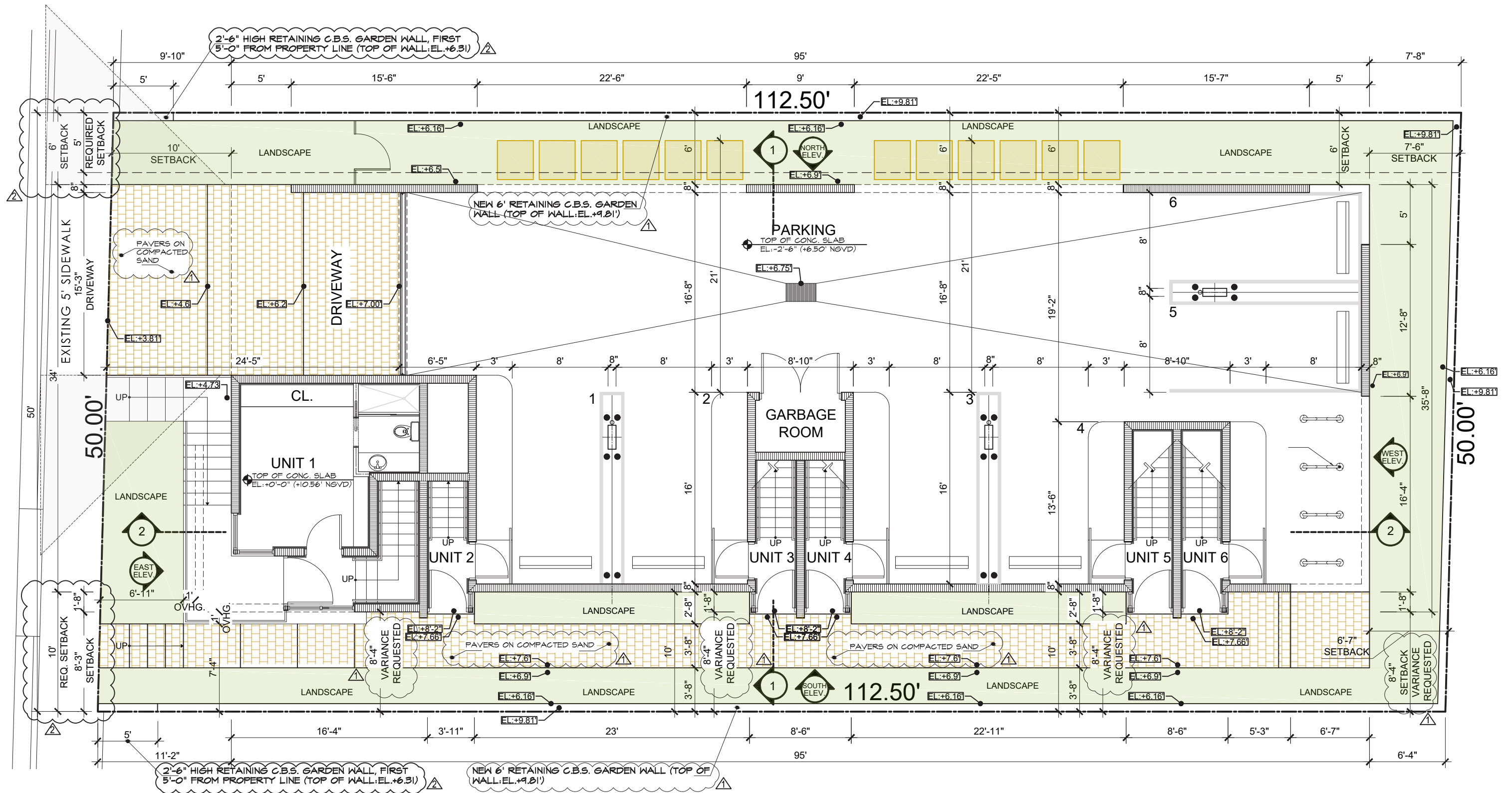
7729 Carlyle Ave., Miami Beach, FL

6 TOWNHOUSES PROJECT

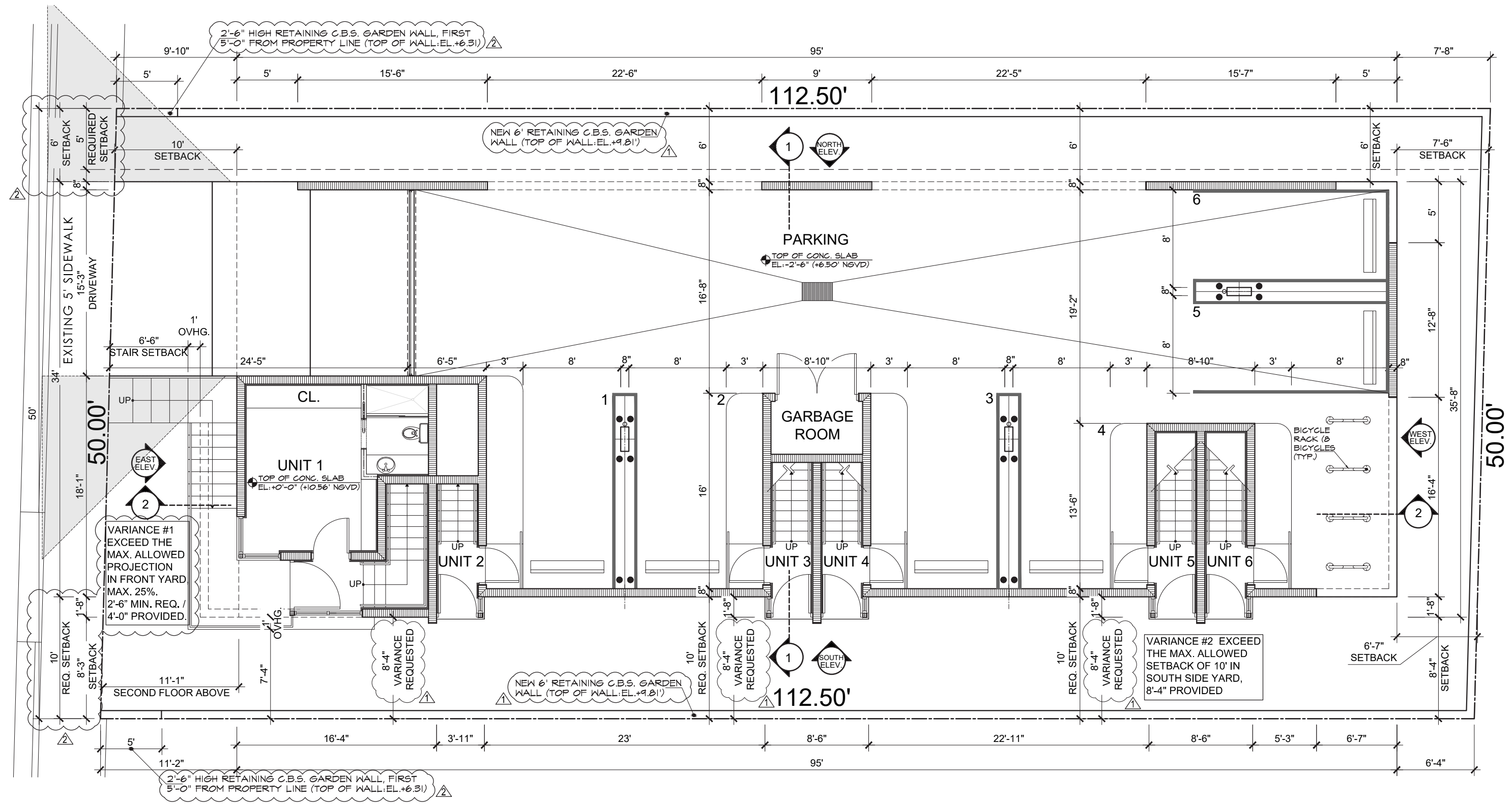
NEW 4 STORIES TOWNHOUSES PROJECT, 6 UNITS (2 BEDROOMS, 2.5 BATHS.)
AND ROOF TOP TERRACES, 6 PARKING SPACES. C.B.S. CONSTRUCTION.

DRB25-1084

Gustavo J. Ramos Architecture | Planning | Interiors
8935 N.W. 35 Lane. Suite 204, Miami, Florida, 33172 tel.: (786).202.4809



REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
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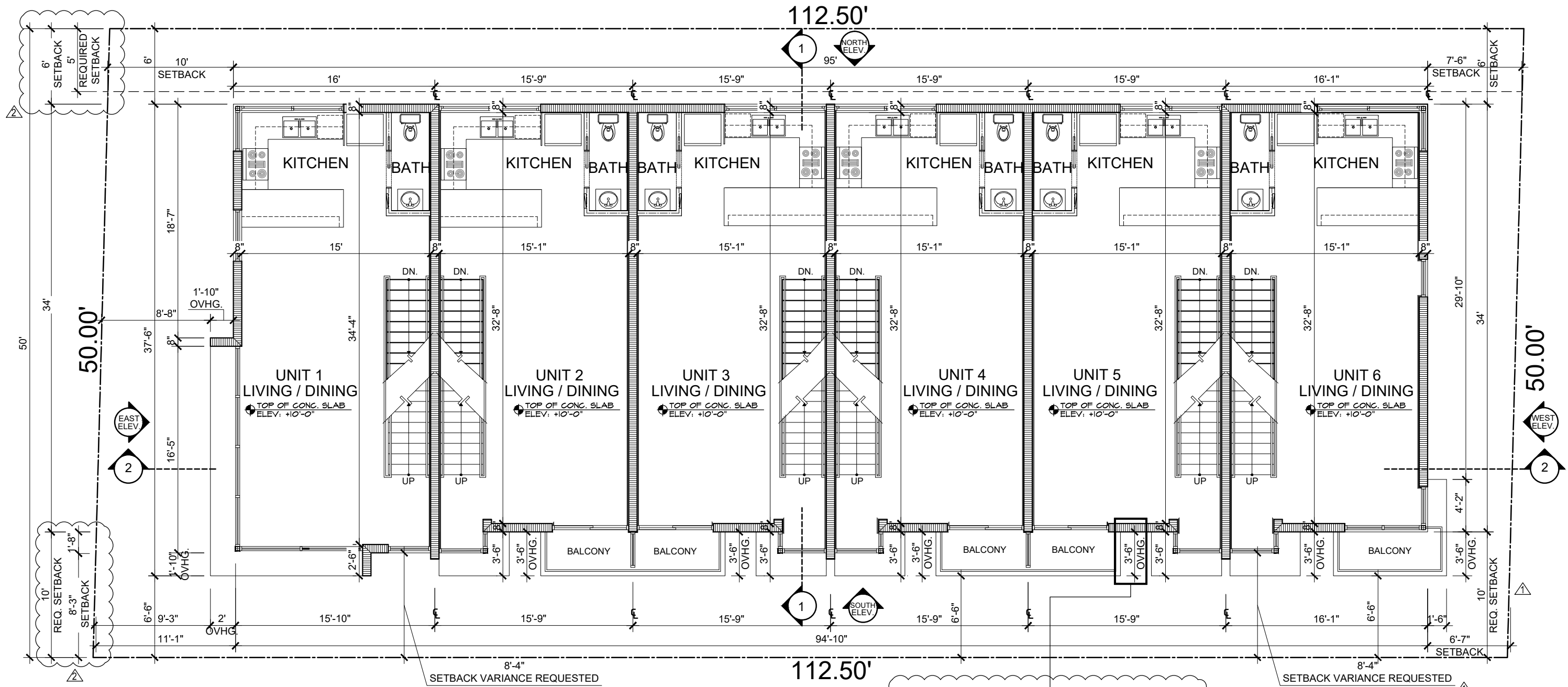


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GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"



SETBACK VARIANCE REQUESTED
 VARIANCE #2 EXCEED THE MAX. ALLOWED SETBACK OF 10' IN SOUTH SIDE YARD, 8'-4" PROVIDED

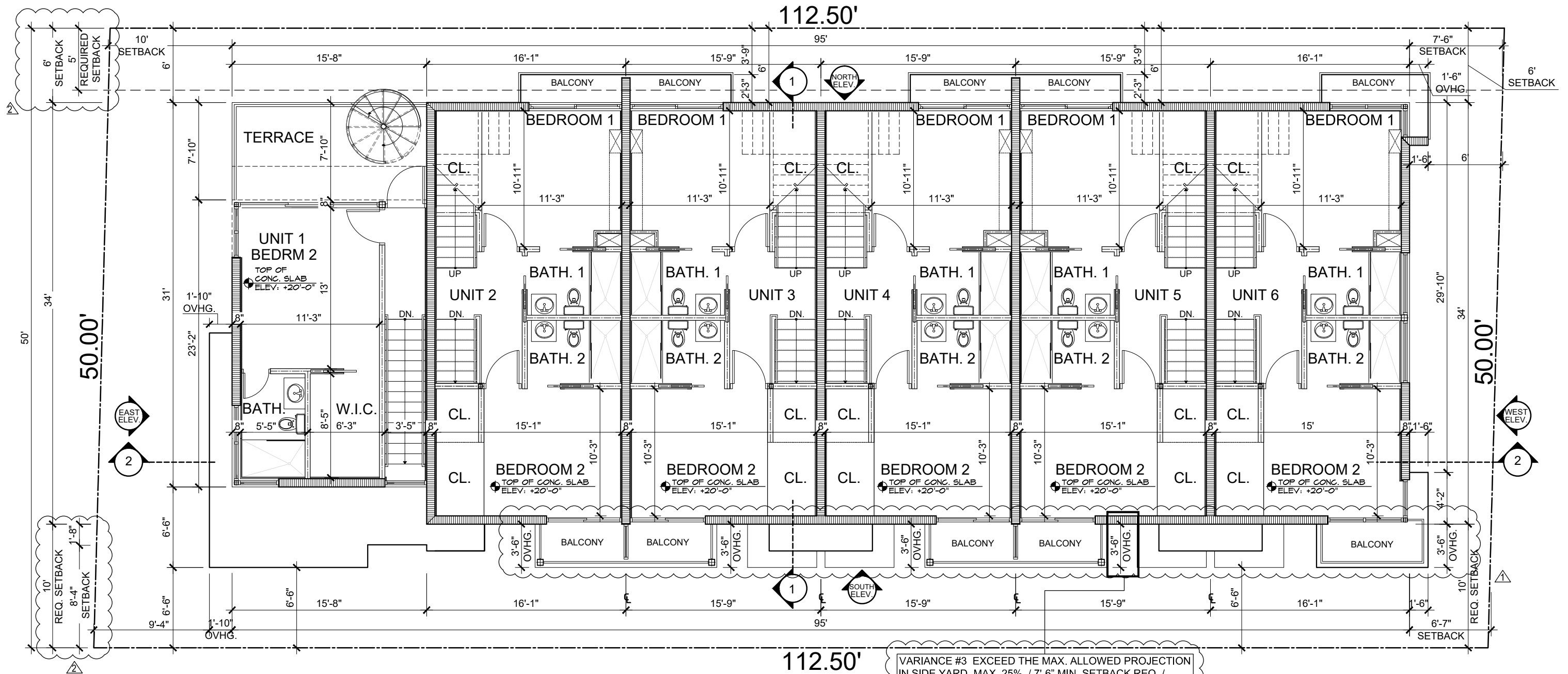
VARIANCE #3 EXCEED THE MAX. ALLOWED PROJECTION IN SIDE YARD, MAX. 25% / 7'-6" MIN. SETBACK REQ. / 3'-6" PROVIDED. (FOR BALCONIES AND OVERHANGS).

REVISIONS	
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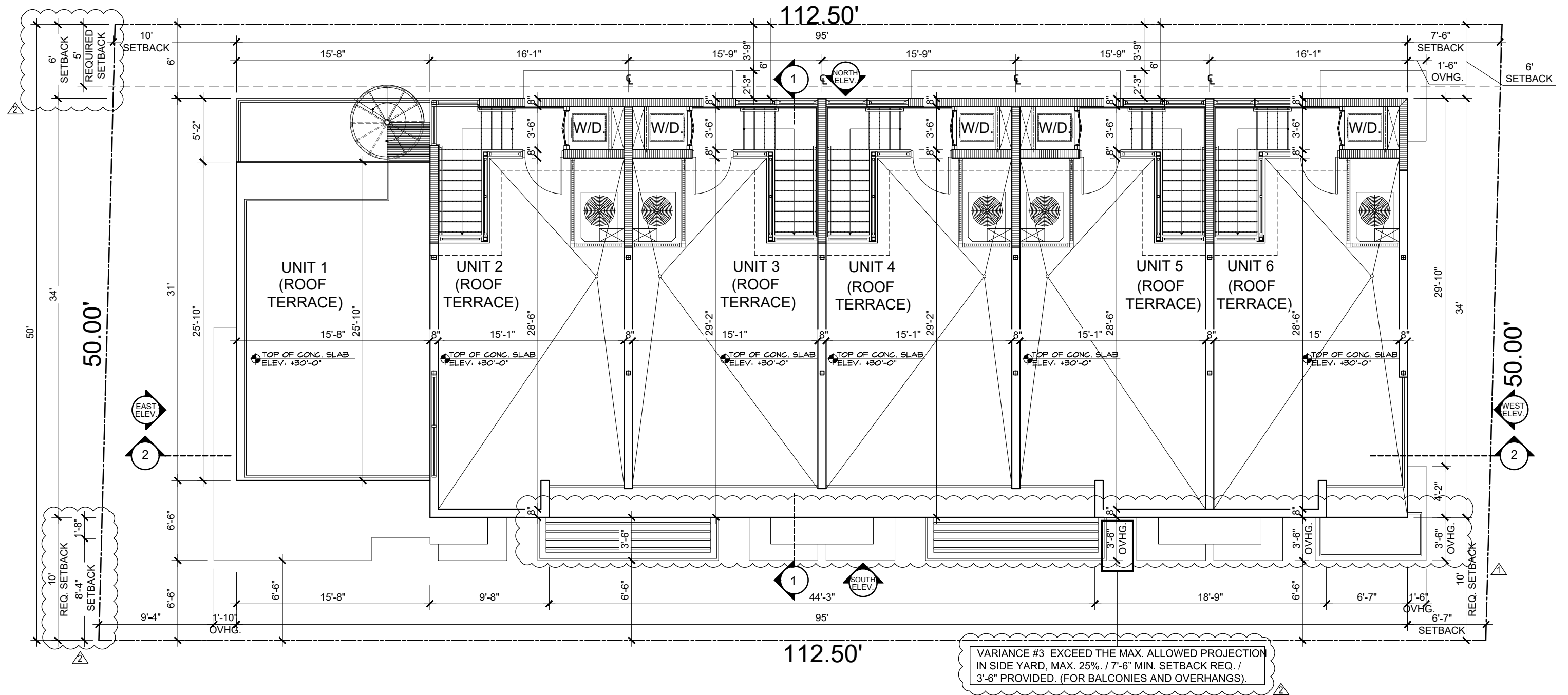
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



VARIANCE #3 EXCEED THE MAX. ALLOWED PROJECTION IN SIDE YARD, MAX. 25% / 7'-6" MIN. SETBACK REQ. / 3'-6" PROVIDED. (FOR BALCONIES AND OVERHANGS).

REVISIONS	
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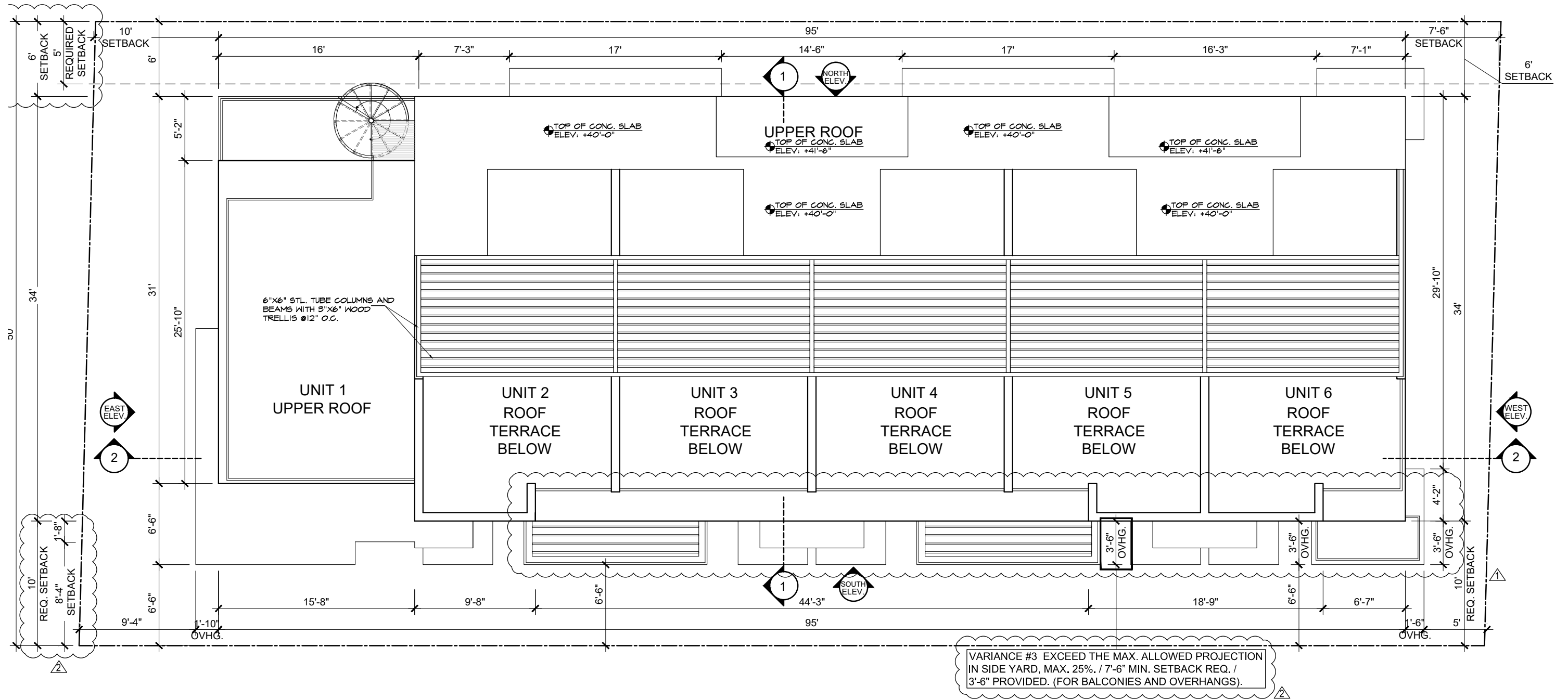


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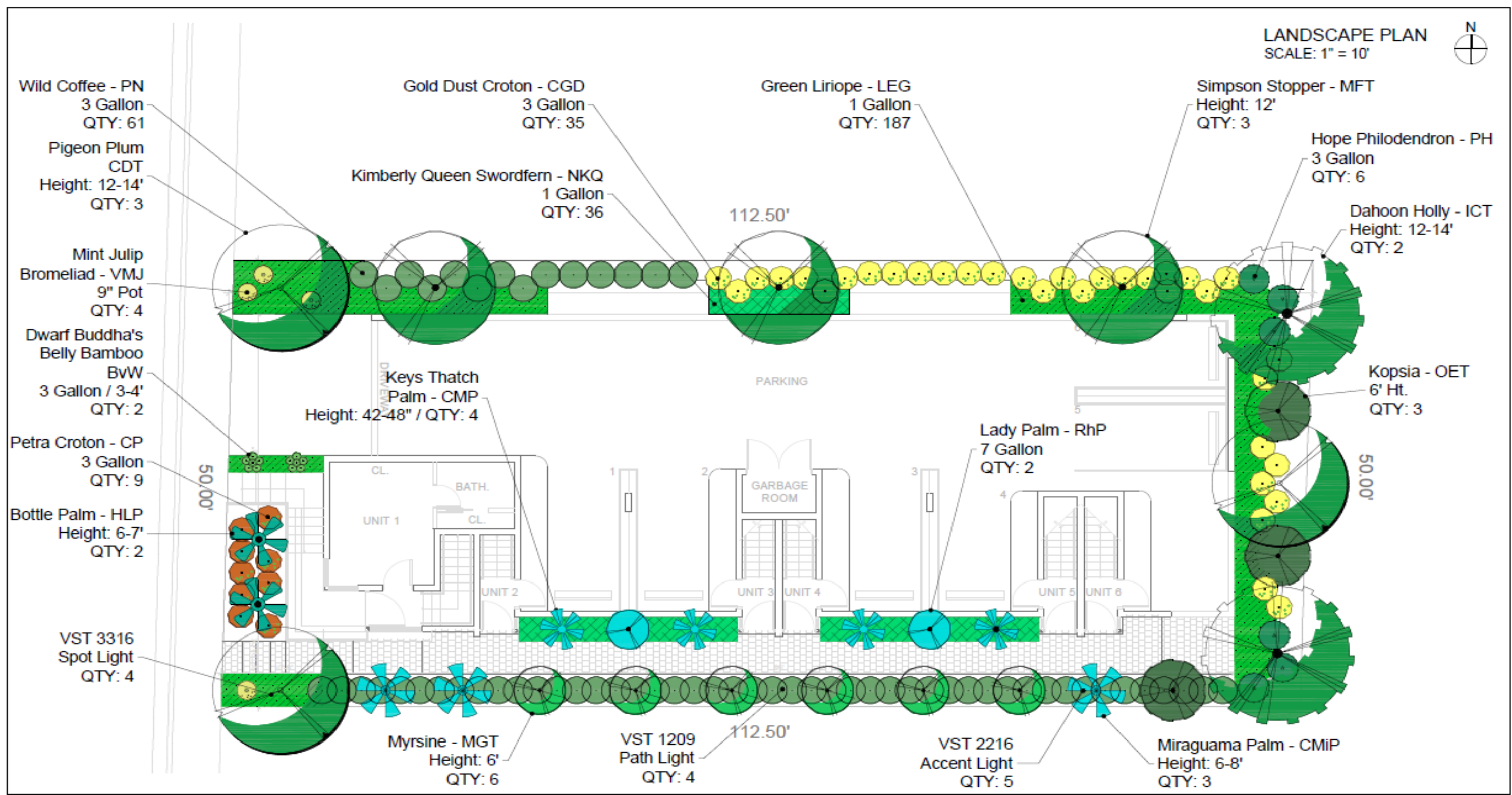


FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"



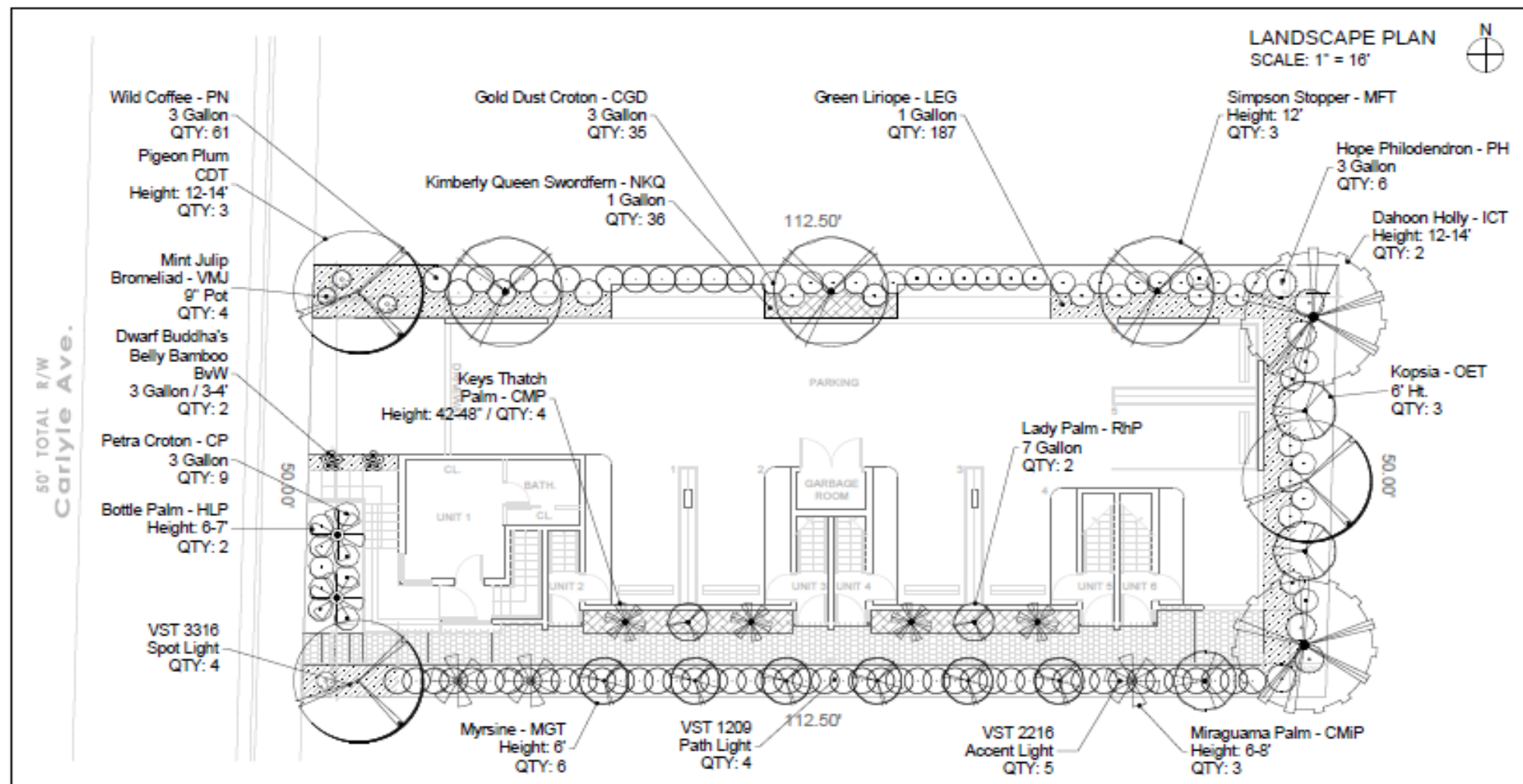
REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
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NEW CARLYLE CONDOMINIUM
7729 CARLYLE, MIAMI BEACH, FL

Scott F Neitzel
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TREES



Pigeon Plum Dahoon Holly Myrsine Simpson Stopper

PALMS



Keys Thatch Palm Lady Palm Miraguama Palm Bottle Palm

SHRUBS



Wilde Coffee Petra Croton Gold Dust Croton Hope Philodendron

GROUNDCOVER



Green Liriope Kimberly Queen Fern

ACCENTS



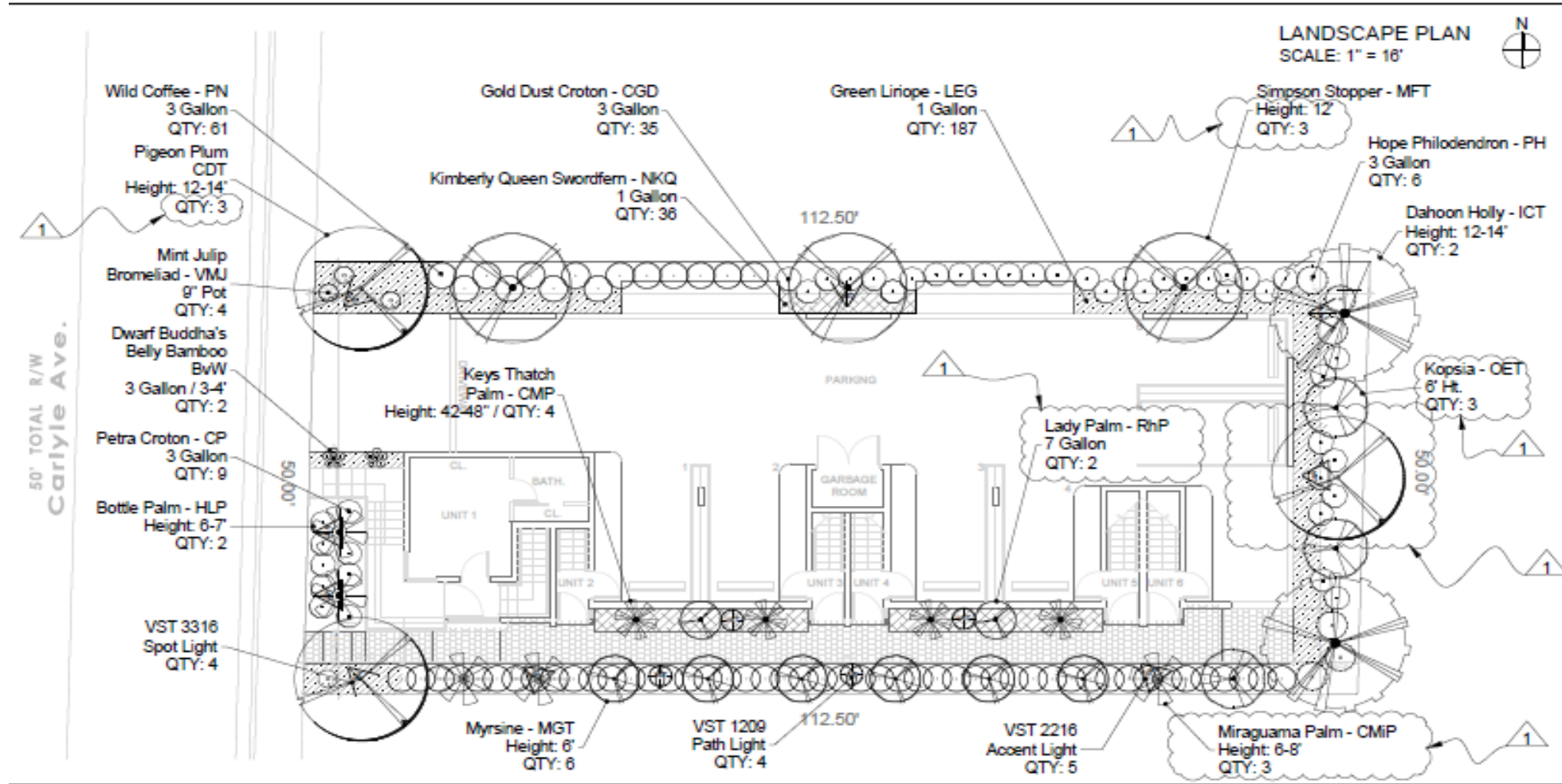
Dwarf Buddha's Belly Bamboo Mint Julip Bromeliad

NEW CARLYLE CONDOMINIUM
7729 CARLYLE, MIAMI BEACH, FL

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by Scott F
Neitzel
Date: 2025.04.29
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GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN, STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947



Miami Beach Landscape Plant List

LKEY	NEW	BOTANICAL	COMMON	HEIGHT	CANOPY	CALIPER	MATURE-HT	MATURE-CAN	NATIVE(Y)	NATIVE(N)	QTY	CONTAINER	DROUGHT-TOL
TREES AND PALMS													
CDT	X	Coccoloba diversifolia	Pigeon Plum	12-14', 4' CT	6'	3 to 3 1/2"	50'	30'	X		3	45 Gallon	High
CMIP	X	Coccothrinax miraguama	Miraguama Palm	8-10'			20'			X	3	Field Grown	High
CMP	X	Thrinax morrisii	Keys Thatch Palm	40-48"			15'		X		4	15 Gallon	High
HLP	X	Hyophorbe lagenicaulis	Bottle Palm	6-7'			12'			X	2	15 Gallon	Moderate
ICT	X	Ilex cassine	Dahoon Holly	12-14'	6'	3"	30'		X		2	45 Gallon	High
MFT	X	Myrcianthes fragrans	Simpson Stopper	12'	6'	2"	20'		X	1	3	45 Gallon	High
MGT	X	Myrsine guianensis	Myrsine	6'	4'		18'		X		6	25 Gallon	High
OET	X	Myrsine guianensis	Kposia	6'	4'		15'		X		4	25 Gallon	High
RhP	X	Rhapis excelsis	Lady Palm				7'			X	3	7 Gallon	Medium

LKEY	NEW	BOTANICAL	COMMON	SIZE (Height x Spread)	NATIVE(Y)	NATIVE(N)	QTY	CONTAINER	DROUGHT-TOL
SHRUBS AND GROUND COVER									
CGD	X	Codiaeum 'Gold Dust'	Gold Dust Croton	18"x24"		X	35	3 Gallon	High
CP	X	Codiaeum 'Petra'	Petra Croton	18"x24"		X	9	3 Gallon	High
LEG	X	Liriope 'Evergreen Giant'	Green Liriope	Full		X	87	1 Gallon	High
NKQ	X	Nephrolepis 'Kimberly Queen'	Kimberly Queen Swordfern	Full		X	136	1 Gallon	Low
PH	X	Philodendron 'Hope'	Hope Philodendron	24"x24"		X	6	3 Gallon	Medium
PN	X	Psychotria nervosa	Wild Coffee	24"	X		61	3 Gallon	Medium
VMJ	X	Vriesea 'Mint Julip'	Mint Julip Bromeliad	24"x24"		X	4	9" Pot	High

CITY OF MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: RSM-1 Lot Area: 5,525 Acres: .13

REQUIRED	ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 5,525 x 10% = 552.5		
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces: 0 x 10 s.f. parking space = 0		0
C. Total square feet of landscaped open space required: A-B = 552.5		149(26.5%)
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (60% permitted): 30% x 1,490 s.f. = 447		0
TREES		
A. Number of trees required per that lot acre, less existing number of trees meeting minimum requirements = 25		
Number of Trees Required for .13 Acres	4	6
B. % Native required: Number of trees provided x 20% = 3		6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% = 4		6
D. Street Trees (maximum average spacing of 20' o.c.): 300' linear feet along street divided by 20' = 15		3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 300' linear feet along street divided by 20' = 15	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 10 = 54		111
B. % Native shrubs required: Number of shrubs provided x 50% = 57		51
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10% = 9		9 Trees
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 5		6

LIGHTING

LIKEY	QTY	DESCRIPTION	MANUFACTURER	BODY	BULB	MODEL	VOLTAGE
VST 3316	4	Landscape Spot Light	Vista	Die Cast Copper Free Aluminum	75W	3316	120
VST 1209	4	Landscape Path Light	Vista	Die Cast Copper Free Aluminum	75W	1209	120
VST 2216	5	Landscape Accent Light	Vista	Die Cast Copper Free Aluminum	50W	2216	120

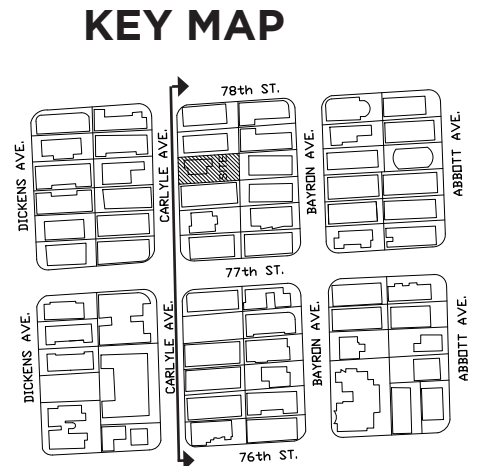
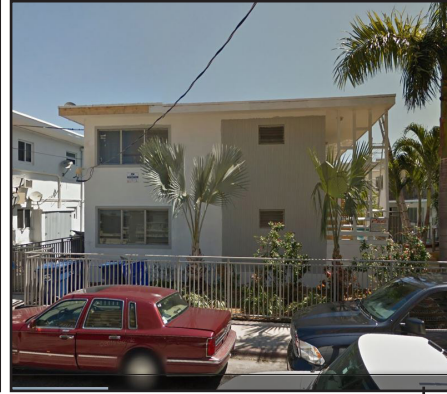
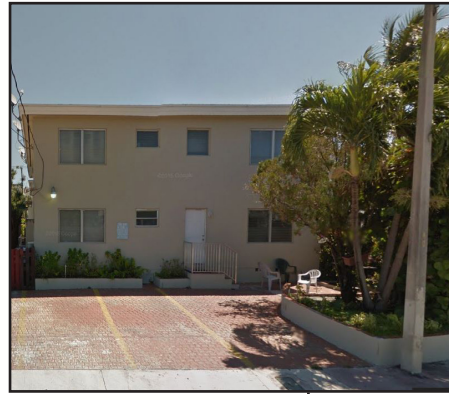
NEW CARLYLE CONDOMINIUM
7729 CARLYLE, MIAMI BEACH, FL

4-10-25 - Per City Comments

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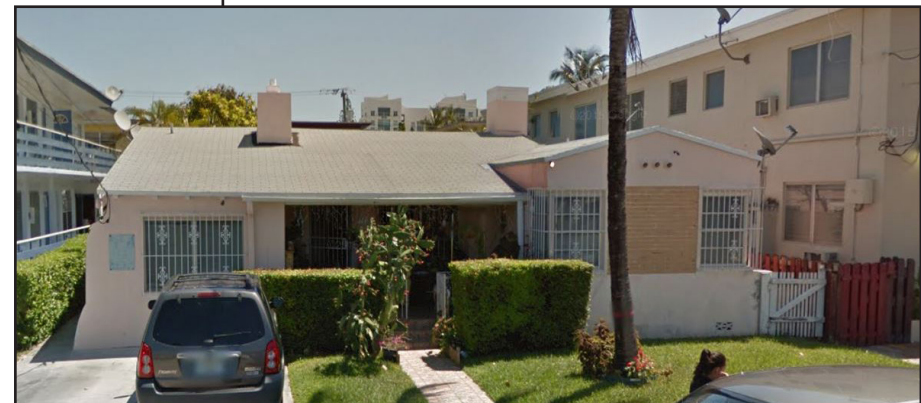
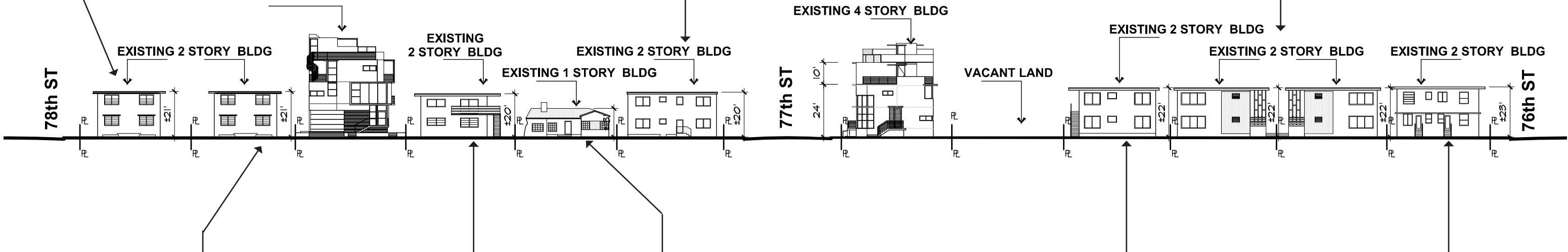
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Date: 2025.04.25 16:37:04 -04'00'
Scott F Neitzel
REITZEL DESIGN GROUP
LANDSCAPE ARCHITECTURE
Land & Environmental Planning
PO Box 82842 South Florida, Florida 33082
305.719.5233 - 305.4729.3346

CARLYLE AVENUE | EAST ELEVATION



PROPOSED PROJECT

7729 CARLYLE AVE





































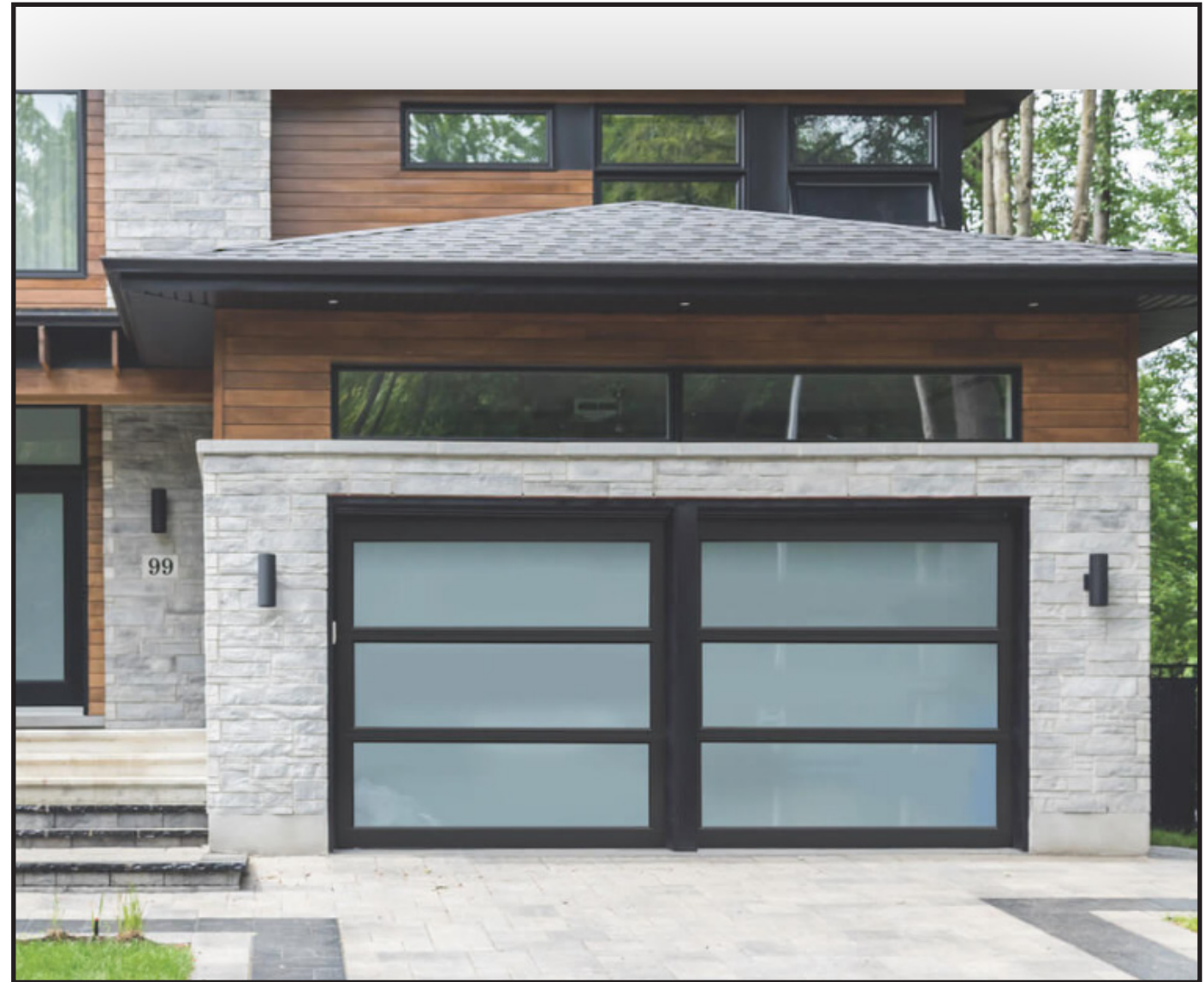
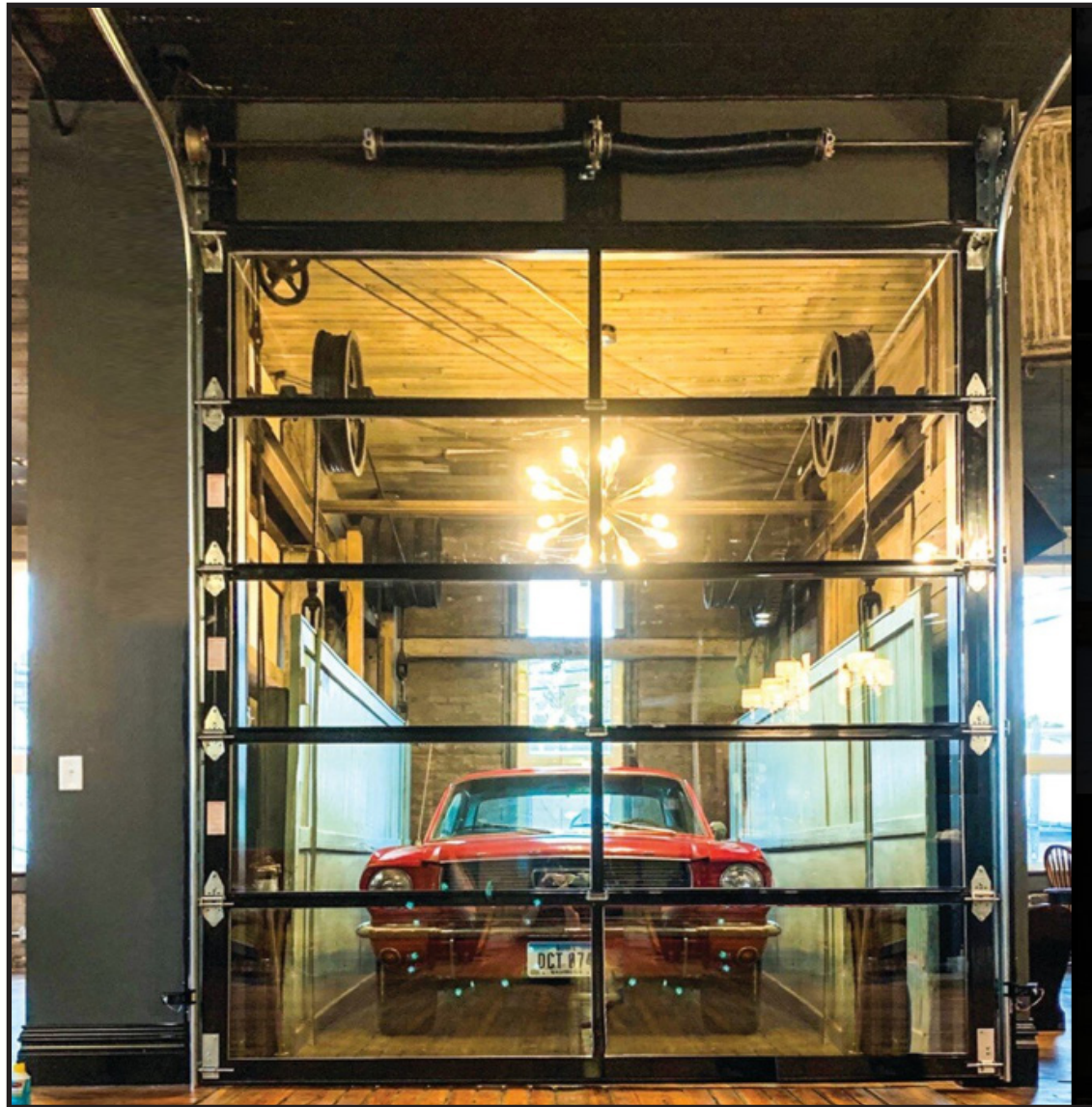


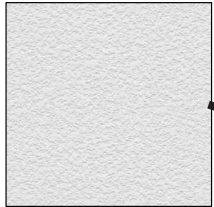








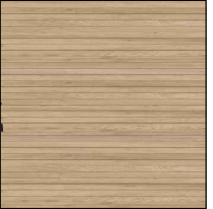




EXTERIOR WALLS
 MATERIAL: 5/8 WHITE
 SMOOTH STUCCO
 FIN. (TYP.)
 FINISH COLOR: WHITE
 (SHERWIN WILLIAMS)


**DOORS & WINDOWS
 FRAMES**
 MATERIAL:
 ALUMINUM FINISH
 FINISH COLOR: DARK
 BRONZE (ANODIZED)




**EXTERIOR & INTERIOR
 RAILINGS**
 MATERIAL:
 ALUMINUM FINISH
 FINISH COLOR: DARK
 BRONZE (ANODIZED)


STACKED TILE
 MATERIAL:
 PORCELAIN MESH TILE
 FINISH COLOR: PURE SAND
 (MATTE)


EXTERIOR GLAZING
 MATERIAL:
 IMPACT GLASS
 FINISH COLOR: AZURLITE

FINISHES DESCRIPTION

EXTERIOR FINISHES					
CONSTRUCTIVE ELEMENTS	MATERIAL	FIN. COLOR	FINISH	SIZE	MANUFACTURER
EXTERIOR WALLS	5/8 WHITE SMOOTH STUCCO FIN. (TYP.)	WHITE	SMOOTH	—	SHERWIN WILLIAMS
DOORS & WINDOWS FRAMES	ALUMINUM FINISH	CLEAR ALUMINUM	SATIN	—	TO BE DETERMINED
EXTERIOR RAILINGS	ALUMINUM FINISH	CLEAR ALUMINUM	STAIN	42" H.	TO BE DETERMINED
GLASS	IMPACT GLASS	AZURLITE	GLASS	—	TO BE DETERMINED
STACKED TILES	PORCELAIN MESH TILE	PURE SAND	MATTE	12" x 24"	UNICOM STARKER

