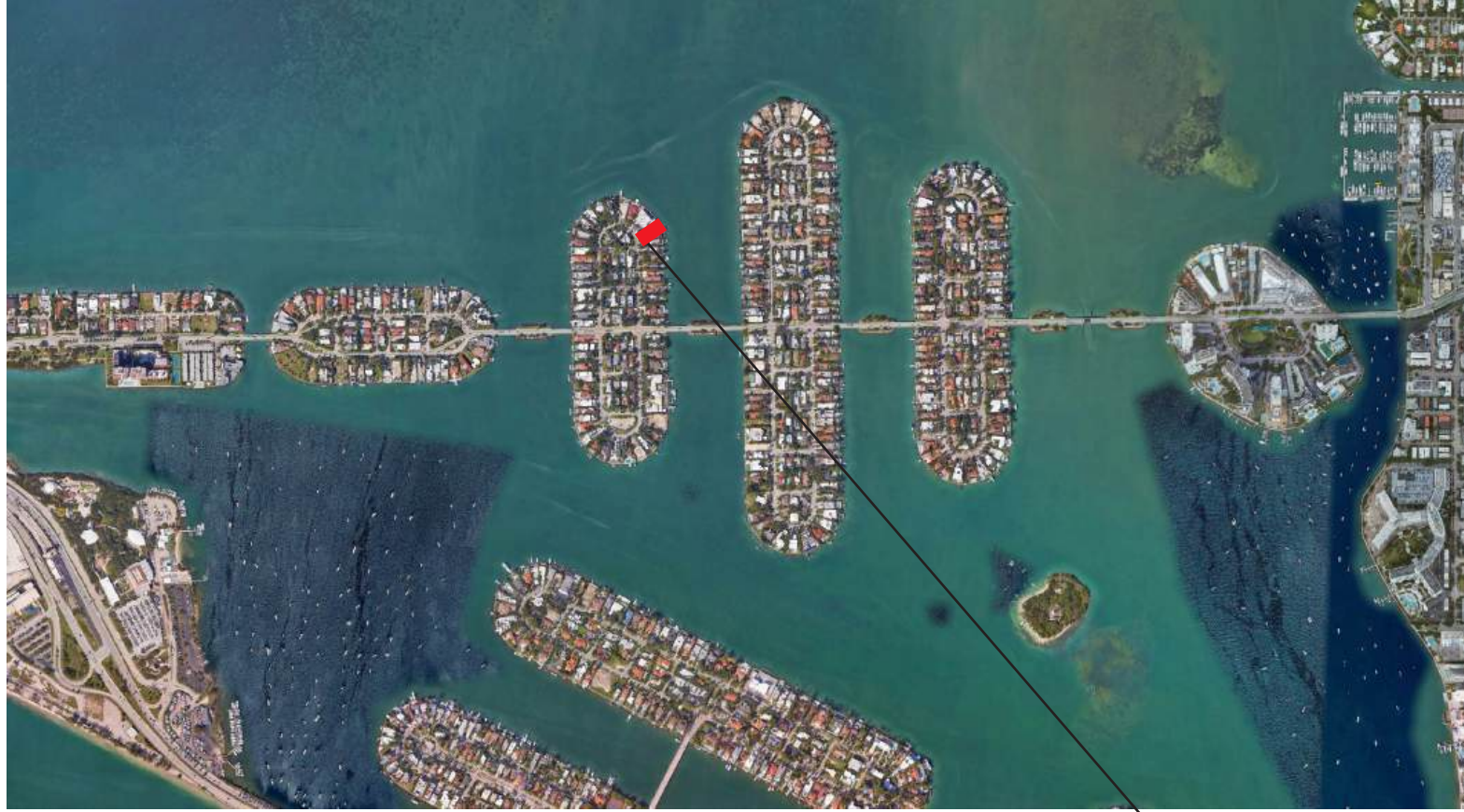




409 E. SAN MARINO DRIVE





VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



VIEW H





PHOTO H



PHOTO I



N65°18'30"E 173.14'(R) (NON-RADIAL)
 174.49'(TO CL OF SEAWALL)

TWO STORY
 RES. # 400
**LOT-12
 BLOCK-3**
 F.F.E. = 10.36'
 GARAGE ELEV. = 8.40'

175.32'(TO CL OF SEAWALL)
 N82°29'58"E 175.0'(R) (NON-RADIAL)

APPROXIMATE
 EDGE OF WATER
 ELEV. = 0.05'
 (03/07/2025)
 MEAN ANNUAL FLOOD LINE (MAFL)
 AS DETERMINED BY WATER
 CHAINS & RAFTER DEBRIS
 ELEVATION = 2.03'

L=100.00'
 R=360.00'
 Δ=15°22'13"

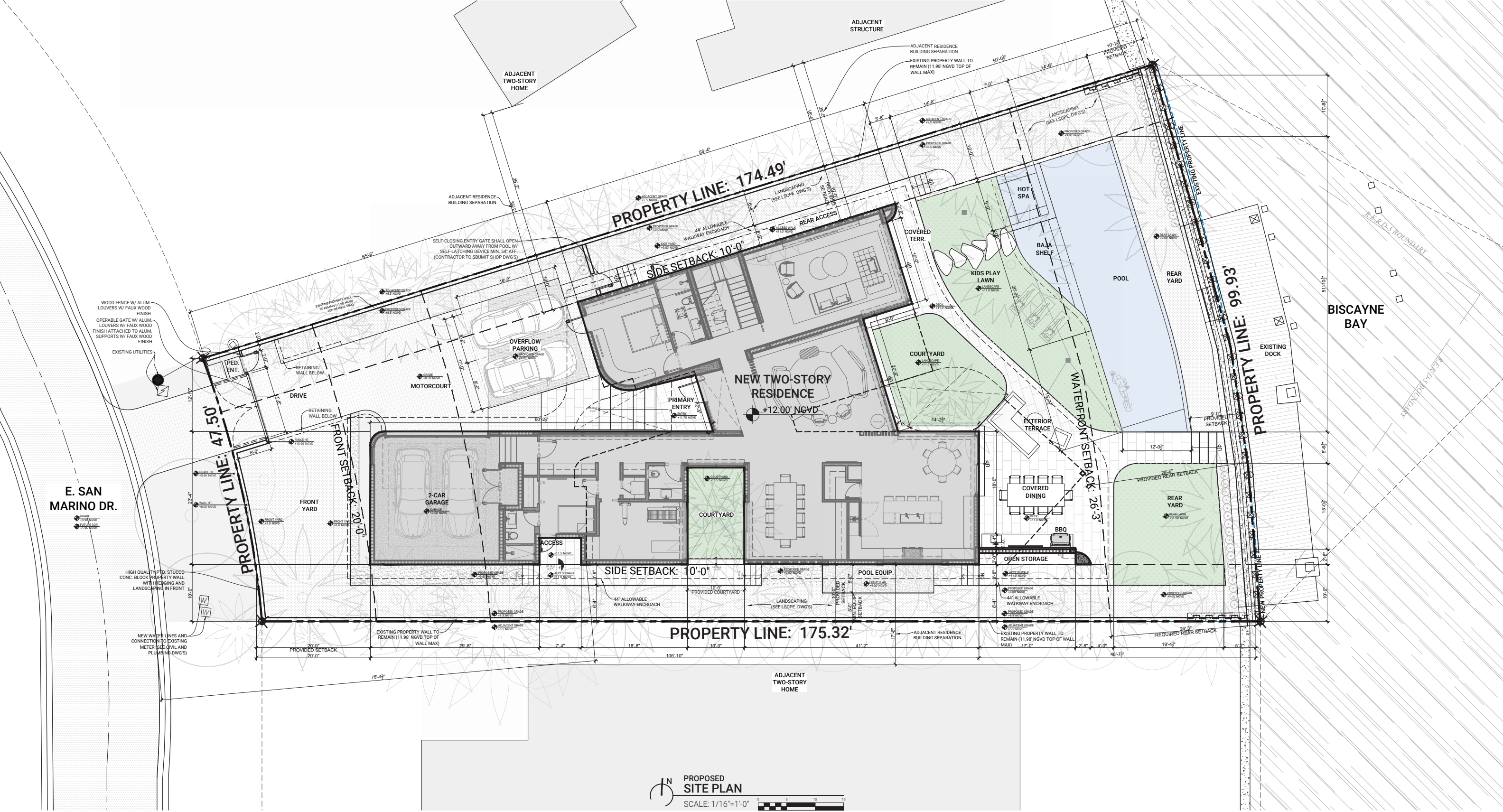
PROPOSED SEAWALL
 CENTERLINE
 LENGTH = 99.53'
 BOAT
 LIFT

E SAN MARINO DRIVE
 5' TOTAL RIGHT-OF-WAY

P.C.
 F.I.R. 1/2'
 NO CAP

EXISTING
 SURVEY
 SCALE: 1/16"=1'-0"





E. SAN MARINO DR.

PROPERTY LINE: 174.49'

SIDE SETBACK: 10'-0"

NEW TWO-STORY RESIDENCE
+12.00' NGVD

SIDE SETBACK: 10'-0"

PROPERTY LINE: 175.32'

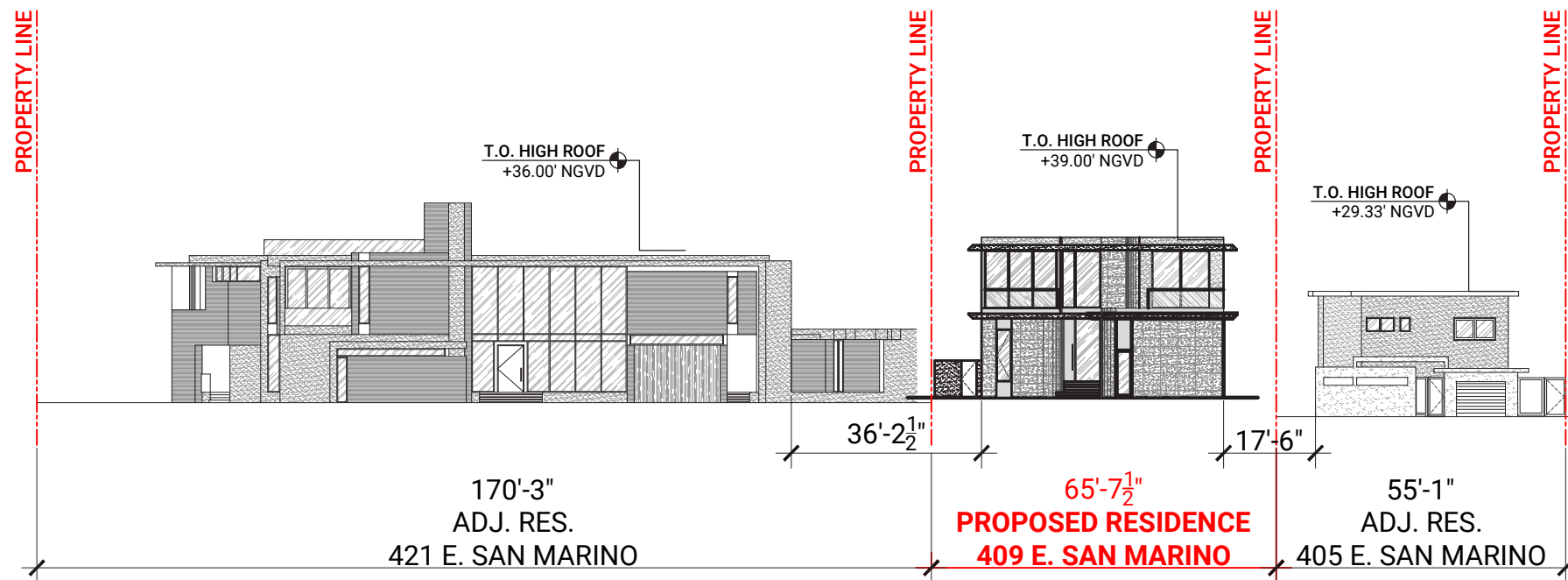
PROPERTY LINE: 99.93'

BISCAYNE BAY

PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



PROPOSED AXO RENDERING - SITE & SURROUNDING CONTEXT



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

E SAN MARINO DRIVE

55' TOTAL RIGHT-OF-WAY

(N N- I L) 175.14'

LT-13
LCK-3

**TWO STORY
RES. # 409
LOT - 12
BLOCK - 3**

F.F.E. 1.3'
G GE ELEV.

L=47.50'
R=175.00'
 $\Delta=15^{\circ}33'06''$

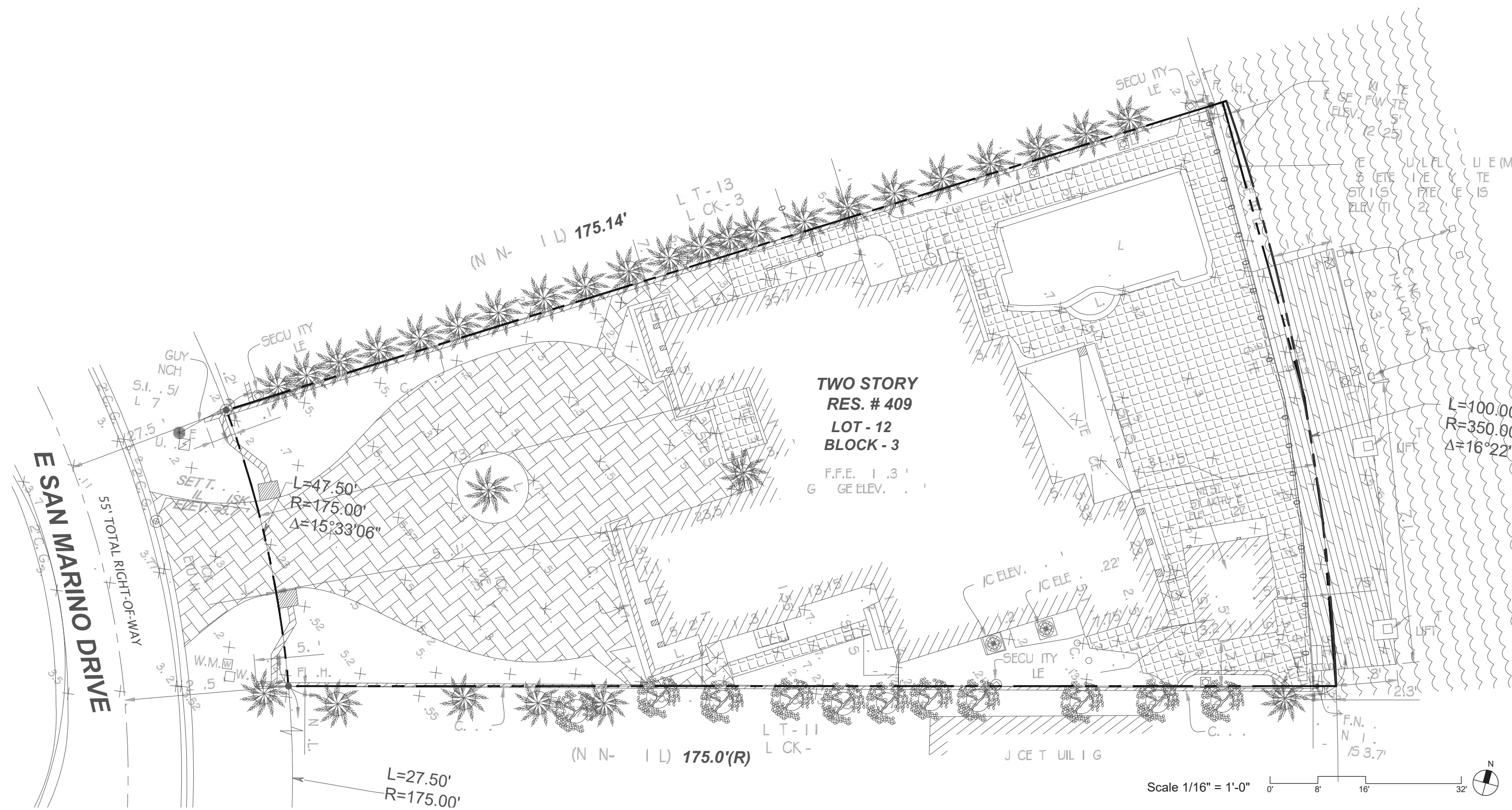
(N N- I L) 175.0'(R)

LT-11
LCK-

J C E T U I L I G

L=27.50'
R=175.00'

Scale 1/16" = 1'-0" 0' 8' 16' 32'



Legend

- 1. MAIN ACCESS
- 2. MOTORCOURT
- 3. GARAGE
- 4. OVERFLOW PARKING
- 5. PRIMARY ENTRY
- 6. REAR YARD ACCESS
- 7. PEDESTRIAN GRAVEL PATH
- 8. COURTYARD
- 9. BBQ AREA / BOAT STORAGE AREA
- 10. COVERED DINING
- 11. POOL TERRACE
- 12. POOL
- 13. SPA
- 14. DOCK ACCESS
- 15. LAWN AREA
- 16. HEDGE
- 17. LANDSCAPE AREA
- 18. EXISTING DOCK



Scale 1/16" = 1'-0" 0' 8' 16' 32' N













WHITE OAK FLOORING (2ND FLOOR)



TRAVERTINE FLOORING (1ST + TERR)



PERMEABLE PAVER



VEGETATION



RIVER ROCK



DARK POOL FINISH



COVET SOFFITS IN SIBO OKU



BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.



TEXTURED OFF-WHITE LIME PLASTER FIN.



IVORY TRAVERTINE STONE WALL CLADDING



COVET BATTENS / LOUVERS IN NEIKIDDO MOKU (TBD)

THANK YOU!

ADDITIONAL EXHIBITS

PROPERTY LINE

PROPERTY LINE

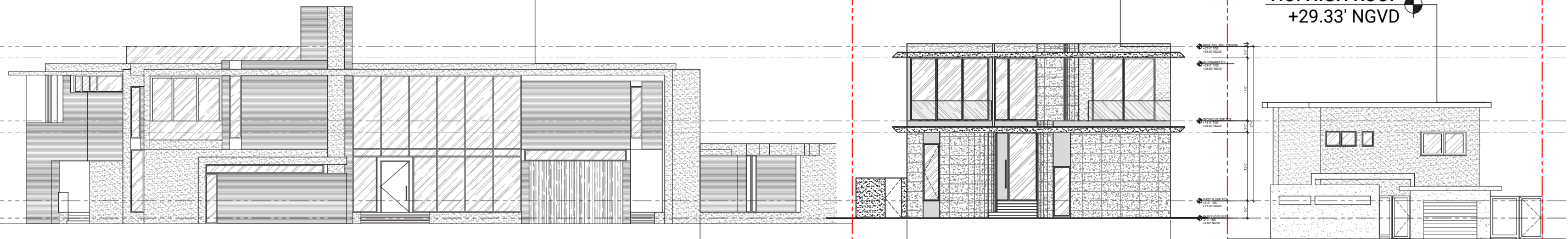
PROPERTY LINE

PROPERTY LINE

T.O. HIGH ROOF
+36.00' NGVD

T.O. HIGH ROOF
+39.00' NGVD

T.O. HIGH ROOF
+29.33' NGVD



36'-2¹/₂"

17'-6"

170'-3"
ADJ. RES.
421 E. SAN MARINO

65'-7¹/₂"
PROPOSED RESIDENCE
409 E. SAN MARINO

55'-1"
ADJ. RES.
405 E. SAN MARINO

PROPOSED

FRONT
CONTEXT ELEVATION

PROPERTY LINE

PROPERTY LINE

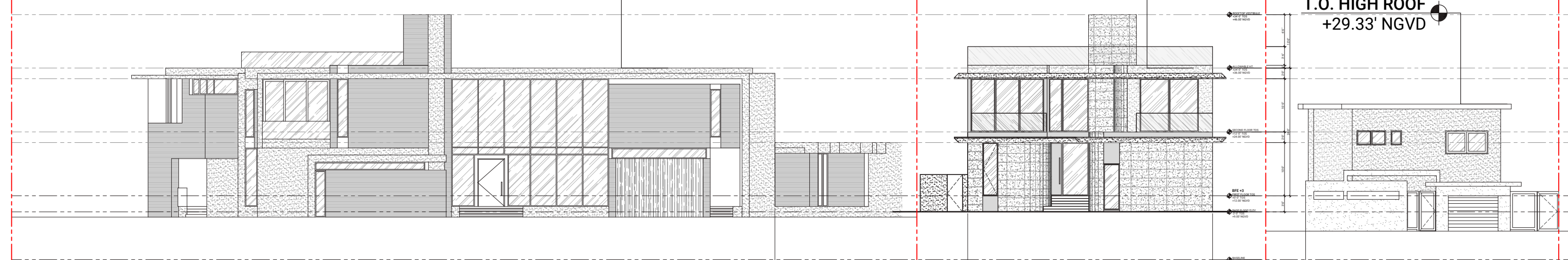
PROPERTY LINE

PROPERTY LINE

T.O. HIGH ROOF
+36.00' NGVD

T.O. HIGH ROOF
+36.00' NGVD

T.O. HIGH ROOF
+29.33' NGVD



36'-2 $\frac{1}{2}$ "

17'-6"

170'-3"
ADJ. RES.
421 E. SAN MARINO

65'-7 $\frac{1}{2}$ "
PROPOSED RESIDENCE
409 E. SAN MARINO

55'-1"
ADJ. RES.
405 E. SAN MARINO

WITH ROOF DECK

FRONT
CONTEXT ELEVATION

PROPERTY LINE

PROPERTY LINE

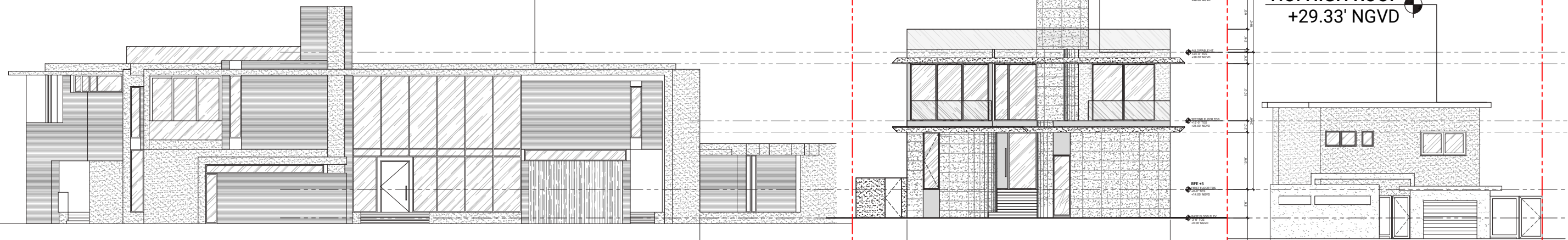
PROPERTY LINE

PROPERTY LINE

T.O. HIGH ROOF
+36.00' NGVD

T.O. HIGH ROOF
+38.00' NGVD

T.O. HIGH ROOF
+29.33' NGVD



36'-2 $\frac{1}{2}$ "

17'-6"

170'-3"
ADJ. RES.
421 E. SAN MARINO

65'-7 $\frac{1}{2}$ "
PROPOSED RESIDENCE
409 E. SAN MARINO

55'-1"
ADJ. RES.
405 E. SAN MARINO

UTILIZING BFE +5

FRONT
CONTEXT ELEVATION

PROPERTY LINE

PROPERTY LINE

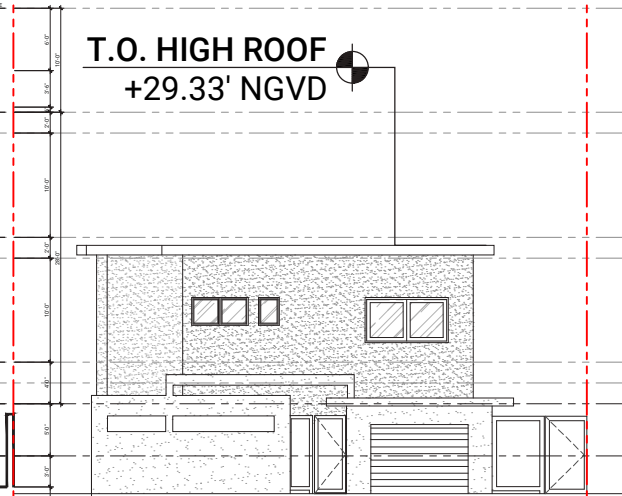
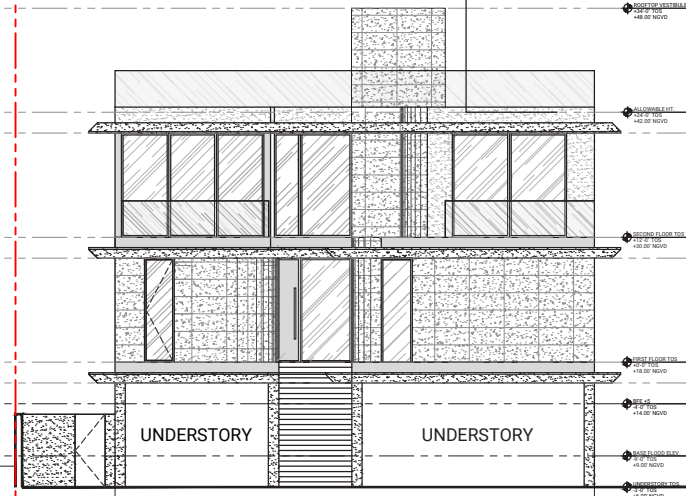
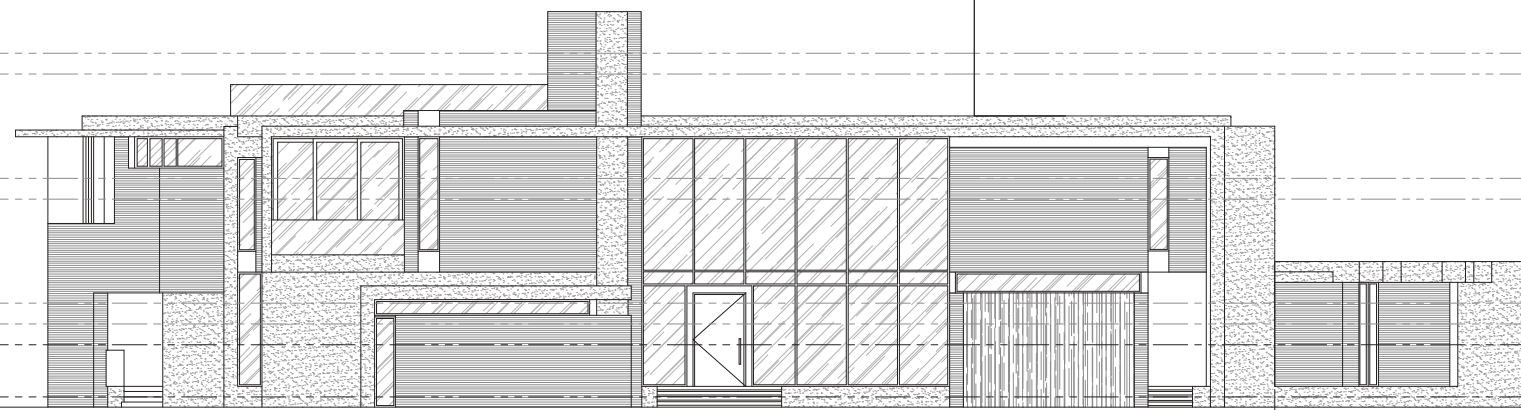
PROPERTY LINE

PROPERTY LINE

T.O. HIGH ROOF
+36.00' NGVD

T.O. HIGH ROOF
+42.00' NGVD

T.O. HIGH ROOF
+29.33' NGVD



36'-2¹/₂"

17'-6"

170'-3"
ADJ. RES.
421 E. SAN MARINO

65'-7¹/₂"
PROPOSED RESIDENCE
409 E. SAN MARINO

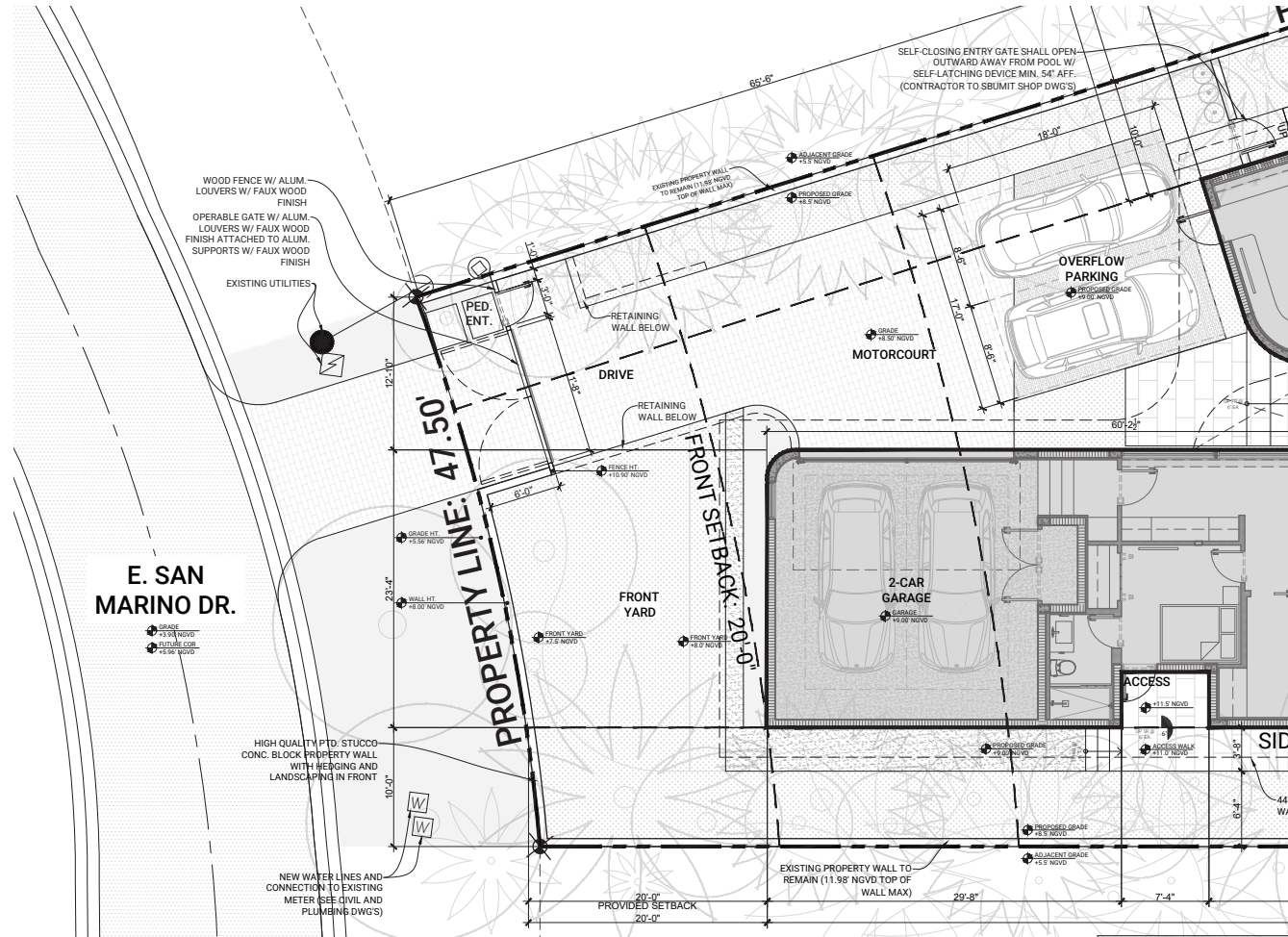
55'-1"
ADJ. RES.
405 E. SAN MARINO

UNDERSTORY HOME

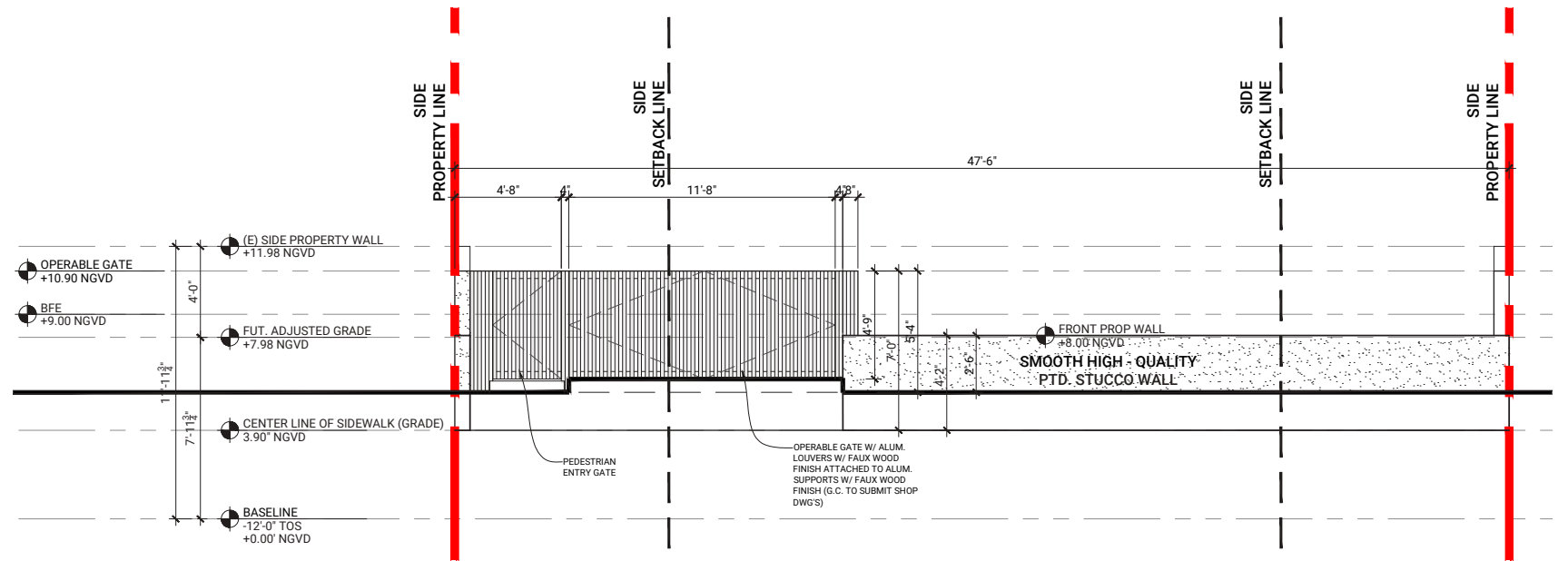
FRONT
CONTEXT ELEVATION



3D VISUAL



PLAN



ELEVATION

PROPOSED FRONT GATE MODIFICATION

FINAL SUBMISSION





VIEW E



RESIDENCE 3



RESIDENCE 4



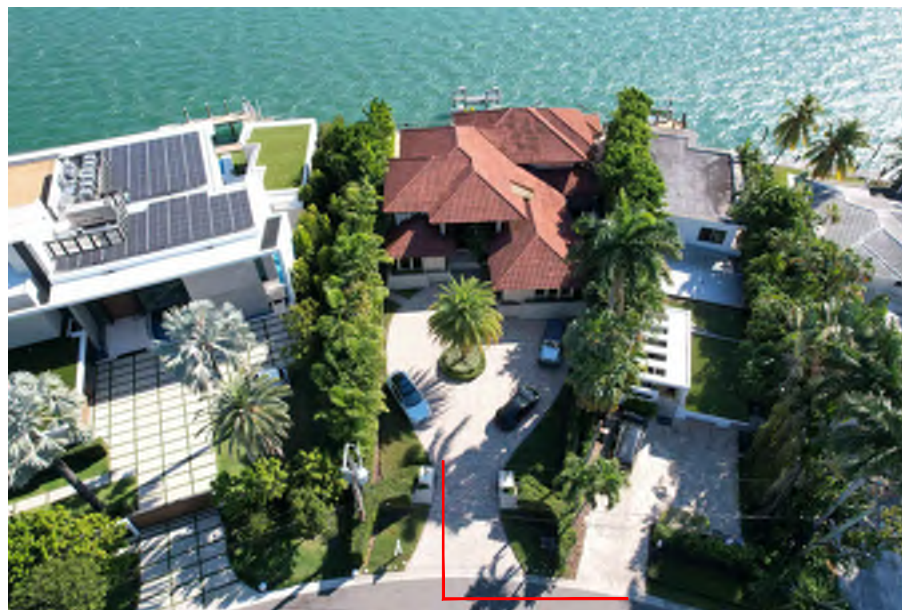
SITE - 409 E SAN MARINO DR, MIAMI BEACH FL, 33139



RESIDENCE 1



RESIDENCE 2



FRONT AERIAL



REAR AERIAL





AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



RESIDENCE 2



SUBJECT PROPERTY - 409 E SAN MARINO DR



RESIDENCE 3



EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



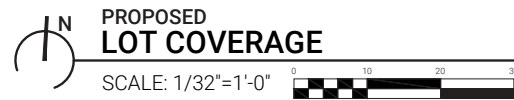
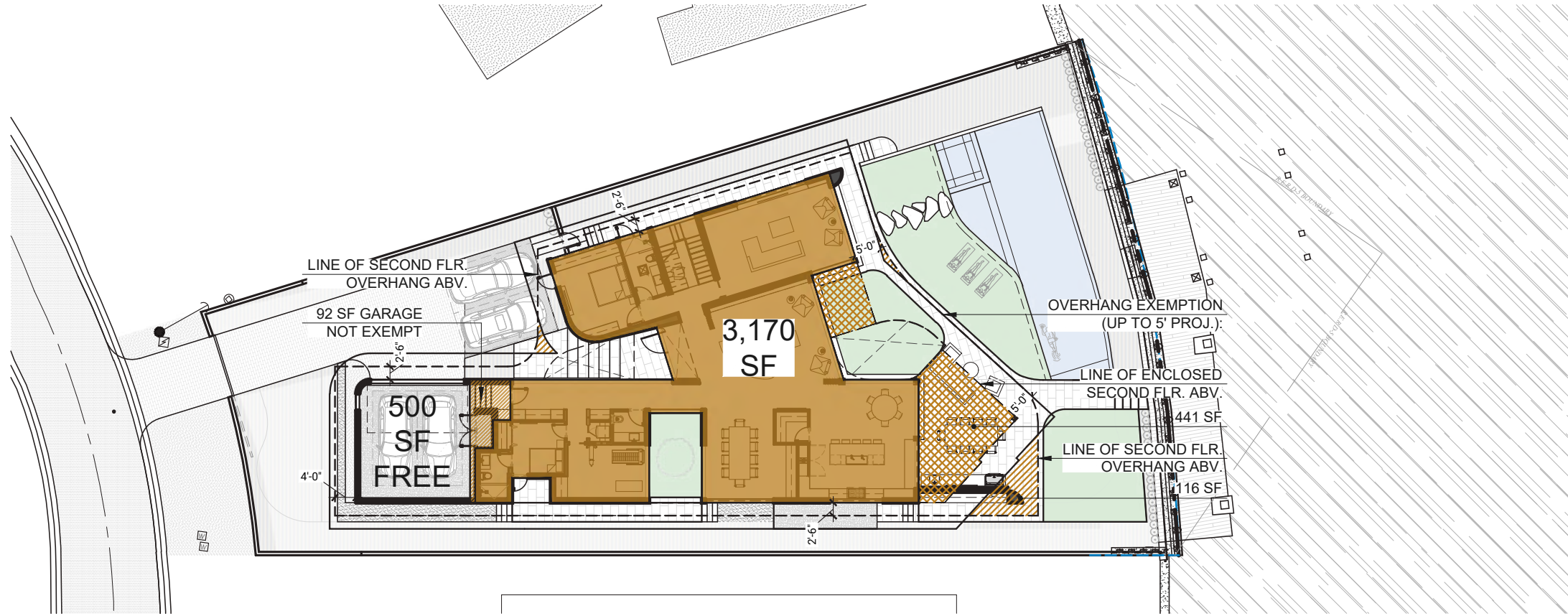
PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT





| SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET | | | | |
|---|---------------------------------|---|---|------------------------------------|
| ITEM # | Zoning Information | | | |
| 1 | Address: | 409 E SAN MARINO DR. MIAMI BEACH, FL 33139 - 1109 Legal Description: LOT 12, BLOCK 3, SAN MARINO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA. | | |
| 2 | Folio number(s): | 02-3232-003-0400 | | |
| 3 | Board and file numbers : | Design Review Board: DRB25-1113 | | |
| 4 | Year built: | Multiple (1983 (6,049 SF) (1995 (169 SF)) | Zoning District: | RS-3 |
| 5 | Base Flood Elevation: | AE : 9.00 | Grade value in NGVD: | 3.90' NGVD |
| 6 | Adjusted grade (Flood+Grade/2): | 6.95' NGVD | Free board | +1' (+10' NGVD) +3' (+12' NGVD) |
| 7 | Lot Area: | 12,855 SF | Minimum Required: Proposed (project benchmark): | |
| 8 | Lot width: | 47.50' (W) , 99.93' (E) | Lot Depth: | 174.49' (N), 175.32' (S) |
| 9 | Max Lot Coverage SF and %: | 3,856.5 SF (30%) | Proposed Lot Coverage SF and %: | 3,819 SF (29.7%) |
| 10 | Existing Lot Coverage SF and %: | 3,123 SF (24.2%) | Lot coverage deducted (garage-storage) SF: | 500 SF |
| 11 | Front Yard Open Space SF and %: | 720 SF (71.3%) | Rear Yard Open Space SF and %: | 1,805 SF (71.6%) |
| 12 | Max Unit Size SF and %: | 6,427.5 (50%) | Proposed Unit Size SF and %: | 6,419 SF (49.9%) |
| 13 | Existing First Floor Unit Size: | 3,123 SF | Proposed First Floor Unit Size | 3,170 SF |
| | | | Proposed Second Floor Unit Size: | 3,157 SF |
| 14 | | | Proposed First Floor Unit Size (Volumetric): | _____ |
| 15 | | | Proposed Second Floor volumetric Unit Size SF and % | _____ |

| | | Required | Existing | Proposed | Deficiencies |
|----|---|----------|-----------|------------------|----------------|
| 18 | Height: | 24' | 24' | 27'-0" | WAIVER REQUEST |
| | Setback: | | | | |
| 19 | Front First level: | 20'-0" | 59'-1" | 20'-0" | |
| 20 | Front Second level: | 40'-0" | 76'-0" | 57'-5" | |
| 21 | Side 1: | 10'-0" | 7'-5 1/8" | 10'-0" | |
| 22 | Side 2 : | 10'-0" | 3'-10" | 10'-0" | |
| 23 | Rear: | 26'-3 " | 31'-2" | 28'-6" | |
| | Accessory Structure Side 1: | | | N/A | |
| 24 | Accessory Structure Side 2: | | | N/A | |
| 25 | Accessory Structure Rear: | 9'-0" | | N/A | |
| 26 | Sum of Side yard : | 20'-0" | | 20'-0" | |
| 27 | Located within a Local Historic District? | | | Yes or <u>no</u> | |
| 28 | Designated Historic SingleFam Residence? | | | Yes or <u>no</u> | |
| 29 | Determined to be Architecturally Significant? | | | Yes or <u>no</u> | |

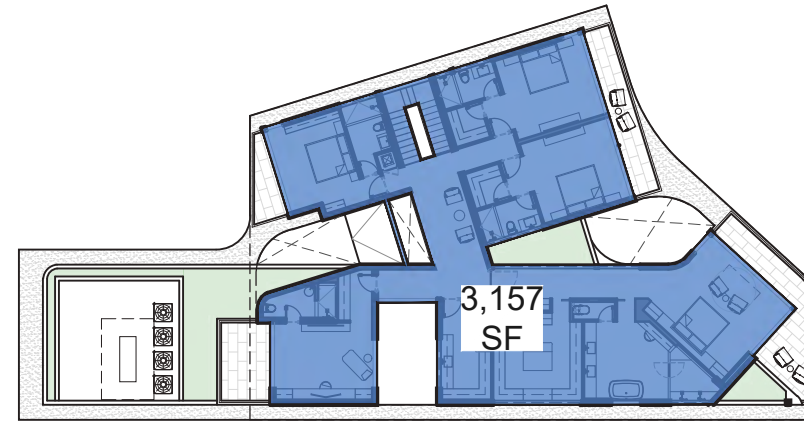
| ITEM # | New Construction Floodplain Management Data | | | | |
|--------|---|-----------------------------|---|--------------------------------|-------------------------|
| 1 | Flood Zone: | AE 9 | 6 | Flood Design Class: | Class 2 |
| 2 | FIRM Map Number | 12086C0316L | 7 | Building Use: | Single-Family Residence |
| 3 | Base Flood Elevation (BFE): | 9.00' NGVD | 8 | Lowest Elevation of Equipment: | 10.00' NGVD |
| 4 | Proposed Design Flood Elevation: (Main Residence - Lowest Habitable Level) | 12.00' NGVD | 9 | Lowest Adjacent Grade | 7.50' NGVD |
| | Proposed Top of Next Higher Floor: (Next highest Habitable Level) | 26.00' NGVD | | 10 | Highest Adjacent Grade |
| | Proposed Main House First Flr. Elevation: | 12.00' NGVD | | | |
| 5 | Crown of Road Elevation: | 3.90' NGVD (5.96' NGVD FT.) | | | |









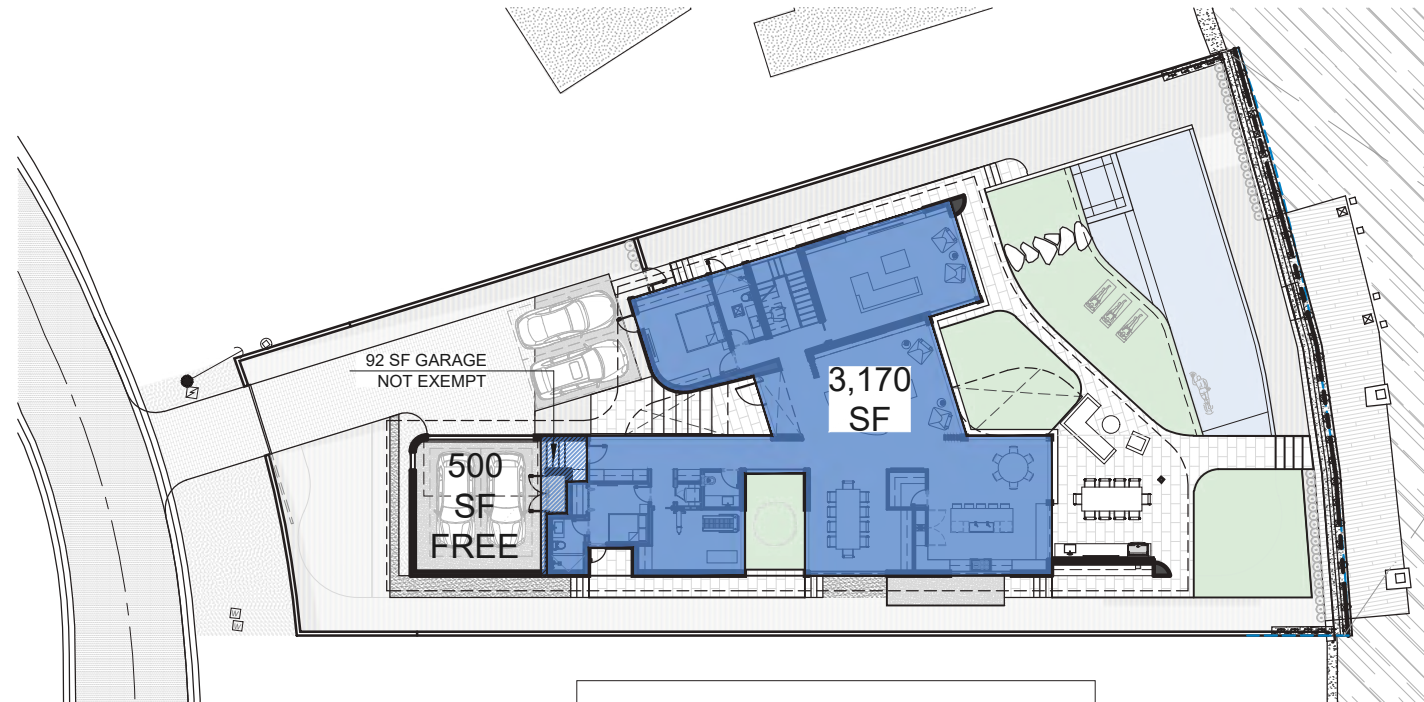
| LOT COVERAGE: | |
|--|-------------------------|
| LOT SIZE: | 12,855 SF (100%) |
| MAX. ALLOWABLE LOT COVERAGE: | 3,856.5 SF (30%) |
|  GARAGE: | 92 SF (500 SF FREE) |
|  FIRST FLOOR A/C AREA: | 3,170 SF |
|  SECOND FLOOR ENCLOSED ABOVE: | 441 SF |
|  OVERHANG EXCEEDING 5'-0" | 116 SF |
| LOT COVERAGE: | 3,819 SF (29.7%) |





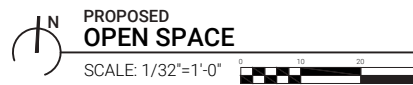
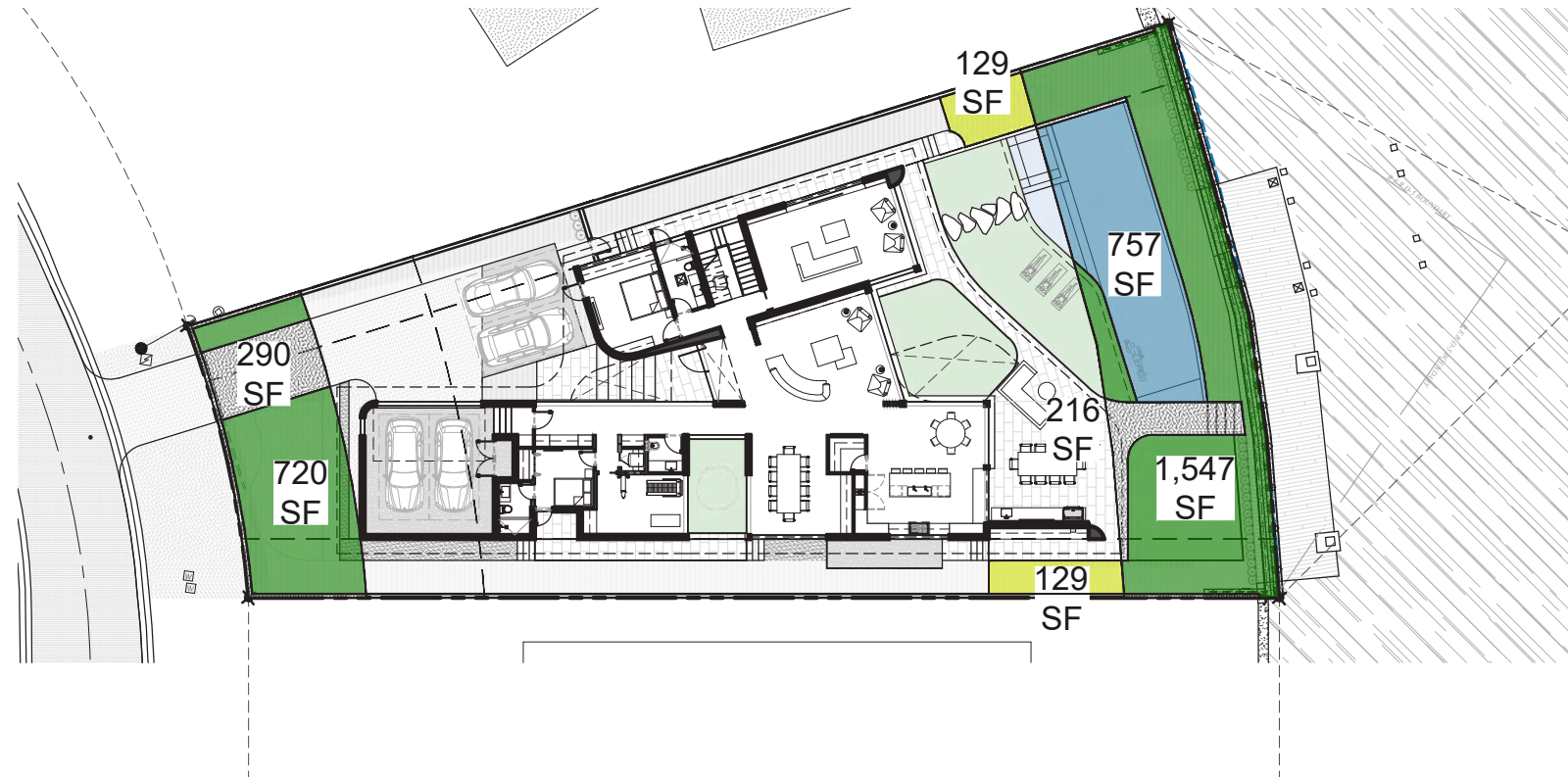
**SECOND FLOOR
UNIT SIZE**
SCALE: 1/32"=1'-0"




| UNIT SIZE: | |
|---|-------------------------|
| LOT SIZE: | 12,855 SF (100%) |
| MAX ALLOWABLE UNIT SIZE: | 6,427.5 SF (50%) |
|  GARAGE: | 92 SF (500 SF FREE) |
|  FIRST FLOOR: | 3,170 SF |
|  SECOND FLOOR: | 3,157 SF |
|  ROOF: | 0 SF |
| TOTAL: | 6,419 SF (49.9%) |







**FIRST FLOOR
UNIT SIZE**
SCALE: 1/32"=1'-0"

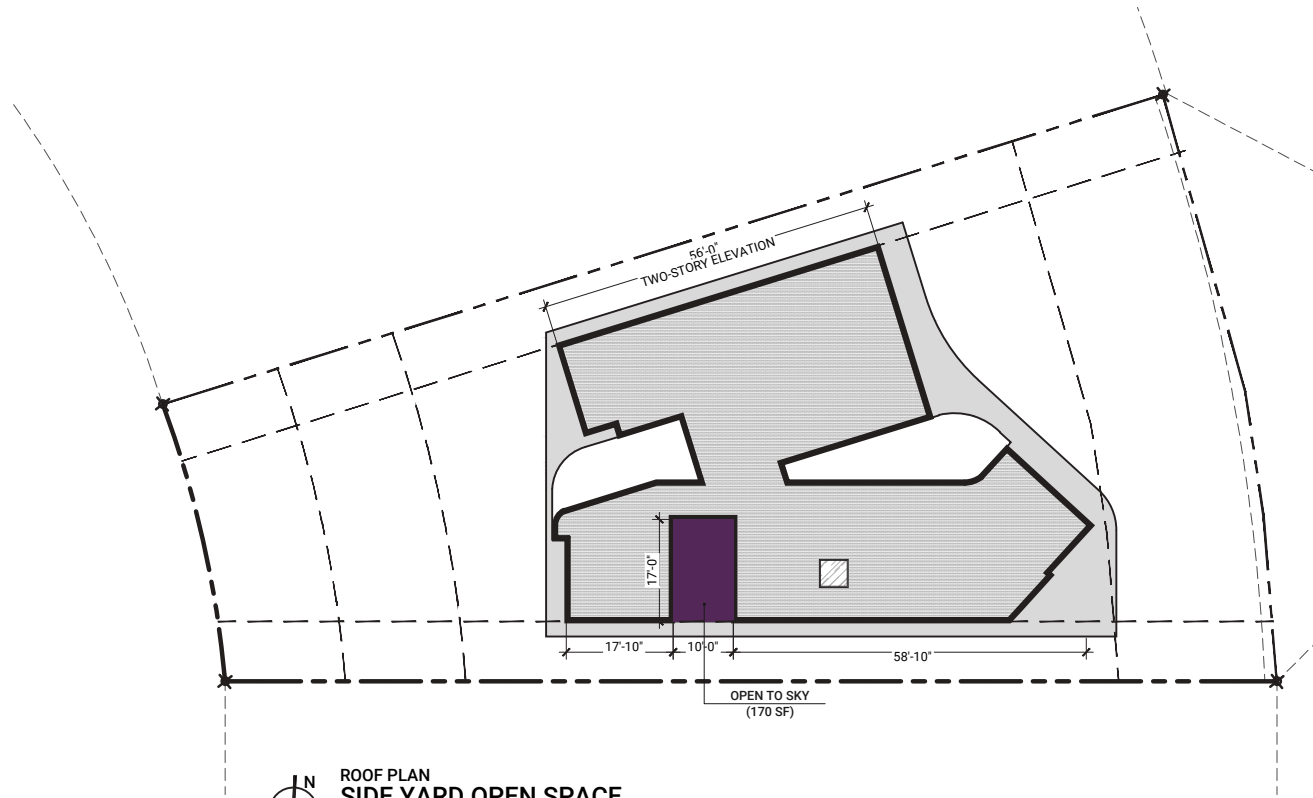




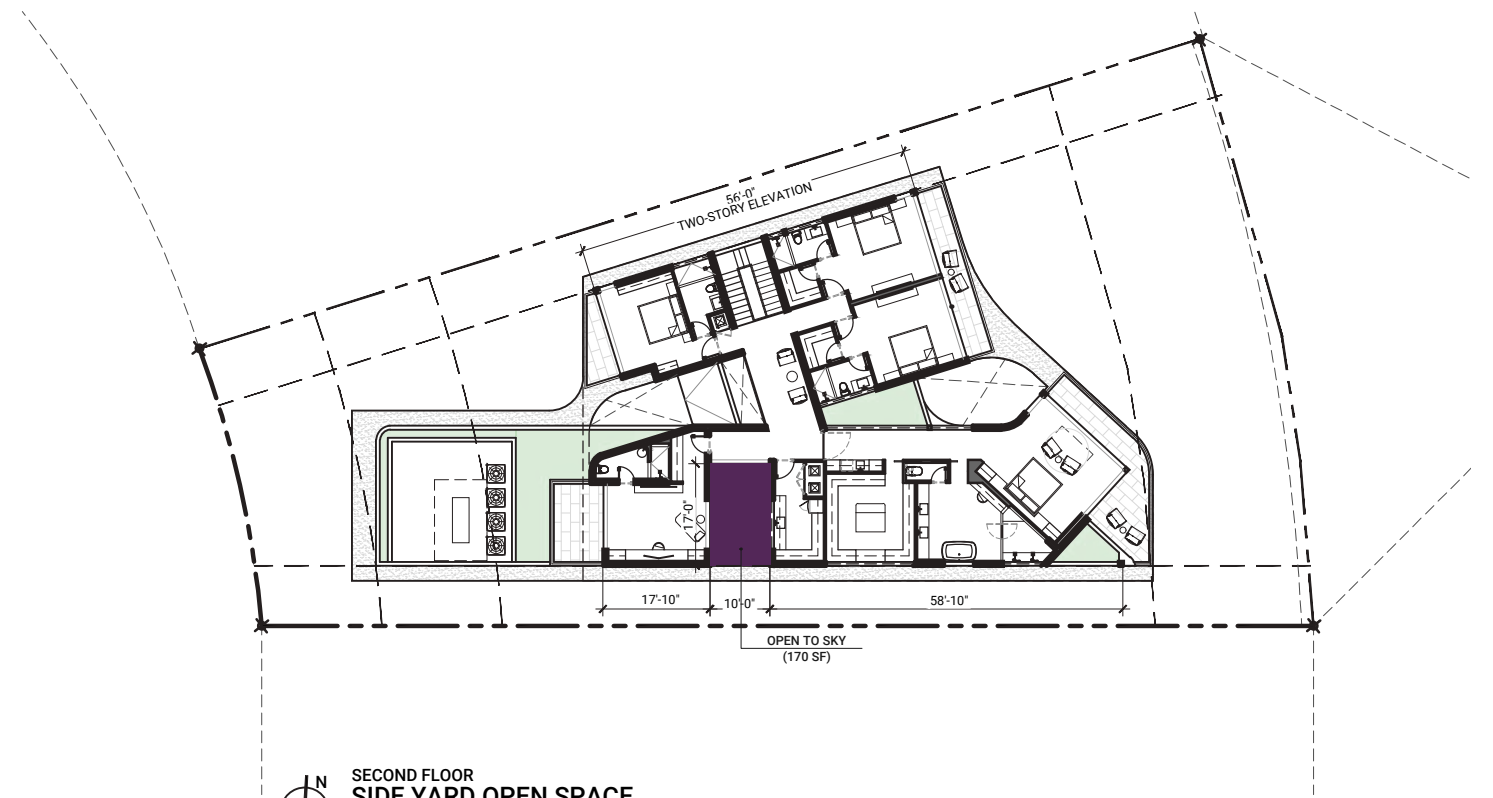
| FRONT YARD: | |
|--|-----------------------|
| TOTAL FRONT YARD: | 1,010 SF (100%) |
| REQUIRED PERVIOUS AREA: | 505 SF (50%) |
|  PAVED: | 290 SF |
|  SODDED & PERVIOUS: | 720 SF |
|  REFLECTING POND: | 0 SF |
| TOTAL PERVIOUS AREA: | 720 SF (71.3%) |

| REAR YARD: | |
|--|-------------------------|
| TOTAL REAR YARD: | 2,520 SF (100%) |
| REQUIRED PERVIOUS AREA: | 1,764 SF (70%) |
|  PAVED: | 216 SF |
|  SODDED & PERVIOUS: | 1,547 SF (61%) |
|  SODDED & PERVIOUS (SIDES): | 258 SF (10%) |
|  IMPERVIOUS POOL: | 757 SF |
| TOTAL PERVIOUS AREA: | 1,805 SF (71.6%) |

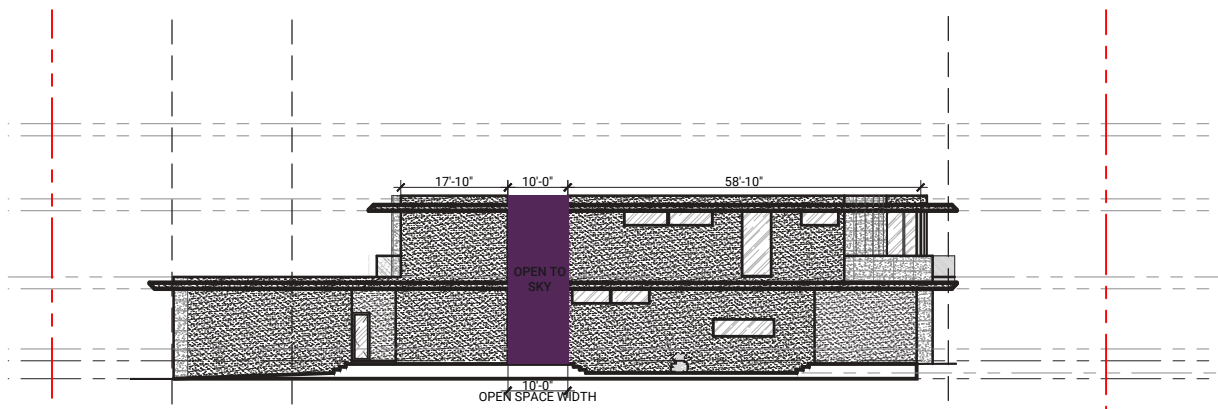




ROOF PLAN
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

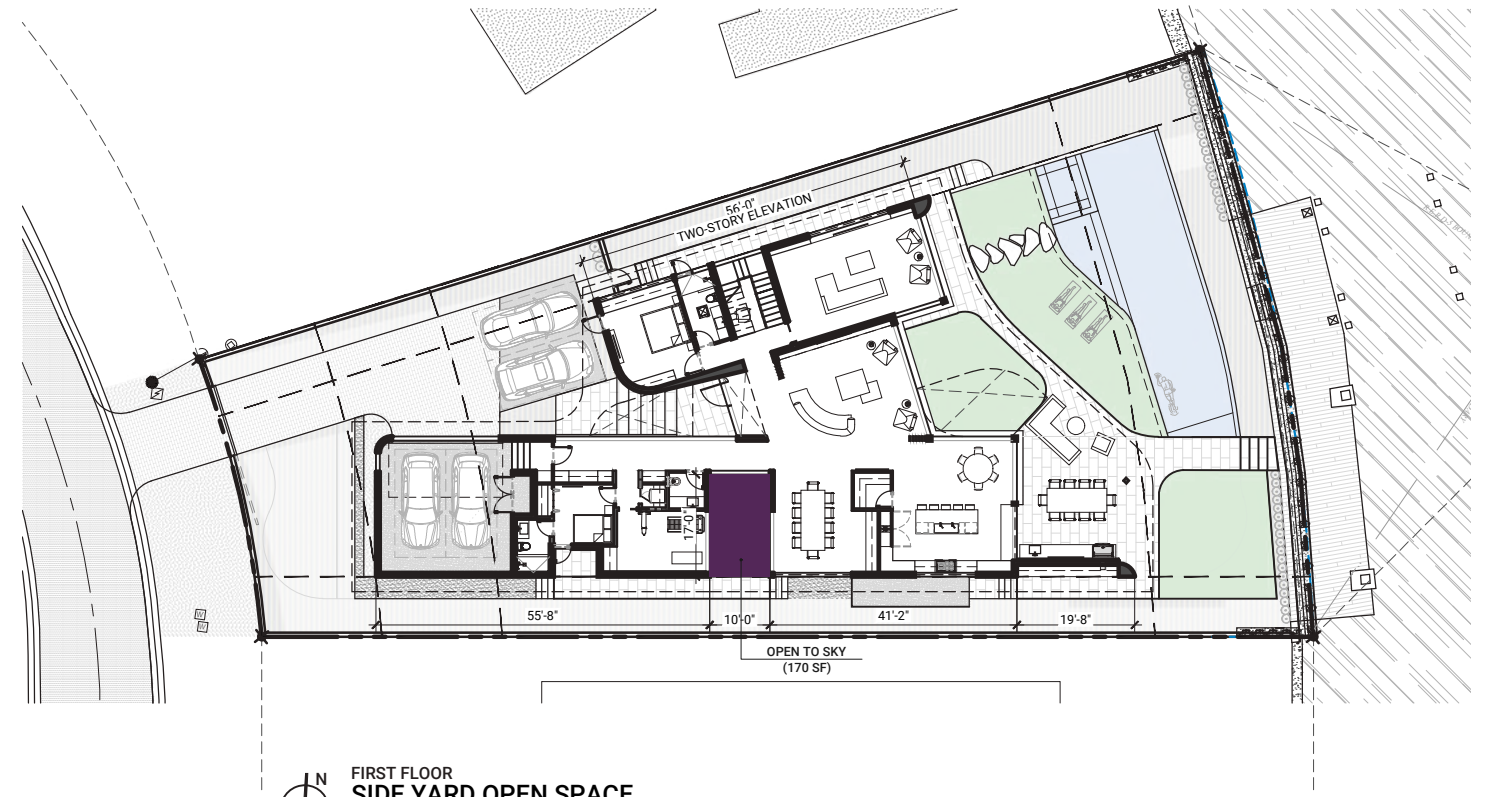


SECOND FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

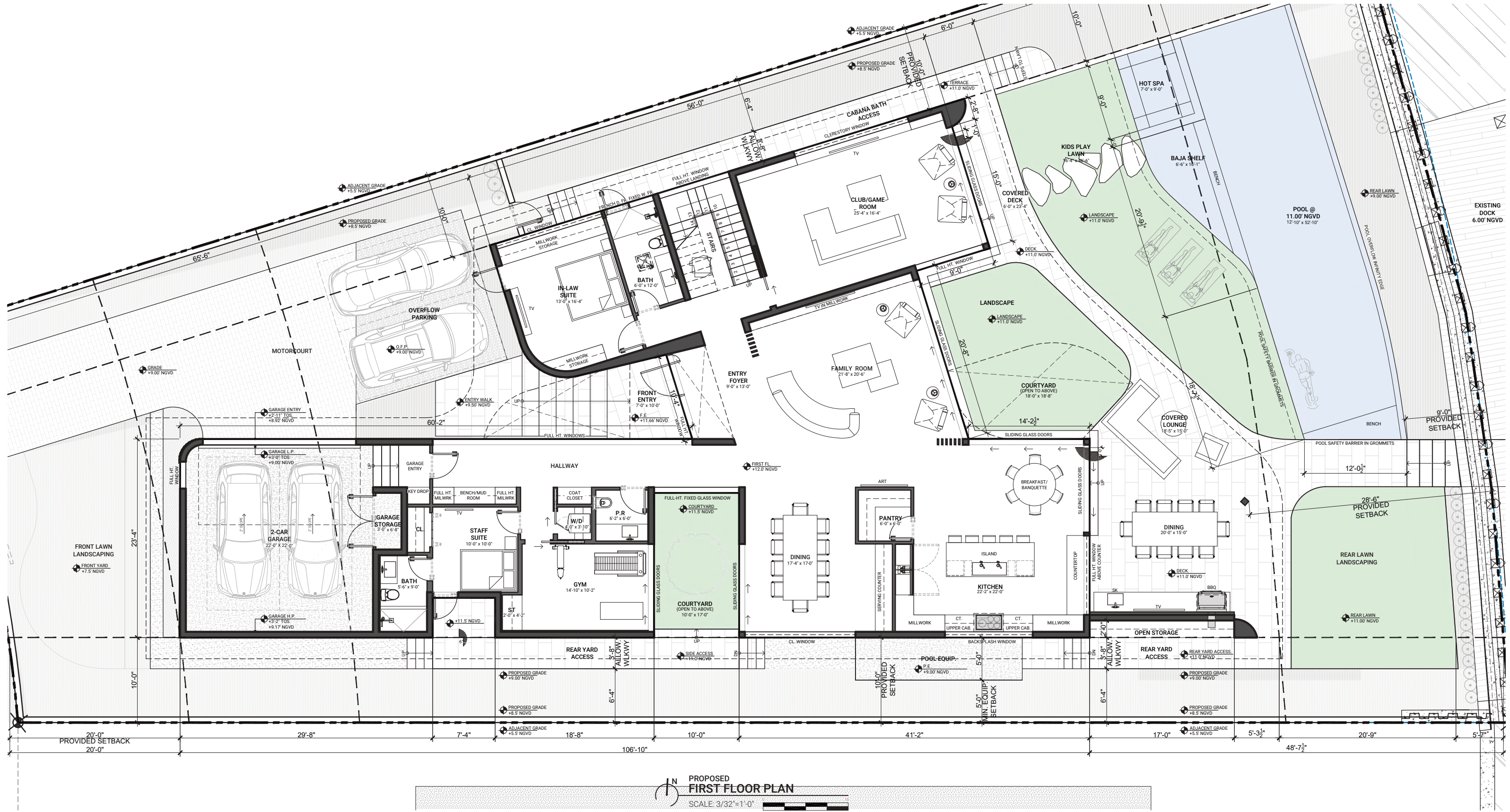


SIDE ELEVATION (NORTH)
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

| SIDE YARD OPEN SPACE: | |
|-----------------------|------------------|
| LOT SIZE: | 12,855 SF (100%) |
| REQUIRED OPEN SPACE: | 128.55 SF (1%) |
| PROVIDED OPEN SPACE: | 170 SF (1.3%) |



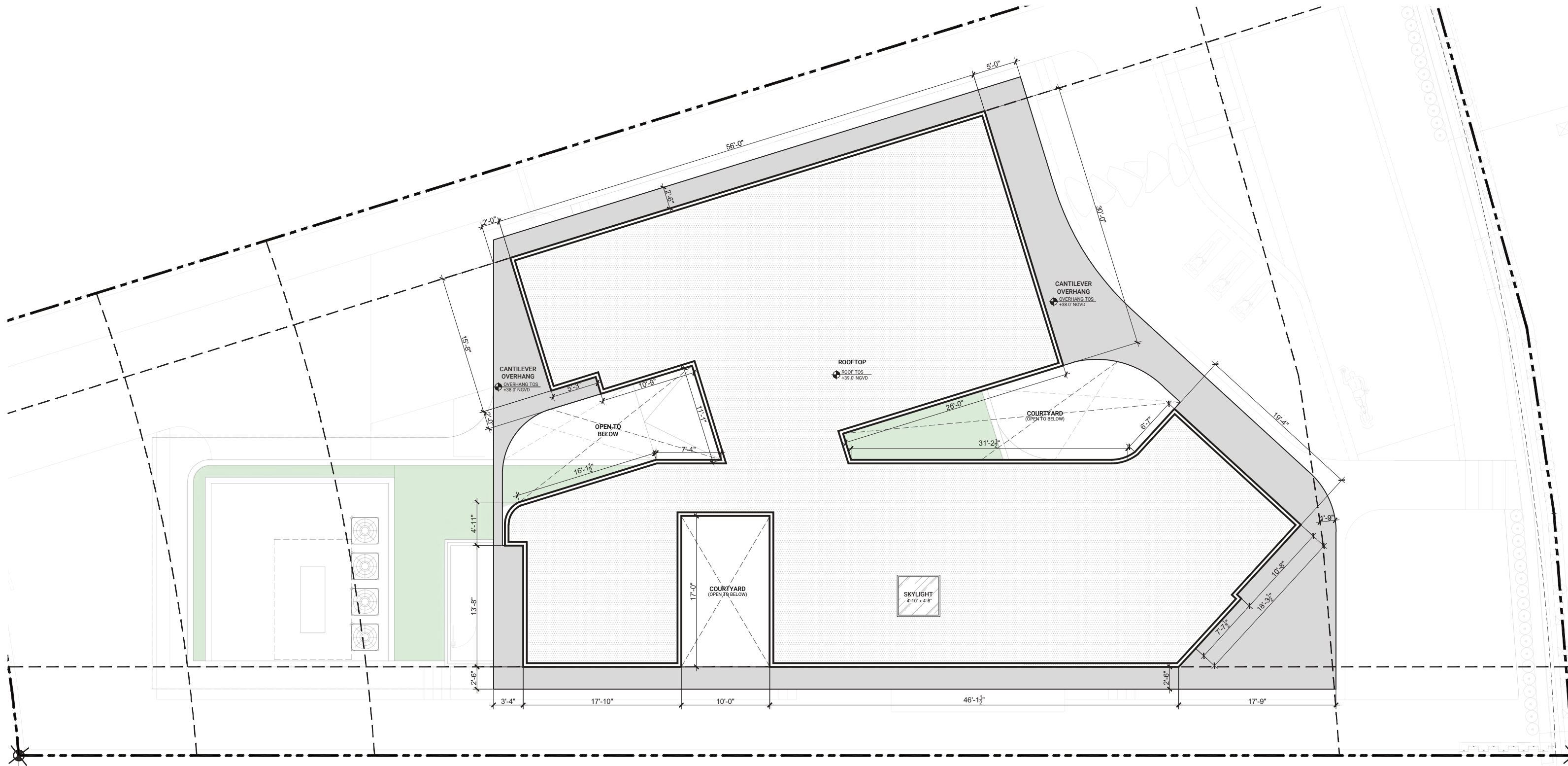
FIRST FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"





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

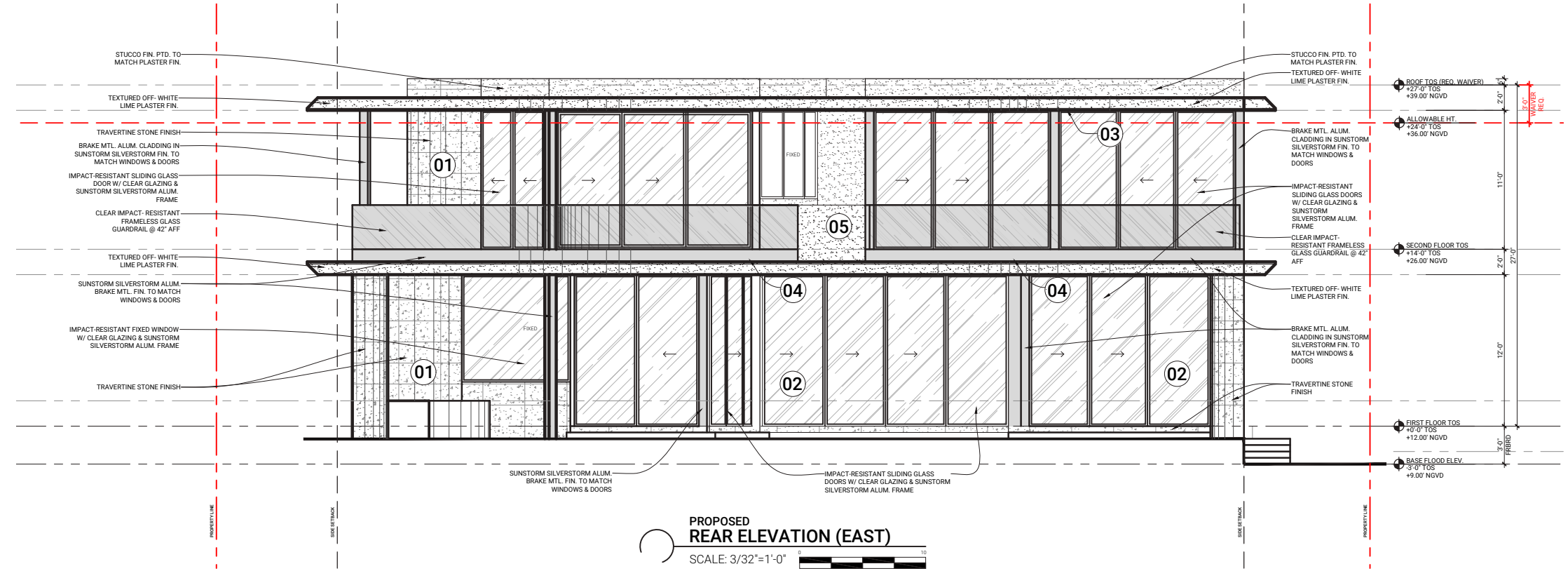
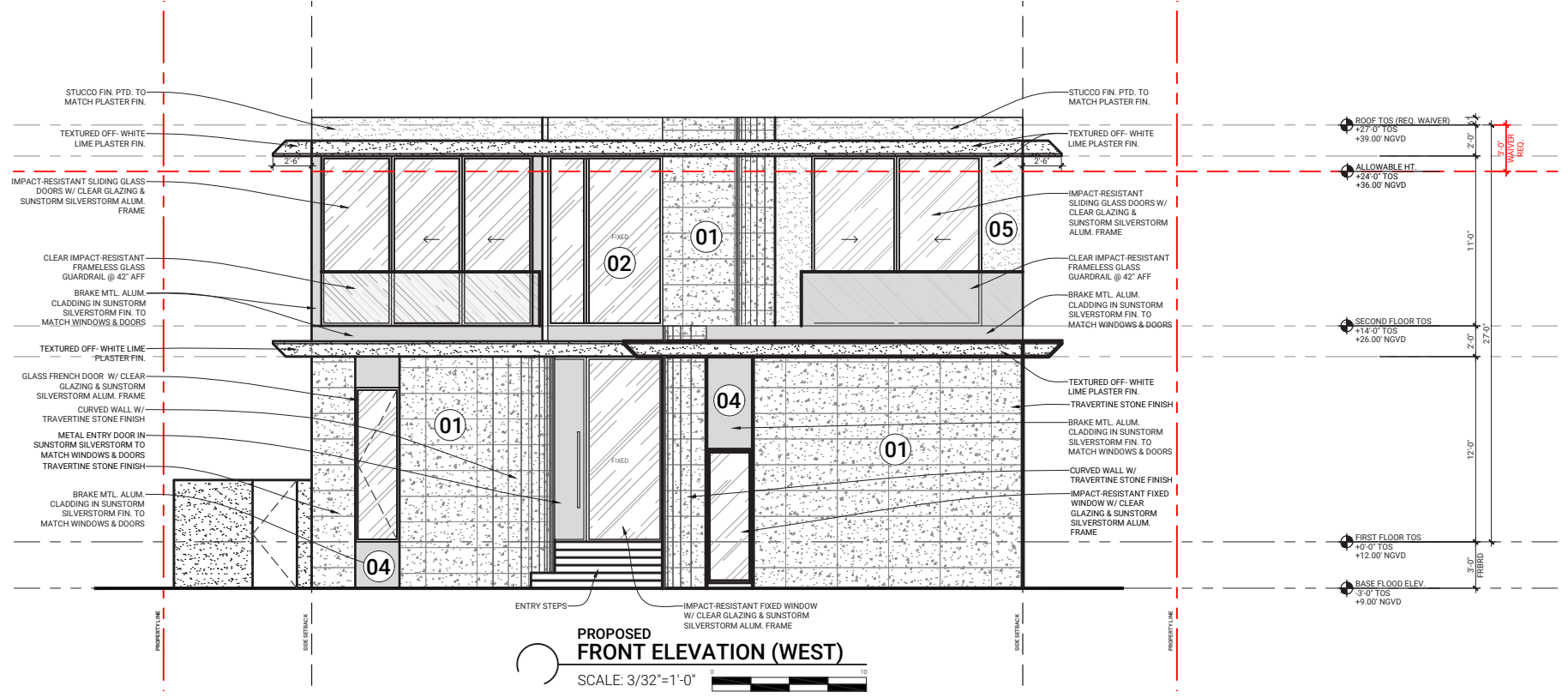




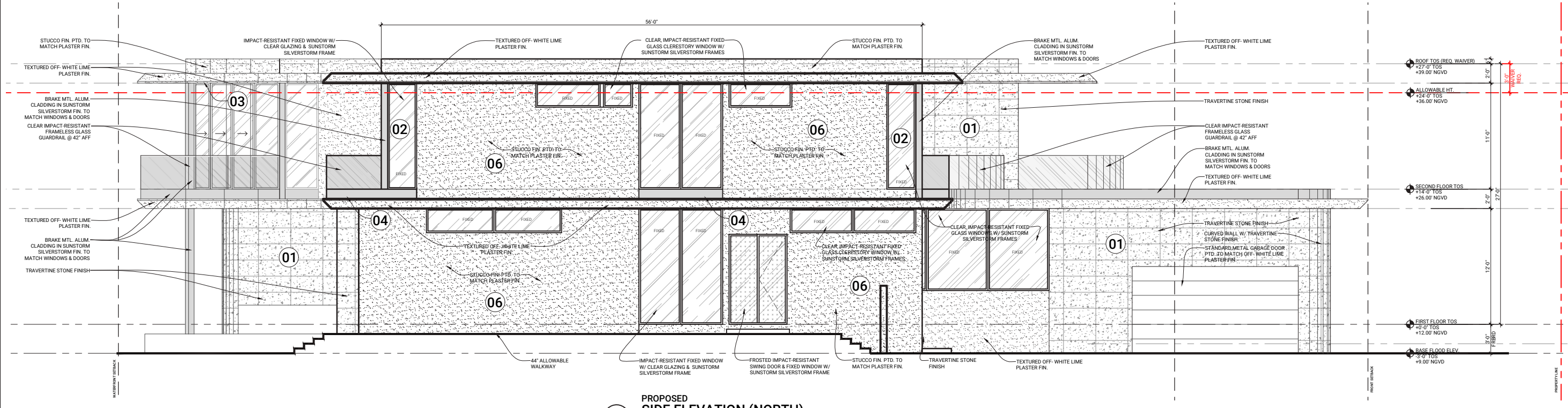
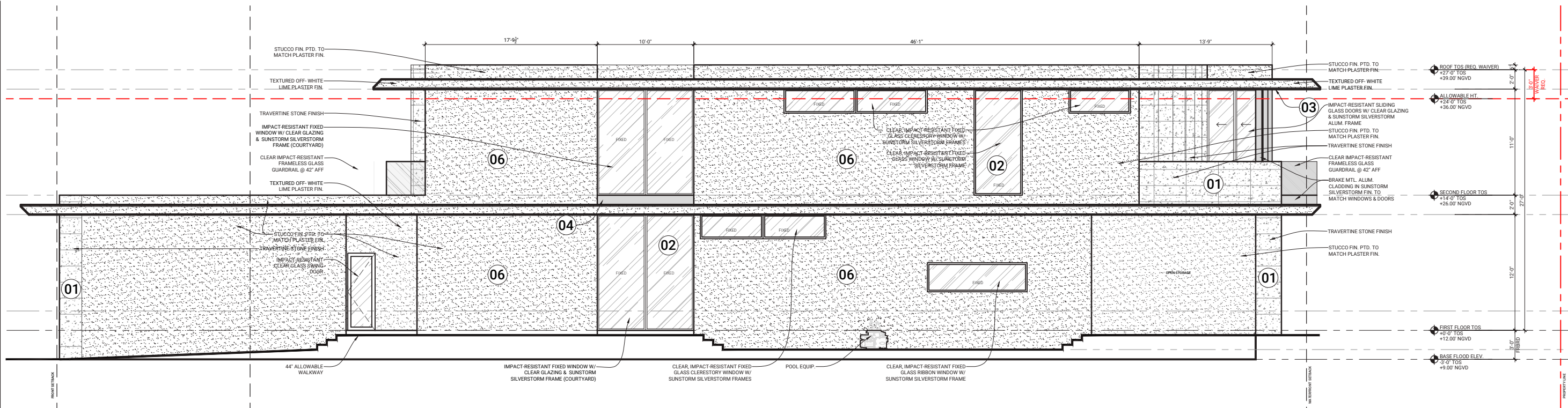
PROPOSED ROOF PLAN
SCALE: 3/32"=1'-0"

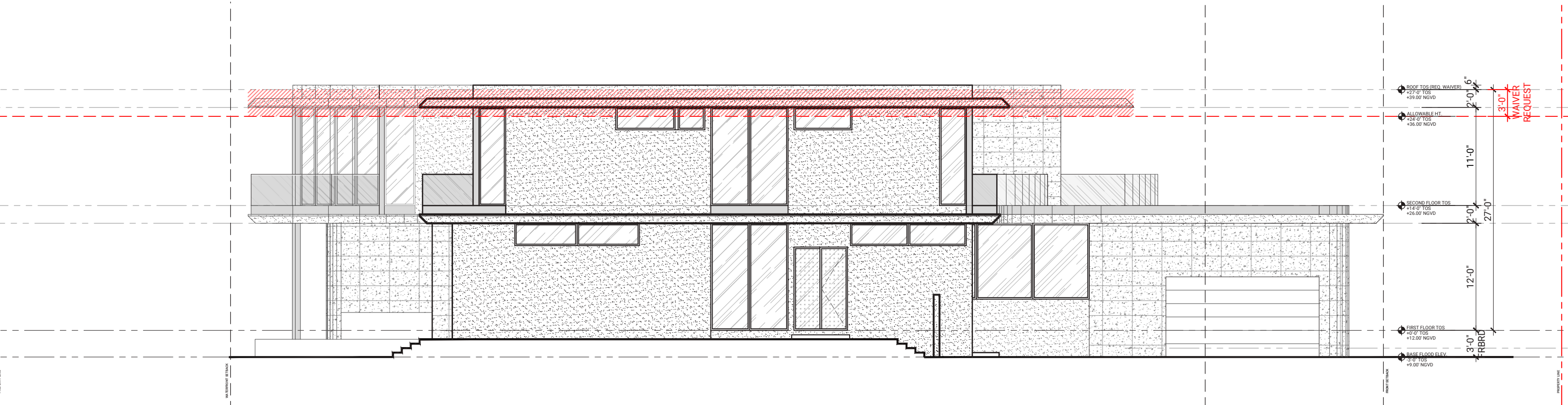


-  **01**
IVORY TRAVERTINE
STONE WALL CLADDING
-  **02**
CLEAR GLAZING
-  **03**
COVET SOFFITS IN
SIBO OKU
-  **04**
BRAKE METAL ALUM. IN
SUNSTORM SILVERSTORM
FIN.
-  **05**
TEXTURED OFF-WHITE
LIME PLASTER FIN.
-  **06**
STUCCO FIN. PTD. TO
MATCH PLASTER
COLOR



-  **01**
IVORY TRAVERTINE
STONE WALL CLADDING
-  **02**
CLEAR GLAZING
-  **03**
COVET SOFFITS IN
SIBO OKU
-  **04**
BRAKE METAL ALUM. IN
SUNSTORM SILVERSTORM
FIN.
-  **05**
TEXTURED OFF-WHITE
LIME PLASTER FIN.
-  **06**
STUCCO FIN. PTD. TO
MATCH PLASTER
COLOR

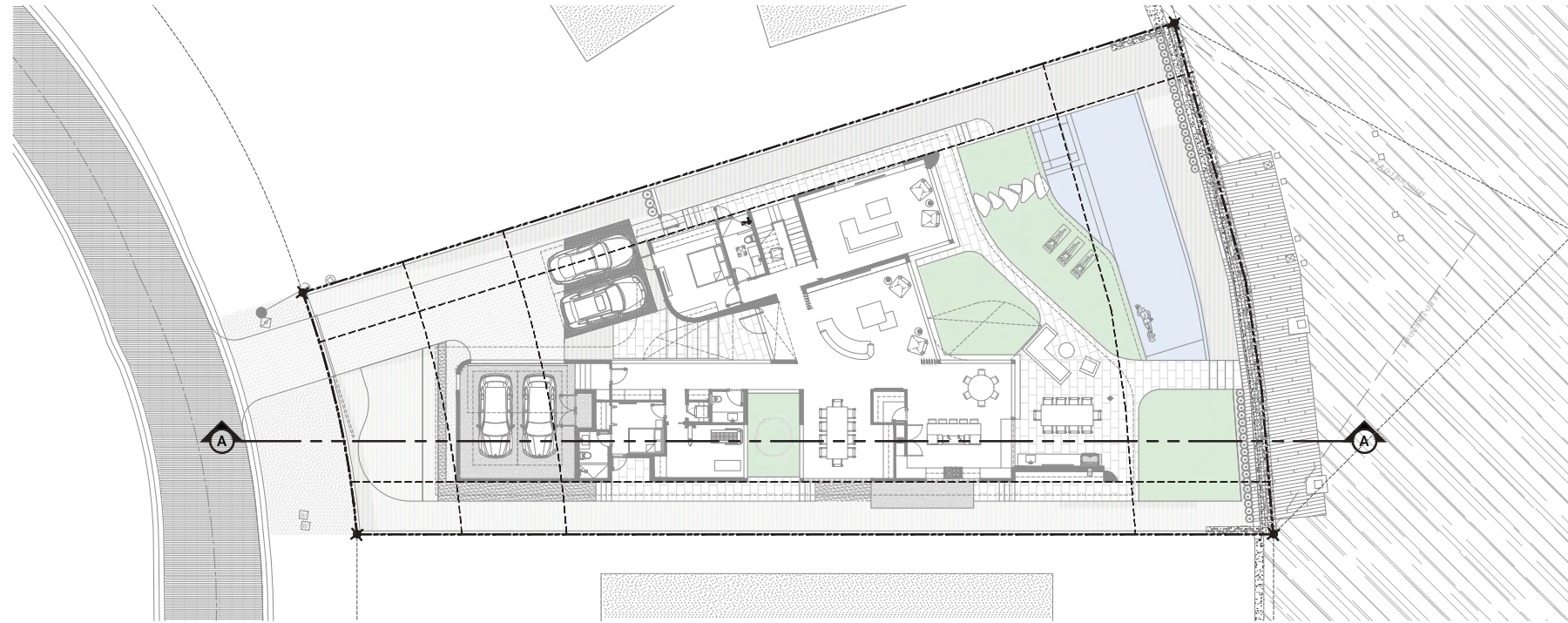




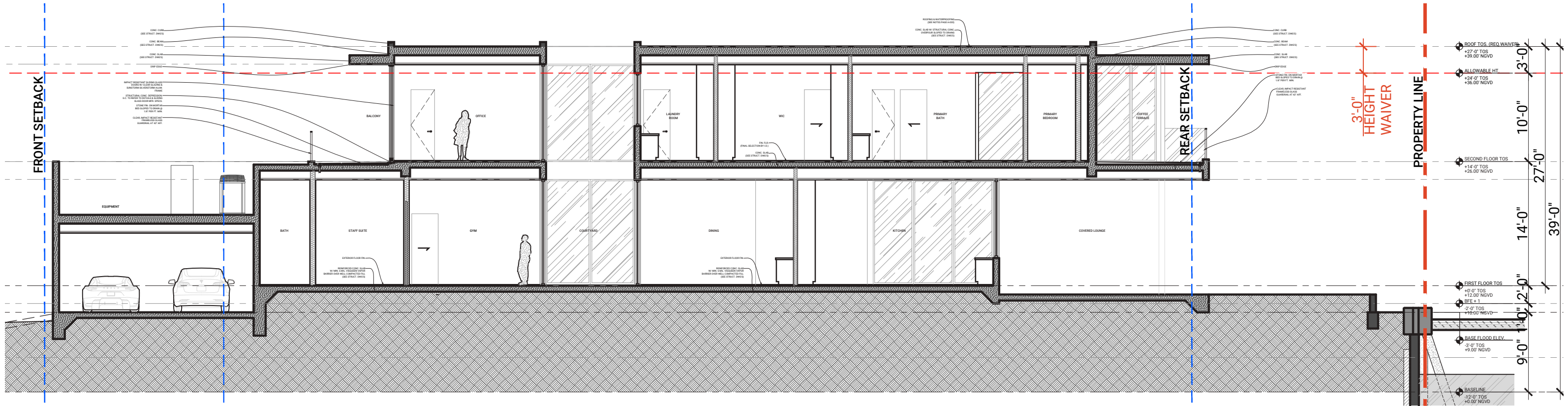
WAIVER REQUEST:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

PROPOSED
SIDE ELEVATION (REQ. HEIGHT WAIVER)
SCALE: 3/32"=1'-0"



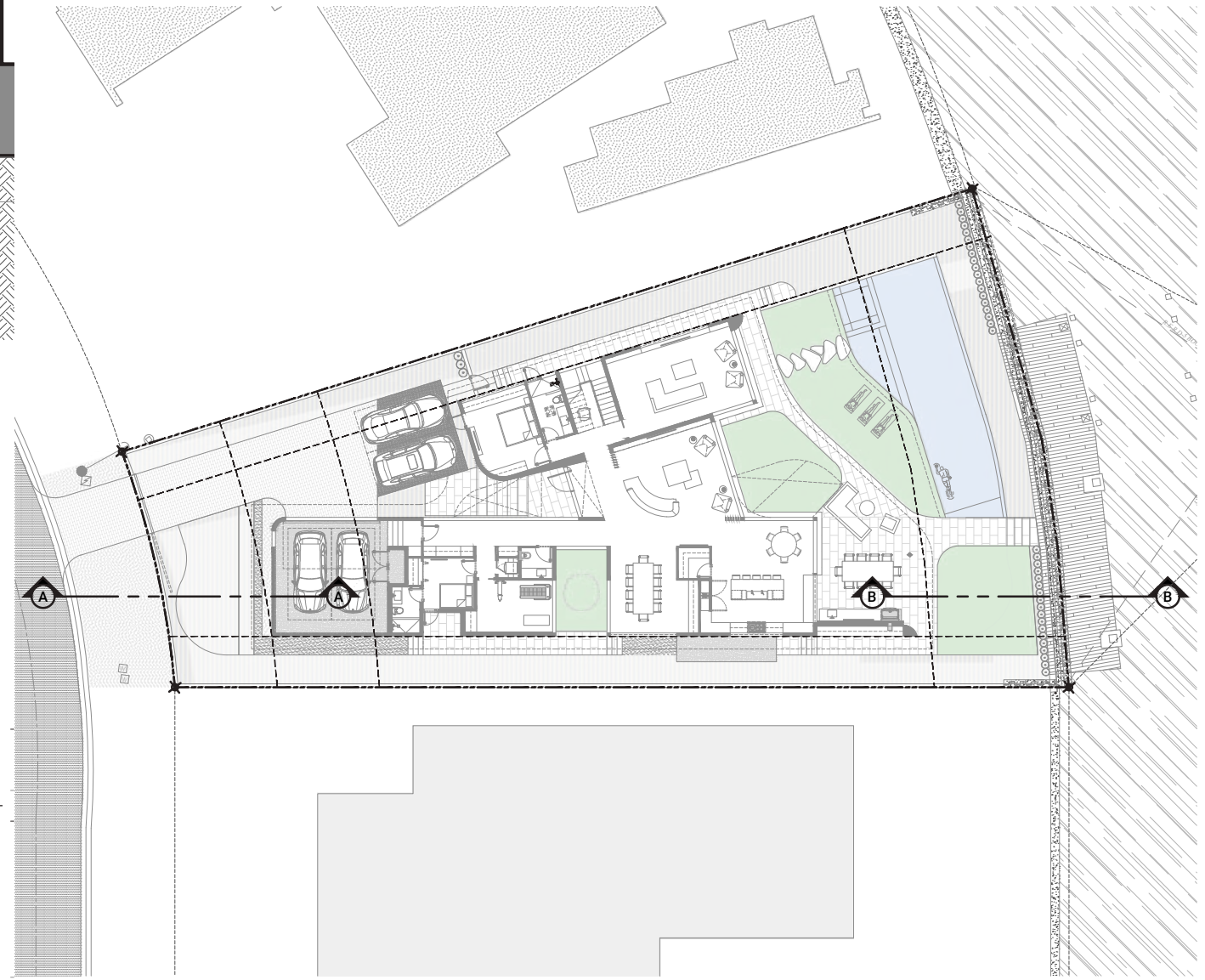
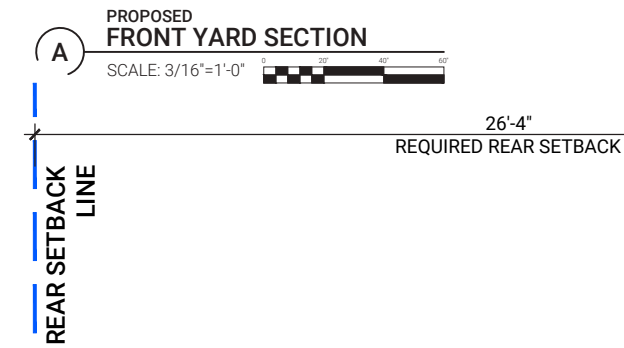
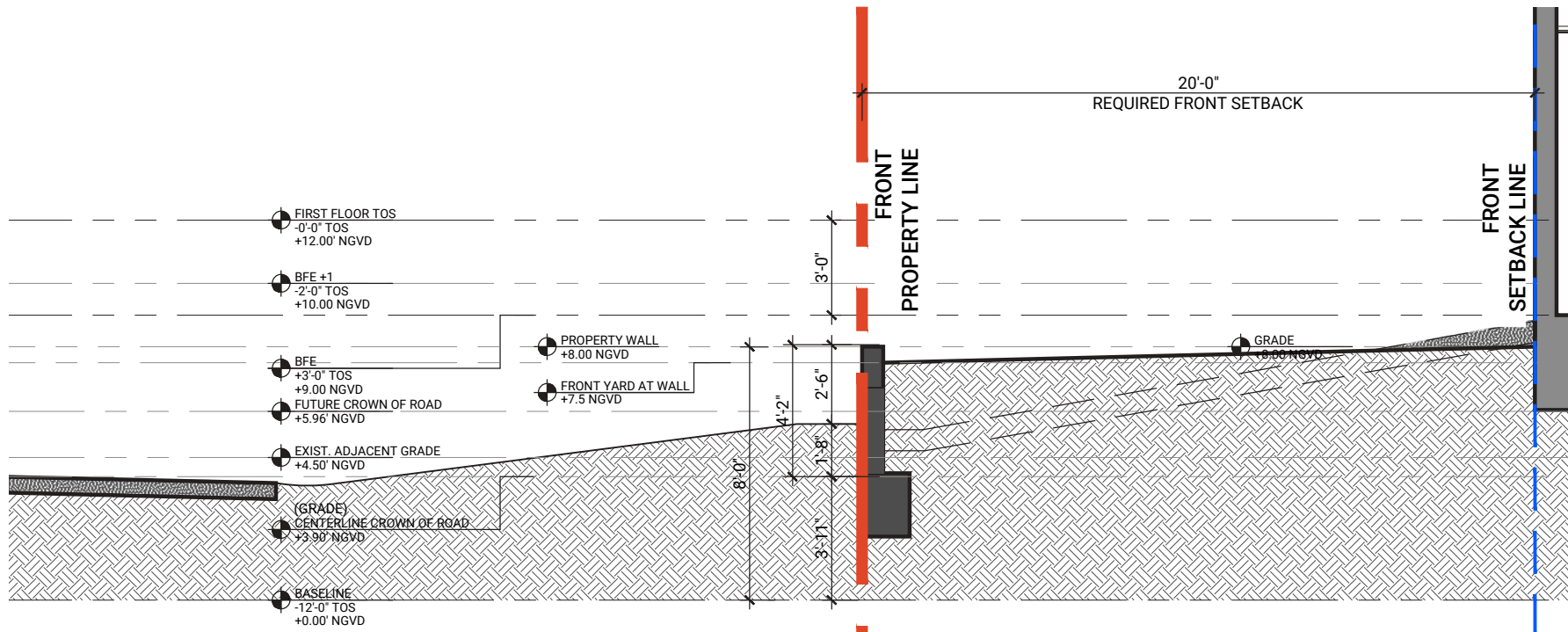


KEY PLAN
SCALE: 1/32"=1'-0"



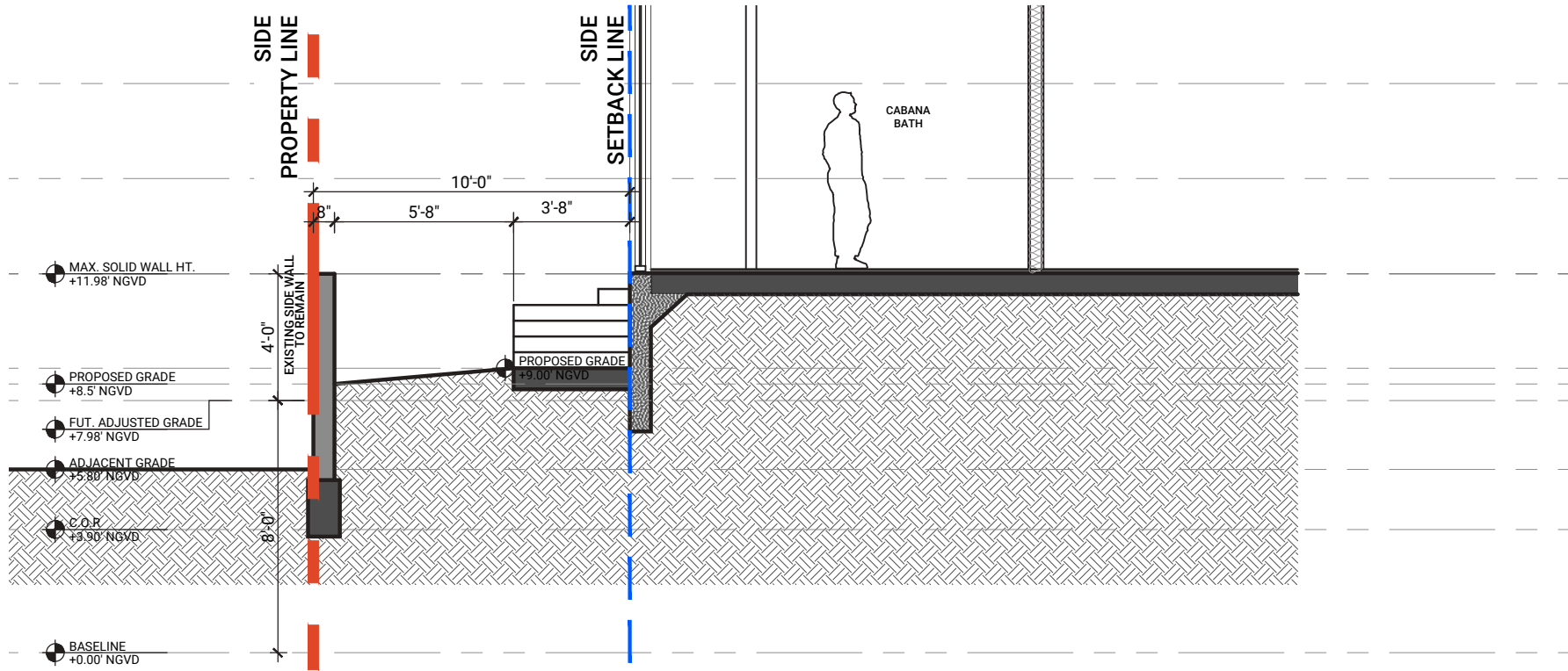
PROPOSED SITE SECTION
SCALE: 1/16"=1'-0"



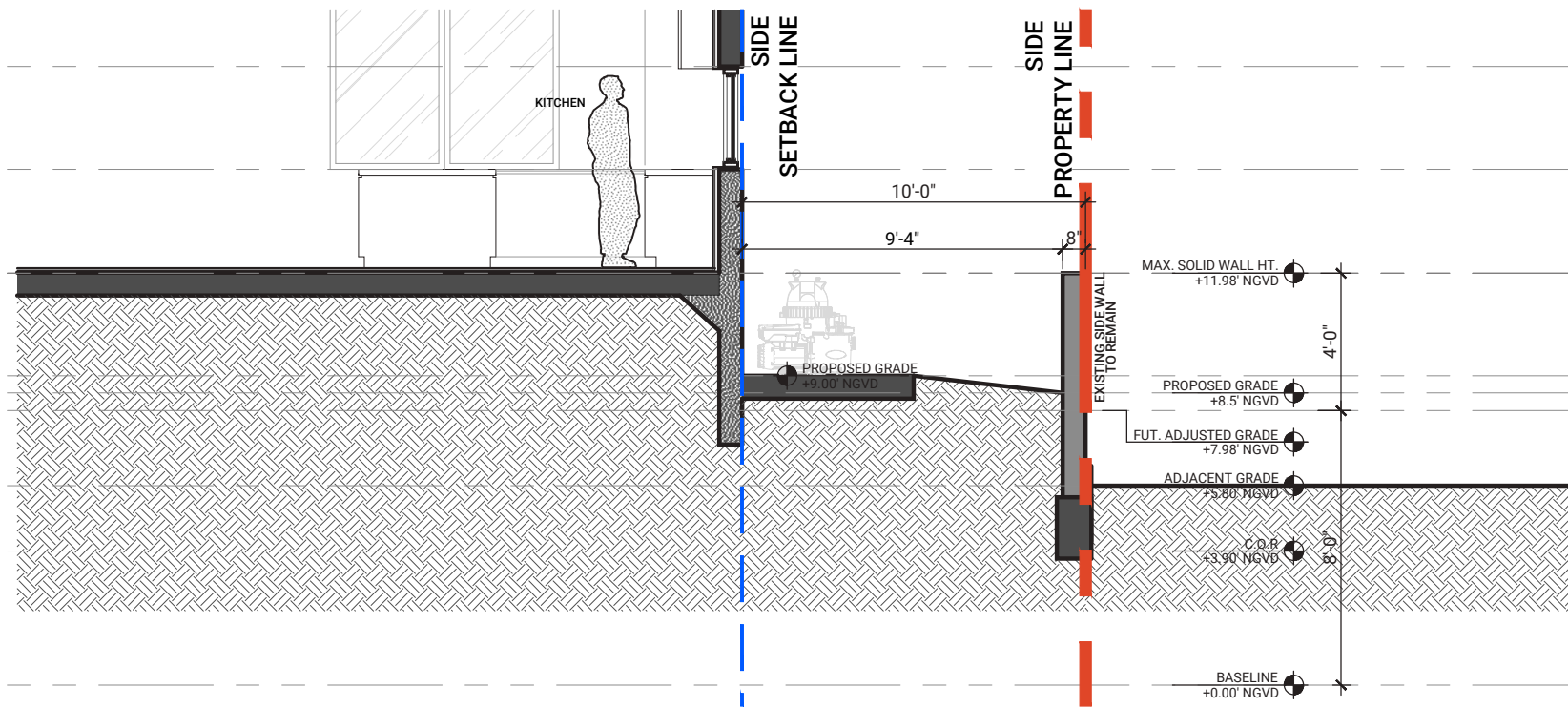


PROPOSED REAR YARD SECTION
SCALE: 3/16"=1'-0"

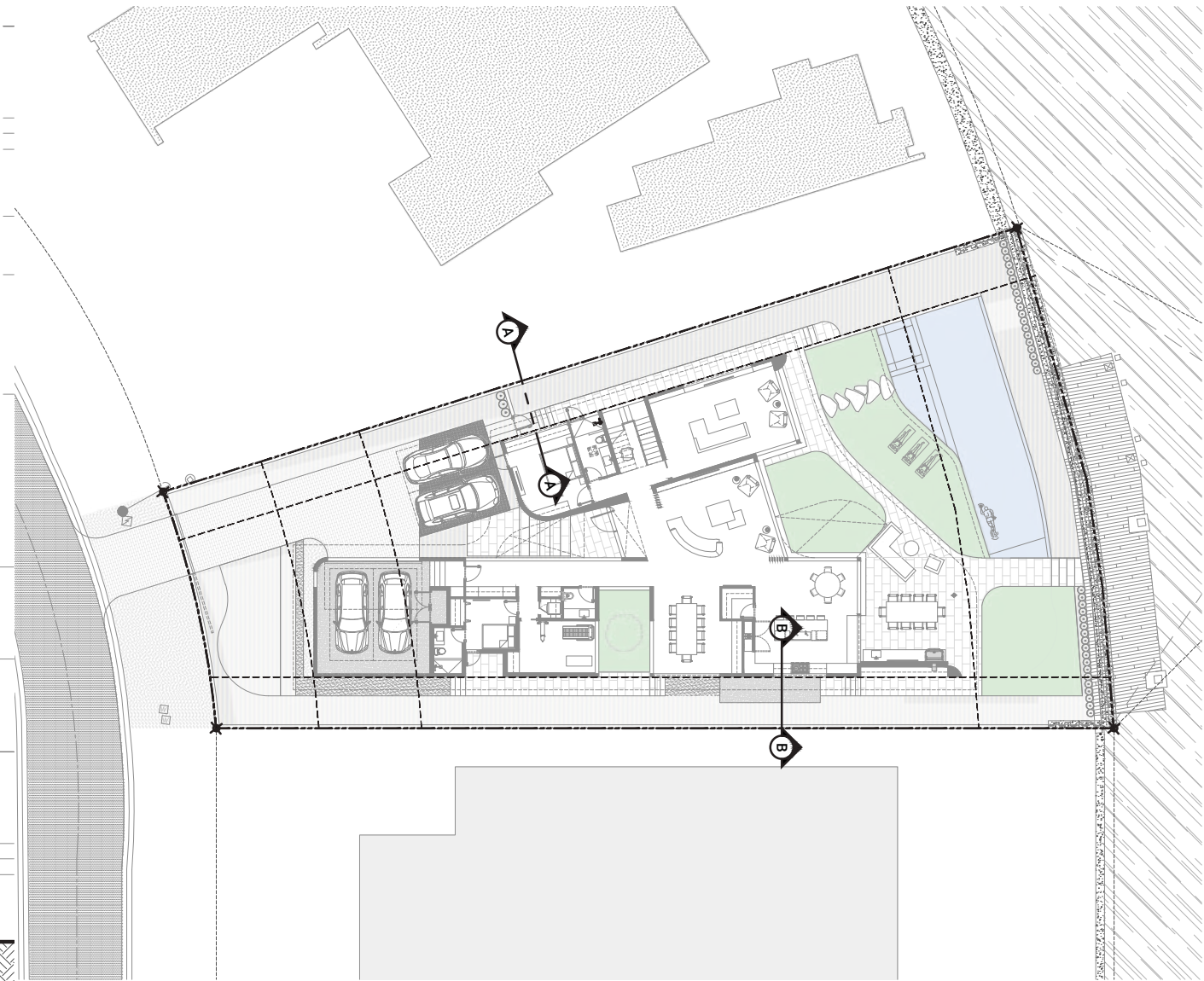




A PROPOSED SIDE YARD SECTION (NORTH)
SCALE: 3/16"=1'-0"

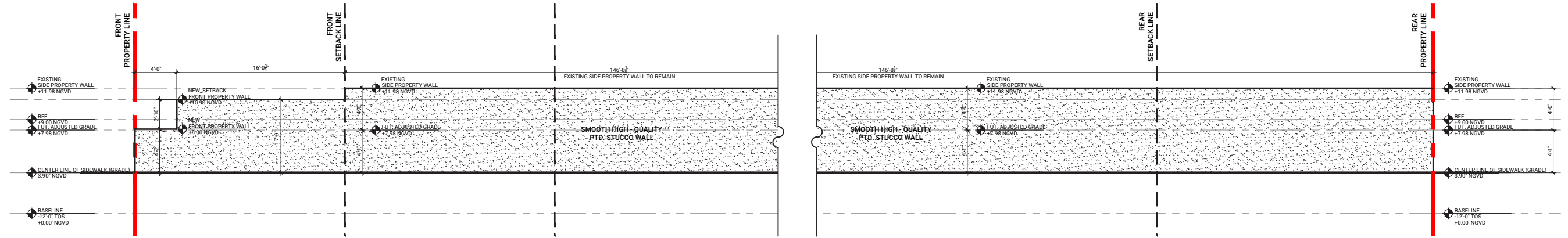


B PROPOSED SIDE YARD SECTION (SOUTH)
SCALE: 3/16"=1'-0"

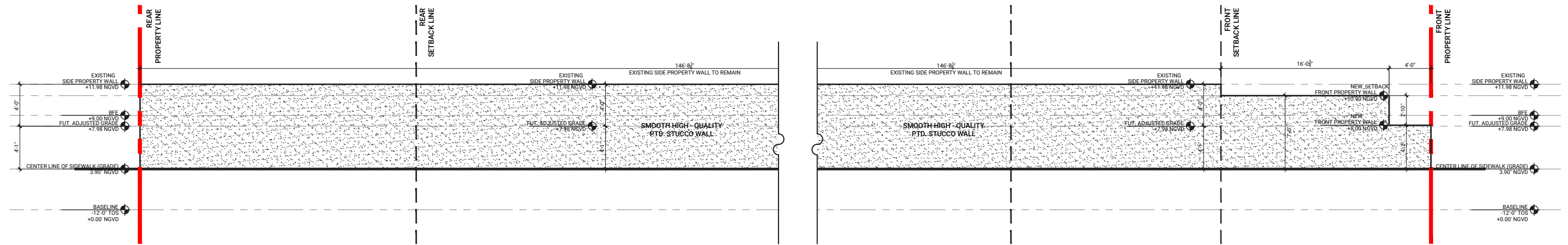


KEY PLAN
SCALE: 1/32"=1'-0"

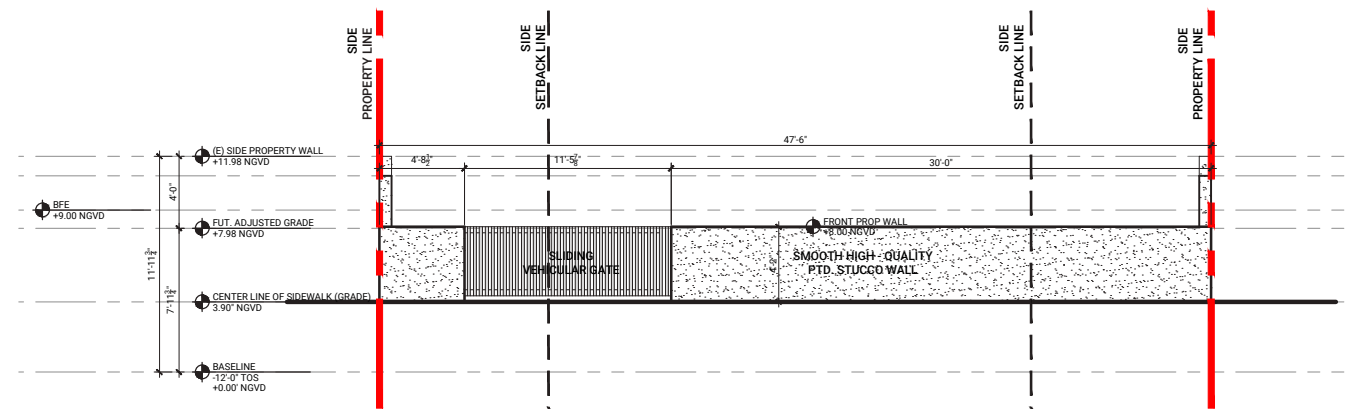




PROPOSED
SIDE ELEVATION (SOUTH)
SCALE: 3/32"=1'-0"



PROPOSED
SIDE ELEVATION (NORTH)
SCALE: 3/32"=1'-0"



PROPOSED
FRONT ELEVATION (WEST)
SCALE: 3/32"=1'-0"



SAN MARINO RESIDENCE

409 E San Marino Drive, Miami Beach, FL 33139

DRB Set



SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR
409 E SAN MARINO DRIVE, MIAMI BEACH, FL 33139

- NEW HARDSCAPE AND LANDSCAPE DESIGN

DRAWING REVISION REGISTER

| REV# | SHEET # | REVISION DESCRIPTION |
|------|---------|----------------------|
|------|---------|----------------------|

DESIGN TEAM

OWNER:
MR. DAVID LEVARY
409 EAST SAN MARINO DRIVE
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT
L&ND + MAKwork
7294 NW 1st COURT
MIAMI FL, 33150
Phone: 614.439.4895

ARCHITECT:
THAMANN
ARCHITECTURE + DESIGN
1853 SW 24TH TER.
MIAMI, FL 33145
(786) 584-7857

07/13/2025 DRB SET

SHEET INDEX

LANDSCAPE DRAWINGS

| | | | | |
|--------------------------|--------------------------|-------------------------------------|------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L001 | COVER PAGE |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L002 | BACK YARD RENDER |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L003 | SITE PLAN |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L004 | SURVEY |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L100 | TREE DISPOSITION SCHEDULE & NOTES |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L110 | TREE DISPOSITION PLAN |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L200 | MATERIALS SCHEDULE |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L210 | MATERIALS PLAN GROUND FLOOR |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L400 | PLANTING SCHEDULE |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L401 | PLANTING PALETTE |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L402 | PLANTING PALETTE |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L410 | TREES & PALMS PLANTING PLAN GROUND FLOOR |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L420 | UNDERSTORY PLANTING PLAN GROUND FLOOR |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L430 | PLANTING PLAN LEVEL 2 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L800 | LIGHTING PLAN |



Trees & Planting to be Removed Notes

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

City's 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) | Contribution to Tree Trust Fund |
|--|---|----|---|---------------------------------|
| 2"---3" | 1 | or | 0 | \$1,000.00 |
| 4"---6" | 2 | or | 1 | \$2,000.00 |
| 7"---12" | 4 | or | 2 | \$4,000.00 |
| 13"---18" | 6 | or | 3 | \$6,000.00 |
| 19"---24" | 8 | or | 4 | \$8,000.00 |
| 25"---30" | 10 | or | 5 | \$10,000.00 |
| 31"---36" | 12 | or | 6 | \$12,000.00 |
| 37"---42" | 14 | or | 7 | \$14,000.00 |
| 43"---48" | 16 | or | 8 | \$16,000.00 |
| 49"---60" | 20 | or | 10 | \$20,000.00 |

DIVERSITY OF REQUIRED TREE SPECIES. IN ORDER TO AVOID A MONO-SPECIES APPEARANCE AND TO CIRCUMVENT SIGNIFICANT TREE LOSS DUE TO DISEASE TO A SPECIFIC TREE SPECIES, THE NUMBER OF DIFFERENT TREE SPECIES TO BE PLANTED IS AS FOLLOWS:

- A. 1 TO 5 REQUIRED TREES : 2 TREE SPECIES
- B. 6 TO 10 REQUIRED TREES: 3 TREE SPECIES
- C. 11 TO 15 REQUIRED TREES: 4 TREE SPECIES
- D. 16 TO 20 REQUIRED TREES: 5 TREE SPECIES
- R. 21 TO 30 REQUIRED TREES: 6 TREE SPECIES


Tree Disposition Chart


| TREE No. | SCIENTIFIC NAME | COMMON NAME | DIAMETER at BREST HEIGHT (in inches) | APPROX HEIGHT (in feet) | CANOPY DIAMETER (in feet) | CRITICAL ROOTZONE RADIUS (in feet) | CONDITION | DISPOSITION | REMOVAL-MUNICIPAL CRITERIA | | NOTES |
|----------|-----------------------------|------------------|--------------------------------------|-------------------------|---------------------------|------------------------------------|-----------|-------------|----------------------------|-----|-------------------------|
| | | | | | | | | | PALM | DBH | |
| 1 | <i>PHOENIX SYLVESTRIS</i> | SYLVERTER PALM | 13 | 25 | 16 | | | REMOVE | 1:1 | DBH | |
| 2 | <i>LIVISTONIA CHINENSIS</i> | CHINESE FAN PALM | 18 | 14 | 28 | | | REMOVE | 1 | | |
| 3 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 4 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 5 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 6 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 7 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 8 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 9 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 10 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 11 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 12 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 13 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 14 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 15 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 16 | <i>CARYOTA MITIS</i> | FISHTAIL PALM | 14 | 22 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 17 | <i>CLUSIA ROSEA</i> | AUTOGRAPH TREE | 12 | 24 | 14 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 18 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 19 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 20 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 21 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 22 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 23 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 24 | <i>DYPSIS CABADAE</i> | CABADA PALM | 10 | 20 | 14 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 25 | <i>DYPSIS LUTESCENS</i> | ARECA PALM | 12 | 18 | 18 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 26 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 27 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 28 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 29 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 30 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 31 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 32 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 33 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 34 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 35 | <i>FICUS BENJAMINA</i> | WHEEPING FIG | 8 | 30 | 12 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 36 | <i>DYPSIS LUTESCENS</i> | ARECA PALM | 14 | 22 | 20 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 37 | <i>DRACAENA FRAGANS</i> | CORN PLANT | 8 | 13 | 15 | | | OFF-SITE | | | Off-Site Tree to Remain |
| 38 | <i>LIVISTONIA CHINENSIS</i> | CHINESE FAN PALM | 20 | 25 | 25 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 39 | <i>ROYSTONIA REGIA</i> | ROYAL PALM | 8 | 22 | 0 | | | OFF-SITE | | | Off-Site Palm to Remain |
| 40 | <i>ADINIDIA MERRILLII</i> | CHRISTMAS PALM | 8 | 22 | 12 | | | OFF-SITE | | | Off-Site Palm to Remain |

FROM PROPOSED PLANTING


| | | | | |
|---|---------------------------------------|---|--|---|
| TOTAL UNITS TO BE REMOVED: | | 2 | 0 | inches |
| TOTAL ESTIMATED REQUIRED ON SITE MITIGATION PER CODE (12' Height and 2" DBH): | | 0 | | trees |
| PROPOSED ON SITE MITIGATION BREAKDOWN | | | | TREE CREDIT |
| CANOPY TREE I - 12'HT / 2"DBH MIN: | | | | 0 |
| 0 | CANOPY TREE II - 16'HT / 4" DBH MIN: | | | one CT II is equal to two CT I |
| 0 | CANOPY TREE III - 18'HT / 6" DBH MIN: | | | one CT III is equal to three CT I |
| 0 | CANOPY TREE IV - 20' HT / 8" DBH MIN: | | | one CT IV is equal to four CT I |
| 0 | CANOPY TREE V - 24' HT / 12" DBH MIN: | | | one CT V is equal to six CT I |
| NATIVE - 10'HT / 1.5" DBH MIN: | | | | up to 30% of required CT I |
| PALMS - 14'HT / 3"DBH MIN: | | | | up to 30% of required CT I at 2 palm/tree |
| TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS): | | 0 | COMBINATION FULFILLS SITE MITIGATION OF: 0 | |

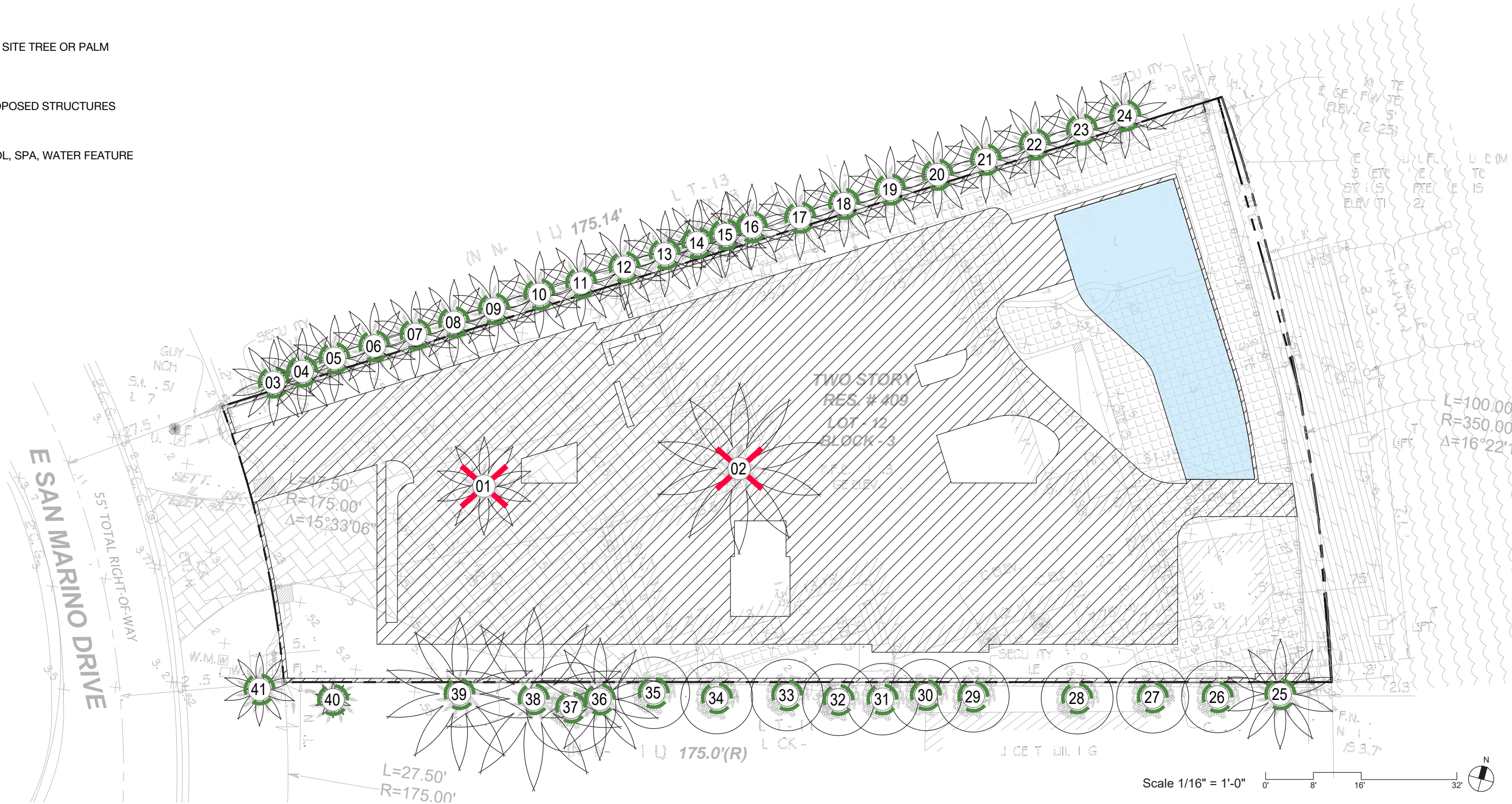
Legend

 TREE OR PALM TO BE REMOVED

 OFF SITE TREE OR PALM

 PROPOSED STRUCTURES

 POOL, SPA, WATER FEATURE





A

CLIMA PAVE

COLOR: Grey
LOCATION: Driveway
SPECS: Clima-Pave Newgrance
4.7" x 6.2" x 2.3" Units +
6.2" x 6.2" x 2.3" Units +
9.4" x 6.2" x 2.3" Units
SOURCE: KILSARAN
kilsaran.ie



B

GRASS BLOCK

COLOR: Natural
LOCATION: Driveway
SPECS: Per Manufacturer
SOURCE: TBD



C

TRAVERTINE TILE

COLOR: Natural
LOCATION: Exterior Terraces
SPECS: 18" x 36"
SOURCE: TBD



D

CRUSHED GRANITE FINES

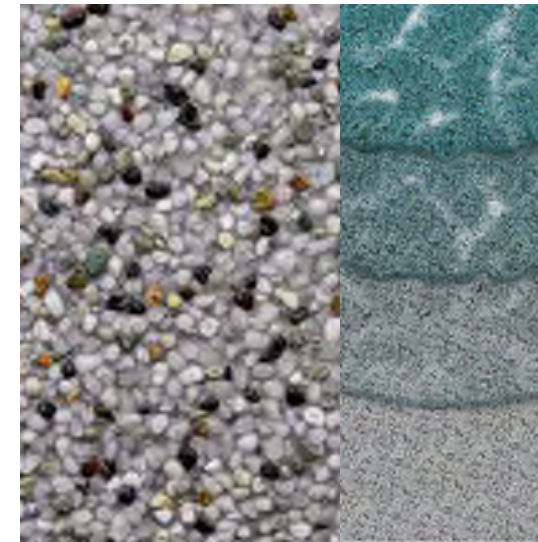
COLOR: "Salt & Pepper"
LOCATION: Pedestrian Circulation
SPECS: 1/2" - 1" Ø Average
SOURCE: TBD



E

MOSAIC POOL TILE

COLOR: Waters Edge
LOCATION: Pool / Plunge
SPECS: 1" x 1"
SOURCE: Walker Zagner
www.walkerzagner.com

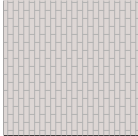

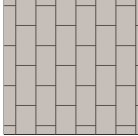
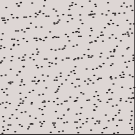

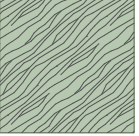



F

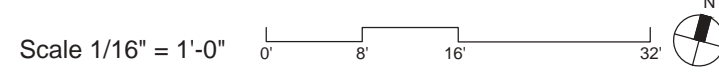
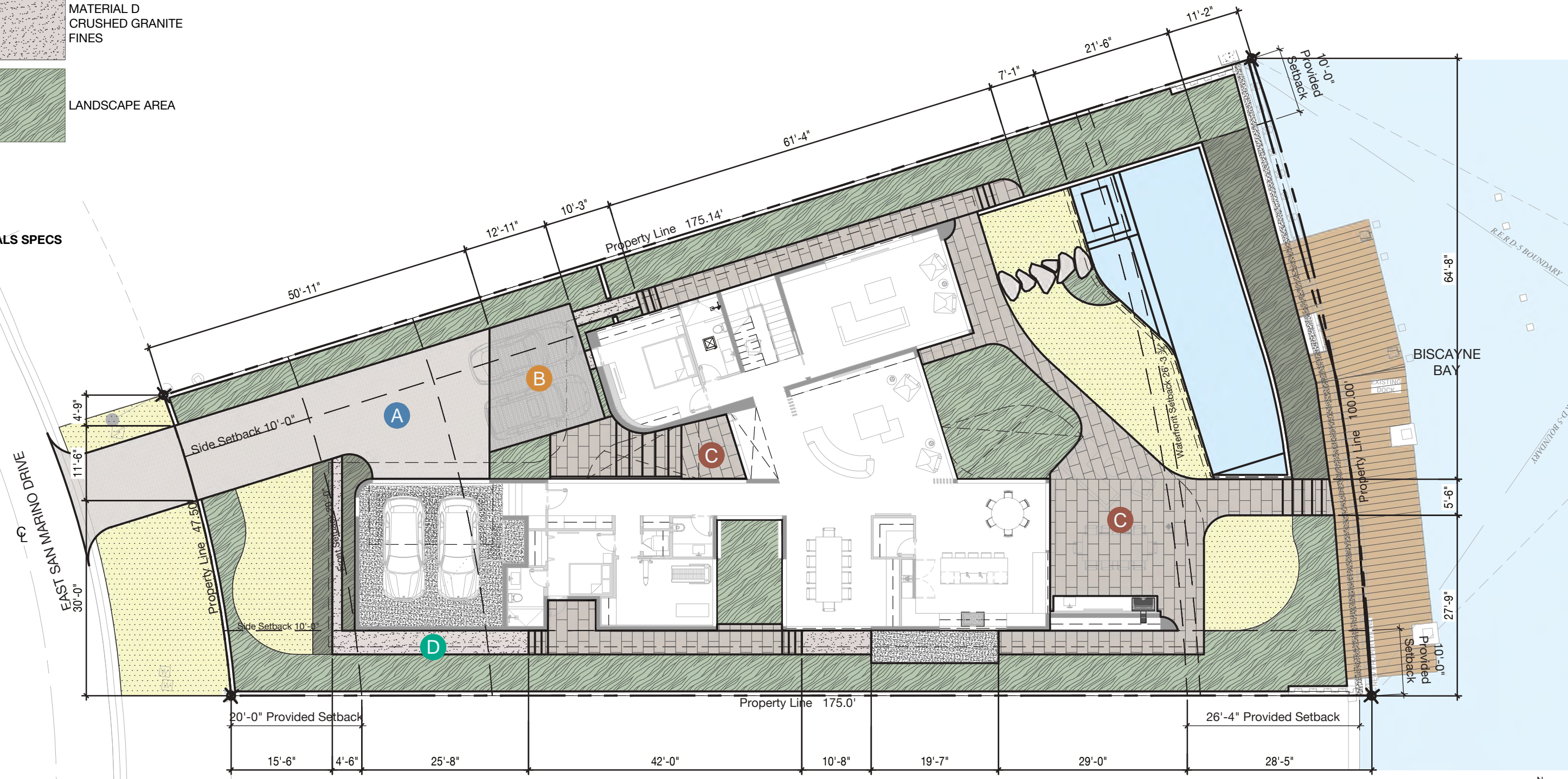
PEEBLETEC POOL FINISH

COLOR: Moonlight Grey
LOCATION: Pool
SPECS: Per Manufacturer
SOURCE: Peebletec
www.peebletec.com

Legend

| | | | |
|--|--|---|--|
|  | MATERIAL A PERMEABLE PAVERS |  | MATERIAL B GRASS BLOCK |
|  | MATERIAL C TRAVERTINE FLOORING |  | MATERIAL D CRUSHED GRANITE FINES |
|  | POOL MATERIAL E POOL TILE + MATERIAL F POOL FINISH |  | LANDSCAPE AREA |
|  | LAWN AREA | | |

REFER TO L200 FOR MATERIALS SPECS



Planting Schedule Ground Floor

| ABR | QTTY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS | NATIVE |
|----------------------------------|---------|------------------------------------|---------------------|--------------------------------------|--------|
| TREES | | | | | |
| BSI | 1 | BURSERA SIMARUBA | GUMBO LIMBO | 20' HT / 20' SP / 8" DBH | YES |
| CGR | 2 | CAESALPINA GRANADILLO | BRIDALVEIL | 18' HT / 18' SP / 8" DBH | NO |
| CRO | 6 | CLUSIA ROSEA | AUTOGRAPH TREE | 20' HT / 20' SP / 8" DBH | YES |
| PRU | 2 | PLUMERIA RUBRA | PLUMERIA | 12' HT / 12' SP / 6" DBH | NO |
| STREET TREES | | | | | |
| CER | 2 | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | 16' HT / 16' SP / 8" DBH / 4" CT MIN | YES |
| NATIVE UNDERSTORY TREES | | | | | |
| CWI | 2 | CANELLA WINTERANA | CINNAMON BARK | 16' HT / 8' SPR / 4" DBH | YES |
| EFO | 3 | EUGENIA FOETIDA | SPANISH STOPPER | 16' HT / 8' SP / 4" DBH | YES |
| MFR | 3 | MYRCIANTHES FRAGRANS | SIMPSON STOPPER | 16' HT / 8' SPR / 4" DBH | YES |
| PDI | 16 | PIMENTA DIOICA | ALLPSICE | 16' HT / 8' SPR / 4" DBH | YES |
| BAMBOO | | | | | |
| BCH | 3 | BAMBUSIA CHUNGI | BLUE BAMBOO | 30' OH | NO |
| PALMS | | | | | |
| AAL1 | 1 | ARCHONTOPHOENIX ALEXANDRAE | ALEXANDER PALM | FG / 30' CT / 12' SP / 4" DBH | NO |
| AAL2 | 1 | ARCHONTOPHOENIX ALEXANDRAE | ALEXANDER PALM | FG / 35' CT / 12' SP / 4" DBH | NO |
| AAL3 | 1 | ARCHONTOPHOENIX ALEXANDRAE | ALEXANDER PALM | FG / 40' CT / 12' SP / 4" DBH | NO |
| BNO | 1 | BISMARKIA NOBILIS | BISMARK PALM | FG / 20' CT / 20' SP / 12" DBH | NO |
| CNU1 | 3 | COCOS NUCIFERA | COCONUT PALM | FG / 25' CT / 25' SP / 8" DBH | NO |
| CNU2 | 3 | COCOS NUCIFERA | COCONUT PALM | FG / 30' CT / 25' SP / 8" DBH | NO |
| CNU3 | 4 | COCOS NUCIFERA | COCONUT PALM | FG / 35' CT / 25' SP / 8" DBH | NO |
| DAL1 | 1 | DICTYOSPERMA ALBUM | HURRICANE PALM | FG / 20' CT / 12' SP / 4" DBH | NO |
| DAL2 | 1 | DICTYOSPERMA ALBUM | HURRICANE PALM | FG / 25' CT / 12' SP / 4" DBH | NO |
| DAL3 | 1 | DICTYOSPERMA ALBUM | HURRICANE PALM | FG / 30' CT / 12' SP / 4" DBH | NO |
| EGU | 1 | ELAEIS GUINEENSIS | OIL PALM | 25' OH / 20' SP / 8" DBH | NO |
| SPA1 | 3 | SABAL PALMETTO | SABAL PALM | FG / 20' CT / 18' SP / 6" DBH | YES |
| SPA2 | 4 | SABAL PALMETTO | SABAL PALM | FG / 25' CT / 18' SP / 6" DBH | YES |
| SPA3 | 4 | SABAL PALMETTO | SABAL PALM | FG / 30' CT / 18' SP / 6" DBH | YES |
| SHRUBS & GROUNDCOVERS | | | | | |
| AO | 9 | ALOCASIA ODORA | ALOCASIA CALIFORNIA | 7 GAL / 42" O.C. | NO |
| CH | 120 | CHRYSOBALANUS ICACO VAR HORIZONTAL | HORIZONTAL COCOPLUM | 15 GAL / 36" O.C. | YES |
| LM | 88 | LIRIOPE MUSCARI | LILYTURF | 3 GAL / 18" O.C. | NO |
| NF | 100 | NEPHROLEPIS FALCATA | MACHO FERN | 3 GAL / 36" O.C. | YES |
| GRASSES | | | | | |
| TD | 79 | TRIPSACUM DACTYLOIDES | FAKAHATCHEE GRASS | 7 GAL / 36" O.C. | YES |
| ZJ | 1643 SF | ZOYSIA JAPONICA | ZOYSIA GRASS | SOD | NO |

Planting Schedule Level 2

| ABR | QTTY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS | NATIVE |
|----------------------------------|------|------------------------------------|-------------------------|----------------|--------|
| SHRUBS & GROUNDCOVERS | | | | | |
| CH | 44 | CHRYSOBALANUS ICACO VAR HORIZONTAL | HORIZONTAL COCOPLUM | 7 GAL | YES |
| EL | 57 | ERNODEA LITTORALIS | GOLDEN CREEPER | 3 GAL | YES |
| NO | 56 | NEPHROLEPIS OBLITERATA | KIMBERLEY FERN | 3 GAL | YES |
| PB | 19 | PHILODENDRON BURLE MARX | BURLE MARX PHILODENDRON | 3 GAL | NO |
| ACCENTS | | | | | |
| SN | 1 | SALVIA NEMOROSA | QUEEN SAGE | 25 GAL | NO |

NOTE:
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$ 20,000 WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS

Landscape Legend

City of Miami Beach

Zoning Class: RS-3 / Code Section: CoMB 126

| | | |
|--|---|----------------------------|
| | LOT AREA: 12,858 | ACRES: 0.2952 |
| | | D/ ALLOWE D PROVIDED |
| Open Space | | |
| A. | Sq. Ft. of required Open Space Lot area: 12,858 Multiplier: 30% | 3,857 3,917 |
| B. | Sq. Ft. of parking lot open space Parking Spaces: N/A Multiplier: N/A sf/space | 0 0 |
| C. | Total Sq. Ft. of landscaped Open Space required | 3,857 3,917 |
| Lawn Area | | |
| A. | Total Sq. Ft. of landscaped Open Space | 3,857 3,917 |
| B. | Maximum Lawn Area (sod) permitted- Open space required: 3,857 Multiplier: 50% | 1,929 1,947 |
| Trees | | |
| A. | Number of trees required per lot, less existing trees Required Trees/Lot: 40 Net lot acres: 0.2952 Required Trees: 12 Existing trees: 0 | 12 37 |
| B. | % Palms allowed Trees provided: 37 Multiplier: 0% | 0 29 |
| PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS | | |
| C. | % Native required Trees provided: 37 Multiplier: 30% | 11 33 |
| D. | % Drought tolerant and low maintenance species required Trees provided: 37 Multiplier: 50% | 19 33 |
| Street Trees | | |
| A. | Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: 47.5 Multiplier: 20 Existing trees: 0 | 2 2 |
| B. | Street trees directly below power lines Linear ft of street frontage: 60 Multiplier: 20 | 0 0 |
| Shrubs | | |
| A. | Number of shrubs required Lot and street trees required: 14 Multiplier: 12 | 168 680 |
| B. | % Native species required Shrubs provided: 168 Multiplier: 50% | 84 340 |
| Large Shrubs + Small Trees | | |
| A. | Number of shrubs or small tree required Shrubs required: 168 Multiplier: 10% | 17 180 |
| B. | % Native species required Shrubs provided: 168 Multiplier: 50% Fakahatchee / Cocoplum | 90 180 |

Trees & Palms Planting Palette



BSI
BURSERA SIMARUBA
GUMBO LIMBO



CER
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



CGR
CAESALPINA GRANADILLO
BRIDAL VEIL



CRO
CLUSIA ROSEA
AUTOGRAPH TREE



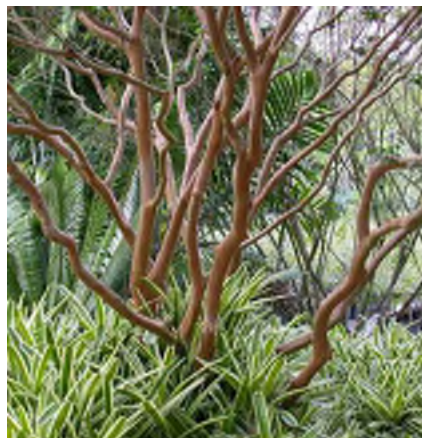
PRU
PLUMERIA RUBRA
PLUMERIA



CWI
CANELLA WINTERIANA
CINNAMON BARK



EFO
EUGENIA FOETIDA
SPANISH STOPPER



MFR
MYRCIANTHES FRAGANS
SIMPSON STOPPER



PDI
PIMENTA DIOICA
ALLSPICE



AAL
ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



BNO
BISMARKIA NOBILIS
BISMARK PALM



CNU
COCOS NUCIFERA
COCONUT PALM



DAL
DICTYOSPERMA ALBUM
HURRICANE PALM



EGU
ELAEIS GUINEENSIS
OIL PALM



SPA
SABAL PALMETTO
SABAL PALM



BCH
BAMBUSA CHUNGI
BLUE BAMBOO

Understory Planting Palette



AO
ALOCASIA ODORA
ALOCASIA CALIFORNIA



CH
CHRYSOBALANUS ICACO VAR HORIZONTAL
HORIZONTAL COCOPLUM



EL
ERNODEA LITTORALIS
GOLDEN CREEPER



LM
LIRIOPE MUCARI
LILYTURF



NF
NEPHROLEPSIS FALCATA
MACHO FERN



NO
NEPHROLEPIS OBLITERATA
KIMBERLEY FERN



PB
PHILODENDRON BURLE MARX
BURLE MARX PHILODENDRON



SN
SALVIA NEMOROSA
QUEEN SAGE

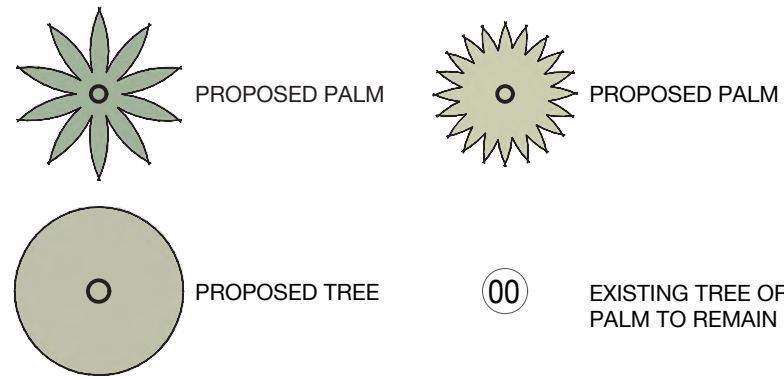


TD
TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS

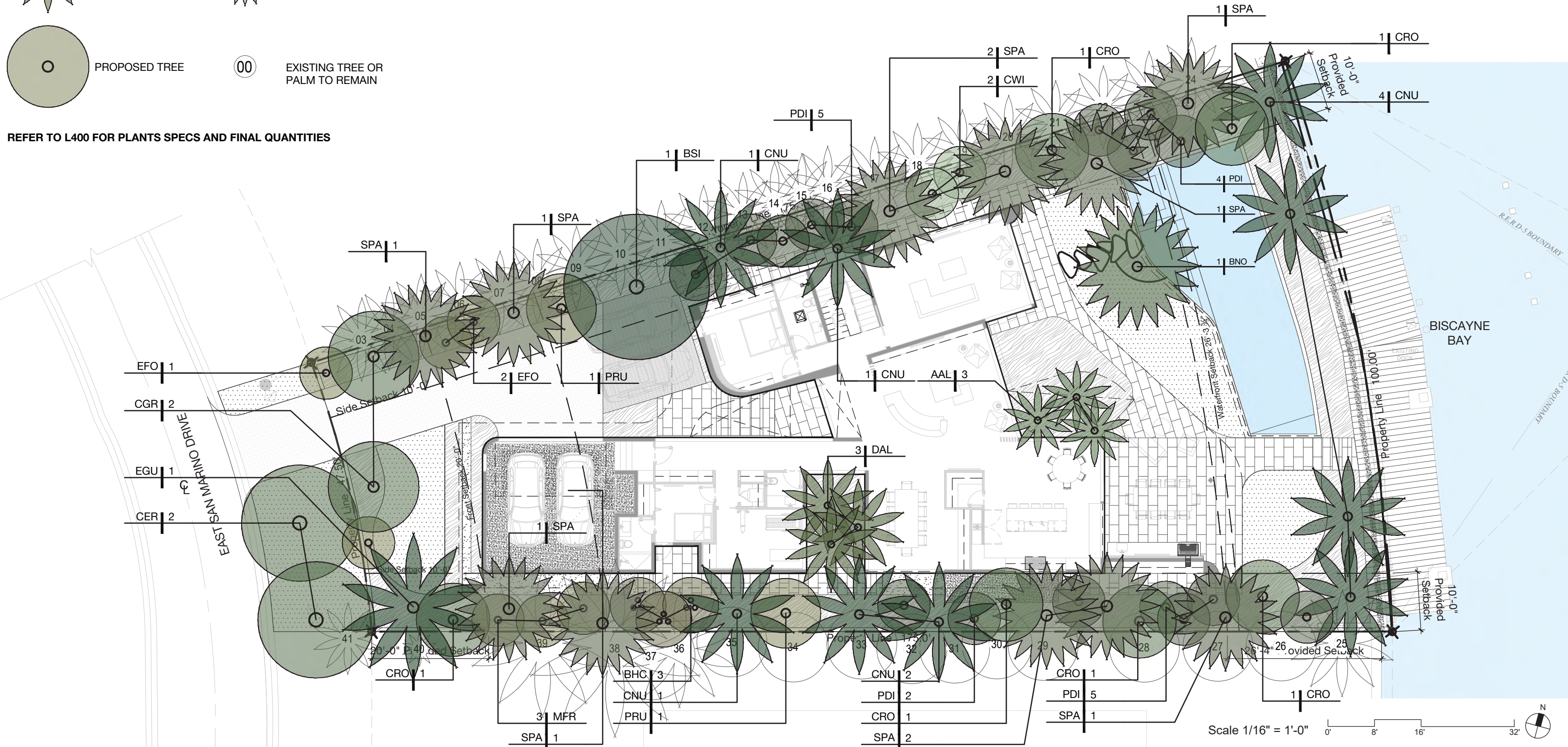


ZJ
ZOYSIA JAPONICA
ZOYSIA GRASS

Legend



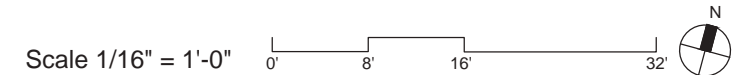
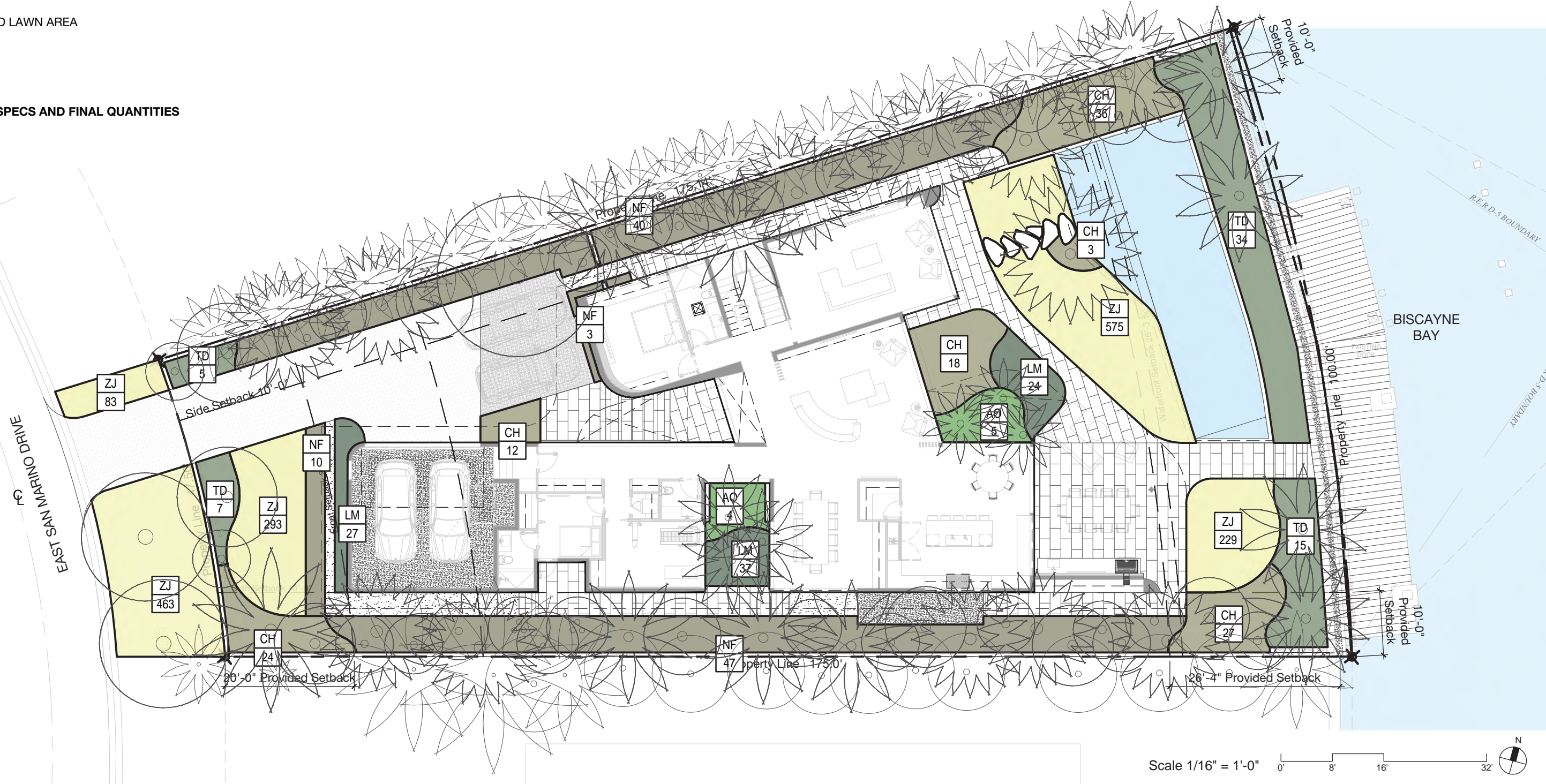
REFER TO L400 FOR PLANTS SPECS AND FINAL QUANTITIES



Legend

- TYP # PROPOSED SHRUB / GROUNDCOVER
- PROPOSED LAWN AREA

REFER TO L400 FOR PLANTS SPECS AND FINAL QUANTITIES



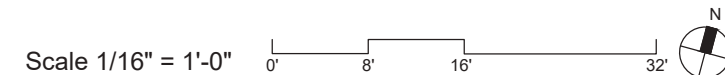
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TYP # PROPOSED SHRUB / GROUNDCOVER

+ PROPOSED ACCENT

REFER TO L400 FOR PLANTS SPECS AND FINAL QUANTITIES

EAST SAN MARINO DRIVE



Legend

Notes

- 1 PROPOSED UPLIGHT
- 2 PROPOSED DOWN LIGHT
- 3 PROPOSED PATH LIGHT

1. THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
2. CONTRACTOR TO COORDINATE WITH CLIENT AND LANDSCAPE ARCHITECT CONTROL SYSTEM FOR EXTERIOR LIGHTING.
3. THE CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES..
4. THE CONTRACTOR IS TO STAKE ALL EXTERIOR LIGHTING FIXTURES FOR LANDSCAPE ARCHITECT REVIEW
5. ALL EXTERIOR FIXTURES TO BE INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT. CONTRACTOR TO ENSURE ALL FIXTURES DO NOT DIRECT LIGHT ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED EXTERIOR LIGHT INSTALLATION. UPON COMPLETION OF THE EXTERIOR LIGHT INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.

