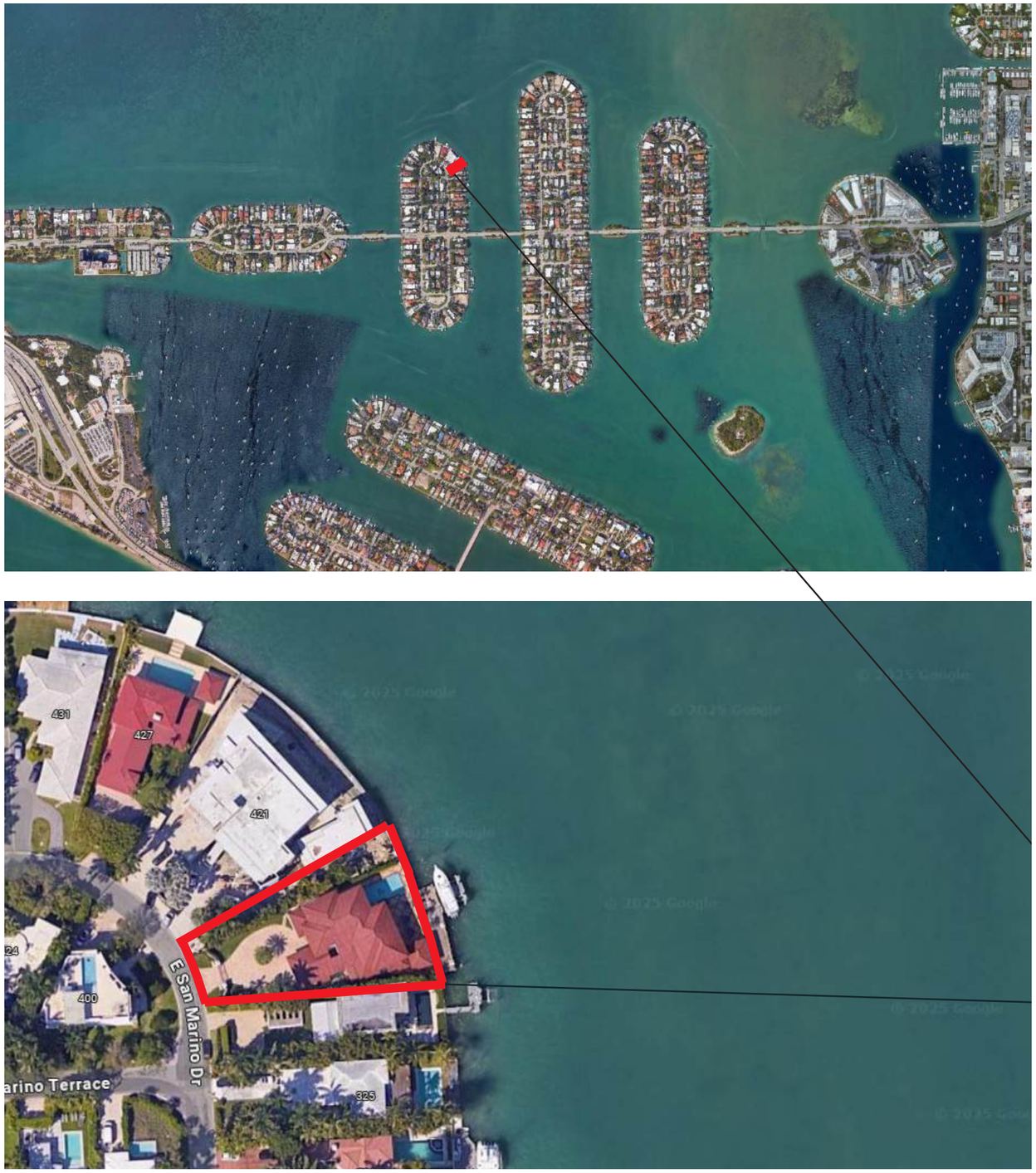
409 E. SAN MARINO DRIVE


431
427
421
400
E San Marino Dr
arino Terrace
325

VIEW A

VIEW B

VIEW C

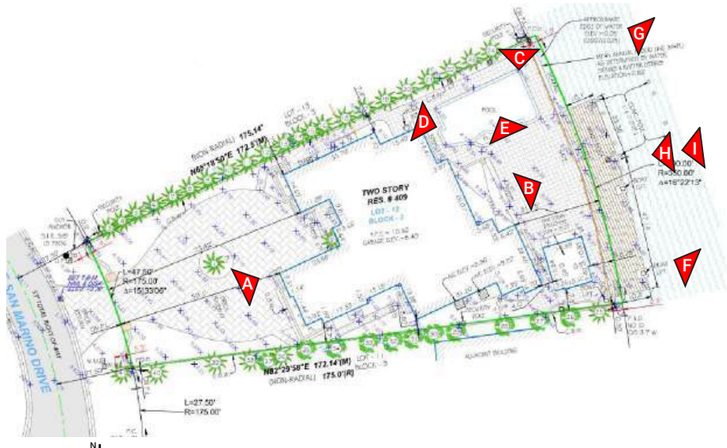
VIEW D

VIEW E

VIEW F

VIEW G

VIEW H



KEY PLAN (NTS)

PHOTO H

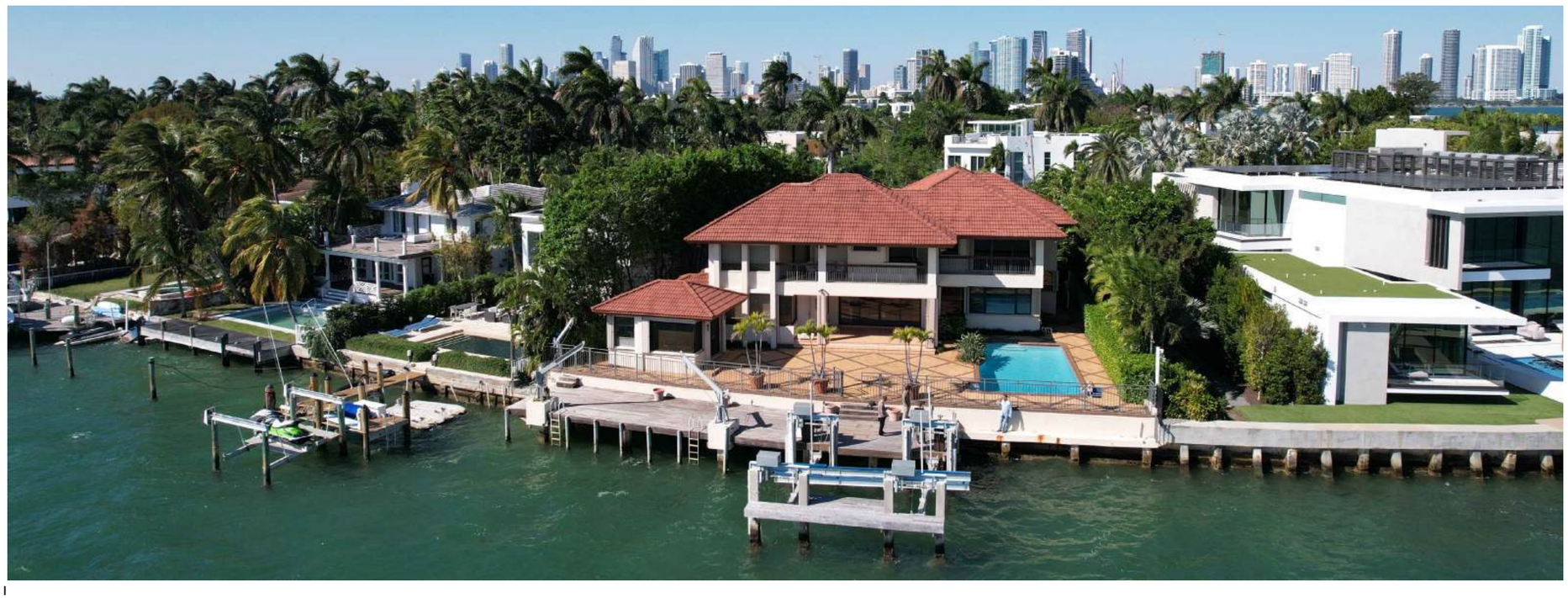


PHOTO I

N65°18'50"E 173.14'(R) (NON-RADIAL)
174.49'(TO CL OF SEAWALL)

LOT - 13
BLOCK - 3

SECURITY POLE

APPROXIMATE EDGE OF WATER
ELEV.=0.05'
(03/07/2025)

MEAN ANNUAL FLOOD LINE (MAFL)
AS DETERMINED BY WATER
STAINS & RAFTER DEBRIS
ELEVATION=2.83'

POOL

TWO STORY
RES. # 409

LOT - 12
BLOCK - 3

F.F.E.= 10.36'
GARAGE ELEV.=8.40'

A/C ELEV.=8.96'

A/C ELEV.=9.22'

SECURITY POLE

GUY ANCHOR
S.I.R. 5/8"
LB 7806

SET T.B.M.
NAIL & DISK
ELEV. =3.79'

E SAN MARINO DRIVE

55' TOTAL RIGHT-OF-WAY

W.M.
F.H.D.

5.3'

2.3'

F.N.D.
NO ID.
O/S 3.7' W

PROPOSED SEAWALL
CENTERLINE
LENGTH=99.53'

BOAT LIFT

C.B.W.

LOT - 11
BLOCK - 3

ADJACENT BUILDING

L=27.50'
R=175.00'

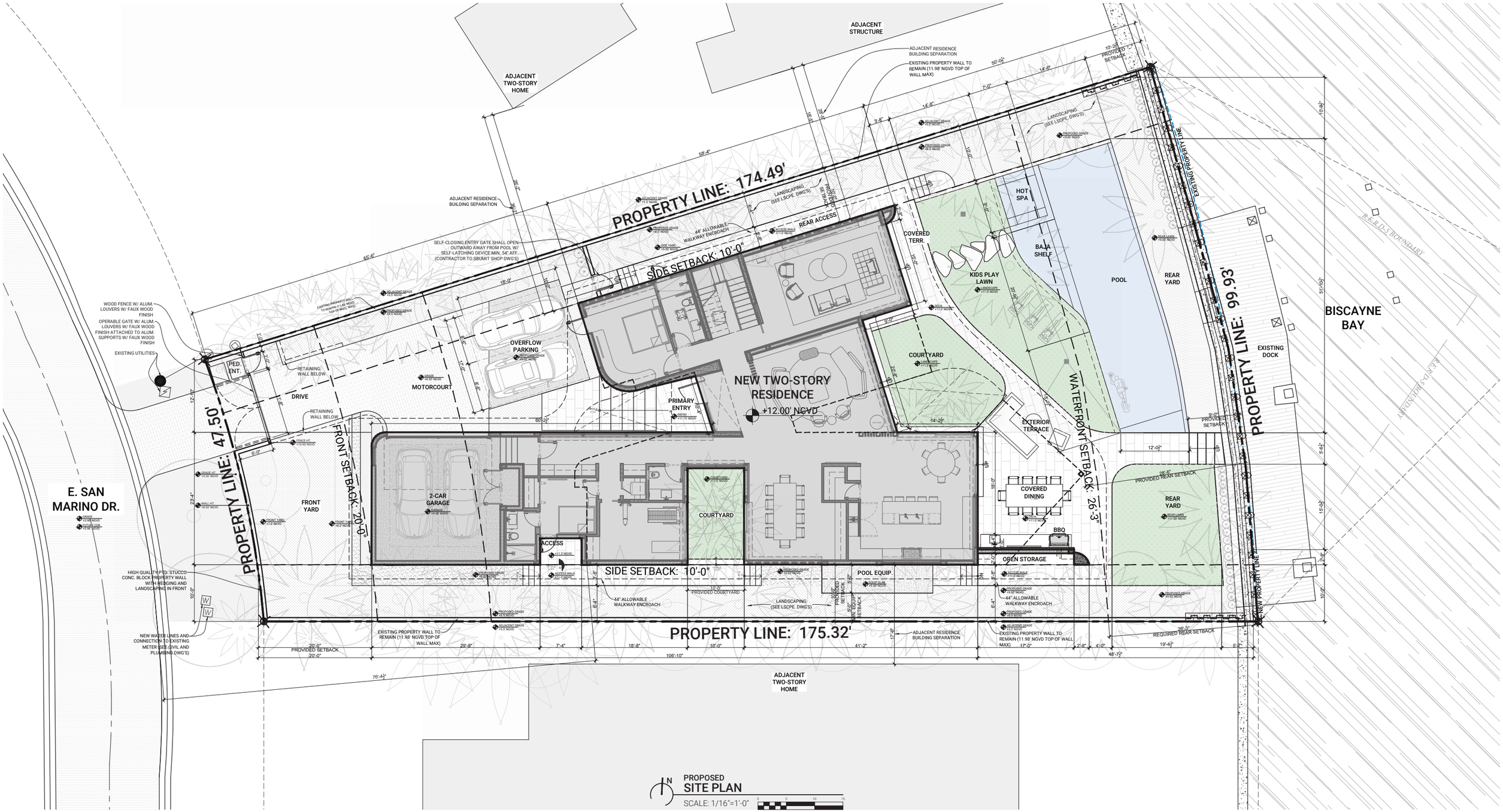
175.32'(TO CL OF SEAWALL)
N82°29'58"E 175.0'(R) (NON-RADIAL)

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

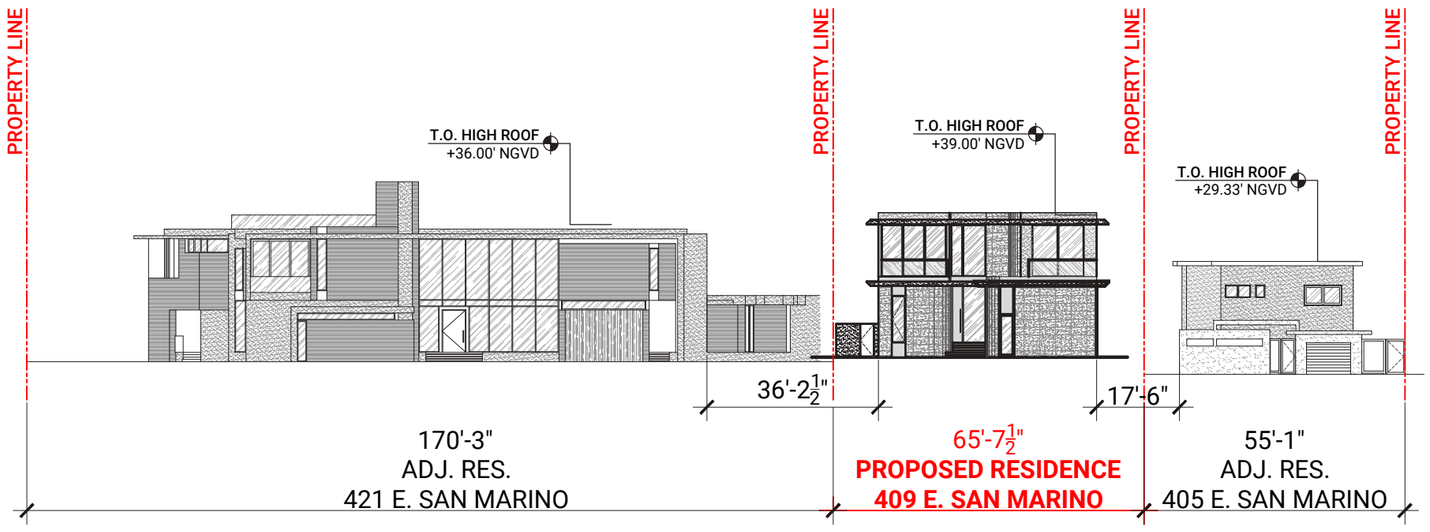
N

EXISTING
SURVEY

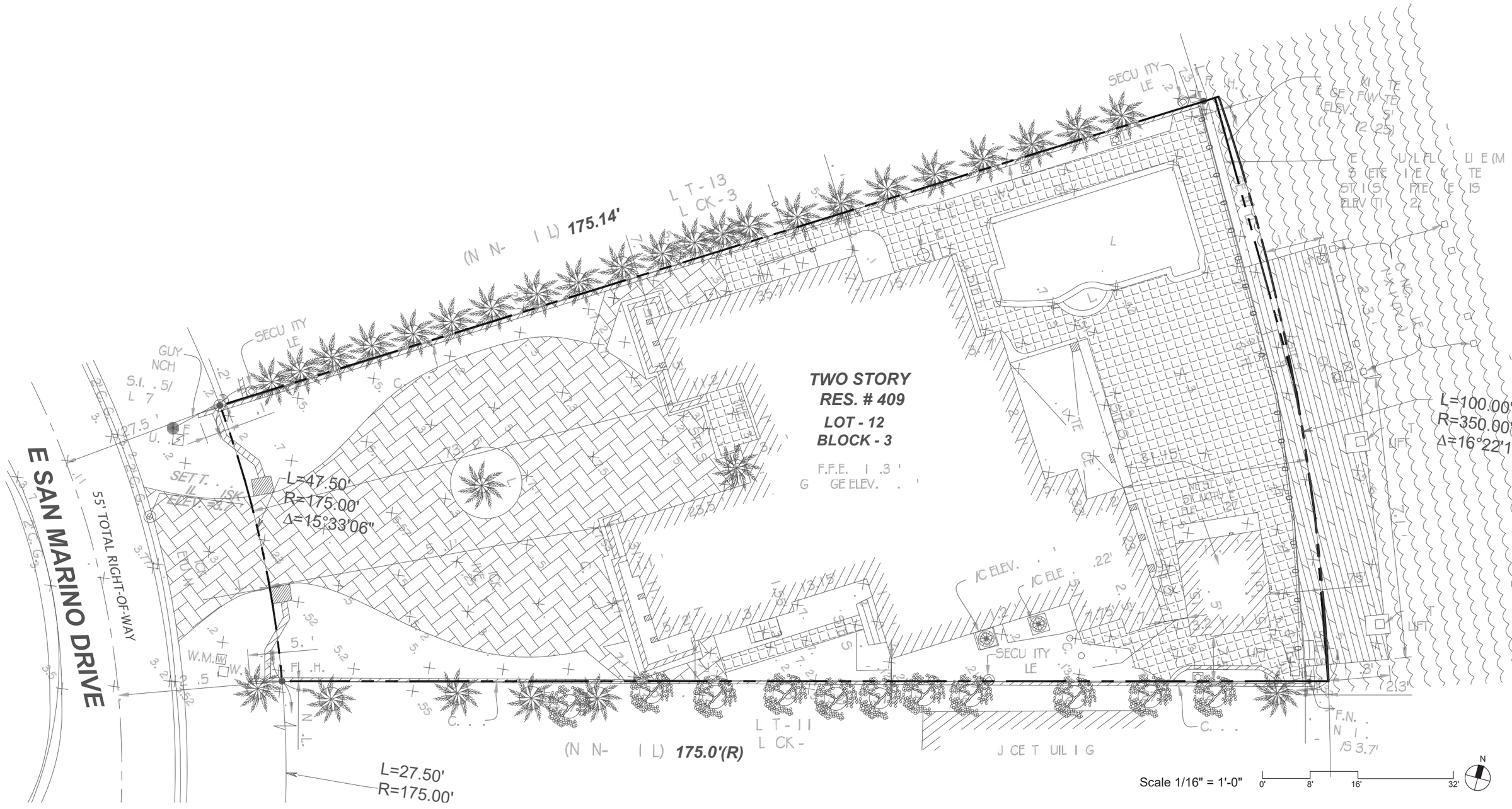
SCALE: 1/16"=1'-0"


ADJACENT STRUCTURE
ADJACENT TWO-STORY HOME
ADJACENT RESIDENCE BUILDING SEPARATION
EXISTING PROPERTY WALL TO REMAIN (11.98' NGVD TOP OF WALL MAX)
PROPERTY LINE: 174.49'
LANDSCAPING (SEE LSCPE. DWG'S)
10'-0" PROVIDED SETBACK
REAR ACCESS
44" ALLOWABLE WALKWAY ENCROACH
SIDE SETBACK: 10'-0"
SELF-CLOSING ENTRY GATE SHALL OPEN OUTWARD AWAY FROM POOL W/ SELF-LATCHING DEVICE MIN. 54" AFF. (CONTRACTOR TO SBUMIT SHOP DWG'S)
WOOD FENCE W/ ALUM. LOUVERS W/ FAUX WOOD FINISH
OPERABLE GATE W/ ALUM. LOUVERS W/ FAUX WOOD FINISH ATTACHED TO ALUM. SUPPORTS W/ FAUX WOOD FINISH
EXISTING UTILITIES
PED. ENT.
RETAINING WALL BELOW
DRIVE
OVERFLOW PARKING
MOTORCOURT
PROPERTY LINE: 47.50'
FRONT SETBACK: 20'-0"
FRONT YARD
NEW TWO-STORY RESIDENCE
+12.00' NGVD
PRIMARY ENTRY
2-CAR GARAGE
COURTYARD
ACCESS
COVERED TERR.
HOT SPA
BAJA SHELF
KIDS PLAY LAWN
POOL
REAR YARD
COURTYARD
EXTERIOR TERRACE
WATERFRONT SETBACK: 26'-3"
COVERED DINING
BBQ
OPEN STORAGE
POOL EQUIP.
EXISTING PROPERTY LINE
PROPERTY LINE: 99.93'
EXISTING DOCK
BISCAYNE BAY
E. SAN MARINO DR.
HIGH QUALITY PTD. STUCCO CONC. BLOCK PROPERTY WALL WITH HEDGING AND LANDSCAPING IN FRONT
NEW WATER LINES AND CONNECTION TO EXISTING METER (SEE CIVIL AND PLUMBING DWG'S)
EXISTING PROPERTY WALL TO REMAIN (11.98' NGVD TOP OF WALL MAX)
PROPERTY LINE: 175.32'
ADJACENT RESIDENCE BUILDING SEPARATION
20'-0" PROVIDED SETBACK
106'-10"
76'-4½"
ADJACENT TWO-STORY HOME
26'-3" REQUIRED REAR SETBACK
N
PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

PROPOSED AXO RENDERING - SITE & SURROUNDING CONTEXT

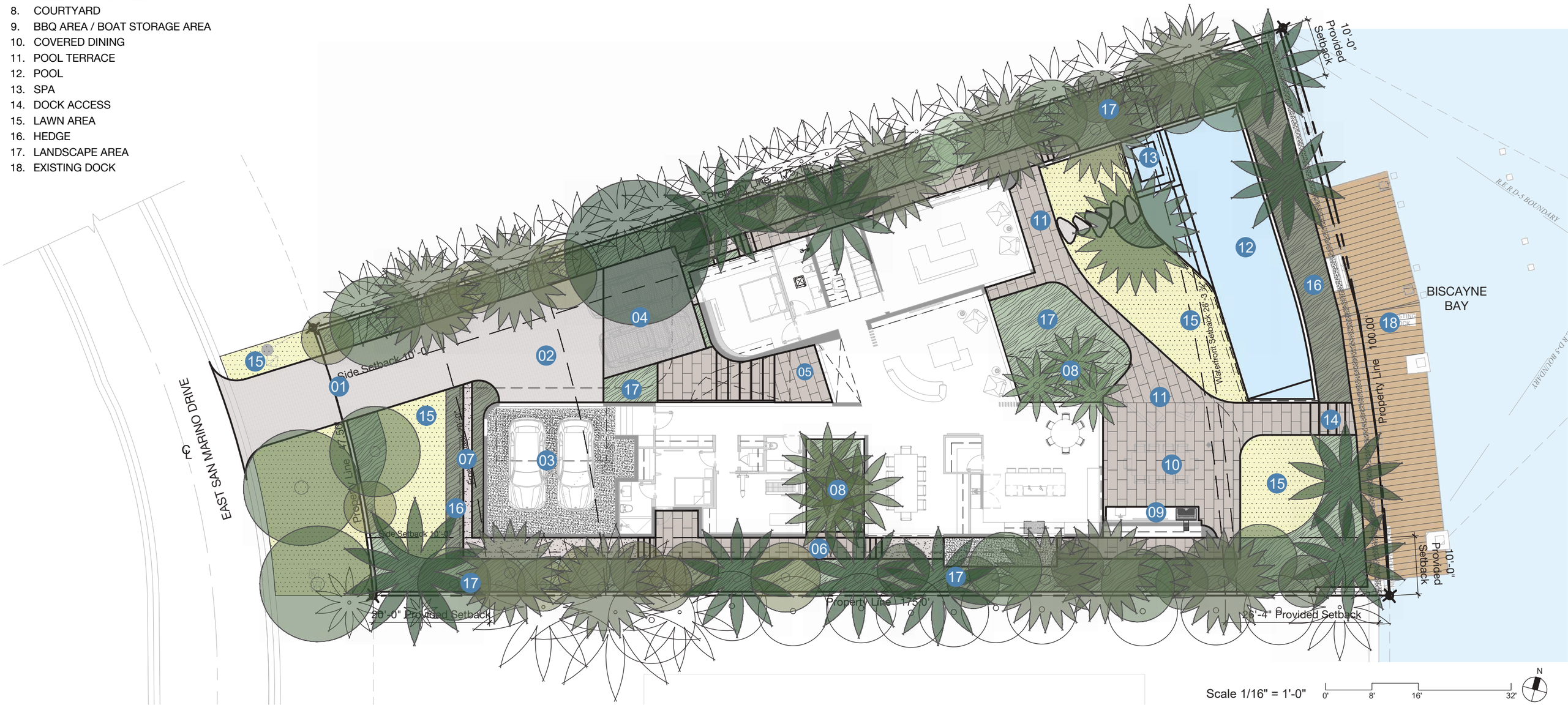


FRONT
CONTEXT ELEVATION
SCALE: 1/32"=1'-0"


E SAN MARINO DRIVE
55' TOTAL RIGHT-OF-WAY
TWO STORY
RES. # 409
LOT - 12
BLOCK - 3
(NON-TANGENT) 175.14'
L=47.50'
R=175.00'
Δ=15°33'06"
(NON-TANGENT) 175.0'(R)
L=27.50'
R=175.00'
L=100.00'
R=350.00'
Δ=16°22'11"
LOT-13
BLOCK-3
LOT-11
BLOCK-3
SECURITY LEVEL
GUY ANCHOR
F.H.
W.M.
F.F.E. 113.3'
GARAGE ELEV. 110.5'
SETBACK ELEV. 93.7'
Scale 1/16" = 1'-0"
0'
8'
16'
32'
N

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

COVET BATTENS / LOUVERS IN NEIKIDDO MOKU (TBD)

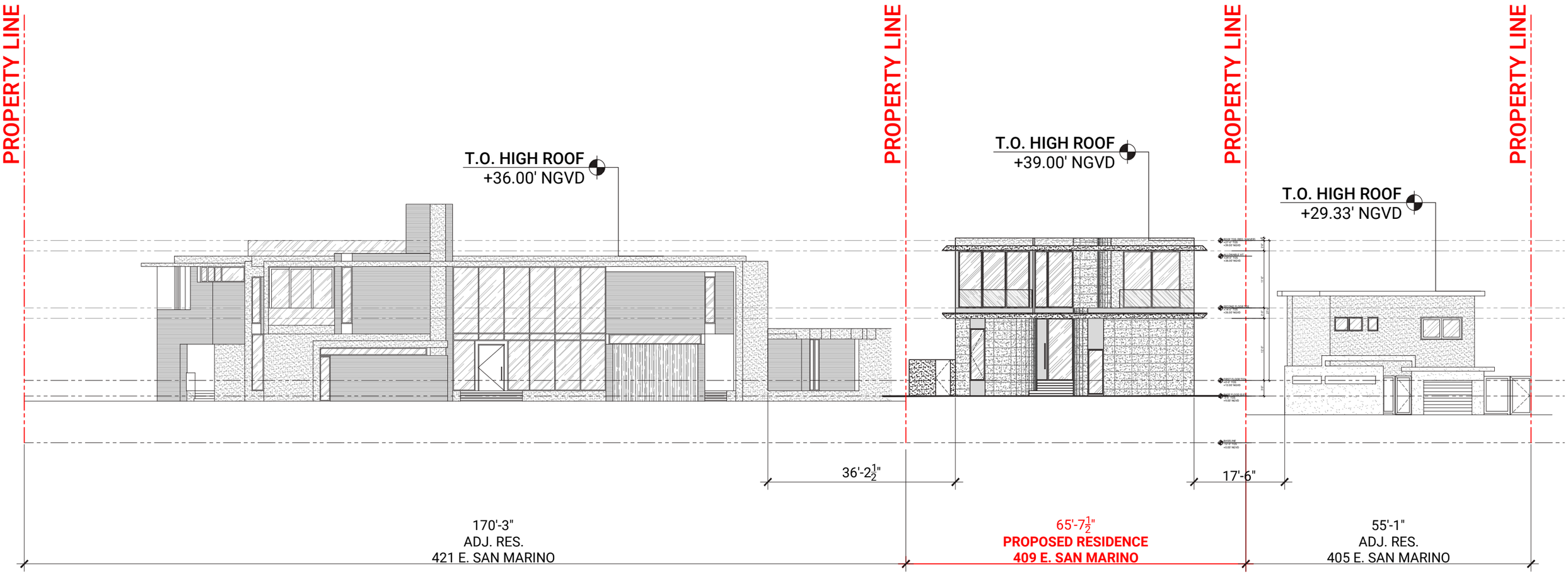
BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.

TEXTURED OFF-WHITE LIME PLASTER FIN.

IVORY TRAVERTINE STONE WALL CLADDING

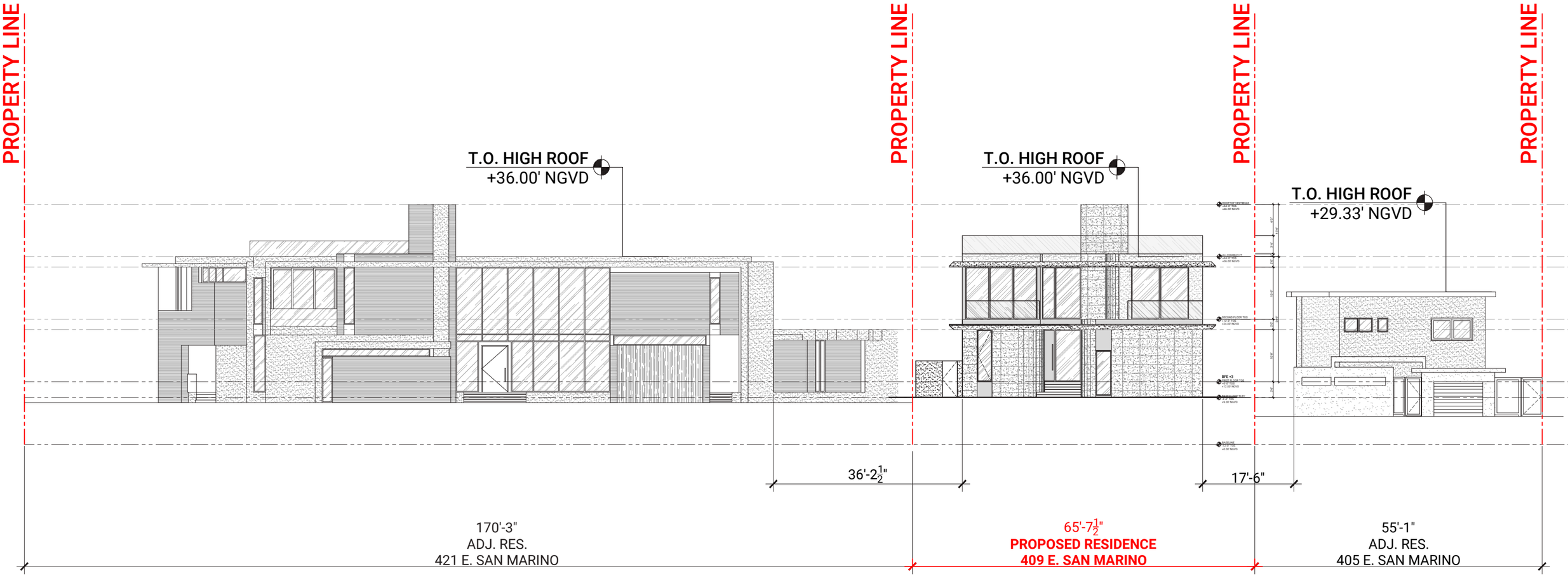
THANK YOU!

ADDITIONAL EXHIBITS



PROPOSED

FRONT
CONTEXT ELEVATION



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 1/2"

17'-6"

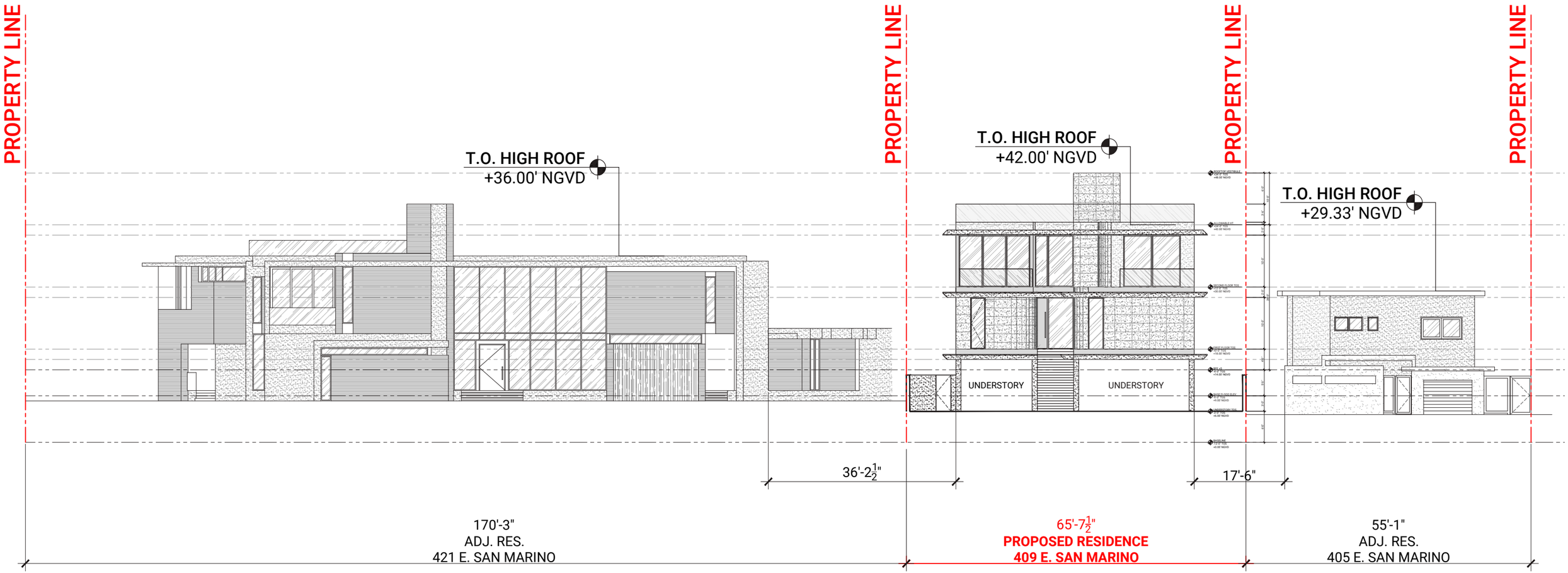
170'-3"
ADJ. RES.
421 E. SAN MARINO

65'-7 1/2"
PROPOSED RESIDENCE
409 E. SAN MARINO

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

UTILIZING BFE +5

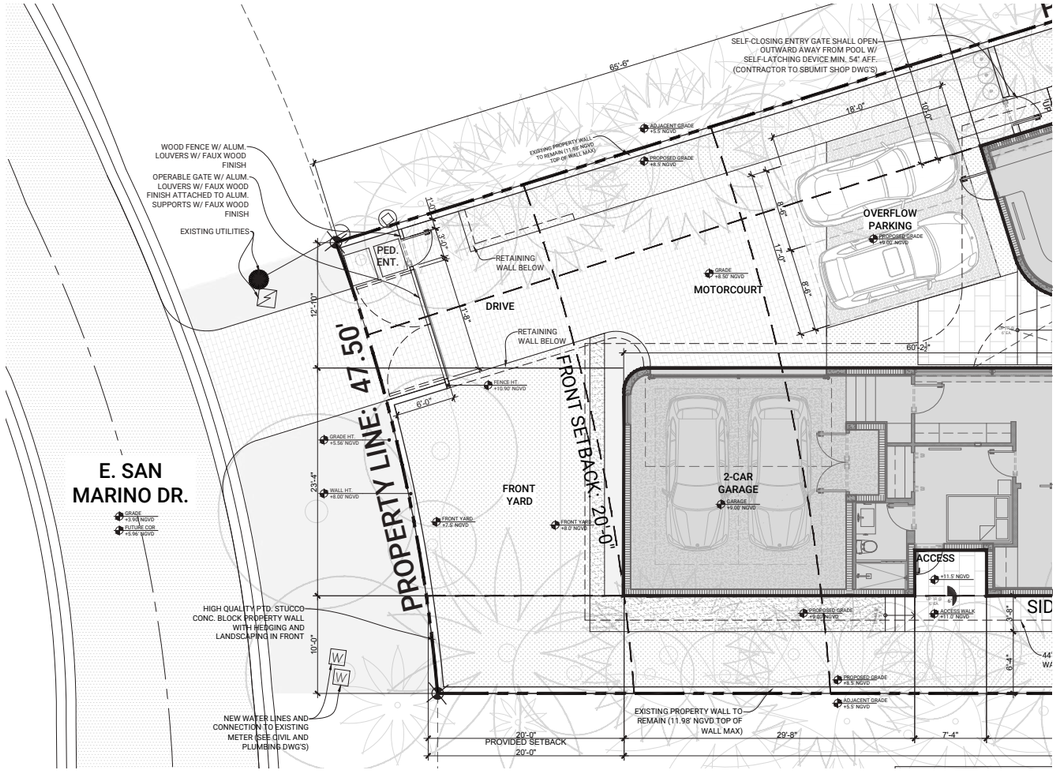
FRONT
CONTEXT ELEVATION



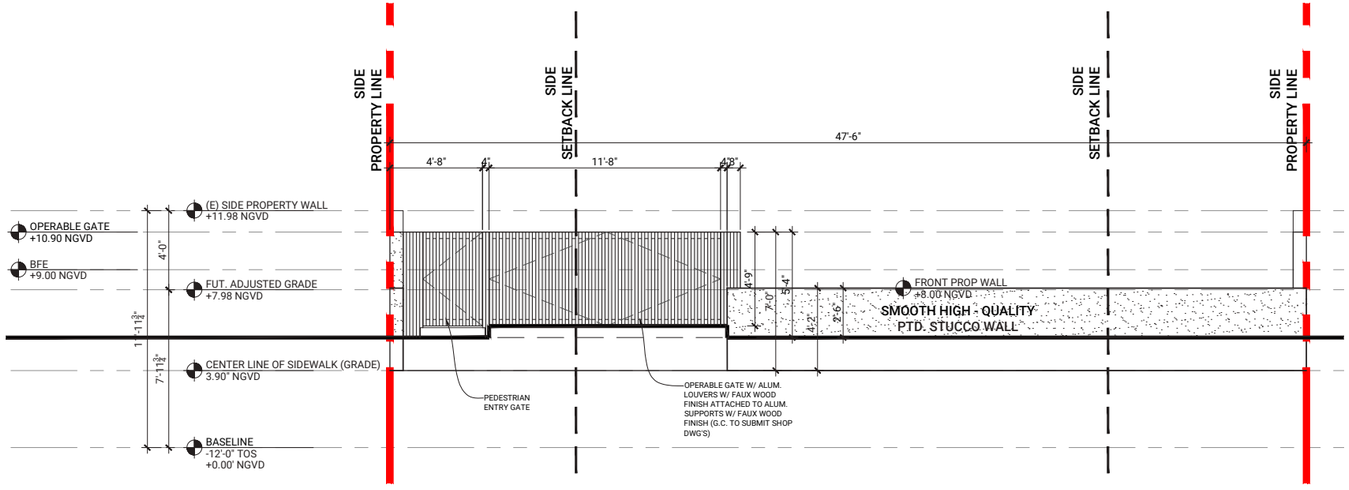
UNDERSTORY HOME

FRONT
CONTEXT ELEVATION

3D VISUAL



PLAN

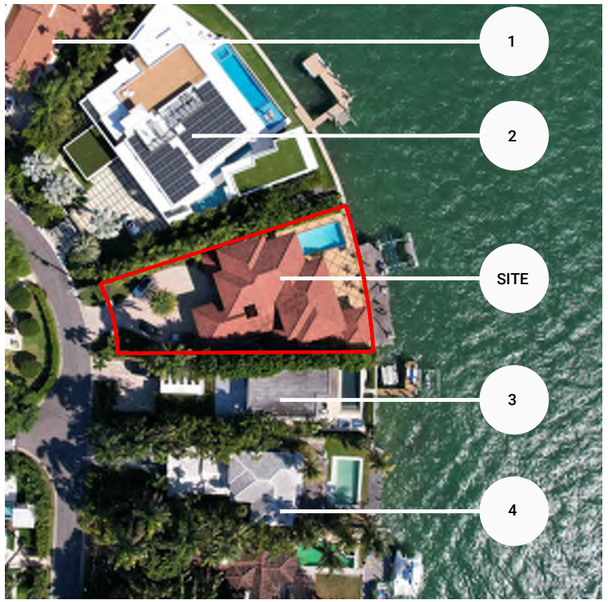


ELEVATION

PROPOSED FRONT GATE MODIFICATION

FINAL SUBMISSION

PHOTO J



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

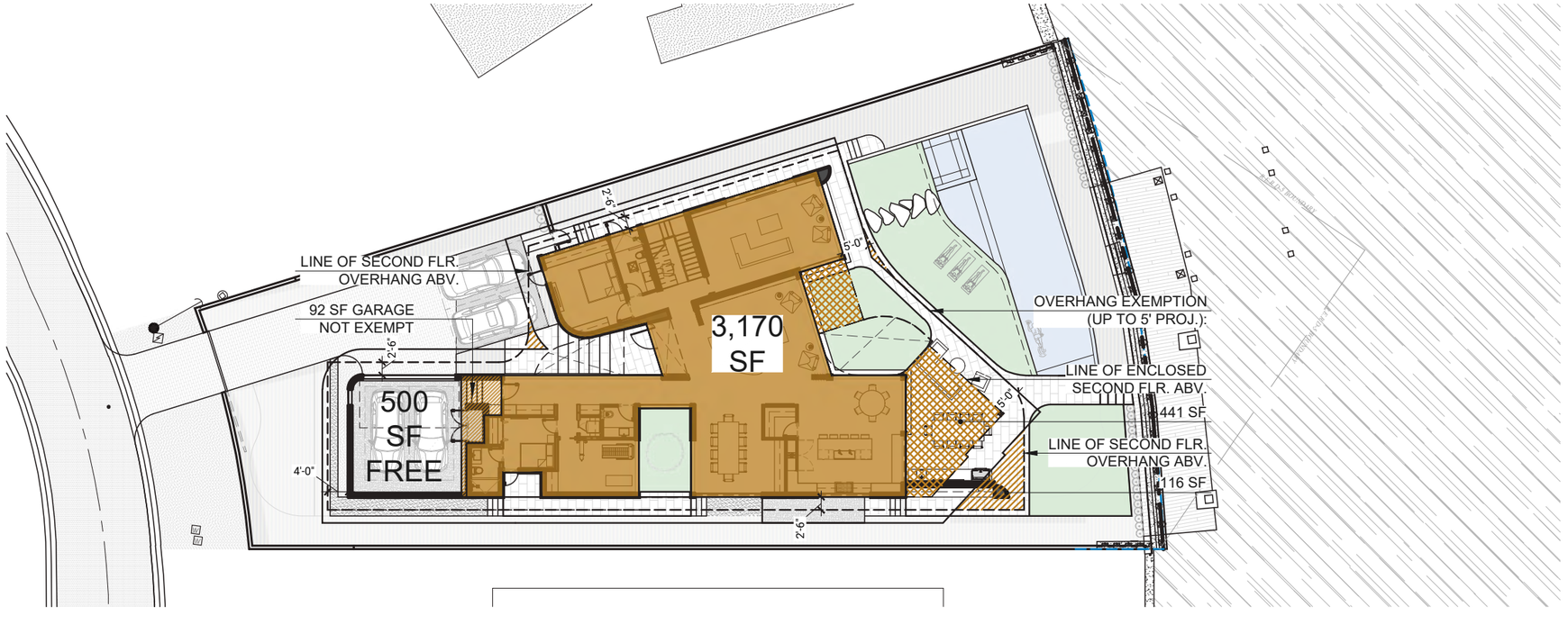
PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT

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 Minimum Required: Proposed (project benchmark):	+1' (+10' NGVD) +3' (+12' NGVD)
7	Lot Area:	12,855 SF		
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 (no)		
28	Designated Historic SingleFam Residence?		Yes or (no)		
29	Determined to be Architecturally Significant?		Yes or (no)		

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) Proposed Top of Next Higher Floor: (Next highest Habitable Level) Proposed Main House First Flr. Elevation:	12.00' NGVD 26.00' NGVD 12.00' NGVD	9 10	Lowest Adjacent Grade Highest Adjacent Grade	7.50' NGVD 11.50' NGVD
5	Crown of Road Elevation:	3.90' NGVD (5.96' NGVD FT.)			

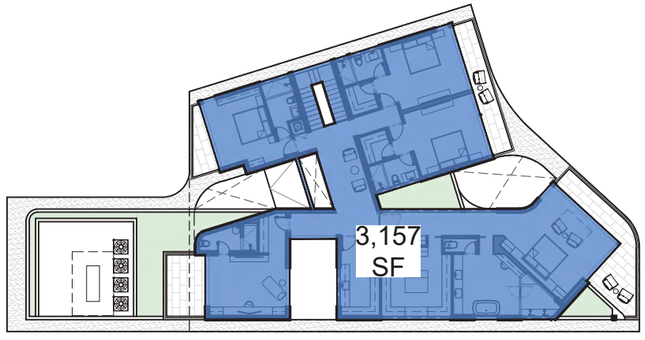


N

PROPOSED
LOT COVERAGE

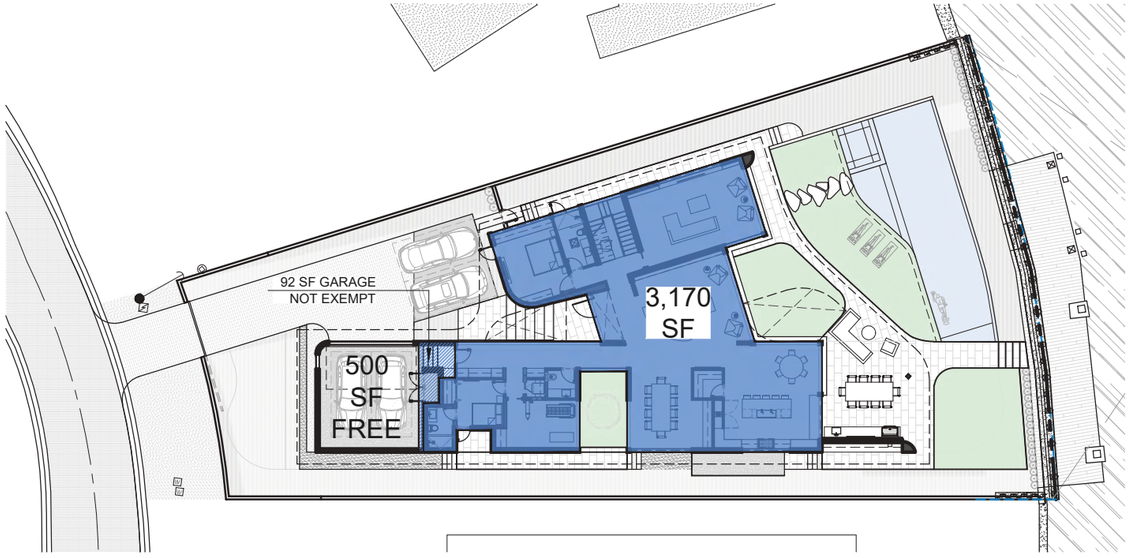
SCALE: 1/32"=1'-0"

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"

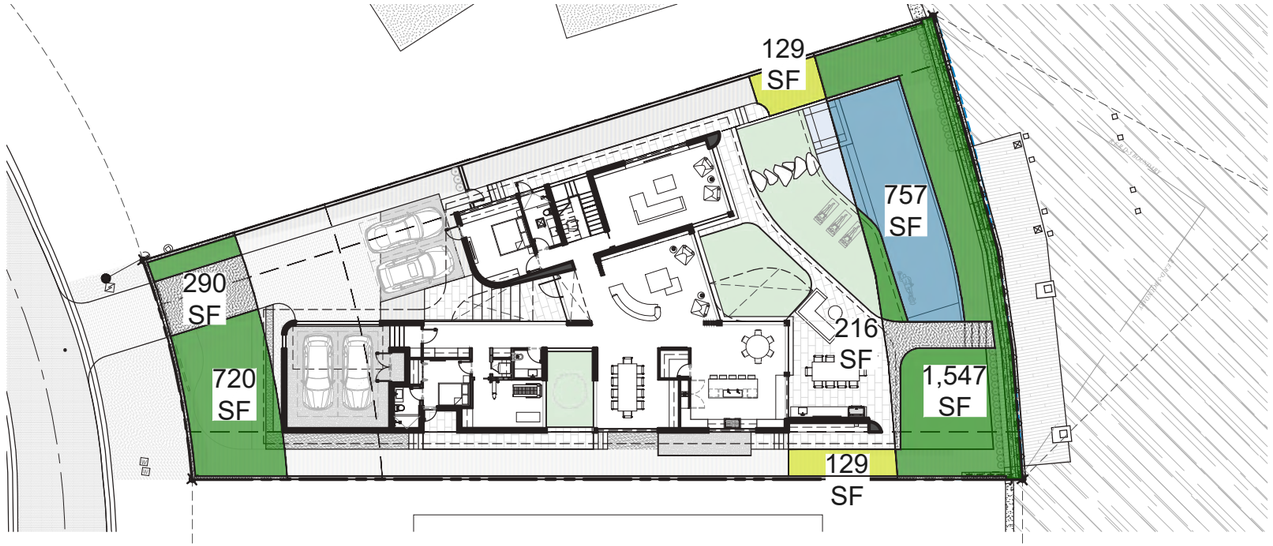
UNIT SIZE:		
	LOT SIZE:	12,855 SF (100%)
	MAX ALLOWABLE UNIT SIZE:	6,427.5 SF (50%)
	GARAGE:	92 SF (500 SF FREE)
	FIRST FLOOR:	3,170 SF
	SECOND FLOOR:	3,157 SF
	ROOF:	0 SF
	TOTAL:	**6,419 SF (49.9%)**



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

THAMANN ARCHITECTURE + DESIGN

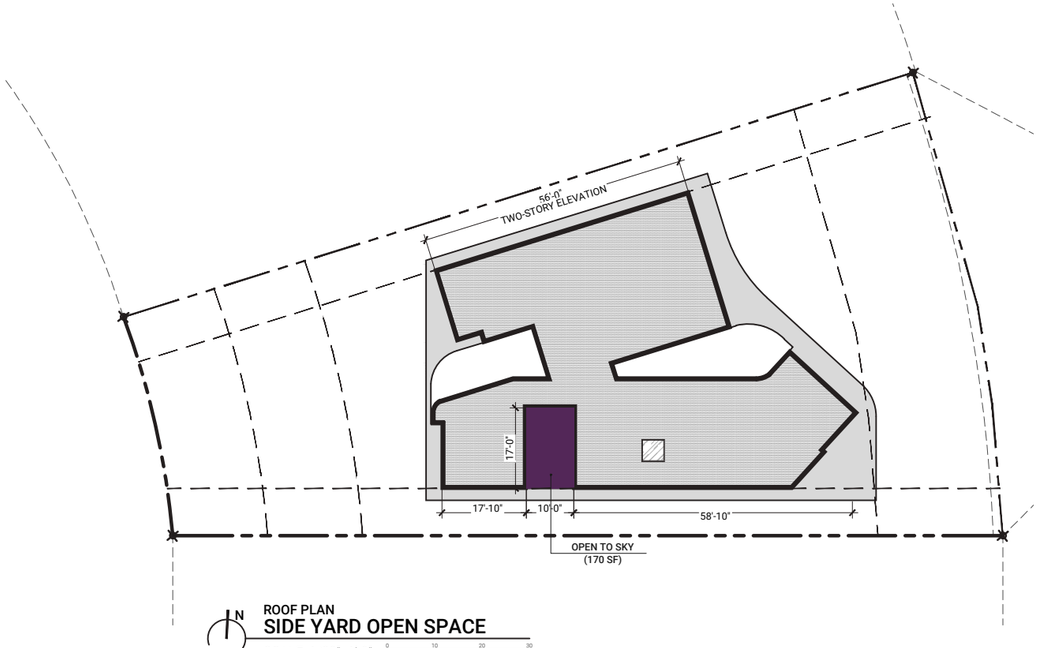
L&ND
WWW.LAND.DESIGN



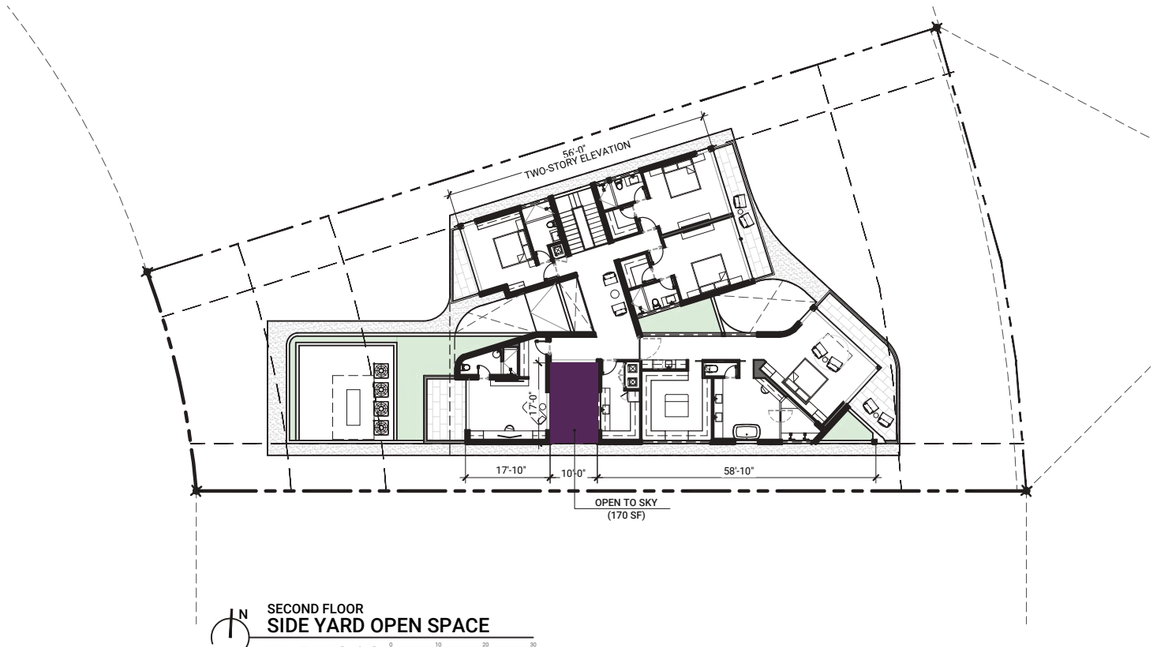
PROPOSED
OPEN SPACE
SCALE: 1/32"=1'-0"

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%)**

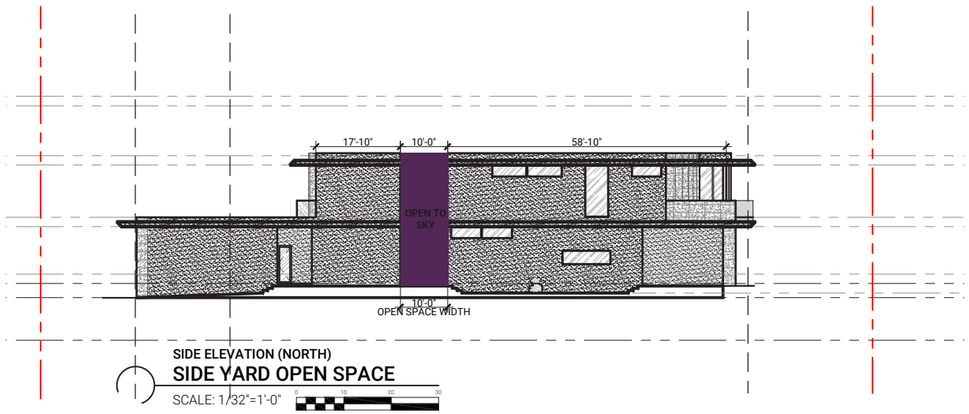
REAR YARD:		
	TOTAL REAR YARD:	2,520 SF (100%)
	REQUIRED PERVIOUS AREA:	1,764 SF (70%)
	PAVED:	216 SF
	SODDED & PERVIOUS:	1,547 SF (61%)
	SODDED & PERVIOUS (SIDES):	258 SF (10%)
	IMPERVIOUS POOL:	757 SF
	TOTAL PERVIOUS AREA:	**1,805 SF (71.6%)**



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

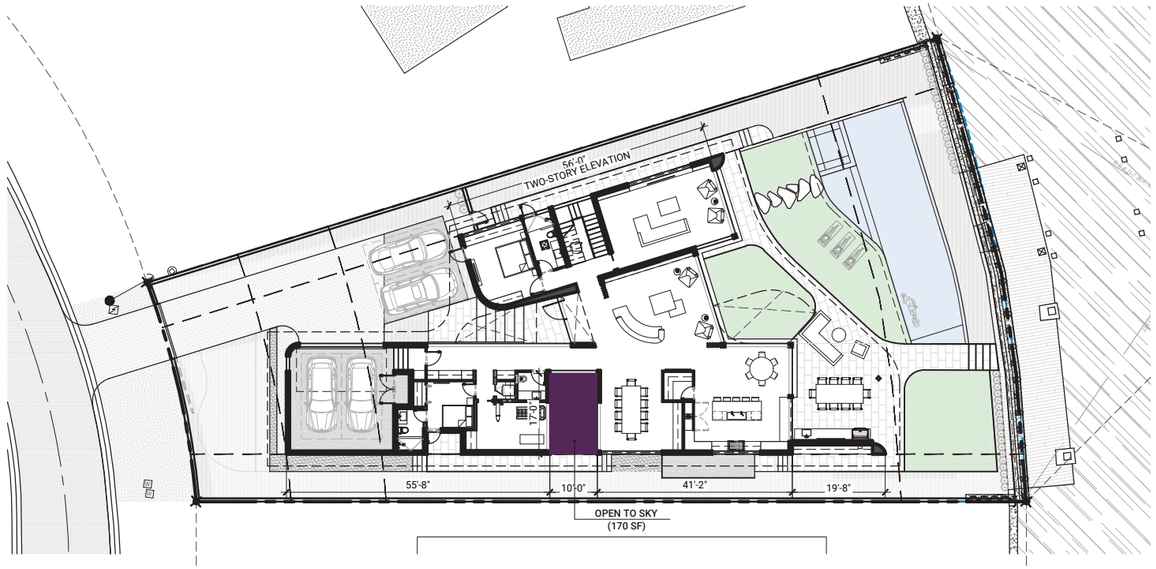


SECOND FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"



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%)



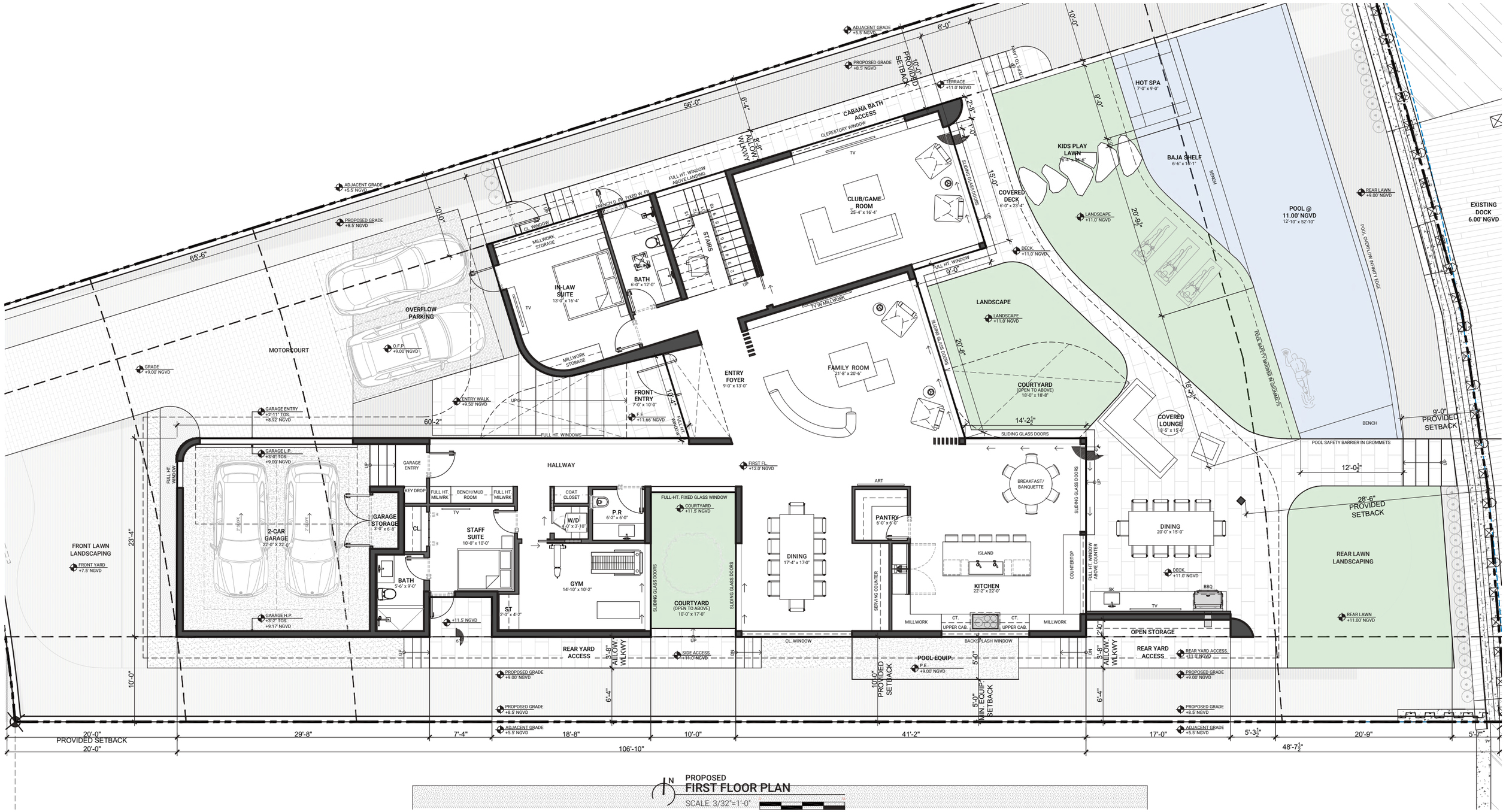
FIRST FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

STATE OF FLORIDA
JOHN C. THAMANN
REGISTERED ARCHITECT

TWO-STORY OPEN SPACE CALCULATIONS
SHEET NO. A-044



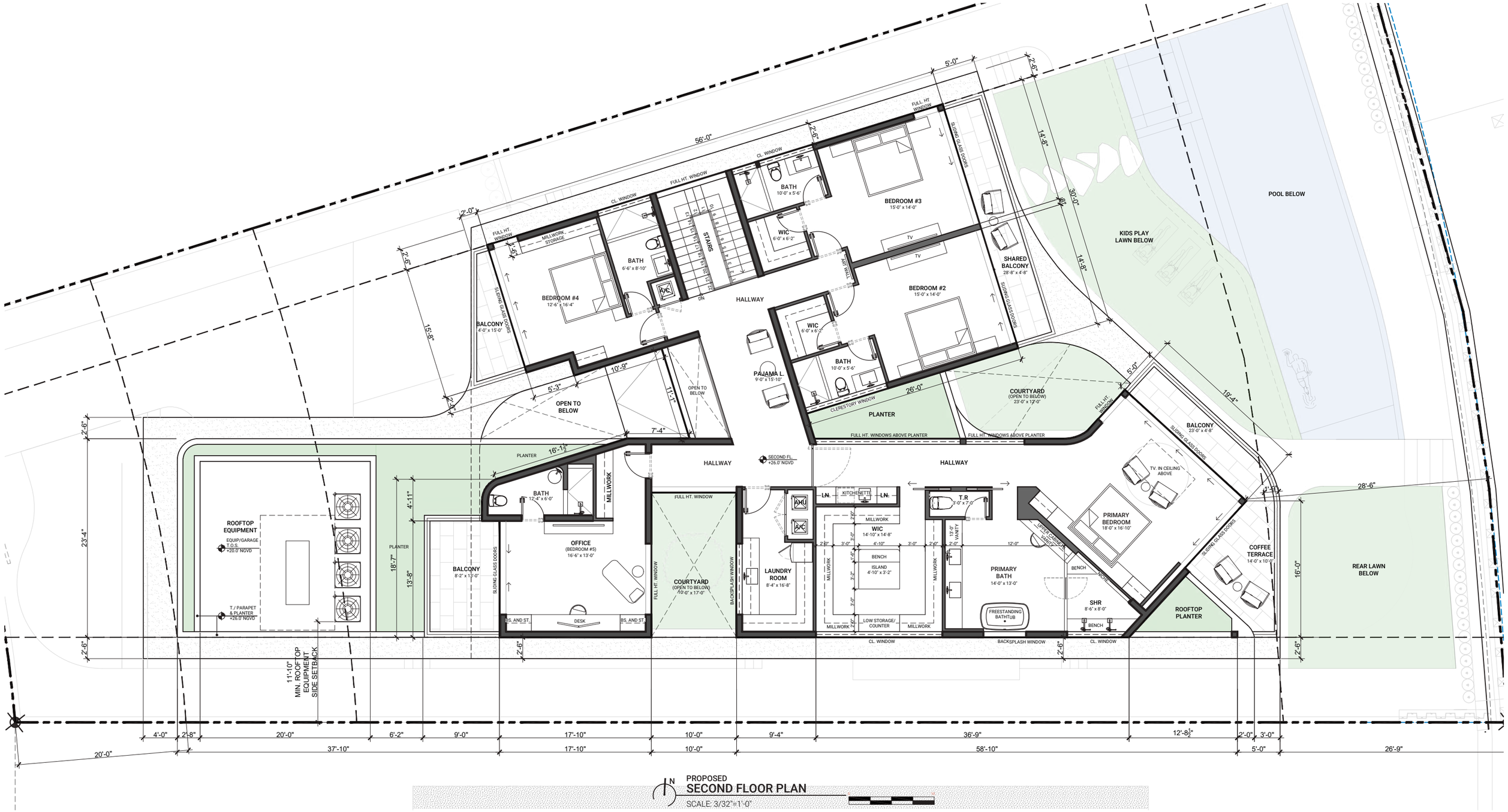
N

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

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

STATE OF FLORIDA — CODY J. THAMANN — REGISTERED ARCHITECT



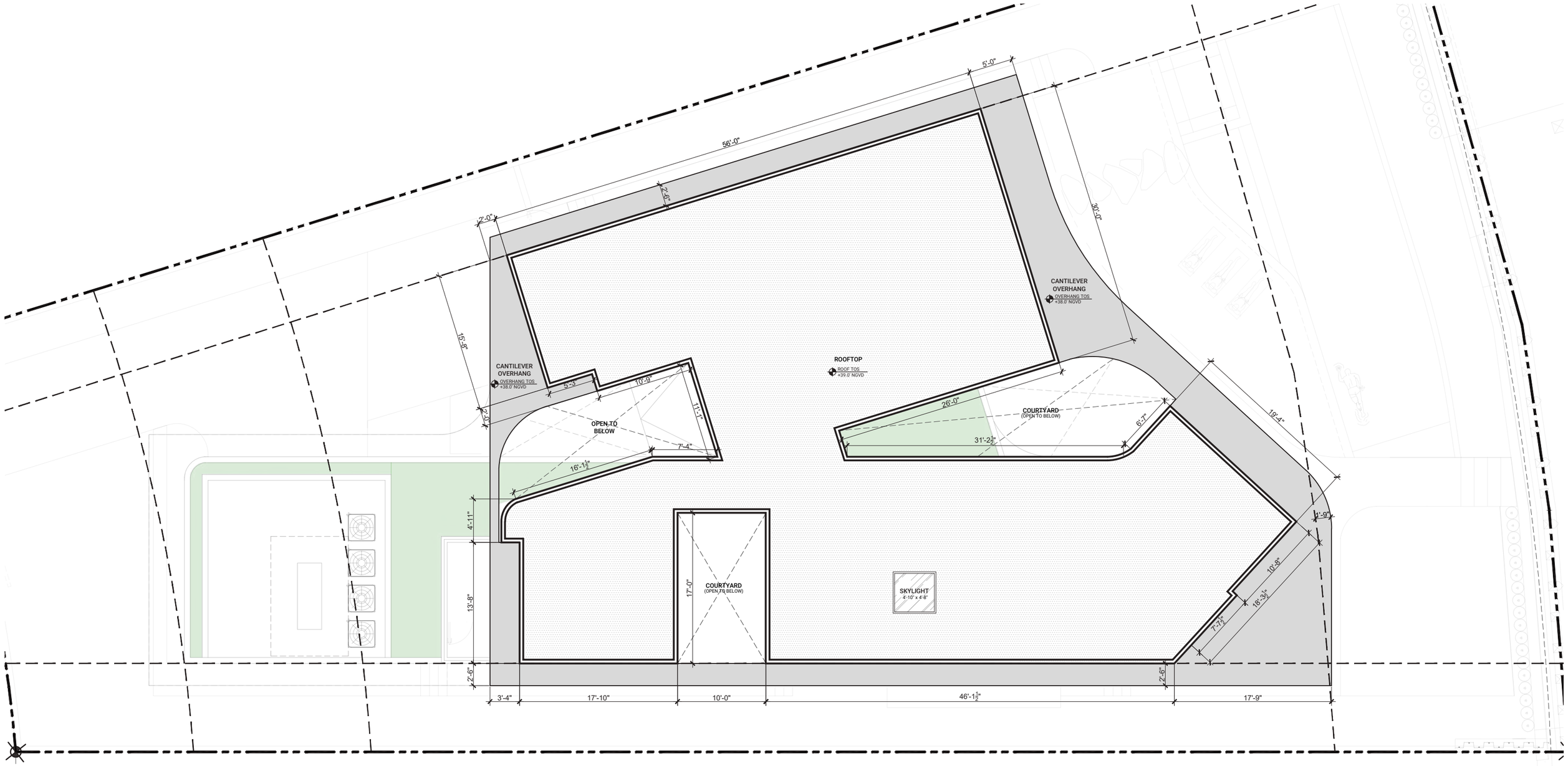
N

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

THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

STATE OF FLORIDA — CODY J. THAMANN — REGISTERED ARCHITECT



N

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

THOMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

STATE OF FLORIDA · JOHN C. THOMANN · REGISTERED ARCHITECT

01
IVORY TRAVERTINE STONE WALL CLADDING

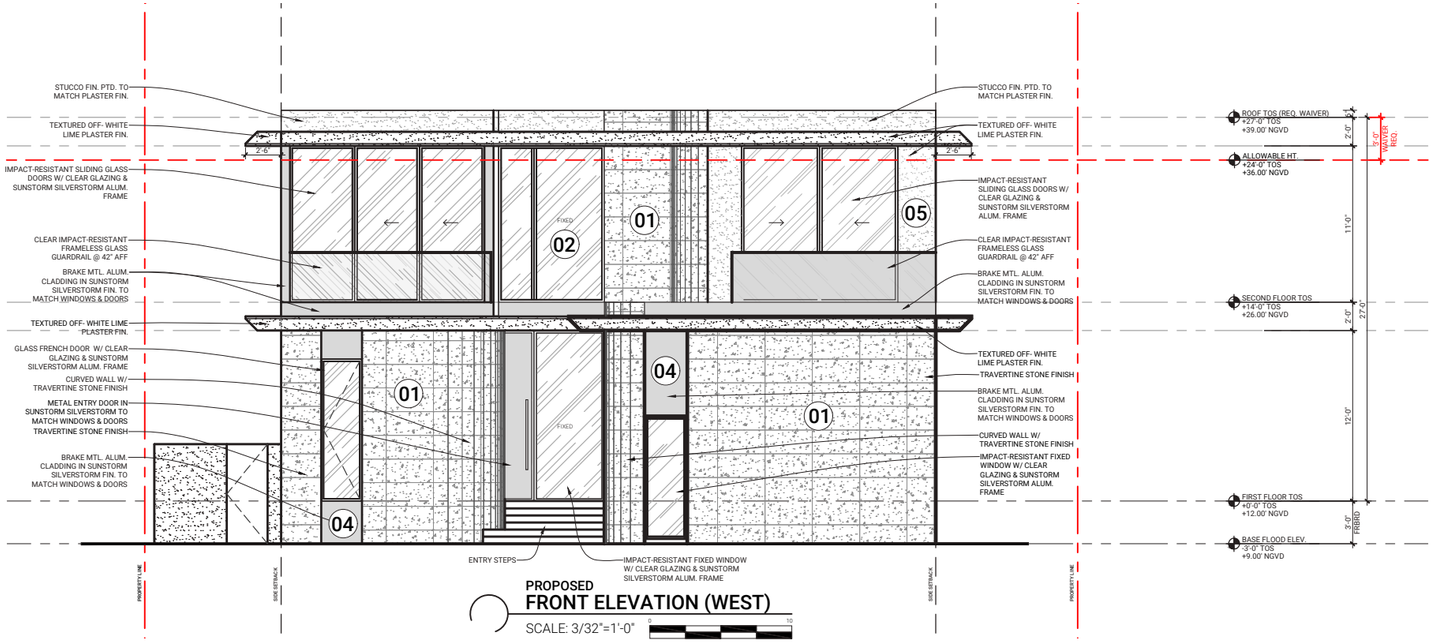
02
CLEAR GLAZING

03
COVET SOFFITS IN SIBO OKU

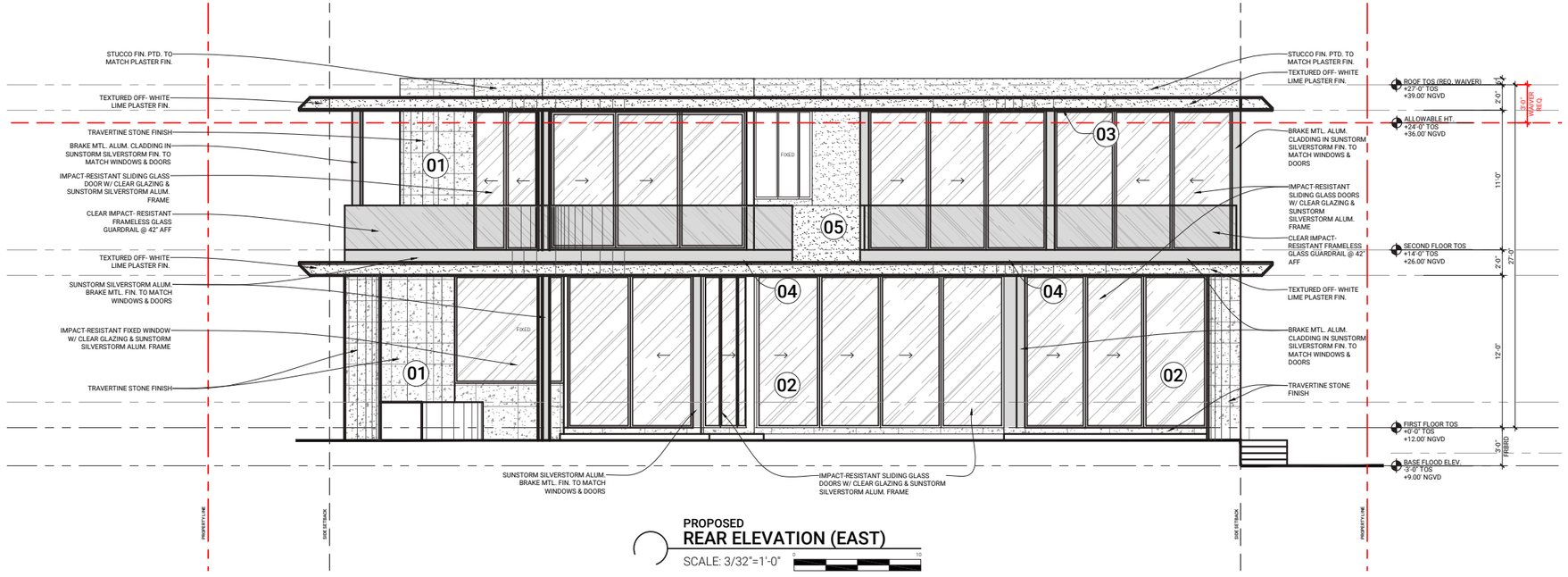
04
BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.

05
TEXTURED OFF-WHITE LIME PLASTER FIN.

06
STUCCO FIN. PTD. TO MATCH PLASTER COLOR



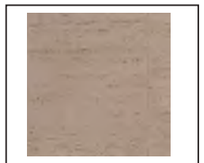
PROPOSED
FRONT ELEVATION (WEST)
SCALE: 3/32"=1'-0"



PROPOSED
REAR ELEVATION (EAST)
SCALE: 3/32"=1'-0"

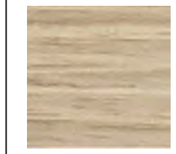
THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN



01
IVORY TRAVERTINE STONE WALL CLADDING

02
CLEAR GLAZING

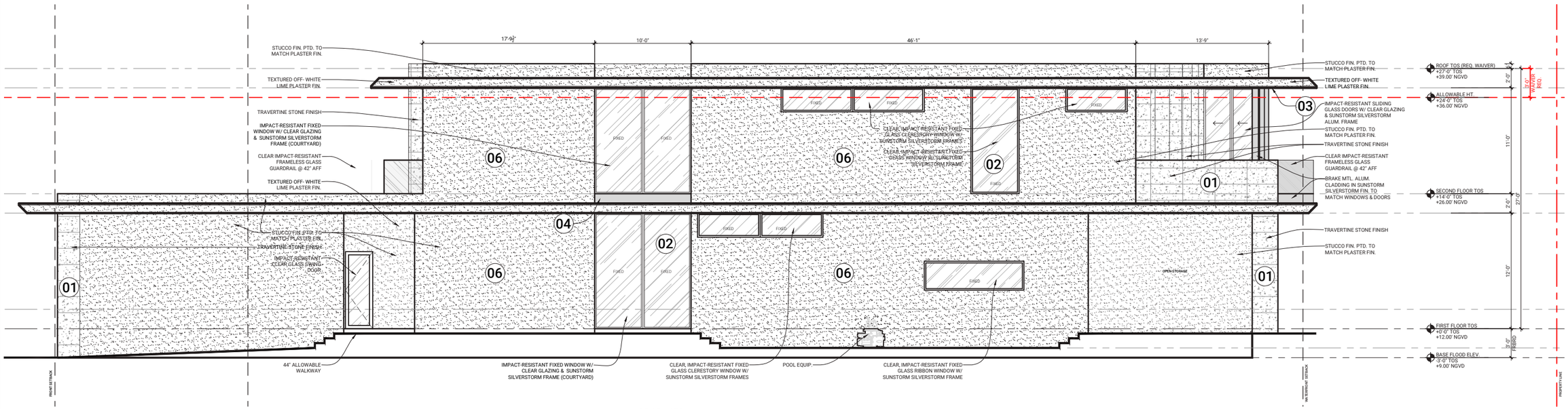


03
COVET SOFFITS IN SIBO OKU

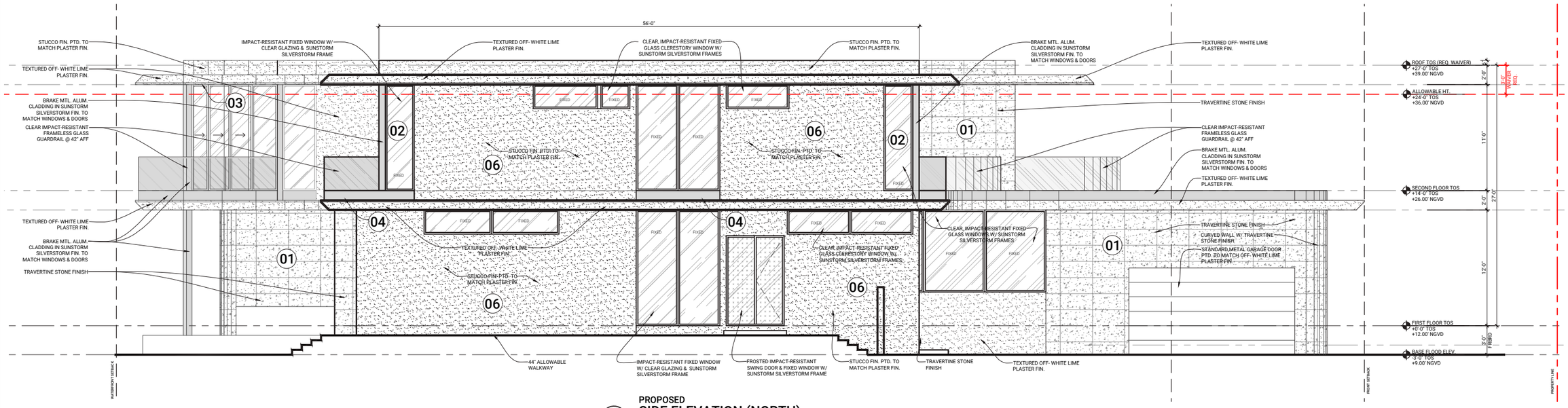
04
BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.

05
TEXTURED OFF-WHITE LIME PLASTER FIN.

06
STUCCO FIN. PTD. TO MATCH PLASTER COLOR

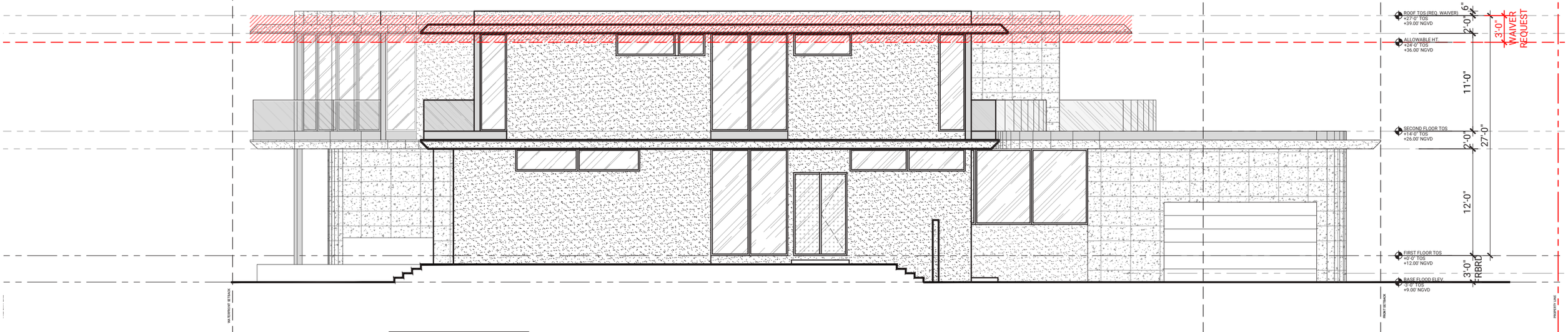


PROPOSED
SIDE ELEVATION (SOUTH)
SCALE: 3/32"=1'-0"



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

THOMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN



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"

THAMANN ARCHITECTURE + DESIGN

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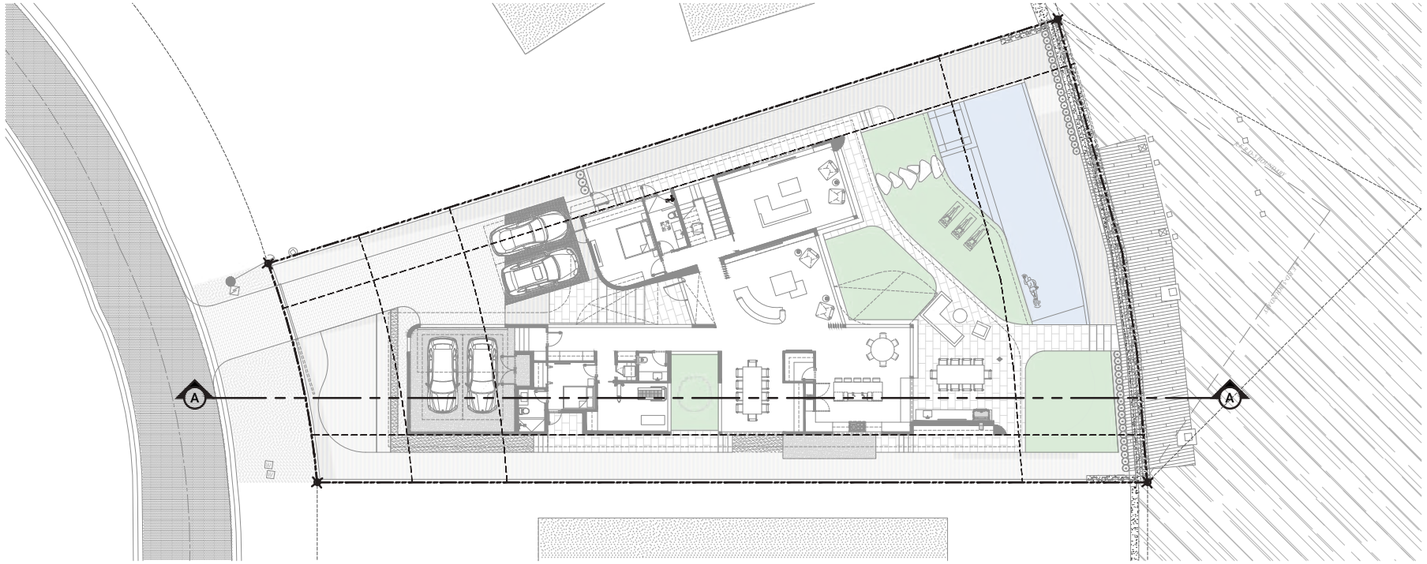
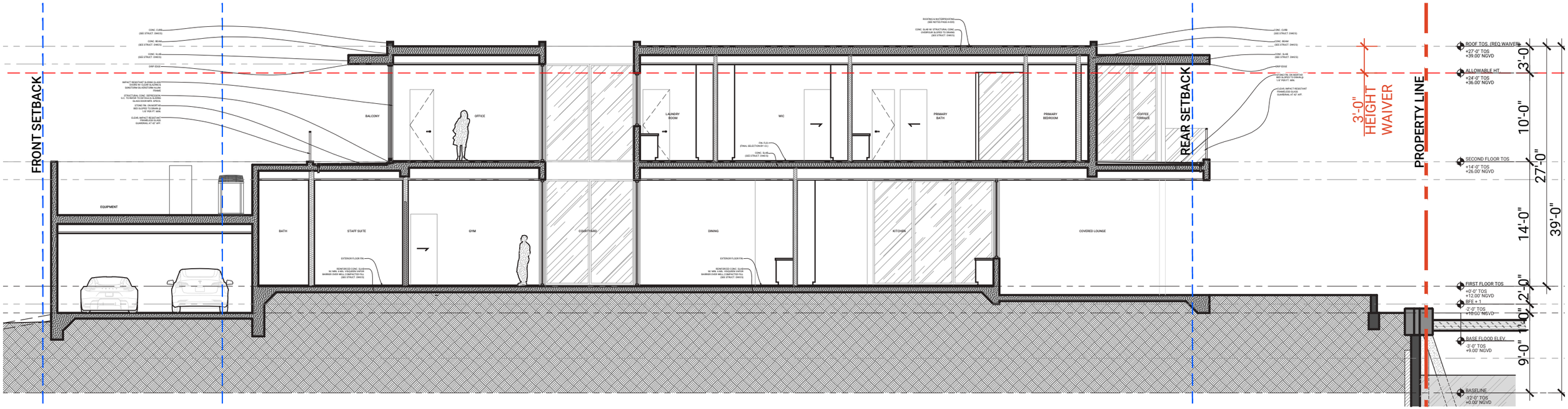
SIDE ELEVATION HT. WAIVER THRU DRB
SHEET NO. A-230



N

KEY PLAN

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



A

PROPOSED

SITE SECTION

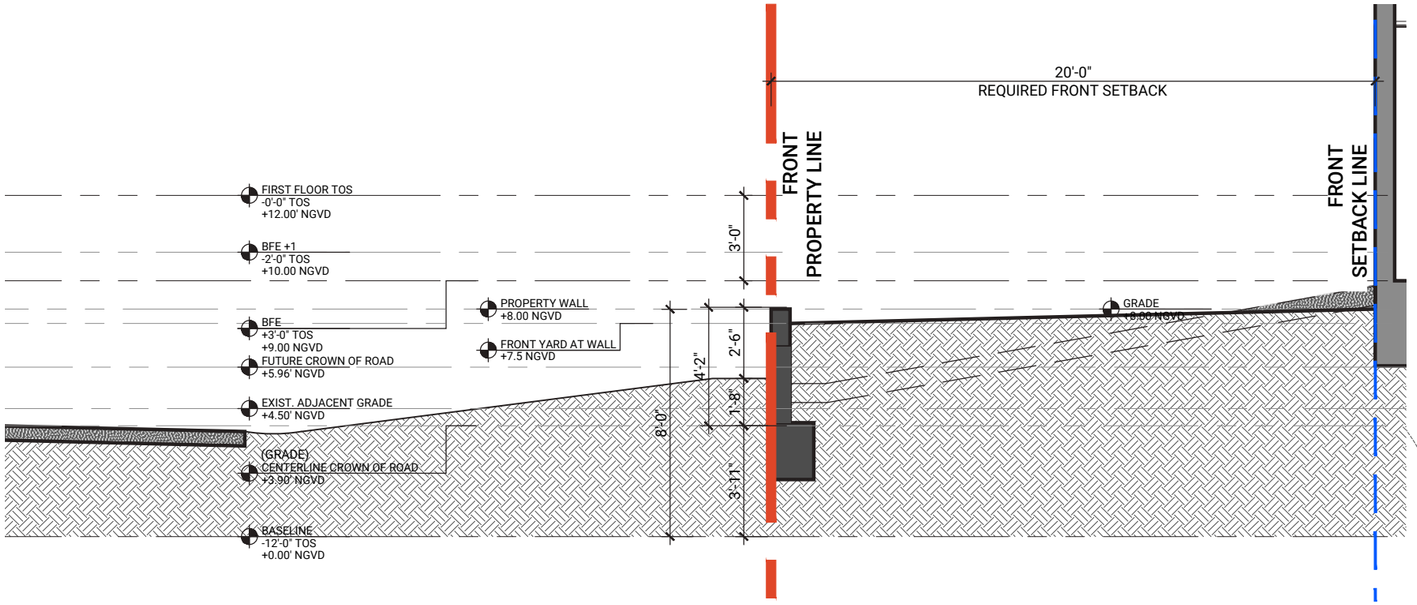
SCALE: 1/16"=1'-0"

THOMANN ARCHITECTURE + DESIGN

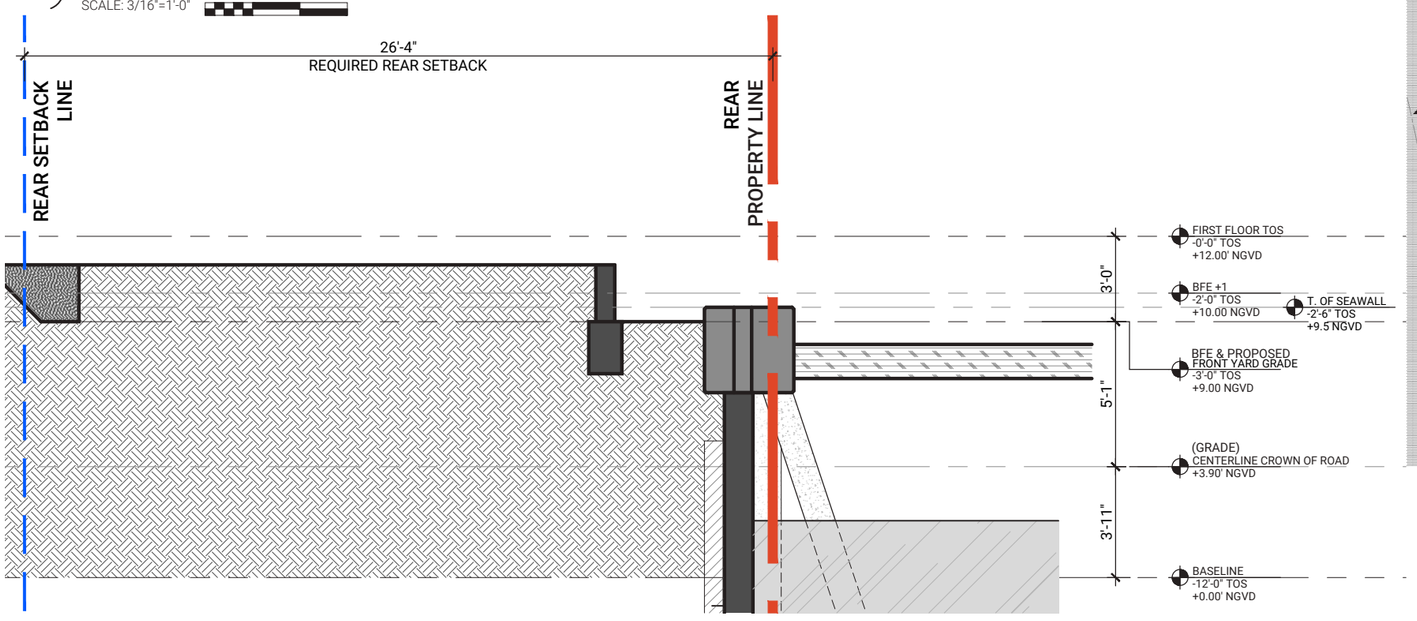
L&ND WWW.LAND.DESIGN

SITE/BUILDING SECTION

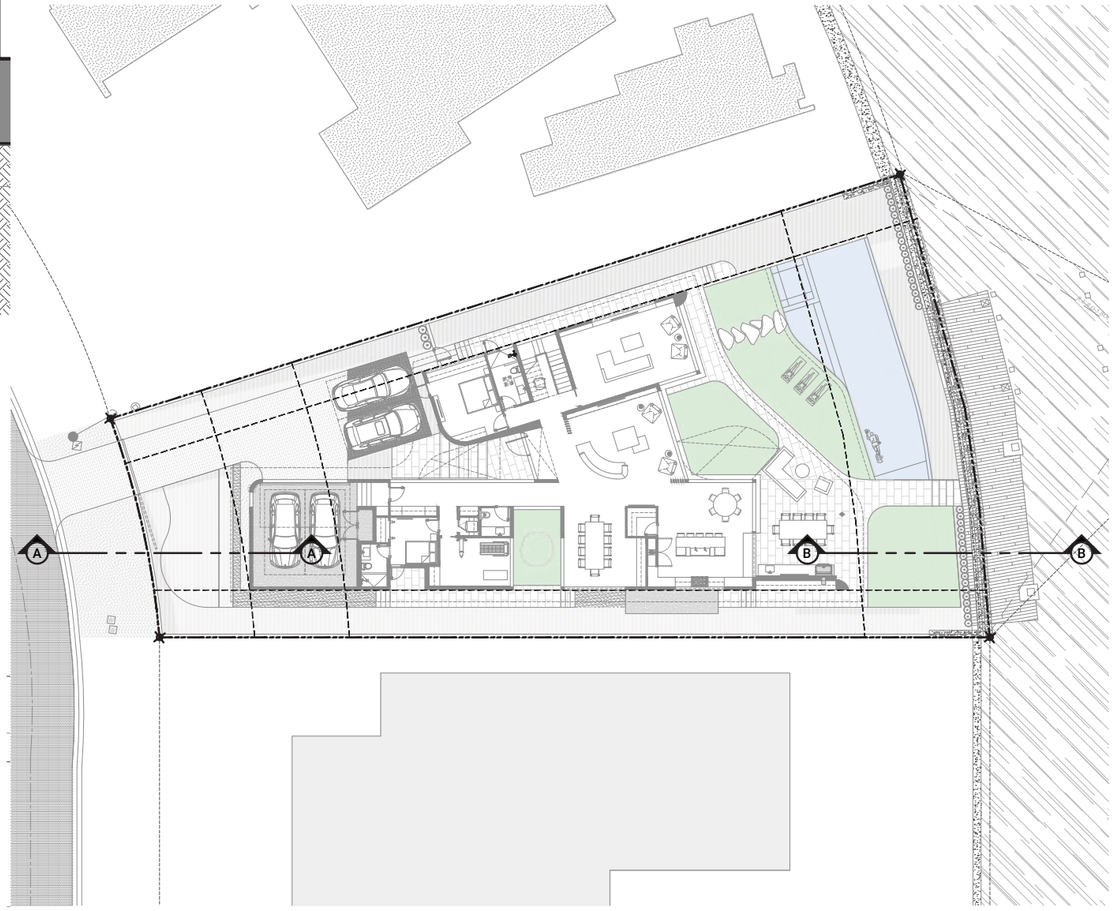
SHEET NO. A-300



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



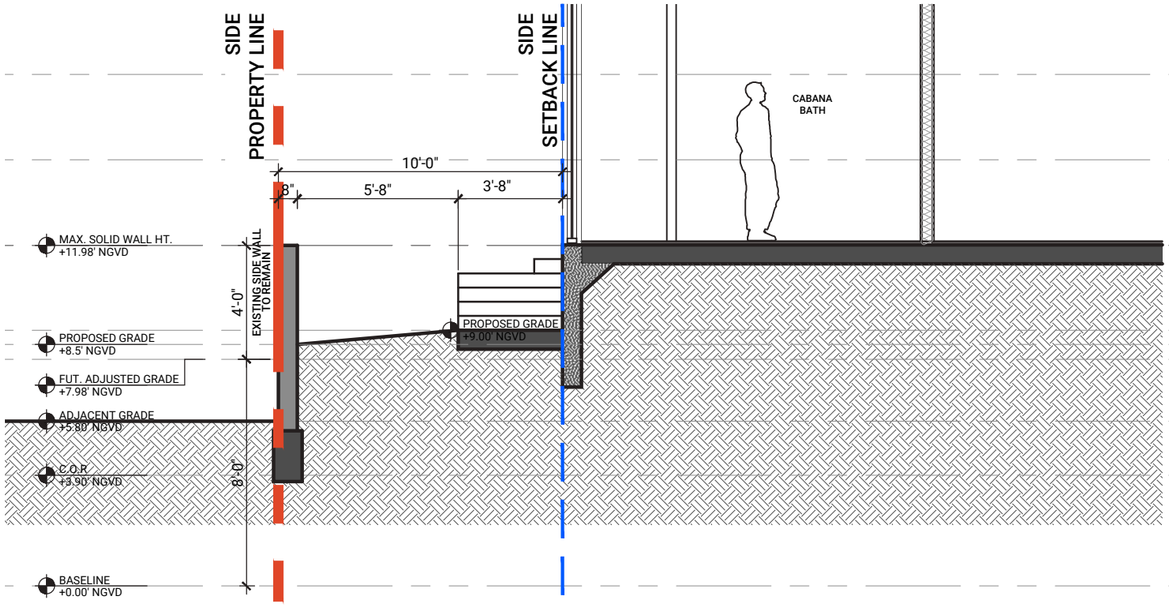
B PROPOSED
REAR YARD SECTION
SCALE: 3/16"=1'-0"



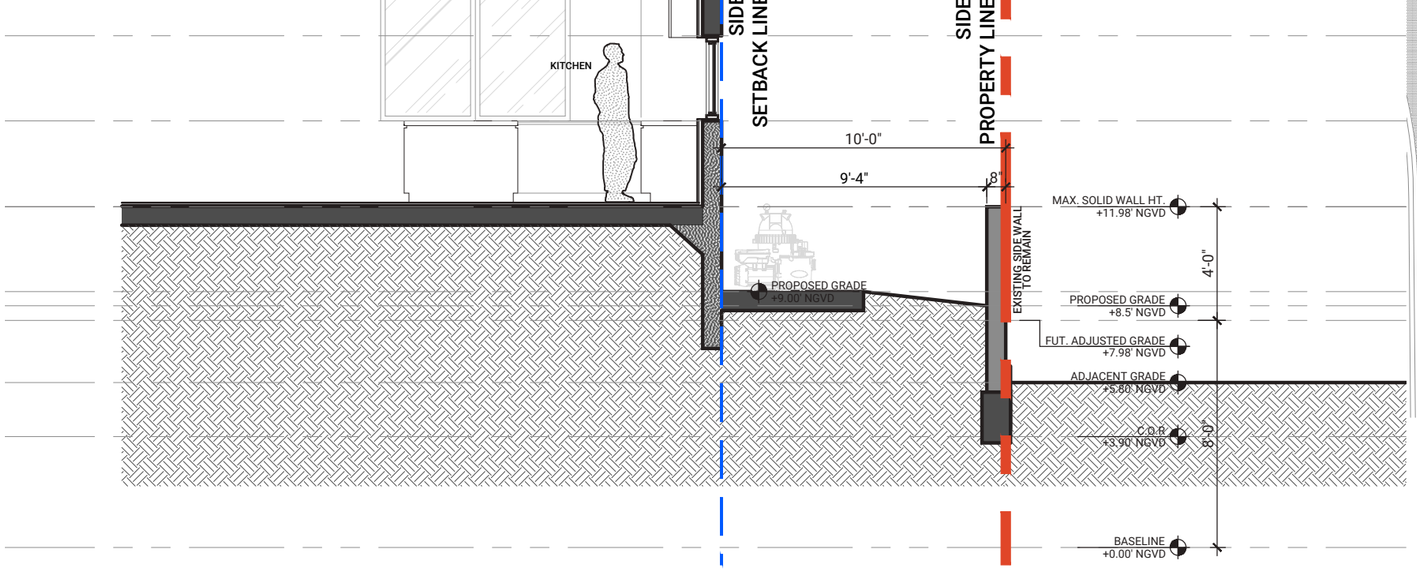
N
KEY PLAN
SCALE: 1/32"=1'-0"

THOMANN ARCHITECTURE + DESIGN

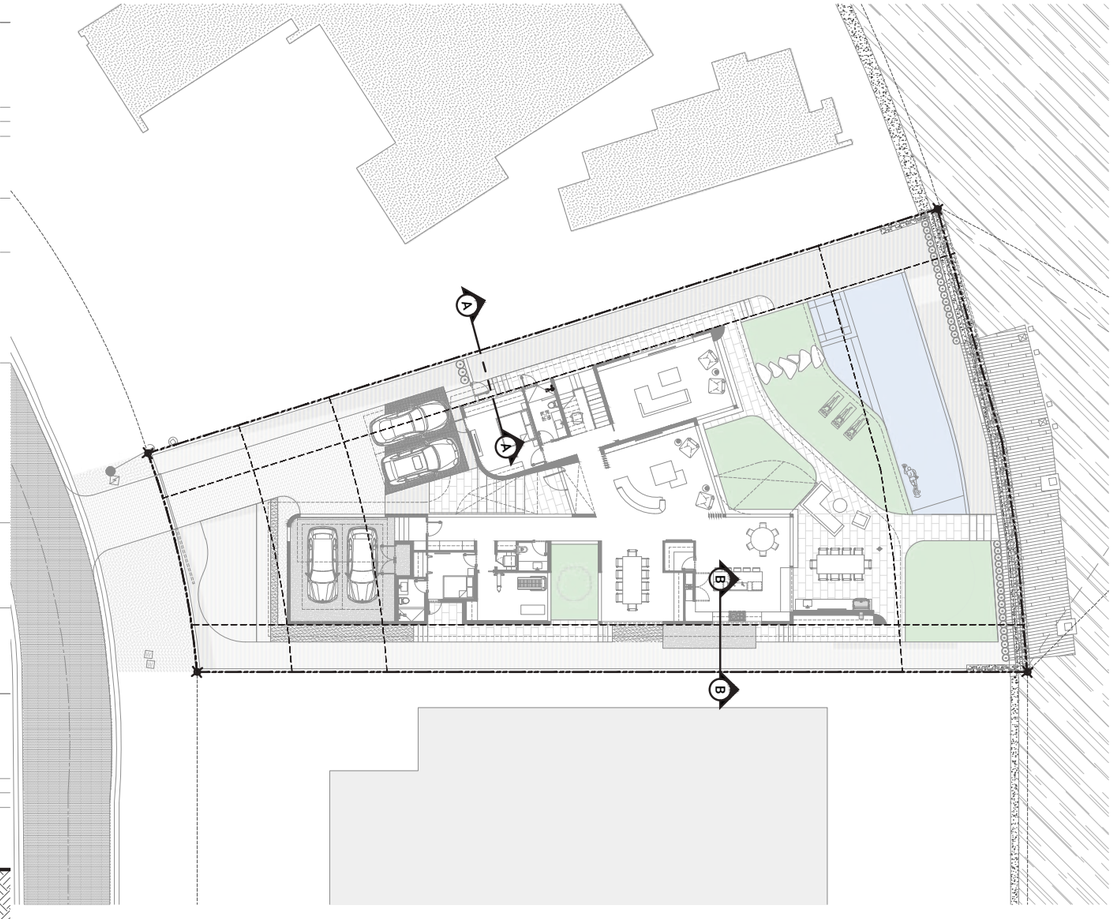
L&ND WWW.LAND.DESIGN



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



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

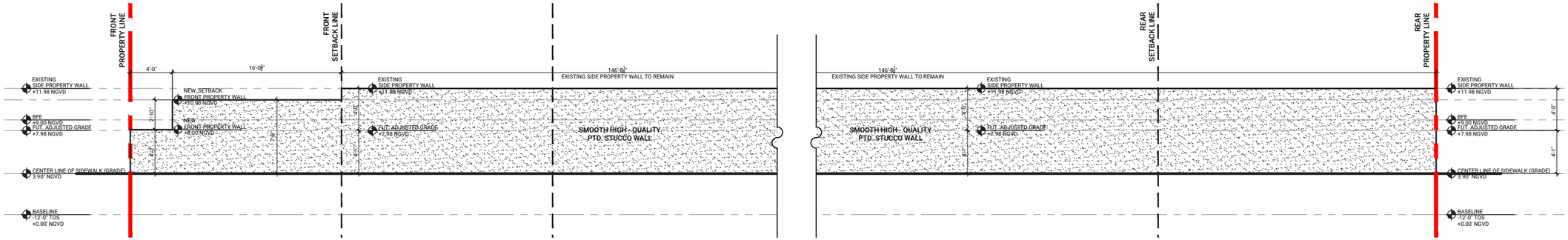


N
KEY PLAN
SCALE: 1/32"=1'-0"

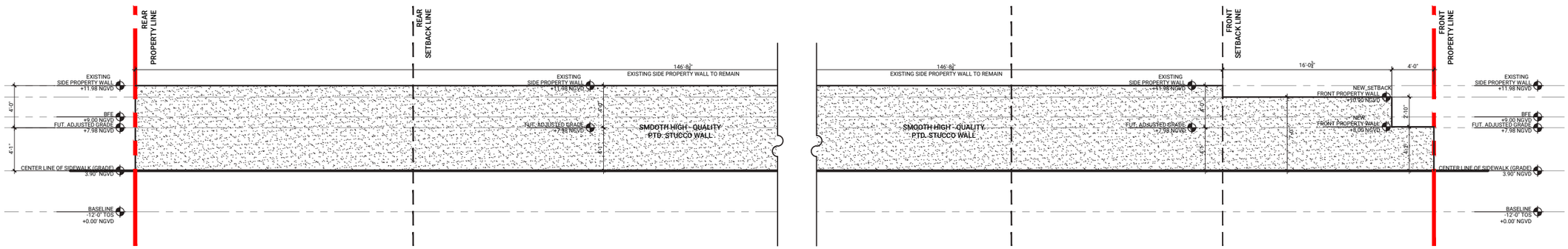
THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

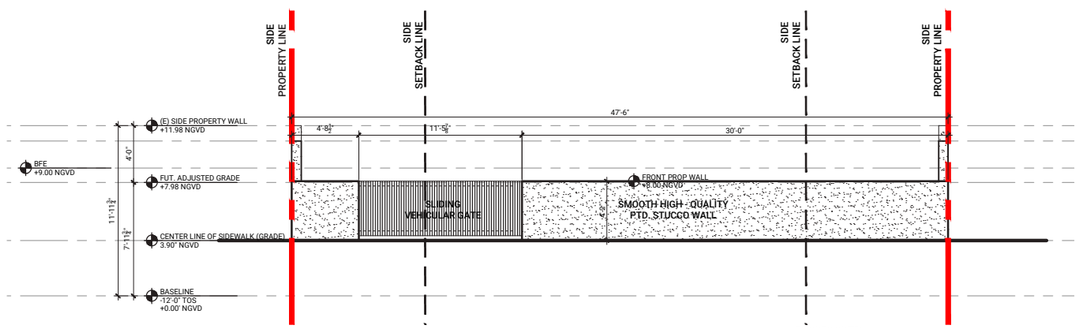
STATE OF FLORIDA — JOHN C. THAMANN — AR 0011440 — REGISTERED ARCHITECT



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

☐ ☐ ■	L001	COVER PAGE
☐ ☐ ■	L002	BACK YARD RENDER
☐ ☐ ■	L003	SITE PLAN
☐ ☐ ■	L004	SURVEY
☐ ☐ ■	L100	TREE DISPOSITION SCHEDULE & NOTES
☐ ☐ ■	L110	TREE DISPOSITION PLAN
☐ ☐ ■	L200	MATERIALS SCHEDULE
☐ ☐ ■	L210	MATERIALS PLAN GROUND FLOOR
☐ ☐ ■	L400	PLANTING SCHEDULE
☐ ☐ ■	L401	PLANTING PALETTE
☐ ☐ ■	L402	PLANTING PALETTE
☐ ☐ ■	L410	TREES & PALMS PLANTING PLAN GROUND FLOOR
☐ ☐ ■	L420	UNDERSTORY PLANTING PLAN GROUND FLOOR
☐ ☐ ■	L430	PLANTING PLAN LEVEL 2
☐ ☐ ■	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 TREES 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

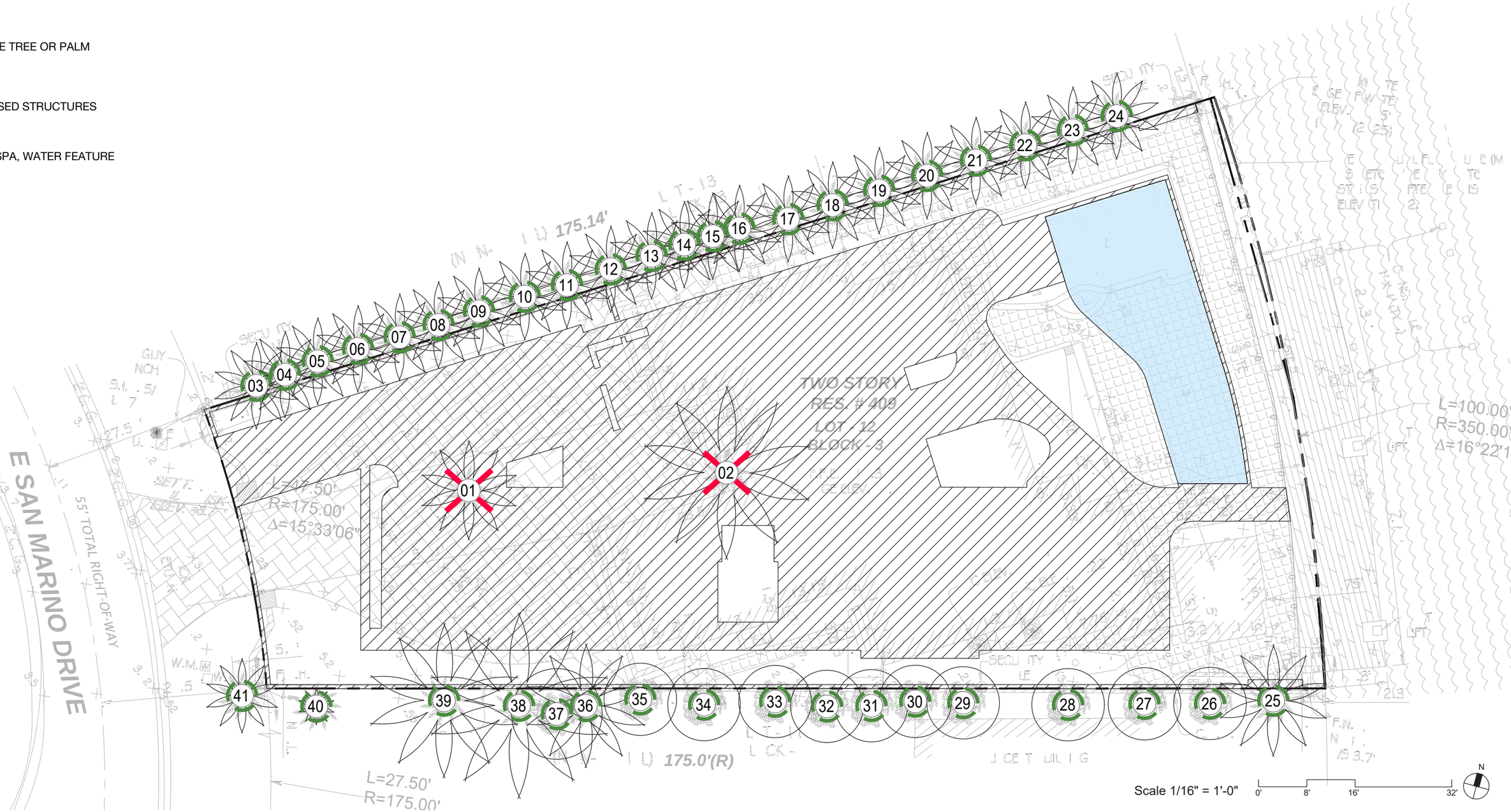
Tree Disposition Chart

TREE No.	SCIENTIFIC NAME	COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	APPROX HEIGHT (in feet)	CANOPY DIAMETER (in feet)	CRITICAL ROOTZONE RADIUS (in feet)	CONDITION	DISPOSITION	REMOVAL-MUNICIPAL CRITERIA		NOTES
									PALM	DBH	
									1:1	DBH	
1	*PHOENIX SYLVESTRIS*	SYLVERTER PALM	13	25	16			REMOVE	1		
2	*LIVISTONIA CHINENSIS*	CHINESE FAN PALM	18	14	28			REMOVE	1		
3	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
4	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
5	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
6	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
7	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
8	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
9	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
10	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
11	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
12	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
13	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
14	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
15	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
16	*CARYOTA MITIS*	FISHTAIL PALM	14	22	14			OFF-SITE			Off-Site Palm to Remain
17	*CLUSIA ROSEA*	AUTOGRAPH TREE	12	24	14			OFF-SITE			Off-Site Tree to Remain
18	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
19	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
20	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
21	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
22	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
23	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
24	*DYPSIS CABADAE*	CABADA PALM	10	20	14			OFF-SITE			Off-Site Palm to Remain
25	*DYPSIS LUTESCENS*	ARECA PALM	12	18	18			OFF-SITE			Off-Site Palm to Remain
26	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
27	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
28	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
29	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
30	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
31	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
32	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
33	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
34	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
35	*FICUS BENJAMINA*	WHEEPING FIG	8	30	12			OFF-SITE			Off-Site Tree to Remain
36	*DYPSIS LUTESCENS*	ARECA PALM	14	22	20			OFF-SITE			Off-Site Palm to Remain
37	*DRACAENA FRAGANS*	CORN PLANT	8	13	15			OFF-SITE			Off-Site Tree to Remain
38	*LIVISTONIA CHINENSIS*	CHINESE FAN PALM	20	25	25			OFF-SITE			Off-Site Palm to Remain
39	*ROYSTONIA REGIA*	ROYAL PALM	8	22	0			OFF-SITE			Off-Site Palm to Remain
40	*ADONIDIA MERRILLII*	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
	CANOPY TREE II - 16'HT / 4" DBH MIN:		0	one CT II is equal to two CT I 0
	CANOPY TREE III - 18'HT / 6" DBH MIN:		0	one CT III is equal to three CT I 0
	CANOPY TREE IV - 20' HT / 8" DBH MIN:		0	one CT IV is equal to four CT I 0
	CANOPY TREE V - 24' HT / 12" DBH MIN:		0	one CT V is equal to six CT I 0
	NATIVE - 10'HT / 1.5" DBH MIN:			up to 30% of required CT I 0
	PALMS - 14'HT / 3"DBH MIN:			up to 30% of required CT I at 2 palm/tree 0
	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



Scale 1/16" = 1'-0"

0' 8' 16' 32'

N

THOMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

TREE DISPOSITION PLAN

L110

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

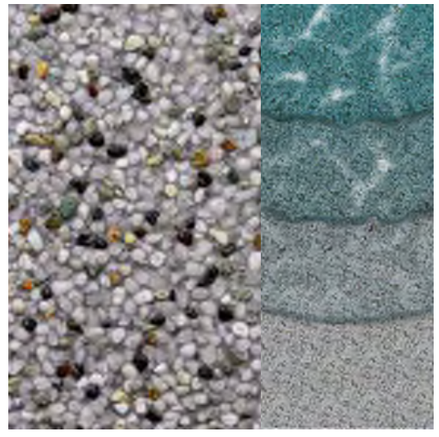
CRUSHED GRANITE FINES

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

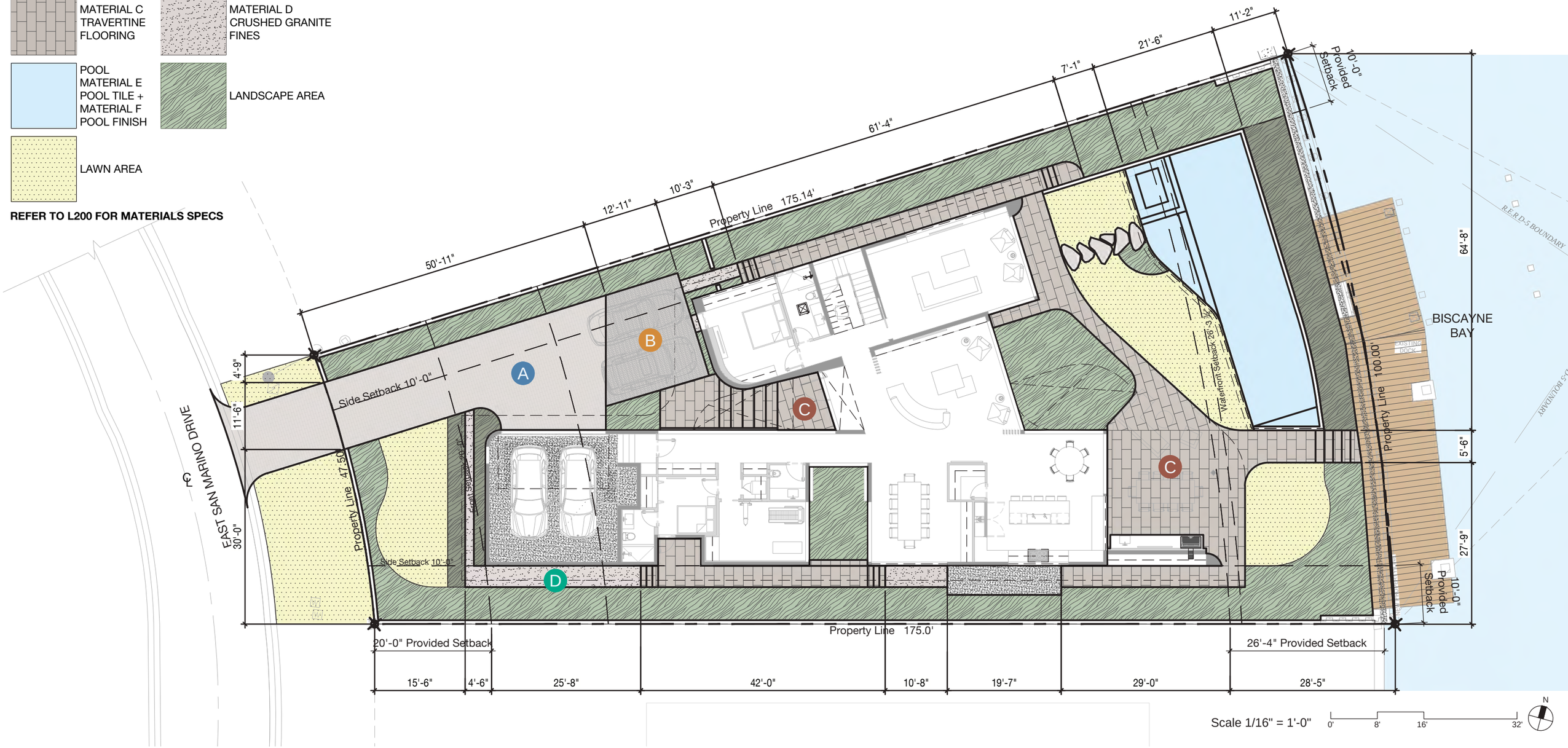
PEEBLETEC POOL FINISH

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



Scale 1/16" = 1'-0"

0' 8' 16' 32'

N

THAMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

MATERIALS PLAN

L210

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	BAMBUSA 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**

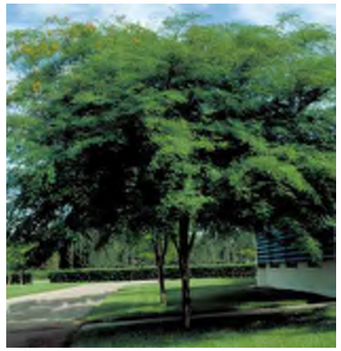
LOT AREA: 12,858 **ACRES:** 0.2952

		D/ ALLOWED	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	1,047
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: 180 Multiplier: 50% Fakahatchee / Cocoplum	90	180

Trees & Palms Planting Palette

BSI
BURSERA SIMARUBA
GUMBO LIMBO

CER
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



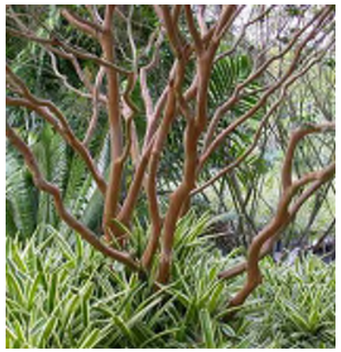
CGR
CAESALPINA GRANADILLO
BRIDAL VEIL

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

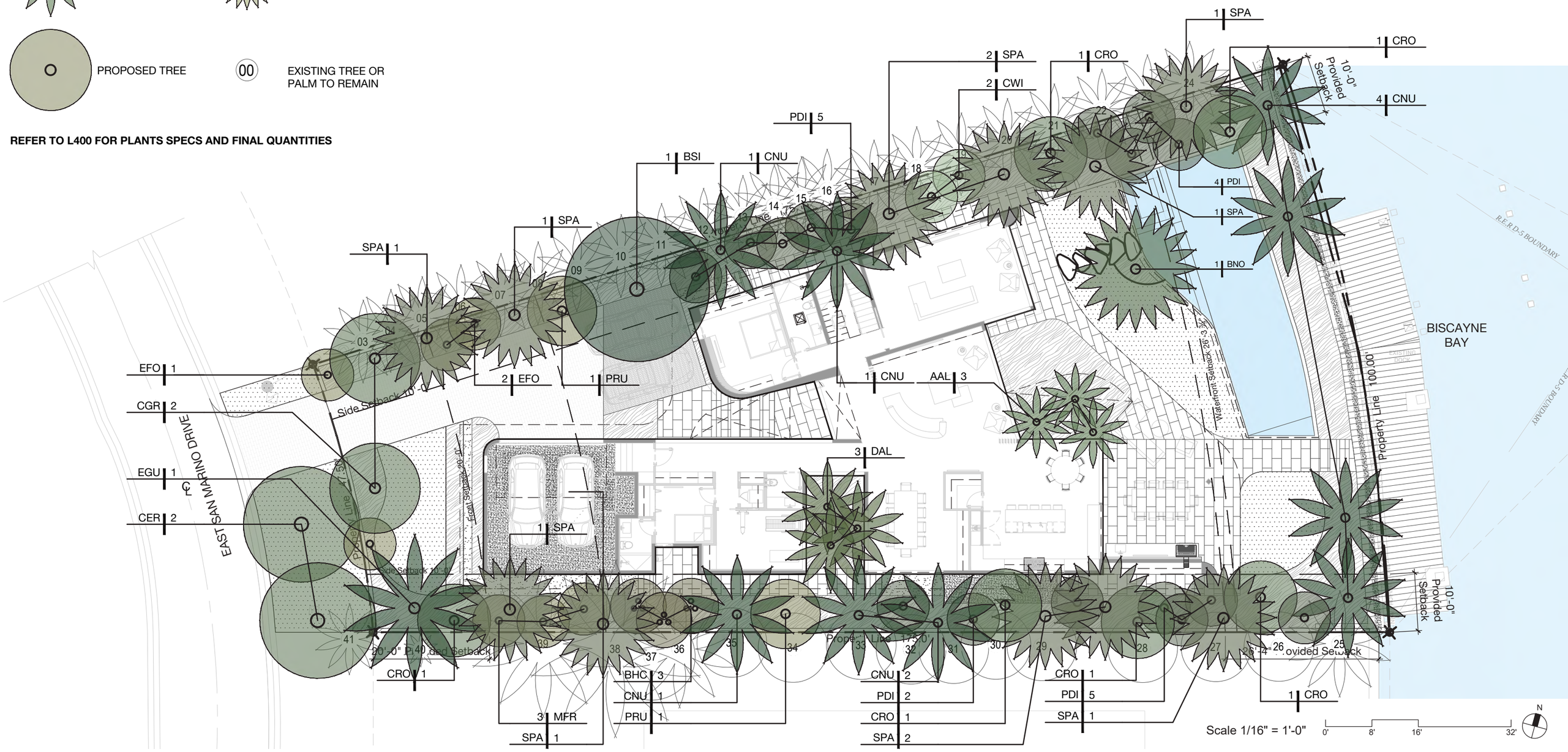
PROPOSED PALM

PROPOSED PALM

PROPOSED TREE

00 EXISTING TREE OR PALM TO REMAIN

REFER TO L400 FOR PLANTS SPECS AND FINAL QUANTITIES



THAMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

TREES & PALMS PLANTING PLAN

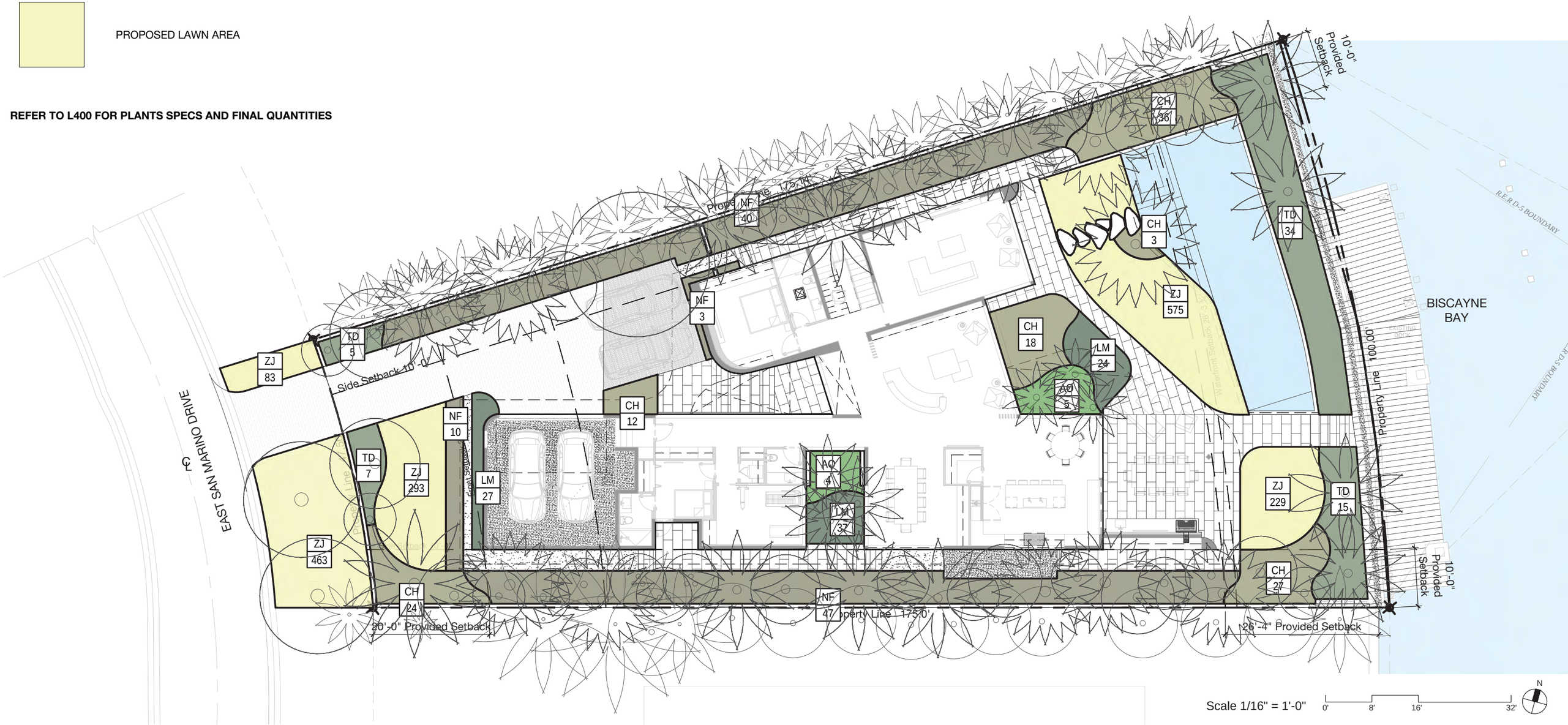
L410

Legend

TYP / # — PROPOSED SHRUB / GROUNDCOVER

PROPOSED LAWN AREA

REFER TO L400 FOR PLANTS SPECS AND FINAL QUANTITIES



Scale 1/16" = 1'-0"

0' 8' 16' 32'

N

THOMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

UNDERSTORY PLANTING PLAN

L420

Legend

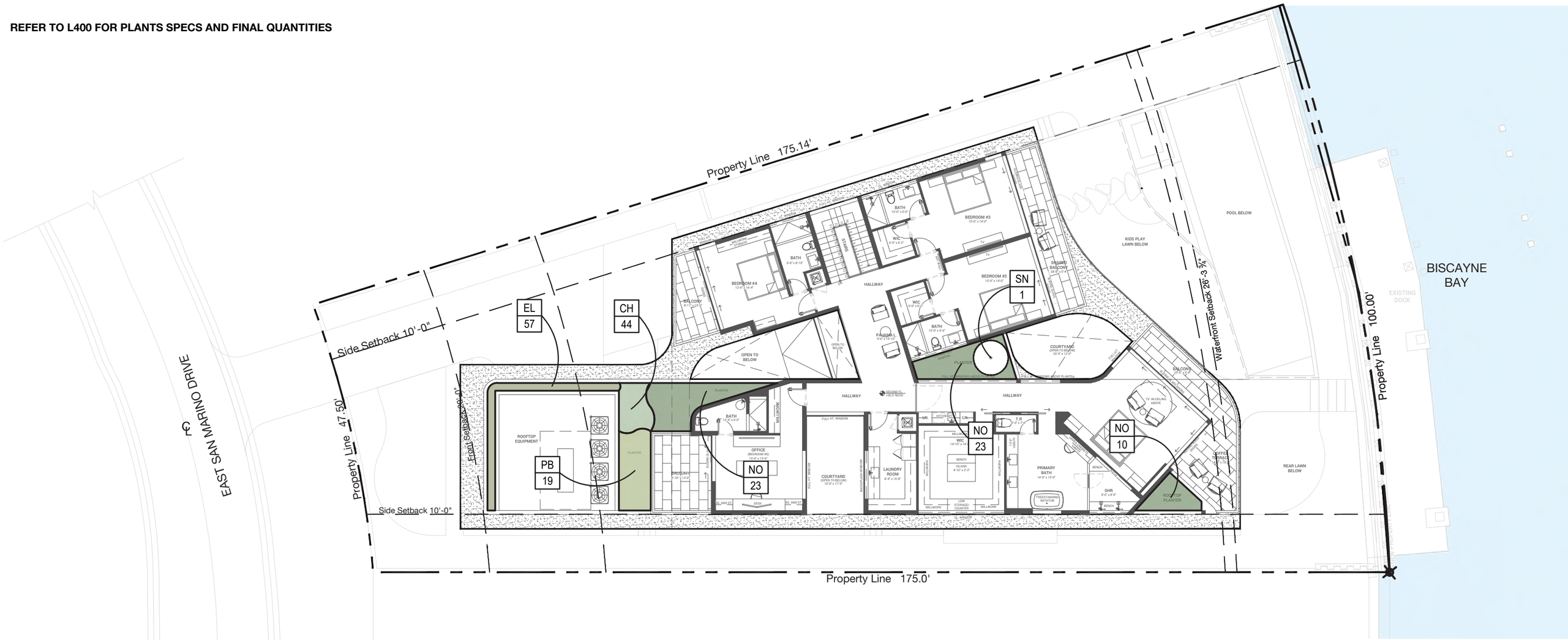
TYP
#

PROPOSED SHRUB / GROUNDCOVER

\+

PROPOSED ACCENT

REFER TO L400 FOR PLANTS SPECS AND FINAL QUANTITIES



THAMANN ARCHITECTURE+DESIGN L&ND WWW.LAND.DESIGN

PLANTING PLAN LEVEL 2
L430

Legend

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

Notes

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.

THAMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

LIGHTING PLAN
L800