



# MIAMI BEACH CONVENTION CENTER HOTEL

## FINAL SUBMITTAL 2019.01.07

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

COVER SHEET AND DRAWING INDEX

DATE:  
2019.01.07

A0-00

# BOUNDARY AND TOPOGRAPHIC SURVEY

### ABBREVIATIONS:

- A = ARC LENGTH
- ASPH = ASPHALT
- ASDC = 2" ALUMINUM DISC IN CONCRETE
- ASDC = 2" ALUMINUM DISC IN CONCRETE MONUMENT
- BECD = BROWARD COUNTY ENGINEERING DEPARTMENT
- BCR = BROWARD COUNTY RECORDS
- BEC = BISCAYNE ENGINEERING COMPANY
- BL = BOUNDARY LINE
- BW = BENCHMARK
- BS = BENCH MARK
- (C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CDR = CERTIFIED CORNER RECORD
- CL = CLEARANCE
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- CMF = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CRK = CORNER
- C&G = CURB AND GUTTER
- DC = DEPRESSURE CURB
- D.B. = DEED BOOK
- E = EAST
- EA = EDGE OF ASPHALT
- DBH = DIAMETER AT BREAST HEIGHT
- DEP = DEPRESSURE CURB
- DI = DIRT HOLE
- EL = ELEVATION
- ENC = ENCROACHMENT
- FDC = FOUND BRASS DISC IN CONCRETE
- FDP = FOUND IRON PIPE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FL = FLOW LINE
- FND = FOUND
- ID = IDENTIFICATION
- IP = INVERT ELEVATION
- IP = IRON PIPE
- IP&C = IRON PIPE AND CAP
- IRAC = IRON ROD AND IDENTIFICATION
- IR&C = IRON ROD AND CAP
- IRC = IRON ROD IN CONCRETE
- (L) = PER LEGAL DESCRIPTION
- L = ARC LENGTH
- LAT = LATITUDE
- LB = UNDESIGNED BUSINESS
- LONG = LONGITUDE
- (M) = MEASURED
- MM = MANHOLE
- MM&W = MAN HOLE AND WASHER
- MON = MONUMENT
- N = NORTH
- N&W = NAIL AND TIN TAB
- N&W = NAIL AND WASHER
- NAD-83 = NORTH AMERICAN VERTICAL DATUM OF 1983
- NAL = NON-VOLUNTARY ACCESS LINE PER PLAT
- NTS = NOT TO SCALE
- OR.B. = OFFICIAL RECORDS BOOK
- OPT = OFFSET
- PL = PER PLAT
- PAY = PAVEMENT
- P.B. = PLAT BOOK
- PC = POINT OF COMPOUND CURVATURE
- PI = PILE
- PI = POINT OF INTERSECTION
- PK INER = PARKER KALSH NAIL AND WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PP = POWER POLE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- (R) = RECORD
- R = RANGE
- R/L = RAILROAD
- RSE = RANGE
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SEC = SECTION
- SEWARD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- SR = STATE ROAD
- STK = STATION
- T&M = TEMPORARY BENCHMARK
- TC = TOP OF CURB
- T.O.B. = TOP OF BANK
- TRAF = TRAFFIC
- TRF = TOWNSHIP
- US = UNDERGROUND
- U.S. = UNITED STATES
- W = WEST
- WM = WATER METER
- W = WATER
- ± = MORE OR LESS

### LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE N89°05'57"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, SAID RIGHT-OF-WAY BEING 70 FEET IN WIDTH AS SHOWN ON SAID PLAT BOOK 6, PAGE 26, A DISTANCE 388.34 FEET; THENCE N02°04'00"W, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, SAID RIGHT-OF-WAY BEING 70 FEET IN WIDTH AS SHOWN ON SAID PLAT BOOK 6, PAGE 26, A DISTANCE OF 38.94 FEET TO THE POINT OF BEGINNING; THENCE S01°56'26"E, ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 238.58 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N42°58'54"E, THENCE N02°04'00"W, ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48"; THENCE N89°05'57"E, A DISTANCE OF 13.05 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N89°05'57"E, A DISTANCE OF 297.49 FEET; THENCE S01°56'26"E, TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, A DISTANCE OF 309.96 FEET; THENCE S88°01'48"W, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, A DISTANCE OF 267.48 FEET; THENCE S01°56'26"E, TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, A DISTANCE OF 310.54 FEET; THENCE S01°56'26"E, THROUGH A CENTRAL ANGLE OF 90°05'48", TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 110,884 SQUARE FEET OR 2.55 ACRES MORE OR LESS.

TOGETHER WITH:

AN AIRSPACE PARCEL BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, HAVING AS ITS LOWER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 25.89 FEET (NORTH AMERICAN VERTICAL DATUM OF 1983), HAVING AS ITS UPPER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 52.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1983), THE PERMETRICAL BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SAID POINT "A", THENCE N02°29'22"W, A DISTANCE OF 53.99 FEET; THENCE N88°30'38"E, A DISTANCE OF 30.00 FEET; THENCE S03°29'22"E, A DISTANCE OF 54.78 FEET; THENCE S88°01'48"W, A DISTANCE OF 30.01 FEET; THENCE N02°29'22"E, A DISTANCE OF 53.99 FEET TO THE POINT OF BEGINNING SAID POINT "A".



LOCATION SKETCH  
(NTS)

### SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- BEARING SHOWN HEREIN ARE ASSUMED AND REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, ASSIGNED TO BEAR N89°05'57"E.
- ELEVATIONS SHOWN HEREIN ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD-83), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:  
 (1) CITY OF MIAMI BEACH BENCHMARK 738 MA 127, ELEVATION 7.56' (NAVD-BEL IN NAIL AND WASHER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND NEVADAN AVENUE.  
 (2) CITY OF MIAMI BEACH BENCHMARK 738 007, ELEVATION 5.30' (NAVD-BEL IN NAIL AND WASHER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND PHAROS AVENUE.
- VERTICAL BENCHMARKS #1 AND #2 WERE MEASURED USING A LEVELING INSTRUMENT.
- LINES SHOWN HEREIN ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 8', PER COMMUNITY PANEL NO. 120651-0517-L, MAP REVISED SEPTEMBER 11, 2009.
- DIRECTIONS OF SURFACE STORM WATER "DRAINAGE FLOW" NOT DETERMINED BY SURVEYOR.
- THE ELEVATIONS OF AIR RIGHTS AND PROPOSED CONVENTION CENTER BUILDING LINE PROVIDED BY PENTRESS ARCHITECTS.
- SYMBOLS SHOWN HEREIN ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS INDICATED HEREIN WERE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC FEATURES SHOWN HEREIN WERE FIELD LOCATED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S FORMER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREIN WERE FIELD LOCATED; SYMBOLS SHOWN HEREIN ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBER FILLS.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCED TO THE CITY OF MIAMI BEACH, OR MIAMI-DADE BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON TYPE OF CONSTRUCTION, TO BE DETERMINED BY ARCHITECT; THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR COMPLIANT RESTRICTIONS ON THE SUBJECT PARCEL.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREIN IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY; REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP; ACCURACY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS, THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.03 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES AND ± 0.1 FEET ON GROUND SURFACES.
- SURVEYED BUILDINGS WERE LOCATED CROSSING THE BOUNDARY LINES, PARTICULARLY OVER THE EASTERLY BOUNDARY AS SHOWN HEREIN.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD; SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE BY A LICENSED FLORIDA ATTORNEY AT LAW; CLIENT IS ADVISED TO GET TITLE INSURANCE WHICH WILL REVEAL MATTERS OF RECORD; THIS SURVEY IS SUBJECT TO FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- TREES WERE LOCATED BY THE SURVEYOR; HOWEVER, TREES WERE MEASURED AND CONTROLLED, AS SHOWN ON THE TREE TABLE, BY CERTIFIED ARBORIST JEFF SHAWGOSK (PRESIDENT, TROPICAL DESIGNERS OF FLORIDA, INC., MEMBER, AMERICAN SOCIETY OF CONSULTING ARBORISTS, ISA CERTIFIED ARBORIST MUNICIPAL SPECIALIST PL-10220M, OR TREE RISK ASSESSMENT QUALIFICATION UNF FLORIDA CERTIFIED LANDSCAPE INSPECTOR - 2016-2175). TREE TABLE DATA WAS PROVIDED BY CLIENT TO BEC ON 01/24/2018.
- THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY IS LB-3029.
- REFERENCE: BEC WORK ORDER 00-86130 (SKETCH & LEGAL DESCRIPTION OF PROPOSED HOTEL PARCEL), DRAWING NUMBER 00-01, DATED 04/20/2018; BEC WORK ORDER 00-85800 (TOPOGRAPHIC SURVEY OF MIAMI BEACH CONVENTION CENTER), DRAWING NUMBER 00-006, DATED 01/26/14; BOUNDARY LIMITS SHOWN HEREIN WERE DETERMINED BY CITY OF MIAMI BEACH CITY SURVEYOR BRIAN T. BELLINO P.E., AS PER SKETCH OF DESCRIPTION, DRAWING 00-01 (FILE NAME "00-20147"), PROVIDED TO BEC ON 04/25/2018.

**SURVEYOR'S CERTIFICATE:**

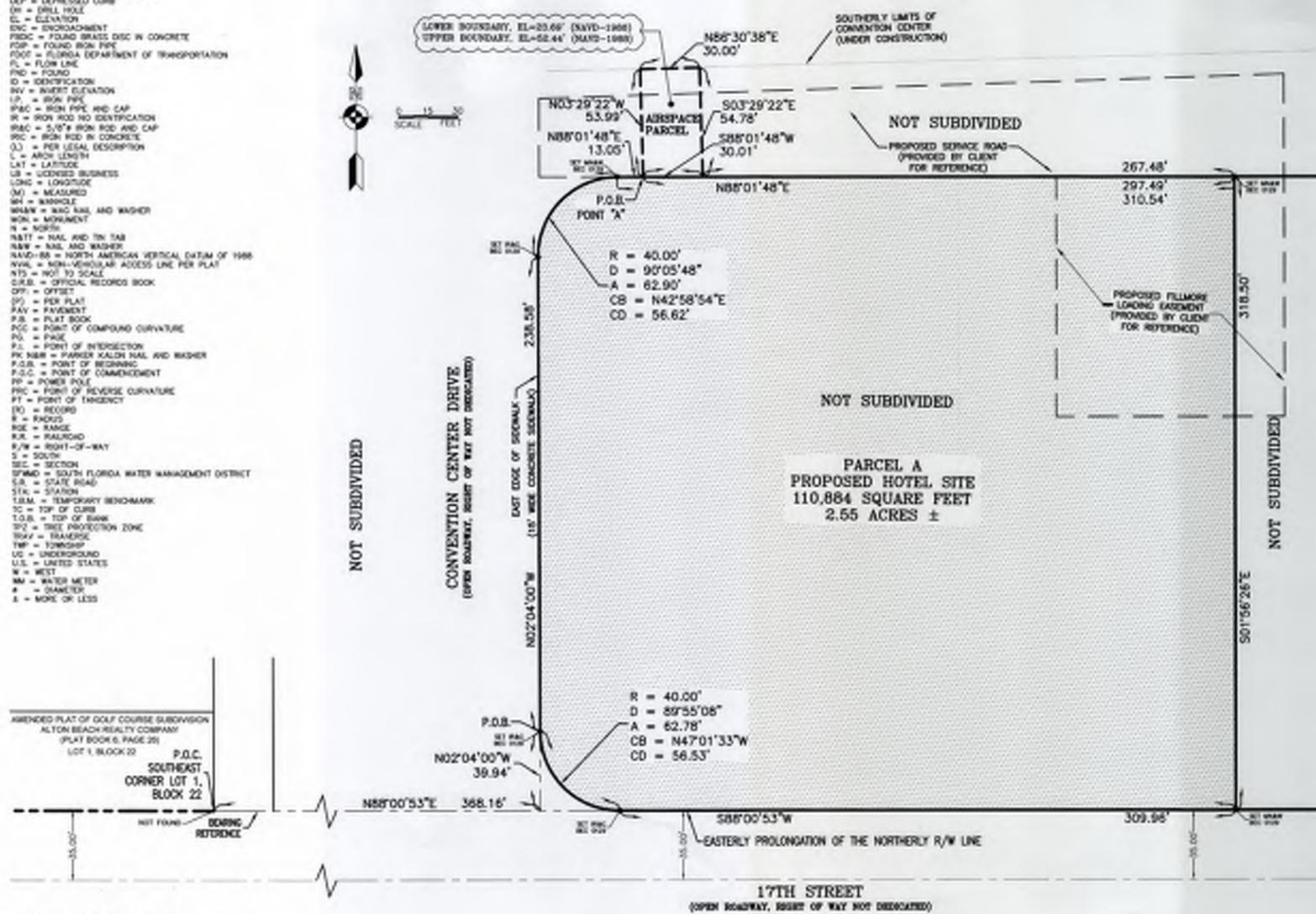
I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 52-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.  
528 West Flagler Street, Miami, FL 33130  
305-324-2671  
State of Florida Department of Agriculture  
LB-0000129

X Jeffery P. Bellino, P.S.M. for the Firm  
Professional Surveyor and Mapper  
No. 00887  
State of Florida

SURVEY DATE: 12/12/2018



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

	NEIGHBORHOOD: CONVENTION CENTER DISTRICT TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE		CITY MANAGER: JIMMY L. MORALES DIRECTOR: ROY COLEY ACTING CITY ENGINEER: LUIS SOTO, P.E.	ENGINEER OF RECORD: [Signature] DESIGN ENGINEER: [Signature] DRAWN BY: WH I.A.J.E. CHECKER: A.J.R. I.X.M. SCALE: 1" = 30' (SHEET 5)	ACCEPTED BY: [Signature] BRIAN T. BELLINO, P.E. CITY SURVEYOR/MANAGER	File Path: 00392-003.dwg Survey Reference: [Blank] Field Book: 00392, Page: 003 Date: 12/12/2018, Sheet: 1 of 2, Drawing: XX-00
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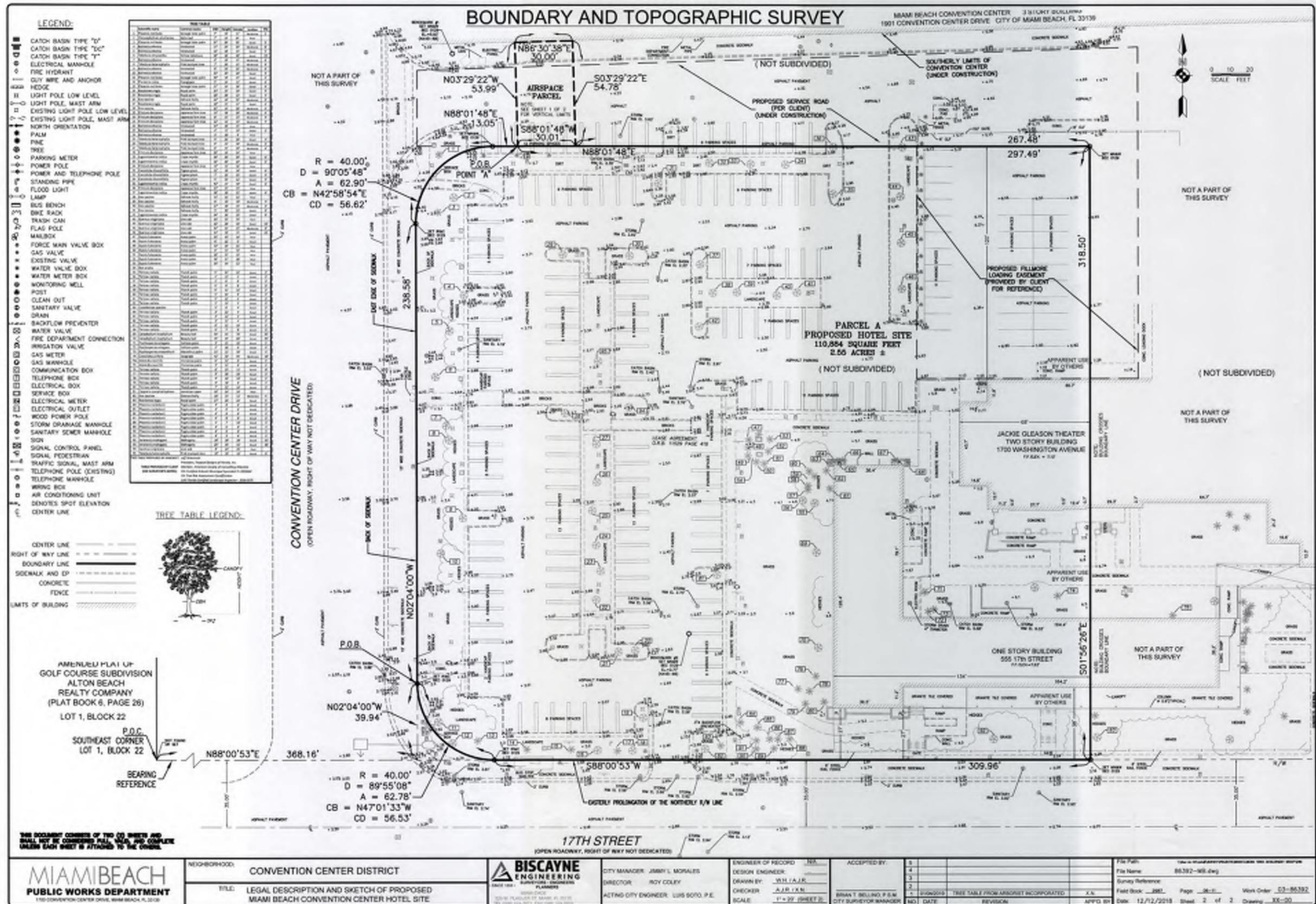
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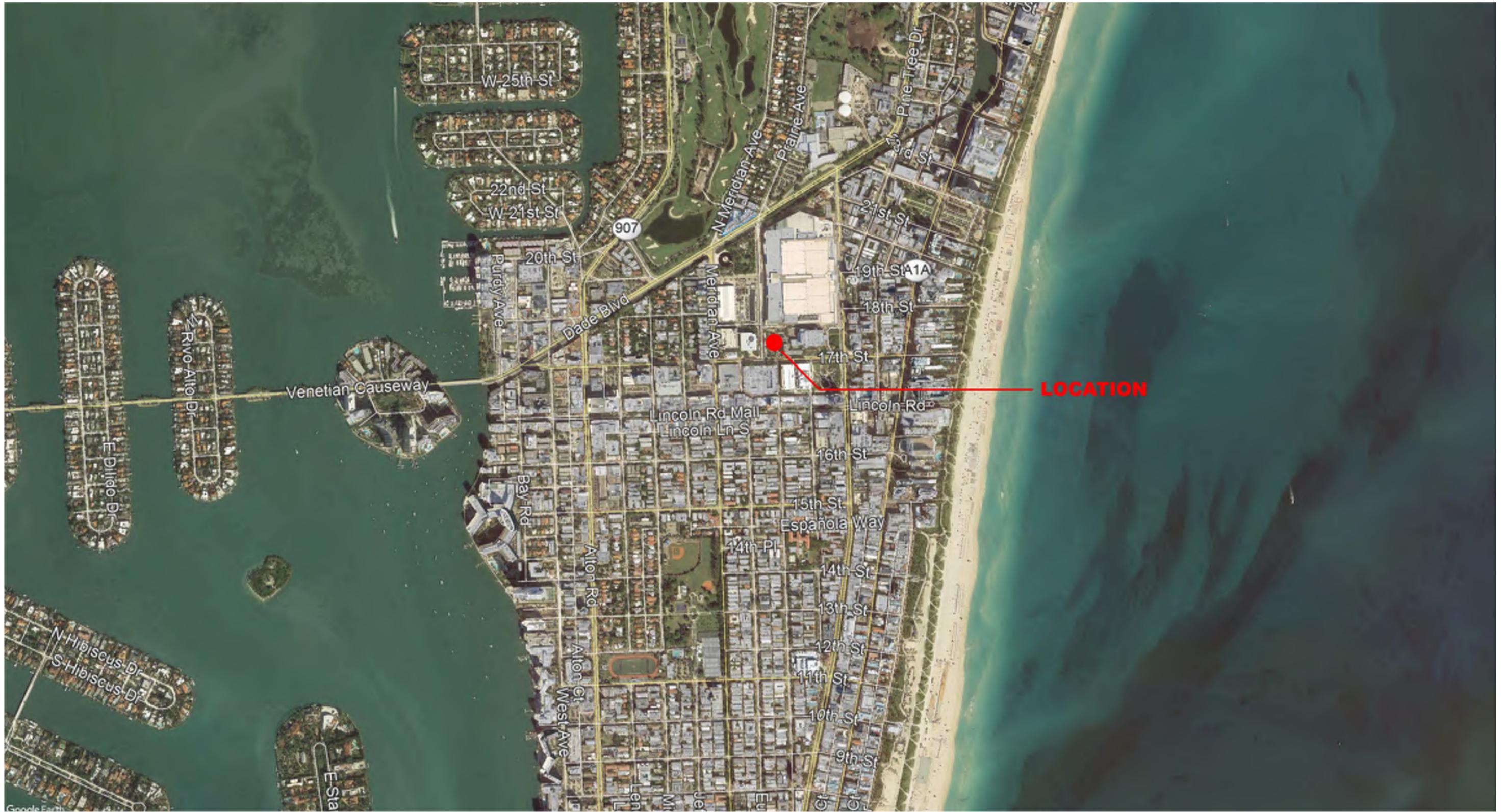
MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

## SITE SURVEY

**DATE:**  
2019.01.07

**A0-01**





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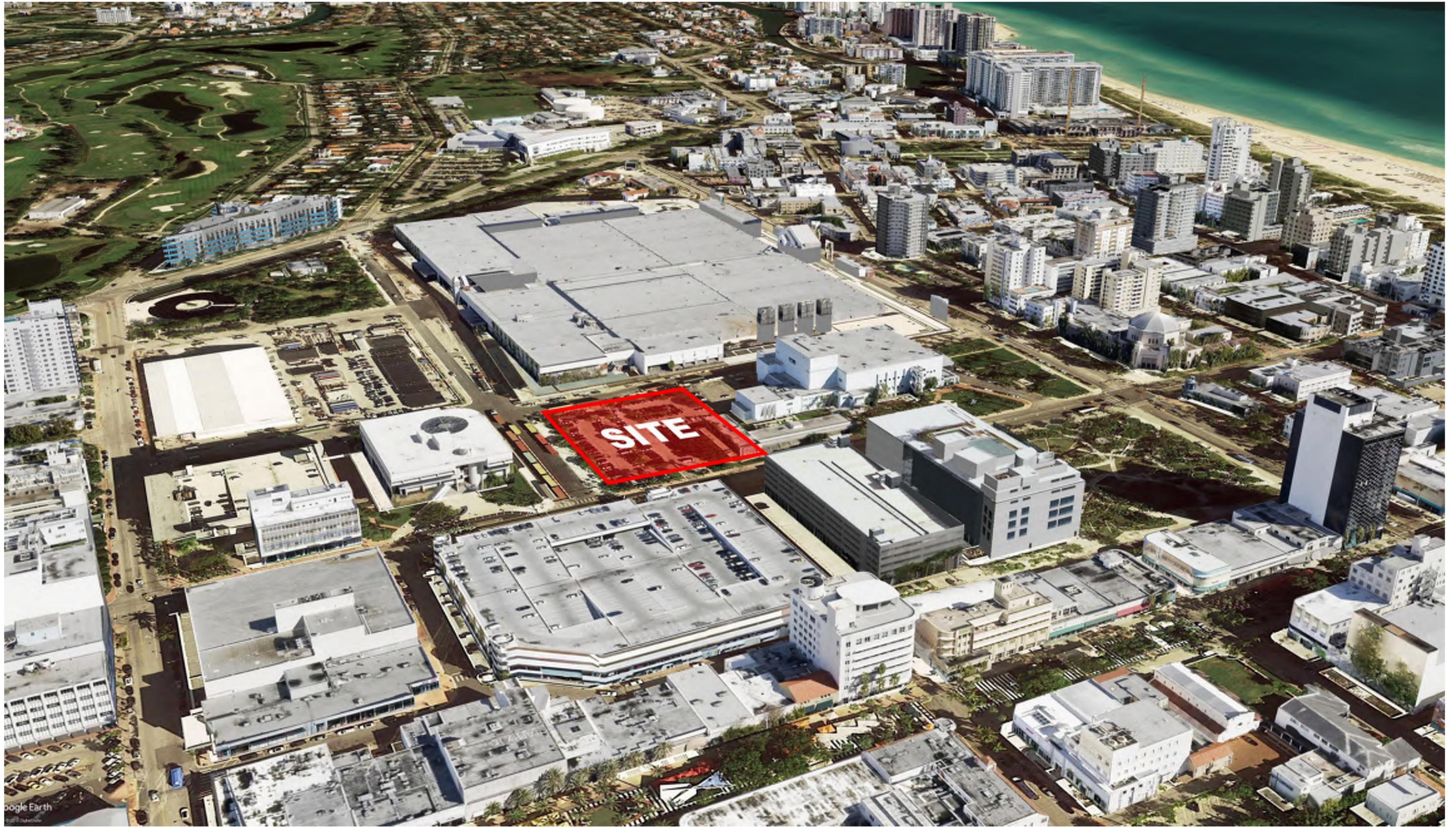
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**LOCATION MAP**

**DATE:**  
**2019.01.07**

**A0-03**



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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CONTEXT - AERIAL VIEWS**

**DATE:**  
**2019.01.07**

**A0-04**



VIEW 1



VIEW 2



VIEW 3

**ARQUITECTONICA**

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:  
 2019.01.07

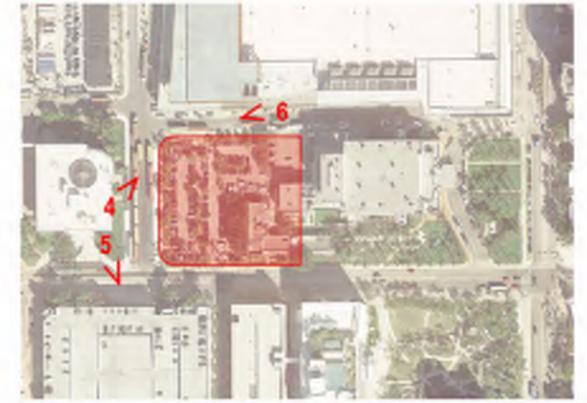
A0-05



VIEW 4



VIEW 5



VIEW 6

**ARQUITECTONICA**

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
**2019.01.07**

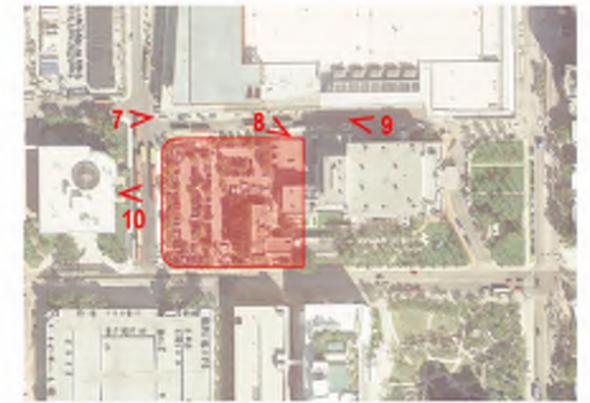
**A0-06**



VIEW 7



VIEW 8



VIEW 9



VIEW 10

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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
**2019.01.07**

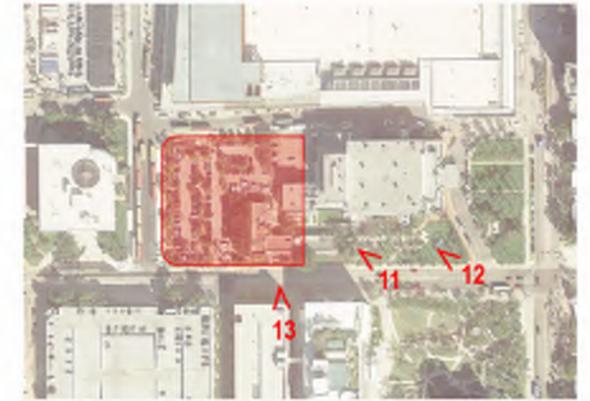
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VIEW 11



VIEW 12



VIEW 13

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**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
**2019.01.07**

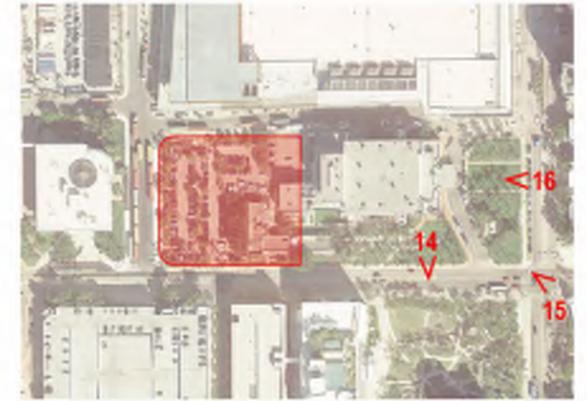
**A0-08**



VIEW 14



VIEW 15



VIEW 16

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
**2019.01.07**

**A0-09**



**VIEW 17**



**VIEW 18**

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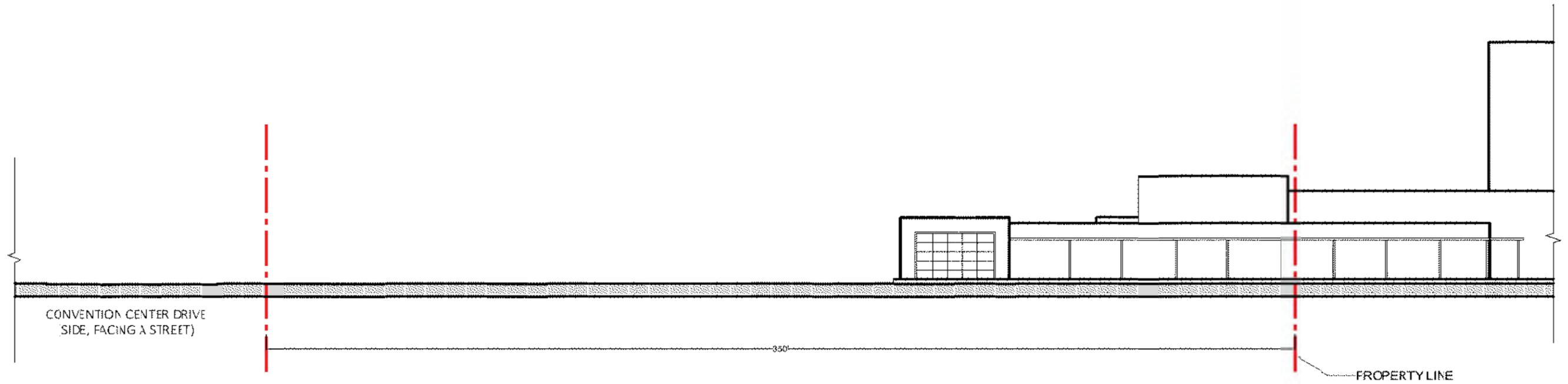
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**CURRENT COLOR PHOTOGRAPHS**

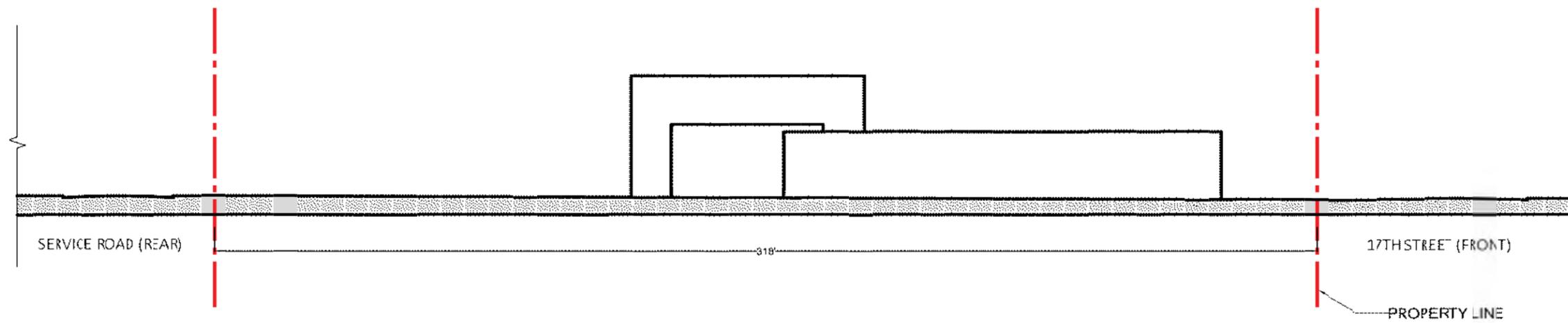
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**A0-10**





SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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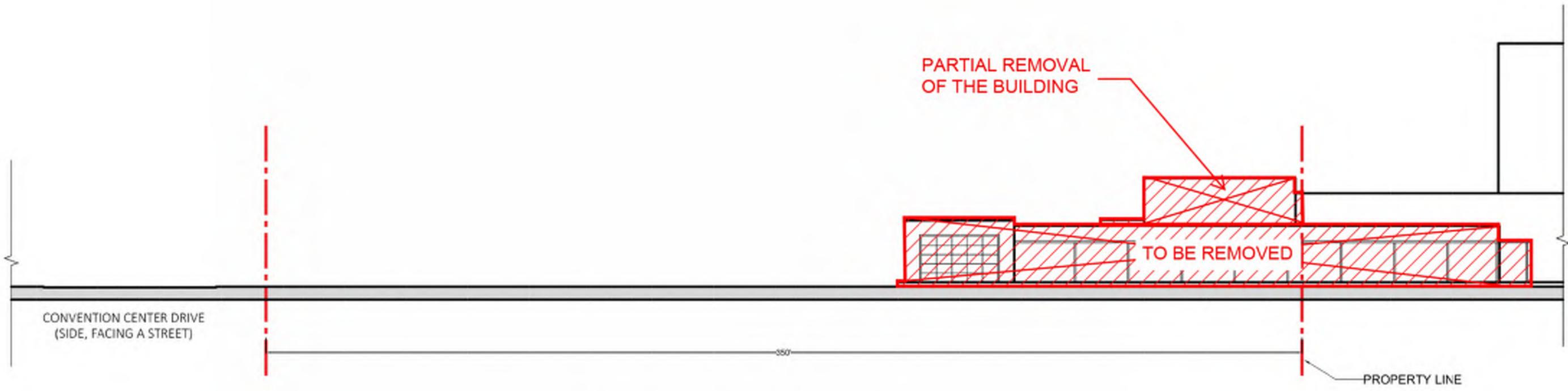
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**EXISTING CONDITIONS  
ELEVATION**

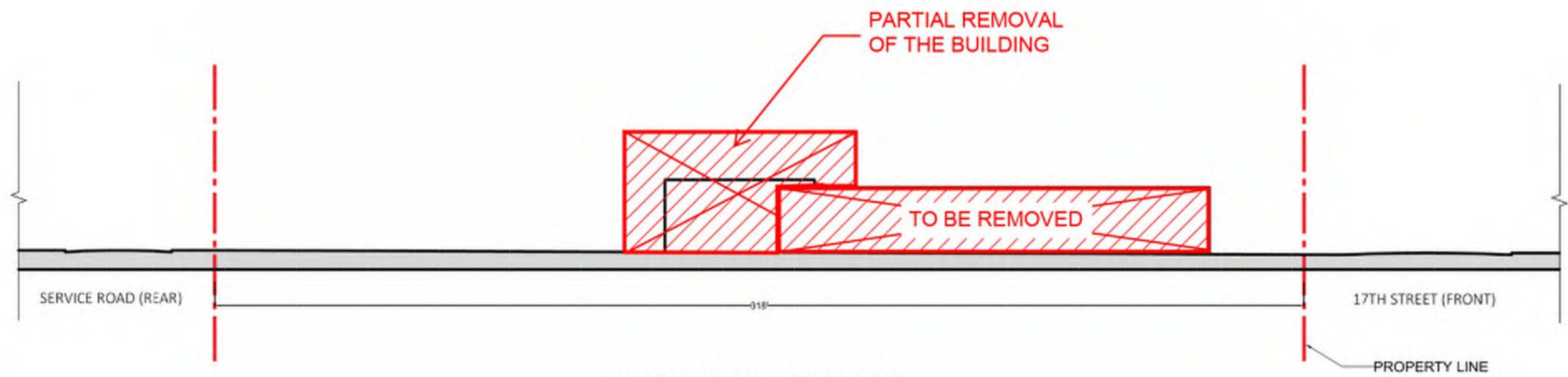
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**A0-12**





SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**DEMOLITION ELEVATION**

**DATE:**  
**2019.01.07**

**A0-14**

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1701 Convention Center Drive		
2	Board and file numbers :	N/A		
3	Folio number(s):	02-3227-000-0090		
4	Year constructed:	N/A	Zoning District:	CCC Civic and Convention Center District
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	8
6	Adjusted grade (Flood+Grade/2):	9' NGVD	Lot Area:	110,884 sf
7	Lot width:	350'	Lot Depth:	318'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Parking	Proposed use:	Hotel

		Maximum	Existing	Proposed	Deficiencies
10	Height	300'	N/A	190'	
11	Number of Stories	N/A	N/A	17	
12	FAR	2.75**	N/A	2.75	
13	Gross square footage	750,950 SF	N/A	657,896 SF	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	800 keys	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	<b>At Grade Parking:</b>				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	<b>Pedestal:</b>				
29	Front Setback (17th Street):	10' ***	N/A	12'	
30	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street (Convention Center Drive):	10' ***	N/A	11'	
33	Rear Setback (Service Road):	0' ***	N/A	0'	
	<b>Tower:</b>				
34	Front Setback (17th Street):	10' ***	N/A	17'	
35	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street (Convention Center Drive):	10' ***	N/A	16'	
38	Rear Setback (Service Road):	0' ***	N/A	0'	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District No.1 (CCC)	N/A	District No.1 (CCC)	
40	Total # of parking spaces	0.4 X 800 = 320	N/A	320	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	8.5' x 16' (Valet)	N/A	8.5' x 16' (Valet)	
44	Parking Space configuration (450,600,900,Parallel)	90	N/A	90	
45	ADA Spaces	Valet Only	N/A	N/A	
46	Tandem Spaces	Per CCC ***	N/A	320	
47	Drive aisle width	22'	N/A	23'	
48	Valet drop off and pick up	N/A	N/A	yes	
49	Loading zones and Trash collection areas	4 ***	N/A	4	
50	Bicycle parking, location and Number of racks	N/A	N/A	yes	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	N/A
57	Located within a Local Historic District?	N/A

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

\*Can accommodate BFE+5' in the future

\*\*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area ( not including Convention Center Drive) = ~1,578,800 SF x 2.75 = 4,341,700 SF (Max FAR)

Area of new Convention Center (based upon DRB file) = 1,450,000 SF

Area of Gleason Theater (estimated as noted above) = 123,000 SF

Area of Carl Fisher Club House = ~5,884 SF

Remaining available F.A.R. = (4,341,700 - 1,450,000 - 123,000 - 5,884) = 2,762,816 SF

\*\*\* Based on Proposed Code Amendment



\*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area ( not including Convention Center Drive) =  $\sim 1,578,800 \text{ SF} \times 2.75 = 4,341,700 \text{ SF}$  (Max FAR)

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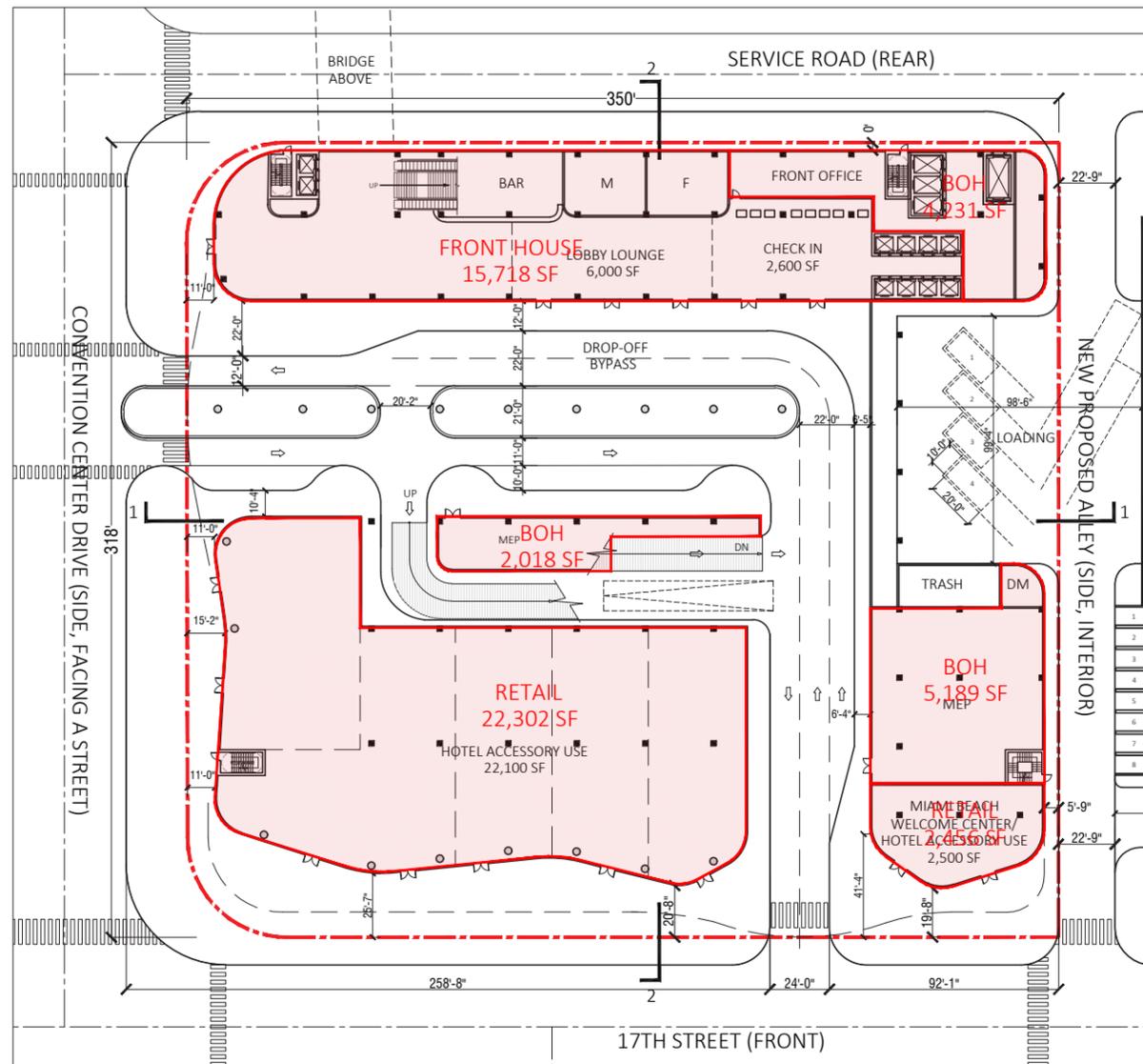
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**OVERALL FAR CALCULATION**

**DATE:**  
**2019.01.07**

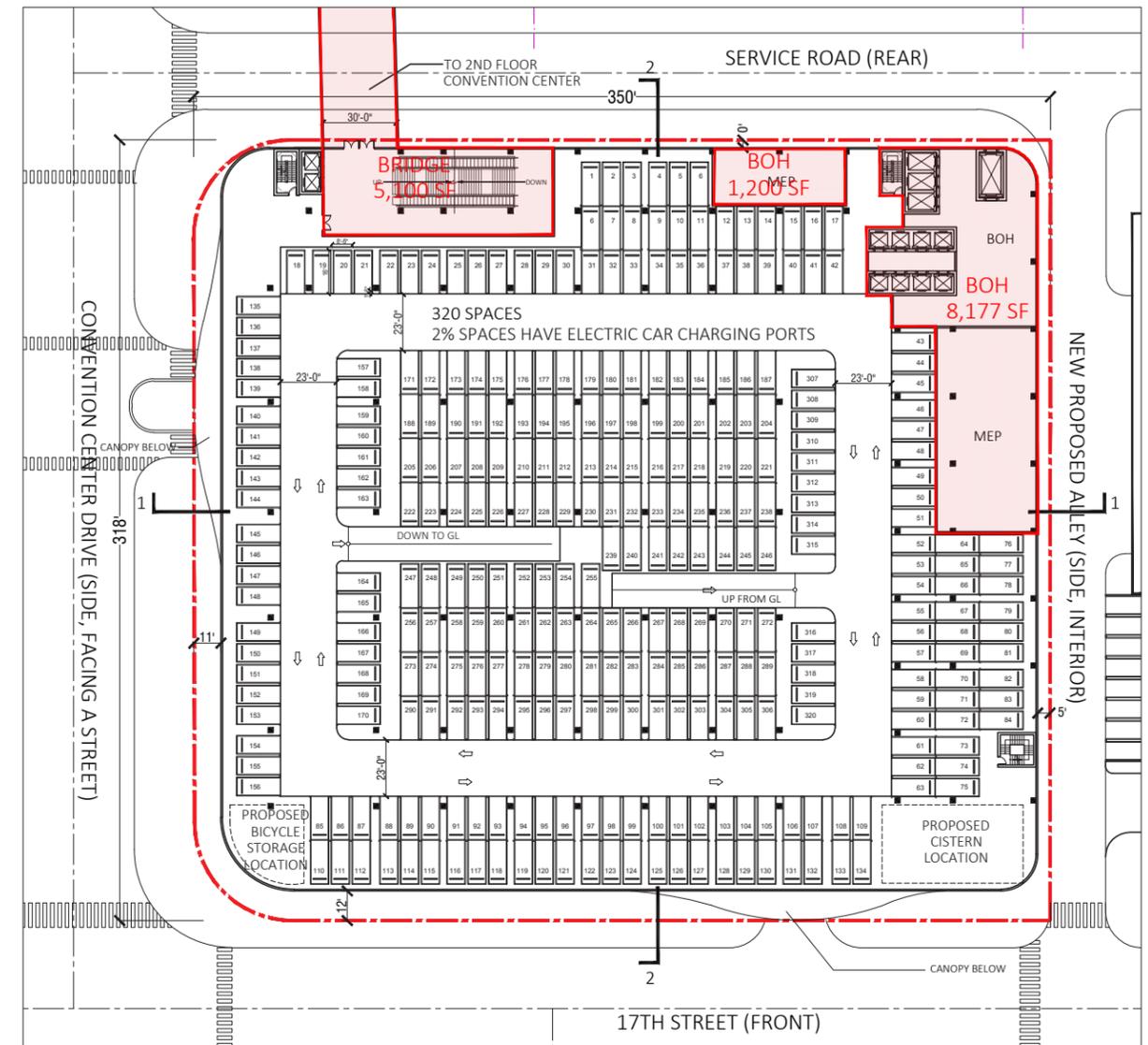
**A1-16**



LEVEL 1

FRONT HOUSE: 15,718 SF  
 BOH: 5,189+4,231+2,018 = 11,438 SF  
 RETAIL: 2,456+22,302 = 24,758 SF

TOTAL GSF ACCOUNTABLE: 51,914 SF



LEVEL 2

BRIDGE: 5,100 SF  
 BOH: 8,177+1,200 = 9,377 SF  
 TOTAL GSF ACCOUNTABLE: 14,477 SF

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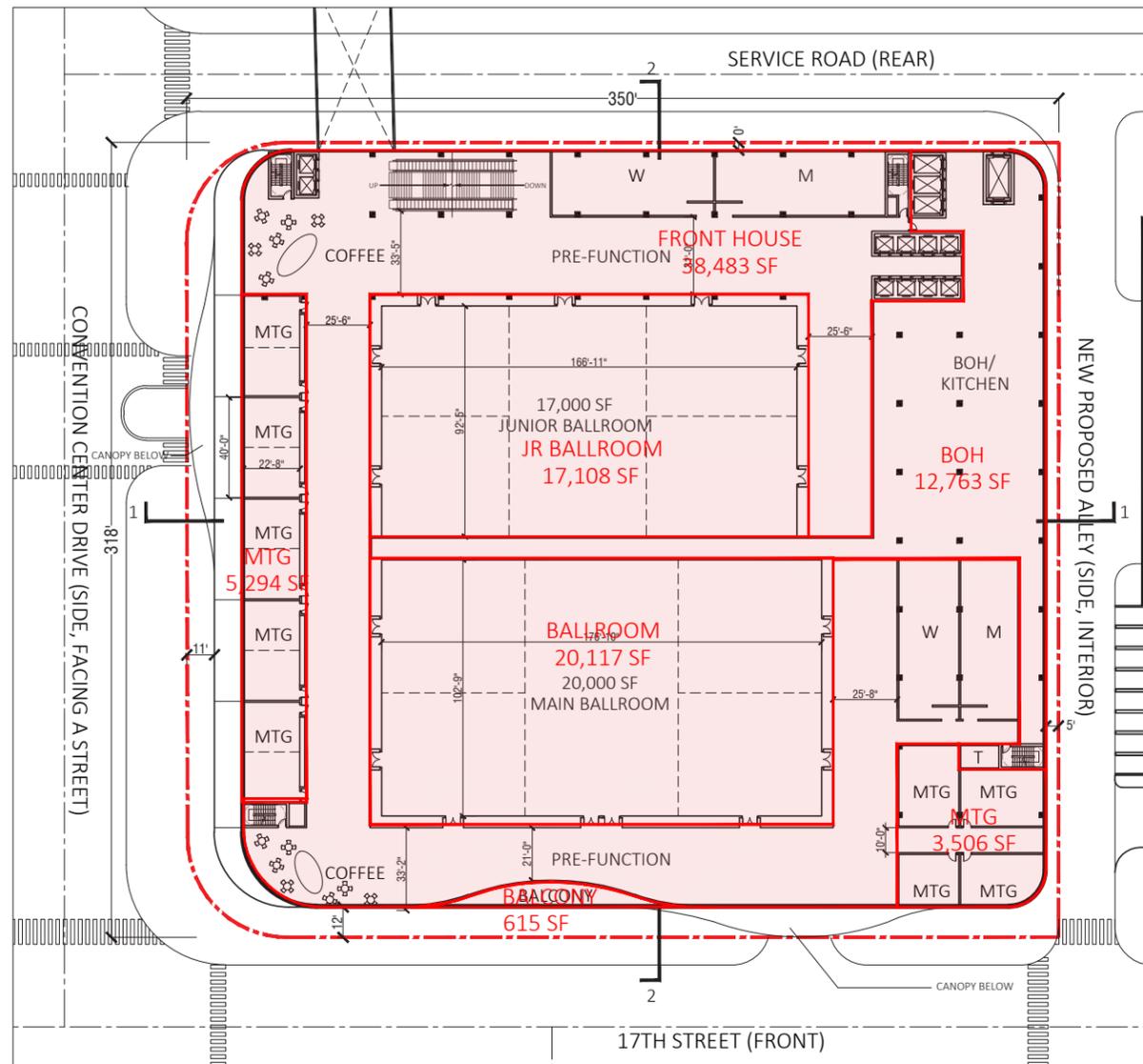
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

FAR DIAGRAM

DATE:  
 2019.01.07

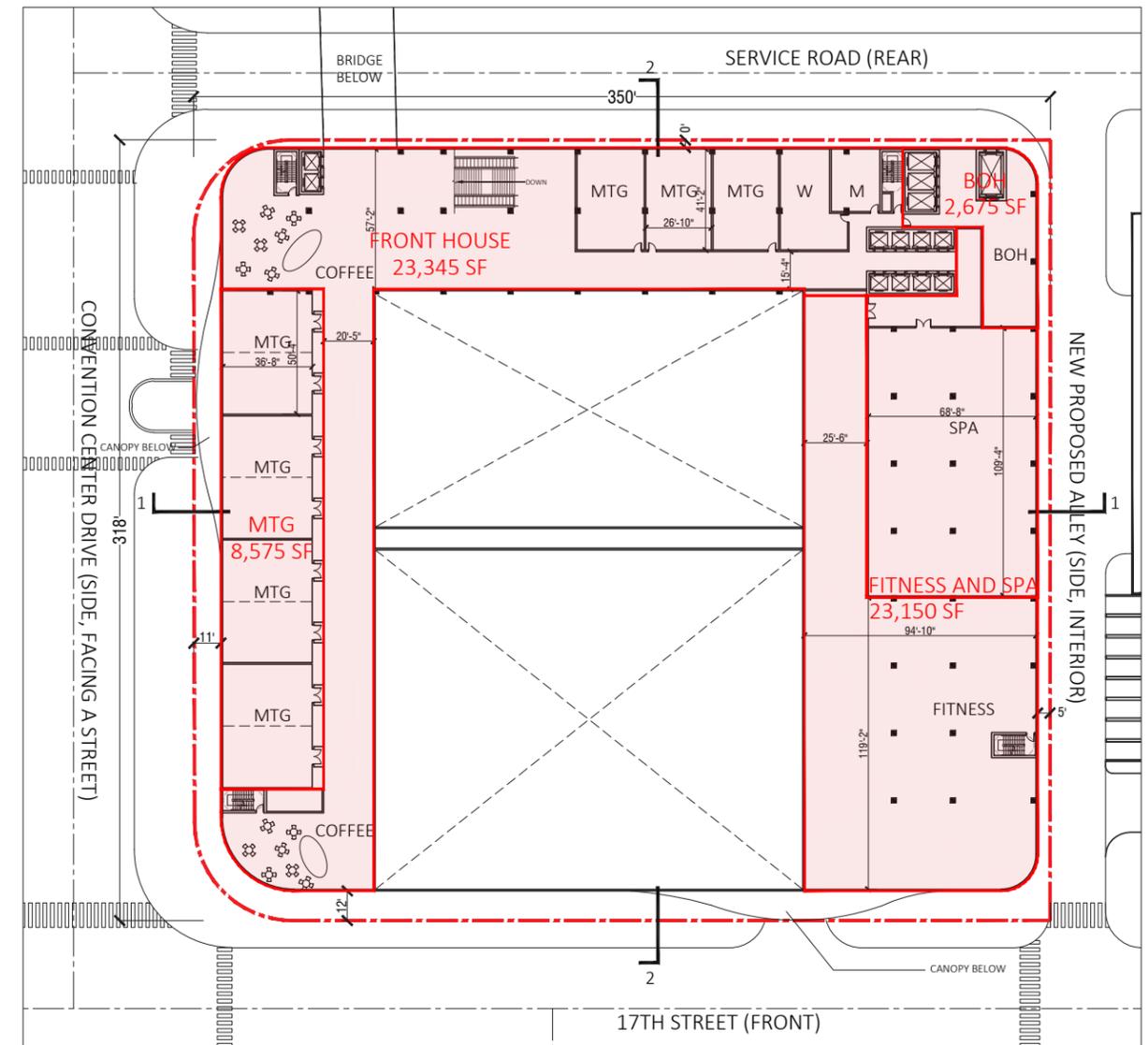
A0-17



LEVEL 3

FRONT HOUSE: 38,483 SF  
 BOH: 12,763 SF  
 BALLROOM 20,117+17,108 = 37,225 SF  
 MEETING 3,506+5,294 = 8,800 SF  
 BALCONY 615 SF

TOTAL GSF ACCOUNTABLE: 97,886 SF



LEVEL 4

FRONT HOUSE 23,345 SF  
 BOH 2,675 SF  
 FITNESS AND SPA 23,150 SF  
 MEETING 8,575 SF

TOTAL GSF ACCOUNTABLE: 57,745 SF

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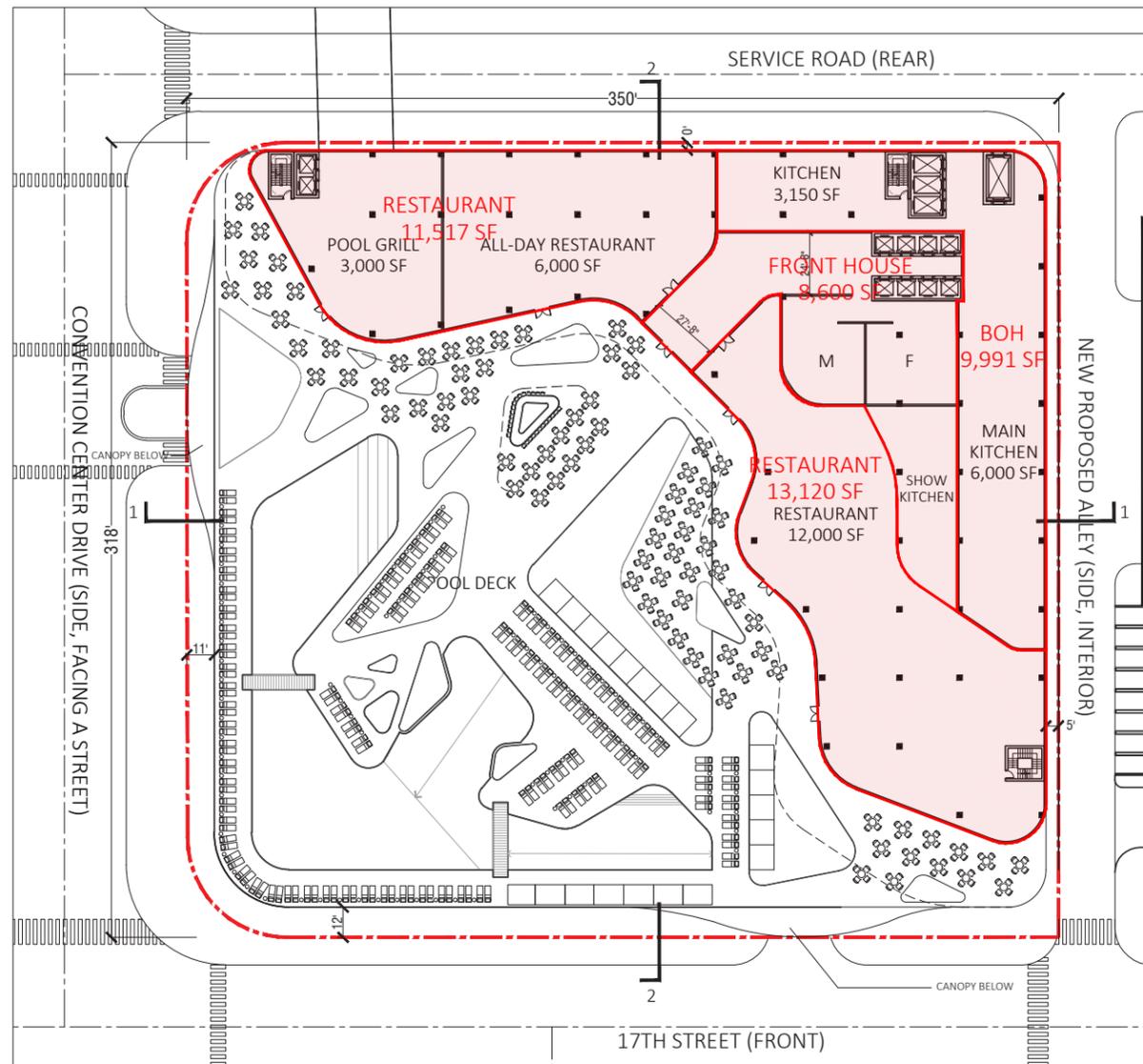
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FAR DIAGRAM

DATE:  
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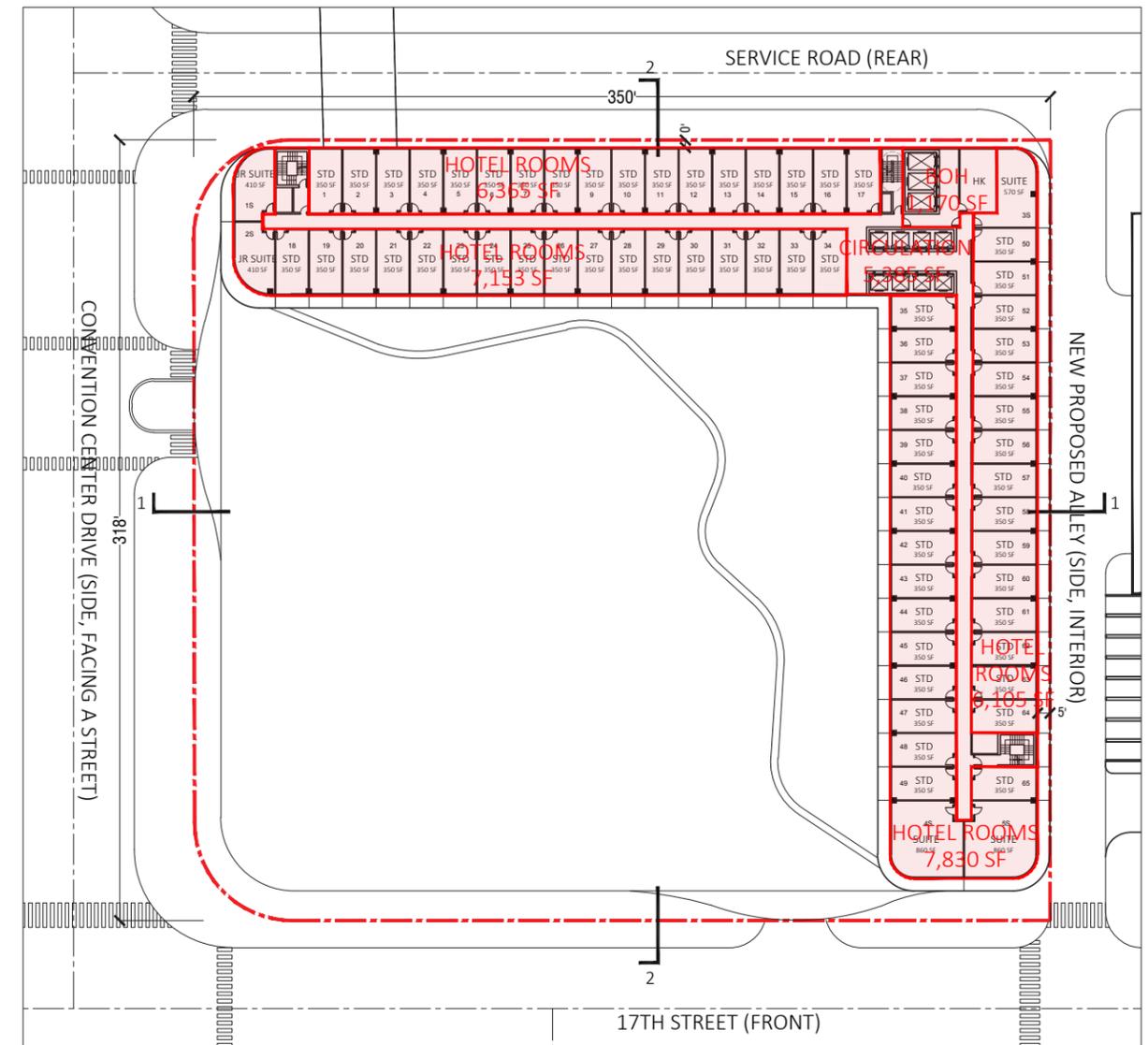
A0-18



LEVEL 5

RESTAURANT 13,120+11,517 = 24,637 SF  
 FRONT HOUSE 8,600 SF  
 BOH 9,991 SF

TOTAL GSF ACCOUNTABLE: 43,228 SF



LEVEL 6-16

HOTEL ROOMS 6,365+7,153+7,830+6,105 = 27,453 SF  
 CIRCULATION 5,385 SF  
 BOH 1,170 SF

TOTAL GSF ACCOUNTABLE: 34,008 SF / LEVEL  
 TOTAL GSF ACCOUNTABLE FOR 11 LEVELS : 374,088 SF

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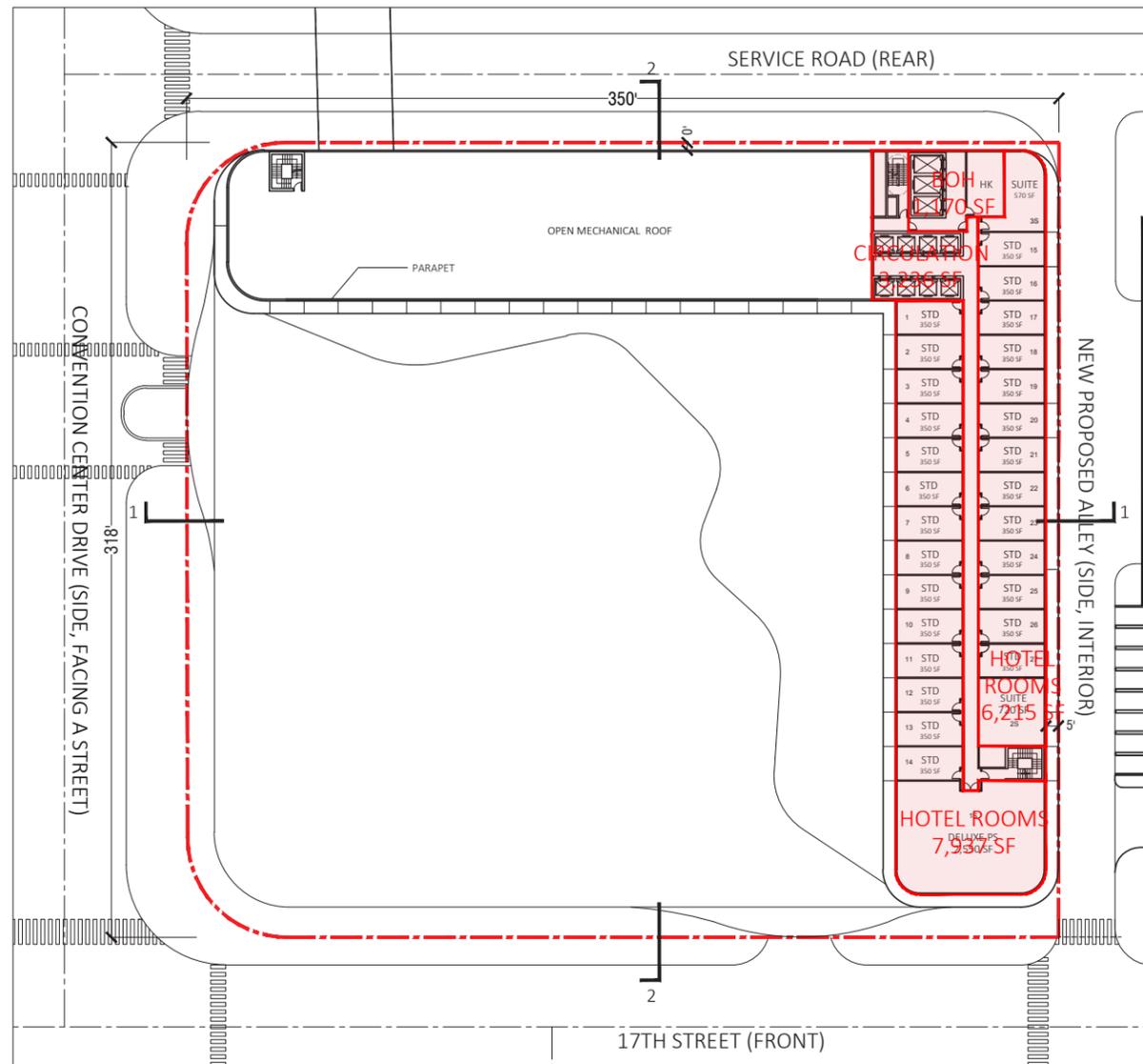
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**FAR DIAGRAM**

**DATE:**  
**2019.01.07**

**A0-19**



LEVEL 17	18,558 SF
LEVEL 16	34,008 SF
LEVEL 15	34,008 SF
LEVEL 14	34,008 SF
LEVEL 13	34,008 SF
LEVEL 12	34,008 SF
LEVEL 11	34,008 SF
LEVEL 10	34,008 SF
LEVEL 9	34,008 SF
LEVEL 8	34,008 SF
LEVEL 7	34,008 SF
LEVEL 6	34,008 SF
LEVEL 5	43,228 SF
LEVEL 4	57,745 SF
LEVEL 3	97,886 SF
LEVEL 2	14,477 SF
LEVEL 1	51,914 SF
<b>TOTAL HOTEL ACCOUNTABLE GSF : 657,896 SF</b>	

**LEVEL 17**

HOTEL ROOMS 6,215+7,937 = 14,152 SF  
 CIRCULATION 3,236 SF  
 BOH 1,170 SF

TOTAL GSF ACCOUNTABLE: 18,558 SF

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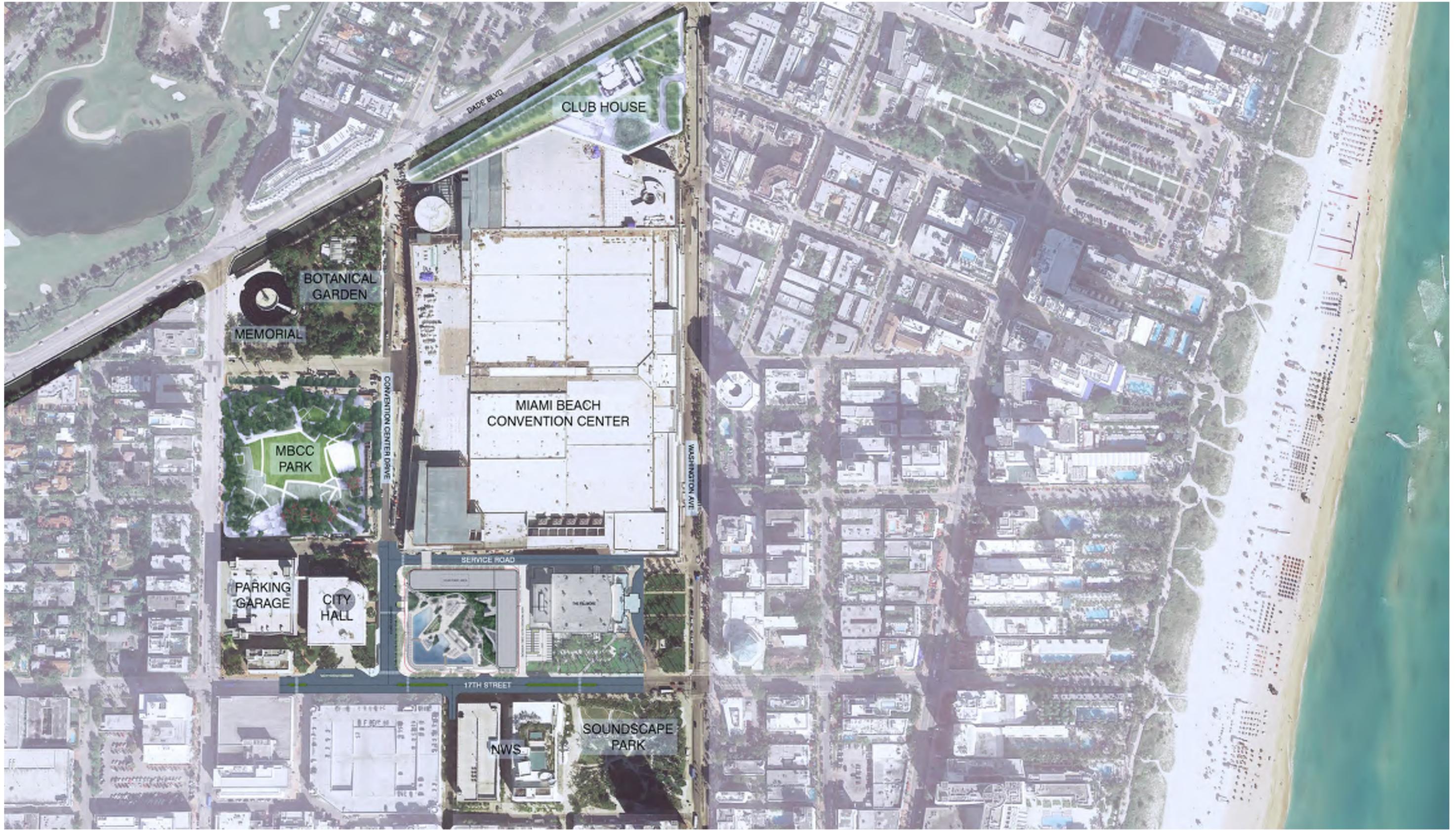
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**FAR DIAGRAM**

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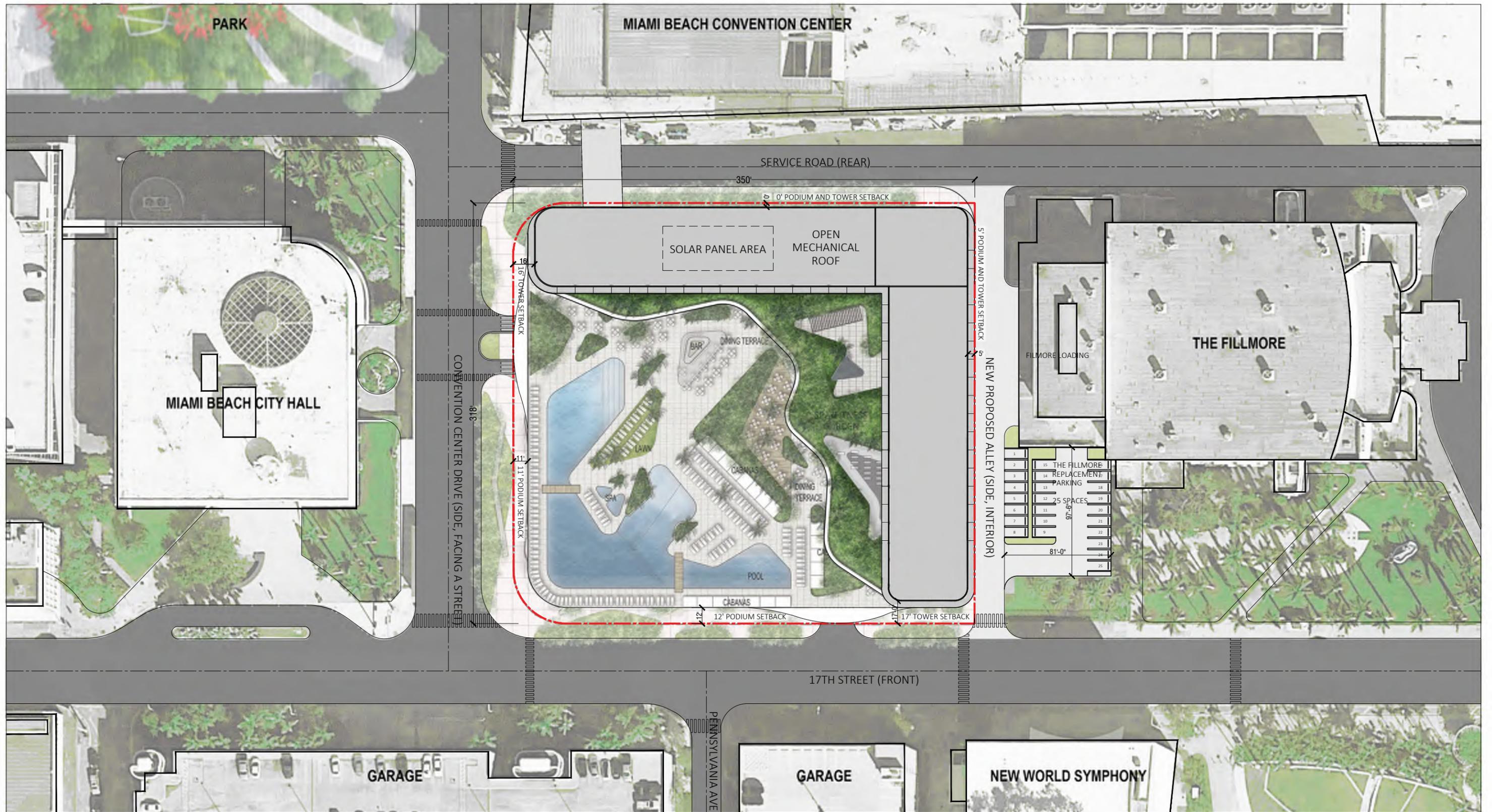
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**CONTEXT LOCATION PLAN  
 CCC DISTRICT**

**DATE:  
 2019.01.07**

**A1-00**





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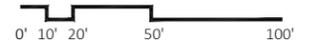
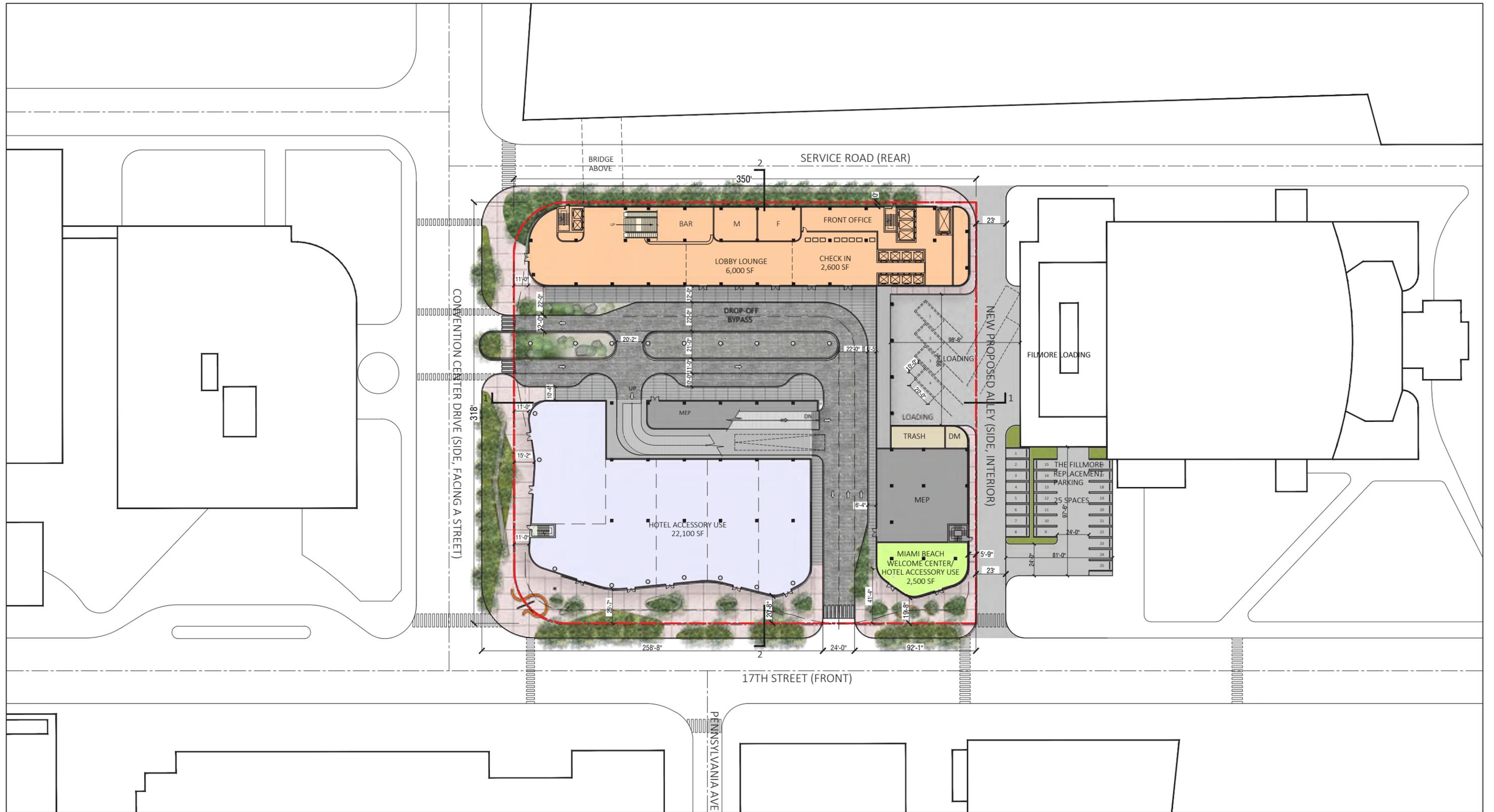
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**RENDERED SITE PLAN**

**DATE:**  
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**A1-02**



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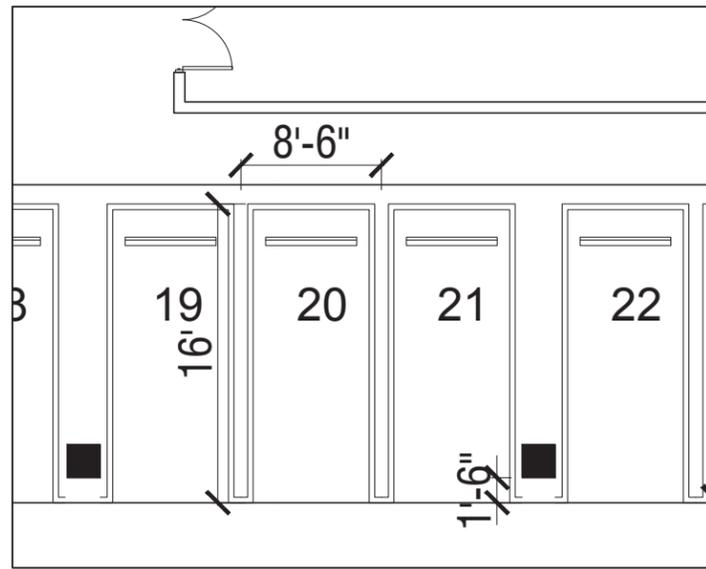
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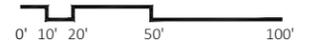
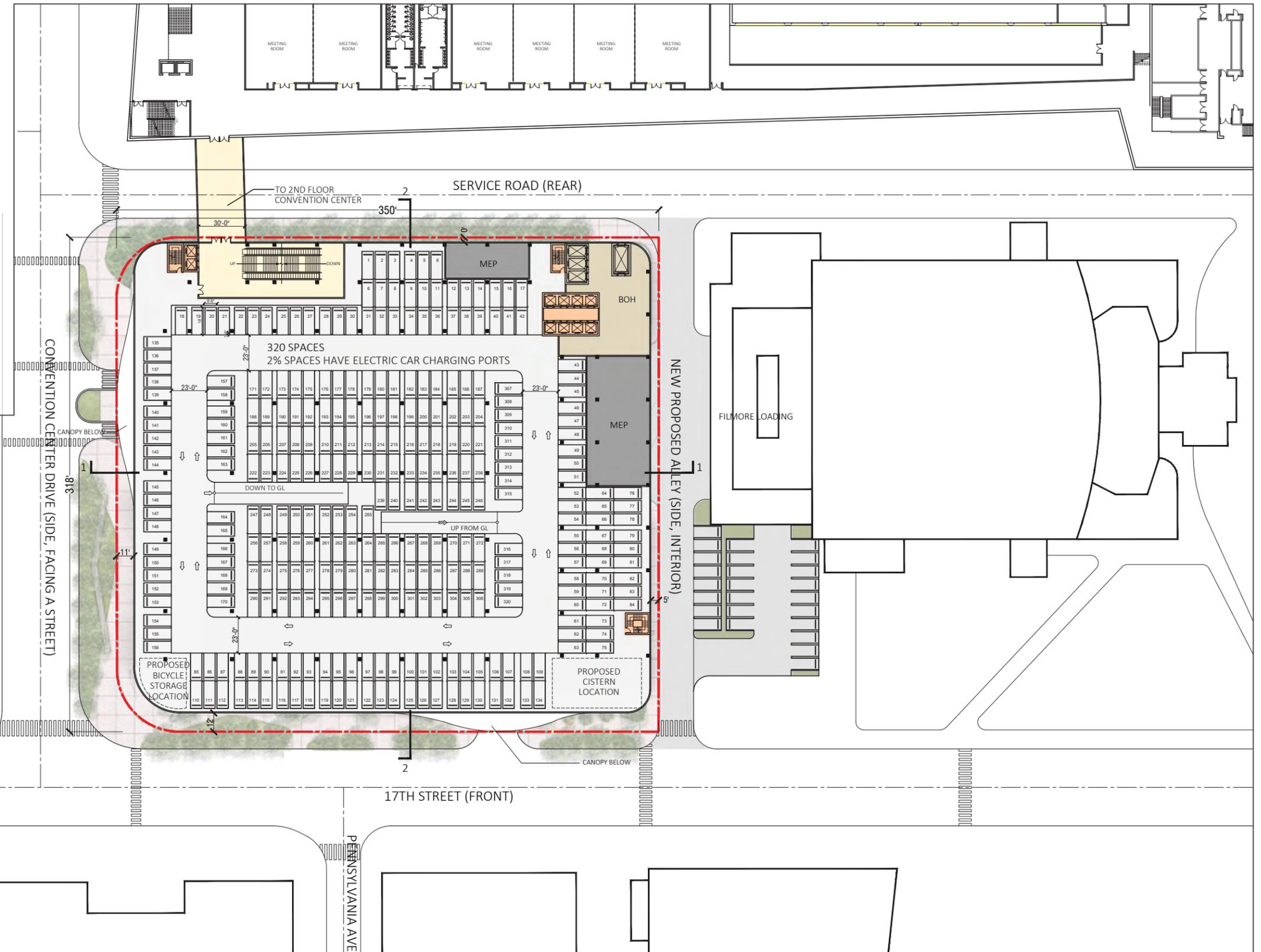
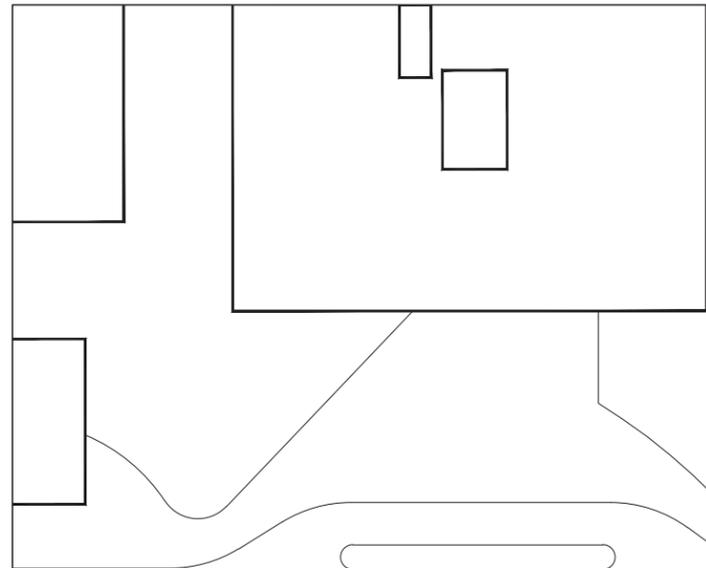
**GROUND LEVEL**

**DATE:**  
**2019.01.07**

**A1-03**



VALET PARKING SPACE DIMENSION



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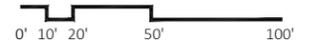
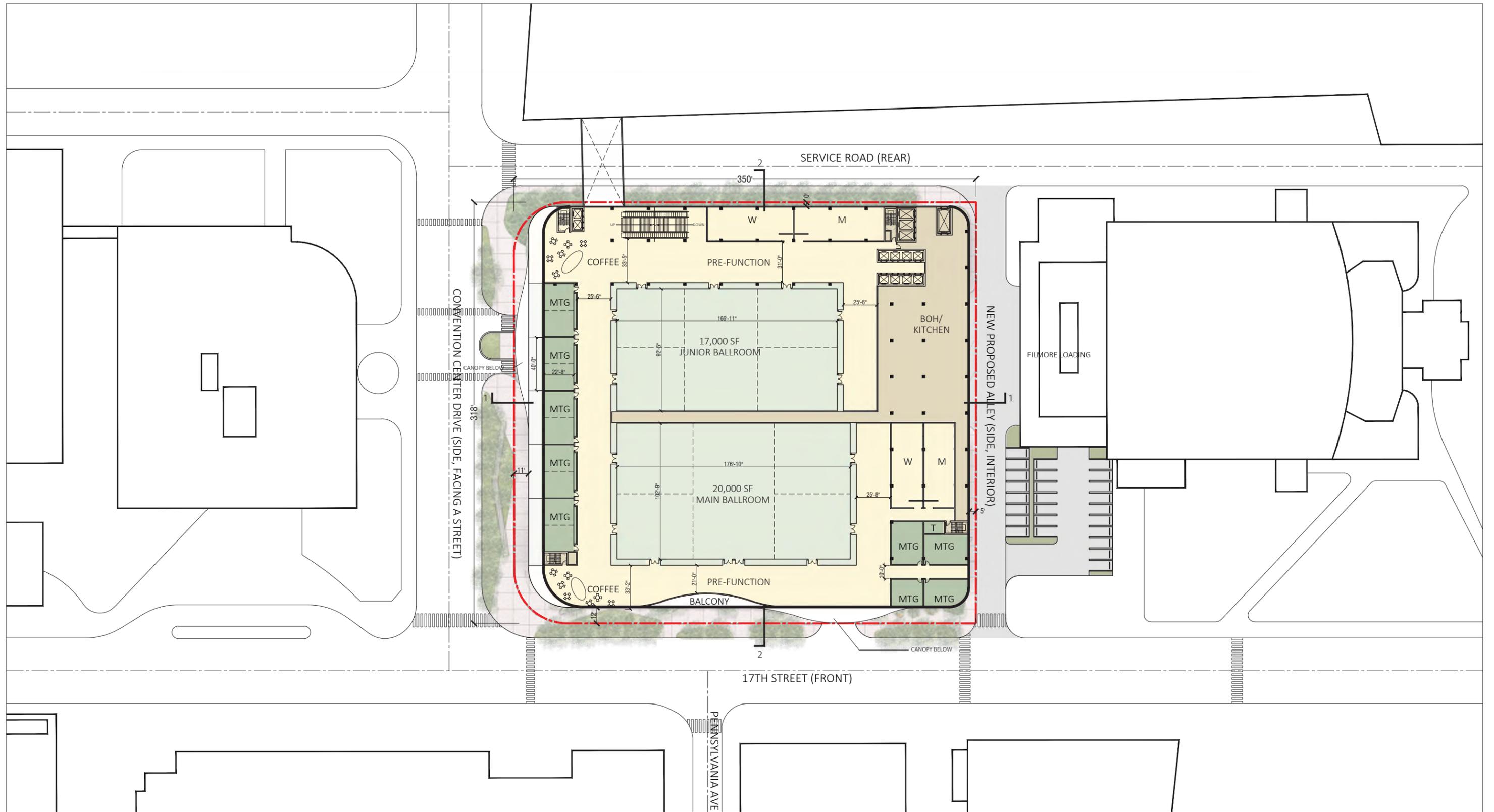
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**LEVEL 02 - PARKING**

**DATE:**  
**2019.01.07**

**A1-04**



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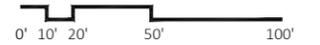
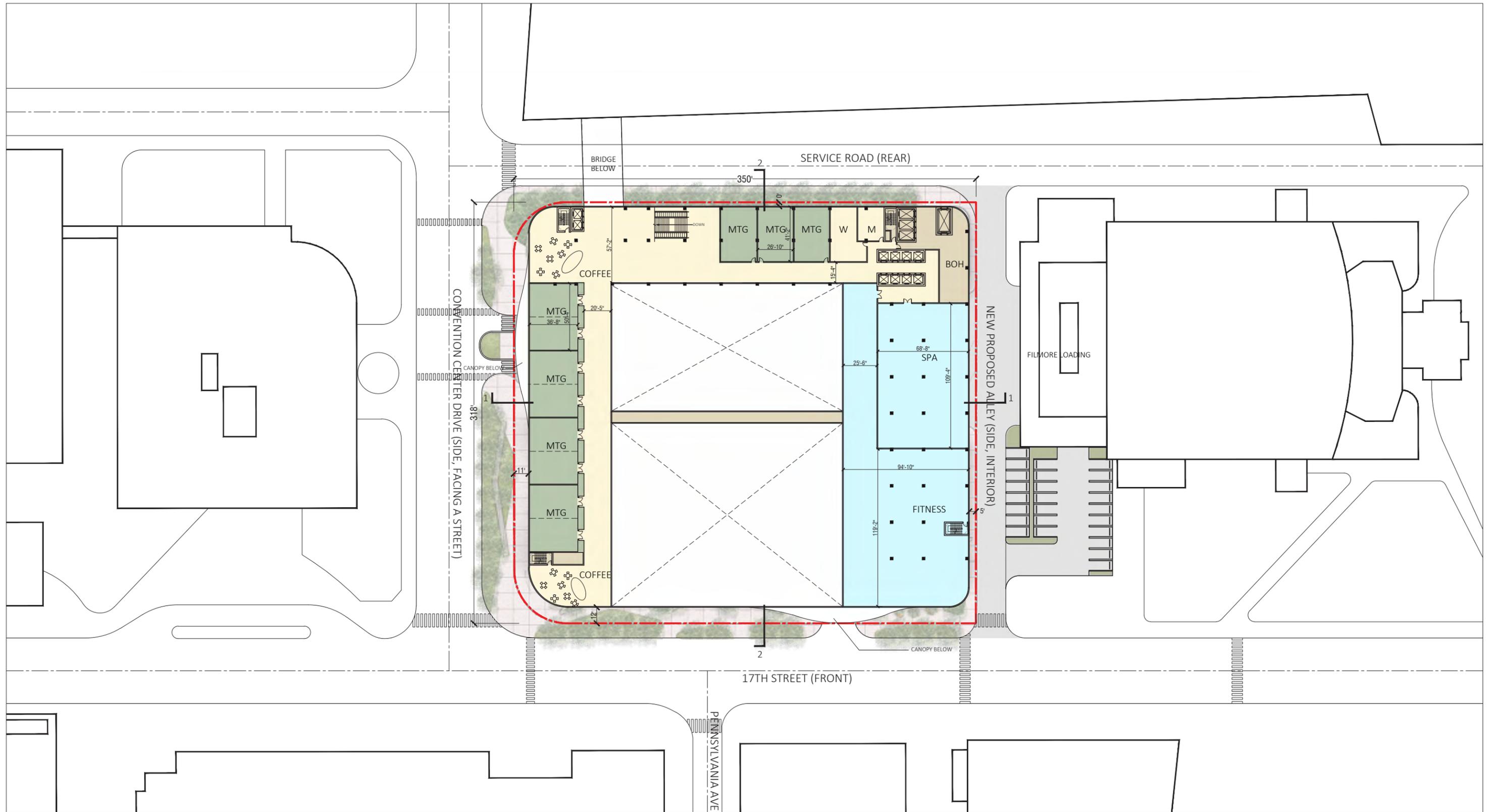
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**LEVEL 03 - BALLROOM**

**DATE:**  
**2019.01.07**

**A1-05**



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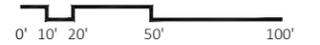
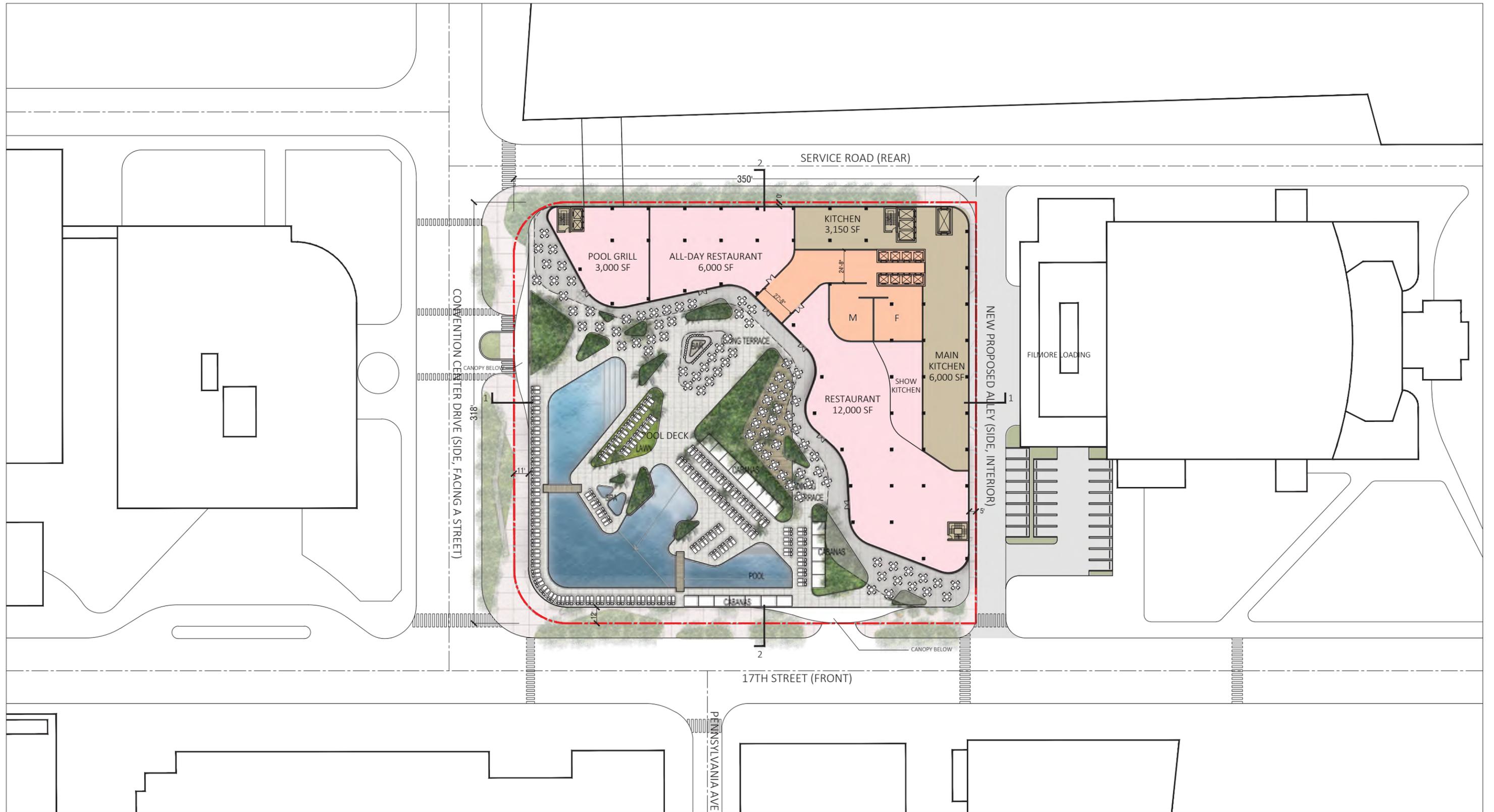
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**LEVEL 04 - SPA AND FITNESS**

**DATE:**  
**2019.01.07**

**A1-06**



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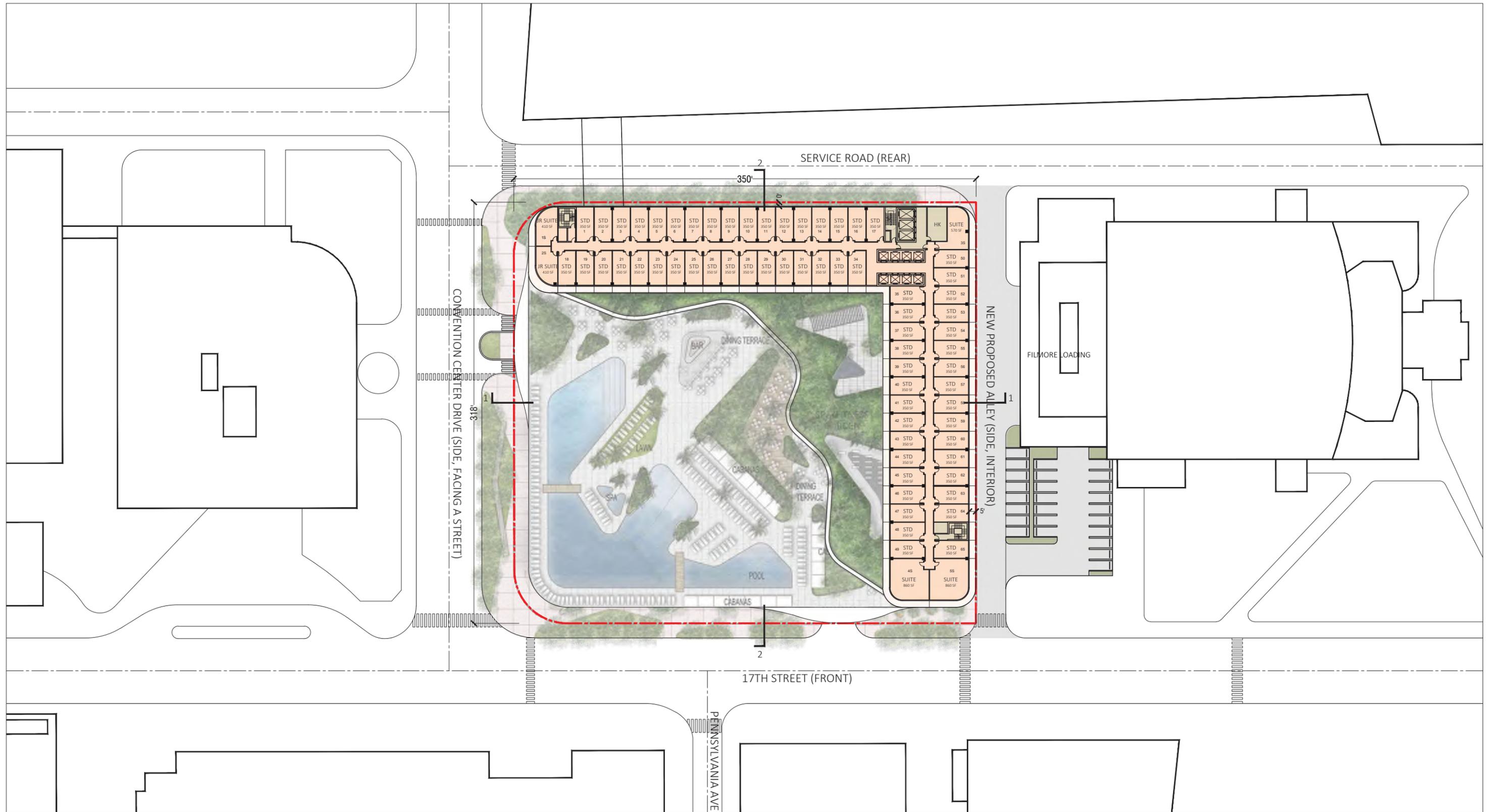
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**LEVEL 05 - POOL DECK**

**DATE:**  
**2019.01.07**

**A1-07**



**ARQUITECTONICA**

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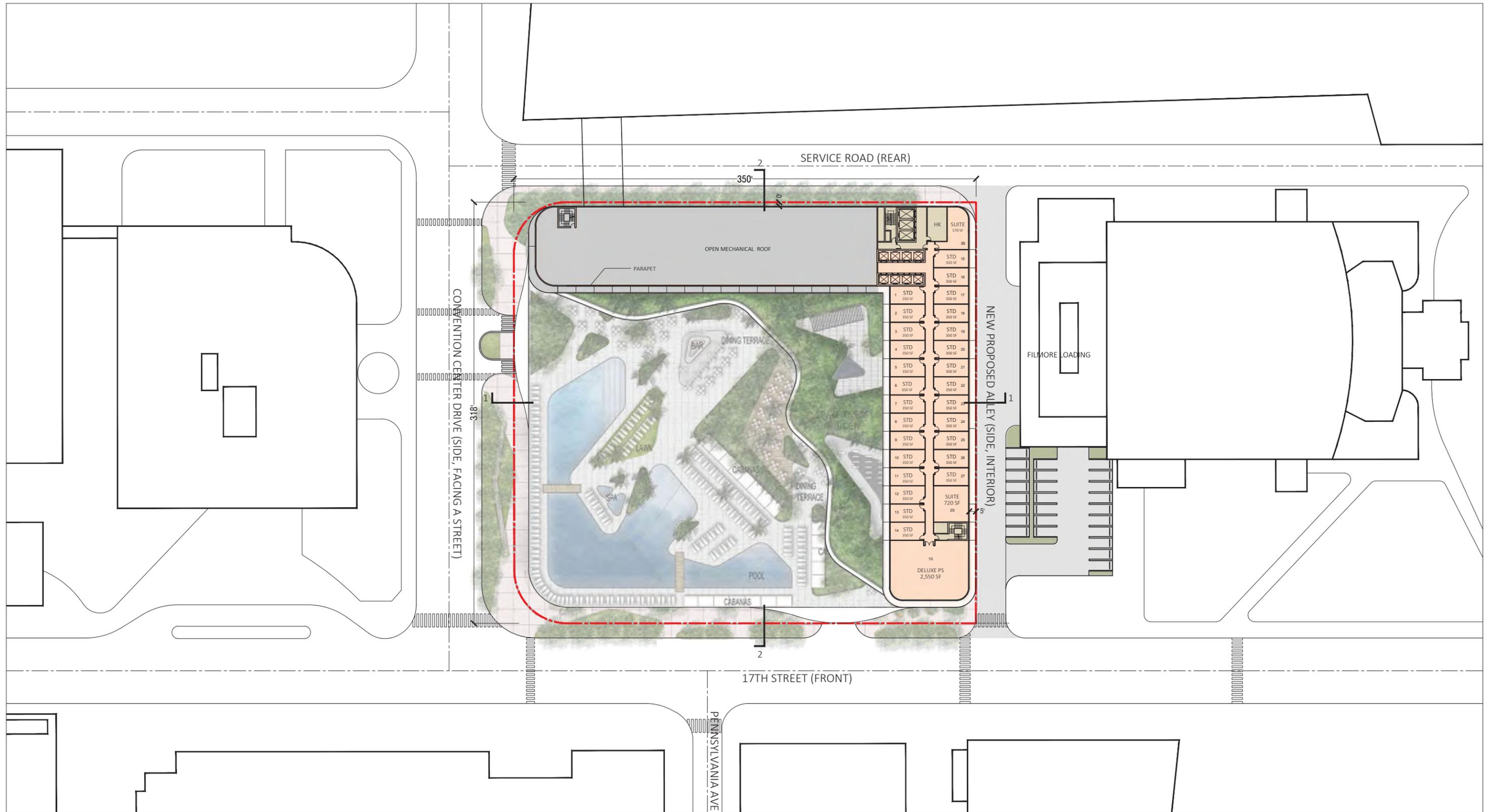
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**LEVEL 06-16**

**DATE:  
 2019.01.07**

**A1-08**



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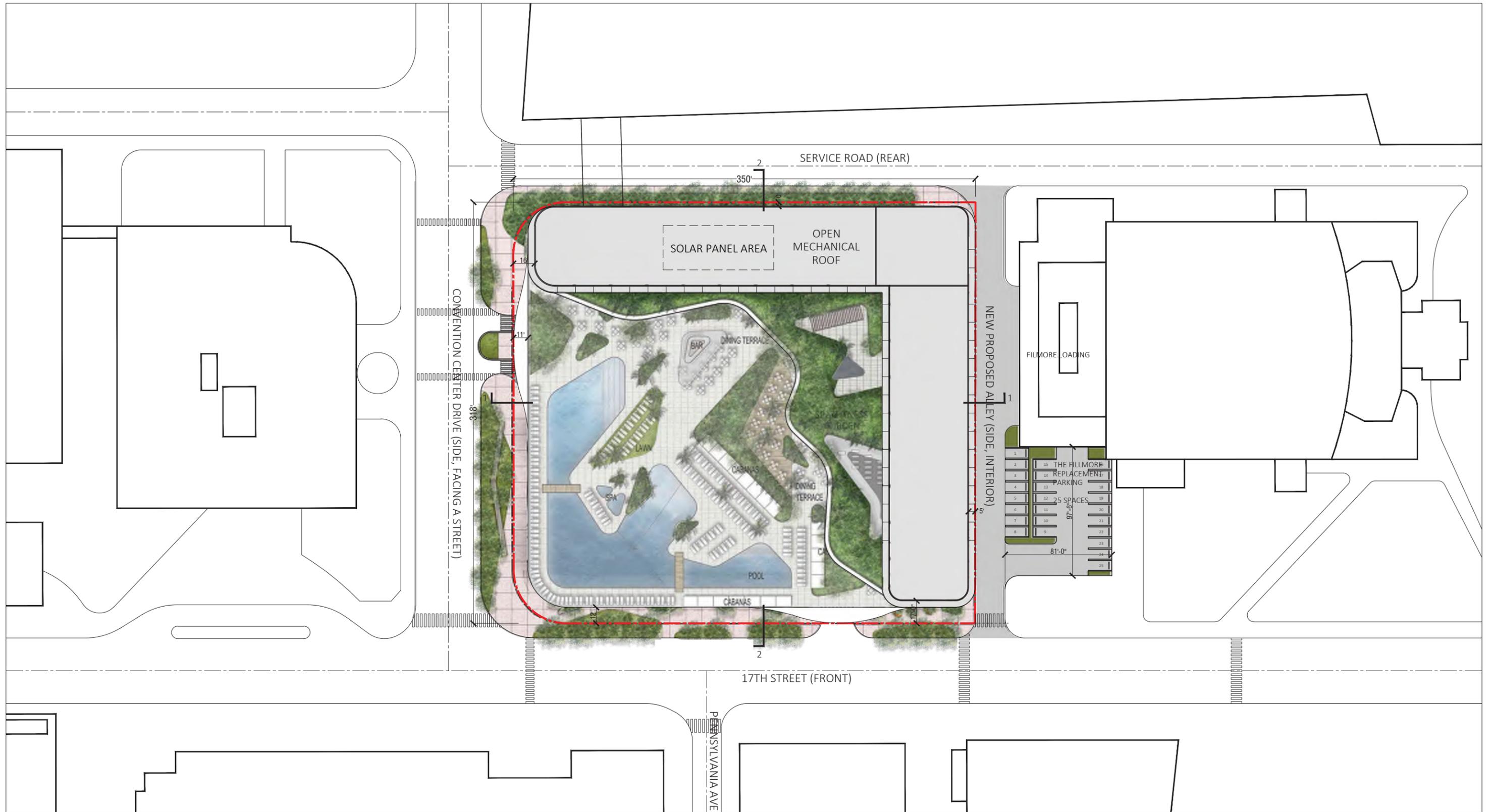
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**LEVEL 17**

**DATE:**  
**2019.01.07**

**A1-09**



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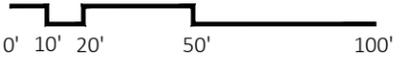
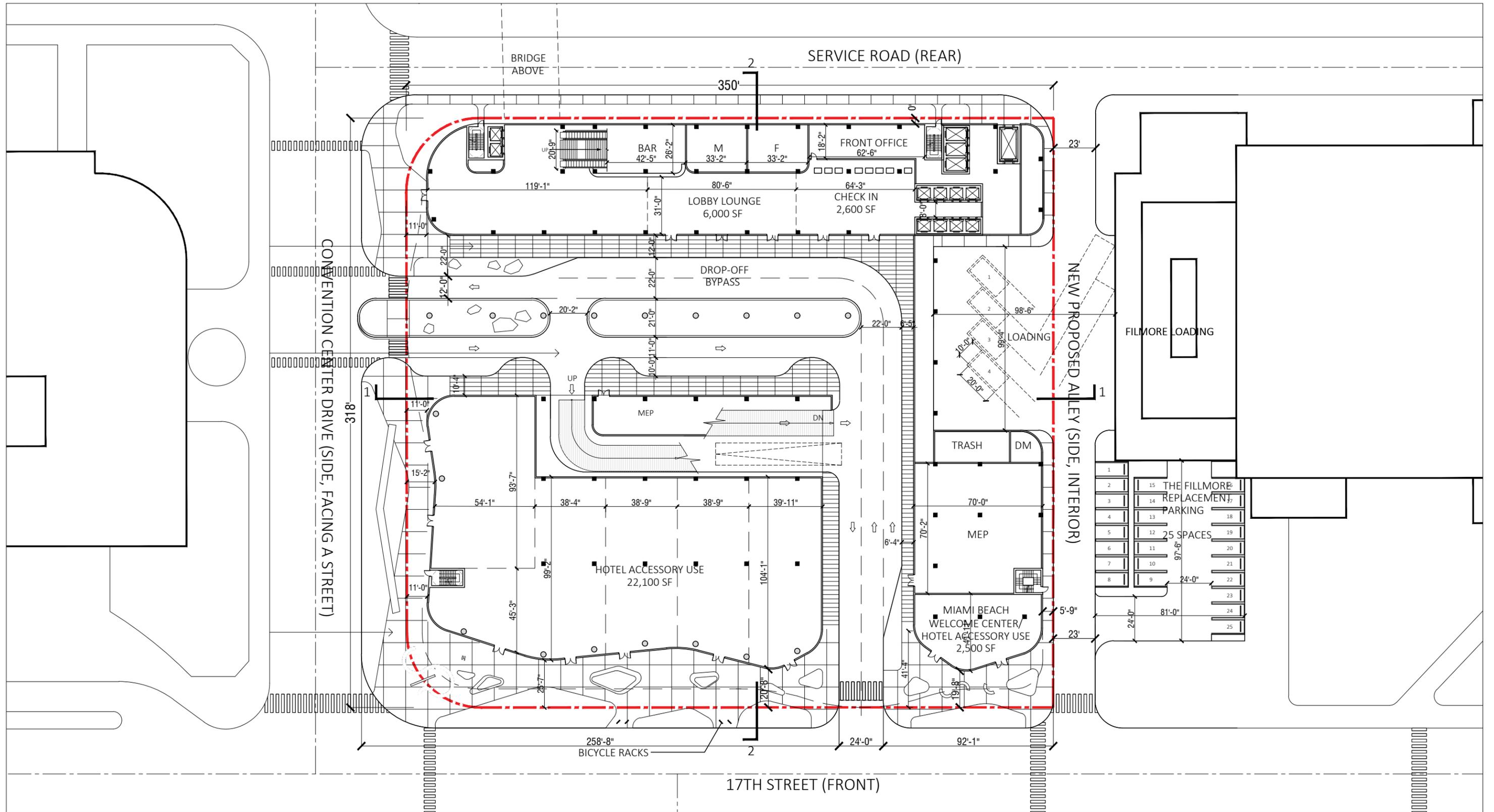
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**ROOF PLAN**

**DATE:**  
**2019.01.07**

**A1-10**



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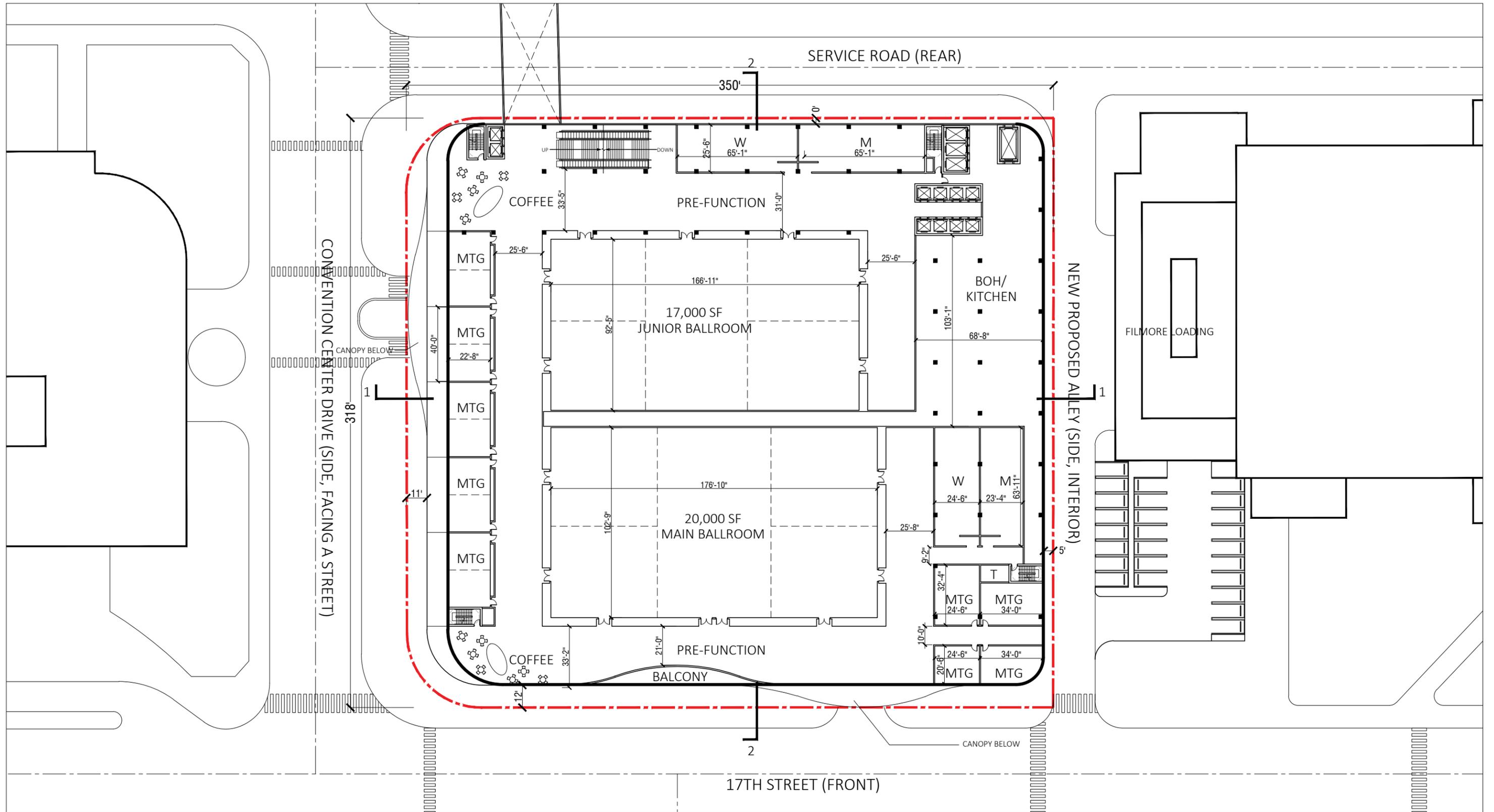
MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 GROUND LEVEL**

**DATE:  
 2019.01.07**

**A1-11**





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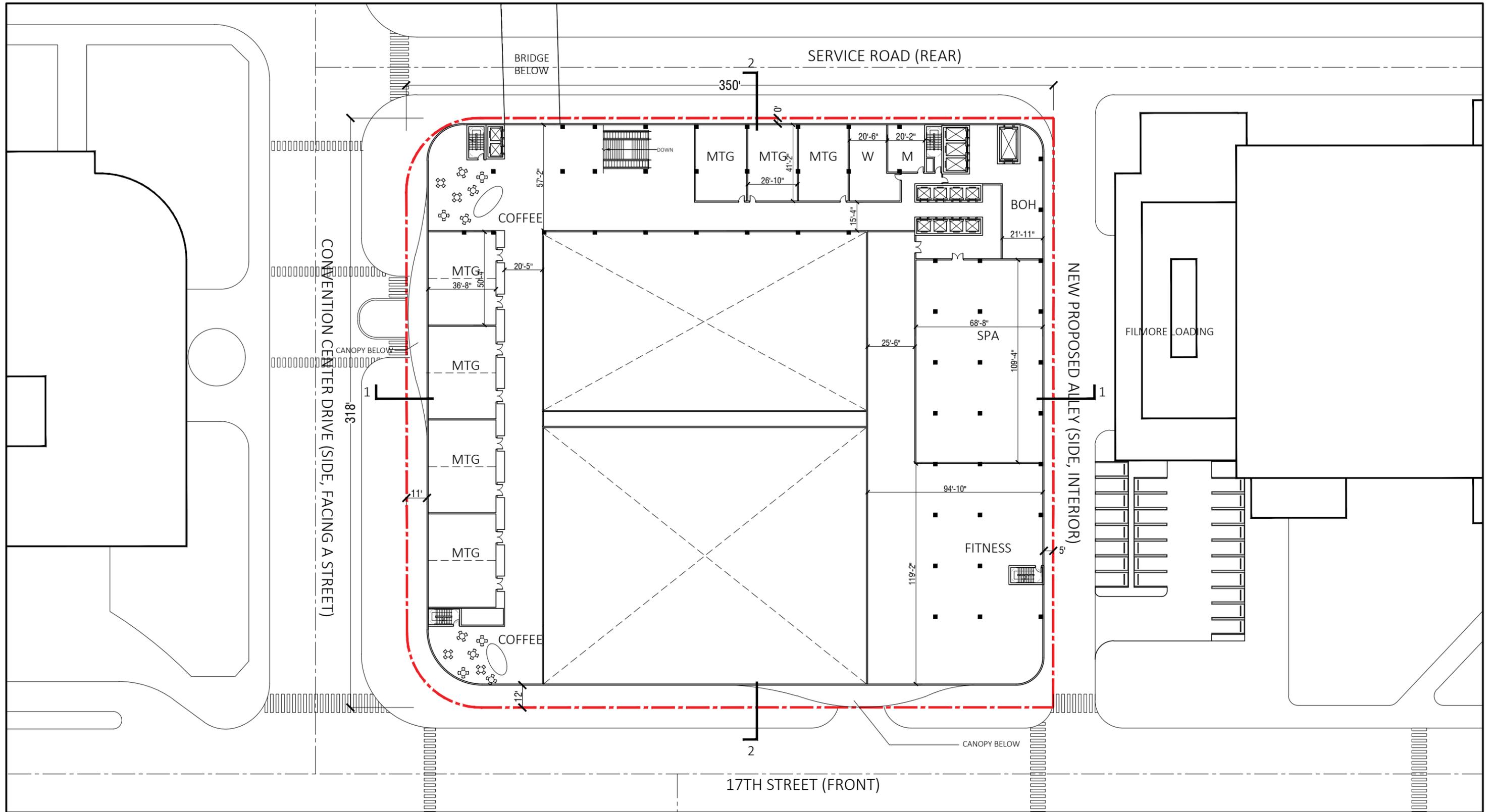
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**B/W PLAN  
 LEVEL 03 - BALLROOM**

**DATE:  
 2019.01.07**

**A1-13**



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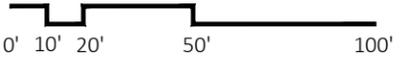
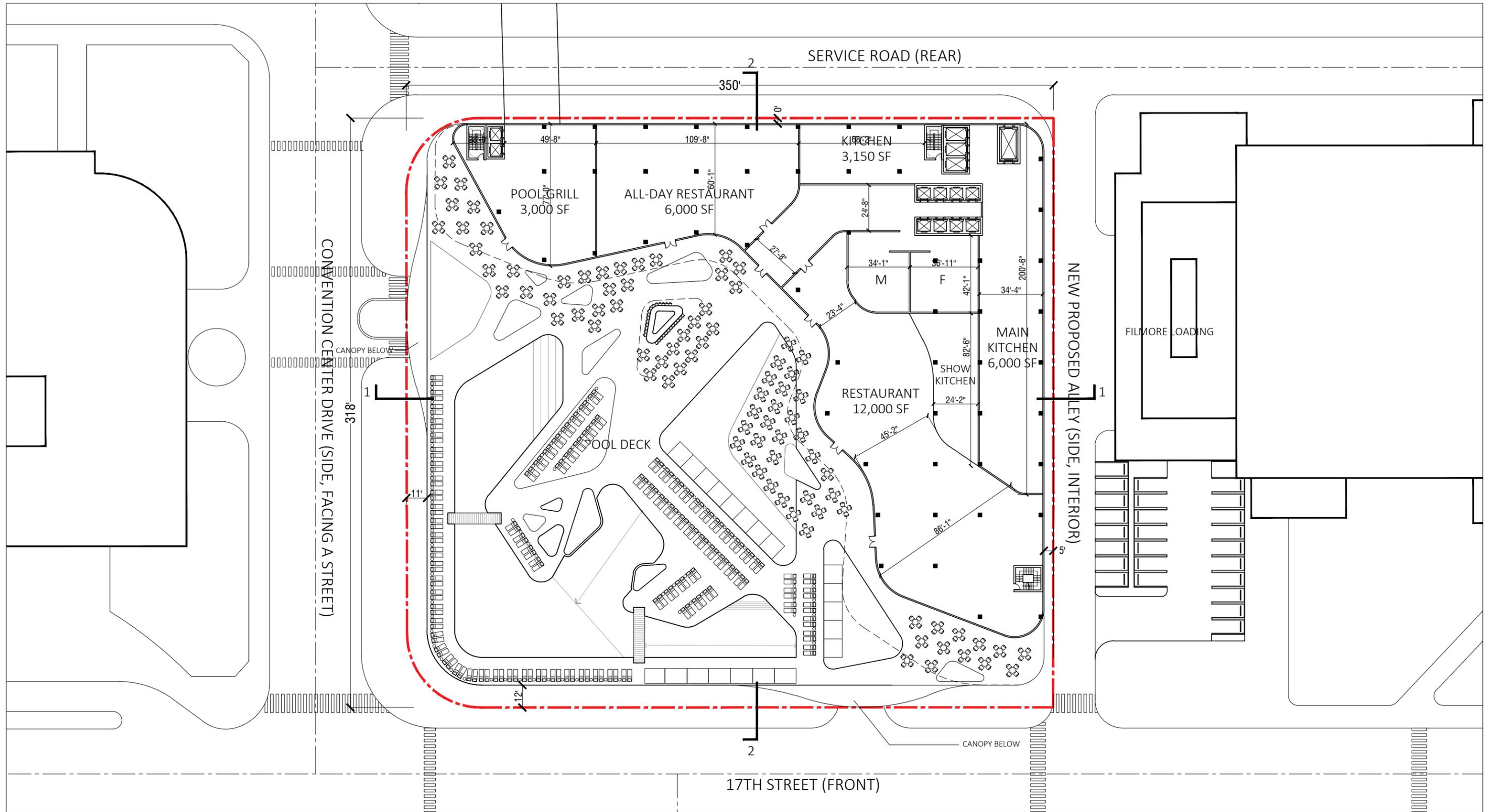
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**B/W PLAN  
 LEVEL 04 - SPA AND FITNESS**

**DATE:  
 2019.01.07**

**A1-14**



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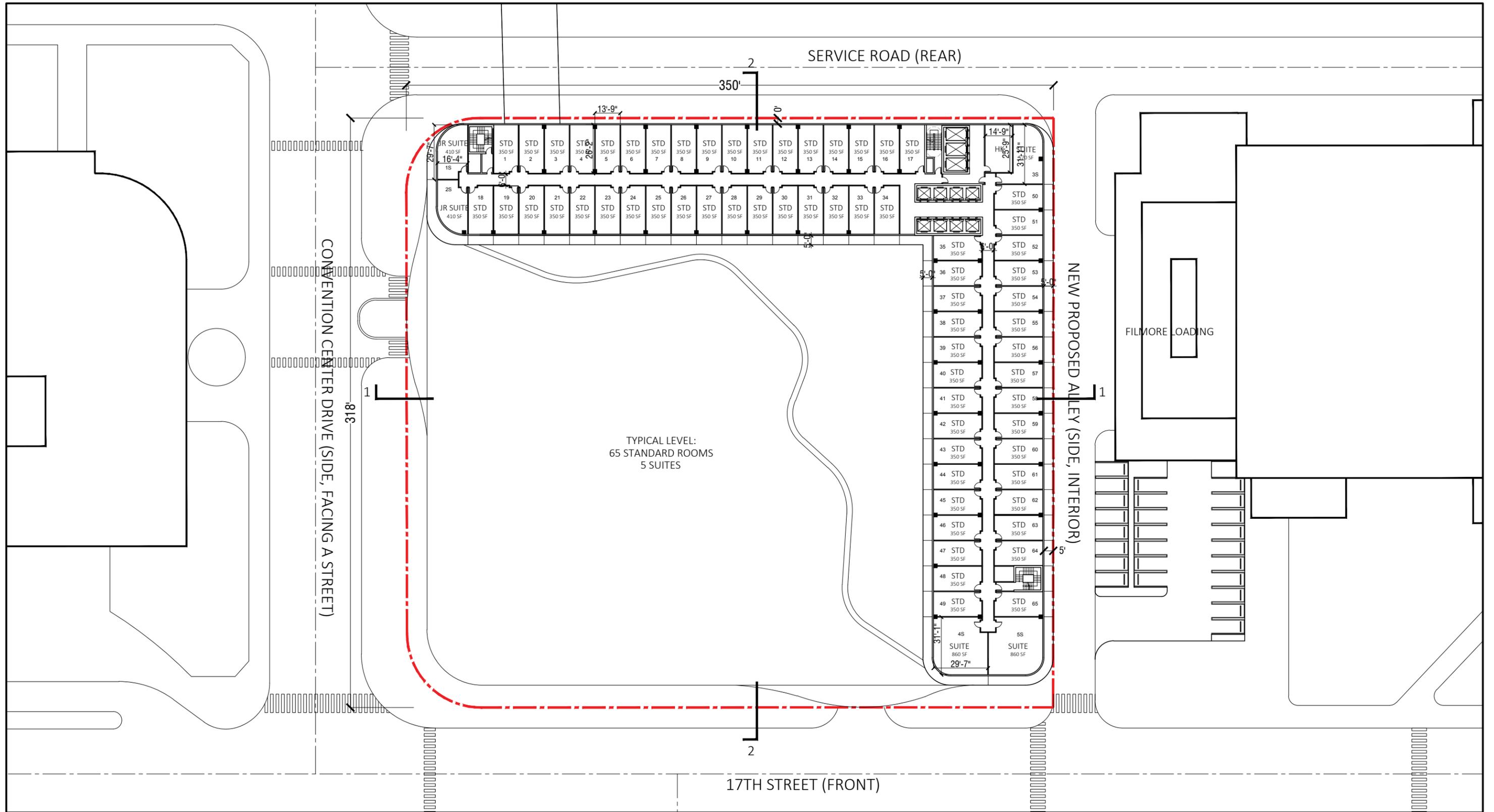
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 05 - POOL DECK**

**DATE:  
 2019.01.07**

**A1-15**



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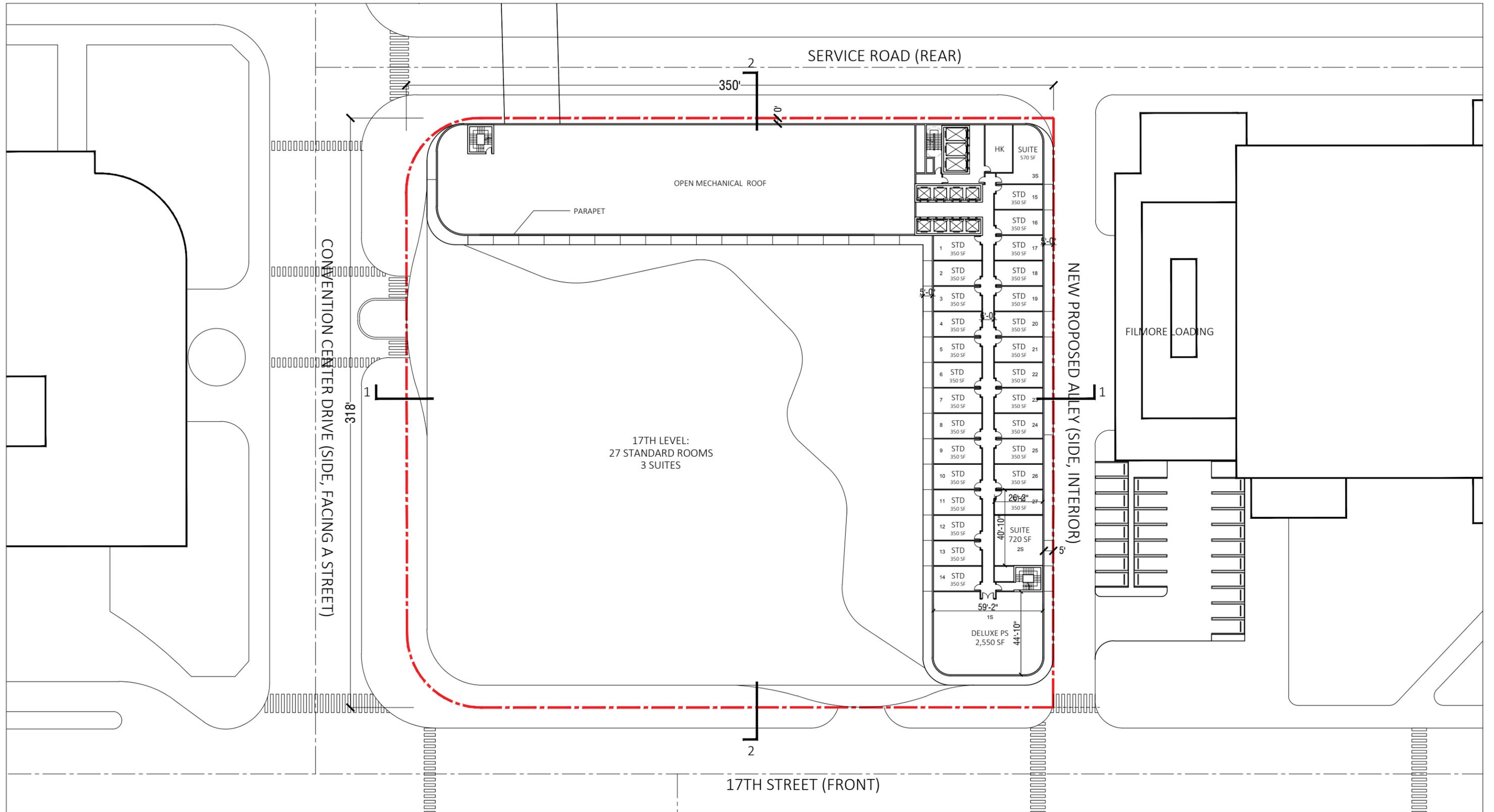
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
LEVEL 06-16**

**DATE:  
2019.01.07**

**A1-16**



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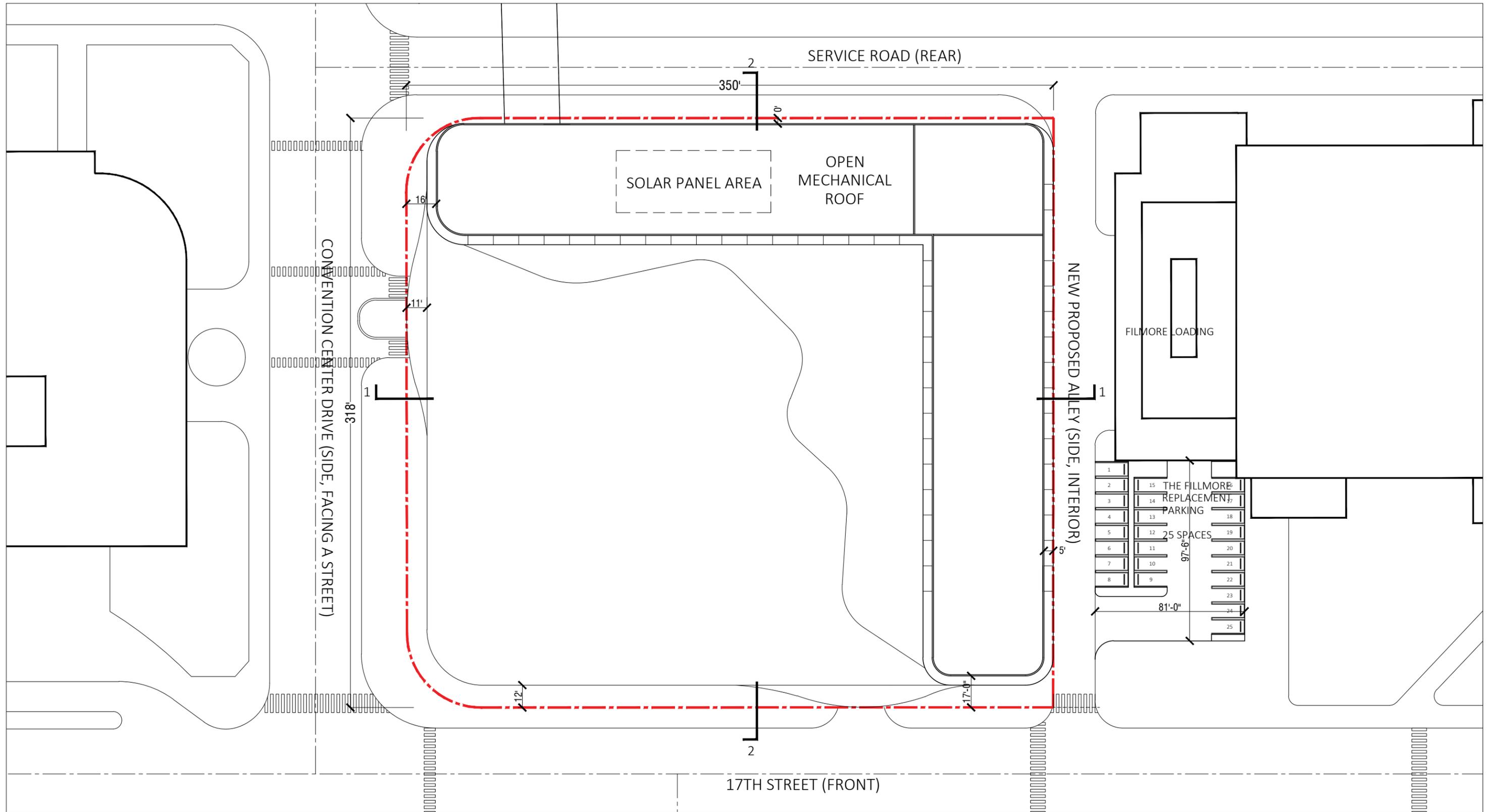
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 17**

**DATE:  
 2019.01.07**

**A1-17**



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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 ROOF PLAN**

**DATE:  
 2019.01.07**

**A1-18**



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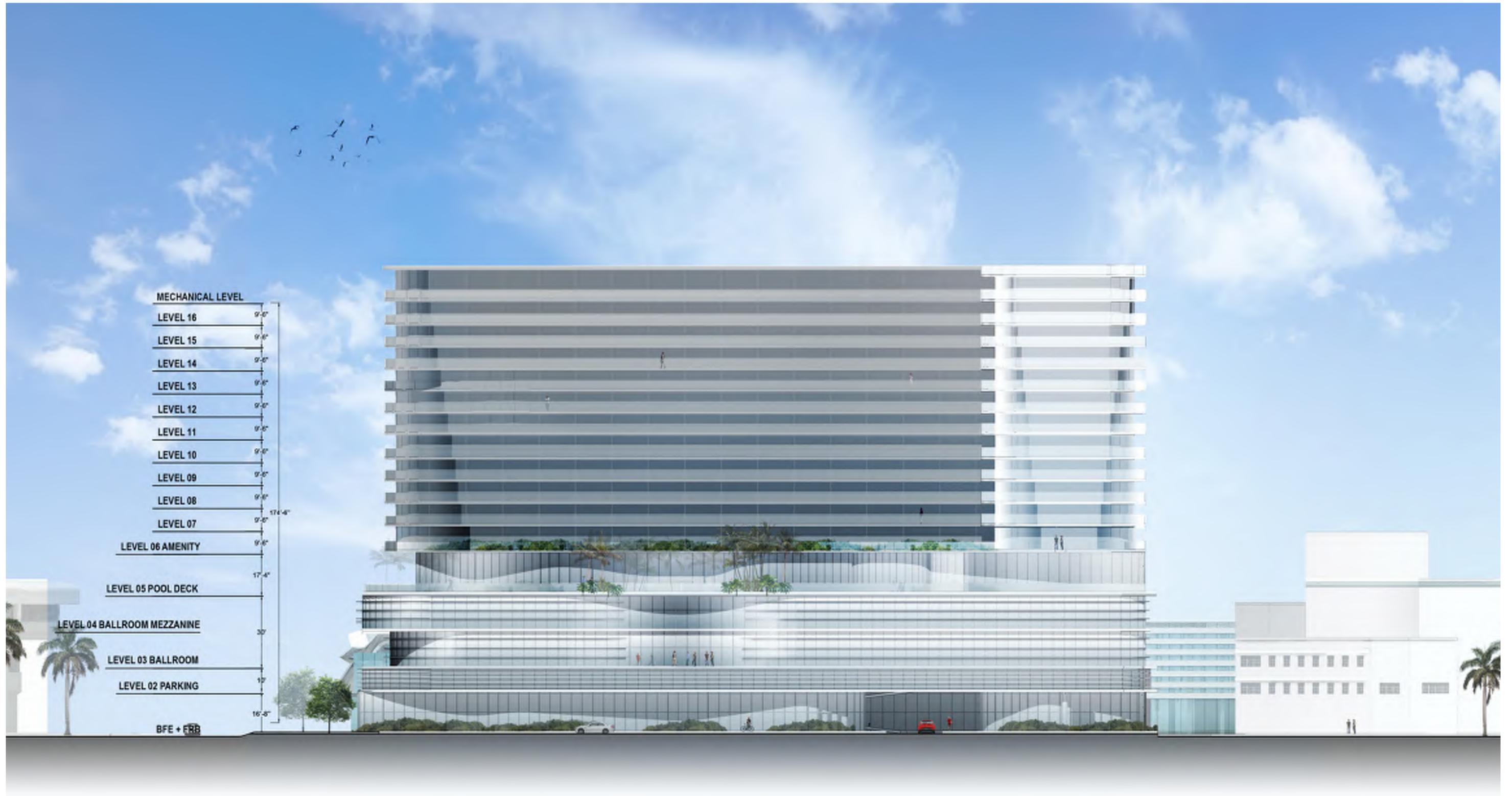
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**MATERIAL BOARD**

**DATE:**  
**2019.01.07**

**A2-00**



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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERED SOUTH ELEVATION**

**DATE:**  
**2019.01.07**

**A2-01**



12'-0"	LEVEL 17
9'-0"	LEVEL 16
9'-0"	LEVEL 15
9'-0"	LEVEL 14
9'-0"	LEVEL 13
9'-0"	LEVEL 12
9'-0"	LEVEL 11
9'-0"	LEVEL 10
9'-0"	LEVEL 09
9'-0"	LEVEL 08
16'-0"	LEVEL 07
9'-0"	LEVEL 06 AMENITY
17'-4"	LEVEL 05 POOL DECK
9'-0"	LEVEL 04 BALLROOM MEZZANINE
13'-4"	LEVEL 03 BALLROOM
1'-0"	LEVEL 02 PARKING
12'-0"	
16'-0"	
4'	BFE + FRB

**ARQUITECTONICA**

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERED WEST ELEVATION**

**DATE:**  
**2019.01.07**

**A2-02**



**ARQUITECTONICA**

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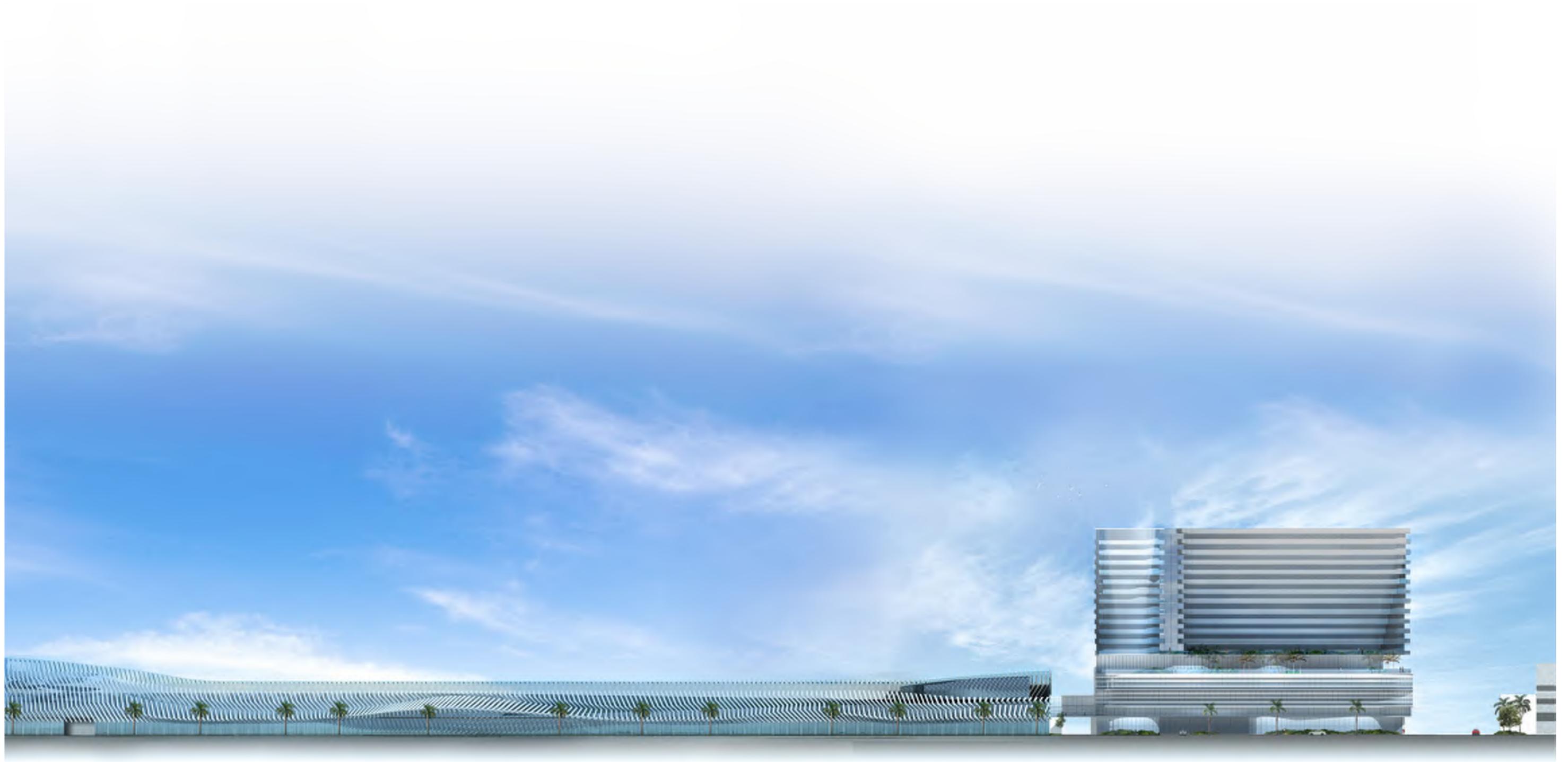
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION  
17TH STREET**

**DATE:  
2019.01.07**

**A2-03**



**ARQUITECTONICA**

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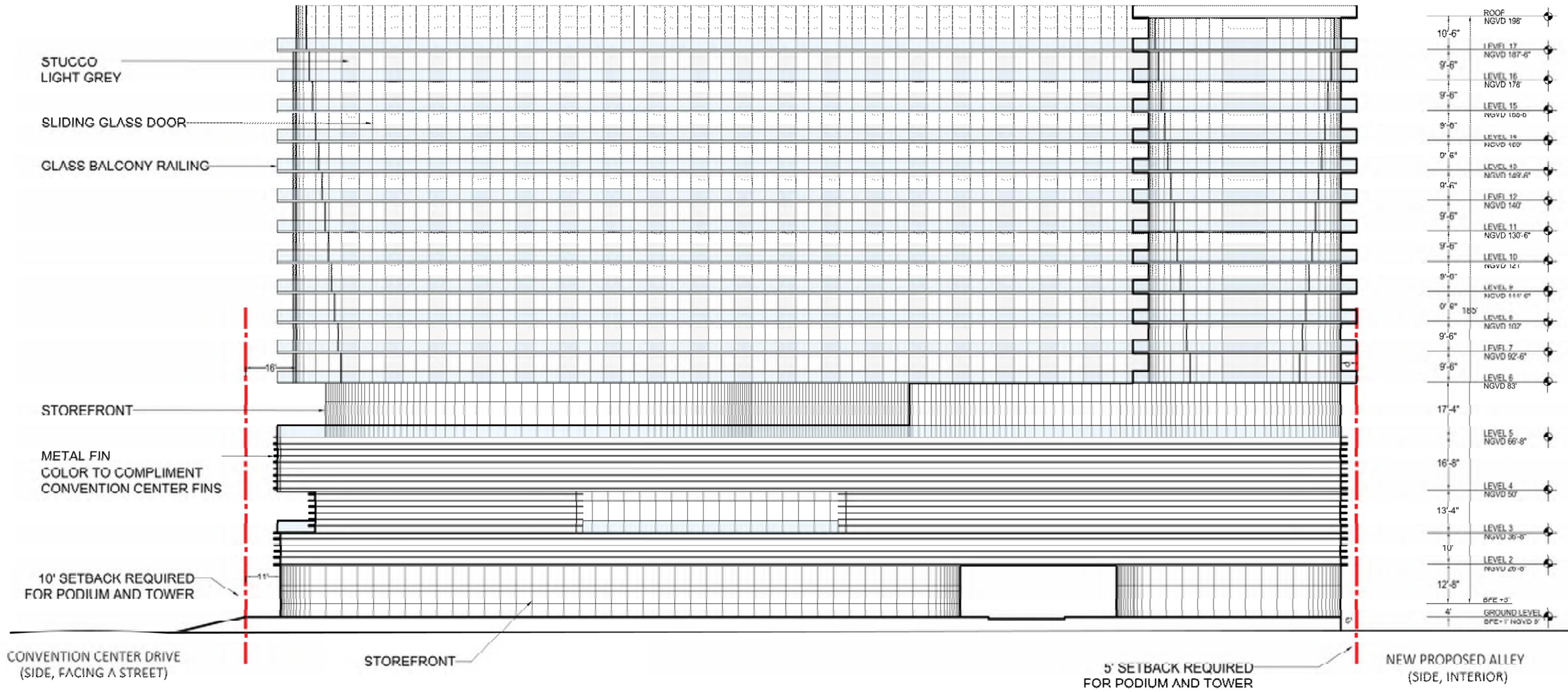
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION  
CONVENTION CENTER DRIVE**

**DATE:  
2019.01.07**

**A2-04**



**ARQUITECTONICA**

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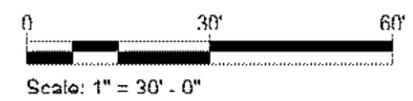
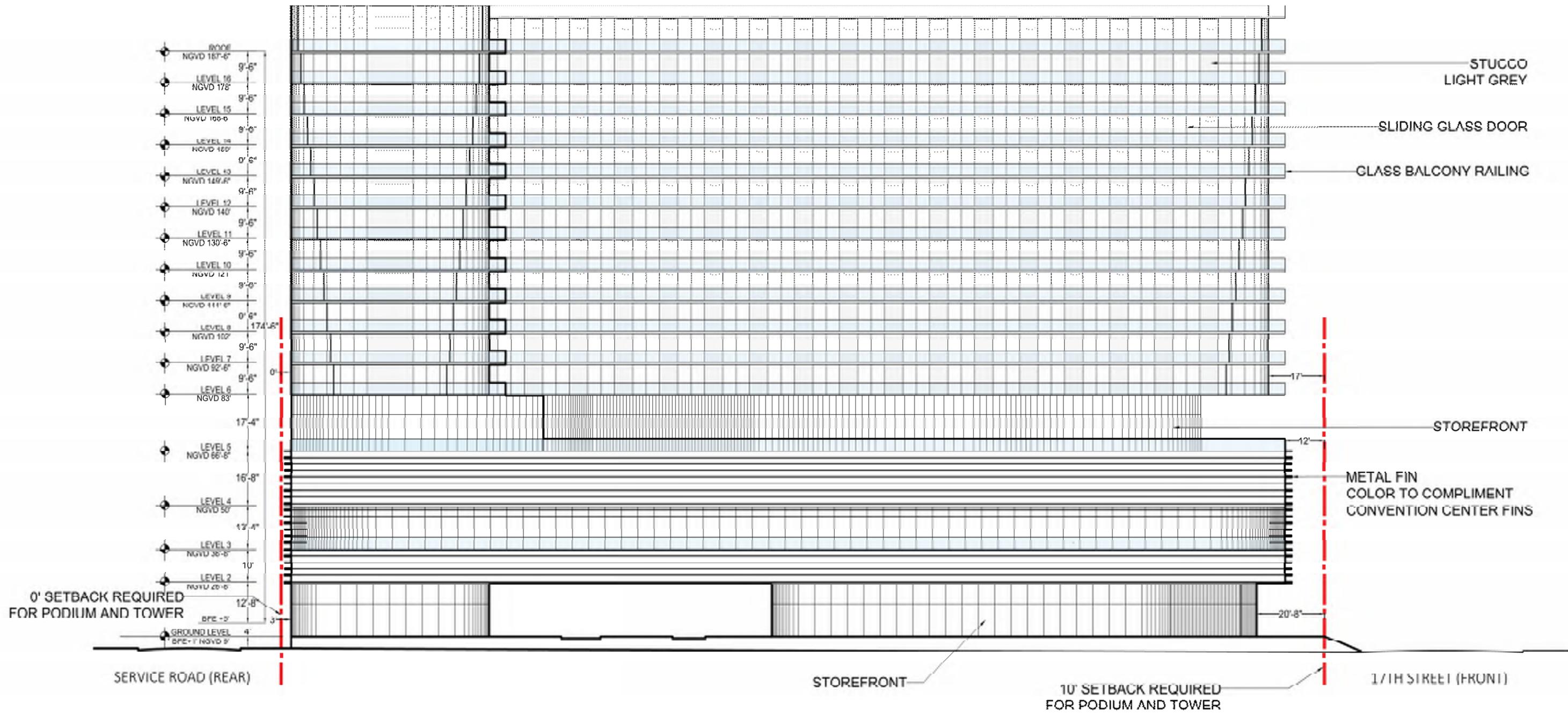
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W SOUTH ELEVATION**

**DATE:**  
**2019.01.07**

**A2-05**



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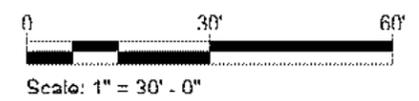
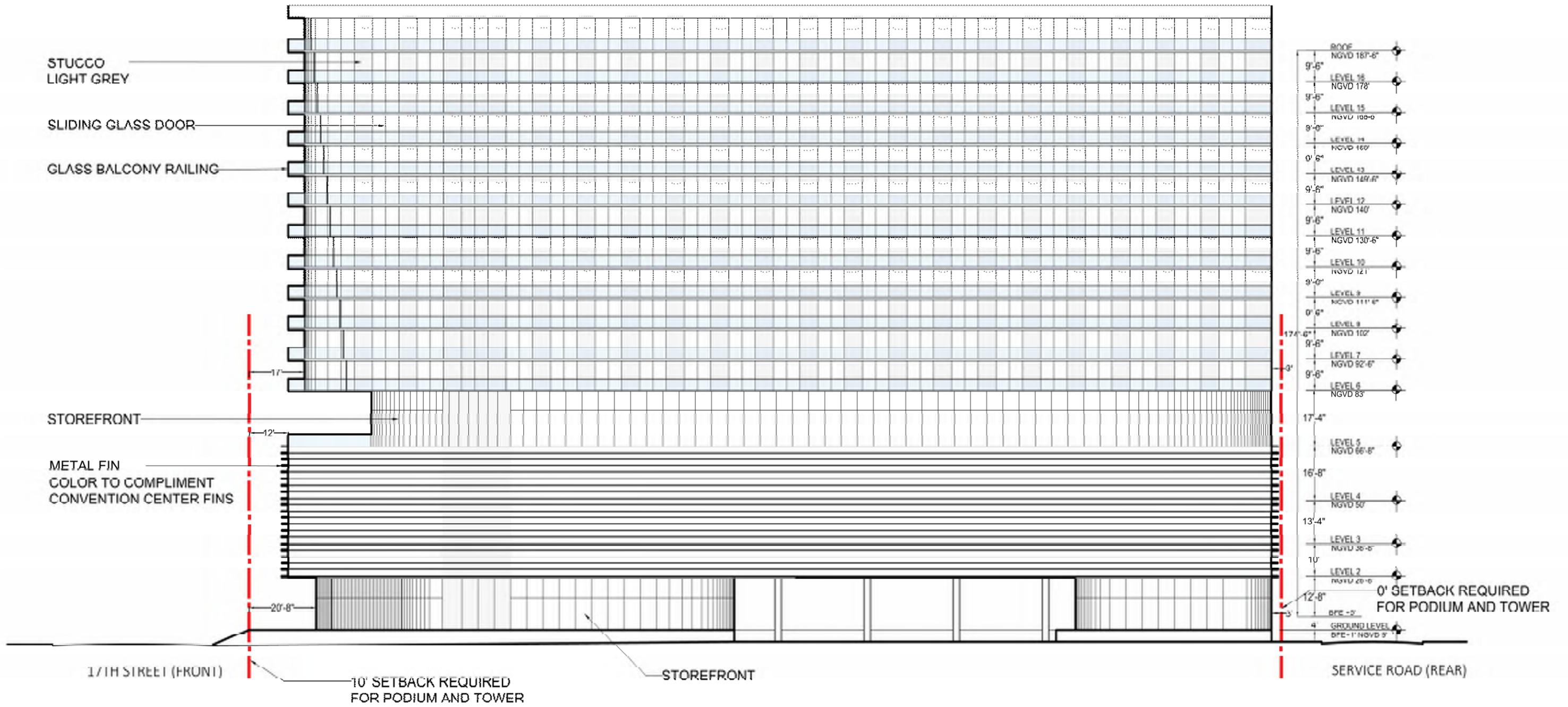
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**B/W WEST ELEVATION**

**DATE:**  
 2019.01.07

**A2-06**



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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W EAST ELEVATION**

**DATE:**  
**2019.01.07**

**A2-07**

STUCCO  
LIGHT GREY

SLIDING GLASS DOOR

GLASS BALCONY RAILING

METAL FIN  
COLOR TO COMPLIMENT  
CONVENTION CENTER FINIS

10'-6"	ROOF	NGVD 198'
9'-6"	LEVEL 17	NGVD 187'-6"
9'-6"	LEVEL 16	NGVD 178'
9'-0"	LEVEL 15	NGVD 169'-0"
0'-6"	LEVEL 14	NGVD 160'-6"
9'-6"	LEVEL 13	NGVD 151'-6"
9'-6"	LEVEL 12	NGVD 142'
9'-6"	LEVEL 11	NGVD 133'-6"
9'-0"	LEVEL 10	NGVD 124'
0'-6"	LEVEL 9	NGVD 115'-6"
0'-6"	LEVEL 8	NGVD 107'
9'-6"	LEVEL 7	NGVD 97'-6"
9'-6"	LEVEL 6	NGVD 88'
17'-4"	LEVEL 5	NGVD 69'-8"
16'-8"	LEVEL 4	NGVD 59'
13'-4"	LEVEL 3	NGVD 39'-8"
10'	LEVEL 2	NGVD 29'-8"
12'-8"	BFE +5'	
4'	GROUND LEVEL	BFE -1' NGVD 5'

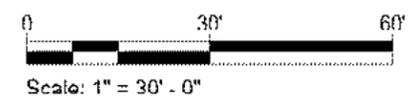
NEW PROPOSED ALLEY  
(SIDE, INTERIOR)

5' SETBACK REQUIRED  
FOR PODIUM AND TOWER

STOREFRONT

10' SETBACK REQUIRED  
FOR PODIUM AND TOWER

CONVENTION CENTER DRIVE  
(SIDE, FACING A STREET)



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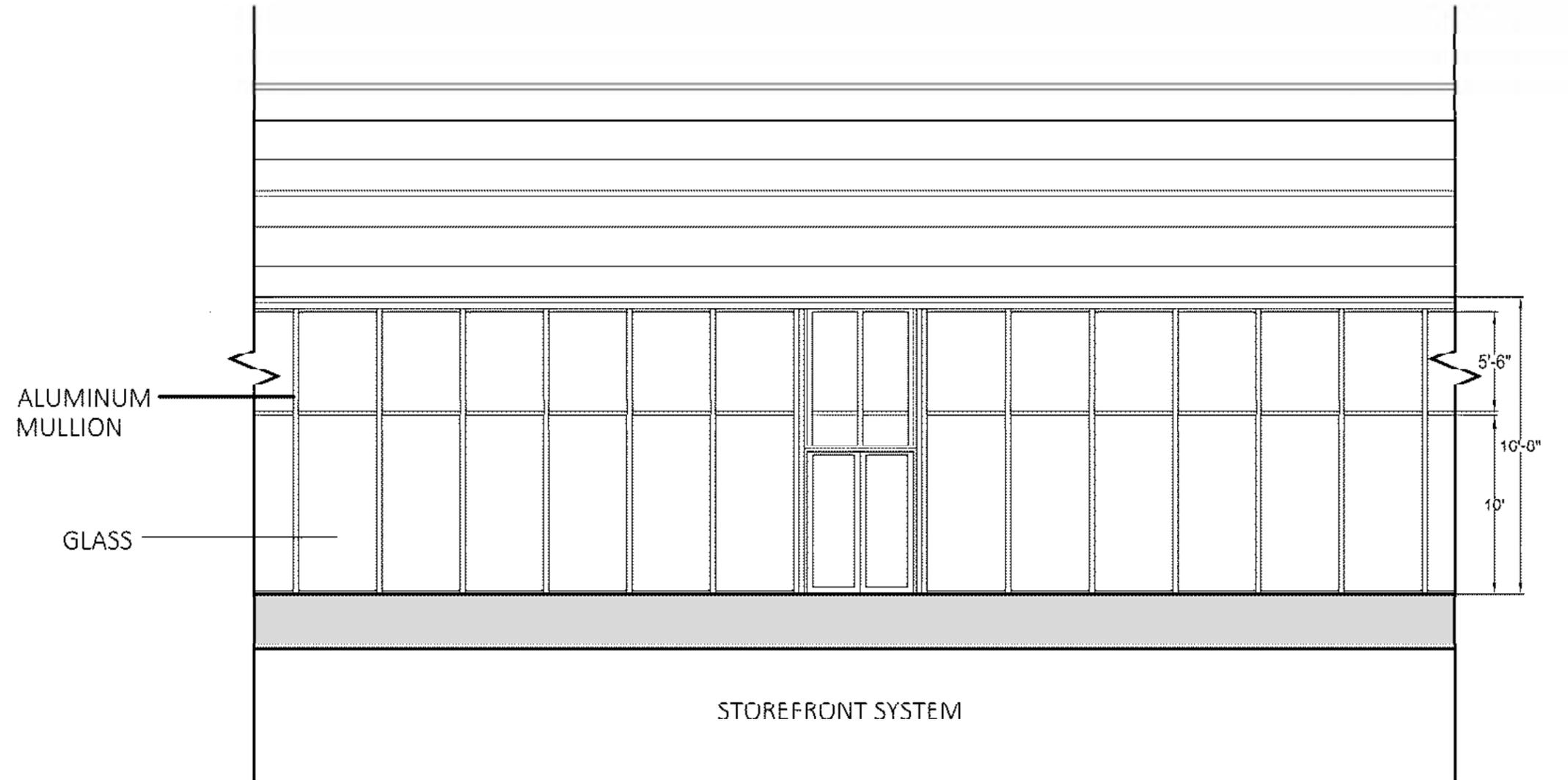
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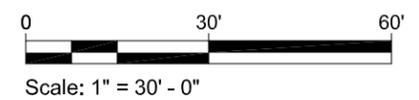
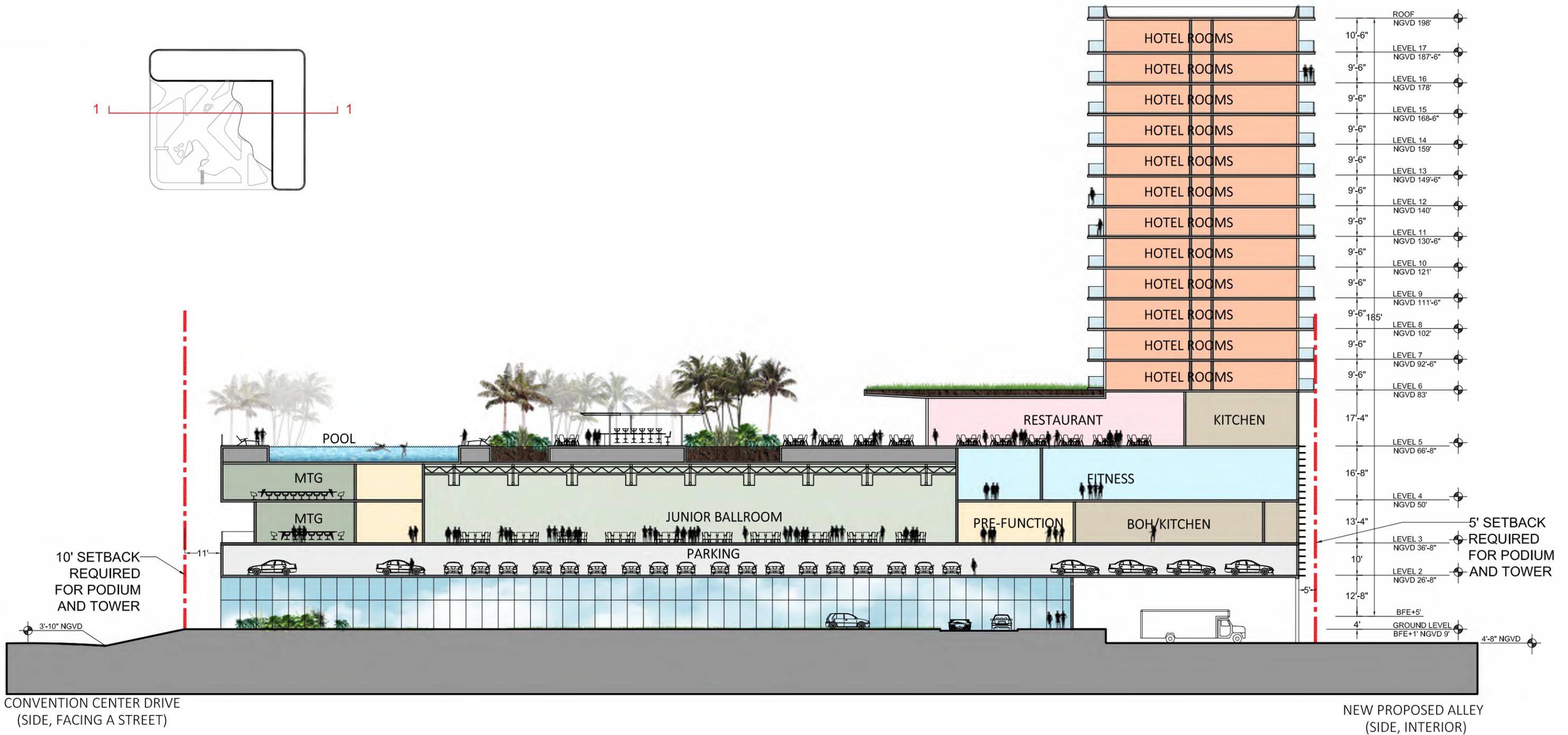
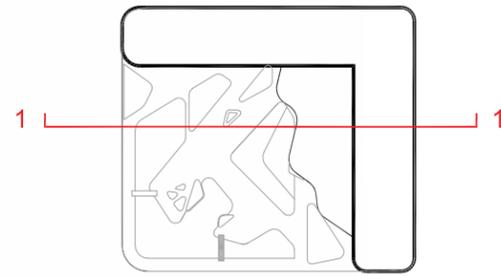
MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W NORTH ELEVATION**

**DATE:**  
**2019.01.07**

**A2-08**





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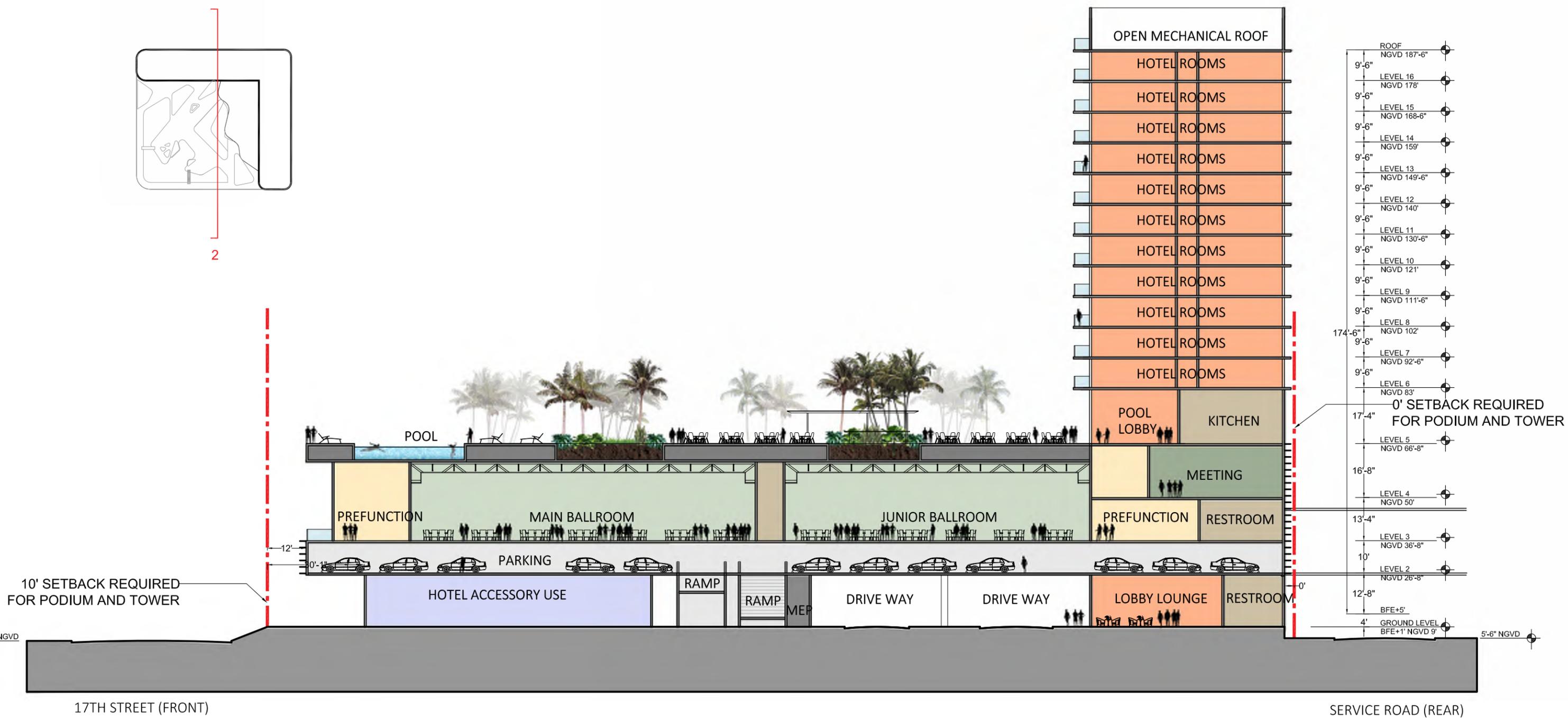
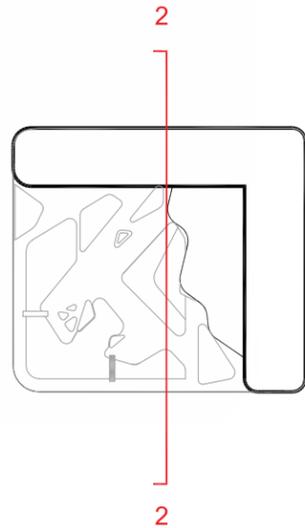
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**SECTION 1-1**

**DATE:**  
**2019.01.07**

**A3-00**



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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**SECTION 2-2**

**DATE:**  
**2019.01.07**

**A3-01**



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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERING 01**

**DATE:**  
**2019.01.07**

**A4-00**



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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERING 02**

**DATE:**  
**2019.01.07**

**A4-01**



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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERING 03**

**DATE:**  
**2019.01.07**

**A4-02**



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**RENDERING 04**

**DATE:**  
**2019.01.07**

**A4-03**



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**RENDERING 05**

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**RENDERING 06**

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**RENDERING 07**

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**A4-06**



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**RENDERING 08**

**DATE:**  
**2019.01.07**

**A4-07**



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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERING 9**

**DATE:**  
**2019.01.07**

**A4-08**

# MIAMI BEACH CONVENTION CENTER HOTEL

CONVENTION CENTER DRIVE & 17TH STREET  
 MIAMI BEACH, FLORIDA 33139

## DESIGN REVIEW BOARD SUBMITTAL

### ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVE

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<i>INDEX OF DRAWINGS</i>		
DESCRIPTION		
(CITY OF MIAMI BEACH DRB)		
1	L0-000	LANDSCAPE INDEX OF DRAWINGS
2	L0-001	LANDSCAPE NOTES
3	L0-002	LANDSCAPE CALCULATIONS
4	L0-003	PLANT IMAGES
5	L0-004	TREE SURVEY
6	L1-000	TREE DISPOSITION PLAN
7	L1-001	TREE MITIGATION PLAN
8	L1-100	GROUND LEVEL CONTEXT PLAN
9	L1-101	GROUND LEVEL RENDERED PLAN
10	L1-110	GROUND LEVEL LANDSCAPE PLAN
11	L1-200	PODIUM LEVEL RENDERED PLAN
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

## LANDSCAPE INDEX

DATE:  
 01/07/2019

L0-000

#### GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

#### GENERAL GRADING NOTES

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

#### GENERAL SITE LIGHTING NOTES

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

#### GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami Beach.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

#### GENERAL LANDSCAPE NOTES CONTD

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.

#### SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.  
  
2. Before finishing topsoil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.  
  
4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractor to provide manufacturer's specifications for approval.
5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

#### PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.

2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.

3. All trees must be guyed or staked as shown in details.

4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.

8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.

9. Substantial completion constitutes the beginning of guarantee period.

10. Contractor to replace rejected plant within two (2) weeks of notice.

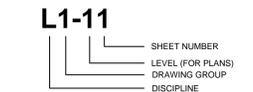
11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

#### **DRAWING ORGANIZATION**

##### **1. DRAWING NUMBERING SYSTEM**

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



##### **2. DRAWING GROUP**

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

- L0 = GENERAL
- L1 = PLANS
- L2 = ELEVATIONS
- L3 = SECTIONS
- L4 = ENLARGEMENTS
- L5 = DETAILS
- L6 = SCHEDULES

##### **3. SHEET NUMBER**

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 00 TO 99.

##### **4. DRAWING NUMBER EXAMPLES:**

L1-11 HARDSCAPE PLAN

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

## **LANDSCAPE NOTES**

DATE:  
01/07/2019

L0-001

**CITY OF MIAMI BEACH  
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District	CCC	Lot Area	110884	Acres	2.55	REQUIRED/ ALLOWED	PROVIDED
-----------------	-----	----------	--------	-------	------	----------------------	----------

**OPEN SPACE**

A. Square feet of required Open Space as indicated on site plan:							
Lot Area=	110884	s.f. x	0	%=	0	s.f.	0
B. Square feet of parking lot open space required as indicated on site plan:							
Number of parking spaces	25	x 10 s.f. parking space=	250		900		
C. Total square feet of landscaped open space required: A+B=							
			250		900		

**LAWN AREA CALCULATION**

A. Square feet of landscaped open space required							
B. Maximum lawn area (sod) permitted =							
	20	% x	250	s.f.	50		0

**TREES**

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=							
	22	trees x	2.55	net lot acres -	number of existing trees=	56	65
B. % Natives required: Number of trees provided x 30%=							
			17		65		
C. % Low maintenance/drought and salt tolerant required:							
Number of trees provided x 50%=							
			28		65		
D. Street Trees (maximum average spacing of 20' o.c.)							
	985	linear feet along street divided by 20'=	49		49		
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.)=							
			0		0		

**SHRUBS**

A. Number of shrubs required: Sum of lot and street trees required x 12=							
			1263		1518		
B. % Native shrubs required: Number of shrubs provided x 50%=							
			632		1518		

**LARGE SHRUBS OR SMALL TREES**

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=							
			126		410		
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=							
			63		410		

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CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**LANDSCAPE CALCULATIONS**

DATE:  
01/07/2019

**L0-002**

TREES



*BURSERA SMARUBA*  
GUMBO LIMBO



*CONOCARPUS ERECTUS*  
GREEN BUTTWOOD



*COCOLOBA UVIFERA*  
SEAGRAPE



*FICUS AUREA*  
STRANGLER FIG



*KRUGIODENDRON FERREUM*  
BLACK IRONWOOD



*PISCIDIA PISCIPULA*  
JAMAICA DOGWOOD



*QUERCUS VIRGINIANA*  
SOUTHERN LIVE OAK



*SIMARUBA GLAUCA*  
PARADISE TREE

PALMS



*COCOS NUCIFERA*  
COCONUT PALM



*ROYSTONEA REGIA*  
ROYAL PALM



*SABAL PALMETTO*  
CABBAGE PALM

TREES/SHRUBS



*ARDISIA ESCALLONIOIDES*  
MARLBERRY



*CAPPARIS CYNOPHALLOPHORA*  
JAMAICAN CAPER



*CHRYSOBALANUS ICACO*  
VAR *ICACAO*  
COCOPLUM



*CONOCARPUS ERECTUS*  
VAR *SERICEUS*  
SILVER BUTTWOOD



*EUGENIA FOETIDA*  
SPANISH STOPPER



*GYMNATHES LUCIDA*  
CRABWOOD



*PSYCHOTRIA NERVOSA*  
SHINY-LEAF WILD COFFEE



*RANDIA ACULEATA*  
WHITE INDIGO BERRY

SHRUBS



*ACROSTICHUM DANAEIFOLIUM*  
LEATHER FERN



*BACCHARIS ANGUSTIFOLIA*  
NARROW-LEAF SALT BUSH



*CASASIA CLUSIIFOLIA*  
SEVEN YEAR APPLE



*CHRYSOBALANUS ICACO*  
CV. *HORIZONTALIS*  
COASTAL COCOPLUM



*LYCIUM CAROLINIANUM*  
CHRISTMAS BERRY



*ARGUSIA GNAPHALOIDES*  
SEA LAVENDER



*PSYCHOTRIA LIGUSTRIFOLIA*  
BAHAMA COFFEE



*SERENOA REPENS*  
SAW PALMETTO



*COCCOLITHRINAX ARGENTATA*  
SILVER PALM



*SOPHORA TOMENTOSA*  
VAR *TRUNCATA*  
NECKLACE POD



*SURIANA MARITIMA*  
BAY CEDAR



*ZAMIA INTEGRIFOLIA*  
COONTIE

GROUNDCOVERS/LOW GROWING PLANTS



*BORRCHIA FRUTESCENS*  
SEA OX-EYE DAISY



*ERNODIA LITTORALIS*  
VAR *LITTORALIS*  
BEACH GOLDEN CREEPER



*HELIANTHUS DEBILIS*  
EAST COAST BEACH SUNFLOWER



*HYMENOCALLIS LATIFOLIA*  
SPIDER LILY



*IPOMEA PRES-CAPRAE*  
RAILROAD VINE



*MUHLENBERGIA CAPILLARIS*  
MUHLY GRASS



*SPARTINA SPARTINAE*  
GULF CORDGRASS



*SPARTINA PATENS*  
SALTMEADOW CORDGRASS

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CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

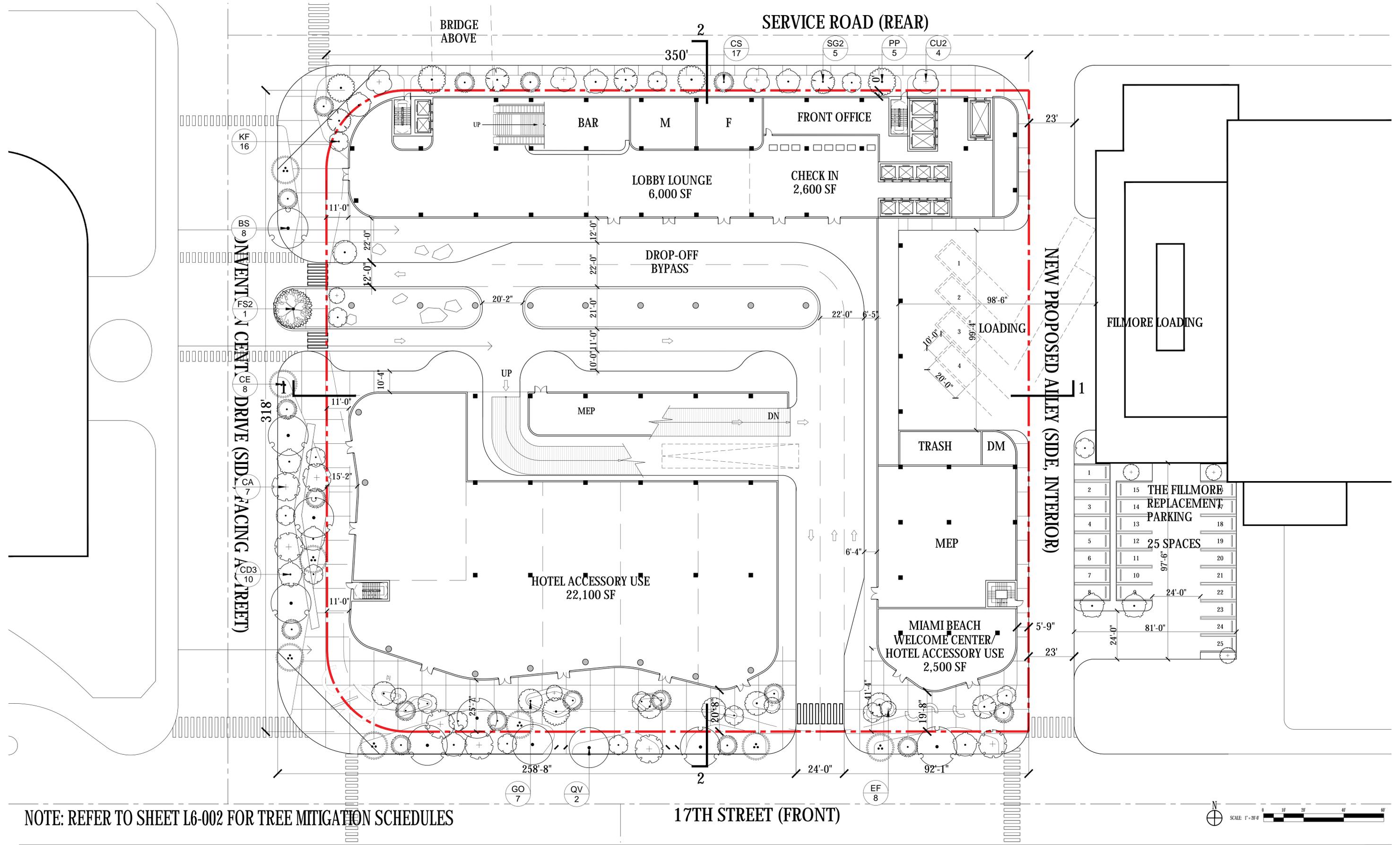
**PLANTING PALETTE**

DATE:  
01/07/2019

**L0-003**







NOTE: REFER TO SHEET L6-002 FOR TREE MITIGATION SCHEDULES

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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**TREE MITIGATION PLAN**

DATE:  
 01/07/2019

**L1-001**



PARK RENDERED PLAN

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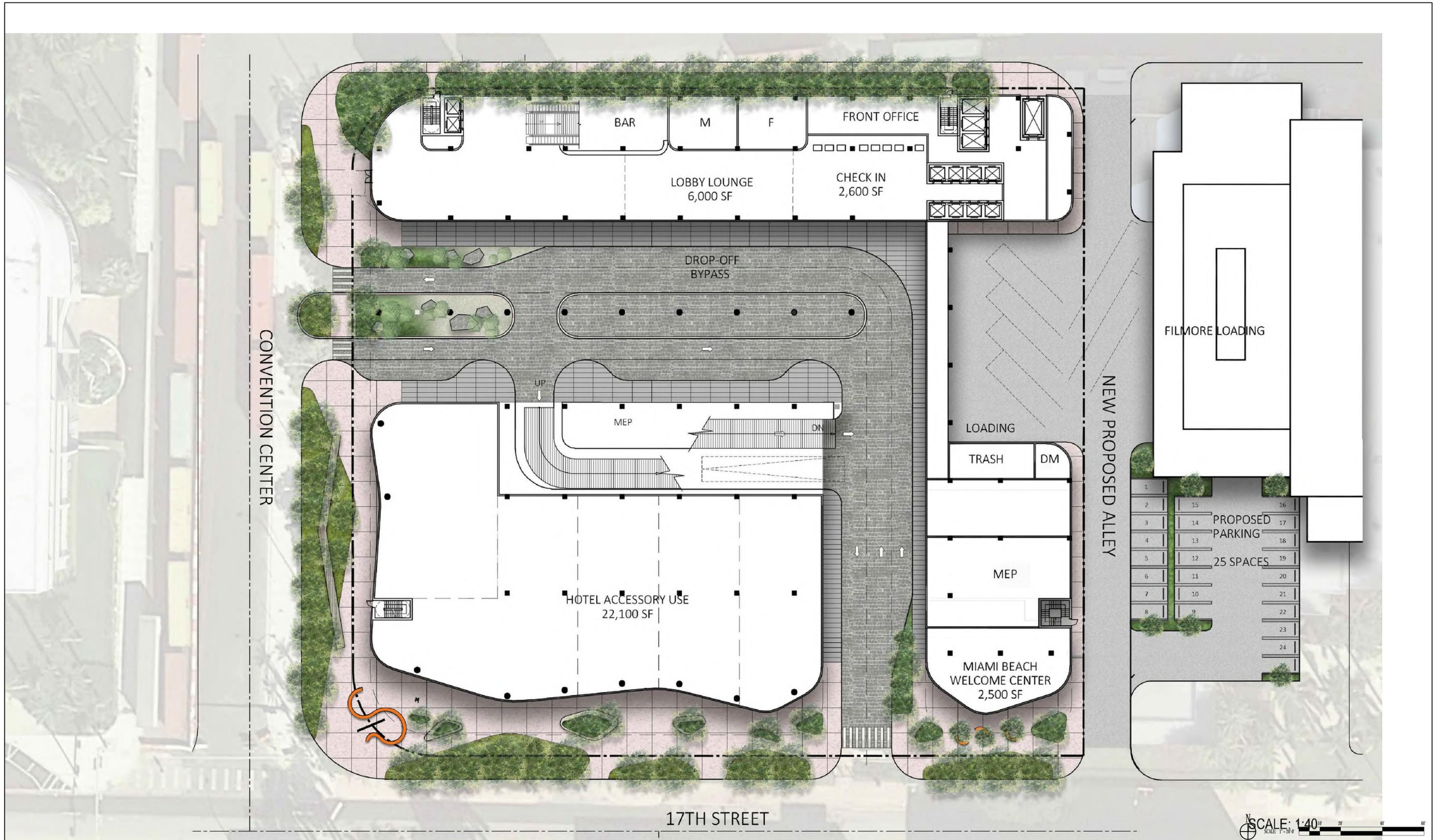
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 CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**GROUND LEVEL CONTEXT PLAN**

DATE:  
 01/07/2019

**L1-100**



PARK RENDERED PLAN

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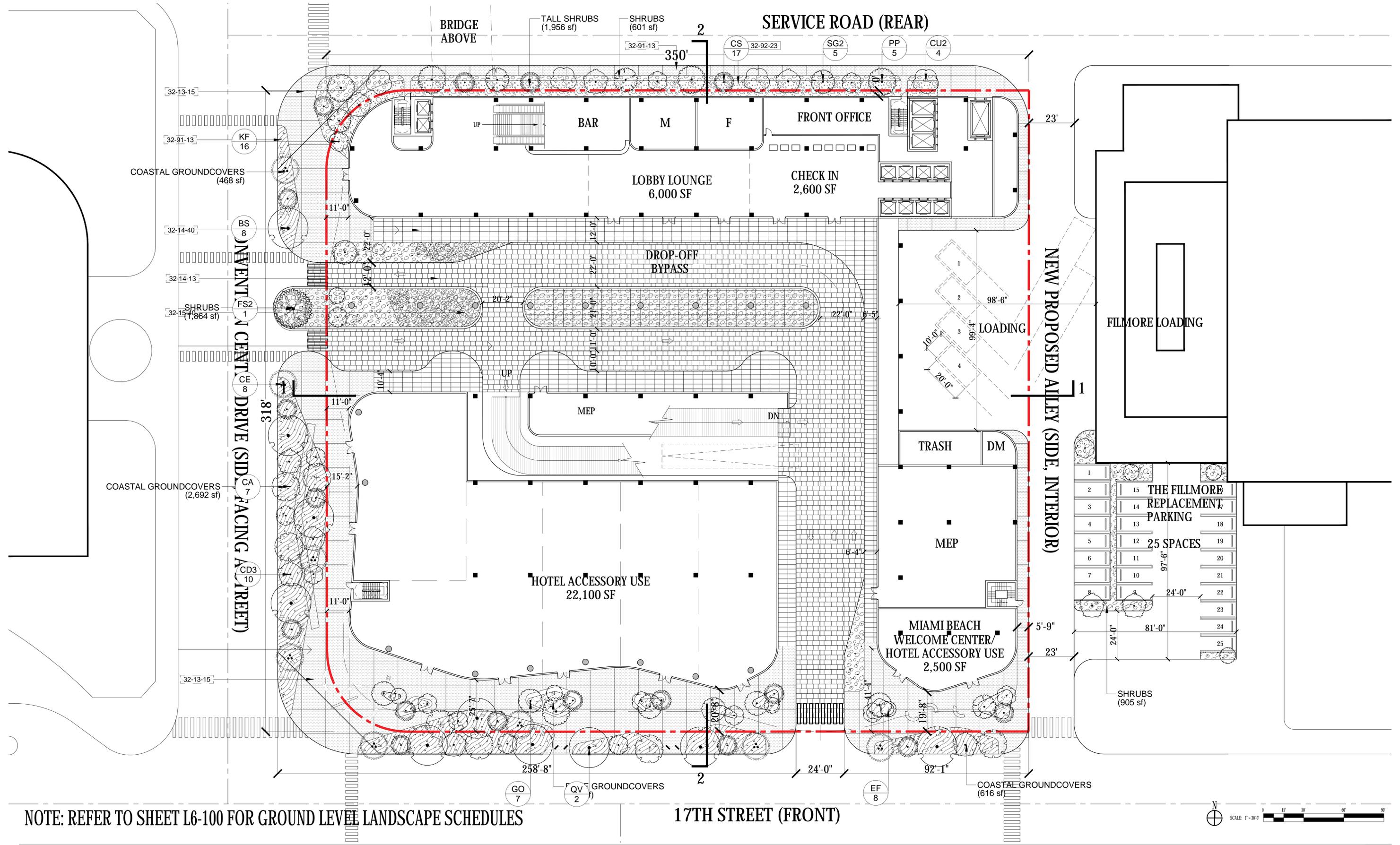
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**GROUND LEVEL RENDERED PLAN**

DATE:  
 01/07/2019

**L1-101**



NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL LANDSCAPE SCHEDULES

17TH STREET (FRONT)



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CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**GROUND LEVEL LANDSCAPE PLAN**

DATE:  
01/07/2019

**L1-110**



PARK RENDERED PLAN

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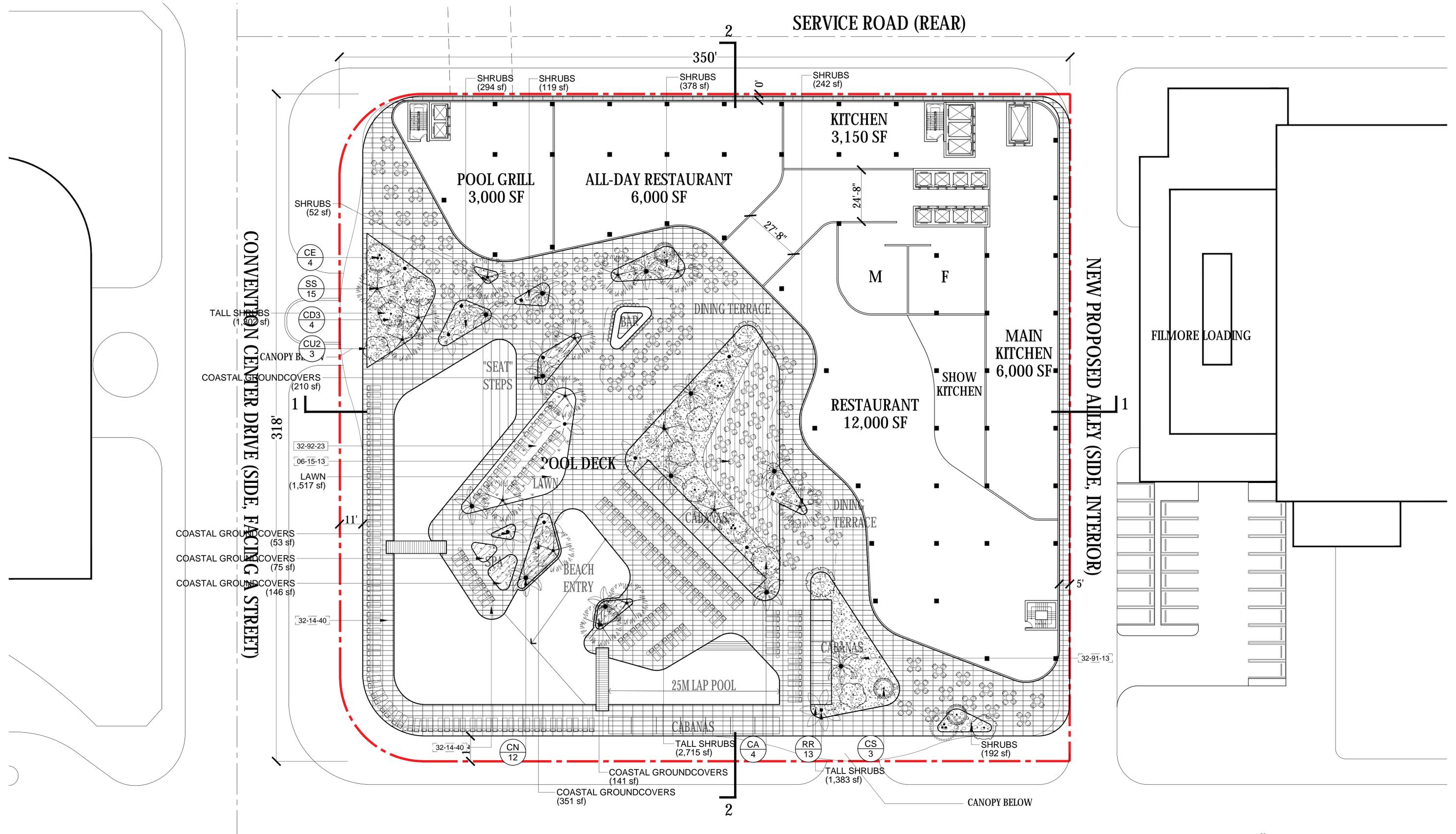
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 CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**PODIUM LEVEL RENDERED PLAN**

DATE:  
 01/07/2019

**L1-200**



NOTE: REFER TO SHEET L6-200 FOR PODIUM LEVEL LANDSCAPE SCHEDULES

17TH STREET (FRONT)



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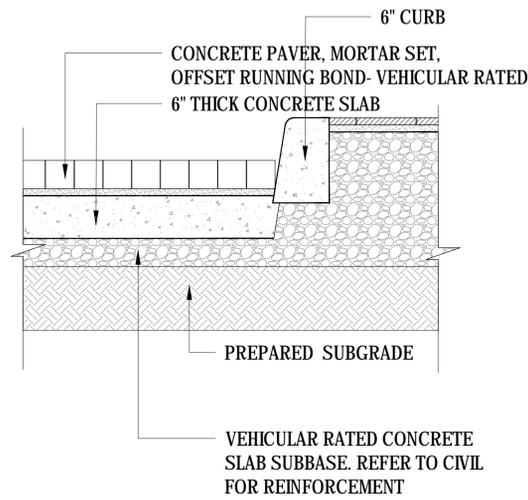
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 CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**PODIUM LEVEL LANDSCAPE PLAN**

DATE:  
 01/07/2019

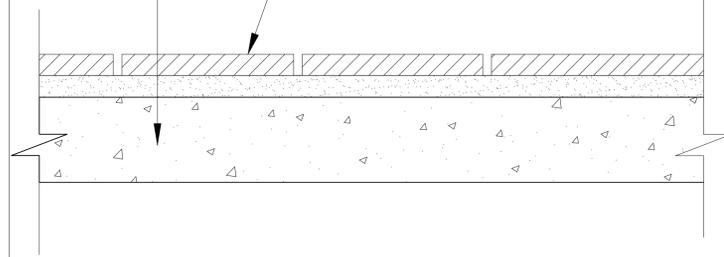
**L1-210**

NOTE:  
VEHICULAR RATED PAVERS IN PUBLIC R.O.W  
CONSTRUCTION AS PER FDOT REQUIREMENTS

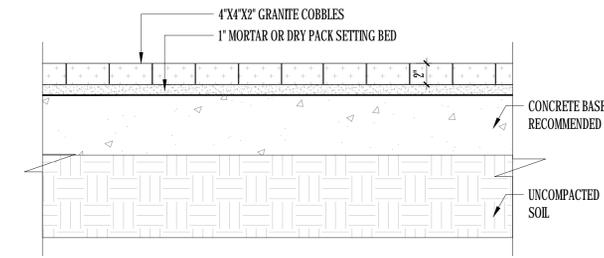


7 **VEHICULAR PAVERS AT CURB**  
SCALE: 1"=1'-0"

CONC. SLAB ON COMPACTED FILL'  
REFER TO STRUCT. DWG'S  
STONE PAVER ON MORTAR  
BED, REFER TO HARDSCAPE DWG'S

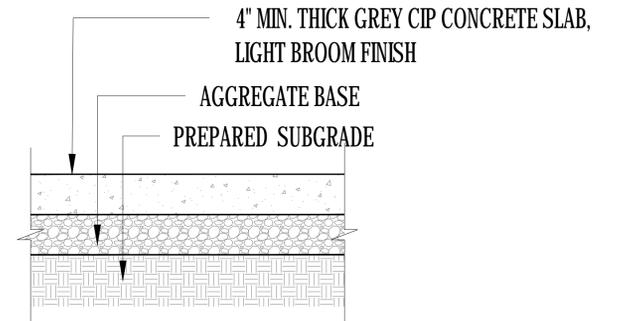


5 **PAVERS ON DECK**  
SCALE: 1:4



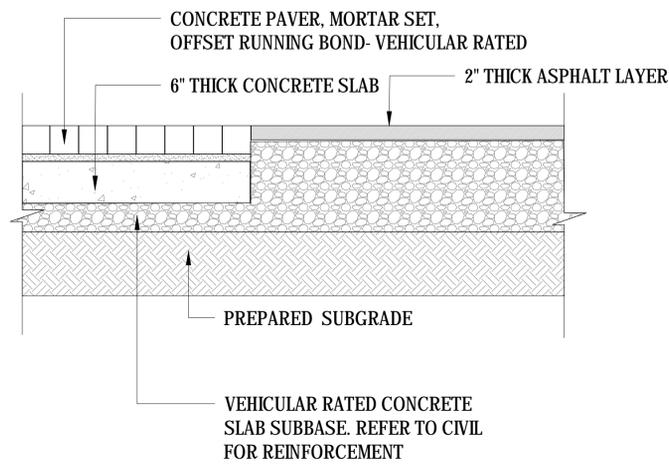
3 **STONE SANDSET PAVER DETAIL**  
SCALE: 1/8"=1'-0"

NOTE: REFER TO HARDSCAPE PLAN  
FOR COLOR



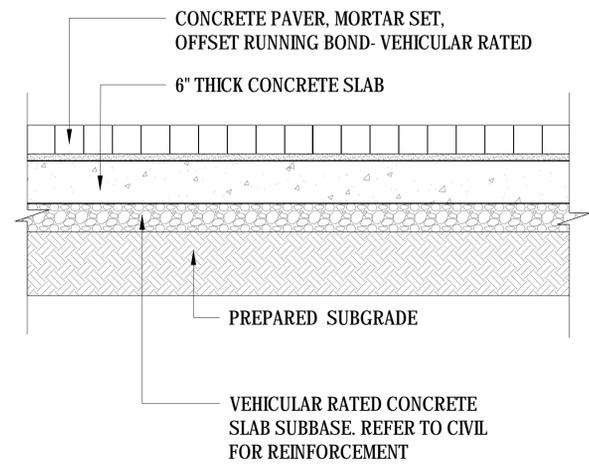
1 **SIDEWALK DETAIL TYP.**  
SCALE: 1/2"=1'-0"

NOTE:  
VEHICULAR RATED PAVERS IN PUBLIC R.O.W  
CONSTRUCTION AS PER FDOT REQUIREMENTS

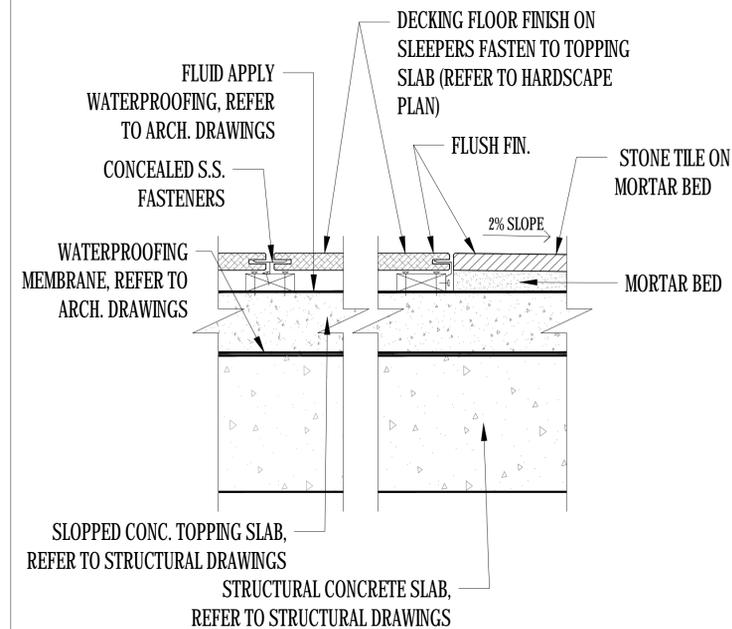


8 **ASPHALT AT PERVIOUS PAVERS**  
SCALE: 1"=1'-0"

NOTE:  
VEHICULAR RATED PAVERS IN PUBLIC R.O.W  
CONSTRUCTION AS PER FDOT REQUIREMENTS

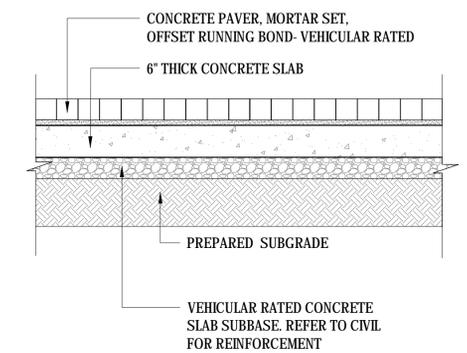


6 **PAVERS AT ROADWAYS**  
SCALE: 1"=1'-0"



4 **WOOD ON DECK**  
SCALE: 1:5

NOTE:  
VEHICULAR RATED PAVERS IN PUBLIC R.O.W  
CONSTRUCTION AS PER FDOT REQUIREMENTS



2 **VEHICULAR CONCRETE MUDSET PAVER DETAIL**  
SCALE: 3/4"=1'-0"

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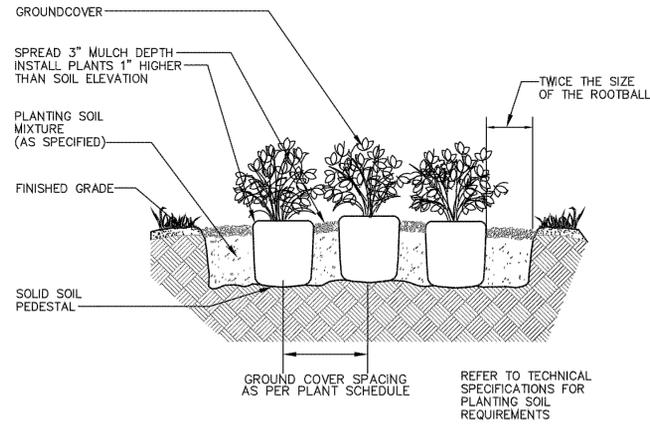
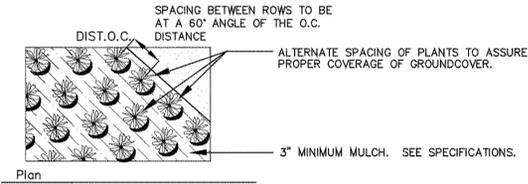
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CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

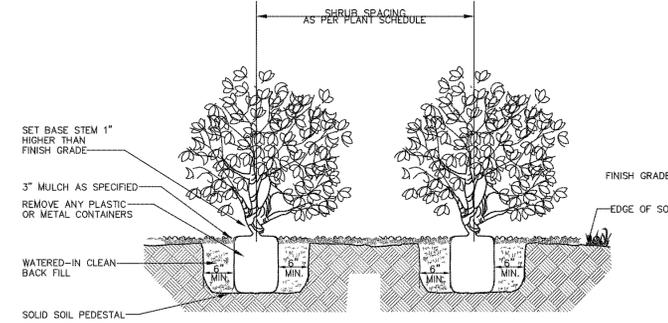
**HARDSCAPE DETAILS**

DATE:  
01/07/2019

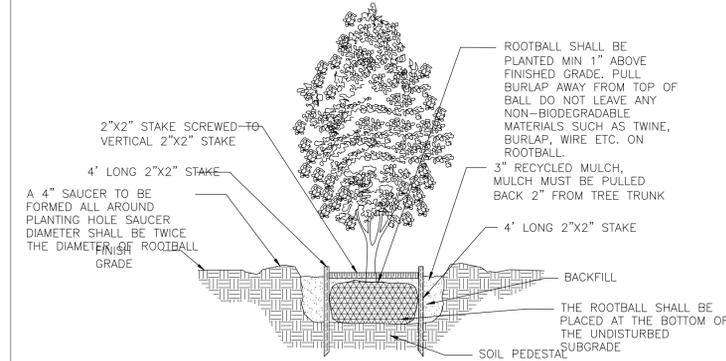
**L5-110**



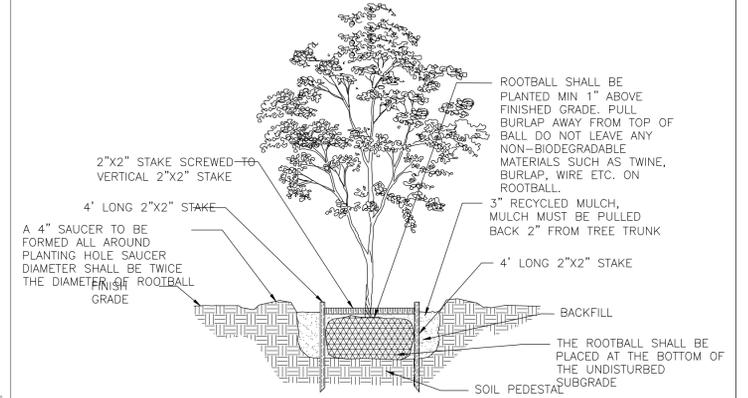
**6 GROUND COVER PLANTING DETAIL**  
SCALE: N.T.S.



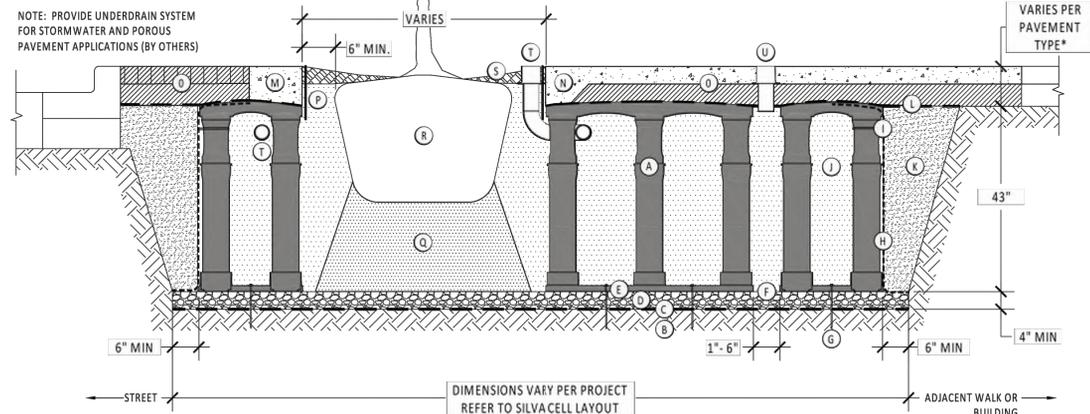
**5 SHRUB PLANTING DETAIL**  
SCALE: N.T.S.



**3 MULTI-TRUNK TREE PLANTING DETAIL**  
SCALE: N.T.S.



**1 LARGE TREE PLANTING DETAIL**  
SCALE: N.T.S.



**SILVA CELL SYSTEM 3X**  
NOT TO SCALE

**KEY PLAN**

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED TO 95% PROCTOR
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES - CONTACT DEEPROOF FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT\*

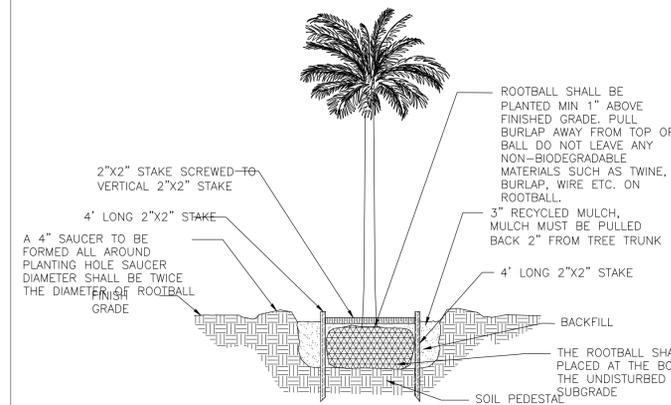
\*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

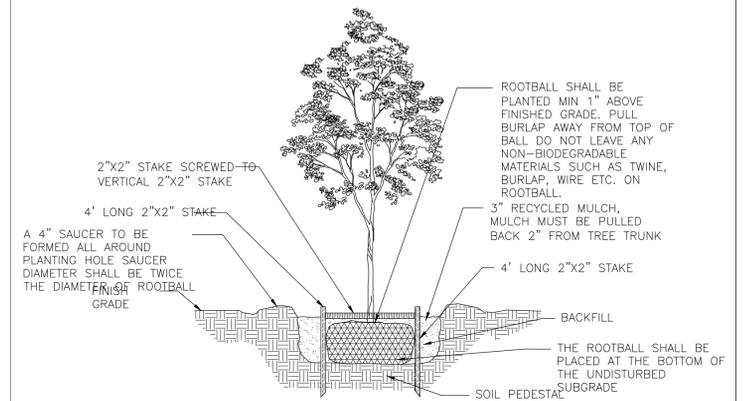
- (P) DEEPROOF ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOF WATER AND AIR VENT-ROOTBALL
- (U) DEEPROOF WATER AND AIR VENT

- NOTES**
- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
  - PROVIDE SUPPLEMENTAL IRRIGATION
  - DO NOT SCALE DRAWINGS

**7 SILVA CELL DETAIL**  
SCALE: N.T.S.

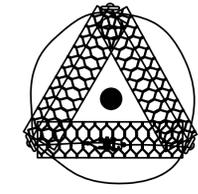


**4 PALM PLANTING DETAIL**  
SCALE: N.T.S.

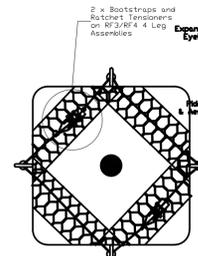


**2 SMALL TREE PLANTING DETAIL**  
SCALE: N.T.S.

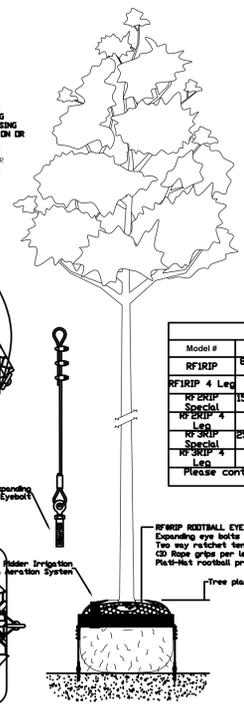
**NOTES**  
 1. DO NOT SCALE FROM THIS DRAWING  
 2. THIS DRAWING IS CONSTRUCTED USING LAYERS WHICH CAN BE TURNED ON OR OFF AS REQUIRED  
 3. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING



RF#RIP 3 Leg



RF#RIP 4 Leg



Model List		
Model #	Height - ft (m)	Caliper - in (mm)
RF#RIP	8'-15' (2.5m - 4.5m)	1.5" - 3" (40mm - 75mm)
RF#RIP 4 Leg		12" - 24" Box
RF#RIP Special	15'-25' (4.5m - 7.5m)	3" - 5.75" (75mm - 150mm)
RF#RIP 4 Leg		24" - 48" Box
RF#RIP Special	25'-40' (7.5m - 12m)	5.75" - 9.5" (150mm - 230mm)
RF#RIP 4 Leg		48" - 60" Box

Please contact Platipus representative for boxes over 50'

RF#RIP ROOTBALL EYEBOLT FIXING SYSTEM - PLATI-MAT CONCRETE BASE  
 Expanding eye bolts with stainless steel cable attached  
 Two way ratchet tensioner with stainless steel cable  
 3/8" Rope grips per leg  
 Plati-Mat rootball protection mesh  
 Tree planted at nursery size

© 2015, PLATIPUS ANCHORS

**1 TREE ANCHORING DETAIL**  
 SCALE: N.T.S.

TREE DISPOSITION SCHEDULE										
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	TPZ	DISPOSITION	CANOPY AREA
	01	Phoenix reclinata	Senegal Date Palm	5"	18'	12'	Moderate	5'	Remove	113 SF
	02	Chrysophyllum oliviforme	Satin Leaf	7"	14'	14'	Poor		Remove	154 SF
	03	Phoenix reclinata	Senegal Date Palm	37"	20'	25'	Good	5'	Remove	982 SF
	04	Bulnesia arborea	Verawood	17"	20'	20'	Moderate	8'	Remove	618 SF
	05	Bulnesia arborea	Verawood	11"	18'	15'	Good	5'	Remove	177 SF
	06	Tabebuia chrysantha	Yellow Tabebuia	18"	18'	40'	Good	15'	Remove	2514 SF
	07	Bulnesia arborea	Verawood	6"	18'	15'	Moderate	4'	Remove	177 SF
	08	Tabebuia heterophylla	Pink Trumpet Tree	7"	20'	15'	Moderate	4'	Remove	177 SF
	09	Bulnesia arborea	Verawood	8"	14'	15'	Moderate	4'	Remove	177 SF
	10	Bulnesia arborea	Verawood	10"	20'	20'	Poor	4'	Remove	314 SF
	11	Phoenix reclinata	Senegal Date Palm	28"	18'	25'	Good	4'	Remove	982 SF
	12	Plumeria rubra	Frangipani	5"	14'	12'	Good	4'	Remove	113 SF
	13	Phoenix reclinata	Senegal Date Palm	27"	14'	12'	Good	4'	Remove	226 SF
	14	Roystonea regia	Royal Palm	20"	25'	20'	Good	4'	Remove	628 SF
	15	Roystonea regia	Royal Palm	18"	28'	22'	Good	4'	Remove	760 SF
	16	Ilex cassine	Dahoon holly	22"	14'	15'	Moderate	6'	Remove	354 SF
	17	Roystonea regia	Royal Palm	18"	22'	22'	Good	4'	Remove	760 SF
	18	Ilex cassine	Dahoon holly	10"	14'	20'	Moderate	4'	Remove	314 SF
	19	Filicium decipiens	Japanese fern tree	13"	18'	20'	Moderate	4'	Remove	628 SF
	20	Filicium decipiens	Japanese fern tree	8"	15'	15'	Moderate	4'	Remove	177 SF
	21	Filicium decipiens	Japanese fern tree	12"	12'	15'	Moderate	4'	Remove	354 SF
	22	Bulnesia arborea	Verawood	10"	28'	25'	Poor		Remove	491 SF
	23	Bulnesia arborea	Verawood	4"	12'	10'	Good	3'	Remove	79 SF
	24	Bulnesia arborea	Verawood	3"	10'	9'	Poor		Remove	64 SF
	25	Tabebuia heterophylla	Pink Trumpet Tree	9"	25'	18'	Good	4'	Remove	255 SF
	26	Tabebuia heterophylla	Pink Trumpet Tree	8"	22'	18'	Moderate	4'	Remove	255 SF

	27	Tabebuia heterophylla	Pink Trumpet Tree	8"	22'	20'	Moderate	4'	Remove	314 SF
	28	Filicium decipiens	Japanese fern tree	26"	14'	24'	Poor		Remove	906 SF
	29	Lagerstroemia indica	Crape myrtle	28"	20'	20'	Good	6'	Remove	628 SF
	30	Lagerstroemia indica	Crape myrtle	31"	20'	20'	Good	6'	Remove	628 SF
	31	Filicium decipiens	Japanese fern tree	11"	20'	20'	Good	6'	Remove	314 SF
	32	Coccoloba diversifolia	Pigeon plum	21"	18'	18'	Good	6'	Remove	510 SF
	33	Coccoloba diversifolia	Pigeon plum	7"	15'	15'	Good	4'	Remove	177 SF
	34	Coccoloba diversifolia	Pigeon plum	5"	15'	12'	Good	4'	Remove	113 SF
	35	Lagerstroemia indica	Crape myrtle	42"	22'	18'	Good	6'	Remove	510 SF
	36	Filicium decipiens	Japanese fern tree	15"	15'	15'	Poor		Remove	354 SF
	37	Lagerstroemia indica	Crape myrtle	38"	18'	20'	Good	6'	Remove	628 SF
	38	Ilex cassine	Dahoon holly	11"	15'	12'	Poor		Remove	113 SF
	39	Ilex cassine	Dahoon holly	8"	16'	18'	Moderate	5'	Remove	255 SF
	40	Ilex cassine	Dahoon holly	17"	18'	15'	Moderate	6'	Remove	354 SF
	41	Ilex cassine	Dahoon holly	9"	20'	13'	Good	6'	Remove	133 SF
	42	Lagerstroemia indica	Crape myrtle	34"	16'	20'	Good	6'	Remove	628 SF
	43	Quercus virginiana	Southern Live Oak	16"	25'	35'	Poor		Remove	1924 SF
	44	Quercus virginiana	Southern Live Oak	16"	28'	30'	Good	10'	Remain	1414 SF
	45	Quercus virginiana	Southern Live Oak	10"	25'	25'	Moderate	8'	Remove	491 SF
	46	Quercus virginiana	Southern Live Oak	14"	28'	35'	Good	10'	Remain	1924 SF
	47	Dypsis lutescens	Areca palm	35"	10'	16'	Poor		Remove	402 SF
	48	Dypsis lutescens	Areca palm	6"	12'	0"	Dead		Remove	0 SF
	49	Dypsis lutescens	Areca palm	33"	14'	15"	Poor		Remove	354 SF
	50	Dypsis lutescens	Areca palm	8"	15'	10"	Poor		Remove	79 SF
	51	Dypsis lutescens	Areca palm	18"	15'	10"	Poor		Remove	158 SF
	52	Dypsis lutescens	Areca palm	36"	17'	18'	Poor		Remove	510 SF
	53	Dypsis lutescens	Areca palm	16"	14'	12'	Poor		Remove	226 SF

NOTE: REFER TO SHEET L1-000 FOR TREE DISPOSITION PLAN

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CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**TREE DISPOSITION SCHEDULE**

DATE:  
01/07/2019

**L6-000**

	54	Not on Site									
	55	Thrinax radiata	Thatch palm	5'	10'	12'	Good	5'	Remove	113 SF	
	56	Thrinax radiata	Thatch palm	4'	22'	6'	Good	3'	Remove	29 SF	
	57	Thrinax radiata	Thatch palm	3'	8'	8'	Good	3'	Remove	51 SF	
	58	Thrinax radiata	Thatch palm	5'	8'	8'	Dead	3'	Remove	0 SF	
	59	Thrinax radiata	Thatch palm	6'	12'	10'	Good	3'	Remove	79 SF	
	60	Thrinax radiata	Thatch palm	5'	10'	8'	Good	3'	Remove	51 SF	
	61	Thrinax radiata	Thatch palm	5'	22'	6'	Good	3'	Remove	29 SF	
	62	Thrinax radiata	Thatch palm	5'	22'	5'	Poor	3'	Remove	20 SF	
	63	Coccothrinax species		5'	6'	4'	Good	3'	Remove	13 SF	
	64	Thrinax radiata	Thatch palm	3'	22'	4'	Good	3'	Remove	13 SF	
	65	Thrinax radiata	Thatch palm	3'	22'	4'	Good	3'	Remove	13 SF	
	66	Thrinax radiata	Thatch palm	3'	22'	4'	Good	3'	Remove	13 SF	
	67	Thrinax radiata	Thatch palm	6'	12'	10'	Good	3'	Remove	79 SF	
	68	Thrinax radiata	Thatch palm	5'	7'	8'	Good	3'	Remove	51 SF	
	69	Calophyllum inophyllum	Beauty leaf	54'	35'	70'	Good	25'	Remove	7698 SF	
	70	Calophyllum inophyllum	Beauty leaf	45'	35'	60'	Good	25'	Remove	5656 SF	
	71	Ptychosperma elegans	Solitare palm	3'	15'	10'	Good	3'	Remove	79 SF	
	72	Ptychosperma elegans	Solitare palm	2'	18'	6'	Good	3'	Remove	29 SF	
	73	Ptychosperma macarthurii	Macarthur palm	21'	22'	18'	Good	3'	Remove	510 SF	
	74	Coccoloba uvifera	Sea Grape	42'	30'	45'	Moderate	18'	Remove	3182 SF	
	74A	Adonia merrillii	Christmas Palm	6'	22'	8'	Good	3'	Remove	51 SF	
	75	Adonia merrillii	Christmas Palm	5'	12'	8'	Good	3'	Remove	51 SF	
	76	Thrinax radiata	Thatch palm	6'	15'	12'	Good	3'	Remove	113 SF	
	77	Thrinax radiata	Thatch palm	3'	18'	10'	Good	3'	Remove	79 SF	
	78	Thrinax radiata	Thatch palm	4'	18'	10'	Good	3'	Remove	79 SF	
	79	Thrinax radiata	Thatch palm	4'	18'	8'	Good	3'	Remove	51 SF	

NOTE: REFER TO SHEET L1-000 FOR TREE DISPOSITION PLAN

	80	Thrinax radiata	Thatch palm	7'	15'	14'	Good	3'	Remove	154 SF
	81	Capparis cynophallophora	Jamaican caper	10'	14'	14'	Poor		Remove	154 SF
	82	Ilex cassine	Dahoon holly	10'	15'	12'	Moderate	5'	Remove	113 SF
	83	Roystonea regia	Royal Palm	17'	25'	22'	Good	5'	Remove	760 SF
	84	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	3'	8'	6'	Good	3'	Remove	29 SF
	85	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	4'	8'	8'	Good	3'	Remove	51 SF
	86	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	4'	8'	8'	Good	3'	Remove	51 SF
	87	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	4'	8'	8'	Good	3'	Remove	51 SF
	88	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	5'	7'	10'	Good	3'	Remove	79 SF
	89	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	4'	6'	8'	Good	3'	Remove	51 SF
	90	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	4'	8'	8'	Good	3'	Remove	51 SF
	91	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	4'	9'	6'	Good	3'	Remove	29 SF
	92	Swietenia mahagoni	West Indian Mahogany	10'	28'	28'	Good	15'	Remove	616 SF
	93	Swietenia mahagoni	West Indian Mahogany	25'	35'	55'	Good	18'	Remove	4752 SF
	94	Quercus virginiana	Southern Live Oak	8'	24'	25'	Poor		Remove	491 SF
	95	Tabebuia heterophylla	Pink Tabebuia	10'	28'	16'	Good	8'	Remove	201 SF
TOTAL CANOPY AREA REMOVED										51655 SF

NOTE: TREE RELOCATIONS ARE TO BE AT THE DISCRETION OF THE CITY OF MIAMI BEACH, SUBJECT TO NOT CAUSING A DELAY TO THE PROJECT SCHEDULE.

**ARQUITECTONICA**

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**TREE DISPOSITION SCHEDULE CONT'D**

DATE:  
01/07/2019

**L6-001**

CHAPTER 46-61 TREE REPLACEMENT CHART		
REPLACEMENT TREE CATEGORY:	MINIMUM SPECIFICATION REQUIREMENT:	CREDIT OBTAINED IN SQUARE FEET (SQ.FT.):
Category 1 Tree	Min. 12' Overall Ht., Min. 2"-3" Cal.	300
Category 2 Tree	Min. 10' Overall Ht., Min. 2"-3" Cal.	150
Category 3 Tree	Min. 8' Overall Ht., Min. 2"-3" Cal.	100
Category 4 Palm	Min. 6' Clear Trunk	50

CHAPTER 46-61 TREE SPECIES DIVERSITY CHART	
REQUIRED NUMBER OF TREES	REQUIRED MINIMUM NUMBER OF SPECIES
01-20	2
21-50	4
51 or greater	6

TREE MITIGATION CALCULATIONS			
REPLACEMENT TREE CATEGORY:	NUMBER OF REPLACEMENT TREES:	CREDIT OBTAINED IN SQUARE FEET (SQ.FT.):	REPLACED CANOPY AREA: (51,655 SQ.FT. REMOVED)
Category 1 Tree	96	300	28,800
Category 2 Tree	0	150	0
Category 3 Tree	0	100	0
Category 4 Palm	0	50	0
TOTAL REPLACEMENT CANOPY AREA:			28,800 SQ.FT.

TREE SCHEDULE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	BS	8	Bursera simaruba	Gumbo Limbo	12'	6'	2" min		Yes	Yes
	CA	7	Clusia rosea	Autograph Tree	14'	7'	3"		Yes	Yes
	CD3	10	Coccoloba diversifolia	Pigeon Plum	12'	6'-8'	2" min		Yes	Yes
	CU2	4	Coccoloba uvifera	Sea Grape	12'	6'	2" min		Yes	Yes
	CE	8	Conocarpus erectus	Buttonwood	14'	8'	3"		Yes	Yes
	CS	17	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'	6'	2" min		Yes	Yes
	EF	8	Eugenia foetida	Spanish Stopper	12'	8'	2" min	MT	Yes	Yes
	FS2	1	Ficus aurea	Strangler Fig	20'	12'-15'	5' - 7'		Yes	Yes
	GO	7	Guaiacum officinale	Lignum Vitae	12'	6'	3"	4'	Yes	Yes
	KF	16	Krugiodendron ferreum	Black Ironwood	12'	6'	3" min		Yes	Yes
	PP	5	Piscidia piscipula	Jamaican Dogwood	14'	7'	3"		Yes	Yes
	QV	2	Quercus virginiana	Southern Live Oak	14'	6'	3" min		Yes	Yes
	SG2	5	Simarouba glauca	Paradise Tree	17'	12'	3" min	6'	Yes	Yes

NOTE: REFER TO SHEET L1-002 FOR TREE MITIGATION PLAN

NOTE: TREE RELOCATIONS ARE TO BE AT THE DISCRETION OF THE CITY OF MIAMI BEACH, SUBJECT TO NOT CAUSING A DELAY TO THE PROJECT SCHEDULE.

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**TREE MITIGATION SCHEDULE**

DATE:  
01/07/2019

**L6-002**

HARDSCAPE SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
32 EXTERIOR IMPROVEMENTS			
.32-13-15	ITEM: Concrete Paving APPLICATION: Sidewalk, Curb, Gutter COLOR: Pink TYPE: Miami Beach Signature Pink	20,066 sf	
.32-14-13	ITEM: Precast Concrete Unit Paving APPLICATION: Drop-offs	16,990 sf	
.32-14-40	ITEM: Paving APPLICATION: Gathering Space, Rock Climbing Area, Multi-Use Plaza, Pool Deck	10,637 sf	
.32-15-40	ITEM: Crushed Stone Surfacing APPLICATION: Bay Walk	1,126 sf	
.32-91-13	ITEM: Mulching APPLICATION: Planting beds	9,213 sf	
.32-92-23	ITEM: Sodding APPLICATION: Right-of-Way	3,716 sf	

TREE SCHEDULE											
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT	
	BS	8	Bursera simaruba	Gumbo Limbo	12'	6'	2" min		Yes	Yes	
	CA	7	Clusia rosea	Autograph Tree	14'	7'	3"		Yes	Yes	
	CD3	10	Coccoloba diversifolia	Pigeon Plum	12'	6'-8'	2" min		Yes	Yes	
	CU2	4	Coccoloba uvifera	Sea Grape	12'	6'	2" min		Yes	Yes	
	CE	8	Conocarpus erectus	Buttonwood	14'	8'	3"		Yes	Yes	
	CS	17	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'	6'	2" min		Yes	Yes	
	EF	8	Eugenia foetida	Spanish Stopper	12'	8'	2" min	MT	Yes	Yes	
	FS2	1	Ficus aurea	Strangler Fig	20'	12'-15'	5' - 7'		Yes	Yes	
	GO	7	Guaiacum officinale	Lignum Vitae	12'	6'	3"	4'	Yes	Yes	
	KF	16	Krugiodendron ferreum	Black Ironwood	12'	6'	3" min		Yes	Yes	
	PP	5	Piscidia piscipula	Jamaican Dogwood	14'	7'	3"		Yes	Yes	
	QV	2	Quercus virginiana	Southern Live Oak	14'	6'	3" min		Yes	Yes	
	SG2	5	Simarouba glauca	Paradise Tree	17'	12'	3" min	6'	Yes	Yes	

SHRUB & GROUND COVER SCHEDULE				
	<b>SHRUBS</b>	7,830 sf		
	Callicarpa americana / American Beautyberry	261	2'	20% @ 30" oc
	Psychotria ligustrifolia / Bahama Coffee	391	2'	30% @ 30" oc
	Serenoa repens 'Cinerea' / Silver Saw Palmetto	196	2'	15% @ 30" oc
	Zamia pumila / Coontie	456	2'	35% @ 30" oc
	<b>TALL SHRUBS</b>	2,471 sf		
	Ardisia escallonioides / Marberry	20	6'	15% @ 54" oc
	Capparis cynophallophora / Jamaica Caper	26	6'	20% @ 54" oc
	Eugenia foetida / Spanish Stopper	39	6'	30% @ 54" oc
	Gymnanthes lucida / Crabwood	32	6'	25% @ 54" oc
	Randia aculeata / White Indigo Berry	13	6'	10% @ 54" oc
	<b>DUNE GROUNDCOVERS</b>	682 sf		
	Borrchia frutescens / Bush Seaside Tansy	12	2'	10% @ 30" oc
	Ernodea littoralis / Golden Creeper	64	1'	20% @ 18" oc
	Helianthus debilis / East Coast Beach Sunflower	79	1'	25% @ 18" oc
	Hymenocallis latifolia / Spider Lily	35	2'	30% @ 30" oc
	Ipomoea pes-caprae / Railroad Vine	27	1'	15% @ 24" oc
	<b>COASTAL GROUNDCOVERS</b>	6,090 sf		
	Batis maritima / Saltwort	475	1'	30% @ 24" oc
	Borrchia frutescens / Bush Seaside Tansy	102	2'	10% @ 30" oc
	Muhlenbergia capillaris / Pink Muhly	254	2'	25% @ 30" oc
	Spartina bakeri / Sand Cord Grass	203	2'	20% @ 30" oc
	Spartina patens / Salt Meadow Cord Grass	152	2'	15% @ 30" oc

NOTE: REFER TO SHEET L1-110 FOR GROUND LEVEL LANDSCAPE PLAN

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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST., MIAMI BEACH, FL

**GROUND LEVEL LANDSCAPE SCHEDULES**

DATE:  
01/07/2019

**L6-100**

HARDSCAPE SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
	Wood Decking		
06-15-13	ITEM: Decking APPLICATION: Pool Deck	2,193 sf	
32 EXTERIOR IMPROVEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
32-14-40	ITEM: Paving APPLICATION: Gathering Space, Rock Climbing Area, Multi-Use Plaza, Pool Deck	35,925 sf	
32-91-13	ITEM: Mulching APPLICATION: Planting beds	7,654 sf	
32-92-23	ITEM: Sodding APPLICATION: Right-of-Way	1,517 sf	

TREE SCHEDULE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT	
	CA	4	Clusia rosea	Autograph Tree	14'	7'	3'	Yes	Yes	
	CD3	4	Coccoloba diversifolia	Pigeon Plum	12'	6'-8'	2" min	Yes	Yes	
	CU2	3	Coccoloba uvifera	Sea Grape	12'	6'	2" min	Yes	Yes	
	CN	12	Cocos nucifera	Coconut Palm	20' OA			Yes	Yes	
	CE	4	Conocarpus erectus	Buttonwood	14'	8'	3'	Yes	Yes	
	CS	3	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'	6'	2" min	Yes	Yes	
	RR	13	Roystonea regia	Royal Palm	E	35'	12"	Yes	Yes	
	SS	15	Sabal palmetto	Cabbage Palmetto	E	20'	10"	Yes	Yes	

SHRUBS & GCVR SCHEDULE			
	<b>SHRUBS</b>	1,278 sf	
	Callicarpa americana / American Beautyberry	43	2' 20% @ 30" oc
	Psychotria ligustrifolia / Bahama Coffee	64	2' 30% @ 30" oc
	Serenoa repens 'Cinerea' / Silver Saw Palmetto	32	2' 15% @ 30" oc
	Zamia pumila / Coontie	75	2' 35% @ 30" oc
	<b>TALL SHRUBS</b>	5,400 sf	
	Ardisia escallonioides / Marlberry	42	6' 15% @ 54" oc
	Capparis cynophallophora / Jamaica Caper	56	6' 20% @ 54" oc
	Eugenia foetida / Spanish Stopper	84	6' 30% @ 54" oc
	Gymnanthes lucida / Crabwood	70	6' 25% @ 54" oc
	Randia aculeata / White Indigo Berry	28	6' 10% @ 54" oc
	<b>DUNE GROUNDCOVERS</b>	976 sf	
	Borrchia frutescens / Bush Seaside Tansy	17	2' 10% @ 30" oc
	Ernodea littoralis / Golden Creeper	91	1' 20% @ 18" oc
	Helianthus debilis / East Coast Beach Sunflower	113	1' 25% @ 18" oc
	Hymenocallis latifolia / Spider Lily	49	2' 30% @ 30" oc
	Ipomoea pes-caprae / Railroad Vine	39	1' 15% @ 24" oc
	<b>LAWN</b>	1,517 sf	
	Stenotaphrum Secundatum - St. Augustine		
	Seville		

NOTE: REFER TO SHEET L1-210 FOR PODIUM LEVEL LANDSCAPE PLAN

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**PODIUM LEVEL LANDSCAPE SCHEDULES**

DATE:  
01/07/2019

**L6-200**