



Design Review Board - Final Submittal

6988 Abbott Avenue
Miami Beach, FL 33141

Date Submitted: 04 June 2020

Submitted to: City of Miami Beach

Owner:	Pacific Star Capital
Architect:	CUBE 3, LLC
Landscape Architect:	LAND Landscape Architecture
Land-Use:	Akerman LLP

Project Team

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6988 Abbott Avenue
Miami Beach, Florida

A1

Site

A1.1

Property Survey | Tree Table

A1.2

Location Map

A1.3

Keyed Site Photos

A1.4

Keyed Site Photos

A1.5

Existing Site Plan

A1.6

Proposed Site Plan



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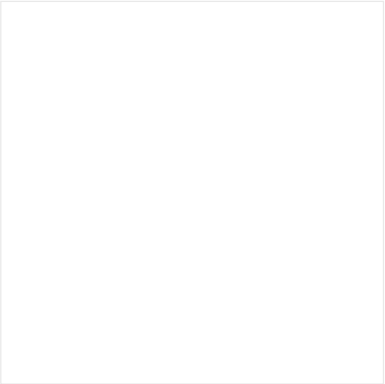
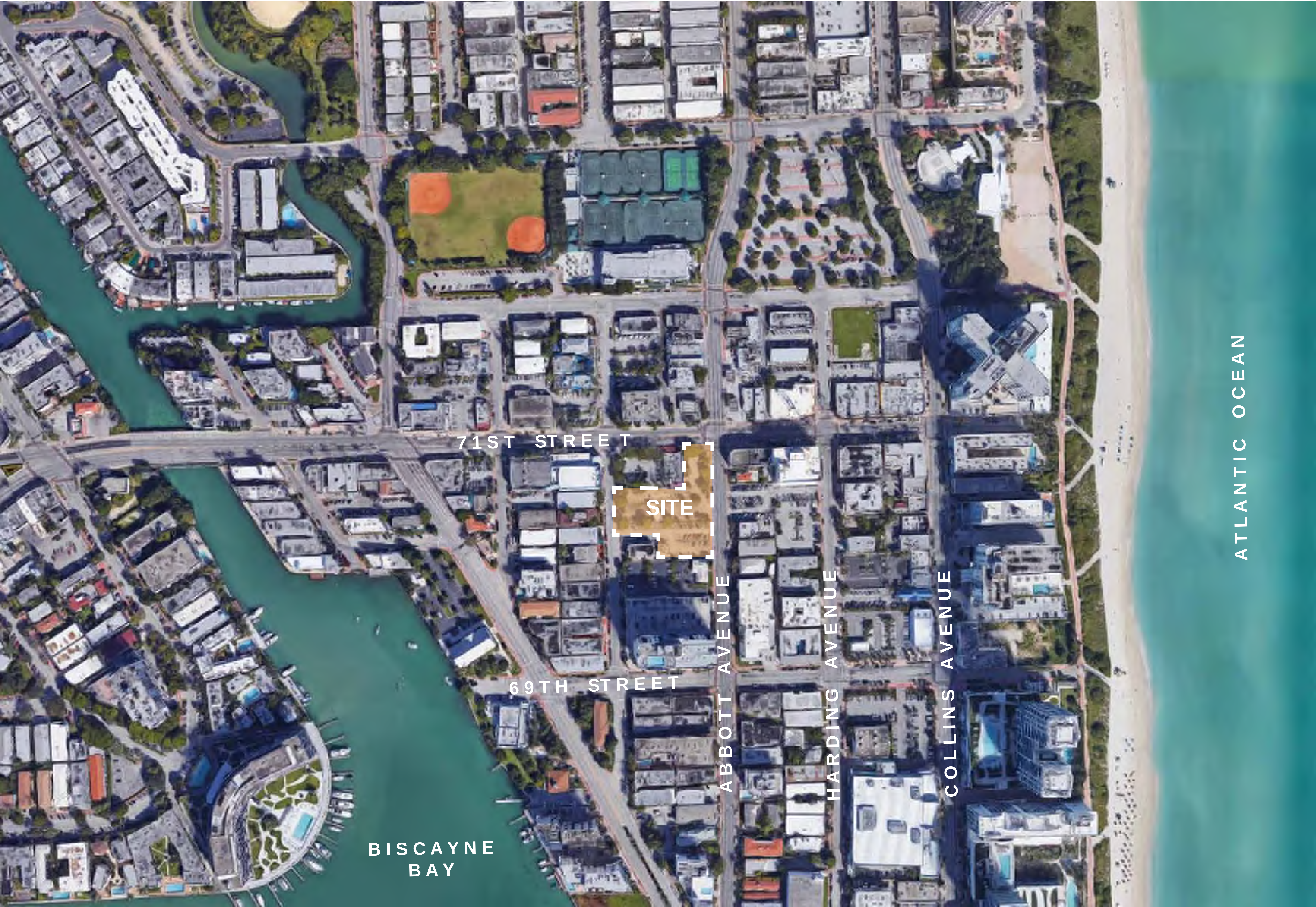


6988 Abbott Avenue

Miami Beach, Florida



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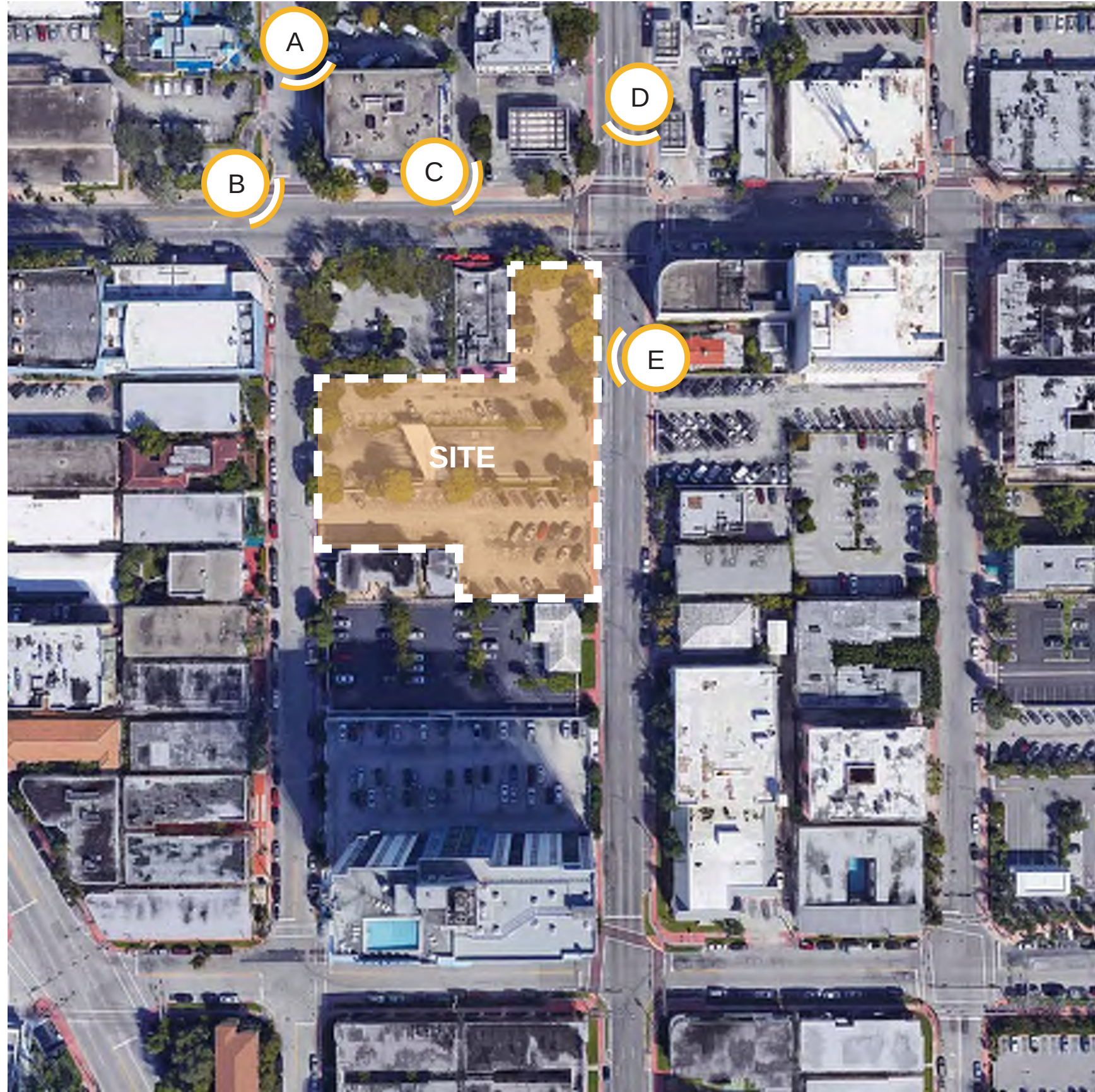
Location Map

Scale: None



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A1.2



Location Key



View A



View B



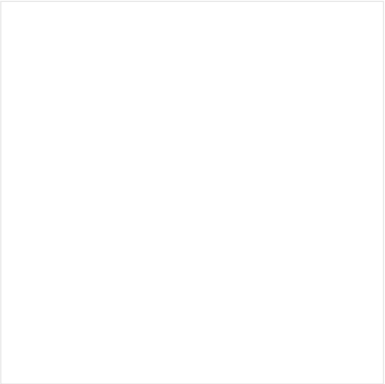
View C



View D



View E



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Miami Beach, Florida

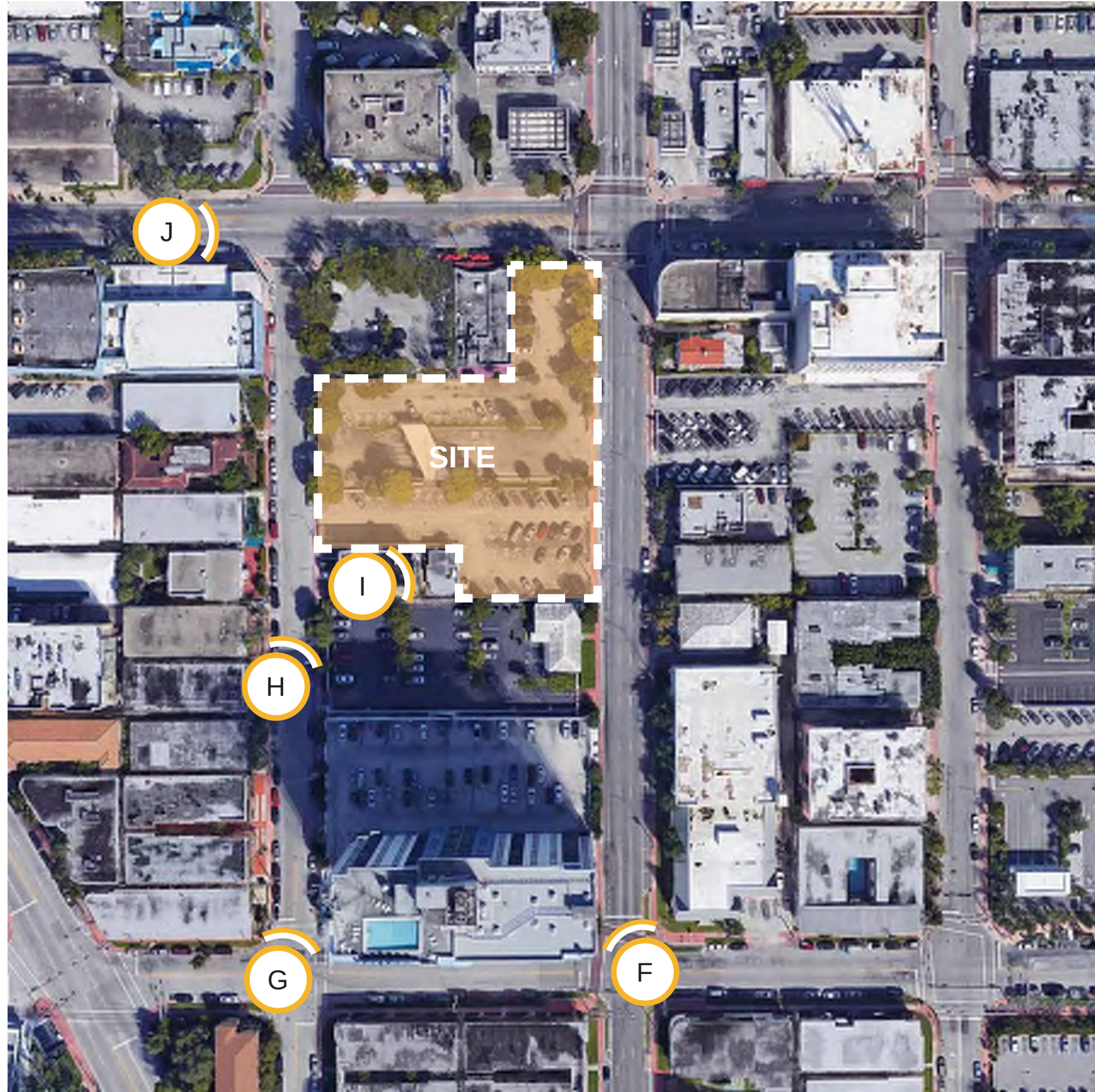
Keyed Site Photos

Scale: None



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A1.3



Location Key



View F



View G



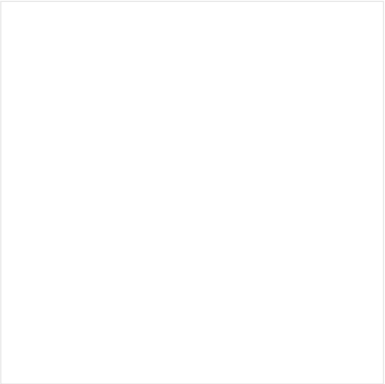
View H



View I



View J



6988 Abbott Avenue

Miami Beach, Florida

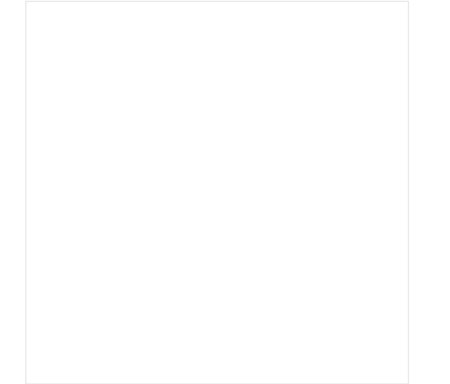
Keyed Site Photos

Scale: None



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0' 20' 40' 80'

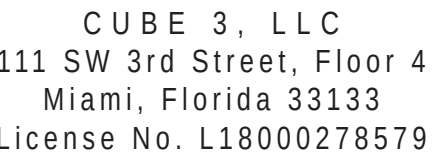
6988 Abbott Avenue
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Existing Site Plan
Scale: 1" = 20'-0"



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04 June 2020

A1.5



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6988 Abbott Avenue
Miami Beach, Florida

Miami Beach, Florida

Proposed Site Plan

Scale: 1" = 20'-0"

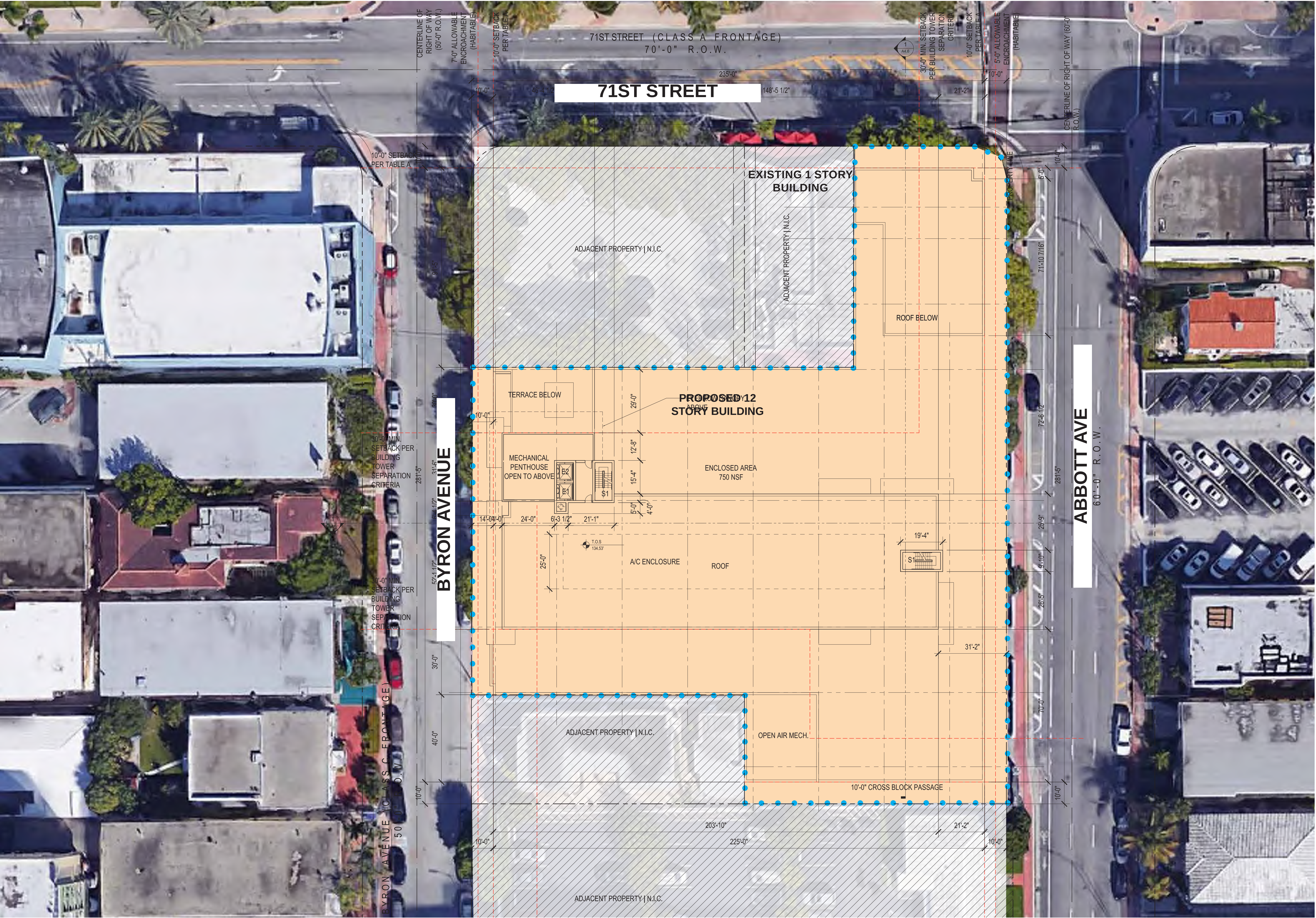
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A2 Zoning Tabulations | Zoning Diagrams

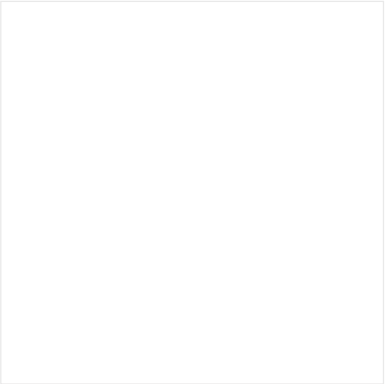
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- A2.13 Town Center Central Core (Tc-C)
District - Zoning Data
- A2.14 Town Center Central Core (Tc-C)
District - Zoning Data



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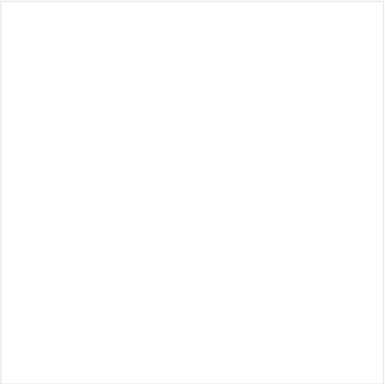
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6988 Abbott Avenue

Miami Beach, Florida



6988 Abbott Avenue

Miami Beach, Florida

FAR Analysis

Scale: None

NEW Development			
roof	12'-0"	750 FAR GSF	0 Units
Level 12	12'-0"	13,812 FAR GSF	18 Units
Level 11	12'-0"	13,812 FAR GSF	18 Units
Level 10	9'-8"	13,812 FAR GSF	18 Units
Level 9	9'-8"	13,812 FAR GSF	18 Units
Level 8	9'-8"	13,812 FAR GSF	18 Units
Level 7	9'-8"	13,812 FAR GSF	18 Units
Level 6	9'-8"	13,812 FAR GSF	18 Units
Level 5	9'-8"	13,812 FAR GSF	18 Units
Level 4	9'-8"	17,681 FAR GSF	18 Units
Level 3	11'-0"	4,500 FAR GSF	4 Units
Level 2	11'-0"	6,011 FAR GSF	4 Units
Level 1	18'-0"	34,915 FAR GSF	
Building Area Totals		174,353 FAR GSF	170 Units
Development Total		174,353.00 FAR GSF	
Buildable FAR		174,370.00 FAR GSF	
FAR Remaining		-17.00 FAR GSF	
Allowable FAR		3.5	

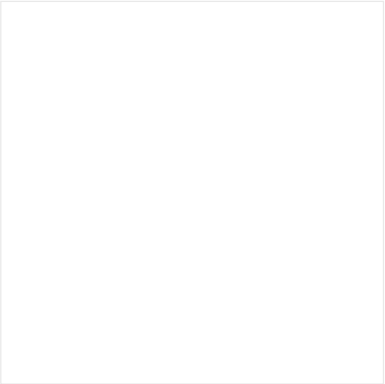
ADDRESS	FOLIO	PRIOR ZONING	PRIOR DENSITY	UNITS ALLOWED UNDER PRIOR DENSITY	ACREAGE	SQFT	FAR	
6988 Abbott Avenue	02-3211-002-1050	TC1	150	24	0.16 Acres	7,070 SQ FT	24,745.00 FAR GSF	New Construction
6972 Abbott Avenue	02-3211-002-1040	TC1	150	21	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6964 Abbott Avenue	02-3211-002-1030	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6956 Abbott Avenue	02-3211-002-1020	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6948 Abbott Avenue	02-3211-002-1010	TC3	60	8	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF	New Construction
6965 Byron Avenue	02-3211-002-0970	TC1	150	22	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
6965 Byron Avenue	02-3211-002-0970	TC3	60	9	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
6957 Byron Avenue	02-3211-002-0990	TC3	60	9	0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF	New Construction
SubTotal				109			174,370.00 FAR GSF	174,353 FAR GSF
Total proposed units				170				
Net difference: 61								
TOTAL DEVELOPMENT SUMMARY					1.14 Acres	49,820 SQ FT	174,370.00 FAR GSF	174,353.00 FAR GSF



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Zoning Districts	Reference	Required Allowed	Provided		Notes
6988 Abbott Avenue	Folio No. 02-3211-002-1050	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6972 Abbott Avenue	Folio No. 02-3211-002-1040	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6964 Abbott Avenue	Folio No. 02-3211-002-1030	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6956 Abbott Avenue	Folio No. 02-3211-002-1020	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6948 Abbott Avenue	Folio No. 02-3211-002-1010	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6965 Byron Avenue	Folio No. 02-3211-002-0970	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6957 Byron Avenue	Folio No. 02-3211-002-0990	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	

Lot Area Summary					
Net Lot Area					
6988 Abbott Avenue	Folio No. 02-3211-002-1050	7,070 SF		Record	
6972 Abbott Avenue	Folio No. 02-3211-002-1040	6,000 SF		Record	
6964 Abbott Avenue	Folio No. 02-3211-002-1030	6,000 SF		Record	
6956 Abbott Avenue	Folio No. 02-3211-002-1020	6,000 SF		Record	
6948 Abbott Avenue	Folio No. 02-3211-002-1010	6,000 SF		Record	
6965 Byron Avenue	Folio No. 02-3211-002-0970	12,500 SF		Record	
6957 Byron Avenue	Folio No. 02-3211-002-0990	6,250 SF		Record	
Total Lot Area Before Dedications (SF)		49,820 SF		Record	
Total Lot Area Before Dedications (Acres)		1.14 Acres		Record	

General Development Requirements	Reference	Required Allowed	Provided		Notes
Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.50	Compliant	
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	174,370 GSF	174,353 GSF		
Maximum Building Height	Sec. 142-743(b)(2a)	200'-0"	149'-4"	Compliant	For lots that are greater than 45,000 SF the maximum building height is 200 feet per Section 142-747 (public benefit height)
Minimum Unit Size					
Apartments	Sec. 142-743(c)	550 SF		Compliant	(134) units for 550-850 (36) unit for 851-1250
Workforce Housing	Sec. 142-743(c)	400 SF		N/A	
Affordable Housing	Sec. 142-743(c)	400 SF		N/A	
Co-living	Sec. 142-743(c)	375 SF		N/A	Minimum 20 percent of the gross floor area of building shall consist of amenity space on same site
Maximum Residential Density	Sec. 142-743(d)	150 du/acre max.	149 du/acre	Compliant	
Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	171 Dwelling Units	170 Dwelling Units		

Setbacks and Encroachments					
General Note	Sec. 142-744	See Notes		Compliant	Heights shall be measured from the City of Miami Beach Freeboard of five feet, unless otherwise noted.
Setbacks and Encroachments	Sec. 142-744 (Table A)				
71st Street		Street Class A		Record	
Street Class		Street Class A		Record	
Building Height at which Setback occurs	Grade to 55'-0" = 10'-0" 55 feet to Max. Height = 25'-0"			Compliant	
Minimum Setback from property line	Grade to 55'-0" = 10'-0" 55 feet to Max. Height = 25'-0"			Compliant	
Allowable Habitable Encroachments into Setback	Grade to 55'-0" = 0'-0" Above 55 feet = 5'-0"			Compliant	
Abbott Avenue and Dickens Avenue		Street Class B		Record	
Street Class		Street Class B		Record	
Building Height at which Setback occurs		Grade to max. height		Compliant	
Minimum Setback from property line		10'-0"		Compliant	
Allowable Habitable Encroachments into Setback		5'-0"		Compliant	
Byron Avenue, Carlyle Avenue and Harding Avenue		Street Class C		Record	
Street Class		Street Class C		Record	
Building Height at which Setback occurs		Grade to max. height		Compliant	
Minimum Setback from property line		10'-0"		Compliant	
Allowable Habitable Encroachments into Setback		7'-0"		Compliant	

Parking Requirements					
	Sec. 130-33(e)				
Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet Residential Required Parking =	67 Parking Spaces 27 Parking Spaces 0 Parking Spaces 94 Parking Spaces	114 Parking Spaces	Compliant	
Retail Parking	Sec. 130-33 - 1/300 SF based on Parking District 8 Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces) Total Parking Required =	See Below 30,089 SF 0 0 Parking Spaces 94 Parking Spaces	56 Parking Spaces 170 Parking Spaces	Compliant Compliant	Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04

Bicycle Parking Requirements					
	Sec. 130-33(e)(10)				
Retail Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking Commercial Required Bicycle Parking =	4 Bicycle Parking Spaces 14 Bicycle Parking Spaces 18 Bicycle Parking Spaces	18 Parking Spaces	Compliant	Short Term Bicycle Parking one (1) per business, four (4) per project, or one (1) per 10,000 Square Feet whichever is greater Long Term Bicycle Parking one (1) per business or two (2) per 5,000 Square Feet whichever is greater
Residential Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking Residential Required Bicycle Parking =	17 Bicycle Parking Spaces 170 Bicycle Parking Spaces 187 Bicycle Parking Spaces	199 Parking Spaces	Compliant	Short Term Bicycle Parking four (4) per building or one (1) per 10 Units whichever is greater Long Term Bicycle Parking one (1) per Unit.

6988 Abbott Avenue

Miami Beach, Florida

Zoning Tabulations

Scale: None

	Total Parking Required =	205 Bicycle Parking Spaces	217 Bicycle Parking Spaces	Compliant	
Loading Requirements					
	Sec. 130-101				
Residential	Over 100 Units but not more than 200 Unit: Three Spaces	3 Loading Berths	3 Loading Berths	Compliant	Loading Spaces only Calculated on New FAR being added to site.
Commercial	Over 20,000 but not over 40,000	3 Loading Berths	3 Loading Berths	Compliant	
	Total Loading Berths Required =	6 Loading Berths	6 Loading Berths	Compliant	Provided One - 12'-0" x 35'-0" Loading Berth and Two - 10'-0" x 20'-0" Loading Berths

Street Frontage, Design and Operations Requirements					
Tower Regulations	Sec. 142-745(a)(1)	See Remarks	Record		(1) Tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161
			Compliant		a. The longest portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage.
			N/A		b. The minimum horizontal separation between multiple towers located on the same site, including balconies, shall be 60 feet.
Setback Design	Sec. 142-745(a)(2)	See Remarks	Compliant		(2) The minimum setback shall be designed to function as an extension of the adjacent public sidewalk unless otherwise noted in the regulations of this zoning district.
Clear Pedestrian Path	Sec. 142-745(a)(3)	10'-0"	Compliant		
Balconies	Sec. 142-745(a)(4)	5'-0" & 7'-0" See Remarks	Compliant		Balconies may encroach into required setbacks above a height of 15 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
Articulation	Sec. 142-745(a)(5)	See Remarks	N/A		Facades with a length of 240 feet or greater shall be articulated so as to not appear as one continuous façade, subject to design review criteria.
Windows	Sec. 142-745(a)(6)	See Remarks	Compliant		All windows shall be minimum of double-pane hurricane impact glass.
Street Trees	Sec. 142-745(a)(7)	See Remarks	Compliant		In addition to the requirements of Chapter 126, street trees shall require the installation of an advanced structural soil cells system (Silva Cells or approved equal) and other amenities (irrigation, up lighting, porous aggregate tree place finish) in tree pits.
Residential Frontages	Sec. 142-745(a)(9)	See Remarks	N/A		In addition to other requirements Residential Frontage shall be developed as follows:
			N/A		a. Ground Floor residential units shall have private entrances from the clear pedestrian path
			N/A		b. Reserved
			N/A		c. Where there are ground floor residential units, the building may be recessed from the setback line up to an additional five feet in order to provide private gardens or porches that are visible and accessible from street.
			N/A		d. A shade structure over the private garden or porch may be provided
			N/A		e. Private access stairs, ramps and lifts to the ground floor units may be located within the area of the private garden and porches
			N/A		f. Fencing and walls for such private gardens and porches may encroach into the required setback up to the applicable distance indicated for allowable encroachments in Table A at grade; Shall not result in a clear pedestrian path of less than 10 feet. Such fencing and wall are limited to four feet.
Off-Street Parking Facilities	Sec. 142-745(a)(10)	See Remarks	Compliant		In addition to other requirements Off-Street Parking shall be built as follows:
			Compliant		a. Parking facilities shall be entirely screened from public view from public rights-of-way and clear pedestrian paths. Parking garages shall be architecturally screened or lined with habitable space.
			Compliant		b. Parking garage may only encroach into the required setback between a height of 25 feet and 55 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
			Compliant		c. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have a minimum ceiling height of nine feet.
			Compliant		d. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have horizontal floor plates.
			Compliant		e. Rooftop and surface parking shall be screened from view from surrounding towers through the use of solar carports or landscaping
Utilities	Sec. 142-745(a)(11)	See Remarks	Compliant		In addition to other requirements Utilities shall be built as follows:
			N/A		a. For new construction, local electrical distribution systems and other lines/wires shall be buried underground. They shall be placed in a manner that avoids conflicts with street tree plantings.
					b. Long-distance power transmission lines not otherwise buried shall be placed on poles for above-ground distribution pursuant to the following restrictions: ---- NOT APPLICABLE ON THIS SITE
Loading	Sec. 142-745(a)(12)	See Remarks	Compliant		In addition to other requirements Loading shall be built as follows:
			N/A		a. Loading shall at a minimum be setback behind areas required to be habitable for each street class designation
			Compliant		b. loading for Nonresidential uses that are on lots over 45,000 square feet shall provide for loading spaces that do not require vehicles to reverse into or out of the site, unless waived by the design review board.
			Compliant		c. Driveways for parking and loading shall be combined, unless waived by the design review board.
			Compliant		d. Loading areas shall be closed when not in use.
			Compliant		e. Garbage rooms shall be noise-baffled, enclosed and air-conditioned.
			Compliant		f. Trash containers shall be located in loading areas.
			Compliant		g. Trash containers shall utilize rubber tired wheels.
			Compliant		h. Delivery trucks shall not be allowed to idle in the loading areas.
			Compliant		i. Loading for commercial and hotel uses and trash pick-up with vehicles of more than two axles may only commence between hours of 6:00 a.m. and 7:00 a.m., 9:00 a.m. and 3:00 p.m., and 6:00 p.m. and 9:00 p.m. on weekdays; and 9:00 a.m. and 9:00 p.m. on weekends, unless waived by the planning board with conditional use approval. Notwithstanding the foregoing, hybrid or electric vehicles may commence loading at 5:00 a.m. instead of 6:00 a.m. on weekdays.
			Compliant		j. Loading for commercial and hotel uses with vehicles of two axles or less may occur between the hours of 6:00 a.m. and 11:00
			N/A		k. Required off-street loading may be provided on another site within the TC-C district or within 1,500 feet of the site, provided it is not located in a residential district.



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6000 ABBOTT AVE
Miami Beach, Florida

Zoning Tabulations

Scale: None

Scale: None

Design Review Board
04 June 2020

A2.3

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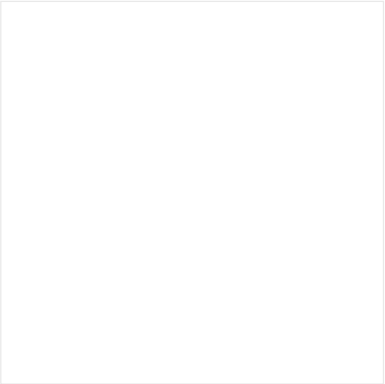
70th Street Frontage	Sec. 142-745(b)	N/A	N/A	
Street Class Designations Abbott Avenue Harding Avenue	Sec. 142-745(c)	Class B Frontage Class C Frontage	Record Record	
Hierarchy of Frontages	Sec. 142-745(d)	See Remarks	Compliant	Highest Class of Frontage is Class A Frontage. Where conflicts between requirements of classes, highest Class Frontage shall control
Class A	Sec. 142-745(e)	See Remarks		In addition to other requirements Frontages shall be built as follows:
		N/A	N/A	(1) Facades shall have a minimum of height of 35 feet.
		N/A	N/A	(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
		N/A	N/A	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		N/A	N/A	b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade.
		N/A	N/A	c. The habitable space on the ground floor shall be for commercial and hotel uses, and to provide access to uses on upper floor of the building.
		N/A	N/A	d. The second and third floors shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 25 feet from the building façade.
		N/A	N/A	e. Ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path.
			N/A	(3) Driveways and vehicle access to off-street parking and loading shall be prohibited on a Class A Frontage, unless it is the only means of egress to the site.. Permitted drive-ways on Class A frontages shall be limited by the following
		N/A	N/A	a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building.
		N/A	N/A	b. Driveways shall be spaced no closer than 60 feet apart.
		N/A	N/A	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
			N/A	(4) Off-Street loading shall be prohibited on Class A frontages, unless it is the only means of egress to the site.
			N/A	(5) On-Street loading shall be prohibited on Class A frontages.
			N/A	(6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class A frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street.
Class B	Sec. 142-745(f)	See Remarks		Permitted utility infrastructure shall be developed as follows:
		35'-0" Min. Façade Height	Compliant	a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
		N/A	N/A	(7) In addition to the requirements of Section 126-6(a)(1), street trees shall have a minimum clear trunk of eight feet, an overall height of 22 feet, and a minimum caliper of six inches at time of planting. Additionally, the following shall apply:
		Min. 45'-0" Habitable Ground Floor Depth	Compliant	a. Street trees shall be up-lit.
		N/A	N/A	b. If such street trees cannot be planted the applicant/property owner shall contribute double the sum required in Section 126-7(2) into the city's tree trust fund.
		N/A	N/A	In addition to other requirements Frontages shall be built as follows:
		N/A	N/A	(1) Facades shall have a minimum of height of 35 feet.
		N/A	N/A	(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
		N/A	N/A	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		N/A	N/A	b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 45 feet from the building façade.
		N/A	N/A	(3) Driveways and vehicle access to off-street parking and loading shall be prohibited unless it is the only means of egress to the site or if the only other means of egress is from a Class A Street. Permitted drive-ways on Class B frontages shall be limited by the following
		N/A	N/A	a. The prohibition on driveways may be waived by the design review board on blocks that are over 260 feet in length; however, such driveways shall be limited to 12 feet in width.
		N/A	N/A	b. Driveways shall be limited to 22 feet in width and be incorporated into the façade of the building.
		N/A	N/A	c. Driveways shall be spaced no closer than 60 feet apart on a single parcel.
		N/A	N/A	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
Class C	Sec. 142-745(g)	See Remarks		(4) Off-Street loading shall be prohibited on Class B frontages, unless it is the only means of egress to the site, or if the only other means of egress is from a Class A street.
		35'-0" Min. Façade Height	TBD	(5) On-Street loading shall be prohibited on Class B frontages.
				(6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class B frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street.
		Parking Setback Min. 20'-0" from Façade	Compliant	Permitted utility infrastructure shall be developed as follows:
		24'-0" Max. Driveway Width	Compliant	a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
		N/A	N/A	In addition to other requirements Frontages shall be built as follows:
		N/A	N/A	(1) Facades shall have a minimum of height of 35 feet.
		N/A	N/A	(2) Buildings shall have a minimum of three floors located along a minimum of 85 percent of the length of the setback line pursuant to the following:
		N/A	N/A	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		N/A	N/A	b. Where there are ground floor residential units, the building may be recessed from the setback line up to five feet in order to provide private gardens or porches that are visible and accessible from the street.
		N/A	N/A	c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.
		N/A	N/A	e. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and be concealed from view from the clear pedestrian path.
				(3) Driveways on Class C frontages shall be limited as follows:
				b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building.
				c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board.
				d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
				(4) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be concealed from the public view and be placed within or behind the line of the facade if access from the street is required.
				(5) Columns to support allowable habitable encroachments are permitted below the encroachment, provided they are no more than two feet wide and spaced a minimum of 20 feet apart. The columns may split the "clear pedestrian path" into two narrower "clear pedestrian paths" with a combined width of ten feet, provided that both paths are in compliance with American Disabilities Act (ADA) clearance requirements.



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6988 Abbott Avenue

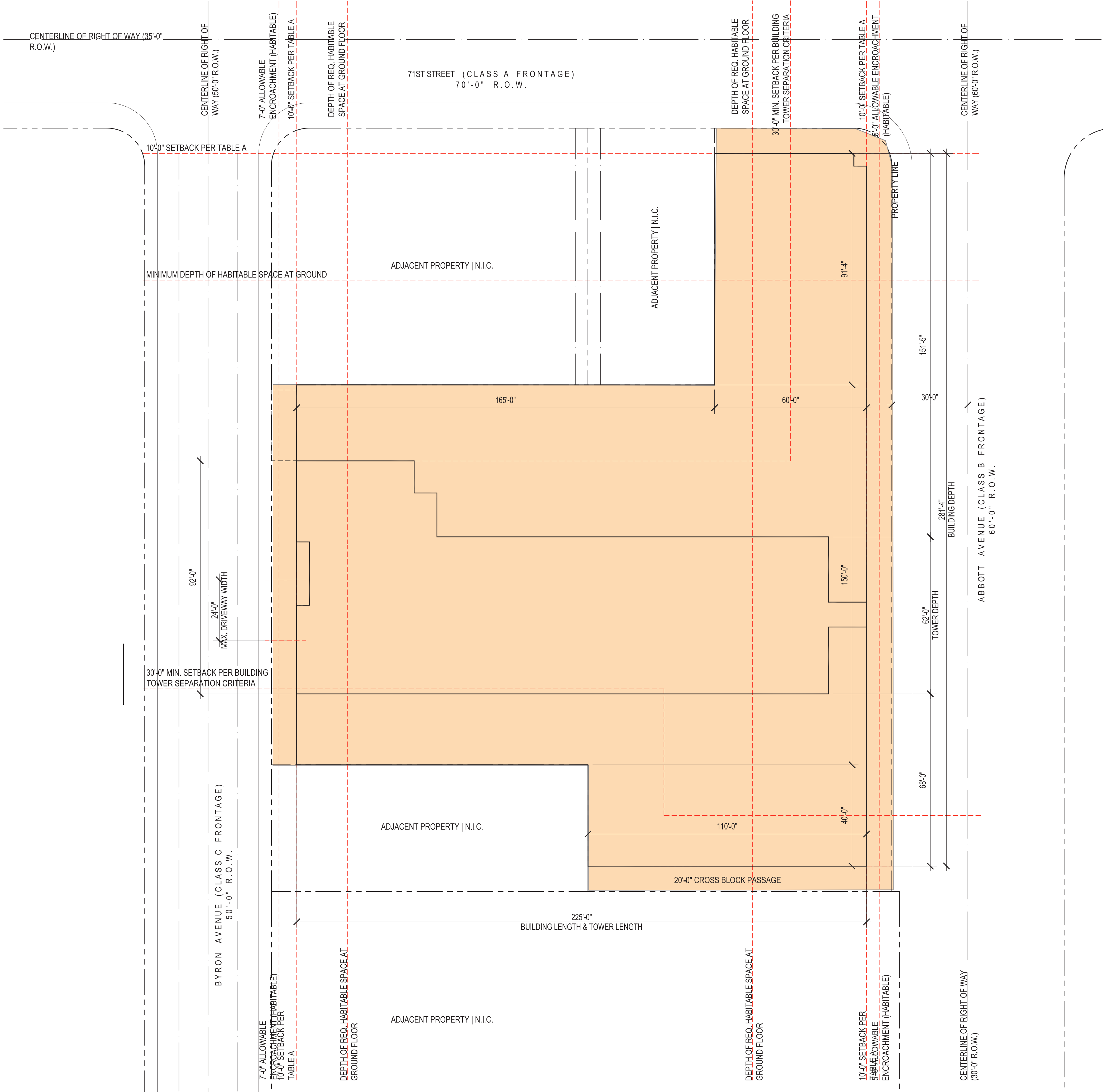
Miami Beach, Florida

Zoning Tabulations

Scale: None

Design Review Board
04 June 2020

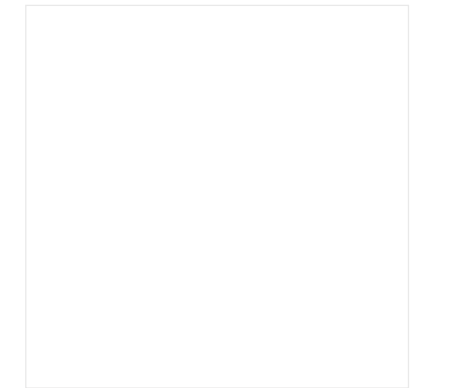
A2.4



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0' 10' 20' 40'

6988 Abbott Avenue
Miami Beach, Florida

Zoning Setback Diagram
Scale: 1" = 20'-0"



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04 June 2020

A2.5

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Lot Coverage Calculation

Building Footprint	43,610.1 SF
Lot Area	48,580.8 SF
Lot Coverage %	89.76 %

Open Space Calculation

Open Space	4,970.7 SF
Lot Area	48,580.8 SF
Open Space %	10.23 %



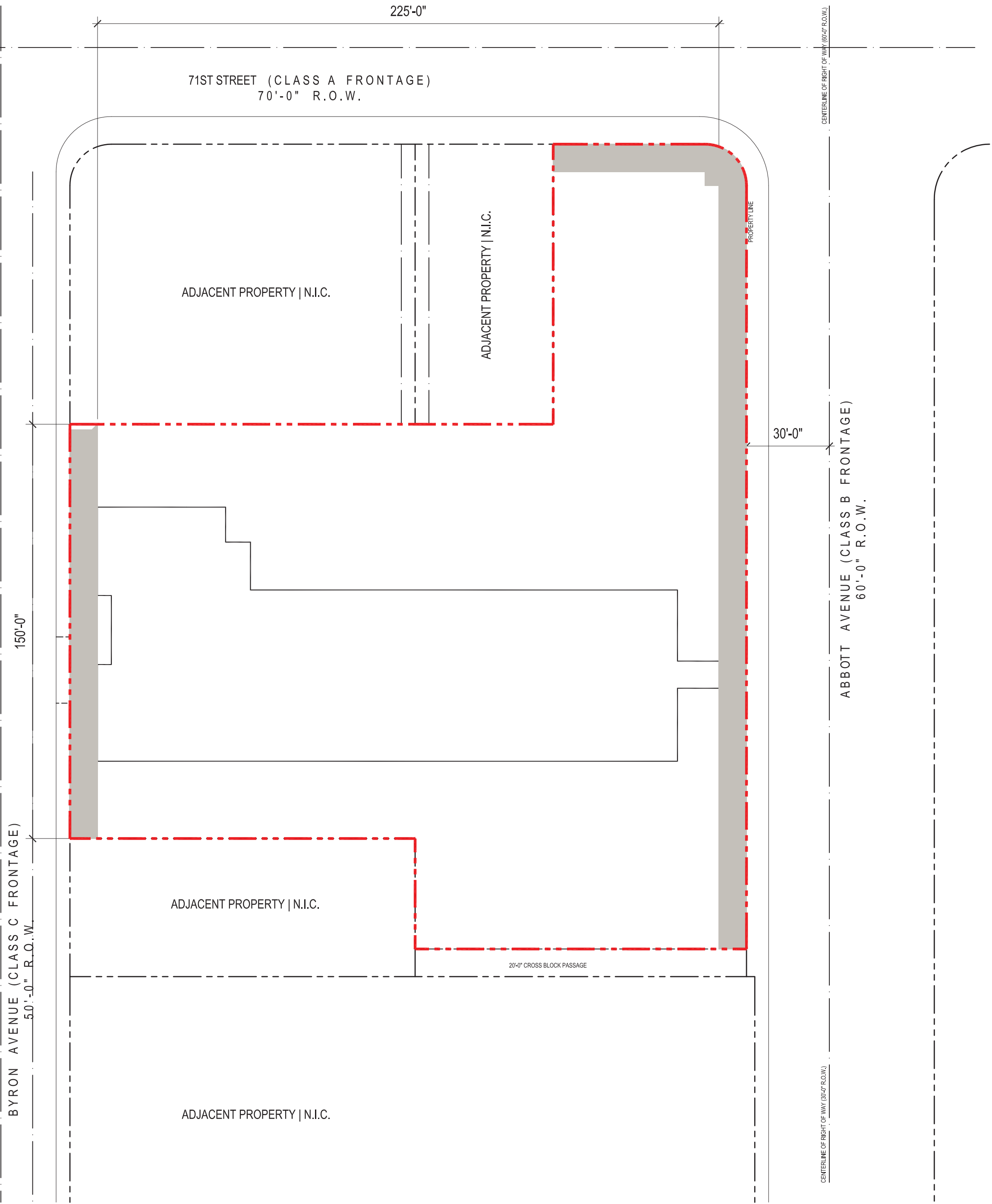
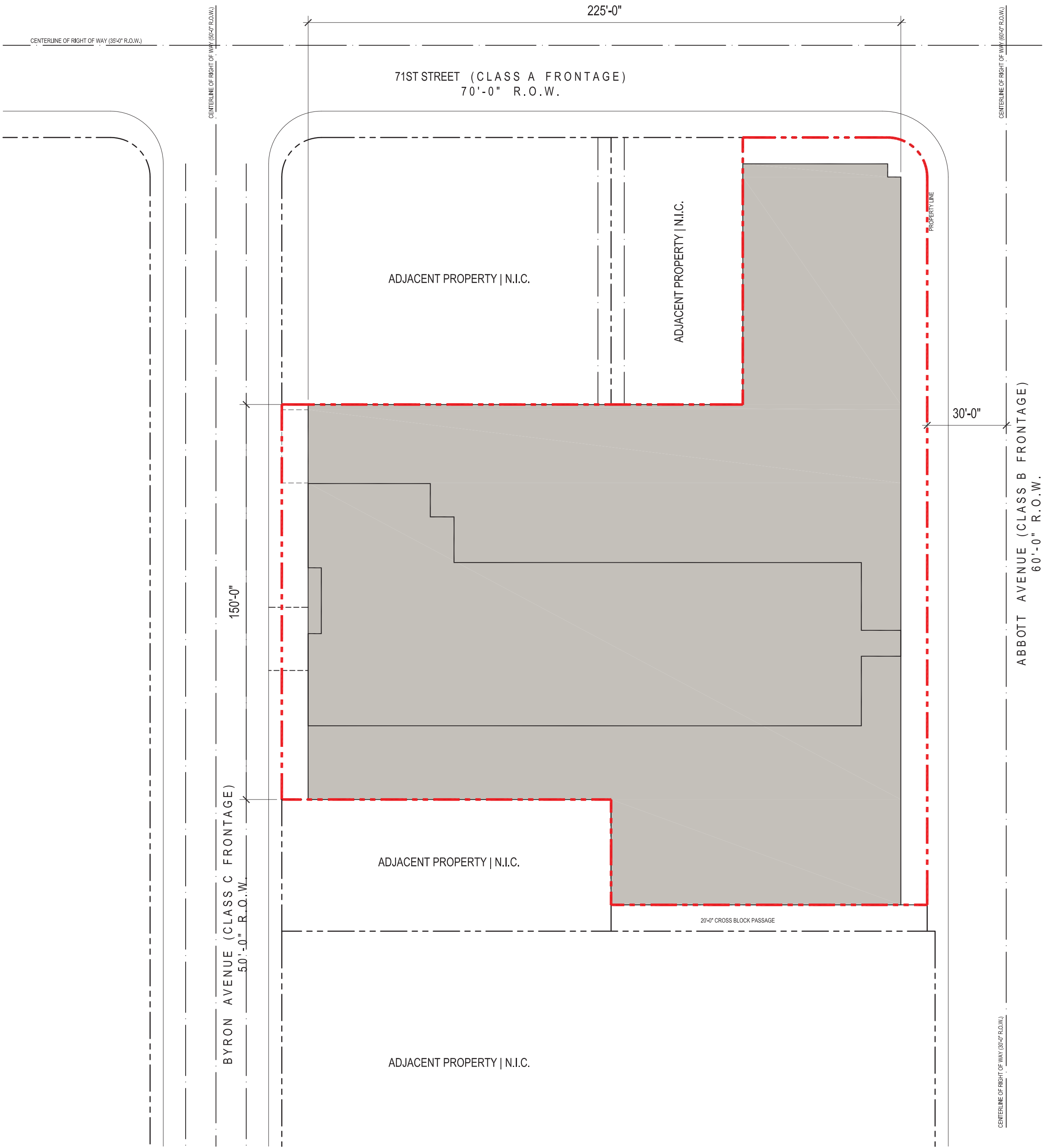
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0' 30' 60' 120'



Lot Coverage Diagram

Scale: 1" = 30'-0"

Open Space Diagram

Scale: 1" = 30'-0"

6988 Abbott Avenue
Miami Beach, Florida

Lot Coverage and Open Space
Scale: 1" = 30'-0"



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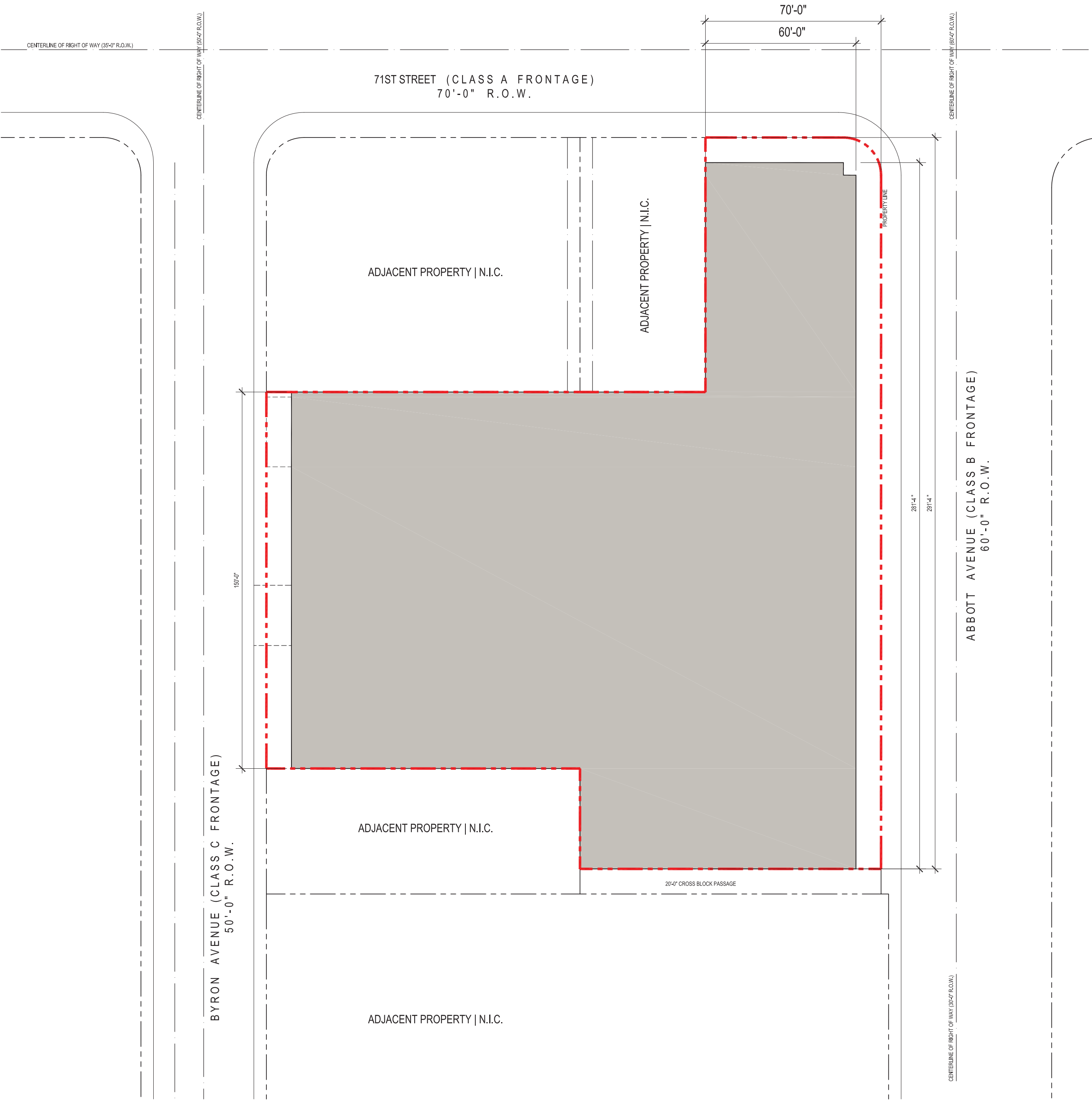
A2.6

Street Frontage Calculations

71st Street	
Length of Frontage	70'-0"
Building Length Along Frontage	60'-0"
Percentage of Frontage	86%

Abbott Avenue	
Length of Frontage	291'-4"
Building Length Along Frontage	281'-4"
Percentage of Frontage	93%

Byron Avenue	
Length of Frontage	150'-0"
Building Length Along Frontage	150'-0"
Percentage of Frontage	100%



Street Frontage Diagram
Scale: 1" = 30'-0"

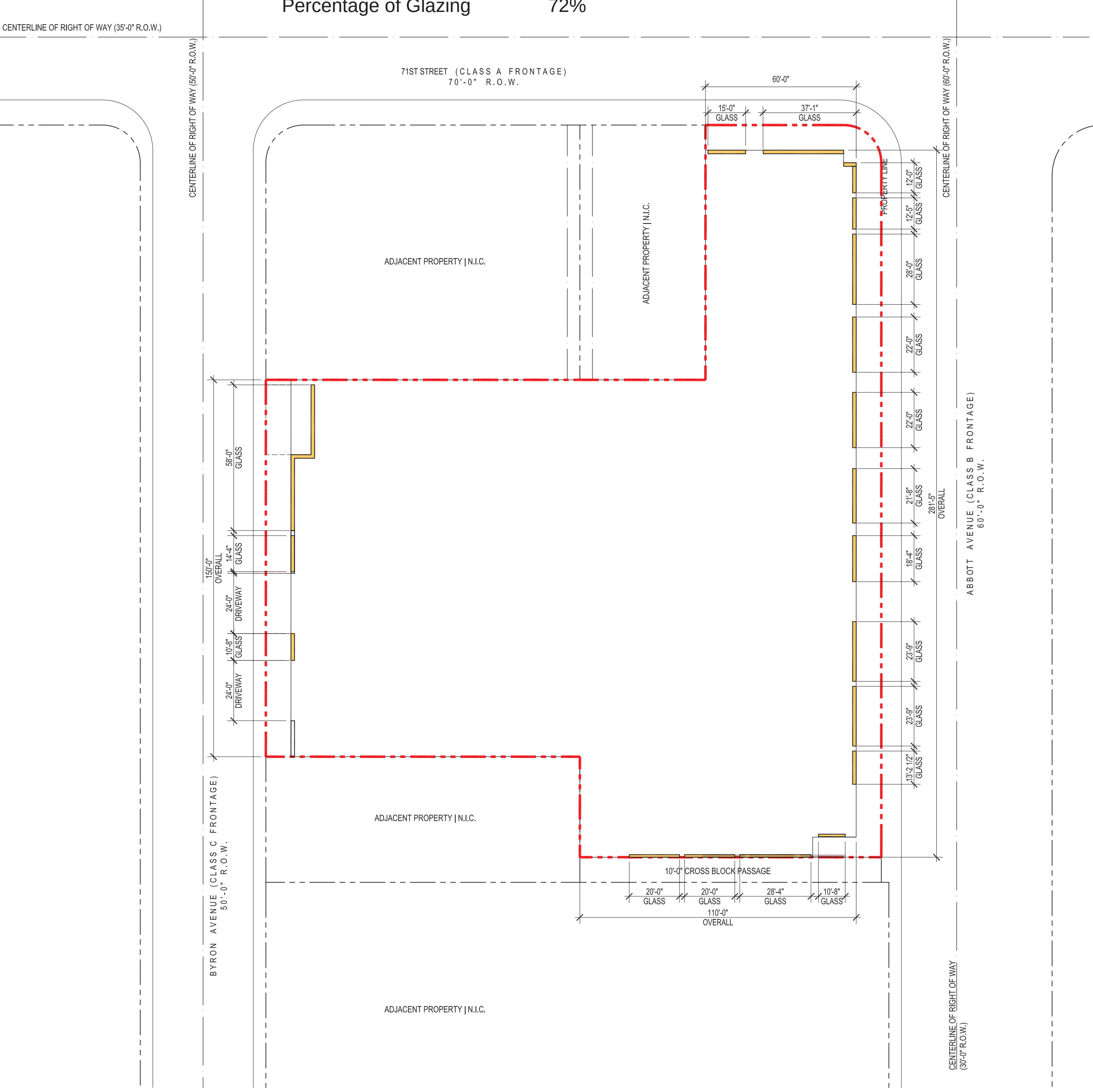
Glazing Frontage Calculations

71st Street	
Building Length Along Frontage	60'-0"
Amount of Glazing (Lin. Ft.)	52'-1"
Percentage of Glazing	87%

Abbott Avenue	
Building Length Along Frontage	281'-5"
Amount of Glazing (Lin. Ft.)	197'-2"
Percentage of Glazing	70%

Byron Avenue	
Building Length Along Frontage	102'-0"
Amount of Glazing (Lin. Ft.)	83'-0"
Percentage of Glazing	81%

70st Street	
Building Length Along Frontage	110'-0"
Amount of Glazing (Lin. Ft.)	80'-0"
Percentage of Glazing	72%



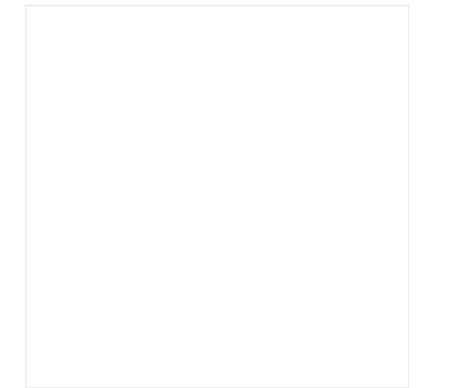
Glazing Frontage Diagram
Scale: 1" = 30'-0"



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0' 30' 60' 120'

6988 Abbott Avenue

Miami Beach, Florida

Frontage Diagrams

Scale: 1" = 30'-0"



Design Review Board
04 June 2020

A2.7

Street Frontage Habitable Calculations

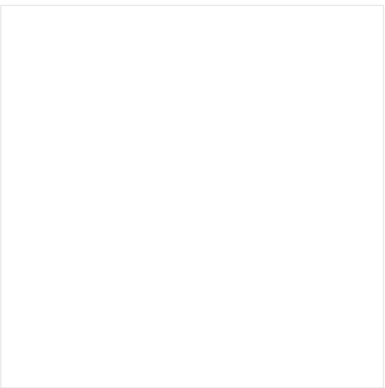
Abbott Avenue	
Length of Frontage	281'-5"
Building Length Along Frontage	261'-0"
Percentage of Frontage	93%
Byron Avenue	
Length of Frontage	102'-0"
Building Length Along Frontage	89'-0"
Percentage of Frontage	87.2%
70th street	
Length of Frontage	110'-0"
Building Length Along Frontage	110'-0"
Percentage of Frontage	100%



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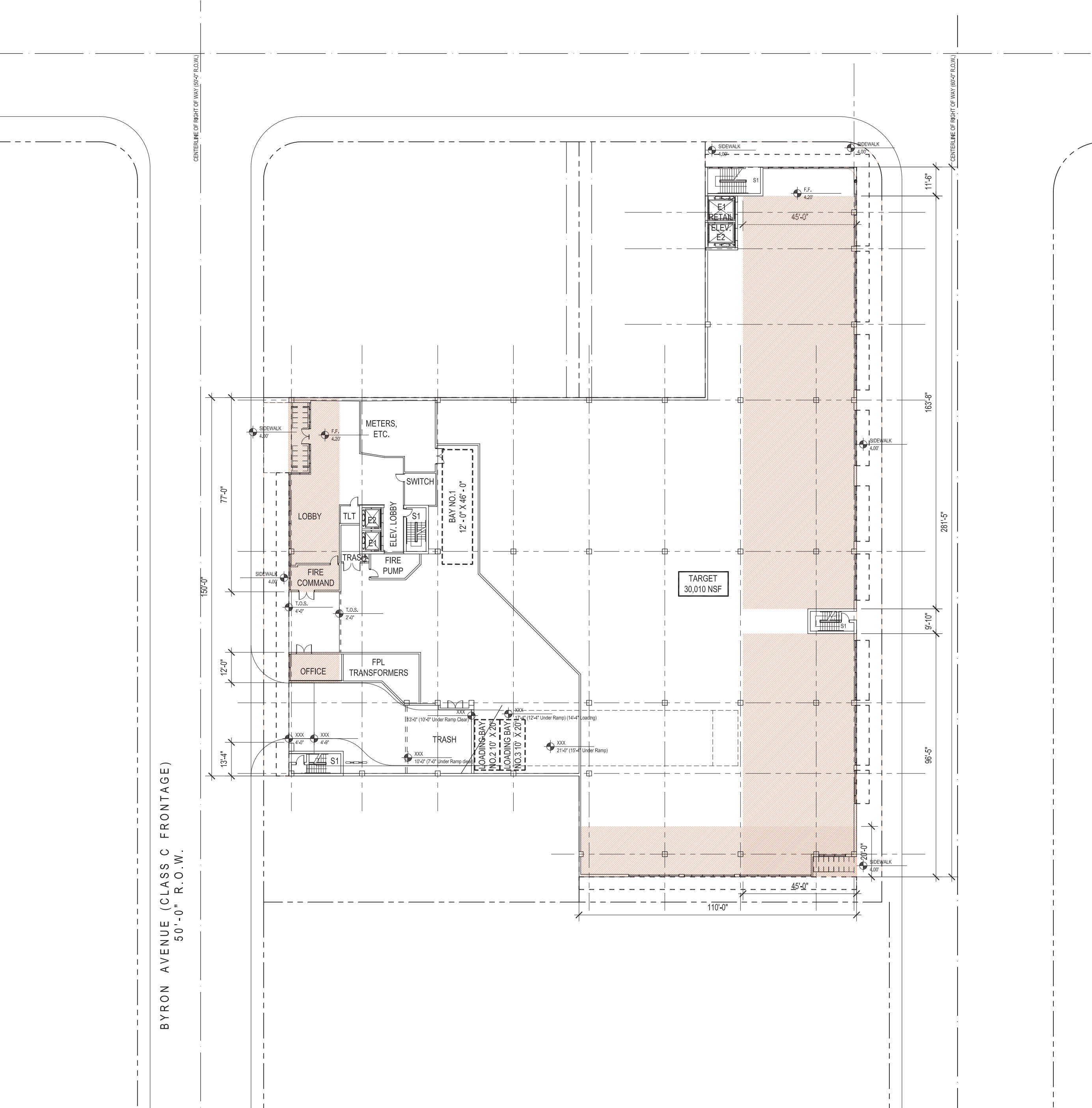
Diagrams
Scale: 1" = 30'-0"



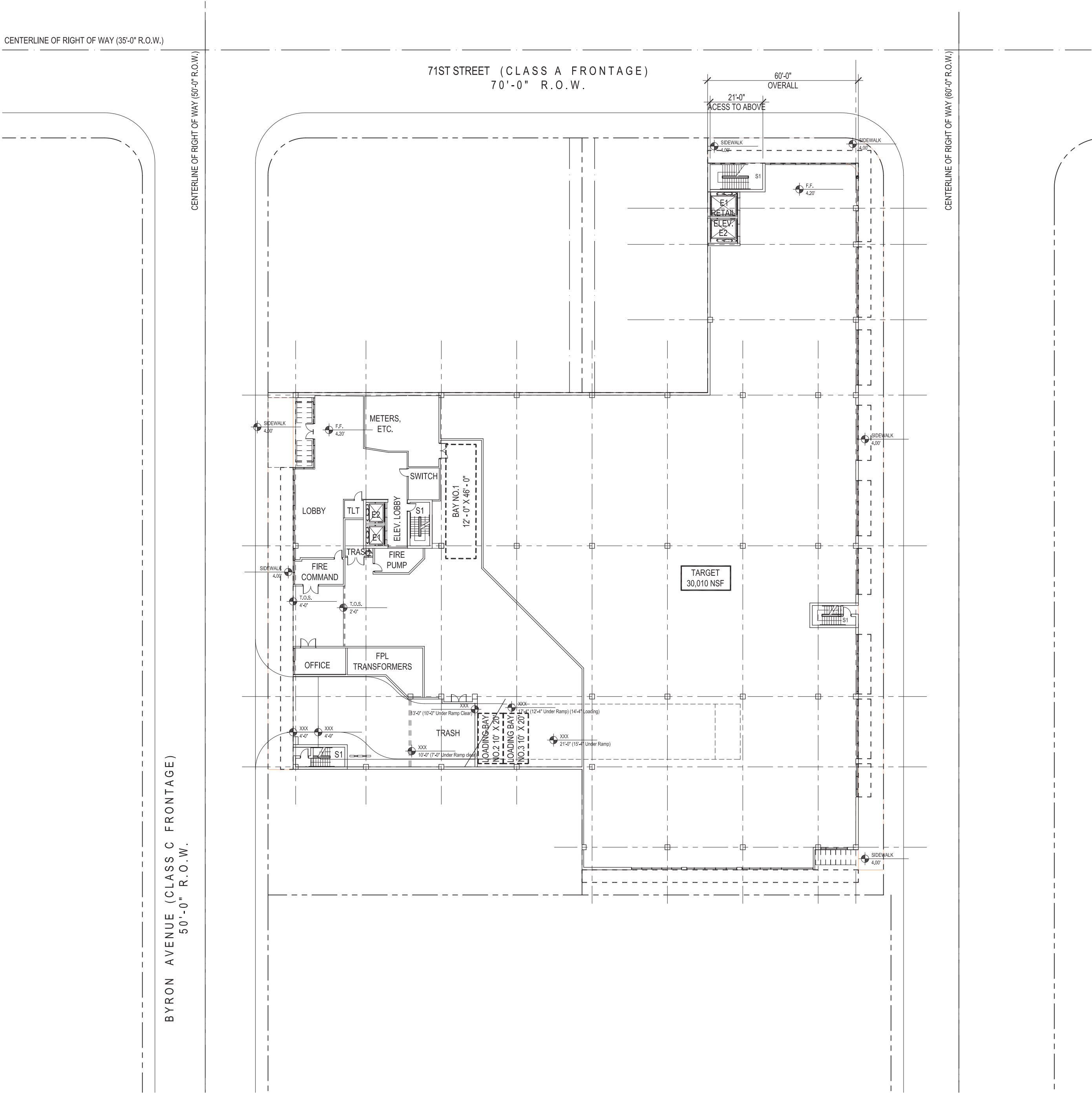
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A2.8

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Street Frontage Habitable space Diagram
Scale: 1" = 30'-0"



Access to Upper Level
Scale: 1" = 30'-0"



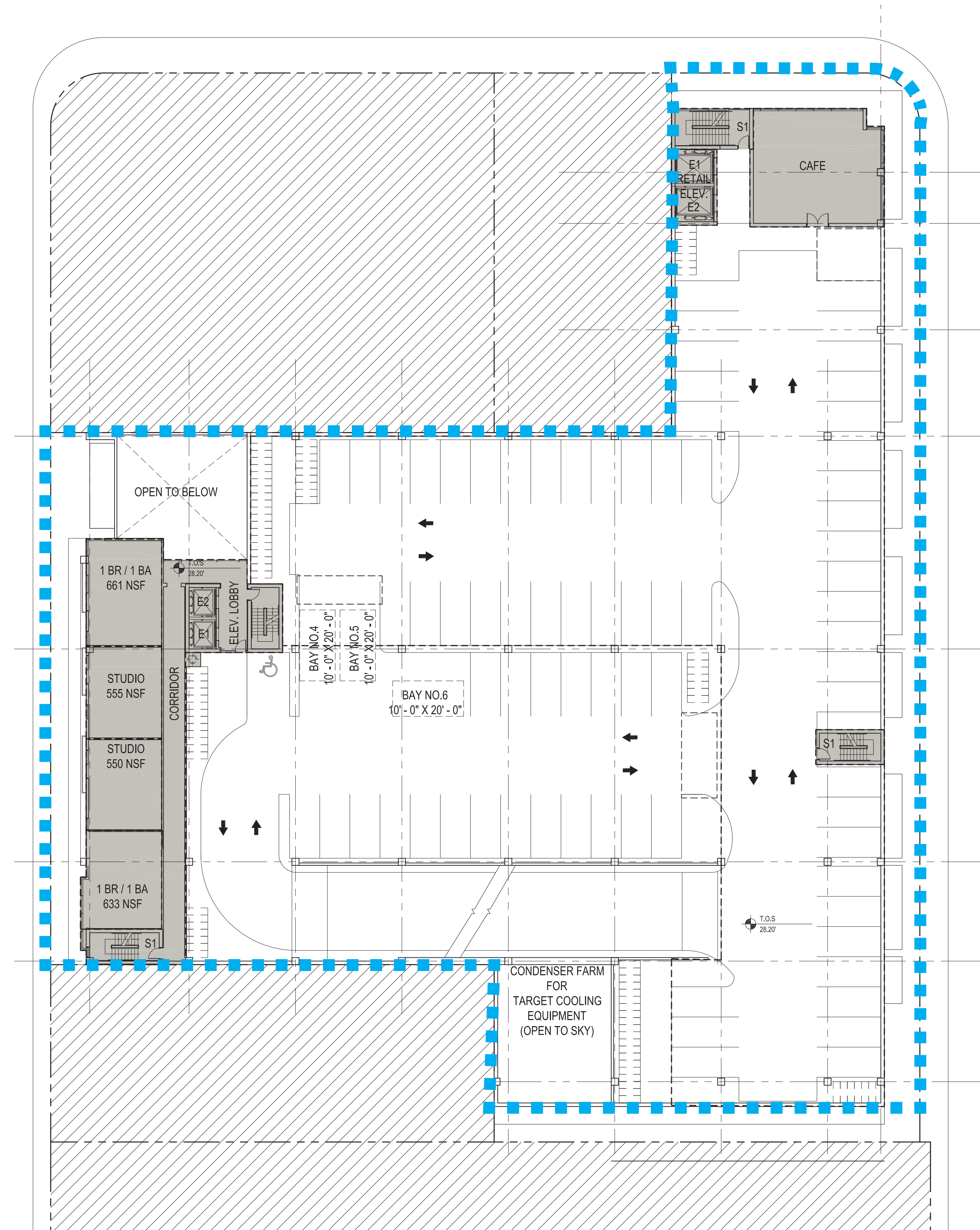
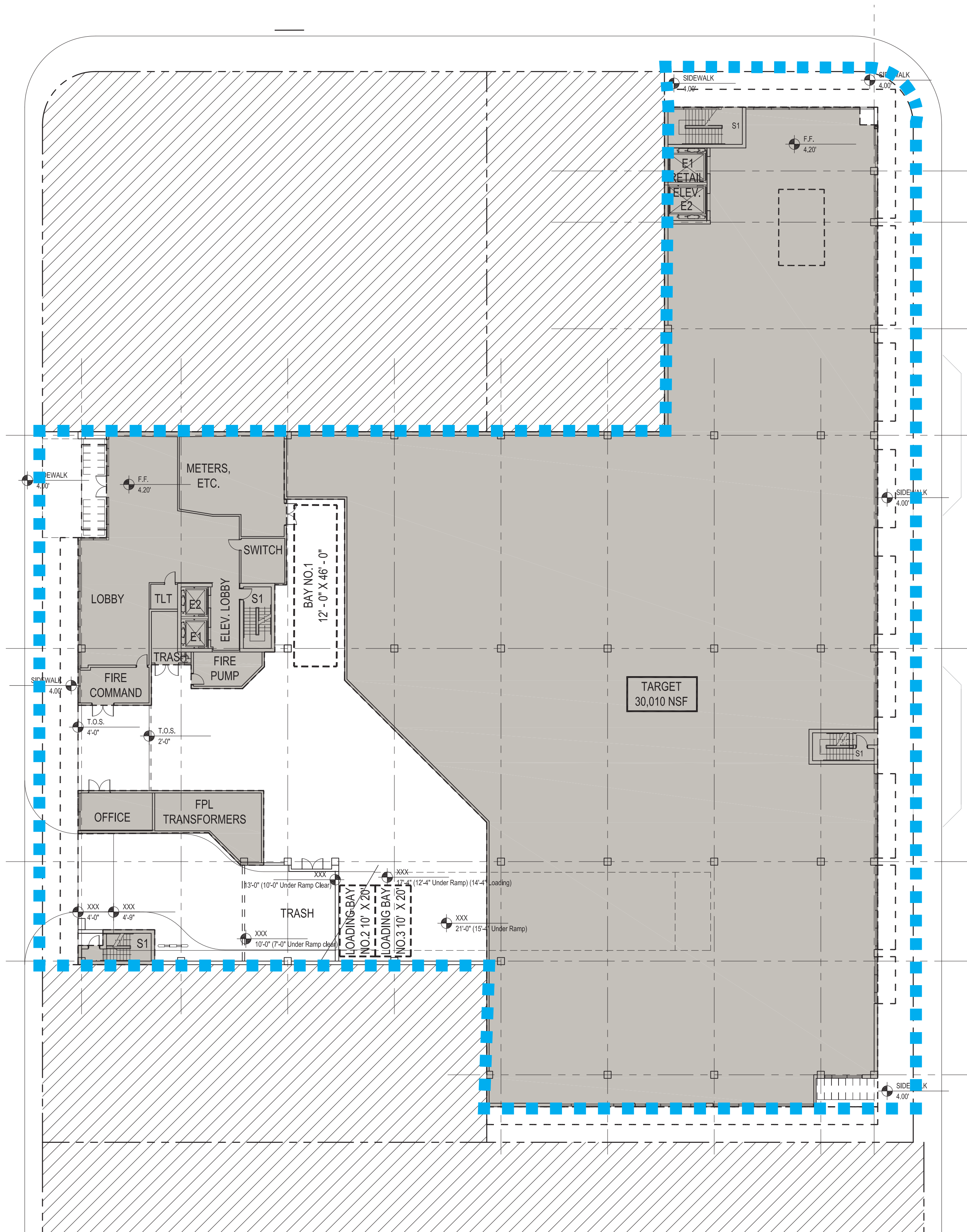
Miami Beach, Florida

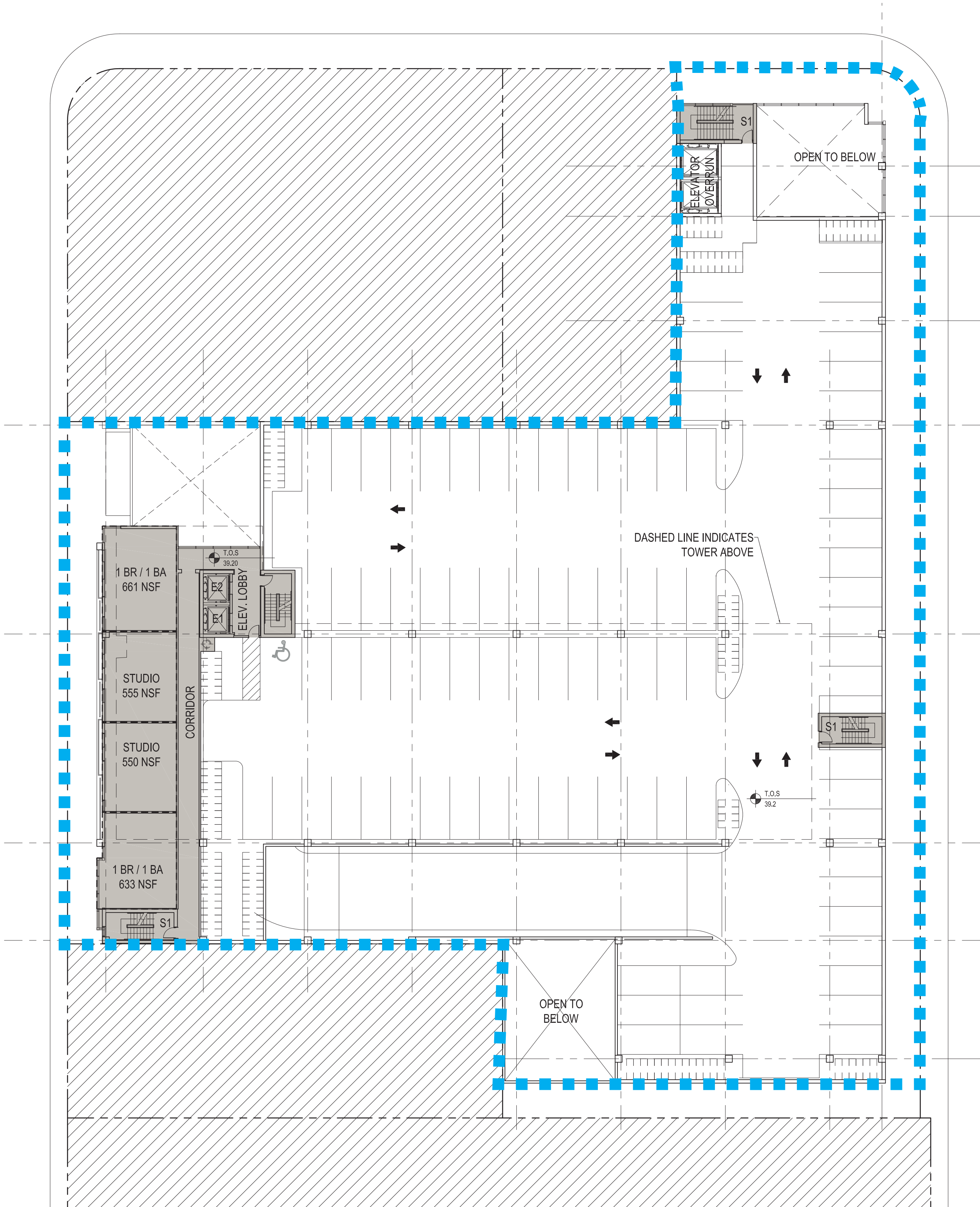
Scale: 1" = 30'-0"



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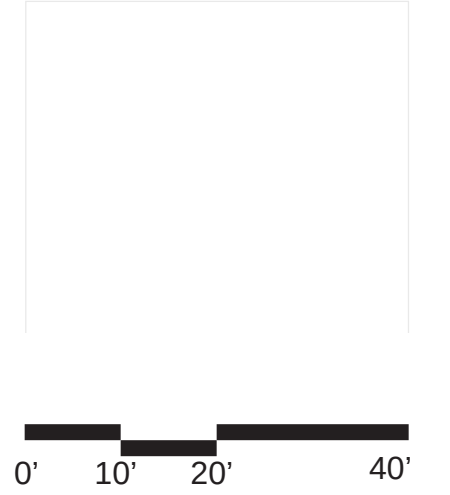




Third Floor



Fourth Floor



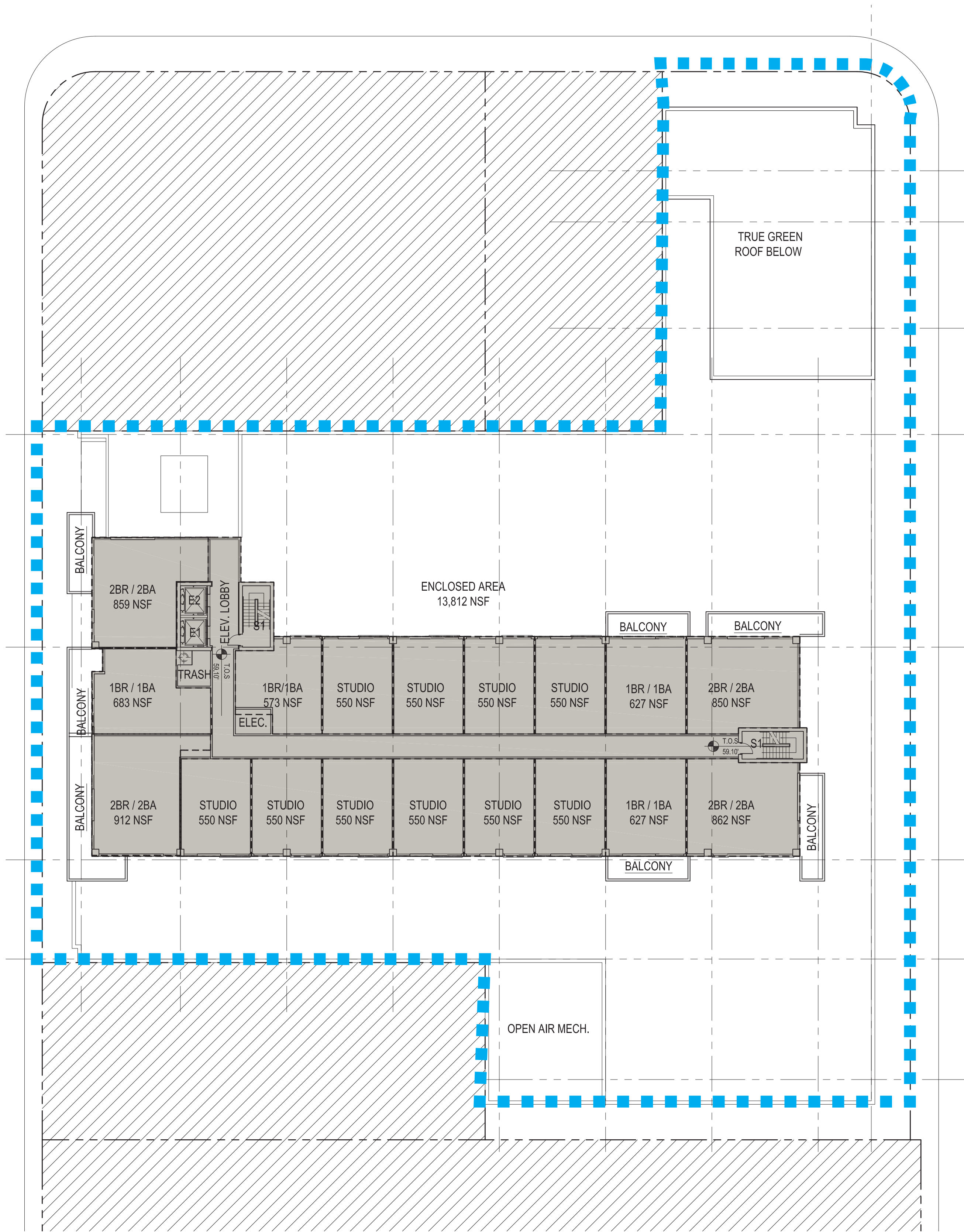
6988 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40"

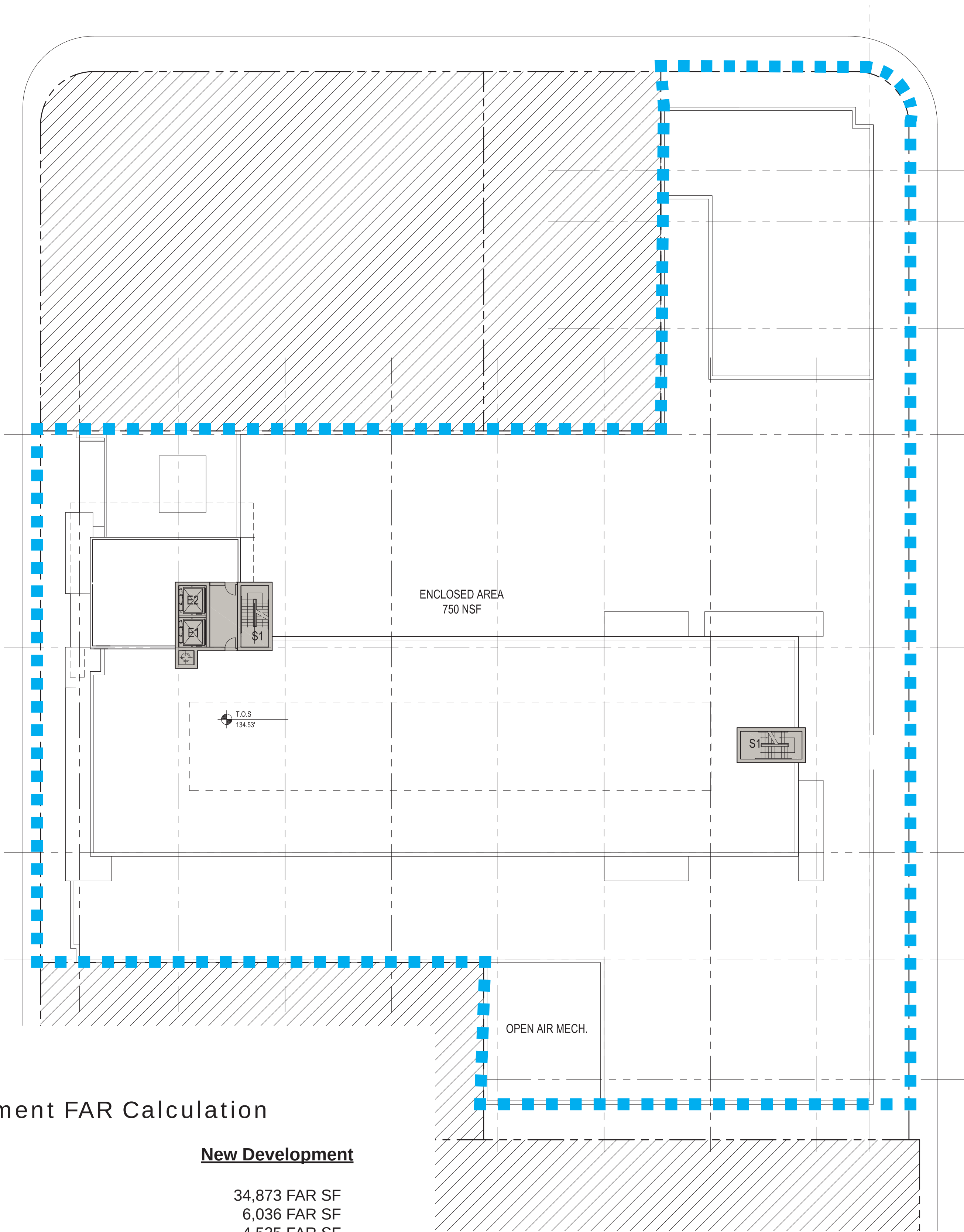


Design Review Board
04 June 2020

A2.11



Fifth Through Twelfth Floor



Roof Level

New Development FAR Calculation

New Development	
Ground Floor	34,873 FAR SF
Second Floor	6,036 FAR SF
Third Floor	4,525 FAR SF
Fourth Floor	17,681 FAR SF
Fifth Floor	13,812 FAR SF
Sixth Floor	13,812 FAR SF
Seventh Floor	13,812 FAR SF
Eighth Floor	13,812 FAR SF
Ninth Floor	13,812 FAR SF
Tenth Floor	13,812 FAR SF
Eleventh Floor	13,812 FAR SF
Twelfth Floor	13,812 FAR SF
Roof	750 FAR SF

TOTAL FAR (NEW DEVELOPMENT) 174,361 FAR SF



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0' 10' 20' 40'

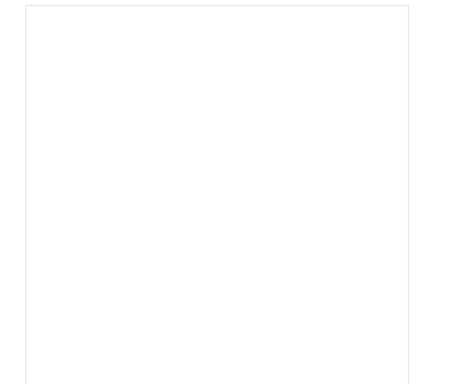
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FAR Diagrams
Scale: 1" = 40"

Design Review Board
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A2.12

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0' 20' 40' 80'

6988 Abbott Avenue
Miami Beach, Florida

Town Center Central Core
(Tc-C) district - Zoning Data



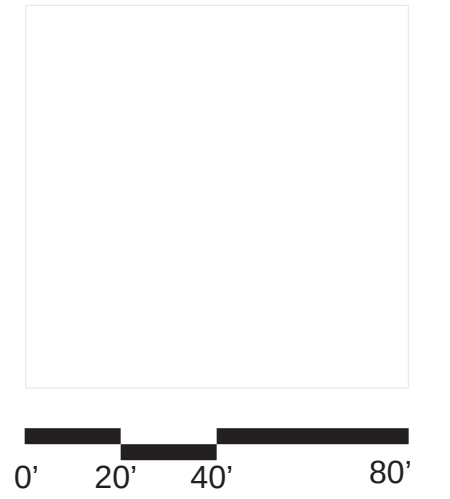
Design Review Board
04 June 2020

A2.13

TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

ITEM #	Project Information				
1	Address: 6988 Abbott Avenue Miami Beach, Florida				
a	Board and file numbers : PB19-0303				
b	Folio number(s): 02-3211-002-1050				
	02-3211-002-1040				
	02-3211-002-1030				
	02-3211-002-1020				
	02-3211-002-1010				
	02-3211-002-0970				
	02-3211-002-0990				
c	Year constructed:	N/A	Zoning District:	TC-C	
d	Lot Area:	7,070 SF	Grade value in NGVD:	4'2"	
		6,000 SF			
		6,000 SF			
		6,000 SF			
		6,000 SF			
		12,500 SF			
		6,250 SF			
e	Lot width:	245'	Based Flood Elevation:	8'	
f	Lot Depth:	301'5"	CMB Free Board:	5'	
2	Zoning Information		Maximum	Existing	Proposed
a	Base Maximum Height		200'		149'4" Sec. 142-743(b)
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:		N/A		EXPEDITED DEVELOPMENT CONSTRUCTION
b	Number of Stories		N/A		12
c	FAR		3.5		3.5 Sec. 142-743(a)
d	Gross square footage		174,370 GSF		174,353 GSF
3	Uses				
a	Existing use:			Proposed use/uses:	
b	Residential Reference Sec. 142-743:		Quantity	Hotel uses:	Quantity
c	Apartment/townhomes:		170	Hotel units	N/A
d	Workforce housing:		N/A	Micro hotel	N/A
e	Affordable housing:		N/A	Commercial uses (specify type below)	
f	Co-living:		N/A	Retail	Area
g	Co-living amenity area and %:		N/A		30,010 NSF
h	Live-work:		N/A		
i	Total residential units:		170		
j	Minimum Unit Size:		550 NSF		
k	Residential density proposed (150/acre Max.):		149 du/acre	Total commercial area:	30,010 NSF
4	Setbacks (As applicable)		Required	Existing	Proposed
a	Class A - 71 Street:				Ref. Sec 142-745(e)
	Grade to 55 feet		10 feet		Compliant SEE A4.3
	Allowable Habitable encroachment		0 feet max.		Compliant SEE A4.3
	55 to max. height		25 feet		Compliant SEE A4.3
	Allowable encroachment		5 feet max.		Compliant SEE A4.3
b	Class A - 72nd Street:				Ref. Sec 142-745(e)
	Grade to max height		20 feet		N/A
	Allowable Habitable encroachment		5 feet max.		N/A
c	Class A - Collins Avenue:				Ref. Sec 142-745(e)
	Grade to 55 feet		10 feet		N/A
	55 feet to 125 feet		20 feet		N/A
	125 feet to max height		35 feet		N/A
	Allowable Habitable encroachment		5 feet max.		N/A
d	Class A - Indian Creek:				Ref. Sec 142-745(e)
	Grade to max height		10 feet		N/A
	Allowable encroachment		5 feet max.		N/A
e	Class B - Abbott Avenue and Dickens Avenue:				Ref. Sec 142-745(f)
	Grade to max height		10 feet		Compliant SEE A4.2
	Allowable Habitable encroachment		5 feet max.		Compliant SEE A4.2
f	Class B - 69th Street:				Ref. Sec 142-745(f)
	Grade to 55 feet		10 feet		N/A
	55 to max. height		125 feet		N/A
	Allowable Habitable encroachment		5 feet max.		N/A
g	Class C - Byron Avenue:				Ref. Sec 142-745(g)
	Grade to max height		10 feet		Compliant SEE A4.4
	Allowable Habitable encroachment		7 feet max.		Compliant SEE A4.4
h	Class C - Carlyle Avenue and Harding Avenue:				Ref. Sec 142-745(g)
	Grade to max height		10 feet		N/A
	Allowable Habitable encroachment		7 feet max.		N/A
i	Class D - 70 Street Alley line:				Ref. Sec 142-745(h)
	Grade to max height		10 feet		Compliant SEE A4.1
	Allowable Habitable encroachment		3 feet max.		Compliant SEE A4.1
4	Setbacks		Required	Existing	Proposed
j	Interior side:				Ref. Sec 142-744
	Grade to 55 feet on lots greater than 110 feet wide, or Grade to 75 feet on lots 110 feet wide or less.		0 feet		N/A
	Allowable Habitable encroachment		0 feet max.		N/A
	55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less.		30 feet		N/A
	Allowable Habitable encroachment		10 feet max.		N/A
k	Rear abutting an alley (except 70th Street Alley):				Ref. Sec 142-744
	Grade to 55 feet		5 feet		N/A
	Allowable Habitable encroachment		0 feet max.		N/A
	55 to max. height		20 feet		N/A
	Allowable Habitable encroachment		10 feet max.		N/A
l	Rear abutting a parcel:				Ref. Sec 142-744
	Grade to 55 feet		0 feet		Compliant SEE A3.1 - A3.5
	Allowable Habitable encroachment		0 feet max.		Compliant SEE A3.1 - A3.5
	55 to max. height		30 feet		Compliant SEE A3.1 - A3.5
	Allowable Habitable encroachment		10 feet max.		Compliant SEE A3.1 - A3.5

	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abuttin a parce
5	Frontage requirements: Use the collums that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.						
6	All Frontages						
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	Comply	Comply	Comply	N/A	N/A	N/A
	Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachment in table, see 142-745 (a)(4)	N/A	Comply	Comply	N/A	N/A	N/A
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	N/A	N/A	N/A	N/A	N/A	N/A
	Min separation between towers in a site is 60'	N/A	Comply	Comply	N/A	N/A	N/A
	Facade articulation-- length of 240' or greater shall comply	N/A	Comply	N/A	N/A	N/A	N/A
	Access to upper levels directly from pedestrian path	N/A	Comply	Comply	N/A	N/A	N/A
	Min 70% clear glass with view to the interior.	Comply	Comply	Comply	Comply	N/A	N/A
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements.	Comply	Comply	N/A	N/A	N/A	N/A
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.	Comply	Comply	N/A	N/A	N/A	N/A
	Facade articulation-- length of 240' or greater shall comply	N/A	Comply	N/A	N/A	N/A	N/A
7	Parking						
	Shall be entirely screened from PRW view and pedestrian path.	Comply	Comply	Comply	N/A	N/A	Compl
	Shall be architecturally screened or w/ habitable space	Comply	Comply	Comply	N/A	N/A	Compl
	May encroach into setback at a height from 25' to 55' up to the distance	Comply	Comply	Comply	N/A	N/A	Compl
	Rooftop and surface parking w/ solar carports or landscape.	Comply	Comply	Comply	N/A	N/A	Compl
8	Loading						
	Required location behind minimum habitable depth required.	Comply	Comply	Comply	N/A	N/A	Compl
	Properties over 45 k, loading shall turn internal to the site	N/A	N/A	N/A	N/A	N/A	N/A
	Driveway for loading and parking shal be combined unless waived by	Comply	Comply	Comply	N/A	N/A	Compl
	Trash rooms shall be located in loading areas.	Comply	Comply	Comply	N/A	N/A	Compl
	Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.	Comply	Comply	Comply	N/A	N/A	Compl



6988 Abbott Avenue
Miami Beach, Florida

Miami Beach, Florida

Town Center Central Core
(Tc-C) district - Zoning Data



Design Review Board
04 June 2020

A2.14

Use the following sections that apply to your project, repeat applicable sections if necessary for two frontages of the same class:							
9	Class A (71st, 72nd street, Indian Creek, Collins Ave)						
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD				Compliant SEE A4.2		
	Façade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required				Compliant SEE A4.2		
	1. Min depth of hab. space =50'-0" from bldg façade				Compliant SEE A3.1		
	2. Ground floor- Commercial and hotel uses				Compliant SEE A3.1		
	3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from building façade.				N/A		
	4. Parking at ground floor and surface setback 50'-0" from bldg façade.				N/A		
	Loading prohibited unless is the only site access.				N/A		
	Driveways & vehicle access prohibited , unless is the only access				N/A		
	If only one street access--driveway max 22' in width				N/A		
	Driveway for loading and parking shal be combined unless waived by DRB				N/A		
	Driveways dist min 60' apart.				N/A		
	Driveways with mount. Curb.				N/A		
	Off-street Loading prohibited, unless is the only access				N/A		
	On-street loading is prohibited.				N/A		
10	Class B (69th Street, Abbott, Dickens Avenue)						
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD				Compliant SEE A4.1		
	1. Min depth of hab. space =45'-0" from bldg façade				Compliant SEE A3.1		
	2. Ground floor- Residential, commercial and hotel uses				Compliant SEE A3.1		
	3. Building can be recessed back for a plaza with no floor above.				N/A		
	4. Parking at ground floor and surface setback 45'-0" from bldg façade.				N/A		
	Driveways & vehicle access prohibited, unless is the only access or the other is a class A.				N/A		
	Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".				N/A		
	Driveways dist min 60' apart.				N/A		
	Driveways with mount. Curb.				N/A		
	Driveway for loading and parking shal be combined unless waived by DRB				N/A		
	Loading location behind minimum habitable depth-45' required.				N/A		
	Off-street Loading prohibited, unless is the only access or the other is class A.				N/A		
	On-street loading is prohibited.				N/A		
	11	Class C (Byron, Harding, Carlyle Avenue)					
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD				Compliant SEE A4.1			
1. Min depth of hab. space =20'-0" from bldg façade				Compliant SEE A3.1			
2. Ground floor- Residential, commercial and hotel uses				Compliant SEE A3.1			
3. Building can be recessed back for a plaza with no floor above.				N/A			
4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".				N/A			
5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.				N/A			
Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.				N/A			
Driveway for loading and parking shal be combined unless waived by DRB				N/A			
Driveways w max 24' in width				Compliant SEE A3.1			
Driveways dist min 30' apart. Or waived by DRB				WAIVER			
Driveways with mount. Curb.				Compliant SEE A3.1			
Loading location behind minimum habitable depth-20' required.				Compliant SEE A3.1			
12		Class D (70th Street alley)					
		Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD				N/A	
	Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required				N/A		
	1. Min depth of hab. space =20'-0" from bldg façade				N/A		
	2. Ground floor- Residential, commercial and hotel uses				N/A		
	3. Building can be recessed back for a plaza with no floor above.				N/A		
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian				N/A		
	Driveways and Loading prohibited				N/A		
	Setback of 10'-0" shall contained pedestrian path.(min 5'-0")				N/A		
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height				N/A		
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.				N/A		
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".				N/A		
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.				N/A		
	13	Parking (District # 8)		Required	Existing	Proposed	Deficiencies
		Total # of parking spaces		94		170 Sec. 130-33c SEE A3.2 A3.3	
# of parking spaces per use (134 units x ½ space for those units bet 560 and 850SF=67) (134 units x 1/3 space for those units greater than 851SF and 1250 = 27)		67		80 Sec. 130-33c SEE A3.2 A3.3			
Electric Vehicles Parking spaces (2%)		27		4 Sec. 130-39			
Parking Space Dimensions				18' X 8'-6" Sec. 130-61			
Parking Space configuration (45o, 60o, 90o, Parallel)				90			
ADA Spaces				2 SEE A3.2 A3.3			
Tandem Spaces				6 SEE A3.3			
Drive aisle width				22' Sec. 13-63			
Valet drop off and pick up				N/A			
Loading zones and Trash collection areas		6 Loading Berths		6 Loading Berths Sec 130-101 SEE A3.1 A3.2 A3.3			
Bicycle parking, location and Number of racks		217		205 SEE A3.1 A3.2 A3.3			
14		Restaurants, Cafes, Bars, Lounges, Nightclubs					
		Type of use				N/A	
	Number of seats located outside on private property				N/A		
	Number of seats inside				N/A		
	Total number of seats				N/A		
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				N/A		
	Total occupant content				N/A		
	Occupant content per venue (Provide a separate chart for a breakdown calculation)				N/A		
	Proposed hours of operation				N/A		
	Is this an NIE? (Neighboot Impact stablishment, see CMB 142-741 (5))				N/A		
Is dancing and/or entertainment proposed ? (see CMB 114)				N/A			
Notes:							
If not applicable write N/A							
Additional data or information must be presented in the format outlined in this section							

- A3.1 Ground Level Plan
- A3.2 Second Level Plan (Parking)
- A3.3 Third Level Plan (Parking)
- A3.4 Fourth Level Plan
- A3.5 Fifth To Twelfth Level Plan
- A3.6 Roof Plan

CUBE3

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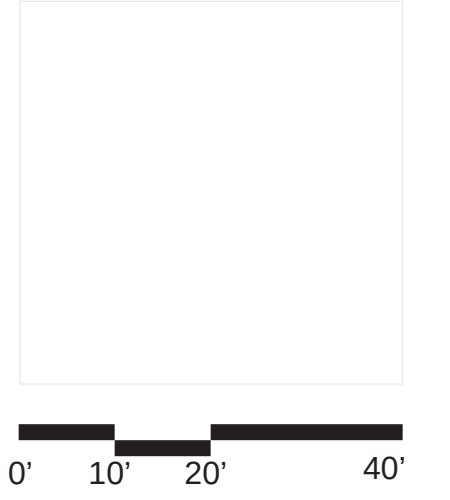
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Ground Level Plan

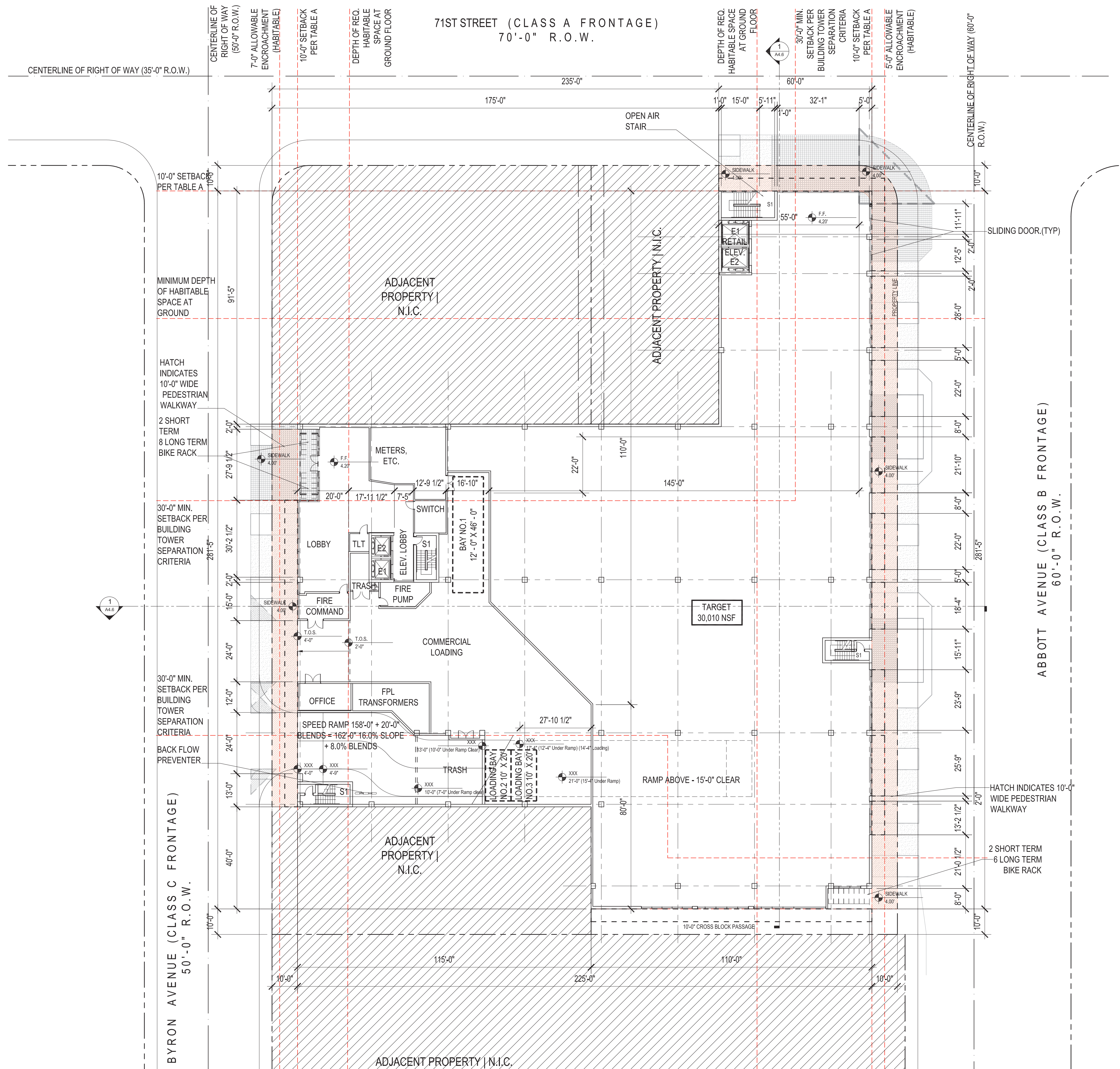
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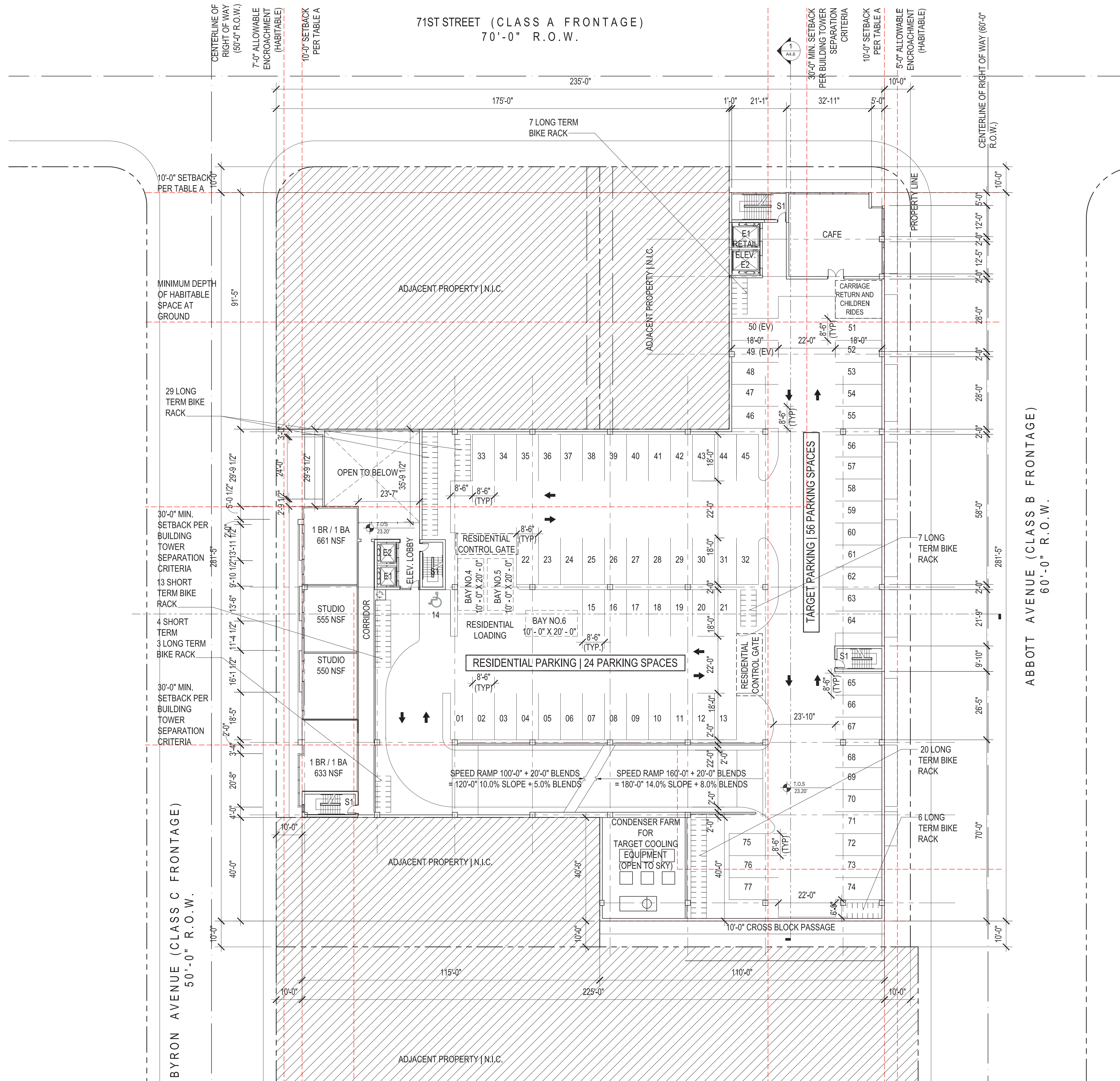
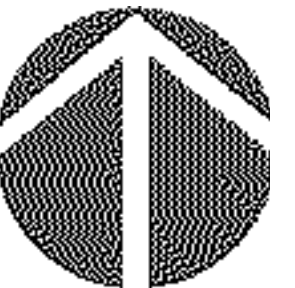
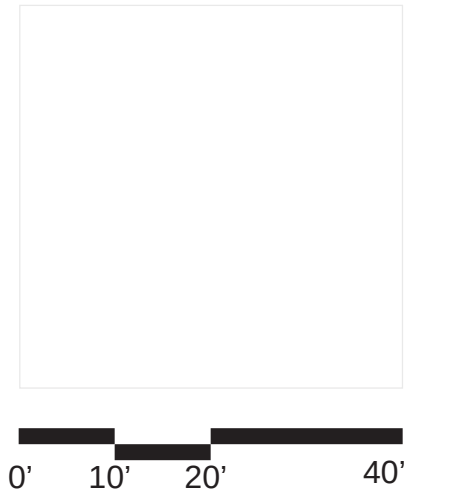


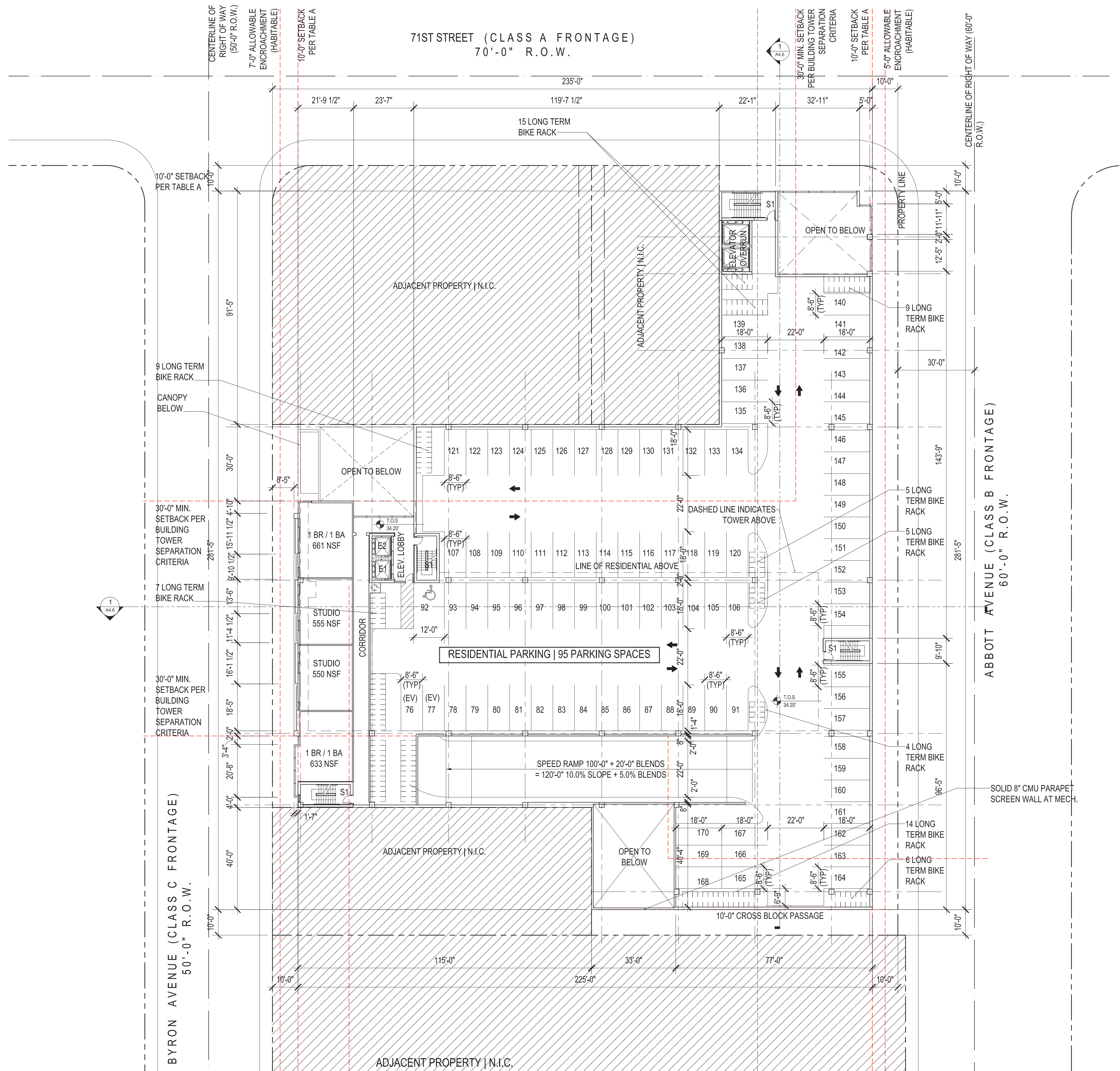
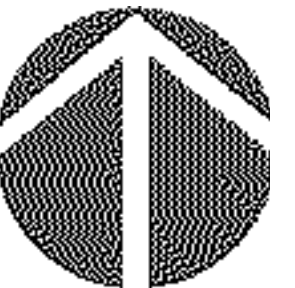
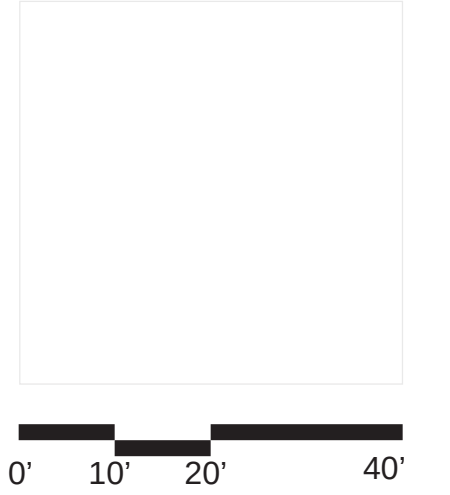
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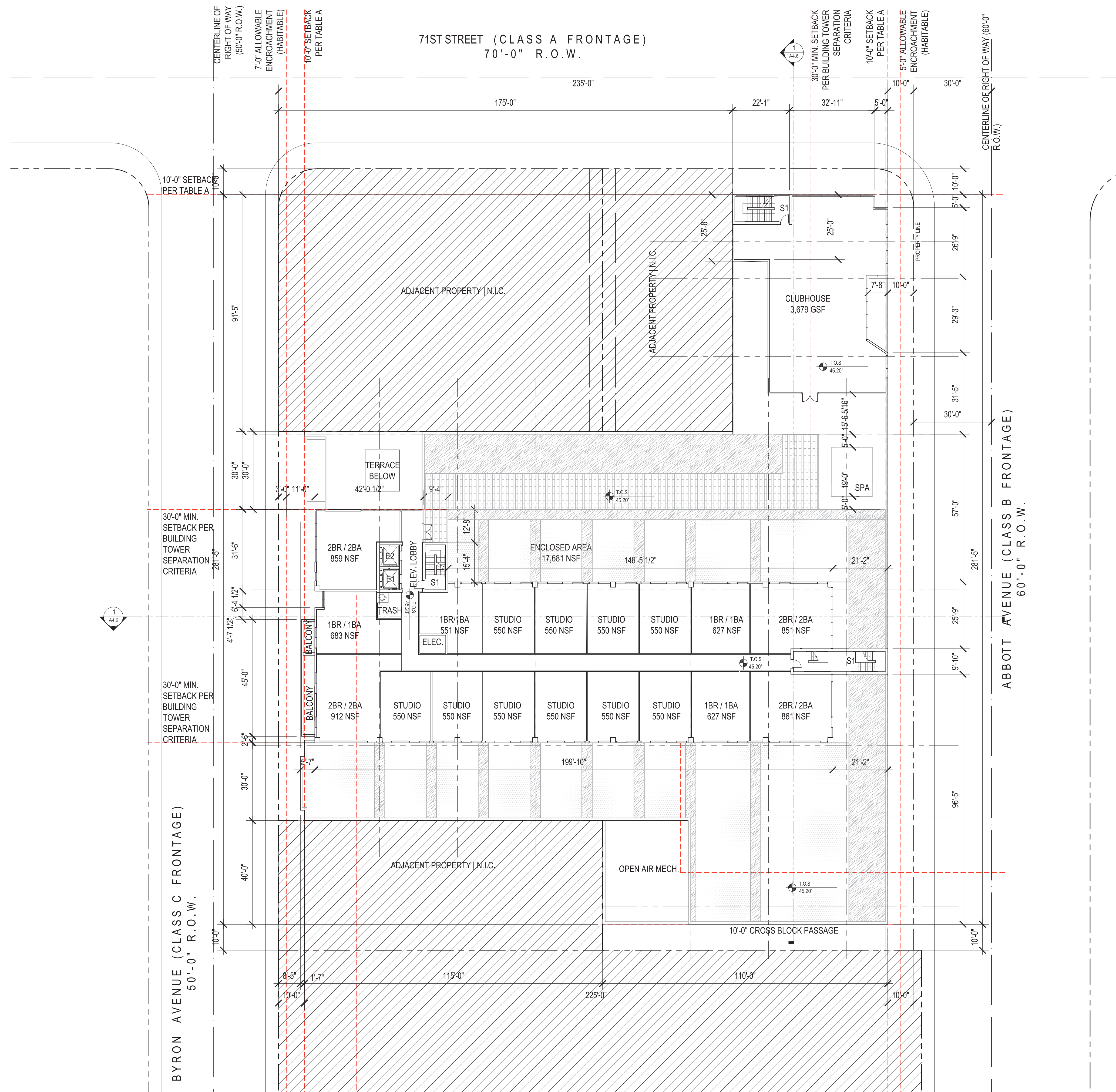
A3.1

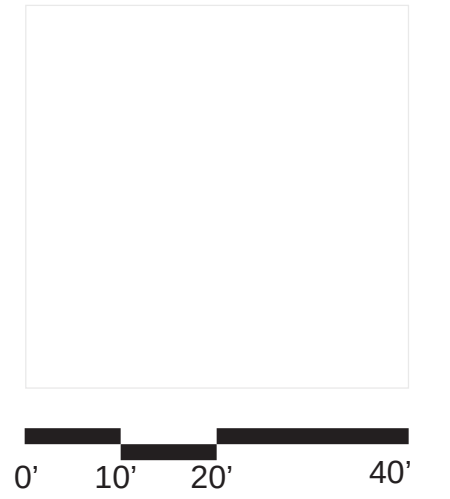
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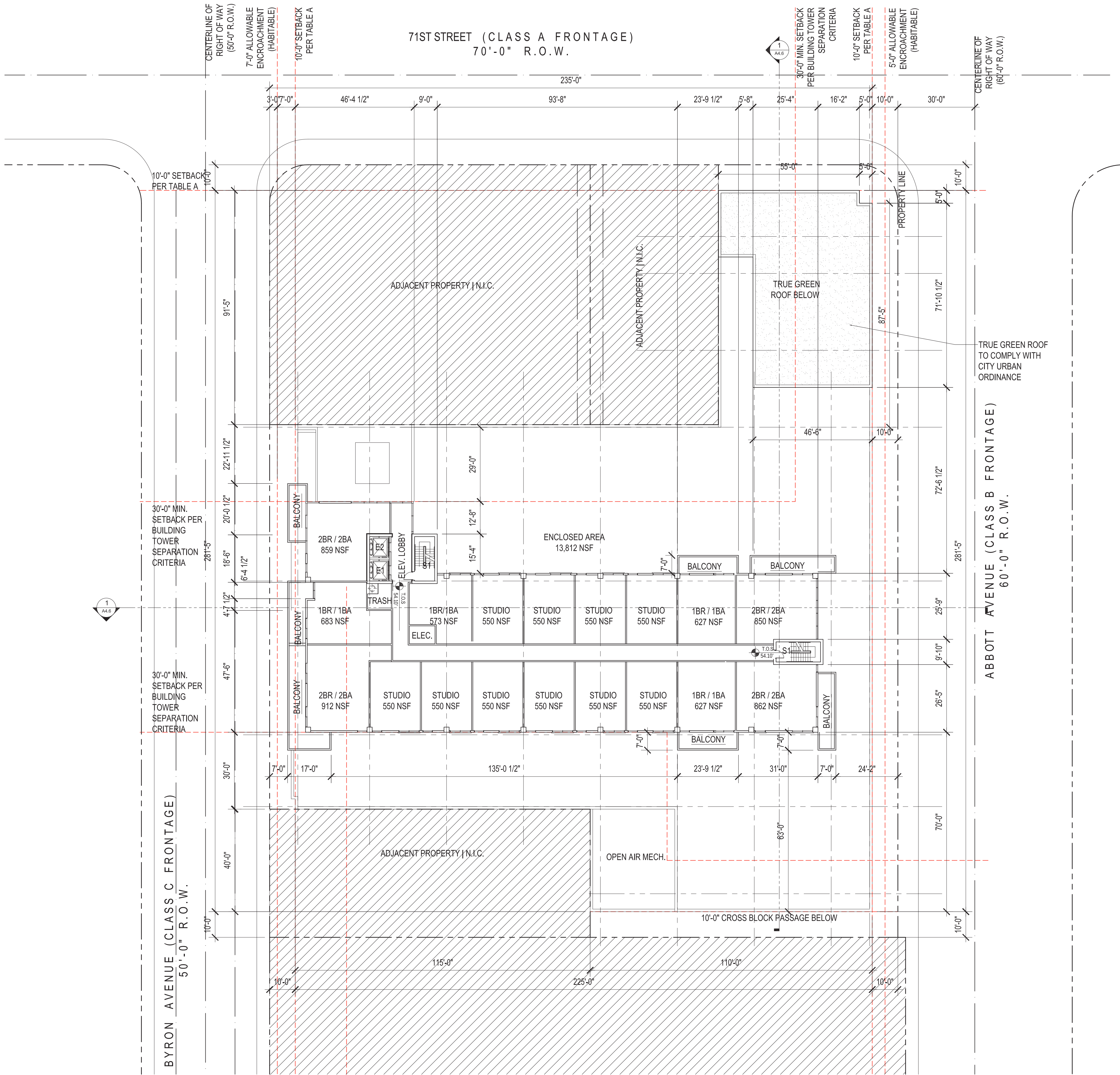
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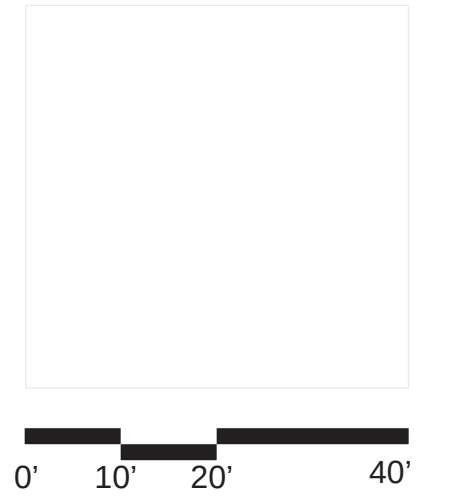
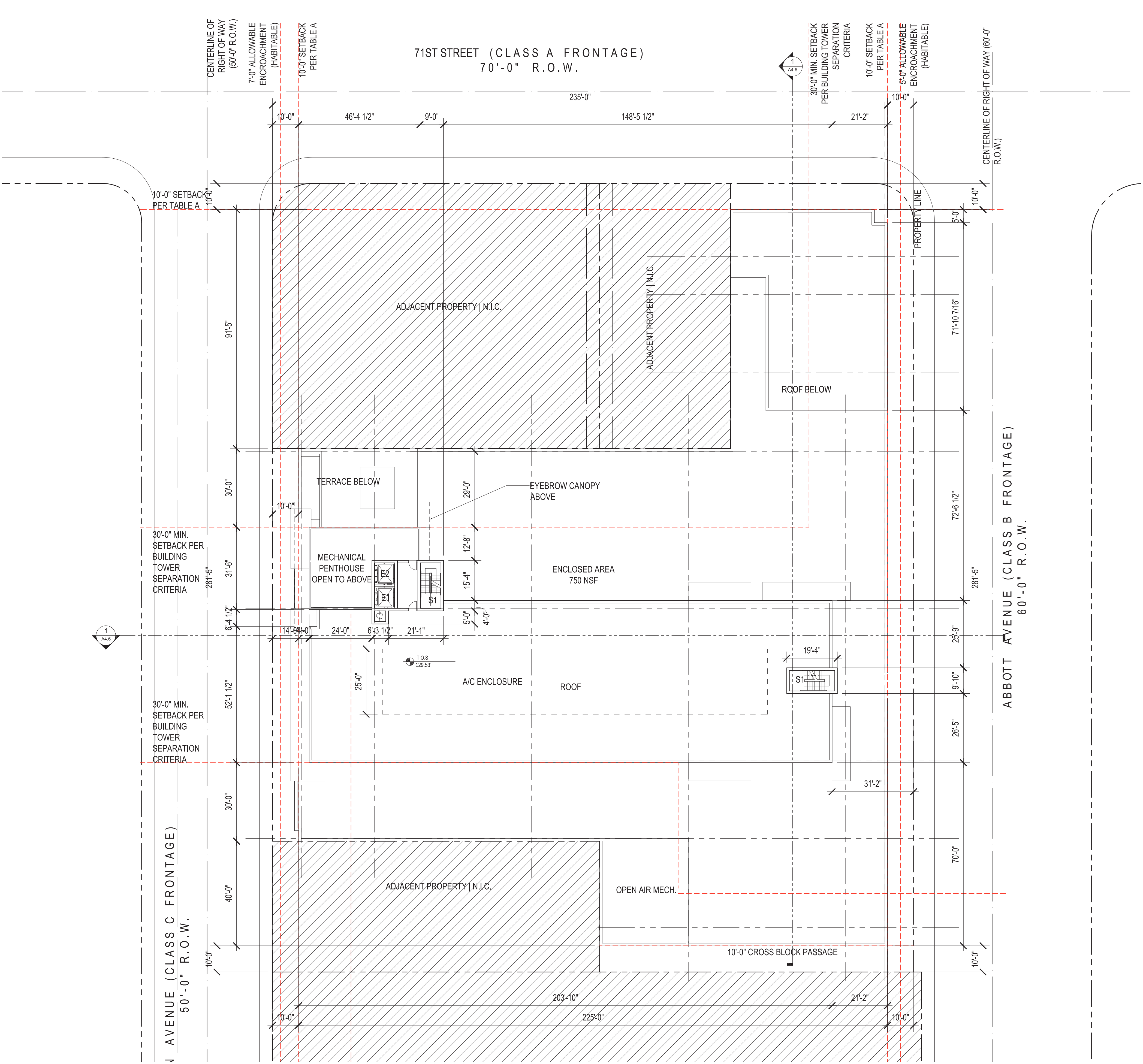
Fifth to Twelfth Level Plan
Scale: 1" = 20'-0"



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A3.5





6988 Abbott Avenue
Miami Beach, Florida

Roof Plan
Scale: 1" = 20'-0"



A3.6

A4	Building Elevations & Sections
A4.1	West Elevation
A4.2	North Elevation
A4.3	East Elevation
A4.4	South Elevation
A4.5	Latitudinal Building section



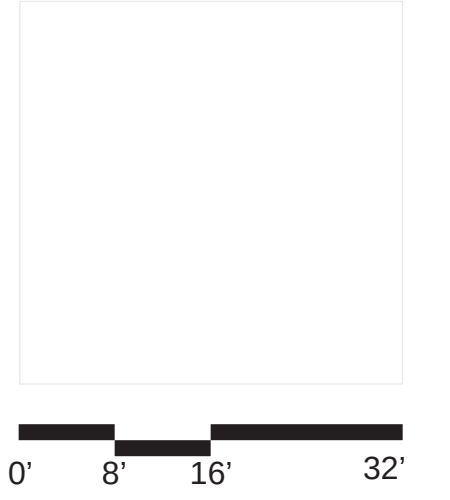
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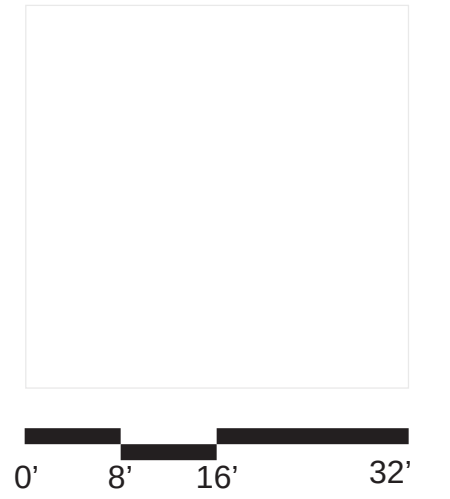


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Miami Beach, Florida

West Elevation

Scale: 1" = 16'-0"



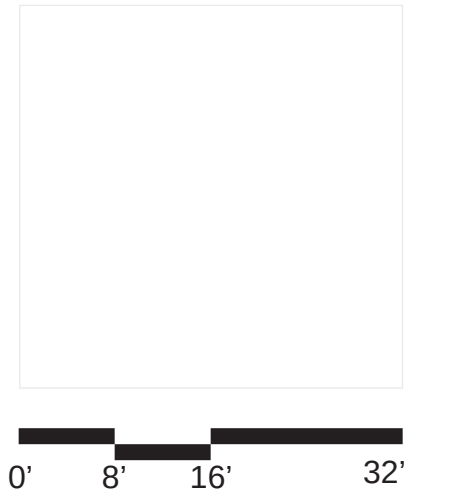
6988 Abbott Avenue
Miami Beach, Florida

North Elevation
Scale: 1" = 16'-0"

ABBOT AVENUE (CLASS B FRONTAGE)

BYRON AVENUE (CLASS C FRONTAGE)

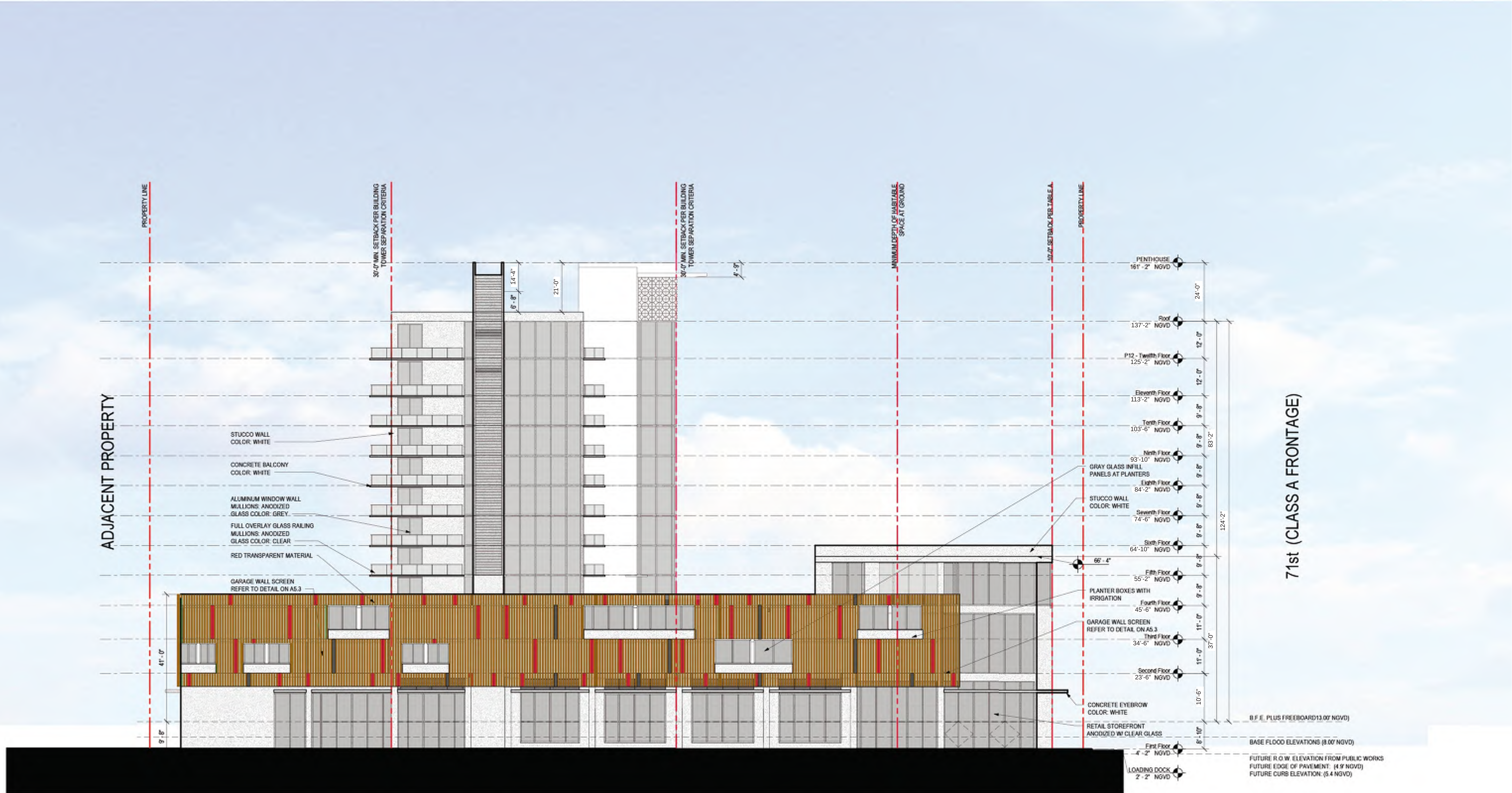


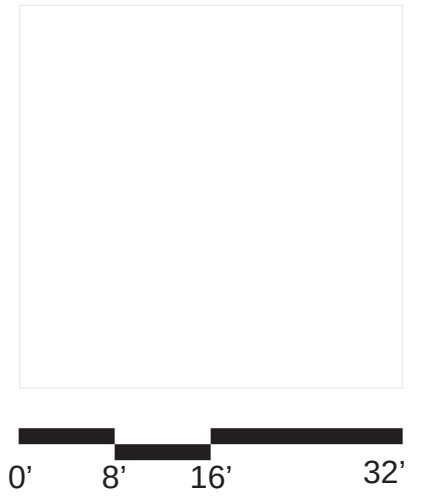


6988 Abbott Avenue
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East Elevation
Scale: 1" = 16'-0"

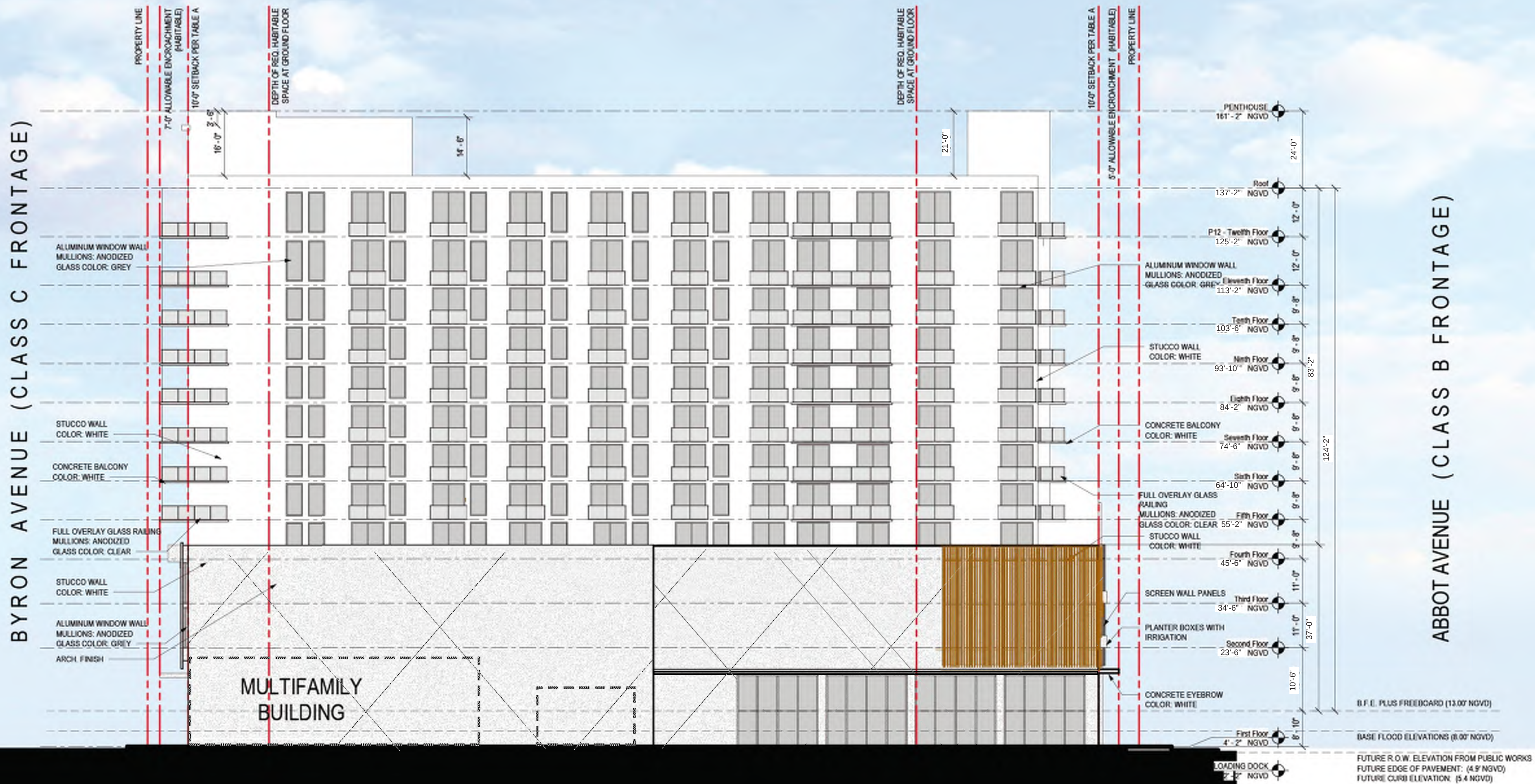
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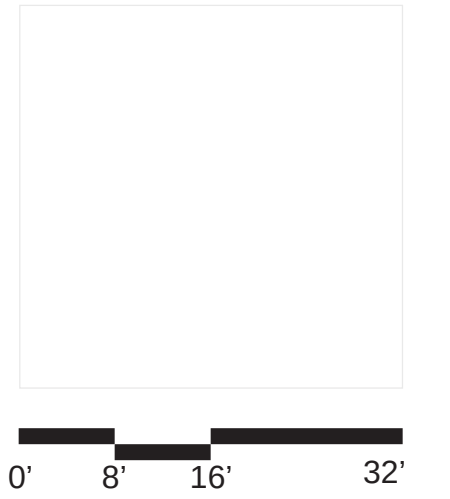




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South Elevation
Scale: 1" = 16'-0"



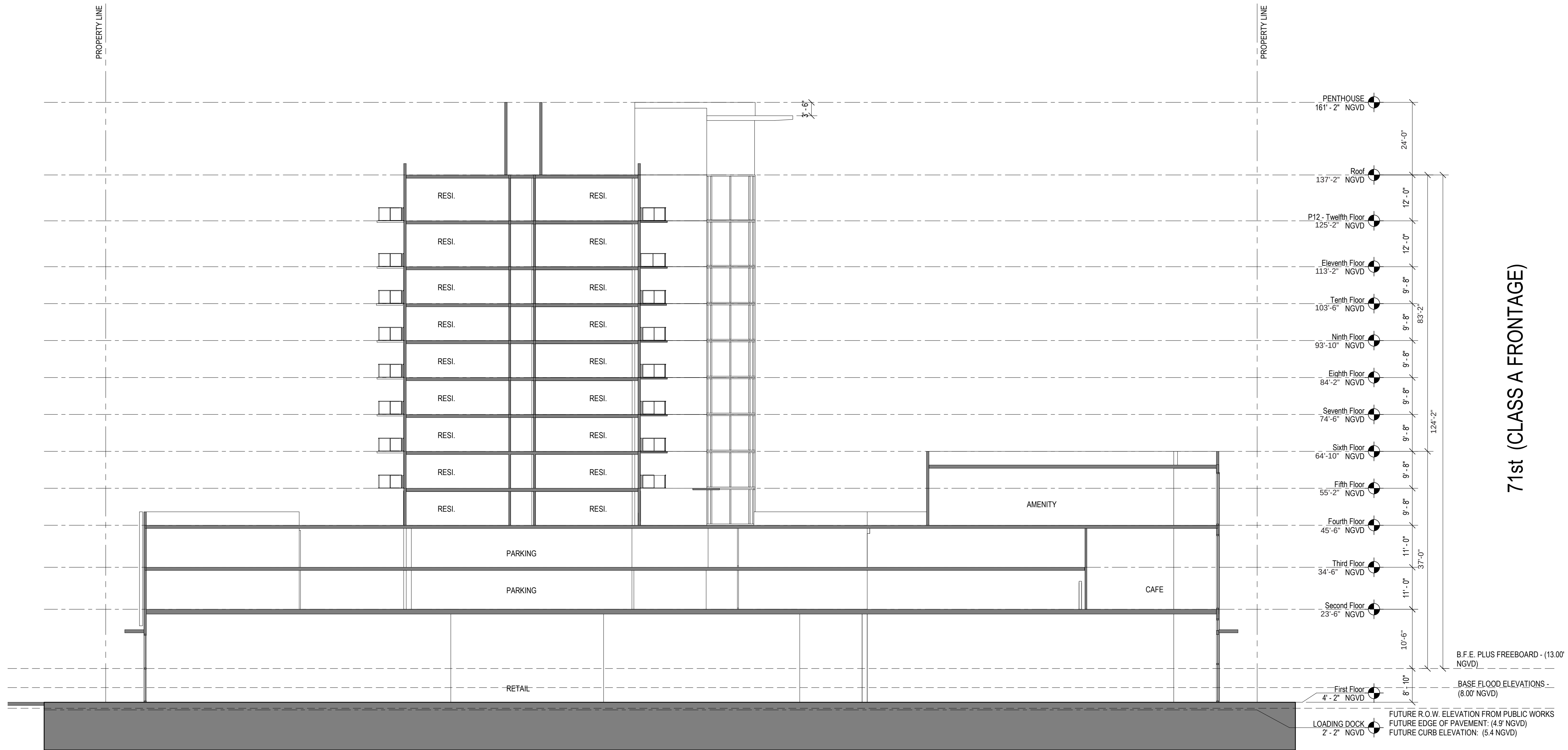


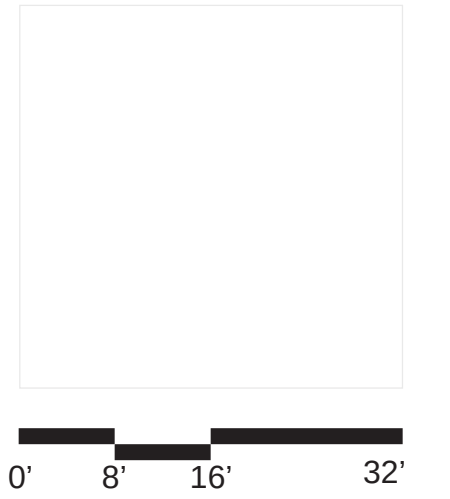
6988 Abbott Avenue
Miami Beach, Florida

Latitudinal Building Section

Scale: 1" = 16'-0"

Scale: 1" = 16'-0"

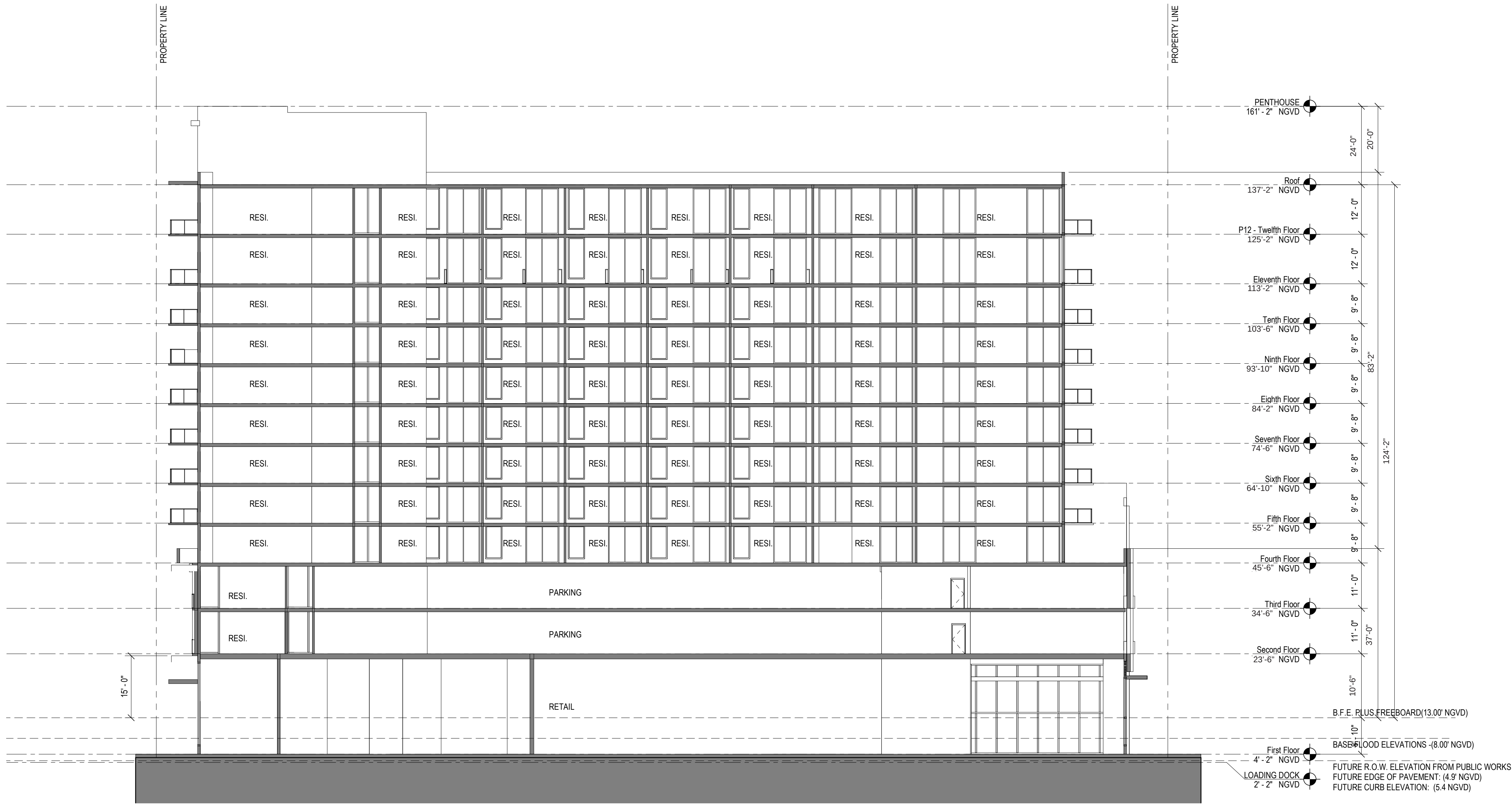




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Longitudinal Building Section

Scale: 1" = 16'-0"



A5

Project Imagery

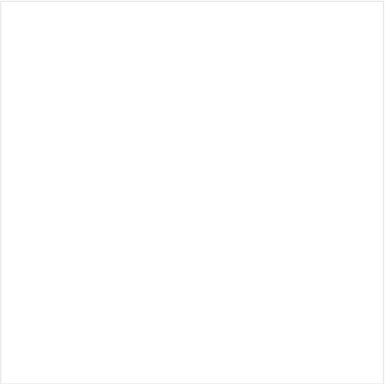
- A5.1 Rendering | Abbott Avenue
- A5.2 Rendering | 71st Street
- A5.3 Material Board
- A5.4 Screen Details



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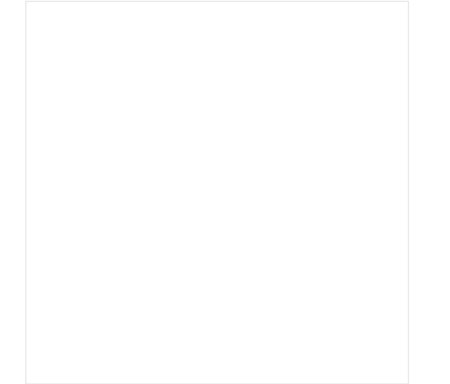
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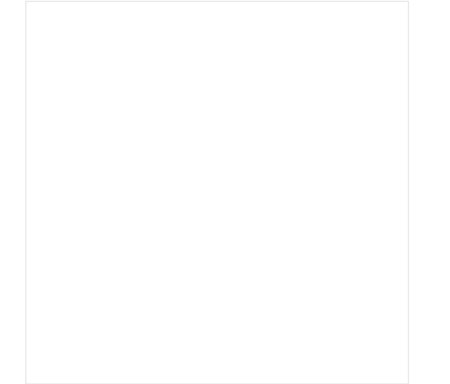


6988 Abbott Avenue

Miami Beach, Florida

Rendering | Byron

Scale: None

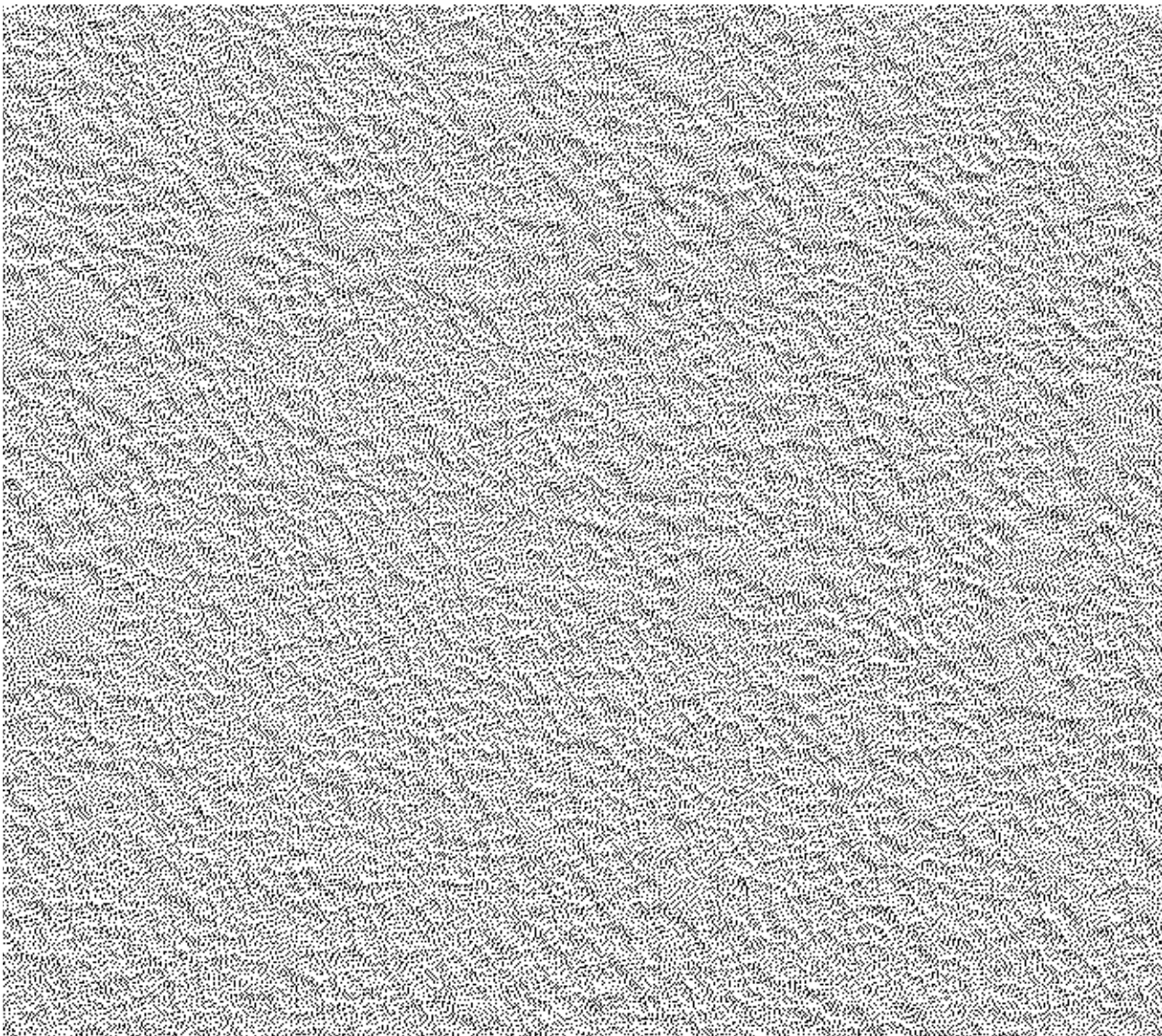


6988 Abbott Avenue

Miami Beach, Florida

Rendering | 71st Street

Scale: None



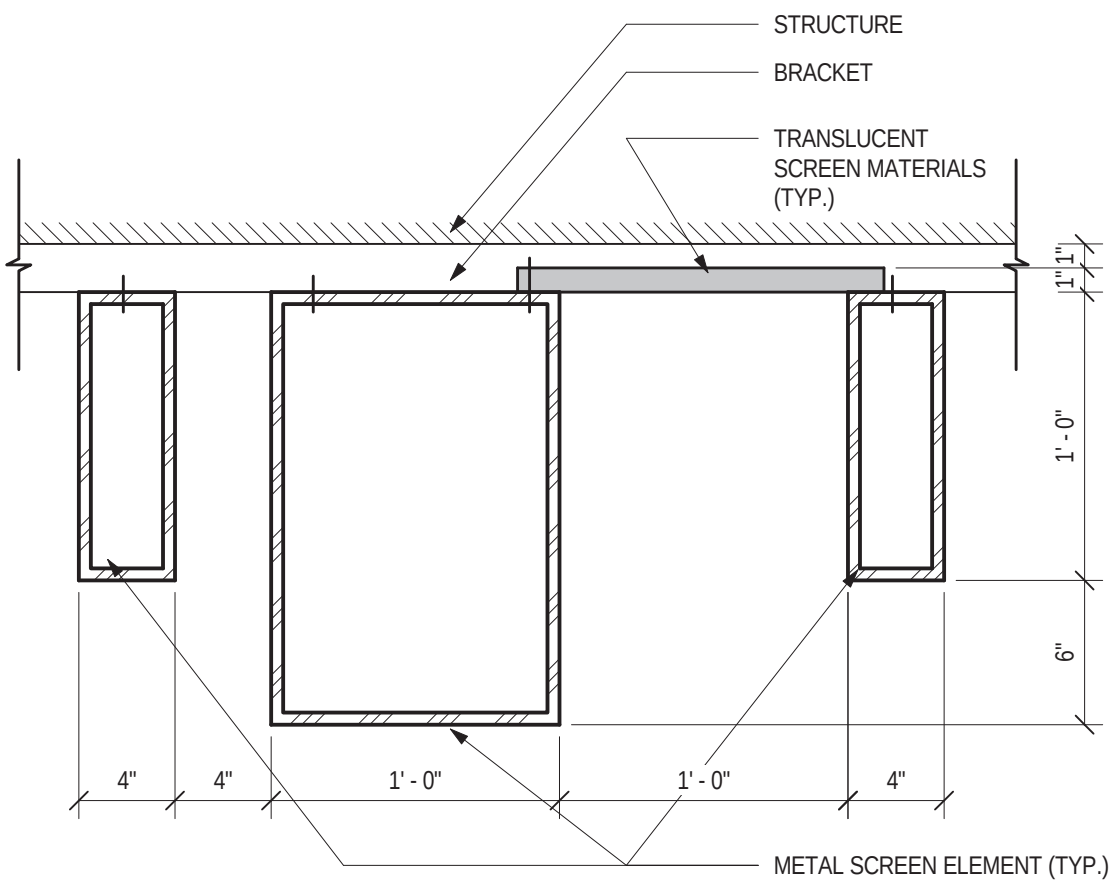
Stucco
Color: White



Glass Color - Garage Inserts
Color: Red



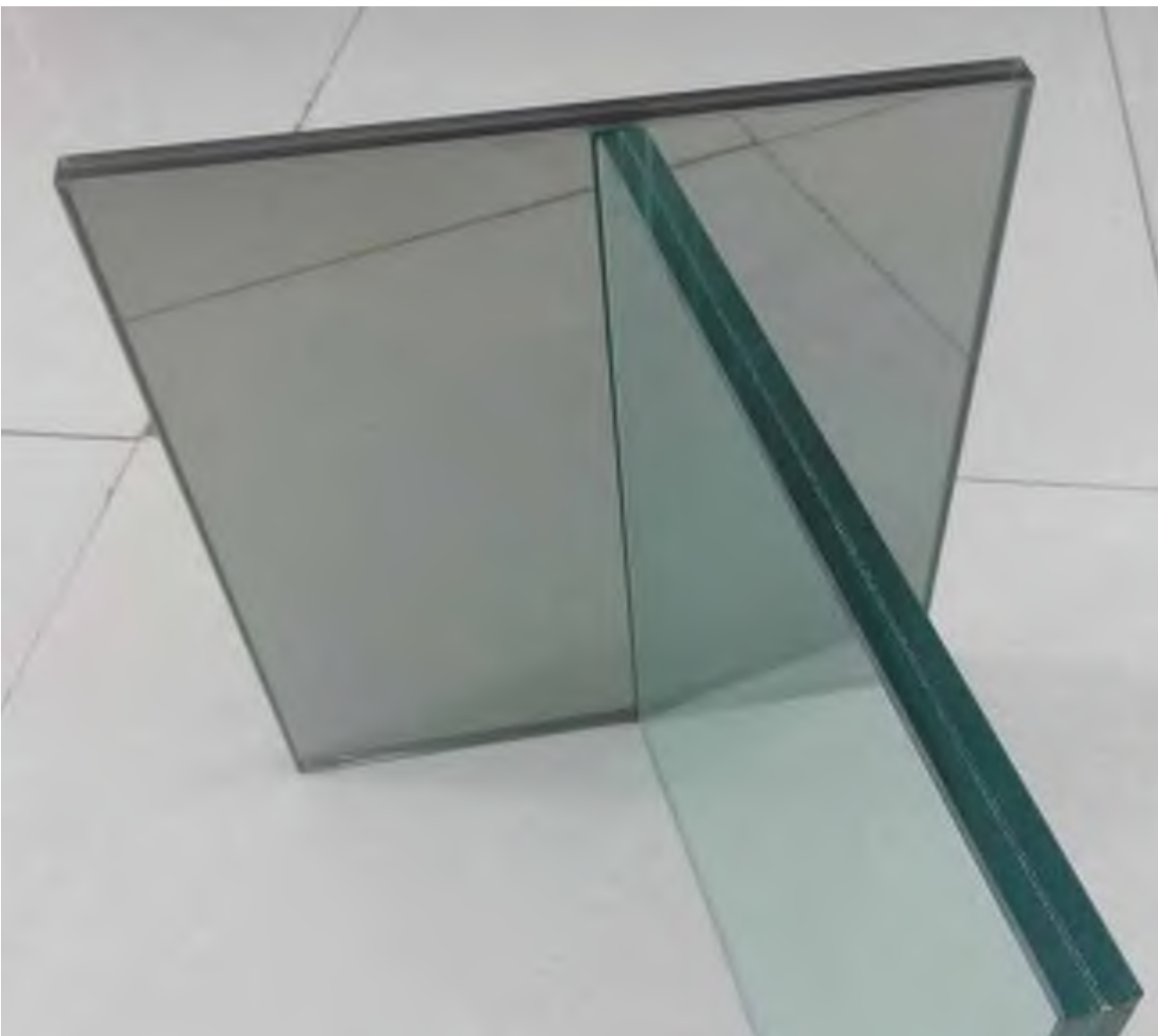
Glass Color - Common Areas
Color: Clear



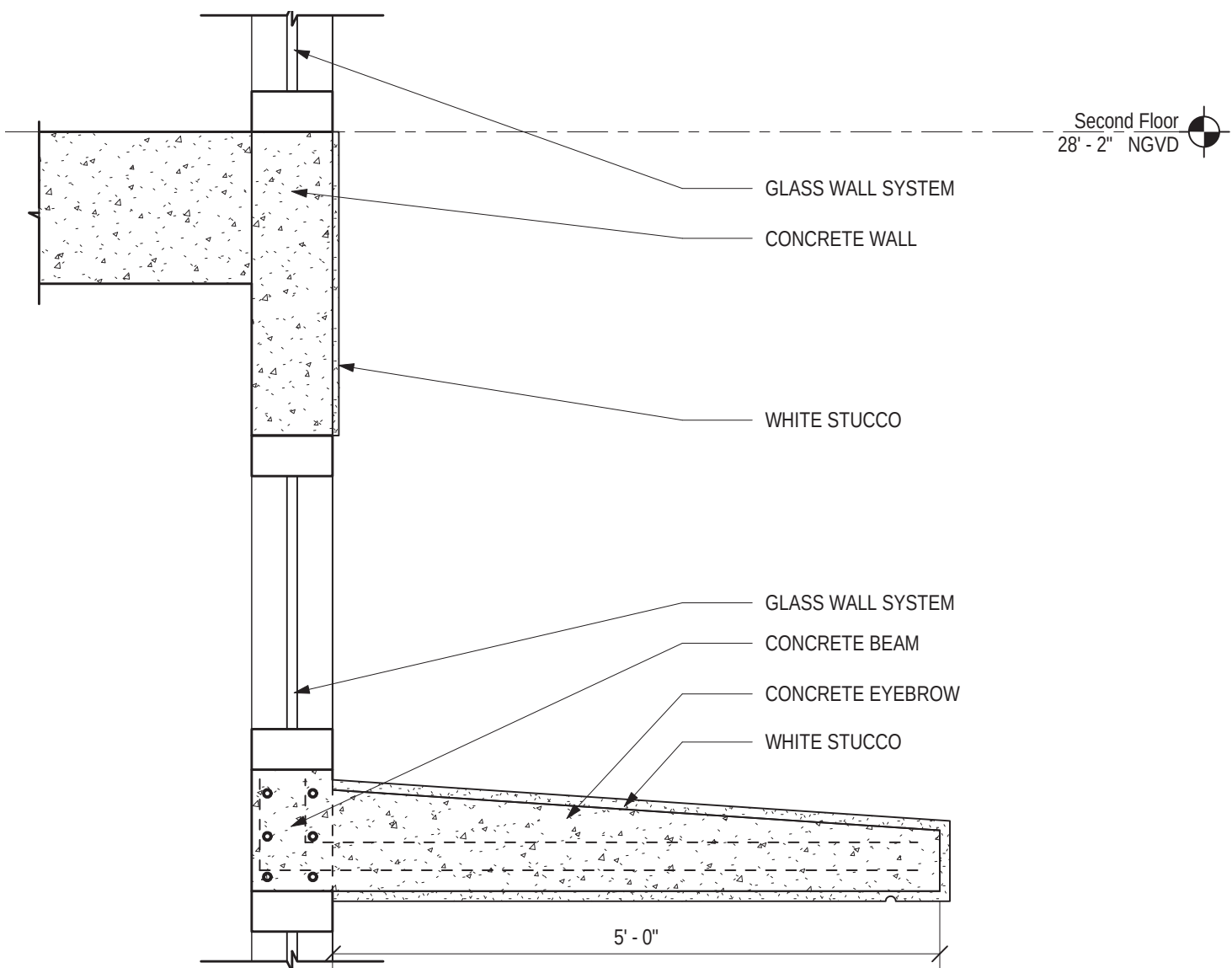
Detail Garage Wall Screen
Color: Mushroom Gray



Accent Wall - Marble
Color: White | Pattern to be refined



Glass Color - Residences
Color: 15% Tint



Detail Eyebrow
Color: Stucco White



Synthetic Garage Wall
Color: Mushroom Gray

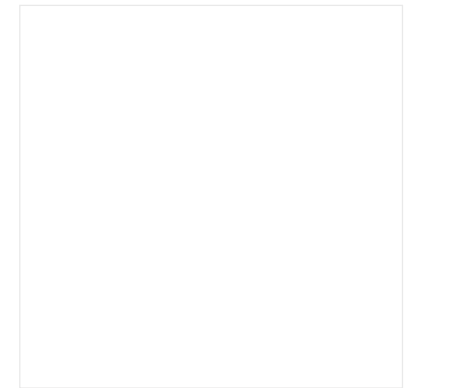


Precast Screen Wall
Color: Mushroom Gray



Aluminum Color
Color: Pewter





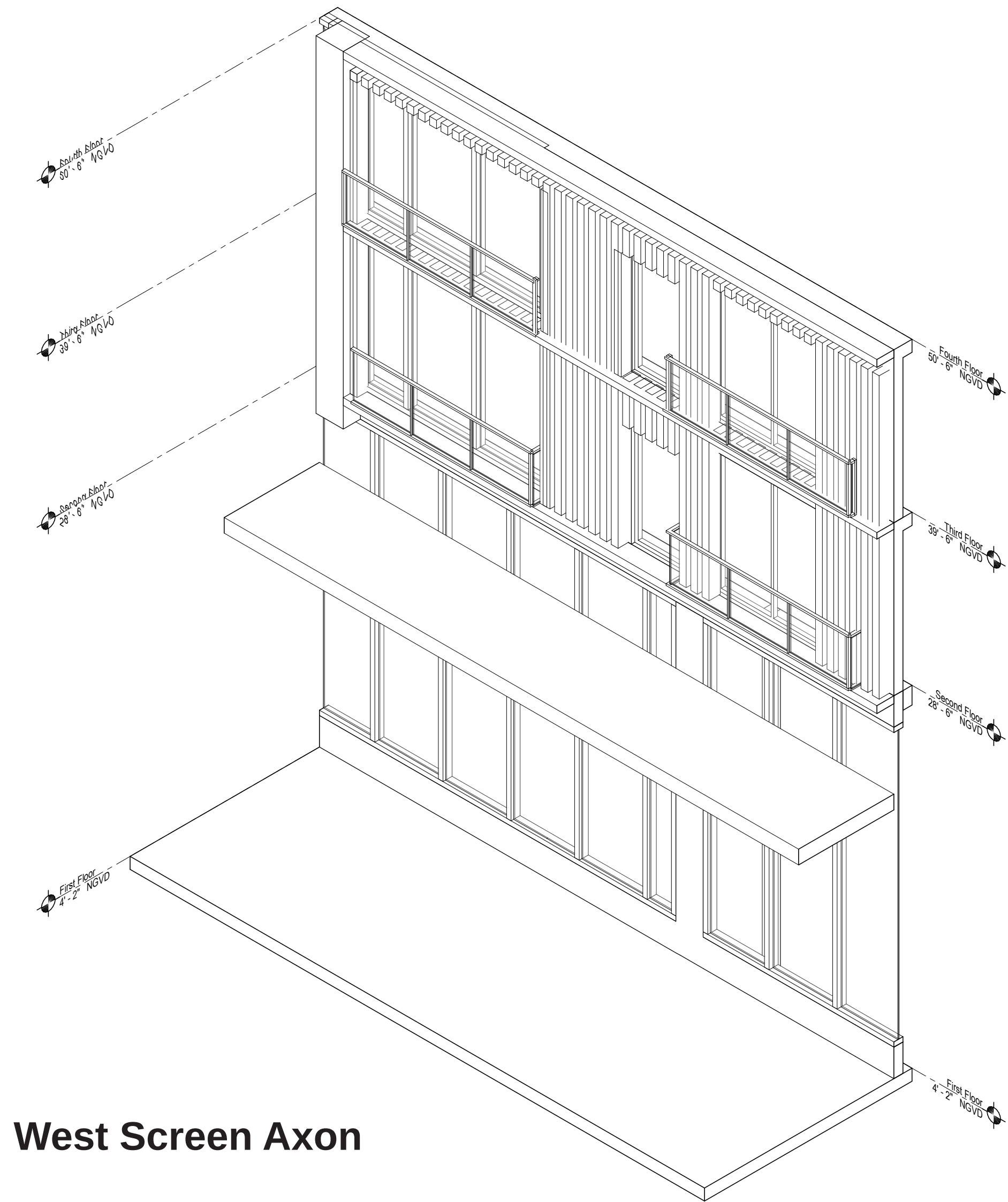
6988 Abbott Avenue
Miami Beach, Florida

Screen Details
Scale: None



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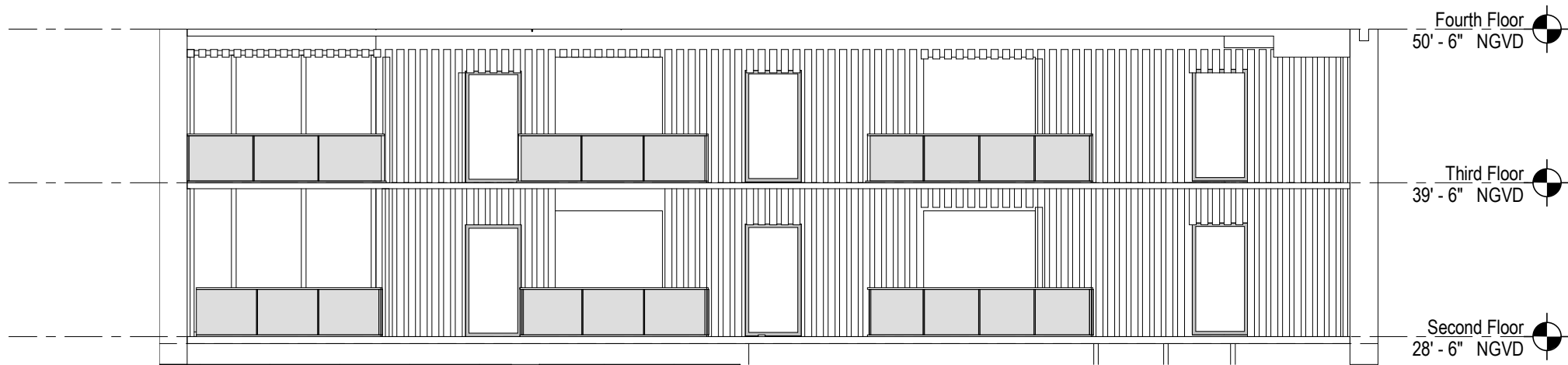
A5.4



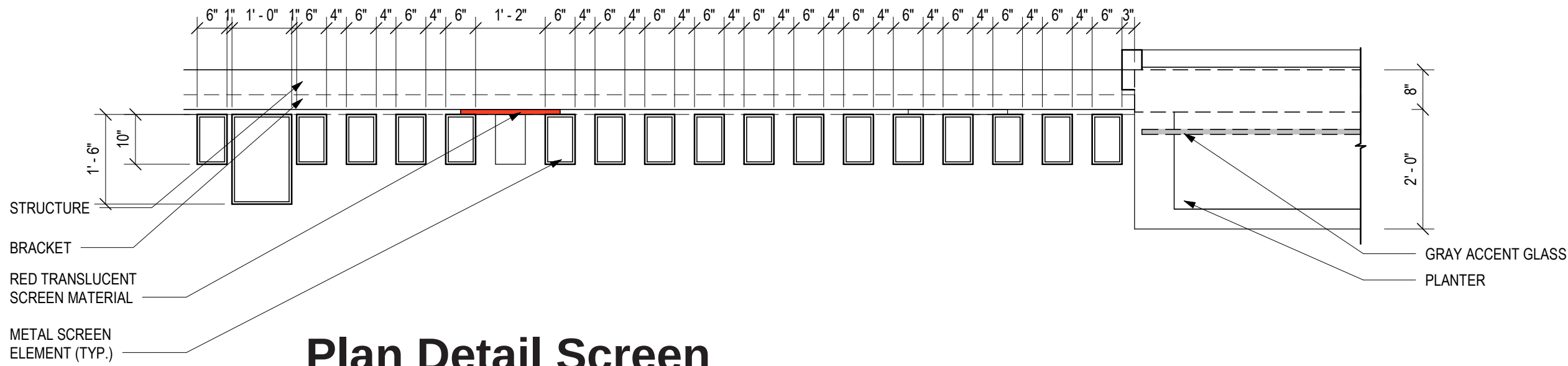
West Screen Axon



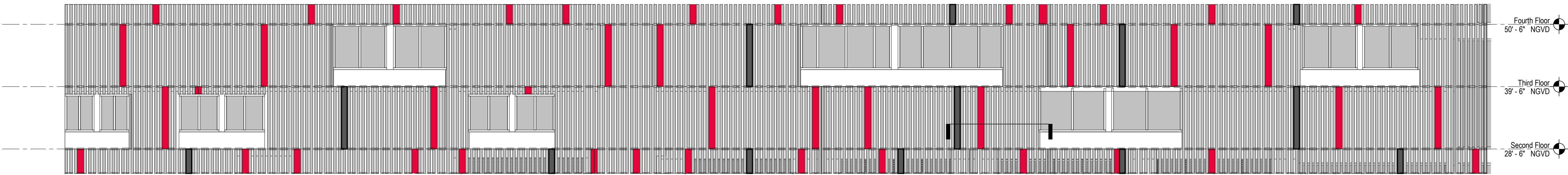
East Screen Axon



West Screen Elevation



Plan Detail Screen



East Screen Elevation

C1

Civil Information

- C1.1Level 1 | Service Truck North Entry
- C1.2Level 1 | Service Truck South Entry
- C1.3Level 1 | Service Truck South Exit
- C1.4Level 1 | Service Truck North Exit
- C1.4Level 2 | P1 Vehicle
- C1.5Level 3 | P1 Vehicle

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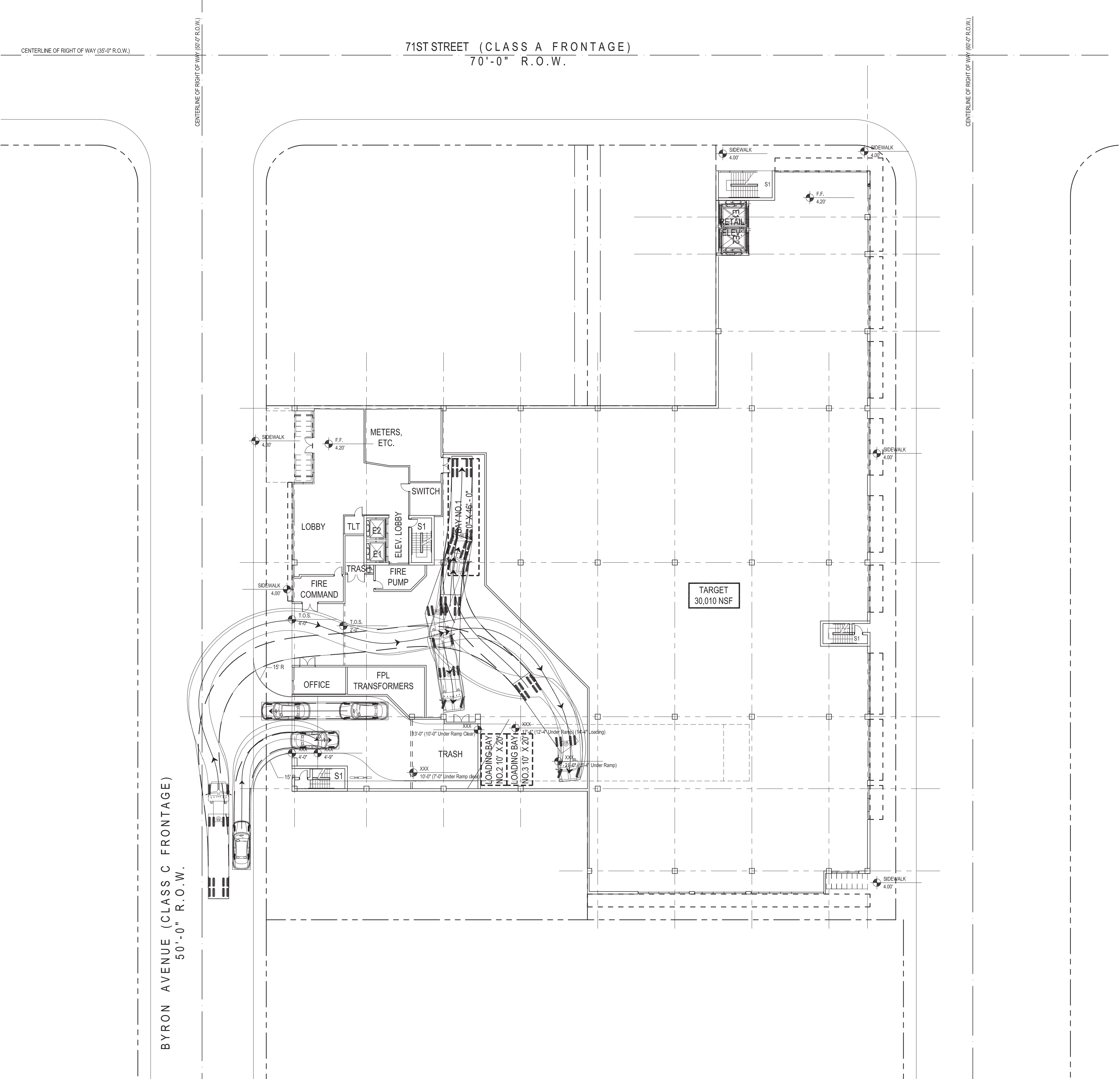
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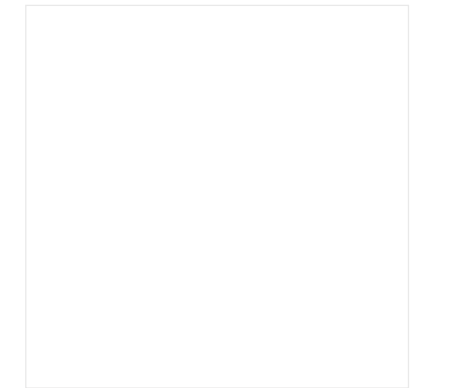
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0' 10' 20' 40'

Level 1 | Service Truck North Entry 6988 Abbott Avenue
Miami Beach, Florida

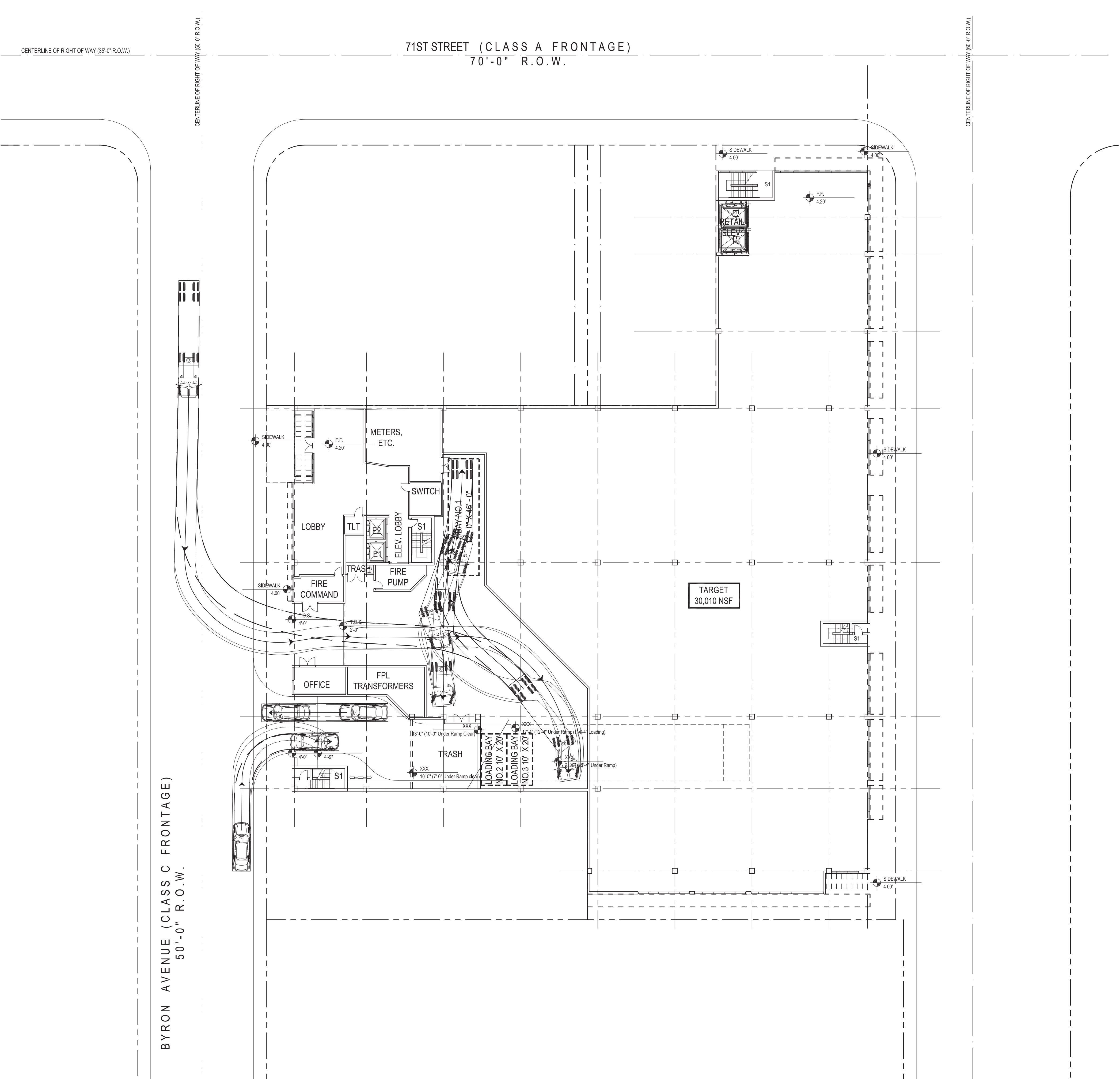
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C1.1

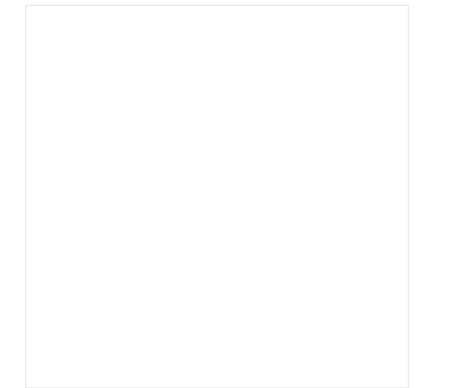
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0' 10' 20' 40'

Level 1 | Service Truck South Entry 6988 Abbott Avenue

Miami Beach, Florida

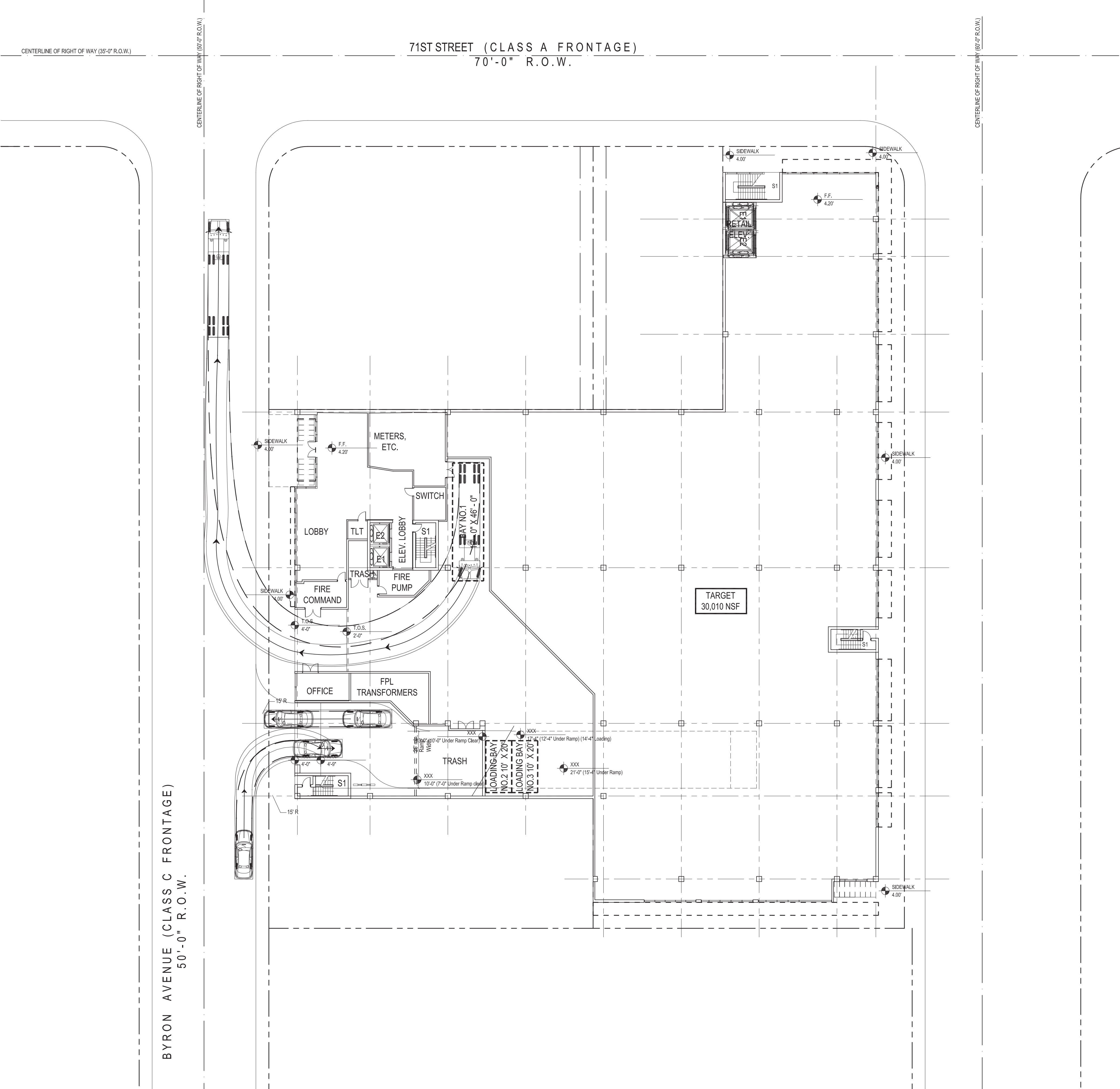
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C1.2

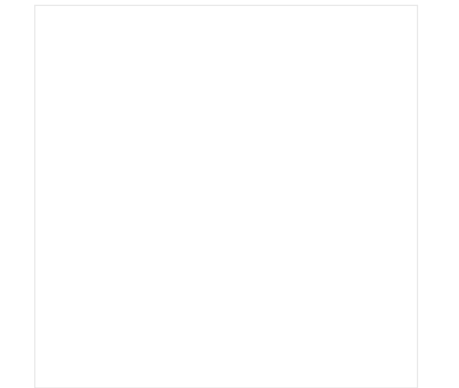
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0' 10' 20' 40'

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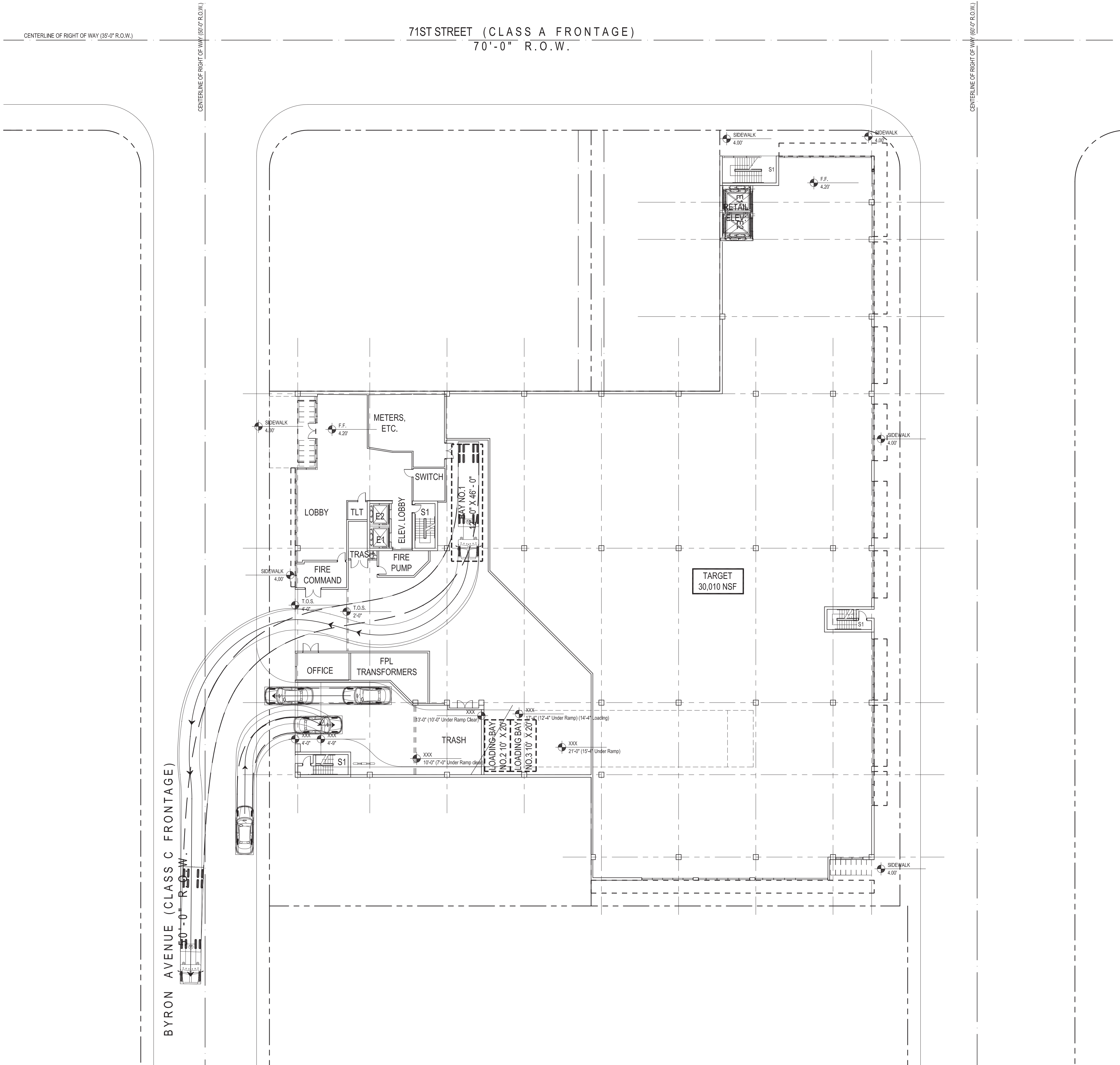
Level 1 | Service Truck North Exit
Scale: 1" = 20'-0"



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C1.3

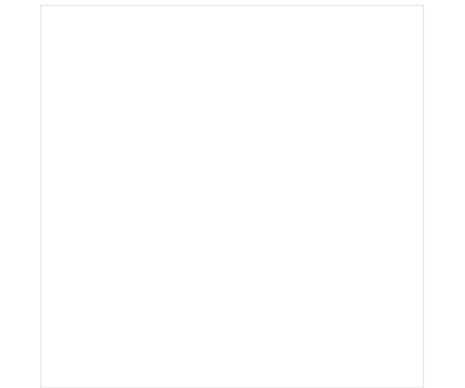
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0' 10' 20' 40'



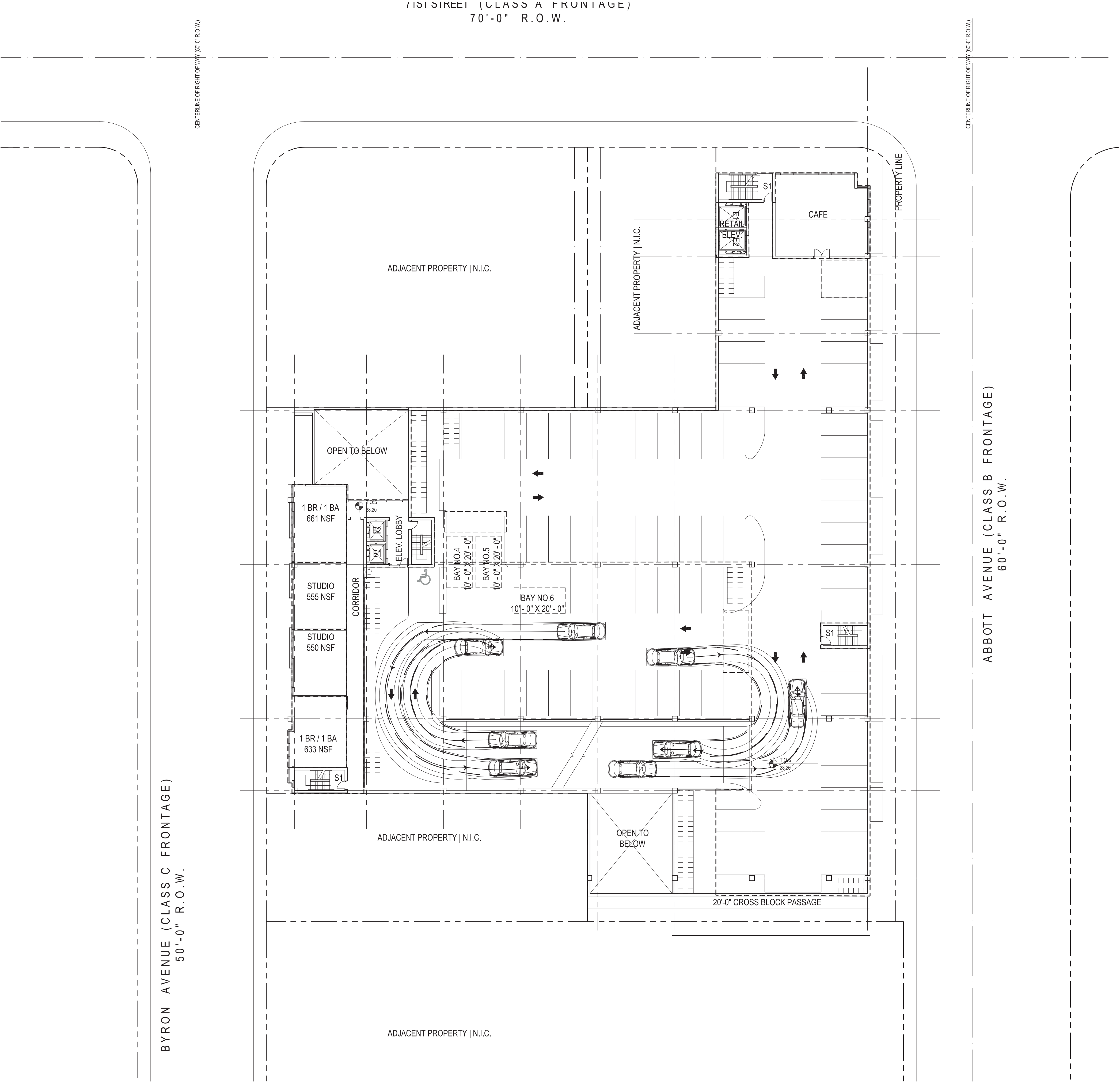
Level 1 | Service Truck South Exit
6988 Abbott Avenue
Miami Beach, Florida

Scale: 1" = 20'-0"

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04 June 2020

C1.4

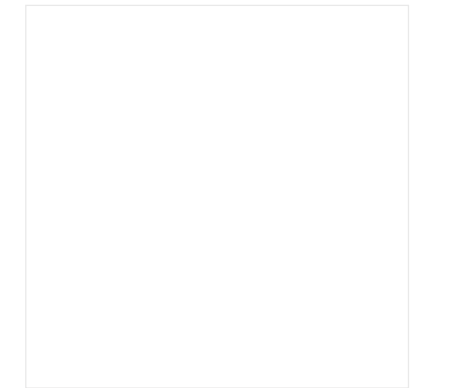
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0' 10' 20' 40'

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Miami Beach, Florida

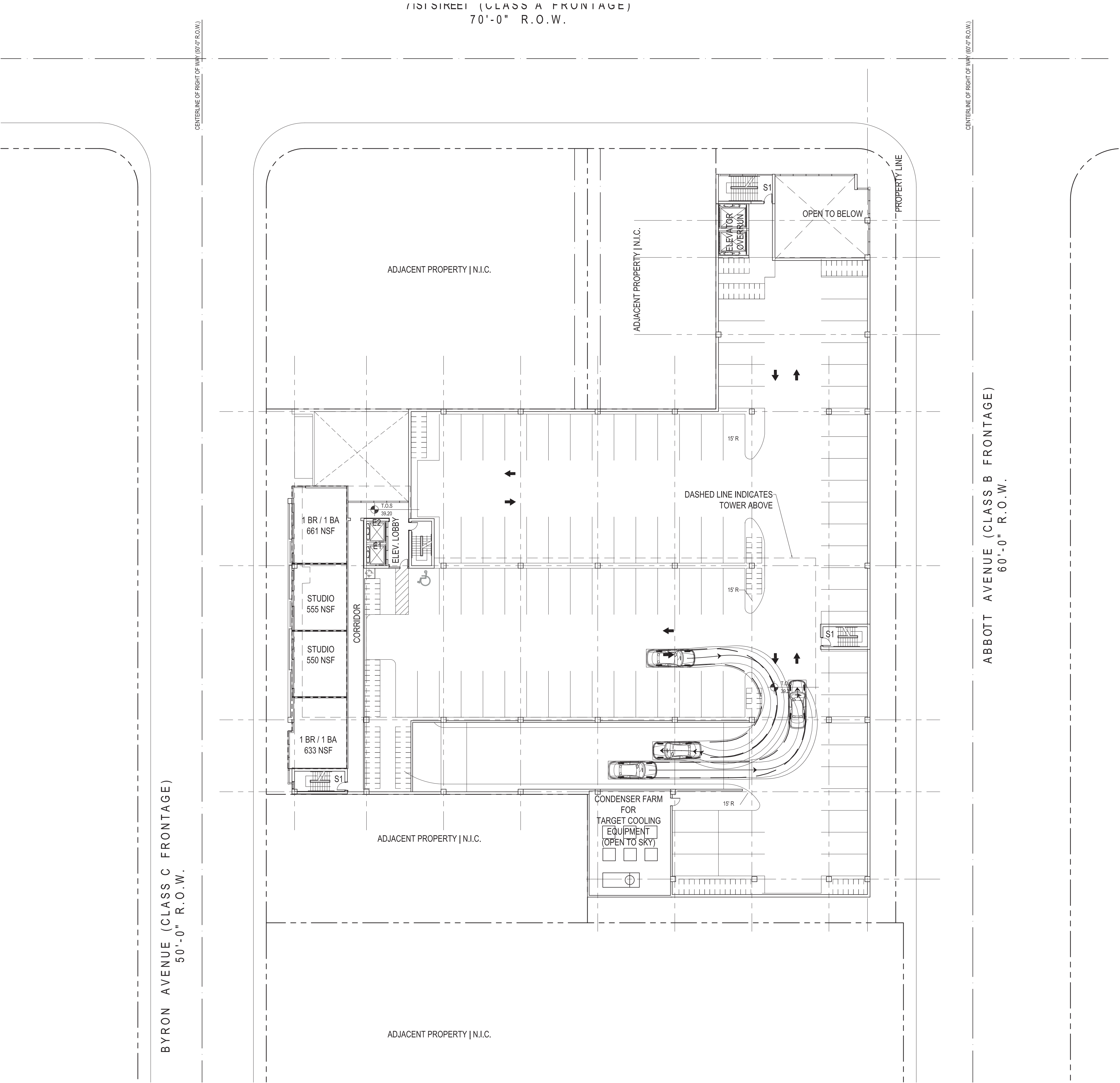
Level 2 | P1 Vehicle
Scale: 1" = 20'-0"



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C1.5

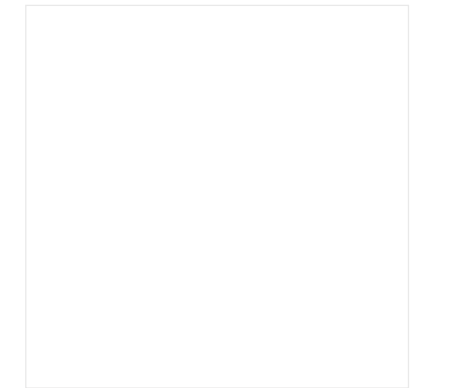
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0' 10' 20' 40'

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Level 3 | P1 Vehicle
Scale: 1" = 20'-0"



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C1.6

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L1 Landscape Plans

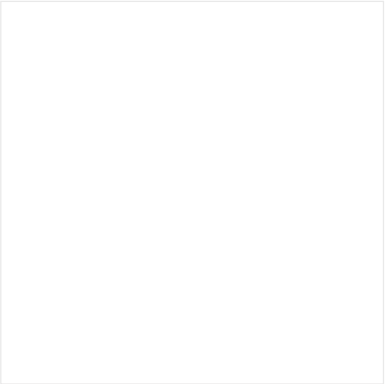
- L1.1 Tree Disposition Schedule & Notes
- L1.2 Tree Disposition Plan
- L2.1 Materials Schedule & Notes
- L2.2 Materials Plan Ground Level
- L2.3 Materials Plan Level 4th Floor
- L3.1 Planting Schedule & Notes
- L3.2 Tree & Palm Planting Plan Ground Level
- L3.3 Tree & Palm Planting Plan Level 4
- L4.1 Understory Planting Plan Ground Level
- L4.2 Understory Planting Plan 4TH Floor
- L5.1 Planting Details
- L6.1 Lighting Schedule & Notes
- L6.2 Lighting Plan Ground Level
- L6.3 Lighting Plan 4TH Floor



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WWW.LAND.DESIGN

TREES & PLANTING TO BE PRESERVED NOTES

- EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

- THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
- THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
- ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

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

TREES & PLANTING TO BE PRESERVED NOTES

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	OBH MULTI TRUNK	HEIGHT OF CANOPY TREES (in feet)	CLEAR TRUNK HEIGHT OF PALM TREES (in feet)	CANOPY DIAMETER (in feet)	CANOPY (in Sq. Ft.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES	
											CANOPY SQ.FT	R.O.W CANOPY SQ.FT
12	Swietenia mahagoni	MAHOGANY TREE	19.5		25		22	280	REMOVE	GOOD	22	
13	Swietenia mahagoni	MAHOGANY TREE	21		25		22	280	REMOVE	GOOD	22	
14	Swietenia mahagoni	MAHOGANY TREE	16		25		20	314	REMOVE	GOOD	20	
26	Ficus nitida	INDIAN LAUREL	19.8.9		20		24	452	REMOVE	GOOD	24	
27	Sabal palmetto	SABAL PALM	11		20		12	113	REMOVE	GOOD	12	
28	Sabal palmetto	SABAL PALM	14		6		6	28	REMOVE	GOOD	6	
29	Sabal palmetto	SABAL PALM	15		11		12	113	REMOVE	GOOD	12	
30	Phoenix roebelenii	PRICMY DATE PALM	6.6		14		12	113	REMOVE	GOOD	12	
31	Sabal palmetto	SABAL PALM	15		12		8	50	REMOVE	GOOD	8	
32	Ficus nitida	INDIAN LAUREL	10.10.15.5		25		26	531	REMOVE	GOOD	26	
33	Calliandra rigida	ROTTIE BRUSH	6.8		12		0	0	REMOVE	GOOD	0	
34	Sabal palmetto	SABAL PALM	14		15		12	113	REMOVE	GOOD	12	
35	Sabal palmetto	SABAL PALM	20		13		10	79	REMOVE	GOOD	10	
36	Sabal palmetto	SABAL PALM	15.14.14		22		15	177	REMOVE	GOOD	15	
37	Sabal palmetto	SABAL PALM	18		12		12	113	REMOVE	GOOD	12	
38	Ficus nitida	INDIAN LAUREL	23.12		25		24	452	REMOVE	GOOD	24	
39	Sabal palmetto	SABAL PALM	16		16		20	12	REMOVE	GOOD	20	
40	Ficus nitida	INDIAN LAUREL	8.11.5.11		25		24	452	REMOVE	GOOD	24	
41	Sabal palmetto	SABAL PALM	12		18		10	79	REMOVE	GOOD	10	
42	Sabal palmetto	SABAL PALM	13		10		16	201	REMOVE	GOOD	16	
43	Sabal palmetto	SABAL PALM	13		16		10	79	REMOVE	GOOD	10	
44	Sabal palmetto	SABAL PALM	13		15		10	79	REMOVE	GOOD	10	
45	Sabal palmetto	SABAL PALM	12		16		10	79	REMOVE	GOOD	10	
46	Sabal palmetto	SABAL PALM	13		16		10	79	REMOVE	GOOD	10	
47	Sabal palmetto	SABAL PALM	12		16		10	79	REMOVE	GOOD	10	
48	Sabal palmetto	SABAL PALM	14		12		10	79	REMOVE	GOOD	10	
49	Sabal palmetto	SABAL PALM	19		15		10	79	REMOVE	GOOD	10	
50	Sabal palmetto	SABAL PALM	14.13		15		14	154	REMOVE	GOOD	14	
51	Sabal palmetto	SABAL PALM	12.5		17		10	79	REMOVE	GOOD	10	
52	Sabal palmetto	SABAL PALM	10		17		10	79	REMOVE	GOOD	10	
53	Ficus nitida	INDIAN LAUREL	14.7.11.10		18		20	314	REMOVE	GOOD	20	
54	Sabal palmetto	SABAL PALM	15		13		10	79	REMOVE	GOOD	10	
55	Sabal palmetto	SABAL PALM	21		13		12	113	REMOVE	GOOD	12	
56	Sabal palmetto	SABAL PALM	10		6		8	50	REMOVE	GOOD	8	
57	Sabal palmetto	SABAL PALM	11		6		8	50	REMOVE	GOOD	8	
58	Sabal palmetto	SABAL PALM	12		12		10	79	REMOVE	GOOD	10	
59	Melaleuca quinquenervia	MELALEUCA	9.4		20		10	79	REMOVE	GOOD	10	
60	Coccoloba vulpera	SEA GRAPE	4.3.3		15		12	113	REMOVE	GOOD	12	
61	Bucida buceras	BLACK OLIVE	13		20		20	314	REMOVE	GOOD	20	
62	Sabal palmetto	SABAL PALM	16		10		10	79	REMOVE	GOOD	10	
63	Bucida buceras	BLACK OLIVE	12.6.8		25		20	314	REMOVE	GOOD	20	
64	Bucida buceras	BLACK OLIVE	6.5		12		10	79	REMOVE	GOOD	10	
65	Bucida buceras	BLACK OLIVE	14.5.11.9		25		24	452	REMOVE	GOOD	24	
66	Bucida buceras	BLACK OLIVE	20.5.11.5.5.18		25		24	452	REMOVE	GOOD	24	
67	Sabal palmetto	SABAL PALM	12		18		10	79	REMOVE	GOOD	10	
68	Sabal palmetto	SABAL PALM	16		7		10	79	REMOVE	GOOD	10	
STREET TREES												
116	Roystonia regia	ROYAL PALM	12		25		10	79	REMAIN	GOOD		
117	Phoenix dactylifera	DATE PALM	12		22		12	113	REMAIN	GOOD		
118	Roystonia regia	ROYAL PALM	12		25		12	113	REMAIN	GOOD		
119	Roystonia regia	ROYAL PALM	12		30		12	113	REMAIN	GOOD		
120	Roystonia regia	ROYAL PALM	12		30		10	79	REMAIN	GOOD		

TOTAL UNITS REMOVED:		173
PROPOSED ON SITE MITIGATION BREAKDOWN		
CATEGORY 1 TREE 2" CAL/12' HT MIN:	2	
CATEGORY 2 TREE 2" CAL/10' HT MIN:	12	
CATEGORY 3 TREE 2" CAL/8' HT MIN:		
CATEGORY 4 PALM 6" CLR TRUNK MIN:	15	
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):		29

	credit/tree	TREE CREDIT	REQUIRED/ allowed
	300	Category 1 Tree = 300sf credit/tree	GOOD
	150	Category 2 Tree = 150sf credit/tree	1,800
	100	Category 3 Tree = 100sf credit/tree	2
	50	Category 4 Palm = 50sf credit/tree	750
COMBINATION FULFILLS SITE MITIGATION OF CANOPY SF:			3,150

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Tree Disposition
Schedules & Notes



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04 June 2020

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MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



A

MATERIAL: CONCRETE WITH ROCK SALT FINISH
LOCATION: PAVEMENT (REFER TO PLAN)
SPECIFICATION: PER MANUFACTURER
SIZE: REFER TO DETAILS
SOURCE: T.B.D.



B

MATERIAL: GRANITE PAVER
LOCATION: PAVEMENT (REFER TO PLAN)
SPECIFICATION: PER MANUFACTURER
SIZE: 4" X 4"
SOURCE: T.B.D.



C

MATERIAL: SILVA CELLS MODULAR SUSPENDED PAVEMENT SYSTEM
LOCATION: PAVEMENTS AT GROUND FLOOR
SPECIFICATION: MANUFACTURER'S SPECS
SOURCE: DEEPROOT
415 871 9700
www.deeproot.com



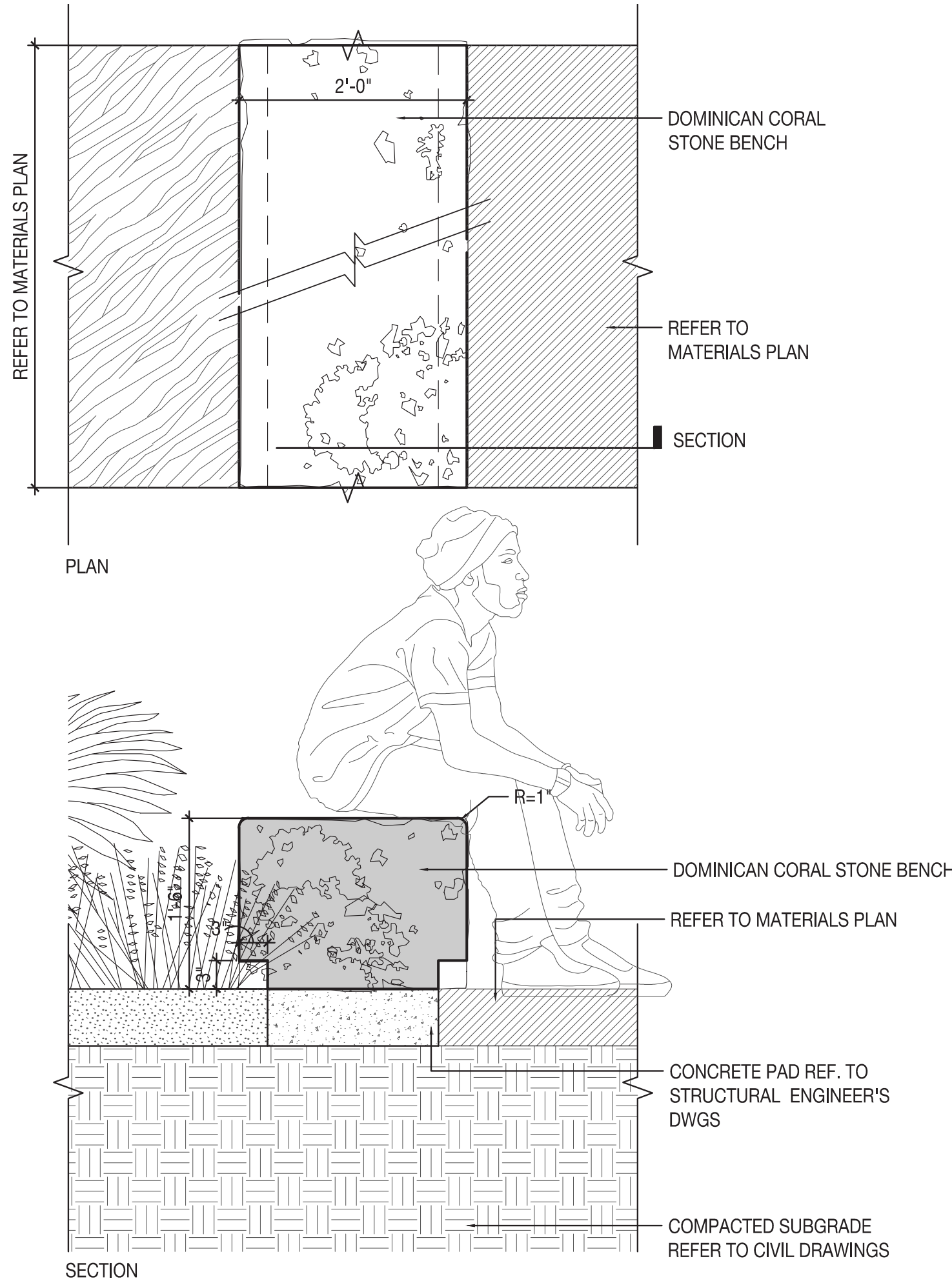
D

MATERIAL: FOREVER LAWN (SYNTHETIC LAWN)
SPECIFICATION: PER MANUFACTURER
SOURCE: DUPONT™ FOREVER LAWN®
PHONE : 866.922.7876
www.foreverlawn.com



DCS

MATERIAL: DOMINICAN CORAL STONE
LOCATION: BENCHES (SEE PLAN)
SPECIFICATION: AS PER MANUFACTURER'S SPECS
SIZE: REFER TO DETAILS & LAYOUT PLAN
SOURCE: EPIC STONE WORKS SOUTH FLORIDA
(305) 255 2848



1 DOMINICAN CORAL STONE BENCH (typ) Scale: 1" = 1'- 0"



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- PLANTING NOTES
1.

PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2.

THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3.

PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4.

CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5.

ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6.

ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7.

THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8.

THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9.

ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10.

SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11.

FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12.

MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13.

ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14.

EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15.

STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16.

MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17.

PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18.

ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19.

SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

ABR	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES & UNDERSTORY TREES				
CER	41	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	100 GAL, 4"DHB, 14' HT MIN
CGR	13	CAESALPINA GRANADILLO	BRIDALVEIL	200 GAL, 6" DHB 22' HT MIN, 8'CT
CRO1	20	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL, 8-10' OA
CRO2	112	CLUSIA ROSEA	AUTOGRAPH TREE	100 GAL, 8-10' OA
CUV	8	COCOLOBA UVIFERA	SEA GRAPE	300 GAL, 3"DHB 18' HT MIN
PAQ	2	PACHIRA AQUATICA	GUIANA CHESTNUT	FG 20' X 20'
PALMS				
DAL	19	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 20' CT
SPA1	5	SABAL PALMETTO	SABAL PALM	FG 25' CT
SPA2	5	SABAL PALMETTO	SABAL PALM	FG 30' CT
SPA3	5	SABAL PALMETTO	SABAL PALM	FG 35' CT
UNDERSTORY				
CN	844	CLUSIA NANA	DWARF CLUSIA	3 GAL 18"OC
MD	530	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL 36"OC
GRASSES				
AT	10425 SqFt	ARTIFICIAL TURF		REFER TO MATERIALS SCHEDULE

LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach				
ZONING CLASS: CD-3 LOT AREA: 7,070 ACRES: 0.1623				
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126				
CODE REFERENCE	OPEN SPACE	REQUIRED/ALLOWED	PROVIDED	
Sec. 126-6, c, Table A	A. Sq. Ft. of required Open Space Lot area: <u>7,070</u> Multiplier: <u>30%</u>	<u>2,121</u>	<u>0</u>	
	B. Sq. Ft. of parking lot open space Parking Spaces: <u>2</u> Multiplier: <u>10</u> sf/space	<u>20</u>	<u>20</u>	
	C. Total Sq. Ft. of landscaped Open Space required	<u>2,141</u>	<u>20</u>	
LAWN AREA				
Sec. 126-6, c, Table A	A. Total Sq. Ft. of landscaped Open Space	<u>2,141</u>	<u>20</u>	
	B. Maximum Lawn Area (sod) permitted: Open space required: <u>2,141</u> Multiplier: <u>20%</u>	<u>428</u>	<u>0</u>	
	TREES			
Sec. 126-6, c, 7	A. Number of trees required per lot, less existing trees Required Trees/Lot: <u>28</u> Net lot acres: <u>0.1623</u> Required Trees: <u>16</u> Existing trees: <u>0</u>	<u>5</u>	<u>5</u>	
	B. % Palms allowed Trees provided: <u>5</u> Multiplier: <u>0%</u>	<u>0</u>	<u>0</u>	
	PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS			
Sec. 126-6, c, 8	C. % Native required Trees provided: <u>5</u> Multiplier: <u>30%</u>	<u>2</u>	<u>2</u>	
	D. % Drought tolerant and low maintenance species required Trees provided: <u>5</u> Multiplier: <u>50%</u>	<u>3</u>	<u>3</u>	
	STREET TREES			
Section 126-6, a, 1	NO WORK IN THE ROW INCLUDED IN THIS SCOPE			
	A. Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: <u>90</u> Multiplier: <u>20</u> Existing trees: <u>0</u>	<u>5</u>	<u>5</u>	
	B. Street trees directly below power lines Linear ft of street frontage: <u>90</u> Multiplier: <u>20</u>	<u>5</u>	<u>5</u>	
SHRUBS				
Sec. 126-6, d	A. Number of shrubs required Lot and street trees required: <u>9</u> Multiplier: <u>12</u>	<u>252</u>	<u>252</u>	
	B. % Native species required Shrubs provided: <u>252</u> Multiplier: <u>50%</u>	<u>126</u>	<u>126</u>	
	LARGE SHRUBS OR SMALL TREES			
Sec. 126-6, d	A. Number of shrubs or small tree required Shrubs required: <u>252</u> Multiplier: <u>10%</u>	<u>25</u>	<u>25</u>	
	B. % Native species required Shrubs provided: <u>65</u> Multiplier: <u>50%</u>	<u>33</u>	<u>33</u>	

TREES



CONOCARPUS ERECTUS
SILVER BUTTONWOOD



CAESALPINA GRANADILLO
BRIDAVEIL



CLUSIA ROSEA
AUTOGRAPH TREE



COCOLOBA UVIFERA
SEA GRAPE



PACHIRA AQUATICA
GUIANA CHESTNUT



DICTYOSPERMA ALBUM
HURRICANE PALM



SABAL PALMETTO
SABAL PALM

SHUBS & GROUNDCOVERS



CLUSIA NANA



MONSTERA DELICIOSA

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L & N D

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Planting Schedule & Notes



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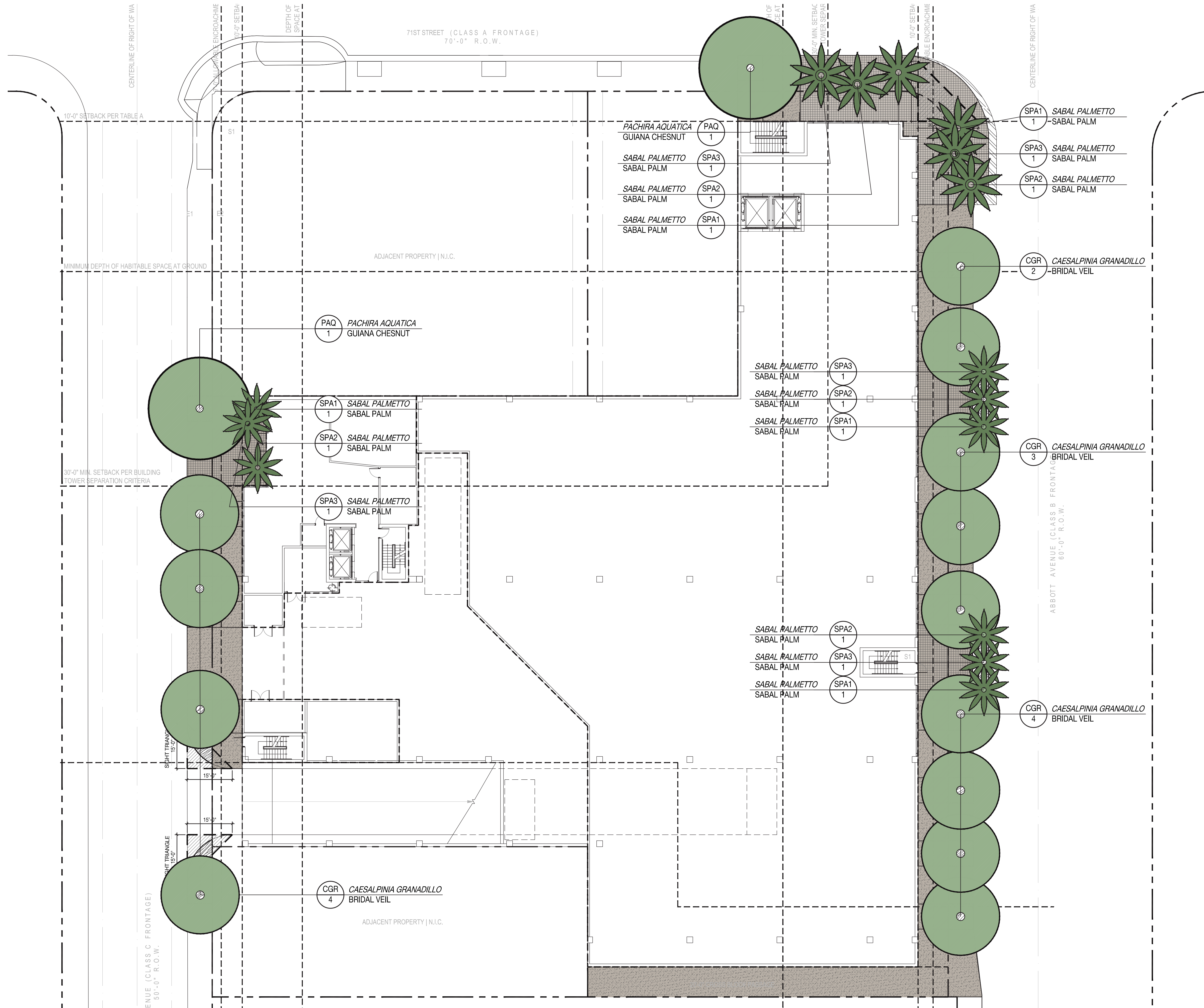
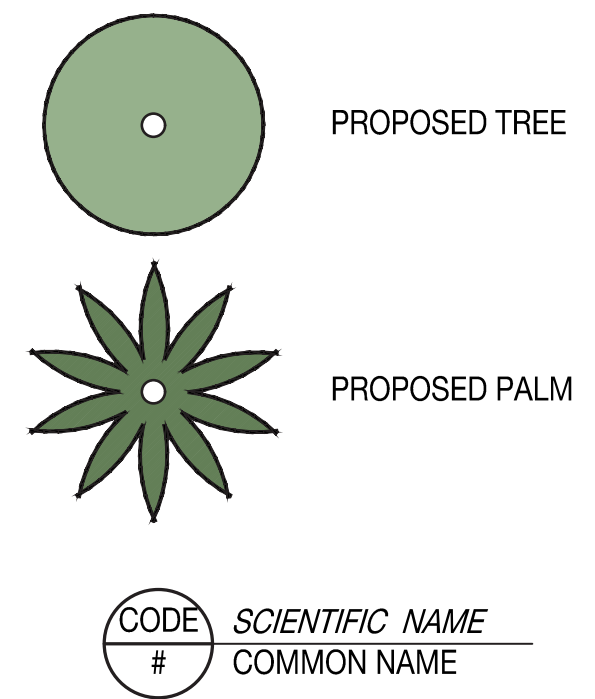
Trees & Palms Planting
Ground Level
Scale: 1/16" = 1'-0"



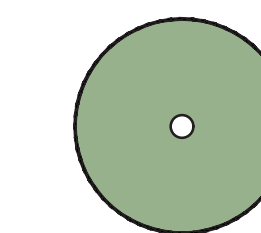
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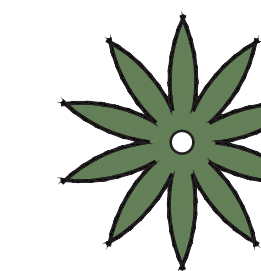
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LEGEND

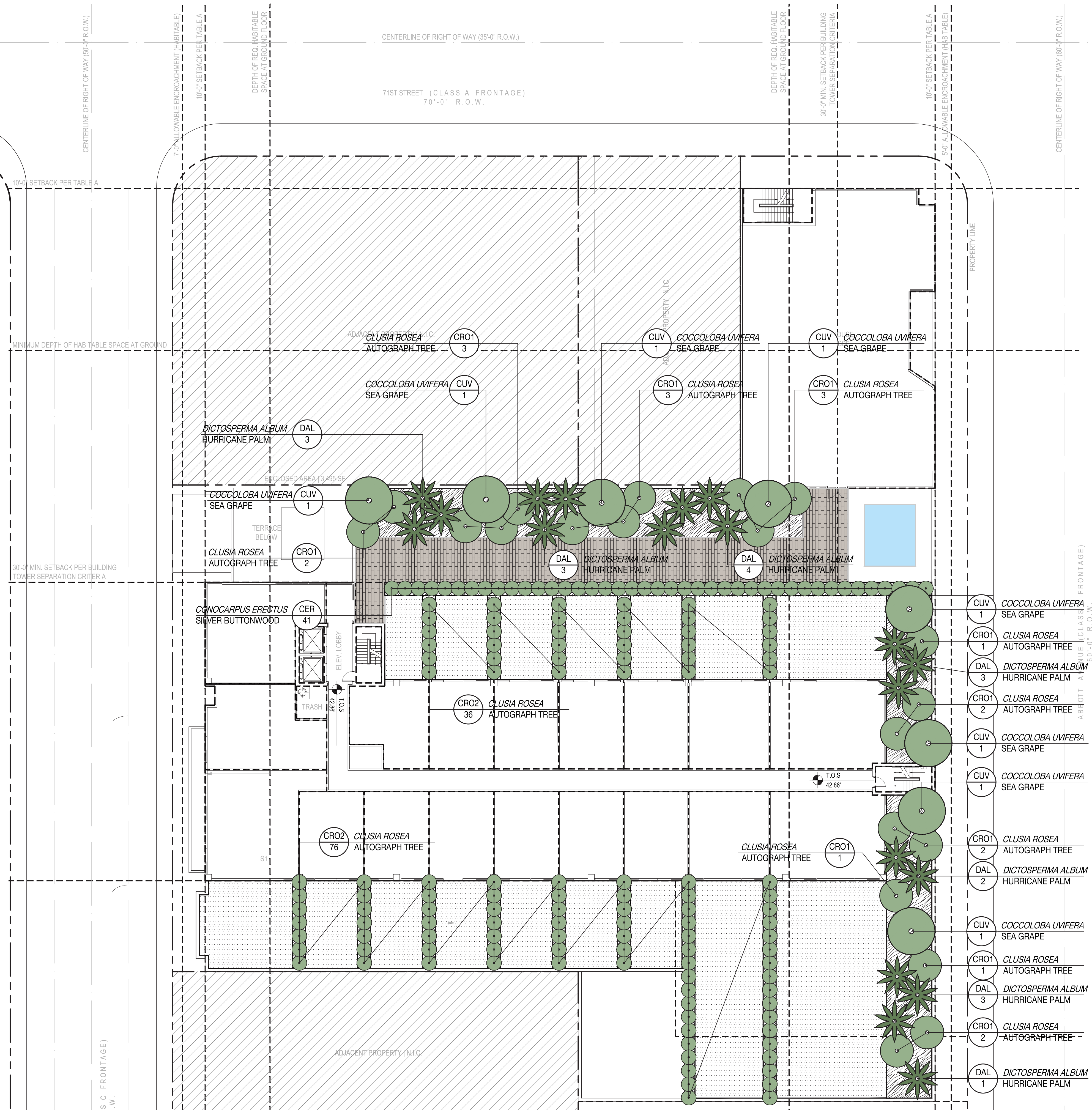


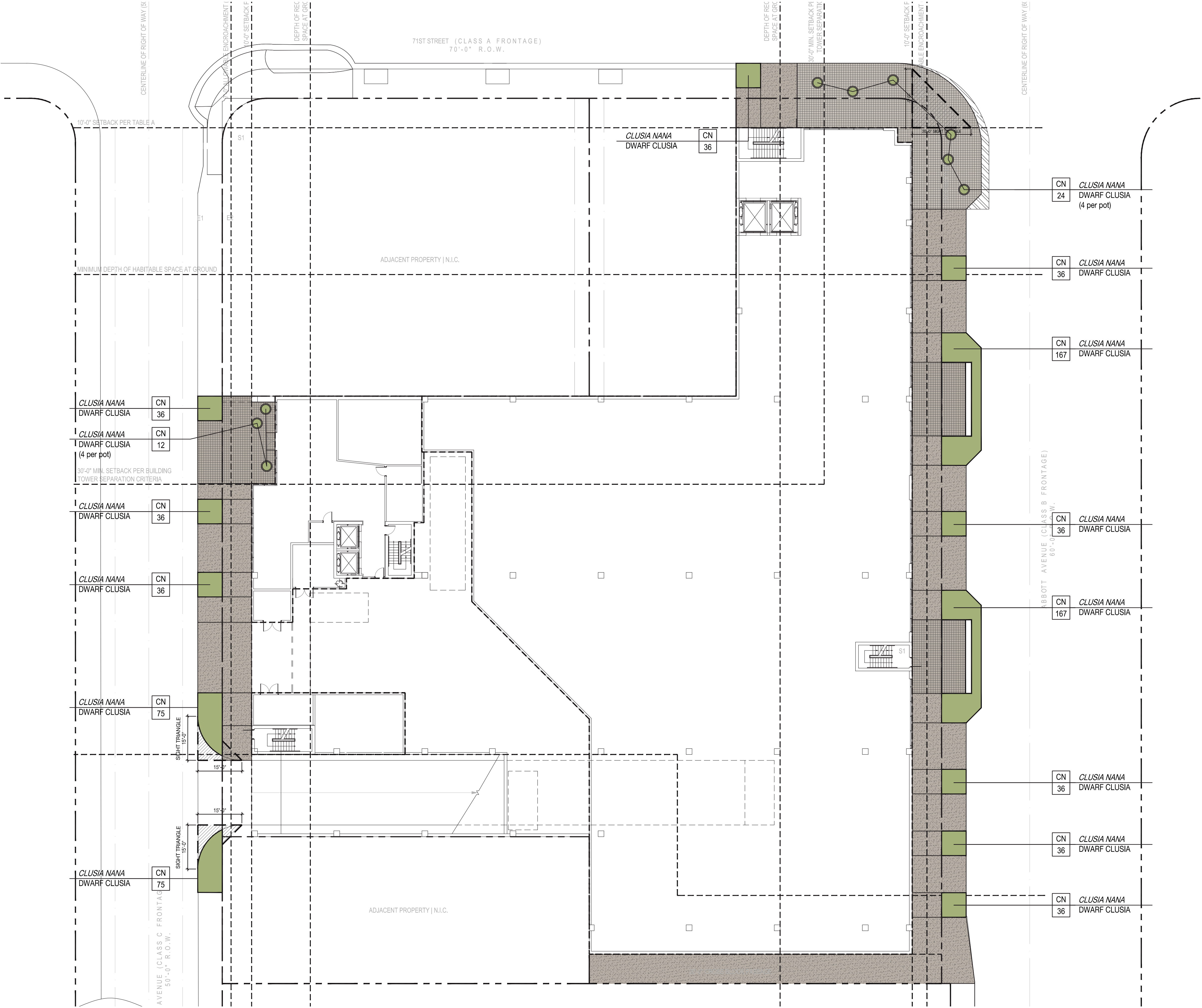
PROPOSED TREE



PROPOSED PALM

CODE #	SCIENTIFIC NAME COMMON NAME
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PROPOSED SHRUB
CLUSIA NANA

TYP	SCIENTIFIC NAME
#	COMMON NAME

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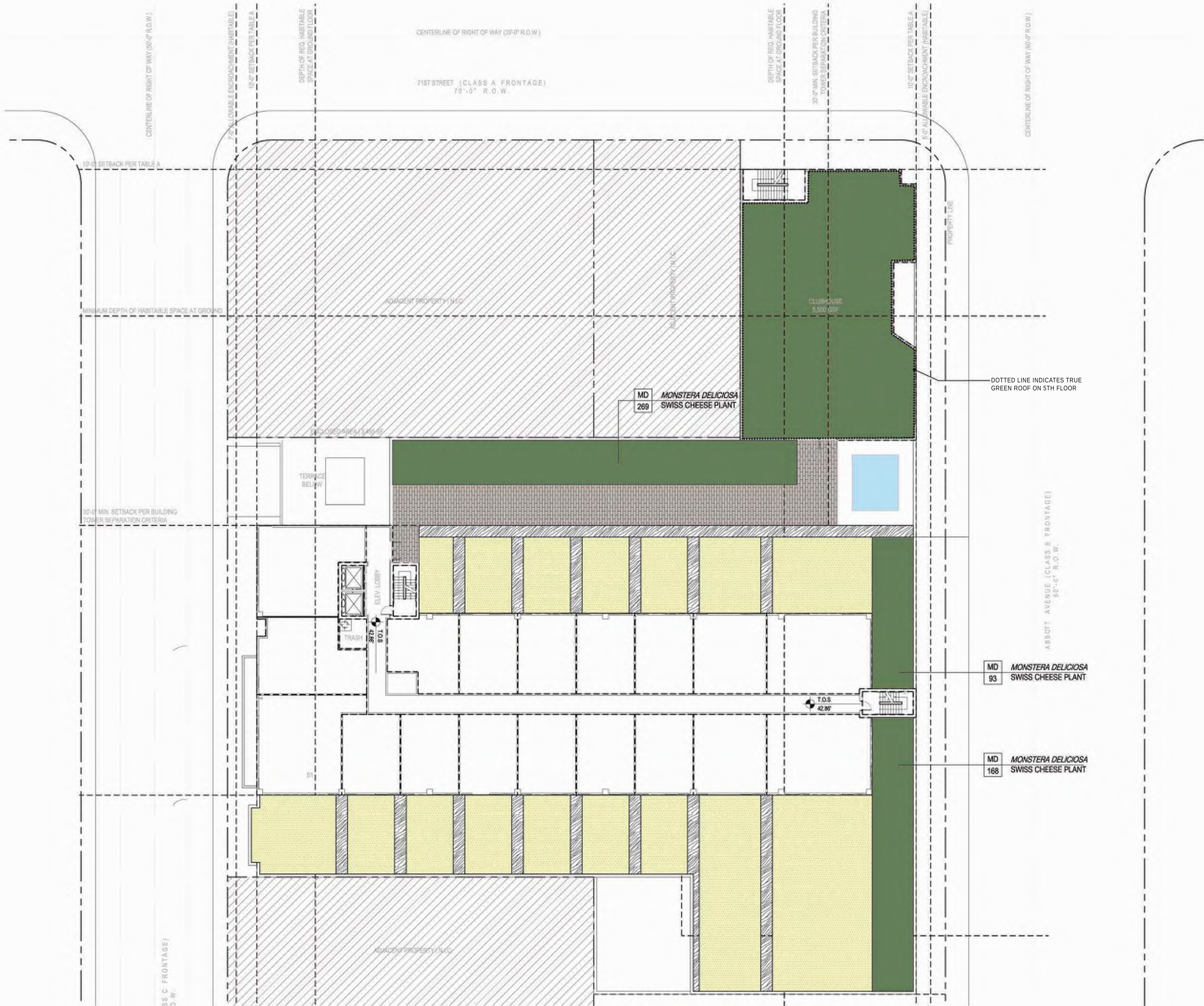
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Understory Planting
Ground Level
Scale: 1/16" = 1'-0"

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LEGEND



ARTIFICIAL TURF
10425 SqFt



PROPOSED SHRUB
MONSTERA DELICIOSA



SCIENTIFIC NAME
COMMON NAME



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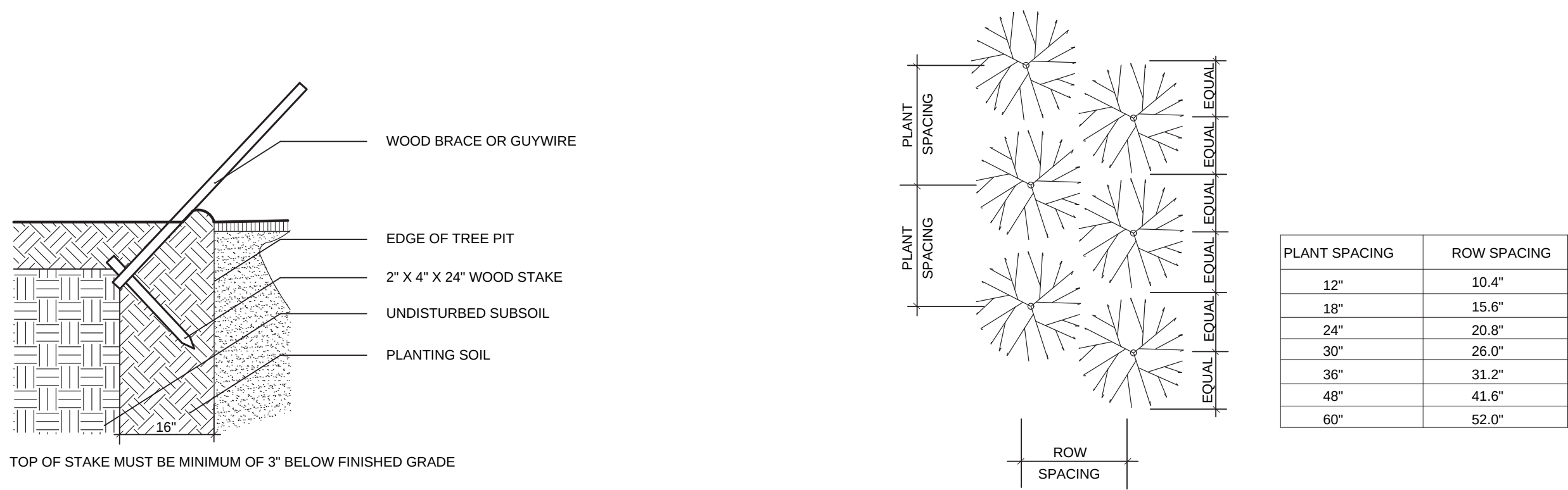
Understory Planting 4th Floor
Scale: 1/16" = 1'-0"



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1 STAKING DETAIL

SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

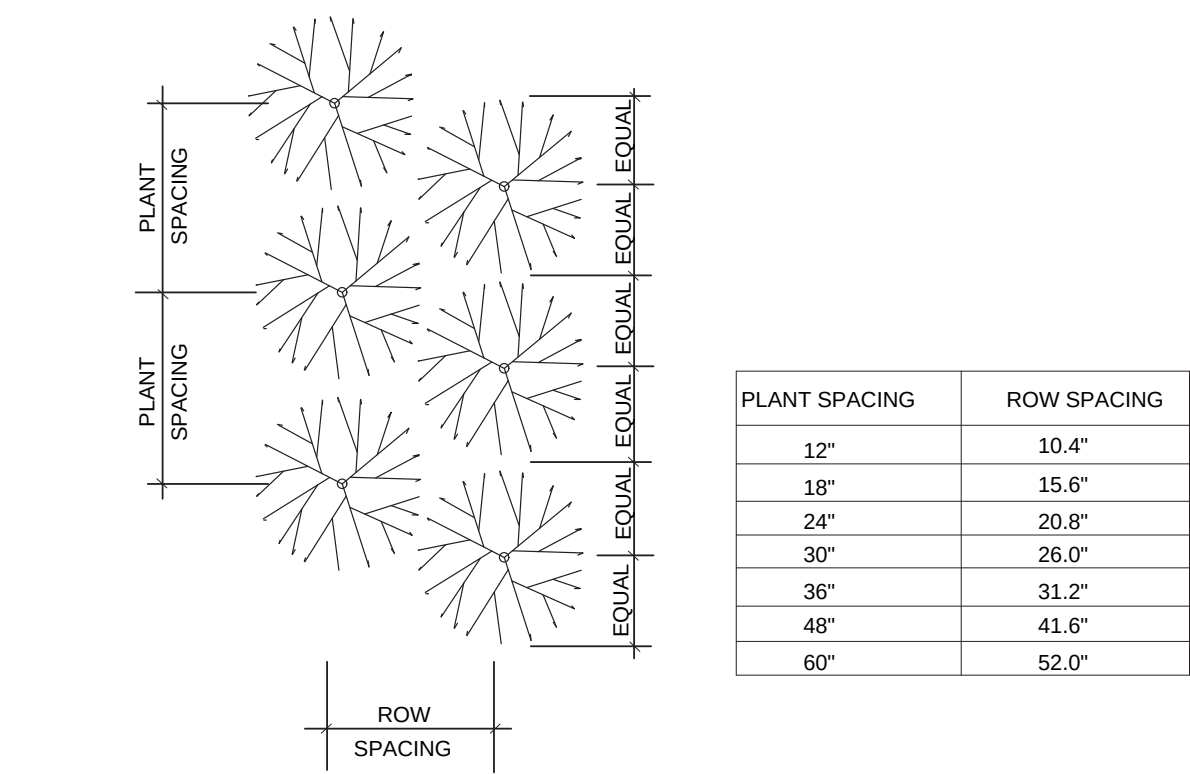
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

MIX:
5050- MUCK AND FINE SAND

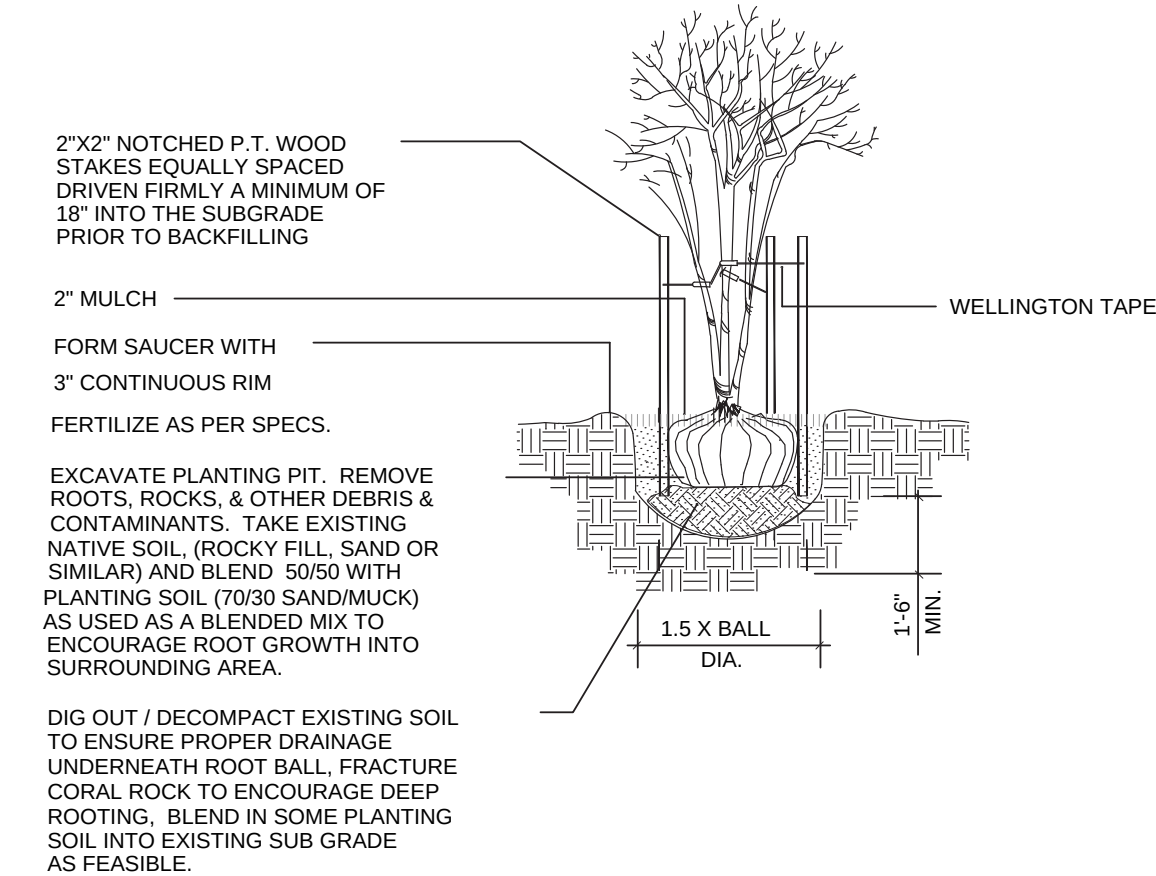
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING



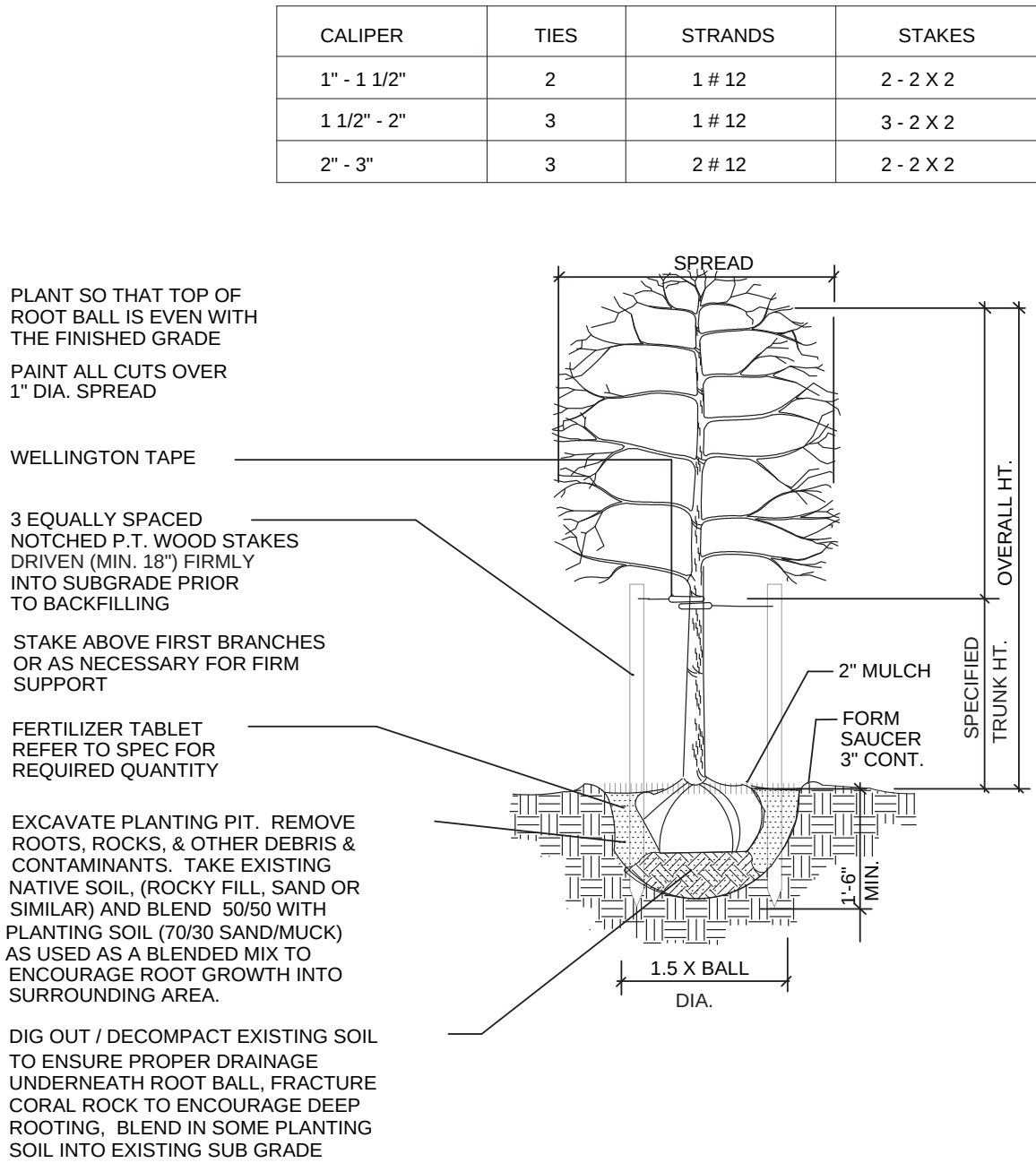
2 PLANT SPACING

SCALE: NOT TO SCALE



7 MULTI TRUNK TREE- PLANTNG & STAKING

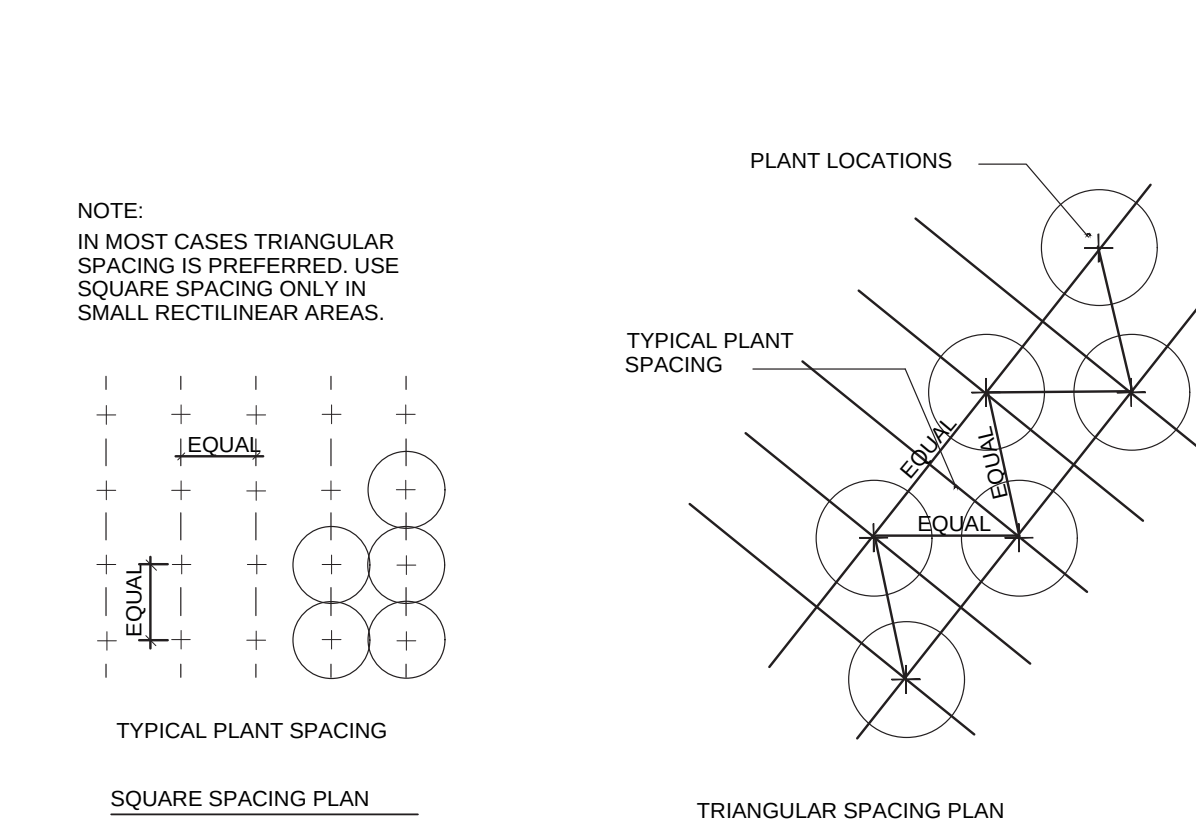
SCALE: NOT TO SCALE



NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

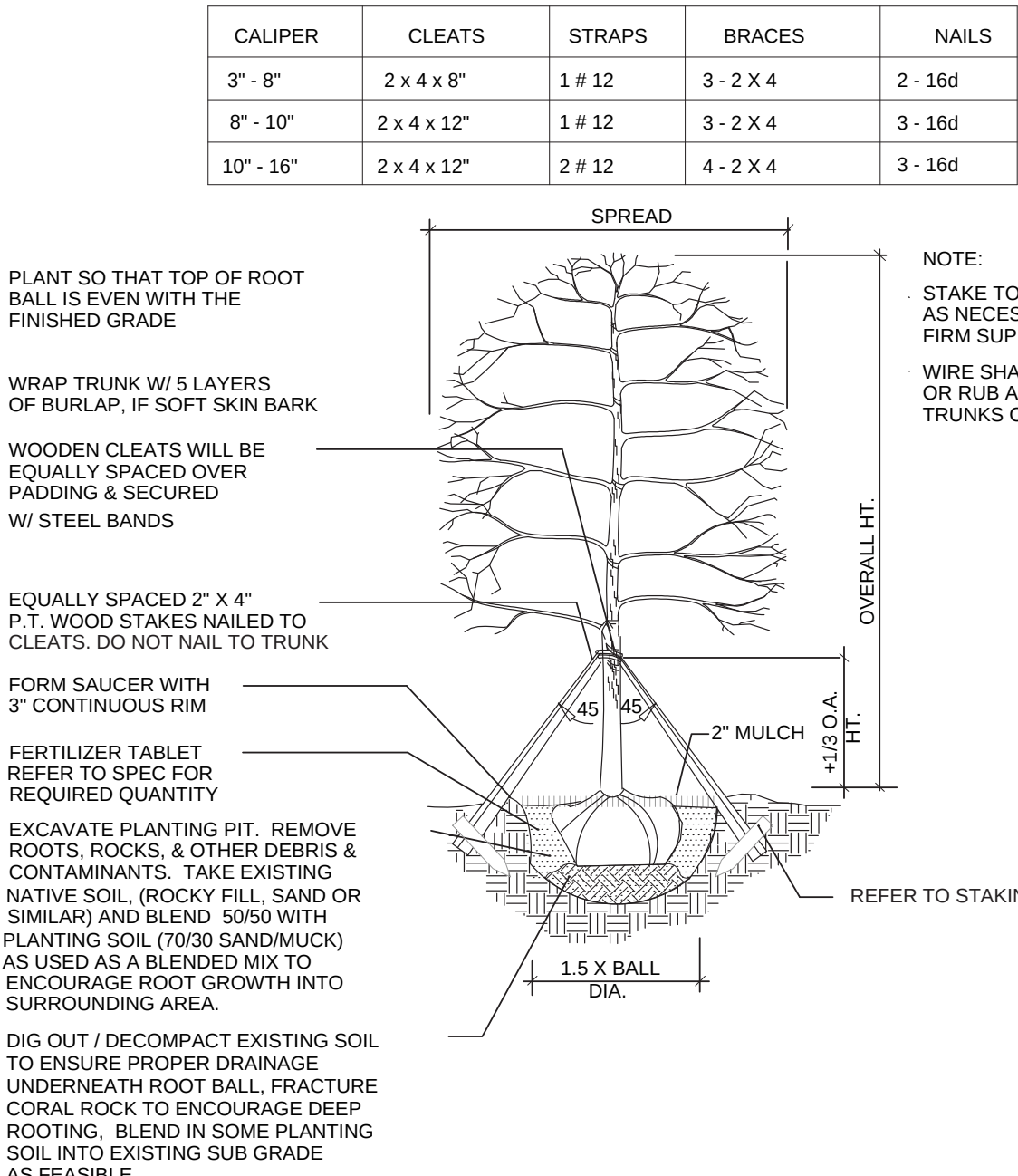
10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING

SCALE: NOT TO SCALE



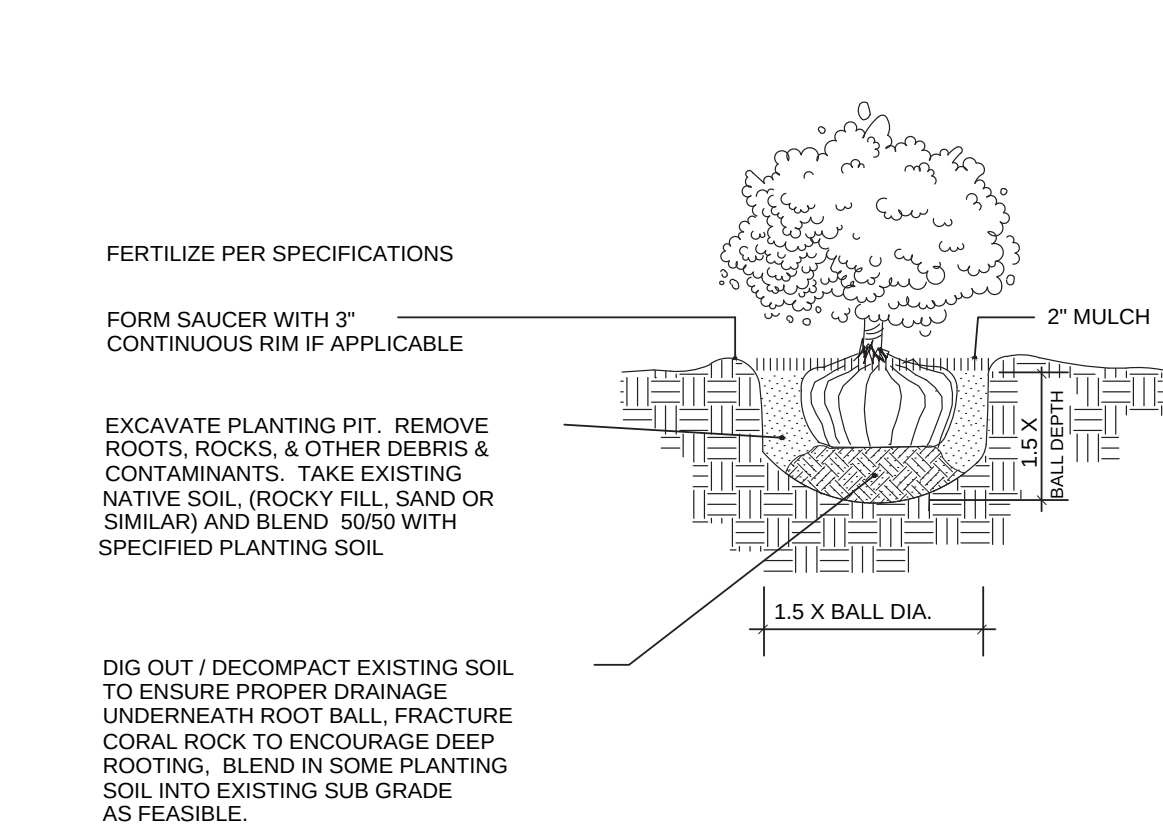
8 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE



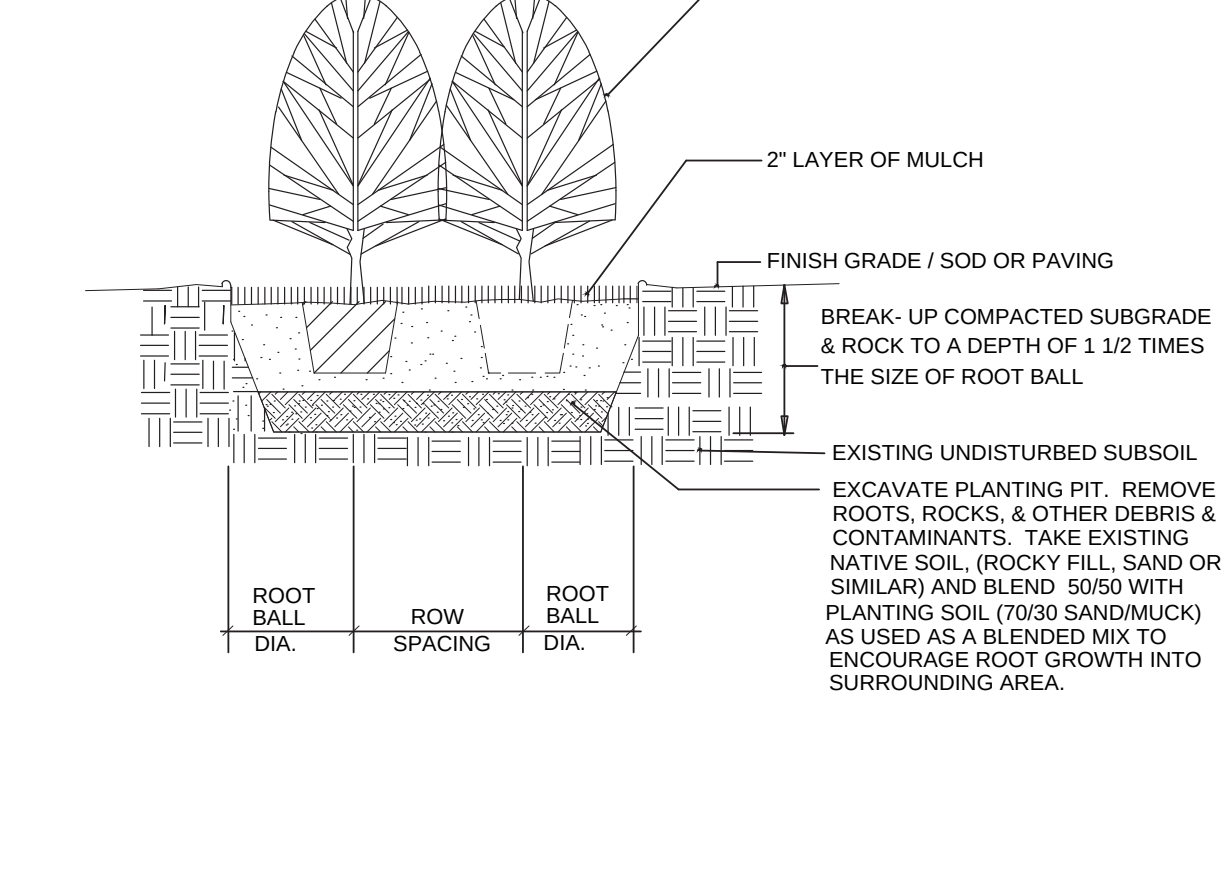
11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING

SCALE: NOT TO SCALE



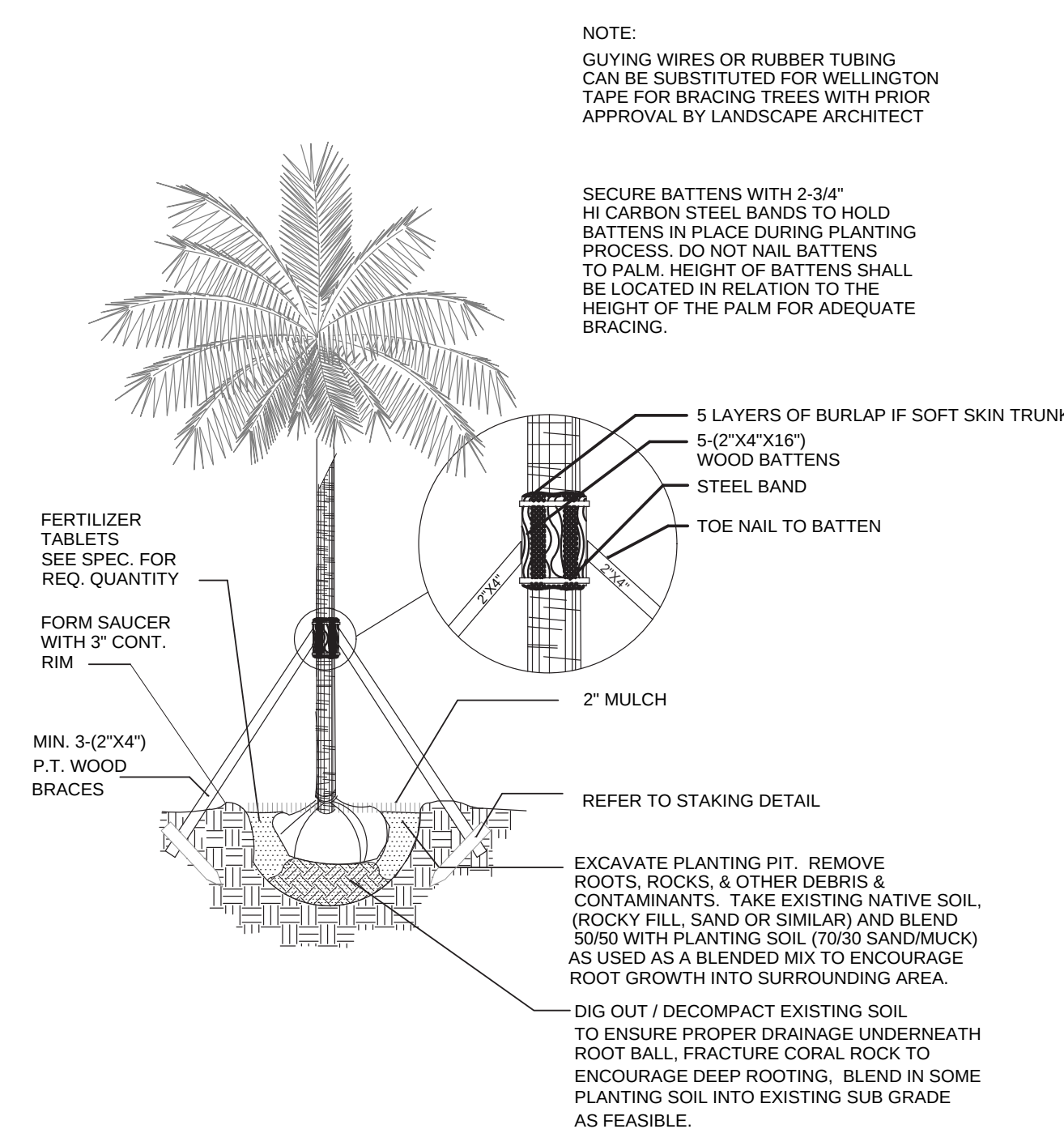
9 SHRUB PLANTING

SCALE: NOT TO SCALE



9 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING

SCALE: NOT TO SCALE



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Planting Details

Design Review Board
04 June 2020

L5.1

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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.

Pole Spot PURE LED

Cat. No. PSL

PURE LED
Pure Performance

(1)

The Pole Spot has a single spotlight which can be aimed in any single direction. This luminaire is ideal for path lighting as well as tree lighting, or the head may be aimed downward sloping upward light altogether. The fitting has a fully adjustable head which allows for 360 degree rotation, as well as a high degree of elevation.

This luminaire is machined from a choice of 10mm solid aluminium with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear, tempered, flush glass lens and high temperature silicon gaskets. The Pole Spot uses a MR16 GU 5.3 lamp.

The Hunza PURE LED system uses Cree MT-G chips for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote (series connection) driver. The Pure LED system incorporates HUNZA's Plug-and-Play system for easy replacement of either the LED engine or integral driver in the field. Four beam angles, and a choice of a Warm or Cool White colour temperatures are available.

Ordering information

Luminaire	Driver mA	Lens	Colour Temp	Accessories	Material Finish
PSL	S - Series D17 - 12v 700mA D10 - 12v 1000mA	15 - 15° TIR Lens 25 - 25° TIR Lens 38 - 38° Reflector 60 - 60° Reflector	3 - 3000K 4 - 4000K	CJK150 - Cable Joint Kit LENSTGTFP - Front Lens GG - Glass Guard HCL - Hex Cell Louvre ADJ - Adjuster	RK - Black RZ - Bronze GN - Green STAR - Silver Star WH - White WB - Black DG - Dark Grey OG - Olive Green RG - Beige PR - Primrose COP - Copper SS - 316 Stainless
PSL D10 60 4 CJK150 SS					

HUNZA Pure Outdoor Lighting

HUNZA FACTORY
135 Pelton Mathew Ave
Glen Innes
Australia 1872
New Zealand

P/O: 84-9-828 9471
Fax: 84-9-828 9381
h@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS:
www.hunza.co.nz/international.php

Special orders may require additional notice.
Manufactured in New Zealand
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Z 5.1

101 - 5

SYMBOL	QUANTITY	TYPE	MANUFACTURER	SPECIFICATION NUMBER	LAMP	NOTES
①	-	UPLIGHT	HUNZA	WW/L-S-4-CJK150-BZ	LED	NOTES
②	-	WELL LIGHT	HUNZA		LED	NOTES
③	31	WALK WAY	HUNZA	WW/L-S-4-CJK150-BZ	LED	NOTES

HUNZA

FLARE
OUTDOOR
LIGHTING

PROJECT:

TYPE:

SOURCE:

NOTES:

ST100 SAFE TOUCH

SPECIFICATIONS IK10 IP67 CE

LED Chip	One CXA 1830 field replaceable LED board
Luminaire Output	2700 Lumens @ 700mA (28 watts) , Delivered from Luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 25 watts, Delivered from Luminaire with unobstructed beam
CRI (9000K)	80 Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	13, 20, 25, 34
Ingress Protection	IP67
Warranty	Electronics = 5 years Body Aluminium = 5 years
Standards	BS/EN 60598.2.2 cUL 1598, CSA C22.2 No. 250.0 CE

PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. ST100

Luminaire	Power	Material/ Finish	Beam	Colour	Accessories
ST100/SC					
ST100/DB					
18K SERIES REMOTE		54-2 SOLID BRONZE	13 13°	2 2700K	11-H HEX CELL LIOUVRE
RETRO, 120-277VAC INPUT		56 STAINLESS STEEL	20 20°	3 4000K	12-H GLARE SHIELD
24VDC DRIVER		56-P POLISHED SS	25 25°	4 3000K	13-H PROSTED LENS
			29 29°	5 3000K, 90+ CRI	14-H ANTI SLIP LENS
			34 34°		15-H CABLE JOINT KIT

SERIES REMOTE:

Constant current driver
(included) individual fixture
require 3Vdc @ 700mA
maximum, 0-10 volt dimming.

RETRO 110-277VAC DRIVER:

Constant current driver
(included).
Input: 120, 240, 277 volts.
Output: 30 watts total
3Vdc @ 700mA
0-10 volt dimming.

24VDC DRIVER:

Input: 24Vdc
Output: 36Vdc @ 700mA
constant current (not dimming).
Note: not for USA.

ADDITIONAL COMMENTS:

HUNZA

HUNZA FACTORY

130 Felton Mathew Ave
Suez shima
Auckland 1072
New Zealand

Ph: +64-9-228 9471
Fax: +64-9-228 8161
hunya@hunya.co.nz
www.hunzaling.com

INTERNATIONAL CONTACTS:

http://www.hunzaling.com/contact.php
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Walkway Lite PURE LED

Cat. NO WWIL

PURE LED
Pure Performance

3

The Walkway Lite PURE LED has a subtle, unobtrusive appearance that allows it to blend into a landscape while providing a soft, effective pathway illumination without glare.

Constructed from solid copper with a solid brass elbow and stainless steel grub screws.

The Hunza PURE LED system uses Cree XTE chips for maximum performance and long life. Power supply options include a choice of integral 12 volt driver or an external remote (series connection) driver. The Retro™, which is a mains option, avoids the need to bury a transformer. The 110/240-12 volt electronic transformer is built into the pole and is a double insulated safety isolating transformer. The transformer has an IP56 rating.

Ordering Information

Luminaire	Driver mA	Colour Temp	Accessories	Material/Finish
WWIL	S - Series D3 - 12v 350mA D7 - 12v 700mA	3 - 3000K 4 - 4000K	CJK150 - Cable Joint Kit SSP/G - Hunza™ Super Spike (Not Retro™)	Copper Only

Ordering Example: WWIL S 3 FM COP

HUNZA

Pure
Performance

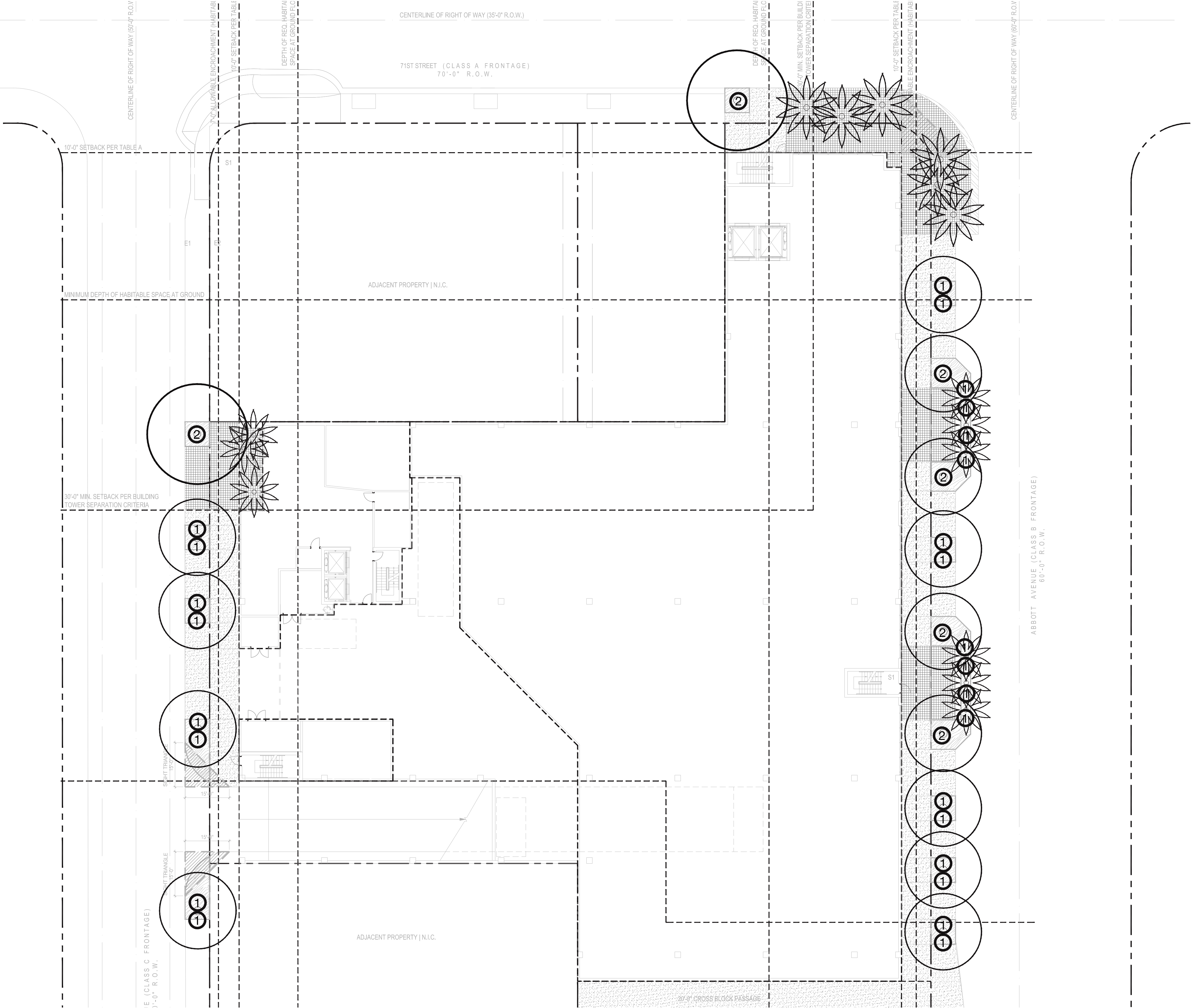
HUNZA FACTORY
130 Peters Meadow Ave
Glen Innes
Australia 1572
New Zealand

Pk. 6/0-528 821
Fax: 64-03-323 3361
hunza@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS

www.hunza.co.nz/enquiries@pk

Specifications may change without notice.
Manufactured in New Zealand
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LIGHTING LEGEND

SYMBOL	QTTY	TYPE
①	-	
②		WELL LIGHT
③	-	WALKWAY



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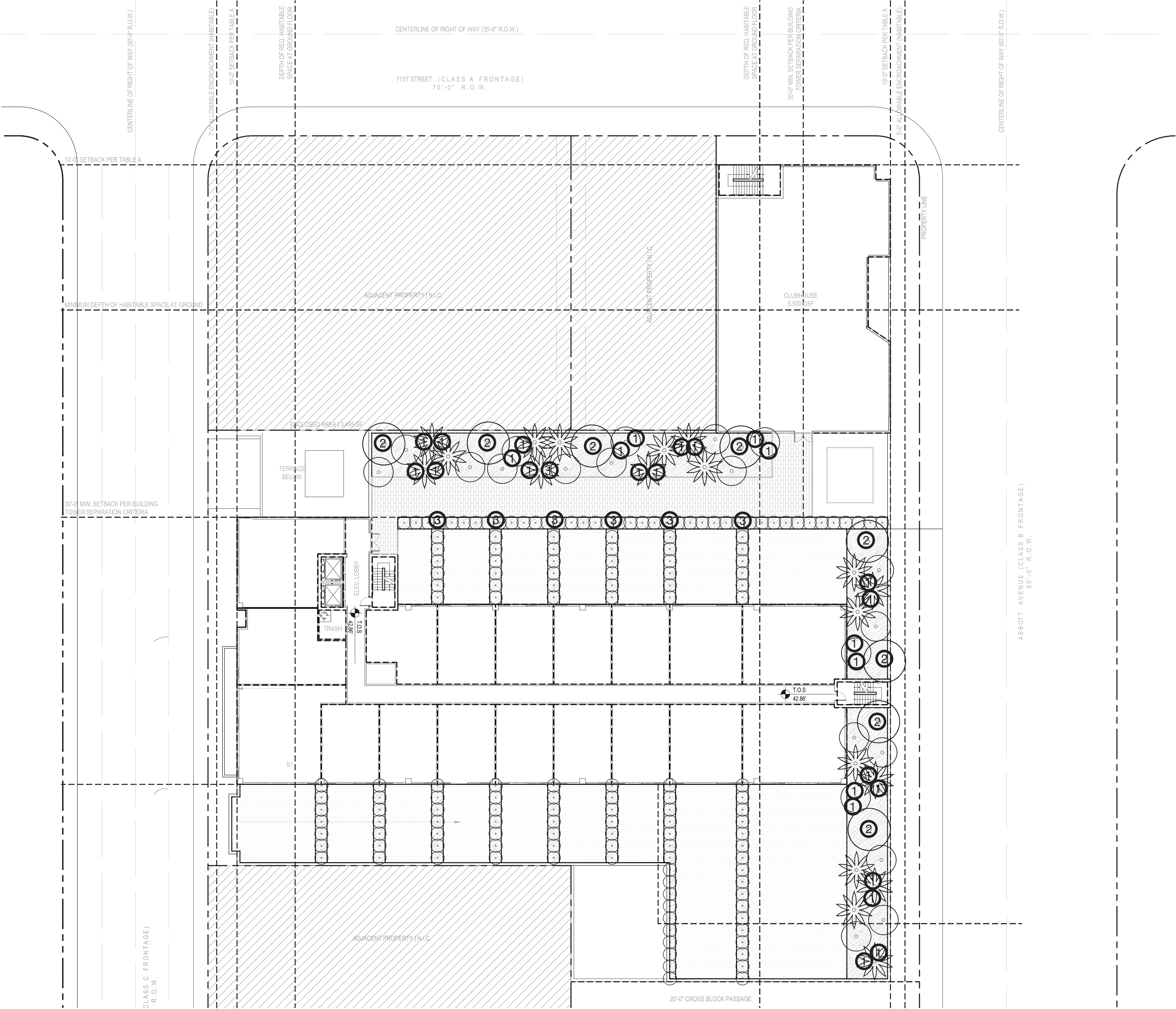
Lighting Plan Ground Level
Scale: 1/16" = 1'-0"



Design Review Board
04 June 2020

L6.2

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LIGHTING LEGEND

SYMBOL	QTTY	TYPE
①	-	
②		WELL LIGHT
③	-	WALKWAY



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Lighting Plan 4th Floor

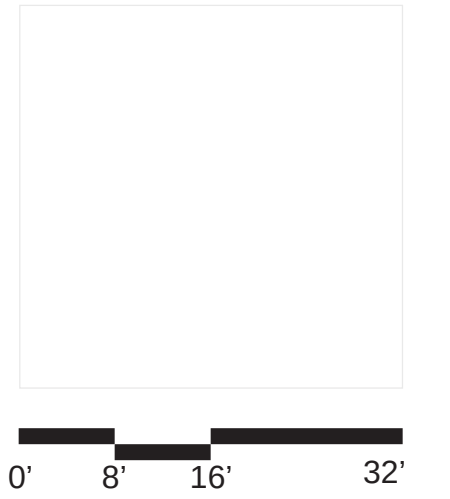
Scale: 1/16" = 1'-0"



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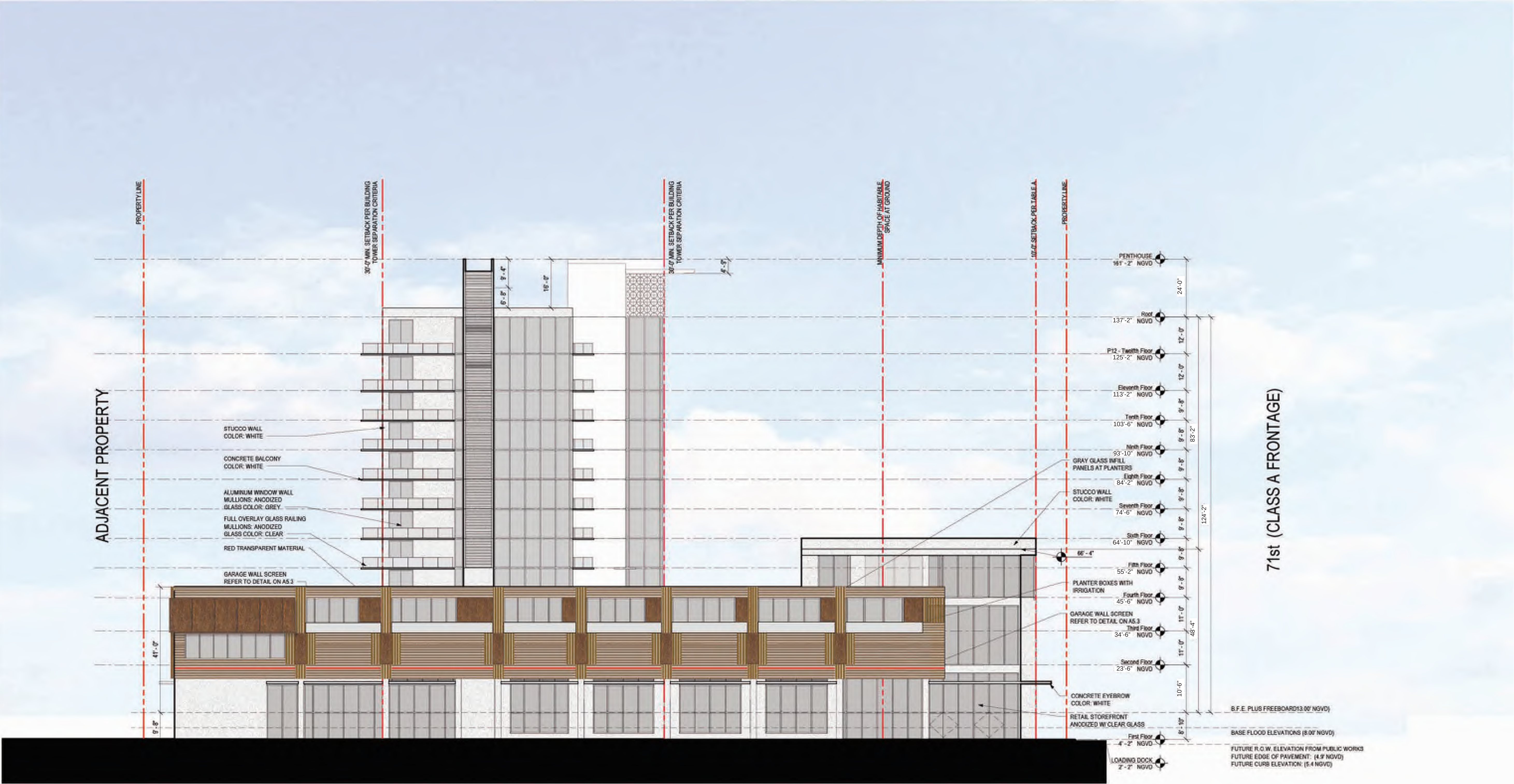


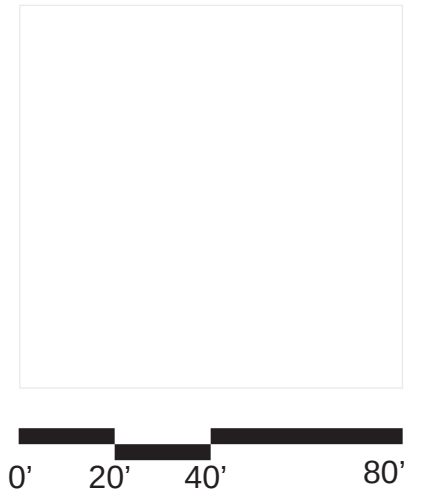
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Miami Beach, Florida

Miami Beach, Florida

East Elevation
Scale: 1" = 16'-0"

Scale: 1" = 16'-0"





6988 Abbott Avenue

Miami Beach, Florida

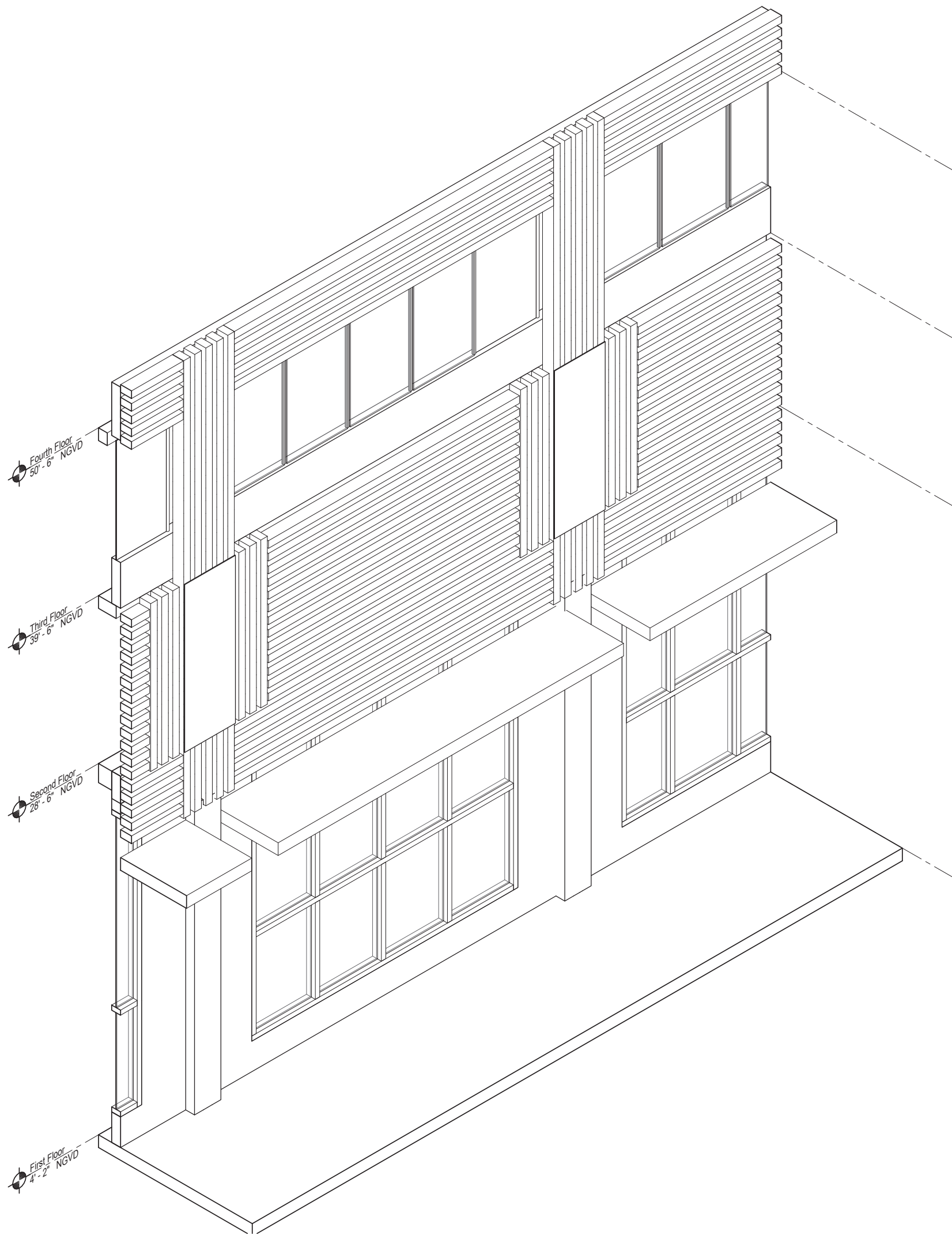
Screen Details

Scale: None

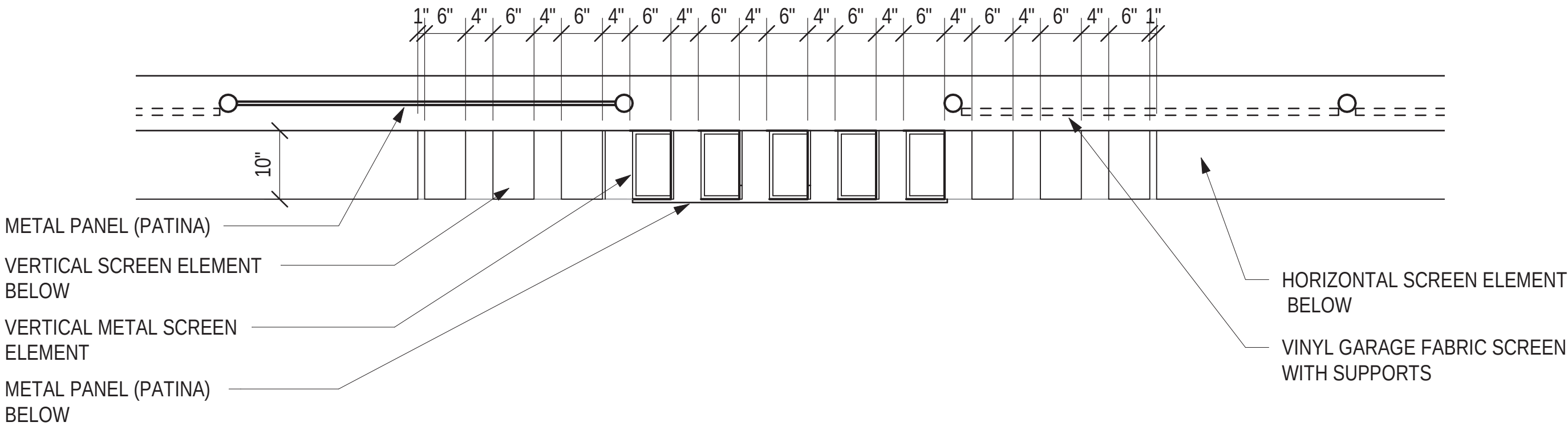


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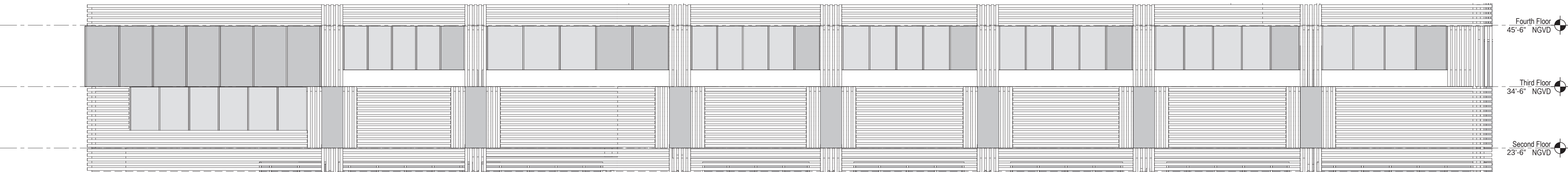
X1.2



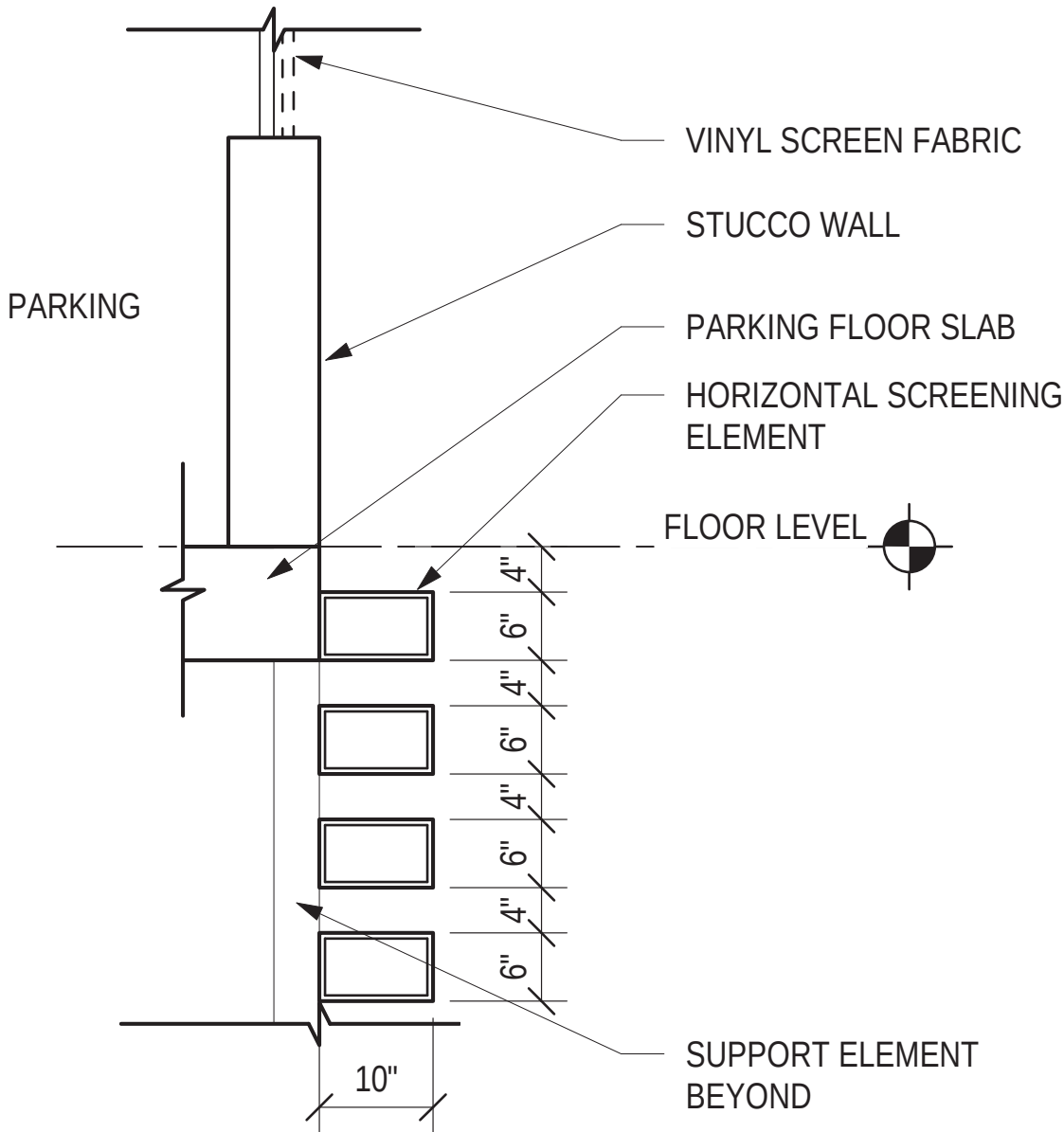
East Screen Axon



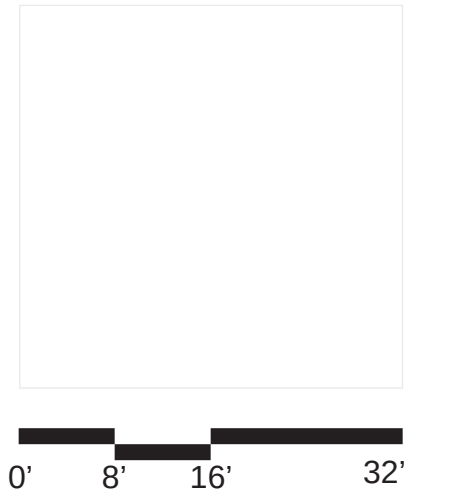
Plan Detail Screen



East Screen Elevation



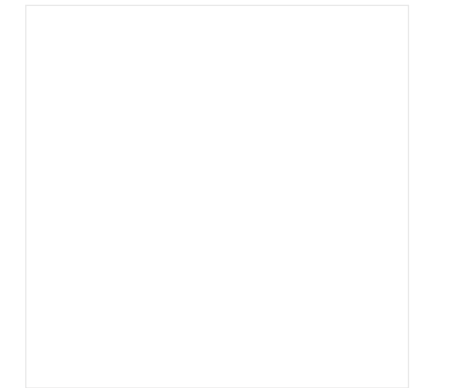
East Screen Section



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Miami Beach, Florida

North Elevation - Wall Concept

Scale: 1" = 16'-0"

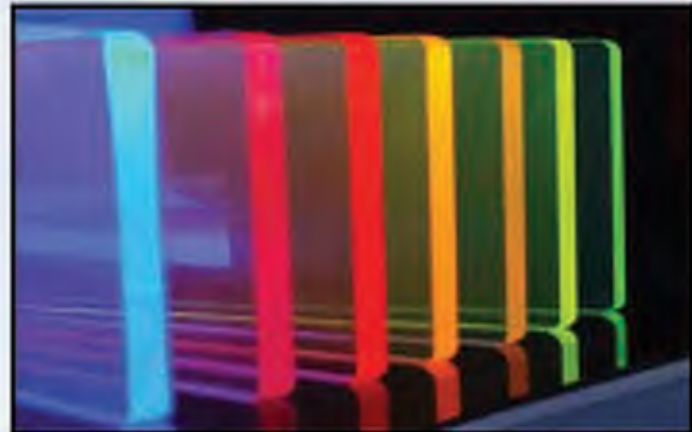
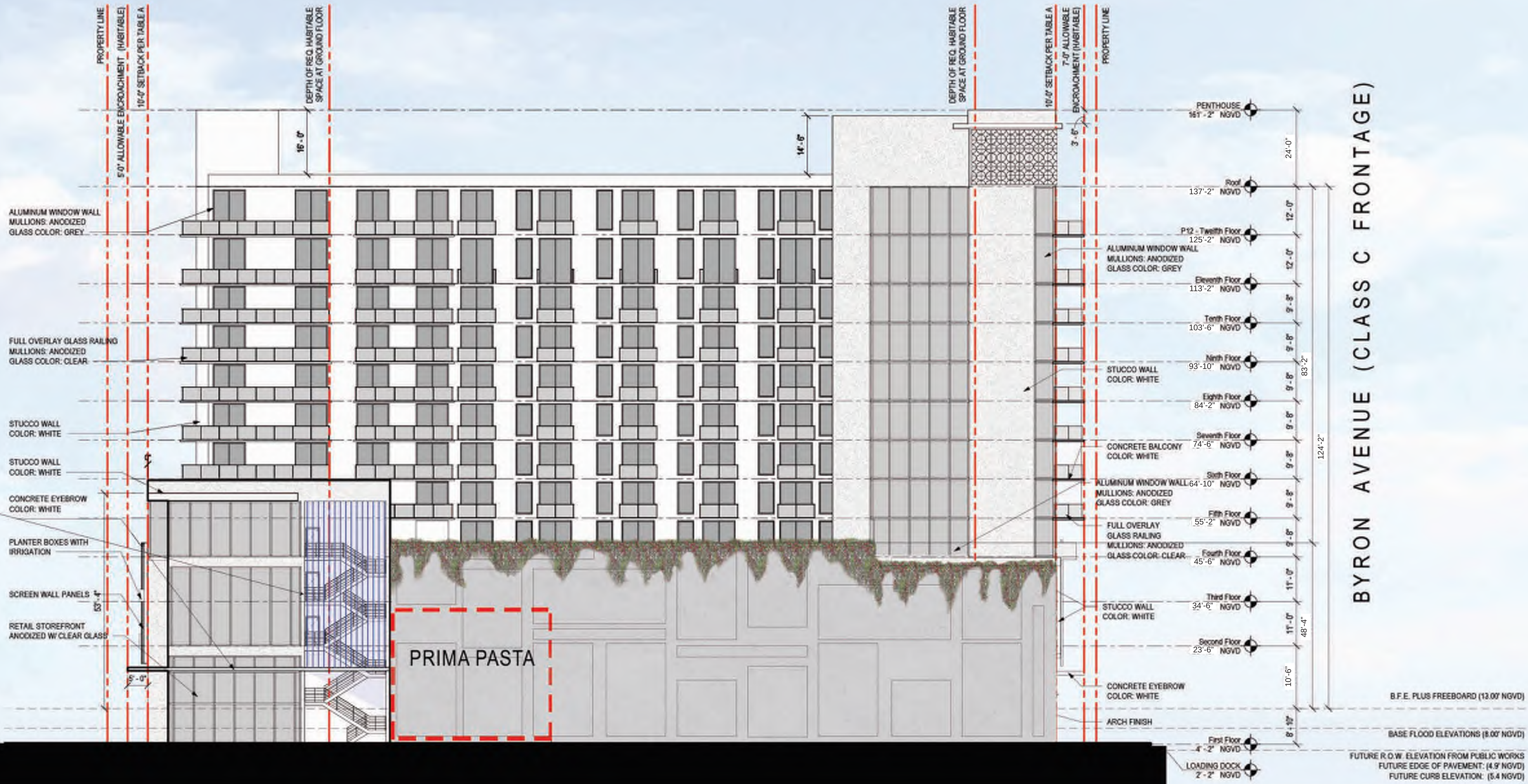


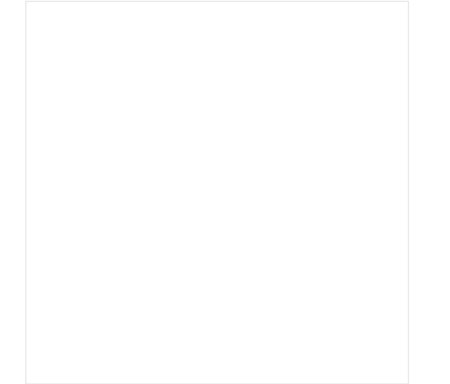
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Miami Beach, Florida

North Elevation - Stair Concept
Scale: 1" = 16'-0"

ABBOT AVENUE (CLASS B FRONTAGE)

BYRON AVENUE (CLASS C FRONTAGE)





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Miami Beach, Florida

Rendering | 71st Street

Scale: None



6988 Abbott Avenue

Miami Beach, Florida

Rendering | 71st Street

Scale: None

