



## Design Review Board - Final Submittal

6988 Abbott Avenue

Miami Beach, FL 33141

Date Submitted: 10 February 2020

### Submitted to: City of Miami Beach

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Owner:	Pacific Star Capital
Architect:	<b>CUBE 3, LLC</b>
Landscape Architect:	LAND Landscape Architecture
Land-Use:	Pathman Lewis LLP

## Project Team

Owner:



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Architect:



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Landscape Architect:



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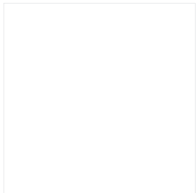


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**A1**

**Site**

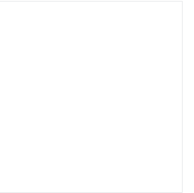
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- A1.6 Proposed Site Plan



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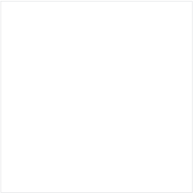
**6988 Abbott Avenue**  
Miami Beach, Florida

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ATLANTIC OCEAN

**6988 Abbott Avenue**  
Miami Beach, Florida

**Location Map**  
Scale: None



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**A1.2**

BISCAYNE BAY

71ST STREET

SITE

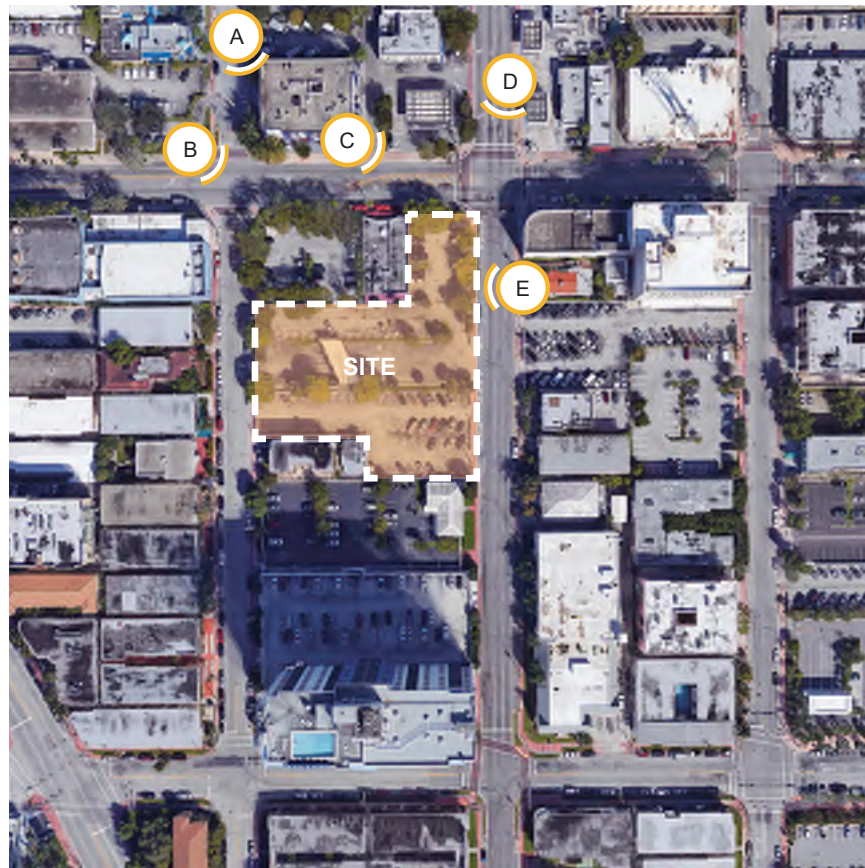
69TH STREET

ABBOTT AVENUE

HARDING AVENUE

COLLINS AVENUE





**Location Key**



**View A**



**View B**



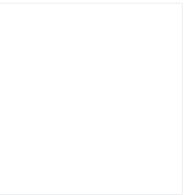
**View C**



**View D**



**View E**



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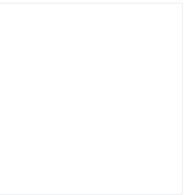
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Scale: None



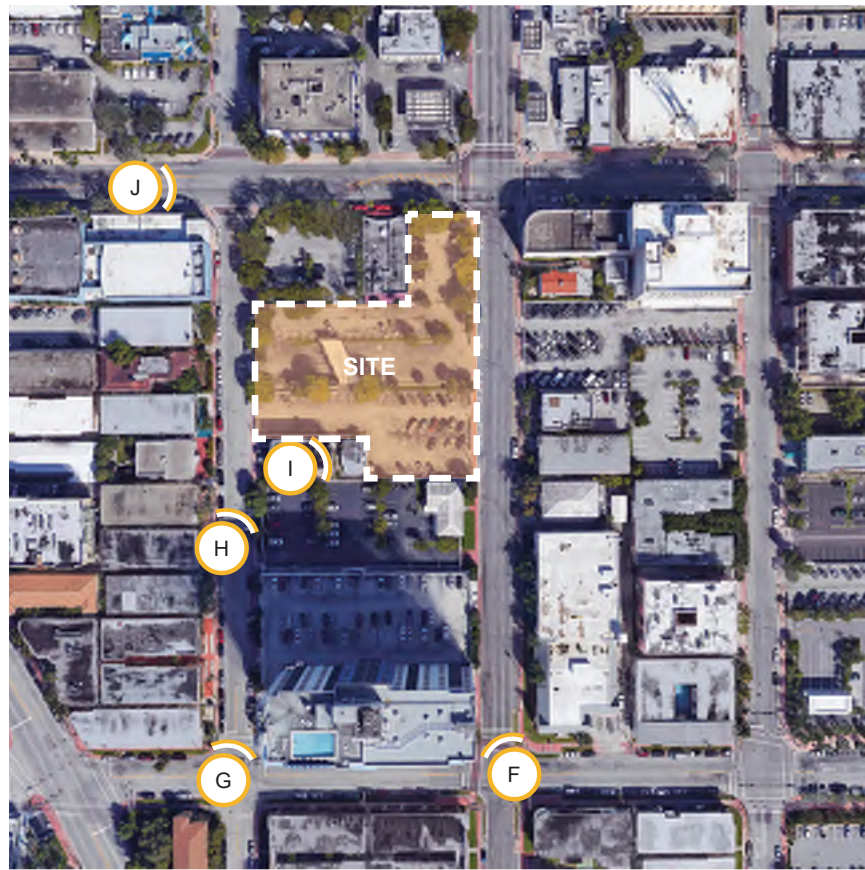
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**A1.3**





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**Location Key**



**View F**



**View G**



**View H**



**View I**



**View J**

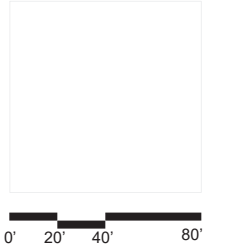
**Keyed Site Photos**  
Scale: None



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**A1.4**





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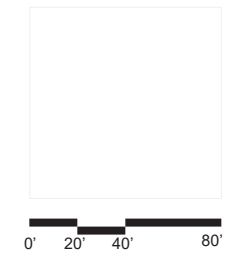
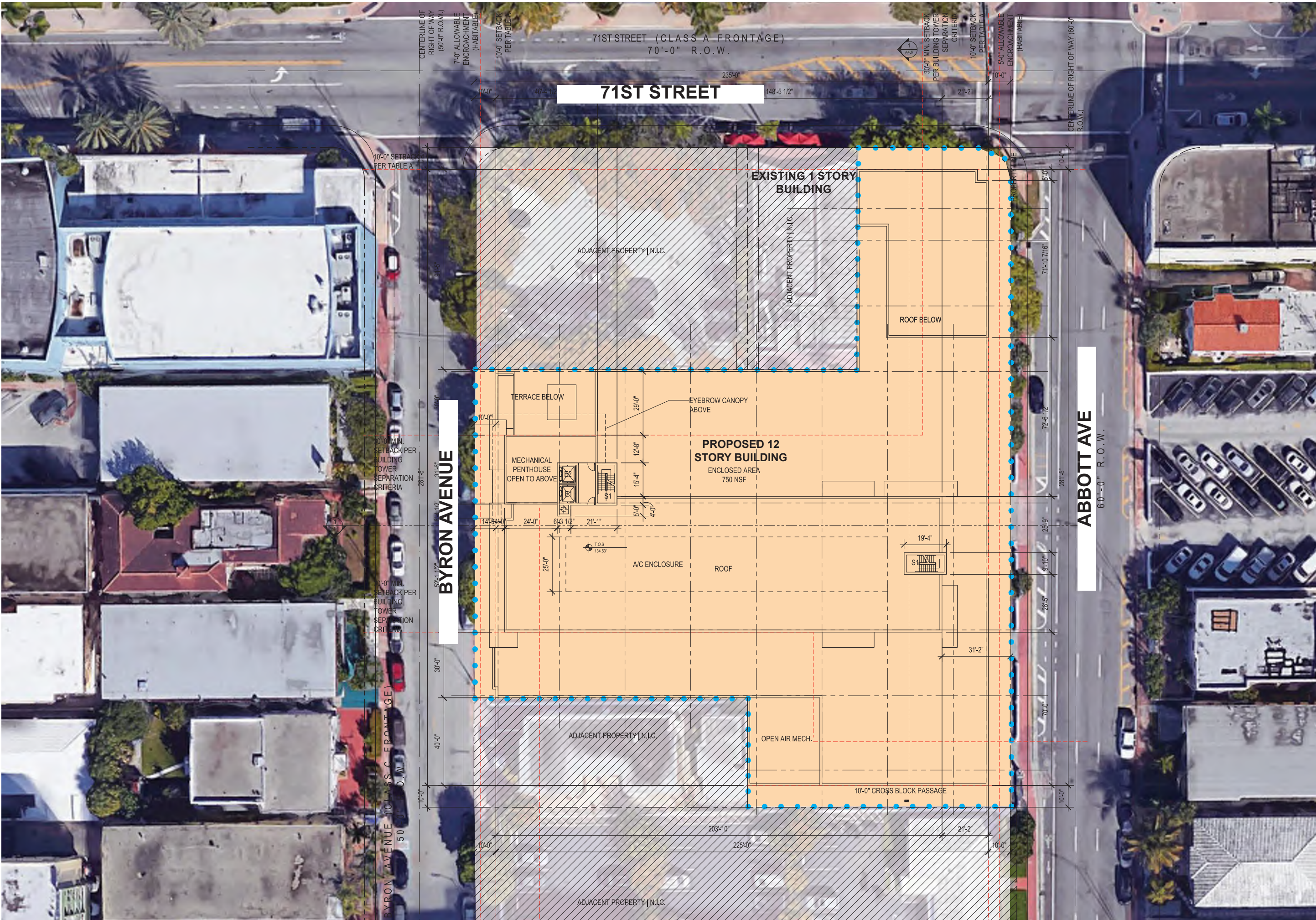
**Existing Site Plan**  
Scale: 1" = 20'-0"



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**A1.5**







**A2 Zoning Tabulations | Zoning Diagrams**

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District - Zoning Data
- A2.15 Loading Location



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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	

138,688 FAR GSF

**Building Area Totals** **174,353 FAR GSF**

170 Units

Average Unit Size Gross

815.81 GSF/Unit

**Development Total** **174,353.00 FAR GSF**

**Buildable FAR** **174,370.00 FAR GSF**

**FAR Remaining** **-17.00 FAR GSF**

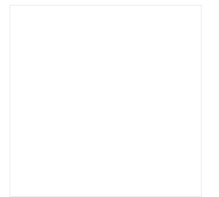
Allowable FAR **3.5**

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
<b>SubTotal</b>				<b>109</b>			<b>174,370.00 FAR GSF</b>	<b>174,353 FAR GSF</b>

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**



**ZONING ANALYSIS | 6988 Abbott Avenue | Miami Beach, Florida**

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				
<b>Net Lot Area</b>				
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
<b>Total Lot Area Before Dedications (SF)</b>		<b>49,820 SF</b>		<b>Record</b>
<b>Total Lot Area Before Dedications (Acres)</b>		<b>1.14 Acres</b>		<b>Record</b>

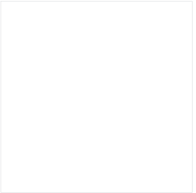
General Development Requirements	Reference	Required   Allowed	Provided	Notes
Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.50	Compliant
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	174,370 GSF	174,353 GSF	
Maximum Building Height	Sec. 142-743(b)(2a)	200'-0"	149'-4"	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				(134) units for 550-850 (36) unit for 851-1250
Apartments	Sec. 142-743(c)	550 SF		Compliant N/A N/A N/A
Workforce Housing	Sec. 142-743(c)	400 SF		
Affordable Housing	Sec. 142-743(c)	400 SF		
Co-living	Sec. 142-743(c)	375 SF		
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.
<b>Setbacks and Encroachments</b>	Sec. 142-744 (Table A)			
71st Street				
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"		Record
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		Street Class B		Record
Building Height at which Setback occurs		Grade to max. height		Record
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		Street Class C		Record
Building Height at which Setback occurs		Grade to max. height		Record
Minimum Setback from property line		10'-0"		Compliant
Allowable Habitable Encroachments into Setback		7'-0"		Compliant

Parking Requirements				
	Sec. 130-33(e)			
<b>Residential Parking</b>	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 <b>Residential Required Parking =</b>	67 Parking Spaces 27 Parking Spaces 0 Parking Spaces <b>94 Parking Spaces</b>	<b>114 Parking Spaces</b>	Compliant
<b>Retail Parking</b>	Sec. 130-33 - 1/300 SF based on Parking District 8 Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces)	See Below 30,089 SF 0 <b>0 Parking Spaces</b>	<b>56 Parking Spaces</b>	Compliant
	<b>Total Parking Required =</b>	<b>94 Parking Spaces</b>	<b>170 Parking Spaces</b>	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)				
<b>Retail Bicycle Parking</b>	Short-Term Bicycle Parking Long-Term Bicycle Parking <b>Commercial Required Bicycle Parking =</b>	4 Bicycle Parking Spaces 14 Bicycle Parking Spaces <b>18 Bicycle Parking Spaces</b>	<b>18 Parking Spaces</b>	<b>Compliant</b>	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
<b>Residential Bicycle Parking</b>	Short-Term Bicycle Parking Long-Term Bicycle Parking <b>Residential Required Bicycle Parking =</b>	17 Bicycle Parking Spaces 170 Bicycle Parking Spaces <b>187 Bicycle Parking Spaces</b>	<b>199 Parking Spaces</b>	<b>Compliant</b>	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.
	<b>Total Parking Required =</b>	<b>205 Bicycle Parking Spaces</b>	<b>217 Bicycle Parking Spaces</b>	<b>Compliant</b>	

**Loading Requirements**

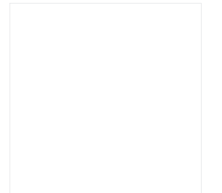
	Sec. 130-101				
<b>Residential</b>	Over 100 Units but not more than 200 Unit: Three Spaces	3 Loading Berths	3 Loading Berths	<b>Compliant</b>	Loading Spaces only Calculated on New FAR being added to site.
<b>Commercial</b>	Over 20,000 but not over 40,000	3 Loading Berths	3 Loading Berths	<b>Compliant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

**Street Frontage, Design and Operations Requirements**

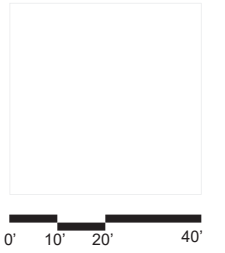
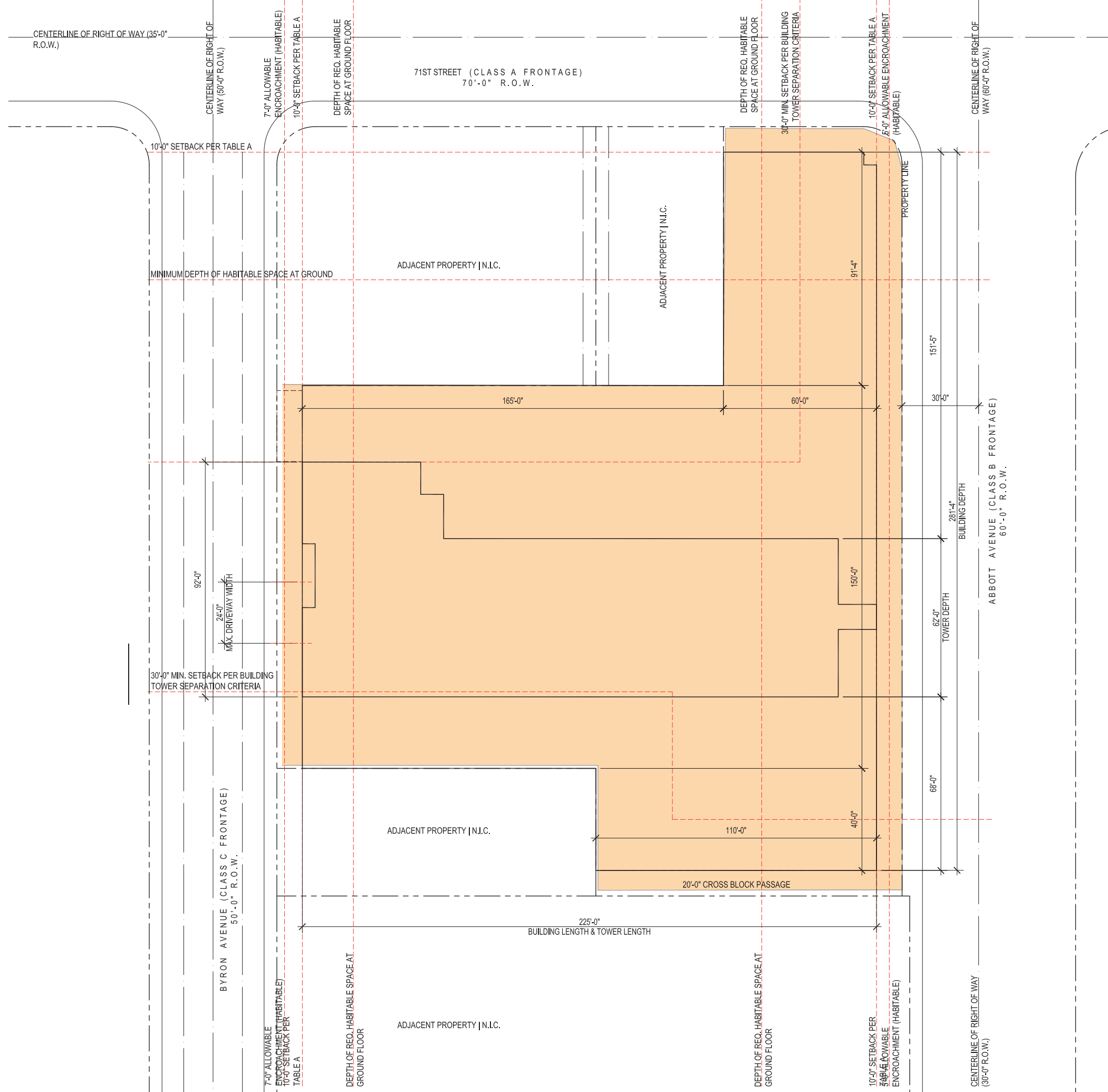
Tower Regulations	Sec. 142-745(a)(1)	See Remarks		<b>Record</b> <b>Compliant</b> <b>N/A</b>	(1) Tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161 a. The longest portion of a tower located within 50 feet of a 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. 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		<b>Compliant</b>	(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"		<b>Compliant</b>	
Balconies	Sec. 142-745(a)(4)	5'-0" & 7'-0"   See Remarks		<b>Compliant</b>	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		<b>N/A</b>	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		<b>Compliant</b>	All windows shall be minimum of double-pane hurricane impact glass.
Street Trees	Sec. 142-745(a)(7)	See Remarks		<b>Compliant</b>	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		<b>N/A</b> <b>N/A</b> <b>N/A</b> <b>N/A</b> <b>N/A</b>	In addition to other requirements   Residential Frontage shall be developed as follows: a. Ground Floor residential units shall have private entrances from the clear pedestrian path b. Reserved 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. d. A shade structure over the private garden or porch may be provided e. Private access stairs, ramps and lifts to the ground floor units may be located within the area of the private garden and porches 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		<b>Compliant</b> <b>Compliant</b> <b>Compliant</b> <b>Compliant</b> <b>Compliant</b>	In addition to other requirements   Off-Street Parking shall be built as follows: 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. 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. 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. 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. 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		<b>Compliant</b> <b>N/A</b>	In addition to other requirements   Utilities shall be built as follows: 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		<b>Compliant</b> <b>N/A</b> <b>Compliant</b> <b>Compliant</b> <b>Compliant</b> <b>Compliant</b> <b>Compliant</b>	In addition to other requirements   Loading shall be built as follows: a. Loading shall at a minimum be setback behind areas required to be habitable for each street class designation 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. c. Driveways for parking and loading shall be combined, unless waived by the design review board. d. Loading areas shall be closed when not in use. e. Garbage rooms shall be noise-baffled, enclosed and air-conditioned. f. Trash containers shall be located in loading areas. g. Trash containers shall utilize rubber tired wheels. h. Delivery trucks shall not be allowed to idle in the loading areas. 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

**6988 Abbott Avenue**  
Miami Beach, Florida

**Zoning Tabulations**  
Scale: None



				<b>Compliant</b>	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	
				<b>N/A</b>	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.	
70th Street Frontage	Sec. 142-745(b)	N/A		<b>N/A</b>		
Street Class Designations Abbott Avenue Harding Avenue	Sec. 142-745(c)	Class B Frontage Class C Frontage		<b>Record</b> <b>Record</b>		
Hierarchy of Frontages	Sec. 142-745(d)	See Remarks		<b>Compliant</b>	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		<b>N/A</b>	(1) Facades shall have a minimum of height of 35 feet.	
		N/A		<b>N/A</b>	(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		<b>N/A</b>	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		<b>N/A</b>	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		<b>N/A</b>	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		<b>N/A</b>	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		<b>N/A</b>	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		<b>N/A</b>	(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		<b>N/A</b>	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		<b>N/A</b>	b. Driveways shall be spaced no closer than 60 feet apart.	
		Class B	Sec. 142-745(f)	See Remarks		
N/A				<b>N/A</b>	(5) On-Street loading shall be prohibited on Class A frontages.	
N/A				<b>N/A</b>	(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.	
N/A				<b>N/A</b>	Permitted utility infrastructure shall be developed as follows:	
N/A				<b>N/A</b>	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				<b>N/A</b>	(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:	
N/A				<b>N/A</b>	a. Street trees shall be up-lit.	
N/A				<b>N/A</b>	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.	
35'-0" Min. Façade Height					<b>Compliant</b>	In addition to other requirements   Frontages shall be built as follows:
Min. 45'-0" Habitable Ground Floor Depth					<b>Compliant</b>	(1) Facades shall have a minimum of height of 35 feet.
N/A					<b>N/A</b>	(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					<b>N/A</b>	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			<b>N/A</b>	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			<b>N/A</b>	(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			<b>N/A</b>	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			<b>N/A</b>	b. Driveways shall be limited to 22 feet in width and be incorporated into the façade of the building.		
N/A			<b>N/A</b>	c. Driveways shall be spaced no closer than 60 feet apart on a single parcel.		
N/A			<b>N/A</b>	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.		
N/A			<b>N/A</b>	(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.		
N/A			<b>N/A</b>	(5) On-Street loading shall be prohibited on Class B frontages.		
N/A			<b>N/A</b>	(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.		
N/A			<b>N/A</b>	Permitted utility infrastructure shall be developed as follows:		
N/A			<b>N/A</b>	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.		
Class C	Sec. 142-745(g)	See Remarks			In addition to other requirements   Frontages shall be built as follows:	
		35'-0" Min. Façade Height			(1) Facades shall have a minimum of height of 35 feet.	
		Parking Setback Min. 20'-0" from Façade			<b>N/A</b>	(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:
		24'-0" Max. Driveway Width			<b>TBD</b>	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			<b>N/A</b>	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			<b>N/A</b>	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			<b>N/A</b>	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.
		N/A			<b>N/A</b>	(3) Driveways on Class C frontages shall be limited as follows:
		N/A			<b>N/A</b>	b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building.
		N/A			<b>N/A</b>	c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board.
		N/A			<b>N/A</b>	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
		N/A			<b>N/A</b>	(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.
N/A			<b>N/A</b>	(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.		



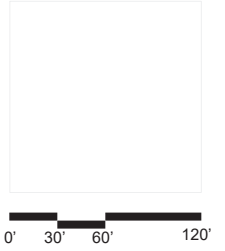
**6988 Abbott Avenue**  
 Miami Beach, Florida

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



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**A2.5**

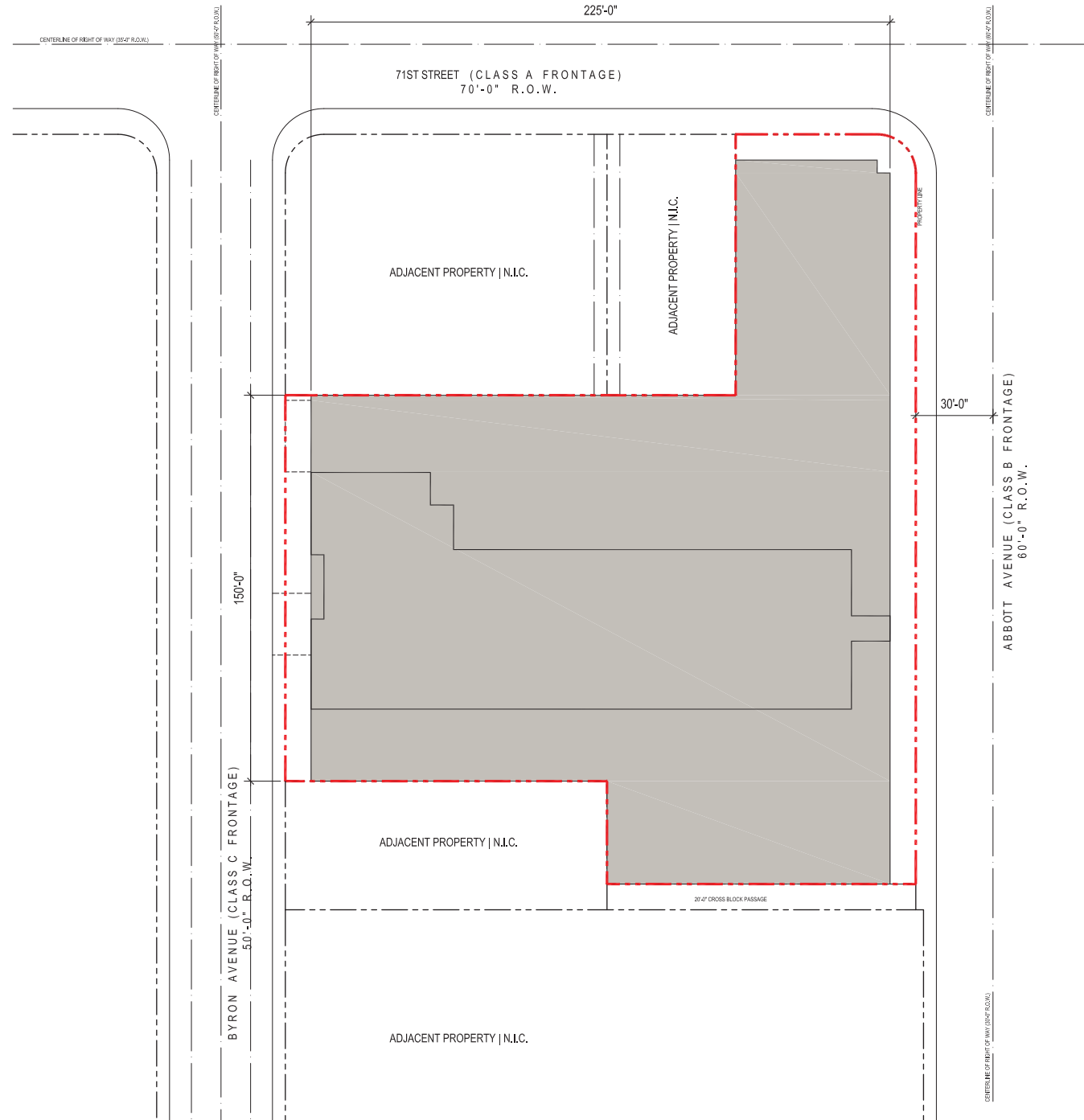


**Lot Coverage Calculation**

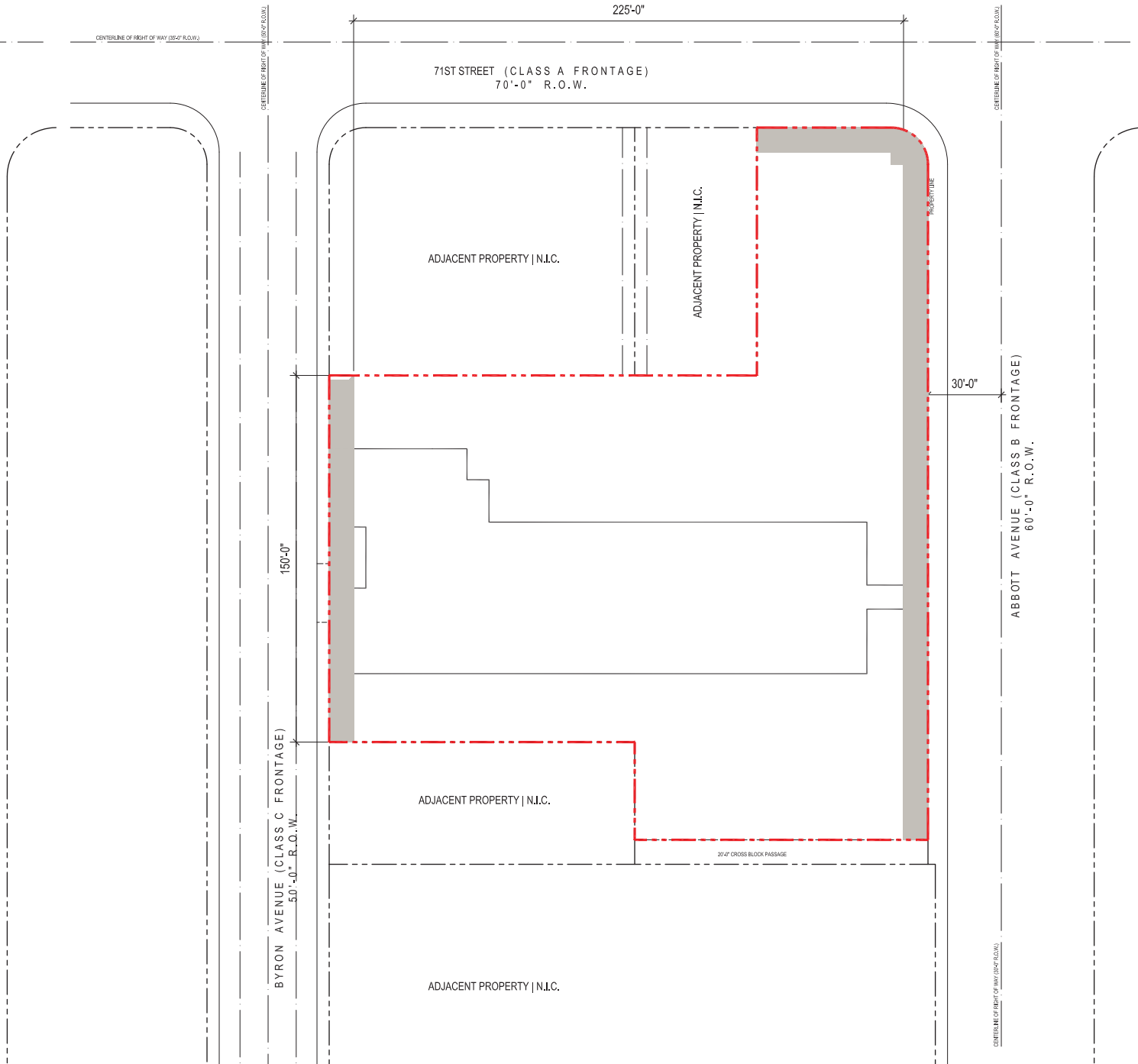
Building Footprint	43,610.1 SF
Lot Area	48,580.8 SF
Lot Coverage %	89.76 %

**Open Space Calculation**

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



**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%

## Glazing Frontage Calculations

### 71st Street

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

### Abbott Avenue

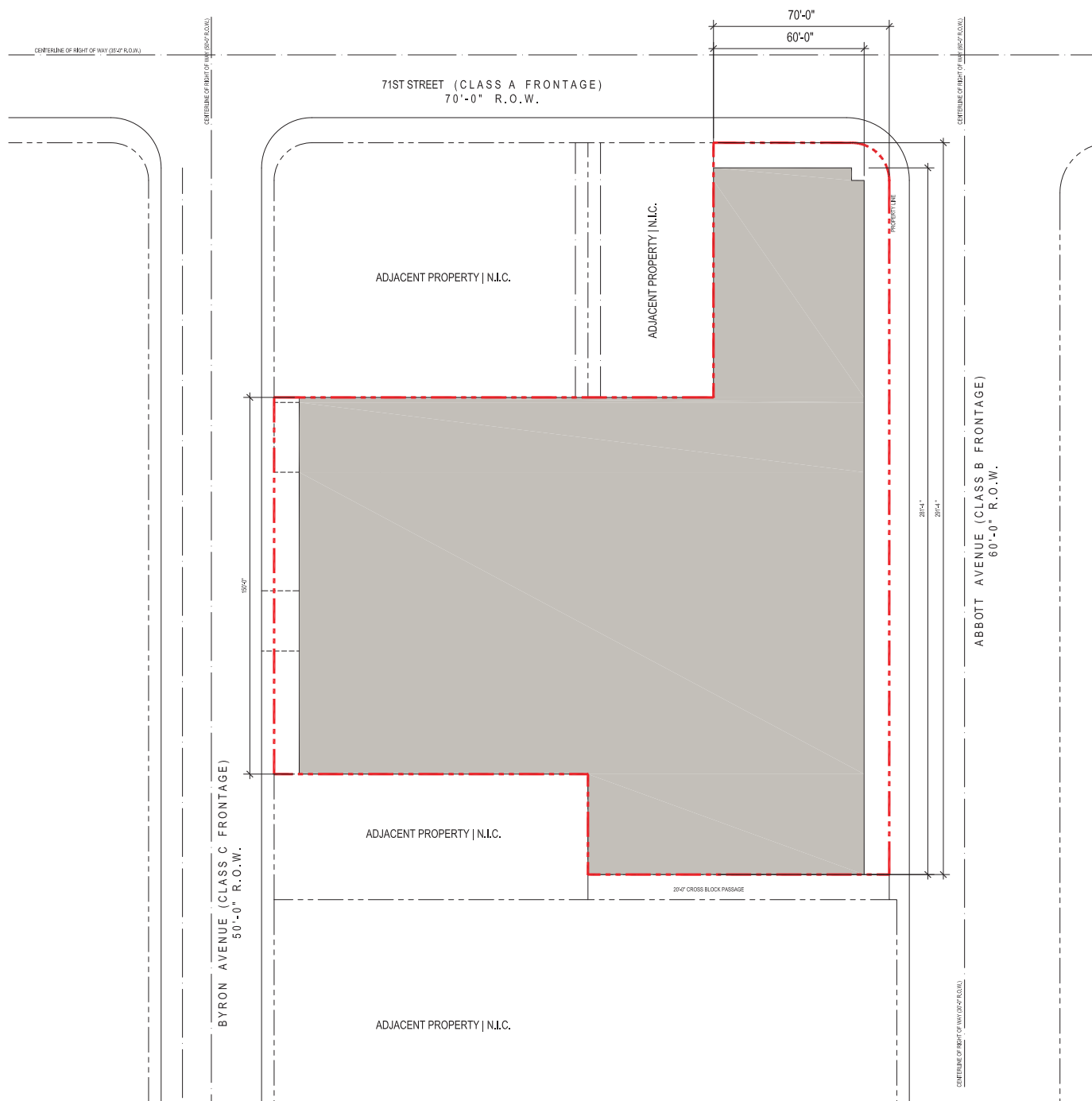
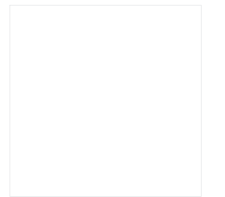
Building Length Along Frontage	281'-5"
Amount of Glazing (Lin. Ft.)	197'-2"
Percentage of Glazing	70%

### Byron Avenue

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

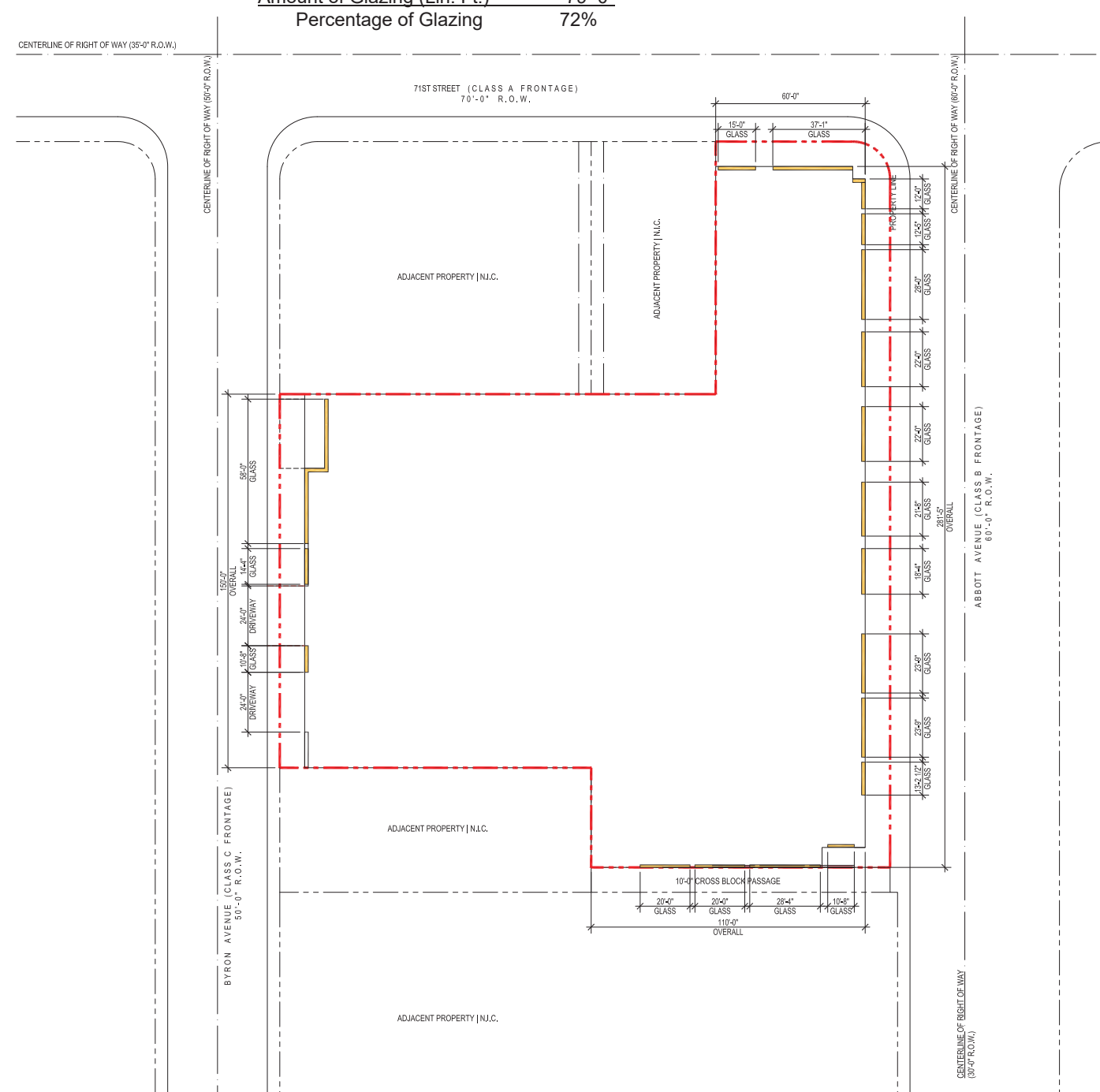
### 70st Street

Building Length Along Frontage	110'-0"
Amount of Glazing (Lin. Ft.)	79'-0"
Percentage of Glazing	72%



**Street Frontage Diagram**

Scale: 1" = 30'-0"



**Glazing Frontage Diagram**

Scale: 1" = 30'-0"

**6988 Abbott Avenue**  
Miami Beach, Florida

**Frontage Diagrams**  
Scale: 1" = 30'-0"



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**A2.7**

# Street Frontage Habitable Calculations

## Abbott Avenue

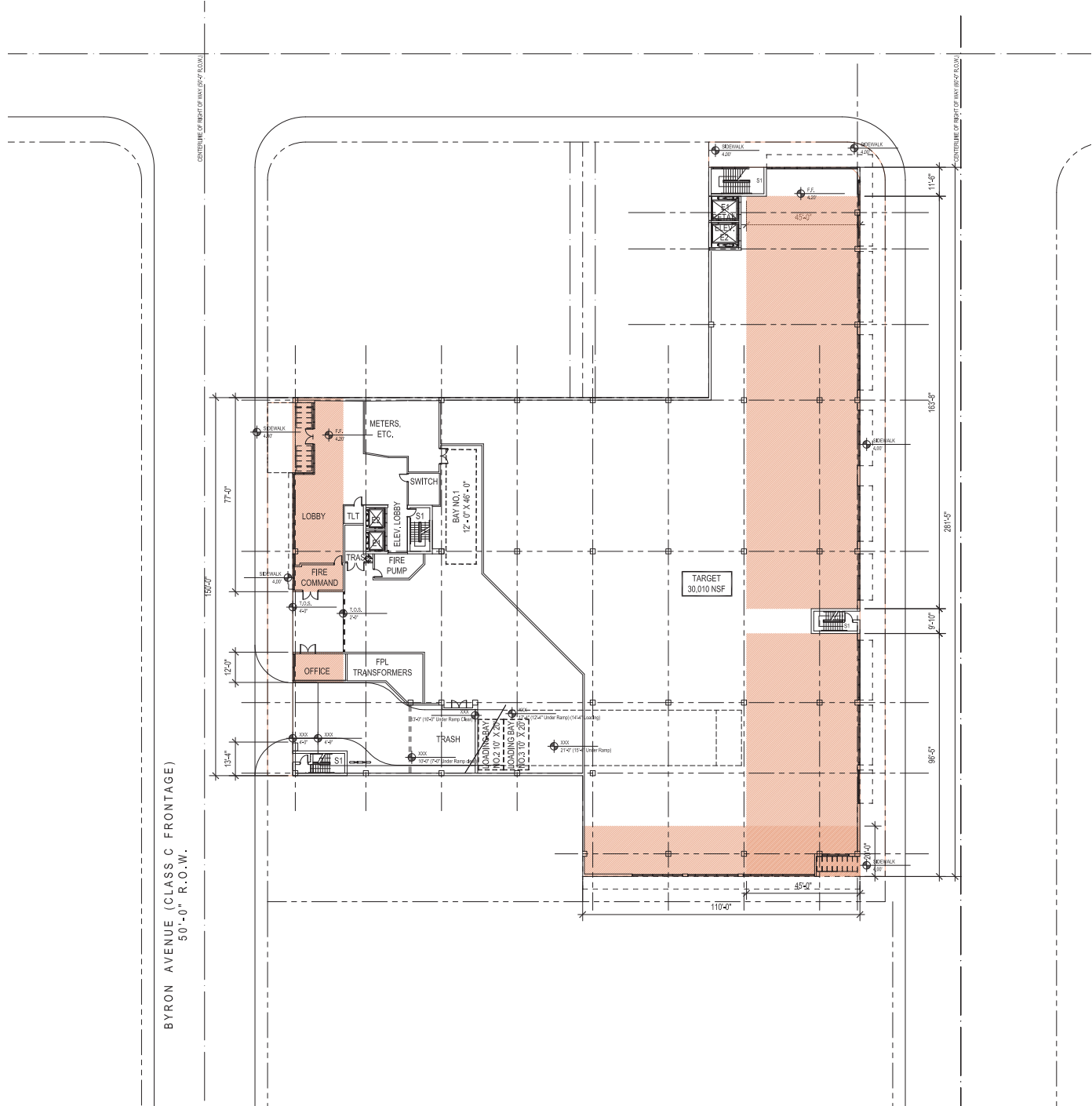
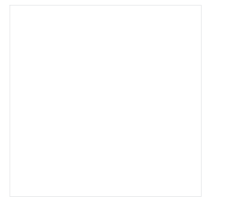
Length of Frontage	281'-5"
Building Length Along Frontage	261'-0"
Percentage of Frontage	93%

## Byron Avenue

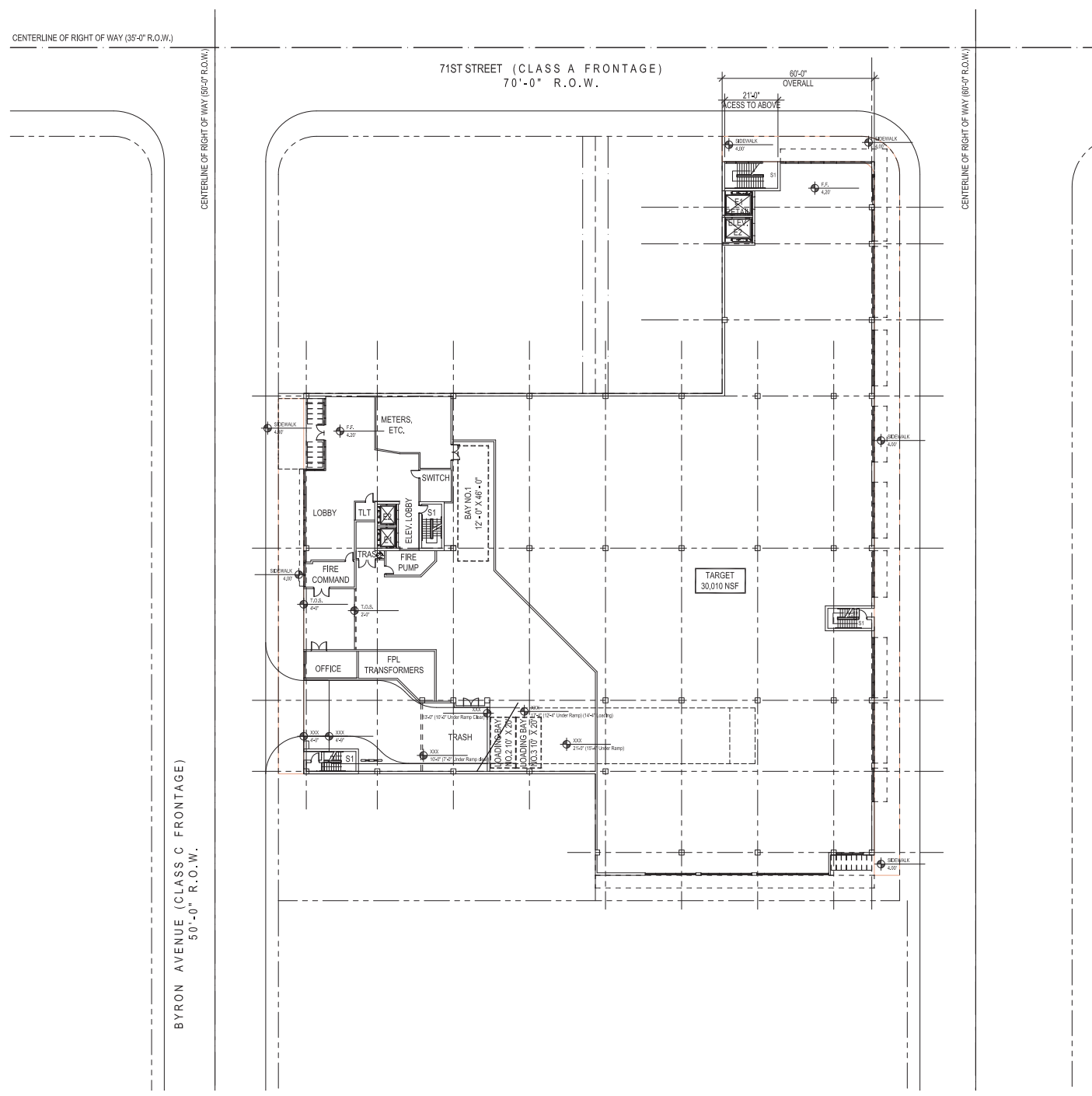
Length of Frontage	102'-0"
Building Length Along Frontage	89'-0"
Percentage of Frontage	87.2%

## 70th street

Length of Frontage	110'-0"
Building Length Along Frontage	110'-0"
Percentage of Frontage	100%



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



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

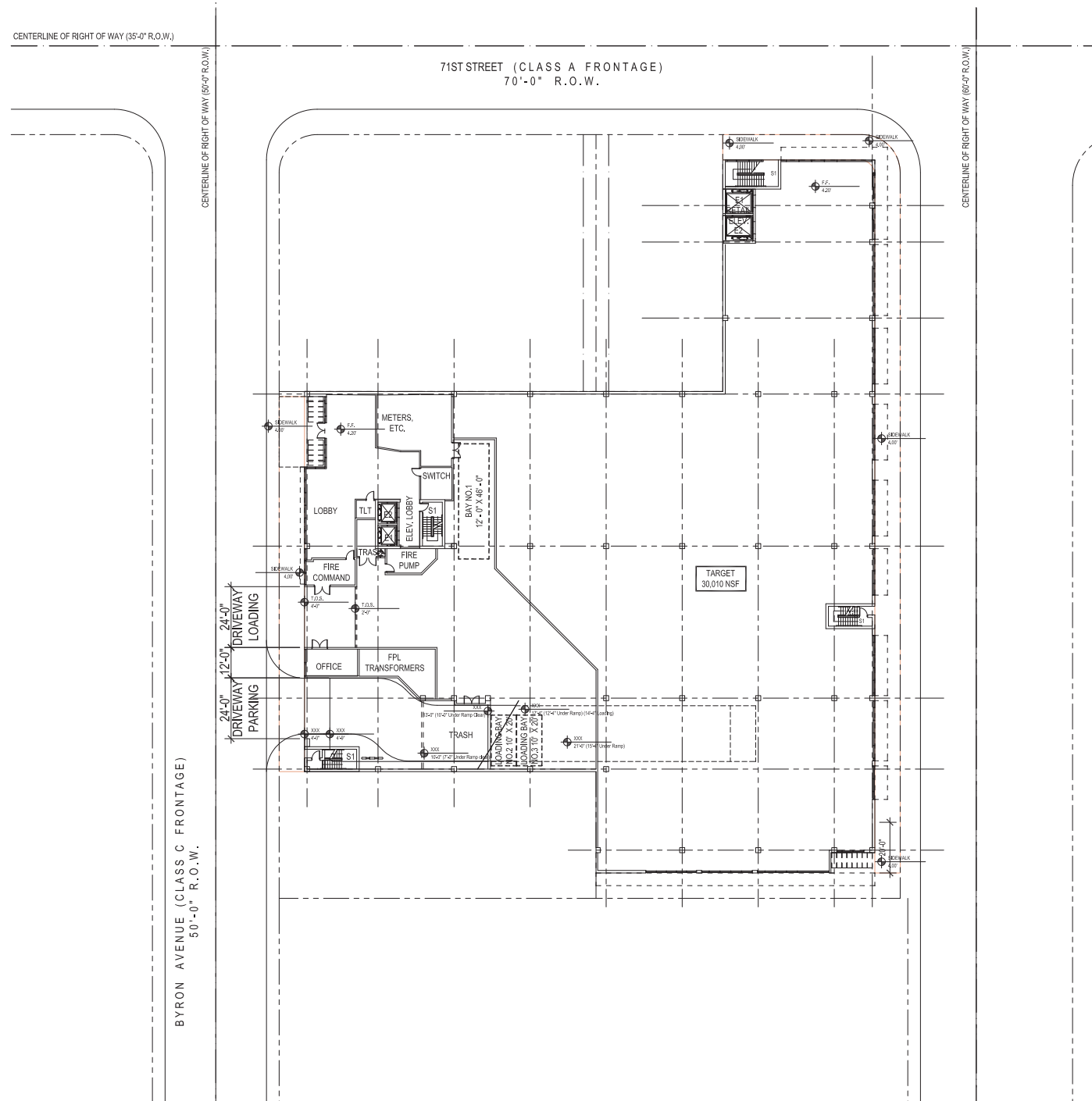
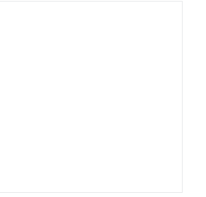
**6988 Abbott Avenue**  
Miami Beach, Florida

**Diagrams**  
Scale: 1" = 30'-0"



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**A2.8**



**Waiver for driveway separation**  
 Scale: 1" = 30'-0"

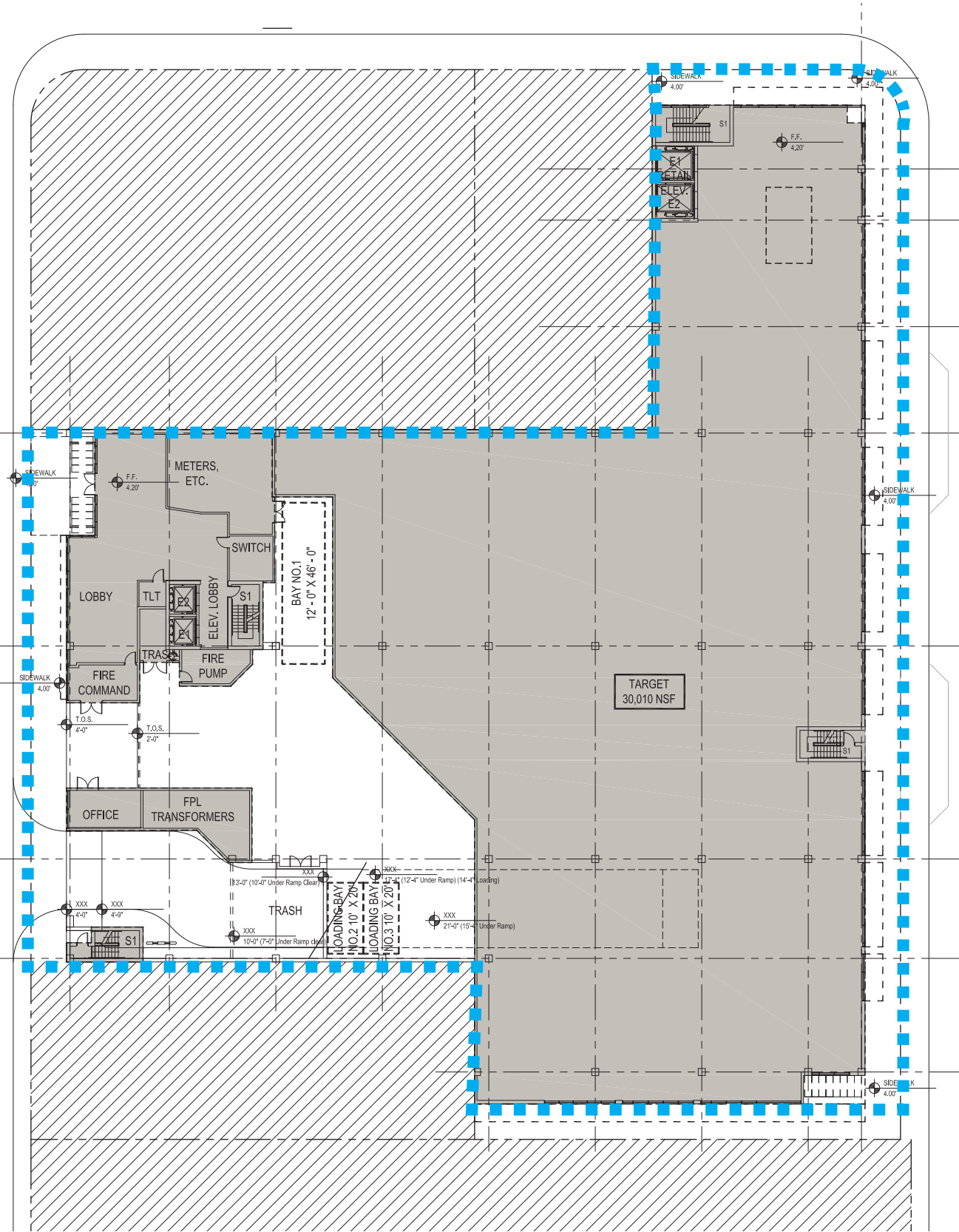
**6988 Abbott Avenue**  
 Miami Beach, Florida

**Waiver Diagram**  
 Scale: 1" = 30'-0"

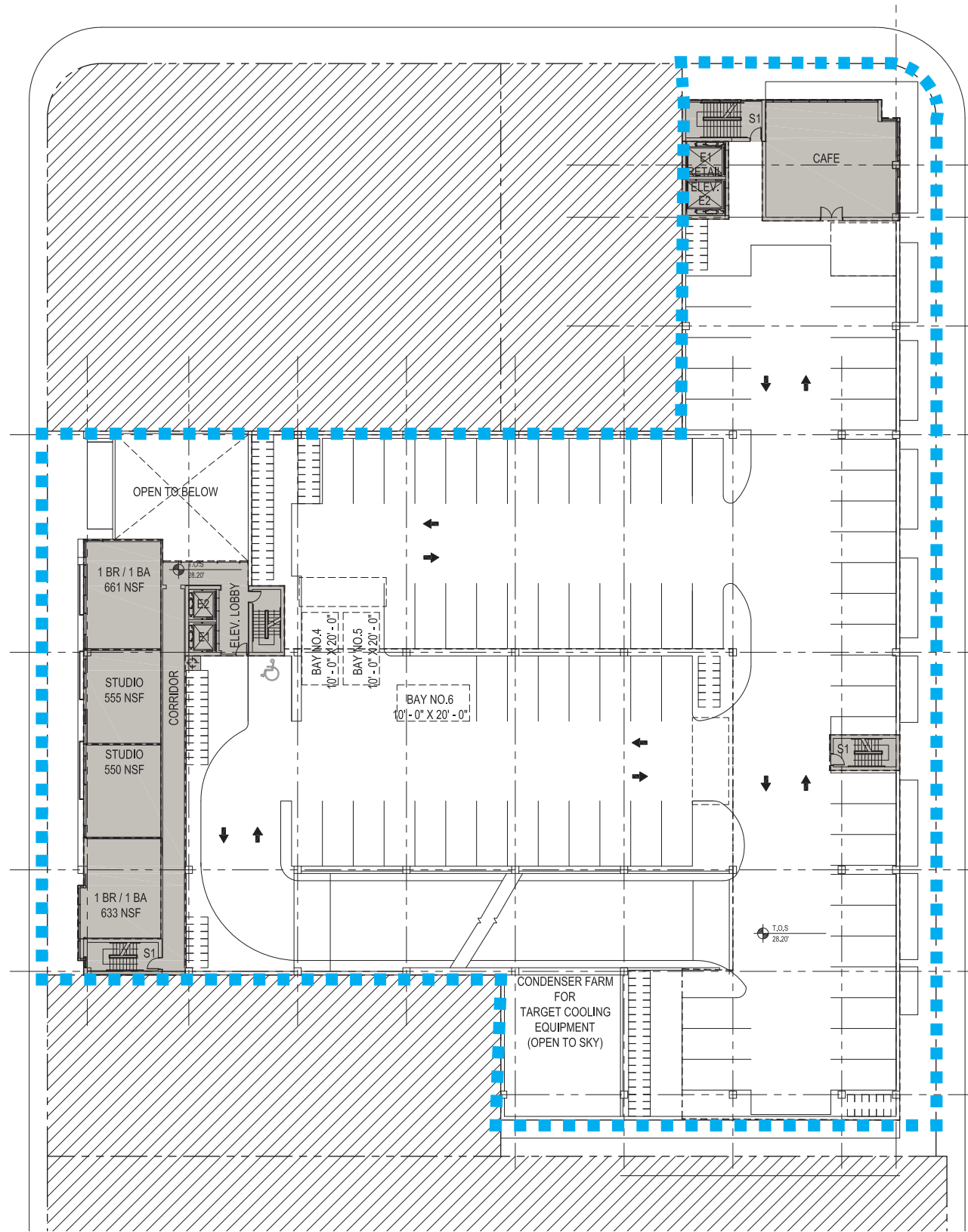


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**A2.9**



**Ground Floor**



**Second Floor**

**6988 Abbott Avenue**  
Miami Beach, Florida

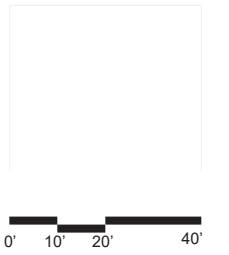
**FAR Diagrams**  
Scale: 1" = 20'



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**A2.10**





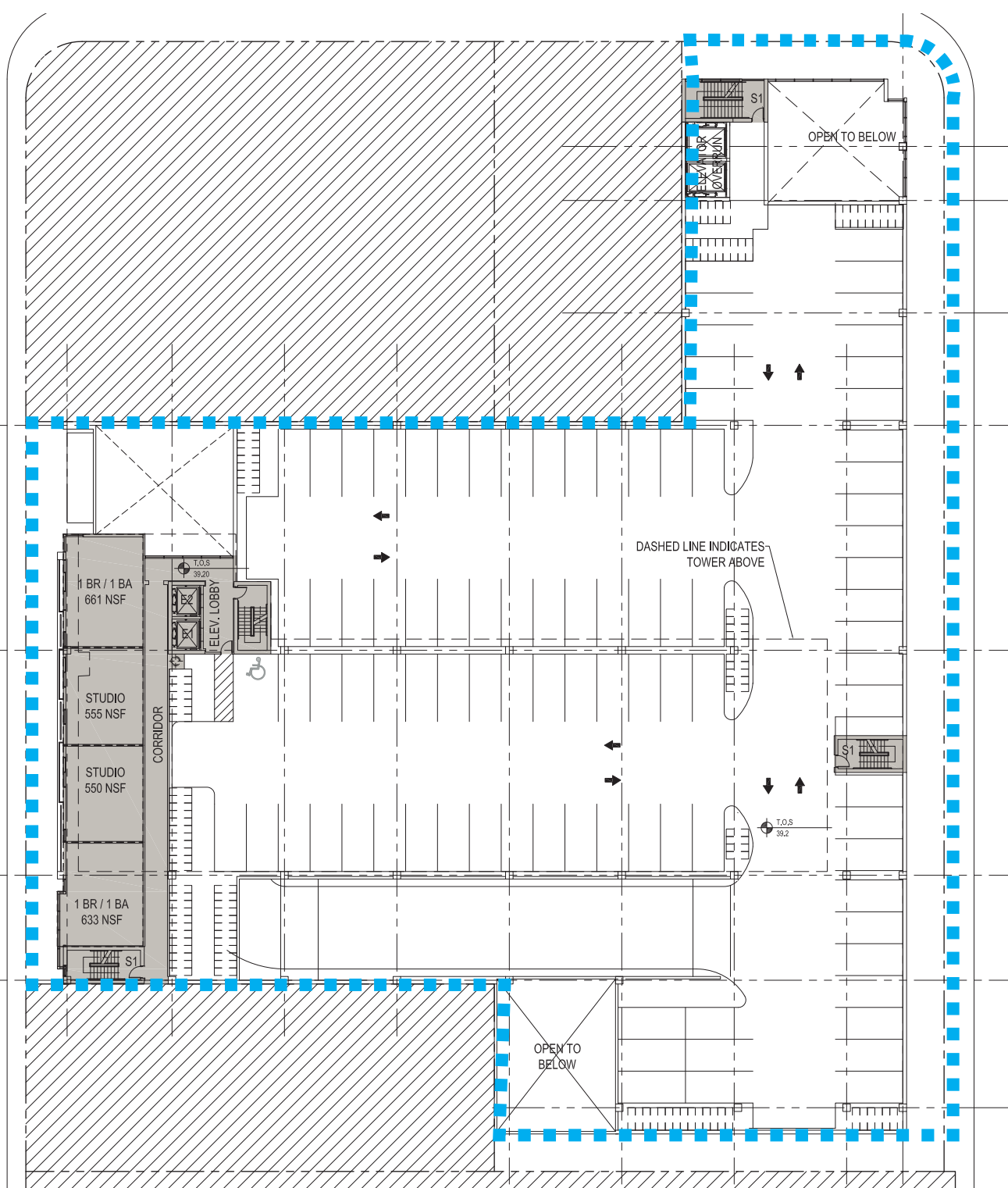
**6988 Abbott Avenue**  
Miami Beach, Florida

**FAR Diagrams**  
Scale: 1" = 40"



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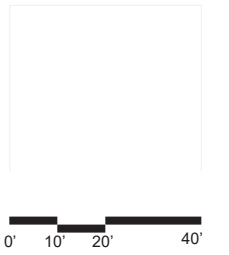
**A2.11**



**Third Floor**



**Fourth Floor**

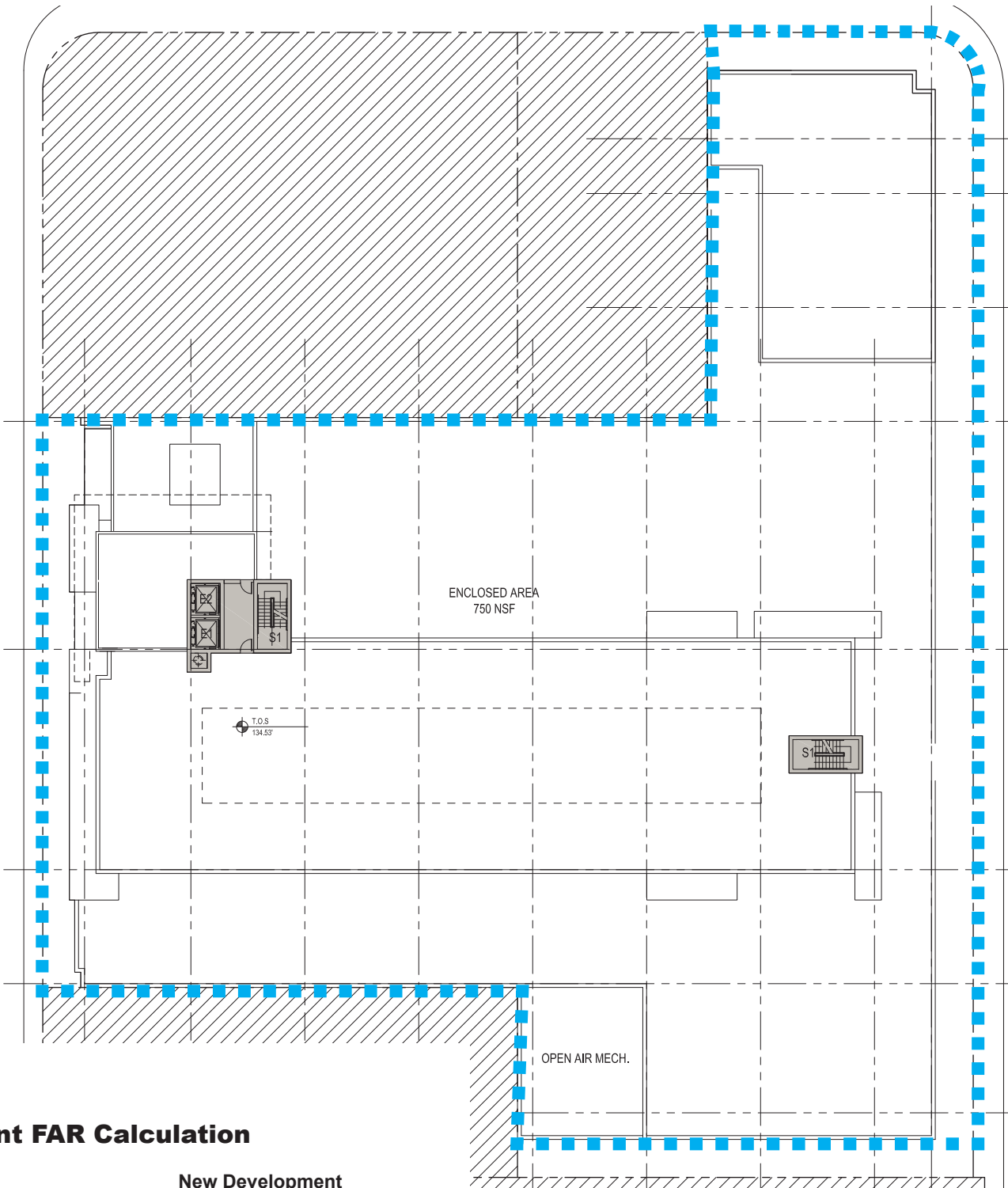


**6988 Abbott Avenue**  
Miami Beach, Florida

**FAR Diagrams**  
Scale: 1" = 40"



**Fifth Through Twelfth Floor**



**Roof Level**

**New Development FAR Calculation**

	<b>New Development</b>
Ground Floor	34,915 FAR SF
Second Floor	6,011 FAR SF
Third Floor	4,500 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) 174,353 FAR SF**

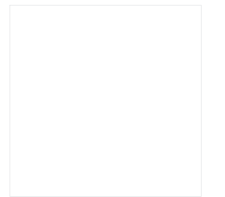


**New Development**



Final Submittal  
10 Feb. 2020

**A2.12**



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

ITEM #	Project Information	Maximum	Existing	Proposed	Deficiencies
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				
	12,500 SF				
	6,250 SF				
e	Lot width: 245'		Based Flood Elevation: 8'		
f	Lot Depth: 301'5"		CMB Free Board: 5'		
2	<b>Zoning Information</b>	<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Uses</b>				
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)	Area
f	Co-living:	N/A		Retail	30,010 NSF
g	Co-living amenity area and %:	N/A			
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	<b>Setbacks (As applicable)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	<b>Class A - 71 Street:</b>			<b>Ref. Sec 142-745(e)</b>	
	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	<b>Class A - 72nd Street:</b>			<b>Ref. Sec 142-745(e)</b>	
	Grade to max height	20 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
c	<b>Class A - Collins Avenue:</b>			<b>Ref. Sec 142-745(e)</b>	
	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	<b>Class A - Indian Creek:</b>			<b>Ref. Sec 142-745(e)</b>	
	Grade to max height	10 feet		N/A	
	Allowable encroachment	5 feet max.		N/A	
e	<b>Class B - Abbott Avenue and Dickens Avenue:</b>			<b>Ref. Sec 142-745(f)</b>	
	Grade to max height	10 feet		Compliant SEE A4.2	
	Allowable Habitable encroachment	5 feet max.		Compliant SEE A4.2	
f	<b>Class B - 69th Street:</b>			<b>Ref. Sec 142-745(f)</b>	
	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	<b>Class C - Byron Avenue:</b>			<b>Ref. Sec 142-745(g)</b>	
	Grade to max height	10 feet		Compliant SEE A4.4	
	Allowable Habitable encroachment	7 feet max.		Compliant SEE A4.4	
h	<b>Class C - Carlyle Avenue and Harding Avenue:</b>			<b>Ref. Sec 142-745(g)</b>	
	Grade to max height	10 feet		N/A	
	Allowable Habitable encroachment	7 feet max.		N/A	
i	<b>Class D - 70 Street Alley line:</b>			<b>Ref. Sec 142-745(h)</b>	
	Grade to max height	10 feet		Compliant SEE A4.1	
	Allowable Habitable encroachment	3 feet max.		Compliant SEE A4.1	
4	<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
j	<b>Interior side:</b>			<b>Ref. Sec 142-744</b>	
	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	<b>Rear abutting an alley (except 70th Street Alley):</b>			<b>Ref. Sec 142-744</b>	
	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	<b>Rear abutting a parcel:</b>			<b>Ref. Sec 142-744</b>	
	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	

5	Frontage requirements: Use the collums that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abutting a parcel
6	<b>All Frontages</b>							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	Comply	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	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	N/A
	Min separation between towers in a site is 60'	N/A	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	N/A
	Access to upper levels directly from pedestrian path	N/A	Comply	Comply	N/A	N/A	N/A	N/A
	Min 70% clear glass with view to the interior.	Comply	Comply	Comply	Comply	N/A	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	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	N/A
	Facade articulation-- length of 240' or greater shall comply	N/A	Comply	N/A	N/A	N/A	N/A	N/A
7	<b>Parking</b>							
	Shall be entirely screened from PRW view and pedestrian path.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	Shall be architecturally screened or w/ habitable space	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	May encroach into setback at a height from 25' to 55' up to the distance	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	Rooftop and surface parking w/ solar carports or landscape.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
8	<b>Loading</b>							
	Required location behind minimum habitable depth required.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	Properties over 45 k, loading shall turn internal to the site	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Driveway for loading and parking shall be combined unless waived by	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	Trash rooms shall be located in loading areas.	Comply	Comply	Comply	N/A	N/A	N/A	Comply
	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	N/A	Comply

**6988 Abbott Avenue**  
 Miami Beach, Florida

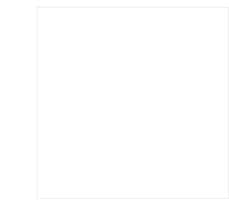
Town Center Central Core  
 (Tc-C) district - Zoning Data



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**A2.13**





Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:	
<b>9 Class A (71st, 72nd street, Indian Creek, Collins Ave)</b>	
Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Compliant SEE A4.2
Facade 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 facade	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 facade.	N/A
4. Parking at ground floor and surface setback 50'-0" from bldg facade.	N/A
Loading prohibited unless is the only site access.	N/A
Driveways & vehicle access <b>prohibited</b> , unless is the only access	N/A
If only one street access--driveway max 22' in width	N/A
Driveway for loading and parking shall 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
<b>10 Class B (69th Street, Abbott, Dickens Avenue)</b>	
Facade 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 facade	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 facade.	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 shall 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
<b>11 Class C (Byron, Harding, Carlyle Avenue)</b>	
Facade 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 facade	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 facade.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 shall 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
<b>12 Class D (70th Street alley)</b>	
Facade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A
Facade 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 facade	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 facade.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. 130-33€ SEE A3.2 A3.3	
	# of parking spaces per use (134 units x ½ space for those units bet 550 and 850SF=67)	67		80   Sec. 130-33€ SEE A3.2 A3.3	
	# of parking spaces per use (36 units x ¾ space for those units greater than 851SF and 1250 = 27)	27		34   Sec. 130-33€ SEE A3.2 A3.3	
	Electric Vehicles Parking spaces (2%)			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	
<b>14 Restaurants, Cafes, Bars, Lounges, Nightclubs</b>					
	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 establishment, 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

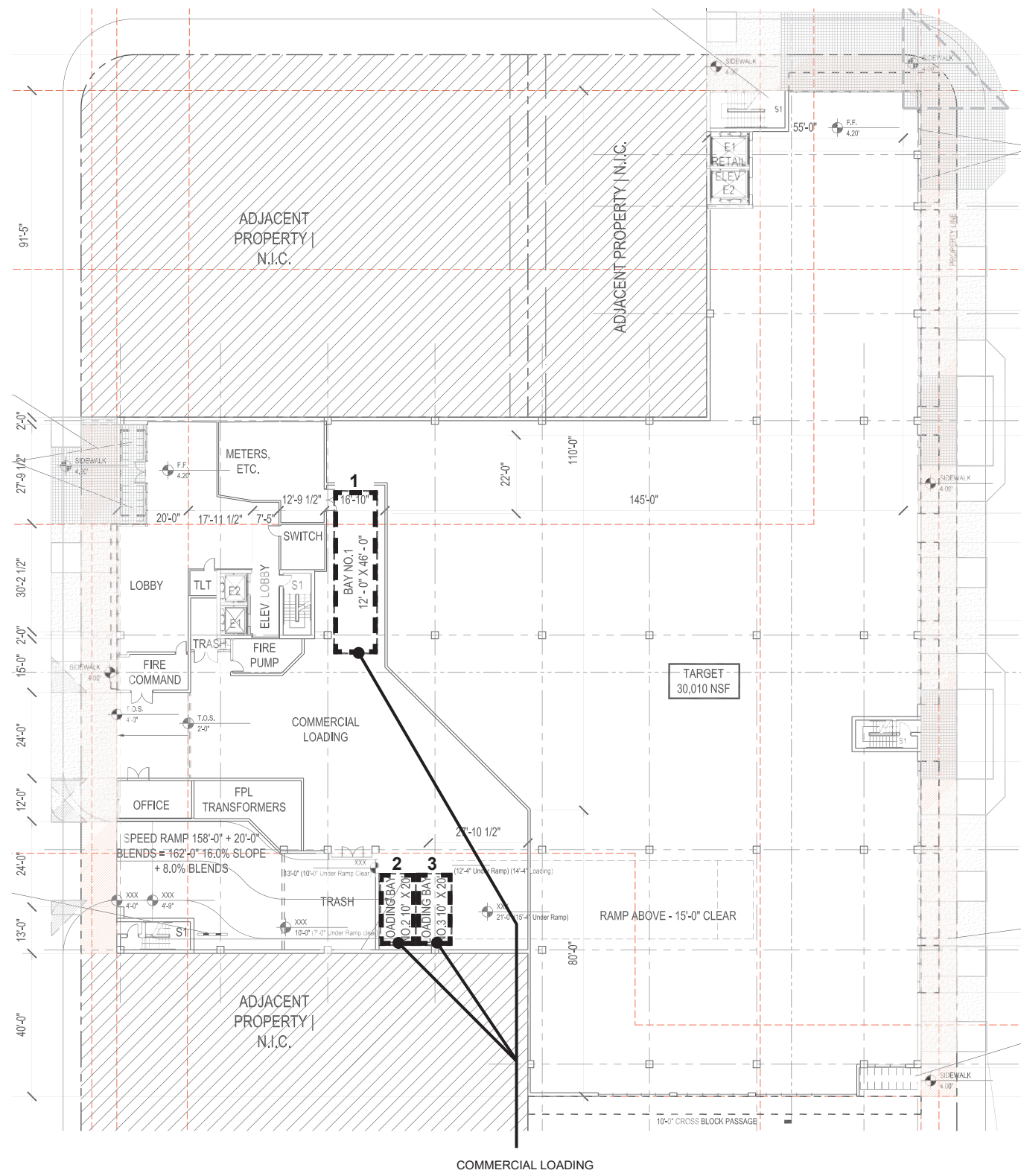
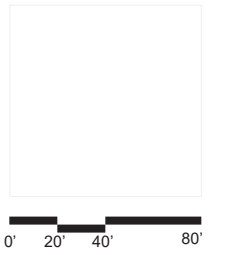
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Miami Beach, Florida

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

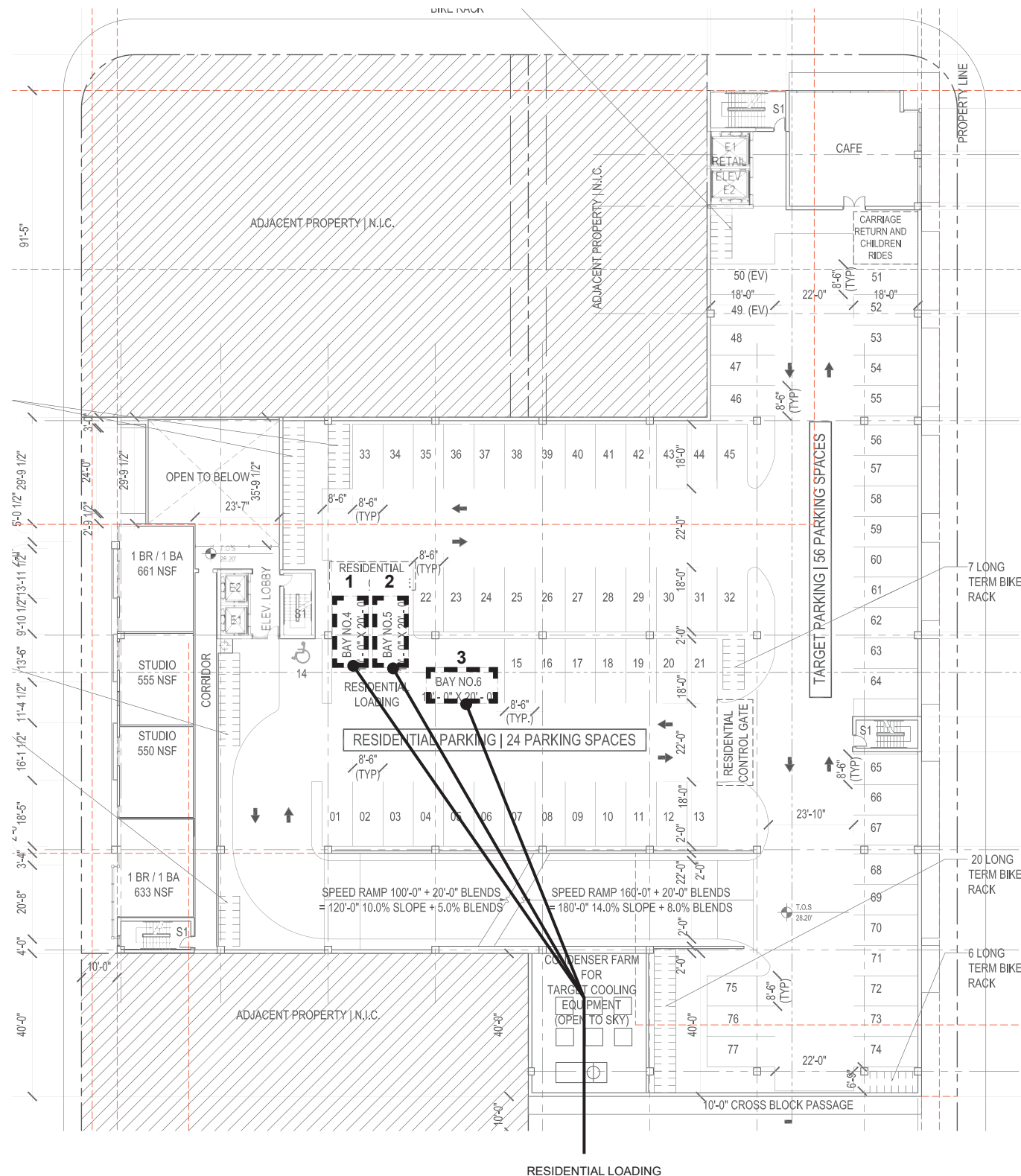


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A2.14



**Ground Floor**



**Second Floor**

**6988 Abbott Avenue**  
Miami Beach, Florida

**Loading Location**  
Scale: 1" = 20'-0"



**A3**

**Floor Plans**

- 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



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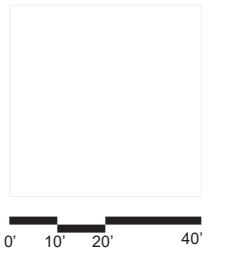
FL License No. AR93391



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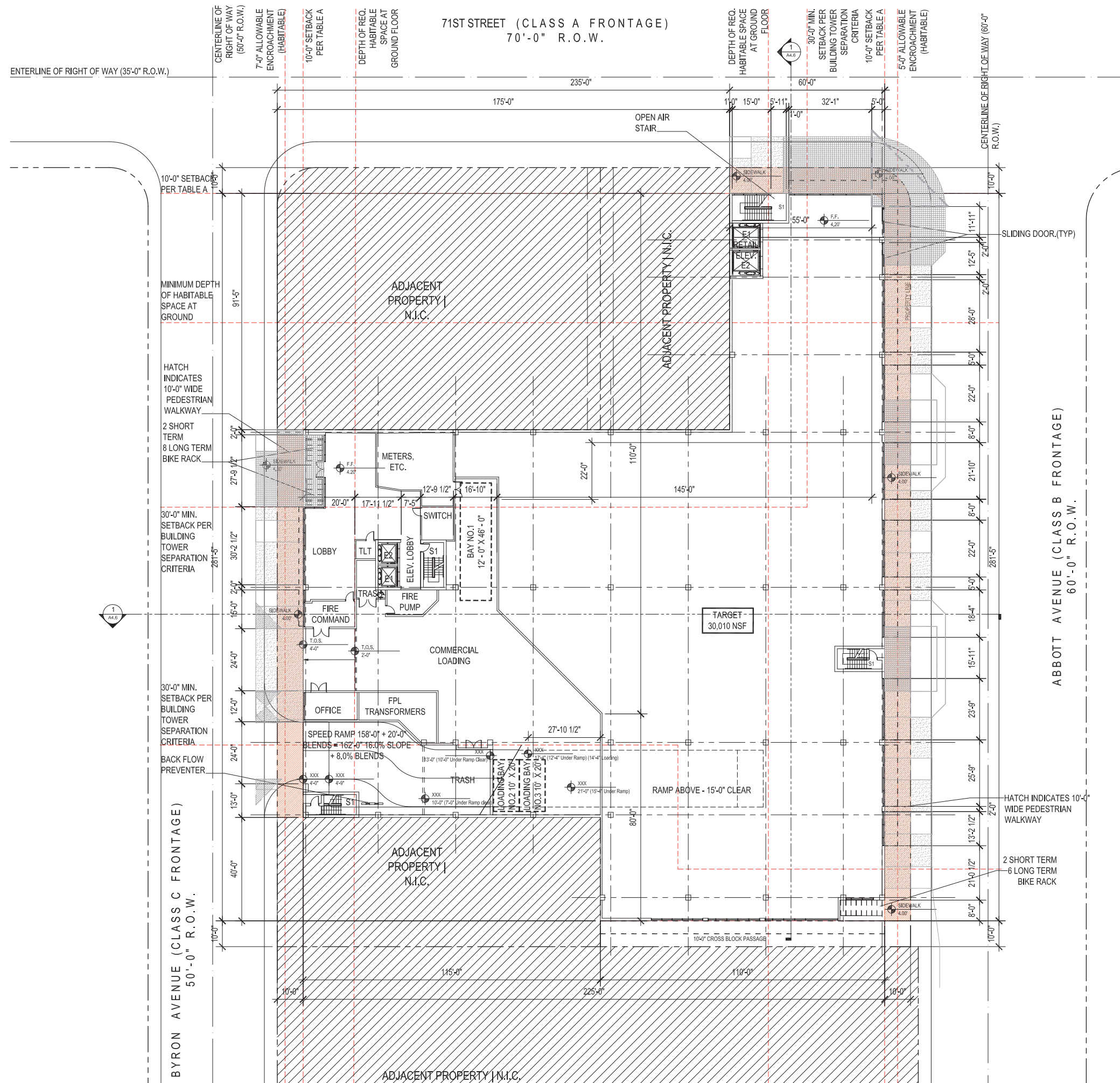
**6988 Abbott Avenue**  
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**Ground Level Plan**  
Scale: 1" = 20'-0"

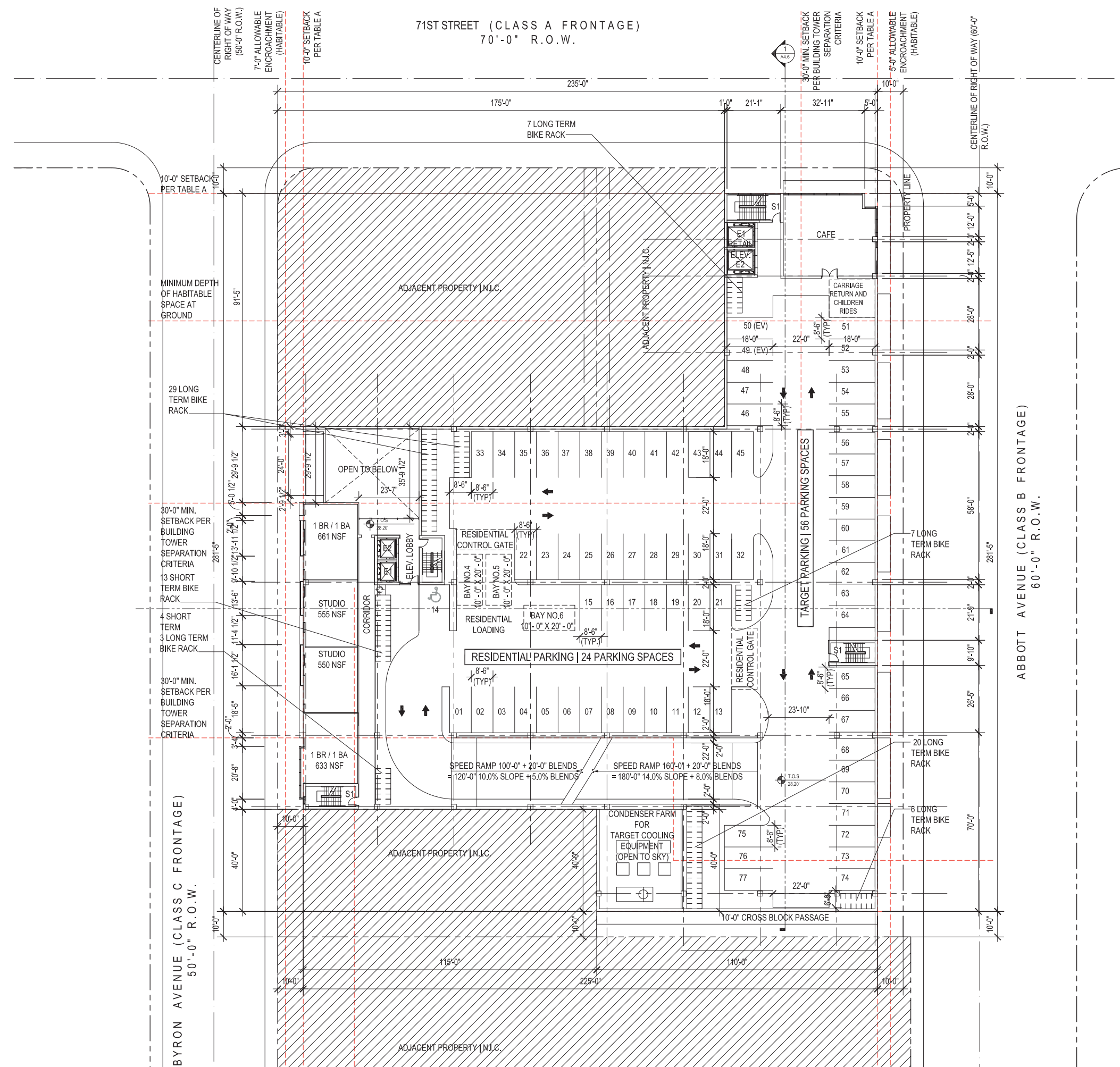
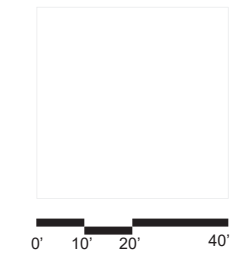


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**A3.1**







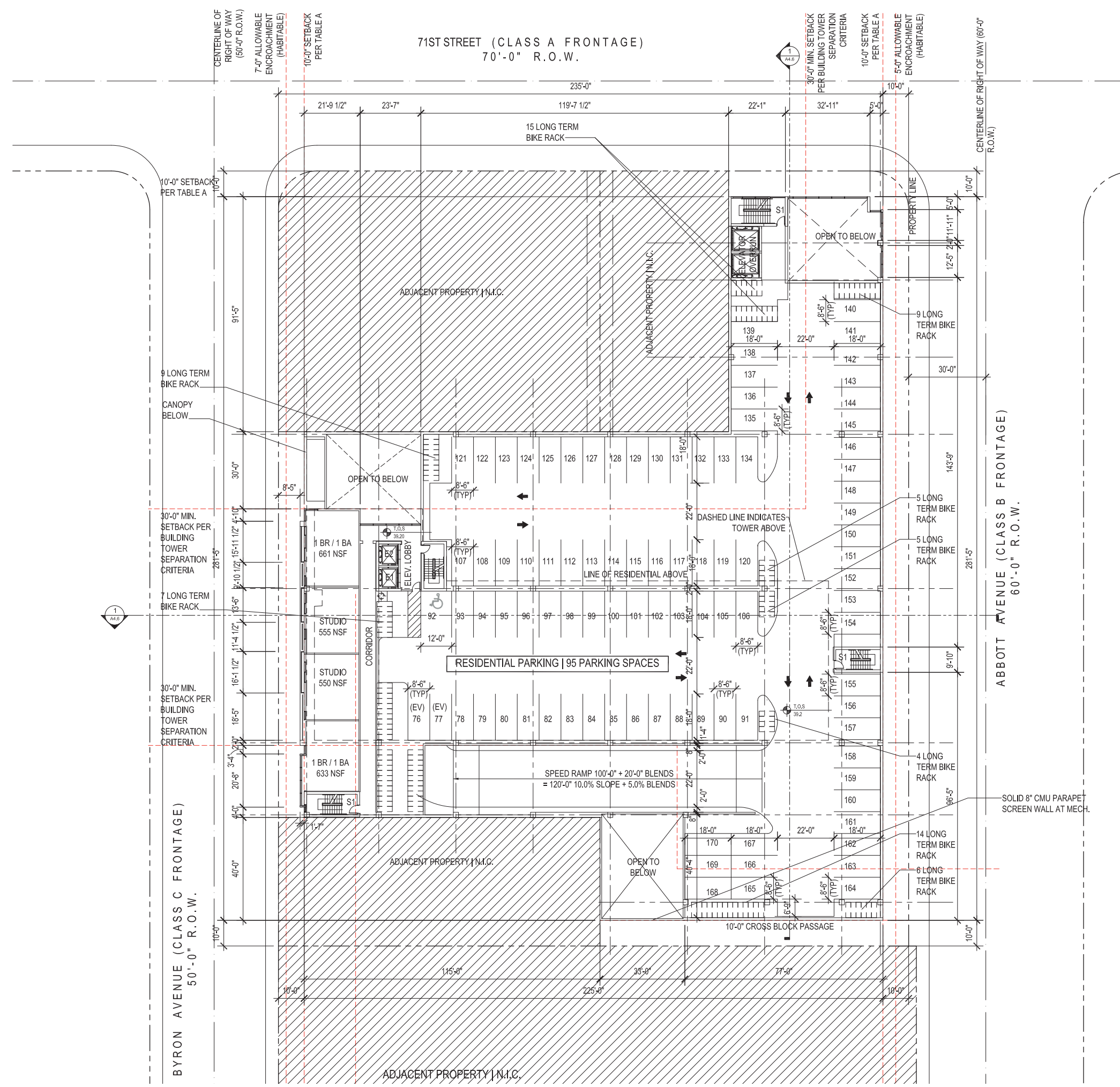
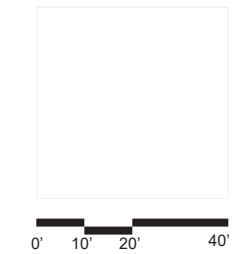
**6988 Abbott Avenue**  
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**Second Level Plan**  
Scale: 1" = 20'-0"



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**A3.2**



**6988 Abbott Avenue**  
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**Third Level Plan**  
Scale: 1" = 20'-0"



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**A3.3**





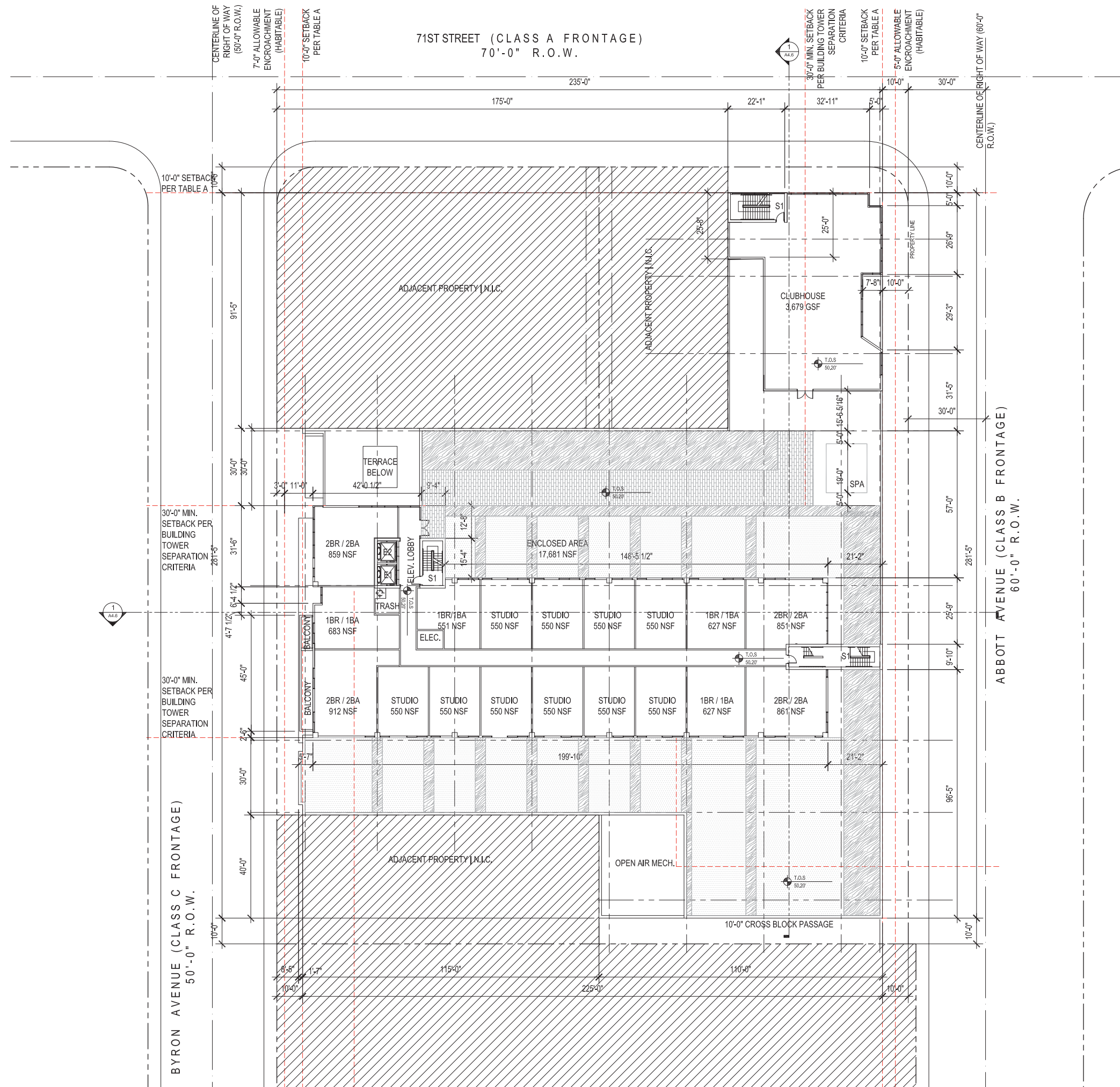
**6988 Abbott Avenue**  
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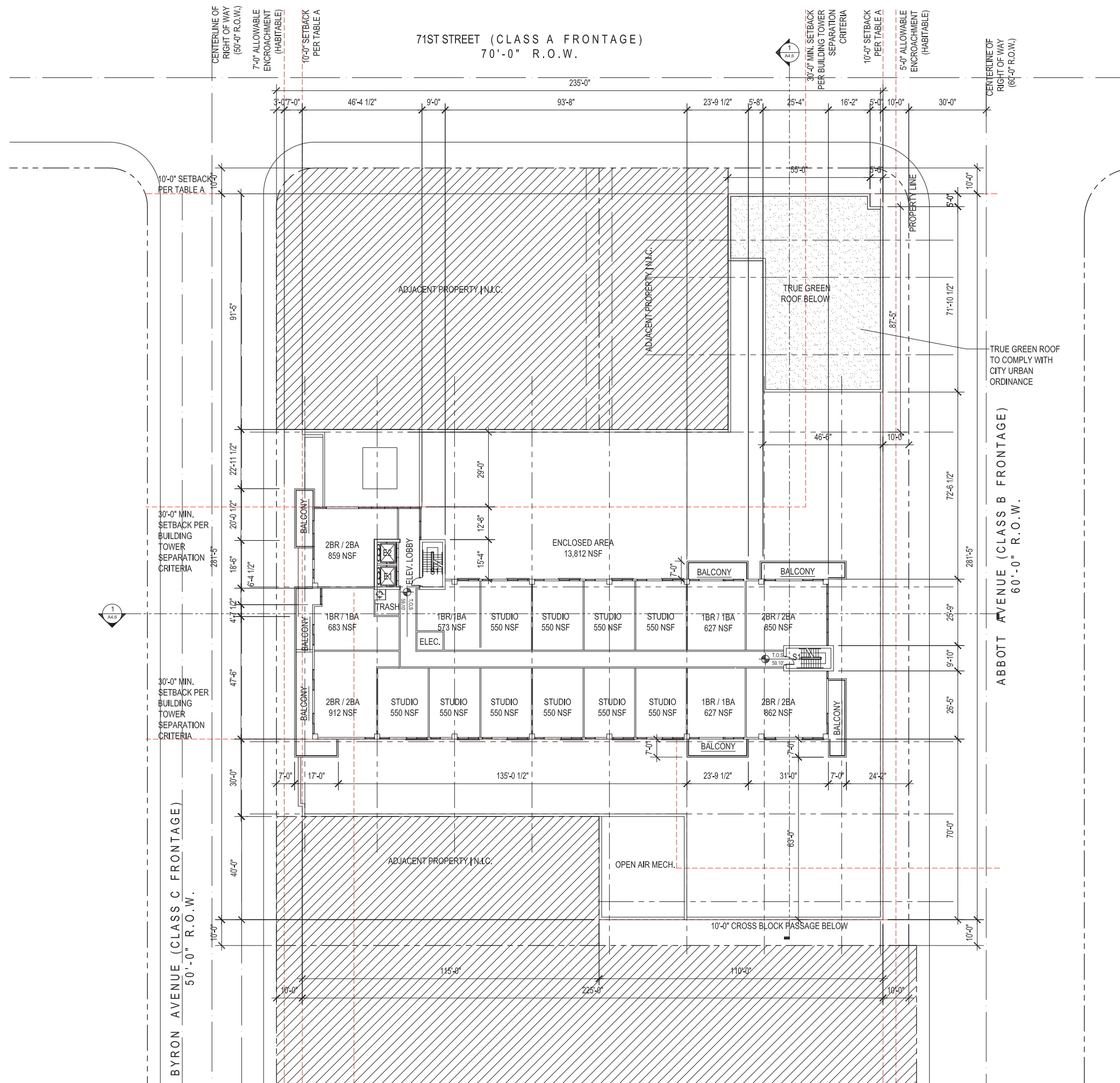
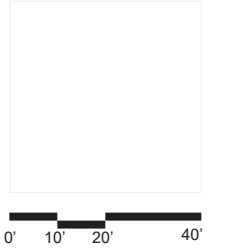
**Fourth Level Plan**  
 Scale: 1" = 20'-0"



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**A3.4**





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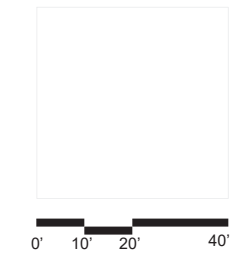
**Fifth to Twelfth Level Plan**  
Scale: 1" = 20'-0"



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**A3.5**





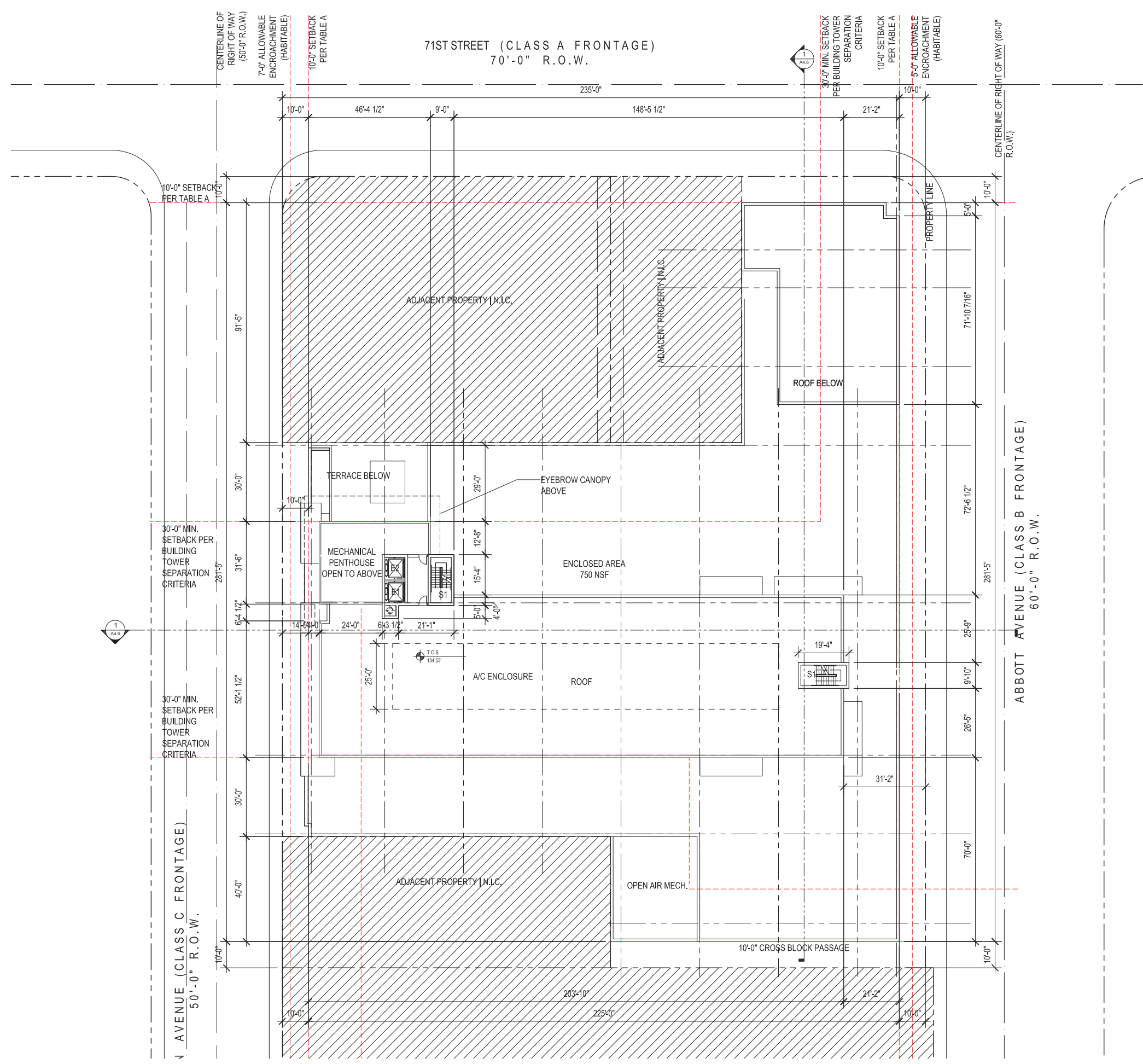
6988 Abbott Avenue  
Miami Beach, Florida

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



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A3.6



**A4 Building Elevations & Sections**

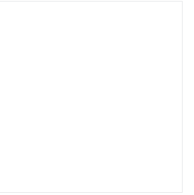
- A4.1 West Elevation
- A4.2 North Elevation
- A4.3 East Elevation
- A4.4 South Elevation
- A4.5 Latitudinal Building section



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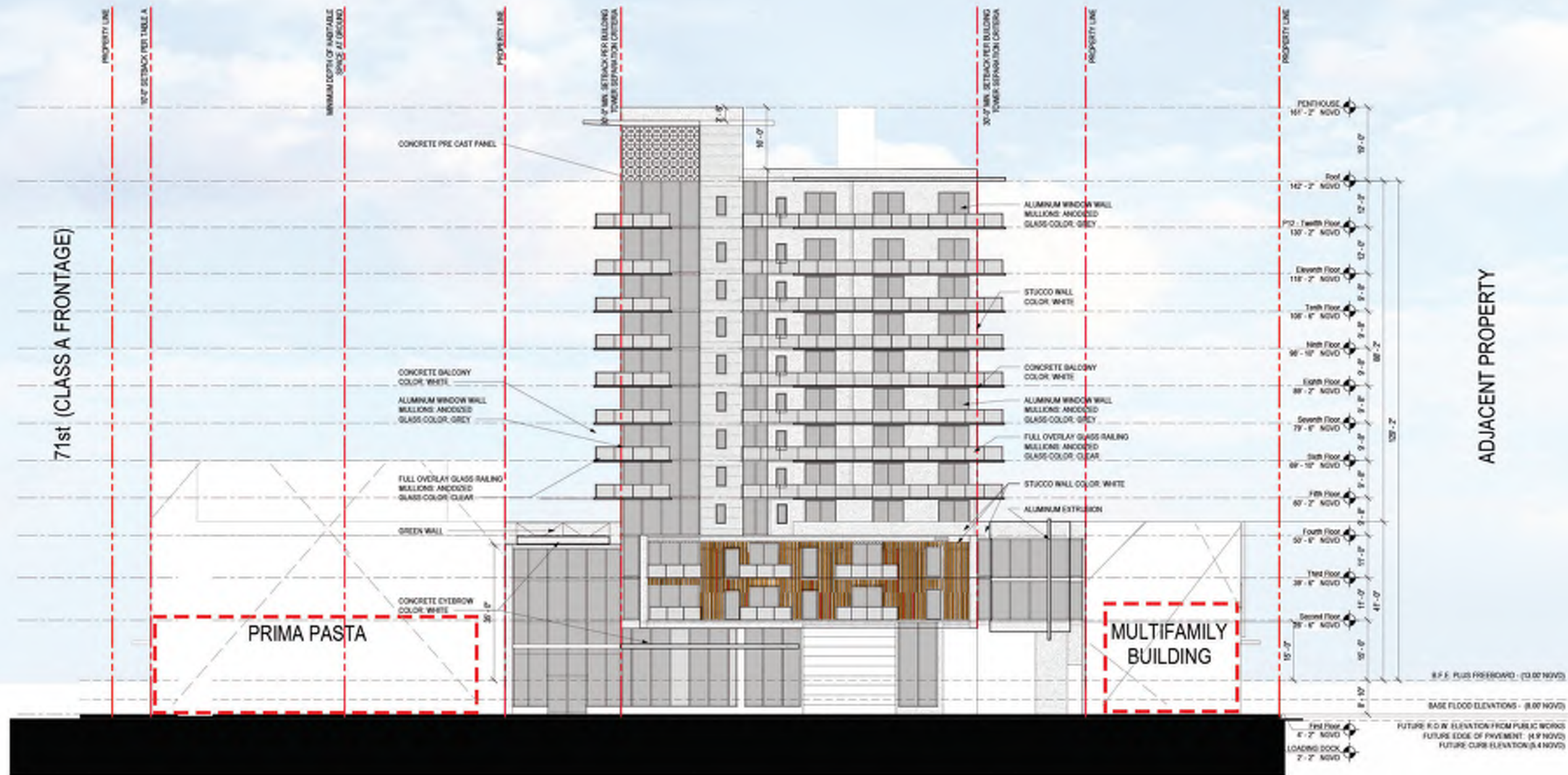
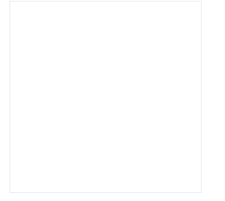


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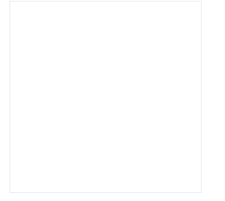




**6988 Abbott Avenue**  
Miami Beach, Florida

**West Elevation**  
Scale: 1" = 16'-0"





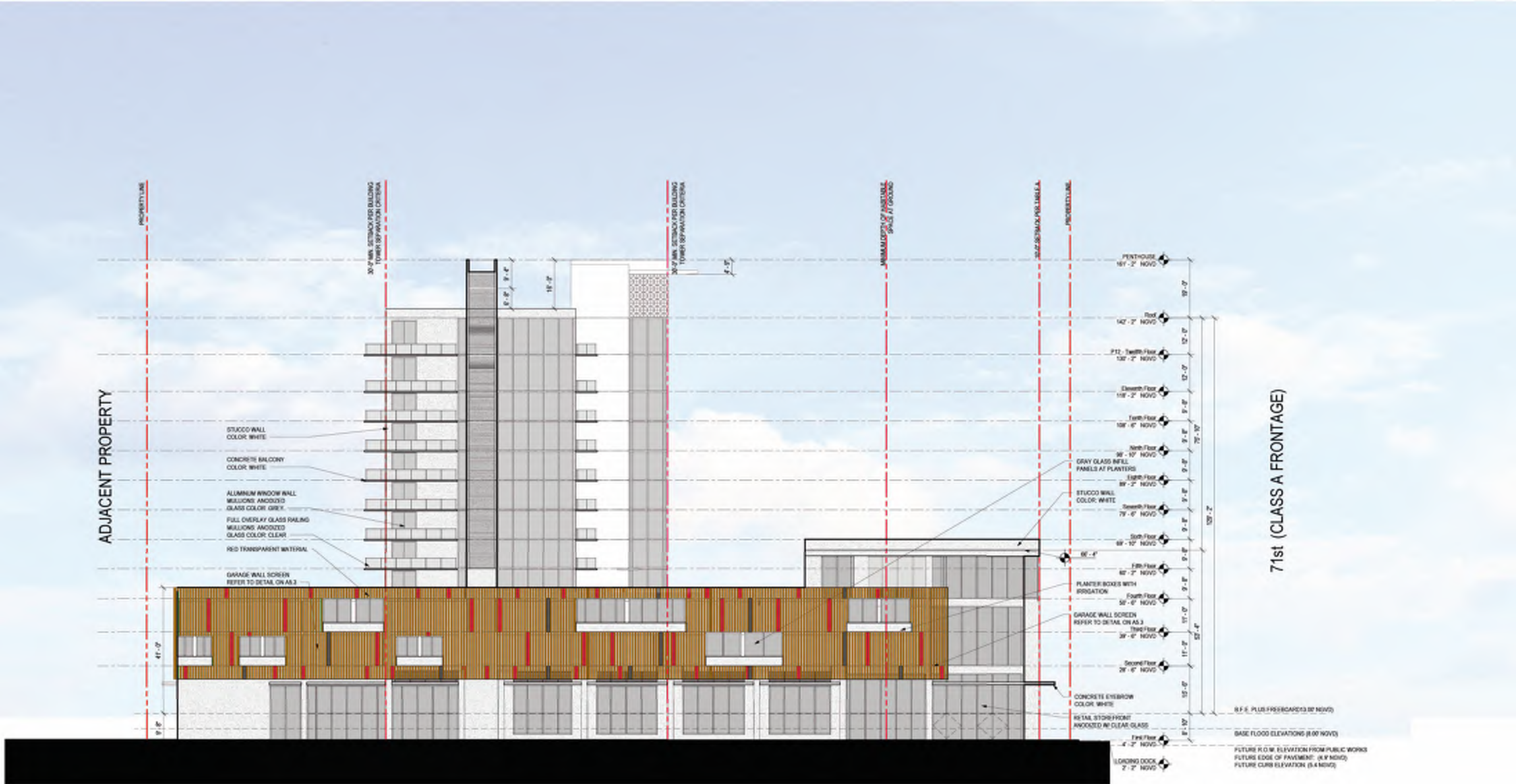
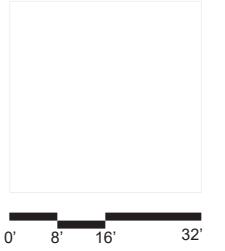
ABBOT AVENUE (CLASS B FRONTAGE)



**6988 Abbott Avenue**  
Miami Beach, Florida

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

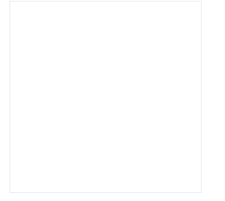




**6988 Abbott Avenue**  
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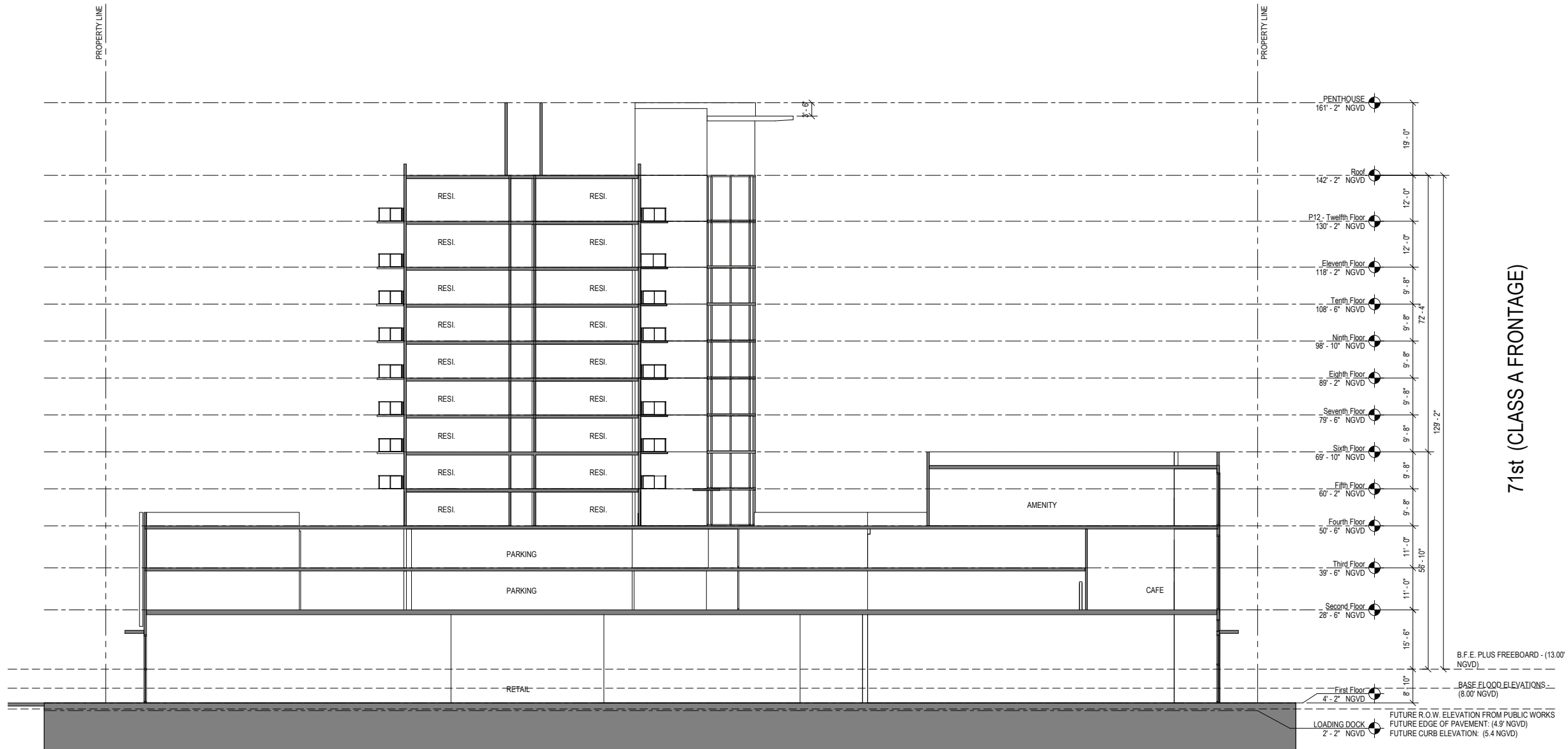
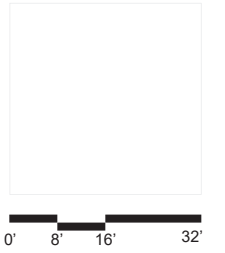
**East Elevation**  
Scale: 1" = 16'-0"





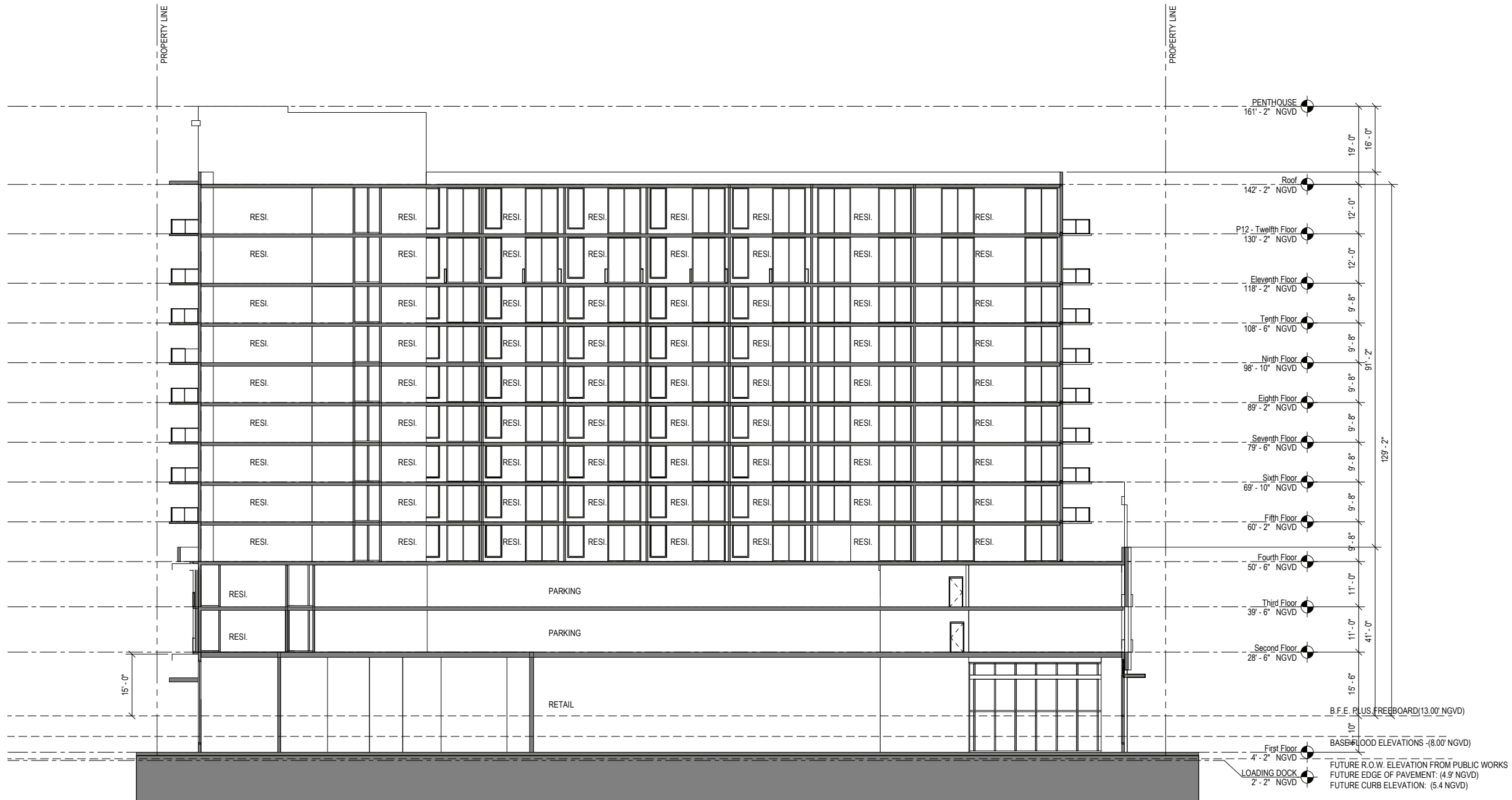
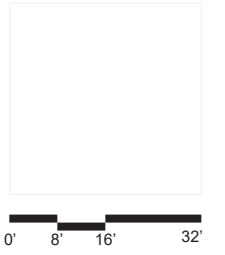
**South Elevation**  
Scale: 1" = 16'-0"





**6988 Abbott Avenue**  
Miami Beach, Florida

**Latitudinal Building Section**  
Scale: 1" = 16'-0"



**6988 Abbott Avenue**  
Miami Beach, Florida

**Longitudinal Building Section**  
Scale: 1" = 16'-0"



**A5**

**Project Imagery**

A5.1 Rendering | Abbott Avenue

A5.2 Rendering | 71st Street

A5.3 Material Board

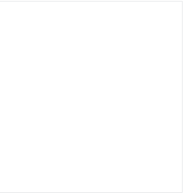
A5.4 Screen Details



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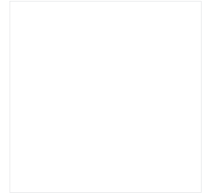
**6988 Abbott Avenue**  
Miami Beach, Florida

**Rendering | Byron**  
Scale: None

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**A5.1**





**6988 Abbott Avenue**  
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**Rendering | 71st Street**  
Scale: None

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**A5.2**





**Stucco**  
Color: White



**Glass Color - Garage Inserts**  
Color: Red



**Glass Color - Common Areas**  
Color: Clear



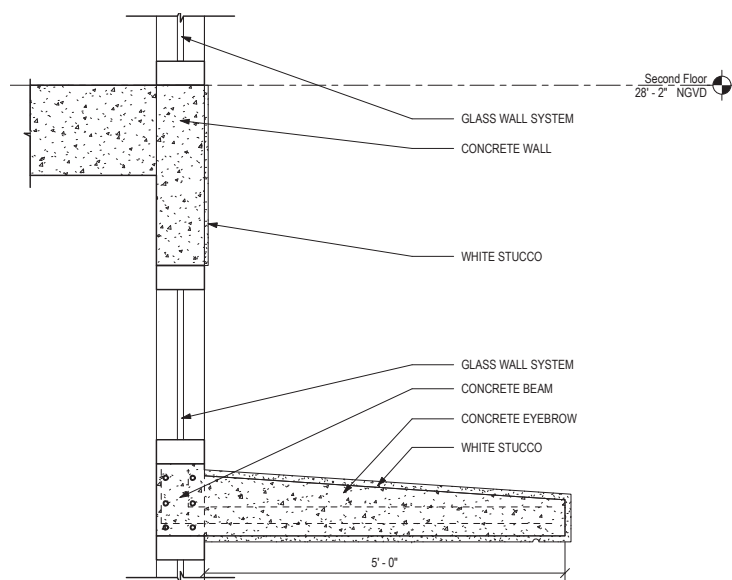
**Glass Color - Planter Insert**  
Color: Gray Tint



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



**Glass Color - Residences**  
Color: 15% Tint



**Detail Eyebrow**  
Color: Stucco White



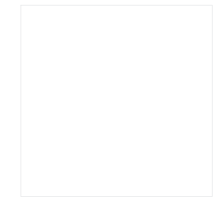
**Synthetic Garage Wall**  
Color: Assorted



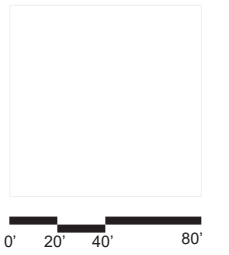
**Precast Screen Wall**  
Color: White



**Aluminum Color**  
Color: Pewter

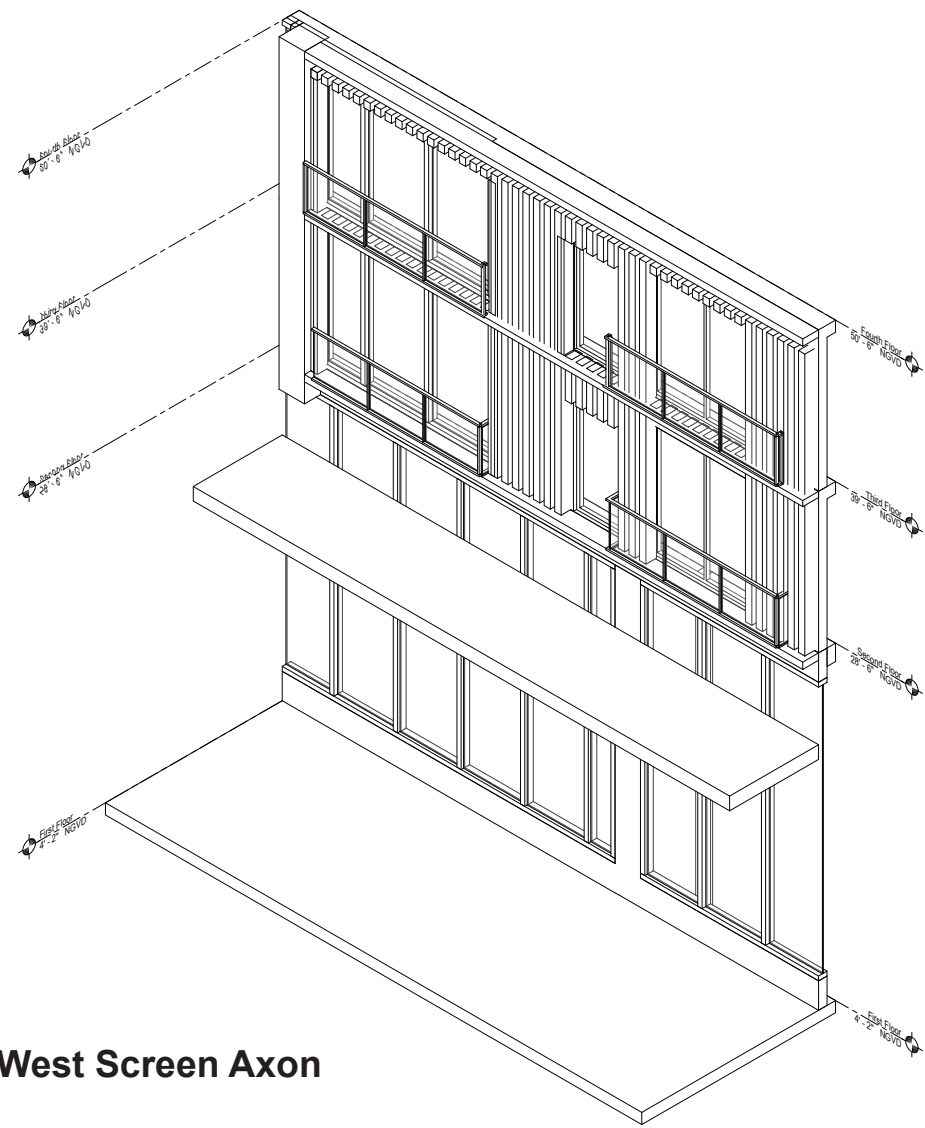




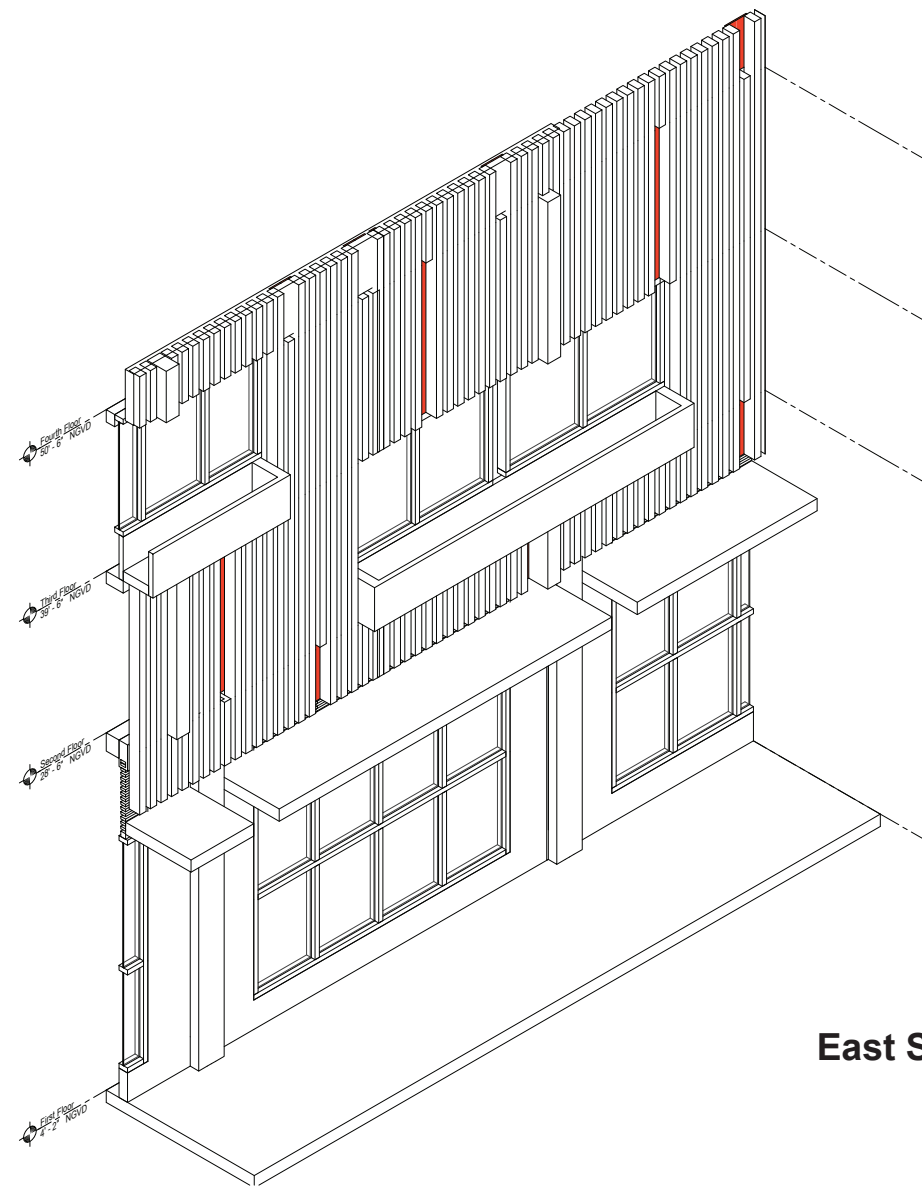


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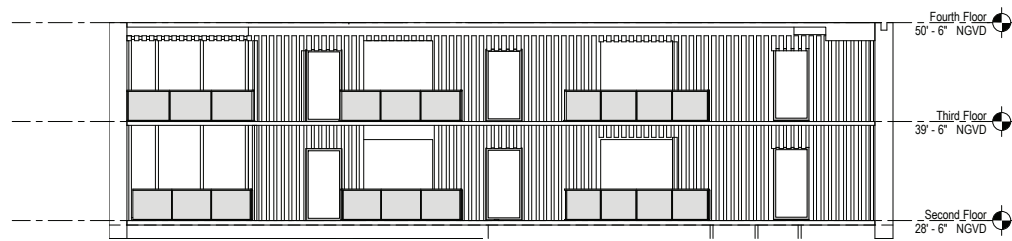
**Screen Details**  
Scale: None



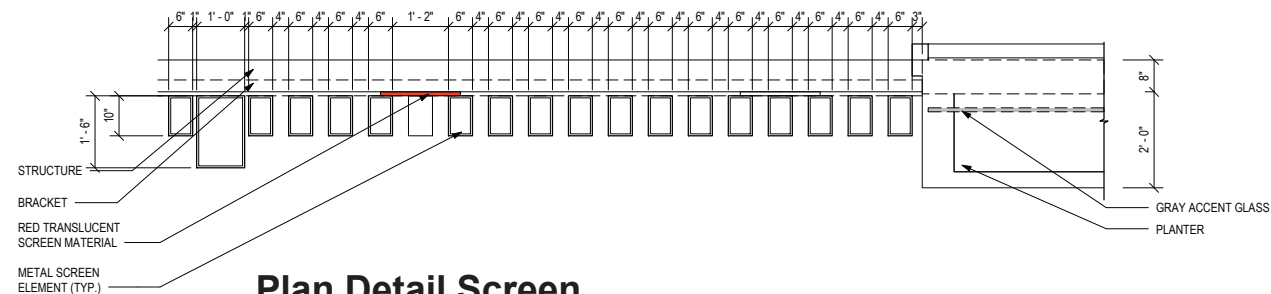
**West Screen Axon**



**East Screen Axon**

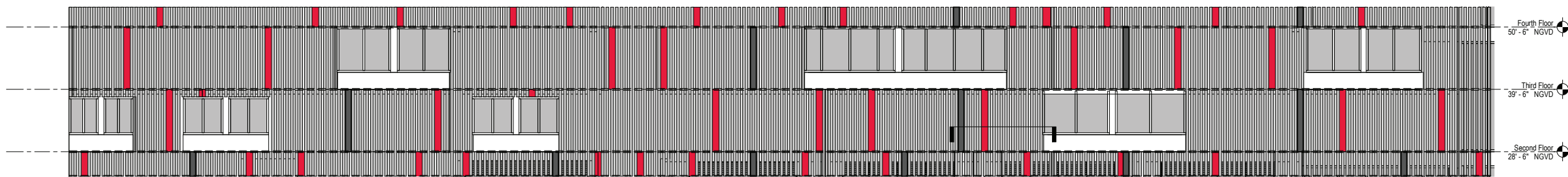


**West Screen Elevation**



**Plan Detail Screen**

Note: Mockup to be constructed & reviewed prior to installation



**East Screen Elevation**



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**A5.4**

**C1**

**Civil Information**

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



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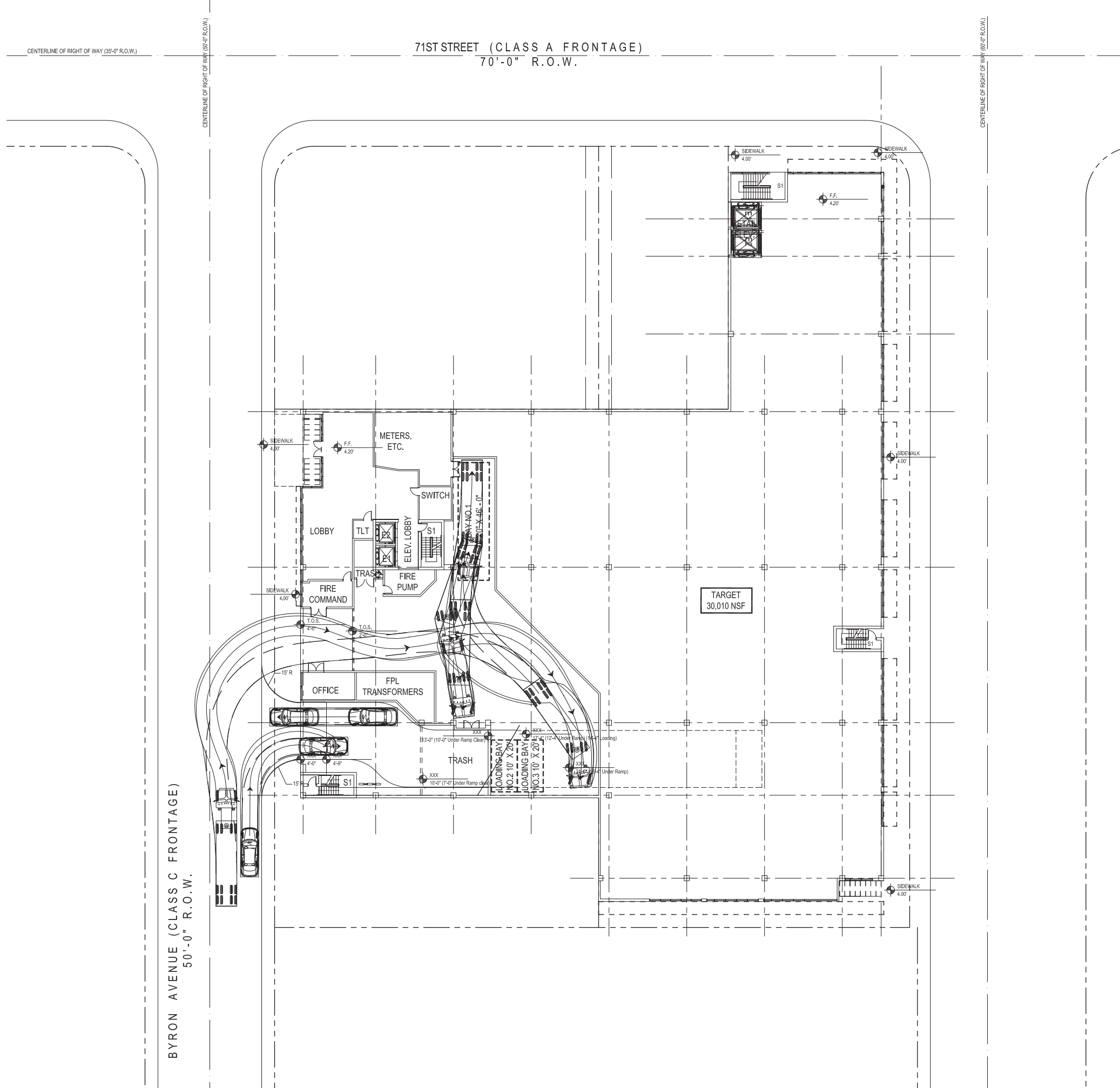
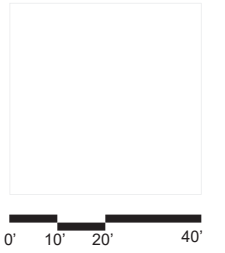
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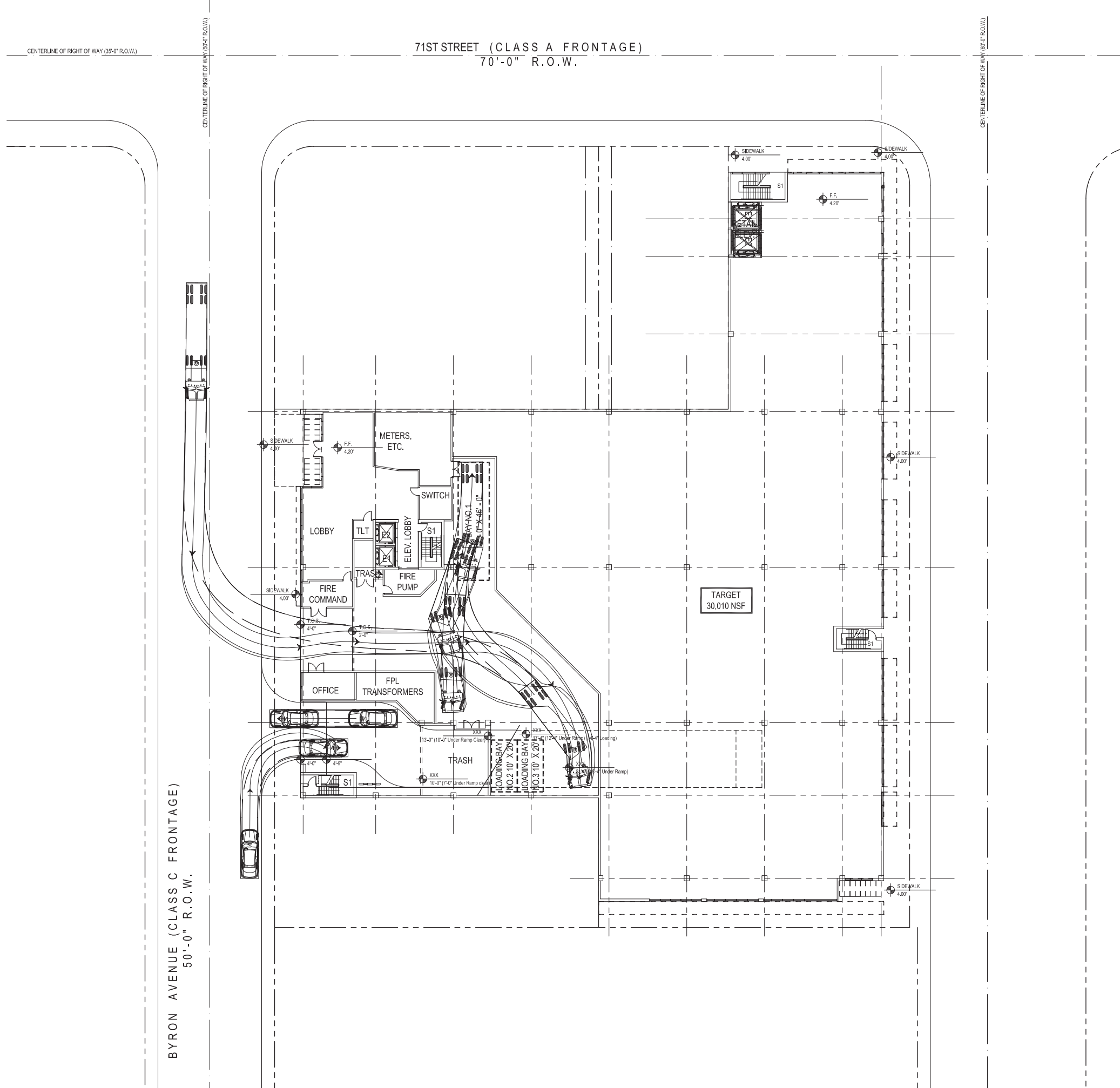
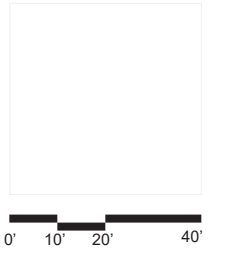


**Level 1 | Service Truck North Entry 6988 Abbott Avenue**  
Miami Beach, Florida  
Scale: 1" = 20'-0"



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**C1.1**



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

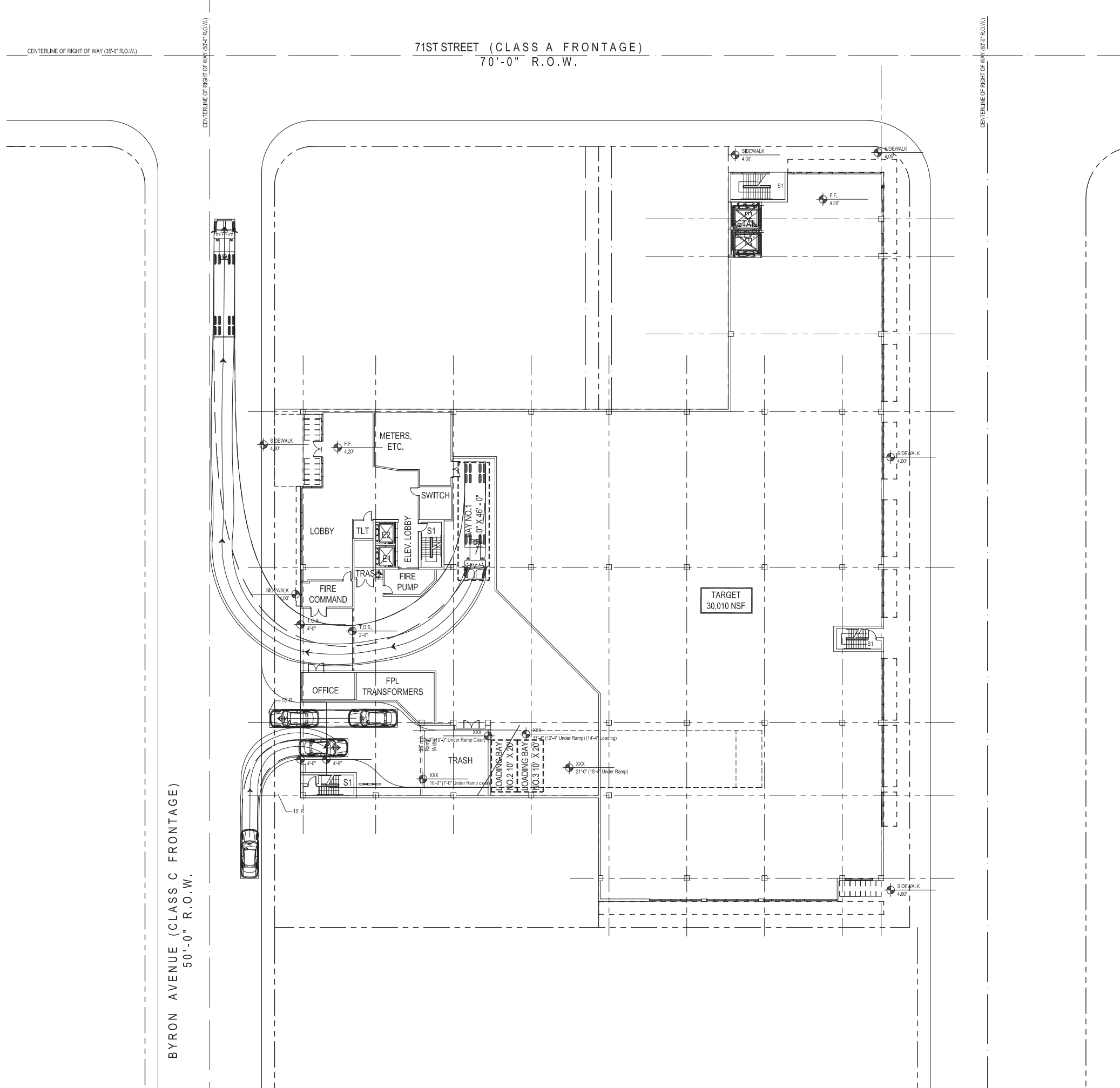
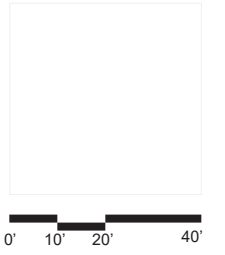
Scale: 1" = 20'-0"



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**C1.2**



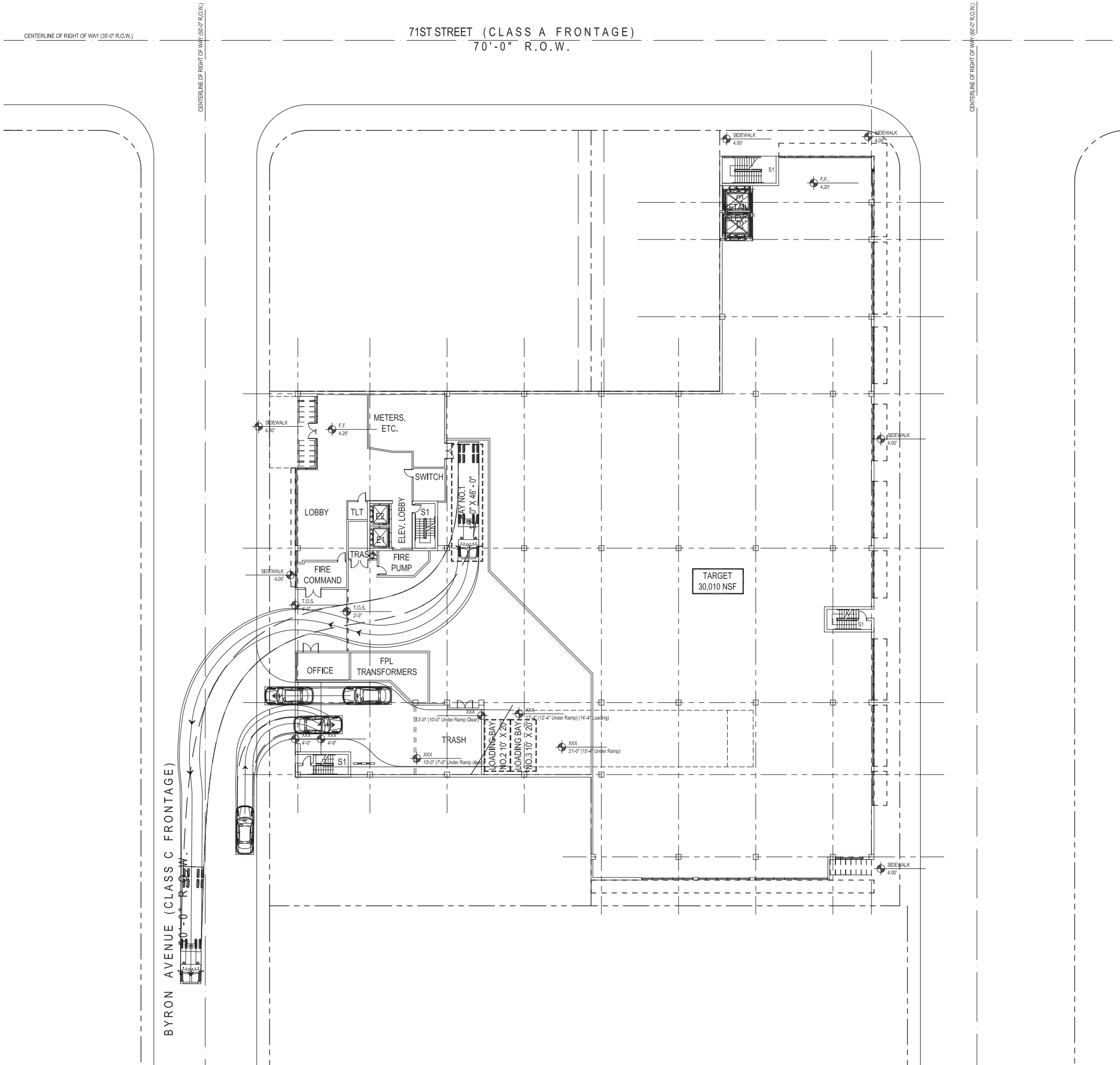
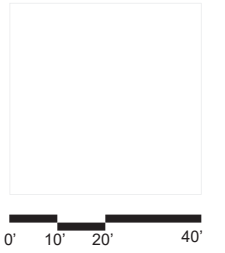


**Level 1 | Service Truck North Exit** 6988 Abbott Avenue  
Miami Beach, Florida  
Scale: 1" = 20'-0"



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**C1.3**



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

Scale: 1" = 20'-0"



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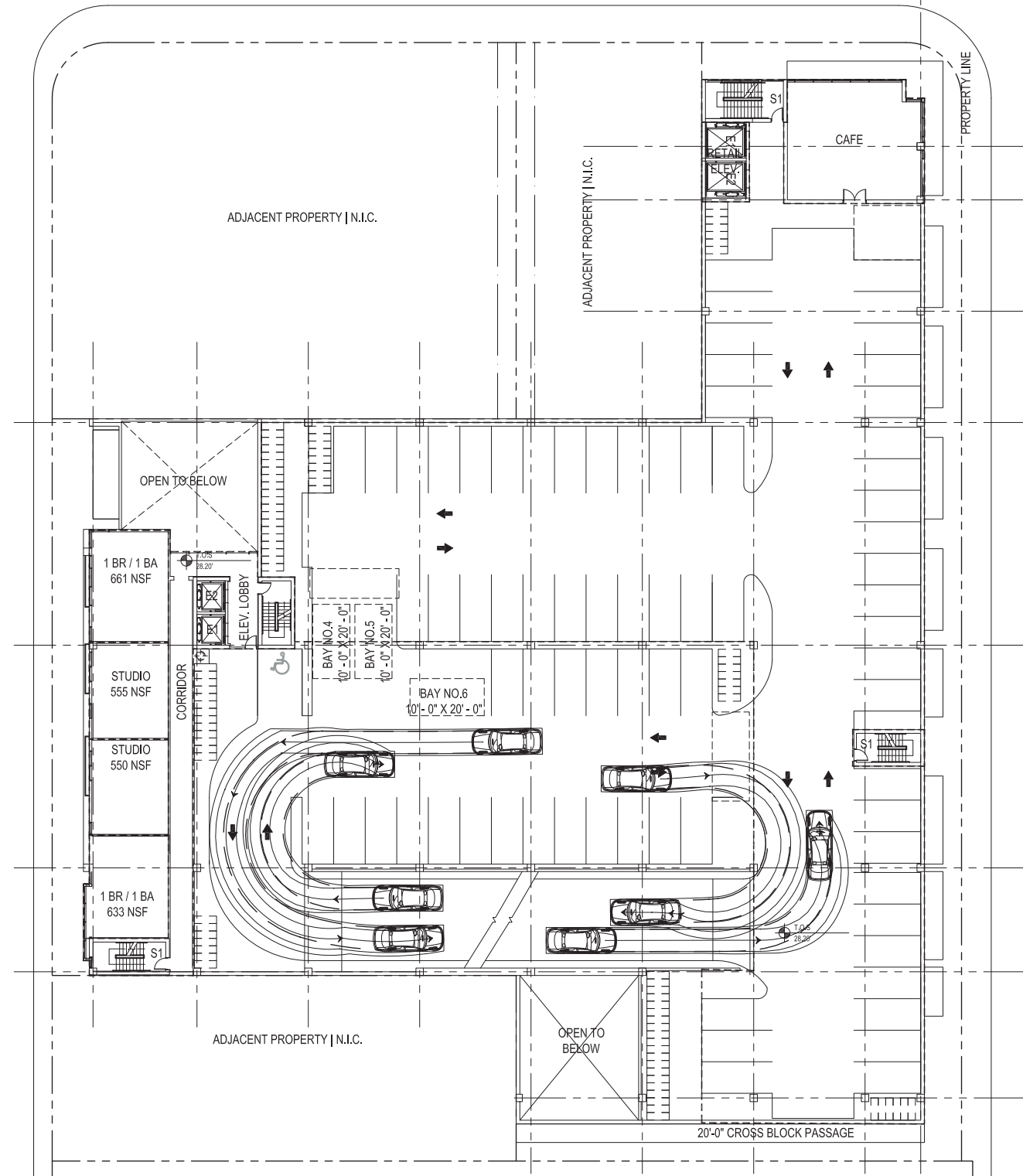
**C1.4**



7151 STREET (CLASS A FRONTAGE)  
70'-0" R.O.W.

BYRON AVENUE (CLASS C FRONTAGE)  
50'-0" R.O.W.

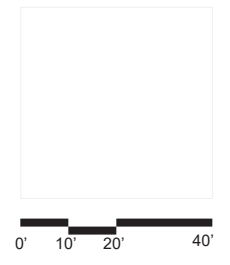
ABBOTT AVENUE (CLASS B FRONTAGE)  
60'-0" R.O.W.



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**6988 Abbott Avenue**  
Miami Beach, Florida

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



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**C1.5**

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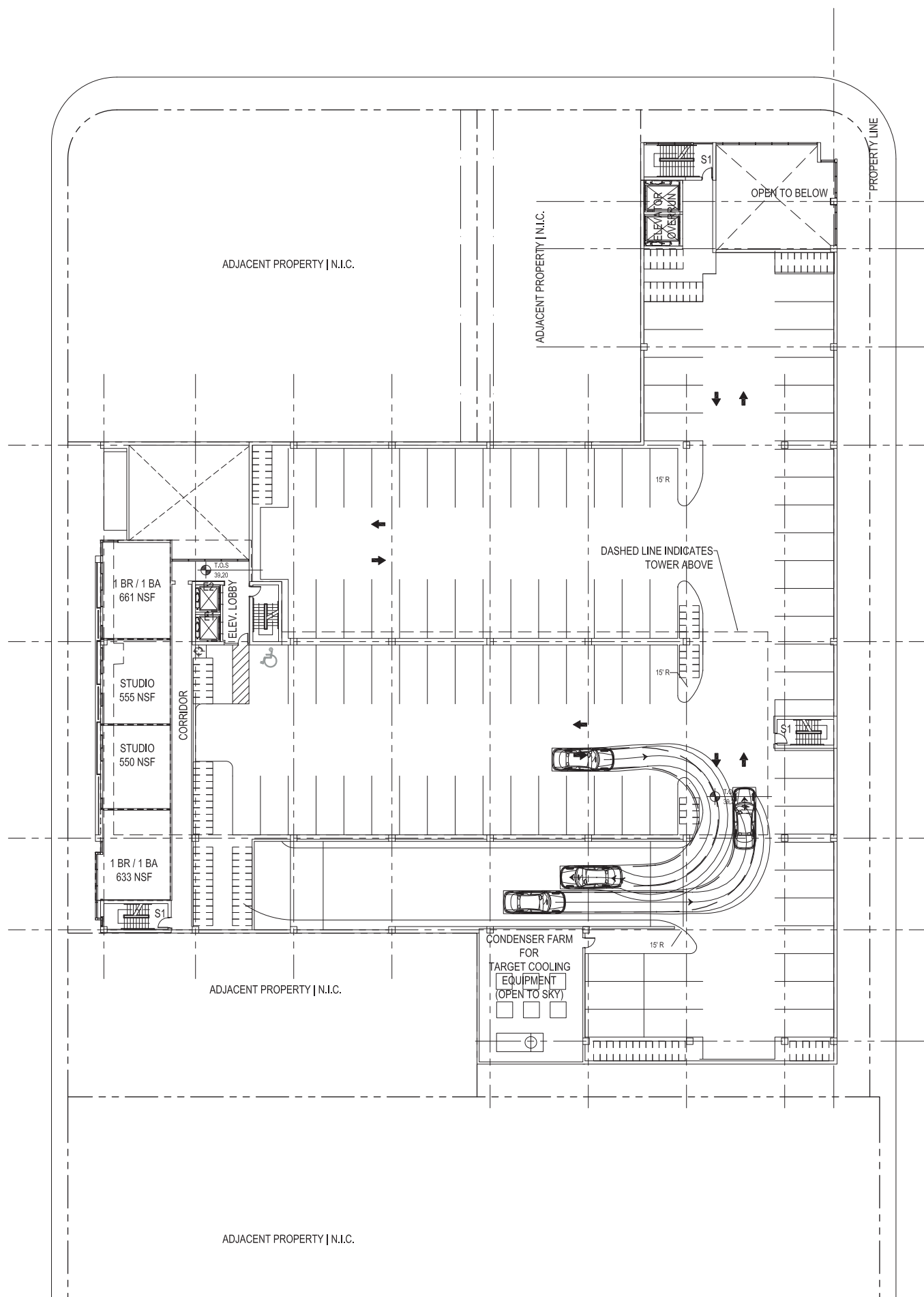
7151 STREET (CLASS A FRONTAGE)  
70'-0" R.O.W.

CENTERLINE OF RIGHT OF WAY (80'-0" R.O.W.)

CENTERLINE OF RIGHT OF WAY (80'-0" R.O.W.)

BYRON AVENUE (CLASS C FRONTAGE)  
50'-0" R.O.W.

ABBOTT AVENUE (CLASS B FRONTAGE)  
60'-0" R.O.W.



ADJACENT PROPERTY | N.I.C.

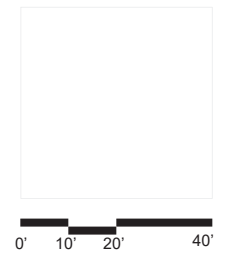
ADJACENT PROPERTY | N.I.C.

ADJACENT PROPERTY | N.I.C.

ADJACENT PROPERTY | N.I.C.



CUBE 3, LLC  
111 SW 3rd Street, Floor 4  
Miami, Florida 33133  
License No. L18000278579  
Jonathan W. Cardello, AIA  
FL License No. AR93391



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Miami Beach, Florida

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



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**L1 Landscape Plans**

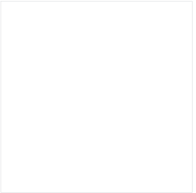
- L1.1 Tree Disposition Schedule & Notes
- L1.2 Tree Disposition Plan
- L2.1 Materials Schedule & Notes
- L2.2 Materials Plan Ground Level
- L2.3 Materials Plan Level 4th Floor
- L3.1 Planting Schedule & Notes
- L3.2 Tree & Palm Planting Plan Ground Level
- L3.3 Tree & Palm Planting Plan Level 4
- L4.1 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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**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 @ BREAST HEIGHT (INCHES)	DBH MULTI TRUNK	HEIGHT OF CANOPY (FEET)	CLEAR TRUNK HEIGHT OF PALM TREES (FEET)	CANOPY DIAMETER (FEET)	CANOPY AREA (SQ. FT.)	DISPOSITION	CONDITION	REMOVAL METHOD	REMOVAL COST ESTIMATE
12	SPERMATOPHYTES	SPERMATOPHYTES	25		25		22	482	REMOVE	GOOD	22	
13	SPERMATOPHYTES	SPERMATOPHYTES	24		24		22	482	REMOVE	GOOD	22	
14	SPERMATOPHYTES	SPERMATOPHYTES	20		20		20	314	REMOVE	GOOD	20	
16	SPERMATOPHYTES	SPERMATOPHYTES	16.8		20		24	557	REMOVE	GOOD	20	
17	SPERMATOPHYTES	SPERMATOPHYTES	11		20		12	113	REMOVE	GOOD	12	
19	SPERMATOPHYTES	SPERMATOPHYTES	5		5		5	78	REMOVE	GOOD	5	
20	SPERMATOPHYTES	SPERMATOPHYTES	11		11		10	157	REMOVE	GOOD	12	
25	SPERMATOPHYTES	SPERMATOPHYTES	6.0		11		12	113	REMOVE	GOOD	12	
21	SPERMATOPHYTES	SPERMATOPHYTES	5		12		5	78	REMOVE	GOOD	5	
24	SPERMATOPHYTES	SPERMATOPHYTES	15.10.15.3		25		24	557	REMOVE	GOOD	25	
27	SPERMATOPHYTES	SPERMATOPHYTES	6.8		15		8	201	REMOVE	GOOD	15	
31	SPERMATOPHYTES	SPERMATOPHYTES	10		15		12	157	REMOVE	GOOD	15	
35	SPERMATOPHYTES	SPERMATOPHYTES	20		20		18	321	REMOVE	GOOD	20	
36	SPERMATOPHYTES	SPERMATOPHYTES	15.18.18		22		18	321	REMOVE	GOOD	22	
37	SPERMATOPHYTES	SPERMATOPHYTES	18		17		17	283	REMOVE	GOOD	17	
38	SPERMATOPHYTES	SPERMATOPHYTES	22.22		25		24	557	REMOVE	GOOD	25	
39	SPERMATOPHYTES	SPERMATOPHYTES	26		25		25	785	REMOVE	GOOD	25	
40	SPERMATOPHYTES	SPERMATOPHYTES	8.11.5.13		25		24	557	REMOVE	GOOD	25	
41	SPERMATOPHYTES	SPERMATOPHYTES	12		15		12	157	REMOVE	GOOD	15	
42	SPERMATOPHYTES	SPERMATOPHYTES	13		15		12	157	REMOVE	GOOD	15	
43	SPERMATOPHYTES	SPERMATOPHYTES	11		15		12	157	REMOVE	GOOD	15	
44	SPERMATOPHYTES	SPERMATOPHYTES	14		15		12	157	REMOVE	GOOD	15	
45	SPERMATOPHYTES	SPERMATOPHYTES	14		15		12	157	REMOVE	GOOD	15	
46	SPERMATOPHYTES	SPERMATOPHYTES	13		15		12	157	REMOVE	GOOD	15	
47	SPERMATOPHYTES	SPERMATOPHYTES	15		15		12	157	REMOVE	GOOD	15	
48	SPERMATOPHYTES	SPERMATOPHYTES	14		15		12	157	REMOVE	GOOD	15	
49	SPERMATOPHYTES	SPERMATOPHYTES	12		15		12	157	REMOVE	GOOD	15	
50	SPERMATOPHYTES	SPERMATOPHYTES	14.20		15		14	196	REMOVE	GOOD	15	
51	SPERMATOPHYTES	SPERMATOPHYTES	11.5		17		12	157	REMOVE	GOOD	17	
52	SPERMATOPHYTES	SPERMATOPHYTES	10		17		12	157	REMOVE	GOOD	17	
53	SPERMATOPHYTES	SPERMATOPHYTES	13.1.11.12		18		20	314	REMOVE	GOOD	20	
54	SPERMATOPHYTES	SPERMATOPHYTES	15		18		18	321	REMOVE	GOOD	18	
55	SPERMATOPHYTES	SPERMATOPHYTES	15		18		18	321	REMOVE	GOOD	18	
56	SPERMATOPHYTES	SPERMATOPHYTES	16		18		18	321	REMOVE	GOOD	18	
57	SPERMATOPHYTES	SPERMATOPHYTES	11		18		12	157	REMOVE	GOOD	18	
58	SPERMATOPHYTES	SPERMATOPHYTES	10		17		12	157	REMOVE	GOOD	17	
59	SPERMATOPHYTES	SPERMATOPHYTES	14.1.11.12		18		20	314	REMOVE	GOOD	20	
60	SPERMATOPHYTES	SPERMATOPHYTES	4.8.8		15		12	157	REMOVE	GOOD	15	
61	SPERMATOPHYTES	SPERMATOPHYTES	13		20		12	157	REMOVE	GOOD	20	
62	SPERMATOPHYTES	SPERMATOPHYTES	26		18		18	321	REMOVE	GOOD	18	
63	SPERMATOPHYTES	SPERMATOPHYTES	12.8.8		15		12	157	REMOVE	GOOD	15	
64	SPERMATOPHYTES	SPERMATOPHYTES	8.5		12		12	157	REMOVE	GOOD	12	
65	SPERMATOPHYTES	SPERMATOPHYTES	11.5.15.18		20		24	557	REMOVE	GOOD	20	
66	SPERMATOPHYTES	SPERMATOPHYTES	20.11.5.18		25		24	557	REMOVE	GOOD	25	
67	SPERMATOPHYTES	SPERMATOPHYTES	17		18		18	321	REMOVE	GOOD	18	
68	SPERMATOPHYTES	SPERMATOPHYTES	16		17		18	321	REMOVE	GOOD	17	
116	SPERMATOPHYTES	SPERMATOPHYTES	24		25		22	482	REMAIN	GOOD		
117	SPERMATOPHYTES	SPERMATOPHYTES	13		25		12	113	REMAIN	GOOD		
118	SPERMATOPHYTES	SPERMATOPHYTES	11		25		12	113	REMAIN	GOOD		
119	SPERMATOPHYTES	SPERMATOPHYTES	11		20		12	113	REMAIN	GOOD		
120	SPERMATOPHYTES	SPERMATOPHYTES	12		25		12	113	REMAIN	GOOD		

TOTAL UNITS REMOVED:	173
PROPOSED ON-SITE MITIGATION BREAKDOWN:	
CATEGORY 1 TREE 2" CALIBER MIN DBH	2
CATEGORY 2 TREE 2" CALIBER MIN DBH	17
CATEGORY 3 TREE 2" CALIBER MIN DBH	15
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLAN)	34

Category	Tree #	Caliber	Height	Volume
Category 1 Tree - 2" Caliber	2	2"	25'	1.5
Category 2 Tree - 2" Caliber	17	2"	25'	1.5
Category 3 Tree - 2" Caliber	15	2"	20'	1.5
TOTAL	34			4.5

6988 Abbott Avenue  
Miami Beach, Florida

Tree Disposition  
Schedule & Notes





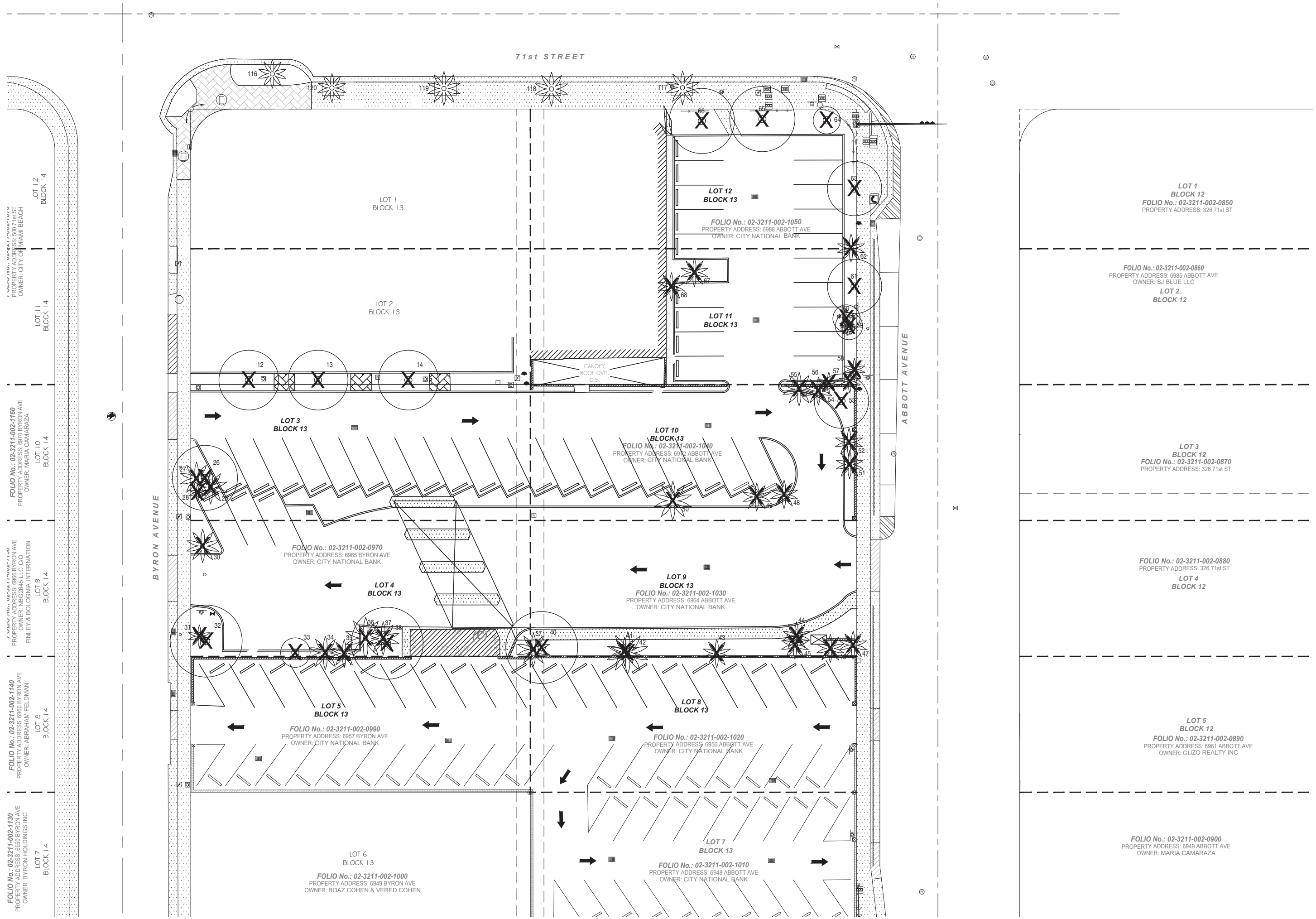
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Miami Beach, Florida

**Tree Disposition Plan**  
Scale: 1/16" = 1'-0"



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**L1.2**



LOT 12 BLOCK 14  
LOT 11 BLOCK 14  
LOT 10 BLOCK 14  
LOT 9 BLOCK 14  
LOT 8 BLOCK 14  
LOT 7 BLOCK 14

PROPERTY ADDRESS: 500 71st ST  
OWNER: CITY OF MIAMI BEACH

PROPERTY ADDRESS: 6970 BYRON AVE  
OWNER: MARIA CAMARAZA

FOLIO No.: 02-3211-002-1160  
PROPERTY ADDRESS: 6970 BYRON AVE  
OWNER: MARIA CAMARAZA

PROPERTY ADDRESS: 6966 BYRON AVE  
OWNER: NBG2845 LLC C/O  
FINLEY & BOLOGNA INTERNATION

FOLIO No.: 02-3211-002-1140  
PROPERTY ADDRESS: 6960 BYRON AVE  
OWNER: ABRAHAM FELDMAN

FOLIO No.: 02-3211-002-1130  
PROPERTY ADDRESS: 6950 BYRON AVE  
OWNER: BYRON HOLDINGS INC

**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.



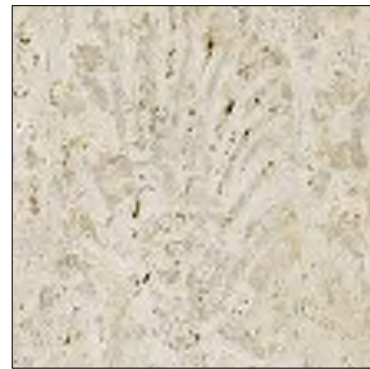
**C**

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



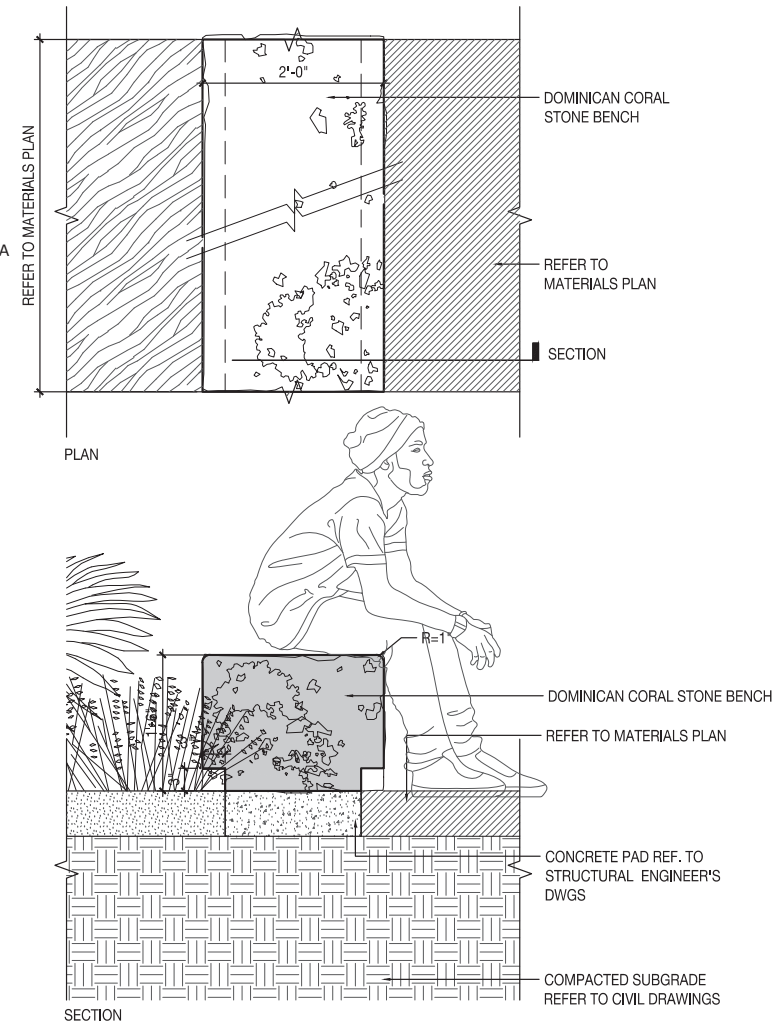
**D**

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



**DCS**

MATERIAL: DOMINICAN CORAL STONE BENCHES (SEE PLAN)  
 LOCATION: AS PER MANUFACTURER'S SPECS  
 SPECIFICATION: REFER TO DETAILS & LAYOUT PLAN  
 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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 Miami, Florida 33133  
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2610 NORTH MIAMI AVE  
 MIAMI, FL 33127  
 814.439.4895  
 WWW.LAND.DESIGN

**6988 Abbott Avenue**  
 Miami Beach, Florida

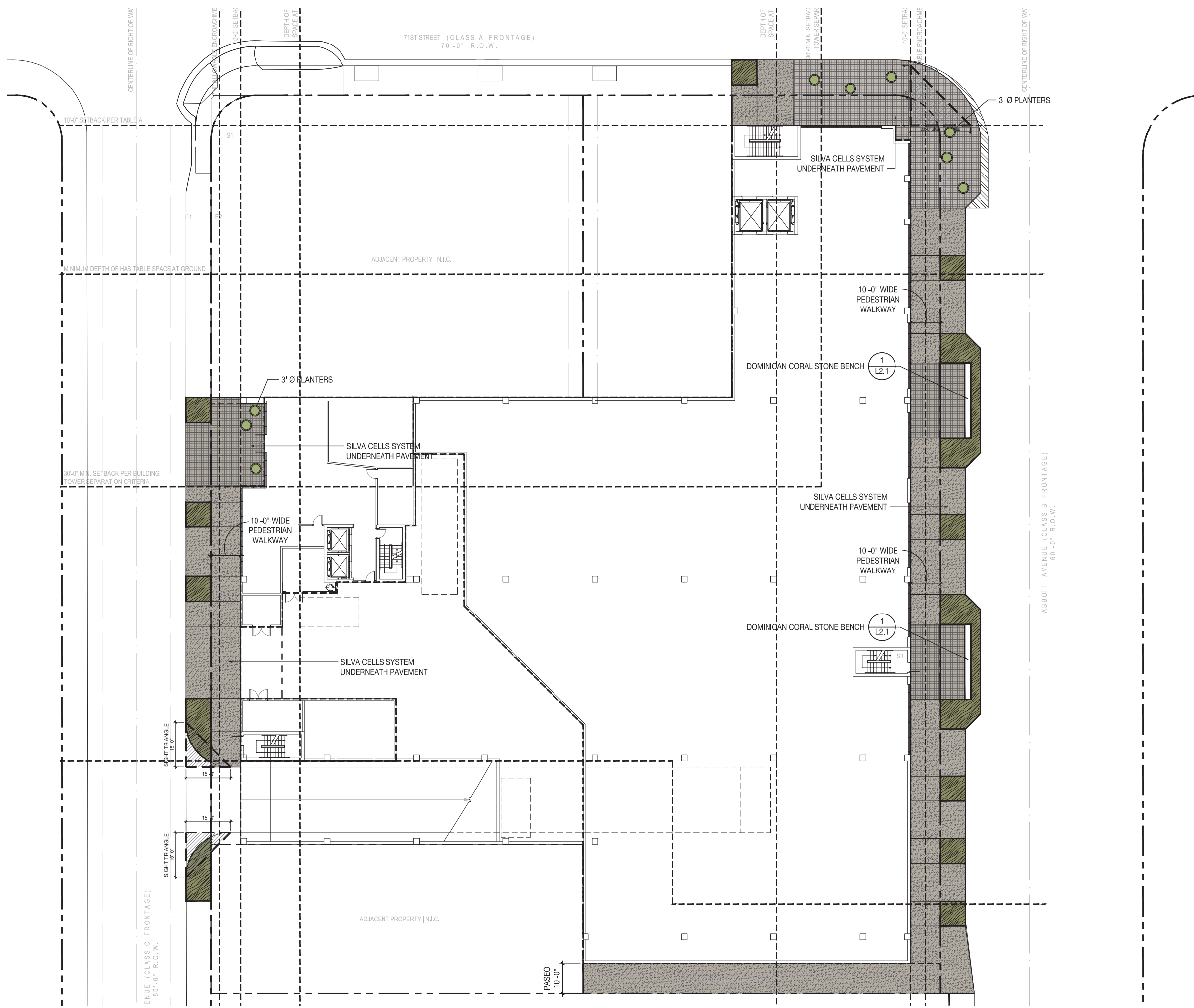
**Materials Schedule & Notes**

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 10 Feb. 2020

**L2.1**

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-  MATERIAL "A"  
CONCRETE WITH ROCK SALT FINISH  
REFER TO SHEET L2.1
-  MATERIAL "B"  
GRANITE PAVERS  
REFER TO SHEET L2.1
-  PLANTING AREA



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2610 NORTH MIAMI AVE  
MIAMI, FL 33127  
814.439.4895  
WWW.LAND.DESIGN



**6988 Abbott Avenue**  
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**Materials Plan Ground Level**  
Scale: 1/16" = 1'-0"



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**L2.2**

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**PLANTING NOTES**

- 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.
- 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.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 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.
- THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
- THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
- SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
- 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.
- 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.
- EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- 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.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- 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.
- 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
<b>TREES &amp; UNDERSTORY TREES</b>				
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'
<b>PALMS</b>				
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
<b>UNDERSTORY</b>				
CN	844	CLUSIA NANA	DWARF CLUSIA	3 GAL 18"OC
MD	530	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL 36"OC
<b>GRASSES</b>				
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	REQUIREMENTS ALLOWED	PROVIDED
Sec. 126 G, c, Table A	A. Sq Ft of required Open Space Lot area: 7,070 Multiplier: 30%	2,121	0
	B. Sq Ft of parking lot open space Parking spaces: 2 Multiplier: 10' (if space)	20	20
	C. Total Sq. Ft. of landscaped Open Space required	2,141	20
<b>LAWN AREA</b>			
Sec. 126 G, c, Table A	A. Total Sq. Ft. of landscaped Open Space	2,141	20
	B. Maximum Lawn Area (sq ft) permitted Open space required: 2,141 Multiplier: 25%	128	0
<b>TREES</b>			
Sec. 126 G, c, 7	A. Number of trees required per lot, less existing trees Required Trees/Lot: 25 Net lot acres: 0.1623 Required trees: 16 Existing trees: 0	5	5
	B. % Palms allowed Trees provided: 5 Multiplier: 100%	0	0
	C. % Native required Trees provided: 5 Multiplier: 30%	2	2
Sec. 126 G, c, 8	D. % Drought tolerant and low maintenance species required Trees provided: 5 Multiplier: 50%	2	5
	<b>PER CODE SECTION 126 G, c, 10 PLANTS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS</b>		
Section 126 G, e, 1	<b>STREET TREES</b>		
	NO WORK IN THE ROW IS INCLUDED IN THIS SCOPE		
Section 126 G, e, 1	A. Street trees maximum average spacing of 20' o.c. Linear ft of street frontage: 90 Multiplier: 20 Existing trees: 0	5	5
	B. Street trees directly below sewer lines Linear ft of street frontage: 90 Multiplier: 20	5	5
<b>SHRUBS</b>			
Sec. 126 G, d	A. Number of shrubs required Lot and street trees required: 5 Multiplier: 12	252	252
	B. % Native species required Shrubs provided: 252 Multiplier: 50%	126	126
<b>LARGE SHRUBS OR SMALL TREES</b>			
A	Number of shrubs or small tree required Shrubs required: 252 Multiplier: 30%	25	25
	B. % Native species required Shrubs provided: 65 Multiplier: 50%	32	32

**TREES**



CONOCARPUS ERECTUS  
SILVER BUTTONWOOD



CAESALPINA GRANADILLO  
BRIDALWEIL



CLUSIA ROSEA  
AUTOGRAPH TREE



COCOLOBA UVIFERA  
SEA GRAPE



PACHIRA AQUATICA  
GUIANA CHESTNUT

**PALMS**

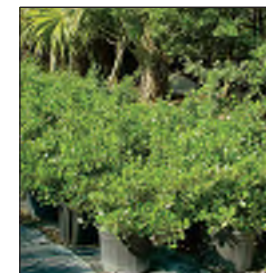


DICTYOSPERMA ALBUM  
HURRICANE PALM



SABAL PALMETTO  
SABAL PALM

**SHUBS & GROUNDCOVERS**



CLUSIA NANA  
DWARF CLUSIA



MONSTERA DELICIOSA  
SWISS CHEESE PLANT



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Miami, Florida 33133  
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



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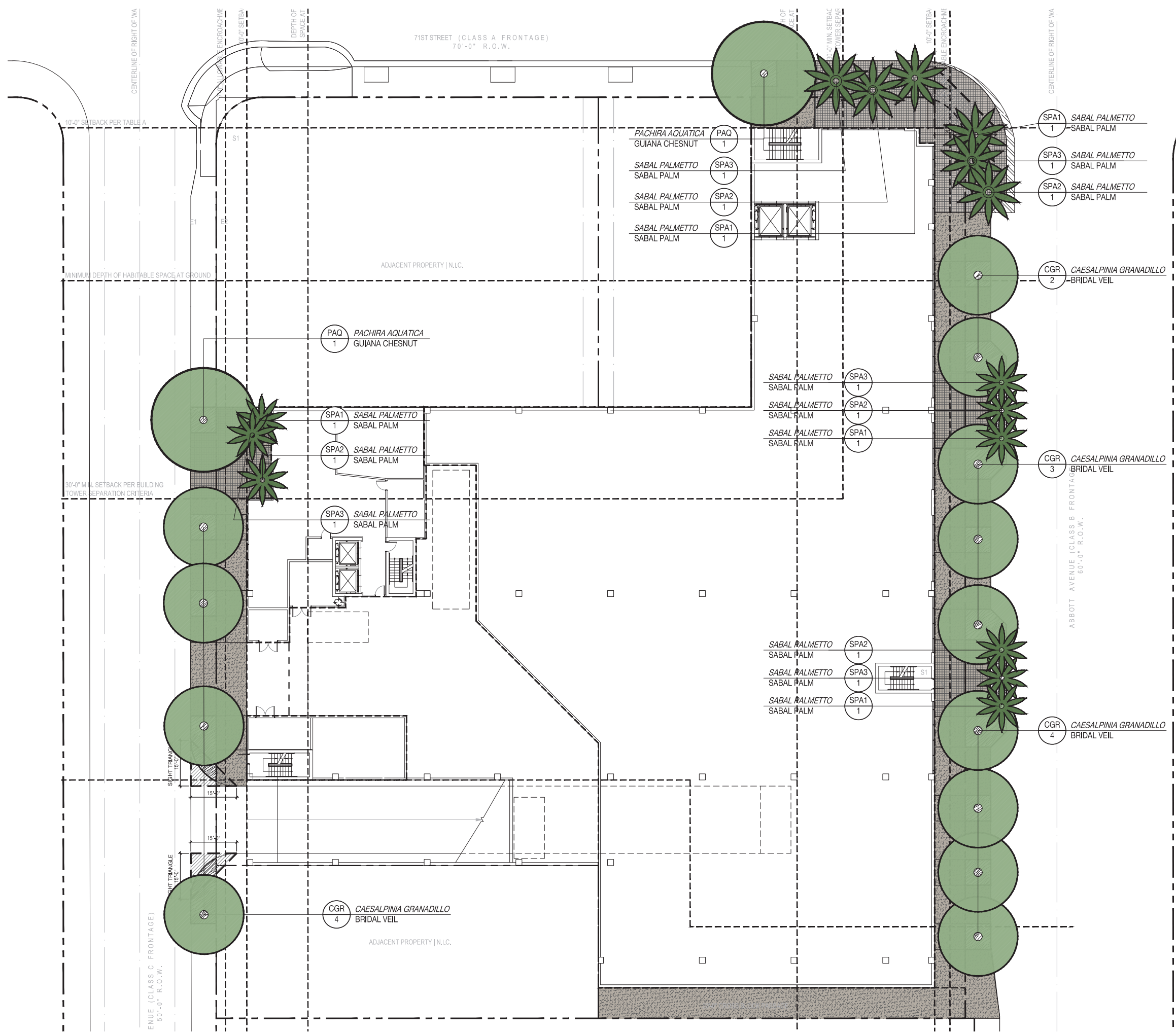
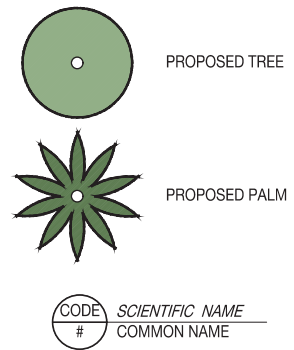
6988 Abbott Avenue  
Miami Beach, Florida

Planting Schedule & Notes

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10 Feb. 2020

L3.1

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- PAQ 1 PACHIRA AQUATICA  
GUIANA CHESNUT
- SPA3 1 SABAL PALMETTO  
SABAL PALM
- SPA2 1 SABAL PALMETTO  
SABAL PALM
- SPA1 1 SABAL PALMETTO  
SABAL PALM

- SPA1 1 SABAL PALMETTO  
SABAL PALM
- SPA3 1 SABAL PALMETTO  
SABAL PALM
- SPA2 1 SABAL PALMETTO  
SABAL PALM

- CGR 2 CAESALPINIA GRANADILLO  
BRIDAL VEIL

- SPA3 1 SABAL PALMETTO  
SABAL PALM
- SPA2 1 SABAL PALMETTO  
SABAL PALM
- SPA1 1 SABAL PALMETTO  
SABAL PALM

- CGR 3 CAESALPINIA GRANADILLO  
BRIDAL VEIL

- SPA2 1 SABAL PALMETTO  
SABAL PALM
- SPA3 1 SABAL PALMETTO  
SABAL PALM
- SPA1 1 SABAL PALMETTO  
SABAL PALM

- CGR 4 CAESALPINIA GRANADILLO  
BRIDAL VEIL

- PAQ 1 PACHIRA AQUATICA  
GUIANA CHESNUT

- SPA1 1 SABAL PALMETTO  
SABAL PALM
- SPA2 1 SABAL PALMETTO  
SABAL PALM

- SPA3 1 SABAL PALMETTO  
SABAL PALM

- CGR 4 CAESALPINIA GRANADILLO  
BRIDAL VEIL

**6988 Abbott Avenue**  
Miami Beach, Florida

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





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10 Feb. 2020

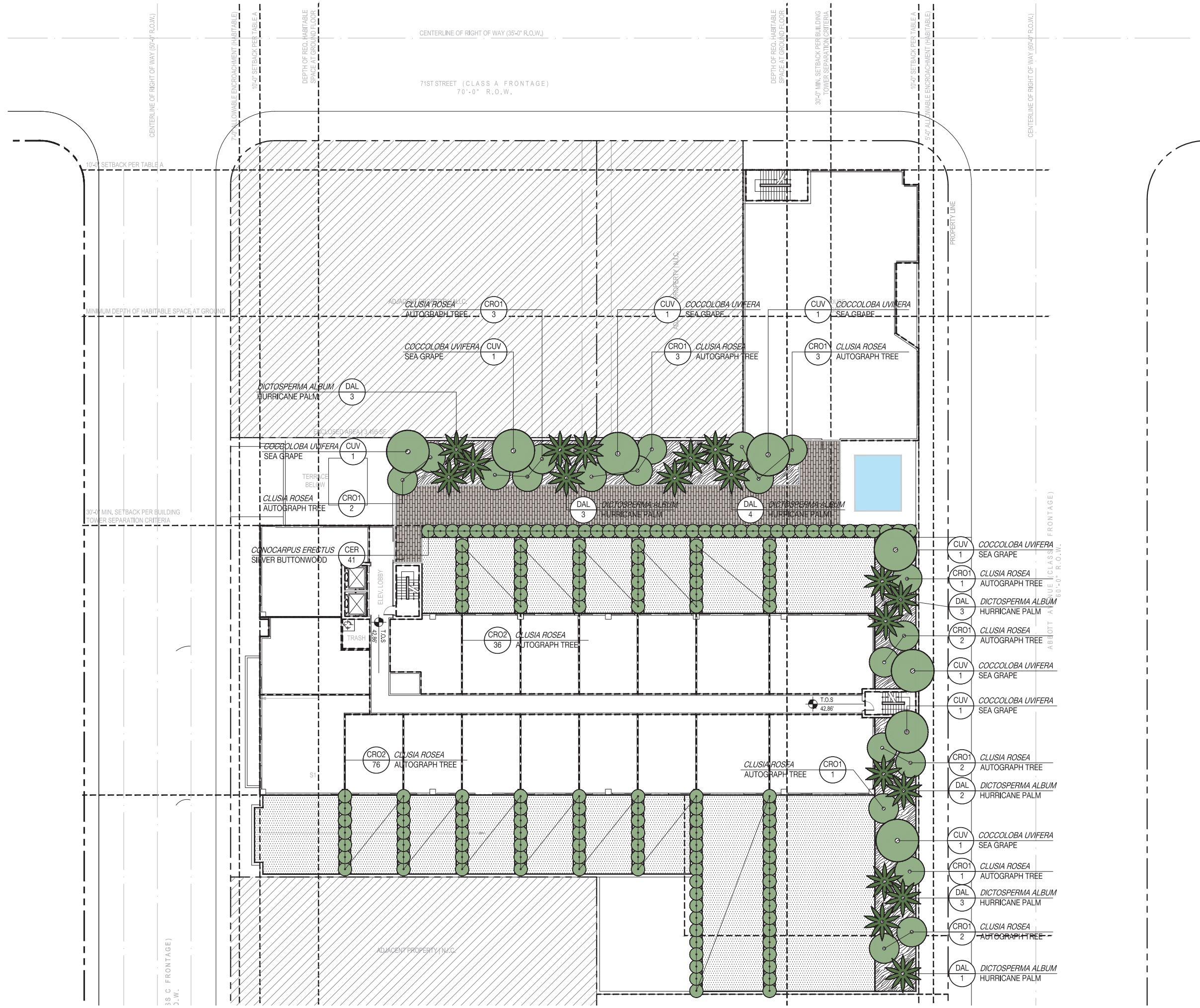
**L3.2**





**LEGEND**

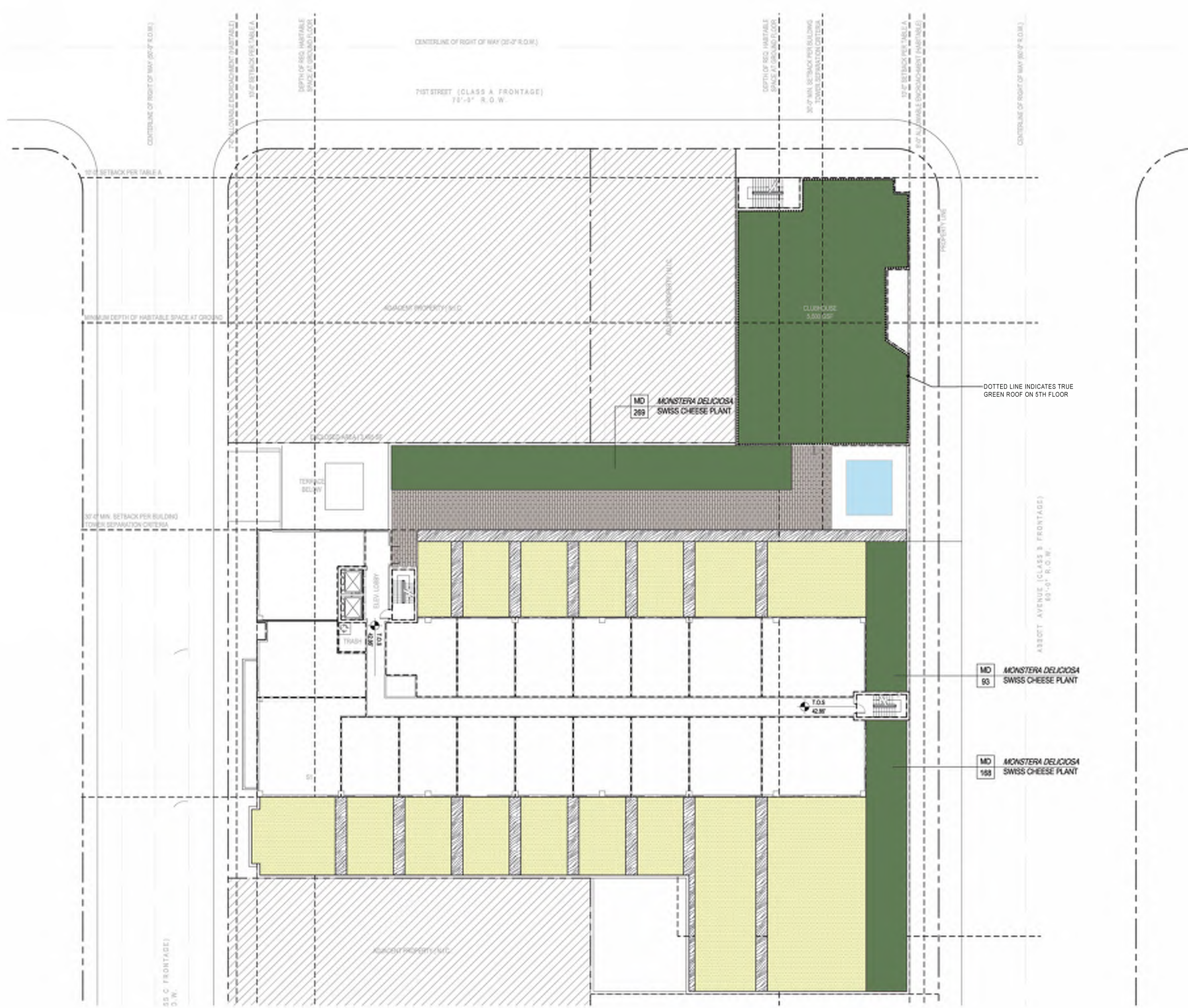
-  PROPOSED TREE
-  PROPOSED PALM
- | CODE # | SCIENTIFIC NAME    | COMMON NAME     |
|--------|--------------------|-----------------|
| CRO1   | CLUSIA ROSEA       | AUTOGRAPH TREE  |
| CUV    | COCCOLOBA UVIFERA  | SEA GRAPE       |
| DAL    | DICTOSPERMA ALBUM  | HURRICANE PALM  |
| CER    | CONOCARPUS ERECTUS | SILVER BUTTWOOD |



- CRO1 CLUSIA ROSEA AUTOGRAPH TREE
- CUV COCCOLOBA UVIFERA SEA GRAPE
- DAL DICTOSPERMA ALBUM HURRICANE PALM
- CRO1 CLUSIA ROSEA AUTOGRAPH TREE
- CUV COCCOLOBA UVIFERA SEA GRAPE
- CUV COCCOLOBA UVIFERA SEA GRAPE
- CRO1 CLUSIA ROSEA AUTOGRAPH TREE
- DAL DICTOSPERMA ALBUM HURRICANE PALM
- CUV COCCOLOBA UVIFERA SEA GRAPE
- CRO1 CLUSIA ROSEA AUTOGRAPH TREE
- DAL DICTOSPERMA ALBUM HURRICANE PALM
- CRO1 CLUSIA ROSEA AUTOGRAPH TREE
- DAL DICTOSPERMA ALBUM HURRICANE PALM



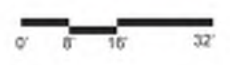




**LEGEND**

- ARTIFICIAL TURF  
10425 SqFt
- PROPOSED SHRUB  
MONSTERA DELICIOSA
- TYP SCIENTIFIC NAME
- # COMMON NAME

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**6988 Abbott Avenue**  
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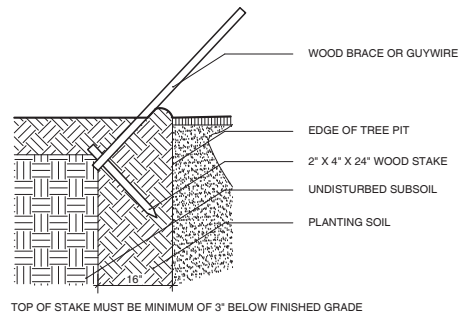
**Understory Planting**  
**4th Floor**  
 Scale: 1/16" = 1'-0"



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**L4.2**





**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.

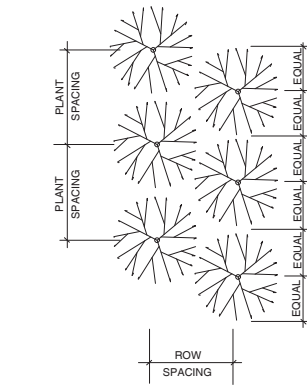
INSTALLATION:  
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

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

**5 MULCH- TYPICAL**

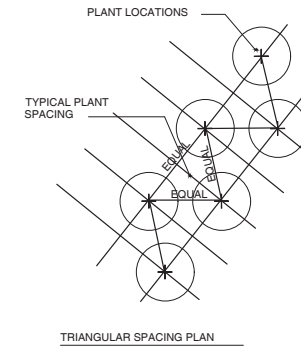
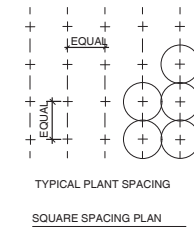
MIX:  
# 5050- MULCH AND FINE SAND  
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7000

**6 PLANTING SOIL- LAWN TOP DRESSING**

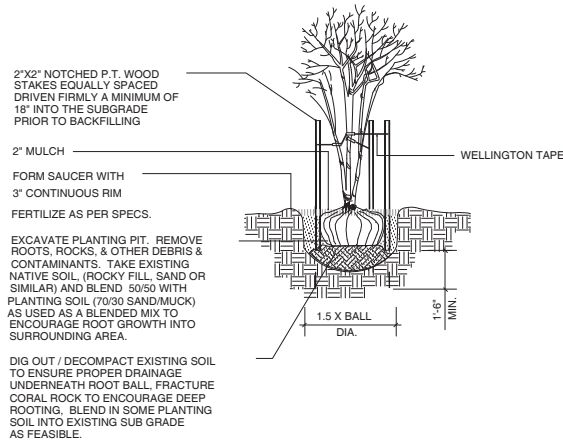


PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

NOTE:  
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

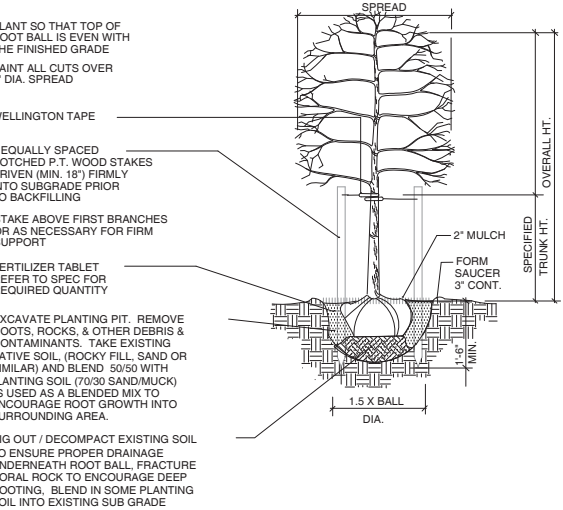


**2 PLANT SPACING**  
SCALE: NOT TO SCALE



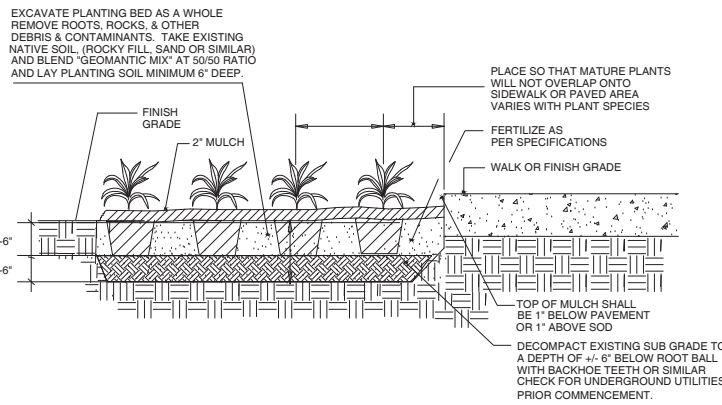
**7 MULTI TRUNK TREE- PLANTNG & STAKING**  
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2



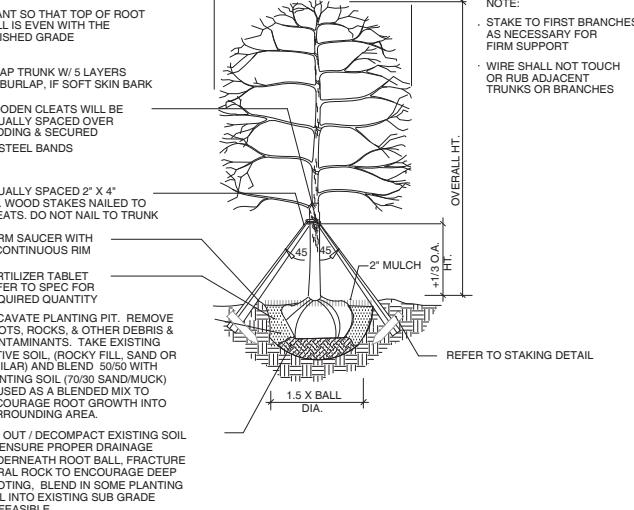
NOTE:  
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

**10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING**  
SCALE: NOT TO SCALE



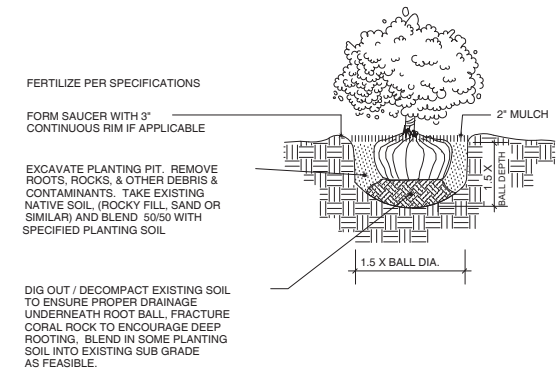
**8 SHRUB- HEDGE AND MASS PLANTING**  
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d

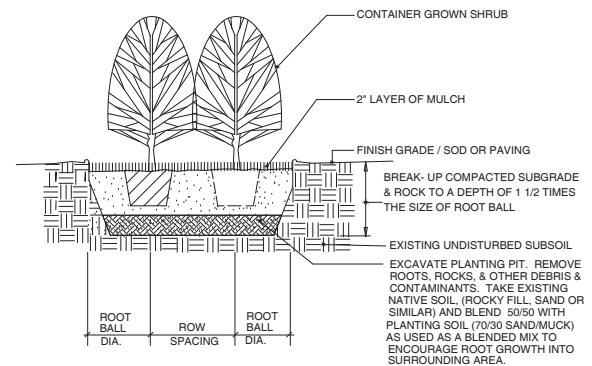


NOTE:  
USE FOR 3" TO 12" SINGLE TRUNK TREES

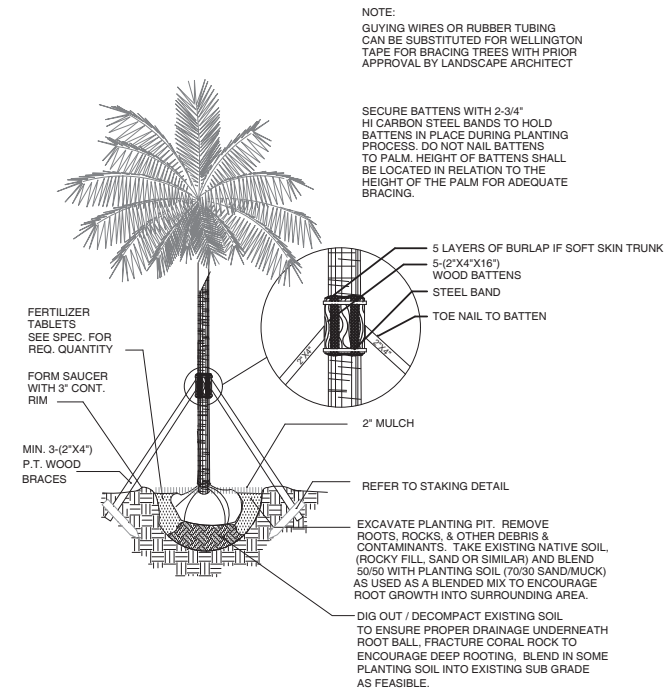
**11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING**  
SCALE: NOT TO SCALE



**3 SHRUB PLANTING**  
SCALE: NOT TO SCALE



**9 SHRUB- HEDGE AND MASS PLANTING**  
SCALE: NOT TO SCALE



**12 PALM- PLANTING & STAKING**  
SCALE: NOT TO SCALE





**EXTERIOR LIGHTING NOTES**

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

**EXTERIOR LIGHTING SCHEDULE**

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

\* NOTES:  
ALL LIGHT COUNTS SHOULD REFER TO ELECTRICAL DRAWINGS  
LIGHTS FIXTURE SHOULD REFER TO ELECTRICAL DRAWINGS

**EXTERIOR LIGHTING CUT SHEETS**

**Pole Spot PURE LED**  
Cat. No. PSL

**HUNZA 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 XTE 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 Warm or Cool White colour temperatures are available.

**Ordering Information**

Luminaire	Driver mA	Lens	Colour Temp.	Accessories	Material/Finish
PSL	S - Series	15 - 15° TIR Lens	3 - 3000K	CJK150 - Cable Joint Kit	RC - Black
	D3 - 12v 350mA	25 - 25° TIR Lens	4 - 4000K	LENGS15P - Flush Lens	BC - Bronze
	D18 - 12v 1000mA	35 - 35° Reflector		GG - Glass Guard	CG - Green
		60 - 60° Reflector		HCL - Hex Cell Louvre Adapter	STAR - Silver Star
					WH - White
					WB - Birch
					SG - Dark Grey
					CG - Olive Green
					RG - Range
					PR - Polycarbonate
					CCP - Copper
					SS - 316 Stainless

**HUNZA FACTORY**  
131 Telford Walkway Ave  
Carmarthen SA31 2JZ  
Australia 1372  
New Zealand

Ph: 64-8-036 8671  
Fax: 64-8-325 6361  
hunza@hunza.co.nz  
www.hunza.co.nz

**INTERNATIONAL CONTACTS**  
www.hunza.co.nz  
hunza@hunza.co.nz

**HUNZA PURE LED**  
ST100  
SAFE TOUCH

**HUNZA PURE LED**  
Pure Performance

②

**SPECIFICATIONS** IK10 IP67 CE

LED Chip	Cree XEA 1630 Micro-LED
Luminaire Output	2150 Lumens @ 700mA (20 watts), Delivered from luminaire with unobstructed beam.
Lumens Per Watt	105 Lumens maximum @ 20 watts, Delivered from luminaire with unobstructed beam.
DR (DR94)	90 Standard, 90+ Optional
Colour Temperature	2700K, 3000K, 4000K
Beam Angles	15, 20, 25, 34
Warranty	5 years or 50,000 hours 5 year Aluminium + 3 year
Standards	EN60598-2, EN60598-3 IEC 60598-2-22, IEC 60598-3-2018 CE

**PRODUCT CONFIGURATION** Please fill in appropriate codes into boxes provided

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
ST100BZ					
ST100DK					

**Series Remote:** Contains remote driver, includes integral luminaire, remote 30vdc @ 700mA, maximum 10-15 volt dimming.

**NETS (VINT) REMOTE DRIVER:** Contains remote driver, includes: Input: 12V, 84V, 177V AC, Output: 30vdc (max) 700mA @ 700mA, 10-15 volt dimming, 2000K, 3000K, 4000K, Output: 30vdc @ 700mA, constant current (non dimming), Note: not in USA.

**ADDITIONAL COMMENTS:**

**HUNZA FACTORY**  
131 Telford Walkway Ave  
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Australia 1372  
New Zealand

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www.hunza.co.nz

**INTERNATIONAL CONTACTS**  
www.hunza.co.nz  
hunza@hunza.co.nz

**HUNZA PURE LED**  
Pure Performance

**Walkway Lite PURE LED**  
Cat. No. WWL

**HUNZA 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 115/240-12 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
WWL	S - Series	3 - 3000K	CJK150 - Cable Joint Kit	Copper Only
	D3 - 12v 350mA	4 - 4000K	GGFIG - Hunza™ Super Spike (Not Retro™)	
	D7 - 12v 700mA			

**HUNZA FACTORY**  
131 Telford Walkway Ave  
Carmarthen SA31 2JZ  
Australia 1372  
New Zealand

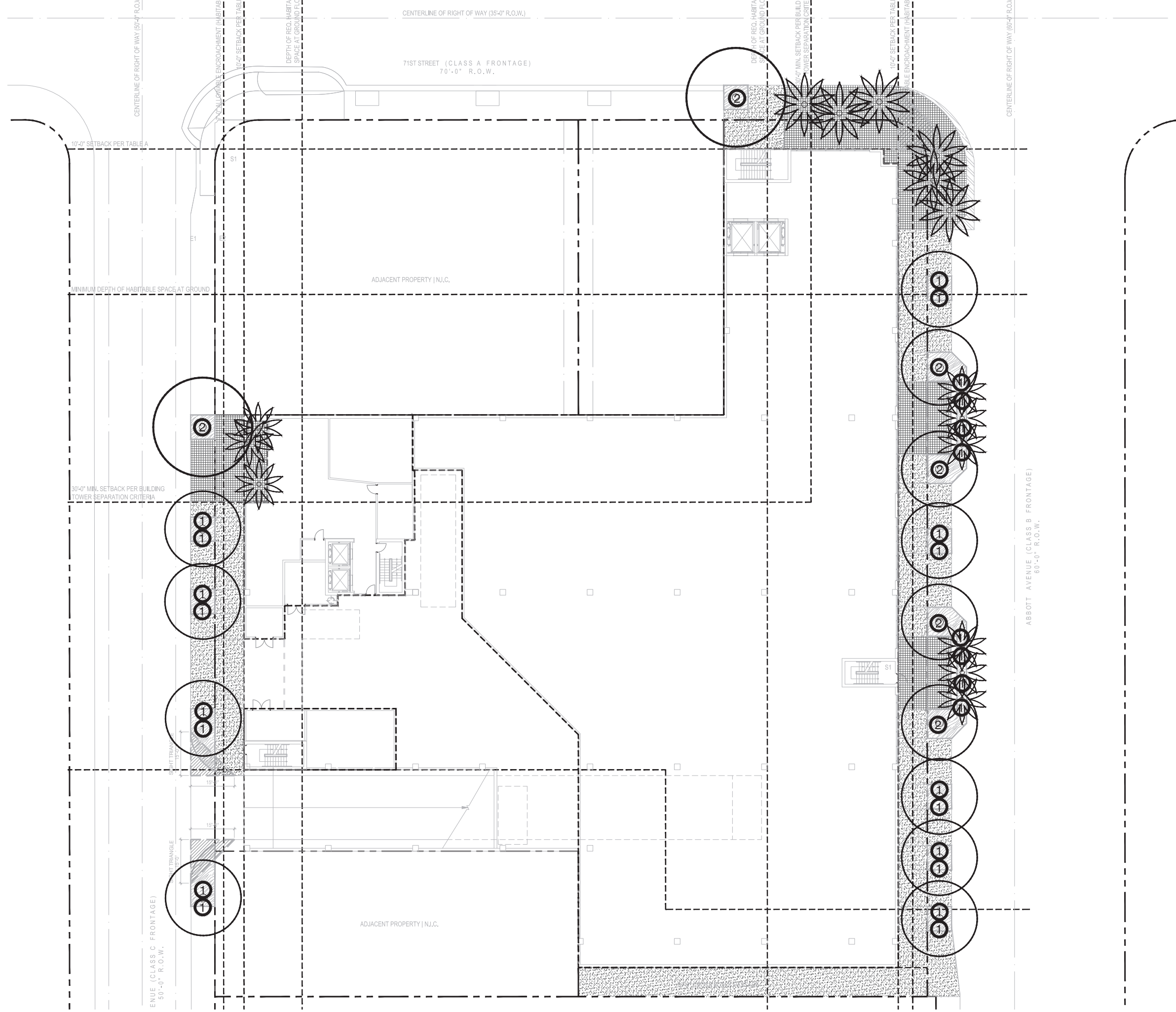
Ph: 64-8-036 8671  
Fax: 64-8-325 6361  
hunza@hunza.co.nz  
www.hunza.co.nz

**INTERNATIONAL CONTACTS**  
www.hunza.co.nz  
hunza@hunza.co.nz

Ordering Example: WWL S 3 FM COP

6988 Abbott Avenue  
Miami Beach, Florida

Lighting Schedule & Notes



**LIGHTING LEGEND**

SYMBOL	QTTY	TYPE
①	-	
②		WELL LIGHT
③	-	WALKWAY

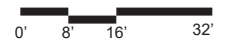


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FL License No. AR93391



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**6988 Abbott Avenue**  
Miami Beach, Florida

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

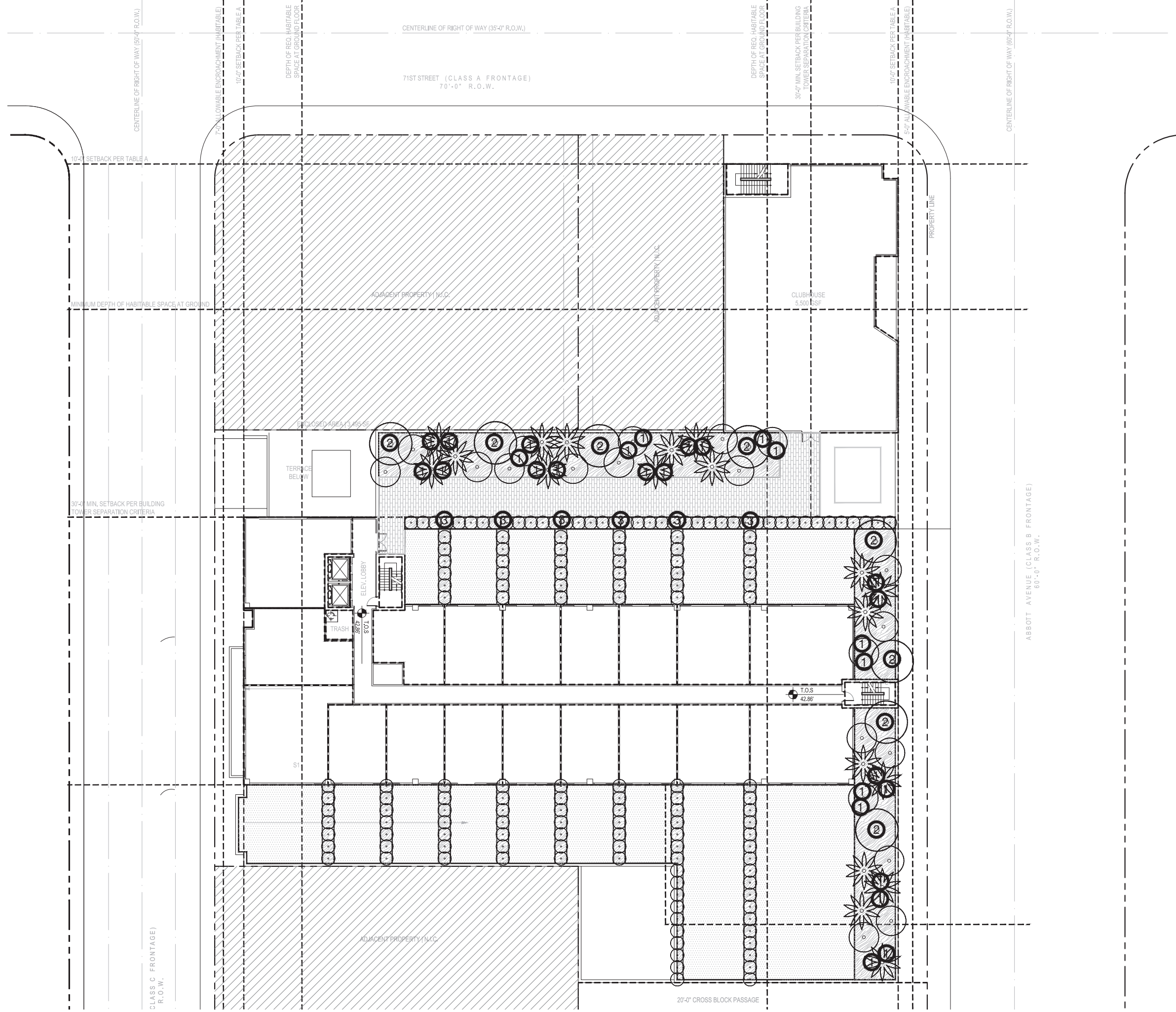


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10 Feb. 2020

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**LIGHTING LEGEND**

SYMBOL	QTTY	TYPE
①	-	
②		WELL LIGHT
③	-	WALKWAY

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 MIAMI, FL 33127  
 614.439.4895  
 WWW.LAND.DESIGN



**6988 Abbott Avenue**  
 Miami Beach, Florida

**Lighting Plan 4th Floor**  
 Scale: 1/16" = 1'-0"



Final Submittal  
 10 Feb. 2020

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