Final Submittal

6985 Abbott Avenue

Miami Beach, FL 33141

Date Submitted: 08 September 2020

Submitted to: City of Miami Beach

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

Project Team

Owner:

PACIFIC STAR CAPITAL

Pacific Star Capital
404 Washington Avenue
Suite 750
Miami Beach, FL 33139
Telephone: 310.444.7770

Architect:

CUBE3

CUBE3, LLC
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Miami, Florida 33130
Contact: Jonathan W. Cardelo
Telephone: 305.968.8527

Landscape Architect:

L&ND

LAND
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Miami, Florida 33127
Contact: Matthew Lewis
Telephone: 614.439.4895

Land-Use Attorney:

PATHMAN LEWIS, LLP
ATTORNEYS AT LAW

Pathman Lewis, LLP
One Biscayne Tower
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CUBE3

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08 September 2020

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A1 Site

A1.1	Property Survey | Tree Table
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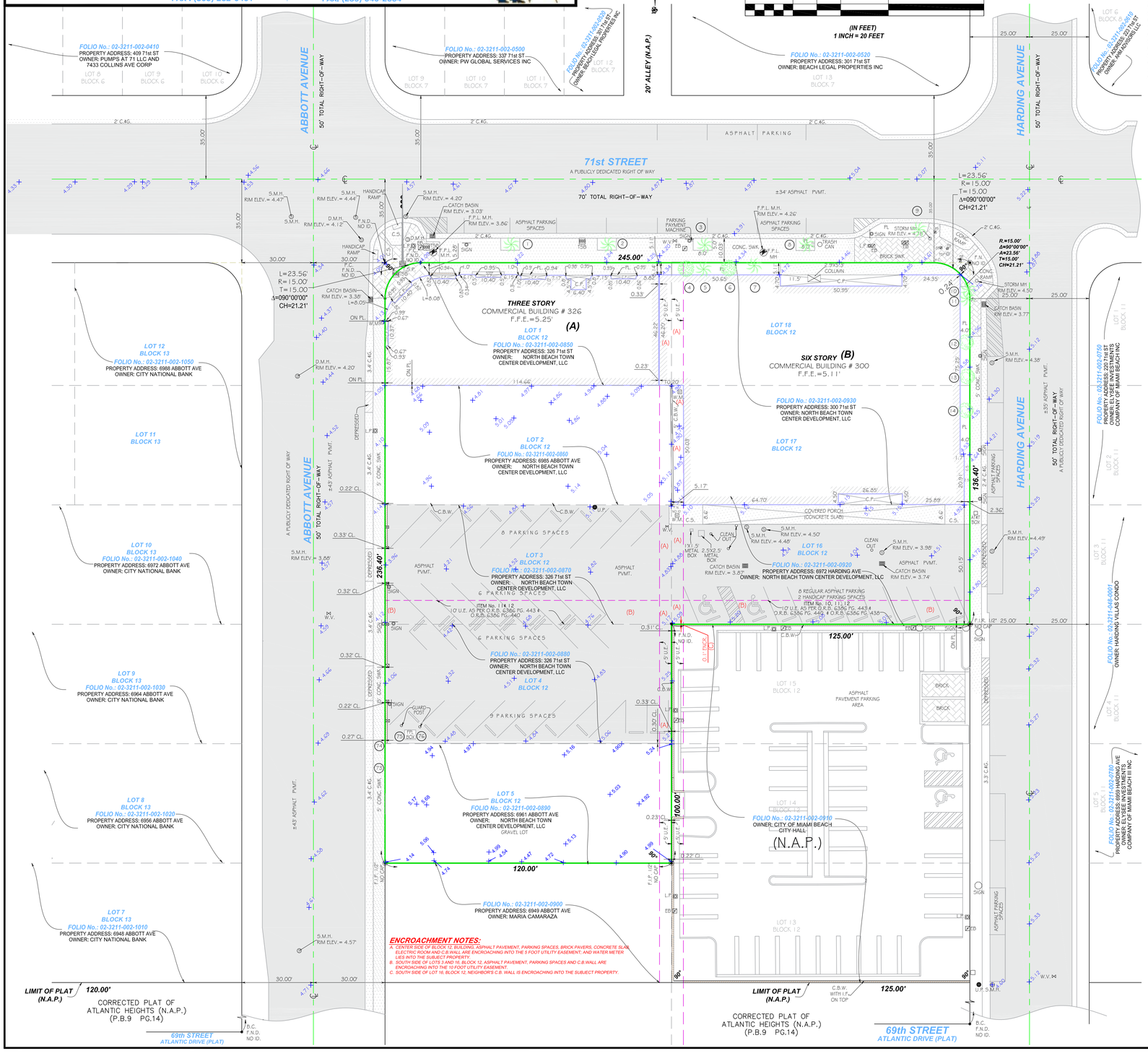
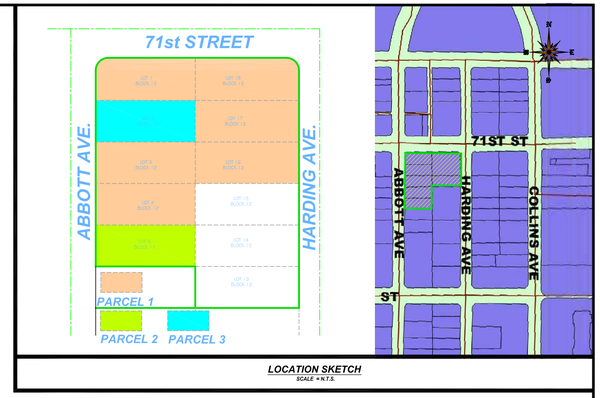
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

PROPERTY ADDRESS:
326 71 ST
Miami Beach, FL 33141-3014
6985 ABBOTT AVE
Miami Beach, FL 33141-3104
326 71 ST
Miami Beach, FL 33141-0000
6961 ABBOTT AVE
Miami Beach, FL 33141-3187
6972 HARDING AVE
Miami Beach, FL 33141-3208
300 71 ST
Miami Beach, FL 33141-3038





LOCATION SKETCH
SCALE =N.T.S.

TREE TABLE

No.	SPECIES		DBH (Hinchs)	Height (Ft.)	Spread (Ft.)	Canopy (Ft.)
1	ROYAL PALM	ROYSTONEA ELATA	15.5	35	12	113
2	ROYAL PALM	ROYSTONEA ELATA	15.5	35	12	113
3	ROYAL PALM	ROYSTONEA ELATA	15.5	40	12	113
4	MADAGASCAR OLIVE	NORONHIA EMARGINATA	13	30	16	201
5	PYGMY DATE PALM	PHOENIX ROEBELENII	54.4	20	12	113
6	MADAGASCAR OLIVE	NORONHIA EMARGINATA	10.5	30	16	201
7	CHRISTMAS PALM	VEITCHIA MERRILLII	4.5	16	8	50
8	ROYAL PALM	ROYSTONEA ELATA	19	35	12	113
9	MEDJOOL DATE PALM	PHOENIX DACTYLIFERA	20	28	14	153
10	SABAL PALM	SABAL PALMETTO	11.5	20	12	113
11	SABAL PALM	SABAL PALMETTO	12	20	12	113
12	CLUSIA	CLUSIA ROSEA	8.6	20	20	314
13	CLUSIA	CLUSIA ROSEA	6.7	20	20	314
14	CLUSIA	CLUSIA ROSEA	4.5	20	14	153

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- *THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.*
- *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.*
- *EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.*
- *THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.*
- *LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*
- *EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- ***FENCE OWNERSHIP NOT DETERMINED.***
- *THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.*

CERTIFICATION:
NORTH BEACH TOWN CENTER DEVELOPMENT LLC

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. *ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK # CMB 7201, ELEVATION 4.10 FEET OF N.G.V.D. OF 1929.*

ABBREVIATIONS AND MEANINGS

A = ARC
AC = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
AR = ALUMINUM ROOF.
AS = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB. = ELECTRIC BOX
E.T.F. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FT = FEET.
FNIP = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
H = HIGH (HEIGHT)
I.F. = IRON FENCE
IN & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.F.= LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
LN = LINES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH. = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH.
N.T.S. = NOT TO SCALE.
NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
PL. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC = POINT OF COMMENCEMENT.
POB = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
R/R = RAIL ROAD.
RES. = RESIDENCE.
PROF. COR. = PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.F. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
SEC. = SECONDS.
T. = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.K. = WOOD ROOF.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.R.= WOOD ROOF.
W.S.= WOOD SHED.
W. = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
< = ANGLE.

LEGEND
- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- = EXISTING ELEVATIONS
- + 5.00

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 F.
COMMUNITY: 120651
PANEL: 0326
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
LOTS 1, 3, 4, 15, 17 AND 18, BLOCK 12 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: ±36991.48 SQ. FT)

PARCEL 2:
LOT 5, BLOCK 12 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: ±6000.00 SQ. FT)

PARCEL 3:
LOT 2, BLOCK 12 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: ±6000.00 SQ. FT)

TOTAL LAND AREA: ±48,995.48 SQ. FT)

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY, THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 08/22/2019
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	DP
FIELD DATE:	08/22/2019
SURVEY NO:	18-001604-3
SHEET:	1 OF 1

JOHN IBARRA — NO. 5204 STATE OF FLORIDA — PROFESSIONAL LAND SURVEYOR — L.B.# 7806 SEAL

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6985 Abbott Avenue
Miami Beach, Florida

Property Survey | Tree Table
Scale: None

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A1.1

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6985 Abbott Avenue

Miami Beach, Florida

Location Map

Scale: None

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A1.2

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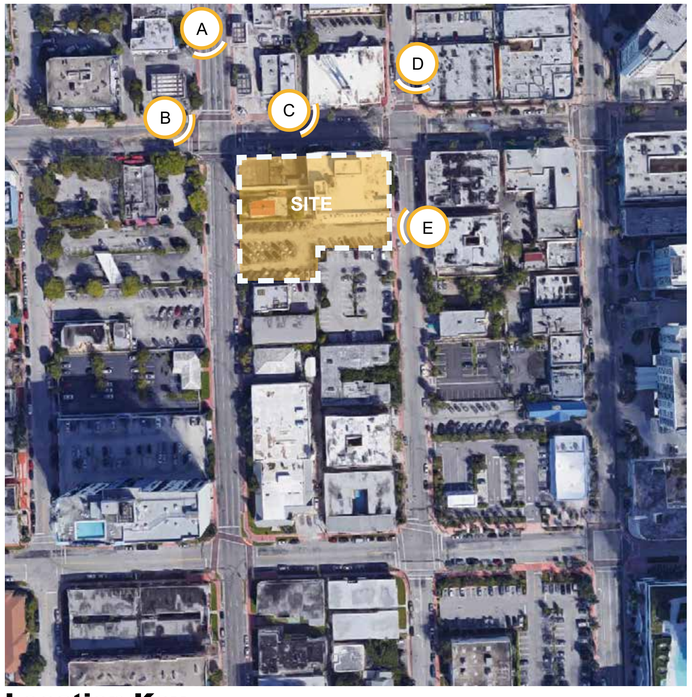

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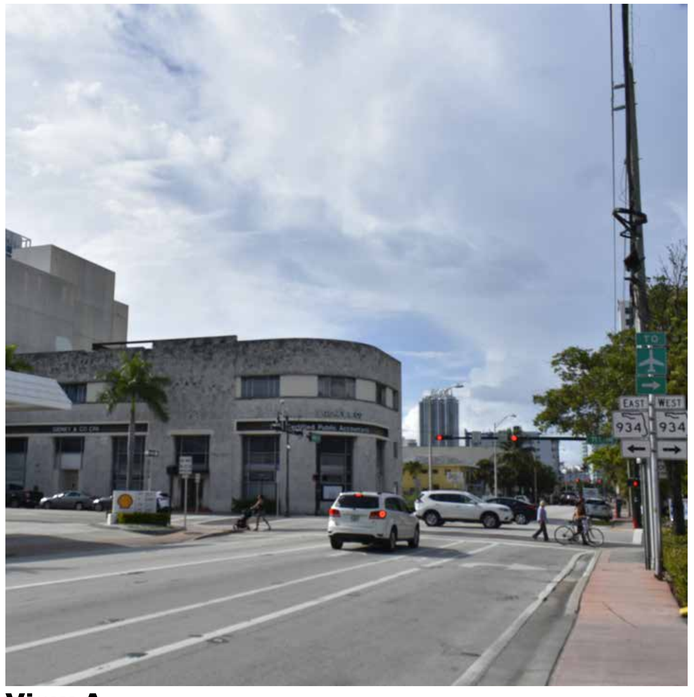
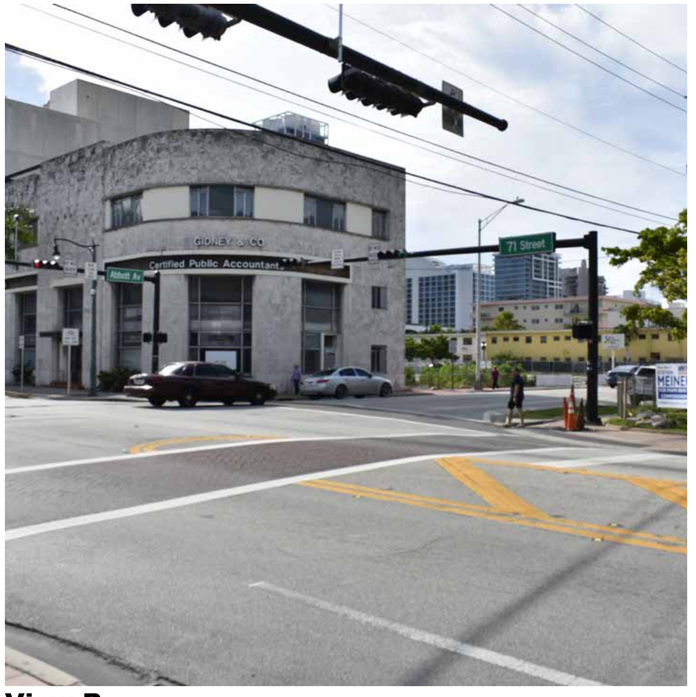


View A



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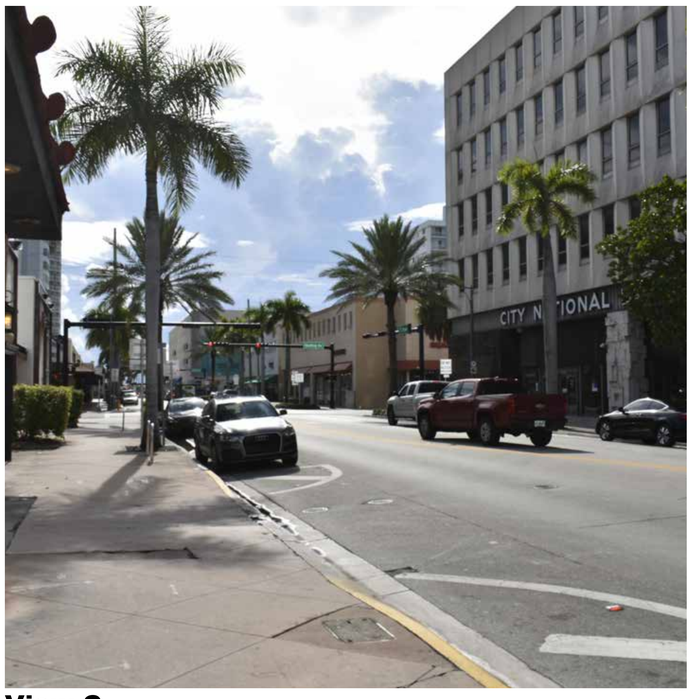

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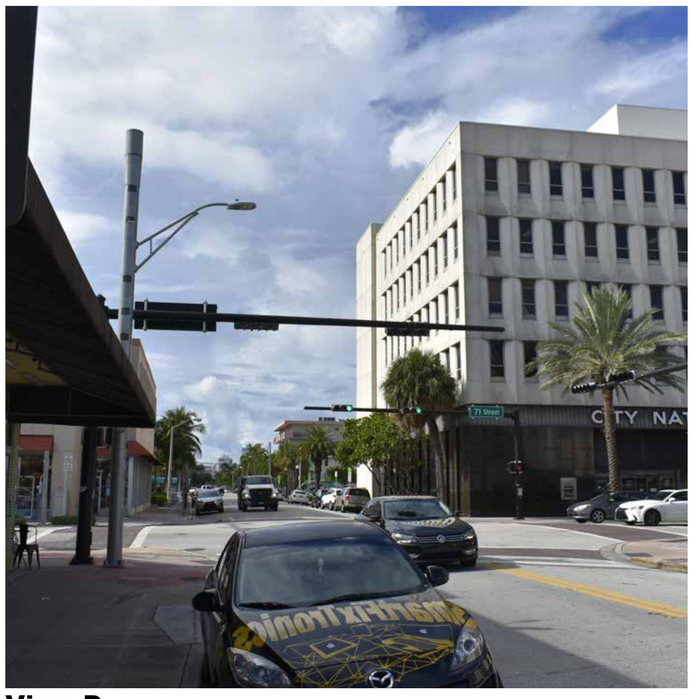

View D

View E

CUBE 3

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Keyed Site Photos
Scale: None

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A1.3

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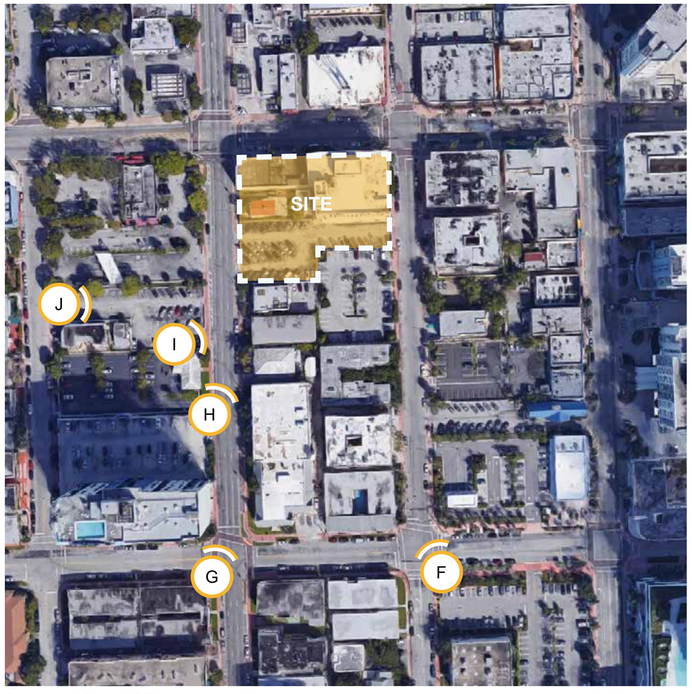


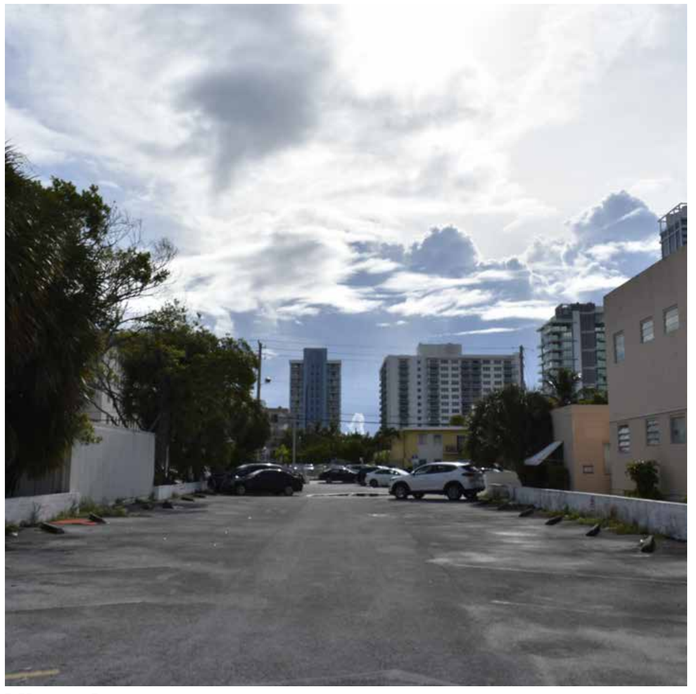
Location Key

View G

View F

View H

View I



View J

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Keyed Site Photos
Scale: None

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A1.4

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Front of City National Bank

Back of City National Bank

Front of Gidney Building

Back of Gidney Building

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Additional Site Photos
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A1.5

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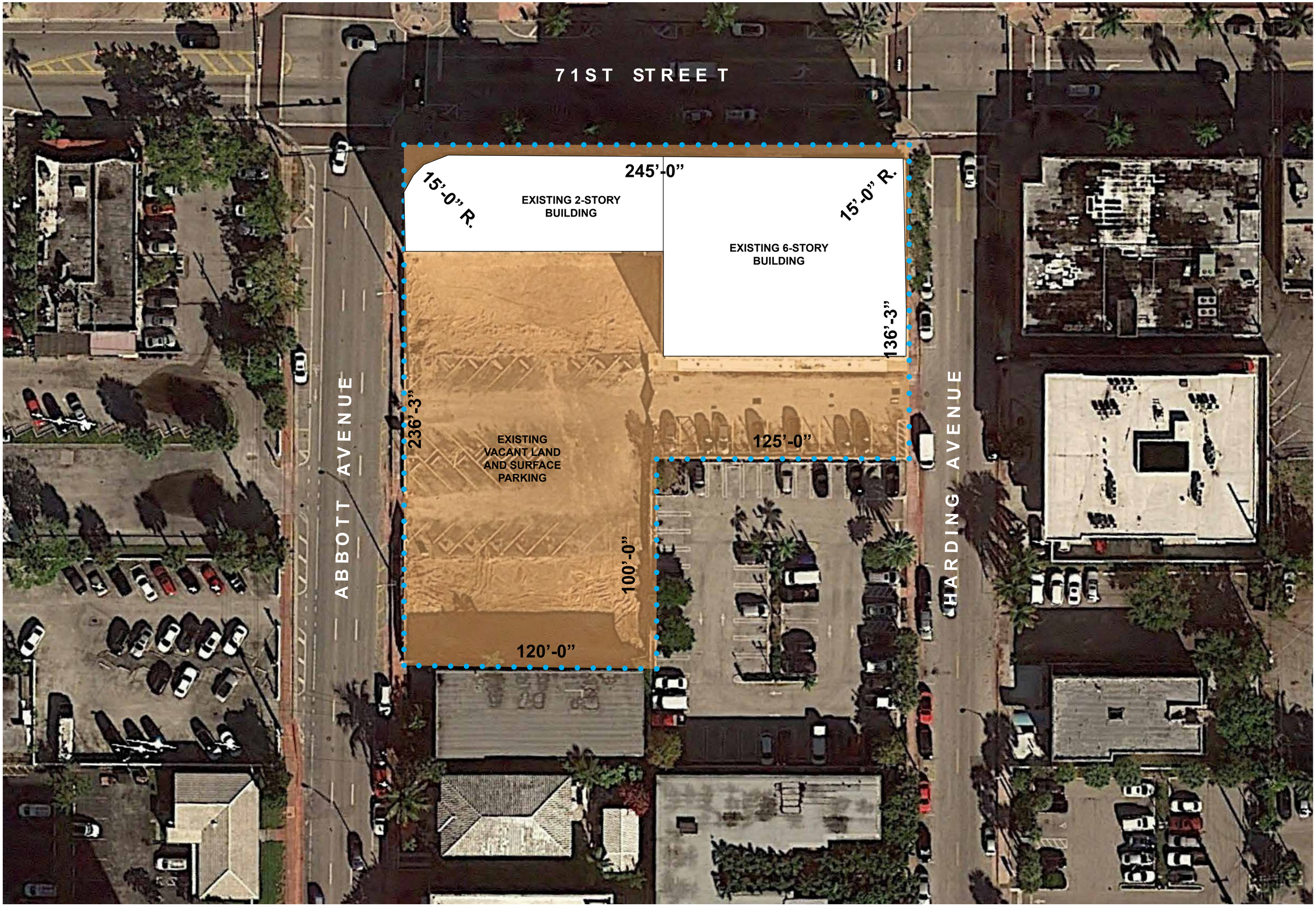

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0' 20' 40' 80'

6985 Abbott Avenue
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Existing Site Plan
Scale: 1" = 20'-0"

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A1.6

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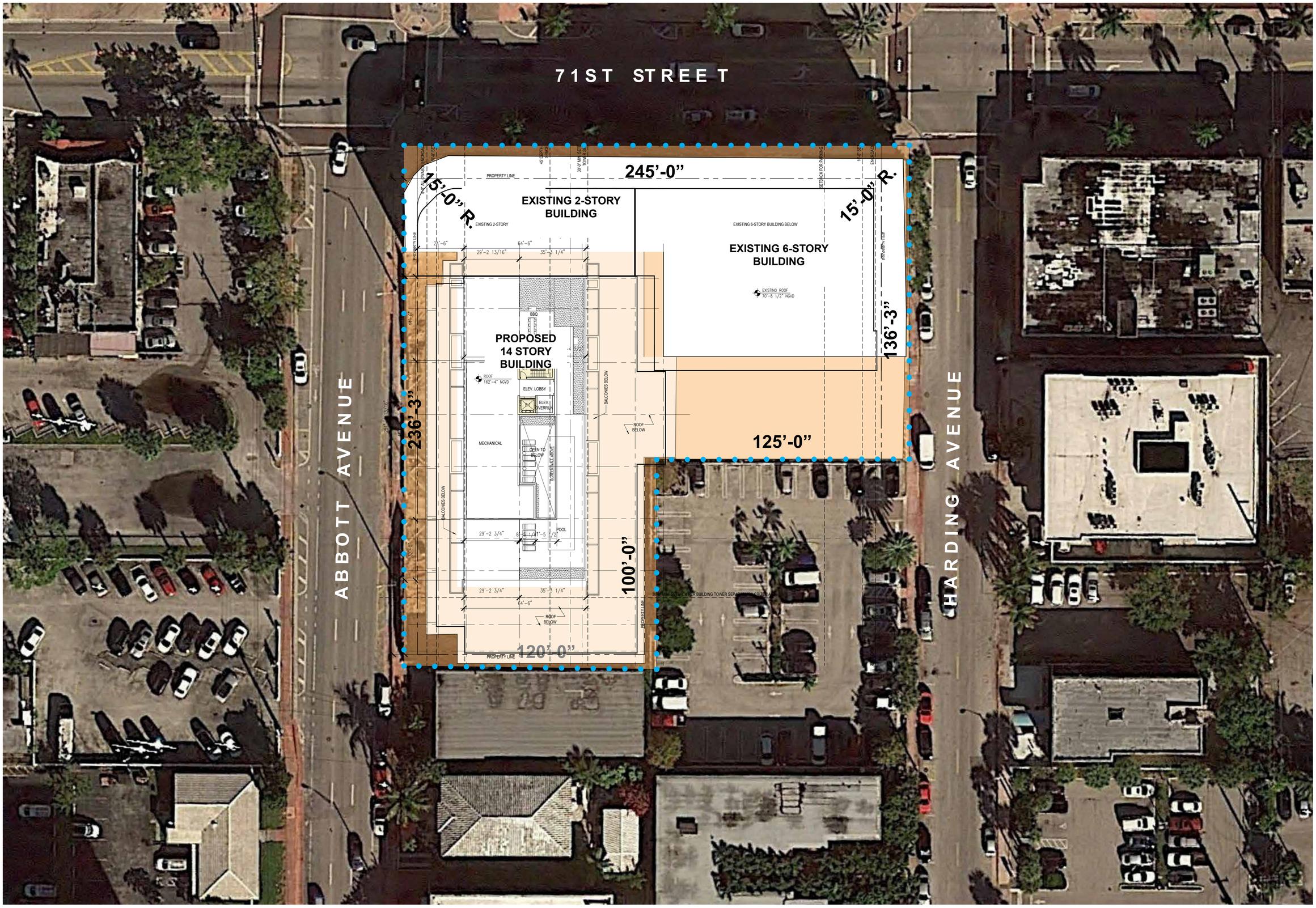

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0' 20' 40' 80'

6985 Abbott Avenue
Miami Beach, Florida

Proposed Site Plan
Scale: 1" = 20'-0"

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	326 71st St	300 71st St				NEW Development		
						Mech.	200 FAR GSF	
Level 14					12'-0"	5,375 FAR GSF		6 Units
Level 13					14'-8"	10,261 FAR GSF		14 Units
Level 12					9'-8"	10,261 FAR GSF		14 Units
Level 11					9'-8"	10,261 FAR GSF		14 Units
Level 10					9'-8"	10,261 FAR GSF		14 Units
Level 9					9'-8"	10,261 FAR GSF		14 Units
Level 8					9'-8"	10,261 FAR GSF		14 Units
Level 7		Mech.		Height at Parapet | 80'-0"	9'-8"	10,261 FAR GSF		14 Units
Level 6		11,430 FAR GSF	12'-0"	Includes 8'-0" parapet	9'-8"	10,261 FAR GSF		14 Units
Level 5		11,430 FAR GSF	12'-0"		11'-0"	695 FAR GSF		0 Units
Level 4	Mech.	11,430 FAR GSF	12'-0"		9'-8"	695 FAR GSF		0 Units
Level 3	5,049 FAR GSF	11,430 FAR GSF	12'-0"		9'-8"	695 FAR GSF		0 Units
Level 2	0 FAR GSF	3,326 FAR GSF	12'-0"	Removed Mezzanine	9'-8"	975 FAR GSF		0 Units
Level 1	5,049 FAR GSF	10,995 FAR GSF	12'-0"		15'-0"	10,461 FAR GSF		
Building Area Totals	**10,098 FAR GSF**	**60,041 FAR GSF**				**101,184 FAR GSF**		118 Units

Height at Tower | 149'-4" (Without Mech.)

Height at Garage | 55'-0"

Trash and Recycling Room Deducted from FAR

Average Unit Size Gross 857.49 GSF/Unit

Development Total	**171,323.00 FAR GSF**
Buildable FAR	**171,482.50 FAR GSF**
FAR Remaining	**-159.50 FAR GSF**

Allowable FAR 3.5

SITE ADDRESS	APN	BUILDING_SQFT	ACREAGE	LAND_SQFT	FAR ALLOWED	FAR BUILT	
300 71ST ST	02-3211-002-0930	60,041 SQ FT	0.29 Acres	12,625 SQ FT	44,187.50 FAR GSF		*Existing Building*
326 71ST ST	02-3211-002-0850	10,098 SQ FT	0.14 Acres	6,120 SQ FT	21,420.00 FAR GSF		*Existing Building*
SubTotal					**65,607.50 FAR GSF**	***70,139 FAR GSF***	
6972 HARDING AVE	02-3211-002-0920		0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF		*New Construction*
326 71ST ST	02-3211-002-0870		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		*New Construction*
326 71ST ST	02-3211-002-0880		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		*New Construction*
6985 ABBOTT AVE	02-3211-002-0860	2,993 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		*New Construction*
6961 ABBOTT AVE	02-3211-002-0890	3,759 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		*New Construction*
SubTotal					**105,875.00 FAR GSF**	***101,184 FAR GSF***	
TOTAL DEVELOPMENT SUMMARY			**1.13 Acres**	**48,995 SQ FT**	**171,482.50 FAR GSF**	**171,323.00 FAR GSF**	

6985 Abbott Avenue
Miami Beach, Florida

FAR Analysis
Scale: None

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08 September 2020

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Zoning Districts	Reference	Required | Allowed	Provided		Notes
6985 Abbott Avenue	Folio No. 02-3211-002-0860	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	
6961 Abbott Avenue	Folio No. 02-3211-002-0890	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	
6972 Harding Avenue	Folio No. 02-3211-002-0920	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	
326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	
300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	Town Center-Central Core | TC-C	Town Center-Central Core | TC-C	Record	

Lot Area Summary					
Net Lot Area					
6985 Abbott Avenue	Folio No. 02-3211-002-0860	6,000 SF		Record	
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	6,000 SF		Record	
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	6,000 SF		Record	
6961 Abbott Avenue	Folio No. 02-3211-002-0890	6,000 SF		Record	
6972 Harding Avenue	Folio No. 02-3211-002-0920	6,250 SF		Record	
326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	6,120 SF		Record	10,098 FAR GSF (Existing Building)
300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	12,625 SF		Record	60,041 FAR GSF (Existing Building)
Total Lot Area Before Dedications (SF)		**48,995 SF**		**Record**	
Total Lot Area Before Dedications (Acres)		**1.12 Acres**		**Record**	

General Development Requirements	Reference	Required | Allowed	Provided		Notes
Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.50		
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	171,483 GSF	171,323 GSF	**Compliant**	Excluding Parking and A/C Trash Rooms ***(101,184 GSF New Construction | 70,139 GSF Existing)***
Maximum Building Height	Sec. 142-743(b)(1)	165'-0"	149'-4"	**Compliant**	May be increased to 165'-0" for lots between 20,000 SF and 45,000 SF per Section 142-747 (public benefit height)
Minimum Unit Size					
Apartments	Sec. 142-743(c)	550 SF		**Compliant**	118 units larger than 550 SF
Workforce Housing	Sec. 142-743(c)	400 SF		**N/A**	
Affordable Housing	Sec. 142-743(c)	400 SF		**N/A**	
Co-living	Sec. 142-743(c)	375 SF		**N/A**	Minimum 20 percent of the gross floor area of building shall consist of amenity space on same site
Maximum Residential Density	Sec. 142-743(d)	**150 du/acre max.**	**105 du/acre**	**Compliant**	
Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	**169 Dwelling Units**	**118 Dwelling Units**	**Compliant**	

Setbacks and Encroachments					
General Note	Sec. 142-744	See Notes		**Compliant**	Heights shall be measured from the City of Miami Beach Freeboard of five feet, unless otherwise noted.
Setbacks and Encroachments	Sec. 142-744 (Table A)				
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**	Compliant at new development. Existing building is Architecturally Significant.
Allowable Habitable Encroachments into Setback		5'-0"		**Compliant**	
Byrom 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**	Compliant at new development. Existing building is nonconforming.
Allowable Habitable Encroachments into Setback		7'-0"		**Compliant**	

Parking Requirements				Required | Allowed	Provided		
Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet		117 Units	59 Parking Spaces			
	Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet		1 Units	1 Parking Spaces			
	Minimum of 1.00 parking spaces per DU above 1,250 square feet		0 Units	0 Parking Spaces			
		Residential Required Parking =		**60 Parking Spaces**	**101 Parking Spaces**	**Compliant**	
Retail Parking		Sec. 130-33(c)		See Below			*Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04*
		Retail Uses (SF) =		9,538 SF			
		Retail Uses (Parking Ratio)		None			
		Retail Uses (Total Spaces)		**0 Parking Spaces**	**0 Parking Spaces**	**Compliant**	
Other Required Parking Spaces		Existing Bank Parcel Parking		**108 Parking Spaces**	**108 Parking Spaces**	**Compliant**	
		Existing Surface Parking		**9 Parking Spaces**	**9 Parking Spaces**	**Compliant**	*7 Regular Parking Spaces | 2 Handicapped (Accessible)*
		Total Parking Required =		**168 Parking Spaces**	**218 Parking Spaces**	**Compliant**	*209 Parking Spaces in Structured Parking | 9 Parking Space at Grade*
							5 Electric Vehicle Parking Spaces Provided per Sec. 130-39 of the City Code

Bicycle Parking Requirements			Required | Allowed	Provided		
Commercial Bicycle Parking	Short-Term Bicycle Parking		2 Bicycle Parking Spaces	4 Bicycle Parking Spaces		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		2 Bicycle Parking Spaces	2 Bicycle Parking Spaces		Long Term Bicycle Parking | one (1) per business or two (2) per 5,000 Square Feet whichever is greater
		Commercial Required Bicycle Parking =	**4 Bicycle Parking Spaces**	**6 Bicycle Parking Spaces**	**Compliant**	
Residential Bicycle Parking	Short-Term Bicycle Parking		11 Bicycle Parking Spaces	18 Bicycle Parking Spaces		Short Term Bicycle Parking | four (4) per building or one (1) per 10 Units whichever is greater
	Long-Term Bicycle Parking		110 Bicycle Parking Spaces	130 Bicycle Parking Spaces		Long Term Bicycle Parking | one (1) per Unit.
		Residential Required Bicycle Parking =	**121 Bicycle Parking Spaces**	**148 Bicycle Parking Spaces**	**Compliant**	
		Total Parking Required =	**125 Bicycle Parking Spaces**	**154 Bicycle Parking Spaces**	**Compliant**	*132 Bike Parking Spaces in Structured Parking | 22 Bike Parking Space at Grade*

Loading Requirements		Required | Allowed	Provided		
Residential	Over 100 units but not more than 200 units: Three Spaces	3 Loading Berths	3 Loading Berths	**Compliant**	Loading Spaces only Calculated on New FAR being added to site.
Commercial	No change in use. No additional loading required.	0 Loading Berths	0 Loading Berths	**Compliant**	Existing Commericial has no loading requirements or loading berths.
	Total Loading Berths Required =	**3 Loading Berths**	**3 Loading Berths**	**Compliant**	Provided Three - 10'-0" x 20'-0" Loading Berths

CUBE 3

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Zoning Tabulations
Scale: None

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Street Frontage, Design and Operations Requirements

Tower Regulations	Sec. 142-745(a)(1)	See Remarks	**Record**	(1) Tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161
			Compliant	a. The longest portion of a tower located within 50 feeet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage.
			N/A	b. The minimum horizontal separation between multiple towers located on the same site, inluding balconies, shall be 60 feet.
Setback Design	Sec. 142-745(a)(2)	See Remarks	**Compliant**	(2) The minumum setback shall be designed to function as an extension of the adjacent public sidewalk unless otehrwise noted in the regulations of this zoning district.
Clear Pedestrian Path	Sec. 142-745(a)(3)	10'-0"	**Compliant**	
Balconies	Sec. 142-745(a)(4)	5'-0" & 7'-0" | See Remarks	**Compliant**	Balconies may encroach into required setbacks above a height of 15 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
Articulation	Sec. 142-745(a)(5)	See Remarks	**N/A**	Facades with a length of 240 feet or greater shall be articulated so as to not appear as one continuous façade, subject to design review criteria.
Windows	Sec. 142-745(a)(6)	See Remarks	**Compliant**	All windows shall be minimum of double-pane hurricane impact glass.
Street Trees	Sec. 142-745(a)(7)	See Remarks	**Compliant**	In addition to the requirements of Chapter 126, street trees shall require the installation of an advanced structural soil cells system (Silva Cells or approved equal) and other amenities (irrigation, up lighting, porous aggregate tree place finish) in tree pits.
Residential Frontages	Sec. 142-745(a)(9)	See Remarks		In addition to other requirements | Residential Frontage shall be developed as follows:
			N/A	a. Ground Floor residential units shall have private entrances from the clear pedestrian path
			N/A	b. Reserved
			N/A	c. Where there are ground floor residential units, the building may be recessed from the setback line up to an additional five fee in order to provdie private gardens or porches that are visible and accessible from street.
			N/A	d. A shade structure over the private garden or porch may be provided
			N/A	e. Private access stairs, ramps and lifts to the ground floor units may be located within the area of the private garden and porches
			N/A	f. Fencing and walls for such private gardens and porches may encroach into the required setback up to the applicable distanc 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		In addition to other requirements | Off-Street Parking shall be built as follows:
			Compliant	a. Parking facilities shall be entirely screened from public view from public rights-of-way and clear pedestrian paths. Parking garages shall be architecturally screened or lined with habitable space.
			Compliant	b. Parking garage may only encroach into the required setback between a height of 25 feet and 55 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
			Compliant	c. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have a minimum ceiling height of nine feet.
			Compliant	d. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have horizontal floor plates.
			Compliant	e. Rooftop and surface parking shall be screened from view from surrounding towers through the use of solar carports or landscaping
Utilities	Sec. 142-745(a)(11)	See Remarks		In addition to other requirements | Utilities shall be built as follows:
			Compliant	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.
			N/A	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		In addition to other requirements | Loading shall be built as follows:
			Compliant	a. Loading shall at a minimum be setback behind areas required to be habitable for each street class designation
			Compliant	b. loading for Nonresidential uses that are on lots over 45,000 square feet shall provide for loading spaces that do not require vehicles to reverse into or out of the site, unless waived by the design review board.
			Compliant	c. Driveways for parking and loading shall be combined, unless waived by the design review board.
			Compliant	d. Loading areas shall be closed when not in use.
			Compliant	e. Garbage rooms shall be noise-baffled, enclosed and air-conditioned.
			Compliant	f. Trash containers shall be located in loading areas.
			Compliant	g. Trash containers shall utilize rubber tired wheels.
			Compliant	h. Delivery trucks shall not be allowed to idle in the loading areas.
			Compliant	i. Loading for commercial and hotel uses and trash pick-up with vehicles of more than two axles may only commence between hours of 6:00 a.m. and 7:00 a.m., 9:00 a.m. and 3:00 p.m., and 6:00 p.m. and 9:00 p.m. on weekdays; and 9:00 a.m. and 9:00 p.m. on weekends, unless waived by the planning board with conditional use approval. Notwithstanding the foregoing, hybrid or electric vehicles may commence loading at 5:00 a.m. instead of 6:00 a.m. on weekdays.
			Compliant	j. Loading for commercial and hotel uses with vehicles of two axles or less may occur between the hours of 6:00 a.m. and 11:00
			N/A	k. Required off-street loading may be provided on another site within the TC-C district or within 1,500 feet of the site, provided it is not located in a residential district.
71th Street Frontage	Sec. 142-745(b)	Class A Street	**Compliant**	
Street Class Designations	Sec. 142-745(c)			
Abbott Avenue		Class B Frontage	**Record**	
Harding Avenue		Class C Frontage	**Record**	
Hierarchy of Frontages	Sec. 142-745(d)	See Remarks	**Compliant**	Highest Class of Frontage is Class A Frontage. Where conflicts between requirements of classes, highest Class Frontage shal control.

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Zoning Tabulations
Scale: None

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Class A	Sec. 142-745(e)	See Remarks		In addition to other requirements | Frontages shall be built as follows:
		See Remarks	**Compliant**	(1) Facades shall have a minimum of height of 35 feet.
			Arch. Sig. / Compliant	(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line pursuant to the following:
		See Remarks	**N/A**	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		See Remarks	**Arch Sig. / Compliant**	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.
		See Remarks	**Compliant**	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.
		See Remarks	**Compliant**	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.
		See Remarks	**Compliant**	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.
		See Remarks	**Compliant**	(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:
		See Remarks	**N/A**	a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building.
		See Remarks	**N/A**	b. Driveways shall be spaced no closer than 60 feet apart.
		See Remarks	**N/A**	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
		See Remarks	**Compliant**	(4) Off-Street loading shall be prohibited on Class A frontages, unless it is the only means of egress to the site.
		See Remarks	**Compliant**	(5) On-Street loading shall be prohibited on Class A frontages.
				(6) Ground floor utilty 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. Permitted utility infrastructure shall be developed as follows:
		See Remarks	**Compliant**	a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
		See Remarks	**Compliant**	(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:
		See Remarks	**Compliant**	a. Street trees shall be up-lit.
		See Remarks	**Compliant**	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.
Class B	Sec. 142-745(f)	See Remarks		In addition to other requirements | Frontages shall be built as follows:
		35'-0" Min. Façade Height	**Compliant**	(1) Facades shall have a minimum of height of 35 feet.
			Compliant	(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
		See Remarks	**Compliant**	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.
		Min. 45'-0" Habitable Ground Floor Depth	**Compliant**	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.
		See Remarks	**Compliant**	(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
		See Remarks	**N/A**	a. The prohibition on driveways may be waived by the design review board on blocks that are over 260 feet in length; however, such dirveways shall be limited to 12 feet in width.
		See Remarks	**N/A**	b. Driveways shall be limited to 22 feet in width and be incorporated into the façade of the building.
		See Remarks	**N/A**	c. Driveways shall be spaced no closer than 60 feet apart on a single parcel.
		See Remarks	**N/A**	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
		See Remarks	**Compliant**	(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.
		See Remarks	**Compliant**	(5) On-Street loading shall be prohiibtied on Class B frontages.
		See Remarks	**Compliant**	(6) Ground floor utilty infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibitied 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. Permited utility infrastructure shall be developed as follows:
		See Remarks	**Compliant**	a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
Class C	Sec. 142-745(g)			In addition to other requirements | Frontages shall be built as follows:
		35'-0" Min. Façade Height	**Compliant**	(1) Facades shall have a minimum of height of 35 feet.
		See Remarks	**Non-Conforming**	(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:
		See Remarks	**N/A**	a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
		See Remarks	**N/A**	b. Where there are ground floor residential units, the building may be recessed from the setback line up to five feet in order to provide private gardens or porches that are visible and accessible from the street.
		See Remarks	**Compliant**	c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residentilal, hotel or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.
		Parking Setback Min. 20'-0" from Façade	**Compliant**	e. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and be concealed from view from the clear pedestrian path.
				(3) Driveways on Class C frontages shall be limited as follows:
		24'-0" Max. Driveway Width	**Compliant**	b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building.
		N/A	**Compliant**	c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board.
		N/A	**Compliant**	d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
		N/A	**Compliant**	(4) Ground floor utilty 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 teh street is required.
		N/A	**Compliant**	(5) Columns to support allowable habitable encroachments are permitted below the encroachment, provided they are no more than two feet wide and spaced a minimum of 20 feet apart. The columns may split the "clear pedestrian path" into two narrower "clear pedestrian paths" with a combined width of ten feet, provided that both paths are in compliance with American Disabilities Act (ADA) clearance requirements.

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Zoning Tabulations
Scale: None

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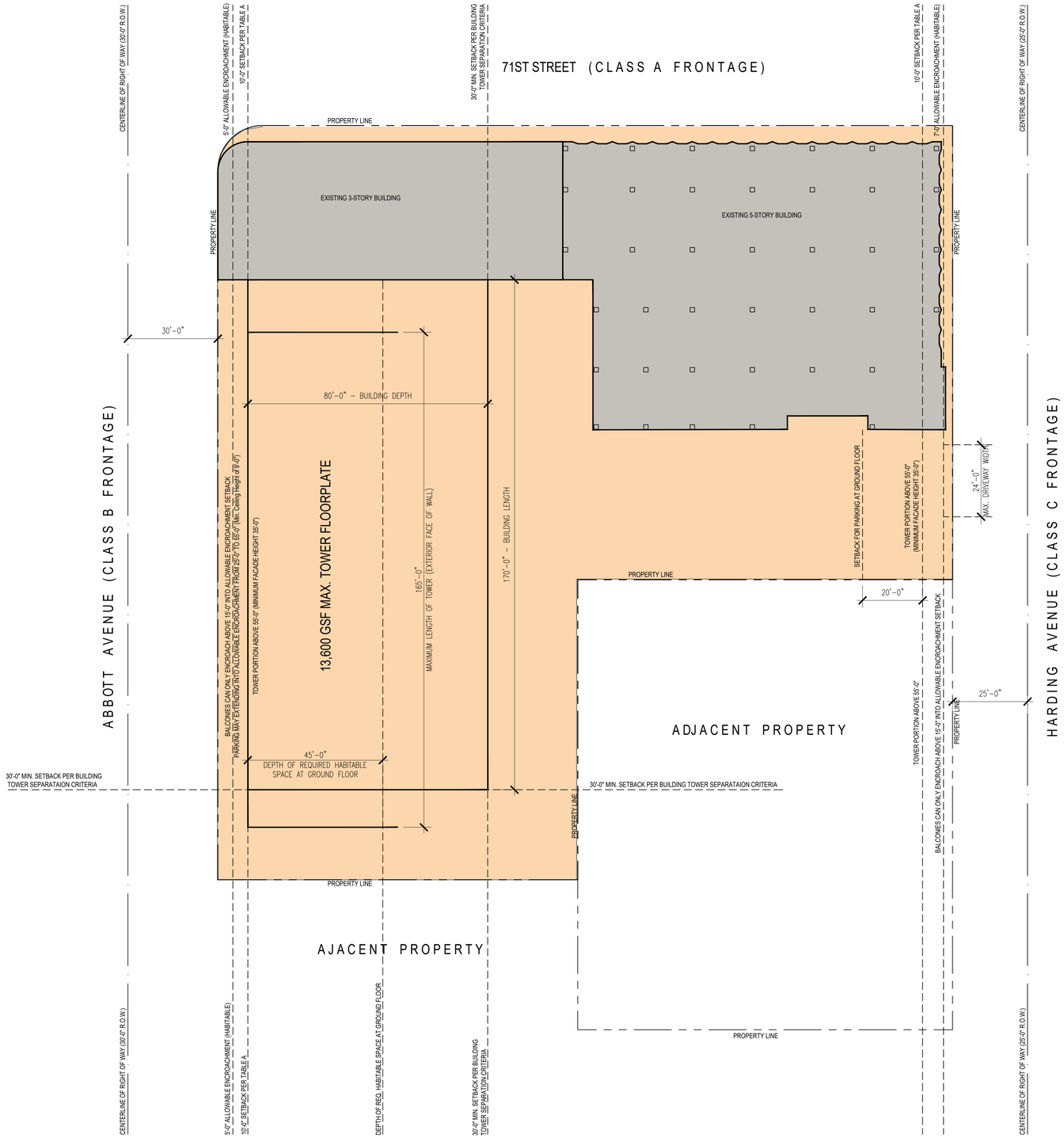

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0' 10' 20' 40'

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

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Street Frontage Calculations

71st Street (Class A)

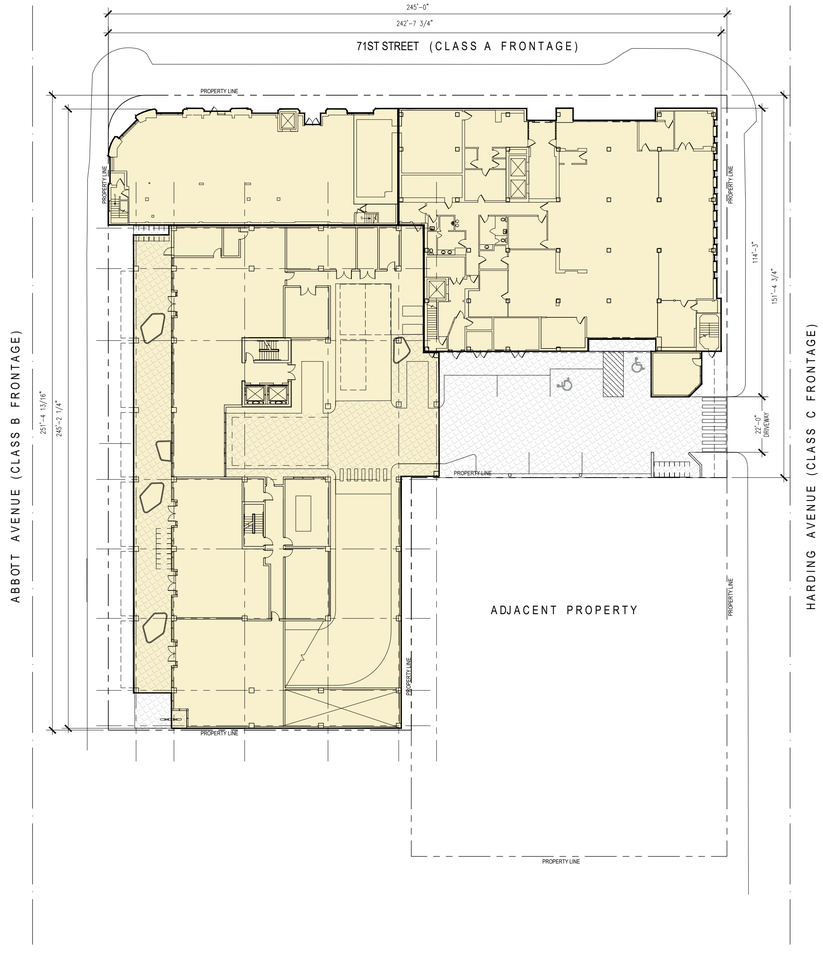
Length of Frontage	245'-0"
Building Length Along Frontage	242'-7 3/4"
Percentage of Frontage	99.0%

Abbott Avenue (Class B)

Length of Frontage	251'-1 13/16"
Building Length Along Frontage	245'-2 1/4"
Percentage of Frontage	97.8%

Harding Avenue (Class C)

Length of Frontage	151'-4 3/4"
Drive Lane	-22'-0"
Total	129'-4 3/4"
Building Length Along Frontage	114'-3"
Percentage of Frontage	88.2%



Street Frontage Diagram

Scale: 1" = 40'-0"

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Jonathan W. Cardello, AIA

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0' 20' 40' 80'

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Frontage Diagrams
Scale: 1" =40'-0"

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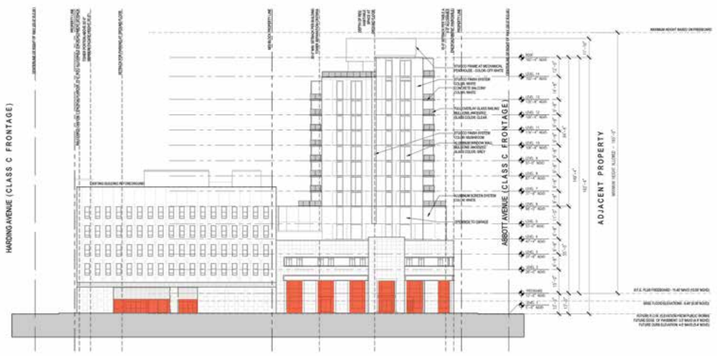
WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

Glazing Frontage Calculations

71st Street

Building Length Along Frontage	240'-5"
Arch. Sig. Building to Remain	-114'-8"
Total	125'-9"
Amount of Glazing (Lin. Ft.)	44'-3 3/8"
Percentage of Glazing	35.2%

Abbott Avenue

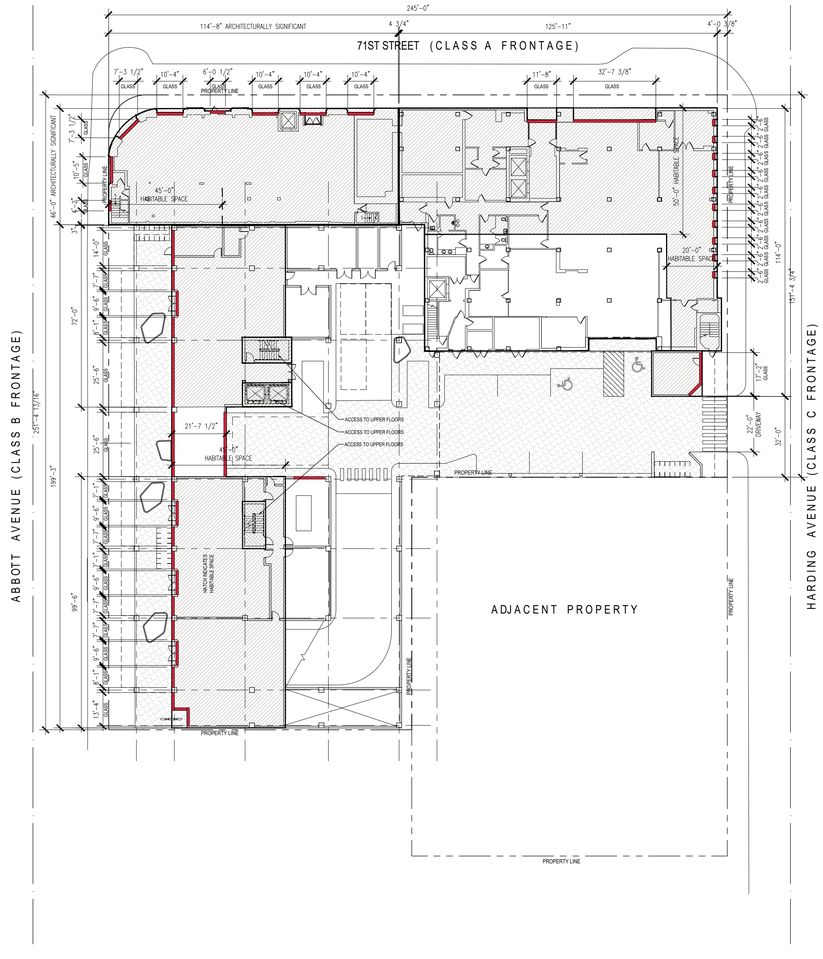
Building Length Along Frontage	245'-3"
Arch. Sig. Building to Remain	-46'-0"
Total	199'-3"
Amount of Glazing (Lin. Ft.)	177'-0"
Percentage of Glazing	88.8%

Harding Avenue

Building Length Along Frontage	114'-0"
Amount of Glazing (Lin. Ft.)	42'-2"
Percentage of Glazing	36.9%

Habitable Space Calculation Along Abott Ave:

New Building Frontage	199'-3"
Habitable Frontage	171'-6"
Percent Habitable Space	86.0%
VARIANCE REQUIRED	
Habitable Space	8,337 SF
Access to Upper Floors	560 SF
Percent Access to Upper Levels	6.7%



Glazing Frontage Diagram
Scale: 1" = 40'-0"

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Frontage Diagrams
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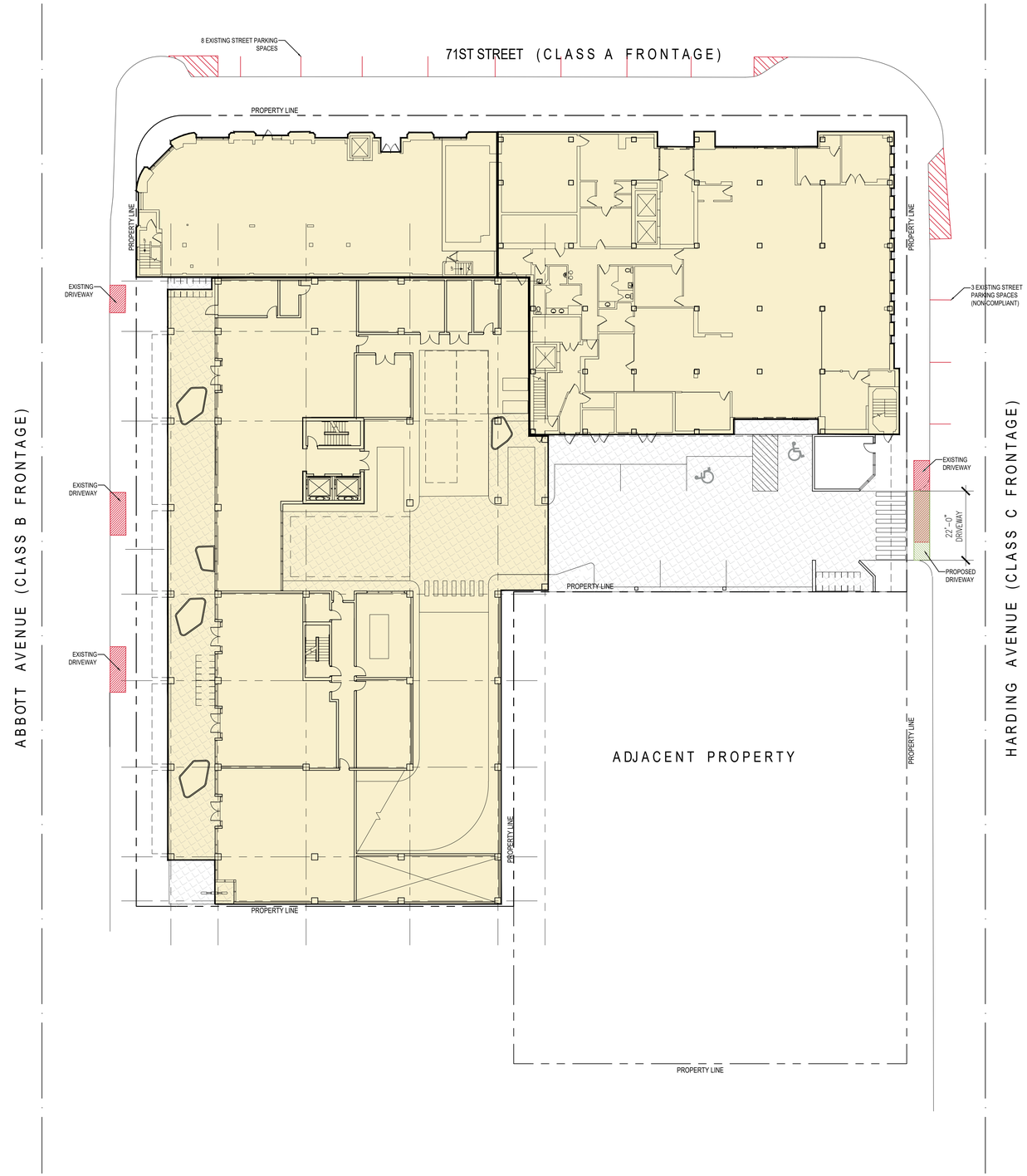

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0' 10' 20' 40'

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Driveway Diagram
Scale: 1" =20'-0"

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Methodology of Confirming Existing Building FAR

To Confirm the size of the existing building along 71st Street, we used the following methodology

- Retrieved Documents from City of Miami Beach including Permits and Microfiche for the following;
  - Original Building Permit for 326 71 Street - 4450526922.pdf
  - 326 71st Street - Building Card.pdf
  - 300 71st Street - B0104626.pdf
  - 300 71st Street - B0304675.pdf
  - 300 71st Street - B1003413-Plans.pdf
  - 300 71st Street - 86228.pdf (Plans, Grids and Elevations)
  - 300 71st Street - Building Card 3-3-71.pdf
- Per the existing information we drew the structural grids, elevations and floor elevations. Then based on the enlarged details in the drawing set, we established the centerline of column to exterior wall of the building. This overall measurement established the overall building envelope based on those original document.
- Upon completing the FAR As-Built envelope, we walked the perimeter of the building to address at enclosure modifications to the overall massing of the building.

New Development

Calculated FAR

Note:

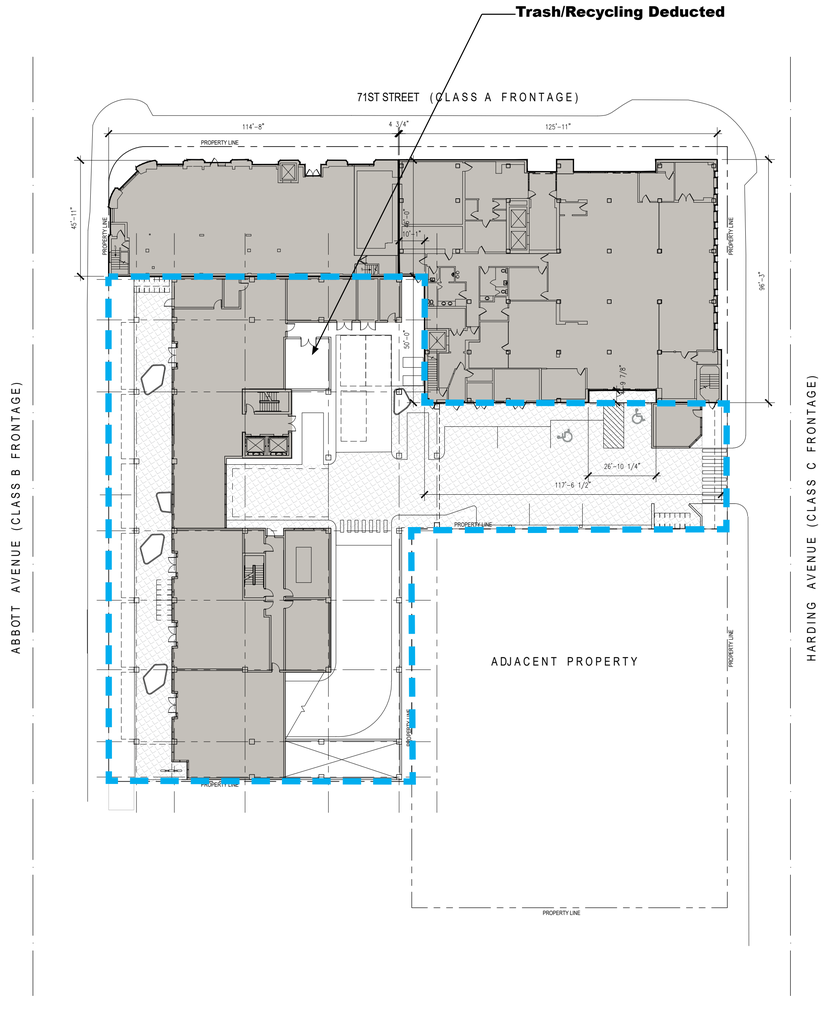
See Sheet A2.1 for Overall FAR Analysis of Existing Buildings

New Development FAR Calculation

	New Development
Ground Floor	10,461 FAR SF
Second Floor	975 FAR SF
Third Floor	695 FAR SF
Fourth Floor	695 FAR SF
Fifth Floor	695 FAR SF
Sixth Floor	10,261 FAR SF
Seventh Floor	10,261 FAR SF
Eighth Floor	10,261 FAR SF
Ninth Floor	10,261 FAR SF
Tenth Floor	10,261 FAR SF
Eleventh Floor	10,261 FAR SF
Twelfth Floor	10,261 FAR SF
Thirteenth Floor	10,261 FAR SF
Fourteenth Floor	5,375 FAR SF
Roof Mechanical Penthouse	200 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	**101,184 FAR SF**

Overall Development FAR Calculation

	Total Development
6985 Abbott Avenue (New Development)	101,338 FAR SF
326 71st Street (Existing 2 Story Building)	10,098 FAR SF
300 71st Street (Existing 6 Story Building)	60,041 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	**171,323 FAR SF**



Ground Floor - FAR
Scale: 1" = 40'-0"

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FAR Diagrams
Scale: 1" = 40'-0"

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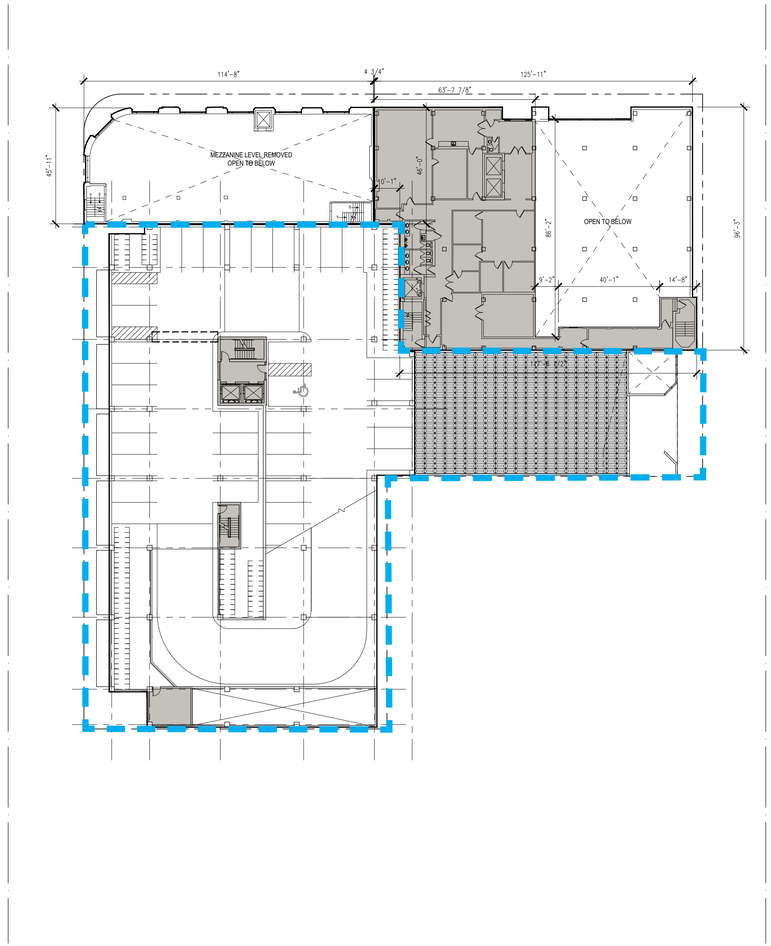
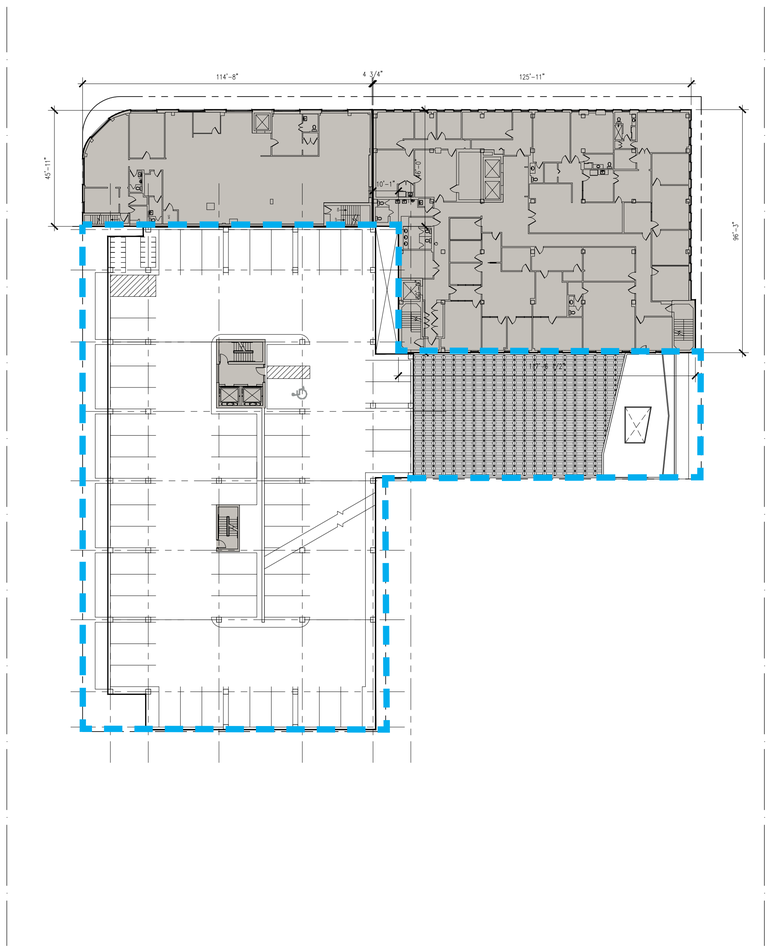


Level 2 - FAR
Scale: 1" = 40'-0"



Level 3 - FAR
Scale: 1" = 40'-0"

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FAR Diagrams
Scale: 1" = 40'-0"

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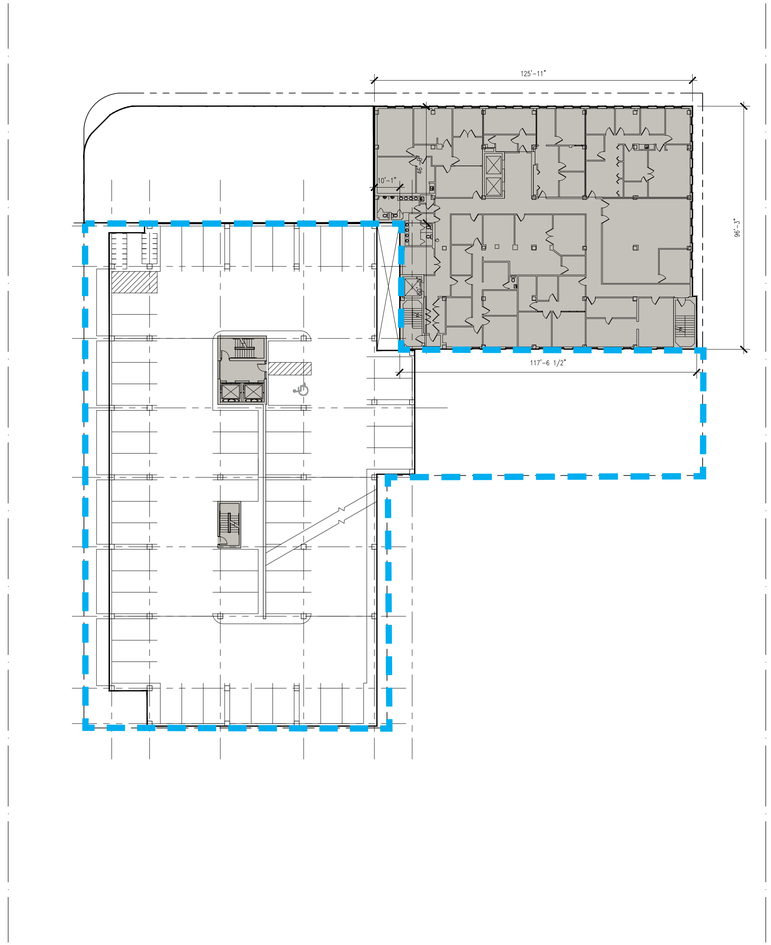
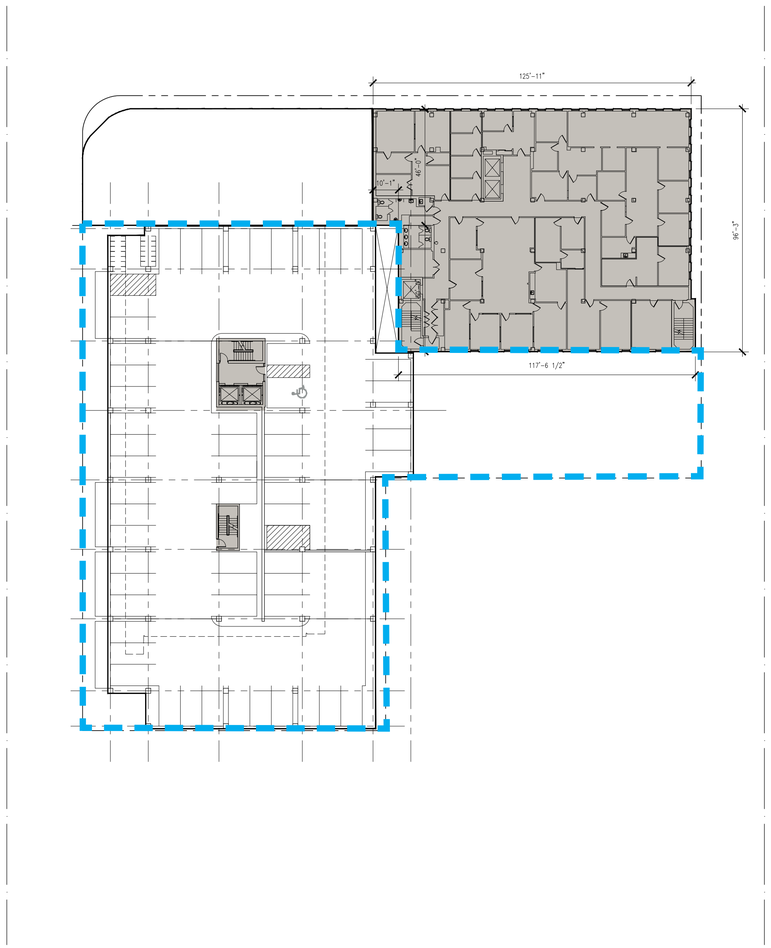


Level 4 - FAR
Scale: 1" = 40'-0"



Level 5 - FAR
Scale: 1" = 40'-0"

0' 20' 40' 80'

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FAR Diagrams
Scale: 1" = 40'-0"

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6985 Abbott Avenue
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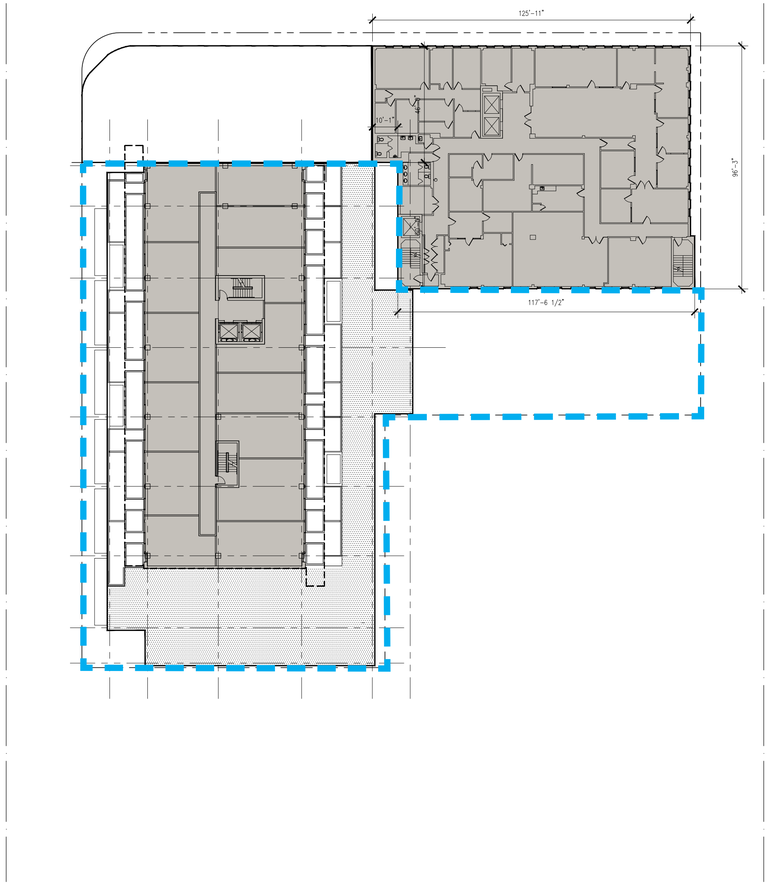
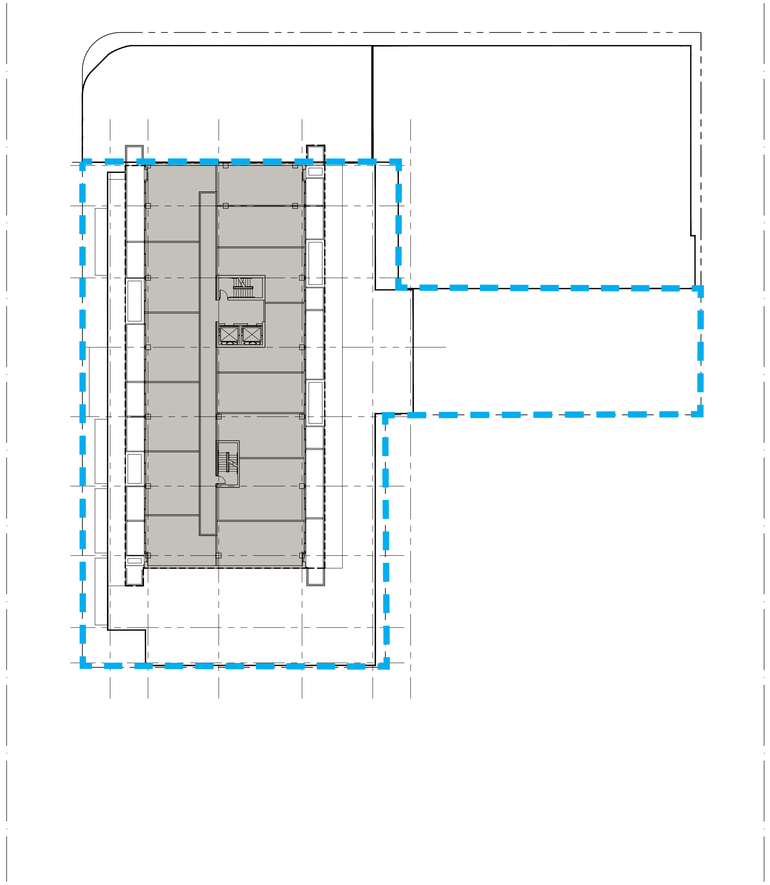
FAR Diagrams
Scale: 1" = 40'-0"



Level 6 - FAR
Scale: 1" = 40'-0"



Level 7 through 13 - FAR
Scale: 1" = 40'-0"

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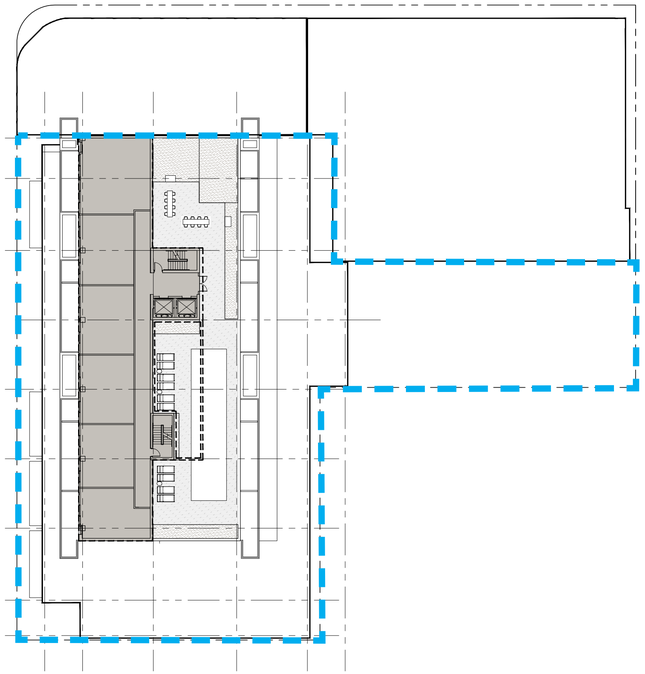
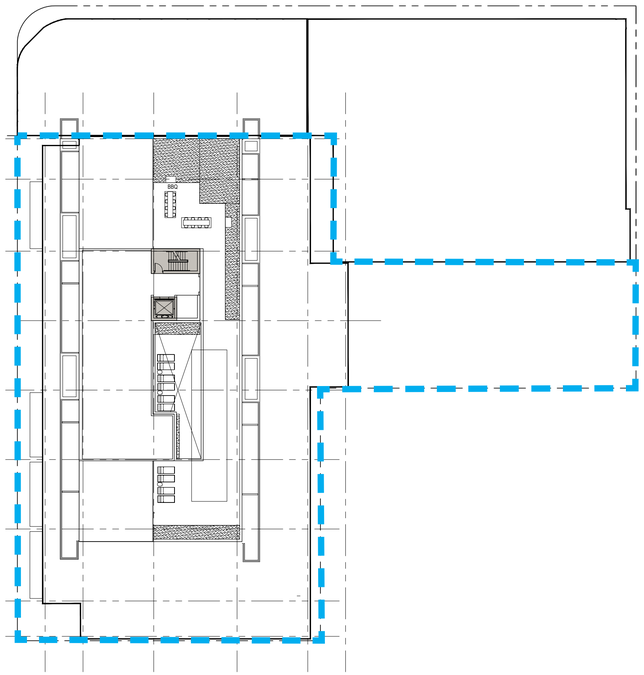
FAR Diagrams
Scale: 1" = 40'-0"



Level 14 - FAR
Scale: 1" = 40'-0"



Roof Plan - FAR
Scale: 1" = 40'-0"

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

ITEM #	Project Information			
1	Address:	6985 Abbott Avenue, Miami Beach, Florida		
a	Board and file numbers :	DRB19-0462		
b	Folio number(s):	02-3211-002-0860, 02-3211-002-0870, 02-3211-002-0880, 02-3211-002-0890, 02-3211-002-0920, 02-3211-002-0850, 02-3211-002-0930		
c	Year constructed:	1948 and 1972	Zoning District:	TC-C
d	**Lot Area:**	**48,995**	Grade value in NGVD:	4.1
e	Lot width:		Based Flood Elevation:	8
f	Lot Depth:		CMB Free Board:	13

2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	165'	varies	149'-4"	
a	If exeeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:				
b	Number of Stories	N/A	2 and 6	14	
c	**FAR**	3.5			
d	Gross square footage	171,483	70,139	101,184	

3	Uses			
a	**Existing use:**	**Commercial**	**Proposed use/uses:**	Residential
b	**Residential:**	**Quantity**	**Hotel uses:**	**Quantity**
c	Apartment/townhomes:	118	Hotel units	0
d	Workforce housing:		Micro hotel	0
e	Affordable housing:		**Commercial uses** (specify type below)	**Area**
f	Co-living:		Retail	1794 S.F.
g	Co-living amenity area and %:			
h	Live-work:			
i	**Total residential units:**	118		
j	Minimum Unit Size:	550		
k	Residential density proposed (150/acre Max.):	105	**Total commercial area:**	1794 S.F.

4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	**Class A - 71 Street:**				
	Grade to 55 feet	10 feet	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
	Allowable Habitable encroachment	0 feet max.	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
	55 to max. height	25 feet	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
	Allowable encroachment	5 feet max.	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
b	**Class A - 72nd Street:**			**Ref.Sec 142-745 e**	
	Grade to max height	20 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	5 feet max.	N/A	N/A	N/A
c	**Class A - Collins Avenue:**			**Ref.Sec 142-745 e**	
	Grade to 55 feet	10 feet	N/A	N/A	N/A
	55 feet to 125 feet	20 feet	N/A	N/A	N/A
	125 feet to max height	35 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	5 feet max.	N/A	N/A	N/A
d	**Class A - Indian Creek:**			**Ref.Sec 142-745 e**	
	Grade to max height	10 feet	N/A	N/A	N/A
	Allowable encroachment	5 feet max.	N/A	N/A	N/A
e	**Class B - Abbott Avenue and Dickens Avenue:**			**Ref. Sec 142.745(f)**	
	Grade to max height	10 feet	Arch. Sig.	Comply See A4.1	None
	Allowable Habitable encroachment	5 feet max.	Arch. Sig.	Comply See A3.1-A3.9	None
f	**Class B - 69th Street:**			**Ref. Sec 142.745(f)**	
	Grade to 55 feet	10 feet	N/A	N/A	N/A
	55 to max. height	125 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	5 feet max.	N/A	N/A	N/A
g	**Class C - Byron Avenue:**			**Ref. Sec 142.745(g)**	
	Grade to max height	10 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	7 feet max.	N/A	N/A	N/A
h	**Class C - Carlyle Avenue and Harding Avenue:**			**Ref. Sec 142.745(g)**	
	Grade to max height	10 feet	Arch. Sig.	Comply See A4.5	None
	Allowable Habitable encroachment	7 feet max.	Arch. Sig.	Comply See A3.1-A3.9	None
i	**Class D - 70 Street Alley line:**			N/A	N/A
	Grade to max height	10 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	3 feet max.	N/A	N/A	N/A

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4	Setbacks	Required	Existing	Proposed	Deficiencies
j	**Interior side:**			**Ref. Sec 142.744**	
	Grade to 55 feet on lots greater than 110 fet wide, or Grade to 75 feet on lots 110 feet wide or less.	0 feet		COMPLIANT	
	Allowable Habitable encroachment	0 feet max.		COMPLIANT	
	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		COMPLIANT	
	Allowable Habitable encroachment	10 feet max.		COMPLIANT	
k	**Rear abutting an alley (except 70th Street Alley):**			**Ref. Sec 142.744**	
	Grade to 55 feet	5 feet		N/A	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height	20 feet		N/A	
	Allowable Habitable encroachment	10 feet max.		N/A	
l	**Rear abutting a parcel:**			**Ref. Sec 142.744**	
	Grade to 55 feet	0 feet		COMPLIANT	
	Allowable Habitable encroachment	0 feet max.		COMPLIANT	
	55 to max. height	30 feet		COMPLIANT	
	Allowable Habitable encroachment	10 feet max.		COMPLIANT	

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	**All Frontages**							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	**Arch. Sig. / Nonconform.**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
	Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachmeent in table, see 172-75 (a)(4)	**N/A**	**Compliant**	**Compliant**	**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**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
	Min separation between towers in a site is 60'	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
	Facade articulation-- length of 240' or greater shall comply	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
	Access to upper levels directly from pedestrian path	**Compliant**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
	Min 70% clear glass with view to the interior.	**Arch. Sig. / Nonconform.**	**Compliant**	**Non-conforming Building**	**N/A**	**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.	**Arch. Sig. / Nonconform.**	**Compliant**	**Compliant**	**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.	**Compliant**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
	Facade articulation-- length of 240' or greater shall comply	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**N/A**
7	**Parking**							
	Shall be entirely screened from PRW view and pedestrian path.	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
	Shall be architecturally screened or w/ habitable space	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
	May encroach into setback at a height from 25' to 55' up to the distance	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
	Rooftop and surface parking w/ solar carports or landscape.	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
8	**Loading**							
	Required location behind minimum habitable depth required.	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
	Properties over 45 k, loading shall turn internal to the site	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
	Driveway for loading and parking shal be combined unless waived by	**N/A**	**Compliant**	**Compliant**	**N/A**	**N/A**	**N/A**	**Comply**
	Trash rooms shall be located in loading areas.	**N/A**	**Compliant**	**Compliant**	**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.	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:	
9	**Class A (71st, 72nd street, Indian Creek, Collins Ave)**	Existing Architectural Significant and Nonconforming Building to to remain (N/A)
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	N/A
	Façade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required	N/A
	1. Min depth of hab. space =50'-0" from bldg façade	N/A
	2. Ground floor- Commercial and hotel uses	N/A
	3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from building façade.	N/A
	4. Parking at ground floor and surface setback 50'-0" from bldg façade.	N/A
	Loading prohibited unles is the only site access.	N/A
	Driveways & vehicle access **prohibited**, unless is the only access	N/A
	If only one street access--driveway max 22' in width	N/A

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City of Miami Beach
TCC-C Zoning Data Sheets

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	Driveway for loading and parking shal be combined unless waived by DRB	N/A
	Driveways dist min 60' apart.	N/A
	Driveways with mount. Curb.	N/A
	Off-street Loading prohibited, unless is the only access	N/A
	On-street loading is prohibited.	N/A
10	**Class B (69th Street, Abbott, Dickens Avenue)**	
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.1
	1. Min depth of hab. space =45'-0" from bldg façade	Comply See A2.7
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1
	4. Parking at ground floor and surface setback 45'-0" from bldg façade.	Comply See A3.1
	Driveways & vehicle access prohibited, unless is the only access or the other is a class A.	Comply See A3.1
	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	Comply See A3.1
	Loading location behind minimum habitable depth-45' required.	Comply See A3.1
	Off-street Loading prohibited, unless is the only access or the other is class A.	Comply See A3.1
	On-street loading is prohibited.	Acknowledge
11	**Class C (Byron, Harding, Carlyle Avenue)**	
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.4
	1. Min depth of hab. space =20'-0" from bldg façade	Comply See A2.7
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	N/A
	5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.	Comply See A3.1
	Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.	Comply See A3.1
	Driveway for loading and parking shall be combined unless waived by DRB	Comply See A3.1
	Driveways w max 24' in width	Comply See A3.1
	Driveways dist min 30' apart. Or waived by DRB	N/A
	Driveways with mount. Curb.	Comply See A3.1
	Loading location behind minimum habitable depth-20' required.	Comply See A3.1
12	**Class D (70th Street alley)**	
	Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A
	Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required	N/A
	1. Min depth of hab. space =20'-0" from bldg façade	N/A
	2. Ground floor- Residential, commercial and hotel uses	N/A
	3. Building can be recessed back for a plaza with no floor above.	N/A
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian	N/A
	Driveways and Loading prohibited	N/A
	Setback of 10'-0" shall contained pedestrian path.(min 5'-0")	N/A
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height	N/A
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.	N/A
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".	N/A
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.	N/A

13	**Parking (District # 8)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
	Total # of parking spaces	168	**116**	218	
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	please refer A2.2		101	
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	please refer A2.2		108	
	Electric Vehicles Parking spaces (2%)	5		5	
	Parking Space Dimensions	18' X 8'-6"		18' X 8'-6"	
	Parking Space configuration (45o, 60o, 90o, Parallel)	0		0	
	ADA Spaces	6		6	
	Tandem Spaces	0		0	
	Drive aisle width	22		22	
	Valet drop off and pick up	0		0	
	Loading zones and Trash collection areas	3		3	
	Bicycle parking, location and Number of racks	125		154	
14	**Restaurants, Cafes, Bars, Lounges, Nightclubs**				
	Type of use			N/A	
	Number of seats located outside on private property			N/A	

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Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

	Number of seats inside	N/A
	Total number of seats	N/A
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A
	Total occupant content	N/A
	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A
	Proposed hours of operation	N/A
	Is this an NIE? (Neighboot Impact stablishment, see CMB 142-741 (5))	N/A
	Is dancing and/or entertainment proposed ? (see CMB 114)	N/A

Notes:
If not applicable write N/A
Additional data or information must be presented in the format outlined in this section

CUBE 3

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City of Miami Beach
TCC-C Zoning Data SheetS

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A2.15

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Unit Breakdown By Floor

Level	Unit Size	Designation	Quantity	Total SF
Roof	N/A	N/A	N/A	N/A
14	553 NSF	1BR / 1BA	1 Units	553 NSF
	550 NSF	1BR / 1BA	1 Units	550 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	902 NSF	2BR / 1BA	1 Units	902 NSF
TOTAL PER FLOOR			**6 Units**	**3,813 NSF**
13	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
12	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
11	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
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	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
10	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
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	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
9	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
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	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
8	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
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	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
7	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
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	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
6	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
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	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
TOTAL PER FLOOR			**14 Units**	**8,609 NSF**
5	N/A	N/A	N/A	0
4	N/A	N/A	N/A	0
3	N/A	N/A	N/A	0
2	N/A	N/A	N/A	0
Ground	N/A	N/A	N/A	0

Average Unit Size	Total Units	Total NSF
616 NSF	118 Units	72,685 NSF

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Unit Breakdown
Scale: None

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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	(Parking)
A3.5	Fifth Level Plan	(Parking)
A3.6	Sixth Level Plan	
A3.7	Seventh to Thirteenth Level Plan	
A3.8	Fourteenth Level Plan	
A3.9	Roof Plan	

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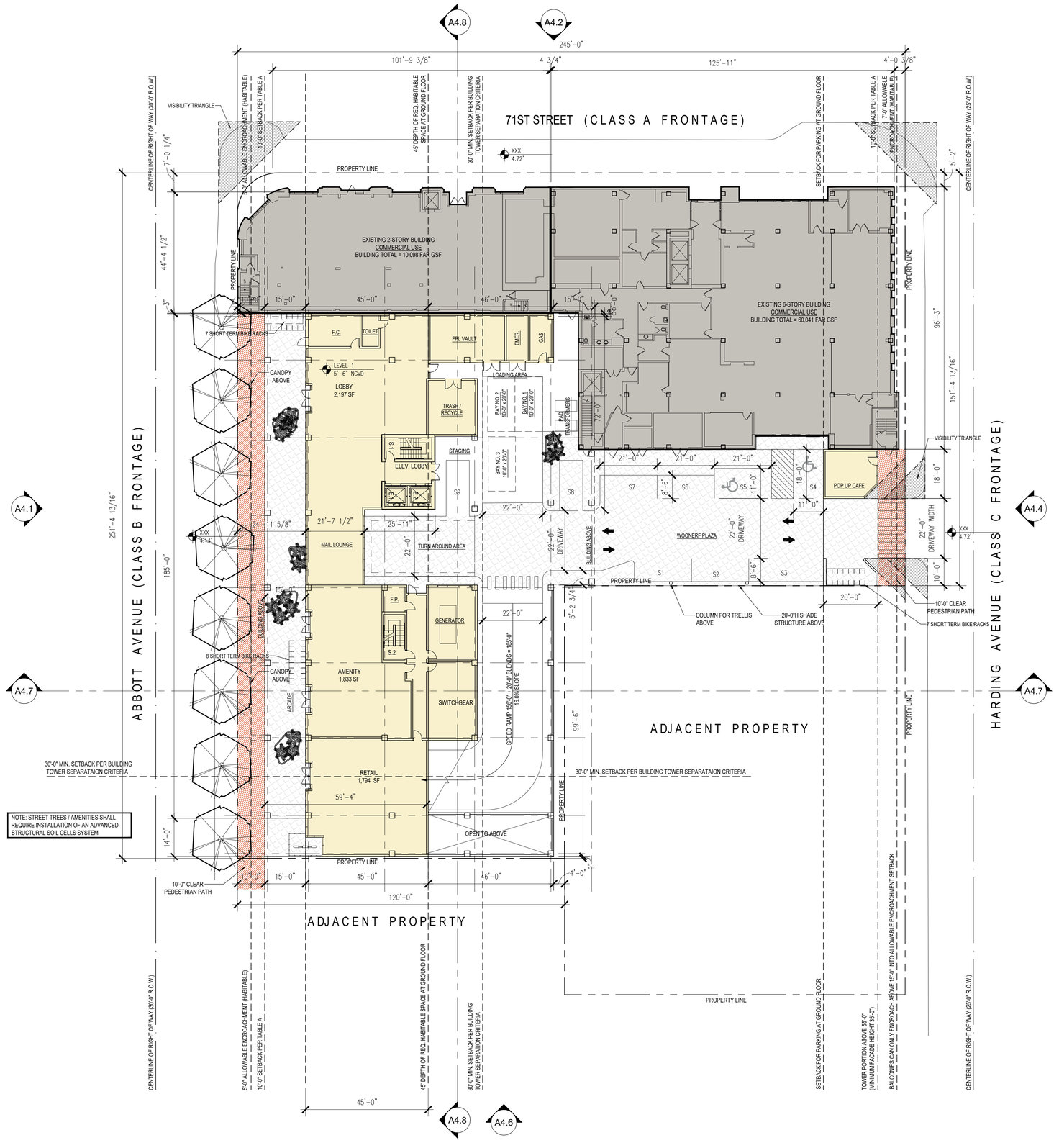

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0' 10' 20' 40'

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Ground Level Plan
Scale: 1" =20'-0"

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A3.1

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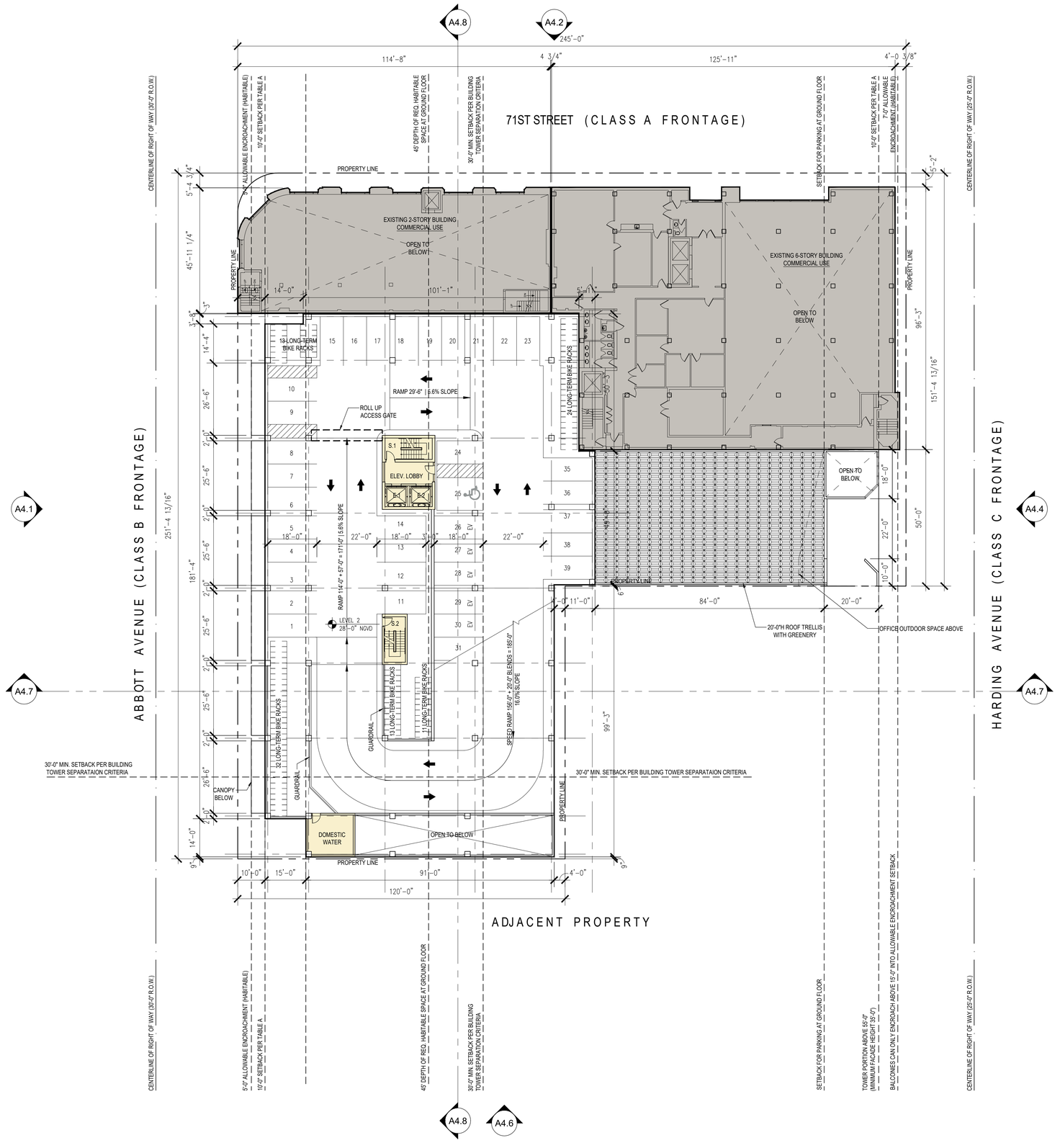

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0' 10' 20' 40'

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Second Level Plan
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A3.2

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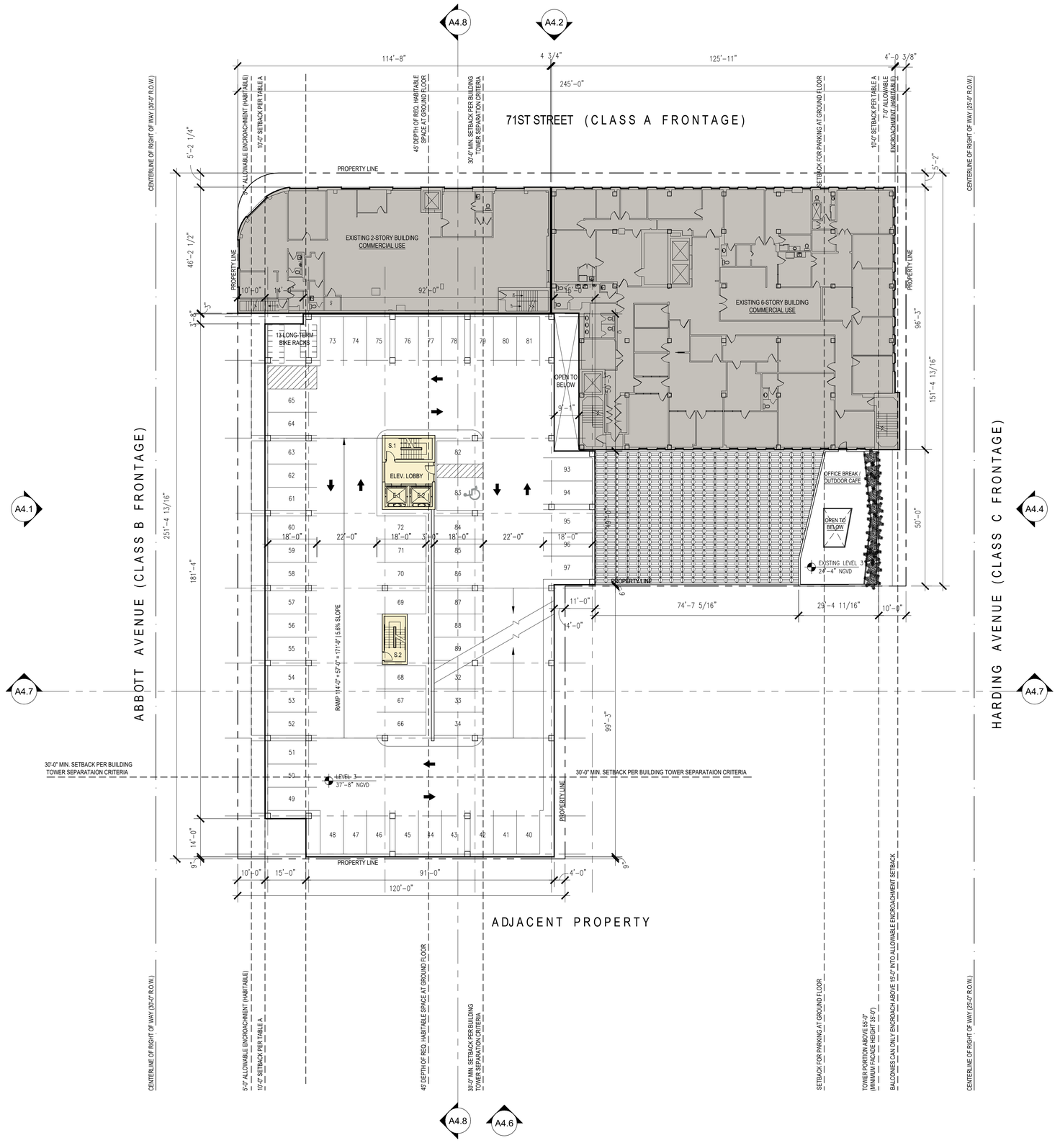

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0' 10' 20' 40'

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Third Level Plan
Scale: 1" = 20'-0"

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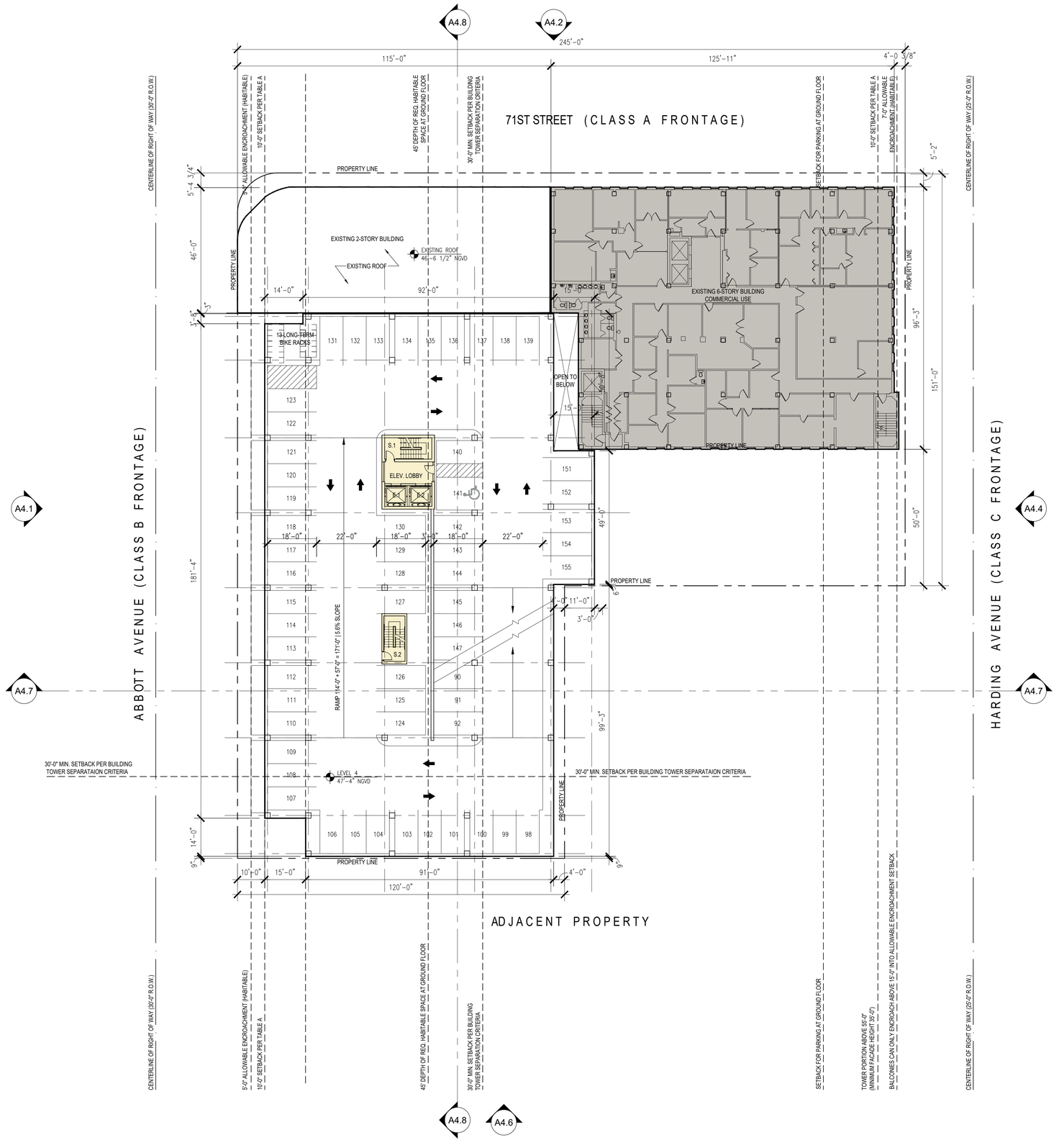

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0' 10' 20' 40'

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Fourth Level Plan
Scale: 1" = 20'-0"

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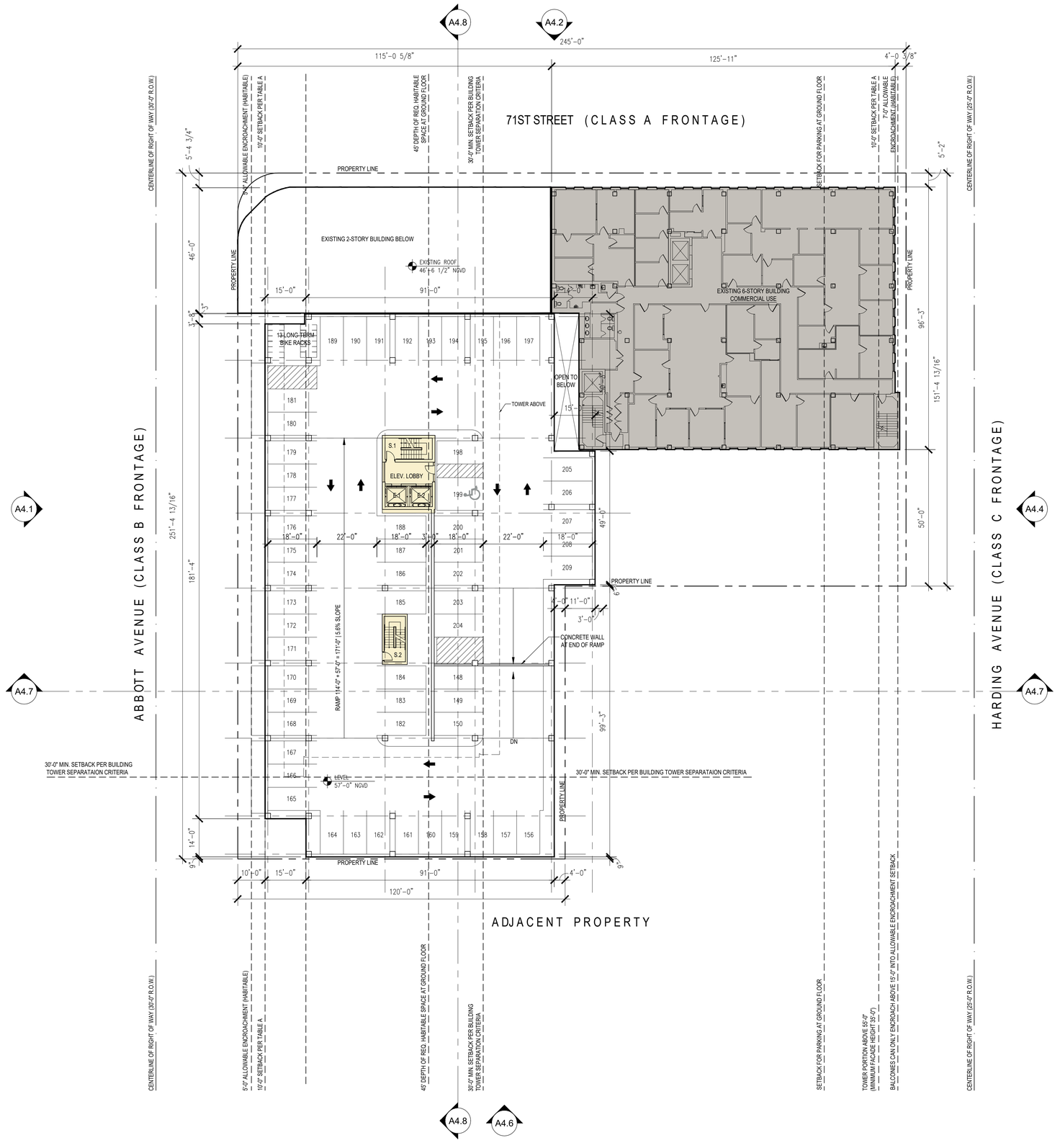

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0' 10' 20' 40'

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

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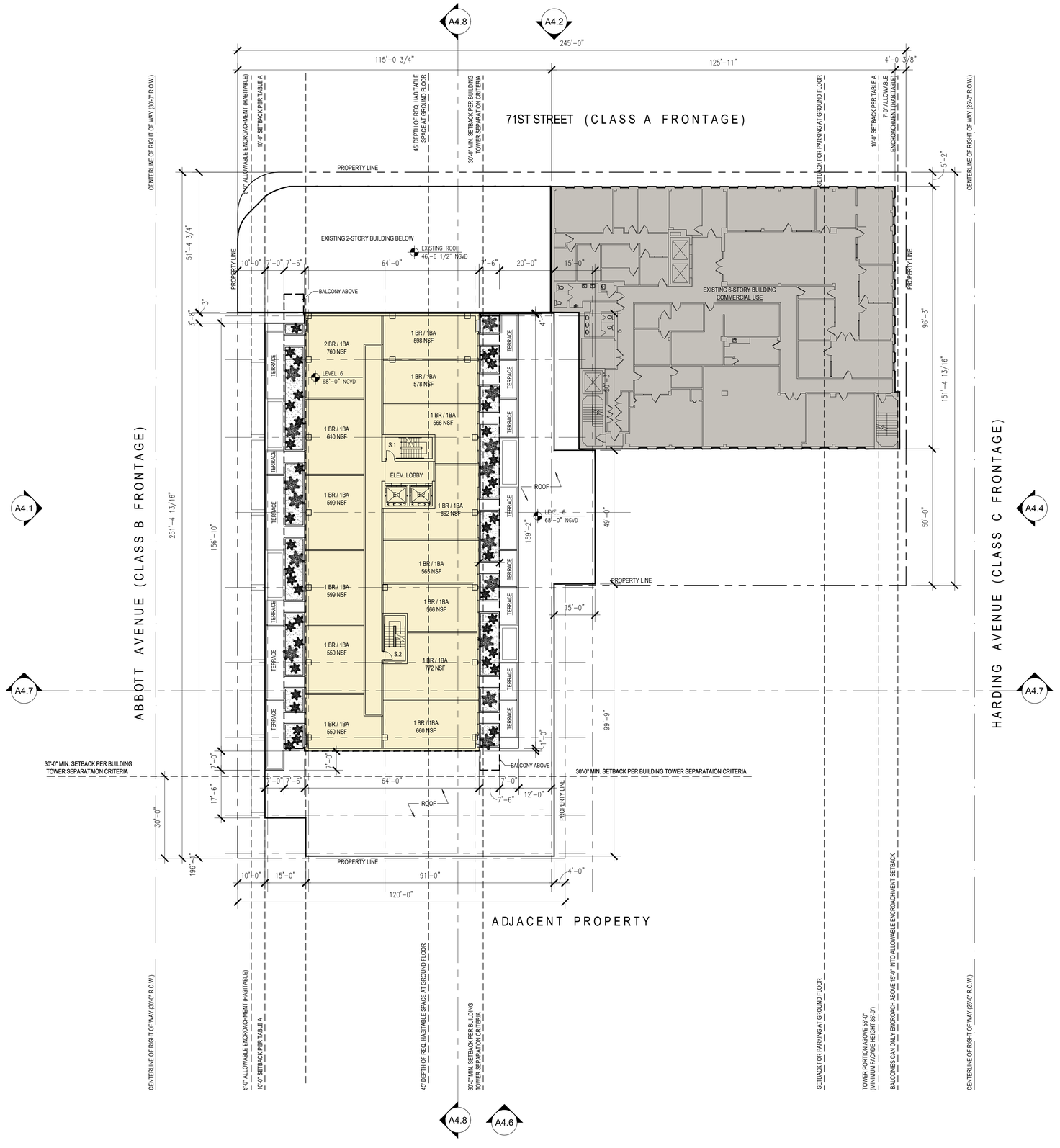

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0' 10' 20' 40'

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Sixth Level Floor Plan
Scale: 1" = 20'-0"

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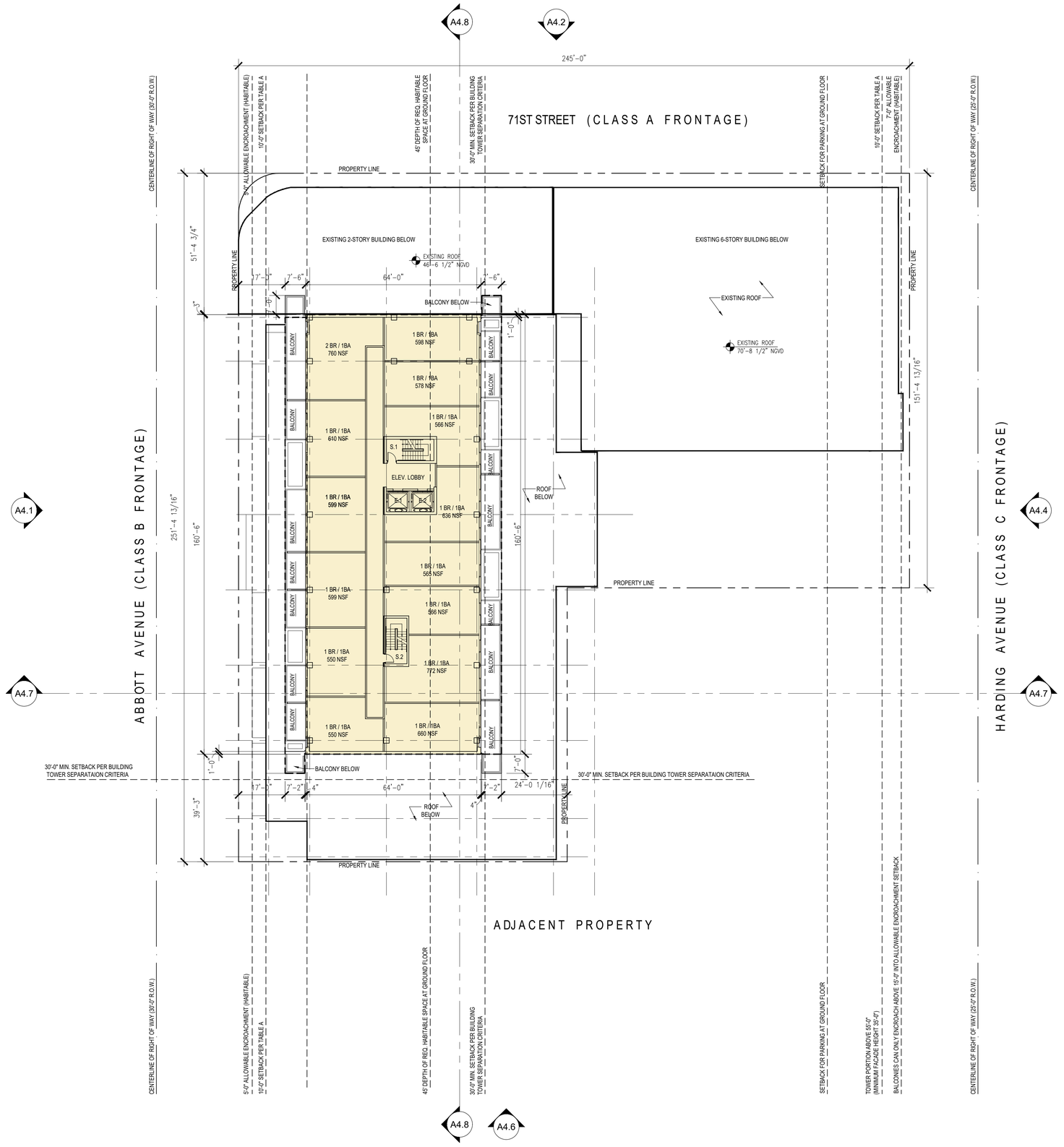

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License No. L18000278579

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0' 10' 20' 40'

6985 Abbott Avenue
Miami Beach, Florida

Seventh to Thirteenth Levels
Scale: 1" = 20'-0"

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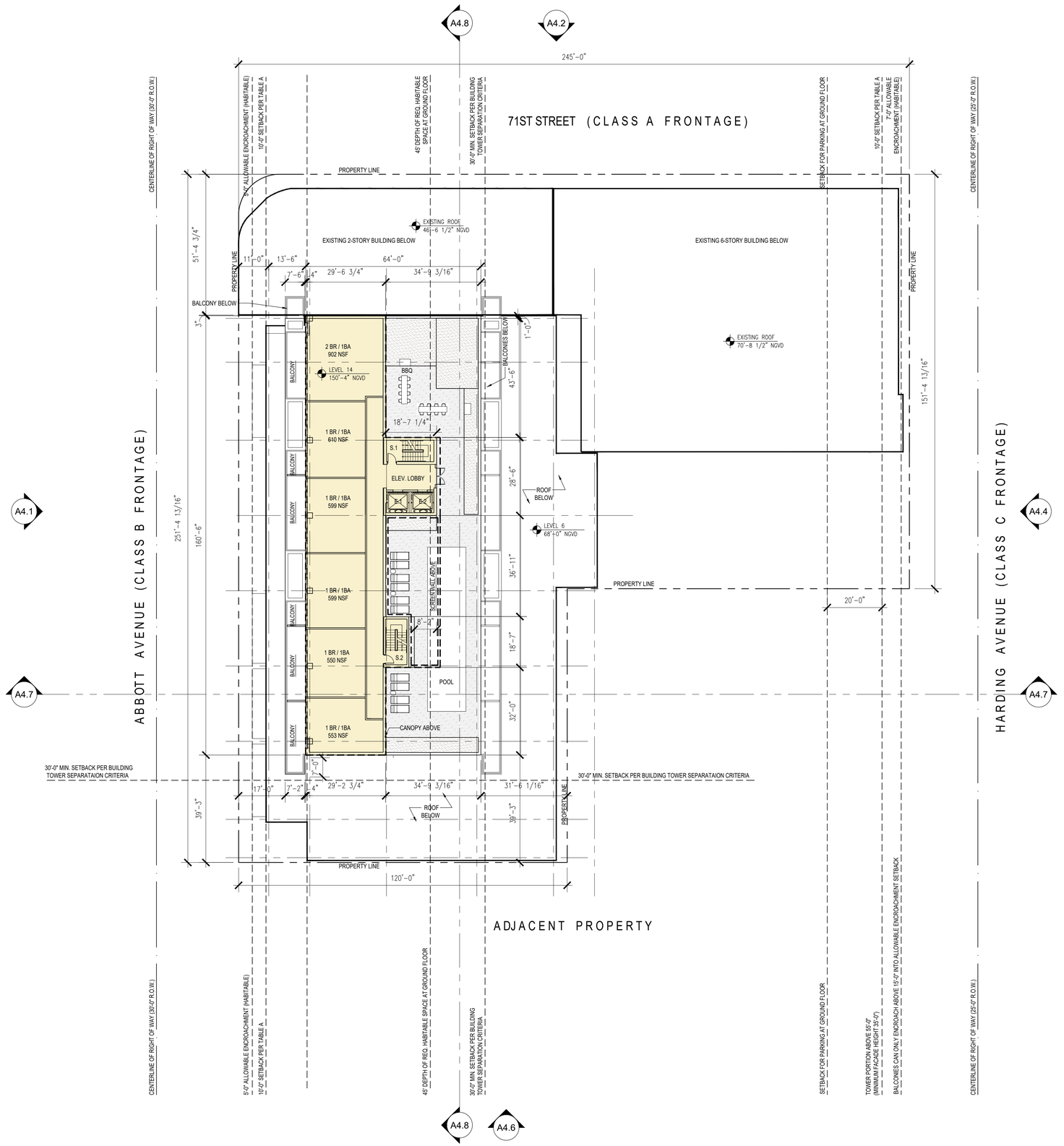

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0' 10' 20' 40'

6985 Abbott Avenue
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Fourteenth Level Floor
Scale: 1" = 20'-0"

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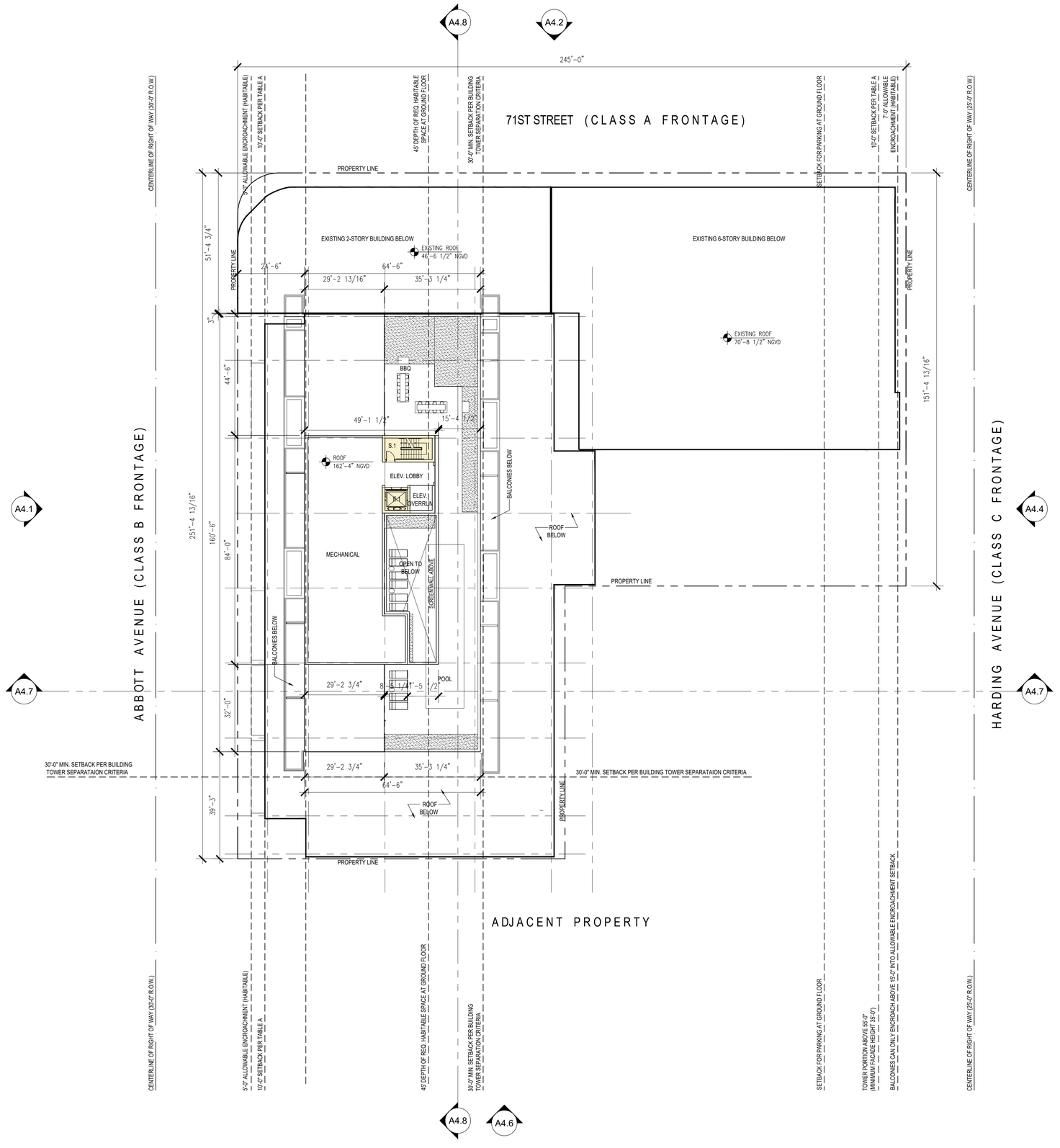

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0' 10' 20' 40'

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

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A3.9

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A4 Building Elevations & Sections

A4.1 West Elevation - Abbott
A4.2 North Elevation w/ 71st Street
A4.3 North Elevation w/o 71st Street
A4.4 East Elevation w/ Corner Building
A4.5 East Elevation w/o Corner Building
A4.6 South Elevation
A4.7 Latitudinal Building Section
A4.8 Longitudinal Building Section

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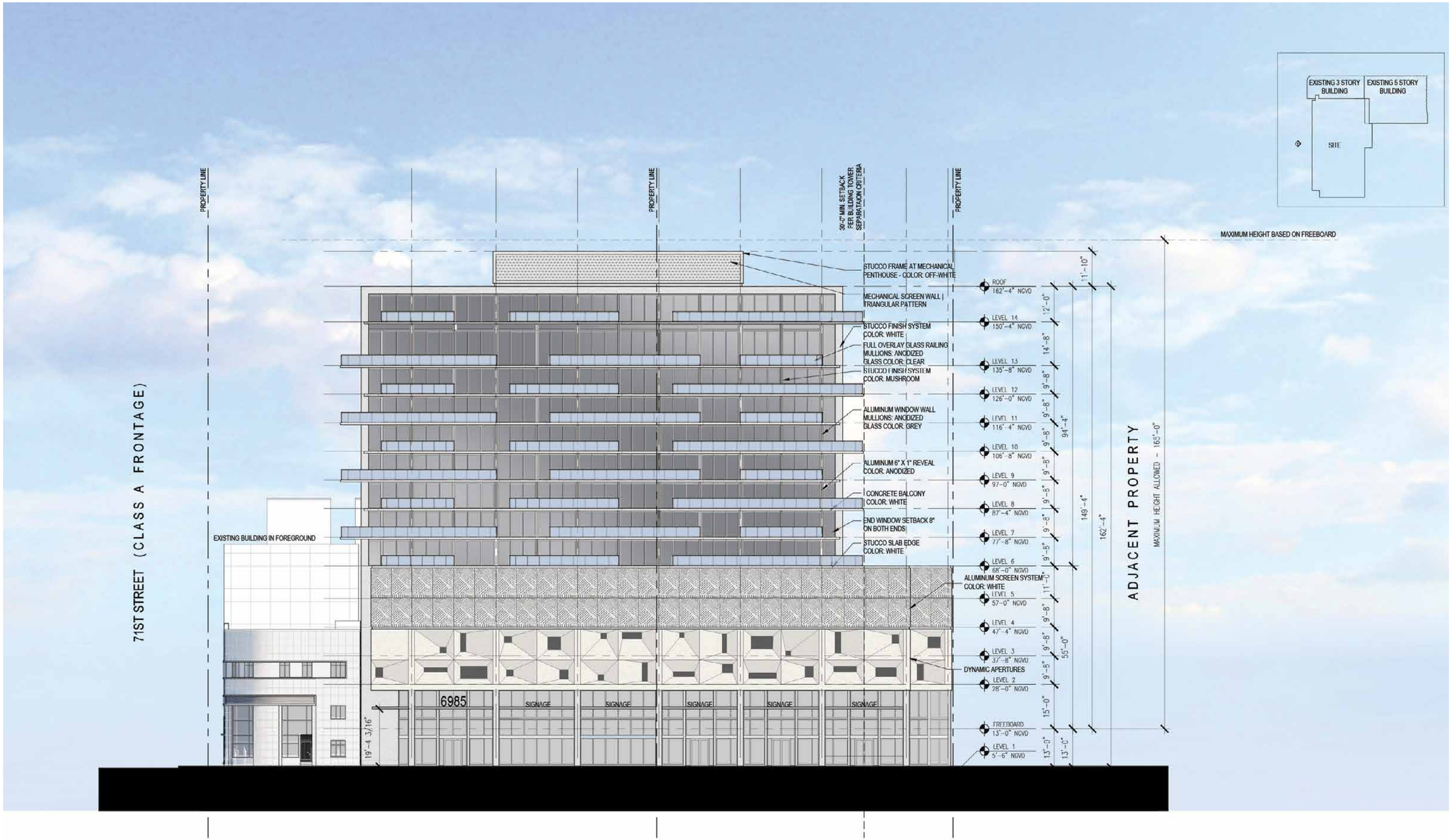

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West Elevation - Abbott
Scale: 1" = 16'-0"

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A4.1

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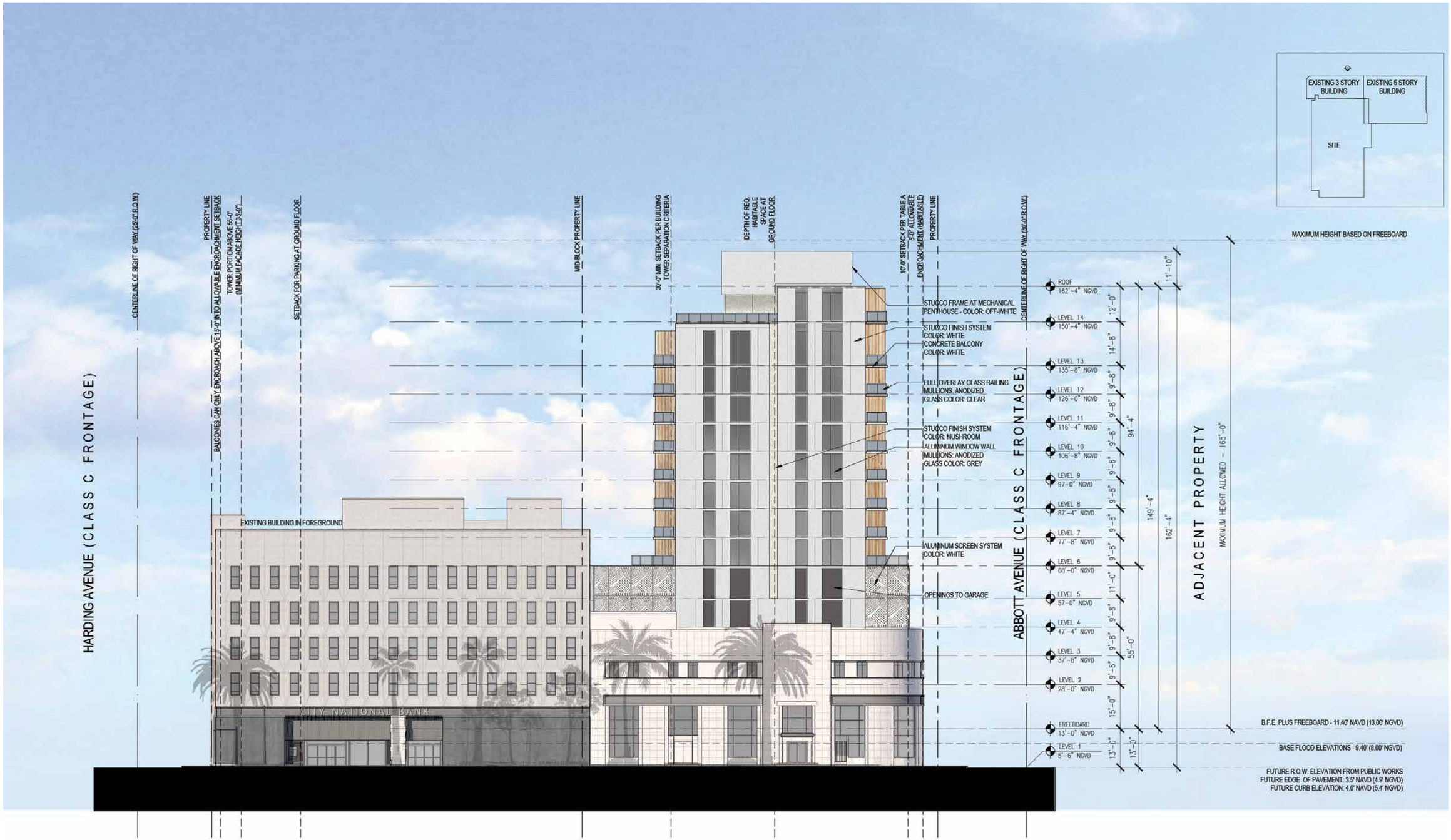

0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

North Elevation w/ 71st St.
Scale: 1" = 16'-0"

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A4.2

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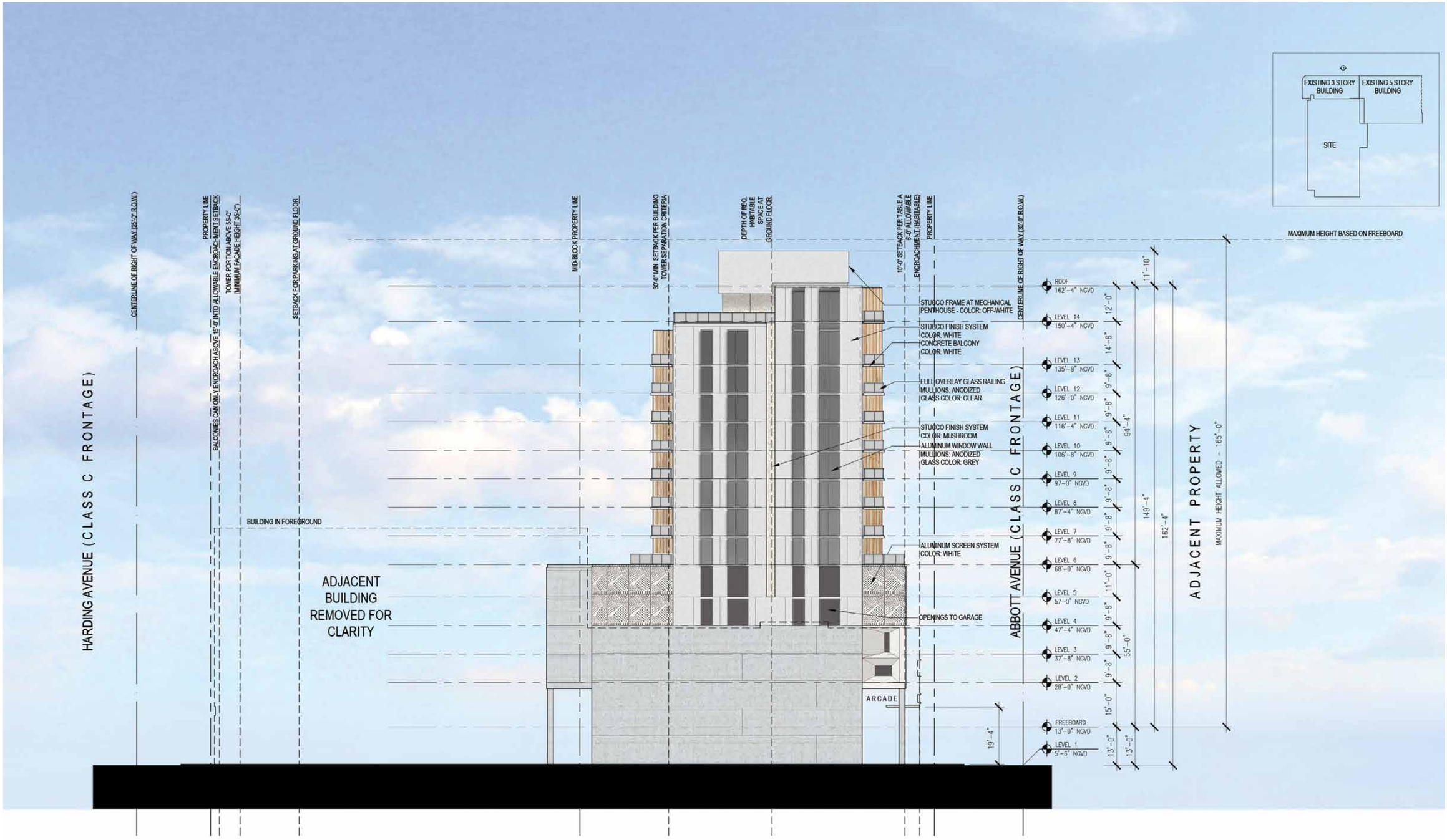

6985 Abbott Avenue
Miami Beach, Florida

North Elevation w/o 71st Street
Scale: 1" =16'-0"

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A4.3

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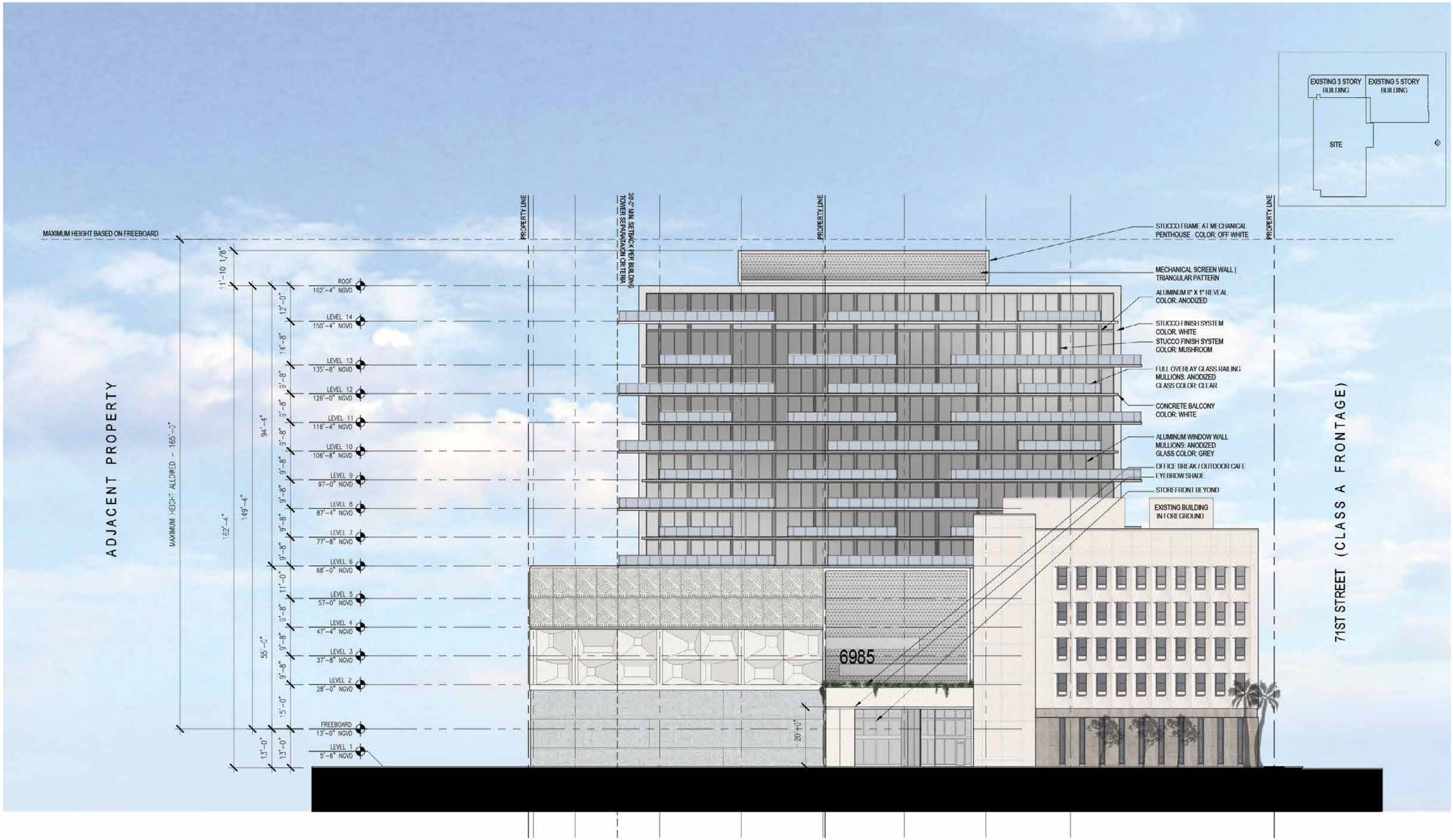

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Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

East Elevation w/ Harding
Scale: 1" = 16'-0"

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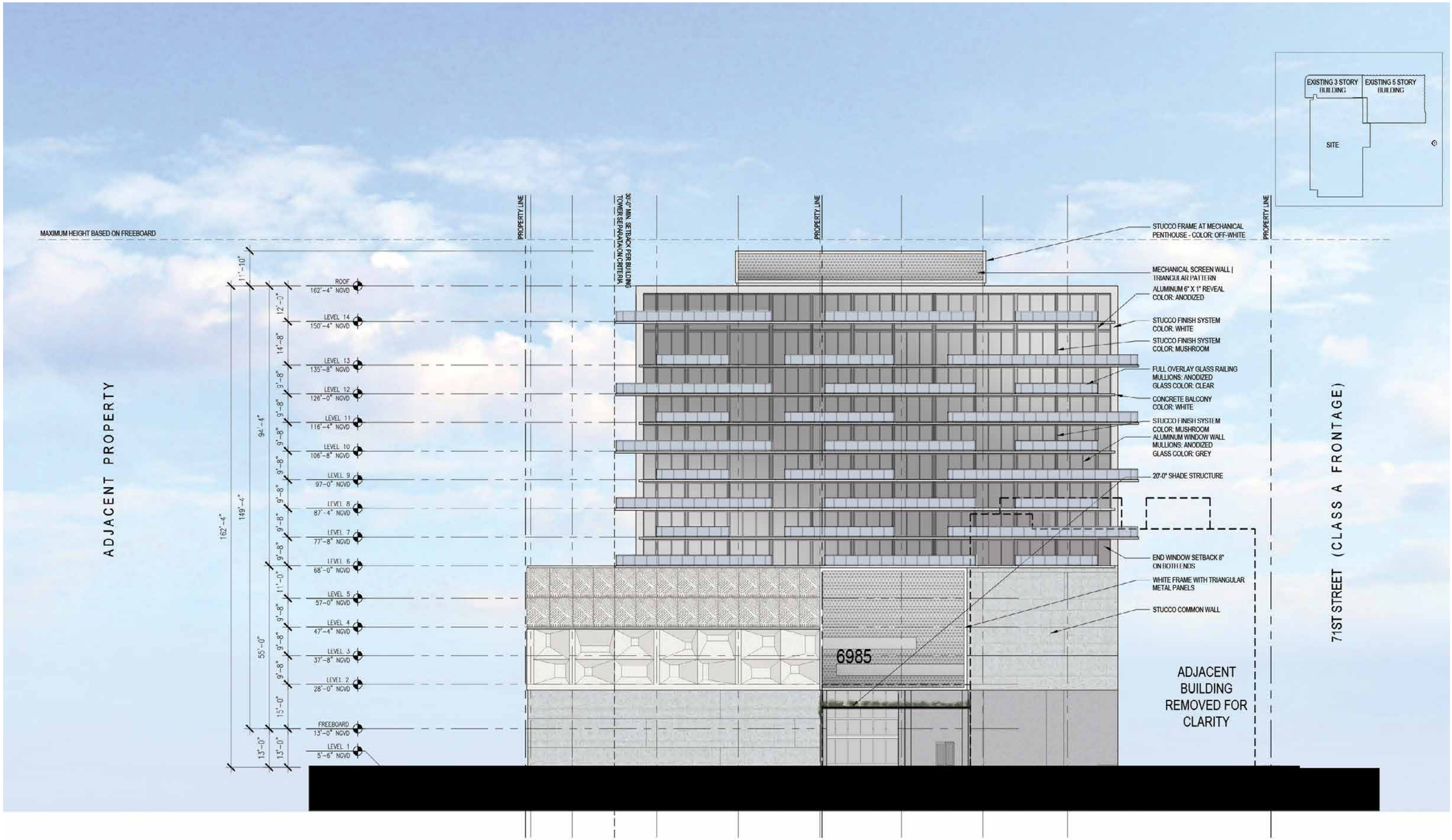

6985 Abbott Avenue
Miami Beach, Florida

East Elevation w/o Harding
Scale: 1" = 16'-0"

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A4.5

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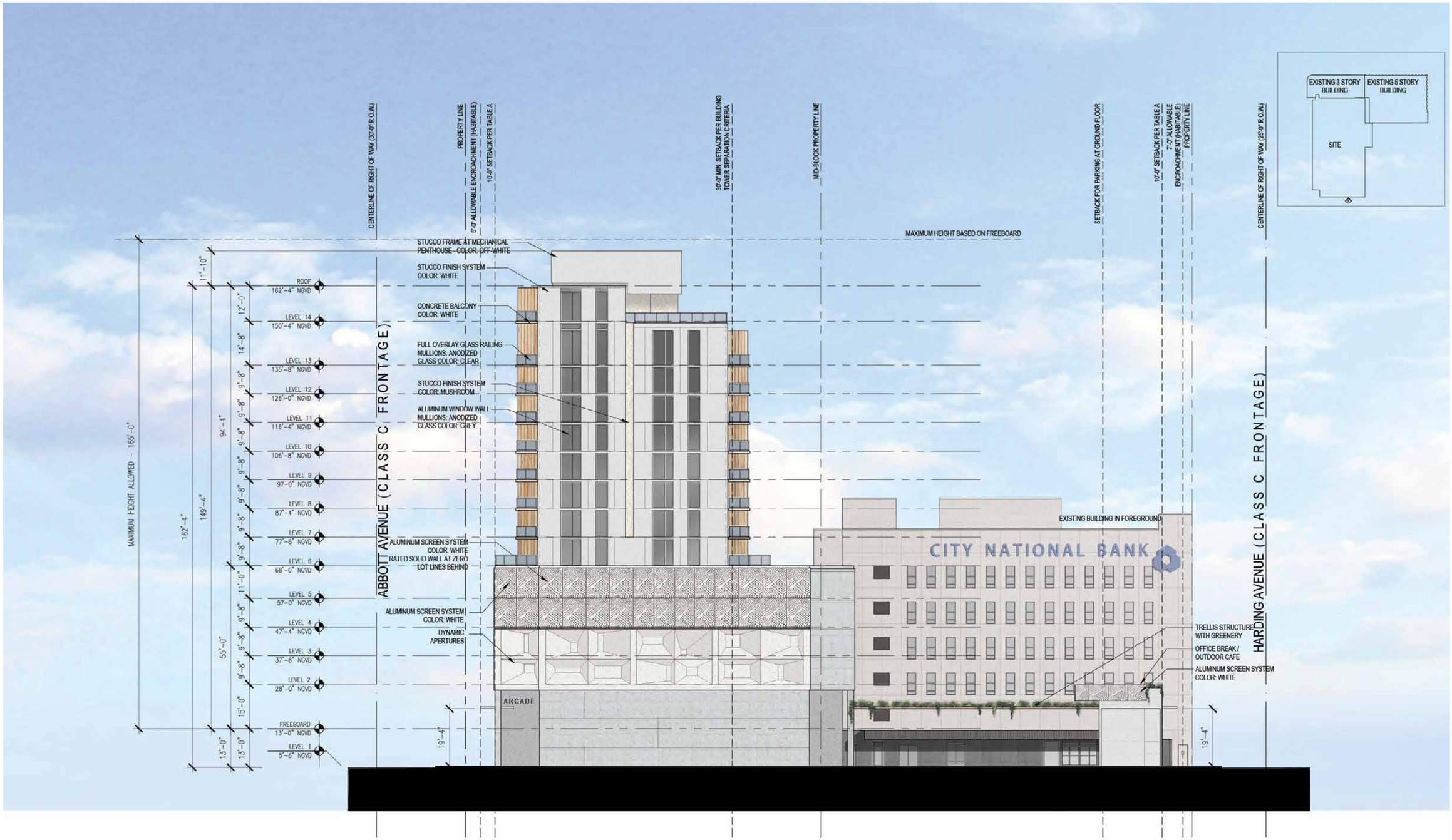

0' 8' 16' 32'

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6985 Abbott Avenue
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South Elevation
Scale: 1" = 16'-0"

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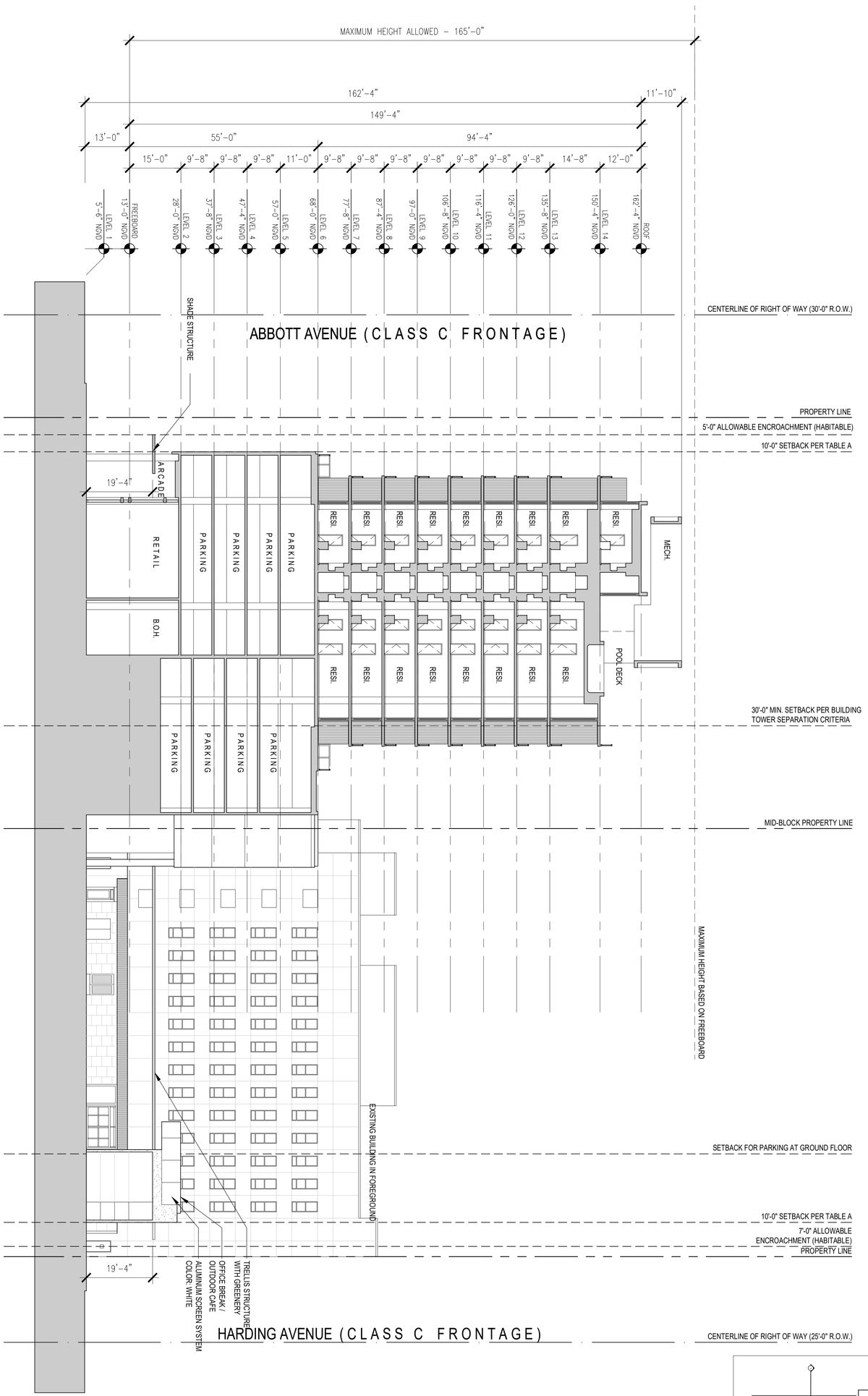

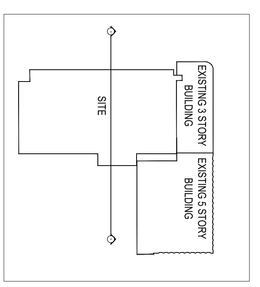

Latitudinal Building Section

Scale: 1" = 16'-0"

6985 Abbott Avenue
Miami Beach, Florida

0' 8' 16' 32'

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0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

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

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A4.8

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A5 Project Imagery

A5.1 Rendering | Abbott Avenue
A5.2 Rendering | 71st Street
A5.3 Material Board
A5.4 Material Board
A5.5 Rendering | Harding Avenue

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Rendering | Abbott Avenue
Scale: 1" = 40'-0"

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A5.1

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Aerial Rendering | 71st Street
Scale: None

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A5.2

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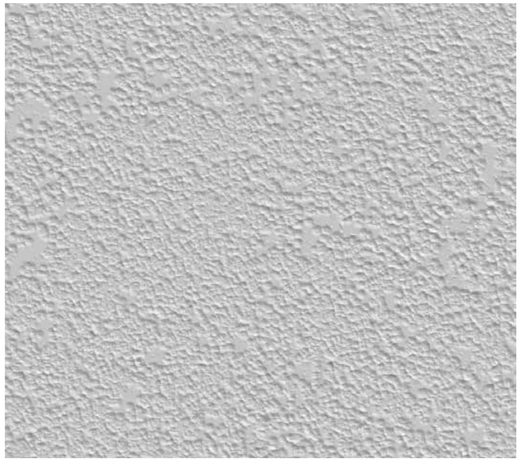
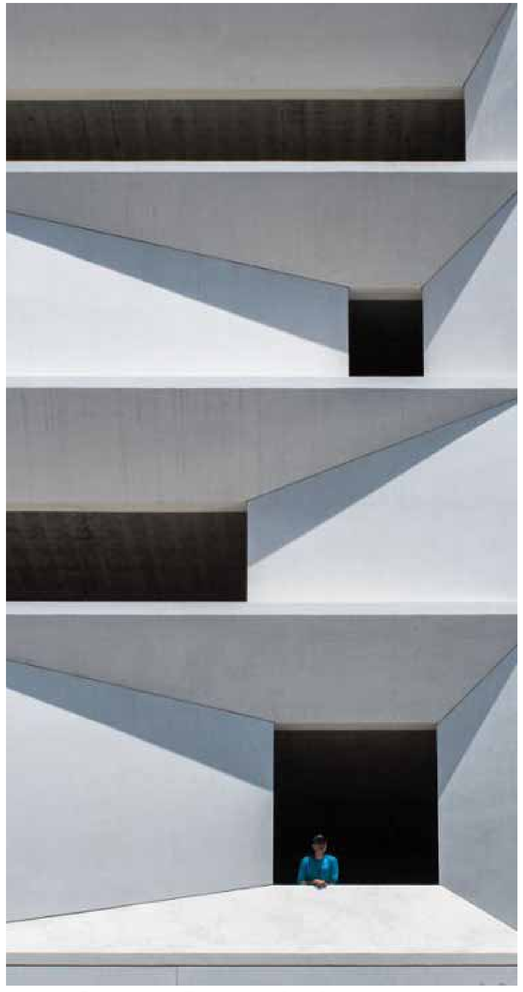


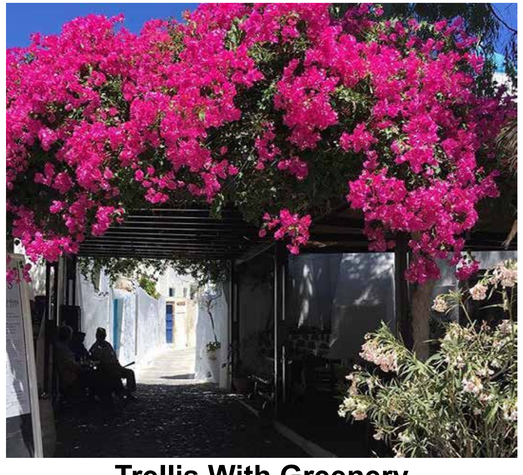
Stucco
Color: White

Stucco
Color: Off-White

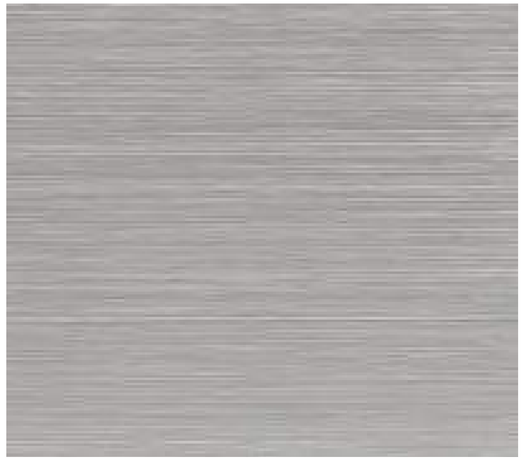
Stucco
Color: Mushroom



Garage Dynamic Apertures
Color: White



Trellis With Greenery
Color: Mandevilla

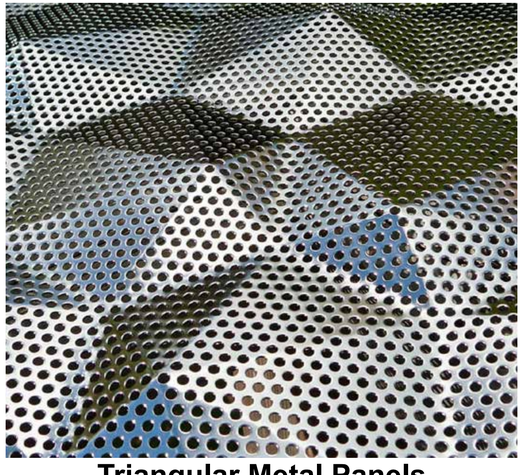


Aluminum Color
Color: Pewter

Aluminum Garage Screen
Color: White | Pattern to be refined

Glass Color - Common Areas
Color: Clear

Glass Color - Residences
Color: 15% Tint



Triangular Metal Panels
Color: Pewter

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Material Board
Scale: None

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A5.3

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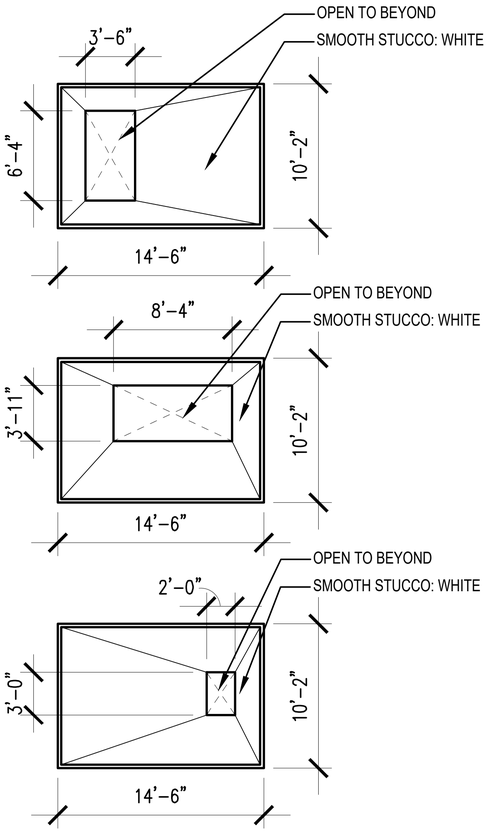
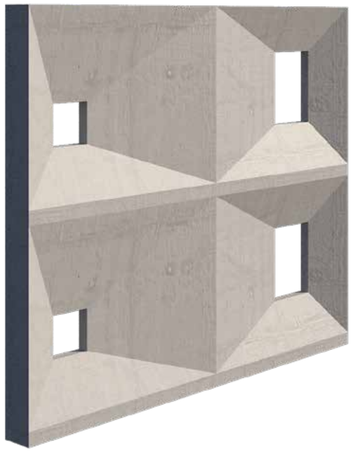
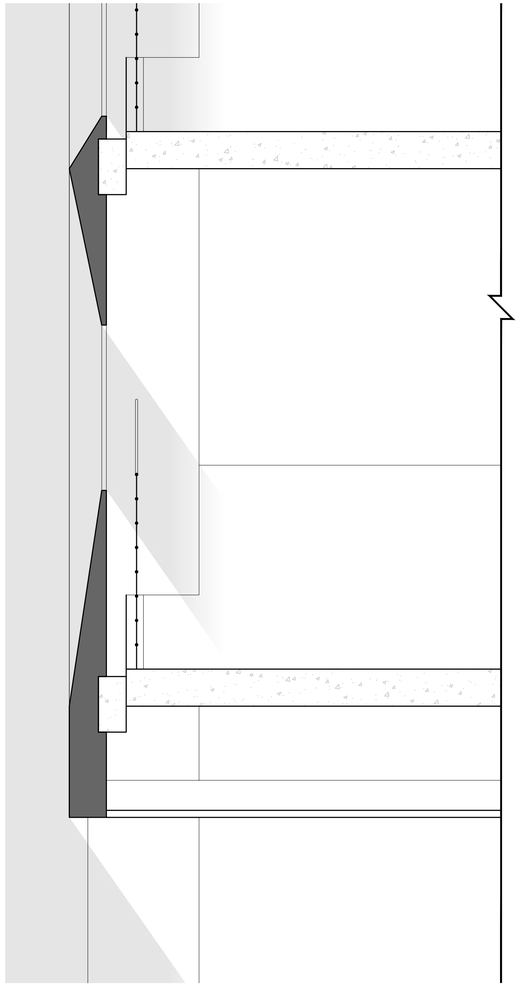


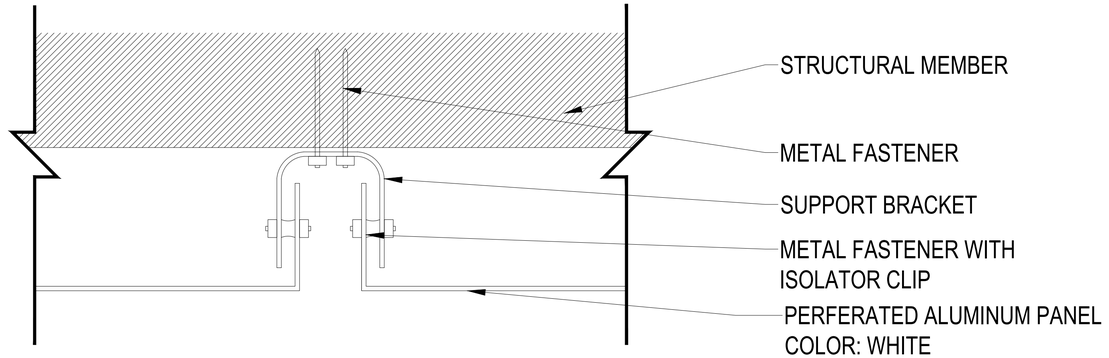
Aperture Variation Samples
Color: White



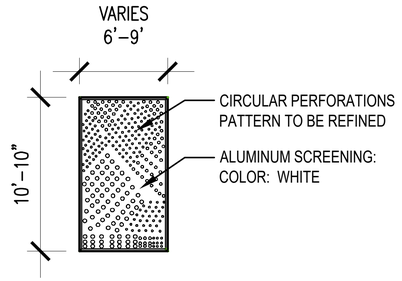
Aperture Axon
Color: White



Dynamic Aperture Section
Color: White | Pattern Varies

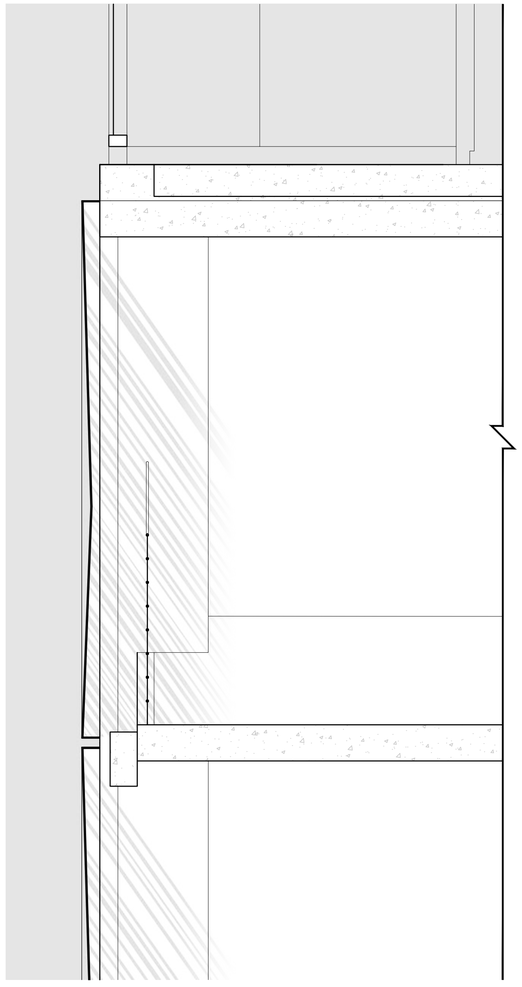


Aluminum Screen Preliminary Detail
Color: None



Aluminum Screen Sample
Color: White

Aluminum Screen Axon
Color: White



Aluminum Screen Section
Color: White | Pattern to be refined

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Garage Screen Details
Scale: None

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Aerial Rendering | 71st Street
Scale: None

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A5.5

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C1 Civil Information

C1.1 Level 1 | Service Vehicle
C1.2 Level 1 | P1 Vehicle
C1.3 Level 2 | P1 Vehicle
C1.4 Level 3 | P1 Vehicle
C1.5 Level 4 | P1 Vehicle
C1.6 Level 5 | P1 Vehicle

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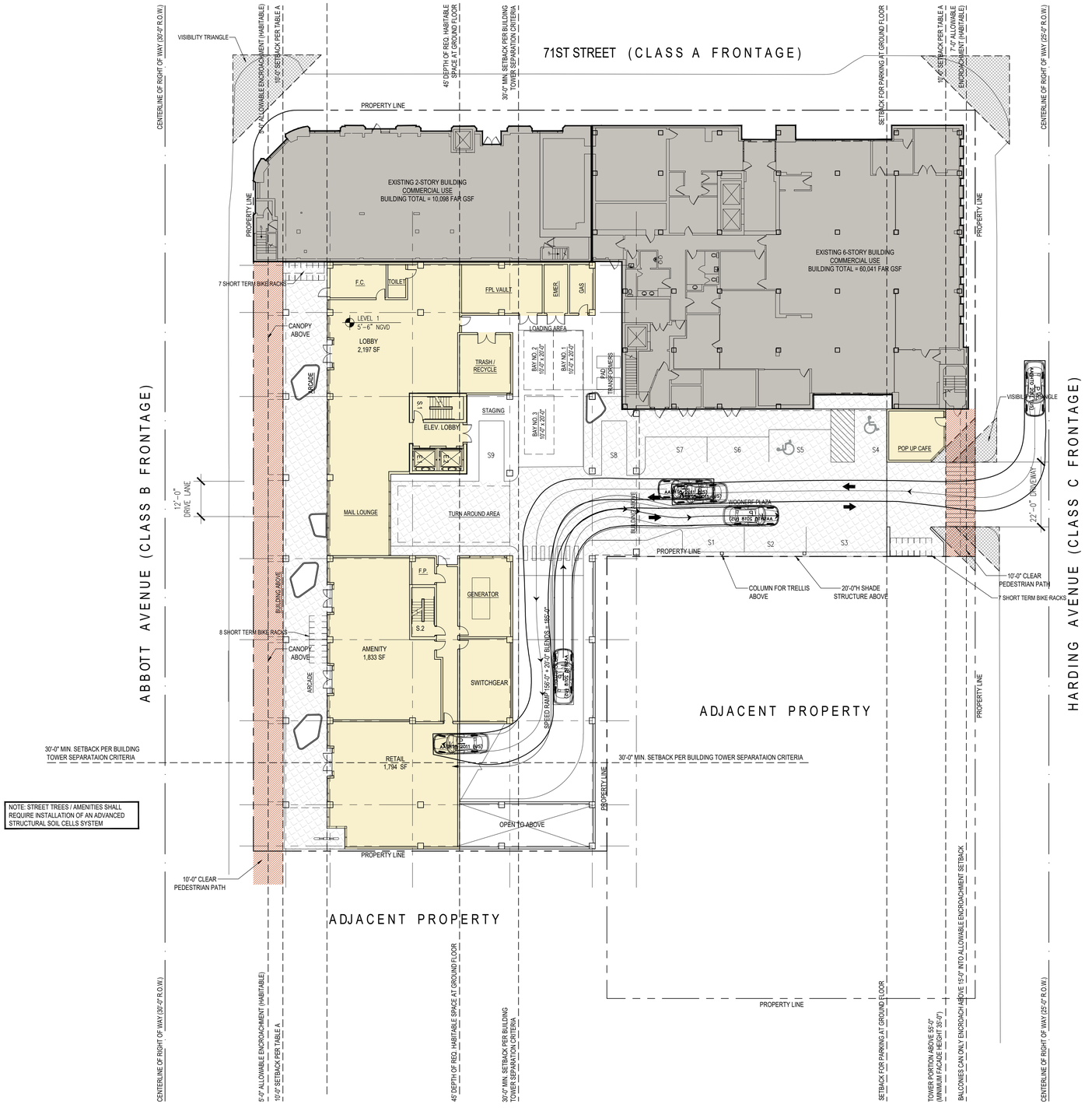

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FL License No. AR93391

0' 10' 20' 40'

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

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A6.1

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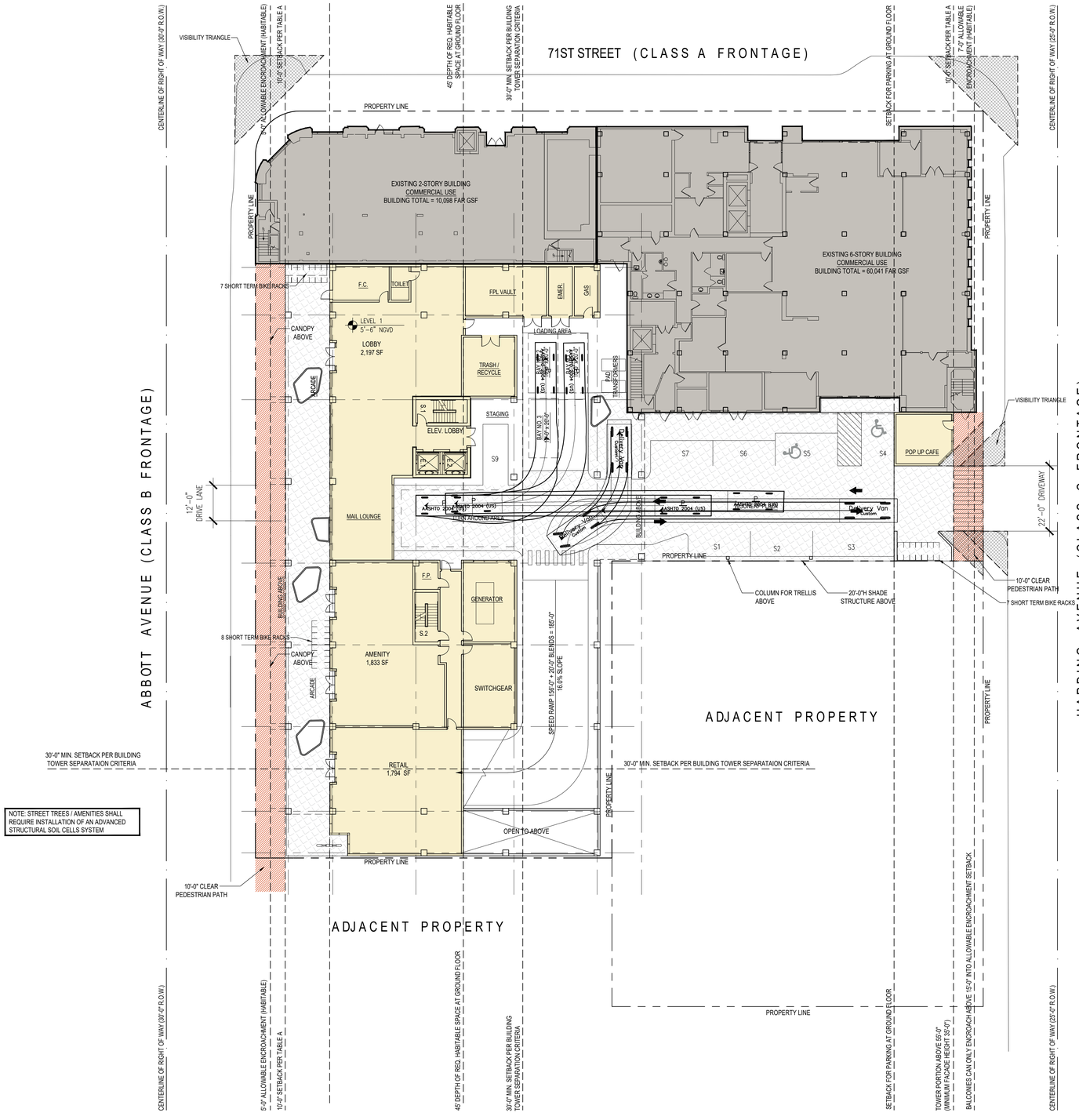

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FL License No. AR93391

0' 10' 20' 40'

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

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A6.2

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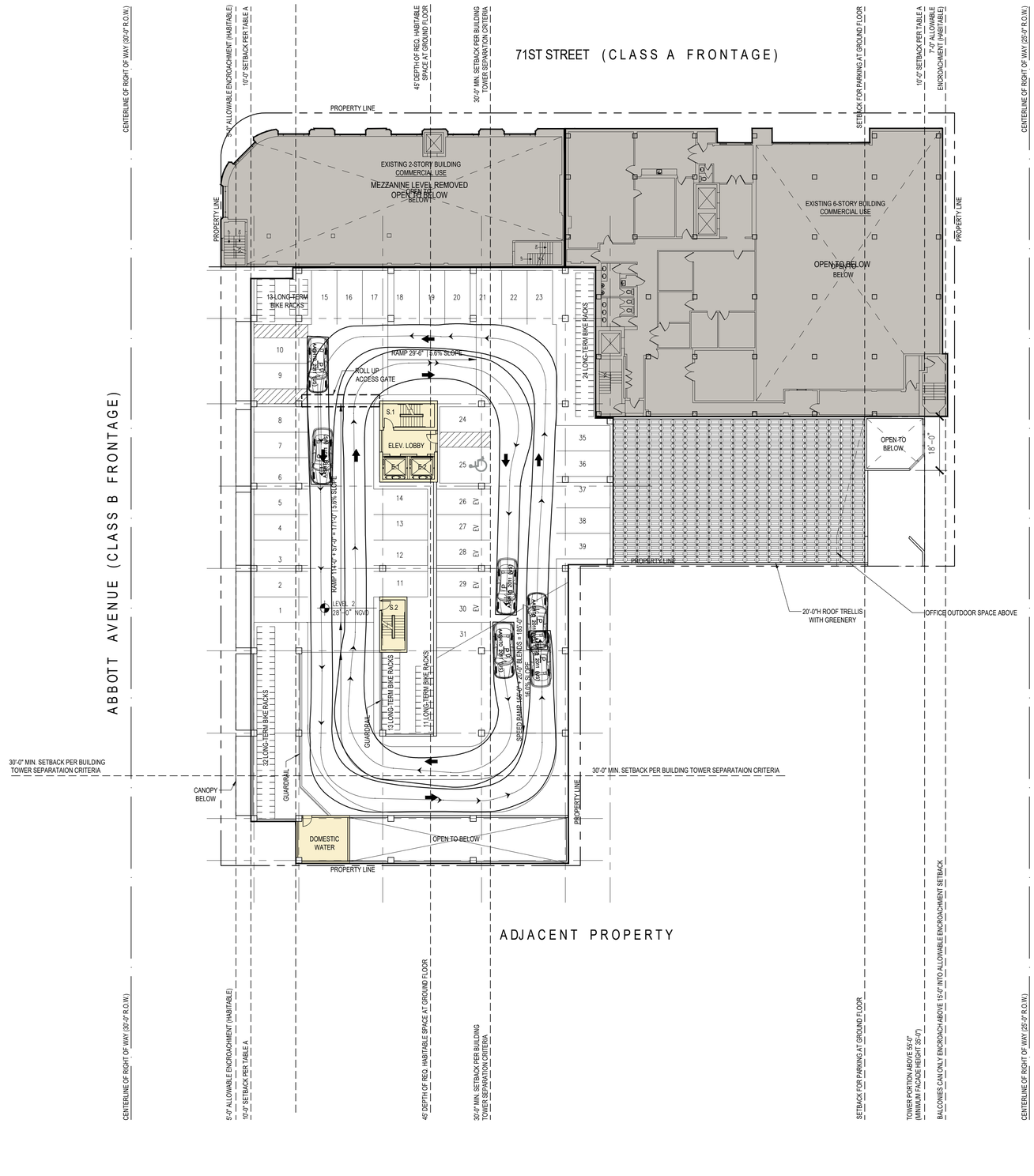

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0' 10' 20' 40'

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

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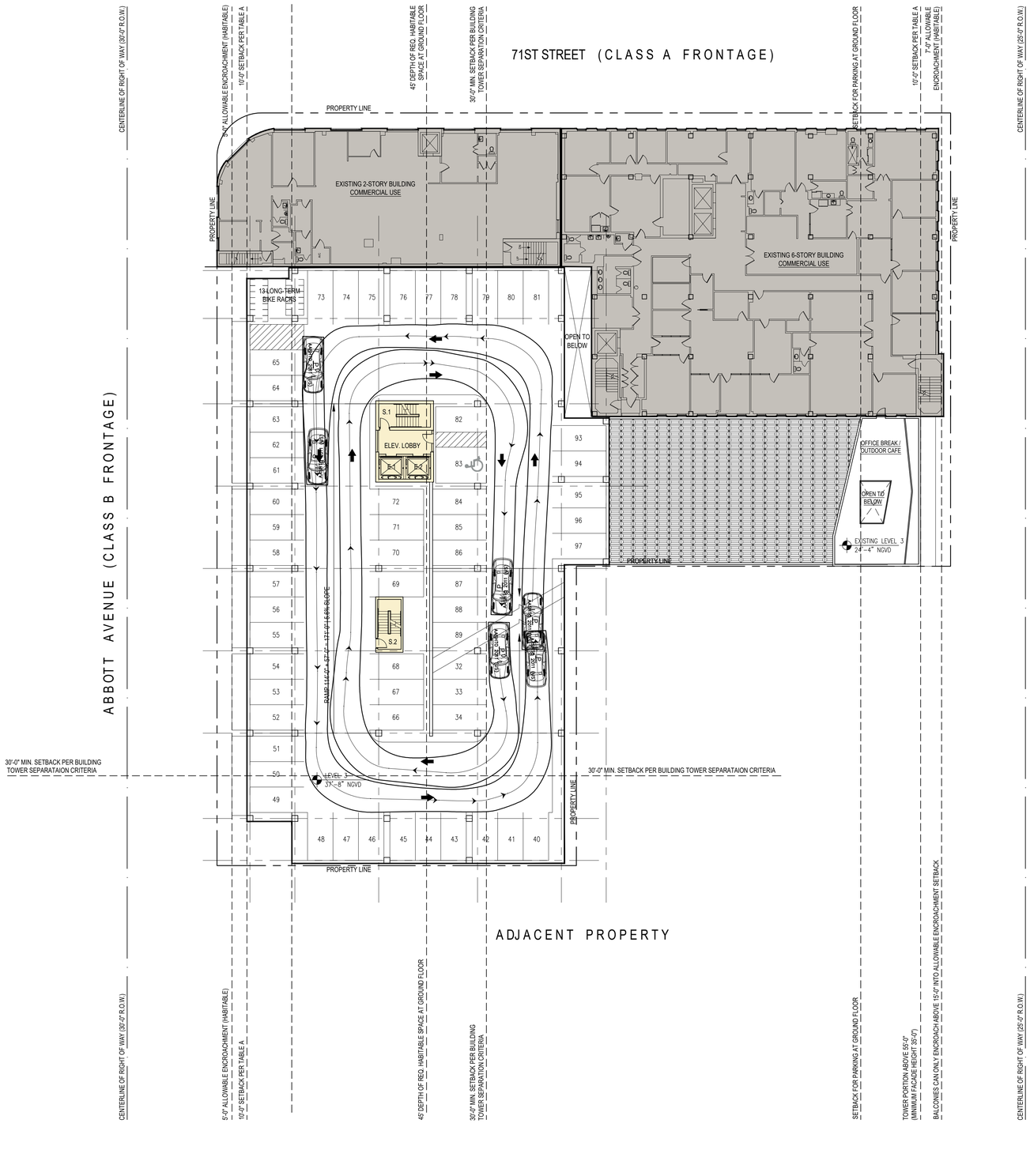

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Level 3 | P1 Vehicle
Scale: 1" = 20'-0"

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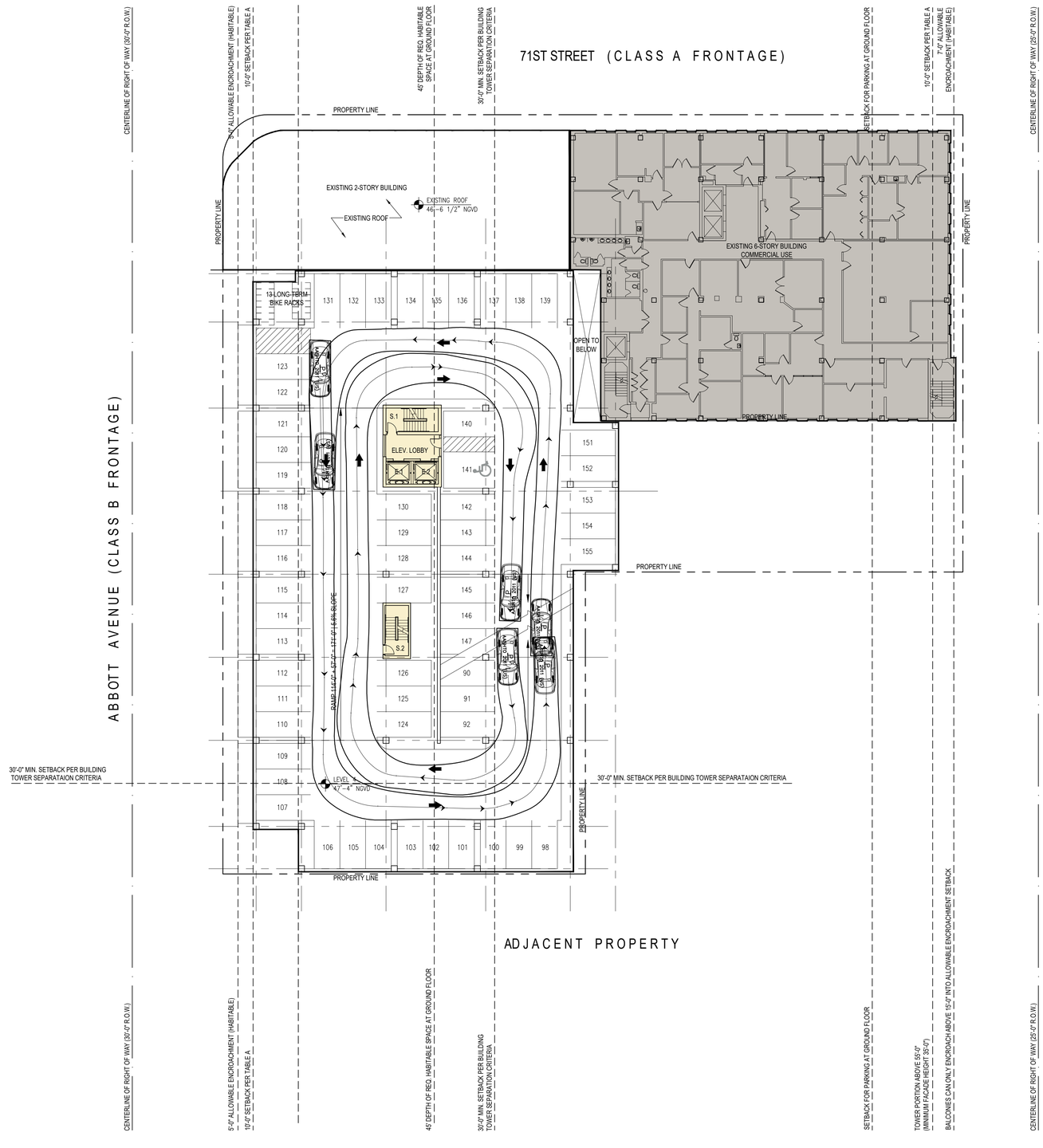

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0' 10' 20' 40'

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Miami Beach, Florida

Level 4 | P1 Vehicle
Scale: 1" = 20'-0"

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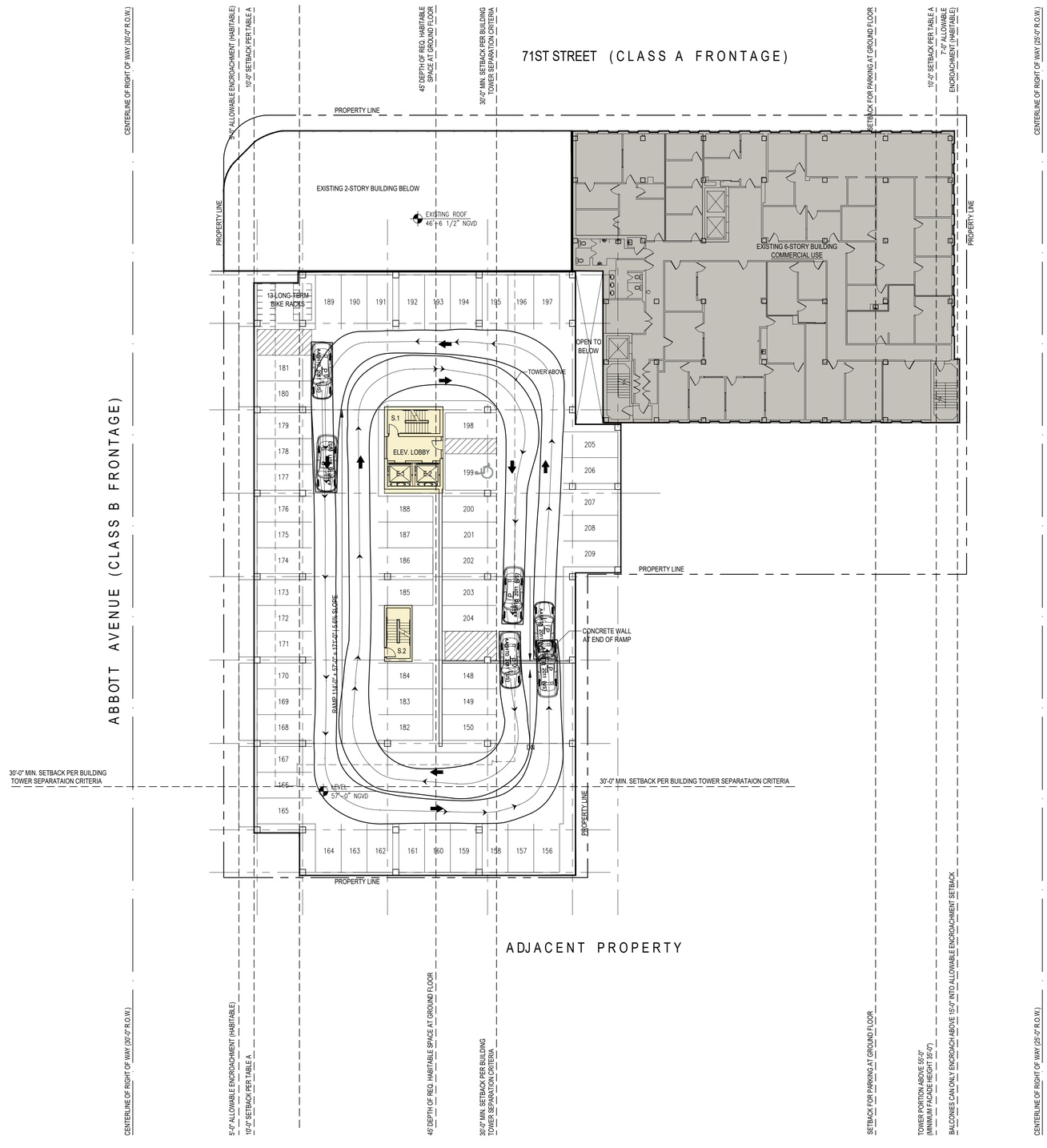

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0' 10' 20' 40'

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Level 5 | P1 Vehicle
Scale: 1" = 20'-0"

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A6.6

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L1 Landscape Plans

L1.1	Materials Schedule & Notes
L1.2	Materials Plan Ground Level
L1.3	Materials Plan Level 3
L1.4	Materials Plan Level 14
L2.1	Tree Disposition Schedule & Notes
L2.2	Tree Disposition Plan
L3.1	Tree & Palm Planting Schedule & Notes
L3.2	Tree & Palm Planting Plan Ground Level
L3.3	Tree & Palm Planting Plan Level 14
L4.1	Understory Planting Schedule & Notes
L4.2	Understory Planting Plan Ground Level
L4.3	Understory Planting Plan Level 3
L4.4	Understory Planting Plan Level 6
L4.5	Understory Planting Plan Level 14
L4.6	Planting Details
L5.1	Lighting Schedule & Notes
L5.2	Lighting Plan Ground Level
L5.3	Lighting Plan Level 14

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MATERIALS NOTES

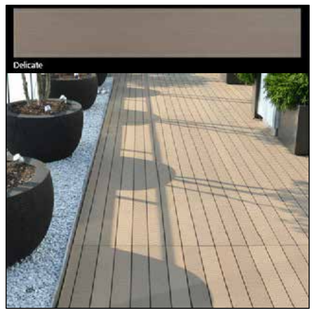
1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS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

A

MATERIAL: CONCRETE WITH ROCK SALT FINISH
LOCATION: PEDESTRIAN WALKWAY
SPECIFICATION: NATURAL GREY
SIZE: REFER TO DETAILS
SOURCE: T.B.D.

B

MATERIAL: DOMINICAN CORAL STONE PAVERS
LOCATION: ARCADE & PARKING AREA'S
PEDESTRIAN CIRCULATION
SPECIFICATION: SAW CUT / MORTAR TO SLAB
SIZE: 9" x 18" x 1 ¾" UNITS
SOURCE: EPIC STONE WORKS SOUTH FLORIDA
(305) 255 2848



C

MATERIAL: ESTHEC DECKING
LOCATION: POOL DECK
COLOR: "DELICATE"
SPECIFICATION: MANUFACTURER'S SPECS
SOURCE: ESTHEC CORP.
954.763.3125
www.esthec.com

D

MATERIAL: CONCRETE PAVERS
LOCATION: PARKING AREA
SPECIFICATION: 8" x 8" UNITS
BUTT JOINTS / MORTAR TO SLAB
SOURCE: T.B.D.

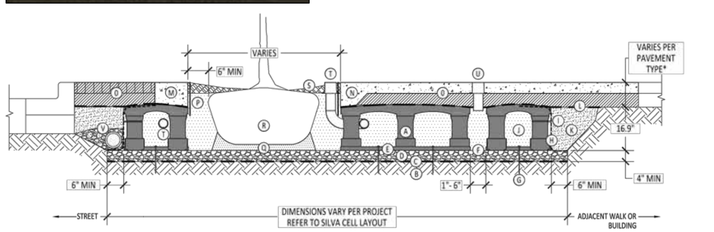
E

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

OS

OUTDOOR SHOWER

MODEL: "PIPE"
MATERIAL: SATIN STAINLESS STEEL AISI 304
LOCATION: AS SHOWN ON PLAN
SPECIFICATION: PER MANUFACTURER
SOURCE: BOFFI



SILVA CELL SYSTEM 1X
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

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

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

CUBE 3

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License No. L18000278579

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L&ND

2610 NORTH MIAMI AVE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

6985 Abbott Avenue
Miami Beach, Florida

Material Schedule & Notes
Scale: None

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08 September 2020

L1.1

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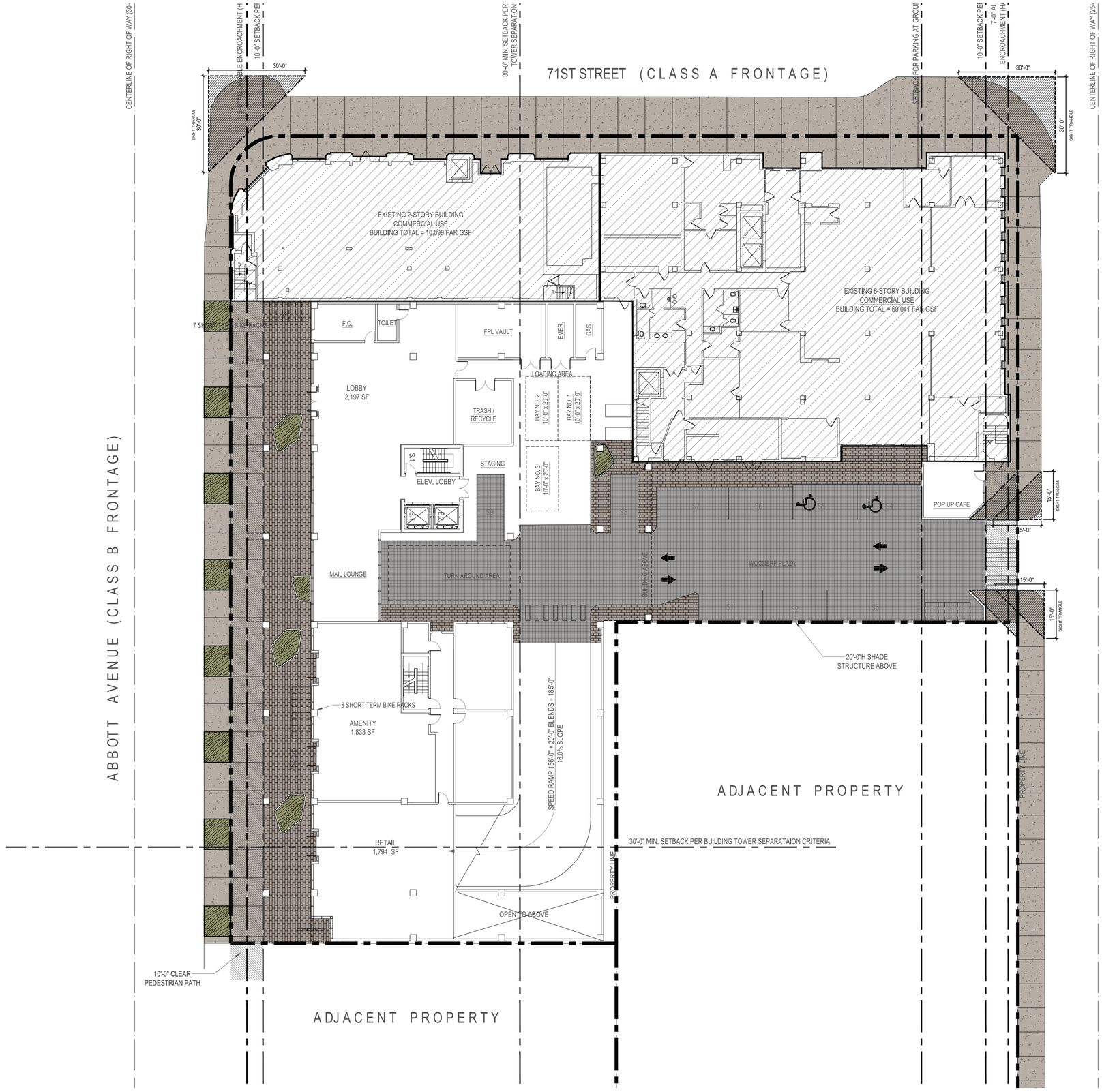

LEGEND

- MATERIAL "A"
  CONCRETE WITH ROCK SALT FINISH
- MATERIAL "B"
  DOMINICAN CORAL STONE
  9" x 12" PAVERS
- MATERIAL "D"
  CONCRETE PAVERS 8" x 8"
- PLANTING AREA

NOTE:
SILVA CELL SYSTEM UNDERNEATH
PAVEMENT AREAS

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2610 NORTH MIAMI AVE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

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

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L1.2

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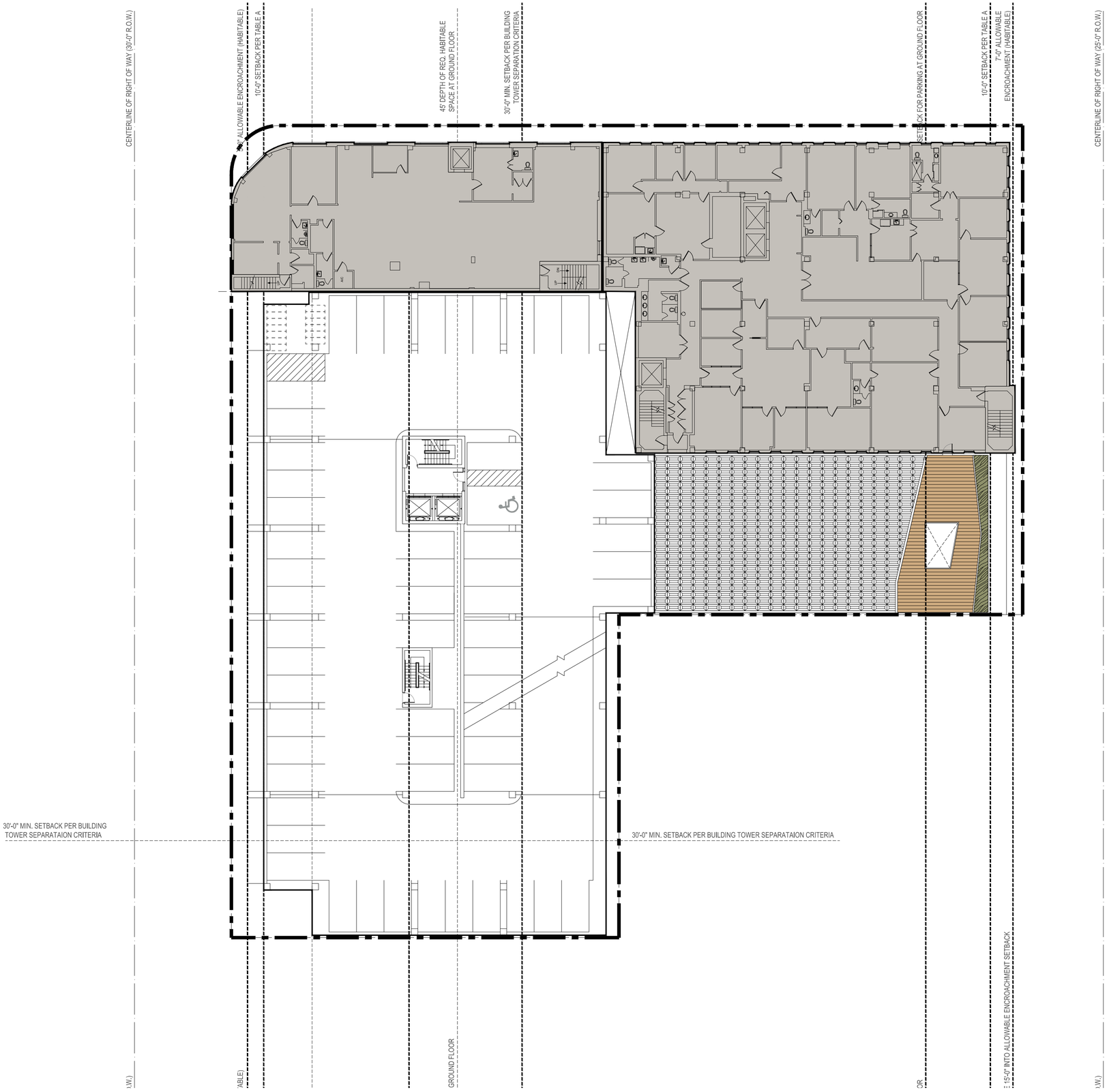

LEGEND

- MATERIAL "C" ESTHEC DECKING
- PLANTING AREA

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2610 NORTH MIAMI AVE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

Materials Plan Level 3
Scale: 1/16" = 1'-0"

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08 September 2020

L1.3

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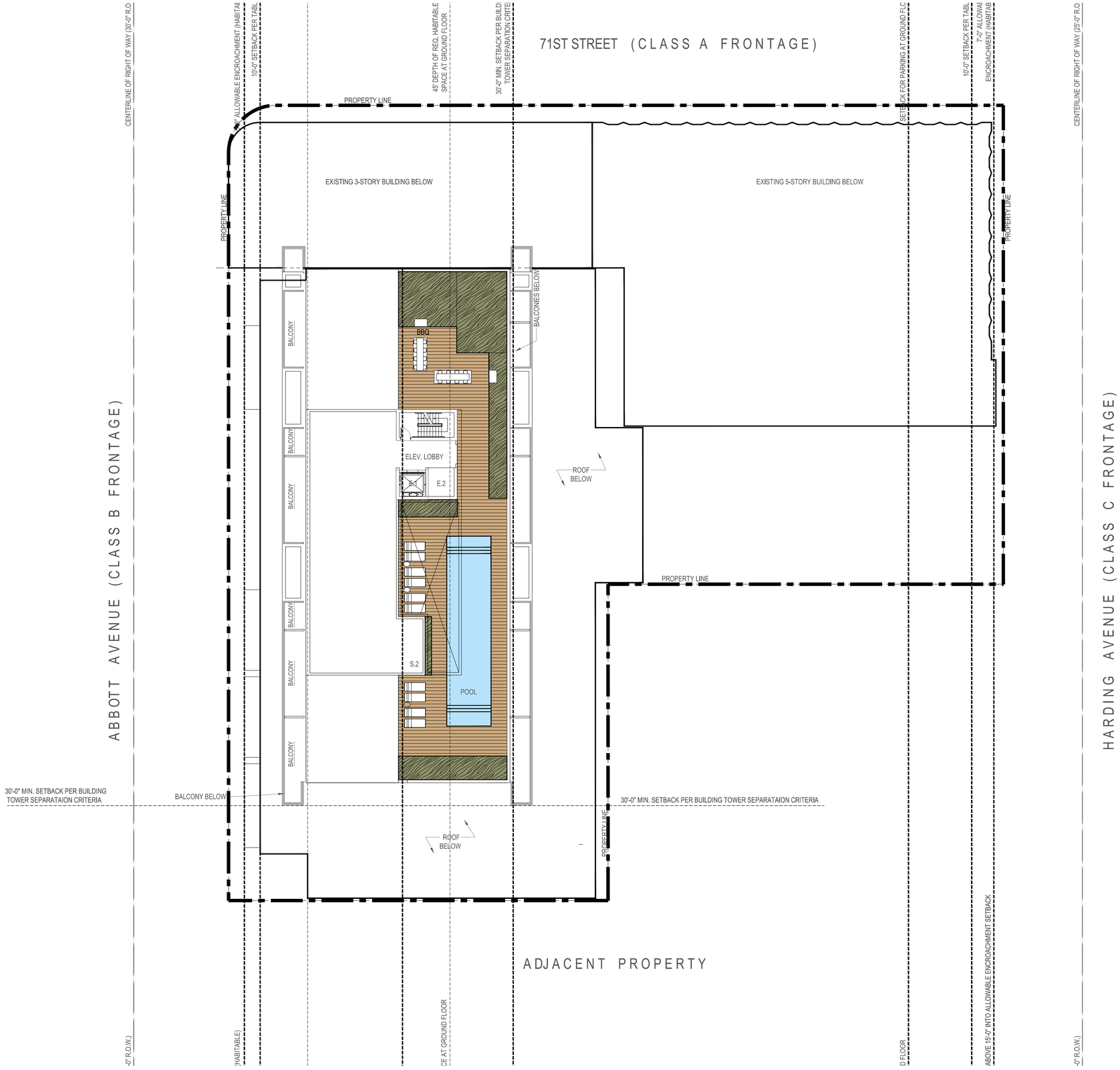

LEGEND

- MATERIAL "C" ESTHEC DECKING
- POOL AREA
- PLANTING AREA

CUBE 3

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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2610 NORTH MIAMI AVE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

6985 Abbott Avenue
Miami Beach, Florida

Materials Plan Level 14
Scale: 1/16" = 1'-0"

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MITIGATION NOTES

1. THE PROPOSED PLAN SPECIFIES THE REMOVAL OF 5,778 SQUARE FEET OF CANOPY AREA FOR SITE TREES AND 3,780 SQUARE FEET OF CANOPY AREA FOR RIGHT OF WAY TREES . PER , CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2.

DEFINITIONS

1. TREE: ANY SELF-SUPPORTING WOODY PLANT OR PALM WHICH USUALLY HAS A SINGLE MAIN AXIS OR TRUNK, WITH A MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF TWO INCHES AND A MINIMUM OVERALL HEIGHT OF 12 FEET. THIS DEFINITION EXCLUDES PLANTS WHICH ARE DEFINED AS SHRUBS, HEDGES, VINES, OR GROUND COVERS. PALMS SHALL HAVE A MINIMUM HEIGHT OF 14 FEET IN ORDER TO BE CLASSIFIED AS A TREE. - CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2

TREES & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. 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.
3. 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.
4. 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

1. THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
2. THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
4. ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
5. 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

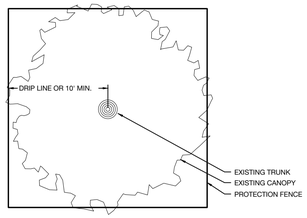
1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED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

TREE PROTECTION NOTES

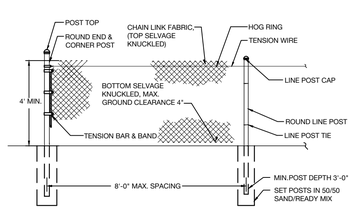
1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"X2" MESH.
2. PROVIDE HINGED GATE.
3. ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
4. POSTS MAY BE SHIFTED TO AVOID ROOTS.
5. NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
6. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

TREE PRUNING

1. RETAIN CERTIFIED ARBORIST TO UNDERTAKE PRUNING OF ANY ON SITE OR OFF SITE PLANTING MATERIAL TO REMAIN.
2. USE BEST PRACTICES AND FOLLOW MUNICIPAL GUIDELINES FOR ALL PRUNING. DO NOT REMOVE MORE MATERIAL THAN ALLOWED. DO NOT LEAVE MATERIAL MISSHAPEN.



PLAN



ELEVATION

TREE TRANSPLANT SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	DBH MULTI TRUNK	HEIGHT OF CANOPY TREES (in feet)	CLEAR TRUNK HEIGHT OF PALM TREES (in feet)	CANOPY DIAMETER (in feet)	CANOPY (in Sq. FTt.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES	
											CANOPY SQ.FT	R.O.W CANOPY SQ.FT
1	*Roystonea elata*	ROYAL PALM	15.5			35	12	113	REMAIN	GOOD		
2	*Roystonea elata*	ROYAL PALM	15.5			35	12	113	REMAIN	GOOD		
3	*Roystonea elata*	ROYAL PALM	15.5			40	12	113	REMAIN	GOOD		
4	*Noronhia emarginata*	MADAGASCAR OLIVE	13		30		16	201	REMAIN	GOOD		
5	*Phoenix roebelenii*	PYGMY DATE PALM	54.4			20	20	314	REMAIN	GOOD		
6	*Noronhia emarginata*	MADAGASCAR OLIVE	10.5		30		16	201	REMAIN	GOOD		
7	*Veitchia merrillii*	CHRISTMAS PALM	4.5			16	8	50	REMAIN	GOOD		
8	*Roystonea elata*	ROYAL PALM	19			35	12	113	REMAIN	GOOD		
9	*Phoenix dactylifera*	MEDJOOL DATE PALM	20			28	14	154	REMAIN	GOOD		
10	*Sabal palmetto*	SABAL PALM	11.5			20	12	113	REMAIN	GOOD		
11	*Sabal palmetto*	SABAL PALM	11.5			20	12	113	REMAIN	GOOD		
12	*Clusia rosea*	AUTOGRAPH TREE	8.6		20		20	314	REMAIN	GOOD		
13	*Clusia rosea*	AUTOGRAPH TREE	6.7		20		20	314	REMAIN	GOOD		
14	*Clusia rosea*	AUTOGRAPH TREE	4.5		20		14	154	REMAIN	GOOD		

TOTAL UNITS REMOVED:	**0**
PROPOSED ON SITE MITIGATION BREAKDOWN	
CATEGORY 1 TREE 2" CAL/12' HT MIN:	0
CATEGORY 2 TREE 2" CAL/10' HT MIN:	0
CATEGORY 3 TREE 2" CAL/8' HT MIN:	0
CATEGORY 4 PALM 6' CLR TRUNK MIN:	0
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):	**0**

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Tree Disposition Schedule & Notes

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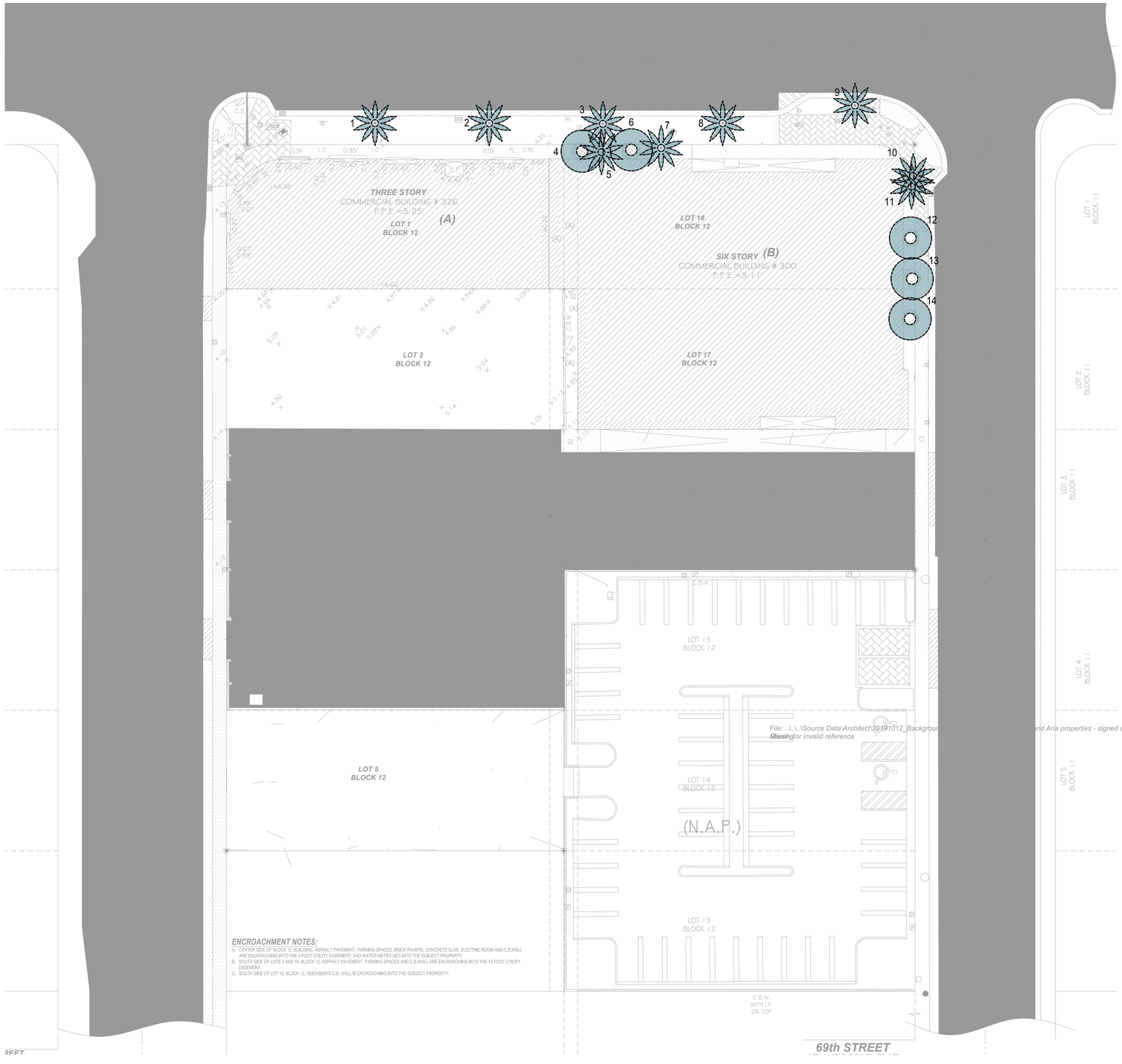

ENCROACHMENT NOTES:

A. CENTER SIDE OF BLOCK 12, BUILDING, ASPHALT PAVEMENT, PARKING SPACES, BRICK PAVERS, CONCRETE SLAB, ELECTRIC ROOM AND C.B.WALL ARE ENCROACHING INTO THE 5 FOOT UTILITY EASEMENT, AND WATER METER LIES INTO THE SUBJECT PROPERTY.
B. SOUTH SIDE OF LOTS 3 AND 16, BLOCK 12, ASPHALT PAVEMENT, PARKING SPACES AND C.B.WALL ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT.
C. SOUTH SIDE OF LOT 16, BLOCK 12, NEIGHBOR'S C.B. WALL IS ENCROACHING INTO THE SUBJECT PROPERTY.

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LEGEND

EXISTING PALM TO REMAIN

EXISTING TREE TO REMAIN

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Tree Disposition Plan
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13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
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17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
GROUND FLOOR				
TREES				
CGR	8	CAESALPINA GRANADILLO	BRIDALVEIL	300 GAL.
PAQ	1	PACHIRA AQUATICA	GUIANA CHESTNUT	FG 30'
PALMS				
SPA1	4	SABAL PALMETTO	CURVED SABAL PALM	FG 30' CT
SPA2	4	SABAL PALMETTO	CURVED SABAL PALM	FG 40' CT
LEVEL 14				
TREES				
CUV	1	COCCOLOBA UVIFERA	SEAGRAPE	200 GAL.
PALMS				
AWR	2	ACOELORRHAPHE WRIGHTII	EVERGLADES PALM	FG 15' CT
CNU1	3	COCOS NUCIFERA	COCONUT PALM	FG 15' CT
CNU2	3	COCOS NUCIFERA	COCONUT PALM	FG 20' CT
CNU3	2	COCOS NUCIFERA	COCONUT PALM	FG 25' CT

TREES IMAGES

CAESALPINA GRANADILLO
BRIDAL VEIL

COCCOLOBA UVIFERA
SEAGRAPE

PACHIRA ACUATICA
GUIANA CHESTNUT

PALMS IMAGES

ACOELORRHAPHE WRIGHTII
EVERGLADES PALM

COCOS NUCIFERA
COCCONUT PALM

SABAL PALMETTO
CURVED SABAL PALM

LANDSCAPE LEGENDINFORMATION REQUIRED TO BE PERMANENTLY AFIXED TO PLANS

MUNICIPALITY: City of Miami Beach
ZONING CLASS: CD-3 LOT AREA: 49,045 ACRES: 1.1259
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126

CODE REFERENCE			REQUIRED/ ALLOWED	PROVIDED
	OPEN SPACE			
Sec. 126-6, c, Table A	A.	Sq. Ft. of required Open Space Lot area: 49,045 Multiplier: 30%	14,714	909
	B.	Sq. Ft. of parking lot open space Parking Spaces: 2 Multiplier: 10 sf/space	20	20
	C.	Total Sq. Ft. of landscaped Open Space required	14,734	929
	LAWN AREA			
	A.	Total Sq. Ft. of landscaped Open Space	14,734	929
Sec. 126-6, c, Table A	B.	Maximum Lawn Area (sod) permitted- Open space required: 14,734 Multiplier: 20%	2,947	0
	TREES			
	A.	Number of trees required per lot, less existing trees Required Trees/Lot: 28 Net lot acres: 1.1259 Required Trees: 28 Existing trees: 5	27	9
	B.	% Palms allowed Trees provided: 9 Multiplier: 30%	3	3
Sec. 126-6, c, 7	C.	% Native required Trees provided: 9 Multiplier: 30%	3	0
Sec. 126-6, c, 8	D.	% Drought tolerant and low maintenance species required Trees provided: 9 Multiplier: 50%	5	5
	STREET TREES			
Section 126-6, a, 1	A.	Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: 270 Multiplier: 20 Existing trees: 5	9	8
Section 126-6,3	B.	Street trees directly below power lines Linear ft of street frontage: 0 Multiplier: 20	0	0
	SHRUBS			
Sec. 126-6, d	A.	Number of shrubs required Lot and street trees required: 35 Multiplier: 12	420	420
Sec. 126-6, d	B.	% Native species required Shrubs provided: 420 Multiplier: 50%	210	210
	LARGE SHRUBS OR SMALL TREES			
	A.	Number of shrubs or large tree required Shrubs required: 420 Multiplier: 10%	42	42
	B.	% Native species required Shrubs provided: 42 Multiplier: 50%	21	21

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Tree & Palm Plantnig Schedule & Notes

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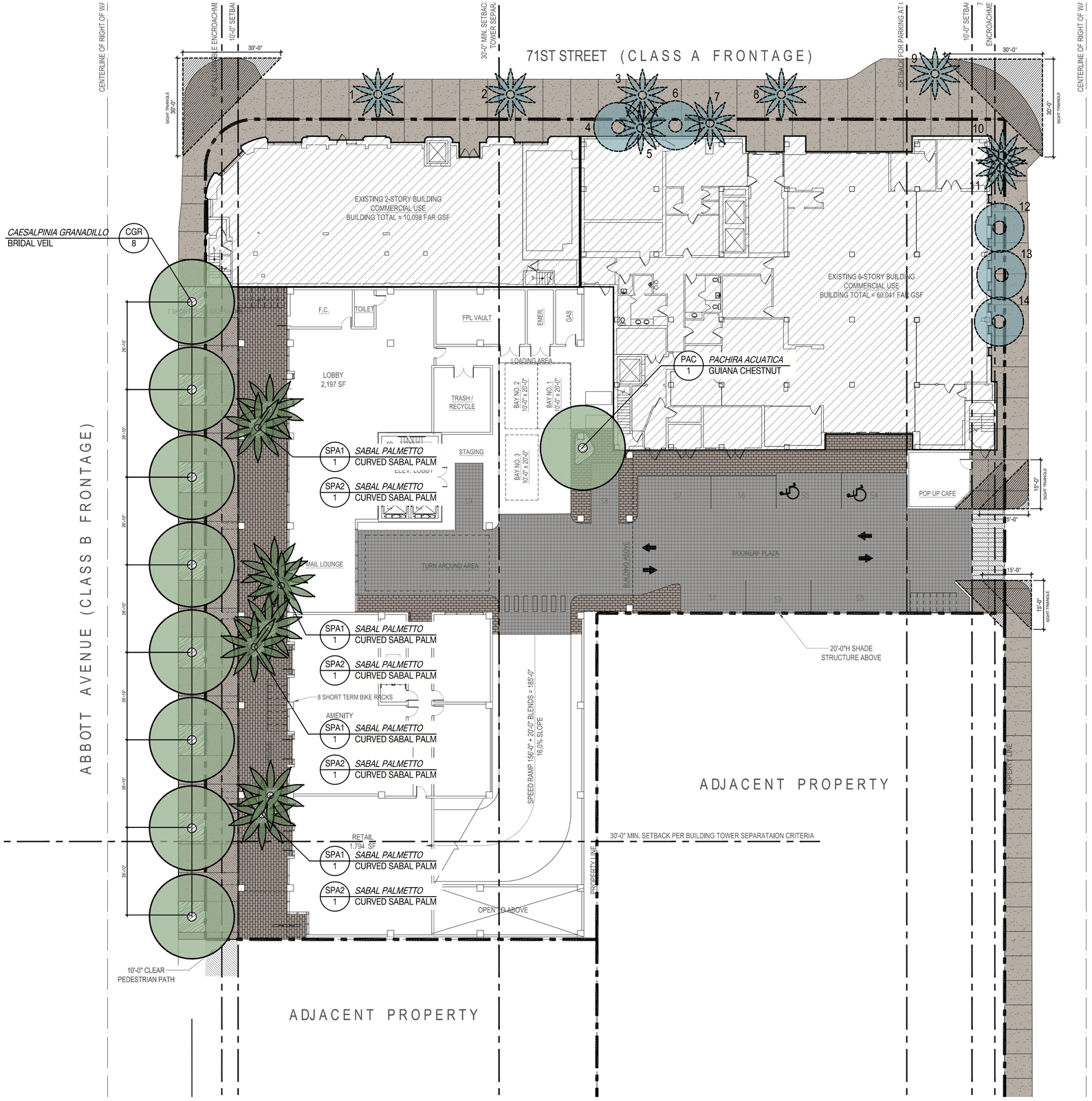

PLANTING LEGEND

- PROPOSED TREE
- PROPOSED PALM
- EXISTING PALM TO REMAIN
- EXISTING TREE TO REMAIN

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Ground Level
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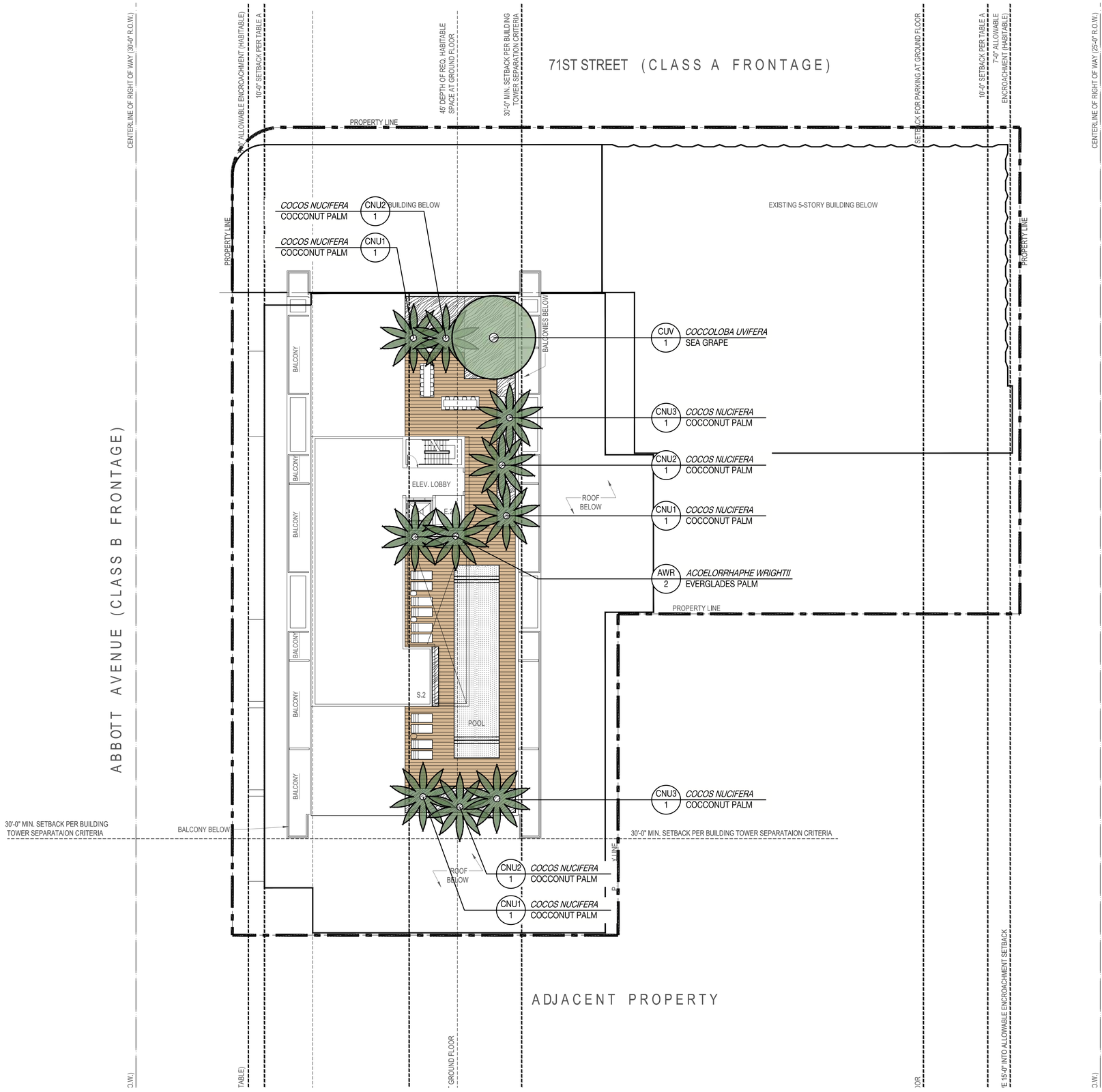

PLANTING LEGEND

PROPOSED TREE

PROPOSED PALM

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ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
GROUND FLOOR				
SHRUBS & GROUNDCOVERS				
CN	384	CLUSIA NANA	DWARF CLUSIA	5 GAL. 24" O.C.
MD	36	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL. 36"OC
LEVEL 3				
SHRUBS				
BG	50	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	5 GAL. 24" O.C.
LEVEL 6				
SHRUBS				
BG	439	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	5 GAL. 24" O.C.
LEVEL 14				
SHRUBS & GROUNDCOVERS				
EL	119	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" O.C.
MD	103	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL. 36"OC
TD	57	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	7 GAL. 36" O.C.

SHRUBS & GROUNDCOVERS

CLUSIA NANA
DWARF CLUSIA

ERNODEA LITTORALIS
GOLDEN CREEPER

MONSTERA DELICIOSA
SWISS CHEESE PLANT

TRIPSACUM DACTYLOIDES
FAKAHATCHEE

BOUGAINVILLEA GABRA
BOUGAINVILLEA

CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

L&ND
2610 NORTH MIAMI AVE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

6985 Abbott Avenue
Miami Beach, Florida

Understory Planting Plan
Schedule & Notes

DRB Final Submittal
08 September 2020

L4.1

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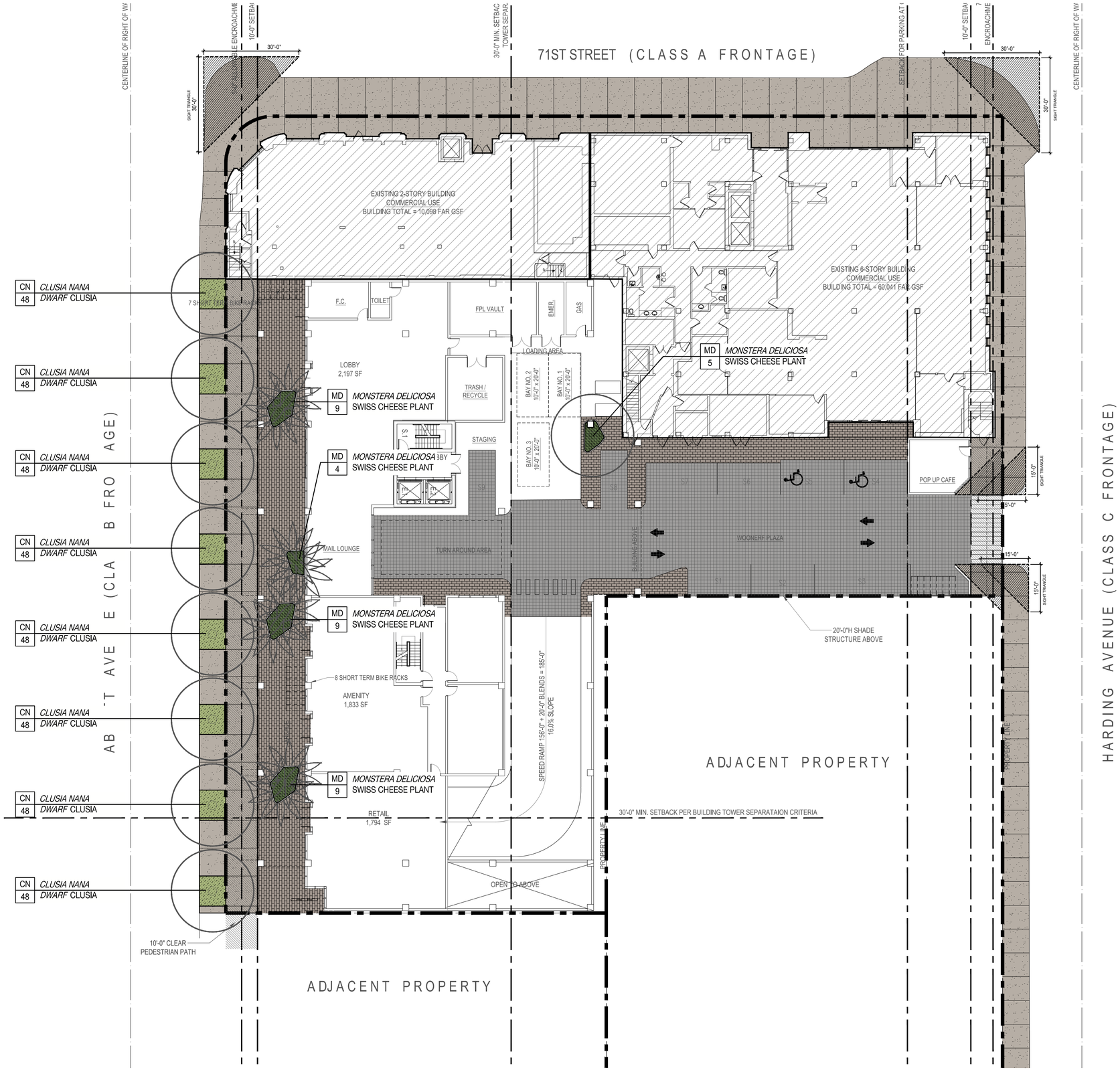

PLANTING LEGEND

TYP # — PROPOSED GROUNDCOVER

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0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

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

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08 September 2020

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CENTERLINE OF RIGHT OF WAY (30'-0" R.O.W.)

5'-0" ALLOWABLE ENCROACHMENT (HABITABLE)

10'-0" SETBACK PER TABLE A

45' DEPTH OF REQ. HABITABLE SPACE AT GROUND FLOOR

30'-0" MIN. SETBACK PER BUILDING TOWER SEPARATION CRITERIA

10'-0" SETBACK FOR PARKING AT GROUND FLOOR

10'-0" SETBACK PER TABLE A
7'-0" ALLOWABLE ENCROACHMENT (HABITABLE)

CENTERLINE OF RIGHT OF WAY (25'-0" R.O.W.)

BG 50 *BOUGAINVILLEA GABRA* BOUGAINVILLEA

30'-0" MIN. SETBACK PER BUILDING TOWER SEPARATAION CRITERIA

30'-0" MIN. SETBACK PER BUILDING TOWER SEPARATAION CRITERIA

BLE)

ROUND FLOOR

15'-0" INTO ALLOWABLE ENCROACHMENT SETBACK

W.)

PLANTING LEGEND

TYP #

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Understory Planting Plan Ground Level

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

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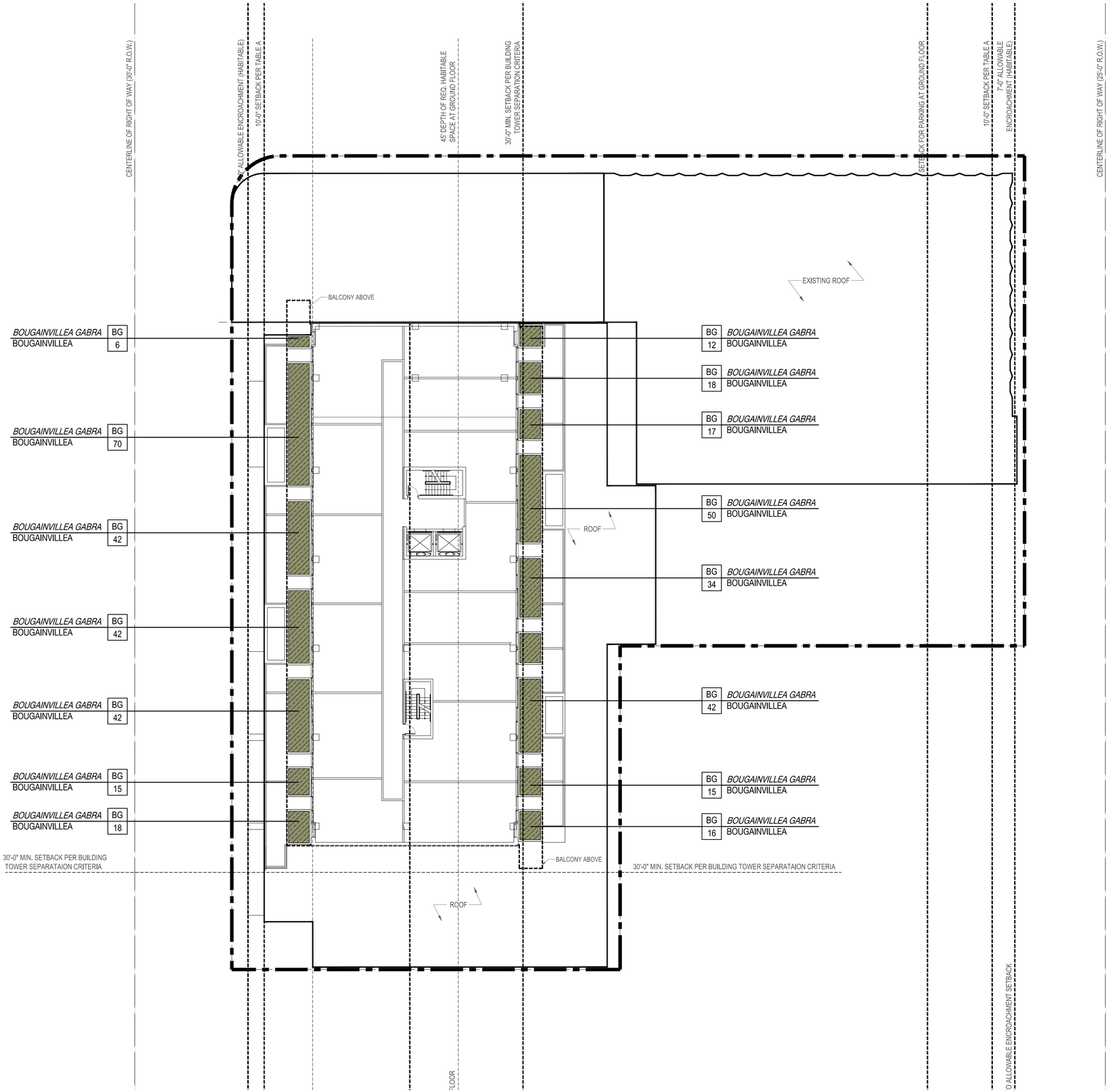

PLANTING LEGEND

TYP # — PROPOSED GROUNDCOVER

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0' 8' 16' 32'

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Miami Beach, Florida

Understory Planting Plan Level 6

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

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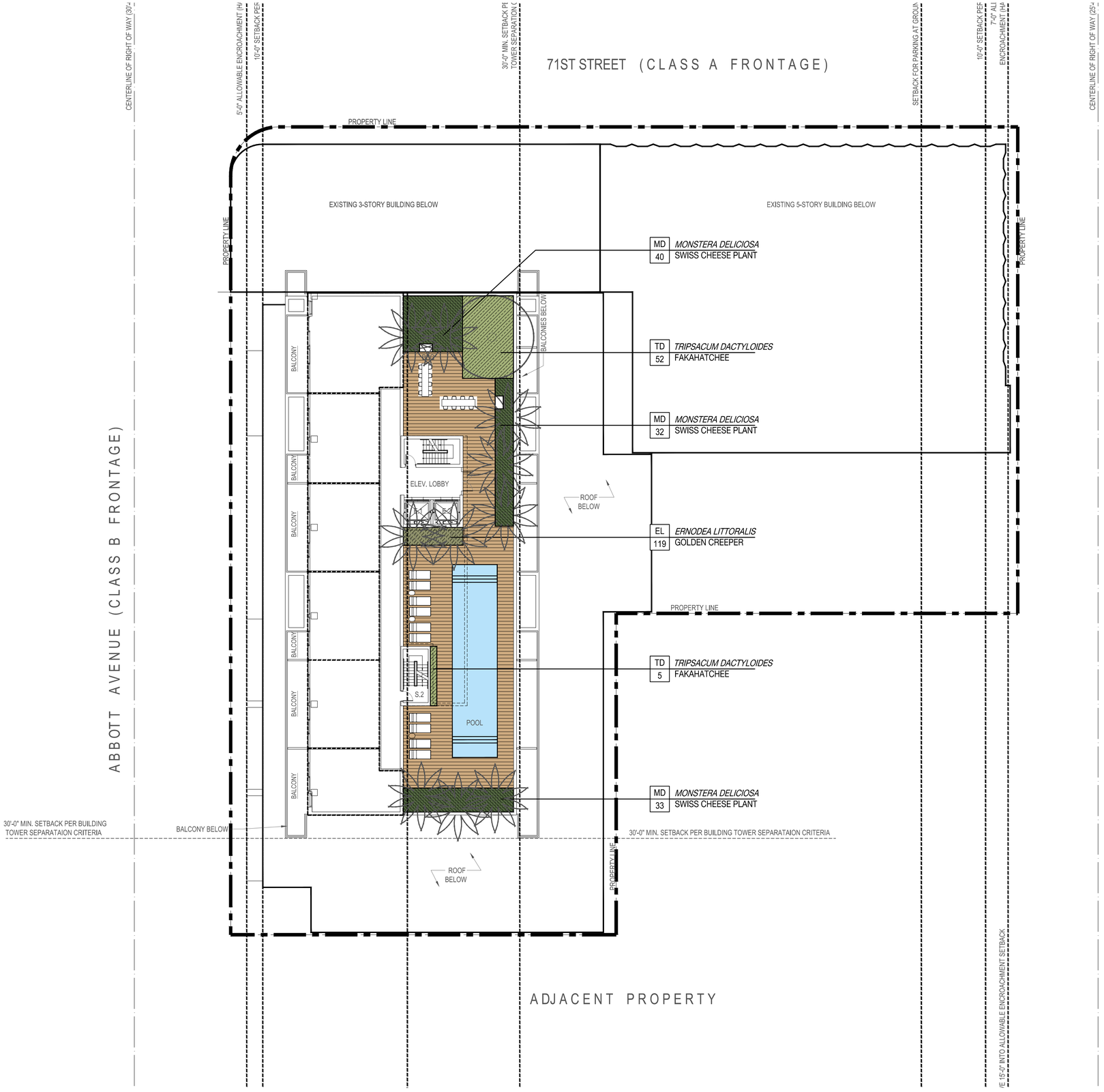

PLANTING LEGEND

TYP #

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Level 14
Scale: 1/16" = 1'-0"

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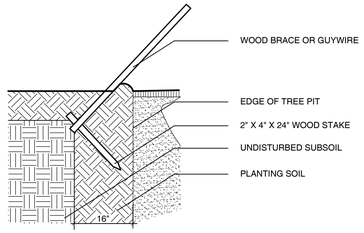
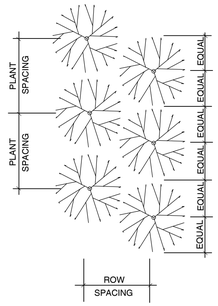


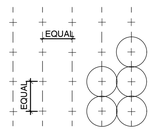
TOP OF STAKE MUST BE MINIMUM OF 3" BELOW FINISHED GRADE

1 STAKING DETAIL
SCALE: NOT TO SCALE



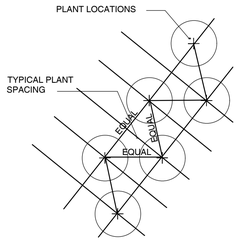
PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

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



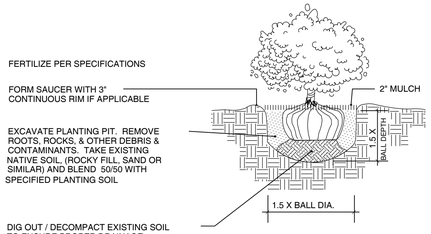
TYPICAL PLANT SPACING

SQUARE SPACING PLAN



TRIANGULAR SPACING PLAN

2 PLANT SPACING
SCALE: NOT TO SCALE



3 SHRUB PLANTING
SCALE: NOT TO SCALE

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

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

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

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

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

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

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

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

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

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

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

5 MULCH- TYPICAL

MIX:
5050- MUCK AND FINE SAND

SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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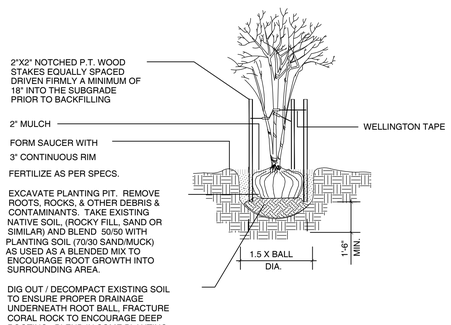
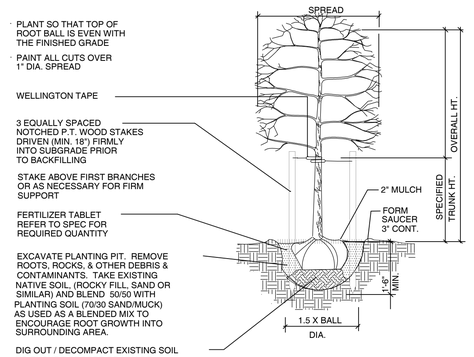
www.callsunshine.com



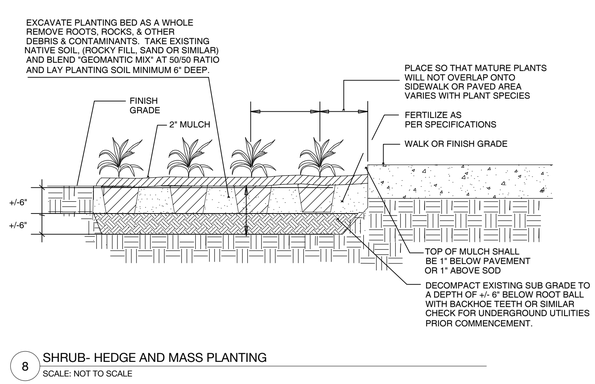
7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

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



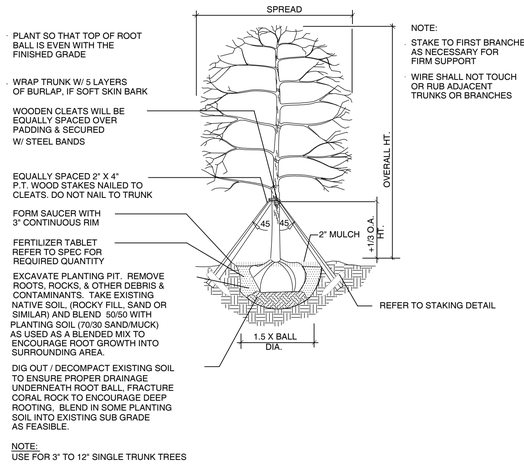
NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

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



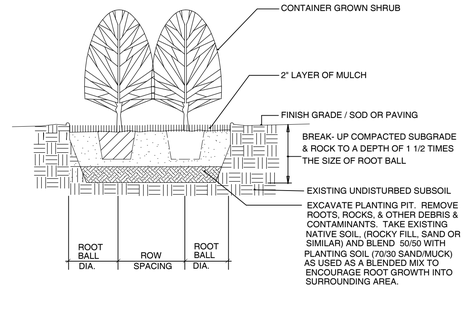
8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

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

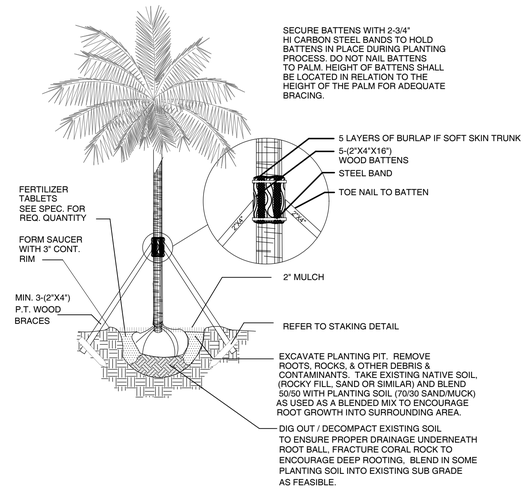


NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

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



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



12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE

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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.

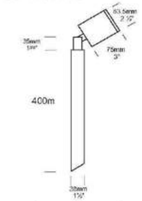
EXTERIOR LIGHTING SCHEDULE

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

EXTERIOR LIGHTING CUT SHEETS

1

Pole Spot
PURE LED
Cat. No. PS/L



PURE LED
Pure Performance

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 stopping upward light altogether. The fitting has a fully adjustable head which allows for 360 degree rotation, as well as a high degree of elevation.

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

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

Ordering Information

Luminaire	Driver mA	Lens	Colour Temp	Accessories	Material/Finish
PS/L	S - Series D7 - 12v 700mA D10 - 12v 1000mA	15 - 15° TIR Lens 25 - 25° TIR Lens 38 - 38° Reflector 60 - 60° Reflector	3 - 3000K 4 - 4000K	CJK150 - Cable Joint Kit LENSSTEPF - Frost Lens GG - Glare Guard HCL - Hex Cell Louvre Adapter	BK - Black BZ - Bronze GN - Green STAR - Silver Star WH - White WB - Birch DG - Dark Grey OG - Olive Green RG - Beige PR - Primrose COP - Copper SS - 316 Stainless

PS/L D10 60 4 CJK150 SS

HUNZA™ PURE OUTDOOR LIGHTING
HUNZA FACTORY
139 Felton Mathew Ave
Glen Innes
Auckland 1072
New Zealand
Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz
INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php
Specifications may change without notice.
Manufactured in New Zealand.
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Ver 1.5

2.5.1

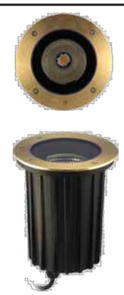
2

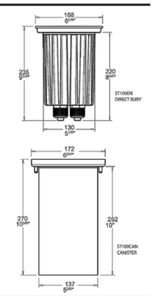
HUNZA™ PURE OUTDOOR LIGHTING
ST100
SAFE TOUCH

PROJECT:
TYPE:
SOURCE:
NOTES:

SPECIFICATIONS IK10 IP67 CE cULus LISTED

LED Chip	Cree CXA 1830 field replaceable LED board
Luminaire Output	2700 Lumens @ 700mA (26 watts), Delivered from Luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 26 watts, Delivered from Luminaire with unobstructed beam
CRI (3000K)	80 Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	13, 20, 25, 34
Ingress Protection	IP67
Warranty	Electronics = 5 years Body Aluminium = 5 years
Standards	BS/EN 60598.2.2 cUL 1598, CSA C22.2 No. 250.0 CE





PRODUCT CONFIGURATION
Please fill in appropriate codes into boxes provided
Cat. No. ST100

Luminaire	Power	Material/ Finish	Beam	Colour	Accessories			
ST100/SC ST100/DB								

SR	SERIES REMOTE	SBZ	SOLID BRONZE	13	13°	2	2700K
R	RETRO, 120-277vac INPUT	SS	STAINLESS STEEL	20	20°	3	3000K
D24	24VDC DRIVER	SSP	POLISHED SS	25	25°	4	4000K
				34	34°	39	3000K, 90+ CRI

STHEX	HEX CELL LOUVRE
GS100	GLARE SHIELD
LF	FROSTED LENS
A/SLIP	ANTI SLIP LENS
CJK	CABLE JOINT KIT

SERIES REMOTE:
Constant current driver (included) individual fixture require 37vdc @ 700mA maximum. 0-10 volt dimming.

RETRO 110-277vac DRIVER:
Constant current driver (included).
Input: 120, 240, 277 volts.
Output: 30 watts total
37vdc @ 700mA
0-10 volt dimming.

24VDC DRIVER:
Input: 24vdc.
Output: 36vdc @ 700mA constant current (non dimming).
Note: not for USA.

ADDITIONAL COMMENTS:

HUNZA™ PURE OUTDOOR LIGHTING
HUNZA FACTORY 139 Felton Mathew Ave Saint Johns Auckland 1072 New Zealand
Ph: +64-9-528 9471 Fax: +64-9-528 9361 hunza@hunza.co.nz www.hunzalighting.com
INTERNATIONAL CONTACTS: http://www.hunzalighting.com/contact.php
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Lighting Schedule & Notes
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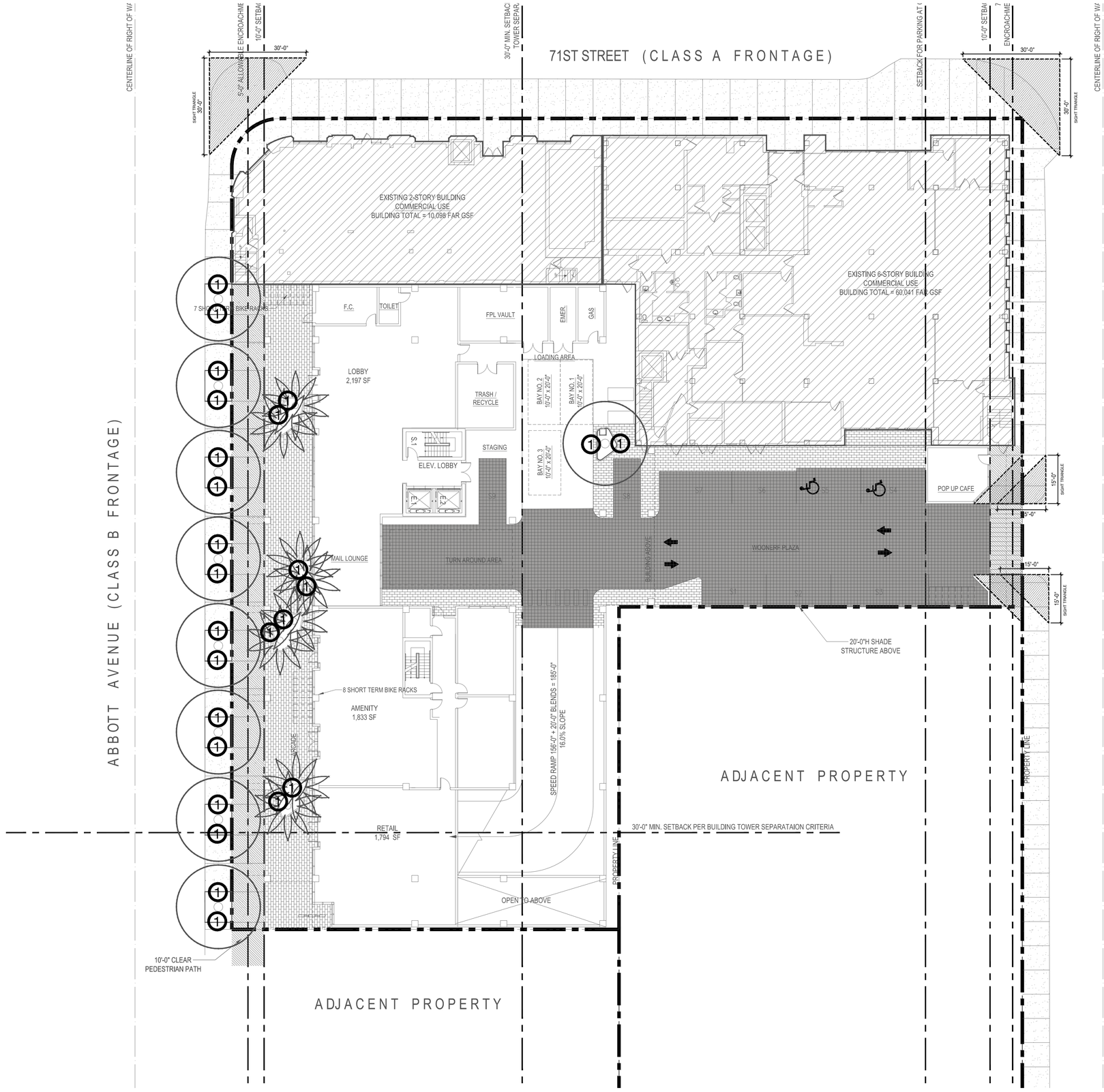

LIGHTING LEGEND

SYMBOL	QTTY	TYPE
①	-	UPLIGHT

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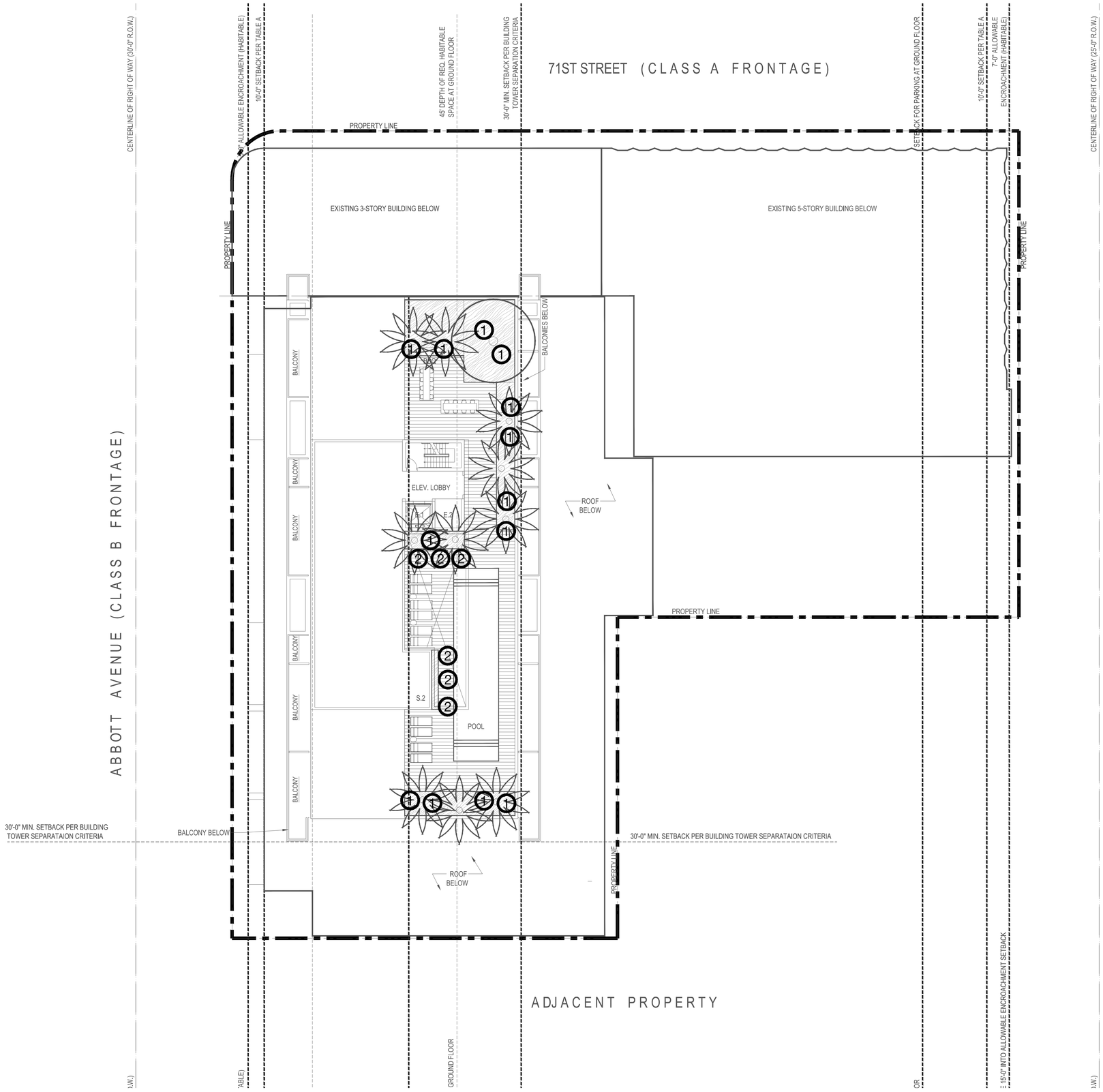

LIGHTING LEGEND

SYMBOL	QTTY	TYPE
1		UPLIGHT
2		WELL LIGHT

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