



Final Submittal PB REVIEW

12.14.2020

880 71st Street,
Miami Beach, FL

SITE CONTEXT AND CHALLENGES

LIMITED ACCESS TO 71ST R.O.W.
IRREGULAR CURVED GEOMETRY
INTERFACE WITH 71ST STREET BRIDGE

PLANNING CONCEPTS

PEDESTRIAN CONNECTIONS
COURTYARDS AND VIEW SHEDS
MASSING DIAGRAMS

BUILDING DESIGN INSPIRATIONS

MIMO ARCHITECTURAL LANGUAGE
RESILENCY AND SUSTAINABLE PRACTICES
ASYMETRICAL AND ANGULAR FORM

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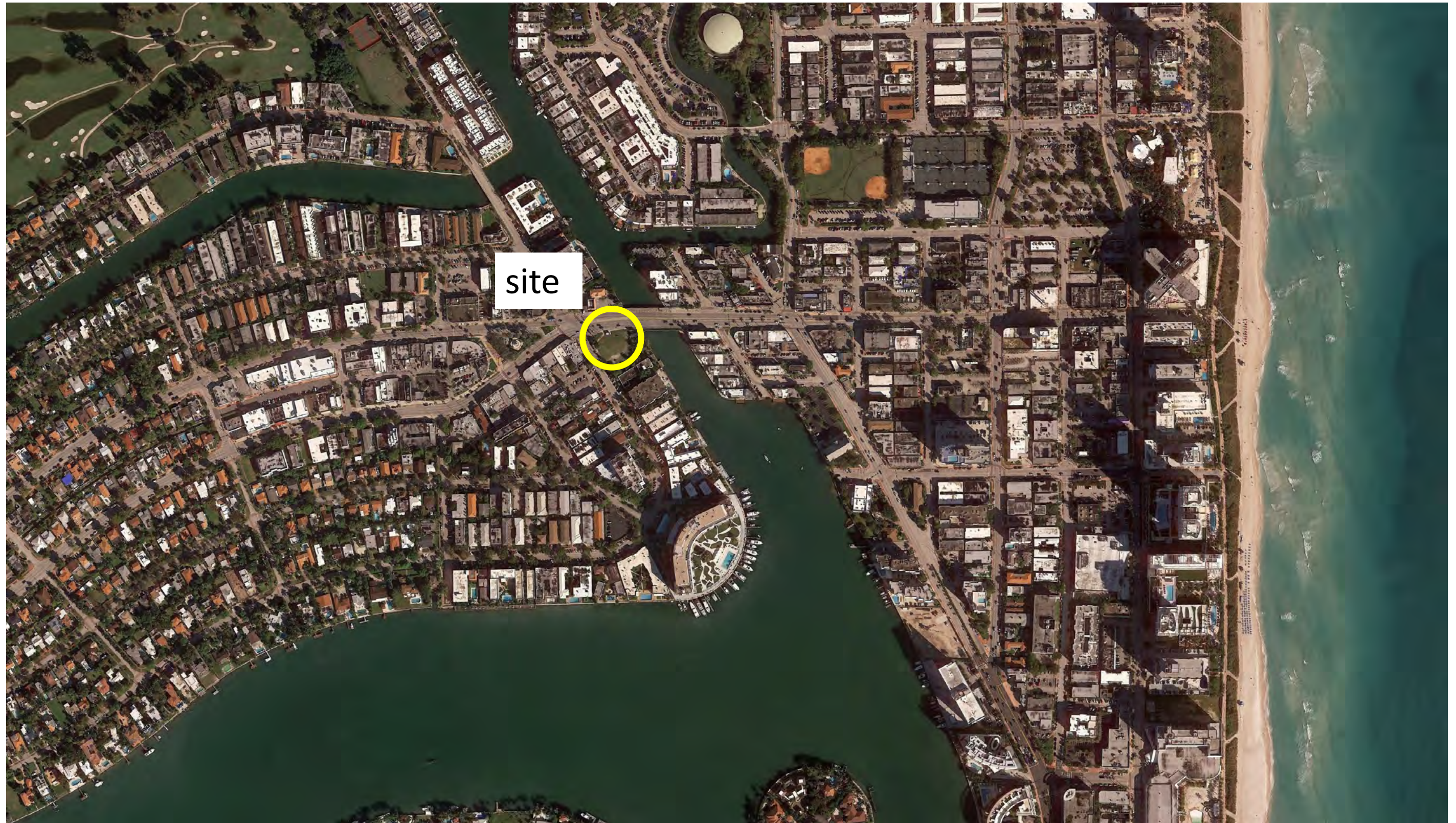
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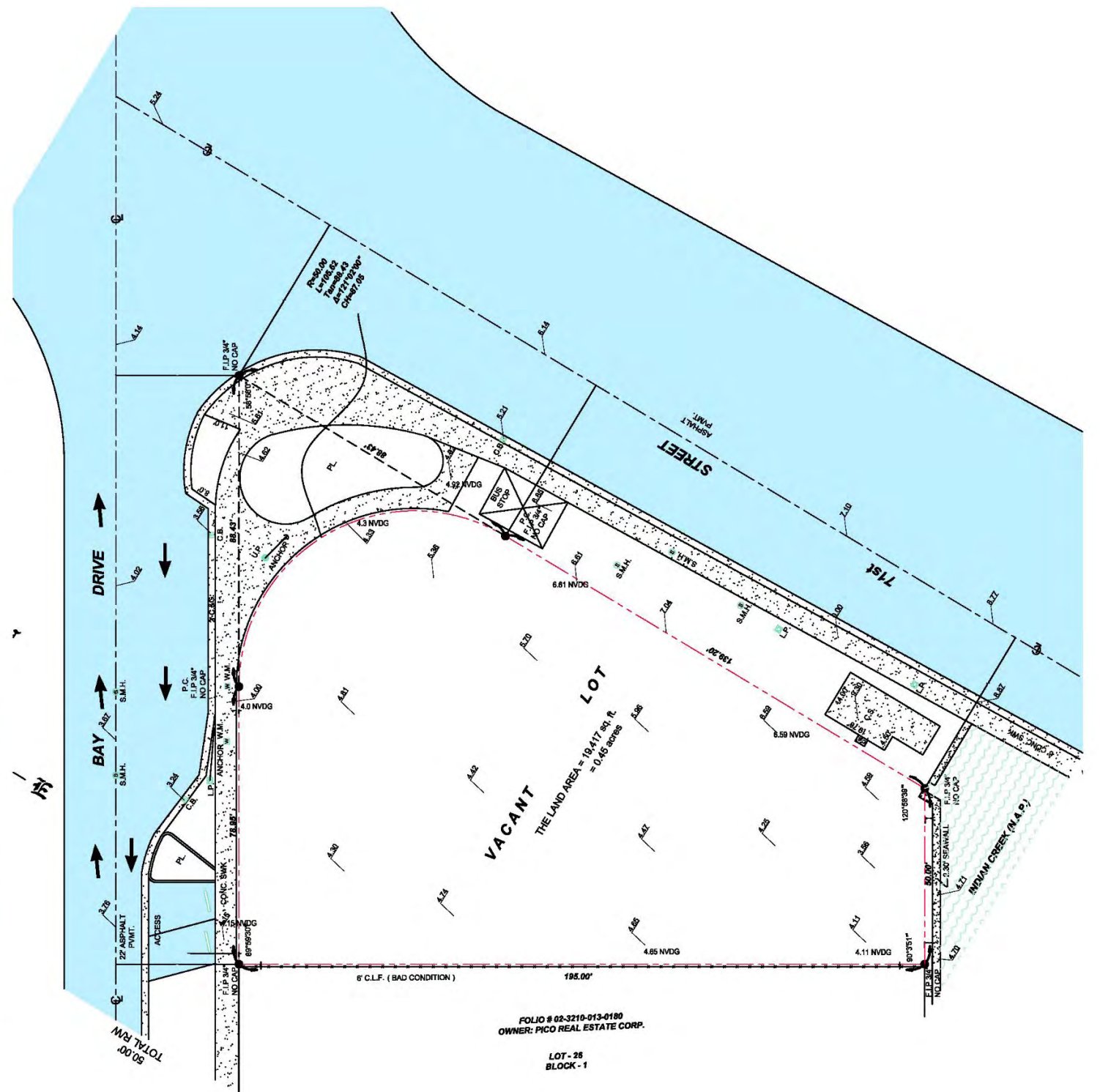
880 71st Street,
Miami Beach, FL



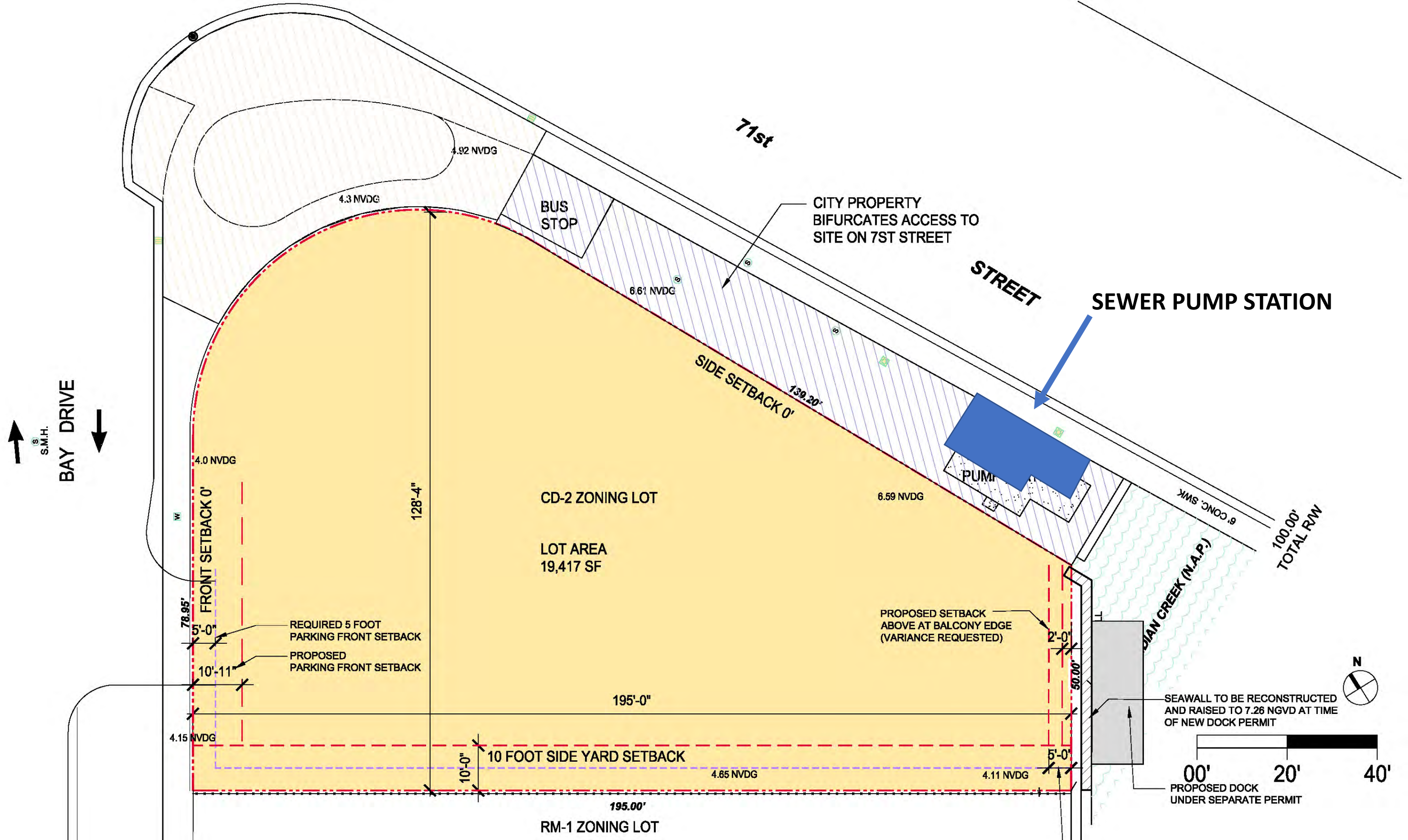
AERIAL PHOTOGRAPH



CONTEXT LOCATION PLAN
1/2 MILE RADIUS



SURVEY



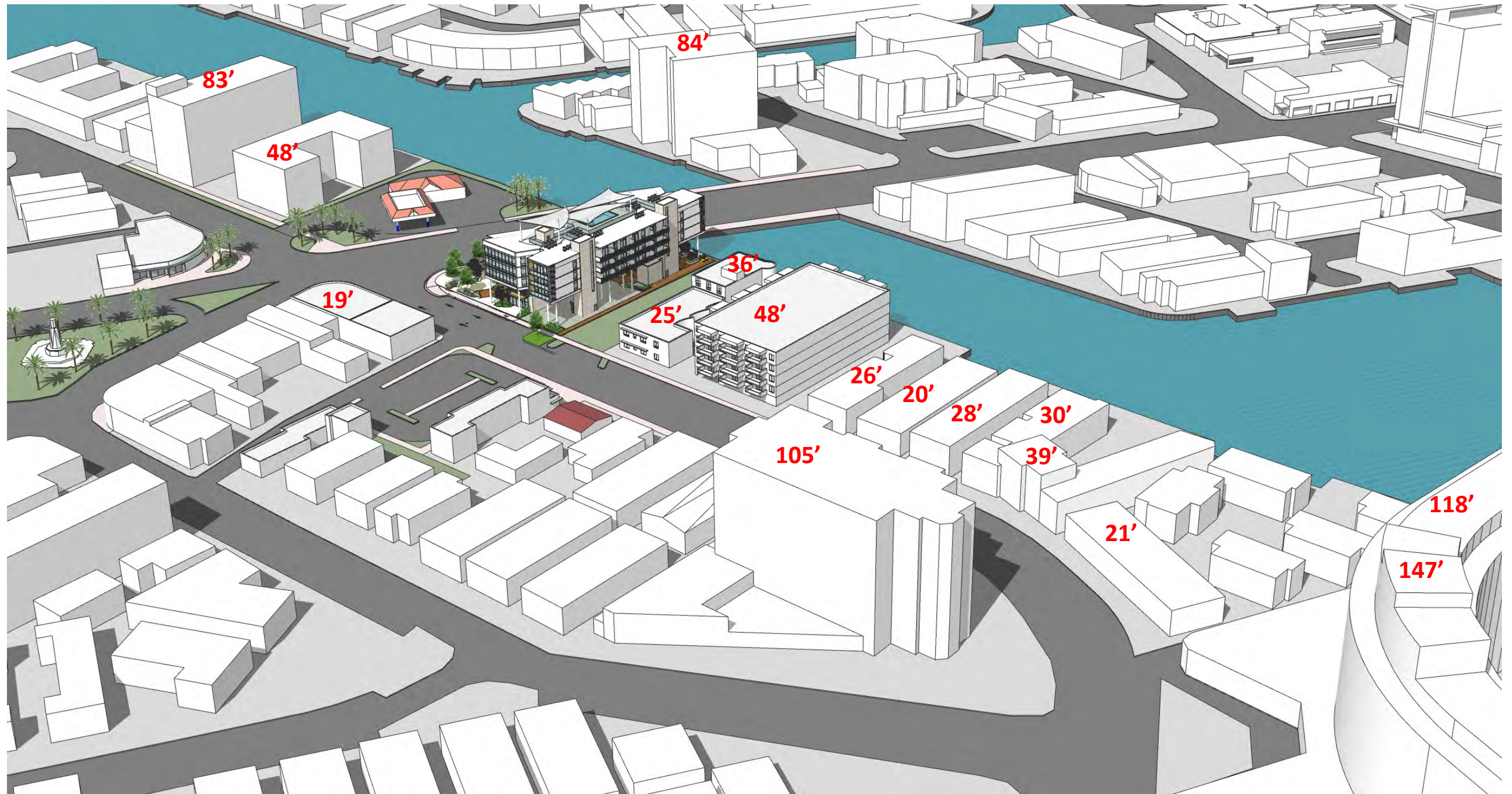
SITE ZONING DIAGRAM



SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



BUILDING HEIGHT SURVEY

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- Pavilion structures
- Neighborhood access
- Public space access

The pedestrian experience is designed to allow public passage thru the ground level to access the waterfront while providing openness to light, air, and view sheds thru the site. The setback of the project from the intersection allows for a pedestrian scaled experience that ties this space to the fountain plaza and local residents on Bay Drive.

FIGURE GROUND DIAGRAM

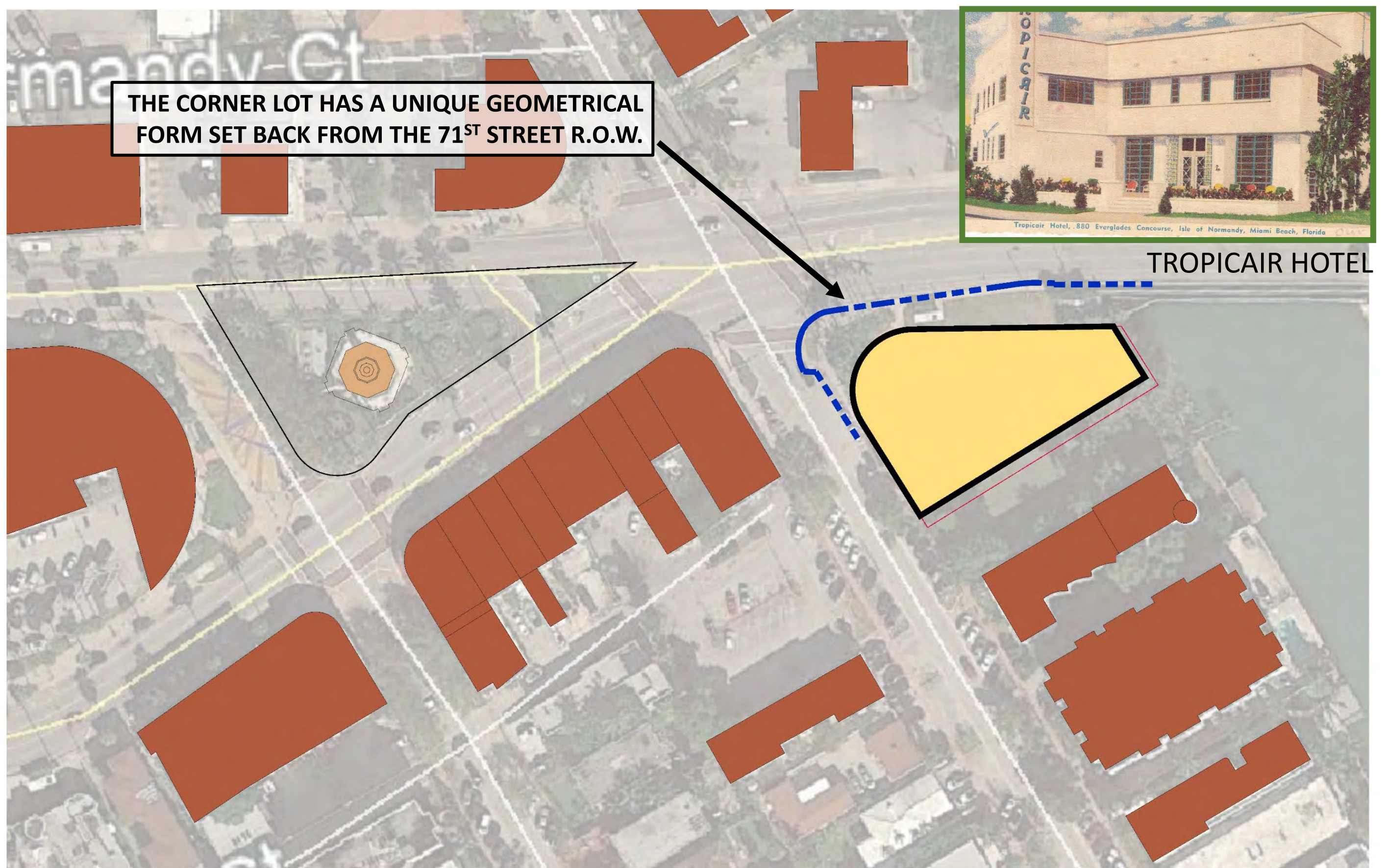


FIGURE GROUND DIAGRAM

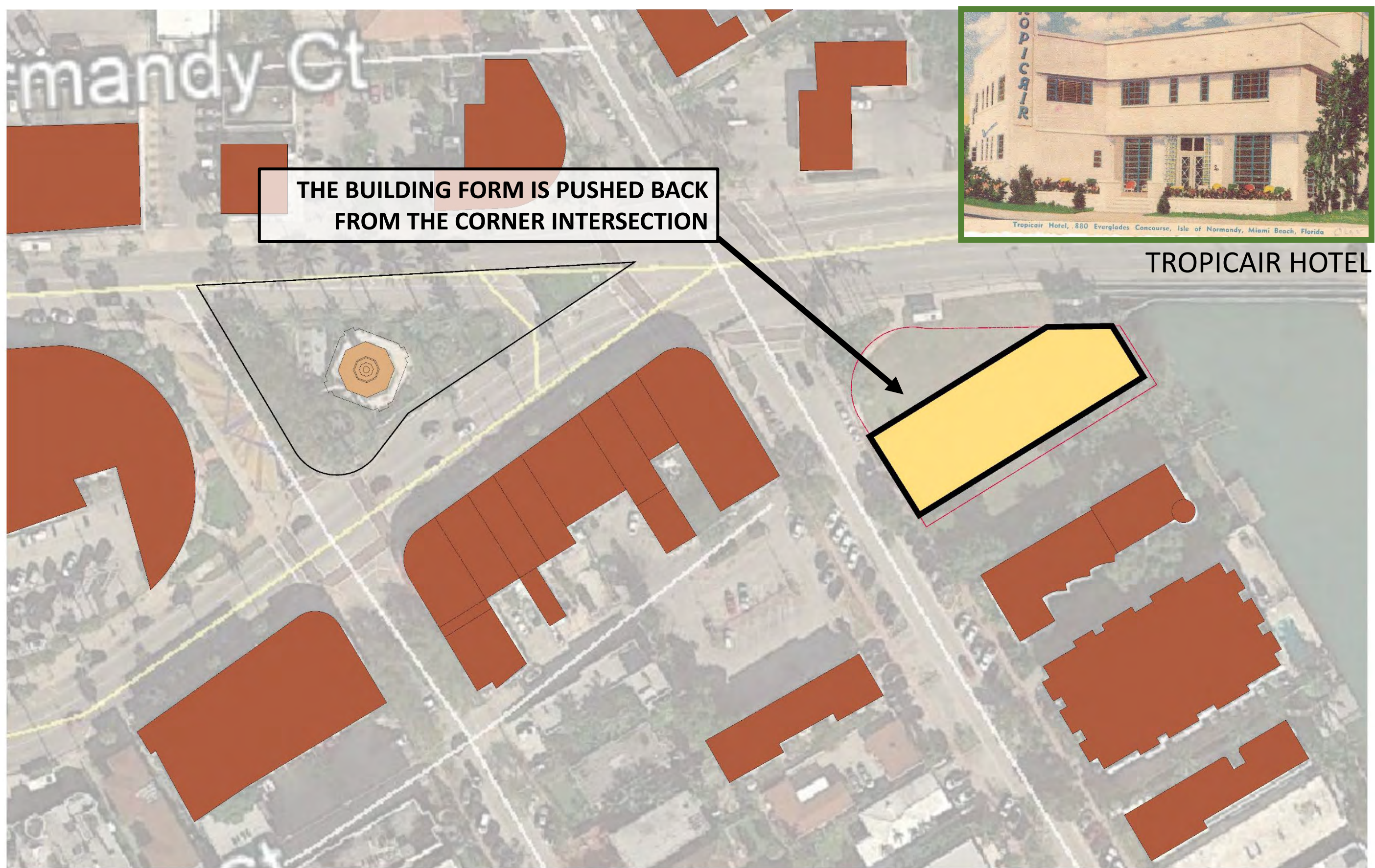


FIGURE GROUND DIAGRAM

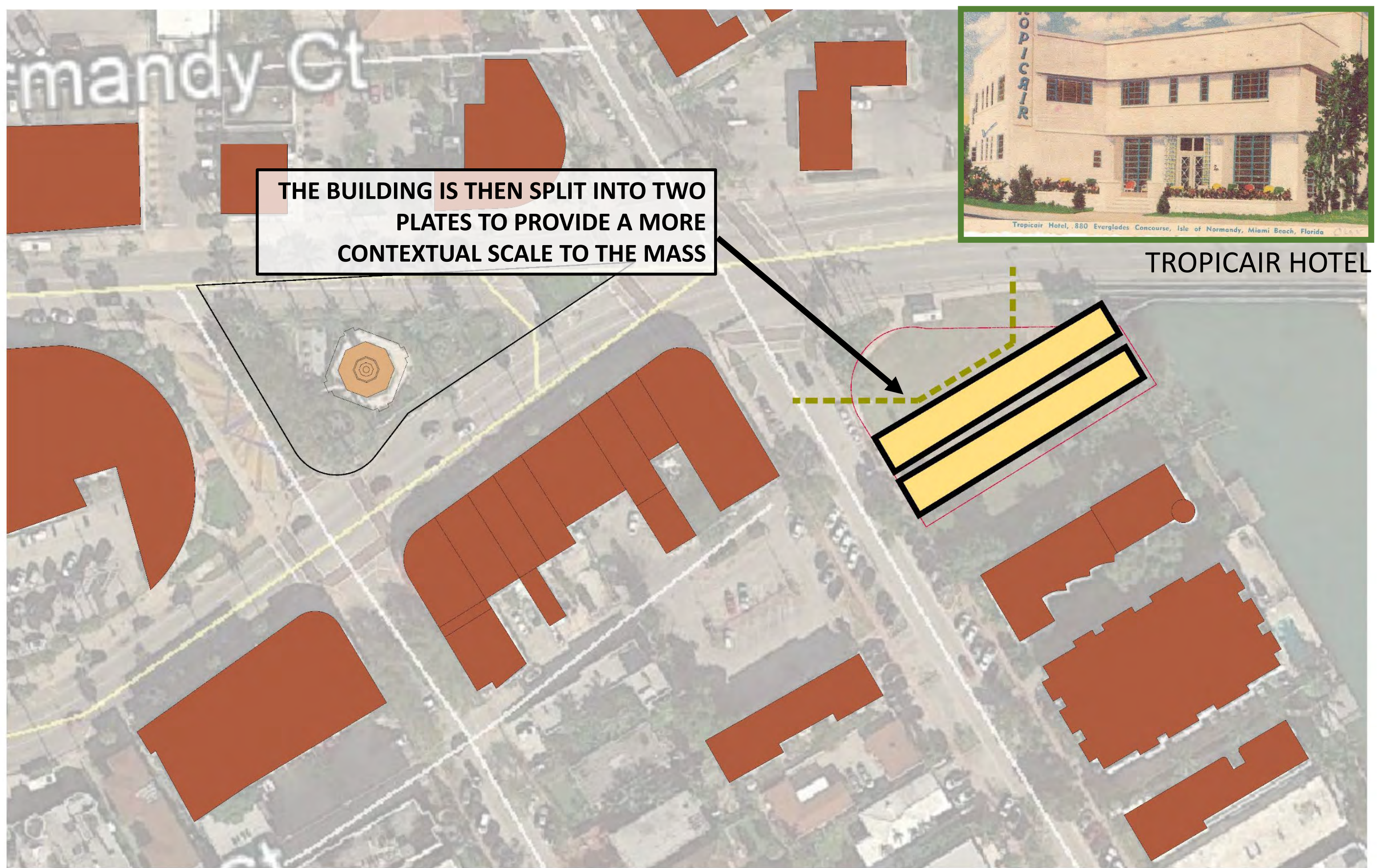
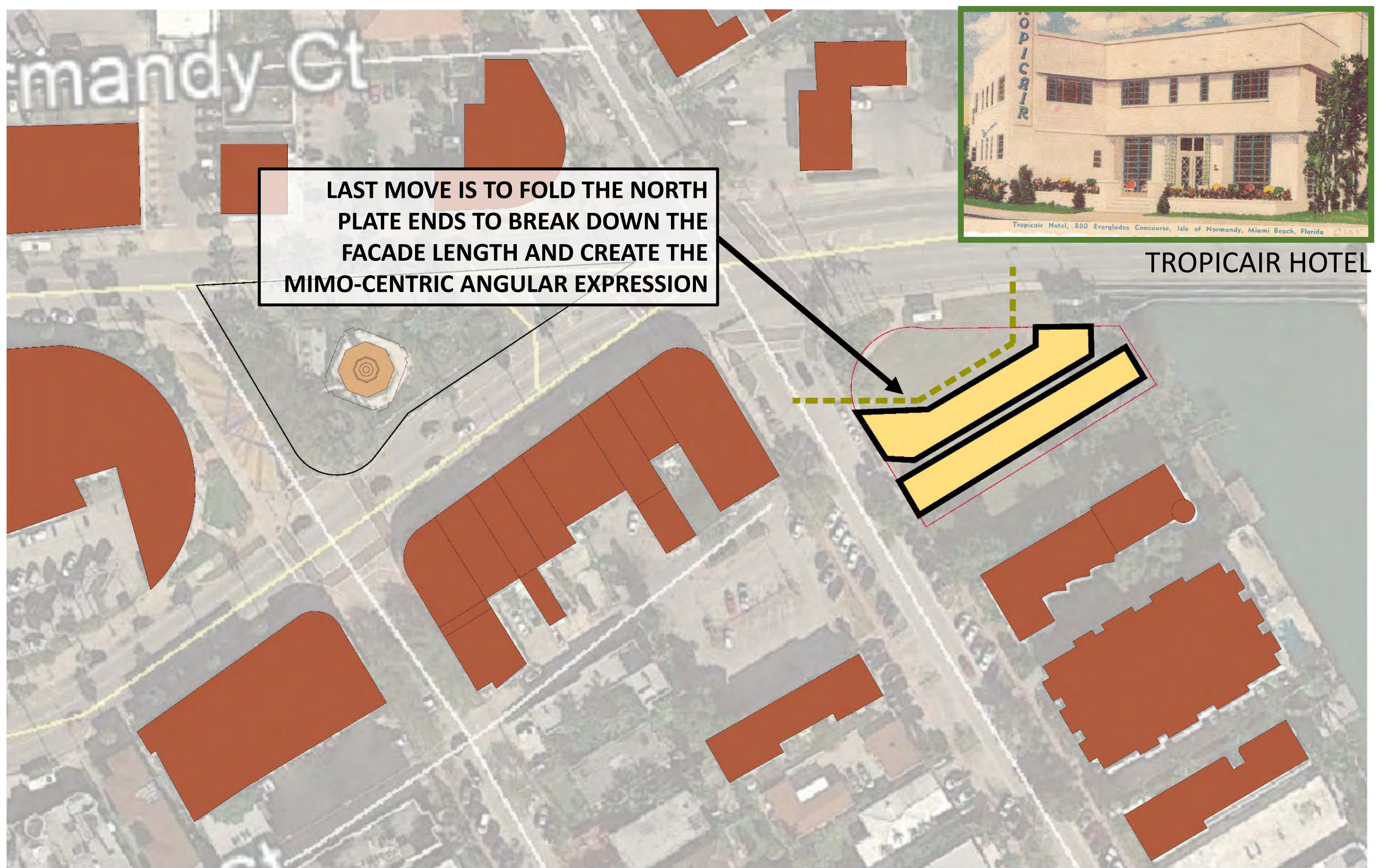
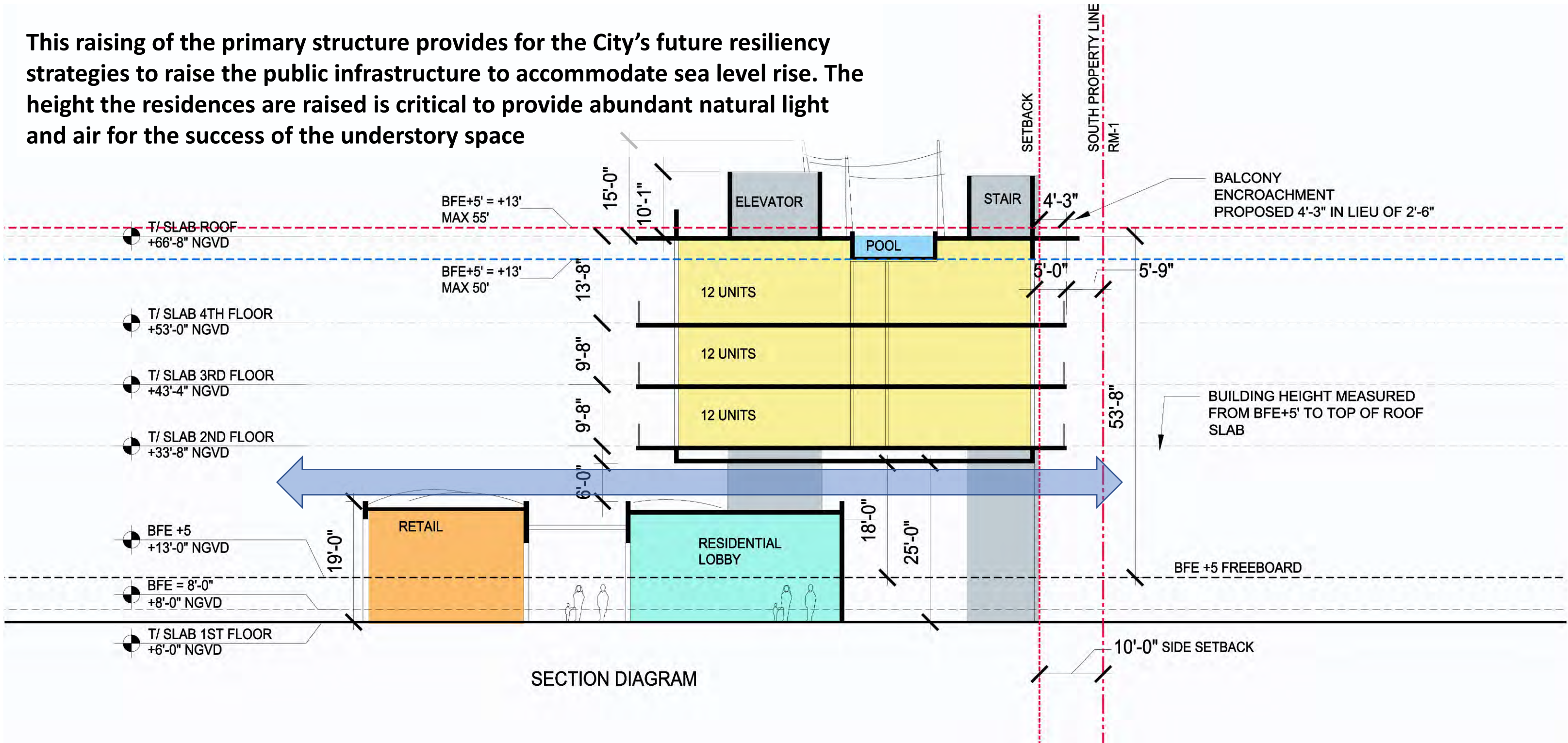


FIGURE GROUND DIAGRAM



The building design diagram separates the human scale pavilion structures from the housing units above.

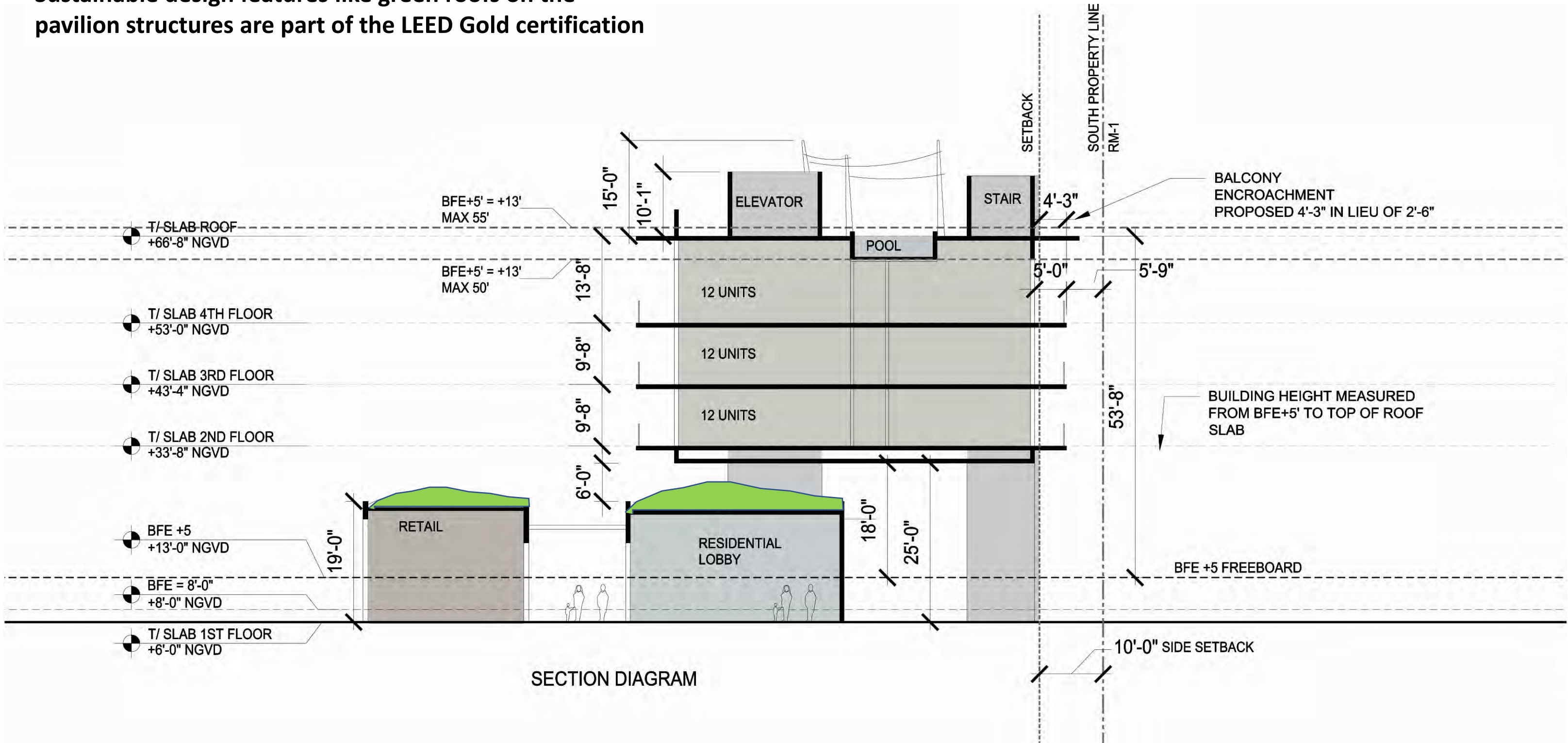
This raising of the primary structure provides for the City’s future resiliency strategies to raise the public infrastructure to accommodate sea level rise. The height the residences are raised is critical to provide abundant natural light and air for the success of the understory space



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

DESIGN STRATEGY

Sustainable design features like green roofs on the pavilion structures are part of the LEED Gold certification



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

DESIGN STRATEGY

SECTION DIAGRAM

Labels and dimensions in the left diagram include:

- T/ SLAB ROOF +66'-8" NGVD
- T/ SLAB 4TH FLOOR +53'-0" NGVD
- T/ SLAB 3RD FLOOR +43'-4" NGVD
- T/ SLAB 2ND FLOOR +33'-8" NGVD
- BFE +5 +13'-0" NGVD
- BFE = 8'-0" +8'-0" NGVD
- T/ SLAB 1ST FLOOR +6'-0" NGVD
- BFE+5' = +13' MAX 55'
- BFE+5' = +13' MAX 50'
- 15'-0"
- 10'-1"
- ELEVATOR
- POOL
- STAIR
- 4'-3"
- 5'-9"
- 12 UNITS
- 12 UNITS
- 12 UNITS
- 53'-8"
- BUILDING HEIGHT MEASURED FROM BFE+5' TO TOP OF ROOF SLAB
- 25'-0"
- 10'-0" SIDE SETBACK
- SETBACK
- SOUTH PROPERTY LINE RM-1
- BALCONY ENCROACHMENT PROPOSED 4'-3" IN LIEU OF 2'-6"
- 6'-0"
- 9'-8"
- 9'-8"
- 13'-8"
- 19'-0"
- RETAIL
- RESIDENTIAL LOBBY
- 18'-0"
- BFE +5 FREEBOARD

Labels and dimensions in the right diagram include:

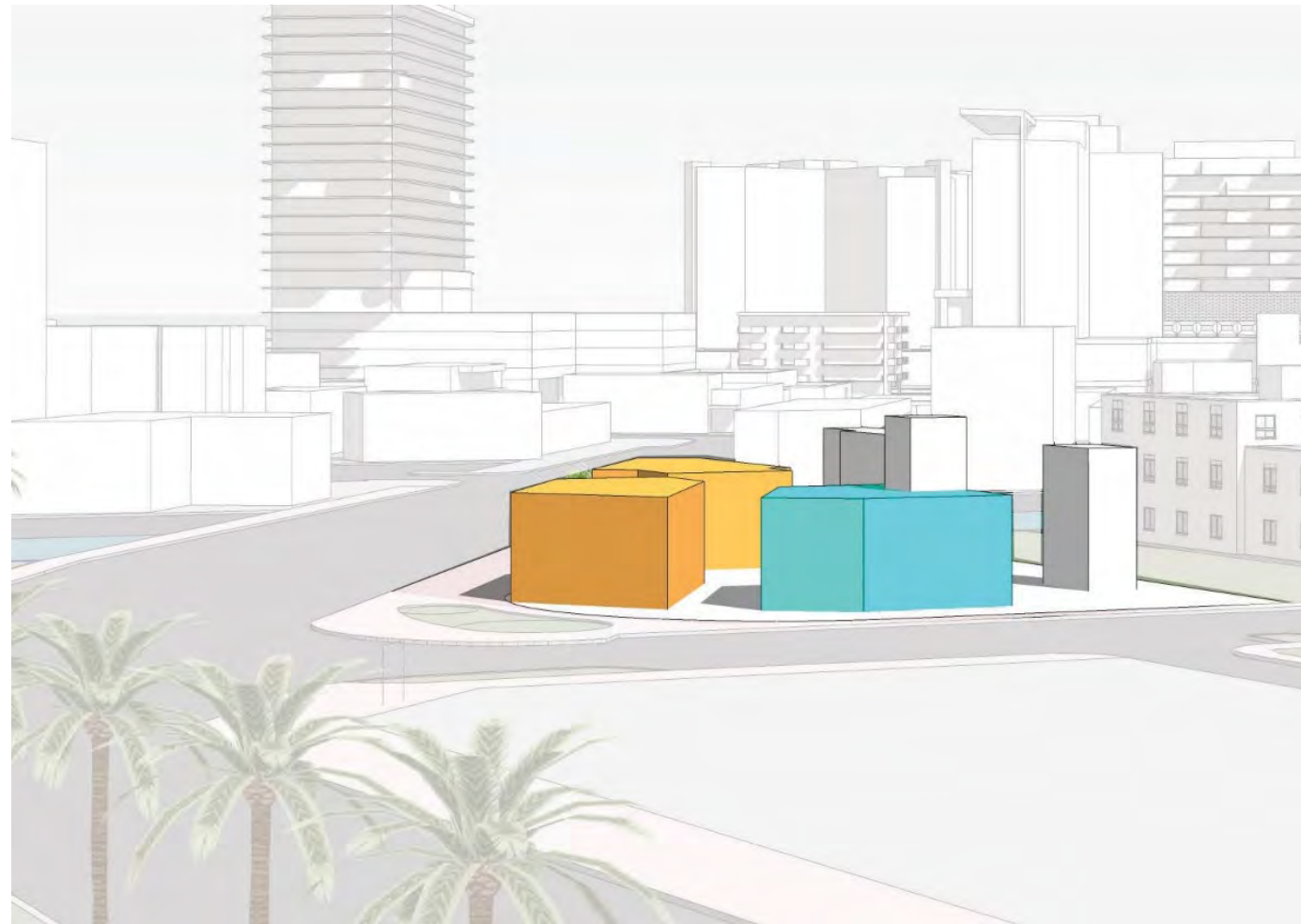
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- BFE = 8'-0" +8'-0" NGVD
- T/ SLAB 1ST FLOOR +6'-0" NGVD
- 5' REAR SETBACK
- 3'-0"
- 2'-0"
- BALCONY ENCROACHMENT PROPOSED 3'-0" IN LIEU OF 1'-3"
- RESULTING BALCONY SETBACK ABOVE GRADE
- 7'-0"
- BUILDING SETBACK 7'-0" (5'-0" REQUIRED REAR YARD)
- THE GROUND LEVEL PAVING IS AT GRADE ELEVATION
- BFE +5 FREEBOARD
- 19'-0"
- RETAIL PAVILION (BEYOND)
- EAST PROPERTY LINE INDIAN CREEK

DESIGN STRATEGY

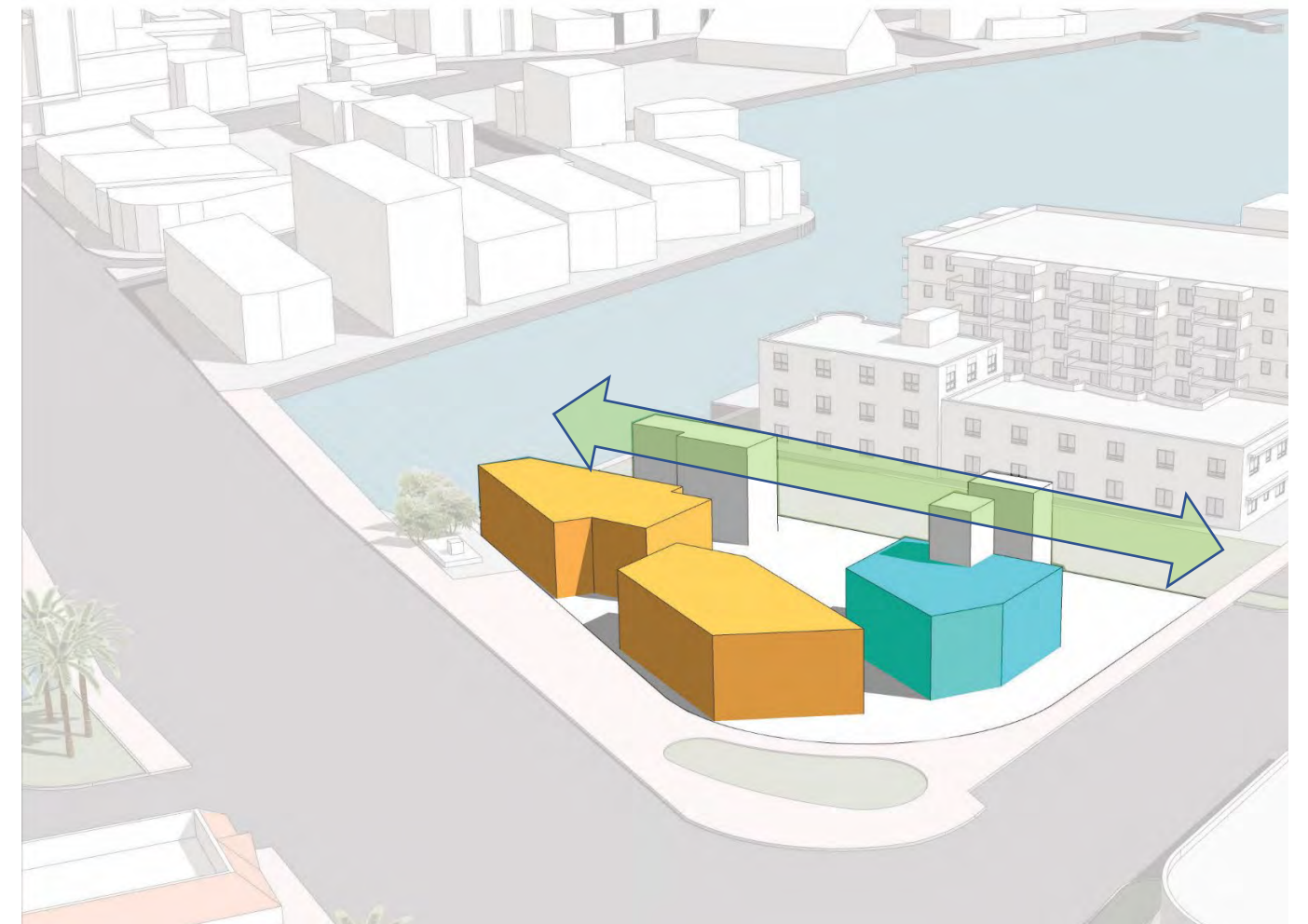
 Community servicing retail pavilions

 Public access to the waterfront

 Main building entrance



Community servicing retail and entry lobby that match the pedestrian and human scale of the surrounding buildings



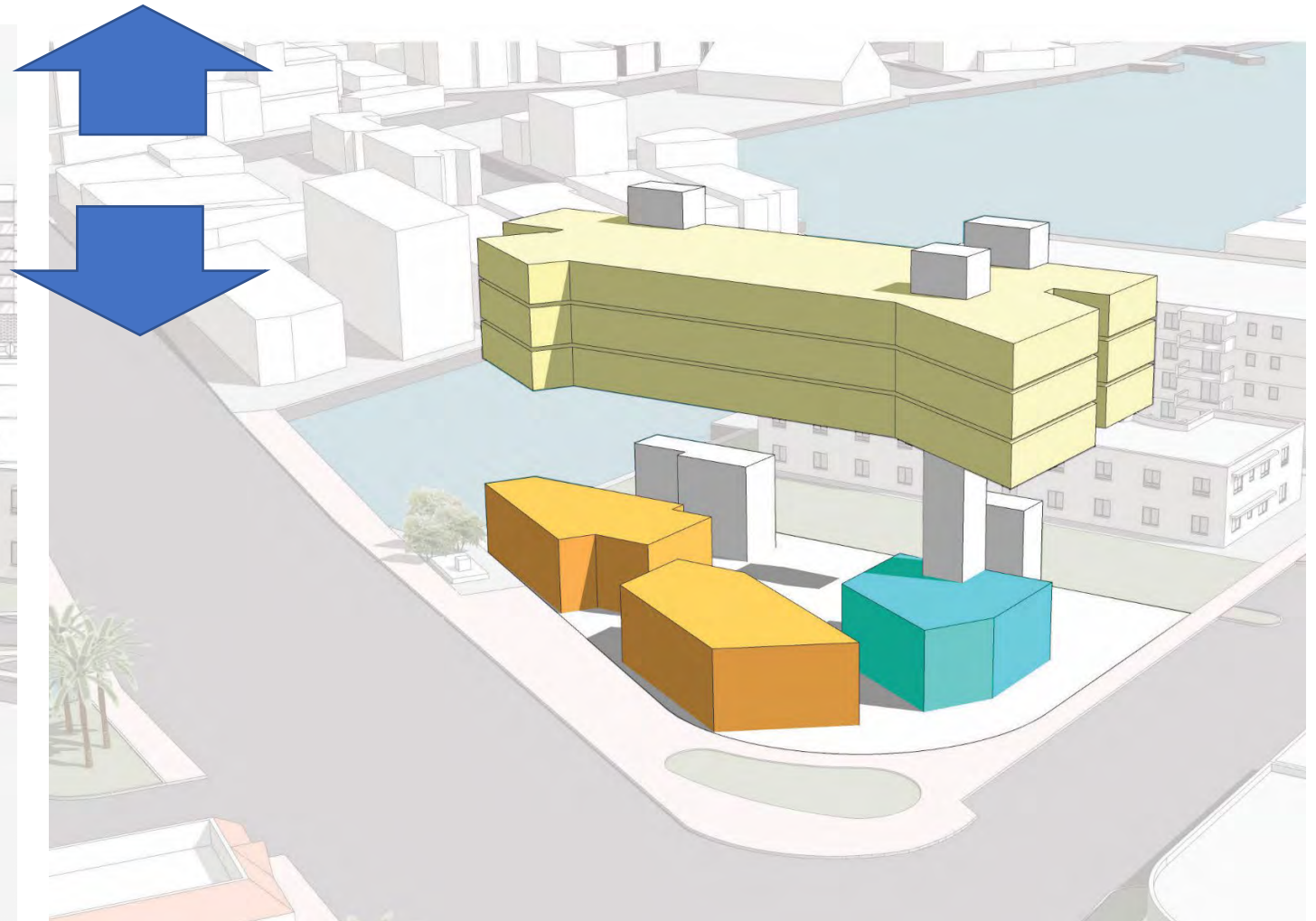
DESIGN STRATEGY

 Community servicing retail pavilions

 Main building entrance

 Public access to the waterfront

 Residential apartments



The primary building mass is raised above grade to allow openness for light and air for the flex space and green courtyards below

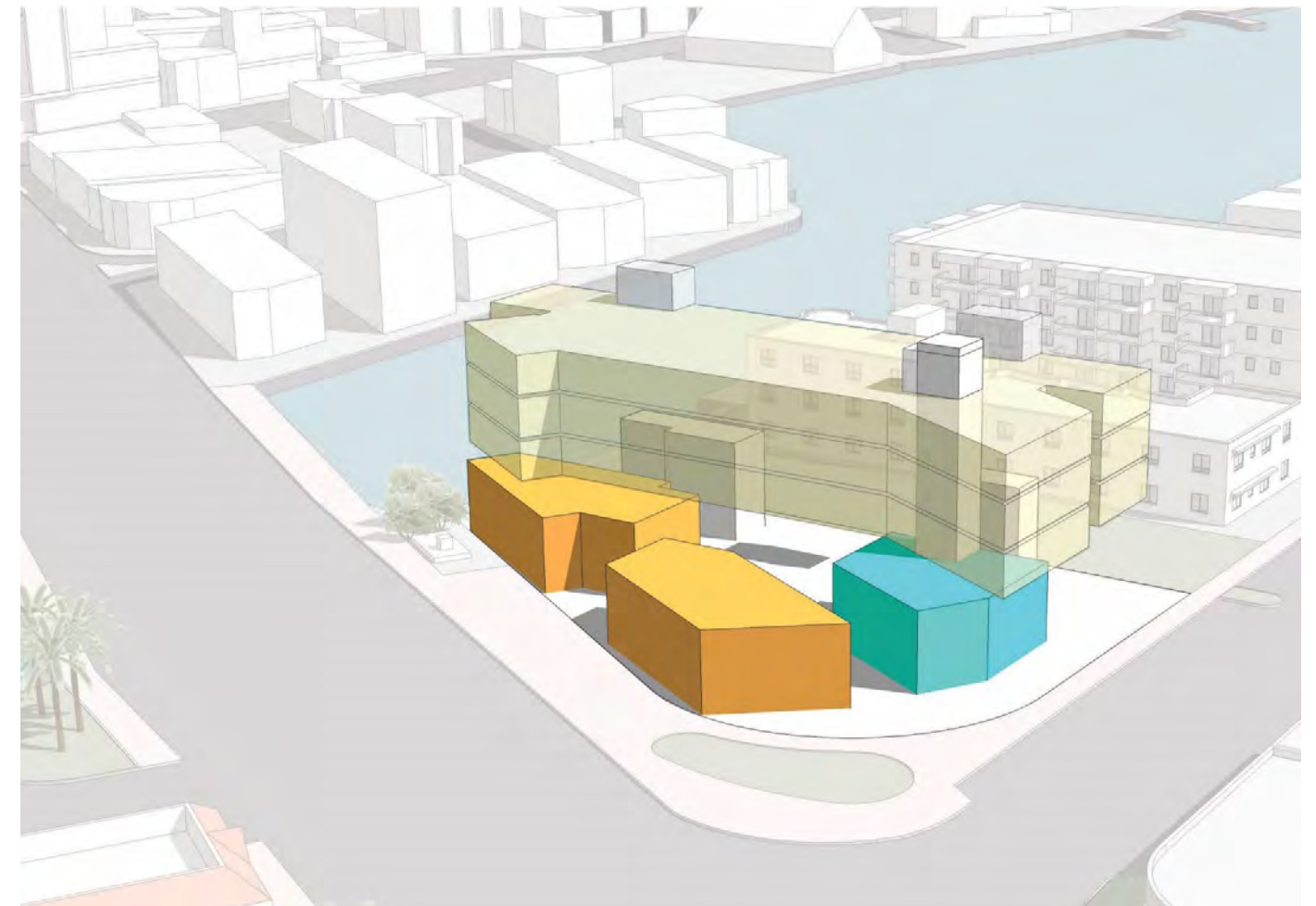
DESIGN STRATEGY

 Community servicing retail pavilions

 Main building entrance

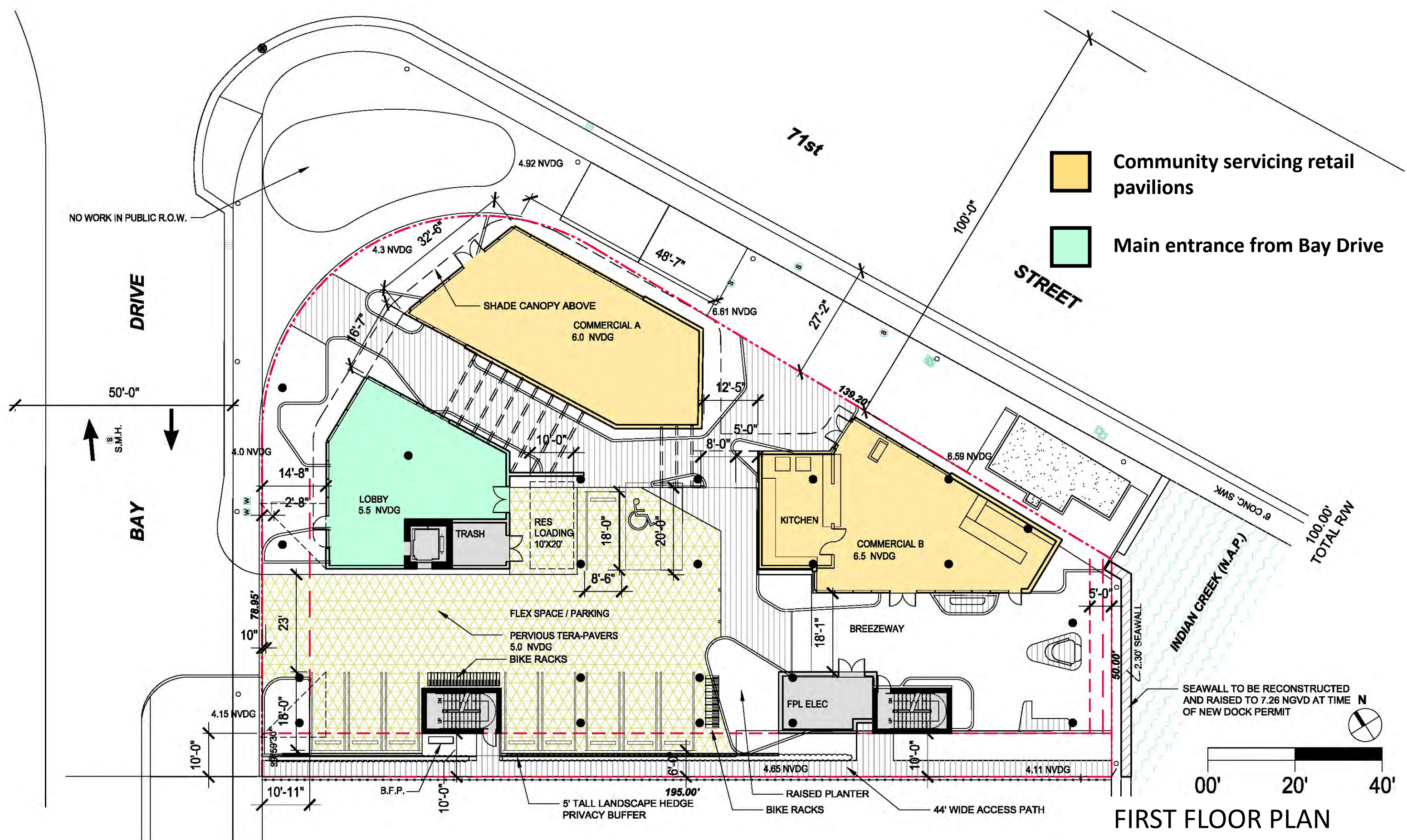
 Public access to the waterfront

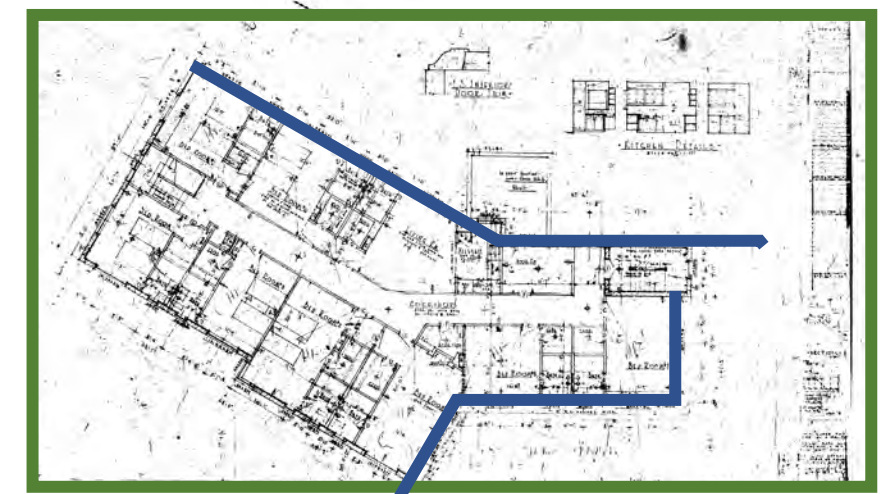
 Residential apartments



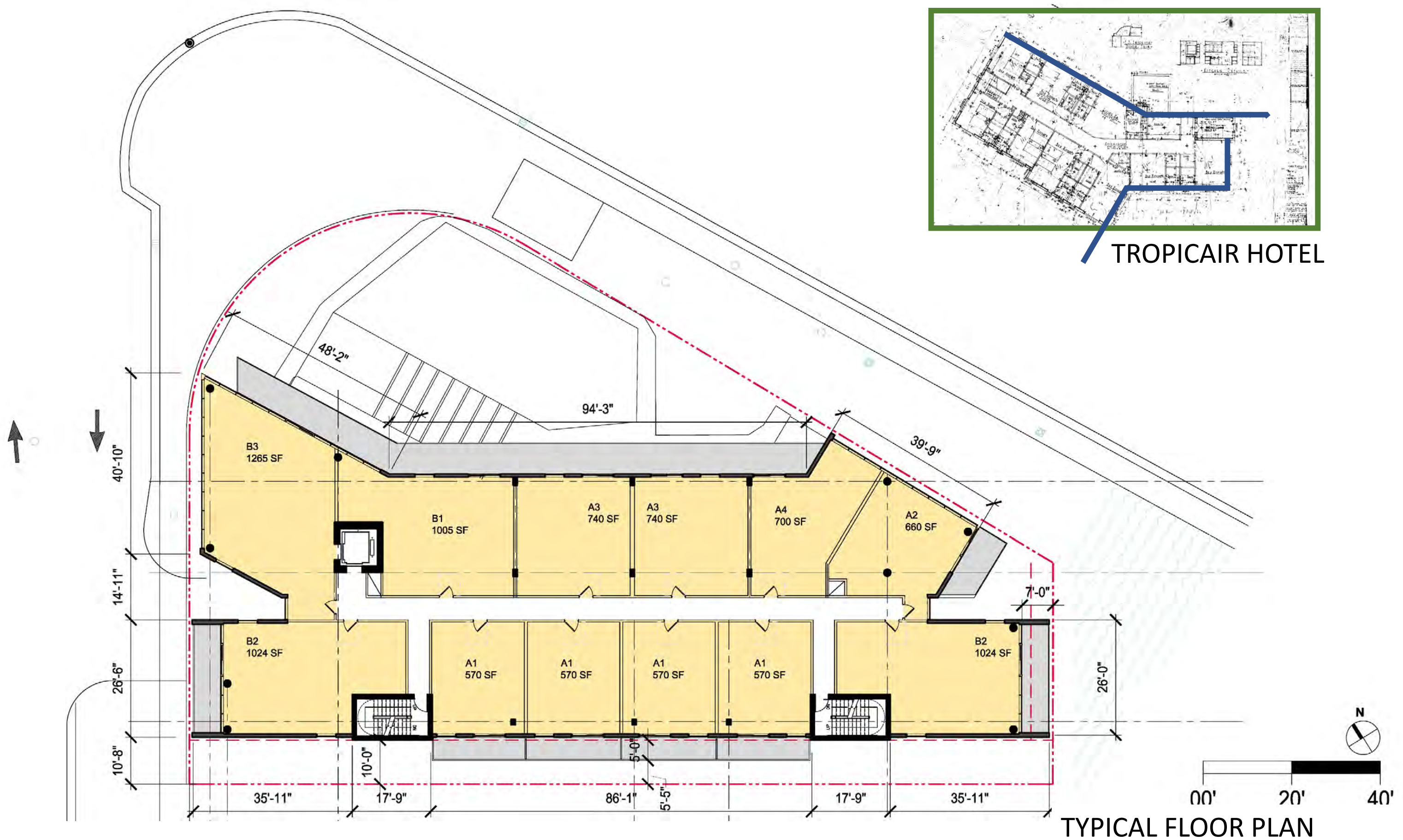
The final massing configuration responds to both the pedestrian-scale urban fabric and the neighborhood-scale street wall of layered adjacent buildings

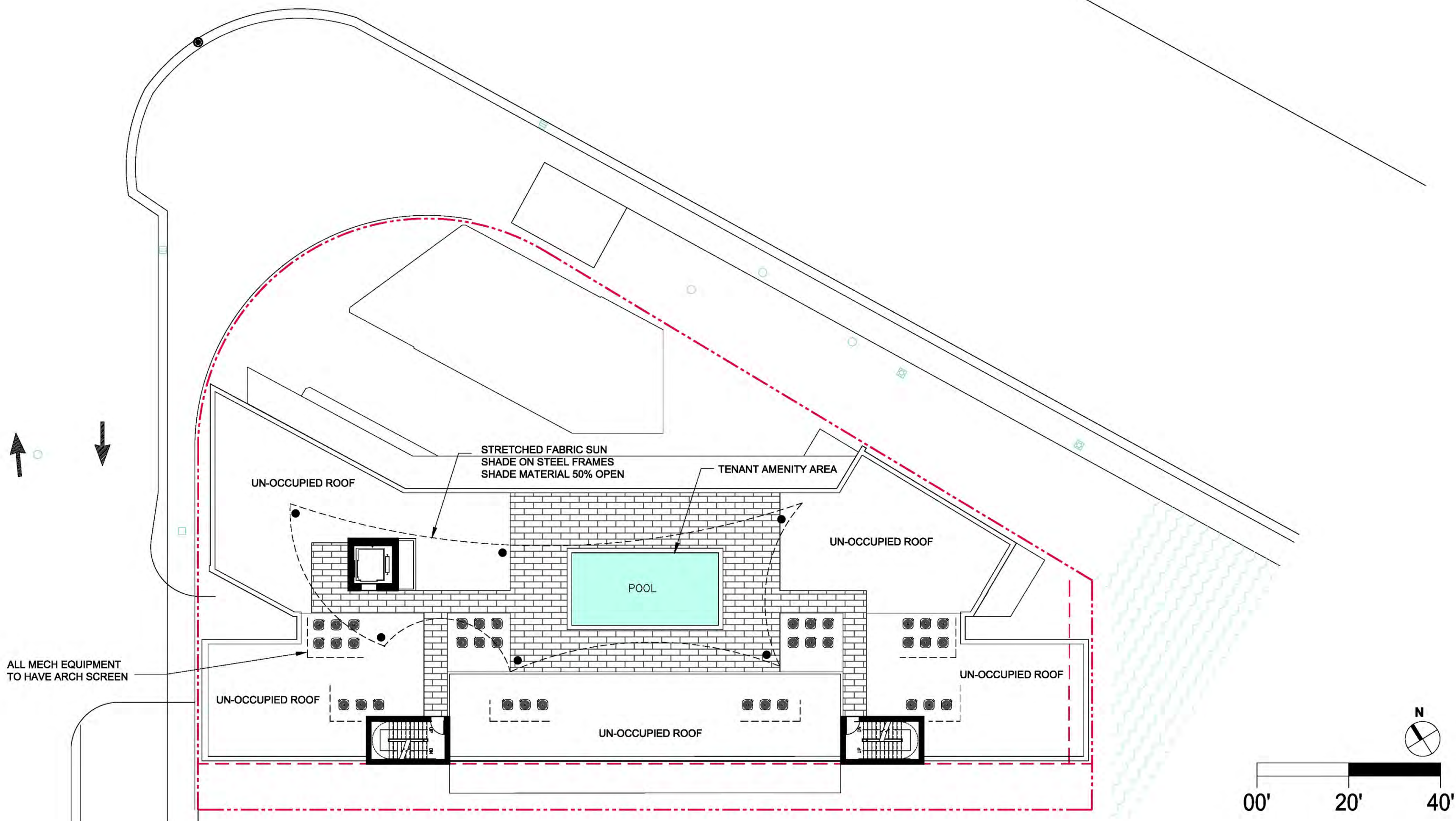
DESIGN STRATEGY





TROPICAIRE HOTEL





ROOF PLAN

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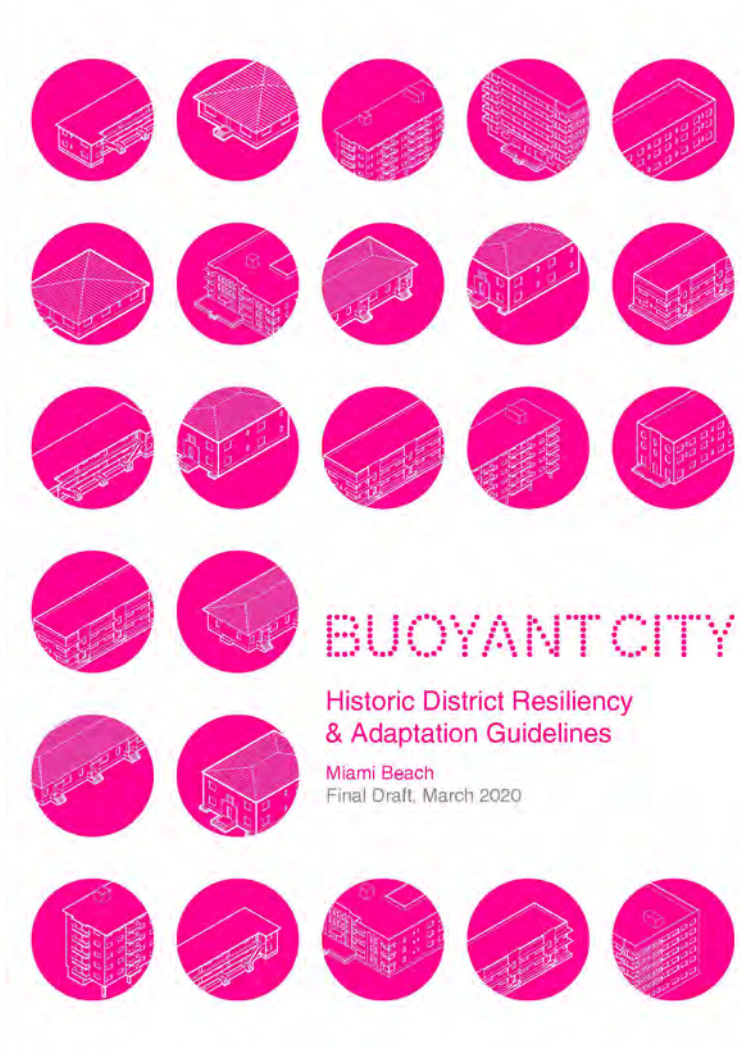
12.14.2020

880 71st Street,
Miami Beach, FL



City of Miami Beach Planning Department

Design guidelines and local research that informs the building architecture



Shulman + Associates

DESIGN GUIDELINES

POST-WAR MODERN / MiMo

“CONTEXTUALLY RELEVANT BUILDING DESIGN THAT IS DERIVED FROM THE MIMO LANGUAGE BUT LOOKS FORWARD TO A CONTEMPORARY VISION OF THE FUTURE”

- SCALE :** MASSING ARTICULATION TO BREAK DOWN THE BUILDING SCALE AND HEIGHT TO REFLECT THE ADJACENT URBAN FABRIC
- HEIGHT :** TALLER STRUCTURES TO BE SET BACK FROM THE STREET, BREAKING DOWN THE MASSING TO REFLECT THE ADJACENT URBAN FABRIC
- RHYTHM :** BREAKING DOWN THE MASSING TO CONFORM TO THE LOT WIDTH, CONTEXT BUILDING PROPORTIONS
- SETBACKS :** MAINTAIN THE URBAN STREETWALL, SITE THE BUILDINGS TO REINFORCE THE SURROUNDING CONTEXT
- VIEW CORRIDORS :** MAINTAIN VIEW CORRIDORS TO IMPORTANT STRUCTURES AND WATERFRONT
- DIRECTIONAL EMPHASIS :** PREDOMINANTLY HORIZONTAL STRUCTURES WITH STRONG VERTICAL BREAKS. ANGULAR FORMS
- POINT OF ENTRY :** ACTIVE GROUND LEVEL WITH DEFINED PEDESTRIAN ENTRANCES FROM THE STREET
- ARCHITECTURE :** EMBRACING THE MIMO LANGUAGE AND NEIGHBORHOOD VOCABULARY OF FORM TO REFLECT ON THE HISTORY OF THE DISTRICT WHILE NOT REPLICATING THE PAST

DESIGN GUIDELINES



1.3.7 // INTEGRATE PUBLIC SPACES & RIGHT OF WAYS INTO THE VISION

- Develop a plan for public infrastructure, right-of-ways and public places in historic districts that is consistent with the adaptive character of those districts.
- Consider public areas from a three-dimensional point of view, understanding that the variable raising of public and private realms will challenge current understandings of the historic district.
- Anticipate the complex relationship that will develop as the adaptation of streets, sidewalks, yards and buildings is staged at different levels, creating a multi-level city.
- Consider ecological goals in its future infrastructure planning.
- Consider the capacity to serve as a national leader in using its public realm as a test-bed in resilient and multi-functional infrastructure.

B. GREEN INFRASTRUCTURE | For more detail see Appendix III



RAIN GARDENS

Rain gardens are special planting areas designed to capture and store rainwater. Not only do rain gardens assist in reducing overall storm runoff quantity, but they can also aid in purifying water from pollutants and contaminants using natural filtration processes present in soil and plants. Plantings and microorganisms in the soil have the ability to break down biological toxins and also bioaccumulate toxins. Rain gardens are usually located within a small depression in a property to allow water to naturally flow to low points.



GREEN ROOFS

Green roofs are partially or fully vegetated roofs that are layered over waterproofing. In addition to providing shade, a green roof's plants remove air particulates and produce oxygen. Another benefit of green roofs is their ability to reduce and slow stormwater runoff in urban environments.



SUNKEN PLAZAS AND PATIOS

Recessed parks, building courtyards and plazas may contain impervious surfaces designed to temporarily store water during extreme events. These landscape features keep water out of adjacent properties and reduce inputs to storm drains not sized for current and future more extreme storm events. These landscapes can retain water until a storm has passed, at which time the collected rainfall can be drained to a storm sewer system or other storage area.



PERMEABLE PAVEMENT

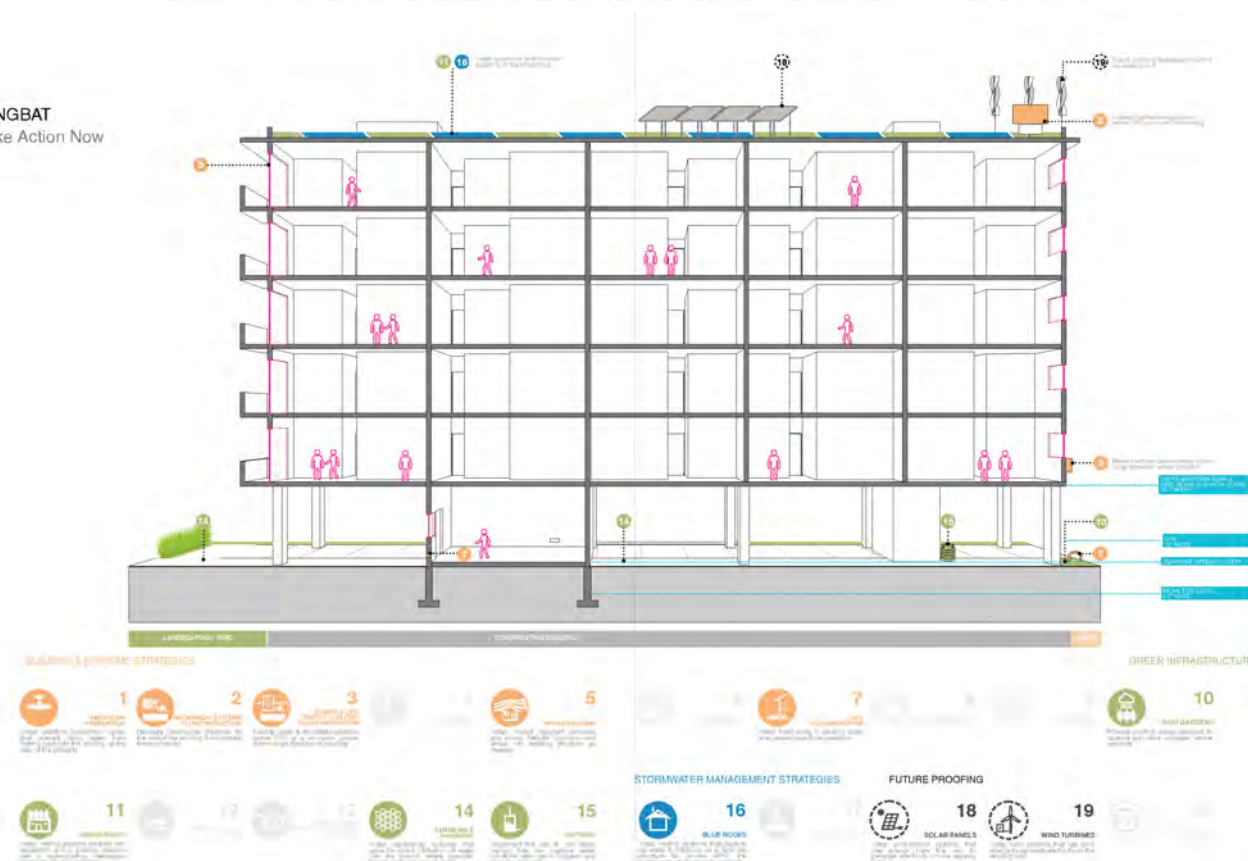
Permeable pavements and surfaces allow direct infiltration of water into the ground. By allowing water to naturally infiltrate into the ground, stormwater can be stored underground before flowing into stormwater systems, recharging local freshwater aquifers, and feeding nearby plants. Permeable paving helps reduce the load on traditional storm sewers that were not sized for the severity of contemporary storm events.



CISTERNS

Cisterns below ground and rain barrels that hold water from roof drains are a simple and affordable way for property owners to capture water, reducing the amount of stormwater impacting their property and harvesting rainwater for other uses. Rain barrels capture water for later use in irrigation or even cleaning purposes. Likewise below ground cisterns can also be used for irrigation and flushing a landscape of salt after larger storm events. With proper treatment, cistern water can also be used for water features and car washing.

DINGBAT
Take Action Now



Many of the sustainable strategies are implemented in the building and site design

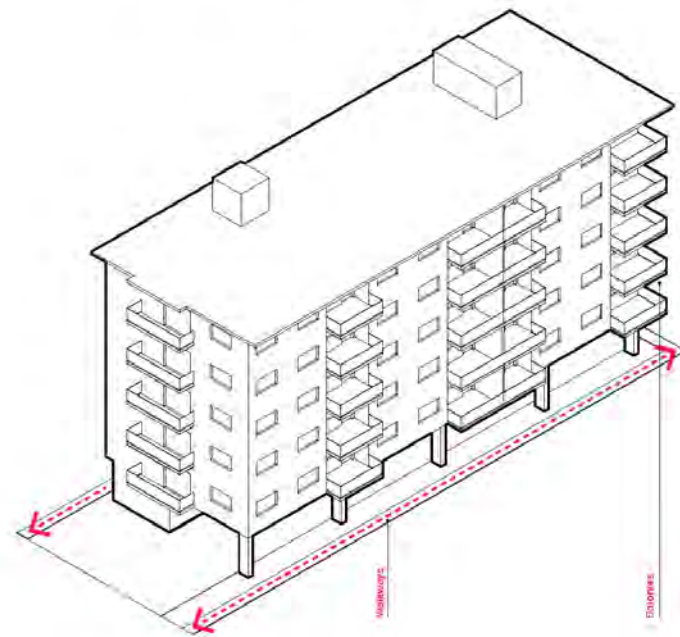
“Dingbat” raised building form

DESIGN GUIDELINES



D Dingbat

The Dingbat is a type of residential building featuring ground floor parking spaces below upper residential floors that flourished in Miami Beach in the mid-1960s. The genesis of this type in locally is generally attributed to zoning changes at that time that introduced a parking requirement for new residential units, however the type is found throughout the sunbelt, and was celebrated as a Los Angeles type by author Reyner Banham in Los Angeles: The Architecture of Four Ecologies. The ground floor parking area, featuring columns that support the building above, may also feature a modest lobby or community meeting space. In Miami Beach, Dingbats mainly rise 4-5 stories, and generally observe austere mid-century architectural styling. The sparse decoration found on this type is articulated by the rolling systems that define balconies and awnings.



“Dingbat” building form is prevalent in the Normandy Isle neighborhood, but many of the buildings gate off access and have very low understory heights that restrict light and air



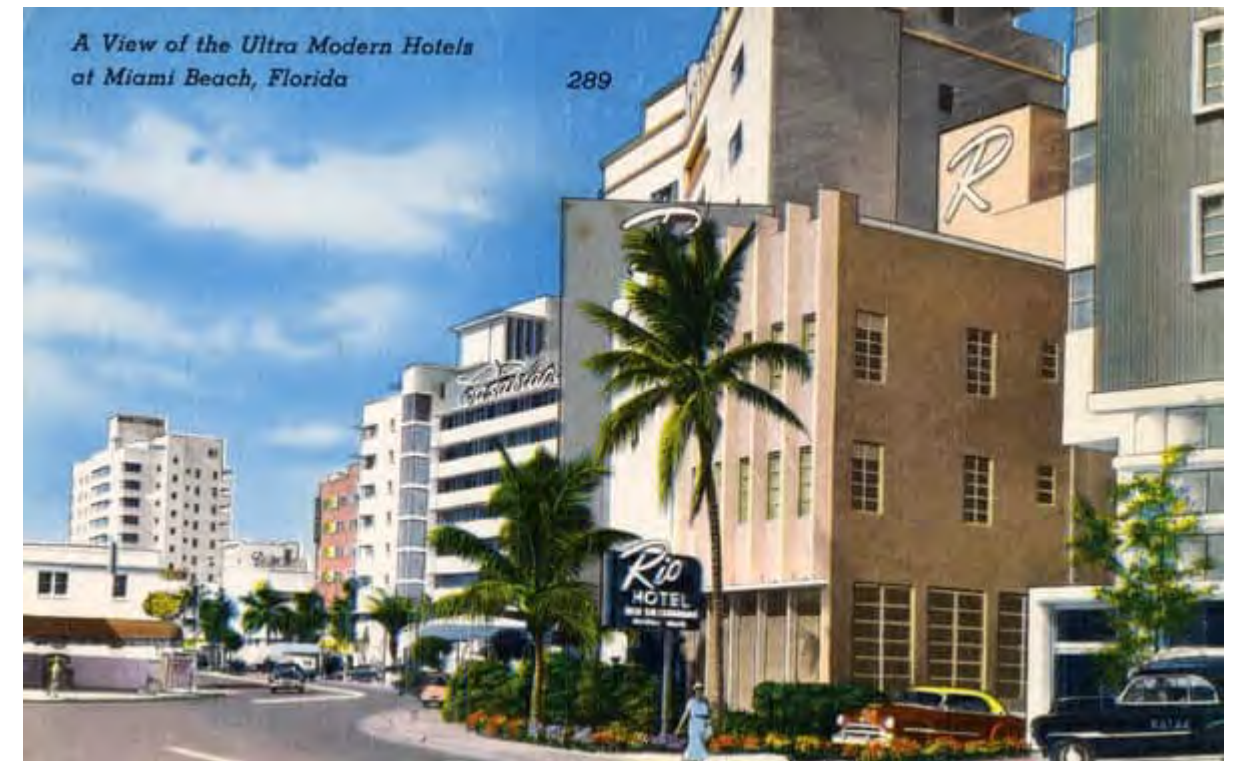
DESIGN GUIDELINES



UNIDAD CENTER- RENE GONZALAZ ARCHITECT



Normandy Isle, as well as the greater City of Miami Beach, has many examples buildings with layers of architectural materials and angular forms



HISTORIC IMAGE OF MIAMI BEACH'S ARCHITECTURAL BUILDING LAYERS AND ANGULAR FORMS



DESIGN REFERENCES



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

MASSING STUDY



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MASSING STUDY



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
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MASSING STUDY



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MASSING STUDY



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS

STRETCHED
FABRIC SUN SHADE



FABRIC 50%
OPEN AIR



ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS



STUCCO FINISHES



GLASS RAIL W/
FRIT PATTERN



STUCCO FINISH ON ALL
CONCRETE ELEMENTS

42" TALL FRAMED GLASS
GUARDRAILS

36'-4"

25'-0"

18'-0"

OPEN TO GARDEN WALK
(BEYOND)

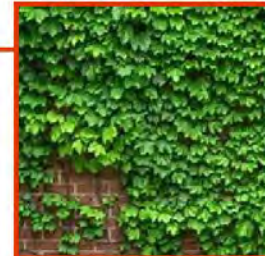
UTILITY MODULE IRON-SPOT
BRICK MASONRY

EAST ELEVATION

42" TALL FRAMED GLASS
GUARDRAILS

19'-0"

VINE WALLS
LIVING WALLS



FLORIDA KEYSTONE
CORAL



PAINTED ALUMINUM
STOREFRONT SYSTEMS



GREEN ROOF
BURMS



OPEN TO GARDEN WALK
(BEYOND)

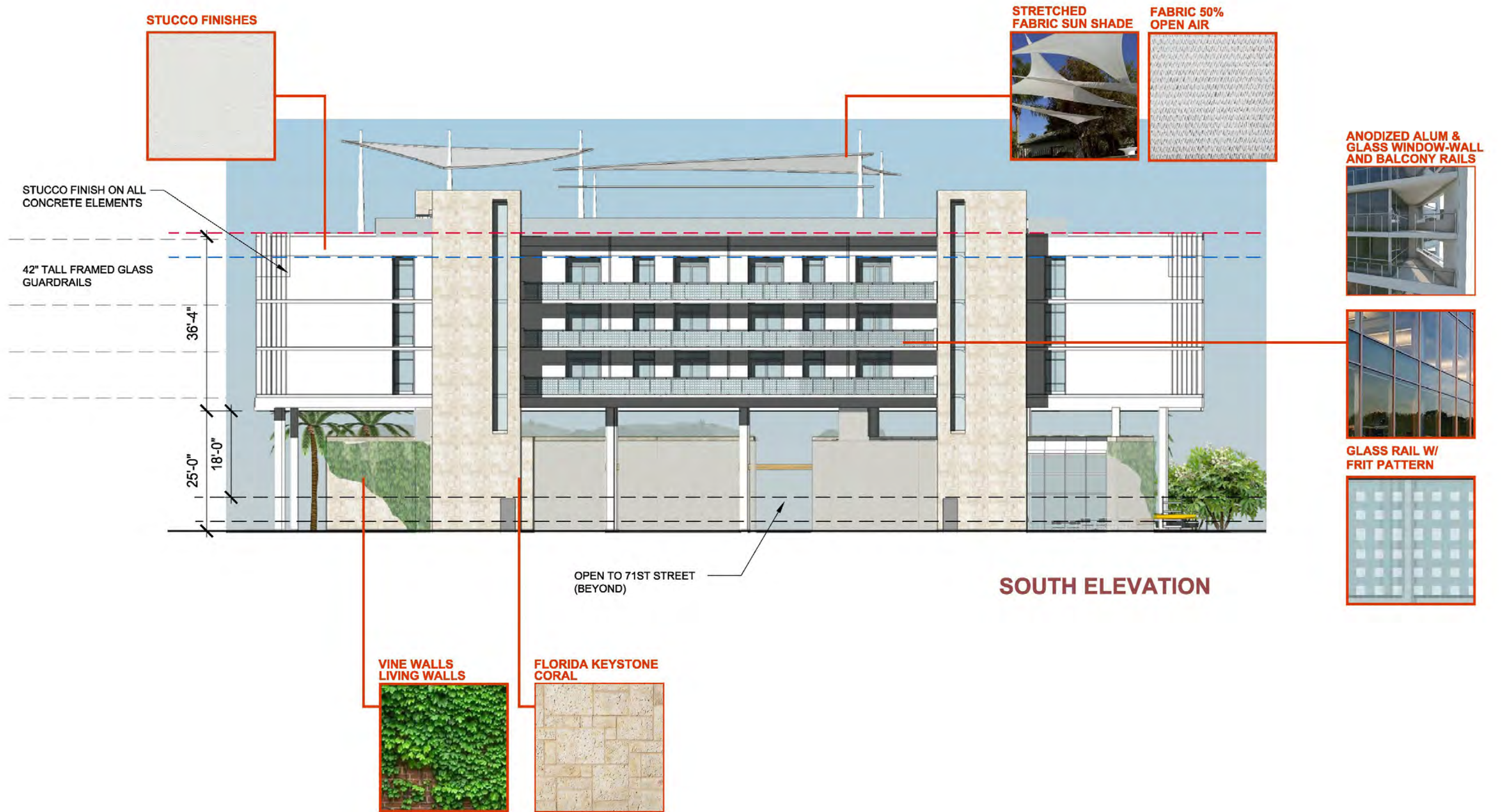
WEST ELEVATION

36'-4"

25'-0"

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS



ARTIST RENDERING



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

ARTIST RENDERING

STRONG HORIZONTAL FORM WITH
ANGULAR GEOMETRY

"BEAN POLE" SLENDER STRUCTURE,
WHIMSICAL FORMS

STRUCTURE SETBACK TO CREATE
OPEN SPACE AT CORNER.
PEDESTRIAN SCALE PAVILLIONS AT
STREETScape

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS



BALCONIES WITH GEOMETRIC PATTERNS IN THE GLAZING AND TRAY FORM CANTILEVERS

ARCHITECTURAL EMPHASIS ON THE WATERFRONT FAÇADE – NOT THE REAR OF THE BUILDING

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

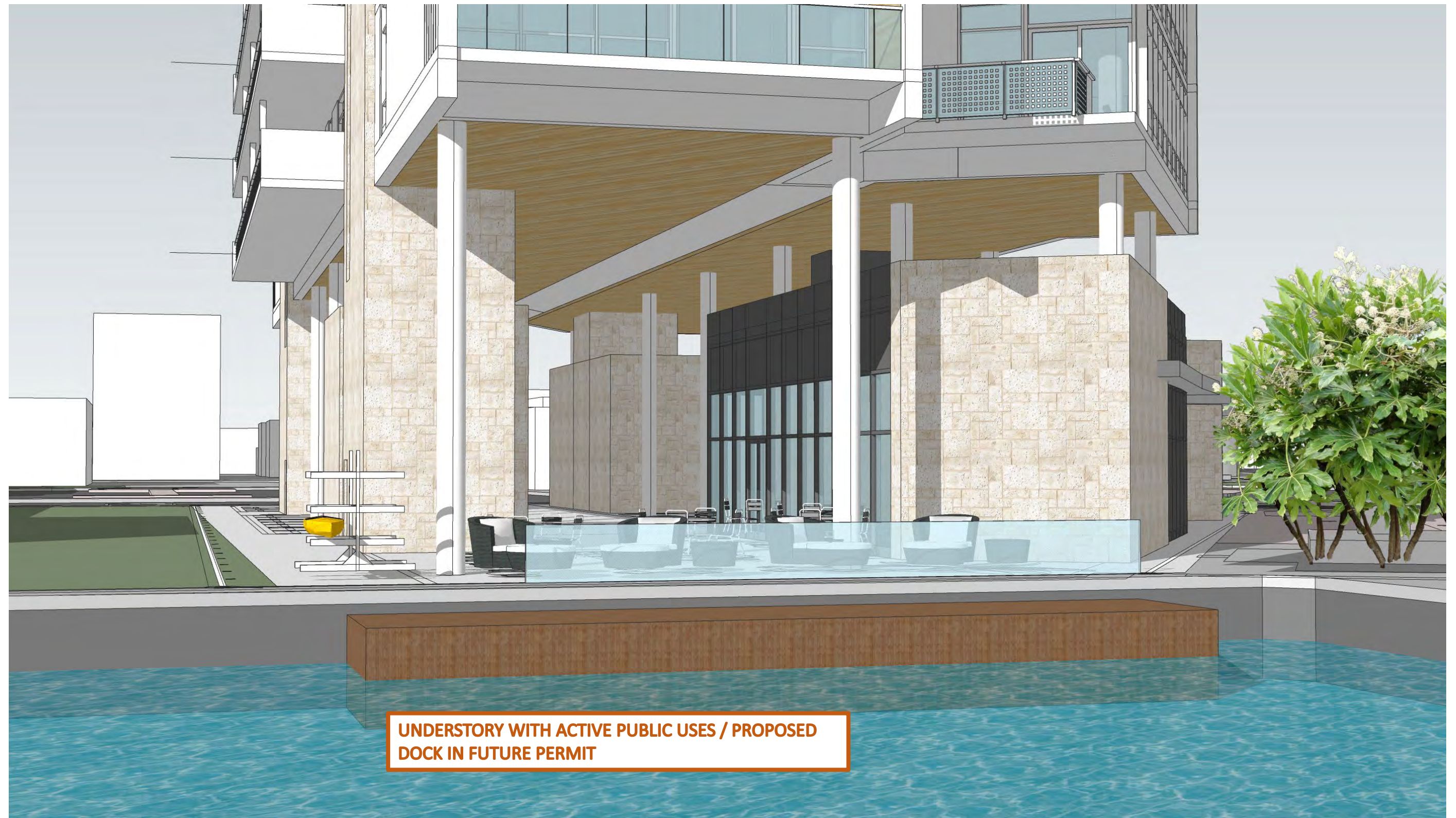
FAÇADE CONCPETS



STRONG VERTICAL BREAKS TO THE HORIZONTAL FORM

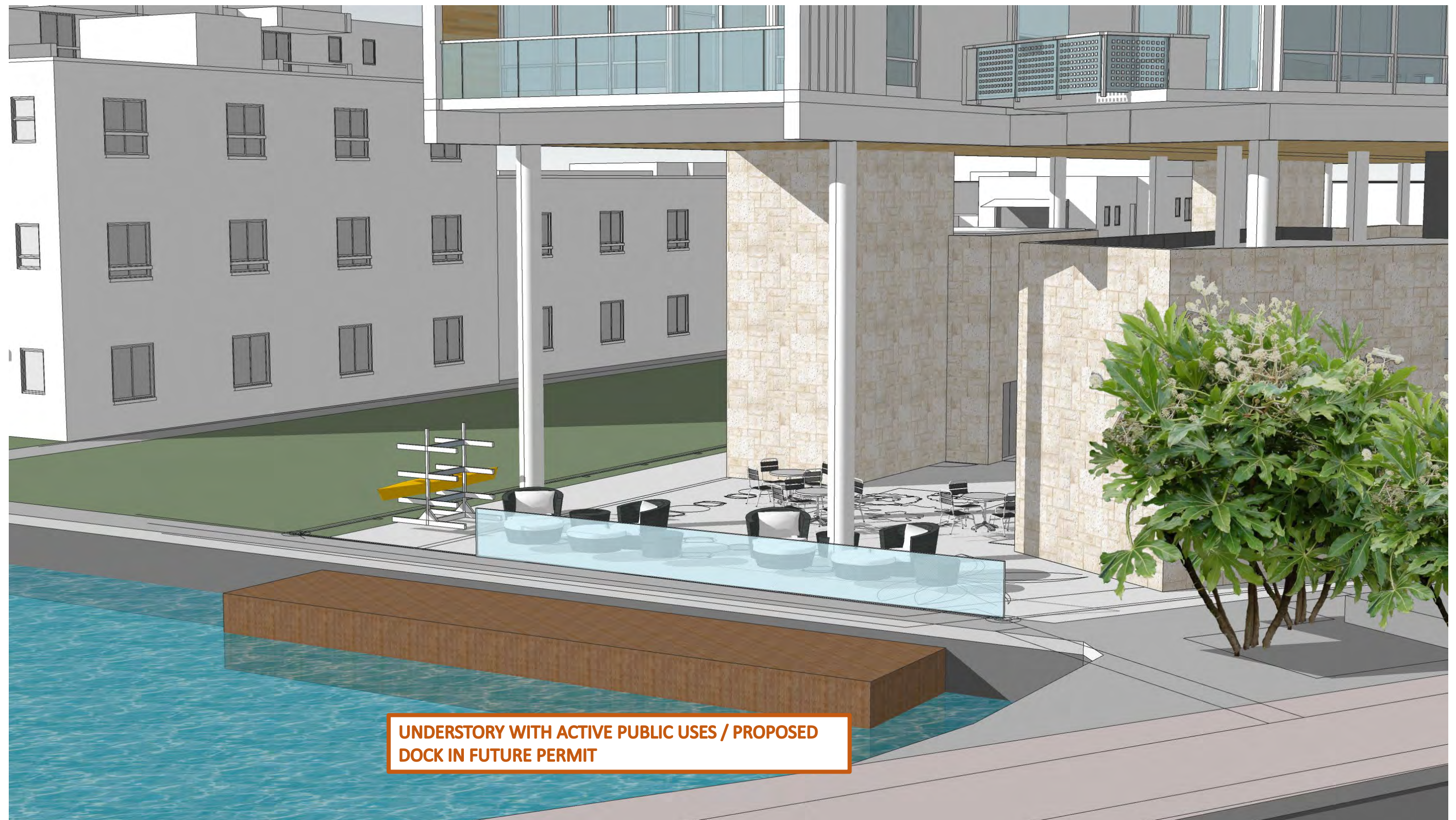
SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS



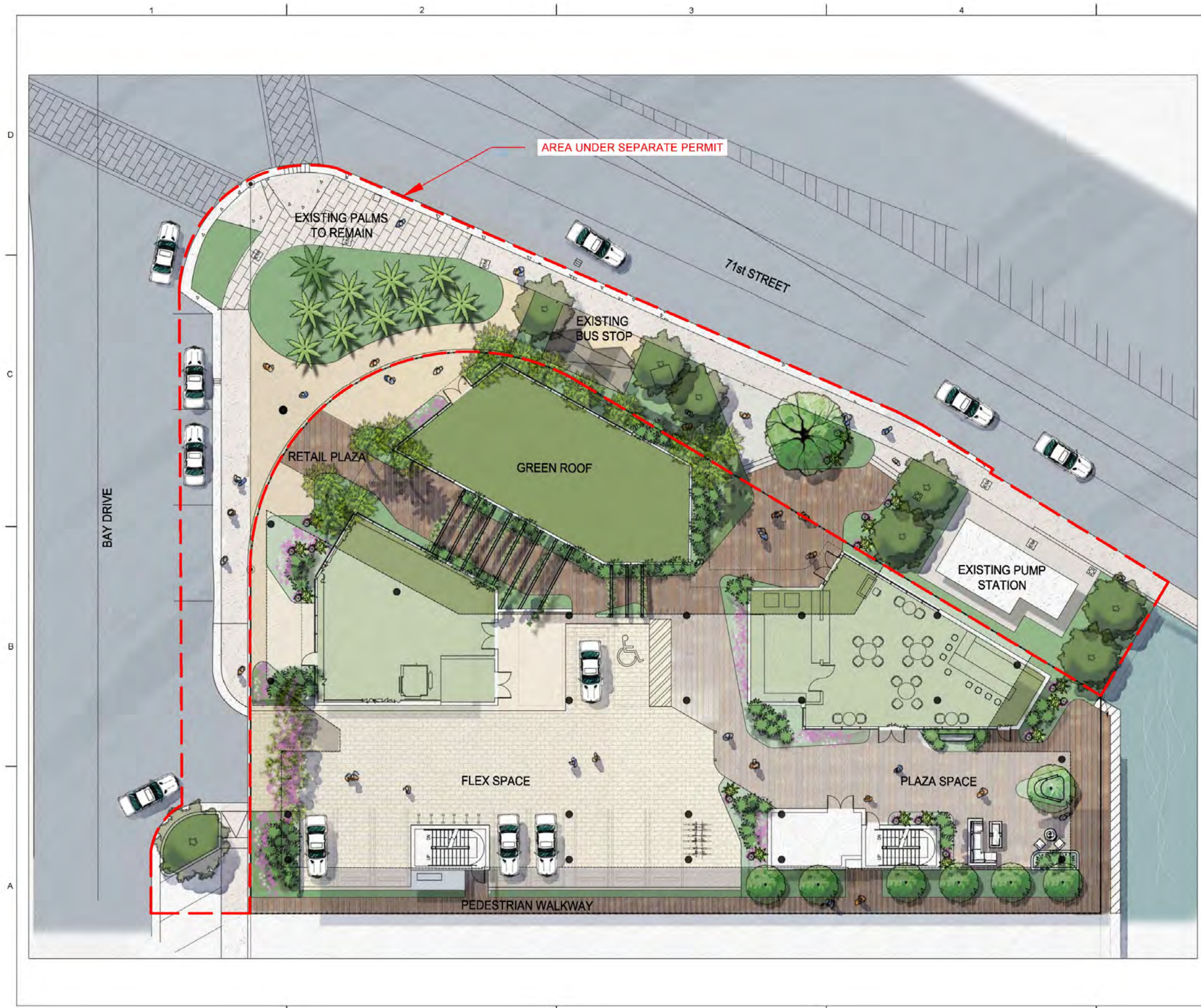
SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
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FAÇADE CONCPETS



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS



GRAPHIC SCALE
0 10 20
SCALE: 1"=10'
NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of
Authorization # - 7928

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

**880 71ST
ST, MIAMI
BEACH**

SCALE: AS NOTED
DATE ISSUED:
DRAWN BY: JR
DESIGNED BY: JR, PW, LW
CHECKED BY: PW

Paul Weinberg
(Digitally signed by Paul Weinberg
DN: cn=Paul Weinberg, o=Paul Weinberg
Associates, c=US, email=paul@pweinberg.com,
date=2023.11.08 15:13:00Z)
PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA666804
(FOR THE FIRM)

SHEET TITLE
ILLUSTRATIVE PLAN

SHEET NUMBER
LC-101

LANDSCAPE DESIGN



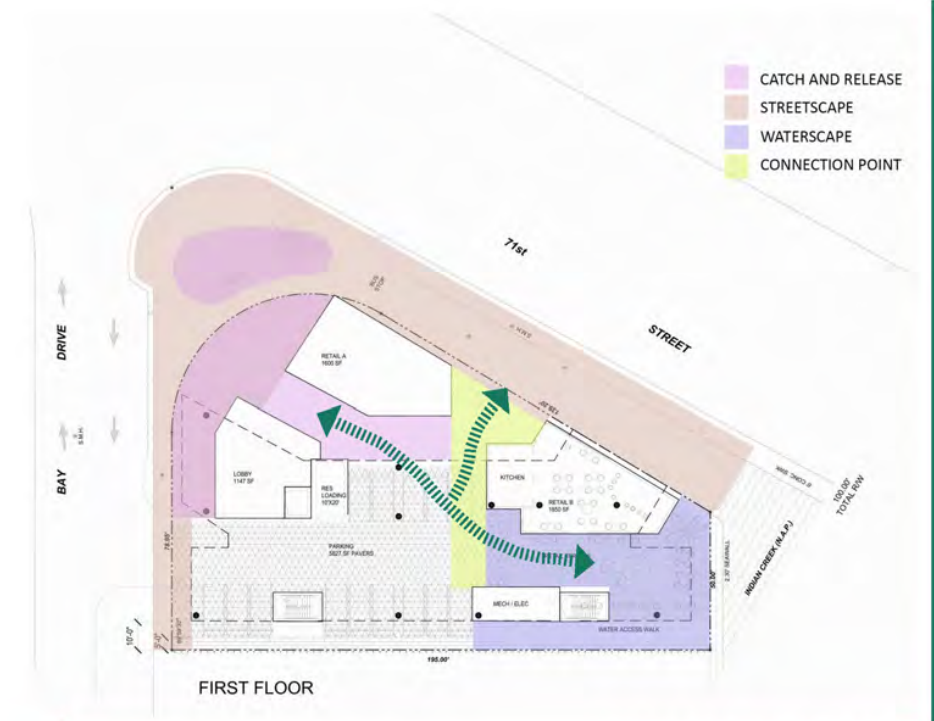
880 INDIAN CREEK NW ELEVATION



LANDSCAPE DESIGN



CHARACTER IMAGERY ROOF-SCAPE



SPACE DIAGRAM



CASSA BRICKELL
- USE OF SHADED STRUCTURE
- VEGETATIVE WALLS
- ROOF TOP GARDENS
- URBAN SETTING

BROOKLYN BOTANICAL GARDEN VISITOR CENTER
- FLOOR TO CEILING EXTERIOR GLASS WALLS
- LIGHT AND OPEN
- VEGETATIVE ROOF TOP



PRECEDENCE STUDIES



OVERHEAD SHADE STRUCTURE
VEGETATED ROOF TOPS



MIAMI-ESQUE TYPE OVERHANG
UNIFYING THE INDIVIDUAL BUILDINGS



UNIFYING BUILDINGS



NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.

SHRUBS					
QTY	SYMBOL	KEY	PLANT NAME	SIZE / REMARKS	Nº
16		ALI	<i>Alcantarea imperialis</i> IMPERIAL BROMELIAD	3' HT, 3' SPRD. FULL	**
8		THG	<i>Thunbergia grandiflora</i> SKY VINE	8'-8' HT. TRELLIS. FULL, ATTACHED TO WIRE GRID	**
SHRUB AREAS					
QTY	SYMBOL	KEY	PLANT NAME	SIZE / REMARKS	Nº
804		ARG	<i>Anacardium occidentale</i> PERENNIAL PEANUT	4" HT, 4' SPRD. 12" O.C.	**
670		CLG	<i>Clusia guittaria</i> SMALL LEAF CUSCUT	36" HT, 30" SPRD. 30" O.C.	**
30		FIM	<i>Picus microcarpa</i> 'Green Island' GREEN ISLAND FIGUS	12" HT, 12" SPRD. 16" O.C.	**
25-1		NEB	<i>Neuroglossis x Fireball</i> FIREBALL BROMELIAD	12" HT, 12" SPRD. 16" O.C.	**
1028		OPJ	<i>Ophiopogon japonicus</i> MONDO GRASS	4" HT, 4' SPRD. 6" O.C.	**
94		PHB	<i>Philodendron x Burle Marx</i> BURLE MARX PHILLODENDRON	12" HT, 16" SPRD. 18" O.C.	**
127		POD	<i>Podocarpus microphyllus</i> POCARPUS	30" HT, 16" SPRD. 16" O.C.	**
51		TRJ	<i>Trachelopogon jasmindae</i> CONFEDERATE JASMINE	6'-8' HT. TRELLIS. 24" O.C.	**
288		TRF	<i>Tripsacum flodanum</i> FLORIDA GAMMA GRASS	18" HT, 24" SPRD. 24" O.C.	**

N**	DENOTES NATIVE SPECIES
**	DENOTES HIGH DROUGHT TOLERANT SPECIES
*	DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

800 TO BE 2" ABOVE FLORITAM; EXCEPT IN RETENTION AREAS
CONTRACTOR TO DETERMINE QUANTITY

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND
STANDARDS FOR NURSERY PLANTS

ALL TREES TO BE FIELD GROWN UNLESS SPECIFIED OTHERWISE

ALL 800 AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100%
OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED
WATER SOURCE

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND
PALMS

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE
SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND
SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT
MATERIAL IS INSTALLED ON SITE.

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL
MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO
LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

[illegible]

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

880 71ST
ST, MIAMI
BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Paul Weinberg

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

SHEET TITLE

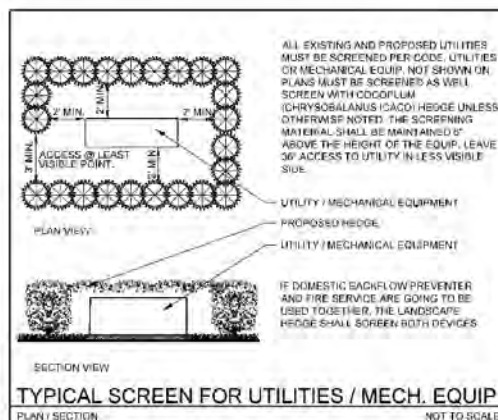
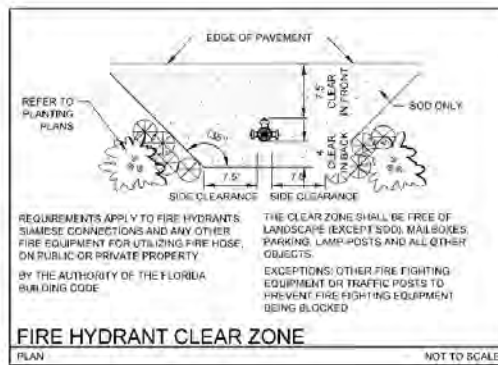
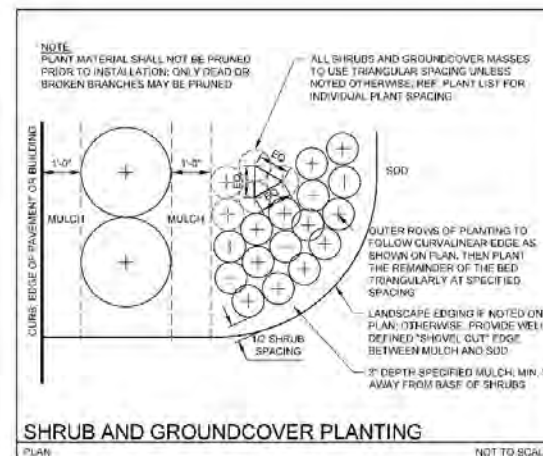
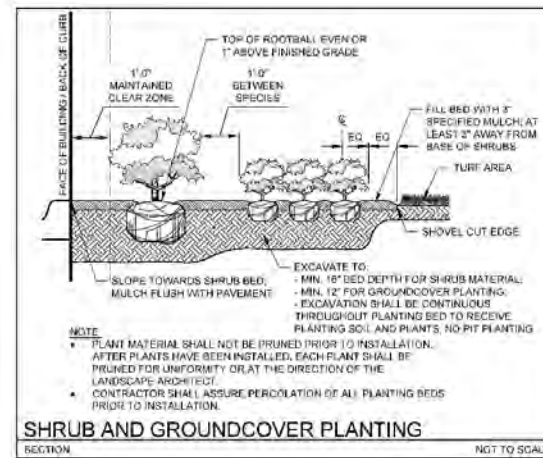
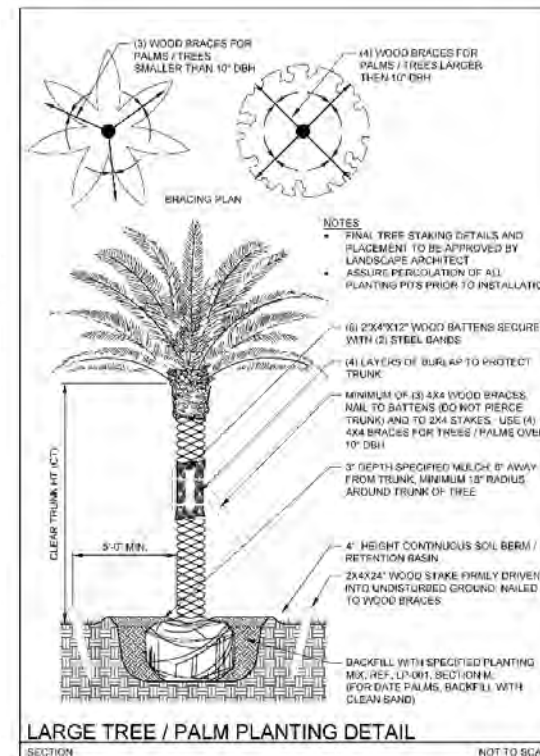
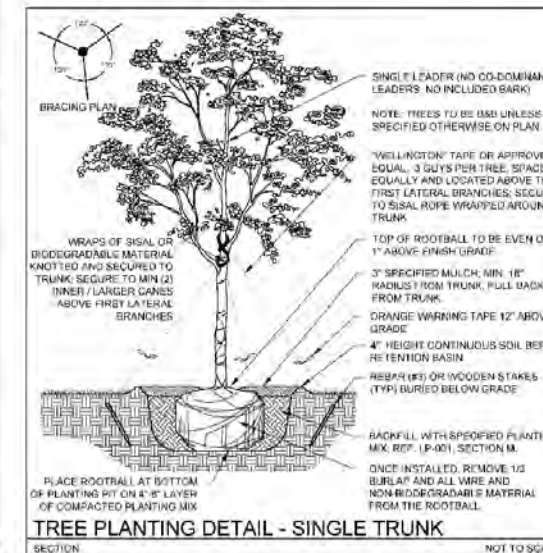
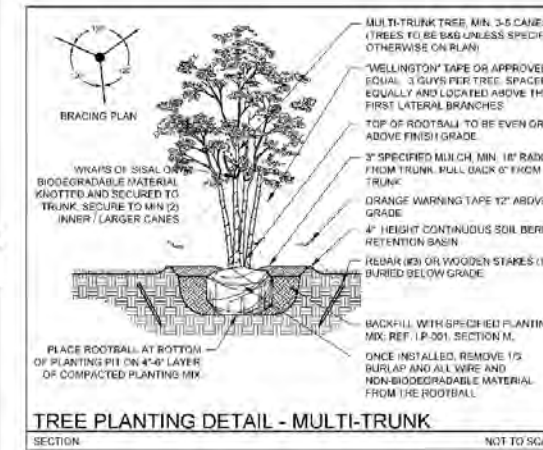
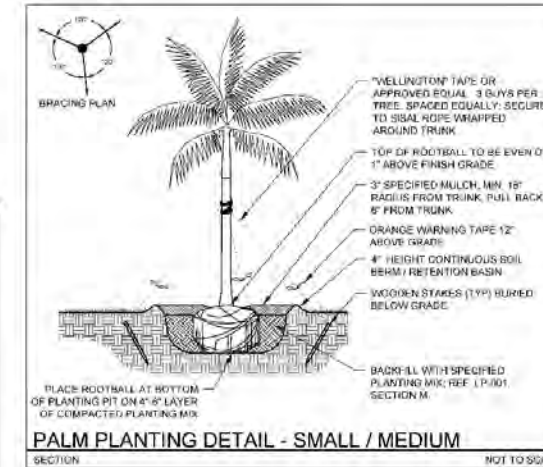
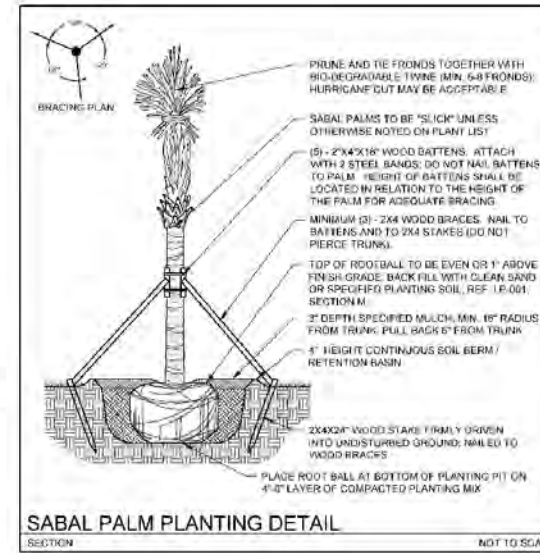
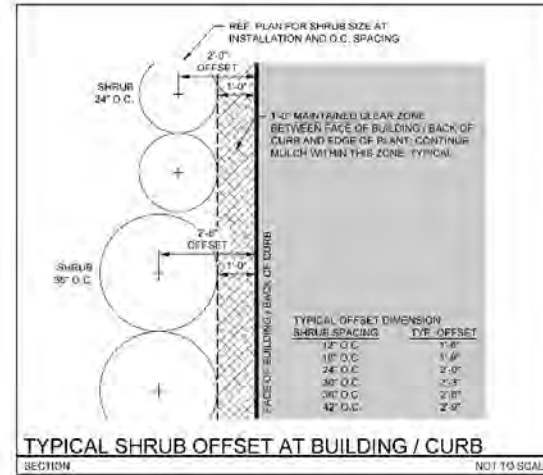
LANDSCAPE PLAN
(UNDERSTORY)

SHEET NUMBER

LP-102

LANDSCAPE DESIGN

- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



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880 71ST
ST, MIAMI
BEACH

SCALE	AS NOTED
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DATE ISSUED:

DRAWN BY:	JR
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Paul Weinberg

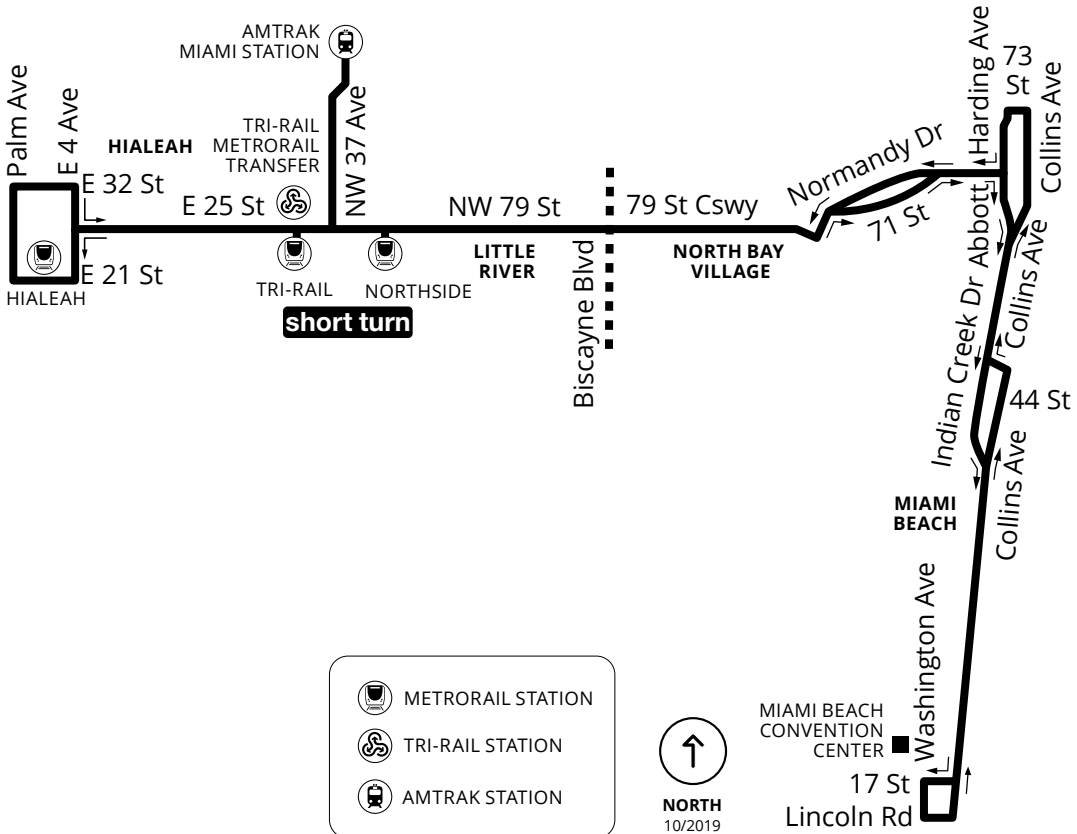
PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

LP-501



@GoMiamiDade



GO Miami-Dade Transit

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- ☒ North Beach Loop
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- ☐ SOBE Loop B CCW

