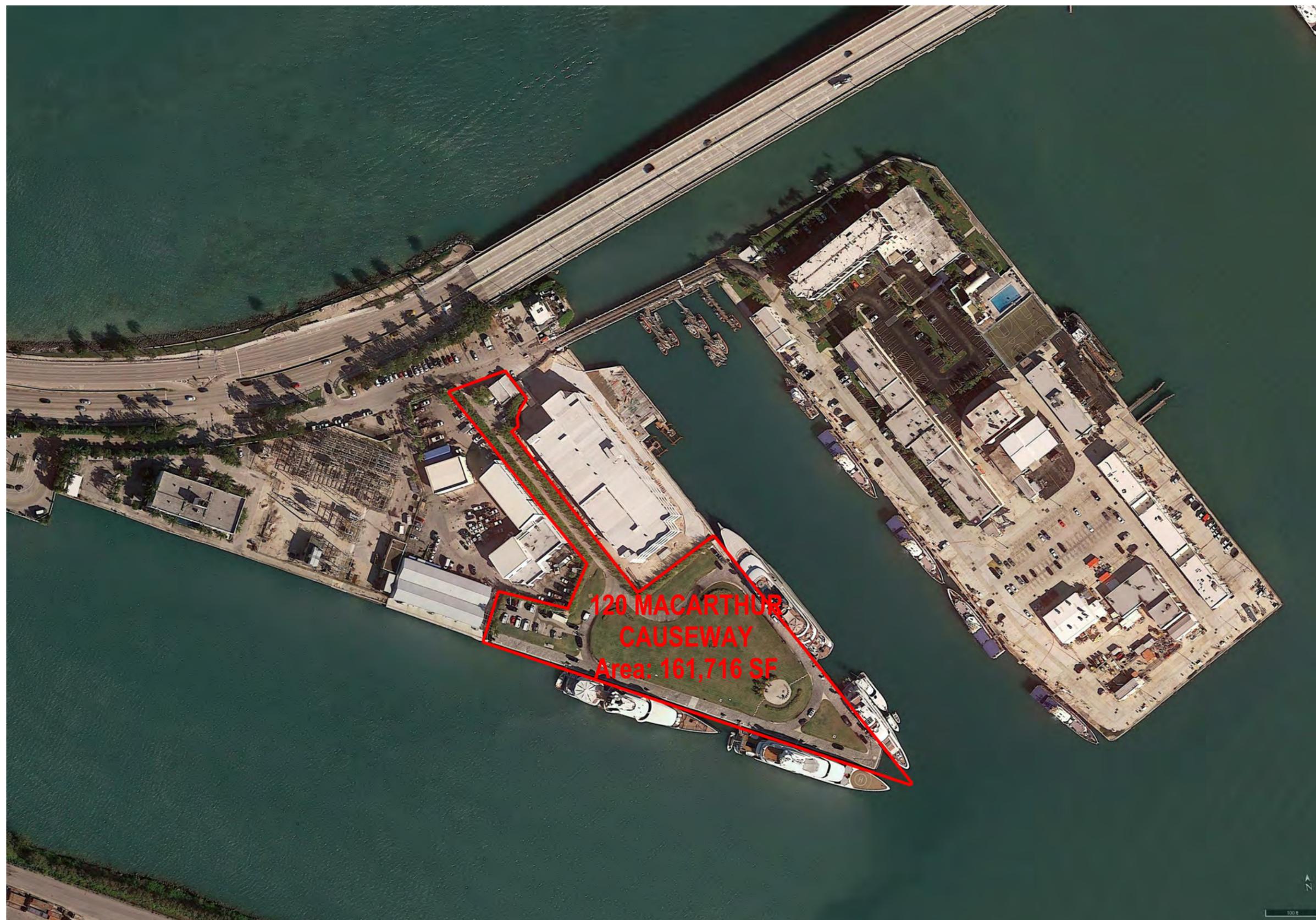




One Island Park - Miami Beach, FL



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

LOCATION MAP

SCALE:

REVISED SHEET

DATE:
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A0-02



VIEW TOWARD NORTH



VIEW TOWARD SOUTH

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CONTEXT - AERIAL VIEWS

SCALE:

DATE:
11/30/2020

A0-04





A. Entrance view



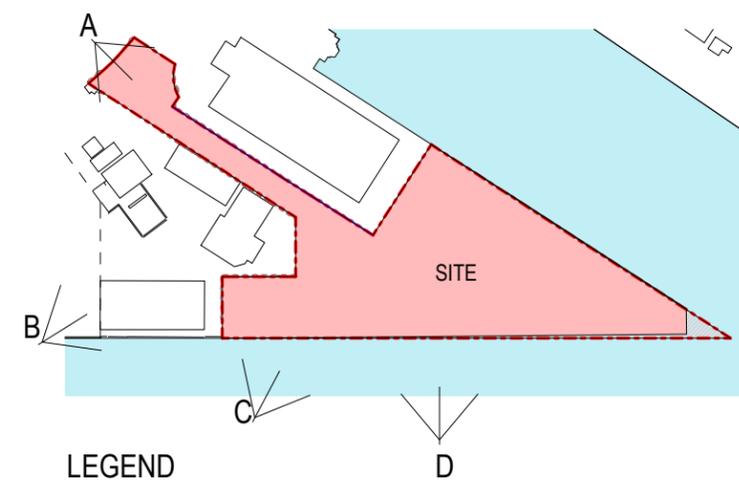
B. Aerial view of the marina



C. Aerial view of the marina



D. Aerial view of the marina



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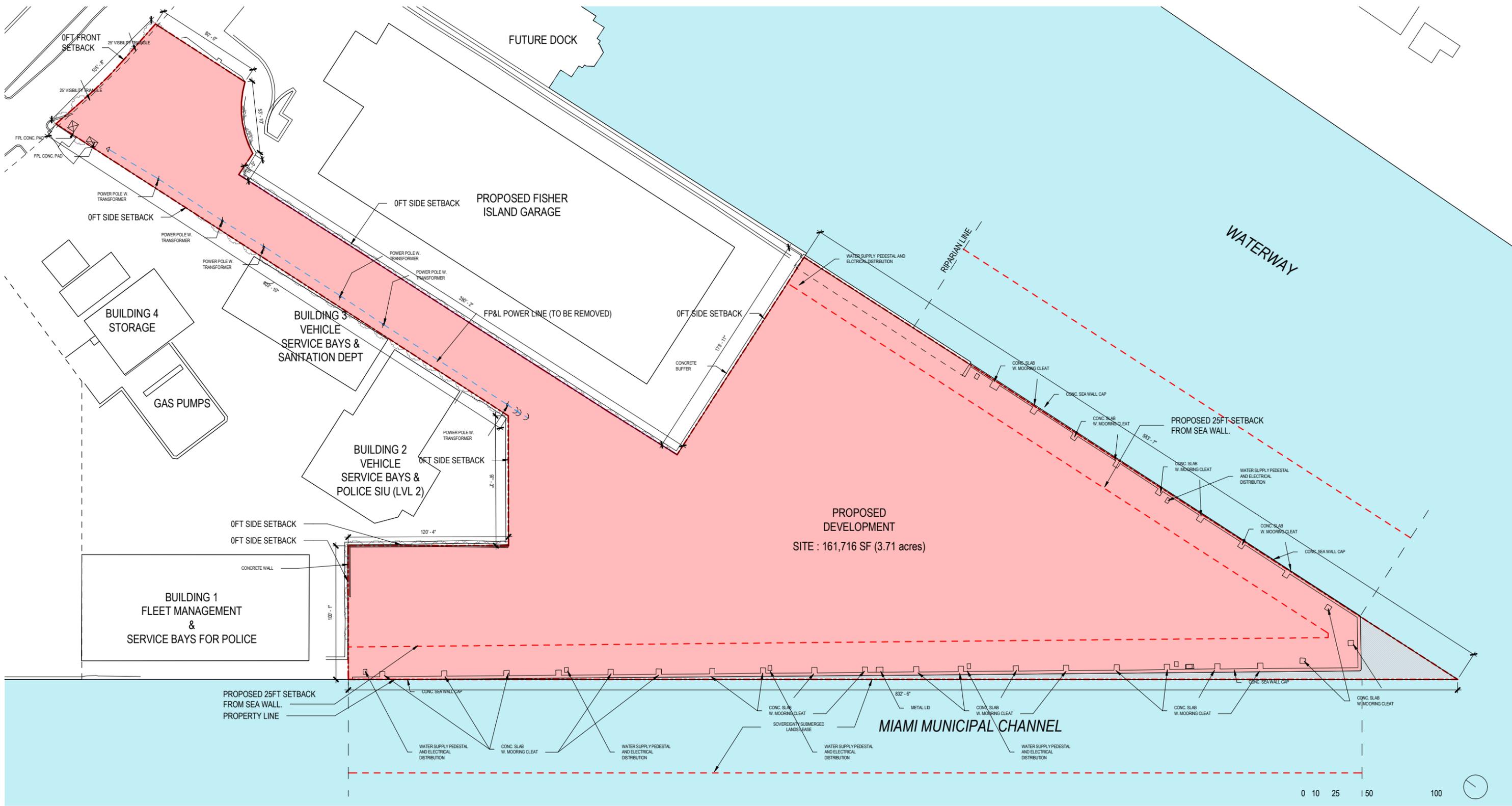
PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

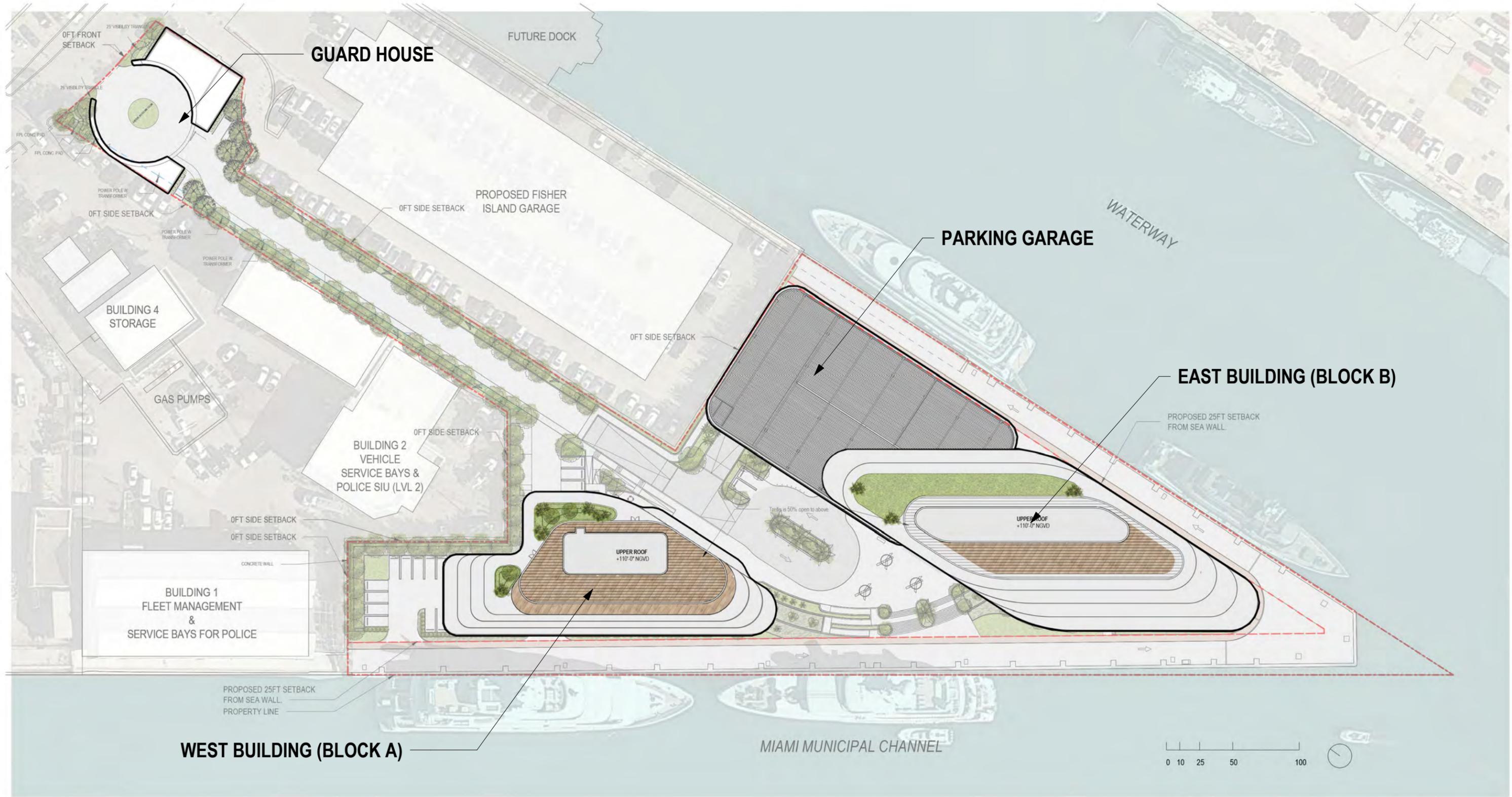
CONTEXT - STREET AND AERIAL
VIEWS

SCALE: 1" = 300'-0"

DATE:
11/30/2020

A0-06









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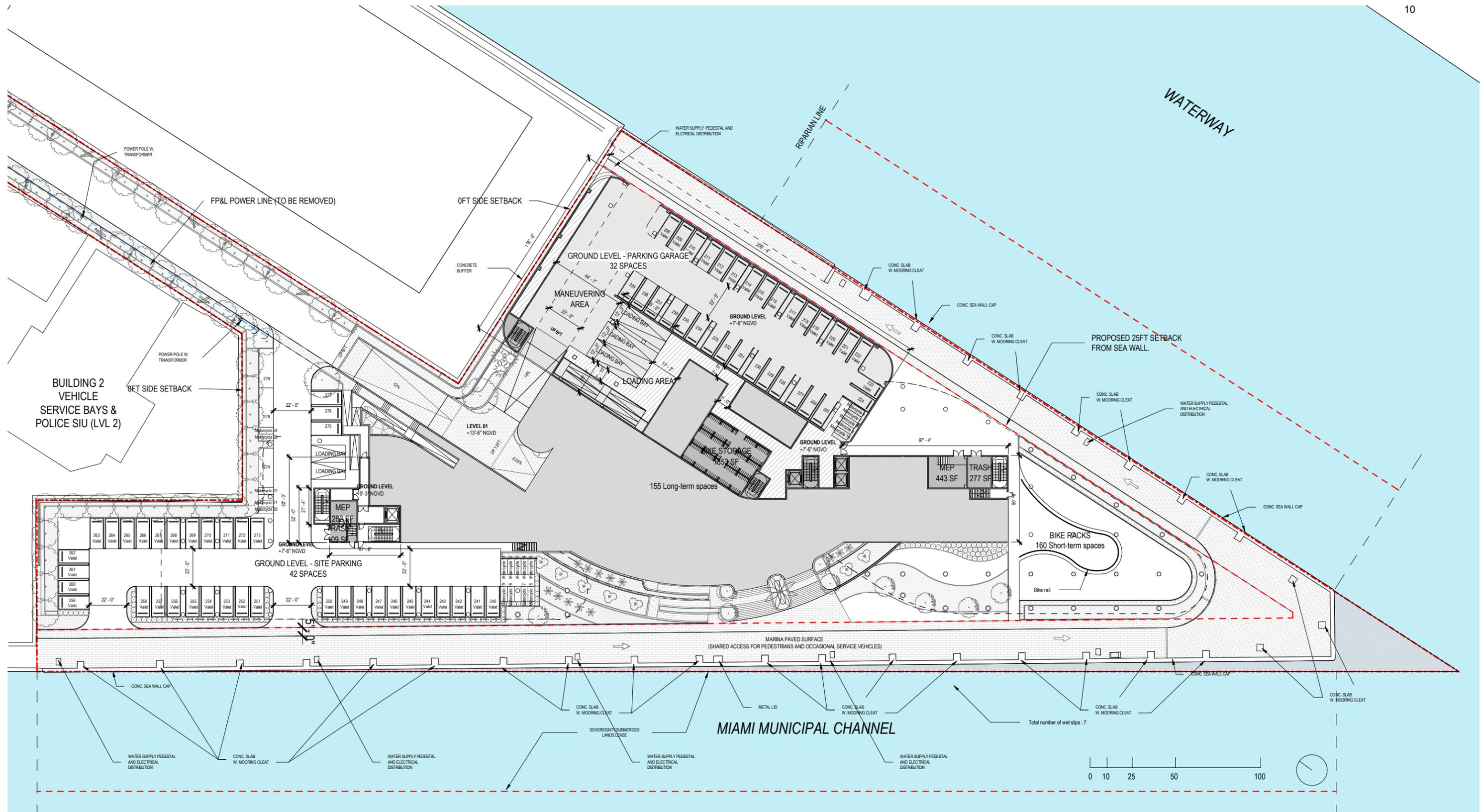
RENDERED SITE PLAN - ENTRANCE
 AREA

REVISED SHEET

SCALE:

DATE:
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A1-00a



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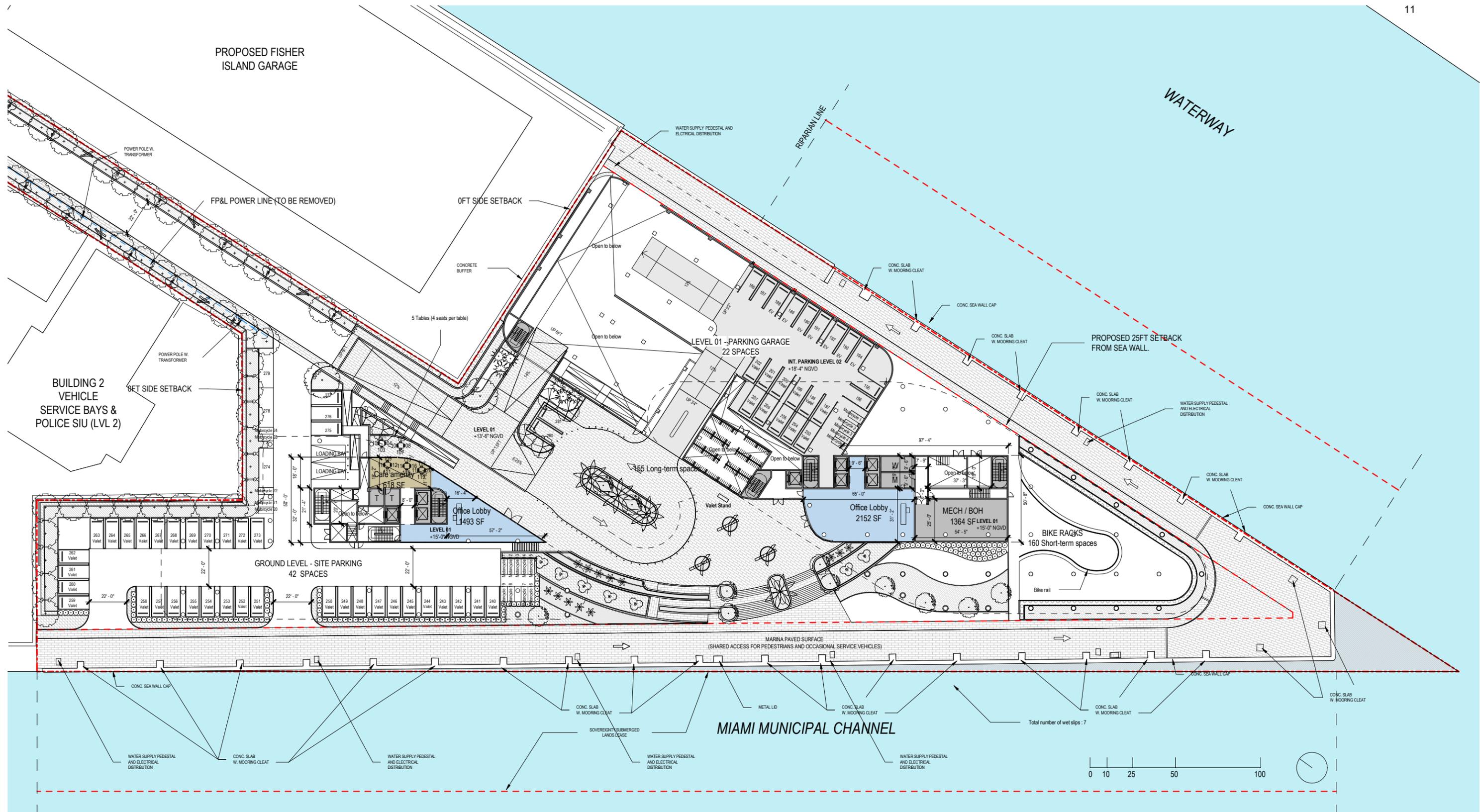
OVERALL OFFICE BUILDINGS GROUND LEVEL

REVISED SHEET

SCALE: 1 : 640

DATE:
01/20/2021

A1-01



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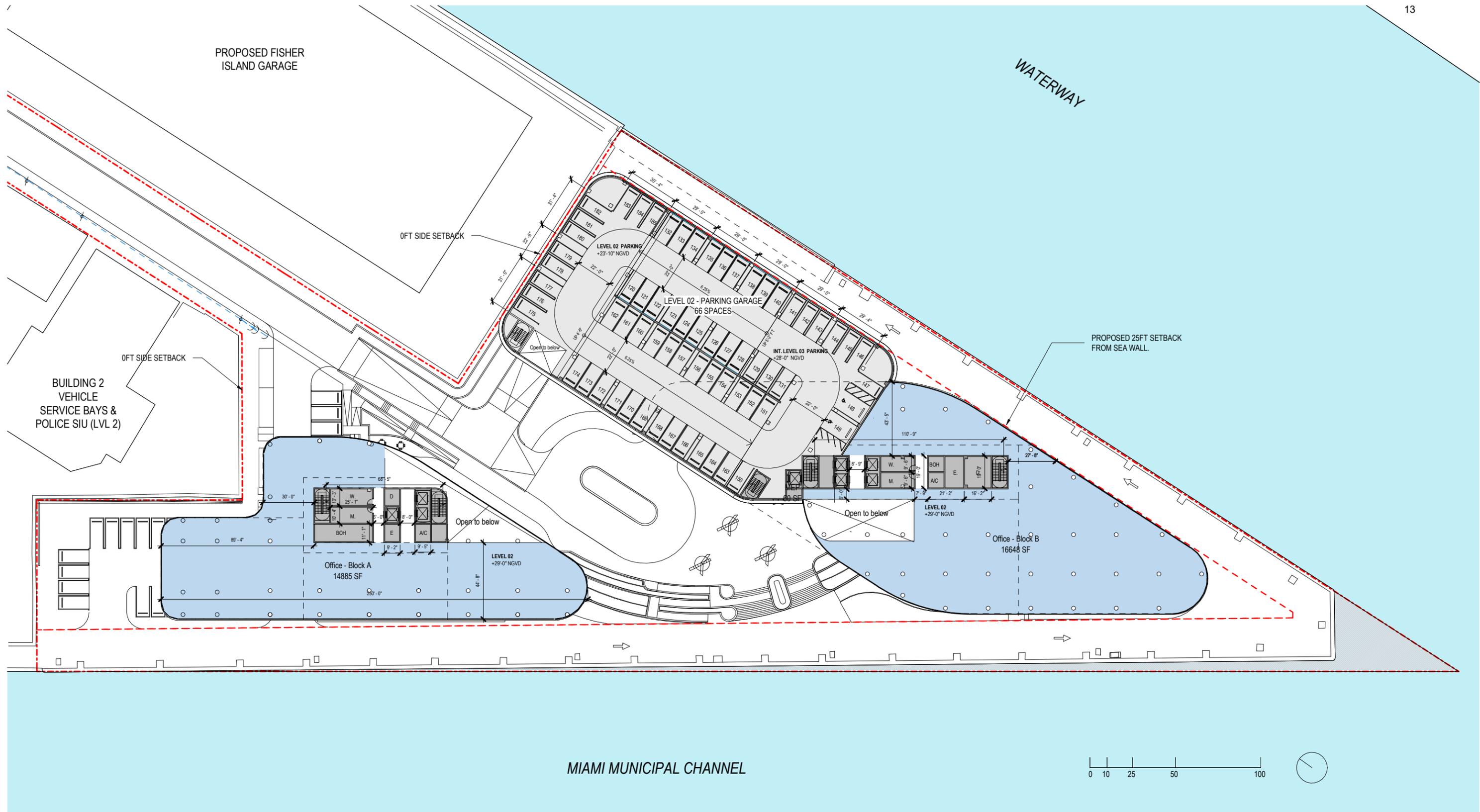
OVERALL OFFICE BUILDINGS LEVEL 01

REVISED SHEET

SCALE: 1 : 640

DATE:
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A1-02



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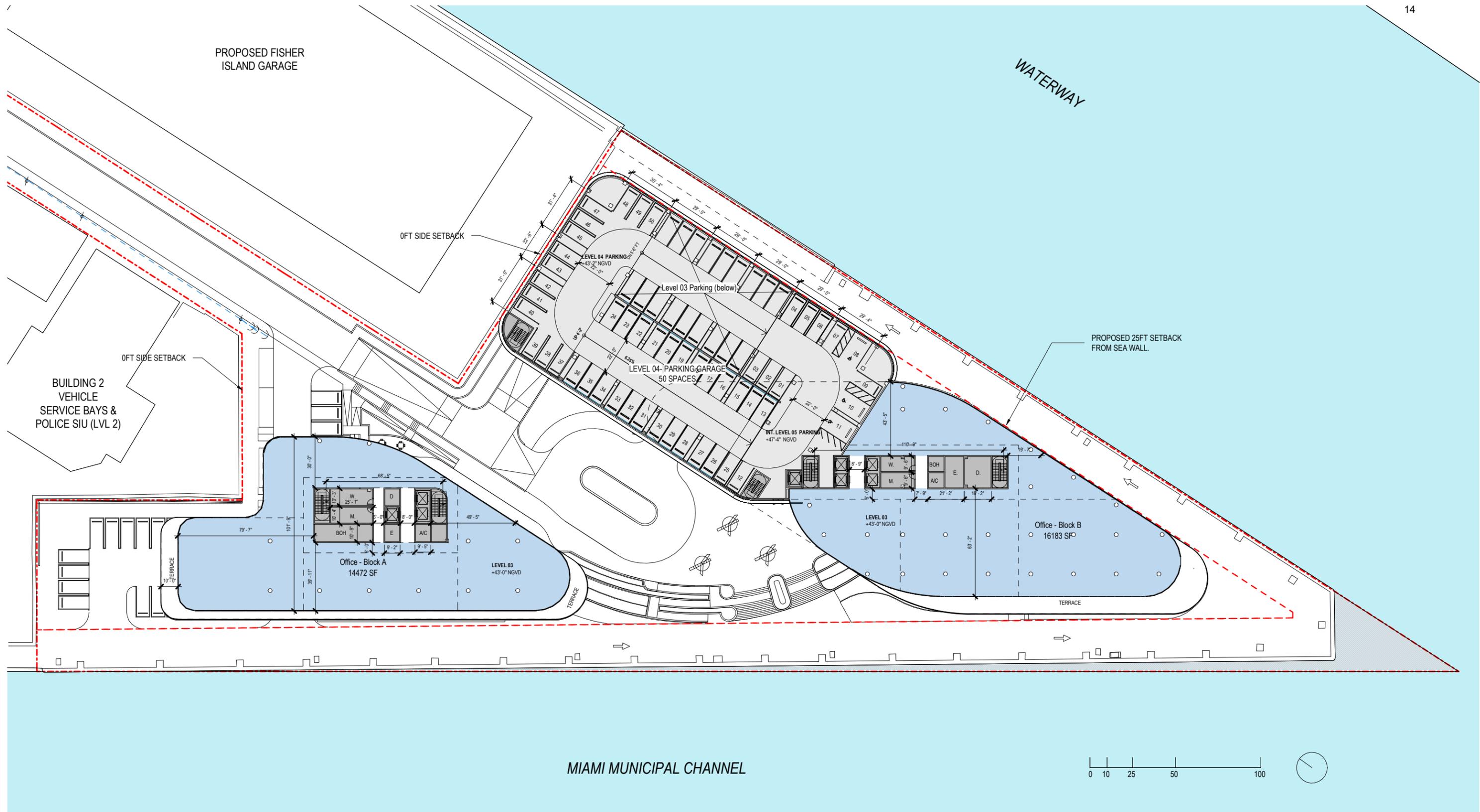
PB FINAL SUBMITTAL
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OVERALL OFFICE BUILDINGS LEVEL 02

SCALE: 1 : 640

DATE:
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A1-03



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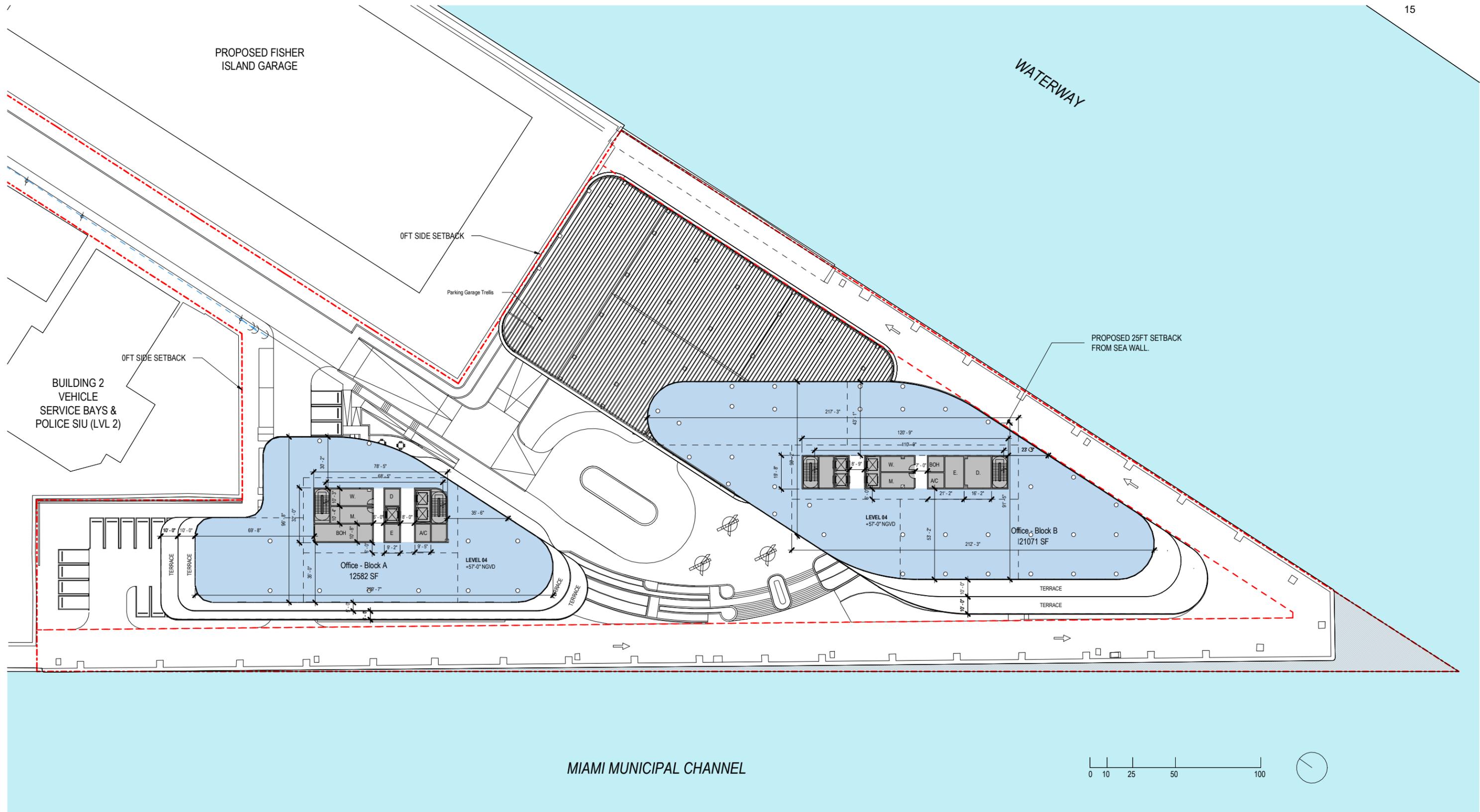
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OVERALL OFFICE BUILDINGS LEVEL
03

SCALE: 1 : 640

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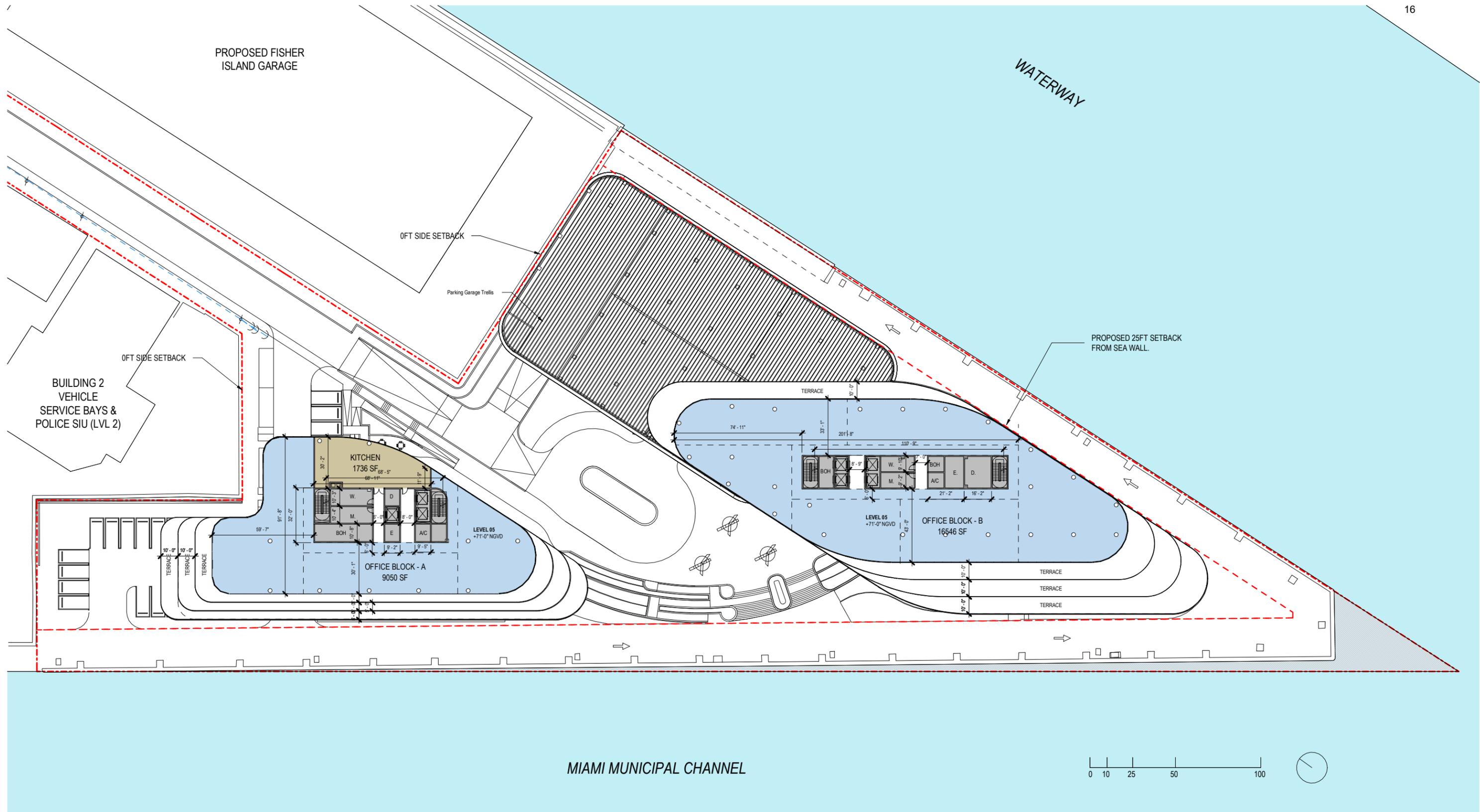
PB FINAL SUBMITTAL
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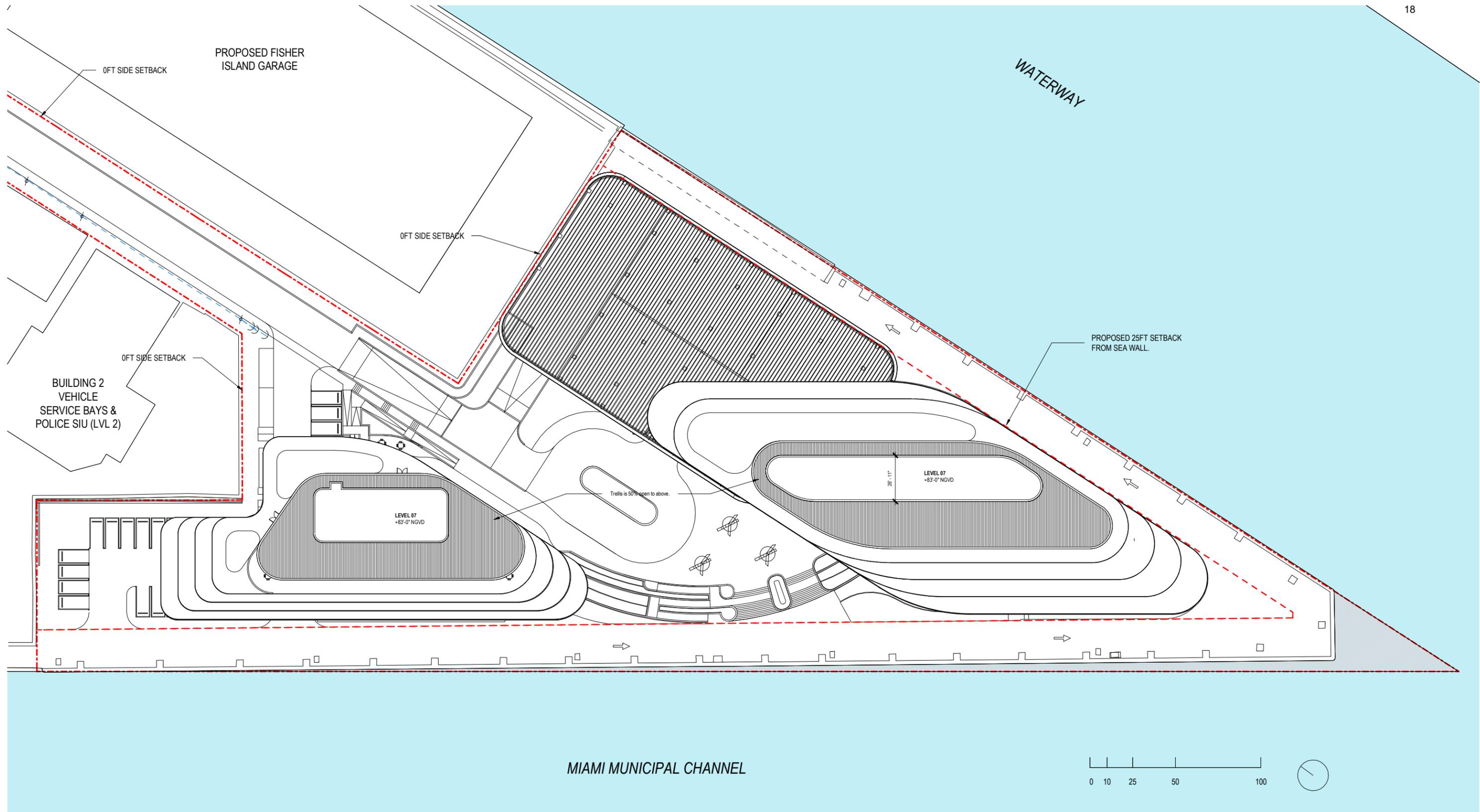
OVERALL OFFICE BUILDINGS LEVEL 04

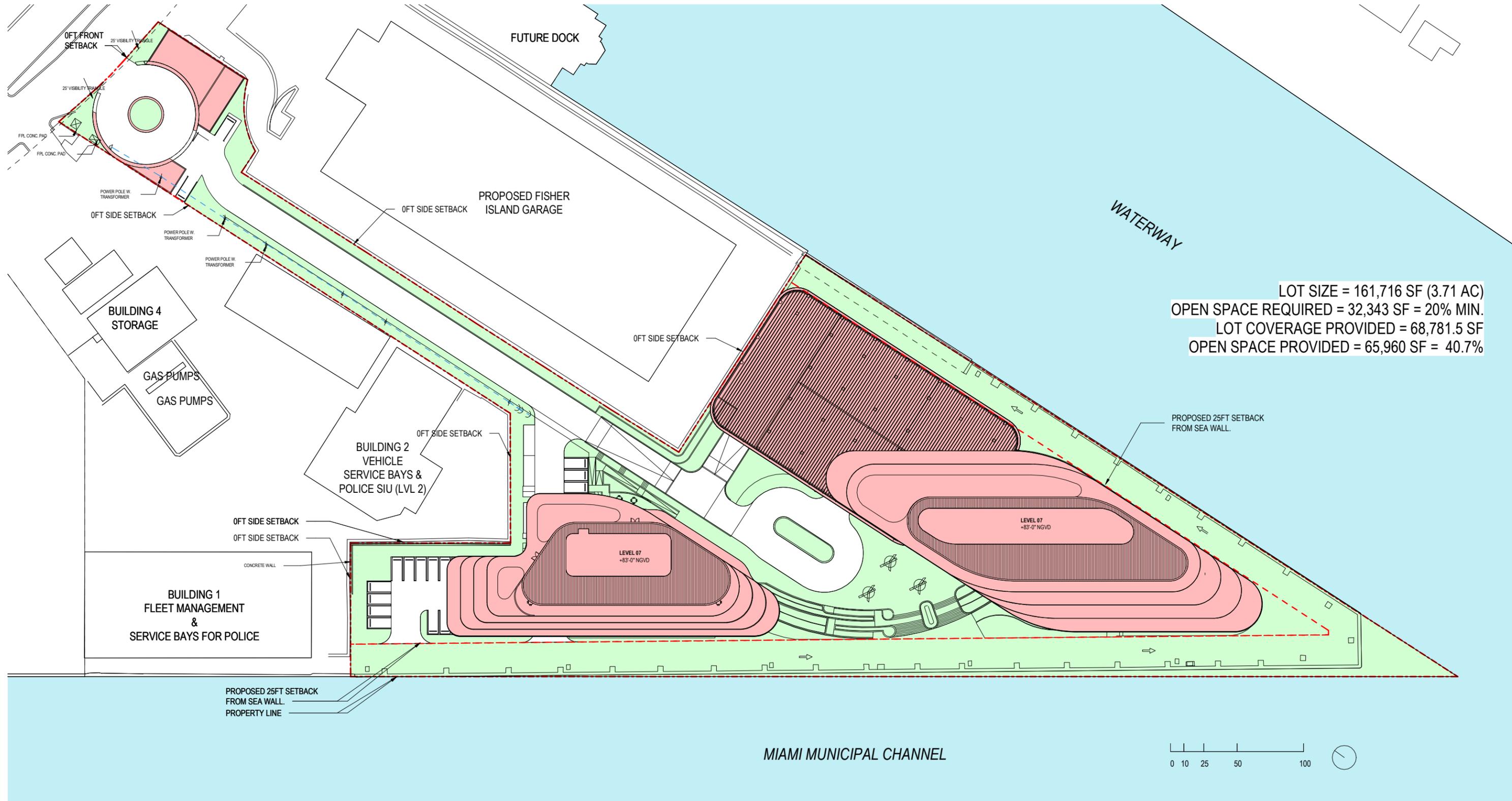
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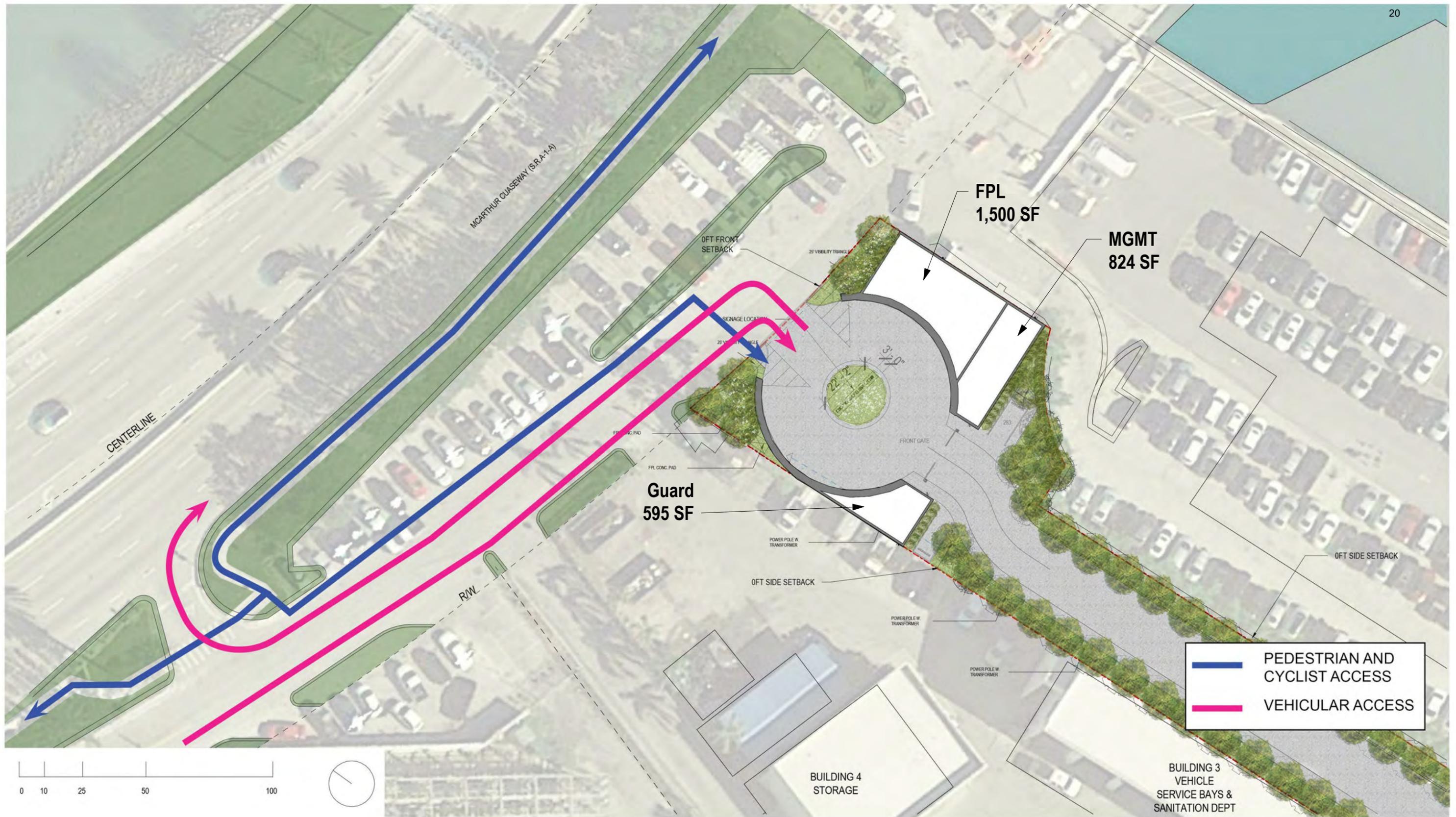
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11/30/2020

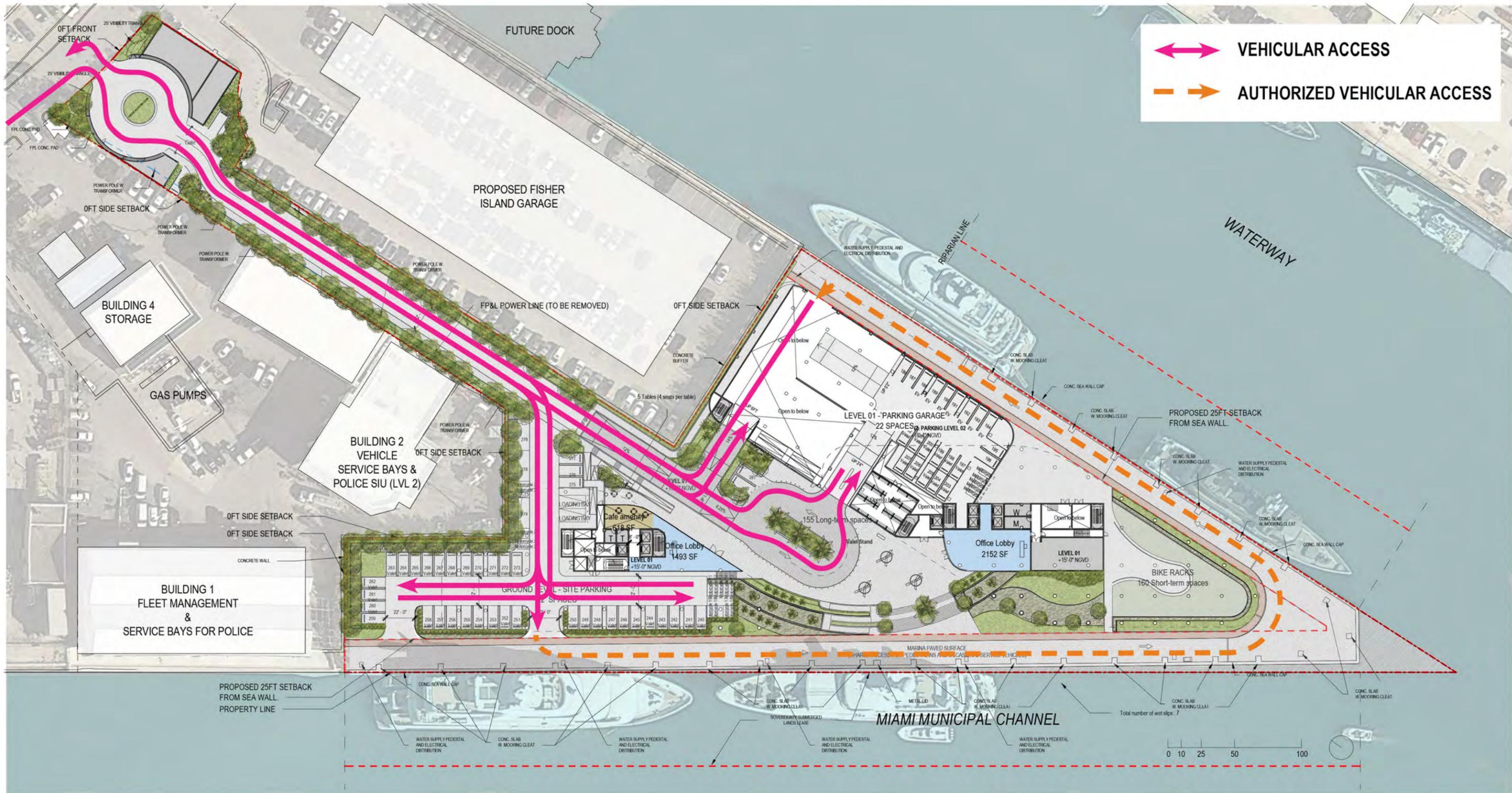
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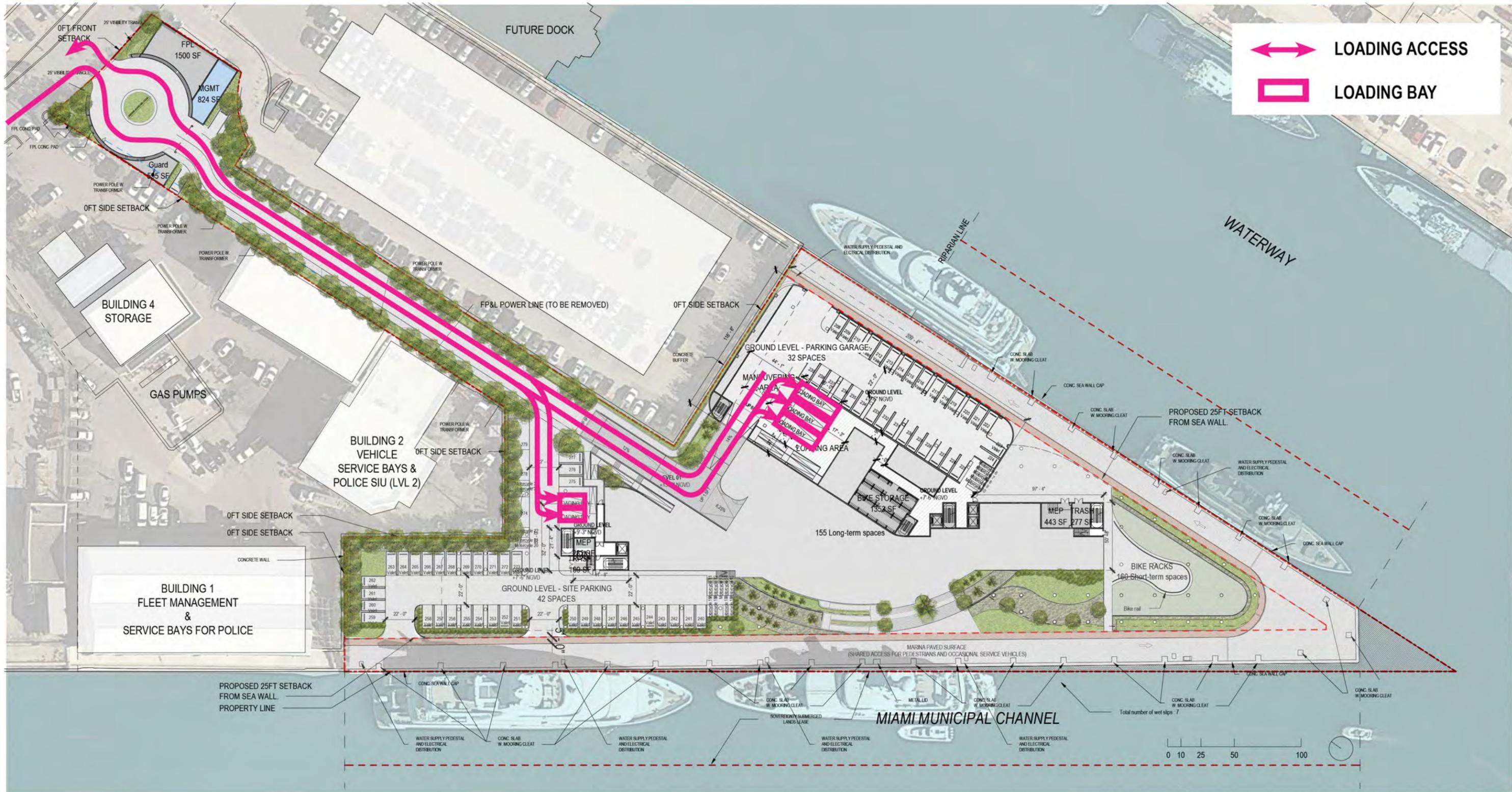


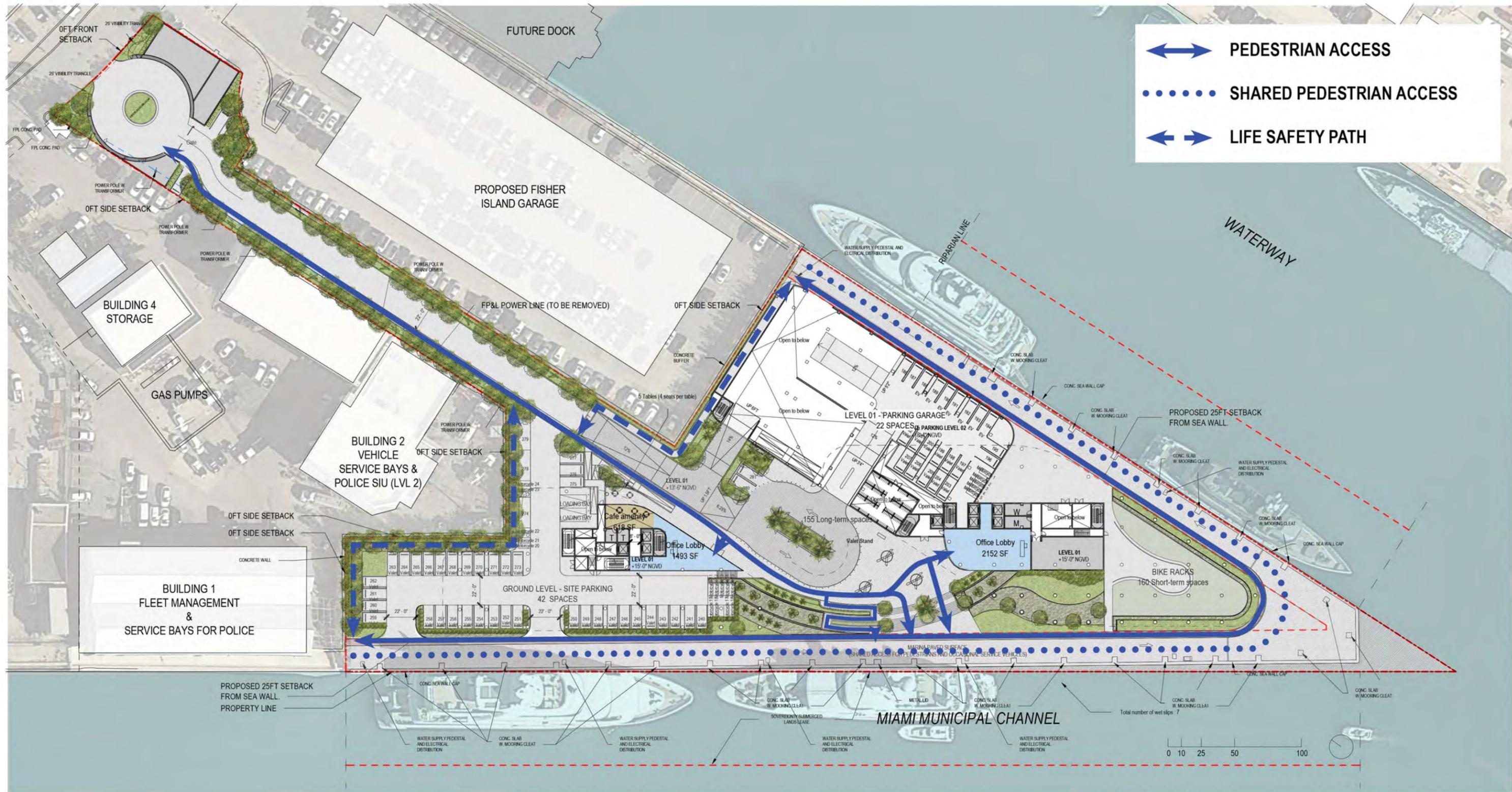


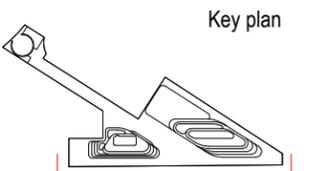












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SOUTH ELEVATION - RENDERED

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A2-08



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RENDERING 06

SCALE:

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A4-06



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RENDERING 05

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DATE:
12/07/2020

A4-05

SCALE:



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RENDERING 04

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RENDERING 02

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A4-02



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RENDERING 03

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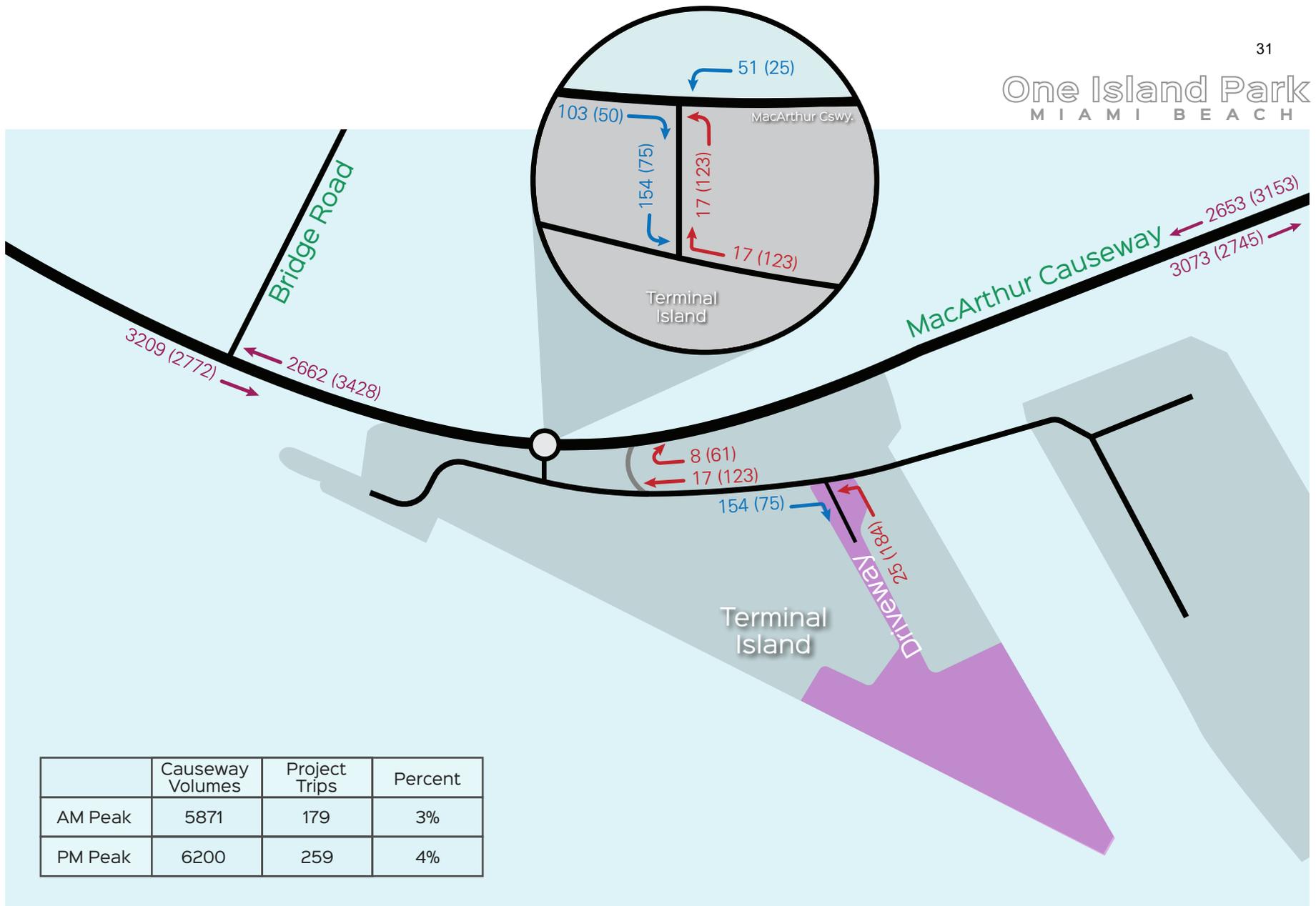
RENDERING 01

SCALE:

REVISED SHEET

DATE:
01/20/2021

A4-01

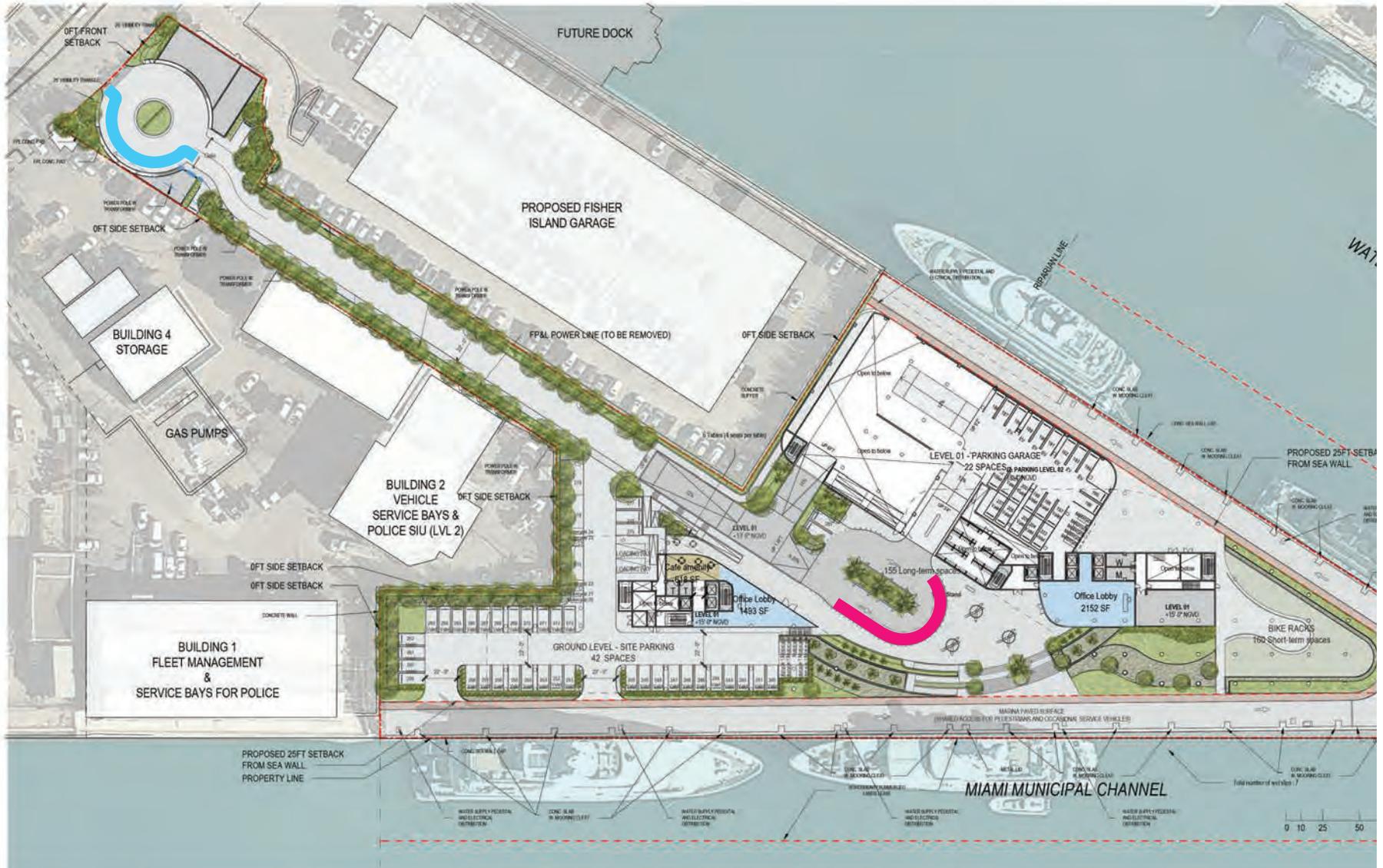


00 AM
(00) PM

■ Inbound Trips ➔ Causeway Volume
 Project Location ■ Outbound Trips

Project Trips & Causeway Volume





- Entrance Gate Queuing
- Valet Station Queuing

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 307 south 71st avenue hollywood, florida
 phone: 954.923.9881 fax: 954.923.9889
 www.witkinsign.com

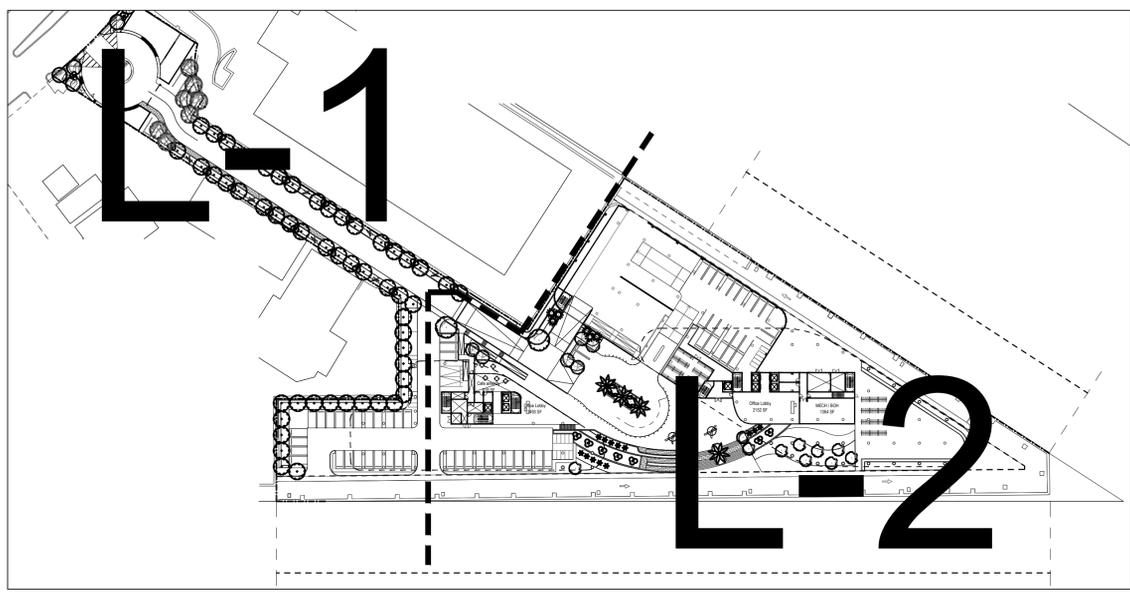
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TERMINAL ISLAND
 ONE TERMINAL DRIVE, MIAMI BEACH, FLORIDA
 GROUND LEVEL LANDSCAPE PLAN

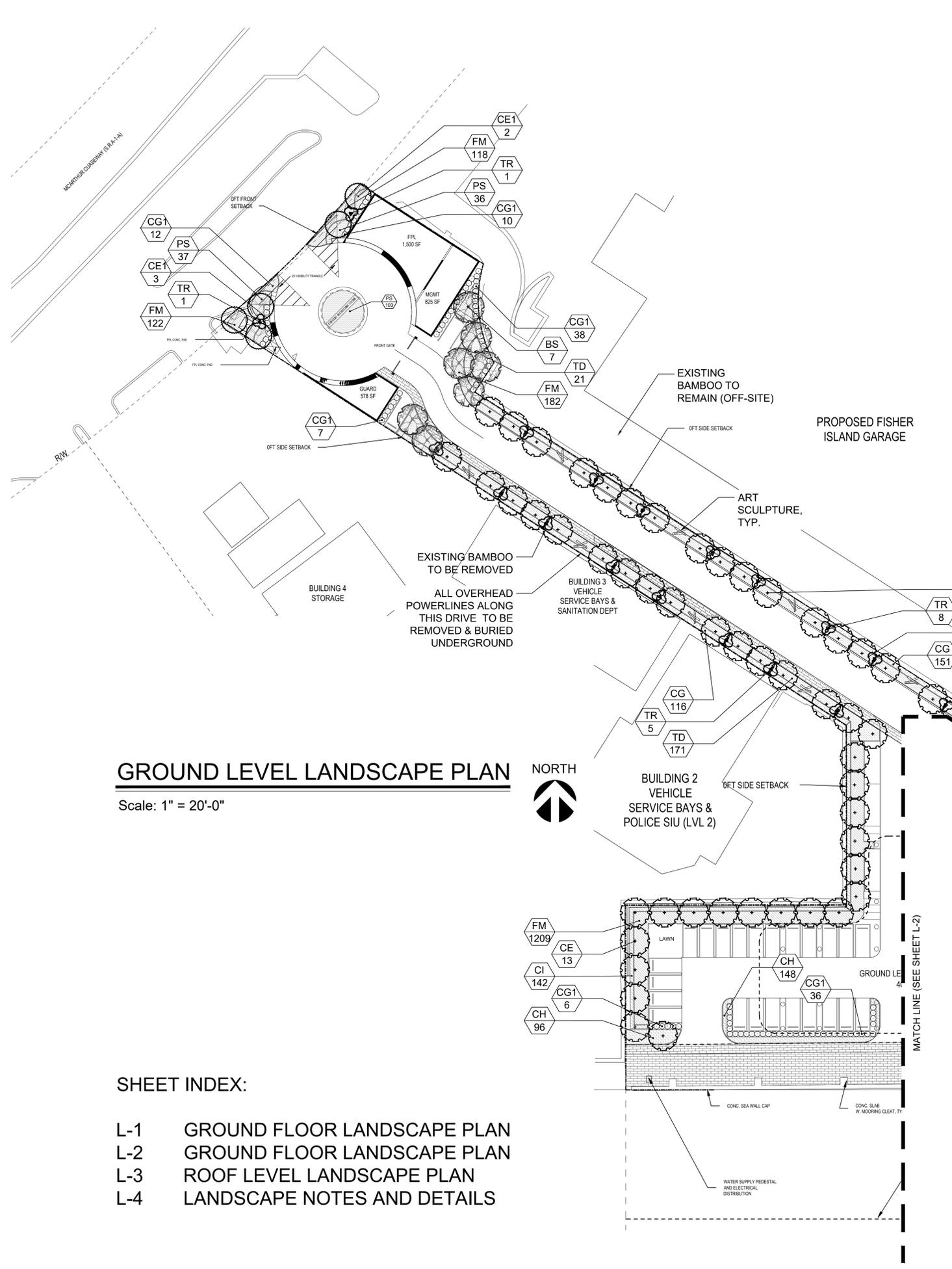
Revisions: _____ Date: _____ By: _____
 JH/PFB/Submitted 12/04/2020 EWS

Seal: _____
 Lic. # LA0000889
 Member: A.S.L.A.

Drawing: GROUND LEVEL LANDSCAPE PLAN
 Date: 11/05/2020
 Scale: See Left
 Drawn by: EWS
 Sheet No.: _____
L-1
 Cad Id.: 2020-000



KEY PLAN
 Scale: NTS



GROUND LEVEL LANDSCAPE PLAN

Scale: 1" = 20'-0"



SHEET INDEX:

- L-1 GROUND FLOOR LANDSCAPE PLAN
- L-2 GROUND FLOOR LANDSCAPE PLAN
- L-3 ROOF LEVEL LANDSCAPE PLAN
- L-4 LANDSCAPE NOTES AND DETAILS

LANDSCAPE LEGEND
 CITY OF MIAMI BEACH

ZONE DISTRICT: I-1 (LIGHT INDUSTRY DISTRICT)
 Lot Area: 161,716 s.f. (3.71 Acres) Water Bodies: 3,934 s.f.

	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Maximum Lawn Area (20%)	32,343 s.f.	1,655 s.f.
TREES:		
Trees per Acre: 22	80	80
Note: 30% of required trees shall be native species		
50% of the trees shall be low-maintenance and/or drought tolerant		
Trees allowed on Upper Levels: 25% Max. of Total	20	2
PARKING LOT TREES:		
1 Tree per 90 Linear Ft. Parking		
140 .72	2	2
STREET TREES:		
79 Linear feet along street / 20 = 4	4	4
TOTAL NUMBER OF TREES:		
Native Trees (30%)	26	86
Drought Tolerant Trees (50%)	44	86
SHRUBS: (12 shrubs per each required lot & street tree) = 12 x 86	1,032	3,814
LARGE SHRUBS: (10% of required shrubs)	103	253
50% required shrubs shall be native species.	516	3,814

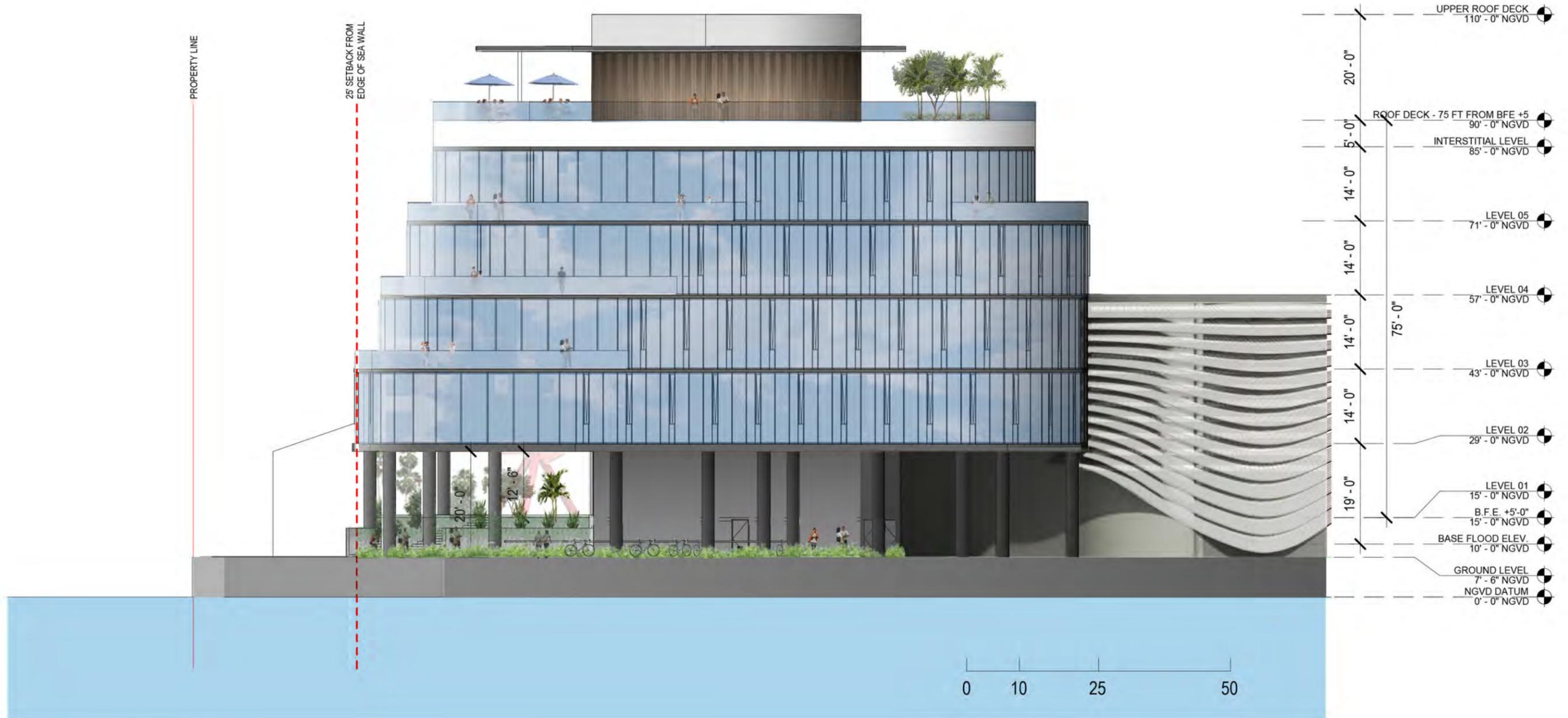
LANDSCAPE LIST

TREES/PALMS**			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AM	8	Adonidia merrillii 'Triple' DOUBLE CHRISTMAS PALM	10' OA HT., TRIPLE F.G.
BS	7	*Bursera simaruba GUMBO LIMBO	12' HT. X 6" SPR. 2" CAL. F.G.
CR	14	*Clusia guttifera SMALL LEAF CLUSIA	12' HT. X 6" SPR. 2" CAL. F.G.
CD	6	*Coccoloba diversiflora PIGEON PLUM	12' HT. X 6" SPR. 2" CAL. F.G.
CE	49	*Conocarpus erectus GREEN BUTTWOOD	12' HT. X 6" SPR. 2" CAL. F.G.
CE1	5	*Conocarpus erectus 'sericeus' SILVER BUTTWOOD	12-14' HT. X 6" SPR. 3" CAL., 4" MIN. C.T. F.G.
MS	3	*Myrcianthes fragrans SIMPSON'S STOPPER	10' HT. X 6" SPR. 1.5" CAL. F.G.
PD	4	Phoenix dactylifera 'Medjool' MEDJOOOL DATE PALM	12" C.T. TO NUT F.G., SPECIMEN
QV	2	*Quercus virginiana LIVE OAK	12' HT. X 6" SPR. 2" CAL. F.G.
SP	6	*Sabal palmetto SABAL PALM	6-10' C.T., 10-14" O.A. HTS. F.G., STAGGERED HTS.
TR	23	*Thrinax radiata FLORIDA THATCH PALM	6-8' O.A., TRIPLE F.G., TRIPLE TRUNK
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AC	96	Aptenia cordifolia 'Variegata' VARIEGATED BABY SUNROSE	8" HT. X 6" SPR. / 6" O.C. 1 GAL.
AD	13	Agave desmettiana SMOOTH BLUE AGAVE	36" HT. X 36" SPR. 15 GAL.
AG	152	Arachis glabrata 'Egoturf' PERENNIAL PEANUT	12" HT. X 12" SPR. / 18" O.C. 1 GAL.
CG	436	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 30" SPR. / 30" O.C. 7 GAL.
CG1	212	*Clusia guttifera SMALL LEAF CLUSIA	6-7' HT. X 36" SPR. / 36" O.C. 25 GAL.
CI	209	*Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	20" HT. X 18" SPR. / 24" O.C. 3 GAL.
CH	1,146	*Chrysobalanus icaco 'Horizontalis' HORIZONTAL COCOPLUM	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
EL	834	*Ernodesa littoralis GOLDEN CREEPER	15" HT. X 12" SPR. / 18" O.C. 1 GAL.
FM	1,927	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
PR	99	Pennisetum setaceum 'Cupreum' RED FOUNTAIN GRASS	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
PS	236	*Pennisetum setaceum 'Alba' WHITE FOUNTAIN GRASS	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SB	847	*Spartina bakeri SAND CORDGRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SM	167	*Sabal minor DWARF SILVER STEM PALMETTO	30" HT. X 30" SPR. / 36" O.C. 7 GAL.
TD	359	*Tripsacum dactyloides FAKAHATCHEE GRASS	30" HT. X 30" SPR. / 36" O.C. 3 GAL.
ZP	215	*Zamia pumila COONTIE	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

** DENOTES NATIVE SPECIES
 ** ALL PROPOSED PALMS WERE COUNTED AS LARGE SHRUBS FOR CODE PURPOSES

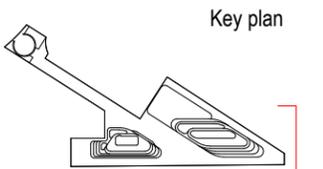
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Appendix



1 EAST ELEVATION

SCALE: 1" = 20'-0"



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EAST ELEVATION - RENDERED

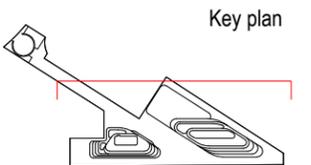
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A2-02



1 | NORTH ELEVATION
SCALE: 1" = 60'-0"



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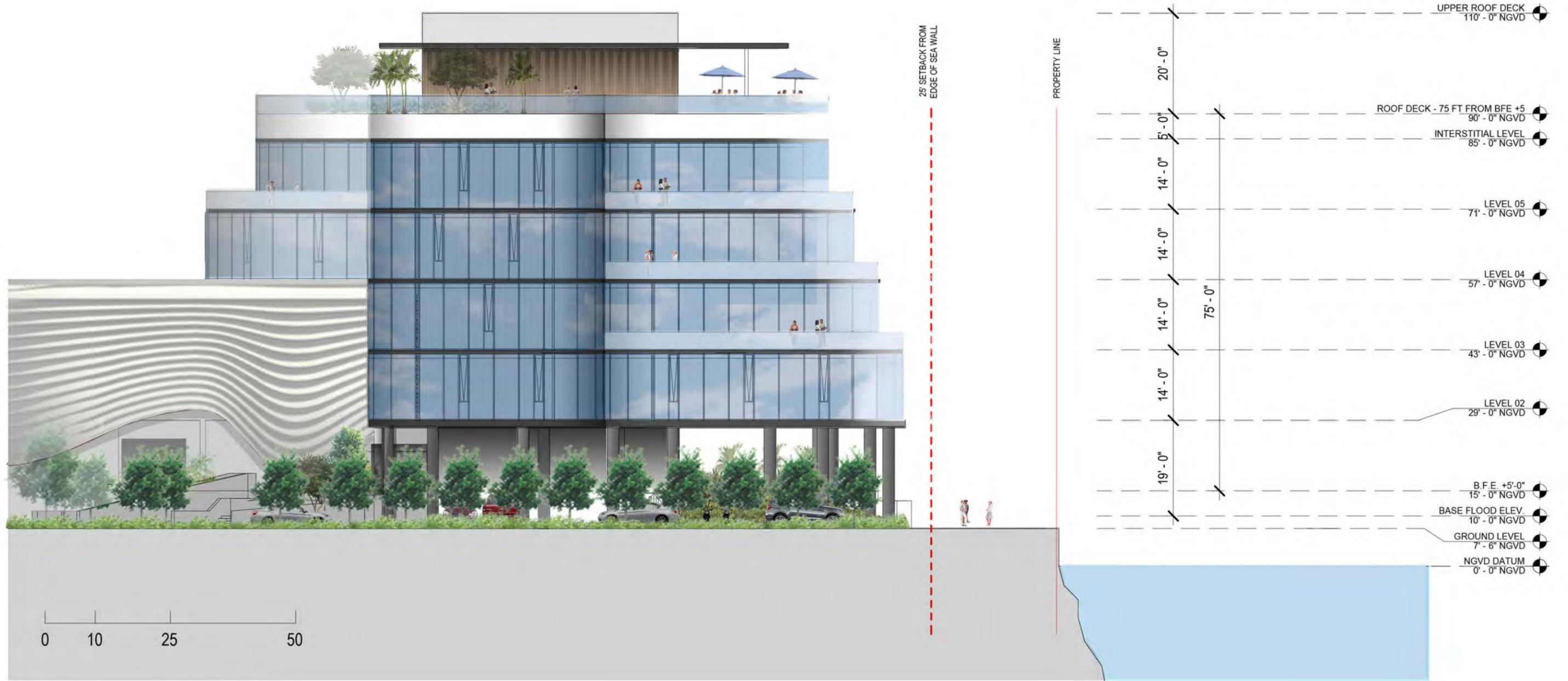
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NORTH ELEVATION - RENDERED

REVISED SHEET

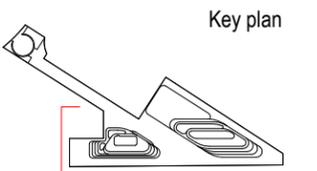
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01/20/2021

A2-04



1 WEST ELEVATION

SCALE: 1" = 20'-0"



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WEST ELEVATION - RENDERED

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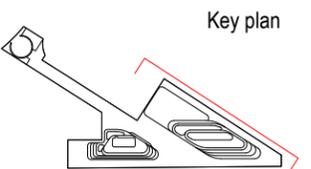
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A2-06



1 | NORTH EAST ELEVATION

SCALE: 1" = 60'-0"



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NORTH-EAST ELEVATION RENDERED
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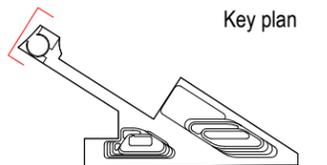
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A2-10



1 | ENTRANCE ELEVATION

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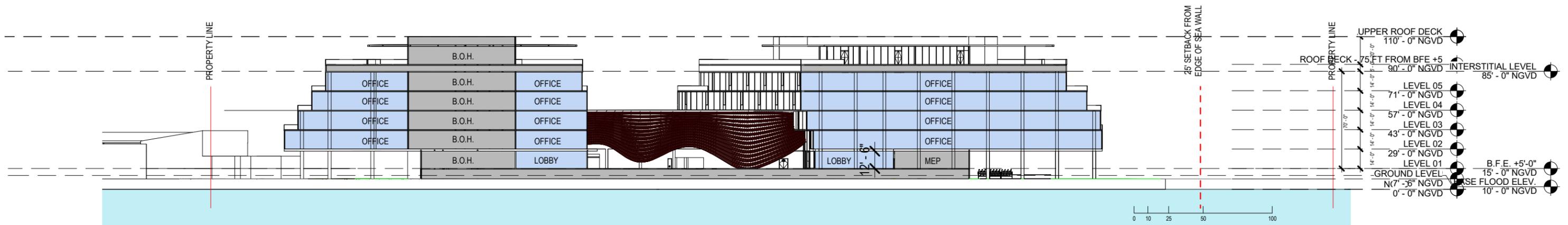
SIGNAGE ELEVATION - RENDERED

REVISED SHEET

SCALE: 1 : 8000

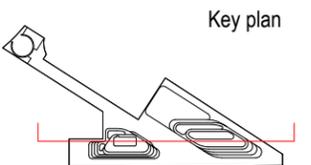
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A2-11a



1 Long-section

SCALE: 1" = 70'-0"



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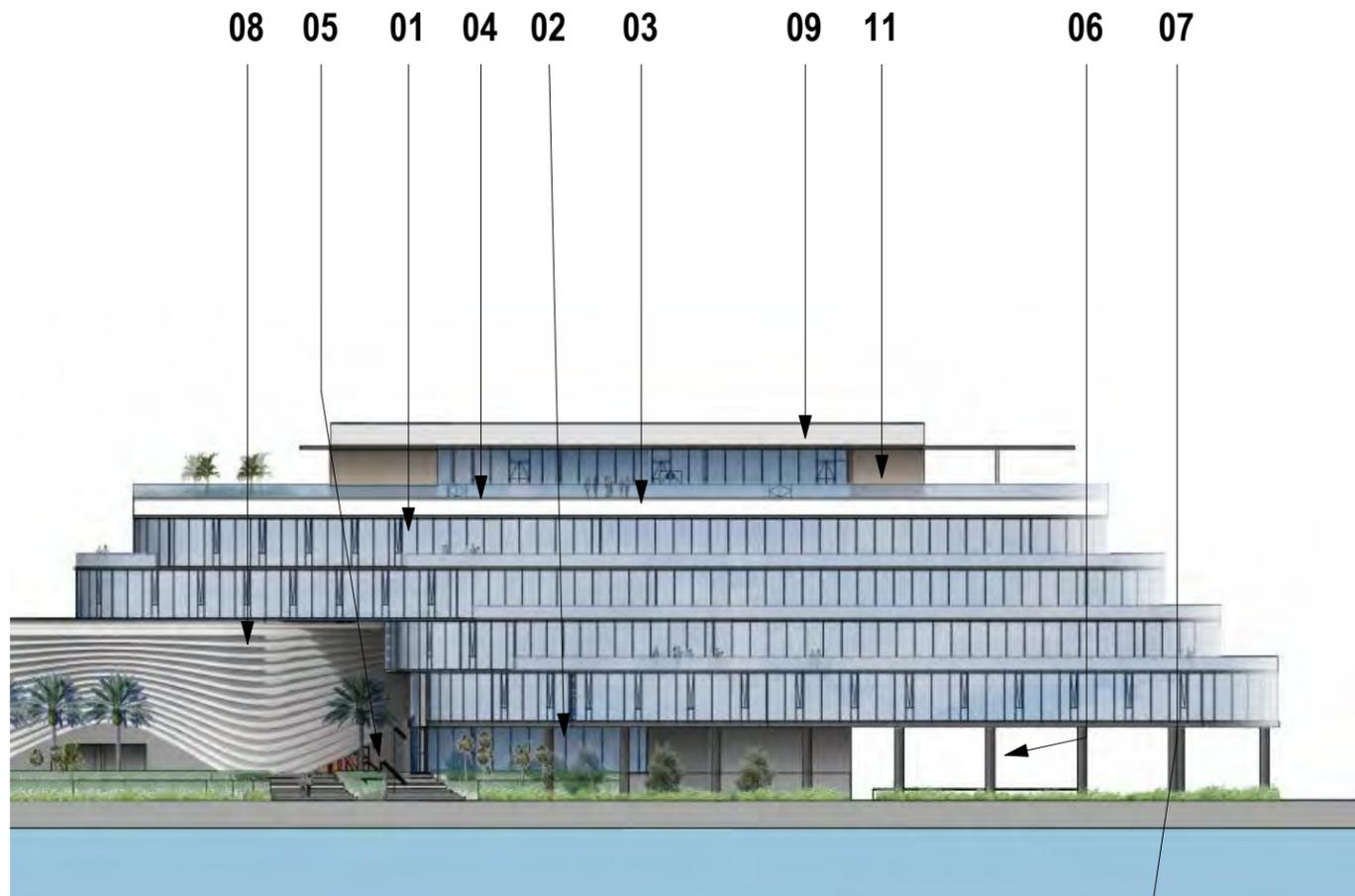
LONG SECTION

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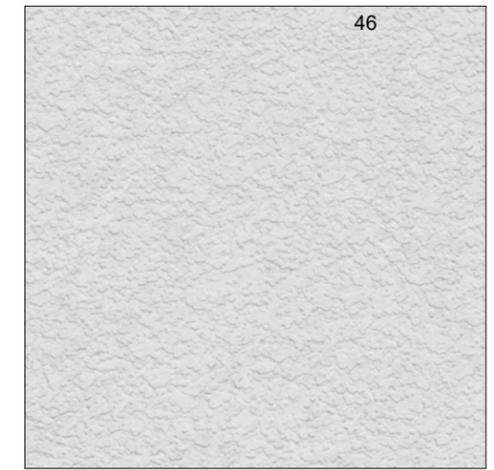
A3-01a



01 - WINDOW WALL SYSTEM



02 - GROUND LEVEL GLAZED FACADE

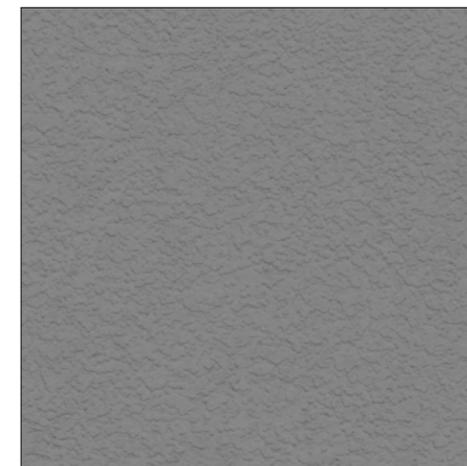


03 - WHITE STUCCO

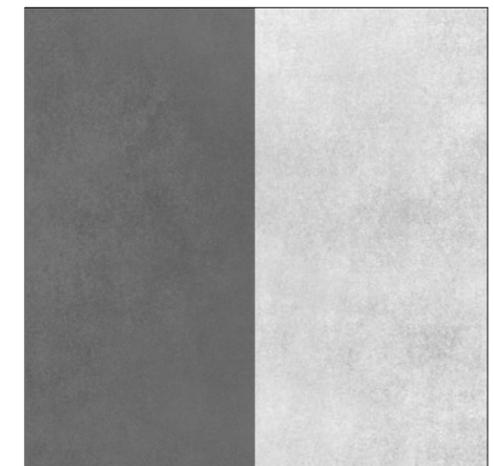
46



04 - GLASS RAILING

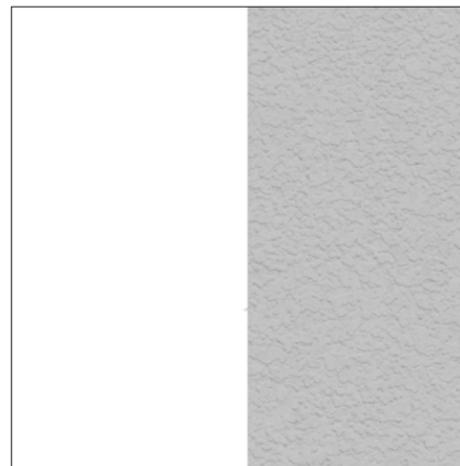


05 - SMOOTH DARK GRAY STUCCO



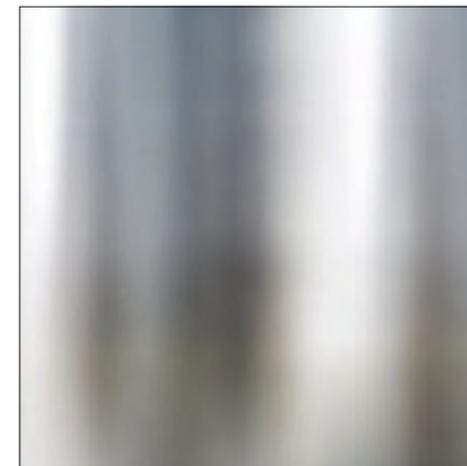
06 - EXPOSED DARK CONCRETE

07 - EXPOSED LIGHT CONCRETE



08 - WHITE

09 - SMOOTH LIGHT GRAY STUCCO



10 - CHROME / POLISHED METAL



11 - TIMBER CLADDING PANELS



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MATERIAL BOARD

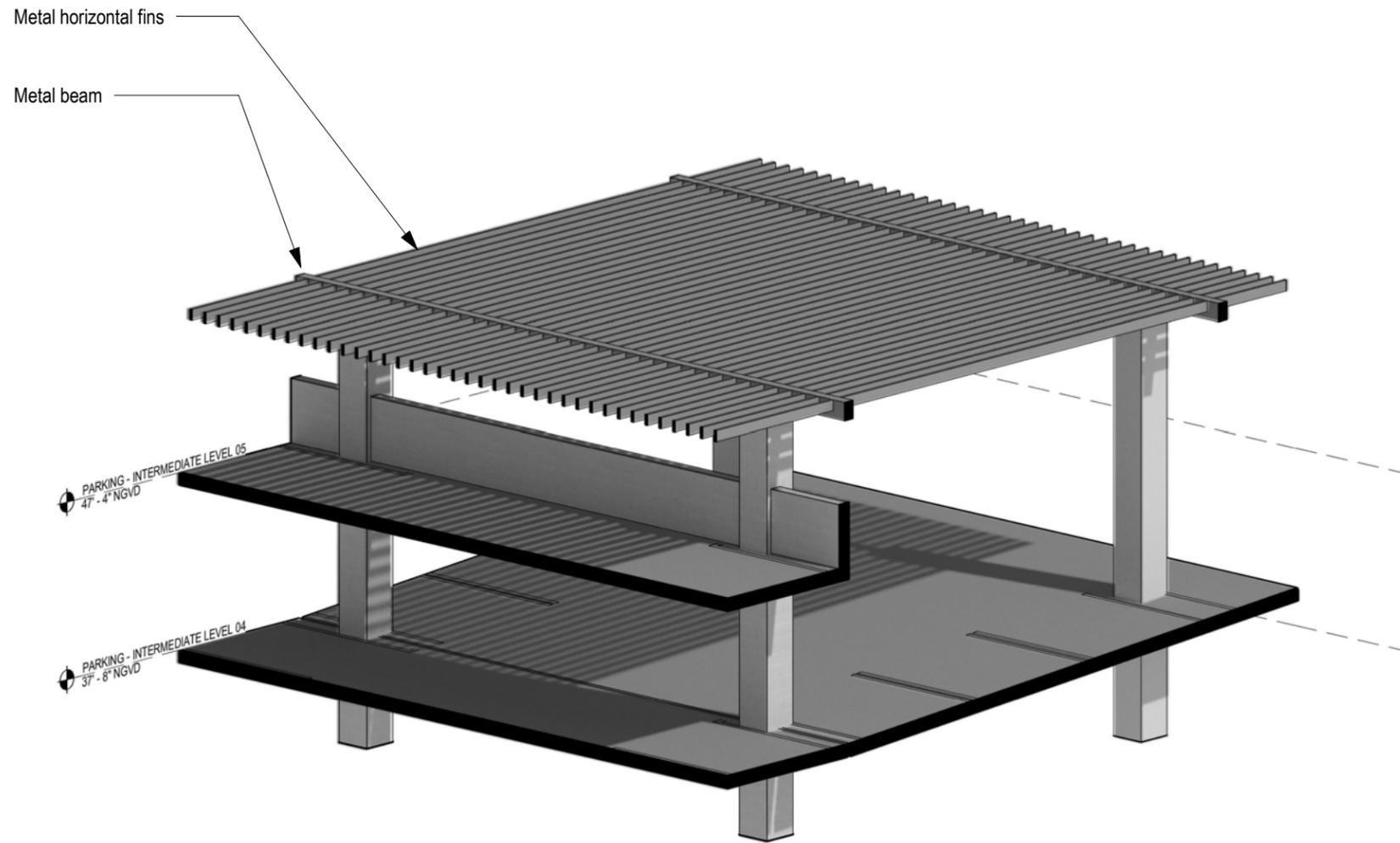
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A3-03

SECTIONAL AXO OF METAL TRELLIS ASSEMBLY



REFERENCE



LOCATION PLAN



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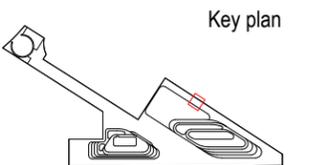
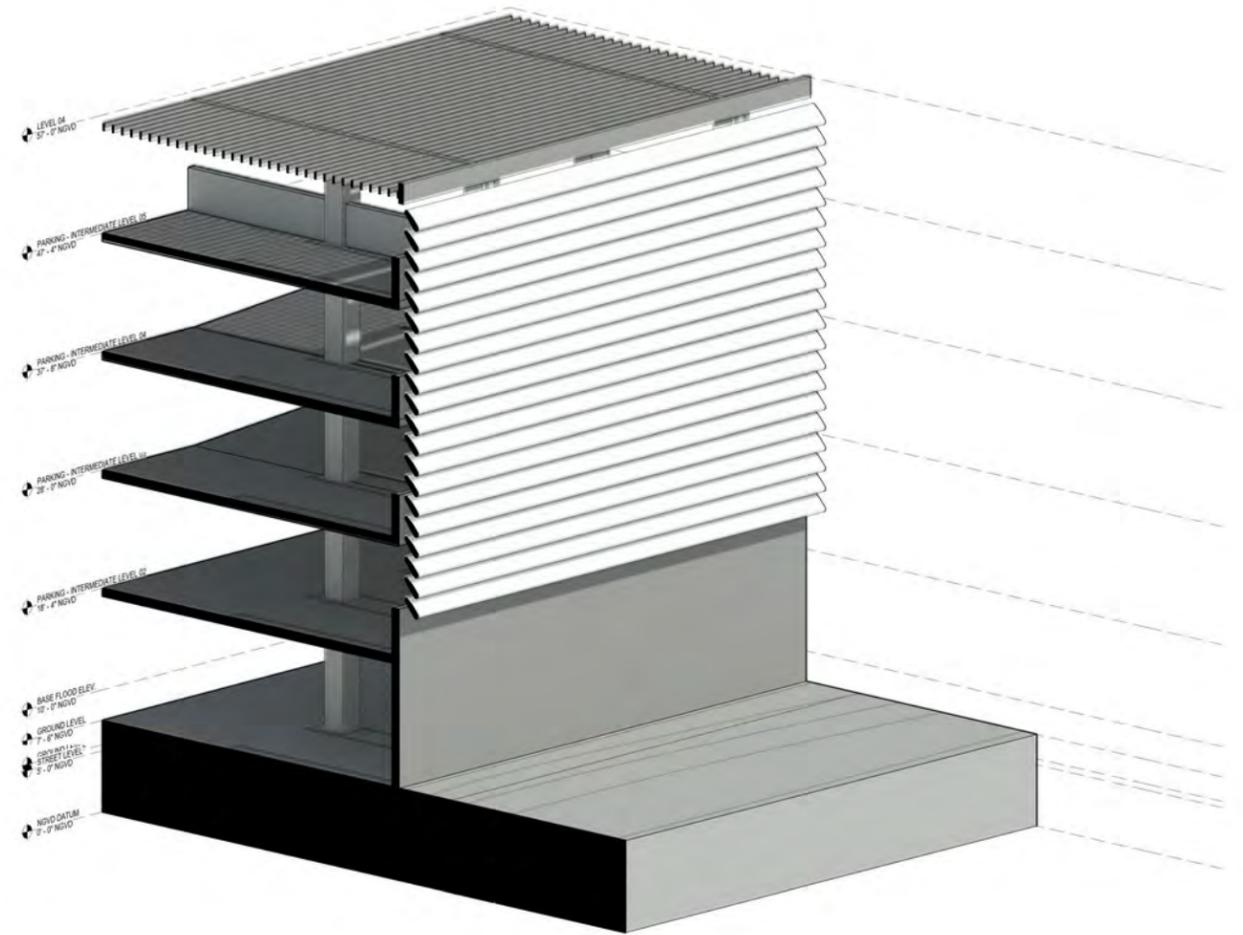
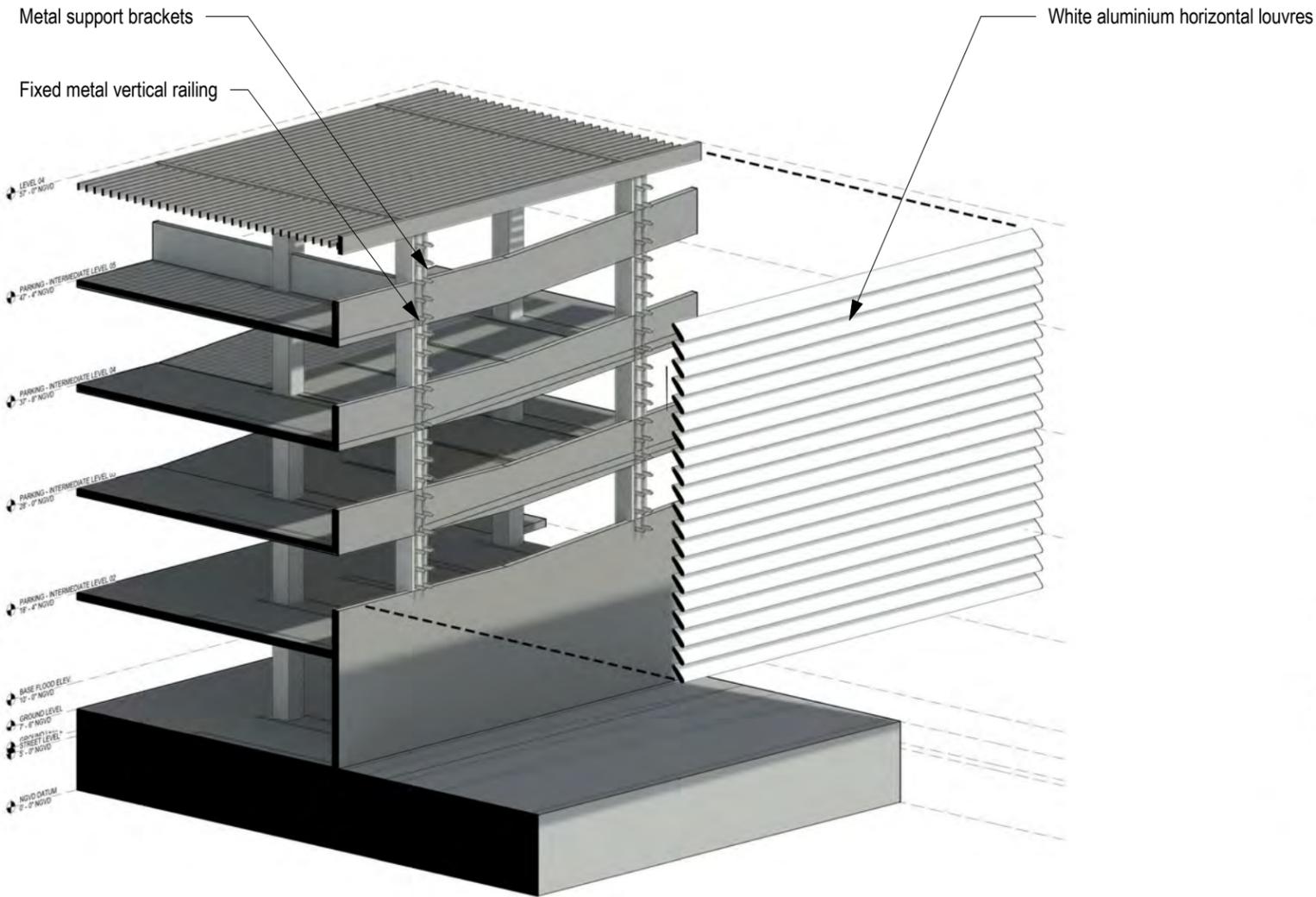
PROPOSED GARAGE TRELLIS
STRUCTURE

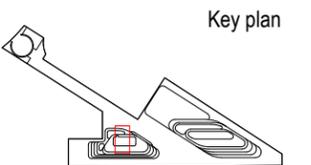
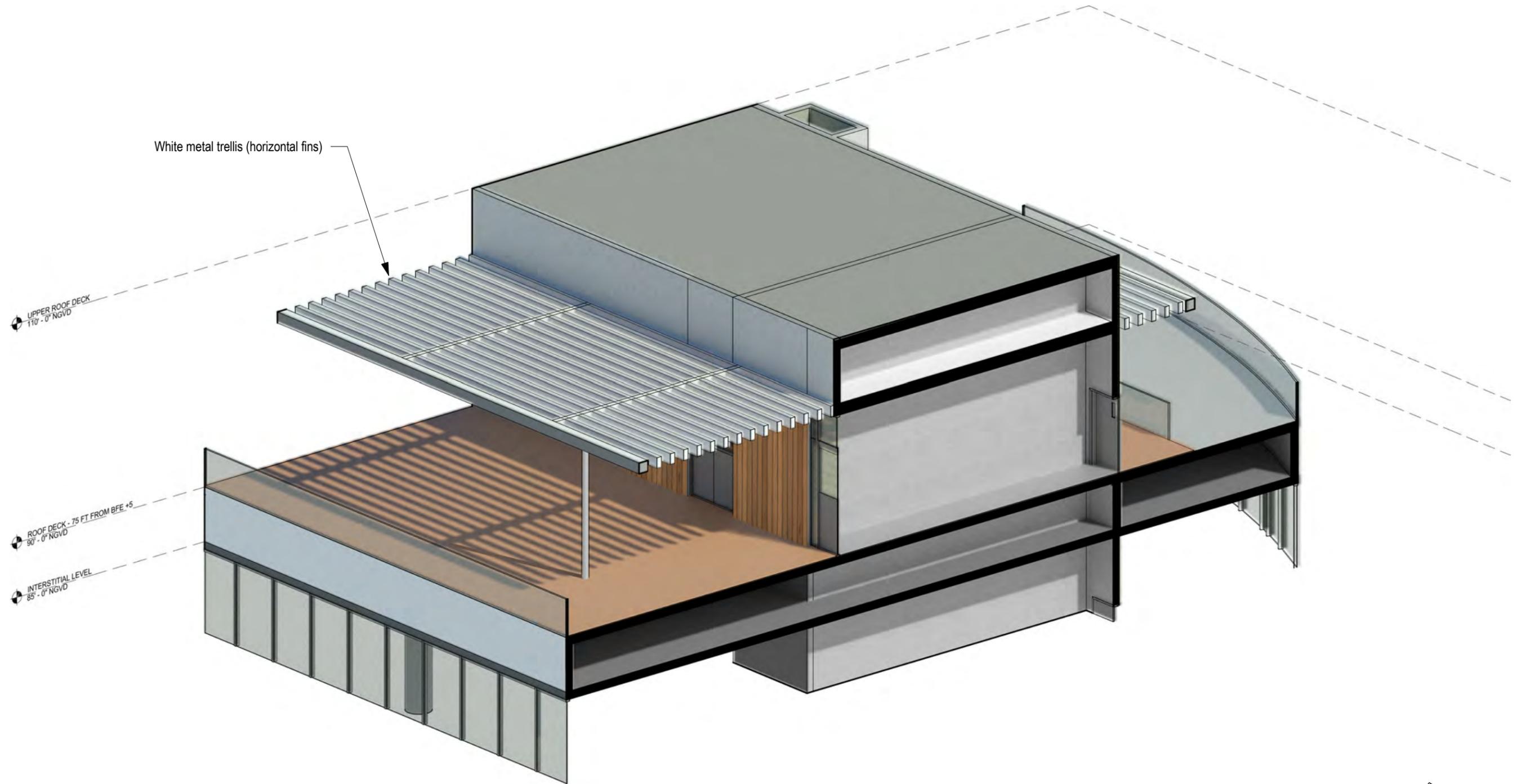
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Key plan

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ROOF DECK TRELLIS STRUCTURE

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