

DRB FINAL SUBMITTAL - 04/05/2021 - 06/07/2021 RESUBMITTAL
CITY OF MIAMI BEACH
DRB21-0645

SCOPE OF WORK:

- Design Review of New Tower at north portion of the property in zone RM-2
- Phased development approval to add New Tower as Phase 6

Submitted to: City of Miami Beach

Architect: Stantec

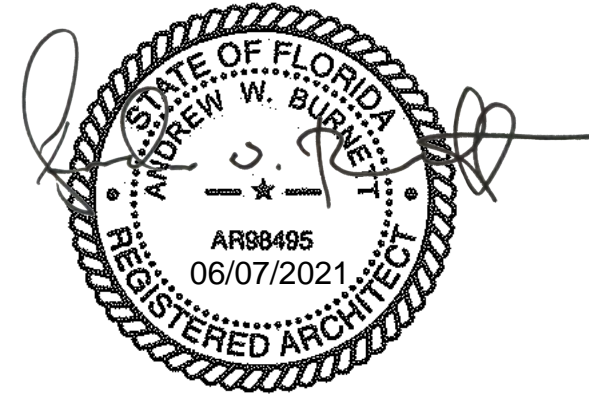
Civil/Traffic Engineer: Kimley Horn

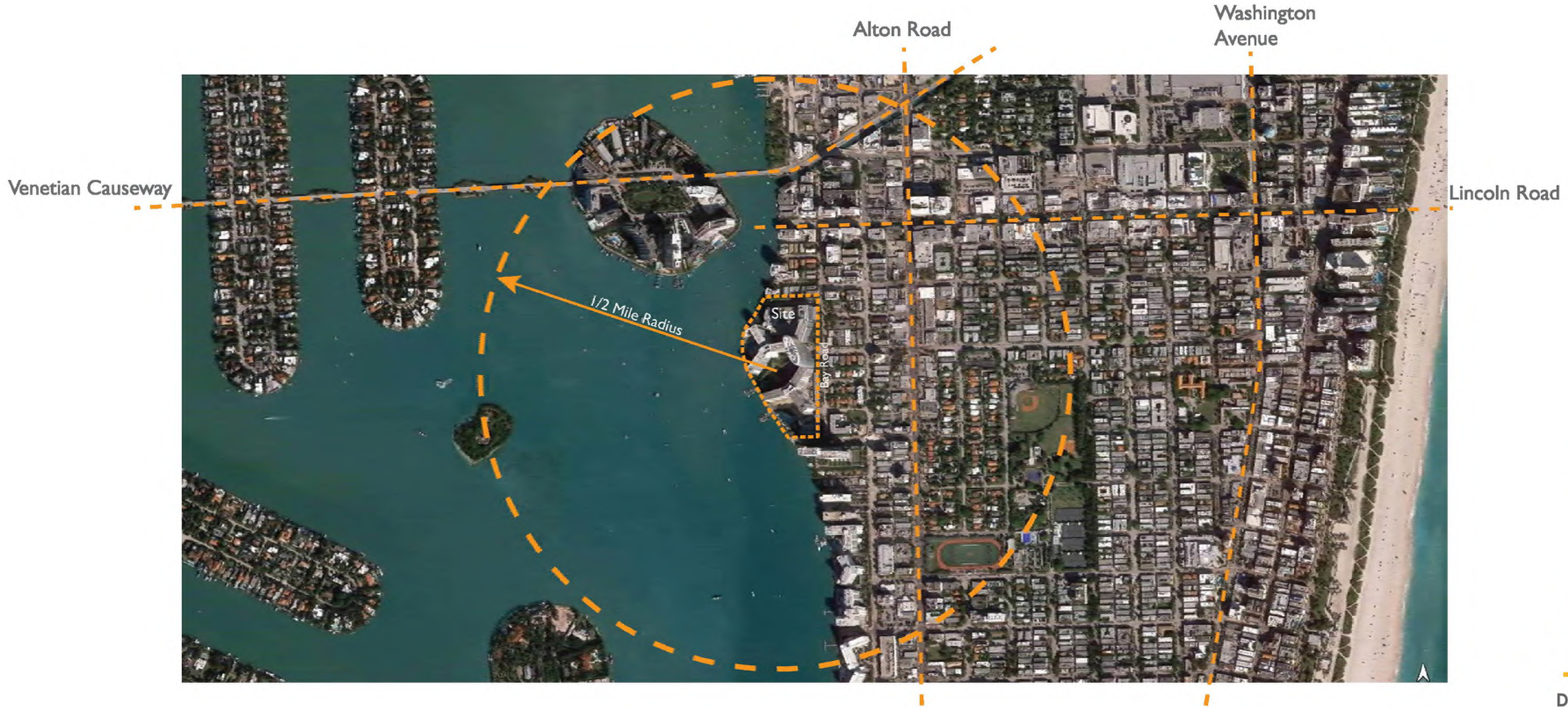
Landscape Architect: L&ND

Owner: AIMCO

FLAMINGO

1420 BAY ROAD
MIAMI BEACH, FL 33139





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1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Andrew W. Burnett Lic. # AR98495

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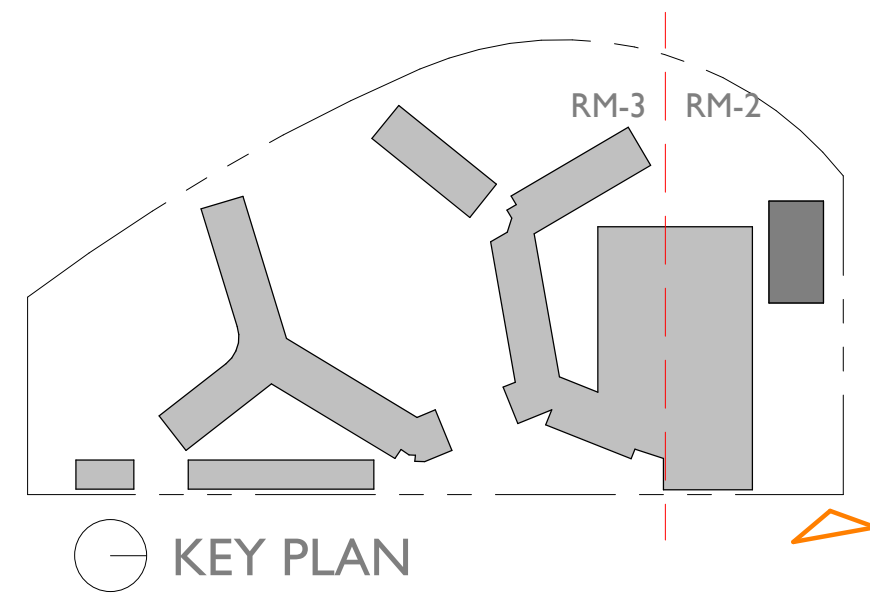
① LOCATION MAP

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NEW TOWER SITE

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PARCEL 1

PARCEL 2

RM-3

RM-2

NORTH TOWER POOL

NORTH GARDEN

GARDEN APARTMENTS ABOVE

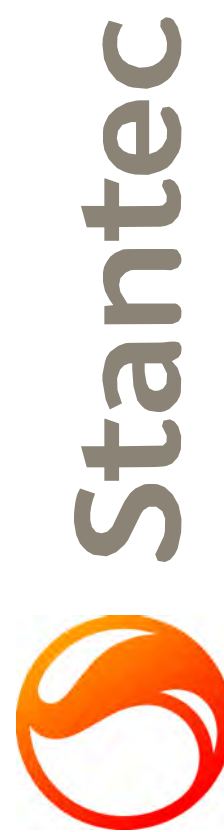
NEW TOWER

NORTH GARAGE

NORTH TOWER

SOUTH TOWER

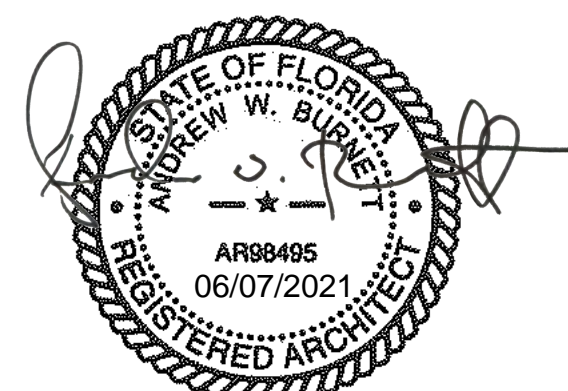
CENTRAL TOWER



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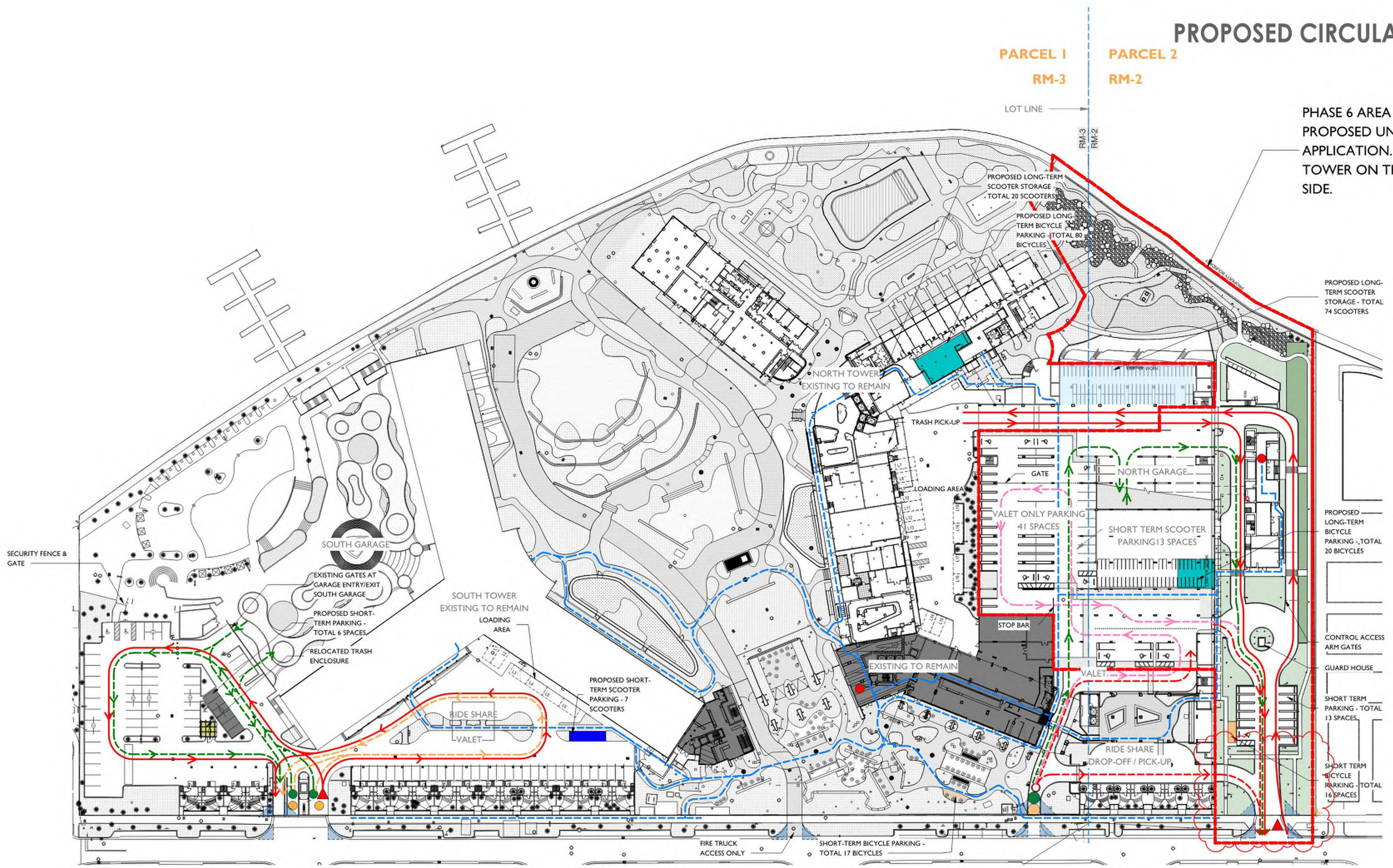


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PROPOSED CIRCULATION DIAGRAM

FLAMINGO
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PHASE 6 AREA OF WORK
PROPOSED UNDER THIS
APPLICATION. NEW
TOWER ON THE NORTH
SIDE.



SITE CIRCULATION LEGEND

- | | | |
|--|---|---|
| LONG-TERM BICYCLE PARKING = 100 BICYCLES | RESIDENT ENTRY POINT | RESIDENT/GUEST RIDE-SHARE CIRCULATION (South Tower) |
| SHORT-TERM BICYCLE PARKING = 50 BICYCLES | RESIDENT/GUEST RIDE SHARE ENTRY POINT (South Tower only) | DELIVERY VEHICULAR CIRCULATION |
| LONG-TERM SCOOTER PARKING = 200 SCOOTERS | MAIN LOBBY | PEDESTRIAN CIRCULATION |
| SHORT-TERM SCOOTER PARKING = 12 SCOOTERS | VISITOR ENTRY POINT | VALET CIRCULATION |
| TRASH PICK-UP | DELIVERIES ENTRY POINT (trash & retail) | RESIDENT VEHICULAR CIRCULATION |
| SHORT TERM DELIVERY PARKING = 13 SPACES | 15' X 15' VISIBILITY TRIANGLE AS PER CITY OF MIAMI BEACH DETAIL DRAWING RS-16 | VISITOR VEHICULAR CIRCULATION |

Site Plan - Circulation Diagram
SCALE: 1" = 50'-0"

SUM OF SIDE YARDS REQUIRED 16% OF LOT WIDTH:
LOT WIDTH 228' X .16 = 36.5'
SOUTH SIDE YARD 0' (EXISTING GARAGE) + 36.5' NEW TOWER NORTH SIDE YARD PROPOSED = 36.5'



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G04C

Scale: 1" = 50'-0"
Note: When printed on 11 x 17 paper scale is halved

FLAMINGO PHASE LEGEND

- PHASE I (BC1897183) - PEDESTRIAN PLAZA, NORTH AND SOUTH DROP-OFF, GROUND AND THIRD LEVEL CENTRAL TOWER RENOVATION; BUILDING PERMIT WITHIN EIGHTEEN (18) MONTHS OF DRB ORDER DRB-0160. **COMPLETED**
- PHASE II (BC1808437) - NORTH GARAGE & COURTYARD; BUILDING PERMIT WITHIN SIX (6) MONTHS OF PHASE I BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE III (BC1910575) - NORTH POOL & OUTDOOR AREA; BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE II BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE IV (BC1910575) - NORTH TOWER RENOVATION; BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE III BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE V - NEW GARDEN APARTMENTS: **APPROVED UNDER SEPERATE DRB ORDER NO. DRB20-0577**. BUILDING PERMIT WITHIN 18 MONTHS OF PHASE IV CERTIFICATE OF OCCUPANCY.
- PHASE VI - NEW TOWER: **PROPOSED**. BUILDING PERMIT WITHIN 18 MONTHS OF OF PHASE V CERTIFICATE OF OCCUPANCY.

PROPOSED - PHASING PLAN

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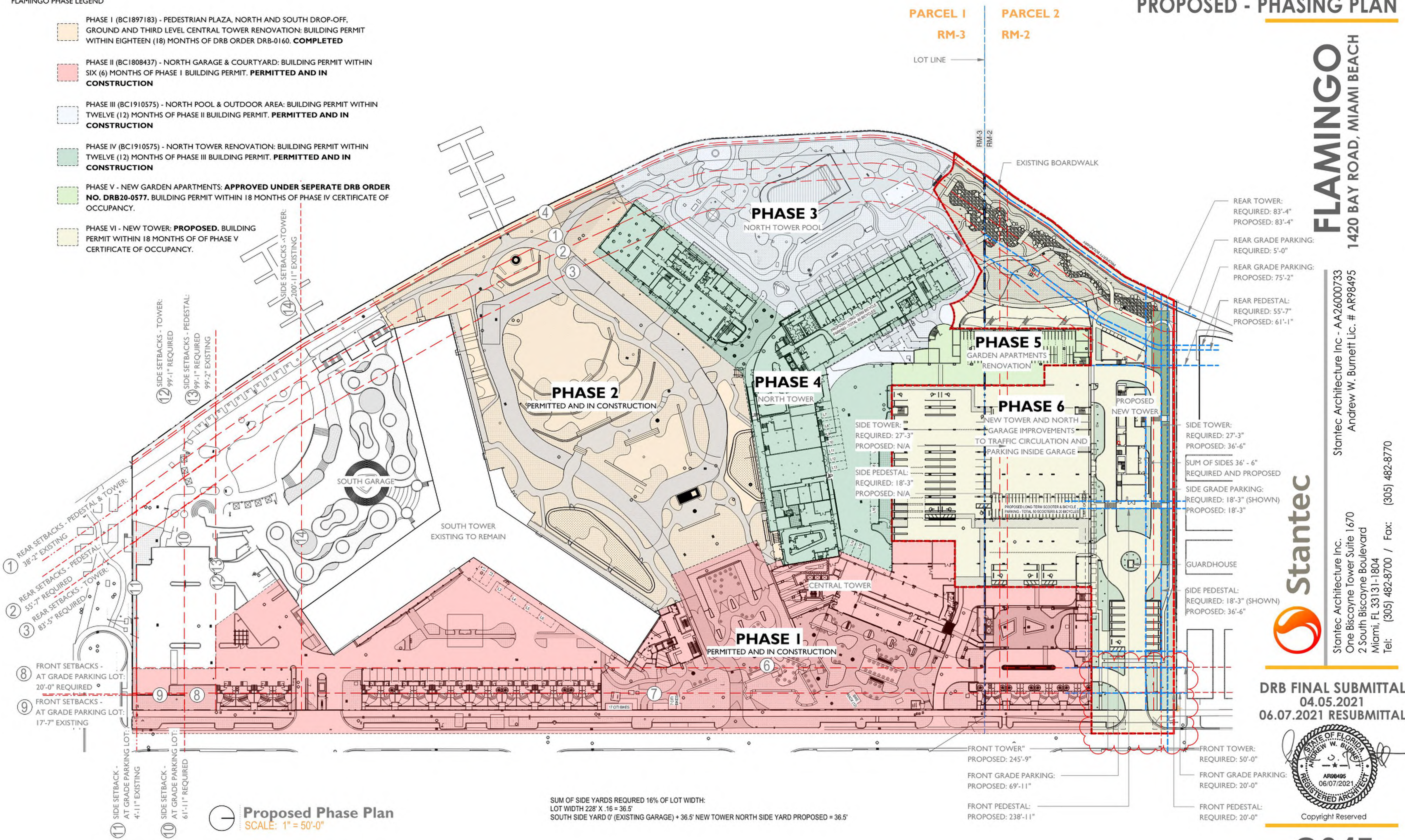
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SUM OF SIDE YARDS REQUIRED 16% OF LOT WIDTH:
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SOUTH SIDE YARD 0' (EXISTING GARAGE) + 36.5' NEW TOWER NORTH SIDE YARD PROPOSED = 36.5'

Proposed Phase Plan
SCALE: 1" = 50'-0"

Scale: 1" = 50'-0"
Note: When printed on 11 x 17 paper scale is halved

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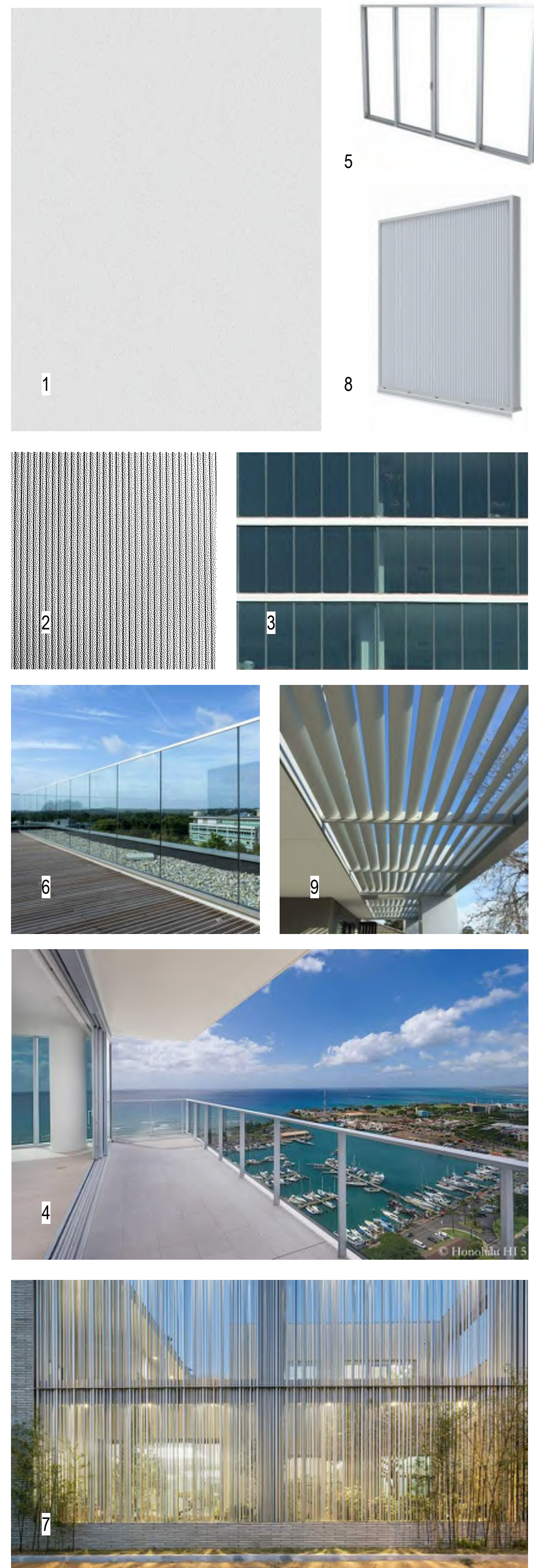


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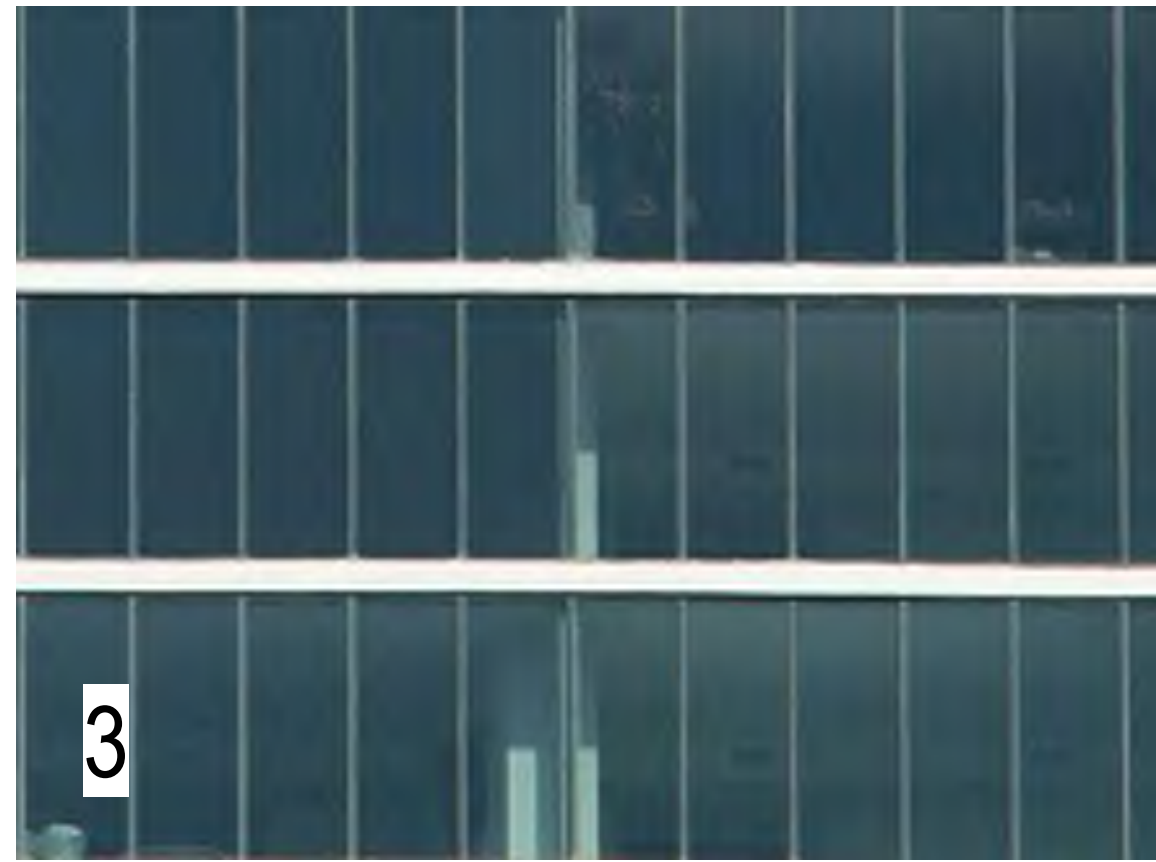
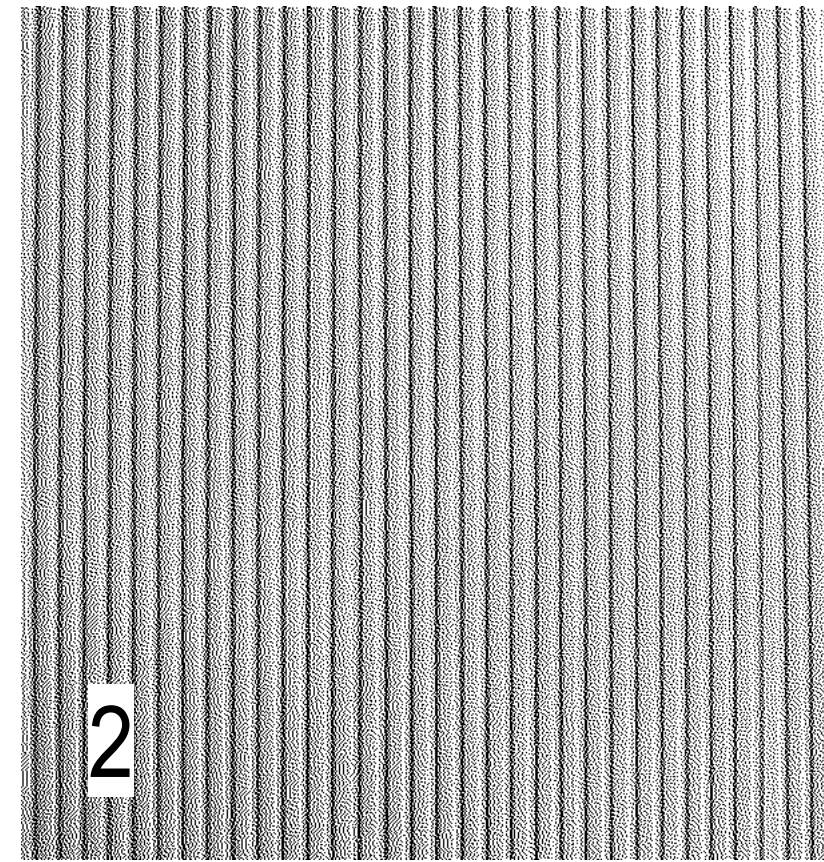
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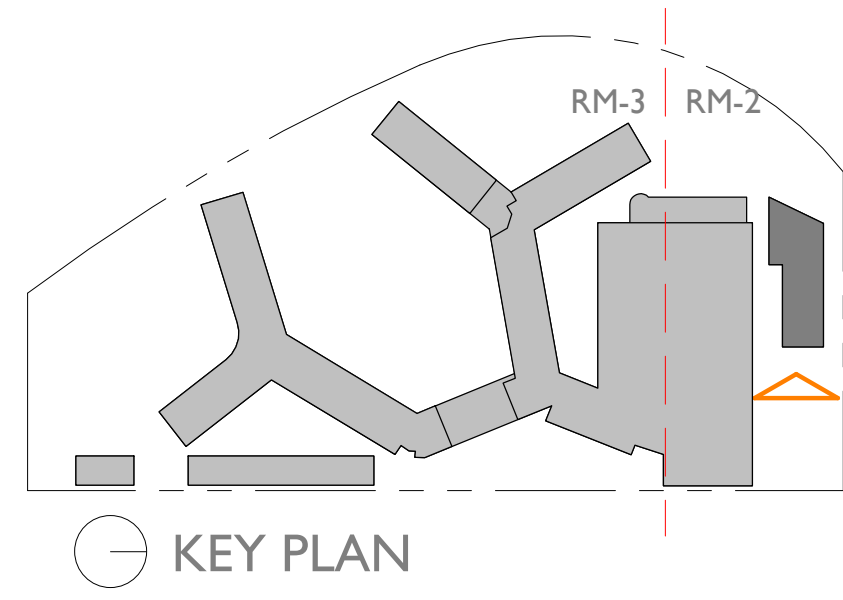
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EX-05



VIEW FROM BAY ROAD - FACING NORTHWEST
SCALE: 1/8" = 1'-0"



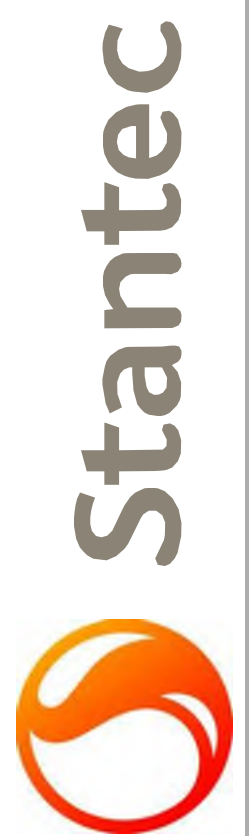


VIEW FROM BAY ROAD - FACING WEST

RENDERING

FLAMINGO

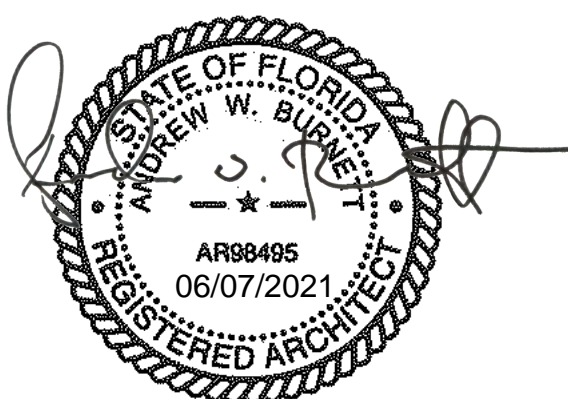
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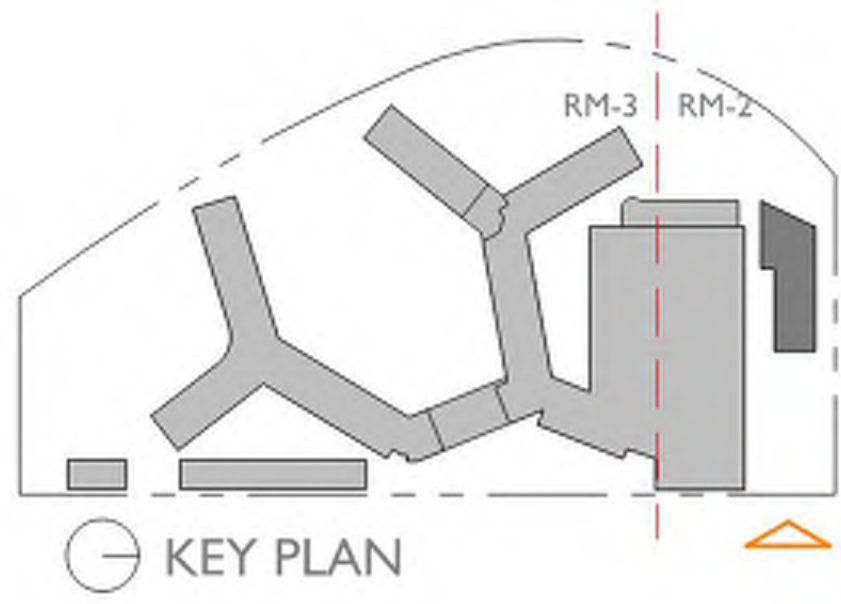
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VIEW FROM BAY ROAD - FACING WEST
SCALE: 3/32" = 1'-0"

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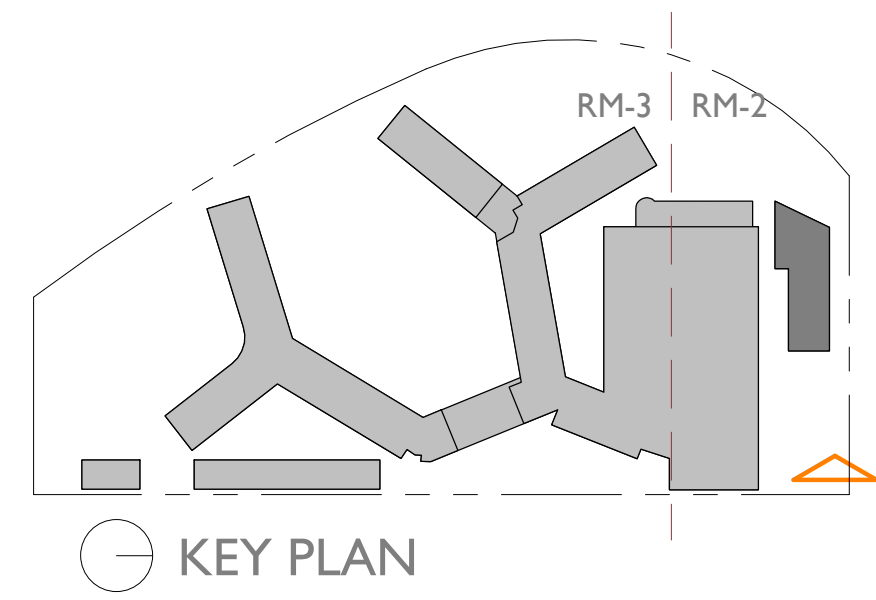
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NEW SHEET



VIEW FROM BAY ROAD - FACING WEST
SCALE: 3/32" = 1'-0"

SITE ENTRANCE - RENDERING

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1420 BAY ROAD, MIAMI BEACH

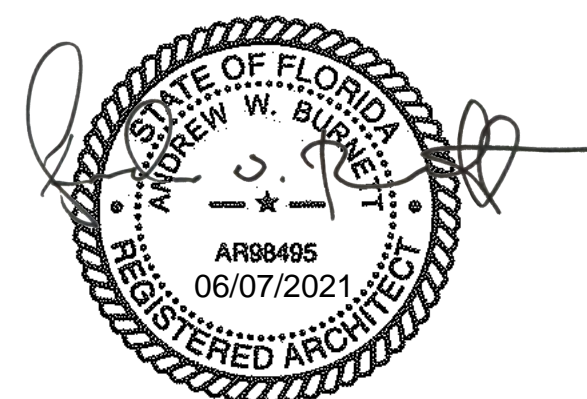
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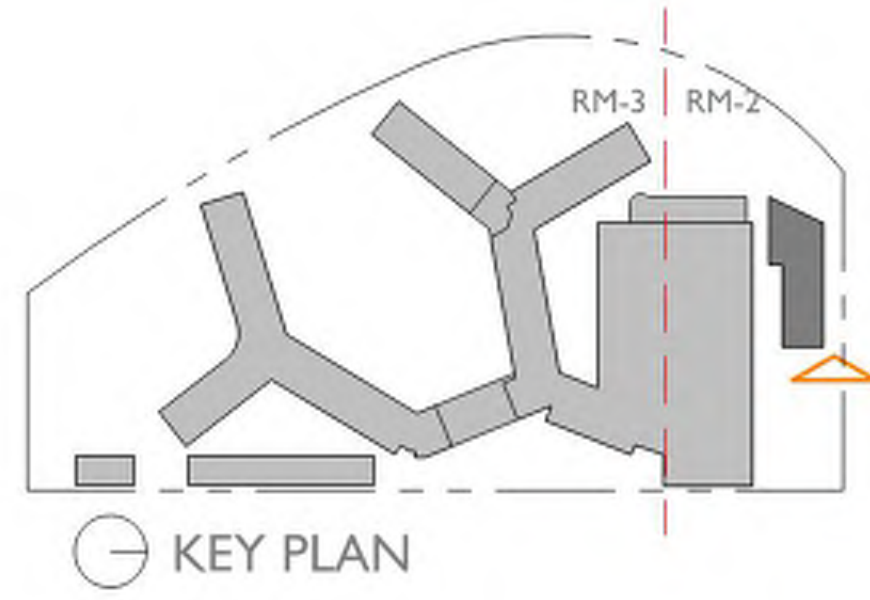
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VIEW FROM BAY ROAD - FACING WEST
SCALE: 3/32" = 1'-0"

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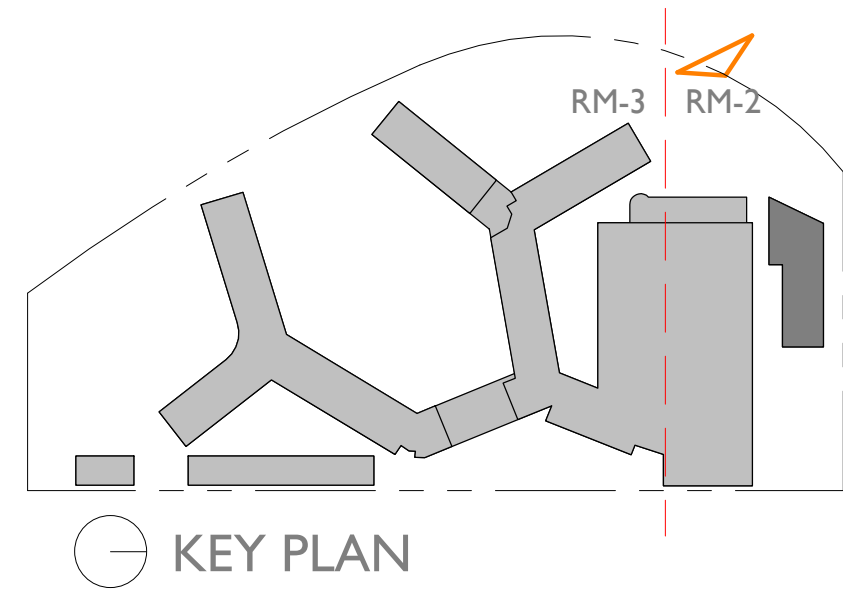
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NEW SHEET



RENDERED VIEW FROM BISCAIYNE BAY - FACING NORTHEAST

RENDERING

FLAMINGO

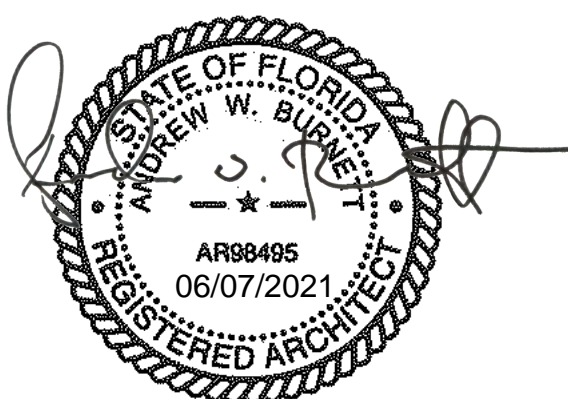
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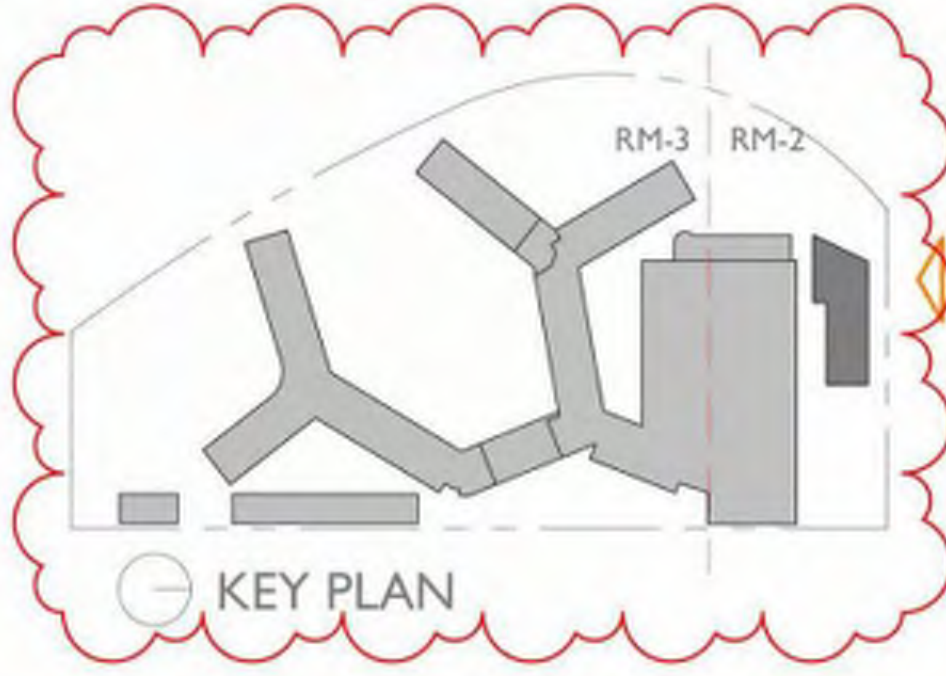
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BUILDING ELEVATION - NORTH





- 


1
WHITE
STUCCO
- 


2
FLUTED WHITE
STUCCO
- 


3
ALUM. STOREFRONT
GLAZING SYSTEM
- 

4
CLEAR GLASS & POST
GUARDRAIL SYSTEM
- 

5
ALUMN. SLIDING
GLASS DOOR SYSTEM
- 

6
CLEAR GLASS POSTLESS
GUARDRAIL SYSTEM
- 

7
VERTICAL TUBES STEEL
FACADE ELEMENTS
- 

8
MECHANICAL
SCREEN LIGHT GRAY
- 

9
METAL AWNING
-WHITE

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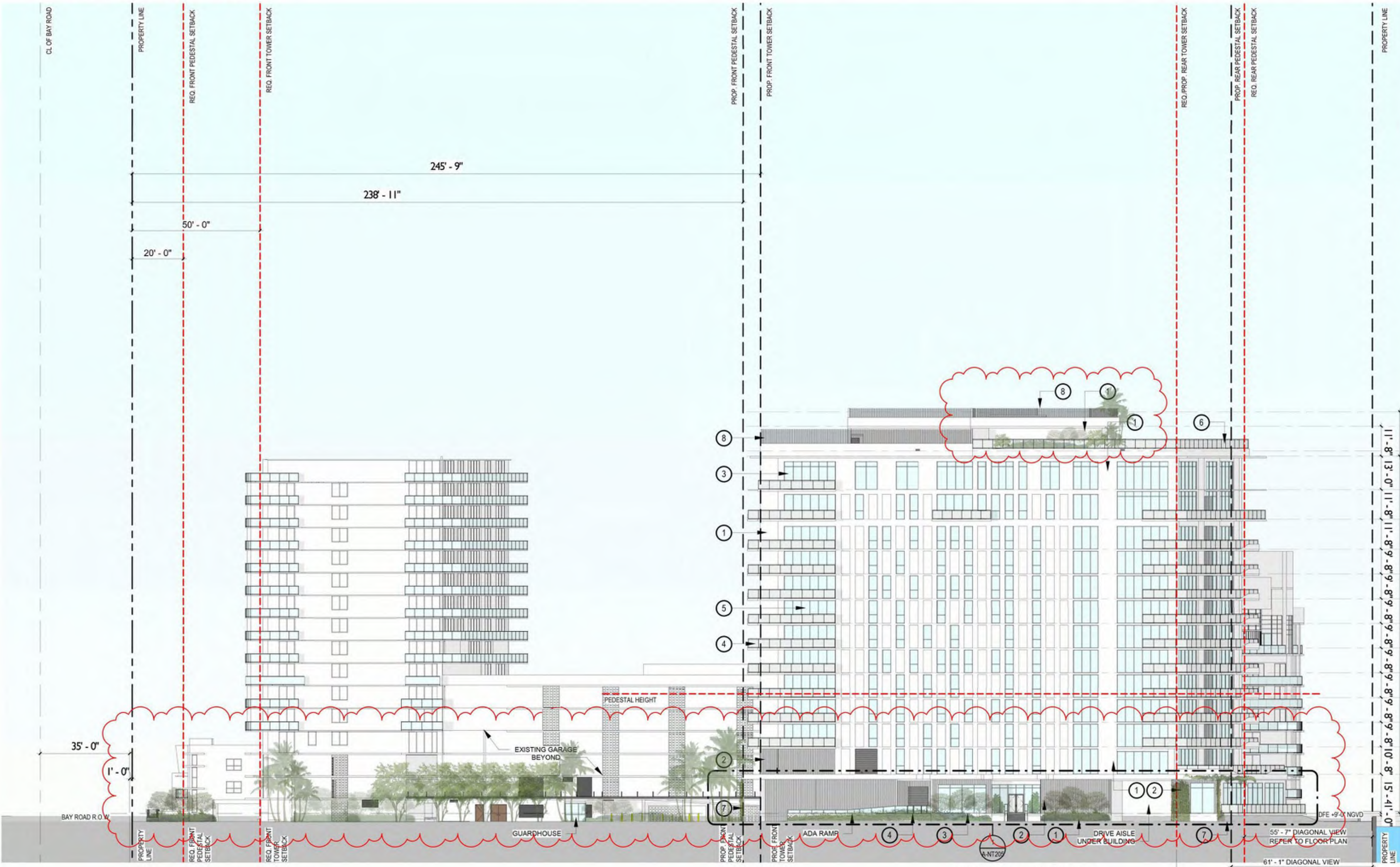
- ELEVATOR OVERRUN ROOF LEVEL 166' - 0"
- UPPER ROOF LEVEL 160' - 4"
- AMENITY / POOL DECK LEVEL 150' - 8"
- MAIN ROOF LEVEL 148' - 8"
- LEVEL 13.5 135' - 7 3/4"
- LEVEL 13 123' - 11 1/2"
- LEVEL 12 112' - 3 1/2"
- LEVEL 11 102' - 7 1/2"
- LEVEL 10 92' - 11 1/2"
- LEVEL 09 83' - 3 1/2"
- LEVEL 08 73' - 7 1/2"
- LEVEL 07 63' - 11 1/2"
- LEVEL 06 54' - 3 1/2"
- LEVEL 05 44' - 7 1/2"
- LEVEL 04 34' - 11 1/2"
- LEVEL 03 24' - 3 1/2"
- DFE / LOBBY LEVEL 9' - 0"
- BFE 8' - 0"
- GRADE LEVEL 5' - 10 1/2"

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NORTH ELEVATION
SCALE: 1" = 20'-0"

REFER TO SHEET A-NT205 FOR ENLARGE ELEVATION

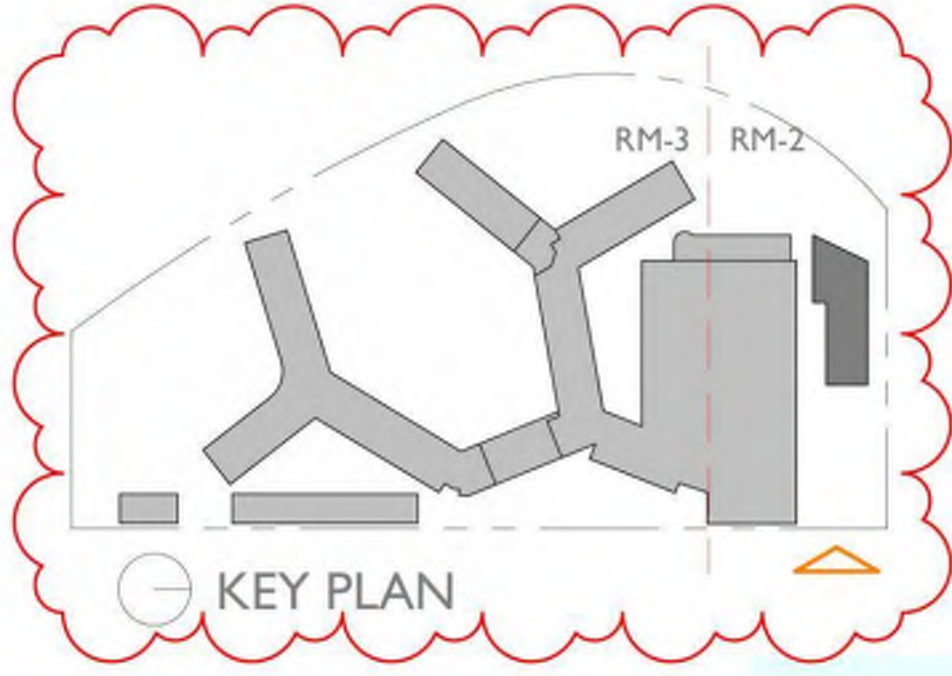
55' - 7" DIAGONAL VIEW
REFER TO FLOOR PLAN


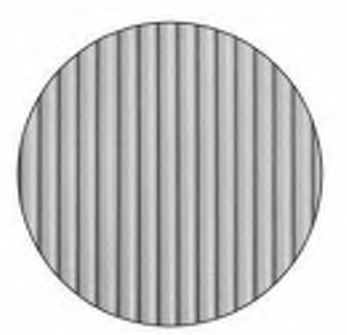



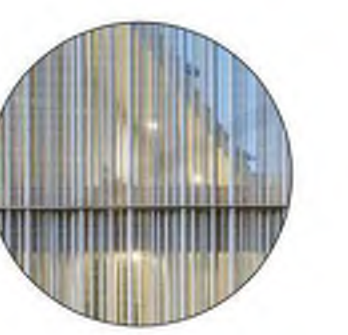

61' - 1" DIAGONAL VIEW
REFER TO FLOOR PLAN

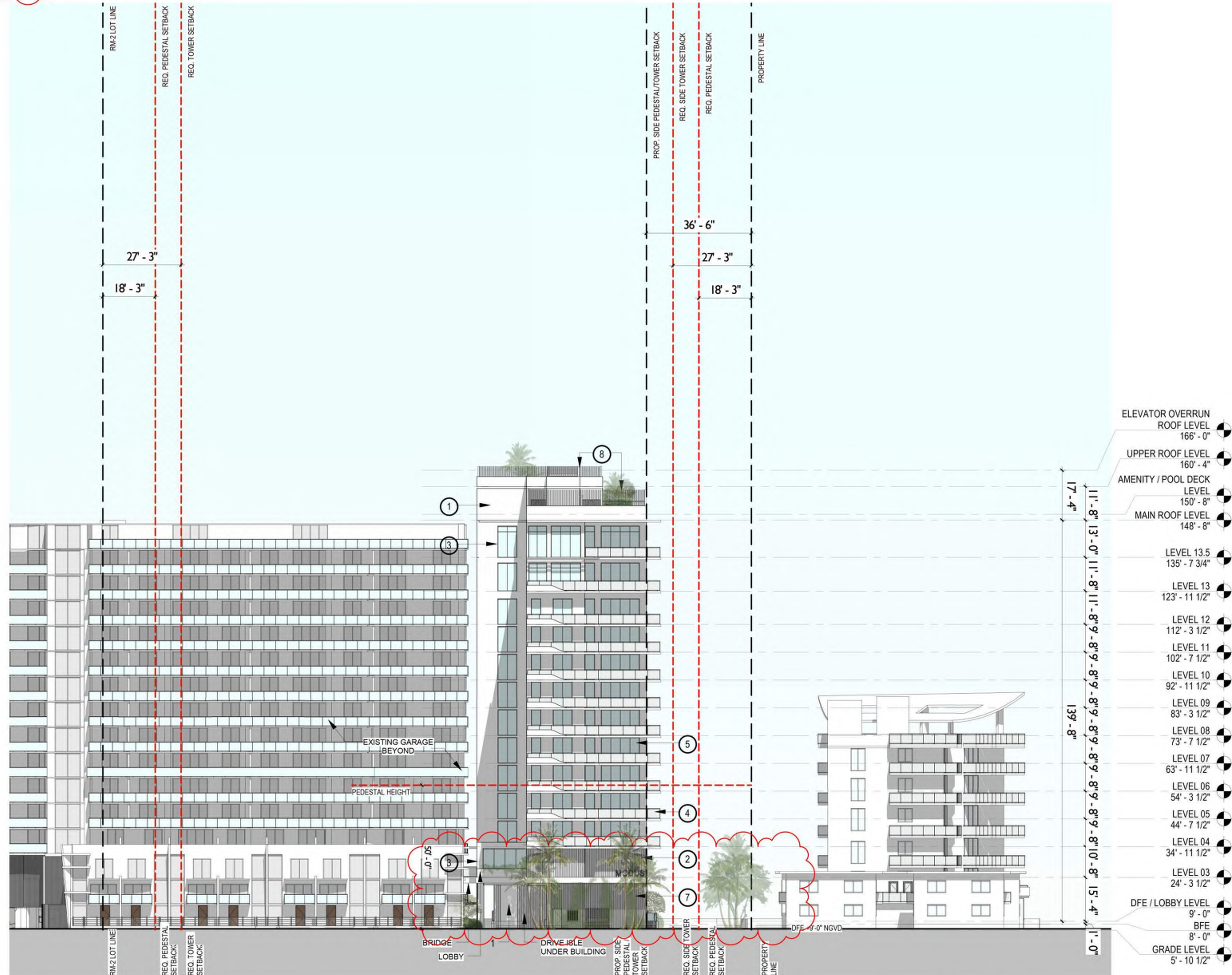
83' - 4" DIAGONAL VIEW
REFER TO FLOOR PLAN

-3'-10" / 4'-2" NGVD

BUILDING ELEVATION - EAST



- 
1
 WHITE
 STUCCO
- 
2
 FLUTED WHITE
 STUCCO
- 
3
 ALUM. STOREFRONT
 GLAZING SYSTEM
- 
4
 CLEAR GLASS & POST
 GUARDRAIL SYSTEM
- 
5
 ALUMN. SLIDING
 GLASS DOOR SYSTEM
- 
6
 CLEAR GLASS POSTLESS
 GUARDRAIL SYSTEM
- 
7
 VERTICAL TUBES STEEL
 FACADE ELEMENTS
- 
8
 MECHANICAL
 SCREEN LIGHT GRAY
- 
9
 METAL AWNING
 -WHITE



REFER TO SHEET A-NT205 FOR ENLARGE ELEVATION

EAST ELEVATION
SCALE: 1" = 20'-0"

FLAMINGO

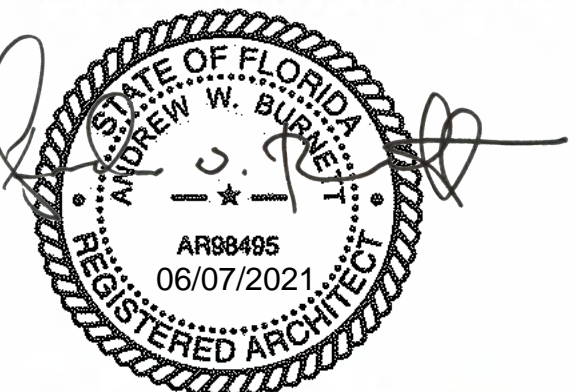
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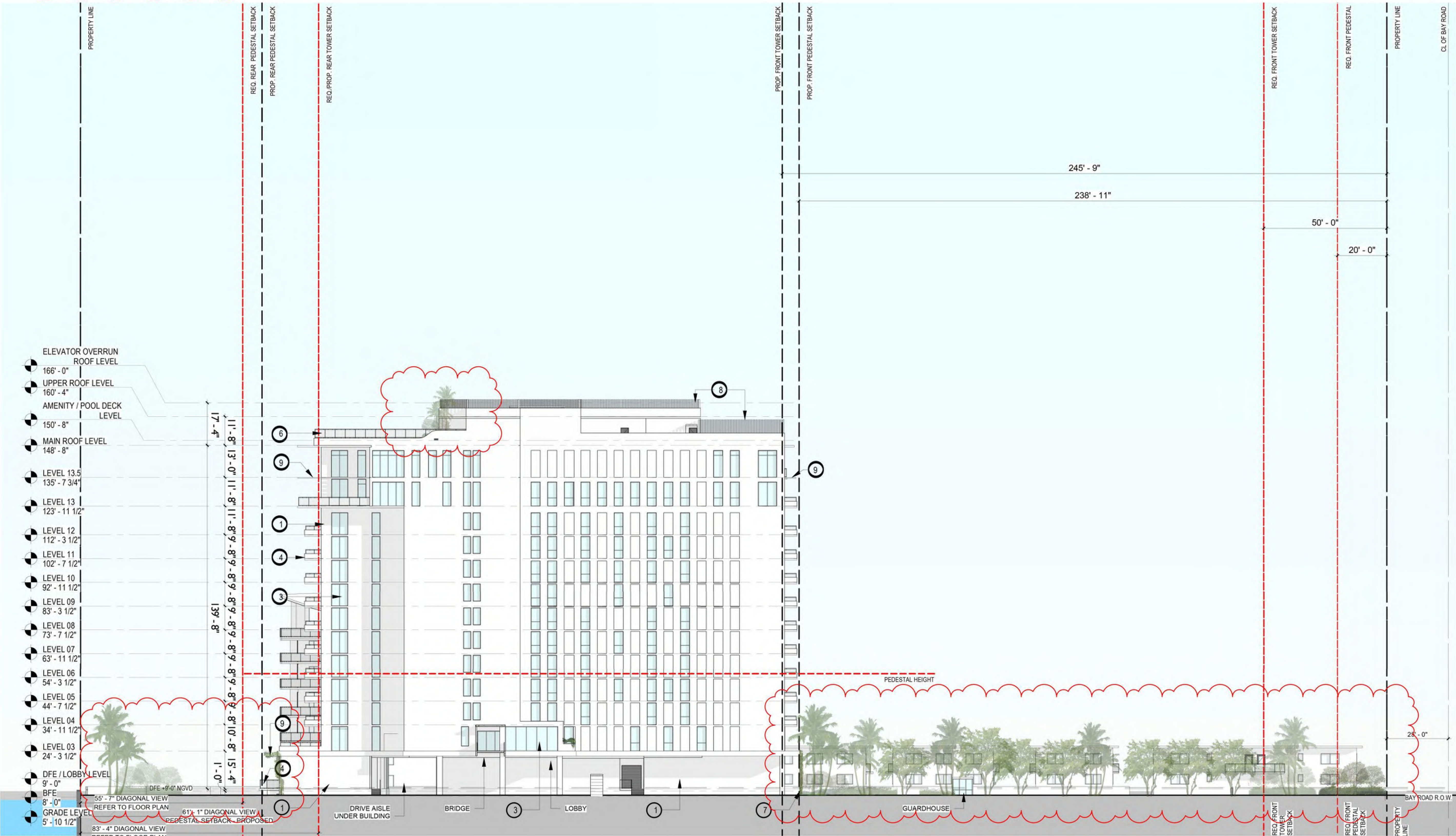
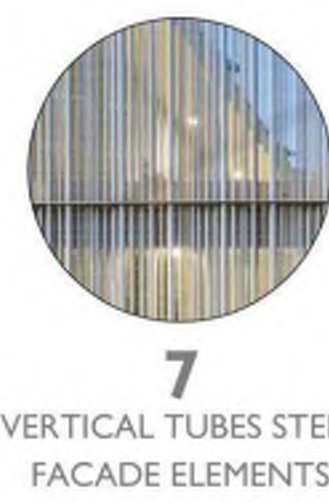
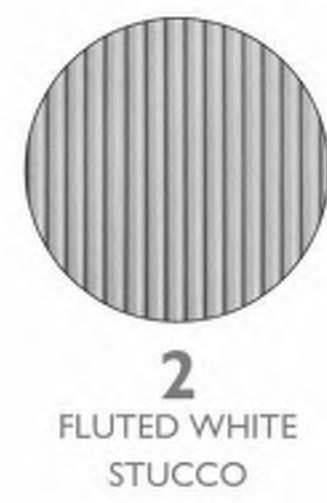
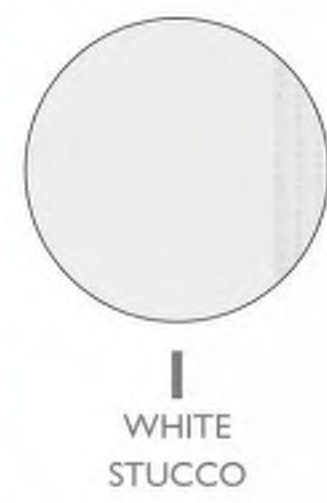
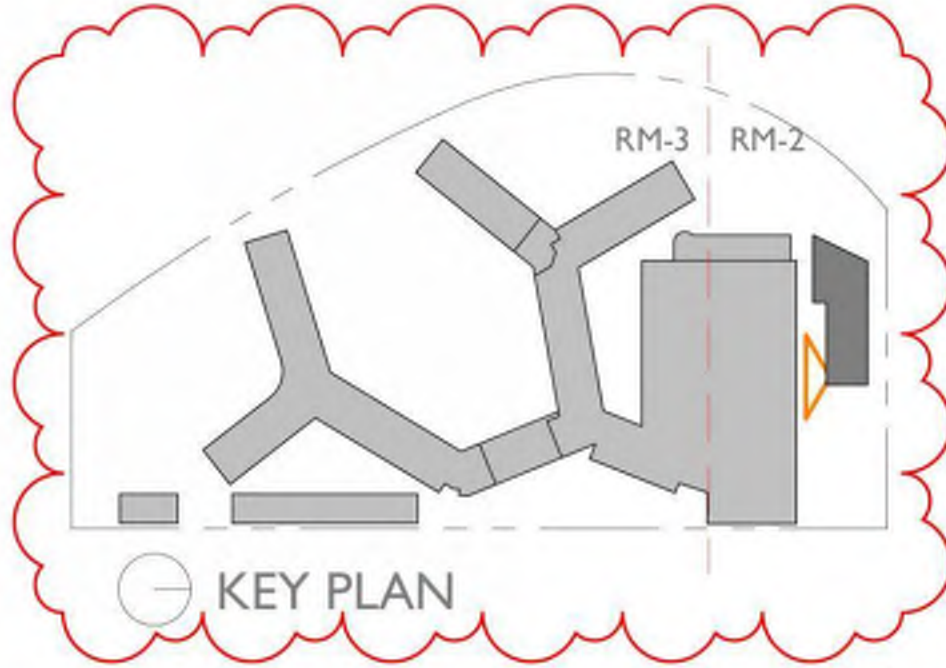
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BUILDING ELEVATION - SOUTH



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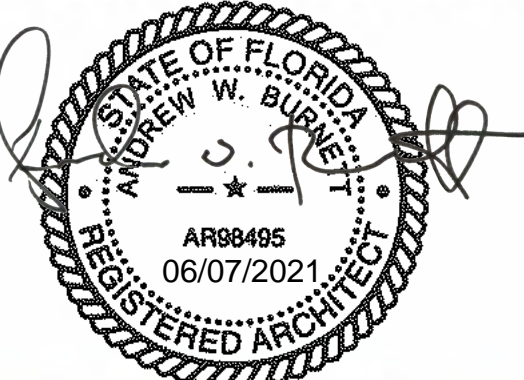
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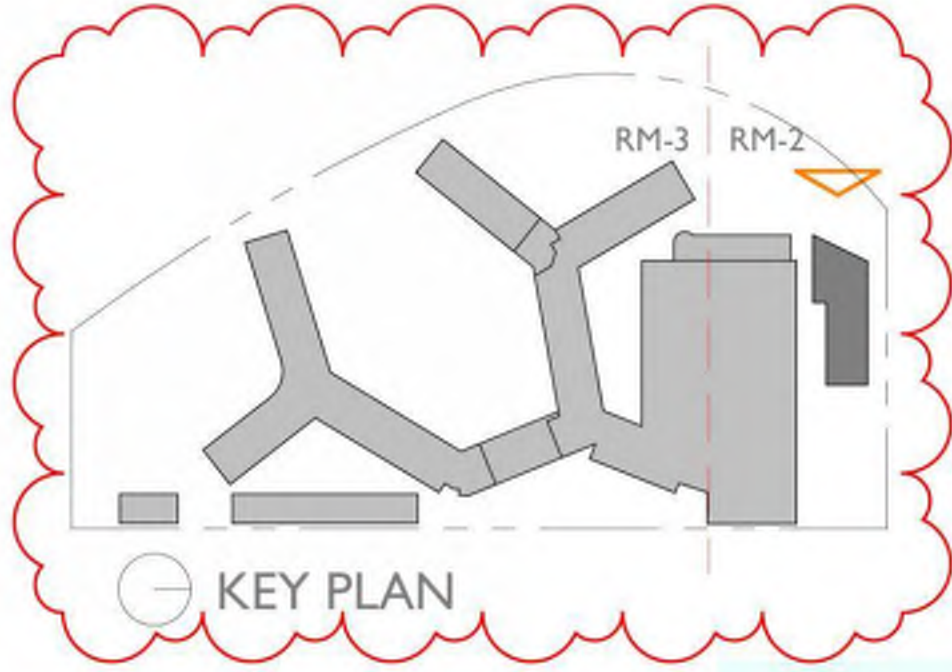
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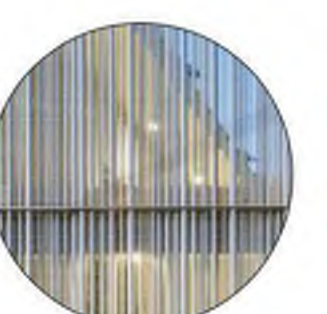
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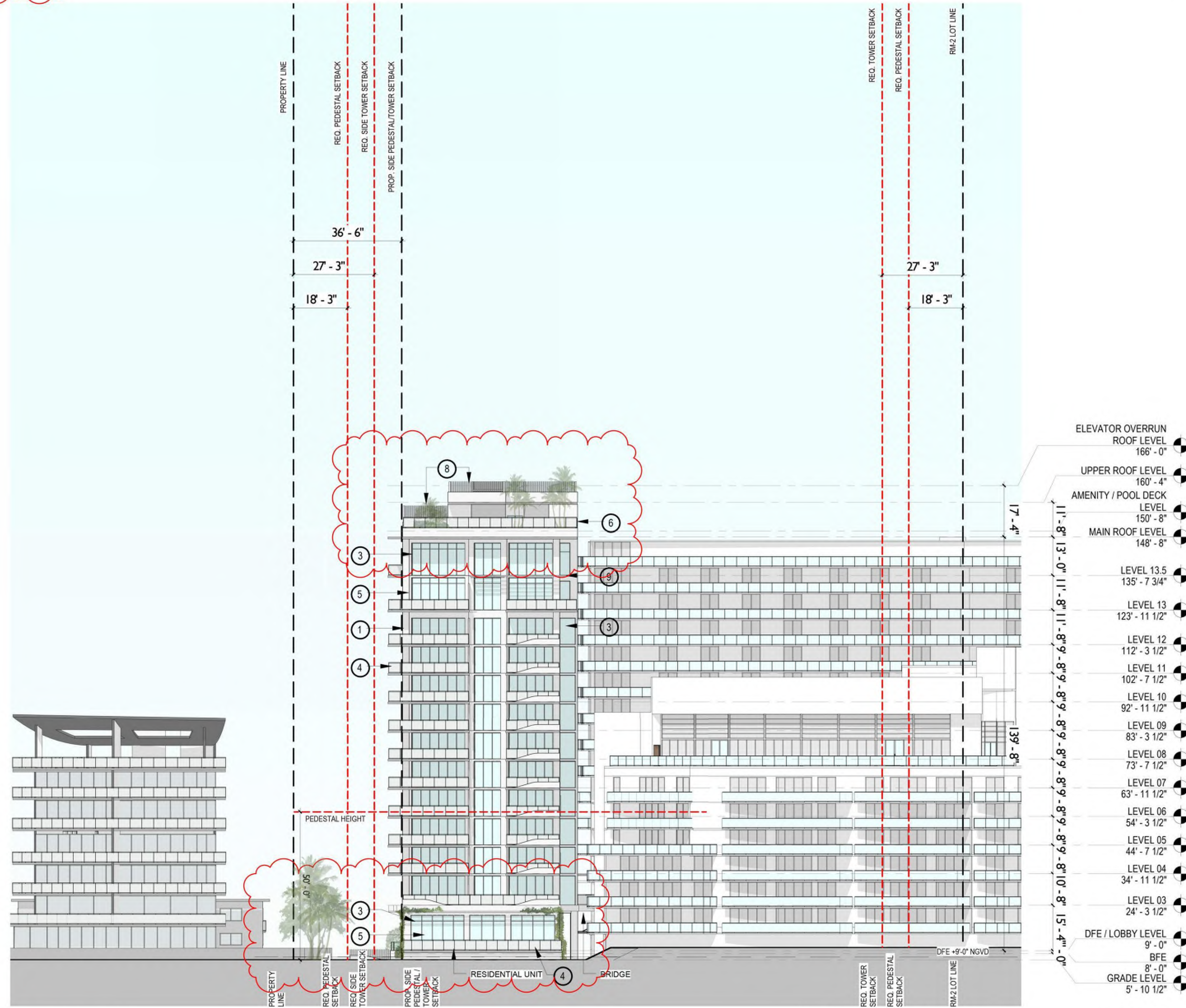
SOUTH ELEVATION

SCALE: 1" = 20'-0"

BUILDING ELEVATION - WEST



- 
1
 WHITE
 STUCCO
- 
2
 FLUTED WHITE
 STUCCO
- 
3
 ALUM. STOREFRONT
 GLAZING SYSTEM
- 
4
 CLEAR GLASS & POST
 GUARDRAIL SYSTEM
- 
5
 ALUM. SLIDING
 GLASS DOOR SYSTEM
- 
6
 CLEAR GLASS POSTLESS
 GUARDRAIL SYSTEM
- 
7
 VERTICAL TUBES STEEL
 FACADE ELEMENTS
- 
8
 MECHANICAL
 SCREEN LIGHT GRAY
- 
9
 METAL AWNING
 -WHITE



REFER TO SHEET A-NT205 FOR ENLARGE ELEVATION

-3'-10" / 4'-2" NGVD

WEST ELEVATION
SCALE: 1" = 20'-0"

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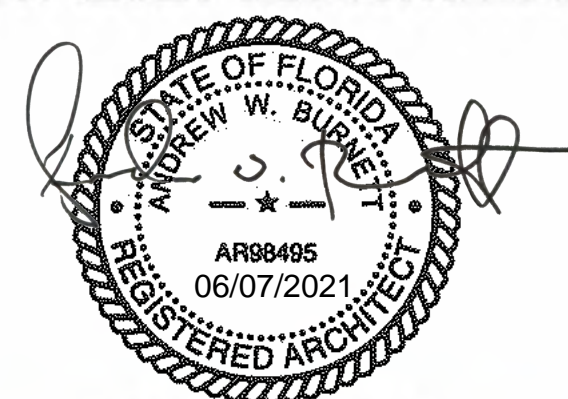
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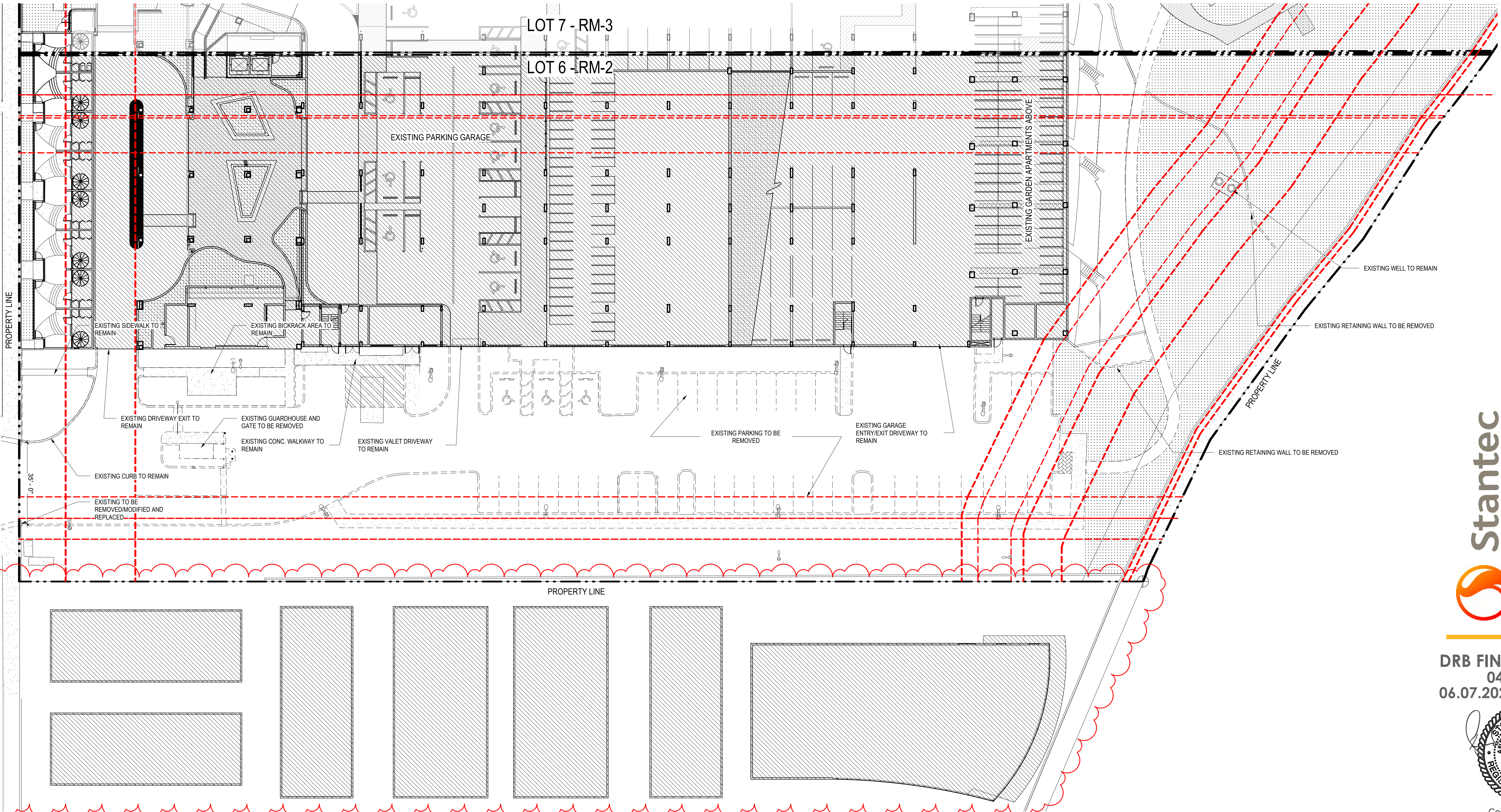
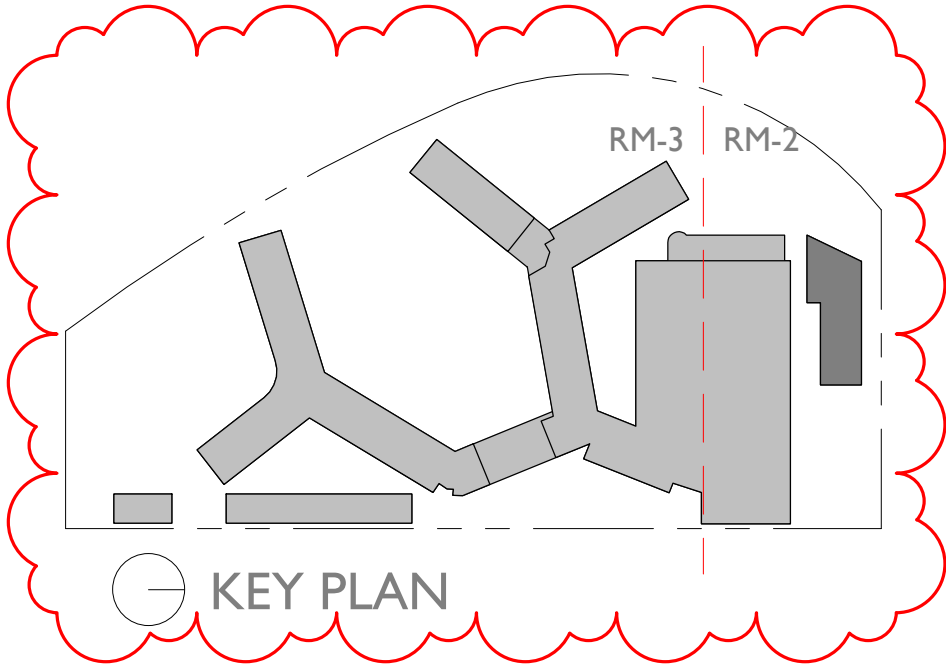
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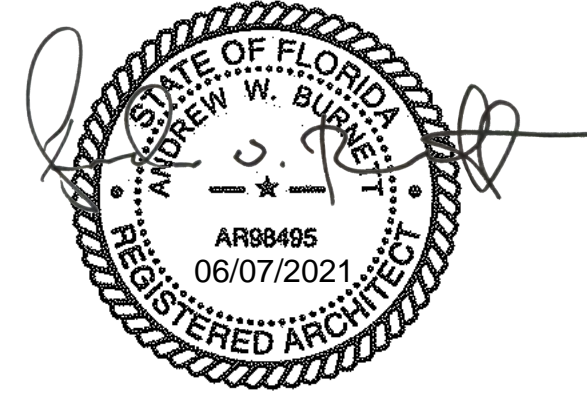
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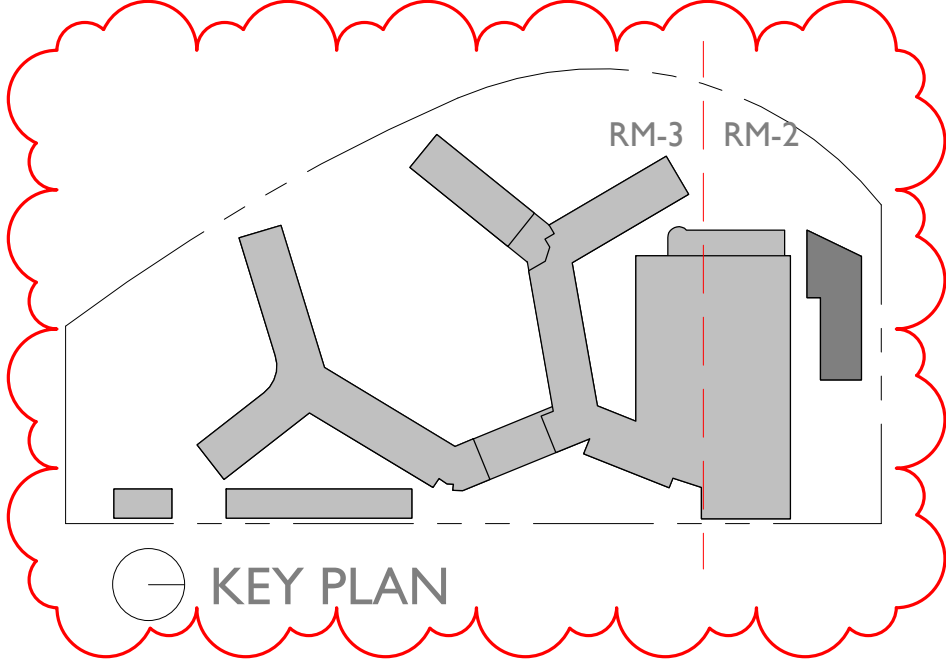
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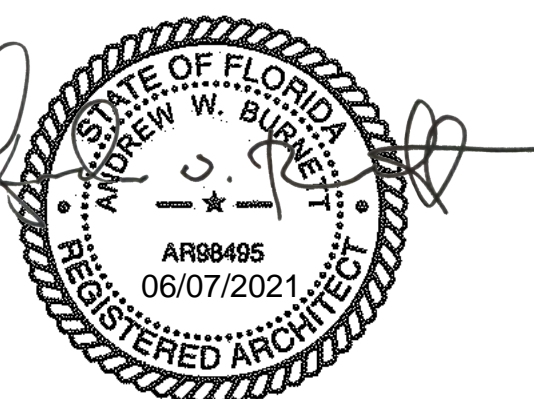
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OVERALL DEMO PLAN - GROUND LEVEL
SCALE: 3/64" = 1'-0"

A-NT101A

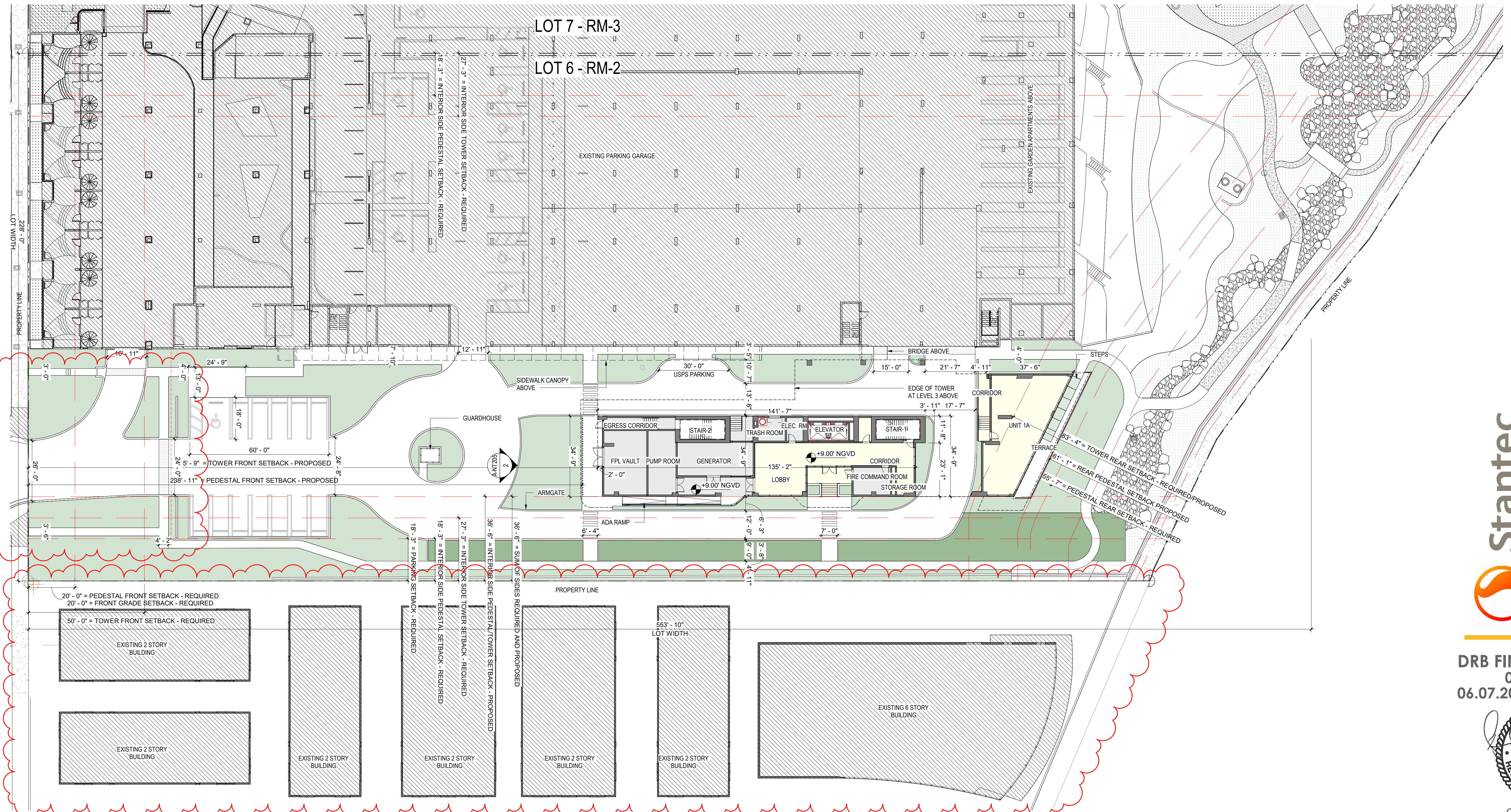


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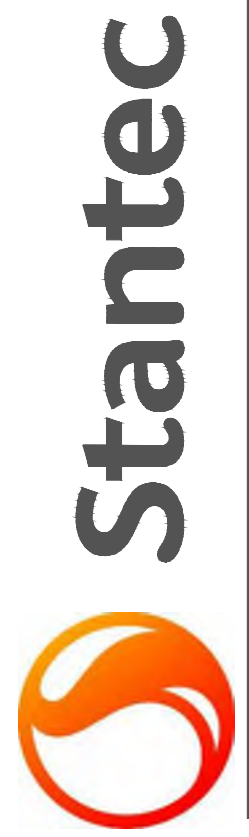
SUM OF SIDE YARDS REQUIRED 16% OF LOT WIDTH:
LOT WIDTH 228' X .16 = 36.5'
SOUTH SIDE YARD 0' (EXISTING GARAGE) + 36.5' NEW TOWER NORTH SIDE YARD PROPOSED = 36.5'

OVERALL PLAN - GROUND LEVEL
SCALE: 3/64" = 1'-0"

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

LEGEND

1. VEHICULAR ACCESS
2. PEDESTRIAN CIRCULATION
3. PEDESTRIAN CROSSING
4. DECK
5. CONTROL POINT
6. BIO-SWALE
7. LAWN AREA
8. HIGH DENSITY PLANTING AREA
9. LOW DENSITY PLANTING AREA
10. FIRE TRUCK STAGING AREA
11. REINFORCED GRASS AREA



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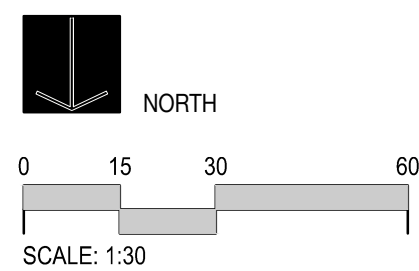
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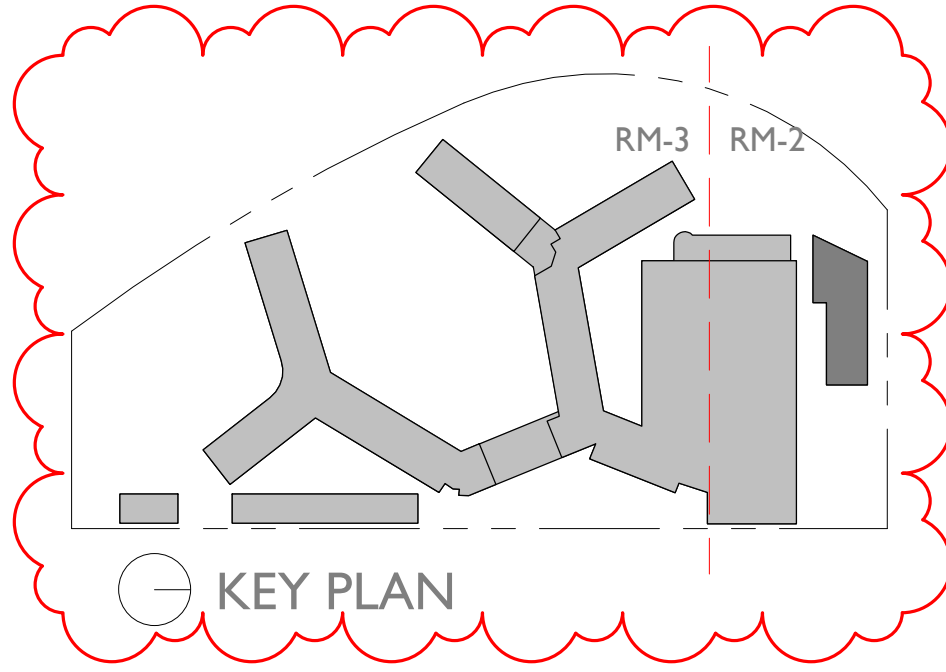
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FLOOR PLAN - GROUND LEVEL



PROPOSED PROGRAM
BACK OF HOUSE AREAS

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

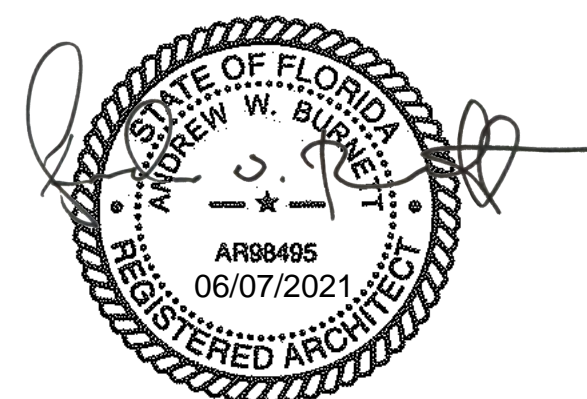
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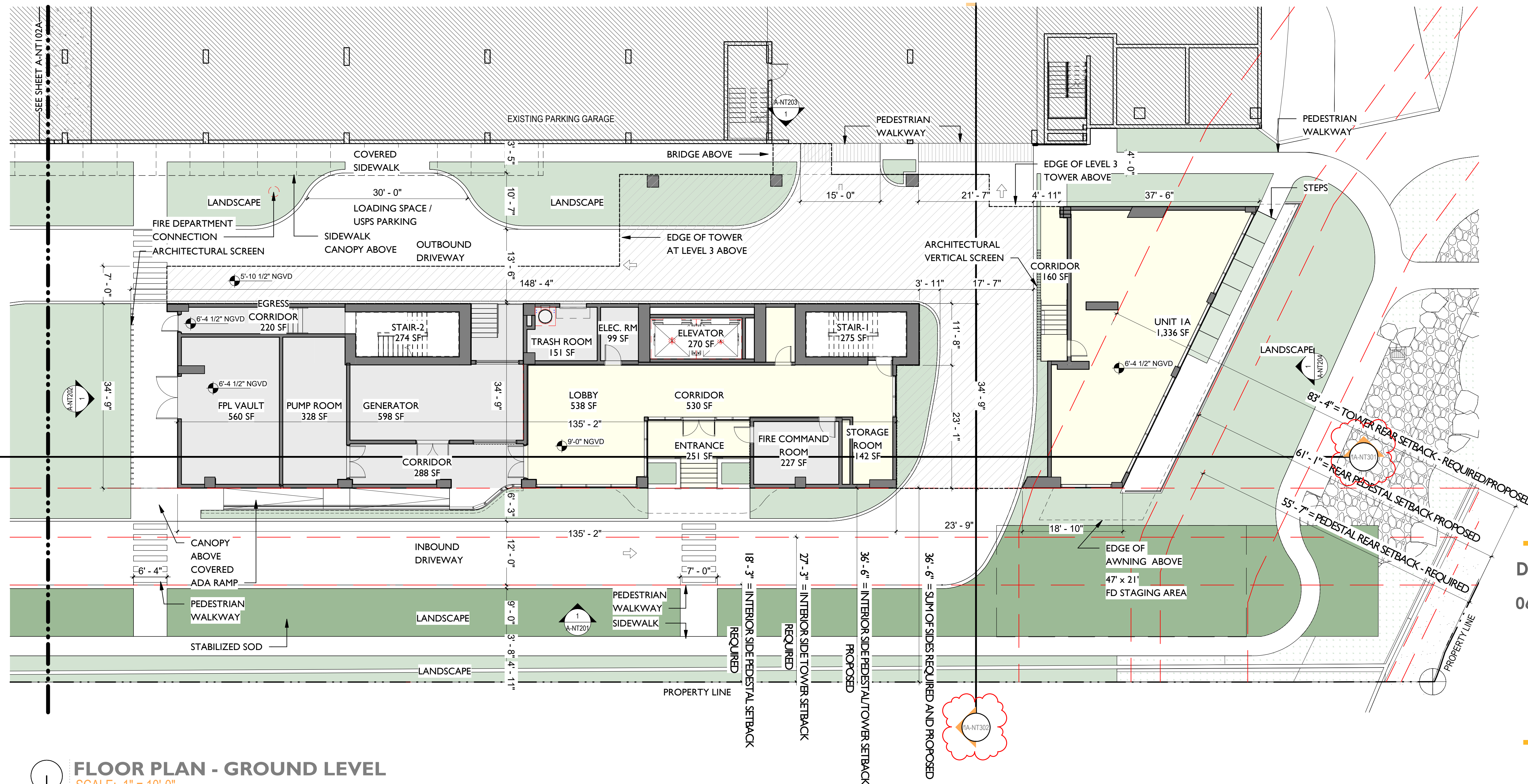
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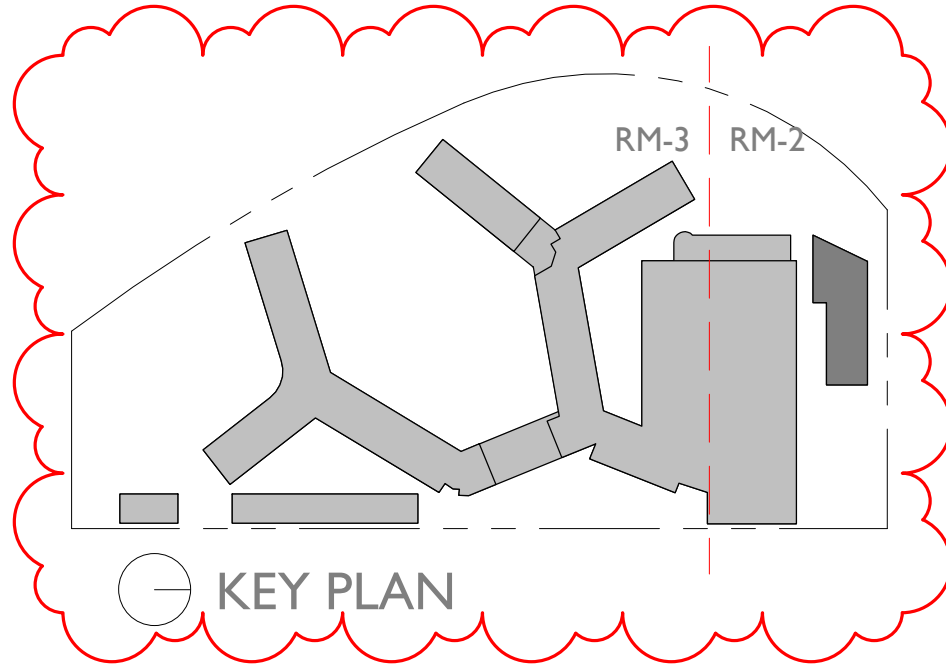


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FLOOR PLAN - GROUND LEVEL
SCALE: 1" = 10'-0"



PROPOSED PROGRAM
 BACK OF HOUSE AREAS

FLAMINGO

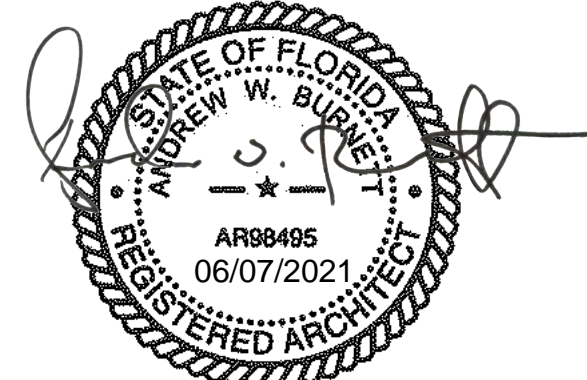
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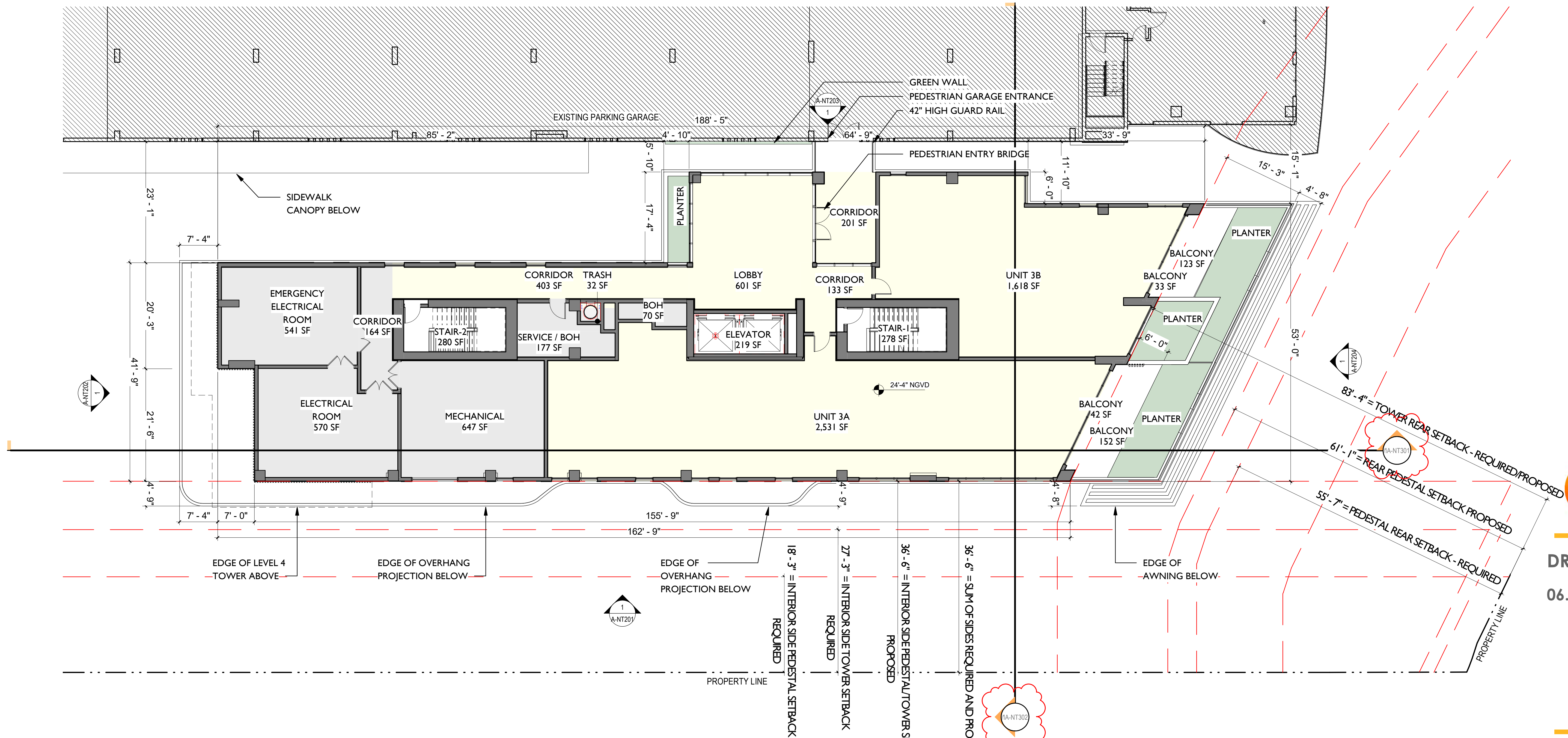
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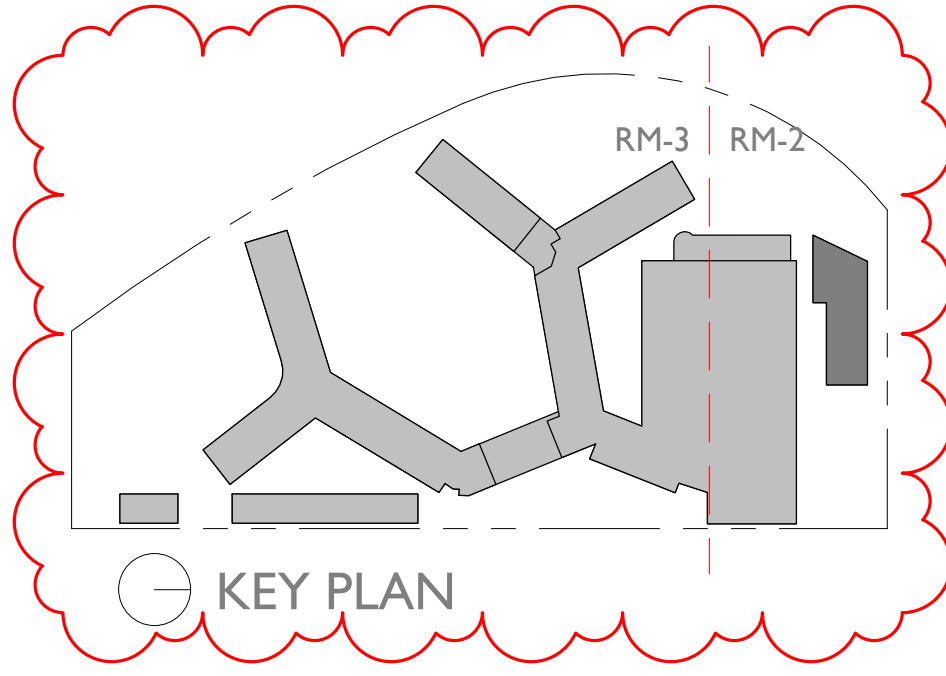


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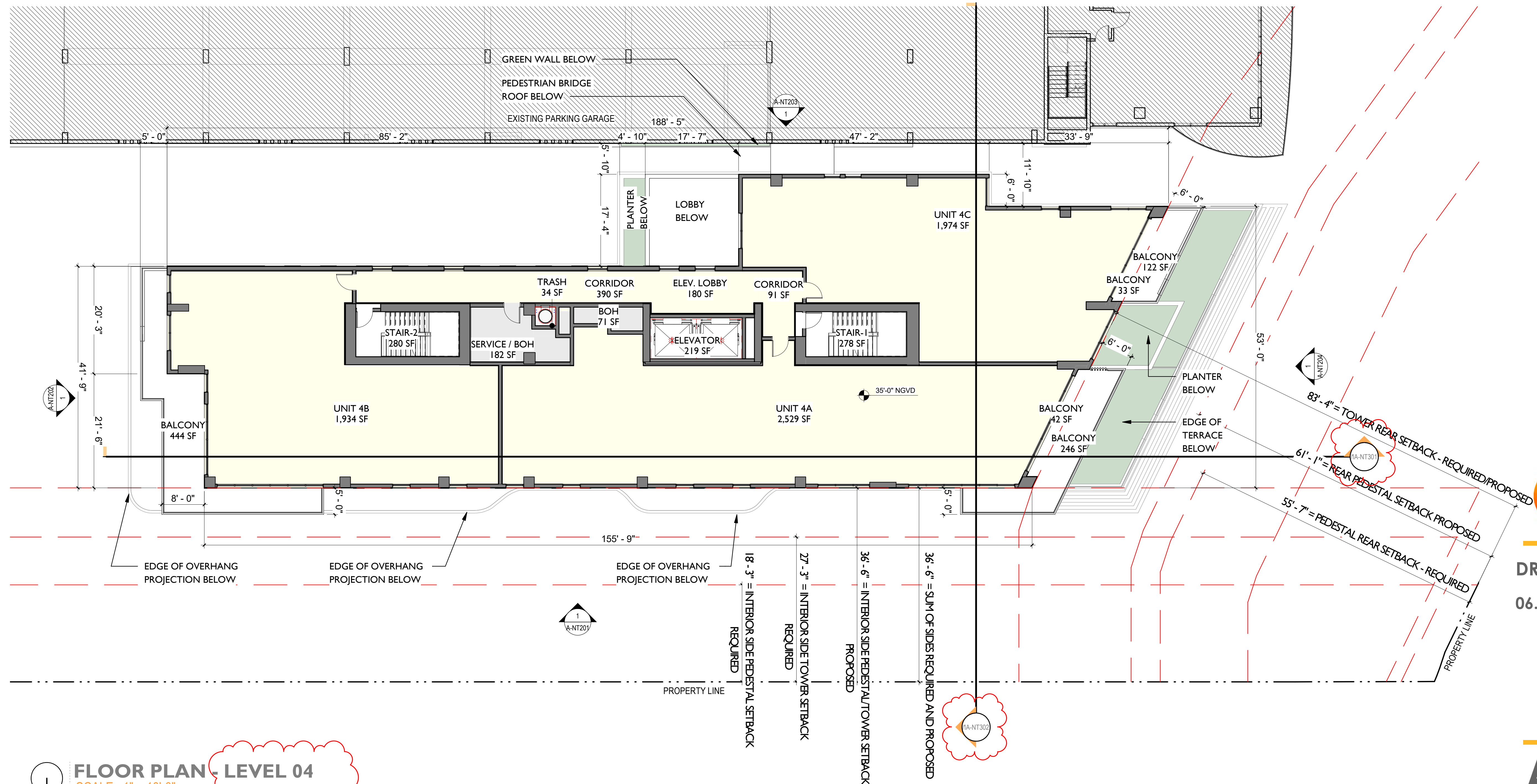


FLOOR PLAN - LEVEL 03
 SCALE: 1" = 10'-0"



PROPOSED PROGRAM
 BACK OF HOUSE AREAS

FLAMINGO
 1420 BAY ROAD, MIAMI BEACH

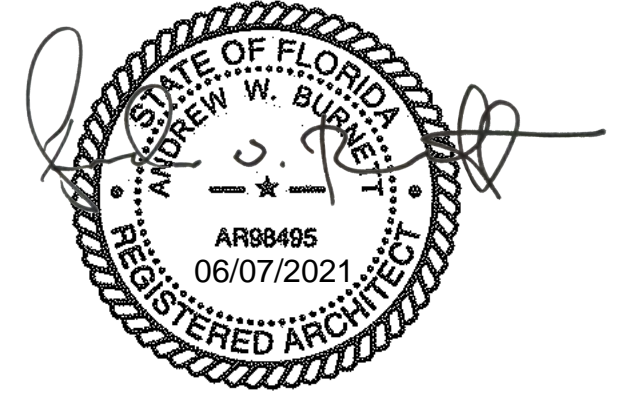


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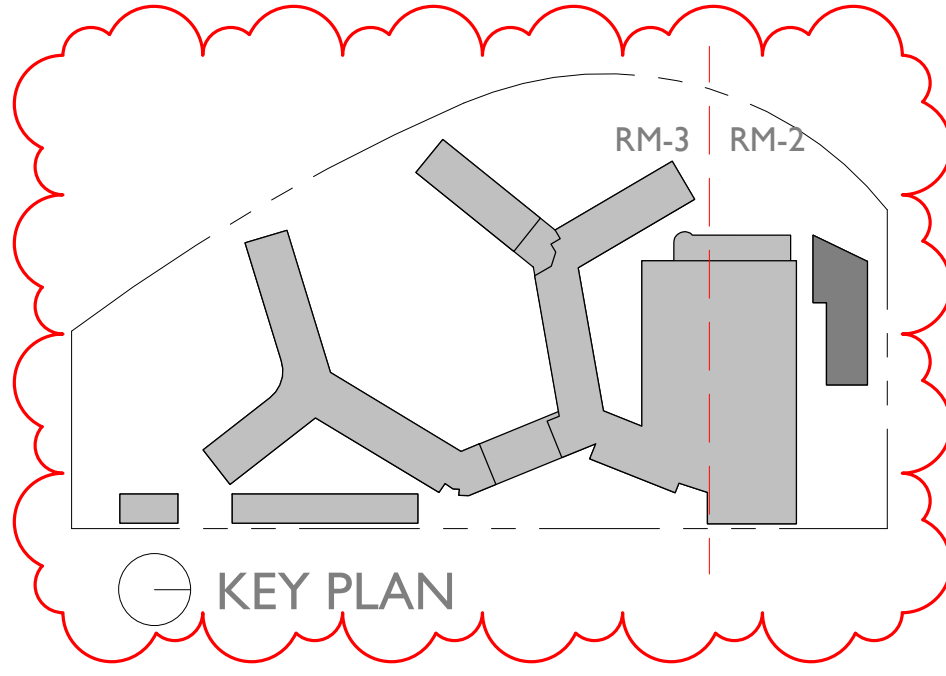
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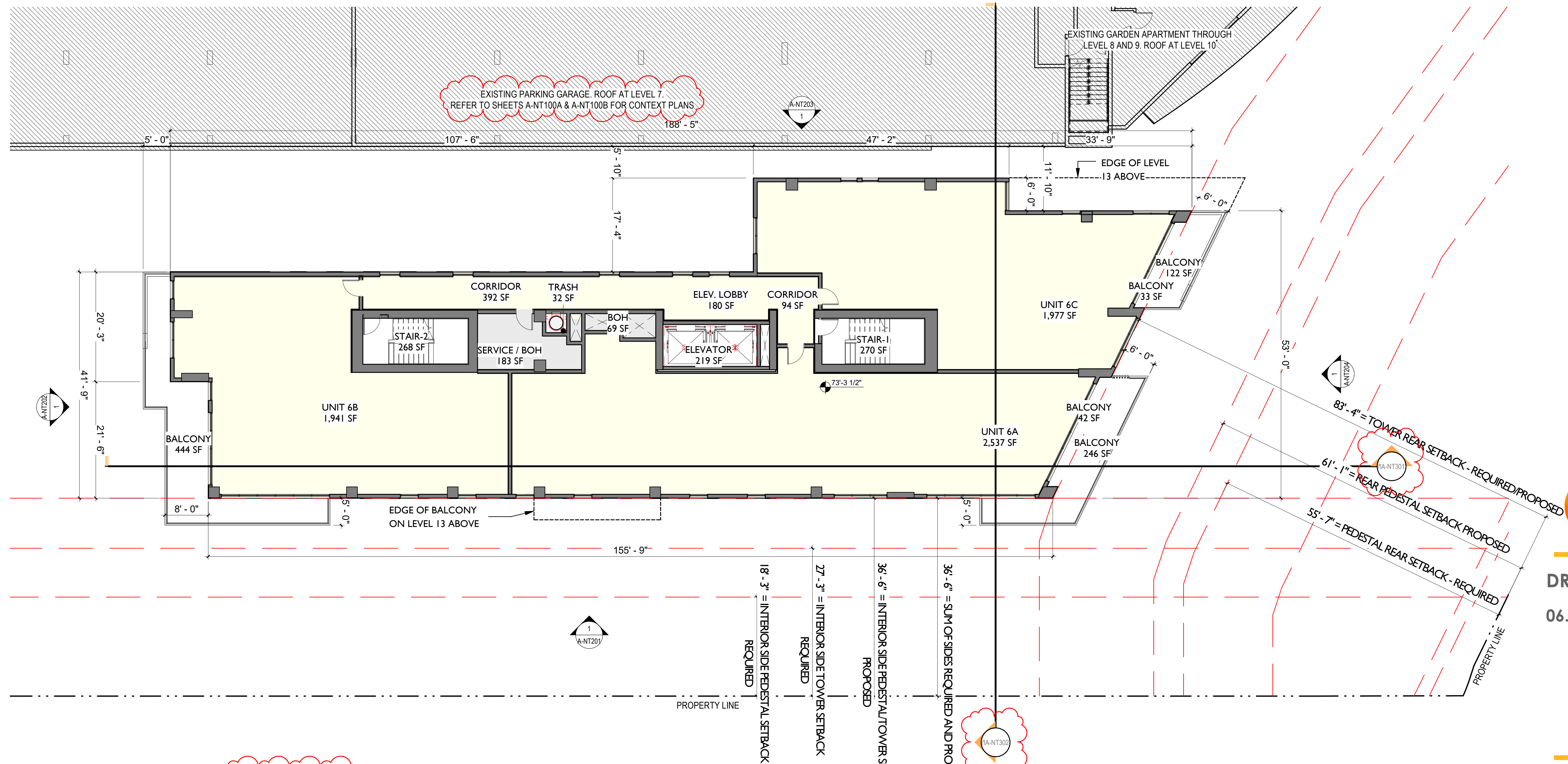
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FLOOR PLAN - LEVEL 04
 SCALE: 1" = 10'-0"



PROPOSED PROGRAM
 BACK OF HOUSE AREAS

FLAMINGO
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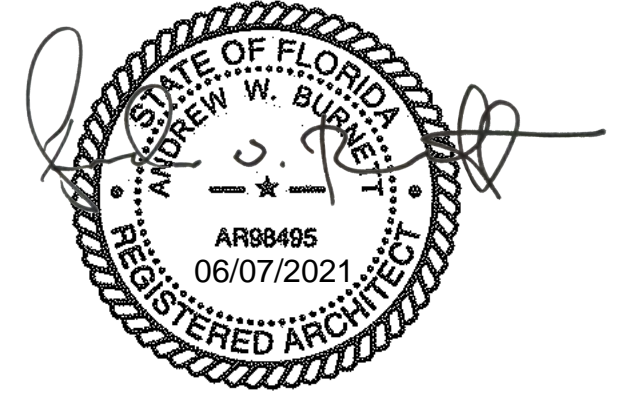


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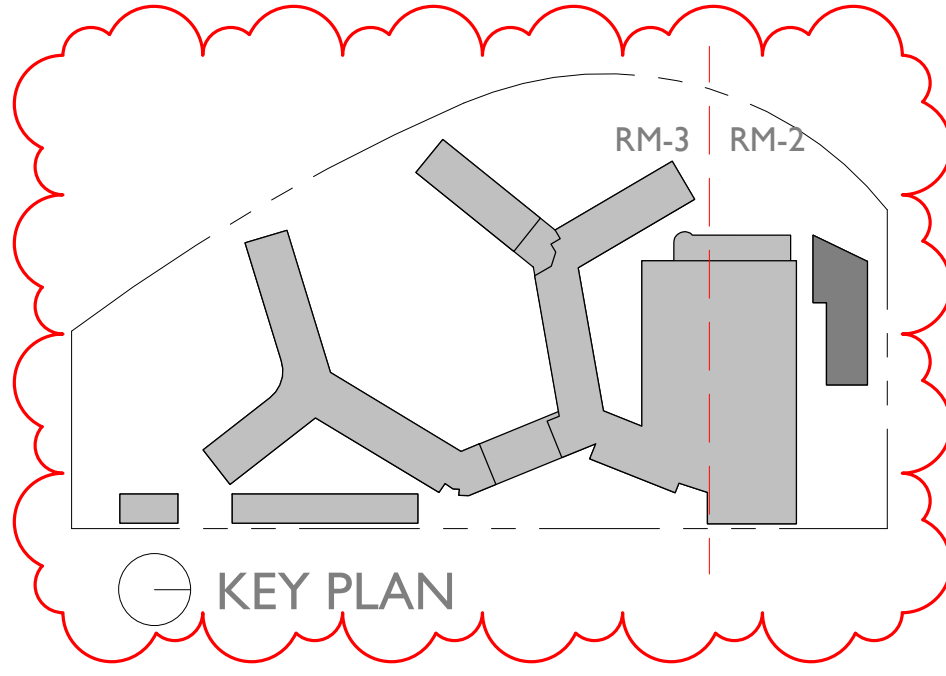
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BACK OF HOUSE AREAS

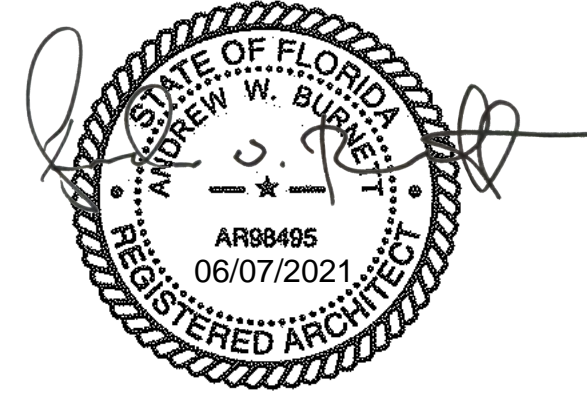
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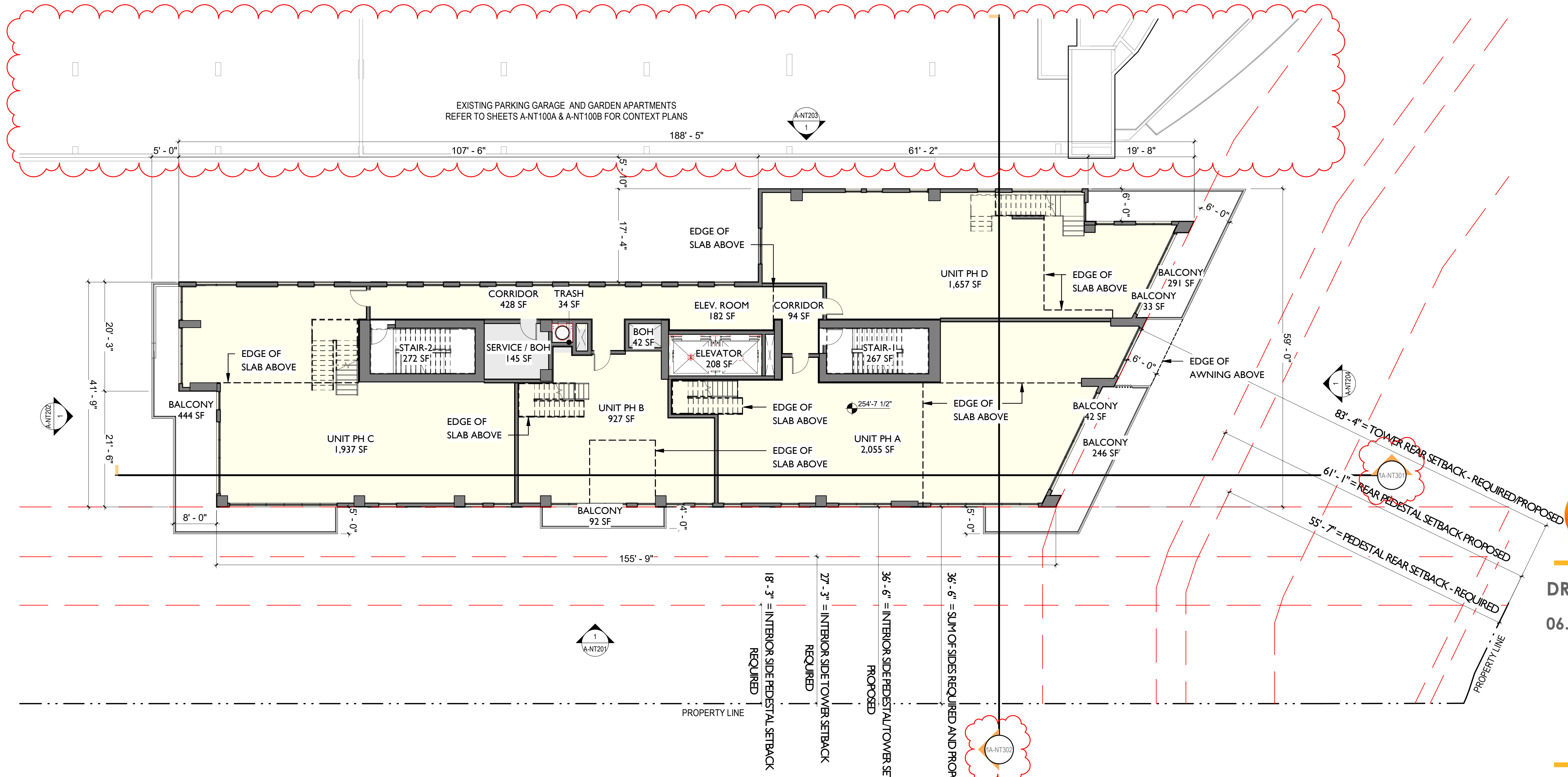
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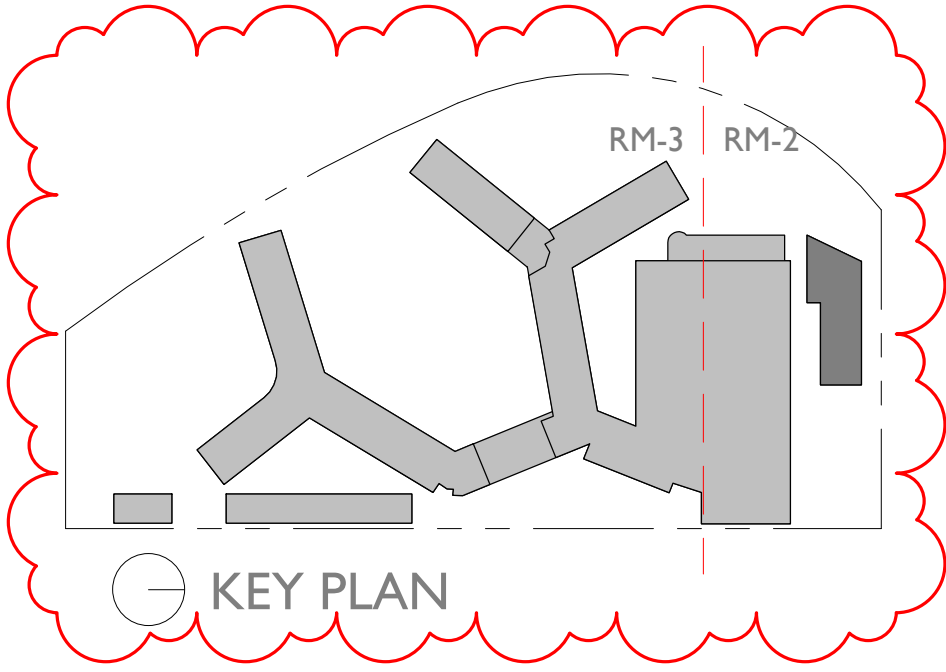


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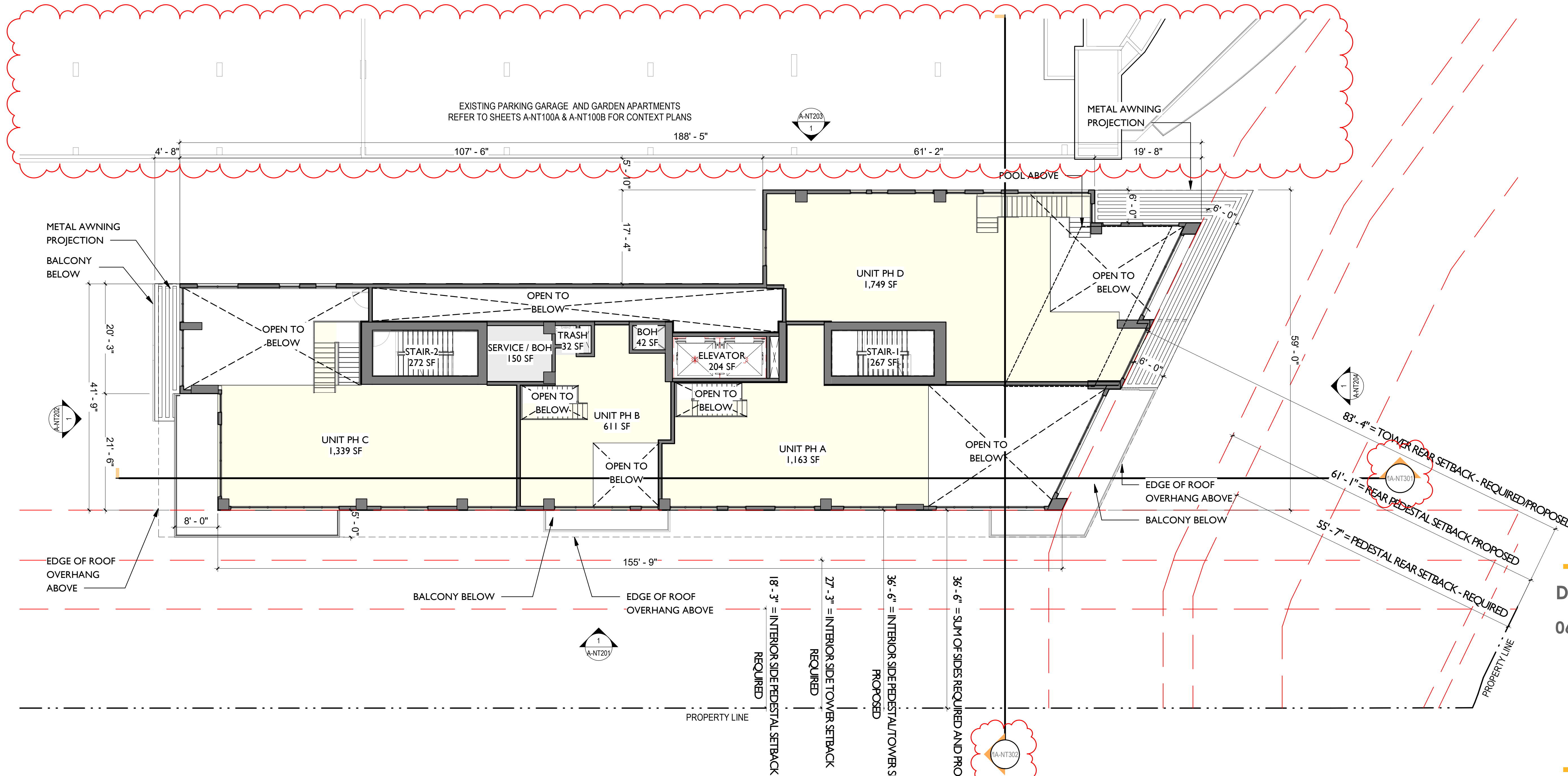
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FLOOR PLAN - LEVEL 13
SCALE: 1" = 10'-0"



PROPOSED PROGRAM
 BACK OF HOUSE AREAS



FLAMINGO

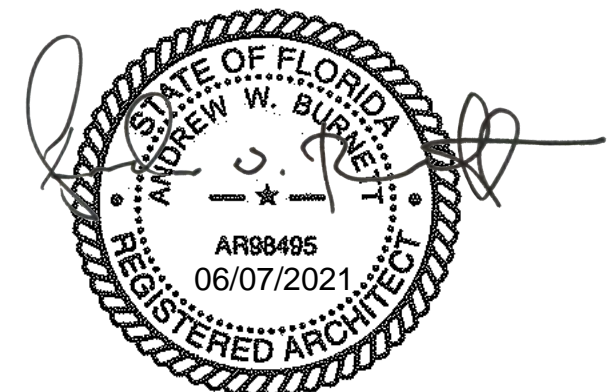
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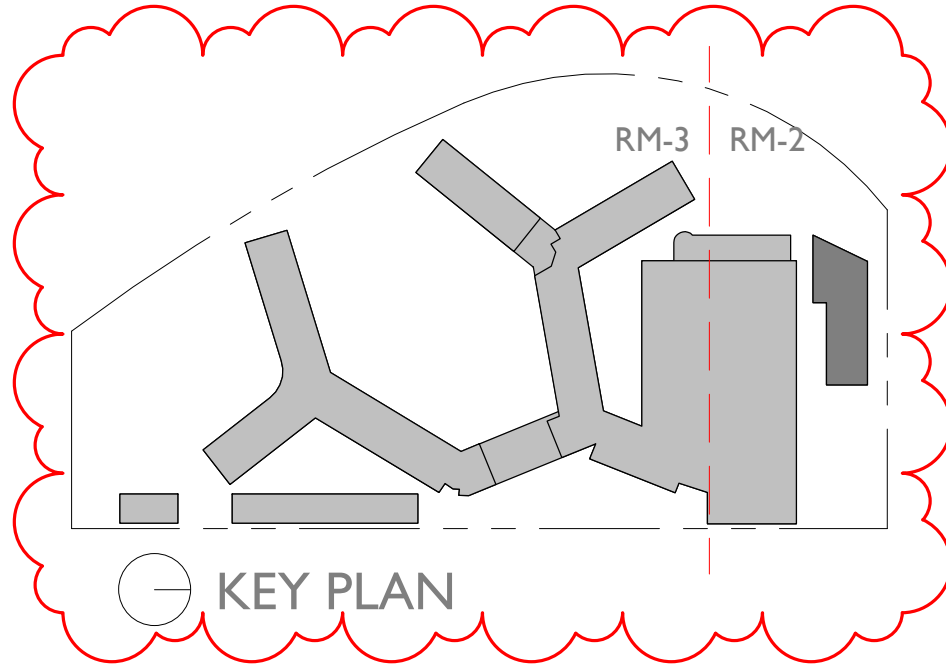
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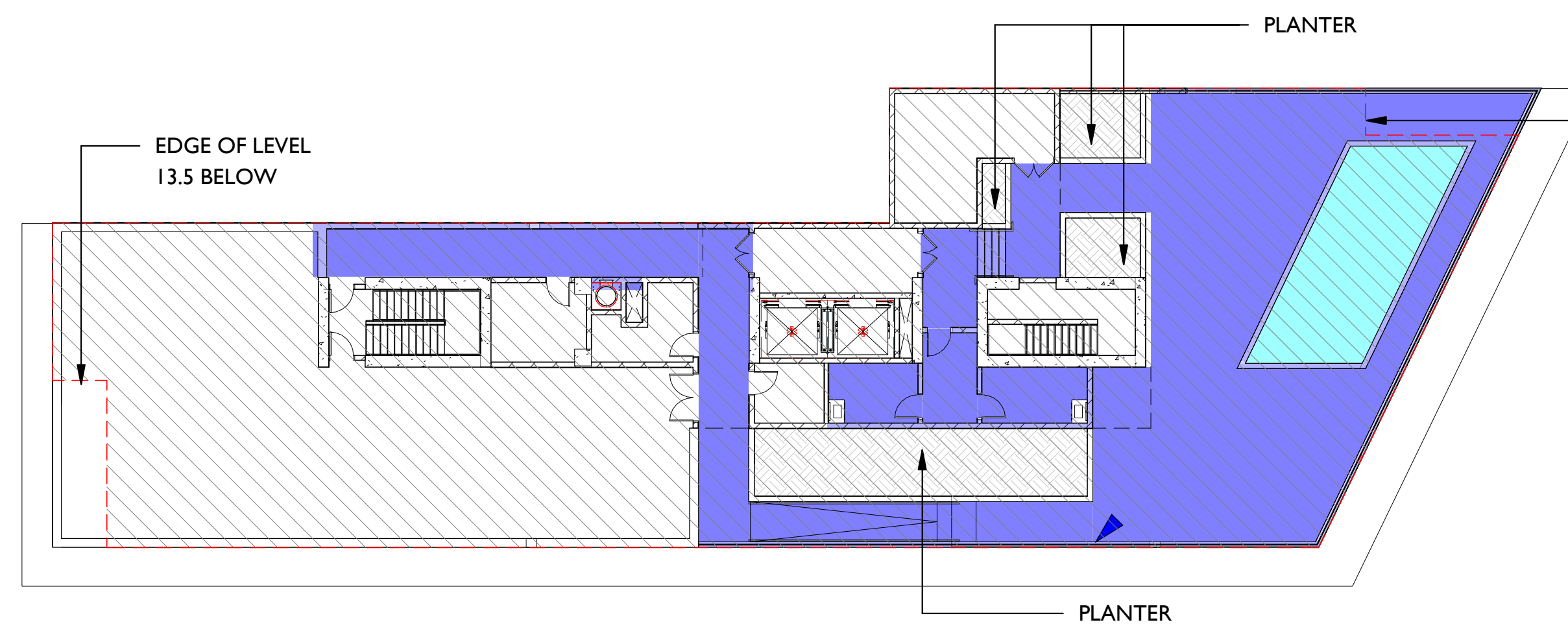
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FLOOR PLAN - AMENITY / MAIN ROOF LEVEL



PROPOSED PROGRAM
BACK OF HOUSE AREAS

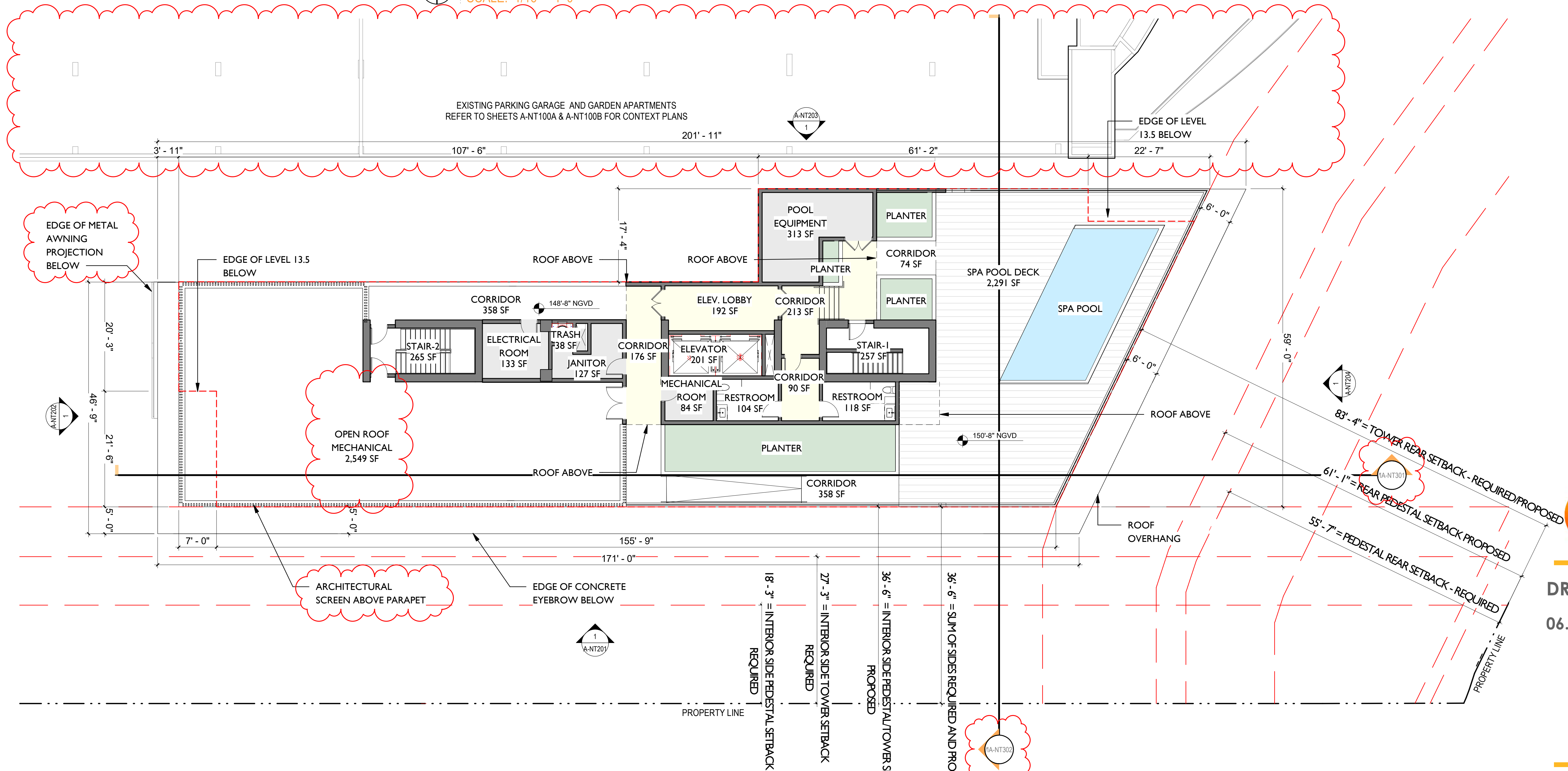


ACCESSIBLE ROOF AREA	TOTAL LEVEL 13.5 AREA
3,781.40 SF	8,324.75 SF

NOTE: MAXIMUM ACCESSIBLE AREA IS 50%

TOTAL LEVEL 13.5 AREA
ACCESSIBLE ROOF AREA (46%)

ACCESSIBLE ROOF AREA
SCALE: 1/16" = 1'-0"



FLOOR PLAN - MAIN ROOF LEVEL
SCALE: 1" = 10'-0"

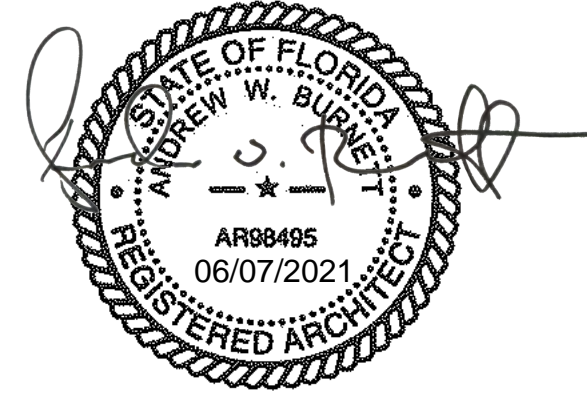
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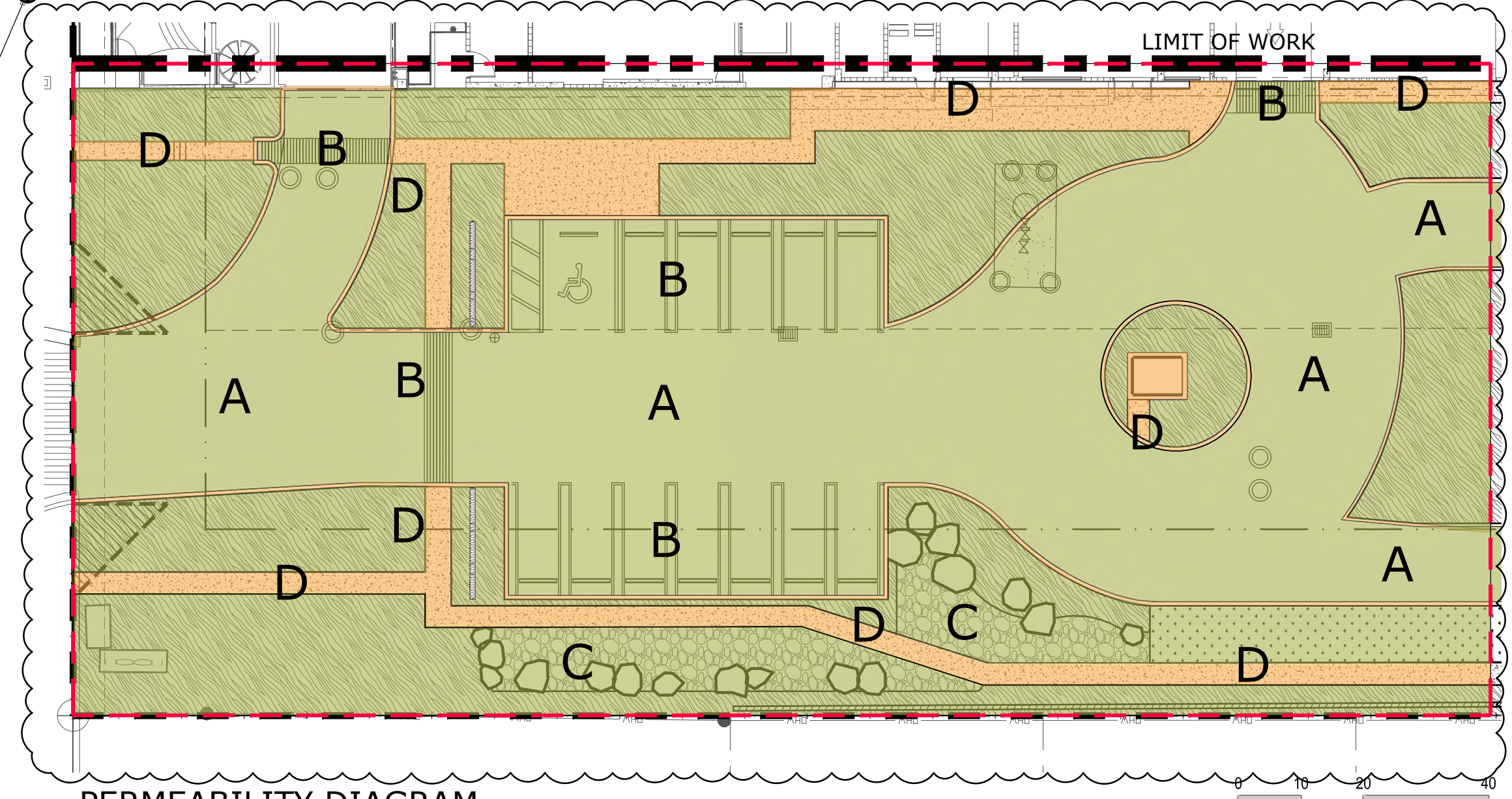
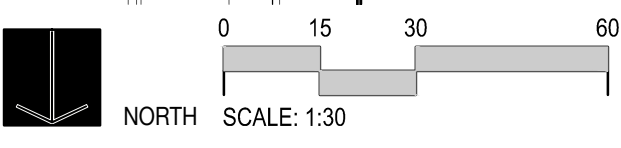
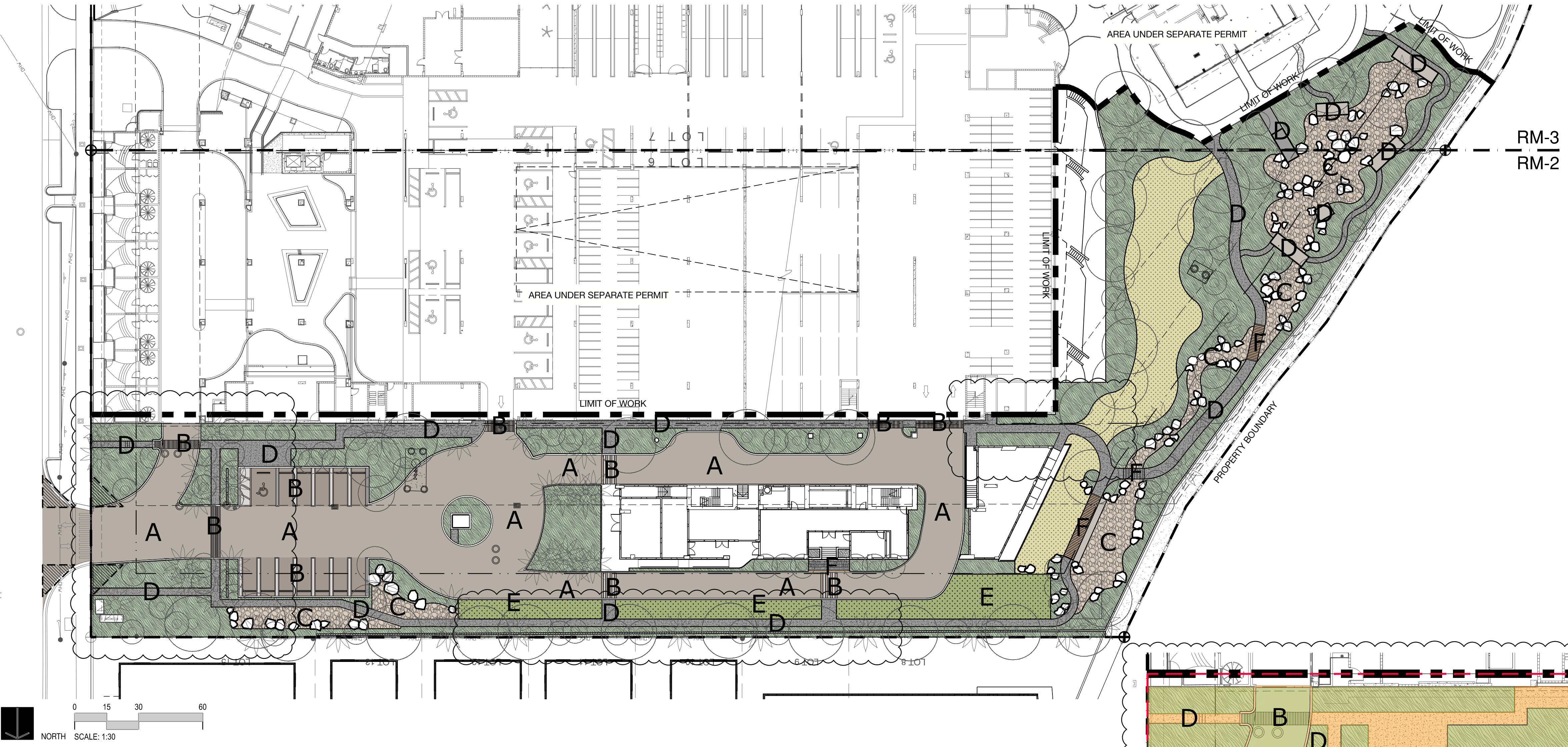
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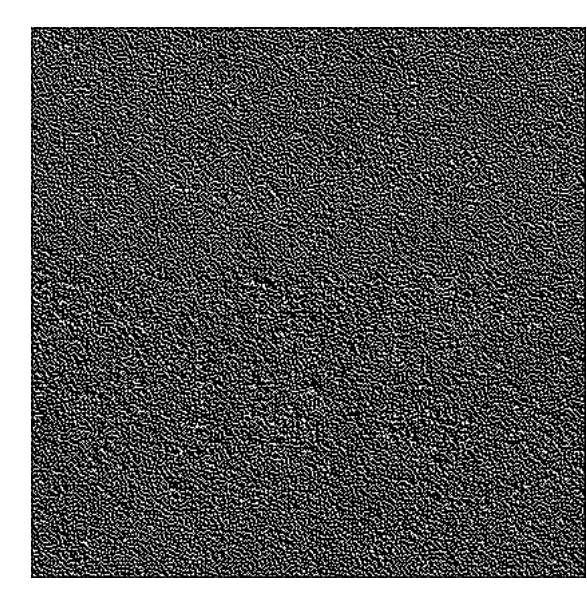
FLAMINGO
1420 BAY ROAD, MIAMI BEACH



PERMEABILITY DIAGRAM

PERMEABLE AREAS	86 %
NON-PERMEABLE AREAS	14 %

MATERIALS



A
MATERIAL: PERMEABLE ASPHALT
SPECS: PER SUPPLIER
LOCATION: DRIVEWAY
SOURCE: T.B.D.



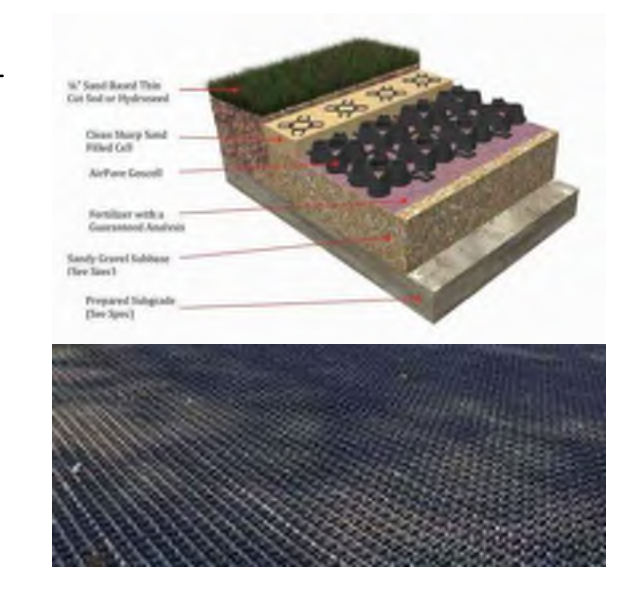
B
MATERIAL: PERVIOUS CONCRETE PAVER
SPECS: SAND SET
LOCATION: PEDESTRIAN CROSSINGS
SOURCE: T.B.D.



C
MATERIAL: GRANITE BOULDERS
SPECS: PER SUPPLIER
SIZE: 4" - 6"
LOCATION: BIO-SWALE
SOURCE: T.B.D.



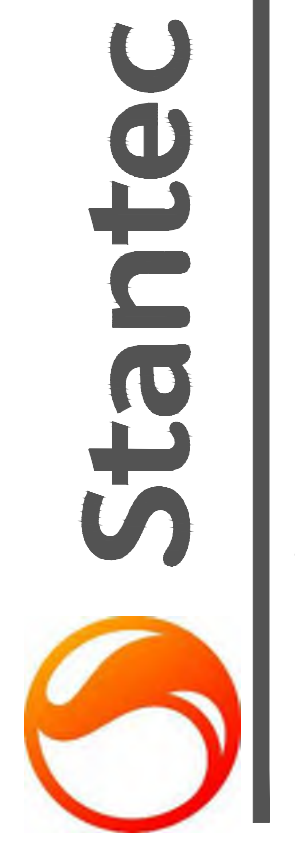
D
MATERIAL: CONCRETE
SPECS: SMOOTH ROCK SALT FINISH
LOCATION: WALKWAY
SOURCE: T.B.D.



E
MATERIAL: AIRPAVE™ GEOCELL
SPECS: PER SUPPLIER
LOCATION: FIRE TRUCK STAGING
SOURCE: AIR FIELD SYSTEMS (405) 359-3775 airfielddesign.com



F
MATERIAL: IPE HARDWOOD
SPECS: CLIPPED 3/4" x 5"
LOCATION: AS SHOWN ON PLAN
SOURCE: T.B.D.



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TREES & PALMS
PLANTING PLAN

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

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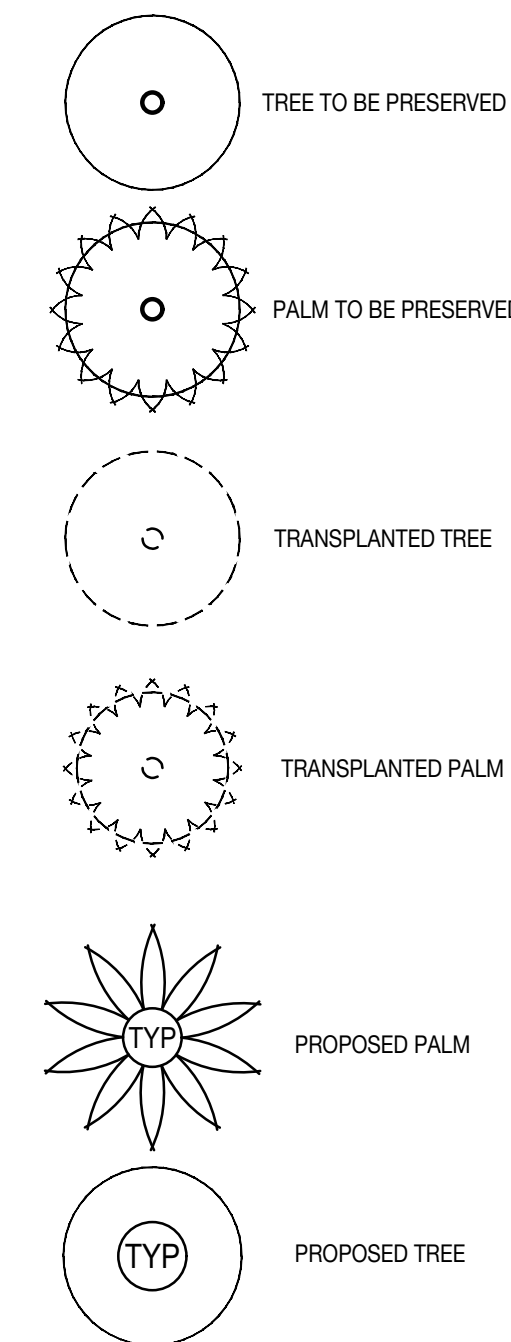
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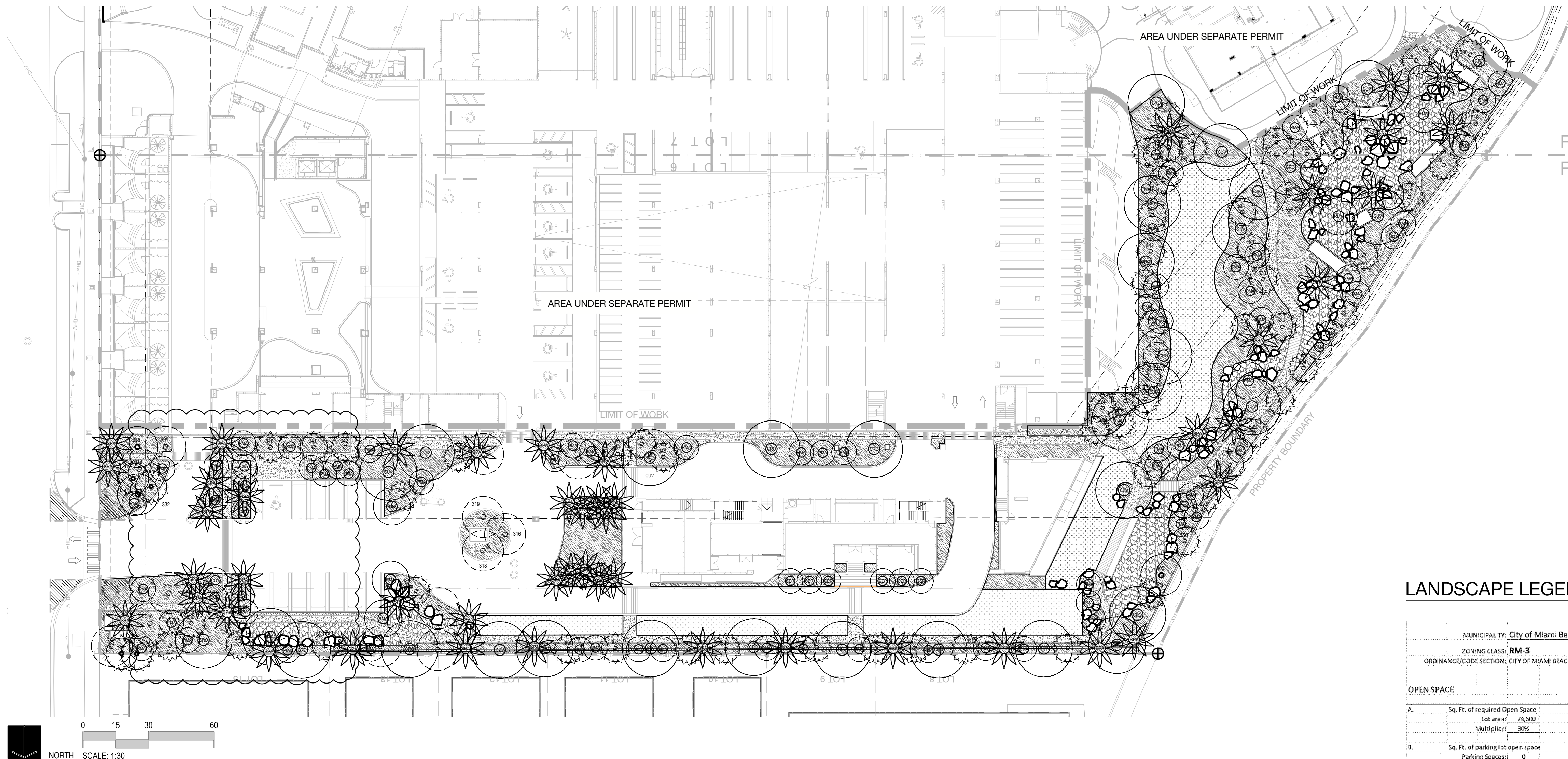
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PLANTING LEGEND



LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach			
ZONING CLASS: RM-3		LOT AREA: 74,600	ACRES: 1.7126
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 125			
OPEN SPACE		REQUIRED/ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space	22,380	22,380
	Lot area: 74,600		
	Multiplier: 30%		
B.	Sq. Ft. of parking lot open space	0	0
	Parking Spaces: 0		
	Multiplier: 10' of space		
C.	Total Sq. Ft. of landscaped Open Space required	22,380	22,380
LAWN AREA			
A.	Total Sq. Ft. of landscaped Open Space	22,380	22,380
B.	Maximum Lawn Area (soil) permitted- Open space required: 22,380	4,475	4,475
	Multiplier: 20%		
TREES			
A.	Number of trees required per lot, less existing trees	48	48
	Required Trees/lot: 28		
	Net lot acres: 1.7126		
	Required Trees: 28		
	Existing trees: 0		
B.	% Palms allowed	0	0
	Trees provided: 48		
	Multiplier: 0%		
PER CODE SECTION 125-6.C, 10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS			
C.	% Native required	14	14
	Trees provided: 48		
	Multiplier: 30%		
D.	% Drought tolerant and low maintenance species required	24	24
	Trees provided: 48		
	Multiplier: 50%		
STREET TREES			
A.	Street trees (maximum average spacing of 20' o.c.)	0	0
	Linear ft of street frontage: 0		
	Multiplier: 20		
	Existing trees: 0		
B.	Street trees directly below power lines	0	0
	Linear ft of street frontage: 0		
	Multiplier: 20		
SHRUBS			
A.	Number of shrubs required	575	575
	Lot and street trees required: 48		
	Multiplier: 12		
B.	% Native species required	288	288
	Shrubs provided: 575		
	Multiplier: 50%		
LARGE SHRUBS OR SMALL TREES			
A.	Number of shrubs or small tree required	58	58
	Shrubs required: 575		
	Multiplier: 10%		
B.	% Native species required	33	33
	Shrubs provided: 85		
	Multiplier: 50%		



PLANTING SCHEDULE

TYPE	ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES					
	CCY	6	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	45 GAL / 3" DBH / 14' HT MIN
	CER	6	CONOCARPUS ERECTUS	GREEN BUTTWOOD	100 GAL. 3" DBH & 14' HT MIN
	CRO	18	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL. 4" DBH & 12 - 14' HT. MIN.
	CUV	15	COCOLOBA UVIFERA	SEA GRAPE	200 GAL. 4" DBH 16' HT. MIN.
	PMA	58	PRUNUS MARITIMA	SEA PLUM	200 GAL. 4" DBH 16' HT. MIN.
	RMA	6	RHIZOPHORA MANGLE	MANGROVE TREE	5'X5' CONTAINERIZED/ COLLECTED
	SMA	11	SURIAMA MARITIMA	BAY CEDAR	45 GAL. 2"DHB - 6' HT
PALMS					
	SPA1	16	SABAL PALMETTO	SABAL PALM	FG 30' CT
	SPA2	16	SABAL PALMETTO	SABAL PALM	FG 40' CT
	SPA3	17	SABAL PALMETTO	SABAL PALM	FG 50' CT

TREES



CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER
CONOCARPUS ERECTUS GREEN BUTTWOOD
CLUSIA ROSEA AUTOGRAPH TREE
COCOLOBA UVIFERA SEA GRAPE
PRUNUS MARITIMA SEA PLUM
RHIZOPHORA MANGLE MANGROVE TREE
SURIANA MARITIMA BAY CEDAR

PALMS



SABAL PALMETTO SABAL PALM

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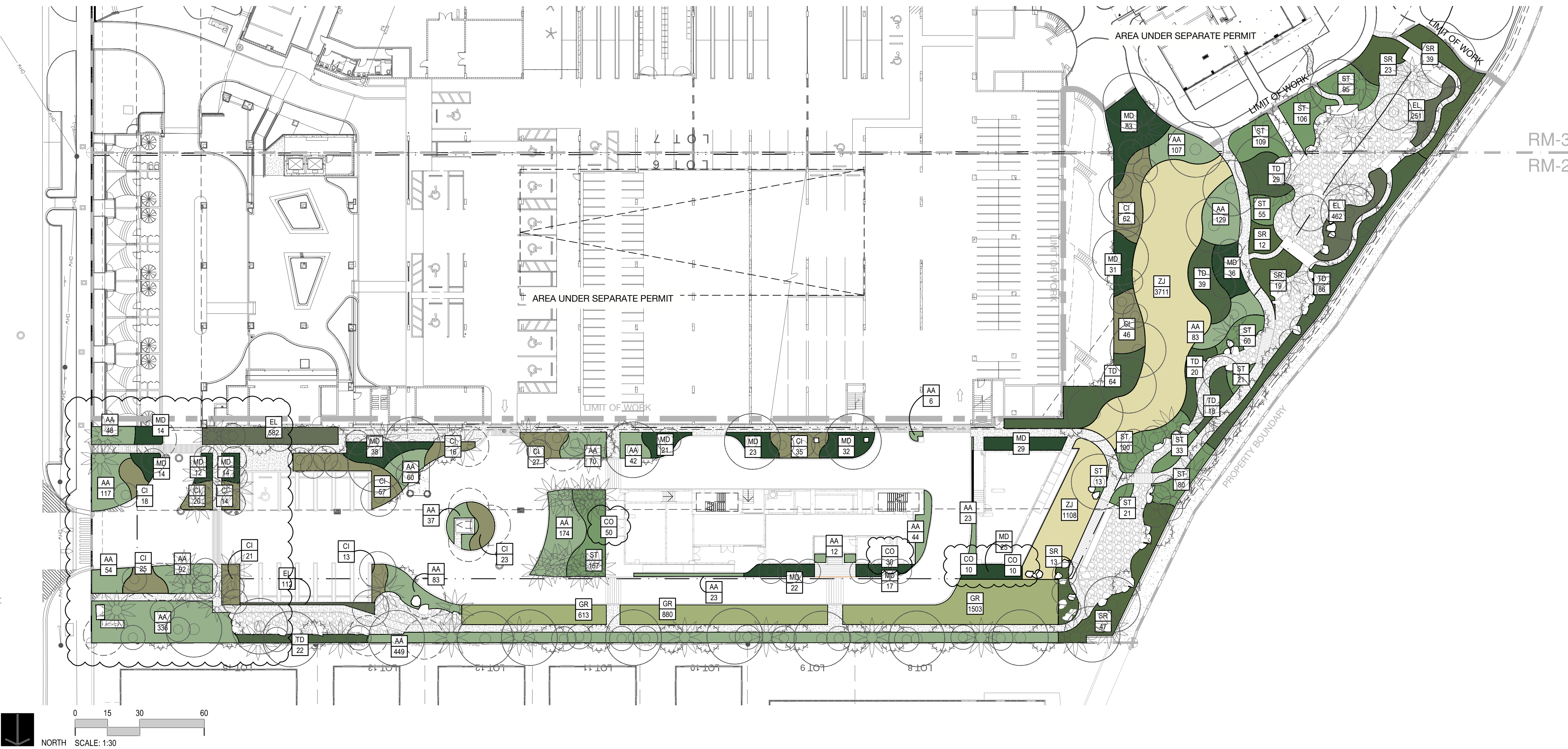
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**UNDERSTORY
PLANTING PLAN**

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

PLANTING LEGEND

- PROPOSED GROUNDCOVER
- PROPOSED LAWN
- PROPOSED REINFORCED GRASS



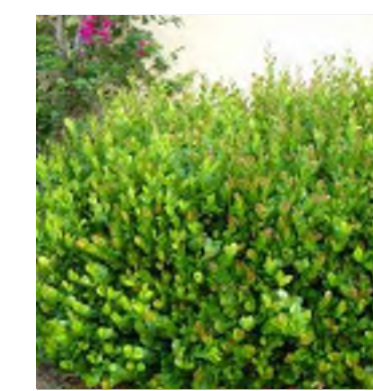
PLANTING SCHEDULE

TYPE	ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS					
AA	1989		ACROSTICJUM AUREUM	SWAMP FERN	1 GAL. 24" O.C.
CI	377		CHRYSOBALANUS ICACO	COCOPLUM	3 GAL. 36" O.C.
EL	1407		ERONDEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" O.C.
MD	411		MONSTERA DELICIOSA	SWISS CHEESE PLANT	15 GAL. 36" O.C.
SR	153		SERENOA REPENS	SILVER SAW PALMETTO	7 GAL. 48" O.C.
ST	850		SOPHORA TOMENTOSA	NECKLACE POD	3 GAL. 24" O.C.
TD	278		TRIPSACUM DACTYLOIDES	FAKAHATCHEE	3 GAL. 42" O.C.
GRASSES					
GR	2996 SQFT		GRASS RINGS	FIRE TRUCK STAGING AREA	
ZJ	4819 SQFT		ZOYSIA JAPONICA	ZOISIA GRASS	SOD
VINES					
CO	100		RANGOON CREEPER	COMBRETUM INDICUM	1 GAL

SHRUBS & GROUNDCOVERS



ACROSTICJUM AUREUM
SWAMP FERN



CHRYSOBALANUS ICACO
COCOPLUM



ERONDEA LITTORALIS
GOLDEN CREEPER



MONSTERA DELICIOSA
SWISS CHEESE PLANT



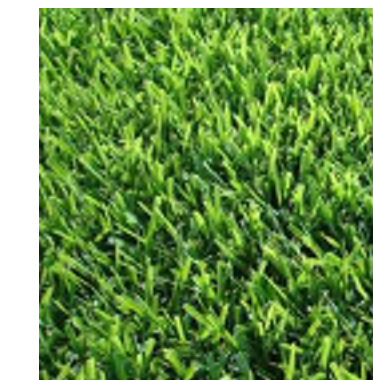
SOPHORA TOMENTOSA
NECKLACE POD



SERENOA REPENS
SILVER SAW PALMETTO



TRIPSACUM DACTYLOIDES
FAKAHATCHEE

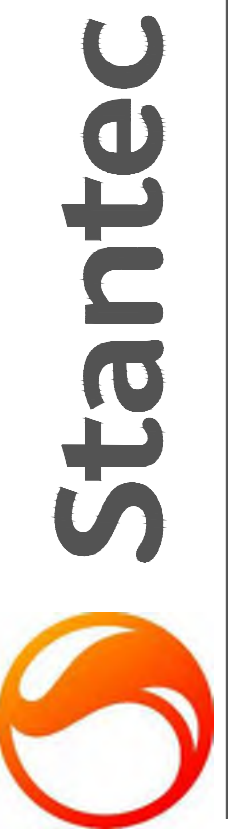


ZOYSIA JAPONICA
ZOYSIA GRASS

VINES



COMBRETUM INDICUM
RANGOON CREEPER



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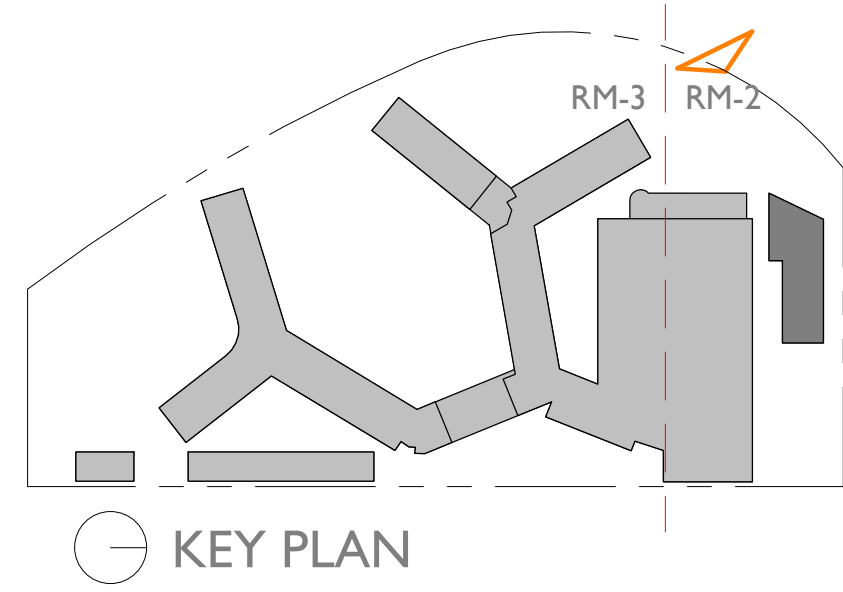
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RENDERED VIEW FROM BISCAIYNE BAY - FACING NORTHEAST

RENDERING

FLAMINGO

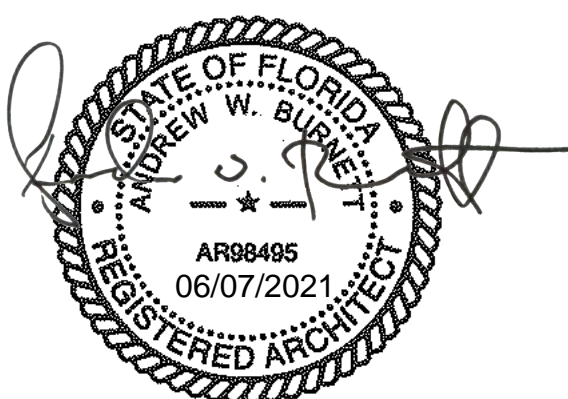
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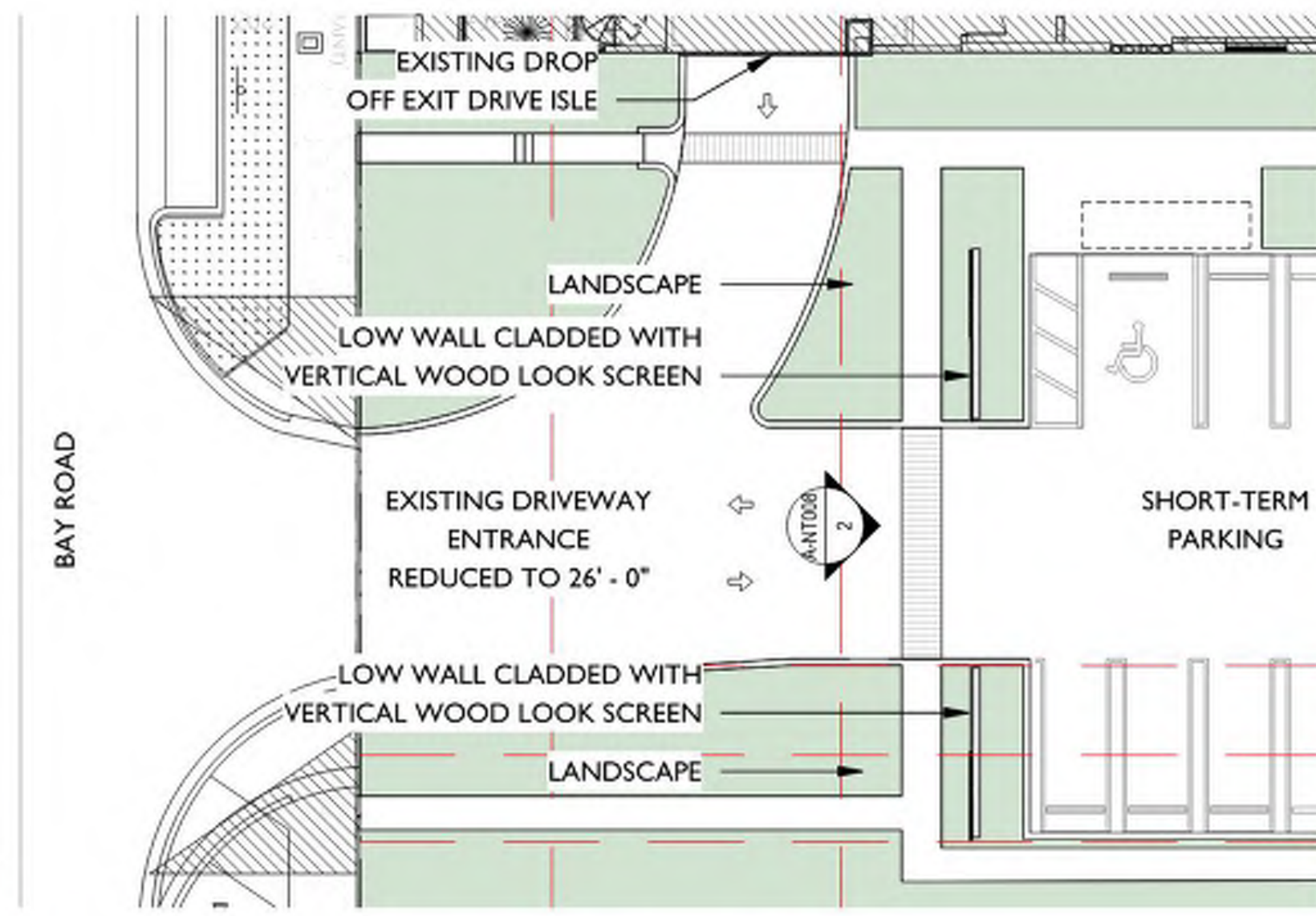
Stantec Architecture Inc.
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Miami, FL 33131-1804
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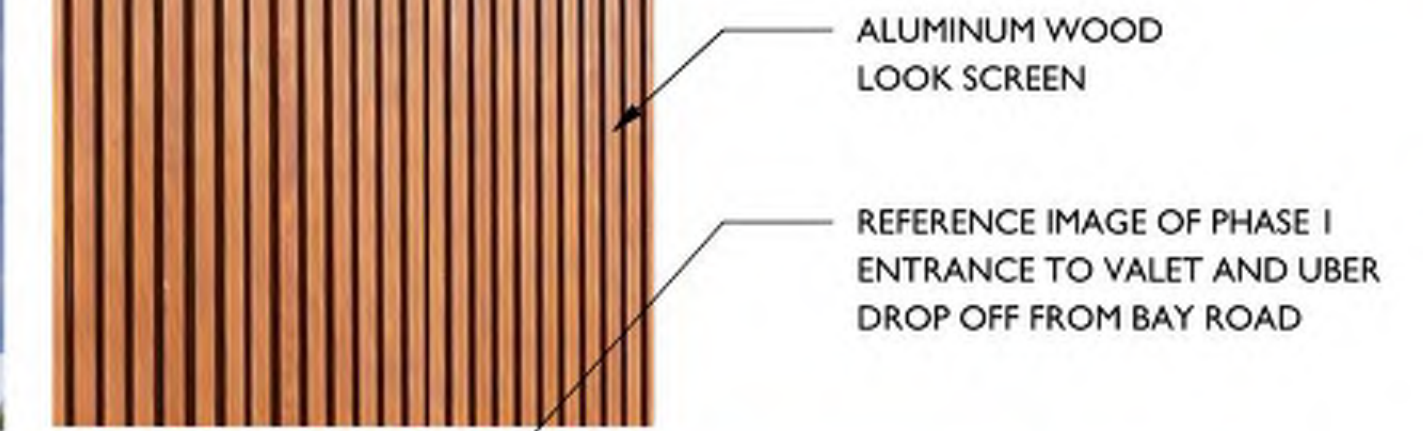
A-NT401



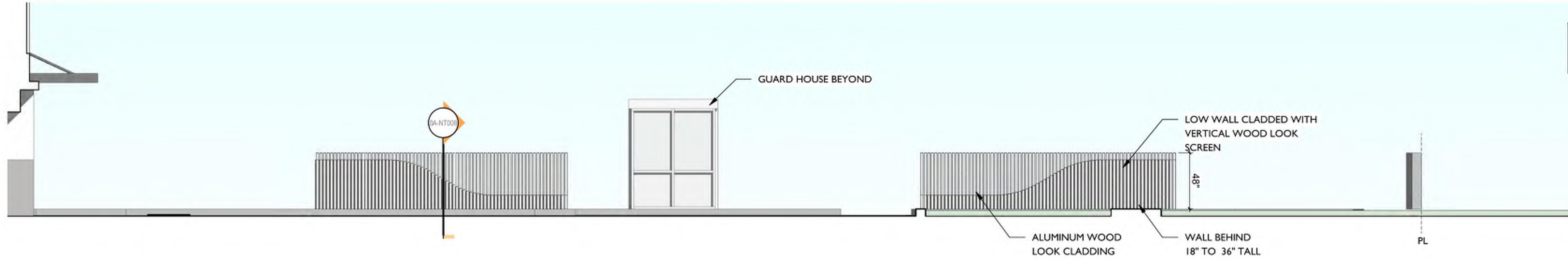
1 NEW TOWER SITE ENTRY PLAN
SCALE: 1/16" = 1'-0"



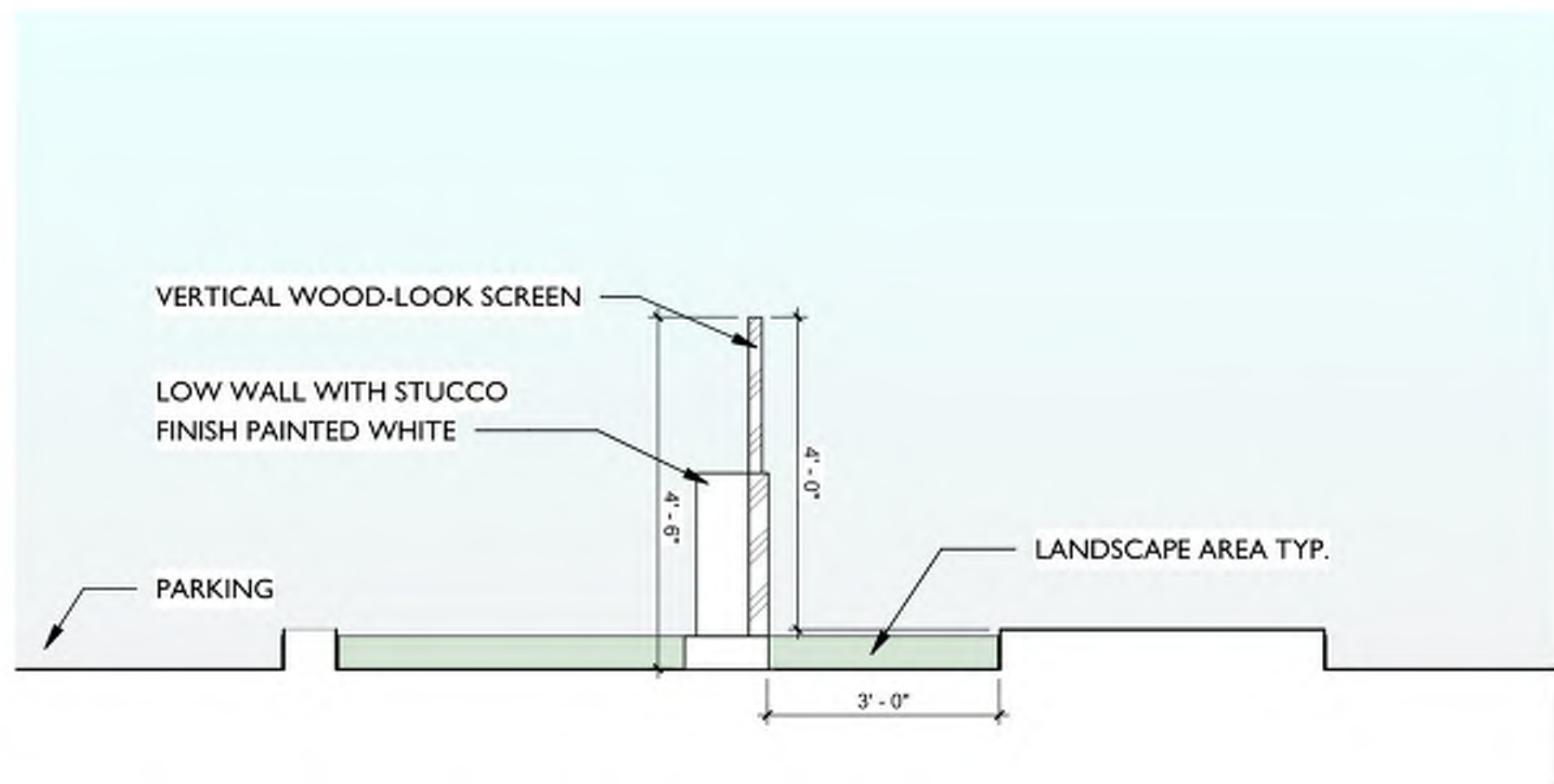
SITE ENTRANCE - 3D VIEW



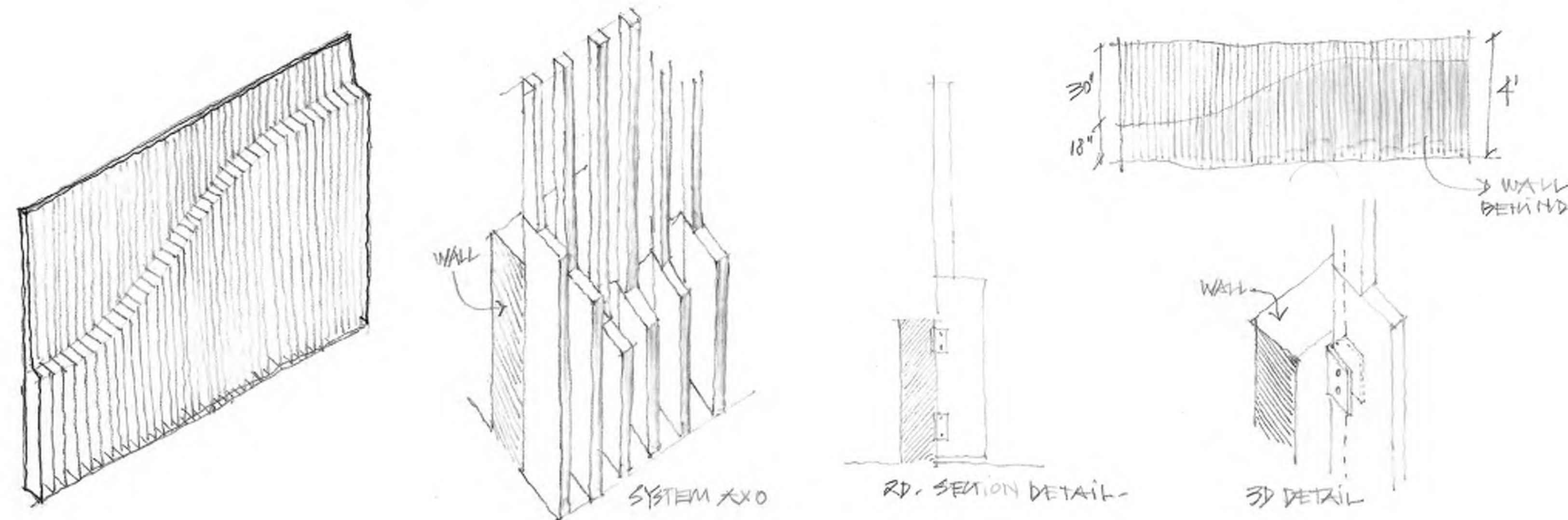
FLAMINGO
1420 BAY ROAD, MIAMI BEACH



2 NEW TOWER SITE ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW TOWER SITE ENTRY DETAIL
SCALE: 1/2" = 1'-0"



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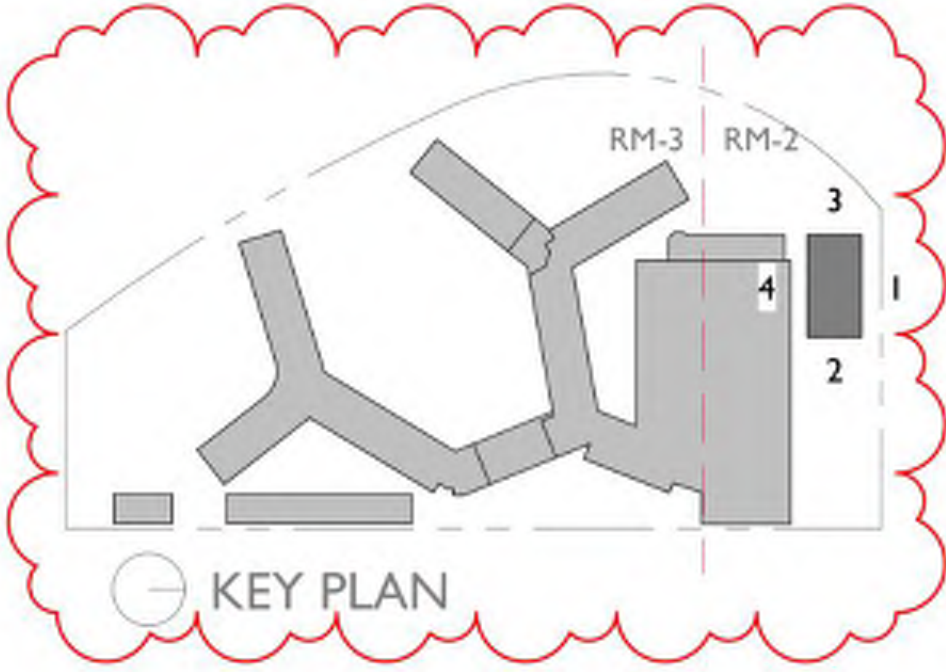
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A-NT008
NEW SHEET

ENLARGED ELEVATIONS - GROUND FLOOR



FLAMINGO

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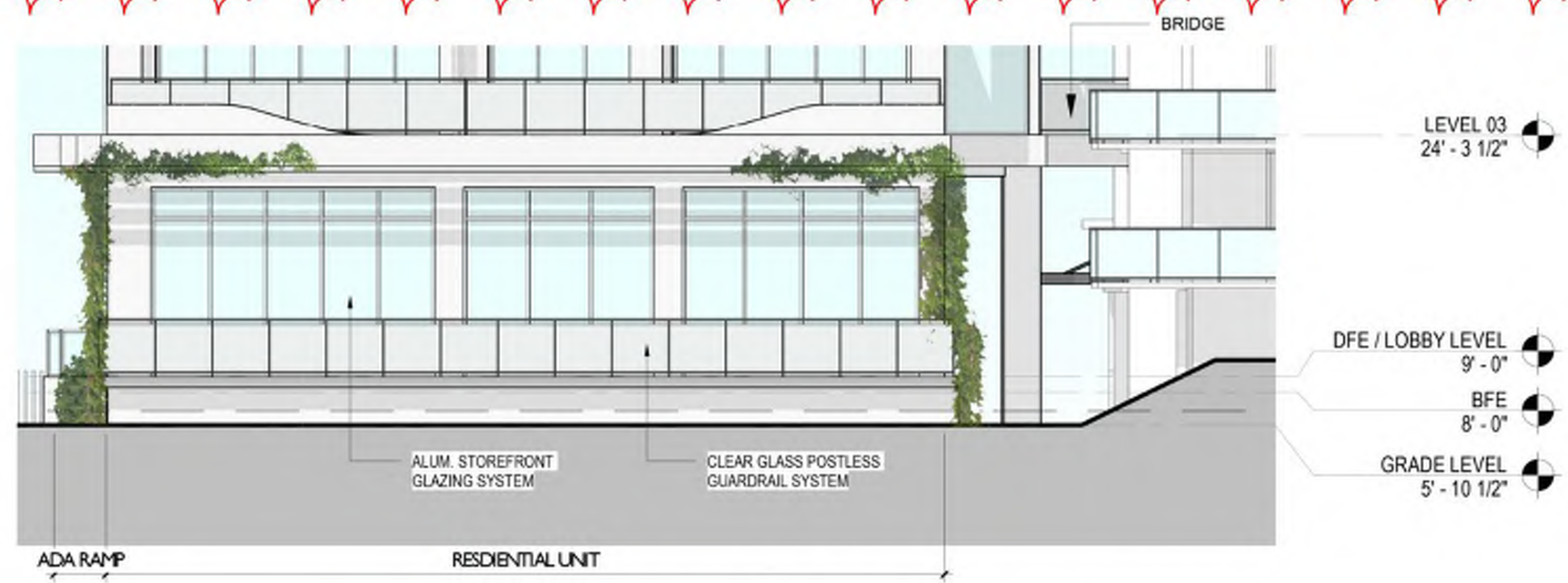


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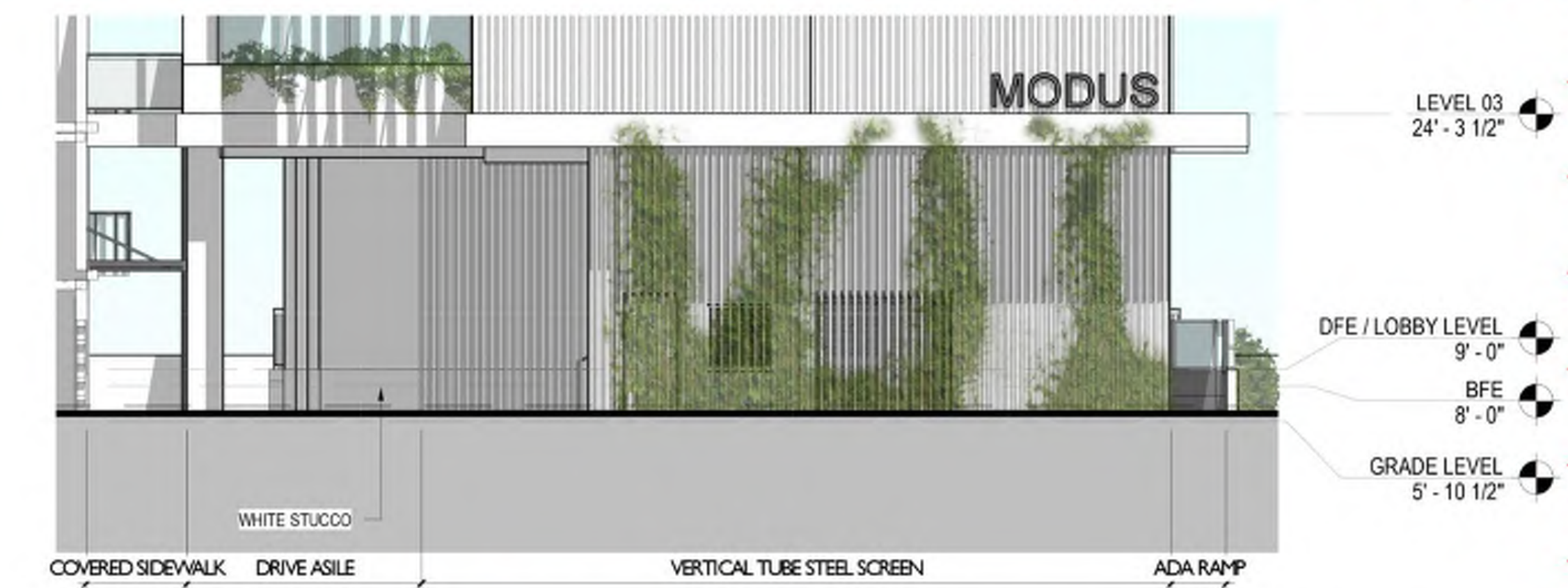
A-NT205



4 GROUND FLOOR - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GROUND FLOOR - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 GROUND FLOOR - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"
Note: When printed on 11 x 17 paper scale is halved