5333 COLLINS

OMA

General Project Information:

- New Residential Condominium Tower – 100 Units
- 17 Stories and 200’ tall (measured from base flood elevation plus freeboard)
- Design By OMA with Landscape by Gustafson Porter Bowman (UK)

Project Highlights:

- The project is Compliant with Current Zoning with No Variances or Special Approvals Requested
- The Base of the Building will be transformed from concrete parking lots and decks into a lush tropical landscape.

DESIGN TEAM

OMA NY


Sotheby's HQ
New York
Manus x Machina: Fashion in an Age of Technology
New York
Toranomon Hills Station Tower
Tokyo
Transbay Block 8
San Francisco
88 Seaport Blvd
Boston
Facebook Willow Campus
Palo Alto
CAN
Bogota
121 East 22nd St
New York
Park Grove
Miami
Milstein Hall
Ithaca, NY
Greenpoint Landing Block D
New York
New Museum
New York
Faena Forum
Miami Beach
Audrey Irmas Pavilion
Los Angeles
Plaza at Santa Mor
Santa Mo
Post Houston
Houston
Pierre Lassonde Pavilion
Quebec City
Buffalo AKG
Art Museum
Buffalo, NY
11th Street Bridge Park
Washington D.C.
Tenjin Business Center
Fukuoka
UIC Center for the Arts
Chicago

CCTV HEADQUARTERS, BEIJING, CHINA

SEATTLE CENTRAL LIBRARY, SEATTLE, WA, USA

SPECIFICITY

PIERRE LASSONDE PAVILION, QUEBEC CITY, CANADA

FAENA FORUM, MIAMI, FL, USA

TRANSBAY BLOCK 8, SAN FRANCISCO, CA, USA

GREENPOINT BLOCK D, BROOKLYN, NY, USA

RESIDENTIAL

NORRA TORNEN, STOCKHOLM, SWEDEN

PARK GROVE, MIAMI, FL, USA

PROJECT LOCATION

Location

1. Four Seasons Surf Side

2. Eighty Seven Park

3. 57 Ocean Condos

4. Nobu Hotel

5. Fontainebleau

6. SoHo Beach House

7. Aman Hotel & Residences

8. Faena Hotel

9. EDITION Miami Beach

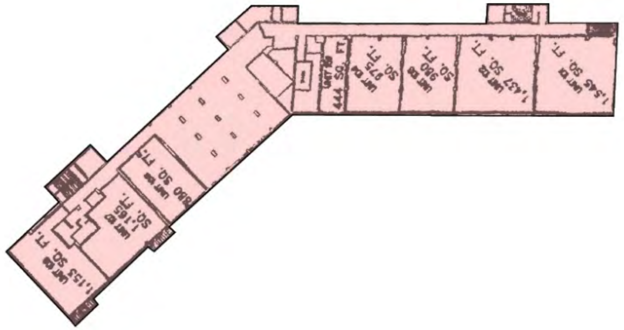
10. W Hotel Miami Beach

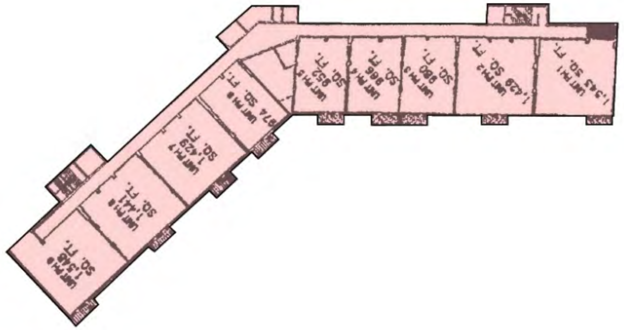
11. Convention Center

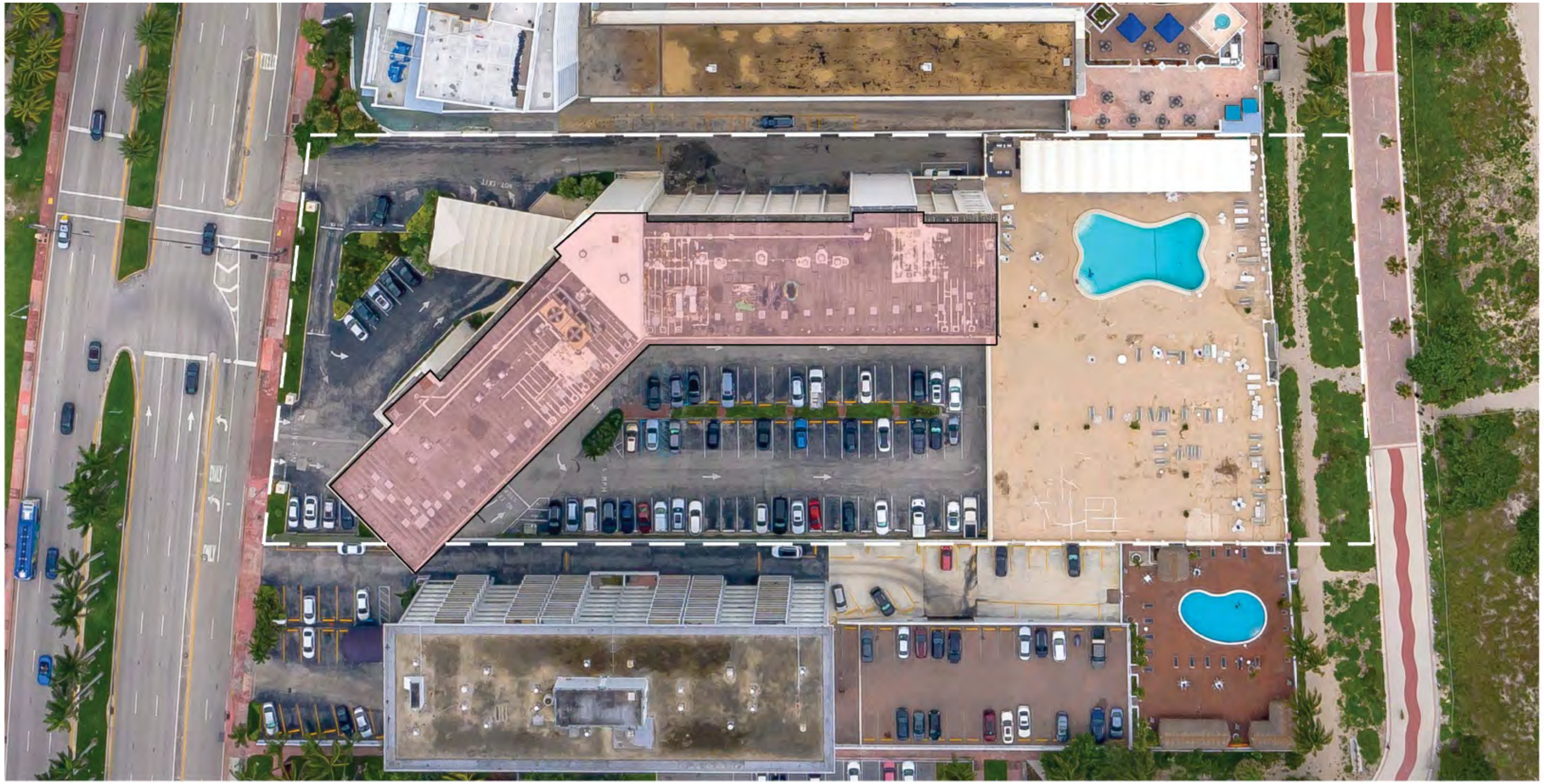
12. Lincoln Road

13. Miami Beach Golf Club

14. La Gorce Golf Club







6 SOUTHBOUND COLLINS AVE
18/12/2020

5 SOUTHBOUND GREENWAY VIEW
18/12/2020

4 COLLINS AVE
18/12/2020

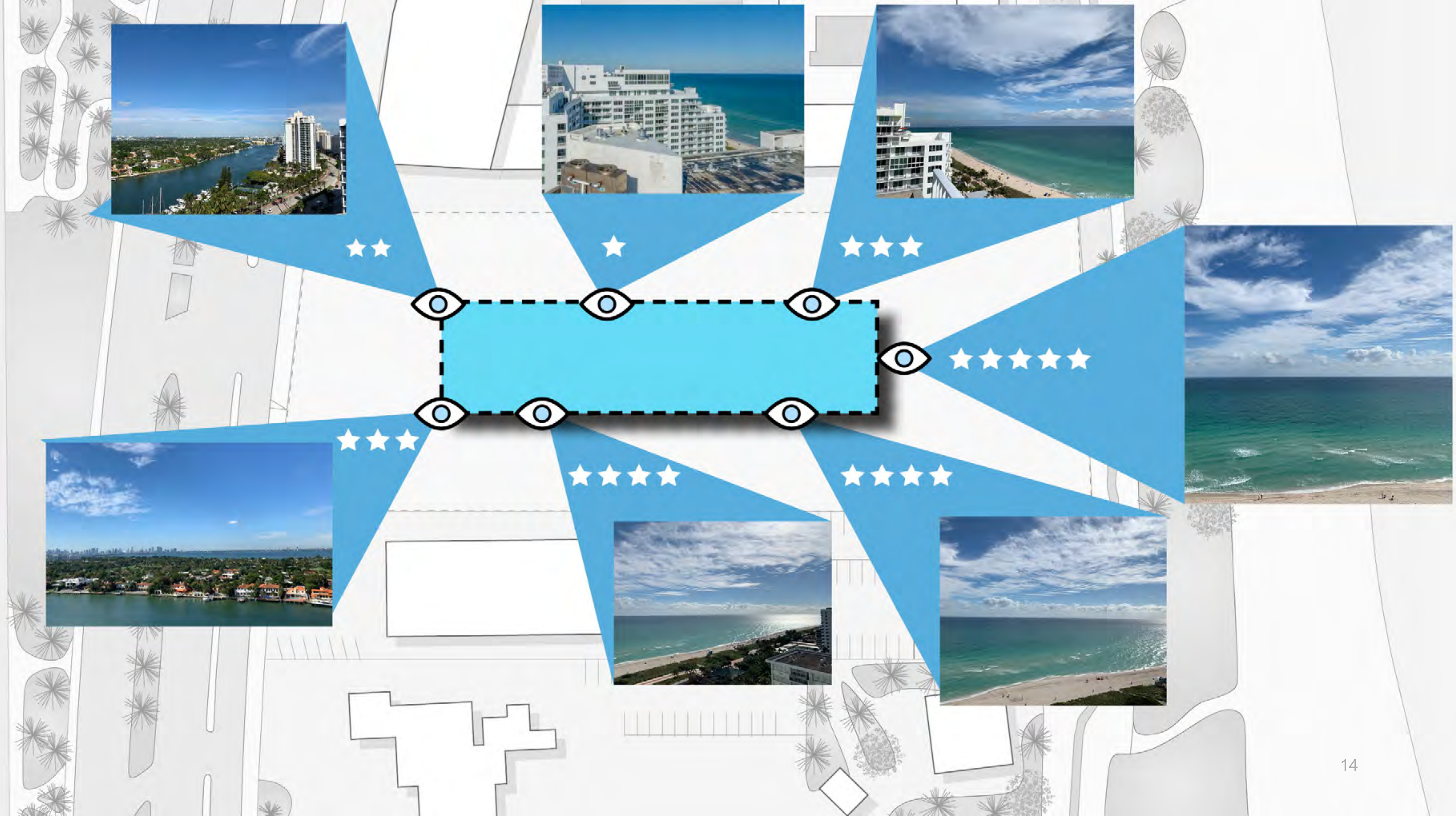
3 BEACH VIEW
18/12/2020

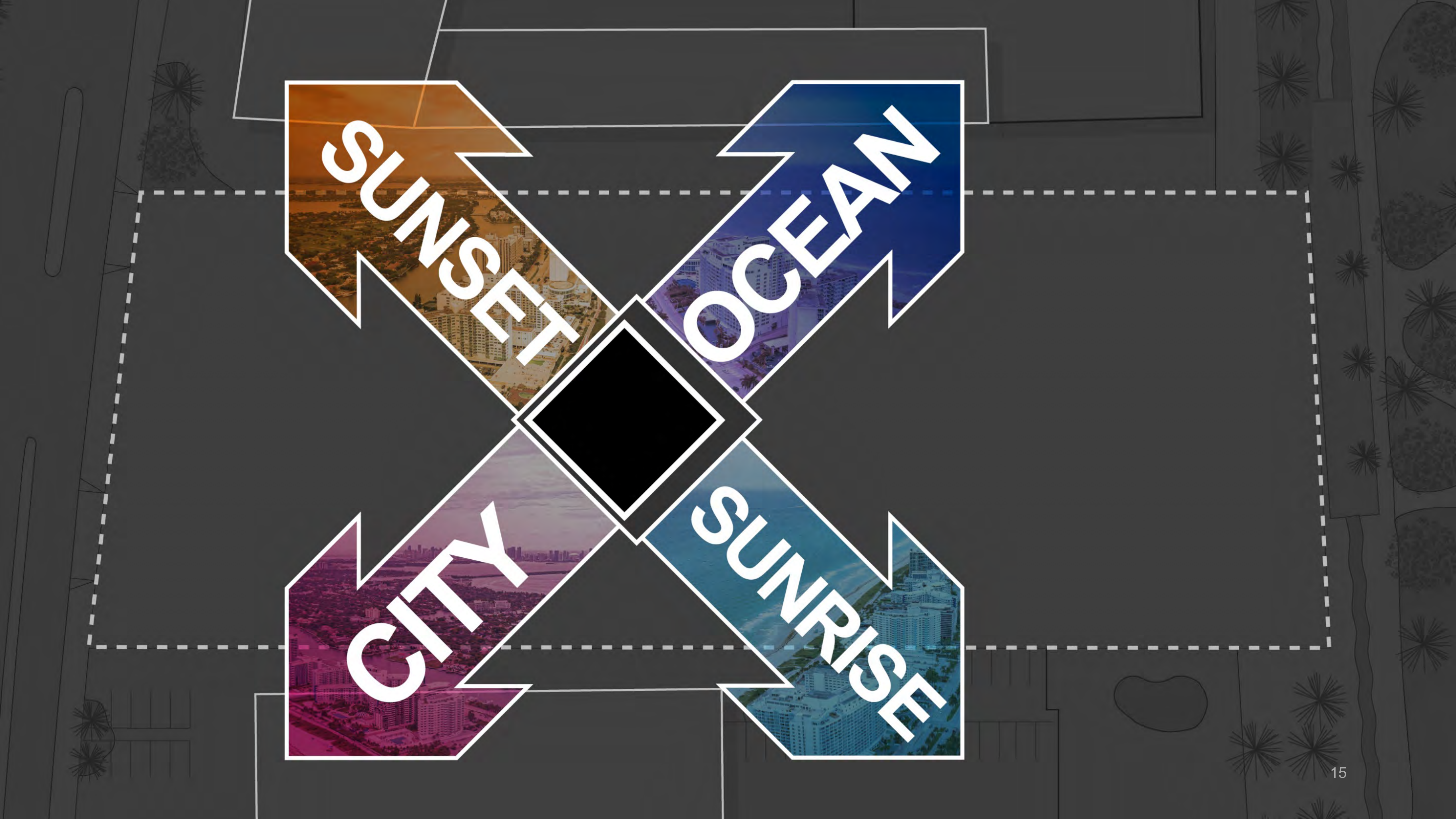
2 NORTHBOUND COLLINS AVE
18/12/2020

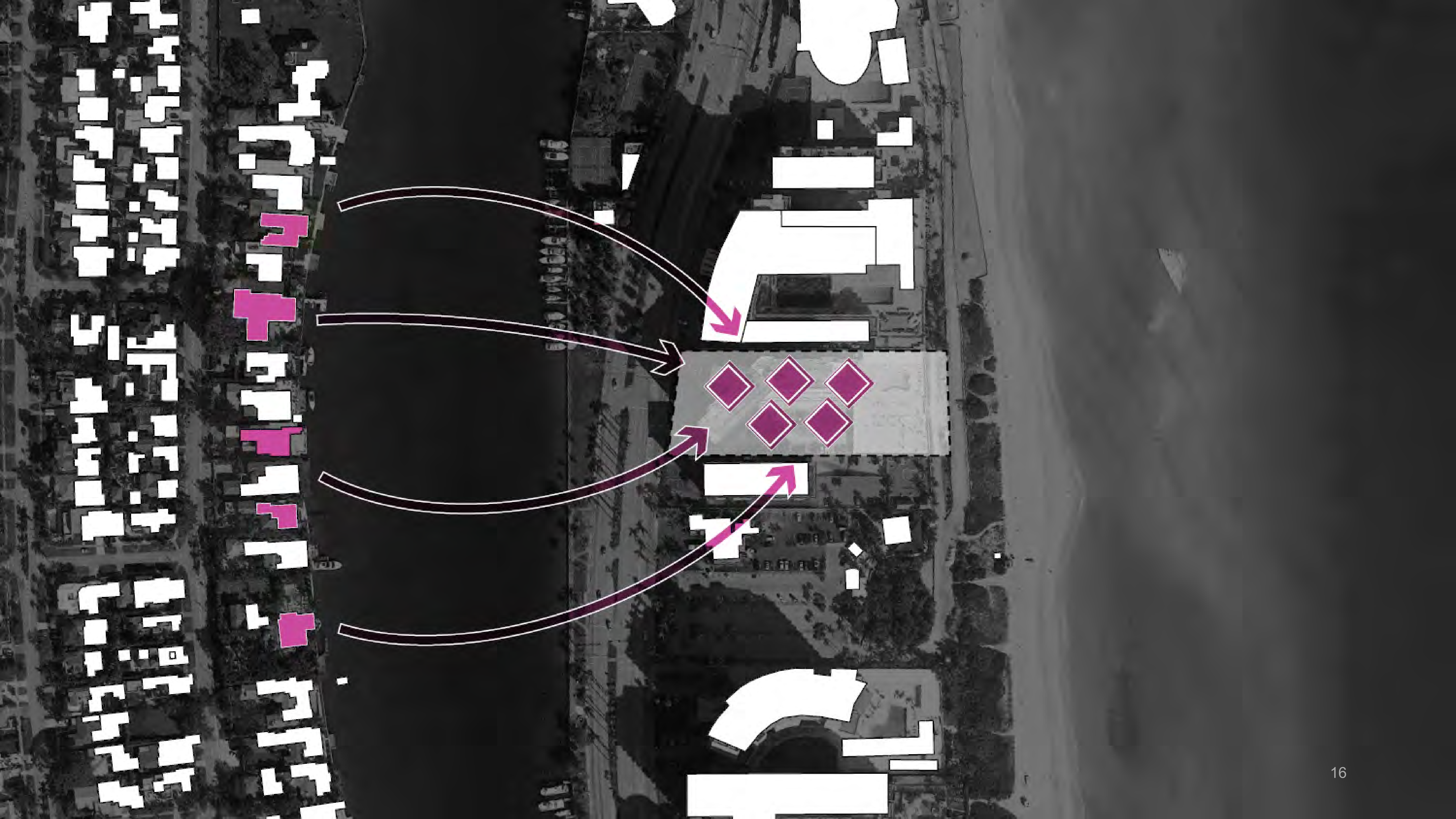
1 NORTHBOUND BEACH VIEW
18/12/2020

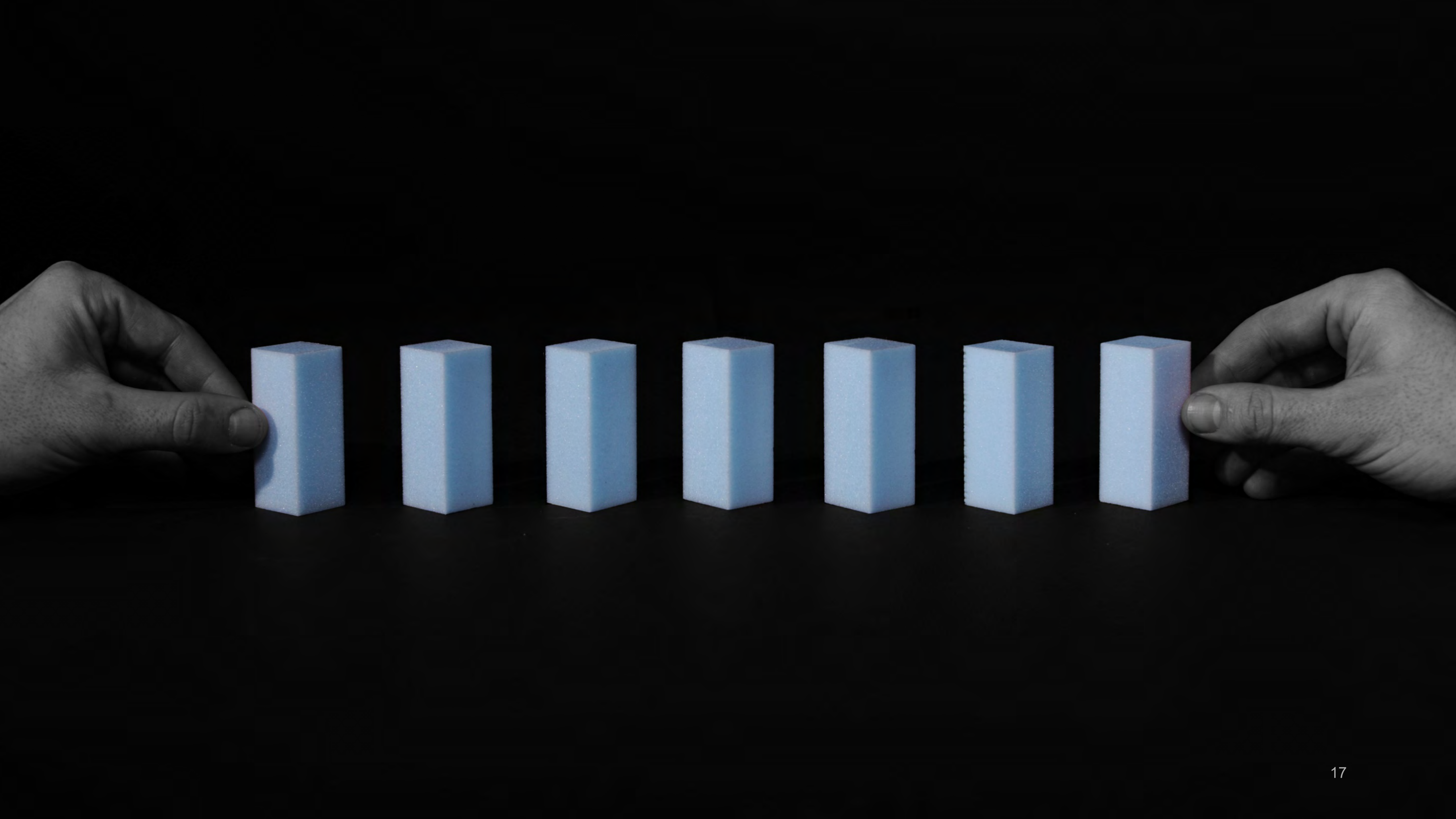
ARCHITECTURE

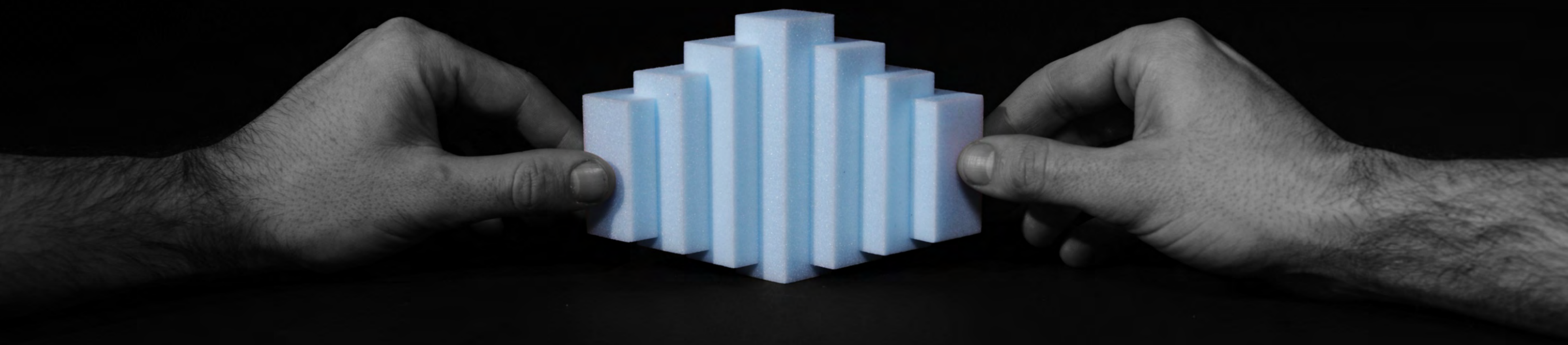
Views

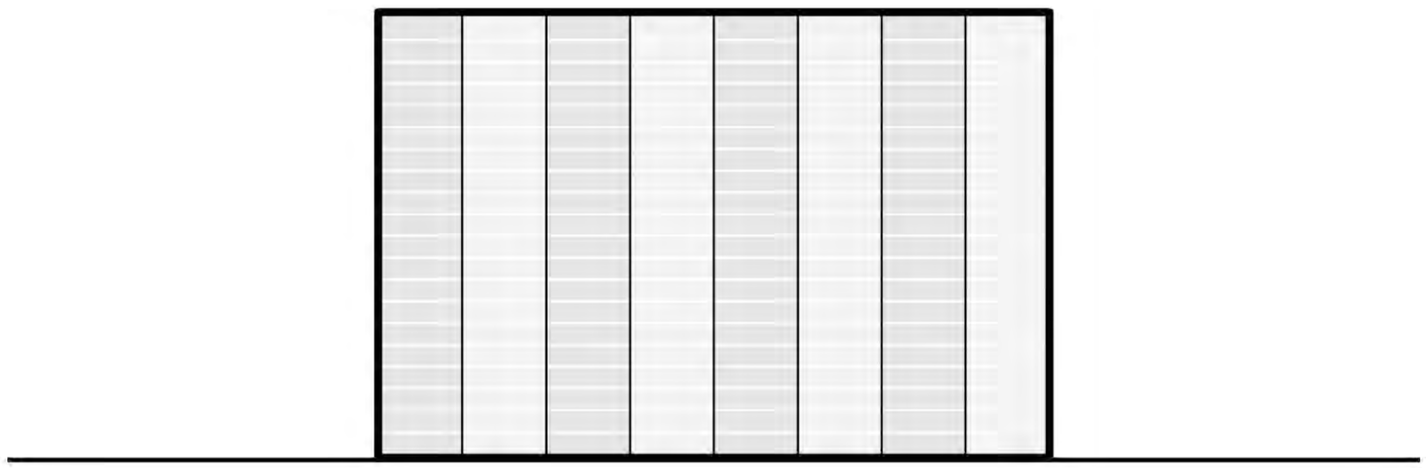



SUNSET
OCEAN
CITY
SUNRISE

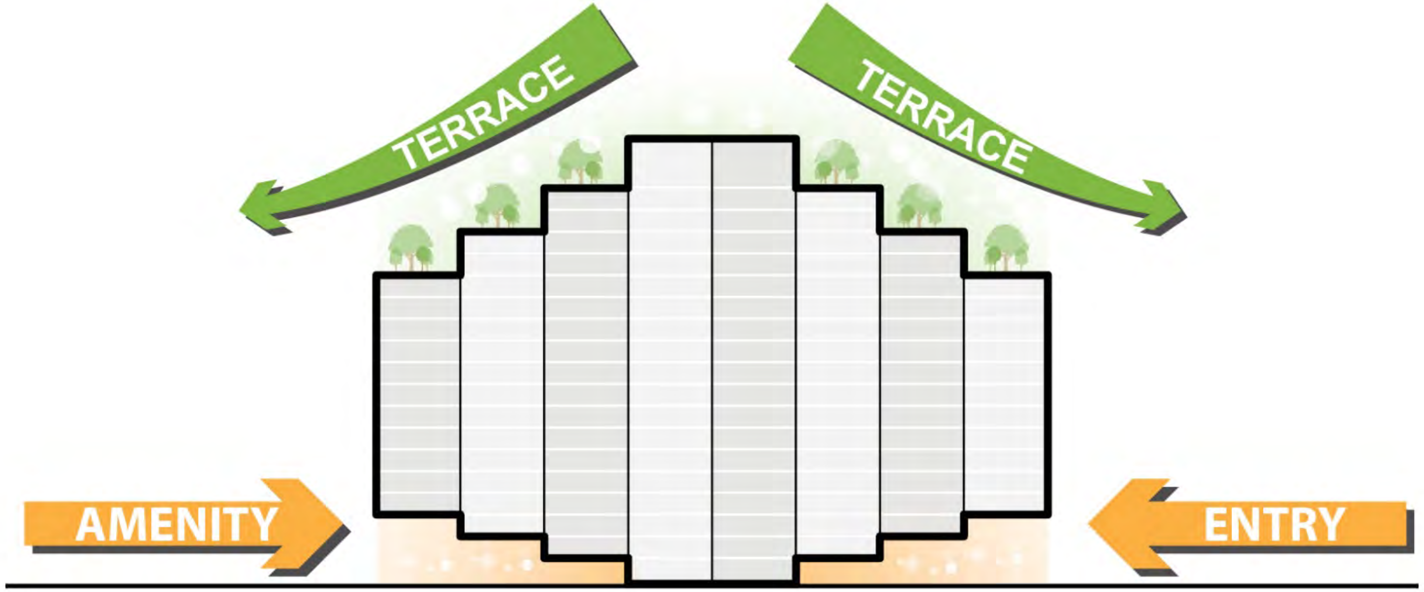






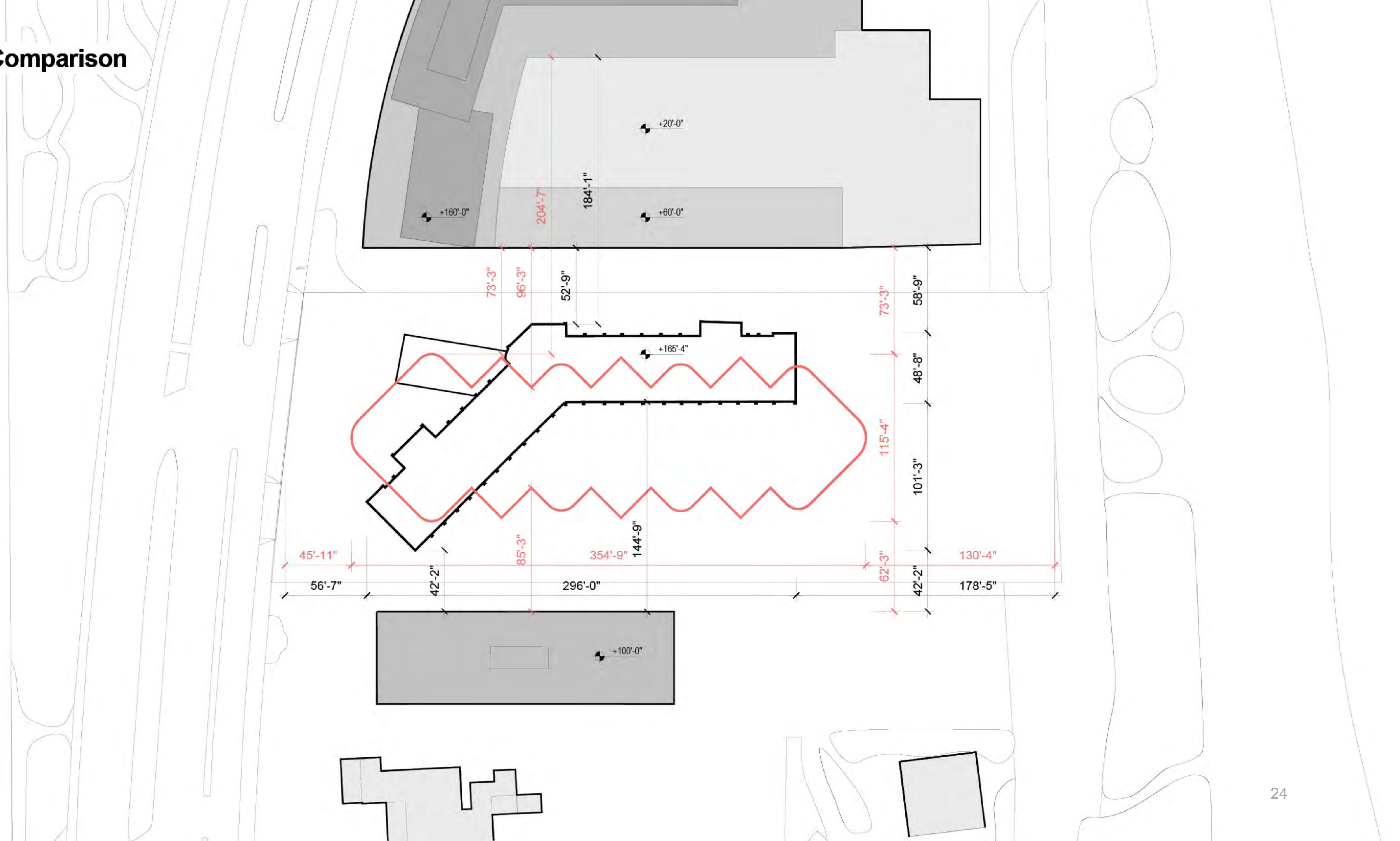


BEACH SLAB



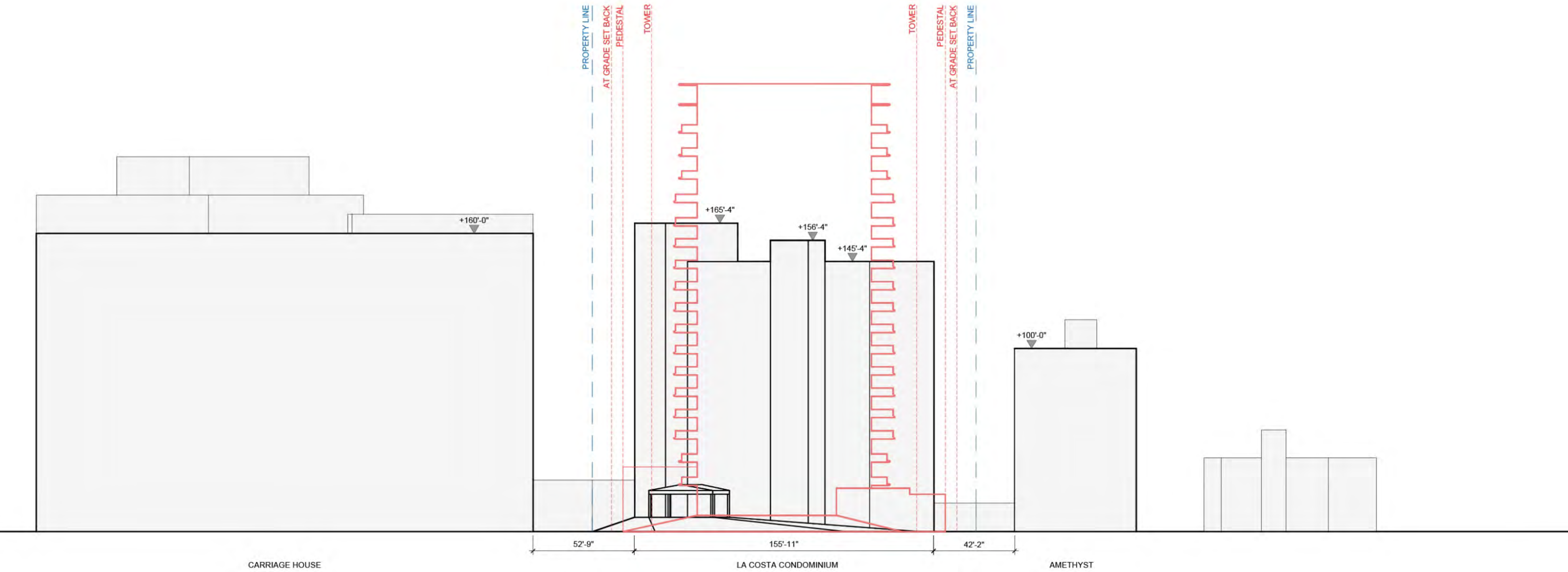
BEACH BUNDLE

Comparison



+20'-0"
+160'-0"
+60'-0"
204'-7"
184'-1"
73'-3"
96'-3"
52'-9"
73'-3"
58'-9"
+165'-4"
48'-8"
115'-4"
101'-3"
144'-9"
85'-3"
45'-11"
354'-9"
62'-3"
130'-4"
56'-7"
42'-2"
296'-0"
42'-2"
178'-5"
+100'-0"

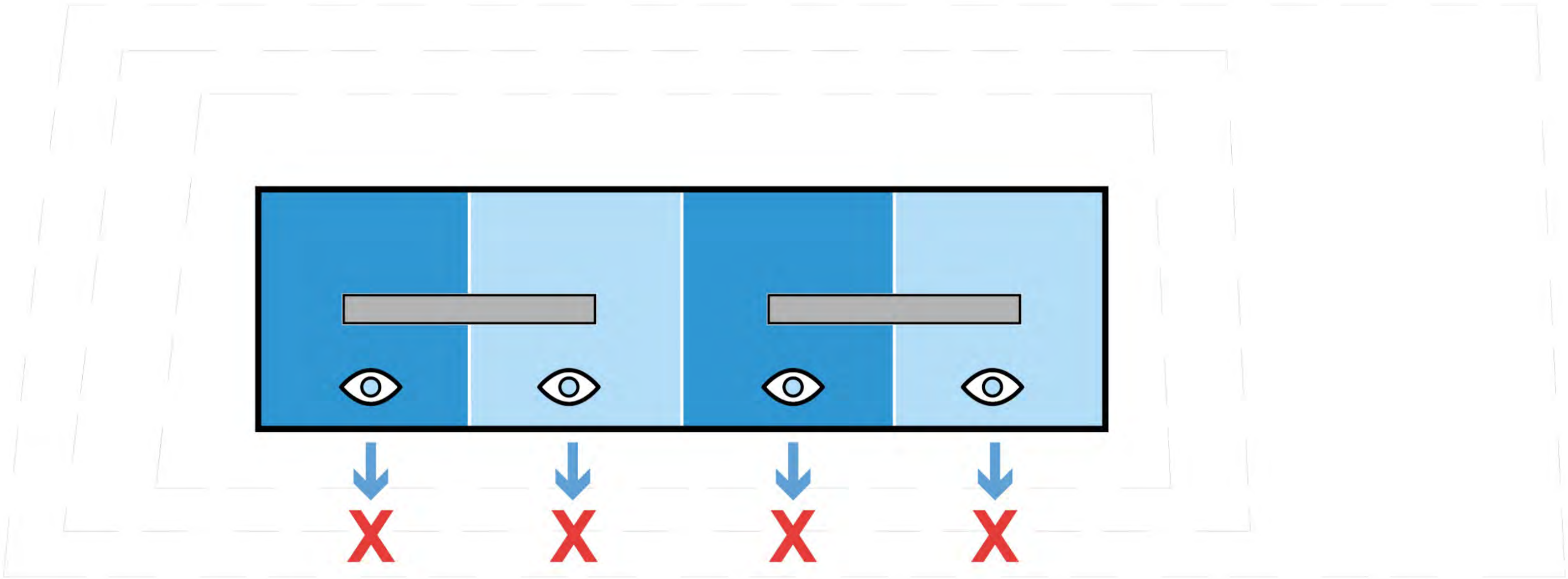
Collins Ave. - Existing

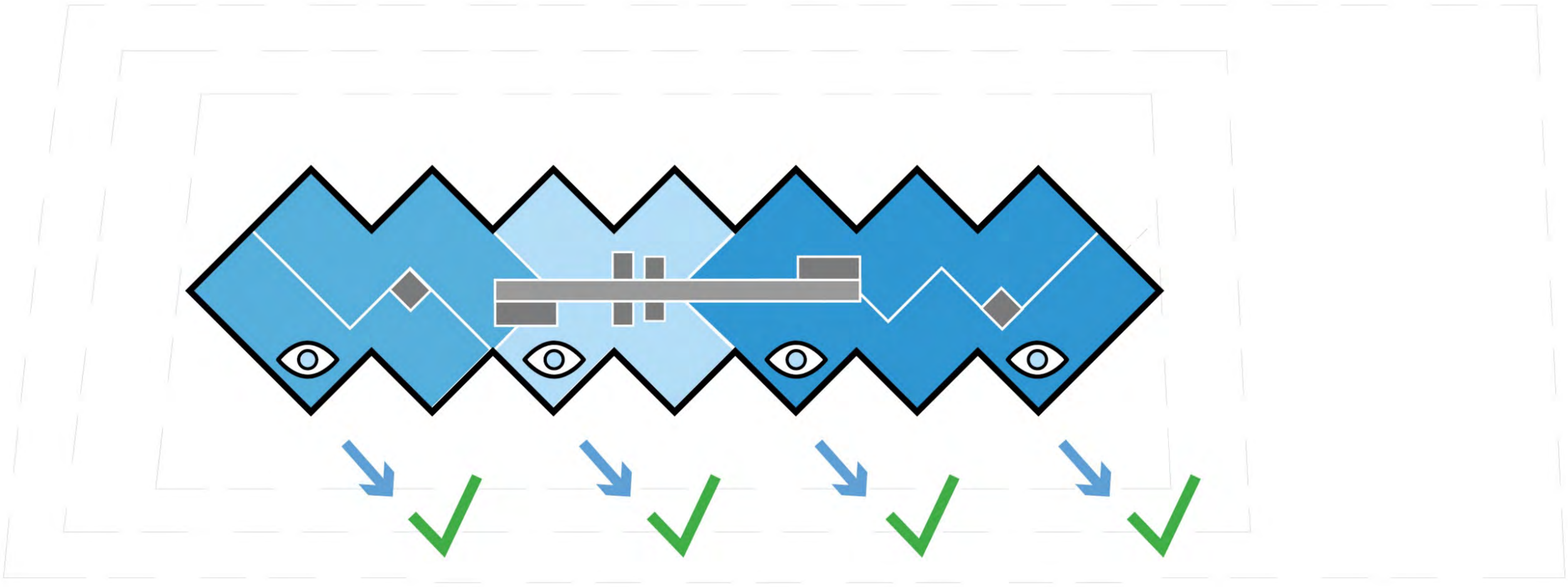


Current

Proposal

RESIDENCE





South View - 44’

South West View - 44’

Section


RF
17
16
15
DUPLEX
3BD
DUPLEX
14
13
12
11
4BD
3BD
4BD
10
9
8
7
6
5
4
4BD
2BD
3BD
4BD
3
2
1
TIER 6
TIER 5
TIER 4
TIER 3
TIER 2
TIER 1
4BD - PH
5BD
4BD
3BD
2BD
JUNIOR
AMENITY
RESTAURANT
CORE

Floor Plans

F17

F15

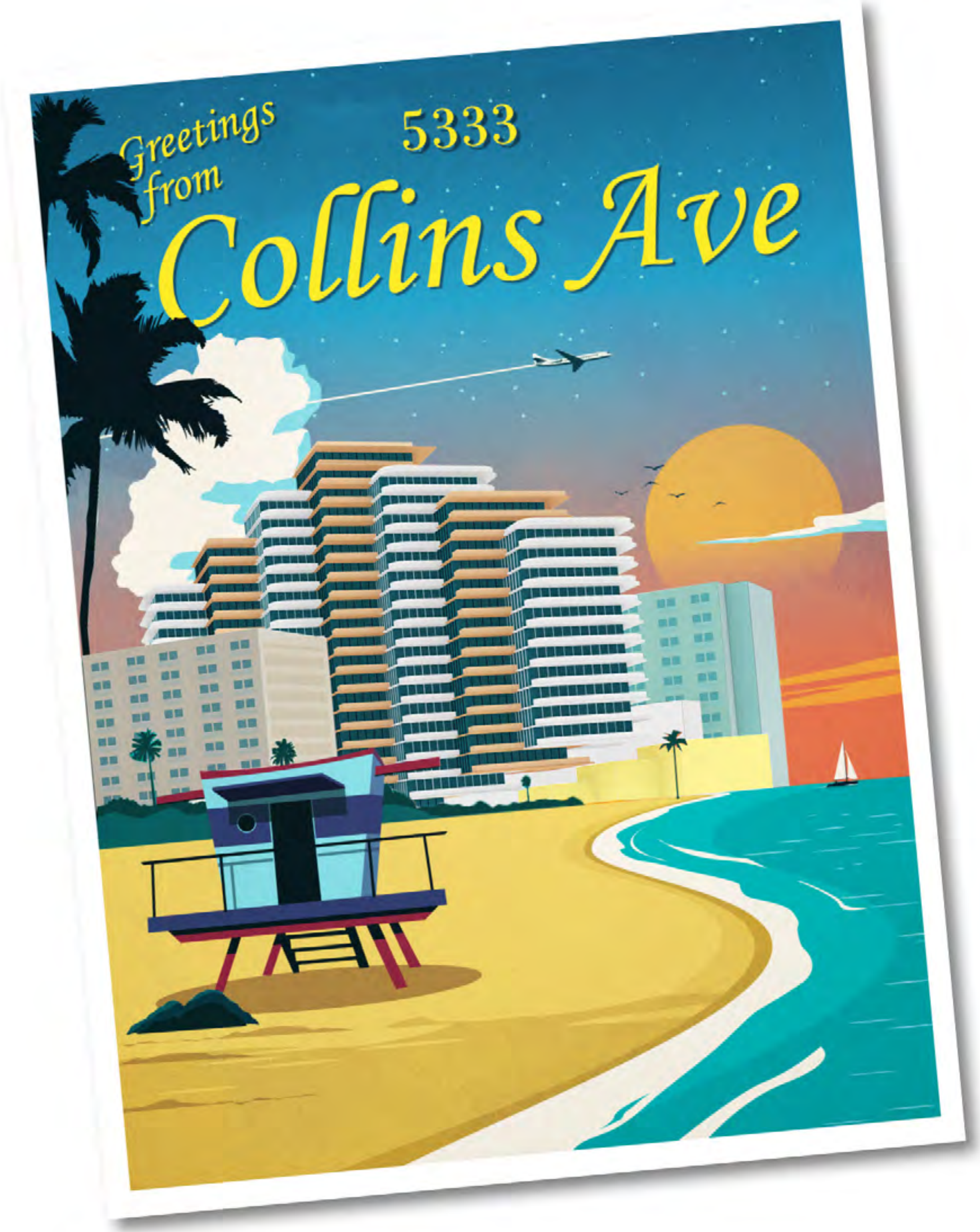
F11-14

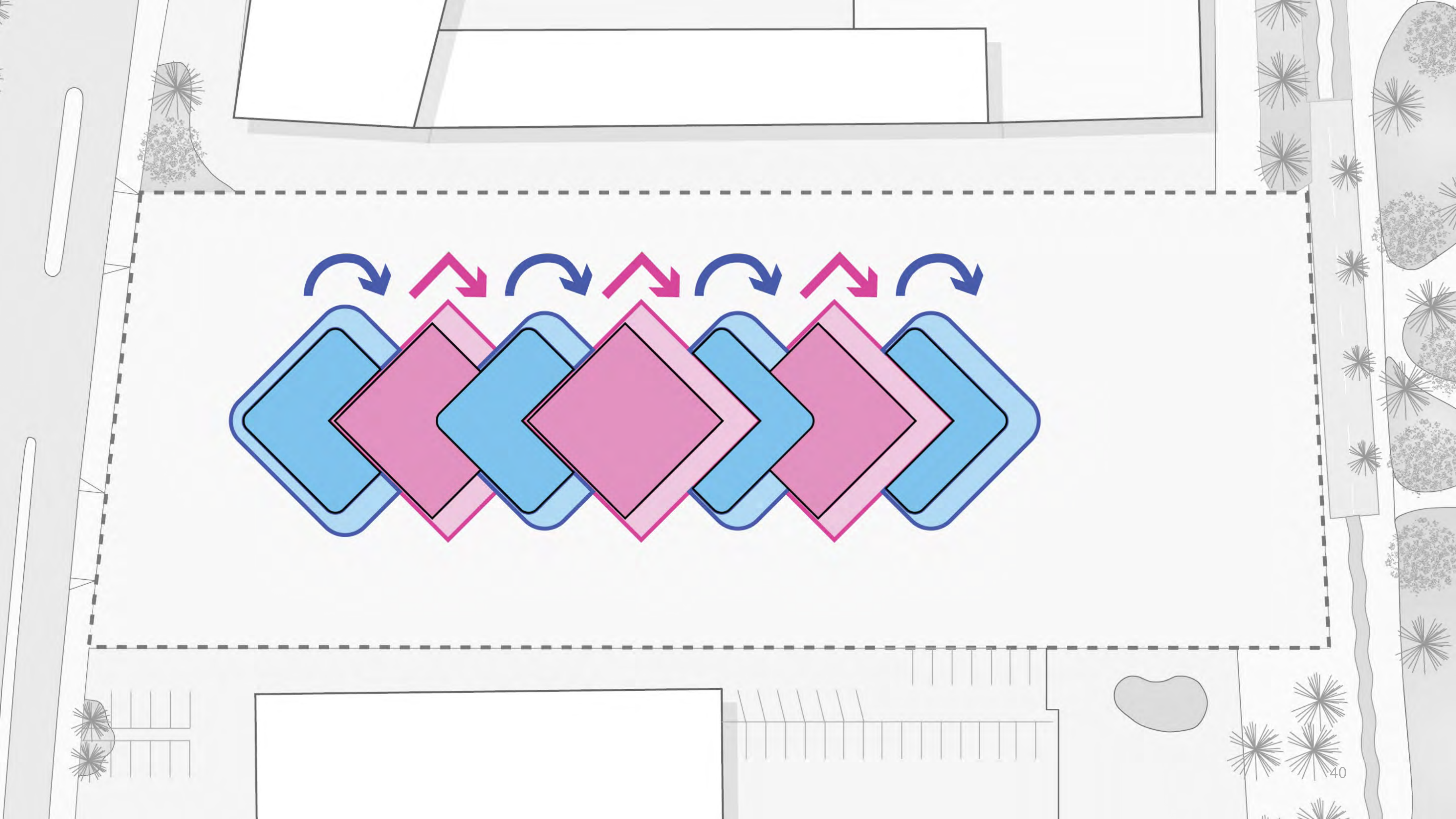
F4-10

F3

F2

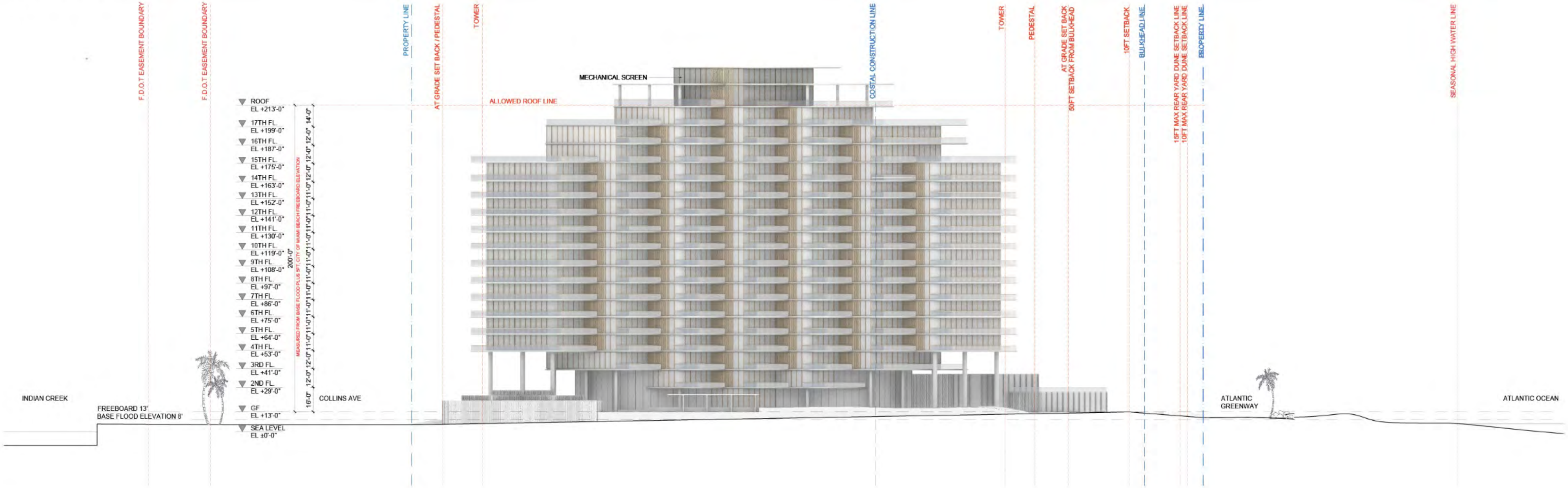
TERRACE & FACADE


Greetings from
5333
Collins Ave



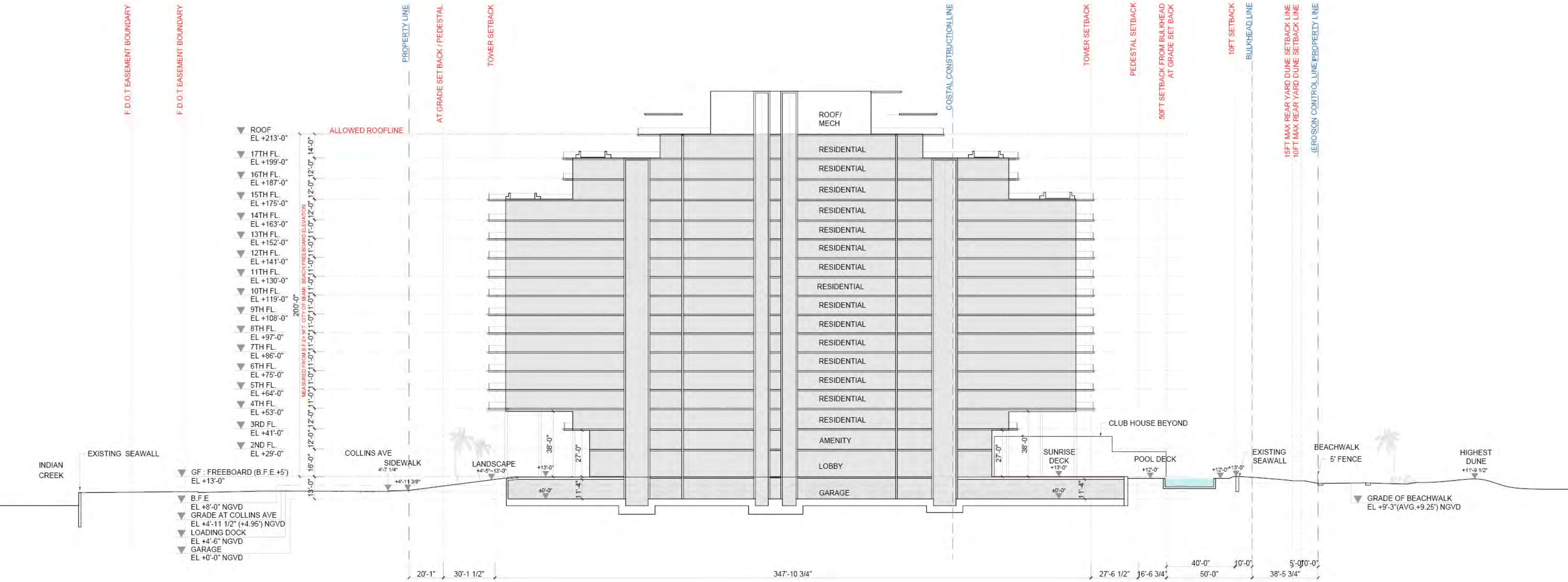
2 NORTH ELEVATION

SCALE: 1/32" = 1'-0"

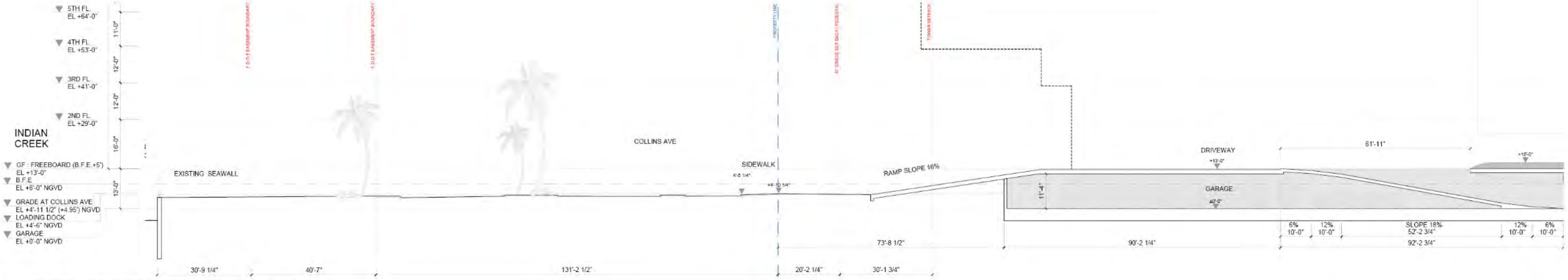


ARRIVAL & AMENITIES


5333

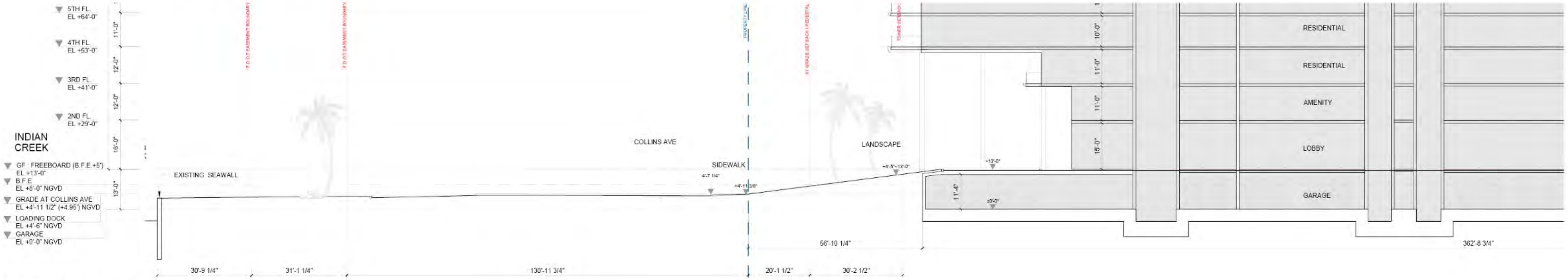


* BASED ON NORTH GEODETIC VERTICAL DATUM (N.G.V.D. 1929)



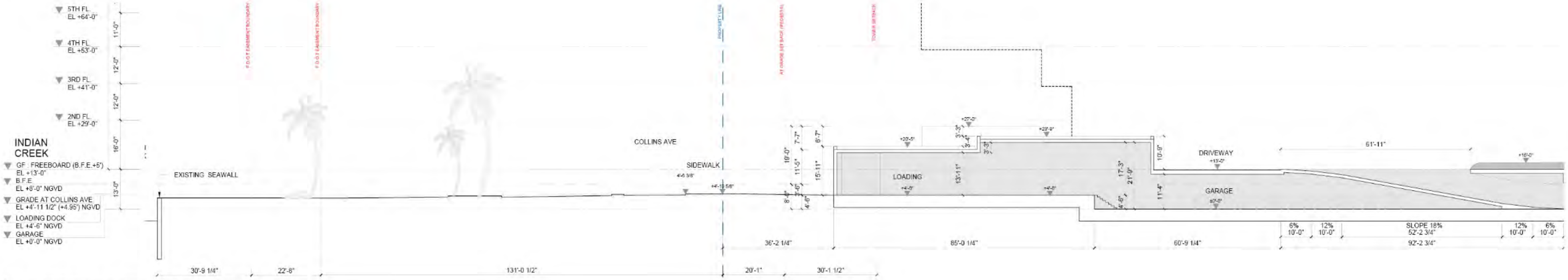
3 ENLARGE E-W SECTION _WEST @NORTH

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



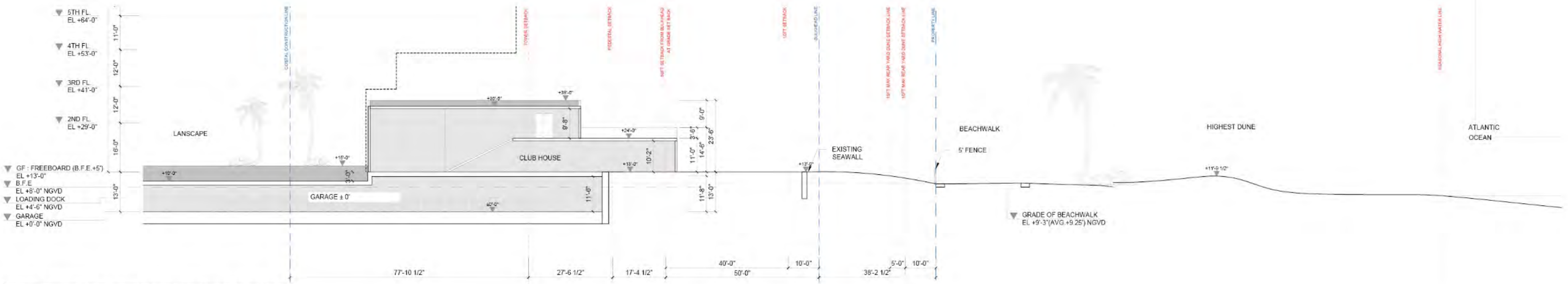
2 ENLARGE E-W SECTION _WEST @CENTER

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



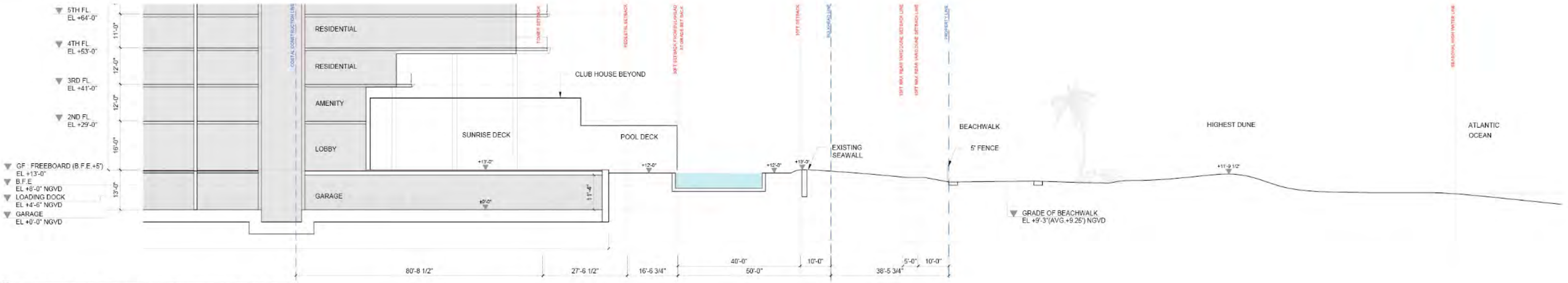
1 ENLARGE E-W SECTION _WEST @SOUTH

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



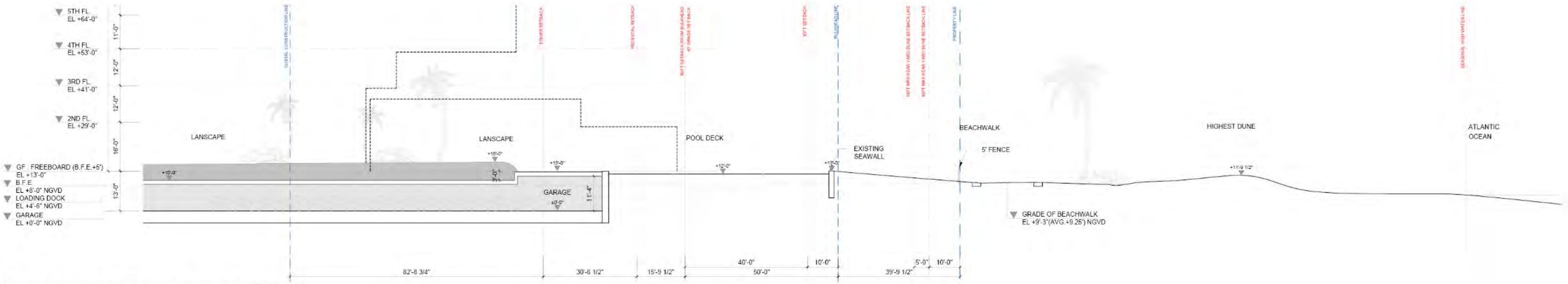
3 ENLARGE E-W SECTION _WEST @NORTH

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



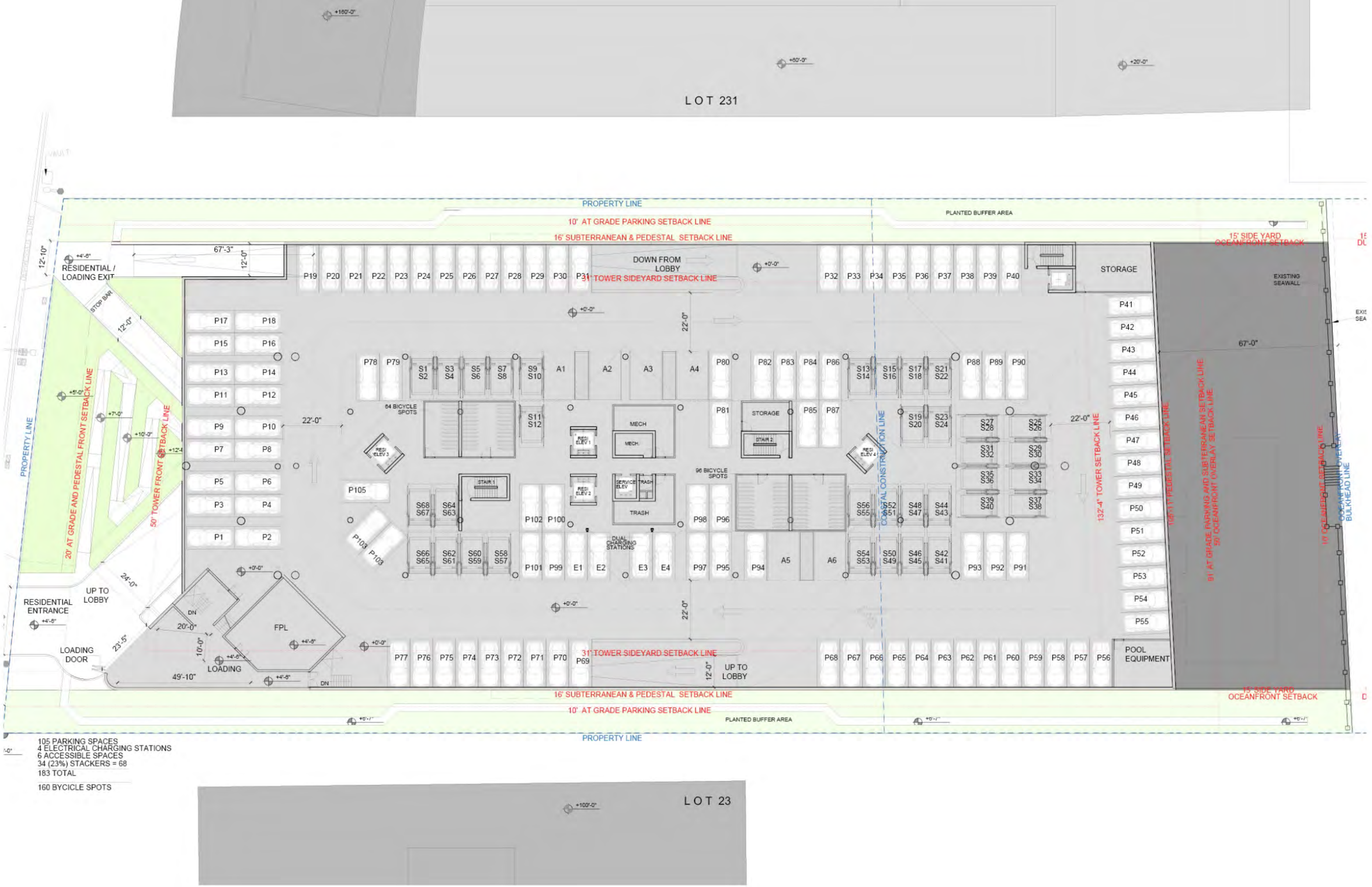
2 ENLARGE E-W SECTION _WEST @CENTER

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



1 ENLARGE E-W SECTION _WEST @SOUTH

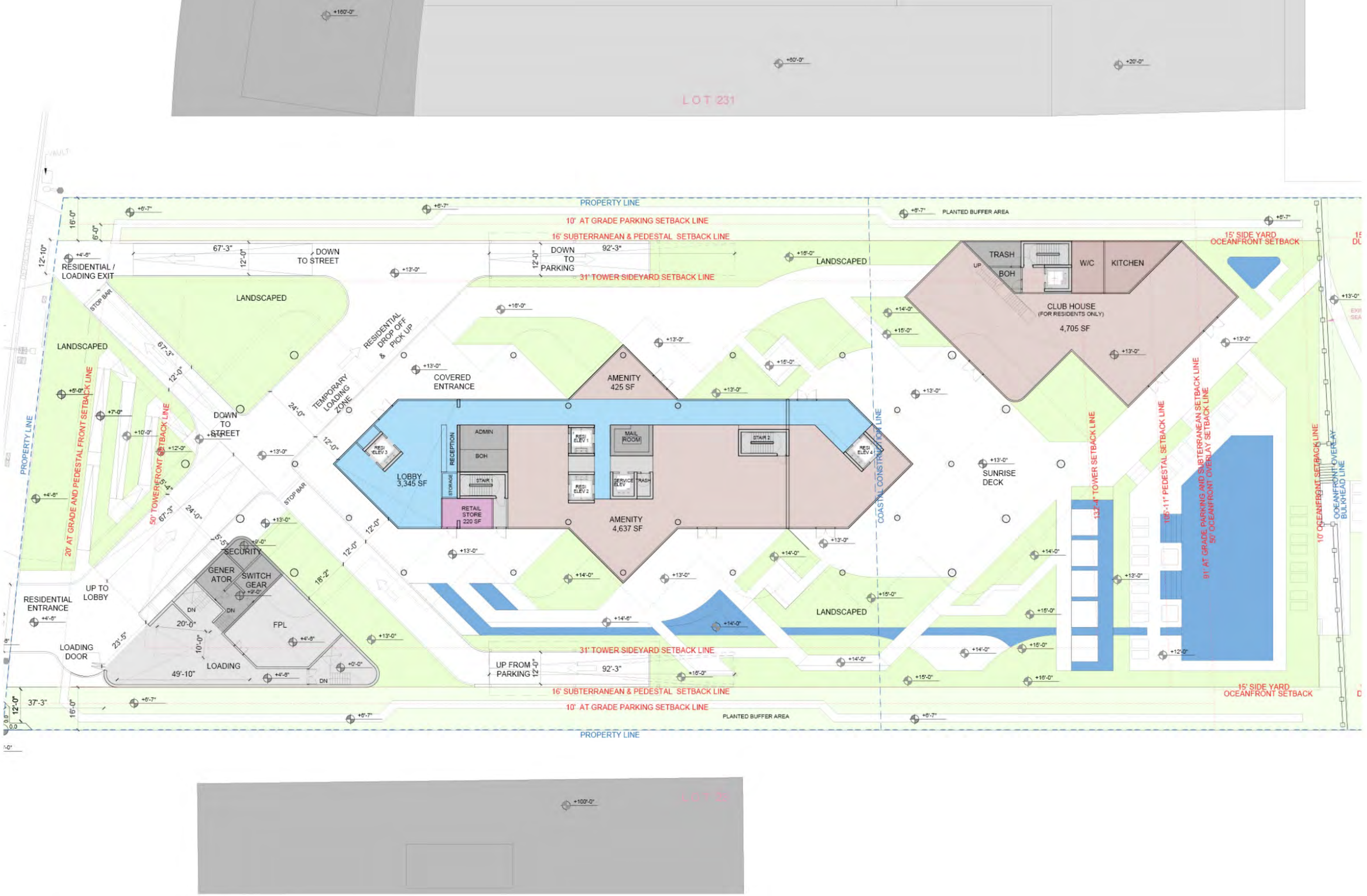
SCALE: 1/16" = 1'-0"



105 PARKING SPACES
4 ELECTRICAL CHARGING STATIONS
6 ACCESSIBLE SPACES
34 (23%) STACKERS = 68
183 TOTAL

160 BYCICLE SPOTS

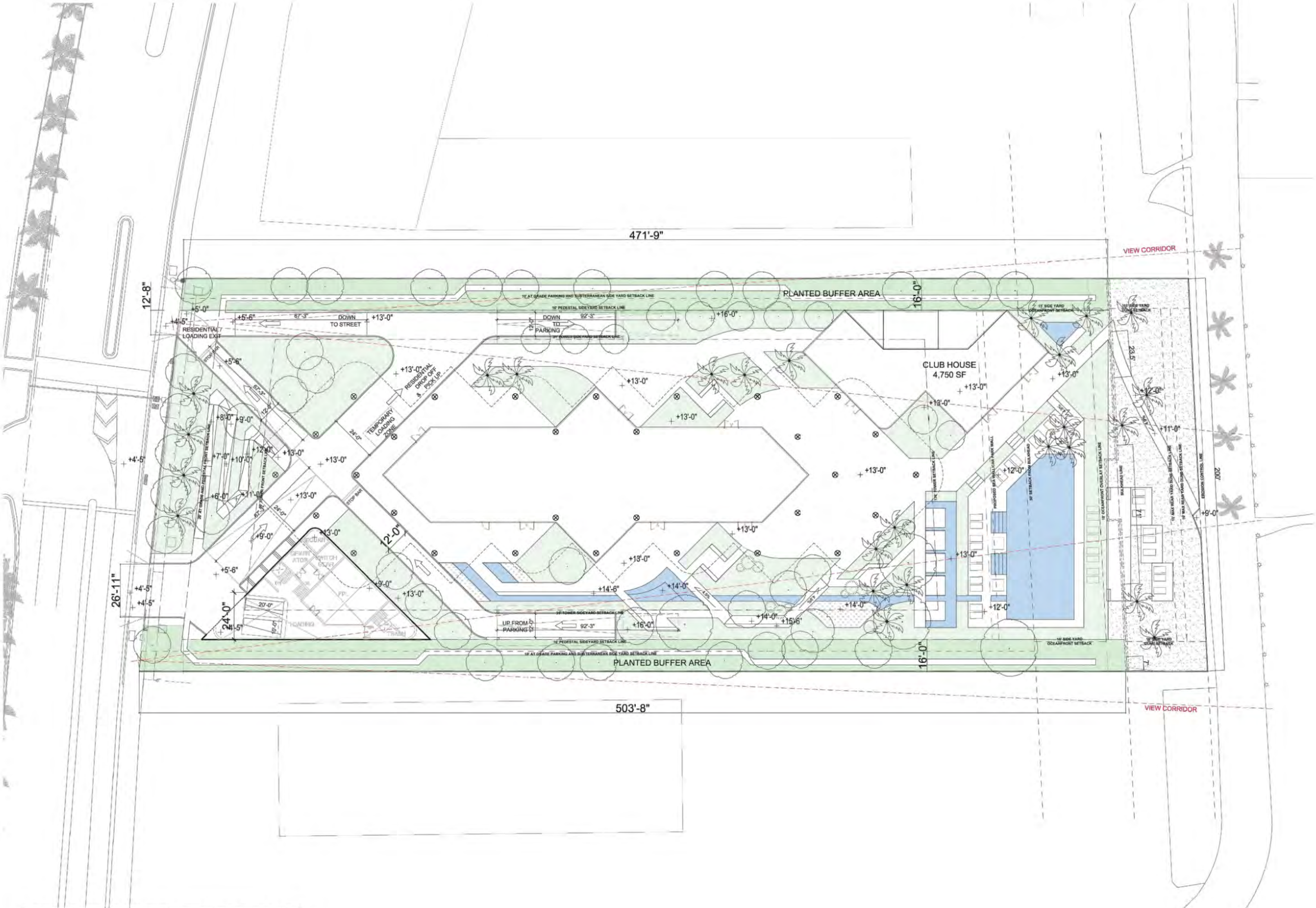
1 CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"



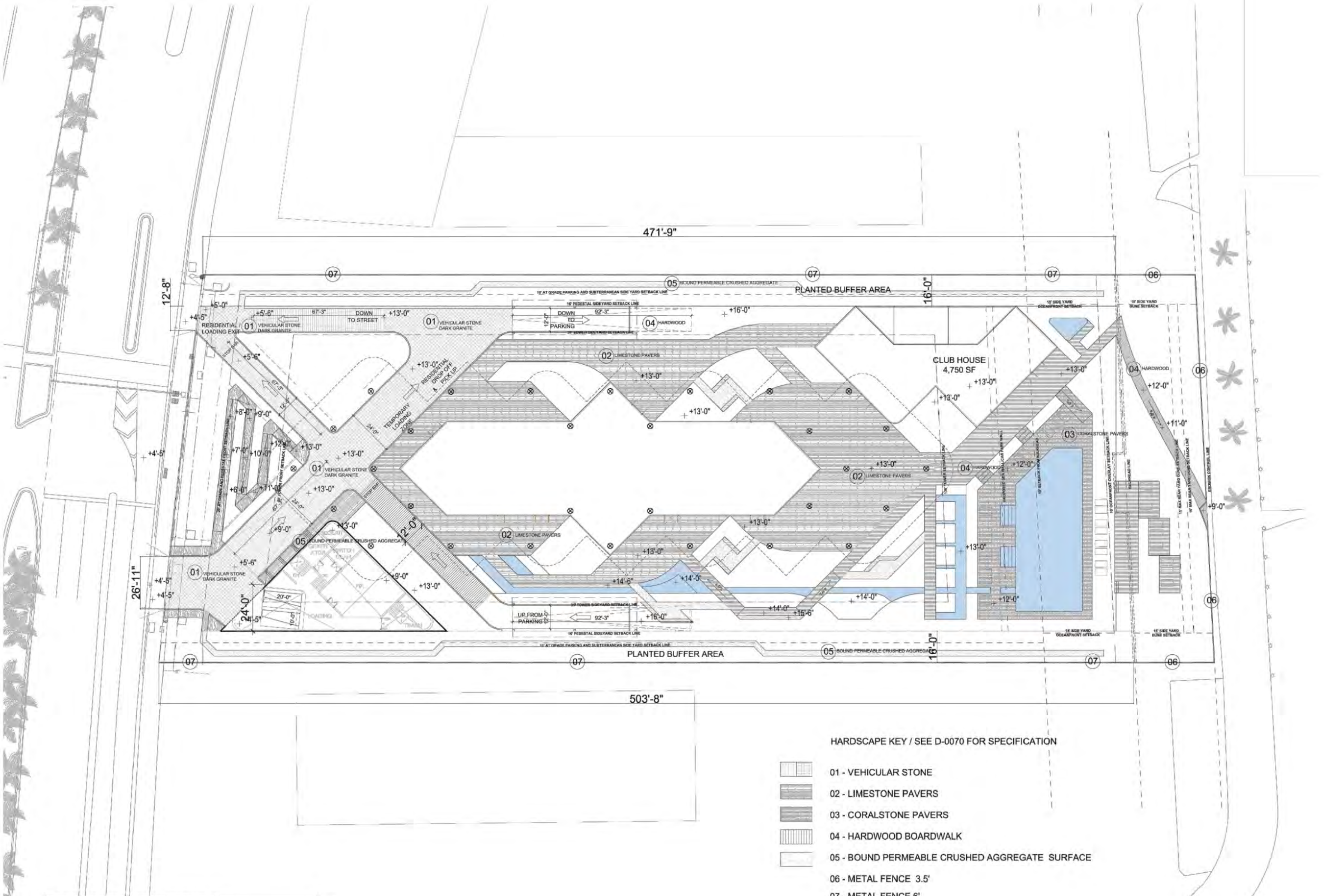
1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE DESIGN


INLAND PLANTING
COASTAL PLANTING



1 PROPOSED GENERAL ARRANGEMENT PLAN
SCALE: 3/64" = 1'-0"



1 HARDSCAPE MASTERPLAN
SCALE: 3/64" = 1'-0"

Hardscape Materials

1. Dark Granite pavers

2. Limestone pavers

3. Coralstone pavers

4. Hardwood boardwalk

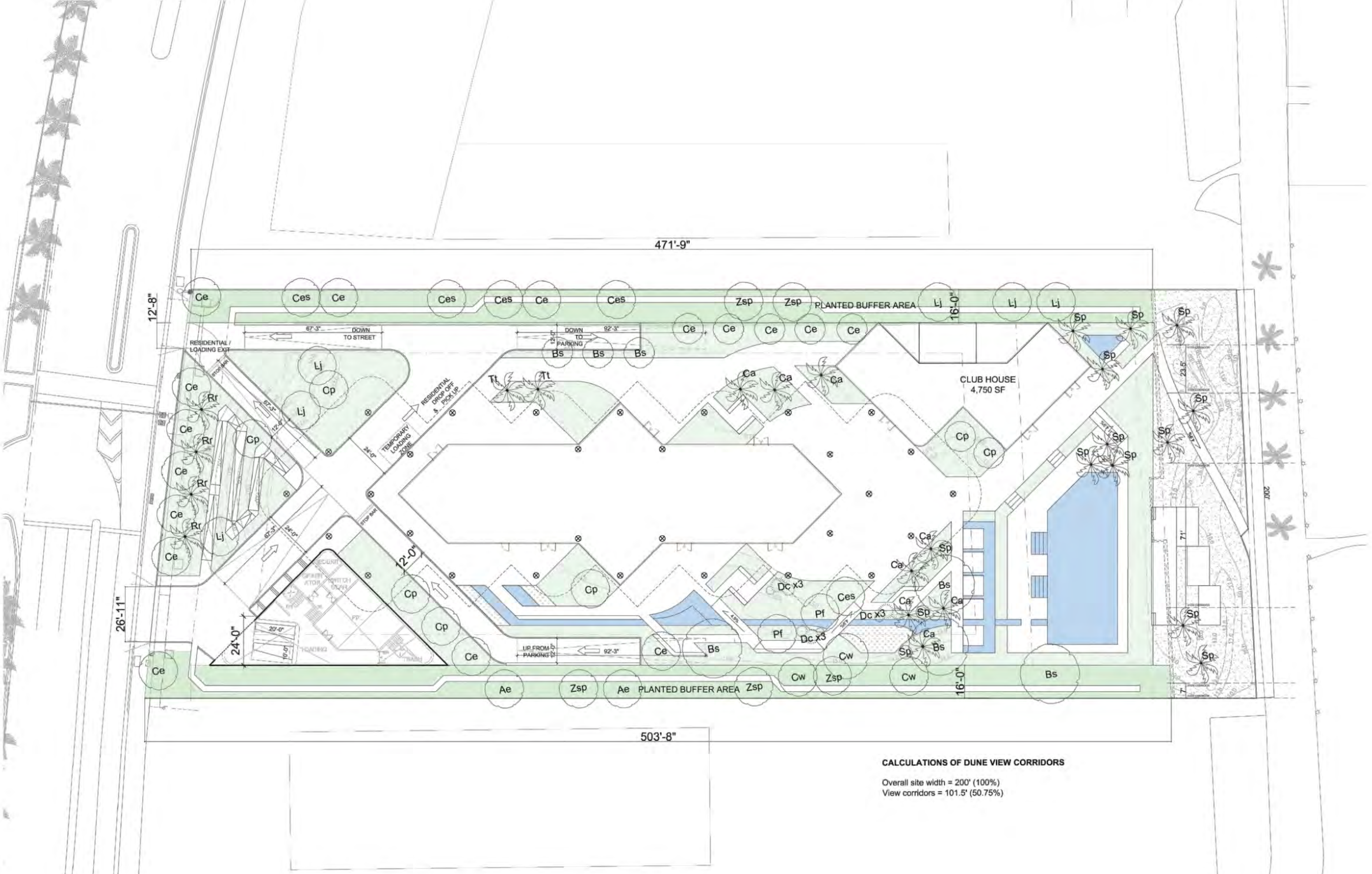
5. Bound permeable crushed aggregate

6. Metal fence / 3.5' height

Finish Material Schedule

01 - VEHICULAR STONE	TYPE: GRANITE COLOR: DARK FINISH: ANTI SLIP SOURCE: NA
02 - LIMESTONE PAVERS	TYPE: LIMESTONE COLOR: LIGHT GRAY FINISH: ANTI SLIP SOURCE: NA
03 - CORALSTONE PAVERS	TYPE: CORALSTONE COLOR: LIGHT BEIGE FINISH: ANTI SLIP SOURCE: LOCALLY SOURCED
04 - HARDWOOD BOARDWALK	TYPE: HARDWOOD BOARDWALK COLOR: DARK FINISH: ANTI SLIP SOURCE: NA
05 - BOUND PERMEABLE CRUSHED AGGREGATE	TYPE: BOUND PERMEABLE CRUSHED AGGREGATE COLOR: LIGHT GRAY FINISH: SOURCE: NA

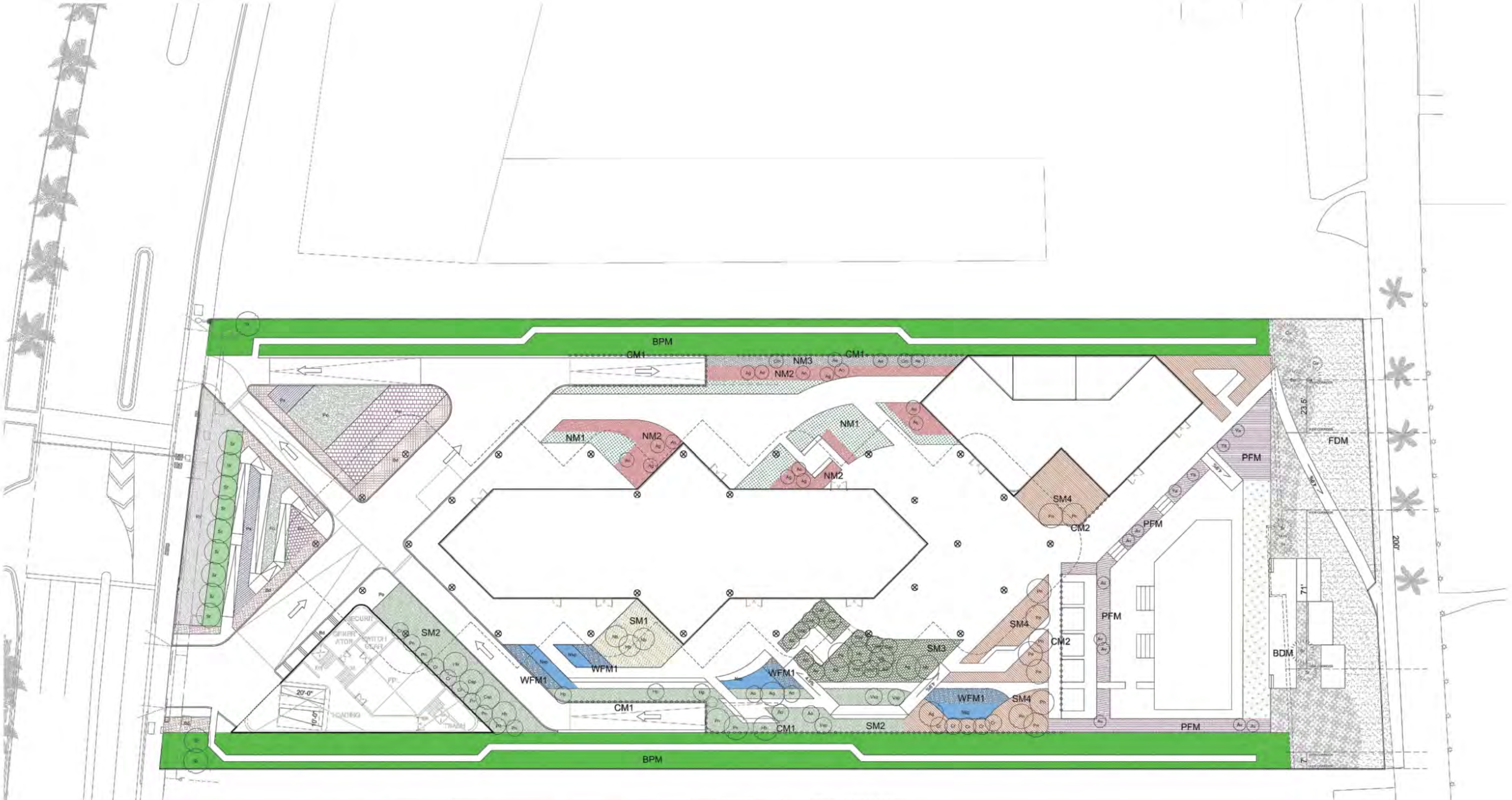
6. Metal fence 6' height



CALCULATIONS OF DUNE VIEW CORRIDORS

Overall site width = 200' (100%)
View corridors = 101.5' (50.75%)

1 PROPOSED LANDSCAPE CANOPY LEVEL SITE PLAN
SCALE: 3/64" = 1'-0"



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-3 Lot Area 106025 Acres 2.434

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 106025 s.f. x 30 % = 31807.5 s.f.	31807.5	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces ____ x 10 s.f. parking space =	N/A	
C. Total square feet of landscaped open space required: A+B=	31807.5	
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= 20 % x 31807.5 s.f.	6361.5	1176
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 2.434 net lot acres - number of existing trees=	68	
B. % Natives required: Number of trees provided x 30% =	30	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	34	
D. Street Trees (maximum average spacing of 20' o.c.) 201 linear feet along street divided by 20'=	7	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): ____ linear feet along street divided by 20'=	N/A	
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	900	15.259+
B. % Native shrubs required: Number of shrubs provided x 50%=	460	8916+
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	90	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	46	

CALCULATIONS OF DUNE VIEW CORRIDORS

Overall site width = 200' (100%)
View corridors = 101.5' (50.75%)

1 PROPOSED LANDSCAPE CANOPY LEVEL SITE PLAN
SCALE: 3/64" = 1'-0"

Accent plants
Refer to codes in the planting schedule

SM1-South Mix

Heliconia psittacorum	25%
Microsorum scolopendrium	25%
Philodendron Burle Marx	25%
Philodendron Moonlight	25%
Philodendron Rojo Congo	25%

SM2-South Mix

Heliconia psittacorum	10%
Tracelospermum asiaticum	10%
Microsorum scolopendrium	10%
Strelitzia reginae	10%
Philodendron Burle Marx	10%
Philodendron Moonlight	20%
Philodendron Rojo Congo	20%
Neoregelia sp.	10%

SM3-South Mix

Philodendron Burle Marx	10%
Philodendron Moonlight	10%
Philodendron Rojo Congo	10%
Strelitzia reginae	20%
Zamia integrifolia	20%
Caulanthus inflatus	10%
Neoregelia sp.	10%
Ipomoea batatas	5%
Iris Neomarica gracilis	5%

SM4-South Mix

Ipomoea batatas	20%
Zamia integrifolia	20%
Caulanthus inflatus	20%
Zamia furfuracea	20%
Hymenocallis latifolia	20%

WFM1

Cyperus spp.	20%
Iris Neomarica caerulea	20%
Iris Neomarica longifolia	20%
Iris virginica	20%
Iris Neomarica gracilis	20%

FDM -Front Dune

Spartina bakeri	35%
Uniola paniculate	35%
Ipomoea pes-caprae	5%
Canavalia rosea	5%
Cakile spp	10%
Borrichia frutescens	10%

BDM-Back Dune

Uniola paniculata	10%
Spartina bakeri	10%
Helianthus debilis	20%
Argusia gnaphalodea	20%
Ceratiola ericoides	20%
Caulanthus inflatus	20%

PFM-Swimming pool frame

Pennisetum setaceum	20%
Muhlenbergia capillaris	20%
Argusia gnaphalodes	20%
Ceratiola ericoides	20%
Caulanthus inflatus	10%

BPM-Buffer planting

Suriana maritima	40%
Ilex vomitoria	40%
Callistemon rigidus	20%

CM 1-Climbers

Solandra maxima	40%
Passiflora incarnata	40%
Monstera deliciosa	20%

CM2-Climbers

Trachelospermum jasminoides	70%
Bougainvillea X barbara karst	30%

NM1 - North mix

Zamia pumila	70%
Tulbaghia violacea	30%

NM2 - North mix

Microsorum scolopendrium	25%
liriope muscari	25%
peperomia obtusifolia	25%
Turnera ulmifolia	25%

NM3 - North mix

Ardisia escallonioides	50%
Carissa macracarpa	50%

Bermuda grass lawn

Symbol used on plan	Scientific Name	Common Name	Native Species (Yes/No)	Specification	Height at maturity	Canopy diameter at maturity	Spacing	Quantities
Trees								
Aa	Amyris elemifera	Sea Torchwood	Yes	10' OA, 2" CAL	20'	20'		1
Be	Bursera simaruba	Gumbo Limbo	Yes	14' OA, 2.5" CAL	20'	30'		7
Cu	Coccoloba uvifera	Sea grape	Yes	24"-30" OA	20'	50'	3' OC	3
Cp	Caesalpinia pulcherrima	Dwarf Poinciana	Yes	14' OA, 2.5" CAL	20'	15'		7
Cw	Canella winterana	Cinnamon Bark	Yes	10' OA, 2" CAL	30'	30'		3
Ce	Conocarpus erectus	Green Buttonwood	Yes	14' OA, 2.5" CAL	15'	20'		16
Ces	Conocarpus erectus var. sericeus	Silver Buttonwood	Yes	12' OA, 2" CAL	15'	15'		5
Lj	Ligustrum japonicum	Ligustrum Tree	No	12' HT x 12' SPR	10'	15'		5
Pf	Plumeria	Frangipani	No	12' OA, 2" CAL	20'	15'		2
Zsp	Zanthoxylum sp.	Wild Lime (has thorns)	Yes	10' OA, 2" CAL	20'	15'		5
Palms and Cycads								
Ca	Coccothrinax alta	Puerto Rican Thatch Palm	Yes	8' OA	10'	9'		8
Dc	Dypsis cabadae	Cabada Palm	Yes	16'-18' OA	30'	12'		9
Rr	Roystonia regia	Royal Palm	Yes	14' GW	50'	20'		4
Sp	Sabal palmetto	Cabage palm	Yes	14'-22' OA	70'	15'		11
Sr	Serenoa repens	Silver Saw Palmetto	Yes	5' OA	10'	10'		35
Tr	Thrinax radiata	Thatch Palm	Yes	8' OA	20'	12'		2
Zf	Zamia furfuracea	Cardboard Plant	Yes	24"-30" OA	4'	4'	3' OC	81
Zi	Zamia integrifolia	Coontie	Yes	24" OA	4'	4'	2' OC	149
Zp	Zamia pumila	Coontie	Yes	24"-30" OA	4'	4'	3' OC	138
Shrubs								
Ae	Ardisia escallonioides	Marlberry	Yes	4'-6' OA	50'	15'		125
Bd	Bougainvillia dwarf var. Helen Johnson	Bougainvillea	No	24" HT x 24" SPR	3'	3'	2' OC	413
Cr	Callistemon rigidus	Bottlebrush	No	4'-6' OA	10'	5'	4' OC	1449
Cm	Carissa macrocarpa	Natal plum	No	18" HT x 18" SPR	10'	4'	18" OC	125
Hp	Hamelia patens	Firebush	No	24" OA	5'	5'	2' OC	4
Hb	Heliconia bihai x Caribaea	Hot Rio Nights	No	5'-6' OA	15'	10'	3' OC	4
Hps	Heliconia psittacorum	Parrot	No	5'-6' OA	15'	10'	3' OC	54
Iv	Ilex vomitoria	Yaupon holly	Yes	14" HT x 14" SPR	15'	8'	16" OC	2881
Px	Philodendron	Xanadu	No	24" OA	10'	10'	2' OC	119
Pb	Philodendron	Burle Marx	No	18" OA	10'	10'	18" OC	142
Pmo	Philodendron	Moonlight	No	24" OA	10'	10'	2' OC	201
Pr	Philodendron	Rojo Congo	No	24" OA	10'	10'	2' OC	201
Ps	Philodendron selloum	Selloum	No	36" OA	10'	10'	3' OC	3
Pm	Podocarpus macrophyllus	Pringles (DWARF)	No	14" HT x 14" SPR	20'	10'	16" OC	705
Pn	Psychotria nervosa	Wild Coffee	No	24" OA	10'	10'	2' OC	16
Sre	Strelitzia reginae	Bird of Paradise	No	3' OA	4'	4'	2' OC	155
Sm	Suriana maritima	Bay cedar	Yes	24" OA	20'	20'	2' OC	1280
Tu	Turnera ulmifolia	Yellow Alder	No	12" OA	3'	3'	14" OC	333
Herbaceous,Succulents and ferns								
Av	Aloe vera	Aloe vera	No	12" OA	40"	3'	12" OC	8
Agn	Argusia gnaphalodes	Sea lavender	Yes	18" OA	6'	3'	18" OC	444
Bf	Borrichia frutescens	Sea Oxeye Daisy	Yes	12" OA	5'	5'	14" OC	336
Casp	Cakile spp	Searocket	Yes	14" OA	5'	12'	16" OC	258
Cro	Canavalia rosea	Baybean	Yes	12" SPR	20'	15'	2' OC	57
Ci	Caulanthus inflatus	Desert candle	No	10" HT x 10" SPR	20"	2'	12" OC	936
Ce	Ceratiola ericoides	Florida rosemary	Yes	18" OA	7'	5'	18" OC	444
Cysp	Cyperus spp.	Papyrus	No	3-4' OA	50"	4'	3' OC	12
Hd	Helianthus debilis	Beach sunflower	Yes	14" HT x 14" SPR	2'	4'	16" OC	338
Inc	Iris Neomarica caerulea	Walking Iris	No	24" OA	3'	3'	24" OC	27
Ing	Iris Neomarica gracilis	Walking Iris	No	24" OA	3'	3'	24" OC	95
Inl	Iris Neomarica longifolia	Walking Iris	No	24" OA	3'	3'	24" OC	27
Iv	Iris virginica	Blue Flag	No	24" OA	3'	3'	24" OC	27
Lm	Liriope muscari	Big blue lilyturf	No	12" HT x 12" SPR	2'	2'	18" OC	201
Ms	Microsorum scolopendrium	Wart Fern	No	14" HT x 14" SPR	2'	3'	18" OC	339
Mc	Muhlenbergia capillaris	Muhly grass	No	24" OA	20"	2'	24" OC	99
Nb	Nephrolepsis biserrata	Macho Fern	No	18" OA	2'	3'	18" OC	5
Ps	Pennisetum setaceum	Fountain grass	No	24" OA	5'	4'	24" OC	99
Po	Peperomia obtusifolia	Peperomia	Yes	6" HT x 12" SPR	1'	18"	12" OC	1381
Rs	Rheo spathacea	Moses-in-the-cradle	No	18" OA	2'	2'	18" OC	615
Sb	Spartina bakeri	Sand cordgrass	Yes	3' OA	4'	8'	3' OC	211
Tv	Tulbaghia violacea	Society garlic	No	18" OA	2'	2'	18" OC	237
Up	Uniola paniculata	Sea oats	Yes	24" OA	15"	3'	18" OC	846
Ya	Yucca aloifolia	Spanish bayonet	No	24" OA	6'	5'	24" OC	4
Aquatic plants								
Nsp	Nymphaeaceae	Water Lily	No					50
Bromeliads								
Ag	Alcantarea geniculata	Regina Bromeliad	No	30" OA	3'	4'	30" OC	7
Ao	Alcantarea odorata	Silver Bromeliad	No	30" OA	3'	4'	30" OC	12
Nsp	Neoregelia sp.	Neoregelia	No	12" OA	15"	1'	14" OC	100
Vsp	Vriesea sp.	Vriesea	No	30" OA	3'	4'	30" OC	5
Bulbs								
Cap	Crinum augustum "Queen Emma"	Queen Emma Lily	No	3'-4' OA	6'	6'		9
Hl	Hymenocallis latifolia	Spider Lily	No	24" OA	30"	2'	2' OC	81
Ground Cover								
Ib	Ipomoea batatas	Sweet Caroline Green	Yes	6" HT x 12" SPR	10"	4'	12" OC	391
Ip	Ipomoea pes-caprae	Railroad vine	Yes	6" HT x 12" SPR	10"	4'	12" OC	229
Ta	Tracelospermum asiaticum	Asiatic Jasmine	No	6" HT x 12" SPR	10"	6'	12" OC	309
Vines								
Bb	Bougainvillea X Barbara Karst	Bougainvillea	No	STAKED W/ 12' RUNNERS	8'	10'		10
Md	Monstera deliciosa	Monstera	No	2' OA	4'	6'	3' OC	30
Pi	Passiflora incarnata	Passion Flower	No	TRELLISED W/ 8' RUNNERS	6'	6'		60
Sm	Solandra maxima	Golden Chalice	No	TRELLISED W/ 8' RUNNERS	6'	6'		60
Tj	Trachelospermum jasminoides	Star jasmine	No	TRELLISED W/ 8' RUNNERS	8'	8'[		25
Lawn								
Cd	Cynodon dactylon	Bermuda grass	No					1178 square foot

Trees


Amyris elemifera


Canella winterana


Conocarpus erectus var. sericeus


Bursera simaruba


Ligustrum japonicum

Palms and Cycads


Roystonea regia


Sabal palmetto


Serenoa repens


Thrinax radiata


Zamia pumila

Shrubs


Clusia guttifera

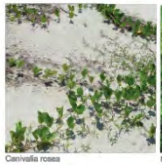

Ardisia escallonioides


Philodendron selloum


Philodendron


Coccoloba uvifera

Herbaceous, succulents, ferns and groundcovers


Canivalia rosea


Nephrolepis biserrata


Pennisetum setaceum


Spartina bakeri


Aloe veras

Aquatic plants


Nymphaeaceae


Cyperus spp.


Iris Neomarica caerulea


Iris Neomarica gracilis


Iris Neomarica longifolia

Bromeliads


Alcantarea geniculata


Alcantarea odorata


Neoregelia


Vriesea


Vriesea fosteriana

Vines


Monstera deliciosa

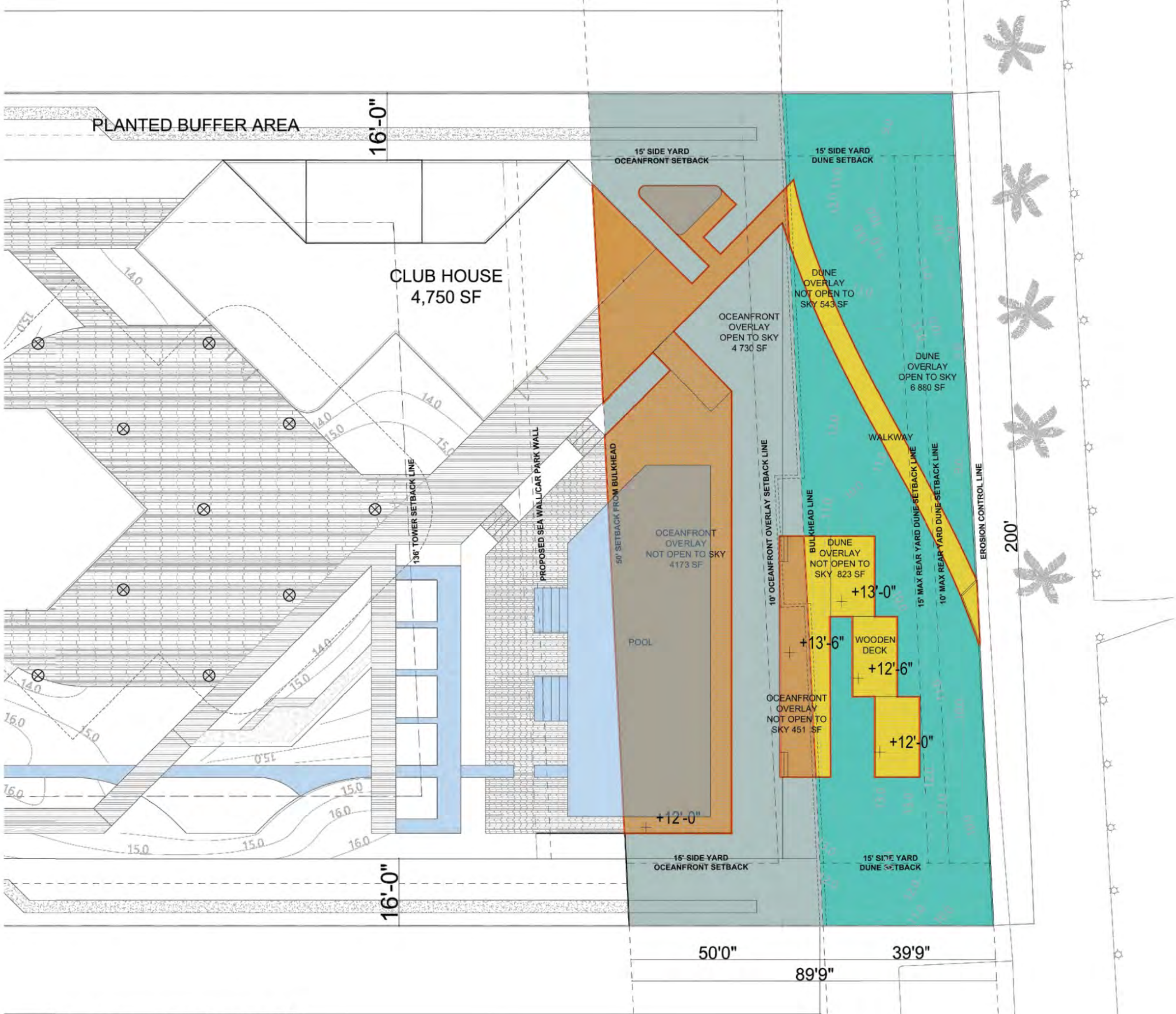

Passiflora incarnata


Petrea volubilis


Quisqualis indica


Trachelospermum jasminoides

1 LANDSCAPE SECTION A



1 OCEAN AND DUNE OVERLAY AREAS

CALCULATIONS:

OCEANFRONT OVERLAY TOTAL AREA: 9 318 SF

OCEANFRONT OPEN TO SKY AREA: 4 730 SF = 51%
OCEANFRONT NOT OPEN TO SKY AREA: 4 588 SF = 49%

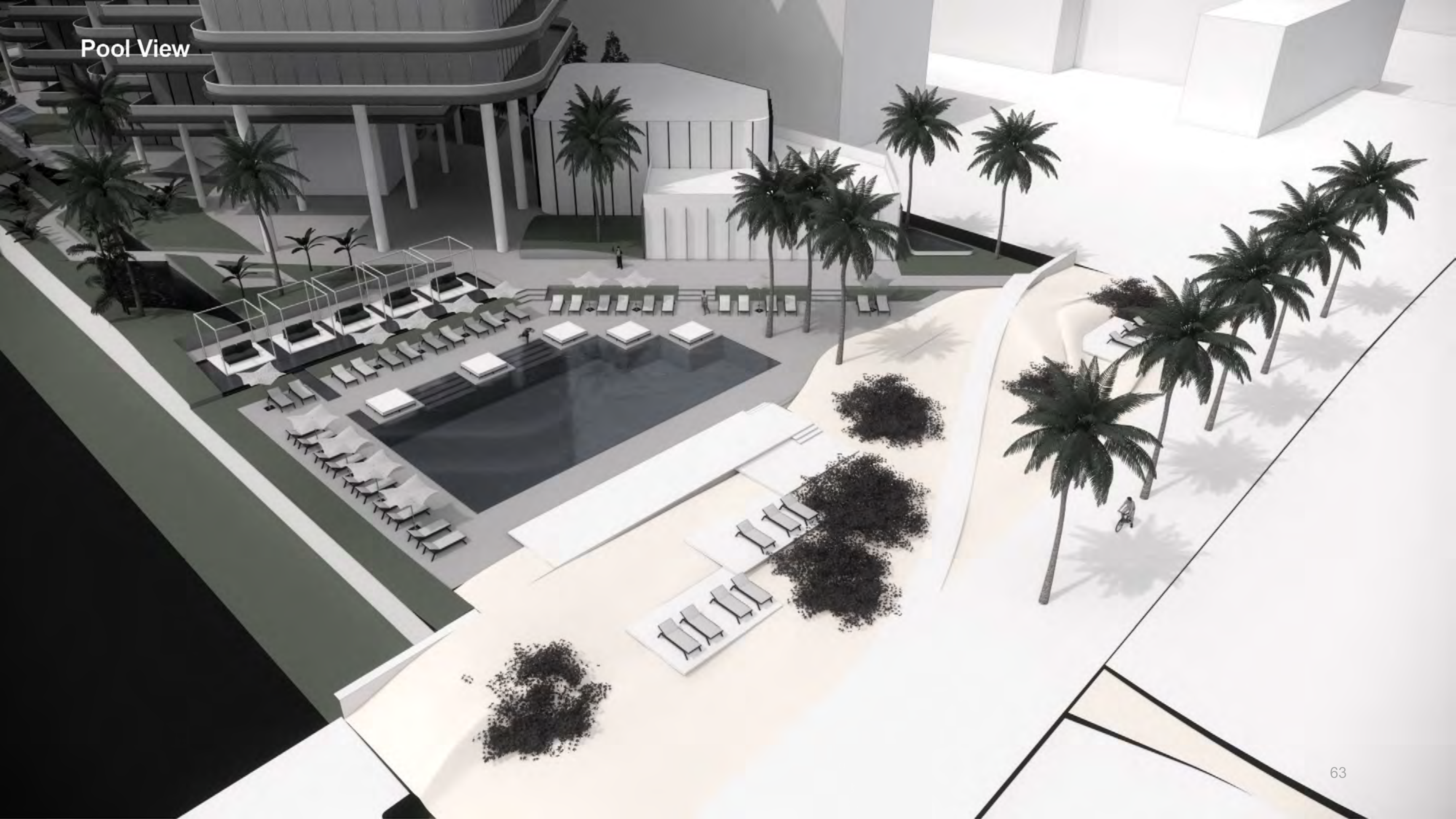
DUNE OVERLAY TOTAL AREA: 8 247 SF

DUNE OVERLAY OPEN TO SKY: 6 880 SF = 84%
DUNE OVERLAY NOT OPEN TO SKY: 1 367 SF = 16%

LEGEND:

- OCEANFRONT OVERLAY OPEN TO SKY = 51%
- OCEANFRONT OVERLAY NOT OPEN TO SKY = 49%
- DUNE OVERLAY OPEN TO SKY = 84%
- DUNE OVERLAY NOT OPEN TO SKY = 16%

Pool View

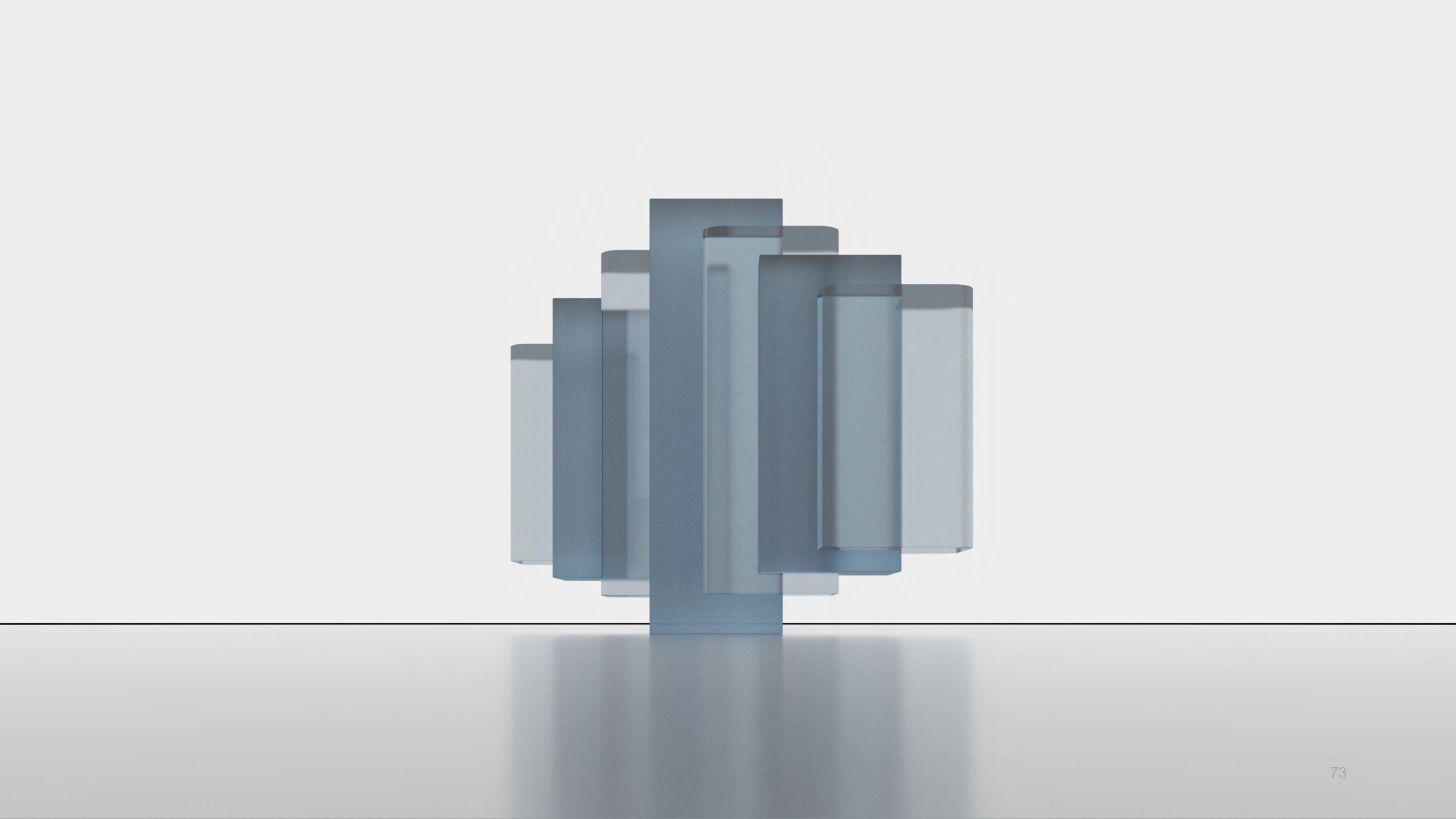


Pool View


Existing


Proposed

CONCLUSION



THANK YOU

APPENDIX

PROJECT DIRECTORY

CLIENT

5333 COLLINS ACQUISITIONS, LLC

ADDRESS: 2601 SOUTH BAYSHORE DRIVE, SUITE 850, COCONUT GROVE, FL 33133
PHONE: 305.531.2426

ARCHITECT OF RECORD

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC
AA 26000996

ADDRESS: 2432 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020
PHONE: 954.518.0833

DESIGN ARCHITECT

OMA*AMO ARCHITECTURE
AR96924

ADDRESS: 180 VARICK STREET, SUITE 1328, NEW YORK, NY 10014
PHONE: +1 212.337.0770

LANDSCAPE ARCHITECT OF RECORD

ARCHITECTURAL ALLIANCE LANDSCAPE

ADDRESS: 612 SW 4 AVENUE, FORT LAUDERDALE, FL 33315
PHONE: 954.764.8858

LANDSCAPE DESIGN CONSULTANT

GUSTAFSON PORTER + BOWMAN

ADDRESS: 1 COBHAM MEWS, AGAR GROVE, LONDON NW1 9SB UK
PHONE: +44 (0) 207.284.8950

COASTAL ENGINEER

MOFFATT & NICHOL COASTAL ENGINEERS

ADDRESS: 2937 SW 27 AVENUE, SUITE 101A, MIAMI, FL 33133
PHONE: 305.230.1924

TRAFFIC ENGINEER

KIMLEY HORN PLANNING AND DESIGN ENGINEERS

ADDRESS: 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954.535.5144

STRUCTURAL ENGINEER

B&J CONSULTING ENGINEERS

ADDRESS: 7955 NW 12 STREET, SUITE 418, MIAMI, FL 33126
PHONE: 786.703.9243

CIVIL ENGINEER

SCHWEBKE - SHISKIN & ASSOCIATES, INC.

ADDRESS: 3240 CORPORATE WAY, MIRAMAR, FL 33025
PHONE: 954.435.7010

MEP ENGINEER

OSBORN ENGINEERING

ADDRESS: 600 WEST HILLSBORO BOULEVARD, SUITE 102, DEERFIELD BEACH, FL 33441
PHONE: 954.767.8886

CODE CONSULTANT

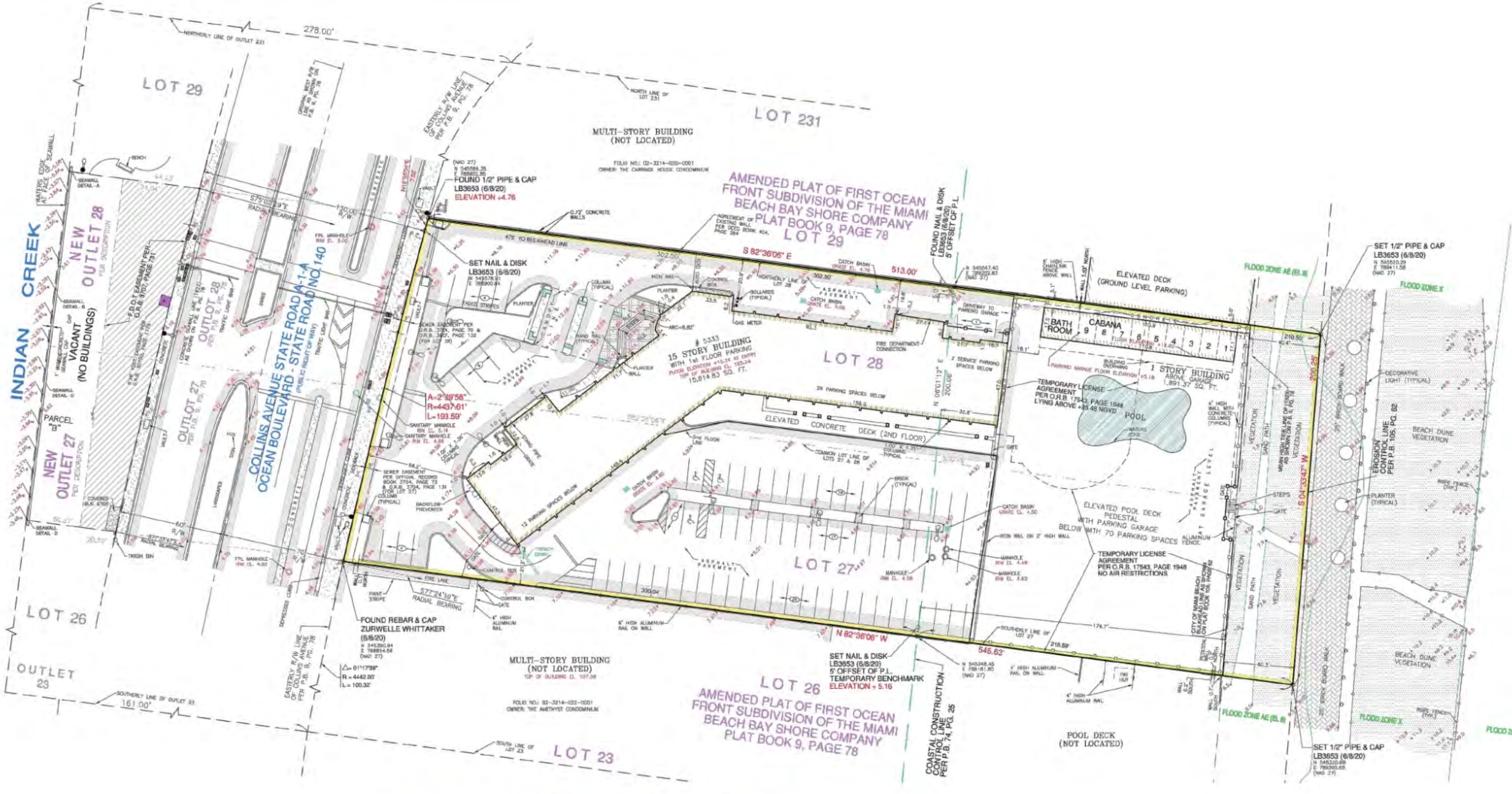
SLS CONSULTING

ADDRESS: 260 PALERMO AVENUE, CORAL GABLES, FL 33134
PHONE: 305.461.9852

5333 COLLINS AVENUE
MIAMI BEACH, FL 33140

DRB - FINAL SUBMITTAL - JULY 2, 2021

DRAWING LIST	
SHEET NUMBER	SHEET TITLE
A-001	COVER SHEET
A-002	DRAWING LIST
A-003	TOPOGRAPHIC SURVEY
A-004	ZONING DATA
A-006	CONTEXT LOCATION PLAN
A-007	DEMOLITION PLAN
A-008	EXISTING CONDITIONS & EXISTING FAR DIAGRAMS
A-009	FAR DIAGRAMS
A-010	FAR DIAGRAMS 2
A-020	SITE PLAN
A-021	CURRENT SITE IMAGE - SITE AND EXISTING
A-022	CURRENT SITE IMAGE
A-023	CURRENT VS. PROPOSAL COMPARISON
A-050	DESIGN CONCEPT
A-051	MATERIAL CONCEPT
A-061	SE VIEW
A-062	BEACH VIEW
A-063	FACADE VIEW
A-064	BALCONY VIEW
A-065	COLLINS AVE. VIEW
A-067	ENTRY VIEW
A-068	STREETSCAPE VIEWS
A-066	INDIAN CREEK VIEW
A-090	MANEUVERING PLANS
A-091	MANEUVERING PLANS 2
A-092	MANEUVERING PLANS 3
A-093	MANEUVERING PLANS 4
A-094	MANEUVERING PLANS 5
A-101	CELLAR PLAN
A-102	GROUND FLOOR PLAN
A-103	2ND FLOOR PLAN
A-104	3RD & 4-14TH & FLOOR PLANS
A-105	15TH & 16TH FLOOR PLANS
A-106	17TH FLOOR & ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	E-W SECTION
A-302	E-W SECTION 2
A-303	N-S SECTION
A-310	ENLARGED E-W SECTION 1
A-311	ENLARGED E-W SECTION 2
A-312	ENLARGED N-S SECTION
LD-000	LANDSCAPE CONCEPT
LD-001	PROPOSED - GENERAL ARRANGEMENT LANDSCAPE PLAN
LD-002	PROPOSED - HARDSCAPE MASTERPLAN
LD-003	PROPOSED - LANDSCAPE CANOPY LEVEL SITE PLAN
LD-004	PROPOSED - LANDSCAPE GROUND LEVEL SITE PLAN
LD-004.1	PLANTING SCHEDULE
LD-004.2	LANDSCAPE LEGEND FORM
LD-005	TREE DISPOSITION PLAN
LD-005.1	TREE DISPOSITION PLAN SCHEDULE
LD-005.2	EXISTING TREE SURVEY
LD-005.3	EXISTING TREE SURVEY SCHEDULE
LD-006	LANDSCAPE SECTION A
LD-006.1	LANDSCAPE SECTION B
LD-007	HARDSCAPE MATERIALS IMAGES AND SCHEDULE
LD-008	PROPOSED LIGHTING PLAN
LD-009	GRADE AND DUNE CALCULATION
LD-009.1	GRADE AND DUNE CALCULATION
LD-009.2	REAR YARD CALCULATIONS



LOCATION SKETCH
NOT TO SCALE

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NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SURVEYOR'S NOTES:

- This site lies in Section 14, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Miami-Dade County, Florida was formerly known as Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S82°36'06"E for the Northerly line of Lot 28, and evidenced by a found 1/2" pipe and cap and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. E-313-R, Elevation +4.04 Located at 53 Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0328L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon contains 106,015 square feet, or 2.434 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that on upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

LEGAL DESCRIPTION:
PARCEL A:

Lots 27 and 28, of Amended Plat of First Ocean Front Subdivision of the Miami Beach Bay Shore Company, according to the Plat thereof, as recorded in Plat Book 9, Page 78, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 5, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on May 5, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410D0000017402A2BF42000429 5B, cn=Daniel C Fortin
Date: 2021.05.26 21:02:54 -04'00'

By: ______
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
5333 COLLINS AVENUE - LA COSTA
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/21
Scale	1"=30'
Drawn By	DWF
CAD No.	981305
Plotted	5/19/21 2:18p
Ref. Dwg.	2020-068
Field Book	F.S.-TMC
Job No.	210382
Dwg. No.	2020-068-NGVD
Sheet	1 of 1

PROJECT DATA

5333 COLLINS

PROJECT ADDRESS: 5333 COLLINS AVE
MIAMI BEACH, FL 33140

LEGAL DESCRIPTION

LOTS 27 AND 28, OF AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING/LOT INFORMATION

JURISDICTION:	CITY OF MIAMI BEACH
ZONING DESIGNATION:	RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY
FLOOD ZONE:	ZONE "AE" (EL 8 FEET NGVD) = (EL 6.44 FEET NAVD)
PARKING DISTRICT:	PARKING DISTRICT NO.1
EXISTING LAND USE:	HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)
LOT SIZE:	2.434 ACRES (106,015 SF)

SCOPE OF WORK

FULL DEMOLITION OF EXISTING BUILDING AND PARKING LOT.
PROPOSED NEW CONSTRUCTION: 19-STORY MULTI-USE RESIDENTIAL TOWER, GARAGE AND PRIVATE CLUBHOUSE.

BLDG. DATA

	REQUIRED/ALLOWED	PROVIDED
NUMBER OF STORIES: (REFER TO ARCHITECTURAL ELEVATIONS)	N/A	19 STORIES
PROPOSED BUILDING HEIGHT: (PER MIAMI BEACH ZONING)	200'-0" (ABOVE D.F.E.)	200'-0" (ABOVE D.F.E.) TO T.O.ROOF SLAB + MECHANICAL ROOF = 225'-0"
FREEBOARD:	5'-0" ABOVE BFE	5'-0" (13'-0" NGVD)
ESTABLISHED B.F.E.:	8 FEET NGVD	
DESIGN FLOOD ELEVATION:	BFE + FREEBOARD	= 13'-0" NGVD
LOBBY FINISHED FLOOR ELEVATION		13'-0" NGVD
NUMBER OF UNITS PROPOSED		100 UNITS (REFER TO FAR SCHEDULE)
MINIMUM UNIT SIZE	550 SF	556 SF (REFER TO FAR SCHEDULE)

LOT DATA

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA:	7,000 SF	PARCEL A: 2.434 ACRES (106,015 SF)
MINIMUM LOT WIDTH:	50'-0"	201'-4"
MAX F.A.R.:	106,015 SF X 3.0 = 318,045 SF	317,994 SF

SETBACK REQUIREMENTS

AT-GRADE PARKING SETBACKS	REQUIRED/ALLOWED	PROVIDED
• FRONT	20'-0"	N/A
• SIDE	5 FEET, OR 5% OF LOT WIDTH WHICHEVER IS GREATER LOT WIDTH 200'-0" X 5%= 10'-0"	N/A
• REAR	50'-0" WEST FROM THE BULKHEAD LINE	N/A

SUBTERRANEAN AND PEDESTAL SETBACKS	REQUIRED/ALLOWED	PROVIDED
• FRONT	20'-0"	38'-0"
• SIDE	SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH, 7.5 FEET, OR 8% OF LOT WIDTH WHICHEVER IS GREATER LOT WIDTH 200'-0" X 16%= 32'-0" / 2 =16'-0"	16'-0"
• REAR	20% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IF GREATER. LOT DEPTH AVERAGE 513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 20% = 105.86' = 105'-11"	105'-11"

TOWER SETBACKS	REQUIRED/ALLOWED	PROVIDED
• FRONT	20'-0" + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM 50'-0". (SECTION 142-1132 ALLOWABLE ENCROACHMENT) UP TO A MAXIMUM PROJECTION OF 6 FEET FOR EXTERIOR UNENCLOSED PRIVATE BALCONIES	58'-1"
• SIDE	THE REQUIRED PEDESTAL SETBACK PLUS 10% OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL NOT EXCEED 50'-0". 16' (PEDESTAL) + 15' (10% OF TOWER HEIGHT) = 31'-0"	55'-1" (SOUTH) 55-1" (NORTH)
• REAR	25% OF LOT DEPTH, 75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IF GREATER. LOT DEPTH AVERAGE 513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 25% = 132.33 = 132'-4"	132'-4"

OCEANFRONT OVERLAY REQUIREMENTS

ADDITIONAL REGULATIONS FOR OCEANFRONT LOTS. THESE REGULATIONS APPLY TO BUILDINGS AND STRUCTURES LOCATED WEST OF THE BULKHEAD LINE.

	REQUIRED/ALLOWED	PROVIDED
LOT COVERAGE:	LOT COVERAGE SHALL BE AT LEAST 50 PERCENT OF THE REQUIRED REAR YARD SETBACK, OPEN TO THE SKY AND LANDSCAPED. TOTAL AREA: 9,318 SQ FT	AREA OPEN TO SKY AND LANDSCAPED: 4,730 SF LOT COVERAGE AREA = 51% AREA NOT OPEN TO SKYAND LANDSCAPED: 4,588 SF LOT COVERAGE AREA = 49%
REAR YARD SETBACK: 50'-0" FOR GRADE AND SUBTERRANEAN LEVELS MEASURED FROM THE BULKHEAD LINE.	50'-0"	67'-9"
SIDE SETBACK:	15'-0"	16'-0"
MAXIMUM HEIGHT:	30'-0" ABOVE GRADE | GRADE: 4.90 NGVD	24'-0" NGVD - 4'-11" (4.90 NGVD) = 19'-1" ABOVE GRADE
BULKHEAD LINE SETBACK:	10'-0"	12'-10"
PERMITTED ENCLOSED STRUCTURE: MAXIMUM F.A.R. OF 0.5 OF THE SETBACK AREA	10,013 SQ (SETBACK AREA) FT X 0.5 (MAX F.A.R.) = 5,006 SQ FT	280 SQ FT (PORTION OF PRIVATE CLUBHOUSE ON OCEANFRONT OVERLAY)
FINISHED FLOOR ELEVATION: DECKS / PATIOS / PLATFORMS MAX HEIGHT OF 2'-6" ABOVE TOP OF DUNE	11'-3" NGVD DUNE + 2'-6" = 13'-8"	13'-0"

PARKING DATA

RESIDENTIAL PARKING REQUIREMENTS	REQUIRED/ALLOWED	PROVIDED
• (1.5) SPACES PER UNIT FOR UNITS BETWEEN 550 AND 999 SF	7 UNITS X 1.5 SPACES = 10.5 PARKING SPACES = 11 PARKING SPACES	
• (1.75) SPACES PER UNIT FOR UNITS BETWEEN 1,000 AND 1,200 SF	13 UNITS X 1.75 SPACES = 22.75 = 23 PARKING SPACES	
• (2) SPACES PER UNIT FOR UNITS ABOVE 1,200 SF	80 UNITS X 2 SPACES = 160 PARKING SPACES	
• SUPPLEMENTAL DESIGNATED GUEST PARKING	10% OF REQ. RESIDENTIAL = 19.4 = 20 PARKING SPACES	

COMMERCIAL PARKING REQUIREMENTS		
• RETAIL STORE	ONE SPACE PER EVERY 300 SQUARE FEET OF FLOOR AREA 220 SF OF FLOOR AREA /300 SF = 0 .73 = 1 PARKING SPACE	1 PARKING SPACE
OFF-STREET LOADING		
• RESIDENTIAL BUILDING OVER 50 UNITS BUT NOT MORE THAN 100 UNITS:	2 LOADING SPACES (10'-0" X 20'-0")	2 LOADING SPACES (10'-0" X 20'-0")
• COMMERCIAL SPACE	OVER 2,000 BUT NOT OVER 10,000 = 1 LOADING SPACE 200 SF OF COMMERCIAL SPACE = 0	0 LOADING SPACES

TOTAL # OF SPACES BEFORE REDUCTION — 215 PARKING SPACES
2 LOADING SPACES

PARKING REDUCTION		
• LONG-TERM BICYCLE PARKING: (1) OFF-STREET PARKING SPACE FOR EVERY FIVE LONG-TERM BICYCLE PARKING SPACES PROVIDED OFF-STREET, NOT TO EXCEED 15%	215 PARKING SPACES X 15% (REDUCTION) = 32.25 PARKING SPACES REDUCTION 32 PARKING SPACES X 5 BICYLES PARKING SPACES = 160 BICYLE SPACES	**160 BICYCLE SPACES**
TOTAL # OF SPACES AFTER REDUCTION	215 PARKING SPACES - 32 (REDUCTION) = 183 PARKING SPACES 2 LOADING SPACES	**183 PARKING SPACES 2 LOADING SPACES**
ACCESSIBLE:	TOTAL NUMBER OF PARKING SPACES REQUIRED 151 TO 200 = 5 STANDARD ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE	5 STANDARD ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE
ELECTRIC VEHICLE:	ELECTRIC VEHICLE MINIMUM OF 2 PERCENT OF REQUIRED OFF- STREET PARKING. 183 (REQUIRED PARKING) X 2% = 3.66 = 4	4 ELECTRIC VEHICLE SPACES

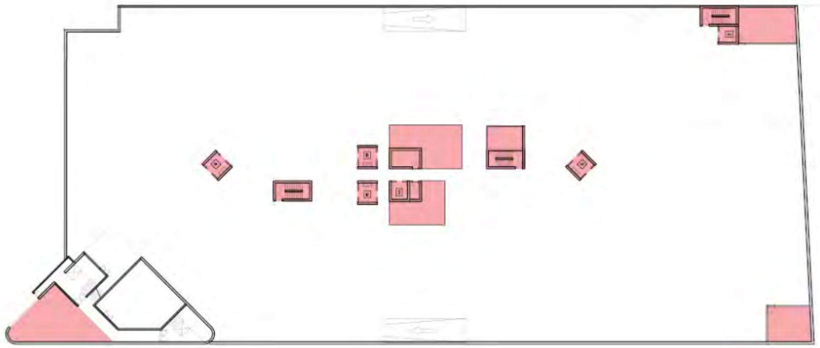
PARKING SPACE DIMENSIONS		
• REGULAR SELF-PARK SPACES:	8'-6" (W) X 18'-0" (D)	8'-6" (W) X 18'-0" (D)
• VALET PARKING SPACES	8'-6" (W) X 18'-0" (D)	8'-6" (W) X 18'-0" (D)
• TANDEM PARKING SPACES	8'-6" (W) X 32'-0" (D)	8'-6" (W) X 36'-0" (D)
• OFF-STREET LOADING	10'-0" (W) X 20'-0" (D)	10'-0" (W) X 20'-0" (D)
• ACCESSIBLE PARKING	12'-0" (W) + 5'-0" (W) X 18'-0" (D)	12'-0" (W) + 5'-0" (W) X 18'-0" (D)

DUNE PRESERVATION OVERLAY

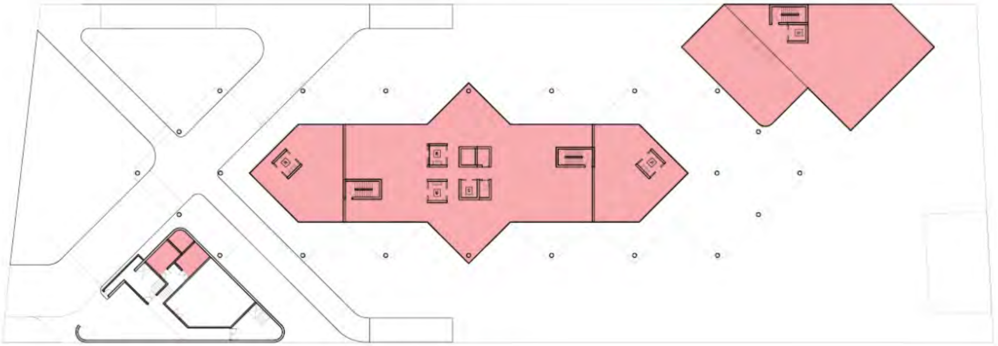
	REQUIRED/ALLOWED	PROVIDED
SIZE AND SPACING:	400 SQ FT / 10'-25' SEPERATION	N/A
LOT COVERAGE:	AT LEAST 80 PERCENT OF THE SITE SHALL REMAIN OPEN TO THE SKY, LANDSCAPED OR MAINTAINED AS SAND BEACH. TOTAL AREA: 8,070 SQ FT	AREA OPEN TO SKY AND LANSCAPED : 6880 SF LOT COVERAGE AREA = 84% AREA NOT OPEN TO SKY AND LANSCAPED : 1,367 SF LOT COVERAGE AREA = 16%
MINIMUM YARDS:	0'-0" FROM BULKHEAD LINE	N/A
MINIMUM SIDE YARD:	FIFTEEN FEET ADJACENT TO ANY SIDE PROPERTY LINE, MUNICIPAL PARK, STREET END, OR RIGHT-OF-WAY.	N/A
MINIMUM YARD FROM EROSION CONTROL LINE:	10'-0"- 15'-0"	N/A
MAXIMUM HEIGHT:	1 STORY OR 12'-0"	N/A
MAXIMUM DENSITY:	0	N/A
PARKING REGULATION:	0	N/A
FINISH FLOOR ELEVATION:	2'-6" ABOVE DUNE MAX	13'-0" MAX

F.A.R. SCHEDULE

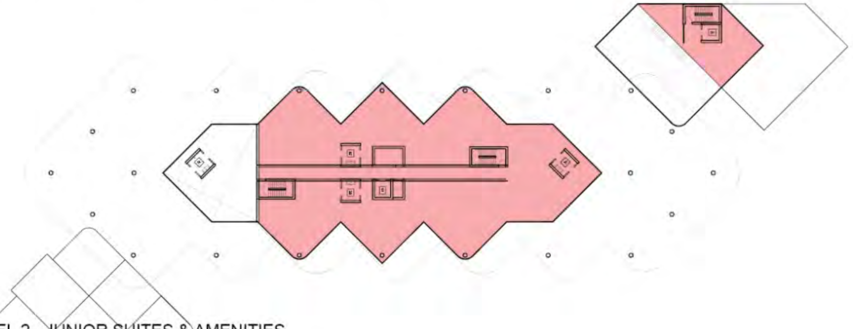
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	BOH	Studio						1BD	2 BD				3 BD		4 BD/5BD		UNIT #			
18	Roof		4,032																									
17	Penthouse	9,703	9,703	1,427																			3,974	4,302	2			2
16	Mixed Residence	13,672	13,672	2,469																	3,193	3,119	5,762	5,762	2			2
15	Mixed Residence	15,417	15,417	2,070												1,256		2,099			3,355				5			5
14	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
13	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
12	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
11	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
10	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
9	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
8	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
7	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
6	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
5	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
4	Mixed Residence	21,087	21,087	2,070												1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	6
3	Mixed Residence	15,417	15,417	2,165						1,156	954	1,089	1,054				2,267	2,139	2,264	2,228					8	1	2	5
2	Mixed Residences & Amenities	11,506	11,506	2,529		4,214	752			700	558	806	680	558	711										6	6		
1	Lobby & Amenity, Restaurant	15,903	15,903	1,191	3,345	5,062	4,703	220	1,380																			
B1	BOH, PARKING	4,414	63,509	1,162					3,252																			
					3345	9276	5,457	220	4632	1,958	1,510	1,895	1,734	558	711	12,366	27,677	27,327	25,793	30,773	6,548	3,119	58,275	63,029	100	7	13	80
SUB TOTAL				35,783		14,733									8,364	12,366				111,570		9,667		117,304				
UNITS		100							22,930						10	12				49		3		26				
TOTAL	PROVIDED	317,994	381,121																					246,905				



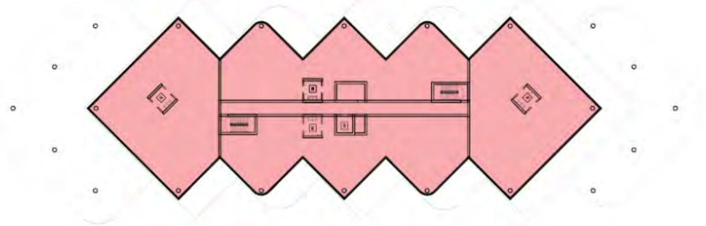
CELLAR
FAR = 4,414 SF



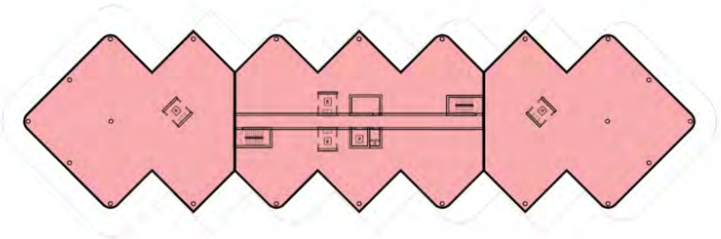
GROUND LEVEL
FAR LOBBY/BOH = 4,627 SF
FAR AMENITIES = 6,269 SF
FAR PRIVATE RESTAURANT/ CLUB HOUSE = 5,007 SF



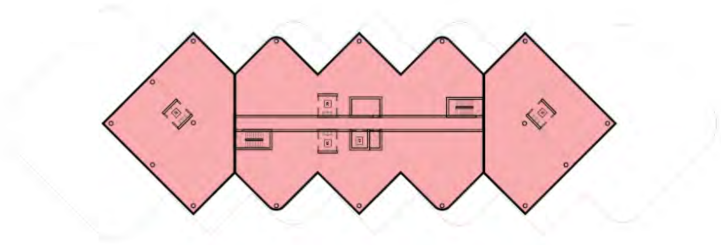
LEVEL 2 - JUNIOR SUITES & AMENITIES
FAR AMENITIES = 5,305 SF
FAR JUNIOR SUITES = 4,905 SF
PRIVATE RESTAURANT/ CLUB HOUSE: 1,296 SF



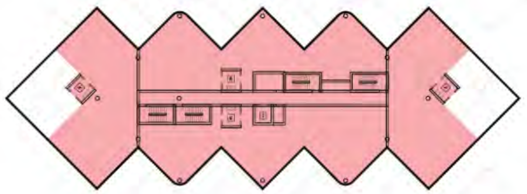
LEVEL 3 RESIDENCES
FAR RESIDENCES = 15,417 SF



LEVEL 4 TO 14 RESIDENCES
FAR RESIDENCES = 21,087 SF X 11 = 231,962 SF

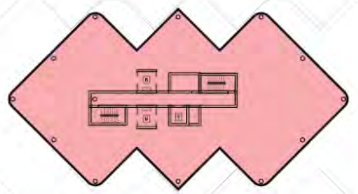


LEVEL 15 RESIDENCES
FAR RESIDENCES = 15,417

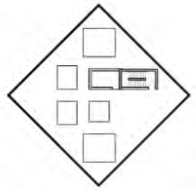


LEVEL 16 RESIDENCES
FAR RESIDENCES = 13,672 SF

PROPOSED F.A.R

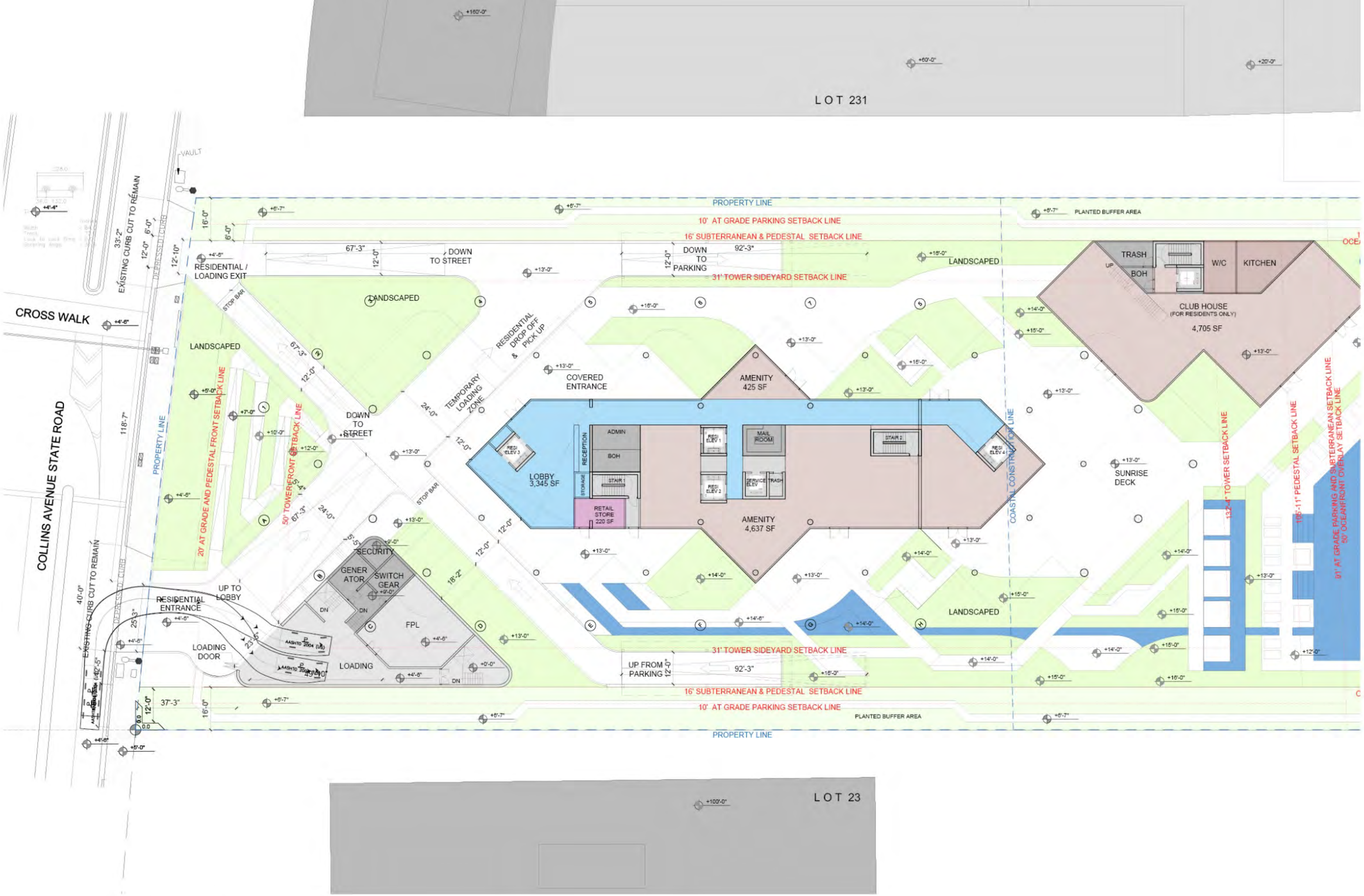


LEVEL 17 RESIDENCES
FAR RESIDENCES = 9,703 SF



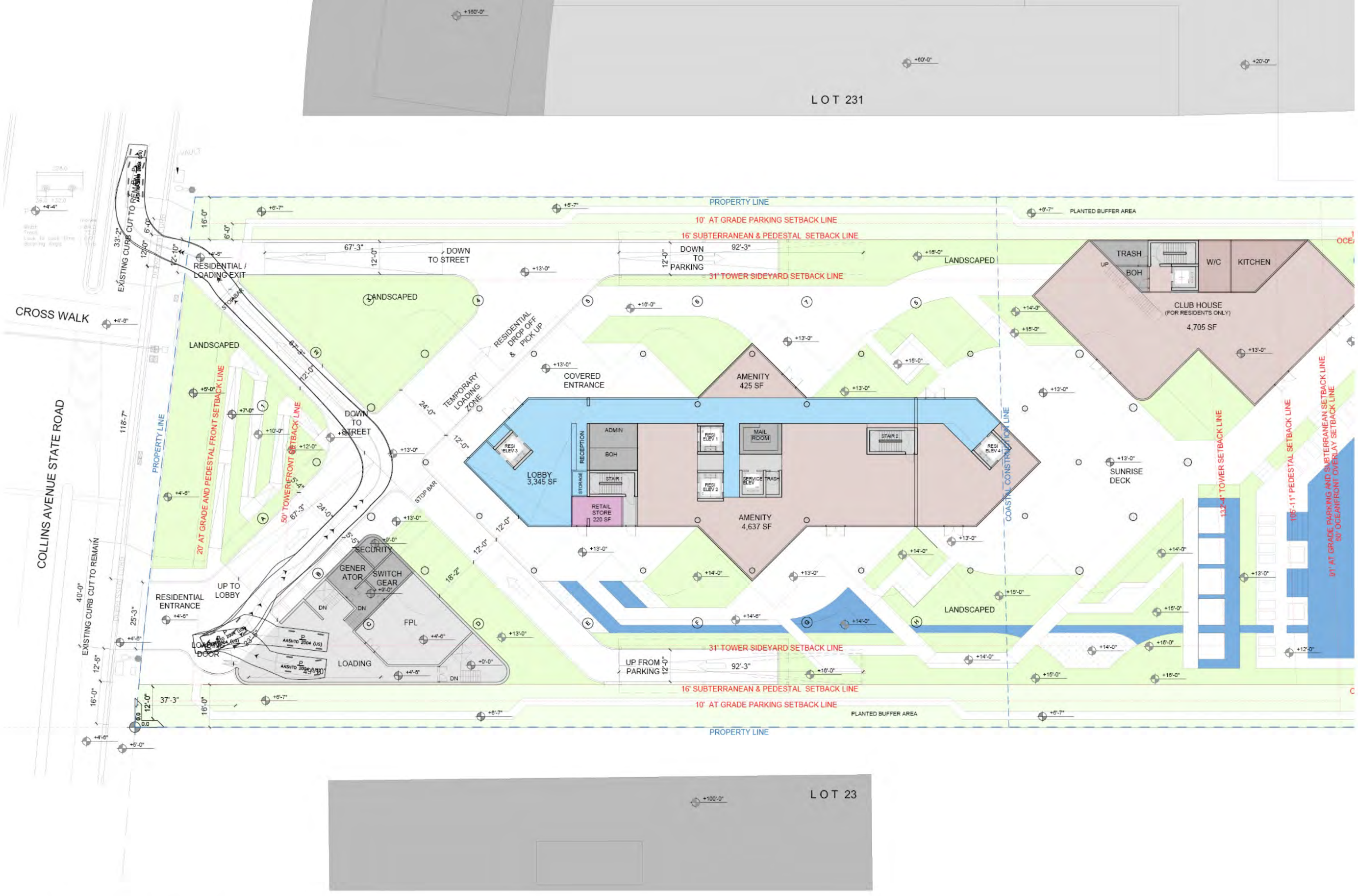
LEVEL MECHANICAL ROOF
FAR = 0

F.A.R RESIDENTIAL BUILDING	
LEVEL	AREA (SF)
CELLAR LEVEL	4,414 SF
GROUND LEVEL	15,903 SF
LEVEL 2	11,506 SF
LEVEL 3	15,417 SF
LEVEL 4	21,087 SF
LEVEL 5	21,087 SF
LEVEL 6	21,087 SF
LEVEL 7	21,087 SF
LEVEL 8	21,087 SF
LEVEL 9	21,087 SF
LEVEL 10	21,087 SF
LEVEL 11	21,087 SF
LEVEL 12	21,087 SF
LEVEL 13	21,087 SF
LEVEL 14	21,087 SF
LEVEL 15	15,417 SF
LEVEL 16	13,672 SF
LEVEL 17	9,703 SF
LEVEL 18	0 SF
TOTAL F.A.R	**317,994 SF**

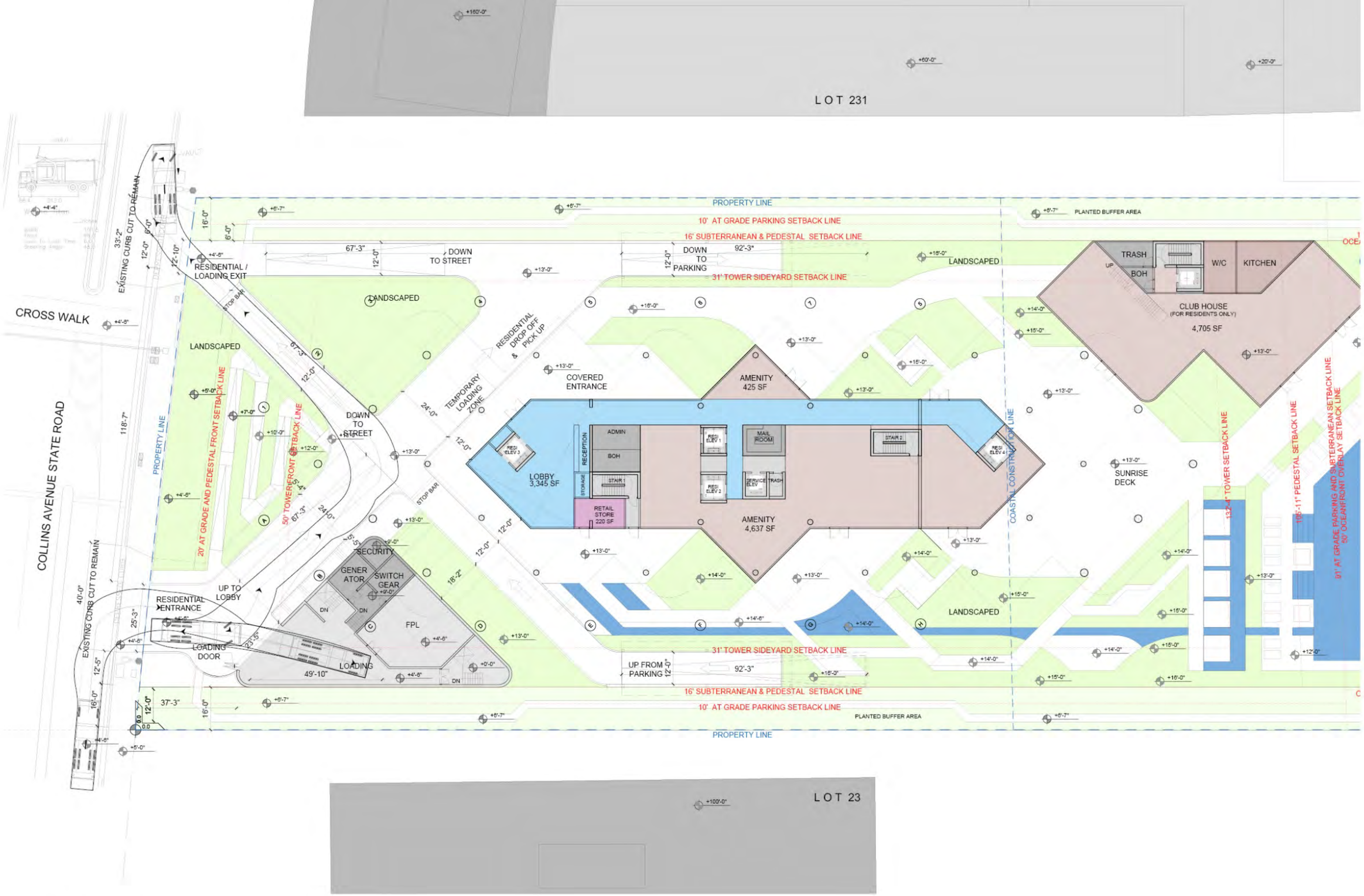


1 LOADING MANEUVERING

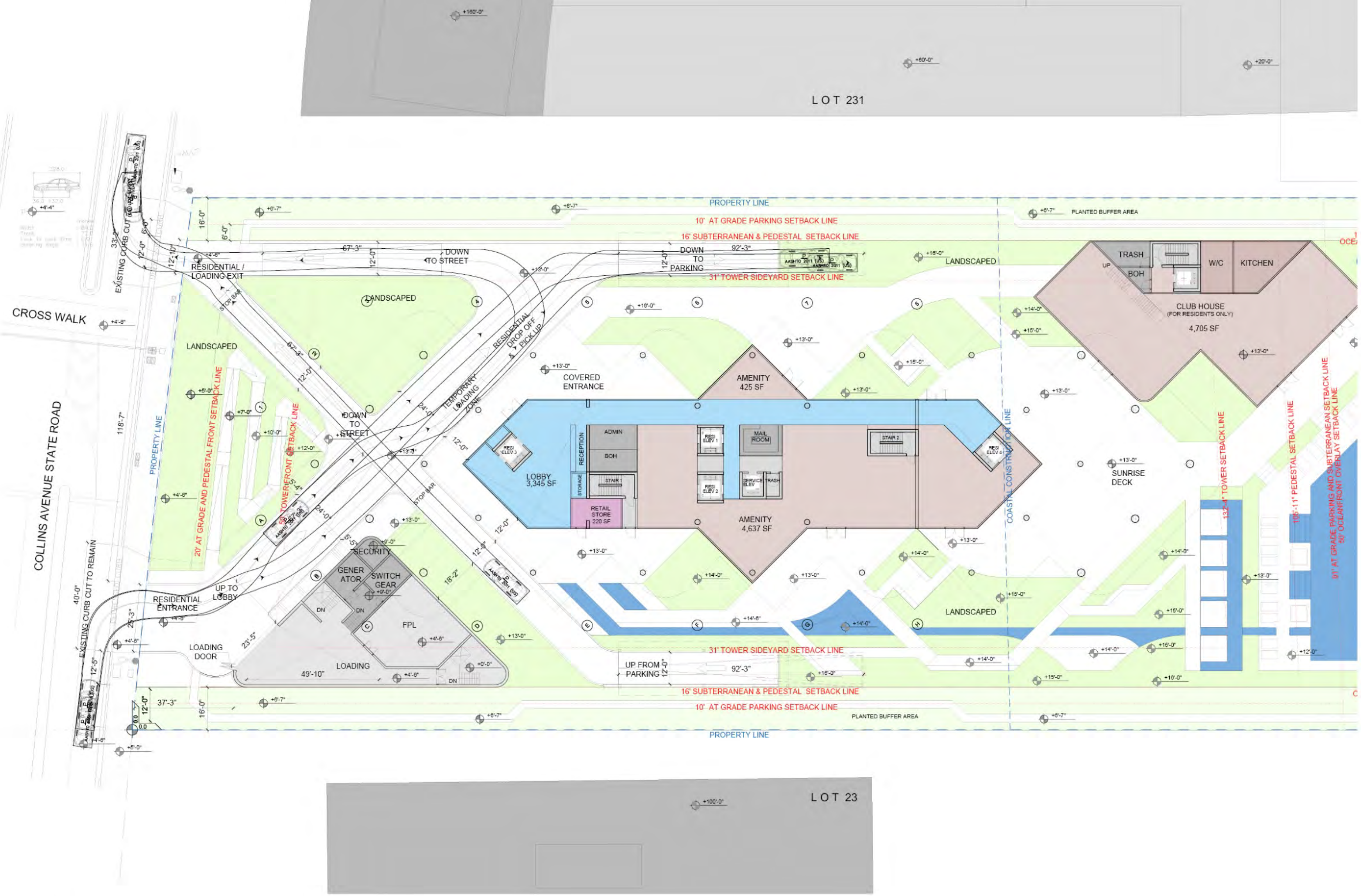
SCALE: 1/16" = 1'-0"



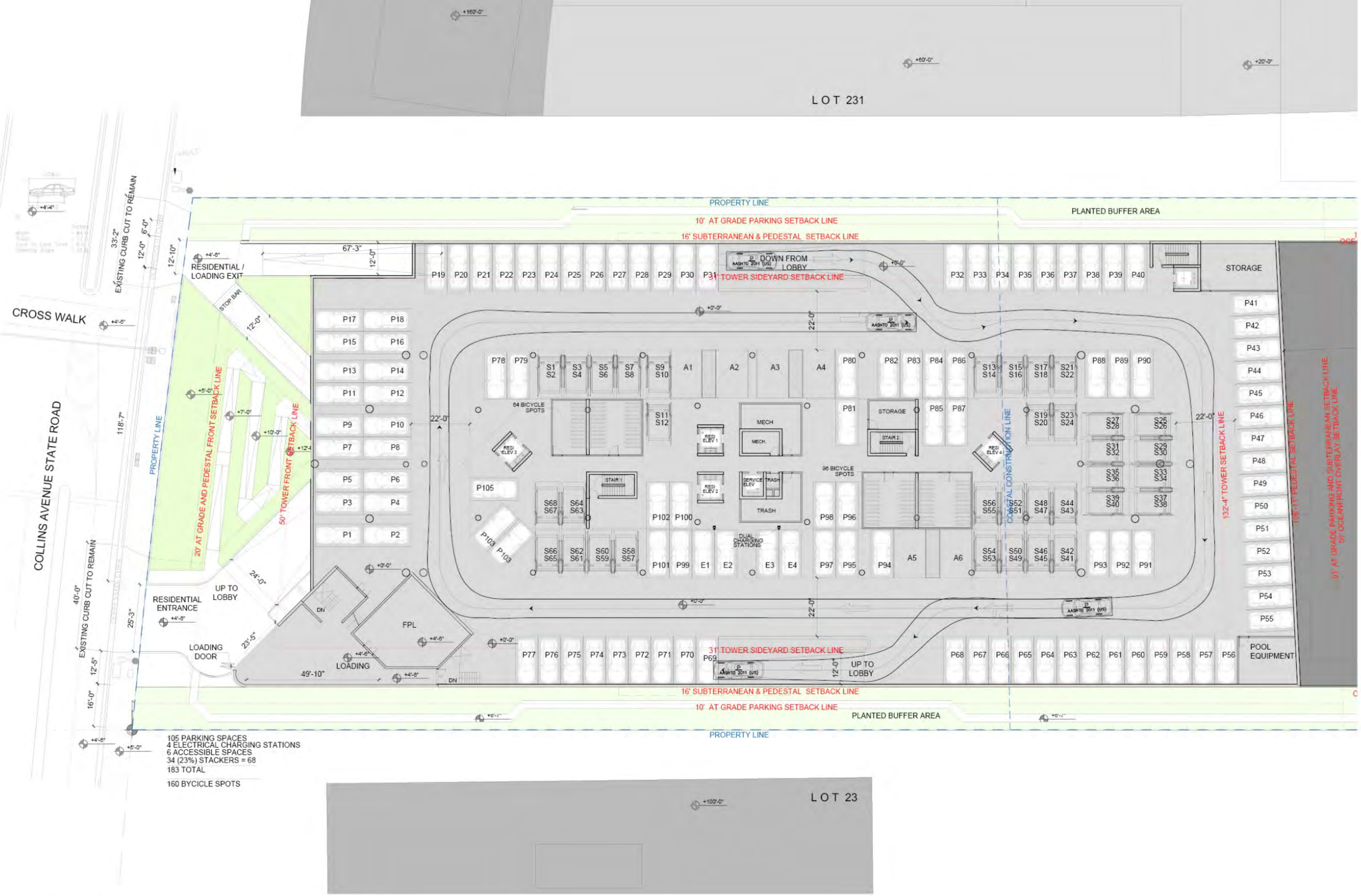
1 LOADING MANEUVERING
SCALE: 1/16" = 1'-0"



1 REFUSE MANEUVERING
SCALE: 1/16" = 1'-0"

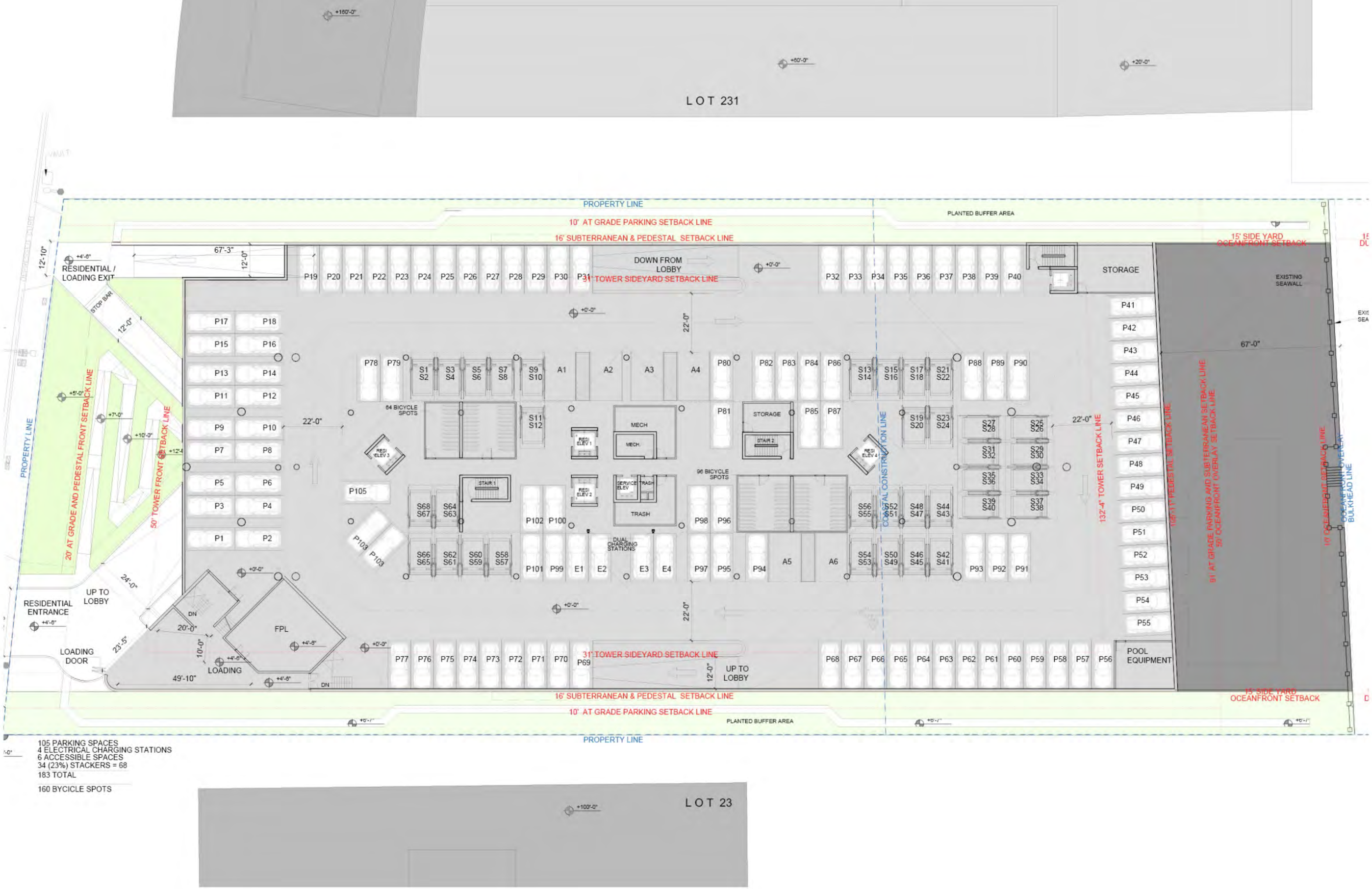


1 PASSENGER MANEUVERING
SCALE: 1/16" = 1'-0"



1 CELLAR MANEUVERING

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

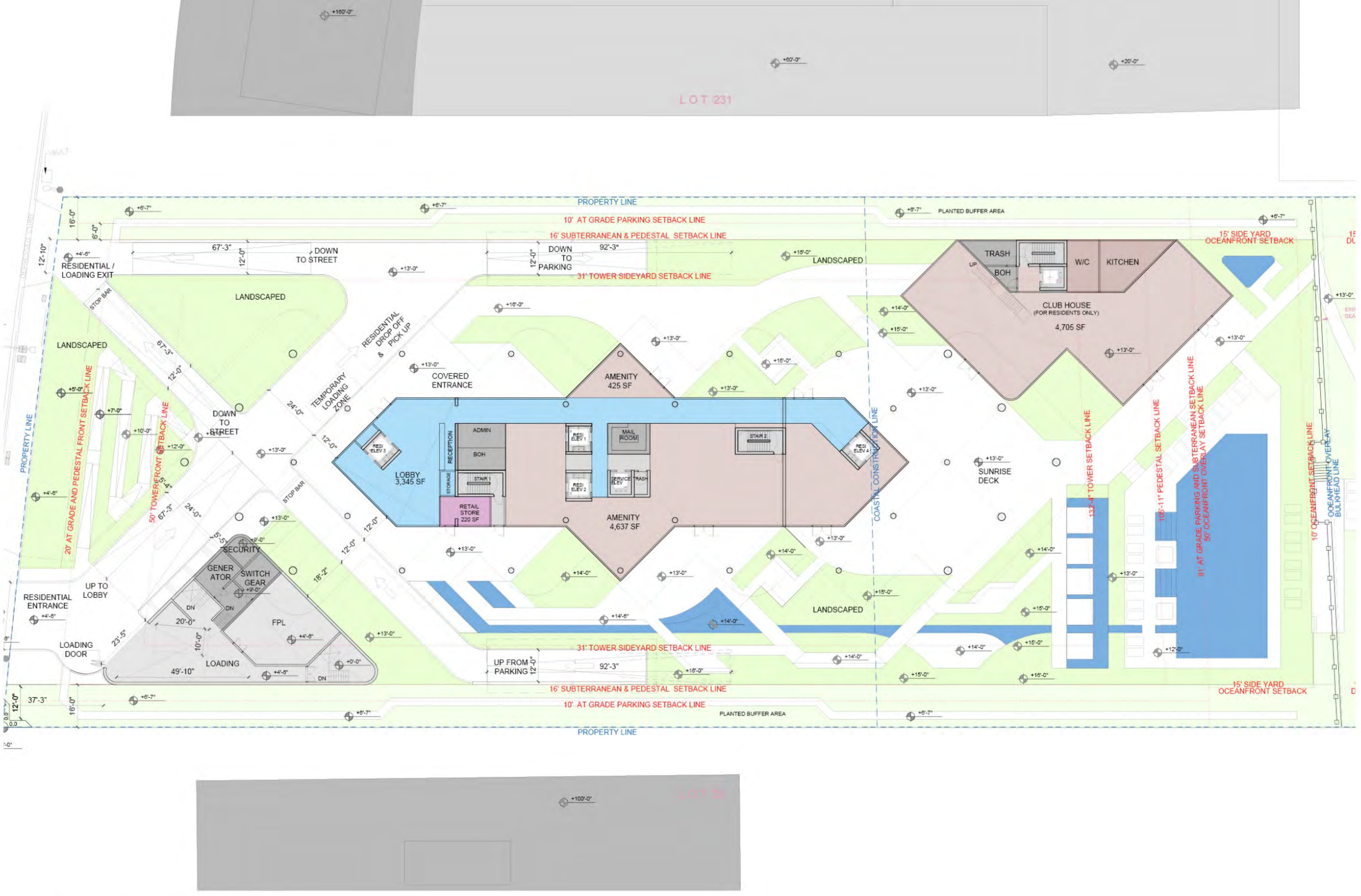


105 PARKING SPACES
4 ELECTRICAL CHARGING STATIONS
6 ACCESSIBLE SPACES
34 (23%) STACKERS = 68
183 TOTAL

160 BYCICLE SPOTS

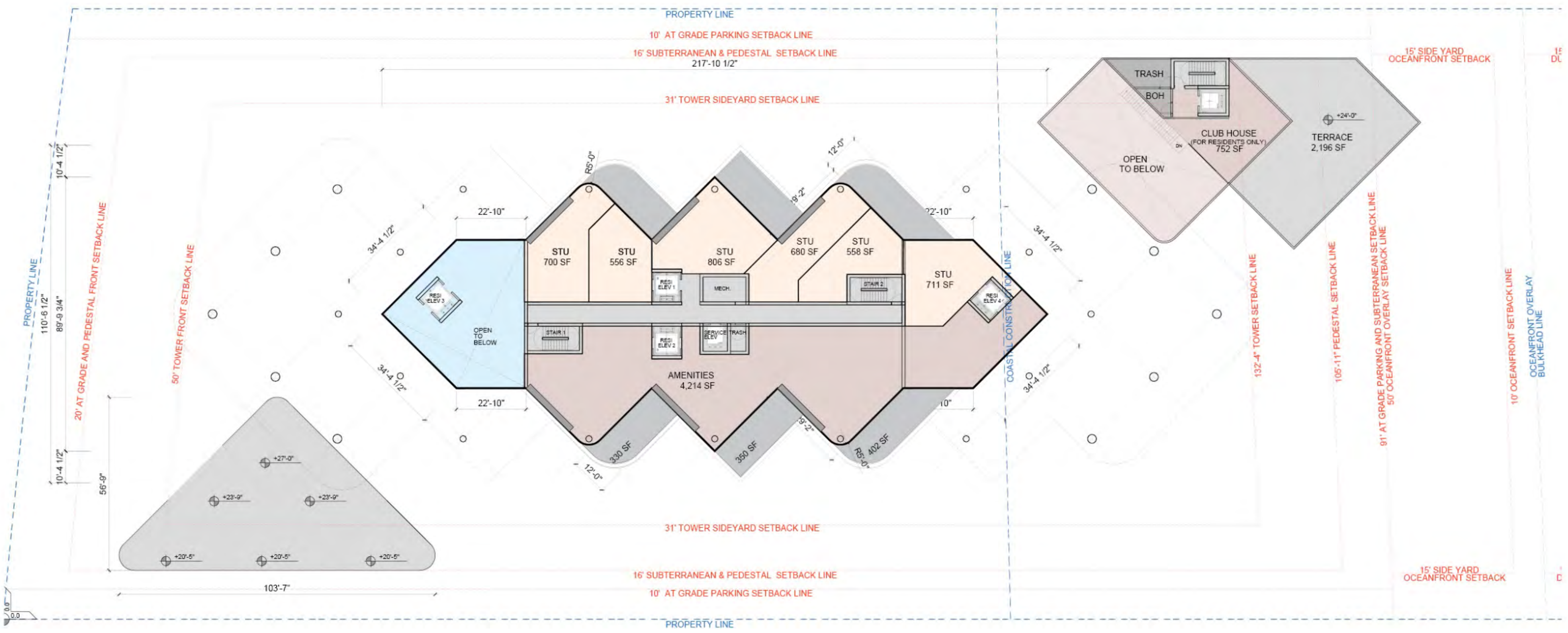
1 CELLAR FLOOR PLAN

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

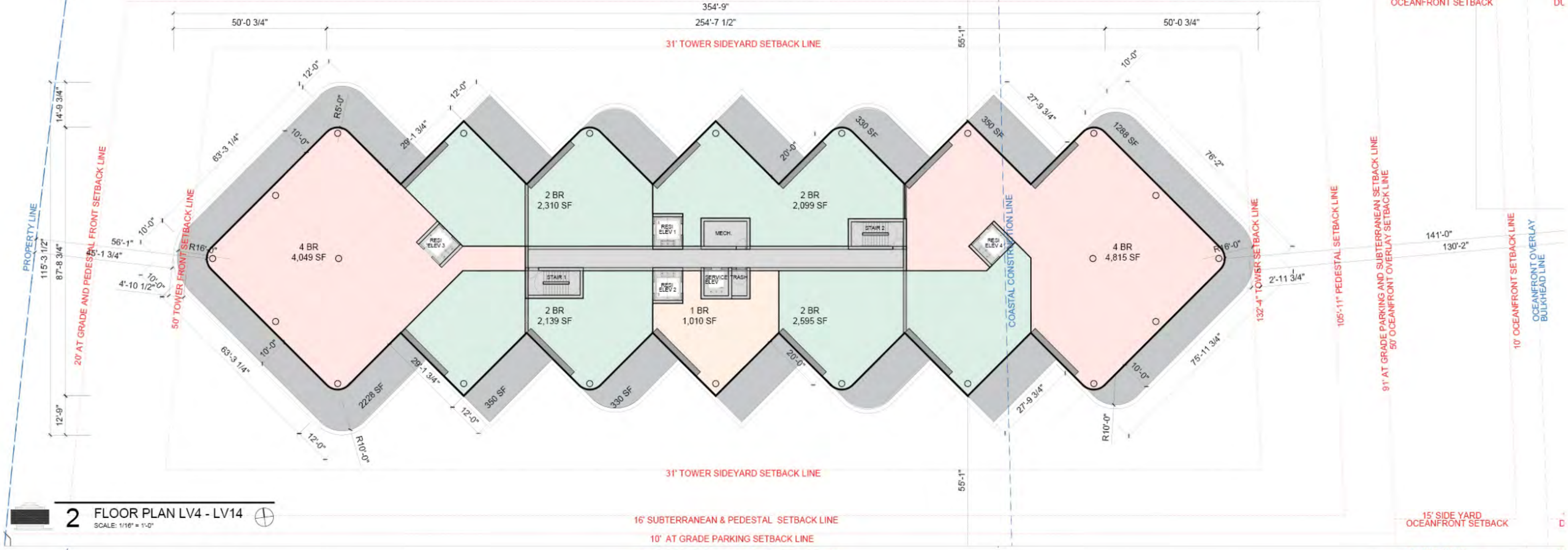


1 GROUND FLOOR PLAN

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

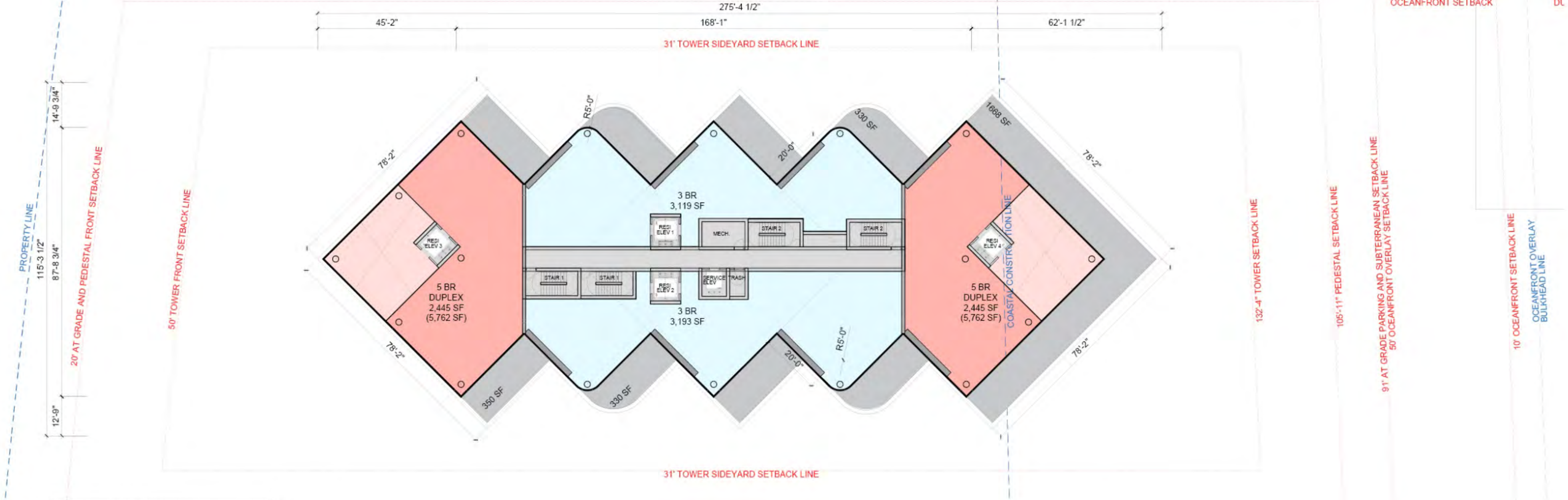


1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



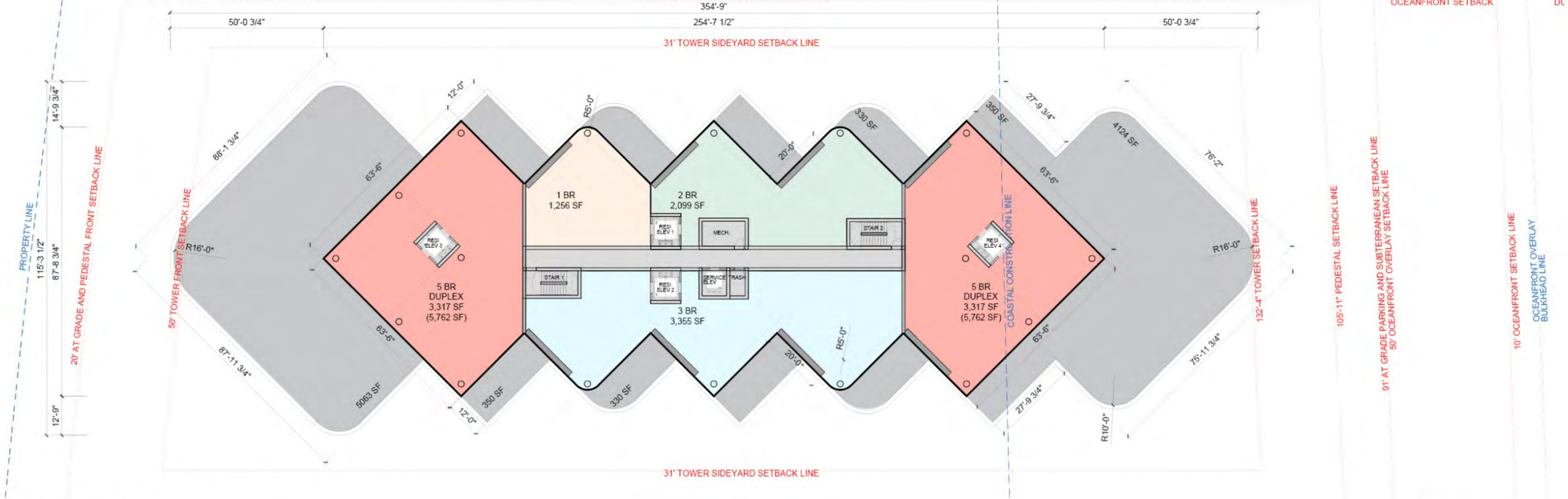
2 FLOOR PLAN LV4 - LV14
SCALE: 1/16" = 1'-0"

1 FLOOR PLAN LV3
SCALE: 1/16" = 1'-0"



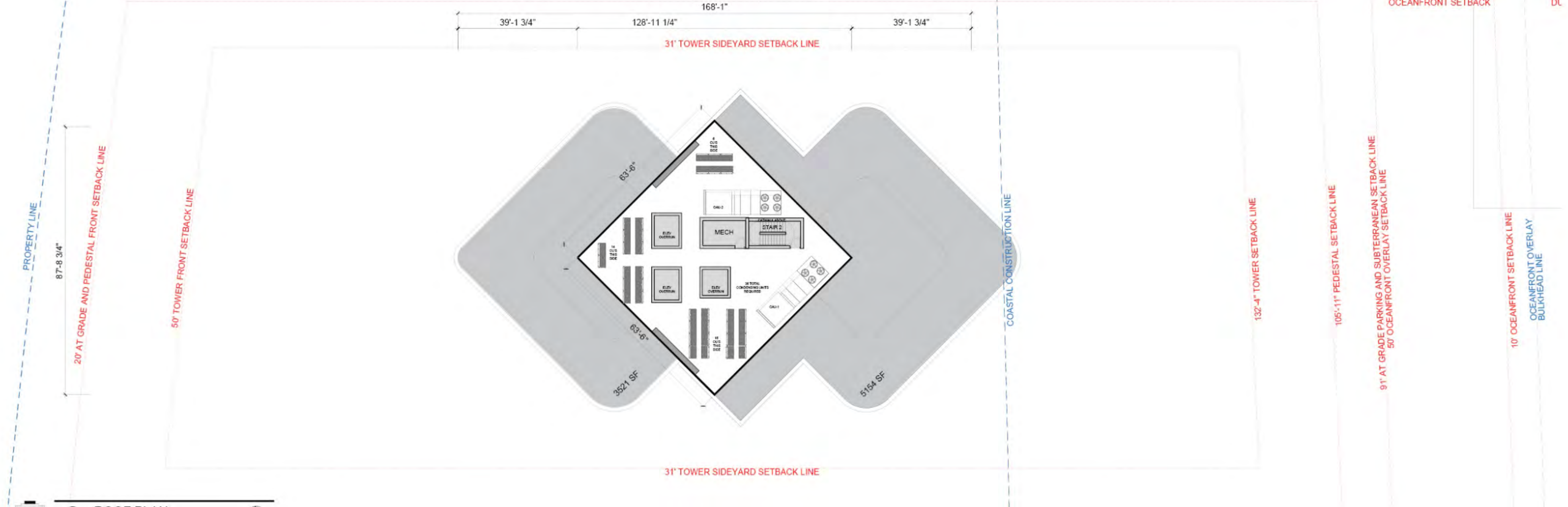
2 FLOOR PLAN LV16
SCALE: 1/16" = 1'-0"

16' SUBTERRANEAN & PEDESTAL SETBACK LINE
15' SIDE YARD
OCEANFRONT SETBACK
10' AT GRADE PARKING SETBACK LINE



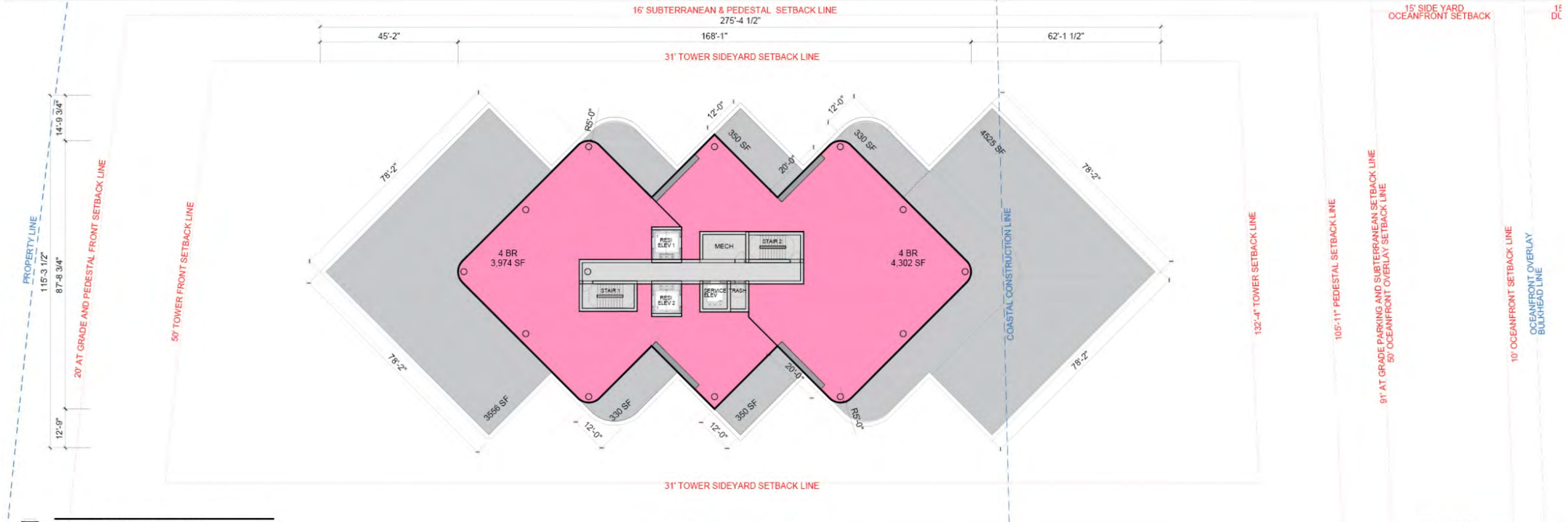
1 FLOOR PLAN LV15
SCALE: 1/16" = 1'-0"

16' SUBTERRANEAN & PEDESTAL SETBACK LINE
15' SIDE YARD
OCEANFRONT SETBACK



2 ROOF PLAN
SCALE: 1/16" = 1'-0"

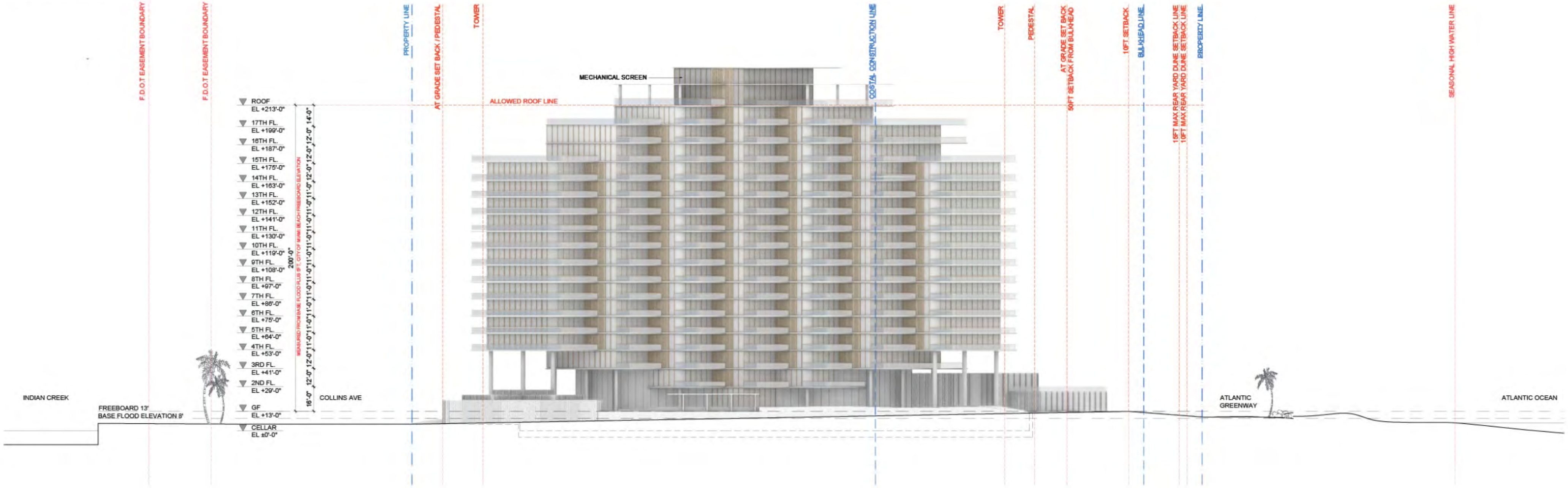
10' AT GRADE PARKING SETBACK LINE



1 FLOOR PLAN LV17
SCALE: 1/16" = 1'-0"

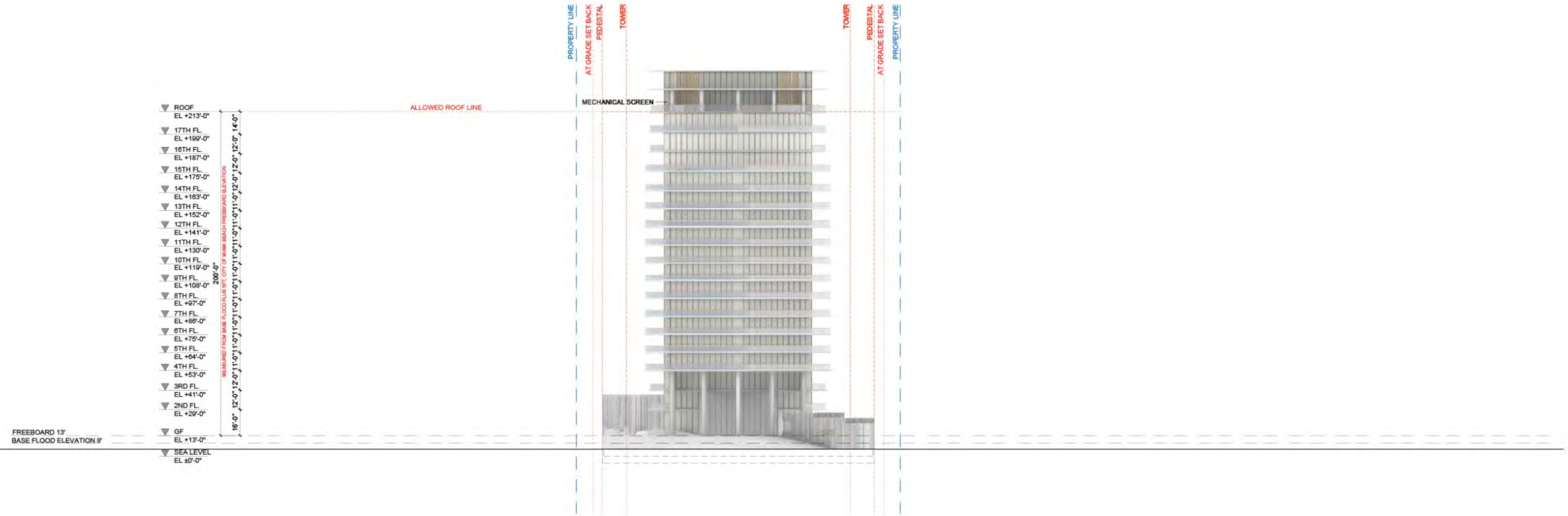
2 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



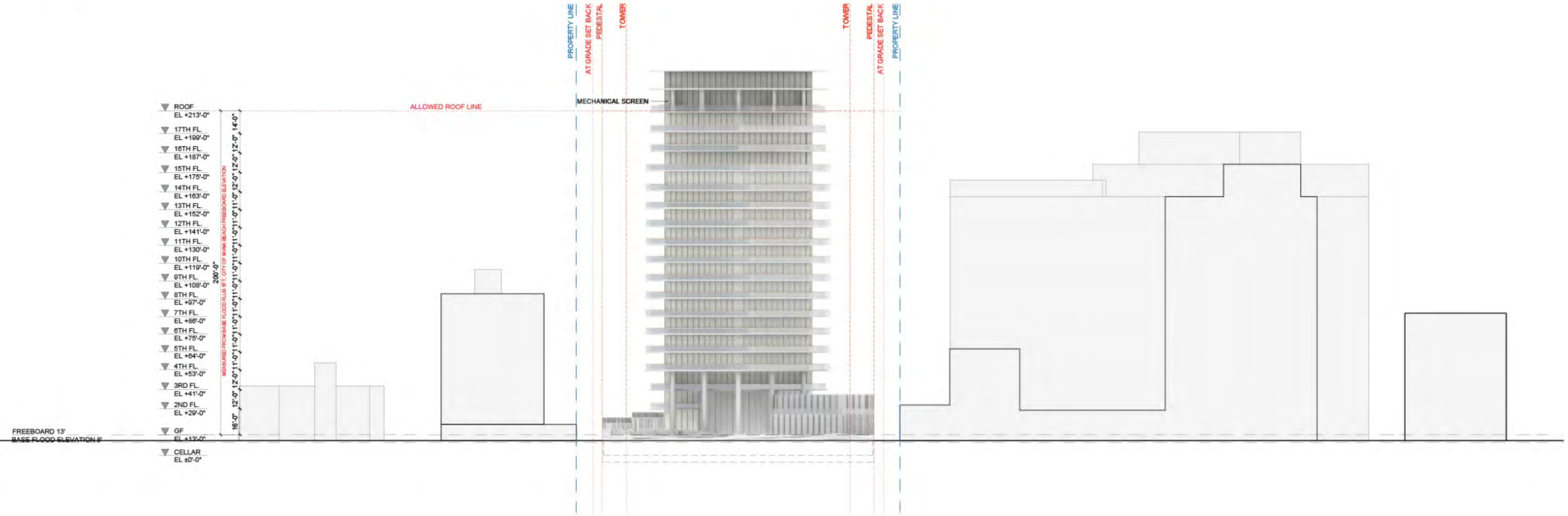
1 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



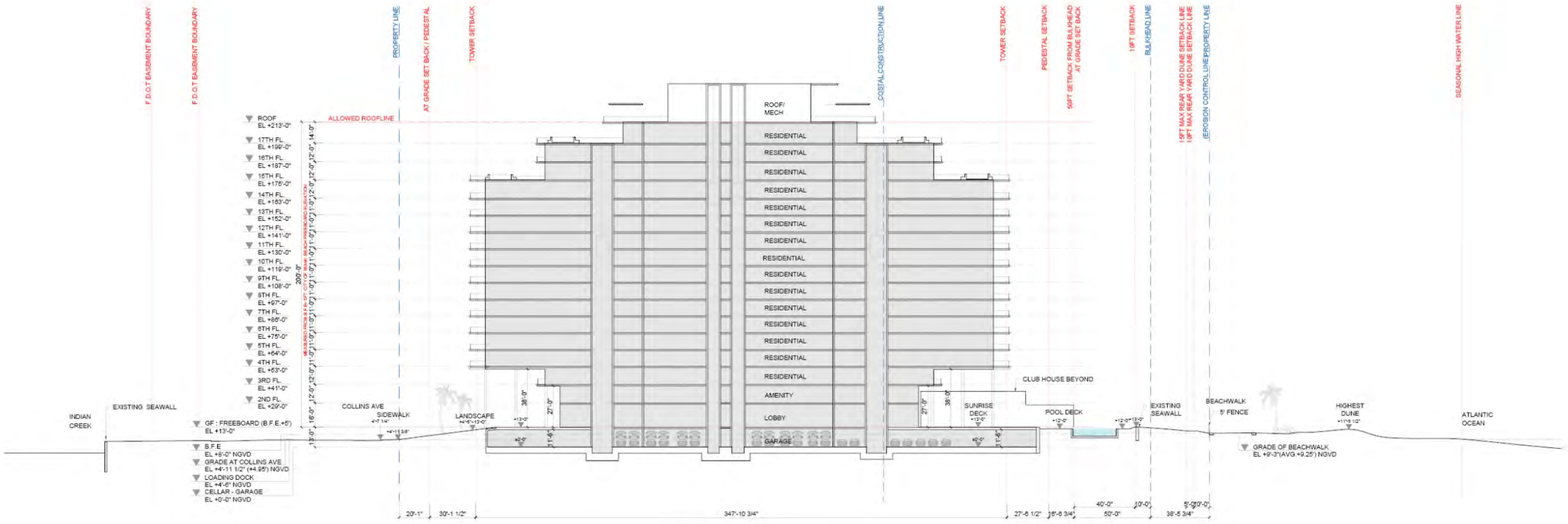
2 WEST ELEVATION

SCALE: 1/32" = 1'-0"



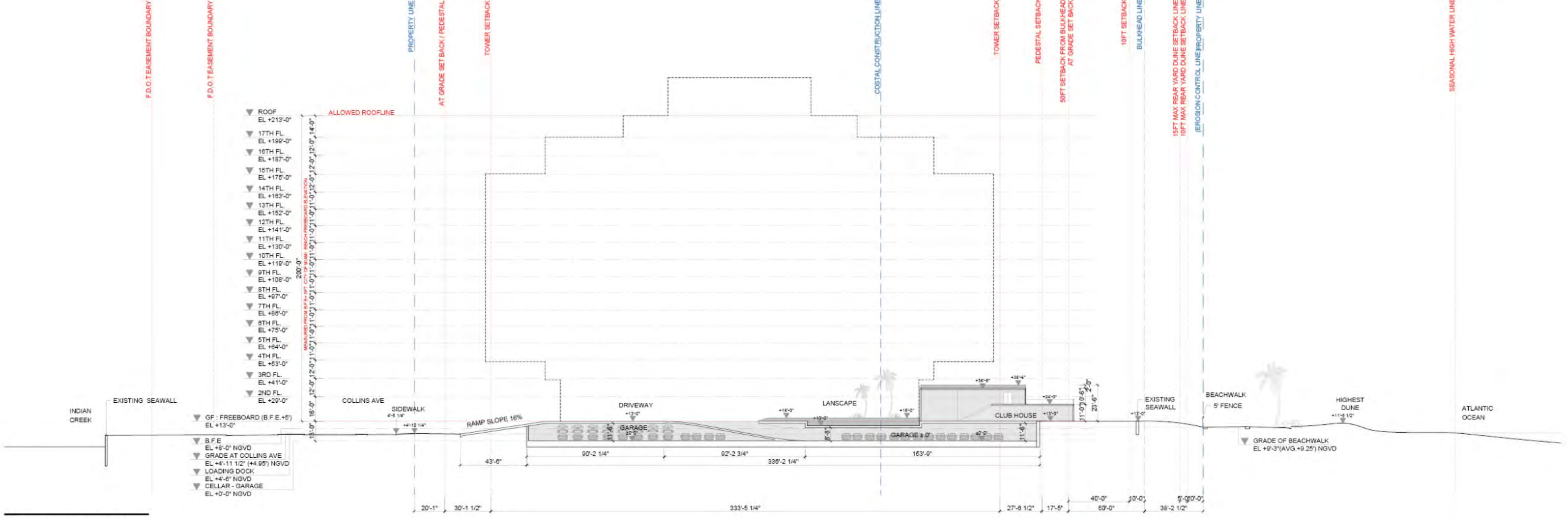
1 EAST ELEVATION

SCALE: 1/32" = 1'-0"

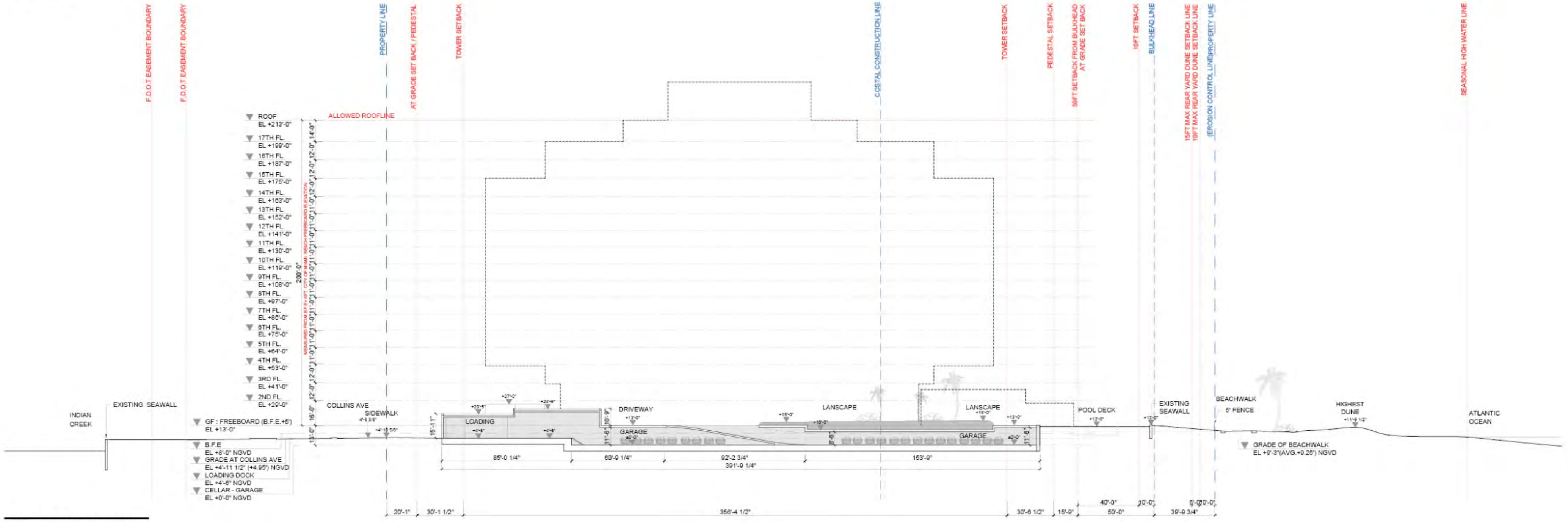


* BASED ON NORTH GEODETIC VERTICAL DATUM (N.G.V.D. 1929)

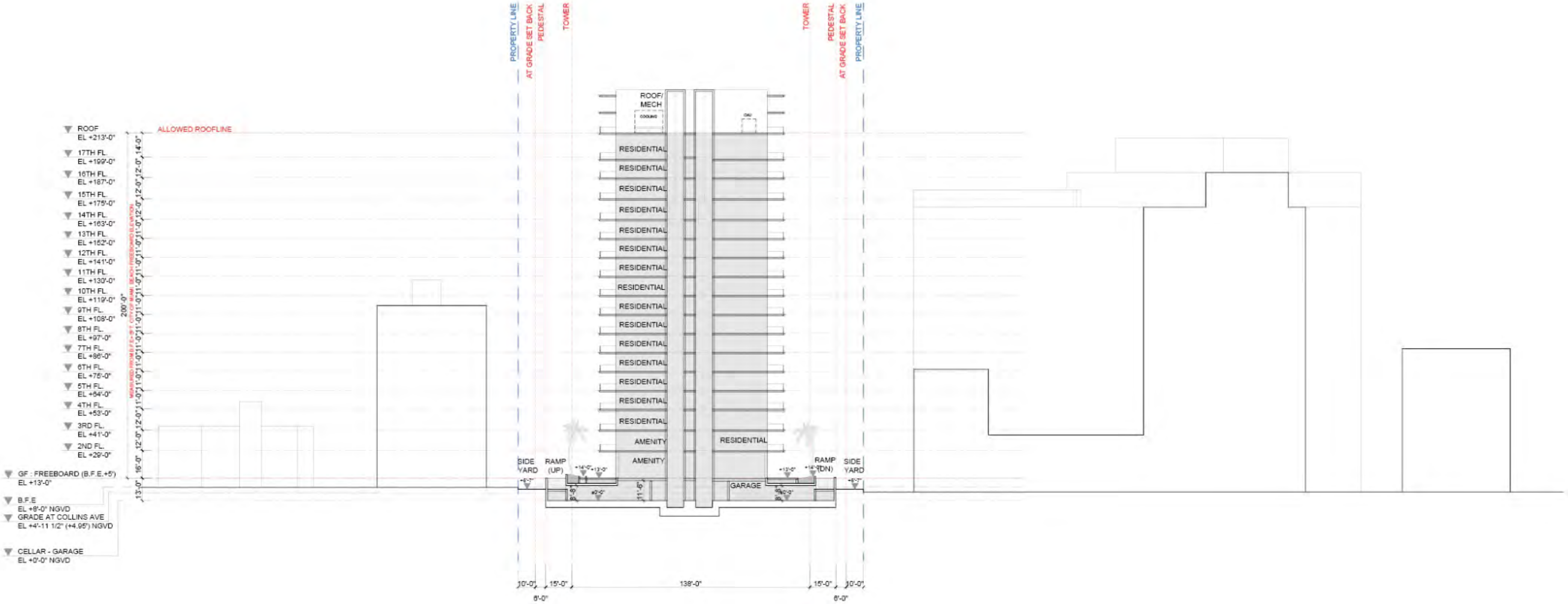
1 E-W SECTION 1
SCALE: 1/32" = 1'-0"

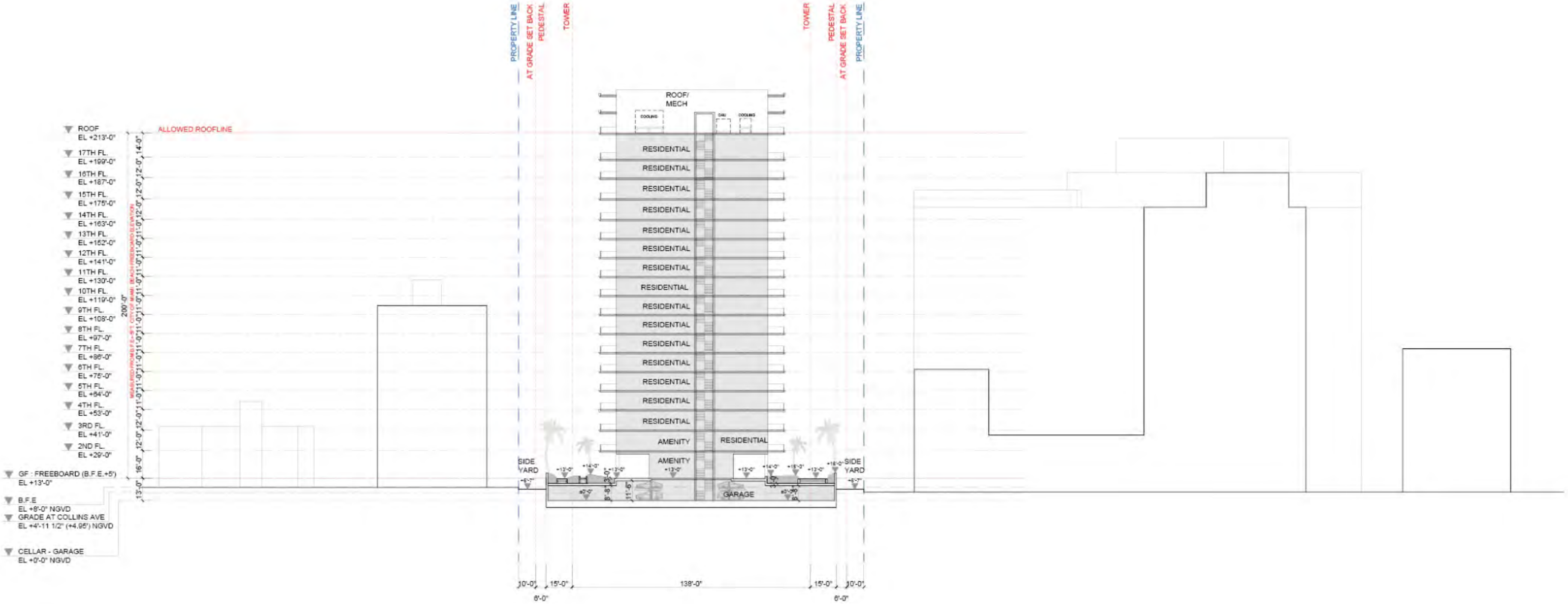


2 E-W SECTION 3
SCALE: 1/32" = 1'-0"

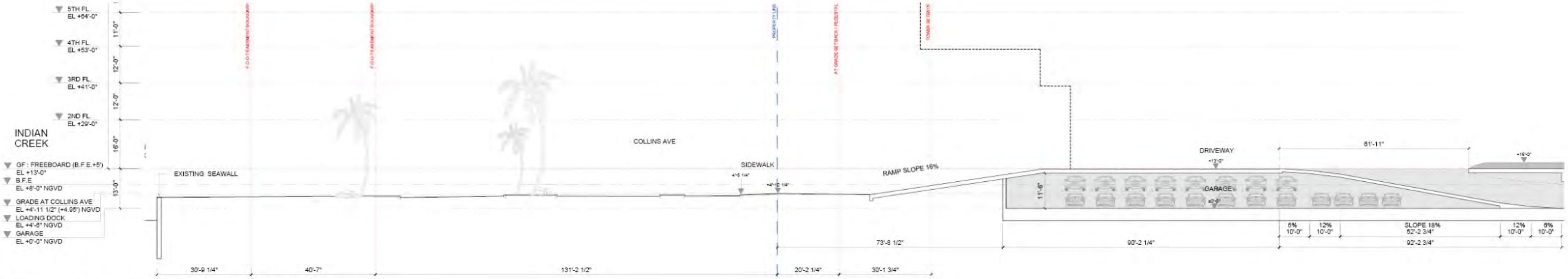


1 E-W SECTION 2
SCALE: 1/32" = 1'-0"



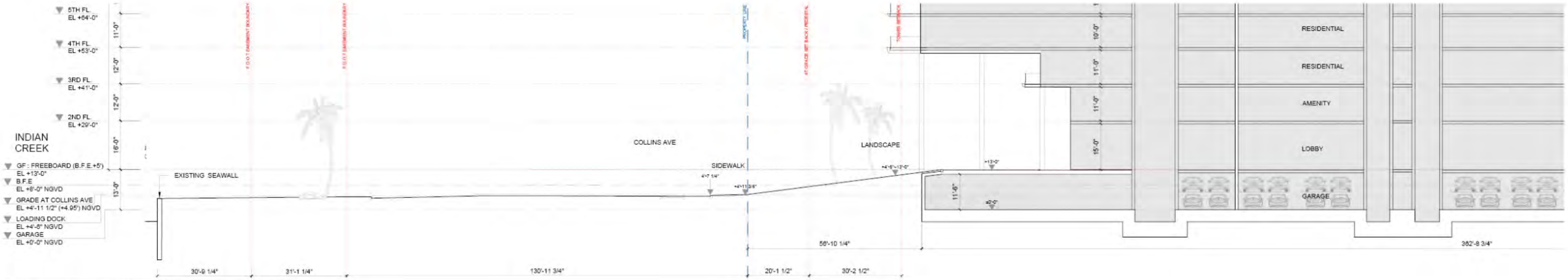


1 N-S SECTION
SCALE: 1/32" = 1'-0"



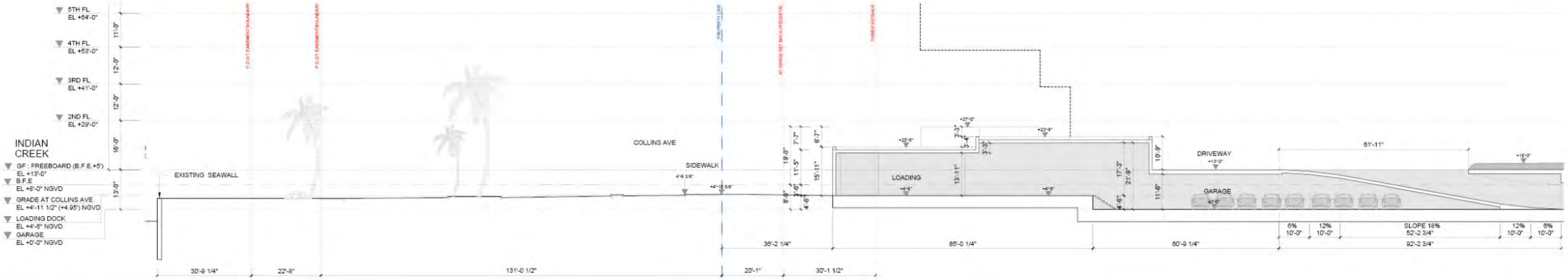
3 ENLARGE E-W SECTION _WEST @NORTH

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



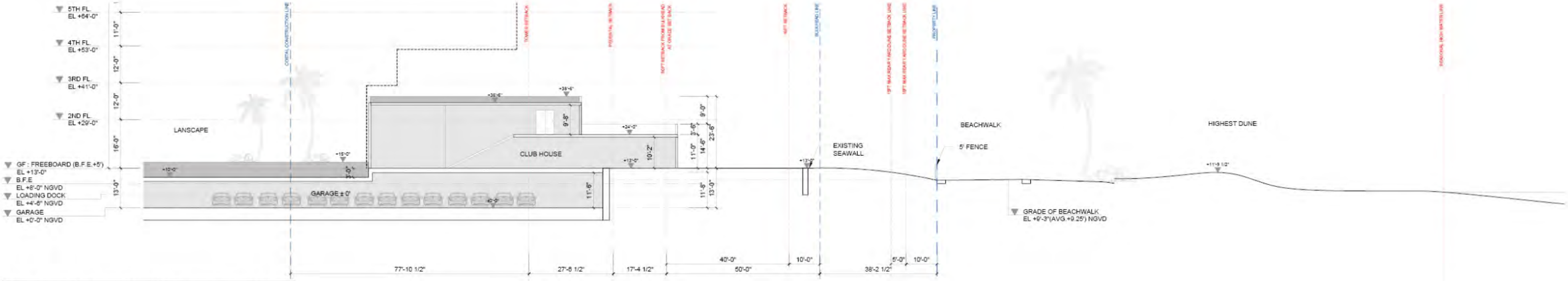
2 ENLARGE E-W SECTION _WEST @CENTER

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



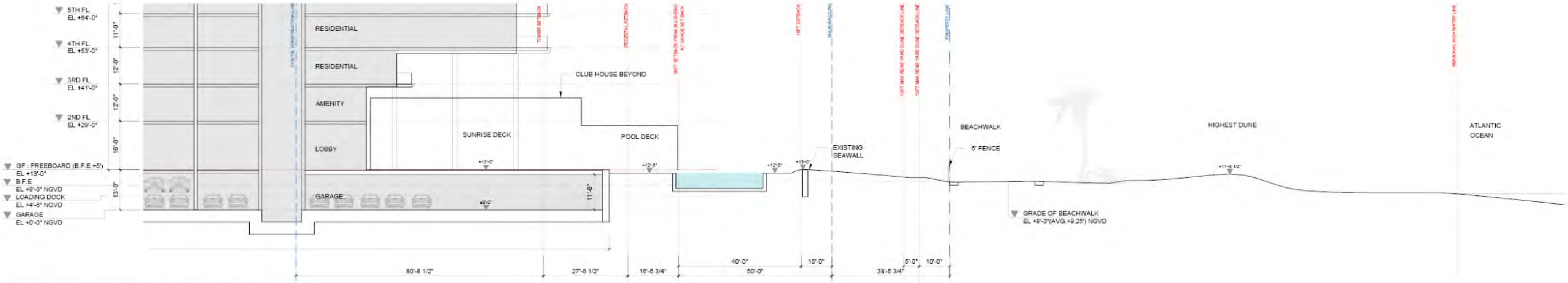
1 ENLARGE E-W SECTION _WEST @SOUTH

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



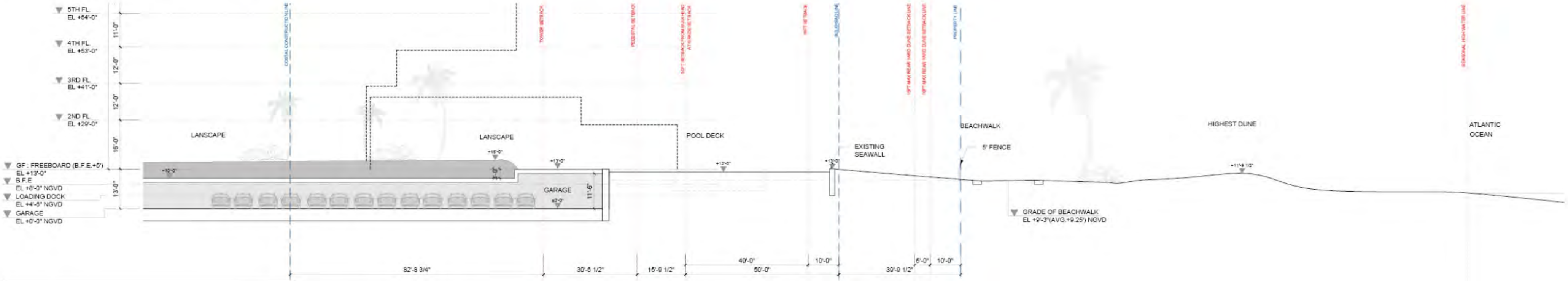
3 ENLARGE E-W SECTION _WEST @NORTH

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



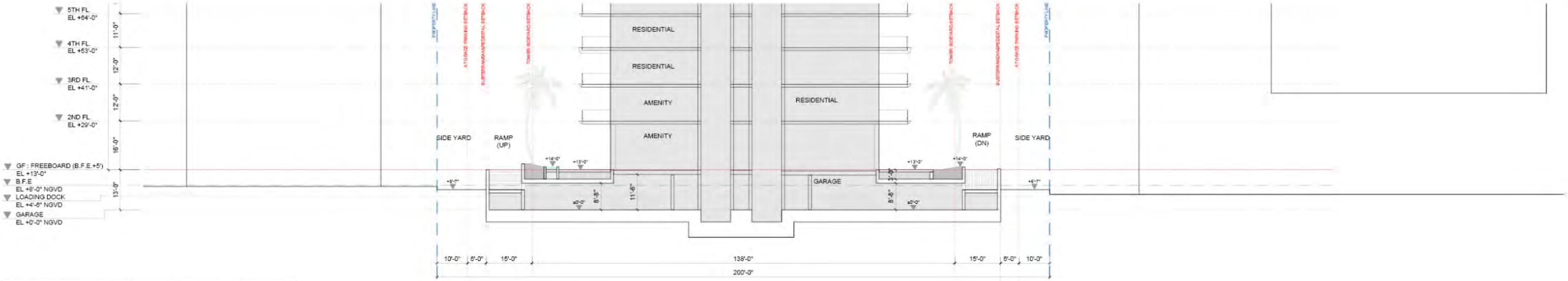
2 ENLARGE E-W SECTION _WEST @CENTER

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



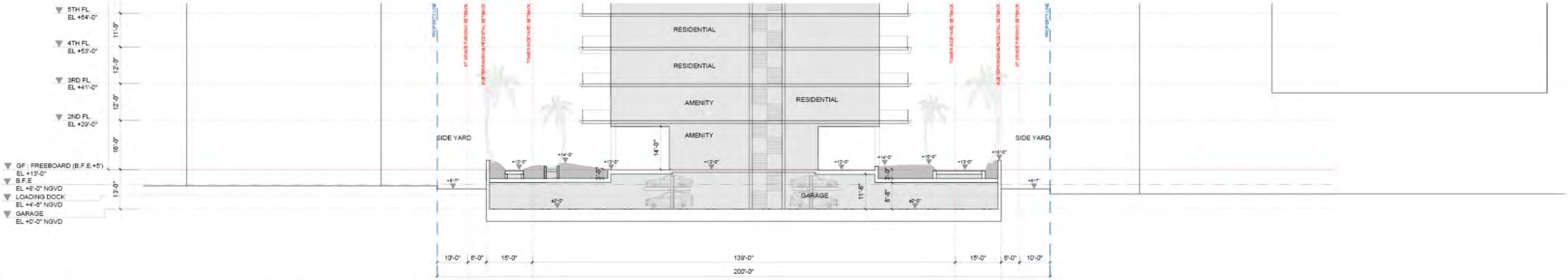
1 ENLARGE E-W SECTION _WEST @SOUTH

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



2 ENLARGE E-W SECTION _CENTER

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



1 ENLARGE N-S SECTION _EAST

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

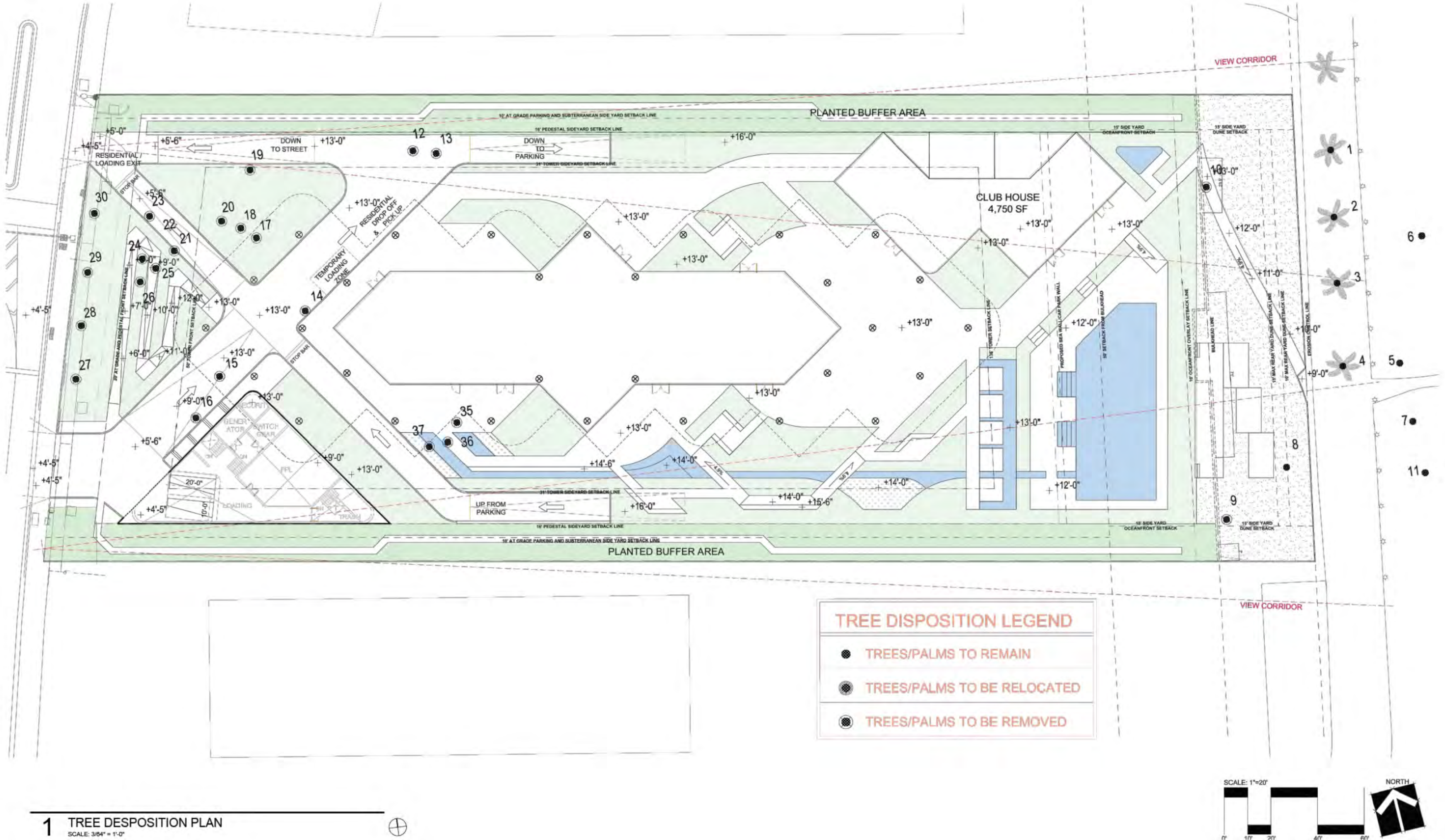
CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-3 Lot Area 106025 Acres 2.434

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 106025 s.f.x 30 % = 31807.5 s.f.	31807.5	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _______ x 10 s.f. parking space =	N/A	
C. Total square feet of landscaped open space required: A+B=	31807.5	
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= 20 % x 31807.5 s.f.	6361.5	1176
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 2.434 net lot acres - number of existing trees=	68	
B. % Natives required: Number of trees provided x 30% =	20	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	34	
D. Street Trees (maximum average spacing of 20' o.c.) 201 linear feet along street divided by 20'=	7	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): ____________ linear feet along street divided by 20'=	N/A	
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	900	15,259+
B. % Native shrubs required: Number of shrubs provided x 50%=	450	6916+
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	90	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	45	



1 TREE DESPOSITION PLAN
SCALE: 3/64" = 1'-0"

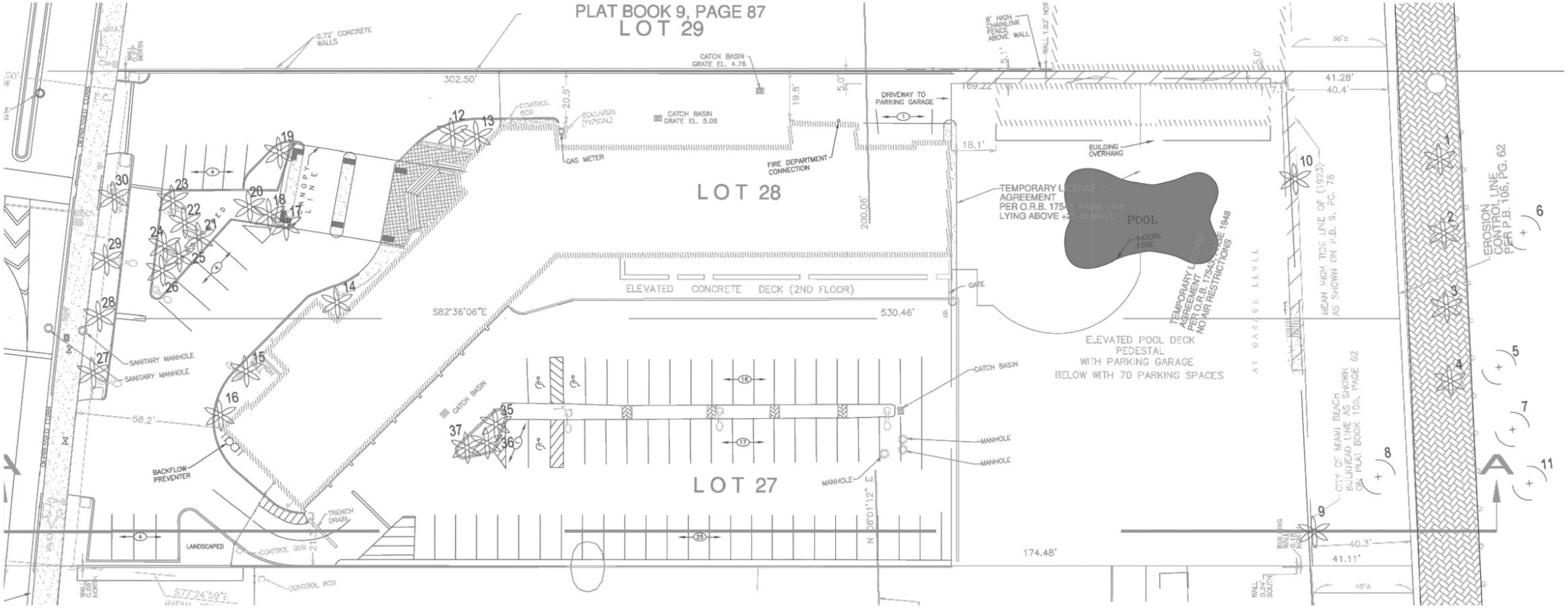
Existing Tree Survey 6/07/21

5333 Collins site

KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CONDITION (%)	DISPOSITION
1	*Sabal palmetto*	Cabbage palm		10' CT	10	80	Remain
2	*Sabal palmetto*	Cabbage palm		12' CT	10	80	Remain
3	*Sabal palmetto*	Cabbage palm		12' CT	10	80	Remain
4	*Sabal palmetto*	Cabbage palm		10' CT	10	80	Remain
5	*Coccoloba uvifera*	Seagrape (cluster)	144 (cluster)	18	36	85	Remain
6	*Coccoloba uvifera*	Seagrape (cluster)	48 (cluster)	8	20	85	Remain
7	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85	Remain
8	*Coccoloba uvifera*	Seagrape (cluster)	36 (cluster)	8	12	85	Remain
9	*Sabal palmetto*	Cabbage palm		2' CT / 12' OA	8	70	Remove
10	*Sabal palmetto*	Cabbage palm		4' CT / 14' OA	8	70	Remove
11	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85	Remain
12	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
13	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
14	*Phoenix roebelenii*	Pygmy Date Palm - dbl		8' OA	8	65	Remove
15	*Veitchia spp.*	Veitchia Palm		6' 0A	6	65	Remove
16	*Veitchia montgomeryana*	Montgomery Palm		6' CT / 12' OA	8	70	Remove
17	*Ptychosperma elegans*	Solitaire Palm		15' CT	10	75	Remove
18	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
19	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
20	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
21	*Veitchia spp.*	Veitchia Palm		6' OA	6	65	Remove
22	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65	Remove
23	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65	Remove
24	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75	Remove
25	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75	Remove
26	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75	Remove
27	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
28	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
29	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
30	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
31	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
32	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
33	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
34	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
35	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75	Remove
36	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75	Remove
37	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75	Remove

EACH PALM* REMOVED SHALL BE REPLACED WITH (1) 12' HT, 2" CAL. CANOPY TREE. TOTAL NUMBER OF PALMS 15'+ OA HT = 4. REPLACEMENT TREE MITIGATION = (4) 12' HT. CANOPY TREES.

*ONLY PALMS & PALM CLUSTERS 15'+ OA HT REQUIRE MITIGATION.

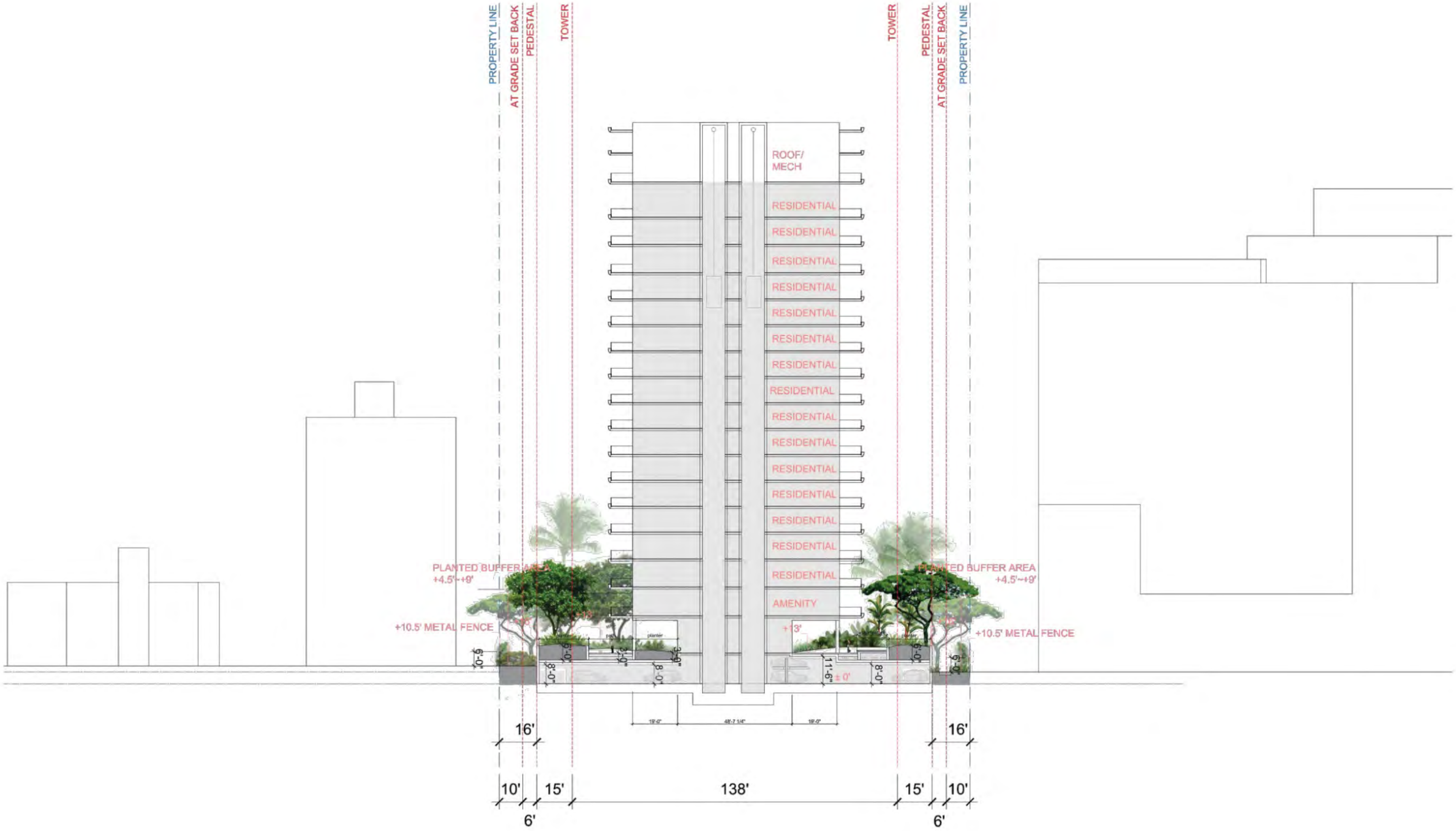

PLAT BOOK 9, PAGE 87
LOT 29
LOT 28
LOT 27
302.50'
530.46'
174.48'
S82°36'06"E
ELEVATED CONCRETE DECK (2ND FLOOR)
TEMPORARY LICENSE AGREEMENT PER O.R.B. 17543, PAGE 1948 LYING ABOVE +23.48 NGVD
POOL
ELEVATED POOL DECK PEDESTAL WITH PARKING GARAGE BELOW WITH 70 PARKING SPACES
DRIVEWAY TO PARKING GARAGE
FIRE DEPARTMENT CONNECTION
GAS METER
CATCH BASIN
SANITARY MANHOLE
BACKFLOW PREVENTER
TRENCH DRAIN
MANHOLE
LANDSCAPED
EROSION CONTROL LINE PER P.B. 105, PG. 62
MEAN HIGH TIDE LINE OF (1923) AS SHOWN ON P.B. 9, PG. 78
CITY OF MIAMI BEACH BULKHEAD LINE AS SHOWN ON PLAT BOOK 105, PAGE 62

Existing Tree Survey 6/07/21

5333 Collins site

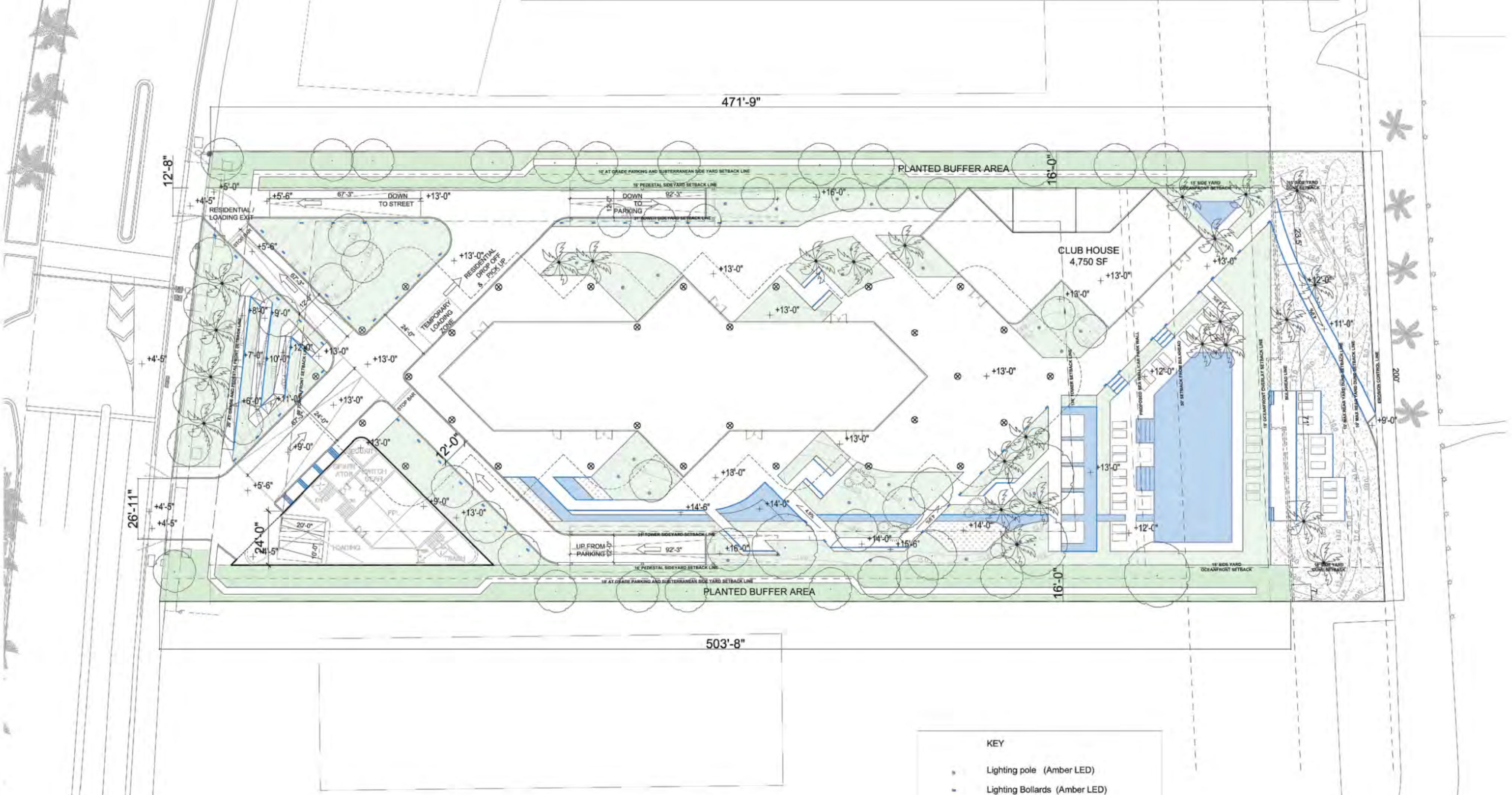
KEY	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CONDITION (%)
1	*Sabal palmetto*	Cabbage palm		10' CT	10	80
2	*Sabal palmetto*	Cabbage palm		12' CT	10	80
3	*Sabal palmetto*	Cabbage palm		12' CT	10	80
4	*Sabal palmetto*	Cabbage palm		10' CT	10	80
5	*Coccoloba uvifera*	Seagrape (cluster)	144 (cluster)	18	36	85
6	*Coccoloba uvifera*	Seagrape (cluster)	48 (cluster)	8	20	85
7	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85
8	*Coccoloba uvifera*	Seagrape (cluster)	36 (cluster)	8	12	85
9	*Sabal palmetto*	Cabbage palm		2' CT / 12' OA	8	70
10	*Sabal palmetto*	Cabbage palm		4' CT / 14' OA	8	70
11	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85
12	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
13	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
14	*Phoenix roebelenii*	Pygmy Date Palm - dbl		8' OA	8	65
15	*Veitchia spp.*	Veitchia Palm		6' 0A	6	65
16	*Veitchia montgomeryana*	Montgomery Palm		6' CT / 12' OA	8	70
17	*Ptychosperma elegans*	Solitaire Palm		15' CT	10	75
18	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
19	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
20	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
21	*Veitchia spp.*	Veitchia Palm		6' OA	6	65
22	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65
23	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65
24	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75
25	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75
26	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75
27	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
28	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
29	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
30	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
35	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75
36	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75
37	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75

1 LANDSCAPE SECTION A



1 LANDSCAPE SECTION B

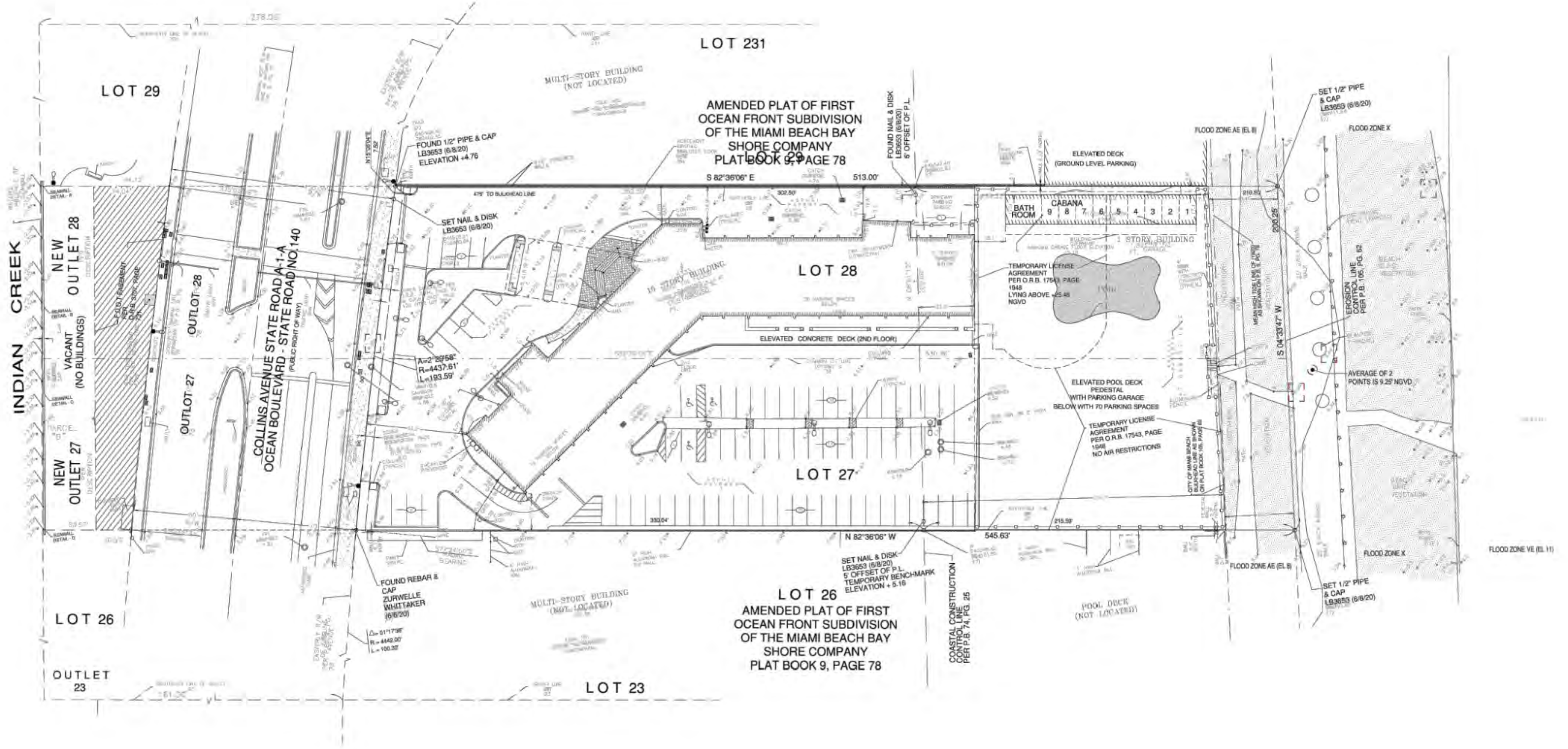
SEA SIDE LIGHTING FIXTURE SCHEDULE									
SYM.	TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	REMARKS
•	L 01	AMBER LED STEP LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	ON CONCRETE BASE	NA
▪	L 02	AMBER LED WALL LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	ON CONCRETE BASE	NA
—	L 03	AMBER LED PATH LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	IN WALLS	NA
—	L 04	AMBER LED POOL/SPA LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	IN POOL WALLS	NA



KEY

- Lighting pole (Amber LED)
- Lighting Bollards (Amber LED)
- Linear light (Amber LED)
- Pool / SPA Linear light (Amber LED)

1 PROPOSED LIGHTING PLAN
SCALE: 3/64" = 1'-0"



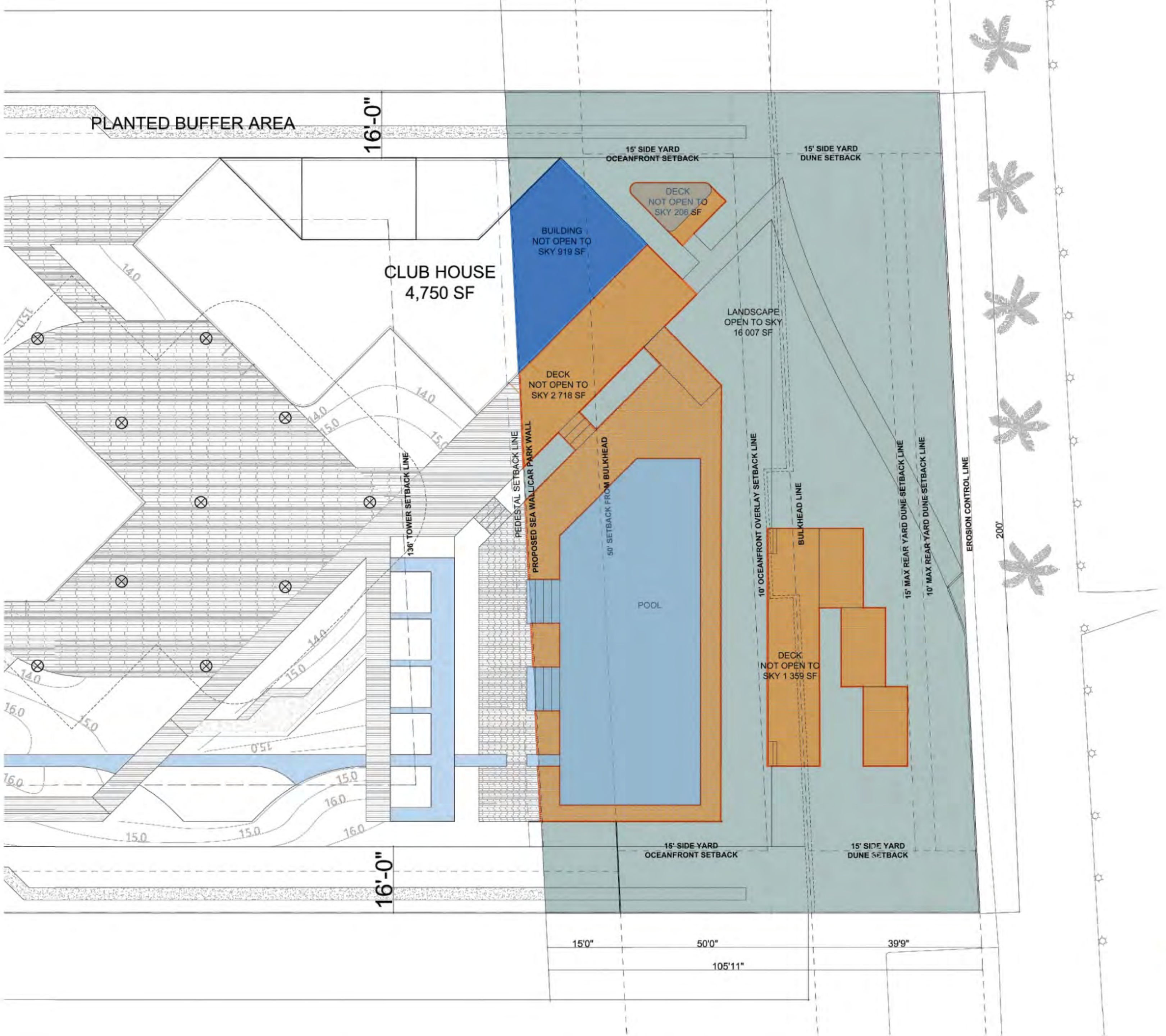
GRADE MEANS THE CITY SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY. IF THERE IS NO SIDEWALK, THE ELEVATION OF THE CROWN OF THE ROAD AT THE CENTERLINE OF THE FRONT OF THE PROPERTY SHALL BE USED.

NOTE: ALL SPOT ELEVATIONS ARE REFERENCING NGVD OF 1929

+4.95 ON COLLINS AVENUE , +9.44 ON BOARDWALK

HIGHEST DUNE ELEVATION
+11.80

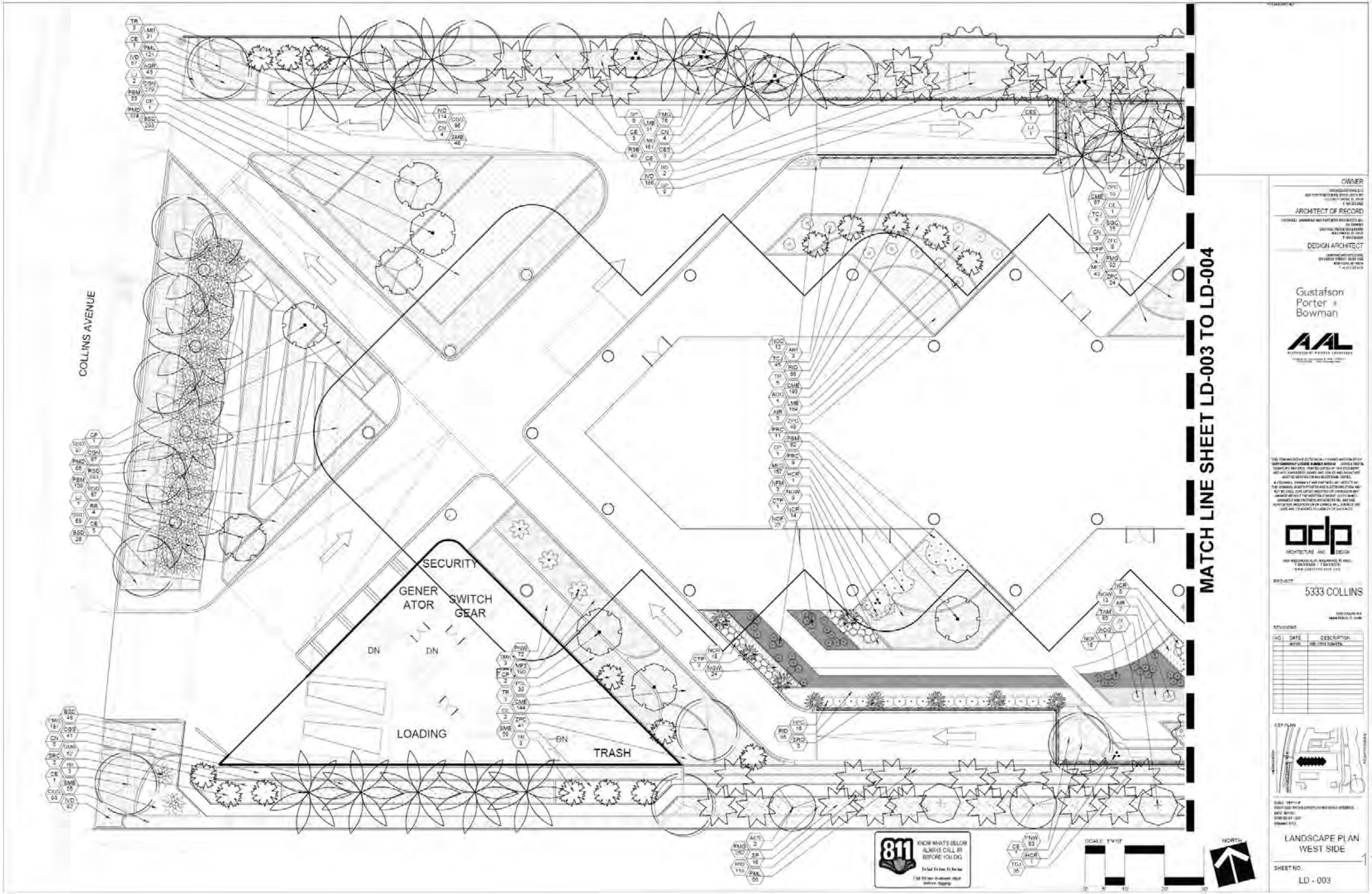
1 GRADE CALCULATION
SCALE: 1/32" = 1'-0"



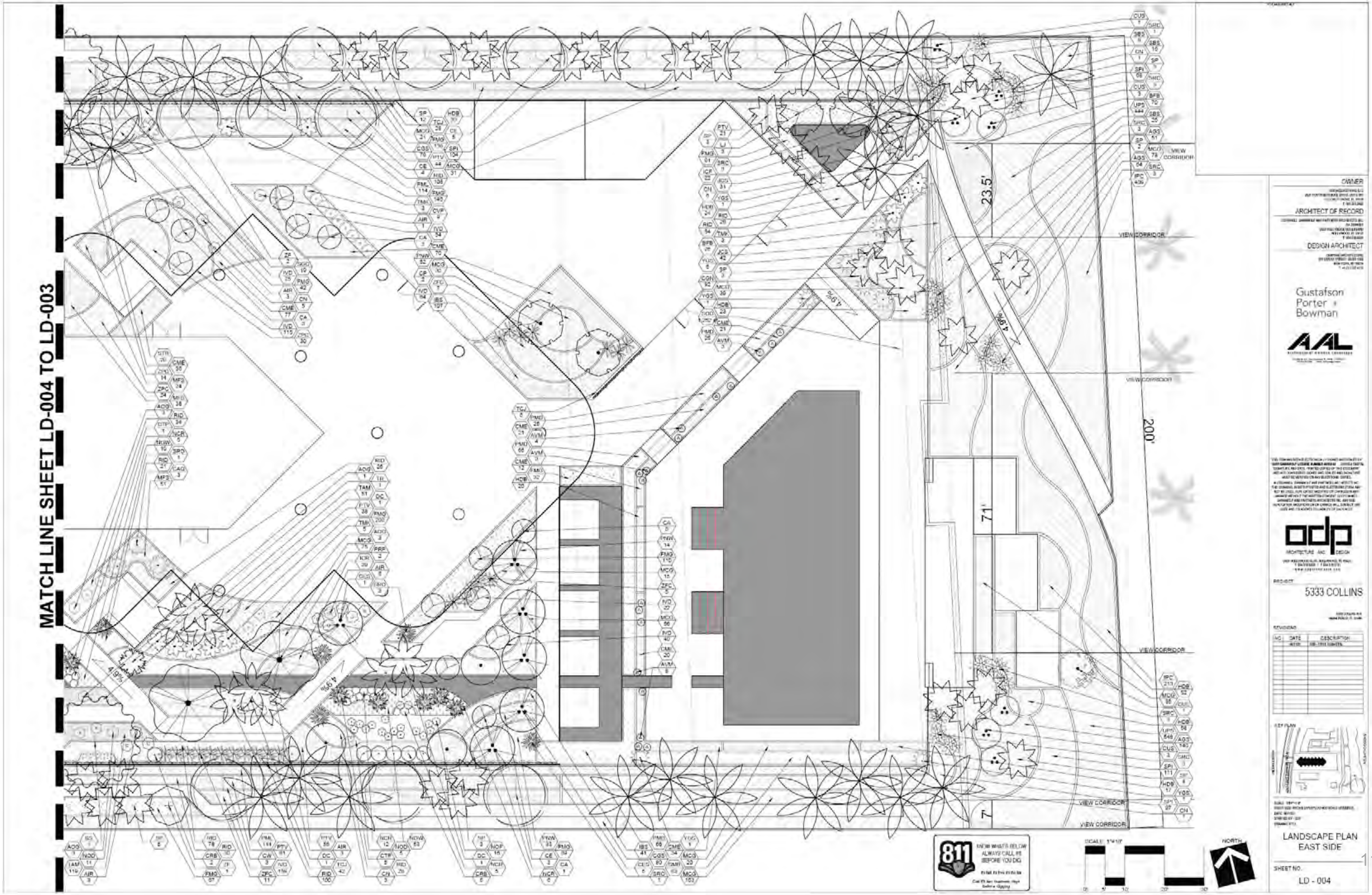
CALCULATIONS:
REARYARD TOTAL AREA: 21 210 SF

NOT OPEN TO SKY AREA: 5 203 SF = 24.5%
OPEN TO SKY AREA: 16 457 SF = 75.5%

LEGEND:
BUILDING 919 SF
LANDSCAPE 16 007 SF
DECK 4283 SF



COLLINS AVENUE
MATCH LINE SHEET LD-003 TO LD-004
SECURITY
GENER ATOR
SWITCH GEAR
DN
DN
LOADING
DN
TRASH
OWNER
ARCHITECT OF RECORD
DESIGN ARCHITECT
Gustafson Porter + Bowman
odp
ARCHITECTURE AND DESIGN
PROJECT
5333 COLLINS
REVISIONS
KEY PLAN
811
KNOW WHAT'S BELOW ALWAYS CALL US BEFORE YOU DIG
NORTH
LANDSCAPE PLAN WEST SIDE
SHEET NO.
LD - 003


MATCH LINE SHEET LD-004 TO LD-003
VIEW CORRIDOR
VIEW CORRIDOR
VIEW CORRIDOR
VIEW CORRIDOR
VIEW CORRIDOR
VIEW CORRIDOR
23.5'
200'
71'
4.9%
OWNER
ARCHITECT OF RECORD
DESIGN ARCHITECT
Gustafson
Porter +
Bowman
PROJECT
5333 COLLINS
REVISIONS
KEY PLAN
LANDSCAPE PLAN
EAST SIDE
SHEET NO.
LD - 004
NORTH

PLANT SCHEDULE 5333 COLLINS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AES	2	AMYRIS ELEMIFERA	SEA TORCHWOOD	25 GAL	2" CAL.	10' OA HT., STANDARD	YES	HIGH	
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	B & B FIELD GROWN	2.5"CAL	14' HT. X 8' SPR. X 6' C.T.	YES	HIGH	
CW	3	CANELLA WINTERANA	WILD CINNAMON	45 GAL	2" CAL.	10' HT X 5' SPR., STD	YES	MODERATE	
CE	27	CONOCARPUS ERECTUS	BUTTONWOOD	B & B FIELD GROWN	2.5"CAL	14' HT X 5' SPR, 5' CT, STANDARD	YES	HIGH	
CES	10	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	B & B FIELD GROWN	2" CAL.	12' HT, MULTI-TRUNK	YES	HIGH	
LJ	7	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	B & B FIELD GROWN	MULTI STEM	12' HT. X 12' SPR. SPECIMEN	NO	MEDIUM	
ZF	5	ZANTHOXYLUM FAGARA	WILD LIME	25 GAL	2"CAL	10' OA HT., STANDARD	YES	MODERATE	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CP	7	CAESALPINIA PULCHERRIMA	DWARF POINCIANA	45 GAL	2.5"CAL	14' HT X 10' SPR	NO	MEDIUM	
PRP	2	PLUMERIA RUBRA 'PINK'	PINK FRANGIPANI	B & B FIELD GROWN	2" CAL.	12' HT X 5' SPR, 5' CT, FULL CANOPY	NO	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CA	13	COCCOTHRINAX ALTA	SILVER THATCH PALM	B & B FIELD GROWN		6' OA, SINGLE HEAVY	YES	HIGH	
CN	38	COCOS NUCIFERA	COCONUT PALM	B & B FIELD GROWN		16-25' CT., FL FANCY	NO	HIGH	
DC	3	DYPSIS CABADAE	CABADA PALM	B & B FIELD GROWN	MULTI STEM	16-18' OA, MULTI-TRUNK	NO	MEDIUM	
RR	4	ROYSTONEA REGIA	ROYAL PALM	B & B FIELD GROWN		14' GW., FF MATCHED	YES	MEDIUM	
SP	66	SABAL PALMETTO	CABBAGE PALMETTO	B & B FIELD GROWN		16-25' CT., FL FANCY	YES	HIGH	
TR	18	THRINAX RADIATA	FLORIDA THATCH PALM	B & B FIELD GROWN		6' OA, SINGLE HEAVY	YES	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CRB	7	CALLISTEMON RIGIDUS	STIFF BOTTLEBRUSH	25 GAL		5-6' OA, FULL TO BASE	NO	HIGH	
CUS	7	COCCOLOBA UVIFERA	SEA GRAPE	30 GALLON	MULTI-STEM	7-8' OA, FULL TO BASE	YES	HIGH	
CUE	1	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING		7-8' OA, FULL TO BASE	YES	HIGH	
CVP	9	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	15 GAL.	SPECIMENS - MATCHED	30" HT. X 30" SPR.	NO	HIGH	
HPC	16	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	7 GAL.		30" HT. X 30" SPR.	YES	HIGH	
NOD	28	NERIUM OLEANDER 'PETITE SALMON'	OLEANDER	3 GAL		24-28" OA	NO	HIGH	
ZFC	29	ZAMIA FURFURACEA	CARDBOARD PALM	15 GAL	SPECIMENS - MATCHED	30-36" OA	NO	HIGH	
ACCENT PLANT	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AIR	26	ALCANTAREA IMPERIALIS 'RUBRA'	RUBRA IMPERIAL BROMELIAD	7 GAL	SPECIMEN	30-36" OA	NO	MEDIUM	
AOG	15	ALCANTAREA ODORATA	GIANT SILVER BROMELIAD	7 GAL		30-36" OA	NO	MEDIUM	
AVM	18	ALOE VERA	MEDICINAL ALOE	3 GAL		12-18"	NO	HIGH	
CPP	1	CODIAEUM VARIEGATUM 'PICASSO'S PAINTBRUSH'	PICASSO'S PAINTBRUSH CROTON	15 GAL.	SPECIMENS - MATCHED	30-36" OA	NO	HIGH	
CAQ	3	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL		3-4' OA	NO	MEDIUM	
CTP	10	CYPERUS TEXTILIS	PAPYRUS	7 GAL	MULTI-STEM	30" HT. X 24" SPD	NO	MEDIUM	
HCR	2	HELICONIA CARIBAEA X BIHAI 'RICHMOND RED'	HOT RIO NIGHTS HELICONIA	15 GAL		6'+ OA., SPECIMEN	NO	MEDIUM	
NCR	65	NEOMARICA CAERULEA 'REGINA'	GIANT BLUE WALKING IRIS	3 GAL		18" HT. X 12" SPD.	NO	MEDIUM	
NFM	3	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL		30" O.A., SPECIMEN	NO	MEDIUM	
PRC	20	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL		18"X18"	NO	MEDIUM	
SRG	10	STRELITZIA REGINAE	BIRD OF PARADISE	25 GAL		30-36" OA	NO	HIGH	
YGS	9	YUCCA GLORIOSA	SPANISH DAGGER	15 GAL	MULTI-STEM	30-36" OA	YES	HIGH	
AQUATIC PLANTS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
NOF	54	NYMPHAEA ODORATA	FRAGRANT WATER LILY	1 GAL		18" HT X 18" SPR	YES	LOW	
PALMS & CYCADS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
SRC	79	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	25 GAL	MULTI-STEM	5' OA., SPECIMEN, MATCHED	YES	HIGH	
TMK	14	THRINAX MORRISII	KEY THATCH PALM	30 GALLON		5' OA, 3'-4' SPR	YES	HIGH	
VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
TCJ	162	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	7 GAL		6' TRELLIS WITH RUNNERS	NO	HIGH	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CGG	376	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	25 GAL		48" HT X 24" SPD	YES	HIGH	36" o.c.
ICR	29	IXORA COCCINEA	RED IXORA	3 GAL		20" HT X 20" SPR	NO	HIGH	20" o.c.
ICF	22	IXORA COCCINEA 'FRANKIE HIPP'	FRANKIE HIPP WHITE BLOOMING IXORA	3 GAL		18" HT X 18" SPR	NO	MEDIUM	24" o.c.
PSL	20	PHILODENDRON SELLOUM	TREE PHILODENDRON	15 GAL		30"X30" FULL TO BASE	NO	MEDIUM	30" o.c.
PBM	244	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	3 GAL		16" HT X 16" SPR	NO	HIGH	20" o.c.
PTV	240	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	3 GAL		20" HT X 20" SPR	NO	MEDIUM	24" o.c.
PMD	620	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	7 GAL		20" HT X 20" SPR	NO	HIGH	20" o.c.
PML	415	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	15 GAL		30"HT X 24"SPR	NO	HIGH	24" o.c.
PNW	224	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL		20" HT X 20" SPR	YES	HIGH	24" o.c.
SPI	360	SCAEVOLA PLUMIERI	INKBERRY	3 GAL		16" HT X 16" SPR	YES	HIGH	24" o.c.
SGC	34	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL		24"HT X 24"SPR	NO	HIGH	24" o.c.
SMB	207	SURIANA MARITIMA	BAY CEDAR	3 GAL		20" HT X 20" SPR	YES	HIGH	20" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGR	43	ARACHIS GLABRATA	LARGE LEAF PERENNIAL PEANUT	1 GAL		4"HT X 12"SPR @	NO	HIGH	18" o.c.
AGS	255	ARGUSIA GNAPHALODES	SEA ROSEMARY	3 GAL		14" H. X 12' SPR	YES	HIGH	18" o.c.
BFB	96	BORRICHIA FRUTESCENS	BUSH SEASIDE TANSY	3 GAL		12"HT X 12"SPR	YES	HIGH	18" o.c.
BSD	551	BOUGAINVILLEA DWARF 'HELLEN JOHNSON' SPP.	DWARF PINK BOUGAINVILLEA	3 GAL		12" HIGH X 15" SPD	NO	HIGH	20" o.c.
CME	695	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL		6"HT X 12"SPR @	NO	HIGH	18" o.c.
CGN	458	CLUSIA GUTTIFERA NANA	DWARF CLUSIA	3 GAL		12"H X 16" SPR	YES	HIGH	16" o.c.
FMG	1,636	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL		12"HT X 12"SPR	NO	HIGH	18" o.c.
HDB	227	HELIANTHUS DEBILIS	BEACH SUNFLOWER	1 GAL		6" HT. X 9" SPD.	YES	HIGH	18" o.c.
IVD	926	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL		12"HT X 12"SPR	YES	HIGH	18" o.c.
IBS	148	IPOMOEA BATATAS 'SWEET CAROLINE LIME'	SWEET CAROLINE LIME SWEET POTATO	1 GAL		4"HT X 12"SPR @	NO	MEDIUM	18" o.c.
IPC	622	IPOMOEA PES-CAPRAE	BEACH MORNING GLORY	3 GAL		4"HT X 12"SPR @	YES	HIGH	18" o.c.
JCS	73	JUNIPERUS CONFERTA	SHORE JUNIPER	3 GAL		4"HT X 12"SPR @	NO	HIGH	18" o.c.
LMB	226	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL		6" HIGH FULL	NO	HIGH	16" o.c.
MFS	500	MICROGORUM SCOLOPENDRIUM	WART FERN	1 GAL		4"HT X 12"SPR @	NO	MEDIUM	18" o.c.
NGW	109	NEOMARICA GRACILIS	WALKING IRIS	3 GAL		18" OA	NO	MEDIUM	20" o.c.
RID	755	RAPHIOLEPIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	3 GAL		12"H X 16" SPR	NO	HIGH	18" o.c.
RSB	40	RHOEO SPATHACEA	BOATLILY	1 GAL		6' OA, SINGLE TRUNK	NO	HIGH	18" o.c.
RSD	393	RHOEO SPATHACEA 'DWARF'	DWARF BOATLILY	1 GAL		6" HT. X 6" SPD	NO	HIGH	18" o.c.
STB	20	SANSEVIERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVIERIA	3 GAL		12" HT FULL	NO	HIGH	24" o.c.
TAM	255	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL		4"HT X 12"SPR @	NO	MEDIUM	12" o.c.
ZPC	192	ZAMIA PUMILA	COONTIE CYCAD	7 GAL		20"X20" FULL TO BASE	YES	HIGH	24" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	1,262 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD		PALLET	NO	MEDIUM	
TALL GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
MCG	563	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL		22' OA	YES	MEDIUM	24" o.c.
SBB	49	SPARTINA BAKERI	SAND CORDGRASS	3 GAL		24"X24"	YES	HIGH	30" o.c.
UPS	992	UNIOLA PANICULATA	SEA OATS	3 GAL		18" HT X 18" SPR	YES	HIGH	18" o.c.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

Trees

Amyris elemifera, Canella winterana, Conocarpus erectus var. sericeus, Bursera simaruba, Ligustrum japonicum

Palms and Cycads

Roystonea regia, Sabal palmetto, Serenoa repens, Thrinax radiata, Zamia pumila

Shrubs

Clusia guttifera, Ardisia escallonioides, Philodendron selloum, Philodendron, Coccoloba uvifera

Herbaceous, succulents, ferns and groundcovers

Canavalia rosea, Nephrolepis biserrata, Pennisetum setaceum, Spartina bakeri, Aloe veras

Aquatic plants

Nymphaeaceae, Cyperus spp., Iris Neomarica caerulea, Iris Neomarica gracilis, Iris Neomarica longifolia

Bromeliads

Alcantarea geniculata, Alcantarea odorata, Neoregelia, Vriesea, Vriesea fosteriana

Vines

Monstera deliciosa, Passiflora, Petrea volubilis, Quisqualis indica, Trachelospermum jasminoides

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL Architectural Alliance Landscape

odp ARCHITECTURE AND DESIGN

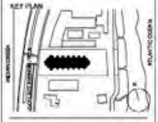
PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION

KEY PLAN



LANDSCAPE PLANT LIST PLAN

SHEET NO.

LD - 004.1

Summer Solstice

Existing

8:00

10:00

12:00

Proposed

8:00

10:00

12:00

Summer Solstice

Existing

14:00

16:00

18:00

Proposed

14:00

16:00

18:00

October 1

Existing

8:00

10:00

12:00

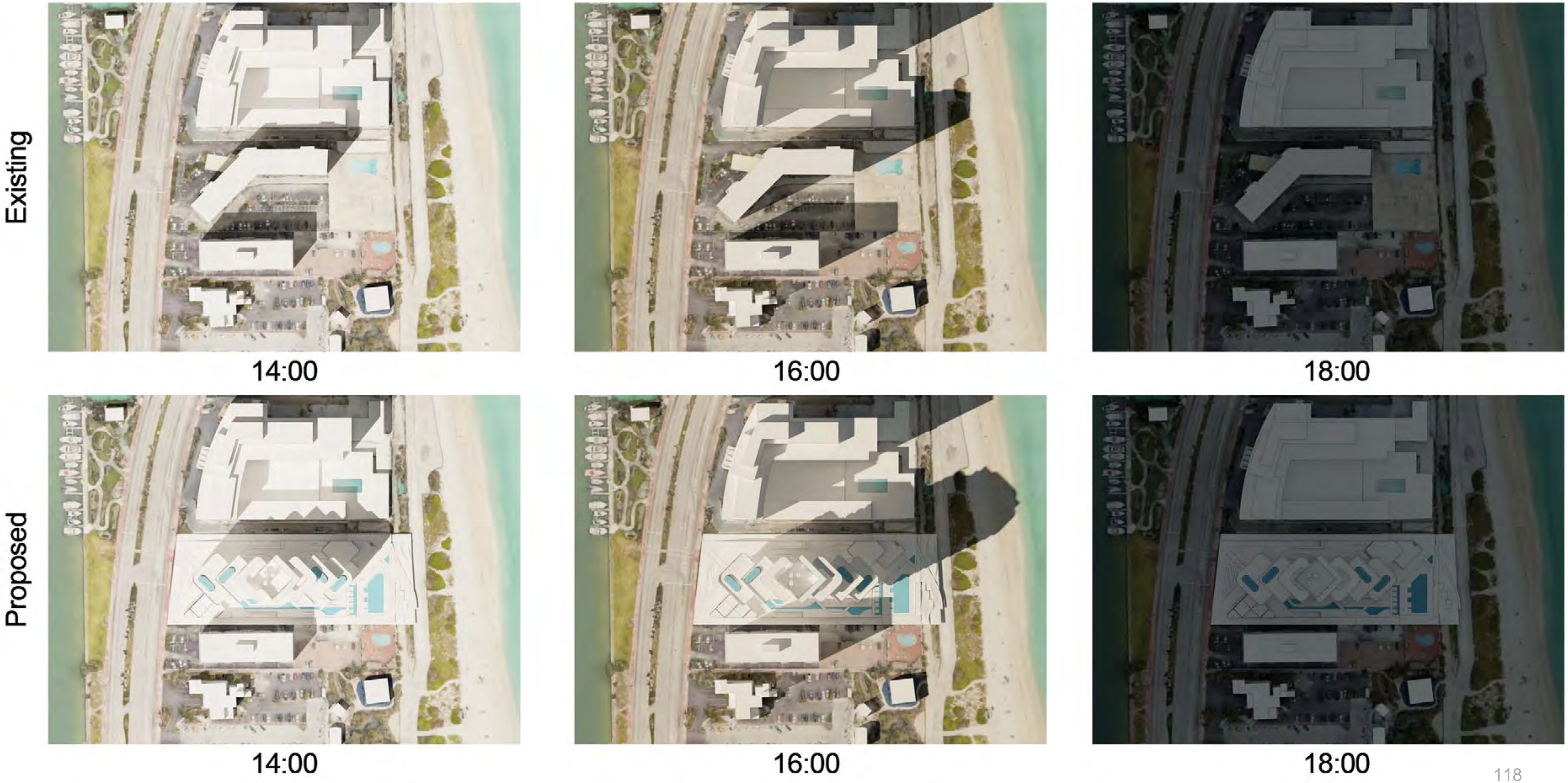
Proposed

8:00

10:00

12:00

October 1



Winter Solstice

Existing

8:00

10:00

12:00

Proposed

8:00

10:00

12:00

Winter Solstice

Existing

14:00

16:00

18:00

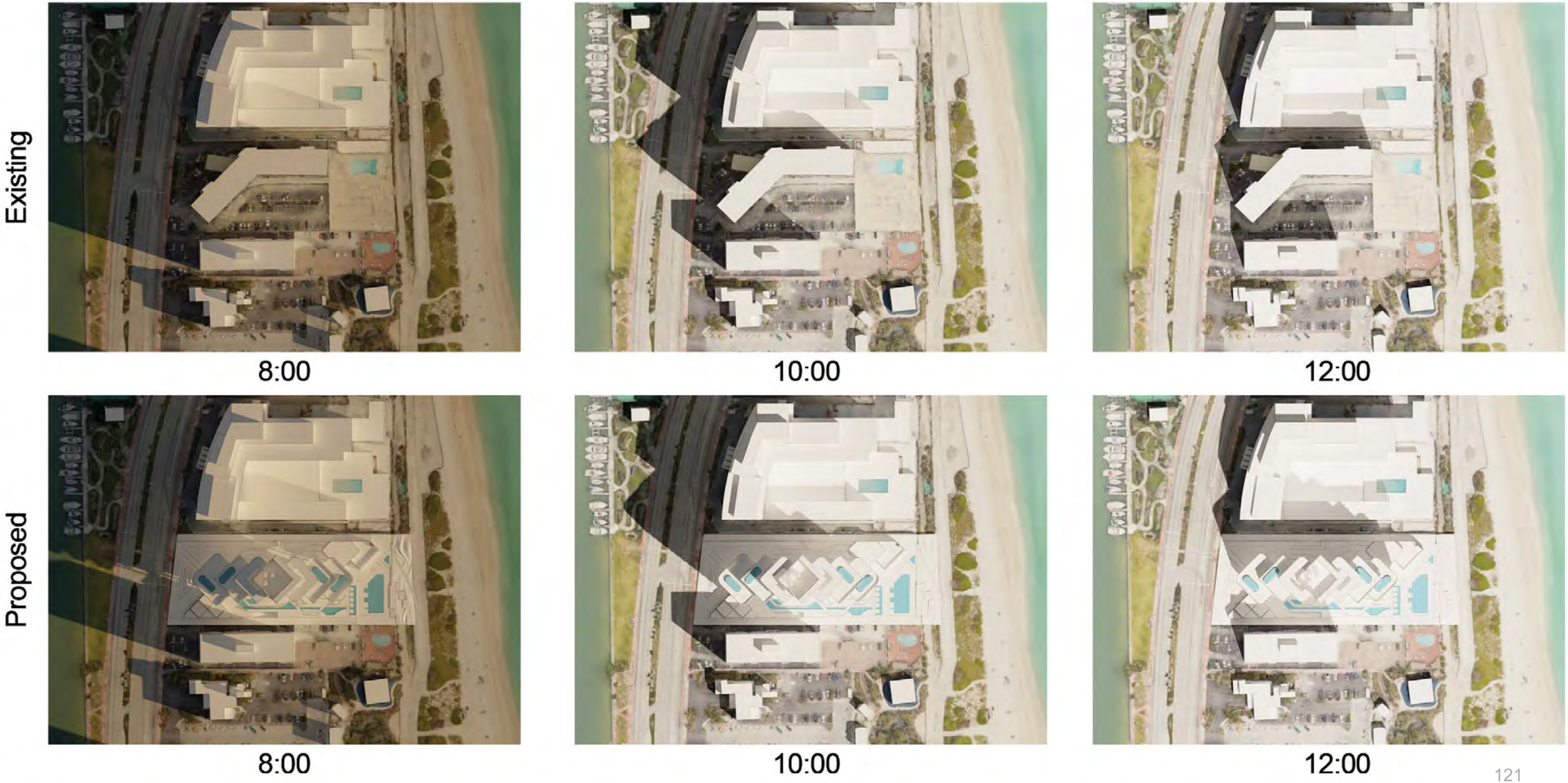
Proposed

14:00

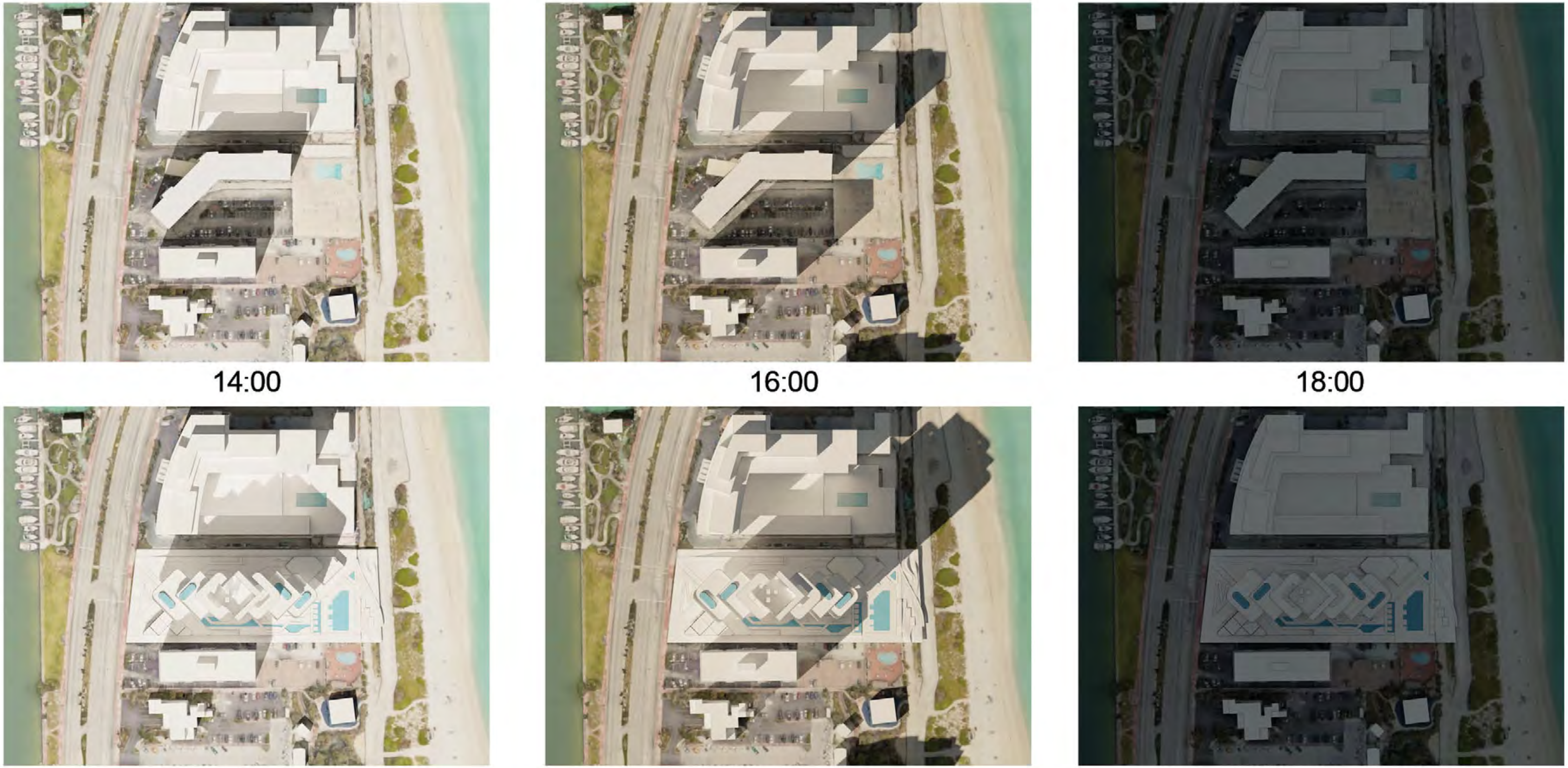
16:00

18:00

February 1



February 1



Existing: 14:00 | 16:00 | 18:00

Proposed: 14:00 | 16:00 | 18:00