

ALTOS DEL MAR
7700 Atlantic Way
Miami Beach, FL 33141





Altos del Mar Park is located on Collins Avenue between 76th and 77th street. It is one of the last undeveloped beach front parcels within the City of Miami Beach. The park offers an undefined pedestrian connection to the beach.

Key Focuses of the Project:

Amphitheater Style Seating, Entry Plazas, Sand Volleyball Court (2)
Pedestrian Beach Access, Multi-use walkways,
Landscape for the Park and Parking Lot, Site Lighting
Enhancement of the Existing Parking Lot including new
lighting and landscape , New Restroom Facility Building and Storage Rooms
and ADA Accessible Tot Lot

Special consideration has been given to illumination due to the Sea Turtle
Nesting areas and Permit through the Florida Department of
Environmental Protection is required.

Index

A-0 Site

 A-1: Location Map Survey

 A-2: Survey

 A-3: Survey

 A-4: Proposed Site Plan

 A-5: Proposed Activity Site Plan

 A-6: Keyed Site Photos

 A-7: Site Photos

 A-8: Site Photos

B-0 Zoning Diagrams

 B-1: Zoning Analysis & Location Maps

 B-2: Zoning Data

 B-3: Lot Coverage & Open Space Diagram

 B-4: F.A.R Diagram

C-0 Landscape

 C-1: Existing Tree Disposition Plan

 C-2: Existing Tree Disposition List

 C-3: Overall Planting Plan

 C-4: Tree/Planting Plan

 C-5: Shrub Planting Plan

 C-6: Proposed Plant Species

D-0 Proposed Building

 D-1: Proposed Floor Plan

 D-2: North & East Elevation

 D-3: South & West Elevation

 D-4: Context Elevation

 D-5: Context Elevation

 D-6: North / South Building Section

 D-7: Material Board

Project Team

Owner:

City of Miami Beach
Capital Improvements Projects Office
1700 Convention Center Drive,
Miami Beach, FL33191

Architects:

 Stantec

Stantec
One Biscayne Tower Suite 1670
2 S Biscayne Boulevard
Miami, Florida 33131
T: 305.482.8700

Structural Engineer:

Santiago Aranegui P.E
6431 SW 145 Street
Coral Gables, FL 33158
T: 305.431.6747

MEP Consultants:



Louis J. Aguirre & Associates, P.A
Consulting Engineers
9150 South Dadeland Blvd.
Suite 900 Miami, FL 33156
T: 305.670.0141

Landscape Architect:



Rosenberg Gardner Design
17670 NW 78th Avenue Suite 214
Miami, FL 33015

Civil / Traffic Engineer:

 Stantec

Stantec
901 Ponce de Leon Boulevard Suite 900
Coral Gables, Florida 33134
T: 305.445.

Land Surveyor:



Longitude Surveyors, LLC
7715 NW 48 Street Suite 310
Doral, FL 33166
T: 305.463.0912

ALTOS DEL MAR
MIAMI BEACH, FL 33141



A-0	Site
A-1:	Location Map Survey
A-2:	Survey
A-3:	Survey
A-4:	Proposed Site Plan
A-5:	Proposed Activity Site Plan
A-5:	Keyed Aerial Plan
A-6:	Keyed Site Photos
A-7:	Keyed Site Photos



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 1, 2, 3, 4, & 5, BLOCK 10 AND ALL OF BLOCK 7, OF "CORRECTED PLAT OF ALTOS DEL MAR No. 1", RECORDED IN PLAT BOOK 31, AT PAGE 40, RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 2, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of original field Survey was on November 10, 2015.
Revision 1: This Map of Survey was revised on April 8, 2016 to add an existing public shower located at the neast end on 76th Street.

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5 and 6, Block 7 and Lots 1, 2, 3, 4 and 5, Block 10, all of CORRECTED PLAT OF ALTOS DEL MAR No. 1, according to the plat thereof, recorded in Plat Book 31 at Page 40 of the Public Records of Miami-Dade County, Florida.

(Quit Claim Deed, recorded on March 25, 2004 in Official Records Book 22148, at Page 4855, Miami-Dade County Records).

AND

Lot 3, Block 8 of CORRECTED PLAT OF ALTOS DEL MAR No. 1, according to the plat thereof, recorded in Plat Book 31 at Page 40 of the Public Records of Miami-Dade County, Florida.

AND

The following portion of Airoso Way as shown on Plat of ALTOS DEL MAR No.1, recorded in Plat Book 4, at Page 157, of the Public Records of Miami-Dade County, Florida [said Airoso Way being now known as Atlantic Way]:

COMMENCE at the Northwest corner of Lot 3, in Block 8, of Altos Del Mar # 1, at shown on said Plat, thence West along the West extension of the North boundary line of said Lot 3, in said Block 8, to a point midway between the West boundary line and the East boundary line of Airoso Way as shown on said Plat; thence South on a line running equidistant from the said West boundary line and the East boundary line of said Airoso Way as shown on said plat to the intersection with the West extension of the South boundary line of said Lot 3, in said Block 8, said point of intersection being on the North line of Allamanda Street as shown on said Plat (now known as 75th Street); thence East along the said West extension of the South boundary line of said Lot 3, in said Block 8, being the North line of Allamanda Street, as shown on said Plat (now known as 75th Street) to the Southwest corner of said Lot 3, in said Block 8, thence North along the West line of said Lot 3, in said Block 8, and the same being the East line of Airoso Way as shown on said Plat, to the point of beginning.

(Warranty Deed recorded on December 15, 1987, in Official Records Book 13509, at Page 1089, Miami-Dade County Records).

AND

Lots 1 and 2, in Block 8 and Lots 1 and North Half of Lot 2, in Block 9, of ALTOS DEL MAR, according to the Plat thereof, recorded in Plat Book 4, at Page 157 of the Public Records of Miami-Dade County, Florida, including riparian rights appurtenant thereto.
Said Plat, at Plat Book 4, at page 157, has been corrected, and the locations and dimensions hereinabove described are according to the Corrected Plat of ALTOS DEL MAR No.1, recorded in Plat Book 31, at page 40, Public Records of Miami-Dade County, Florida.

ALSO

BEGIN at the Northeast corner of Lot 1, of Block 9, of Altos Del Mar, according to the Plat thereof, recorded in Plat Book 4 at Page 157, of the Public Records of Miami-Dade County, Florida; thence South along East line of said Lot 1 and along East line of N 1/2 of Lot 2 in said Block 9, to the Southeast corner of the N 1/2 of said Lot 2, in said Block 9; thence East along the East extension of the South boundary line of the N 1/2 of said Lot 2, in said Block 9, to a point midway between the West boundary line and the East boundary line of Airoso Way, as shown on said Plat of Altos Del Mar; thence South on a line parallel to and equi-distant from the said West Boundary line and the East boundary line of said Airoso Way to a point of intersection with the West extension of the South boundary line of Lot 2, in Block 8, of said Altos Del Mar, according to the said Plat recorded in Plat Book 4 at Page 157 of the said Public Records; thence East along the said West Extension of the South Boundary line of said Lot 2, in said Block 8, to the Southwest corner of said Lot 2, in said Block 8; thence North along the West Boundary line of said Lot 2, in said Block 8 and also along the West boundary line of Lot 1 in said Block 8, to the Northwest corner of said Lot 1 in said Block 8, of said Altos Del Mar; thence West to the Point of Beginning; said property herein described being a part of Airoso Way as shown on said Plat recorded in Plat Book 4, at Page 157, of said Public Records, including riparian rights appurtenant thereto.

(Warranty Deed recorded in Official Records Book 3782, at Page 698, Miami-Dade County Records).

Containing 160,834 Square Feet, or 3.69 Acres, more or less, by calculations.

Property Addresses and Tax Folio Numbers:

7611 Collins Avenue, Miami Beach, Florida 33141
Folio No. 02-3202-004-0440
7617 Collins Avenue, Miami Beach, Florida 33141
Folio No. 02-3202-004-0430
7625 Collins Avenue, Miami Beach, Florida 33141
Folio No. 02-3202-004-0420
76xx Collins Avenue, Miami Beach, Florida 33141
Folio No. 02-3202-004-0410
7601 Atlantic Way, Miami Beach, Florida 33141
Folio No. 02-3202-004-0350
7611 Atlantic Way, Miami Beach, Florida 33141
Folio No. 02-3202-004-0340
7621 Atlantic Way, Miami Beach, Florida 33141
Folio No. 02-3202-004-0330
76xx Atlantic Way, Miami Beach, Florida 33141
Folio No. 02-3202-004-0320
7645 Atlantic Way, Miami Beach, Florida 33141
Folio No. 02-3202-004-0310 & 02-3202-004-0300
7515 Collins Avenue, Miami Beach, Florida 33141
Folio No. 02-3202-004-0390, 02-3202-004-0360, 02-3202-004-0370 & 02-3202-004-0380

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE MAP OF SURVEY:

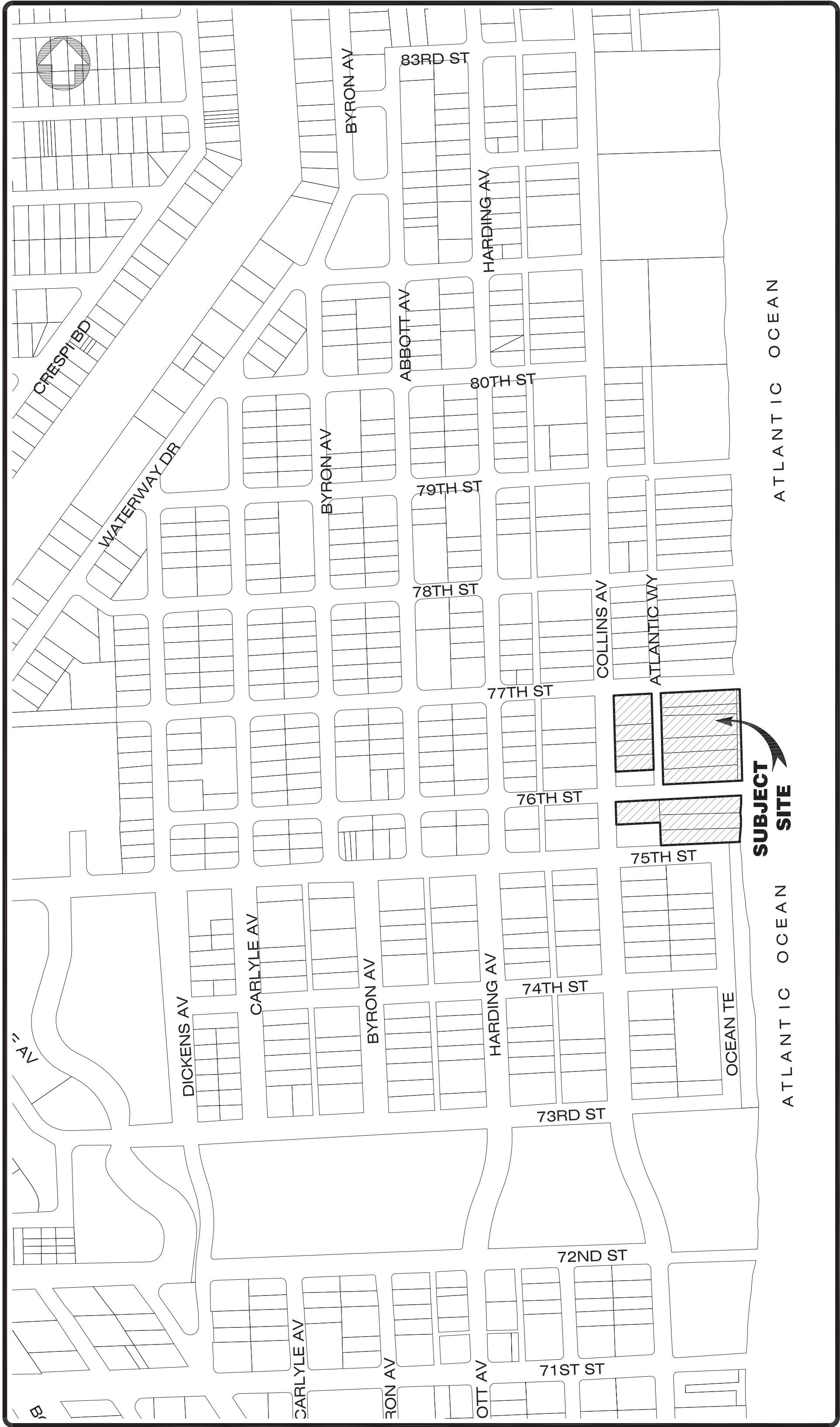
North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based on the centerline of Collins Avenue with an assumed bearing of N01°34'31"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE", with a Base Flood Elevation being 8.0 feet and Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 0326 , Suffix L, Map Revised Date: September 11, 2009.

Plat entitled "ESTABLISHMENT OF EROSION CONTROL LINE IN FRACTIONAL SECTION 35, TWP. 52 S., RGE. 42 E, TOWN OF SURFSIDE, DADE COUNTY, FLA.," recorded in Plat Book 105, Page 62, Miami-Dade County Records.

SECTION 2 - TOWNSHIP 53 SOUTH - RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

Plat entitled "METROPOLITAN DADE COUNTY, FLORIDA BULKHEAD LINE PART ONE", recorded in Plat Book 74, Page 1, Miami-Dade County Records.

Plat of "CORRECTED PLAT OF ALTOS DEL MAR No. 1", recorded in Plat Book 31, Page 40, Miami-Dade County Records.

Quit Claim Deed, recorded on March 25, 2004 in Official Records Book 22148, at Page 4855, of the Public Records of Miami-Dade County, Florida.

Legal Description was furnished by client.

The Costal Construction Control Line was obtained from a Map prepared for the State of Florida, Department of Natural Resources, recorded in Plat Book 74, Page 25, Miami-Dade County Records.

Erosion Control Line as depicted in the Map of Survey, lying in the coastal area of the City of Miami Beach, recorded in Plat Book 105, Page 62, Miami-Dade County Records.

For Vertical Control:

All elevations refers to the North American Vertical Datum of 1988 (NAVD 88).

The following Miami-Dade County Benchmarks were used and converted from the National Geodetic Vertical Datum of 1929 to the North American Vertical Datum of 1988, subtracting 1.55 feet to the specific benchmarks and verified with CORPSCON , a software developed by the US Army, Corps of Engineers. Said benchmarks are listed as following:

Benchmark No. D-180
Elevation =+ 3.51 feet (NGVD 29), +1.96 feet (NAVD 88)
Located at Byron Avenue and 81st Street, City of Miami Beach, Miami-Dade County, Florida.

Benchmark No. G-313
Elevation =+ 8.24 feet (NGVD 29), +6.69 feet (NAVD 88)
Located at Collins Avenue and 72nd Street, City of Miami Beach, Miami-Dade County, Florida.

For Horizontal Control:

The following Horizontal Control Data and the Mean High Water Elevation were obtained from The Florida Department of Enviromental Protection Control Stations used for the location of the Coastal Construction Control Line:

Coastal Range Monument T-39

Northing: 557 332.28
Easting: 945 528.54

Station Coastal Range Monument R-40

Northing: 556 223.71
Easting: 945 506.98

Both control stations are based in the Florida State Plane Coordinate System, East Zone, North American Datum 1983, 1990 Adjustment.

For Mean High Water Elevation Control:

Control Tide Station Identification No. 163
Mean High Water Elevation = +0.18' (NAVD 88), +1.73' (NGVD 29)
Control Tide Station Identification No. 161
Mean High Water Elevation = +0.17' (NAVD 88), +1.72' (NGVD 29)

RESTRICTIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

The Erosion Control Line was established in accordance with the provisions of Chapters 161.141 through 161.211, inclusive, Florida Statutes.

Title to all lands seaward of the Erosion Control Line shall be deemed to be vested in the State of Florida by right of its sovereignty, and Title to all lands landward of such line shall be vested in the riparian upland owners in accordance with the provisions of Chapter 161.191, Florida Statutes.

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership, or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is to update it to meet the requirements of the Florida Department of Enviromental Protection and the City of Miami Beach.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

CITY OF MIAMI BEACH, a municipal corporation

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Jose Senas, PSM Signature Date: _____
Registered Surveyor and Mapper LS5938
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party

LONGITUDE
SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305)463-0912 FAX: (305)513-5680
WWW.LONGITUDESURVEYORS.COM

NOTICE:

This Document is not full and complete without all pages. (Total of Three (3) pages)

L:\15517 Altos del Mar Collins Ave and 76th Street, MFL\Longitude Surveys\MADE 88\15517 Topo 04-08-16.dwg 4/8/2016 5:18:27 PM EDT

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 1, 2, 3, 4, & 5, BLOCK 10 AND ALL OF BLOCK 7, OF "CORRECTED PLAT OF ALTOS DEL MAR No. 1", RECORDED IN PLAT BOOK 31, AT PAGE 40, RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 2, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

No.	SCIENTIFIC NAME	COMMON NAME	DIAMETER AT BREAST HEIGHT (DBH)	HEIGHT (FEET)	DISPOSITION
1	COCOS NUCIFERA	COCOINUT PALM	6"	18'	TO REMAIN
2	COCOS NUCIFERA	COCOINUT PALM	6"	18'	TO REMAIN
3	COCOS NUCIFERA	COCOINUT PALM	6"	18'	TO REMAIN
4	COCOS NUCIFERA	COCOINUT PALM	6"	18'	TO REMAIN
5	COCOS NUCIFERA	COCOINUT PALM	6"	18'	TO REMAIN
6	COCOS NUCIFERA	COCOINUT PALM	17"	37'	TO REMAIN
7	COCOS NUCIFERA	COCOINUT PALM	22"	25'	TO REMAIN
8	COCOS NUCIFERA	COCOINUT PALM	10"	30'	TO REMAIN
9	COCOS NUCIFERA	COCOINUT PALM	5"	12'	TO REMAIN
10	COCOS NUCIFERA	COCOINUT PALM	12"	20'	TO REMAIN
11	COCOS NUCIFERA	COCOINUT PALM	24"	27'	TO REMAIN
12	COCOS NUCIFERA	COCOINUT PALM	6"	18'	TO REMAIN
13	COCOS NUCIFERA	COCOINUT PALM	5"	10'	TO REMAIN
14	COCOS NUCIFERA	COCOINUT PALM	10"	19'	TO REMAIN
15	COCOS NUCIFERA	COCOINUT PALM	5"	10'	TO REMAIN
16	SABAL PALMETTO	CABRAGE PALM	14"	20'	TO REMAIN
17	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
18	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
19	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
20	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
21	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
22	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
23	SABAL PALMETTO	CABRAGE PALM	22"	17'	TO REMAIN
24	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN
25	SABAL PALMETTO	CABRAGE PALM	12"	17'	TO REMAIN
26	COCOS NUCIFERA	COCOINUT PALM	12"	30'	TO REMAIN
27	COCOS NUCIFERA	COCOINUT PALM	12"	30'	TO REMAIN
28	COCOS NUCIFERA	COCOINUT PALM	12"	30'	TO REMAIN
29	SABAL PALMETTO	CABRAGE PALM	12"	17'	TO REMAIN
30	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
31	SABAL PALMETTO	CABRAGE PALM	14"	18'	TO REMAIN
32	UNKNOWN TREE	UNKNOWN TREE	12"	18'	TO REMAIN
33	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
34	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
35	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
36	QUERULUS VIRGINIANA	LIVE OAK	6"	15'	TO REMAIN
37	COCOS NUCIFERA	COCOINUT PALM	5"	10'	TO REMAIN
38	COCOS NUCIFERA	COCOINUT PALM	5"	12'	TO REMAIN
39	COCOS NUCIFERA	COCOINUT PALM	8"	20'	TO REMAIN
40	COCOS NUCIFERA	COCOINUT PALM	8"	20'	TO REMAIN
41	COCOS NUCIFERA	COCOINUT PALM	8"	20'	TO REMAIN
42	COCOS NUCIFERA	COCOINUT PALM	8"	20'	TO REMAIN
43	COCOS NUCIFERA	COCOINUT PALM	8"	20'	TO REMAIN
44	COCOS NUCIFERA	COCOINUT PALM	12"	30'	TO REMAIN
45	COCOS NUCIFERA	COCOINUT PALM	12"	30'	TO REMAIN
46	THE TREE	THE TREE	12"	25'	TO REMAIN
47	COCOS NUCIFERA	COCOINUT PALM	10"	15'	TO REMAIN
48	COCOS NUCIFERA	COCOINUT PALM	10"	30'	TO REMAIN
49	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
50	SABAL PALMETTO	CABRAGE PALM	12"	17'	TO REMAIN
51	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
52	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
53	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
54	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
55	SABAL PALMETTO	CABRAGE PALM	10"	17'	TO REMAIN
56	SABAL PALMETTO	CABRAGE PALM	12"	17'	TO REMAIN
57	SABAL PALMETTO	CABRAGE PALM	8"	20'	TO REMAIN
58	SABAL PALMETTO	CABRAGE PALM	8"	20'	TO REMAIN
59	SABAL PALMETTO	CABRAGE PALM	8"	20'	TO REMAIN
60	SABAL PALMETTO	CABRAGE PALM	8"	20'	TO REMAIN
61	SABAL PALMETTO	CABRAGE PALM	7"	20'	TO REMAIN
62	SABAL PALMETTO	CABRAGE PALM	7"	20'	TO REMAIN
63	SABAL PALMETTO	CABRAGE PALM	7"	20'	TO REMAIN
64	SABAL PALMETTO	CABRAGE PALM	7"	20'	TO REMAIN
65	SABAL PALMETTO	CABRAGE PALM	7"	20'	TO REMAIN
66	SABAL PALMETTO	CABRAGE PALM	7"	20'	TO REMAIN
67	SABAL PALMETTO	CABRAGE PALM	12"	15'	TO REMAIN
68	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
69	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
70	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
71	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
72	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
73	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
74	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
75	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
76	COCOS NUCIFERA	COCOINUT PALM	5"	8'	TO REMAIN
77	COCOS NUCIFERA	COCOINUT PALM	5"	8'	TO REMAIN
78	COCOS NUCIFERA	COCOINUT PALM	5"	8'	TO REMAIN
79	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
80	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
81	COCOS NUCIFERA	COCOINUT PALM	12"	18'	TO REMAIN
82	COCOS NUCIFERA	COCOINUT PALM	10"	15'	TO REMAIN
83	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
84	COCOS NUCIFERA	COCOINUT PALM	5"	20'	TO REMAIN
85	COCOS NUCIFERA	COCOINUT PALM	5"	20'	TO REMAIN
86	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
87	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
88	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
89	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
90	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
91	COCOS NUCIFERA	COCOINUT PALM	5"	12'	TO REMAIN
92	COCOS NUCIFERA	COCOINUT PALM	12"	25'	TO REMAIN
93	COCOS NUCIFERA	COCOINUT PALM	10"	20'	TO REMAIN

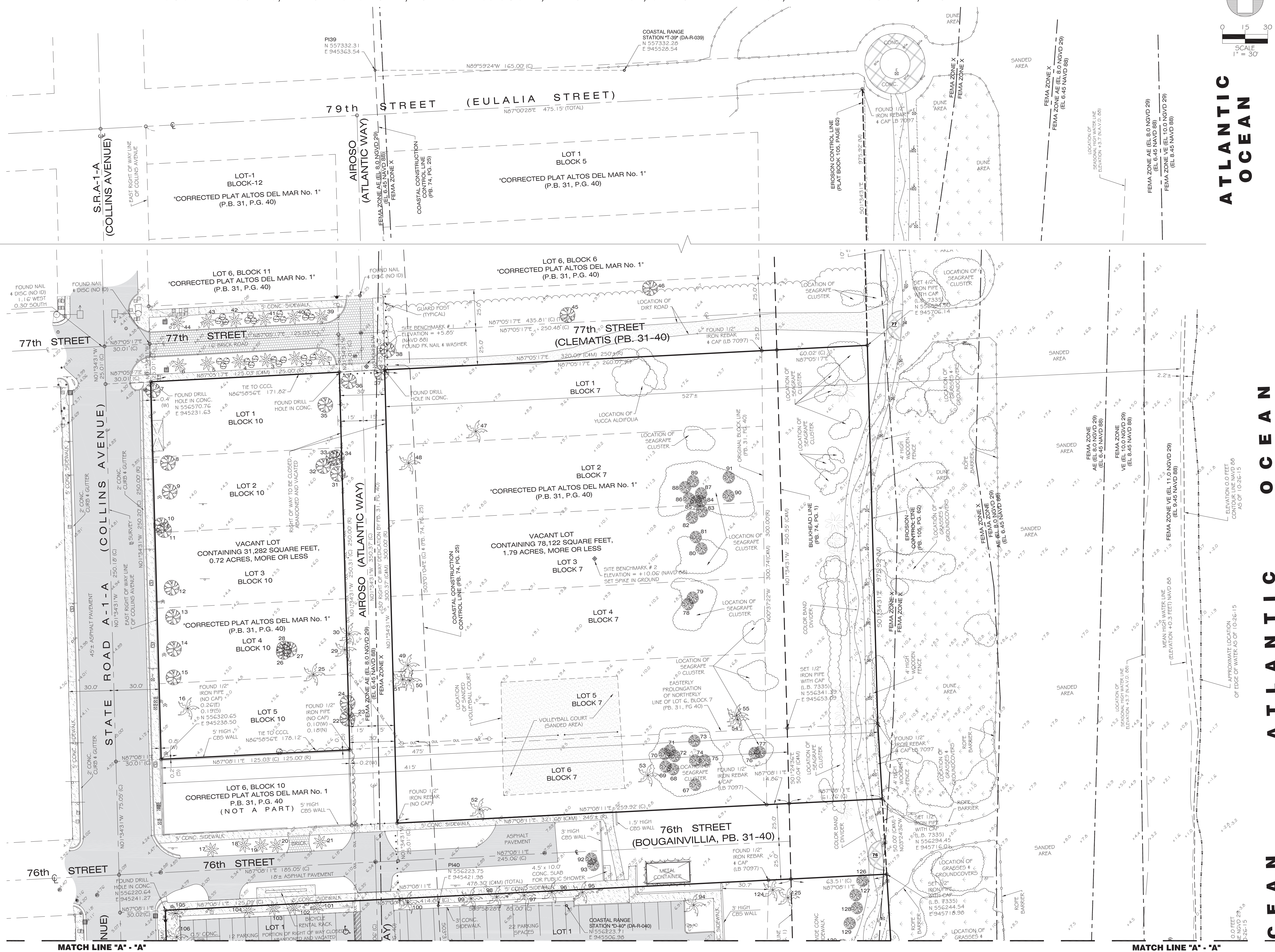
LEGEND	
CONC. = CONCRETE	TEMPORARY SITE BENCHMARK
REC'D VAL = RECORDED VALUE	HEDGE OR LANDSCAPED AREA
M = MEASURED VALUE	CLEAN OUT
(C) = CALCULATED	SANITARY SEWER MANHOLE
C.B.S. = CONCRETE BLOCK STUCCO	STORM DRAINAGE MANHOLE
C.L.F. = CENTER LINE	UNKNOWN MANHOLE
P.B. = PLAT BOOK	FPL MANHOLE
PG. = PAGE	CHAIN LINK FENCE
M.F. = METAL FENCE	METAL FENCE
W.P. = WOOD POWER POLE	METAL FENCE
GUY ANCHOR	WOOD FENCE
CONCRETE POWER POLE	MAILBOX
ORNAMENTAL PLANT	SIGNAL MAST ARM
BOLLARD	STREET LIGHT SIGNAL
SIGN	BRICK
PALM TREE	CONCRETE
CHAIN LINK FENCE	PAVER
WOOD FENCE	TILE
METAL FENCE	STAMPED CONCRETE
COLUMN	ASPHALT
GAS VALVE	ARC
CATCH BASIN	LENGTH
ORNAMENTAL LIGHT	ANGLE OF THE CURVE
ORNAMENTAL LIGHT POLE	ORNAMENTAL LIGHT POLE
LIGHT POLE	
FLAG POLE	
RADIUS	
IDENTIFICATION	
LIGHT POLE	
MONUMENT LINE	
OVERHEAD WIRE	
WATER VALVE	
WATER METER	
FIRE HYDRANT	

NOTICE:
This Document is not full and complete without all pages. (Total of Three (3) pages)

LONGITUDE
SURVEYORS

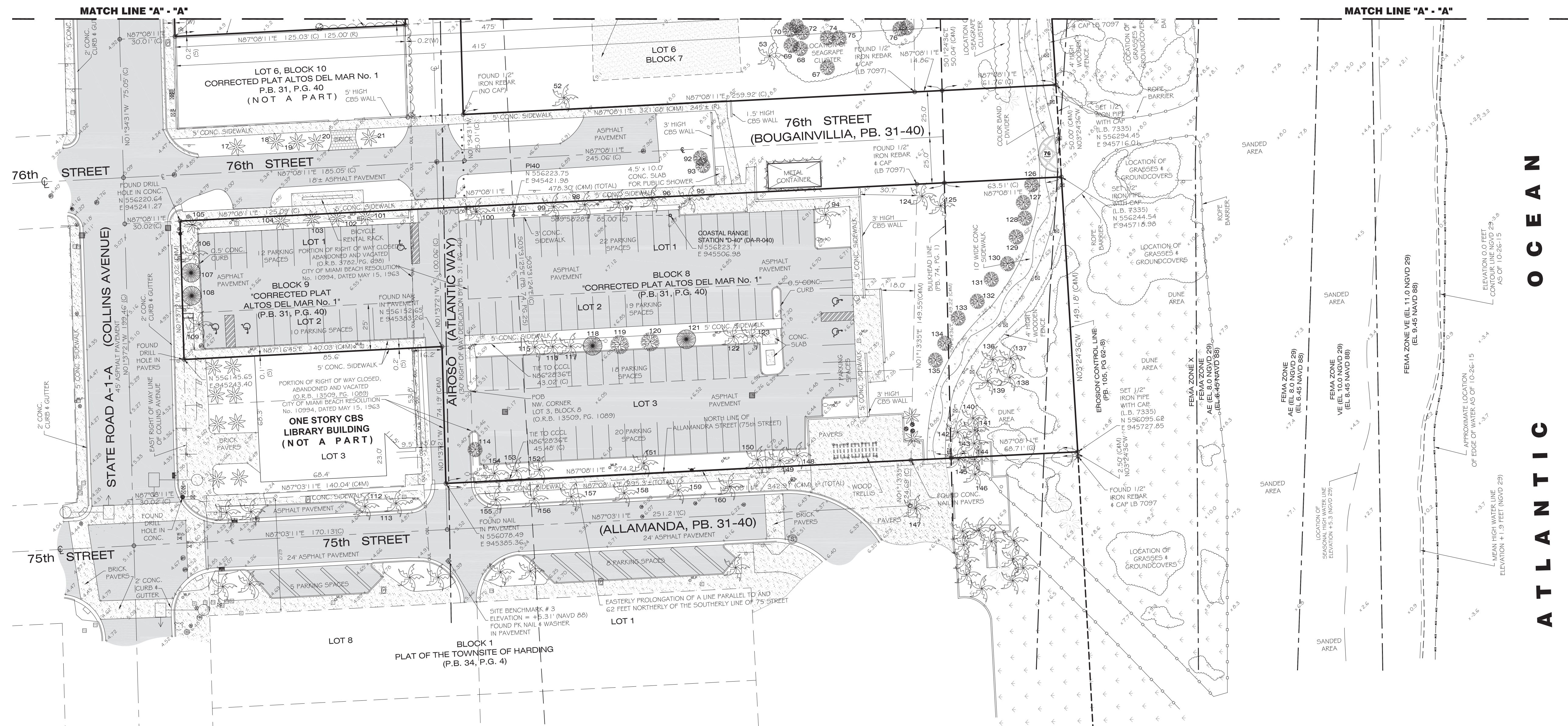
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15517
FIELD BOOK: EFB
DRAWN BY: JS
SHEET 2 OF 3



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 1, 2, 3, 4, & 5, BLOCK 10 AND ALL OF BLOCK 7, OF "CORRECTED PLAT OF ALTOS DEL MAR No. 1", RECORDED IN PLAT BOOK 31, AT PAGE 40, RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 2, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



NOTICE:
This Document is not full and complete without all pages. (Total of Three (3) pages)

LONGITUDE
SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

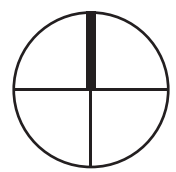
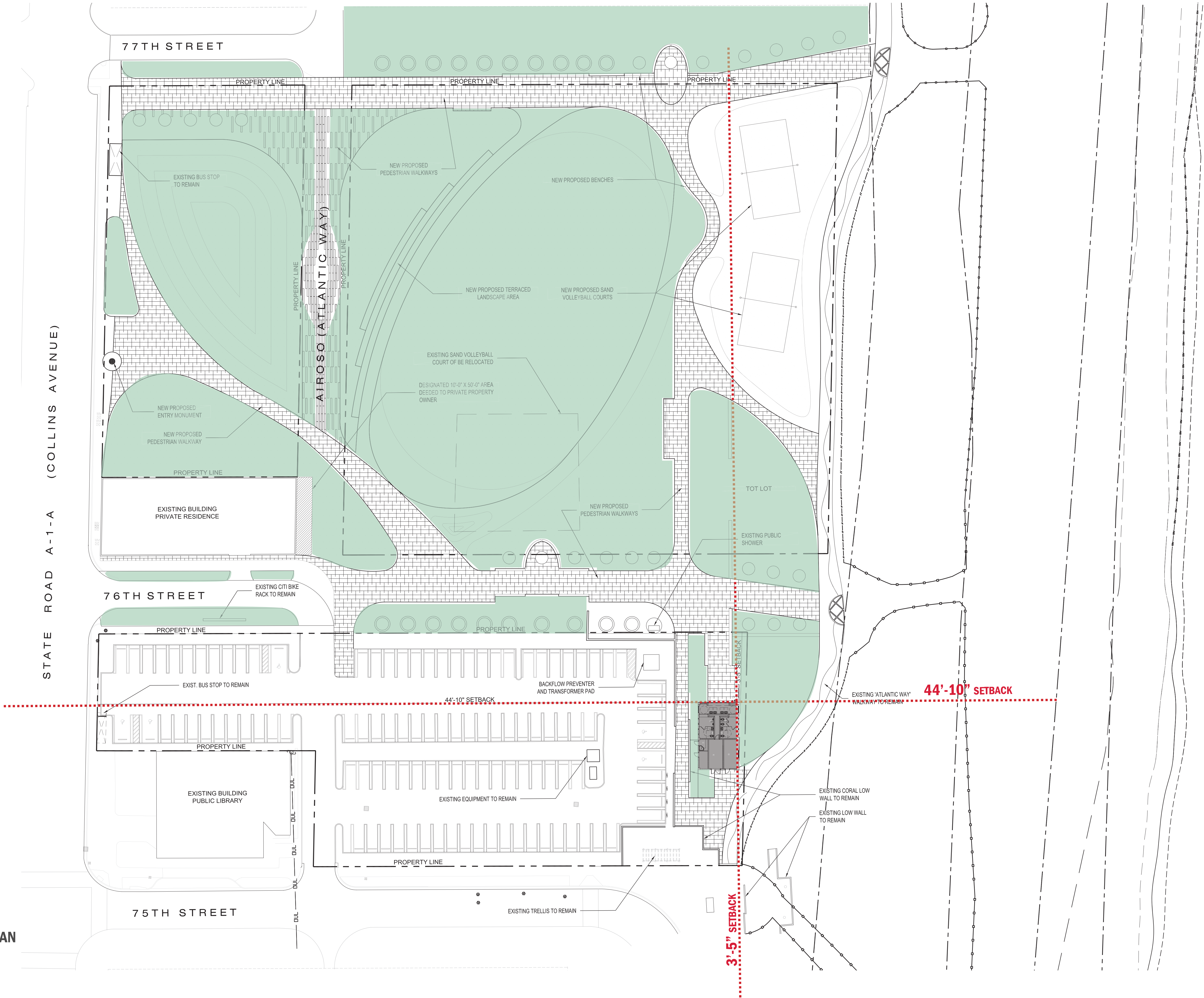
JOB NO.: 15517
FIELD BOOK: EFB

DRAWN BY: JS
SHEET 3 OF 3

LEGEND			LEGEND			LEGEND		
CONC. = CONCRETE	— = CHAIN LINK FENCE	⬢ = TEMPORARY SITE BENCHMARK	A = ARC					
R = RECORDED VALUE	— = WOOD FENCE	⬢ = HEDGE OR LANDSCAPED AREA	L = LENGTH					
M = MEASURED VALUE	— = METAL FENCE	⬢ = CLEAN OUT	⬢ = ANGLE OF THE CURVE					
(C) = CALCULATED	— = COLUMN	⬢ = SANITARY SEWER MANHOLE	⬢ = ORNAMENTAL LIGHT POLE					
C.B.S. = CONCRETE BLOCK STUCCO	— = GAS VALVE	⬢ = STORM DRAINAGE MANHOLE						
E = CENTERLINE	— = CATCH BASIN	⬢ = UNKNOWN MANHOLE						
P.B. = PLAT BOOK	— = ORNAMENTAL LIGHT	⬢ = FPL MANHOLE						
P.G. = PAGE	— = ORNAMENTAL LIGHT POLE	⬢ = CHAIN LINK FENCE						
M.F. = METAL FENCE	— = LIGHT POLE	⬢ = W.F.						
— = WOOD POWER POLE	— = FLAG POLE	⬢ = WOOD FENCE						
— = GUY ANCHOR	— = RADIUS	⬢ = MAILBOX						
— = CONCRETE POWER POLE	— = IDENTIFICATION	⬢ = SIGNAL MAST ARM						
— = ORNAMENTAL PLANT	— = LIGHT POLE	⬢ = STREET LIGHT SIGNAL						
— = BOLLARD	— = MONUMENT LINE	⬢ = BRICK						
— = SIGN	— = OVERHEAD WIRE	⬢ = CONCRETE						
— = PALM TREE	— = WATER VALVE	⬢ = PAVER						
	— = WATER METER	⬢ = TILE						
	— = FIRE HYDRANT	⬢ = STAMPED CONCRETE						
		⬢ = ASPHALT						

94	COCOS NUCIFERA	COCONUT PALM	6"	12"	18"	TO REMAIN
95	SABAL PALMETTO	CABBAGE PALM	12"	20"	15"	TO REMAIN
96	SABAL PALMETTO	CABBAGE PALM	8"	20"	12"	TO REMAIN
97	SABAL PALMETTO	CABBAGE PALM	8"	20"	12"	TO REMAIN
98	SABAL PALMETTO	CABBAGE PALM	8"	20"	12"	TO REMAIN
99	SABAL PALMETTO	CABBAGE PALM	8"	20"	12"	TO REMAIN
100	SABAL PALMETTO	CABBAGE PALM	7"	25"	12"	TO REMAIN
101	SABAL PALMETTO	CABBAGE PALM	7"	20"	15"	TO REMAIN
102	SABAL PALMETTO	CABBAGE PALM	7"	20"	15"	TO REMAIN
103	SABAL PALMETTO	CABBAGE PALM	7"	20"	15"	TO REMAIN
104	SABAL PALMETTO	CABBAGE PALM	7"	20"	15"	TO REMAIN
105	SABAL PALMETTO	CABBAGE PALM	8"	30"	15"	TO REMAIN
106	SABAL PALMETTO	CABBAGE PALM	6"	22"	12"	TO REMAIN
107		UNKNOWN TREE	18"	25"	25"	TO REMAIN
108		UNKNOWN TREE	18"	25"	25"	TO REMAIN
109	SABAL PALMETTO	CABBAGE PALM	6"	22"	15"	TO REMAIN
110	ROYSTONIA REGIA	ROYAL PALM	12"	40"	18"	TO REMAIN
111	ROYSTONIA REGIA	ROYAL PALM	12"	30"	15"	TO REMAIN
112	ROYSTONIA REGIA	ROYAL PALM	12"	30"	15"	TO REMAIN
113	ROYSTONIA REGIA	ROYAL PALM	12"	30"	15"	TO REMAIN
114		UNKNOWN TREE	5"	20"	20"	TO REMAIN
115	COCOS NUCIFERA	COCONUT PALM	7"	25"	15"	TO REMAIN
116	COCOS NUCIFERA	COCONUT PALM	7"	25"	15"	TO REMAIN
117	COCOS NUCIFERA	COCONUT PALM	7"	25"	15"	TO REMAIN
118		UNKNOWN TREE	12"	28"	18"	TO REMAIN
119	COCCOLOBA UVIFERA	SEA GRAPE	10"	15"	18"	TO REMAIN
120	COCCOLOBA UVIFERA	SEA GRAPE	10"	15"	18"	TO REMAIN
121		UNKNOWN TREE	12"	20"	22"	TO REMAIN
122	COCOS NUCIFERA	COCONUT PALM	7"	23"	18"	TO REMAIN
123	COCOS NUCIFERA	COCONUT PALM	7"	23"	18"	TO REMAIN
124	SABAL PALMETTO	CABBAGE PALM	12"	18"	7"	TO REMAIN
125	SABAL PALMETTO	CABBAGE PALM	12"	18"	12"	TO REMAIN
126		UNKNOWN TREE	4"	10"	15"	TO REMAIN
127		UNKNOWN TREE	4"	10"	15"	TO REMAIN
128		UNKNOWN TREE	4"	10"	15"	TO REMAIN

129		UNKNOWN TREE	2"	10"	5"	TO REMAIN
130		UNKNOWN TREE	4"	10"	10"	TO REMAIN
131		UNKNOWN TREE	4"	10"	10"	TO REMAIN
132		UNKNOWN TREE	2"	6"	6"	TO REMAIN
133		UNKNOWN TREE	4"	10"	10"	TO REMAIN
134		UNKNOWN TREE	4"	10"	10"	TO REMAIN
135		UNKNOWN TREE	4"	10"	10"	TO REMAIN
136	COCOS NUCIFERA	COCONUT PALM	7"	20"	18"	TO REMAIN
137	COCOS NUCIFERA	COCONUT PALM	7"	20"	18"	TO REMAIN
138	COCOS NUCIFERA	COCONUT PALM	7"	20"	18"	TO REMAIN
139	COCOS NUCIFERA	COCONUT PALM	7"	20"	18"	TO REMAIN
140	COCOS NUCIFERA	COCONUT PALM	7"	30"	18"	TO REMAIN
141	COCOS NUCIFERA	COCONUT PALM	7"	30"	18"	TO REMAIN
142	COCOS NUCIFERA	COCONUT PALM	7"	30"	18"	TO REMAIN
143	SABAL PALMETTO	CABBAGE PALM	7"	20"	18"	TO REMAIN
144	COCOS NUCIFERA	COCONUT PALM	7"	30"	18"	TO REMAIN
145	SABAL PALMETTO	CABBAGE PALM	7"	30"	18"	TO REMAIN
146	SABAL PALMETTO	CABBAGE PALM	7"	30"	18"	TO REMAIN
147	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	18"	30"	22"	TO REMAIN
148	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
149	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
150	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
151	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
152	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
153	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
154	COCOS NUCIFERA	COCONUT PALM	10"	25"	15"	TO REMAIN
155	SABAL PALMETTO	CABBAGE PALM	12"	40"	15"	TO REMAIN
156	SABAL PALMETTO	CABBAGE PALM	12"	40"	15"	TO REMAIN
157	SABAL PALMETTO	CABBAGE PALM	12"	40"	15"	TO REMAIN
158	SABAL PALMETTO	CABBAGE PALM	12"	40"	15"	TO REMAIN
159	SABAL PALMETTO	CABBAGE PALM	12"	40"	15"	TO REMAIN
160	SABAL PALMETTO	CABBAGE PALM	12"	40"	15"	TO REMAIN



PROPOSED SITE PLAN
N.T.S.

PROJECT #: 219420367



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.462.8700
www.addinc.com

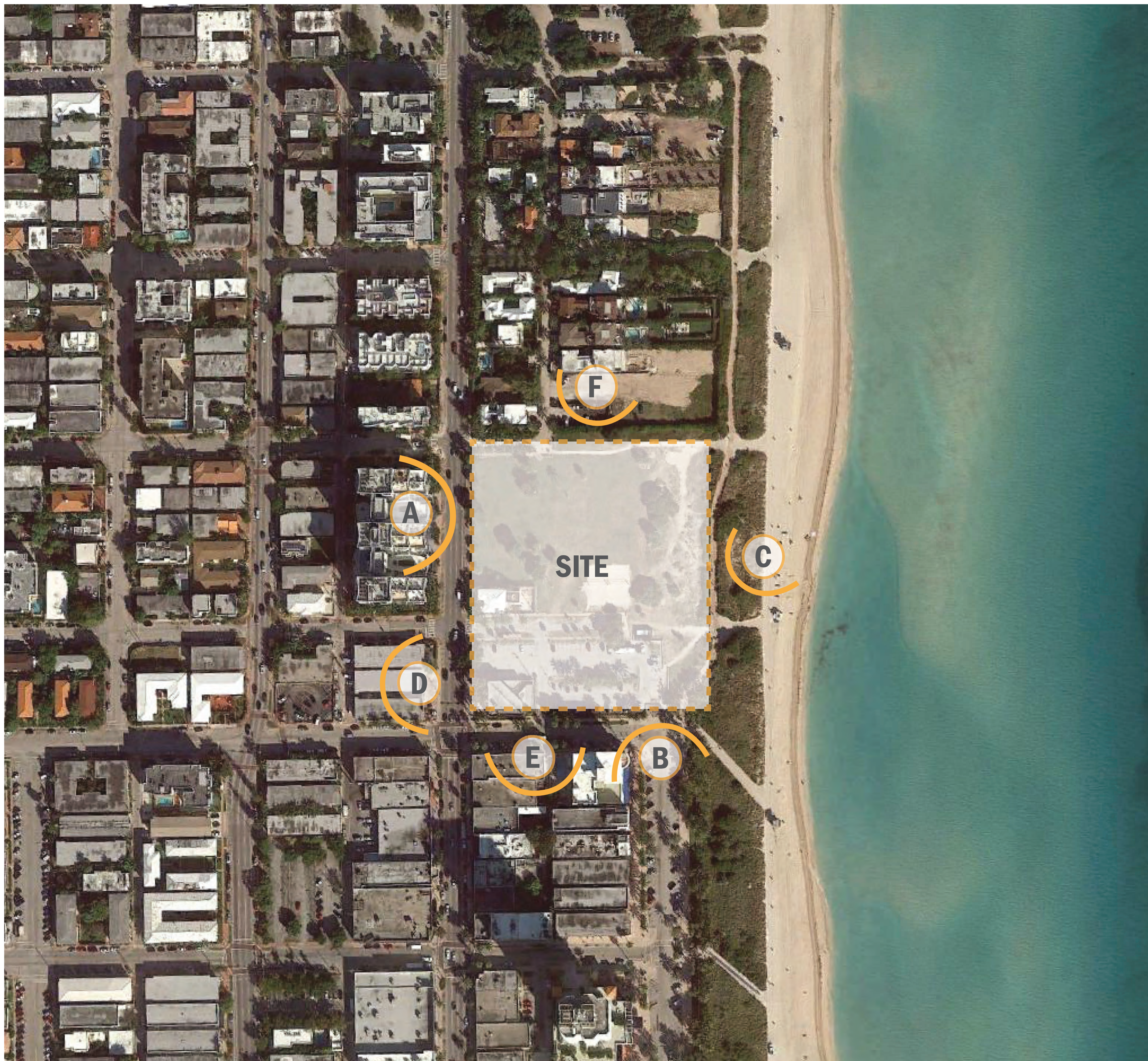
Lic# AA26001507
Jonathan Cardello
Lic# AR93391

HPB SUBMITTAL II
DATE 05/31/2016



ALTOS DEL MAR
MIAMI BEACH, FL 33141





ALTOS DEL MAR
MIAMI BEACH, FL 33141



VIEW A
COLLINS AVENUE AND 75TH STREET



VIEW B
CORNER OF OCEAN TERRACE AND ATLANTIC WAY



VIEW C
ATLANTIC WAY - SOUTH FACING



ALTOS DEL MAR
MIAMI BEACH, FL 33141



VIEW D
COLLINS AVENUE AND 75TH STREET



VIEW E
75TH STREET AT MIDBLOCK



VIEW F
ATLANTIC WAY - SOUTH FACING



B-0

Zoning Diagrams

B-1:

Zoning Anaylsis & Location Map

B-2:

Zoning Data

B-3:

Lot Coverage & Open Space Diagrams

B-4:

F.A.R Diagrams



ALTOS DEL MAR
MIAMI BEACH, FL 33141



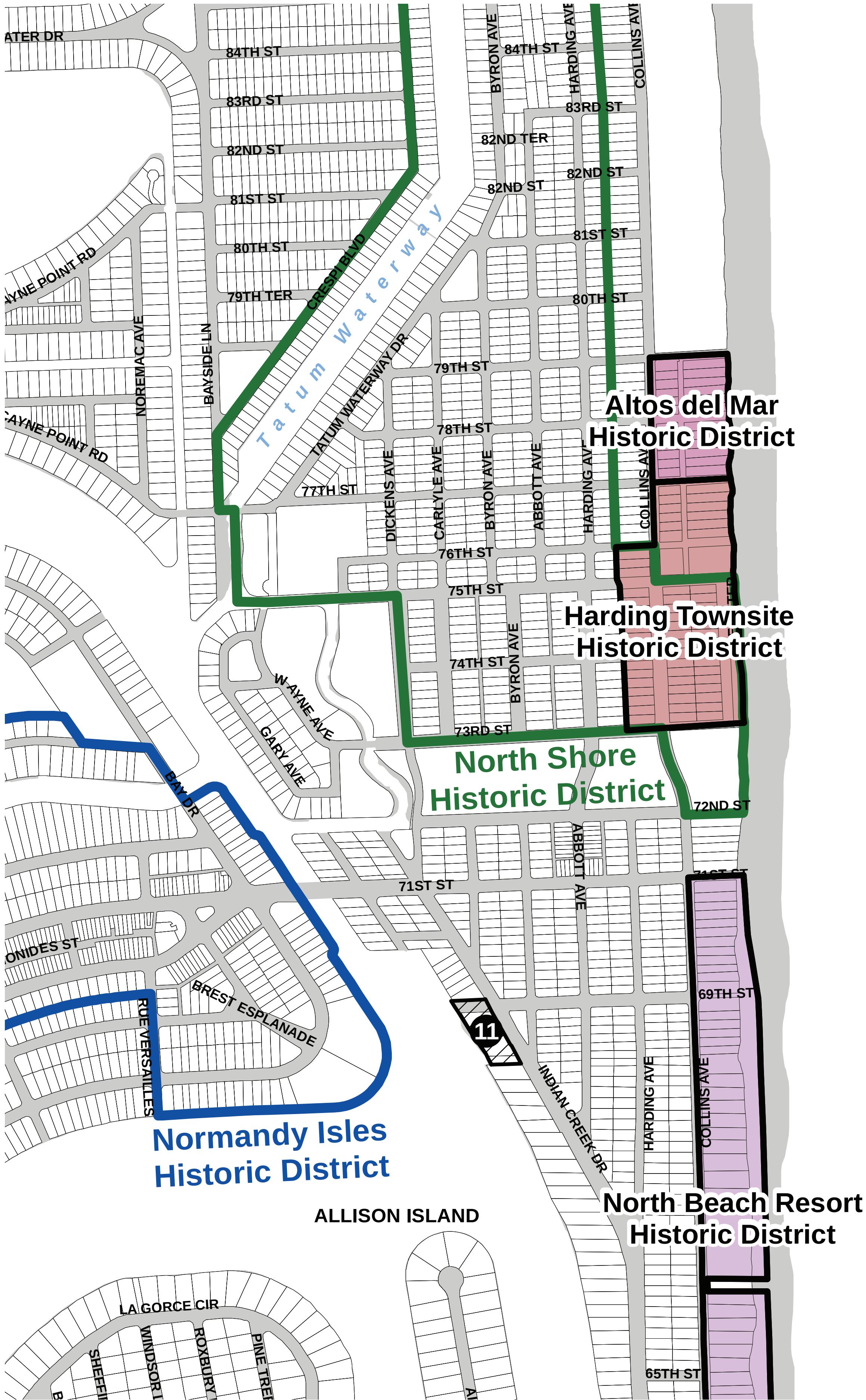
One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.462.8700
www.addinc.com

Lic# AA26001507
Jonathan Cardello
Lic# AR93391

HPB SUBMITTAL II
DATE 05/31/2016

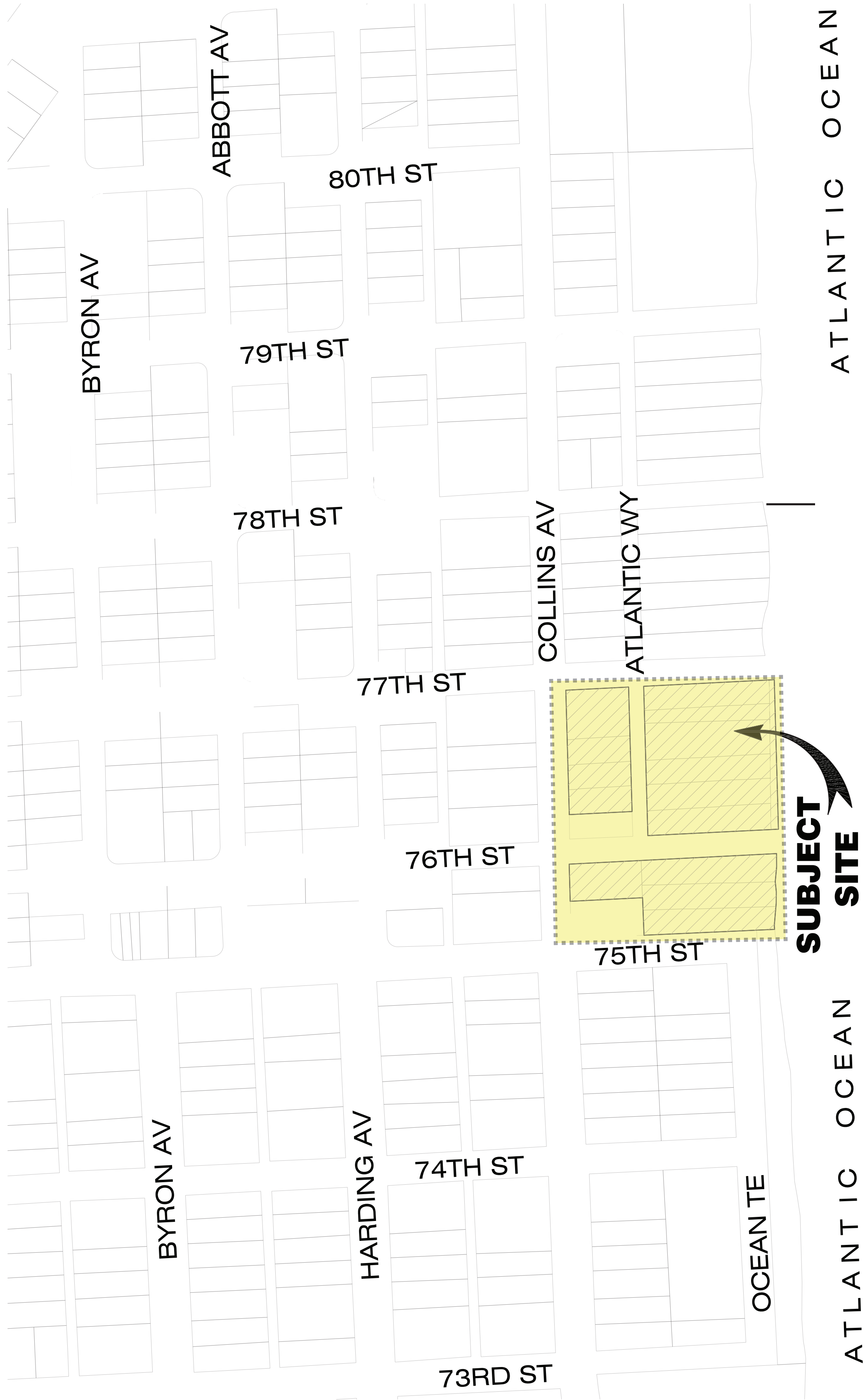


B-1



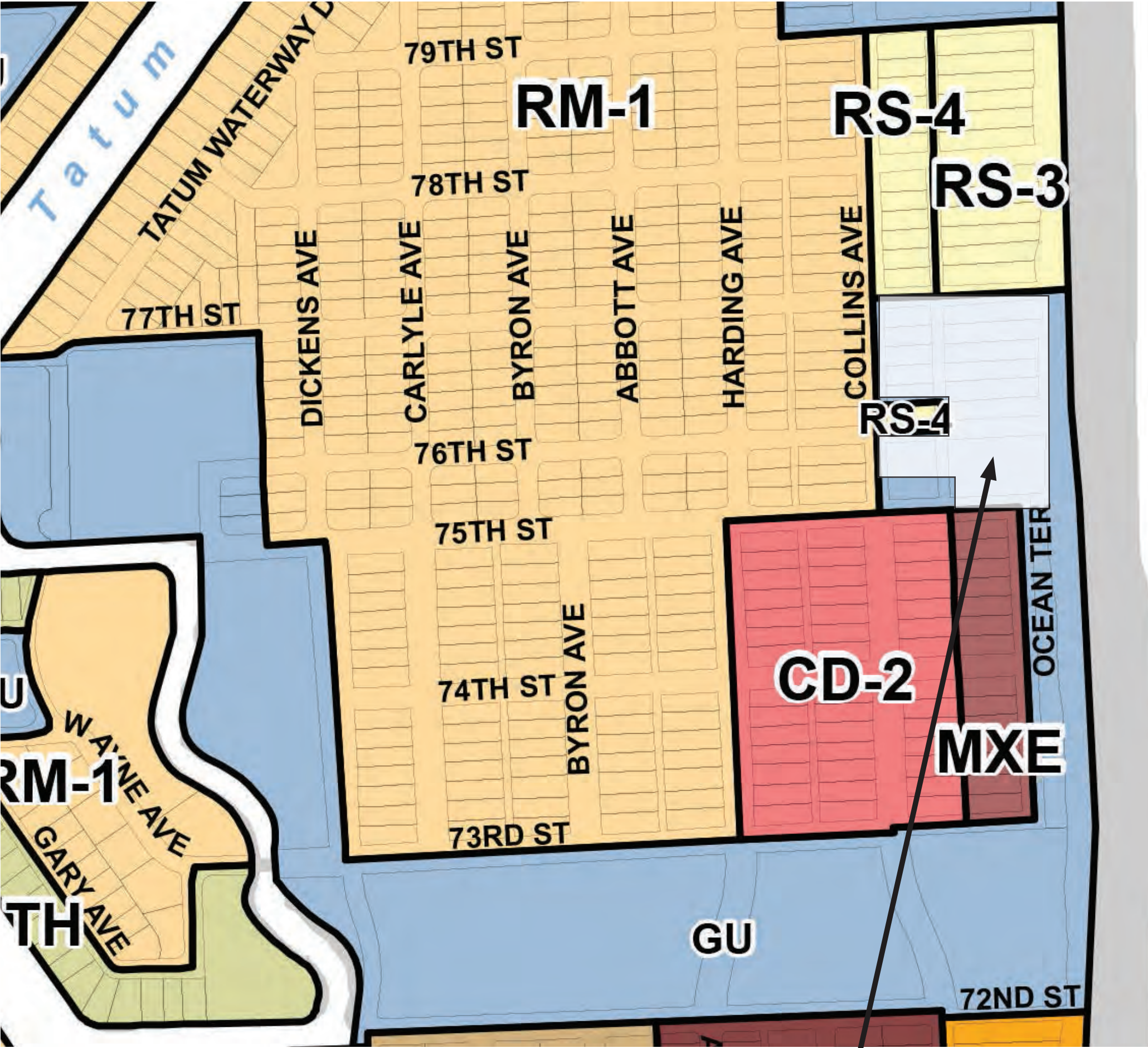
Zoning Map
N.T.S

PROJECT #: 219420367



Location Map
N.T.S

ZONING ANALYSIS - Altos Del Mar			
Zoning Districts	Required / Allowed	Provided	Notes
Harding Townsite Historic District	GU	N/A	Per City of Miami Beach Zoning
Lot Area Summary			
<u>Gross Lot Area</u>			
Total Gross Lot Area (SF) Before Dedications	160,834 SF		Lot Area before dedications
Total Gross Lot Area (Acres)	3.69 Acres		
Lot Occupation - Division 9 - Sec. 142-425 - Development Regulations			
Total Minimum Lot Area (SF) - All Parcels RS-4	6,000 SF minimum	160,834 SF	Division 2, Table (b)(1)
General Lot Requirements (Article 5)			
Lot Area (SF) after Dedications			
Lot Coverage			
Maximum for 1 Story Structure	50% maximum	84.6%	Division 2, Sec.142-105 (5)(b)
Building Height (Stories)			
Maximum Stories Allowed	2 Stories	1 Story	Division 2, Sec. 142-107
Maximum Building Height (inclusive of all Stories)	25'-0" above grade		Division 2, Sec. 142-107
Building Setback			
Front Setback- Collins Ave	Minimum 20'-0"	387'-2"	Based on City Approval Based on City Approval
Side Setback - 76th Street		10'-0"	
Rear Setback - Beach Side		1'-4"	
Side Setback - 75th Street	Minimum 5'-0"	73'-2"	
Density			
Dwelling Units per Acre	N/A	N/A	Division 9, Sec. 142-422
Parking Requirements			
Proposed Parking			
Standard Parking spaces (Existing):	106 Spaces		Exiisting Parking Lot conditions, refer to Survey
Handicap Spaces (Existing):	5 Spaces		
Total Parking - Existing =	110 Parking Spaces		
Standard Parking spaces (Proposed):	106 Spaces		Based on 18'-0" x 12'-0" dimension As required by FBC, Table 208.2 Parking Spaces
Hanidcap Spaces (Proposed):	5 Spaces		
Total Parking - Proposed =	110 Parking Spaces		



PROJECT SITE

Zoning Map

N.T.S

- RS-1 Single family residential

RS-2 Single family residential

RS-3 Single family residential

RS-4 Single family residential

TH Townhome residential

RM-1 Residential multifamily, low intensity

RM-2 Residential multifamily, medium intensity

RM-3 Residential multifamily, high intensity

CD-1 Commercial, low intensity

CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity

I-1 Urban light industrial

MXE Mixed use entertainment

HD Hospital district

MR Marine recreational

GU Civic and government use

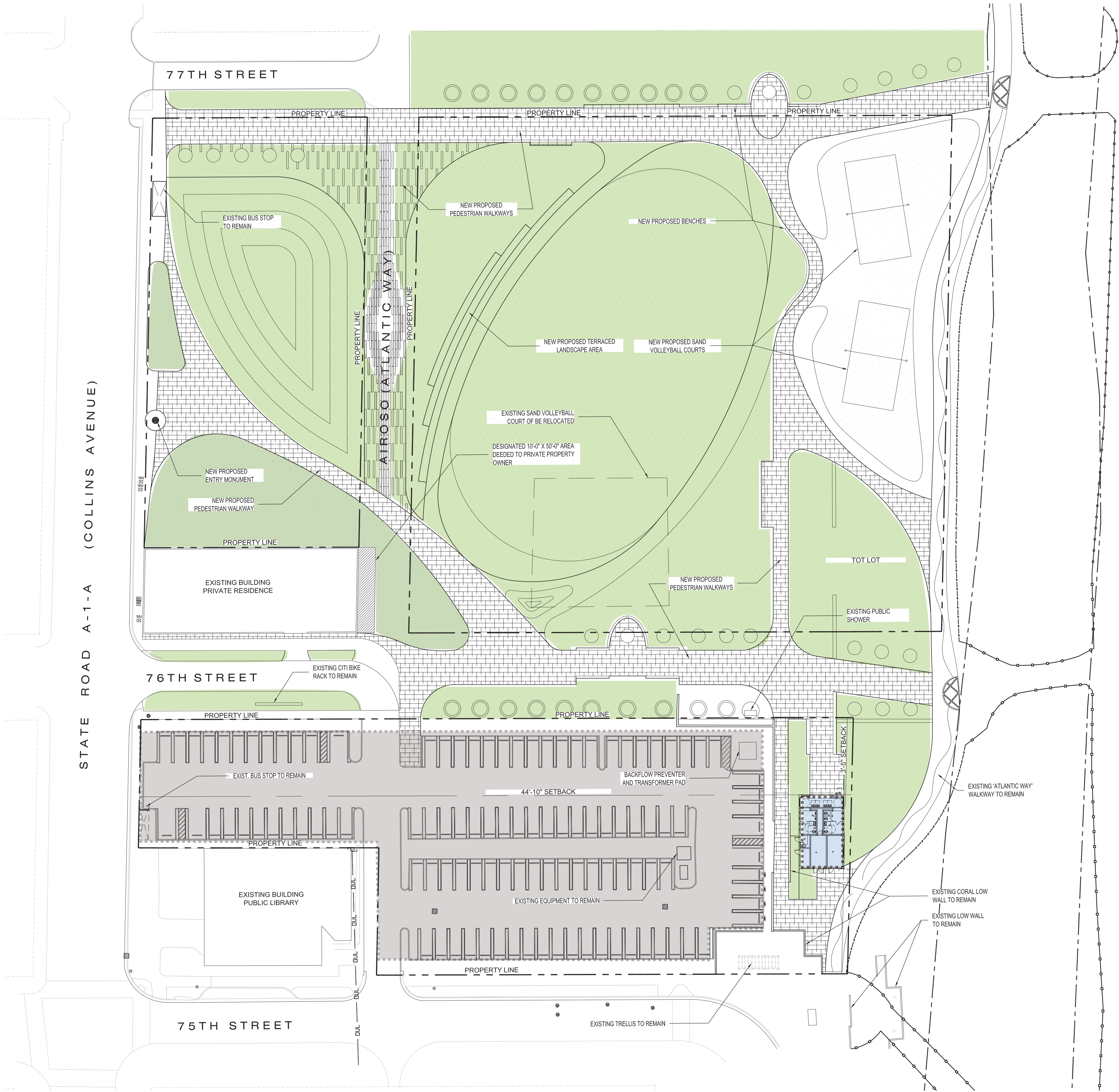
CCC Convention center district

RM-PRD Multifamily, planned residential development district

RM-PRD-2 Multifamily, planned residential development district

WD-1 Waterway district



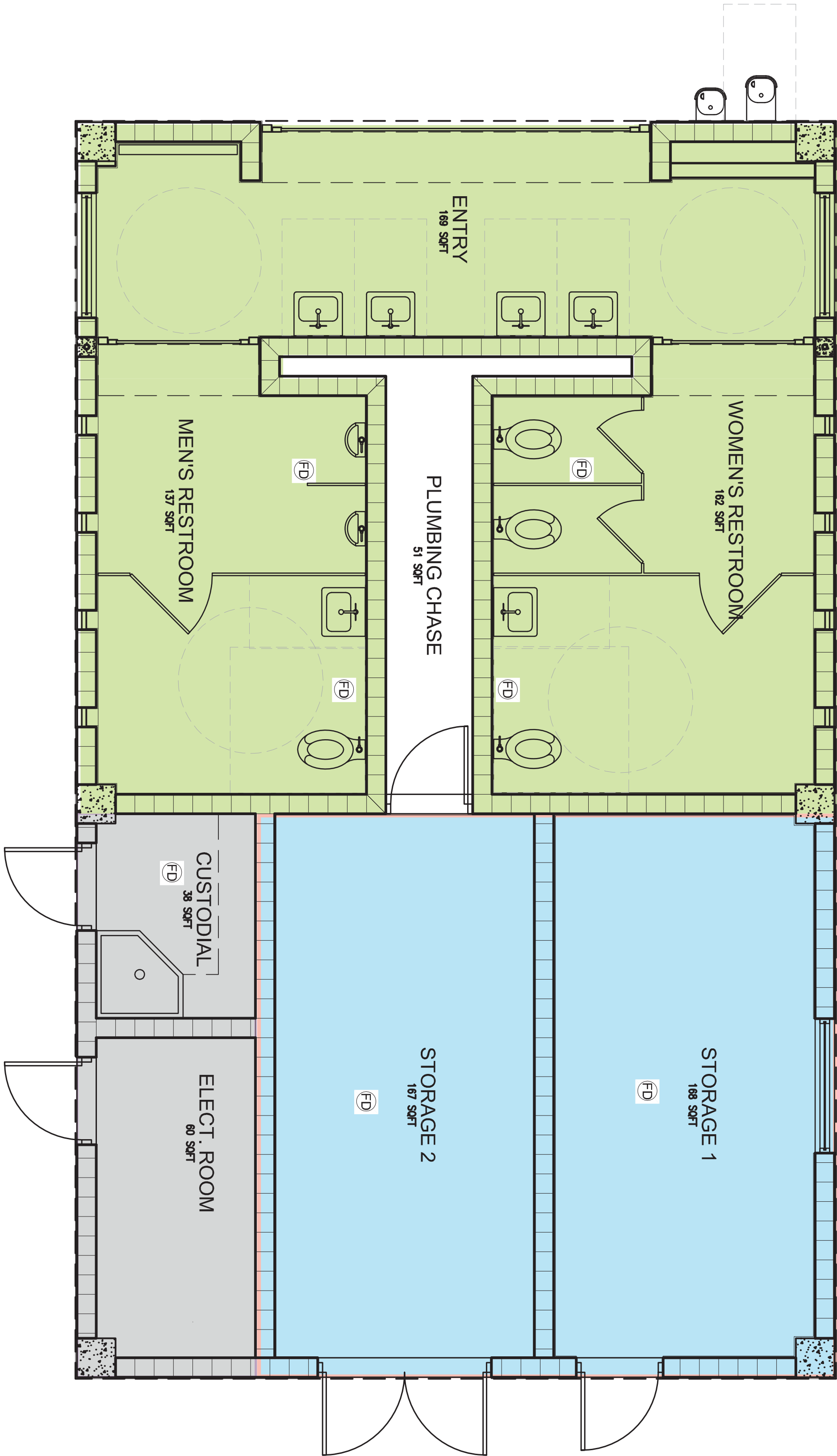


***PROPOSED AREAS:**

LOT A: 132, 070 SQFT
Hardscape area: 34,557 SQFT
Landscape Area: 110,862 SQFT

LOT B: 51,430 SQFT
Building Area: 1,125 SQFT
Parking Area: 35,839 SQFT
Landscape Area: 10,256 SQFT

***Note:** All proposed areas are approximate estimations



Type	GSF	FLR
Facilities	567 GSF	567 GSF
BOH	118 GSF	118 GSF
Storage	373 GSF	373 GSF
Total	1058 GSF	1058 GSF

GROUND LEVEL

- FACILITIES
- BOH
- STORAGE



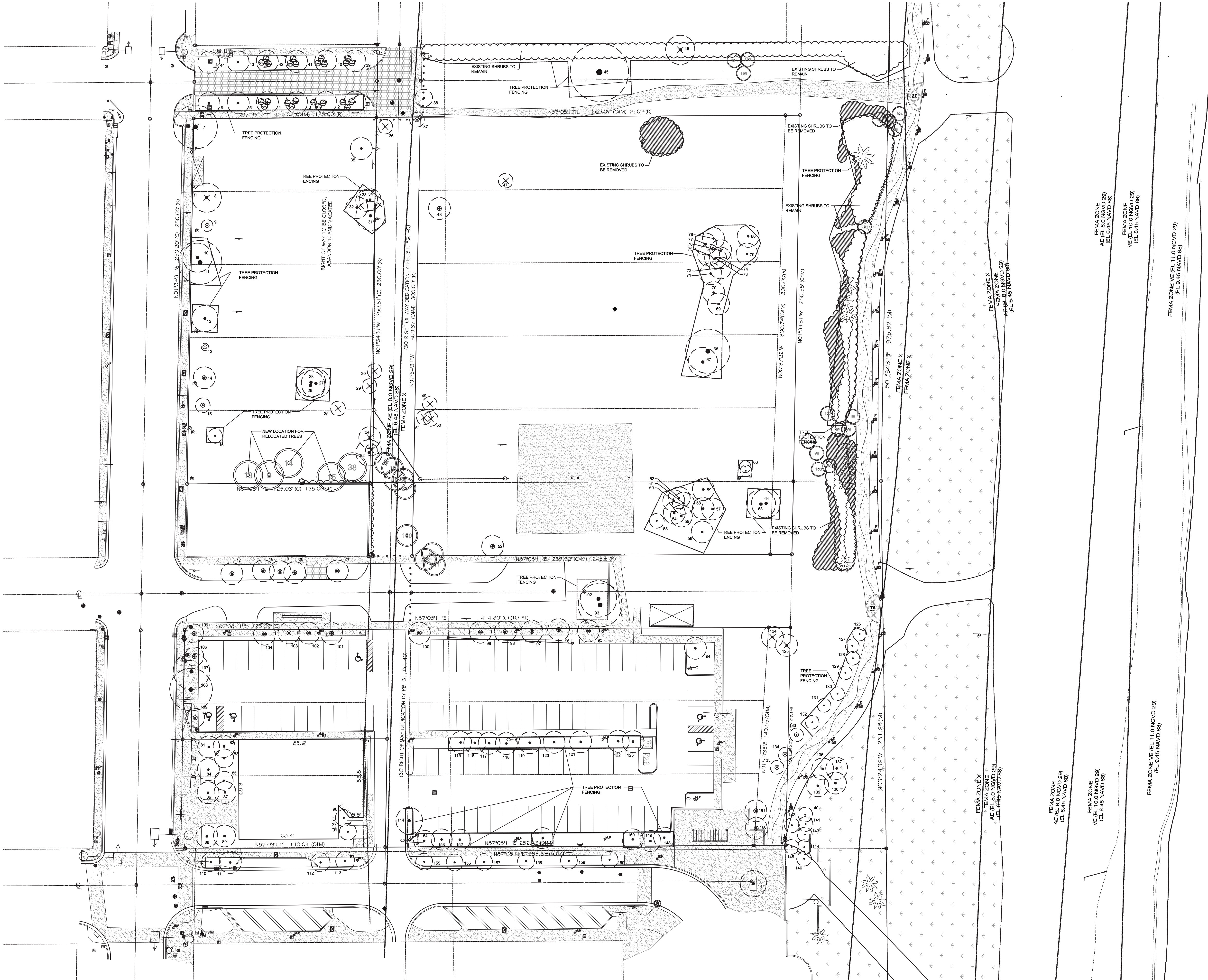
Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.462.8700
www.aaddinc.com

HPB SUBMITTAL II
DATE 05/31/2016

ALTOS DEL MAR
MIAMI BEACH, FL 33141

C-0	Landscape
C-1:	Existing Tree Disposition Plan
C-2:	Existing Tree Disposition List
C-3:	Overall Planting Plan
C-4:	Tree/Palm Planting Plan
C-5:	Shrub Planting Plan
C-6:	Proposed Plant Species

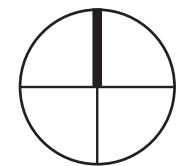
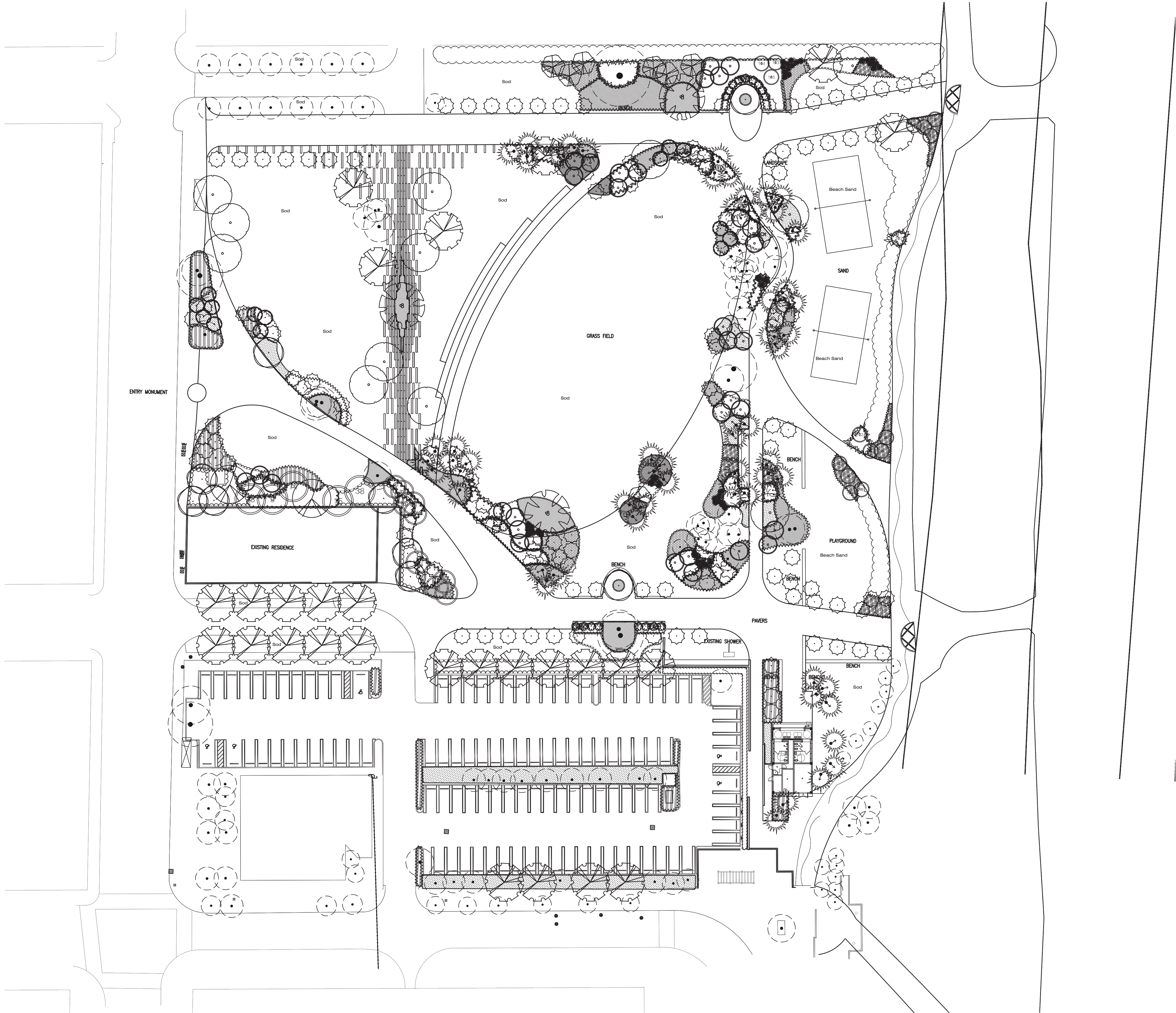
T L A N T I C O C E A N A T L A N T I C O C E A N



Existing Tree Disposition Plan
N.T.S.

EXISTING TREE DISPOSITION LIST											
KEY	BOTANICAL NAME	COMMON NAME	SIZE			CONDITION	DISPOSITION			MITIGATION	S.F. CANOPY
			HT.(ft.)	SPD.(ft.)	DBH.(in.)		REMAIN	REMOVE	TRANSPL.		
1	Cocos nucifera	Coconut Palm	16	15	10	good	X				
2	Cocos nucifera	Coconut Palm	16	15	10	good	X				
3	Cocos nucifera	Coconut Palm	16	15	10	good	X				
4	Cocos nucifera	Coconut Palm	16	15	10	good	X				
5	Cocos nucifera	Coconut Palm	16	15	10	good	X				
6	Phoenix dactylifera	Date Palm 'Medjool'	24	15	14	good	X				
7	Coccoloba uvifera	Seagrape	34	30	23.5	good		X		1413	
8	Coccoloba uvifera	Seagrape	25	21	9.5	good		X		346	
9	Calophyllum brasiliense	Brazilian Beautyleaf	10	7	4	good			X		
10	Coccoloba uvifera	Seagrape	12	20	15.5	good	X				
11	Coccoloba uvifera	Seagrape	13	14	16	good	X				
12	Coccoloba uvifera	Seagrape	16	14	8	good	X				
13	Calophyllum brasiliense	Brazilian Beautyleaf	11	9	4	good			X		
14	Coccoloba uvifera	Seagrape	16	14	8	good			X		
15	Calophyllum brasiliense	Brazilian Beautyleaf	11	9	4	dead			X		
16	Sabal palmetto	Sabal Palm	16	10	11	good	X			79	
17	Cocos nucifera	Coconut Palm	20	11	11.5	good			X		
18	Cocos nucifera	Coconut Palm	18	15	12	good			X		
19	Cocos nucifera	Coconut Palm	20	15	9	good			X		
20	Cocos nucifera	Coconut Palm	10	15	10	good			X		
21	Cocos nucifera	Coconut Palm	12	15	9.5	good			X		
22	Clusia rosea	Pitch Apple	24	18	8	good	X				
23	Sabal palmetto	Sabal Palm	8	10	9	Poor		X		79	
24	Clusia rosea	Pitch Apple	22	15	12	good		X		177	
25	Sabal palmetto	Sabal Palm	7	10	10	good		X		79	
26	Coccoloba uvifera	Seagrape	25	15	15.5	good	X				
27	Coccoloba uvifera	Seagrape	25	12	14.5	good	X				
28	Coccoloba uvifera	Seagrape	25	11	12	good	X				
29	Sabal palmetto	Sabal Palm	9	10	9.5	Poor		X		79	
30	Sabal palmetto	Sabal Palm	11	10	10	good		X		79	
31	Coccoloba uvifera	Seagrape	28	17	14	good	X				
32	Coccoloba uvifera	Seagrape	28	17	11	good	X				
33	Coccoloba uvifera	Seagrape	28	17	8	good	X				
34	Coccoloba uvifera	Seagrape	28	9	13	good	X				
35	Coccoloba uvifera	Seagrape	25	25	22	good	X				
36	Dead Tree					good		X		Exempt By Ordinance	
37	Coccoloba uvifera	Seagrape	16	12	5	good			X		
38	Coccoloba uvifera	Seagrape	14	10	4	good	X				
39	Cocos nucifera	Coconut Palm	16	15	10	good	X				
40	Cocos nucifera	Coconut Palm	16	15	10	good	X				
41	Cocos nucifera	Coconut Palm	16	15	10	good	X				
42	Cocos nucifera	Coconut Palm	16	15	10	good	X				
43	Cocos nucifera	Coconut Palm	16	15	10	good	X				
44	Phoenix dactylifera	Date Palm 'Medjool'	24	15	14	good	X				
45	Coccoloba uvifera	Seagrape	25	40	32	good	X				
46	Casuarina equisetifolia	Australian Pine	30	18	9	good		X		Exempt By Ordinance	
47	Sabal palmetto	Sabal Palm	13	12	9	good		X		113	
48	Cocos nucifera	Coconut Palm	32	15	12	good			X		
49	Sabal palmetto	Sabal Palm	12	10	10	good		X		79	
50	Sabal palmetto	Sabal Palm	12	10	10	good		X		79	
51	Sabal palmetto	Sabal Palm	12	10	10	good		X		79	
52	Cocos nucifera	Coconut Palm	14	15	9.5	good			X		
53	Coccoloba uvifera	Seagrape	20	10	4	good	X				
54	Coccoloba uvifera	Seagrape	21	12	8	good	X				
55	Coccoloba uvifera	Seagrape	22	14	7.5	good	X				
56	Sabal palmetto	Sabal Palm	14	11	10	good	X				
57	Coccoloba uvifera	Seagrape	20	10	9	good	X				
58	Coccoloba uvifera	Seagrape	23	12	10	good	X				
59	Coccoloba uvifera	Seagrape	19	13	10	good	X				
60	Coccoloba uvifera	Seagrape	20	11	9	good	X				
61	Coccoloba uvifera	Seagrape	21	10	10	good	X				
62	Coccoloba uvifera	Seagrape	23	11	10	good	X				
63	Coccoloba uvifera	Seagrape	8	11	6	good	X				
64	Coccoloba uvifera	Seagrape	8	11	5	good	X				
65	Sabal palmetto	Sabal Palm Shrub	6	7	8	good	X				
66	Sabal palmetto	Sabal Palm Shrub	5	7	9	good	X				
67	Coccoloba uvifera	Seagrape	17	25	14	good	X				
68	Coccoloba uvifera	Seagrape	18	25	9	good	X				
69	Coccoloba uvifera	Seagrape	25	9	6	good	X				
70	Coccoloba uvifera	Seagrape	26	9	7	good	X				
71	Coccoloba uvifera	Seagrape	25	9	7	good	X				
72	Coccoloba uvifera	Seagrape	25	8	8	good	X				
73	Coccoloba uvifera	Seagrape	24	9	6	good	X				
74	Coccoloba uvifera	Seagrape	26	10	7	good	X				
75	Coccoloba uvifera	Seagrape	24	9	9	good	X				
76	Coccoloba uvifera	Seagrape	25	7	9	good	X				
77	Coccoloba uvifera	Seagrape	25	9	8	good	X				
78	Coccoloba uvifera	Seagrape	26	9	7	good	X				
79	Coccoloba uvifera	Seagrape	26	8	7	good	X				
80	Coccoloba uvifera	Seagrape	27	10	9	good	X				
81	Roystonea regia	Royal Palm	32	15	16	good	X				
82	Roystonea regia	Royal Palm	32	15	16	good	X				
83	Veitchia montgomeryana	Montgomery Palm	20	12	6	good	X				
84	Roystonea regia	Royal Palm	32	15	18	good	X				
85	Veitchia montgomeryana	Montgomery Palm	21	13	8	good	X				
86	Roystonea regia	Royal Palm	32	15	19	good	X				
87	Roystonea regia	Royal Palm	32	15	20	good	X				
88	Roystonea regia	Royal Palm	32	15	21	good	X				
89	Roystonea regia	Royal Palm	32	15	18	good	X				
90	Sabal palmetto	Sabal Palm	16	10	8.5	good	X				

KEY	BOTANICAL NAME	COMMON NAME	SIZE			CONDITION	DISPOSITION			MITIGATION	
			HT.(ft.)	SPD.(ft.)	DBH.(in.)		REMAIN	REMOVE	TRANSPL.	S.F. CANOPY	
91	Sabal palmetto	Sabal Palm	16	11	10	good	X				
92	Coccoloba uvifera	Seagrape	25	25	21	good	X				491
93	Coccoloba uvifera	Seagrape	25	25	14	good	X				491
94	Cocos nucifera	Coconut Palm	16	15	10	good	X				177
95	Sabal palmetto	Sabal Palm	16	10	9	good				X	
96	Sabal palmetto	Sabal Palm	16	10	8	good				X	
97	Sabal palmetto	Sabal Palm	18	10	9	good				X	
98	Sabal palmetto	Sabal Palm	20	10	10	good				X	
99	Sabal palmetto	Sabal Palm	22	10	8.5	good				X	
100	Sabal palmetto	Sabal Palm	24	11	10	good				X	
101	Sabal palmetto	Sabal Palm	22	11	8.5	good				X	
102	Sabal palmetto	Sabal Palm	21	10	10	good				X	
103	Sabal palmetto	Sabal Palm	18	10	9	good				X	
104	Sabal palmetto	Sabal Palm	18	10	9.5	good				X	
105	Sabal palmetto	Sabal Palm	17	11	10.5	good				X	
106	Sabal palmetto	Sabal Palm	22	10	10	good				X	
107	Conocarpus erectus	Green Buttonw ood	30	25	17.5	good	X				
108	Conocarpus erectus	Green Buttonw ood	35	27	22.5	good	X				
109	Sabal palmetto	Sabal Palm	20	14	10	good				X	
110	Washingtonia robusta	Mexican Fan Palm	35	12	18	good	X				
111	Roystonea regia	Royal Palm	22	16	20	good	X				
112	Roystonea regia	Royal Palm	18	14	18	good	X				
113	Roystonea regia	Royal Palm	19	15	18	good	X				
114	Conocarpus erectus	Green Buttonw ood	20	18	12	good	X				
115	Cocos nucifera	Coconut Palm	18	11	15	good	X				
116	Cocos nucifera	Coconut Palm	16	9	14	good	X				
117	Cocos nucifera	Coconut Palm	17	9.5	15	good	X				
118	Conocarpus erectus	Green Buttonw ood	30	25	14	good	X				
119	Coccoloba uvifera	Seagrape	18	20	9	good	X				
120	Coccoloba uvifera	Seagrape	16	20	9.5	good	X				
121	Coccoloba uvifera	Seagrape	18	25	14.5	good	X				
122	Cocos nucifera	Coconut Palm	18	15	9	good	X				
123	Cocos nucifera	Coconut Palm	18	13	10	good	X				
124	Sabal palmetto	Sabal Palm	14	10	9	good		X			79
125	Sabal palmetto	Sabal Palm	15	11	10	good		X			95
126	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good	X				
127	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good	X				
128	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good	X				
129	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good	X				
130	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good	X				
131	Conocarpus erectus 'sericeus'	Silver Buttonw ood	8	6	4	good	X				
132	Conocarpus erectus 'sericeus'	Silver Buttonw ood	8	6	5	good	X				
133	Conocarpus erectus 'sericeus'	Silver Buttonw ood	8	6	4	good				X	
134	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good				X	
135	Conocarpus erectus 'sericeus'	Silver Buttonw ood	10	8	5	good				X	
136	Cocos nucifera	Coconut Palm	20	15	10	good	X				
137	Cocos nucifera	Coconut Palm	21	14	9.5	good	X				
138	Cocos nucifera	Coconut Palm	21	15	9	good	X				
139	Cocos nucifera	Coconut Palm	18	15	9	good	X				
140	Washingtonia robusta	Mexican Fan Palm	35	14	10	good	X				
141	Washingtonia robusta	Mexican Fan Palm	35	14	10	good	X				
142	Washingtonia robusta	Mexican Fan Palm	37	15	10	good	X				
143	Washingtonia robusta	Mexican Fan Palm	35	14	10	good	X				
144	Washingtonia robusta	Mexican Fan Palm	32	13	10	good	X				
145	Washingtonia robusta	Mexican Fan Palm	35	14	10	good	X				
146	Washingtonia robusta	Mexican Fan Palm	35	14	10	good	X				
147	Phoenix dactylifera	Date Palm 'Medjool'	25	18	16	good	X				
148	Cocos nucifera	Coconut Palm	16	15	9	good	X				
149	Cocos nucifera	Coconut Palm	16	15	9	good	X				
150	Cocos nucifera	Coconut Palm	18	16	11	good	X				
151	Cocos nucifera	Coconut Palm	16	15	9	good	X				
152	Cocos nucifera	Coconut Palm	14	13	9	good	X				
153	Cocos nucifera	Coconut Palm	16	15	9	good	X				
154	Cocos nucifera	Coconut Palm	16	15	9	good	X				
155	Washingtonia robusta	Mexican Fan Palm	24	13	10	good	X				
156	Washingtonia robusta	Mexican Fan Palm	25	11	10	good	X				
157	Washingtonia robusta	Mexican Fan Palm	25	13	11	good	X				
158	Washingtonia robusta	Mexican Fan Palm	22	10	10	good	X				
159	Washingtonia robusta	Mexican Fan Palm	25	13	10	good	X				
160	Cocos nucifera	Coconut Palm	15	15	11	good				X	
161	Cocos nucifera	Coconut Palm	12	14	9	good				X	
TOTAL CANOPY S.F. TO BE REPLACED										4,008	
TOTAL CANOPY S.F. REPLACEMENT PROVIDED										34,250	



PLANTING LEGEND

Trees

- Ficus aurea
..Strangler Fig
- Cocoloba uvifera
..Seagrape
- Conocarpus erectus
..Green Buttonwood
- Sweitenia mahagonii
..West Indies Mahogany
- Bursera simaruba
..Gumbo Limbo
- Cocoloba diversifolia
..Pigeon Plum
- Conocarpus erectus "sericeus"
..Silver Buttonwood
- Guiaicum sanctum
..Lignum vitae
- Myrcianthes fragrans
..Simpson's Stopper

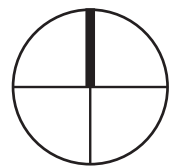
Palms

- Sabal palmetto
..Sabal Palm
- Cocos nucifera "Maypan"
..Maypan Coconut
- Thrinax radiata
..Green Thatch Palm
- Thrinax radiata
..Green Thatch Palm



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.462.8700
www.aaddinc.com

HPB SUBMITTAL II
DATE 05/31/2016

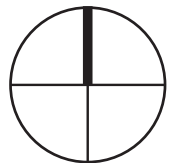


Tree / Palm Planting Plan
N.T.S



PLANTING LEGEND
Shrubs and Groundcover

- Arachis glabrata
..Perennial Peanut
- Chrysobalanus icaco
..Cocoplum
- Chrysobalanus icaco "Horizontalis"
..Horizontal Cocoplum
- Clusia guttifera
..Dwarf Pitch Apple
- Ernodea littoralis
..Beach Creeper
- Hamelia cuprea
..Dwarf Firebush
- Hamelia patens
..Firebush
- Muhlenbergia cappillaris
..Muhly Grass
- Nephrolepis exaltata
..Boston Fern
- Psychotria bahamensis
..Wild Coffee
- Serenoa repens
..Saw Palmetto
- Spartina bakerii
..Sand Cordgrass
- Tripsacum dactyloides
..Fakahatchee Grass
- Uniola paniculatum
..Sea Oats
- Zamia pumila
..Coontie



PALMS:



Acocorhaphis wrightii
..Paurotis Palm
Bismarkia nobilis
..Bismarkia Palm
Coccothrinax alta
..Florida Silver Palm
Cocos nucifera
..Coconut Palm
Dictyosperma alba
..Hurricane Palm
Roystonea regia
..Royal Palm
Sabal palmetto
..Sabal Palm
Thrinax morrisii
..Silver Thatch Palm
Thrinax radiata
..Green Thatch Palm

TREES:



Bucida buceras
..Gumbo Limbo
Clusia guttifera
..Small Leaf Clusia
Clusia rosea
..Pitch Apple
Coccoloba diversifolia
..Pigeon Plum
Coccoloba uvifera
..Seagrape
Conocarpus erectus
..Green Buttonwood
Conocarpus erectus "Sericeus"
..Silver Buttonwood

TREES:



Cordia sebestena
..Orange Geiger
Ficus aurea
..Strangler Fig
Guaicum sanctum
..Lignum Vitae
Myrcianthes fragrans
..Simpson's Stopper
Myrica cerifera
..Wax Myrtle
Pandanus utilis
..Screw Pine
Quercus virginiana
..Live Oak

SHRUBS AND GROUNDCOVER:



Borreria arborea
..Silver Sea Oxeye Daisy
Baccharis americana
..Beauty Berry
Chrysobalanus icaco
..Cocoplum
Coccoloba uvifera
..Seagrape
Eugenia foetida
..Spanish Stopper
Hamelia cuprea
..Dwarf Firebush
Hymenocallis latifolia
..Spider Lily
Muhlenbergia capillaris
..Muhly Grass

SHRUBS AND GROUNDCOVER:



Psychotria bahamensis
..Wild Coffee
Serenia repens
..Saw Palmetto
Sophora tomentosa
..Necklace Pod
Spartina bakerii
..Sand Cordgrass
Strelitzia reginae
..Tropical Bird of Paradise
Tripsacum floridanum
..Dwarf Fakahatchee Grass
Uniola paniculata
..Sea Oats

D-0 Proposed Building

D-1:

Proposed Floor plan

D-2:

North & East Elevation

D-3:

South & West Elevation

D-4:

Context Elevation

D-5:

Context Elevation

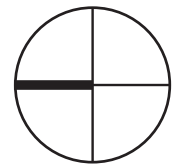
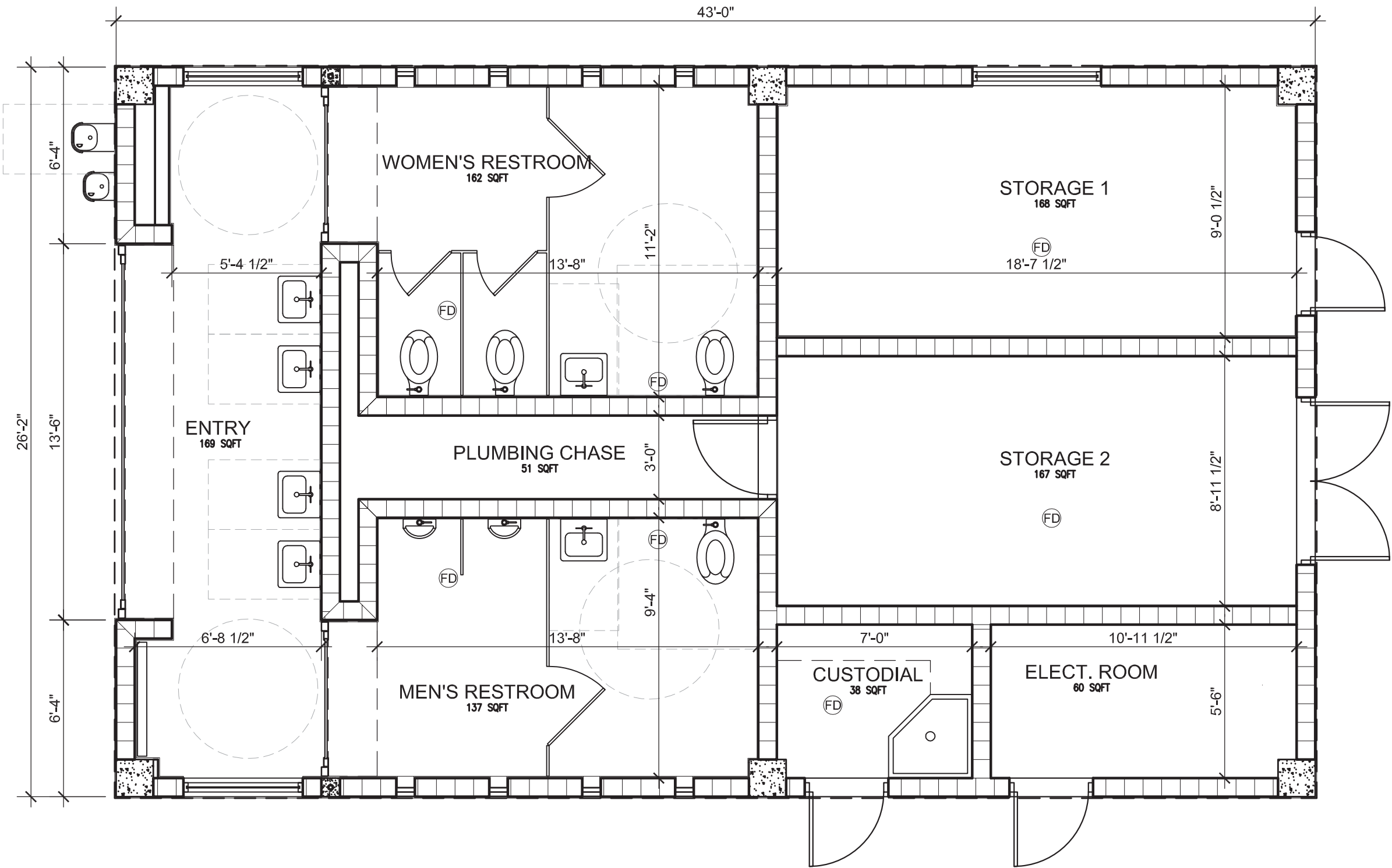
D-6:

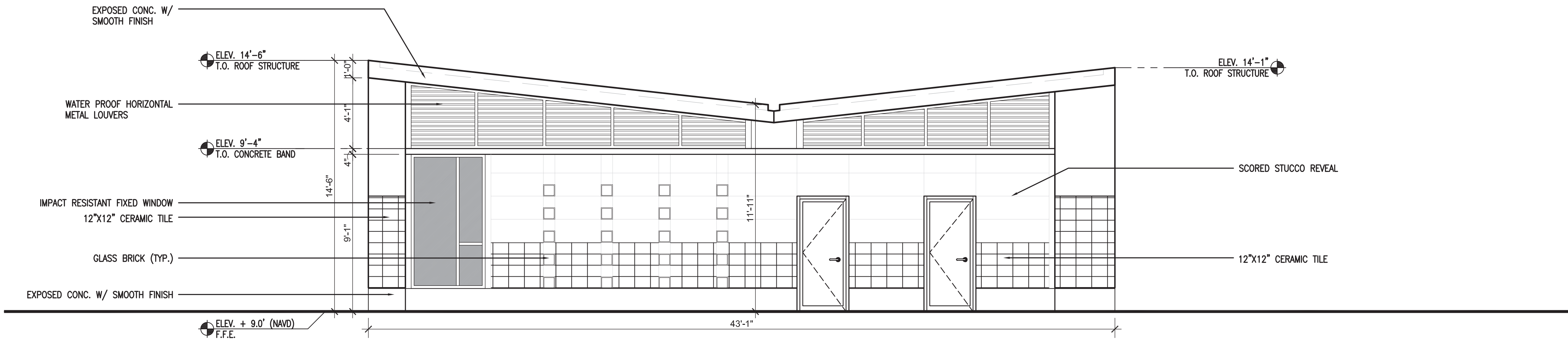
North / South Building Section

D-7:

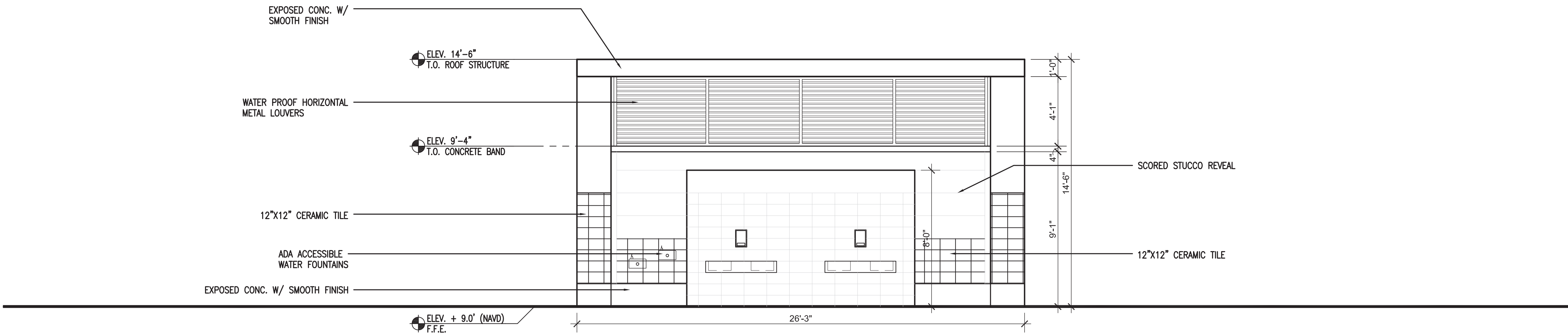
Material Board



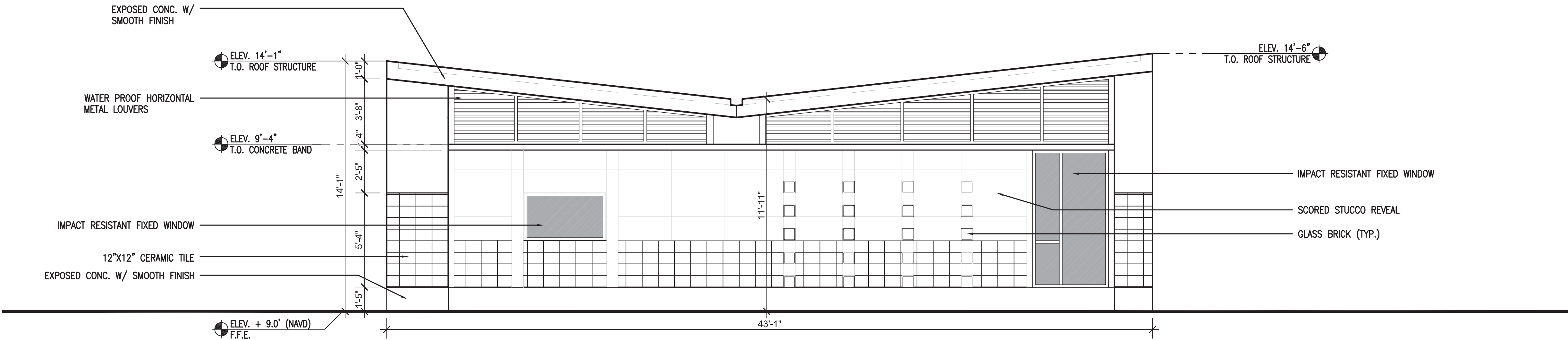




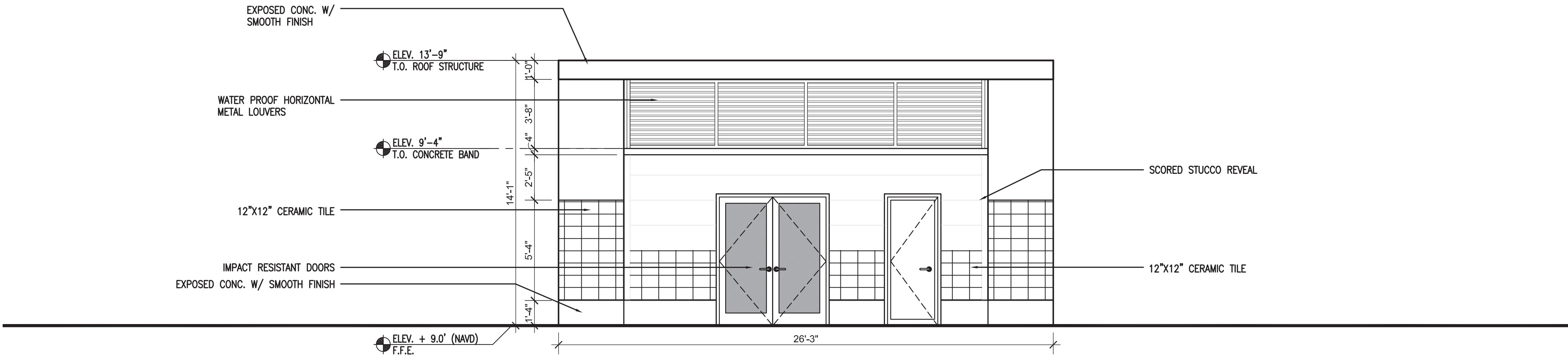
EAST ELEVATION
SCALE: 1' = 1/16"



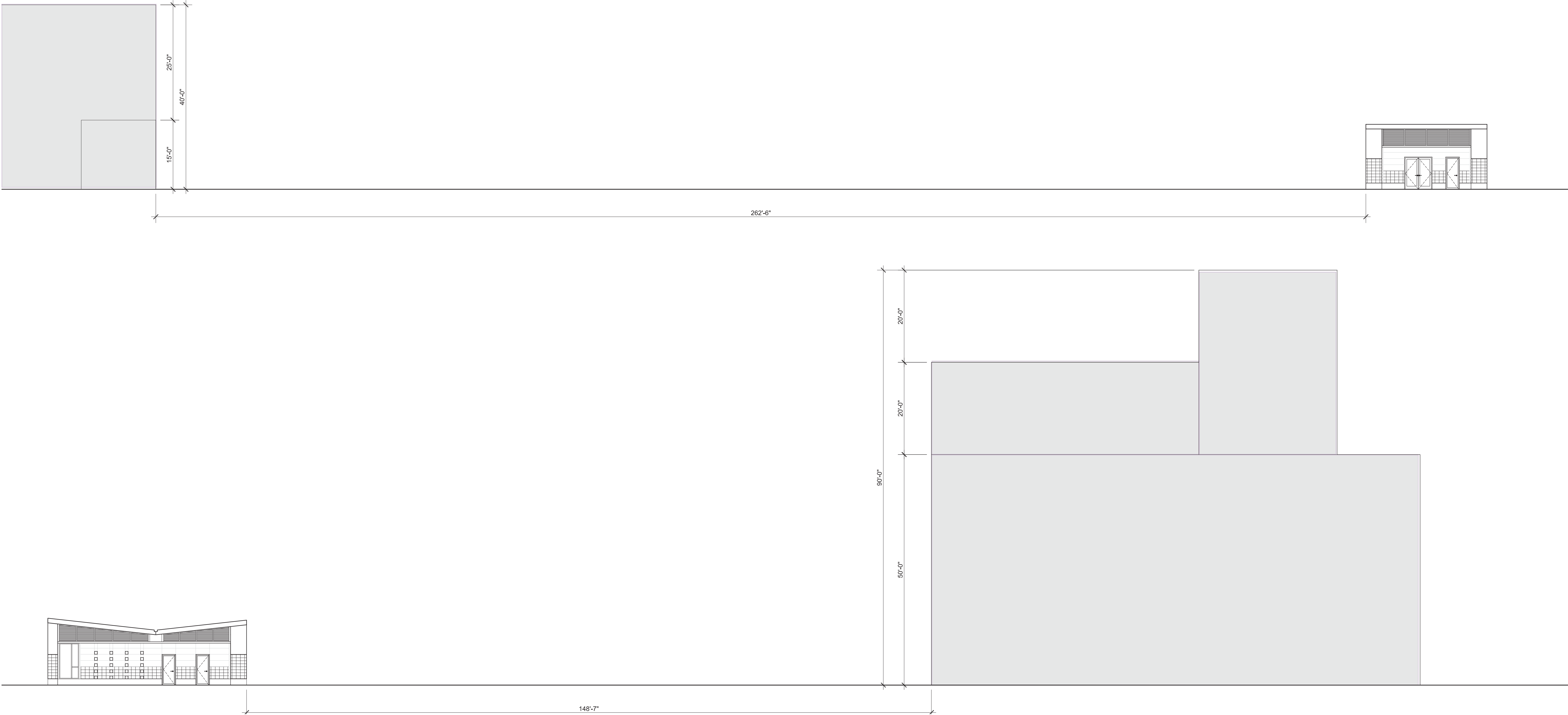
NORTH ELEVATION
SCALE: 1' = 1/16"



WEST ELEVATION
SCALE: 1' = 1/16"

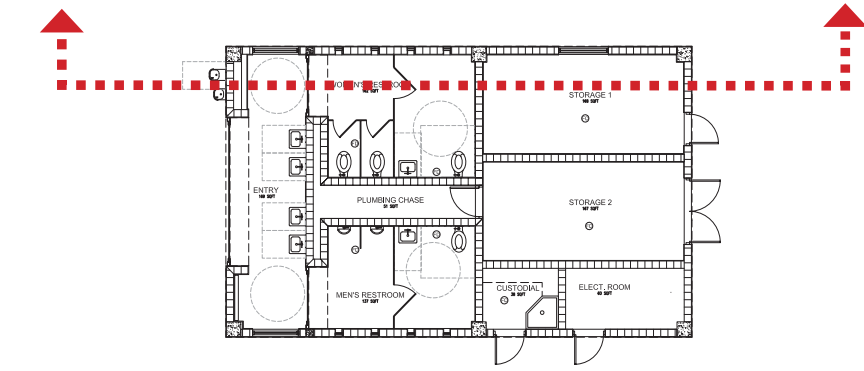


SOUTH ELEVATION
SCALE: 1' = 1/16"



ALTOS DEL MAR
MIAMI BEACH, FL 33141





KEY PLAN
NTS

