

The BLVD at Lenox Planning Board Final Submittal 8/10/2016

Miami Beach, Florida

Cover Page





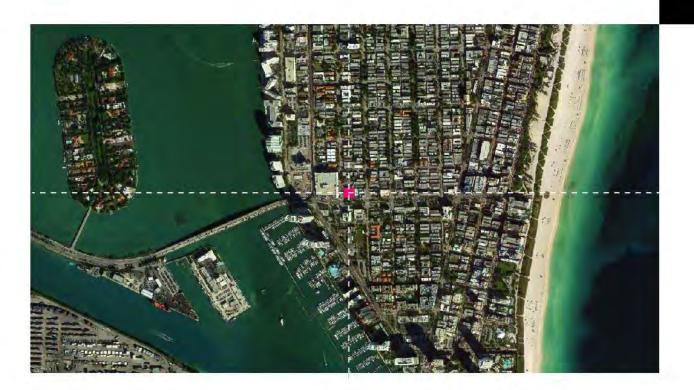


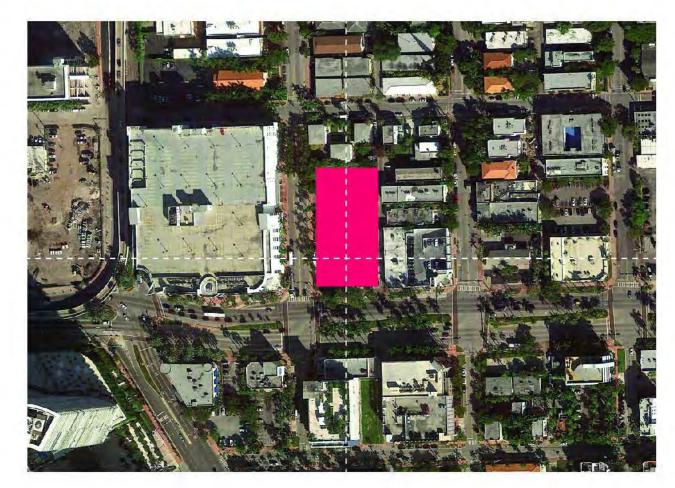
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### SCOPE OF WORK

New 5-Story Retail Building with Structured parking and Conditional Use Permit request for building in excess of 50,000 square feet.





The BLVD at Lenox

Miami Beach, Florida

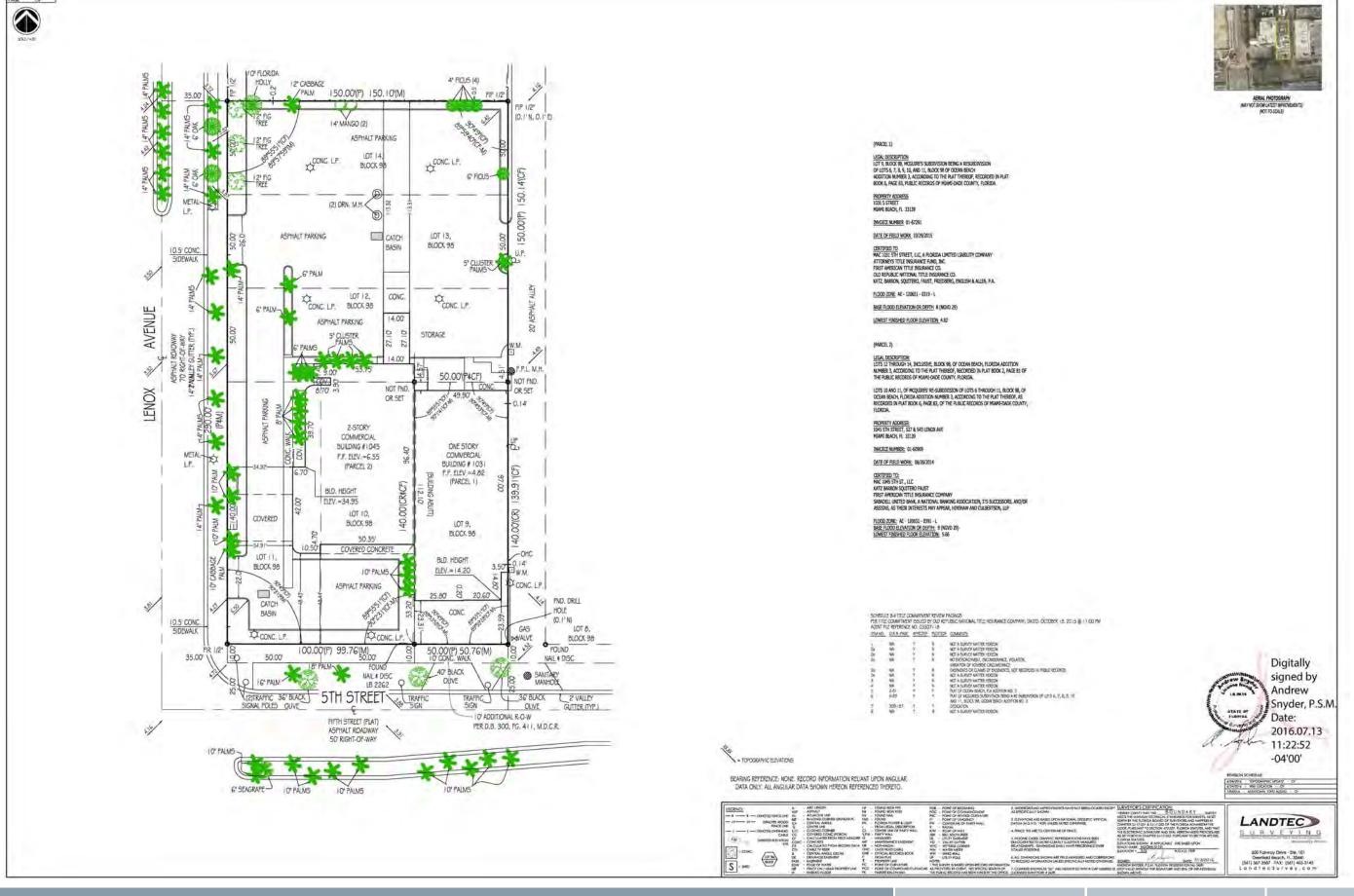
Drawing Index & Location

*12*" = *1*'-*0*"









The BLVD at Lenox Miami Beach, Florida Survey 08/10/2016







	C	ITY OF MIAMI BEAC	H ZONING IN	FORMATION		
1	Address	1045 5 ST , MIAMI	BEACH, FL 331	39-6504		
_	Board and File Numbers					
3	Folio Number(s)	02-4204-002-0040	, 02-4204-002	-0030 , 02-4203-0	09-7840, and 02-4203-	009-7850
	Year Constructed			040 , 1937 / 02-4		
5	Base Flood Elevation	ZONE AE-8		Zoning District		
	Adjusted Grade			12.00	11.5.7.	1
6	(Flood+Grade/2)		11	Lot Area	45,000 SF	
7	Lot Width	150'-0"		Lot Depth	300'-0"	
		11.45		Grade value in	The state of the s	1
1.00	Minimum Unit Size	N/A		NGVD	4.72' NGVD	
9	Existing Use	NIGHT CLUB		Proposed use:	RETAIL	1
_		*****	F. 1-41	No. of the last	NAP	-74-4
-		Maximum	Existing	Proposed	Deficien	cies
		BFE 8' NGVD + 50'-0" +		BFE 8' NGVD + 51'-7" +		
10	Hojoht	freeboard 5'-0 + 3' varience		freeboard 5'-0 + 7" varience		
	Height Number of Stories	3' varience		+ 7" varience 5 STORIES		
11	Number of Stories	2.0 * 45,000 SF=	122 2 2 2	3 STURIES		
12	FAR	90,000 SF	15,380 SF	86,221 SF		
_	Gross Square Footage	50,000 31	15,380 SF	192,265 SF		
	Square Footage by Use		13,300 31	64,930 (RETAIL)		
	Number of Units Residential	N/A		N/A		
_	Number of units Hotel	N/A		N/A	-	
17	Number of Seats	N/A		N/A		
18	Occupancy load	N/A		N/A		
			F	The second second		
- 4	Commence of the Commence of th	Maximum	Existing	Proposed	Deficien	cies
	Subterranean	N/A	N/A	N/A	N/A	
19	Front Setback					
	Side Setback					
	Side Setback					
_	Side Setback Facing Street					
23	Rear Setback					
		**		-	w. Protest	0.5
_	At Grade Parking	Maximum N/A	Existing	Proposed N/A	Deficien	cies
		IN/A		N/M		
_	Front Sethack					
24	Front Setback Side Setback					
24 25	Side Setback					
24 25 26	Side Setback Side Setback					
24 25 26 27	Side Setback					
24 25 26 27	Side Setback Side Setback Side Setback Facing Street					
24 25 26 27	Side Setback Side Setback Side Setback Facing Street					
24 25 26 27 28	Side Setback Side Setback Side Setback Facing Street Rear Setback Pedestal					
24 25 26 27 28	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback	5'-0"		10'-0"		
24 25 26 27 28 29 30	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback	0'-0"		N/A		
24 25 26 27 28 29 30 31	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback	0'-0" 0'-0"		N/A 0'-0"		
24 25 26 27 28 29 30 31 32	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Side Setback	0'-0" 0'-0"		N/A 0'-0" 0'-0"		
24 25 26 27 28 29 30 31 32	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback	0'-0" 0'-0"		N/A 0'-0"		
24 25 26 27 28 29 30 31 32	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Side Setback	0'-0" 0'-0"		N/A 0'-0" 0'-0"		
24 25 26 27 28 29 30 31 32	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Side Setback Facing Street Rear Setback	0'-0" 0'-0" 0'-0" 5'-0"		N/A 0'-0" 0'-0" 5'-0"		
24 25 26 27 28 29 30 31 32 33	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Side Setback Tower	0'-0" 0'-0"		N/A 0'-0" 0'-0"		
24 25 26 27 28 29 30 31 32 33	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Side Setback Tower Front Setback	0'-0" 0'-0" 0'-0" 5'-0"		N/A 0'-0" 0'-0" 5'-0"		
24 25 26 27 28 30 31 32 33 34 35	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Tower Front Setback Side Setback	0'-0" 0'-0" 0'-0" 5'-0"		N/A 0'-0" 0'-0" 5'-0"		
24 25 26 27 28 30 31 32 33 34 35 36	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Facing Street Rear Setback Tower Front Setback Side Setback Side Setback	0'-0" 0'-0" 0'-0" 5'-0"		N/A 0'-0" 0'-0" 5'-0"		
24 25 26 27 28 30 31 32 33 34 35 36 37	Side Setback Side Setback Side Setback Facing Street Rear Setback  Pedestal Front Setback Side Setback Side Setback Side Setback Tower Front Setback Side Setback	0'-0" 0'-0" 0'-0" 5'-0"		N/A 0'-0" 0'-0" 5'-0"		

		Maximum	Existing	Proposed	Deficiencies
- 7	Parking				
39	Parking district				
40	Total # of parking spaces	217		218	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43				8'-6" X 18'-0"	
44	Parking Space configuration (45,60,90,Parallel)			90 DEGREES	
45	ADA Spaces	7		7	
46	Tandem Spaces			0	
47	Drive aisle width			22'-0" & 24'-0"	
48	Valet drop off and pick up	N/A	- 1	N/A	
49	Loading zones and Trash collection areas	5 LOADING	5 LOADII	NG 2 TRASH	
50	Racks			40	
J		Maximum	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats		NIGHTCLUB	RETAIL	
53	Total # of seats per venue (Provide a separation chart for a breakdown calculation)				
54	Total occupant content				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation				
56	Is this a contributing building?		NO	NO	
57	Located within a Local Historic District?		HISTORIC DIST	RICT Ocean	

		Maximum	Required	Proposed	Deficiencies
	Parking and Loading space require	ment			
			64,930 SF (RETAIL) / 300 PARKING SPACES = 217		
58	Handicap		7	7	
59	8'-6" x 18'-0" Standard Parking		210	211	
60	TOTAL PARKING		217	218	
			63,930 SF OF RETAIL = 5 (10'x20') SPACES	5(10'x20')	

PARKING SPACES					
LEVEL 3	49				
LEVEL 4	64				
LEVEL S	105				
Total	218				

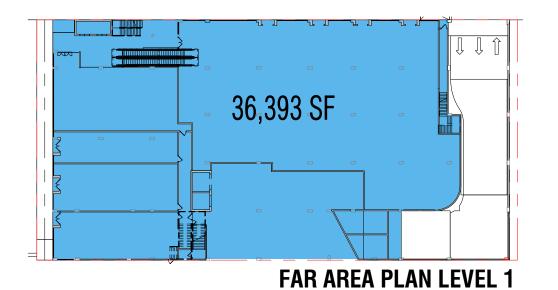
Miami Beach, Florida

Zoning Data



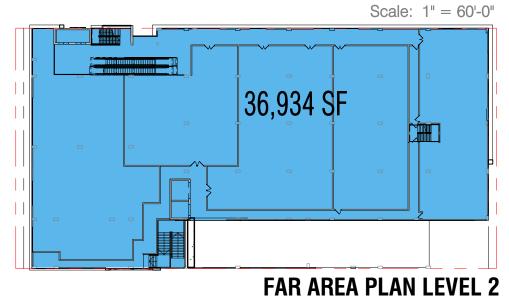


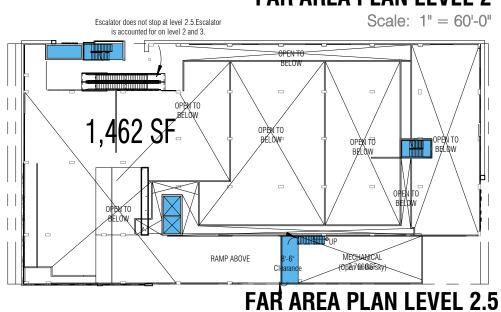


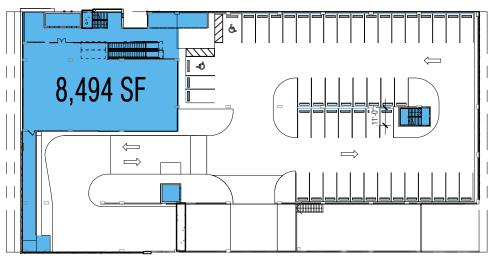


LEVEL 1 36,393 SF LEVEL 2 36,934 SF LEVEL 2.5 1,462 SF LEVEL 3 8,494 SF LEVEL 4 2,196 SF LEVEL 5 742

TOTAL FAR 86,221 SF

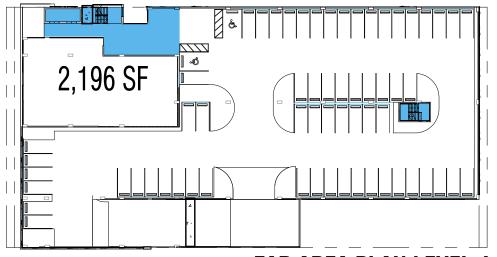






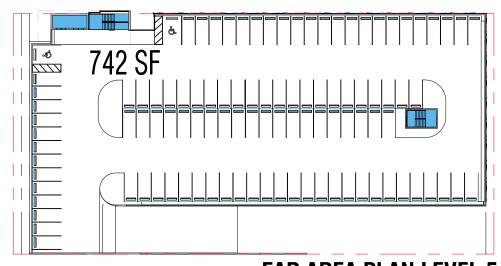
### **FAR AREA PLAN LEVEL 3**

Scale: 1" = 60'-0"



### **FAR AREA PLAN LEVEL 4**

Scale: 1'' = 60'-0''



#### **FAR AREA PLAN LEVEL 5**

Scale: 1" = 60'-0"



The BLVD at Lenox Miami Beach, Florida

FAR Analysis

1" = 60'-0"

08/10/2016

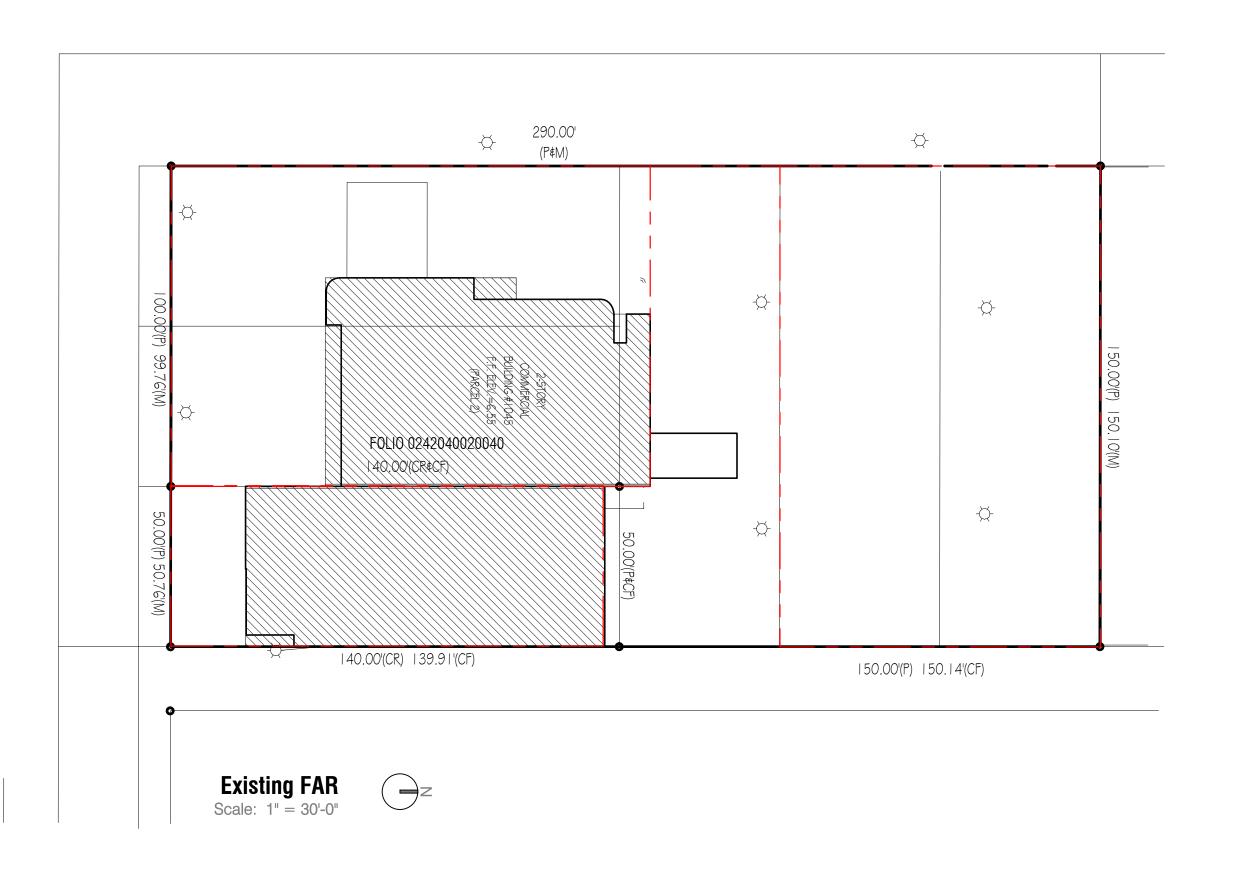


Scale: 1'' = 60'-0''





04.1



### **EXISTING FAR**

FOLIO: 02-4204-002-0040 6,156 SF LEVEL 1

3,656 SF MEZ. LEVEL

9,812 SF

FOLIO: 02-4204-002-0030 5,568 SF LEVEL 1

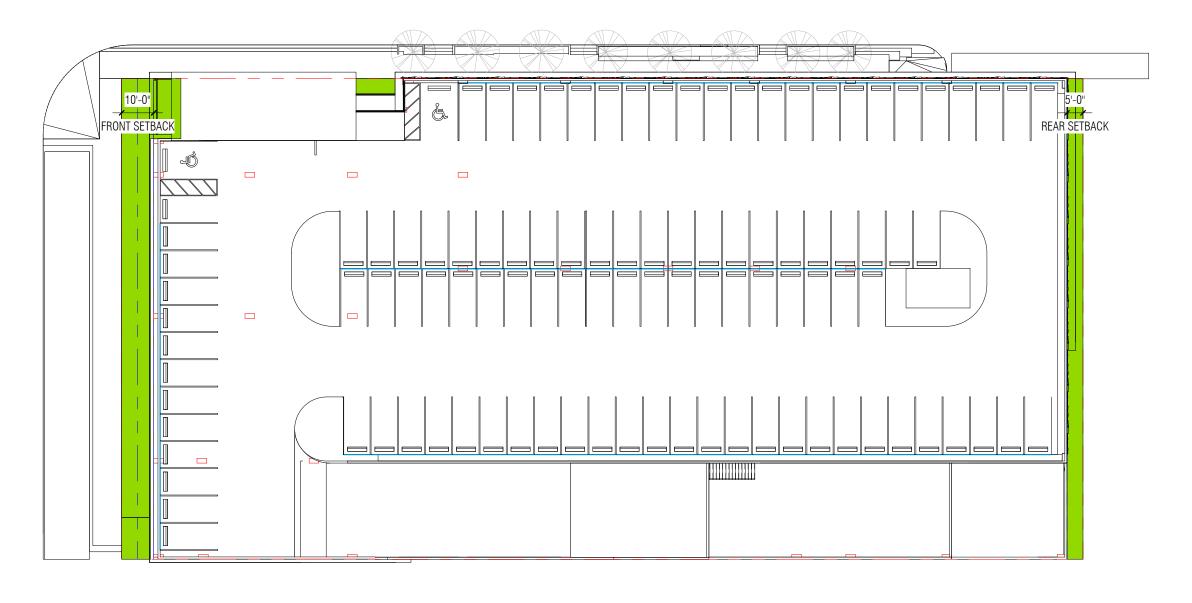
15,380 SF TOTAL FAR

The BLVD at Lenox Miami Beach, Florida Existing FAR 1" = 30'-0" 08/10/2016





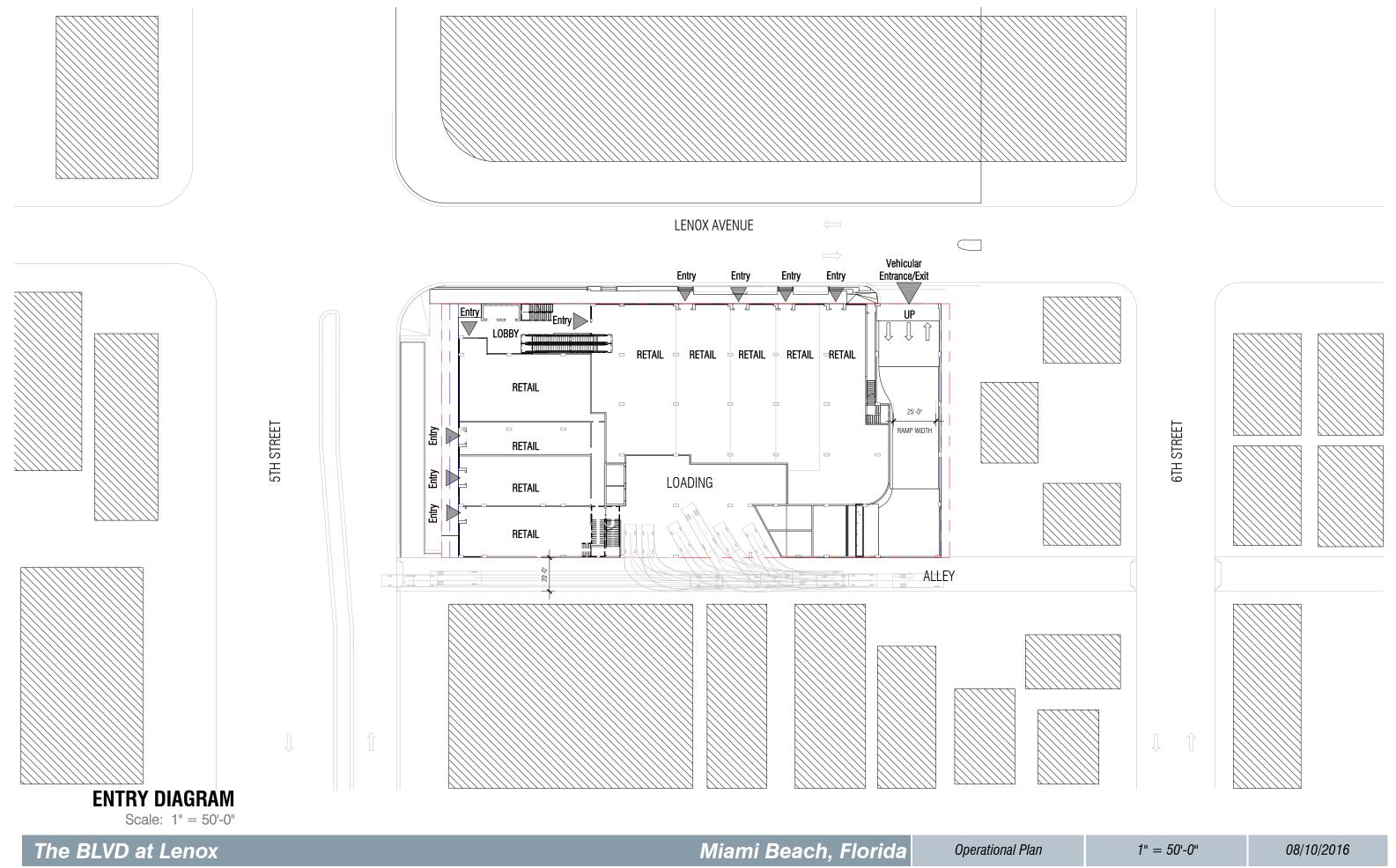
04.1.1



REQUIRED 4,275 SF OPEN SPACE 2,337 SF

\*\*Up to 50 percent of the open space required by these land development regulations may be fulfilled by payment of an in-lieu-of fee into the South Pointe Streetscape Fund. Notwithstanding the above, in no case shall the open space provided at grade be less than the total area resulting from the required setbacks. The in-lieu-of payment as described above shall be made at the rate as provided in appendix A per square foot of open space not provided. Such fee shall be paid in full at the time of application for the building permit. The fee shall be refunded if construction does not commence prior to the expiration of the building permit.

04.2

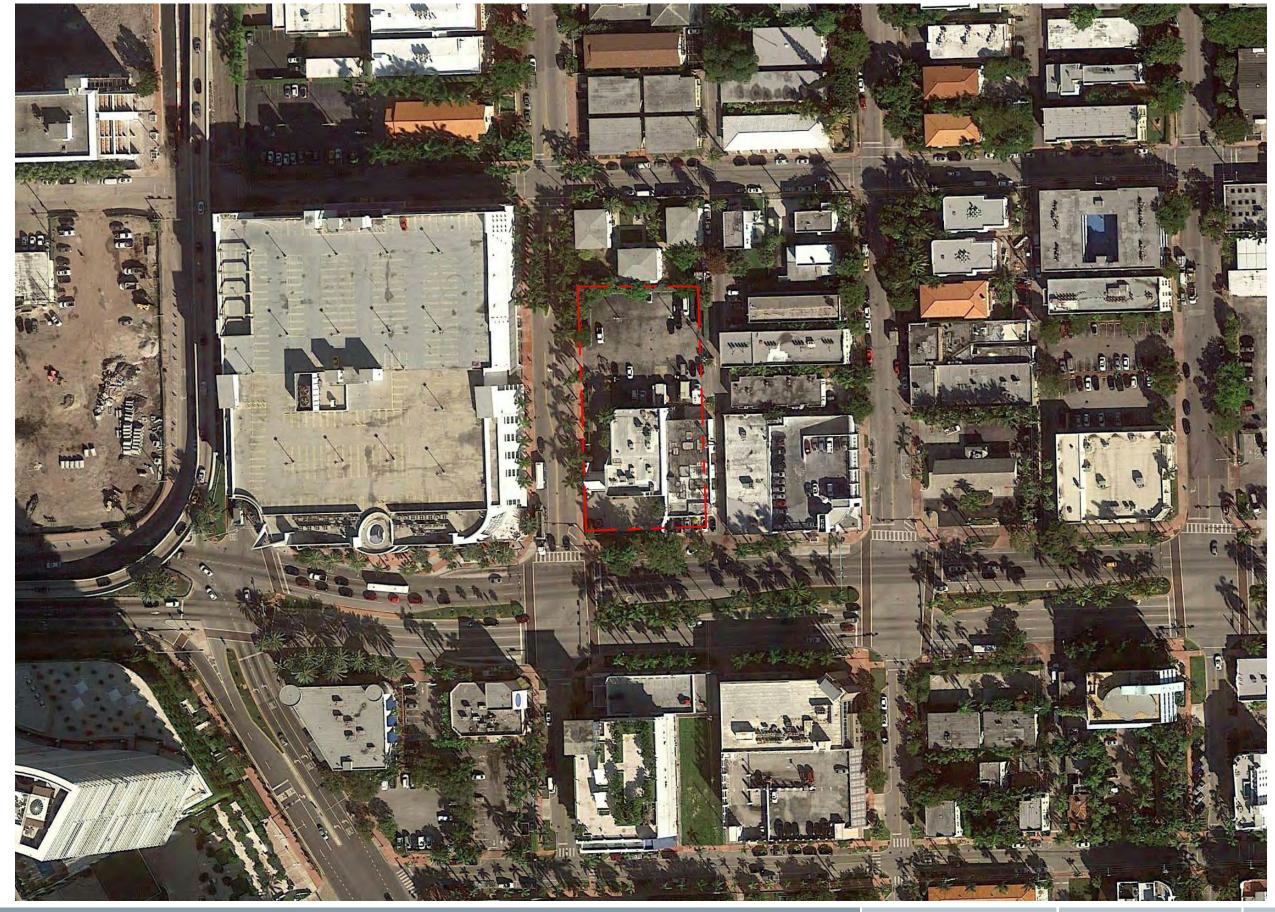


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The BLVD at Lenox Miami Beach, Florida Conext Aerial 08/10/2016











View 1





View 2

View 3

Miami Beach, Florida

Context (1)

08/10/2016



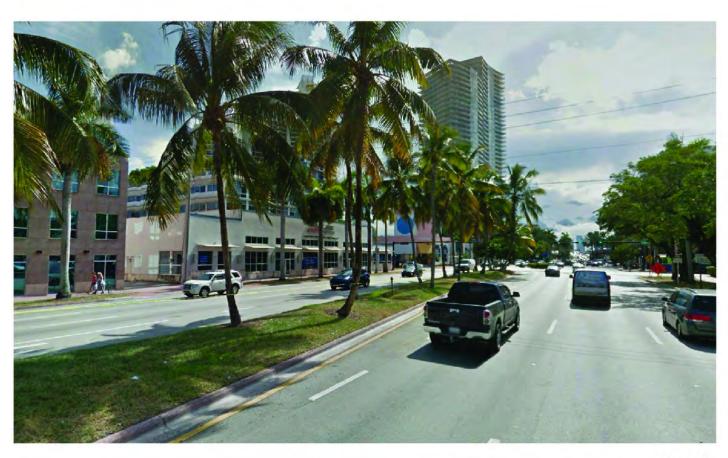








View 4





View 5

View 6

Miami Beach, Florida

Context (2)

08/10/2016











View 7



View 8

View 9

Miami Beach, Florida

Context (3)

08/10/2016

















View 11



View 12

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Miami Beach, Florida

Context (4)

08/10/2016









View 13 from the Alley looking South





View 14 from the Alley looking South



View 15 from the Alley looking East

Miami Beach, Florida

Context (5)



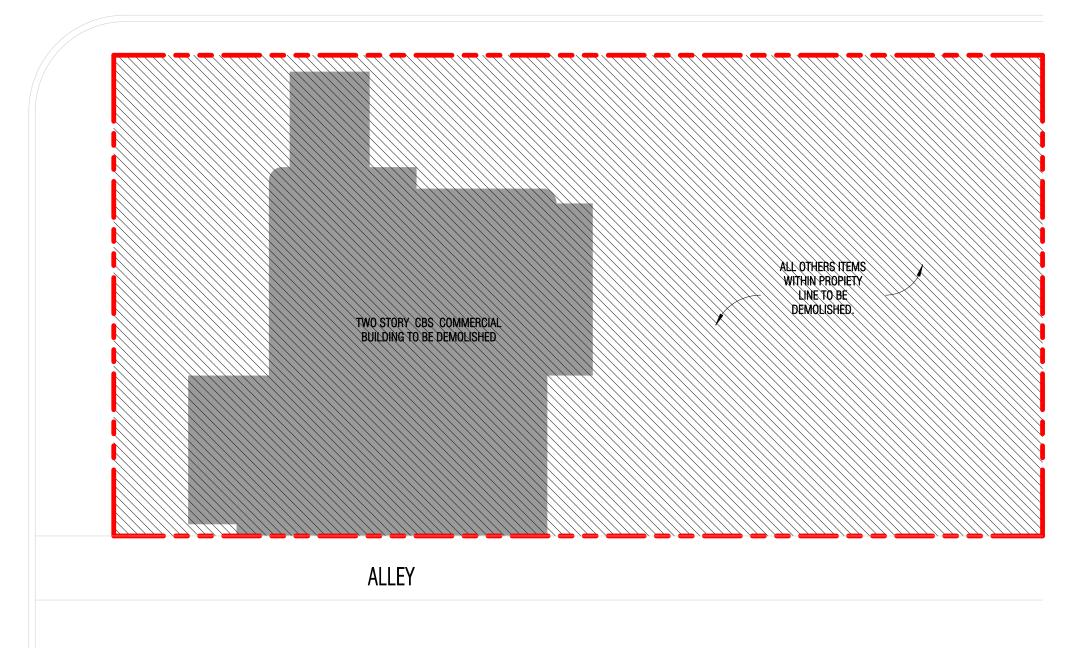




# TO BE DEMOLISHED TO REMAIN









08/10/2016

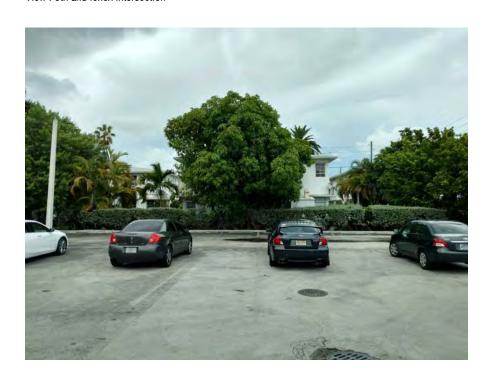
The BLVD at Lenox

Demolition Floor Plans

1" = 30'-0"



View at intersection 5th and the alley.



View: Rear parking lot looking North.



View: 5th and lenox intersection



View from parking lot looking East.

09.2









View 1: 5th and Lenox intersection

The BLVD at Lenox Miami Beach, Florida Building (1) 08/10/2016



View 6: Intersection 5th and the alley

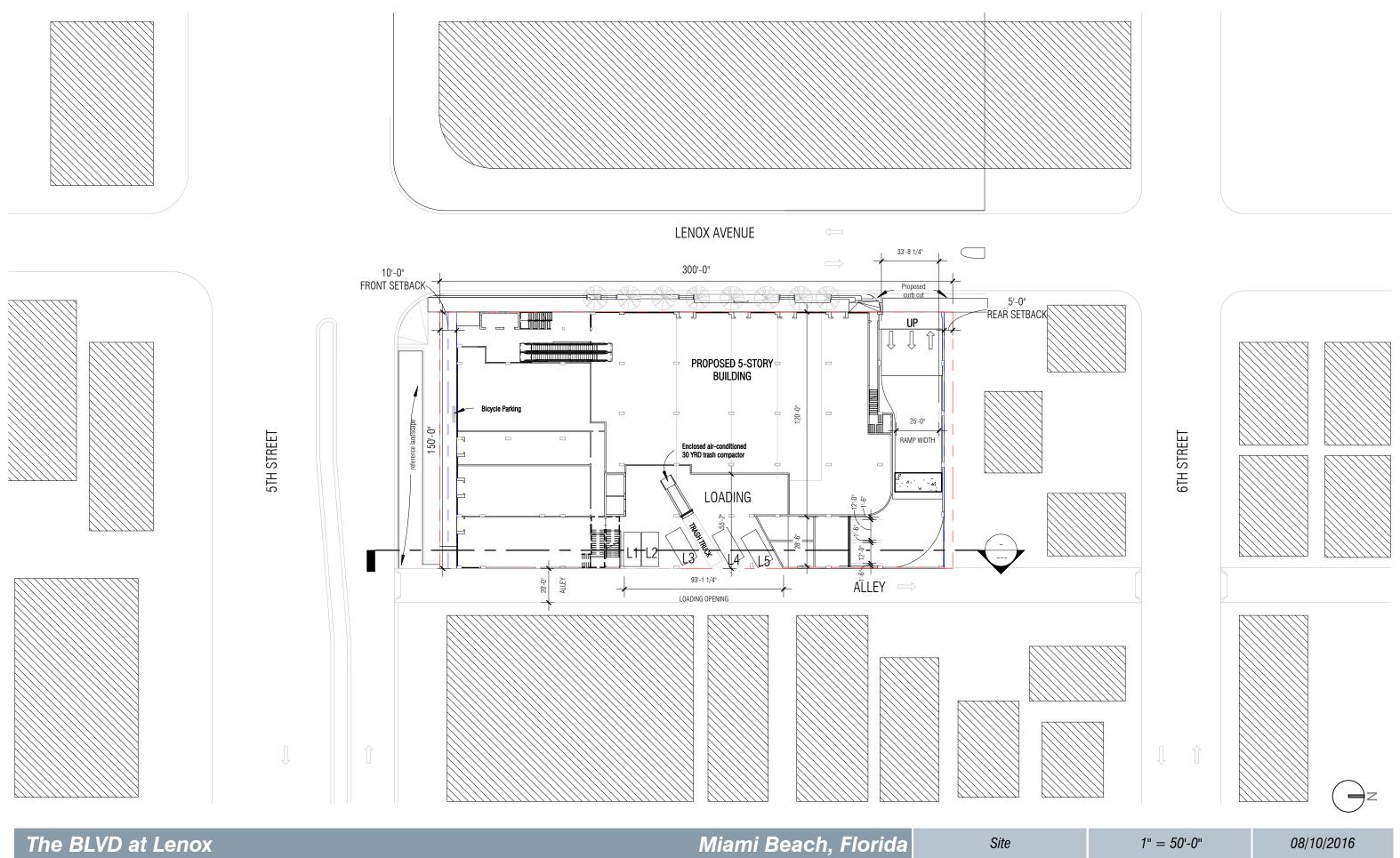




View 16: from parking looking East



View 17: Rear parking lot looking North

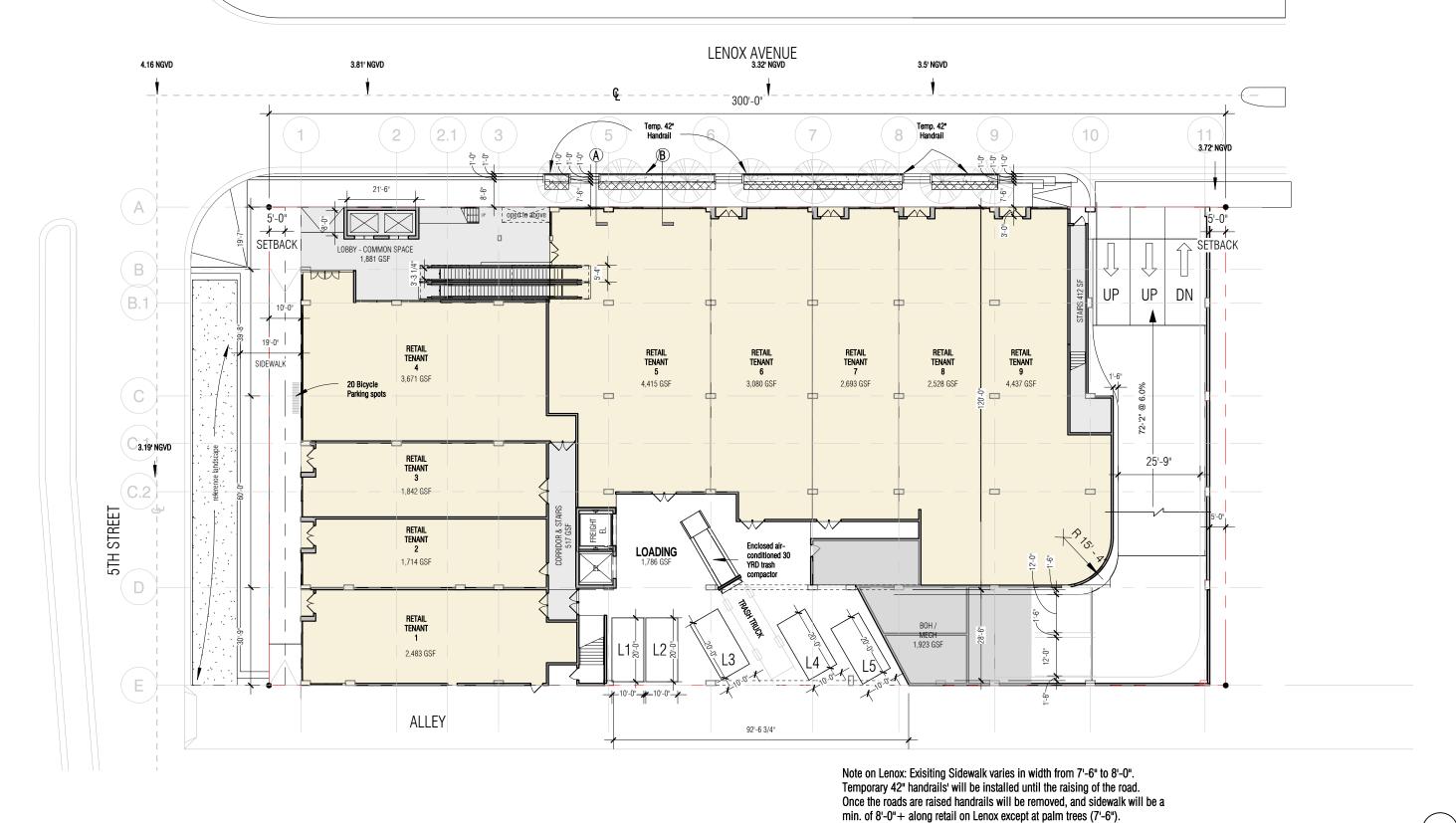


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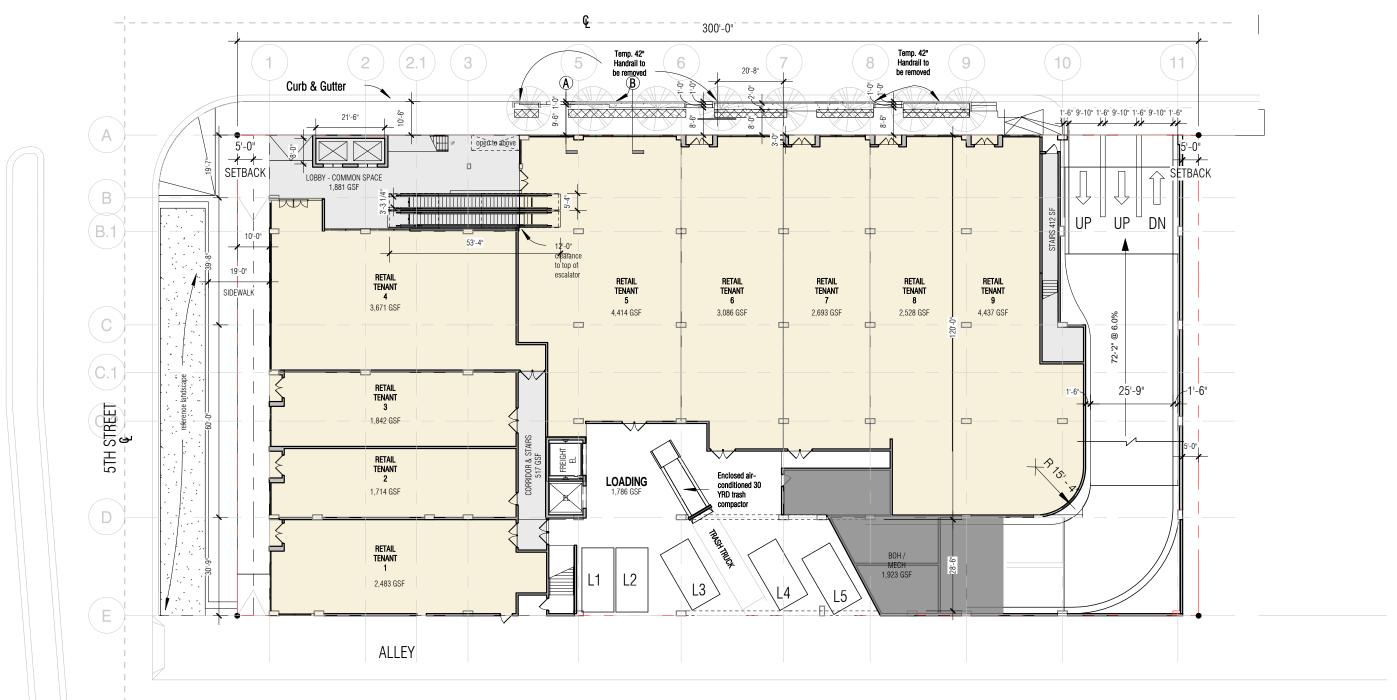
The BLVD at Lenox Miami Beach, Florida 1" = 30'-0" Level 1

Reference Street Section A





11



Note on Lenox: Sidewalk varies in width from 8'-0" to 10'-6". Temporary handrails' will be removed after raising of the road. 7'-6" clearance at palms trees.

The BLVD at Lenox

Miami Beach, Florida

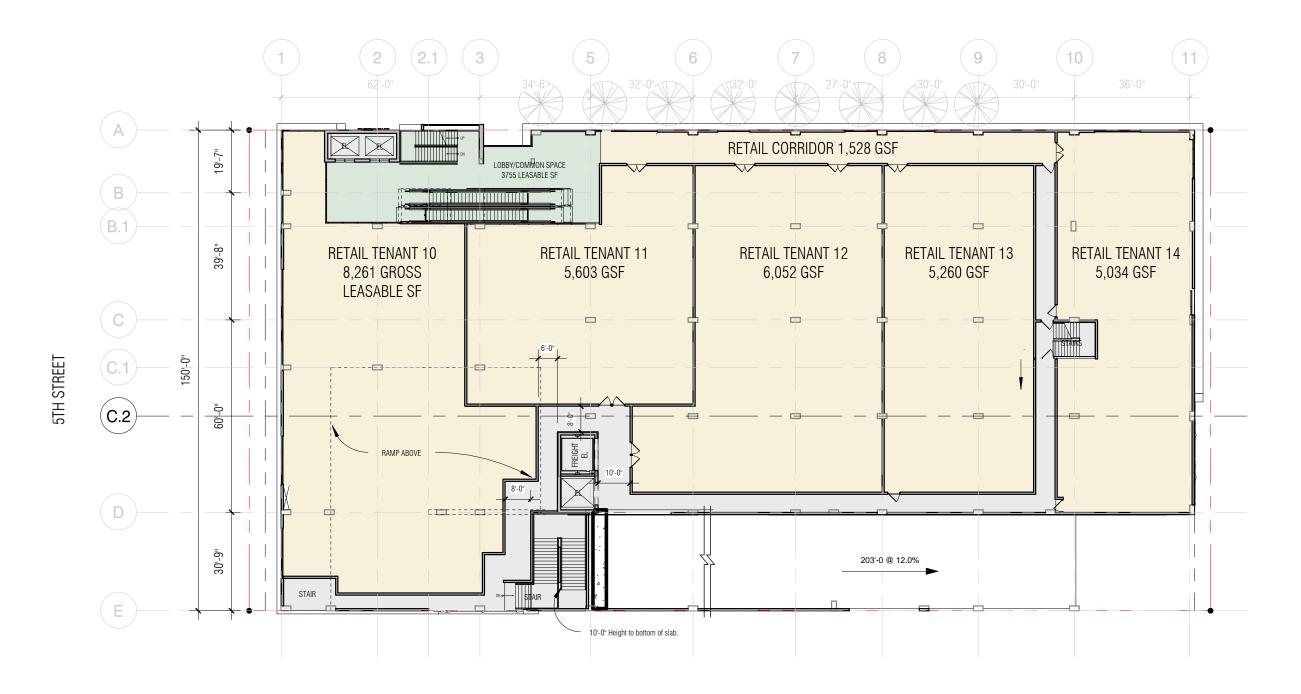
Level 1 - New Road

1" = 30'-0"











Miami Beach, Florida



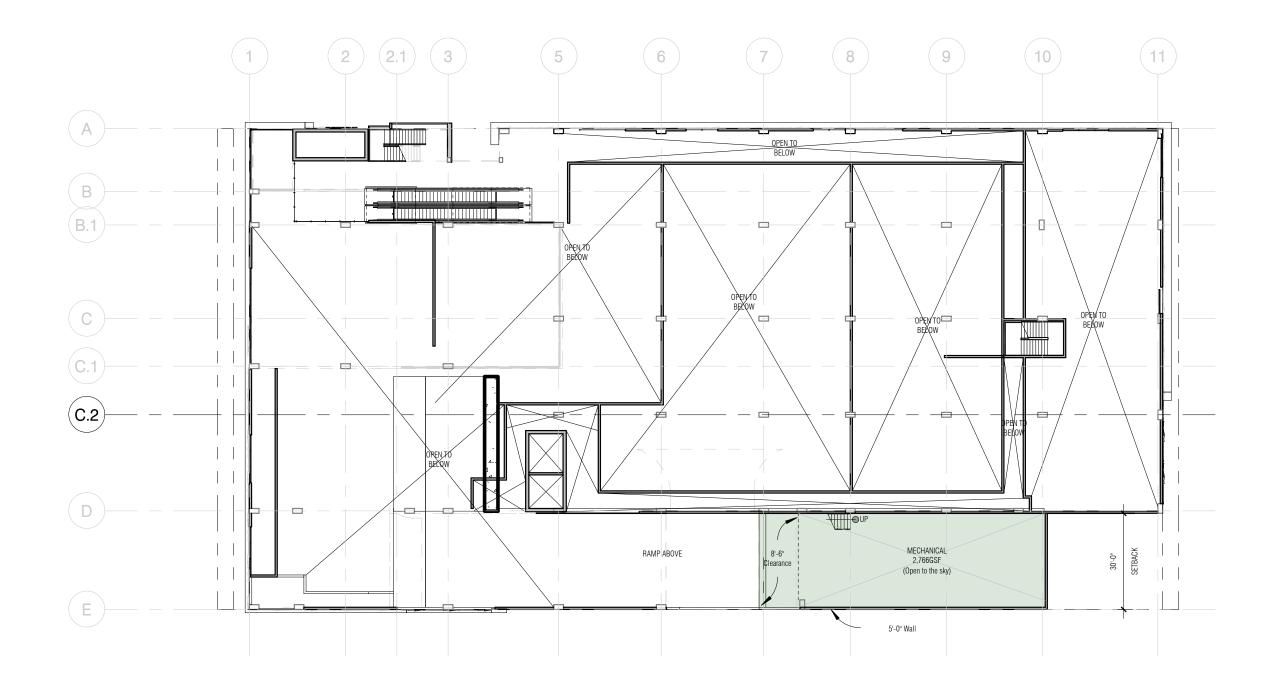


Level 2

The BLVD at Lenox

1" = 30'-0"

12





The BLVD at Lenox

Miami Beach, Florida

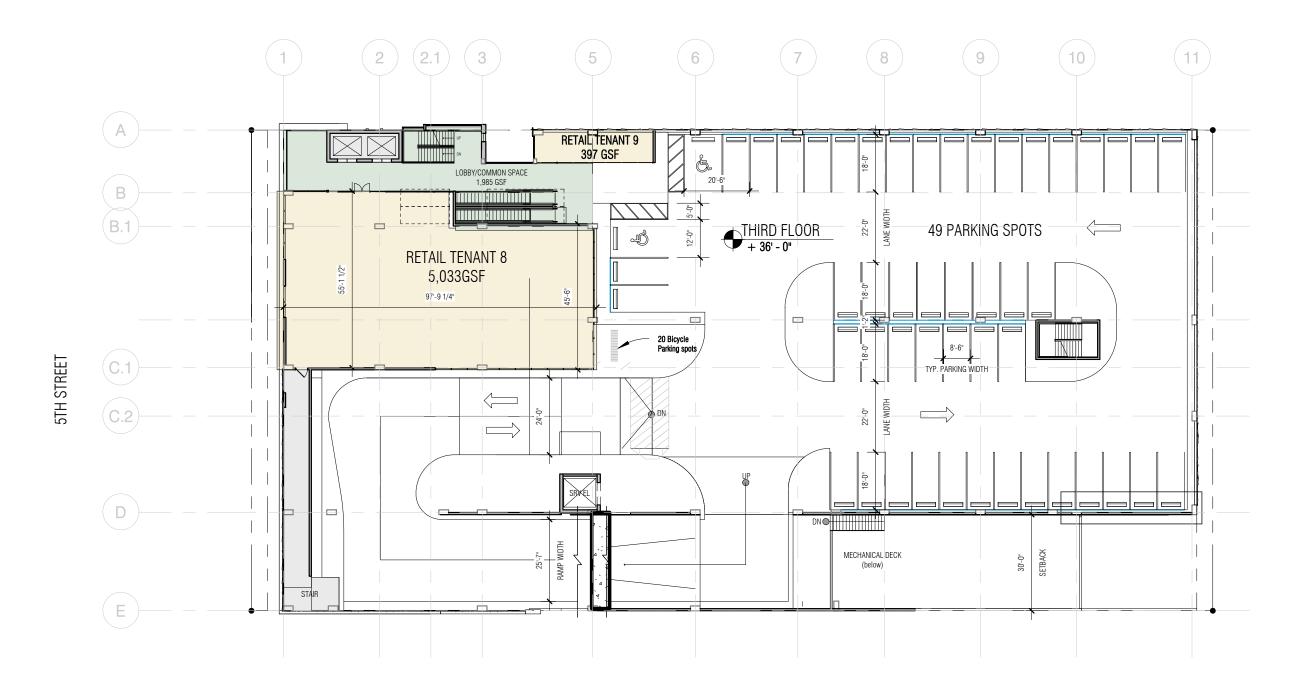
Level 2.5

1" = 30'-0"

08/10/2016









The BLVD at Lenox

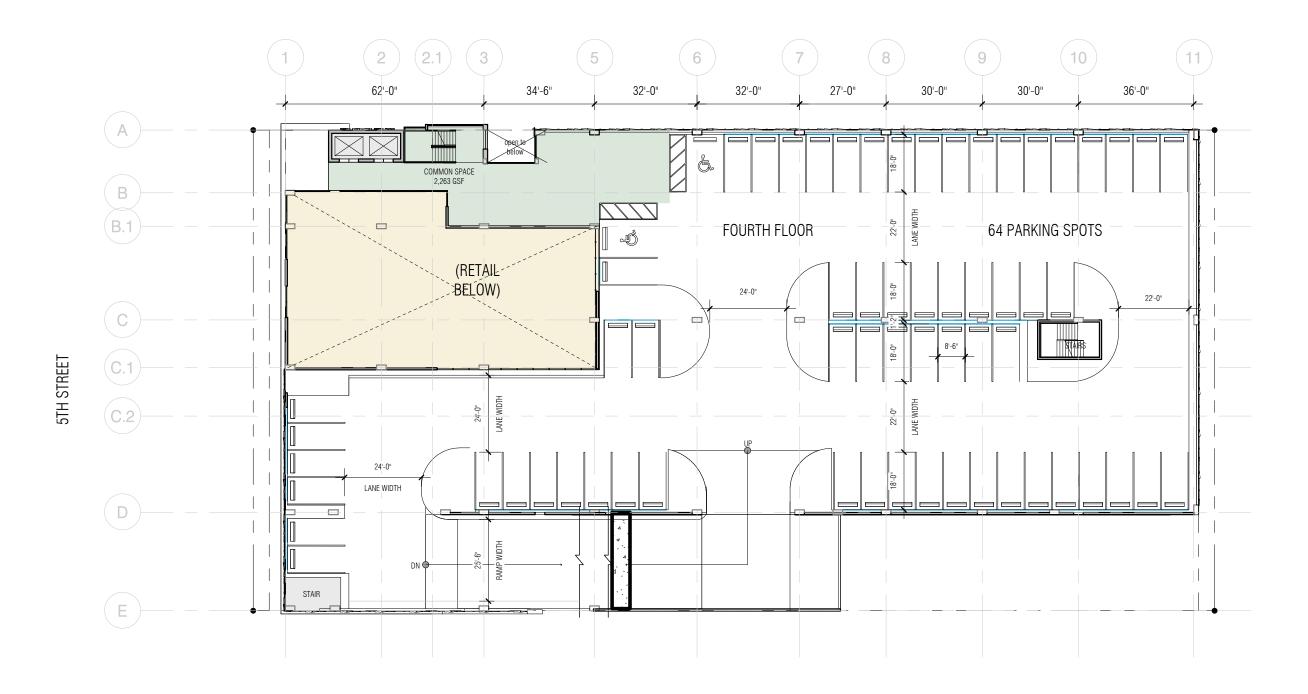
Miami Beach, Florida

Level 3

1" = 30'-0"

08/10/2016

13





The BLVD at Lenox

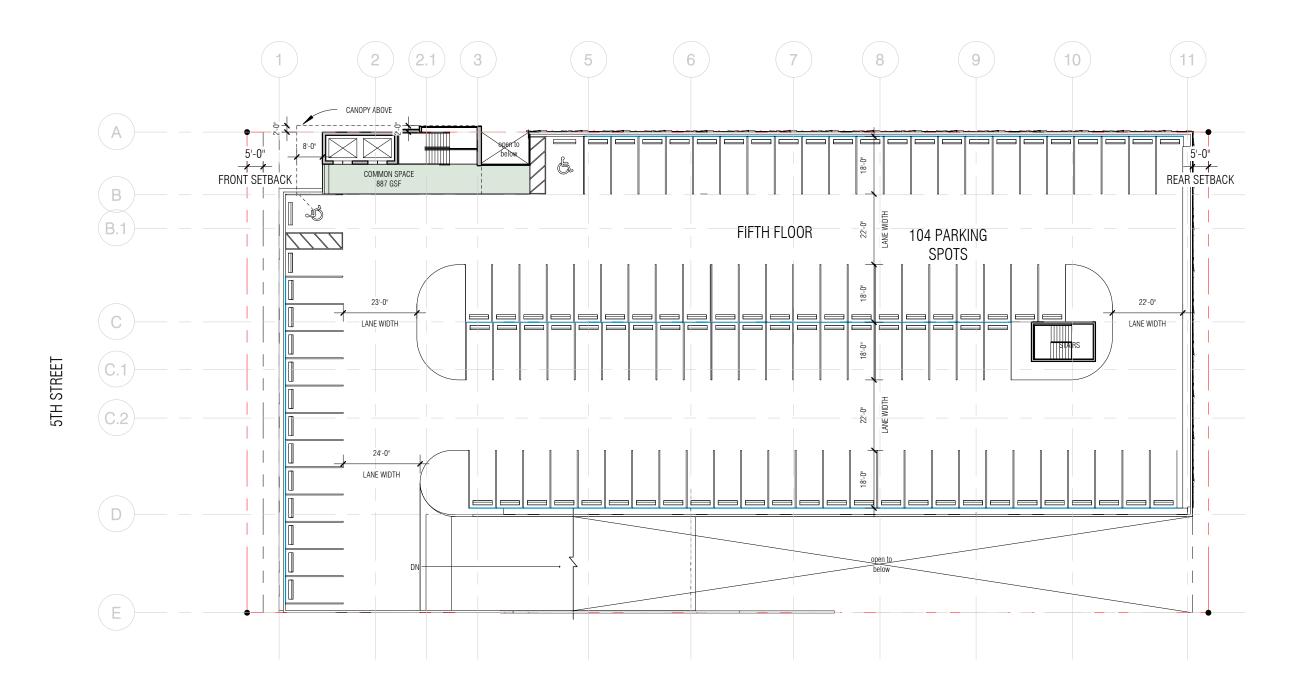
Miami Beach, Florida

Level 4

1" = 30'-0"

08/10/2016







15

The BLVD at Lenox

Miami Beach, Florida

Level 5

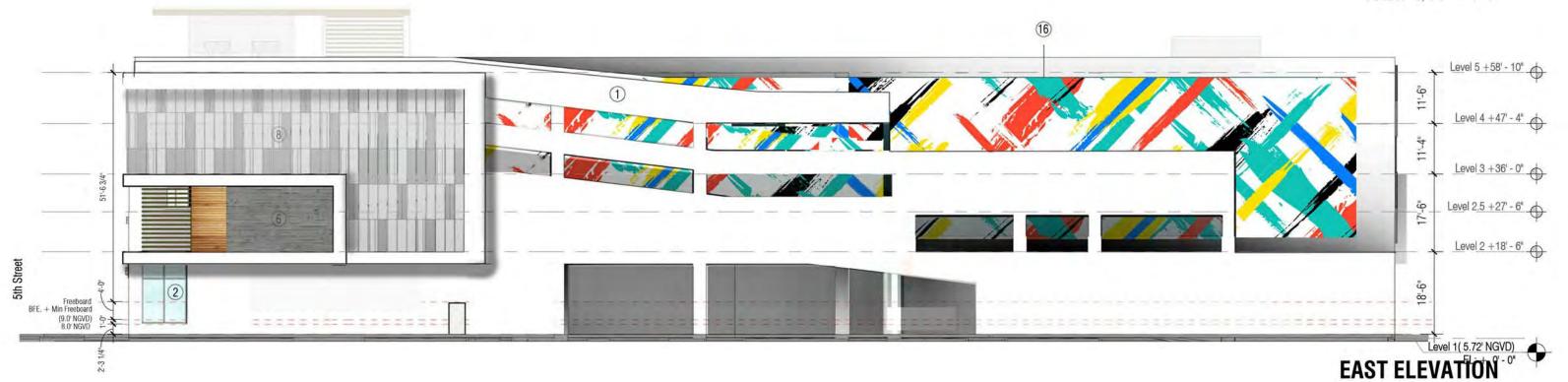
1" = 30'-0"

08/10/2016



#### **WEST ELEVATION**

Scale: 3/64" = 1'-0"



Scale: 3/64" = 1'-0"

Miami Beach, Florida

East & West Elevation

12" = 1'-0"

08/10/2016













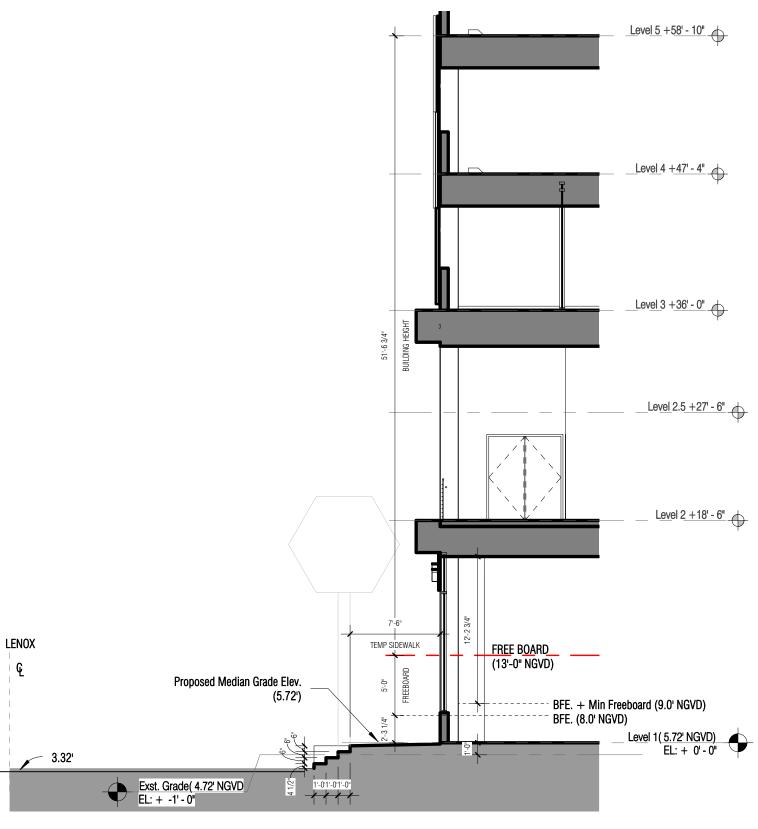
15.2

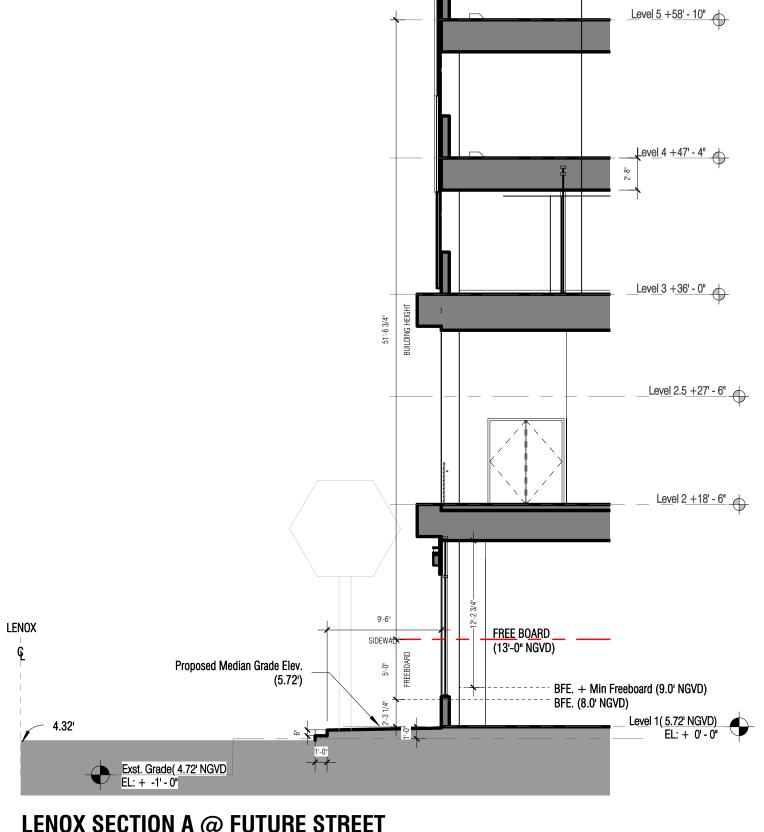


The BLVD at Lenox Miami Beach, Florida Garage Roof 08/10/2016









### **LENOX SECTION A @ EXISTING STREET**

Scale: 1/8" = 1'-0"

### **LENOX SECTION A @ FUTURE STREET**

Scale: 1/8" = 1'-0"

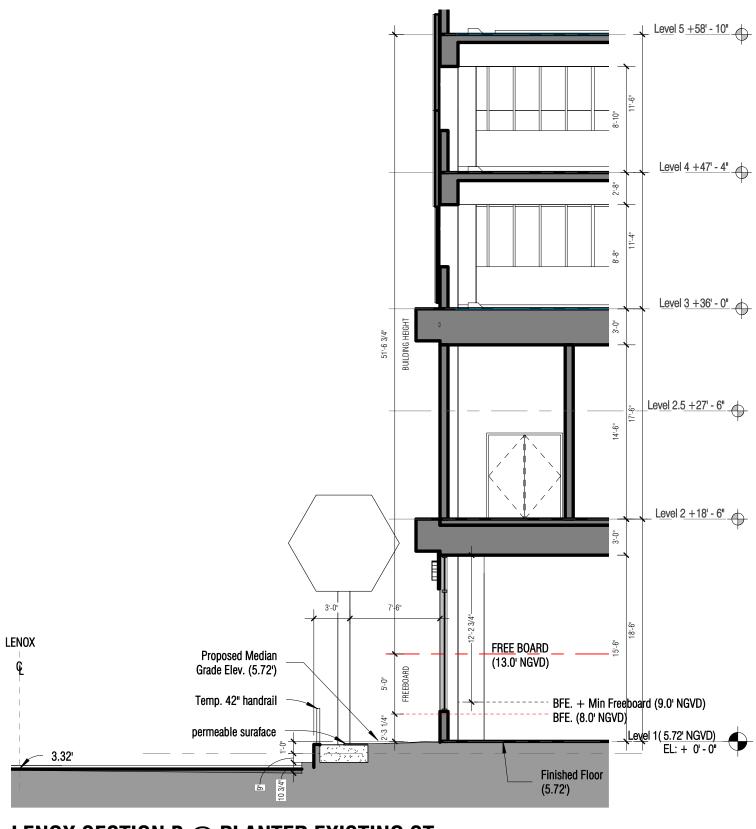
1/8" = 1'-0"

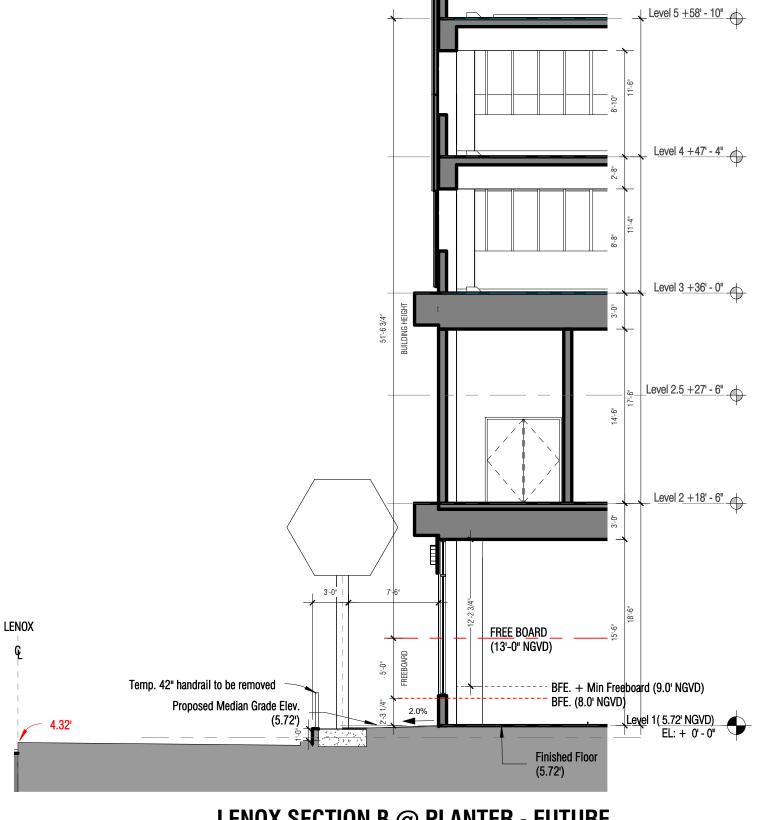
08/10/2016

The BLVD at Lenox

Miami Beach, Florida

Street Section A - Sidewalk





### LENOX SECTION B @ PLANTER EXISTING ST.

Scale: 1/8" = 1'-0"

**LENOX SECTION B @ PLANTER - FUTURE** 

Scale: 1/8" = 1'-0"

The BLVD at Lenox

Miami Beach, Florida

Street Section B - Planter

1/8" = 1'-0"

08/10/2016

19.2

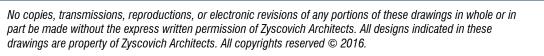






Miami Beach, Florida

View looking West on 5th Street









Miami Beach, Florida

5th Street View









Miami Beach, Florida

Lenox View\_01









Miami Beach, Florida

NE VIEW









Miami Beach, Florida

Lenox View \_02









The BLVD at Lenox Miami Beach, Florida Aerial View NW 08/10/2016







#### TREES & PLANTING TO BE PRESERVED NOTES

- I. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
- 2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
- 4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

#### TREES & PLANTING TO BE RELOCATED NOTES

- I. THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
- 2. THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
- 4. ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
- 5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

### TREES & PLANTING TO BE REMOVED NOTES

- 1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
- 2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
- 3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

#### **MITIGATION NOTES**

- 1. THE PROPOSED PLAN SPECIFIES THE REMOVAL OF xxx SQUARE FEET OF CANOPY AREA. PER SOUTH MIAMI CODE (SEC. 20-4.5.1), THE REMOVAL OF THIS AREA OF CANOPY REQUIRES THE FOLLOWING MITIGATION PLANTING:
- 1.1. SPECIMEN TREES FAIR/BETTER CONDITION:
- 1.2. SPECIMEN TREES, AVG. SPECIES, FAIR/BETTER CONDITION:
- 1.3. SPECIMEN TREES AVG. CONDITION, ALL OTHER REGULATED TREES:
- 2. REFER TO SHEET L400 FOR MITIGATION TREES' SPECIFICATIONS.
- 3. REFER TO SHEET L401-04 FOR MITIGATION TREES LOCATIONS

### TREE PROTECTION NOTES

- 1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"X2" MESH.
- 2. PROVIDE HINGED GATE.
- 3. ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
- 4. POSTS MAY BE SHIFTED TO AVOID ROOTS.
- 5. NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
- 6. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

### **DEFINITIONS**

1. TREE: ANY SELF-SUPPORTING WOODY PLANT OR PALM WHICH USUALLY HAS A SINGLE MAIN AXIS OR TRUNK, WITH A MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF TWO INCHES AND A MINIMUM OVERALL HEIGHT OF 12 FEET. THIS DEFINITION EXCLUDES PLANTS WHICH ARE DEFINED AS SHRUBS, HEDGES, VINES, OR GROUND COVERS. PALMS SHALL HAVE A MINIMUM HEIGHT OF 14 FEET IN ORDER TO BE CLASSIFIED AS A TREE. - CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2

#### TREES DISPOSITION SCHEDULE

REE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	DBH	HEIGHT OF CANOPY TREES (in	CLEAR TRUNK HEIGHT OF PALM	CANOPY	CANOPY	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA		
				MULTI TRUNK	feet)	TREES (in feet)	DIAMETER (in feet)	(in Sq. FTt.)			CRITERIA CRITERIA		r. R.OW CANOPY
1 9	Schinus terebinthifolius	BRAZILIAN PEPPER TREE	14		25		20	314	REMOVE		INVASIVE	CANOPY SQ. FT	. R.OW CANOP
	Veitchia montgomeryana	MONTGOMERY PALM	4			16	12	113	REMOVE			113	
	<u> </u>										DOES NOT MEET THE REQUIREMETS		
3 9	Sabal palmetto	CABBAGE PALM	12			10	10	79	REMOVE		TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV.		
			_								2		
	Mangifera indica	MANGO TREE	6		20		10	79		POOR		79	
5 /	Mangifera indica	MANGO TREE	14		25		30	707	REMOVE		DOES NOT MEET THE DECLUREMETS	707	
6 1	Ficus benghalensis	BANYAN TREE			2			0	REMOVE	POOR	DOES NOT MEET THE REQUIREMETS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV.		
6 /	ricus beligilalelisis	BANTAN TREE			5			U	REIVIOVE	POOR	2		
7 <i>l</i>	Ficus aurea	STANGLER FIG	8		18		17	227	REMOVE	POOR	UNSAFE CONDITIONS	227	
te (Ne)	e is 54 millionis, 1960, \$6600 to 15600.						Secretary .	Service (SES)		of samp ones salva	DOES NOT MEET THE REQUIREMETS		
8 9	Sabal palmetto	CABBAGE PALM	11			7	15	177	REMOVE	FAIR	TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV.		
											2		
	Sabal palmetto	CABBAGE PALM	10			22	12	113	REMOVE	FAIR		113	
10 9	Sabal palmetto	CABBAGE PALM	10			20	12	113	REMOVE			113	
	Sabal palmetto	CABBAGE PALM	10			18	12	113	REMOVE			113	
	Washingtonia robusta	WASHINGTON PALM	10			8	12	113	REMOVE		INVASIVE		
	Wodyetia bifurcata	FOXTAIL PALM	10			14	12	113	REMOVE			113	
	Wodyetia bifurcata	FOXTAIL PALM	10			12	12	113	REMOVE	EAID		113	+
15 <i>l</i>	Roystonea regia	ROYAL PALM	10			20	20	314	REMOVE	FAIR	DOES NOT MEET THE REQUIREMETS	314	
16	Chamaerops humilis	MEDITERRANEAN FAN PALM	1 6			8	7	38	REMOVE		TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV.	38	
10	спатисторэ папппэ	WILDITERNAMEAN FAIN FALIV				O		30	,		2	36	
17 5	Sabal palmetto	CABBAGE PALM	8			18	14	154	REMOVE	FAIR	_	154	+
	Sabal palmetto	CABBAGE PALM	8			20 , 28	14	28	REMOVE	17411		28	1
	Sabal palmetto	CABBAGE PALM	8			18, 25	14	28	REMOVE			28	1
20 5	Sabal palmetto	CABBAGE PALM	8			20	14	154	REMOVE			154	
21 N	Veitchia montgomeryana	MONTGOMERY PALM	8			25	16	201	REMOVE			201	
22 \	Veitchia montgomeryana	MONTGOMERY PALM	8			32	16	201	REMOVE			201	
23 \	Veitchia montgomeryana	MONTGOMERY PALM	2@8			30, 25	28	616	REMOVE			616	
	Veitchia merrillii	MANILA PALM	3 @ 4			12	12	113	REMOVE			113	
	Veitchia merrillii	MANILA PALM	3 @ 4			14	12	113	REMOVE			113	
	Veitchia merrillii	MANILA PALM	3 @ 5			15	15	6	REMOVE			6	_
11 1700	Veitchia merrillii	MANILA PALM	2 @ 4			13	12	113	REMOVE		DOES NOT MEET THE REQUIREMETS		-
	Veitchia merrillii Veitchia merrillii	MANILA PALM MANILA PALM	3 @ 4 6			12 8	16 12	201 113	REMOVE REMOVE		TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV.		+
	Wodyetia bifurcata	FOXTAIL PALM	8			10	10	79		POOR	2		
	Roystonea regia	ROYAL PALM	14			22	30	707	REMOVE	FOOR		707	
	Bursera simaruba	GUMBO LIMBO	12		22	22	30	707	REMOVE			707	
	Bursera simaruba	GUMBO LIMBO	12		22		30	707	REMOVE			707	
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40	And the same same and the same									EALD			
	Conocarpus erectus	GREEN BUTTONWOOD	36		35		30	707	REMAIN				7.0
	Conocarpus erectus	GREEN BUTTONWOOD	40		26	20	30	707	REMOVE	FAIR			70
	Roystonea regia	ROYAL PALM GREEN BUTTONWOOD	14 36		35	30	20 40	314 1257	REMOVE REMAIN				31
	Conocarpus erectus Roystonea regia	ROYAL PALM	14		33	30	20	314	REMOVE				31
	Roystonea regia Roystonea regia	ROYAL PALM	14			24	18	24	REMOVE	FAIR			2
	Roystonea regia	ROYAL PALM	14			20	15	177		POOR			17
	Roystonea regia	ROYAL PALM	14			26	25	491	REMOVE				49
	Roystonea regia	ROYAL PALM	14			26	20	314	REMOVE				31
	Roystonea regia	ROYAL PALM	14			26	16	201	REMOVE				20
	Roystonea regia	ROYAL PALM	14			26	16	201	REMOVE				20
51 <i>l</i>	Roystonea regia	ROYAL PALM	14			30	20	314	REMOVE				31
	Roystonea regia	ROYAL PALM	18			32	25	491	REMOVE				49
	Roystonea regia	ROYAL PALM	18			34	25	491	REMOVE				49
	Roystonea regia	ROYAL PALM	18			30	20	314	REMOVE	FAIR			31
	Roystonea regia	ROYAL PALM	18			24	20	314	REMOVE				31
	Roystonea regia	ROYAL PALM	19			24	20	314	REMAIN				
	Roystonea regia	ROYAL PALM	14		30	22	20	314	REMOVE				31
	Lysiloma bahamensis	TAMARIND TREE	8		20	22	20	314	REMOVE				31
	Roystonea regia Lysiloma bahamensis	ROYAL PALM TAMARIND TREE	18		25	22	18 20	254 314	REMOVE REMOVE				25 31
60 17			12		23	18	14	314 154	REMOVE		+		15
	Roystonea reaia	ΙΚ() ΑΤΙ ΤΩΙΙΜ	1 7			1.00							
	Roystonea regia	ROYAL PALM	12			16	14	154	REIVIOVE				+

BLVD at Lenox Miami Beach, Florida Tree Disposition Notes 08/10/2016

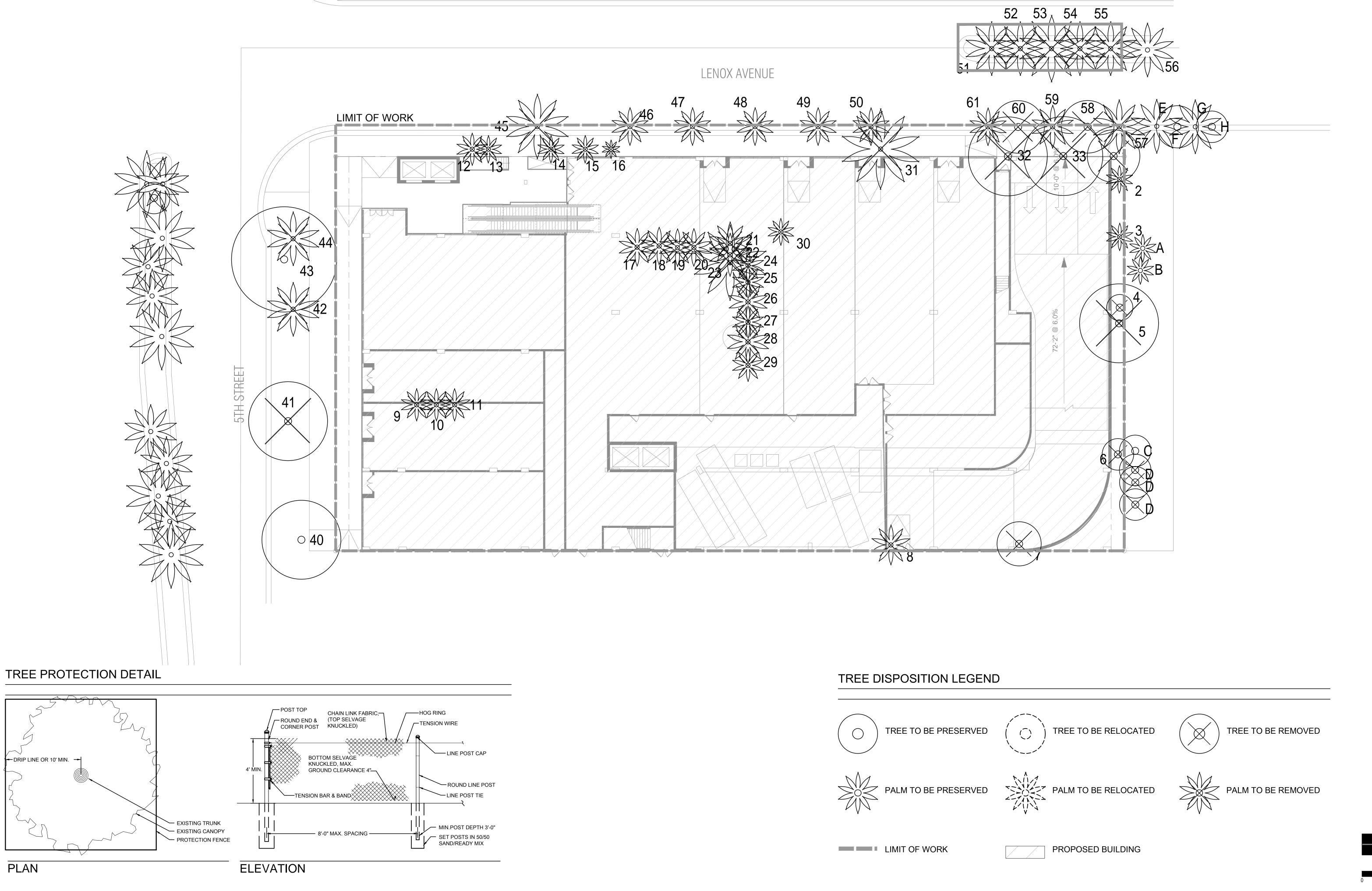






TOTAL SQ. FEET FOR ROW REMOVALS:

6,018



**BLVD** at Lenox Miami Beach, Florida Tree Disposition Plan 1/16"= 1'-0" 08/10/2016

PLAN

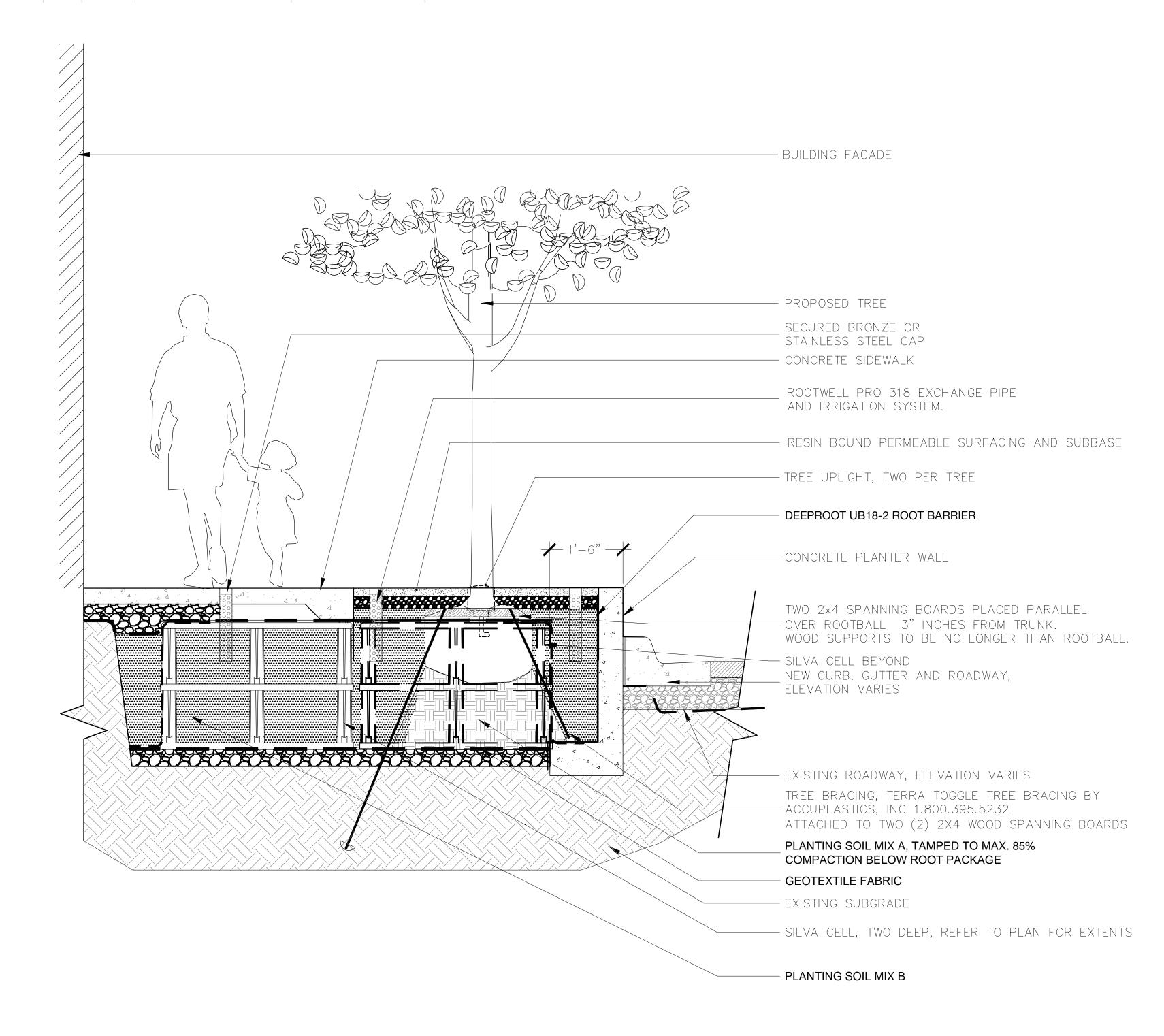


#### PLANTING NOTES

- 1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
- 2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- 3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
- 4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
- 5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
- 8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- 9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
- 10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- 11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
- 12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
- 13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- 14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
- 15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- 16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
- 17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- 18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
- 19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

### PLANTING SCHEDULE:

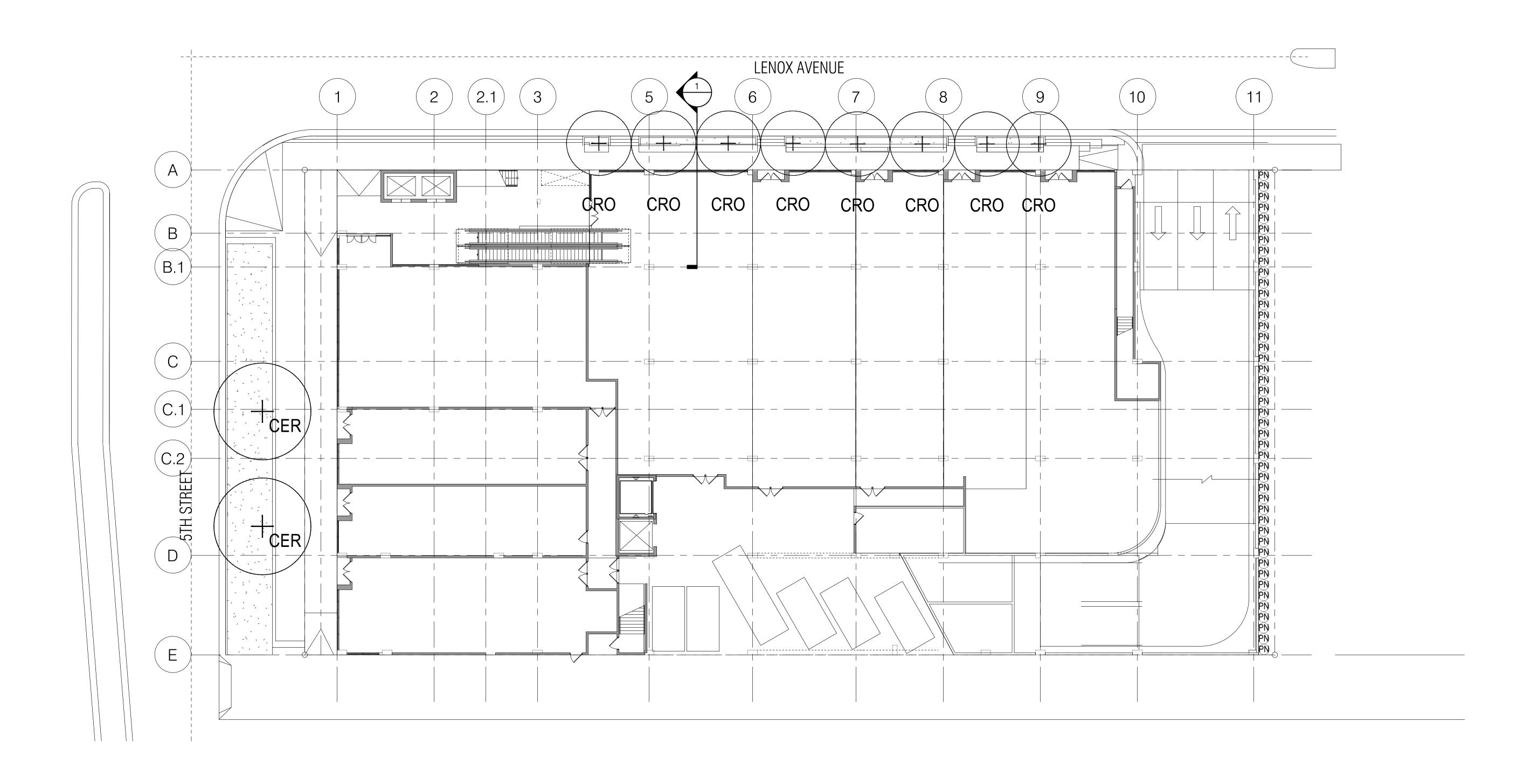
ABR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
CRO	8	Clusia rosea	PITCH APPLE	20'
CER	2	Coconut erectus	BUTTONWOOD	16' OA. COLLECTED
SHRUBS				
PN	46	Psychotria nervosa	WILD COFFEE	7 GAL.



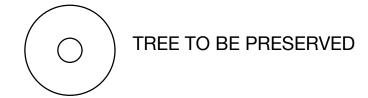
BLVD at Lenox Miami Beach, Florida Planting Notes & Schedule 08/10/2016







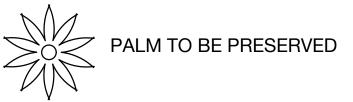
### TREE DISPOSITION LEGEND



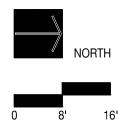




PROPOSED SHRUBS







BLVD at Lenox Miami Beach, Florida Planting Plan 1/16"= 1'-0" 08/10/2016

### LIGHTING NOTES

- THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
- CONTRACTOR TO COORDINATE WITH CLIENT AND LANDSCAPE ARCHITECT CONTROL SYSTEM FOR EXTERIOR LIGHTING.
- 3. THE CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES..
- 4. THE CONTRACTOR IS TO STAKE ALL EXTERIOR LIGHTING FIXTURES FOR LANDSCAPE ARCHITECT REVIEW.
- COORDINATE LANDSCAPE LIGHTING WITH INTERIOR AND EXTERIOR ARCHITECTURAL LIGHTING. ENSURE COMPATIBILITY WITH ARCHITECTURAL LIGHTING SYSTEM CONTROLLERS.
- ALL EXTERIOR FIXTURES TO BE INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT. CONTRACTOR TO ENSURE ALL FIXTURES DO NOT DIRECT LIGHT ONTO ADJACENT PROPERTIES.
- PROVIDE NEMA RATED EQUIPMENT AND ENCLOSURES FOR SYSTEM CONTROLLERS EXPOSED TO THE ELEMENTS. SUBMIT PROPOSED MOUNTING SYSTEM, ENCLOSURES AND LOCATIONS AS PART OF THE SUBMISSION PROCESS
- THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED EXTERIOR LIGHT INSTALLATION. UPON COMPLETION OF THE EXTERIOR LIGHT INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.

#### **WALL LIGHT**



Rev: 11/13 Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



LIGMAN

LIGHTING USA

### **LUMINAIRE SPECIFICATION**

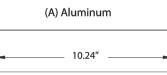
Head Office: 7144 NW Progress Ct Fax: 503-645-8100 Hillsboro, Oregon 97124 www.ligmanlightingusa.com

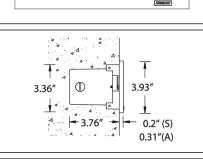
### IP65: Suitable for Wet Locations

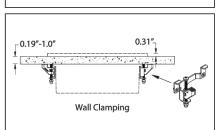


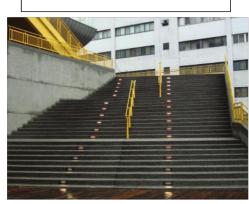


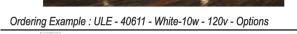














#### ULE-40611

#### Legend 3 recessed step light LED

A range of vandal resistant rectangular wall recessed luminaires. Suitable for indoor or outdoor applications in residential, shopping and pedestrian areas as decorative guide light. Available in a variety of lamp options that include energy saving compact fluorescent and LED light sources.

Main characteristics are low glare and the limited maintenance concept.

The legend is available with aluminum or stainless steel frames. Low copper content die-cast aluminum housing with a high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and impact resistant UV stabilized acrylic diffuser. Double cable entry. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear. Anodized high purity aluminum reflector.

The SMD (LED's) are available in red, blue, amber, green and white 2700K, 3000K and 4000K. Consult factory for additional colors. This fixture is suitable for concrete pour applications.

#### Physical Data Length: 10.24" Height: 3.93"

Weight: (S) 4.1 lbs (A) 3.5 lbs Lamp

□ 10w - White - LED 🖾 LED Color (Please Specify) ■ W27 - 2700K ■ W30 - 3000K

Voltage (Please Specify) ☐ 120V ☐ 277V ☐ Other \_

■ W40 - 4000K

Options (Please Specify) Front Ring Style ☐ S - Stainless Steel

□ A - Aluminum Color (Please Specify for Aluminum Style Only)

☐ 01-Black - RAL 9011 ☐ 02- Dark Grey - RAL 7043 ☐ 04 - Metallic Śilver - RAL 9006 □ 05-Matt Silver - RAL 9006 □ 07- Custom - RAL \_\_\_\_\_ ☐ 06-Bronze - RAL 6014

DATE:

☐ F - Frosted Lens □ C - Clear Lens ■ Wall Clamping ☐ Surface Mounting Box Enclosure





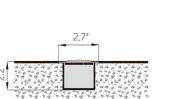
### TREE UP LIGHT

### METE PR

## Solar LED Ground Light Water Proof / No Wiring Quantity General

SH-200

METEOR Solar LED Paver lights incorporate state-of-the-art technology, combining the best solar panels, power storage and optical design to create products that will function for years to



#### Rim Finish: Brushed/Polished stainless steel; Optional: SUS316 stainless steel / Brass Lens: GE super light permeable PC Housing: SUS304 stainless steel, cast aluminum

#### Operational

Power Storage: Ultracapacitor

Operation Time: Minimum 12 hours(fully charged) 4-8 hours(overcast) Full Charge Time: 6 hours(direct sunlight) Switch: Light sensitive auto on/off

### Environmental

Compressive Strength: 2541 lbs/1153 kgs(minimum) Operating Temperature: -4° F-140° F

Storage Temperature: -13° F-176° F

3 year limited warranty. See www.meteor-lighting.com for details.

# IP68 **( € ( )**

#### How To Specify Ordering Example: SH200C-AMB-PS-HS

Model		LED Color		Rim Finish			Housing			
SH200C SH200B	Product Battery sample	AMB BLU GEN RED WHT WAM	Amber Blue Green Red White Warm white	BS PS SS BR	Brushed Stainless Steel Polished Stainless Steel SUS316 Stainless Steel Brass	HS NH				

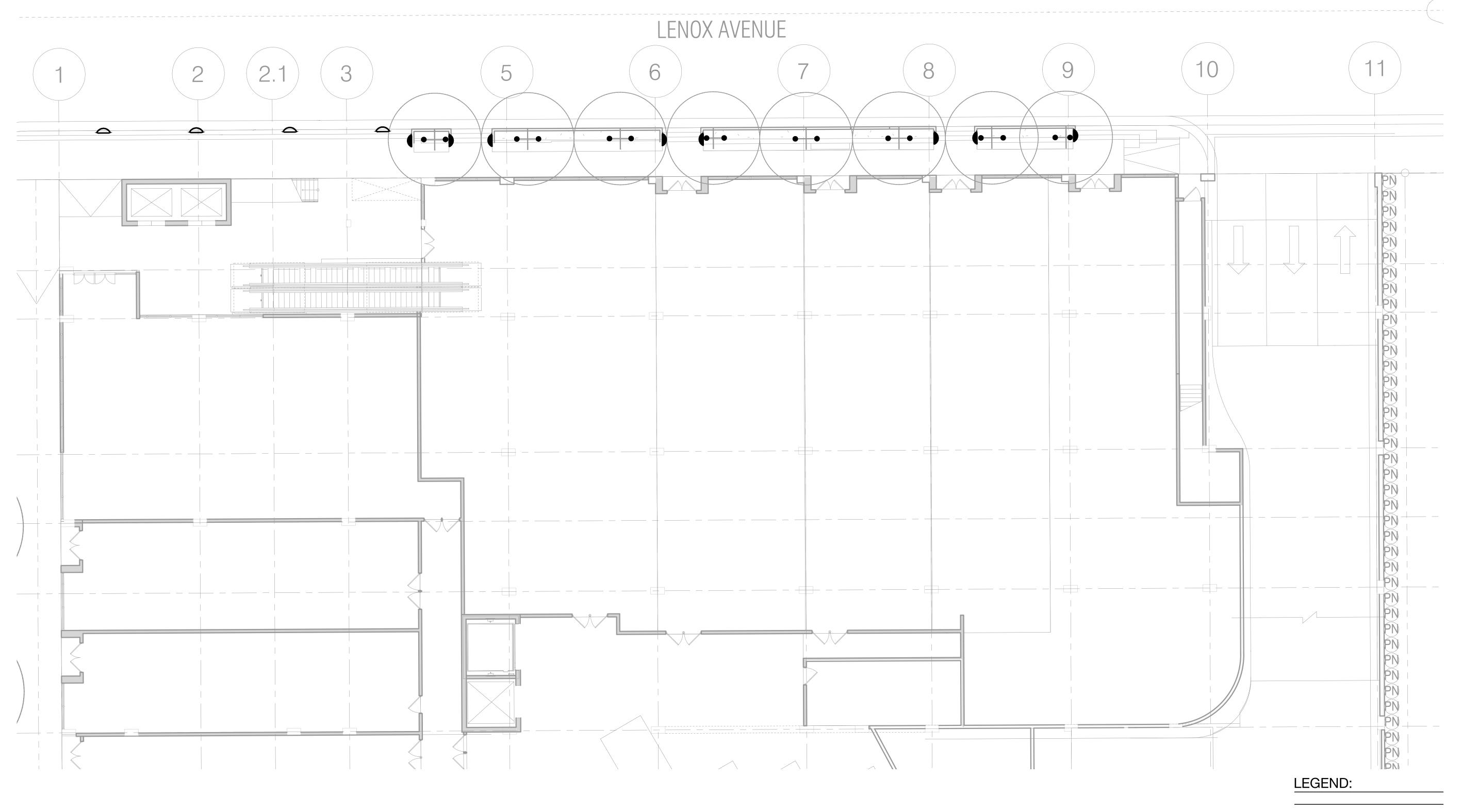
**METEOR LIGHTING** P: 213.255.2060 F: 213.596.3704 www.meteor-lighting.com \*METEOR LIGHTING reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

**BLVD** at Lenox Miami Beach, Florida Lighting Notes 08/10/2016



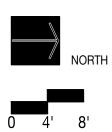






WALL LIGHT

TREE UP LIGHT



BLVD at Lenox

Miami Beach, Florida

Lighting Plan

3/32"= 1'-0"

08/10/2016



