



Final Submittal

6985 Abbott Avenue

Miami Beach, FL 33141

Date Submitted: 09 March 2020

Submitted to: City of Miami Beach

Owner:	Pacific Star Capital
Architect:	CUBE 3, LLC
Landscape Architect:	LAND Landscape Architecture
Land-Use:	Pathman Lewis, LLP

Project Team

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Project Team | Index

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Miami Beach, Florida

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Site

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Property Survey | Tree Table

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Location Map

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Keyed Site Photos

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Keyed Site Photos

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Existing Site Plan

A1.6

Proposed Site Plan

A1.7

Additional Site Photos



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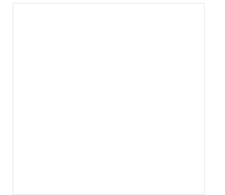
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Location Map

Scale: None



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A1.2



Location Key



View A



View B



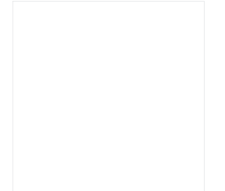
View C



View D



View E



6985 Abbott Avenue

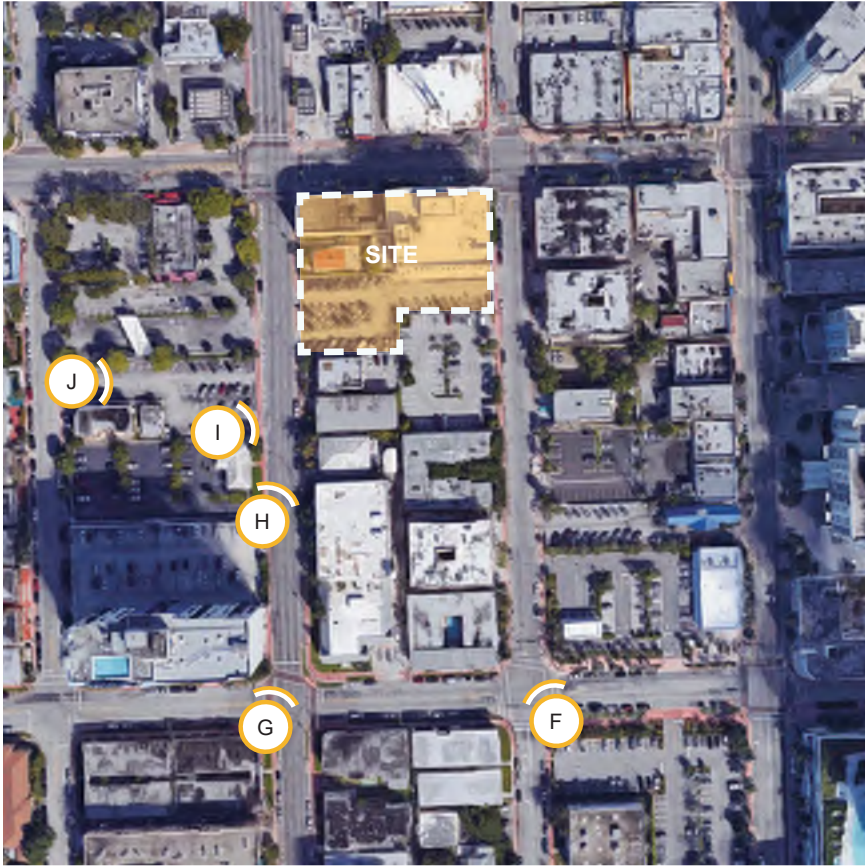
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Keyed Site Photos

Scale: None



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Location Key



View G



View F



View H



View I



View J



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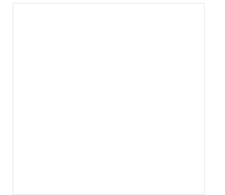
Keyed Site Photos

Scale: None



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A1.4



6985 Abbott Avenue
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Existing Site Plan
Scale: 1" = 20'-0"



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A1.5



6985 Abbott Avenue

Miami Beach, Florida



Additional Site Photos

Scale: None

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FAR Analysis
Scale: None

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A2.1

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	326 71st St	300 71st St			NEW Development			
Level 14					Mech.	200 FAR GSF		6 Units
Level 13						5,403 FAR GSF		14 Units
Level 12						10,324 FAR GSF		14 Units
Level 11						10,324 FAR GSF		14 Units
Level 10						10,324 FAR GSF		14 Units
Level 9						10,324 FAR GSF		14 Units
Level 8						10,324 FAR GSF		14 Units
Level 7		Mech.		Height at Parapet 80'-0"		10,324 FAR GSF		14 Units
Level 6		11,430 FAR GSF	12'-0"	Includes 8'-0" parapet		10,324 FAR GSF		14 Units
Level 5		11,430 FAR GSF	12'-0"			10,324 FAR GSF		14 Units
Level 4	Mech.	11,430 FAR GSF	12'-0"			720 FAR GSF		0 Units
Level 3	5,049 FAR GSF	11,430 FAR GSF	12'-0"			720 FAR GSF		0 Units
Level 2	3,326 FAR GSF	0 FAR GSF	12'-0"	Removed Mezzanine		720 FAR GSF		0 Units
Level 1	5,049 FAR GSF	10,995 FAR GSF	12'-0"			1,220 FAR GSF		0 Units
						9,763 FAR GSF		
Building Area Totals	13,424 FAR GSF	56,715 FAR GSF			101,338 FAR GSF		118 Units	
Development Total	171,477.00 FAR GSF							
Buildable FAR	171,482.50 FAR GSF							
FAR Remaining	-5.50 FAR GSF							

Allowable FAR3.5

SITE ADDRESS	APN	BUILDING_SQFT	ACREAGE	LAND_SQFT	FAR ALLOWED	FAR BUILT	
300 71ST ST	02-3211-002-0930	56,715 SQ FT	0.29 Acres	12,625 SQ FT	44,187.50 FAR GSF		Existing Building
326 71ST ST	02-3211-002-0850	13,424 SQ FT	0.14 Acres	6,120 SQ FT	21,420.00 FAR GSF		Existing Building
SubTotal					65,607.50 FAR GSF	70,139 FAR GSF	
6972 HARDING AVE	02-3211-002-0920		0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF		New Construction
326 71ST ST	02-3211-002-0870		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
326 71ST ST	02-3211-002-0880		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
6985 ABBOTT AVE	02-3211-002-0860	2,993 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
6961 ABBOTT AVE	02-3211-002-0890	3,759 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
SubTotal					105,875.00 FAR GSF	101,338 FAR GSF	
TOTAL DEVELOPMENT SUMMARY			1.13 Acres	48,995 SQ FT	171,482.50 FAR GSF	171,477.00 FAR GSF	



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Zoning Tabulations

Scale: None

A2.2

Zoning Districts		Reference	Required Allowed		Provided		Notes
	6985 Abbott Avenue	Folio No. 02-3211-002-0860	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
	326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
	326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
	6961 Abbott Avenue	Folio No. 02-3211-002-0890	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
	6972 Harding Avenue	Folio No. 02-3211-002-0920	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
	326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
	300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record		
Lot Area Summary							
	Net Lot Area						
	6985 Abbott Avenue	Folio No. 02-3211-002-0860	6,000 SF		Record		
	326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	6,000 SF		Record		
	326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	6,000 SF		Record		
	6961 Abbott Avenue	Folio No. 02-3211-002-0890	6,000 SF		Record		
	6972 Harding Avenue	Folio No. 02-3211-002-0920	6,250 SF		Record		
	326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	6,120 SF		Record	13,424 FAR GSF (Existing Building)	
	300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	12,625 SF		Record	56,715 FAR GSF (Existing Building)	
	Total Lot Area Before Dedications (SF)		48,995 SF		Record		
	Total Lot Area Before Dedications (Acres)		1.12 Acres		Record		
General Development Requirements		Reference	Required Allowed		Provided		Notes
	Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.50			
	Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	171,483 GSF	171,477 GSF	Compliant		Excluding Parking and A/C Trash Rooms (101,338 GSF New Construction 70,139 GSF Existing)
	Maximum Building Height	Sec. 142-743(b)(1)	165'-0"	149'-4"	Compliant		May be increased to 165'-0" for lots between 20,000 SF and 45,000 SF per Section 142-747 (public benefit height)
	Minimum Unit Size						
	Apartments	Sec. 142-743(c)	550 SF		Compliant		118 units larger than 550 SF
	Workforce Housing	Sec. 142-743(c)	400 SF		N/A		
	Affordable Housing	Sec. 142-743(c)	400 SF		N/A		
	Co-living	Sec. 142-743(c)	375 SF		N/A		Minimum 20 percent of the gross floor area of building shall consist of amenity space on same site
	Maximum Residential Density	Sec. 142-743(d)	150 du/acre max.	98 du/acre	Compliant		
	Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	169 Dwelling Units	110 Dwelling Units	Compliant		
Setbacks and Encroachments							
	General Note	Sec. 142-744	See Notes		Compliant		Heights shall be measured from the City of Miami Beach Freeboard of five feet, unless otherwise noted.
	Setbacks and Encroachments	Sec. 142-744 (Table A)					
	Abbott Avenue and Dickens Avenue						
	Street Class		Street Class B		Record		
	Building Height at which Setback occurs		Grade to max. height		Record		
	Minimum Setback from property line		10'-0"		Compliant		
	Allowable Habitable Encroachments into Setback		5'-0"		Compliant		
	Byrom Avenue, Carlyle Avenue and Harding Avenue						
	Street Class		Street Class C		Record		
	Building Height at which Setback occurs		Grade to max. height		Record		
	Minimum Setback from property line		10'-0"		Compliant		
	Allowable Habitable Encroachments into Setback		7'-0"		Compliant		
Parking Requirements			Required Allowed		Provided		
	Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet	117 Units 1 Units 0 Units	59 Parking Spaces 1 Parking Spaces 0 Parking Spaces			
		Residential Required Parking =		60 Parking Spaces	101 Parking Spaces	Compliant	
	Retail Parking	Sec. 130-33(c) Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces)		See Below 9,538 SF None 0 Parking Spaces			Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04
				0 Parking Spaces	0 Parking Spaces	Compliant	
	Other Required Parking Spaces	Existing Bank Parcel Parking Existing Surface Parking		108 Parking Spaces 8 Parking Spaces	108 Parking Spaces 8 Parking Spaces	Compliant Compliant	6 Regular Parking Spaces 2 Handicapped (Accessible)
		Total Parking Required =		168 Parking Spaces	217 Parking Spaces	Compliant	209 Parking Spaces in Structured Parking 8 Parking Space at Grade 5 Electric Vehicle Parking Spaces Provided per Sec. 130-39 of the City Code
Bicycle Parking Requirements			Required Allowed		Provided		
	Commercial Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	2 Bicycle Parking Spaces 2 Bicycle Parking Spaces	2 Bicycle Parking Spaces 2 Bicycle Parking Spaces	4 Bicycle Parking Spaces 2 Bicycle Parking Spaces		Short Term Bicycle Parking one (1) per business, four (4) per project, or one (1) per 10,000 Square Feet whichever is greater Long Term Bicycle Parking one (1) per business or two (2) per 5,000 Square Feet whichever is greater
		Commercial Required Bicycle Parking =		4 Bicycle Parking Spaces	6 Bicycle Parking Spaces	Compliant	
	Residential Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	11 Bicycle Parking Spaces 110 Bicycle Parking Spaces	11 Bicycle Parking Spaces 130 Bicycle Parking Spaces	11 Bicycle Parking Spaces 130 Bicycle Parking Spaces		Short Term Bicycle Parking four (4) per building or one (1) per 10 Units whichever is greater Long Term Bicycle Parking one (1) per Unit.
		Residential Required Bicycle Parking =		121 Bicycle Parking Spaces	141 Bicycle Parking Spaces	Compliant	
		Total Parking Required =		125 Bicycle Parking Spaces	147 Bicycle Parking Spaces	Compliant	132 Bike Parking Spaces in Structured Parking 15 Bike Parking Space at Grade
Loading Requirements			Required Allowed		Provided		
	Residential	Over 100 units but not more than 200 units: Three Spaces		3 Loading Berths	3 Loading Berths	Compliant	Loading Spaces only Calculated on New FAR being added to site.
	Commercial	Over 2,000 SF but not over 10,000: One Space		1 Loading Berths	1 Loading Berths	Compliant	
		Total Loading Berths Required =		4 Loading Berths	4 Loading Berths	Compliant	Provided Four - 10'-0" x 20'-0" Loading Berths

Street Frontage, Design and Operations Requirements

Tower Regulations	Sec. 142-745(a)(1)	See Remarks
Setback Design	Sec. 142-745(a)(2)	See Remarks
Clear Pedestrian Path	Sec. 142-745(a)(3)	10'-0"
Balconies	Sec. 142-745(a)(4)	5'-0" & 7'-0" See Remarks
Articulation	Sec. 142-745(a)(5)	See Remarks
Windows	Sec. 142-745(a)(6)	See Remarks
Street Trees	Sec. 142-745(a)(7)	See Remarks
Residential Frontages	Sec. 142-745(a)(9)	See Remarks
Off-Street Parking Facilities	Sec. 142-745(a)(10)	See Remarks
Utilities	Sec. 142-745(a)(11)	See Remarks
Loading	Sec. 142-745(a)(12)	See Remarks
71th Street Frontage	Sec. 142-745(b)	Class A Street
Street Class Designations Abbott Avenue Harding Avenue	Sec. 142-745(c)	Class B Frontage Class C Frontage
Hierarchy of Frontages	Sec. 142-745(d)	See Remarks

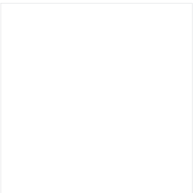
Record	(1) Tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161
Compliant	a. The longest portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage.
N/A	b. The minimum horizontal separation between multiple towers located on the same site, including balconies, shall be 60 feet.
Compliant	(2) The minumum setback shall be designed to function as an extension of the adjacent public sidewalk unless otehrwise noted in the regulations of this zoning district.
Compliant	
Compliant	Balconies may encroach into required setbacks above a height of 15 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
N/A	Facades with a length of 240 feet or greater shall be articulated so as to not appear as one continuous façade, subject to design review criteria.
Compliant	All windows shall be minimum of double-pane hurricane impact glass.
Compliant	In addition to the requirements of Chapter 126, street trees shall require the installation of an advanced structural soil cells system (Silva Cells or approved equal) and other amenities (irrigation, up lighting, porous aggregate tree place finish) in tree pits.
N/A	In addition to other requirements Residential Frontage shall be developed as follows:
N/A	a. Ground Floor residential units shall have private entrances from the clear pedestrian path
N/A	b. Reserved
N/A	c. Where there are ground floor residential units, the building may be recessed from the setback line up to an additional five fee in order to providie private gardens or porches that are visible and accessible from street.
N/A	d. A shade structure over the private garden or porch may be provided
N/A	e. Private access stairs, ramps and lifts to the ground floor units may be located within the area of the private garden and porches
N/A	f. Fencing and walls for such private gardens and porches may encroach into the required setback up to the applicable distance indicated for allowable encroachments in Table A at grade; Shall not result in a clear pedestrian path of less than 10 feet. Such fencing and wall are limited to four feet.
Compliant	In addition to other requirements Off-Street Parking shall be built as follows:
Compliant	a. Parking facilities shall be entirely screened from public view from public rights-of-way and clear pedestrian paths. Parking garages shall be architecturally screened or lined with habitable space.
Compliant	b. Parking garage may only encroach into the required setback between a height of 25 feet and 55 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
Compliant	c. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have a minimum ceiling height of nine feet.
Compliant	d. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have horizontal floor plates.
Compliant	e. Rooftop and surface parking shall be screened from view from surrounding towers through the use of solar carports or landscaping
Compliant	In addition to other requirements Utilities shall be built as follows:
N/A	a. For new construction, local electrical distribution systems and other lines/wires shall be buried underground. They shall be placed in a manner that avoids conflicts with street tree plantings.
N/A	b. Long-distance power transmission lines not otherwise buried shall be placed on poles for above-ground distribution pursuant to the following restrictions: ---- NOT APPLICABLE ON THIS SITE
Compliant	In addition to other requirements Loading shall be built as follows:
Compliant	a. Loading shall at a minimum be setback behind areas required to be habitable for each street class designation
Compliant	b. loading for Nonresidential uses that are on lots over 45,000 square feet shall provide for loading spaces that do not require vehicles to reverse into or out of the site, unless waived by the design review board.
Compliant	c. Driveways for parking and loading shall be combined, unless waived by the design review board.
Compliant	d. Loading areas shall be closed when not in use.
Compliant	e. Garbage rooms shall be noise-baffled, enclosed and air-conditioned.
Compliant	f. Trash containers shall be located in loading areas.
Compliant	g. Trash containers shall utilize rubber tired wheels.
Compliant	h. Delivery trucks shall not be allowed to idle in the loading areas.
Compliant	i. Loading for commercial and hotel uses and trash pick-up with vehicles of more than two axles may only commence between hours of 6:00 a.m. and 7:00 a.m., 9:00 a.m. and 3:00 p.m., and 6:00 p.m. and 9:00 p.m. on weekdays; and 9:00 a.m. and 9:00 p.m. on weekends, unless waived by the planning board with conditional use approval. Notwithstanding the foregoing, hybrid or electric vehicles may commence loading at 5:00 a.m. instead of 6:00 a.m. on weekdays.
Compliant	j. Loading for commercial and hotel uses with vehicles of two axles or less may occur between the hours of 6:00 a.m. and 11:00
N/A	k. Required off-street loading may be provided on another site within the TC-C district or within 1,500 feet of the site, provided it is not located in a residential district.
Compliant	Highest Class of Frontage is Class A Frontage. Where conflicts between requirements of classes, highest Class Frontage shal control



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Miami Beach, Florida

Zoning Tabulations

Scale: None

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A2.3

Class A

Sec. 142-745(e)

See Remarks
See Remarks

See Remarks
See Remarks

See Remarks
See Remarks
See Remarks
See Remarks

See Remarks
See Remarks
See Remarks
See Remarks
See Remarks

See Remarks
See Remarks
See Remarks
See Remarks

Class B

Sec. 142-745(f)

See Remarks
35'-0" Min. Façade Height

See Remarks
Min. 45'-0" Habitable Ground Floor Depth

See Remarks
See Remarks
See Remarks
See Remarks
See Remarks

See Remarks
See Remarks

See Remarks

Class C

Sec. 142-745(g)

35'-0" Min. Façade Height
See Remarks

See Remarks
See Remarks
See Remarks

Parking Setback Min. 20'-0" from Façade

24'-0" Max. Driveway Width
N/A
N/A
N/A

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant
Compliant
Compliant
Compliant
Compliant

Compliant

Compliant

Compliant
Compliant

In addition to other requirements | Frontages shall be built as follows:

- (1) Facades shall have a minimum of height of 35 feet.
- (2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
 - a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
 - b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade.
 - c. The habitable space on the ground floor shall be for commercial and hotel uses, and to provide access to uses on upper floor of the building.
 - d. The second and third floors shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 25 feet from the building façade.
 - e. Ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path.
- (3) Driveways and vehicle access to off-street parking and loading shall be prohibited on a Class A Frontage, unless it is the only means of egress to the site.. Permitted drive-ways on Class A frontages shall be limited by the following
 - a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building.
 - b. Driveways shall be spaced no closer than 60 feet apart.
 - d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
- (4) Off-Street loading shall be prohibited on Class A frontages, unless it is the only means of egress to the site.
- (5) On-Street loading shall be prohiibted on Class A frontages.
- (6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class A frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street. Permitted utility infrastructure shall be developed as follows:
 - a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
- (7) In addition to the requirements of Section 126-6(a)(1), street trees shall have a minimum clear trunk of eight feet, an overall height of 22 feet, and a minimum caliper of six inches at time of planting. Additionally, the following shall apply:
 - a. Street trees shall be up-lit.
 - b. If such street trees cannot be planted the applicant/property owner shall contribute double the sum required in Section 126-7(2) into the city's tree trust fund.

In addition to other requirements | Frontages shall be built as follows:

- (1) Facades shall have a minimum of height of 35 feet.
- (2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line
 - a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
 - b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 45 feet from the building façade.
- (3) Driveways and vehicle access to off-street parking and loading shall be prohibited unless it is the only means of egress to the site or if the only other means of egress is from a Class A Street. Permitted drive-ways on Class B frontages shall be limited by the following
 - a. The prohibition on driveways may be waived by the design review board on blocks that are over 260 feet in length; however, such dirveways shall be limited to 12 feet in width.
 - b. Driveways shall be limited to 22 feet in width and be incorporated into the façade of the building.
 - c. Driveways shall be spaced no closer than 60 feet apart on a single parcel.
 - d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
- (4) Off-Street loading shall be prohibited on Class B frontages, unless it is the only means of egress to the site, or if the only other means of egress is from a Class A street.
- (5) On-Street loading shall be prohibited on Class B frontages.
- (6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class B frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street. Permitted utility infrastructure shall be developed as follows:
 - a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.

In addition to other requirements | Frontages shall be built as follows:

- (1) Facades shall have a minimum of height of 35 feet.
- (2) Buildings shall have a minimum of three floors located along a minimum of 85 percent of the length of the setback line pursuant to the following:
 - a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
 - b. Where there are ground floor residential units, the building may be recessed from the setback line up to five feet in order to provide private gardens or porches that are visible and accessible from the street.
 - c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.
 - e. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and be concealed from view from the clear pedestrian path.
- (3) Driveways on Class C frontages shall be limited as follows:
 - b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building.
 - c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board.
 - d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
- (4) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be concealed from the public view and be placed within or behind the line of the facade if access from teh street is required.
- (5) Columns to support allowable habitable encroachments are permitted below the encroachment, provided they are no more than two feet wide and spaced a minimum of 20 feet apart. The columns may split the "clear pedestrian path" into two narrower "clear pedestrian paths" with a combined width of ten feet, provided that both paths are in compliance with American Disabilities Act (ADA) clearance requirements.



CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

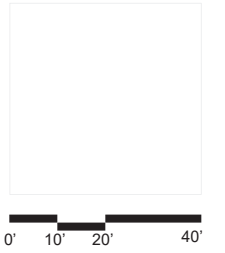


6985 Abbott Avenue

Miami Beach, Florida

Zoning Tabulations

Scale: None



6985 Abbott Avenue
Miami Beach, Florida

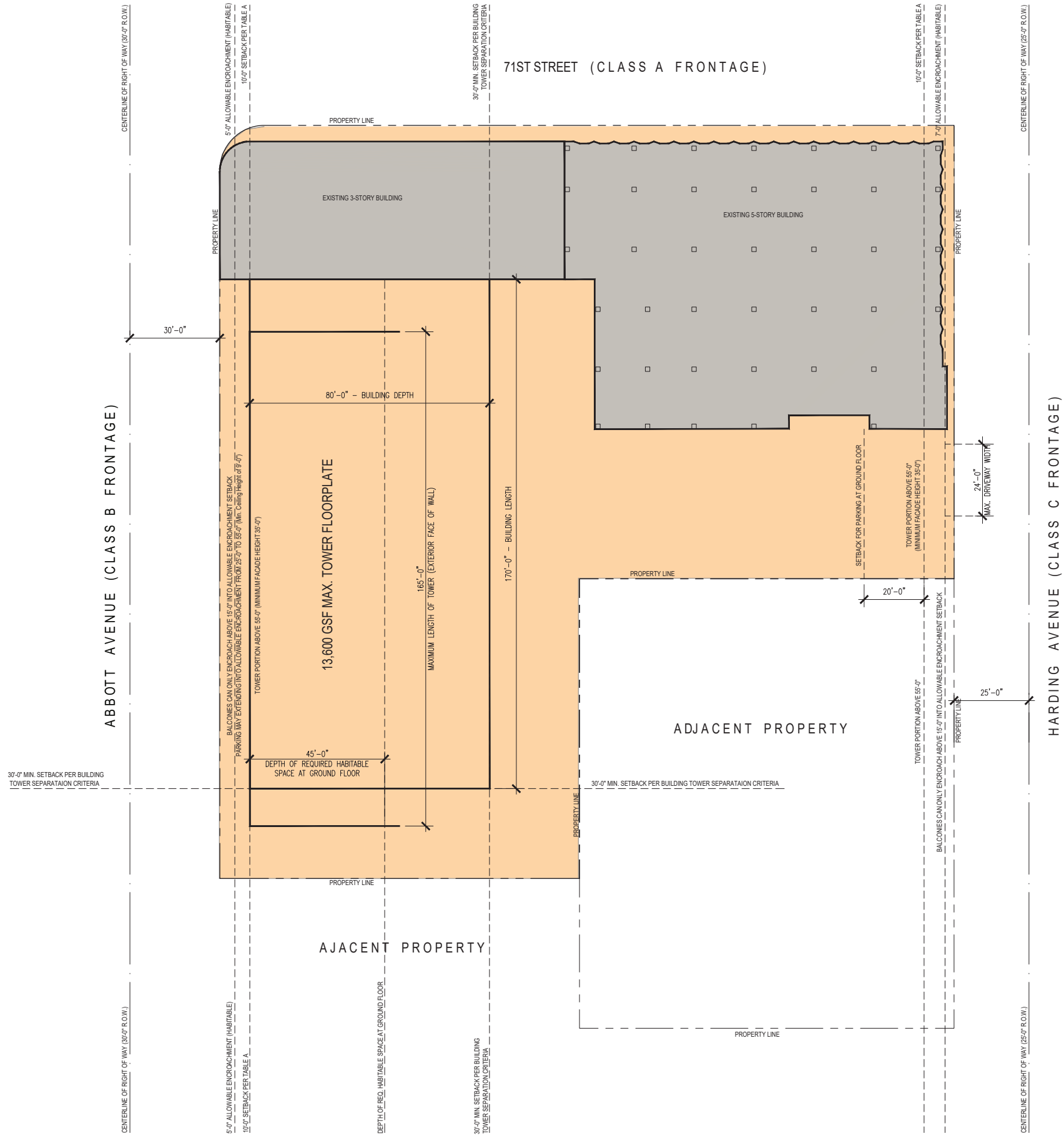
Zoning Setback Diagram

Scale: 1" = 20'-0"



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A2.5



Street Frontage Calculations

71st Street (Class A)	
Length of Frontage	245'-0"
Building Length Along Frontage	242'-7 5/8"
Percentage of Frontage	99.0%

Abbott Avenue (Class B)	
Length of Frontage	251'-0"
Building Length Along Frontage	245'-3"
Percentage of Frontage	97.8%

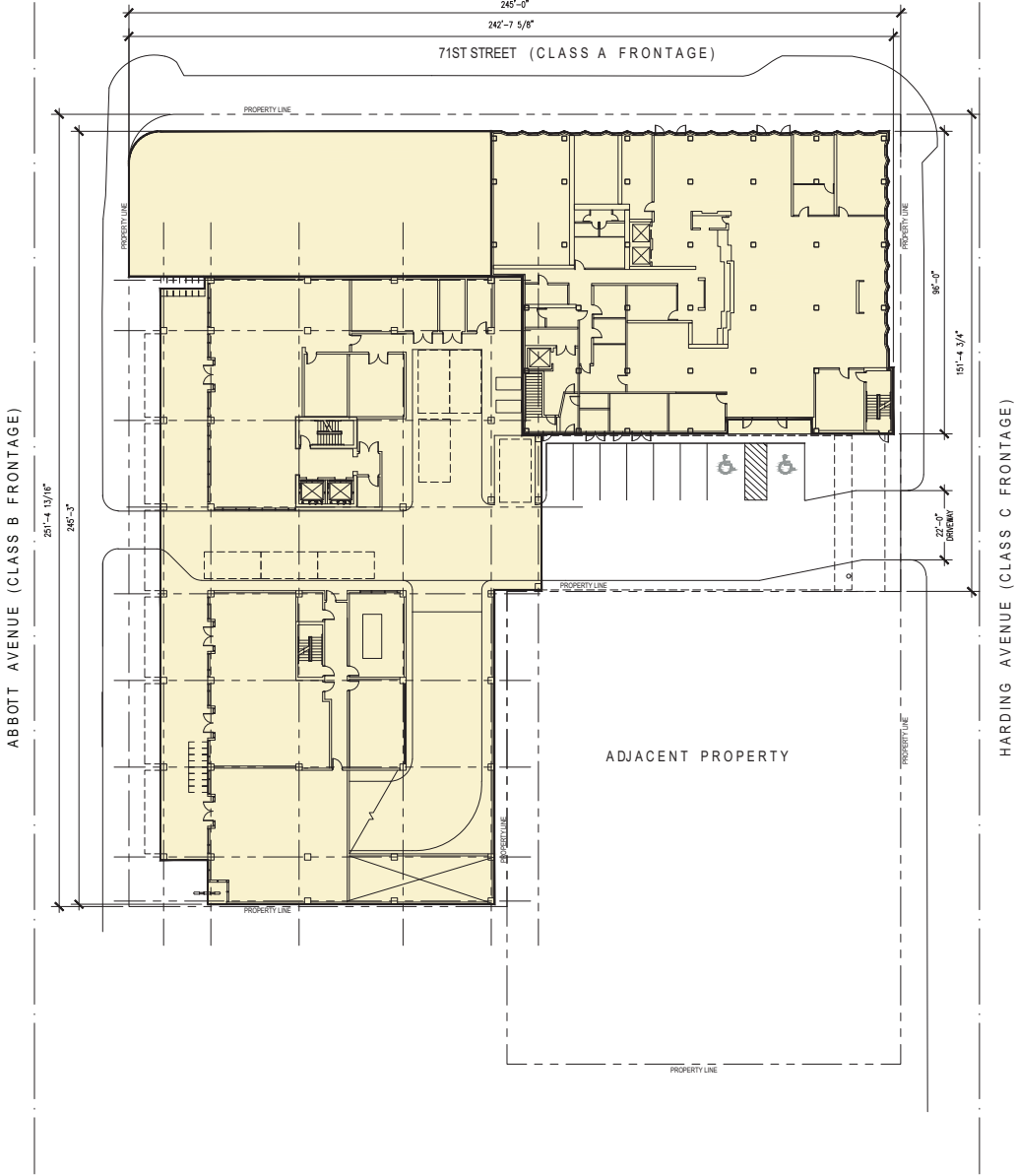
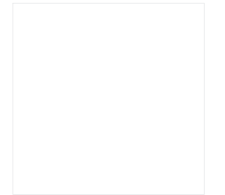
Harding Avenue (Class C)	
Length of Frontage	151'-4 3/4"
Drive Lane	-22'-0"
Total	129'-4 3/4"
Building Length Along Frontage	96'-0"
Percentage of Frontage	74.1%



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Street Frontage Diagram

Scale: 1" = 40'-0"

6985 Abbott Avenue

Miami Beach, Florida

Frontage Diagrams

Scale: 1" = 40'-0"



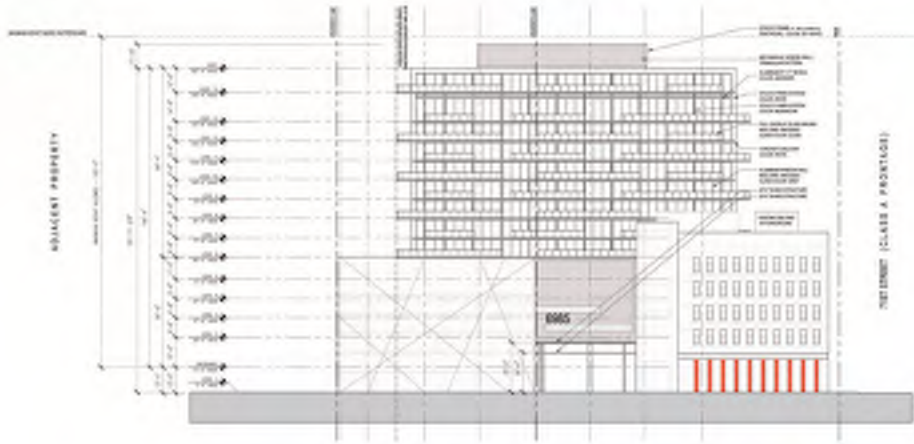
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A2.6

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION



Glazing Frontage Calculations

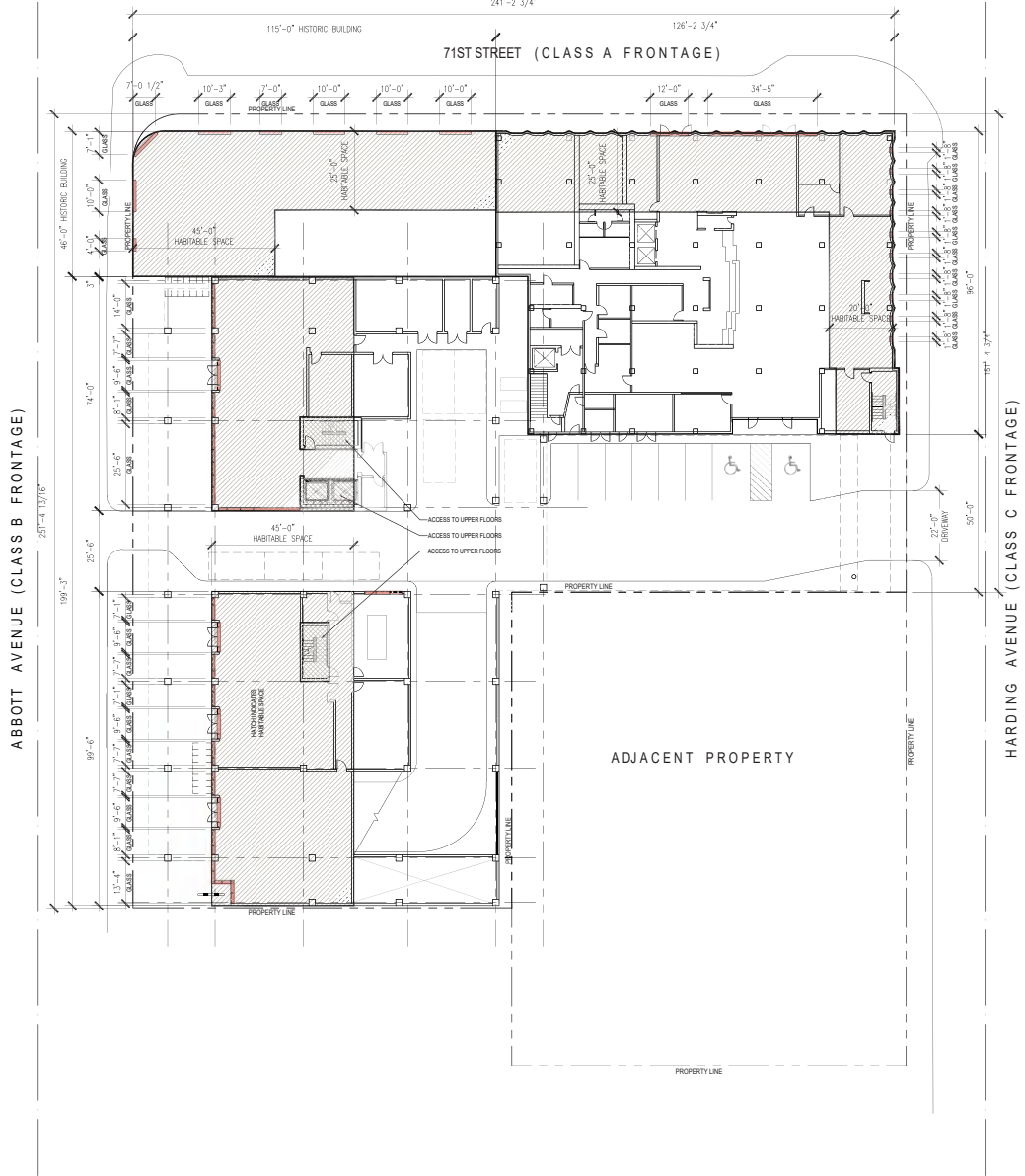
71st Street	
Building Length Along Frontage	241'-2"
Historic Building to Remain	- 115'-0"
Total	126'-2 3/4"
Amount of Glazing (Lin. Ft.)	46'-5"
Percentage of Glazing	36.8%

Abbott Avenue	
Building Length Along Frontage	245'-3"
Historic Building to Remain	-46'-0"
Drive Lane	-12'-0"
Total	187'-3"
Amount of Glazing (Lin. Ft.)	151'-6"
Percentage of Glazing	80.9%

Harding Avenue	
Building Length Along Frontage	96'-0"
Amount of Glazing (Lin. Ft.)	16'-8"
Percentage of Glazing	17.3%

Habitable Space Calculation Along Abott Ave:	
New Building Frontage	199'-3"
Drive Lane	-12'-0"
Total	187'-3"
Habitable Frontage	173'-6"
Percent Habitable Space	92.6%

Habitable Space	7,807 SF
Access to Upper Floors	505 SF
Percent Access to Upper Levels	6.4%



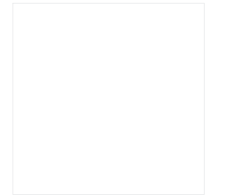
Glazing Frontage Diagram
Scale: 1" = 40'-0"



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6985 Abbott Avenue
Miami Beach, Florida

Frontage Diagrams
Scale: 1" = 40'-0"



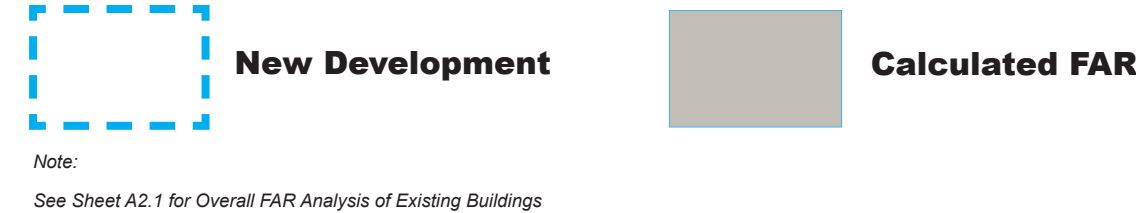
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09 March 2020

A2.7

Methodology of Confirming Existing Building FAR

To Confirm the size of the existing building along 71st Street, we used the following methodology

- Retrieved Documents from City of Miami Beach including Permits and Microfiche for the following:
 - Original Building Permit for 326 71 Street - 4450526922.pdf
 - 326 71st Street - Building Card.pdf
 - 300 71st Street - B0104626.pdf
 - 300 71st Street - B0304675.pdf
 - 300 71st Street - B1003413-Plans.pdf
 - 300 71st Street - 86228.pdf (Plans, Grids and Elevations)
 - 300 71st Street - Building Card 3-3-71.pdf
- Per the existing information we drew the structural grids, elevations and floor elevations. Then based on the enlarged details in the drawing set, we established the centerline of column to exterior wall of the building. This overall measurement established the overall building envelope based on those original document.
- Upon completing the FAR As-Built envelope, we walked the perimeter of the building to address at enclosure modifications to the overall massing of the building.

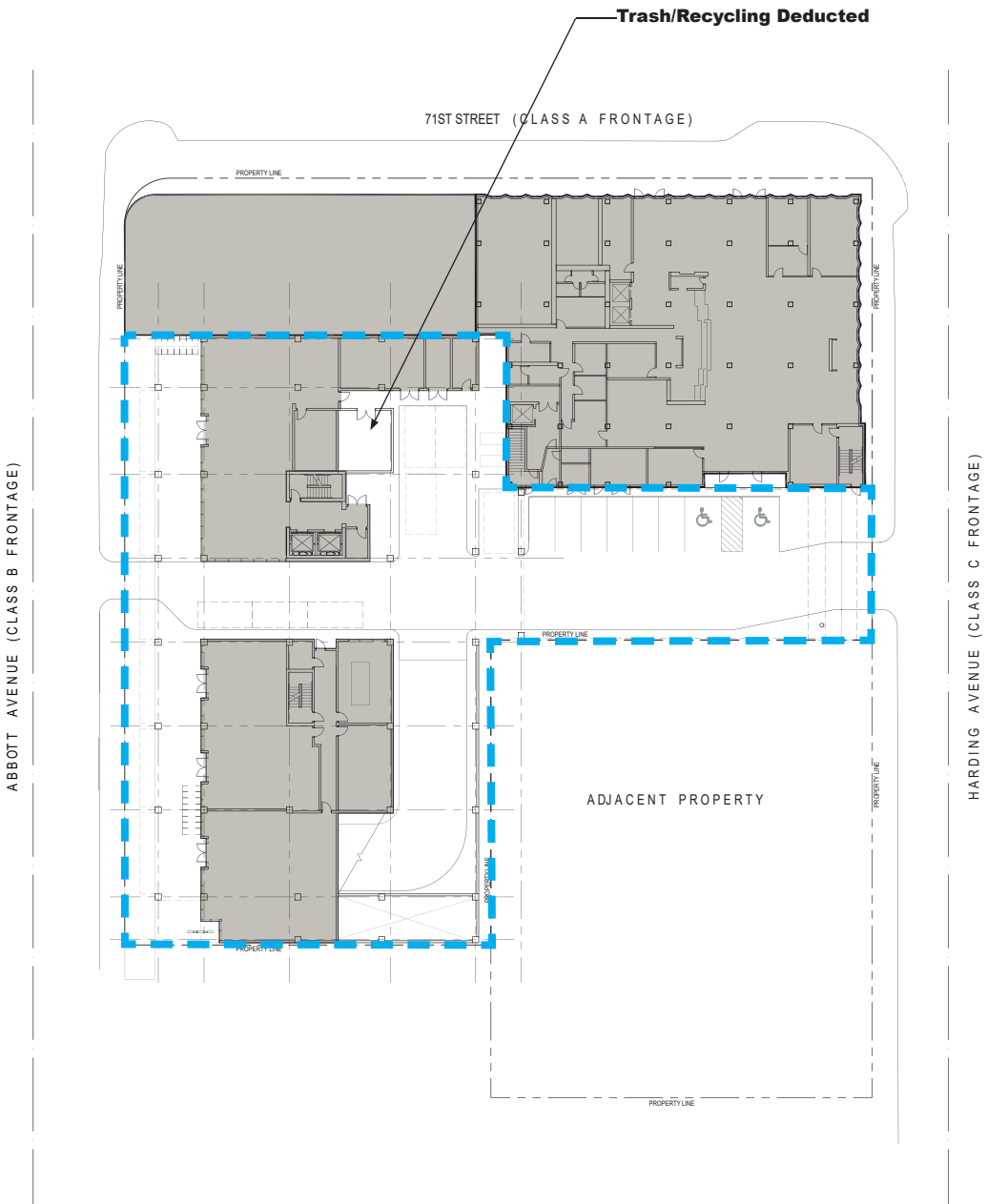


New Development FAR Calculation

New Development	
Ground Floor	9,763 FAR SF
Second Floor	1,220 FAR SF
Third Floor	720 FAR SF
Fourth Floor	720 FAR SF
Fifth Floor	720 FAR SF
Sixth Floor	10,324 FAR SF
Seventh Floor	10,324 FAR SF
Eighth Floor	10,324 FAR SF
Ninth Floor	10,324 FAR SF
Tenth Floor	10,324 FAR SF
Eleventh Floor	10,324 FAR SF
Twelfth Floor	10,324 FAR SF
Thirteenth Floor	10,324 FAR SF
Fourteenth Floor	5,403 FAR SF
Roof Mechanical Penthouse	200 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	101,329 FAR SF

Overall Development FAR Calculation

Total Development	
6985 Abbott Avenue (New Development)	101,338 FAR SF
326 71st Street (Existing 3 Story Building)	13,424 FAR SF
300 71st Street (Existing 5 Story Building)	56,7215 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	171,477 FAR SF



Ground Floor - FAR
Scale: 1" = 40'-0"

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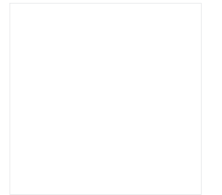
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0' 20' 40' 80'

6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

Final Submittal
09 March 2020



0' 20' 40' 80'

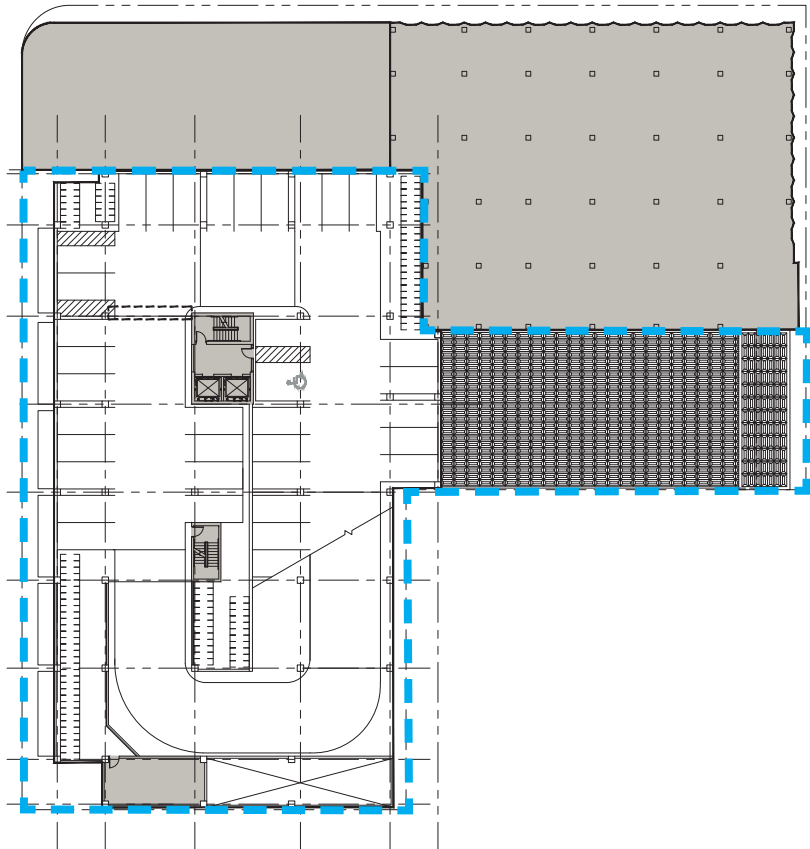
6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

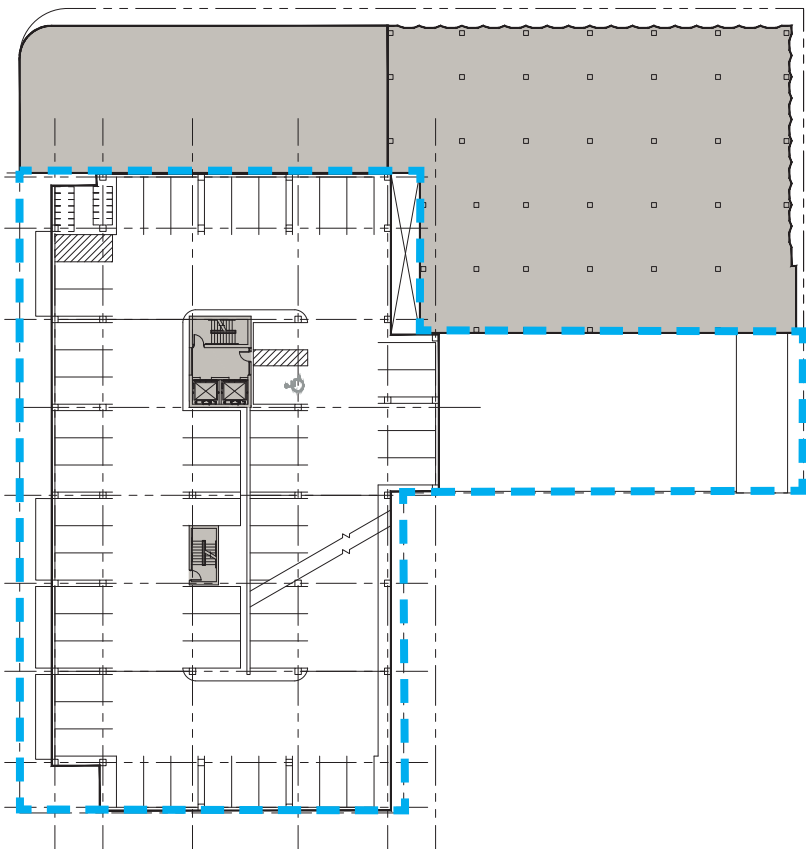


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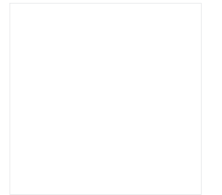
A2.9



Level 2 - FAR
Scale: 1" = 40'-0"



Level 3 through 5 - FAR
Scale: 1" = 40'-0"



0' 20' 40' 80'

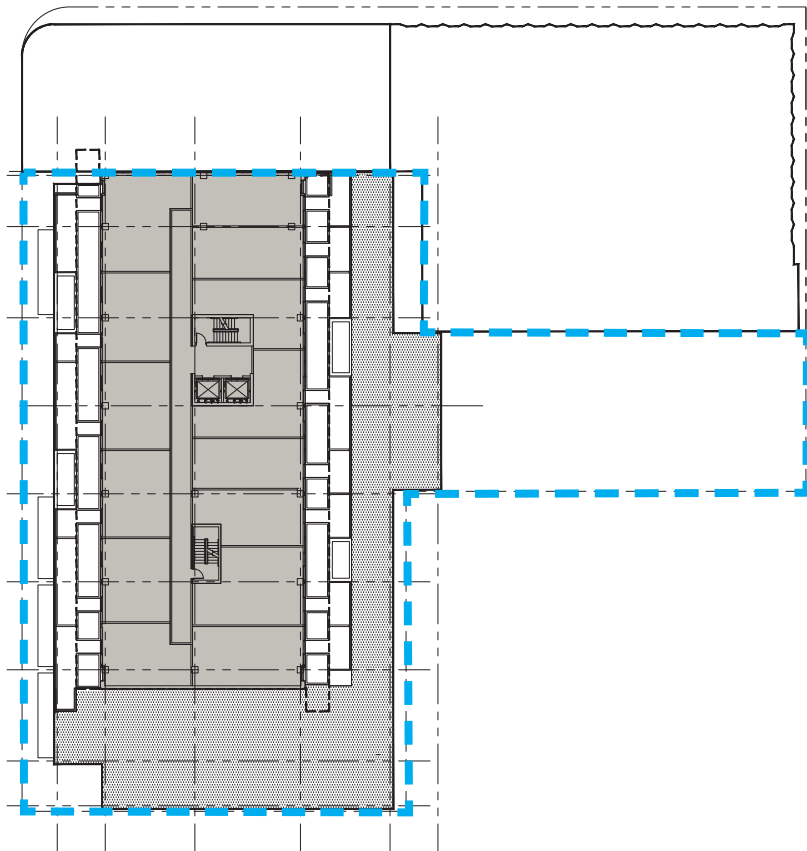
6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

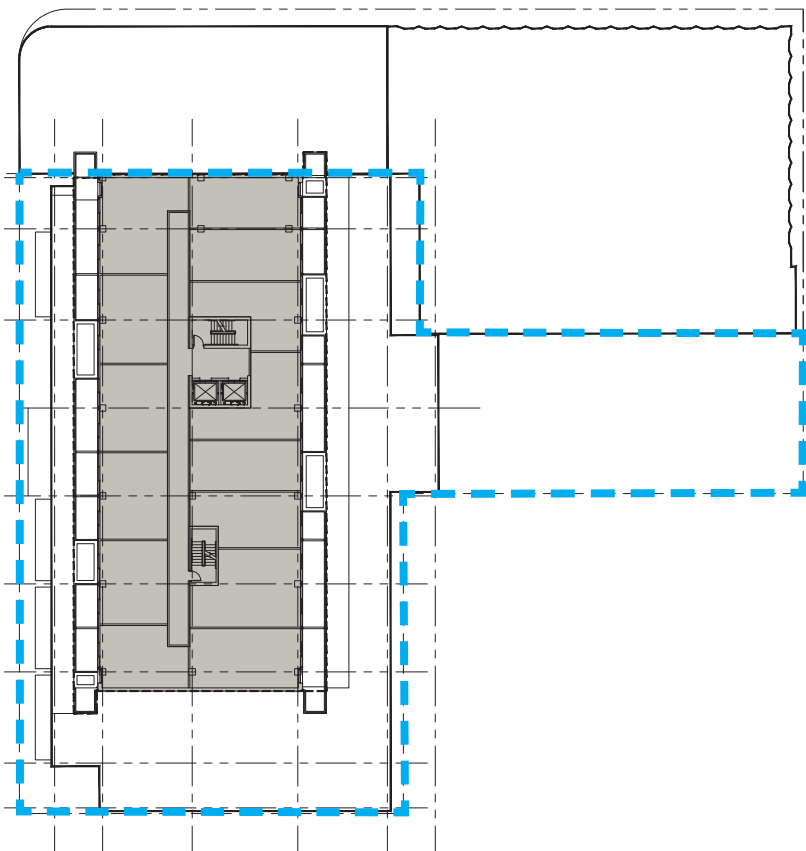


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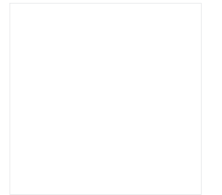
A2.10



Level 6 - FAR
Scale: 1" = 40'-0"



Level 7 through 13 - FAR
Scale: 1" = 40'-0"



0' 20' 40' 80'

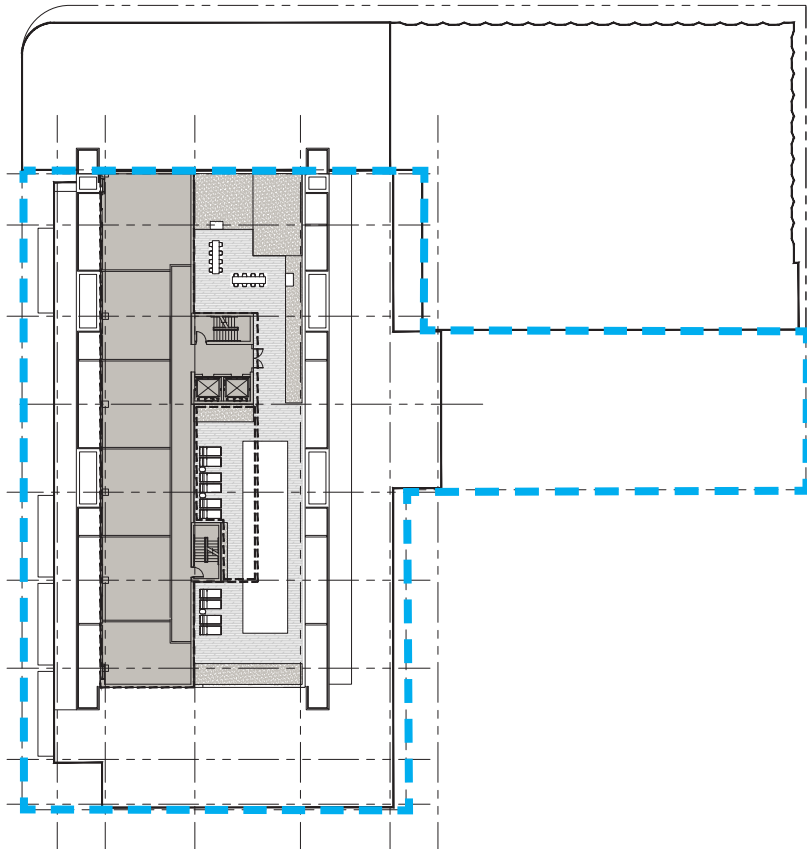
6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

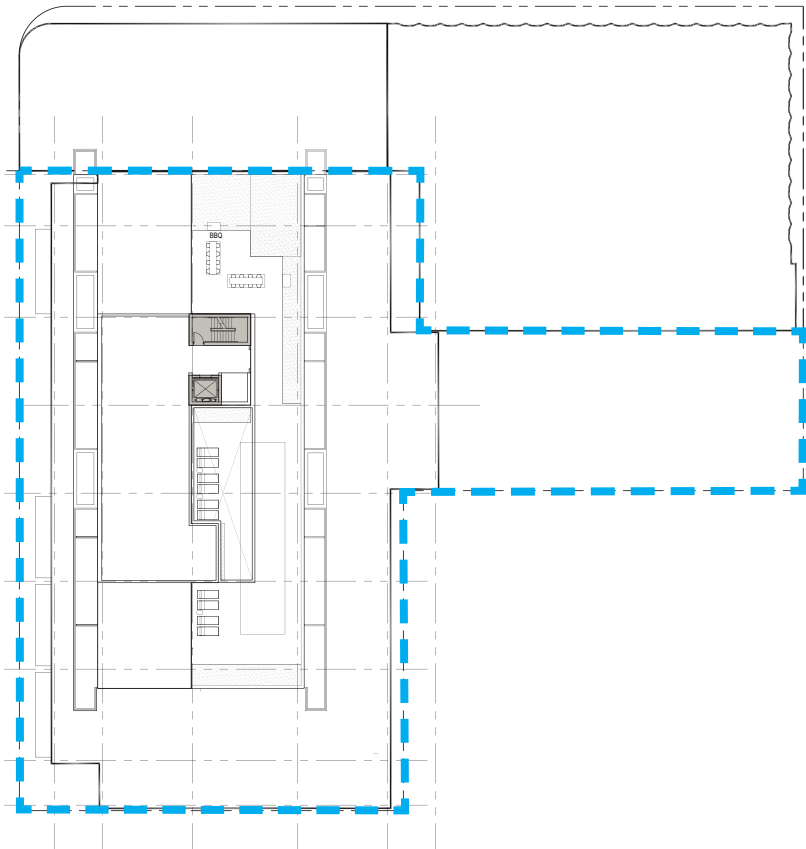


Final Submittal
09 March 2020

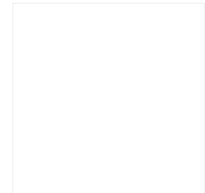
A2.11



Level 14 - FAR
Scale: 1" = 40'-0"



Roof Plan - FAR
Scale: 1" = 40'-0"



6985 Abbott Avenue
Miami Beach, Florida

City of Miami Beach
TCC-C Zoning Data Sheets

TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

ITEM #	Project Information			
1	Address: 6085 Abbott Avenue, Miami Beach, Florida			
a	Board and file numbers : DRB19-0462			
b	Folio number(s): 02-3211-002-0860, 02-3211-002-0870, 02-3211-002-0880, 02-3211-002-0890, 02-3211-002-0920, 02-3211-002-0850, 02-3211-002-0930			
c	Year constructed:	1948 and 1972	Zoning District:	TC-C
d	Lot Area:	48,995	Grade value in NGVD:	4.1
e	Lot width:		Based Flood Elevation:	8
f	Lot Depth:		CMB Free Board:	13
2	Zoning Information	Maximum	Existing	Proposed
a	Base Maximum Height	165'	varies	151.33'
a	If exeeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:			
b	Number of Stories	N/A	3 and 6	15
c	FAR	3.5		
d	Gross square footage	171483	70139	101338
3	Uses			
a	Existing use:	Commercial	Proposed use/uses: Residential	
b	Residential:	Quantity	Hotel uses:	Quantity
c	Apartment/townhomes:	118	Hotel units	0
d	Workforce housing:		Micro hotel	0
e	Affordable housing:		Commercial uses (specify type below)	
f	Co-living:		Retail	1794 S.F.
g	Co-living amenity area and %:			
h	Live-work:			
i	Total residential units:	118		
j	Minimum Unit Size:	550		
k	Residential density proposed (150/acre Max.):		Total commercial area:	1794 S.F.
4	Setbacks (As applicable)	Required	Existing	Proposed
a	Class A - 71 Street:			
	Grade to 55 feet	10 feet	Historic Building	Historic Building
	Allowable Habitable encroachment	0 feet max.	Historic Building	Historic Building
	55 to max. height	25 feet	Historic Building	Historic Building
	Allowable encroachment	5 feet max.	Historic Building	Historic Building
b	Class A - 72nd Street:			Ref.Sec 142.745 e
	Grade to max height	20 feet	N.A.	N.A.
	Allowable Habitable encroachment	5 feet max.	N.A.	N.A.
c	Class A - Collins Avenue:			Ref.Sec 142.745 e
	Grade to 55 feet	10 feet	N.A.	N.A.
	55 feet to 125 feet	20 feet	N.A.	N.A.
	125 feet to max height	35 feet	N.A.	N.A.
	Allowable Habitable encroachment	5 feet max.	N.A.	N.A.
d	Class A - Indian Creek:			Ref.Sec 142.745 e
	Grade to max height	10 feet	N.A.	N.A.
	Allowable encroachment	5 feet max.	N.A.	N.A.
e	Class B - Abbott Avenue and Dickens Avenue:			Ref. Sec 142.745(f)
	Grade to max height	10 feet	Historic Building	Comply See A4.1
	Allowable Habitable encroachment	5 feet max.	Historic Building	Comply See A3.1-A3.9
f	Class B - 69th Street:			Ref. Sec 142.745(f)
	Grade to 55 feet	10 feet	N.A.	N.A.
	55 to max. height	125 feet	N.A.	N.A.
	Allowable Habitable encroachment	5 feet max.	N.A.	N.A.
g	Class C - Byron Avenue:			Ref. Sec 142.745(g)
	Grade to max height	10 feet	N.A.	N.A.
	Allowable Habitable encroachment	7 feet max.	N.A.	N.A.
h	Class C - Carlyle Avenue and Harding Avenue:			Ref. Sec 142.745(g)
	Grade to max height	10 feet	Historic Building	Comply See A4.5
	Allowable Habitable encroachment	7 feet max.	Historic Building	Comply See A3.1-A3.9
i	Class D - 70 Street Alley line:			N.A.
	Grade to max height	10 feet	N.A.	N.A.
	Allowable Habitable encroachment	3 feet max.	N.A.	N.A.

4	Setbacks	Required	Existing	Proposed	Deficiencies
j	Interior side:			Ref. Sec 142.744	
	Grade to 55 feet on lots greater than 110 fet wide, or				
	Grade to 75 feet on lots 110 feet wide or less.	0 feet		COMPLIANT	
	Allowable Habitable encroachment	0 feet max.		COMPLIANT	
	55 to max. height on lots greater than 110 feet wide, or 75				
	feet to maximum height on lots 110 feet wide or less.	30 feet		COMPLIANT	
	Allowable Habitable encroachment	10 feet max.		COMPLIANT	
k	Rear abutting an alley (except 70th Street Alley):			Ref. Sec 142.744	
	Grade to 55 feet	5 feet		N.A.	
	Allowable Habitable encroachment	0 feet max.		N.A.	
	55 to max. height	20 feet		N.A.	
	Allowable Habitable encroachment	10 feet max.		N.A.	
l	Rear abutting a parcel:			Ref. Sec 142.744	
	Grade to 55 feet	0 feet		COMPLIANT	
	Allowable Habitable encroachment	0 feet max.		COMPLIANT	
	55 to max. height	30 feet		COMPLIANT	
	Allowable Habitable encroachment	10 feet max.		COMPLIANT	

5	Frontage requirements: Use the collums that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abutting a parcel
6	All Frontages							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	Historic building	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachmeent in table, see 172-75 (a)(4)	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Min separation between towers in a site is 60'	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Facade articulation-- length of 240' or greater shall comply	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Access to upper levels directly from pedestrian path	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Min 70% clear glass with view to the interior.	N.A.	Compliant	Historic Building	N.A.	N.A.	N.A.	N.A.
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements.	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
	Facade articulation-- length of 240' or greater shall comply	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	N.A.
7	Parking							
	Shall be entirely screened from PRW view and pedestrian path.	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	Shall be architecturally screened or w/ habitable space	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	May encroach into setback at a height from 25' to 55' up to the distance	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	Rooftop and surface parking w/ solar carports or landscape.	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
8	Loading							
	Required location behind minimum habitable depth required.	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	Properties over 45 k, loading shall turn internal to the site	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	Driveway for loading and parking shal be combined unless waived by	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	Trash rooms shall be located in loading areas.	N.A.	Compliant	Compliant	N.A.	N.A.	N.A.	Comply
	Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Use the following sections that apply to your project , repeat applicble sections if necessary for two frontages of the same class:	
9	Class A (71st, 72nd street, Indian Creek, Collins Ave)
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD
	Façade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required
	1. Min depth of hab. space =50'-0" from bldg façade
	2. Ground floor- Commercial and hotel uses
	3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from building façade.
	4. Parking at ground floor and surface setback 50'-0" from bldg façade.
	Loading prohibited unles is the only site access.
	Driveways & vehicle access prohibited, unless is the only access
	If only one street access--driveway max 22' in width
	Driveway for loading and parking shal be combined unless waived by DRB

MIAMIBEACH Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550				
	Driveways dist min 60' apart.	N.A.		
	Driveways with mount. Curb.	N.A.		
	Off-street Loading prohibited, unless is the only access	N.A.		
	On-street loading is prohibited.	N.A.		
10	Class B (69th Street, Abbott, Dickens Avenue)			
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.1		
	1. Min depth of hab. space =45'-0" from bldg façade	Comply See A2.7		
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1		
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1		
	4. Parking at ground floor and surface setback 45'-0" from bldg façade.	Comply See A3.1		
	Driveways & vehicle access prohibited, unless is the only access or the other is a class A.	Comply See A3.1		
	Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".	Comply See A3.1		
	Driveways dist min 60' apart.	N.A.		
	Driveways with mount. Curb.	Comply See A3.1		
	Driveway for loading and parking shal be combined unless waived by DRB	Comply See A3.1		
	Loading location behind minimum habitable depth-45' required.	Comply See A3.1		
	Off-street Loading prohibited, unless is the only access or the other is class A.	Comply See A3.1		
	On-street loading is prohibited.	Acknowledge		
11	Class C (Byron, Harding, Carlyle Avenue)			
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.4		
	1. Min depth of hab. space =20'-0" from bldg façade	Comply See A2.7		
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1		
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1		
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	Comply See A3.1		
	5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.	Comply See A3.1		
	Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.	Comply See A3.1		
	Driveway for loading and parking shal be combined unless waived by DRB	Comply See A3.1		
	Driveways w max 24' in width	Comply See A3.1		
	Driveways dist min 30' apart. Or waived by DRB	N.A.		
	Driveways with mount. Curb.	Comply See A3.1		
	Loading location behind minimum habitable depth-20' required.	Comply See A3.1		
12	Class D (70th Street alley)			
	Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N.A.		
	Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required	N.A.		
	1. Min depth of hab. space =20'-0" from bldg façade	N.A.		
	2. Ground floor- Residential, commercial and hotel uses	N.A.		
	3. Building can be recessed back for a plaza with no floor above.	N.A.		
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian	N.A.		
	Driveways and Loading prohibited	N.A.		
	Setback of 10'-0" shall contained pedestrian path.(min 5'-0")	N.A.		
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height	N.A.		
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.	N.A.		
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".	N.A.		
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.	N.A.		
13	Parking (District # 8)	Required	Existing	Proposed
	Total # of parking spaces	168	116	217
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	please refer A2.2		101
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	please refer A2.2		108
	Electric Vehicles Parking spaces (2%)	4		4
	Parking Space Dimensions	18' X 9'		18' X 9'
	Parking Space configuration (45o, 60o, 90o, Parallel)	0		0
	ADA Spaces	6		6
	Tandem Spaces	0		0
	Drive aisle width	22		22
	Valet drop off and pick up	0		6
	Loading zones and Trash collection areas	4		4
	Bicycle parking, location and Number of racks	125		147
14	Restaurants, Cafes, Bars, Lounges, Nightclubs			
	Type of use	N.A.		
	Number of seats located outside on private property	N.A.		
	Number of seats inside	N.A.		

MIAMIBEACH Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550		
	Total number of seats	N.A.
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N.A.
	Total occupant content	N.A.
	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N.A.
	Proposed hours of operation	N.A.
	Is this an NIE? (Neighboot Impact stablishment, see CMB 142-741 (5))	N.A.
	Is dancing and/or entertainment proposed ? (see CMB 114)	N.A.
Notes: If not applicable write N/A Additional data or information must be presented in the format outlined in this section		



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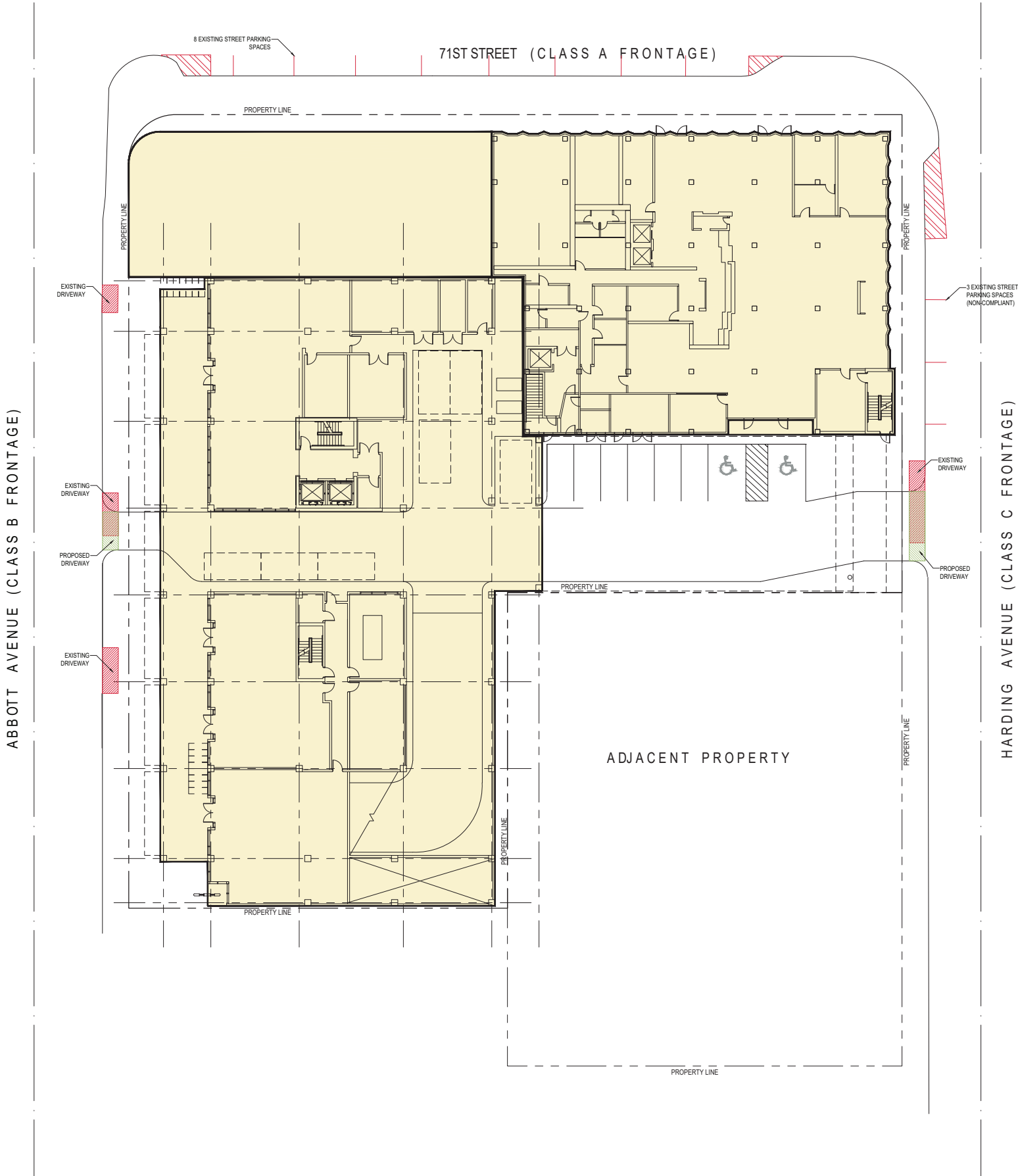
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6985 Abbott Avenue
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City of Miami Beach
TCC-C Zoning Data Sheets



6985 Abbott Avenue

Miami Beach, Florida

Driveway Diagram

Scale: 1" = 20'-0"



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A2.14

Unit Breakdown By Floor

Level	Unit Size	Designation	Quantity	Total SF
Roof	N/A	N/A	N/A	N/A
14	555 NSF	1BR / 1BA	1 Units	555 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	899 NSF	2BR / 1BA	1 Units	899 NSF
TOTAL PER FLOOR			6 Units	3,840 NSF
13	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
12	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
11	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
10	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
9	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF

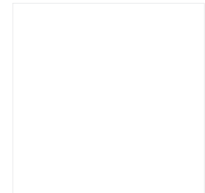
Level	Unit Size	Designation	Quantity	Total SF
8	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
7	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
6	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
5	N/A	N/A	N/A	0
4	N/A	N/A	N/A	0
3	N/A	N/A	N/A	0
2	N/A	N/A	N/A	0
Ground	N/A	N/A	N/A	0
Average Unit Size		Total Units	Total NSF	
620 NSF		118 Units	73,208 NSF	



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Unit Breakdown

Scale: None

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A2.15

A3	Floor Plans
A3.1	Ground Level Plan
A3.2	Second Level Plan (Parking)
A3.3	Third Level Plan (Parking)
A3.4	Fourth Level Plan (Parking)
A3.5	Fifth Level Plan (Parking)
A3.6	Sixth Level Plan
A3.7	Seventh to Thirteenth Level Plan
A3.8	Fourteenth Level Plan
A3.9	Roof Plan

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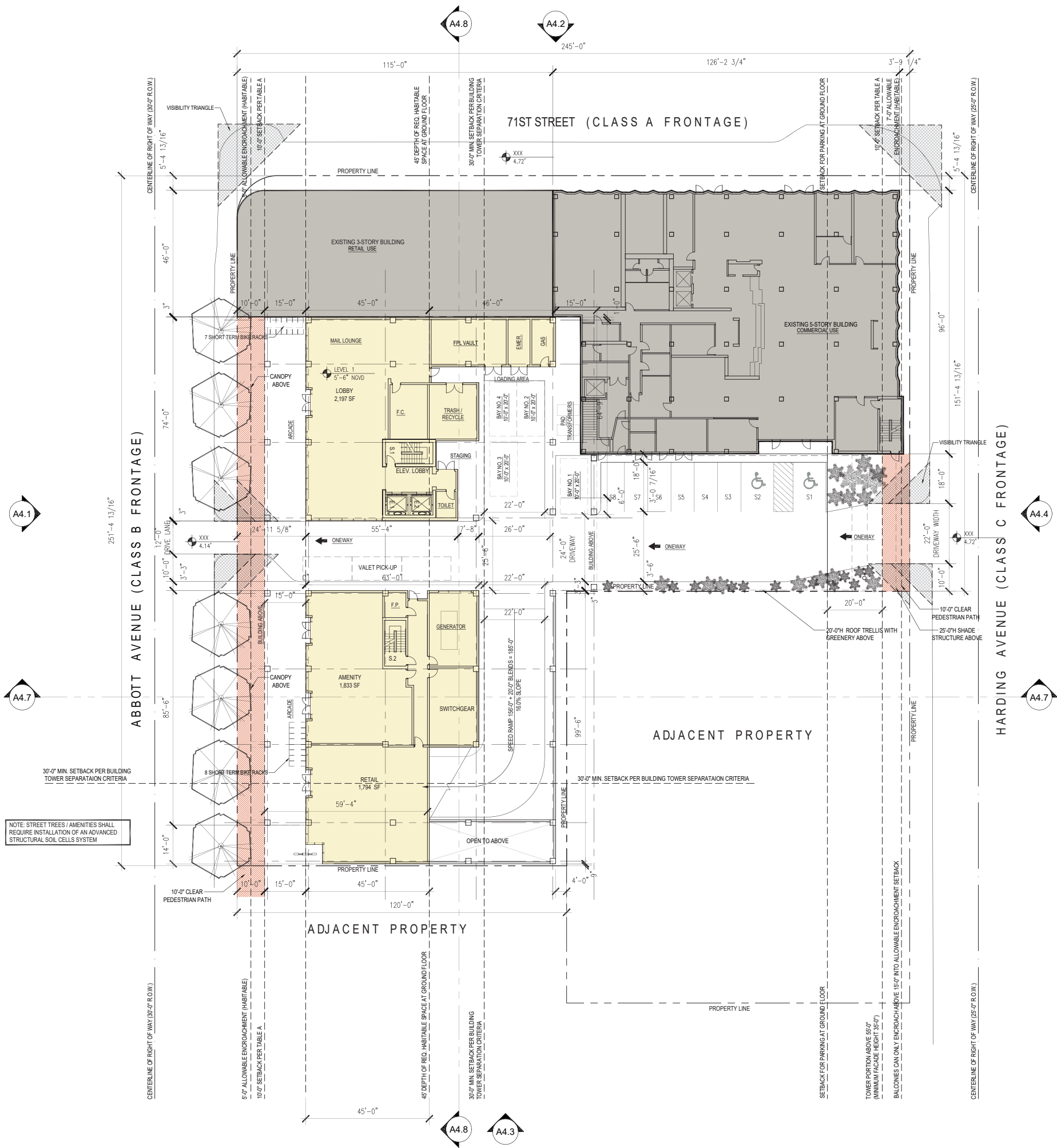
6985 Abbott Avenue
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Ground Level Plan
Scale: 1" = 20'-0"



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A3.1





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Second Level Plan

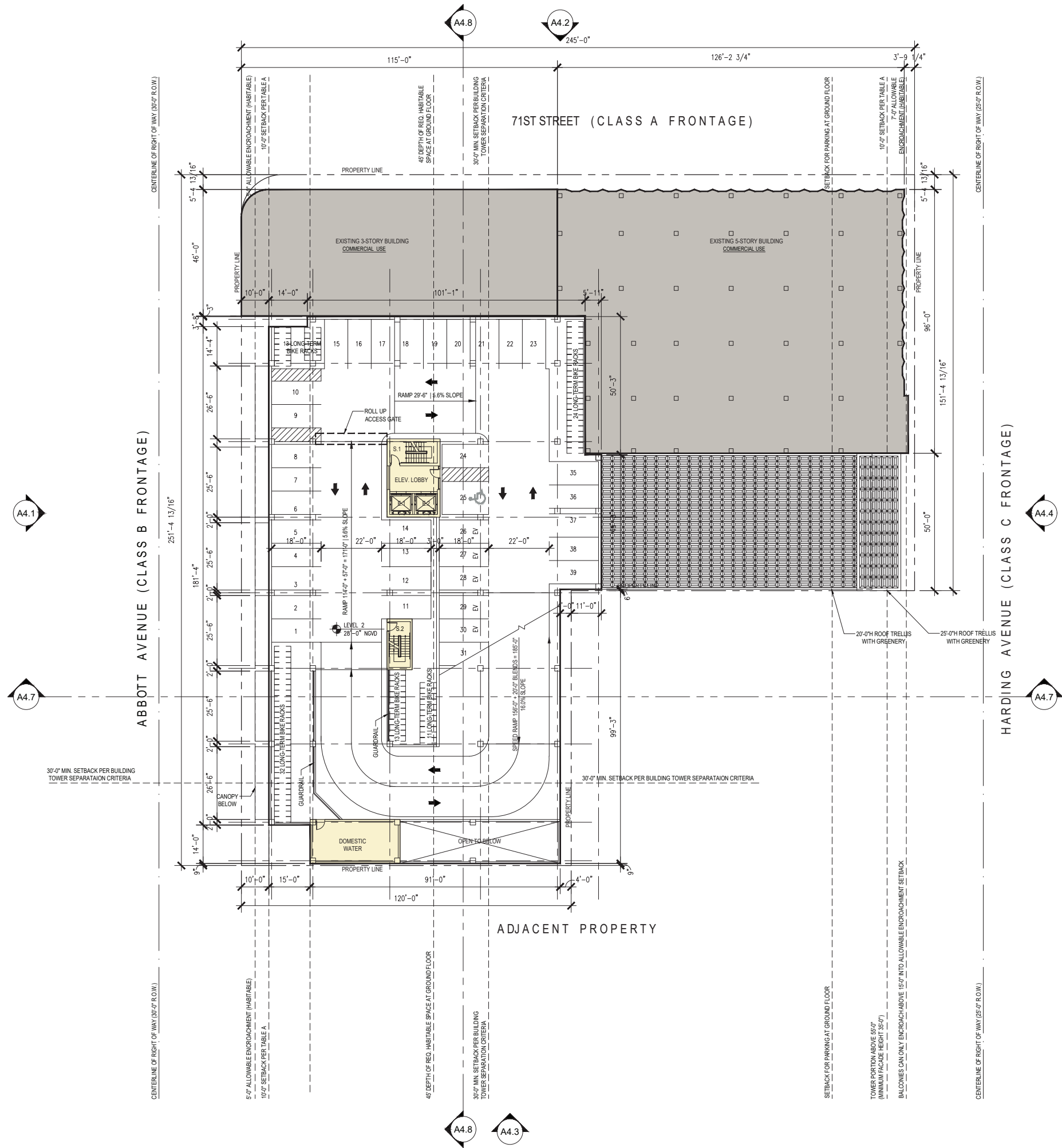
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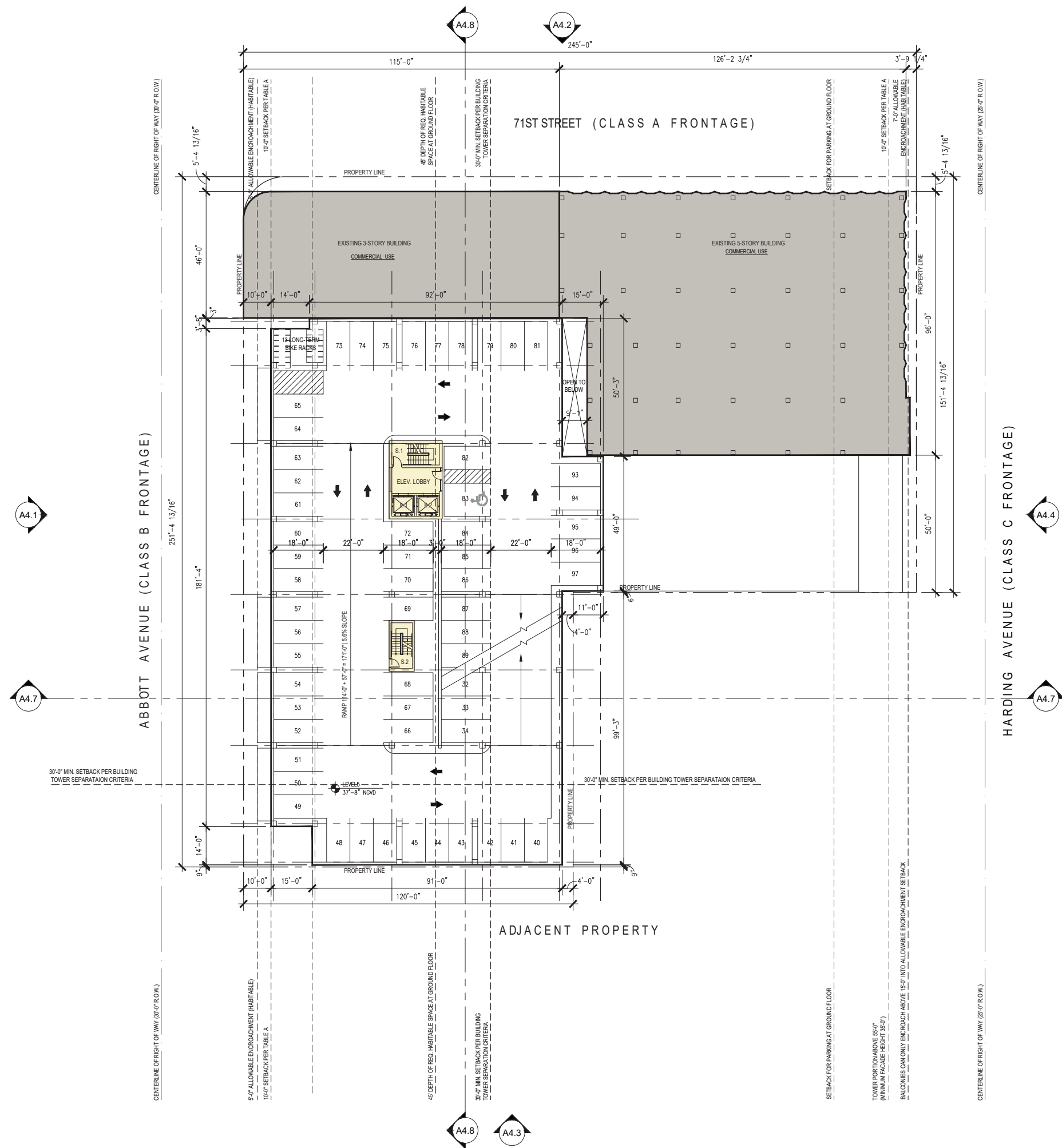


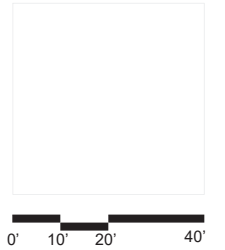
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A3.2

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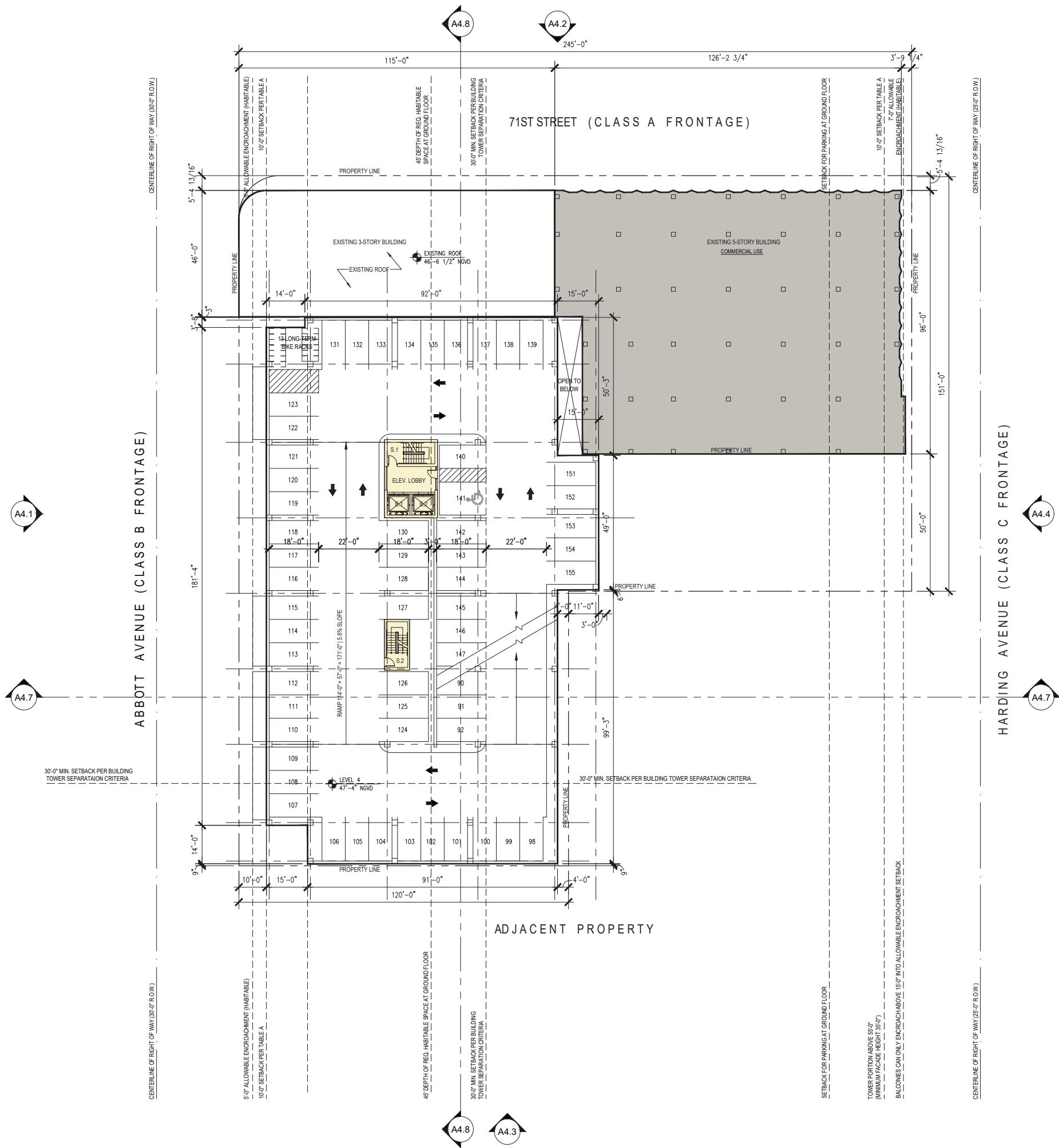
6985 Abbott Avenue
Miami Beach, Florida

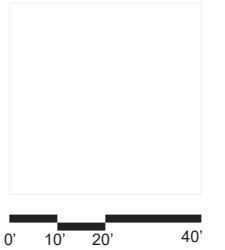
Fourth Level Plan
Scale: 1" = 20'-0"



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A3.4





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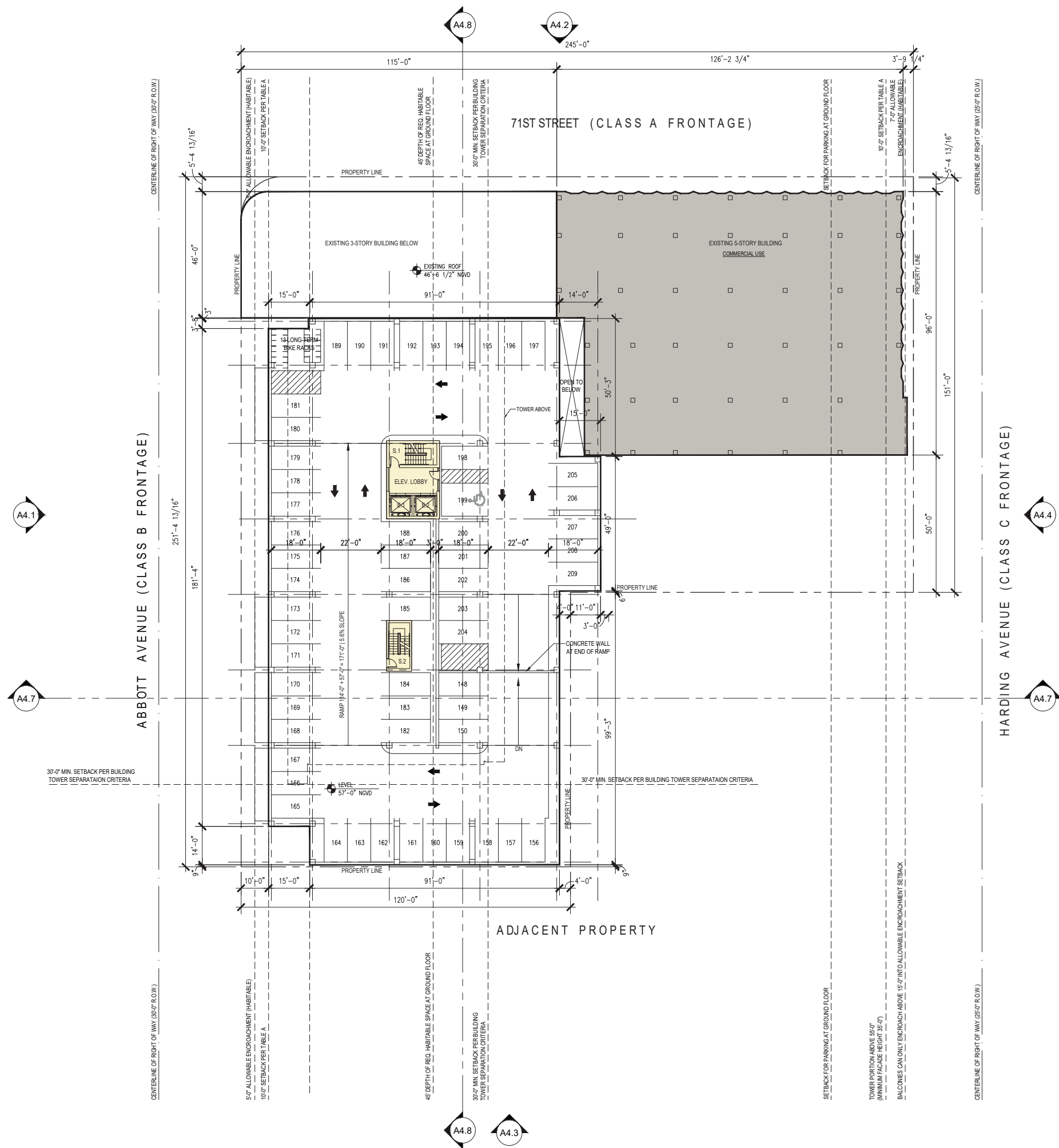
Fifth Level Plan
Scale: 1" = 20'-0"

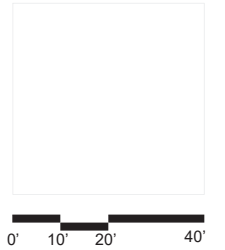


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A3.5

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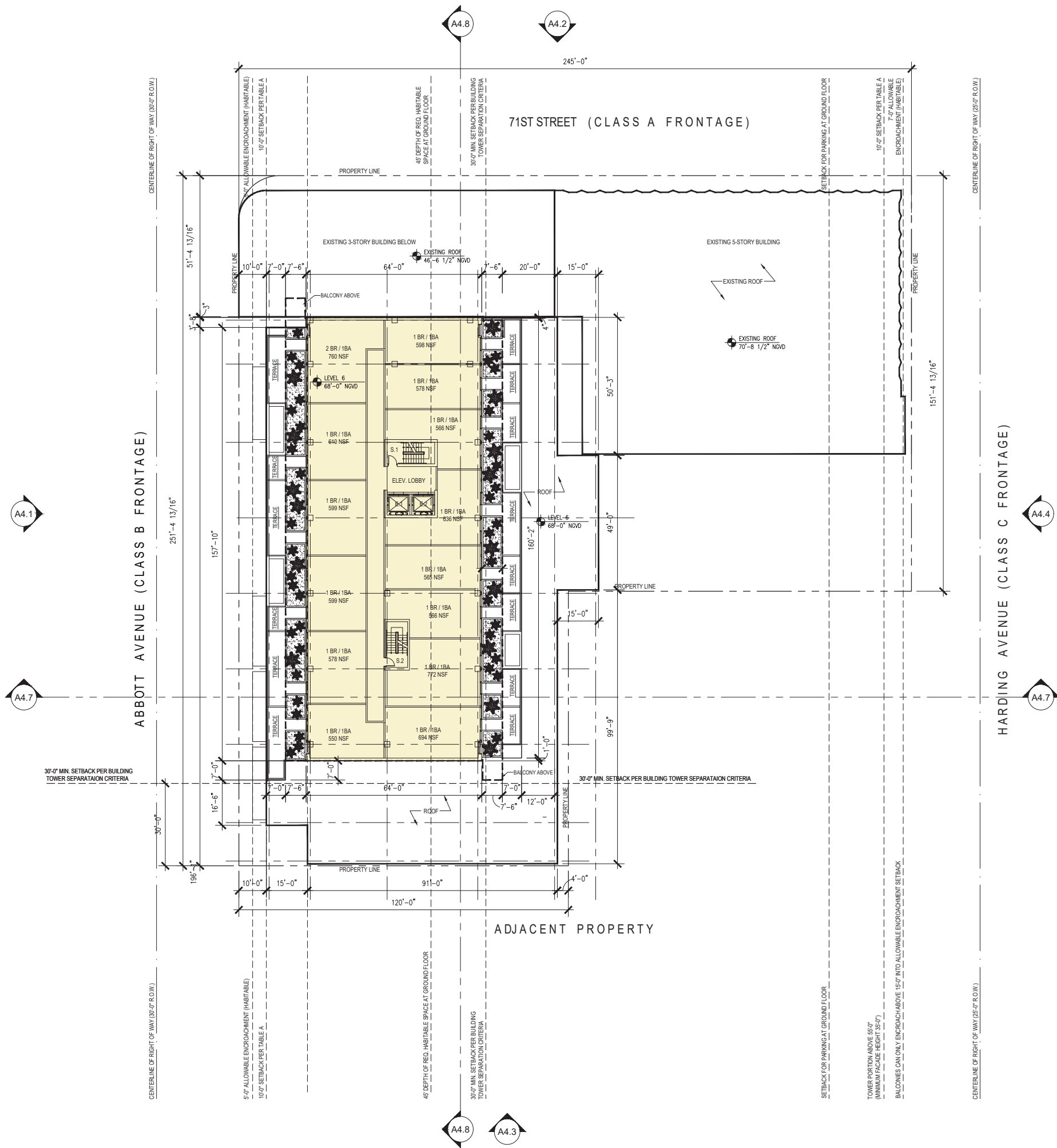
6985 Abbott Avenue
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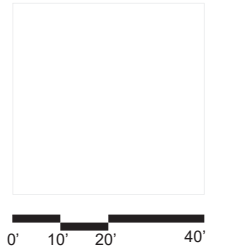
Sixth Level Floor Plan
Scale: 1" = 20'-0"



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A3.6





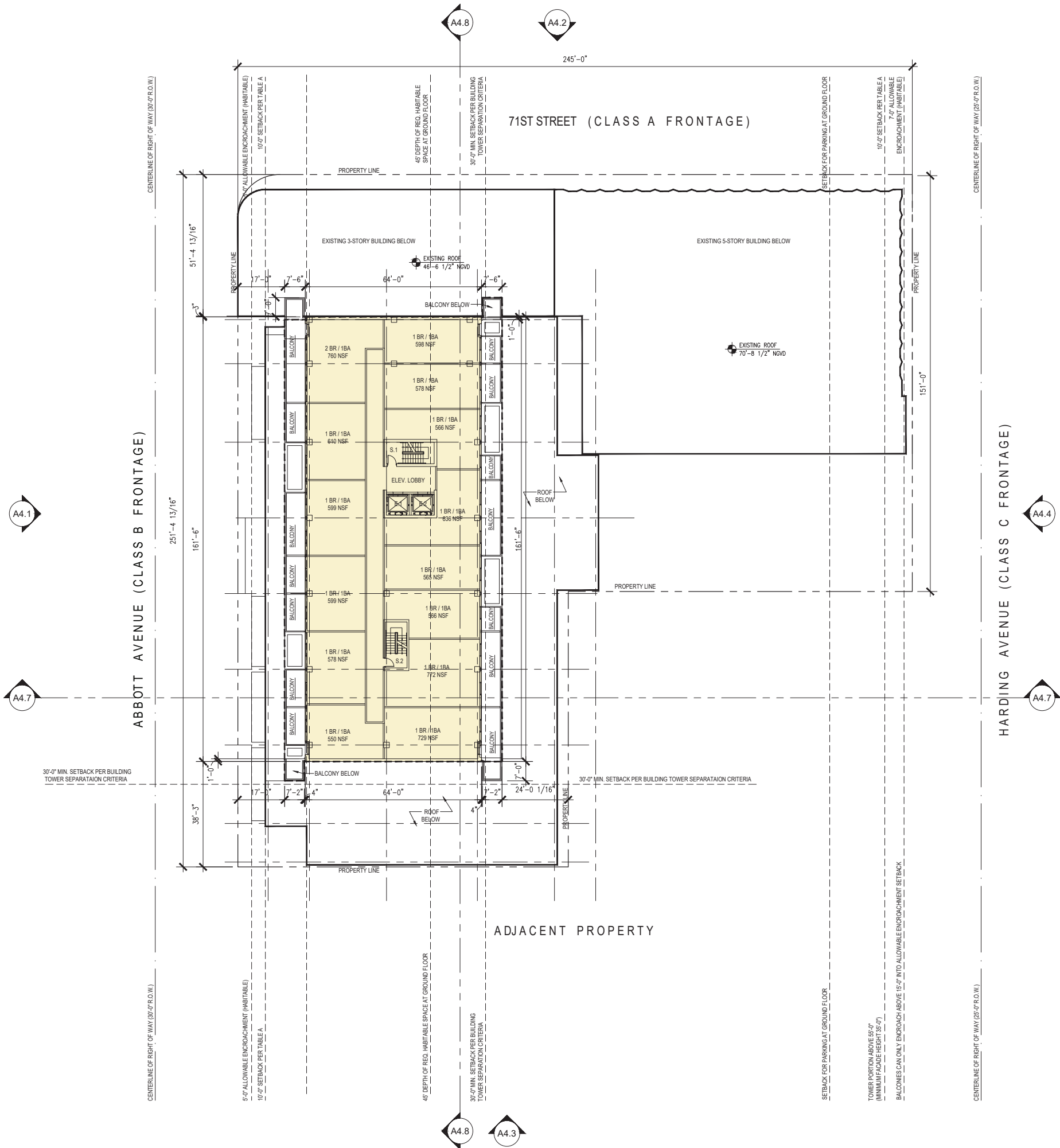
6985 Abbott Avenue
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Seventh to Thirteenth Levels
Scale: 1" = 20'-0"



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A3.7





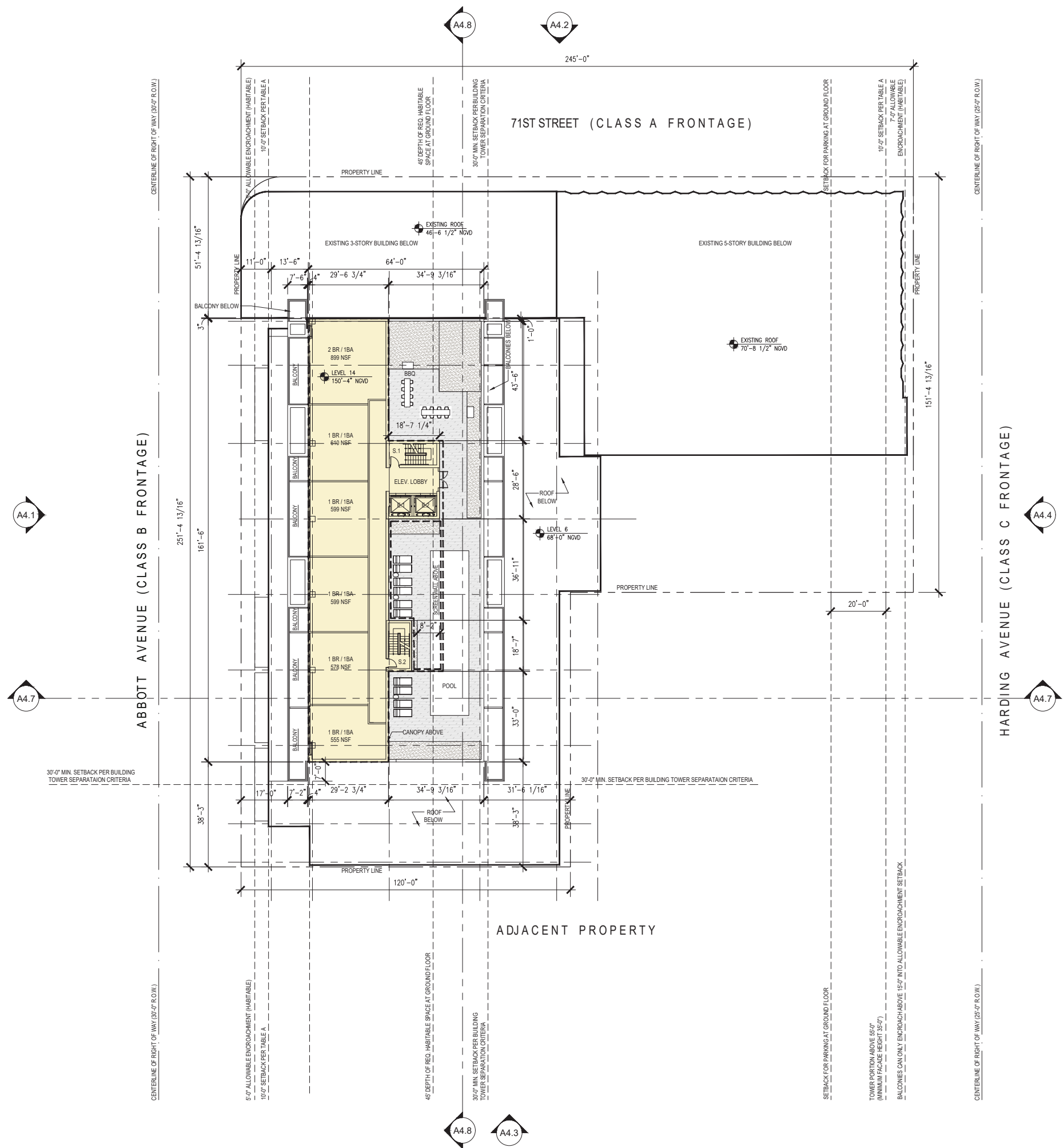
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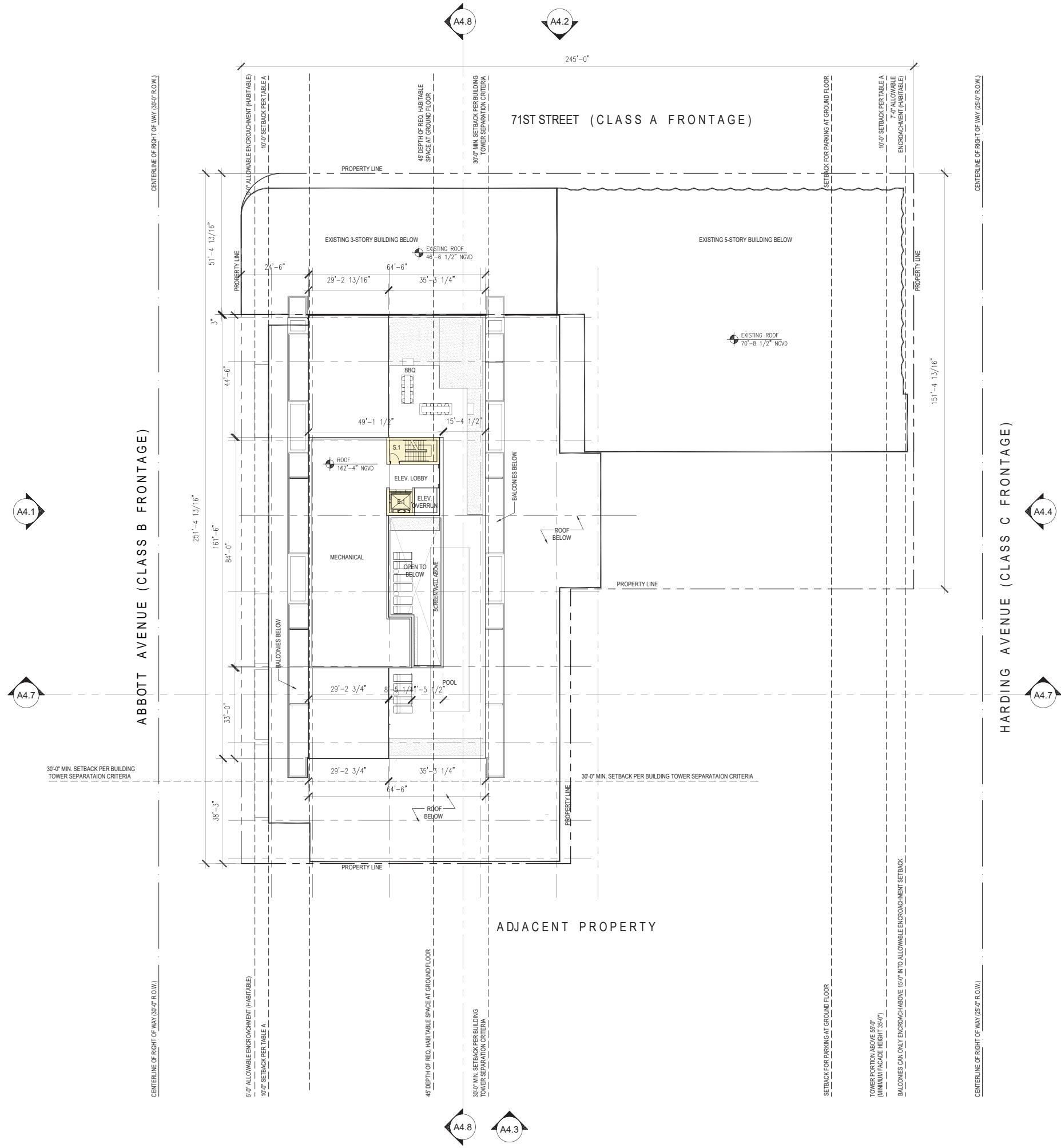
Fourteenth Level Floor
Scale: 1" = 20'-0"



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A3.8





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Miami Beach, Florida

Roof Plan
Scale: 1" = 20'-0"

A4	Building Elevations & Sections
A4.1	West Elevation - Abbott
A4.2	North Elevation w/ 71st Street
A4.3	North Elevation w/o 71st Street
A4.4	East Elevation w/ Corner Building
A4.5	East Elevation w/o Corner Building
A4.6	South Elevation
A4.7	Latitudinal Building Section
A4.8	Longitudinal Building Section

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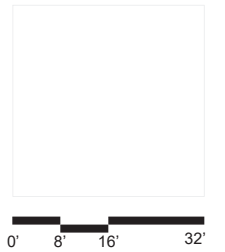
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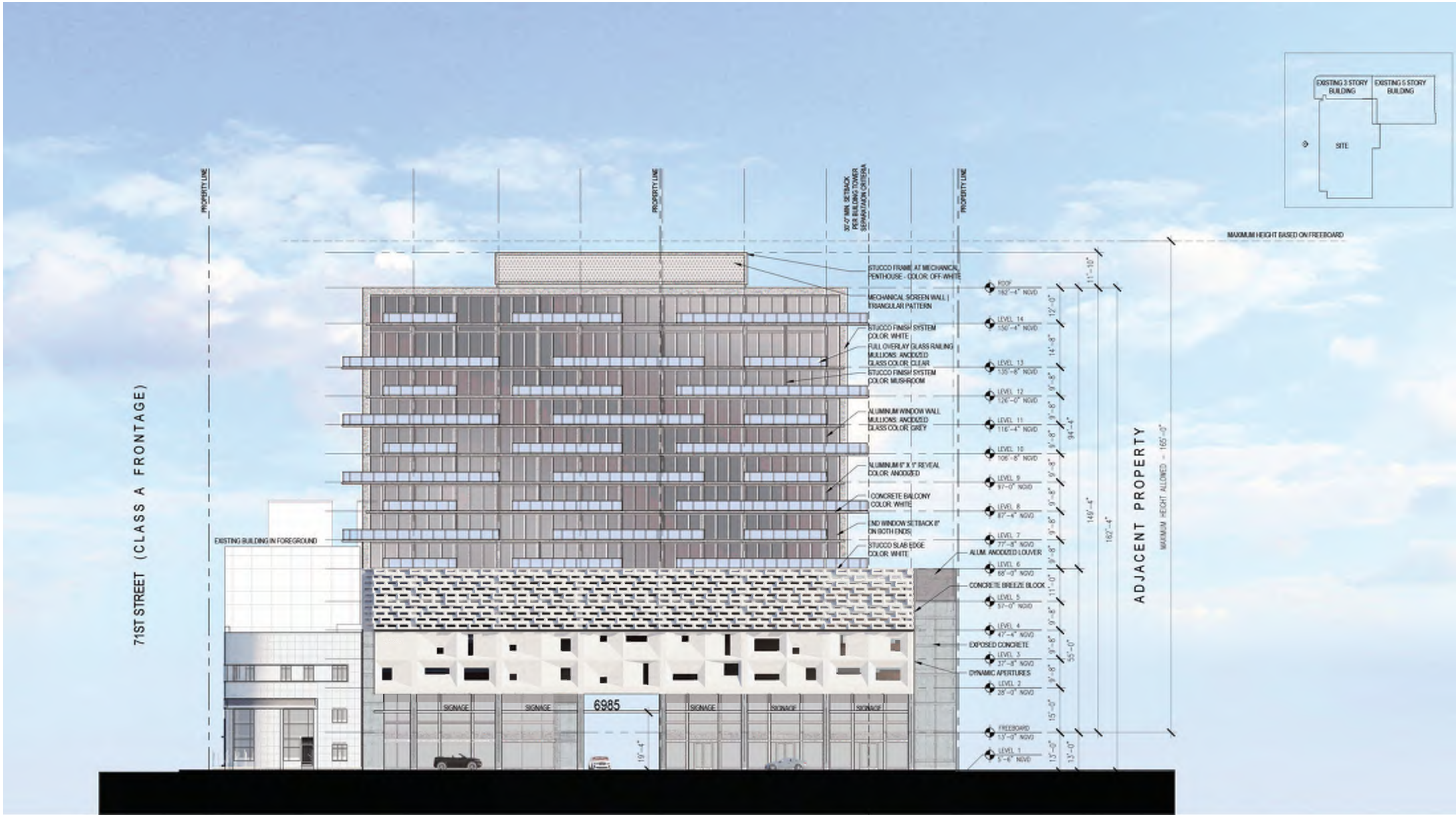
6985 Abbott Avenue

Miami Beach, Florida



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West Elevation - Abbott
Scale: 1" = 16'-0"

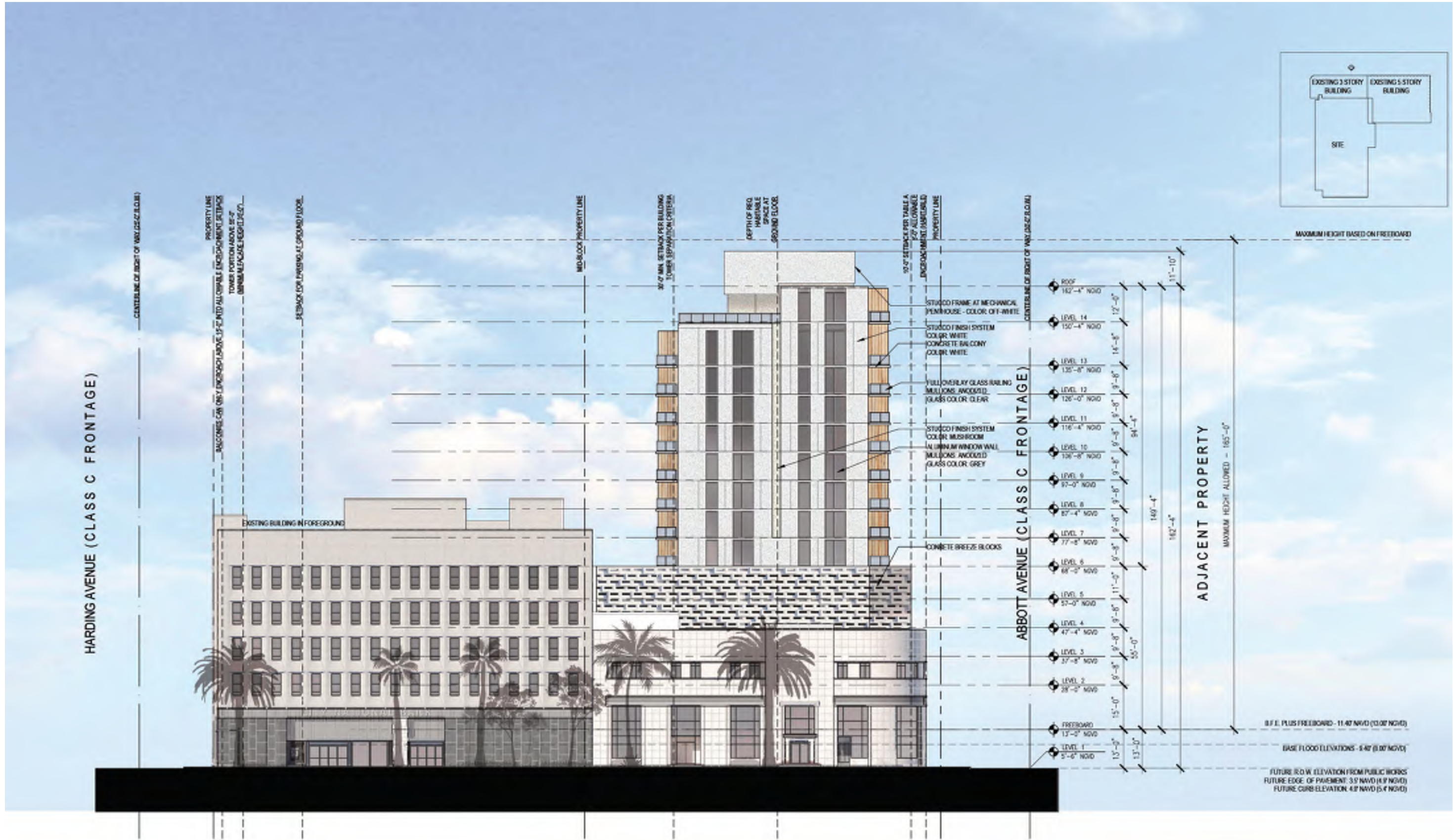


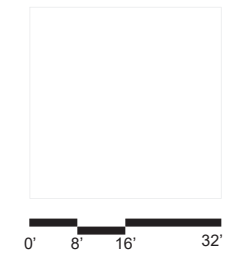
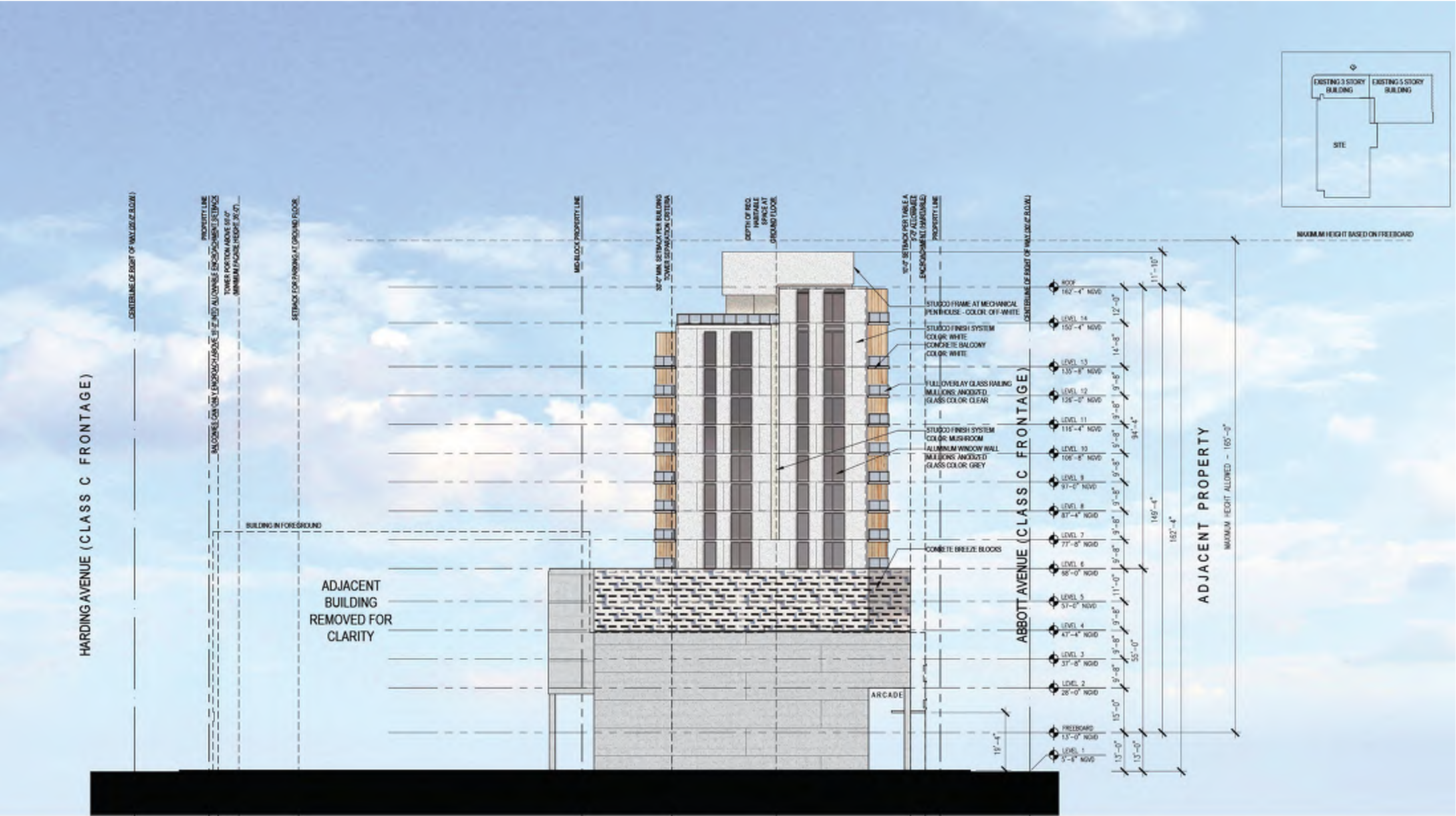


North Elevation w/ 71st St.
Scale: 1" = 16'-0"

A4.2

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North Elevation w/o 71st Street
Scale: 1" = 16'-0"

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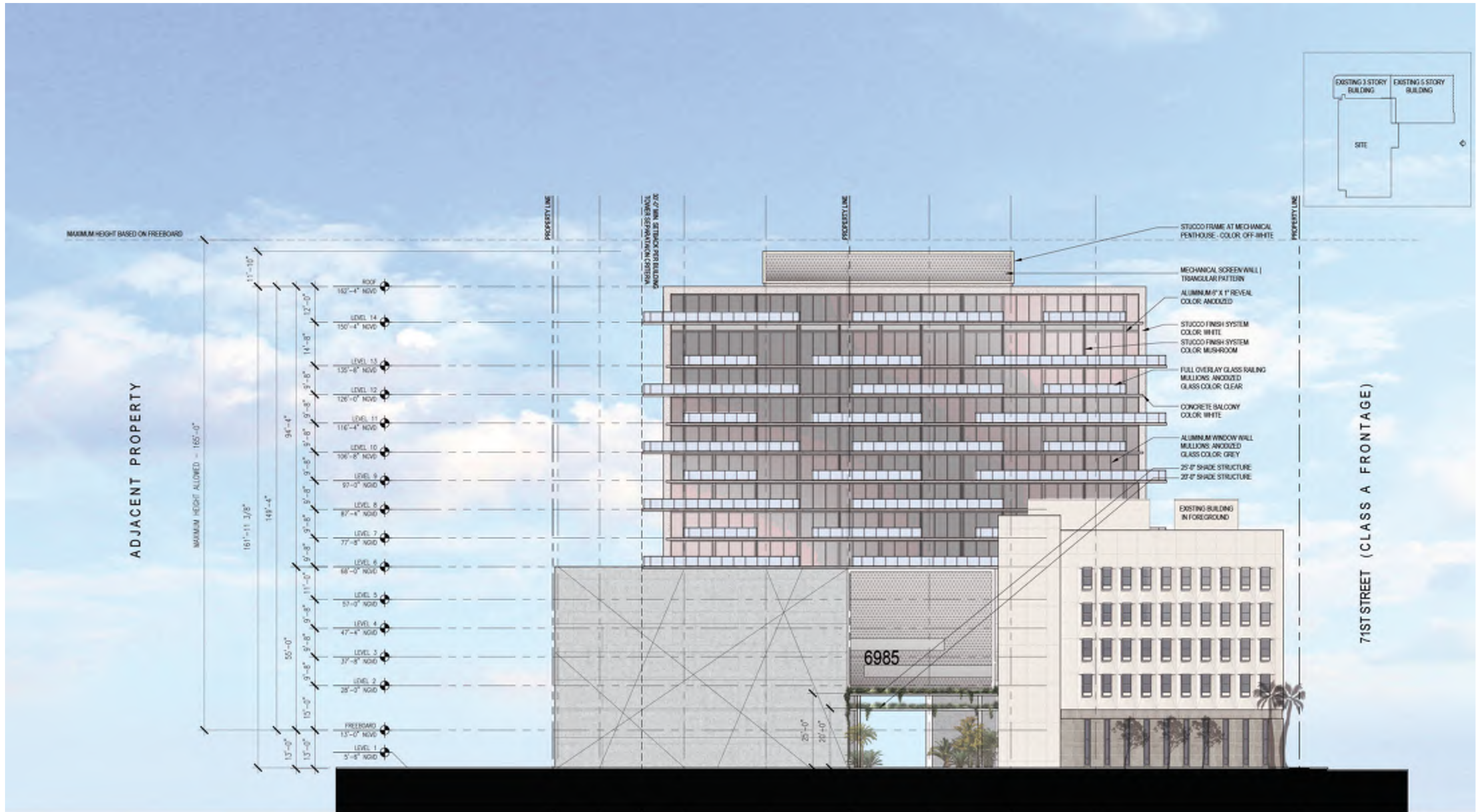
East Elevation w/ Harding
Scale: 1" = 16'-0"

Scale: $1'' = 16'-0''$

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A4.4

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A horizontal number line with arrows at both ends. It is marked with the numbers 0, 8, 16, and 32. There are tick marks at each of these numbers. Above the line, there are three thick black horizontal bars representing jumps of 8 units each: one from 0 to 8, one from 8 to 16, and one from 16 to 32.

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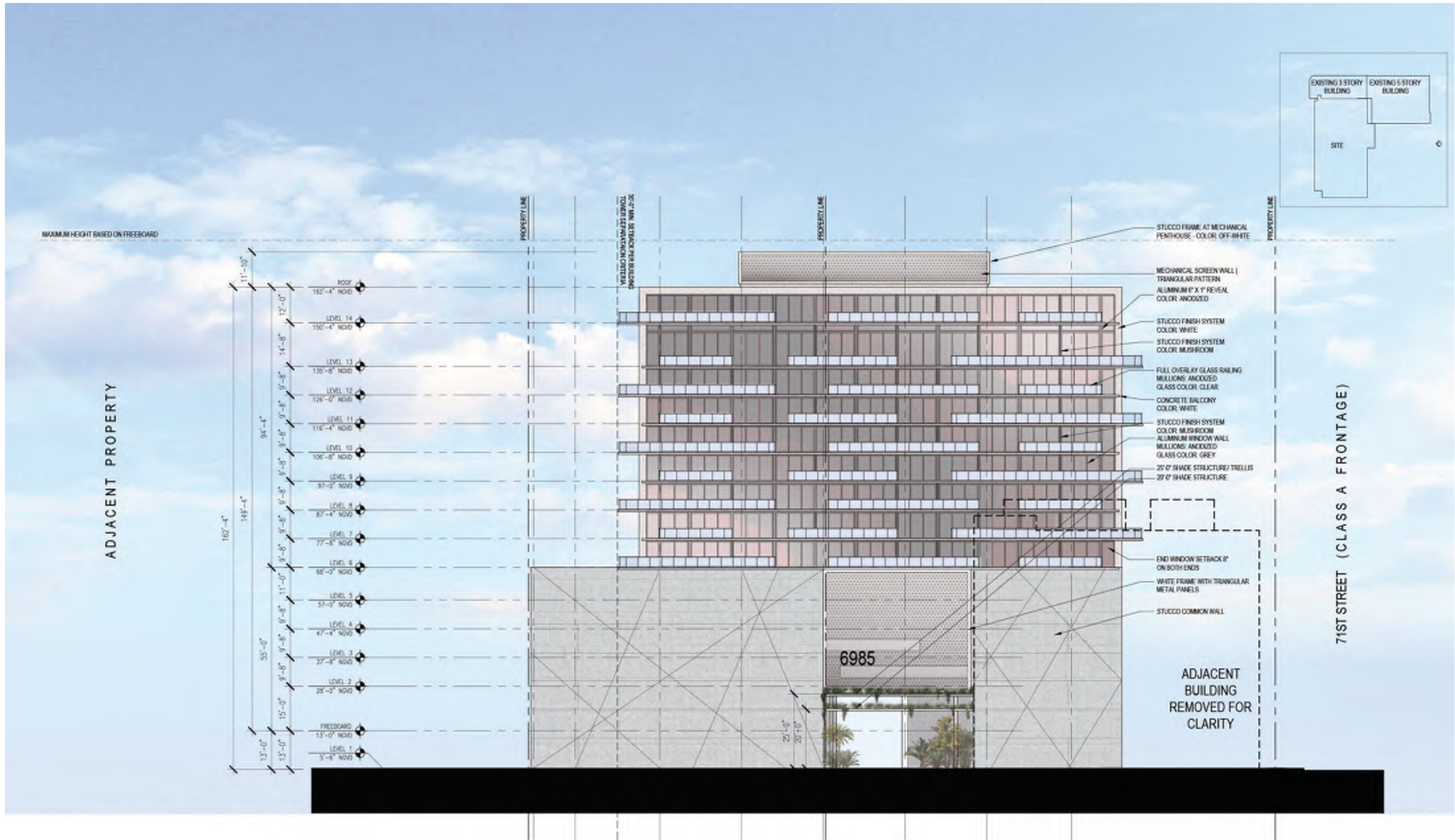
East Elevation w/o Harding
Scale: 1" = 16'-0"

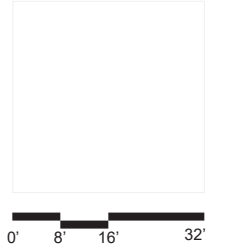
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A4.5

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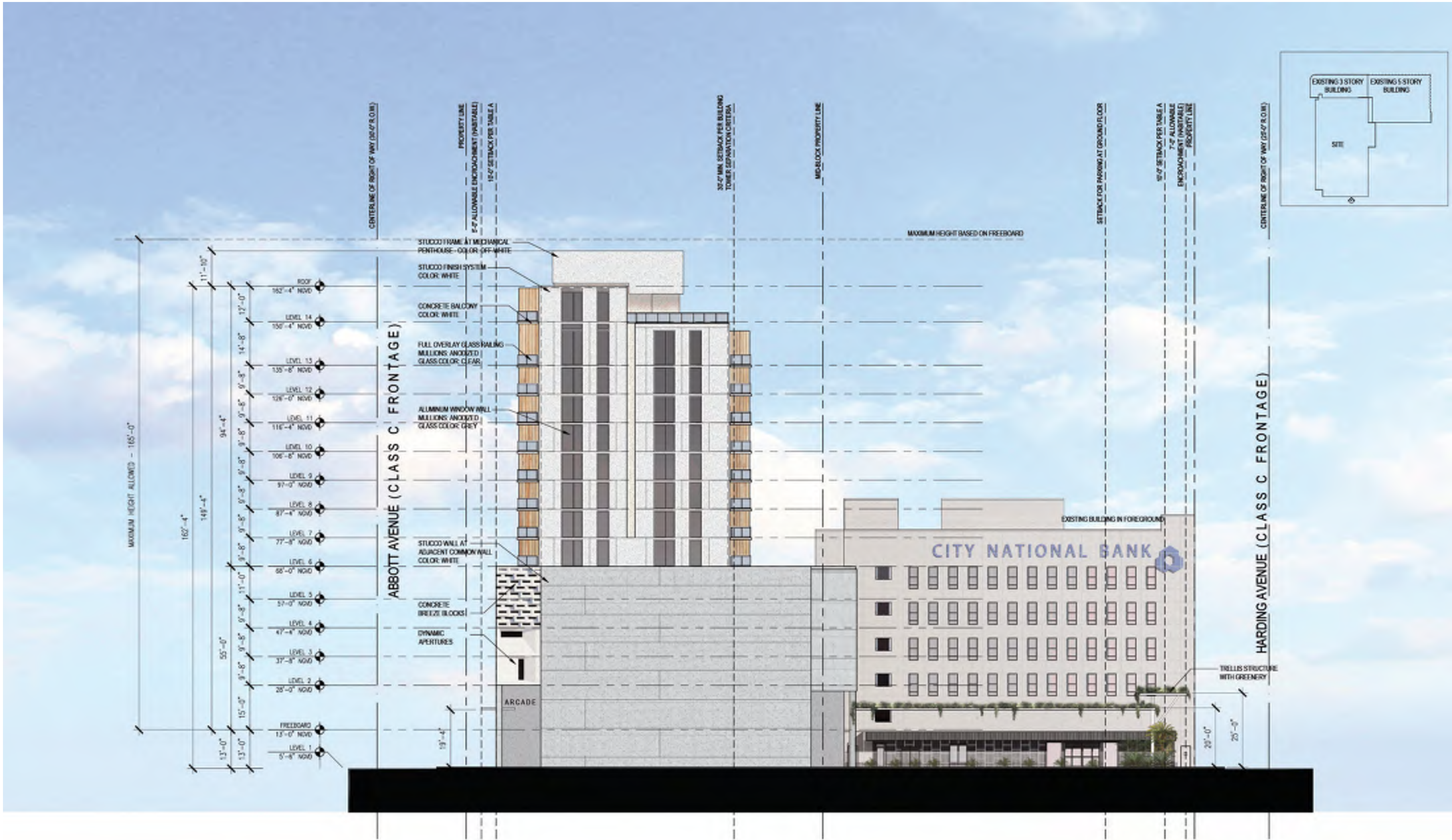


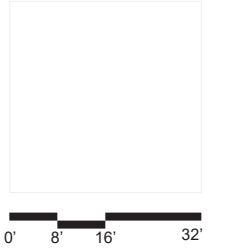


6985 Abbott Avenue
Miami Beach, Florida

South Elevation
Scale: 1" = 16'-0"

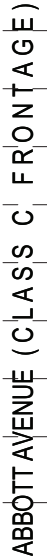
A4.6





Miami Beach, Florida

Scale: 1" = 16'-0"



HARDING AVENUE (CLASS C FRONTAGE)



6985 Abbott Avenue
Miami Beach, Florida

Latitudinal Building Section

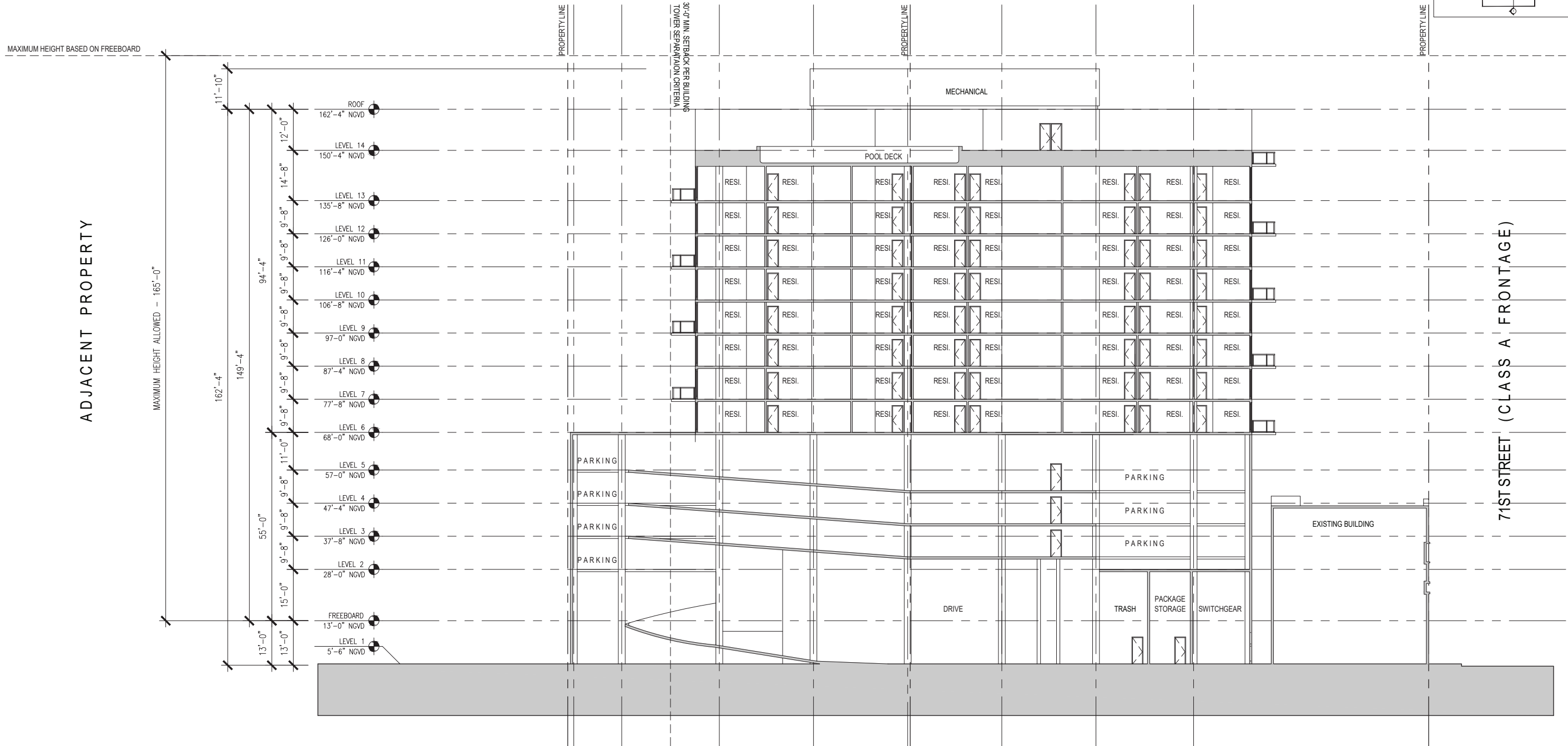
Scale: 1" = 16'-0"

Scale: 1" = 16'-0"

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A4.8

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A5

Project Imagery

- A5.1 Rendering | Abbott Avenue
- A5.2 Rendering | 71st Street
- A5.3 Material Board

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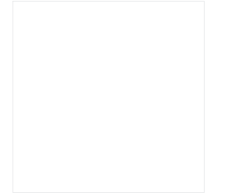
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6985 Abbott Avenue

Miami Beach, Florida



6985 Abbott Avenue

Miami Beach, Florida

Rendering | Abbott Avenue

Scale: 1" = 40'-0"



6985 Abbott Avenue
Miami Beach, Florida

Aerial Rendering | 71st Street
Scale: None



Stucco

Color: White



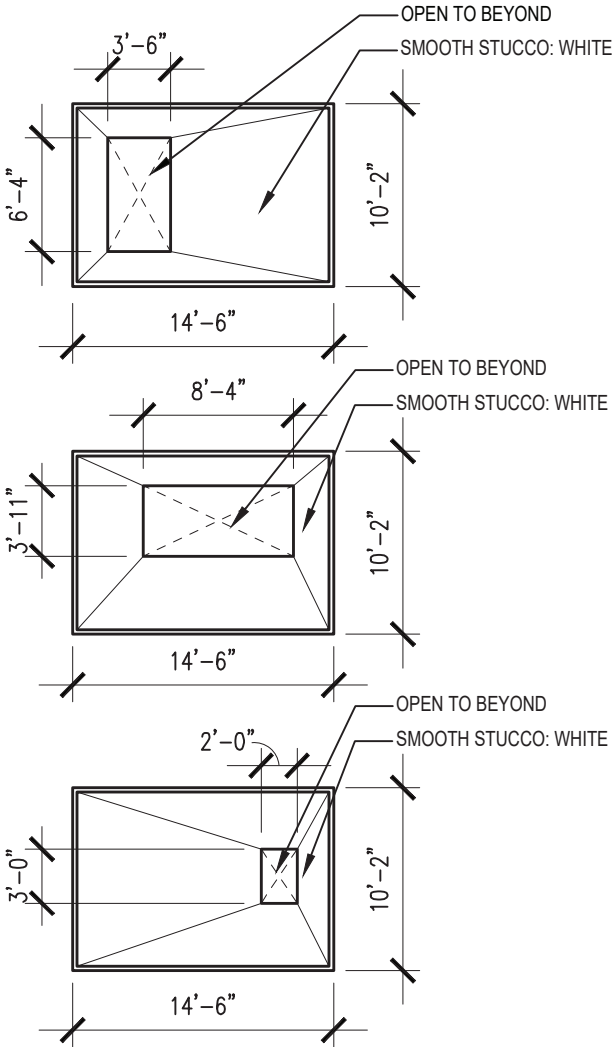
Stucco

Color: Off-White



Stucco

Color: Mushroom



Aperature Variation Samples

Color: White



Trellis With Greenery

Color: Mandevilla



Garage Dynamic Apertures

Color: White



Breezeblock Garage Wall

Color: White | Pattern to be refined



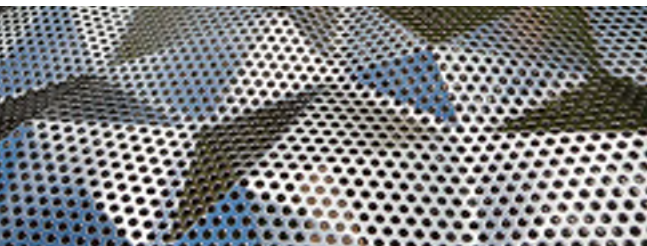
Glass Color - Common Areas

Color: Clear



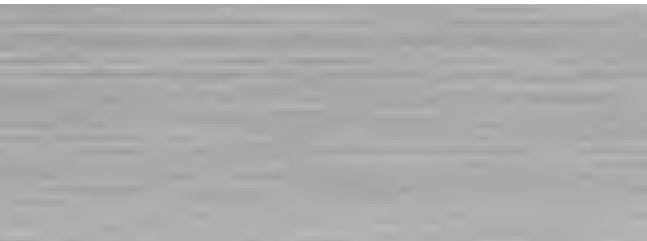
Glass Color - Residences

Color: 15% Tint



Triangular Metal Panels

Color: Pewter



Aluminum Color

Color: Pewter



C1	Civil Information	
	C1.1	Level 1 Service Vehicle
	C1.2	Level 1 P1 Vehicle
	C1.3	Level 2 P1 Vehicle
	C1.4	Level 3 P1 Vehicle
	C1.5	Level 4 P1 Vehicle
	C1.6	Level 5 P1 Vehicle

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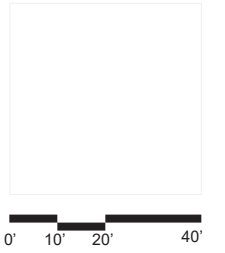
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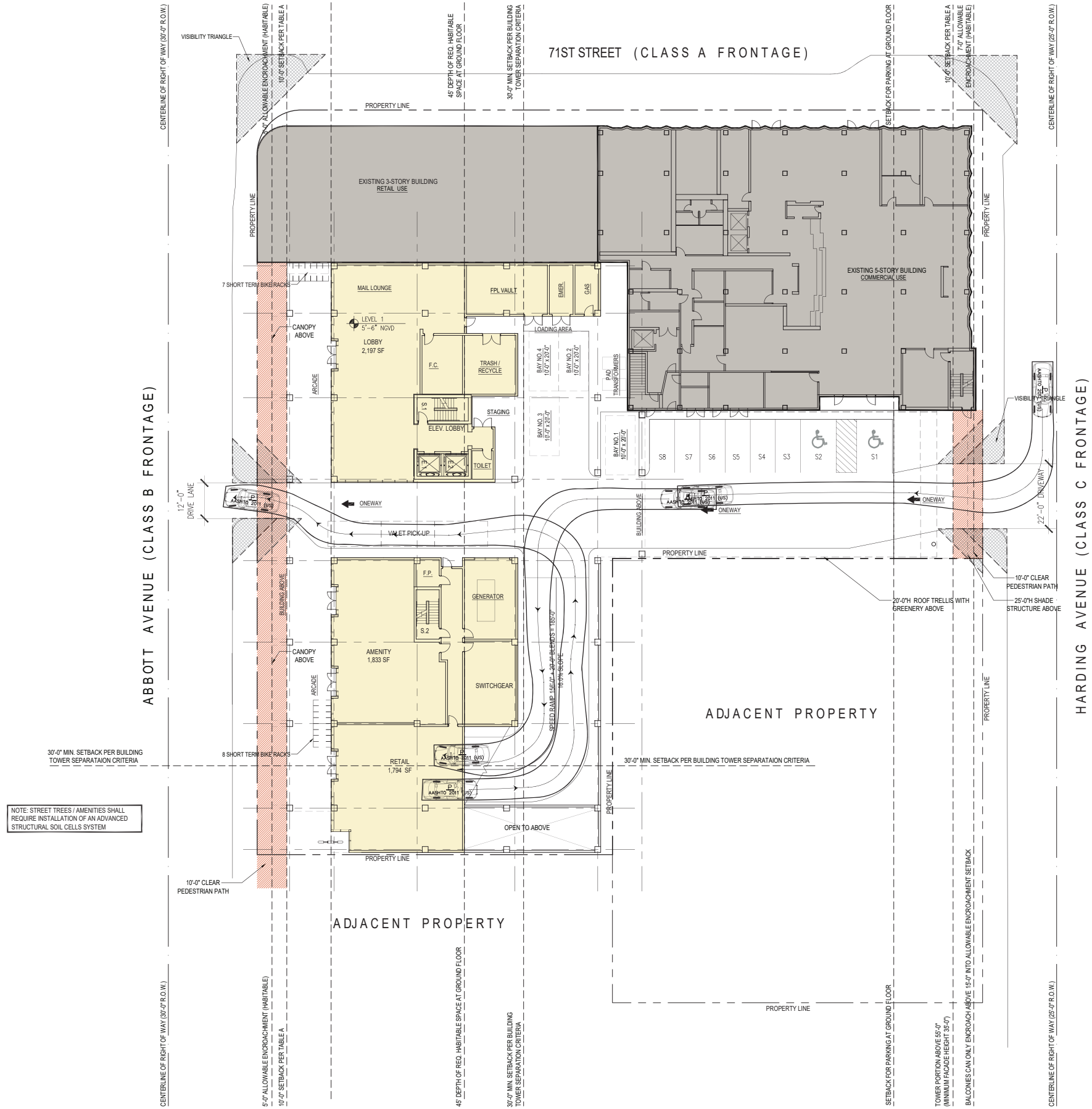
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Level 1 - Service Truck
Scale: 1" = 20'-0"



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09 March 2020

A6.1





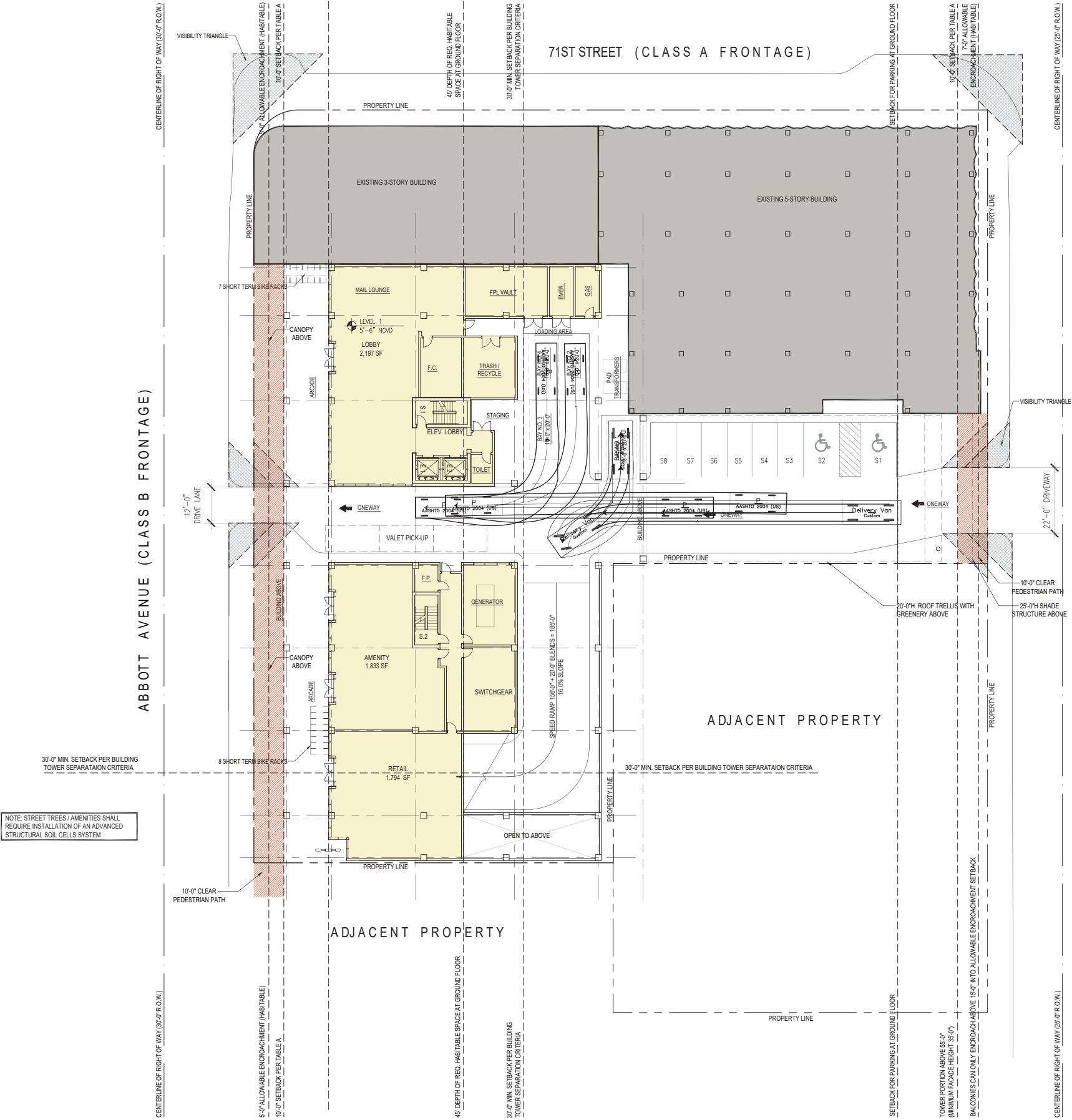
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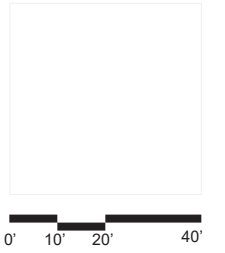
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A6.2





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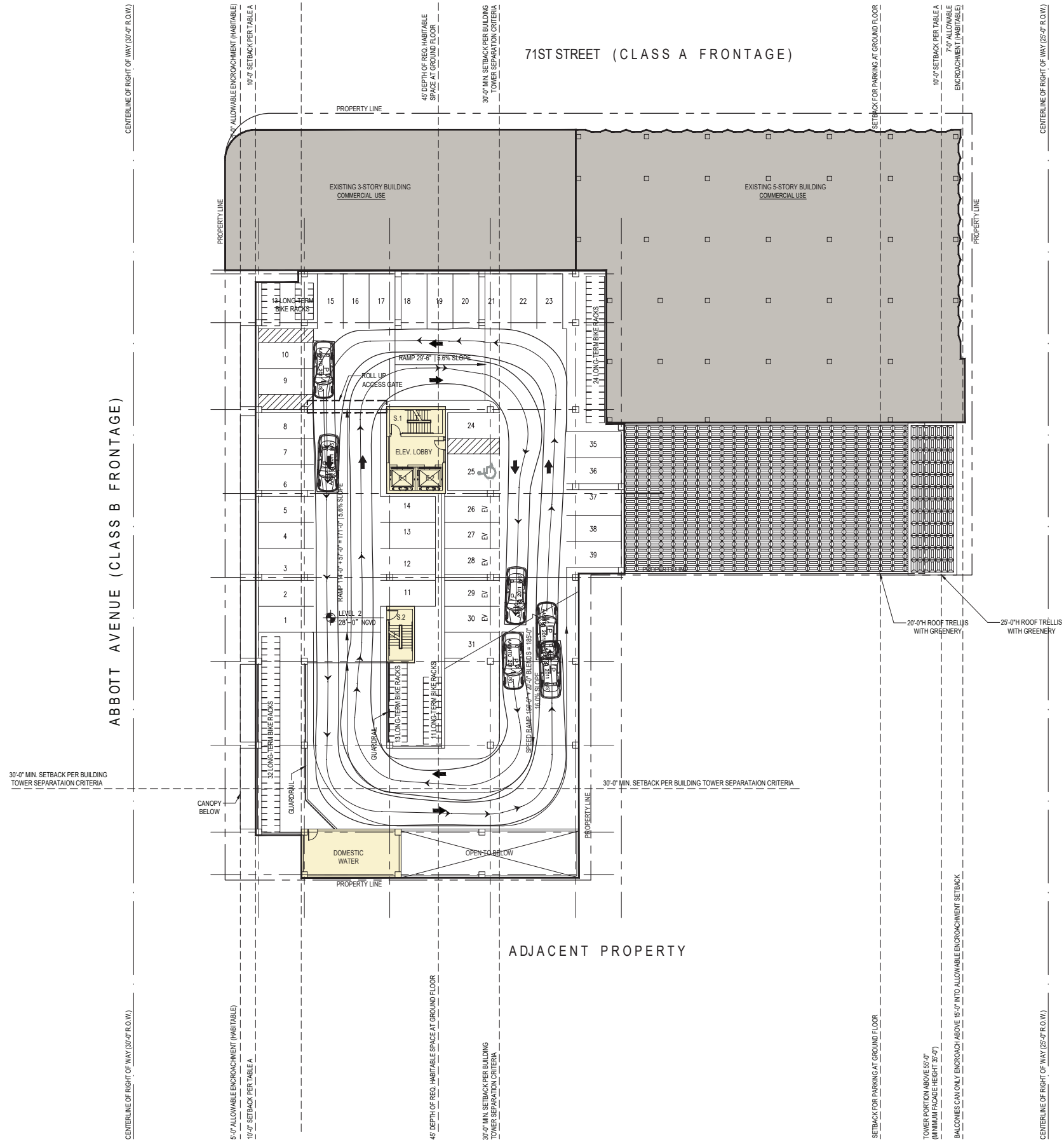
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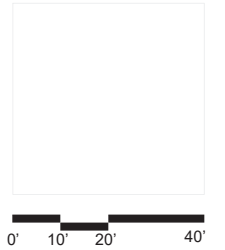
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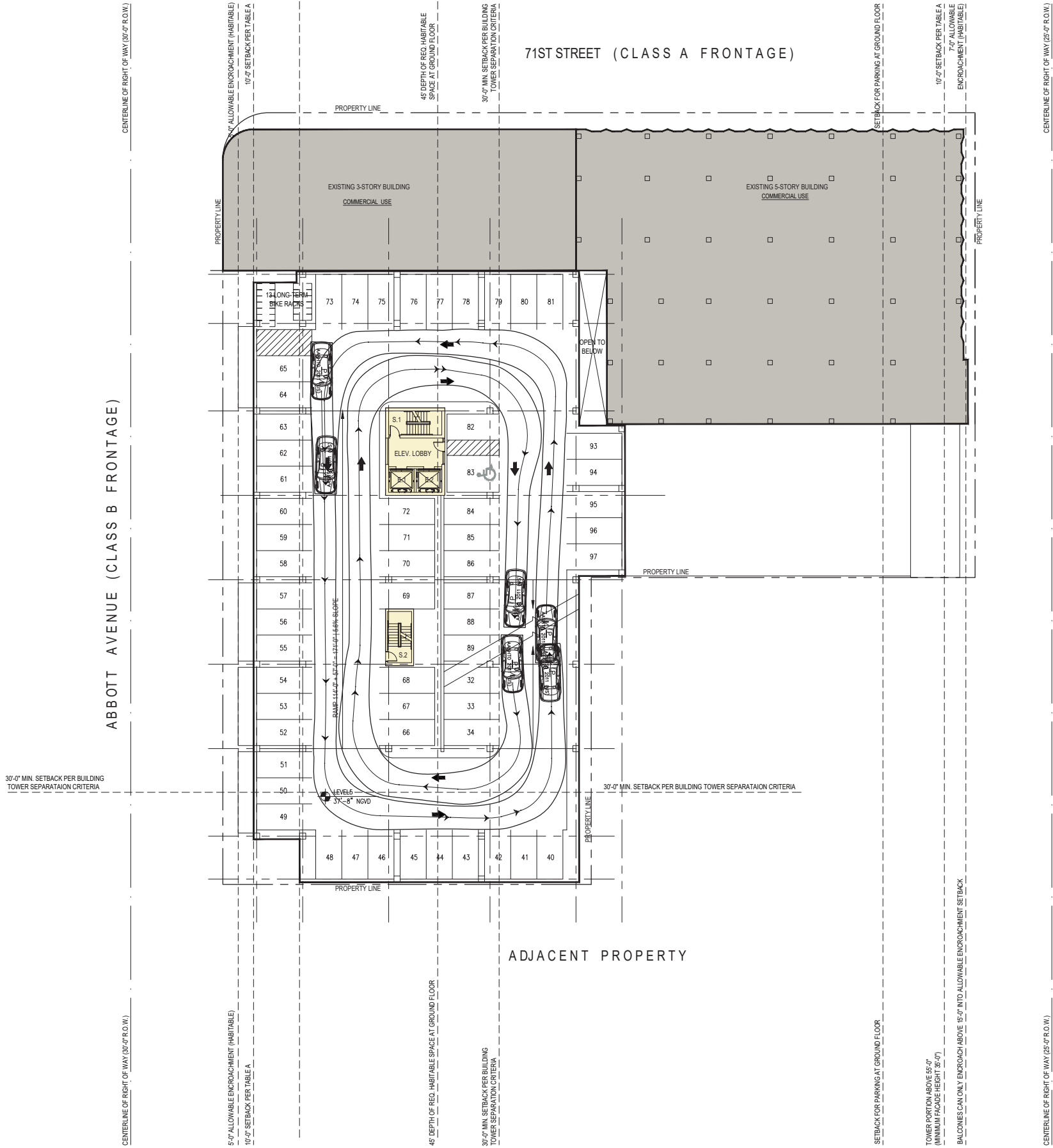
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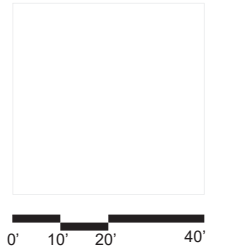
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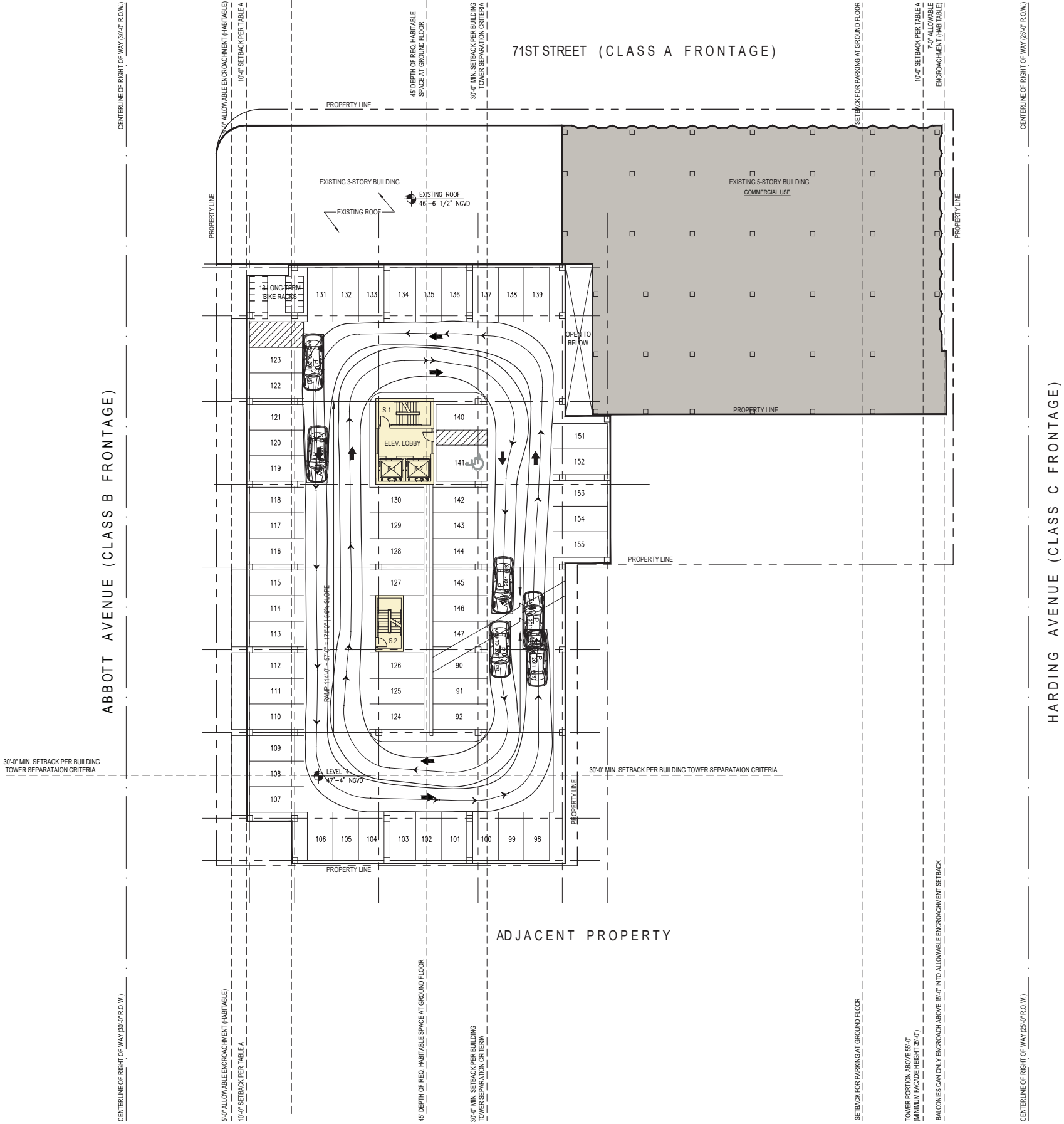
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Level 4 | P1 Vehicle
Scale: 1" = 20'-0"



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A6.5



L1	Landscape Plans
L1.1	Materials Schedule & Notes
L1.2	Materials Plan Level 1
L1.3	Materials Plan Level 14
L2.1	Tree Disposition Schedule & Notes
L2.2	Tree Disposition Plan
L3.1	Tree & Palm Planting Schedule & Notes
L3.2	Tree & Palm Planting Plan Level 1
L3.3	Tree & Palm Planting Plan Level 14
L4.1	Understory Planting Schedule & Notes
L4.2	Understory Planting Plan Level 1
L4.3	Understory Planting Plan Level 14
L4.4	Understory Planting Plan Level 6
L4.4	Planting Details
L5.1	Lighting Schedule & Notes
L5.2	Lighting Plan Level 1
L5.3	Lighting Plan Level 14



6985 Abbott Avenue

Miami Beach, Florida

MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



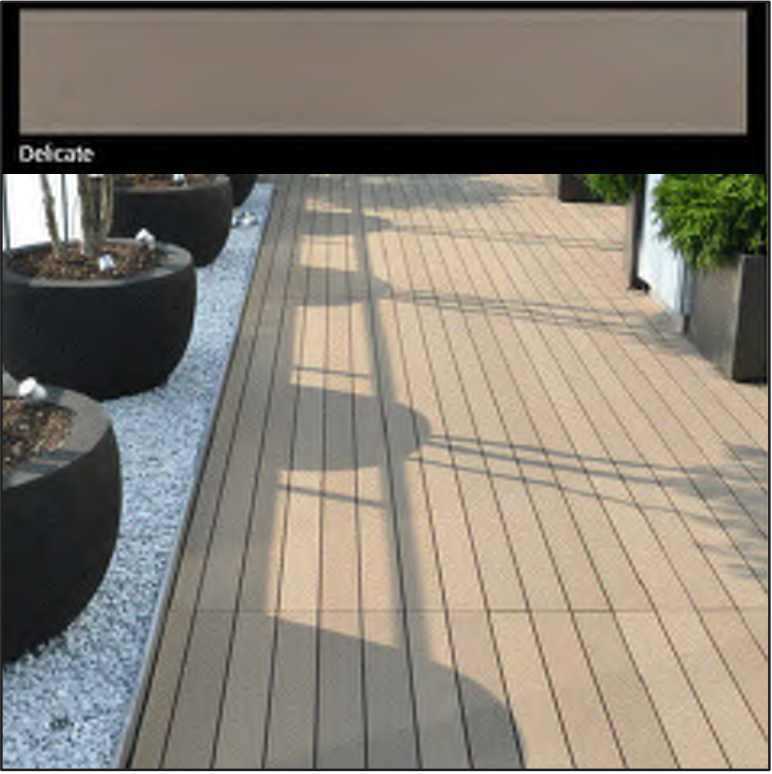
A

MATERIAL: CONCRETE WITH ROCK SALT FINISH
LOCATION: PAVEMENT (REFER TO PLAN)
SPECIFICATION: NATURAL GREY
SIZE: REFER TO DETAILS
SOURCE: T.B.D.



B

MATERIAL: DOMINICAN CORAL STONE
LOCATION: PAVEMENT (REFER TO PLAN)
SPECIFICATION: SAW CUT / MORTAR TO SLAB
SIZE: 9" x 18" x 1 3/4"
SOURCE: EPIC STONE WORKS SOUTH FLORIDA (305) 255 2848



C

MATERIAL: ESTHEC DECKING
LOCATION: POOL DECK
COLOR: "DELICATE"
SPECIFICATION: MANUFACTURER'S SPECS
SOURCE: ESTHEC CORP. 954.763.3125 www.esthec.com



OS

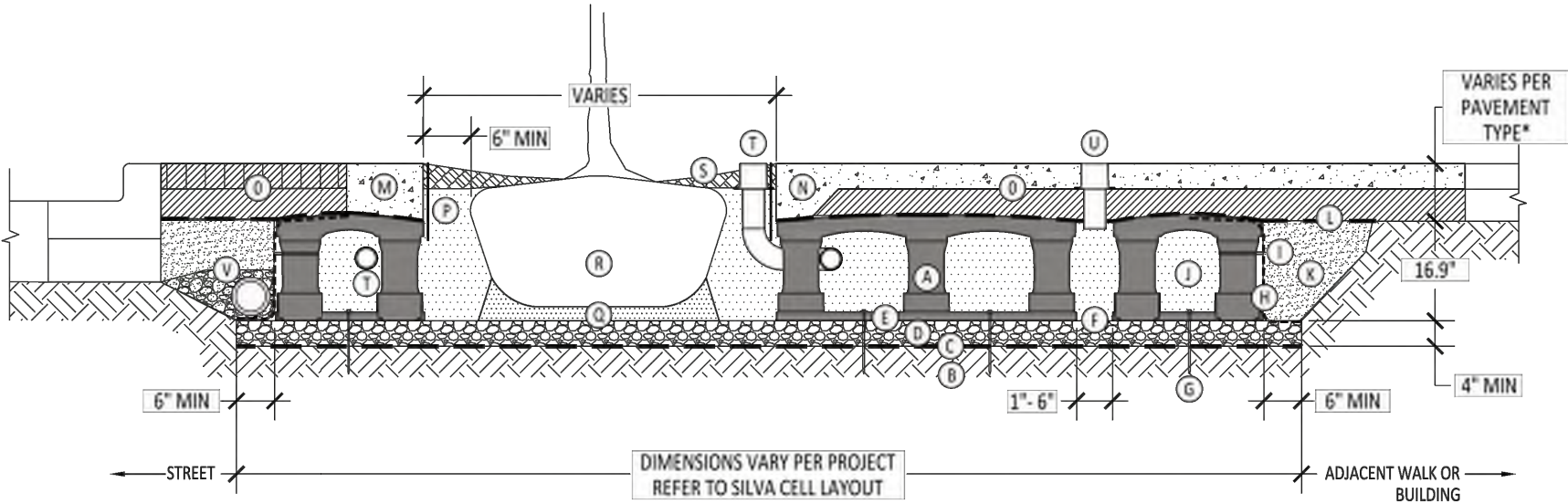
OUTDOOR SHOWER

MODEL: "PIPE"
MATERIAL: SATIN STAINLESS STEEL AISI 304
LOCATION: AS SHOWN ON PLAN
SPECIFICATION: PER MANUFACTURER
SOURCE: BOFFI



D

MATERIAL: SILVA CELLS MODULAR SUSPENDED PAVEMENT SYSTEM
LOCATION: PAVEMENTS AT GROUND FLOOR
SPECIFICATION: MANUFACTURER'S SPECS
SOURCE: DEEPROOT 415 871 9700 www.deeproot.com



SILVA CELL SYSTEM 1X

NOT TO SCALE

KEY PLAN

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

(B) SUBGRADE, COMPACTED

(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE

(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR

(E) SILVA CELL BASE SLOPE, 10% MAX

(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE

(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE

(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)

(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR

(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS

(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION

(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)

(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)

(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING PAVEMENT + AGGREGATE BASE COURSE

4" CONCRETE +4" AGGREGATE

3" PAVER +12" AGGREGATE

4" ASPHALT +12" AGGREGATE

2.5" PAVER +5" CONCRETE

(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT

(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING

(R) ROOT BALL

(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS

(T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED

(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED

(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

N O T E S

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS

2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

3. PROVIDE SUPPLEMENTAL IRRIGATION

4. DO NOT SCALE DRAWINGS

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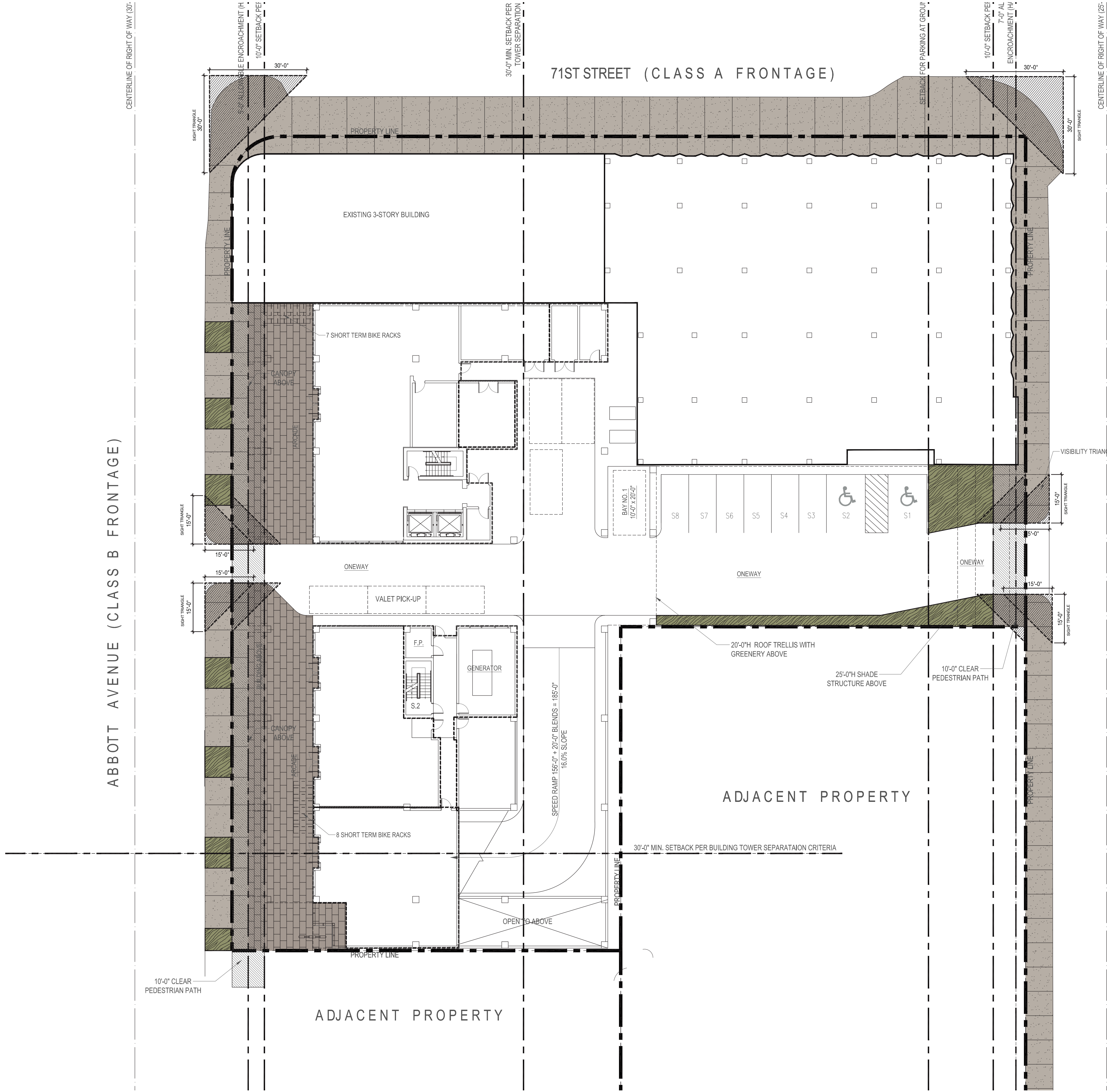
Miami Beach, Florida

Materials Schedule & Notes

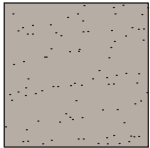
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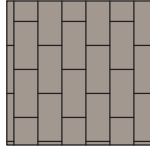
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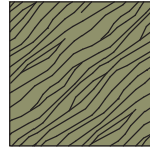
LEGEND



MATERIAL "A"



MATERIAL "B"



PLANTING AREA

NOTE:
SILVA CELL SYSTEM UNDERNEATH
PAVEMENT AREAS



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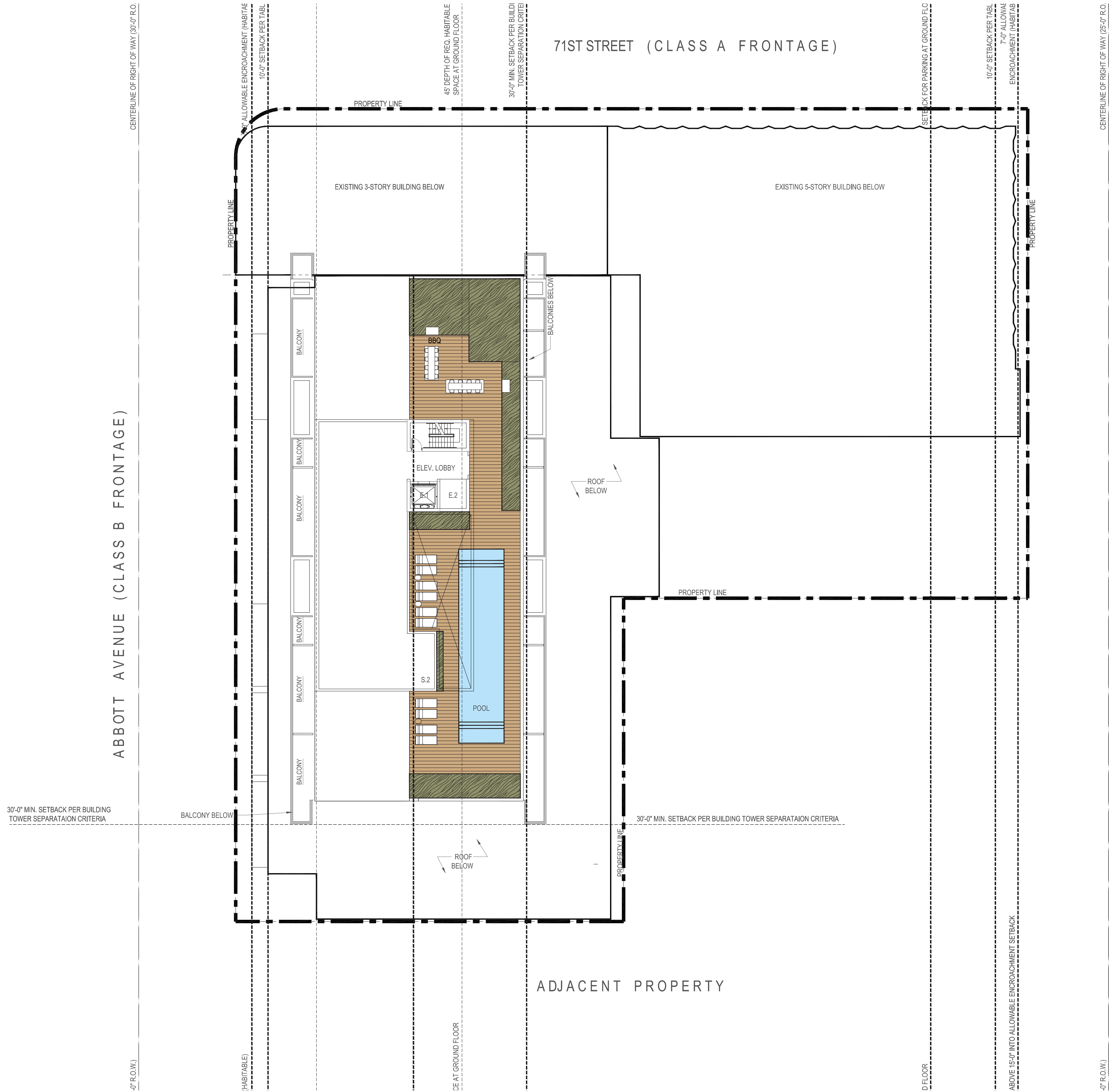
Materials Plan Level 1
Scale: 1/16" = 1'-0"



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LEGEND



MATERIAL "C"
ESTHEC DECKING

 POOL AREA

PLANTING AREA

MITIGATION NOTES

1. THE PROPOSED PLAN SPECIFIES THE REMOVAL OF 5,778 SQUARE FEET OF CANOPY AREA FOR SITE TREES AND 3,780 SQUARE FEET OF CANOPY AREA FOR RIGHT OF WAY TREES . PER , CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2.

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, HERBES, 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 & PLANTING TO BE PRESERVED NOTES

1. 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.
3. 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

1. 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.

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.

TREE PRUNING

1. RETAIN CERTIFIED ARBORIST TO UNDERTAKE PRUNING OF ANY ON SITE OR OFF SITE PLANTING MATERIAL TO REMAIN.
2. USE BEST PRACTICES AND FOLLOW MUNICIPAL GUIDELINES FOR ALL PRUNING. DO NOT REMOVE MORE MATERIAL THAN ALLOWED. DO NOT LEAVE MATERIAL MISSHAPEN.

TREE TRANSPLANT SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	DBH MULTI TRUNK	HEIGHT OF CANOPY TREES (in feet)	CLEAR TRUNK HEIGHT OF PALM TREES (in feet)	CANOPY DIAMETER (in feet)	CANOPY (in Sq. Ftt.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES	
											CANOPY SQ.FT	R.O.W CANOPY SQ.FT
1	Roystonea elata	ROYAL PALM	15.5			35	12	113	REMAIN	GOOD		
2	Roystonea elata	ROYAL PALM	15.5			35	12	113	REMAIN	GOOD		
3	Roystonea elata	ROYAL PALM	15.5			40	12	113	REMAIN	GOOD		
4	Noronhia emarginata	MADAGASCAR OLIVE	13		30		16	201	REMAIN	GOOD		
5	Phoenix roebelenii	PYGMY DATE PALM	54.4			20	20	314	REMAIN	GOOD		
6	Noronhia emarginata	MADAGASCAR OLIVE	10.5		30		16	201	REMAIN	GOOD		
7	Veitchia merrillii	CHRISTMAS PALM	4.5			16	8	50	REMAIN	GOOD		
8	Roystonea elata	ROYAL PALM	19			35	12	113	REMAIN	GOOD		
9	Phoenix dactylifera	MEDJOOL DATE PALM	20			28	14	154	REMAIN	GOOD		
10	Sabal palmetto	SABAL PALM	11.5			20	12	113	REMAIN	GOOD		
11	Sabal palmetto	SABAL PALM	11.5			20	12	113	REMAIN	GOOD		
12	Clusia rosea	AUTOGRAPH TREE	8.6		20		20	314	REMAIN	GOOD		
13	Clusia rosea	AUTOGRAPH TREE	6.7		20		20	314	REMAIN	GOOD		
14	Clusia rosea	AUTOGRAPH TREE	4.5		20		14	154	REMAIN	GOOD		

TOTAL UNITS REMOVED:	0
PROPOSED ON SITE MITIGATION BREAKDOWN	
CATEGORY 1 TREE 2" CAL/12' HT MIN:	0
CATEGORY 2 TREE 2" CAL/10' HT MIN:	0
CATEGORY 3 TREE 2" CAL/8' HT MIN:	0
CATEGORY 4 PALM 6' CLR TRUNK MIN:	0
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):	0



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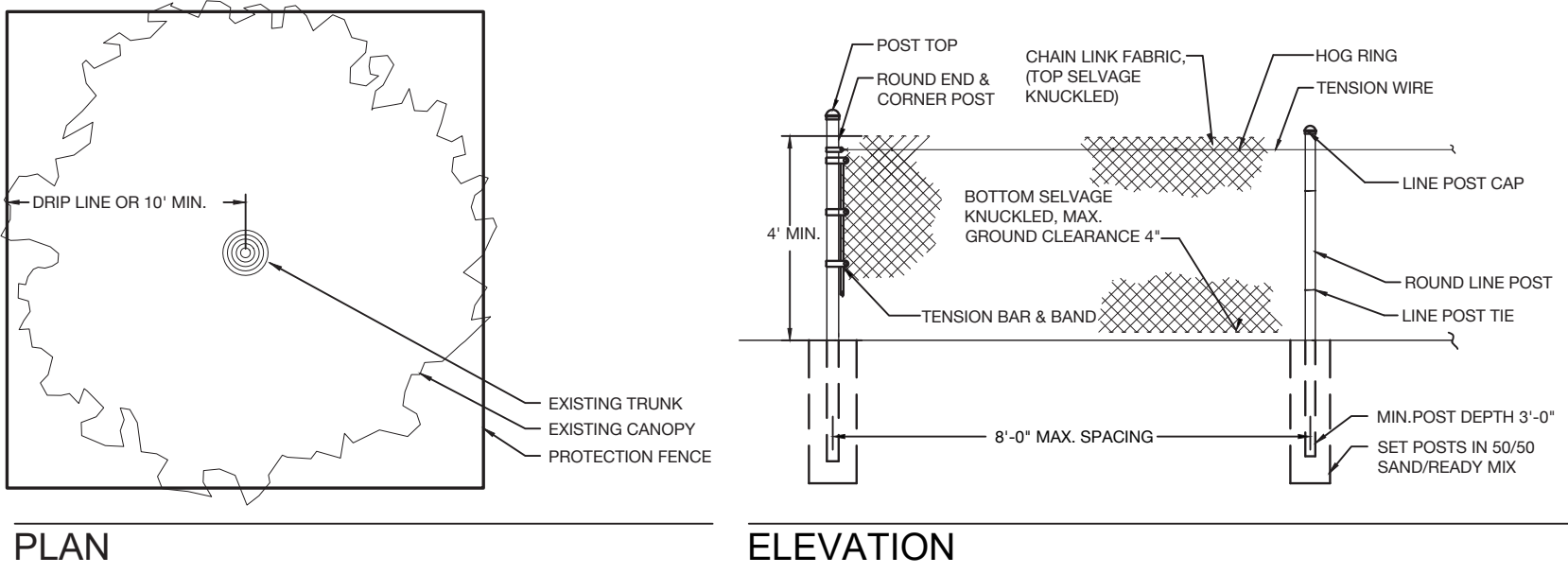
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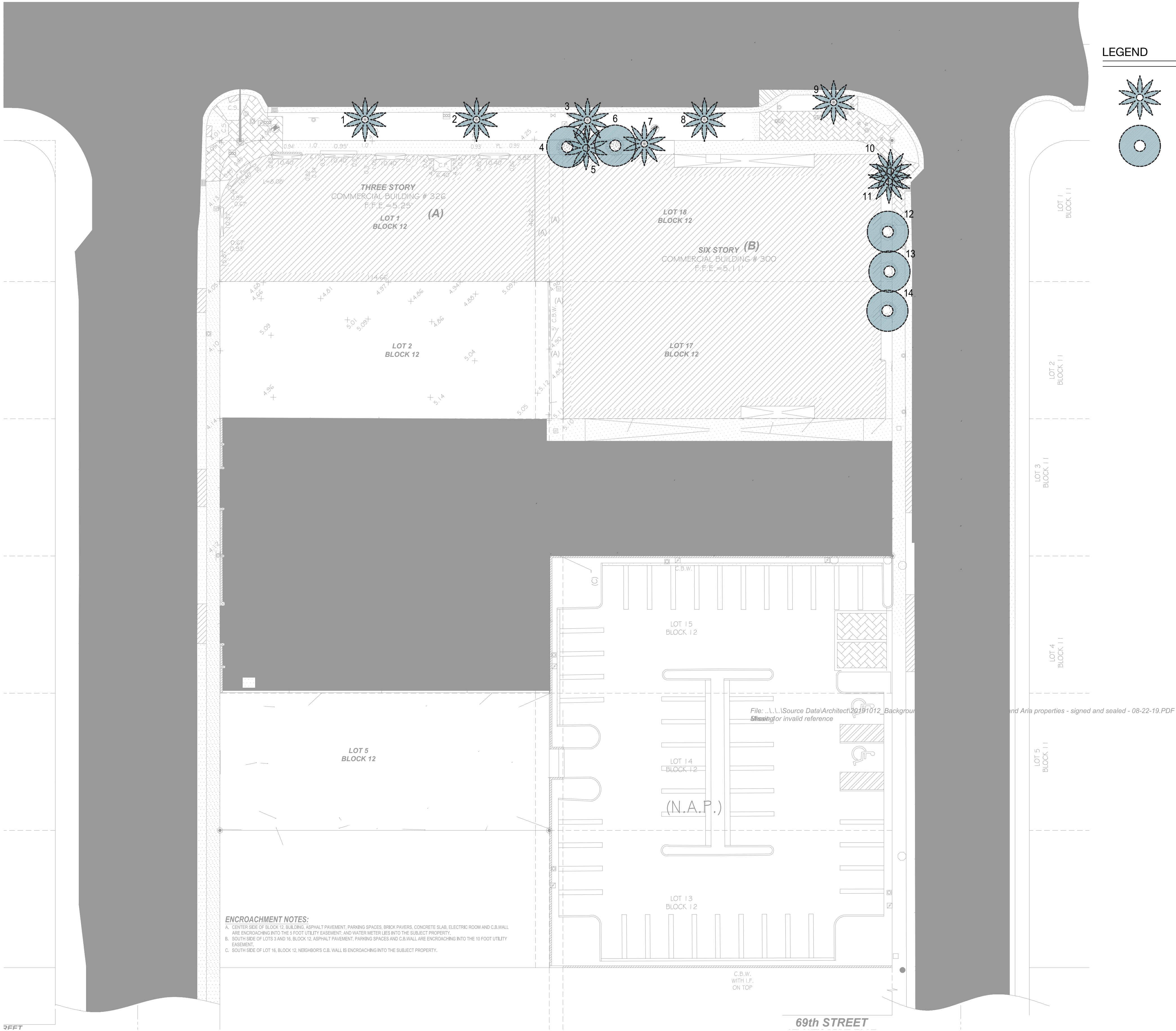
Tree Disposition
Schedule & Notes

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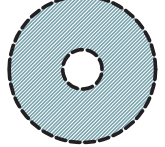




LEGEND



EXISTING PALM
TO REMAIN



EXISTING TREE
TO REMAIN



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Tree Disposition Plan

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



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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.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CGR	7	CAESALPINA GRANADILLO	BRIDALVEIL	300 GAL.
CUV	1	COCCOLOBA UVIFERA	SEAGRAPE	200 GAL.
PAQ	1	PACHIRA AQUATICA	GUIANA CHESTNUT	FG 30'
PALMS				
AWR	2	ACOELORRHAPHE WRIGHTII	EVERGLADES PALM	FG 15' CT
CNU1	3	COCOS NUCIFERA	COCONUT PALM	FG 15' CT
CNU2	3	COCOS NUCIFERA	COCONUT PALM	FG 20' CT
CNU3	2	COCOS NUCIFERA	COCONUT PALM	FG 25' CT
SPA1	3	SABAL PALMETTO	CURVED SABAL PALM	FG 30' CT
SPA2	3	SABAL PALMETTO	CURVED SABAL PALM	FG 40' CT

TREES IMAGES



CAESALPINA GRANADILLO
BRIDAL VEIL



COCCOLOBA UVIFERA
SEAGRAPE



PACHIRA ACUATICA
GUIANA CHESTNUT

PALMS IMAGES



ACOELORRHAPHE WRIGHTII
EVERGLADES PALM



COCOS NUCIFERA
COCCONUT PALM



SABAL PALMETTO
CURVED SABAL PALM

LANDSCAPE LEGENDINFORMATION REQUIRED TO BE PERMANENTLY AFIXED TO PLANS

MUNICIPALITY: City of Miami Beach			
ZONING CLASS: RS-3		LOT AREA: 49,045	ACRES: 1.1259
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126			
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space	14,714	1,000
	Lot area: 49,045		
	Multiplier: 30%		
B.	Sq. Ft. of parking lot open space	20	20
	Parking Spaces: 2		
	Multiplier: 10 sf/space		
C.	Total Sq. Ft. of landscaped Open Space required	14,734	1,020
LAWN AREA			
A.	Total Sq. Ft. of landscaped Open Space	14,734	1,020
B.	Maximum Lawn Area (sod) permitted-	2,947	0
	Open space required: 14,734		
	Multiplier: 20%		
TREES			
A.	Number of trees required per lot, less existing trees	27	3
	Required Trees/Lot: 28		
	Net lot acres: 1.1259		
	Required Trees: 27		
	Existing trees: 5		
B.	% Palms allowed	0	0
	Trees provided: 3		
	Multiplier: 0%		
PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS			
C.	% Native required	1	1
	Trees provided: 3		
	Multiplier: 30%		
D.	% Drought tolerant and low maintenance species required	2	2
	Trees provided: 3		
	Multiplier: 50%		
STREET TREES			
NO WORK IN THE ROW INCLUDED IN THIS SCOPE			
A.	Street trees (maximum average spacing of 20' o.c.)	5	5
	Linear ft of street frontage: 90		
	Multiplier: 20		
	Existing trees: 0		
B.	Street trees directly below power lines	5	0
	Linear ft of street frontage: 90		
	Multiplier: 20		
SHRUBS			
A.	Number of shrubs required	252	252
	Lot and street trees required: 31		
	Multiplier: 12		
B.	% Native species required	126	126
	Shrubs provided: 252		
	Multiplier: 50%		
LARGE SHRUBS OR SMALL TREES			
A.	Number of shrubs or small tree required	25	25
	Shrubs required: 252		
	Multiplier: 10%		
B.	% Native species required	33	33
	Shrubs provided: 65		
	Multiplier: 50%		



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6985 Abbott Avenue
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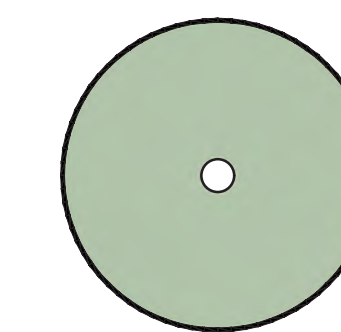
Tree & Palm Planting
Schedule & Notes

Final Submittal
09 March 2020

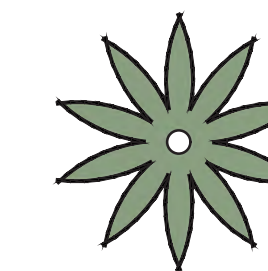
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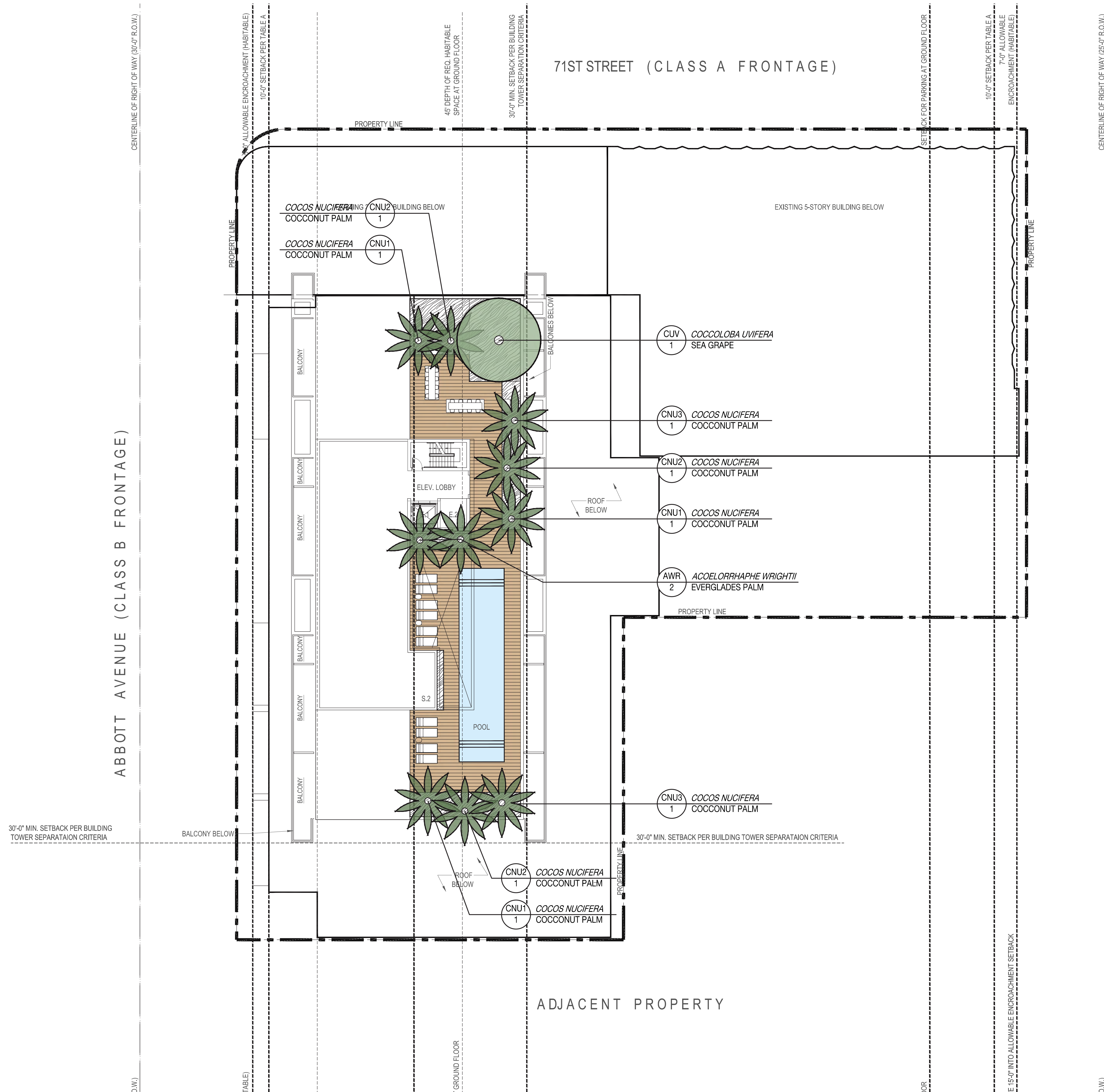
PLANTING LEGEND



PROPOSED TREE



PROPOSED PALM



- 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.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS				
BG	439	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	5 GAL. 24" O.C.
CN	154	CLUSIA NANA	DWARF CLUSIA	5 GAL. 24" O.C.
EL	119	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" O.C.
MD	145	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL. 36"OC
TD	79	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	7 GAL. 36" O.C.
VINES				
MS	28	MANDEVILLA SANDERI	BRAZILIAN JASMINE	1 GAL

SHRUBS & GROUNDCOVERS



CLUSIA NANA
DWARF CLUSIA



ERNODEA LITTORALIS
GOLDEN CREEPER



MONSTERA DELICIOSA
SWISS CHEESE PLANT



TRIPSACUM DACTYLOIDES
FAKAHATCHEE

VINES



BOUGAINVILLEA GABRA
BOUGAINVILLEA



MANDEVILLA SANDERI
BRAZILIAN JASMINE



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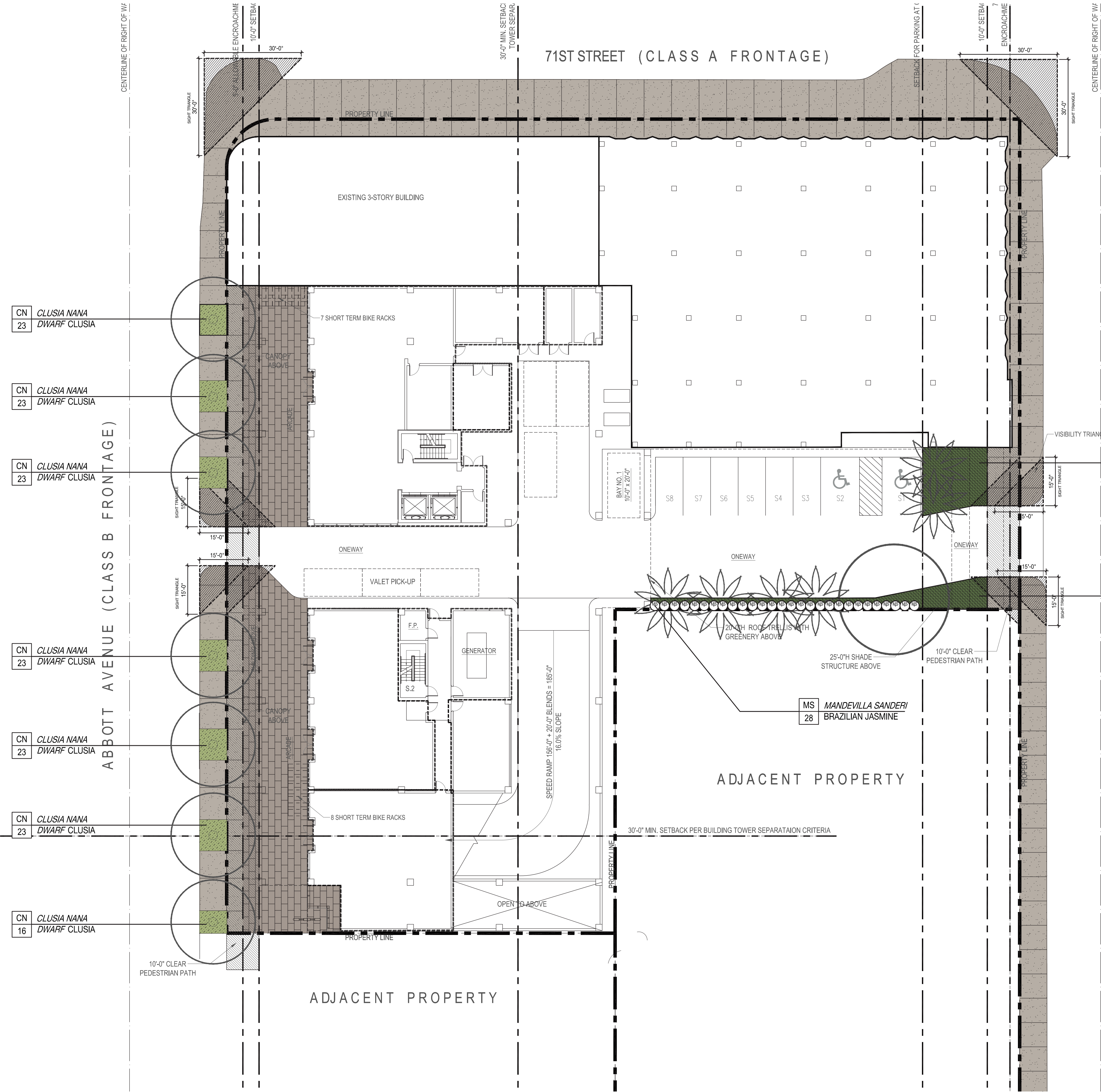
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Understory Planting Plan
Schedule & Notes

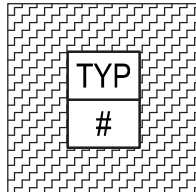
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PLANTING LEGEND



PROPOSED GROUNDCOVER



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L & N D

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6985 Abbott Avenue
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Understory Planting Plan
Scale: 1/16" = 1'-0"

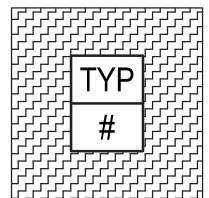


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09 March 2020

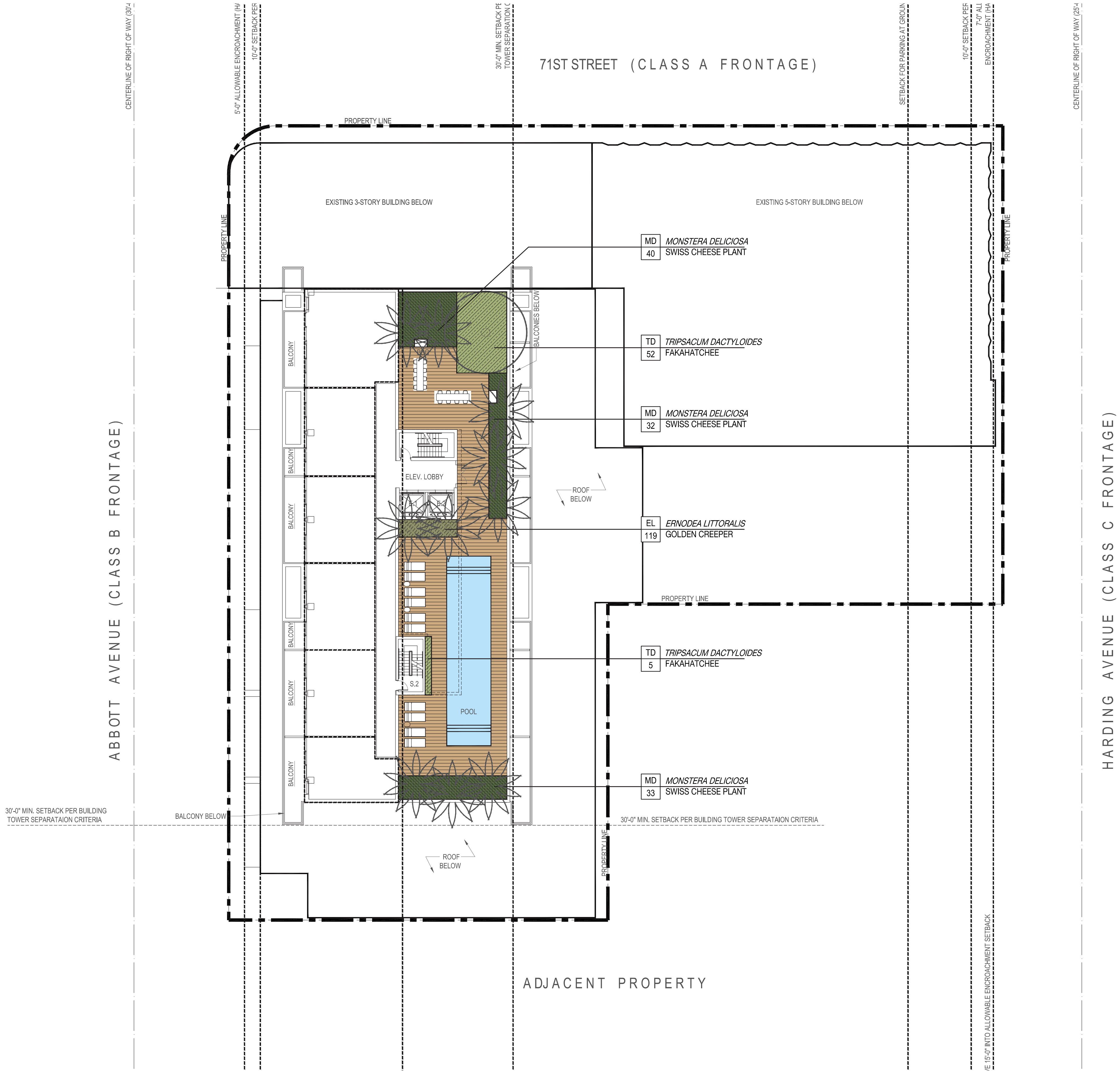
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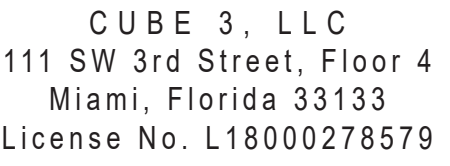
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PLANTING LEGEND



PROPOSED GROUNDCOVER





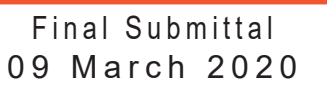
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Understory Planting Plan

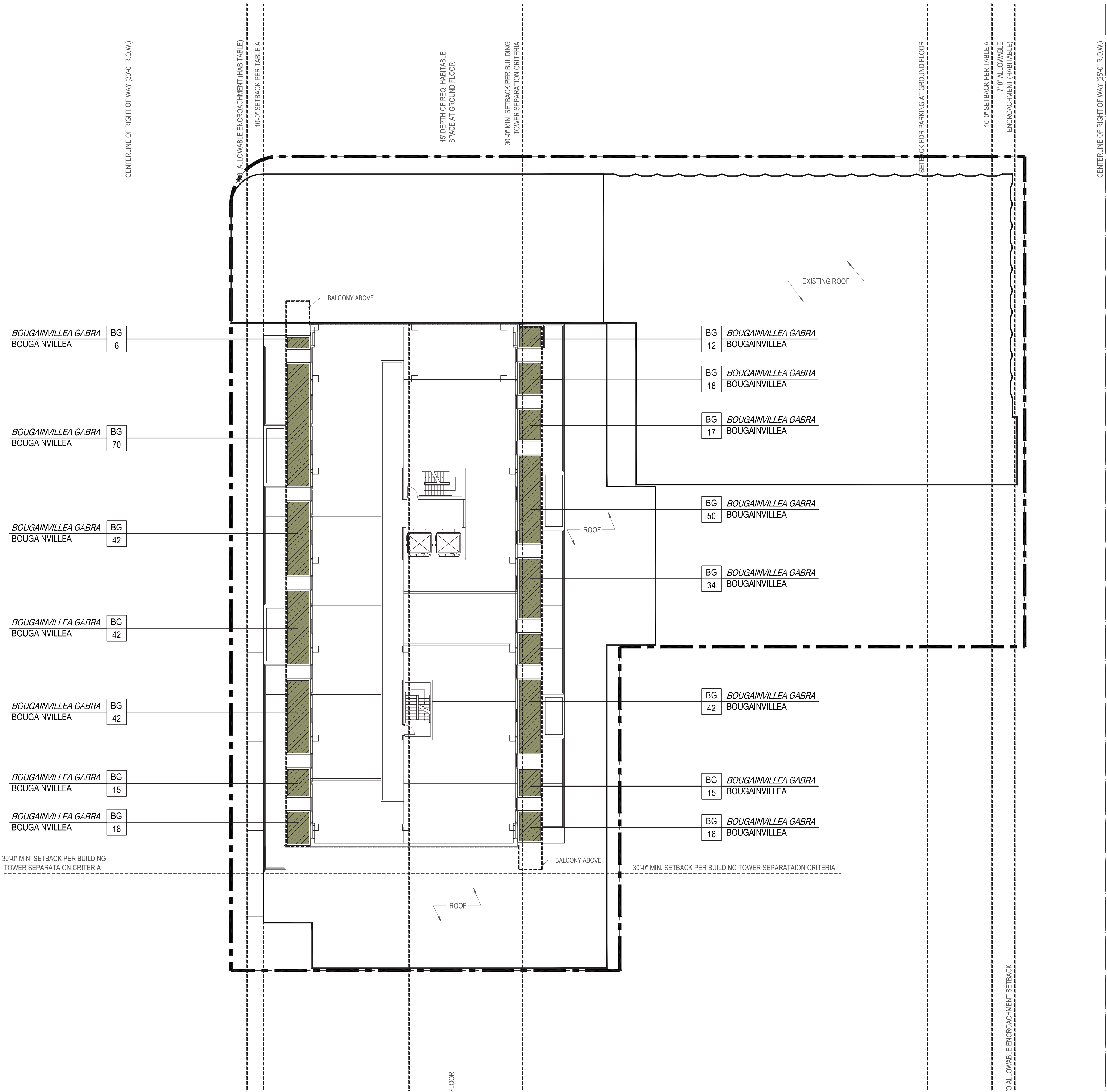
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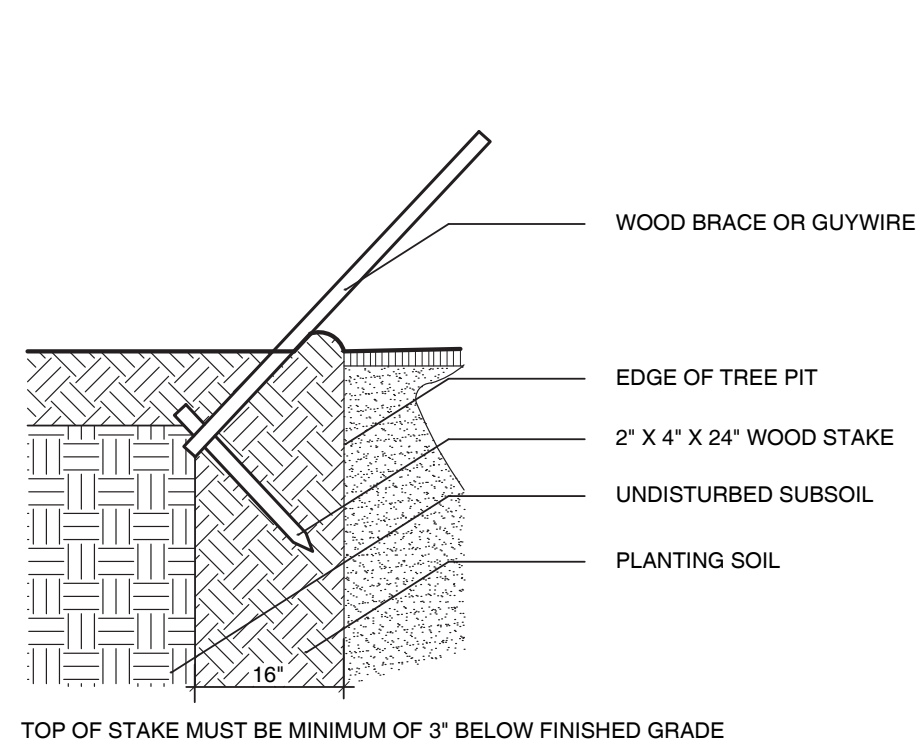


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Diagram illustrating a data block structure. The block is divided into a header section (labeled 'TYP' and '#') and a body section (indicated by diagonal hatching).

PROPOSED GROUND COVER





1 STAKING DETAIL
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

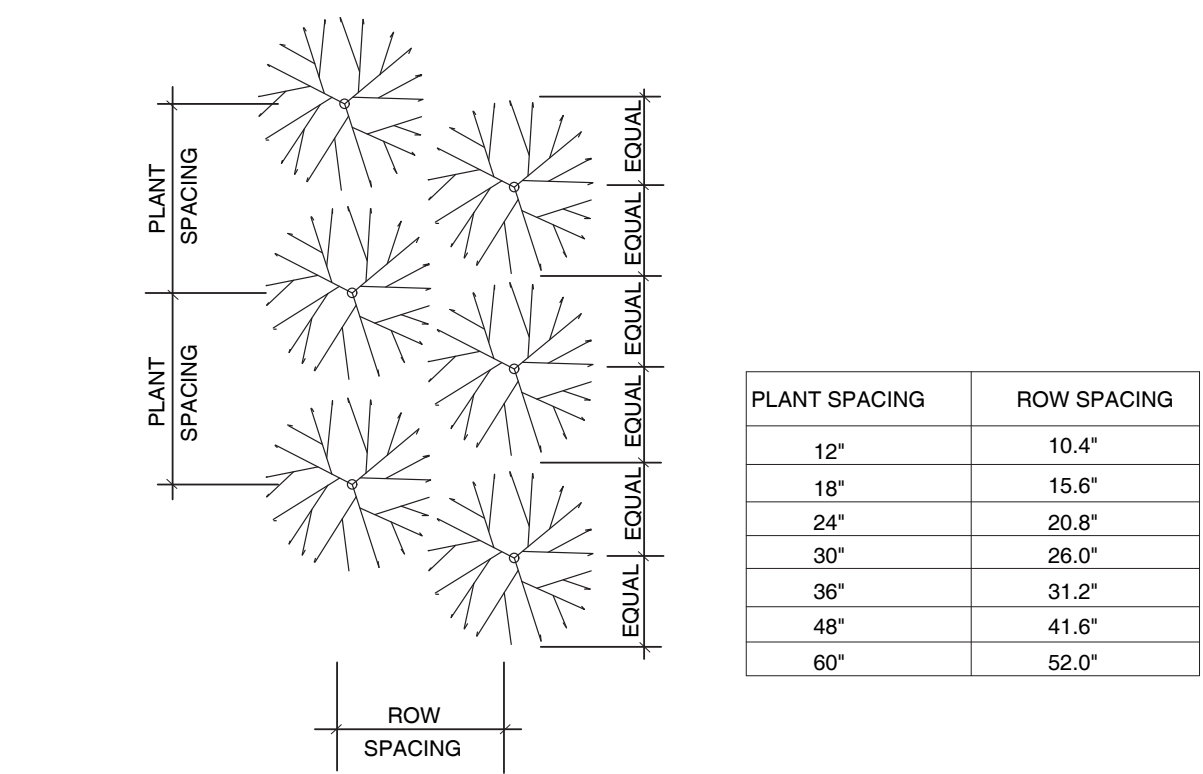
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

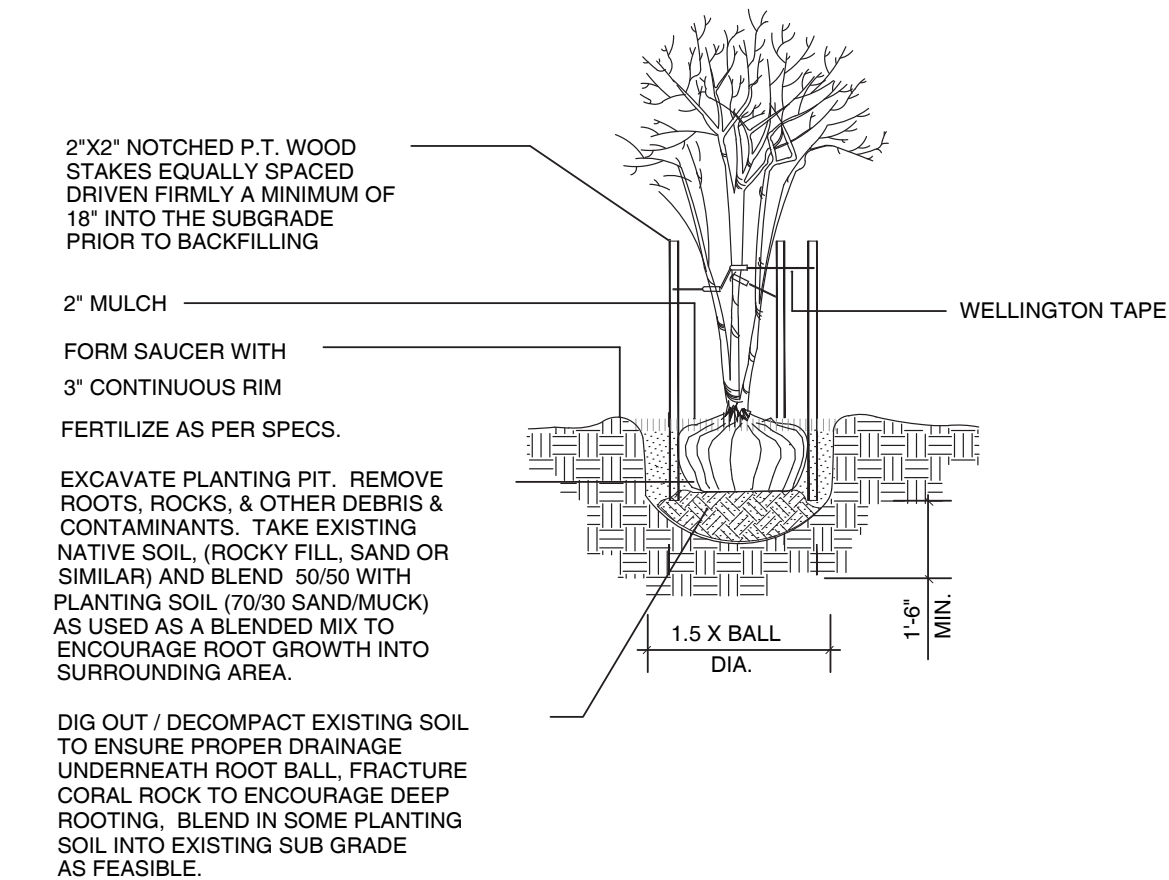
MIX:
5050- MUCK AND FINE SAND

SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING

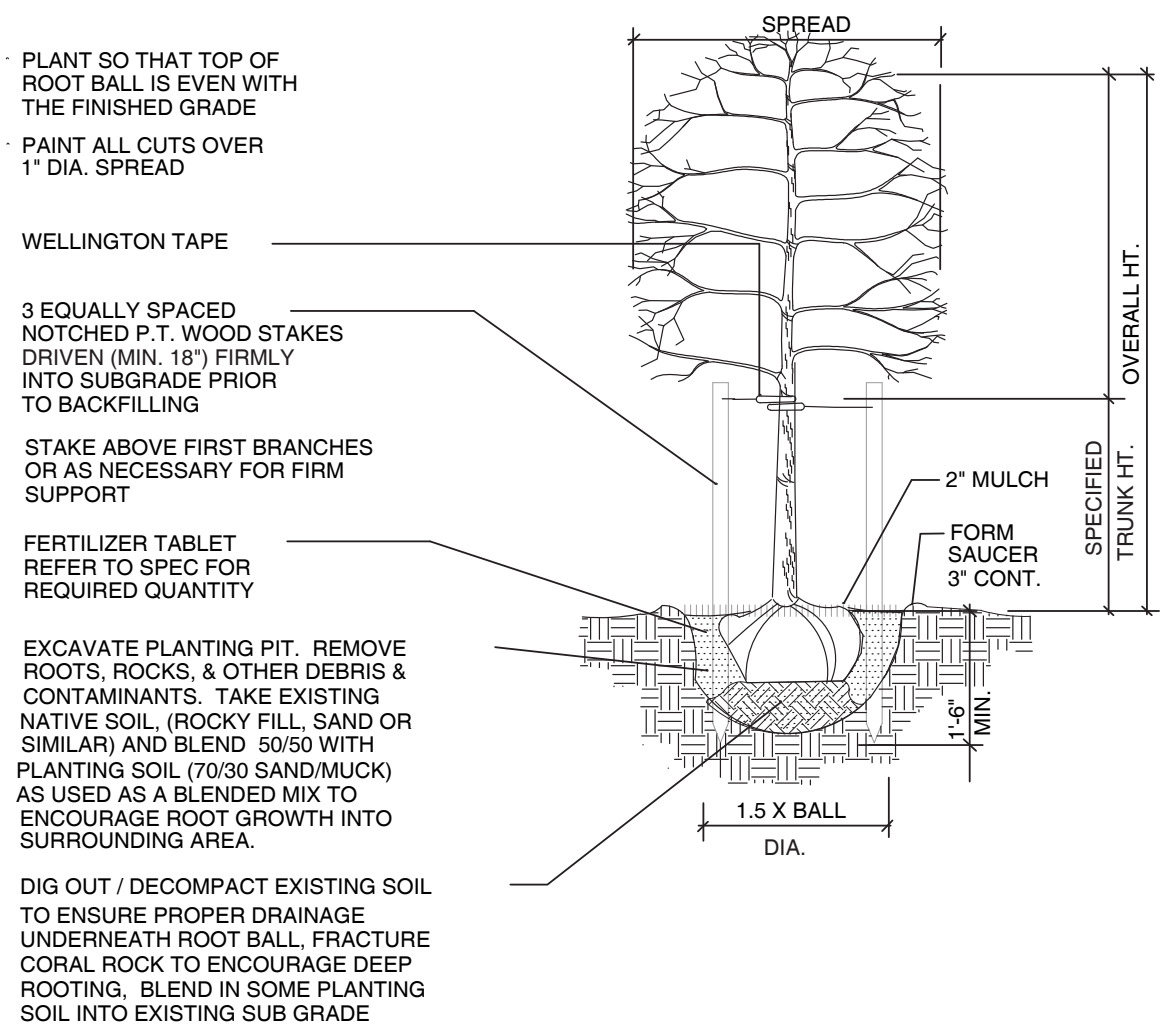


2 PLANT SPACING
SCALE: NOT TO SCALE



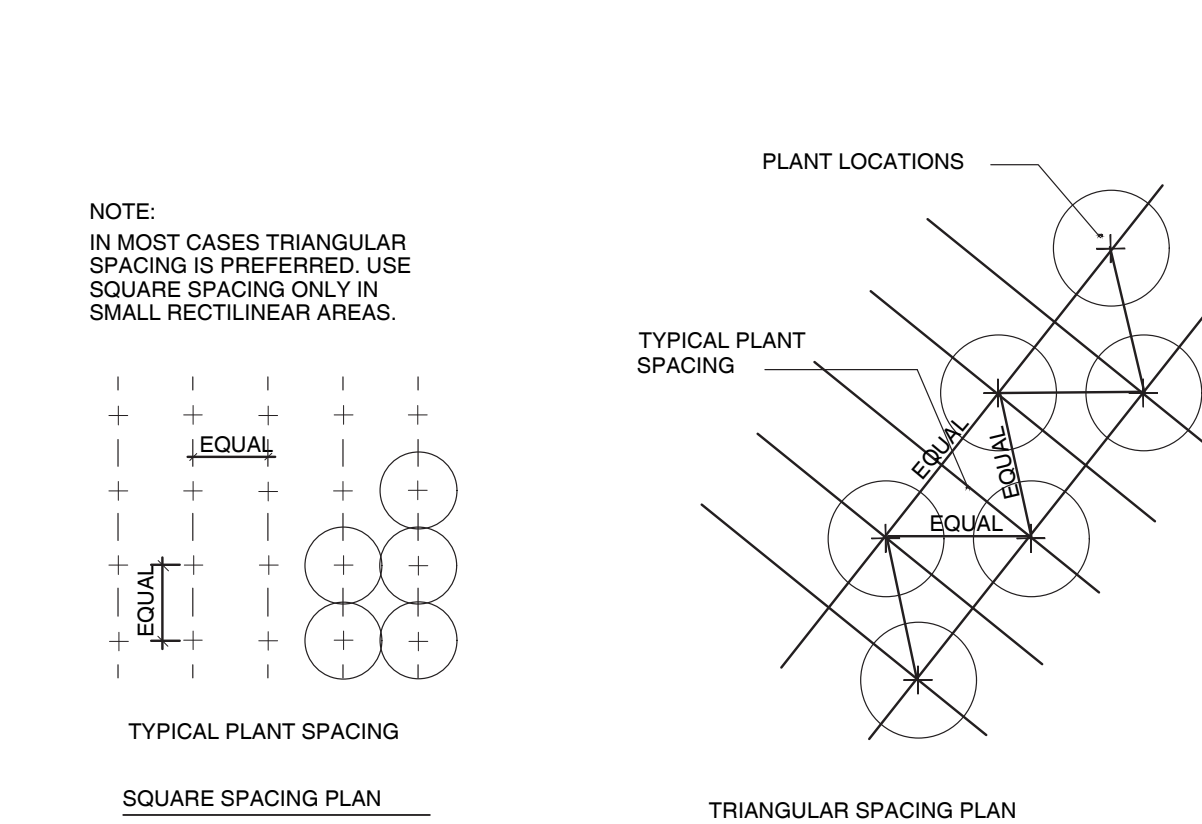
7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2



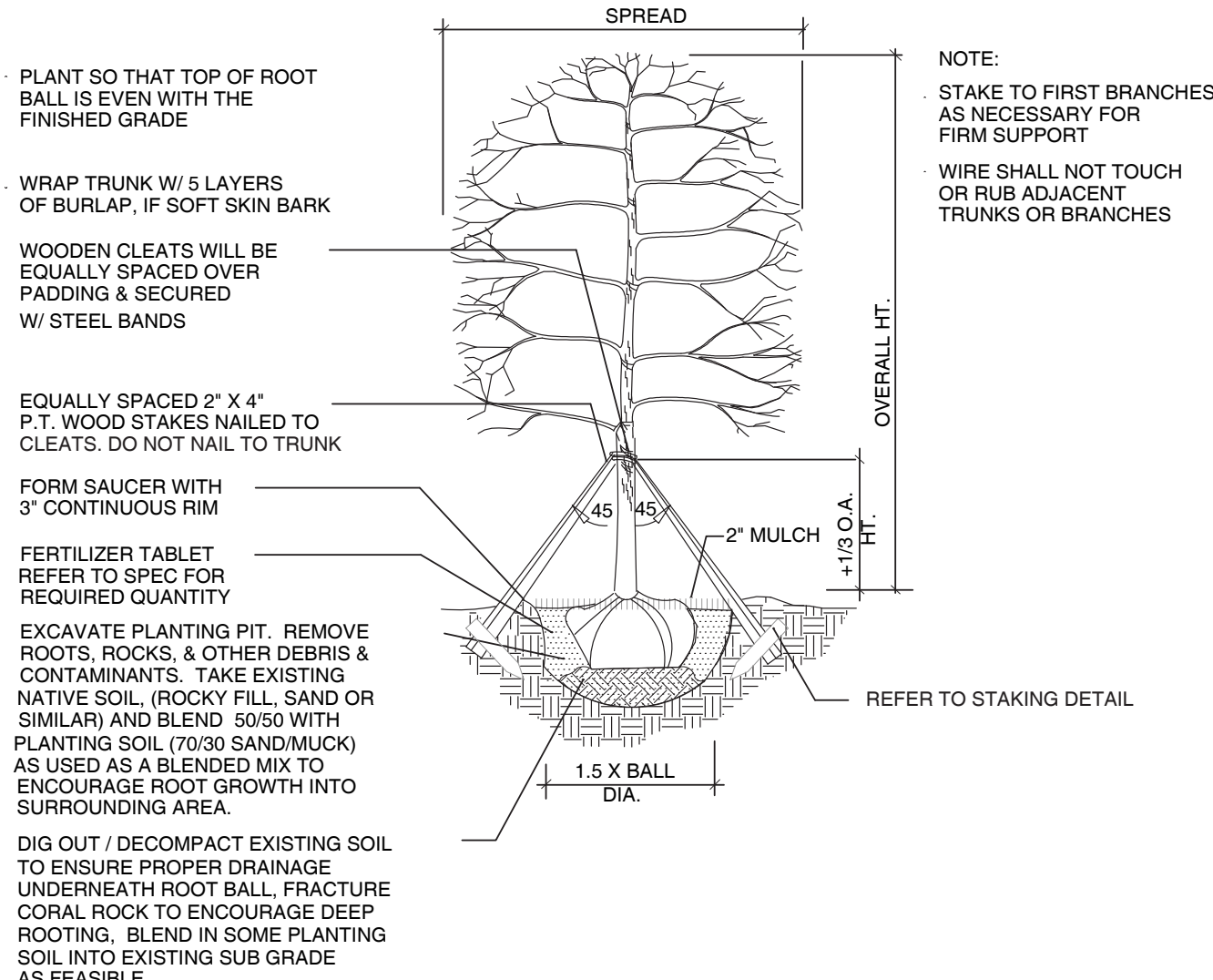
NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING
SCALE: NOT TO SCALE



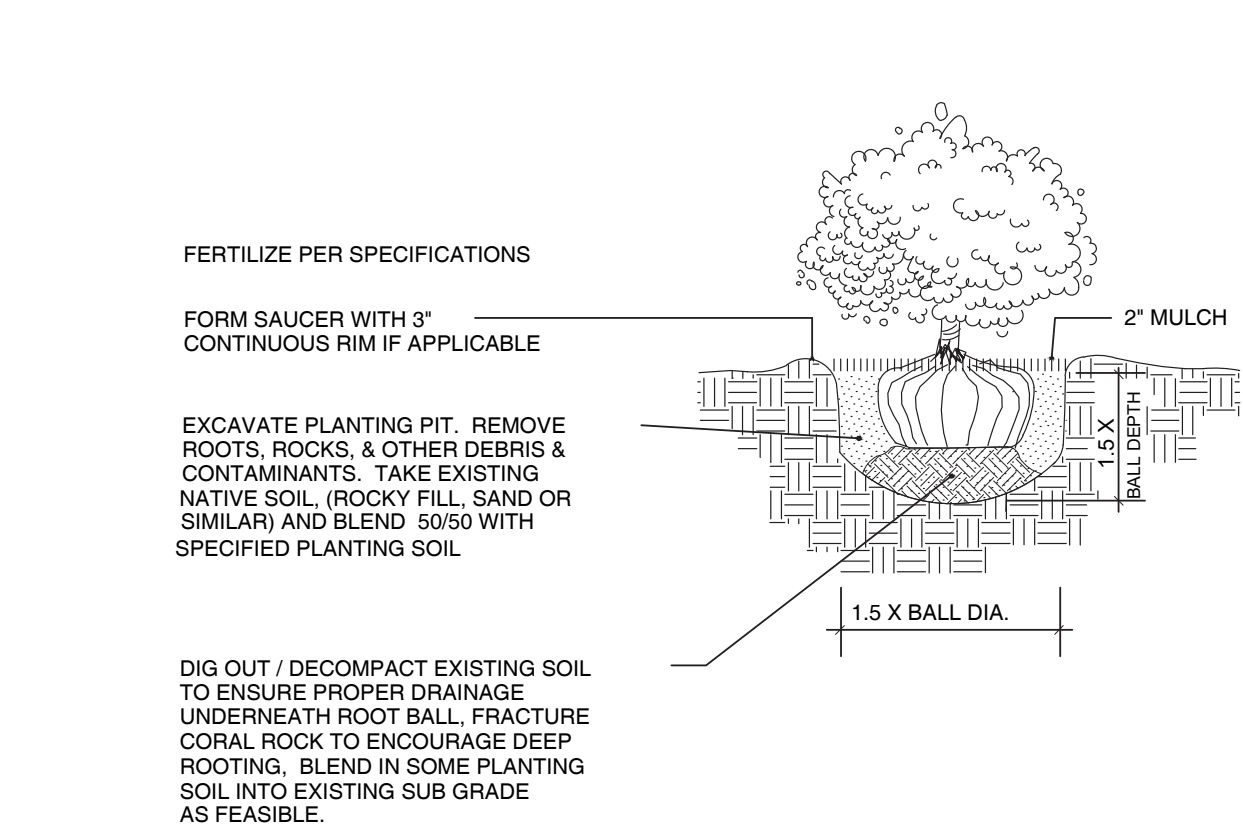
8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d

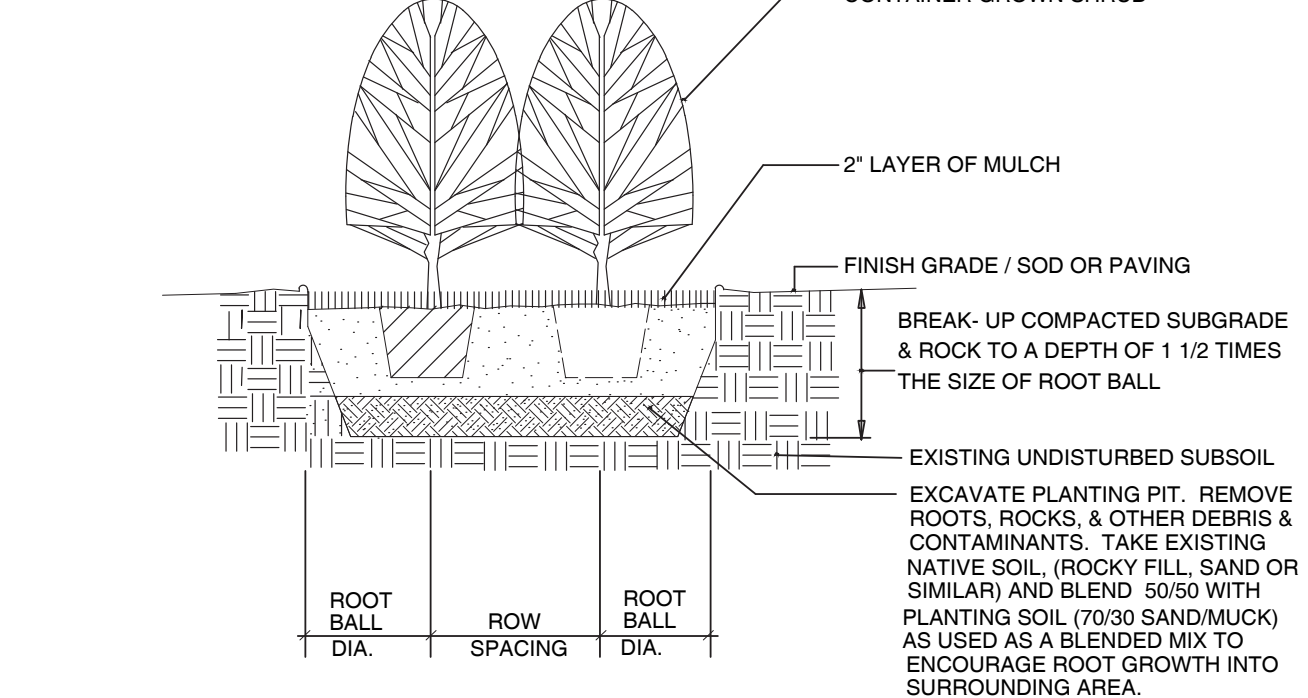


NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

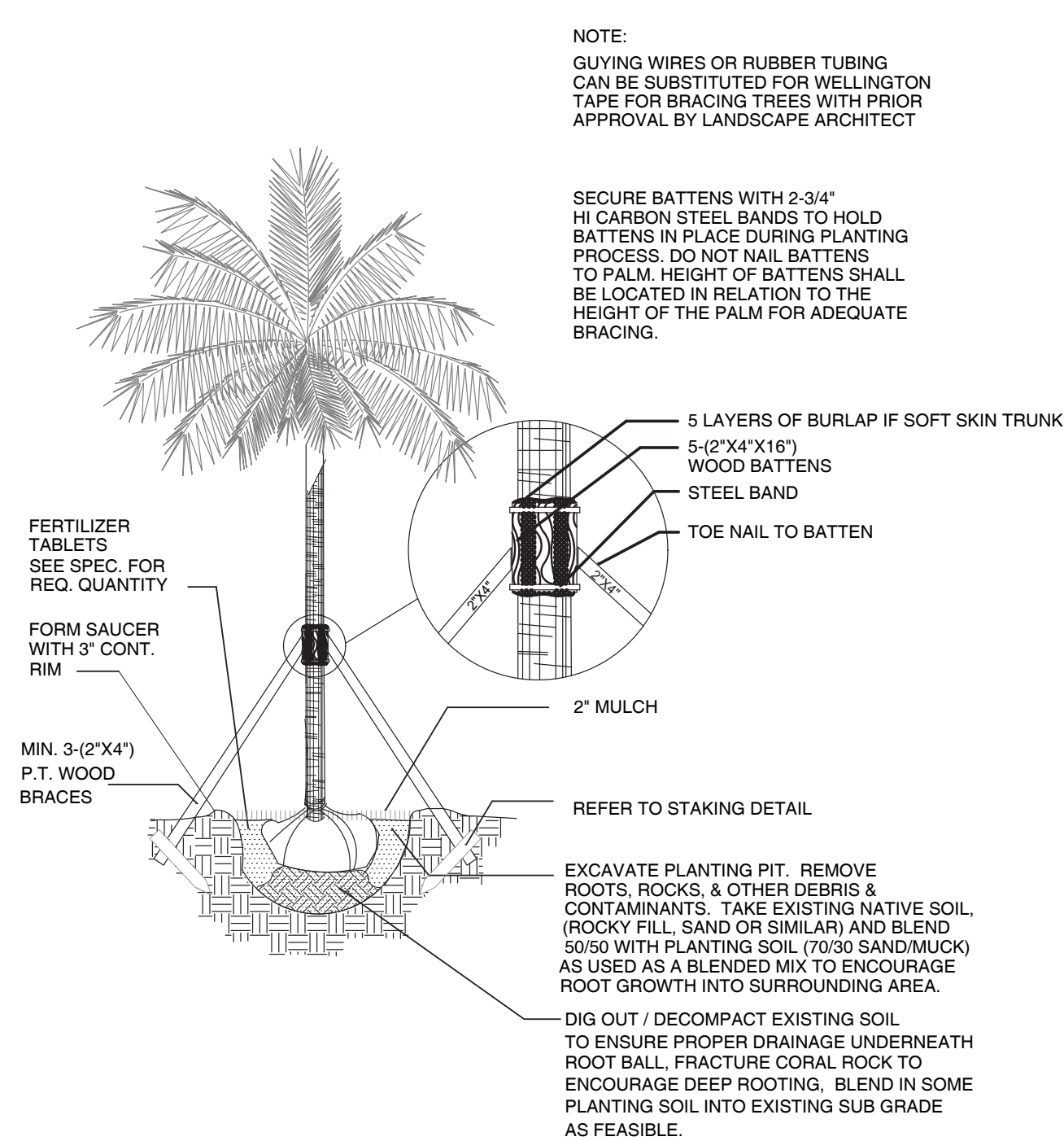
11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING
SCALE: NOT TO SCALE



3 SHRUB PLANTING
SCALE: NOT TO SCALE



9 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE



1. THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
2. 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.
5. 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.
6. 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.

Pole Spot PURE LED

Cat. No. PS/L

PURE LED
Pure Performance

1

The Pole Spot has a single spotlight which can be aimed in any single direction. This luminaire is ideal for path lighting as well as tree lighting, or the head may be aimed downward stopping upward light altogether. The fitting has a fully adjustable head which allows for 360 degree rotation, as well as a high degree of elevation.

This luminaire is machined from a choice of 10mm solid aluminium with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear, tempered, flush glass lens and high temperature silicon gaskets. The Pole Spot uses a MR16 GU 5.3 lamp.

The Hunza PURE LED system uses Cree MT-G chips for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote (series connection) driver. The PURE LED system incorporates HUNZA's Plug-and-Play system for easy replacement of either the LED engine or integral driver in the field. Four beam angles, and a choice of a Warm or Cool White colour temperatures are available.

Ordering Information

Luminaire	Driver mA	Lens	Colour Temp	Accessories	Material/Finish
PS/L	S - Series D7 - 12v 700mA D10 - 12v 1000mA	15 - 15° TIR Lens 25 - 25° TIR Lens 38 - 38° Reflector 60 - 60° Reflector	3 - 3000K 4 - 4000K	CJK150 - Cable Joint Kit LENSSTEPF - Frost Lens GG - Glare Guard HCL - Hex Cell Louvre Adapter	BK - Black BZ - Bronze GN - Green STAR - Silver Star WH - White WB - Birch DG - Dark Grey OG - Olive Green RG - Beige PR - Primrose COP - Copper SS - 316 Stainless
PS/L D10 60 4 CJK150 SS					

HUNZA

PURE
OUTDOOR
LIGHTING

HUNZA FACTORY
130 Feltton Mathew Ave
Glen Innes
Auckland 1072
New Zealand

Ph: 64-9-528 9471
Fax: 64-9-528 9381
hunza@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php
Specifications may change without notice.
Manufactured in New Zealand.
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Ver 1.5

2.5.1

SYMBOL	QUANTITY	TYPE	MANUFACTURER	SPECIFICATION NUMBER	LAMP	NOTES
①	-	UPLIGHT	HUNZA	WW/L-S-4-CJK150-BZ	LED	NOTES
②	-	WELL LIGHT	HUNZA		LED	NOTES



ST100

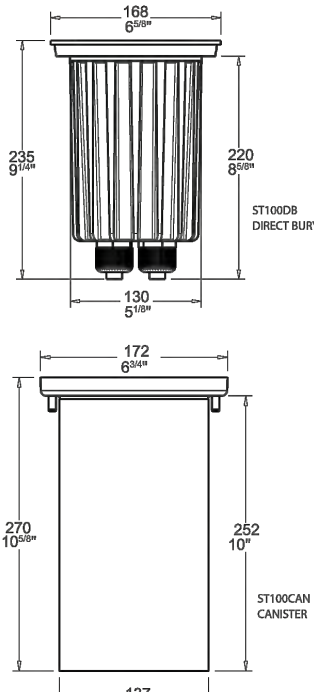
SAFE TOUCH

PROJECT:
TYPE:
SOURCE:
NOTES:

SPECIFICATIONS

LED Chip	Cree CXA 1830 field replaceable LED board
Luminaire Output	2700 Lumens @ 700mA (26 watts) , Delivered from Luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 26 watts, Delivered from Luminaire with unobstructed beam
CRI (3000K)	80 Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	13, 20, 25, 34
Ingress Protection	IP67
Warranty	Electronics = 5 years Body Aluminium = 5 years
Standards	BS/EN 60598.2.2 cUL 1598, CSA C22.2 No. 250.0 CE



PRODUCT CONFIGURATION

Cat. No. ST100

Luminaire	Power	Material/ Finish	Beam	Colour	Accessories
ST100/SC					
ST100/DB					

SR SERIES REMOTE

R RETRO, 120-277vac INPUT

D24 24VDC DRIVER

SBZ SOLID BRONZE

SS STAINLESS STEEL

SSP POLISHED SS

13 13°

20 20°

25 25°

34 34°

2 2700K

3 3000K

4 4000K

39 3000K, 90+ CRI

ST100DB HEX CELL LOUVER

GS100 GLARE SHIELD

LF FROSTED LENS

A/SLIP ANTI SLIP LENS

C/JK CABLE JOINT KIT

SERIES REMOTE:
Constant current driver (included) individual fixture require 37vdc @ 700mA maximum. 0-10 volt dimming.

RETRO 110-277vac DRIVER:
Constant current driver (included).
Input: 120, 240, 277 volts.
Output: 30 watts total
37vdc @ 700mA
0-10 volt dimming.

24VDC DRIVER:
Input: 24vdc.
Output: 36v dc @ 700mA
constant current (non dimming).
Note: not for USA.

ADDITIONAL COMMENTS:



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