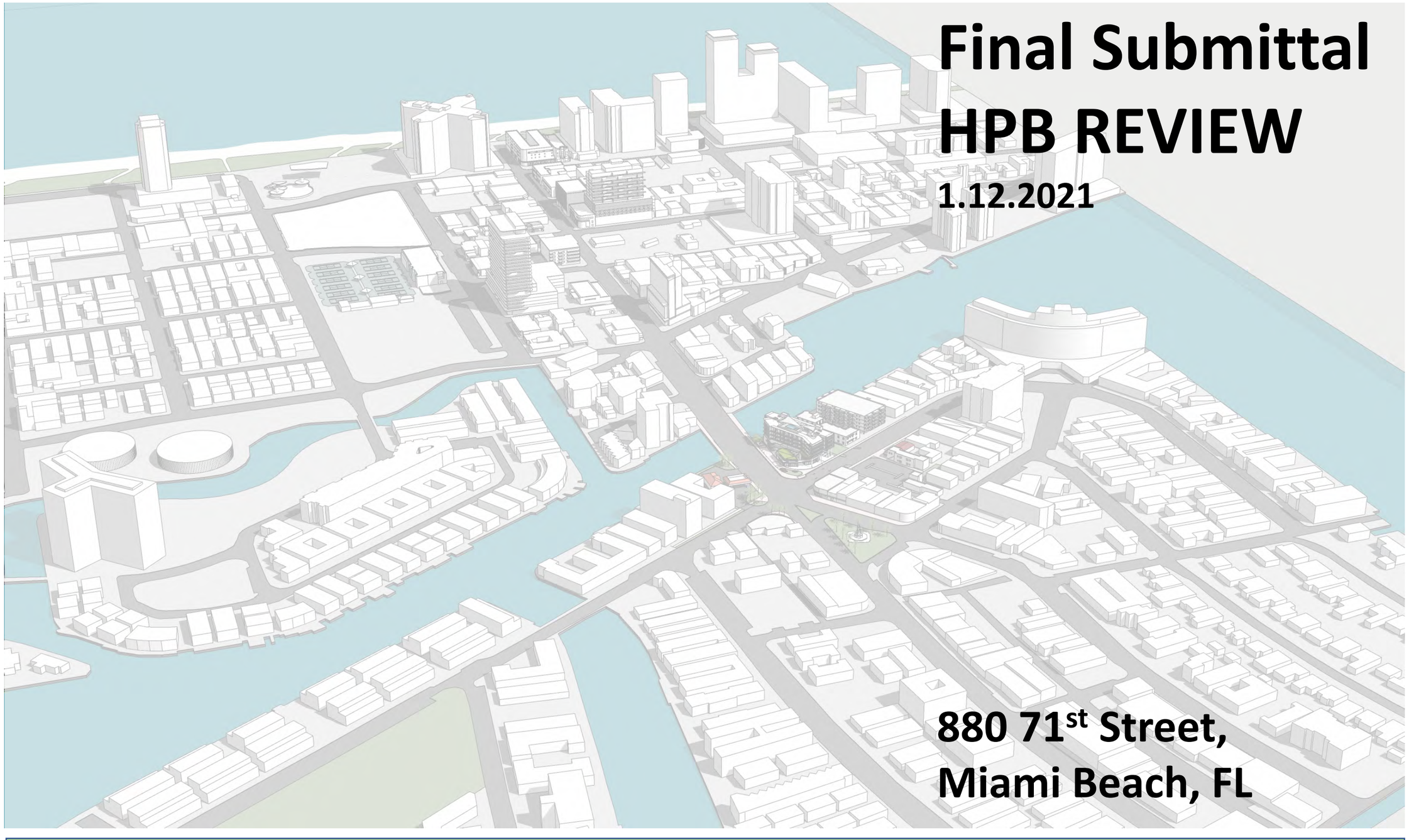

Final Submittal
HPB REVIEW
1.12.2021

880 71st Street,
Miami Beach, FL

KAHUNAH PROPERTIES

BUILT FORM
ARCHITECTURE

Final Submittal
HPB REVIEW
1.12.2021

SITE CONTEXT AND CHALLENGES

LIMITED ACCESS TO 71ST R.O.W.
IRREGULAR CURVED GEOMETRY
INTERFACE WITH 71ST STREET BRIDGE

PLANNING CONCEPTS

PEDESTRIAN CONNECTIONS
COURTYARDS AND VIEW SHEDS
MASSING DIAGRAMS

BUILDING DESIGN INSPIRATIONS

MIMO ARCHITECTURAL LANGUAGE
RESILENCY AND SUSTAINABLE PRACTICES
ASYMETRICAL AND ANGULAR FORM

880 71st Street,
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880 71st Street,
Miami Beach, FL

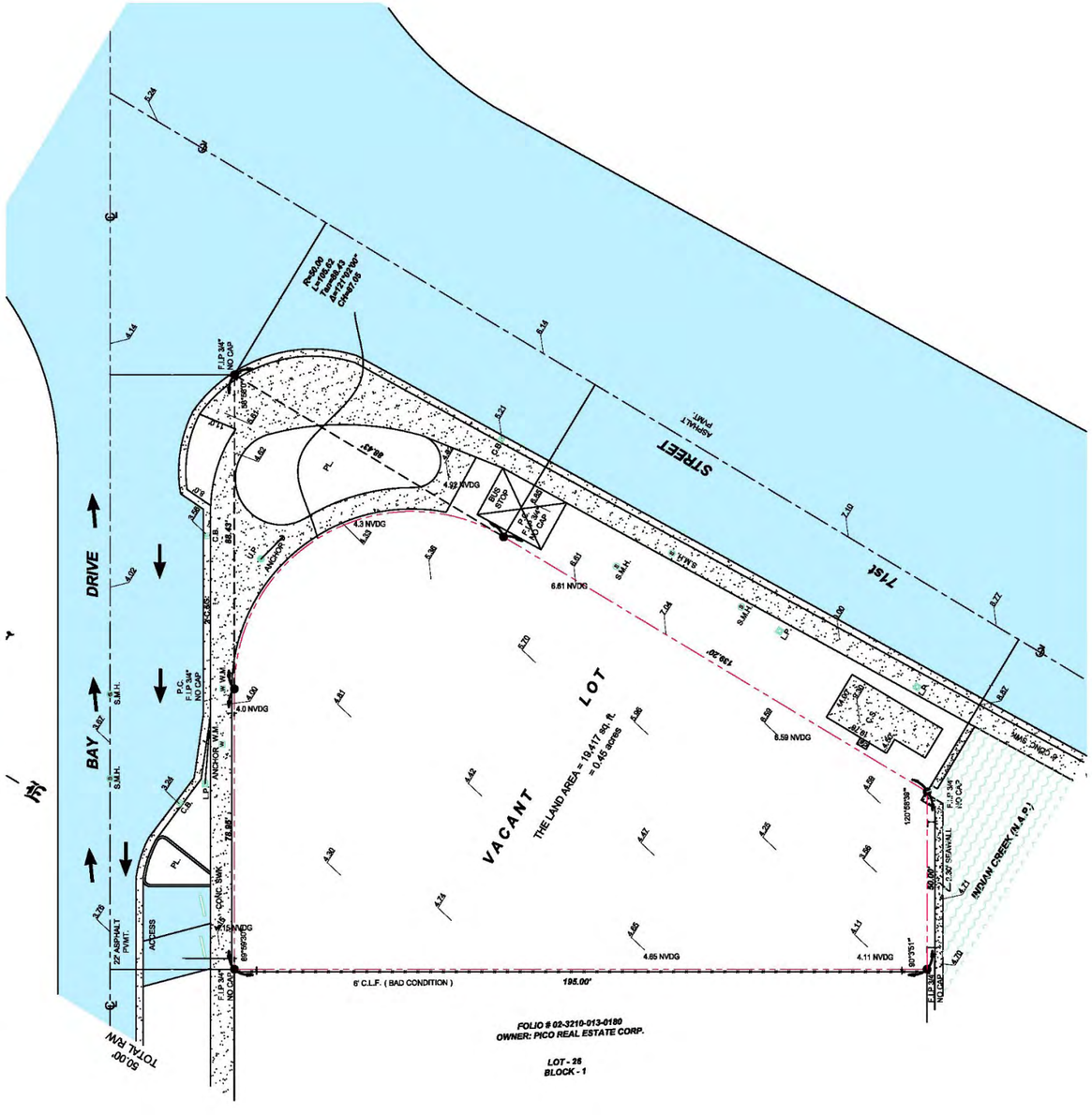
AERIAL PHOTOGRAPH

KAHUNAH PROPERTIES

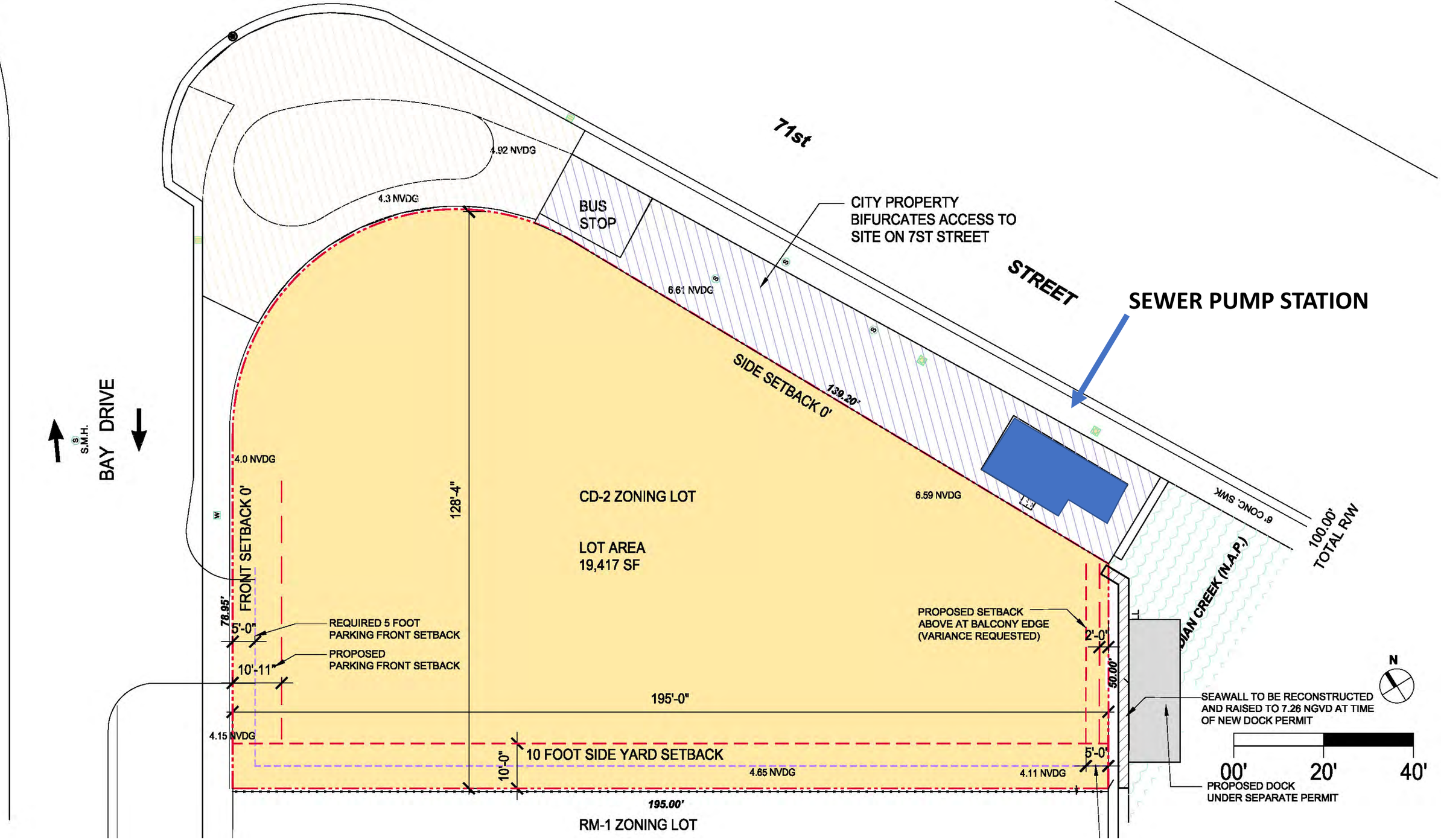
Site Context

BUILT FORM ARCHITECTURE

CONTEXT LOCATION PLAN
1/2 MILE RADIUS



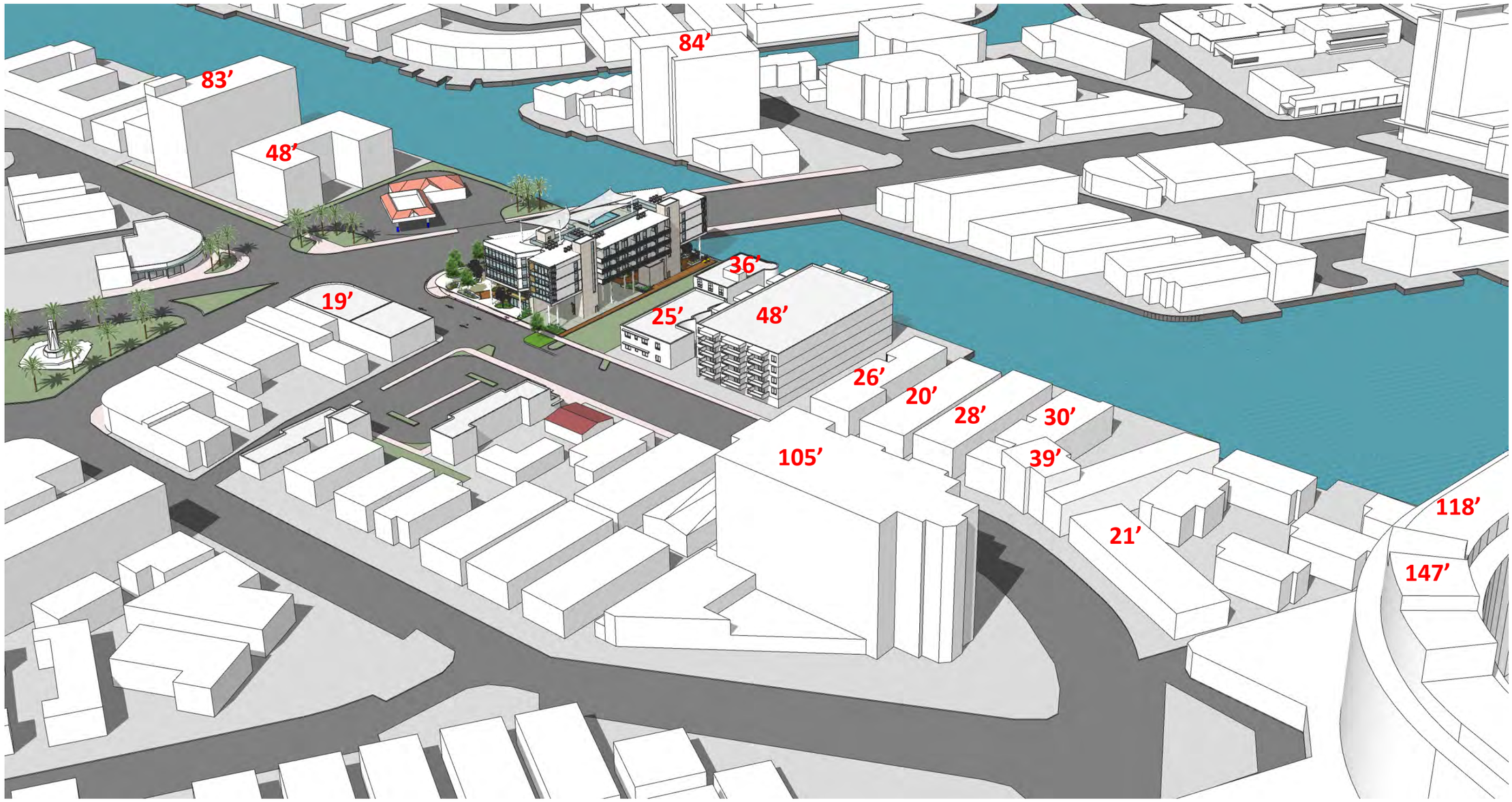
SURVEY



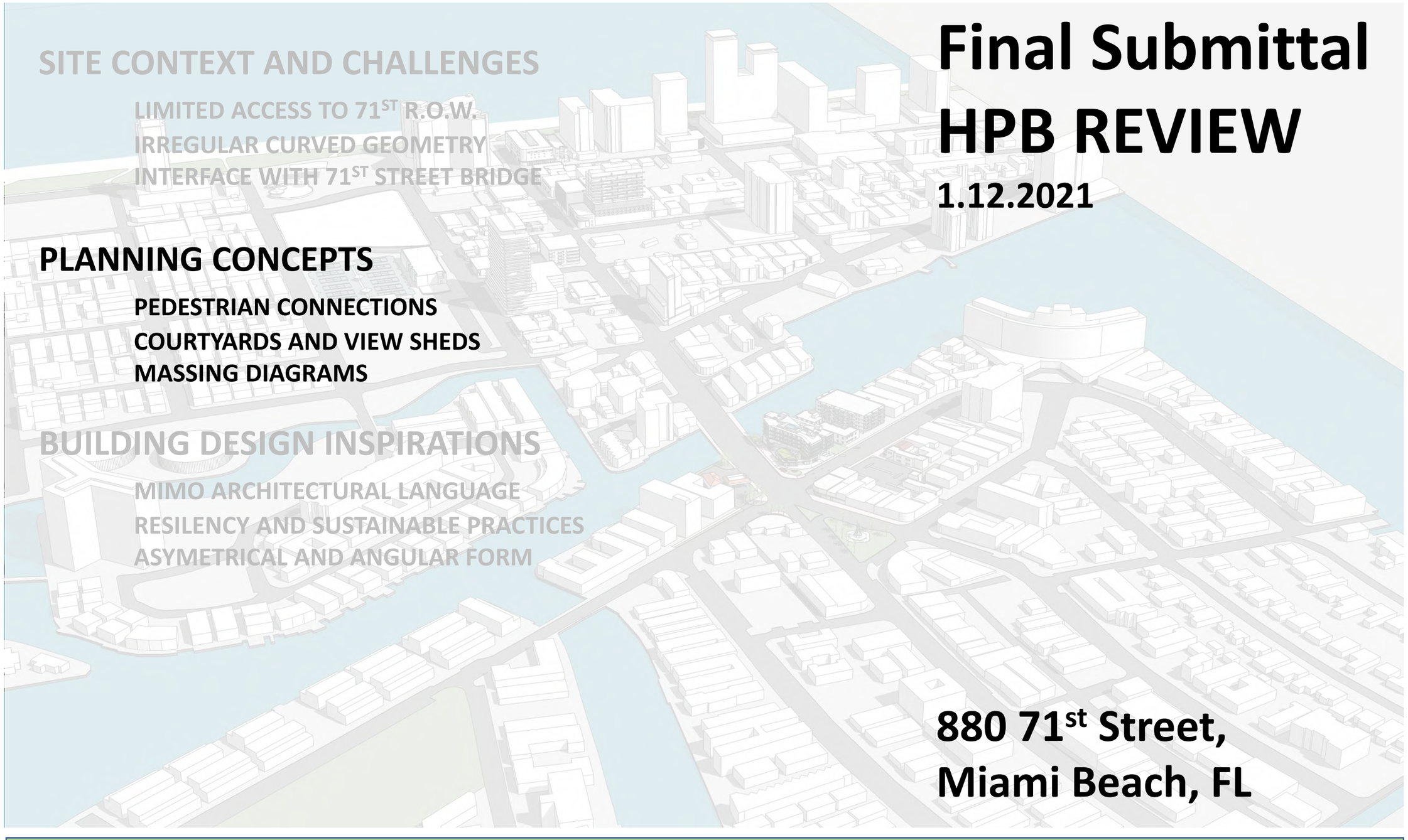
SITE ZONING DIAGRAM

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS



BUILDING HEIGHT SURVEY



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KAHUNAH PROPERTIES

BUILT FORM ARCHITECTURE

The pedestrian experience is designed to allow public passage thru the ground level to access the waterfront while providing openness to light, air, and view sheds thru the site. The setback of the project from the intersection allows for a pedestrian scaled experience that ties this space to the fountain plaza and local residents on Bay Drive.

FIGURE GROUND DIAGRAM

THE CORNER LOT HAS A UNIQUE GEOMETRICAL FORM SET BACK FROM THE 71ST STREET R.O.W.

TROPICAIR HOTEL

FIGURE GROUND DIAGRAM

THE BUILDING FORM IS PUSHED BACK FROM THE CORNER INTERSECTION

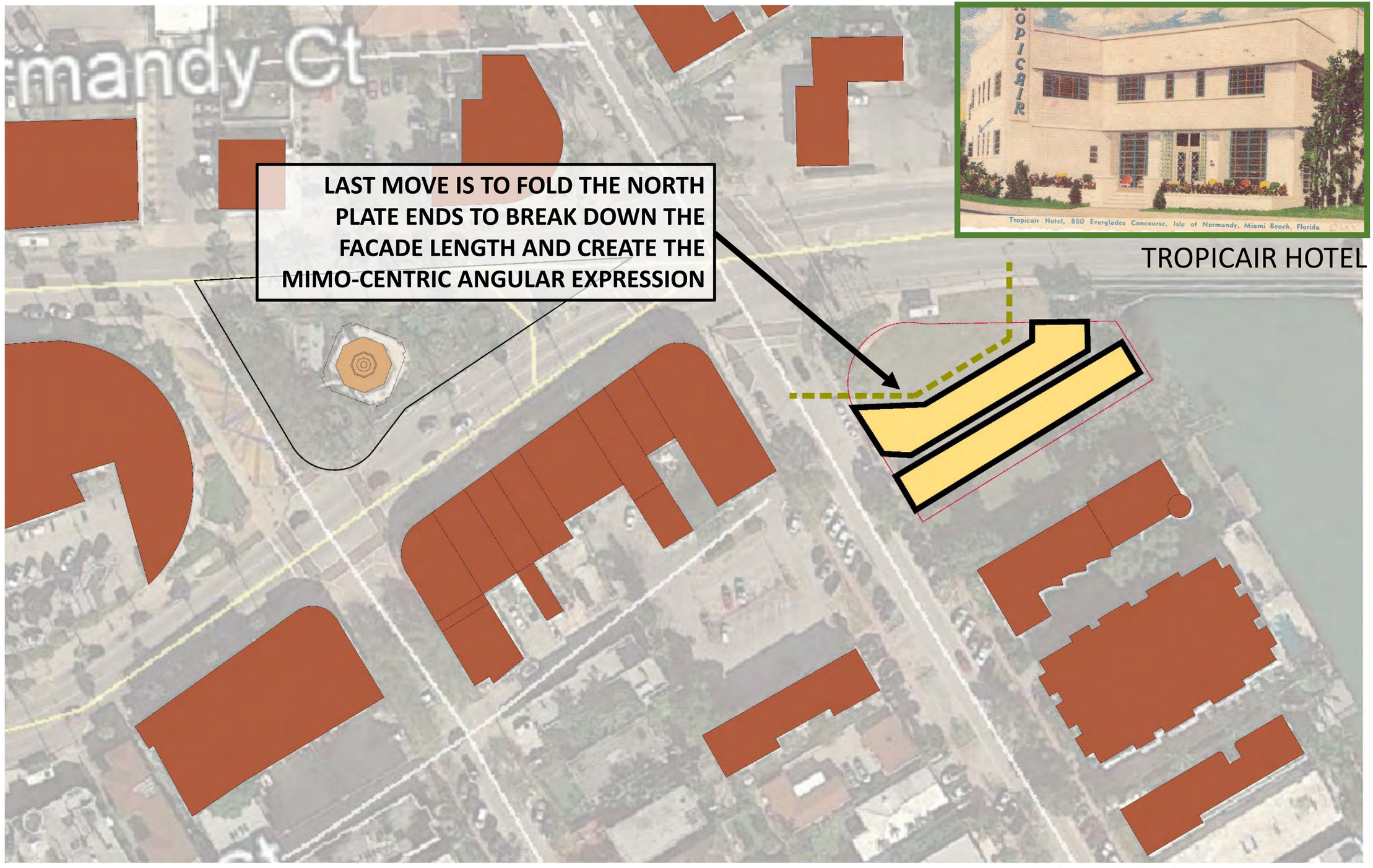
TROPICAIR HOTEL

FIGURE GROUND DIAGRAM

THE BUILDING IS THEN SPLIT INTO TWO PLATES TO PROVIDE A MORE CONTEXTUAL SCALE TO THE MASS

TROPICAIR HOTEL

FIGURE GROUND DIAGRAM

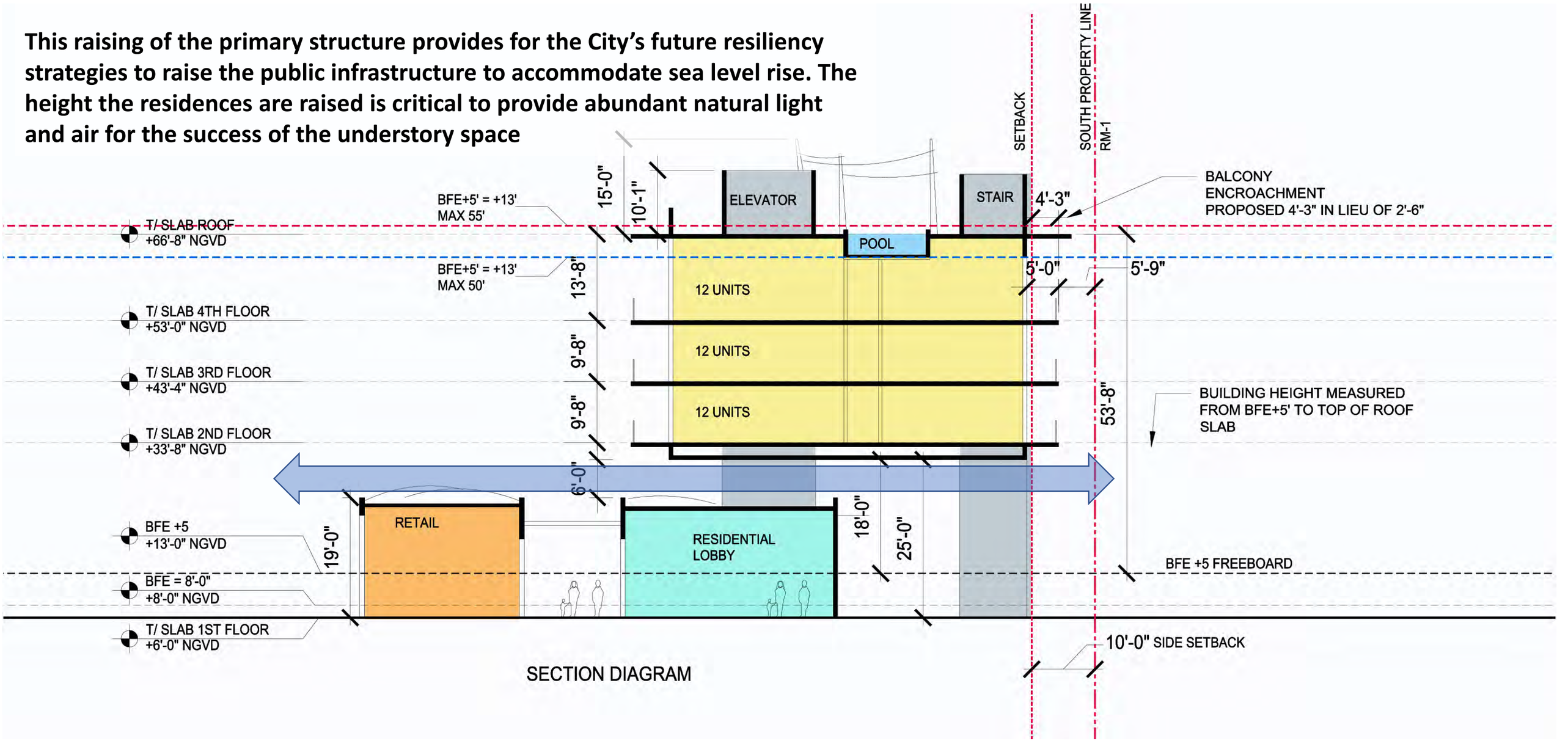


TROPICAIR HOTEL

FIGURE GROUND DIAGRAM

The building design diagram separates the human scale pavilion structures from the housing units above.

This raising of the primary structure provides for the City's future resiliency strategies to raise the public infrastructure to accommodate sea level rise. The height the residences are raised is critical to provide abundant natural light and air for the success of the understory space

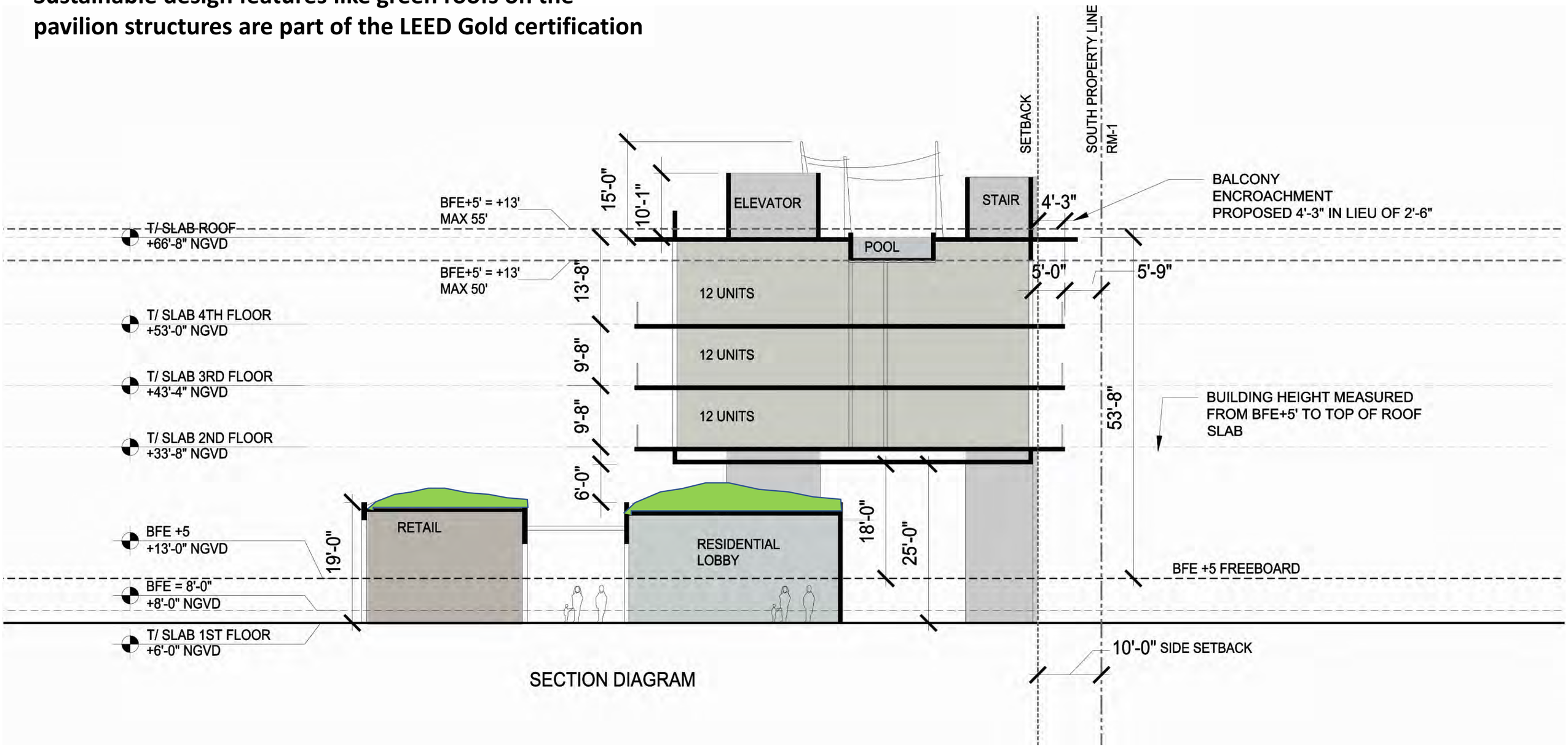


SECTION DIAGRAM

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

DESIGN STRATEGY

Sustainable design features like green roofs on the pavilion structures are part of the LEED Gold certification

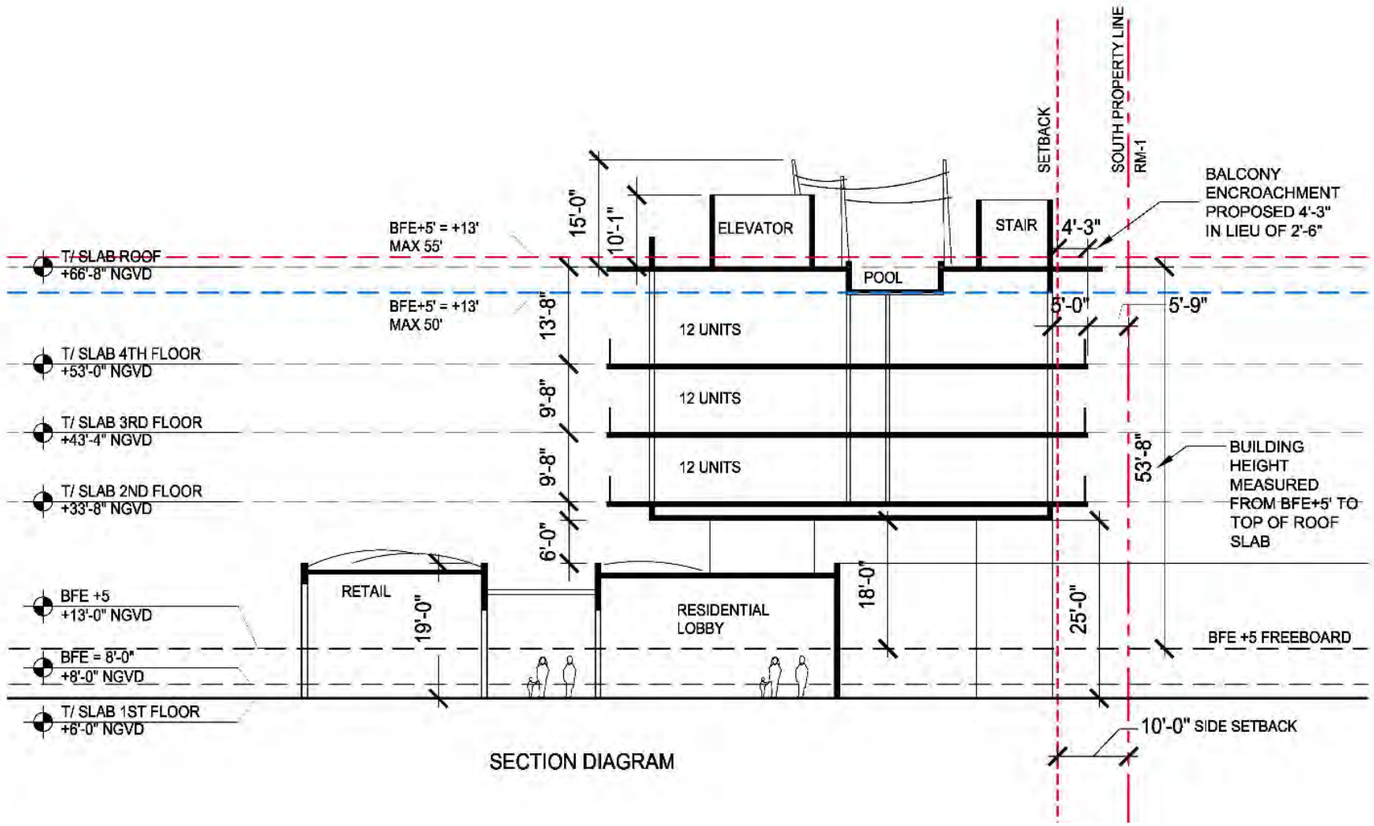


SECTION DIAGRAM

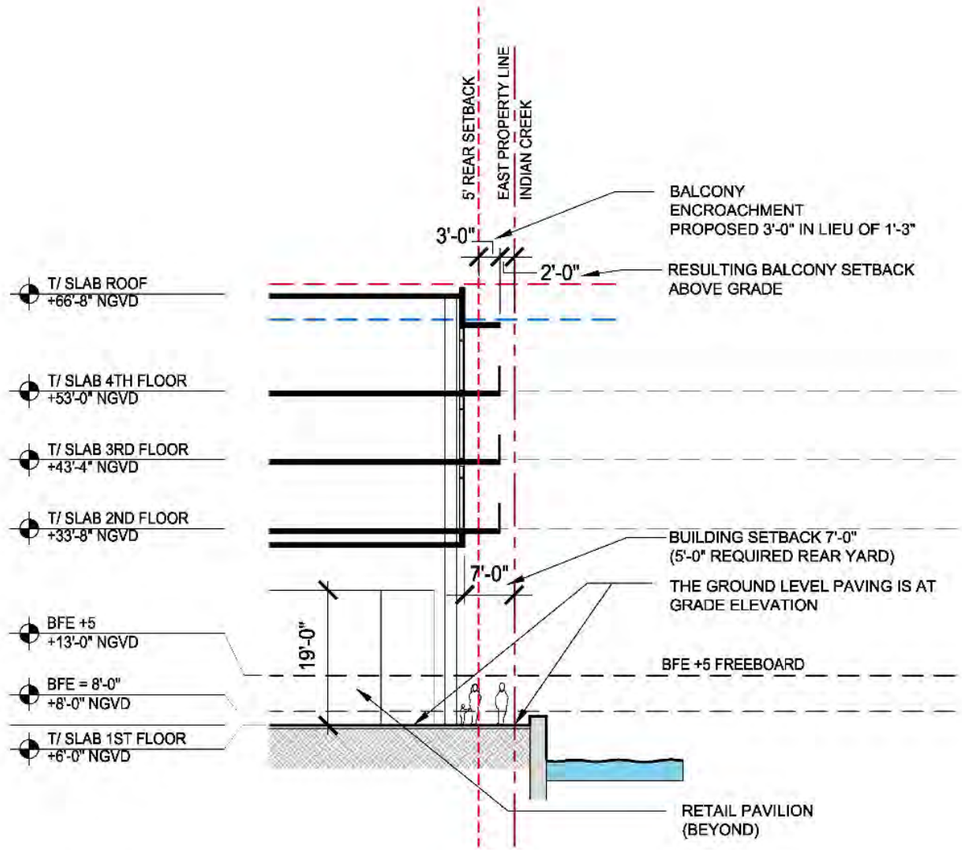
SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

DESIGN STRATEGY

Proposed balcony encroachments



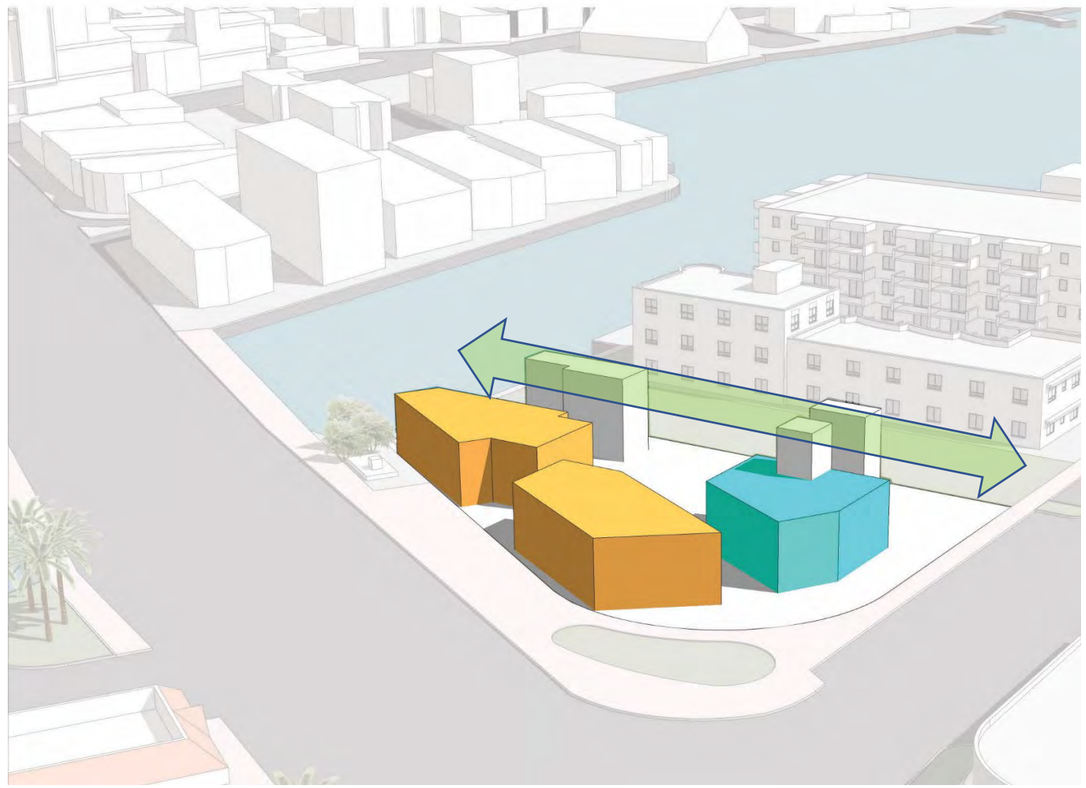
SECTION DIAGRAM



Community servicing retail pavilions

Public access to the waterfront

Main building entrance



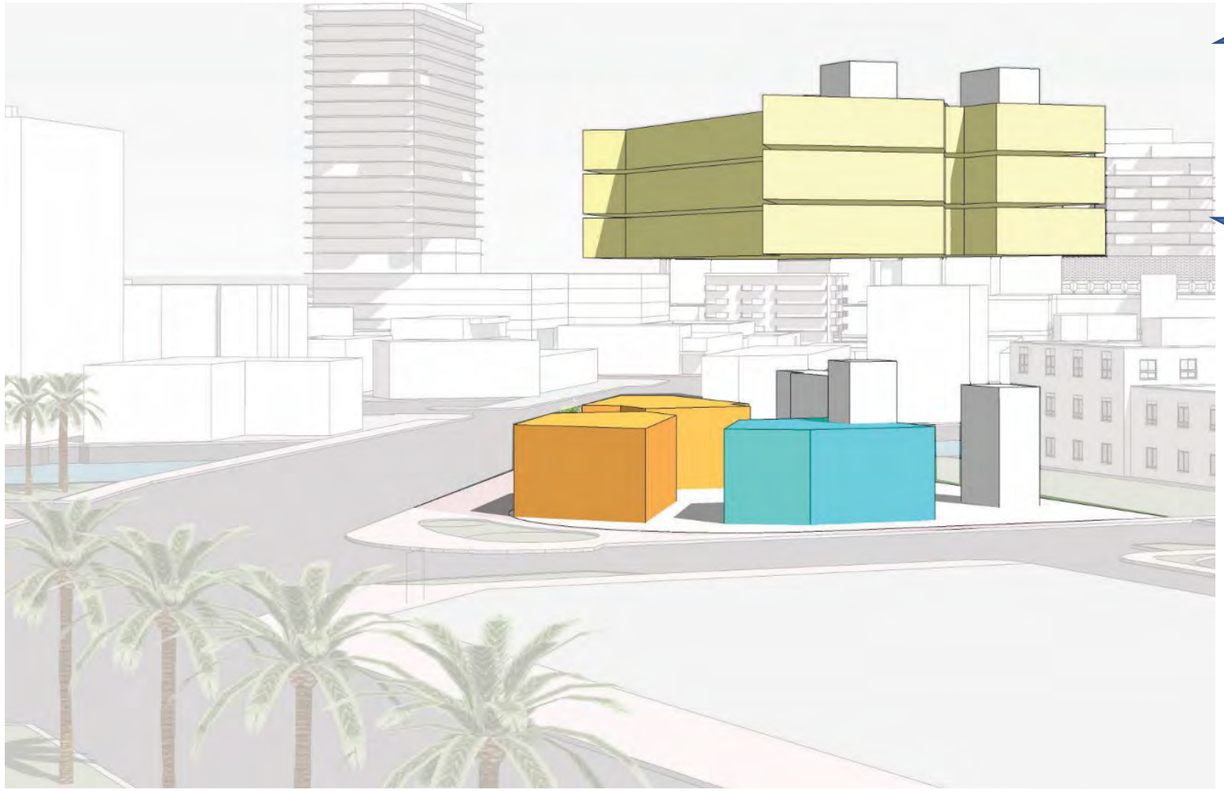
Community serving retail and entry lobby that match the pedestrian and human scale of the surrounding buildings

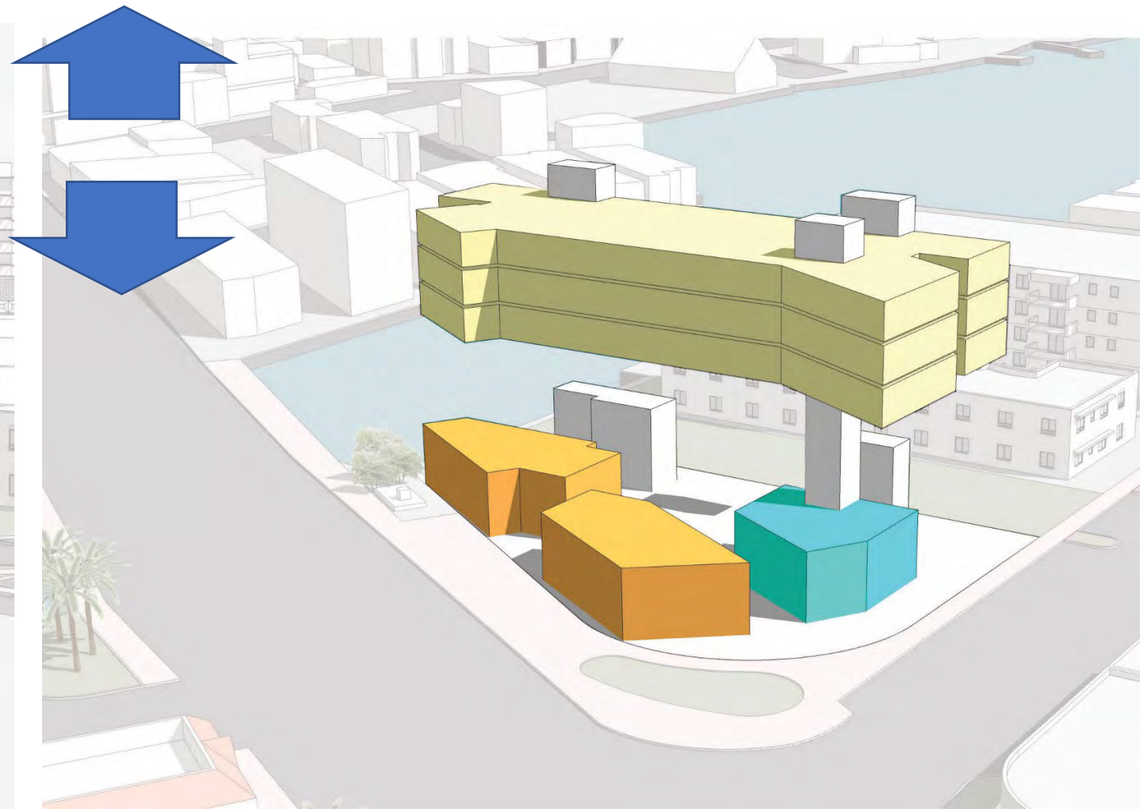
Community servicing retail pavilions

Main building entrance

Public access to the waterfront

Residential apartments





The primary building mass is raised above grade to allow openness for light and air for the flex space and green courtyards below

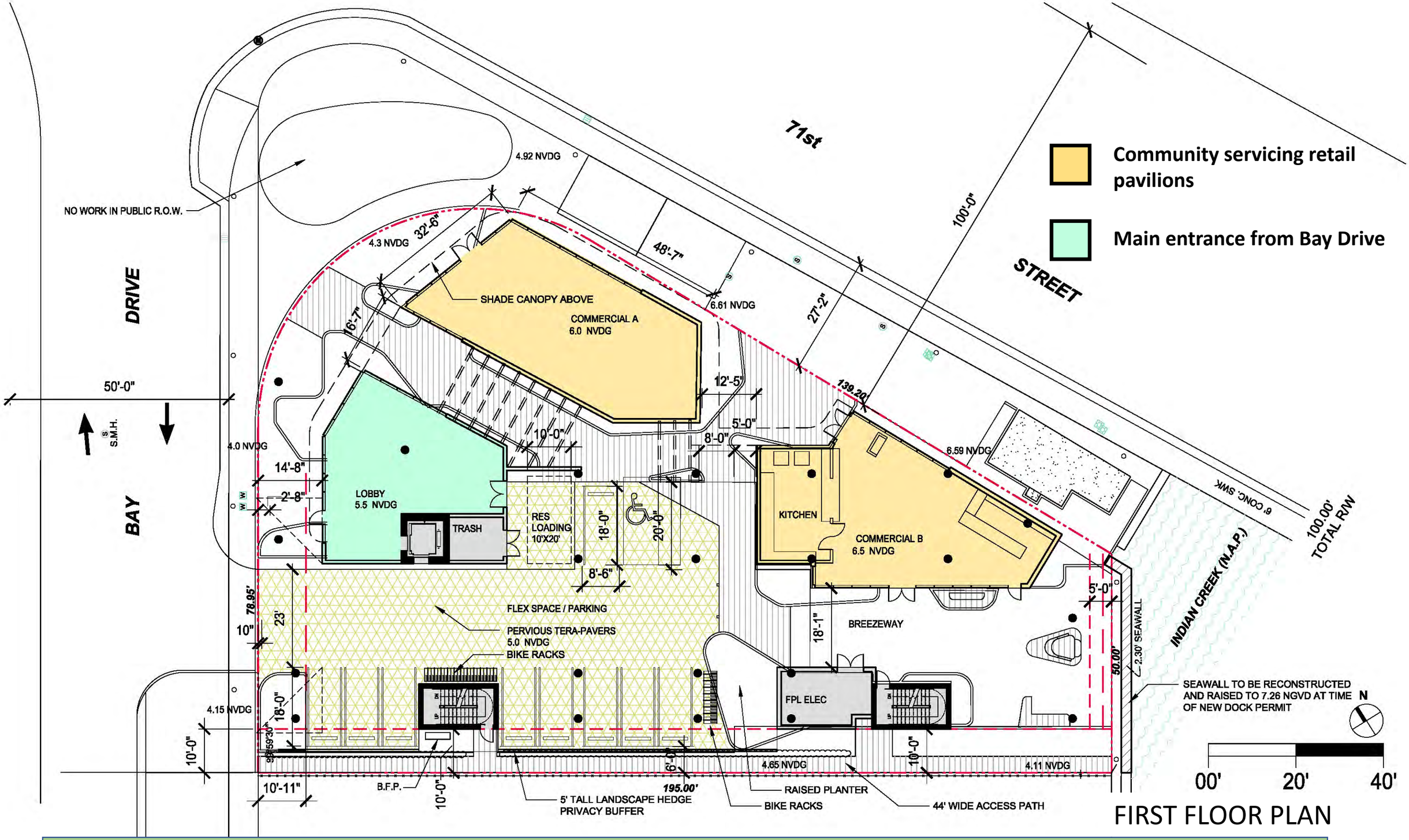
Community servicing retail pavilions

Main building entrance

Public access to the waterfront

Residential apartments

The final massing configuration responds to both the pedestrian-scale urban fabric and the neighborhood-scale street wall of layered adjacent buildings



FIRST FLOOR PLAN

KAHUNAH PROPERTIES

Design Concept

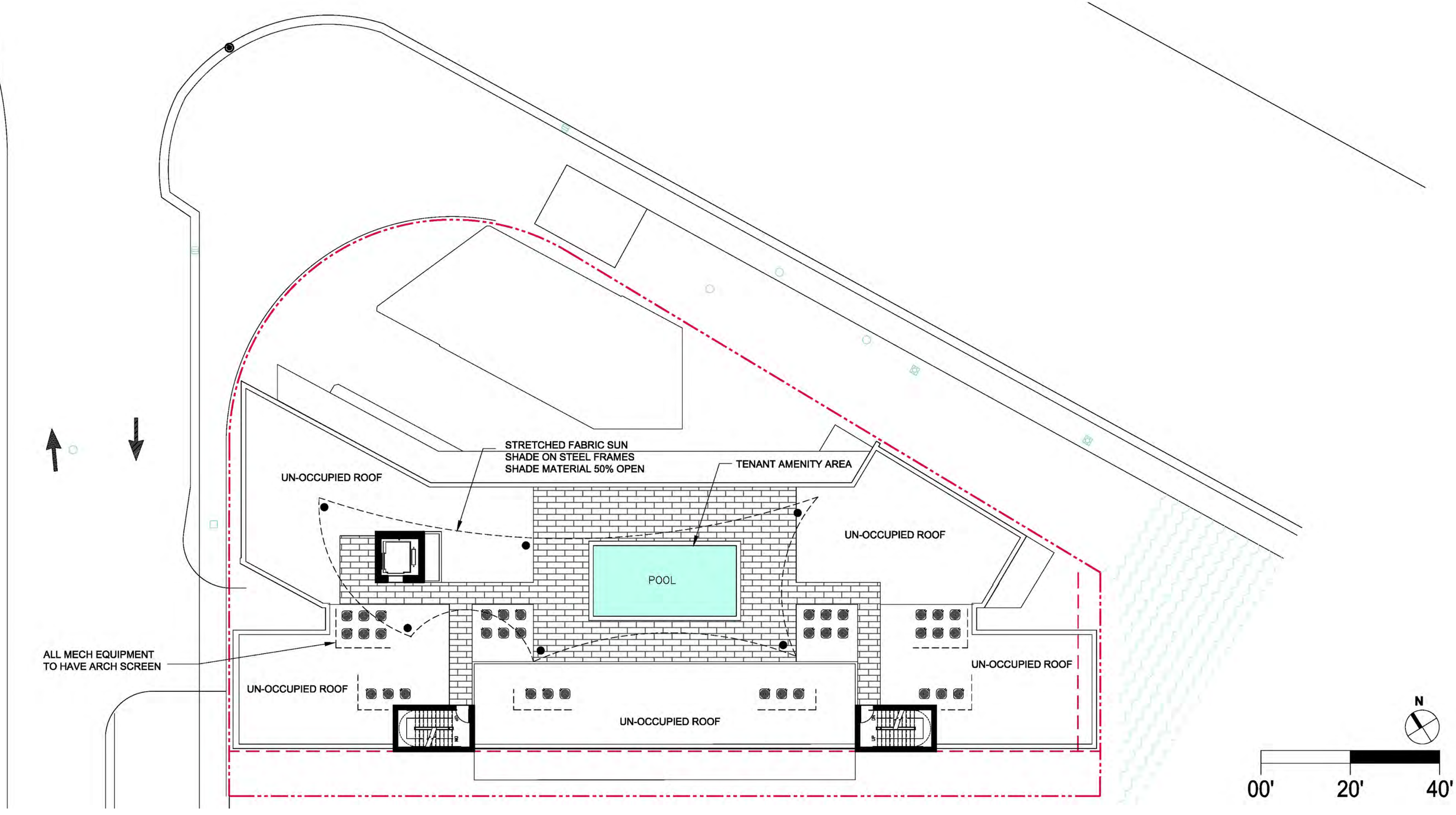
BUILT FORM ARCHITECTURE

TYPICAL FLOOR PLAN

KAHUNAH PROPERTIES

Design Concept

BUILT FORM ARCHITECTURE


STRETCHED FABRIC SUN
SHADE ON STEEL FRAMES
SHADE MATERIAL 50% OPEN
TENANT AMENITY AREA
UN-OCCUPIED ROOF
UN-OCCUPIED ROOF
POOL
UN-OCCUPIED ROOF
ALL MECH EQUIPMENT
TO HAVE ARCH SCREEN
UN-OCCUPIED ROOF
UN-OCCUPIED ROOF
UN-OCCUPIED ROOF
N
00'
20'
40'

ROOF PLAN

SITE CONTEXT AND CHALLENGES

LIMITED ACCESS TO 71ST R.O.W.
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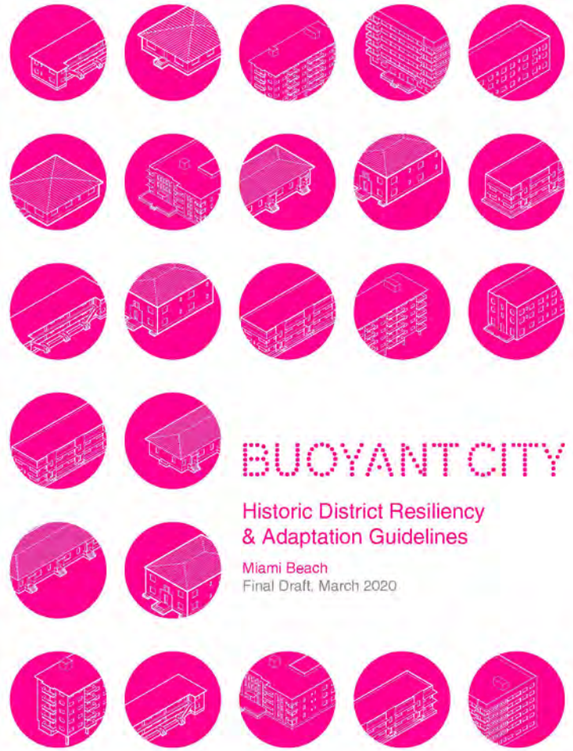


Shulman + Associates

Design guidelines and local research that informs the building architecture

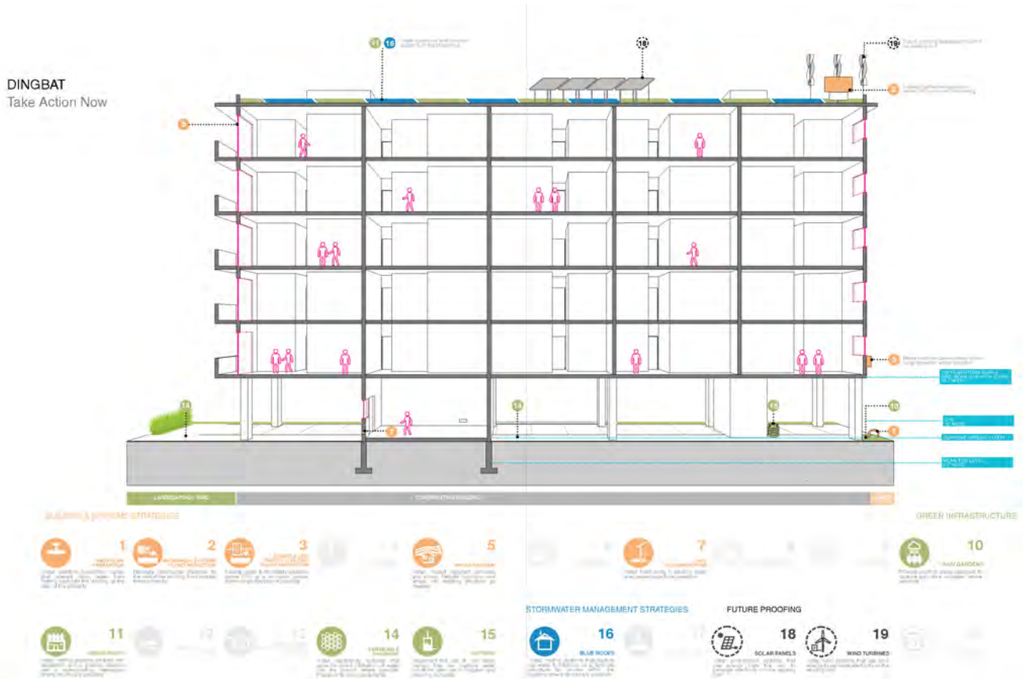
POST-WAR MODERN / MiMo

"CONTEXTUALLY RELEVANT BUILDING DESIGN THAT IS DERIVED FROM THE MIMO LANGUAGE BUT LOOKS FORWARD TO A CONTEMPORARY VISION OF THE FUTURE"

SCALE	**:**	**MASSING ARTICULATION TO BREAK DOWN THE BUILDING SCALE AND HEIGHT TO REFLECT THE ADJACENT URBAN FABRIC**
HEIGHT	**:**	**TALLER STRUCTURES TO BE SET BACK FROM THE STREET, BREAKING DOWN THE MASSING TO RELFECT THE ADJACENT URBAN FABRIC**
RHYTHM	**:**	**BREAKING DOWN THE MASSING TO CONFORM TO THE LOT WIDTH, CONTEXT BUILDING PROPORTIONS**
SETBACKS	**:**	**MAINTAIN THE URBAN STREETWALL, SITE THE BUILDINGS TO REINFORCE THE SURROUNDING CONTEXT**
VIEW CORRIDORS	**:**	**MAINTAIN VIEW CORRDIORS TO IMPORTANT STRUCTURES AND WATERFRONT**
DIRECTIONAL EMPHASIS	**:**	**PREDOMINANTLY HORIZONTAL STRUCTURES WITH STRONG VERTICAL BREAKS. ANGLUAR FORMS**
POINT OF ENTRY	**:**	**ACTIVE GROUND LEVEL WITH DEFINED PEDESTRIAN ENTRANCES FROM THE STREET**
ARCHITECTURE	**:**	**EMBRACING THE MIMO LANGUAGE AND NEIGHBORHOOD VOCABULARY OF FORM TO REFLECT ON THE HISTORY OF THE DISTRICT WHILE NOT REPLICATING THE PAST**

1.3.7 // INTEGRATE PUBLIC SPACES & RIGHT OF WAYS INTO THE VISION

- Develop a plan for public infrastructure, right-of-ways and public places in historic districts that is consistent with the adaptive character of those districts.
- Consider public areas from a three-dimensional point of view, understanding that the variable raising of public and private realms will challenge current understandings of the historic district.
- Anticipate the complex relationship that will develop as the adaptation of streets, sidewalks, yards and buildings is staged at different levels, creating a multi-level city.
- Consider ecological goals in its future infrastructure planning.
- Consider the capacity to serve as a national leader in using its public realm as a test-bed in resilient and multi-functional infrastructure.



"Dingbat" raised building form

B. GREEN INFRASTRUCTURE | For more detail see Appendix III

RAIN GARDENS
Rain gardens are special planting areas designed to capture and store rainwater. Not only do rain gardens assist in reducing overall storm runoff quantity, but they can also aid in purifying water from pollutants and contaminants using natural filtration processes present in soil and plants. Plantings and microorganisms in the soil have the ability to break down biological toxins and also bioaccumulate toxins. Rain gardens are usually located within a small depression in a property to allow water to naturally flow to low points.

GREEN ROOFS
Green roofs are partially or fully vegetated roofs that are layered over waterproofing. In addition to providing shade, a green roof's plants remove air particulates and produce oxygen. Another benefit of green roofs is their ability to reduce and slow stormwater runoff in urban environments.

SUNKEN PLAZAS AND PATIOS
Recessed parks, building courtyards and plazas may contain impervious surfaces designed to temporarily store water during extreme events. These landscape features keep water out of adjacent properties and reduce inputs to storm drains not sized for current and future more extreme storm events. These landscapes can retain water until a storm has passed, at which time the collected rainfall can be drained to a storm sewer system or other storage area.

PERMEABLE PAVEMENT
Permeable pavements and surfaces allow direct infiltration of water into the ground. By allowing water to naturally infiltrate into the ground, stormwater can be stored underground before flowing into stormwater systems, recharging local freshwater aquifers, and feeding nearby plants. Permeable paving helps reduce the load on traditional storm sewers that were not sized for the severity of contemporary storm events.

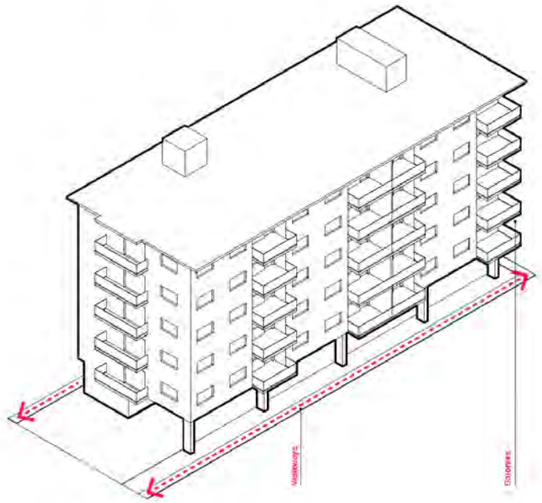
CISTERNS
Cisterns below ground and rain barrels that hold water from roof drains are a simple and affordable way for property owners to capture water, reducing the amount of stormwater impacting their property and harvesting rainwater for other uses. Rain barrels capture water for later use in irrigation or even cleaning purposes. Likewise below ground cisterns can also be used for irrigation and flushing a landscape of salt after larger storm events. With proper treatment, cistern water can also be used for water features and car washing.

Many of the sustainable strategies are implemented in the building and site design

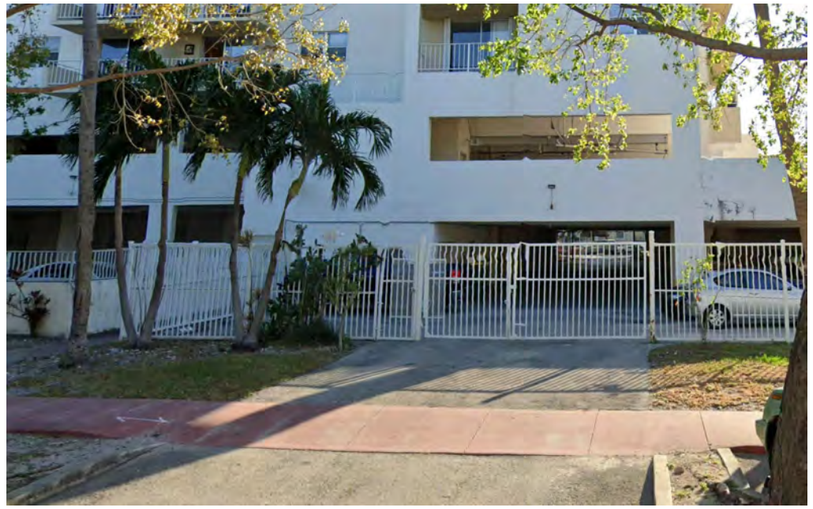
DESIGN GUIDELINES

(D) Dingbat

The Dingbat is a type of residential building featuring ground floor parking spaces below upper residential floors that flourished in Miami Beach in the mid-1950s. The genesis of this type in locally is generally attributed to zoning changes at that time that introduced a parking requirement for new residential units, however the type if found throughout the sunbelt, and was celebrated as a Los Angeles type by author Reyner Banham in Los Angeles: The Architecture of Four Ecologies. The ground floor parking area, featuring columns that support the building above, may also feature a modest lobby or community meeting space. In Miami Beach, Dingbats mainly rise 4-5 stories, and generally observe austere mid-century architectural styling. The sparse decoration found on this type is articulated by the railing systems that define balconies and catwalks.

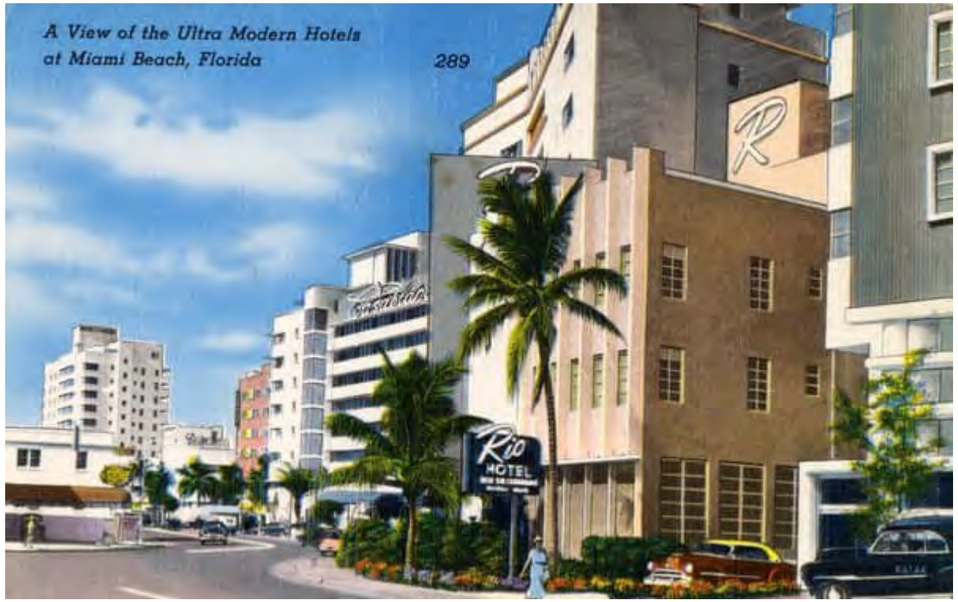


“Dingbat” building form is prevalent in the Normandy Isle neighborhood, but many of the buildings gate off access and have very low understory heights that restrict light and air



DESIGN GUIDELINES

UNIDAD CENTER- RENE GONZALAZ ARCHITECT



HISTORIC IMAGE OF MIAMI BEACH'S ARCHITECTURAL BUILDING LAYERS AND ANGULAR FORMS

Normandy Isle, as well as the greater City of Miami Beach, has many examples buildings with layers of architectural materials and angular forms

DESIGN REFERENCES

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

MASSING STUDY

KAHUNAH PROPERTIES

Design Concept

BUILT FORM
ARCHITECTURE

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STUCCO FINISHES

STRETCHED FABRIC SUN SHADE

FABRIC 50% OPEN AIR

STRETCHED FABRIC SUN SHADE ON STEEL FRAMES FABRIC 50% OPEN AIR

STUCCO FINISH ON ALL CONCRETE ELEMENTS

42" TALL FRAMED GLASS GUARDRAILS

36'-4"

25'-0"

19'-0"

23'-8"

18'-0"

ANODIZED ALUM. STOREFRONT WITH LOW "E" IMPACT GLASS

OPEN TO GARDEN WALK (BEYOND)

HISTORICAL PLAQUE

UTILITY MODULE IRON-SPOT BRICK MASONRY

NORTH ELEVATION

ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS

GLASS RAIL W/ FRIT PATTERN

VINE WALLS LIVING WALLS

FLORIDA KEYSTONE CORAL

GREEN ROOF BURMS

PAINTED ALUMINUM STOREFRONT SYSTEMS

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
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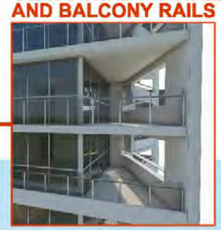
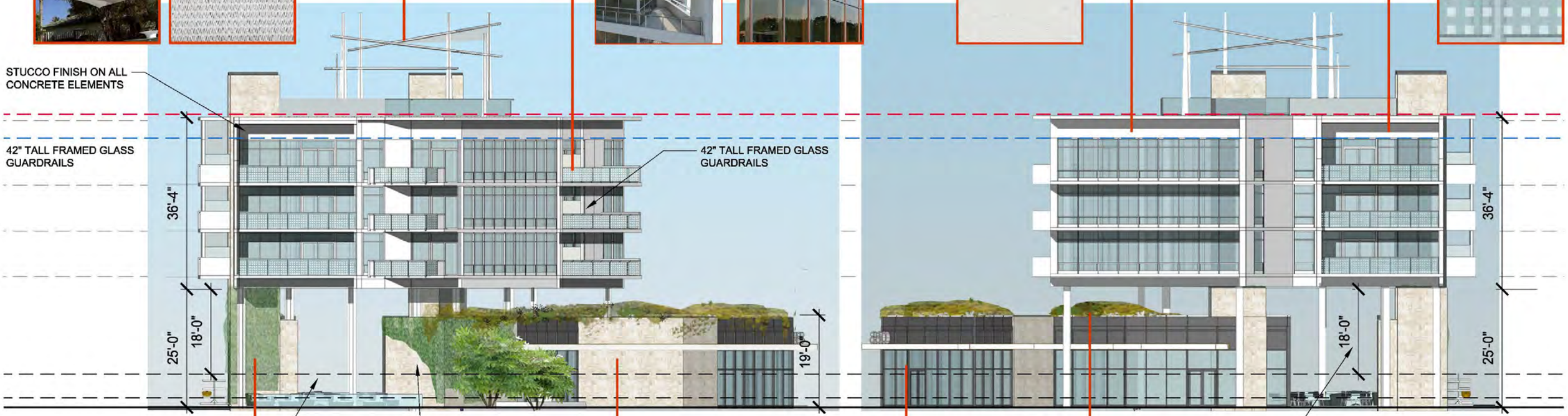
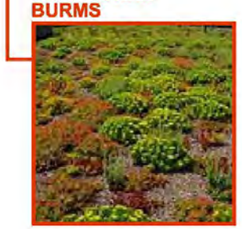
FAÇADE CONCPETS







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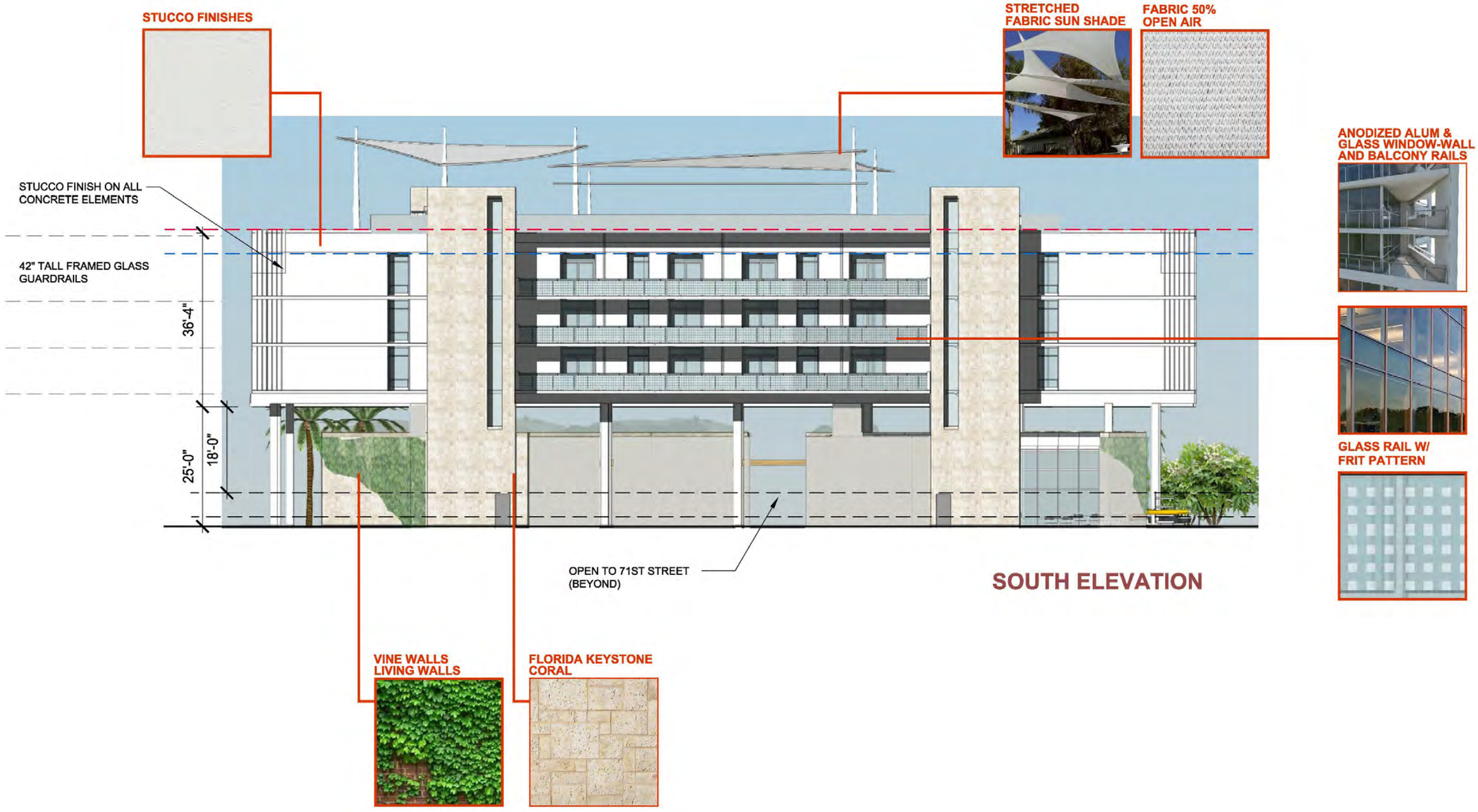

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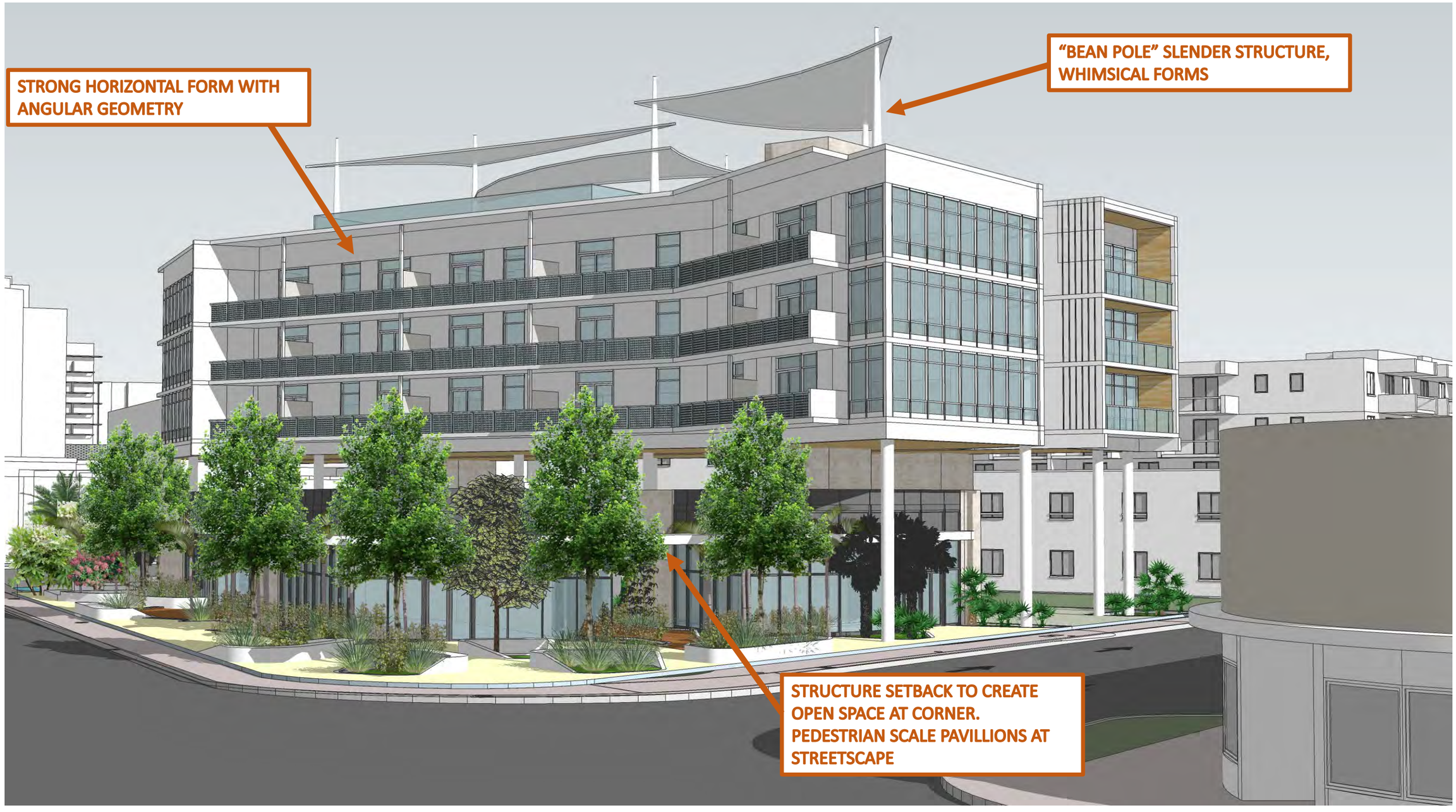
ARTIST RENDERING

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

ARTIST RENDERING



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Design Concept

BUILT FORM ARCHITECTURE

BALCONIES WITH GEOMETRIC PATTERNS IN THE GLAZING AND TRAY FORM CANTILEVERS

ARCHITECTURAL EMPHASIS ON THE WATERFRONT FAÇADE – NOT THE REAR OF THE BUILDING

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS
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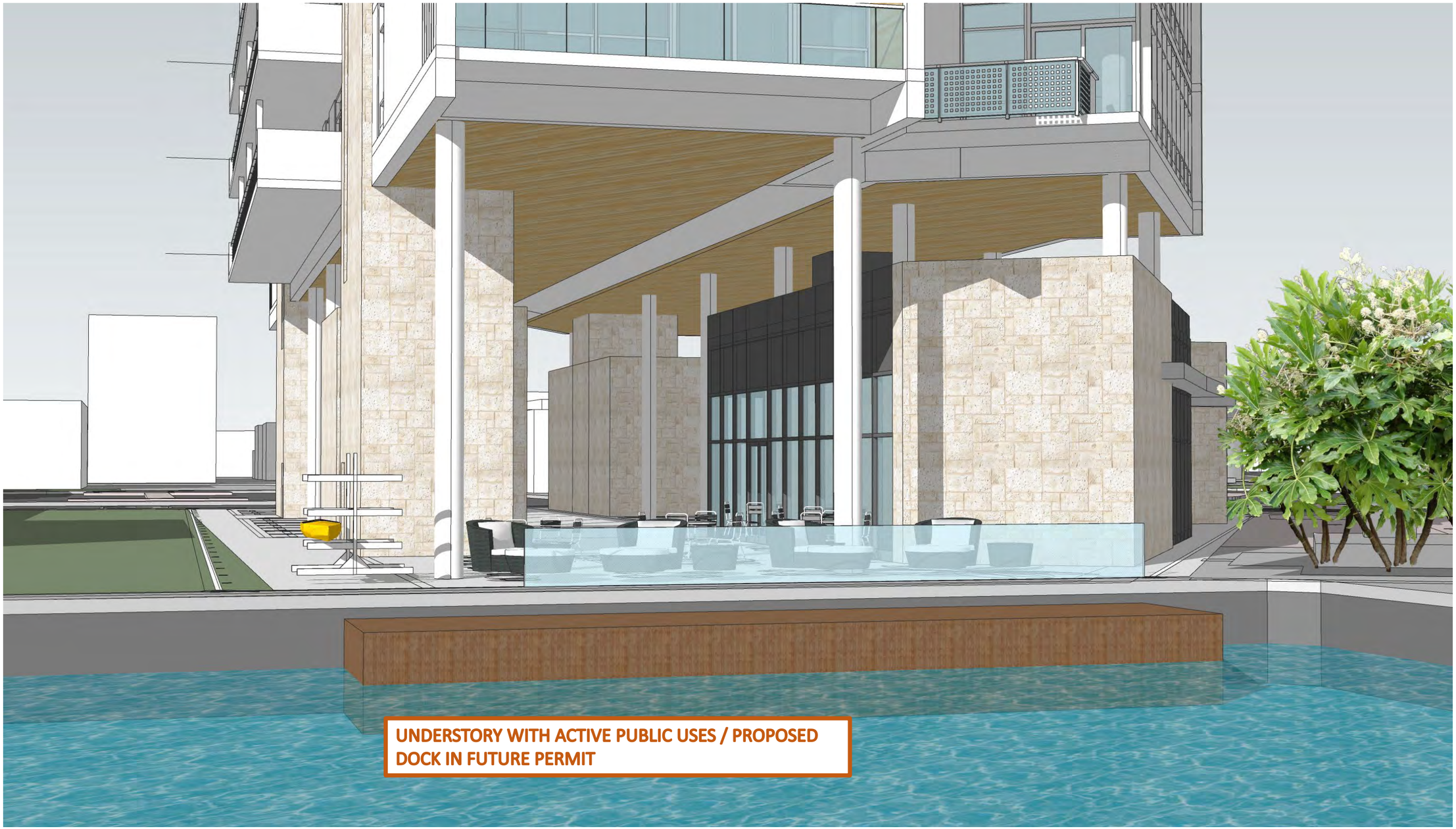

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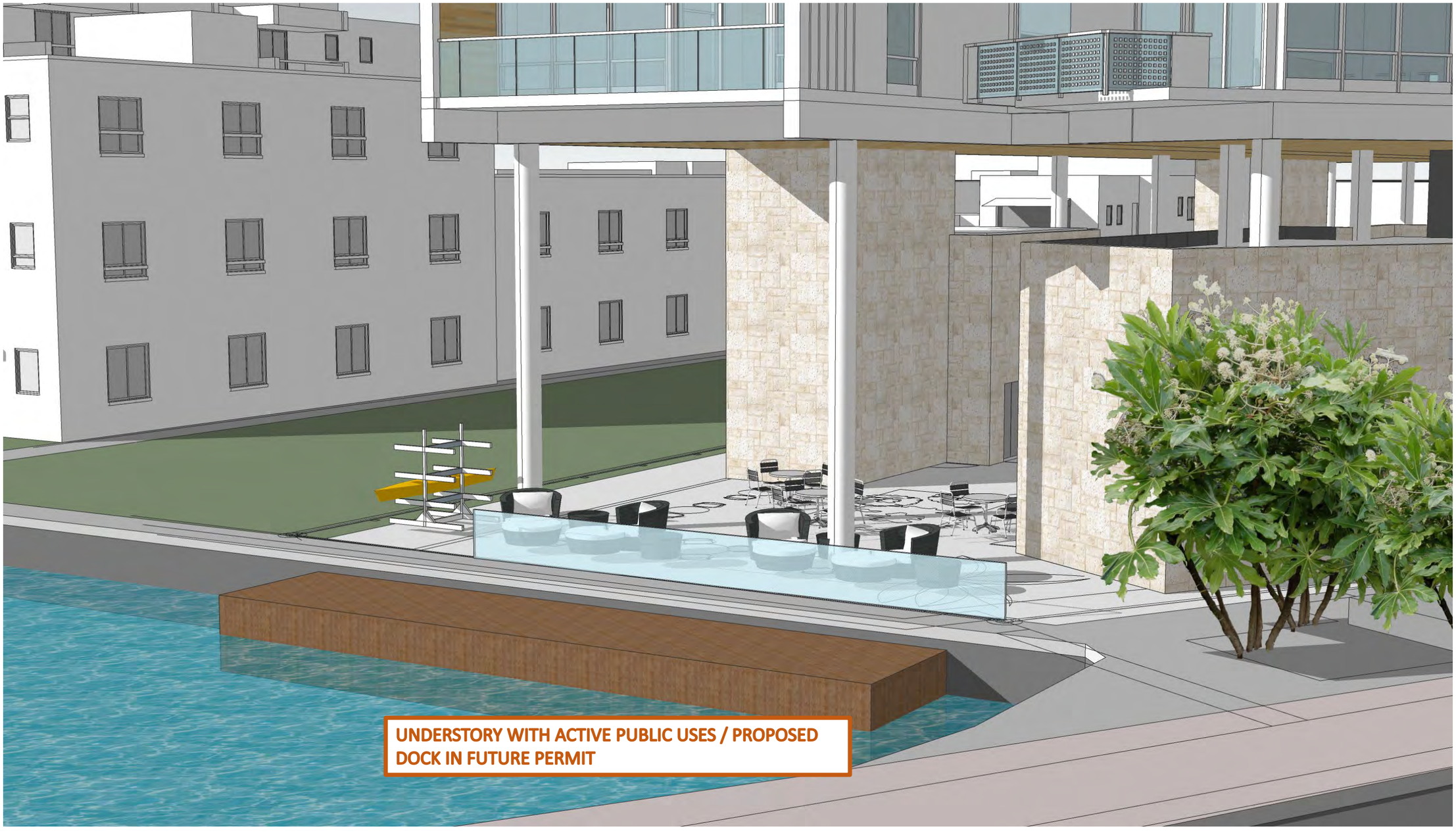

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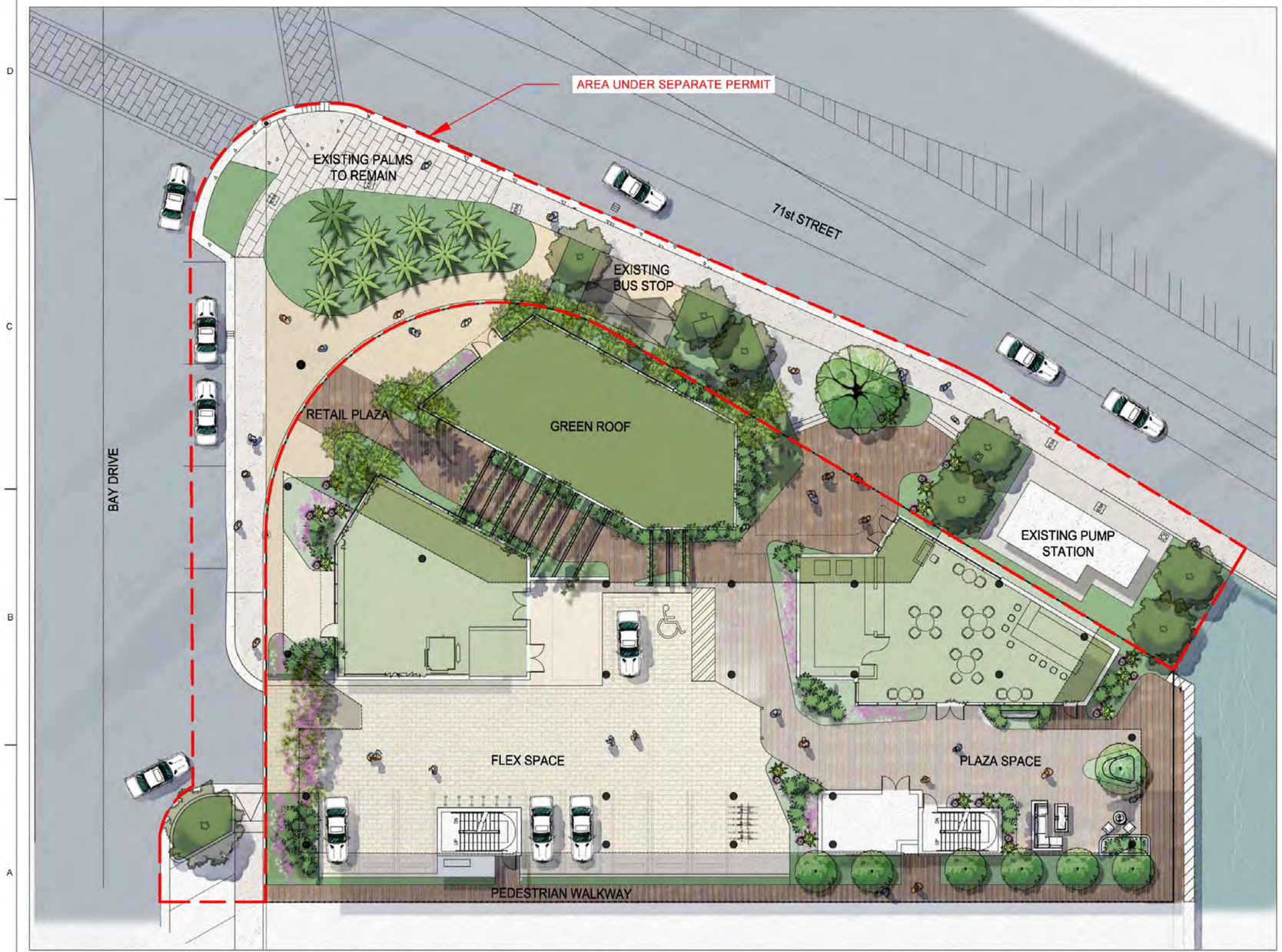


GRAPHIC SCALE

0 10 20

SCALE: 1"=10'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

880 71ST ST, MIAMI BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Paul Weinberg

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

SHEET TITLE

ILLUSTRATIVE PLAN

SHEET NUMBER

LC-101

880 INDIAN CREEK NW ELEVATION

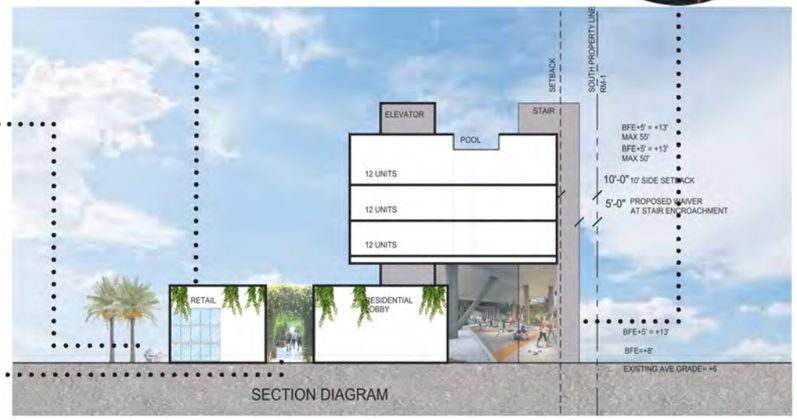
KEITH

LANDSCAPE DESIGN

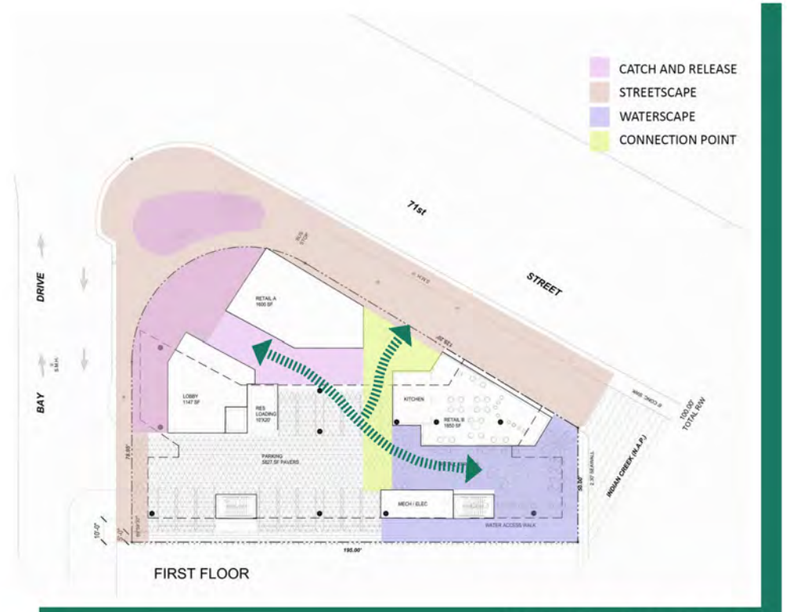
KAHUNAH PROPERTIES

Design Concept

BUILT FORM ARCHITECTURE



SECTION COLLAGE



SPACE DIAGRAM

RAISED PLANTER BEDS

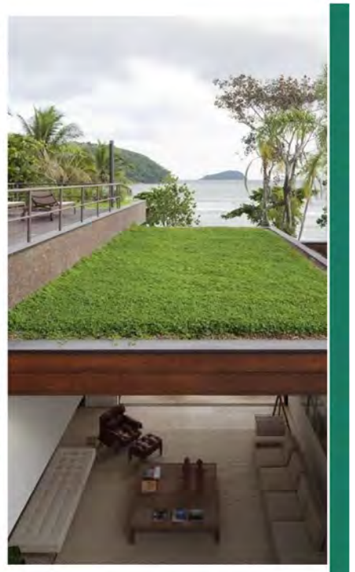
INCORPORATED SEATING

VEGETATIVE CABLE SYSTEM

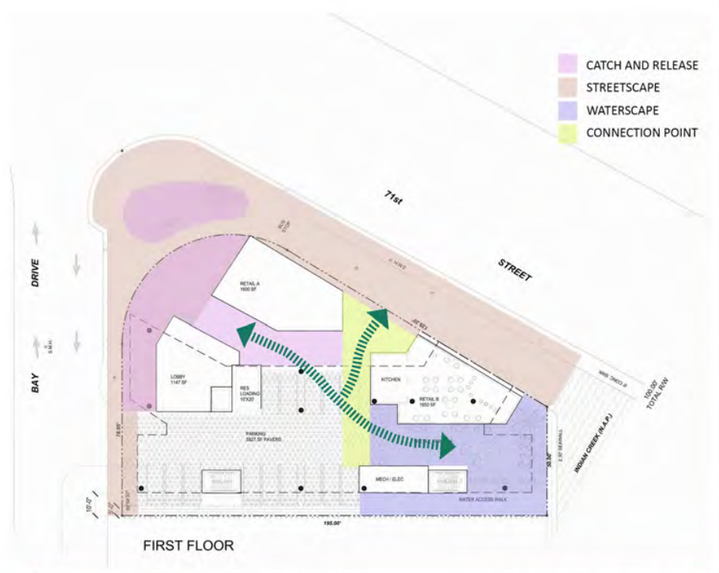
EXTENSION OF VENDOME PLAZA

CHARACTER IMAGERY STREETSCAPE

CHARACTER IMAGERY AMENITIES



CHARACTER IMAGERY ROOF-SCAPE



SPACE DIAGRAM

CASSA BRICKELL
- USE OF SHADED STRUCTURE
- VEGETATIVE WALLS
- ROOF TOP GARDENS
- URBAN SETTING

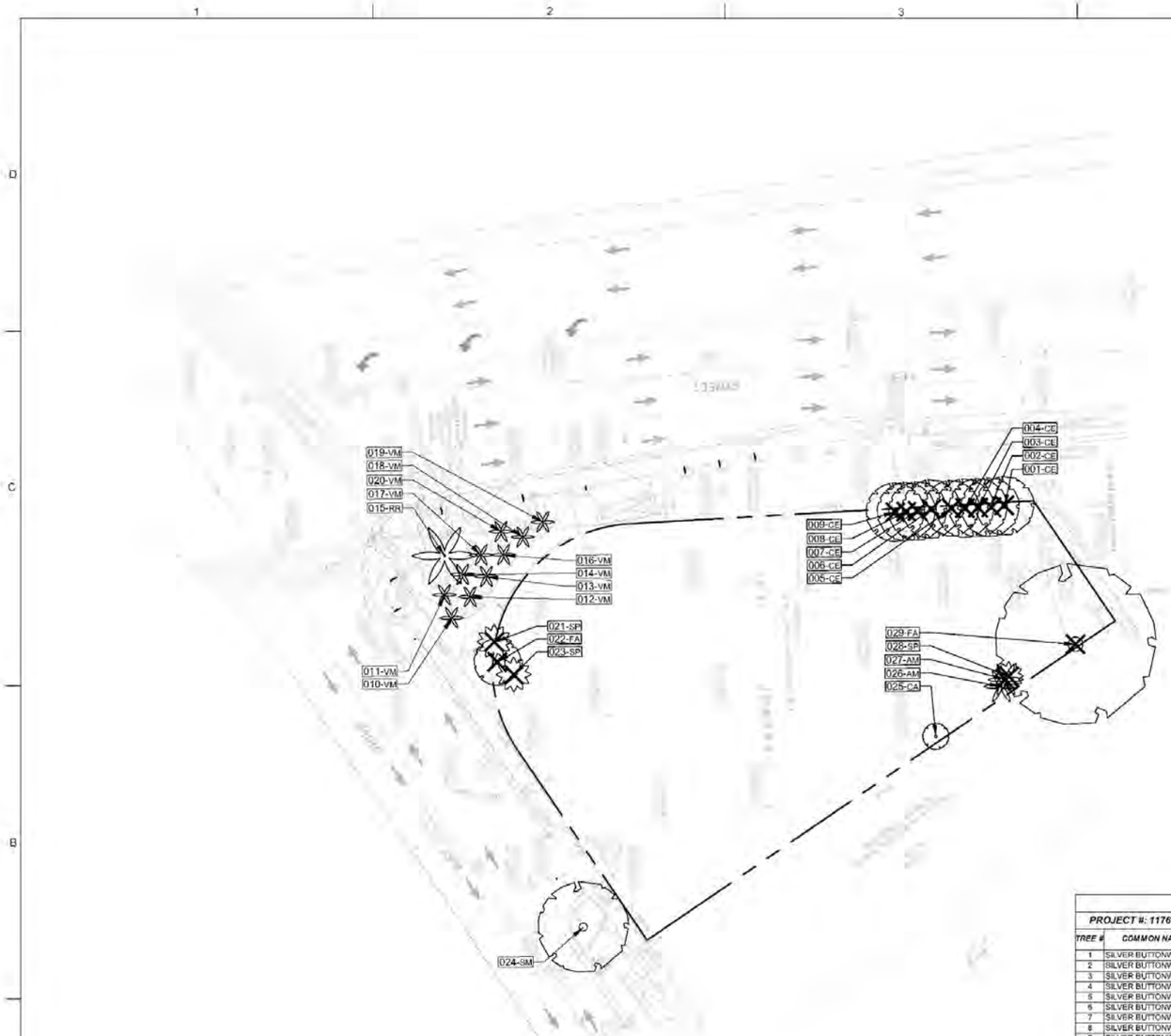
BROOKLYN BOTANICAL GARDEN VISITOR CENTER
- FLOOR TO CEILING EXTERIOR GLASS WALLS
- LIGHT AND OPEN
- VEGETATIVE ROOF TOP

PRECEDENCE STUDIES

OVERHEAD SHADE STRUCTURE
VEGETATED ROOF TOPS

MIAMI-ESQUE TYPE OVERHANG
UNIFYING THE INDIVIDUAL BUILDINGS

UNIFYING BUILDINGS



N

GRAPHIC SCALE

0 20 40

SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

TREE DISPOSITION LEGEND:	
	EXISTING TREE/PALM TO REMAIN (NO SYMBOL); TO BE PROTECTED DURING CONSTRUCTION
△	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
X	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER)
XXX-xx	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE ON LD-102

TREE DISPOSITION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
3. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
4. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
5. ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
6. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
7. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
8. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

TREE DISPOSITION TABLE

PROJECT #: 11762.00	PROJECT NAME: 880 71st Street							
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CNPY. FT.	TREE % CONDITION	TREE DISPOSITION	COMMENTS
1	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	6	10	10	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
2	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	6	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
3	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	3	8	5	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
4	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	4,4	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
5	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	3,3	8	6	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
6	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	3,4,5	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
7	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	5,5,3	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
8	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	6,6	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
9	SILVER BUTTONWOOD	*"Conocarpus erectus sericeus"*	2	8	5	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
10	SUNSHINE PALM	*"Veitchia McDanielsii"*	7	25 CT	8	70	REMAIN	CURVED TRUNK
11	SUNSHINE PALM	*"Veitchia McDanielsii"*	7	25 CT	8	70	REMAIN	CURVED TRUNK, THIN
12	SUNSHINE PALM	*"Veitchia McDanielsii"*	7	30 CT	8	70	REMAIN	CURVED TRUNK
13	SUNSHINE PALM	*"Veitchia McDanielsii"*	8	35 CT	8	75	REMAIN	
15	ROYAL PALM	*"Roystonea regia"*	16	25 CT	15	70	REMAIN	
16	SUNSHINE PALM	*"Veitchia McDanielsii"*	6	25 CT	8	70	REMAIN	
17	SUNSHINE PALM	*"Veitchia McDanielsii"*	8	35 CT	8	75	REMAIN	
18	SUNSHINE PALM	*"Veitchia McDanielsii"*	8	30 CT	8	40	REMAIN	TRUNK DMG
19	SUNSHINE PALM	*"Veitchia McDanielsii"*	8	30 CT	8	75	REMAIN	
20	SUNSHINE PALM	*"Veitchia McDanielsii"*	8	25 CT	8	70	REMAIN	BENT
21	CABBAGE PALM	*"Sabal palmetto"*	12	25 CT	9	75	REMOVE	ROBUST
22	STRANGLER FIG	*"Ficus aurea"*	14	23	18	60	REMOVE	GROWING FROM STUMP, AERIAL ROOTS, SUCKERS
23	CABBAGE PALM	*"Sabal palmetto"*	13	15 CT	10	65	REMOVE	SHADED
24	MAHOGANY	*"Swietenia mahagoni"*	14,5	25	25	70	REMAIN	HALF CANOPY, UTILITY PRUNING
25	CARROTWOOD	*"Cupaniopsis anacardioides"*	3,3	12	8	NA	REMOVE	INVASIVE EXOTIC, DBL TRUNK, CO-D
26	CHRISTMAS PALM	*"Adonidia merrillii"*	5	25 CT	10	70	REMOVE	
27	CHRISTMAS PALM	*"Adonidia merrillii"*	4	12 CT	10	70	REMOVE	
28	CABBAGE PALM	*"Sabal palmetto"*	13	25 CT	12	70	REMOVE	SHADED, LEANS
29	STRANGLER FIG	*"Ficus aurea"*	17,19,24,28,26,28	35	50	40	REMOVE	MULTI-TRUNK, T-DMG, B-DMS, STORM DMG OPEN WOUNDS, DECAY, FENCE CONFLICT, UNEVEN

ABBREVIATIONS LEGEND

B CAV	BRANCH CAVITY
B DMG	BRANCH DAMAGE
CO-D	CO-DOMINANT
CON	CONSTRICTION
D	DECAY
DB	DIEBACK
DL	DUAL LEADER
FB	FUNGUS BODIES
IB	INCLUDED BARK
L	LEANING
T CAV	TRUNK CAVITY
T DMG	TRUNK DAMAGE
W CPY	WEAK CANOPY
OHE	OVERHEAD UTILITIES

Tree Mitigation Table*	
4	Palm to be removed
264	DBH (inches) to be removed

* Palms replaced at 1:1
* Trees replaced per Sec. 46.61

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

880 71ST ST, MIAMI BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Michael J Phillips
Digitally signed by Michael J Phillips
Date: 2020.11.06 15:48:05 -05'00'

ISA CERTIFIED ARBORIST FL-9346A

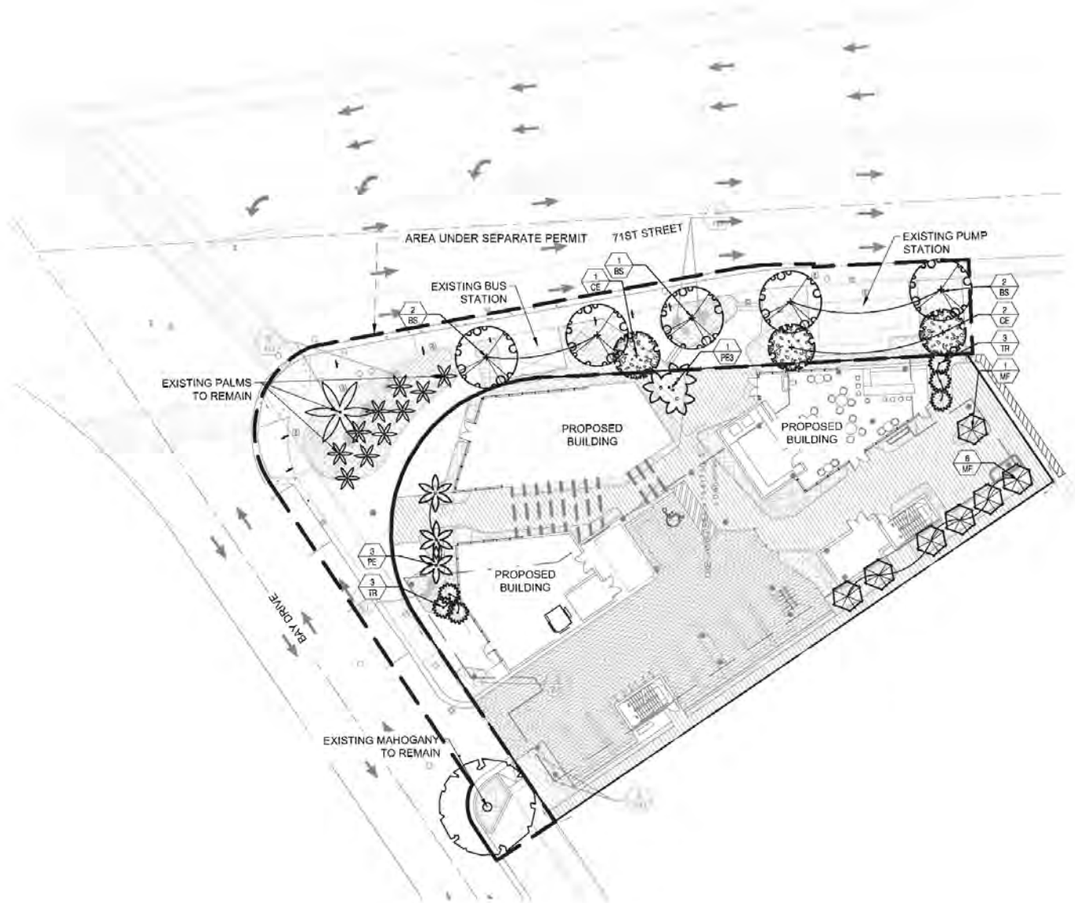
MICHAEL J. PHILLIPS, R.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

TREE DISPOSITION PLAN

SHEET NUMBER

LD-101



NOTES

SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS CONTRACTOR TO DETERMINE QUANTITY.

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.

ALL TREES TO BE BALLED & BURLAPPED UNLESS SPECIFIED OTHERWISE.

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

N

GRAPHIC SCALE

0 20 40

SCALE: 1"=20'

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TREE & PALM PLANTING SCHEDULE

QTY	**N	SYMBOL	KEY	PLANT NAME	SIZE / REMARKS
				TREES	
5	N**		BS	*Bursera simaruba* SPECIMEN GUMBO LIMBO	SPECIMEN, 20' HT X 14' SPRD, 8" CAL. MIN.
3	N**		CE	*Conocarpus erectus* GREEN BUTTONWOOD	15' HT X 6' SPRD, 3.5" CAL. MIN.
7	N**		MF	*Myrcianthes fragrans* SIMPSON'S STOPPERS	12' HT 6' SPRD, 2" CAL. MIN.
				PALMS	
1	**		PE3	*Ptychosperma elegans* ALEXANDER PALM - TRIPLE	12' CT., 16' OA., TRIPLE
3	**		PE	*Ptychosperma elegans* ALEXANDER PALM -	10' AND 16' CT. SLICK, STAGGERED HEIGHTS
8	N**		TR	*Thrinax radiata* FLORIDA THATCH PALM	7'-8' CT. FULL

11762.00 - 880 71st Street Miami Beach

City of Miami Beach - Landscape Data Table

ZONING DISTRICT=	CD-2					
LOT AREA=	19,417					
ACRES=	0.45					
TREES						
A. Number of trees required per lot or net lot acre, less existing. 22 per acre.					REQUIRED 9	PROVIDED 16
B. 30% natives Required					6	16
C. 50% low maintenance required					8	16
D. Street Trees	323.74	LF Street	20		16	16
* provided counted by using Tree Replacement Sec. 46.61. Additional trees provided on Level 4 Amenity Deck						
MITIGATION TABLE - see sheet LD-101						
4	Palm to be removed					
264	DBH (inches) to be removed					
REQUIRED REPLACEMENT TREES						
10	Palms Provided					
16	Trees Provided					
SHRUBS						
A. Required: sum of lot and street trees required x 12						
	25	x	12		300	350+
B. 50% Native shrubs required					150	150+

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
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880 71ST ST, MIAMI BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Paul Weinberg

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

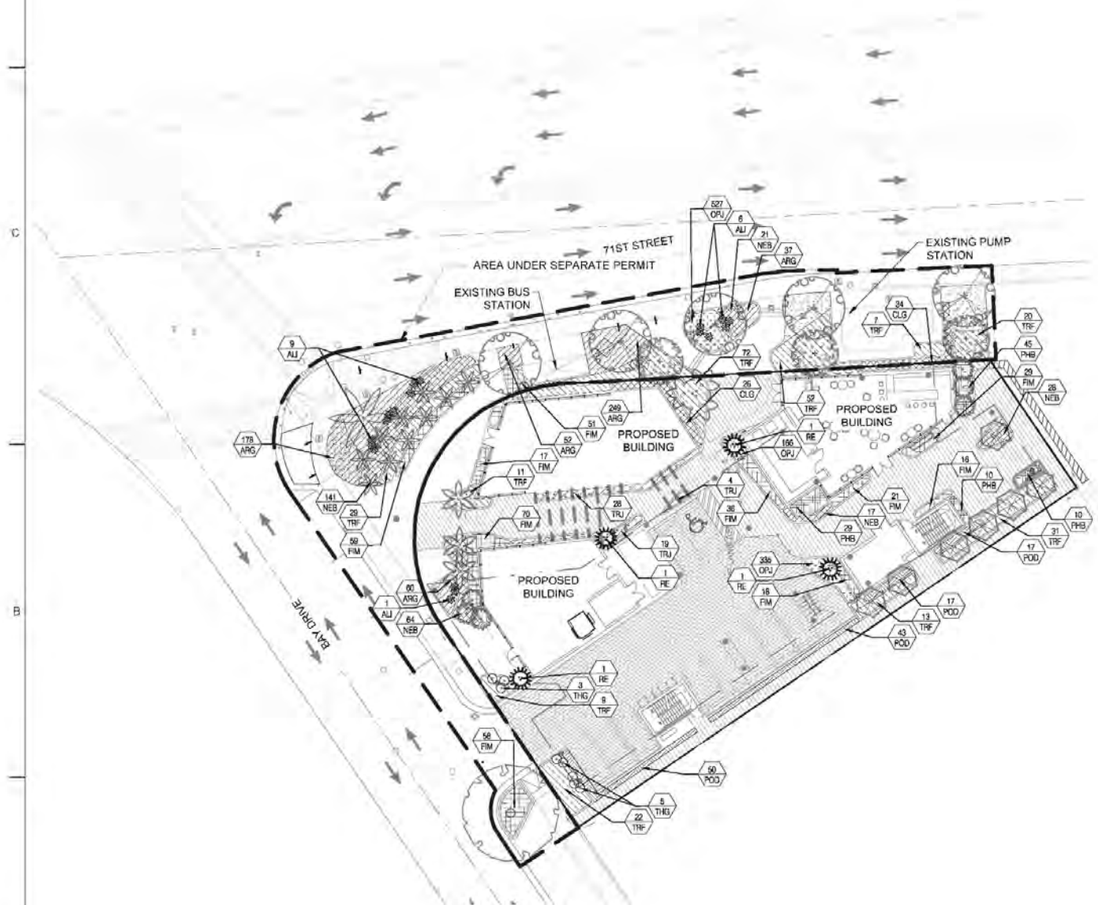
SHEET TITLE

LANDSCAPE PLAN (CANOPY)

SHEET NUMBER

LP-101

LANDSCAPE DESIGN



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GRAPHIC SCALE

0 20 40

SCALE: 1"=20'

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SHRUB & GROUNDCOVER PLANTING SCHEDULE

SHRUBS

QTY	SYMBOL	KEY	PLANT NAME	SIZE / REMARKS	N**
16		ALI	*Alcantarea imperialis* IMPERIAL BROMELIAD	3' HT; 3' SPRD; FULL	**
8		THG	*Thumbergia grandiflora* SKY VINE	6'-8' HT; TRELLIS; FULL, ATTACHED TO WIRE GRID	**

SHRUB AREAS

QTY	SYMBOL	KEY	PLANT NAME	SIZE / REMARKS	N**
894		ARG	*Arachis glabrata* PERENNIAL PEANUT	4" HT; 4' SPRD; 12" O.C.	**
60		CLG	*Clusia guttifera* SMALL LEAF CLUSIA	36" HT; 30" SPRD; 30" O.C.	N**
375		FIM	*Ficus microcarpa 'Green Island'* GREEN ISLAND FICUS	12" HT; 12" SPRD; 16" O.C.	**
264		NEB	*Neoregelia x 'Fireball'* FIREBALL BROMELIAD	12" HT; 12" SPRD; 16" O.C.	**
1028		OPJ	*Ophiopogon japonicus* MONDO GRASS	4" HT; 4" SPRD; 6" O.C.	**
84		PHB	*Philodendron x 'Burle max'* BURLE MARX PHILODENDRON	12" HT; 16" SPRD; 18" O.C.	*
127		POD	*Podocarpus macrophyllus* PODOCARPUS	30" HT; 16" SPRD; 18" O.C.	**
51		TRJ	*Trachelospermum jasminoides* CONFEDERATE JASMINE	6'-8' HT; TRELLIS; 24" O.C.	**
288		TRF	*Tripsacum floridanum* FLORIDA GAMMA GRASS	18"-HT; 24" SPRD; 24" O.C.	N**

N** DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERNAT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

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KEITH
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DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Paul Weinberg

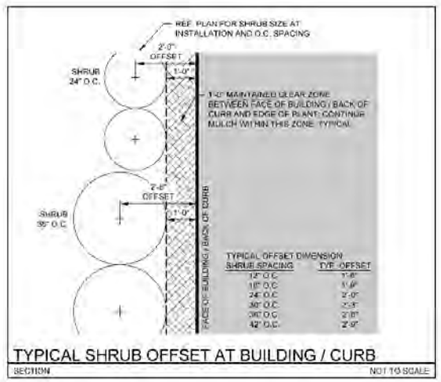
PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

SHEET TITLE
LANDSCAPE PLAN (UNDERSTORY)

SHEET NUMBER
LP-102

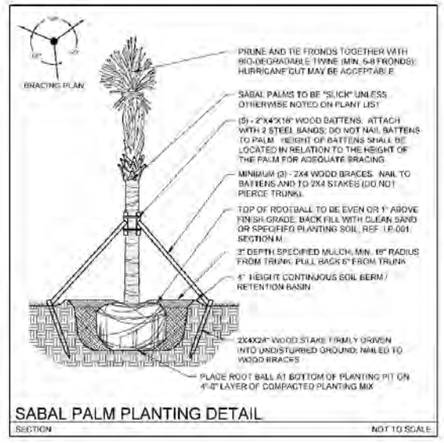
LANDSCAPE DESIGN

NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



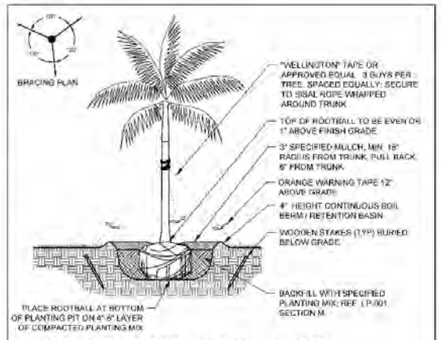
TYPICAL SHRUB OFFSET AT BUILDING / CURB

SECTION — NOT TO SCALE



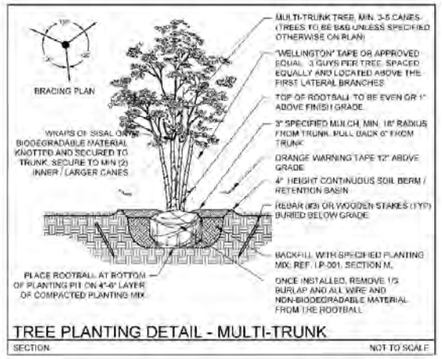
SABAL PALM PLANTING DETAIL

SECTION — NOT TO SCALE



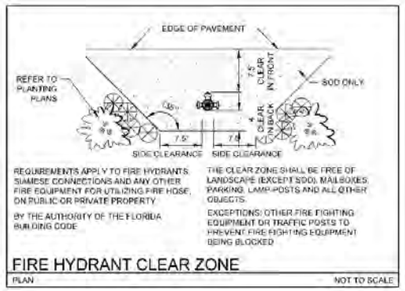
PALM PLANTING DETAIL - SMALL / MEDIUM

SECTION — NOT TO SCALE



TREE PLANTING DETAIL - MULTI-TRUNK

SECTION — NOT TO SCALE



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

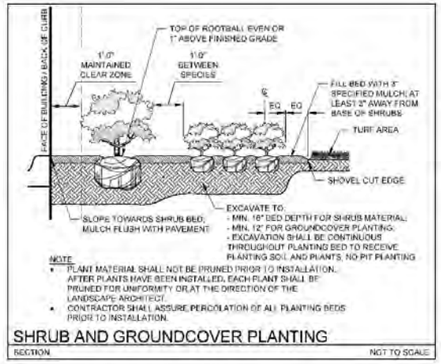
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS, AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT BEING BLOCKED

FIRE HYDRANT CLEAR ZONE

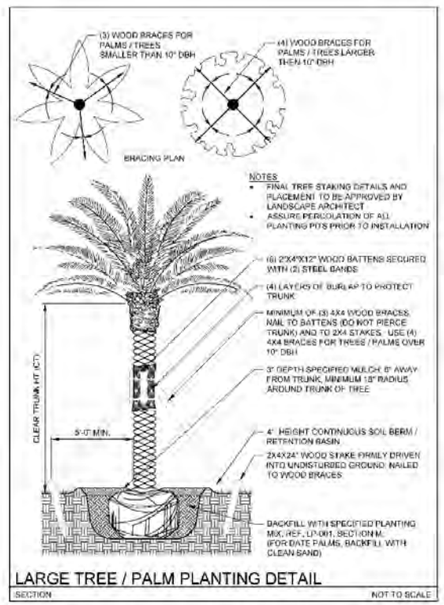
PLAN — NOT TO SCALE



NOTE
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION.

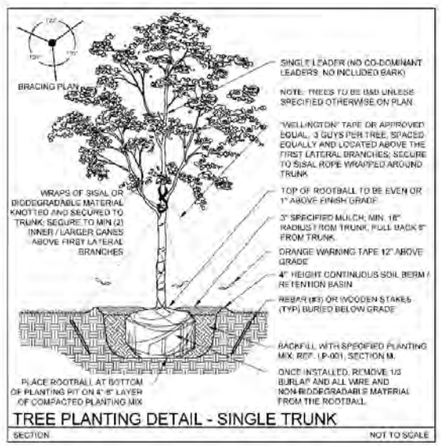
SHRUB AND GROUNDCOVER PLANTING

SECTION — NOT TO SCALE



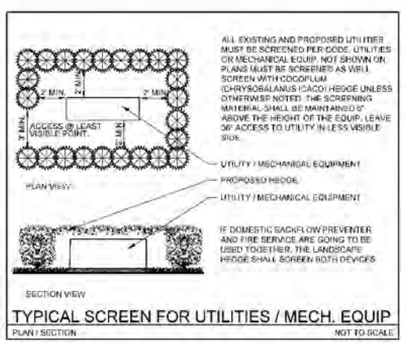
LARGE TREE / PALM PLANTING DETAIL

SECTION — NOT TO SCALE



TREE PLANTING DETAIL - SINGLE TRUNK

SECTION — NOT TO SCALE

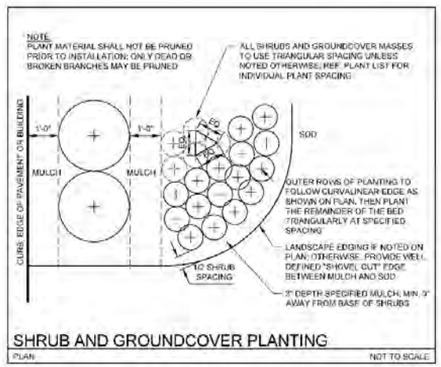


ALL EXISTING AND PROPOSED UTILITIES MUST BE SCREENED PER CODE. UTILITIES OR MECHANICAL EQUIP. NOT SHOWN ON PLANS MUST BE SCREENED AS WELL. SCREEN WITH COCOPLUM (CHRYSOBALANUS ICACO) HEDGE UNLESS OTHERWISE NOTED. THE SCREENING MATERIAL SHALL BE MAINTAINED 6" ABOVE THE HEIGHT OF THE EQUIP., LEAVE 36" ACCESS TO UTILITY IN LESS VISIBLE SIDE.

IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE HEDGE SHALL SCREEN BOTH DEVICES

TYPICAL SCREEN FOR UTILITIES / MECH. EQUIP

PLAN / SECTION — NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING

PLAN — NOT TO SCALE

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

880 71ST ST, MIAMI BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Paul Weinberg

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

LP-501

LANDSCAPE DESIGN

71st

STREET

DRIVE

BAY

NO WORK IN PUBLIC R.O.W.

4.92 NVDG

4.3 NVDG

32'-6"

48'-7"

100'-0"

27'-2"

6.61 NVDG

SHADE CANOPY ABOVE

COMMERCIAL A
6.0 NVDG

6'-7"

50'-0"

S.M.H.

12'-5"

139.20'

5'-0"

8'-0"

10'-0"

4.0 NVDG

6.59 NVDG

14'-8"

2'-8"

LOBBY
5.5 NVDG

TRASH

RES
LOADING
10'X20'

18'-0"

20'-0"

8'-6"

KITCHEN

COMMERCIAL B
6.5 NVDG

6' CONC. SWK

100.00'
TOTAL R/W

INDIAN CREEK (N.A.P.)

78.95'

23'

FLEX SPACE / PARKING

PERVIOUS TERA-PAVERS
5.0 NVDG

BIKE RACKS

19'-3"

5'-0"

18'-1"

BREEZEWAY

2.30' SEAWALL

50.00'

retail
kiosk
220 SF

14'-1"

4.15 NVDG

89°59'30"

FPL ELEC

SEAWALL TO BE RECONSTRUCTED
AND RAISED TO 7.26 NGVD AT TIME
OF NEW DOCK PERMIT

N

10'-0"

6'-0"

4.65 NVDG

4.11 NVDG

B.F.P.

10'-0"

195.00'

40" TALL CONC BLK WALL WITH
STUCCO FINISH

RAISED PLANTER

BIKE RACKS

44' WIDE ACCESS PATH

5' TALL LANDSCAPE HEDGE
PRIVACY BUFFER AT PARKING AREA

00' 20' 40'

REVISED 1.08.21

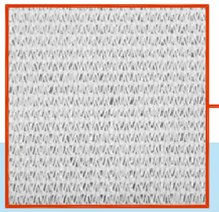
880 71st Street
PAGE 7

Site Plan / First Floor Plan
Scale: 1"=20'-0"

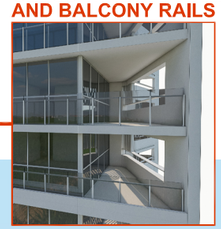
KAHUNAH
PROPERTIES

STRETCHED FABRIC SUN SHADE

FABRIC 50% OPEN AIR

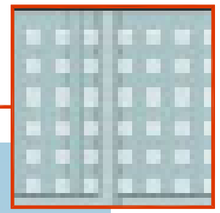


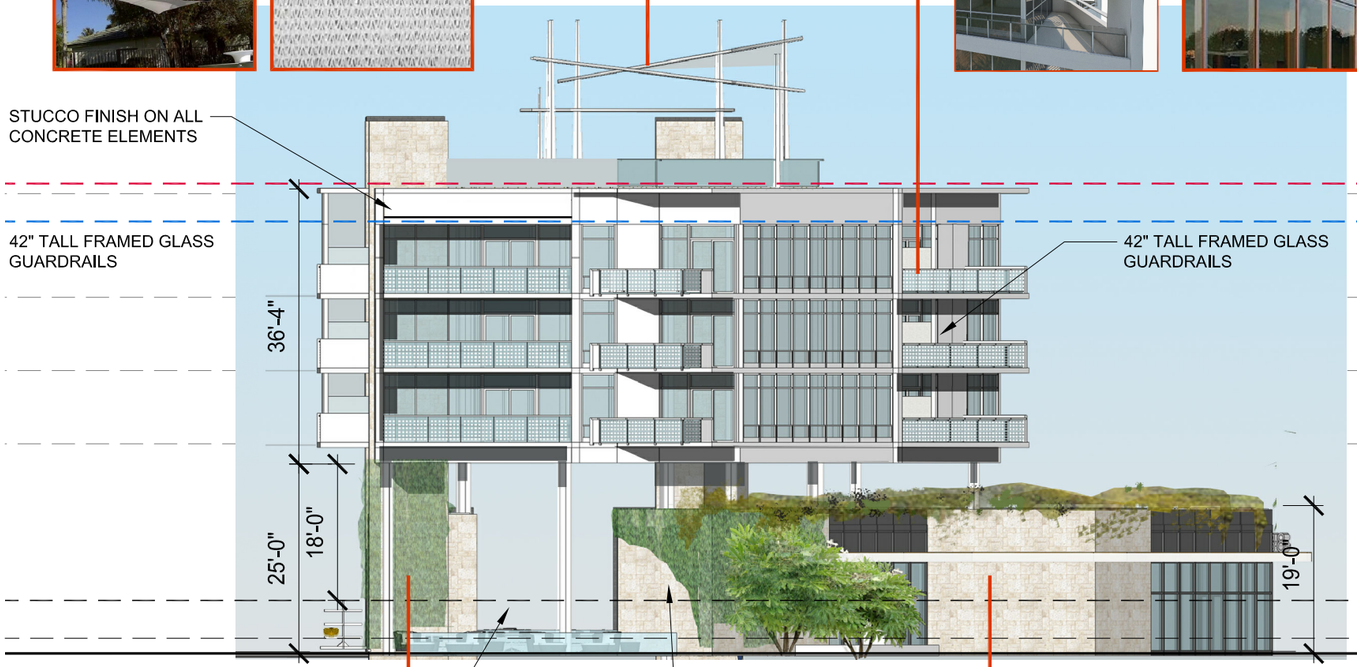
ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



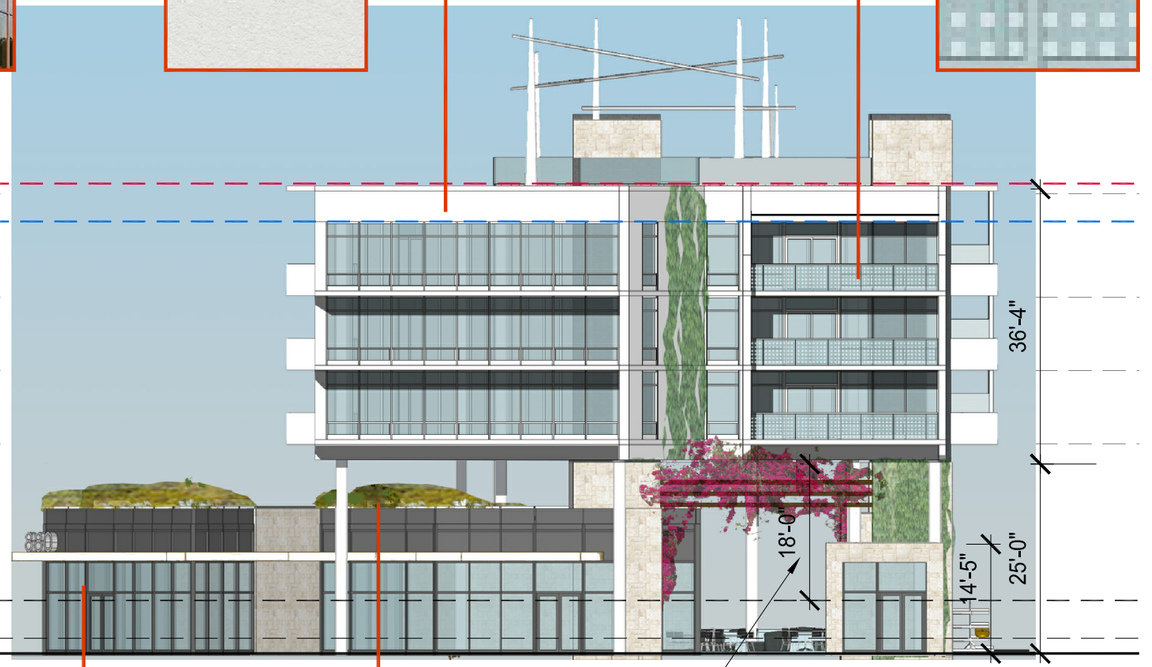
STUCCO FINISHES

GLASS RAIL W/ FRIT PATTERN





EAST ELEVATION



WEST ELEVATION

VINE WALLS LIVING WALLS

FLORIDA KEYSTONE CORAL

PAINTED ALUMINUM STOREFRONT SYSTEMS

GREEN ROOF BURMS

STATE OF FLORIDA
ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT
1/3/20

REVISED 1.08.21

00' 20' 40'

BUILT FORM
ARCHITECTURE

880 71st Street
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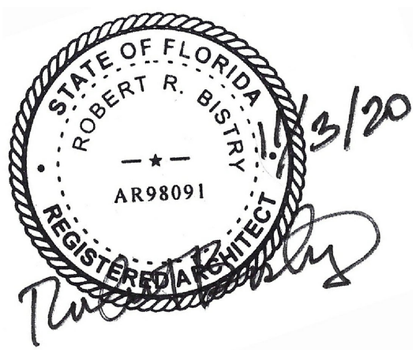
CONCEPT ELEVATIONS

Scale: 1"=20'-0"

KAHUNAH PROPERTIES



REVISED 1.08.21

BUILT FORM
ARCHITECTURE

880 71st Street
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KIOSK RETAIL PAVILION

KAHUNAH
PROPERTIES