



One Island Park - Miami Beach, FL



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PB FINAL SUBMITTAL

120 MACARTHUR CAUSEWAY

MIAMI BEACH, FL, 33139

LOCATION MAP

SCALE:

REVISED SHEET

DATE:
01/20/2021

A0-02



VIEW TOWARD NORTH



VIEW TOWARD SOUTH

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120 MACARTHUR CAUSEWAY

MIAMI BEACH, FL, 33139

CONTEXT - AERIAL VIEWS

SCALE:

DATE:
11/30/2020

A0-04



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CONTEXT STUDY

SCALE:

DATE:
11/30/2020

A0-05



A. Entrance view



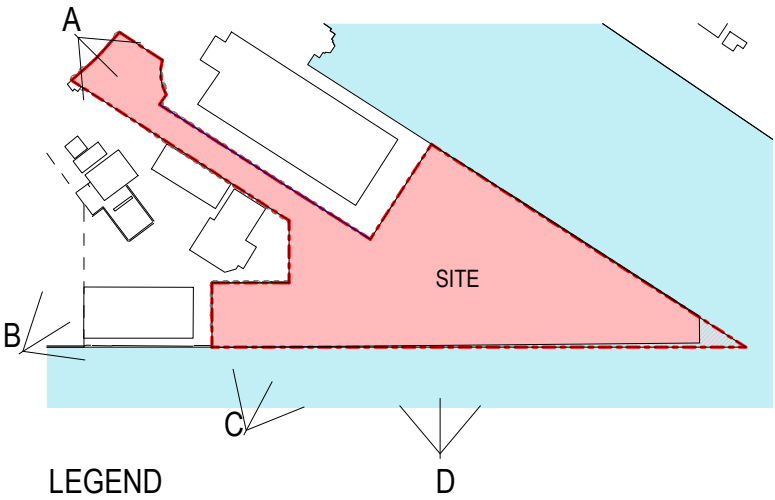
B. Aerial view of the marina

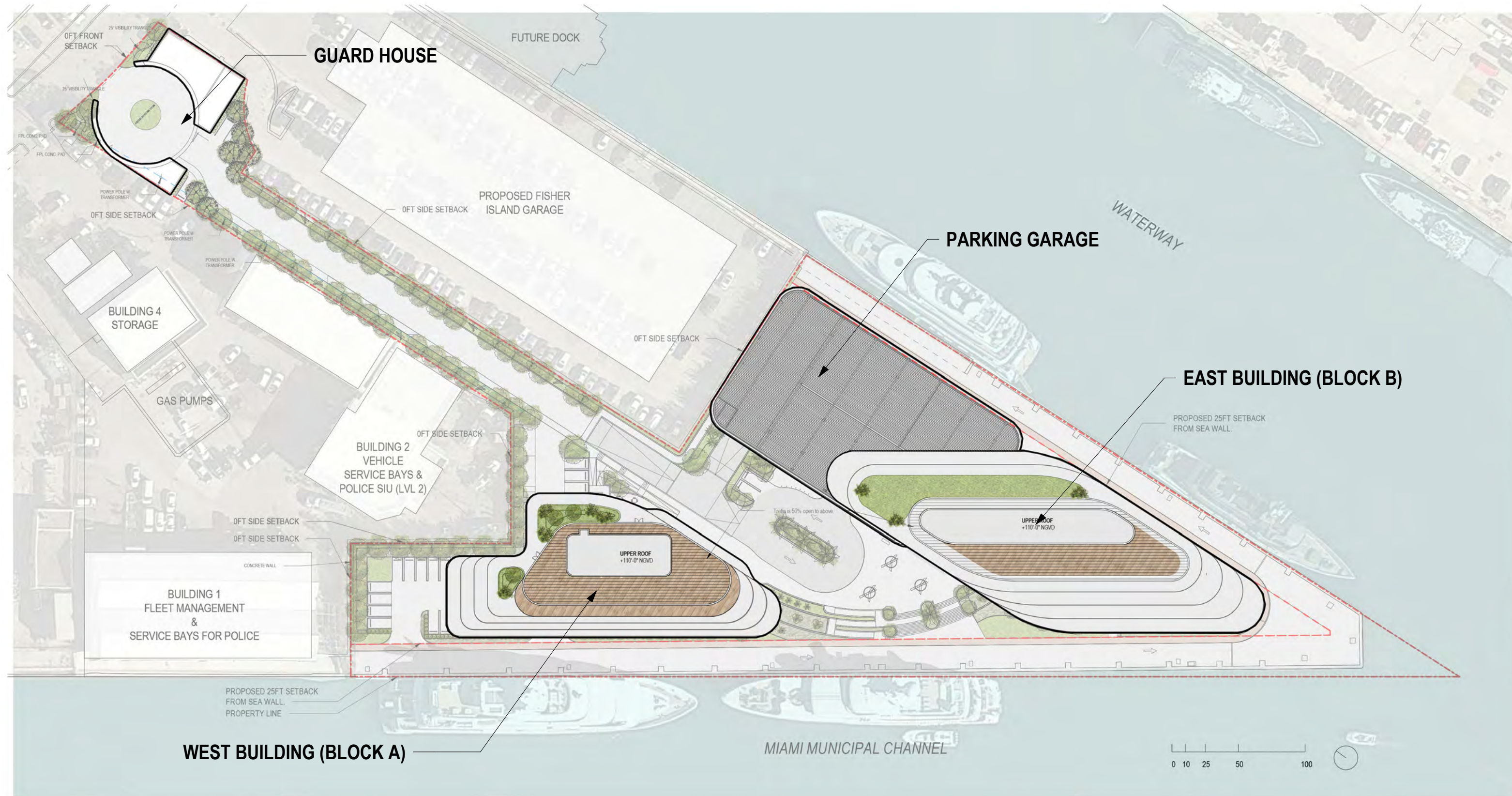


C. Aerial view of the marina



D. Aerial view of the marina





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RENDERED ROOF PLAN

REVISED SHEET

SCALE:

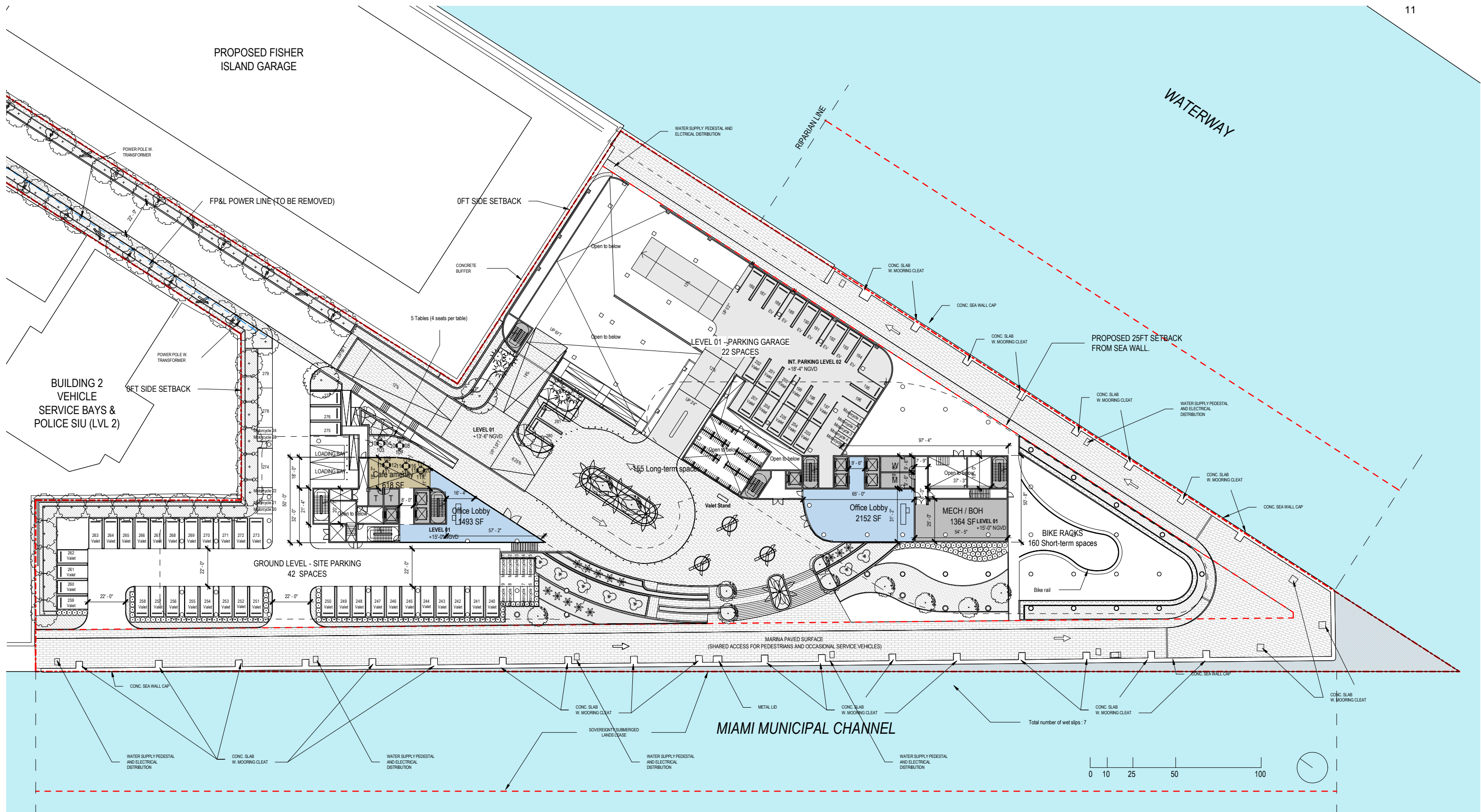
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01/20/2021

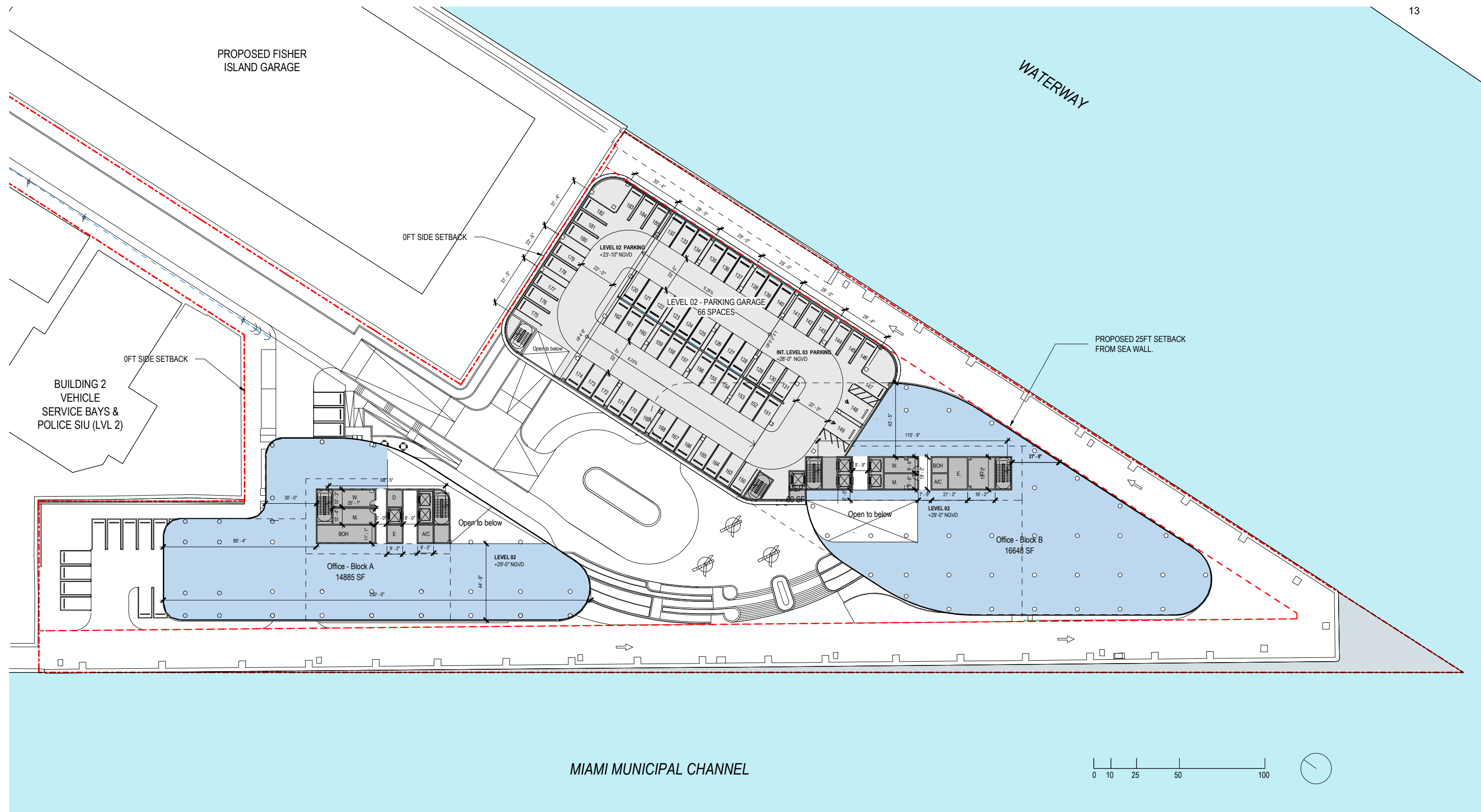
A1-08a











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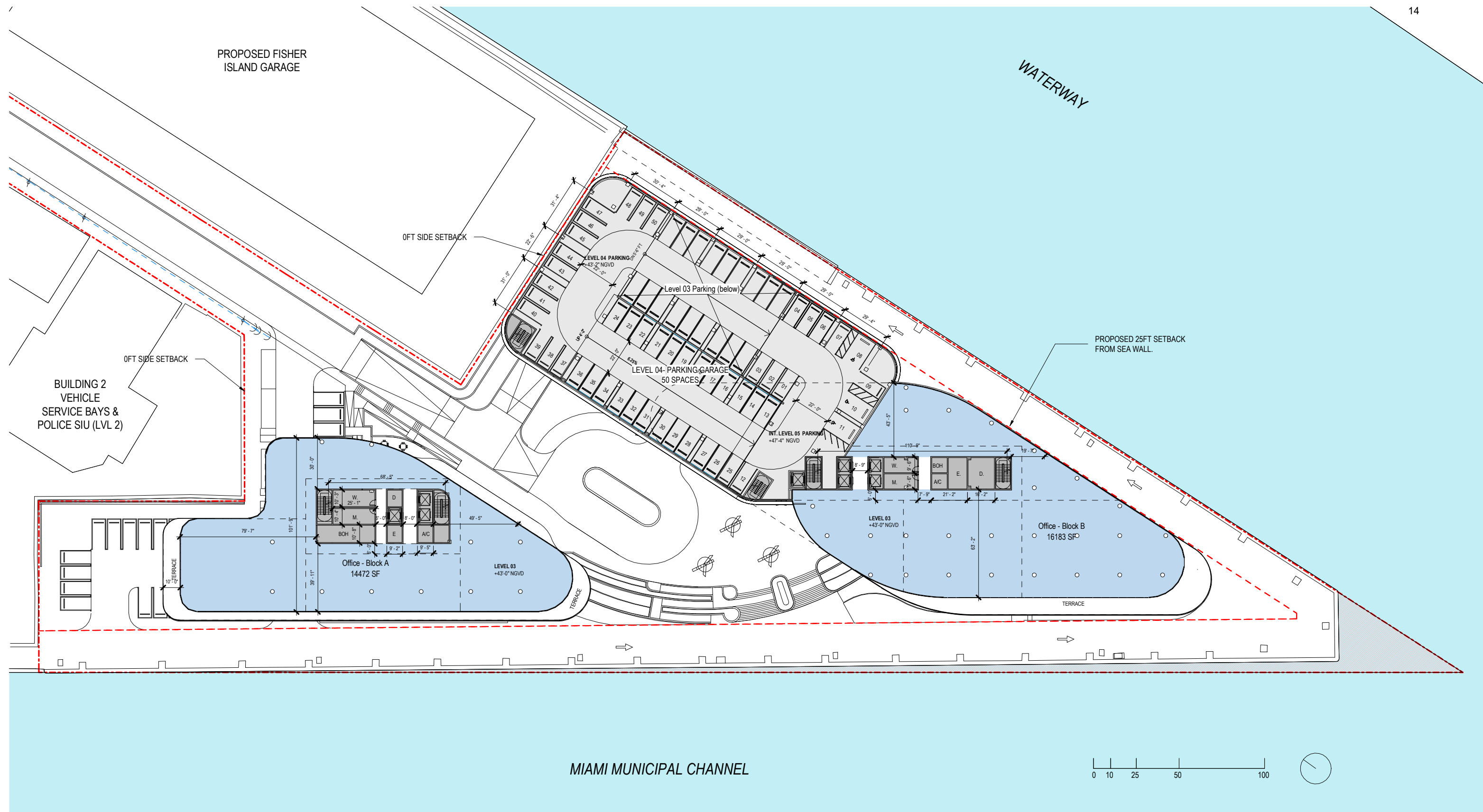
PB FINAL SUBMITTAL
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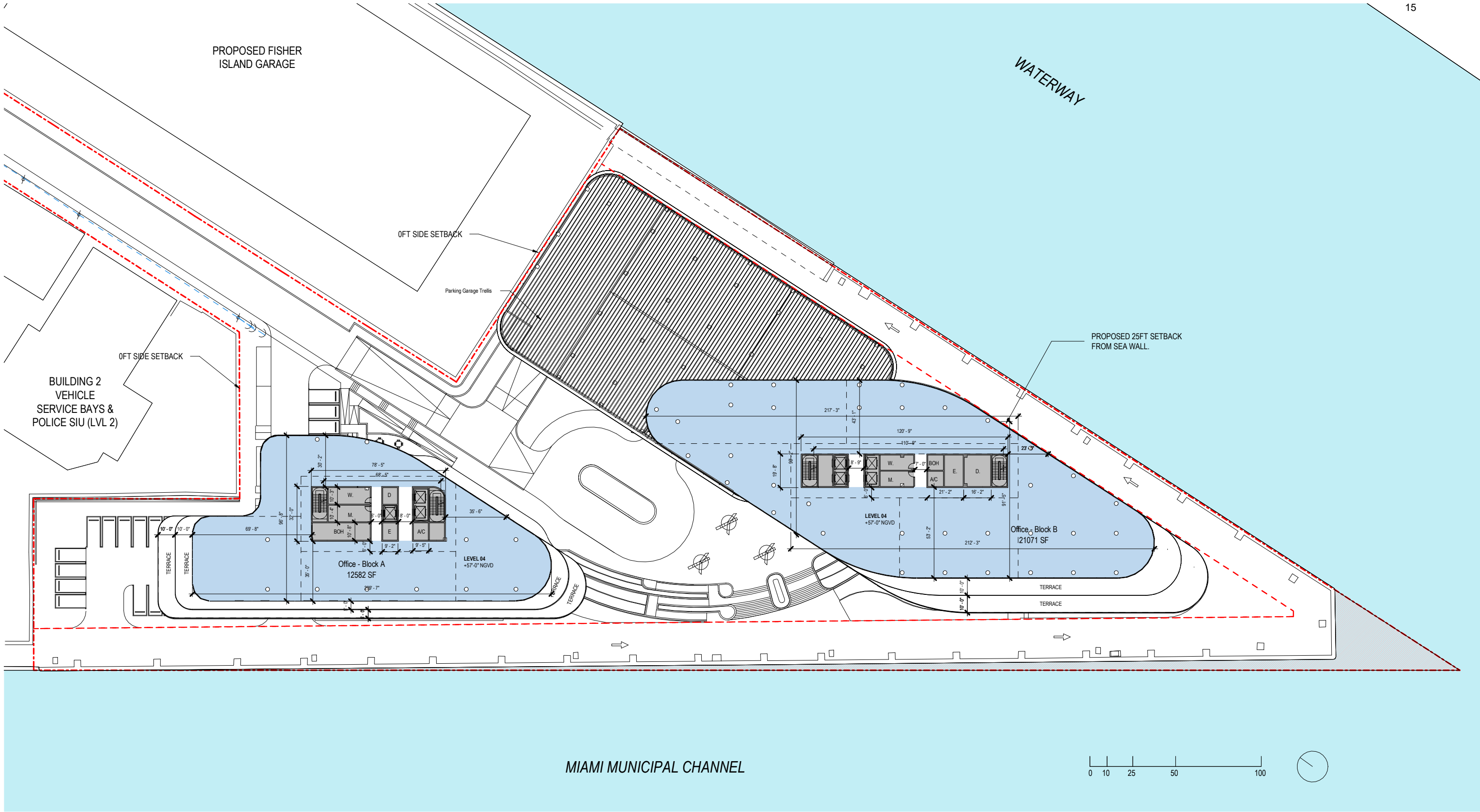
OVERALL OFFICE BUILDINGS LEVEL
02

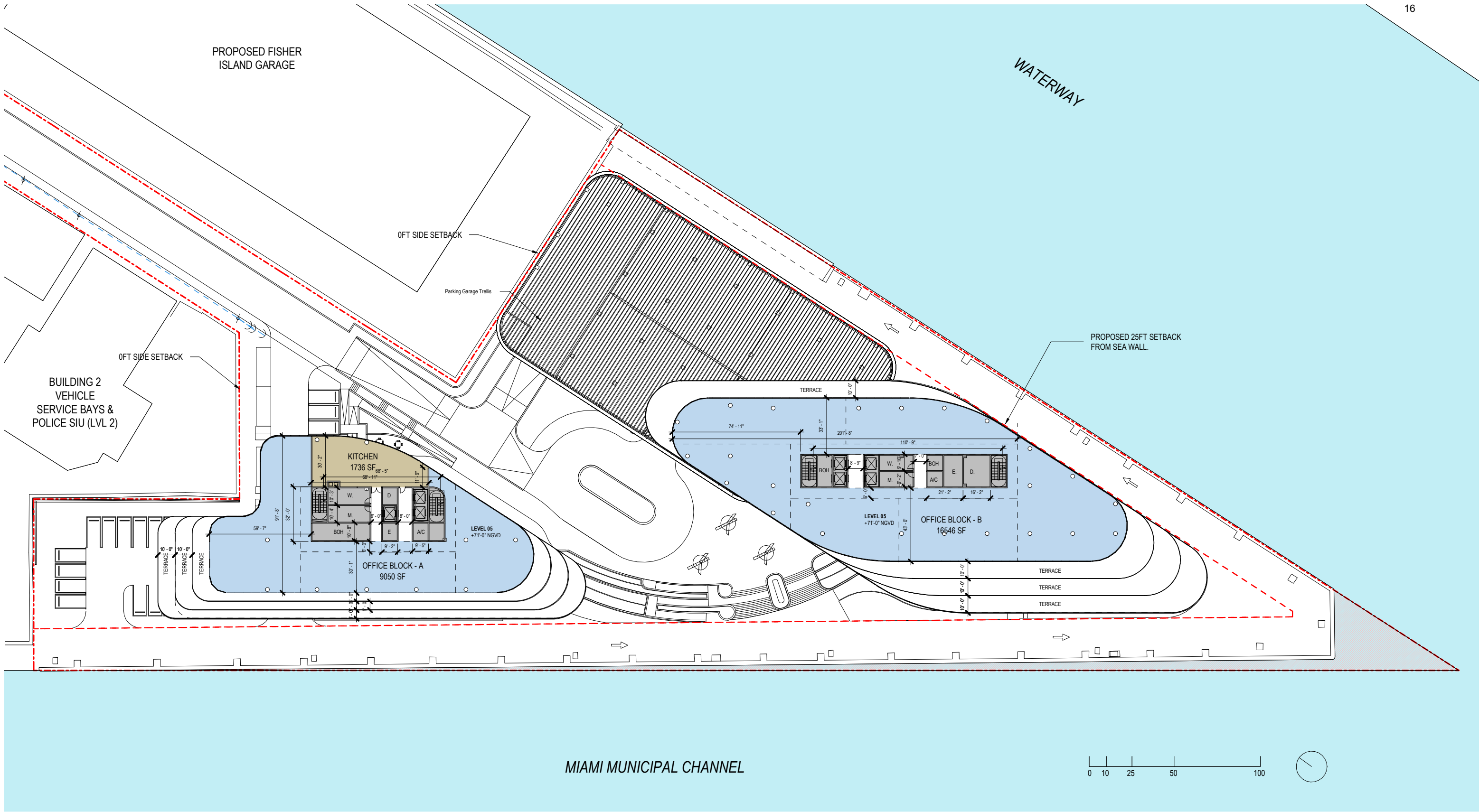
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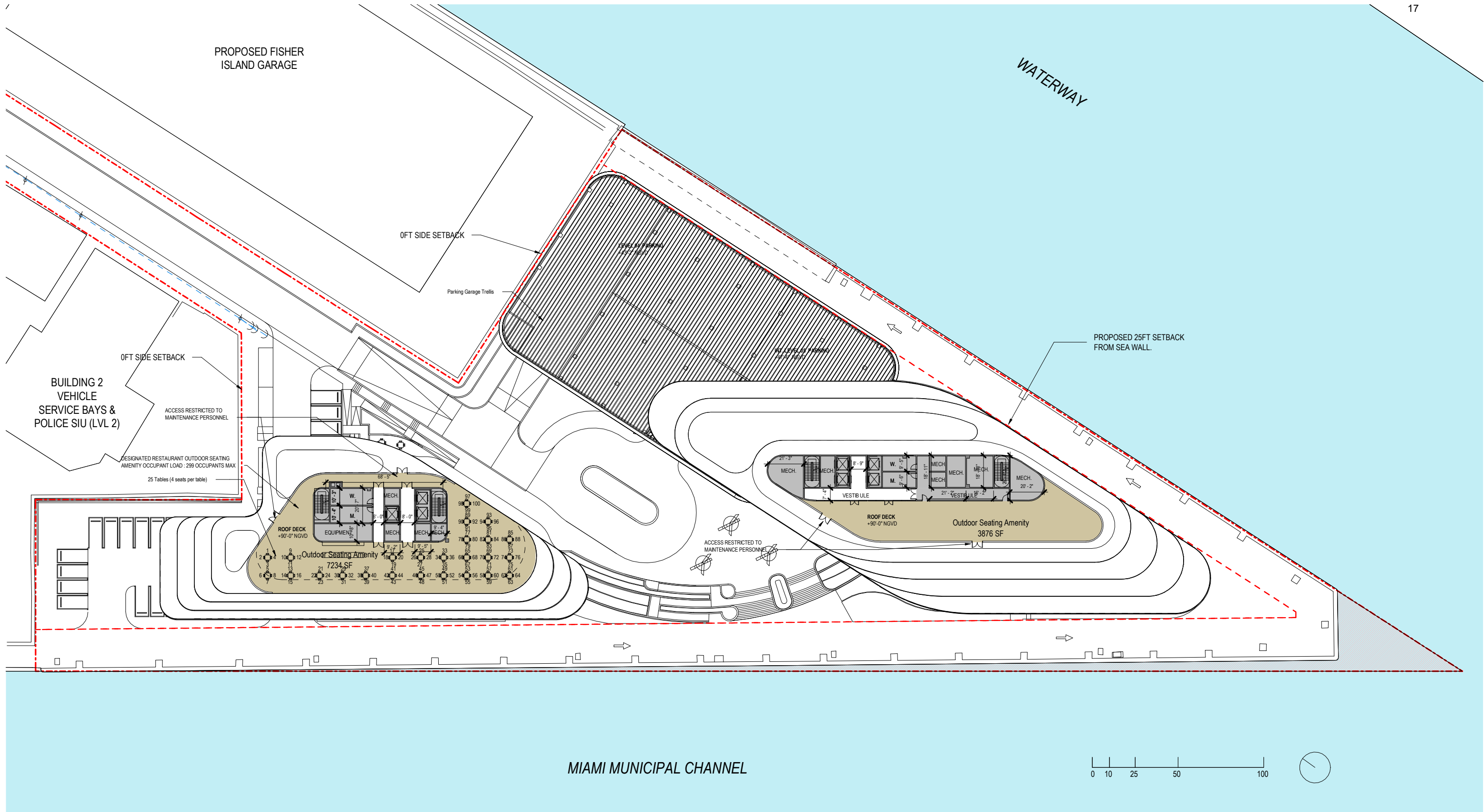
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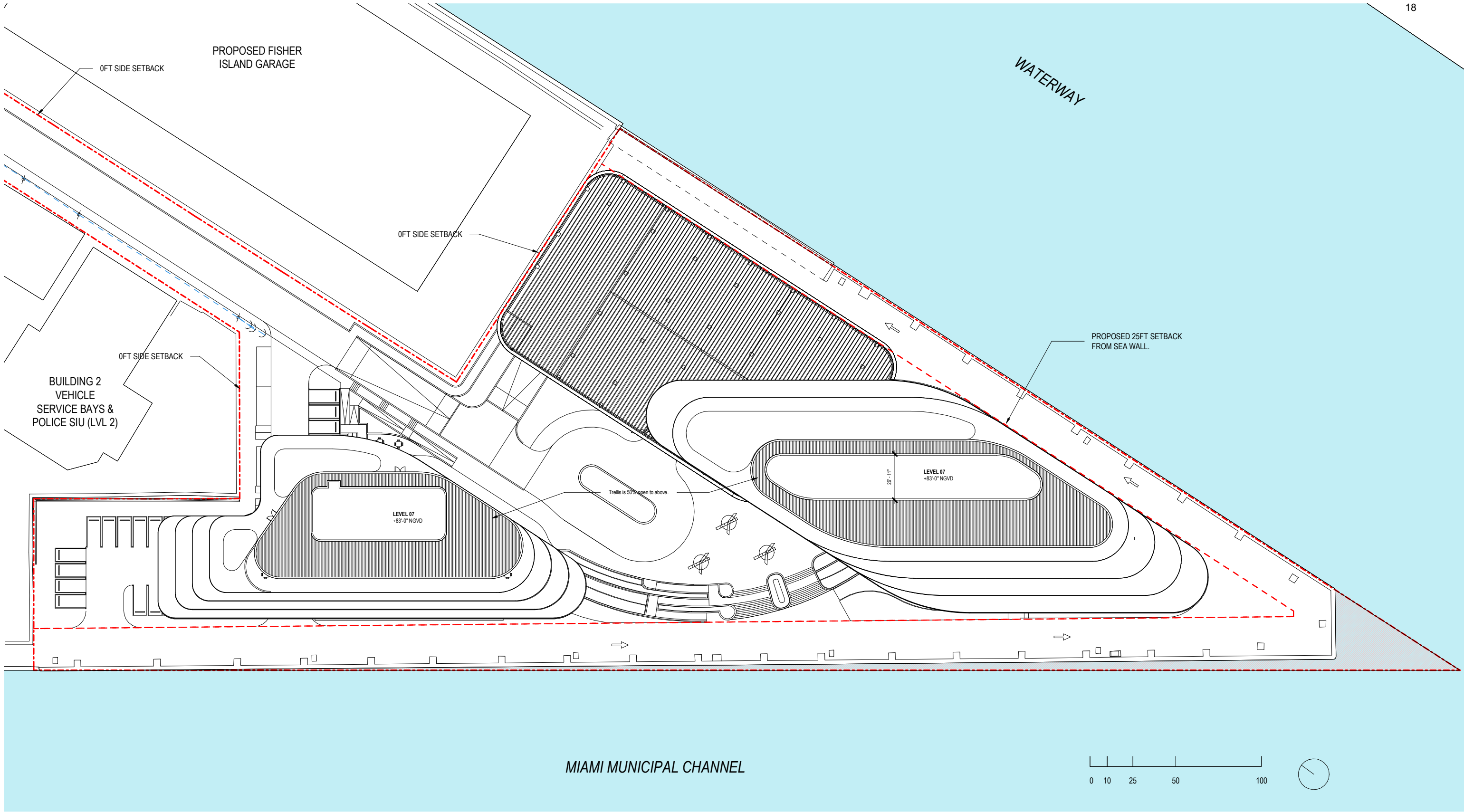
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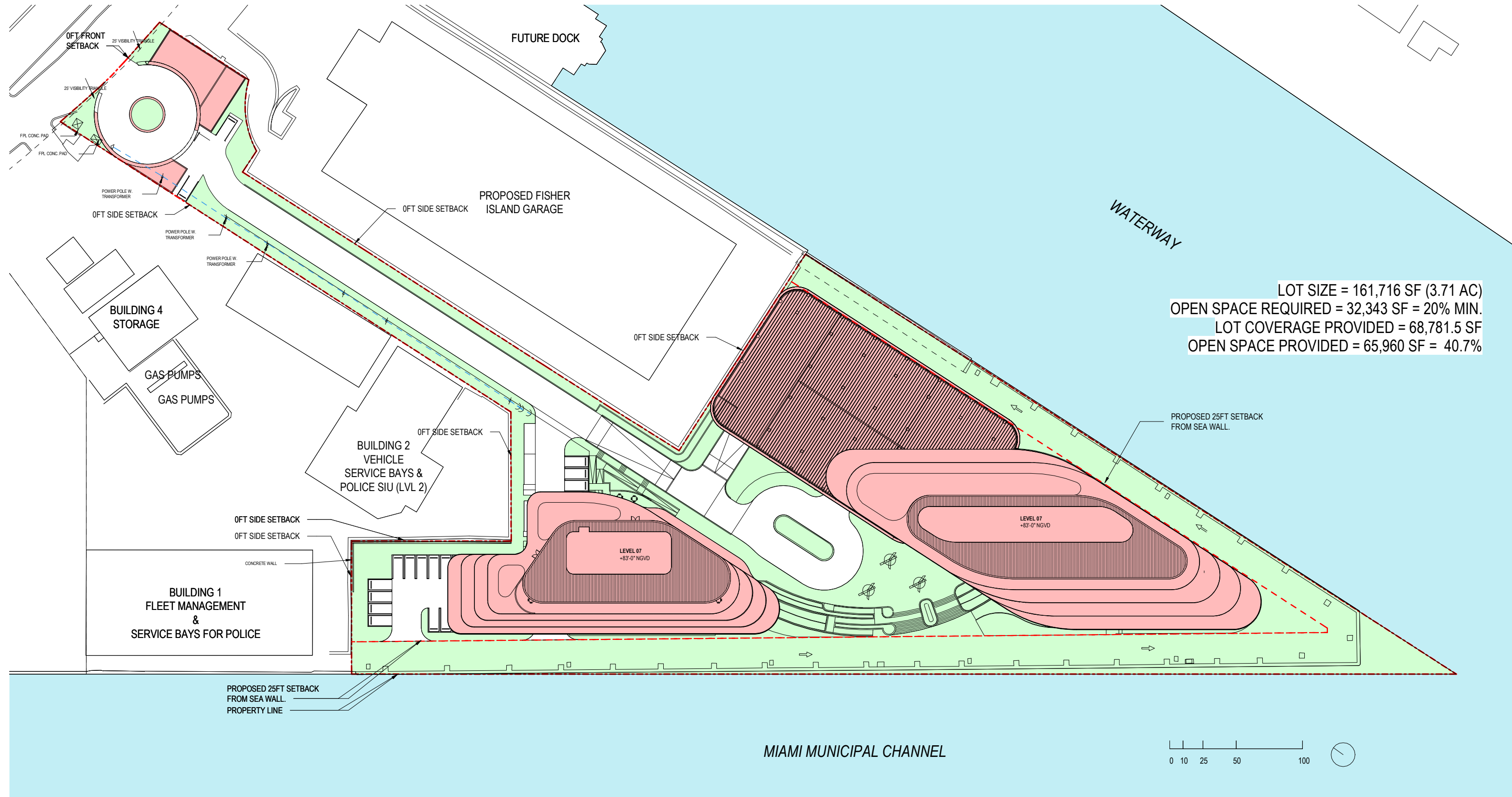












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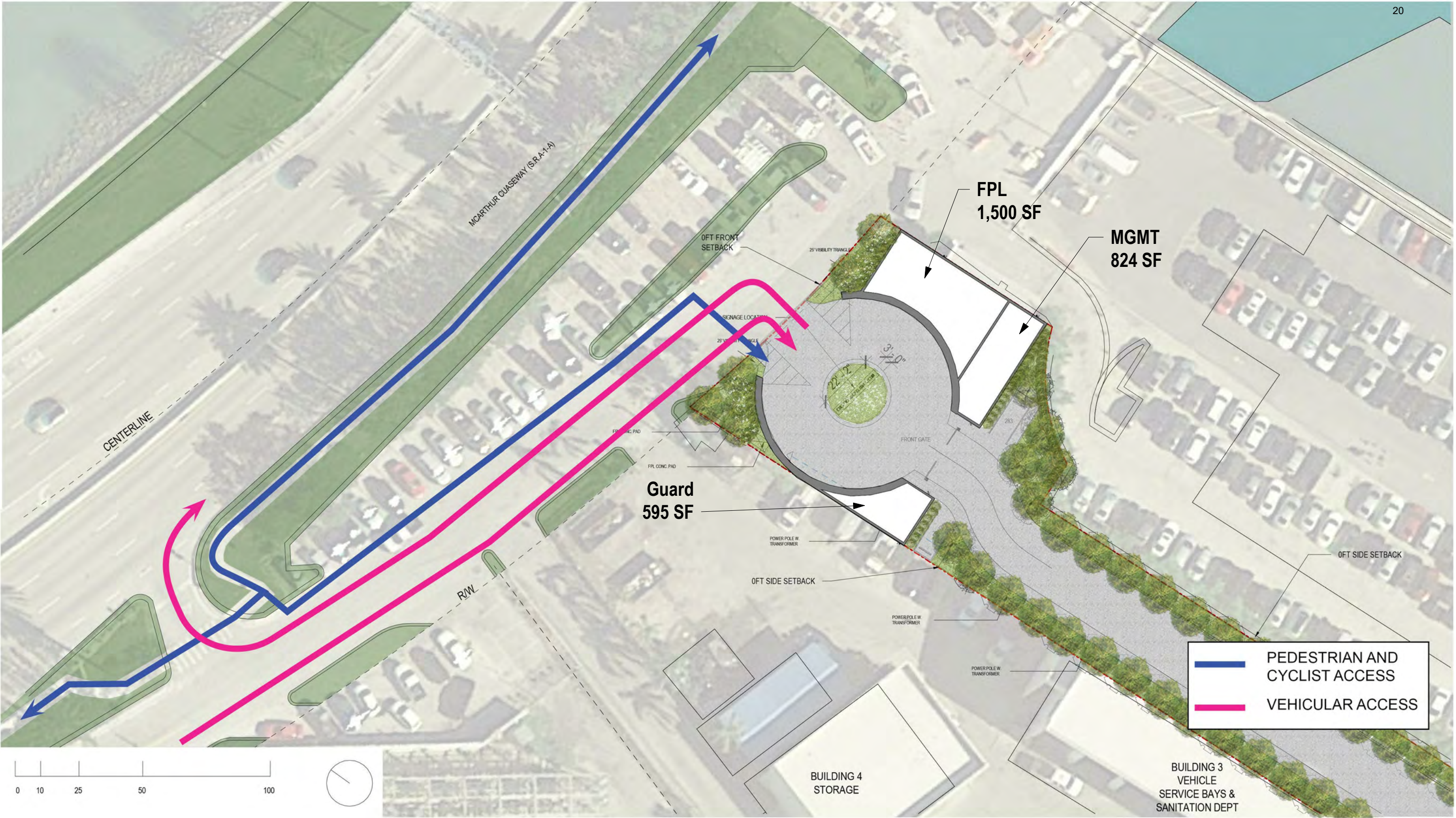
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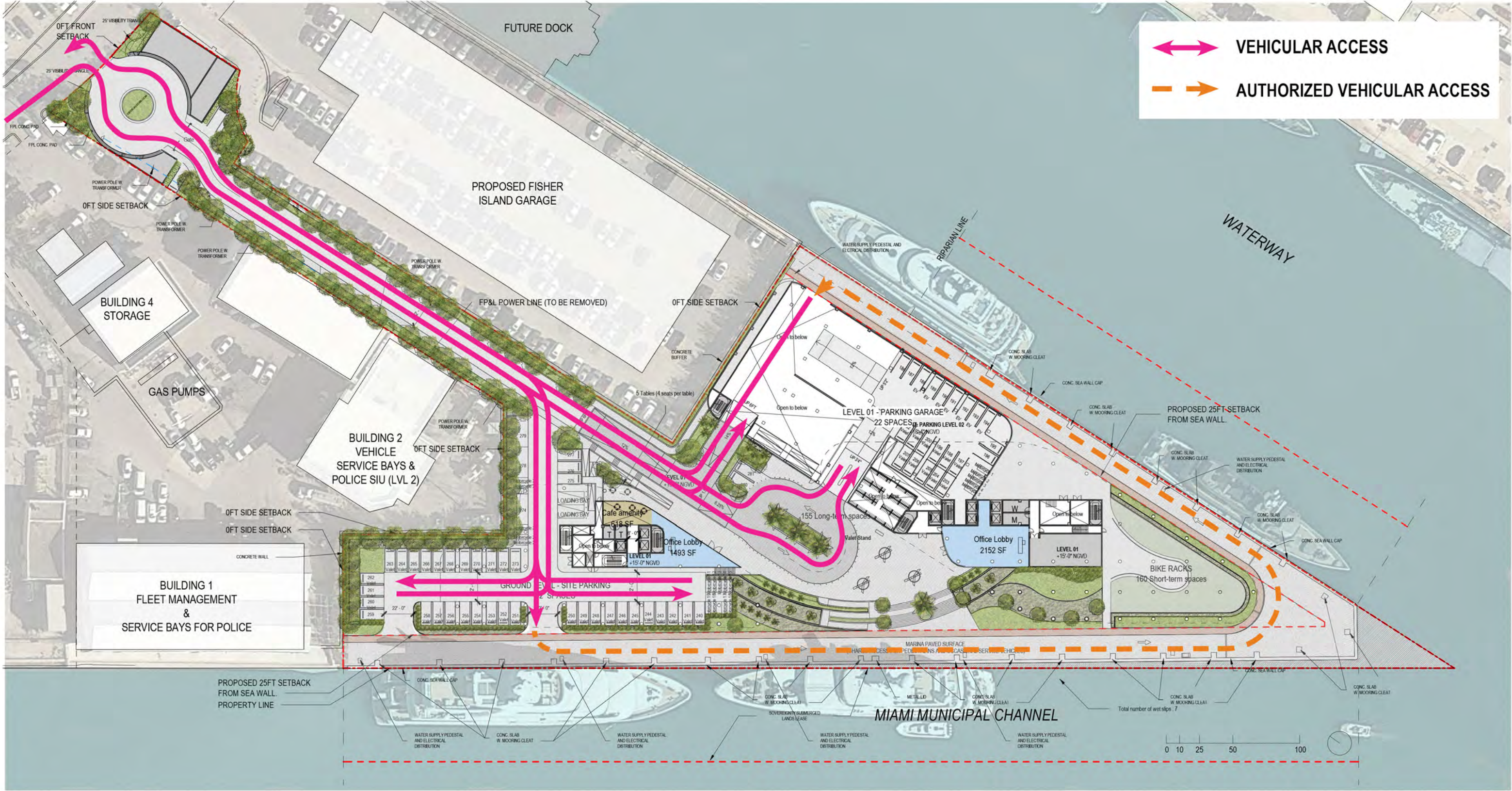
LOT COVERAGE / OPEN SPACE
DIAGRAM

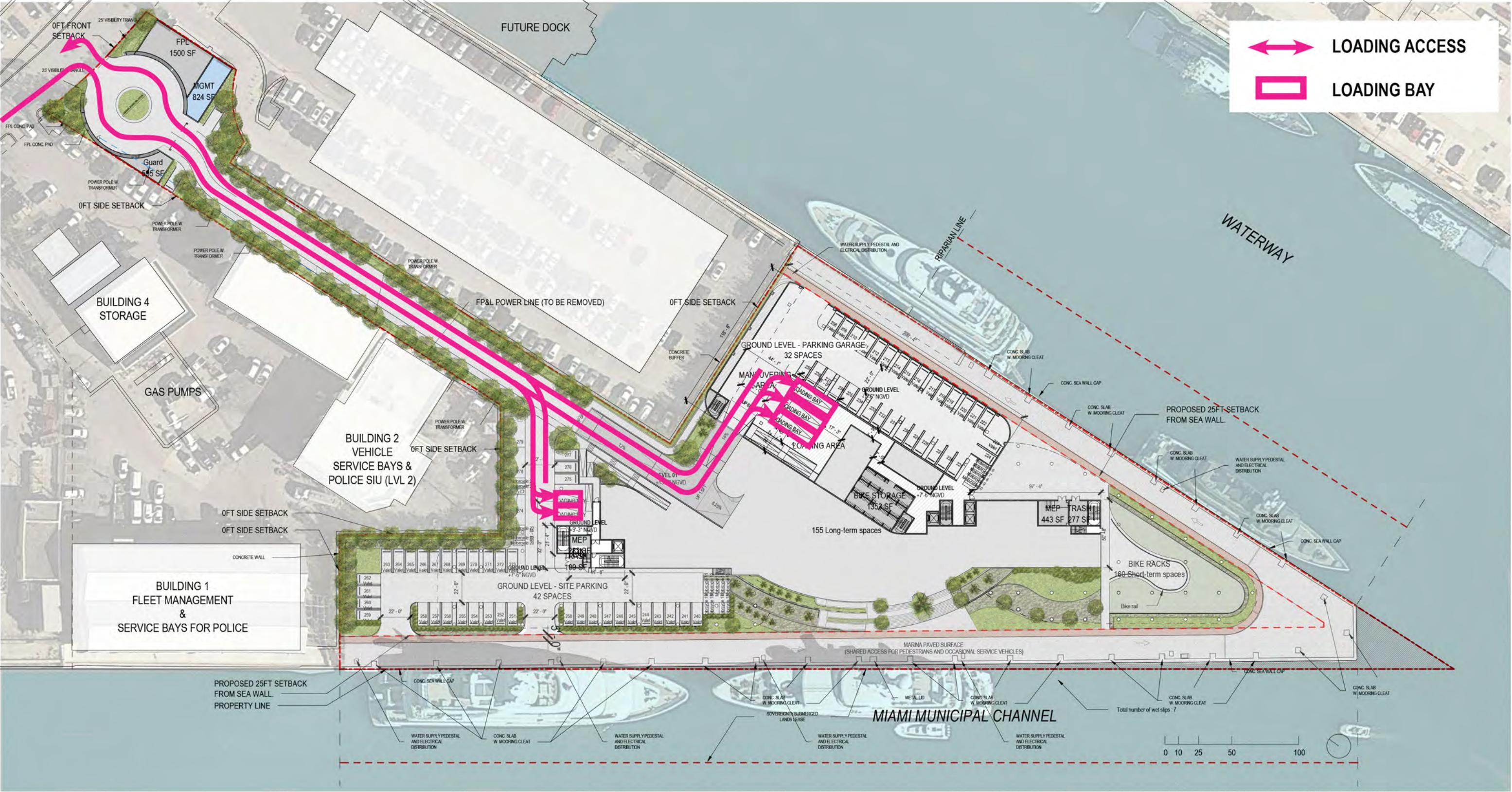
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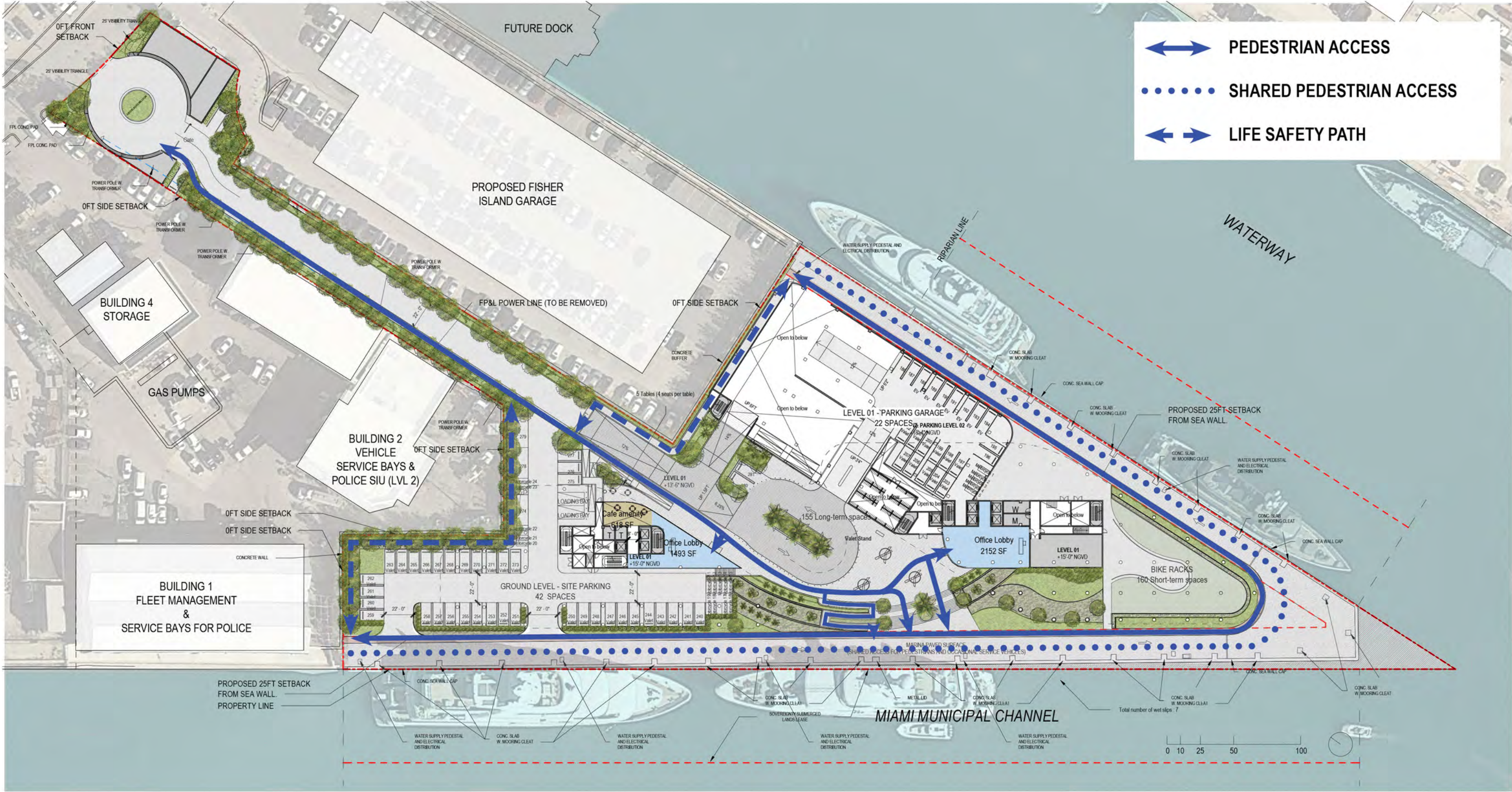
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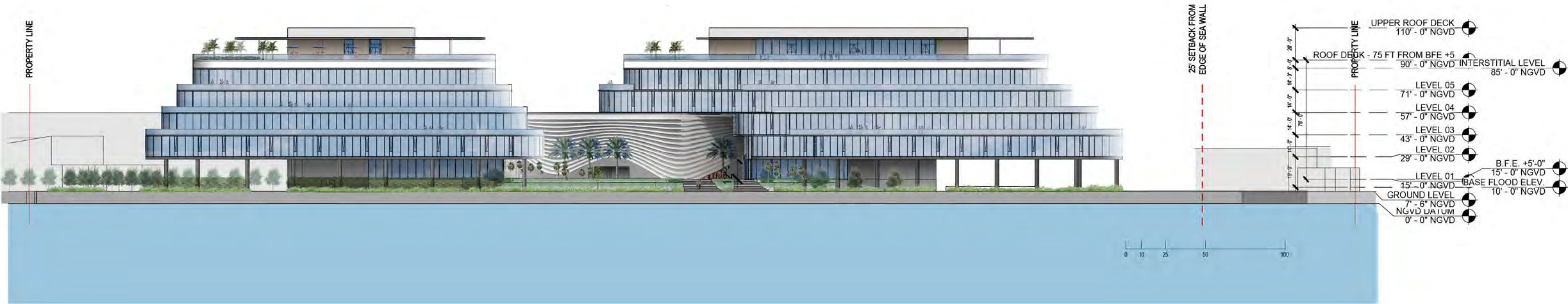
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RENDERING 06

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A4-06

SCALE:







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RENDERING 02

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RENDERING 03

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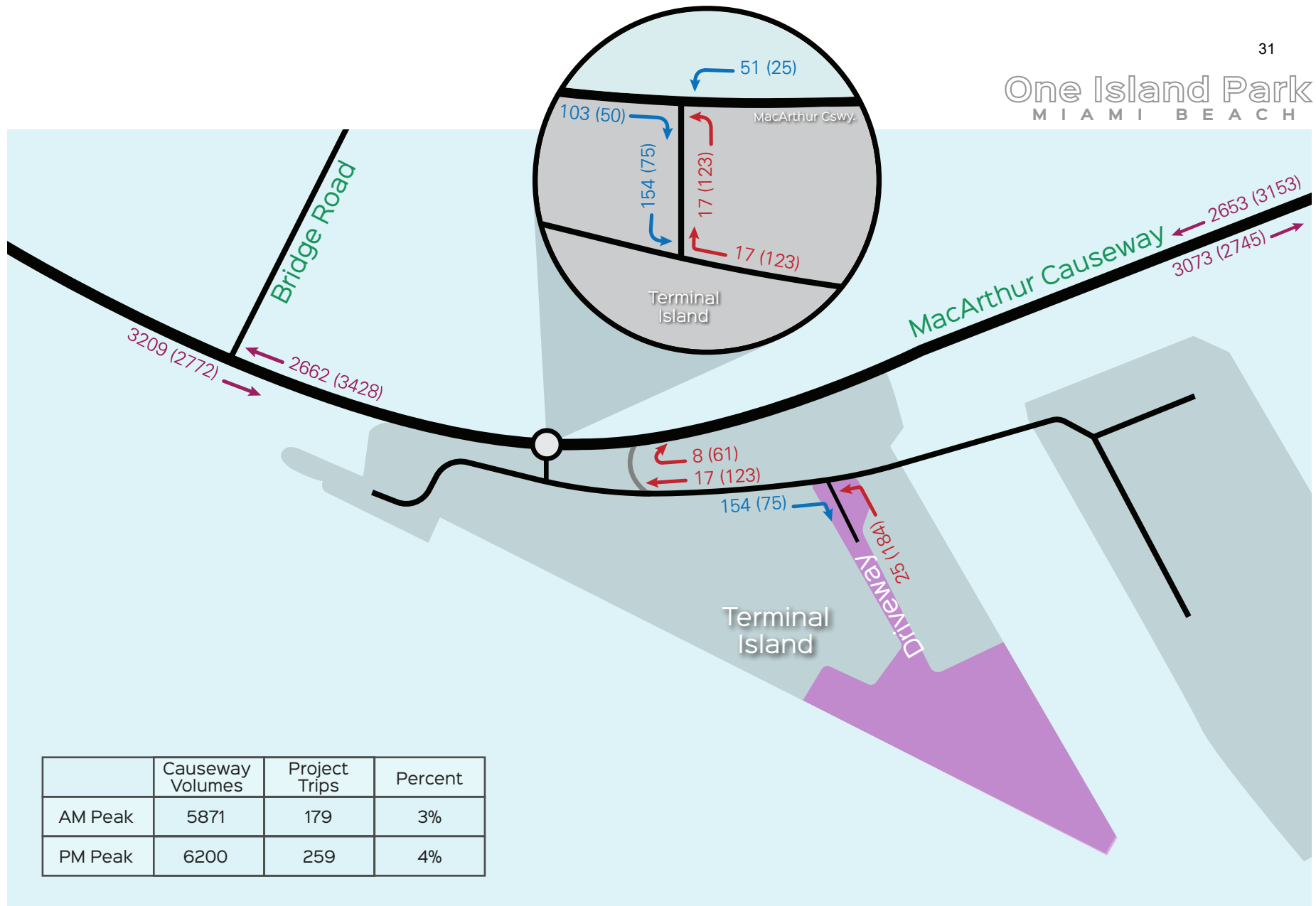
RENDERING 01

REVISED SHEET

SCALE:

DATE:
01/20/2021

A4-01

00 AM
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Project Location



Inbound Trips



Outbound Trips



Causeway Volume

Project Trips & Causeway Volume

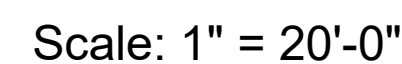


Project:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

L-1



L-1	GROUND FLOOR LANDSCAPE PLAN
L-2	GROUND FLOOR LANDSCAPE PLAN
L-3	ROOF LEVEL LANDSCAPE PLAN
L-4	LANDSCAPE NOTES AND DETAILS

LANDSCAPE LIST			
TREES/PALMS**			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AM	8	Adonidia merrillii 'Triple' DOUBLE CHRISTMAS PALM	10' OA HT., TRIPLE F.G.
BS	7	*Bursera simaruba GUMBO LIMBO	12' HT. X 6" SPR. 2" CAL. F.G.
CR	14	*Clusia guttifera SMALL LEAF CLUSIA	12' HT. X 6" SPR. 2" CAL. F.G.
CD	6	*Coccoloba diversiflora PIGEON PLUM	12' HT. X 6" SPR. 2" CAL. F.G.
CE	49	*Conocarpus erectus GREEN BUTTONWOOD	12' HT. X 6" SPR. 2" CAL. F.G.
CE1	5	*"Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	12-14' HT. X 6" SPR. 3" CAL., 4" MIN. C. F.G.
MS	3	*Myrcianthes fragrans SIMPSON'S STOPPER	10' HT. X 5" SPR. 1.5" CAL. F.G.
PD	4	Phoenix dactylifera 'Medjool' MEDJOOl DATE PALM	12' C.T. TO NUT F.G., SPECIMEN
QV	2	*Quercus virginiana LIVE OAK	12' HT. X 6" SPR. 2" CAL. F.G.
SP	6	*Sabal palmetto SABAL PALM	6-10' C.T., 10-14' O.A. HTS. F.G., STAGGERED HTS.
TR	23	*Thrinax radiata FLORIDA THATCH PALM	6-8' O.A., TRIPLE F.G., TRIPLE TRUNK

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AC	96	Aptenia cordifolia "Variegata" VARIEGATED BABY SUNROSE	8" HT. X 6" SPR. / 6" O.C. 1 GAL.
AD	13	Agave desmettiana SMOOTH BLUE AGAVE	36" HT. X 36" SPR. 15 GAL.
AG	152	Arachis glabrata "Ecotour" PERENNIAL PEANUT	12" HT. X 12" SPR. / 18" O.C. 1 GAL.
CG	436	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 30" SPR. / 30" O.C. 7 GAL.
CG1	212	*Clusia guttifera SMALL LEAF CLUSIA	6-7" HT. X 36" SPR. / 36" O.C. 25 GAL.
CI	209	*Chrysobalanus icaco "Red Tip" RED TIP COCOPLUM	20" HT. X 18" SPR. / 24" O.C. 3 GAL.
CH	1,146	*Chrysobalanus icaco 'Horizontalis' HORIZONTAL COCOPLUM	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
EL	834	*Erodia littoralis GOLDEN CREEPER	15" HT. X 12" SPR. / 18" O.C. 1 GAL.
FM	1,927	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
PR	99	Pennisetum setaceum 'Cupreum' RED FOUNTAIN GRASS	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
PS	236	*Pennisetum setaceum 'Alba' WHITE FOUNTAIN GRASS	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SB	847	*Spartina bakeri SAND CORDGRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SM	167	*Sabal minor DWARF SILVER STEM PALMETTO	30" HT. X 30" SPR. / 36" O.C. 7 GAL.
TD	359	*Tripsacum dactyloides FAKAHATCHEE GRASS	30" HT. X 30" SPR. / 36" O.C. 3 GAL.
ZP	215	*Zamia pumila COONTIE	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES
** ALL PROPOSED PALMS WERE COUNTED AS LARGE SHRUBS FOR CODE PURPOSES

REVISÉD SHEET

Project:

[illegible]

Lic. # LA0000889
Member: A.S.L.A.

L-2

Cad Id.: 2020-00



Scale: 1" = 20'-0"



REVISÉD SHEET

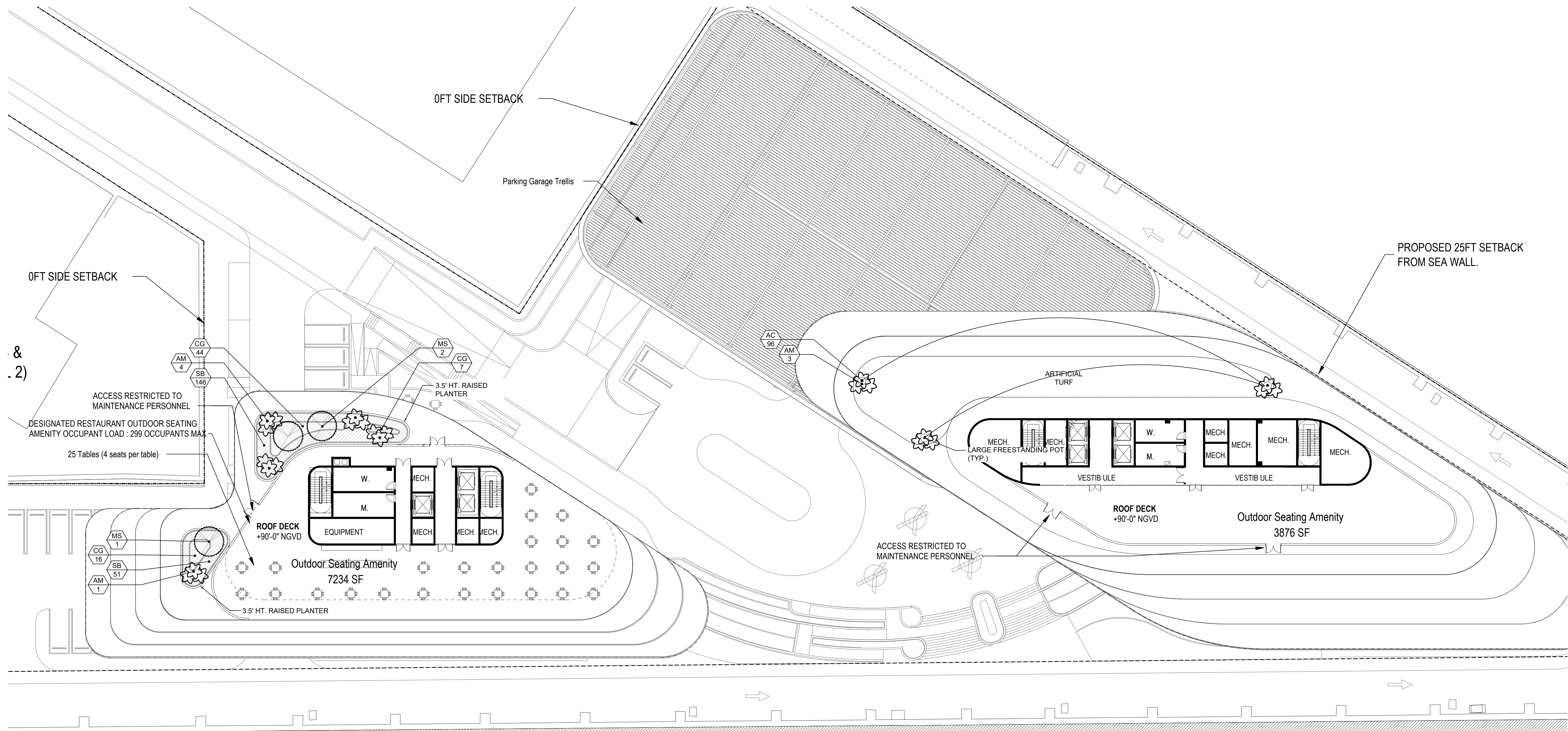
TERMINAL ISLAND
 ONE TERMINAL DRIVE, MIAMI BEACH, FLORIDA
 ROOF LEVEL LANDSCAPE PLAN

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-3

ROOF LEVEL LANDSCAPE PLAN

REVISÉD SHEET





-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and omissions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

- Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.

-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

-Contractor shall provide a one year guarantee on all trees and palms.

TERMINAL ISLAND
ONE TERMINAL DRIVE, MIAMI BEACH, FLORIDA
LANDSCAPE NOTES AND DETAILS

Project:

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Seal:

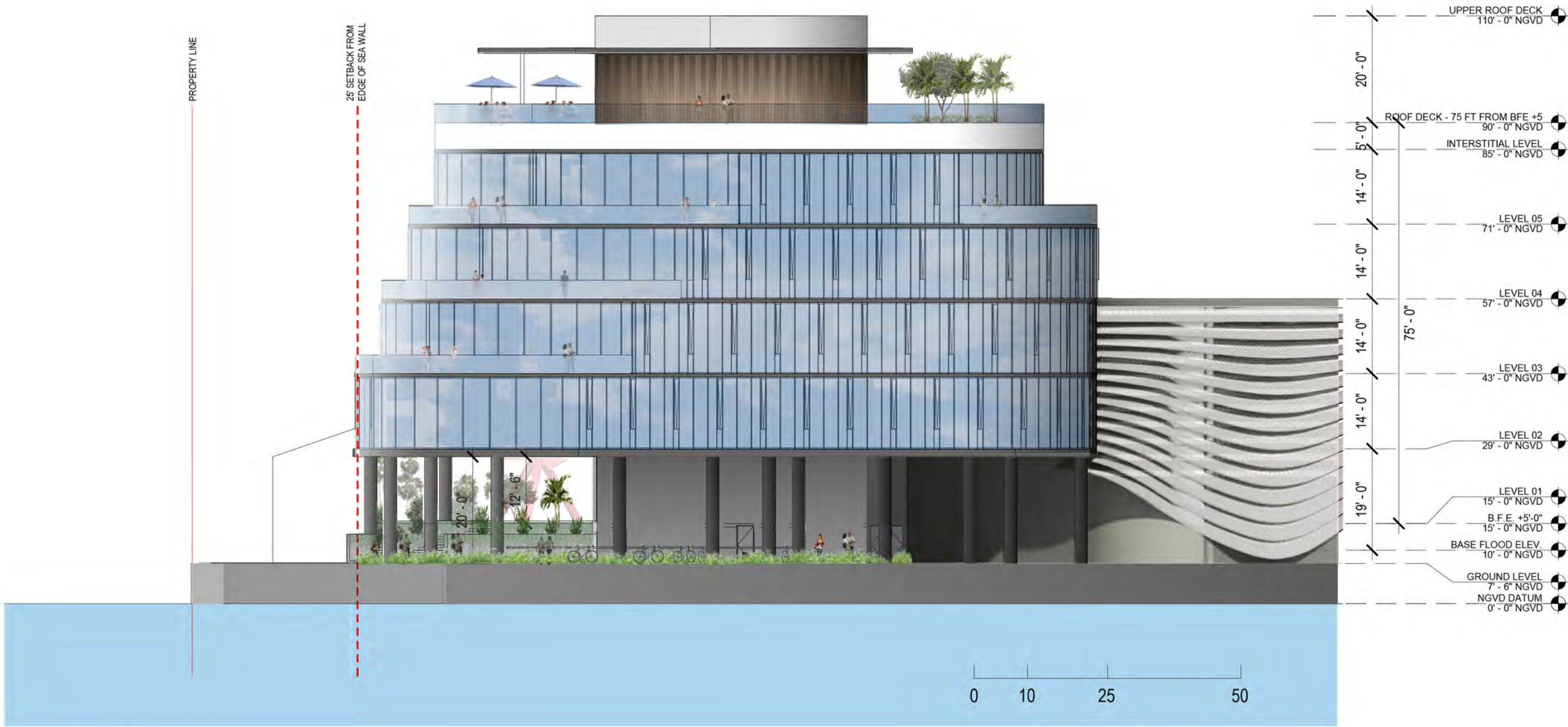
Lic. # LA0000889
Member: A.S.L.A.

Drawing: LANDSCAPE NOTES AND
DETAILS
Date: 11/05/2020
Scale: See Left
Drawn by: EWS
Sheet No.:

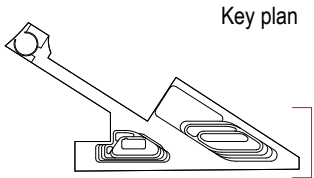
L-4

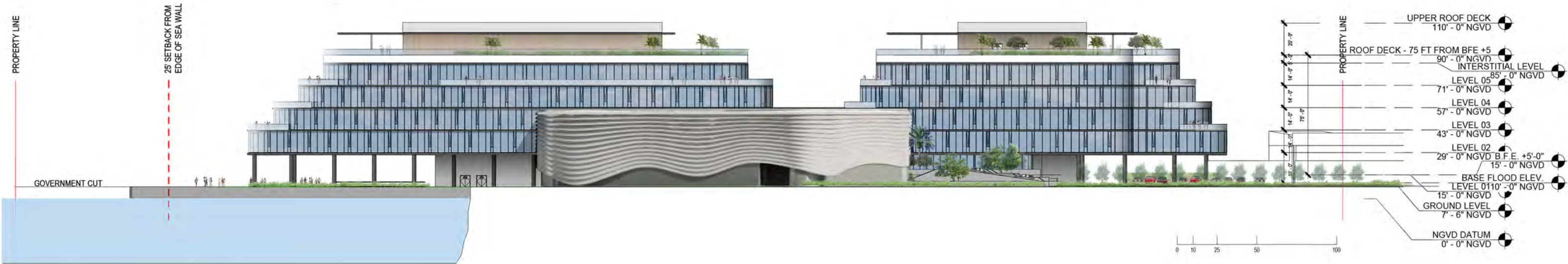
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Appendix

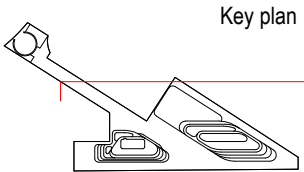


1 | EAST ELEVATION
SCALE: 1" = 20'-0"





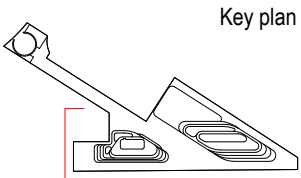
1 | NORTH ELEVATION
SCALE: 1" = 60'-0"





1 WEST ELEVATION

SCALE: 1" = 20'-0"



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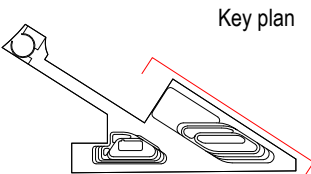
WEST ELEVATION - RENDERED
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DATE:
01/20/2021

A2-06

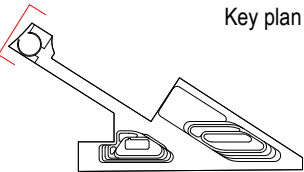


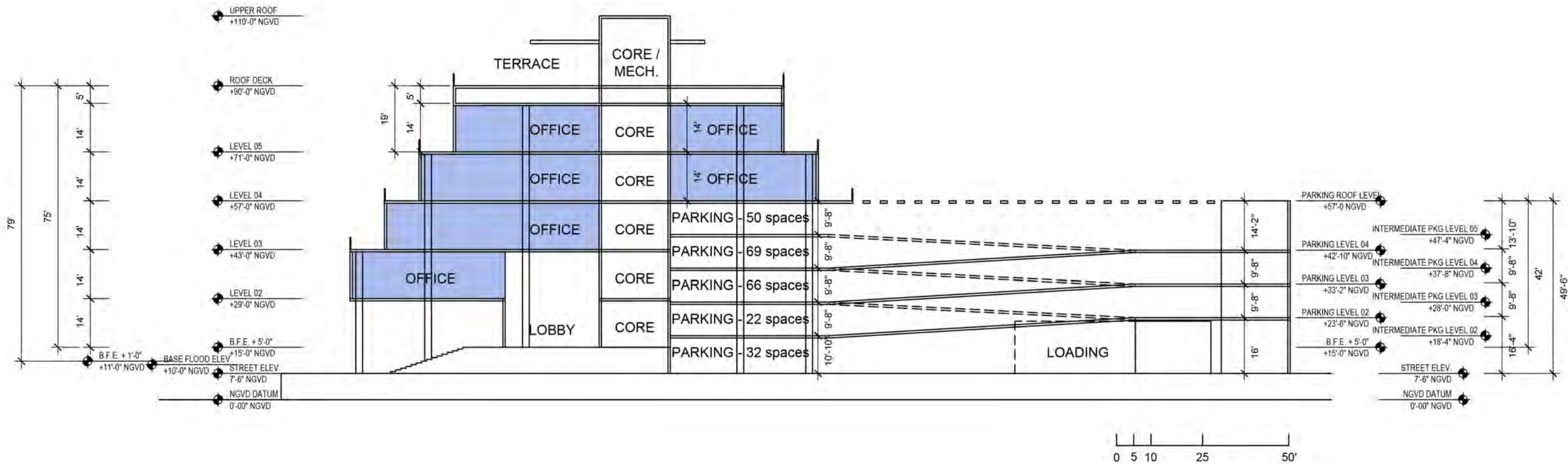
1 NORTH EAST ELEVATION
SCALE: 1" = 60'-0"



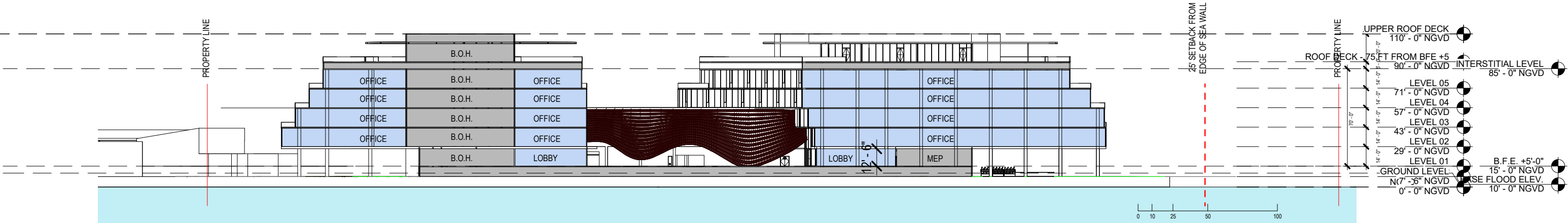


1 | ENTRANCE ELEVATION
SCALE: 1" = 20'-0"

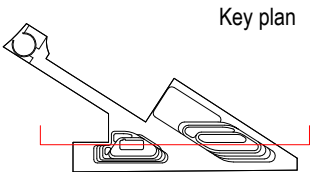


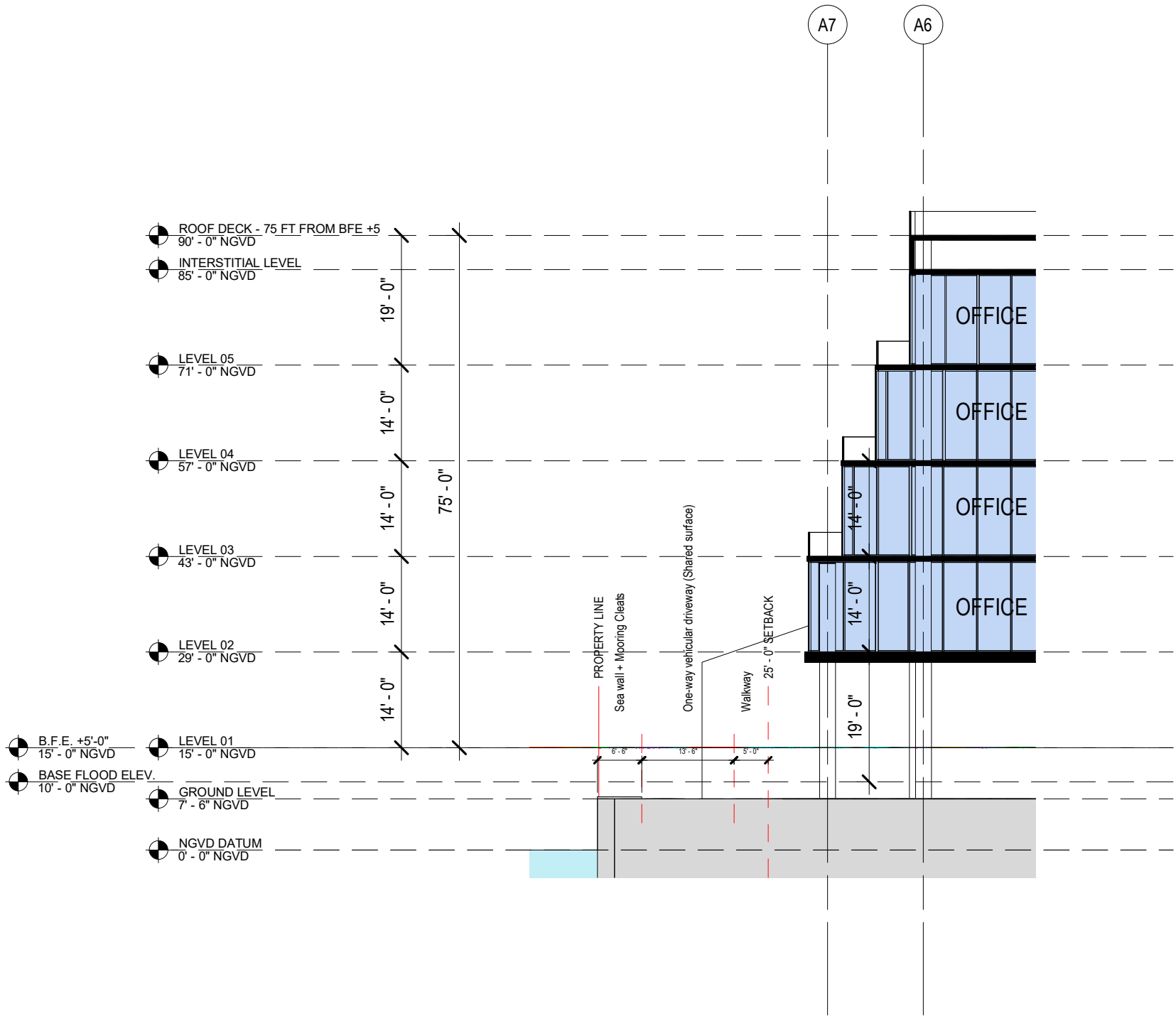


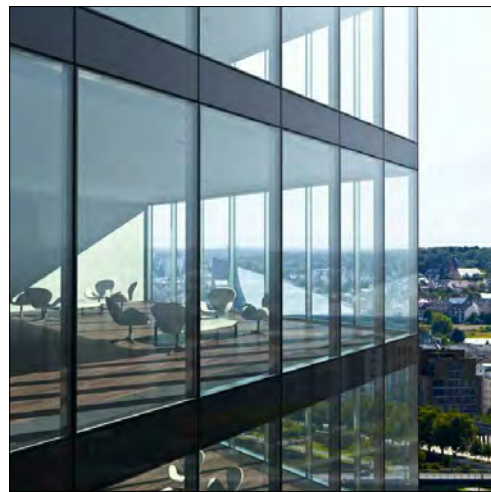
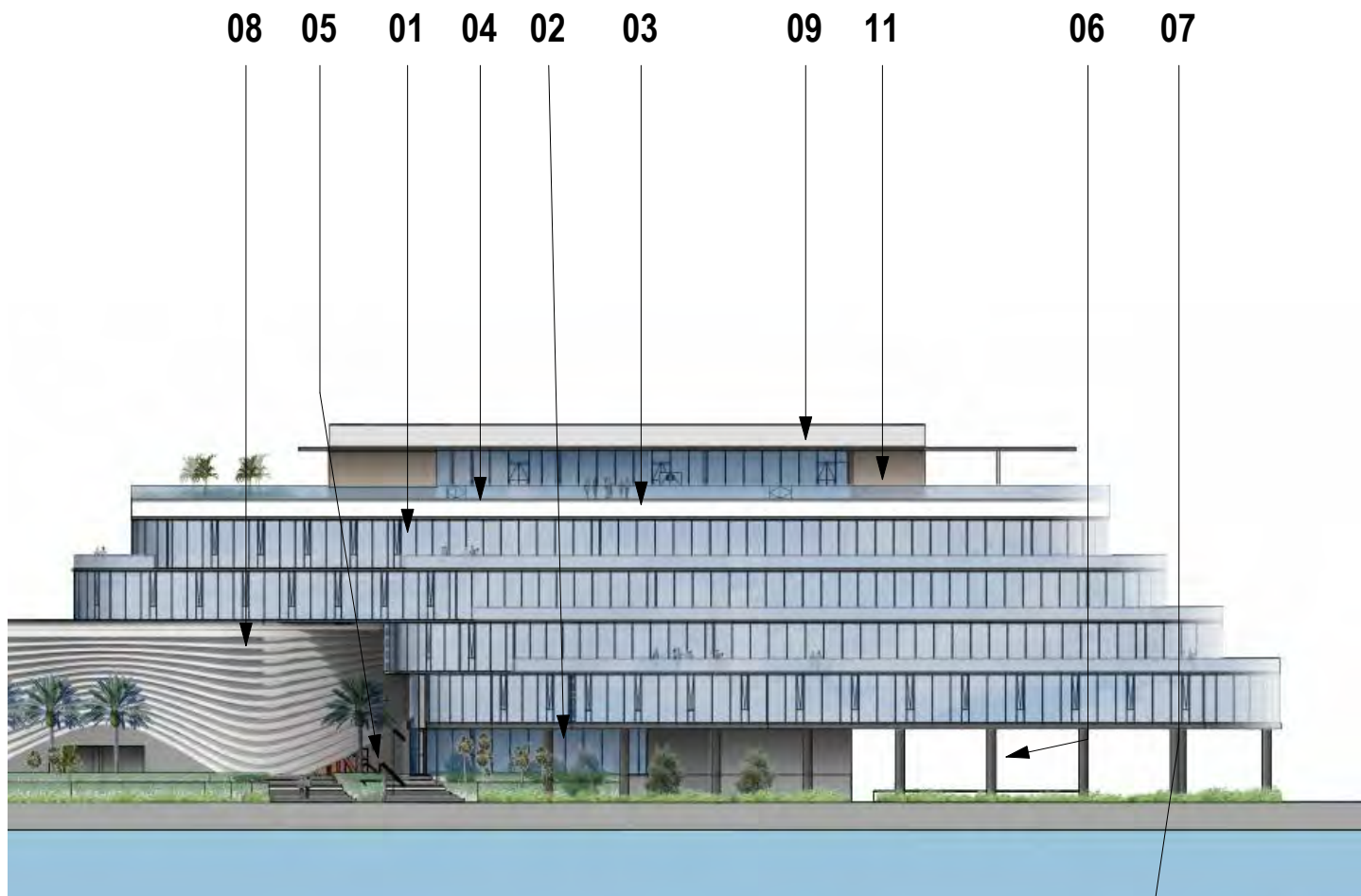
PROPOSED (75' - 4 office levels)



1 | Long-section
SCALE: 1" = 70'-0"



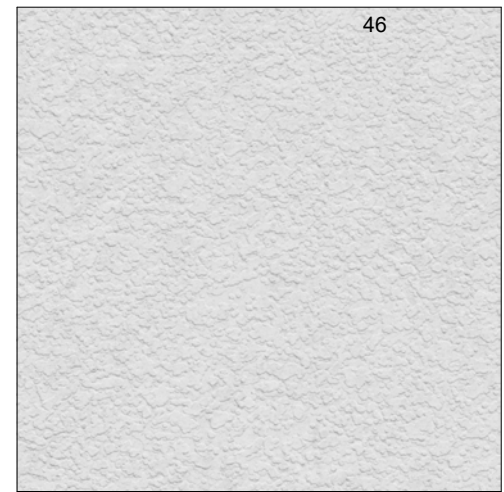




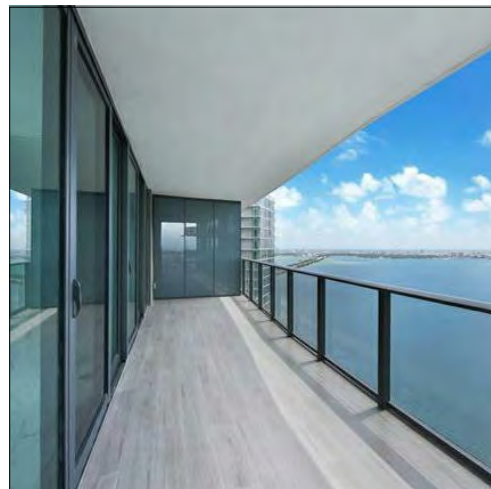
01 - WINDOW WALL SYSTEM



02 - GROUND LEVEL GLAZED FACADE



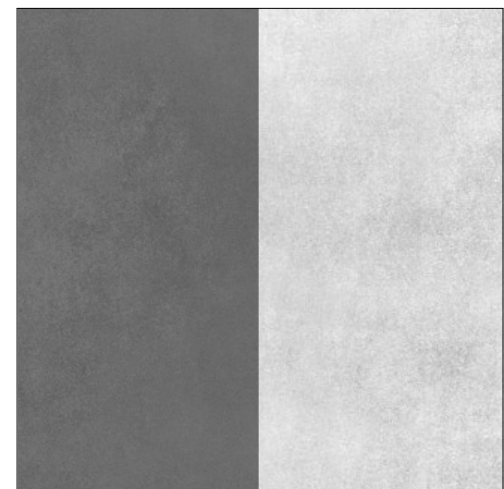
03 - WHITE STUCCO



04 - GLASS RAILING

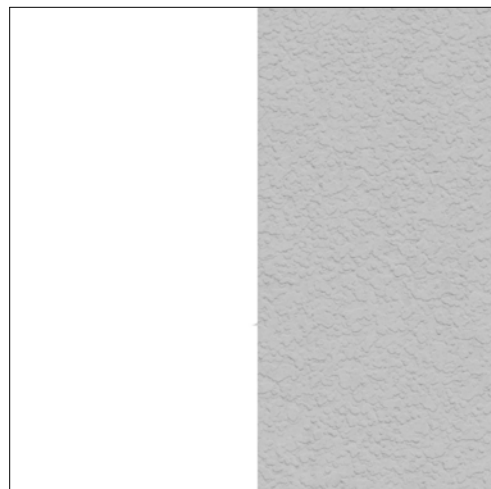


05 - SMOOTH DARK GRAY STUCCO



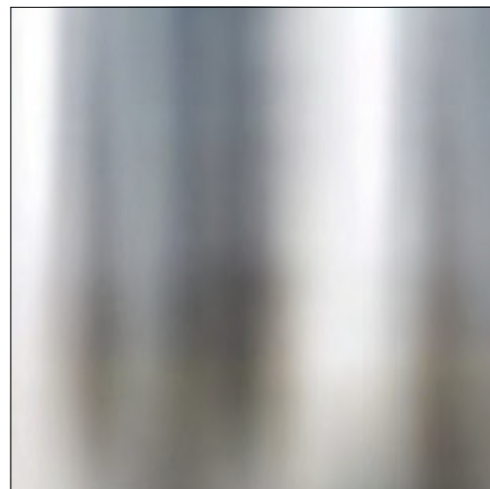
06 - EXPOSED DARK CONCRETE

07 - EXPOSED LIGHT CONCRETE

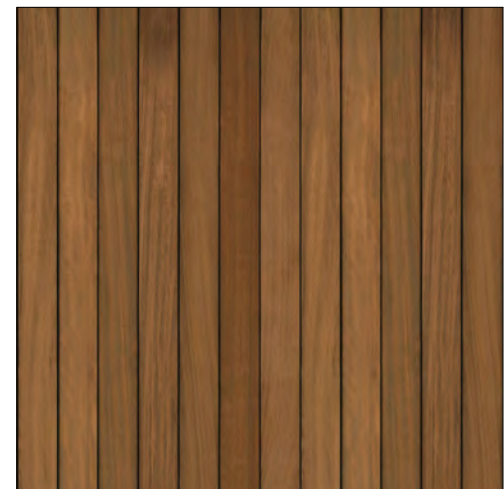


08 - WHITE

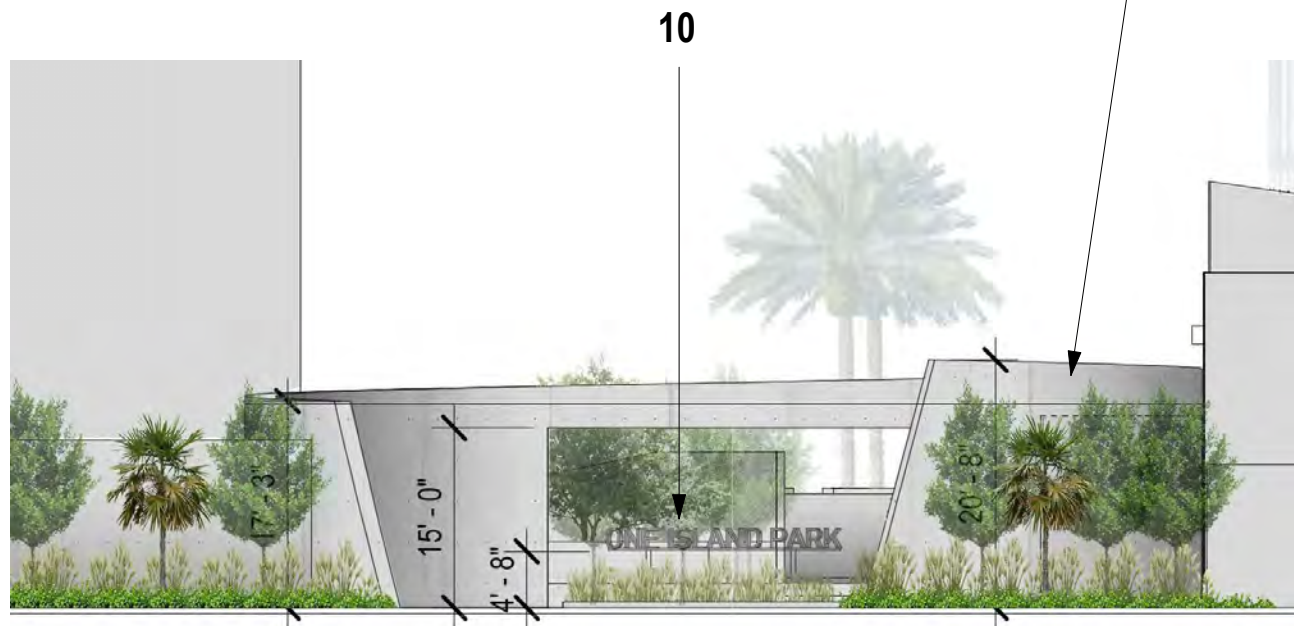
09 - SMOOTH LIGHT GRAY STUCCO



10 - CHROME / POLISHED METAL



11 - TIMBER CLADDING PANELS



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MATERIAL BOARD

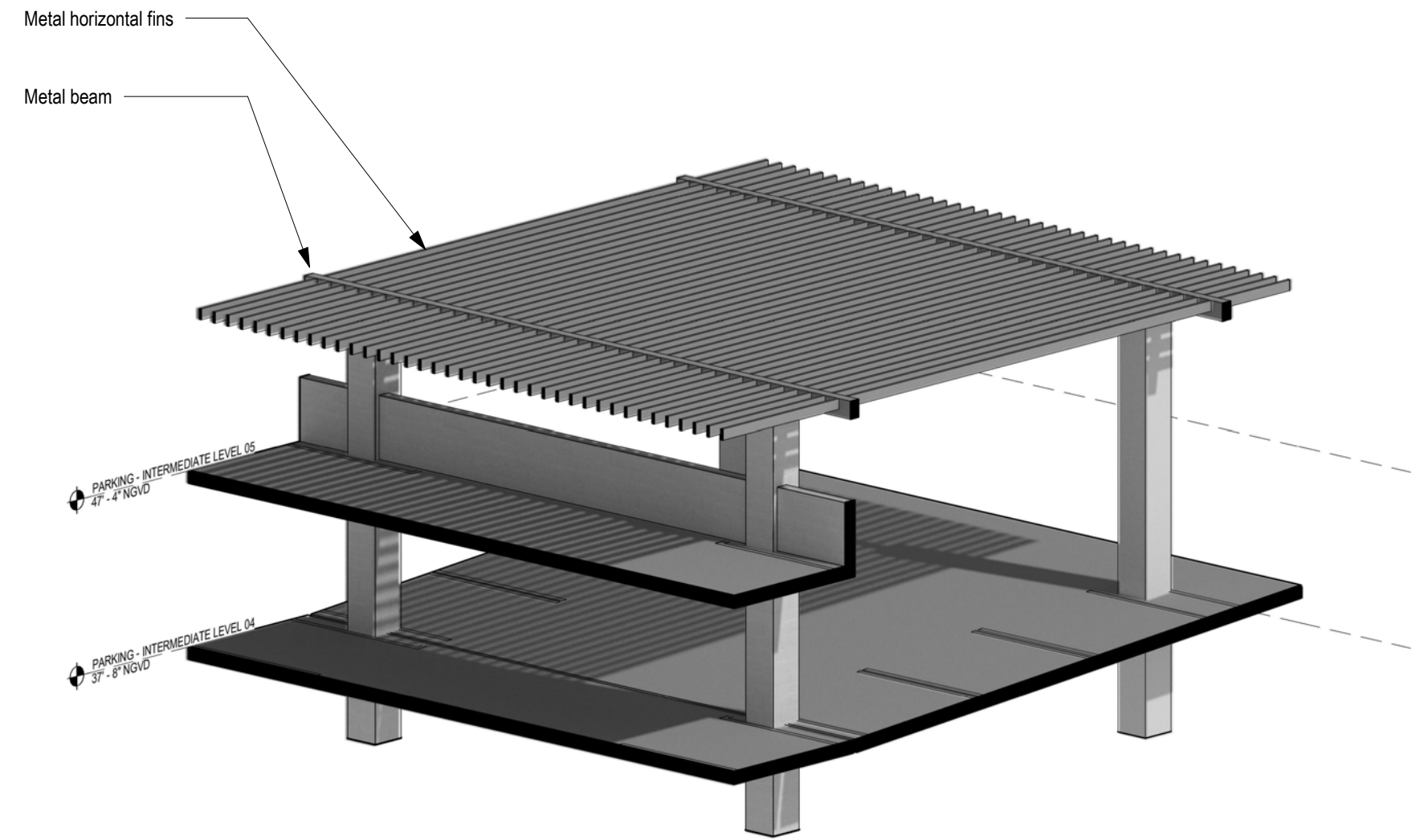
SCALE:

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DATE:
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A3-03

SECTIONAL AXO OF METAL TRELLIS ASSEMBLY

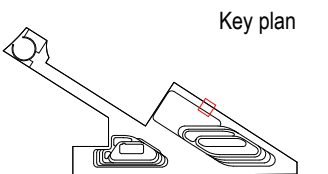
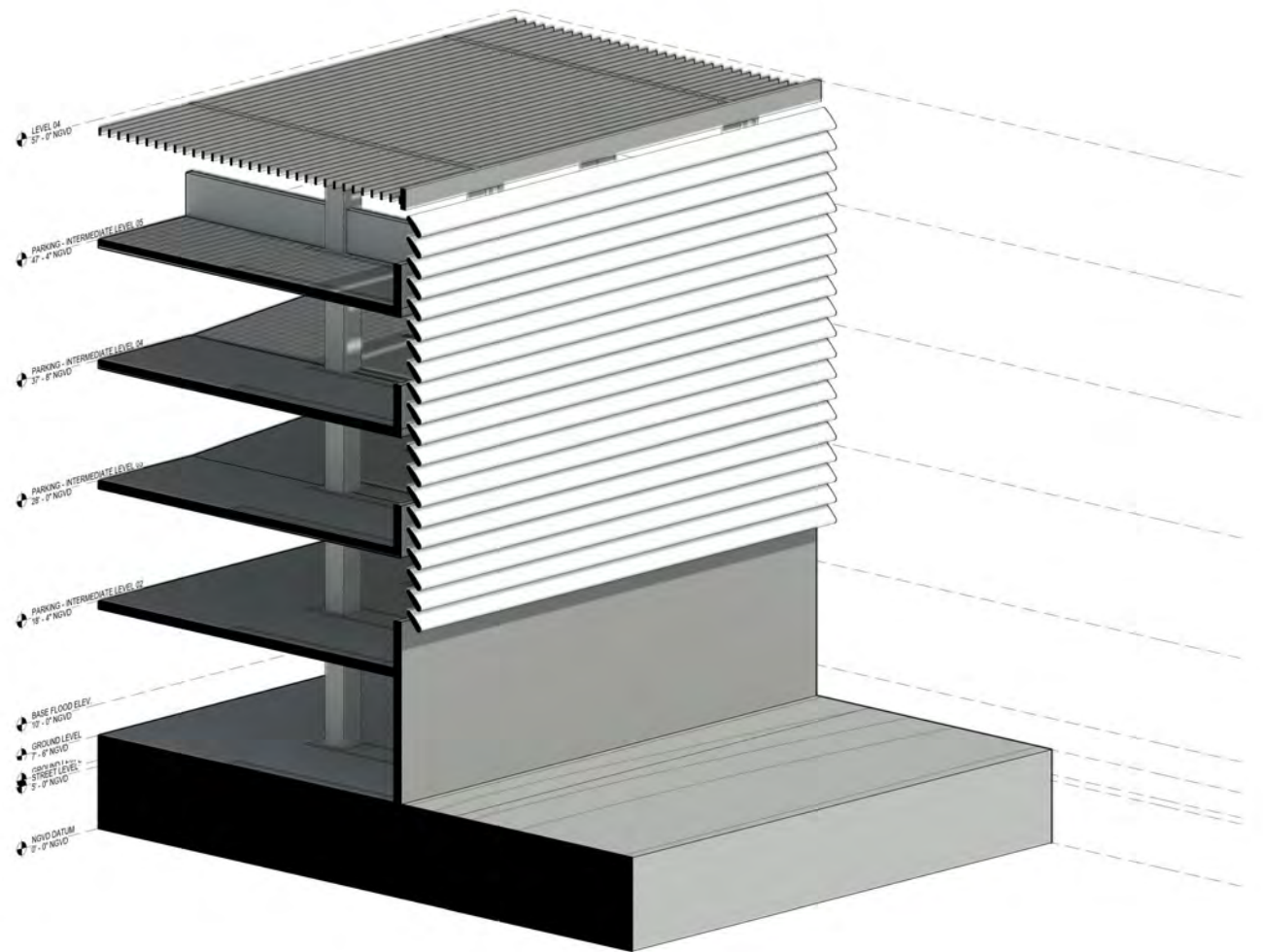
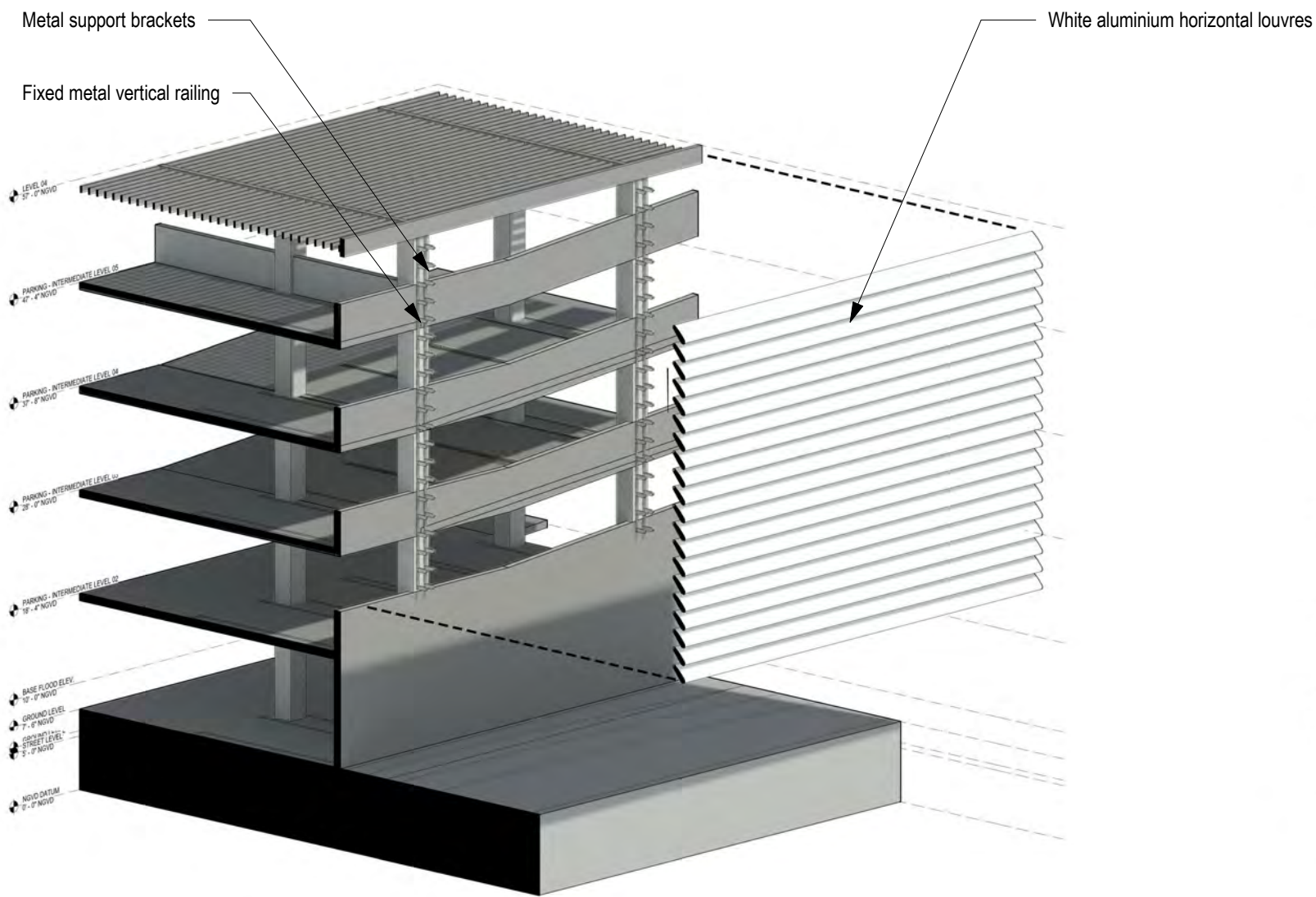


REFERENCE



LOCATION PLAN





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PROPOSED PARKING GARAGE
STRUCTURE

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A3-05

