

C.O.M.B. 15'x15' DRIVEWAY SIGHT TRIANGLES (TYP); REFER TO STREETScape AND TRAFFIC AND/OR CIVIL ENGINEER DRAWINGS, SEE DETAIL 5 ON SHEET L-400

WASTE DISPOSAL; SEE ARCH DWGS.

GATE; SEE ARCH DWGS

EQUIPMENT; SEE CIVIL PLANS

SUSPENDED PAVEMENT SYSTEM (TYP.)

PLANTING (TYP.)

RESIDENTIAL DROP-OFF; BASEMENT ACCESS

PERIMETER FENCE (TYP.)

SERVICE PATH

BEACH ACCESS GATE

SUSPENDED PAVEMENT SYSTEM (TYP.)

UTILITIES; SEE CIVIL PLANS

18TH STREET

SKYLIGHT WATER FEATURE BY OTHERS

EXISTING UTILITIES; SEE CIVIL PLANS

BIKE RACKS

HISTORIC COLUMNS TO BE REBUILT; SEE ARCH. DWGS.

TREE GRATE

PEDESTRIAN ACCESS

RALEIGH DROP-OFF ACCESS

ADA ACCESS

B1; SEE ARCH DWGS.

DINING PERGOLA BY OTHERS

EXTERIOR DINING

EXISTING HISTORIC POOL (TO REMAIN)

B5; SEE ARCH DWGS.

BEACH CLUB

BEACH CLUB POOL

BEACH ACCESS AND GATE

PRIVATE TERRACES

B2; SEE ARCH DWGS.

COVERED WALKWAY; SEE ARCH DWGS.

B4; SEE ARCH DWGS.

OUTDOOR GYM

SUNRISE POOL

FENCE (TYP.)

LAWN (TYP.)

EXISTING DUNES AND VEGETATION TO REMAIN

GARDEN PATIO

10' CONCRETE SIDEWALK

B3; SEE ARCH DWGS.

EXTERIOR DINING; SEE ARCH DWGS.

SUNSET POOL

DINING PERGOLA BY OTHERS

SOUTH SEAS WATER FEATURE

PLANTING CUT OUT (TYP.)

POOL CABANAS; BY OTHERS

RESIDENTIAL WALKWAY

LAWN (TYP.)

SEATING COVE

SKYLIGHT; SEE ARCH. DWGS.

POOL CABANAS; BY OTHERS

RESIDENTIAL BEACH ACCESS

SHOWER AND FOOTWASH

EXISTING BEACHWALK

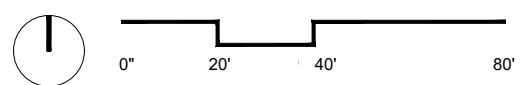
SPA

TOWEL DROP-OFF; BY OTHERS

TOWEL DROP-OFF BY OTHERS

NOTES:
1. NO OBSTRUCTIONS BETWEEN 2' AND 6' ABOVE GRADE ON CITY OF MIAMI BEACH SIGHT TRIANGLES AREAS; REFER TO CIVIL PLANS

LEGEND:
CITY OF MIAMI BEACH 15'x15' DRIVEWAY SIGHT TRIANGLES (TYP); REFER TO STREETScape AND CIVIL ENGINEER DRAWINGS



Rev.	Date	Rev.	Date

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HPB FIRST SUBMITTAL

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1775-1757-1751 COLLINS AVE
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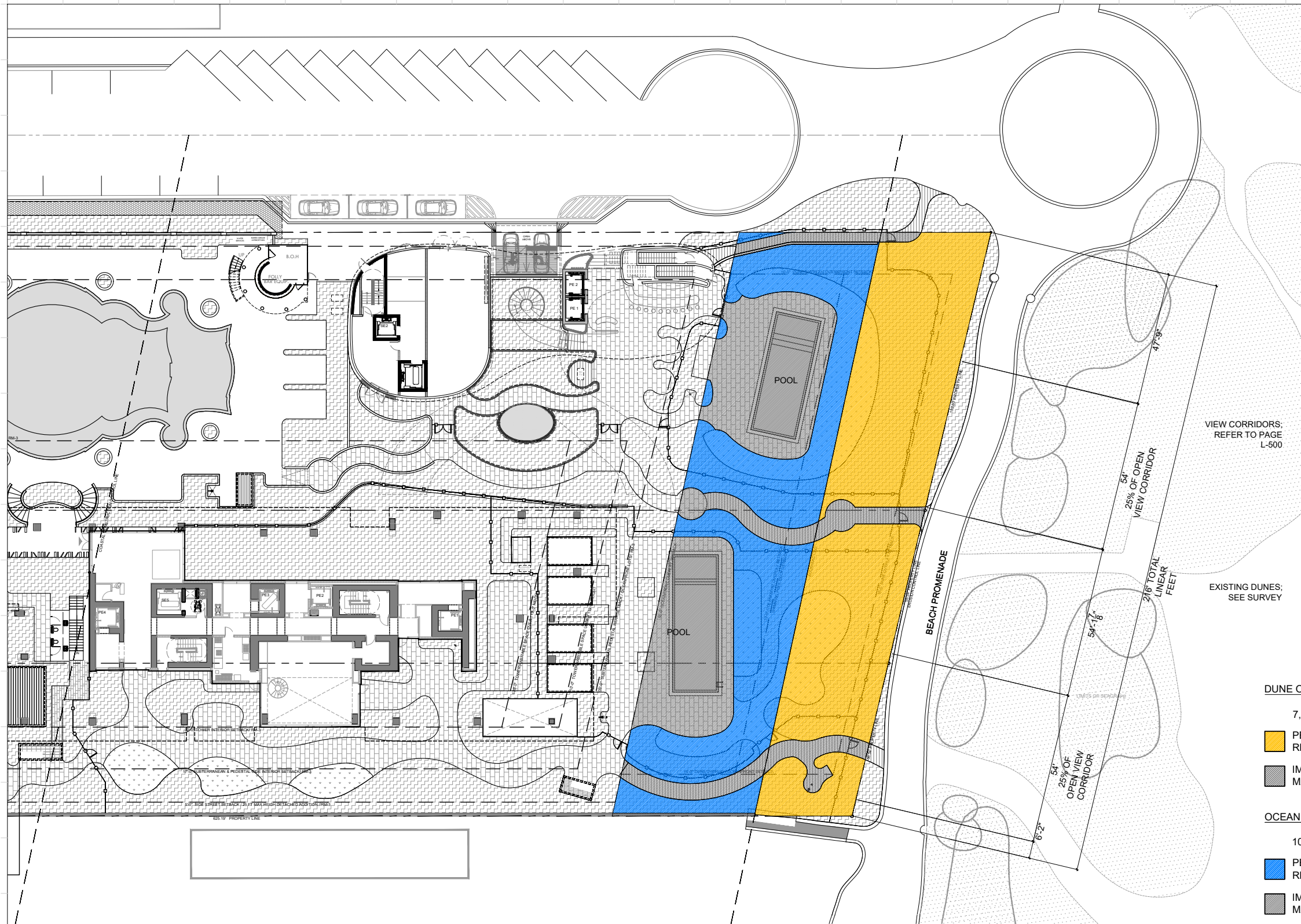
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FOR THE FIRM:
GERARDO JAVIER DELGADO R.L.A. 0001574 REG.No: LC26000339

GROUND FLOOR SITE PLAN

Date	NOVEMBER 15, 2021	Sheet No.	L-201
Scale	1" = 60'-0"		
Project	MA20102		



VIEW CORRIDORS:
REFER TO PAGE
L-500

EXISTING DUNES:
SEE SURVEY

DUNE OVERLAY CALCULATION

7,824 SF TOTAL AREA

PERVIOUS AREA: 7,182 SF TOTAL (91.80%)
REQUIRED PER CODE: (80%)

IMPERVIOUS AREA: 642 SF TOTAL (8.20%)
MAX PER CODE: (20%)

OCEANFRONT OVERLAY CALCULATION

10,693 SF TOTAL AREA

PERVIOUS AREA: 5,537 SF TOTAL (51.78%)
REQUIRED PER CODE: (50%)

IMPERVIOUS AREA: 5,156 SF TOTAL (48.22%)
MAX PER CODE: (50%)

- NOTES:
1. PROPOSED UNDERSTORY SHRUBS AND PLANTS WITHIN DUNE PRESERVATION OVERLAY ZONE SHALL NOT EXCEED 36" OVERALL AT MATURE HEIGHT. REFER TO UNDERSTORY PLAN L-503.2.
 2. 50% OF THE REAR PROPERTY PROPOSED UNDERSTORY SHRUBS AND PLANTS WITHIN DUNE PRESERVATION OVERLAY ZONE ARE NATIVE AND ADAPTIVE SPECIES THAT DO NOT NEED TO BE MAINTAINED/CLIPPED PERIODICALLY.
 3. 50% OF THE REAR PROPERTY LINE TO BE MAINTAINED TRANSPARENT WITH PLANT MATERIAL NOT EXCEEDING 36" OVERALL AT MATURE HEIGHT.

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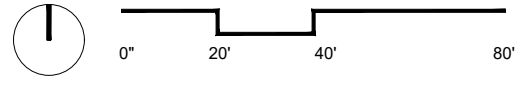
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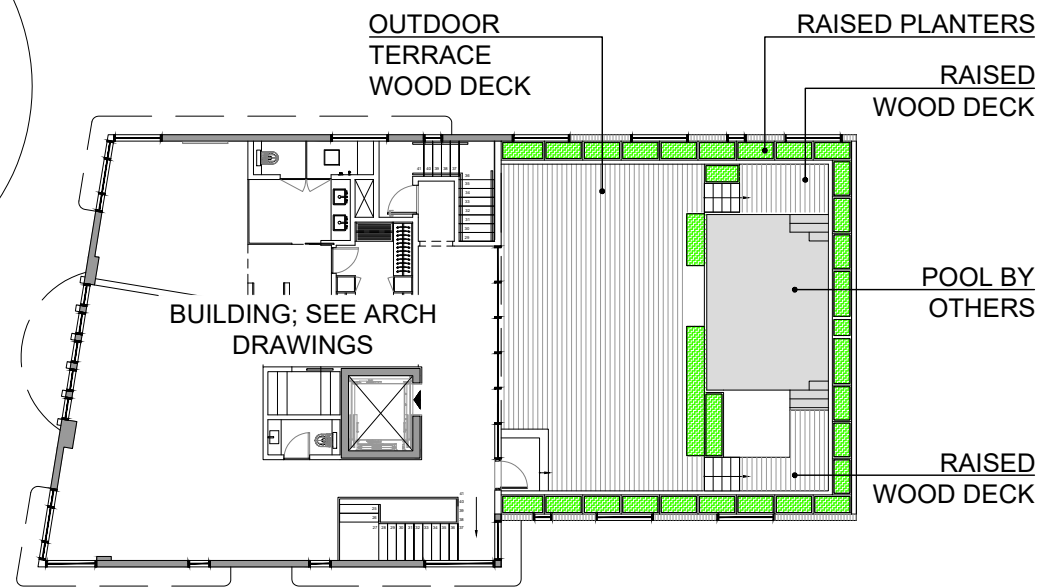
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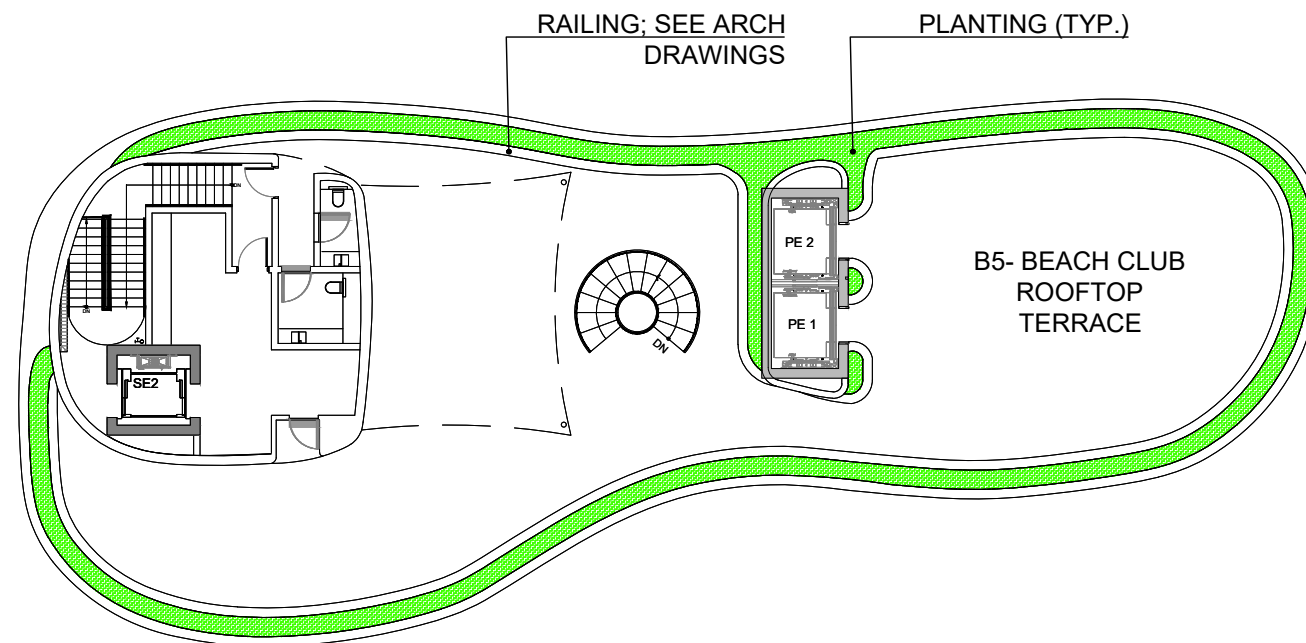
OCEANFRONT AND DUNE OVERLAY CALCULATIONS

Date	NOVEMBER 15, 2021	Sheet No.
Scale	1" = 40' -0"	L-205
Project	MA20102	

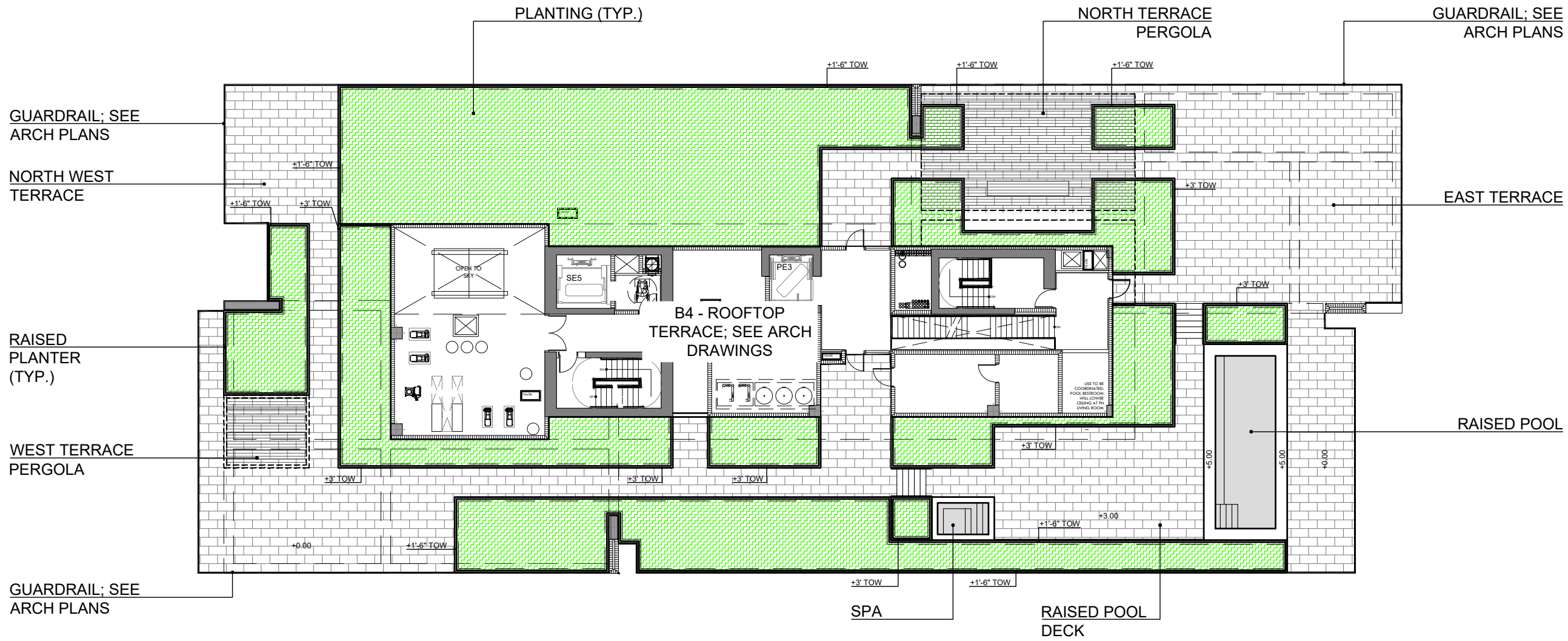




1 B2 - THE RICHMOND LEVEL 3 ROOFTOP
Scale: 1" = 20'

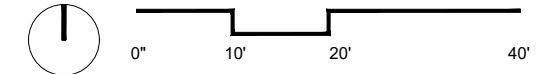


2 B5 - ROOFTOP
Scale: 1" = 20'



3 B4 - RESIDENTIAL TOWER ROOFTOP
Scale: 1" = 20'

- NOTES:
1. ALL NEWLY-PLANTED PLANT MATERIAL SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM.
 2. IRRIGATION DETAILS AND SPECIFICATIONS SHALL INCLUDE SOIL MOISTURE SENSORS.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR SECTIONS



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ROOF PLANS ENLARGEMENT

Date	NOVEMBER 15, 2021	Sheet No.	L-505
Scale	1" = 20' -0"		
Project	MA20102		