CUBE 3

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W Cardello
2022.03.14
12:34:57 -08'00'

Development Approvals

2012

A previous owner, 411 Aqua, LLC, requested a COA for the following work:

- Demolition of the secondary historic structure.
- Partial demolition*, renovation and restoration of the primary historic structure.
- Construction of a new 3-story building and a new 4-story building, as part of a new office complex.

*Note: It was not possible to determine the scope of demolition planned for the primary historic structure based on the approved design dcuments.

2016

Construction of a 27,000 square foot boutique hotel at the corner of Michigan Avenue and 5th Street commenced in early 2017.

The lot at 411 Michigan Avenue was part of the project and was to be used for parking.

Only the foundation and underground parking was completed before the project stalled, and it went into foreclosure in 2018.

This property, along with 411 Michigan Avenue, are included in the current proposed project.

411 Michigan Avenue
Miami Beach, Florida

Prior Development Approvals
Scale: None

Final Submittal
14 March 2022

A5.22

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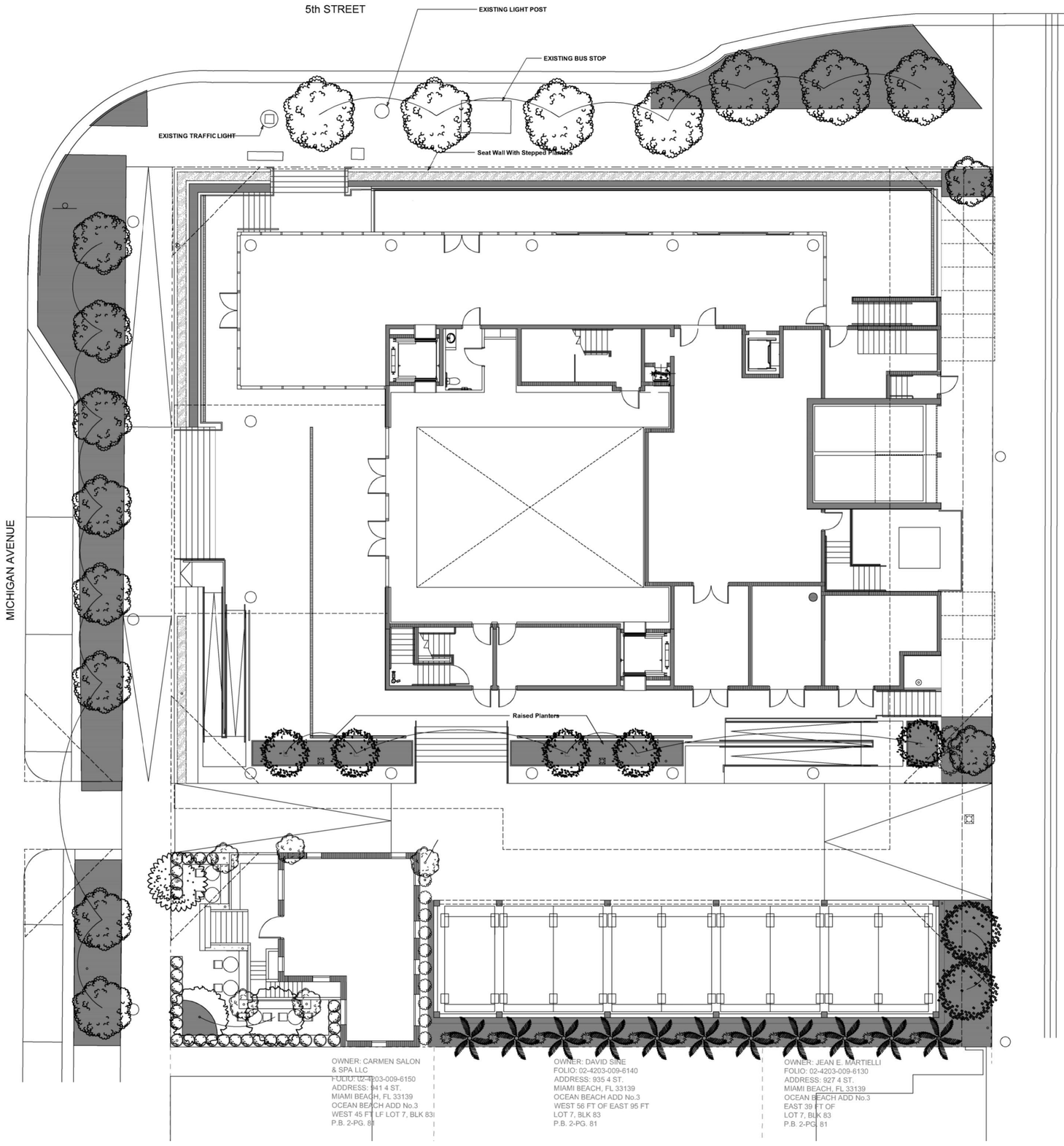

LEED Criteria Sample

(Not reflective of all LEED criteria met in the project)

Sensitive Land Protection:Site is previously developed and meets criteria (p. A3.2 Existing Foundation)

High Priority Site:Project located in a DDA

Surrounding Density and Diverse Uses: Project qualifies for surrounding density (p. A1.3) Diverse Uses - Walgreens, WeWork Office, Citibank, Southpointe Elementary, Chabad of South Beach, Minibar, Under the Mango Tree

Access to Quality Transit: 103 - Weekday: 31/Weekend: 29 ; 113 - Weekday: 20/Weekend: 17; 120 - Weekday: 82 / Weekend: 52 ; MB-SBL - Weekday: 64 /Weekend: 64 ;

Green Vehicles: Provided charging spaces for 5% of total parking spaces for the project ('EV' label p. A3.2, A3.3)

Site Development, Outdoor Water Use Reduction: Protect or Restore Habitat-Landscaped area with 100% native and adaptive plant palette (L1.6)

Heat Island Reductions: Project will use paving materials with a three-year aged solar reflectance (SR) value of at least 0.33 for paving; ENERGY-STAR Roofing Membrane is also required at exposed roofs (Bulkhead, Parking Structure)

Storage & Collection of Recyclables: Dumpster Areas labeled as Recycling Area/Trash (p. A3.3) On every floor, by Restroom/Water Fountain area, recycling bins will be provided.. E-waste collector and mercury lamp disposal in Trash/Recycling Room

Enhanced Indoor Air Quality Strategies: Project will have Entryway System, janitorial closet details And MERV 13 or Higher Filters in Permit Set

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2022.03.14
12:34:59 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

LEED Components
Scale: None

Final Submittal
14 March 2022

A5.23

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A6 Design Collaborator
A6.1 Introduction
A6.2 Project Statement
A6.3 Signature Projects

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Jonathan W Cardello
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12:35:02 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Final Submittal
14 March 2022

A6.0

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Alberto Campo Baeza

Alberto Campo Baeza is one of the great master architects of our time.

He has built a select number of pristine buildings and has received countless architecture awards. Campo Baeza's body of work is best defined as poetic minimalism due to its simplicity, beauty and exquisite detailing. Based in Madrid, he recently received the Premio Nacional de Arquitectura, Spain's most prestigious architecture award.

Granada, Spain
CAJA DE GRANADA
1992 Competition
1999-2001 Construction

Garrison, NY, USA
OLNICK SPANU HOUSE
2003 Project
2004 Demolition
2005-2007 Construction
2008 Furnishing

Zamora, Spain
OFFICES FOR JUNTA DE CASTILLA Y LEÓN
2004 Competition
2006 Project
2008-2012 Construction

Cádiz, Spain
HOUSE OF THE INFINITE
2012 Project
2014 Construction

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Jonathan W Cardello
2022.03.11
12:35:04 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Introduction
Scale: NTS

Final Submittal
14 March 2022

A6.1

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"We have designed a very simple building, ordered, very transparent and bright, which we believe reflects the spirit of the City of Miami Beach"

ALBERTO CAMPO BAEZA

01 Courtyard
The Courtyard is one of the most distinctive elements of Miami Beach and Mediterranean Style architecture. As such, we deliberately incorporated it into our building. It serves both as circulation and as a dedicated interior outdoor space that all tenants and visitors will enjoy. Here, the patio is the heart of the building, and therefore the exterior materials and plantings will be selected to offer an authentic "Miami Beach Experience."

02 Balconies
The balconies, servings as "open-air corridors", are typical to several architectural styles present in Miami Beach. These are logical solutions for tropical climates since they offer shade on the façade, create an outdoor living space, allow cross-ventilation, and favor the use of natural light while also providing shade and reducing solar heat gain. Our building appropriates this very typical Miami Beach element and offers wide and deep balconies on all four facades.

03 Covered Outdoor Spaces
Covered outdoor spaces are characteristically found in hot climates like Miami Beach. Spaces such as porches, winter gardens, Florida Rooms, and sunrooms allow users to enjoy the outdoors in a controlled manner all year round while protecting themselves from the rain. The proposed design incorporates a spacious 2,800 square foot podium on the ground floor, a protected place intimately close to the street and neighborhood.

Local architects have utilized accessible rooftops throughout Miami's history. Under direct exposure to the sky and sun, the rooftops areas provide views from where tenants can admire the city skyline and historic district beyond. Our roof terrace will be shrouded with vegetation and furnished to provide a relaxing garden sanctuary for the building's tenants. Careful attention will be paid to the location of the mechanical equipment to hide it from view and reduce its visual impact on neighboring streets.

04 Cross Ventilation
Cross ventilation is the traditional way to cool homes and buildings in warm climates such as Miami Beach. It is a highly sustainable and proven architectural technique utilized throughout Architectural History. Our design combines this traditional form of passive conditioning with an active systems air conditioning system. These are compatible methods to guarantee thermal comfort while respecting the environment and making use of natural ventilation as the weather permits.

05 Planters
Planters are typical characteristic elements of traditional Miami Beach architecture. They allow vegetation to be incorporated into buildings in a controlled manner, smooth the transition between vertical walls and horizontal ground, protect views to the interior and, if well-implemented, improve the overall appearance of the building. Our building incorporates planters both on the ground floor, the roof, and the parking structure. In all cases, leafy plant species capable of reducing the impact of the sun will be employed in this project.

06 Landscaping
One of the main project objectives is to provide conscientious, abundant, and attractive landscaping, both for the users of the building and the neighborhood. For this, different species of character and scale according to their function. Medium-sized species will be used as well as climbing plants that provide shade and restore the environment. On the street level, larger species will be planted that will relate to the existing vegetation in the adjoining streets. Perennial Peanut will serve as a groundcover along the sidewalk. Our courtyard will feature a beautiful water chestnut tree to bring nature indoors. Our goal is to create a high-quality natural landscape consistent with Miami Beach's history.

07 Natural Light
Miami Beach enjoys plentiful sunshine yearlong. This is undoubtedly a privilege that every architect must take advantage of and control. Over time, the different architectural styles that exist in Miami Beach have successfully embraced this opportunity. Our building, like those that precede us, is firmly committed to taking advantage of natural light and will achieve this with a twofold strategy. First, we will provide indirect lighting to office spaces and its users. For this, wide overhangs are designed to avoid direct sunlight on the facades and, in turn, allow controlled light to enter the interior of the building. Secondly, direct light is captured in the generous and welcoming space of the lobby. This is achieved through four skylights that allow the sun's rays to be drawn into the heart of the building. This is one way in which our design integrates one of Miami Beach's most valuable natural resources: sunshine.

08 Color
The Ocean Beach district is characterized by white structures. White is an excellent color for tropical climates and marine environments such as Miami Beach. Our project will be built in white to complement the nearby neighborhood buildings. Stone and white stucco will be combined on the ground floor and white painted concrete on the upper floors. A white pergola is also projected on the roof to shade the building as are white-painted railings on all the balconies. Thereby, our white-colored building will respect the history of Miami Beach.

09 Historic House
The existing Historic House located on the property is part of Miami Beach's rich and abundant Architectural History. The main objective of our project, and indeed our firm's practice, is to be respectful of the project's context and its local history. 411 Michigan holds special importance to this part of Miami's heritage and our project. Furthermore, our intention is not only to preserve the home but to update its function to be fully incorporated into the current life of Miami Beach. To achieve this, we re-positioned it closer to the sidewalk on Michigan Avenue in such a way that it naturally relates to the new office building and enjoys a greater urban presence.

In its new location, the house will be unobstructed from view for the neighborhood to enjoy. The house's relocation will also allow the Historic home and adjacent historic buildings to form a new historic frontage for the neighborhood. The new development represents a fantastic opportunity to reinforce the historical character of this unique and important site, serving as a threshold for the Ocean Beach Historical District. Our goal is to integrate the contributing structure into our master plan, and through adaptive reuse, ensure that it is integral to the everyday use and function of the project, while also weaving into the fabric of the neighborhood.

These modifications will allow this piece of heritage to be visible from the surrounding public spaces and reinforce the historical character of the street. These actions place the Historic House at the forefront, where it can be viewed as an introduction to the historical Neighborhood as you come off 5th Street and travel down Michigan Avenue.

We will preserve the stucco white finish, scalloped parapet with barrel tiles, clay tile attic vents, and roof features as well as the exterior stairs with stucco walls. Tropical vegetation will be planted around the Historic House and the building will be raised above grade, becoming resistant against flooding to follow the resiliency guidelines set forth by the City of Miami Beach.

10 Parking Structure
The integration of the garage structure is also a key element for us to create a cohesive design, embracing old and new. This structure incorporates and reinterprets local building materials, such as breeze block, and serves as a transitional piece of architecture connecting the historic structure to the modern building. The three elements of the site represent a transition in scale, architecture, and history creating a linear relationship that speaks to the history of South Beach, while also protecting, amplifying, and highlighting how historic and modern architecture can contribute equally to a city's tapestry and co-exist. The parking structure will be set back from the Historic House to allow the house to serve as a foreground building giving it the prominence it deserves.

Our project aims to contribute a new and valuable piece of architecture for Miami Beach, while also integrating environmental sustainability, adaptive reuse of a historic house, and reflecting an appreciation of the surrounding history and context through a master plan that celebrates the neighborhood's past and future.

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Jonathan W Cardello
2022.03.14
12:35:07 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Project Statement
Scale: NTS

Final Submittal
14 March 2022

A6.2

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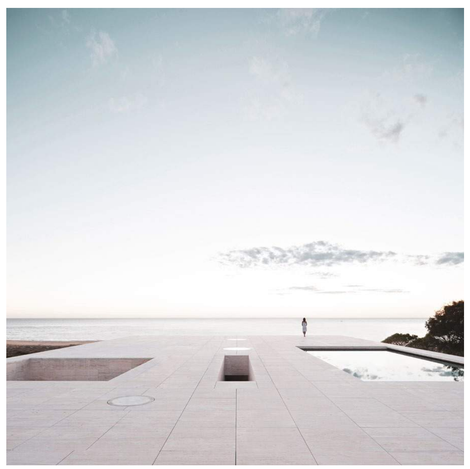
Signature Projects
by Alberto Campo Baeza

Cádiz, Spain

HOUSE OF THE INFINITE

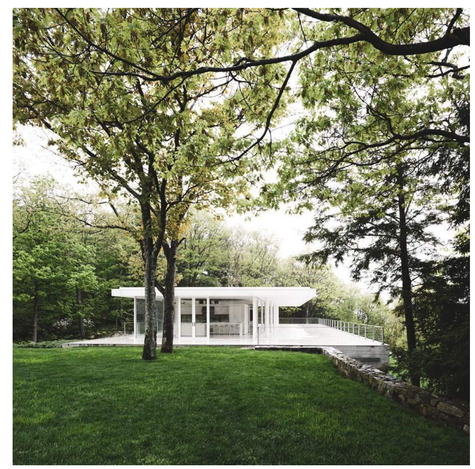


Granada, Spain

CAJA DE GRANADA

Garrison, NY, USA

OLNICK SPANU HOUSE



Zamora, Spain

OFFICES FOR JUNTA DE CASTILLA Y LEÓN

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Jonathan W Cardello
2022.03.11
12:35:09 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Signature Projects
Scale: NTS

Final Submittal
14 March 2022

A6.3

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A.7.0 Project Imagery

A7.1 Rendering | Across 5th Street
A7.2 Rendering | 5th Street & Michigan Ave.
A7.3 Rendering | 4th Street & Michigan Ave.
A7.4 Rendering | Eastbound on 5th Street
A7.5 Details | Slab Edge
A7.6 Details | Parking Structure
A7.7 Details | Railing
A7.8 Details | Skylight
A7.9 Details | Podium
A7.10 Details | Canopy
A7.11 Materials Board

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12:35:12 -05'00'

411 Michigan Avenue
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Jonathan W Cardello
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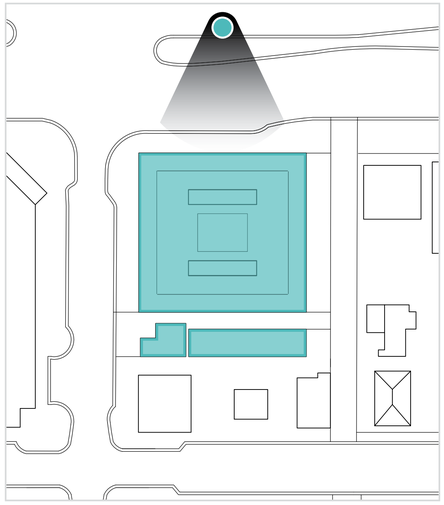
12:35:14 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Angle 5
Virtual Photo



Rendering | Fifth Street
Scale: None

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A7.1

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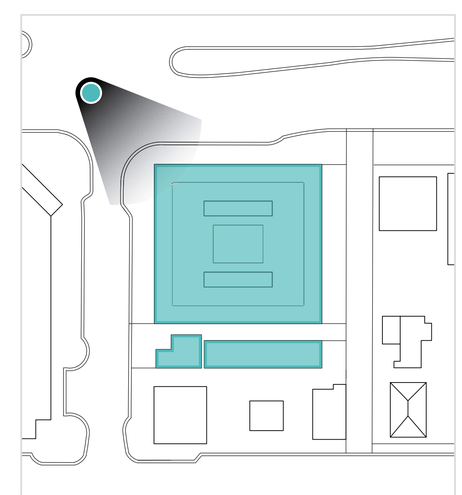
Angle 6
Virtual Photo



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STATE OF FLORIDA
Jonathan W Cardello
2022.03.14
12:35:17 -05'00'
ARCHITECT

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Rendering | Fifth Street
Scale: None

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A7.2

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Jonathan W Cardello
2022.03.14
12:35:19 -05'00'

NOTE: RENDER TO BE UPDATED TO SHOW GROUND LEVEL STEPS AND PLANTERS. SEE SHEETS A2.5, A3.3, & A5.16 FOR REFERENCE

Angle 1
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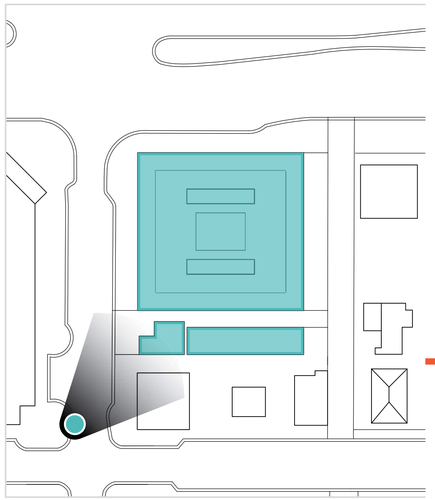

411 Michigan Avenue
Miami Beach, Florida

Rendering | 4th and Michigan
Scale: None

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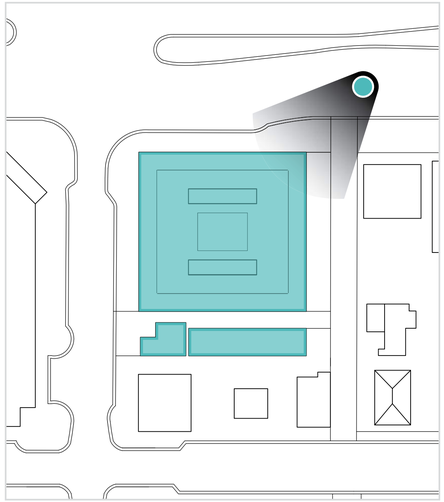
Jonathan W Cardello
2022.03.11
12:35:22 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

NOTE: RENDER TO BE UPDATED TO SHOW
GROUND LEVEL STEPS AND PLANTERS.
SEE SHEETS A2.5, A3.3, & A5.16
FOR REFERENCE

Angle 4
Virtual Photo



Rendering | Fifth Street
Scale: None

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A7.4

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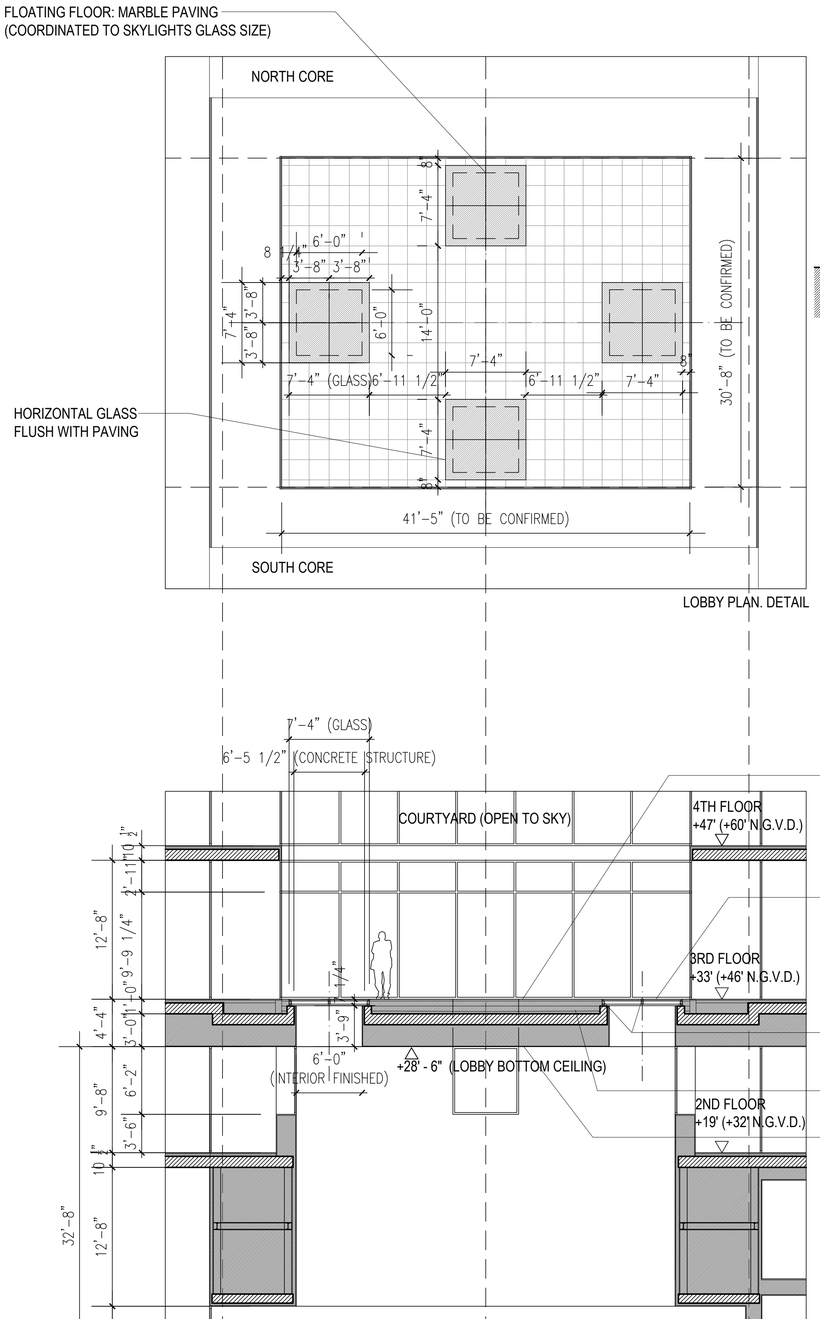
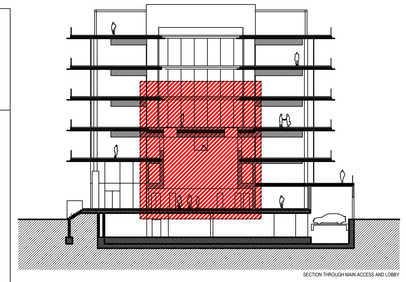
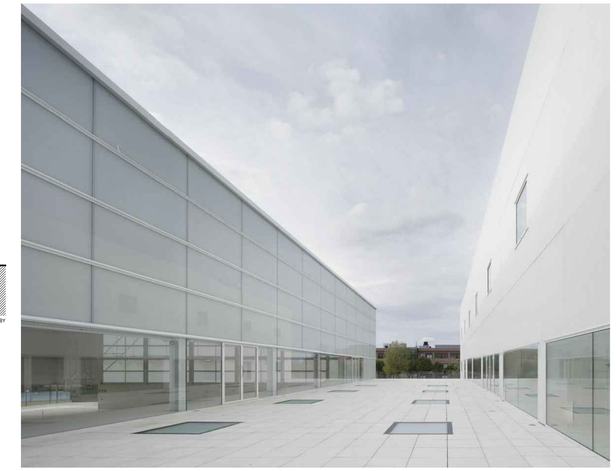


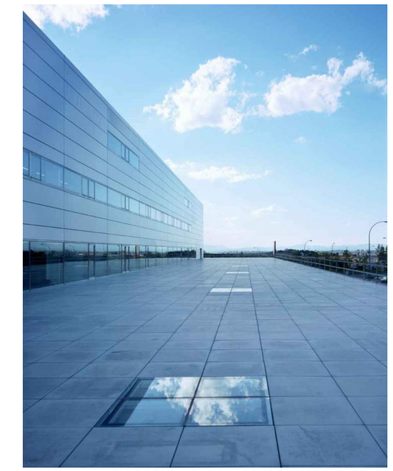
LOBBY PLAN. DETAIL



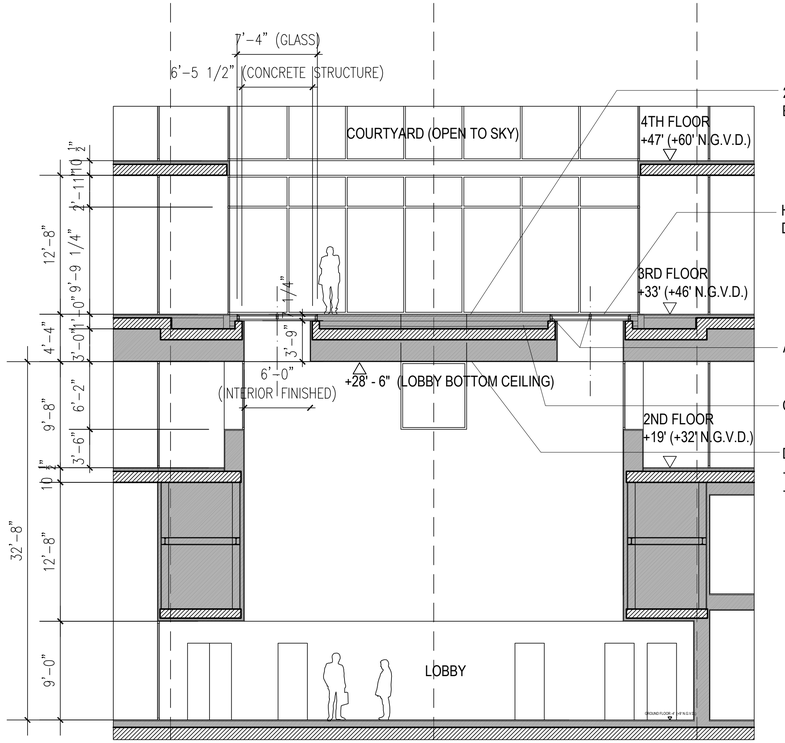
SECTION THROUGH MAIN ACCESS AND LOBBY



MULTISPORT PAVILION FRANCISCO DE VITORIA UNIVERSITY - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2017



SM GROUP HEADQUARTERS - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2003



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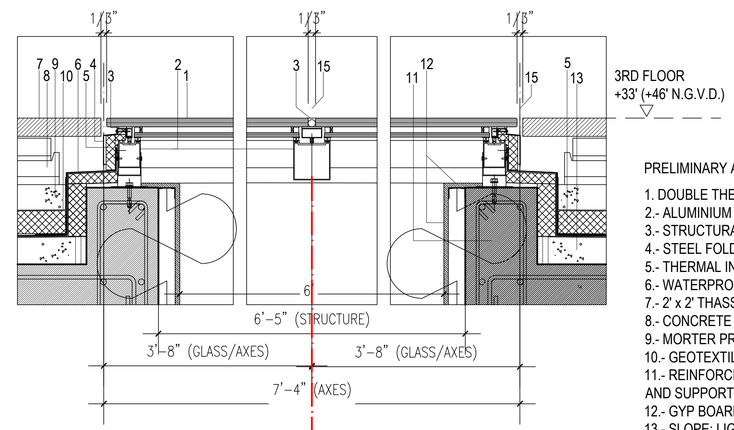
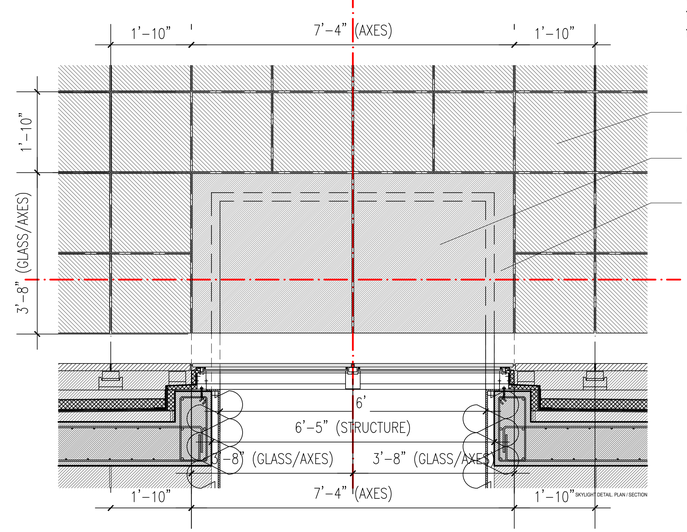


PRELIMINARY ALUMINIUM FRAME DETAIL

1. DOUBLE THERMAL LAMINATED LOW IRON GLASS
2.- ALUMINIUM FRAME (COLOR -WHITE)
3.- STRUCTURAL SEALANT
4.- STEEL FOLDED SHEET (COLOR -WHITE) (ONE SINGLE PIECE)
5.- THERMAL INSULATION
6.- WATERPROOFING MEMBRANE
7.- 2' x 2' THASSOS MARBLE STONE OR SYNTHETIC EQUIVALENT
8.- CONCRETE PEDESTAL SET WITH MORTER
9.- MORTER PROTECTIVE LAYER
10.- GEOTEXTILE SHEET
11.- REINFORCED CONCRETE WALL TO FINISH WATERPROOFING MEMBRANE AND SUPPORT SKYLIGHT FRAME.
12.- GYP BOARD PAINTED WHITE
13.- SLOPE: LIGHT CONCRETE LAYER
14.- CONCRETE SLAB
15.- GAP BETWEEN GLASS/STONE TILES (≈1/3")



FLOOR: MARBLE PAVING or SYNTHETIC EQUIVALENT
(COORDINATED TO SKYLIGHTS GLASS SIZE)

HORIZONTAL SKYLIGHT: GLASS FLUSH WITH PAVING
DOUBLE LAMINATED SAFETY GLASS (LOW IRON)

CONCRETE STRUCTURE

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12:35:24 -08'00'

0' 20' 40' 80'

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Miami Beach, Florida

Slab Edgel Details
Scale: NTS

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14 March 2022

A7.5

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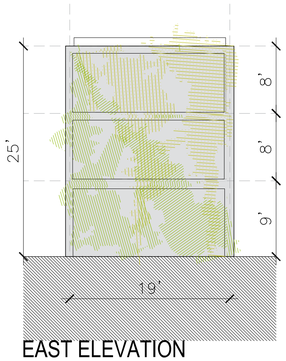
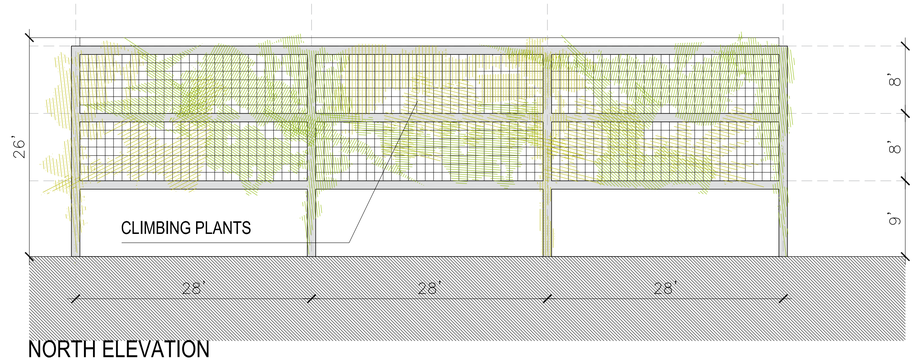
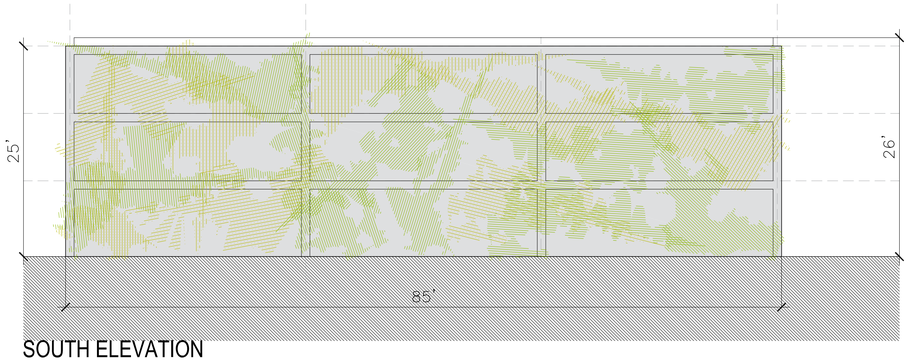


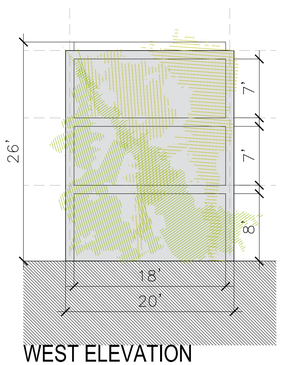
EAST ELEVATION



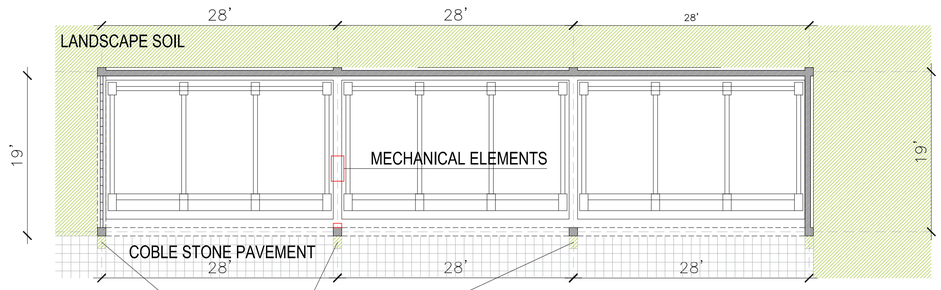
NORTH ELEVATION



SOUTH ELEVATION

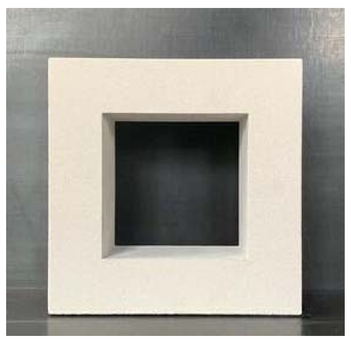


WEST ELEVATION

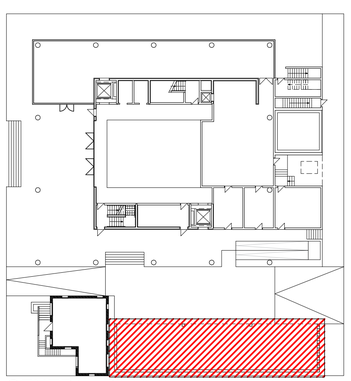


GROUND FLOOR

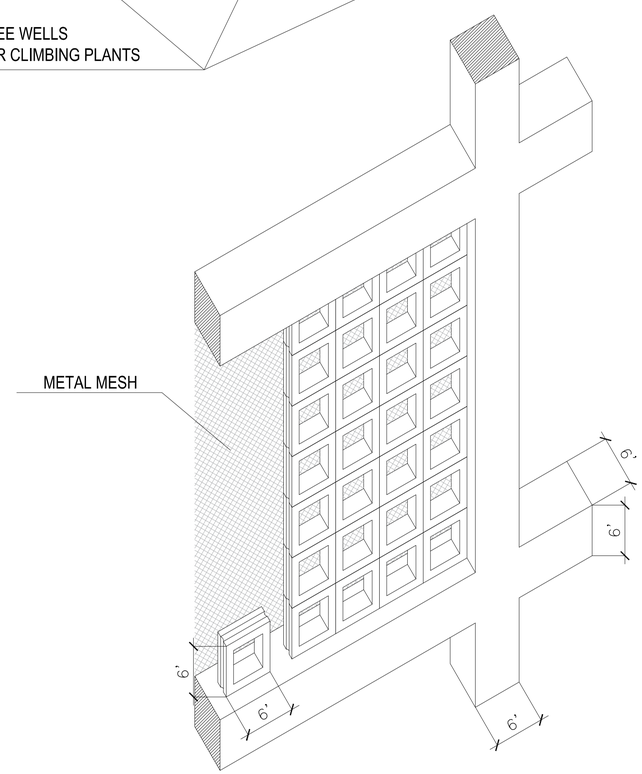
TREE WELLS
FOR CLIMBING PLANTS



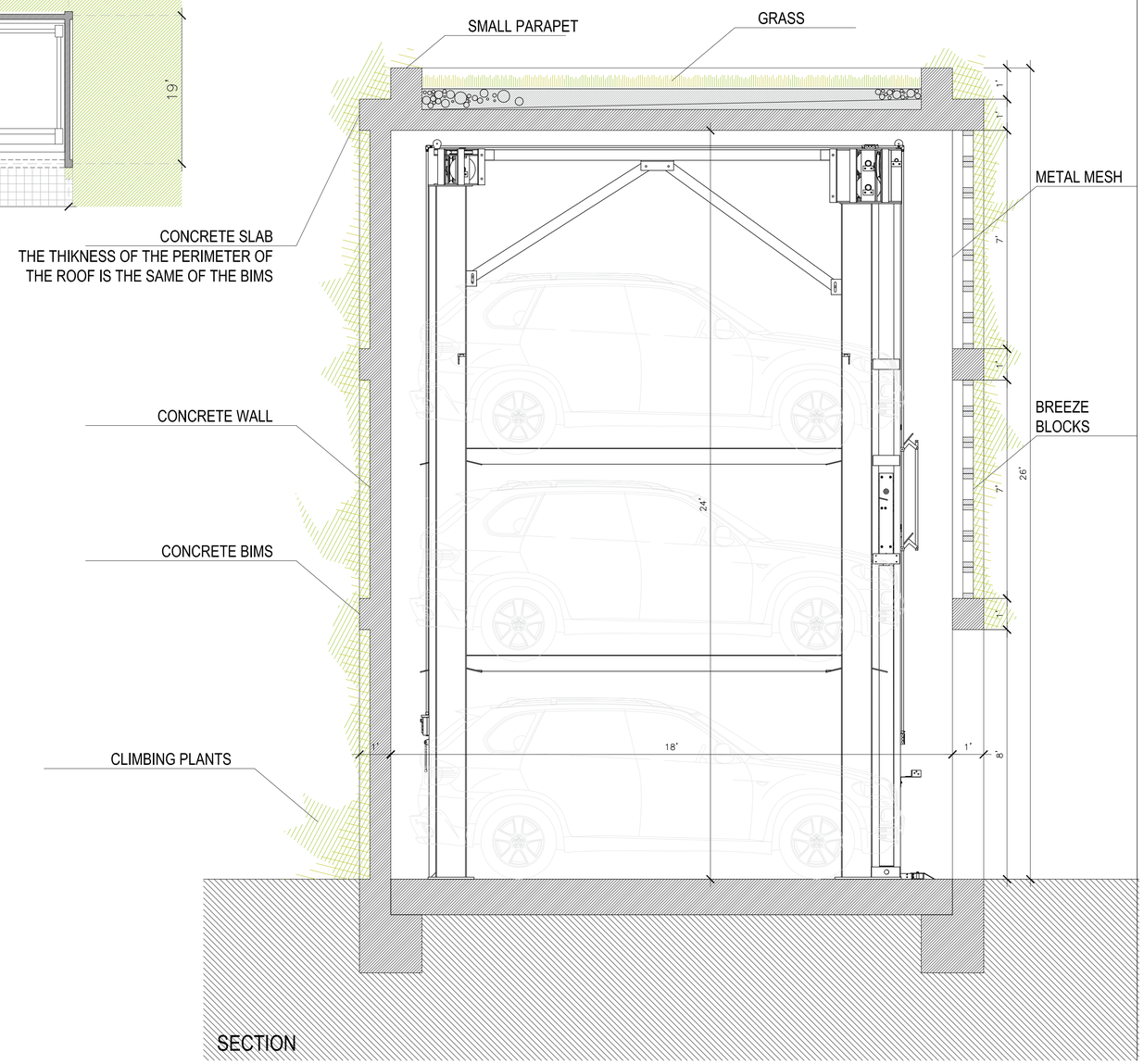
BREEEZE BLOCK PHOTO



GENERAL PLAN



CONSTRUCTIVE AXONOMETRY
BREEZE BLOCK SCHEME



SECTION

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W Cardello
2022.03.14
12:35:27 -08'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Parking Structure Details
Scale: NTS

Final Submittal
14 March 2022

A7.6

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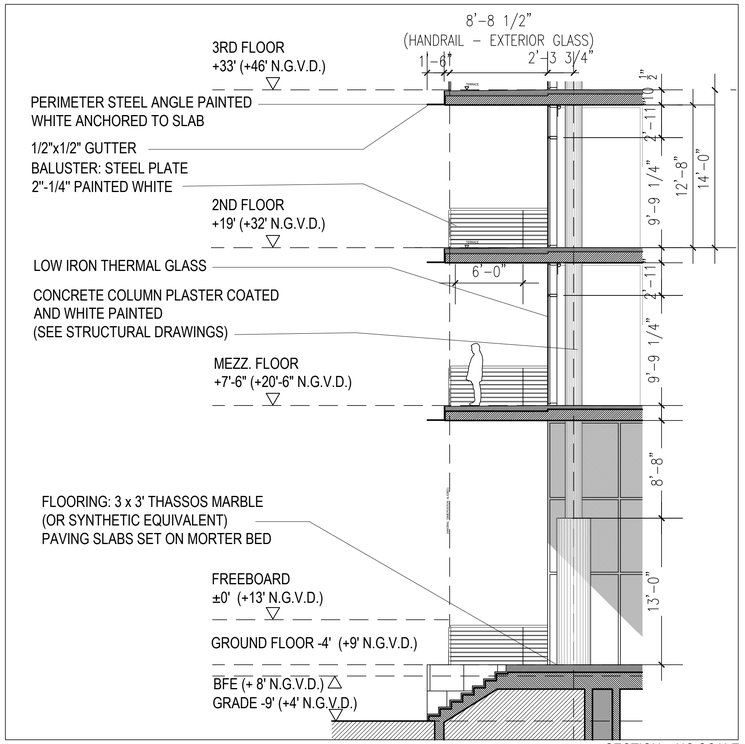
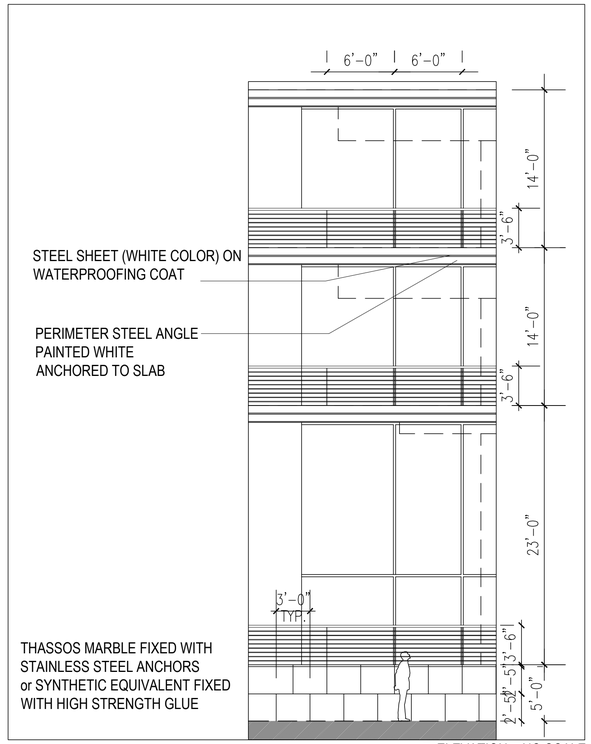
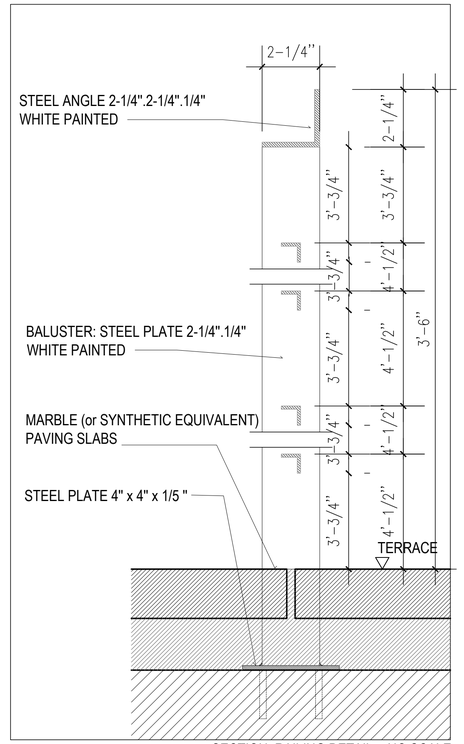


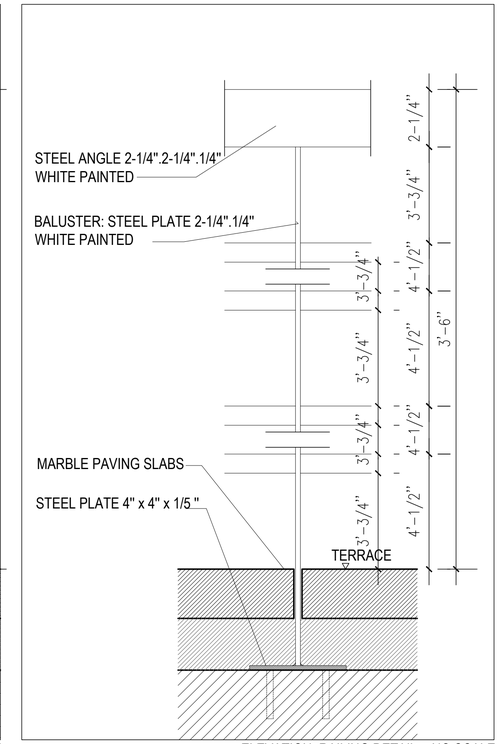
SECTION - NO SCALE



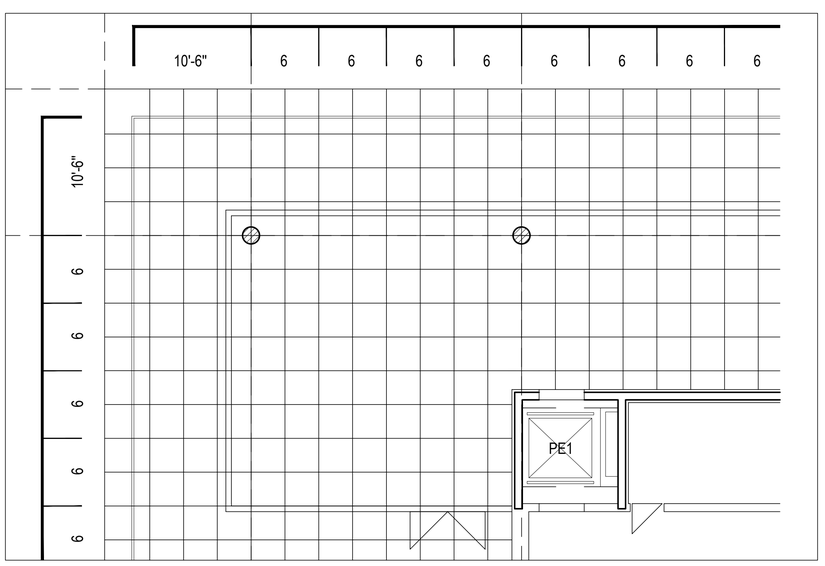
ELEVATION - NO SCALE



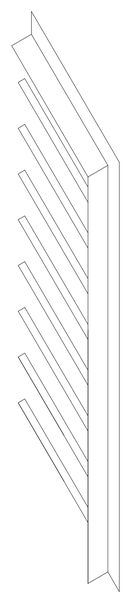
SECTION. RAILING DETAIL - NO SCALE



ELEVATION. RAILING DETAIL - NO SCALE



TOP VIEW



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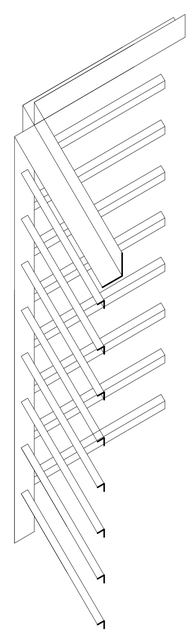
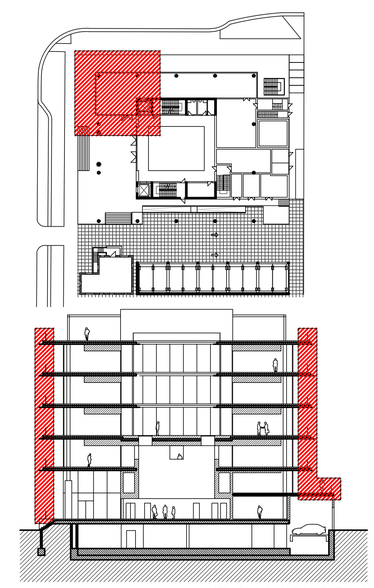


CORNER



KEY PLAN / KEY SECTION

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W Cardello
2022.03.14
12:35:29 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Railing Details
Scale: NTS

Final Submittal
14 March 2022

A7.7

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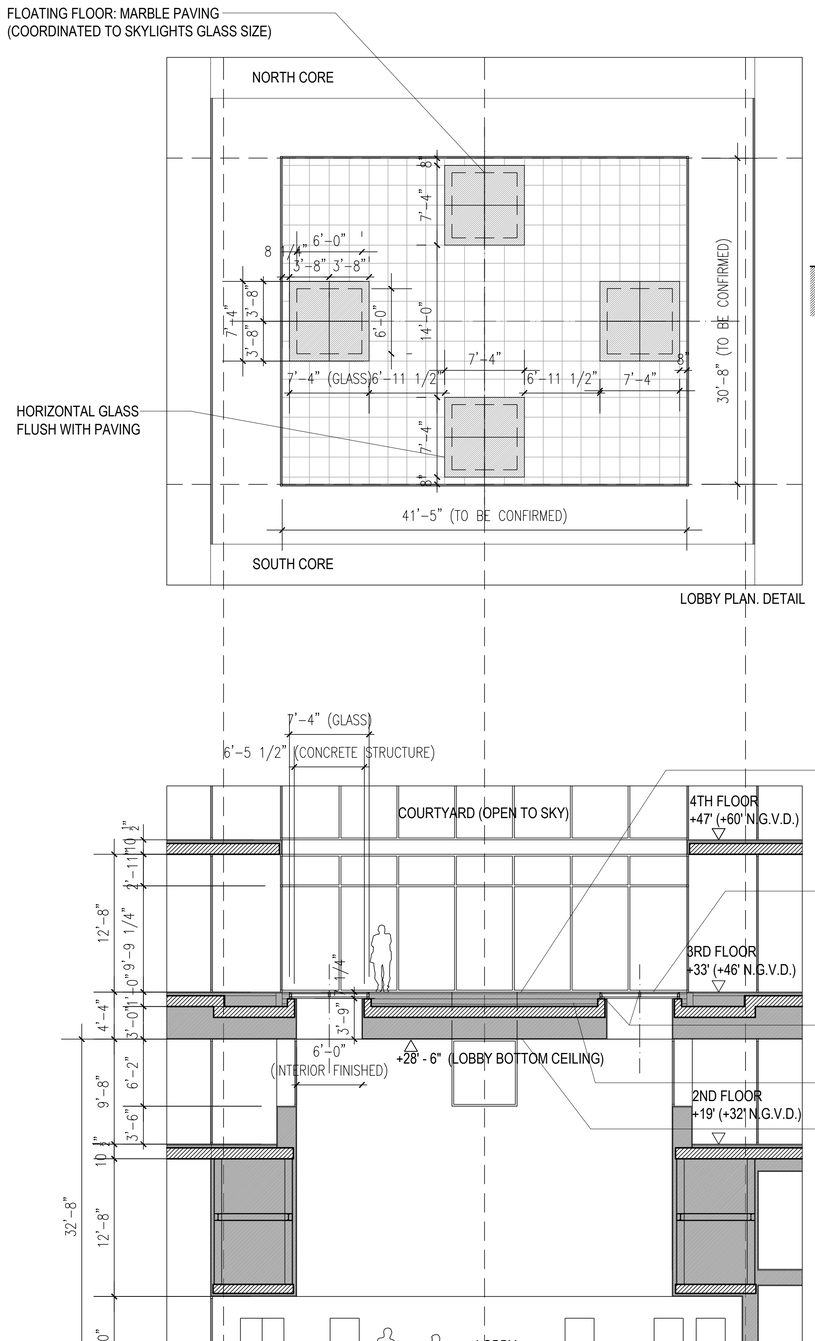
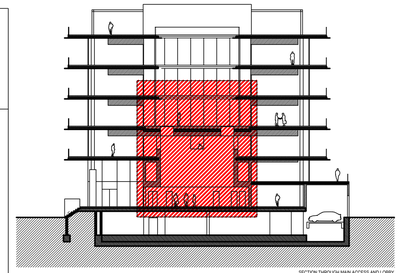
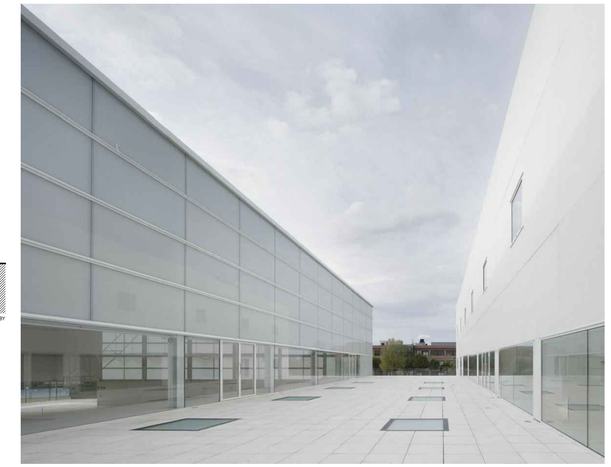


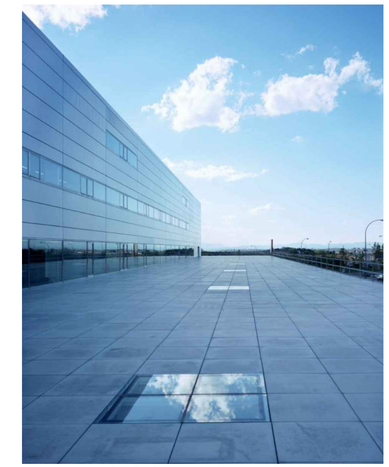
LOBBY PLAN. DETAIL



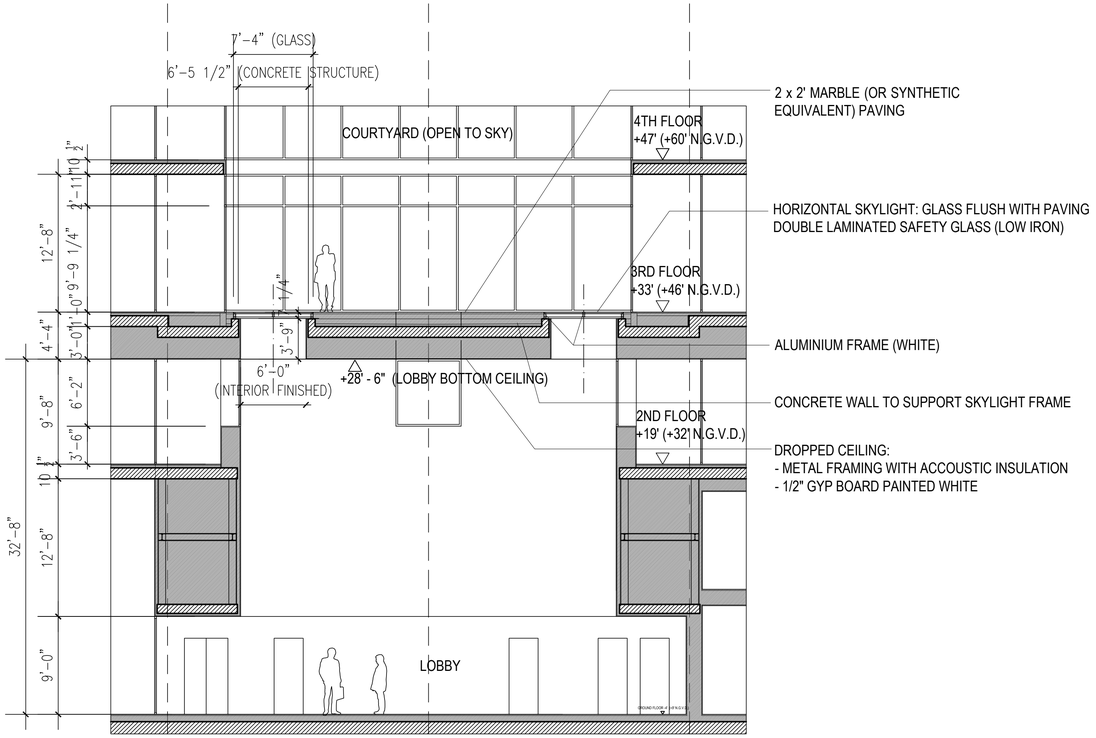
SECTION THROUGH MAIN ACCESS AND LOBBY



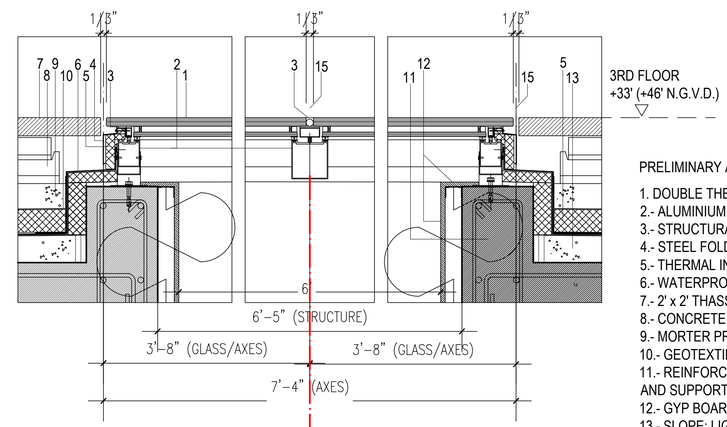
MULTISPORT PAVILION FRANCISCO DE VITORIA UNIVERSITY - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2017



SM GROUP HEADQUARTERS - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2003

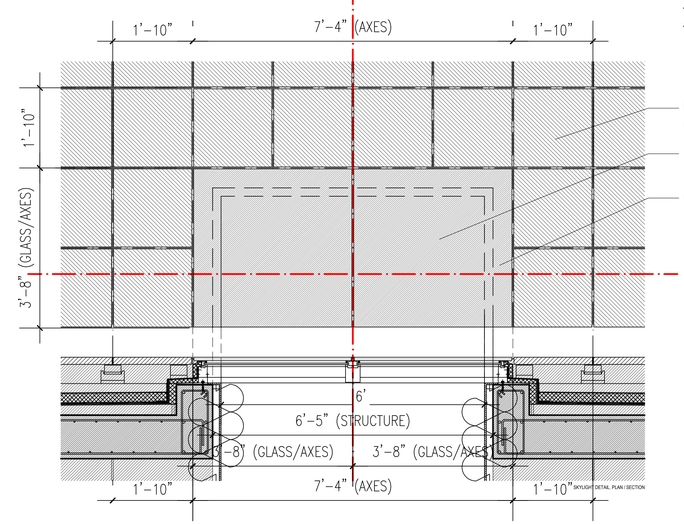


SECTION THROUGH MAIN ACCESS AND LOBBY



PRELIMINARY ALUMINIUM FRAME DETAIL

1. DOUBLE THERMAL LAMINATED LOW IRON GLASS
2.- ALUMINIUM FRAME (COLOR -WHITE)
3.- STRUCTURAL SEALANT
4.- STEEL FOLDED SHEET (COLOR -WHITE) (ONE SINGLE PIECE)
5.- THERMAL INSULATION
6.- WATERPROOFING MEMBRANE
7.- 2' x 2' THASSOS MARBLE STONE OR SYNTHETIC EQUIVALENT
8.- CONCRETE PEDESTAL SET WITH MORTER
9.- MORTER PROTECTIVE LAYER
10.- GEOTEXTILE SHEET
11.- REINFORCED CONCRETE WALL TO FINISH WATERPROOFING MEMBRANE AND SUPPORT SKYLIGHT FRAME.
12.- GYP BOARD PAINTED WHITE
13.- SLOPE: LIGHT CONCRETE LAYER
14.- CONCRETE SLAB
15.- GAP BETWEEN GLASS/STONE TILES (≈1/3")



FLOOR: MARBLE PAVING or SYNTHETIC EQUIVALENT
(COORDINATED TO SKYLIGHTS GLASS SIZE)

HORIZONTAL SKYLIGHT: GLASS FLUSH WITH PAVING
DOUBLE LAMINATED SAFETY GLASS (LOW IRON)

CONCRETE STRUCTURE

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W Cardello
2022.03.14
12:35:32 -08'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Skylight Details
Scale: NTS

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14 March 2022

A7.8

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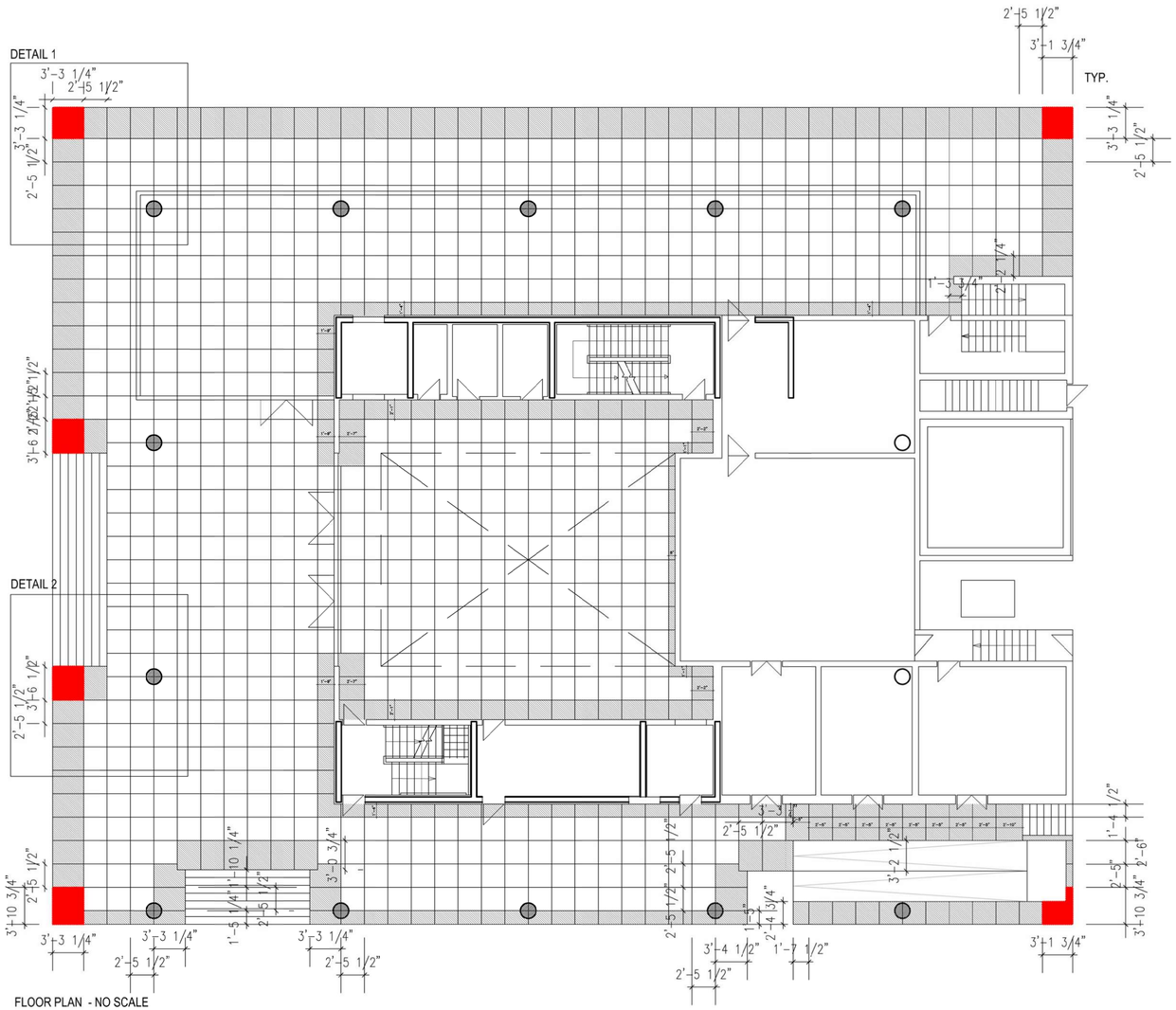
Jonathan W. Cardello, AIA

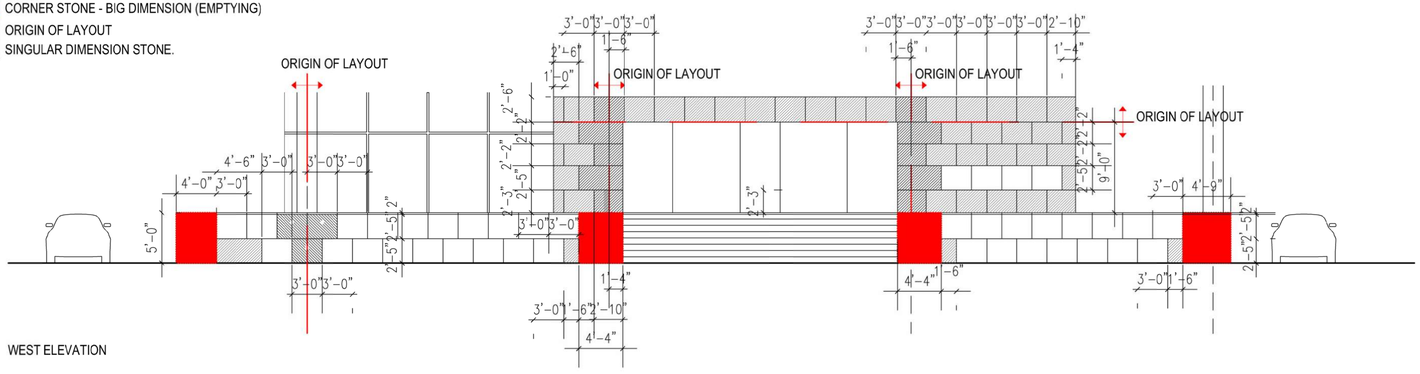
FL License No. AR93391

Jonathan W Cardello
2022.03.14
12:35:34 -05'00'

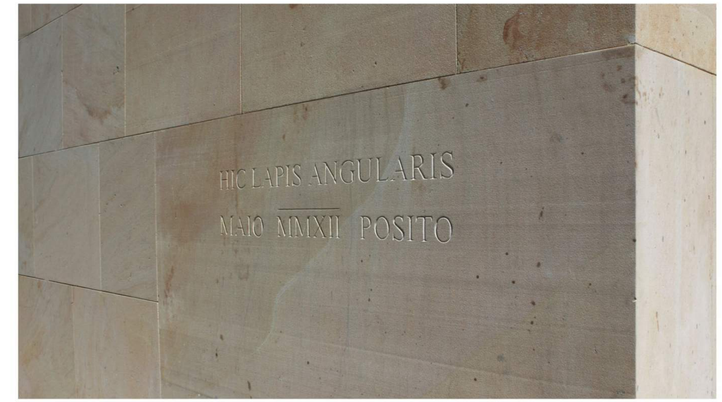


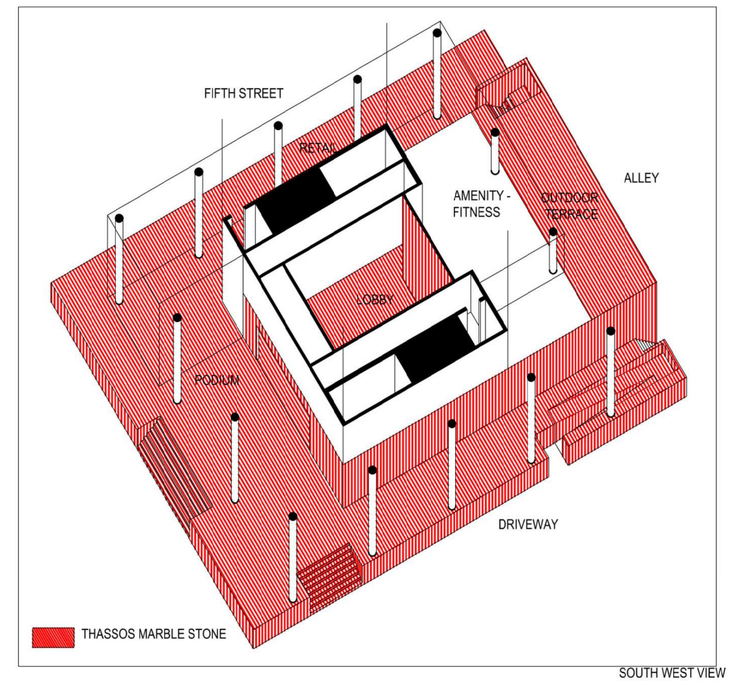
FLOOR PLAN - NO SCALE

- TYPICAL STONE: FLOOR (3' x 3' x 2") & WALL (3' x 2.5' x 2")
- CORNER STONE - BIG DIMENSION (EMPTYING)
- ORIGIN OF LAYOUT
- SINGULAR DIMENSION STONE.

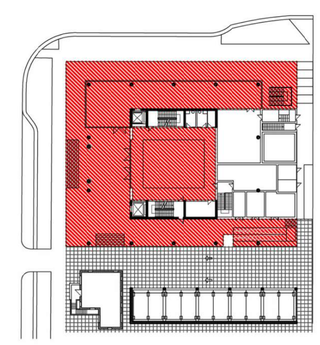


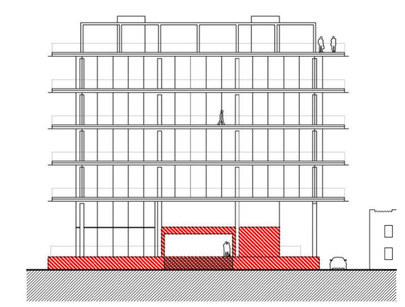
WEST ELEVATION





SOUTH WEST VIEW





STONE

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Podium Details
Scale: NTS

Final Submittal
14 March 2022

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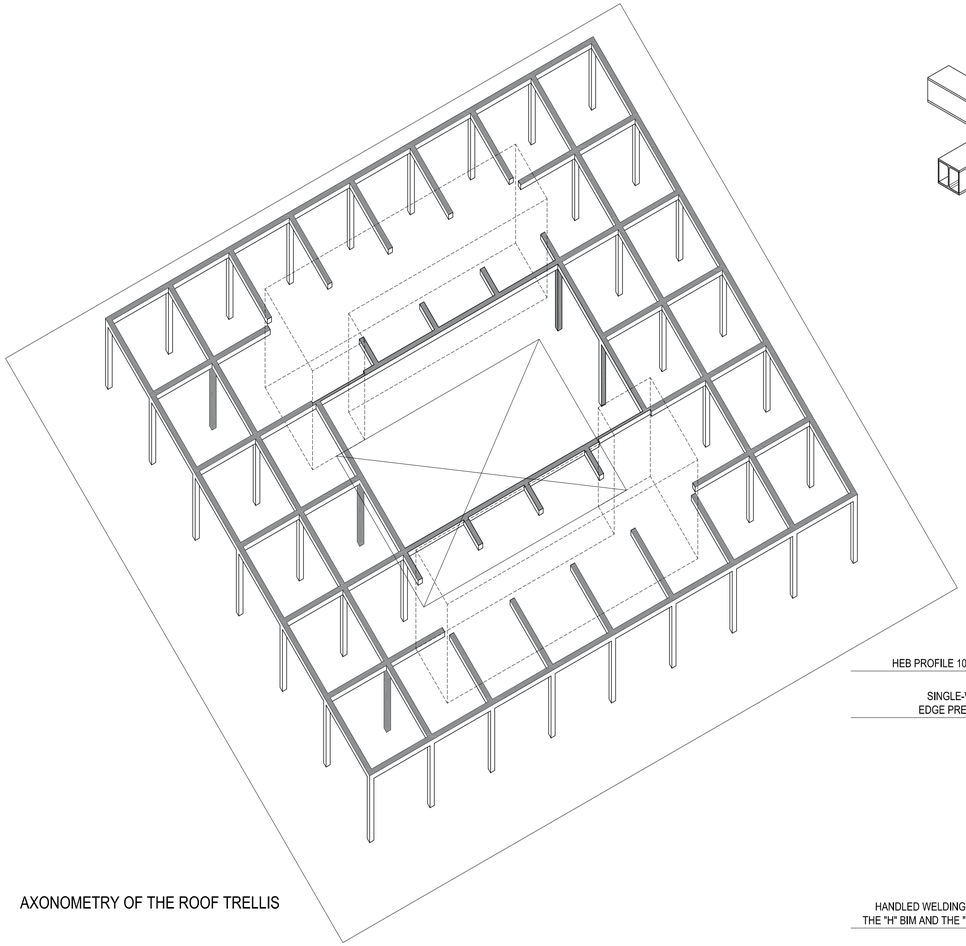
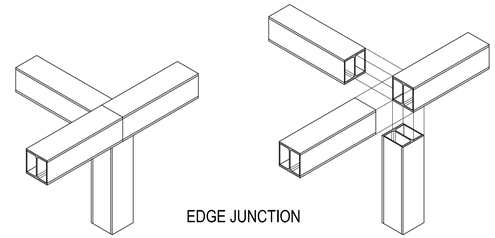
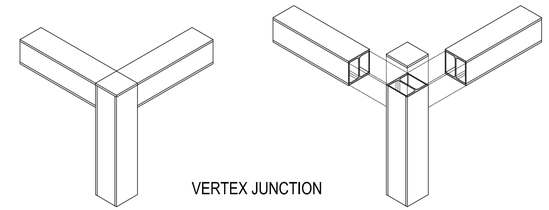


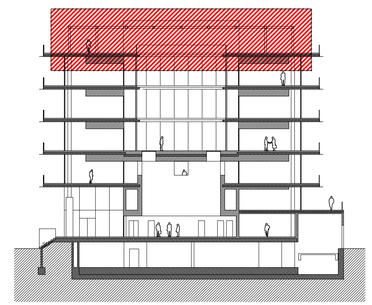
AXONOMETRY OF THE ROOF TRELLIS

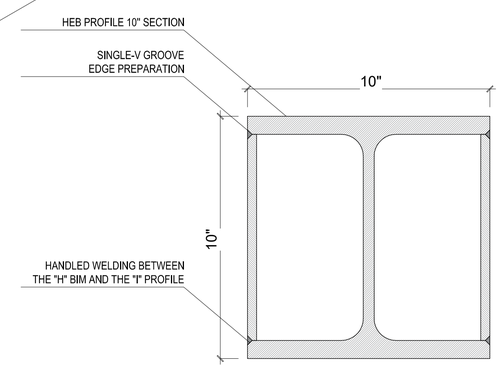


EDGE JUNCTION

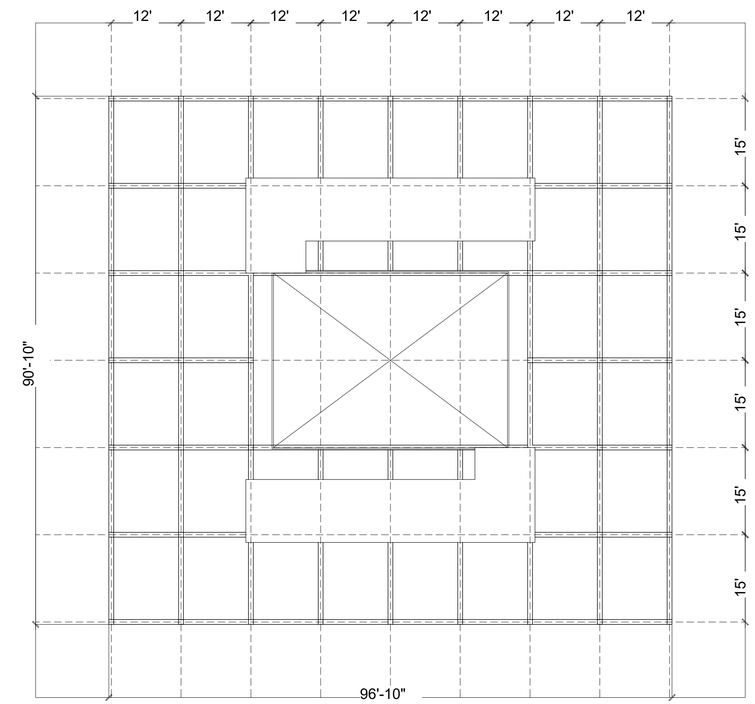


VERTEX JUNCTION



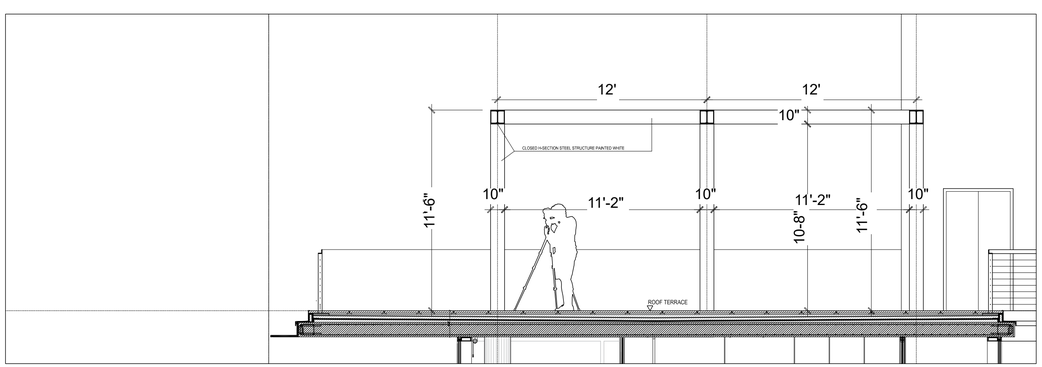


BIM & PILLAR SECTION



AXONOMETRY OF THE ROOF TRELLIS

TRELLIS OF BETWEEN CATHEDRALS (CÁDIZ - SPAIN)



AXONOMETRY OF ROOF TRELLIS

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W Cardello
2022.03.14
12:35:37 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Trellis Details
Scale: NTS

Final Submittal
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FL License No. AR93391

Jonathan W Cardello
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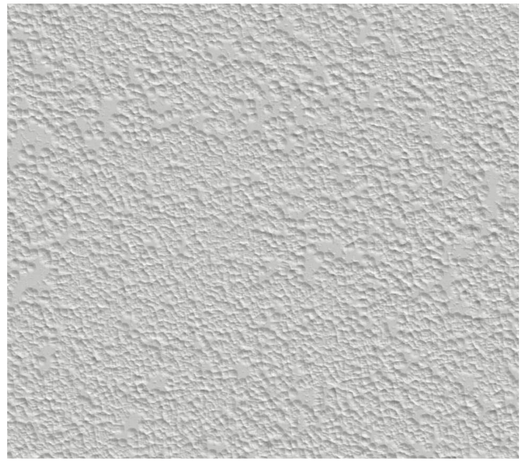
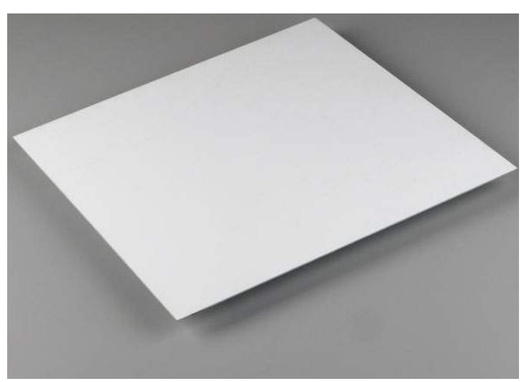


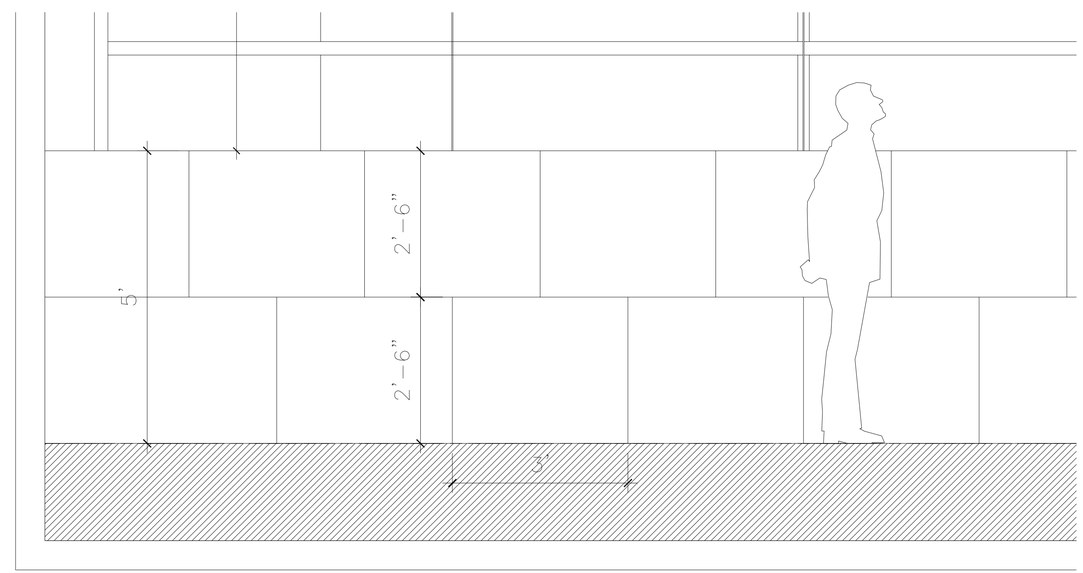
Stucco
Color: White

Glass Color - Common Areas
Color: Clear



Aluminum Color
Color: White

White Thassos Stone or Synthetic Equivalent
Color: White | Pattern to be refined



Thassos Stone Wall
Color: White | Pattern to be refined

411 Michigan Avenue
Miami Beach, Florida

Material Board
Scale: None

Final Submittal
14 March 2022

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C1.0 Civil Information
C1.1 Employee Ingress Circulation
C1.2 Employee Ingress / Visitor Egress
C1.3 Employee Egress Circulation
C1.4 Basement Parking Ingress
C1.5 Basement Parking Egress

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

Jonathan W. Cardello, AIA

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Jonathan W Cardello
2022.03.14
12:35:42 -05'00'

411 Michigan Avenue
Miami Beach, Florida

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14 March 2022

C1.0

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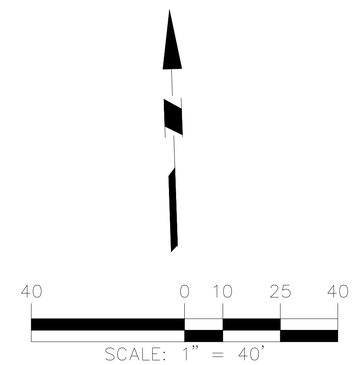
EMPLOYEE INGRESS



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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

Jonathan W. Cardello, AIA

FL License No. AR93391

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Employee Ingress Circulation
Scale: NTS

Final Submittal
14 March 2022

C1.1

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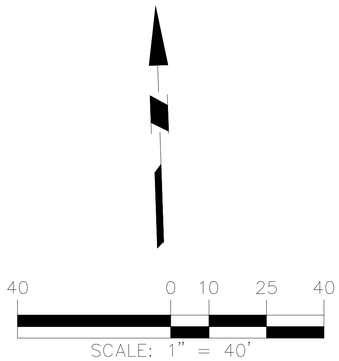
EMPLOYEE INRESS / VISITOR EGRESS



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

CUBE 3

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

Jonathan W. Cardello, AIA

FL License No. AR93391

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Employee Ingress / Visitor Egress Circulation
Scale: NTS

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14 March 2022

C1.2

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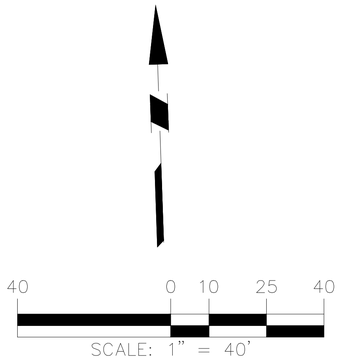
EMPLOYEE EGRESS



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

CUBE 3

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

Jonathan W. Cardello, AIA

FL License No. AR93391

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Employee Egress Circulation
Scale: NTS

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C1.3

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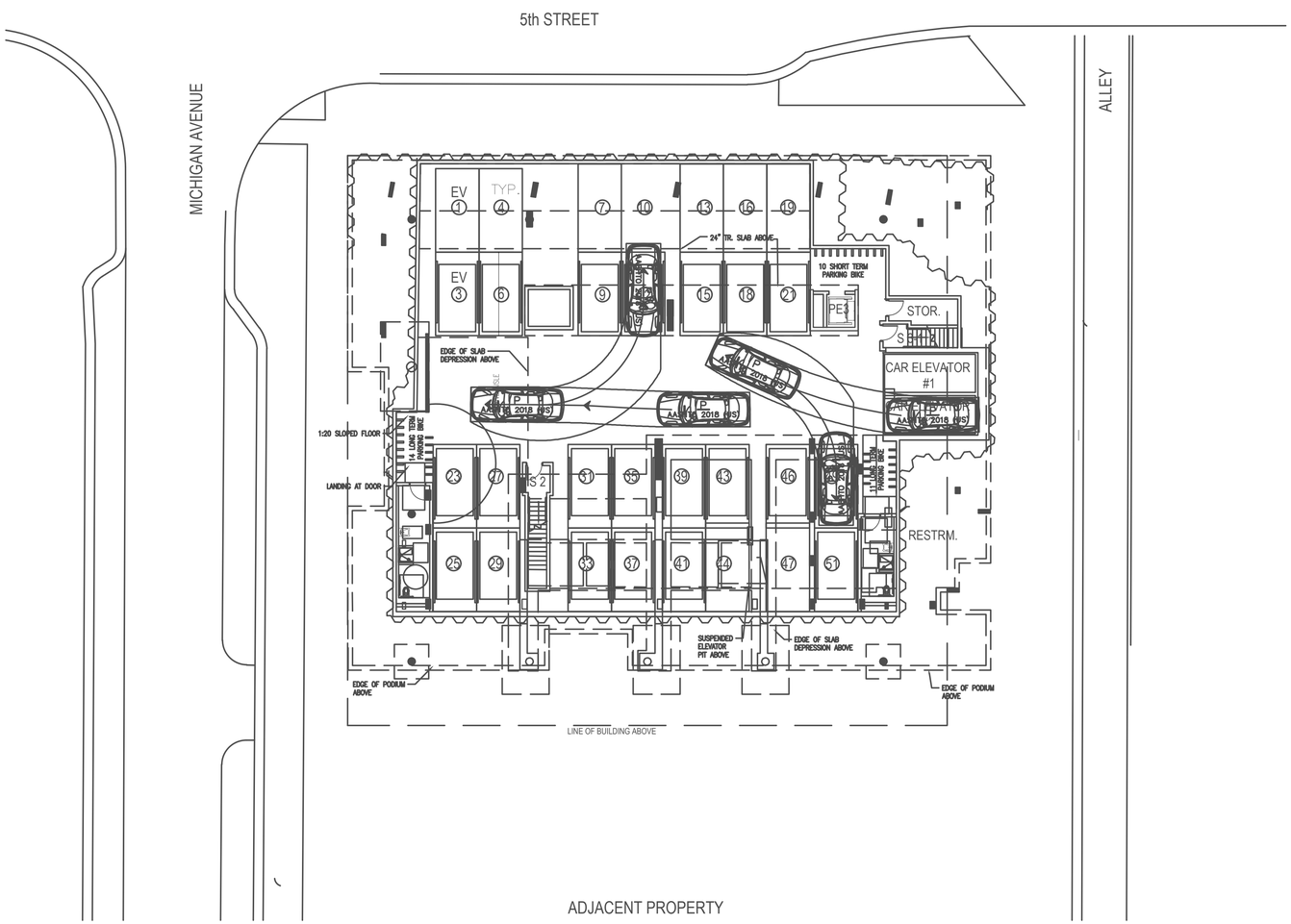
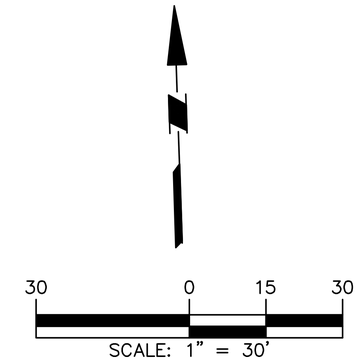
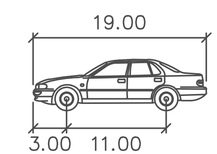
BASEMENT INGRESS







PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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Jonathan W. Cardello, AIA

FL License No. AR93391

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS

Final Submittal
14 March 2022

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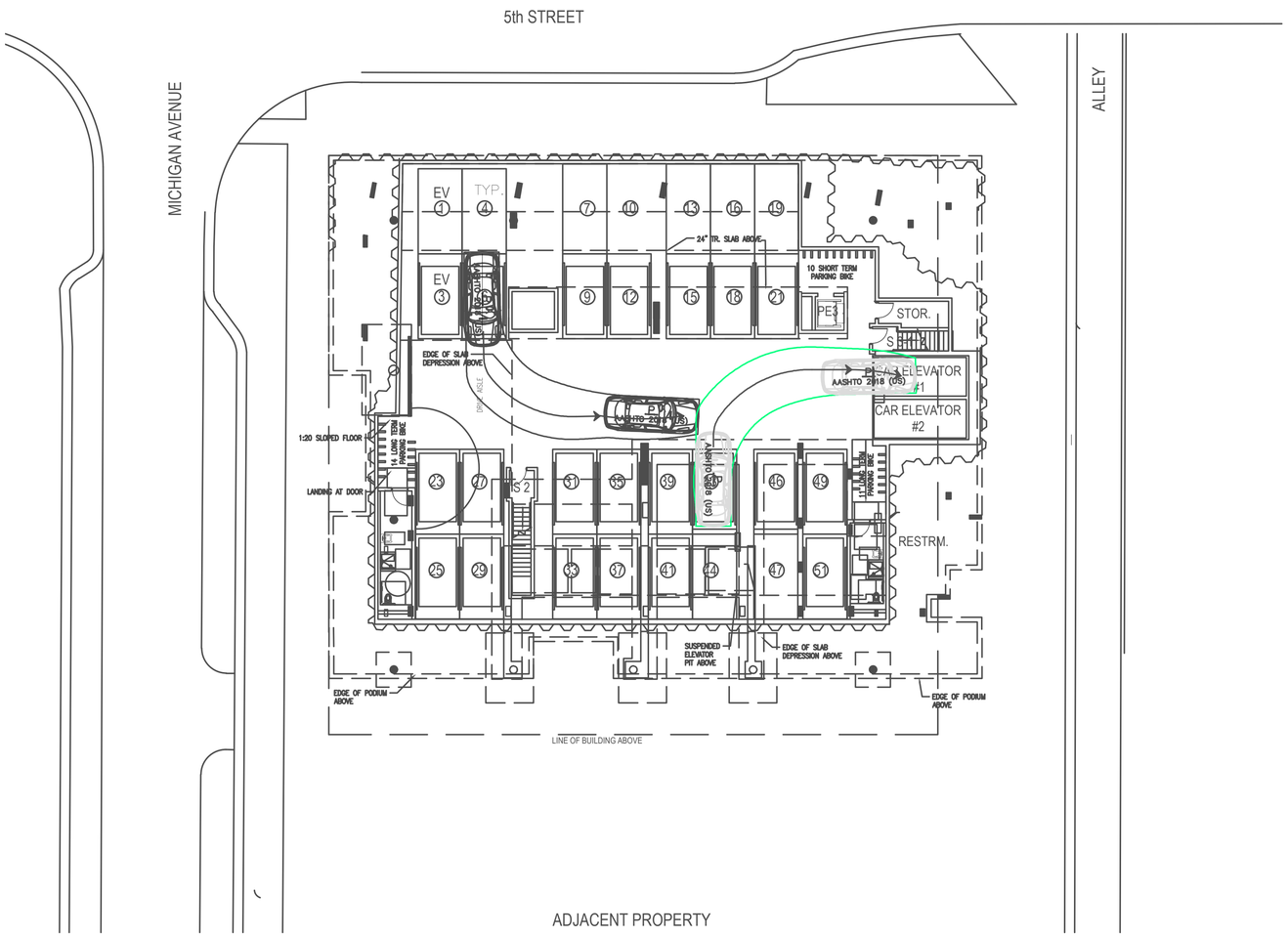
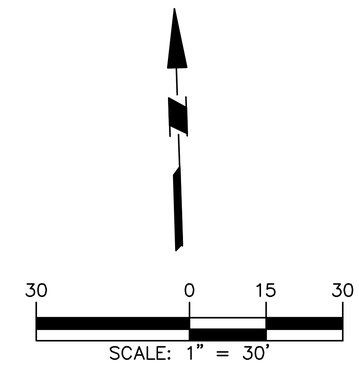
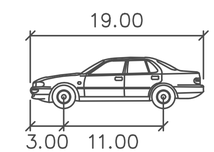
BASEMENT EGRESS







PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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0' 10' 20' 40'

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Basement Parking Circulation
Scale: NTS

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L1.0 Landscape Plans

L1.1	Notes
L1.2	Arborist Report A
L1.3	Arborist Report B
L1.4	Tree Disposition Plan
L1.5	Tree Disposition Schedule
L1.6	Site Planting Plan
L1.6A	Site Planting Plan | Future Alternative
L1.7	Site Planting Schedule
L1.8	Mezzanine & Parking Structure Roof Plan
L1.9	Atrium Planting Plan
L1.10	Roof Planting Plan
L1.11	Planting Details

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GENERAL LANDSCAPE NOTES

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.

2. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.

3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.

4. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.

5. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.

6. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.

7. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.

8. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.

9. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.

10. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.

11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.

12. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.

13. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

14. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall.

15. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily.
All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.

17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.

18. Guying I staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

19. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third
(1/3) of root ball.

20. Trees grown in grow bags or grow bag type material are not allowed.

21. Plant size specifications take precedence over container size.

22. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

23. Remove and replace sidewalk. Reconstruct swale. Mill and resurface 2in. avg. using type S-III asphalt mix design on the driving lane. Any work and/or improvements to the right of way including landscaping and irrigation require a separate CMB Public Works Department ROW Construction Permit.

24. The locations of hardscape and landscape, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect.

25. Existing grades and existing site information shown on this plan is compiled from base information supplied by the surveyor and architect. The contractor is responsible for confirmation of actual site conditions. Urban robot accepts no responsibility for existing topographic and existing site information.

26. The general contractor shall require landscape installation sub-contractor to provide a detailed report and strategy for the transplanting, staging and reuse of any existing trees or palms within the proposed landscape plans. This shall be verified and approved by the landscape architect.

27. All dimensions and layout information is referenced to coordinates points provided on the survey.

28. The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.

29. The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.

30. All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.

31. All notes and dimensions are typical unless otherwise noted.

32. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the documents and/or field, or of conditions uncovered in the work which are not reflected in the plans.

33. The contractor shall take every precaution to prevent damage to all utilities (both above and below ground) within the project area. Damage to any utilities as a result of actions by the contractor shall be restored by the contractor, at his expense, to conditions equal to or better than before the damage was done.

34. Any areas disturbed by equipment, material storage, demolition and/or installation procedures are to be restored to original (or better) condition by contractor before completion of project and are subject to approval by owner's representative. All existing grassed areas not adequately protected and therefore damaged during construction, shall be replaced by the contractor at no additional cost to the owner.

35. The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.

36. Contractor is responsible for general clean-out of all drainage basins (new and existing), manholes and/or other drainage features which have accumulated sediment as a result of construction activities.

37. The contractor shall provide all equipment, labor, materials and related work necessary for the prevention and control of dust resulting from operations in the performance of work of this contract. All cost in connection there with shall be considered to be included in the various unit and/or lump sum prices bid for the various item as listed in the bid.

38. Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.

39. All installation shall comply with City of Miami Beach ordinances. All discrepancies shall be notified to Landscape Architect immediately.

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Jonathan W. Cardello, AIA

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L1 Landscape Plans

L1.1 Landscape Notes
L1.2 Arborist Report A
L1.3 Arborist Report B
L1.4 Tree Disposition Plan
L1.5 Tree Disposition Schedule
L1.6 Site Planting Plan
L1.6a Site Planting Plan Bus Stop Removed Alternative
L1.7 Site Planting Schedule
L1.8 Mezzanine & Parking Roof Planting Plan
L1.9 Atrium Planting Plan
L1.10 Roof Planting Plan
L1.11 Planting Details

Justine K Velez
Digitally signed by Justine K Velez
Date: 2022.03.11 11:42:52 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Landscape Notes

HPB FINAL SUBMITTAL
09 MARCH 2022

L1.1

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ALVEY TREE Consulting

ALVEY TREE CONSULTING LLC
ALEXIS ALVEY -
ISA BOARD CERTIFIED MASTER ARBORIST®
#NY-5539B

Arborist Report
411 Michigan Avenue
Miami Beach

10/18/2021

Arborist Report

10/18/2021

On October 13th, 2021 I visited the property located at 411 Michigan Avenue at the request of Urban Robot Associates. I evaluated the trees on the site in anticipation of new construction. For each tree, I confirmed species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); provided relevant comments about health and condition; and took photographs. Street trees are included.

For tree disposition and Tree Protection Zones, please see the landscape plans. For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

My findings are summarized in the following pages. This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of work written in the contractual agreement. Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

Alexis Alvey

Alexis Alvey
ISA Board Certified Master Arborist® #NY-5539B

Alvey Tree Consulting LLC
516-728-1366
alveytree@gmail.com
alveytree.com

Property Location -
411 Michigan Avenue
Miami Beach, FL 33139

Client -
Urban Robot Associates
Justine Velez, RLA, Principal
420 Lincoln Road, Suite 600, Miami Beach, FL 33139
786.246.4857 / justine@urbanrobot.net

Tree #1

Common Name - Royal Palm
DBH (in) - 16.5
Height (ft) - 40
Canopy Spread (ft) - 18
Condition - Fair
Native? - Yes
Scientific Name - *Roystonea regia*

Tree #1 is a Royal Palm street tree located along Fifth Street. It is growing in a sidewalk cut-out. The tree is in fair condition with a sharply pencilling trunk and chlorotic foliage.

Tree #2

Common Name - Royal Palm
DBH (in) - 14
Height (ft) - 35
Canopy Spread (ft) - 16
Condition - Fair
Native? - Yes
Scientific Name - *Roystonea regia*

Tree #2 is a Royal Palm street tree located along Fifth Street. It is growing in a sidewalk cut-out. The tree is in fair condition with a sharply pencilling trunk and chlorotic foliage.

Tree #3

Common Name - Royal Palm
DBH (in) - 17
Height (ft) - 35
Canopy Spread (ft) - 16
Condition - Fair
Native? - Yes
Scientific Name - *Roystonea regia*

Tree #3 is a Royal Palm street tree located along Fifth Street. It is growing in a sidewalk cut-out. The tree is in fair condition with a sharply pencilling trunk and chlorotic foliage.

Tree #4

Common Name - Royal Palm
DBH (in) - 16
Height (ft) - 33
Canopy Spread (ft) - 18
Condition - Good
Native? - Yes
Scientific Name - *Roystonea regia*

Tree #4 is a Royal Palm street tree located along Fifth Street. It is growing in a sidewalk cut-out. The tree is in good condition with a healthy green canopy.

Tree #5

Common Name - Green Buttonwood
DBH (in) - 48
Height (ft) - 28
Canopy Spread (ft) - 40
Condition - Poor
Native? - Yes
Scientific Name - *Conocarpus erectus*

Tree #5 is a large Green Buttonwood street tree located along Fifth Street. It is growing in a planting swale that is approximately 13ft wide at its widest. the tree is multi-trunked and in poor condition. One main leader was hatracked previously, and now a dead trunk is present (circled in red, below left). Many of the trunks have included bark and there is decay in the tree crotch (circled in red, below right). The canopy hangs low over the street and sidewalk. One main leader spreads over the sidwalk with only approximately 6ft of overhead clearance. This is hazardous for taller pedestrians. A number of other limbs in the canopy have been hatracked. There are large surface roots throughout the entire planting swale area.
If this tree is proposed to remain, a tree risk assessment is recommended.

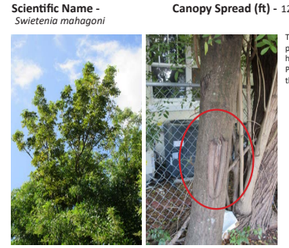
Tree #6

Common Name - Brazilian Pepper
DBH (in) - 16
Height (ft) - 35
Canopy Spread (ft) - 25
Condition - Good
Native? - Invasive
Scientific Name - *Schinus terebinthifolius*

Tree #6 is a Brazilian Pepper located on the south side of the property. The tree is in good condition. It has a dense canopy and has grown quite tall for a Pepper.
This species is highly invasive in South Florida and this tree will therefore need to be removed.

Tree #7

Common Name - Mahogany
DBH (in) - 9.5
Height (ft) - 35
Canopy Spread (ft) - 12
Condition - Fair
Native? - Yes
Scientific Name - *Swietenia mahagoni*



Tree #7 is a Mahogany located on the south side of the property. It is in fair condition with a narrow columnar habit. It is growing through the canopy of Brazilian Pepper #6 and is competing with it. There is an injury to the trunk that is closing over well (circled in red).

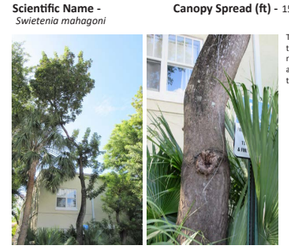
Tree #8

Common Name - Mahogany
DBH (in) - 10.5
Height (ft) - 18
Canopy Spread (ft) - 8
Condition - Poor
Native? - Yes
Scientific Name - *Swietenia mahagoni*

Tree #8 is a Mahogany located on the south side of the property. It is in poor condition with a small canopy. The tree has been hatracked.

Tree #9

Common Name - Mahogany
DBH (in) - 14.5
Height (ft) - 40
Canopy Spread (ft) - 15
Condition - Poor
Native? - Yes
Scientific Name - *Swietenia mahagoni*



Tree #9 is a Mahogany located on the south side of the property. It is in poor condition. There is little that remains of the canopy. Many limbs have been removed and the tree has poor form. There is an injury on the trunk where one limb split off.

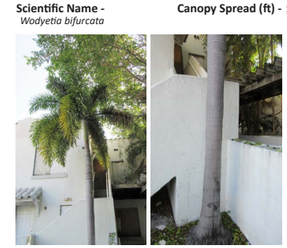
Tree #10

Common Name - Sabal Palm
DBH (in) - 13
Height (ft) - 30
Canopy Spread (ft) - 12
Condition - Good
Native? - Yes
Scientific Name - *Sabal palmetto*

Tree #10 is a Sabal Palm located on the south side of the property. It is in good condition.

Tree #11

Common Name - Foxtail Palm
DBH (in) - 8.5
Height (ft) - 20
Canopy Spread (ft) - 15
Condition - Poor
Native? - No
Scientific Name - *Wodyetia bifurcata*



Tree #11 is a Foxtail Palm located on the south side of the property. It is in poor condition with a pencilling trunk and chlorotic foliage.

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Justine K Velez
Digitally signed by Justine K Velez
Date: 2022.03.11 11:43:24 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Arborist Report A

HPB FINAL SUBMITTAL
09 MARCH 2022

L1.2

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Tree #12

Common Name - Mahogany

DBH (in) - 10.5

Condition - Poor

Native? - Yes

Height (ft) - 16

Scientific Name - *Swietenia mahagoni*

Canopy Spread (ft) - 10

Tree #12 is a Mahogany located in the southwest corner of the property. The tree is in poor condition and has been hatracked. Little canopy remains.

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater.
- For trees and palms that are relocated, protective barriers shall be placed at the dripline or 1 - 2ft outside the rootball, whichever is greater.

Tree and Palm Relocation Notes -

1. All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.
2. Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.
7. The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.
8. The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.
9. Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.
10. Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.
11. For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.
12. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
13. Provide a layer of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
14. Provide tree protection as per Landscape Architect's Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
15. After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.
16. Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.
17. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
18. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.
19. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
20. The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

Notes - Tree and Palm Relocation (Contd.)

21. Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
22. Transplanted trees and palms shall be backfield with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.
23. Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.
24. A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.
25. Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.
26. After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily; from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

Notes - Tree and Palm Protection

1. Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.
2. Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.
3. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.
4. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
5. Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.
7. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
8. All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.
9. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
11. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
12. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
13. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
14. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.
15. Understory plants within protective barriers shall be protected.
16. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.
17. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.
18. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
19. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.

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Arborist Report B

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L1.3

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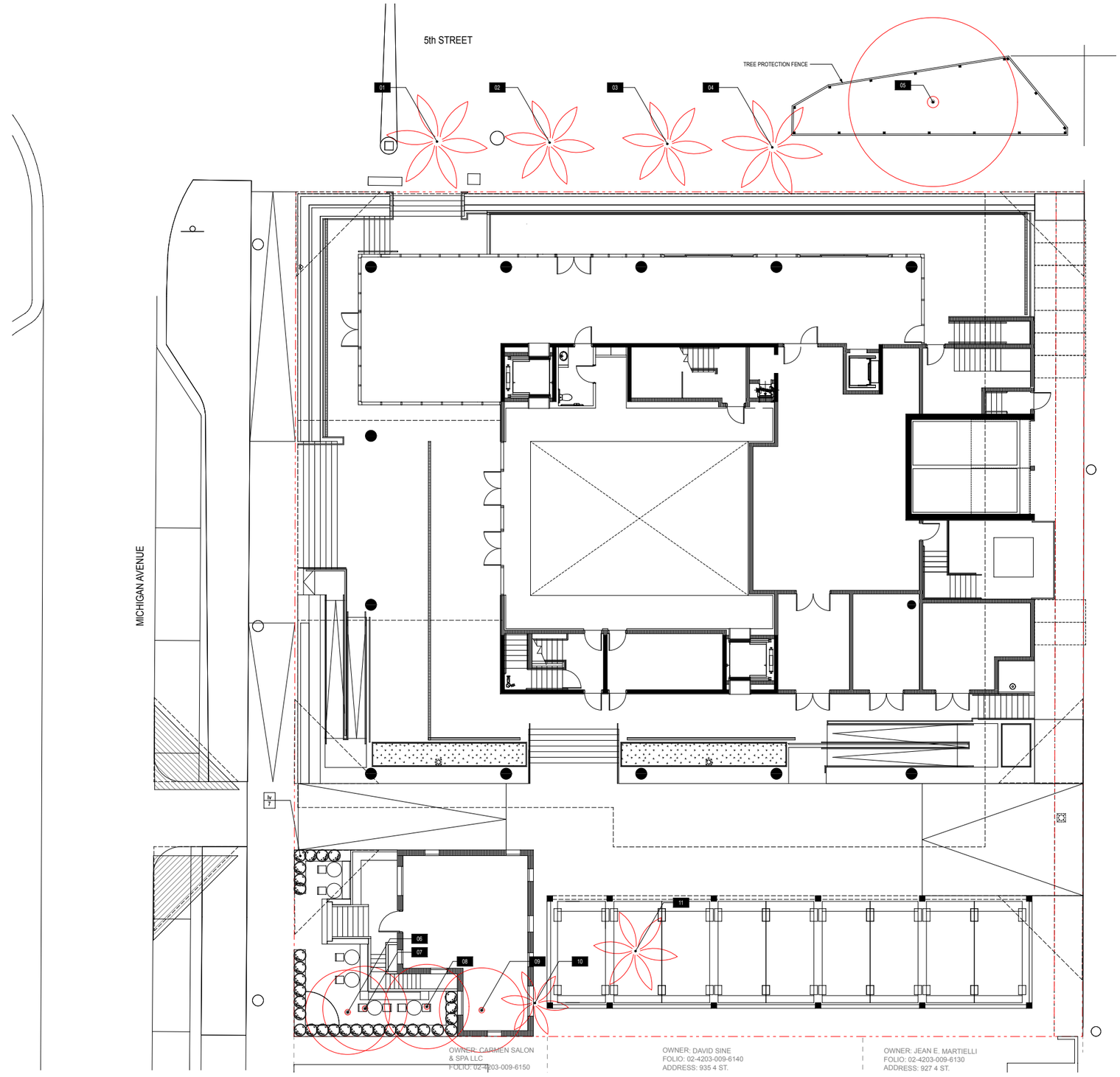
LEGEND

EXISTING TREE TO REMOVE — 000

NOTE
REFER TO DISPOSITION FULL SCHEDULE ON SHEET L1.5

DISPOSITION SCHEDULE

ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread
01		Roystonea regia	Royal Palm	16.5"	40'	18'
02		Roystonea regia	Royal Palm	14"	35'	16'
03		Roystonea regia	Royal Palm	17"	35'	16'
04		Roystonea regia	Royal Palm	16"	33'	18'
05		Conocarpus erectus	Green Buttonwood	48"	28'	40'
06		Schinus terebinthifolius	Brazilian Pepper	16"	35'	25'
07		Swietenia mahagoni	Mahogany	9.5"	35'	12'
08		Swietenia mahagoni	Mahogany	10.5"	18'	8'
09		Swietenia mahagoni	Mahogany	14.5"	40'	15'
10		Sabal palmetto	Sabal Palm	13"	30'	12'
11		Wodyetia bifurcata	Foxtail Palm	8.5"	20'	15'



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Tree Disposition Plan

Scale: 1" = 20'-0"

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L1.4

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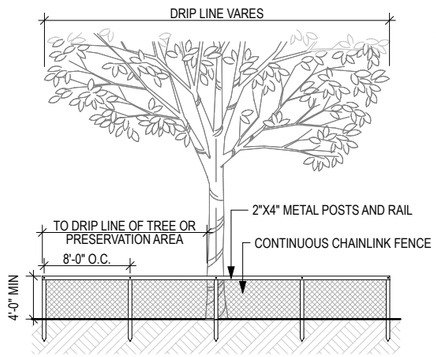

NOTES:

1. Protective barriers shall be placed at the drip line of each tree, cluster of trees, or preservation area, and in no case less than ten feet from the trunk of any protected tree, tree cluster or preservation area.
2. In situations where trees have been transplanted to the project site, the protective fencing shall be placed no closer to the tree than a point one to two feet outside the root ball, or at the drip line, whichever is greater.
3. Fenced tree protection zones shall be extended where necessary to protect tree canopies roots.
4. If trees are to be preserved in place and root pruning is required to accommodate new construction, the root pruning locations shall be identified and approved by the environment and sustainability department, and fencing shall be installed one to two feet beyond the edge of the root ball. The installation of the fencing shall be coordinated with any phased root pruning.
5. All protective barriers shall be installed prior to the start of any construction or site development, including tree removal, demolition or land-clearing activities, and shall remain in place throughout all phases of construction. Protective barriers shall be maintained in place until development is completed and shall not be removed until the environment and sustainability department inspects the site and authorizes their removal.
6. Understory plants within areas surrounded by protective barriers shall be protected.
7. No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.
8. Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
9. Only hand digging and grading activities will be permitted within the tree protection zone. All surrounding areas must be graded to a point that meets the outside of the tree protection zone.
10. Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If such placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines.
11. No vehicles or equipment shall be permitted within areas surrounded by protective barriers.
12. The cutting of roots with a diameter of two inches or larger is prohibited, unless there is no feasible alternative, as determined by the environment and sustainability director.
13. Trees shall be evaluated by the environment and sustainability director to determine whether the root cutting will destabilize the tree or cause unacceptable damage to the tree.
14. Root cuts shall be made, at minimum, a distance from the trunk equivalent to three times the tree's trunk diameter at four and one-half feet above ground unless unavoidable because of sidewalks, pavement, or other infrastructure. Root cuts must be made at a distance from the trunk equivalent to five times the tree's DBH or greater in all other circumstances.

2 Tree Protection Detail

NOT TO SCALE

DISPOSITION SCHEDULE

ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
01		Roystonea regia	Royal Palm	16.5"	40'	18'	Y	FAIR; FDOT ROW		X		
02		Roystonea regia	Royal Palm	14"	35'	16'	Y	FAIR; FDOT ROW		X		
03		Roystonea regia	Royal Palm	17"	35'	16'	Y	FAIR; FDOT ROW		X		
04		Roystonea regia	Royal Palm	16"	33'	18'	Y	FAIR; FDOT ROW		X		
05		Conocarpus erectus	Green Buttonwood	48"	28'	40'	Y	POOR; FDOT ROW		X		
06		Schinus terebinthifolius	Brazilian Pepper	16"	35'	25'	N	GOOD		X		INVASIVE
07		Swietenia mahagoni	Mahogany	9.5"	35'	12'	Y	FAIR		X		
08		Swietenia mahagoni	Mahogany	10.5"	18'	8'	Y	POOR		X		
09		Swietenia mahagoni	Mahogany	14.5"	40'	15'	Y	POOR		X		
10		Sabal palmetto	Sabal Palm	13"	30'	12'	Y	GOOD		X		
11		Wodyetia bifurcata	Foxtail Palm	8.5"	20'	15'	N	POOR		X		

TOTAL TREES AND PALMS TO BE REMOVED

TREES
109" DBH

PALMS
6

SEC. 46-61. - TREE REPLACEMENT

SMALL TREES: minimum of 2" DBH x 6' spread in canopy x 12' in height
LARGE TREES: minimum of 4" DBH x 8' spread in canopy x 16' in height
PALMS: minimum 12 feet overall height with a two-inch DBH

PROPOSED TREES — SEE PLANTING PLANS

STREET TREES
SMALL TREES: 8
8 Silver Buttonwoods*

LARGE TREES: 7
7 Green Buttonwoods*

GROUND FLOOR
SMALL TREES: 8
5 Simpson's stoppers*, 2 Silver Buttonwoods*, 1 White Tabebuia*
LARGE TREES: 4
2 Gumbo Limbo*, 2 Satin Leaf*

UPPER STRUCTURE
SMALL TREES: 2
2 Simpson's Stoppers*,
LARGE TREES: 1
1 Water Chestnut

TOTAL PROPOSED
18 SMALL TREES + 12 LARGE TREES
*Native trees

REQUIRED MITIGATION

MITIGATION FOR REMOVED TREES:
40 SMALL TREES OR 20 LARGE TREES

TOTAL PROPOSED:
18 SMALL TREES + 12 LARGE TREES

SHORTFALL:
NONE

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Tree Disposition Schedule

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L1.5

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NOTE
REFER TO PLANTING FULL SCHEDULE AND LANDSCAPE LEGEND
ON SHEET L1.7

TREE SCHEDULE

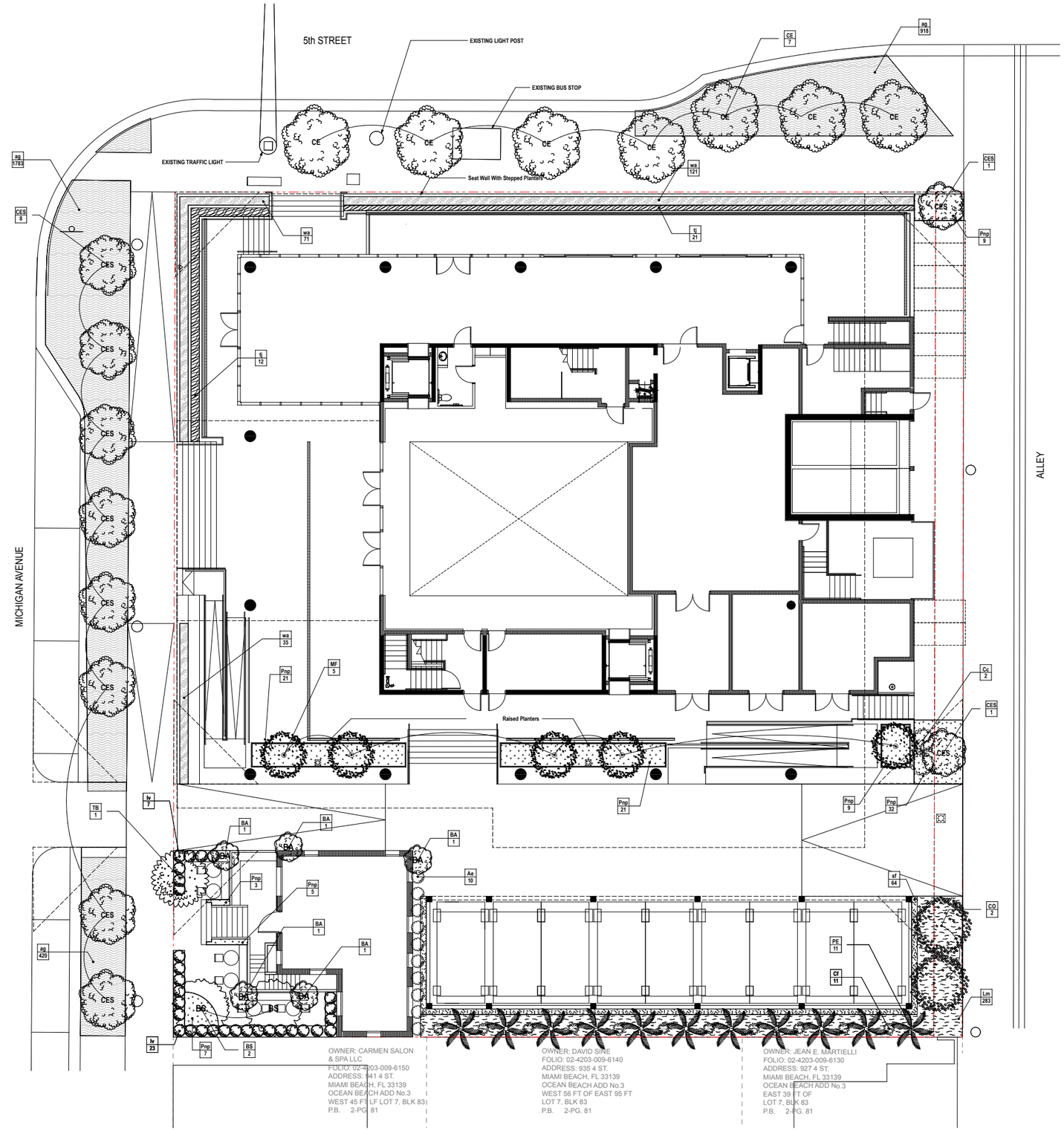
Symbol	ID	Qty	Botanical Name	Common Name
BS	BS	2	Bursera Simaruba	Gumbo Limbo
CE	CE	7	Conocarpus erectus	Green Buttonwood
CES	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
CES	CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	2	Chrysophyllum oliviforme	Satin Leaf
	MF	5	Myrcianthes fragrans	Simpson's Stopper
	PE	11	Ptychosperma elegans	Solitaire Palm
	TB	1	Tabebuia bahamensis	White Tabebuia

SHRUB SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	2	Capparis cynophallophora	Jamaica caper
	Cf	11	Cordyline fruticosa	Ti Plant
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Lm	100	Liriope muscari	Lily Turf
	Pnp	283	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee
	wa	3	Wrightia antidysenterica	Asian Snow

GROUNDCOVER & VINE SCHEDULE

Symbol	ID	QTY	Botanical Name	Common Name
BA	BA	3	Bougainvillea arborea	Vine Bougainvillea
	Lm	170	Liriope muscari	Lily Turf
	ag	5361	Arachis glabrata	Golden Ornamental Peanut
	sf	60	Stephanotis floribunda	Bridal Bouquet
	tj	60	Trachelospermum jasminoides	Confederate Jasmine



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NOTE
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TREE SCHEDULE

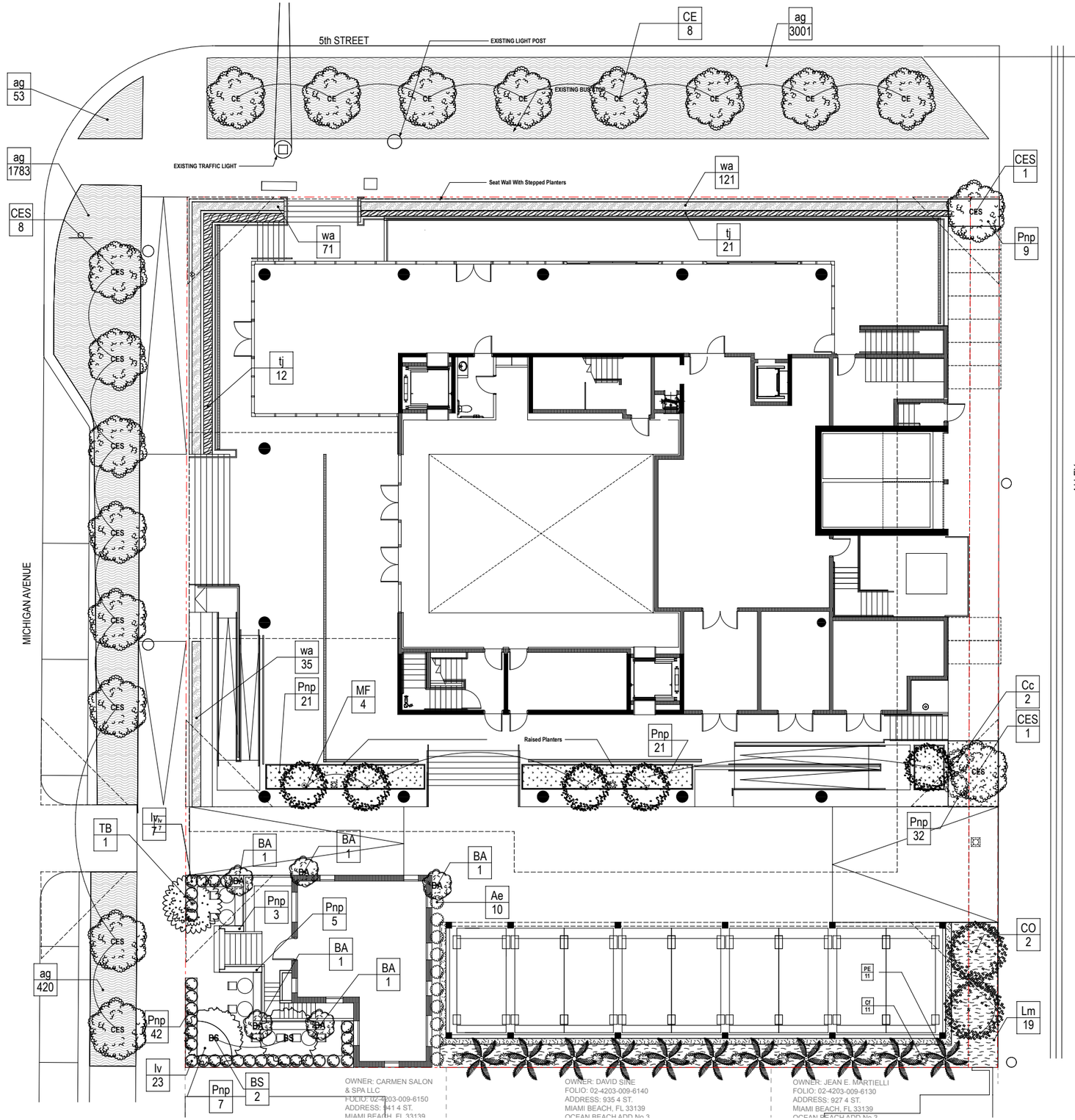
Symbol	ID	Qty	Botanical Name	Common Name
BS	BS	2	Bursera Simaruba	Gumbo Limbo
CE	CE	8	Conocarpus erectus	Green Buttonwood
CES	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
CES	CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	2	Chrysophyllum oliviforme	Satin Leaf
	MF	5	Myrcianthes fragrans	Simpson's Stopper
	PE	11	Ptychosperma elegans	Solitaire Palm
	TB	1	Tabebuia bahamensis	White Tabebuia

SHRUB SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	2	Capparis cynophallophora	Jamaica caper
	Cf	11	Cordyline fruticosa	Ti Plant
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Lm	1	Liriope muscari	Lily Turf
	Pnp	8	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee
	wa	3	Wrightia antidysenterica	Asian Snow

GROUNDCOVER & VINE SCHEDULE

Symbol	ID	QTY	Botanical Name	Common Name
BA	BA	3	Bougainvillea arborea	Vine Bougainvillea
	Lm	7,443	Liriope muscari	Lily Turf
	ag	5361	Arachis glabrata	Golden Ornamental Peanut
	sf	60	Stephanotis floribunda	Bridal Bouquet
	tj	60	Trachelospermum jasminoides	Confederate Jasmine



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LANDSCAPE LEGEND

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District C-PS2 Lot Area 21,000 Acres 0.48

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 21,000 s.f.x _____ % = _____ s.f.		
B. Square feet of parking lot open space required as indicated on site plan:		
Number of parking spaces _____ x 10 s.f. parking space =		
C. Total square feet of landscaped open space required: A+B=		
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= 20 % x 21,000 s.f.	4,200	0
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 0.48 trees x 22 net lot acres - number of existing trees=	10	12
B. % Natives required: Number of trees provided x 30% =	4	11
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	6	12
D. Street Trees (maximum average spacing of 20' o.c.) 290 linear feet along street divided by 20'=	15	15
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	300	282
B. % Native shrubs required: Number of shrubs provided x 50%=	113	55
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	30	25
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	15	22

NOTE:
4 Additional trees on structure (1 Pachira aquatica, 2 Simpson's Stoppers)
1737 Additional shrubs on Roof (1737 Clusia Nana)
58 Additional large shrubs on Roof (58 Bougainvillea)

Ground Level Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
BS	BS	2	Bursera Simaruba	Gumbo Limbo	4" min	16' min	10'	Y	Florida Fancy; Field Grown, 5'CT, Red Peeling Trunk. Lot Tree
CE	CE	7	Conocarpus erectus	Green Buttonwood	6"-8" min	24' OA	12'	Y	8' CT, FL#1, Single Leader. Field Grown or Collected. Matching heights. Street Trees
CES	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	9" min	14' min	8'	Y	4' CT, Florida Fancy, Multi-stemmed; Lot Tree
CES	CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12" min	16' OA	10'	Y	4' CT, Florida Fancy, Multi-stemmed 3-4" per stem. Field Grown or Collected. Matching heights. Street Trees
	CO	2	Chrysophyllum oliviforme	Satin Leaf	4" Min	16' min	20'	Y	5' CT, Florida Fancy, Single Leader, Field Grown. Lot Tree
	MF	5	Myrcianthes fragrans	Simpson's Stopper	N/A	12' min	8'	Y	5' CT, Florida Fancy, Multi-stemmed; Lot Trees
	PE	11	Ptychosperma elegans	Solitaire Palm		Staggered: 8', 12', 16'			
	TB	1	Tabebuia bahamensis	White Tabebuia	2" Min	10' min	10'	Y	4' CT; Florida Fancy; Multi-stemmed; Lot Trees

Ground Level Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ae	10	Ardisia escallonioides	Marlberry	3 gal	2'	2'	See Plan	Y	Shrub
	Cc	7	Capparis cynophallophora	Jamaica caper	15 gal	4'	4'	See Plan	Y	Large Shrub
	Cf	11	Cordyline fruticosa	Ti Plant	5g	3'	2'			
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	7 gal	2'	2'	30" OC	Y	Shrub
	Lm	1	Liriope muscari	Lily Turf	1 gal	12"	12"	18"	2	Shrub
	Pnp	8	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee	3 gal	24"	24"	24"	Y	Shrub
	wa	227	Wrightia antidysenterica	Asian Snow	3 gal			10"	N	Lower Terrace

Ground Level Groundcover & Vine Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
BA	BA	3	Bougainvillea arborea	Vine Bougainvillea		8'-10'			N	0	Purple, Trained to Wood Trellis
	Lm	170	Liriope muscari	Lily Turf	1 gal	12"	12"	18"	2	553	Shrub
	ag	5361	Arachis glabrata	Golden Ornamental Peanut	1 gal			10"	N	1,874	Sidewalk improvements
	sf	60	Stephanotis floribunda	Bridal Bouquet	3 gal			5'	Y	129	Twining Vine
	tj	60	Trachelospermum jasminoides	Confederate Jasmine	3 gal			5'	Y	182	Twining Vine

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Site Planting Schedule

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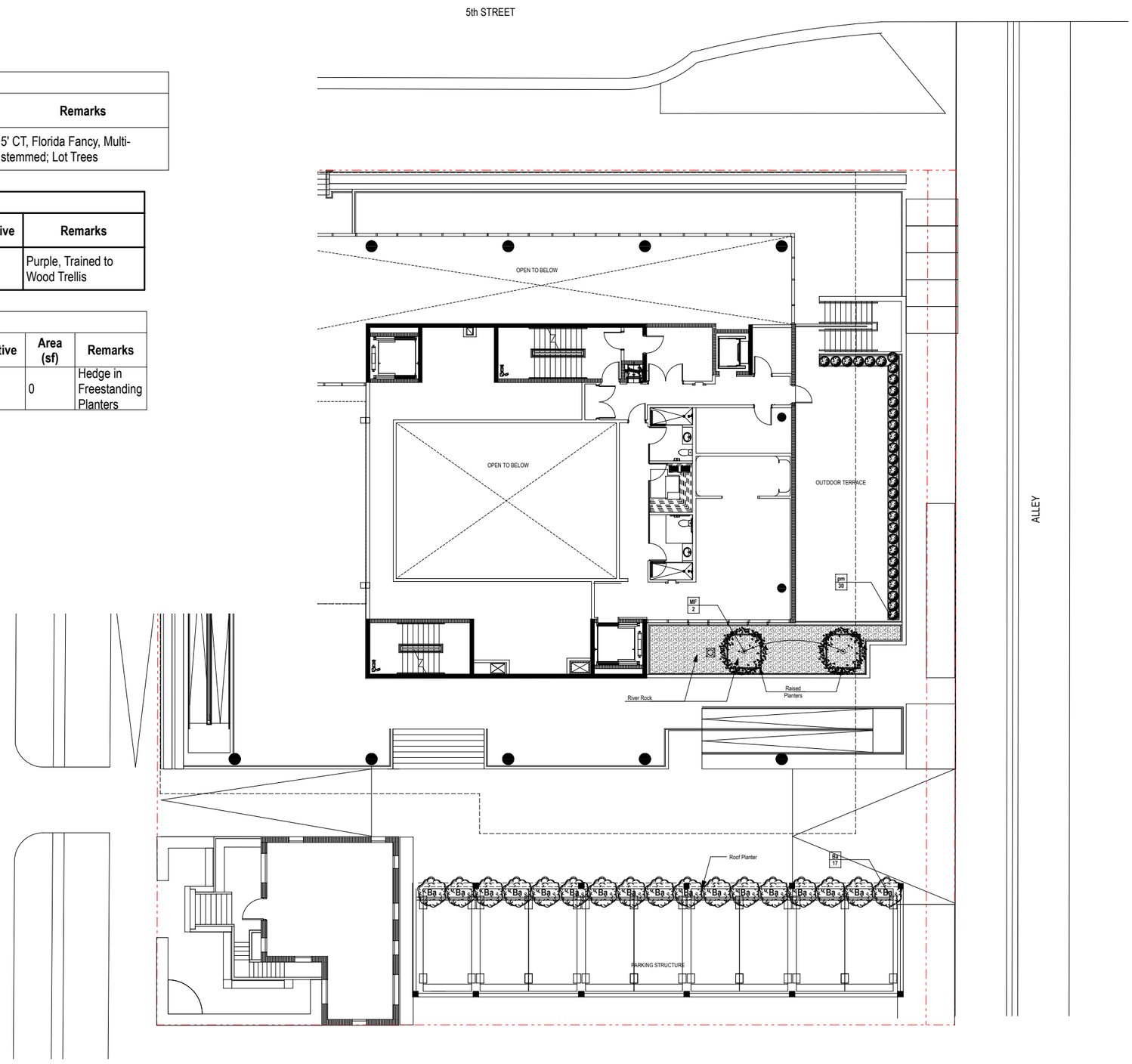
Mezzanine Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	MF	2	Myrcianthes fragrans	Simpson's Stopper	N/A	6' min	6'	Y	5' CT, Florida Fancy, Multi-stemmed; Lot Trees

Mezzanine Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
Ba	Ba	17	Bougainvillea arborea	Vine Bougainvillea	25gal	8'-10'	3'		N	Purple, Trained to Wood Trellis

Mezzanine Groundcover & Vine Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	pm	30	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus - 'Pringles'	3gal			24"	N	0	Hedge in Freestanding Planters



MEZZANINE PLANTING PLAN
SCALE: 1" = 20'

0 10' 20'

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Mezzanine & Parking Roof Planting Plan
Scale: 1" = 20'-0"

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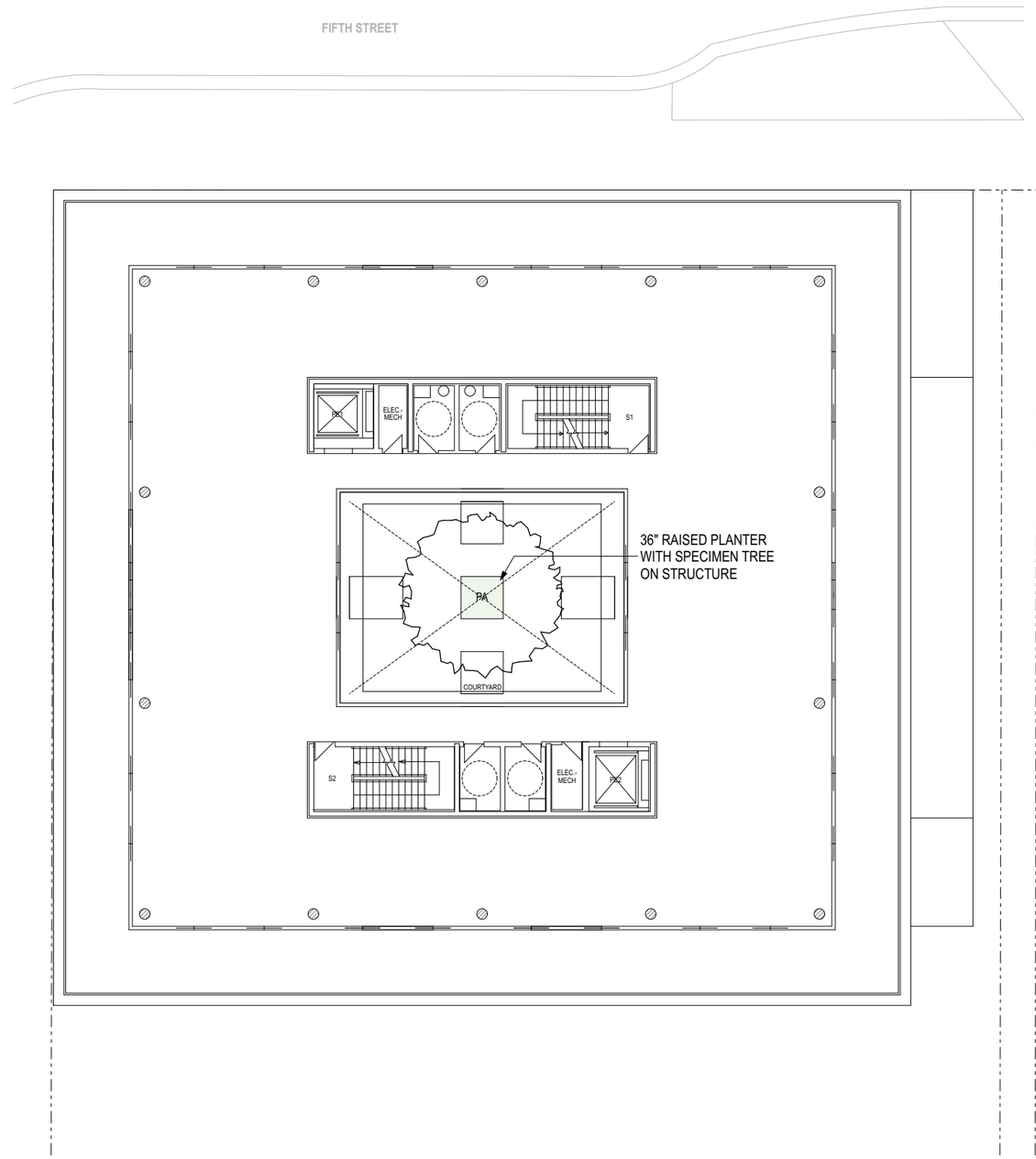
Atrium Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	PA	1	Pachira aquatica	Water Chestnut	6"	18'	10'	N	Collected specimen



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Atrium Planting Plan
Scale: 1" = 20'-0"

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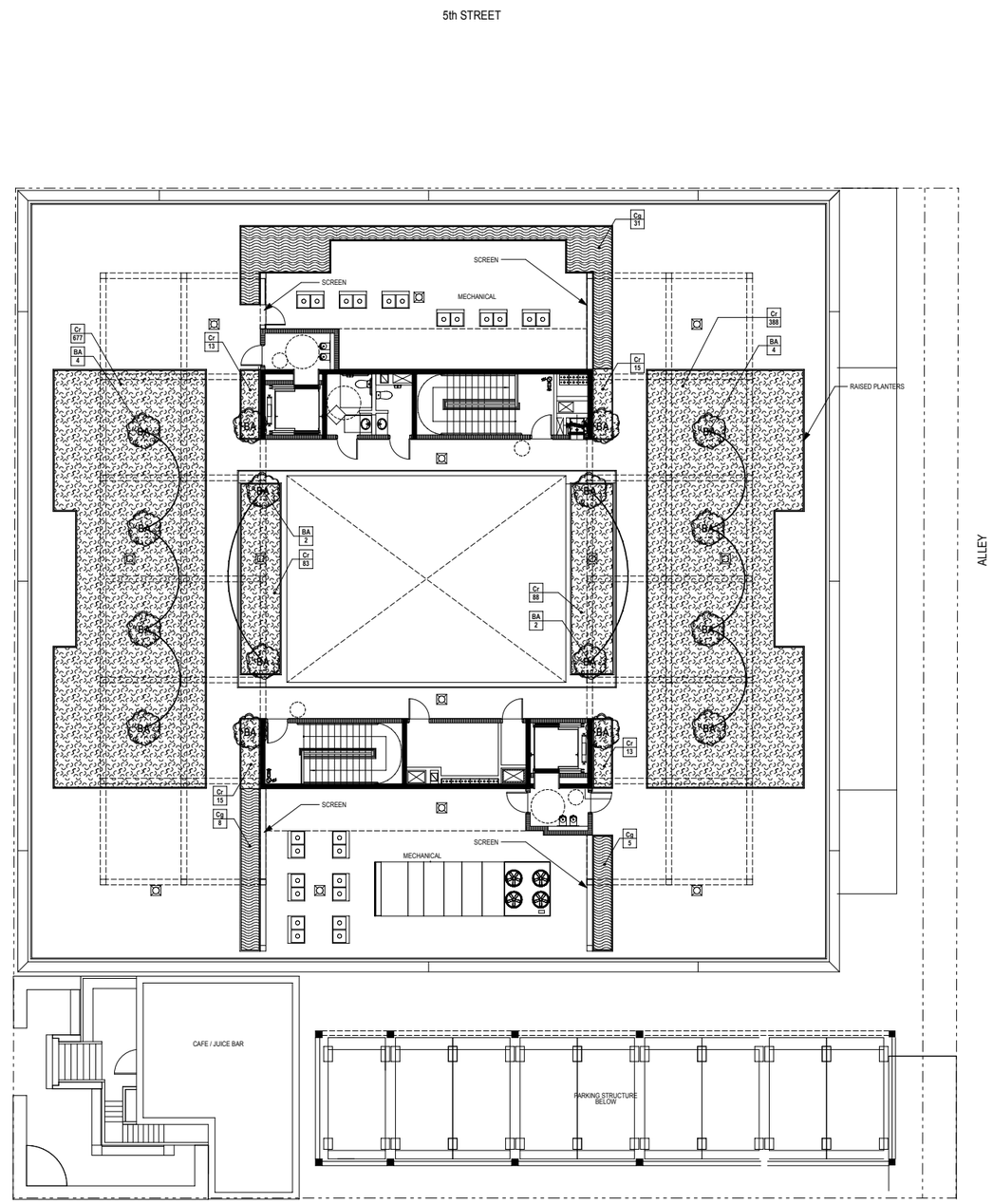
Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
BA	BA	16	Bougainvillea arborea	Tree Bougainvillea		12'-14'		N	FL #1, Purple

Roof Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Cg	42	Clusia guttifera	Small Leaf Clusia	15g	5'	5'	3'	N	FL #1

Roof Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Cr	1,597	Clusia rosea 'nana'	Dwarf Pitch Apple	3g	18"	12"	18"	N	3,113	FL #1



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Roof Planting Plan
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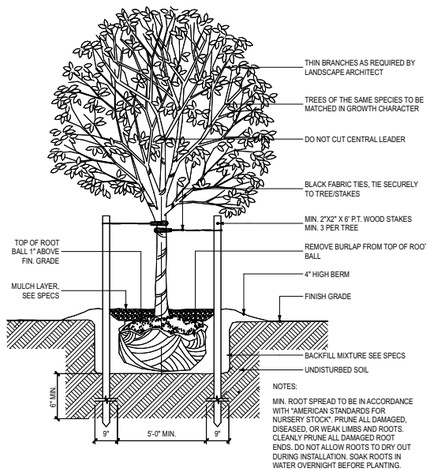
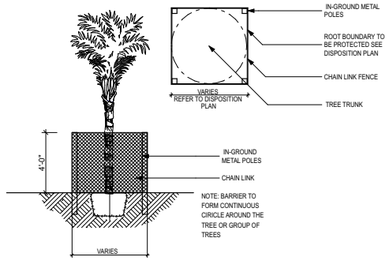


NOTES:

MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK". PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS. CLEANLY PRUNE ALL DAMAGED ROOT ENDS. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION. SOAK ROOTS IN WATER OVERNIGHT BEFORE PLANTING.

7 SMALL TREE GUYING DETAIL

NOT TO SCALE

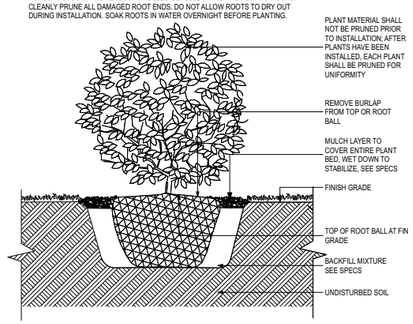


4 Tree Protection Detail

NOT TO SCALE

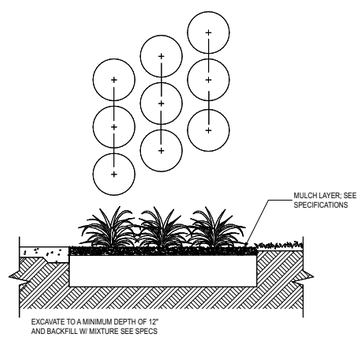
NOTES:

MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK". PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS. CLEANLY PRUNE ALL DAMAGED ROOT ENDS. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION. SOAK ROOTS IN WATER OVERNIGHT BEFORE PLANTING.



5 SHRUB DETAIL

NOT TO SCALE

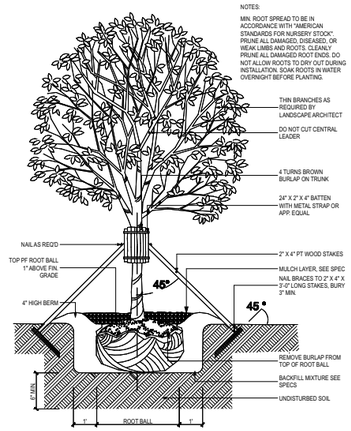


6 GROUNDR SPACING DETAIL

NOT TO SCALE

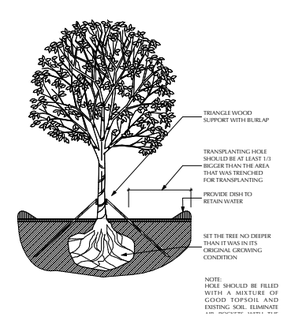
NOTES:

MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK". PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS. CLEANLY PRUNE ALL DAMAGED ROOT ENDS. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION. SOAK ROOTS IN WATER OVERNIGHT BEFORE PLANTING.



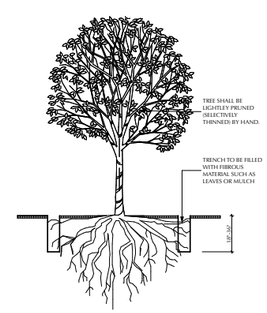
1 LARGE TREE STAKE DETAIL

NOT TO SCALE



2 TREE TRANSPLANTING DETAIL

NOT TO SCALE



3 ROOT PRUNING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.

2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.

4. All trees must be guyed or staked as shown in the details.

5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.

8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.

9. Contractor to replace rejected plant material within one (1) week of written notice.

10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free, sterilized Melaleuca mulch.

11. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.

2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.

3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

4. Scarify subsoil to a depth of six inches (6").

5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.

6. Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:
Planting Soil Mixture B:
a.) 80% clean sillca sand
b.) 20% everglades mack

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
Planting Soil Mixture C:
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
a.) Coarse Stalite, 3/8" Expanded Slate 50%
b.) Fine Stalite Expanded Slate 10%
c.) USGA Root Zone Sand 25%
d.) Approved Compost 15%

7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..

8. Remove all rocks and other objects over one inches (1") in diameter.

9. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.

10. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

14. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

1. Mulch shall be shredded Florimulch (100% Melaleuca mulch). Planting areas not covered by lawn grass/sod shall be mulched to a minimum depth of 3", in order to present a finished appearance.

2. Any other mulch must be must be submitted to and approved.

CUBE 3

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Miami, Florida 33133
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Jonathan W. Cardello, AIA

FL License No. AR93391

Justine K Velez
Digitally signed by Justine K Velez
Date: 2022.03.11 11:47:23 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Planting Details

HPB FINAL SUBMITTAL
09 MARCH 2022

L1.11

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