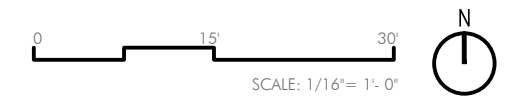


OCEANFRONT OVERLAY OPEN SPACE REQUIREMENT

50 % OF OCEANFRONT OVERLAY	(8329 SF X 0.50) =	4165 SF
	SQ FT	PERCENTAGE
TOTAL AREA	8329	100%
LOT COVERAGE		
BEACH ACCESS	422	5.1%
WOOD DECK	1842	22.1%
SPA	213	2.6%
POOL	1641	19.7%
TOTAL LOT COVERAGE	4118	49.4%
OPEN SPACE		
PLANTING	2945	35.4%
SAND	1266	15.2%
TOTAL LANDSCAPED AND OPEN SPACE	4211	50.6%

LEGEND

- LOT COVERAGE AREA
- SAND
- PLANTING



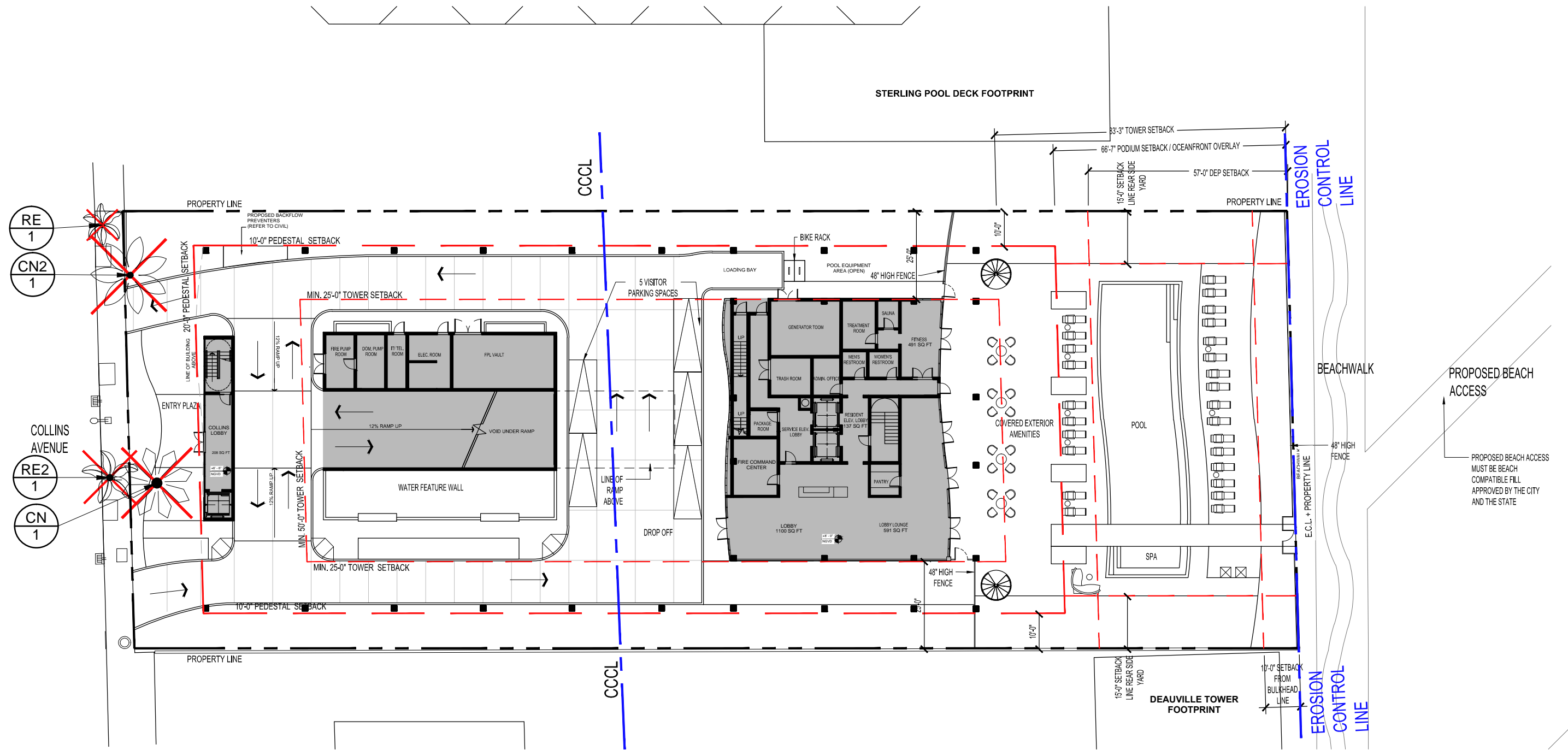
ARQUITECTONICA
ARQUITECTONICA*GEO*

6747 COLLINS AVE
MIAMI BEACH, FL

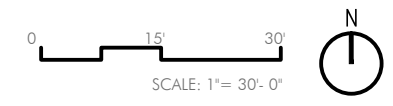
Ground Floor
Oceanfront Overlay
Calculation

2016.01.25
L0-001

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DISPOSITION SCHEDULE									
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	DISPOSITION	NATIVE
	CN	1	Cocos nucifera	Coconut Palm	22'	20'	8"	Remove	No
	CN2	1	Cocos nucifera	Coconut Palm	25'	22'	8"	Remove	No
	RE	1	Roystonea elata	Florida Royal Palm	18'	12'	10"	Remove	No
	RE2	1	Roystonea elata	Florida Royal Palm	20'	15'	10"	Remove	No



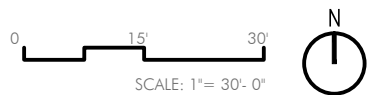
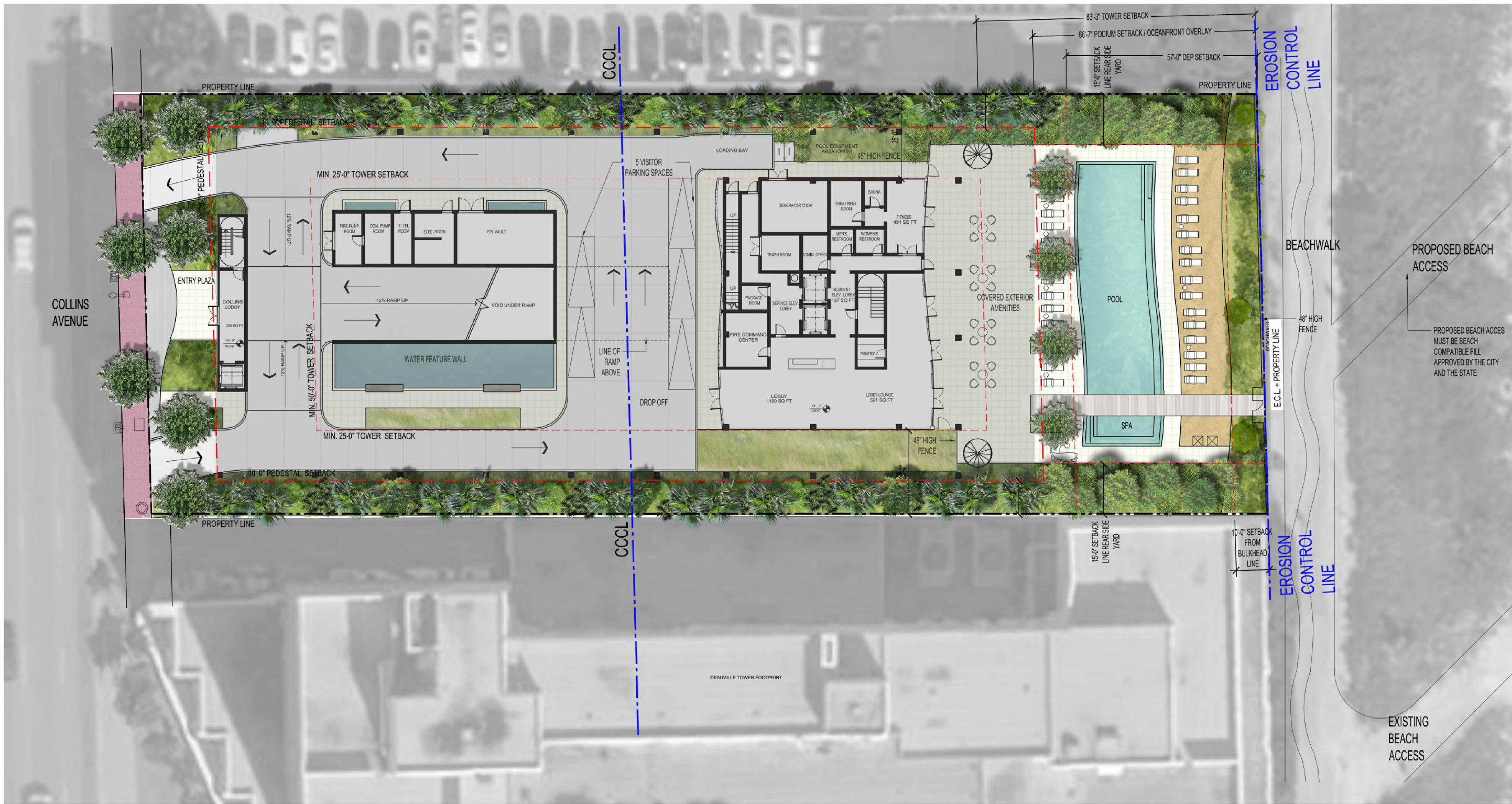
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MIAMI BEACH, FL

Ground Floor
Disposition Plan

2016.01.25
L1-010

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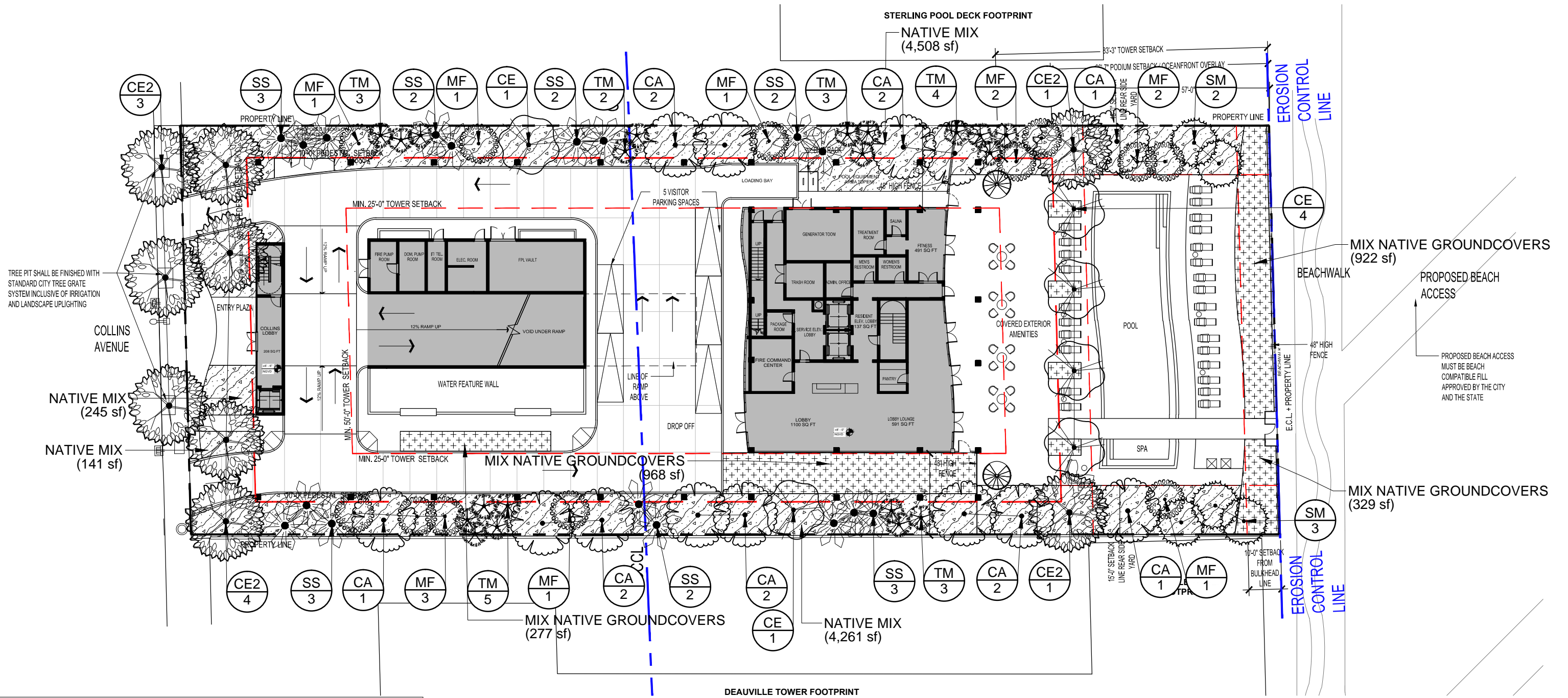
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6747 COLLINS AVE
MIAMI BEACH, FL

Ground Floor
Landscape Plan

2016.01.25
L1-100

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TREE SCHEDULE

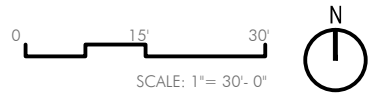
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER
	CA	13	Clusia rosea	Autograph Tree	12' min	12'	4" min
	CE	6	Conocarpus erectus	Buttonwood	16'	16'	4" min
	CE2	9	Conocarpus erectus	Buttonwood	20'	20'	6"
	MF	12	Myrcianthes fragrans	Twinberry	12' min	12'	4"
	SM	5	Suriana maritima	Bay Cedar	10'	10'	4"

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER
	SS	17	Sabal palmetto	Cabbage Palmetto	15'-20' Gray Wood		
	TM	20	Thrinax morrisii	Key Thatch Palm	15' GW		

SHRUBS & GCOVERS SCHEDULE

	NATIVE MIX	9,767 sf	
	Byrsonima lucida / Locustberry	1,128	100% @ 36" oc
	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	1,128	100% @ 36" oc
	Serenoa repens / Saw Palmetto	1,128	100% @ 36" oc
	Tripsacum dactyloides / Fakahatchee Grass	2,538	100% @ 24" oc
	psychotria nervosa / Wild Coffee	1,128	100% @ 36" oc

	MIX NATIVE GROUNDCOVERS	2,696 sf
	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	
	Ernodea littoralis / Golden Creeper	
	Uniola paniculata / Sea Oats	

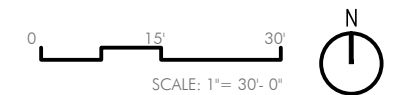
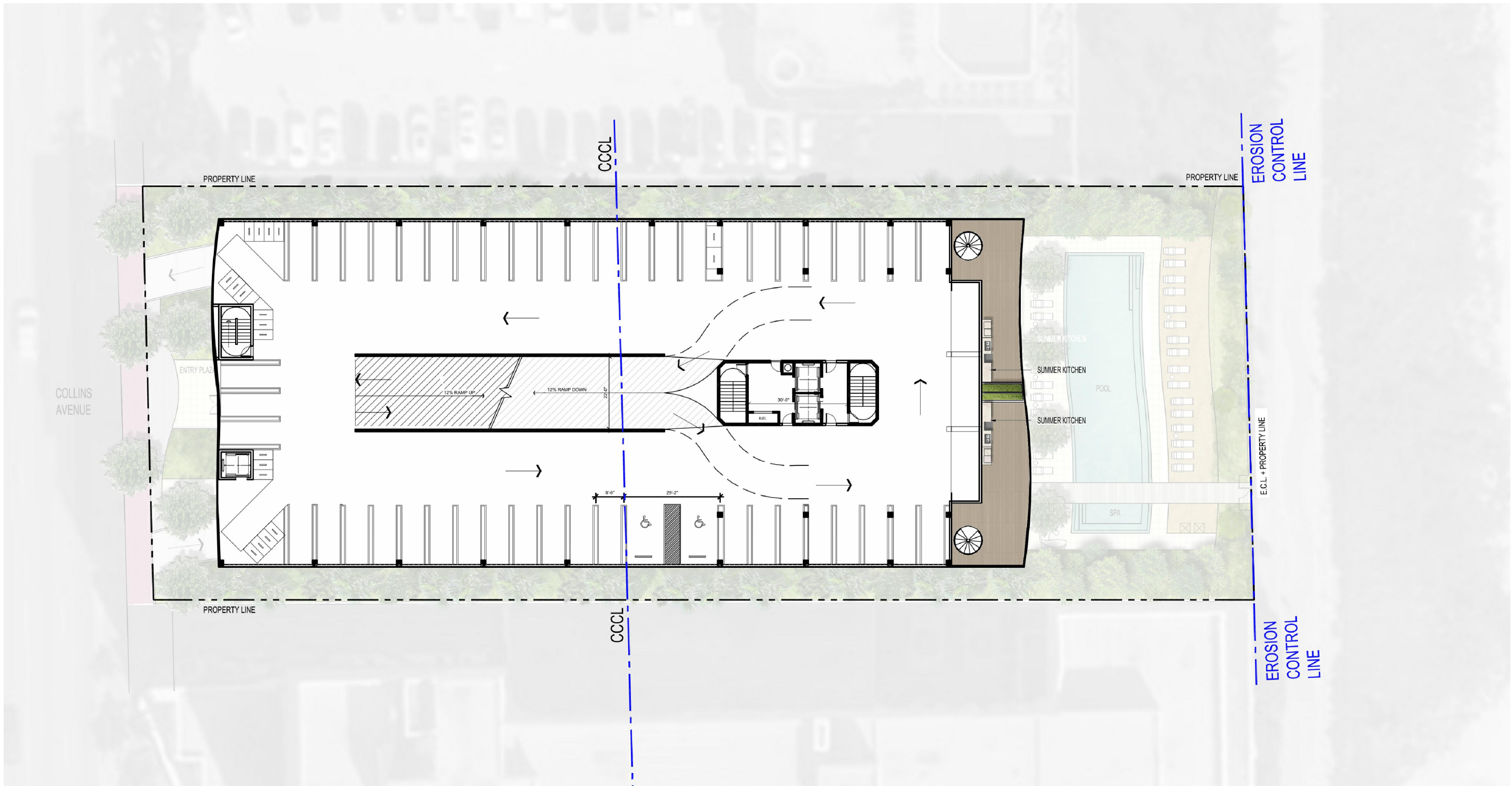


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MIAMI BEACH, FL

Ground Floor
Planting Plan

2016.01.25
L1-120



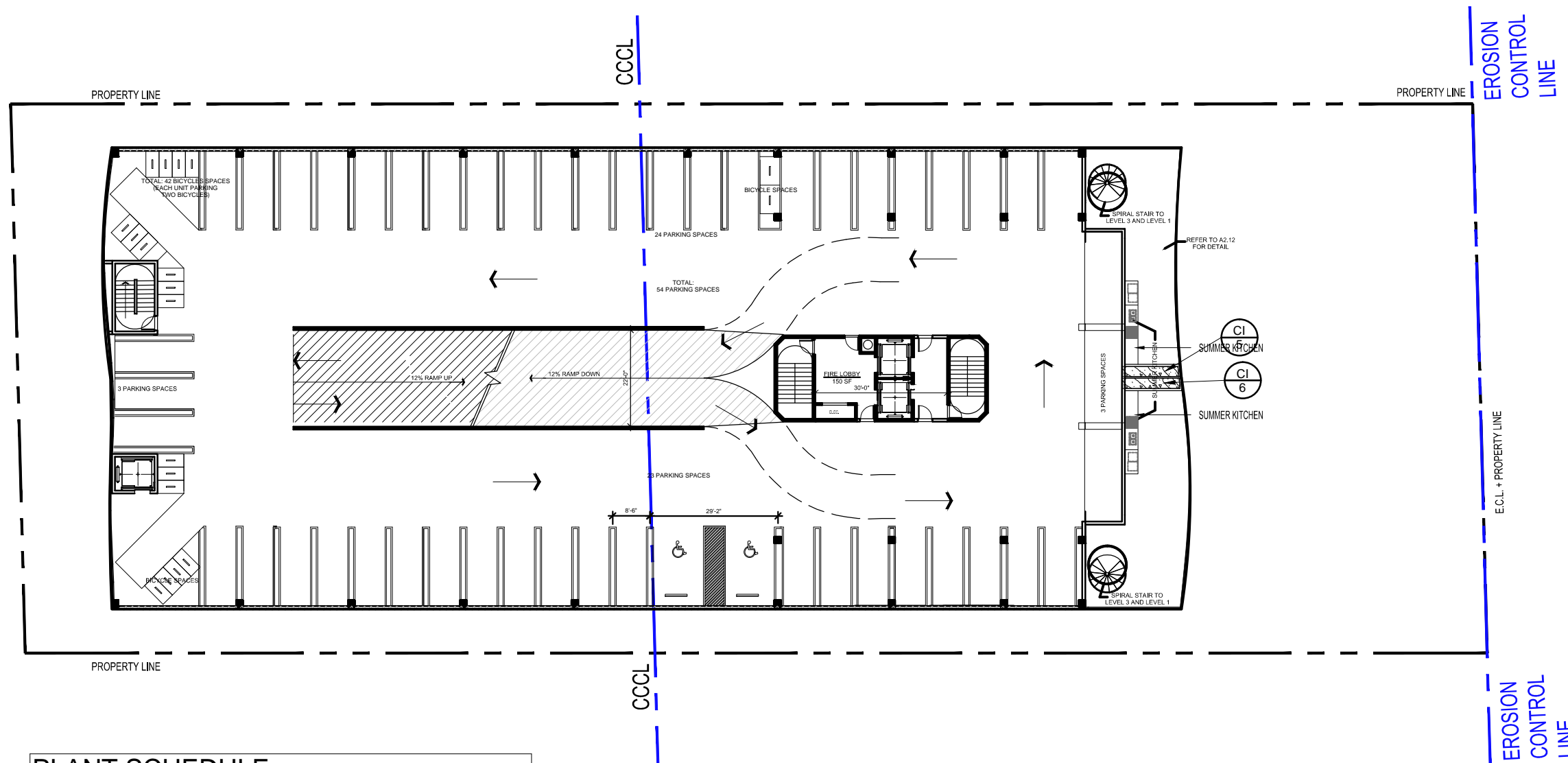
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6747 COLLINS AVE
MIAMI BEACH, FL

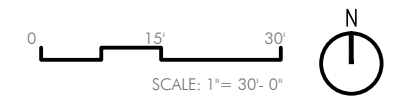
Level 2 - Terraces
Landscape Plan

2016.01.25
L1-200

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PLANT SCHEDULE						
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
	CI	11	Chrysobalanus icaco	Coco Plum	6'	30" o.c.

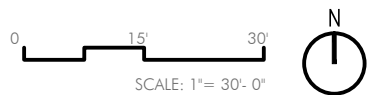
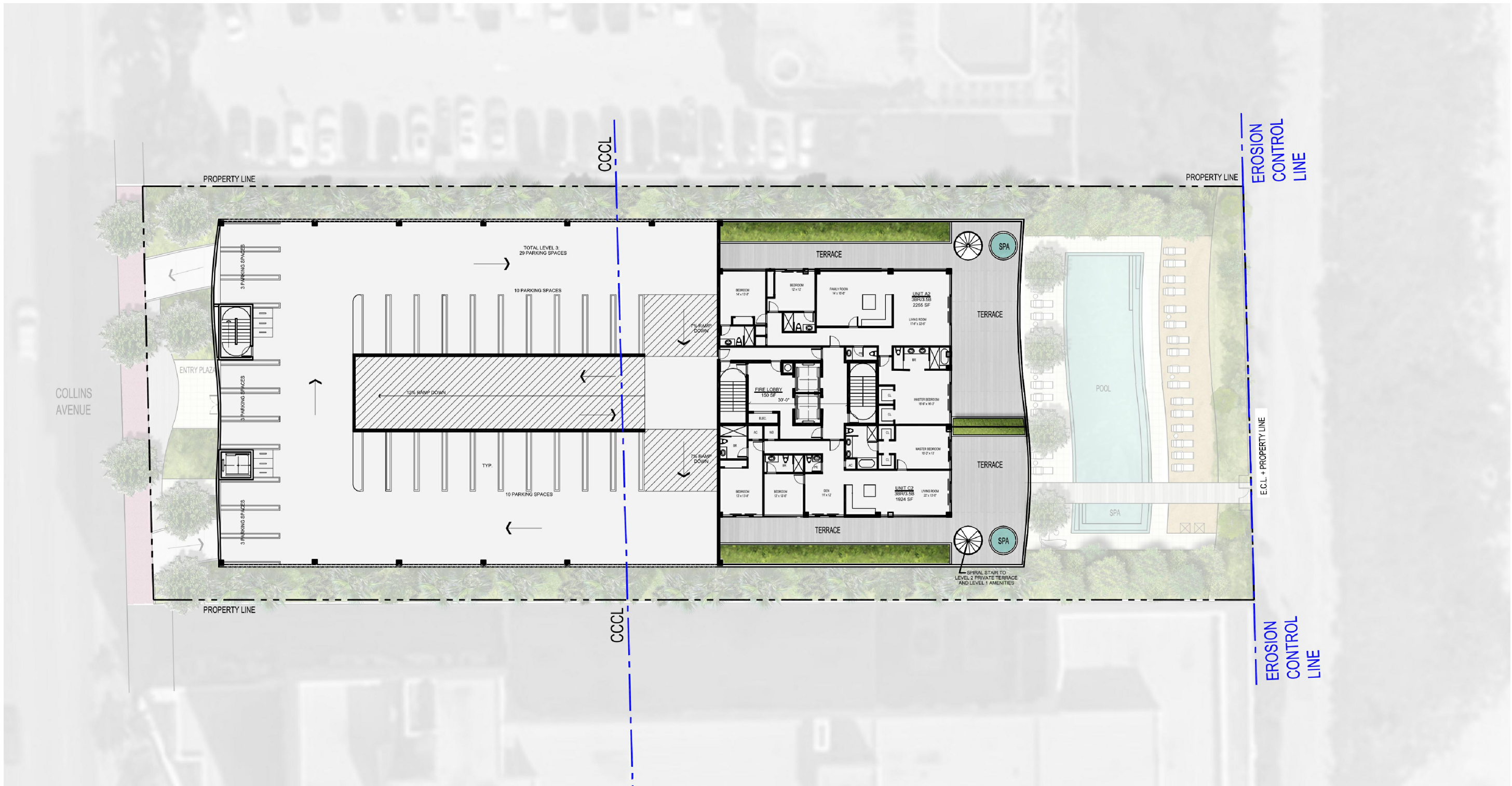


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MIAMI BEACH, FL

Level 2 - Terraces
Planting Plan

2016.01.25
L1-220

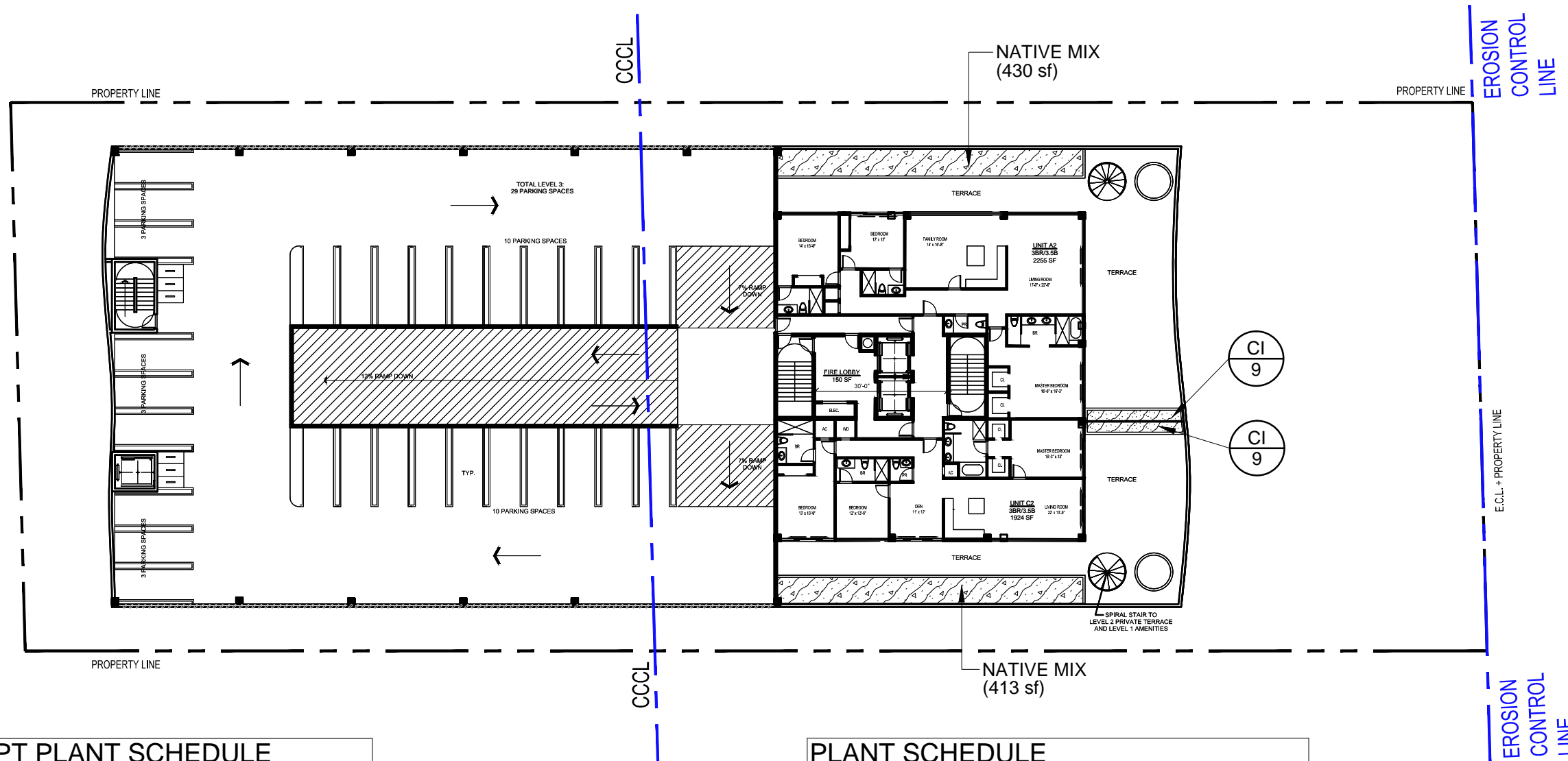


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MIAMI BEACH, FL

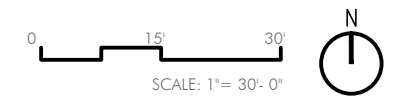
Level 3 - Terraces
Landscape Plan

2016.01.25
L1-300



CONCEPT PLANT SCHEDULE			
	NATIVE MIX	943 sf	
	Byrsonima lucida / Locustberry	109	100% @ 36" oc
	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	109	100% @ 36" oc
	Serenoa repens / Saw Palmetto	109	100% @ 36" oc
	Tripsacum dactyloides / Fakahatchee Grass	246	100% @ 24" oc
	psychotria nervosa / Wild Coffee	109	100% @ 36" oc

PLANT SCHEDULE						
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
	CI	18	Chrysobalanus icaco	Coco Plum	6'	30" o.c.

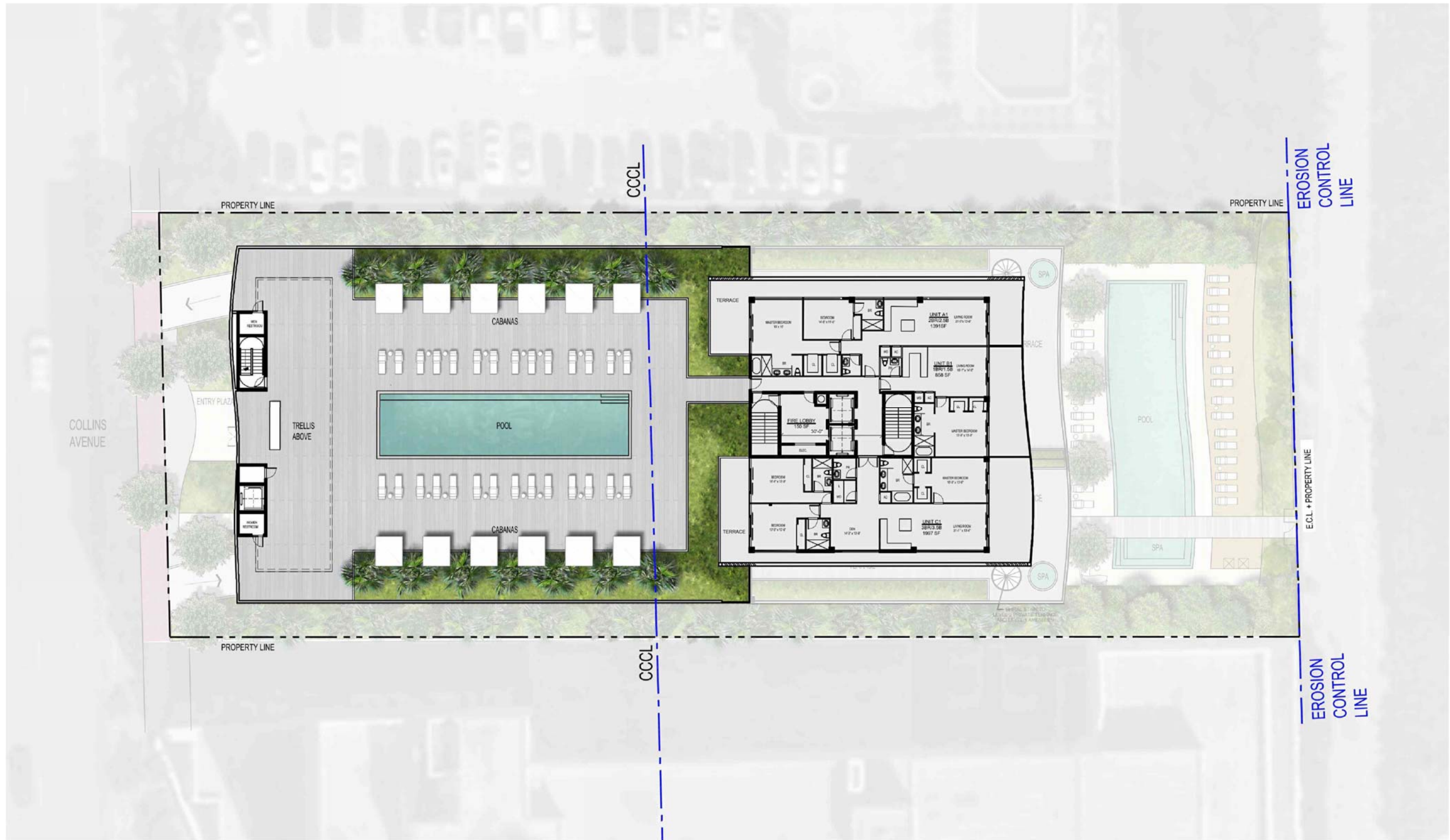


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MIAMI BEACH, FL

Level 3 - Terraces
Planting Plan

2016.01.25
L1-320

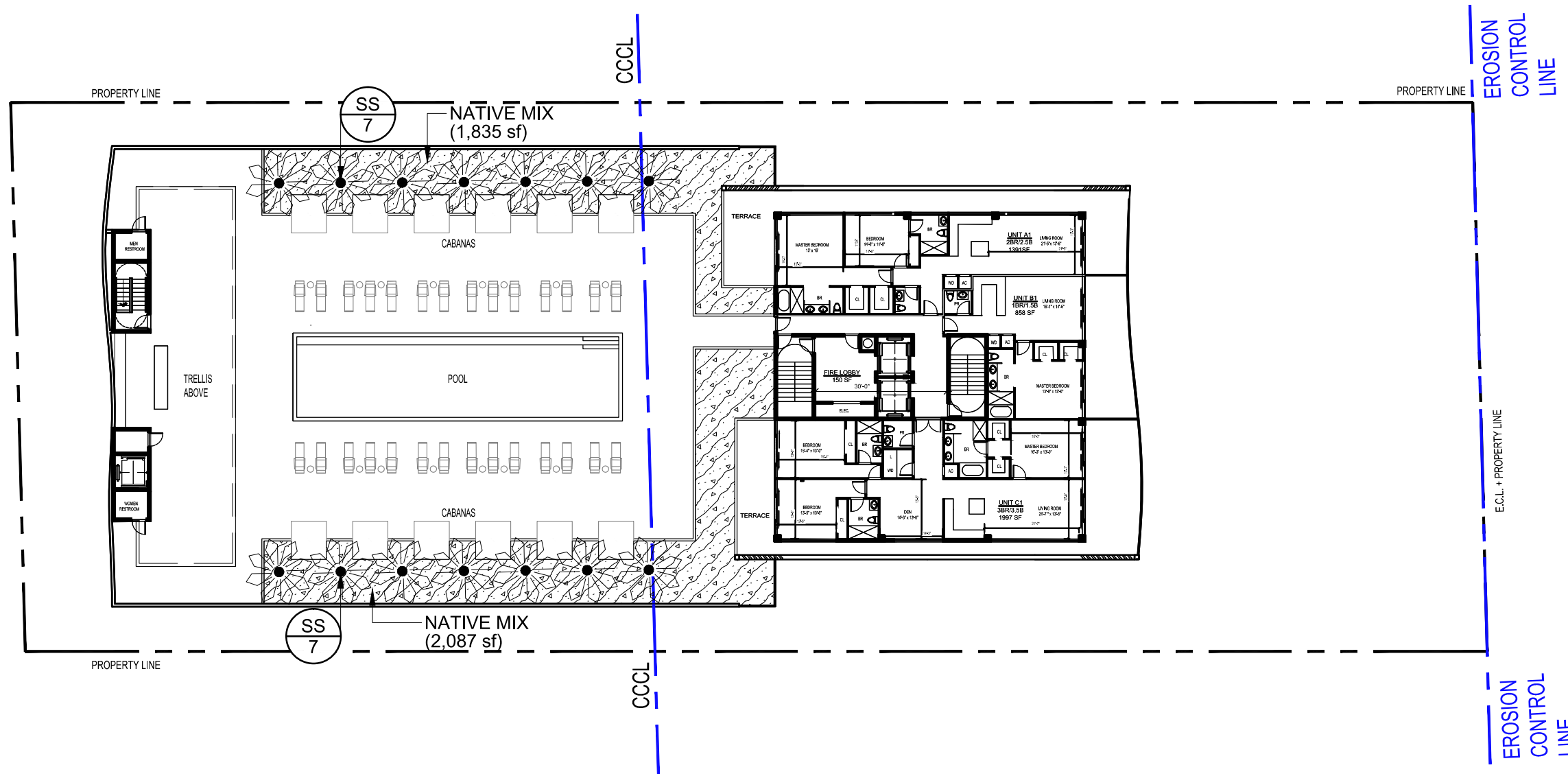


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6747 COLLINS AVE
MIAMI BEACH, FL

Level 4 - Pool Deck
Landscape Plan

2016.01.25
L1-400

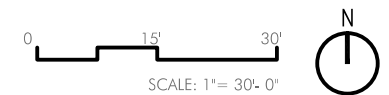


SHRUBS & GCOVERS SCHEDULE

SYMBOL	DESCRIPTION	QTY	PLANTING SPECIFICATIONS
	NATIVE MIX	3,588 sf	
	Byrsonima lucida / Locustberry	415	100% @ 36" oc
	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	415	100% @ 36" oc
	Serenoa repens / Saw Palmetto	415	100% @ 36" oc
	Tripsacum dactyloides / Fakahatchee Grass	933	100% @ 24" oc
	psychotria nervosa / Wild Coffee	415	100% @ 36" oc

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT
	SS	14	Sabal palmetto	Cabbage Palmetto	15'-20" Gray Wood

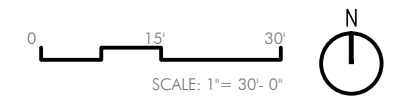
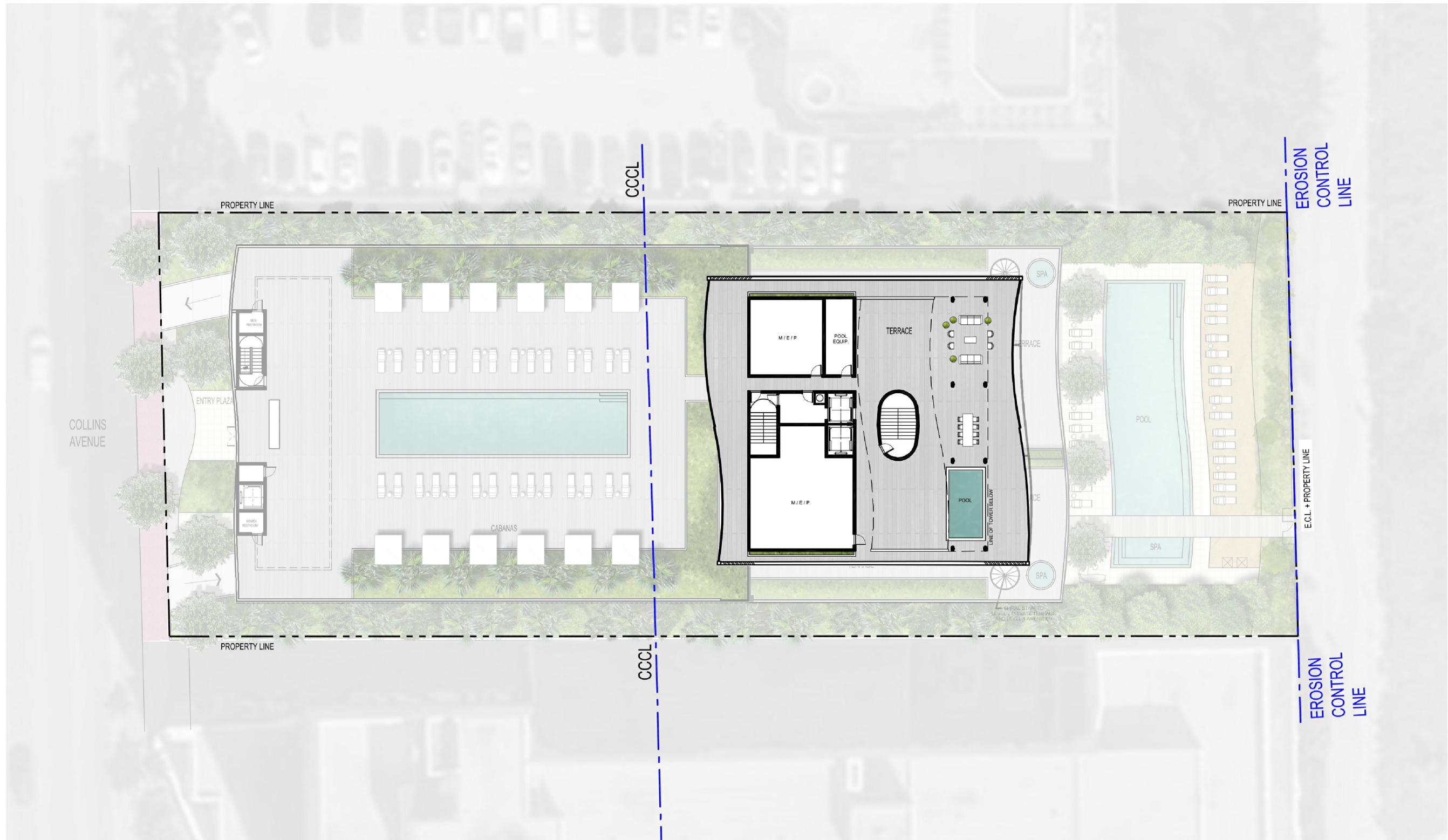


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6747 COLLINS AVE
MIAMI BEACH, FL

Level 4 - Pool Deck
Planting Plan

2016.01.25
L1-420

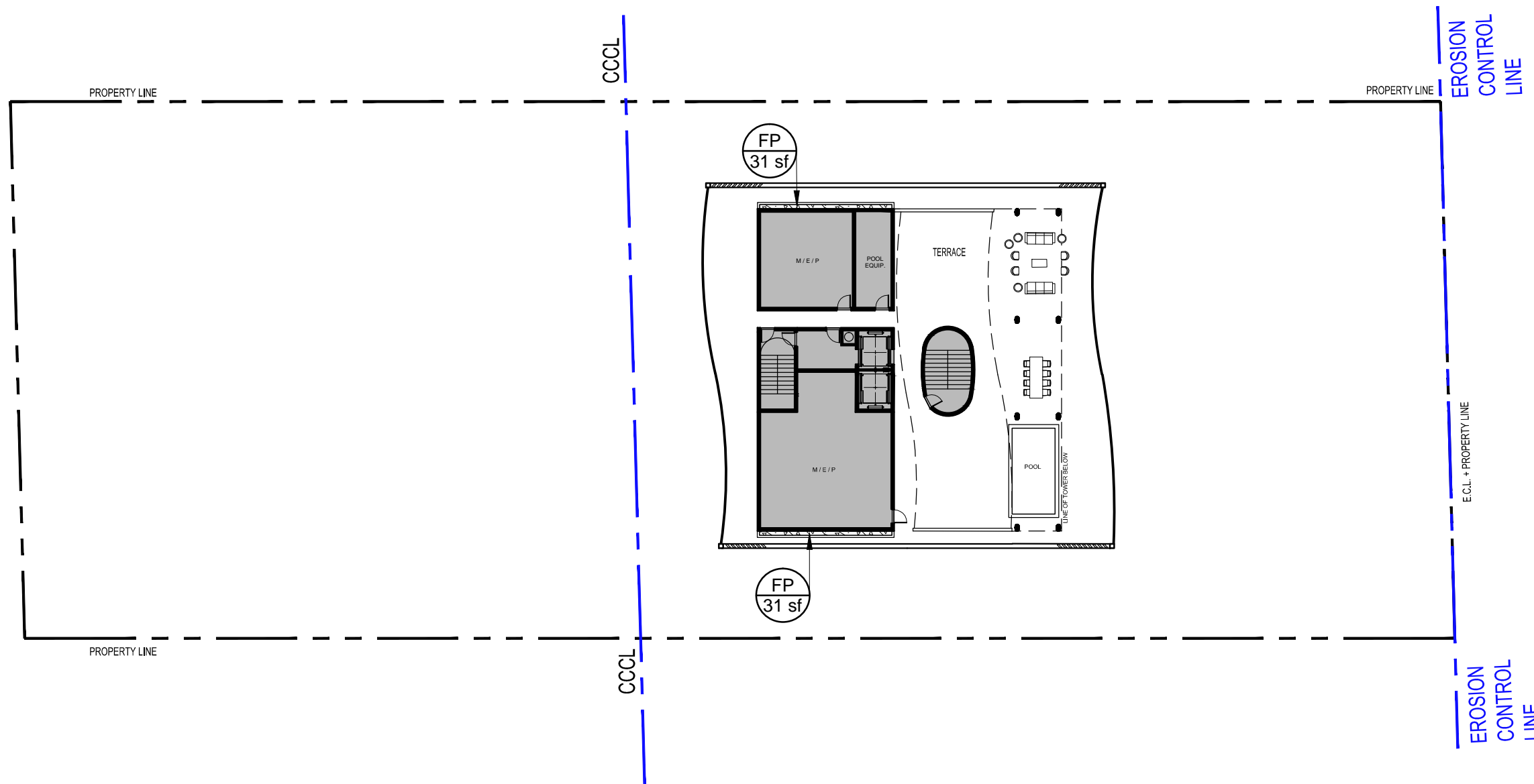


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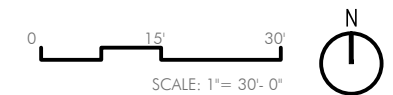
6747 COLLINS AVE
MIAMI BEACH, FL

Roof Level
Landscape Plan

2016.01.25
L1-500



PLANT SCHEDULE						
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
	FP	62 sf	Ficus pumila	Creeping Fig	1 gal	

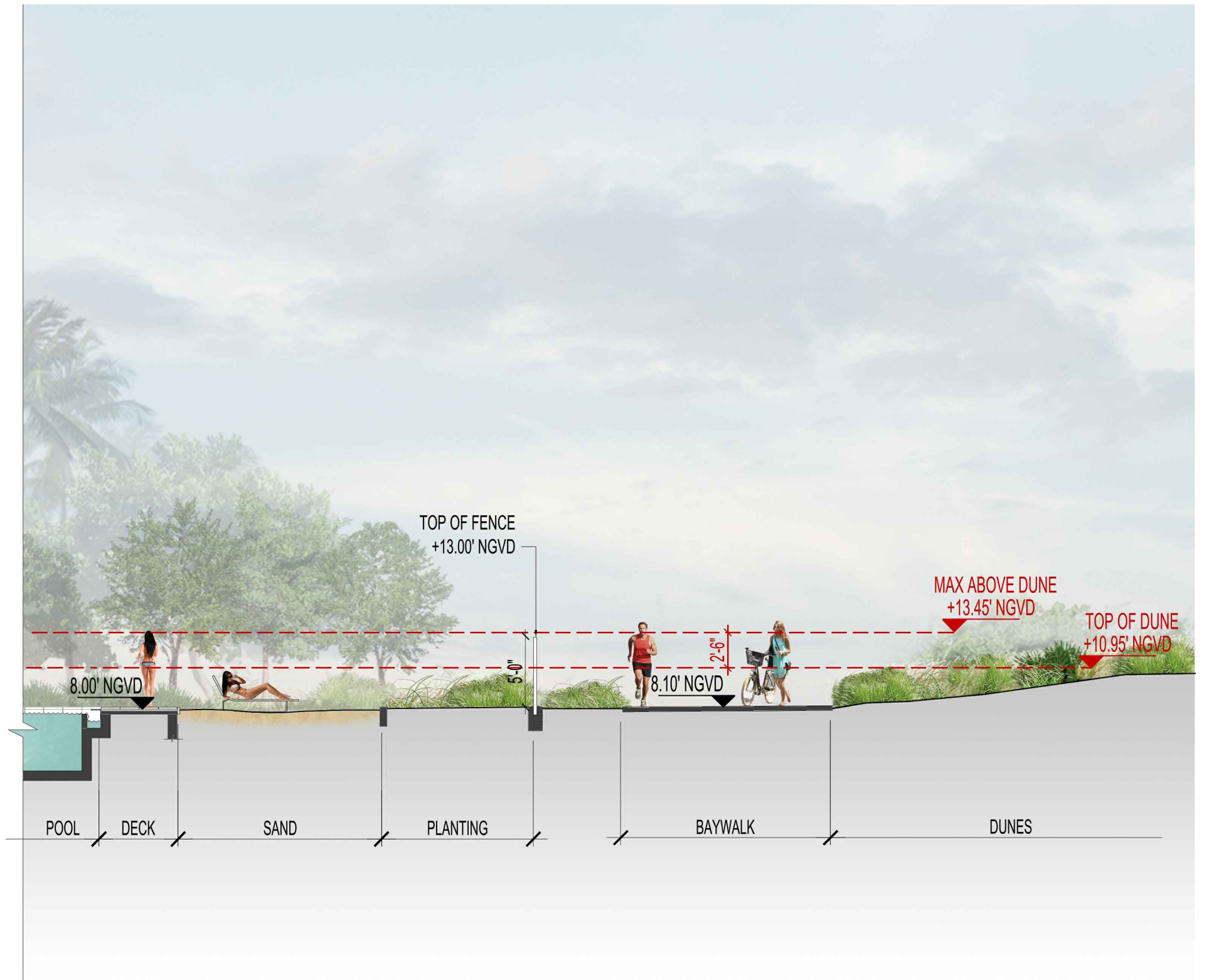


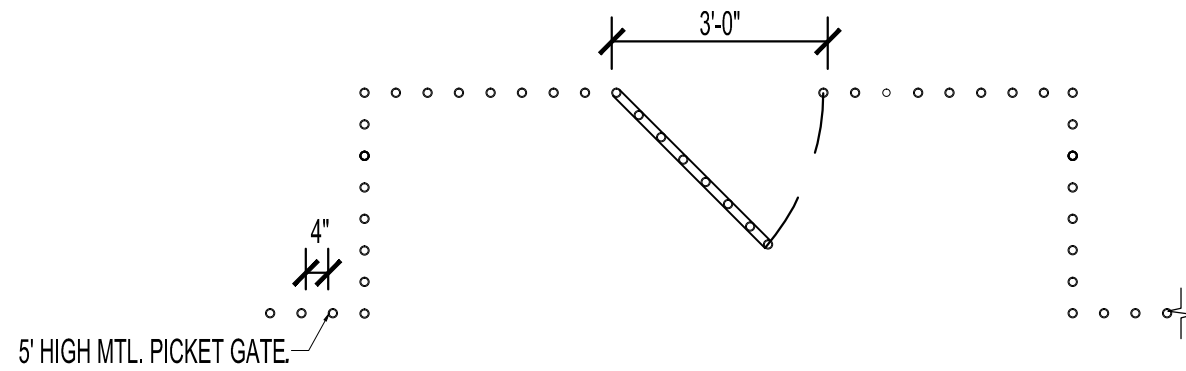
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6747 COLLINS AVE
MIAMI BEACH, FL

Roof Level
Planting Plan

2016.01.25
L1-520

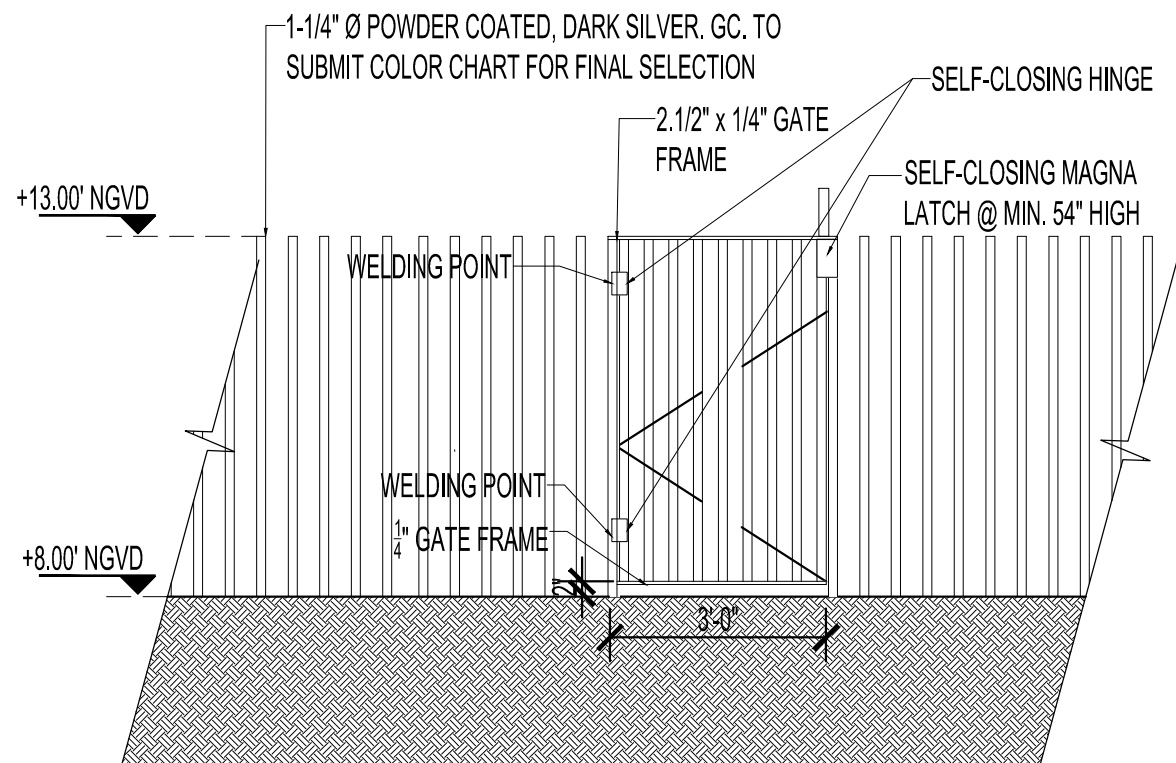




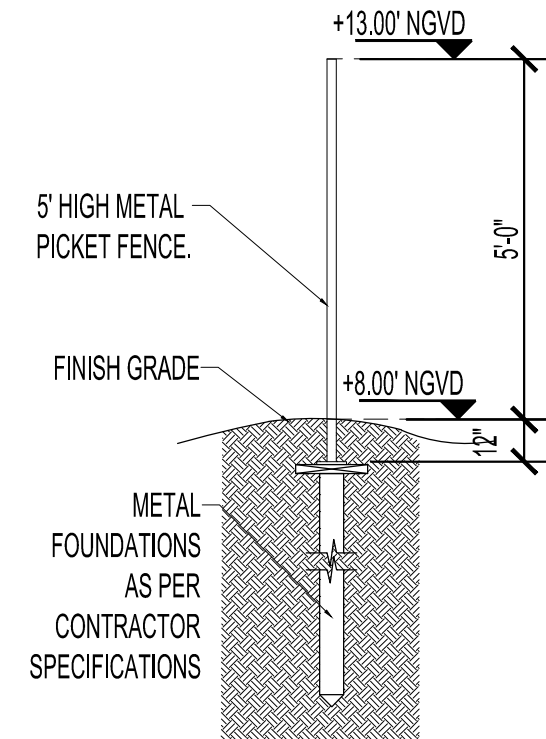
NOTE 1: G.C. TO SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY FL. REG. P.E.

NOTE 2: ALL FENCE GATE TO PROVIDE SELF CLOSING AND SELF LATCHING DEVICES W/ AND RELEASE MECHANISM PLACE NO LOWER THAN 54" FROM BOTTOM OF GATE

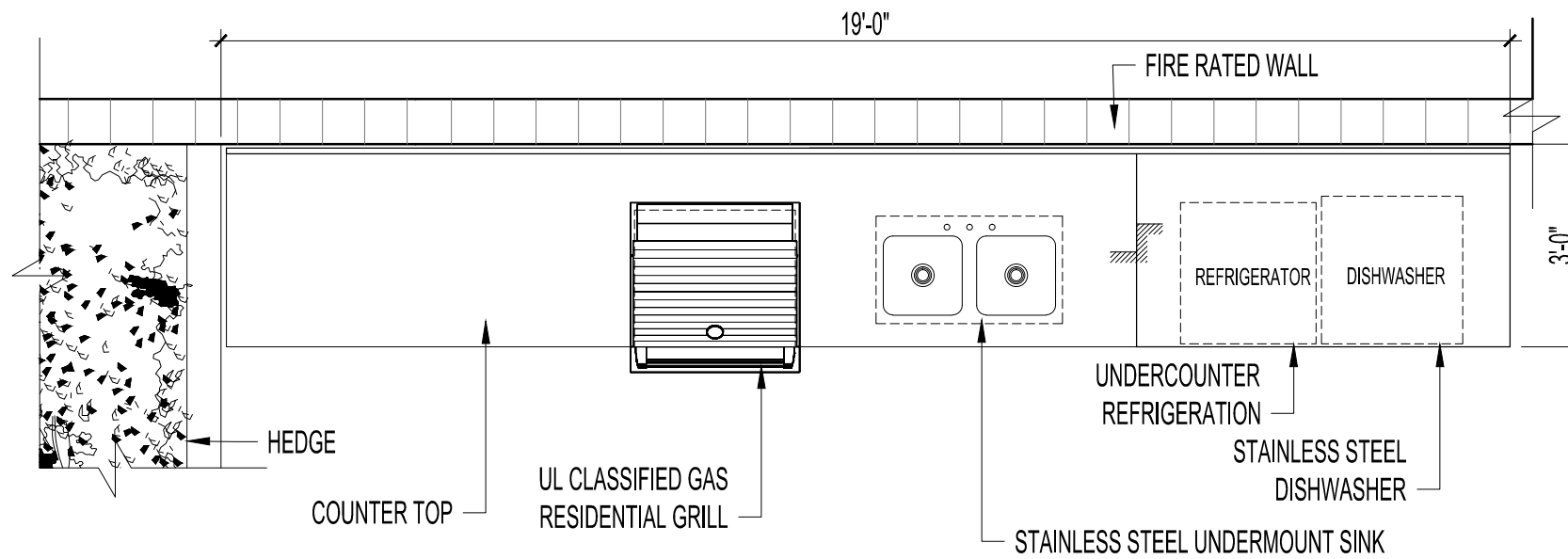
1 FENCE PLAN
SCALE: 3/8"=1'-0"



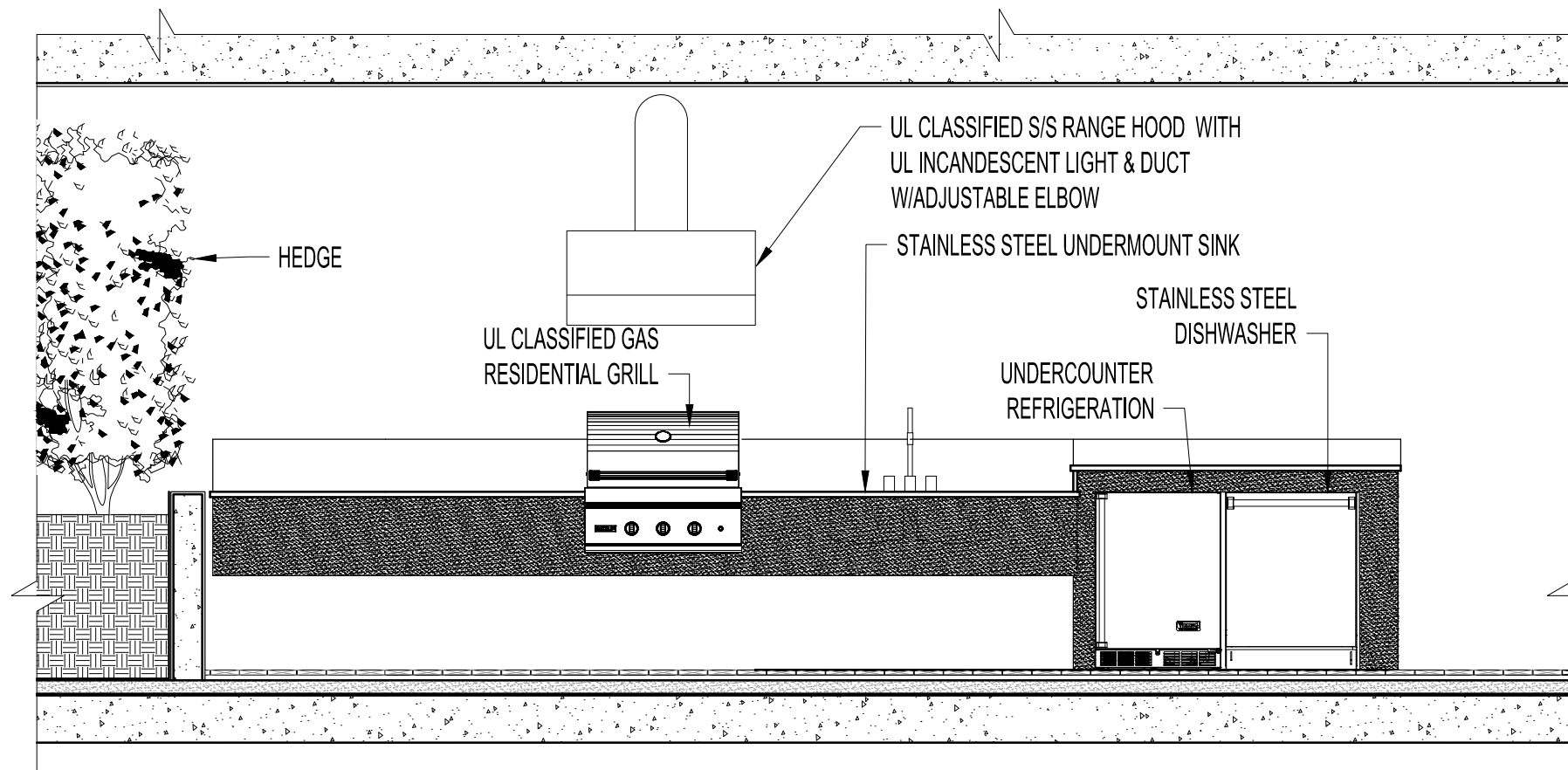
2 FENCE ELEVATION
SCALE: 3/8"=1'-0"



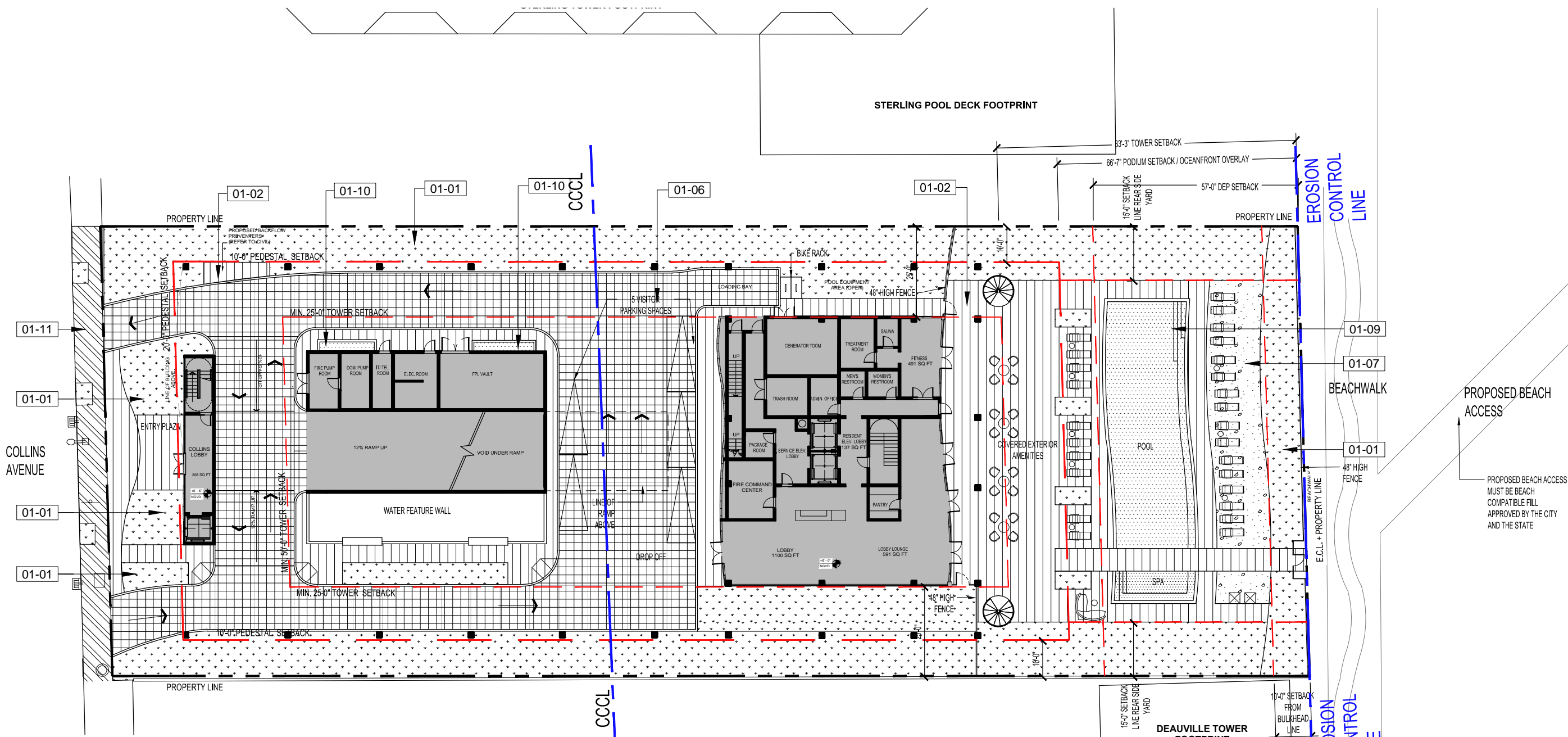
3 FENCE SECTION
SCALE: 3/8"=1'-0"



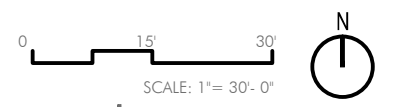
① **SUMMER KITCHEN PLAN**
SCALE: 3/8"=1'-0"



① **SUMMER KITCHEN ELEVATION**
SCALE: 3/8"=1'-0"



HARDSCAPE SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
		01 GENERAL	
	01-01	ITEM: Plants APPLICATION: Site	12,489 sf
	01-02	ITEM: Pavers APPLICATION: Site FINISH: TBD COLOR: TBD	7,733 sf
	01-06	ITEM: Vehicular Concrete Pavers APPLICATION: Driveway	14,225 sf
	01-07	ITEM: Sand APPLICATION: Site	1,250 sf
	01-09	ITEM: Pool Finish APPLICATION: Site	1,689 sf
	01-10	ITEM: Water Feature Finish APPLICATION: Site	80 sf
	01-11	ITEM: CIP Colored Concrete as per City of Miami Beach Standards	943 sf



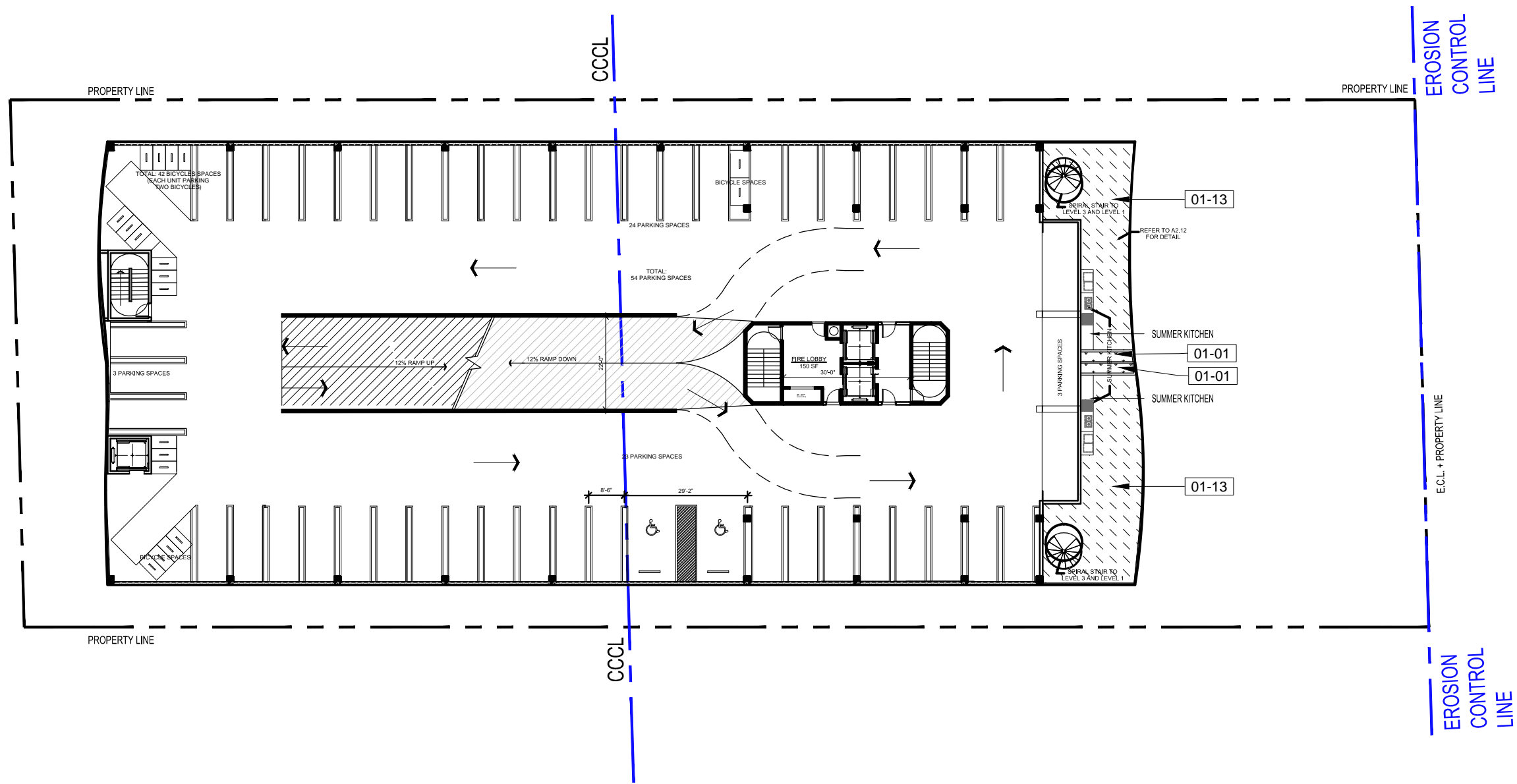
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6747 COLLINS AVE
MIAMI BEACH, FL

Ground Floor
Hardscape Plan

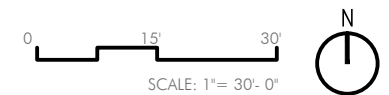
2016.01.25
L1-110

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REFERENCE NOTES SCHEDULE

CODE	SYMBOL	DESCRIPTION	QTY
		01 GENERAL	
01-01	↓ ↓ ↓ ↓	ITEM: Plants APPLICATION: Site	58 sf
01-13	▨ ▨ ▨ ▨	ITEM: Tile Paving APPLICATION: Terraces FINISH: TBD COLOR: TBD	1,327 sf

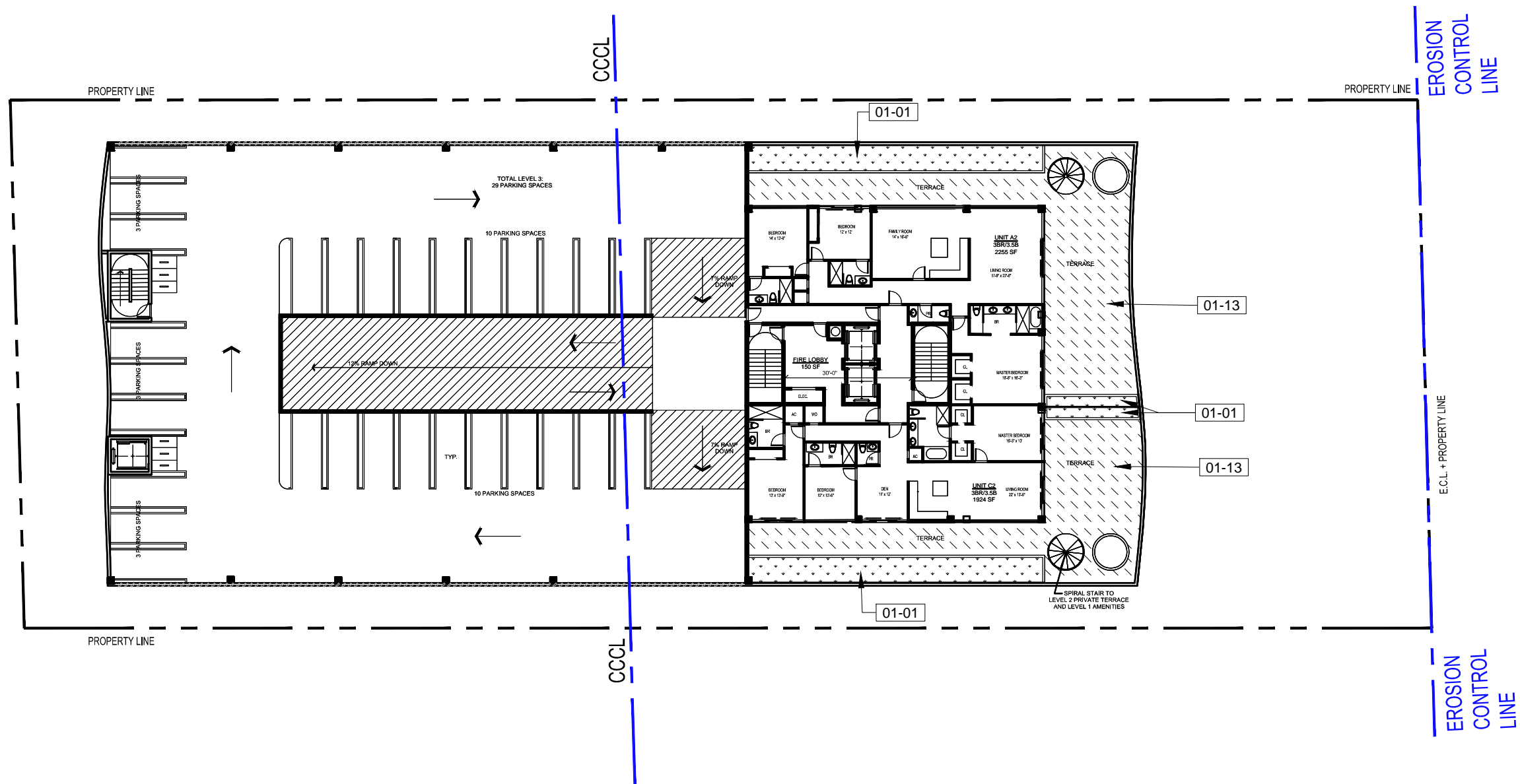


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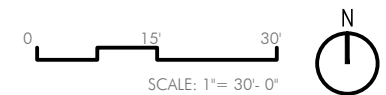
6747 COLLINS AVE
MIAMI BEACH, FL

Level 2 - Terraces
Hardscape Plan

2016.01.25
L1-210



HARDSCAPE SCHEDULE			
CODE	SYMBOL	DESCRIPTION	QTY
		01 GENERAL	
01-01		ITEM: Plants APPLICATION: Site	937 sf
01-13		ITEM: Tile Paving APPLICATION: Terraces FINISH: TBD COLOR: TBD	2,933 sf

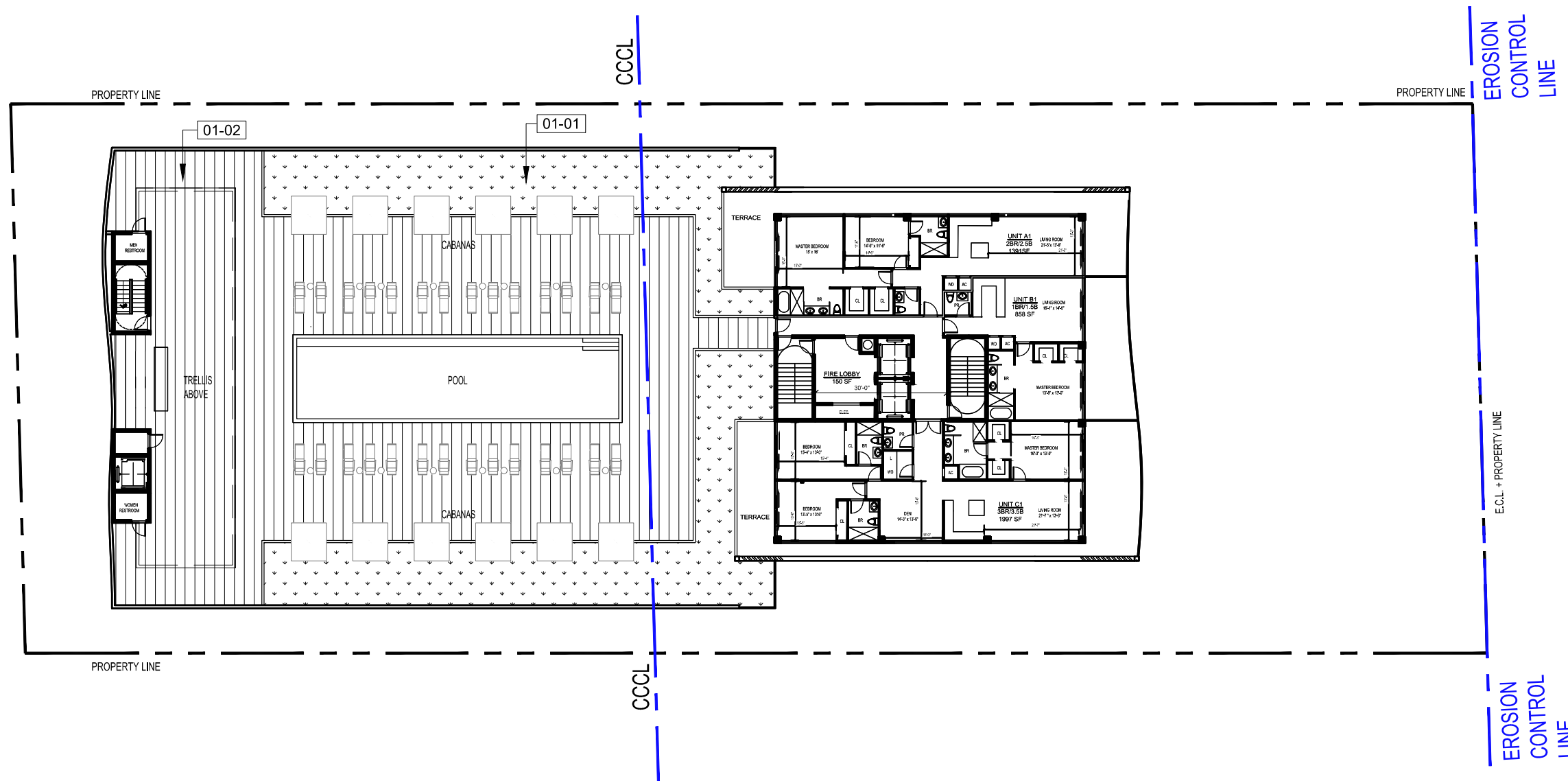


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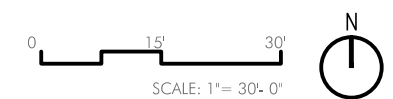
6747 COLLINS AVE
MIAMI BEACH, FL

Level 3 - Terraces
Hardscape Plan

2016.01.25
L1-310



HARDSCAPE SCHEDULE			
CODE	SYMBOL	DESCRIPTION	QTY
01-01		01 GENERAL ITEM: Plants APPLICATION: Site	3,632 sf
01-02		ITEM: Pavers APPLICATION: Site FINISH: TBD COLOR: TBD	8,547 sf

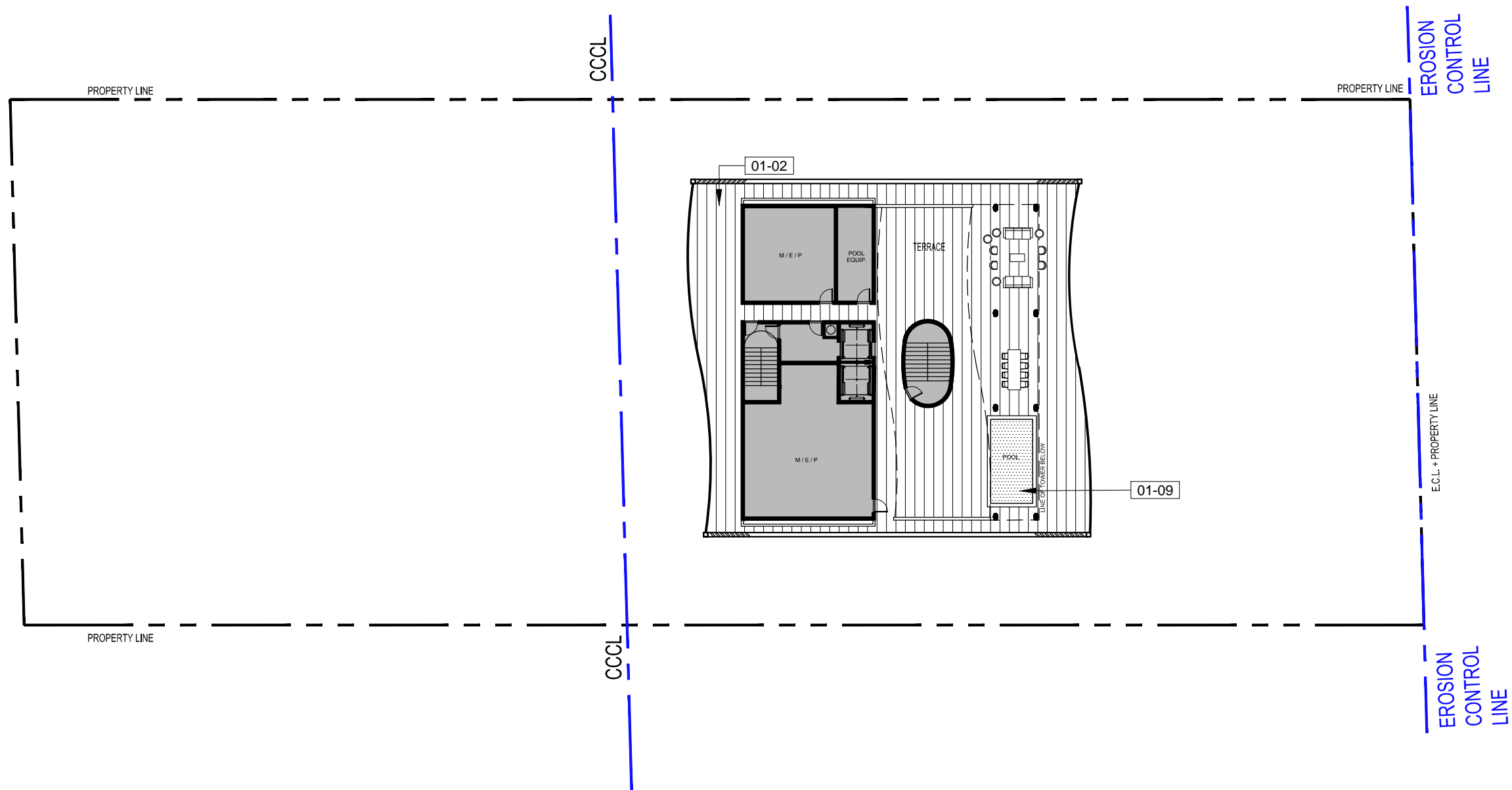


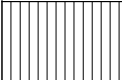

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6747 COLLINS AVE
MIAMI BEACH, FL

Level 4 - Pool Deck
Hardscape Plan

2016.01.25
L1-410



HARDSCAPE SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
		01 GENERAL	
	01-02	ITEM: Pavers APPLICATION: Site FINISH: TBD COLOR: TBD	4,729 sf
	01-09	ITEM: Pool Finish APPLICATION: Site	200 sf

