301-341 MADEIRA AVE

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA

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SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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8. REV. 12-03-2021
7. REV. 11-23-2021
6. REV. 10-22-2021
5. REV. 07-26-2021
4. REV. 04-26-2021
3. REV. 03-16-2021
2. REV. 01-28-2021
1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.01

MAP OF BOUNDARY SURVEY

LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- = TEMPORARY SITE BENCHMARK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- ADA = AMERICAN DISABILITY ACT
- (2)2"Ø = INDICATES NUMBER OF PIPES AND THE DIAMETER OF PIPES
- INV. = INVERT
- ELEV. = ELEVATION
- TYP. = TYPICAL
- IRR = IRRIGATION
- EX = EXISTING
- ST = STORM
- SAN = SANITARY
- G = GAS
- W = WATER
- COM = EXISTING UNDERGROUND COMMUNICATION LINE
- E = EXISTING UNDERGROUND ELECTRIC LINE
- FO = FIBER OPTIC
- CATV = CABLE TELEVISION
- ELEC. = ELECTRIC
- x 0.00 = SPOT ELEVATION
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- B.W.F. = BARBED WIRE FENCE
- FF = FINISH FLOOR
- FDC = FIRE DEPARTMENT CONNECTION
- D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
- H = HEIGHT OF TREE
- S = SPREAD (CANOPY OF TREE)
- PVC = POLYVINYL CHLORIDE PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- (C) = CALCULATED
- (M) = MEASURE
- C.M. = CORRUGATED METAL
- C.I. = CAST IRON
- LB = LICENSE BUSINESS
- L = LENGTH
- Δ = CENTRAL ANGLE
- R = RADIUS
- T = TANGENT
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- STA. = STATION
- OLP = ORNAMENTAL LIGHT POLE
- WLP = WOODEN LIGHT POLE
- MLP = METAL LIGHT POLE
- CLP = CONCRETE LIGHT POLE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- = SECTION LINE
- = CENTERLINE
- = BASELINE
- = MONUMENT LINE
- = TRAFFIC SIGNAL BOX
- = TRAFFIC SIGNAL CABINET
- = BOLLARD
- = PEDESTRIAN SIGNAL
- = TRAFFIC HANDHOLE
- = TRAFFIC MANHOLE
- = TRAFFIC CAMERA
- = TRAFFIC MARKER SIGN
- = TRAFFIC SIGNAL MAST ARM
- = SIGN
- = TRAFFIC SENSOR
- = CABLE TELEVISION MANHOLE
- = CABLE TELEVISION HANDHOLE
- = CABLE TELEVISION VAULT
- = CABLE TELEVISION BOX
- = CABLE TELEVISION MARKER SIGN
- = CABLE TELEVISION MARKER FLAG
- = CONCRETE LIGHT POLE
- = FLOODLIGHT
- = ELECTRIC BOX
- = ELECTRIC SWITCH
- = WOODEN UTILITY POLE
- = CONCRETE UTILITY POLE
- = METAL UTILITY POLE
- = ELECTRIC TRANSFORMER
- = GUY ANCHOR
- = GUY ANCHOR POST
- = ELECTRIC MANHOLE
- = ELECTRIC METER
- = ELECTRIC HANDHOLE
- = ELECTRIC VAULT
- = ELECTRIC MARKING FLAG
- = ELECTRIC MARKING SIGN
- = GAS VALVE
- = GAS UTILITY BOX
- = GAS MANHOLE
- = GAS TANK
- = GAS HANDHOLE
- = GAS METER
- = GAS VAULT
- = GAS WELL
- = GAS MARKER FLAG
- = GAS MARKER SIGN
- = COMMUNICATION BOX
- = COMMUNICATION MANHOLE
- = COMMUNICATION VAULT
- = COMMUNICATION HANDHOLE
- = COMMUNICATION MARKER SIGN
- = COMMUNICATION MARKER FLAG
- = GARBAGE RECEPTACLE
- = PAYPHONE
- = BASKETBALL HOOP
- = HANDICAP PARKING SPACE
- = WATER METER
- = IRRIGATION VALVE
- = WATER VALVE
- = FIRE HYDRANT
- = AIR RELEASE VALVE
- = WATER BOX
- = WATER CONNECTION
- = WATER HANDHOLE
- = WATER MANHOLE
- = WATER TANK
- = WATER VAULT
- = WATER WELL
- = WATER MARKING FLAG
- = WATER MARKING SIGN
- = STORM MANHOLE
- = STORM METER
- = STORM HANDHOLE
- = STORM VAULT
- = CATCH BASIN
- = STORM MARKER FLAG
- = STORM MARKER SIGN
- = TELEPHONE MANHOLE
- = TELEPHONE BOX
- = TELEPHONEHANDHOLE
- = TELEPHONE BOX
- = TELEPHONE MARKER SIGN
- = NEWSPAPER DISPENSER
- = MAILBOX
- = BORING HOLE
- = SANITARY MANHOLE
- = SANITARY VALVE
- = SANITARY METER
- = SANITARY TANK
- = SANITARY HANDHOLE
- = SANITARY LIFT STATION
- = SANITARY VAULT
- = SANITARY MARKER FLAG
- = SANITARY MARKER SIGN
- = GREASE TRAP MANHOLE
- = CLEANOUT
- = PARKING METER
- = FIBER OPTIC MANHOLE
- = FIBER OPTIC VAULT
- = FIBER OPTIC BOX
- = FIBER OPTIC HANDHOLE
- = FIBER OPTIC MARKER FLAG
- = FIBER OPTIC MARKER SIGN
- = MONITORING WELL
- = FUEL TANK
- = UNKNOWN UTILITY BOX
- = UNKNOWN UTILITY HANDHOLE
- = UNKNOWN UTILITY METER
- = UNKNOWN UTILITY MANHOLE
- = UNKNOWN UTILITY TANK
- = UNKNOWN UTILITY VALVE
- = UNKNOWN UTILITY VAULT
- = UNKNOWN UTILITY MARKER FLAG
- = UNKNOWN UTILITY MARKER SIGN
- = RAILROAD SIGNAL
- = RAILROAD SIGN
- = RAILROAD BOX
- = RAILROAD VAULT
- = RAILROAD HANDHOLE
- = FLAGPOLE
- = PIPELINE BOX
- = PIPELINE HANDHOLE
- = PIPELINE METER
- = PIPELINE MANHOLE
- = PIPELINE VALVE
- = PIPELINE VAULT
- = PIPELINE MARKER FLAG
- = PIPELINE MARKER SIGN

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

N

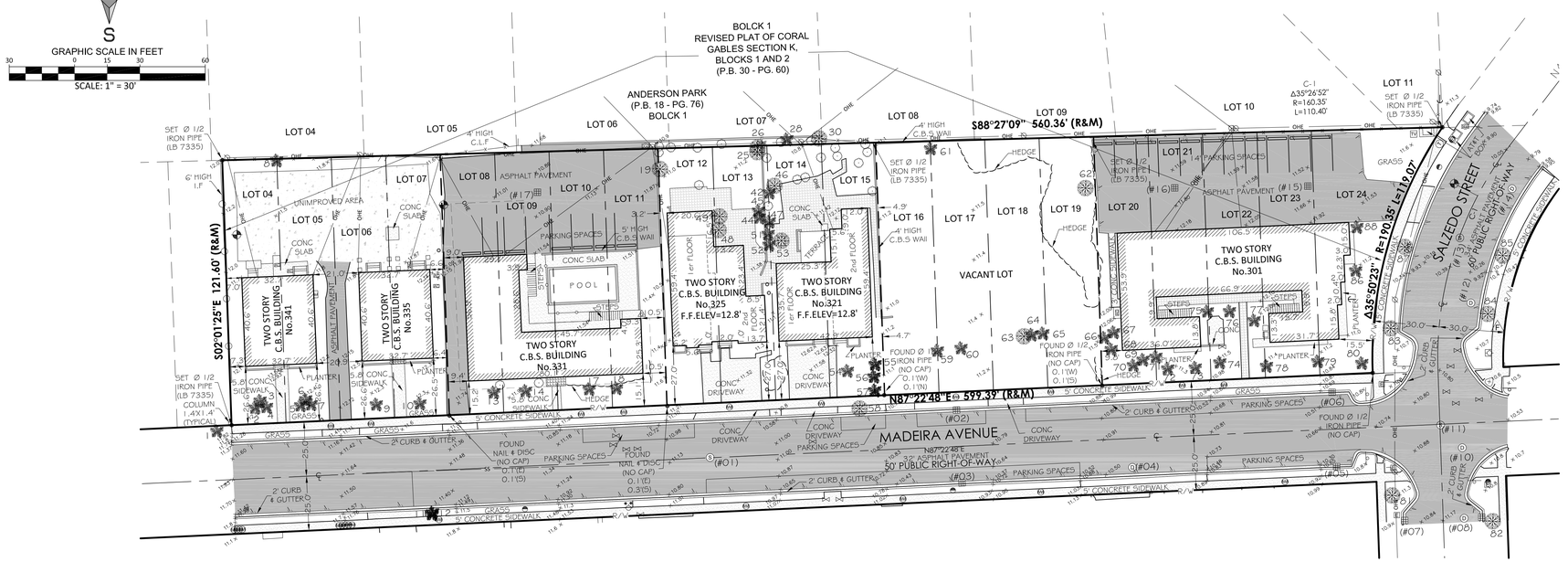
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GRAPHIC SCALE IN FEET

30 0 15 30 60

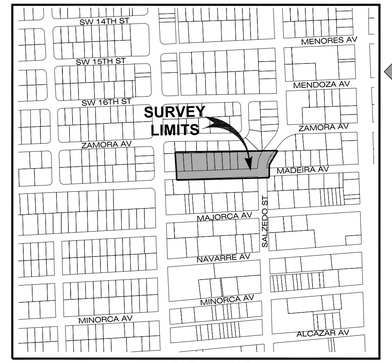
SCALE: 1" = 30'



#OF STRUCTURE	RIM ELEV	NORTH INVERT	Ø & MATERIAL	EAST INVERT	Ø & MATERIAL	WEST INVERT	Ø & MATERIAL	SOUTH INVERT	Ø & MATERIAL	SOUTHEAST INVERT	Ø & MATERIAL	NORTHEAST INVERT	Ø & MATERIAL	TRENCH TOP OF PIPE	BOTTOM	COMMENTS
#01	11.05			6.80	8"Ø CLAY PIPE	6.84	8"Ø CLAY PIPE									
#02	10.18							4.82	12"Ø RCP PIPE						3.53	
#03	10.22	5.97	12"Ø RCP PIPE												4.80	
#04	10.73													TRENCH E-W=2.35	2.35	
#05	9.94															No Access
#06	10.12							7.27	12"Ø IRON PIPE						7.02	
#07	10.29			6.92	12"Ø RCP PIPE										5.78	
#08	10.84			6.71	12"Ø RCP PIPE	5.75	12"Ø RCP PIPE							TRENCH N-S=3.98 12"Ø RCP PIPE		
#09	10.28					6.70	12"Ø RCP PIPE								5.78	
#10	10.91	7.24	12"Ø RCP PIPE	4.55	12"Ø RCP PIPE	5.26	12"Ø RCP PIPE	4.08	18"Ø RCP PIPE	6.61	10"Ø RCP PIPE				4.08	
#11	10.93	1.33	12"Ø CLAY PIPE	2.01	8"Ø DIP PIPE	1.74	8"Ø CLAY PIPE			4.08	16"Ø CLAY PIPE					
#12	10.27													TRENCH N-S=2.28	2.28	
#13	10.17							1.59	12"Ø CLAY PIPE			1.65	12"Ø CLAY PIPE			
#14	9.86													TRENCH SW-NE=2.43	2.43	
#15	10.27					Baffled									5.98	
#16	10.17			Baffled											5.95	
#17	10.30			8.6	4"Ø CONC PIPE										8.50	

Ø = DENOTES DIAMETER

SECTION 8 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING AND BEING IN CORAL GABLES, FLORIDA



LOCATION MAP
(NOT TO SCALE)

TREE TABLE

No.	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD
1	UNKNOWN	TREE	8"	30'	15'
2	UNKNOWN	TREE	8"	20'	15'
3	UNKNOWN	TREE	8"	35'	15'
4	UNKNOWN	TREE	8"	30'	15'
5	UNKNOWN	TREE	8"	25'	10'
6	UNKNOWN	TREE	8"	25'	10'
7	UNKNOWN	TREE	8"	15'	6'
8	UNKNOWN	TREE	3"	30'	6'
9	COCOS NUCIFERA	COCONUT	12"	30'	15'
10	COCOS NUCIFERA	COCONUT	12"	30'	15'
13	AIANTHUS ALTISSIMA	TREE QUEEN	10"	25'	15'
14	AIANTHUS ALTISSIMA	TREE QUEEN	10"	15'	15'
17	AIANTHUS ALTISSIMA	TREE QUEEN	10"	20'	10'
18	AIANTHUS ALTISSIMA	TREE QUEEN	8"	18'	25'
19	PRUNUS DULCIS	ALMOND	30"	50'	50'
25	FICUS BENJAMINA	LAUUREL DE LA INDIA	6"	10'	10'
26	UNKNOWN	TREE	10"	20'	20'
27	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	9"	12'	12'
28	ARECA CATECHU	ARECA CLUSTER	10"	20'	15'
30	UNKNOWN	TREE	12"	25'	15'
42	ARECA CATECHU	ARECA CLUSTER		10'	8'
44	ARECA CATECHU	ARECA CLUSTER		20'	15'
45	ARECA CATECHU	ARECA CLUSTER		20'	15'
46	SCHEFFLERA ACTINOPHYLLA	UMBRELLA	8"	20'	10'
47	ARECA CATECHU	ARECA CLUSTER		10'	8'
48	UNKNOWN	TREE	14"	40'	30'
49	UNKNOWN	TREE	14"	20'	20'
51	ARECA CATECHU	ARECA		15'	10'
52	ARECA CATECHU	ARECA		15'	10'
53	CALLISTEMON	BUTTER BRUSH	10"	18'	12'
54	ARECACEAE	PALM REVELINE	4"	7'	4'
55	ARECA CATECHU	ARECA TREE	4"	25'	7'
56	ARECA CATECHU	ARECA TREE	3"	25'	6'
57	ARECA CATECHU	ARECA TREE	3"	15'	4'
58	CALLISTEMON	BUTTER BRUSH		15'	15'
59	COCOS NUCIFERA	COCO PALM	18"	25'	20'
60	COCOS NUCIFERA	COCO PALM	8"	25'	20'
61	ARECA CATECHU	ARECA CLUSTER		15'	10'
62	FICUS BENJAMINA	ALMOND FICUS	48"	50'	50'
63	PRUNUS DULCIS	ALMOND TREE	26"	40'	60'
64	ARECA CATECHU	ARECA CLUSTER		10'	6'
65	ARECA CATECHU	ARECA CLUSTER		10'	6'
66	AILANTHUS ALTISSIMA	TREE QUEEN	12"	30'	10'
67	AILANTHUS ALTISSIMA	TREE QUEEN	10"	25'	10'
68	AILANTHUS ALTISSIMA	TREE QUEEN	12"	30'	10'
69	ARECA CATECHU	ARECA CLUSTER		15'	20'
70	AILANTHUS ALTISSIMA	TREE QUEEN	8"	20'	15'
71	ARECA CATECHU	ARECA CLUSTER		15'	10'
72	AILANTHUS ALTISSIMA	TREE QUEEN	10"	20'	15'
73	AILANTHUS ALTISSIMA	TREE QUEEN	12"	25'	8'
74	AILANTHUS ALTISSIMA	TREE QUEEN	10"	25'	15'
75	ARECA CATECHU	ARECA CLUSTER		15'	10'
76	ARECA CATECHU	ARECA CLUSTER		10'	10'
77	ARECA CATECHU	ARECA CLUSTER		20'	15'
78	AILANTHUS ALTISSIMA	TREE QUEEN	9"	20'	16'
79	AILANTHUS ALTISSIMA	TREE QUEEN	9"	20'	10'
80	ARECA CATECHU	ARECA CLUSTER		10'	10'
81	RAVENALA MADAGASCARIENSIS	TRAVELLER'S TREE	12"	30'	30'
82	RAVENALA MADAGASCARIENSIS	TRAVELLER'S TREE	8"	35'	20'
83	RAVENALA MADAGASCARIENSIS	TRAVELLER'S TREE	8"	20'	20'
84	RAVENALA MADAGASCARIENSIS	TRAVELLER'S TREE	7"	20'	20'
85	RAVENALA MADAGASCARIENSIS	TRAVELLER'S TREE	11"	20'	25'
86	ARECA CATECHU	ARECA CLUSTER		8'	6'
87	RAVENALA MADAGASCARIENSIS	TRAVELLER'S TREE	12"	20'	30'
88	ARECA CATECHU	ARECA CLUSTER		10'	8'

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on April 16, 2018.

LEGAL DESCRIPTION:

Lots 4 thru 24 of Block 1 of "REVISED PLAT OF CORAL GABLES SECTION K ", according to the Plat thereof as recorded in Plat Book 30 at Page 60 of the Public Records of Miami-Dade County, Florida.

Containing 62,474 sq. ft. and/or 1.434 acres, more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of Madeira Avenue with an assumed bearing of N87°22'48"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "X"and "AH", with a Base Flood Elevation being N/A and 11.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 City of Coral Gables), Map No. 0294, Suffix L, Map Revised Date: September 11, 2009.

PERTINENT INFORMATION USED FOR SURVEY (CONTINUED):

For Horizontal Control:

Bearings and Coordinates are relative to the State Plane Coordinate System, Florida East Zone (0901), North American Datum (N.A.D.) of 1983, adjustment of 2011 (NAD 83 / 2011)Epoch 2010.0000; .

All measurements are in U.S. Survey feet.

Global Positioning System (G.P.S.), measurements were conducted in the field to acquire said coordinate values, which are based on the following Horizontal Control Stations:

Name: FLMB
Latitude: 25° 46' 57.83764" N
Longitude: 80° 8' 14.16768" W
State Plane Coordinates:
Northing: 527,654.41 US Feet
Easting: 940,056.84 US Feet

Name: FLD6
Latitude: 25° 46' 49.67350" N
Longitude: 80° 22' 35.34867" W
Ellipsoid Height (Meters): -15.104
State Plane Coordinates
Northing: 526,386.046
Easting: 861,341.738

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works Department of The City of Coral Gables, Florida.

Benchmark: 286 Elevation: + 10.48 (N.G.V.D. '29)
Located NE COR SALZEDO ST ZAMORA AVE=PKBW COR BSW,

Plat of "CORAL GABLES SECTION K" according to the Plat thereof as recorded in Plat Book 8 at Page 33 of the Public Records of Miami-Dade County, Florida.

Plat of "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" according to the Plat thereof as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

PERTINENT INFORMATION USED FOR SURVEY:CONTINUED

Plat of "REVISED PLAT OF CORAL GABLES SECTION K, BLOCK 1 AND 2" according to the Plat thereof as recorded in Plat Book 30 at Page 60 of the Public Records of Miami-Dade County, Florida.

Plat of "ANDERSON PARK" according to the Plat thereof as recorded in Plat Book 18 at Page 76 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

T.A. BUILDERS

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
7715 NW 48th STREET
SUITE 310
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

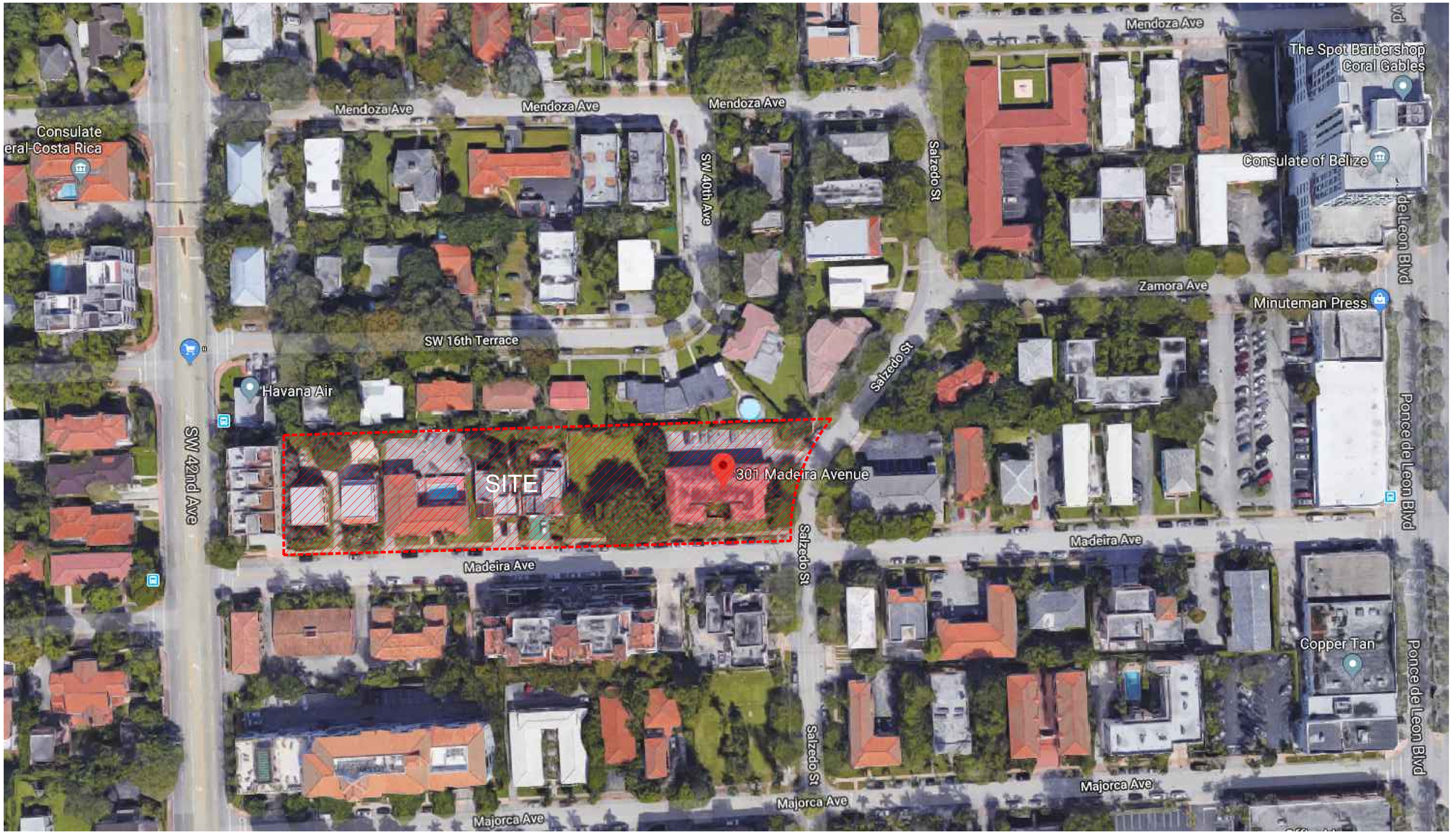
No.:	Date:	Description	By:

Project Name: **T.A. BUILDERS** Madeira Avenue

Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	SF
Checked By:	EMS
Managed By:	EMS
Drawing Date:	April 20, 2018
Project No.:	18129.0.00

Sheet 1 of 1



BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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1 REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

CP-1.0



MIAMI-DADE COUNTY ZONING:

RU-3 (40' MAX. HEIGHT)

CITY OF CORAL GABLES ZONING:

MF2

MX3

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

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CORAL GABLES, FLORIDA 33134

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- 2. REV. 01-28-2021
- 1. REV. 12-15-2020

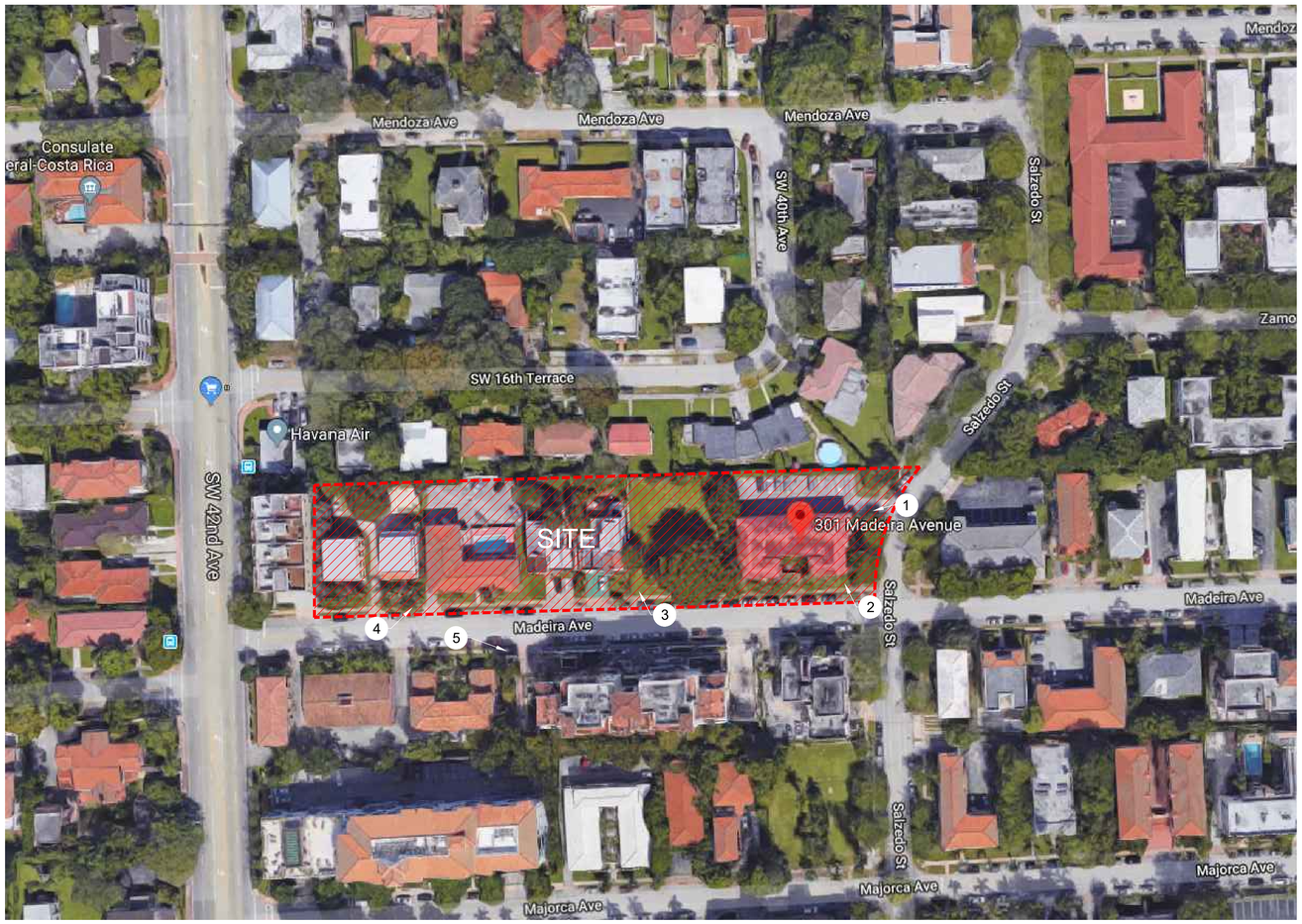
DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

CP-1.01

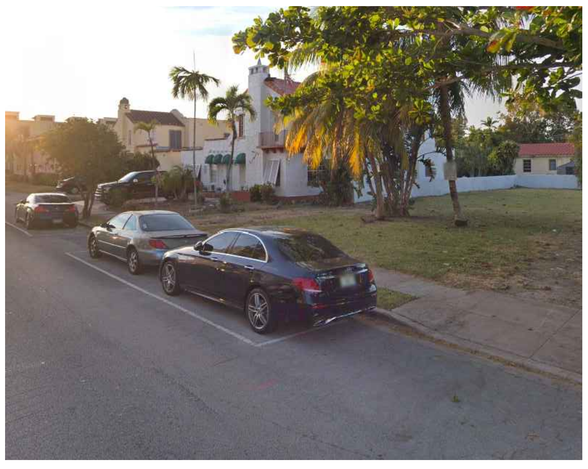




1. 301 MADEIRA AVE.



2. 301 MADEIRA AVE.



3. 317-321 MADEIRA AVE.



4. 341-323 MADEIRA AVE.



5. 340-322 MADEIRA AVE.

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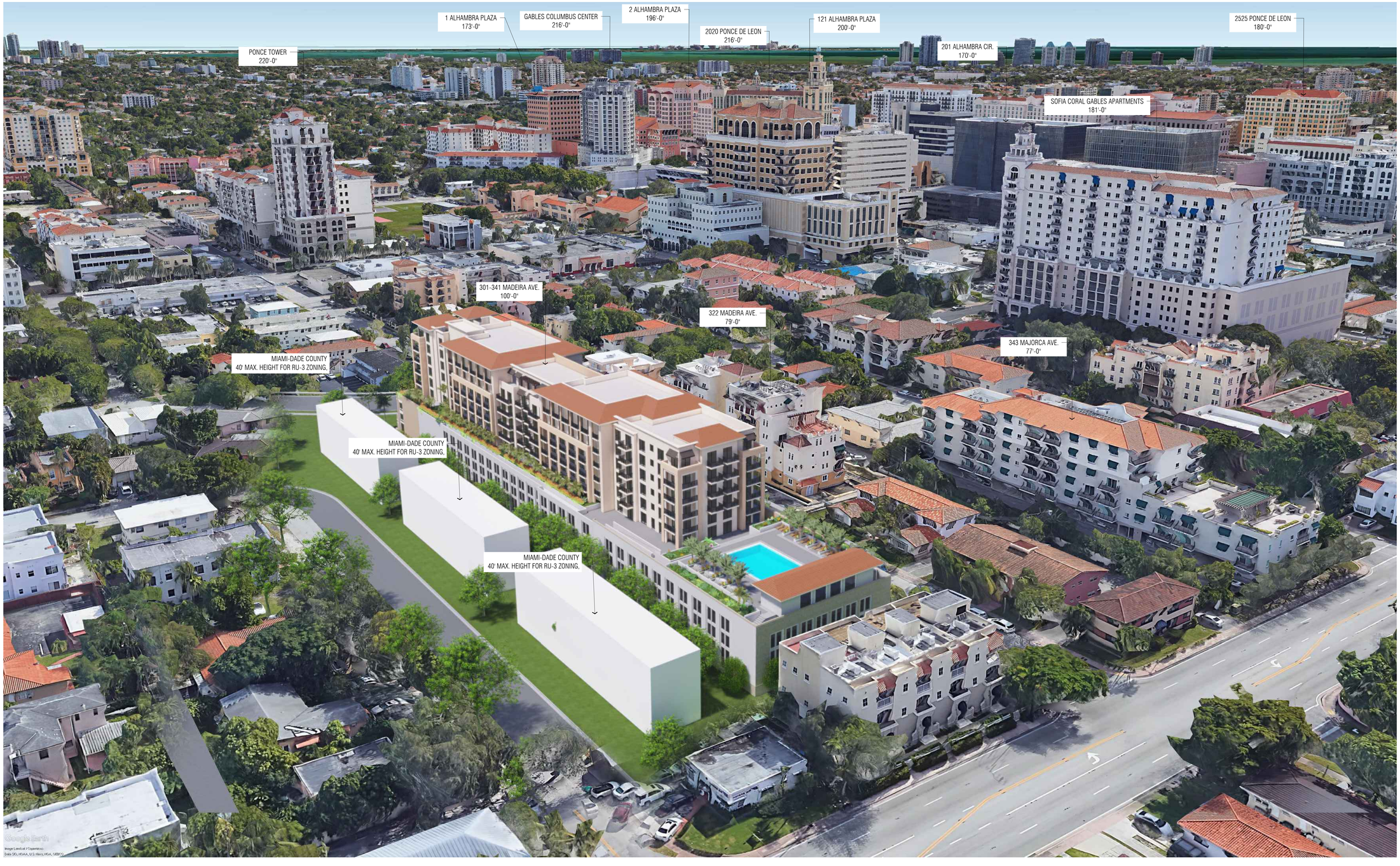
DATE: 07-26-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

CP-1.1



MASSING CONTEXT - SOUTH EAST VIEW

SCALE: N.T.S.

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- 6 REV. 12-03-2021
- 5 REV. 11-23-2021
- 4 REV. 10-22-2021
- 3 REV. 07-26-2021
- 2 REV. 04-26-2021
- 1 REV. 03-16-2021
- 2 REV. 01-28-2021
- 1 REV. 12-15-2020

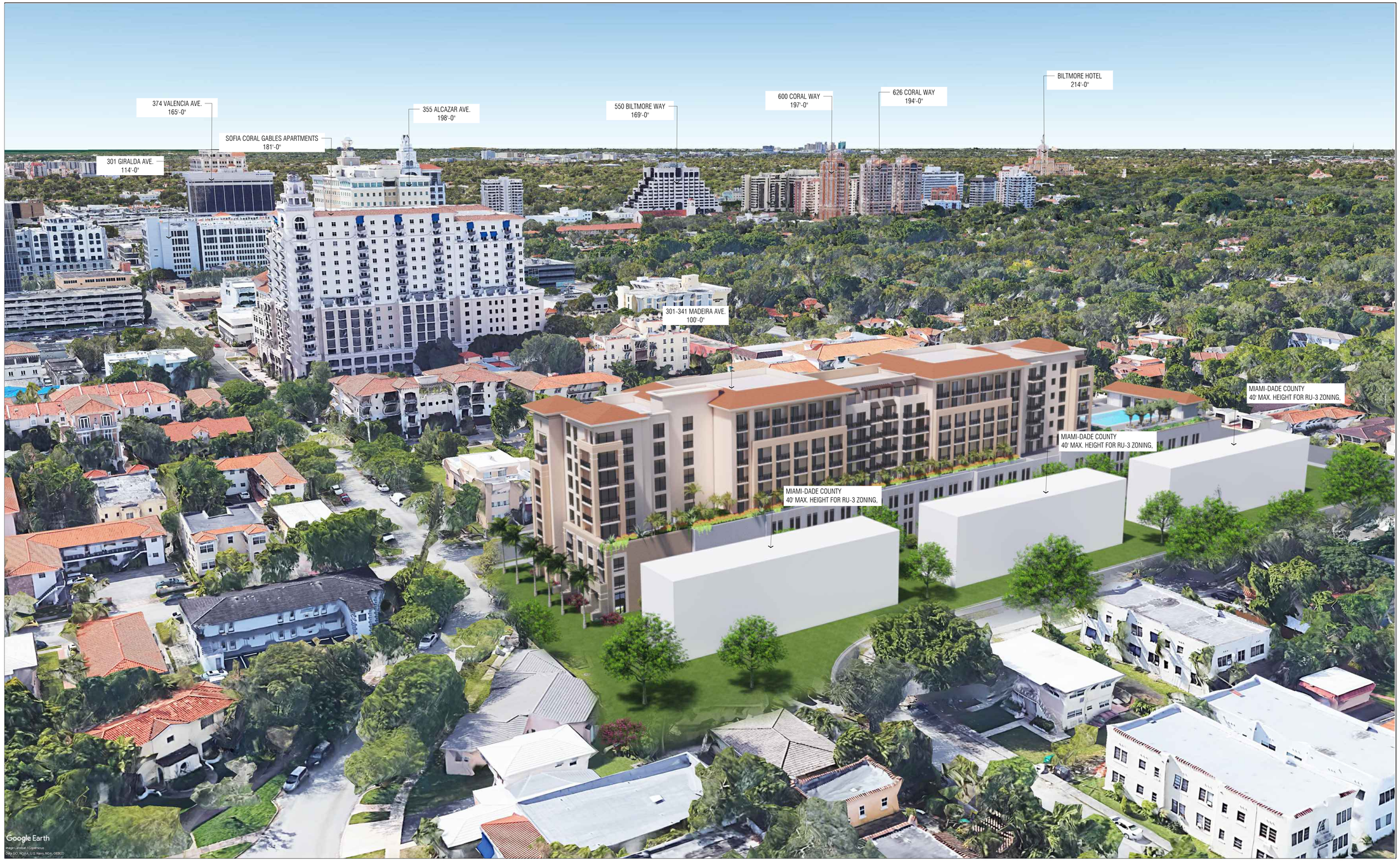
DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.1



MASSING CONTEXT - SOUTH WEST VIEW

8 7 6 5

SCALE: N.T.S.

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4 REV. 04-26-2021
3 REV. 03-16-2021
2 REV. 01-28-2021
1 REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.1.1



MASSING CONTEXT - NORTH EAST VIEW

SCALE: N.T.S.

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- 5 REV. 07-26-2021
- 4 REV. 04-26-2021
- 3 REV. 03-16-2021
- 2 REV. 01-28-2021
- 1 REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.1.2



PERIMETER HEIGHT CONTEXT

SCALE: 3/16" = 1'-0"

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2 REV. 01-28-2021
1 REV. 12-15-2020

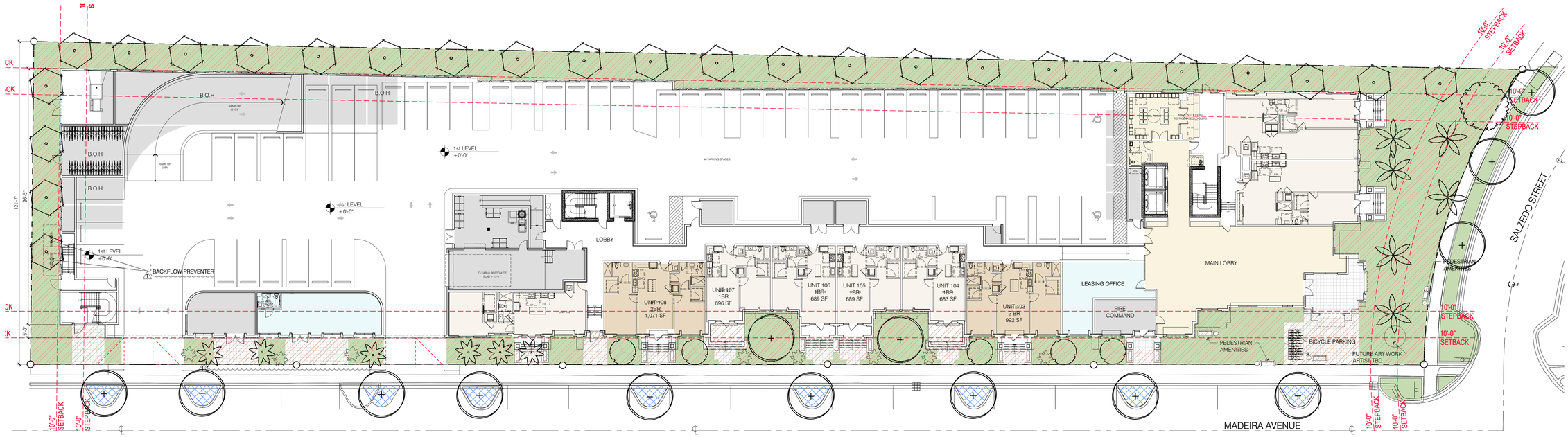
DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.1.3



GROUND FLOOR PLAN

SCALE: 1/16"=1'-0"

MEDITERRANEAN STYLE DESIGN

(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

REF	TYPE	PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
4	BICYCLE STORAGE	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
5	BUILDING FACADES	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
6	BUILDING LOT COVERAGE	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
7	DRIVE THRU FACILITIES	N/A	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
9	STREET LIGHTING	N/A	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
10	PARKING GARAGES	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
11	PORTE-COCHERES	N/A	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
13	STRUCTURAL SOIL	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
14	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS

** THIS SHEET DEPICTS :
1- CONTINUOUS SIDEWALKS AT MADEIRA AVE.
3- PEDESTRIAN ENTRIES FROM MADEIRA AVE.

MEDITERRANEAN STYLE DESIGN

(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 (SIX OF TWELVE REQUIRED)

REF	TYPE	PROVIDED	COMMENTS
1	ARCADES AND OR / LOGGIAS	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
2	BUILDING ROOF LINES	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
3	BUILDING STEPBACK	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
4	BUILDING TOWERS	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
5	DRIVEWAYS	N/A	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
6	LIGHTING OF LANDSCAPING	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
8	OVERHEAD DOORS	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
9	KEYSTONE PAVER TREATMENT	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
10	PEDESTRIAN AMENITIES	YES	SEE SHEET A-0.1.4 MEDITERRANEAN BONUS
11	PEDESTRIAN PASS-THROUGHS / PASEOS	N/A	SEE SHEET A-0.1.4 MEDITERRANEAN BONUS
12	UNDERGROUND PARKING	N/A	SEE SHEET A-0.1.4 MEDITERRANEAN BONUS

MEDITERRANEAN STYLE DESIGN	PROVIDED	COMMENTS
(OTHER DEVELOPMENT OPTIONS) TABLE 3		
REF TYPE		
1 BUILDING SET BACKS	N/A	
2 R.O.W. ENCROACHMENTS	N/A	
3 PARKING EXCEPTIONS	N/A	
4 MULTY-FAMILY DENSITY	N/A	

LEGEND

TOTAL NET LOT AREA — 62,474 SQ.FT.

GROUND FLOOR LANDSCAPE OPEN SPACE (WITHIN PROPERTY LINE) — 15,492 SQ.FT.

GROUND FLOOR LANDSCAPE OPEN SPACE (WITHIN THE PUBLIC RIGHT-OF-WAY SECTION 5.-604) — 1,534 SQ.FT.

LANDSCAPE

TOTAL NET LOT AREA = 62,474 S.F. (100%)

TOTAL LANDSCAPE OPEN SPACE AREA 15,942 S.F. (25.5%)

25% MINIMUM GROUND-LEVEL LANDSCAPE OPEN SPACE FOR RESIDENTIAL PROPERTIES (SECT 5-604 TABLE 1)

FOOT PRINT BUILDING — 46,532 S.F.

MEDITERRANEAN BONUS

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- 3. REV. 03-16-2021
- 2. REV. 01-28-2021
- 1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

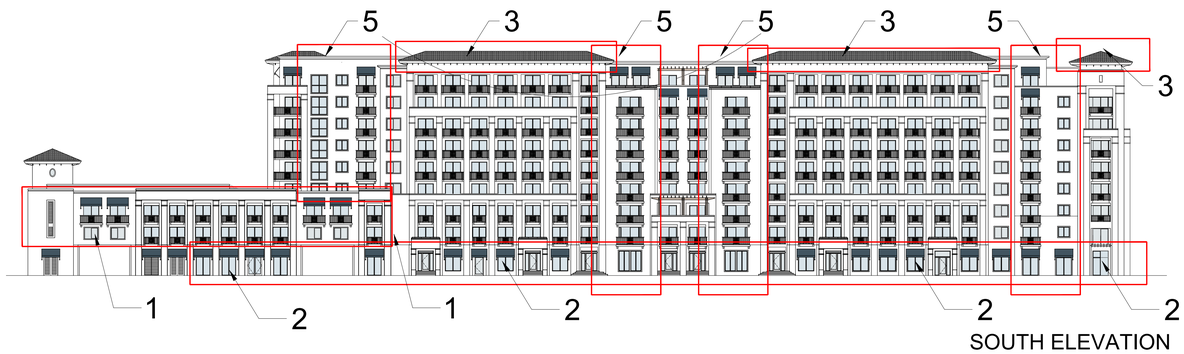
DRAWING NAME:

SHEET NO:

A-0.1.5

TABLE 1

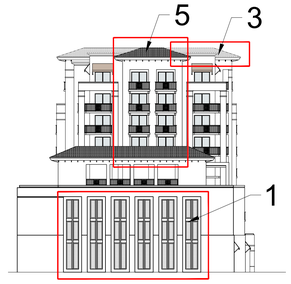
1.	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
REQUIREMENTS SATISFIED					All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.
2.		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
REQUIREMENTS SATISFIED					All building street level facades fronting Madeira Avenue and Salzedo Street include architectural relief elements thru the articulation and natural stone use at entrance porticos at street level live/work units and the landscape. See adjacent facades.
3.	✓	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.
REQUIREMENTS SATISFIED					Roof structures are designed as mansard roofs with clay barrel tiles to emphasize the mediterranean style architecture seen in buildings like the Biltmore Hotel. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.
REQUIREMENTS SATISFIED					213 parking spaces required / 250 = 0.852 (5 bicycle storage spaces required). Bicycle racks are provided within the ground floor parking area and near the building entrance. Total of 40 bicycle spaces provided.See diagram on Sheet A-0.1.1.
5.	✓	✓	✓	Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.
REQUIREMENTS SATISFIED					All facades incorporate vertical breaks, stepbacks, with variations using balconies and windows to reference the harmonious rhythm of the Biltmore facade. See adjacent diagram.
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
REQUIREMENTS SATISFIED					Acknowledged.
7.	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
REQUIREMENTS SATISFIED					No drive through facilities are provided.
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, etc.
REQUIREMENTS SATISFIED					Required 25% ground-level landscape open area is satisfied. Required: 25% of Net lot Area (62,474 SQ.FT.) = 15,618.5 SQ.FT. Provided: 25.5% = 15,942 SQ.FT.



SOUTH ELEVATION



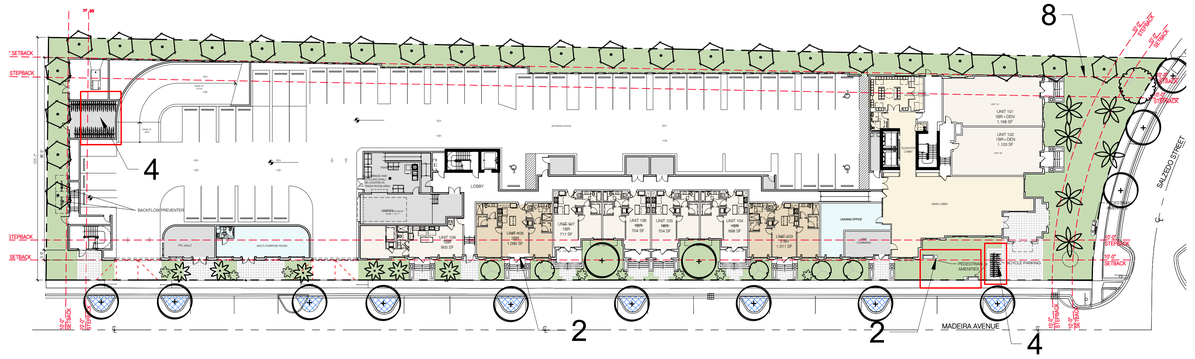
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



MEDITERRANEAN BONUS

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REV. 03-16-2021
REV. 01-28-2021
REV. 12-15-2020

DATE: 12-03-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-0.1.6

TABLE 1

9.	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
REQUIREMENTS SATISFIED					Lighting will be provided as required by the City of Coral Gables.
10.	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
REQUIREMENTS SATISFIED (Concealed 70% of parking)					Ground Floor parking does not front a primary street.The garage entrance is located on secondary street (Madeira Avenue) and is fully concealed within the structure. Units and amenities surround the parking at the ground level facing the primary frontage (Salzedo Street).
11.	✓	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
REQUIREMENTS SATISFIED					There are no porte-cocheres.
12.		✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
REQUIREMENTS SATISFIED					The building has its main pedestrian entrances oriented towards the corner of Madeira Avenue and Salzedo Street with a continuous pedestrian network connecting both building frontages.
13.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
REQUIREMENTS SATISFIED					The project will comply with this requirement.
14.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.
REQUIREMENTS SATISFIED					Window casing is being provided on all four building façades, with a minimum window casing depth of 4 inches or more measured from the face of the building.



SOUTH ELEVATION



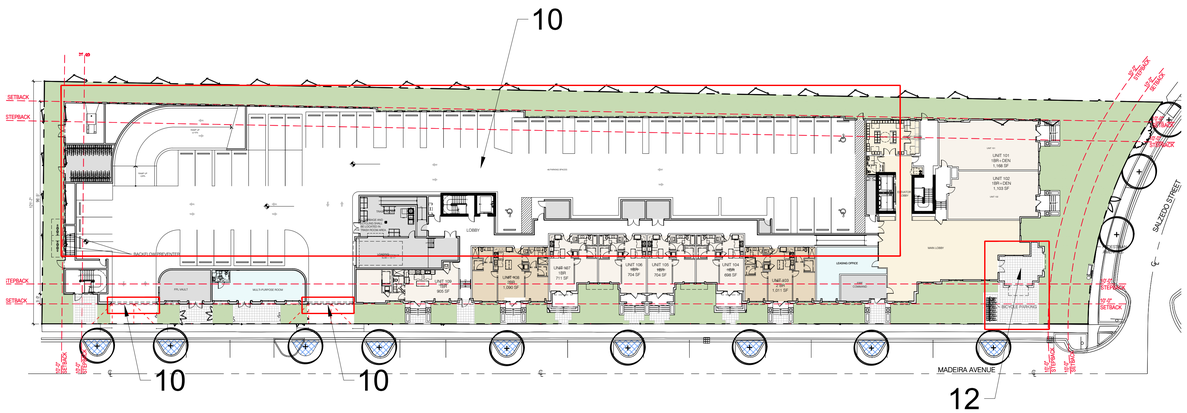
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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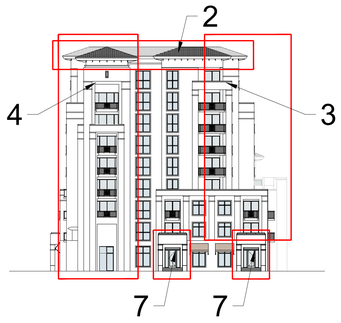
DATE: 12-03-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-0.1.7

TABLE 2

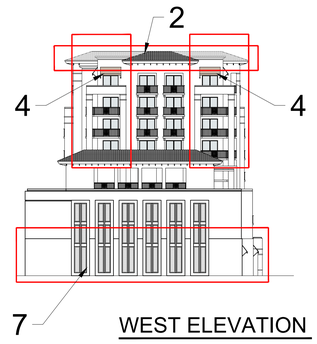
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
N/A					
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
REQUIREMENTS SATISFIED					The building roof line has vertical and horizontal changes by incorporating changes in height, cornices and changes in roof types from parapets to mansards with clay barrel tiles.
3.	✓	✓	✓	Building stepbacks.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
REQUIREMENTS SATISFIED					The building incorporates multiple stepbacks along the entire facade providing relief for the building massing. West facade stepback is 106'-10", East facade stepbacks is 3', North facade stepback is 23'-3", and South facade stepback is 10' at the tower above the base to further reduce the potential impacts of the building mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
REQUIREMENTS SATISFIED					The building uses towers on the corners, and has also stepped back portions of the facade towards the center of the building in order to reduce the mass of the building.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
N/A					
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
REQUIREMENTS SATISFIED					Uplighting within and adjacent to pedestrian areas will be provided as necessary.
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
REQUIREMENTS SATISFIED					Natural stone is incorporated at the base of the exterior surface of the building and at the portico elements throughout. See adjacent elevation
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
REQUIREMENTS SATISFIED					There are no overhead doors directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
REQUIREMENTS SATISFIED					Paving treatment will be located along the entire South (Madeira Avenue) and East (Salzedo Street) perimeter of the building and. See site plan below.



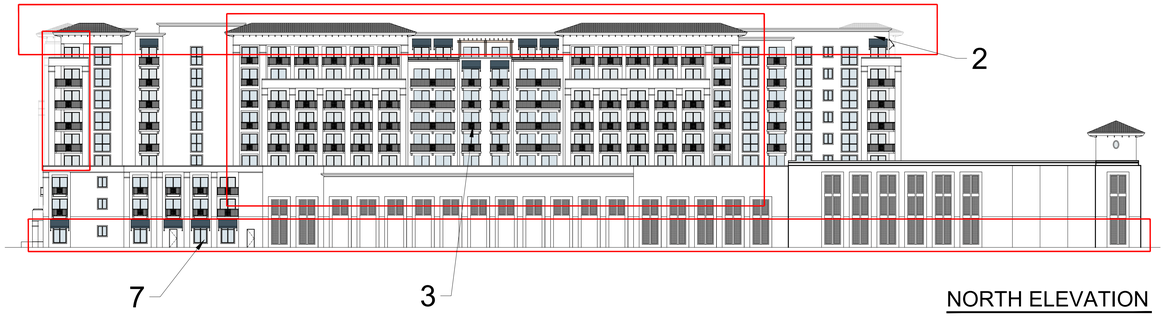
SOUTH ELEVATION



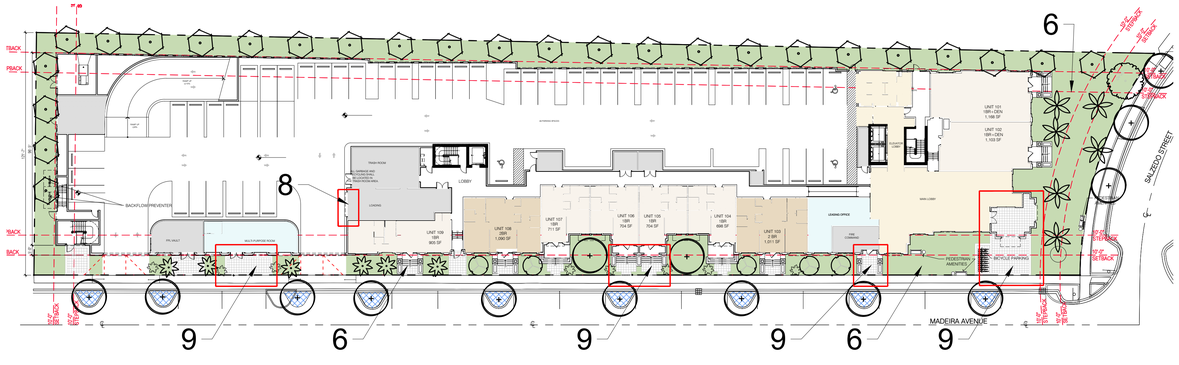
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



MEDITERRANEAN BONUS

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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REV. 11-23-2021
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REV. 03-16-2021
REV. 01-28-2021
REV. 12-15-2020

DATE: 12-03-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-0.1.8

TABLE 2

10.	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers.
					f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.
REQUIREMENTS SATISFIED					Pedestrian amenities to be included: benches, expanded sidewalks at Madeira Avenue, refuse containers, and planter boxes. All of the above amenities will be consistent with the City of Coral Gables masterstreetscape plan.
11.		✓	✓	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of ten (10) feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
N/A					Northern side of the site is Miami Dade County and abuts another property. A pedestrian pass-through is not appropriate for this site.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.
N/A					



SOUTH ELEVATION



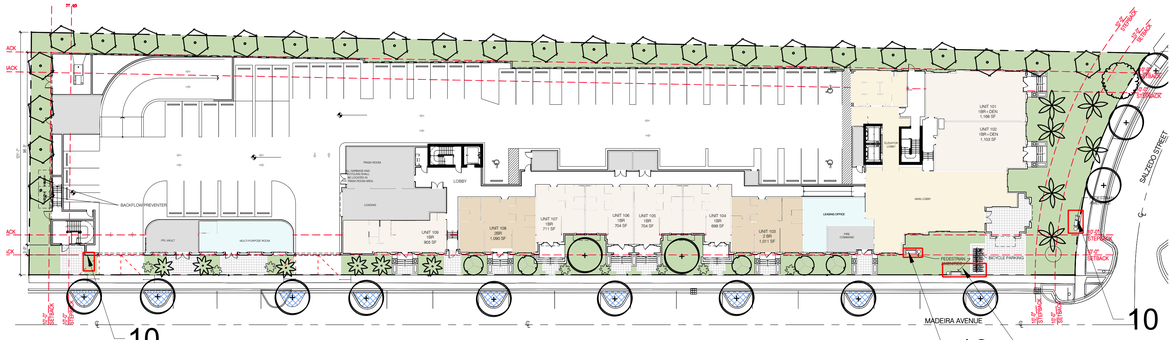
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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2 REV. 01-28-2021
1 REV. 12-15-2020

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SHEET NO:
A-0.1.9

HISTORICAL REFERENCE

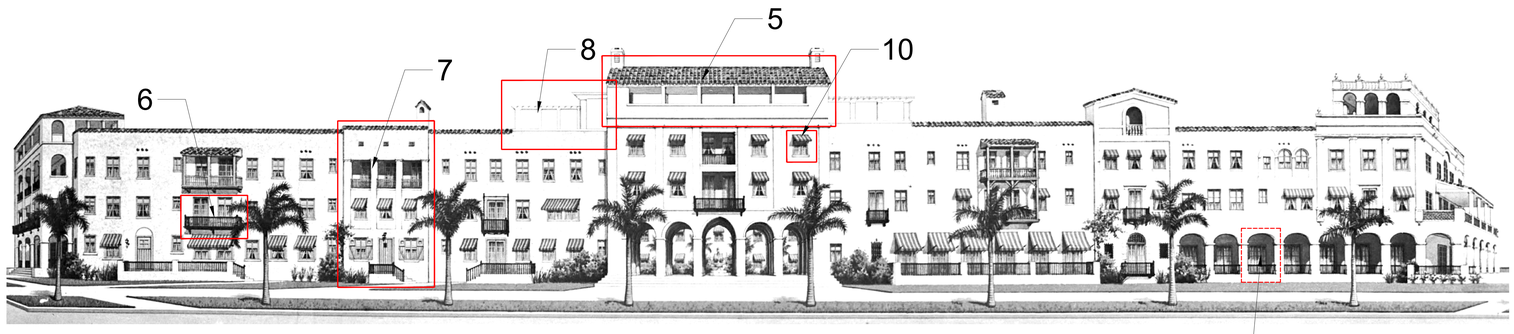
This project takes its influence from surrounding buildings within the city of Coral Gables.

There are several architectural features that characterize this project as Mediterranean/Transitional Architecture. The proposed design makes reference to the proportion and architectural elements of Coral Gables landmarks such as the Biltmore Hotel, the Colonnade Building, and San Sebastian Apartments.

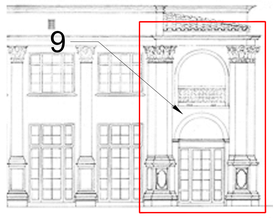
The project consists of symmetrical primary façade (South Elevation) that sits on a base composed of two orders of arcades. All façade corners are addressed by tower elements reminiscent to the corner design present on the Colonnade Building. The dynamic mass of the building is emphasized by vertical breaks that follow the scale of the Biltmore Hotel.

In addition, a roof loggia used on the West Elevation, and the proportions of the arcade are elements derived from San Sebastian Apartments. The implementation of balconies, awnings, trellises and the vertical composition elements are also incorporated as part of the overall design composition. The roof line design also incorporates vertical and horizontal changes in height and style, including mansard roof with clay barrel tile seen in different Mediterranean style building like the Biltmore Hotel.

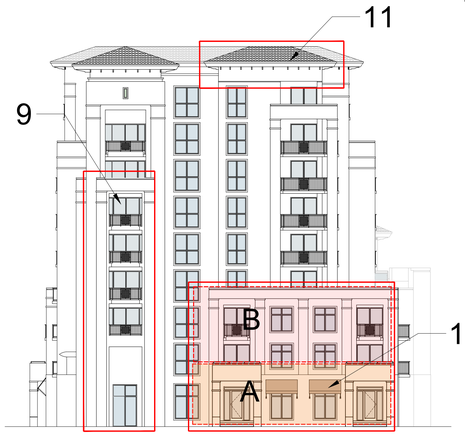
The overall design and façade composition for 301-341 Madeira have been faithful to its Mediterranean / Transitional Architectural style inspired by some of the most important and representative landmarks found in the city of Coral Gables.



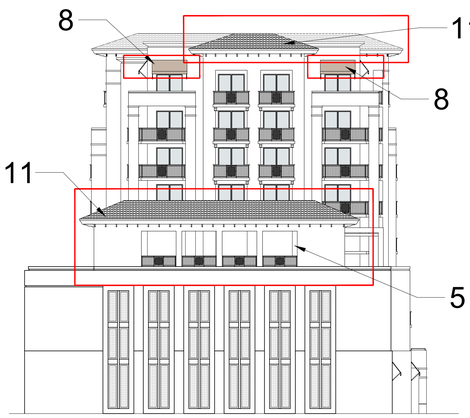
San Sebastian Apartments | South Elevation



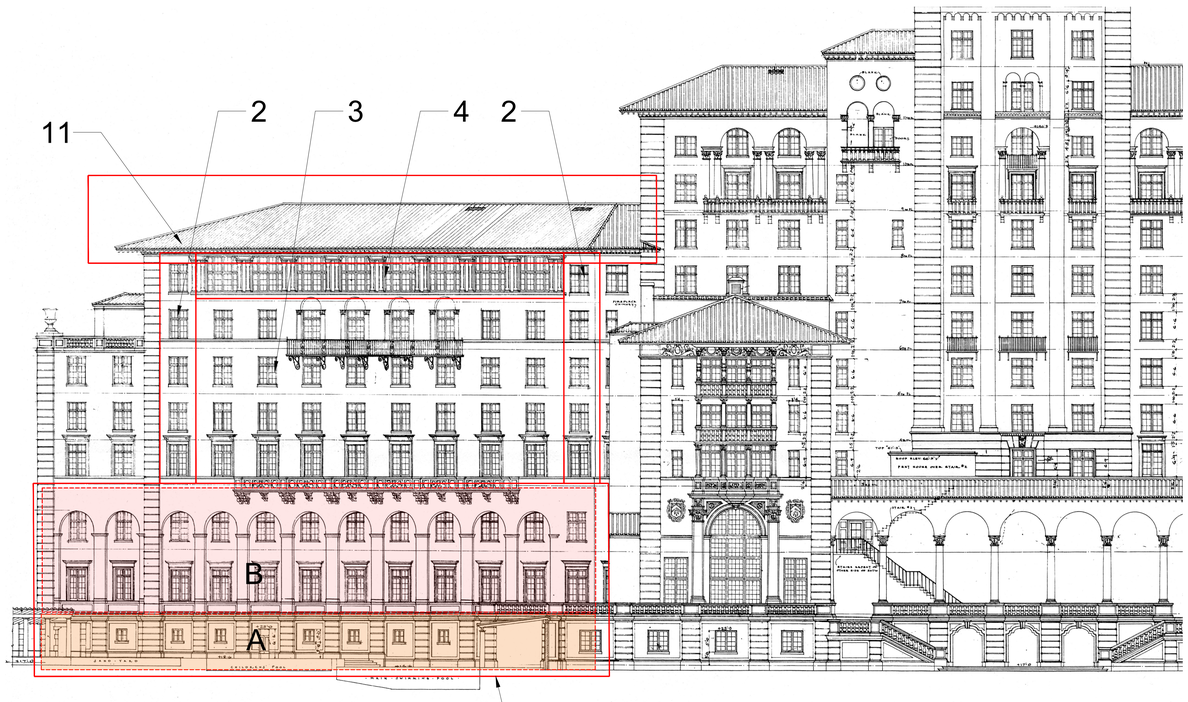
The Colonnade Building | South Elevation



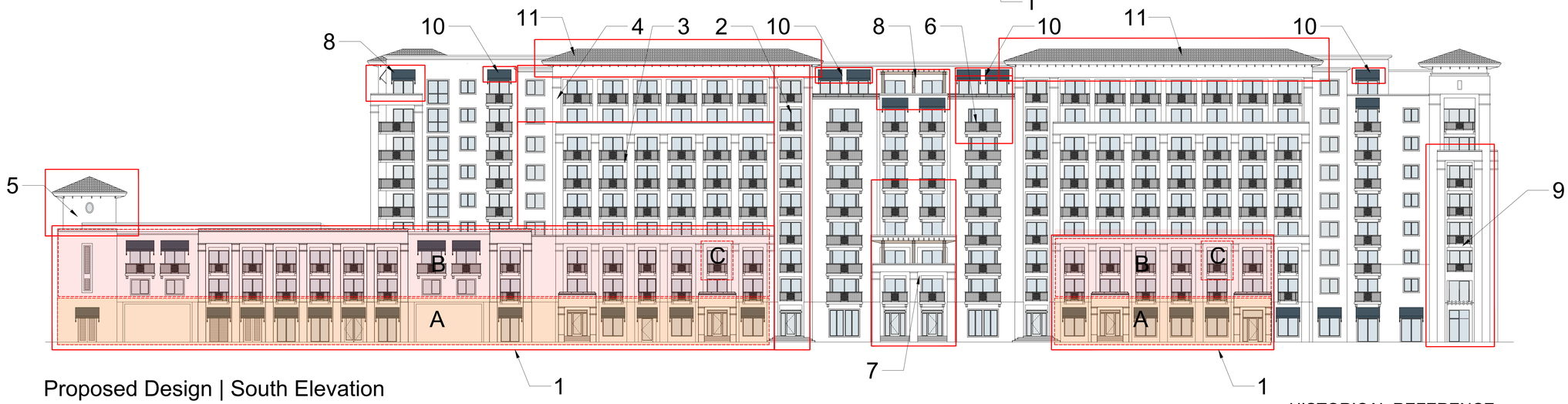
Proposed Design | East Elevation



Proposed Design | West Elevation



Biltmore Hotel | South Elevation



Proposed Design | South Elevation

HISTORICAL REFERENCE

7 6 5

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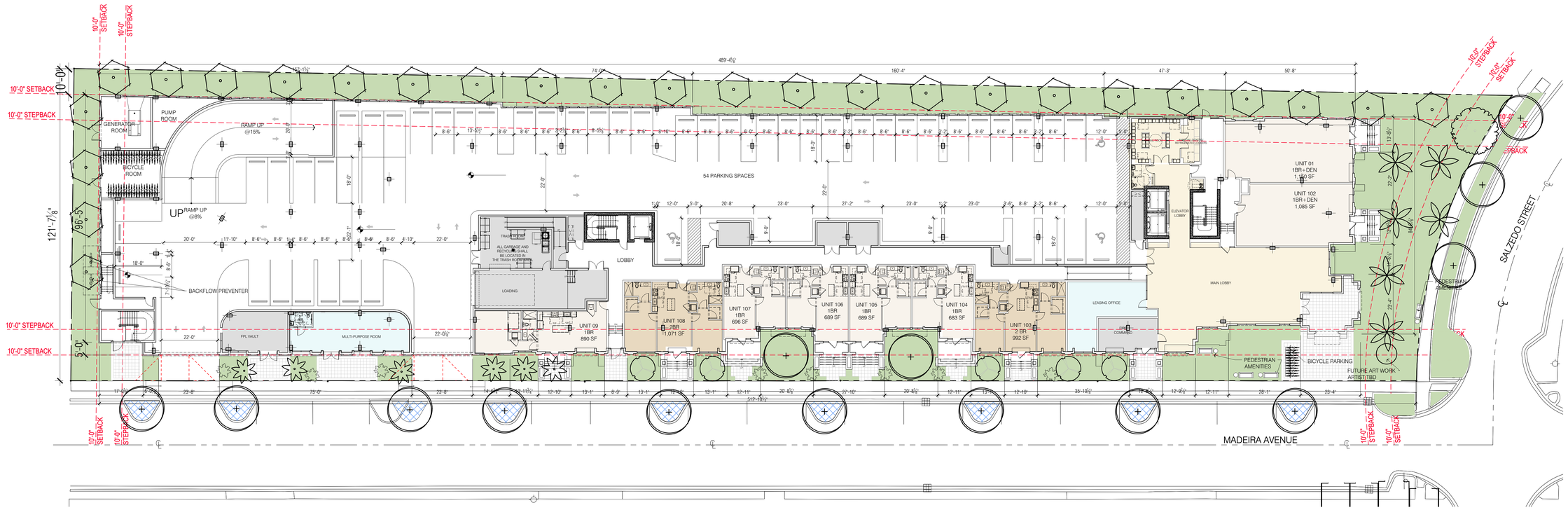
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1 REV. 12-15-2020

DATE: 12-03-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-0.1.10



MASTER SITE PLAN

SCALE: N.T.S.

ZONING INFORMATION			
PROJECT NAME:	301-341 MADEIRA AVENUE		
PROPERTY ADDRESS:	301-341 MADEIRA AVENUE, CORAL GABLES,FL 33134		
LEGAL DESCRIPTION:	LOTS 4 THRU 24 OF BLOCK 1 OF "REVISED PLAT OF CORAL GABLES SECTION K" ACCORDING TO THE PLAT THEREOF AS RESEARCHED IN PLAT BOOK 30 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (SEE SURVEY)		
EXISTING ZONING:	MULTI-FAMILY 2 (MF2) AND RESIDENTIAL INFILL OVERLAY (RIR)		
PROPOSED ZONING APPROVALS:	PAD W/ RIR SITE PLAN APPROVAL		
NET LOT AREA:	62,474 SQ.FT.	1.43	Acres
FEDERAL FLOOD HAZARD:	ZONE "X"		

MAXIMUM F.A.R.				SQ.FT. ALLOWED	SQ. FT. PROVIDED
BASE:	62,474.00	SQ.FT.	X 2.0	124,948.00	
MEDITERRANEAN DESIGN BONUS:	62,474.00	SQ.FT.	X 0.5	31,237.00	
TOTAL				156,185.00	156,183.00

F.A.R.			
FLOOR	AREA (SF)	# FLOORS	TOTAL (SF)
GROUND FLOOR	10,389	*1*	*10,389*
2ND LEVEL	12,746	*1*	*12,746*
3RD LEVEL	12,952	*1*	*12,952*
4TH REC LEVEL	19,897	*1*	*19,897*
5TH-8TH LEVELS	*20,076*	*4*	*80,304*
9TH LEVEL	19,895	*1*	*19,895*
TOTAL			156,183

DENSITY	ALLOWED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)	*100 Units per Acre*	143
	1.43 Acres X 100 (143 Units)	
LIVE / WORK UNITS	9.00	9

BUILDING SETBACKS	REQUIRED	PROVIDED
(As per 3-502.C.10 City of Coral Gables Zoning Code)	AS PER RIR	AS PER PAD
EAST FRONT (SALZEDO STREET)	10'-0" MINIMUM	25'-6" UP TO 45'-0" 34'-9" ABOVE 45'-0"
SOUTH SIDE STREET (MADEIRA AVE)	10'-0" MINIMUM	10'-0" up to 45'-0" 19'-4" ABOVE 45'-0"
WEST INTERIOR SIDE (ADJACENT PROPERTY)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 106'-10" ABOVE 45'-0"
NORTH REAR SIDE (ADJACENT PROPERTY)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 23'-3" ABOVE 45'-0"

OPEN SPACE	REQUIRED	PROVIDED		
	25% OF 62,474 SF @ GROUND LEVEL = 15,618.5 SF	GROUND LEVEL:	15,618.5 SF	
			15,942 SF	
			1,534 SF (Right of way)	
	5% @ ELEVATED DECK = 3,123.7 SF	ELEVATE DECK	3,945 SF (6.31%)	
		TOTAL:	21,421 SF = 34.3%	

UNIT MIX	1 BEDROOM		1 BEDROOM+DEN		2 BEDROOMS		3 BEDROOMS		LIVE/WORK
	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS
GROUND FLOOR (LIVE WORK UNITS)	0	683-890 SF	0	1,085-1,150 SF	0	1,071 SF	0	0	9
2ND LEVEL	7	665-724 SF	2	1,083-1,150 SF	6	905-1,081 SF	0	0	
3RD LEVEL	7	665-724 SF	2	1,083-1,150 SF	6	905-1,081 SF	0	0	
4TH REC LEVEL	8	650 -731 SF	4	964 SF	5	1,037-1,269 SF	0	0	
TYP LEVEL (5TH-8TH)	36	650 -731 SF	16	964 SF	24	1,037-1,269 SF	4	1,622 SF	
9TH LEVEL	5	650 -731 SF	0	0	8	1,037-1,269 SF	3	1,622 SF	
TOTAL	63 44%		24 17%		49 34%		7 5%		9
	143								9

PARKING		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
EFF. & 1BR UNITS @ 1.00	*1BR UNITS: 87*	87.00	*87.00*
2BR UNITS @ 1.75	*2BR UNITS: 49*	85.75	*86.00*
3BR UNITS @ 2.25	*3BR UNITS:7*	15.75	*16.00*
LIVE/WORK UNITS	*9 UNITS: 1/UNIT = 1/350SF OF WORK SPACE*	18.00	*18.00*
COMMERCIAL PARKING			
LEASSING OFFICE (635 SF)	*1 SPACE @ 300 SF*	2.11	*3.00*
	TOTAL PARKING:	209	210

HANDICAPPED PARKING	REQUIRED	PROVIDED
HANDICAP PARKING 201-300 SPACES = 7 HC SPACES REQUIRED	7	7
NUMBER OF HANDICAP SPACES REQUIRED TO BE VAN ACCESSIBLE (1 PER 6 REQ. HC SPACES) = 1.16 REQUIRED	2	2

ELECTRIC VEHICLE PARKING	REQUIRED		PROVIDED
ELECTRIC VEHICLE 2% of the required parking	2% X 209 =	4	4
ELECTRIC VEHICLE - READY 3% of the required parking	3% X 209 =	6	6
ELECTRIC VEHICLE - CAPABLE 15% of the required parking	15% X 209 =	31	31

BICYCLE PARKING	REQUIRED	PROVIDED
Minimum of 1 bicycle storage spaces for every 4 dwelling units	36	40

TOTAL PARKING SPACES PROVIDED PER FLOOR			# SPACES PROVIDED		
	TOTAL:	HANDICAP:	ELECTRIC VEHICLE	E-READY	E-INFRASTRUCTURE READY
GROUND FLOOR	54	(3HC SPACES)	0	0	0
PARKING LEVEL 2	73	(2 HC SPACES)	0	0	0
PARKING LEVEL 3	83	(2 HC SPACES)	4	6	31
TOTAL		7	4	6	31
					210 SPACES

NOTES:
FLORIDA GREEN BUILDING COUNCIL EQUIVALENT TO LEED SILVER CERTIFICATION WILL BE PROVIDED.

ZONING

8, 7, 6, 5, 4, 3, 2, 1

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SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

301-341 MADEIRA AVE
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1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.2



LEGEND

TOTAL NET LOT AREA 62,474 S.F. (1)

GROUND FLOOR OPEN SPACE (WITHIN PROPERTY LINE) 15,942 S.F. (6, 5, 2)

GROUND FLOOR OPEN SPACE (WITHIN RIGHT OF WAY) 1,534 S.F. (2)

TOTAL NET LOT AREA 62,474 S.F. (1)

LOT COVERAGE 46,532 S.F. (75.5%) (6, 5, 2)

OPEN SPACE

TOTAL NET LOT AREA = 62,474 S.F. (100%) (1)

TOTAL OPEN SPACE AREA= 15,942 S.F. (25.5%) (6, 5, 2)

OPEN SPACE/LOT COVERAGE DIAGRAMS

SCALE: N.T.S.

(6, 5)

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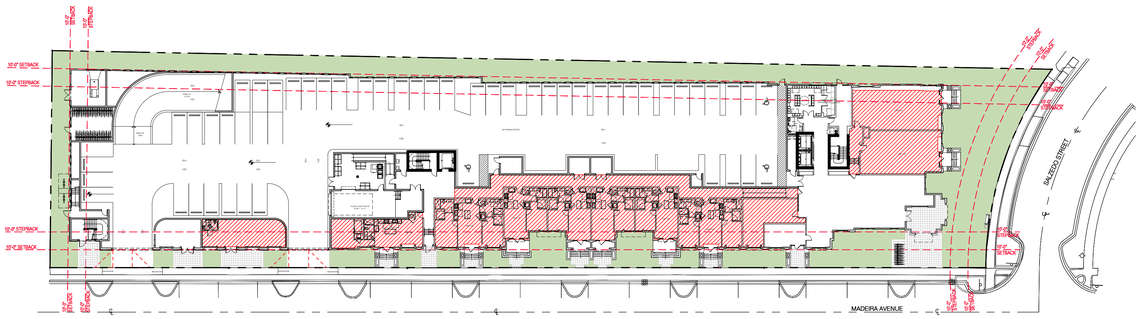
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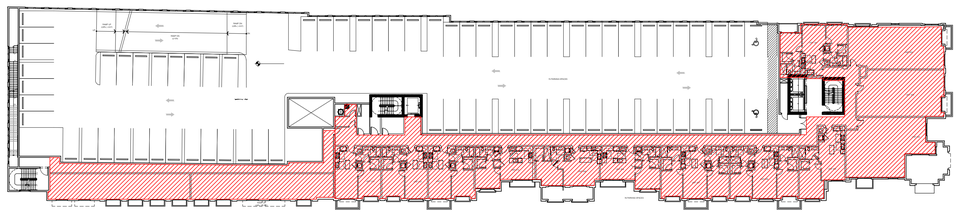
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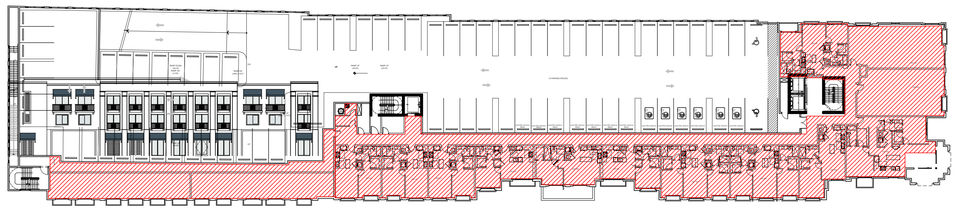
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GROUND LEVEL



2ND LEVEL

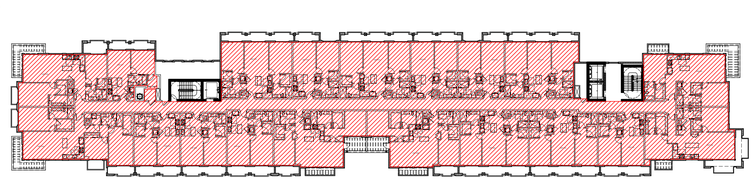


3RD LEVEL



4TH LEVEL

5TH TO 8TH LEVELS



9TH LEVEL

F.A.R.	PROVIDED
GROUND LEVEL	10,389 S.F.
2ND LEVEL	12,746 S.F.
3RD LEVEL	12,952 S.F.
4TH (REC) LEVEL	19,897 S.F.
5TH LEVEL	20,076 S.F.
6TH LEVEL	20,076 S.F.
7TH LEVEL	20,076 S.F.
8TH LEVEL	20,076 S.F.
9TH LEVEL	19,895 S.F.
TOTAL F.A.R.	156,183 S.F.

LOT SIZE.: 62,474 SF
F.A.R. RATIO: 2.5
MAX. F.A.R.: 62,474 SF. x 2.5 = 156,185 SF.

FAR DIAGRAMS

SCALE: 1/32" = 1'-0"

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RENDERING

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DRAWING NAME:

SHEET NO:

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R-1.2



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3 REV. 07-26-2021
2 REV. 04-26-2021
1 REV. 03-16-2021
REV. 01-28-2021
REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

R-1.3



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- 3 REV. 03-16-2021
- 2 REV. 01-28-2021
- 1 REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

RENDERING

SHEET NO:

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3. REV. 03-16-2021
2. REV. 01-28-2021
1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

R-1.5



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2 REV. 01-28-2021
1 REV. 12-15-2020

RENDERING
8 7 6 5 2

DATE: 12-03-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
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2. REV. 01-28-2021
1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

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- 3. REV. 03-16-2021
- 2. REV. 01-28-2021
- 1. REV. 12-15-2020

RENDERING

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

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2. REV. 01-28-2021
1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

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1 REV. 12-15-2020

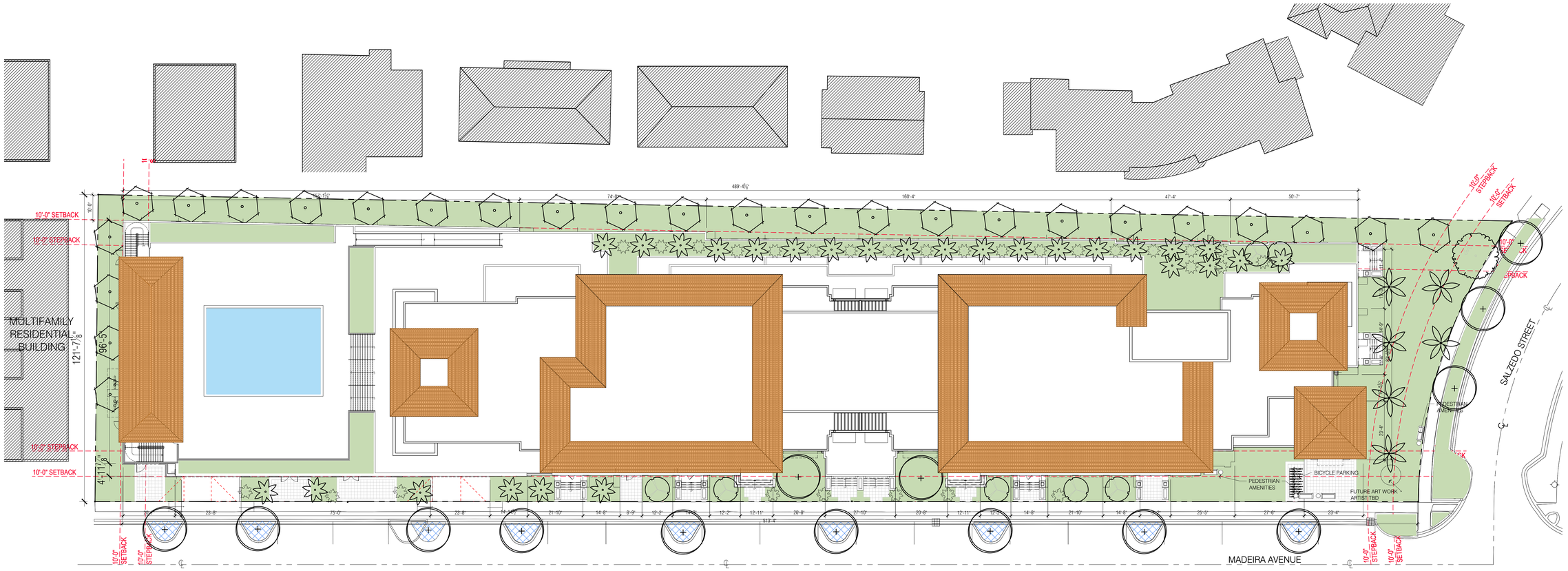
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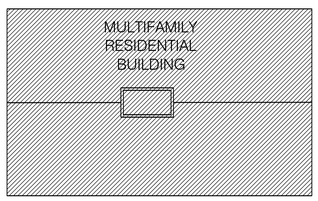
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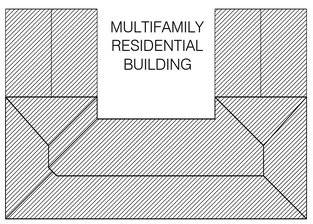
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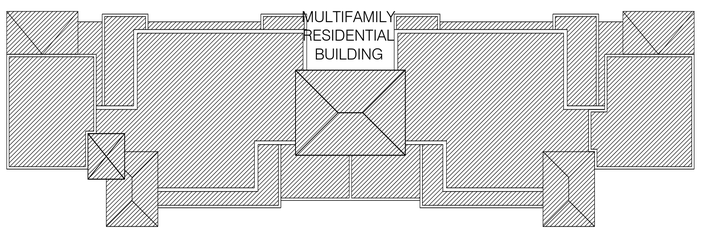
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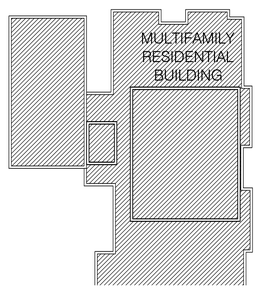
R-1.10











SITE PLAN

SCALE: N.T.S.

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DATE: 12-03-2021

PROJECT NO: 18-035

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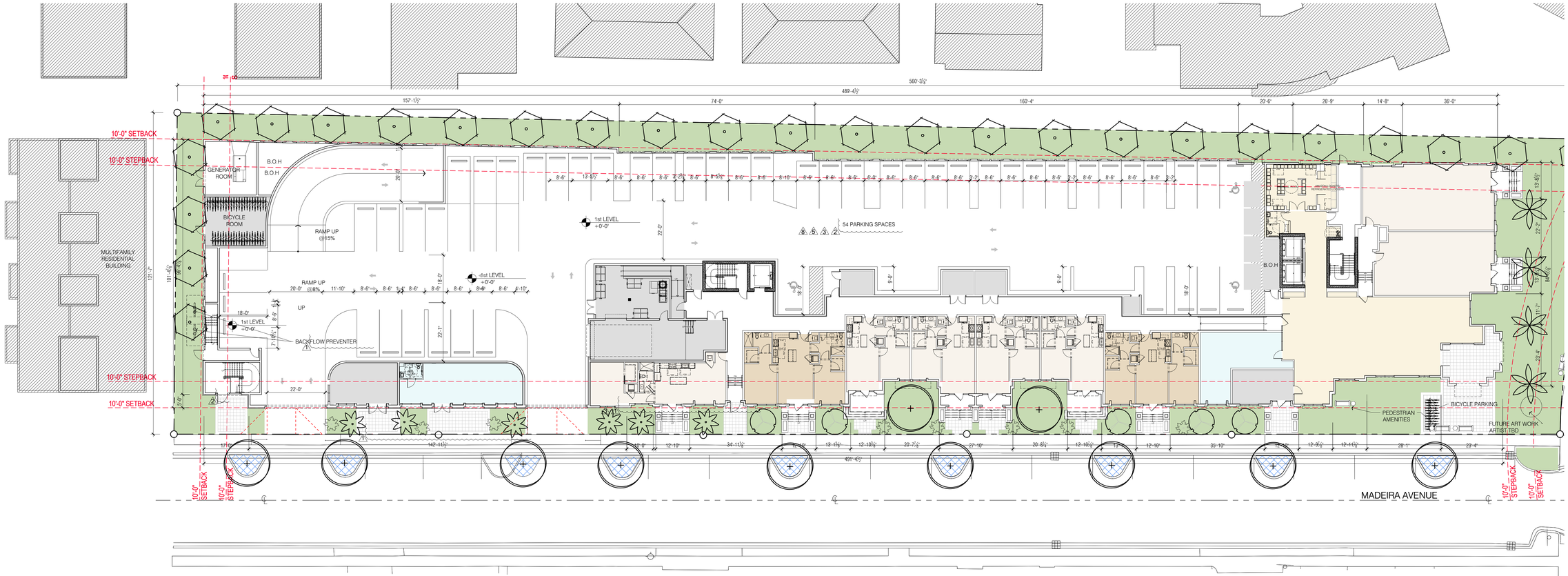
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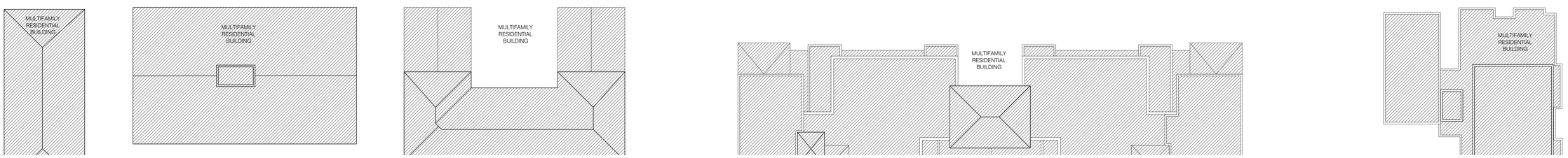
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GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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4	REV. 04-26-2021
3	REV. 03-16-2021
2	REV. 01-28-2021
1	REV. 12-15-2020

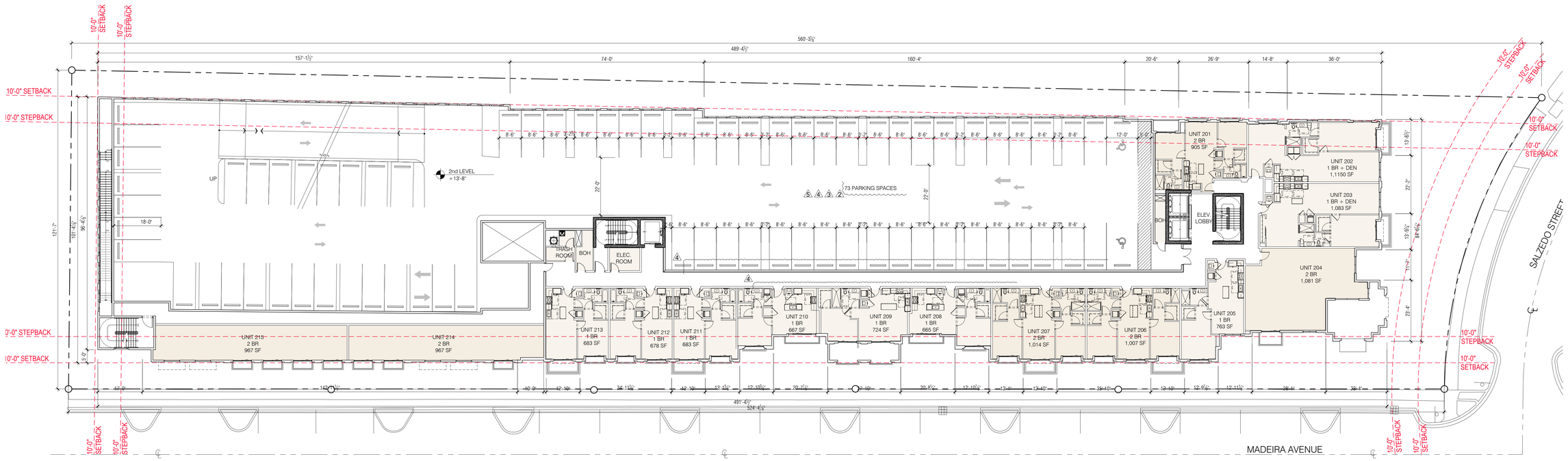
DATE: 12-03-2021

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2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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1. REV. 12-15-2020

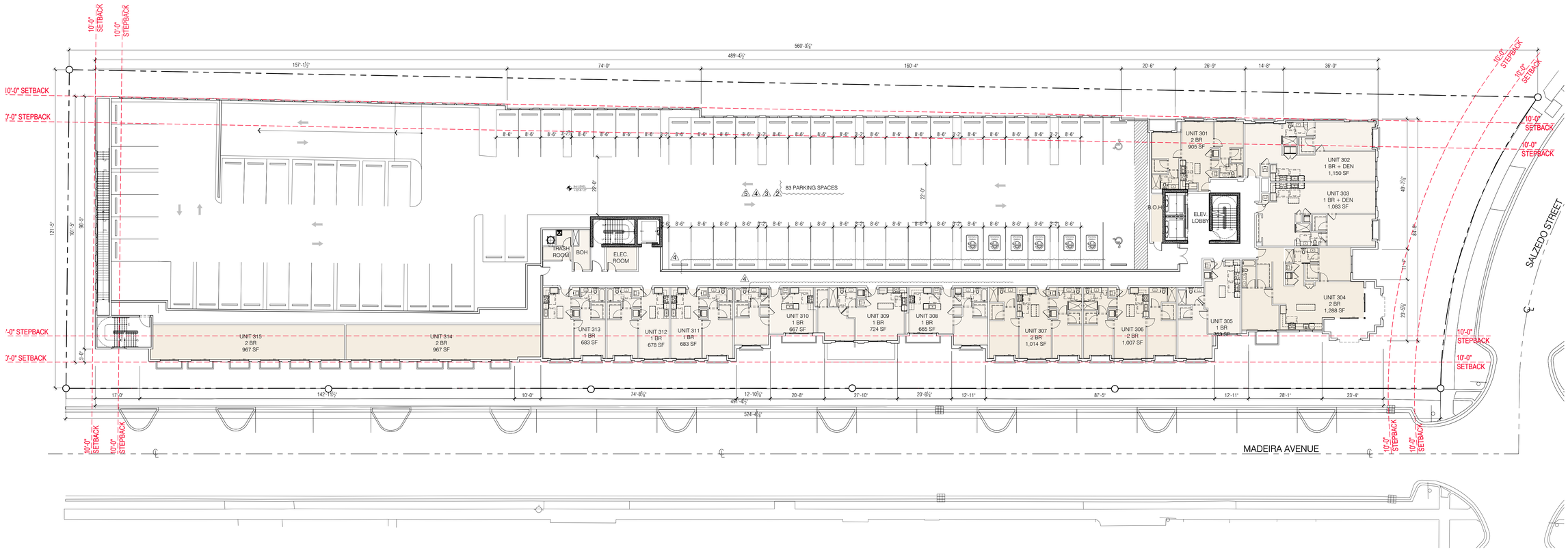
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PROJECT NO: 18-035

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3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"

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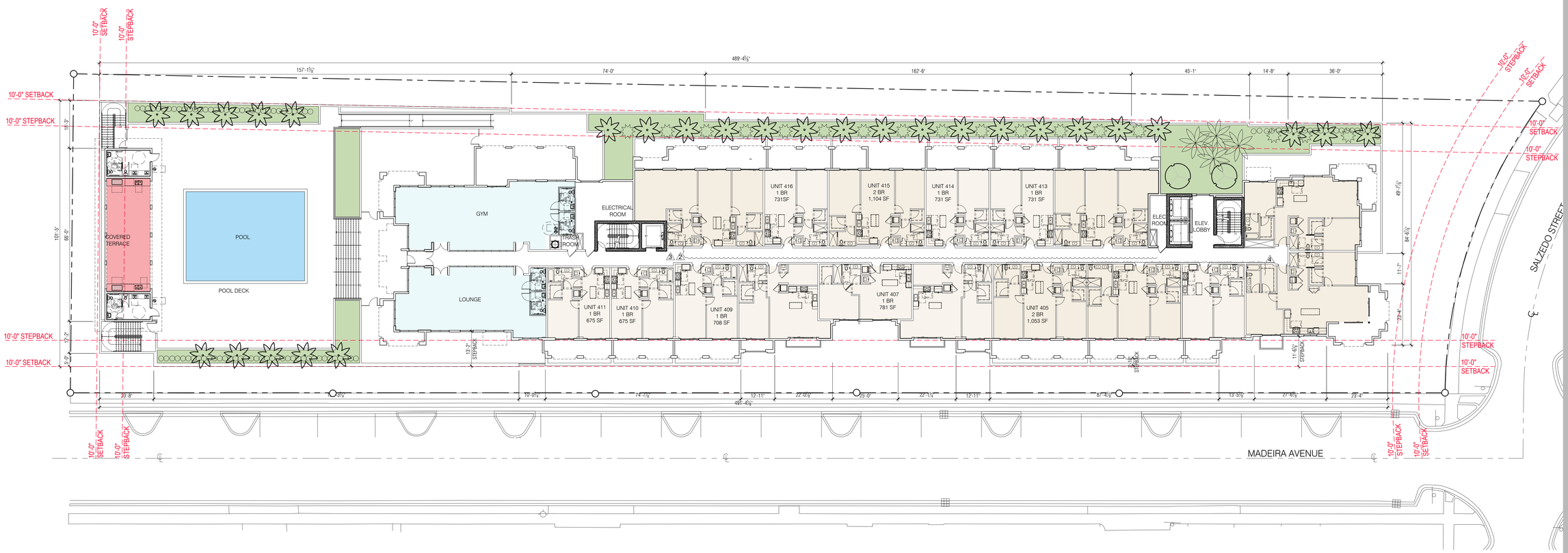
DATE: 12-03-2021

PROJECT NO: 18-035

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4TH FLOOR PLAN (AMENITIES DECK)

SCALE: 1/16" = 1'-0"

8 7 6 5

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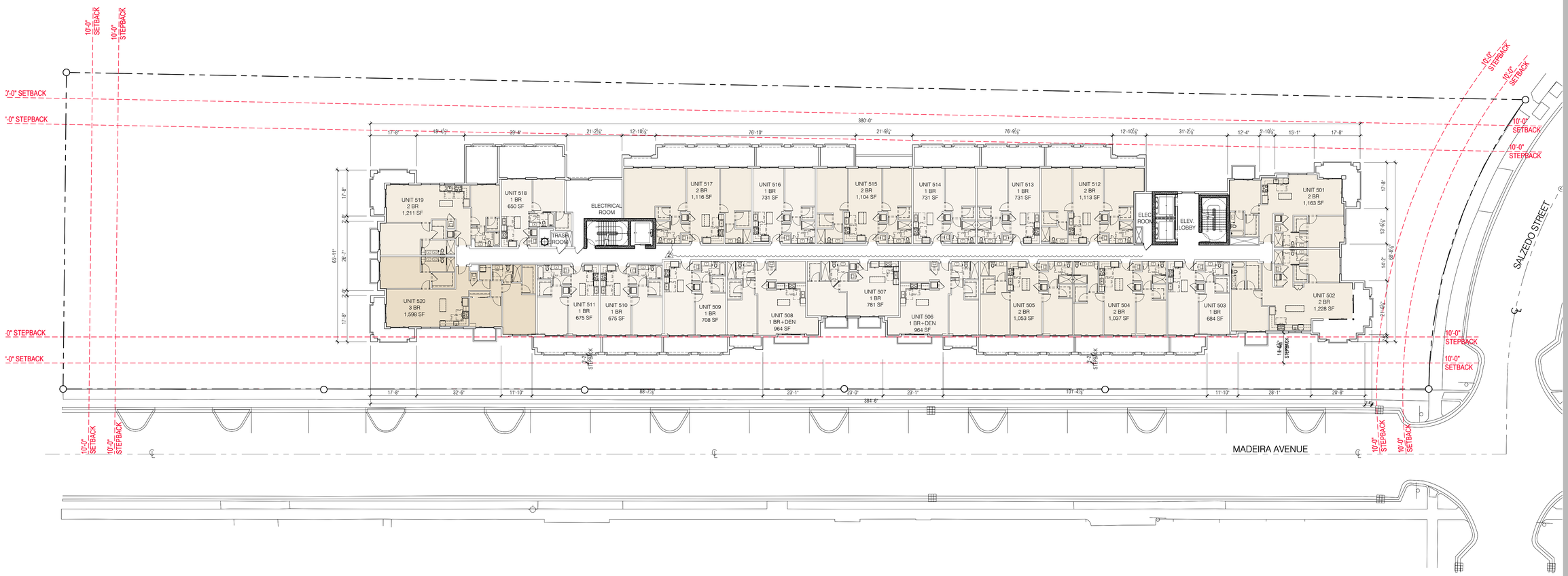
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PROJECT NO: 18-035

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5TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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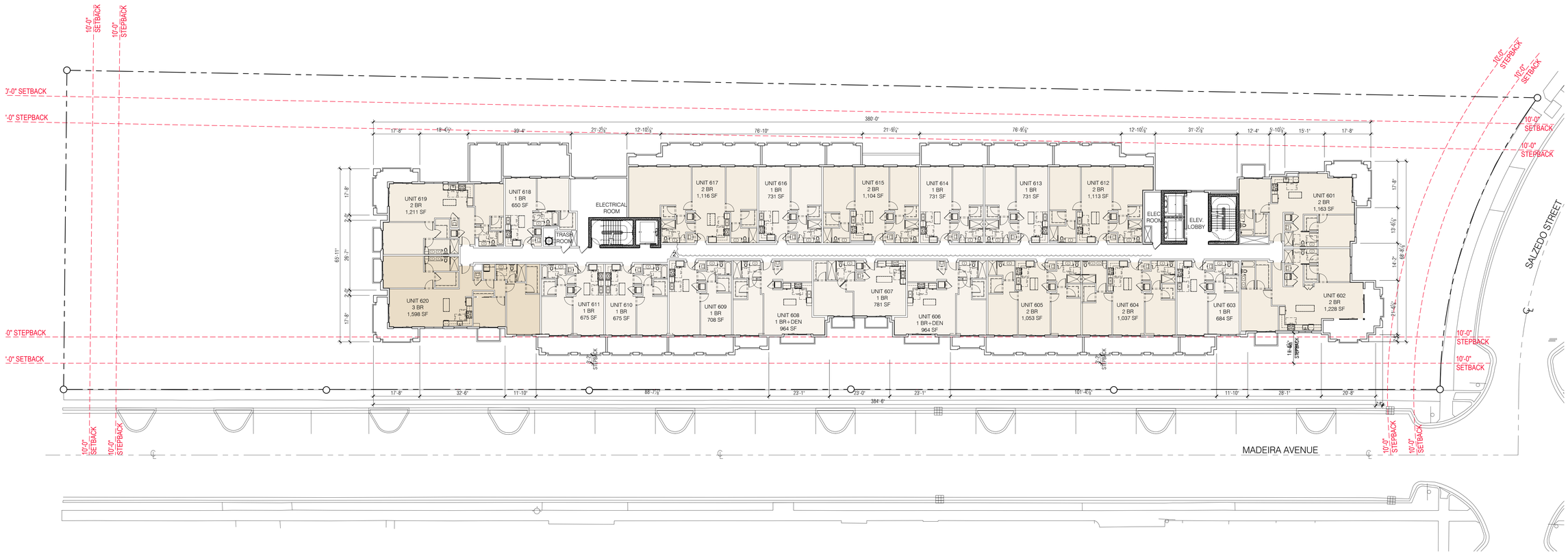
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6TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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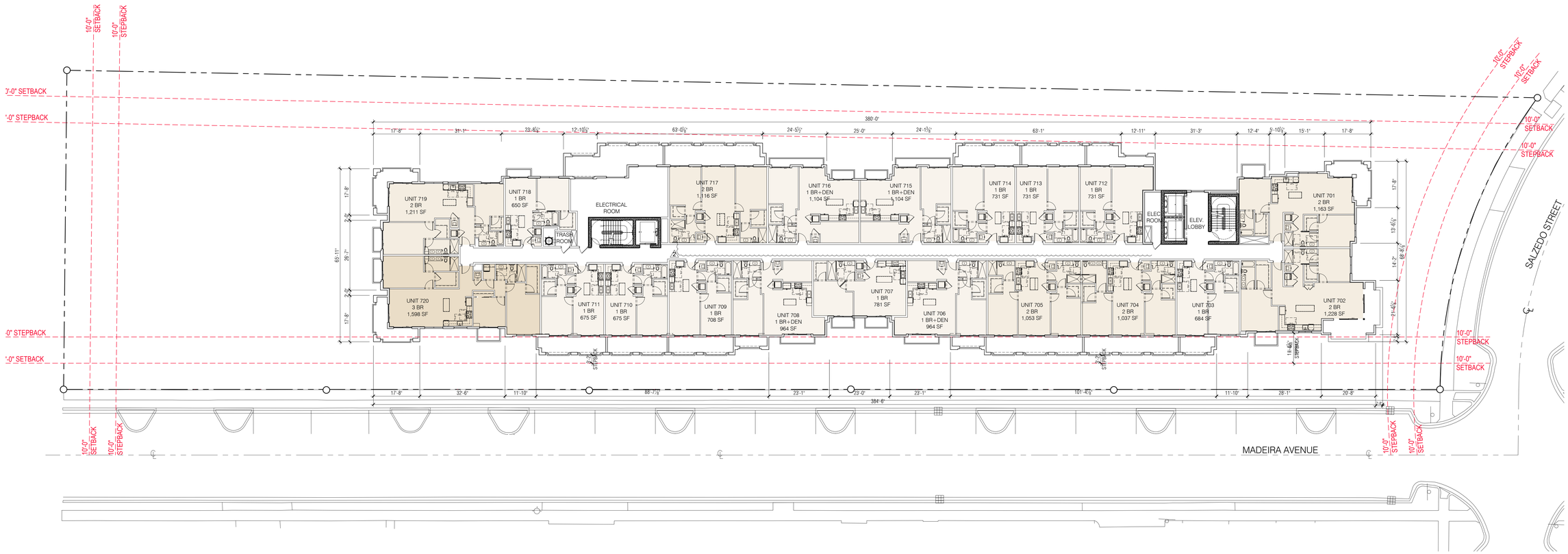
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7TH FLOOR PLAN

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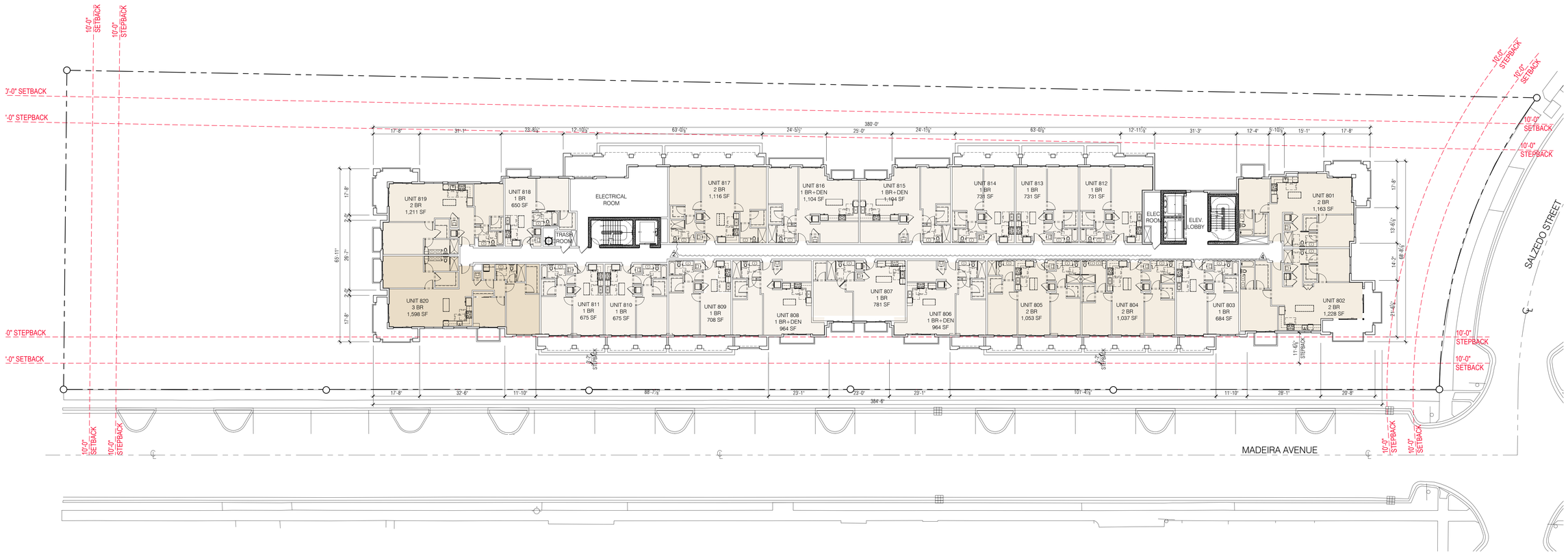
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8TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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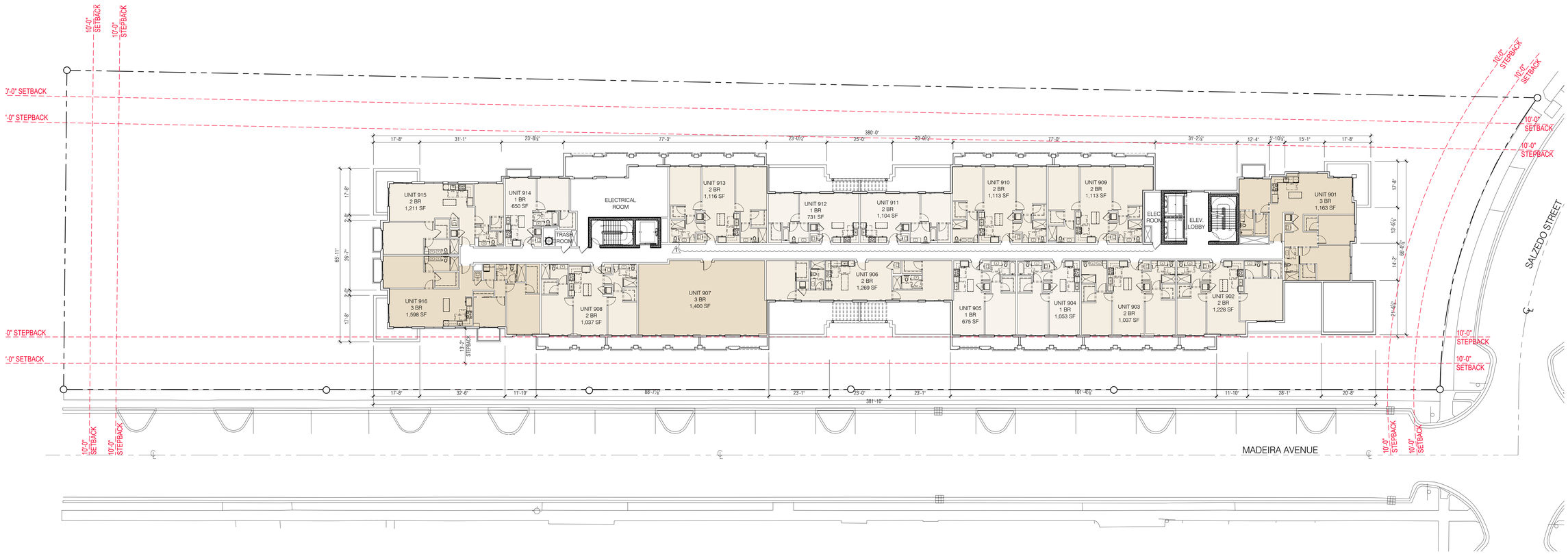
DATE: 12-03-2021

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9TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

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SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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- 1 REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

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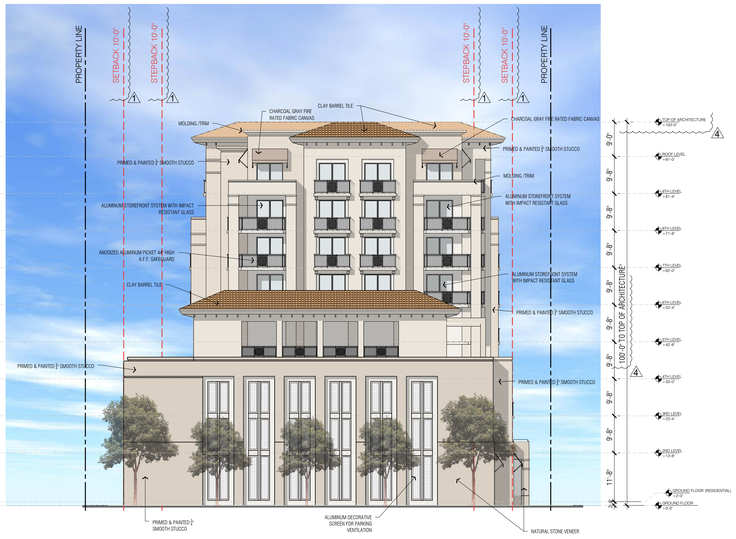
SHEET NO:

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EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

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2. REV. 01-28-2021
1. REV. 12-15-2020

DATE: 12-03-2021

PROJECT NO: 18-035

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NORTH ELEVATION

SCALE: 1/16" = 1'-0"

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SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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- 8 REV. 12-03-2021
- 7 REV. 11-23-2021
- 6 REV. 10-22-2021
- 5 REV. 07-26-2021
- 4 REV. 04-26-2021
- 3 REV. 03-16-2021
- 2 REV. 01-28-2021
- 1 REV. 12-15-2020

DATE: 11-23-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-2.2



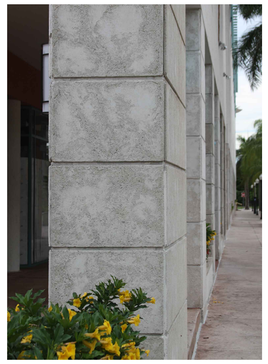
1 ALUMINUM STOREFRONT SYSTEM WITH IMPACT RESISTANT GLASS

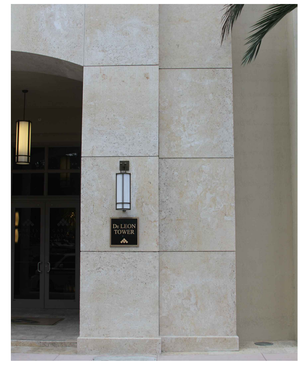


2 CUSTOM ALUMINUM SUNSHADE

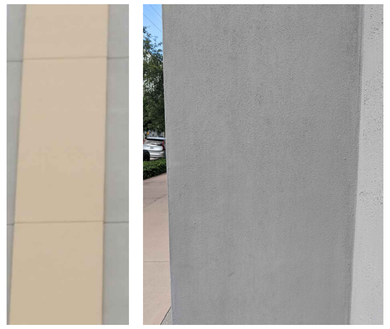


3 PRECAST CONCRETE BRACKETS





4 NATURAL STONE VENEER



5 PRIMED & PAINTED $\frac{3}{4}$" SMOOTH STUCCO



6 ANODIZED ALUMINUM PICKET 44" HIGH A.F.F. SAFEGUARD



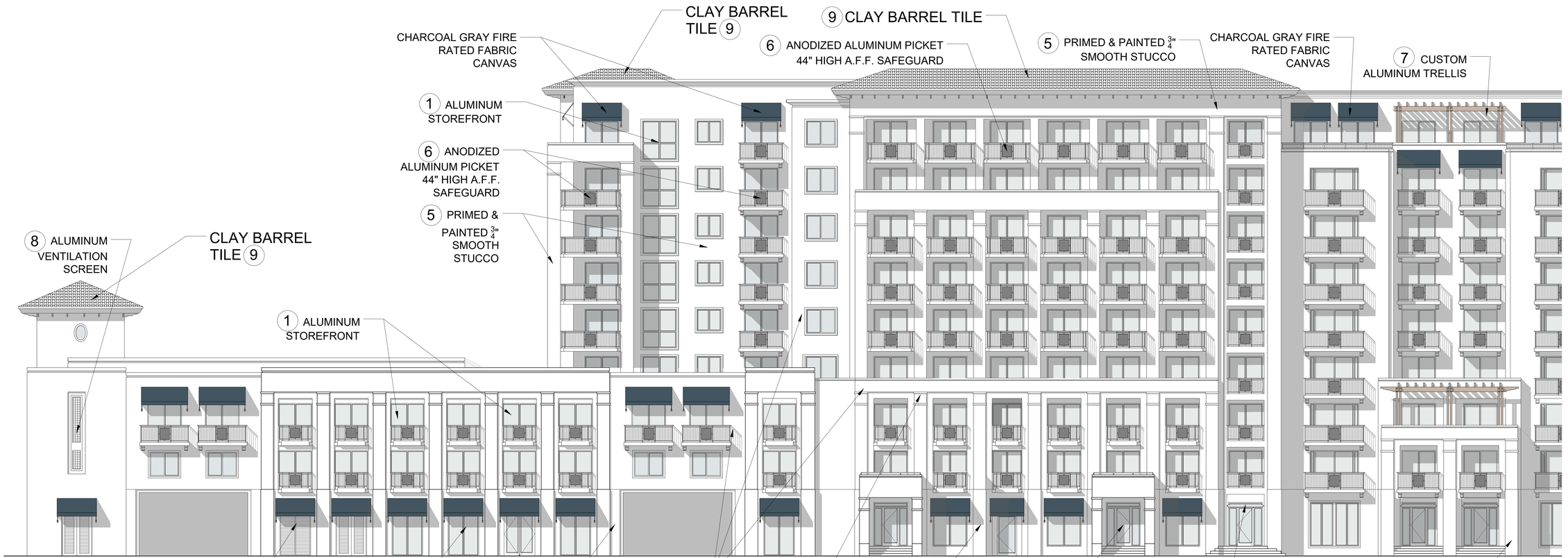
7 CUSTOM ALUMINUM TRELLIS



8 ALUMINUM VENTILATION SCREEN



9 CLAY BARREL TILE



MATERIALS BOARD

8 7 6 5

SCALE: N.T.S.

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SEAL:

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1 REV. 12-15-2020

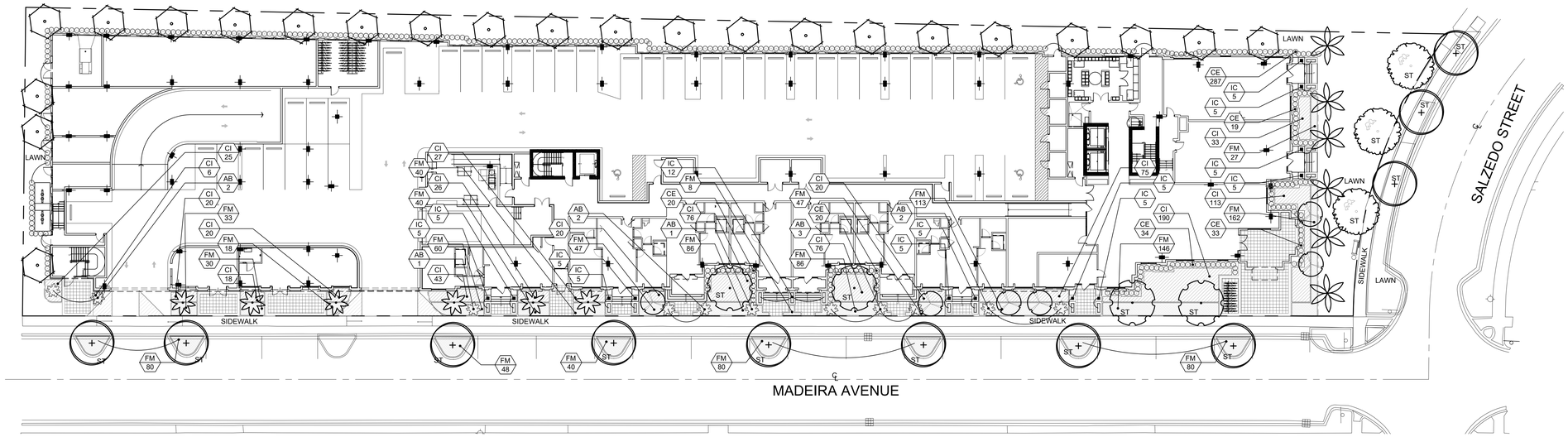
DATE: 12-03-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-3.0



LANDSCAPE PLAN - GROUND FLOOR

Scale: 1"=20'-0"

NORTH

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: MF2 Net Lot Area 1.434 acres 62,474 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 62,474 s.f. x 25 % = 15,619 s.f.	15,619	15,995
TREES		
A. No. of Trees required: 28 x 1.434 = 40	40	40
B. % Palms Allowed: No. Trees required x 25% =	10	10
C. % Natives required: No. Trees required x 30% =	12	29
STREET TREES (maximum average spacing of 35' o.c.):		
A. 524 linear feet along Maderia Avenue =	15	15
B. 117 linear feet along Salzedo Street =	3	3
G. Total Trees Required	58	58
SHRUBS		
A. No. shrubs required: 224 x 1.434 = 321	321	1,760
B. Natives requirement 30%	96	1,430

ST = Street Tree

MITIGATION REQUIRED

TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
15,373 sf	18 - Large Tree (500 sf each) = 9,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 8 - Large Palm Species (300 sf each) = 2,400 sf 34 - Small Palm Species (100 sf each) = 3,400 sf Total Canopy Replacement Provided = 23,800 sf

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	11	Caesalpinia granadillo [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		BRIDALVEIL TREE	F.G.
	23	*Coccoloba diversifiora	12' HT. X 6' SPR. 2" CAL.
		PIGEON PLUM	F.G.
	4	*Coccoloba diversifiora [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		PIGEON PLUM	F.G.
	7	Lagerstroemia indica 'Muskogee'	12' HT. X 6' SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
	2	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.
	3	*Quercus virginiana [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		LIVE OAK	F.G.
	6	*Roystonea elata	12' G.W., 28' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	33	Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'quad'	16' O.A. HT. MIN.
		QUADRUPLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	11	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AO	21	Alcantarea odorata	3' O.A. HT.
		BROMELIAD SP.	9" POT
CE	413	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	229	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	788	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	1,271	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IC	105	Ipomoea 'Margarite'	15" O.C.
		CHARTREUSE SWEET POTATO	1 GAL. FULL
JC	744	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER	3 GAL.
PB	80	Philodendron 'Burle Marx'	24" HT. X 24" SPR. / 36" O.C.
		BURLE MARX PHILODENDRON	3 GAL.
PS	218	Pennisetum setaceum 'Alba'	18" HT. X 18" SPR. / 24" O.C.
		WHITE FOUNTAIN GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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SEAL:

ANDREW M. WITKIN
LIC. # LA0000889

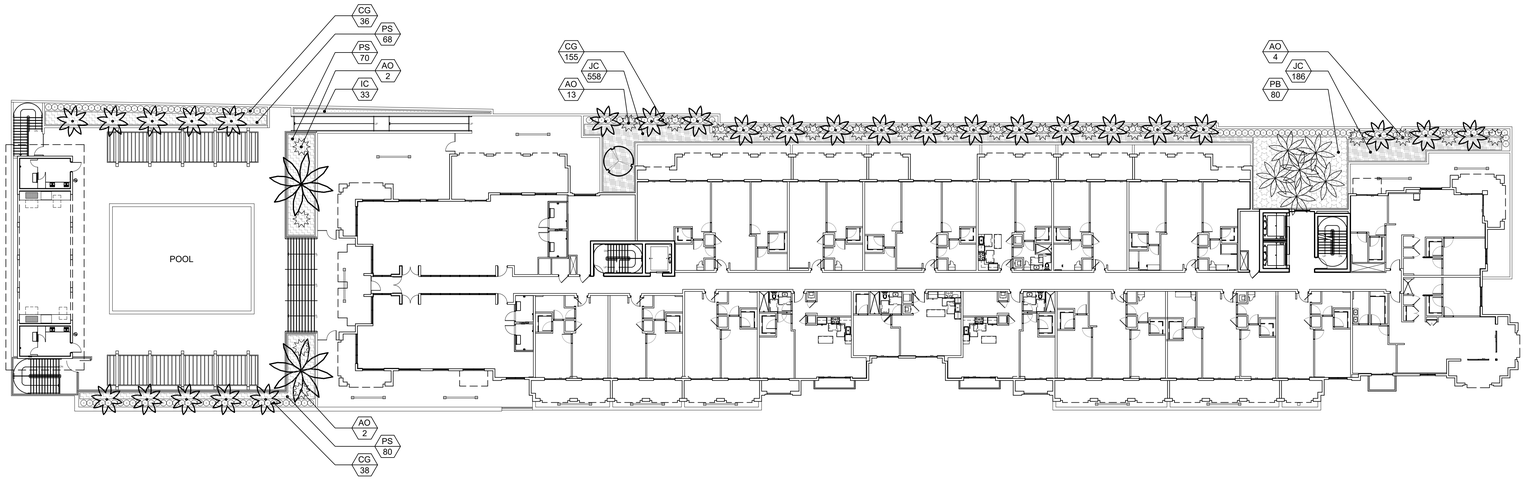
301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

DATE: 11-20-2019

PROJECT NO: 2019-005

DRAWING NAME: LANDSCAPE PLAN
SHEET NO:

L-1



LANDSCAPE PLAN - RECREATION LEVEL

Scale: 1"=20'-0"

NORTH

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	11	Caesalpinia granadillo [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		BRIDALVEIL TREE	F.G.
	23	*Coccoloba diversiflora	12' HT. X 6' SPR. 2" CAL.
		PIGEON PLUM	F.G.
	4	*Coccoloba diversiflora [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		PIGEON PLUM	F.G.
	7	Lagerstroemia indica 'Muskogee'	12' HT. X 6' SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
	2	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.
	3	*Quercus virginiana [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		LIVE OAK	F.G.
	6	*Roystonea elata	12' G.W., 28' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	33	Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'quad'	16' O.A. HT. MIN.
		QUADRUPLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	11	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AO	21	Alcantarea odorata	3' O.A. HT.
		BROMELIAD SP.	9" POT
CE	413	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	229	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	788	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	1,271	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IC	105	Ipomoea 'Margarite'	15" O.C.
		CHARTREUSE SWEET POTATO	1 GAL. FULL
JC	744	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
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		WHITE FOUNTAIN GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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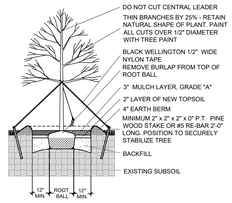
301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

DATE: 11-20-2019

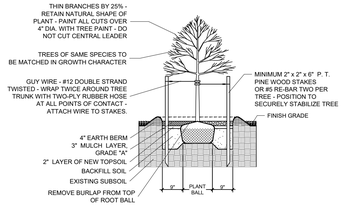
PROJECT NO: 2019-005

DRAWING NAME:
LANDSCAPE PLAN
SHEET NO:

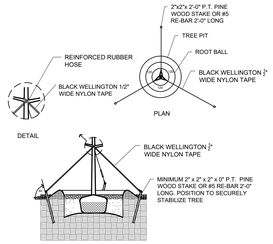
L-2



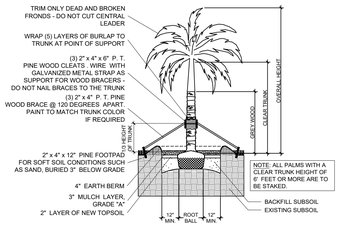
LARGE TREE PLANTING DETAIL



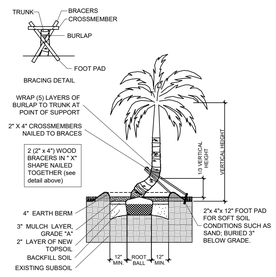
SMALL TREE PLANTING DETAIL



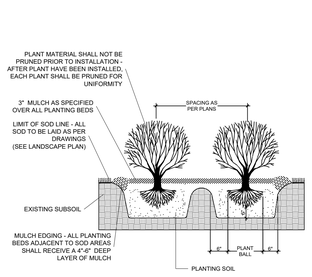
TYPICAL TREE GUYING DETAIL



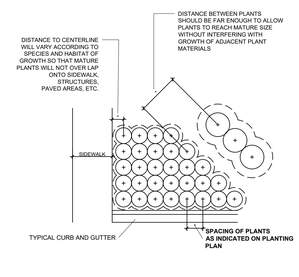
STRAIGHT TRUNK PALM PLANTING DETAIL



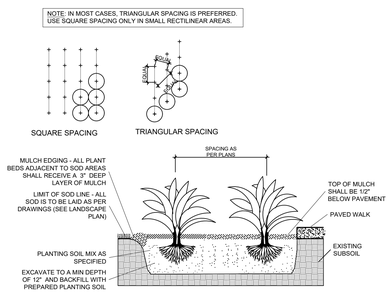
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

SOD NOTES:

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

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

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

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

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

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

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

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

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

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

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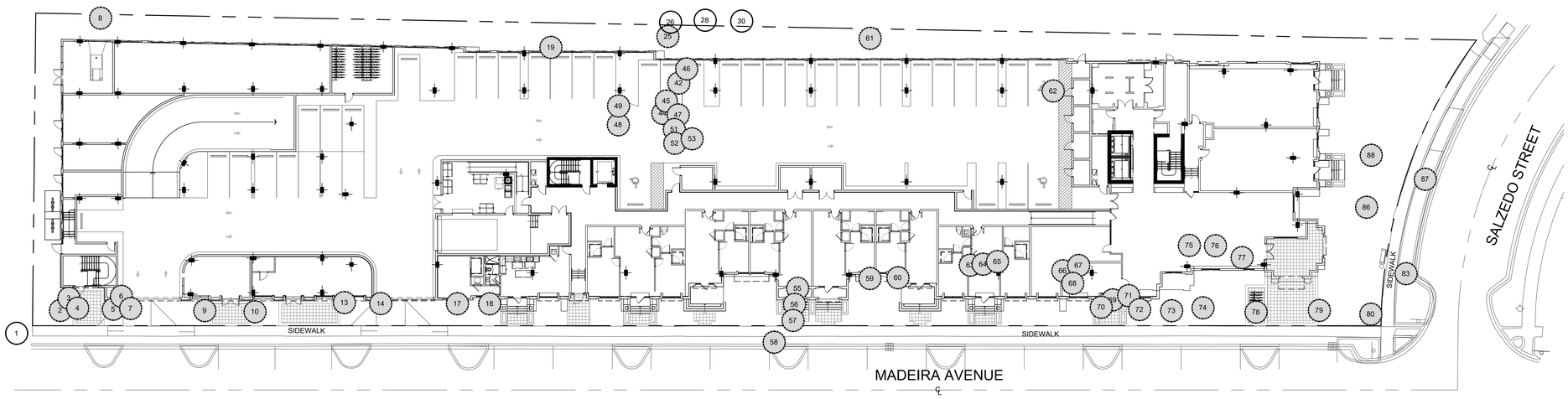
301-341 MADEIRA
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CORAL GABLES, FLORIDA 33134

DATE: 11-20-2019

PROJECT NO: 2019-005

DRAWING NAME:
LANDSCAPE DETAILS
SHEET NO:

L-3



TREE DISPOSITION PLAN

Scale: 1"=20'-0"

SYMBOL LEGEND

(#x) Tree to Remove

(#x) Tree to Remain

MITIGATION REQUIRED	
TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
15,373 sf	18 - Large Tree (500 sf each) = 9,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 8 - Large Palm Species (300 sf each) = 2,400 sf 34 - Small Palm Species (100 sf each) = 3,400 sf Total Canopy Replacement Provided = 23,800 sf

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	Canopy Removed (sf)	Disposition
1	Tree	*Unknown*	8	30	15	-	Remain
2	Queen Palm	*Syagrus romanzoffiana*	8	20	15	177	Remove
3	Queen Palm	*Syagrus romanzoffiana*	8	35	15	177	Remove
4	Queen Palm	*Syagrus romanzoffiana*	8	30	15	177	Remove
5	Queen Palm	*Syagrus romanzoffiana*	8	25	10	79	Remove
6	Queen Palm	*Syagrus romanzoffiana*	8	25	10	79	Remove
7	Queen Palm	*Syagrus romanzoffiana*	8	15	6	254	Remove
8	Queen Palm	*Syagrus romanzoffiana*	3	30	6	314	Remove
9	Coconut Palm	*Cocos nucifera*	12	30	15	314	Remove
10	Coconut Palm	*Cocos nucifera*	12	30	15	177	Remove
13	Tree Queen	*Ailanthus altissima*	10	25	15	177	Remove
14	Tree Queen	*Ailanthus altissima*	10	15	15	177	Remove
17	Tree Queen	*Ailanthus altissima*	10	20	10	79	Remove
18	Tree Queen	*Ailanthus altissima*	8	18	25	491	Remove
19	Almond Tree	*Prunus dulcis*	30	50	50	1963	Remove
25	Ficus	*Ficus benjamina*	6	10	10	79	Remove
26	Tree	*Unknown*	10	20	20	-	Remain
27	Silver Buttonwood	*Conocarpus erectus*	9	12	12	113	Remove
28	Areca Cluster	*Areca catechu*	10	20	15	-	Remain
30	Tree	*Unknown*	12	25	15	-	Remain
42	Areca Cluster	*Areca catechu*		10	8	50	Remove
44	Areca Cluster	*Areca catechu*		20	15	177	Remove
45	Areca Cluster	*Areca catechu*		20	15	177	Remove
46	Umbrella Tree	*Schefflera actinophylla*	N/A	N/A	N/A	-	Remove
47	Areca Cluster	*Areca catechu*		10	8	50	Remove
48	Tree	*Unknown*	14	40	30	707	Remove
49	Tree	*Unknown*	14	20	20	314	Remove
51	Areca	*Areca catechu*		15	10	79	Remove
52	Areca	*Areca catechu*		15	10	79	Remove
53	Bottle Brush	*Callistemon*	10	18	12	113	Remove
55	Areca	*Areca catechu*	4	25	7	38	Remove
56	Areca	*Areca catechu*	3	25	6	28	Remove
57	Areca	*Areca catechu*	3	15	4	13	Remove
58	Bottle Brush	*Callistemon*		15	15	177	Remove
59	Coconut Palm	*Cocos nucifera*	18	25	20	314	Remove
60	Coconut Palm	*Cocos nucifera*	8	25	20	314	Remove
61	Areca Cluster	*Areca catechu*		15	10	79	Remove
62	Ficus	*Ficus benjamina*	48	50	50	1963	Remove
63	Almond Tree	*Prunus dulcis*	26	40	60	2826	Remove
64	Areca Cluster	*Areca catechu*		10	6	28	Remove
65	Areca Cluster	*Areca catechu*		10	6	28	Remove
66	Tree Queen	*Ailanthus altissima*	12	30	10	79	Remove
67	Tree Queen	*Ailanthus altissima*	10	25	10	79	Remove
68	Tree Queen	*Ailanthus altissima*	12	30	10	79	Remove
69	Areca Cluster	*Areca catechu*		15	20	314	Remove
70	Tree Queen	*Ailanthus altissima*	8	20	15	177	Remove
71	Areca Cluster	*Areca catechu*		15	10	79	Remove
72	Tree Queen	*Ailanthus altissima*	10	20	15	177	Remove
73	Tree Queen	*Ailanthus altissima*	12	25	8	50	Remove
74	Tree Queen	*Ailanthus altissima*	10	25	15	177	Remove
75	Areca Cluster	*Areca catechu*		15	10	79	Remove
76	Areca Cluster	*Areca catechu*		10	10	79	Remove
77	Areca Cluster	*Areca catechu*		20	15	177	Remove
78	Tree Queen	*Ailanthus altissima*	9	20	16	201	Remove
79	Tree Queen	*Ailanthus altissima*	9	20	10	79	Remove
80	Areca Cluster	*Areca catechu*		10	10	79	Remove
83	Traveler's Palm	*Ravenala madagascariensis*	8	20	20	314	Remove
86	Areca Cluster	*Areca catechu*		8	6	28	Remove
87	Traveler's Palm	*Ravenala madagascariensis*	12	20	30	707	Remove
88	Areca Cluster	*Areca catechu*		10	8	50	Remove
				Total Canopy Removed		15373	

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SEAL:

ANDREW M. WITKIN
LIC. # LA0000889

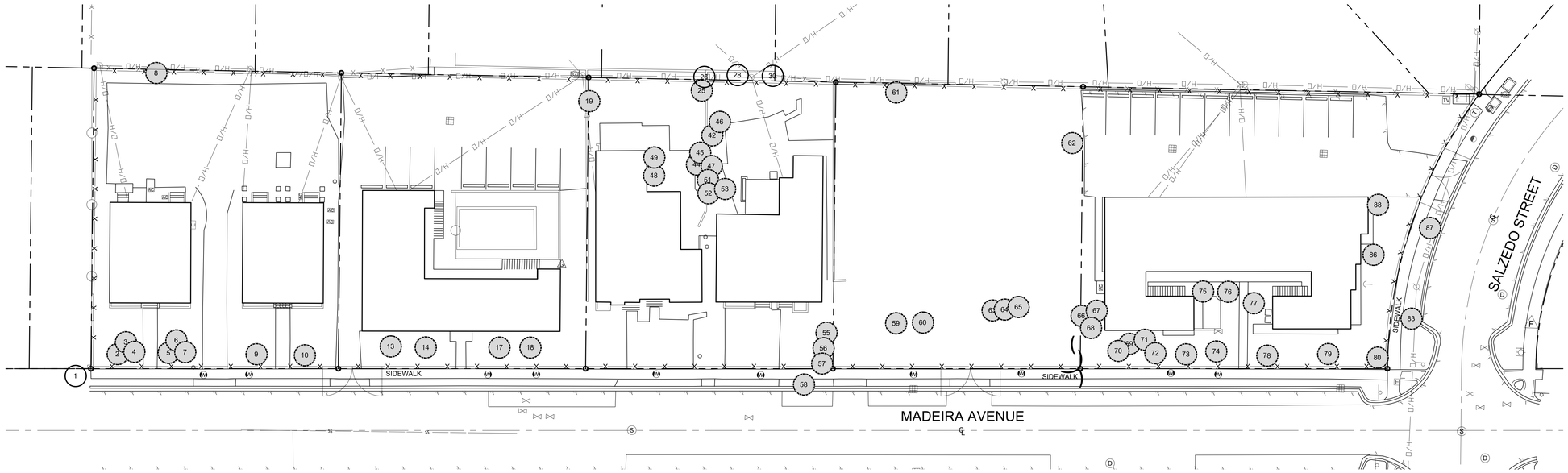
301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

DATE: 11-20-2019

PROJECT NO: 2019-005

DRAWING NAME:
TREE DISPOSITION PLAN
SHEET NO:

TD-1



TREE DISPOSITION PLAN

Scale: 1"=20'-0"

SYMBOL LEGEND

(#x) Tree to Remove

(#x) Tree to Remain

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	Canopy Removed (sf)	Disposition
1	Tree	*Unknown*	8	30	15	-	Remain
2	Queen Palm	*Syagrus romanzoffiana*	8	20	15	177	Remove
3	Queen Palm	*Syagrus romanzoffiana*	8	35	15	177	Remove
4	Queen Palm	*Syagrus romanzoffiana*	8	30	15	177	Remove
5	Queen Palm	*Syagrus romanzoffiana*	8	25	10	79	Remove
6	Queen Palm	*Syagrus romanzoffiana*	8	25	10	79	Remove
7	Queen Palm	*Syagrus romanzoffiana*	8	15	6	254	Remove
8	Queen Palm	*Syagrus romanzoffiana*	3	30	6	314	Remove
9	Coconut Palm	*Cocos nucifera*	12	30	15	314	Remove
10	Coconut Palm	*Cocos nucifera*	12	30	15	177	Remove
13	Tree Queen	*Ailanthus altissima*	10	25	15	177	Remove
14	Tree Queen	*Ailanthus altissima*	10	15	15	177	Remove
17	Tree Queen	*Ailanthus altissima*	10	20	10	79	Remove
18	Tree Queen	*Ailanthus altissima*	8	18	25	491	Remove
19	Almond Tree	*Prunus dulcis*	30	50	50	1963	Remove
25	Ficus	*Ficus benjamina*	6	10	10	79	Remove
26	Tree	*Unknown*	10	20	20	-	Remain
27	Silver Buttonwood	*Conocarpus erectus*	9	12	12	113	Remove
28	Areca Cluster	*Areca catechu*	10	20	15	-	Remain
30	Tree	*Unknown*	12	25	15	-	Remain
42	Areca Cluster	*Areca catechu*		10	8	50	Remove
44	Areca Cluster	*Areca catechu*		20	15	177	Remove
45	Areca Cluster	*Areca catechu*		20	15	177	Remove
46	Umbrella Tree	*Schefflera actinophylla*	N/A	N/A	N/A	-	Remove
47	Areca Cluster	*Areca catechu*		10	8	50	Remove
48	Tree	*Unknown*	14	40	30	707	Remove
49	Tree	*Unknown*	14	20	20	314	Remove
51	Areca	*Areca catechu*		15	10	79	Remove
52	Areca	*Areca catechu*		15	10	79	Remove
53	Bottle Brush	*Callistemon*	10	18	12	113	Remove
55	Areca	*Areca catechu*	4	25	7	38	Remove
56	Areca	*Areca catechu*	3	25	6	28	Remove
57	Areca	*Areca catechu*	3	15	4	13	Remove
58	Bottle Brush	*Callistemon*		15	15	177	Remove
59	Coconut Palm	*Cocos nucifera*	18	25	20	314	Remove
60	Coconut Palm	*Cocos nucifera*	8	25	20	314	Remove
61	Areca Cluster	*Areca catechu*		15	10	79	Remove
62	Ficus	*Ficus benjamina*	48	50	50	1963	Remove
63	Almond Tree	*Prunus dulcis*	26	40	60	2826	Remove
64	Areca Cluster	*Areca catechu*		10	6	28	Remove
65	Areca Cluster	*Areca catechu*		10	6	28	Remove
66	Tree Queen	*Ailanthus altissima*	12	30	10	79	Remove
67	Tree Queen	*Ailanthus altissima*	10	25	10	79	Remove
68	Tree Queen	*Ailanthus altissima*	12	30	10	79	Remove
69	Areca Cluster	*Areca catechu*		15	20	314	Remove
70	Tree Queen	*Ailanthus altissima*	8	20	15	177	Remove
71	Areca Cluster	*Areca catechu*		15	10	79	Remove
72	Tree Queen	*Ailanthus altissima*	10	20	15	177	Remove
73	Tree Queen	*Ailanthus altissima*	12	25	8	50	Remove
74	Tree Queen	*Ailanthus altissima*	10	25	15	177	Remove
75	Areca Cluster	*Areca catechu*		15	10	79	Remove
76	Areca Cluster	*Areca catechu*		10	10	79	Remove
77	Areca Cluster	*Areca catechu*		20	15	177	Remove
78	Tree Queen	*Ailanthus altissima*	9	20	16	201	Remove
79	Tree Queen	*Ailanthus altissima*	9	20	10	79	Remove
80	Areca Cluster	*Areca catechu*		10	10	79	Remove
83	Traveler's Palm	*Ravenala madagascariensis*	8	20	20	314	Remove
86	Areca Cluster	*Areca catechu*		8	6	28	Remove
87	Traveler's Palm	*Ravenala madagascariensis*	12	20	30	707	Remove
88	Areca Cluster	*Areca catechu*		10	8	50	Remove
				Total Canopy Removed		15373	

MITIGATION REQUIRED

TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
15,373 sf	18 - Large Tree (500 sf each) = 9,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 8 - Large Palm Species (300 sf each) = 2,400 sf 34 - Small Palm Species (100 sf each) = 3,400 sf Total Canopy Replacement Provided = 23,800 sf

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