VENERA

2nd COMMISSION HEARING
MAY 22, 2018

1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
1537 SAN REMO AVE, 33146
CORAL GABLES, FL

UPDATE TO PLANNING DIVISION APPLICATION

2601 SOUTH BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133
P: (305) 859-2050
WWW. BERMELLOAJAMIL.COM
ba Bermello Ajamil & Partners, Inc.

2ND COMMISSION HEARING
MAY 22,2018

VENERA
CORAL GABLES, FL

INDEX

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ba
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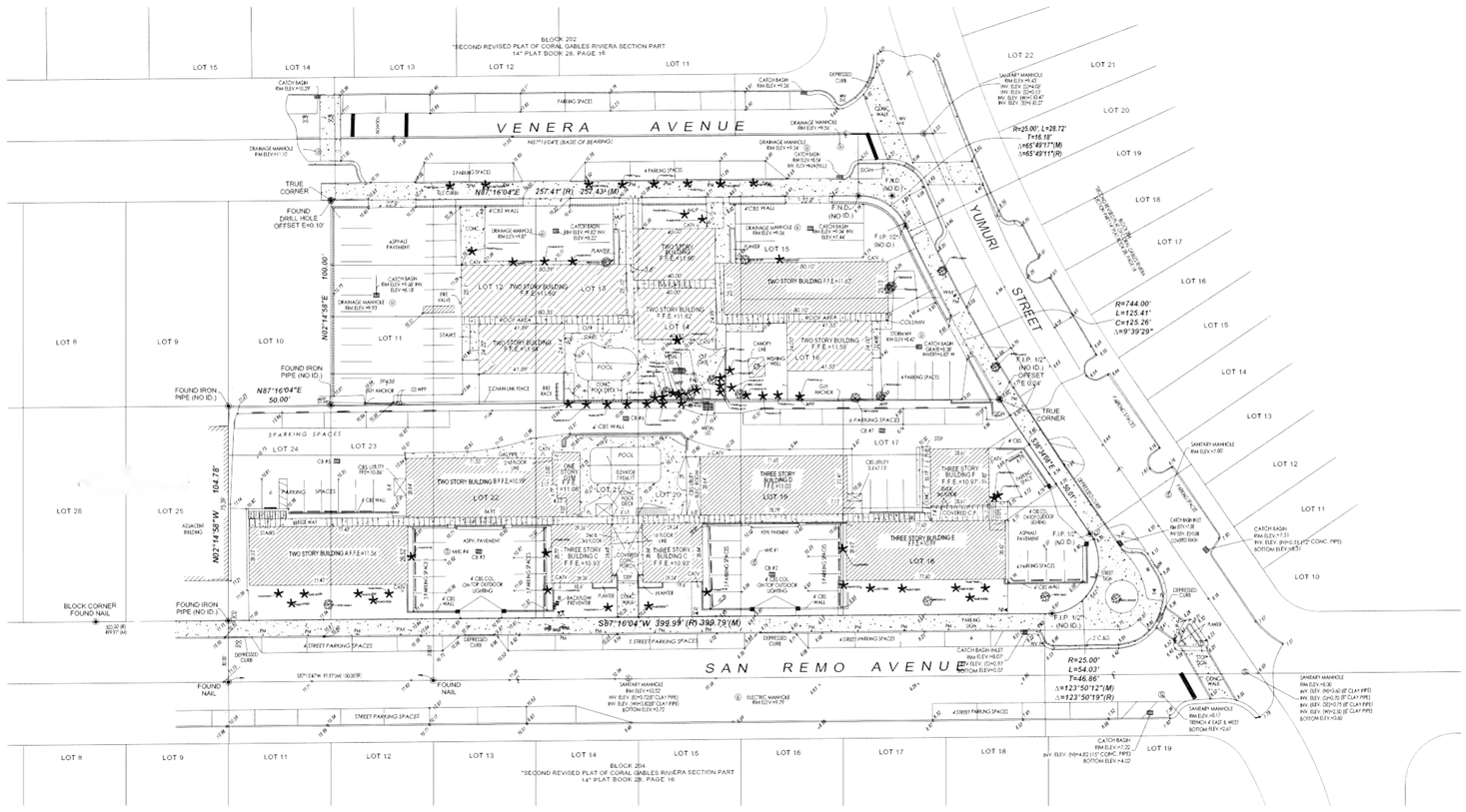
SHOMA

2ND COMMISSION HEARING
MAY 22,2018

INDEX

A-0

BOUNDARY AND TOPOGRAPHIC SURVEY



0' 15' 30'

GRAPHIC SCALE
SCALE: 1" = 30'

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

A/C	Air Conditioning
BFP	Backflow Preventer
C.	Center Line
CATV	Backflow Preventer
CO	Cleanout
CONC.	Concrete
C.B.S.	Concrete Block Structure
CLF	Chain Link Fence
C.S.	Concrete Slab
C. & G.	Curb & Gutter
C.P.	Concrete Porch
Dim.	Dimension
Dwy.	Driveway
EB	Electric Box
ELEV.	Elevation
F.F.E.	Finish Floor Elevation
FH	Fire Hydrant
F.I.P.	Found Iron Pipe
H	Height
ID.	Identification
INV. ELEV.	Invert Elevation
L	Arc Length
(M)	Measured
MH	Manhole
O.R.B.	Official Record Book
P.B.	Plat Book
℄	Property Line
PM	Parking Meter
(R)	Recorded
R/W	Right-of-Way
R	Radius
WPP	Wood Power Utility Pole
W.U.	Wood Utility

LEGEND

- Roof Area
- Concrete
- Chain Link Fence
- Right of Way Lines
- Electric Wiring Box
- Metal Light Pole
- x 10.00 Spot Elevation
- Catch Basin
- Gas Valve
- Irrigation Valve
- Water Valve
- Drainage Manhole
- Sanitary Manhole
- Palm (No Identified)
- Tree (No Identified)
- Columns
- Fire Hydrant
- Water Meter

MIAMI-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED		
BENCHMARK	DESCRIPTION	ELEVATION
P-601	US HWY #1 --- 0.35' NW of NW edge of pavement SW 57 Ave. --- 114.0' NE of Projected Edge of pavement. PK Nail and Brass washer in concrete gutter.	10.12
CORAL GABLES BENCHMARK USED		
# 615	SW Corner at Venera Avenue & Yumuri Street PK Nail and Brass washer in POC of Back sidewalk.	9.24
ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).		

STATE PLANE COORDINATES
All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/1993 Adjustment, Florida East 901 Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations: Establishing Agency: Miami-Dade Water and Sewer Department State/County: Florida/Miami-Dade County PID (Point Of Identification): 52 Station Name:REBOREDO Datum: NAD 83/93 Latitude: N25°42'12.79971311" Longitude: W 80°18'08.494691" Northing: 498554.915 (US Feet) Easting: 865882.398 (US Feet) Station Description: The station, is _located southwest of the intersection of SW 72 St. and SW 67 Av. and is east of a brick "University Christian Church" sign. The mark is a concrete monument with a METRO-DADE GPS CONTROL PT. brass disk and is stamped "REBOREDO".

LEGAL DESCRIPTION:

Lots 11 through 16 inclusive, Block 203, of CORAL GABLES RIVIERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.

a/k/a: 1500 Venera Avenue, Coral Gables, Florida, 33146.
Folio: 03-4130-009-1040

AND

Lots 17 through 24 inclusive, Block 203, of CORAL GABLES RIVIERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.
a/k/a: VILLA SAN REMO CONDO

SURVEYOR'S NOTES:

1. Last day of field work was performed on May 31st, 2016.
2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
3. Bearings shown hereon are based on an assumed Bearing of N87°16'04"E along the centerline of Venera Avenue, said line to be considered a well monumented line.
4. By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0458, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only"
5. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
6. Any use of this Survey for purposes other than which it was intended, without written verification, will the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
7. The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
8. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

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 and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

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.

PLOT DATE 06/09/2016 © 2014 AVIÑO & ASSOCIATES, INC. ALL RIGHTS RESERVED. DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS & DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF AVIÑO & ASSOCIATES, INC., NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT

ACAD FILE: 1500 VENERA AVE BOUNDARY & TOPOGRAPHIC SURVEY.dwg

MARK	DATE	REVISIONS

BOUNDARY and TOPOGRAPHIC SURVEY
1500 VENERA AVENUE
CORAL GABLES, FLORIDA, 33146

BERMELLO AJAMIL & PARTNERS, INC.
2601 S. BAYSHORE DRIVE
SUITE 1000
MIAMI, FLORIDA 33133

Aviñó & ASSOCIATES
Engineers * Planners * Surveyors
1350 S.W. 57th AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL: (305) 265-5030
FAX: (305) 265-5033
EB # 5098 LB # 5098
E-MAIL: jravino@avinoandassociates.com

SEAL

JORGE R. AVIÑO, P.E.# 22207, P.L.S.# 4996

DRAWN BY:	EO
CHECKED BY:	J.R.A.
APPROVED BY:	J.R.A.
DATE:	06/09/2016
SCALE:	AS SHOWN
JOB No.:	16126.00
SHEET	1
SHEET	OF 1

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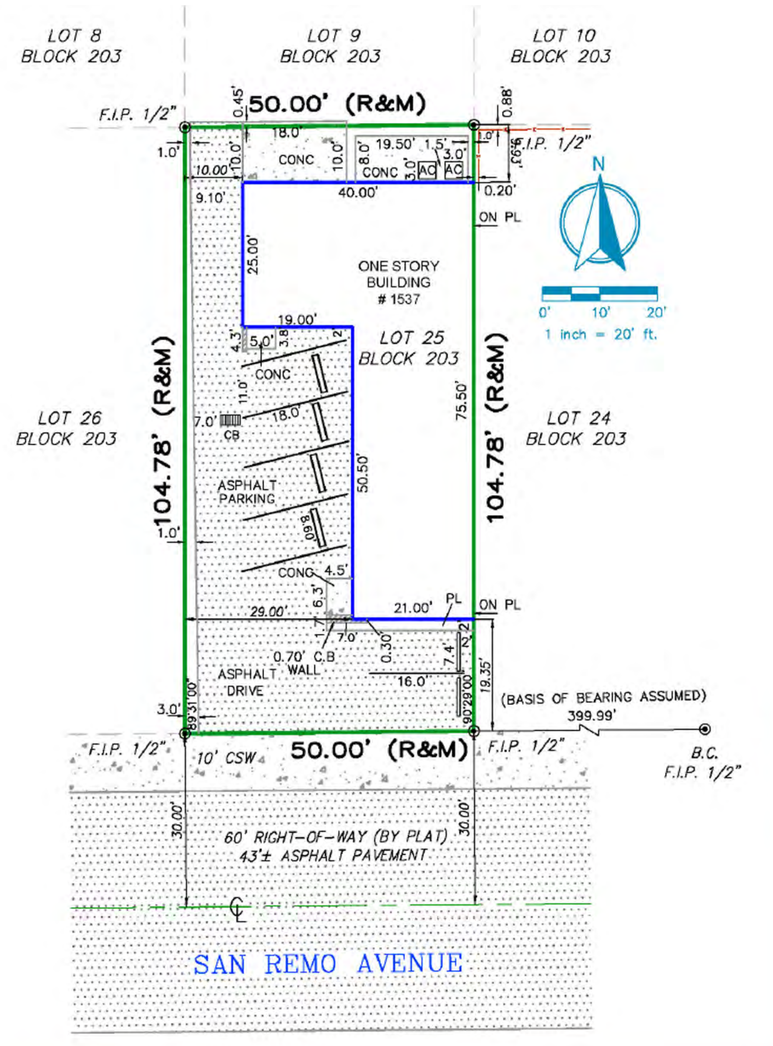
PROPERTY SURVEY

A-1



POINTS OF INTEREST:
ASPHALT PARKING/DRIVEWAY AND CONC SLAB CROSS LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:
1537 SAN REMO AVE
CORAL GABLES, FL 33146

OnlineLand SURVEYORS, INC.
15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: *I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.*

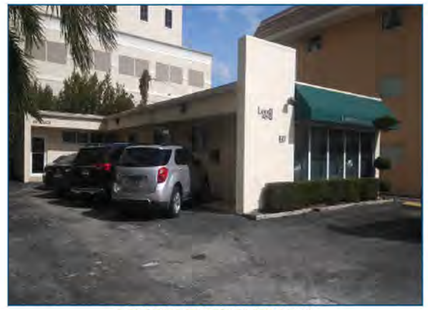
CERTIFICATE No. 5101 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA ***P.S.M. No. 5101***
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

Survey Date:1/29/2018 Survey Code:O-40166 Page 1 of 2 Not valid without all pages.

LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:
TBD
TITLE AMERICA, A LAW FIRM
TBD
ITS'SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number:	CITY OF CORAL GABLES 120639
Panel Number:	12086C0458L
Suffix:	L
Date of Firm Index:	9/11/2009
Flood Zone:	X
Base Flood Elevation:	N/A
Date of Survey:	1/29/2018

LEGAL DESCRIPTION: LOT 25, BLOCK 203, OF SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

PROPERTY LINE
STRUCTURE
CONC. BLOCK WALL
CHAIN-LINK or WIRE FENCE
WOOD FENCE
IRON FENCE
EASEMENT
CENTER LINE
WOOD DECK
CONCRETE
ASPHALT
BRICK/TILE
WATER
APPROXIMATE EDGE OF WATER
COVERED AREA

TREE
P.P. POWER POLE
C.B. CATCH BASIN
C.U.E. COUNTY UTILITY ESMT.
I.E./E.E. INGRESS/ EGRESS ESMT.
U.E. UTILITY EASEMENT
FND. OR F FOUND IRON PIPE/ PIN AS NOTED ON PLAT
LB# LICENSE # - BUSINESS
LS# LICENSE # - SURVEYOR
CALC CALCULATED POINT
SET SET MONUMENT
CONTROL POINT
CONCRETE MONUMENT
ELEV ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.C.P. PERMANENT CONTROL POINT
M FIELD MEASURED
P PLATTED MEASURMENT
D DEED
C CALCULATED

L.M.E. LAKE or LANDSCAPE MAINT. ESMT.
R.O.E. ROOF OVERHANG EASEMENT
P.P. POOL PUMP
PL PLANTER OR PROPERTY LINE
I.D. IDENTIFICATION
B.C. BLOCK CORNER
B.R. BEARING REFERENCE
Δ CENTRAL ANGLE or DELTA
R RECORD OR RADIUS
RAD. RADIAL
N.R. NON RADIAL
TYP. TYPICAL
I.R. IRON ROD
I.P. IRON PIPE
N&D NAIL & DISK
PK NAIL PARKER-KALON NAIL
D.H. DRILL HOLE
W WELL
FIRE HYDRANT
M.H. MAN HOLE
O.H.L. OVERHEAD LINES
TX TRANSFORMER
CATV CABLE TV. RISER
W.M. WATER METER
P/E POOL EQUIPMENT
CONC CONCRETE SLAB

ESMT. EASEMENT
D.E. DRAINAGE EASEMENT
L.B.E. LANDSCAPE BUFFER ESMT.
L.A.E. LIMITED ACCESS EASEMENT
TEL. TELEPHONE FACILITIES
U.P. UTILITY POLE
E.U.B. ELECTRIC UTILITY BOX
SEP. SEPTIC TANK
D.F. DRAIN FIELD
AC AIR CONDITIONER
CSW CONC SIDEWALK
DWY DRIVEWAY
SCR. SCREEN
GAR. GARAGE
ENCL. ENCLOSURE
N.T.S. NOT TO SCALE
F.F. FINISHED FLOOR
T.O.B. TOP OF BANK
E.O.W. EDGE OF WATER
E/P OR E.O.P. EDGE OF PAVEMENT
C.V.G. CONCRETE VALLEY GUTTER
B.S.L. BUILDING SETBACK LINE
S.T.L. SURVEY TIE LINE
℄ CENTER LINE
R/W RIGHT OF WAY
P.U.E. PUBLIC UTILITY EASEMENT
C.M.E. CANAL MAINTENANCE EASEMENT
A.E. ANCHOR EASEMENT

GENERAL NOTES:

1) *LEGAL DESCRIPTION PROVIDED BY OTHERS.*
2) *EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.*
3) *THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.*
4) *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.*
5) *UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.*
6) *ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.*
7) *FENCE OWNERSHIP NOT DETERMINED.*
8) *WALL TIES ARE TO THE FACE OF THE WALL.*
9) *BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.*
10) *BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.*
11) *NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.*
12) *NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTONIC SEAL.*
13) *DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.*
14) *ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.*
15) *THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.*
16) *THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.*

Florida Land Title Association
FLTA
Affiliate Member

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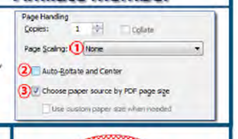
1. Select "None" from Page Scaling
2. Deselect "Auto-Rotate and Center"
3. Select "Choose paper source by PDF page size"



FIELD WORK:	***1/26/2018***
DRAWN BY:	***V.P***
CHECKED BY:	***M.E***
FINAL REVISION:	***01/29/2018***
COMPLETED:	***1/29/2018***
SCALE:	***1" = 20'***
SURVEY CODE:	***O-40166***

CERTIFICATE No. 5101 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
LB# 7904

OnlineLand SURVEYORS, INC.
15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurveyors.Com

Survey Date:1/29/2018 Survey Code:O-40166 Page 2 of 2 Not valid without all pages.

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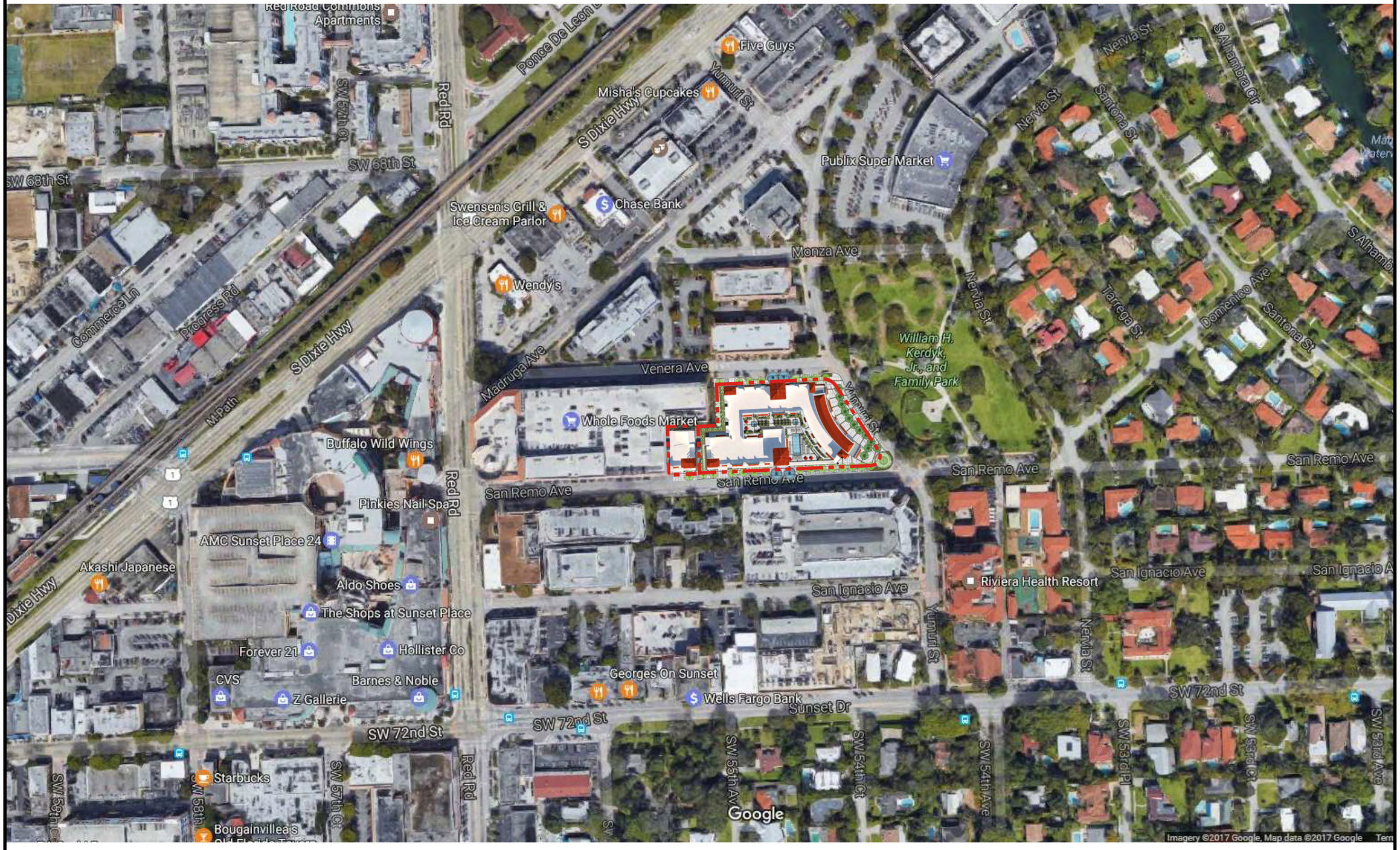
PROPERTY SURVEY

A-1.1



FULL BLOCK SITE PLAN

N

0' 200' 400' 800'

ba

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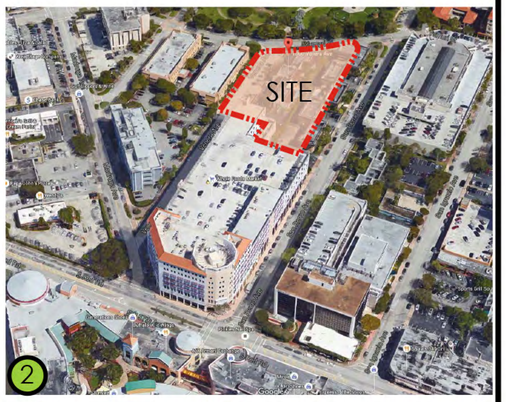
FULL BLOCK SITE PLAN

A-2



AERIAL LOCATION

N

0' 100' 200' 400'

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AERIAL LOCATION

A-3

1

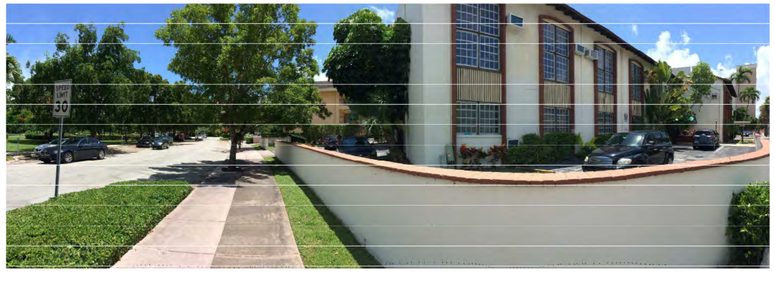
2

3

4

5

6



7

SITE PHOTOS

N 0' 100' 200' 400'

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SITE PHOTOS

A-4

1500 Venera Ave, 33146, Folio 03-4130-009-1040

Property	C (Commercial District)
Property Size	29,900sf .686 acres
Floor Lot Ratio	3.0 or 3.5 with architectural incentives.
Total Development by Right	(FAR 3.0) = 89,700sf (FAR of 3.5) = 104,650sf
Principal Height	Up to 70' max or 97' with architectural incentives
Maximum Height Allowed:	70'0" if Mediterrenean Style = 97'-0"
Maximum Units Allowed for Property:	
Setbacks:	**Front:** 15ft in height - 0' setback Above 15' in height - 10' setback **Side:** interior side: Under 45' in height 0'0" setback Above 45' in height 15'-0" + 1'-0" setback for each 3 feet of height **Rear:** Abutting street or alley - 0'-0" NOT abutting steet - 10'0" Balconies: max 6'0" over setback

1515 San Remo Avenue, 33146, Folio 03-4130-033-0001

Property	MF2 (Multi-Family District
Property Size	42,473.63 sf .975 acres

1537 San Remo Ave, 33146, Folio 03-4130-009-1180

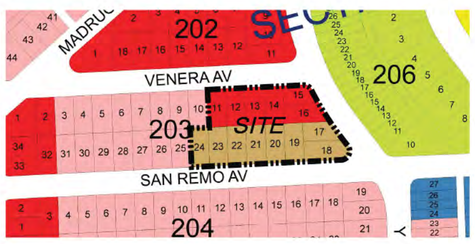
Property	C (Commercial District)
Property Size	5,239 sf .120 acres

1500 Venera Ave, 33146, Folio 03-4130-009-1040
1515 San Remo Avenue, 33146, Folio 03-4130-033-0001
1537 San Remo Ave, 33146, Folio 03-4130-009-1180

Property	MXD (Mixed Use District)
Property Size	77,612.63 sf 1.78 acres
Floor Lot Ratio	Up to 3.5 with Mediterranean architecture
Total Development by Right	**271,643 sf**
Principal Height	Up to 97'-0"
Maximum Height Allowed:	Up to 97'-0"
Density	Max 125/acres
Maximum Units Allowed for Property:	**222.5 units by right**
Setbacks:	**Front:** 45ft in height - 0' setback Above 45ft - 10'-0" **Side:** Interior side - none Side street - 15'-0" **Rear:** Abutting an alley or street - none NOT abutting street - 10'-0" Balconies: max 6'0" over setback

PARKING REQUIREMENTS

RESIDENTIAL	1 bed= 1 **Per City 1 bed = 1 space** 2 beds = 1.75 3 beds = 2.25 spaces
RETAIL	1 per 250sf **Per City 1 PER 300SF**



1500 VENERA & 1537 SAN REMO
PROGRAM ANALYSIS

UNIT MATRIX	1 BED	2 BED	3 BED	TOTAL UNITS	SF PER LEVEL	TOTAL S.F.
PHASE 1	1500 Venera Avenue					
GROUND LEVEL	0	0	0			
2ND LEVEL	1	0	4		5,336	5,456
3RD LEVEL	1	0	4		5,336	5,456
4TH LEVEL	1	0	4		5,336	5,322
5TH LEVEL	4	4	17		25,596	28,530
6TH LEVEL	4	4	18		26,695	28,653
7TH-9TH LEVEL	12	12	60		28,824	86,472
PHASE 2	1537 San Remo Avenue					
GROUND LEVEL	0	0	0			
2ND-4TH LEVEL	0	0	0			
5TH LEVEL	0	0	0			
TOTAL	23	20	107	150		159,889
RETAIL AREA GROUND LEVEL - PHASE 1	1500 Venera Avenue					21,009
					GRAND TOTAL	180,898

FAR		AREA	# LEVELS	GROSS AREA
	PHASE 1 ALLOWABLE FAR			253,307
	PHASE 2 ALLOWABLE FAR			18,336
	PHASE 1	1500 Venera Avenue		
	GROUND FLOOR			43,797
	2ND FLOOR	6,792	1	6,792
	3RD FLOOR	6,792	1	6,792
	4TH FLOOR	6,661	1	6,661
	5TH FLOOR	37,071	1	37,071
	6TH FLOOR	33,114	1	33,114
	7TH TO 9TH FLOOR	35,622	3	106,866
	PHASE 2	1537 San Remo Avenue		
	GROUND FLOOR	2,764	1	2,764
	2ND-4TH LEVEL	4,107	3	12,321
	5TH LEVEL	3,042	1	3,042
	TOTAL PROPOSED FAR			259,220
	TOTAL ALLOWABLE FAR			271,643
			DELTA	12,423

PARKING

	REQ. RATIO	# OF UNITS	AREA	REQ. PARKING
PHASE 1	1500 Venera Avenue			
1 BEDROOM	1	23		23
2 BEDROOM	1.75	20		35
3 BEDROOM	2.25	107		241
RETAIL	1 PER 300SF		21,009	70
PHASE 2	1537 San Remo Avenue			
OFFICE	1 PER 300SF		15,363	51
TOTAL PARKING REQUIRED				420
TOTAL PARKING REQUIRED WITH SHARED PARKING REDUCTION				344
TOTAL PARKING PROVIDED				356
* ADA PARKING TO BE ADDED PER RETAIL AREA			**DELTA**	12

1500 Venera
SHARED PARKING TABULATION

Use	Weekday Day 8am - 5pm	Weekday Evening 5pm - 12am	Weekday Night 12am - 8am	Weekend Day 8am - 5pm	Weekend Evening 5pm - 12am	Weekend Night 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
150 Units = 299 spaces required	179	269	299	239	269	299
Restaurant	50%	100%	10%	75%	100%	10%
2,109 SF = 70 spaces required	35	70	7	53	70	7
Office	100%	10%	5%	10%	5%	5%
15,363 SF = 51 spaces required	51	5	3	5	3	3
TOTAL SPACES REQUIRED	265	344	309	297	342	309
TOTAL SPACES PROVIDED		356				
DELTA		12				

PROPERTY			
COMMERCIAL DISTRICT			35,139 SF
MULTI- FAMILY DISTRICT			42,473.63 SF
MXD MIXED USE DISTRICT		77,612.63 SF	1.78 ACRES
TOTAL UNITS			150
UNIT TYPES	1BR	2BR	3BR
	23 15%	20 14%	107 71%
TOTAL PARKING PROVIDED			356
BUILDING HEIGHT TO THE ROOF			97'

Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District
- (UCD) Univeresity Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District

Future Land Use Map

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

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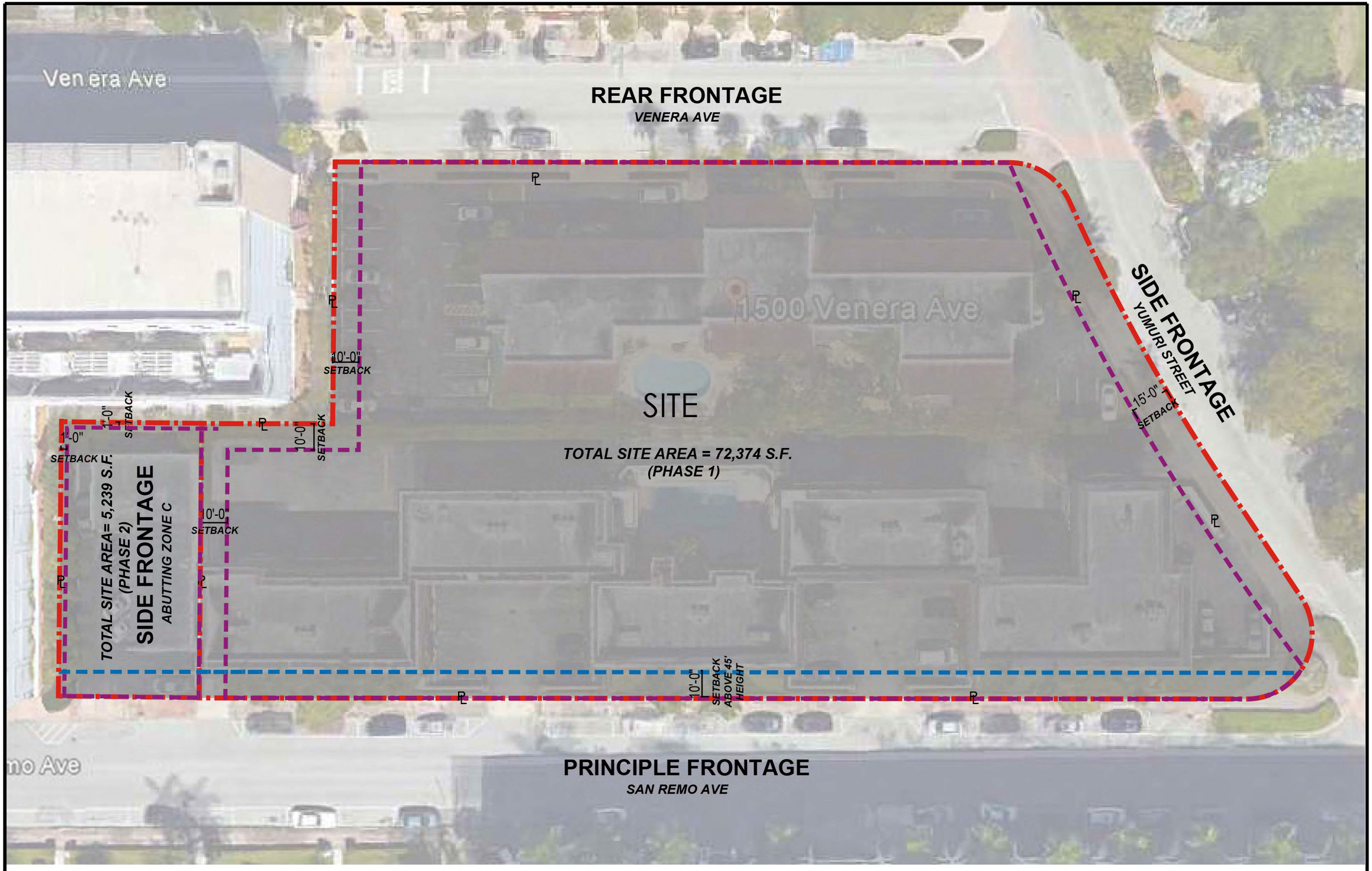
MAY 22,2018

ZONING DATA

A-5



SETBACKS/ANALYSIS

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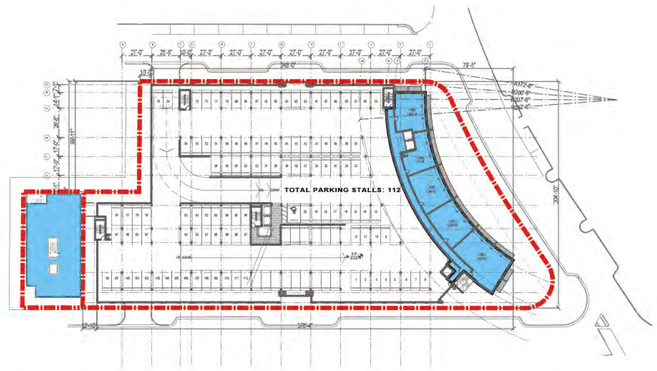
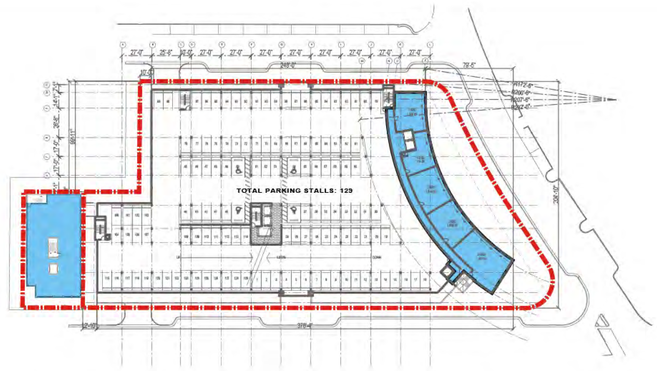
SETBACKS

A-5.5

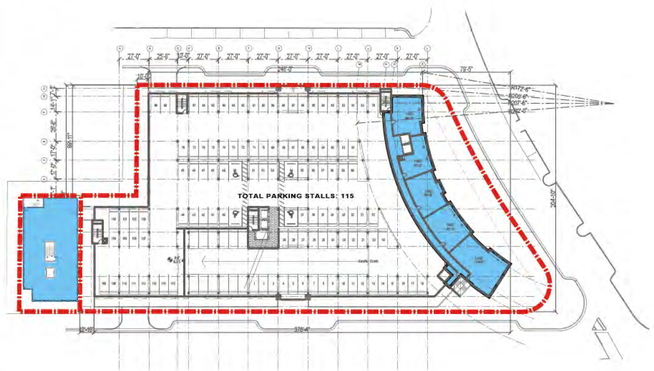
GROUND FLOOR
FAR = 46,561 SF



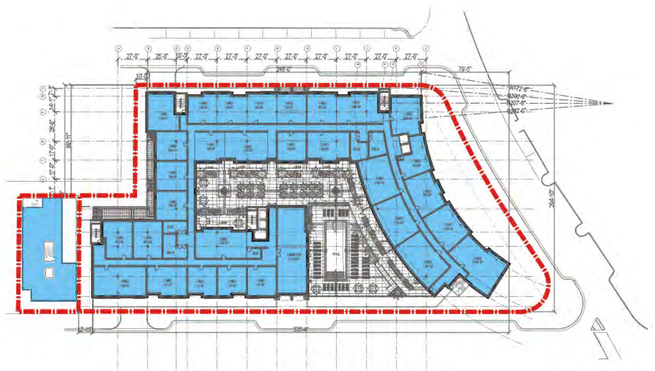
2ND FLOOR
FAR = 10,899 SF



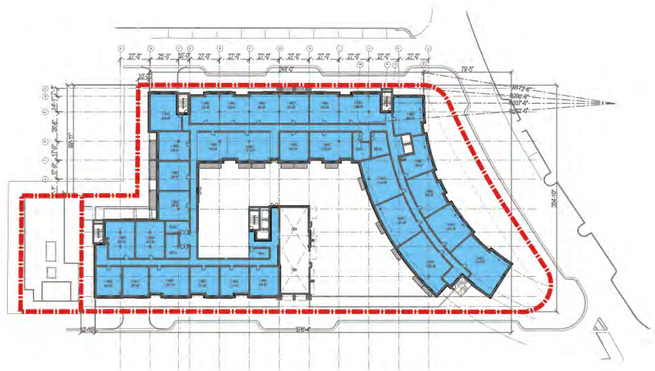
3RD FLOOR
FAR = 10,899 SF



4TH FLOOR
FAR = 10,768 SF

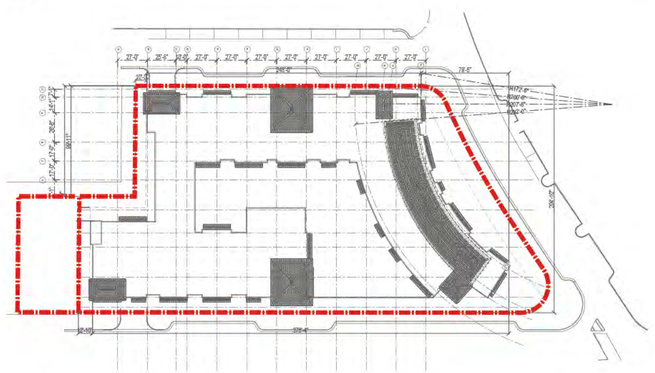


5TH FLOOR
FAR = 40,113 SF



6TH FLOOR
FAR = 33,114 SF

7TH - 9TH FLOOR
FAR = 35,622 SF
35,622 SF X 3 FLOORS = 106,866 SF



ROOF
FAR = 0 SF

FAR PLANS

SCALE: 1/64" = 1'-0

TOTAL FAR = 46,561 + 10,899 + 10,899 + 10,768 + 40,113 + 33,114+106,866 =259,220 SF

ALLOWABLE FAR = 271,643 SF

LEGEND:

PROPERTY LINE

SETBACKS

SETBACKS ABOVE 45'

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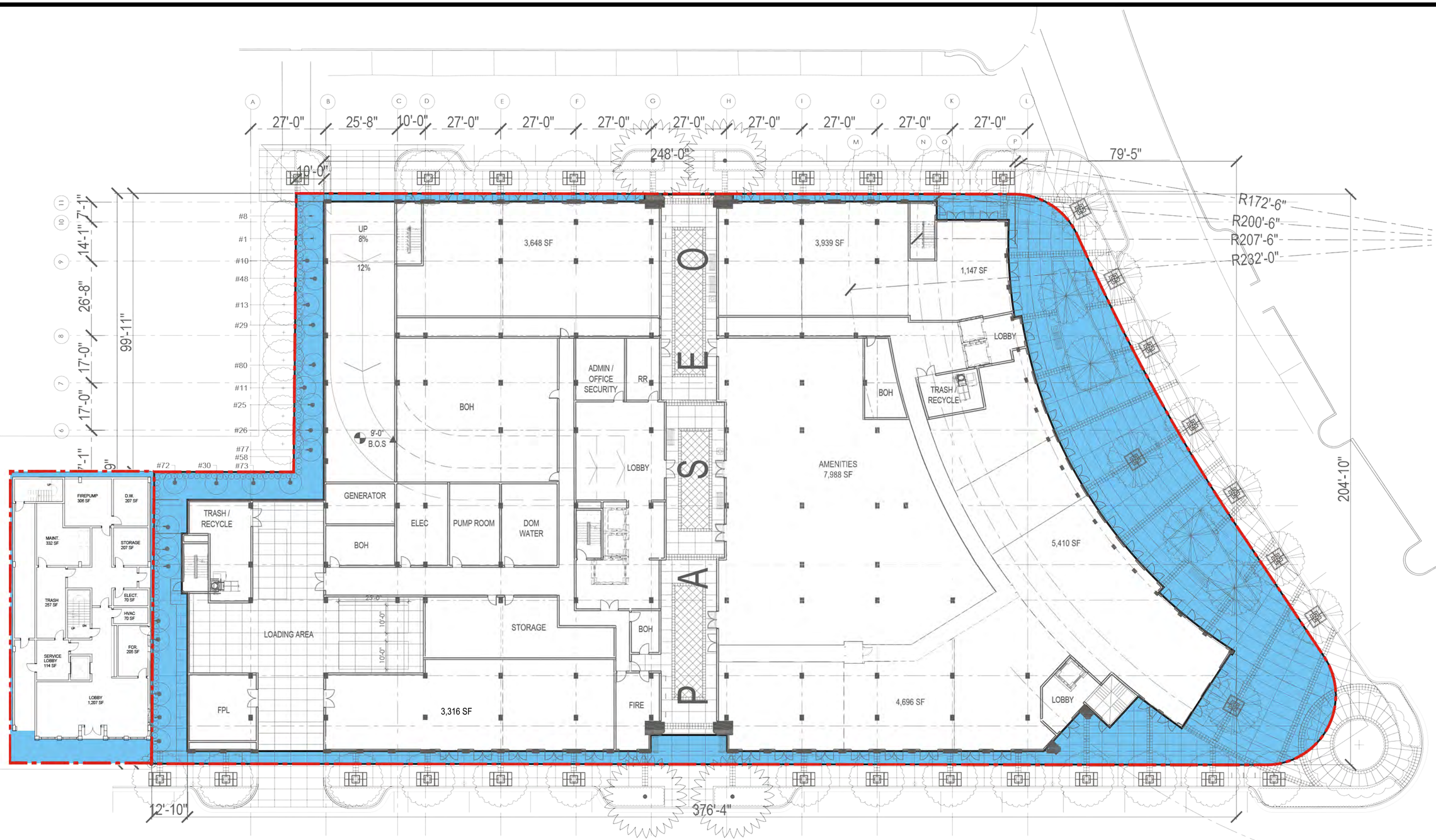
FAR PLANS

A-5.6



GROUND FLOOR OPEN AIR DIAGRAM

SCALE: 1/16" = 1'-0

TOTAL OPEN AIR = **14,699 SF**

LEGEND:

- OPEN AIR
- PROPERTY LINE
- SETBACKS
- SETBACKS ABOVE 45'

N

0' 10' 20' 50'

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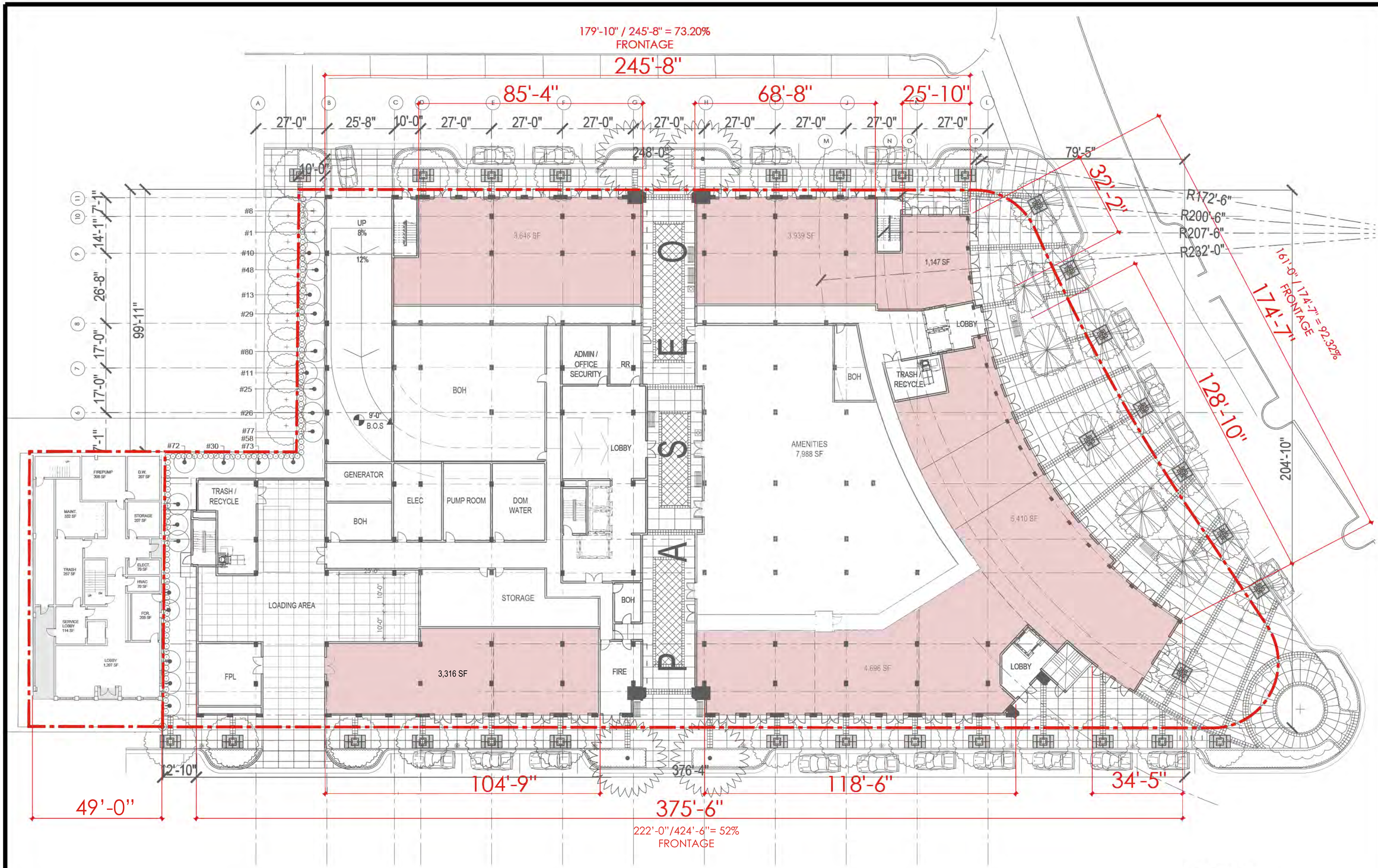
OPEN AIR DIAGRAM

A-5.7



GROUND FLOOR FRONTAGE DIAGRAM

SCALE: 1/16" = 1'-0

LEGEND:

PROPERTY LINE

SETBACKS

SETBACKS ABOVE 45'

N

0' 10' 20' 50'

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FRONTAGE DIAGRAM

A-5.8

LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

Sustainable Sites — Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation—Public Transportation Access	6
			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

			Credit 4	Recycled Content	1 to 2
			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED CHECKLIST

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2ND COMMISSION HEARING
MAY 22,2018

LEED CHECKLIST

A-5.9

TABLE 1: ALL COMPLIES

Table 1. Required standards						
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements	
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.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
2.		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area; and/or, b. Landscaping; and/or, c. Architectural relief elements or ornamentation.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
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; (3373) a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. e. 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 a 1/3 of the allowable total building height.	COMPLIES
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 250 parking spaces or fraction thereof.	FOR COMPLIANCE SEE SHEET LL02
5.	✓	✓	✓	Building facades.	Facades in excess of 150 feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of 100-foot intervals.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.	OK
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.	DOES NOT APPLY
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and, c. 25% 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, elevated areas, planter boxes, planters, etc.	FOR COMPLIANCE SEE SHEET LL01
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.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
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.	FOR COMPLIANCE SEE SHEET A6
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.	DOES NOT APPLY TO OUR SITE
12.	✓	✓	✓	Rights-of-way improvements.	Landscape islands, landscape bulbouts, curbing, pedestrian crosswalks, bulbouts and other associated traffic calming improvements shall be installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses. In lieu of the above requirements, the City in accordance with its rules and regulations may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if the off site improvements exist or if off site constraints exist or it is determined that a comprehensive installation of the improvements will be more beneficial to the public realm. The estimate shall be based upon design, installation and cost of all improvements. Applicants shall provide staff an estimate prepared by a certified civil engineer. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.	FOR COMPLIANCE SEE SHEET LL01
13.	✓	✓	✓	Rights-of-way planting requirements.	Street planting requirements. The below listed vegetation shall be installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses. The options available as to the types of trees to be planted and installation requirements at the time of planting area are as follows: a. Shade or ornamental shade street trees shall be provided subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 16 feet at time of planting; or, b. Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements: (1) One tree per 35 feet linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 14 feet at time of planting. c. Shrub or ground cover planting requirements shall be one (1) shrub per three (3) linear feet or fraction thereof of the rights-of-way frontage, or ground cover shall be three (3) plants per one (1) lineal foot or fraction thereof of the rights-of-way frontage. Median planting requirements. If a median can be established or exists on larger rights-of-way, the median shall include the below listed vegetation: a. Shade or ornamental shade street trees shall be provided subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of median length. (2) Minimum height of 16 feet at time of planting; or, b. Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements: (1) One tree per 35 linear feet of median length. (2) Minimum height of 14 feet at time of planting. c. Shrub or ground cover planting requirements shall be one (1) shrub per 2.5 linear feet or fraction thereof of two (2) foot width planting area within median, or ground cover shall be three (3) plants per one (1) foot or fraction thereof of the median length. Alley planting requirements. If vegetation can be located within an alley, the below listed vegetation shall be installed within the sidewalk and/or right-of-way abutting the proposed uses. a. Shade or ornamental shade street trees shall be provided subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 16 feet at time of planting; or, b. Palm tree. Maximum of 25 percent of the required total may be this variety subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 14 feet. c. Shrub or ground cover planting requirements shall be one (1) shrub per ten (10) linear feet or fraction thereof of the rights-of-way frontage or ground cover shall be three (3) plants one (1) lineal foot or fraction thereof of the rights-of-way frontage.	FOR COMPLIANCE SEE SHEET LL01
14.		✓	✓	Sanitation areas.	All refuse/sanitation areas for the storage of sanitation dumpsters or similar refuse containers for food refuse or perishable refuse shall be within a fully enclosed air-conditioned area.	FOR COMPLIANCE SEE SHEET A6
15.		✓	✓	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.	FOR COMPLIANCE SEE SHEET A6
16.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within in all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	NOTED
17.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings desiring bonuses shall provide a minimum window casing depth of 4 inches as measured from the face of the building.	NOTED

TABLE 2: ONLY 8 OF 12 MUST COMPLY FOR BONUS

Table 2. Architectural and Public Realm Standards						
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications	
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.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
3.	✓	✓	✓	Building stepback.	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.	FOR COMPLIANCE SEE SHEET A14, A15, A16, A17
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.	FOR COMPLIANCE SEE SHEET A6
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-thru facilities, garage entrances, service bays and loading/unloading facilities into one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	
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.	COMPLIES
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% 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.	FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS
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 Public Realm Design Manual.	FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS
11.		✓	✓	Pedestrian pass-throughs/ passes on properties.	Pedestrian pass throughs provided for each 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 250 feet in size shall provide a minimum of one pass through. The pass throughs shall be subject to the following:	FOR COMPLIANCE SEE SHEET A6
				contiguous to alleys and/or streets.	a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one pass through of 10 feet in width every 250 feet of building frontage, two pass throughs can be combined to provide one (1) 20-foot wide pass through.	(11. CONTINUED) FOR COMPLIANCE SEE SHEET A6
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of 75% 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.	

BONUS CHECKLIST

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1515 SAN REMO AVE, 33146
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1537 SAN REMO AVE, 33146
CORAL GABLES, FL

SHOMA

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MAY 22,2018

BONUS CHECKLIST

A-5.10

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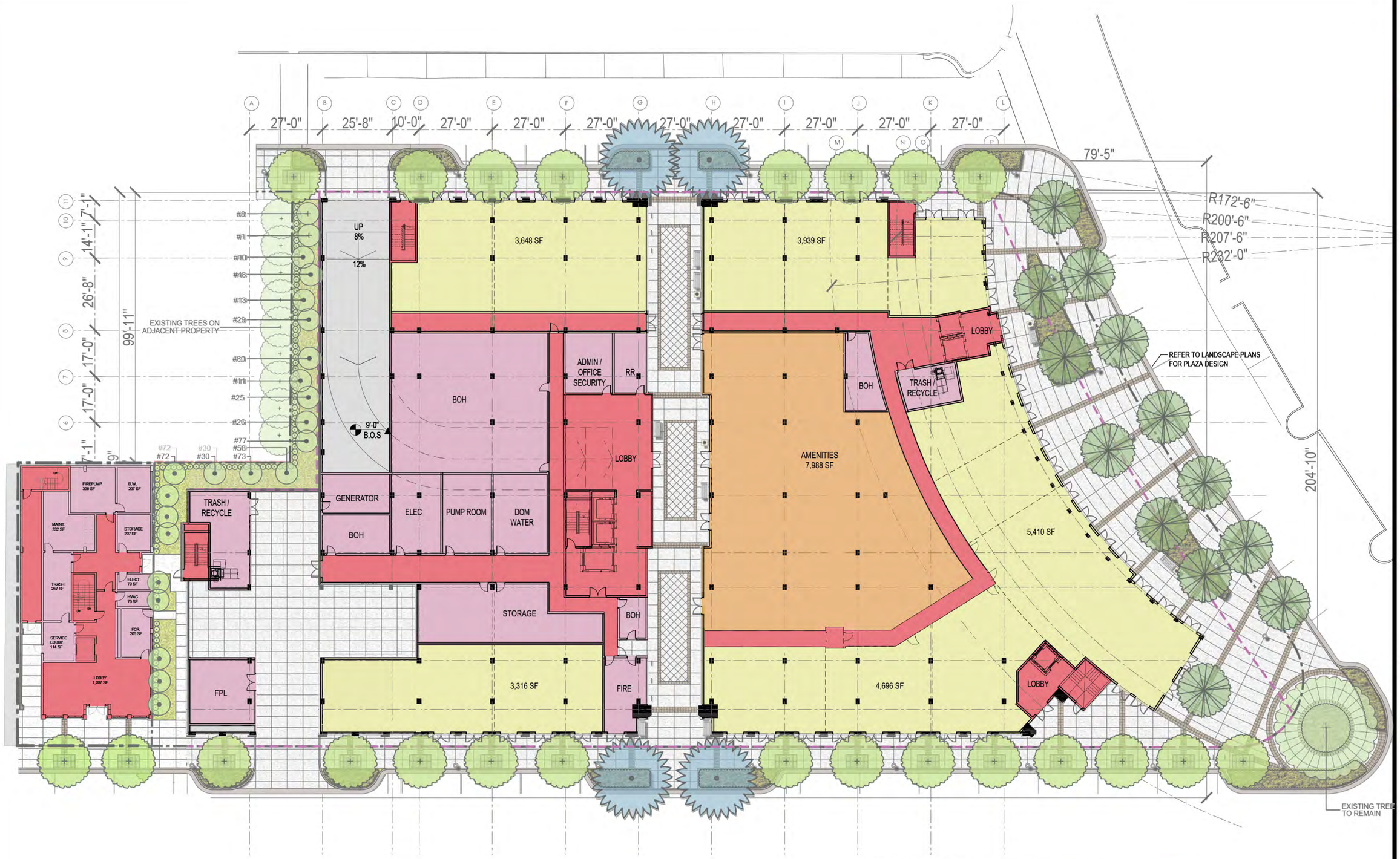
GROUND FLOOR

A-6



GROUND FLOOR

N
0' 10' 20' 40' 80'
SCALE : 1/16" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- OFFICE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

2ND FLOOR

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- OFFICE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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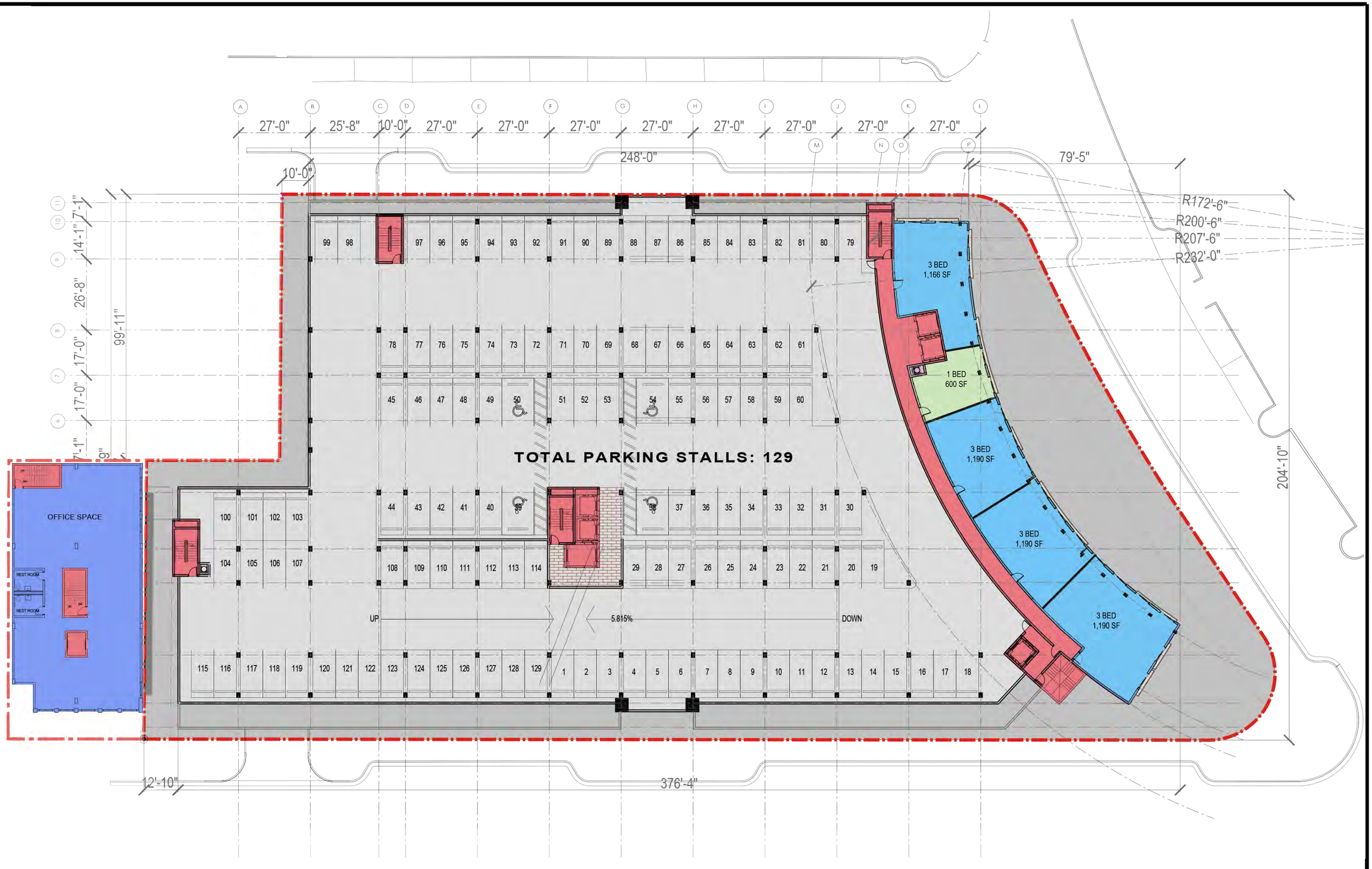
2ND
FLOOR

A-7



3RD FLOOR

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- OFFICE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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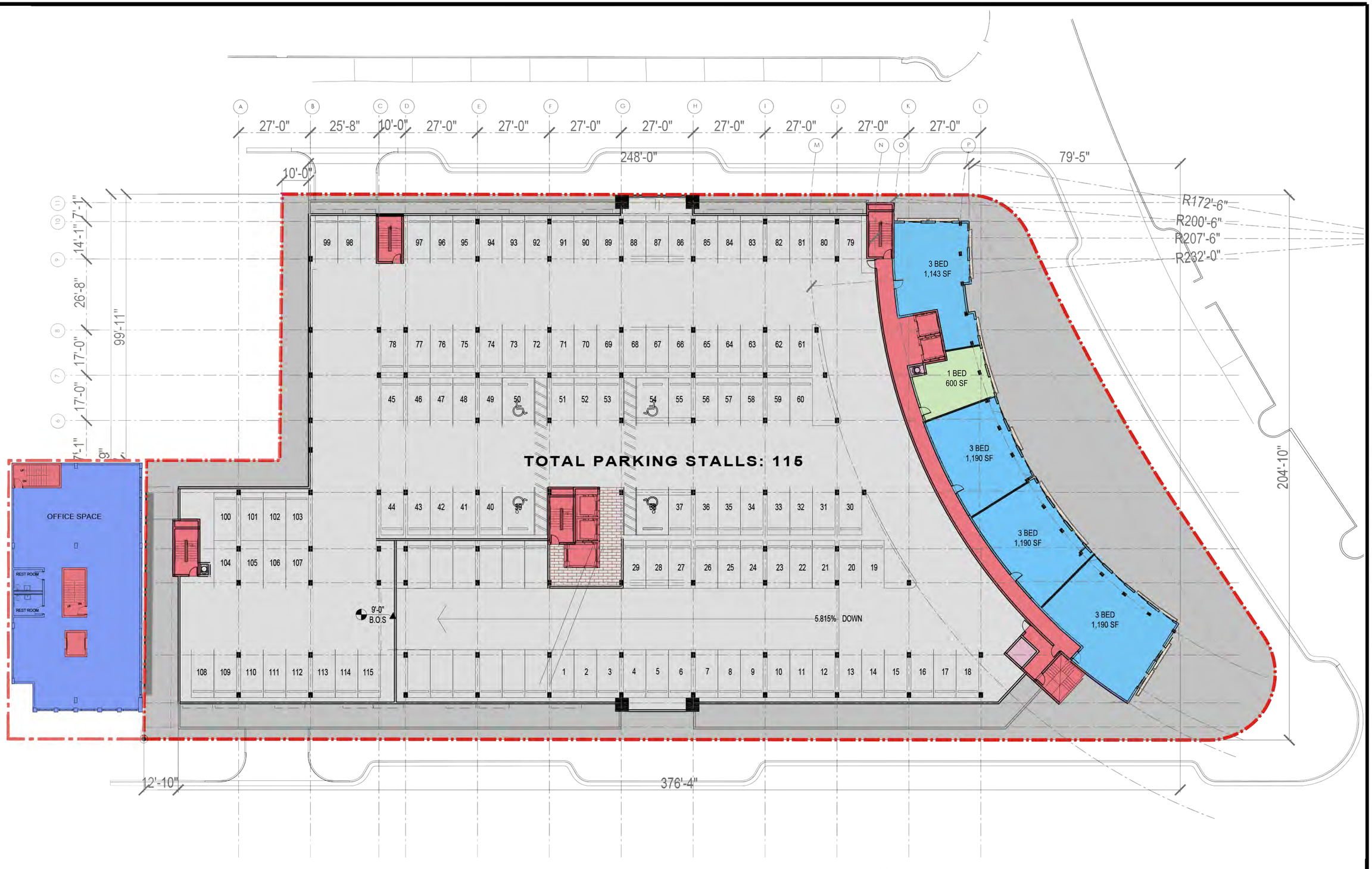
3RD FLOOR

A-8



4TH FLOOR

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- OFFICE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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4TH FLOOR

A-9

5TH FLOOR

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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5TH
FLOOR

A-10

6TH FLOOR

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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6TH
FLOOR

A-11

7TH-9TH FLOOR

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- 1 BEDROOM UNIT
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- 3 BEDROOM UNIT

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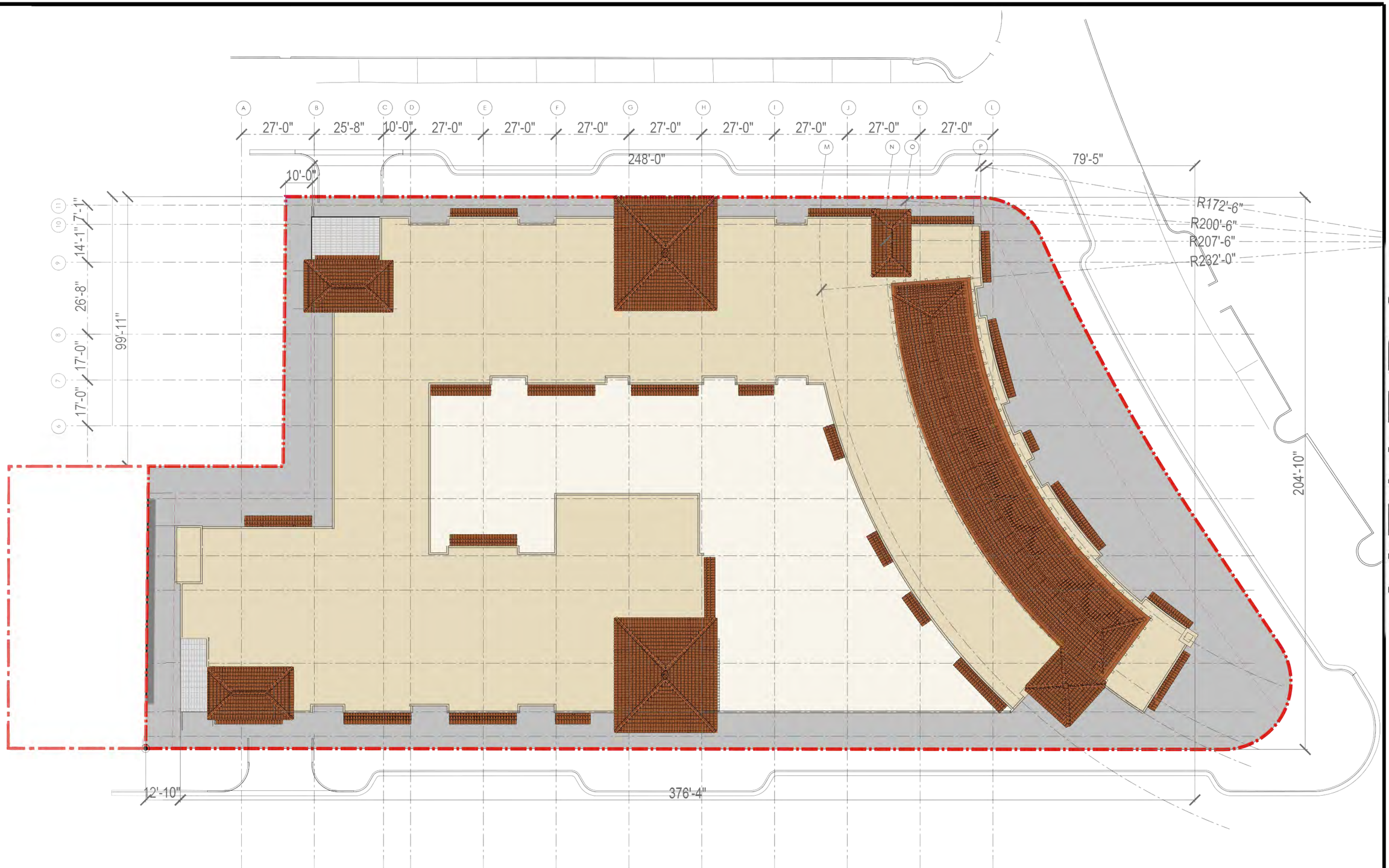
7TH-9TH FLOOR

A-12



ROOF

N

0' 10' 20' 40' 80'

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- 1 BEDROOM UNIT
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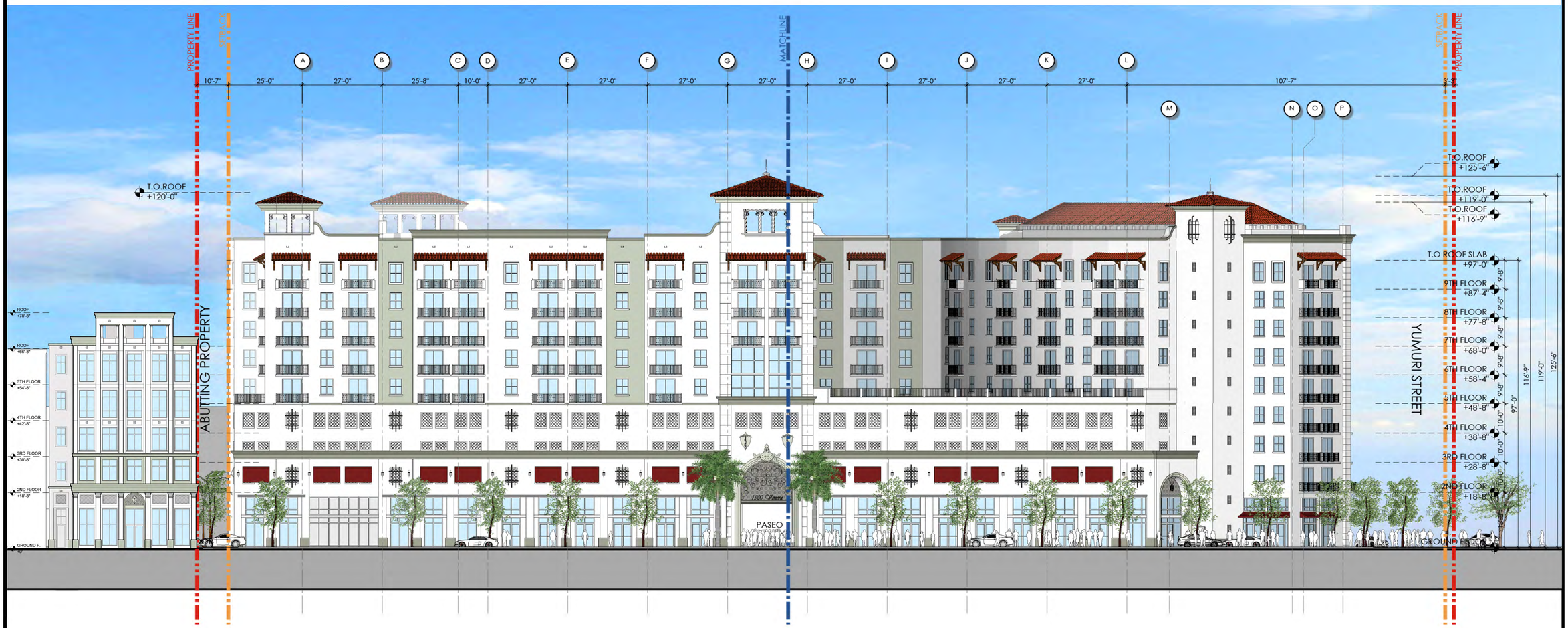
ROOF

A-13



SOUTH ELEVATION OVERALL

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

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:
0' 50' 100' 200'

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SOUTH ELEVATION OVERALL

A-14

NORTH ELEVATION OVERALL

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

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:
0' 50' 100' 200'

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MAY 22,2018

NORTH ELEVATION OVERALL

A-15

LEGEND:

MATCHLINE

SETBACK

PROPERTY LINE

MATERIALS

1. SMOOTH STUCCO REVEAL
   REFERENCE: BILTMORE HOTEL, CORAL GABLES
2. MEDITERRANEAN COLUMN CAPITAL DETAIL
   REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
3. ARCH DETAILS
   REFERENCE: HOTEL COLONNADE , CORAL GABLES
4. MEDITERRANEAN DETAIL
   REFERENCE: HOTEL COLONNADE , CORAL GABLES
5. EXTERIOR OUTDOOR SCONCE
6. ALUMINUM RAILINGS
7. DECORATIVE GRILL
8. DECORATIVE TILE
9. SPANISH ROOF TILE
10. AWNING

1

2

3

4

5

6

7

8

9

10

EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
GRAPHIC SCALE:
0' 25' 50' 100'

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EAST ELEVATION

A-16

LEGEND:

MATCHLINE

SETBACK

PROPERTY LINE

MATERIALS

1. SMOOTH STUCCO REVEAL
   REFERENCE: BILTMORE HOTEL, CORAL GABLES
2. MEDITERRANEAN COLUMN CAPITAL DETAIL
   REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
3. ARCH DETAILS
   REFERENCE: HOTEL COLONNADE , CORAL GABLES
4. MEDITERRANEAN DETAIL
   REFERENCE: HOTEL COLONNADE , CORAL GABLES
5. EXTERIOR OUTDOOR SCONCE
6. ALUMINUM RAILINGS
7. DECORATIVE GRILL
8. DECORATIVE TILE
9. SPANISH ROOF TILE
10. AWNING

1

2

3

4

5

6

7

8

9

10

WEST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
GRAPHIC SCALE:
0' 25' 50' 100'

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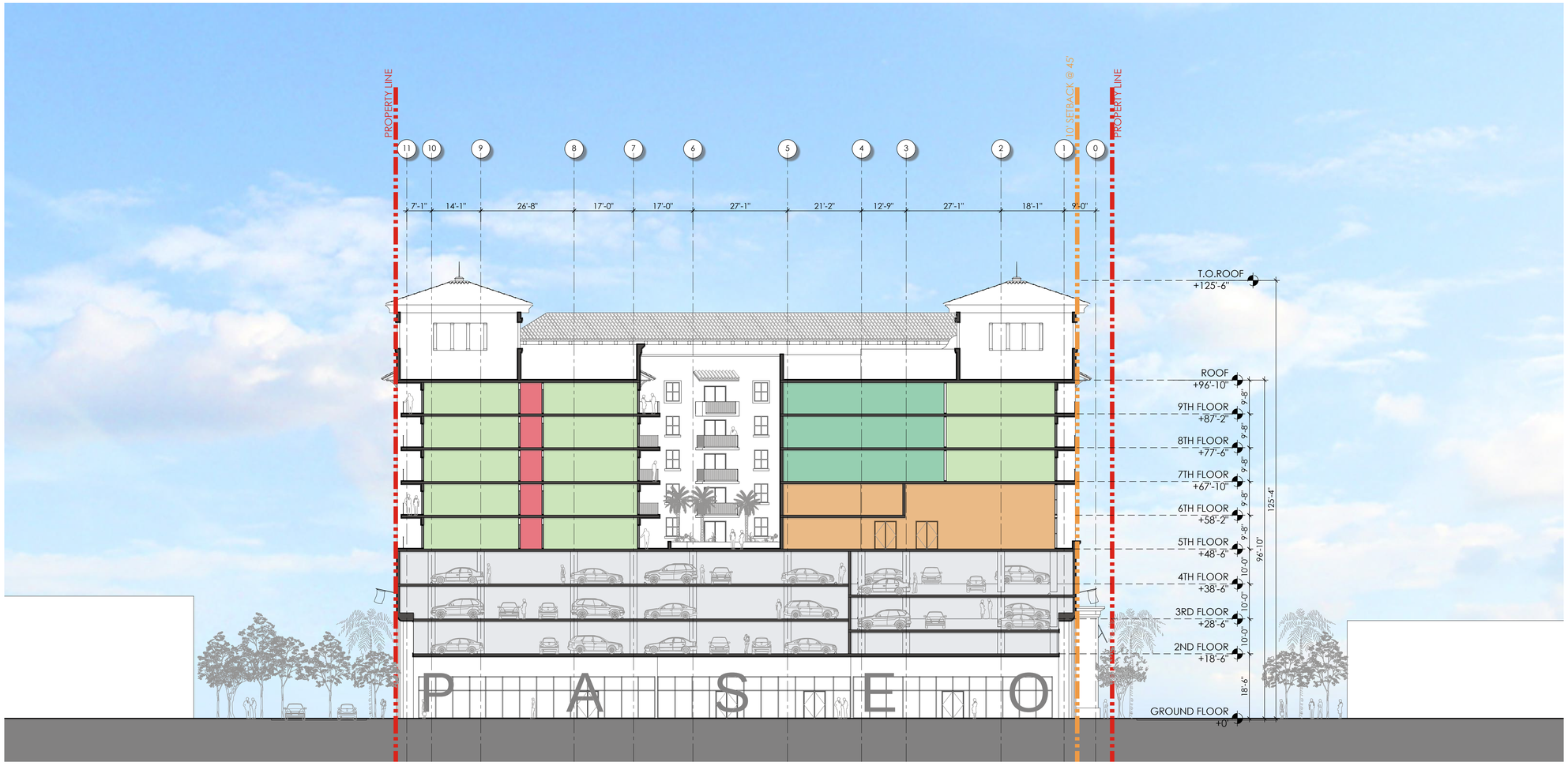
WEST ELEVATION

A-17



LEGEND:

1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	

10' SETBACK
PROPERTY LINE

OVERALL DIAGRAMMATIC SECTION

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

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:
0' 50' 100' 200'

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SECTION

A-18

LEGEND:

1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	OFFICE

10' SETBACK
PROPERTY LINE

OVERALL DIAGRAMMATIC SECTION

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

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:
0' 50' 100' 200'

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SECTION

A-19

AERIAL VIEW LOOKING NORTHWEST FROM SAN REMO AVE

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RENDERINGS

A-20

AERIAL VIEW LOOKING WEST FROM YUMURI STREET

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MAY 22,2018

RENDERINGS

A-21

VENERA AVENUE

SAN REMO AVENUE

YUMURI STREET

TREE & SHRUB DISPOSITION LEGEND	
SYMBOL	ACTION
⊗ #	TO BE REMOVED
▨ #	TO BE RELOCATED
○ #	TO REMAIN

SITE LEGEND	
LINE TYPE	DEFINITION
— — — —	EXISTING SITE ELEMENTS
	PROPOSED BUILDING

N

0' 10' 20' 40'

SCALE : 1" = 20'

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TREE DISPOSITION PLAN

LT-01

NAME	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION	HEIGHT (FT.)	SPREAD (FT.)	COMMENTS	AREA OF CANOPY REMOVED (SQ. FT.)
1	*Swietenia mahagoni*	Mahogany		RELOCATE	25	25		-
2	*Swietenia mahagoni*	Mahogany	POOR/POOR STRUCTURE	REMOVE	15	15		176.63
3	*Ceiba speciosa*	Floss Silk		REMAIN	48	25		-
4	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10		78.50
5	*Schefflera actinophylla*	Schefflera		REMOVE	25	15	INVASIVE	
6	*Ficus aurea/Sabal Palmetto*	Strangler/Cabbage Clump		REMOVE	30	20		314.00
7	*Adonidia merrillii*	Double Adonidia		REMOVE	25	15		176.63
8	*Quercus virginiana*	Live Oak		RELOCATE	25	25		-
9	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	8		-
10	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	8		-
11	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	8		-
12	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	8		-
13	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	8		-
14	*Tabebuia serratifolia*	Yellow Tabebuia		REMOVE	20	20		314.00
15	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	20		NOT REGULATED	
16	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	15		NOT REGULATED	
17	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	20		NOT REGULATED	
18	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	20		NOT REGULATED	
19	*Roystonea regia*	Royal Palm		REMOVE	30	25		490.63
20	*Roystonea regia*	Royal Palm		REMOVE	30	25		490.63
21	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	15		NOT REGULATED	
22	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	12		NOT REGULATED	
23	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	20		NOT REGULATED	
24	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	25		NOT REGULATED	
25	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	15		-
26	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	15		-
27	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	15		-
28	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	15		-
29	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	15		-
30	*Veitchia montgomeryana*	Montgomery Palm		RELOCATE	25	15		-
31	*Tabebuia serratifolia*	Yellow Tabebuia		REMOVE	20	20		314.00
32	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
33	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
34	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
35	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
36	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
37	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
38	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
39	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
40	*Ptychosperma elegans*	Solitaire Palm		REMOVE	25	15		176.63
41	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10	SHEFFLERA WITH INGROWN CABBAGE PALM	78.50
42	*Schefflera actinophylla*	Schefflera		REMOVE	25		INVASIVE	
43	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	15		NOT REGULATED	
44	*Sabal palmetto*	Cabbage Palm		REMOVE	15	10		78.50
45	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	15	10	NOT REGULATED	
46	*Schinus terebinthifoliua*	Brazilian Pepper		REMOVE	-	-	INVASIVE	
47	*Sabal palmetto*	Cabbage Palm		REMOVE	8	6		28.26
48	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15		-
49	*Adonidia merrillii*	Adonidia		REMOVE	20	12		113.04
50	*Adonidia merrillii*	Adonidia		REMOVE	10	5		19.63
51	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	20		NOT REGULATED	
52	*Tabebuia heterophylla*	Pink Tabebuia	POOR	REMOVE	25	10		78.50
53	*Adonidia merrillii*	Adonidia		REMOVE	25	15		176.63
54	*Adonidia merrillii*	Adonidia		REMOVE	20	12		113.04
55	*Adonidia merrillii*	Adonidia	POOR	REMOVE	6	4		12.56
56	*Adonidia merrillii*	Adonidia		REMOVE	15	10		78.50
57	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	20	10		-
58	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15	RARE TRIPLE HEAD PALM	-
59	*Adonidia merrillii*	Adonidia		REMOVE	8	4		12.56
60	*Ptychosperma elegans*	Solitaire Palm		REMOVE	10	8		50.24
61	*Dypsis lutescens*	Areca Palm		REMOVE	10	5		19.63
62	*Livistona chinensis*	Chinese Fan Palm		REMOVE	20	15		176.63
63	*Ravenala madagascariensis*	Traveler's Palm		REMOVE	20		NOT REGULATED	
64	*Unknown*	Unknown	POOR	REMOVE	25	15		176.63
65	*Ptychosperma elegans*	Solitaire Palm		REMOVE	15	10		78.50
66	*Ptychosperma elegans*	Solitaire Palm		REMOVE	8	4		12.56
67	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	20	10		-
68	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15		-
69	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10		78.50
70	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10		78.50
71	*Ptychosperma elegans*	Solitaire Palm		REMOVE	25	15		176.63
72	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15		-
73	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15		-
74	*Schefflera actinophylla*	Shefflera		REMOVE	20	20	INVASIVE	
75	*Ptychosperma elegans*	Solitaire Palm		REMOVE	3	2		-
76	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15		-
77	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	25	15		-
78	*Ptychosperma macarthurii*	Macarthur Palm		REMOVE	25	20	PALM CLUSTER	314.00
79	*Schefflera actinophylla*	Shefflera		REMOVE			INVASIVE	
80	*Ptychosperma elegans*	Solitaire Palm		RELOCATE	20	10		-
81	*Ptychosperma elegans*	Solitaire Palm		REMOVE	20	10		78.50
82	*Schefflera actinophylla*	Schefflera		REMOVE			INVASIVE	
83	*Schefflera actinophylla*	Schefflera		REMOVE			INVASIVE	
84	*Adonidia merrillii*	Adonidia		REMOVE	10	5		19.63
85	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10		78.50
86	*Quercus virginiana*	Live Oak	POOR	REMOVE	10	10		78.50
87	*Adonidia merrillii*	Adonidia		REMOVE	12	6		28.26
88	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10		78.50
89	*Sabal palmetto*	Cabbage Palm		REMOVE	10	10		78.50
90	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
91	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
92	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
93	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
94	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
95	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
96	*Adonidia merrillii*	Adonidia		REMOVE	12	8		50.24
97	*Ptychosperma elegans*	Solitaire Palm		REMOVE	8	4		12.56
98	*Sabal palmetto*	Cabbage Palm		REMOVE	6	6		28.26
99	*Ptychosperma elegans*	Solitaire Palm		REMOVE	8	4		12.56
100	*Ptychosperma elegans*	Solitaire Palm		REMOVE	8	4		12.56
							CANOPY TO BE REMOVED (IN SQUARE FEET)	5,944.02
							MITIGATION TREES REQUIRED: 1 SHADE TREE @ MIN. 12' HIGH / 500 SF OF CANOPY REMOVED 5,944 SF / 500SF=	12
							TREES PROVIDED TOWARDS MITIGATION REQUIREMENTS	0

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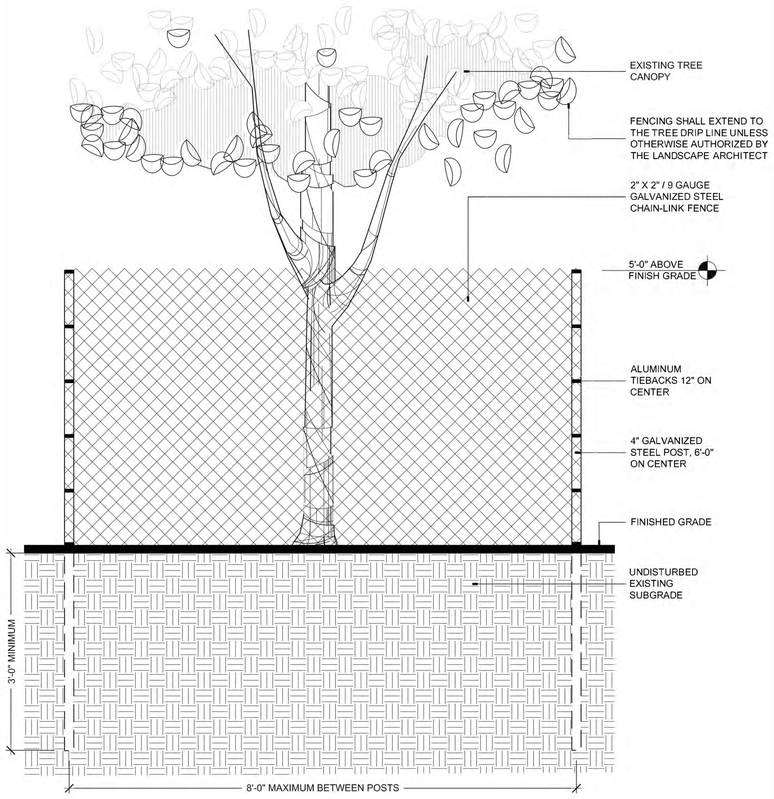
TREE DISPOSITION TABLE

LT-02



NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN

1 TREE PROTECTION DETAIL

LT-03 | SCALE: 3/4"=1'-0"

1. CONTRACTOR SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "PRESERVE".
2. PLANTS THAT ARE NOTED AS "REMAIN" SHALL BE STAKED AND ROOT PRUNED IF NECESSARY AND AS NOTED, PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
4. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS; UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED TREES AND EXISTING TREES IMPACTED BY CONSTRUCTION.

2 TREE DEMOLITION NOTES

LT-03 | SCALE: N/A

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
2. CONTRACTOR SHALL INSTALL A PERMANENT RIGID BARRIER PRIOR TO COMMENCEMENT OF WORK TO PROTECT THE CANOPY, TRUNK AND OR ROOT SYSTEM FROM DAMAGE.
3. PROTECTION INCLUDES BUT IS NOT LIMITED TO THE PROHIBITION OF THE FOLLOWING ACTIVITIES UNDER THE CANOPY: STORING OF EQUIPMENT, STOCK PILING OF MATERIALS, TRASH OR DEBRIS AND STORING OF TRAILERS, MACHINERY AND OR VEHICLES.
4. PRIOR TO COMMENCEMENT OF ANY WORK CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD/DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS AS WELL AS REMOVAL OF SUBORDINATED BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY. REDUCTION OF OVERALL CANOPY SIZE IS PROHIBITED. UNDER NO CIRCUMSTANCES SHALL MORE THAT 25% OF ANY CANOPY BE REMOVED IN A TWELVE MONTH PERIOD.
5. PER ANSI A300, CONTRACTOR SHALL REMOVE DEAD BRANCHES AND SUCKERS FROM PRESERVED TREES.
6. PER ANSI A300, CONTRACTOR SHALL REMOVE RIPPED, TORN OR "LION TAILED' BRANCHES FROM PRESERVED TREES.
7. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR, UNDER THE DIRECTION OF A CERTIFIED ASCA ARBORIST, SHALL PERFORM AN INTERNAL DECAY SURVEY AND INSPECTION AND PROVIDE A WRITTEN REPORT OF FINDINGS TO THE OWNER'S REPRESENTATIVE. IF IT IS DEEMED NECESSARY TO REMOVE ANY EXISTING TREES THAT ARE NOTED AS "REMAIN", THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE APPROPRIATE TREE REMOVAL LICENSE REQUIRED BY LOCAL CODES, LAWS AND OR REGULATIONS.
8. WHERE CONSTRUCTION ACTIVITIES REQUIRE IMPACT TO THE EXISTING TREES ROOT SYSTEMS, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ROOT PRUNE TREES IN THE IMPACTED AREAS PER ANSI A300 STANDARDS. THE CONTRACTOR, AS WELL AS HIS/HER APPOINTED REREGISTERED ASCA ARBORIST, SHALL TAKE ANY AND ALL CUSTOMARY PRECAUTIONS NECESSARY FOR THE SURVIVAL AND CONTINUED VIGOROUS GROWTH OF SAID TREES TO REMAIN.
9. ANY REQUIRED ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. UNDER NO CIRCUMSTANCE SHALL THE ROOT SYSTEM BE SUBJECT TO COMPACTION, TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A300.
10. IF MORE THAN 25% OF THE TREE'S ROOT SYSTEM IS IMPACTED OR WHERE INDICATED ON THE DRAWINGS, FOR ANY REASON (IMPLIED IN THE DRAWINGS OR INCIDENTAL), THE CONTRACTOR SHALL BRACE THE TREE AS DESCRIBED ON THIS SHEET.
11. ANY TREE WHO'S ROOT SYSTEM IS IMPACTED SHALL BE WATERED DAILY AS DESCRIBED ON THIS SHEET.
12. ALL ACTIVITY UNDER DRIP LINES AND IN THE PROXIMITY OF PRESERVED TREES SHALL BE ACCOMPLISHED BY NON-MECHANICAL METHODS.
13. CONTRACTOR SHALL PROVIDE 3" MULCH UNDER AND AROUND THE BASE OF ALL PRESERVED TREES INCLUDING TREES.

3 EXISTING TREE NOTES

LT-03 | SCALE: N/A

1. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES UP TO 6" CALIPER.
2. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES OVER 8" CALIPER.
3. PROVIDE THE NUMBER OF BRACE MEMBERS AND ASSOCIATED STAKES PER TREE AS FOLLOWS:

EXISTING TREE CALIPER	NUMBER OF PRESSURE TREATED BRACES AND STAKES
UP TO 4"	THREE
4" TO 8"	FOUR
8" TO 12"	FIVE
12" AND UP	EIGHT

4. ALL BRACING SHALL BE ATTACHED STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.

4 PRESERVED AND RELOCATED TREE BRACING NOTES

LT-03 | SCALE: N/A

1. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
2. THE WATER SHALL BE FREE OF DIRT, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS AND ANY OTHER MATERIAL OR COMPOUND THAT IS DETRIMENTAL OR INHIBITS VIGOROUS PLANT HEALTH AND GROWTH.
3. WATER SHALL BE OBTAINED FROM ITS SOURCE LEGALLY. WATER DRAWN FROM CANALS AND OR LAKES AND ACCESS THERETO SHALL BE DONE ONLY WITH THE EXPRESS WRITTEN APPROVAL OF THE OWNER OF SAID PROPERTY AND OR APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, CODES, STANDARDS OR OTHER REGULATORY REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE APPROVALS WITHOUT ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL ROUTINELY AND REGULARLY PROVIDE SUFFICIENT SUPPLEMENTAL WATER TO EXISTING TREES IMPACTED BY CONSTRUCTION ACTIVITIES, AS WELL AS RELOCATED TREES, TO PROVIDE FOR VIGOROUS PLANT HEALTH AND GROWTH.

5 PRESERVED TREES WATERING NOTES

LT-03 | SCALE: N/A

6

LT-03 | SCALE:

7

LT-03 | SCALE:

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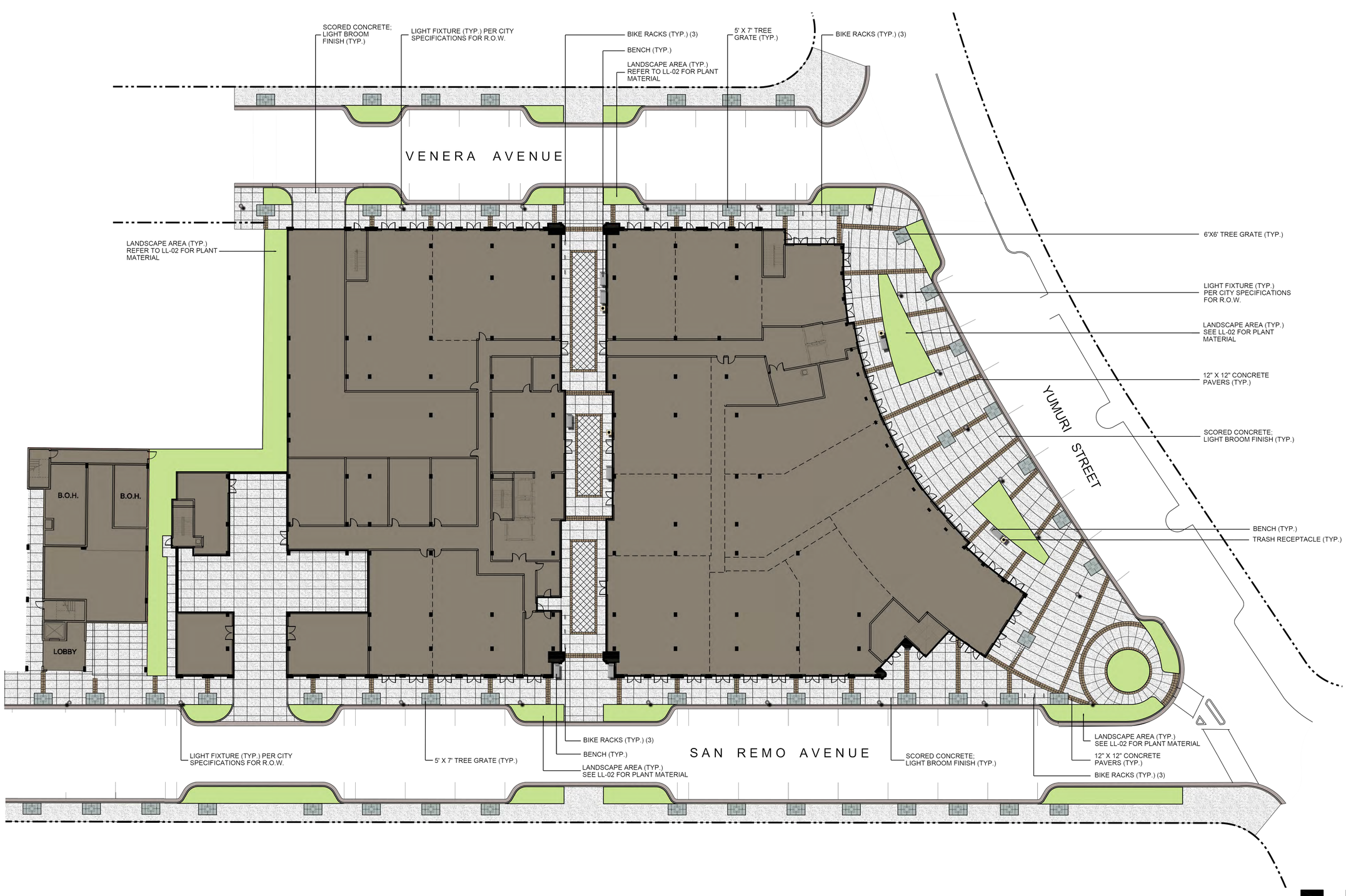
MAY 22,2018

TREE PROTECTION NOTES & DETAILS

LT-03



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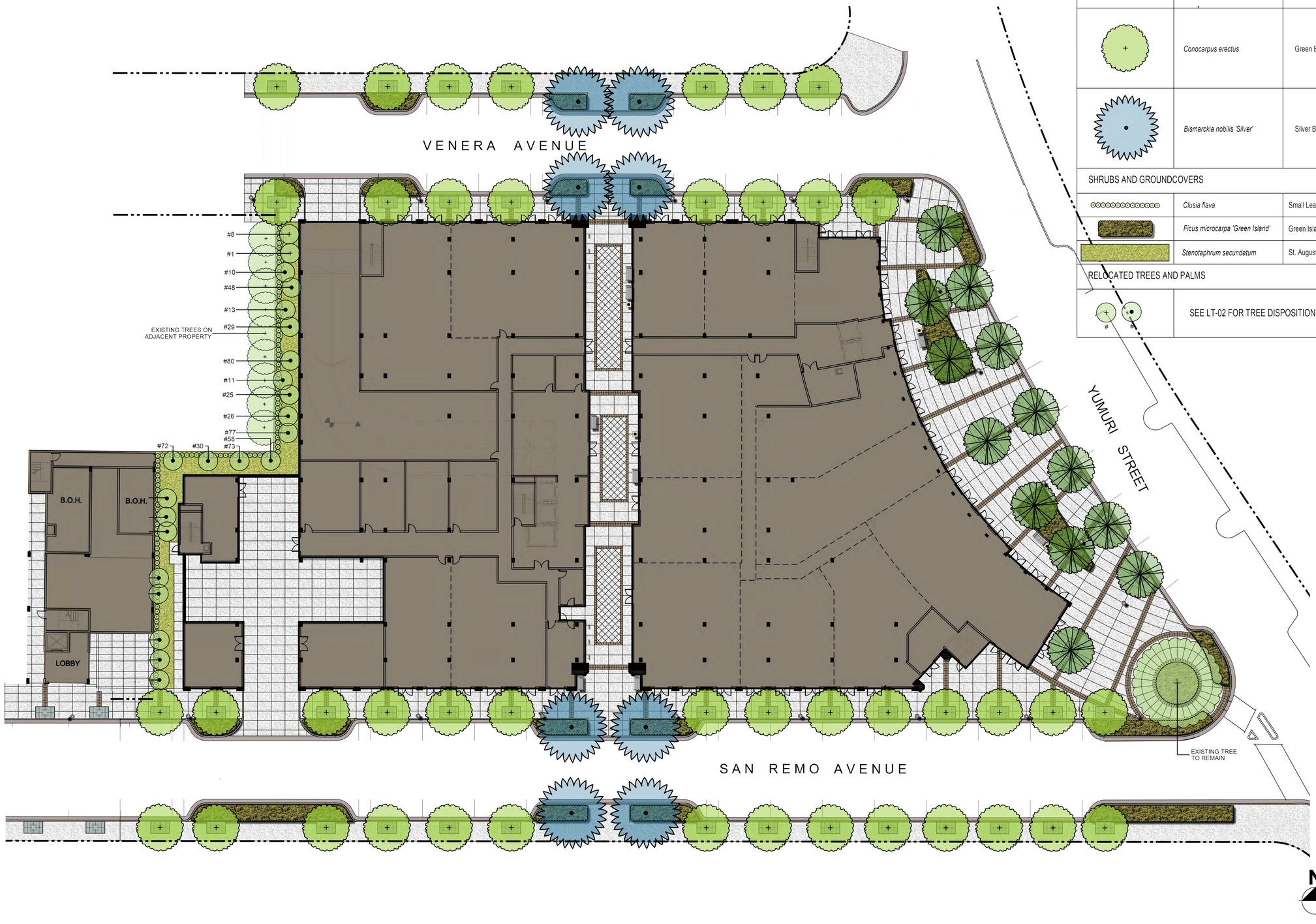
MAY 22,2018

GROUND FLOOR SITE AMENITY PLAN

LL-01



GROUND FLOOR PLANT MATERIAL LIST

TREES AND PALMS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	Bursera simaruba	Gumbo Limbo	16' tall x 6' wide; 4" caliper 8' clear trunk
	Conocarpus erectus	Green Buttonwood	16' tall x 6' wide; 4" caliper 8' clear trunk
	Bismarckia nobilis 'Silver'	Silver Bismarck Palm	25' overall height with 12' clear trunk; 26' spread; 30" caliper at 6" above finish grade; matched

SHRUBS AND GROUNDCOVERS

	Clusia flava	Small Leaf Pitch Apple	24" tall X 24" wide; 30" on center
	Ficus microcarpa 'Green Island'	Green Island Ficus	18" tall X 18" wide; 24" on center triangular spacing
	Stenotaphrum secundatum	St. Augustine Grass	Solid sod

RELOCATED TREES AND PALMS

# #	SEE LT-02 FOR TREE DISPOSITION TABLE

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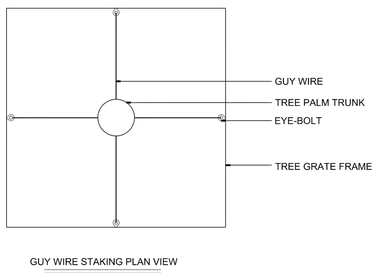
GROUND FLOOR LANDSCAPE PLAN

LL-02

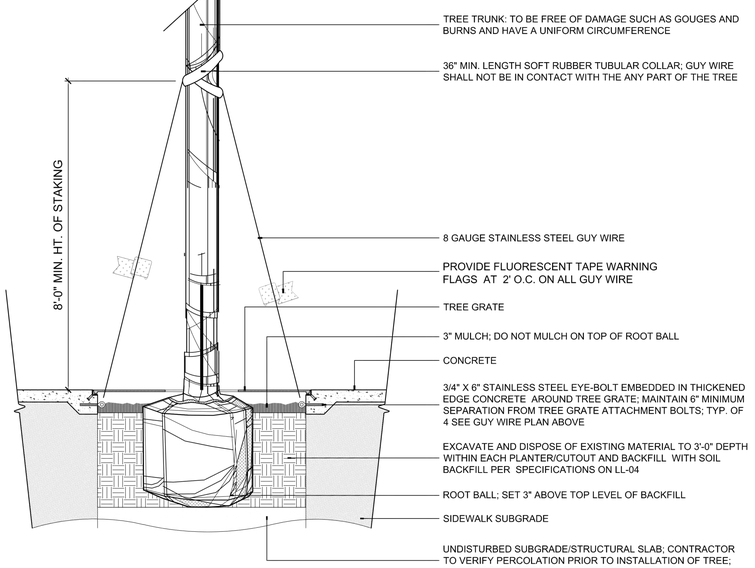


GUY WIRE STAKING PLAN VIEW

N.T.S.

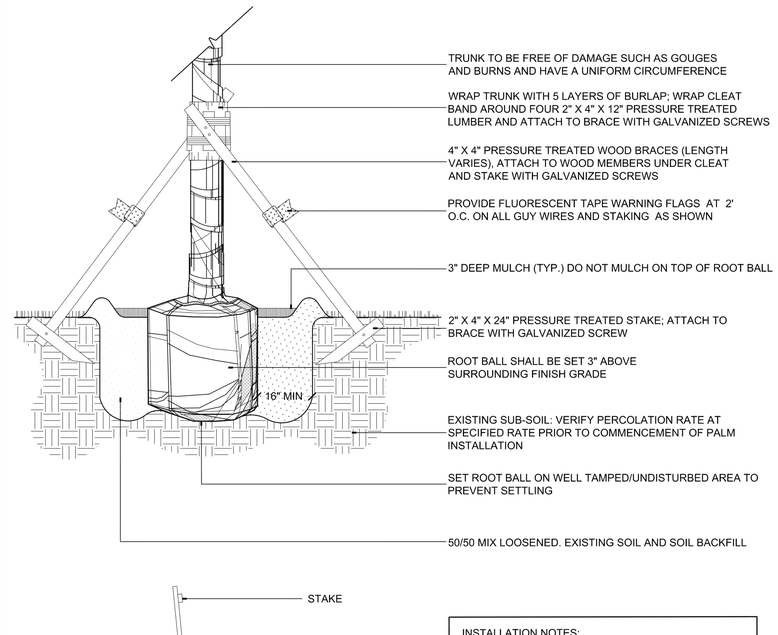
PLANT INSTALLATION NOTES:

1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE. IF INSUFFICIENT DRAINAGE IS IDENTIFIED, CONTRACTOR SHALL EXCAVATE UNTIL POSITIVE DRAINAGE IS ACHIEVED.
2. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.



1 TREE / PALM IN GRATE INSTALLATION DETAIL

LL-03 SCALE: 1/2" = 1'-0"



STAKING PLAN VIEW

N.T.S.

INSTALLATION NOTES:

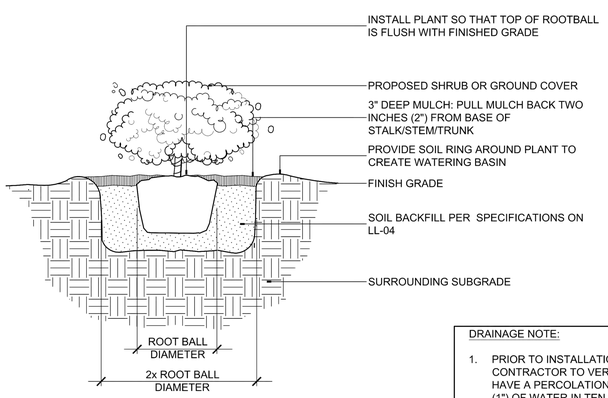
1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
2. PLANT BEDS IN PARKING LOTS AND IN AREAS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
3. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.

3 TREE AND PALM INSTALLATION DETAIL

LL-03 SCALE: 1/2"=1'-0"

5

LL-03 SCALE:



DRAINAGE NOTE:

1. PRIOR TO INSTALLATION OF PLANTS, CONTRACTOR TO VERIFY PLANTING PITS HAVE A PERCOLATION RATE OF ONE INCH (1") OF WATER IN TEN (10) MINUTES.

2 SHRUB INSTALLATION DETAIL

LL-03 SCALE: 1/2"=1'-0"

4

LL-03 SCALE:

6

LL-03 SCALE:

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LANDSCAPE DETAILS

LL-03

1. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL SURVIVE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND WATERING OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
3. IF NECESSARY FOR PLANT VIGOR, THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION.
4. CONTRACTOR SHALL SUBMIT WRITTEN MAINTENANCE PLAN FOR ESTABLISHMENT PERIOD (FROM FINAL ACCEPTANCE TO END OF ONE-YEAR GROW-IN PERIOD) INCLUDING WATERING SCHEDULE, TEMPORARY IRRIGATION, FERTILIZATION SCHEDULE, PRUNING ETC. TO OWNER'S REPRESENTATIVE.
5. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DISPOSED OF, AS DIRECTED, DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
10. ONCE PLANT MATERIAL IS INSTALLED, IF SURFACE DRAINAGE PROBLEMS EXIST IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL PLANTS IF NEEDED REGRADE AREA AND REPLANT AT NO EXTRA COST TO THE OWNER.
11. ALL NOTED CONTAINERS SIZES ARE MINIMUM. INCREASE CONTAINER SIZE IF NECESSARY TO PROVIDE PLANT HEIGHT AND WIDTH SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
12. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED.
13. SHRUB AND GROUNDCOVER SPACING IS INDICATED ON THE PLANT LIST, UNDER 'SPACING', AND SHOWN ON THE PLANS AS A MASS BED. TREES, HEDGES AND ACCENT PLANTS ARE INDICATED ON THE PLANT LIST AS "AS SHOWN" AND ARE SHOWN ON THE PLAN AS INDIVIDUAL SYMBOLS.
14. PALM HEIGHTS AS INDICATED ON THE PLANS REFER TO "CLEAR TRUNK" HEIGHTS, UNLESS OTHERWISE NOTED AS "OA" (OVERALL HEIGHT), OR "GW" (GRAY WOOD).
15. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.
16. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
17. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
18. PLANS FOR A FULL COVERAGE 50% OVERLAP IRRIGATION SYSTEM SHALL BE PROVIDED AT TIME OF BUILDING DEPARTMENT PERMITTING.

1 LANDSCAPE NOTES
LL-04 SCALE: N/A

1. SOIL BACKFILL SHALL BE NATURAL SURFACE SOIL FROM WELL-DRAINED AREAS, FERTILE, FRIABLE AND FREE OF WEEDS AND TYPICAL OF PRODUCTIVE, CULTIVATED TOPSOIL; POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA.
2. SOIL CONTAINING MUCK OR POORLY-DRAINED SOILS SHALL NOT BE USED.
3. SOIL BACKFILL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE (PH 5.5 TO 7.0), NOR CONTAINING TOXIC SUBSTANCES SUCH AS LEAD OR MERCURY.
4. SOIL BACKFILL SHALL BE REASONABLY FREE OF CLAY, STONES, STICKS, STUMPS, ROOTS, OR OTHER SIMILAR SUBSTANCES ONE-QUARTER-INCH (1/4") OR MORE IN DIAMETER OR ANY OTHER OBJECT WHICH MAY BE A HINDRANCE TO THE FINISH-GRADING OPERATION OR DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, ROAD ROCK, LIME ROCK CHUNKS AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
5. SOIL BACKFILL SHALL BE AS FOLLOWS: 1/3 TOPSOIL (AS DESCRIBED ABOVE), 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND.
6. PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL WATER-IN IMPORTED SOIL BACKFILL, TO 2'-0" DEPTH, TO REMOVE ALL AIR POCKETS. CONTRACTOR SHALL PERFORM THIS TASK TWICE, TWO WEEKS APART. MECHANICAL COMPACTION OF PLANTING AREAS, WHERE LIVING SPECIES ARE TO BE LOCATED, IS PROHIBITED.
7. PRIOR TO INSTALLATION OF PLANT MATERIAL IN PLANTERS (AREAS SURROUNDED BY CONCRETE OR PAVEMENT), ALL MATERIAL SHALL BE REMOVED TO 3'-0" DEPTH AND BACKFILLED WITH "SOIL BACKFILL".

2 SOIL BACKFILL SPECIFICATIONS
LL-04 SCALE: N/A

SITE DATA	
Zoning/Land Use:	Mixed Use
Net Lot Area:	1.66 Acres (72,374 Sq. Ft.)
Open Space (non-paved area):	N/A

LANDSCAPE REQUIREMENTS & CALCULATIONS

TREES	Calculations	Trees Required	Trees Provided
28 trees per net lot area	28 / 1.66=	47	0
		Relocated Trees	23
		Total Trees Provided	23

STREET TREES	Calculations	Street Trees Required	Street Trees Provided
Trees provided at average maximum spacing of 35' on center. LF of project = 915'	915' / 35' =	26	37

SHRUBS	Calculations	Shrubs Required	Shrubs Provided
10 shrubs per required tree	10 x 47 =	470	576

SOD	Calculations	Required	Provided
Sod	N/A	N/A	N/A

3 LANDSCAPE LEGEND
LL-04 SCALE: N/A

4
LL-04 SCALE:

5
LL-04 SCALE:

6
LL-04 SCALE:

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1515 SAN REMO AVE, 33146
CORAL GABLES, FL
1537 SAN REMO AVE, 33146
CORAL GABLES, FL

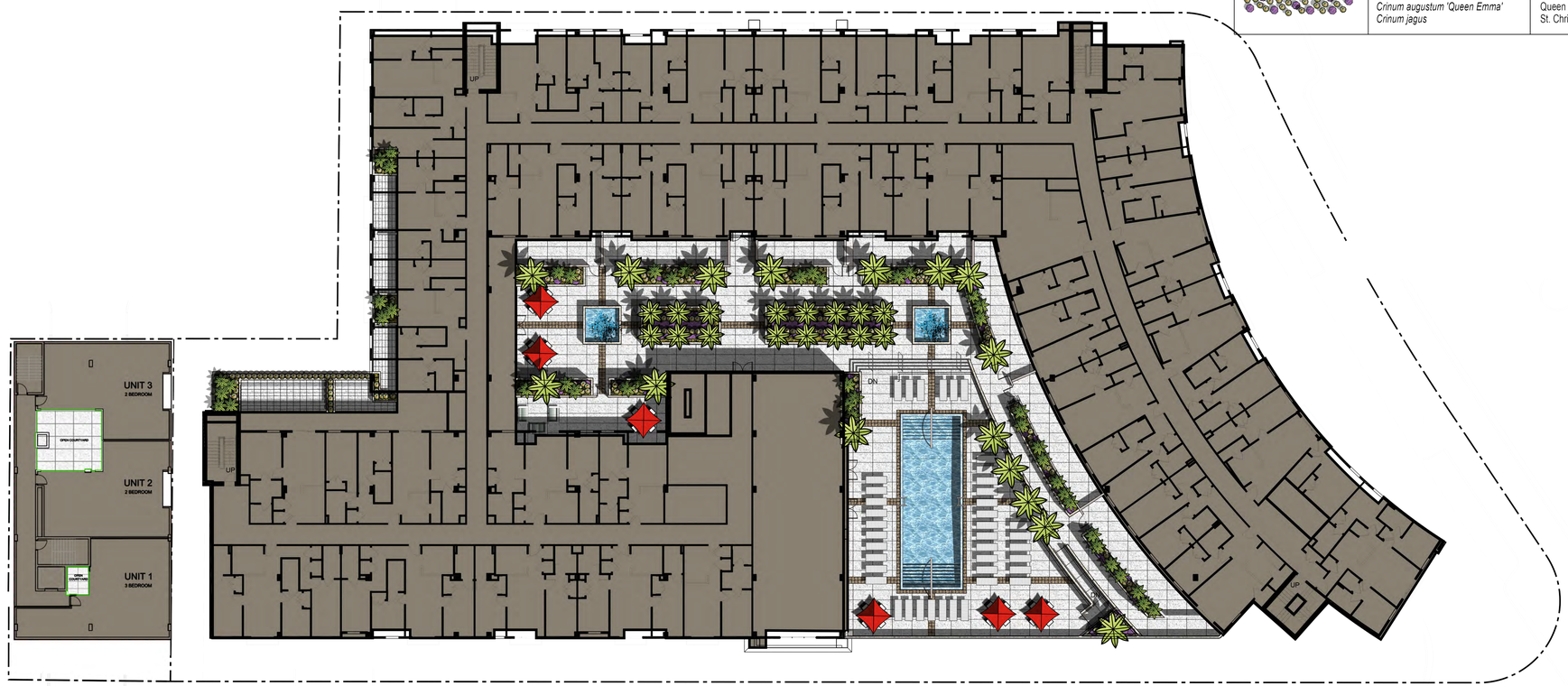
SHOMA

2ND COMMISSION HEARING
MAY 22,2018

LANDSCAPE NOTES & CALCS.

LL-04

ROOF PLANT MATERIAL LIST			
PALMS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	Ptychosperma elegans	Solitaire Palm	15' overall height
	Vietchia montgomeryana	Montgomery Palm	25' overall height
	Phoenix sylvestris	Sylvester Date Palm	30' overall height
SHRUBS AND GROUNDCOVERS			
	Aechmea 'malva' *Ficus microcarpa 'Green Island'* *Nephrolepis biserrata* *Petrea volubilis* *Philodendron 'Burle Marx'* *Philodendron 'Rojo Congo'* *Thunbergia grandiflora*	Malva Bromeliad Green Island Ficus Macho Fern Sandpaper Vine Burle Marx Philodendron Rojo Congo Philodendron Sky Flower	24" tall x 24" wide; 30" on center triangular spacing 18" tall x 18" wide; 24" on center triangular spacing 3 gal; 18" tall X 18" wide; 30" on center triangular spacing 10 gal; 6' overall height 3 gal; 18" tall X 18" wide; 30" on center triangular spacing 3 gal; 12" tall X 12" wide; 24" on center triangular spacing 10 gal; 6' overall height
ACCENT PLANTING			
	Alcantarea imperialis *Alocasia macrorrhiza 'Lutea'* *Crinum augustum 'Queen Emma'* *Crinum jagus*	Giant Bromeliad Golden Elephant Ear Queen Emma Crinum Lily St. Christopher Lily	15 gal; 24" X 24" 15 gal; 6' tall X 6' wide 15 gal; 6' tall X 6' wide 15 gal; 6' tall X 6' wide



N

0' 10' 20' 40'

SCALE : 1" = 20'

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ROOF
LANDSCAPE
PLAN

LL-05