301-341 MADEIRA AVE

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

CORAL GABLES • ATLANTA

LIST OF DRAWINGS

INDEX

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

REV. 01-28-2021

REV. 12-15-2020

DATE: 04-26-2021

PROJECT NO: 18-035

DRAWING NAME:

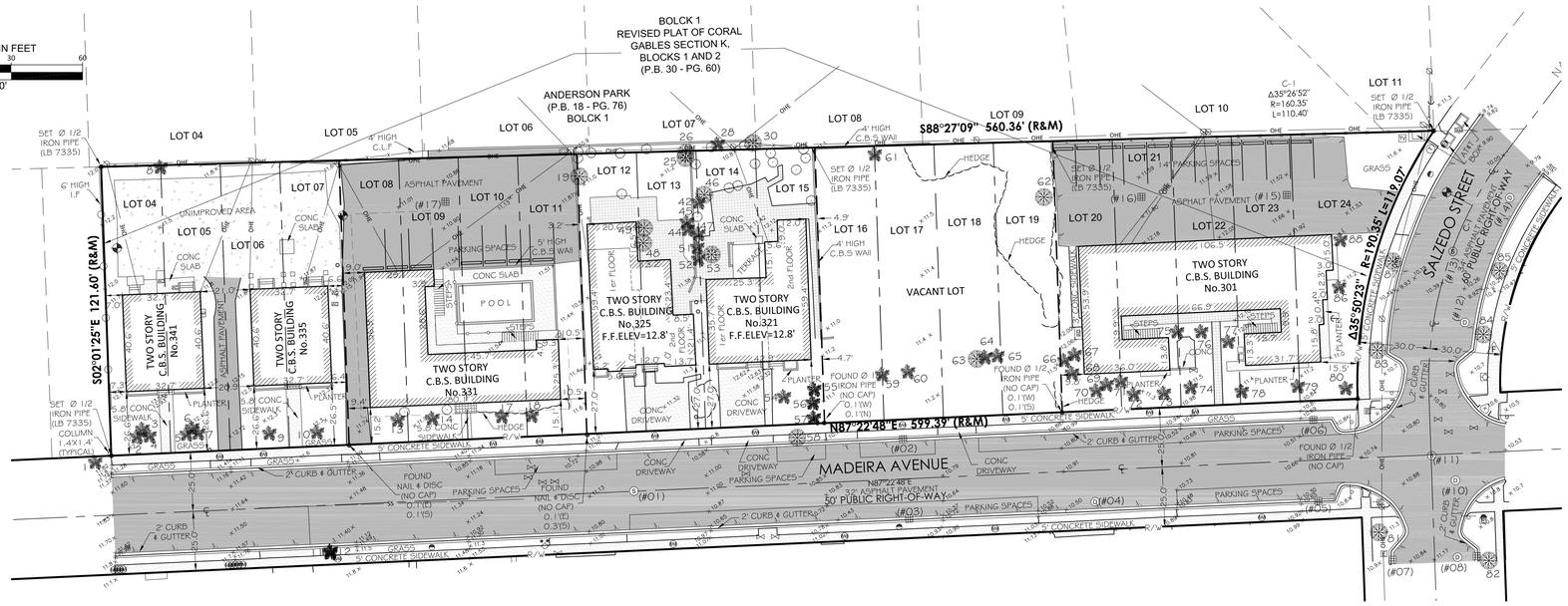
SHEET NO:

A-0.01

MAP OF BOUNDARY SURVEY

N
W E
S

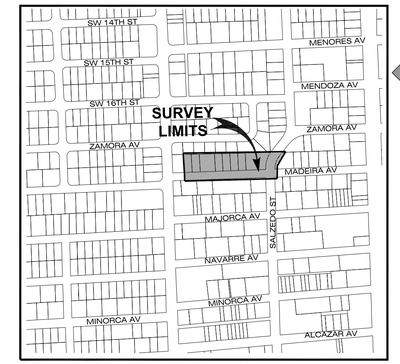
GRAPHIC SCALE IN FEET
30 0 15 30 60
SCALE: 1" = 30'



#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	AILANTHUS ALTISSIMA	TREE QUEEN	10"	25'	15'
14	AILANTHUS ALTISSIMA	TREE QUEEN	10"	15'	15'
17	AILANTHUS ALTISSIMA	TREE QUEEN	10"	20'	10'
18	AILANTHUS 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.

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
(R) = RADIAL
CORR. = CORRUGATED
(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
= TELEPHONE HANDHOLE
= 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 POLE
= UNKNOWN UTILITY MARK
= 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 MANDHOLE
= PIPELINE METER
= PIPELINE MANHOLE
= PIPELINE VALVE
= PIPELINE VAULT
= PIPELINE MARKER FLAG
= PIPELINE MARKER SIGN

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

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

2 REV. 01-28-2021

2 RENDERING

DATE: 04-26-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
R-1.0

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2 REV. 01-28-2021

RENDERING

DATE: 04-26-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
R-1.1

RENDERING

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DATE: 04-26-2021
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DRAWING NAME:
SHEET NO:
R-1.2

RENDERING

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2 REV. 01-28-2021

DATE: 04-26-2021
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DRAWING NAME:
SHEET NO:
R-1.3

RENDERING

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DRAWING NAME:
SHEET NO:
R-1.4

RENDERING

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DRAWING NAME:

SHEET NO:

R-1.5

RENDERING

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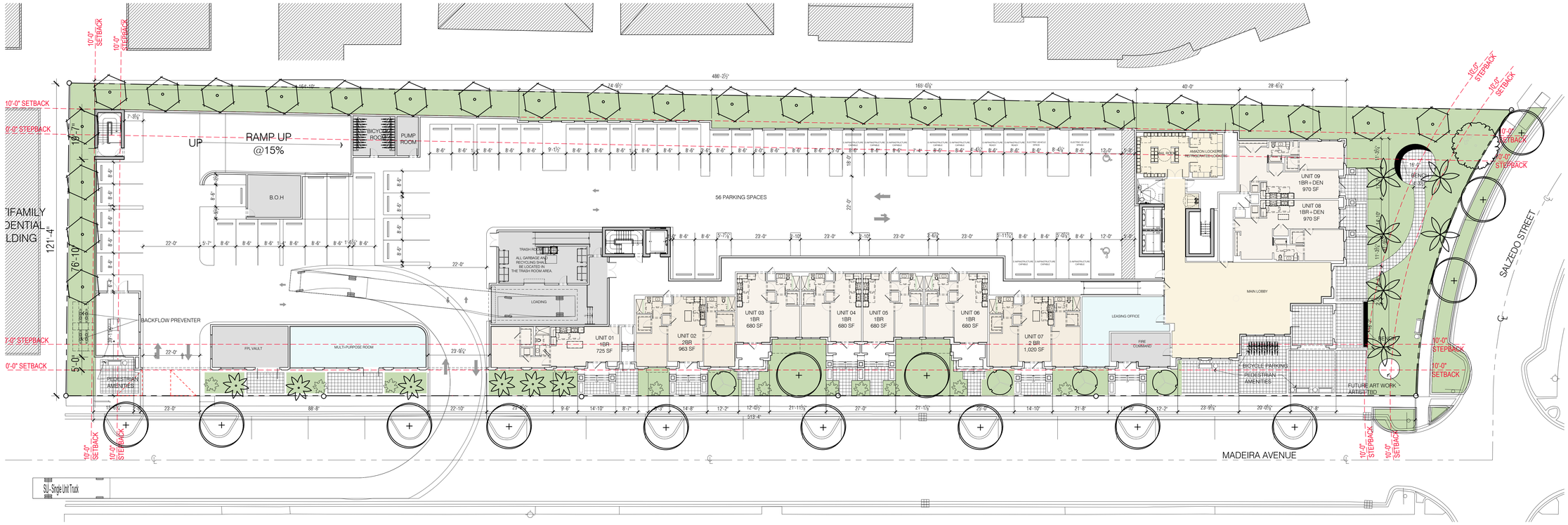
DRAWING NAME:
SHEET NO:
R-1.6



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. (S/E 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.	1.434 Acres
FEDERAL FLOOD HAZARD:	ZONE "X"	

FLOOR AREA RATIO				
FAR ALLOWED 62,474 X 2.5 = 156,185				
FAR PROVIDED 151, 368				
FLOOR	AREA	# FLOORS	TOTAL	
GROUND FLOOR	9,471	1	9,471	
2ND LEVEL	13,556	1	13,556	
3RD LEVEL	13,556	1	13,556	
4TH REC LEVEL	19,801	1	19,801	
5TH-7TH LEVELS	19,043	3	57,129	
8TH LEVEL	19,078	1	19,078	
9TH LEVEL	18,777	1	18,777	
TOTAL			151,368	41.30%

DENSITY	ALLOWED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)	100 Units per Acre	141
	1.434 Acres X 100	
	= 143 UNITS	

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" MINMUM	25'-6" UP TO 45'-0" 34'-9" ABOVE 45'-0"
SOUTH SIDE STREET (MADEIRA AVE) (FRONT)	10'-0" MINMUM	10'-0" up to 45'-0" 19'-4" ABOVE 45'-0"
WEST INTERIOR SIDE (ADJACENT PROPERTY)	10'-0" MINMUM	10'-0" UP TO 45'-0" 139'-10" ABOVE 45'-0"
NORTH REAR SIDE (ADJACENT PROPERTY)	10'-0" MINMUM	10'-0" UP TO 45'-0" 29'-7" ABOVE 45'-0"

OPEN SPACE	REQUIRED	PROVIDED	
	25% OF 62,474 SF @ GROUND LEVEL = 15,619 SF 5% @ ELEVATED DECK = 3,151 SF	GROUND LEVEL:	17,119 (Within property line)
			1,730 SF (Right of way)
		TOTAL	18,849
		ELEVATED ECK	3,151 SF (5%)
		TOTAL:	22,000 SF = 35.1%

NOTES:

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

PARKING		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
EFF. & 1BR UNITS @ 1.00	1BR UNITS: 48	48.00	48.00
2BR UNITS @ 1.75	2BR UNITS: 85	148.75	149.00
3BR UNITS @ 2.25	3BR UNITS:8	18.00	18.00
OFFICE @ 1 SPACE/300 SF	619 SF	2.06	3.00
	TOTAL PARKING:	216.81	218

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

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 215 = 4	4
ELECTRIC VEHICLE - READY 3% of the required parking	3% X 215 = 6	6
ELECTRIC VEHICLE - CAPABLE 15% of the required parking	15% X 215 = 32	32

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED				
	TOTAL:	HANDICAP:	ELECTRIC VEHICLE	E-READY	E-INFRASTRUCTURE READY
GROUND FLOOR	56	(3HC SPACES)	2	2	12
PARKING LEVEL 2	75	(2 HC SPACES)	2	2	10
PARKING LEVEL 3	87	(2 HC SPACES)	0	2	9
TOTAL		7	4	6	31
	218 SPACES				

UNIT MIX	1 BEDROOM		2 BEDROOM		3 BEDROOM	
	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.
GROUND FLOOR	7	660-970 SF	2	1,020 SF		
2ND LEVEL	9	660-970 SF	4	920-1,050 SF		
3RD LEVEL	9	660-970 SF	4	920-1,050 SF		
4TH REC LEVEL	5	660-690 SF	7	980-1,020 SF	3	1,167 SF
TYP LEVEL (5TH-7TH)	9	660-690 SF	42	917-1,020 SF	3	1,430 SF
8TH LEVEL	6	670-690 SF	12	869-1,020 SF	1	1,430 SF
9TH LEVEL	3	670-690 SF	14	869-1,020 SF	1	1,430 SF
TOTAL	48 34%		85 60%		8 6%	
						141

ZONING

4 3 2 1

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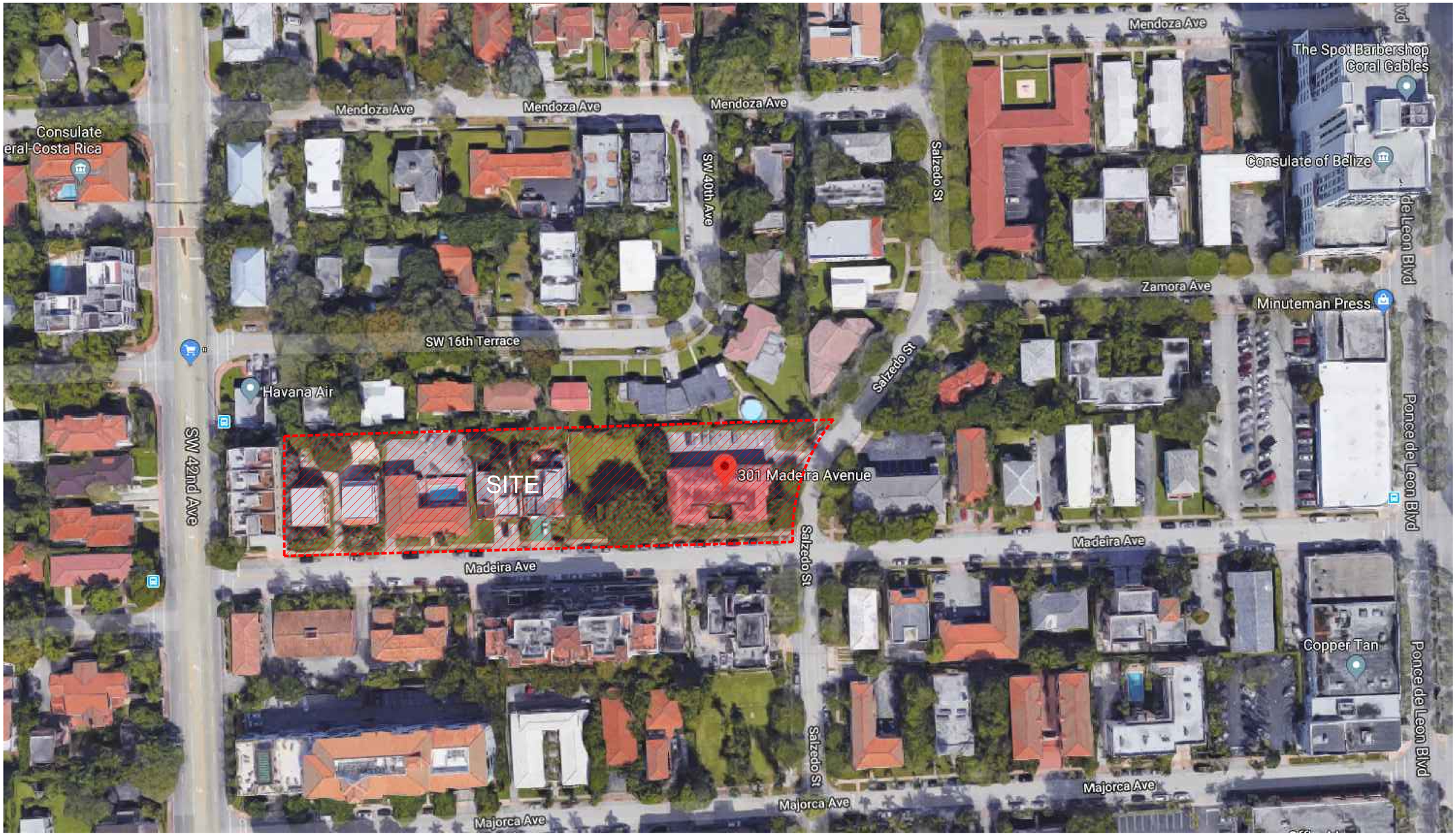
CORAL GABLES, FLORIDA 33134

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

DATE: 04-26-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
CP-0.01



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CORAL GABLES, FLORIDA 33134

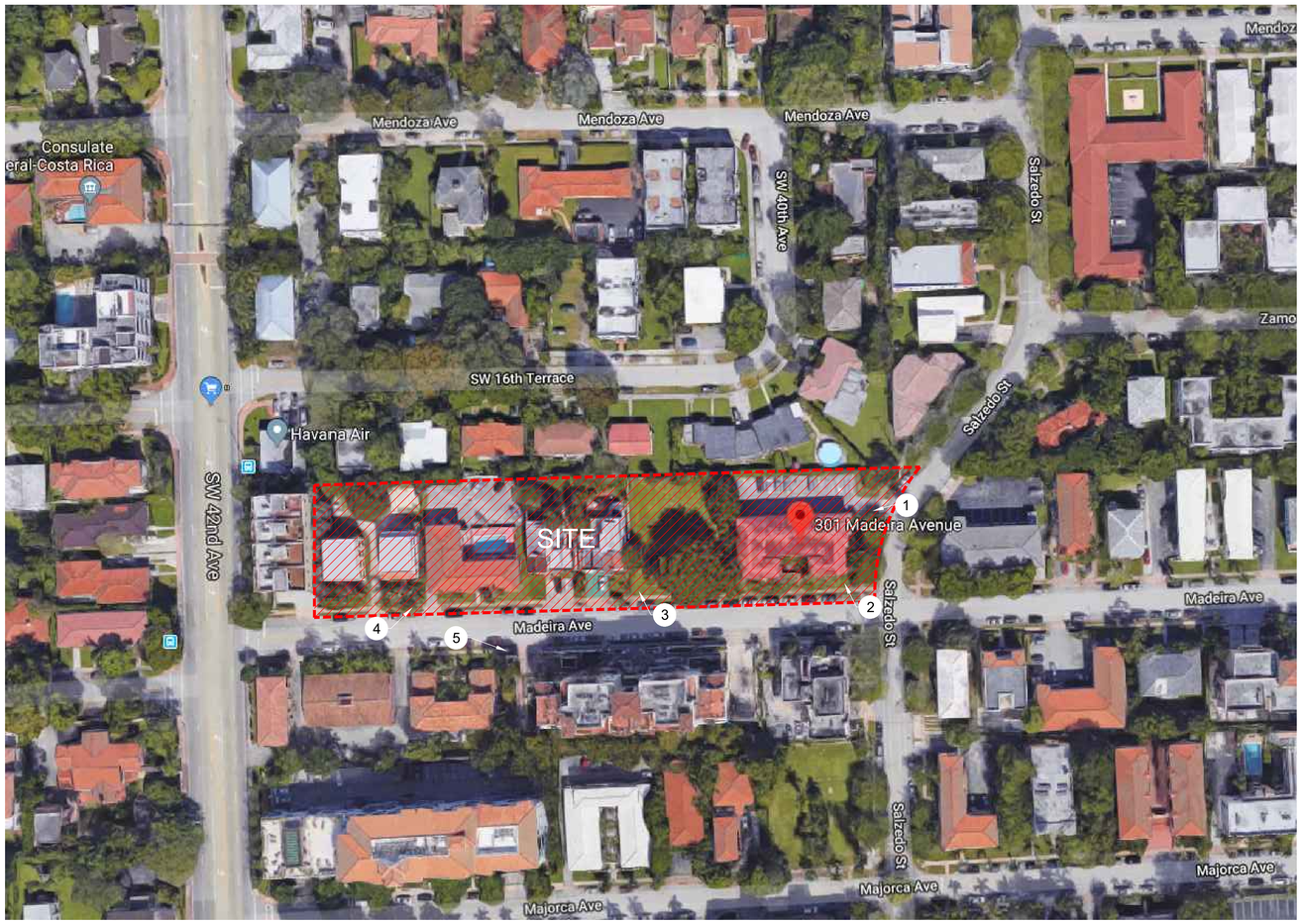
DATE: 09-17-2020

PROJECT NO: 18-035

DRAWING NAME:

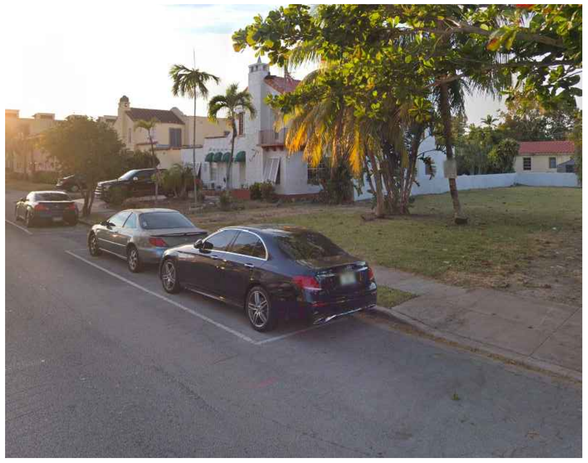
SHEET NO.

CP-1.0



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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301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

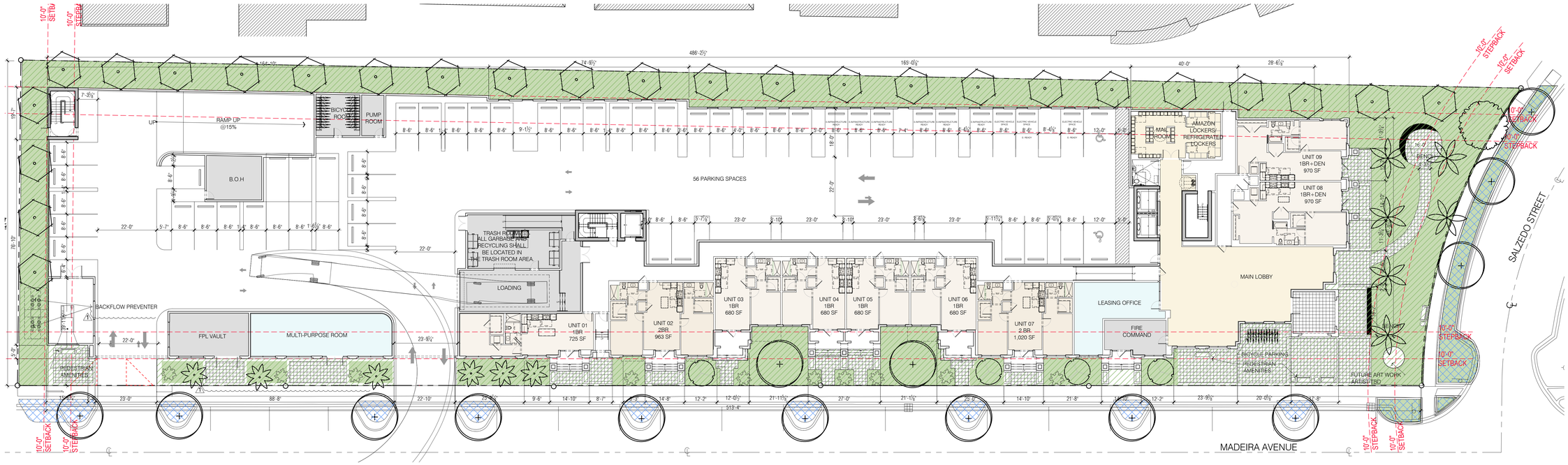
DATE: 09-17-2020

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

CP-1.1



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 ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE FLOOR PLAN SHEET A-1.1 & ELEVATION SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
4	BICYCLE STORAGE	YES	SEE FLOOR PLANS A-1.0, A-1.1 & L-1
5	BUILDING FACADES	YES	SEE ELEVATIONS SHEETS, A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
6	BUILDING LOT COVERAGE	YES	SEE LEGEND THIS SHEET A-0.1
7	DRIVE THRU FACILITIES	N/A	
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE LEGEND ON THESE SHEETS A-0.1 & L-1
9	STREET LIGHTING	N/A	
10	PARKING GARAGES	YES	
11	PORTE-COCHERES	N/A	
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE THIS SHEET & A-1.0
13	RIGHT-OF-WAY PLANTING REQUIREMENTS	YES	SEE SHEET A-1.0 & L-1
14	STRUCTURAL SOIL	YES	SEE LANDSCAPE SHEET L-3
15	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE ELEVATION SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4

** 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	NO	
2	BUILDING ROOF LINES	YES	SEE ELEVATIONS
3	BUILDING STEPBACK	YES	SEE SHEET A-1.0 SITE PLAN & ELEVATIONS
4	BUILDING TOWERS	YES	SEE ELEVATIONS
5	DRIVEWAYS	YES	SEE PLAN ON THIS SHEET (PARKING GARAGE DRIVEWAY ENTRY FROM MADEIRA AVENUE .
6	LIGHTING OF LANDSCAPING	N/A	
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	PAINTED STUCCO, KEYSTONE VENEER AT PEDESTRIAN ENTRIES, DECORATIVE TERRACOTTA BLOCKS.
8	OVERHEAD DOORS	YES	
9	KEYSTONE PAVER TREATMENT	YES	PAVERS ARE SHOWN THROUGHOUT THE GROUND FLOOR SEE THIS SHEET A-1.0 & A-1.1
10	PEDESTRIAN AMENITIES	YES	SEE THIS SHEET A-1.0
11	PEDESTRIAN PASS-THROUGHS / PASEOS	NO	
12	UNDERGROUND PARKING	N/A	

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 1 62,474 SQ.FT.

GROUND FLOOR LANDSCAPE OPEN SPACE (WITHIN PROPERTY LINE) 2 16,559 SQ.FT.

GROUND FLOOR LANDSCAPE OPEN SPACE (WITHIN THE PUBLIC RIGHT-OF-WAY SECTION 5.-604) 2 1,659 SQ.FT.

LANDSCAPE

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

TOTAL LANDSCAPE OPEN SPACE AREA = 2 18,218 SF. (29.2%)

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

FOOT PRINT BUILDING 44,932 SQ.FT.

MEDITERRANEAN BONUS

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301-341 MADEIRA

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

2 REV. 01-28-2021

1 REV. 12-15-2020

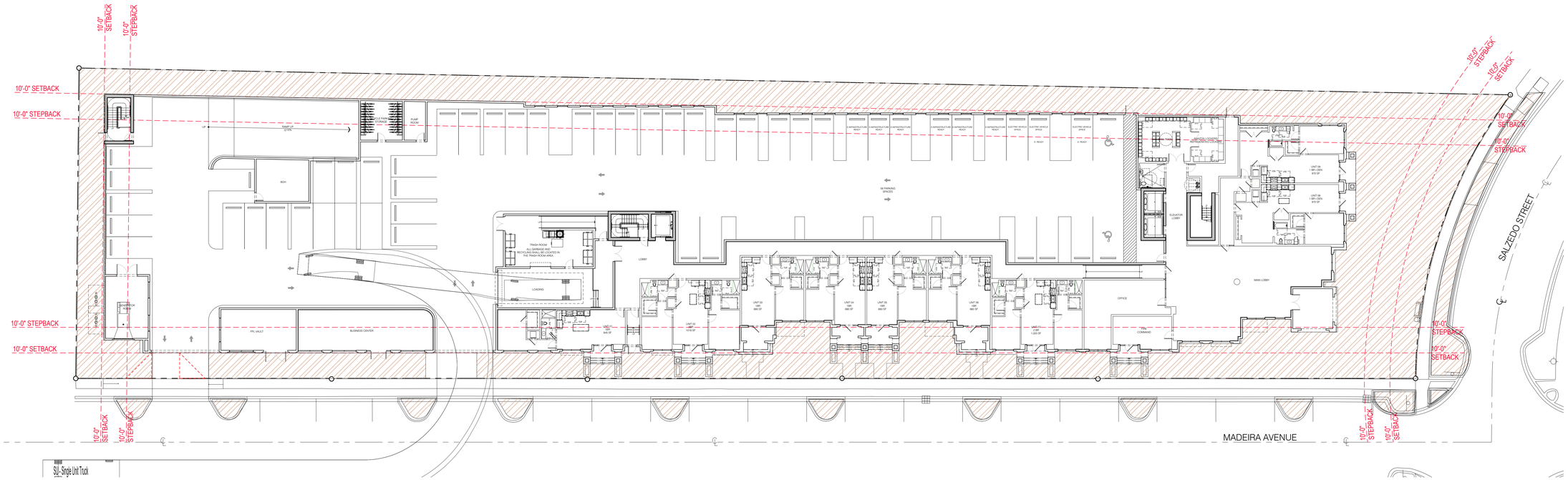
DATE: 09-30-2020

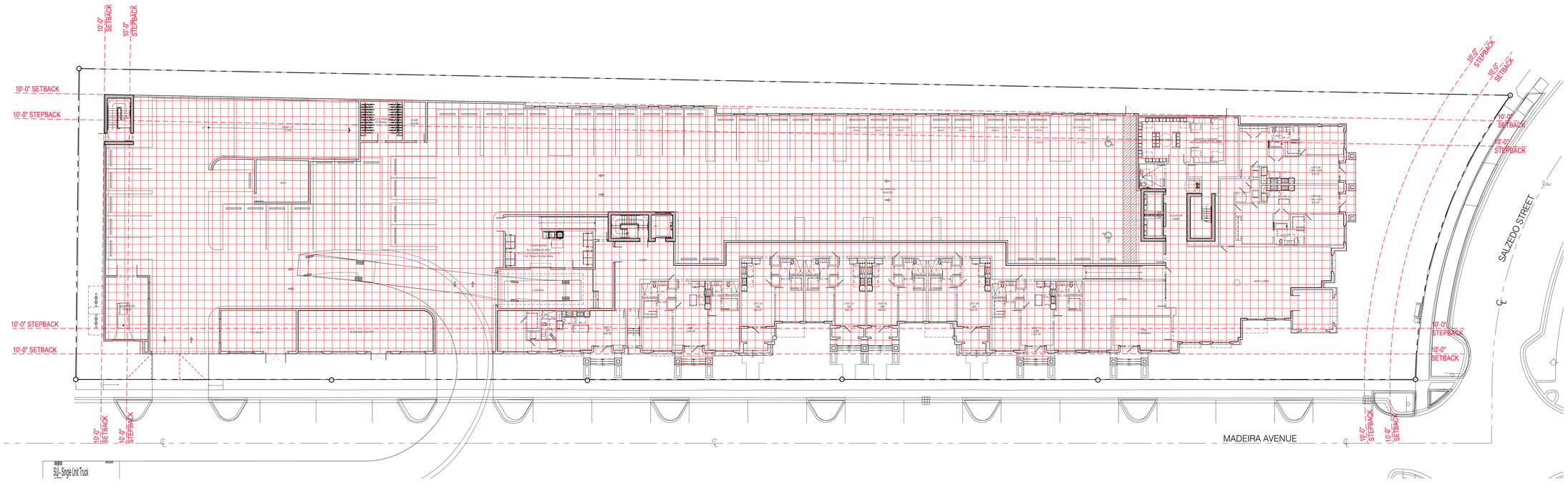
PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.1





LEGEND

TOTAL NET LOT AREA	62,474 SQ.FT. (1)
GROUND FLOOR OPEN SPACE (WITHIN PROPERTY LINE)	16,383 SQ.FT. (2)
GROUND FLOOR OPEN SPACE (WITHIN RIGHT OF WAY)	1,536 SQ.FT. (2)

TOTAL NET LOT AREA	62,474 SQ.FT. (1)
LOT COVERAGE	45,675 SQ.FT. (73%) (2)

OPEN SPACE

TOTAL NET LOT AREA = 62,474 SQ.FT. (100%) (1)

TOTAL OPEN SPACE AREA = 17,919 SQ.FT. (28.7%) (2)

OPEN SPACE/LOT COVERAGE DIAGRAMS

SCALE: N.T.S.

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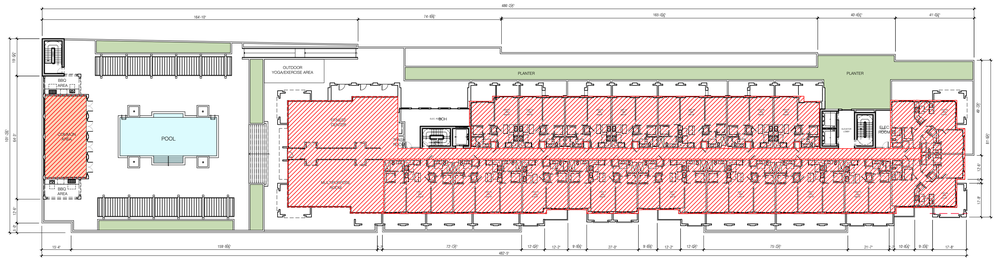
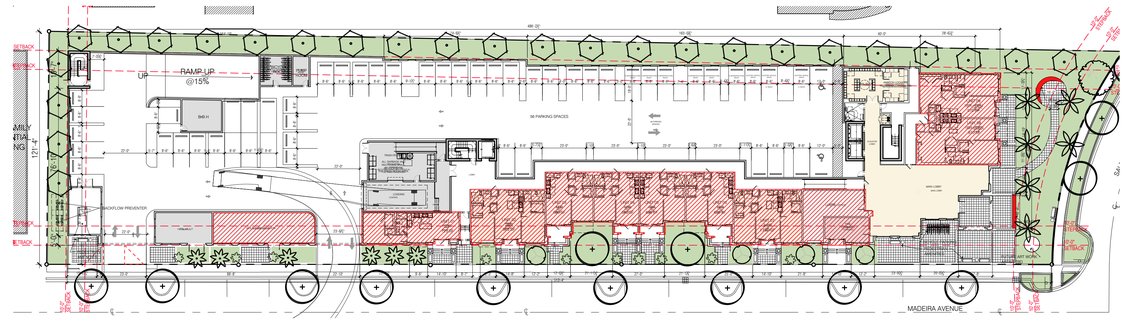
(2) REV. 01-28-2021
(1) REV. 12-15-2020

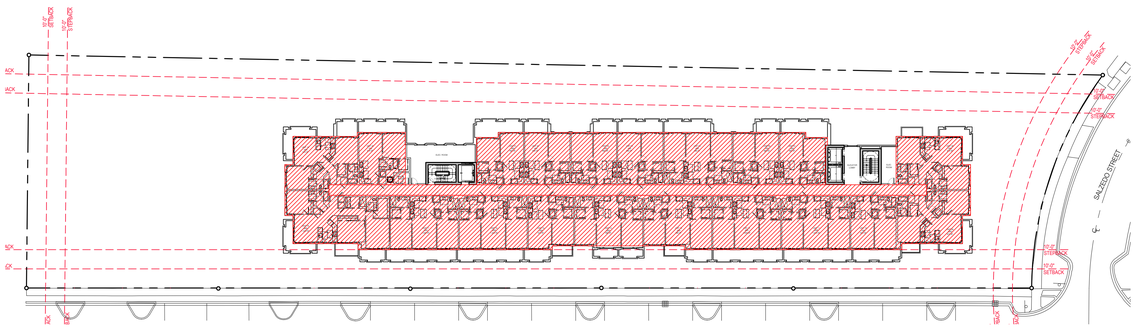
DATE: 09-30-2020
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-0.2



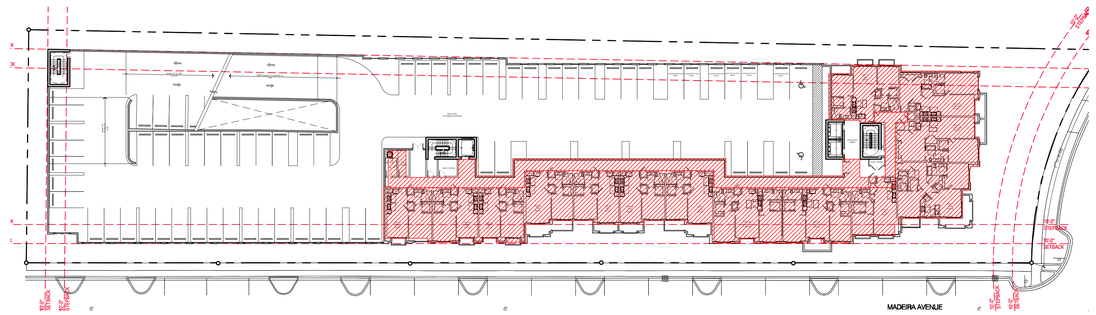
4TH LEVEL



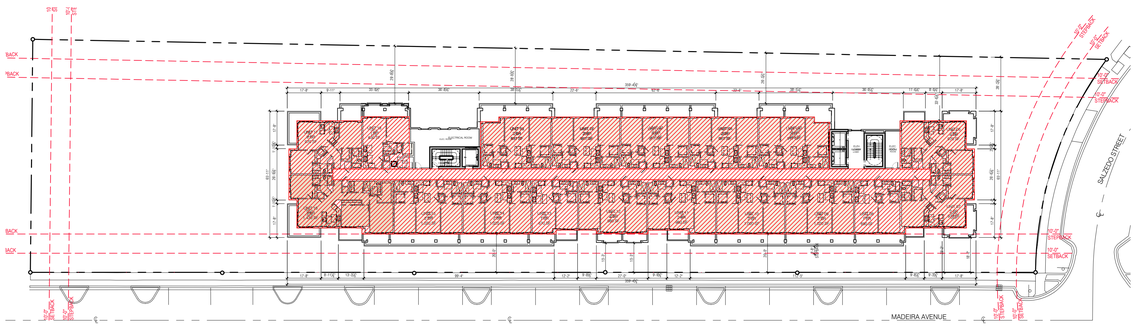
GROUND LEVEL



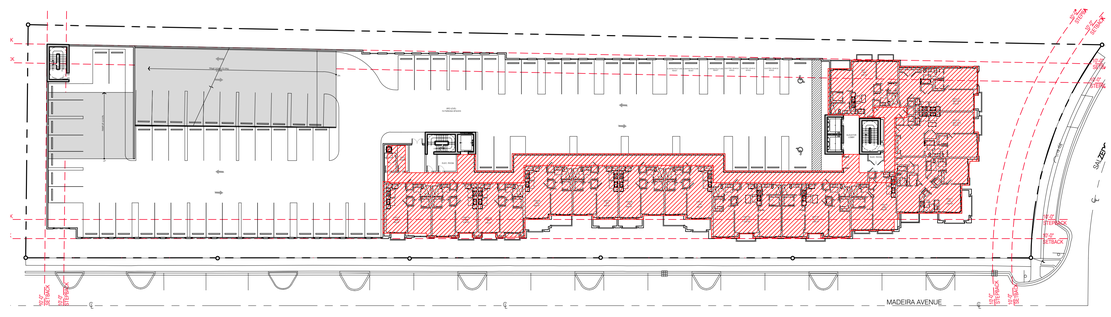
5TH - 7TH LEVEL



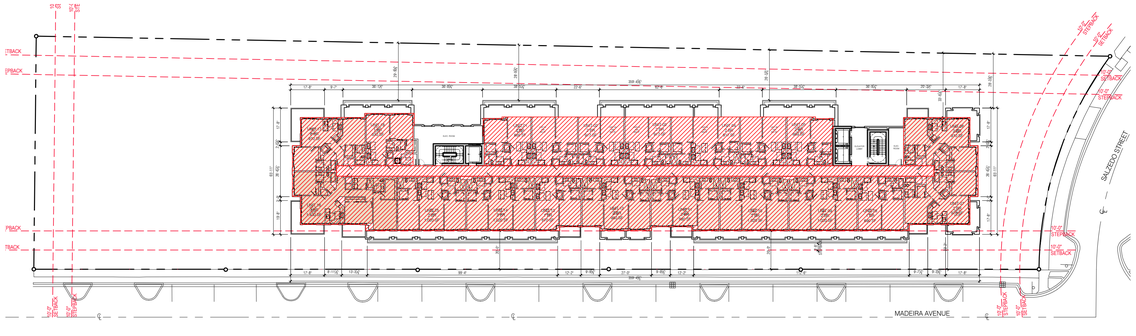
2ND LEVEL



8TH LEVEL



3RD LEVEL



9TH LEVEL

F.A.R.	PROVIDED
GROUND LEVEL	9,471 S.F.
2ND LEVEL	13,556 S.F.
3RD LEVEL	13,556 S.F.
4TH (REC) LEVEL	19,801 S.F.
5TH - 7TH LEVEL	19,043 S.F. x 3L = 57,129 S.F.
8TH LEVEL	19,078 S.F.
9TH LEVEL	18,777 S.F.
TOTAL F.A.R.	151,368 S.F.

FAR DIAGRAMS

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

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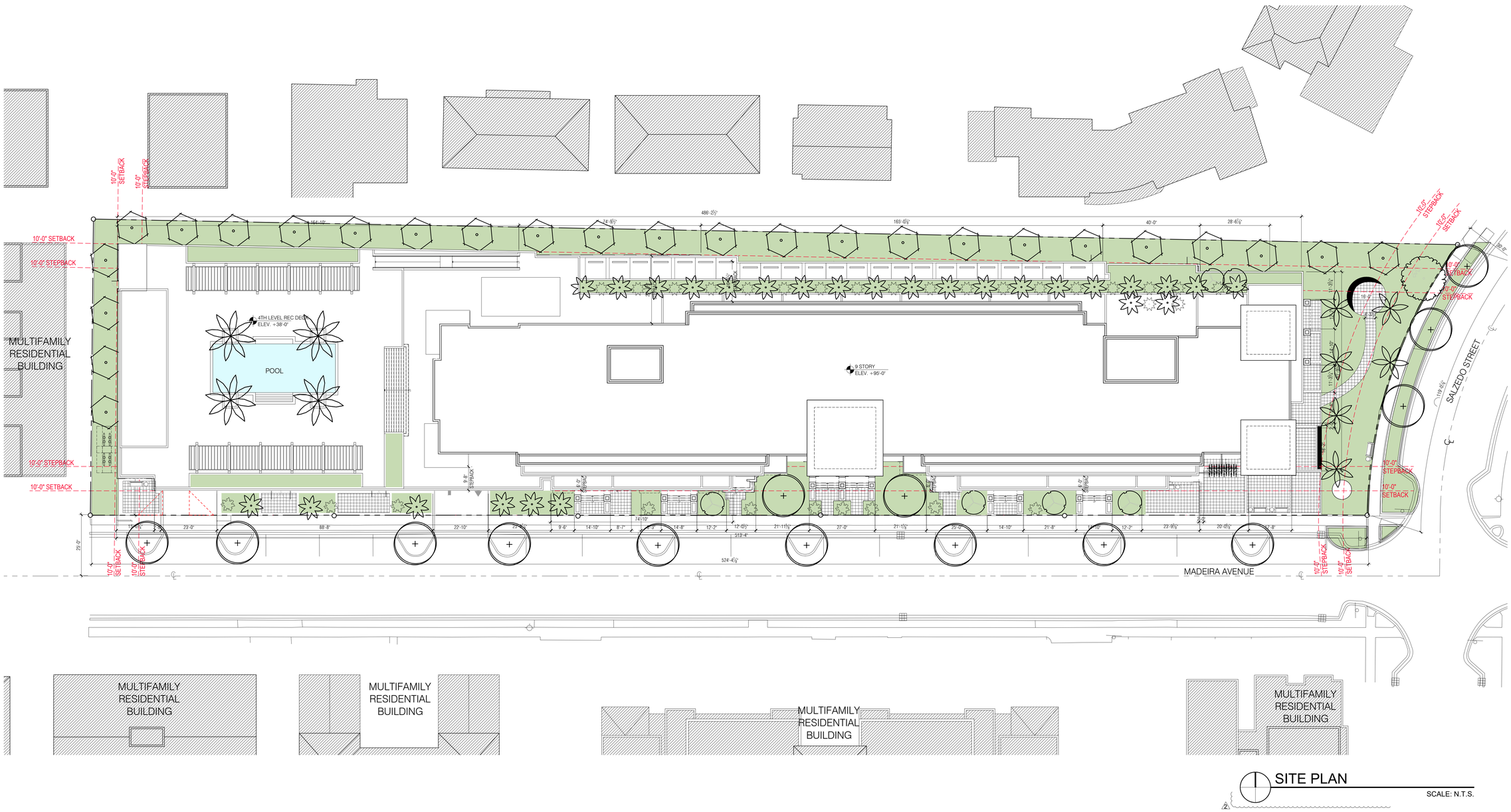
3 REV. 03-16-2021
2 REV. 01-28-2021
1 REV. 12-15-2020

DATE: 09-30-2020
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-0.3



SITE PLAN

SCALE: N.T.S.

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2 REV. 01-28-2021

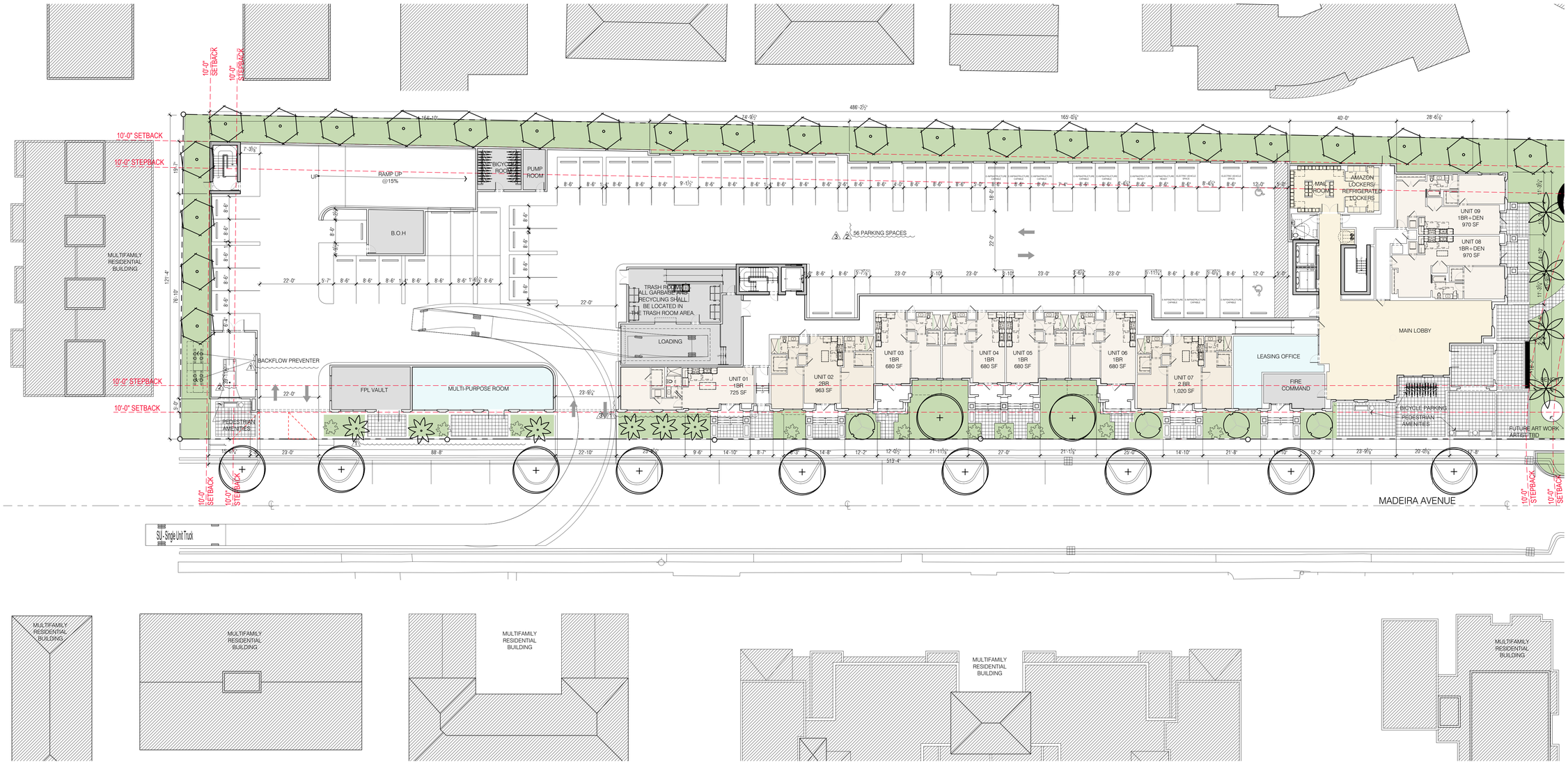
DATE: 09-30-2020

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-1.0



GROUND FLOOR PLAN

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

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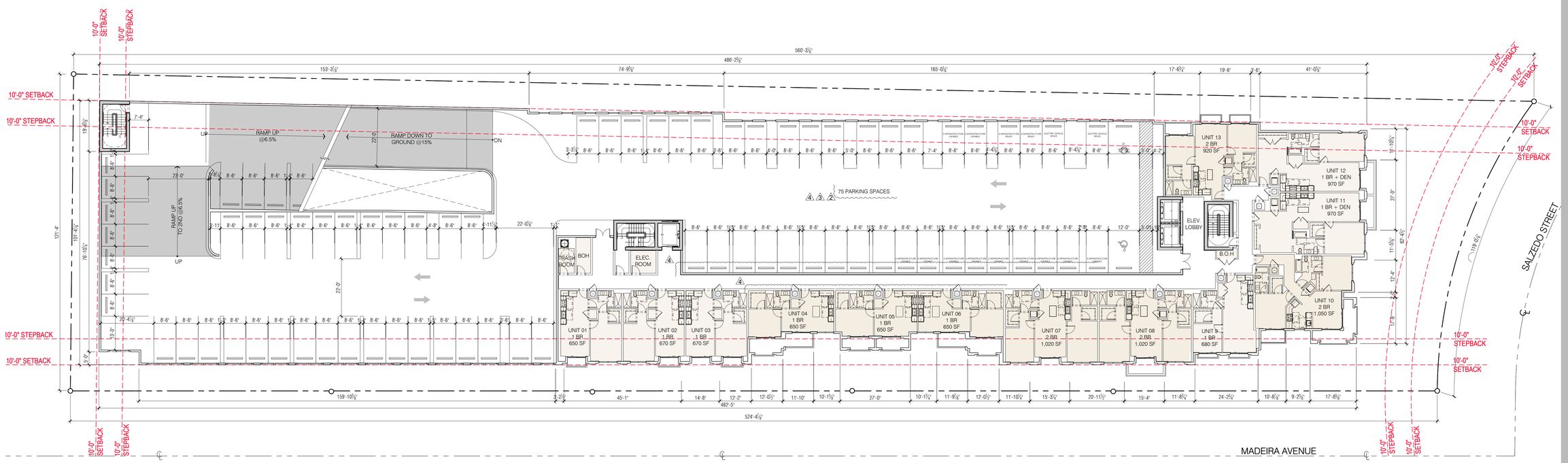
1 REV. 12-15-2020

DATE: 09-30-2020
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-1.1



2ND FLOOR PLAN

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

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4. REV. 04-26-2021
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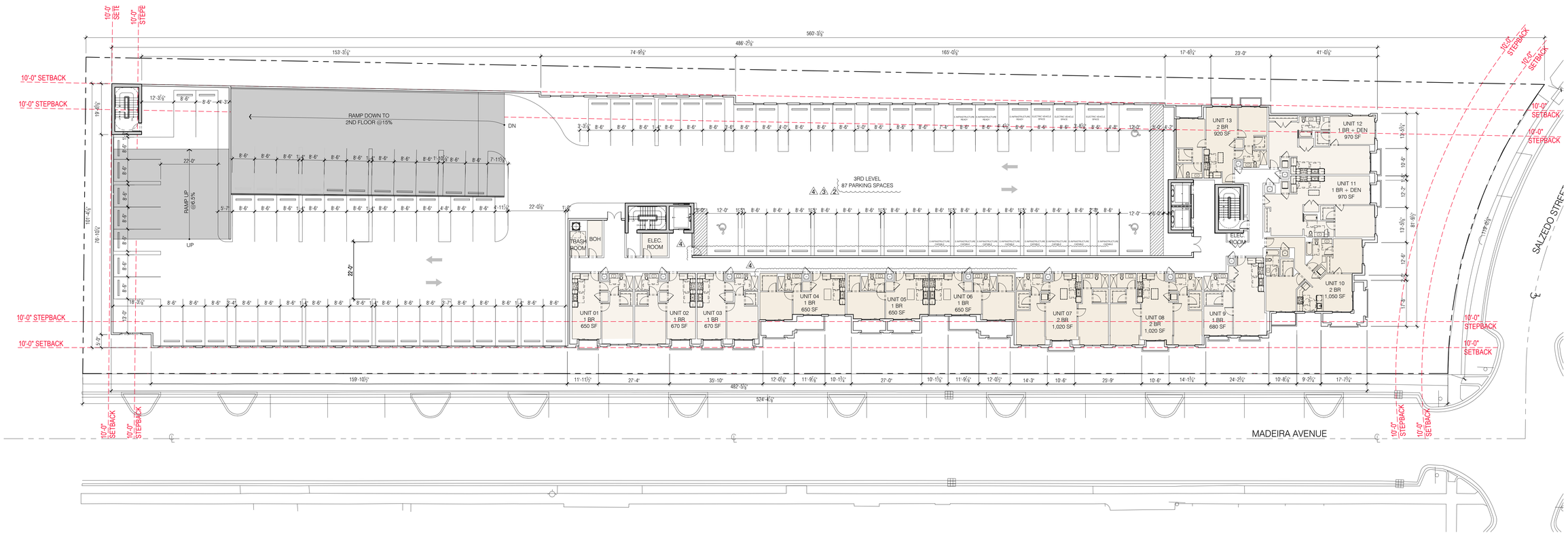
2. REV. 01-28-2021

DATE: 04-26-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-1.2



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4. REV. 04-26-2021
3. REV. 03-16-2021
2. REV. 01-28-2021

3RD FLOOR PLAN

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

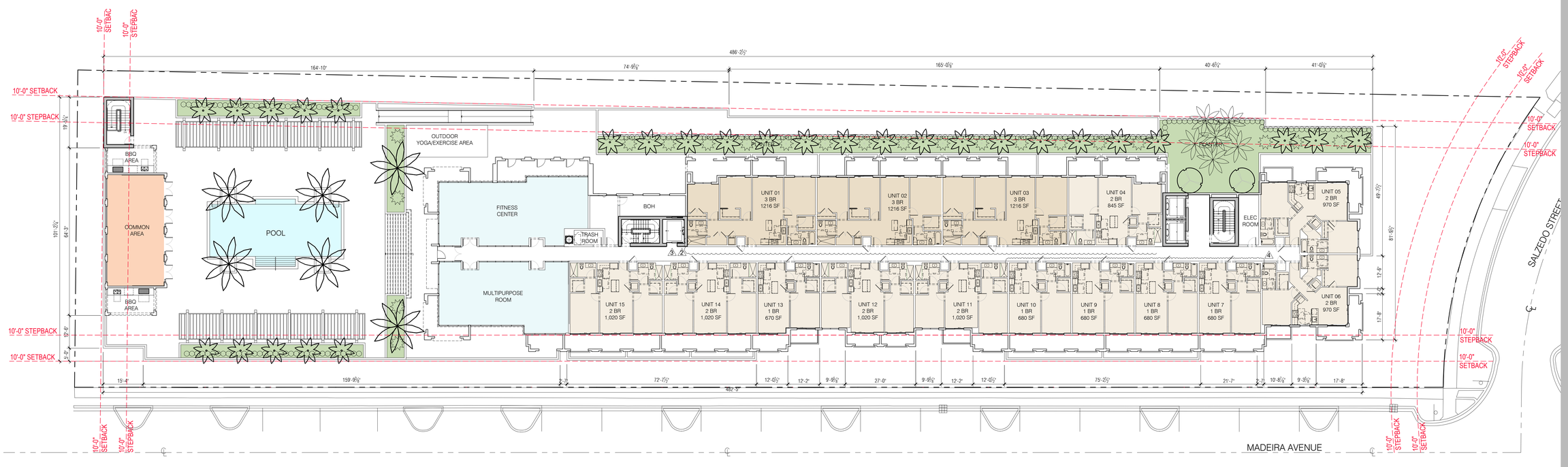
DATE: 04-26-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-1.3



4TH FLOOR PLAN (AMENITIES DECK)

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

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2. REV. 01-28-2021

DATE: 04-26-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-1.4

TYP (5TH-7TH) FLOOR PLAN

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

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REV. 01-28-2021

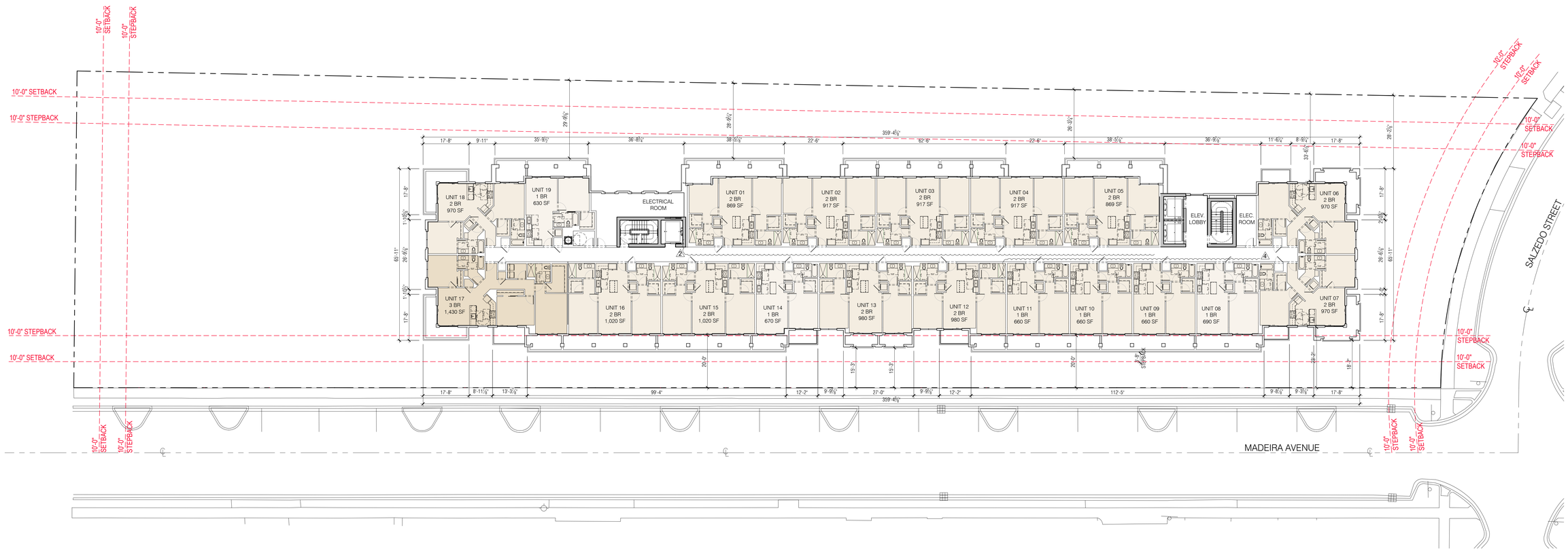
DATE: 09-30-2020

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-1.5



8TH FLOOR PLAN

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

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4 REV. 04-26-2021
2 REV. 01-28-2021

DATE: 04-26-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-1.6

9TH FLOOR PLAN

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

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CORAL GABLES, FLORIDA 33134

⚠ REV. 12-15-2020

DATE: 09-30-2020

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-1.7

SOUTH ELEVATION

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

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PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-2.0

EAST AND WEST ELEVATIONS

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

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4. REV. 04-26-2021
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PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-2.1

NORTH ELEVATION

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

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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

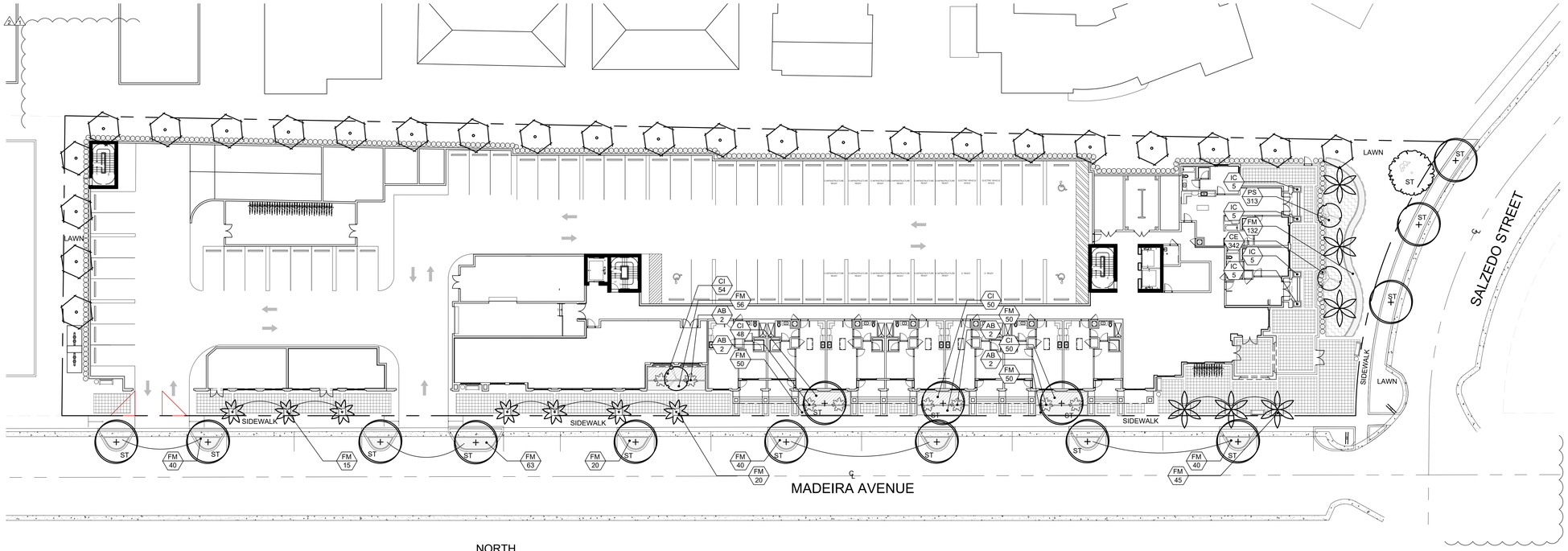
DATE: 04-26-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-2.2



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	15,991
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	44
STREET TREES (maximum average spacing of 35' o.c.):		
A. 524 linear feet along Maderia Avenue =	13	13
B. 117 linear feet along Salzedo Street =	3	3
G. Total Trees Required	56	56
SHRUBS		
A. No. shrubs required: 224 x 1.434 = 321	321	1,147
B. Natives requirement 30%	96	808

ST = Street Tree

MITIGATION REQUIRED

TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
24,114 sf	16 - Large Tree (500 sf each) = 8,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 10 - Large Palm Species (300 sf each) = 3,000 sf 26 - Small Palm Species (100 sf each) = 2,600 sf Total Canopy Replacement Provided = 22,600 sf
	Remaining Canopy for Mitigation = 1,514 sf $1,500.00 for every 500 sf of replacement tree coverage = $4,500 to be contributed to Tree Trust Fun

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	15	*Bursera simaruba [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		GUMBO LIMBO	F.G.
	25	*Coccoloba diversiflora	12' HT. X 6' SPR. 2" CAL.
		PIGEON PLUM	F.G.
	5	Lagerstroemia indica 'Muskogee'	12' HT. X 6' SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
	4	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.
	1	*Quercus virginiana [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		LIVE OAK	F.G.
	6	*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	26	Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	8	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AO	18	Alcantarea odorata	3' O.A. HT.
		BROMELIAD SP.	9" POT
CE	342	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	146	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	202	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	669	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	118	*Hamelia patens	24" HT. X 24" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
IC	20	Ipomoea 'Margarite'	15" O.C.
		CHARTREUSE SWEET POTATO	1 GAL. FULL
JC	350	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER	3 GAL.
PS	313	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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CORAL GABLES · ATLANTA

SEAL:

ANDREW M. WITKIN
LIC. # LA0000889

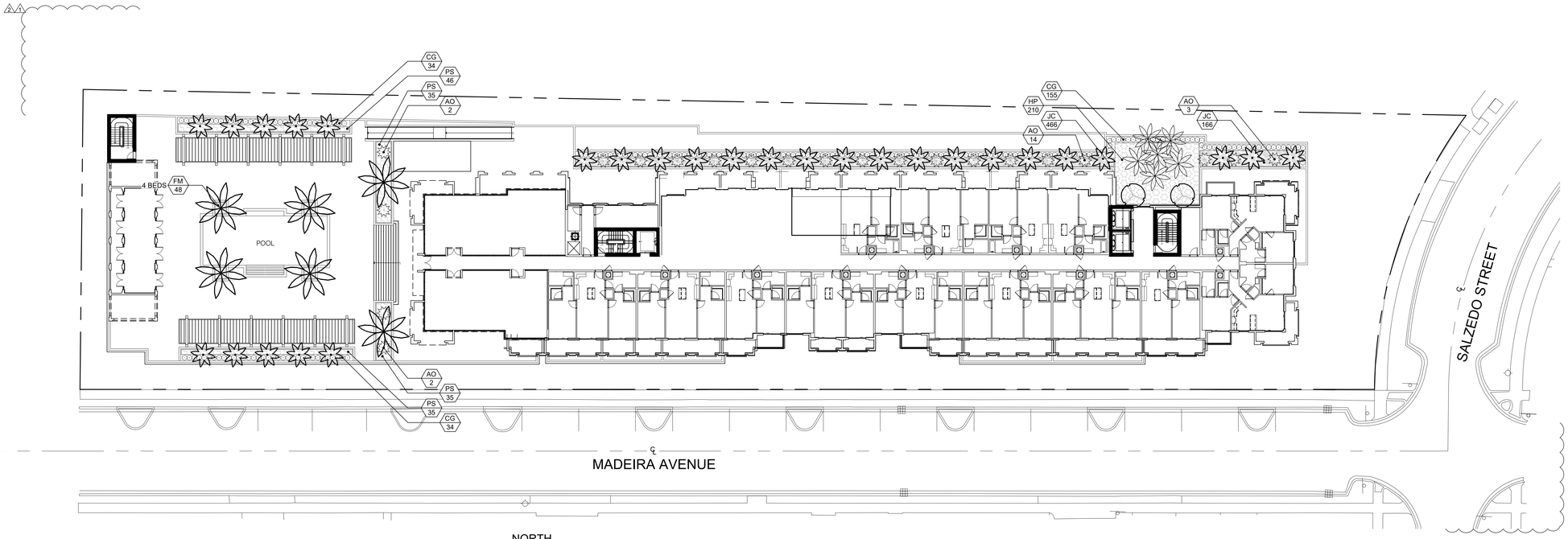
301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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 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	15,991
TREES		
A. No. of Trees required: 28 x 1.434 = 40	40	41
B. % Palms Allowed: No. Trees required x 25% =	10	10
C. % Natives required: No. Trees required x 30% =	12	30
STREET TREES (maximum average spacing of 35' o.c.):		
A. 524 linear feet along Maderia Avenue =	13	13
B. 117 linear feet along Salzedo Street =	3	3
G. Total Trees Required	56	57
SHRUBS		
A. No. shrubs required: 224 x 1.434 = 321	321	1,933
B. Natives requirement 30%	96	1,750

ST = Street Tree

MITIGATION REQUIRED

TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
24,114 sf	17 - Large Tree (500 sf each) = 8,500 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 12 - Large Palm Species (300 sf each) = 3,600 sf 36 - Small Palm Species (100 sf each) = 3,600 sf Total Canopy Replacement Provided = 24,700 sf

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Bursera simaruba	18' HT. X 8' SPR. 4" CAL.
		GUMBO LIMBO	F.G.
	15	Caesalpinia granadillo [STREET TREE]	16' HT. X 6' SPR. 3.5" CAL.
		BRIDALVEIL TREE	F.G.
	25	*Coccoloba diversiflora	12' HT. X 6' SPR. 2" CAL.
		PIGEON PLUM	F.G.
	5	Lagerstroemia indica 'Muskogee'	12' HT. X 6' SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
	6	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.
	1	*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.
	35	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	344	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	223	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	973	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	1,733	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	210	*Hamelia patens	24" HT. X 24" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
IC	46	Ipomoea 'Margarite'	15" O.C.
		CHARTREUSE SWEET POTATO	1 GAL. FULL
JC	632	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER	3 GAL.
PS	151	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

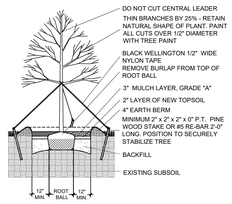
301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

DATE: 11-20-2019

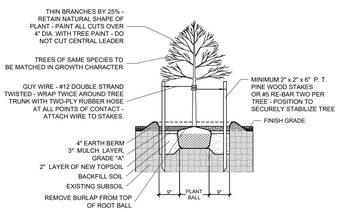
PROJECT NO: 2019-005

DRAWING NAME:
LANDSCAPE PLAN
SHEET NO:

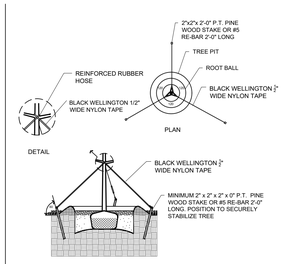
L-2



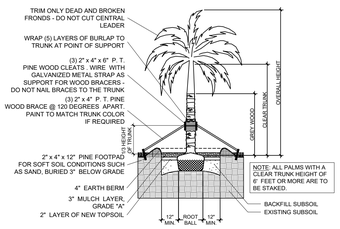
LARGE TREE PLANTING DETAIL



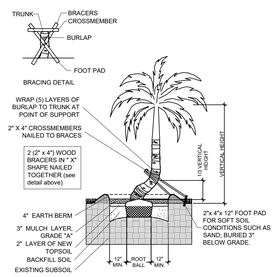
SMALL TREE PLANTING DETAIL



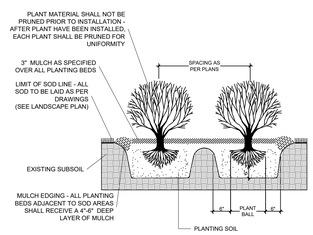
TYPICAL TREE GUYING DETAIL



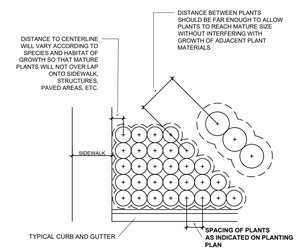
STRAIGHT TRUNK PALM PLANTING DETAIL



CURVED TRUNK PALM PLANTING DETAIL

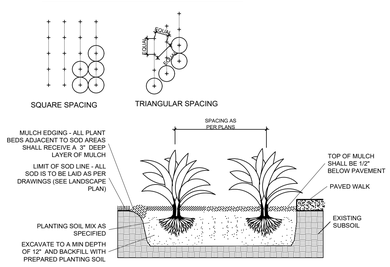


TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



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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DATE: 11-20-2019

PROJECT NO: 2019-005

DRAWING NAME:
LANDSCAPE DETAILS
SHEET NO:

L-3