

		<div>301-341 MADEIRA AVE 301-341 MADEIRA AVE CORAL GABLES, FLORIDA</div>	<div>BEHAR • FONT</div> <div>PARTNERS, P.A. ARCHITECTURE • PLANNING • INTERIORS</div> <div>CORAL GABLES • ATLANTA</div>



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SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

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REV. 07-26-2021

REV. 01-28-2021

REV. 12-15-2020

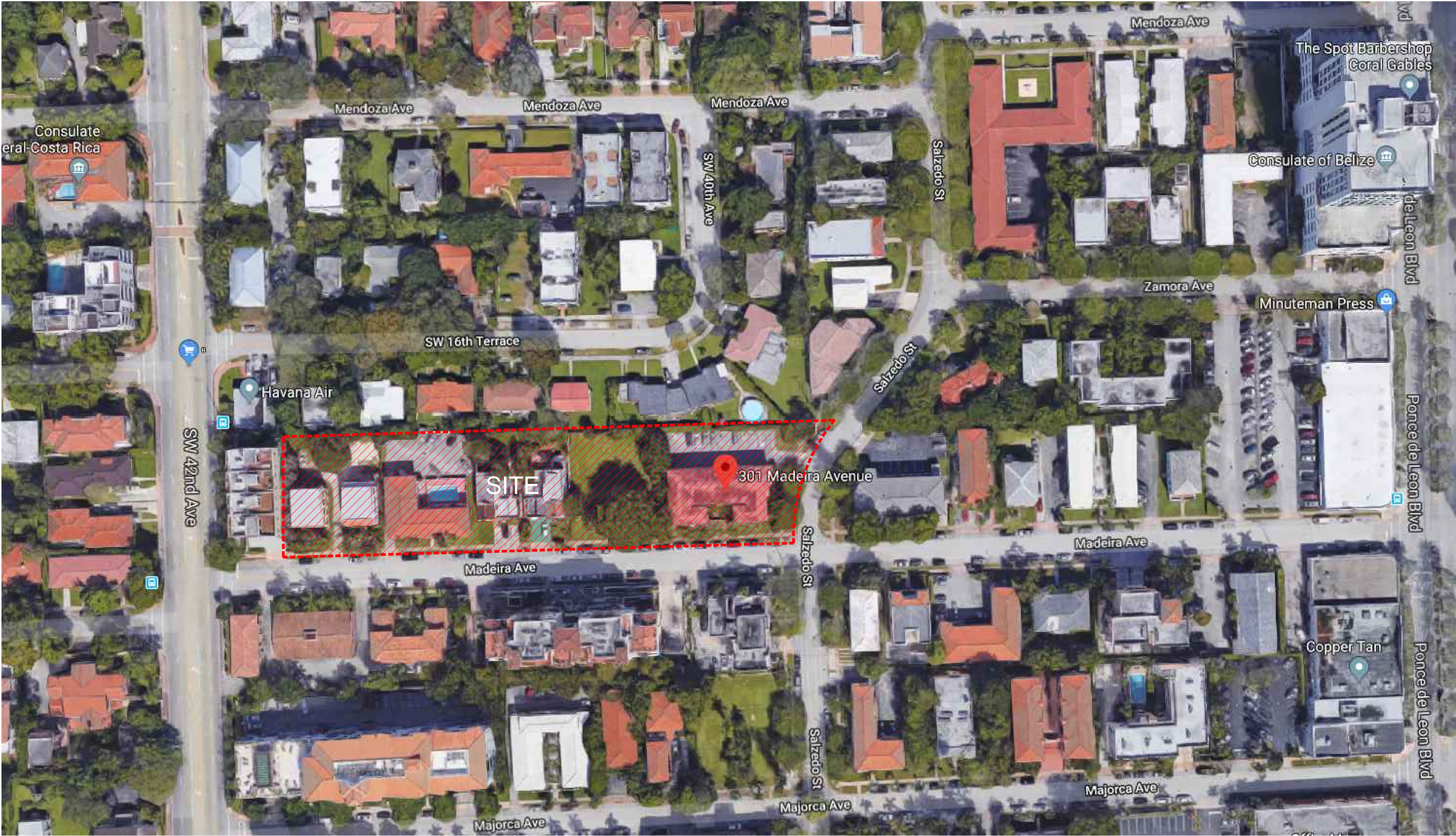
DATE: 10-22-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.01



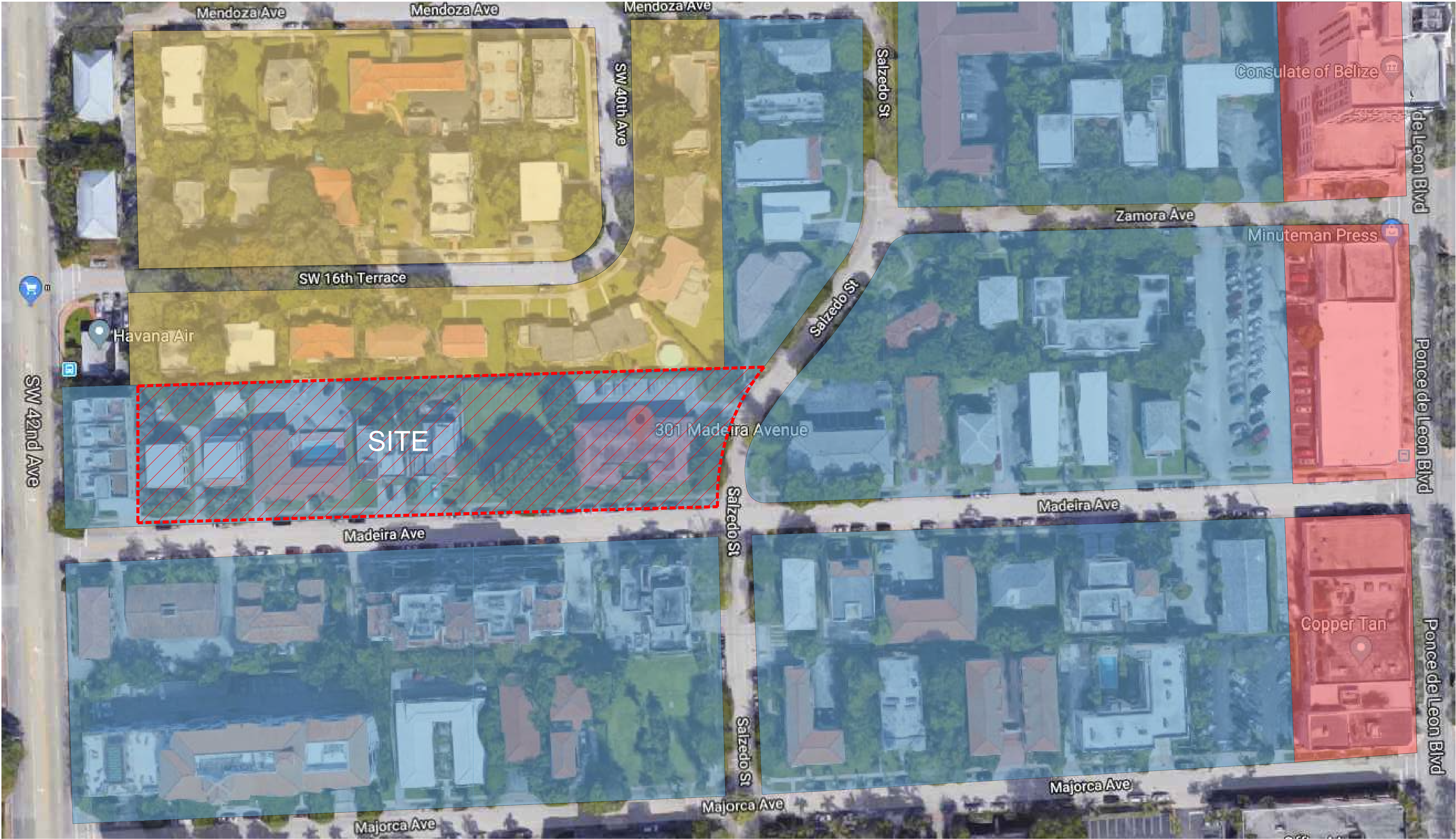
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301-341 MADEIRA
301-341 MADEIRA AVE
CORAL GABLES, FLORIDA 33134

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
CP-1.01



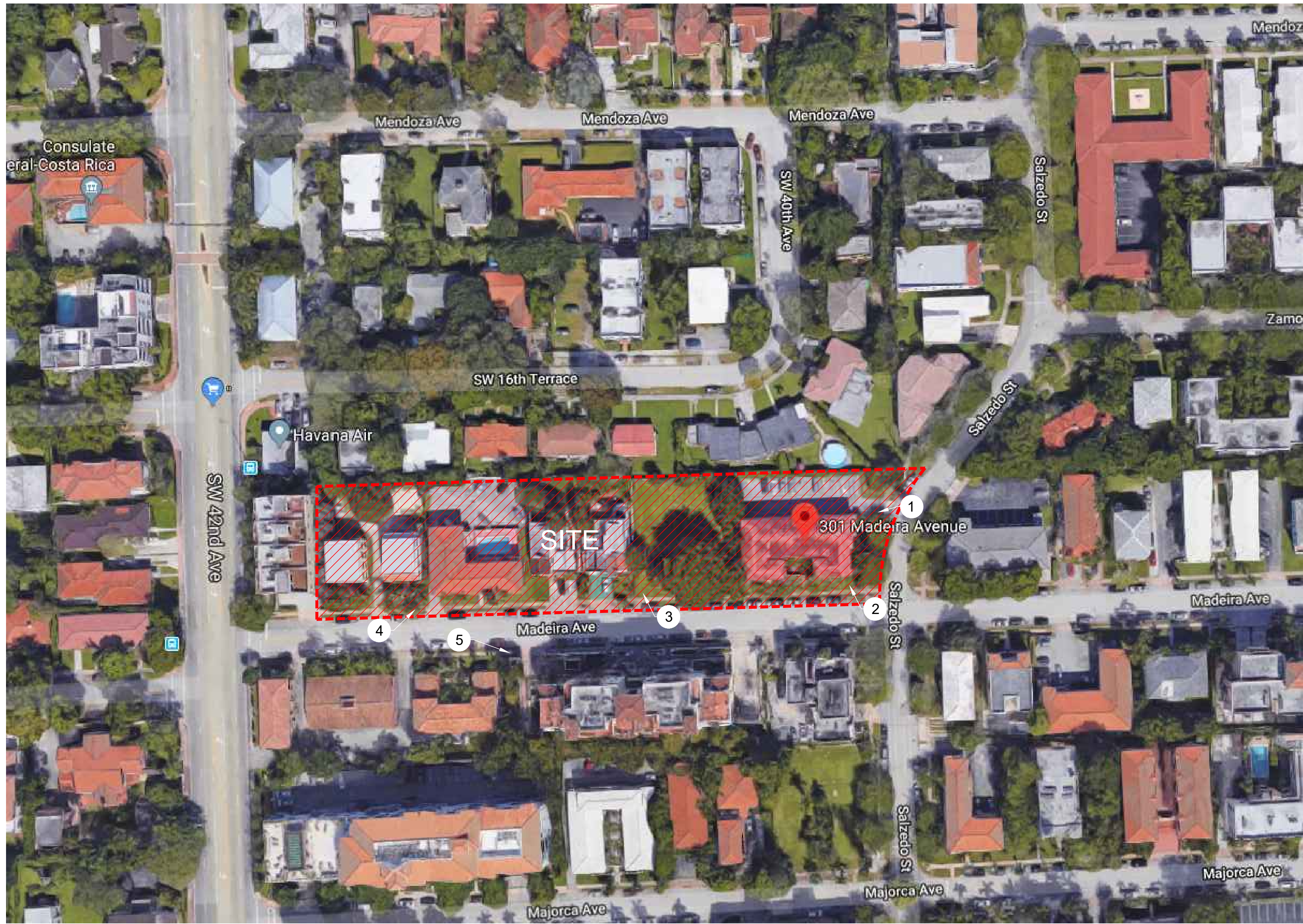
MIAMI-DADE COUNTY ZONING:

RU-3 (40' MAX. HEIGHT)

CITY OF CORAL GABLES ZONING:

MF2

MX3



1. 301 MADEIRA AVE.



2. 301 MADEIRA AVE.



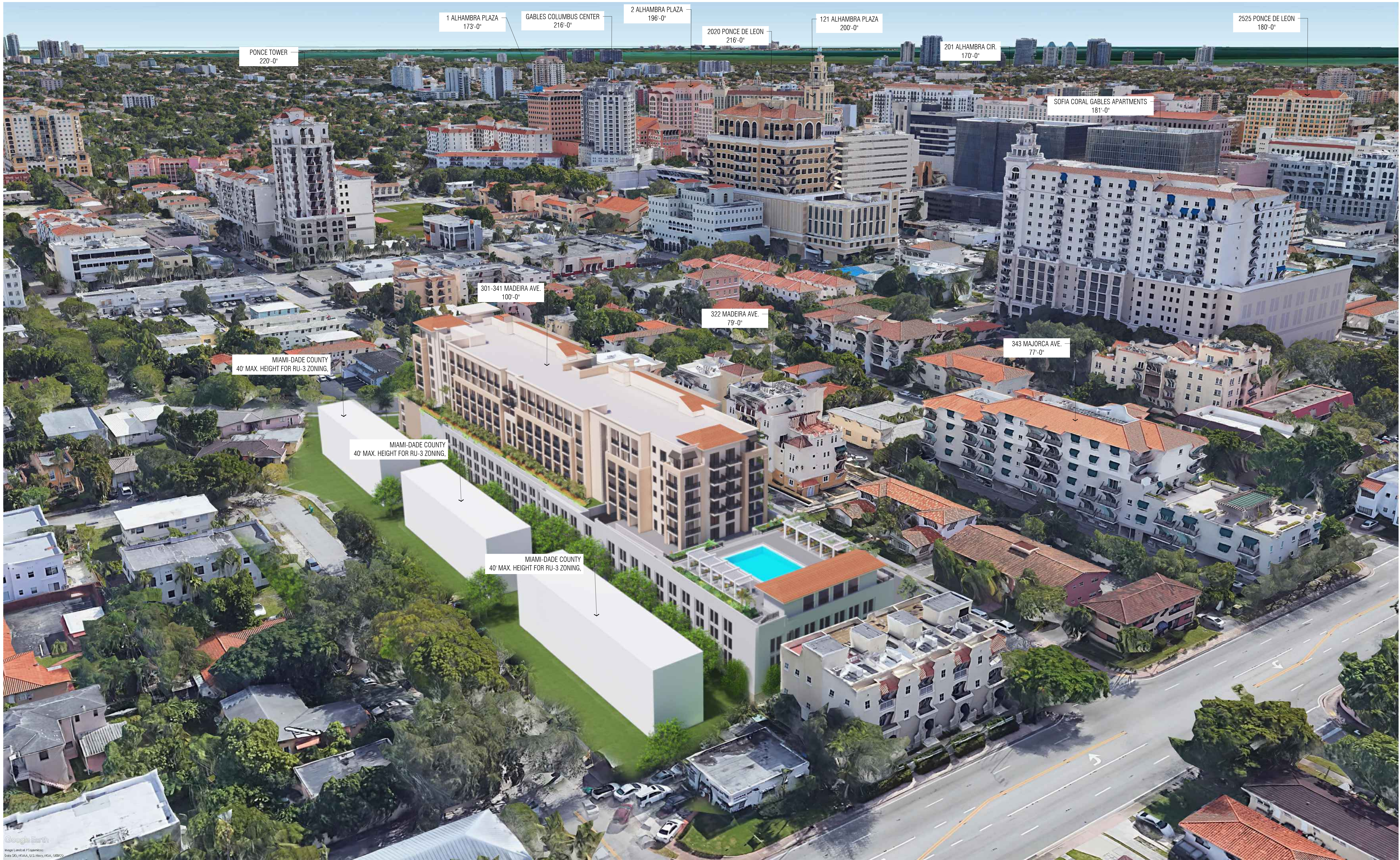
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SEAL:

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301-341 MADEIRA
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REV. 10-22-2021
REV. 07-26-2021

MASSING CONTEXT - SOUTH EAST VIEW
SCALE: N.T.S.

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-0.1



SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA
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REV. 10-22-2021
REV. 07-26-2021

MASSING CONTEXT - SOUTH WEST VIEW

SCALE: N.T.S.

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-0.1.1

SEAL:

ROBERT BEHAR AR No. 14339



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

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REV.10-22-2021
REV.07-26-2021

MASSING CONTEXT - NORTH EAST VIEW
SCALE: N.T.S.

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-0.1.2

SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA
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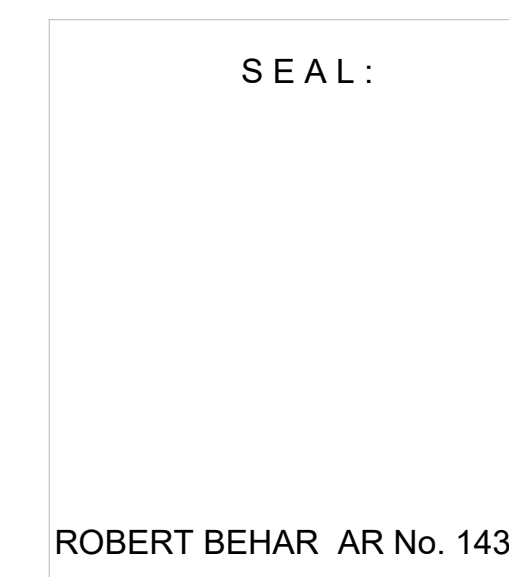
REV. 07-26-2021

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-0.1.3



PERIMETER HEIGHT CONTEXT
SCALE: 3/16" = 1'-0"





** THIS SHEET DEPICTS :

1- CONTINUOUS SIDEWALKS AT MADEIRA AVE


3- PEDESTRIAN ENTRIES FROM MADEIRA AVE

LANDSCAPE

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

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

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

FOOT PRINT BUILDING  46,532 S.F.

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

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

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SHEET NO:
A-0.1.5

TABLE 1

1.	✓	✓	✓	Architectural elements on building facades.	<p>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).</p> <p>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p>
REQUIREMENTS SATISFIED					<p>All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.</p>
2.		✓	✓	Architectural relief elements at street level.	<p>On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:</p> <ul style="list-style-type: none"> a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
REQUIREMENTS SATISFIED					<p>All building street level facades fronting Madeira Avenue and Salzedo Street include architectural relief elements thru the articulation and natural stone use at entrance porticos at street level live/work units and the landscape. See adjacent facades.</p>
3.	✓	✓	✓	Architectural elements located on the top of buildings.	<p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ul style="list-style-type: none"> a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. <p>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>
REQUIREMENTS SATISFIED					<p>Roof structures are designed as mansard roofs with clay barrel tiles to emphasize the mediterranean style architecture seen in buildings like the Biltmore Hotel. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.</p>
4.	✓	✓	✓	Bicycle storage.	<p>To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</p>
REQUIREMENTS SATISFIED					<p>213 parking spaces required / 250 = 0.852 (5 bicycle storage spaces required). Bicycle racks are provided within the ground floor parking area and near the building entrance. Total of 40 bicycle spaces provided. See diagram on Sheet A-0.1.1.</p>
5.	✓	✓	✓	Building facades.	<p>Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p>
REQUIREMENTS SATISFIED					<p>All facades incorporate vertical breaks, setbacks, with variations using balconies and windows to reference the harmonious rhythm of the Biltmore facade. See adjacent diagram.</p>
6.	✓	✓	✓	Building lot coverage.	<p>No minimum or maximum building lot coverage is required.</p>
REQUIREMENTS SATISFIED					<p>Acknowledged.</p>
7.	✓	✓	✓	Drive through facilities.	<p>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.</p>
REQUIREMENTS SATISFIED					<p>No drive through facilities are provided.</p>
8.	✓	✓	✓	Landscape open space area.	<p>Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, etc.</p>
REQUIREMENTS SATISFIED					<p>Required 25% ground-level landscape open area is satisfied. Required: 25% of Net lot Area (62,474 SQ.FT.) = 15,618.5 SQ.FT. Provided: 25.5% = 15,942 SQ.FT.</p>

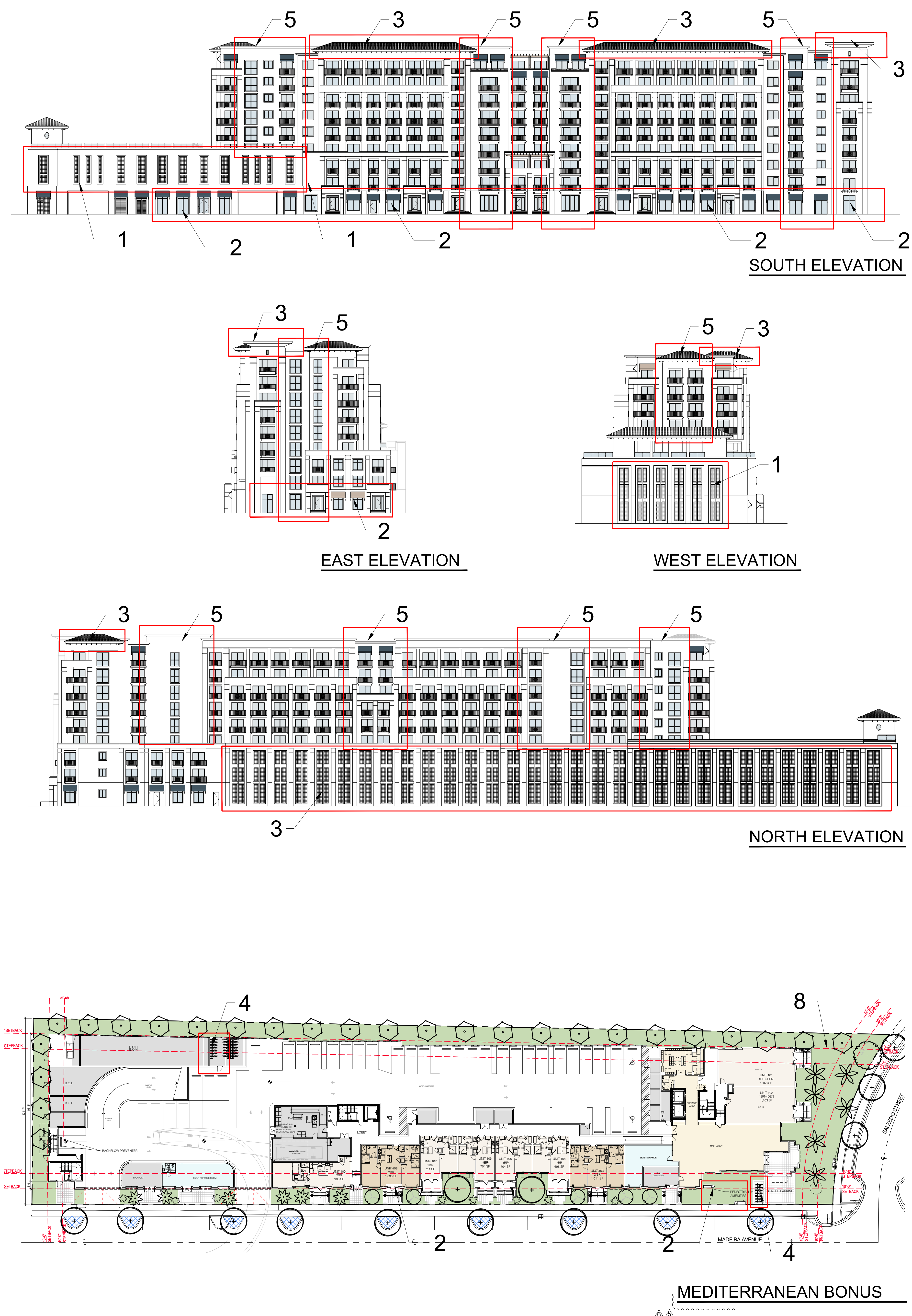


TABLE 1

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

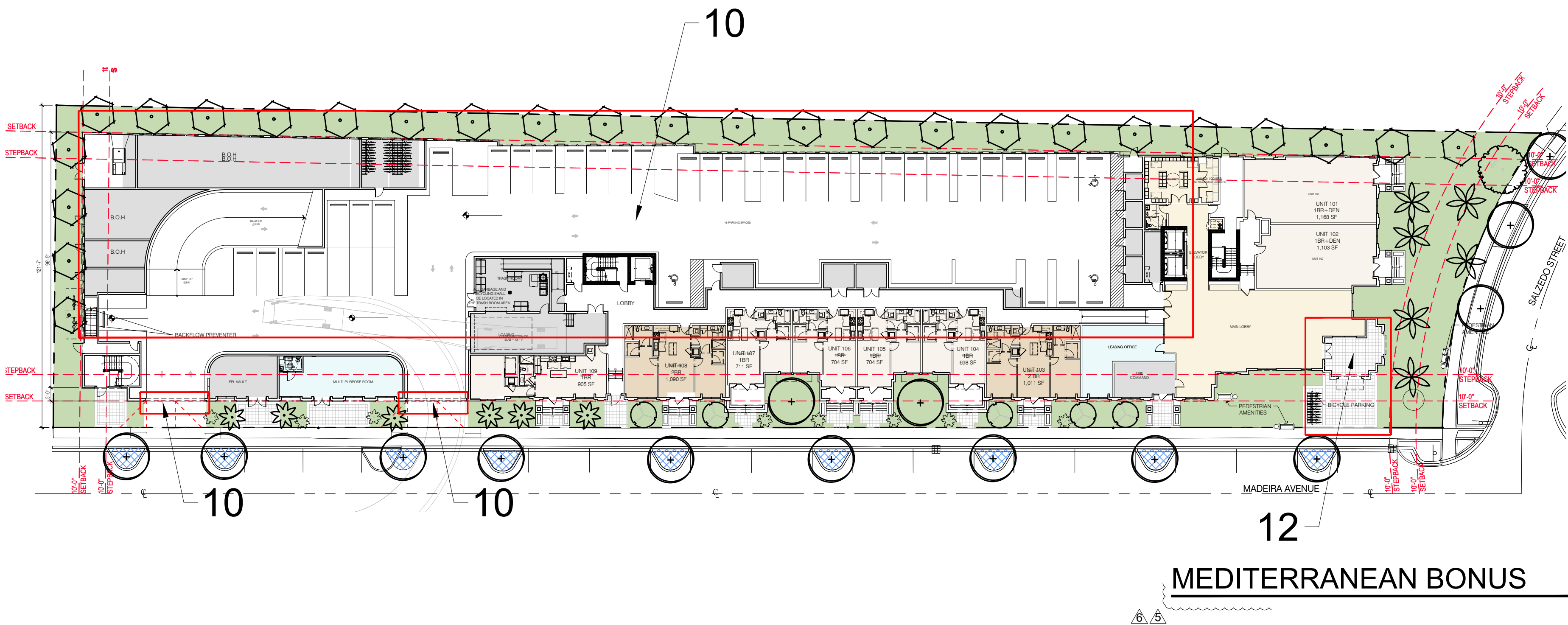
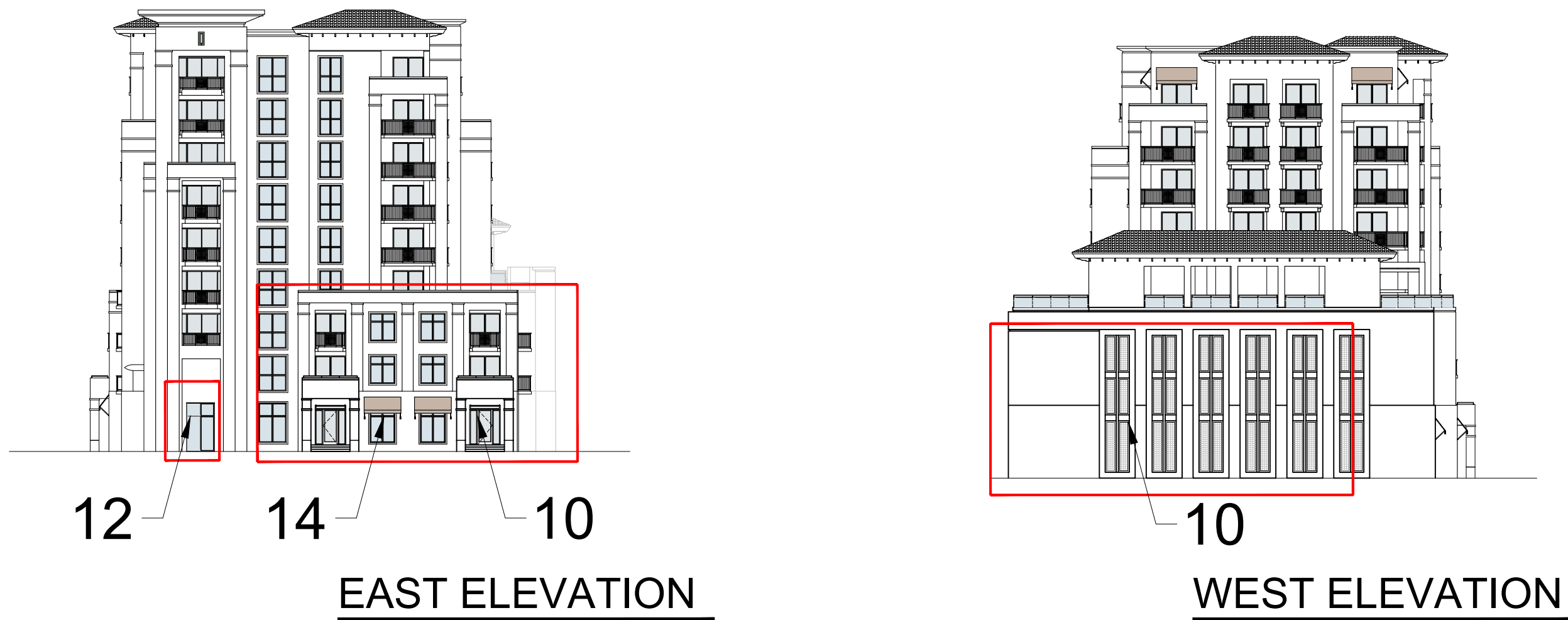


TABLE 2

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

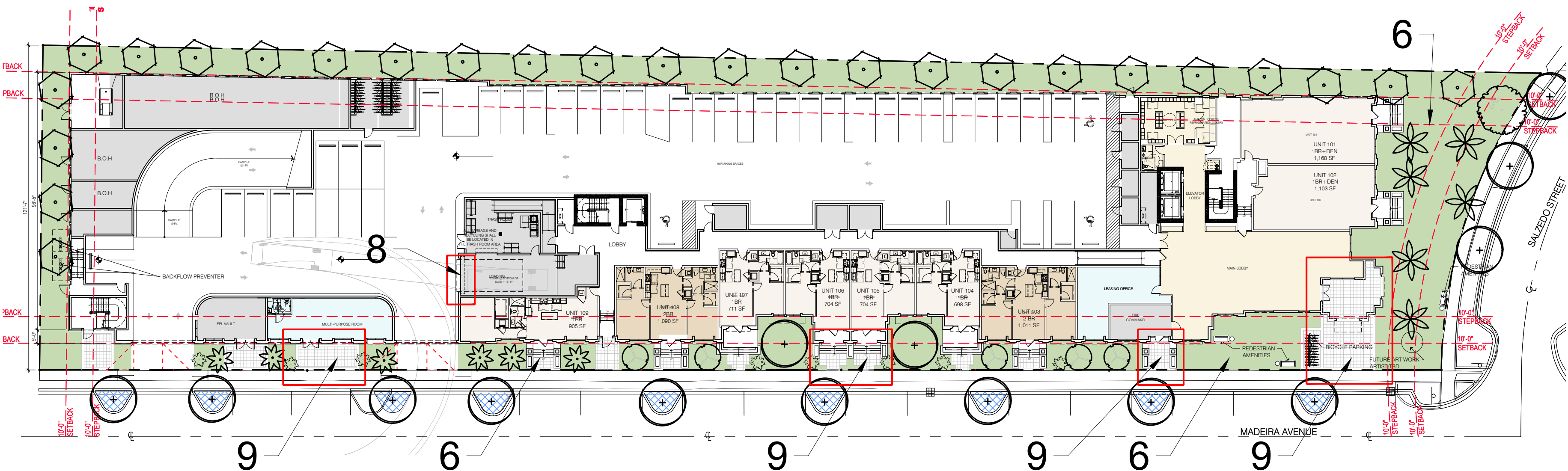
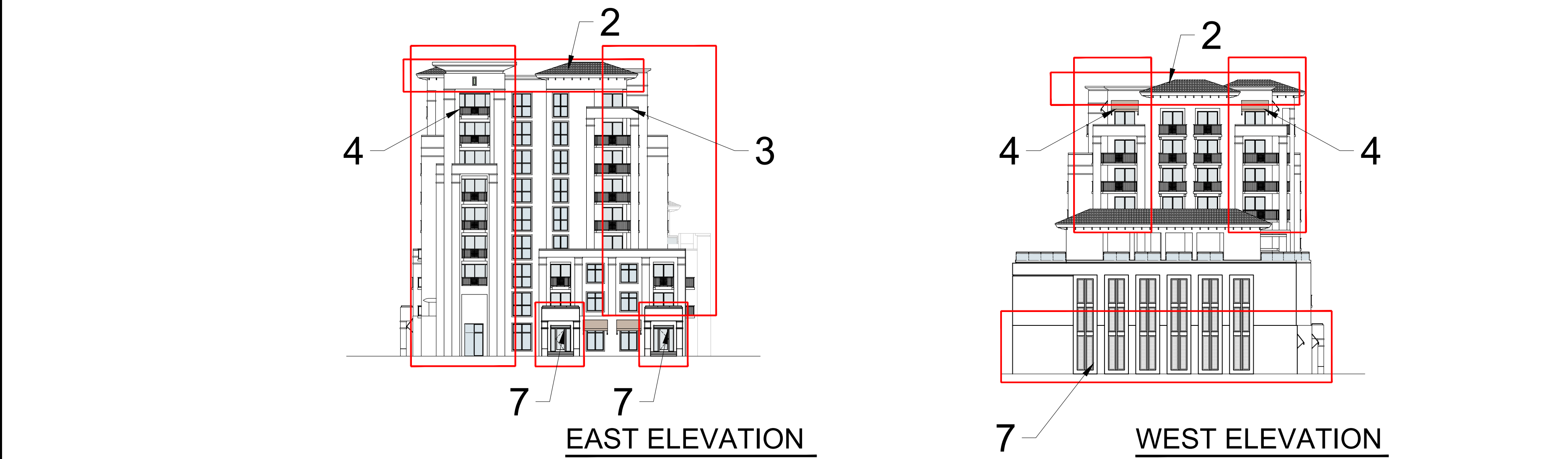
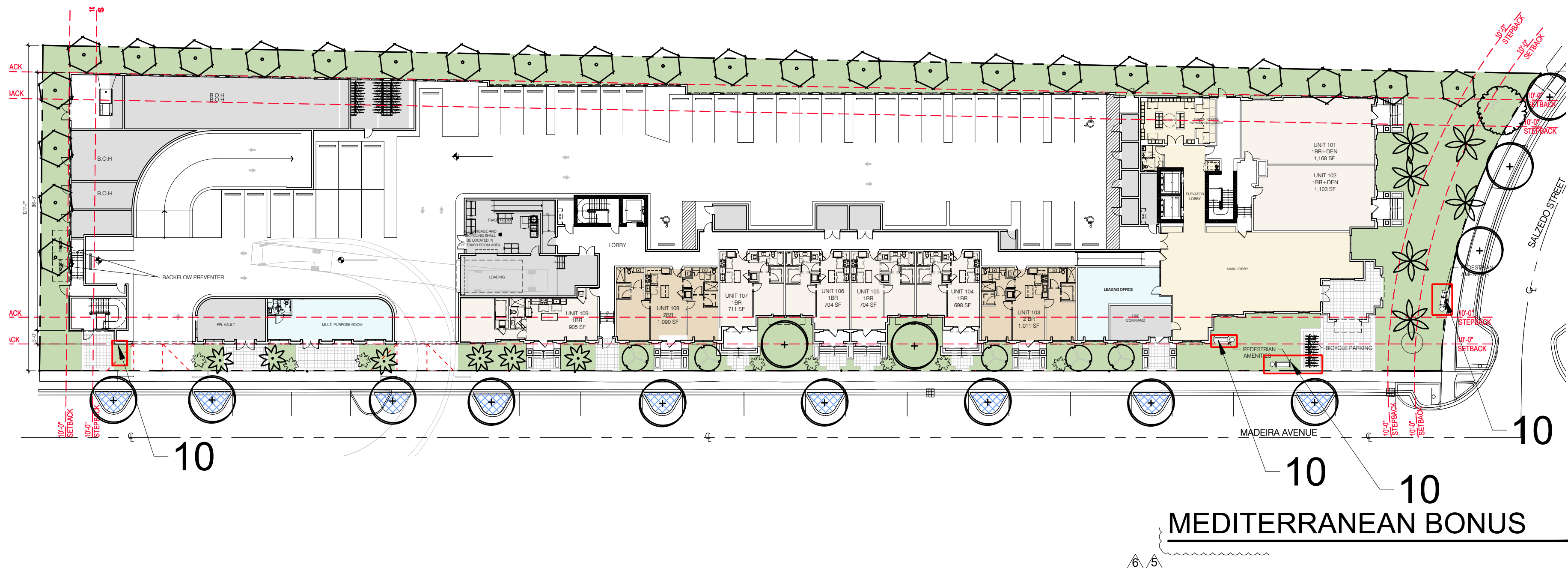


TABLE 2

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



HISTORICAL REFERENCE

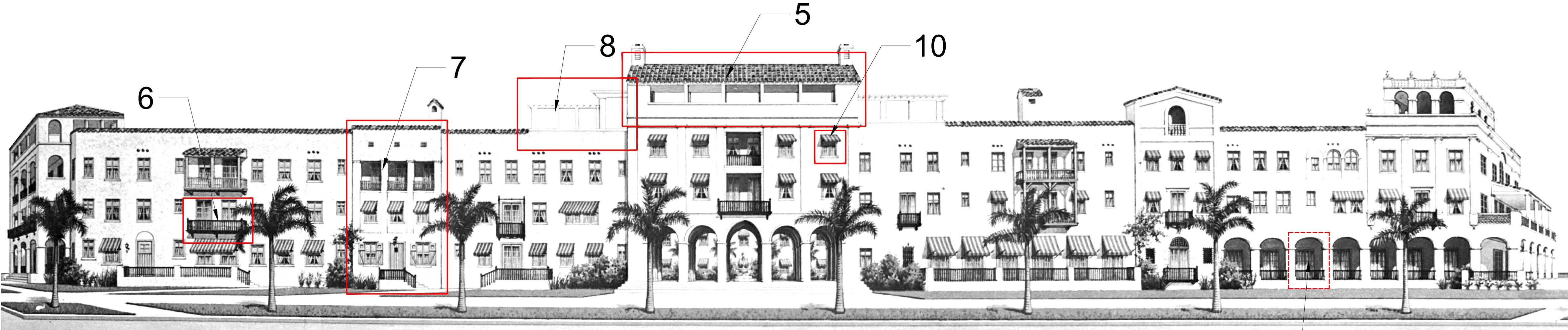
This project takes its influence from surrounding buildings within the city of Coral Gables.

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

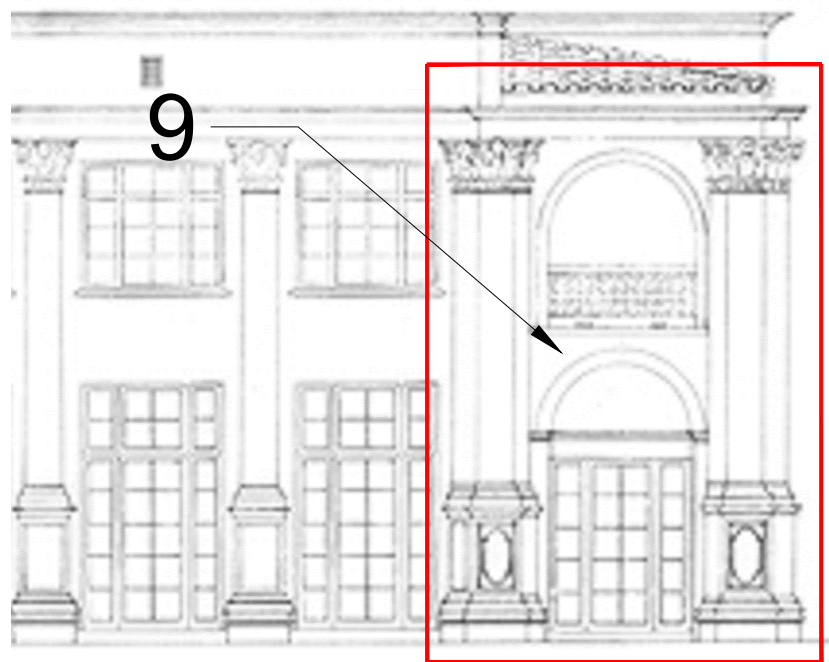
The project consists of symmetrical primary façade (South Elevation) that sits on a base composed of two orders of arcades. All façade corners are addressed by tower elements reminiscent to the corner design present on the Colonnade Building. The dynamic mass of the building is emphasized by vertical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

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

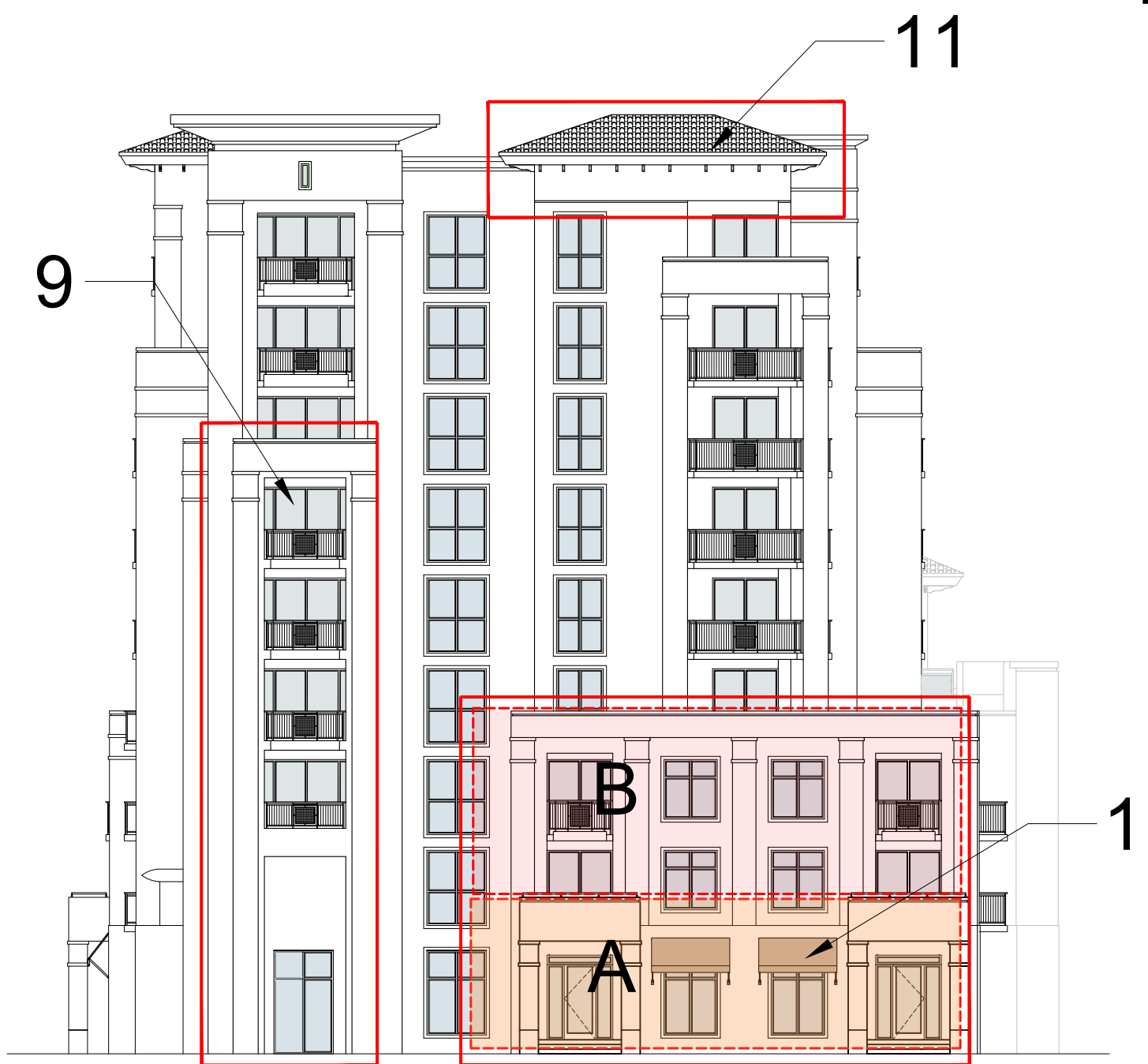
The overall design and façade composition for 301-341 Madeira have been faithful to its Mediterranean / Transitional Architectural style inspired by some of the most important and representative landmarks found in the city of Coral Gables.



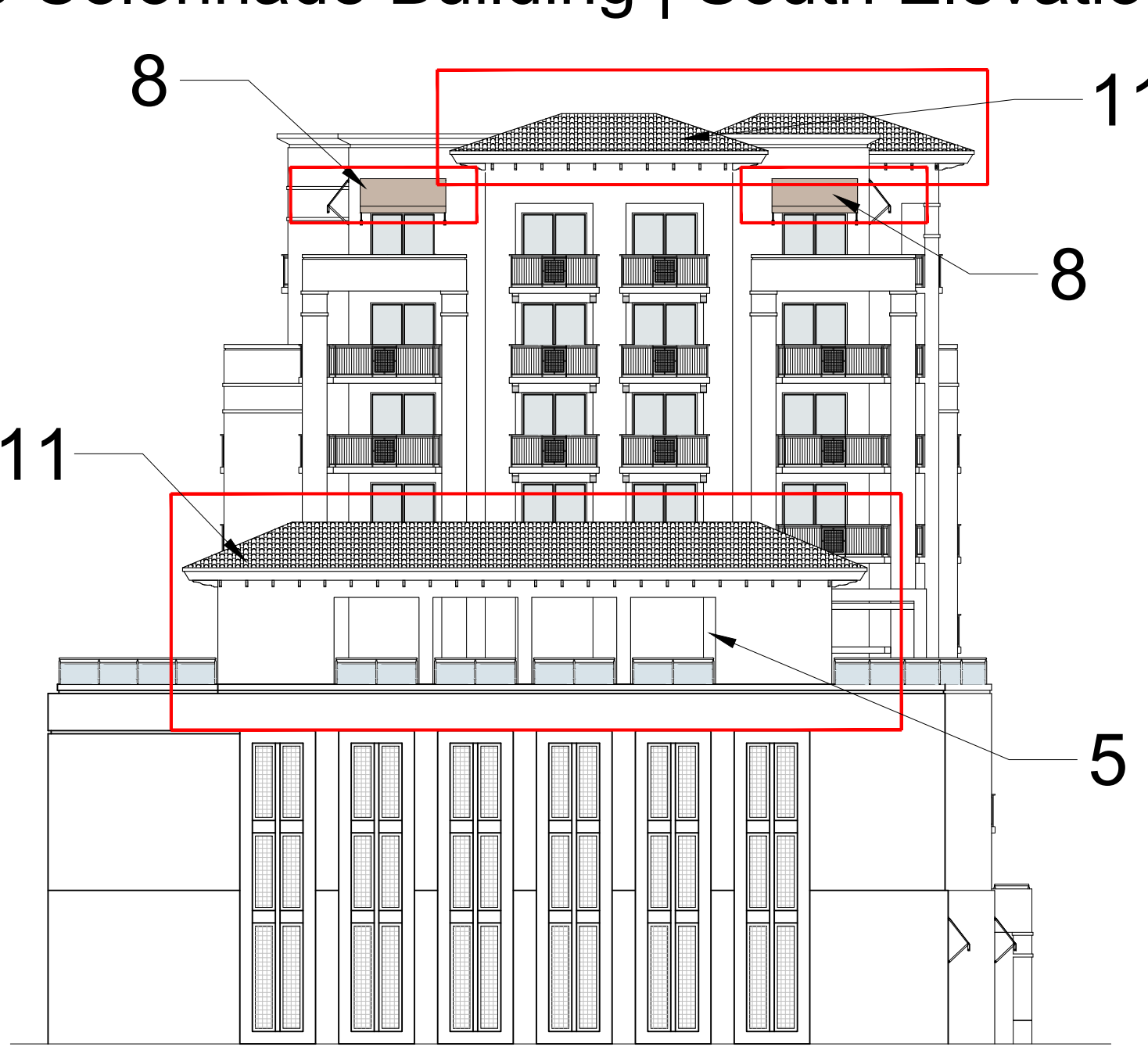
San Sebastian Apartments | South Elevation



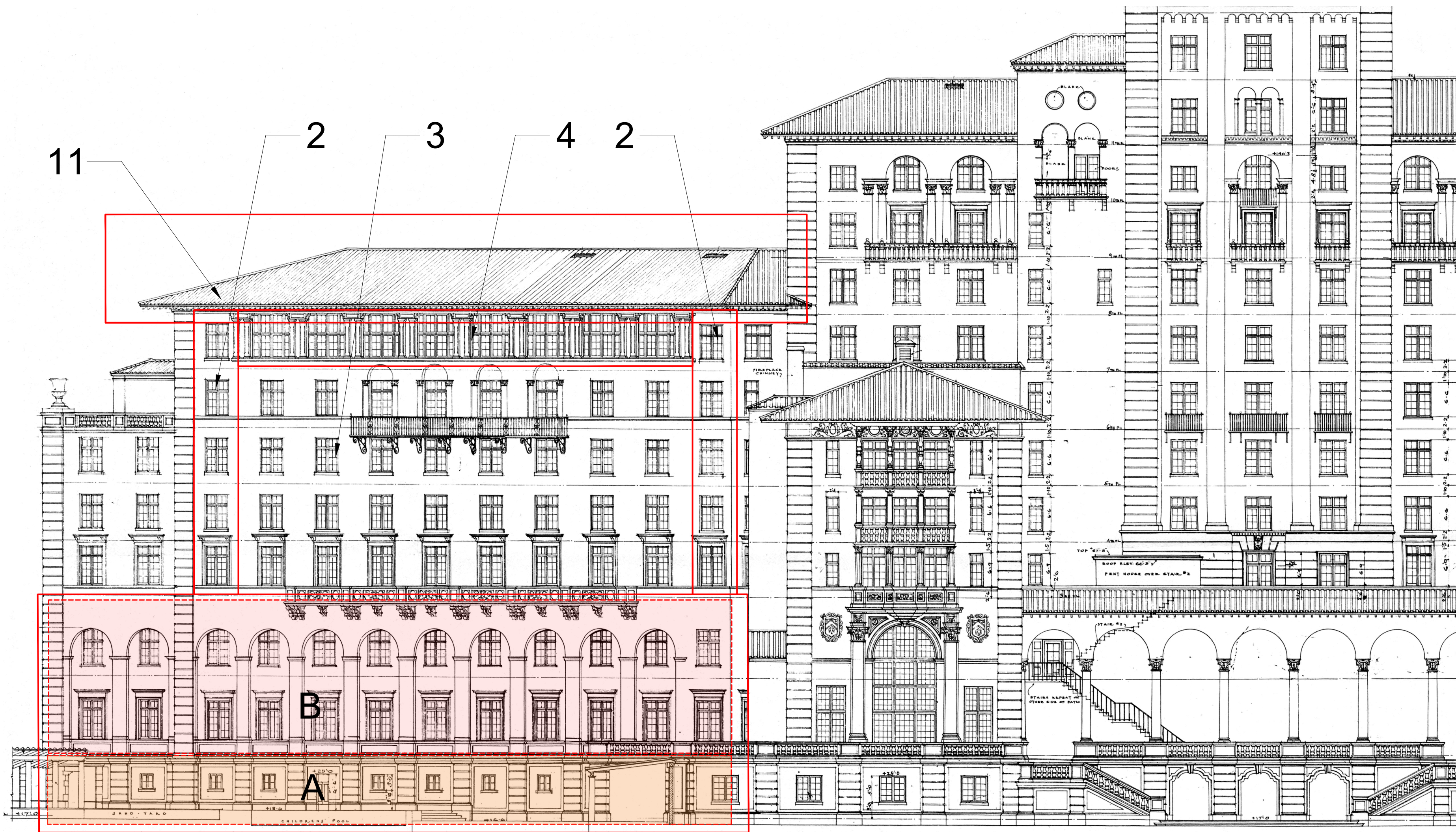
The Colonnade Building | South Elevation



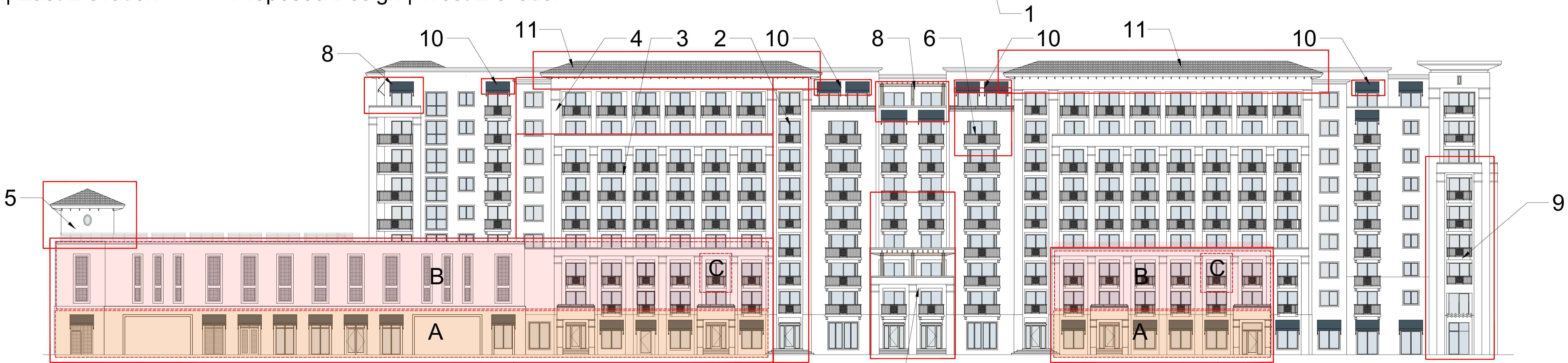
Proposed Design | East Elevation



Proposed Design | West Elevation



Biltmore Hotel | South Elevation



Proposed Design | South Elevation

HISTORICAL REFERENCE

SEAL:

ROBERT BEHAR AR No. 14339

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

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REV. 10-22-2021

REV. 07-26-2021

REV. 04-26-2021

REV. 03-16-2021

REV. 01-28-2021

REV. 12-15-2020

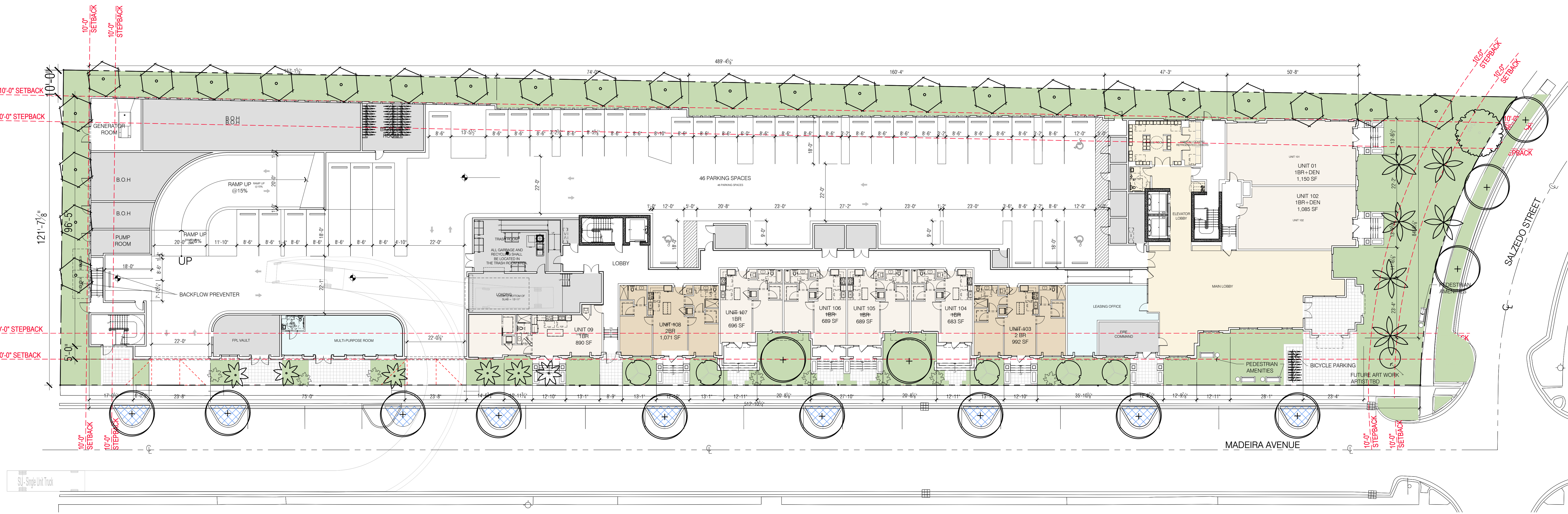
DATE: 10-22-2021

PROJECT NO: 18-035

DRAWING NAME:

SHEET NO:

A-0.2



MASTER SITE PLAN

SCALE: N.T.S.

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

FLOOR AREA			
FLOOR	AREA (SF)	# FLOORS	TOTAL (SF)
GROUND FLOOR	10,389	1	10,389
2ND LEVEL	12,746	1	12,746
3RD LEVEL	12,952	1	12,952
4TH REC LEVEL	19,897	1	19,897
5TH-6TH LEVELS	20,076	4	80,304
9TH LEVEL	19,895	1	19,895
TOTAL			156,183

DENSITY	ALLOWED	PROVIDED
(As per 4-201 E-13 City of Coral Gables Zoning Code)	100 Units per Acre	141
	1.43 Acres X 100 (143 Units)	
LIVE / WORK UNITS	9.00	9

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

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

UNIT MIX	1 BEDROOM		1 BEDROOM + DEN		2 BEDROOMS		3 BEDROOMS		LIVE/WORK UNITS
	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	
GROUND FLOOR (LIVE/WORK UNITS)	0	683-890 SF	0	1,085-1,150 SF	0	1,071 SF	0	0	9
2ND LEVEL	7	665-724 SF	2	1,083-1,150 SF	4	905-1,081 SF	0	0	
3RD LEVEL	7	665-724 SF	2	1,083-1,150 SF	4	905-1,081 SF	0	0	
4TH REC LEVEL	8	650-731 SF	2	964 SF	7	1,037-1,269 SF	0	0	
TYP LEVEL (5TH-8TH)	36	650-731 SF	8	964 SF	32	1,037-1,269 SF	4	1,622 SF	
9TH LEVEL	8	650-731 SF	0	0	7	1,037-1,269 SF	7	1,622 SF	
TOTAL	56		14		54		7		9
	47%		10%		38%		5%		9

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
EFF. & 1BR UNITS @ 1.00	1BR UNITS: 80	80.00
2BR UNITS @ 1.75	2BR UNITS: 54	94.50
3BR UNITS @ 2.25	3BR UNITS: 7	15.75
LIVE/WORK UNITS	9 UNITS: 1/UNIT + 1/250 SF OF WORK SPACE	18.00
COMMERCIAL PARKING		
LEASING OFFICE (635 SF)	1 SPACE @ 300 SF	3.00
	TOTAL PARKING:	212

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 212 =	5
ELECTRIC VEHICLE - READY		
3% of the required parking	3% X 212 =	7
ELECTRIC VEHICLE - CAPABLE		
15% of the required parking	15% X 212 =	32

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

TOTAL PARKING SPACES PROVIDED PER FLOOR			# SPACES PROVIDED		
	TOTAL:	HANDICAP (3HC SPACES)	ELECTRIC VEHICLE	E-READY	E-INFRASTRUCTURE READY
GROUND FLOOR	46	0	0	0	0
PARKING LEVEL 2	75	0	0	0	0
PARKING LEVEL 3	92	0	5	7	32
TOTAL		7	5	7	32

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

ZONING

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

SEAL:

ROBERT BEHAR AR No. 14339

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

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REV. 10-22-2021
REV. 07-26-2021
REV. 01-28-2021
REV. 12-15-2020

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-0.3



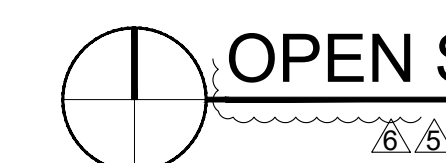
LEGEND

	TOTAL NET LOT AREA	62,474 S.F.
	GROUND FLOOR OPEN SPACE (WITHIN PROPERTY LINE)	15,942 S.F.
	GROUND FLOOR OPEN SPACE (WITHIN RIGHT OF WAY)	1,534 S.F.

OPEN SPACE

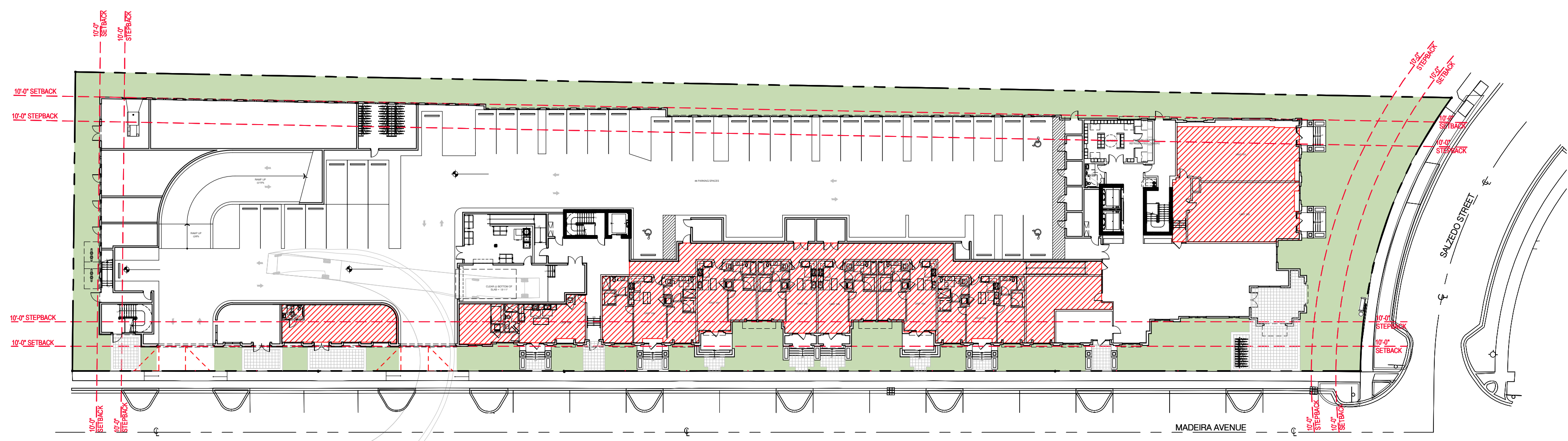
TOTAL NET LOT AREA = 62,474 S.F. (100%)
TOTAL OPEN SPACE AREA = 15,942 S.F. (25.5%)

	TOTAL NET LOT AREA	62,474 S.F.
	LOT COVERAGE	46,532 S.F. (75.5%)

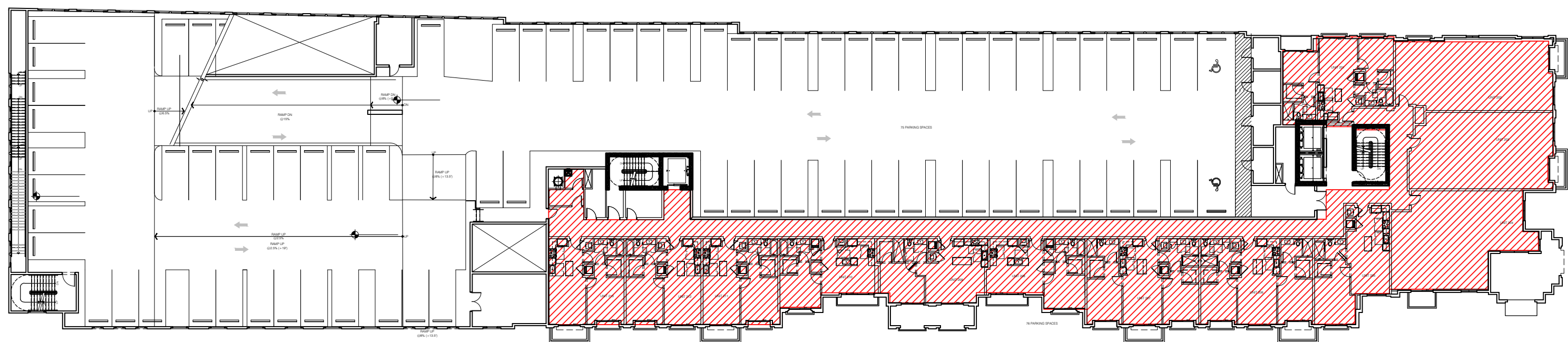


OPEN SPACE/LOT COVERAGE DIAGRAMS

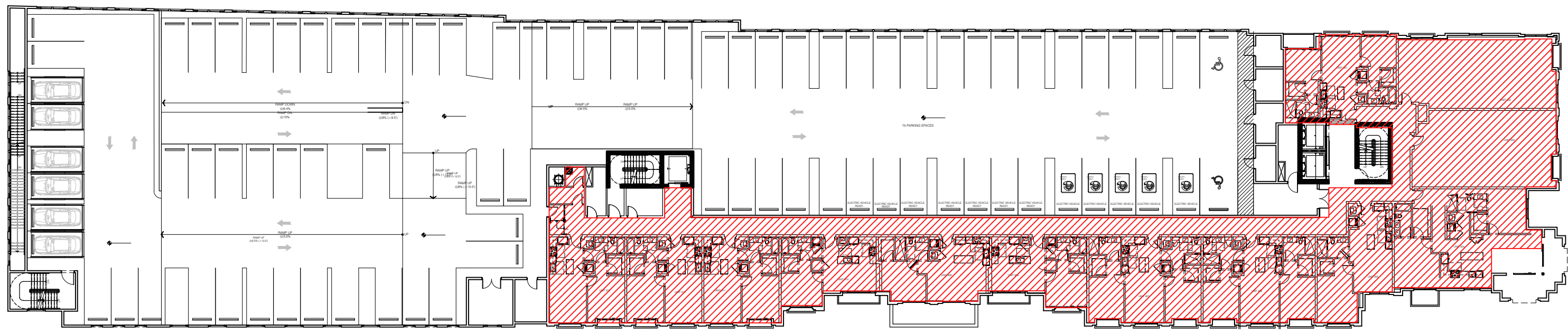
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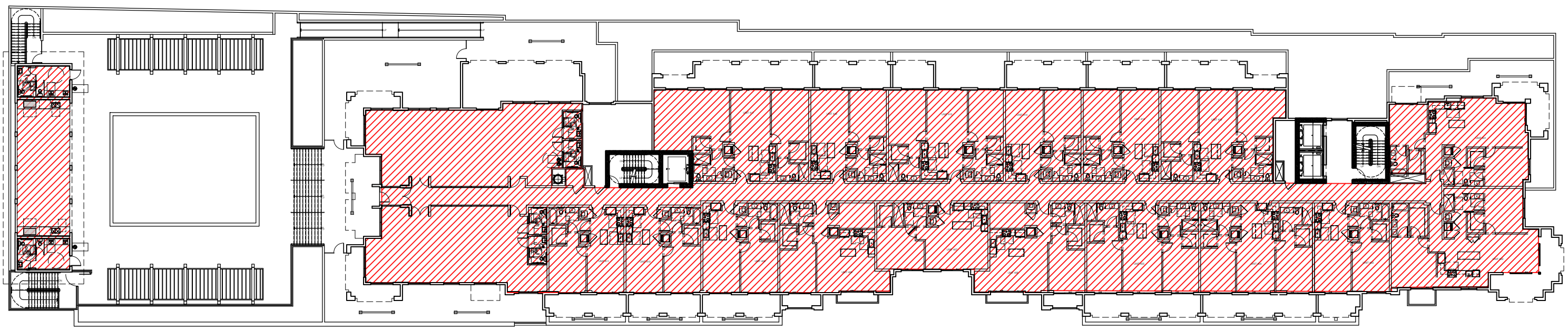
GROUND LEVEL



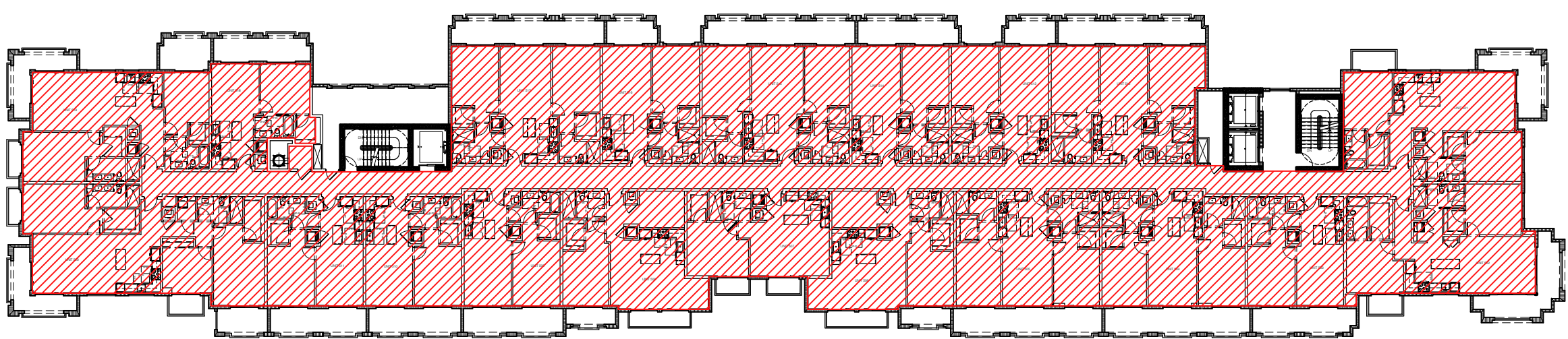
2ND LEVEL



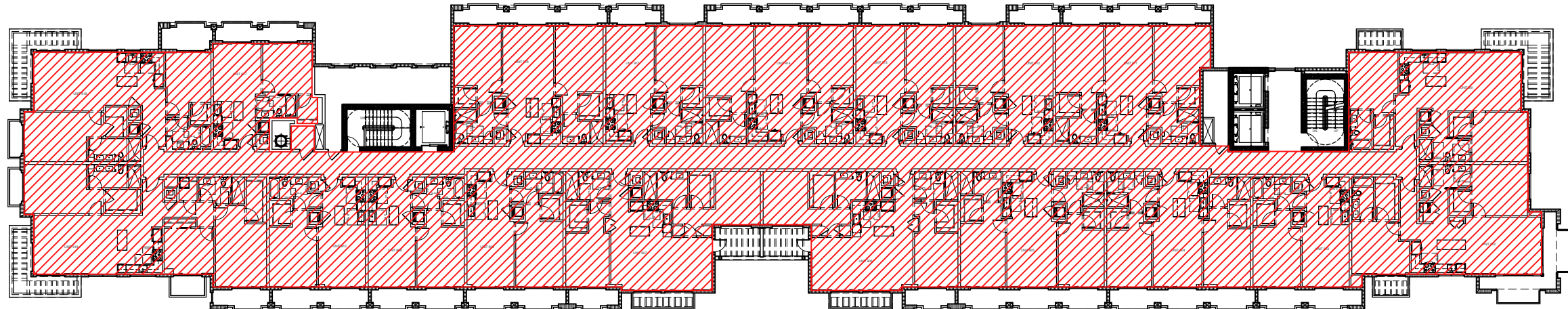
3RD LEVEL



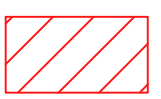
4TH LEVEL



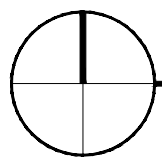
5TH TO 8TH LEVELS



9TH LEVEL

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

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

**FAR DIAGRAMS**

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



SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA
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REV. 07-26-2021
REV. 01-28-2021

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DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

R-1.0



SEAL:

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

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

R-1.6

RENDERING





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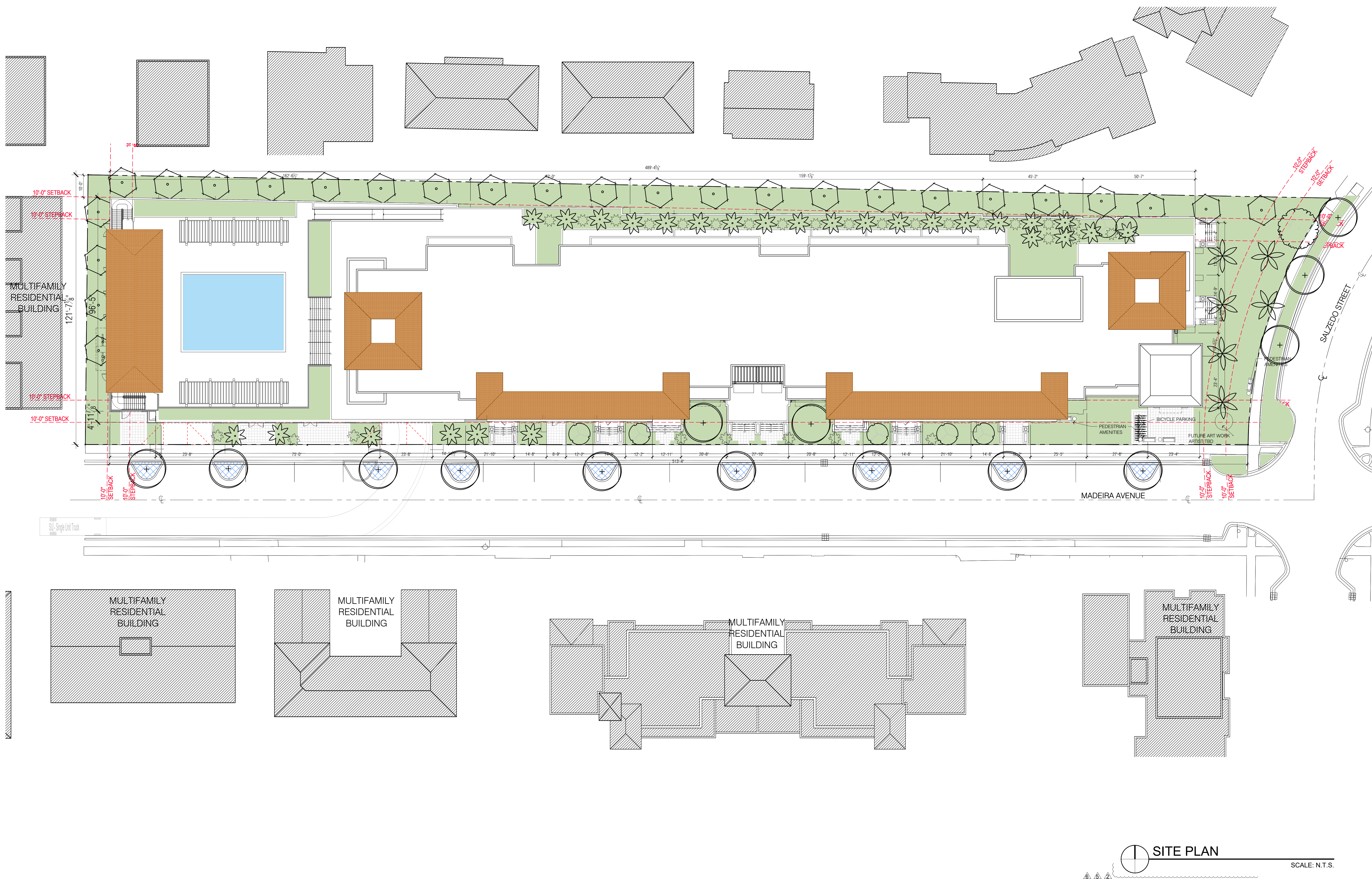
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PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

R-1.8



SEAL:

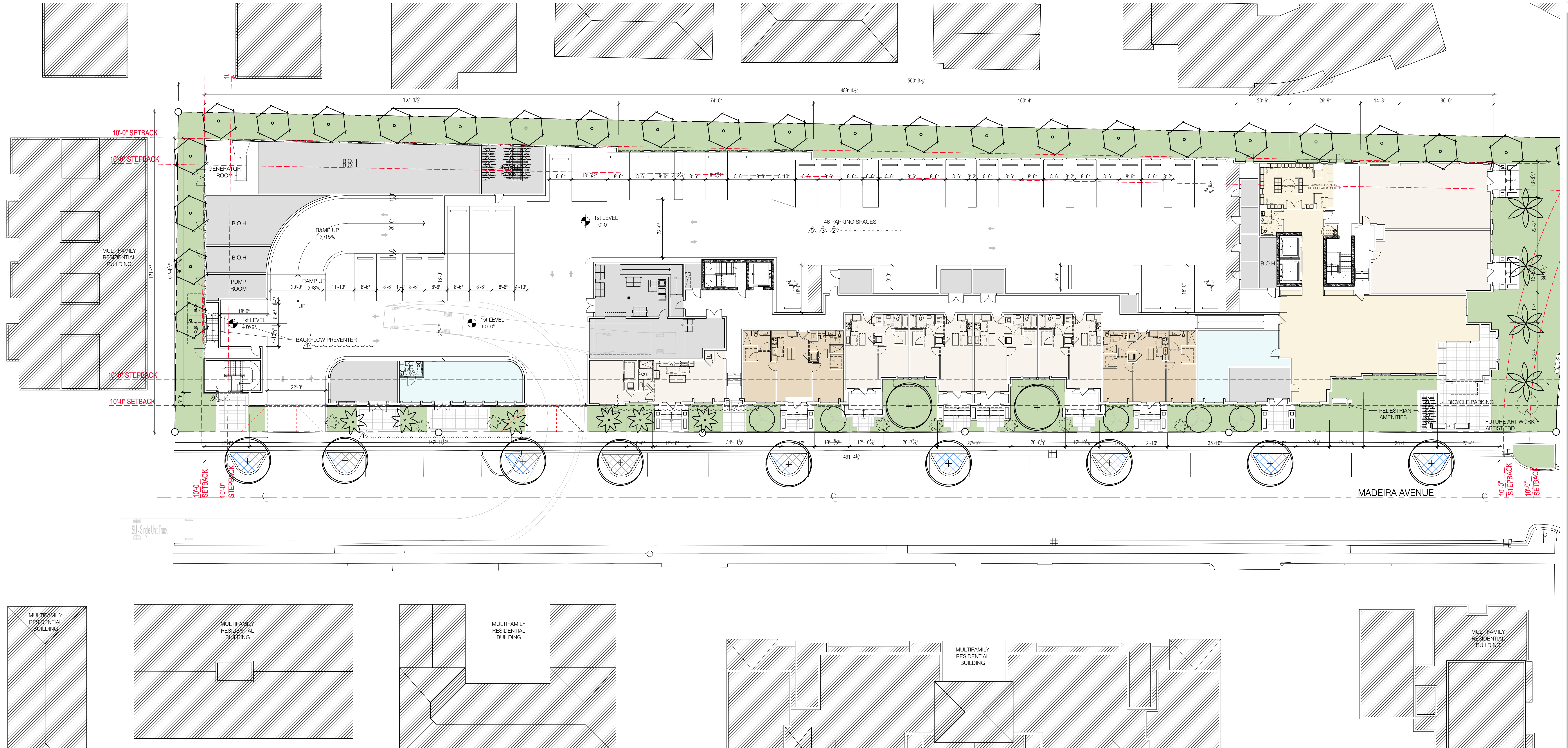
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REV. 03-16-2021
REV. 01-28-2021
REV. 12-15-2020

DATE: 10-22-2021
PROJECT NO: 18-035
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GROUND FLOOR PLAN

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

SEAL:

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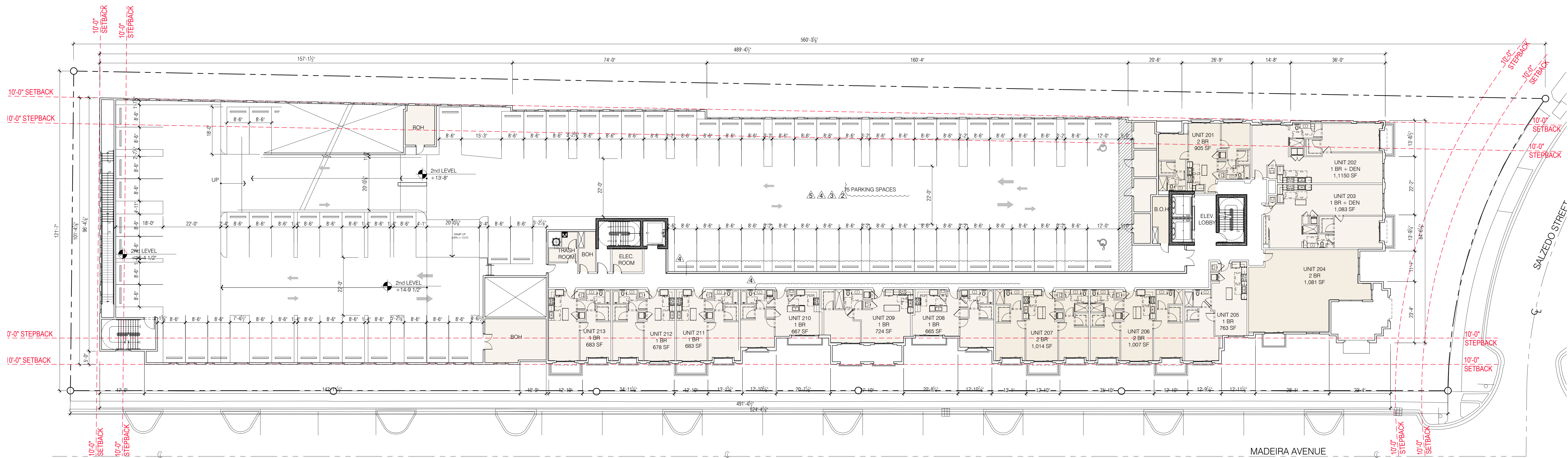
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- REV. 07-26-2021
- REV. 04-26-2021
- REV. 03-16-2021
- REV. 01-28-2021

DATE: 10-22-2021
PROJECT NO: 18-035
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A-1.2



2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

SEAL:

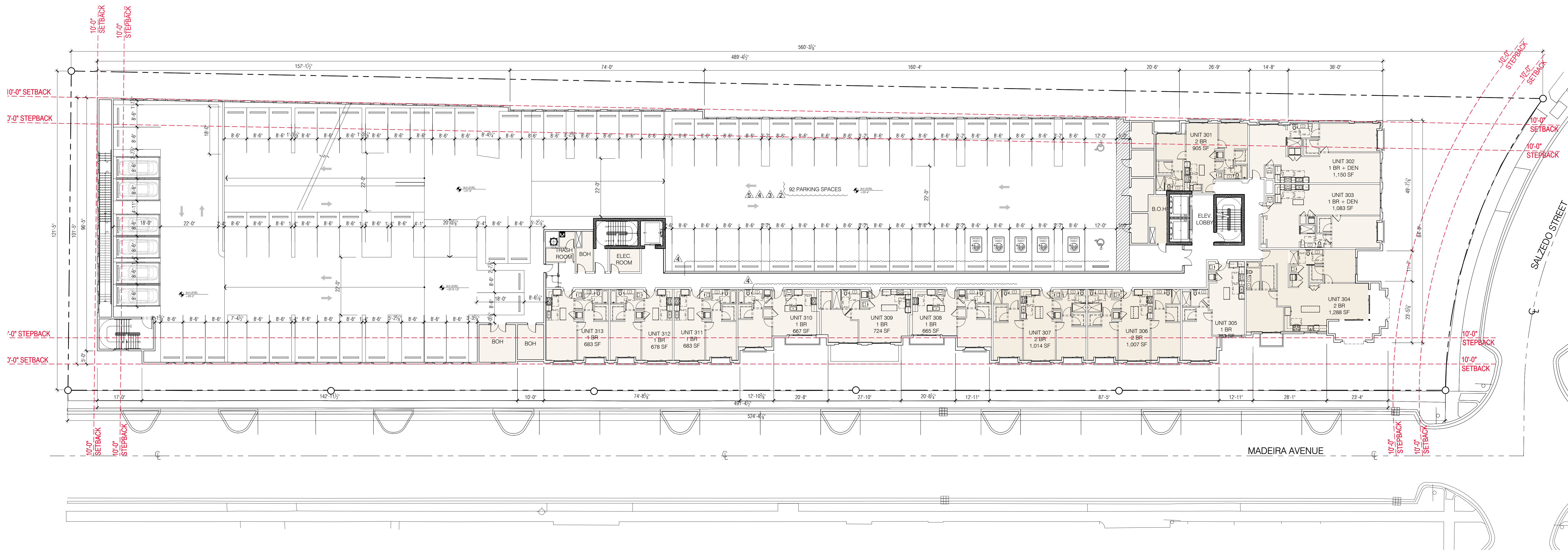
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REV. 04-26-2021
REV. 03-16-2021
REV. 01-28-2021

DATE: 10-22-2021
PROJECT NO: 18-035
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A-1.3



3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"













SEAL:

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REV. 04-26-2021
REV. 01-28-2021
REV. 12-15-2020

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-2.0

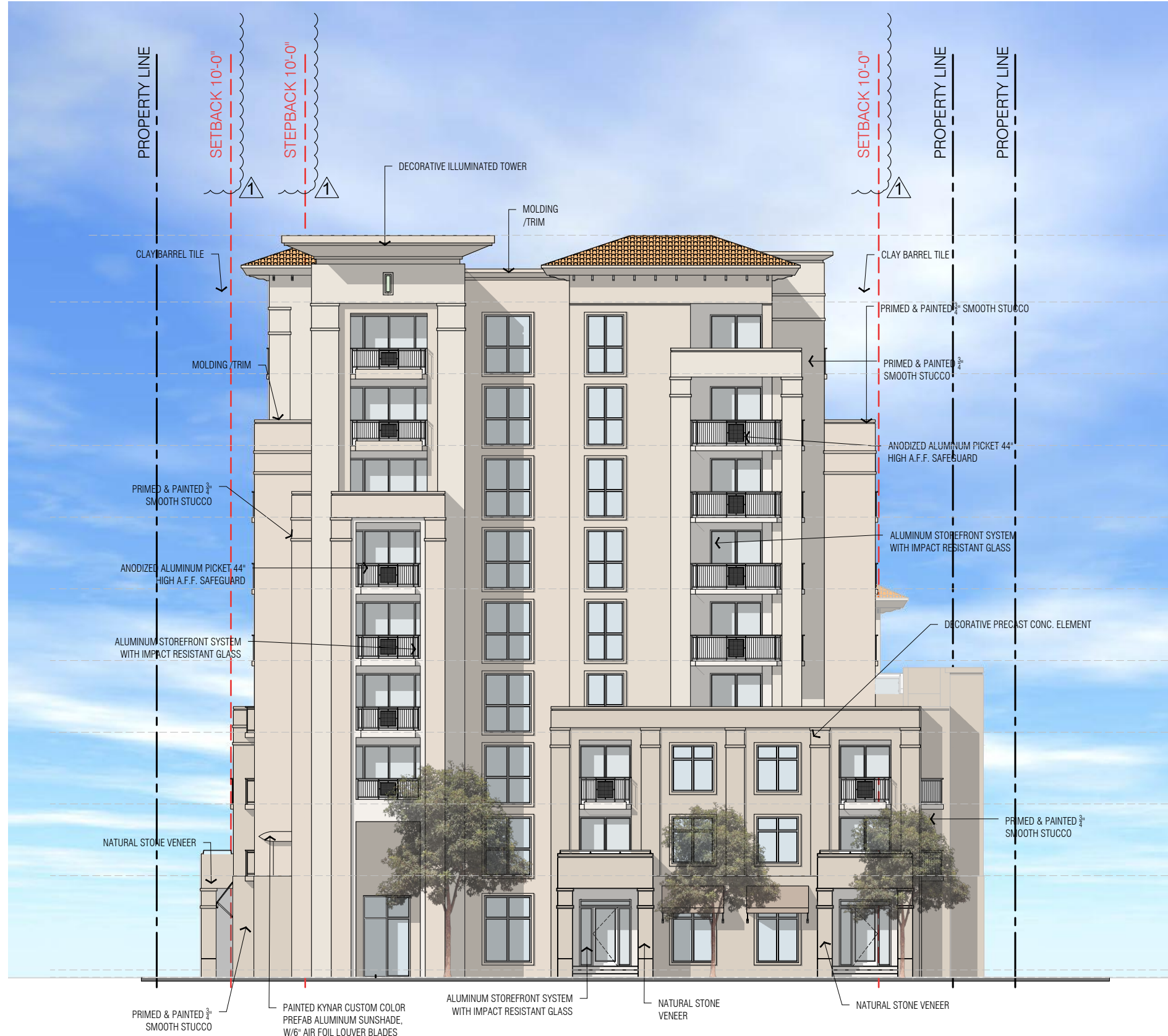


SOUTH ELEVATION

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

SEAL:

ROBERT BEHAR AR No. 14339



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



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

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PROJECT NO: 18-035
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1 ALUMINUM STOREFRONT SYSTEM WITH IMPACT RESISTANT GLASS



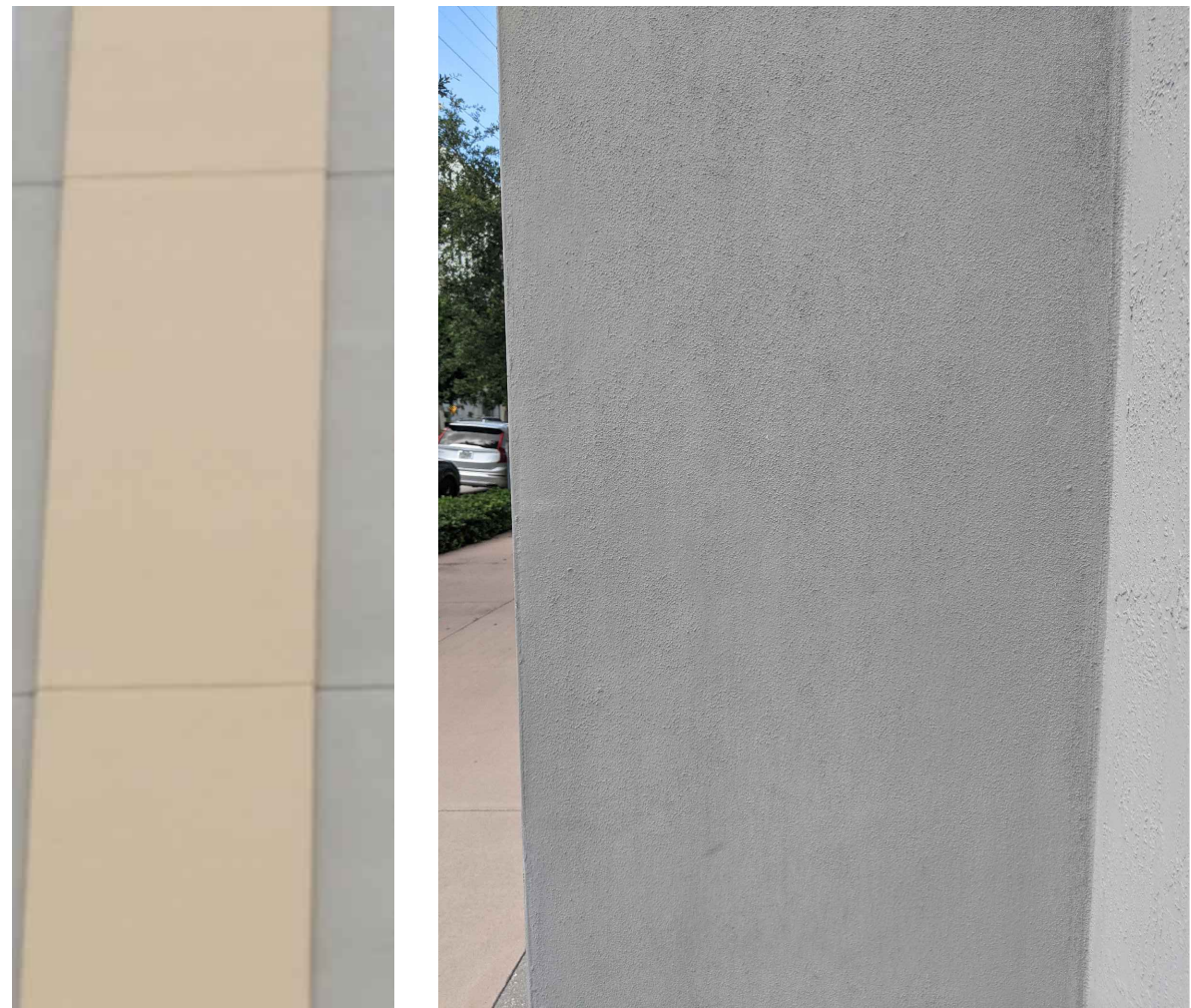
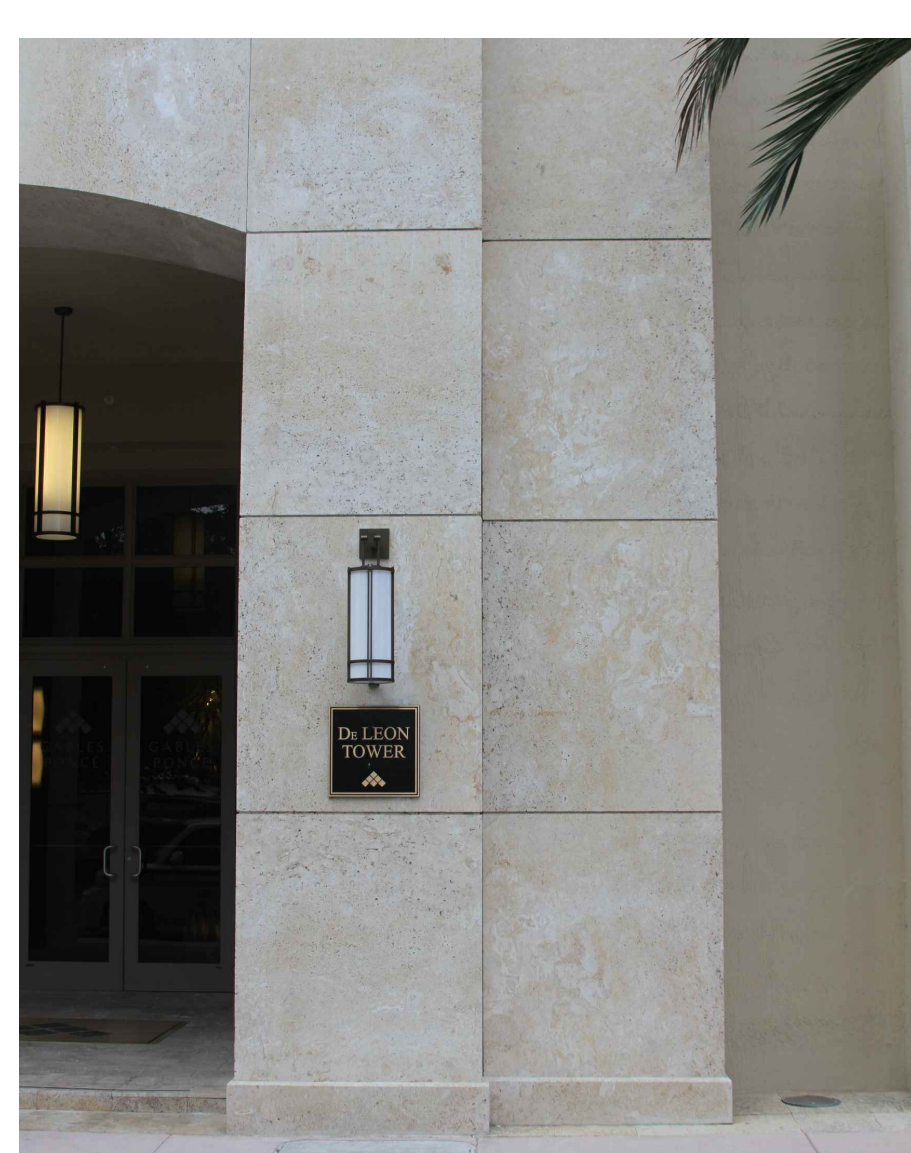
2 CUSTOM ALUMINUM SUNSHADE



3 PRECAST CONCRETE BRACKETS



4 NATURAL STONE VENEER



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



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



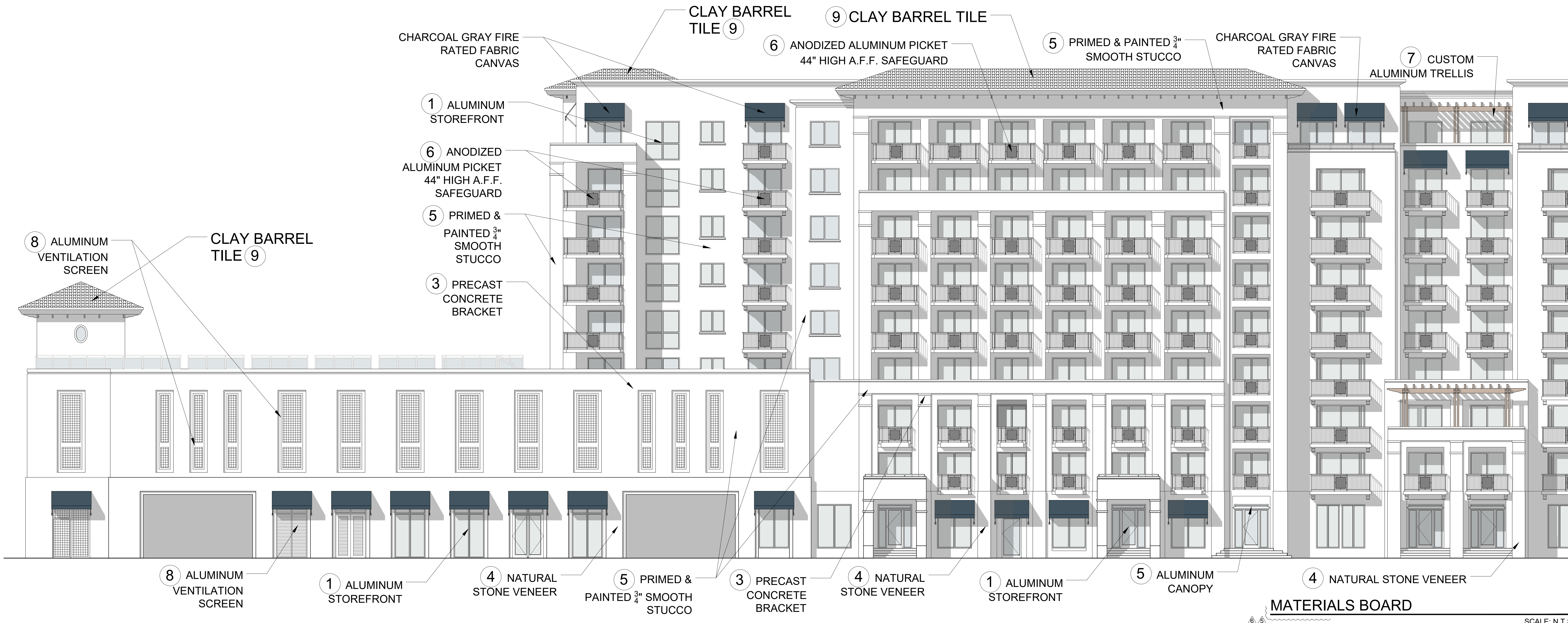
7 CUSTOM ALUMINUM TRELLIS



8 ALUMINUM VENTILATION SCREEN



9 CLAY BARREL TILE



MATERIALS BOARD

SCALE: N.T.S.

SEAL:

ROBERT BEHAR AR No. 14339

301-341 MADEIRA
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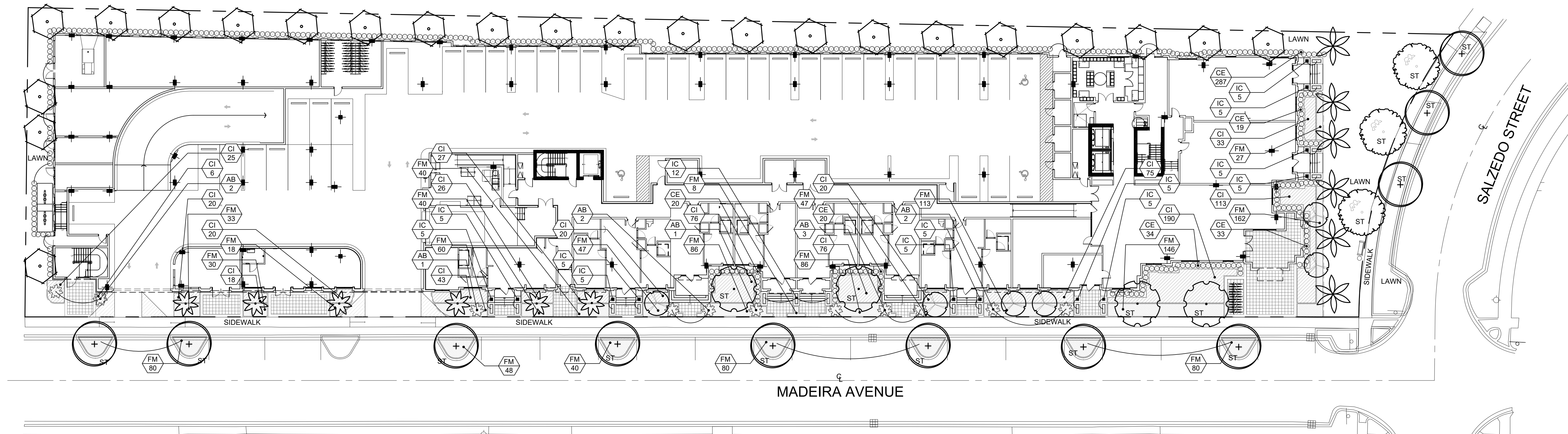
REV. 10-22-2021
REV. 07-26-2021

DATE: 10-22-2021
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-3.0

SEAL:

ANDREW M. WITKIN
LIC. # LA0000889



LANDSCAPE PLAN - GROUND FLOOR

Scale: 1"=20'-0"



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan			
Zoning District: MF2	Net Lot Area	1,434	acres 62,474 s.f.
OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED	
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 62,474 s.f. x 25 % = 15,619 s.f.	15,619	15,995	
TREES			
A. No. of Trees required: 28 x 1,434 = 40	40	40	
B. % Palms Allowed: No. Trees required x 25% =	10	10	
C. % Natives required: No. Trees required x 30% =	12	29	
STREET TREES (maximum average spacing of 35' o.c.):			
A. 524 linear feet along Madeira Avenue =	15	15	
B. 117 linear feet along Salzedo Street =	3	3	
G. Total Trees Required	58	58	
SHRUBS			
A. No. shrubs required: 224 x 1,434 = 321	321	1,760	
B. Natives requirement 30%	96	1,430	

ST = Street Tree

MITIGATION REQUIRED

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

LANDSCAPE LIST

TREES		
SYMBOL	QUAN.	PROPOSED MATERIAL DESCRIPTION
●	11	Caesalpinia granadillo [STREET TREE] 16' HT. X 6' SPR. 3.5" CAL.
○		BRIDALVEIL TREE F.G.
○	23	*Coccoloba diversiflora 12' HT. X 6' SPR. 2" CAL.
○		PIGEON PLUM F.G.
○	4	*Coccoloba diversiflora [STREET TREE] 16' HT. X 6' SPR. 3.5" CAL.
○		PIGEON PLUM F.G.
○	7	Lagerstroemia indica 'Muskogee' 12' HT. X 6' SPR. 2" CAL.
○		MUSKOGEE CREPE MYRTLE F.G.
○	2	Phoenix dactylifera 'Medjool' 10' C.T.
○		MEDJOOOL DATE PALM F.G.
○	3	*Quercus virginiana [STREET TREE] 16' HT. X 6' SPR. 3.5" CAL.
○		LIVE OAK F.G.
○	6	*Roystonea elata 12' G.W., 28' O.A. HT. MIN.
○		ROYAL PALM F.G., MATCHED HTS.
○	33	Veitchia montgomeryana 'single' 16' O.A. HT. MIN.
○		SINGLE MONTGOMERY PALM F.G.
○	1	Veitchia montgomeryana 'quad' 16' O.A. HT. MIN.
○		QUADRUPLE MONTGOMERY PALM F.G.
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL DESCRIPTION
AB	11	Aechmea blanchettiana 36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD 10" POT
AO	21	Alcantarea odorata 3' O.A. HT.
		BROMELIAD SP. 9" POT
CE	413	*Conocarpus erectus 24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTWOOD 3 GAL.
CG	229	*Clusia guttata 36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA 7 GAL.
CI	788	*Chrysoballanus icaco 'Red Tip' 18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM 3 GAL.
FM	1,271	Ficus microcarpa 'Green Island' 15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS 3 GAL.
IC	105	Ipomoea 'Margarite' 15" O.C.
		CHARTREUSE SWEET POTATO 1 GAL. FULL
JC	744	Juniperus chinensis 'Parsoni' 15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER 3 GAL.
PB	80	Philodendron 'Burle Marx' 24" HT. X 24" SPR. / 36" O.C.
		BURLE MARX PHILODENDRON 3 GAL.
PS	218	Pennisetum setaceum 'Alba' 18" HT. X 18" SPR. / 24" O.C.
		WHITE FOUNTAIN GRASS 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' SOLID EVEN SOD
		ST. AUGUSTINE GRASS

* DENOTES NATIVE SPECIES

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

DATE: 11-20-2019

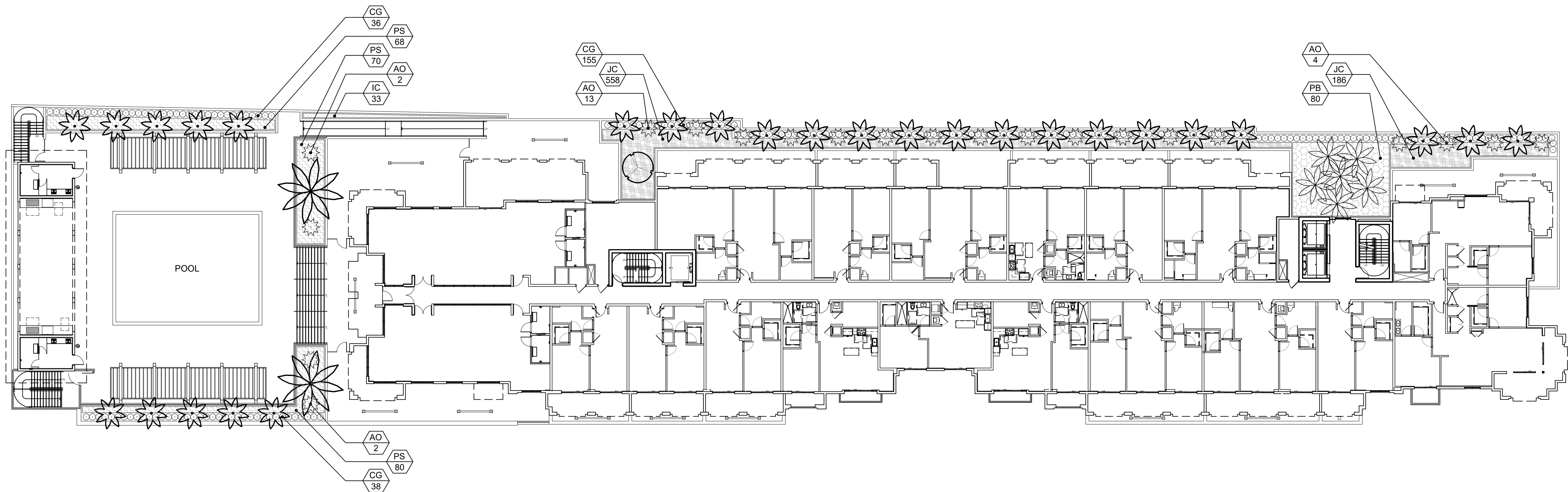
PROJECT NO: 2019-005

DRAWING NAME:
LANDSCAPE PLAN
SHEET NO.

L-1

SEAL:

ANDREW M. WITKIN
LIC. # LA0000889












LANDSCAPE PLAN - RECREATION LEVEL

Scale: 1"=20'-0"



LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	11	Caesalpinia granadillo (STREET TREE) BRIDALVEIL TREE	16' HT. X 6" SPR. 3.5" CAL. F.G.
	23	*Coccoloba diversiflora PIGEON PLUM	12' HT. X 6" SPR. 2" CAL. F.G.
	4	*Coccoloba diversiflora (STREET TREE) PIGEON PLUM	16' HT. X 6" SPR. 3.5" CAL. F.G.
	7	Lagerstroemia indica 'Muskogee' MUSKOGEE CREPE MYRTLE	12' HT. X 6" SPR. 2" CAL. F.G.
	2	Phoenix dactylifera 'Medjool' MEDJOOL DATE PALM	10' C.T. F.G.
	3	*Quercus virginiana (STREET TREE) LIVE OAK	16' HT. X 6" SPR. 3.5" CAL. F.G.
	6	*Roystonea elata ROYAL PALM	12' G.W., 28' O.A. HT. MIN. F.G., MATCHED HTS.
	33	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	16' O.A. HT. MIN. F.G.
	1	Veitchia montgomeryana 'quad' QUADRUPLE MONTGOMERY PALM	18' O.A. HT. MIN. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	11	Aechmea blanchettiana BRIGHT YELLOW BROMELIAD	36" HT. X 24" SPR. 10" POT
AO	21	Alcantarea odorata BROMELIAD SP.	3' O.A. HT. 9" POT
CE	413	*Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	229	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 24" SPR. / 24" O.C. 7 GAL.
CI	788	*Chrysoballanus icaco 'Red Tip' RED TIP COCOPLUM	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	1,271	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IC	105	Ipomoea 'Margarite' CHARTREUSE SWEET POTATO	15" O.C. 1 GAL. FULL
JC	744	Juniperus chinensis 'Parsoni' PARSON'S JUNIPER	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
PB	80	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	24" HT. X 24" SPR. / 36" O.C. 3 GAL.
PS	218	Pennisetum setaceum 'Alba' WHITE FOUNTAIN GRASS	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

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

DATE: 11-20-2019

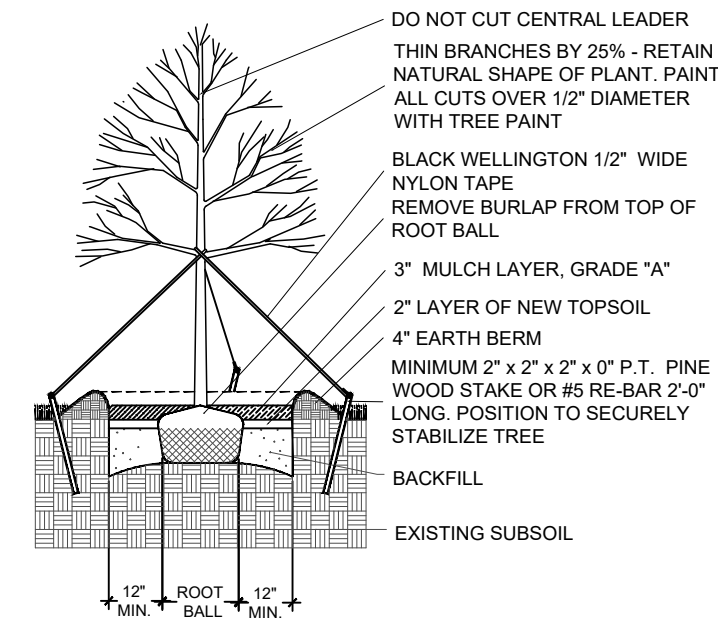
PROJECT NO: 2019-005

DRAWING NAME:
LANDSCAPE PLAN
SHEET NO:

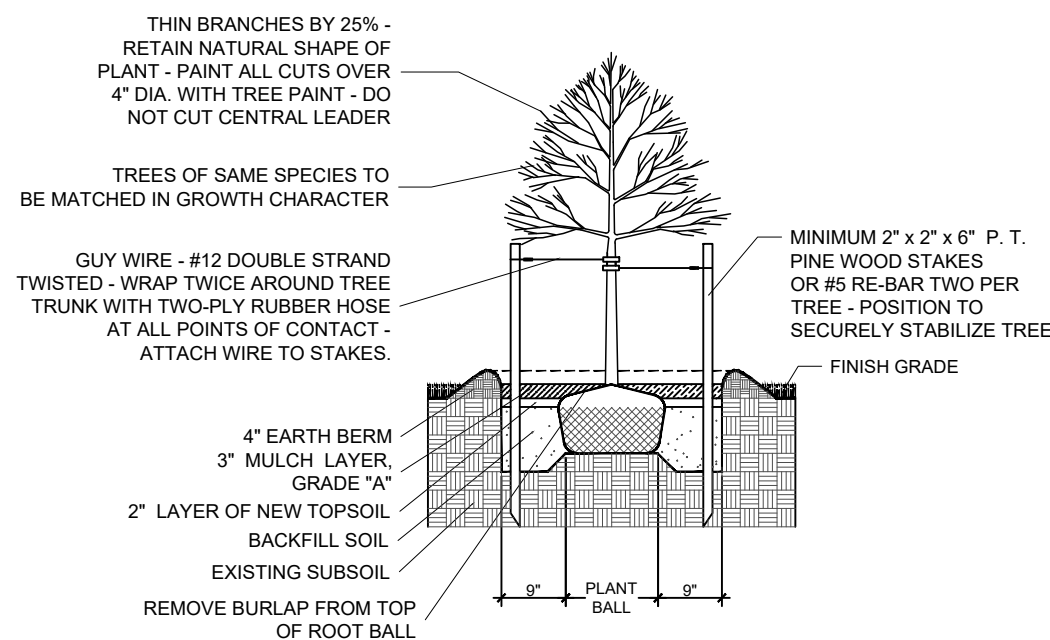
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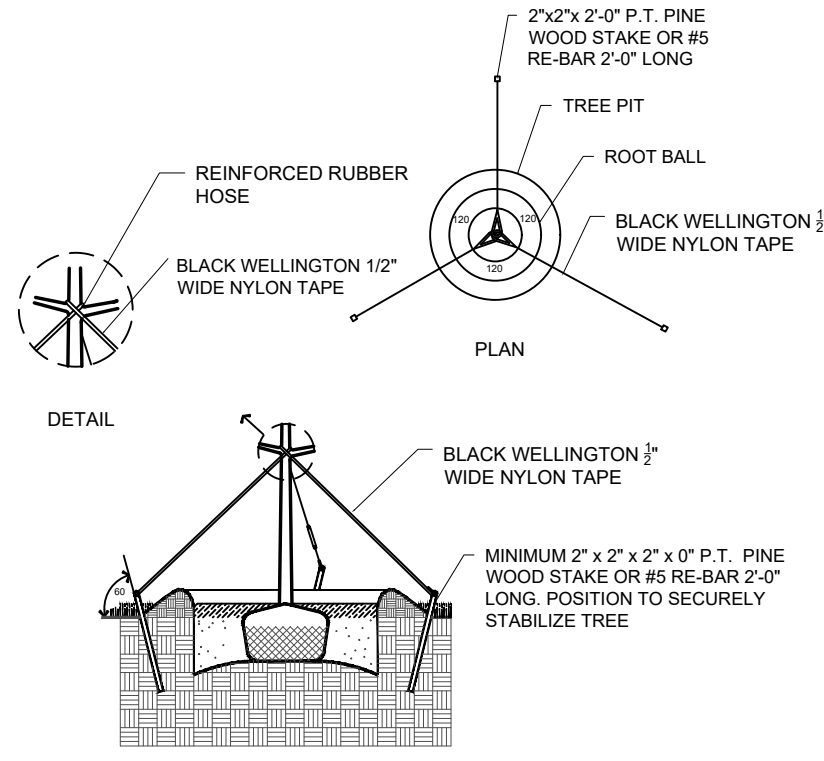
ANDREW M. WITKIN
LIC. # LA0000889



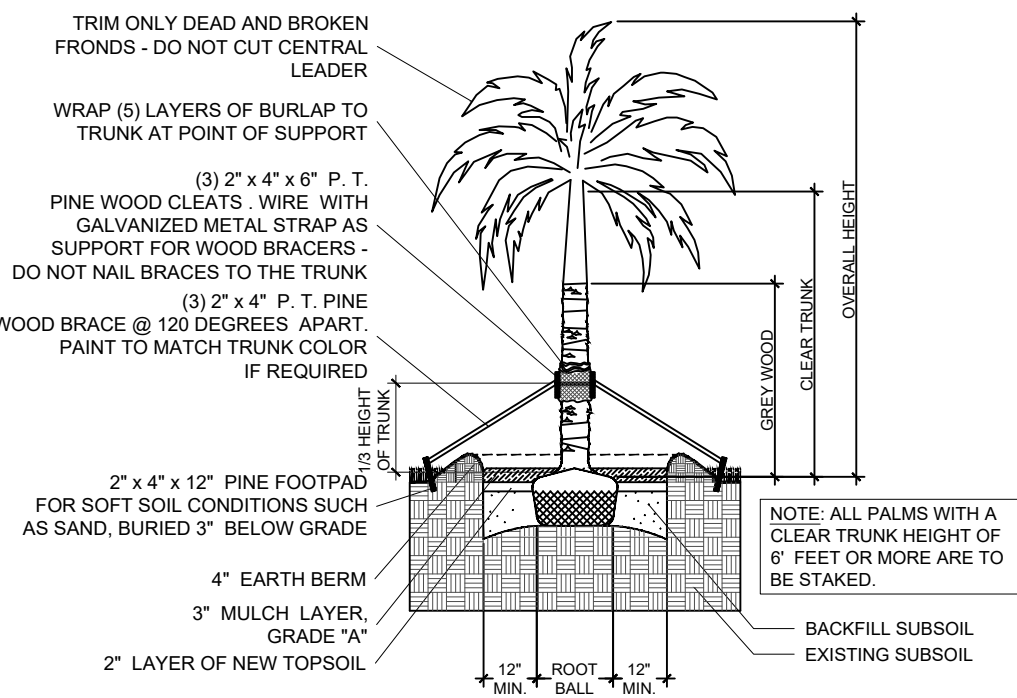
LARGE TREE PLANTING DETAIL



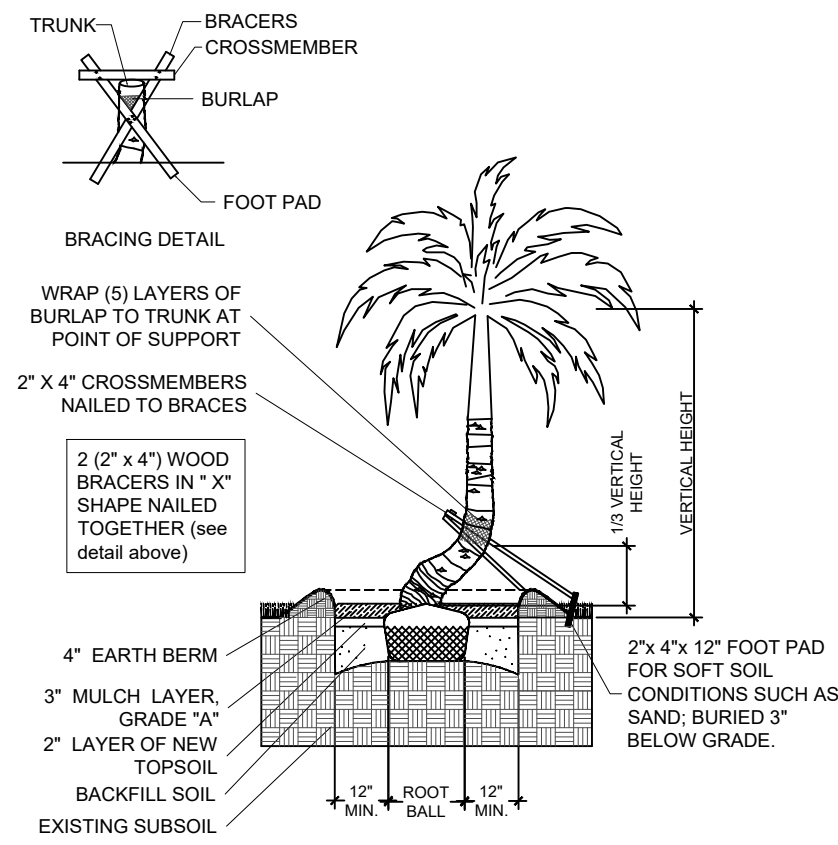
SMALL TREE PLANTING DETAIL



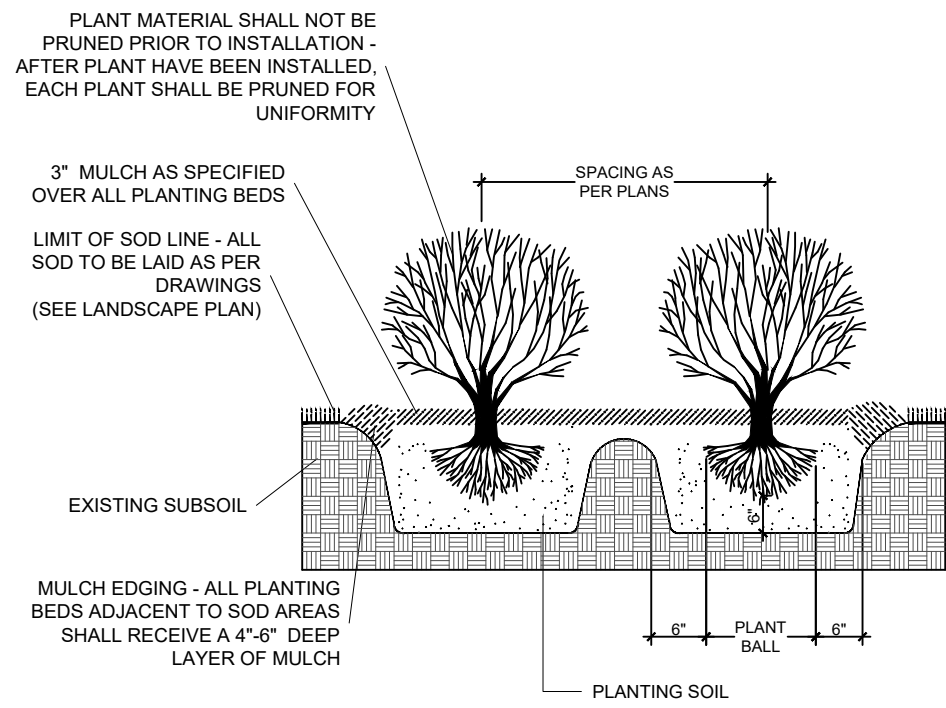
TYPICAL TREE GUYING DETAIL



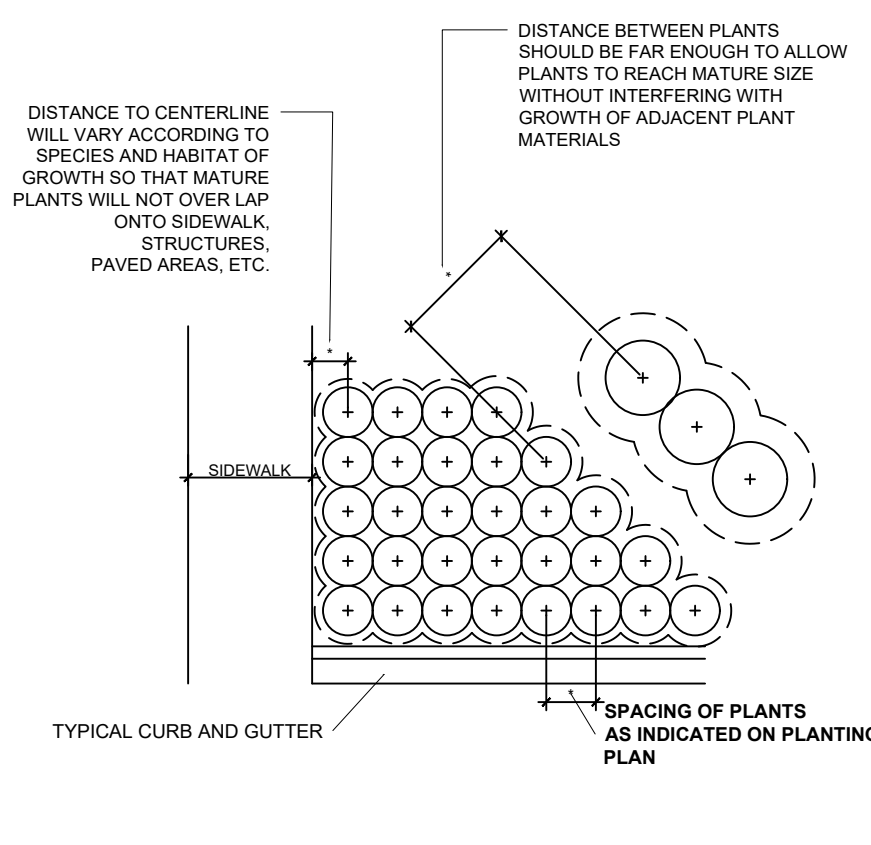
STRAIGHT TRUNK PALM PLANTING DETAIL



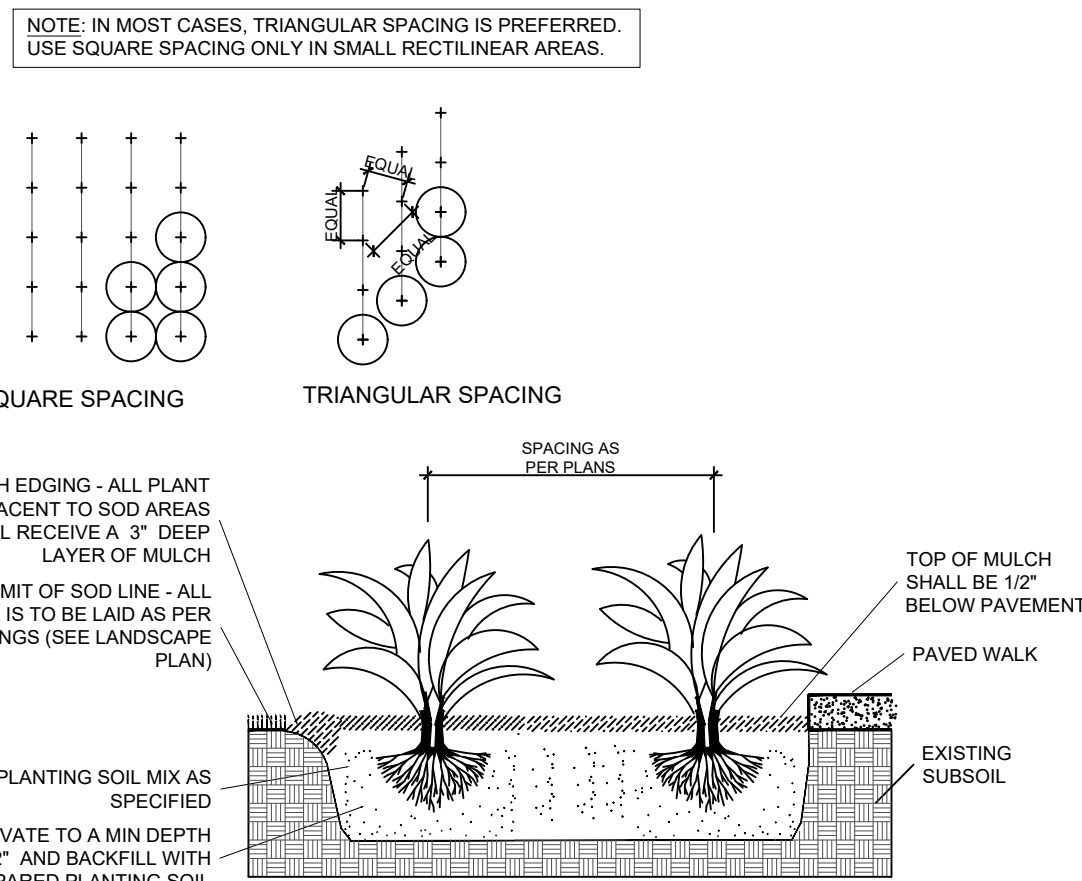
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

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

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

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

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and 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 'Floritam' 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 immediately after installation to uniformly 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).

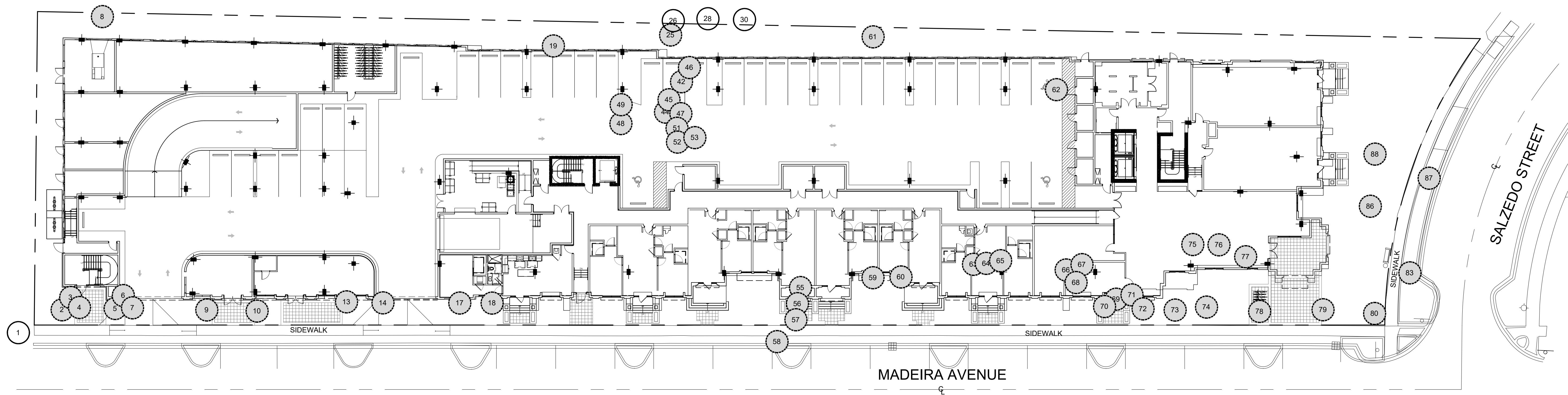
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-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.

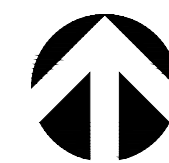
SEAL:

ANDREW M. WITKIN
LIC. # LA0000889



TREE DISPOSITION PLAN

Scale: 1"=20'-0"



SYMBOL LEGEND

- #x Tree to Remove
- #x Tree to Remain

MITIGATION REQUIRED

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

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

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

DATE: 11-20-2019

PROJECT NO: 2019-005
DRAWING NAME:
TREE DISPOSITION PLAN
SHEET NO:

TD-1

SEAL:

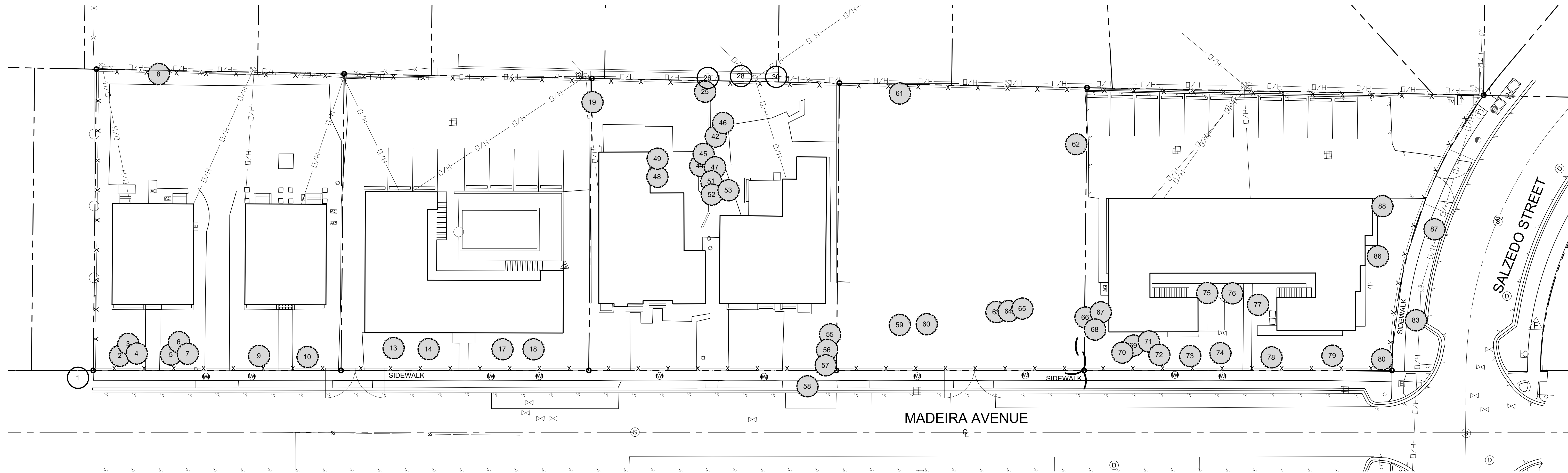
ANDREW M. WITKIN
LIC. # LA0000889

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

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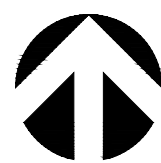
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DRAWING NAME:
TREE DISPOSITION PLAN
SHEET NO:

TD-1



TREE DISPOSITION PLAN

Scale: 1"=20'-0"



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Tree to Remain

MITIGATION REQUIRED

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7	Queen Palm	Syagrus romanzoffiana	8	15	6	254	Remove
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