

VENERA

PLANNING AND ZONING BOARD MEETING 03-14-2018

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

2601 SOUTH BAYSHORE DRIVE, SUITE
1000
MIAMI, FL 33133
P: (305) 859-2050
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UPDATE TO PLANNING DIVISION APPLICATION

PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017
1ST COMMISSION MEETING
02-13-2018
PLANNING AND ZONING
BOARD MEETING
03-14-2018

VENERA
1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
MIAMI, FL

February 28, 2018

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Re: 1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue /
Update to Planning Division Application**

Dear Mr. Trias:

On behalf of Sunset Place Luxury Holdings, LLC; Shoma San Remo, LLC; and San Remo Office Associates, LLC (the "Applicants"), we respectfully submit the enclosed updated plans in connection with the proposed mixed use development to be located at 1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue (the "Property"). The Applicants propose to demolish the existing apartment buildings currently located at 1500 Venera Avenue and 1515 San Remo Avenue as well as the existing commercial building located at 1537 San Remo Avenue and to construct a mixed use retail, office, and residential development on the Property (the "Project"). On October 11, 2017, the Planning and Zoning Board unanimously recommended approval of a previous version of the Project by a vote of 5-0, subject to certain conditions of approval.

At the time of the October 2017 Planning and Zoning Board meeting, the Project as proposed included the sites located at 1500 Venera Avenue and 1515 San Remo Avenue. Since then, the Applicants have entered into a contract to purchase the property located at 1537 San Remo Avenue and have incorporated that parcel into the Project. Additionally, based on feedback received from neighboring property owners and the City Commission, the Applicants have agreed to decrease the total number of dwelling units and retail square footage. Accordingly, the Project now includes a 165-unit apartment building to be constructed on the 1500 Venera Avenue and 1515 San Remo Avenue sites ("Phase I"), which is a decrease of 10 units from the 175 units previously proposed for Phase 1, and a five-story building to be constructed on the 1537 San Remo Avenue site which, previously was proposed to have 14 residential units, will now contain approximately 15,363 square feet of office space ("Phase II"). At the City Commission hearing on February 13, 2018, at which the Project was discussed and approved on First Reading, the City Commission requested that the Planning and Zoning Board review and provide comments to the updated plans and the new Phase II building in particular.

Accordingly, please find enclosed herewith the updated Phase I and Phase II plans for review and comment by the Planning and Zoning Board at its March 14, 2018, meeting.

We respectfully submit that the inclusion of the new Phase II office component to the Project enhances the Project by furthering the mix of uses and also provides for a much improved overall block by addressing what previously was a "hole in the doughnut" situation where the existing office building would have remained in between two larger and newer developments and created a functional and aesthetic incongruity. We look forward to continue working with you on this Project. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

MIA_ACTIVE 4712420.2

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A-0



FULL BLOCK SITE PLAN



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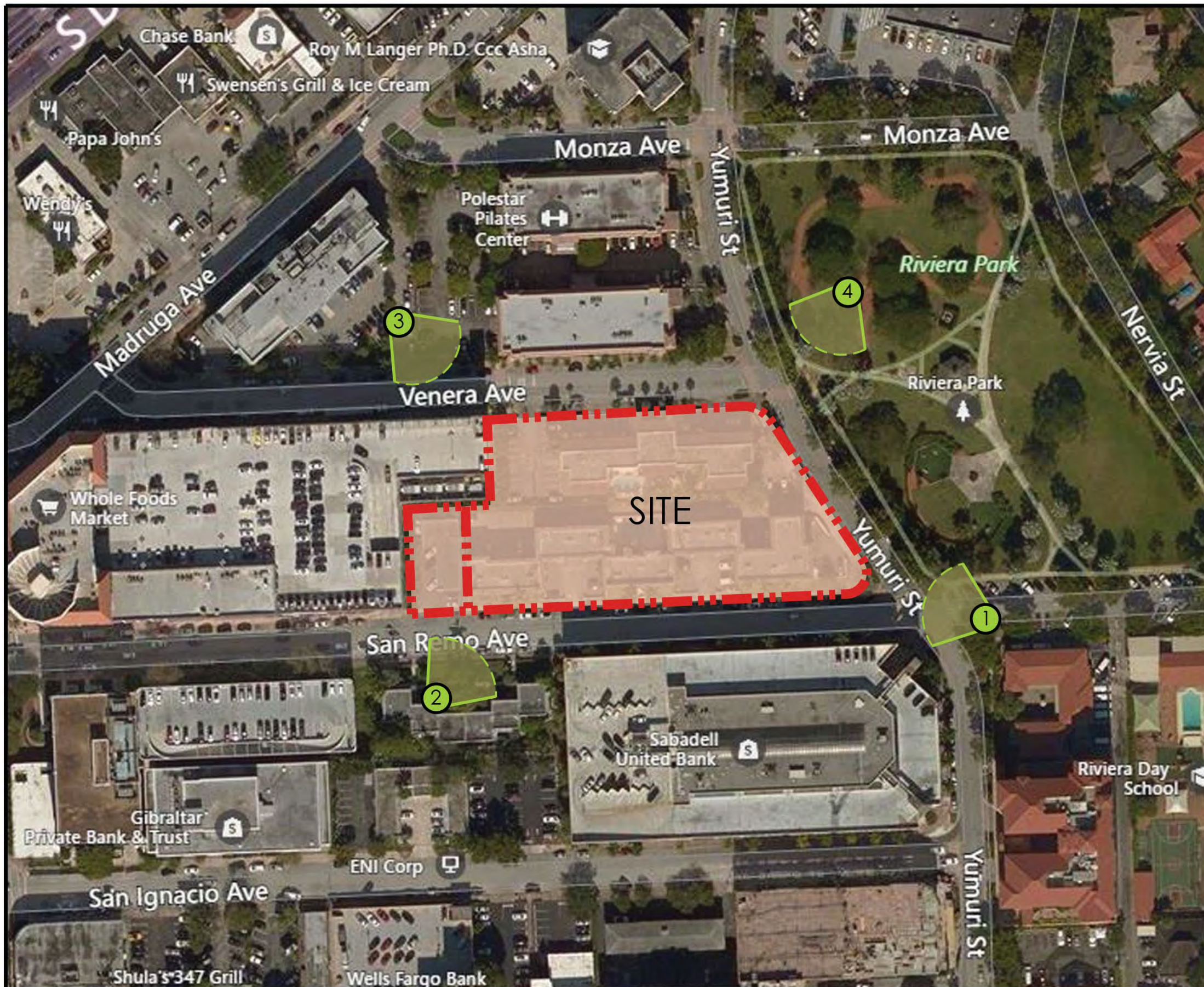
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FULL BLOCK
 SITE PLAN



AERIAL LOCATION



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AERIAL
 LOCATION



1

2

3

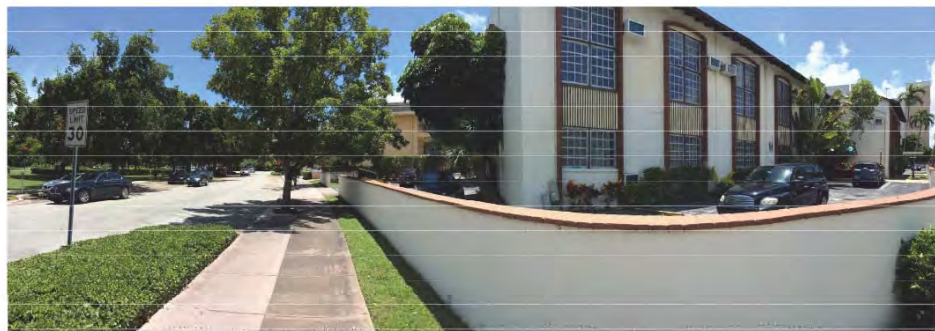
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5

6

7



SITE PHOTOS



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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 Mediterranean 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 street - 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	3	2	1		5,456	5,456
3RD LEVEL	3	2	1		5,456	5,456
4TH LEVEL	3	2	1		5,322	5,322
5TH LEVEL	9	9	10		28,530	28,530
6TH LEVEL	9	9	11		28,653	28,653
7TH-9TH LEVEL	30	30	30		30,970	92,910
PHASE 2 1537 San Remo Avenue						
GROUND LEVEL	0	0	0			
2ND-4TH LEVEL	0	0	0			
5TH LEVEL	0	0	0			
TOTAL	57	54	54	165		166,327

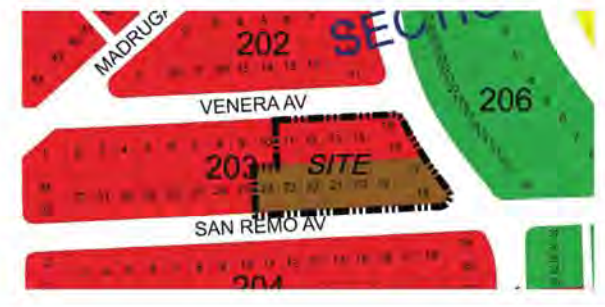
RETAIL AREA GROUND LEVEL - PHASE 1 1500 Venera Avenue	20,009
GRAND TOTAL	186,336

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	6,860	1	6,860
3RD FLOOR	6,860	1	6,860
4TH FLOOR	6,728	1	6,728
5TH FLOOR	37,816	1	37,816
6TH FLOOR	36,612	1	36,612
7TH TO 9TH FLOOR	37,827	3	113,481
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			270,281
TOTAL ALLOWABLE FAR			271,643
DELTA			1,362

PARKING				
	REQ. RATIO	# OF UNITS	AREA	REQ. PARKING
PHASE 1 1500 Venera Avenue				
1 BEDROOM	1	57		57
2 BEDROOM	1.75	54		95
3 BEDROOM	2.25	54		121.5
RETAIL	1 PER 300SF		20,009	66.69666667
PHASE 2 1537 San Remo Avenue				
OFFICE	1 PER 300SF		15,363	51.21
TOTAL PARKING REQUIRED				391.4066667
TOTAL PARKING REQUIRED WITH SHARED PARKING REDUCTION				318
TOTAL PARKING PROVIDED				356
DELTA				38

1500 Venera SHARED PARKING TABULATION						
Use	Weekday			Weekend		
	Day 8am - 5pm	Evening 5pm - 12am	Night 12am - 8am	Day 8am - 5pm	Evening 5pm - 12am	Night 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
165 Units = 273 spaces required	164	246	273	218	246	273
Restaurant	50%	100%	10%	75%	100%	10%
20,000 SF = 67 spaces required	34	67	7	50	67	7
Office	100%	10%	5%	10%	5%	5%
15,363 SF = 51 spaces required	51	5	3	5	3	3
TOTAL SPACES REQUIRED	248	318	282	274	315	282
TOTAL SPACES PROVIDED						356
DELTA						38

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			165
UNIT TYPES	1BR	2BR	3BR
	57	54	54
	34%	33%	33%
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) University 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 (8 Units/Acre)
 - Residential Multi-Family Duplex Density (8 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 Multi-Use Area
 - Education
 - Parks and Recreation
 - Open Space
 - Conservation Areas
 - Public Buildings and Grounds
 - Hospital
 - Religious/Institutional
 - Community Services and Facilities

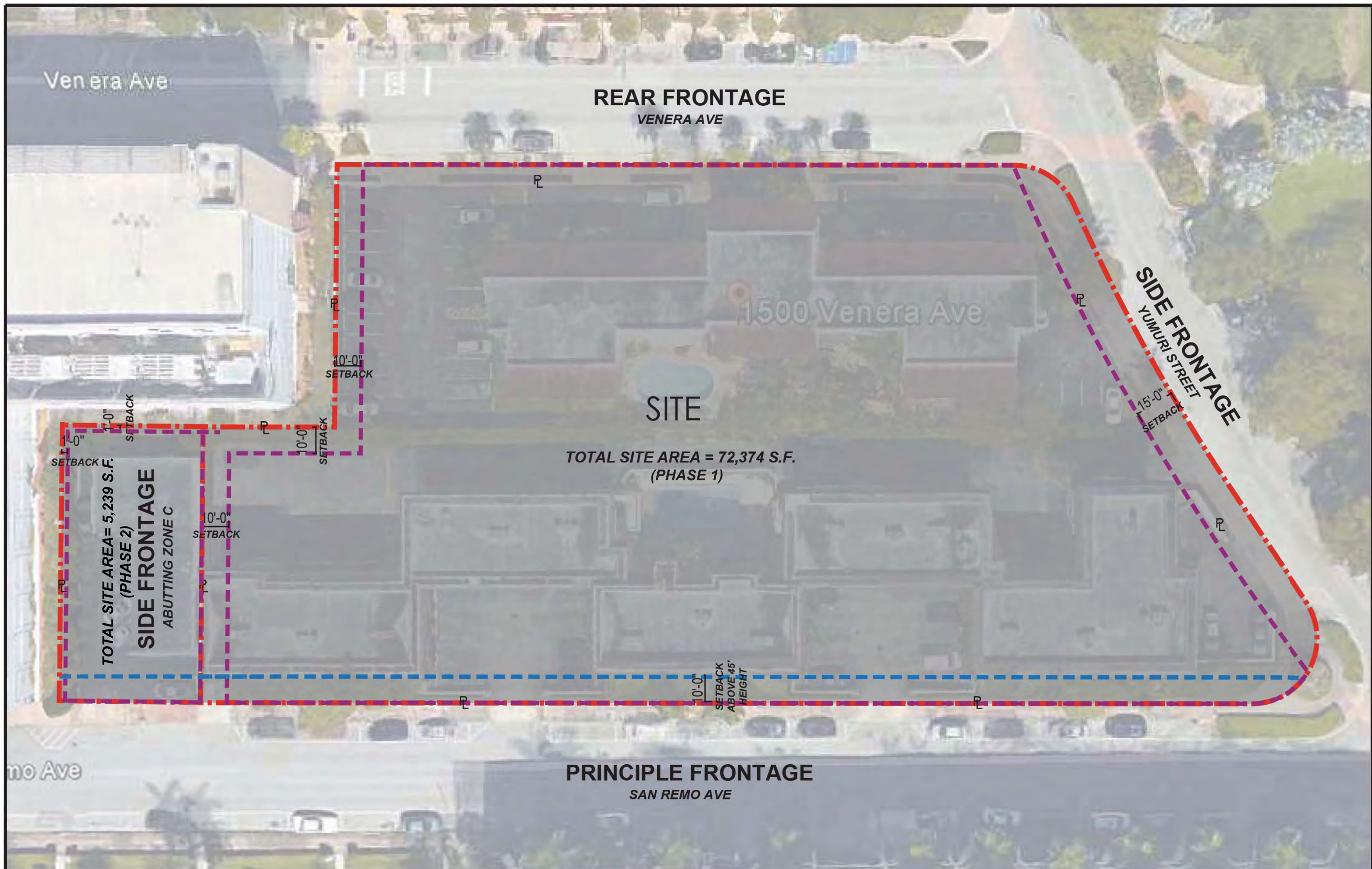
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ZONING DATA



SETBACKS/ANALYSIS

LEGEND:

- PROPERTY LINE
- SETBACKS
- SETBACKS ABOVE 45'



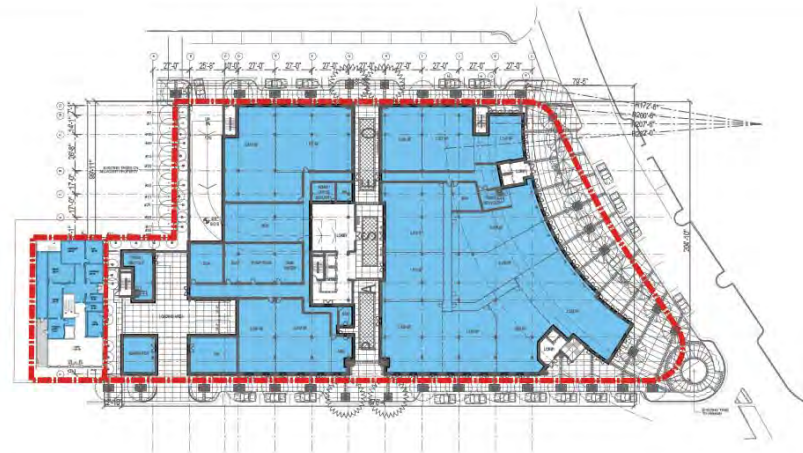
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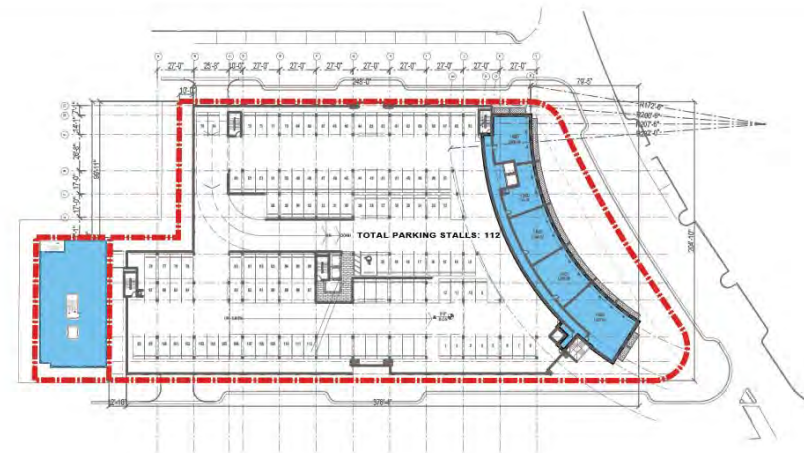
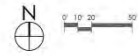
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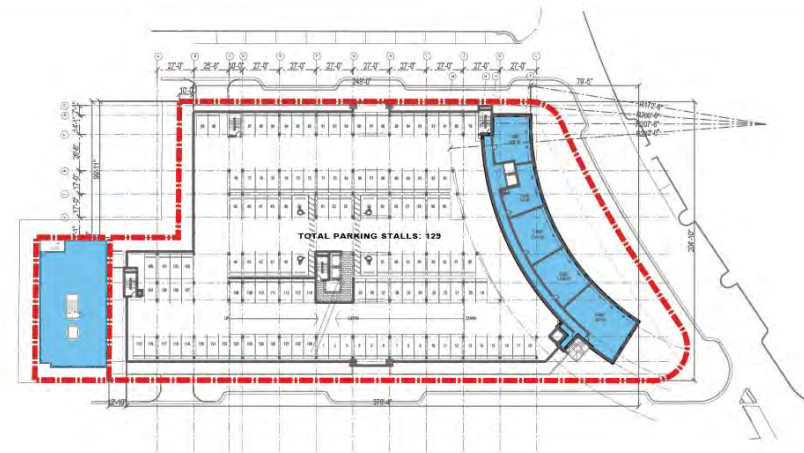
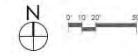
SETBACKS



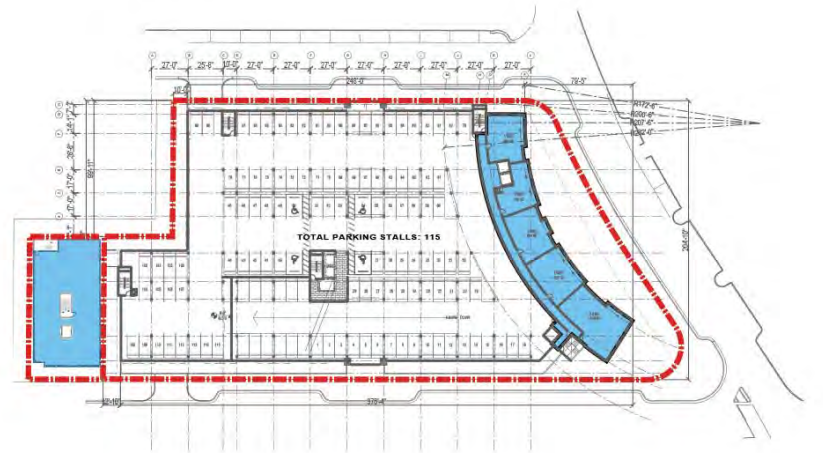
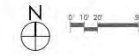
GROUND FLOOR
FAR = 46,561 SF



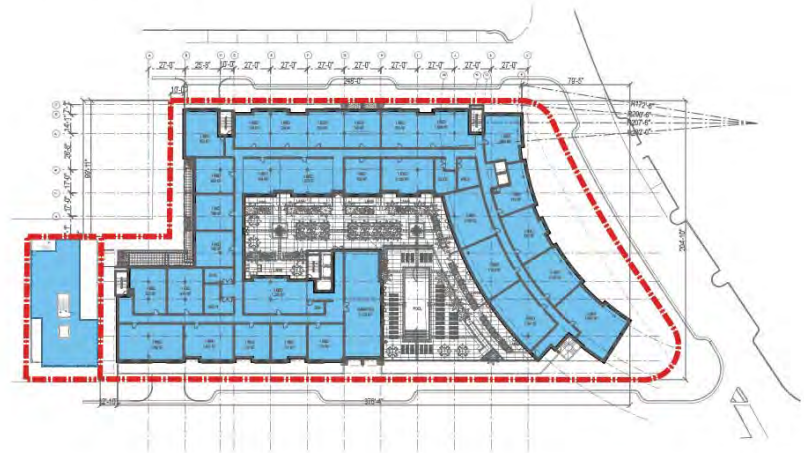
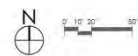
2ND FLOOR
FAR = 10,967 SF



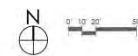
3RD FLOOR
FAR = 10,967 SF



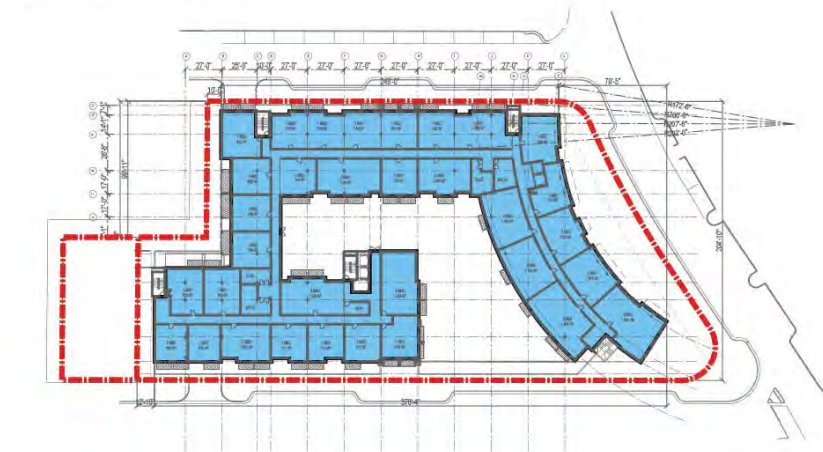
4TH FLOOR
FAR = 10,835 SF



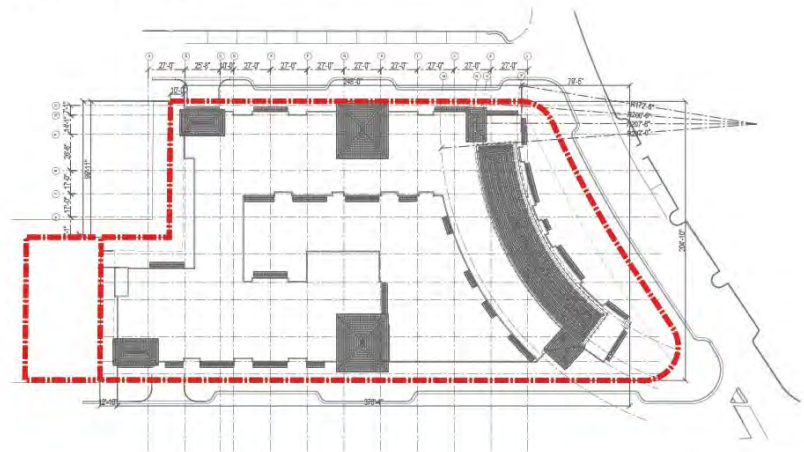
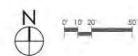
5TH FLOOR
FAR = 40,858 SF



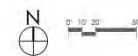
6TH FLOOR
FAR = 36,612 SF



7TH - 9TH FLOOR
FAR = 37,827 SF
37,827 SF X 3 FLOORS = 113,481 SF



ROOF
FAR = 0 SF



FAR PLANS

SCALE: 1/64" = 1'-0

$$\text{TOTAL FAR} = 46,561 + 10,967 + 10,967 + 10,835 + 40,858 + 36,612 + 113,481 = 270,281 \text{ SF}$$

$$\text{ALLOWABLE FAR} = 271,643 \text{ SF}$$

LEGEND:

- PROPERTY LINE
- SETBACKS
- SETBACKS ABOVE 45'



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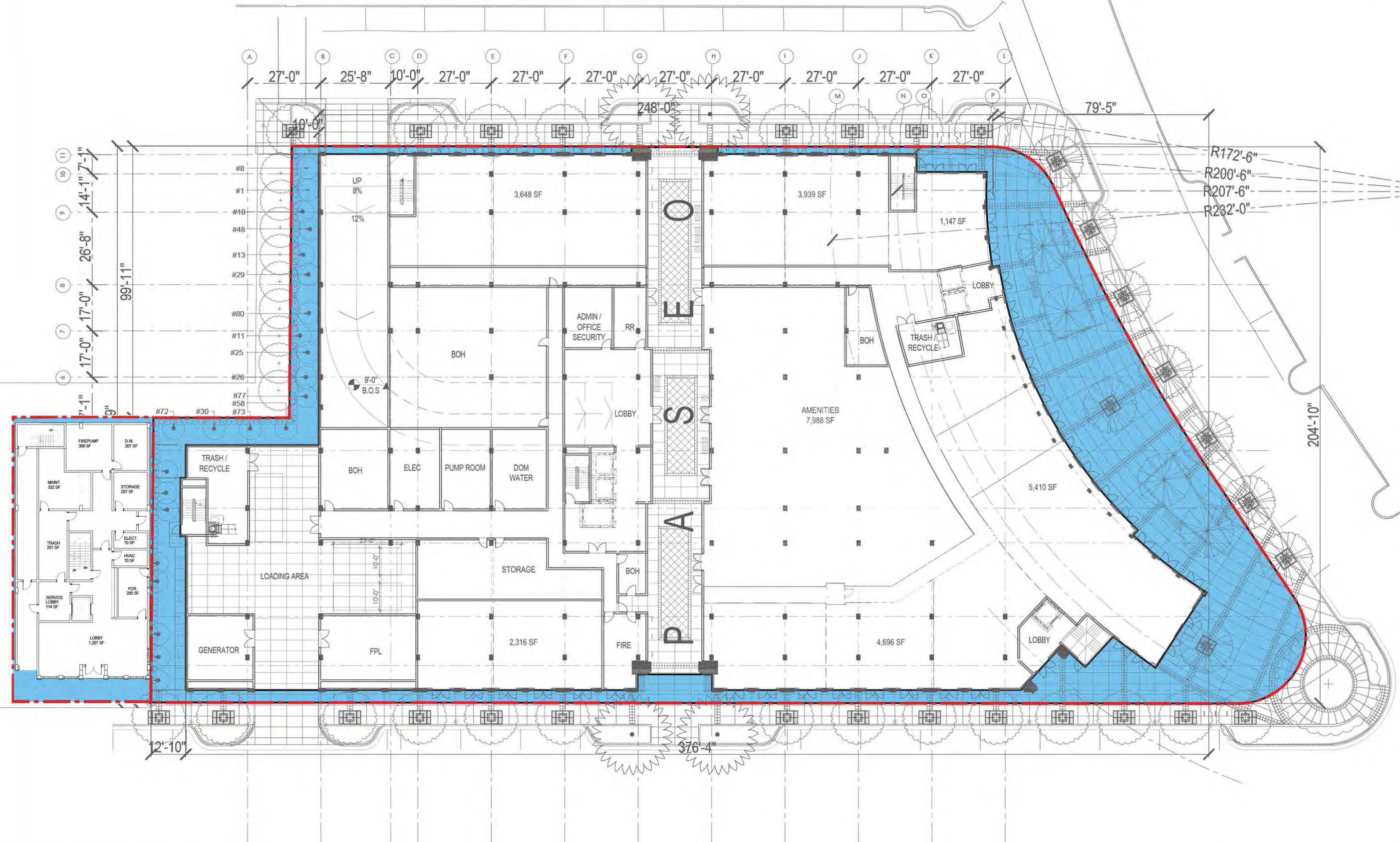
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FAR
PLANS

A-5.6



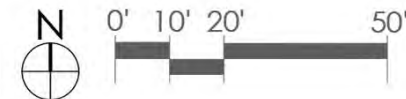
**GROUND FLOOR
OPEN AIR DIAGRAM**

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

TOTAL OPEN AIR = 14,699 SF

LEGEND:

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



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**OPEN AIR
DIAGRAM**

A-5.7

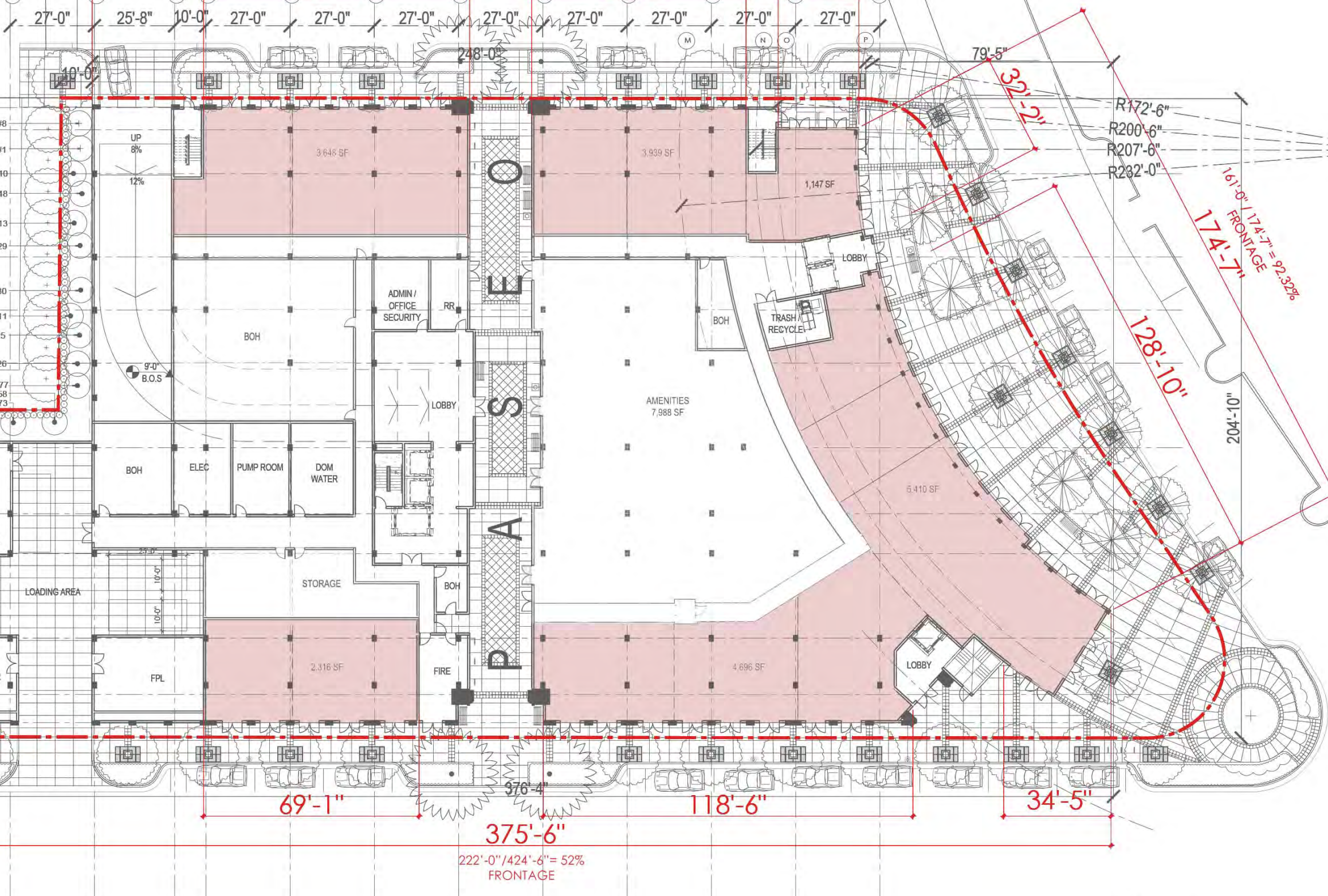
179'-10" / 245'-8" = 73.20%
FRONTAGE

245'-8"

85'-4"

68'-8"

25'-10"



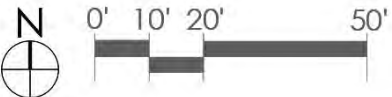
222'-0" / 424'-6" = 52%
FRONTAGE

GROUND FLOOR FRONTAGE DIAGRAM

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

LEGEND:

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- SETBACKS ABOVE 45'



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

Water Efficiency Possible Points: 10

Y	?	N			
<input checked="" type="checkbox"/>			Prereq 1	Water Use Reduction—20% Reduction	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Water Efficient Landscaping	2 to 4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Innovative Wastewater Technologies	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere Possible Points: 35

Y	?	N			
<input checked="" type="checkbox"/>			Prereq 1	Fundamental Commissioning of Building Energy Systems	
<input checked="" type="checkbox"/>			Prereq 2	Minimum Energy Performance	
<input checked="" type="checkbox"/>			Prereq 3	Fundamental Refrigerant Management	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Optimize Energy Performance	1 to 19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	On-Site Renewable Energy	1 to 7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Enhanced Commissioning	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Enhanced Refrigerant Management	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Measurement and Verification	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Green Power	2

Materials and Resources Possible Points: 14

Y	?	N			
<input checked="" type="checkbox"/>			Prereq 1	Storage and Collection of Recyclables	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Construction Waste Management	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Recycled Content	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Regional Materials	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Certified Wood	1

Indoor Environmental Quality Possible Points: 15

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

Innovation and Design Process Possible Points: 6

Y	?	N			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.5	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

Y	?	N			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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



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03-14-2018

LEED CHECKLIST

TABLE 1: ALL COMPLIES

Table 1. Required standards				
Reference Number	Residential	Non-Residential	Mixed Use	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.
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.
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.
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.
5	✓	✓	✓	Building facades. Facades in excess of 150 feet in length shall incorporate vertical breaks, setbacks or variations in bulk/massing at a minimum of 100-foot intervals.
6	✓	✓	✓	Building lot coverage. No minimum or maximum building lot coverage is required.
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. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
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.
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.
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.
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.
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

Table 1. Required standards				
Reference Number	Residential	Non-Residential	Mixed Use	Requirements
				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.
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 ten (10) 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. 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 per one (1) lineal foot or fraction thereof of the rights-of-way frontage.

Table 1. Required standards				
Reference Number	Residential	Non-Residential	Mixed Use	Requirements
				All landscape areas shall be irrigated with a fully operational underground irrigation system providing 100% plant material coverage. In lieu of the above requirements, the City in accordance with its rules and regulations may allow for the payment of landscaping into a designated fund in lieu of providing the landscaping if the off site landscaping exists, or off site constraints exist or it is determined that a comprehensive installation of improvements is more beneficial to improving the public realm. The estimate shall be based upon all costs associated with the design, installation and cost of all materials. Applicants shall provide Staff an estimate prepared by a State of Florida landscape architect. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.
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.
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.
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.
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.

TABLE 2: ONLY 8 OF 12 MUST COMPLY FOR BONUS

Table 2. Architectural and Public Realm Standards				
Reference Number	Residential	Non-Residential	Mixed Use	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.
2.	✓	✓	✓	Building rooflines. Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building setbacks. Setbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers. The use of towers or similar masses to reduce the mass and bulk of buildings.
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.
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.
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.
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.
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:

Table 2. Architectural and Public Realm Standards				
Reference Number	Residential	Non-Residential	Mixed Use	Qualifications
				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.
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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BONUS CHECKLIST



VENERA AVE. CONTEXT ELEVATION



SAN REMO AVE. CONTEXT ELEVATION



YUMURI STREET CONTEXT ELEVATION

PROPOSED DESIGN IN CONTEXT WITH NEIGHBORHOOD



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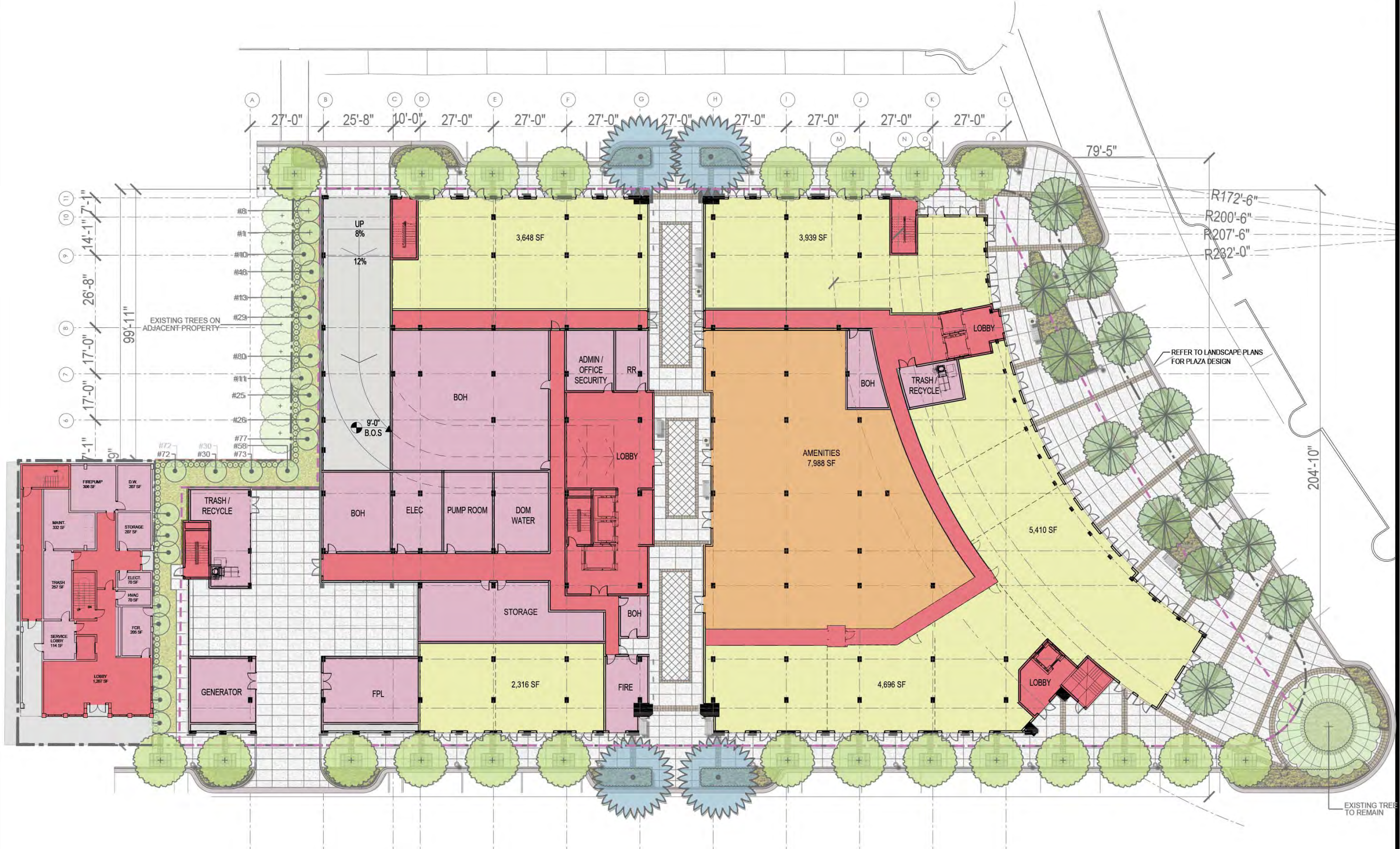
PROPOSED DESIGN IN CONTEXT WITH NEIGHBORHOOD

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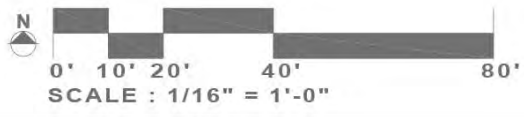
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GROUND FLOOR



GROUND FLOOR



LEGEND

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

EXISTING TREES ON ADJACENT PROPERTY

REFER TO LANDSCAPE PLANS FOR PLAZA DESIGN

EXISTING TREE TO REMAIN

A 27'-0" B 25'-8" C 10'-0" D 27'-0" E 27'-0" F 27'-0" G 27'-0" H 27'-0" I 27'-0" J 27'-0" K 27'-0" L 27'-0"

11 10 9 8 7 6

#63
#11
#10
#48
#13
#29
#80
#11
#25
#26
#77
#58
#73

79'-5"

R172'-6"
R200'-6"
R207'-6"
R282'-0"

204'-10"

3,648 SF

3,939 SF

AMENITIES
7,988 SF

5,410 SF

4,696 SF

2,316 SF

UP
8%
12%

9'-0"
B.O.S.

LOBBY

BOH

TRASH / RECYCLE

ADMIN / OFFICE SECURITY RR

BOH

ELEC

PUMP ROOM

DOM WATER

LOBBY

STORAGE

BOH

FIRE

FPL

TRASH / RECYCLE

GENERATOR

LOBBY

7'-1" 9"

26'-8" 14'-1" 7'-1"

17'-0" 17'-0"

#72 #30 #30

FIREPUMP 306 SF
D.W. 267 SF
MANT. 332 SF
STORAGE 297 SF
TRASH 267 SF
ELECT. 70 SF
HVAC 70 SF
FCR 206 SF
SERVICE LOBBY 114 SF
LOBBY 1,261 SF

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2ND FLOOR

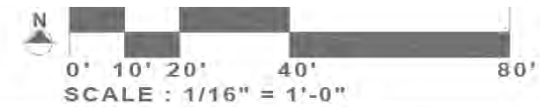
A-7



2ND FLOOR

LEGEND

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

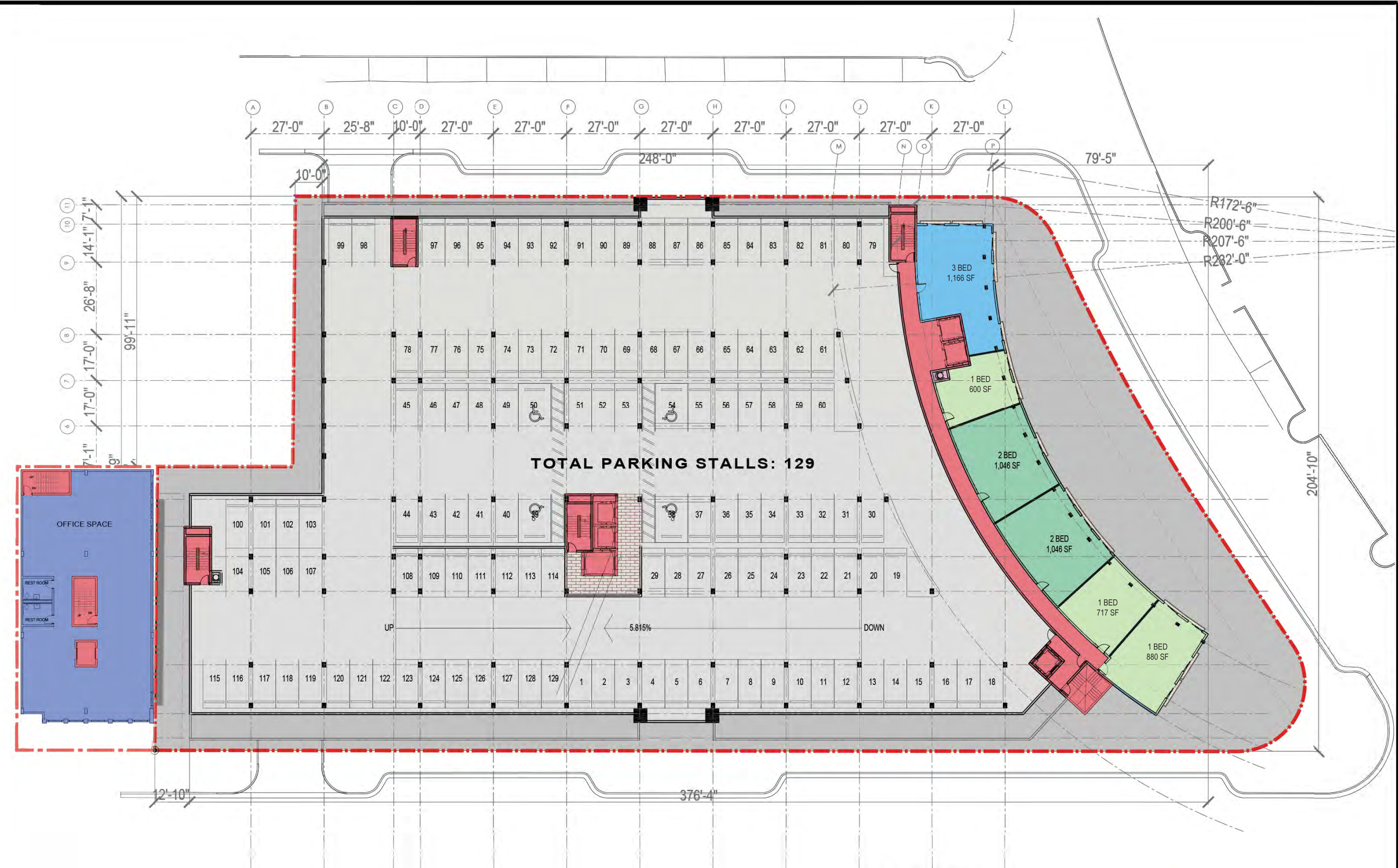


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**3RD
 FLOOR**

A-8

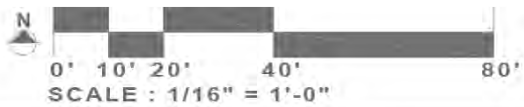


TOTAL PARKING STALLS: 129

3RD FLOOR

LEGEND

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



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4TH FLOOR

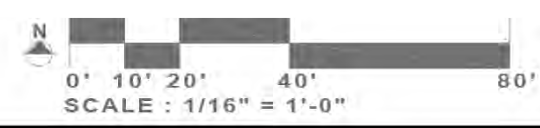
A-9



4TH FLOOR

LEGEND

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



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5TH FLOOR

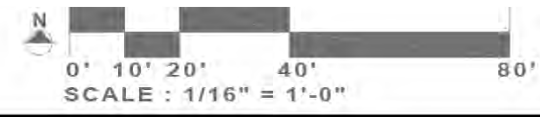
A-10



5TH FLOOR

LEGEND

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



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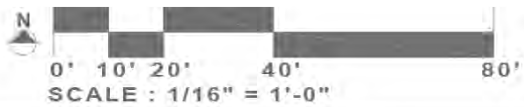
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6TH FLOOR

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6TH FLOOR



LEGEND

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

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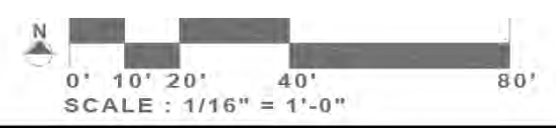
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7TH-9TH FLOOR

A-12



7TH-9TH FLOOR



LEGEND

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

VENERA

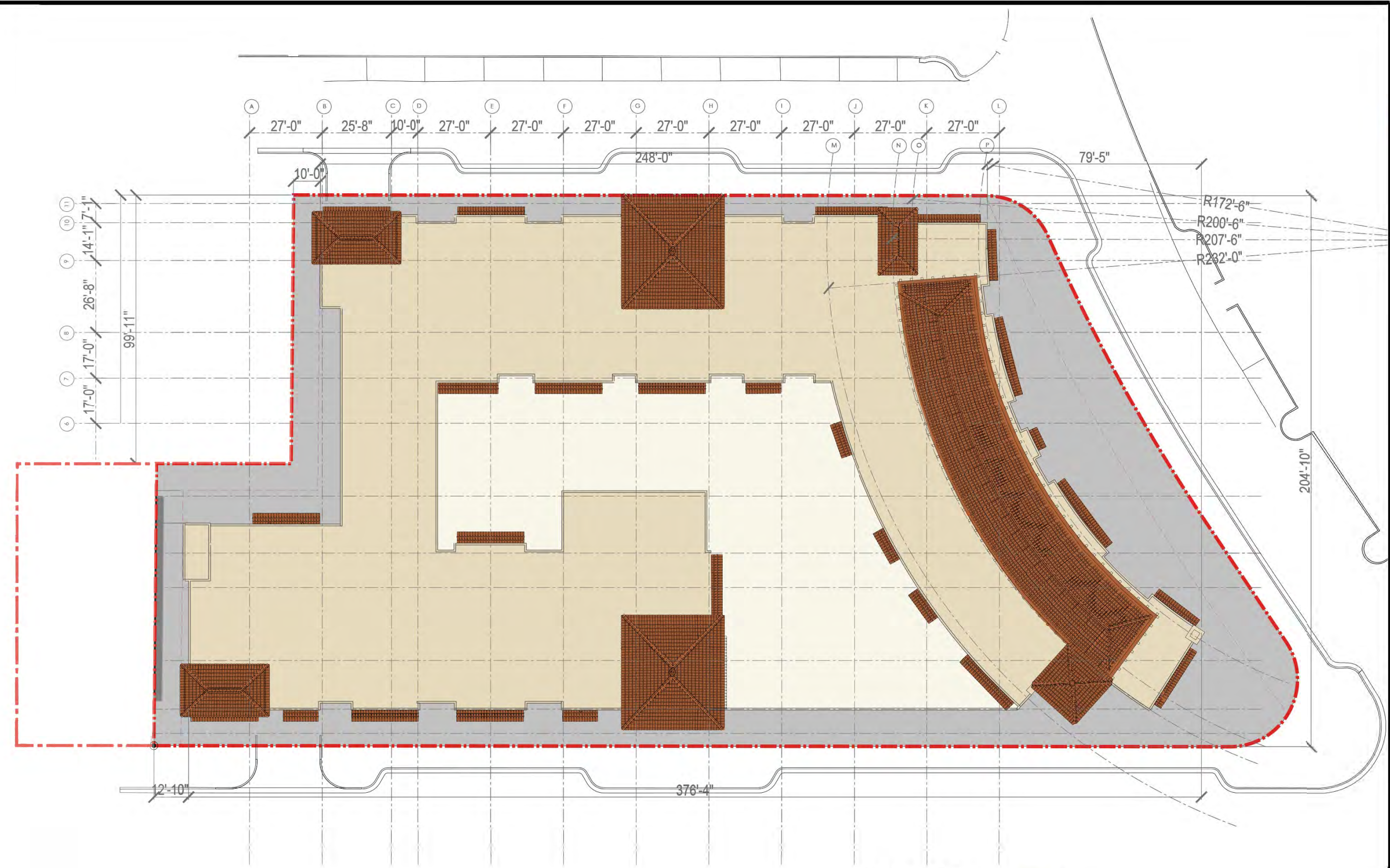
1500 VENERA AVE, 33146
 1515 SAN REMO AVE, 33146
 CORAL GABLES, FL

SHOMA

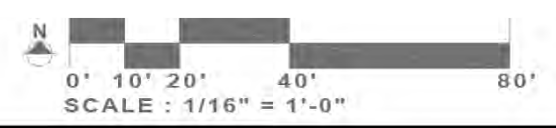
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ROOF

A-13

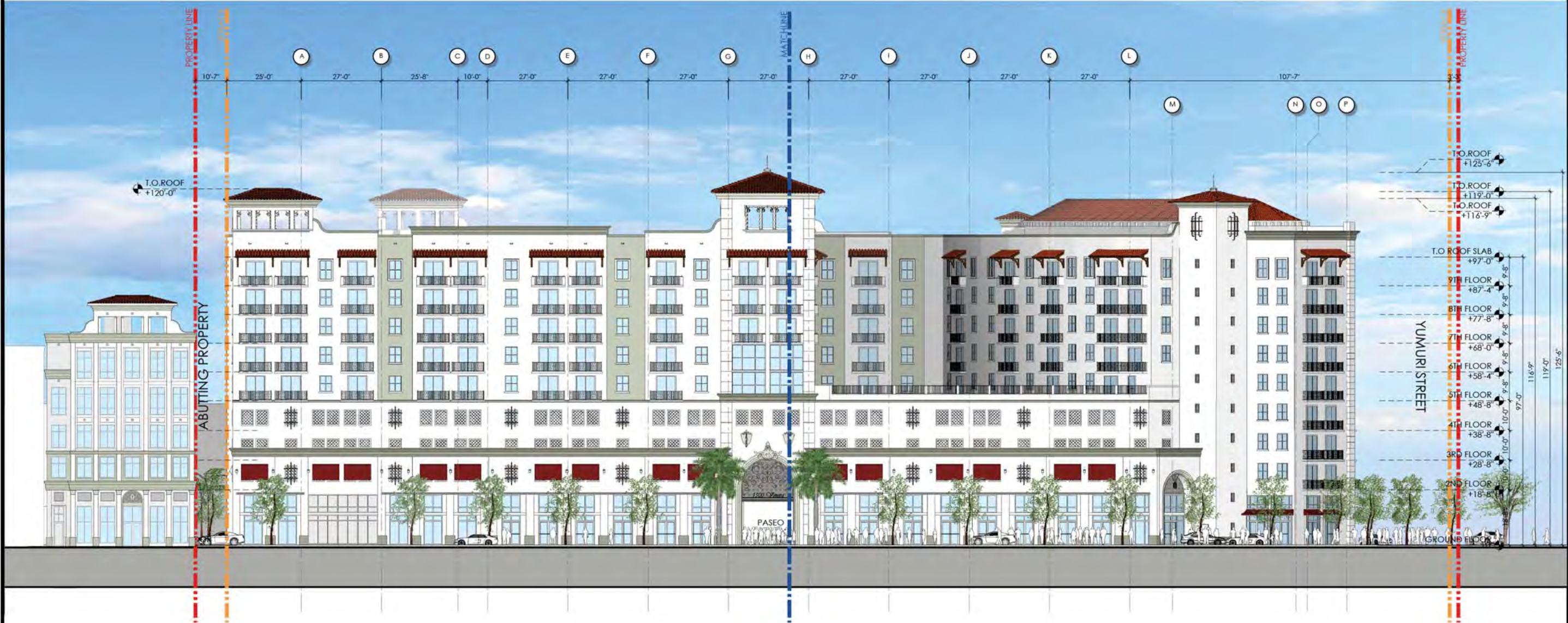


ROOF



LEGEND

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



VENERA

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 1515 SAN REMO AVE, 33146
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SHOMA

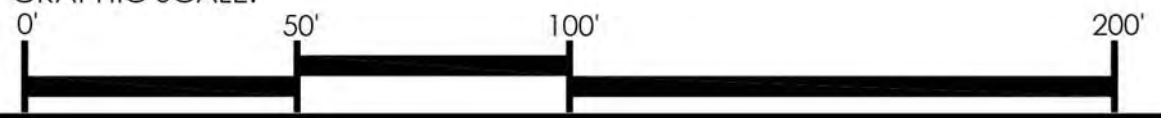
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**SOUTH
 ELEVATION
 OVERALL**

SOUTH ELEVATION OVERALL

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

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

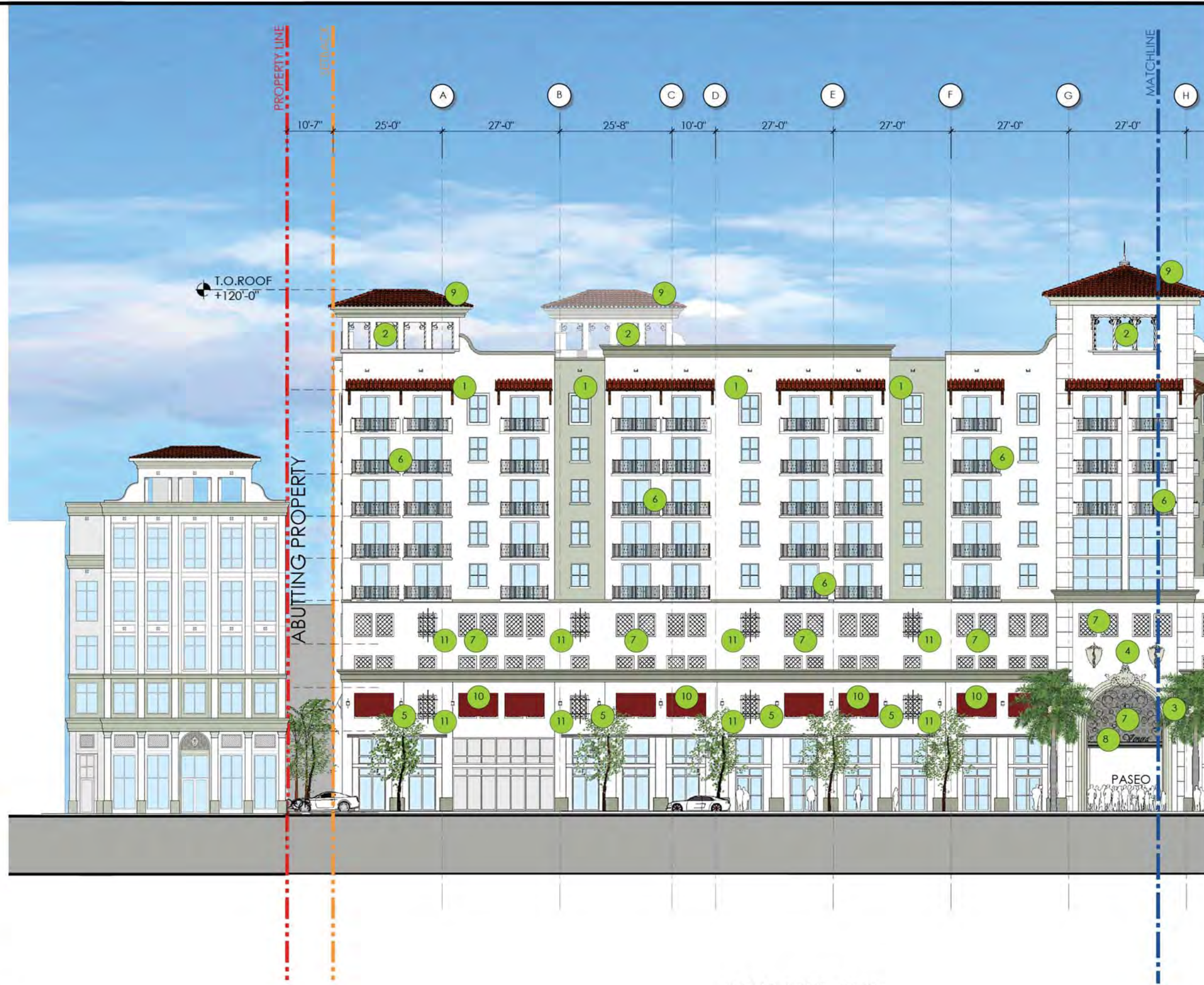


A-14

LEGEND:

MATERIALS

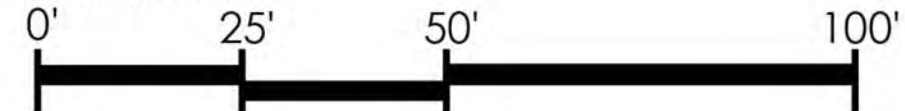
- 1 SMOOTH STUCCO REVEAL
REFERENCE: BALTIMORE HOTEL, CORAL GABLES
- 2 MEDITERRANEAN COLUMN CAPITAL DETAIL
REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
- 3 ARCH DETAILS
REFERENCE: HOTEL COLONNADE, CORAL GABLES
- 4 MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONNADE, CORAL GABLES
- 5 EXTERIOR OUTDOOR SCONCE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



SOUTH ELEVATION - A

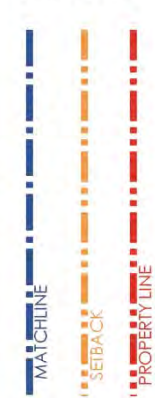
SCALE: 3/32" = 1'-0"

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

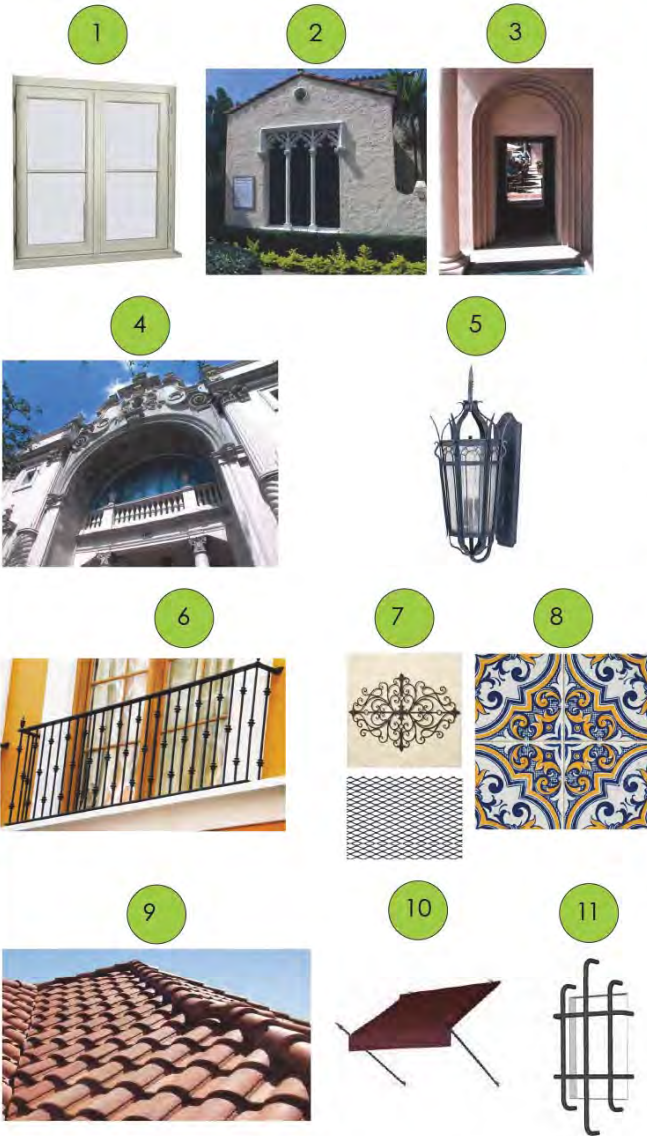


LEGEND:

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
- 11 DECORATIVE GRILL



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SOUTH
ELEVATION
PARTIAL B

SOUTH ELEVATION - B

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

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



A-14B



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NORTH ELEVATION OVERALL

A-15



NORTH ELEVATION OVERALL

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

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



LEGEND:

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
	11	DECORATIVE GRILL



























NORTH ELEVATION - A

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

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



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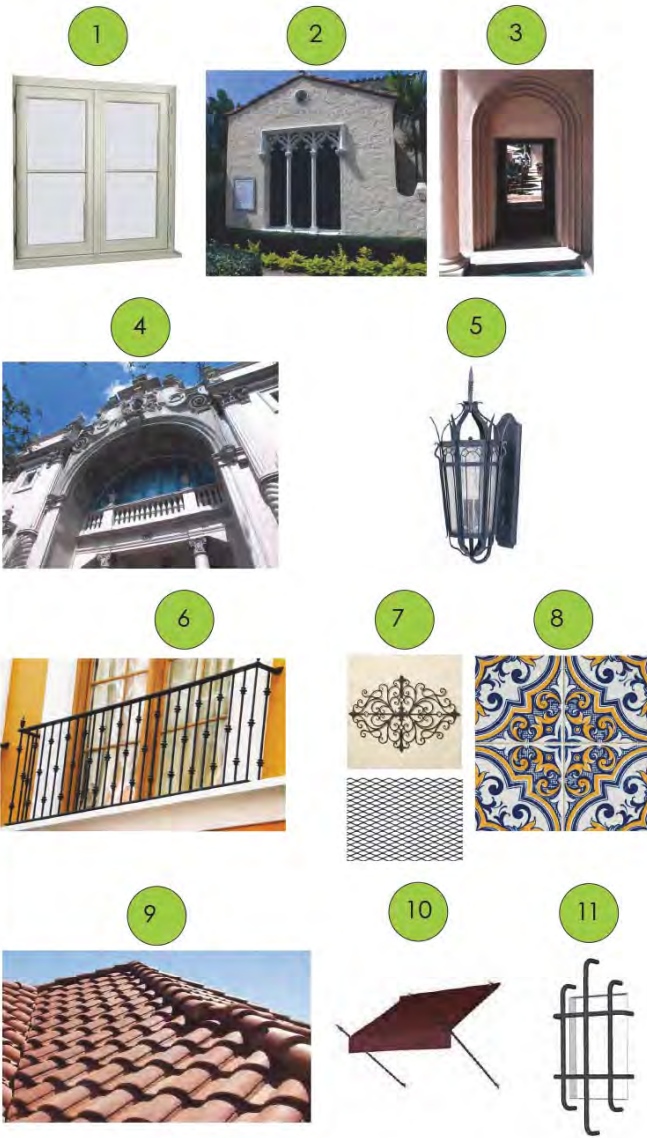
NORTH
ELEVATION
PARTIAL A

A-15A

LEGEND:

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
- 11 DECORATIVE GRILL



NORTH ELEVATION - B

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

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



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NORTH
ELEVATION
PARTIAL B

A-15B

LEGEND:

MATERIALS

- 1 SMOOTH STUCCO REVEAL
REFERENCE: BALTIMORE 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 SCIENCE
- 6 ALUMINUM RAILINGS
- 7 DECORATIVE GRILL
- 8 DECORATIVE TILE
- 9 SPANISH ROOF TILE
- 10 AWNING



EAST ELEVATION

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

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



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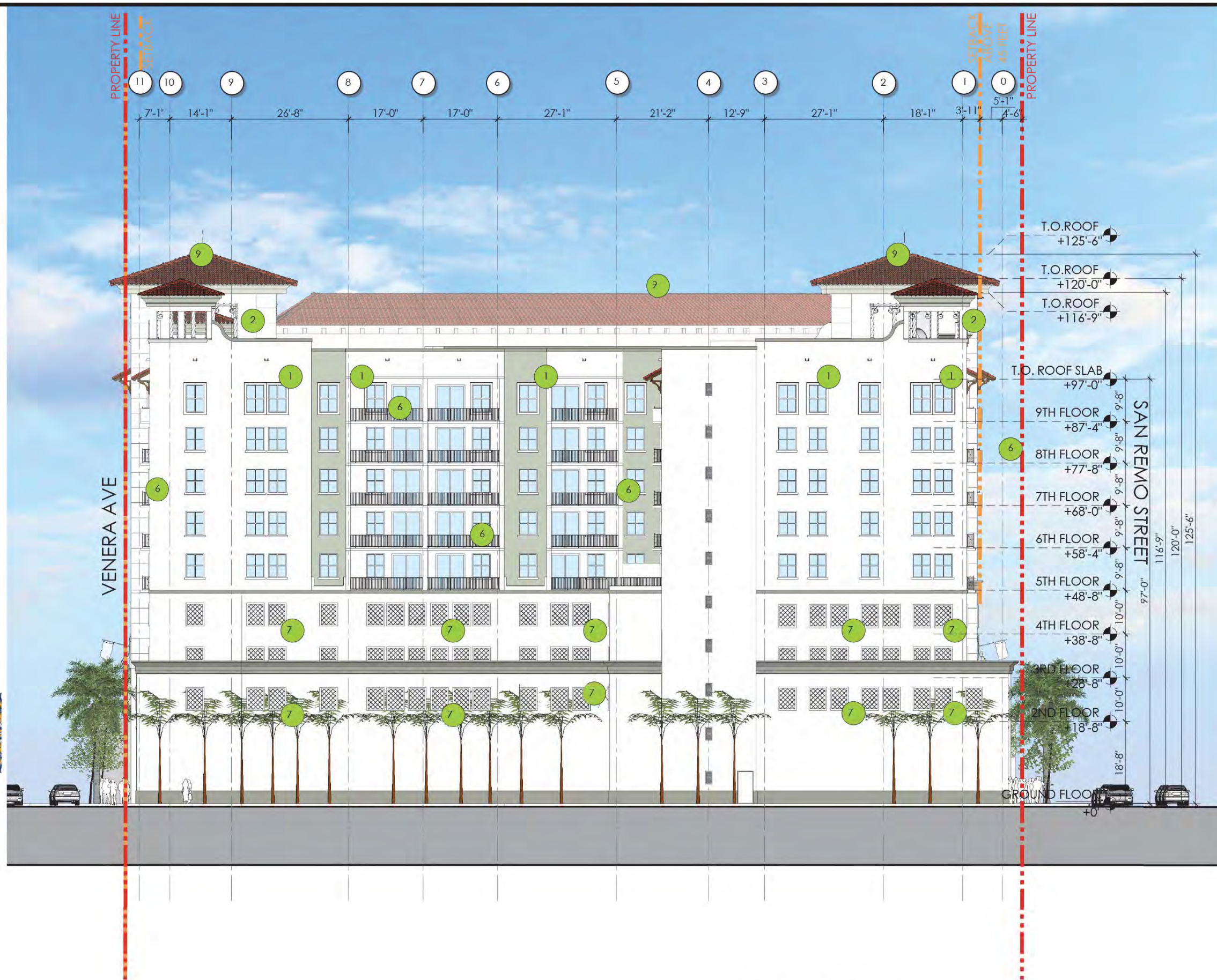
EAST ELEVATION

A-16

LEGEND:

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



WEST ELEVATION

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

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



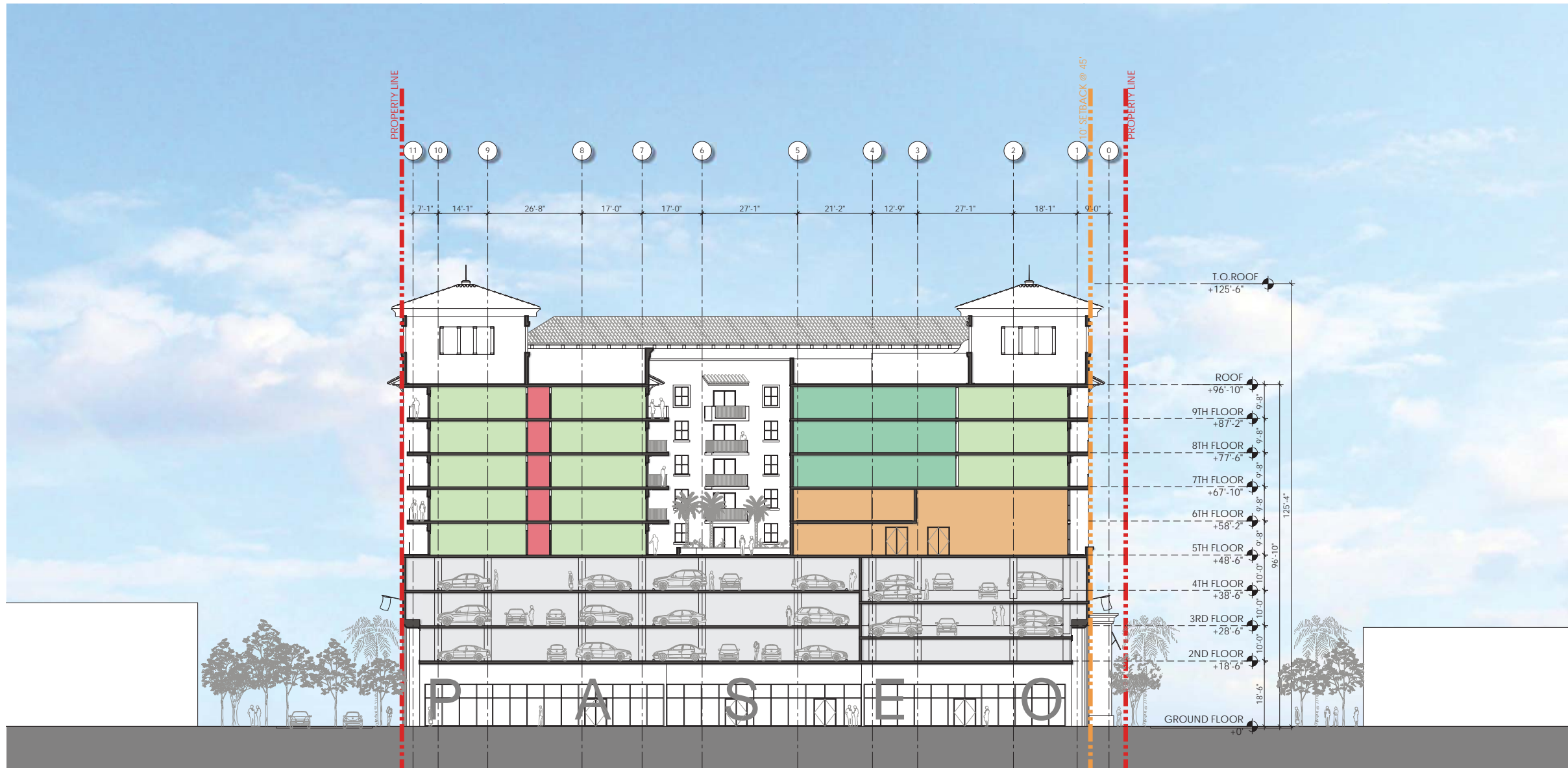
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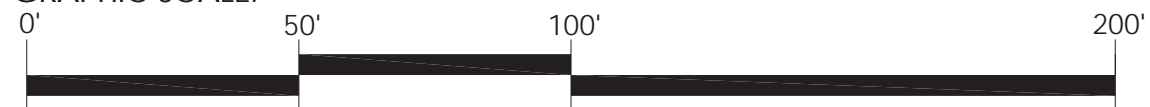
WEST ELEVATION



OVERALL DIAGRAMMATIC SECTION

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

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



LEGEND:

1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	
10' SETBACK PROPERTY LINE		

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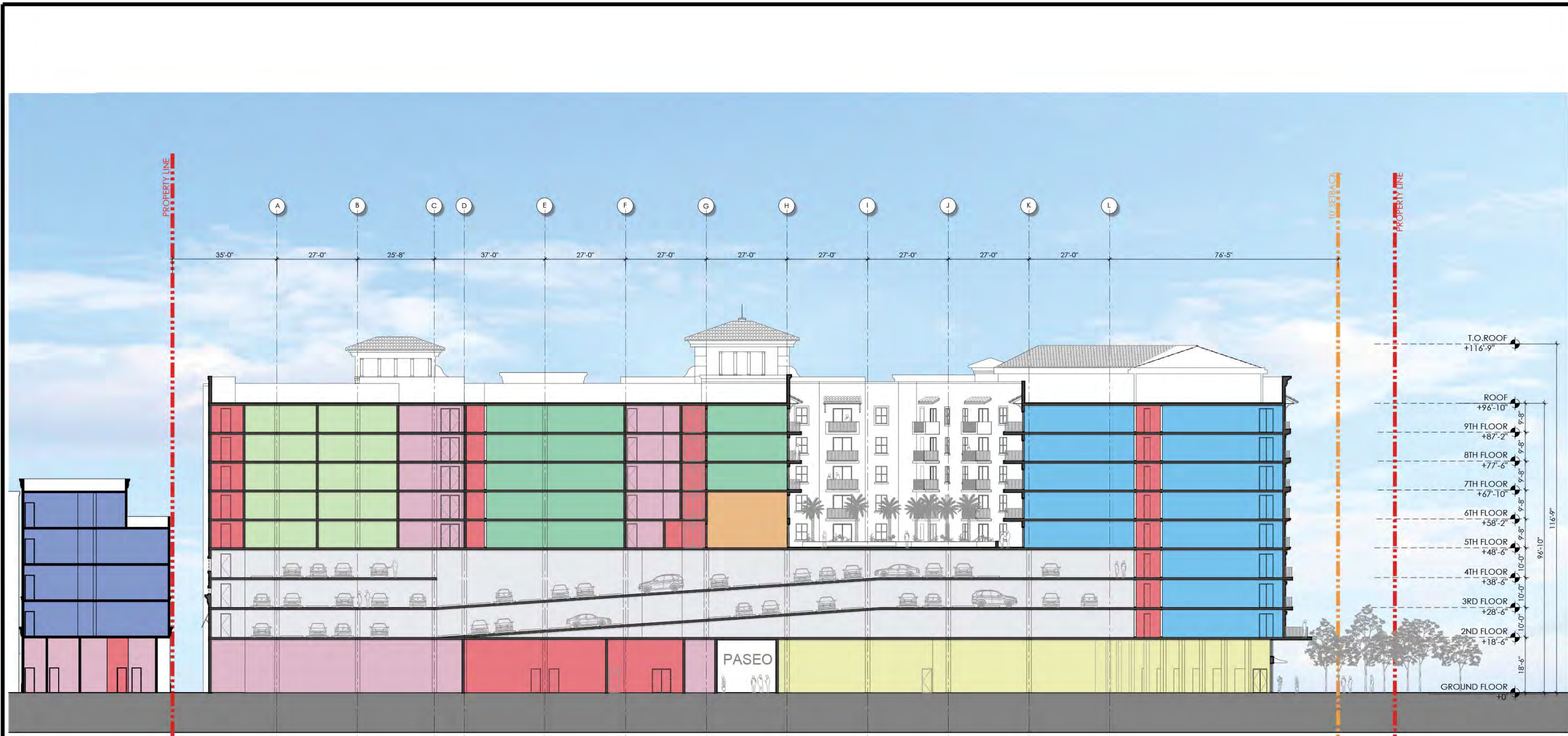
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SECTION

A-18



PROPERTY LINE

10' SETBACK

PROPERTY LINE

T.O. ROOF +116'-9"
 ROOF +96'-10"
 9TH FLOOR +87'-2"
 8TH FLOOR +77'-6"
 7TH FLOOR +67'-10"
 6TH FLOOR +58'-2"
 5TH FLOOR +48'-6"
 4TH FLOOR +38'-6"
 3RD FLOOR +28'-6"
 2ND FLOOR +18'-6"
 GROUND FLOOR +0'

116'-9"

A B C D E F G H I J K L

35'-0" 27'-0" 25'-8" 37'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 76'-5"

PASEO

LEGEND:

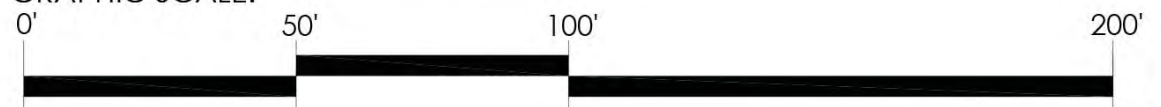
1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	OFFICE

10' SETBACK
PROPERTY LINE

OVERALL DIAGRAMMATIC SECTION

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

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



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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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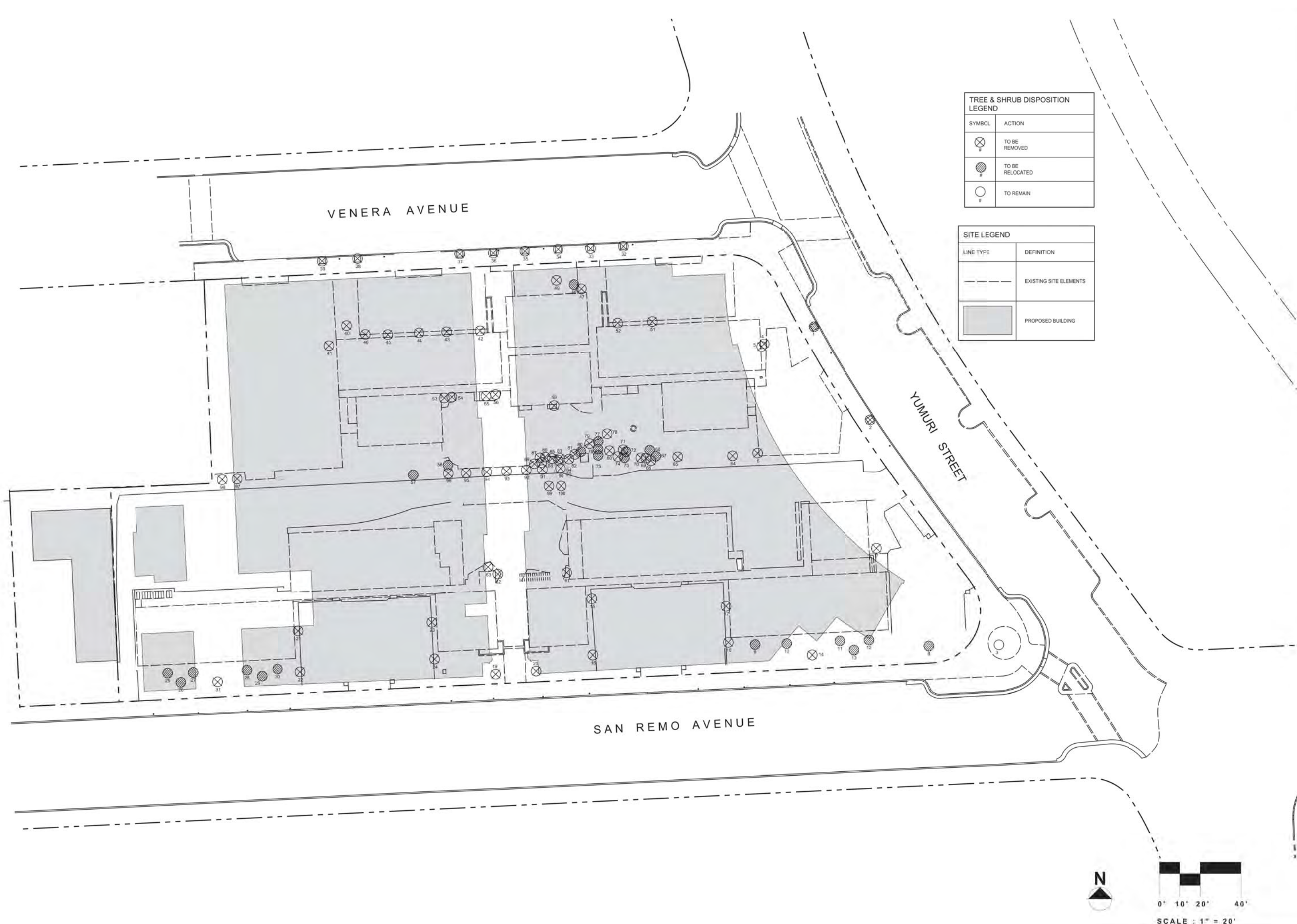
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RENDERINGS

A-21



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

SITE LEGEND	
LINE TYPE	DEFINITION
---	EXISTING SITE ELEMENTS
█	PROPOSED BUILDING



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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	<i>Swietenia mahagoni</i>	Mahogany		RELOCATE	25	25		-
2	<i>Swietenia mahagoni</i>	Mahogany	POOR/POOR STRJCTURE	REMOVE	15	15		176.63
3	<i>Ceiba speciosa</i>	Floss Silk		REMAIN	48	25		-
4	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
5	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	25	15	INVASIVE	
6	<i>Ficus aurea/Sabal Palmetto</i>	Strangler/Cabbage Clump		REMOVE	30	20		314.00
7	<i>Adonia merrillii</i>	Double Adonia		REMOVE	25	15		176.63
8	<i>Quercus virginiana</i>	Live Oak		RELOCATE	25	25		-
9	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
10	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
11	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
12	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
13	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
14	<i>Tabebuia serratifolia</i>	Yellow Tabebuia		REMOVE	20	20		314.00
15	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
16	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15		NOT REGULATED	
17	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
18	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
19	<i>Roystonea regia</i>	Royal Palm		REMOVE	30	25		490.63
20	<i>Roystonea regia</i>	Royal Palm		REMOVE	30	25		490.63
21	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15		NOT REGULATED	
22	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	12		NOT REGULATED	
23	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
24	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	25		NOT REGULATED	
25	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
26	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
27	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
28	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
29	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
30	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
31	<i>Tabebuia serratifolia</i>	Yellow Tabebuia		REMOVE	20	20		314.00
32	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
33	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
34	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
35	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
36	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
37	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
38	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
39	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
40	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	25	15		176.63
41	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10	SHEFFLERA WITH INGROWN CABBAGE PALM	78.50
42	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	25		INVASIVE	
43	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15		NOT REGULATED	
44	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
45	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15	10	NOT REGULATED	
46	<i>Schinus terebinthifolius</i>	Brazilian Pepper		REMOVE	-	-	INVASIVE	
47	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	8	6		28.26
48	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
49	<i>Adonia merrillii</i>	Adonia		REMOVE	20	12		113.04
50	<i>Adonia merrillii</i>	Adonia		REMOVE	10	5		19.63
51	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
52	<i>Tabebuia heterophylla</i>	Pink Tabebuia	FOOR	REMOVE	25	10		78.50
53	<i>Adonia merrillii</i>	Adonia		REMOVE	25	15		176.63
54	<i>Adonia merrillii</i>	Adonia		REMOVE	20	12		113.04
55	<i>Adonia merrillii</i>	Adonia	FOOR	REMOVE	6	4		12.56
56	<i>Adonia merrillii</i>	Adonia		REMOVE	15	10		78.50
57	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
58	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15	RARE TRIPLE HEAD PALM	-
59	<i>Adonia merrillii</i>	Adonia		REMOVE	8	4		12.56
60	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	10	8		50.24
61	<i>Dypsis lutescens</i>	Areca Palm		REMOVE	10	5		19.63
62	<i>Livistona chinensis</i>	Chinese Fan Palm		REMOVE	20	15		176.63
63	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
64	Unknown	Unknown	FOOR	REMOVE	25	15		176.63
65	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	15	10		78.50
66	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
67	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
68	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
69	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
70	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
71	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	25	15		176.63
72	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
73	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
74	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	20	20	INVASIVE	
75	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	3	2		-

NAME	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION	HEIGHT (FT.)	SPREAD (FT.)	COMMENTS	AREA OF CANOPY REMOVED (SQ. FT.)
76	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
77	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
78	<i>Ptychosperma macarthurii</i>	Macarthur Palm		REMOVE	25	20	PALM CLUSTER	314.00
79	<i>Schefflera actinophylla</i>	Schefflera		REMOVE			INVASIVE	
80	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
81	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	20	10		78.50
82	<i>Schefflera actinophylla</i>	Schefflera		REMOVE			INVASIVE	
83	<i>Schefflera actinophylla</i>	Schefflera		REMOVE			INVASIVE	
84	<i>Adonia merrillii</i>	Adonia		REMOVE	10	5		19.63
85	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
86	<i>Quercus virginiana</i>	Live Oak	POOR	REMOVE	10	10		78.50
87	<i>Adonia merrillii</i>	Adonia		REMOVE	12	6		28.26
88	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
89	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
90	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
91	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
92	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
93	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
94	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
95	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
96	<i>Adonia merrillii</i>	Adonia		REMOVE	12	8		50.24
97	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
98	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	6	6		28.26
99	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
100	<i>Ptychosperma elegans</i>	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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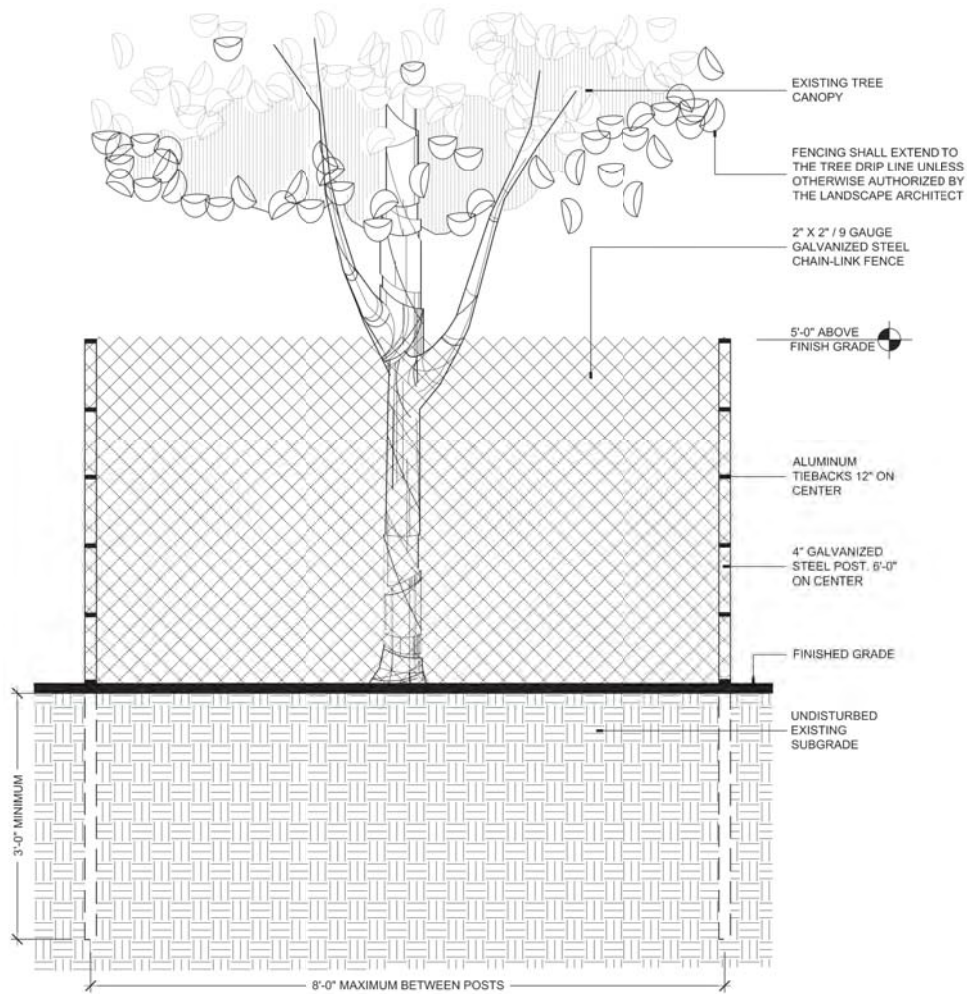
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TREE DISPOSITION TABLE

LT-02



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

1. 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 THAN 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.

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

1 TREE PROTECTION DETAIL
LT-03 SCALE: 3/4"=1'-0"

3 EXISTING TREE NOTES
LT-03 SCALE: N/A

6
LT-03 SCALE:

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.

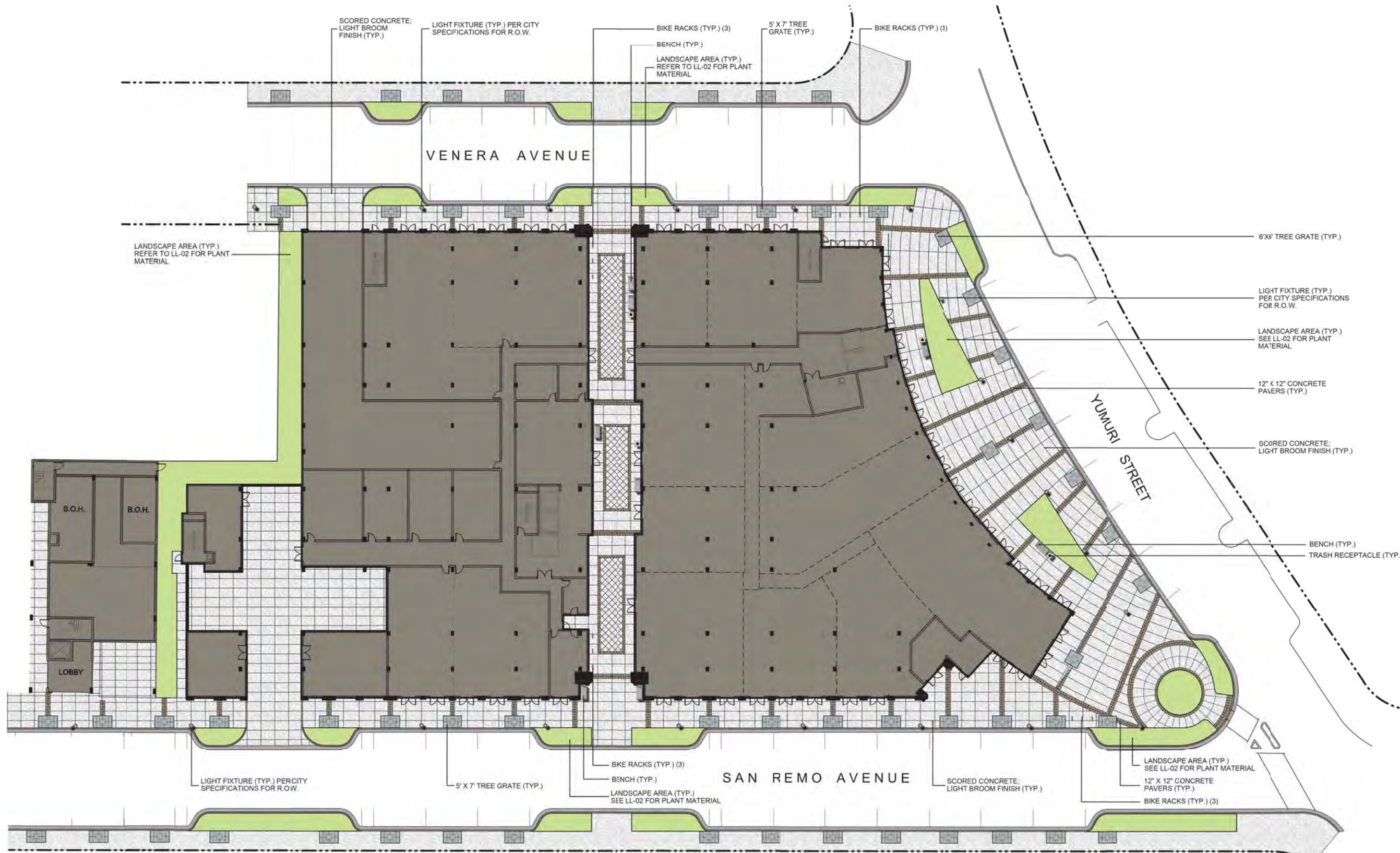
1. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES UP TO 6" CALIPER.
2. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES OVER 6" CALIPER.
3. PROVIDE THE NUMBER OF BRACE MEMBERS AND ASSOCIATED STAKES PER TREE AS FOLLOWS:

EXISTING TREE CALIPER	NUMBER OF PRESSURE TREATED BRACES AND STAKES
UP TO 4"	THREE
4" TO 6"	FOUR
6" TO 12"	FIVE
12" AND UP	EIGHT
4. ALL BRACING SHALL BE ATTACHED STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.

2 TREE DEMOLITION NOTES
LT-03 SCALE: N/A

4 PRESERVED AND RELOCATED TREE BRACING NOTES
LT-03 SCALE: N/A

7
LT-03 SCALE:



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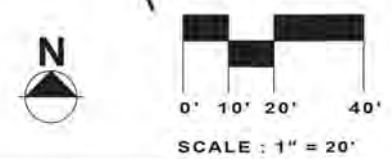
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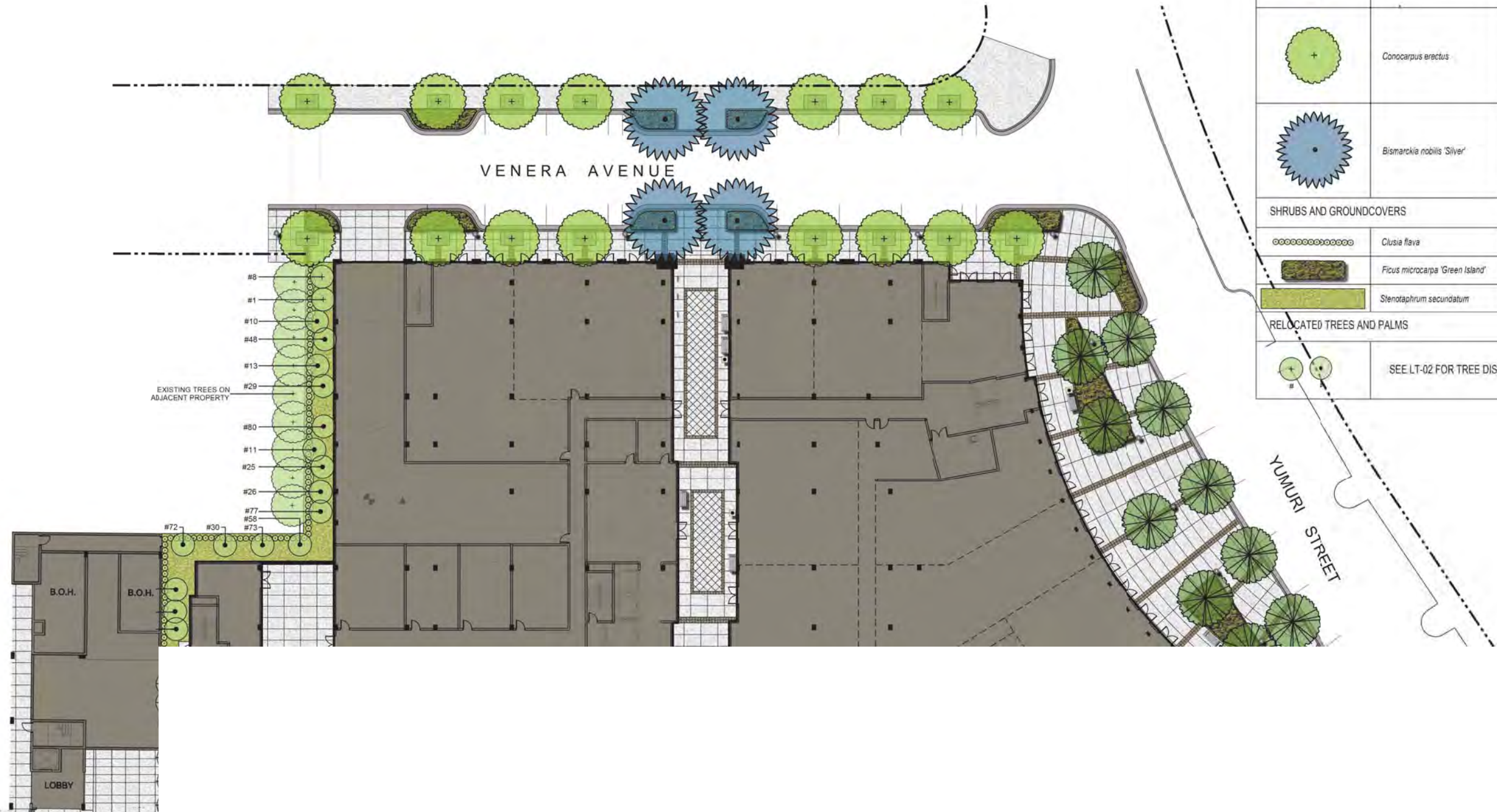
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GROUND FLOOR SITE AMENITY PLAN

LL-01





GROUND FLOOR PLANT MATERIAL LIST			
TREES AND PALMS			
SYMBCL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	<i>Bursera simaruba</i>	Sumbo Limbo	16' tall x 6' wide; 4" caliper 8' clear trunk
	<i>Conocarpus erectus</i>	Green Buttonwood	16' tall x 6' wide; 4" caliper 8' clear trunk
	<i>Bismarckia nobilis</i> 'Silver'	Silver Bismarck Palm	25' overall height with 12' clear trunk; 26' spread; 30" caliper at 6' above finish grade; matched
SHRUBS AND GROUNDCOVERS			
	<i>Clusia flava</i>	Small Leaf Pitch Apple	24" tall X 24" wide; 30" on center
	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	18" tall X 18" wide; 24" on center triangular spacing
	<i>Stenotaphrum secundatum</i>	St Augustine Grass	Solid sod
RELOCATED TREES AND PALMS			
	SEE LT-02 FOR TREE DISPOSITION TABLE		



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