

VENERA

PLANNING AND ZONING
BOARD SUBMITTAL

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



2601 SOUTH BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133
P: (305) 859-2050
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08-07-2017

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MIAMI, FL

INDEX

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A-0

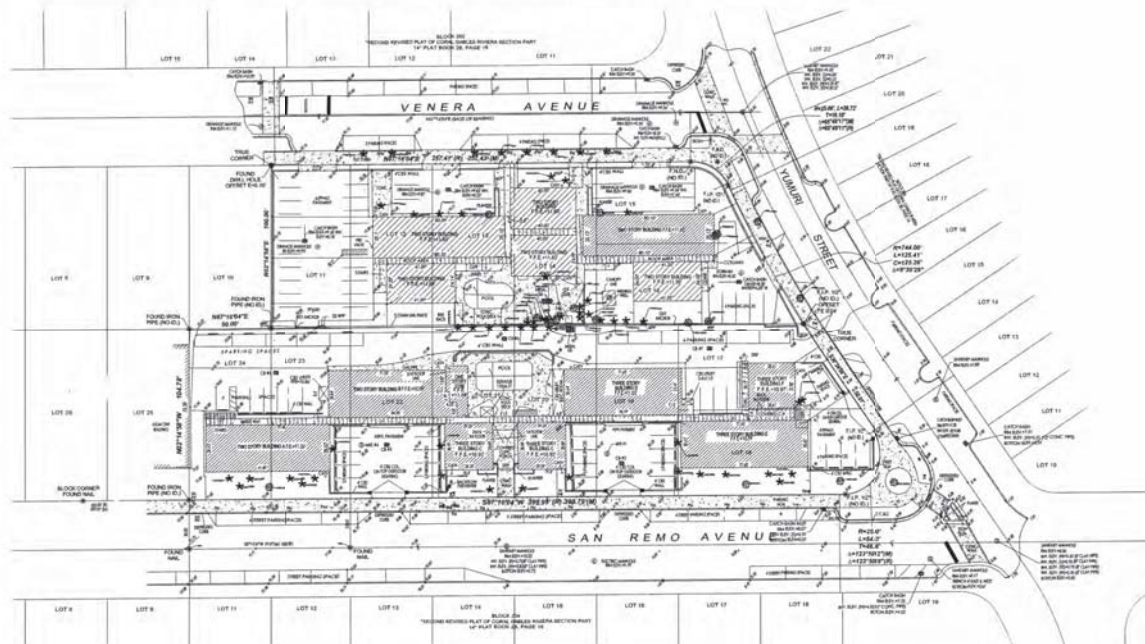
0 10 20

GRAPHIC SCALE

GRAPHIC SCALE

ACC	Air Conditioning
BPC	Backflow Preventer
CC	Central Line
CDV	Backflow Preventer
CD	Cleanout
CMC	Compressor
C.B.F.	Chain Bolt Structure
C.L.S.	Chain Link Fence
C.E.	Concrete
C. & G.	Cable & Gutter
C.P.	Concrete Pile
D	Drainage
Dep	Depot
DS	Electric Box
EL	Electric
F.F.E.	French Foot Elevation
F	Foot Hydrant
F.P.	Foot Line Pipe
H	Height
K	Identification
LEV. ELEV.	Level Elevation
L	Light
(M)	Measure
M	Material
O.R.B.	Original Record Book
P.B.	Plot Book
P	Pressure
PM	Parking Meter
PR	Recorder
R	Right-of-Way
R	Radius
W	Water
W.P.	Water Power Utility Pole

- Flood Area
- Concrete
- Chain Link Fence
- Right of Way Line
- Electric Wiring Box
- Metal Light Pole
- Spot Elevation
- Catch Basin
- Gas Valve
- Irrigation Valve
- Water Valve
- Drainage Machine
- Sanitary Manhole
- Palm (No Identification)
- Tree (No Identification)
- Column
- Fire Hydrant
- Water Motor



MAAM-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED		
BENCHMARK	DESCRIPTION	ELEVATION
# 001	US HWY #1 - 0.32' NW of NW edge of pavement SW 57 Ave. - 114.0' NE of Proposed edge of pavement.	15.12
	PK 1461 and Slopes weather in concrete gutter. CORAL CABLES BENCHMARK USED	
# 015	SW Corner at Yonkers Avenue & Fumelli Street PK 1461 and Slopes weather in POC of Back sidewalk.	0.24

ELEVATIONS ARE IN FEET UNLESS NOTED OTHERWISE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89).

STATE PLANE COORDINATES

All points (Hearing and Endings) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983-1983 Adjustment, Florida East 901. Global Positioning System (GPS) measurements were used to determine the point's exact absolute values, based on the following hierarchical control stations:

Establishing Agency: Miami-Dade Water and Sewer Department
 County: Franklin/Water-Cade County
 PID (Point of Identification): 02
 Station Name: 020600020
 Datum: NAD 83(03)
 Elevation: 52.07' (42.2' MSL)
 Northing: 498504.05 (107 Feet)
 Easting: 658382.386 (103 Feet)
 Station Description: The station is located southeast of the intersection of SR 73 and SR 112, east of the "one acre" (10,000 sq. ft.) parcel. The station is marked in a concrete monument with a METRO/GDA GPS CONTROL PT., brass disk and pin stamped "020600020".

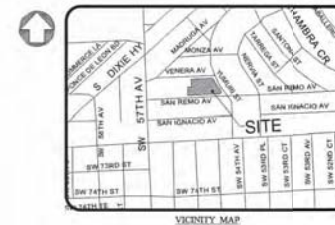
Lots 11 through 16 inclusive, Block 203, of CORAL GABLES RIVERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.

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

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

1. Last day of field work was performed on May 31st, 2016.

2. Avelle & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
3. Bearings shown herein are based on an assumed bearing of N17°15'04"E along the centerline of Venera Avenue, said line to be considered a well monumented line.



4. By signed declaration, the undersigned certifies that the information provided herein is true and correct to the best of his/her knowledge and belief. The undersigned further certifies that he/she has no knowledge of any other persons who have been involved in the preparation of this report. The Federal Emergency Management Agency (FEMA) Community Plan Number 120836R, Map No. 120836C-003B, Suite L, Alameda County Office Building, 900 California Street, San Francisco, CA 94107 was prepared by the preparer of the map. The Federal Emergency Management Agency, FEMA Region 9, 1000 Montgomery Avenue, Suite 1000, San Jose, CA 95128, is the official agency responsible for the jurisdiction being made from the Zone as noted. The referenced Federal Emergency Management Agency's letterhead is included in the notes to the user that "this map is for insurance purposes only".
5. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species or vegetation other than those surveyed.
6. Any use of this Survey for purposes other than which it was intended, without written verification of the Commission, may result in liability for the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those conferred to:
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The maximum horizontal distance between points measured and calculated geometric figures was found to exceed the required accuracy. The vertical distances were measured to the nearest millimeter. Estimated horizontal positional accuracy of 1/10 foot.
7. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may exist restrictions on the use of Property Rights and/or interests in real estate shown on maps within this Report that may be found in the Public Records of Alameda County and/or records of any public and private entities and that such restrictions may appear. The Surveyor does not warrant or assume any ownership or possession of the Subject Property by any entity or individual.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

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

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

This is to certify to the herein named firm, another person, that the "Boundary Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that the survey meets the Standards of Practice Requirements as set forth in Chapter 5A-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.321 Florida Statute.

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

ACAD FILE: (SEE VENEIA AVE BOUNDARY & TOPOGRAPHIC SURVEY) <i>dwg</i>		
SEAL	DRAWN BY: SO	SHEET 1
	CHECKED BY: J.R.A.	
	APPROVED BY: J.R.A.	
	DATE: 06/09/2016	
	SCALE: AS SHOWN	
JOB No.: 14124.00		DWG. OF
XREFS & ATTEND: P14-1200 P14-1499		

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

BERMELLO AJAMIL & PARTNERS, INC.
2601 S. BAYSHORE DRIVE
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Aviñó
& ASSOCIATES
Engineers • Planners • Surveyors

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WEST MIAMI, FLORIDA 33144
TEL: (305) 265-5030
FAX: (305) 265-5033
EB # 5098 LB # 5098
E-MAIL: jravino@ravinoandassociates.com

ba

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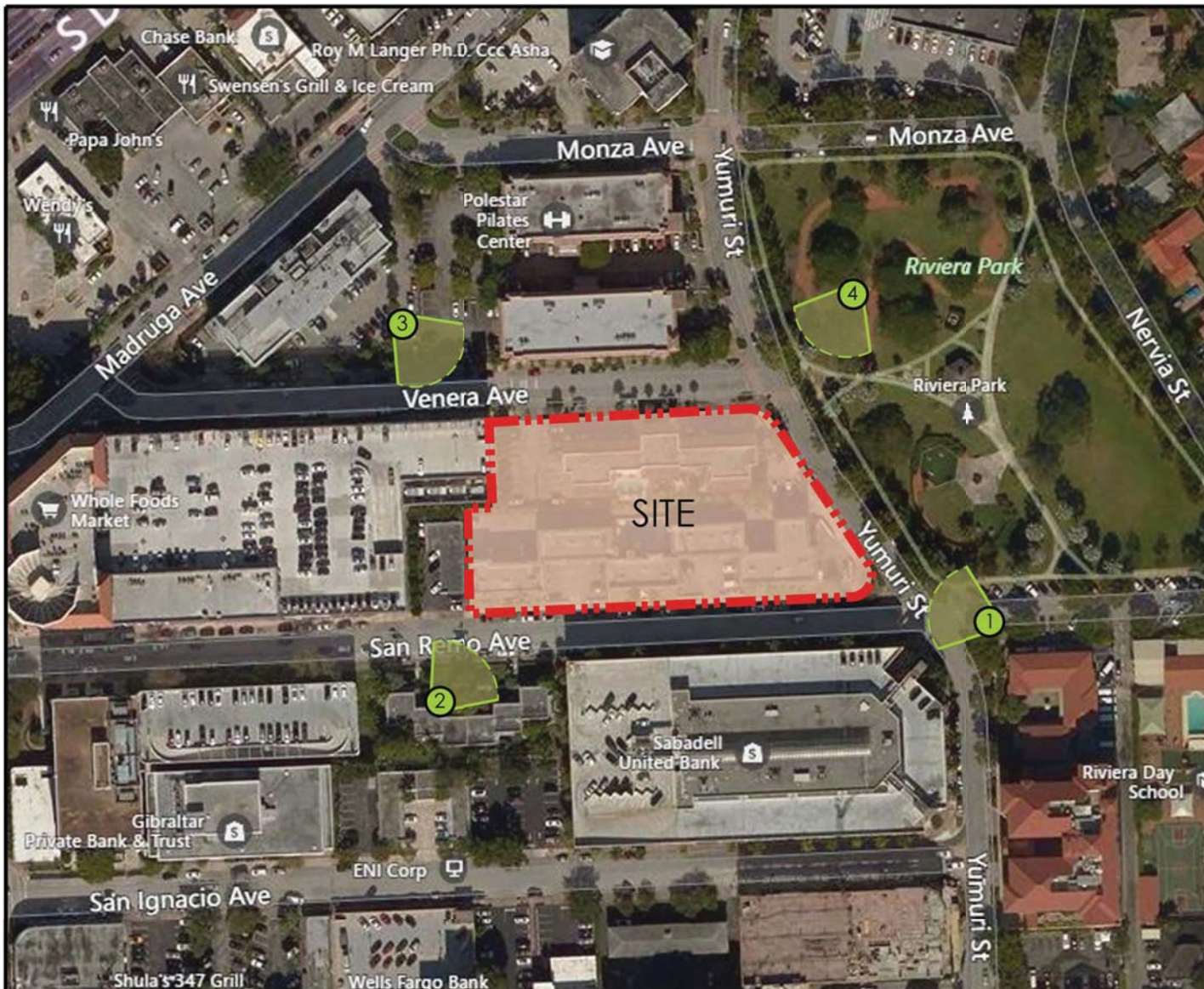
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PROPERTY SURVEY

A-1



AERIAL LOCATION





①

②

③

④



⑤

⑥

⑦

SITE PHOTOS



Bermuda Apartments & Partners, Inc.
2601 SOUTH BAYSHORE DRIVE SUITE 1000
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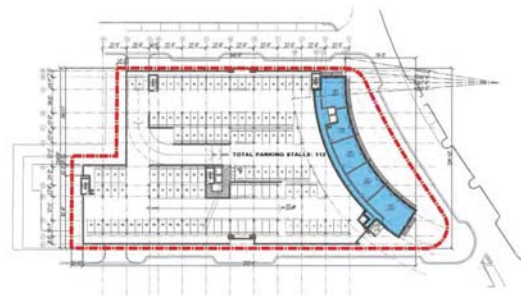
SITE
PHOTOS

A-4

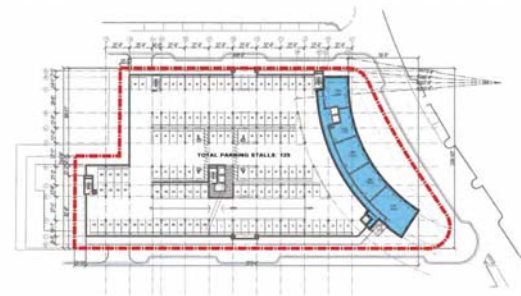
Balconies: max 6'0" over setback



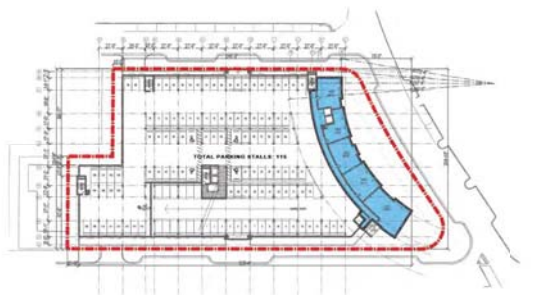
GROUND FLOOR
FAR = 43,797 SF



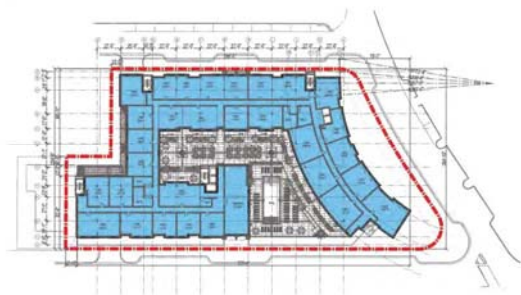
2ND FLOOR
FAR = 6,860 SF



3RD FLOOR
FAR = 6,860 SF



4TH FLOOR
FAR = 6,728 SF



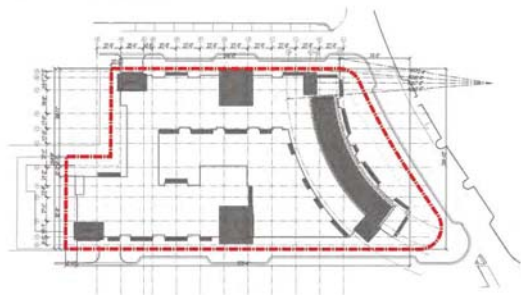
5TH FLOOR
FAR = 37,816 SF



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"

$$\text{TOTAL FAR} = 43,797 + 6,860 + 6,860 + 6,728 + 37,816 + 36,612 + 113,481 = 252,154 \text{ SF}$$

$$\text{ALLOWABLE FAR} = 253,307 \text{ SF}$$

LEGEND:

PROPERTY LINE
SETBACKS
SETBACKS ABOVE 45'



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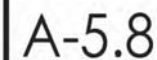
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FAR PLANS

A-5.6

A-5.7





LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

☐ Sustainable Sites Possible Points: 26

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

☐ Water Efficiency Possible Points: 10

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

☐ Energy and Atmosphere Possible Points: 35

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

☐ Materials and Resources Possible Points: 14

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

☐ Materials and Resources, Continued

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

☐ Indoor Environmental Quality Possible Points: 15

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

☐ Innovation and Design Process Possible Points: 6

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

☐ Regional Priority Credits Possible Points: 4

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

☐ Total Possible Points: 110

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



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LEED
CHECKLIST

TABLE 1: ALL COMPLIES

Table 1. Required standards					Requirements	Reference Number	Residential	Non-Residential	Mixed Use
Type	Residential	Non-Residential	Mixed Use	Type					
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.)	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
2	✓	✓	✓	Architectural relief elements at street level	On any building facade facing streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area, and/or; b. Landscaping and/or; c. Architectural relief elements or ornamentation	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
3	✓	✓	✓	Architectural relief elements located on the top of buildings	Exclusion from height. The following shall be excluded from comparison of building height: 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 provision that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the General Business District (CBD) where no such structure shall exceed a 10' of the allowable total building height.	COMPLIES	✓	✓	✓
4	✓	✓	✓	Bicycle storage	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each 250 parking spaces or fraction thereof.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
5	✓	✓	✓	Building facade	Facades in excess of 150 feet in length shall incorporate vertical breaks, setbacks or variations in building massing at a minimum of 100-foot intervals.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
6	✓	✓	✓	Building of coverage	No minimum or maximum building of coverage is required.	COMPLIES	✓	✓	✓
7	✓	✓	✓	Drive through facilities	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Mirade Mile from Douglas Avenue to Leleune Road, and Alhambra Circle from Douglas Avenue to Alhambra Road.	DO NOT APPLY	✓	✓	✓
8	✓	✓	✓	Landscape (open space area)	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and c. 25% for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planted boulevards, etc.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
9	✓	✓	✓	Lighting, street	Street lighting shall be provided and located on all streets/ways of way. The type of fixture shall be the approved City of Coral Gables light fixture and landscaping, etc. shall be subject to review and approval by the Department of Public Works.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
10	✓	✓	✓	Parking garages	Ground floor parking as a part of a multi-story building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential uses. Ground floor parking is permitted on alley frontages.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
11	✓	✓	✓	Porte-cochères	Parking facilities shall strive to accommodate pedestrian access to all adjacent streets and alleys.	DO NOT APPLY TO Q16	✓	✓	✓
12	✓	✓	✓	Rights-of-way improvements	Porte-cochères are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Mirade Mile from Douglas Avenue to Leleune Road, and Alhambra Circle from Douglas Avenue to Alhambra Road.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓

TABLE 2: ONLY 8 OF 12 MUST COMPLY FOR BONUS

Table 2. Architectural and Public Realm Standards					Qualifications	Reference Number	Residential	Non-Residential	Mixed Use
Type	Residential	Non-Residential	Mixed Use	Type					
1	✓	✓	✓	Arches and/or loggias	Arches, 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. Twelve (12) foot minimum clearances. Limitations of architectural elements on corners of buildings may be required to control view corridors and ground surface building bulk and massing. Arches or other similar forms do not satisfy these provisions.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
2	✓	✓	✓	Building setbacks	Setbacks on building facades of the building base, middle and/or top facade to further reduce the perceived bulk of the building and/or mass.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
3	✓	✓	✓	Building towers	The use of towers or vertical elements to reduce the mass and bulk of buildings.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
4	✓	✓	✓	Lighting of landscaping	Consideration of various entrance for driveway facilities, garage entrances, service bays and loading/unloading facilities into one curb and/or per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
5	✓	✓	✓	Lighting of landscaping	Lighting of landscaping within exterior adjacent to pedestrian streets (i.e., sidewalks, plazas, open spaces, etc.).	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
6	✓	✓	✓	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: masonry, granite, limestone, etc.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
7	✓	✓	✓	Overhead doors	If overhead doors are utilized, the doors are not directed towards pedestrian access points.	COMPLIES	✓	✓	✓
8	✓	✓	✓	Plaster treatments	Inclusion of plaster treatments in all of the following locations: a. Overhead entrances minimum of 10% of total paving surface; b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of plaster shall be subject to Public Works Department review and approval. Plaster concrete color shall be Coral Gables beige.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
9	✓	✓	✓	Public realm amenities	Public realm amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches; b. Expanded sidewalk width beyond the property line; c. Freestanding information kiosk (no advertising shall be permitted); d. Planter boxes; e. Raster containers; f. Public art; g. Water features, fountains and other similar water features. Ground and/or wall mounted.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
10	✓	✓	✓	Public realm amenities	Above amenities shall be consistent in design and form with the City Public Realm Design Manual.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
11	✓	✓	✓	Public realm amenities	Public realm amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches; b. Expanded sidewalk width beyond the property line; c. Freestanding information kiosk (no advertising shall be permitted); d. Planter boxes; e. Raster containers; f. Public art; g. Water features, fountains and other similar water features. Ground and/or wall mounted.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓

BONUS CHECKLIST

Table 1. Required standards					Requirements	Reference Number	Residential	Non-Residential	Mixed Use
Type	Residential	Non-Residential	Mixed Use	Type					
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.)	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
2	✓	✓	✓	Architectural relief elements at street level	On any building facade facing streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area, and/or; b. Landscaping and/or; c. Architectural relief elements or ornamentation	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
3	✓	✓	✓	Architectural relief elements located on the top of buildings	Exclusion from height. The following shall be excluded from comparison of building height: 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 provision that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the General Business District (CBD) where no such structure shall exceed a 10' of the allowable total building height.	COMPLIES	✓	✓	✓
4	✓	✓	✓	Bicycle storage	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each 250 parking spaces or fraction thereof.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
5	✓	✓	✓	Building facade	Facades in excess of 150 feet in length shall incorporate vertical breaks, setbacks or variations in building massing at a minimum of 100-foot intervals.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
6	✓	✓	✓	Building of coverage	No minimum or maximum building of coverage is required.	COMPLIES	✓	✓	✓
7	✓	✓	✓	Drive through facilities	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Mirade Mile from Douglas Avenue to Leleune Road, and Alhambra Circle from Douglas Avenue to Alhambra Road.	DO NOT APPLY	✓	✓	✓
8	✓	✓	✓	Landscape (open space area)	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and c. 25% for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planted boulevards, etc.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
9	✓	✓	✓	Lighting, street	Street lighting shall be provided and located on all streets/ways of way. The type of fixture shall be the approved City of Coral Gables light fixture and landscaping, etc. shall be subject to review and approval by the Department of Public Works.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
10	✓	✓	✓	Parking garages	Ground floor parking as a part of a multi-story building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential uses. Ground floor parking is permitted on alley frontages.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓
11	✓	✓	✓	Porte-cochères	Parking facilities shall strive to accommodate pedestrian access to all adjacent streets and alleys.	DO NOT APPLY TO Q16	✓	✓	✓
12	✓	✓	✓	Rights-of-way improvements	Porte-cochères are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Mirade Mile from Douglas Avenue to Leleune Road, and Alhambra Circle from Douglas Avenue to Alhambra Road.	FOR COMPLIANCE SEE SHEET A16, A15, A14, A17	✓	✓	✓



VENERA AVE. CONTEXT ELEVATION



SAN REMO AVE. CONTEXT ELEVATION



YUMURI STREET CONTEXT ELEVATION

PROPOSED DESIGN IN CONTEXT WITH NEIGHBORHOOD



Barron Associates, Inc.
2601 SOUTH BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133
P: (305) 899-2000
WWW.BARRONASSOCIATES.COM

VENERA

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

SHOMA

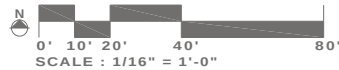
PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017

PROPOSED
DESIGN IN
CONTEXT WITH
NEIGHBORHOOD

A-5.11

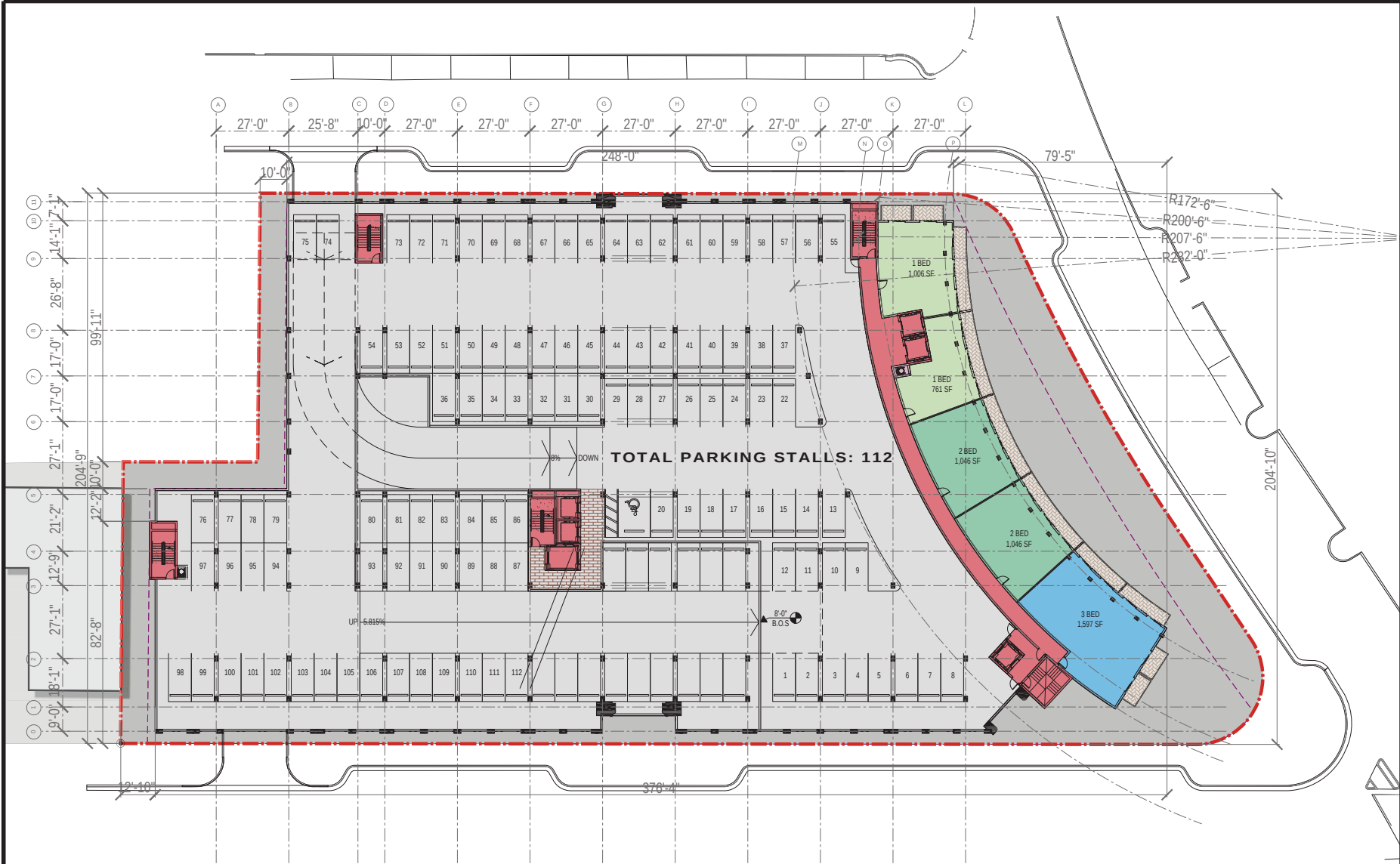


2ND FLOOR

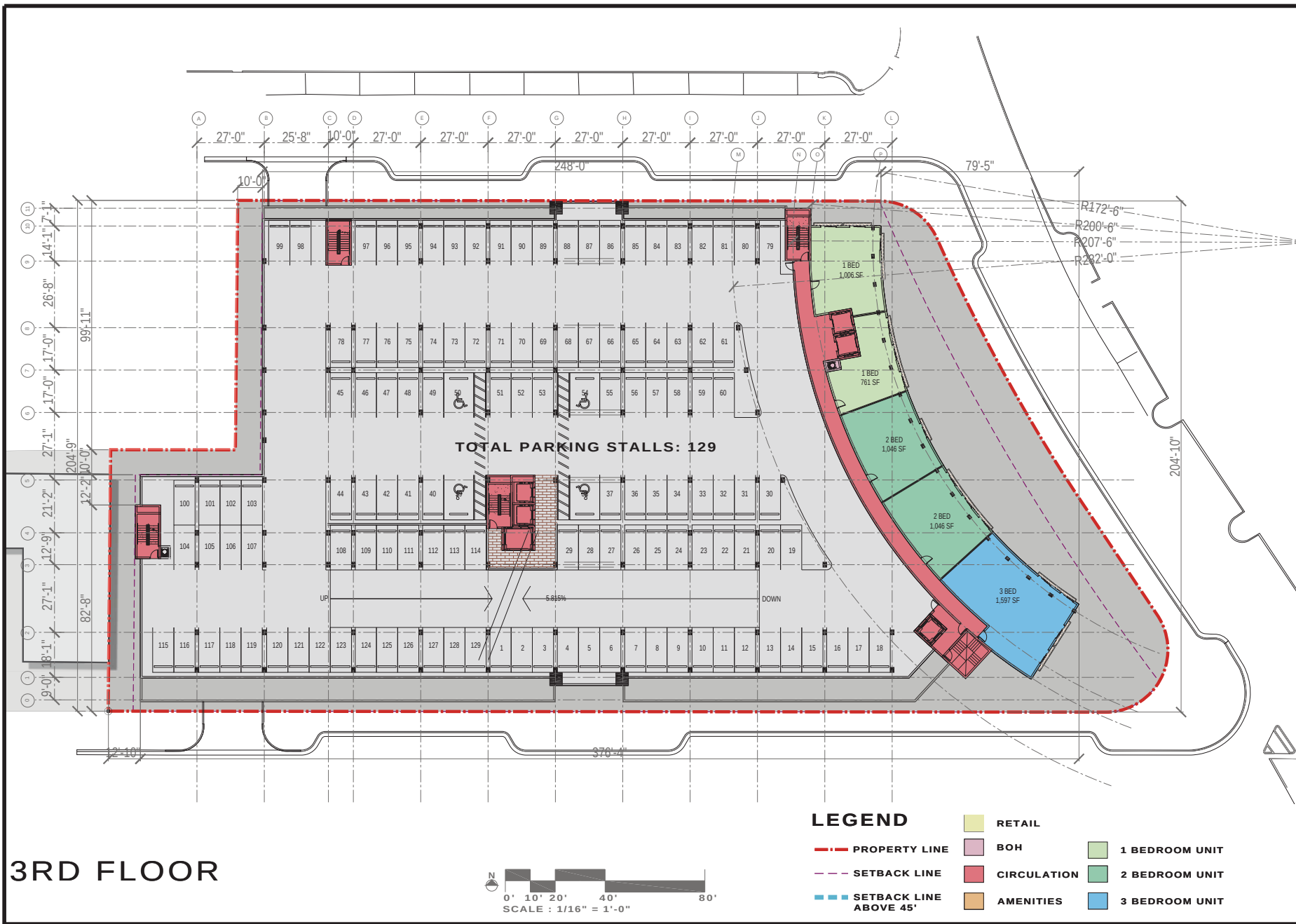


LEGEND

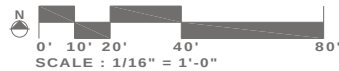
— PROPERTY LINE	RETAIL	1 BEDROOM UNIT
— SETBACK LINE	BOH	2 BEDROOM UNIT
— SETBACK LINE ABOVE 45'	CIRCULATION	3 BEDROOM UNIT
	AMENITIES	



3RD FLOOR



4TH FLOOR



TOTAL PARKING STALLS: 115

LEGEND

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



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CORAL GABLES, FL

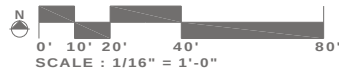
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4TH
FLOOR

A-9

5TH FLOOR



LEGEND

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



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1515 SAN REMO AVE, 33146
CORAL GABLES, FL

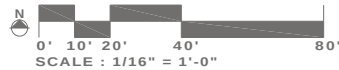
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5TH
FLOOR

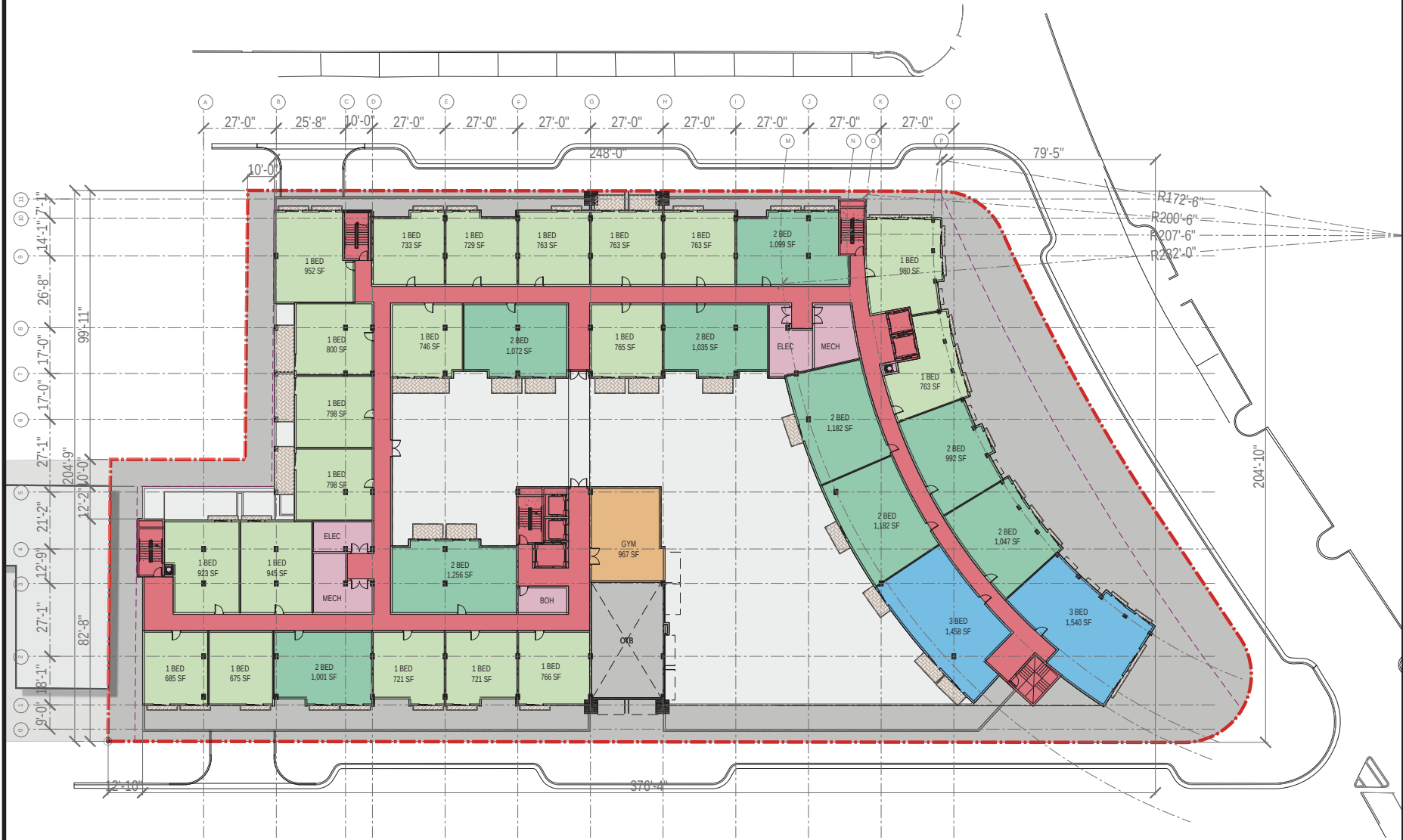
A-10

6TH FLOOR



LEGEND

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



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1515 SAN REMO AVE, 33146
CORAL GABLES, FL

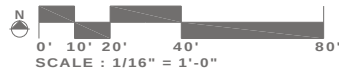
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6TH
FLOOR

A-11

7TH-9TH FLOOR



LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'

RETAIL

BOH

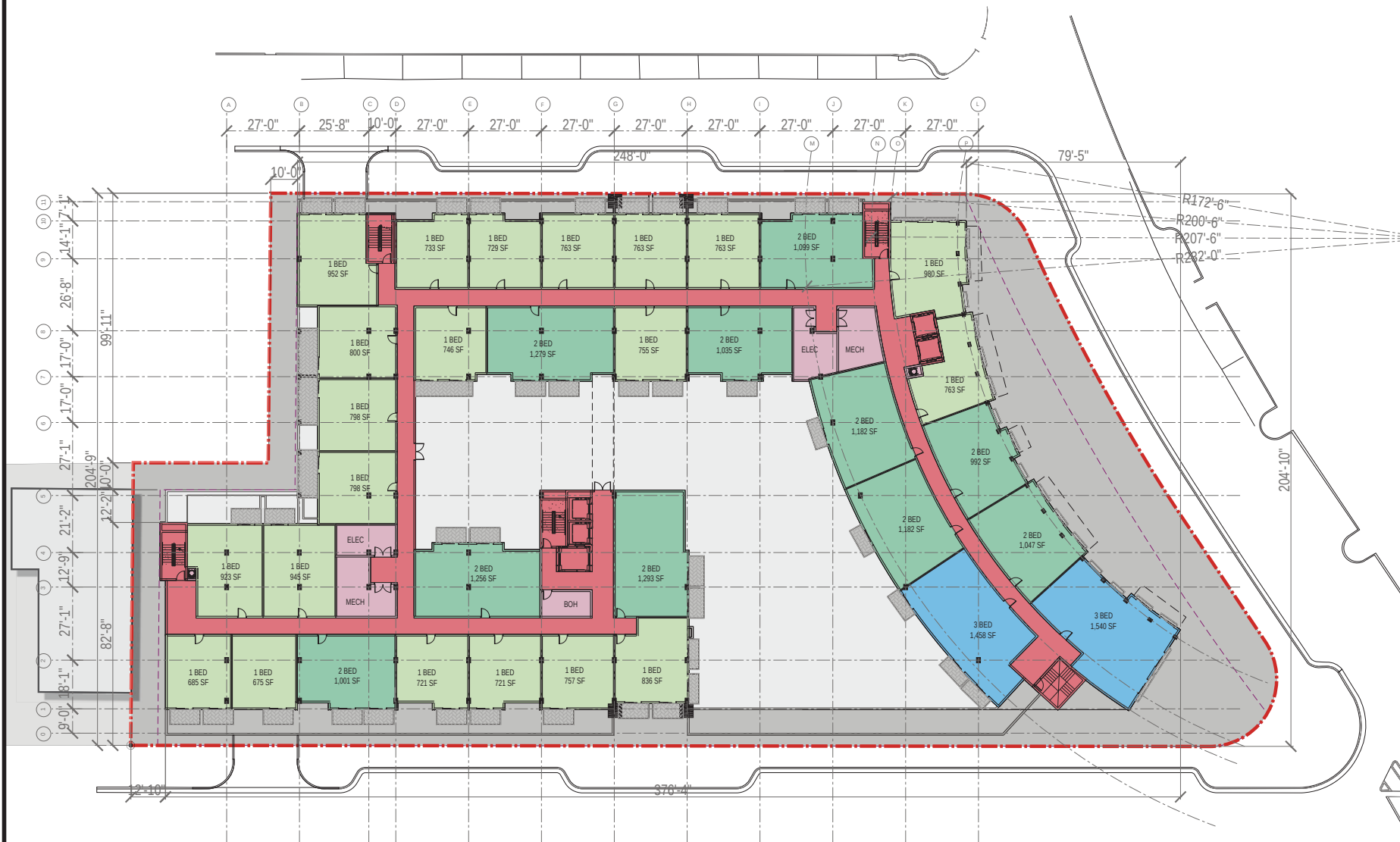
CIRCULATION

AMENITIES

1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT



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CORAL GABLES, FL

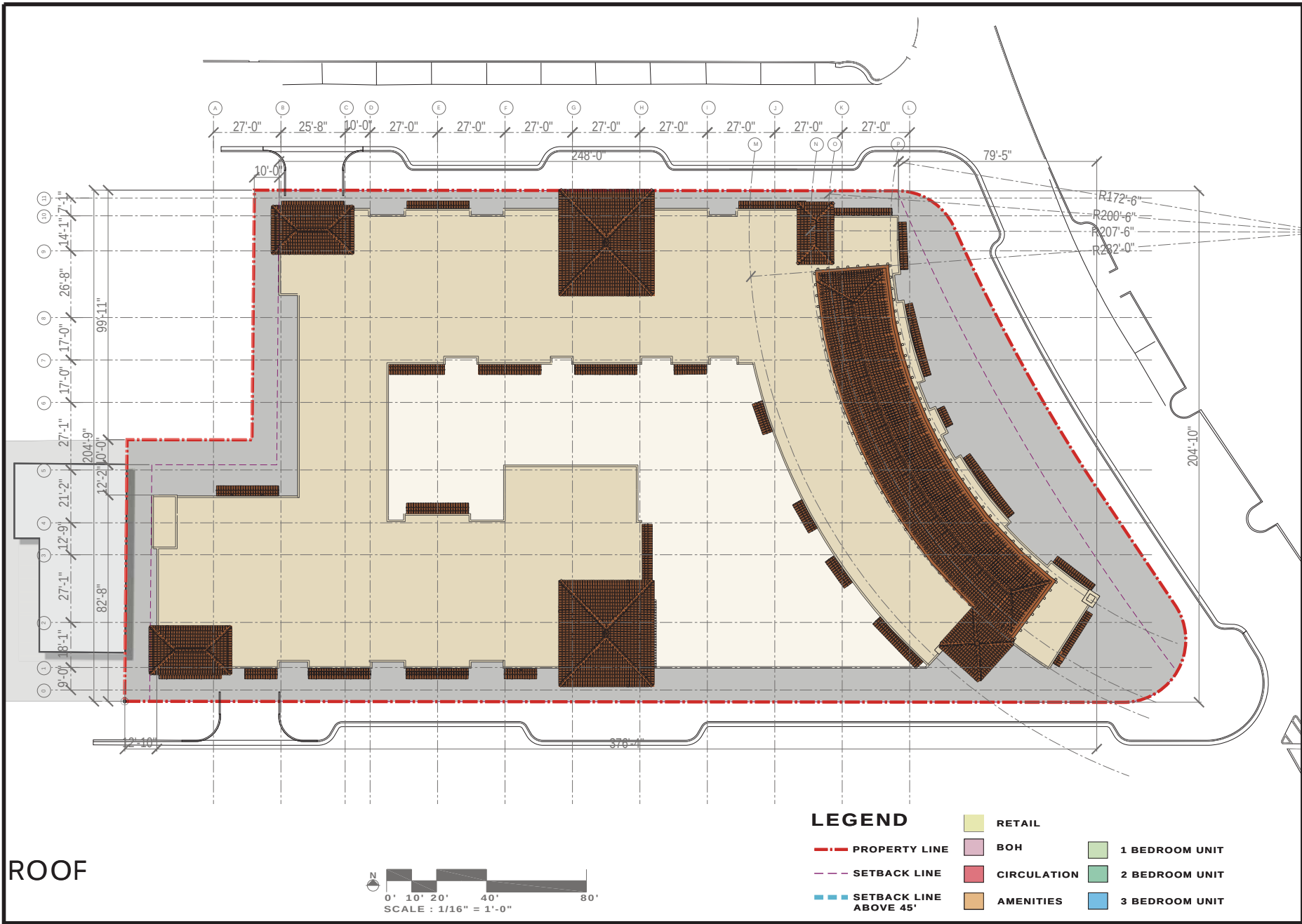
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7TH-9TH
FLOOR

A-12

ROOF



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ROOF

A-13



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

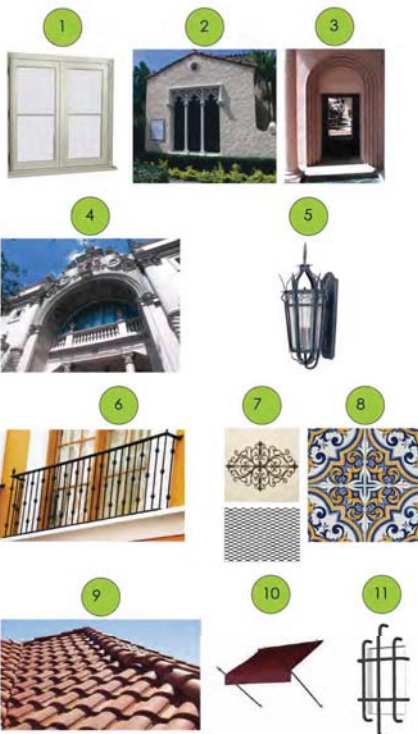
SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:



LEGEND:

MATERIALS

- 1 SMOOTH STUCCO REVEAL
REFERENCE: BEMORE HOTEL, CORAL GABLES
- 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FINE 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:



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SHOMA

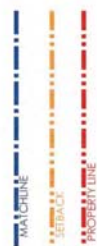
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BOARD SUBMITTAL
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SOUTH
ELEVATION
PARTIAL A

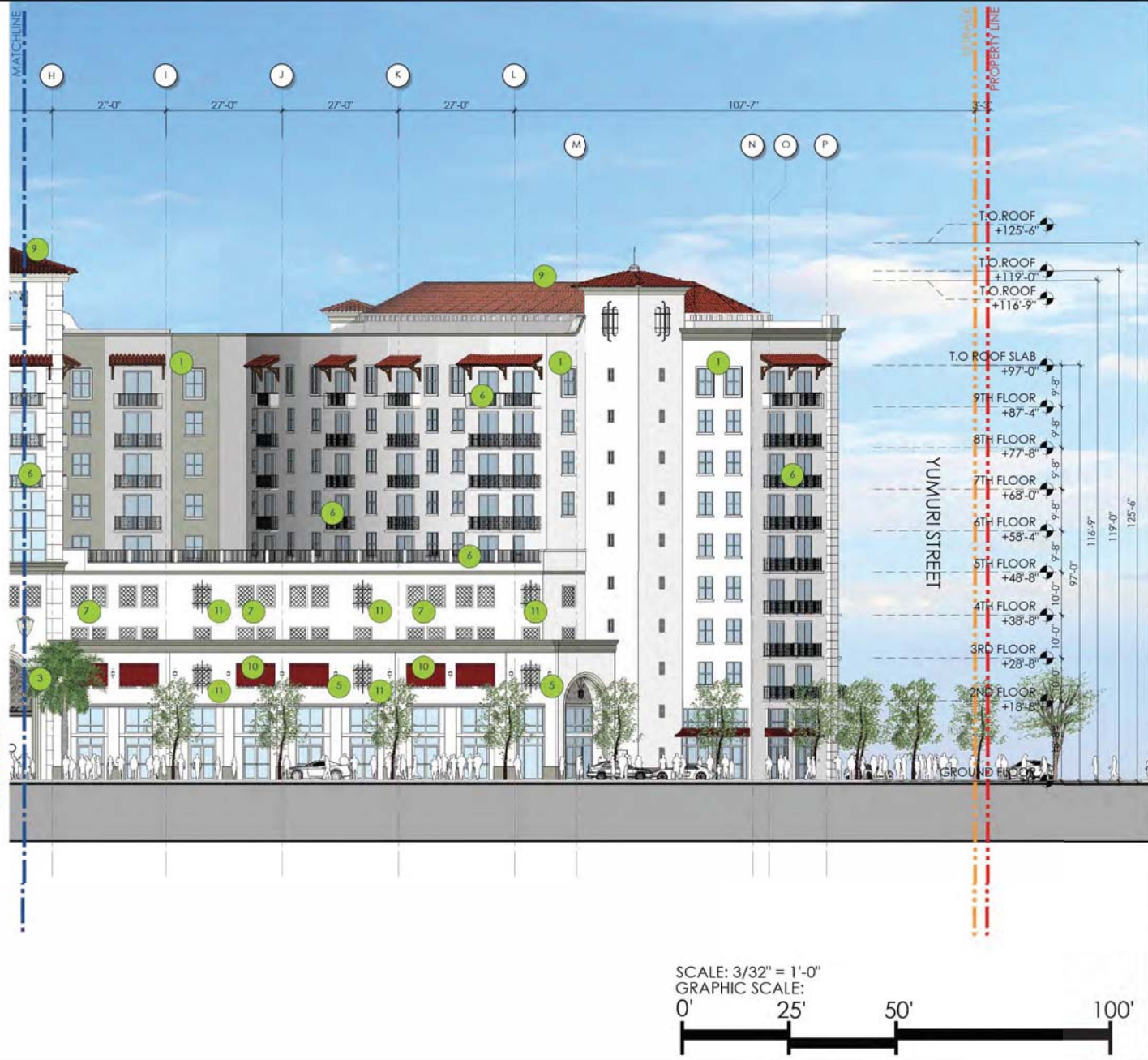
A-14A

LEGEND:

MATERIALS



1. SMOOTH STUCCO REVEAL
REFERENCE: BIRMINGHAM HOTEL, CORAL GABLES
2. MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FRANK 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 - B

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

ba
Bierfeldt Ajmal & Partners, Inc.
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P: (305) 899-2000
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CORAL GABLES, FL

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SOUTH
ELEVATION
PARTIAL B

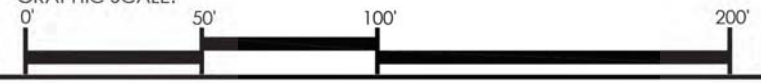
A-14B



NORTH ELEVATION OVERALL

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

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



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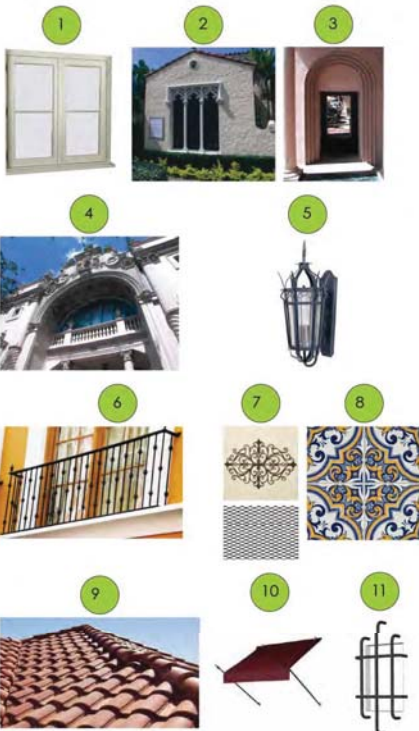
NORTH
ELEVATION
OVERALL

A-15

LEGEND:

MATERIALS

- 1 SMOOTH STUCCO REVEAL
REFERENCE: BEMORE HOTEL, CORAL GABLES
- 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FRK 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"



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NORTH
ELEVATION
PARTIAL A

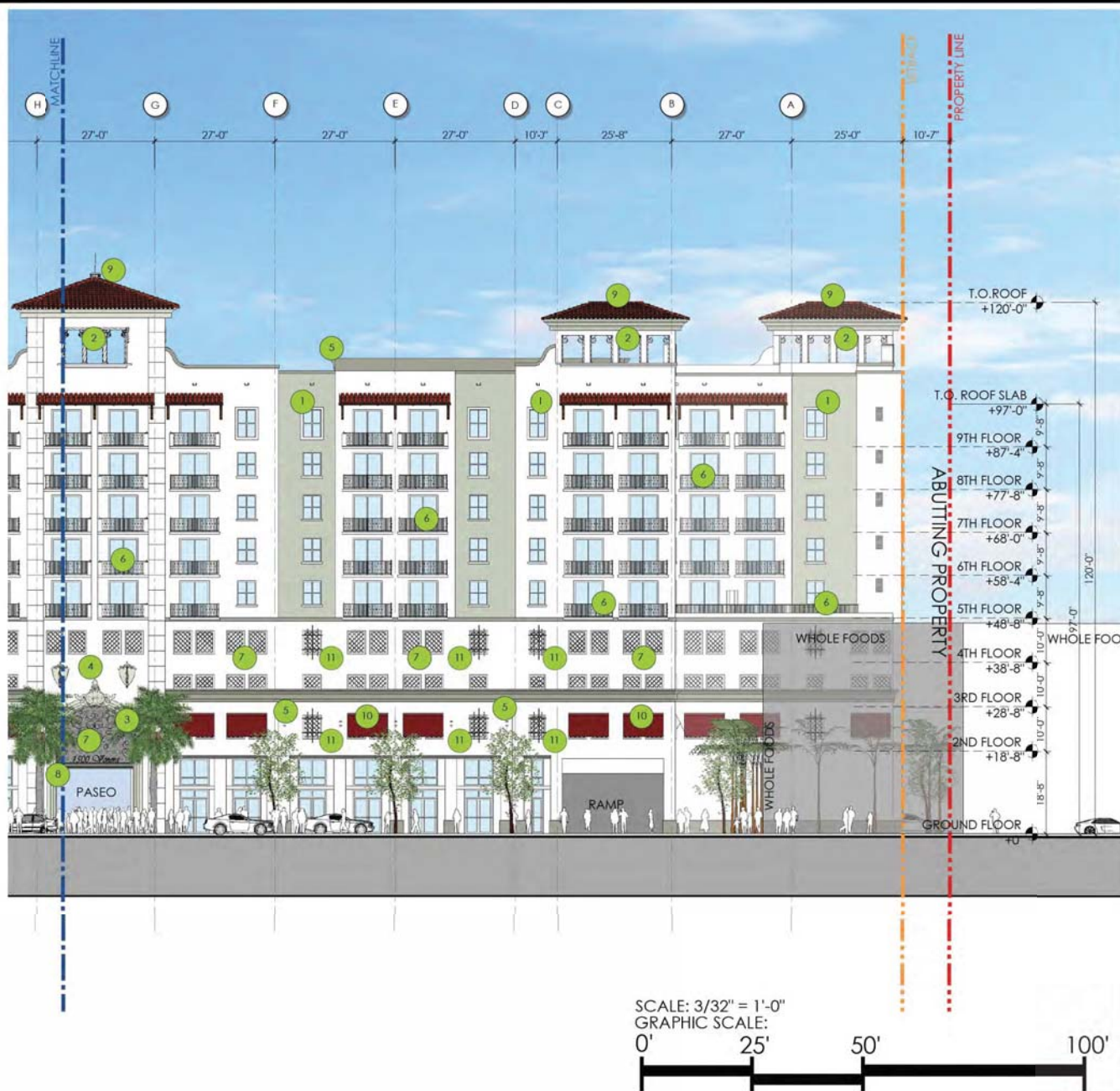
A-15A

 MATCHLINE
 SETBACK
 SETBACK

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



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



ba

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NORTH
ELEVATION
PARTIAL B

A-15B

LEGEND:

MATERIALS

- 1 SMOOTH STUCCO REVEAL
REFERENCE: BERMUDEZ HOTEL, CORAL GABLES
- 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FRANK 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



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: BERMUDEO HOTEL, CORAL GABLES
- 2. MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FRANK OFFICES, CORAL GABLES
- 3. ARCH DETAILS
REFERENCE: HOTEL COLONIALE, CORAL GABLES
- 4. MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONIALE, 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"



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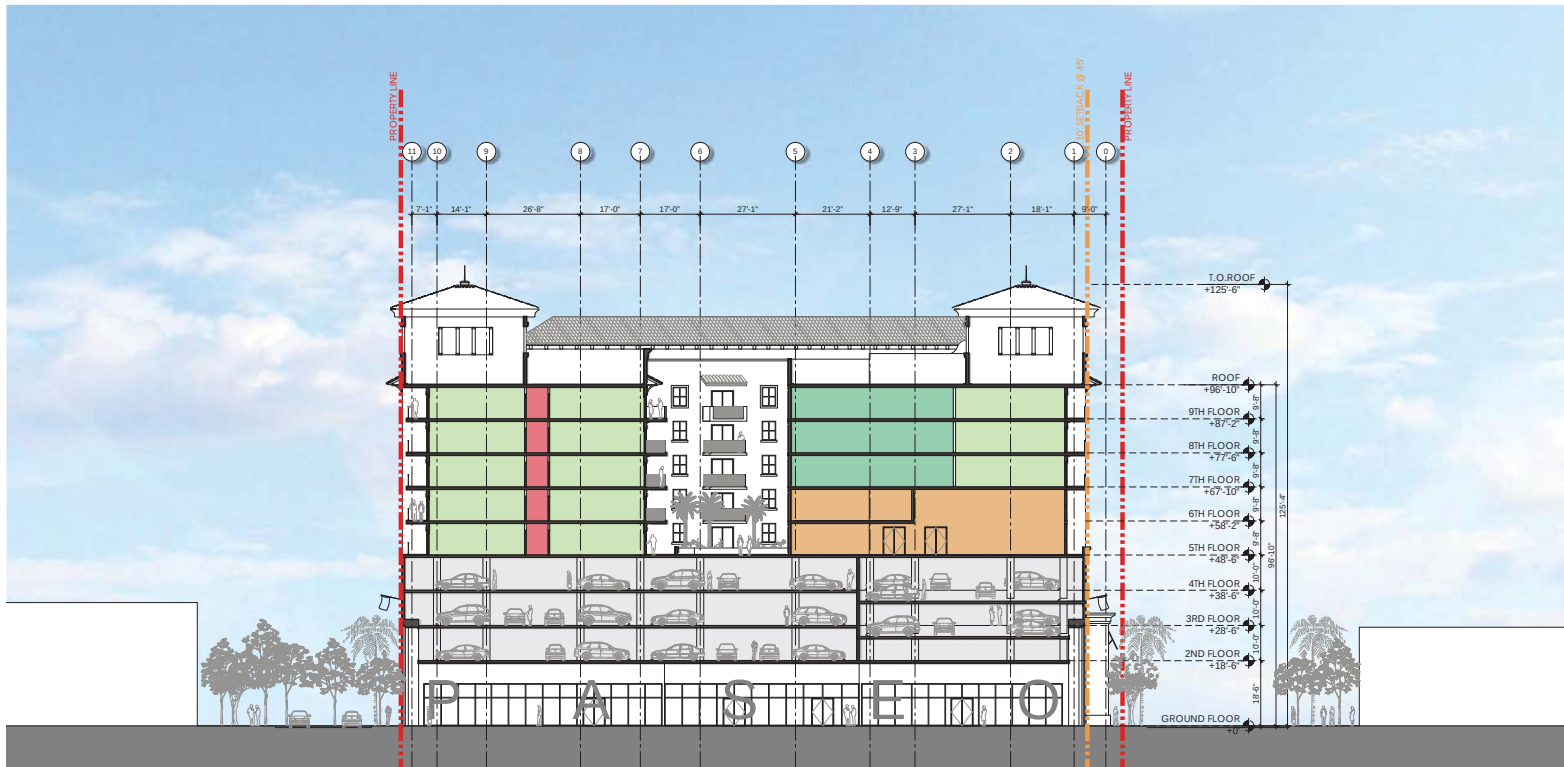
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CORAL GABLES, FL

SHOMA

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08-07-2017

WEST
ELEVATION

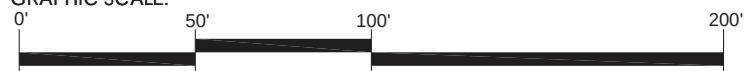
A-17



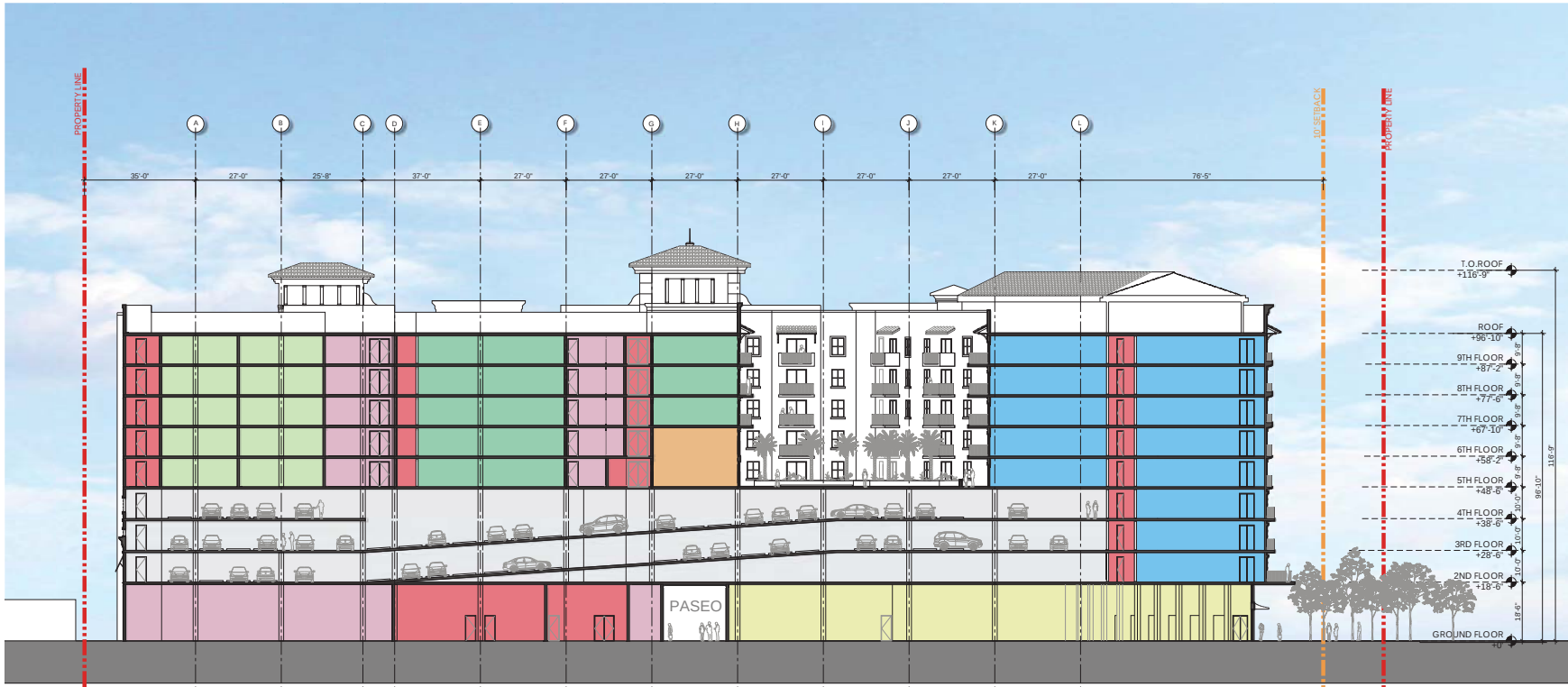
OVERALL DIAGRAMMATIC SECTION

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

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



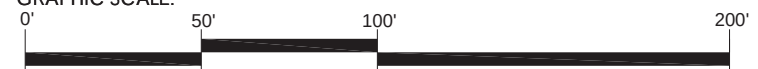
LEGEND:		
1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	
PROPERTY LINE		



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	
PROPERTY LINE		



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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(305) 869-2500
WWW.BERNELLAJAMI.COM

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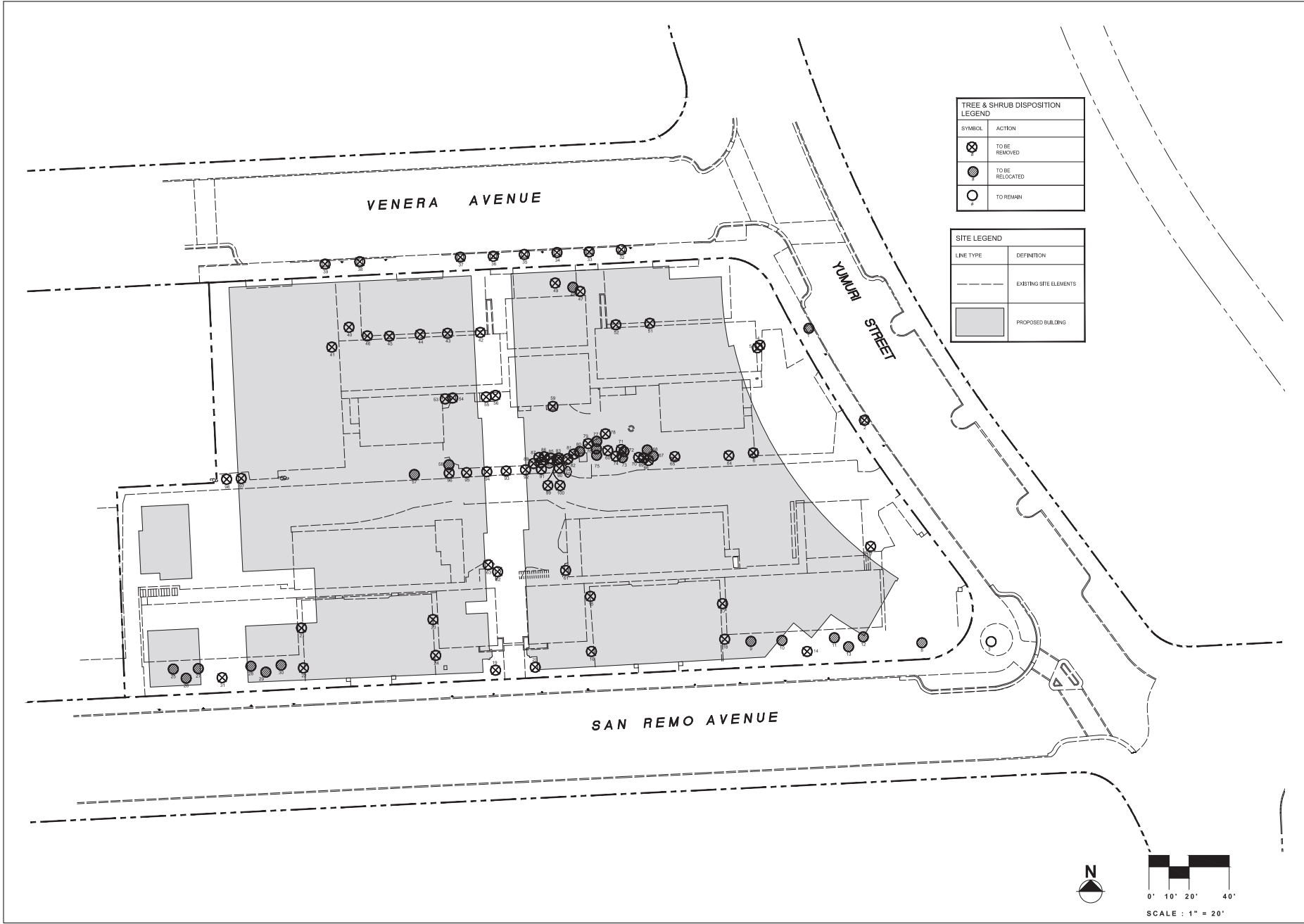
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RENDERINGS

A-21



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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>Silveria nishagani</i>	Mahogany	POOR/POOR STRUCTURE	RELOCATE	25	25		-
2	<i>Silveria nishagani</i>	Mahogany		REMOVE	15	15		176.63
3	<i>Croton spicatus</i>	Floss Silk		REMAN	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</i> (Sabal Pinnate)	String-of-Cabbage Clump		REMOVE	30	20		314.00
7	<i>Adonidia merrillii</i>	Double Adonidia		REMOVE	25	15		176.63
8	<i>Quercus virginiana</i>	Live Oak		RELOCATE	25	25		-
9	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
10	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
11	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
12	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
13	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
14	<i>Tabebuia serratifolia</i>	Yellow Tabebuia		REMOVE	20	20		314.00
15	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
16	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	15	20	NOT REGULATED	-
17	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
18	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
19	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
20	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
21	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	15	20	NOT REGULATED	-
22	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	12	20	NOT REGULATED	-
23	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
24	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	25	25	NOT REGULATED	-
25	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
26	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
27	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
28	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
29	<i>Vericlia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
30	<i>Vericlia 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>Psychosperma 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	15	INVASIVE	-
43	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	15	10	NOT REGULATED	-
44	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
45	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	15	10	NOT REGULATED	-
46	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	25	15	INVASIVE	-
47	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	8	6		26.26
48	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
49	<i>Adonidia merrillii</i>	Adonidia		REMOVE	20	12		113.04
50	<i>Adonidia merrillii</i>	Adonidia		REMOVE	10	5		19.63
51	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
52	<i>Tabebuia serratifolia</i>	Yellow Tabebuia	POOR	REMOVE	25	10		78.50
53	<i>Adonidia merrillii</i>	Adonidia		REMOVE	25	15		176.63
54	<i>Adonidia merrillii</i>	Adonidia		REMOVE	20	12		113.04
55	<i>Adonidia merrillii</i>	Adonidia	POOR	REMOVE	6	4		12.56
56	<i>Adonidia merrillii</i>	Adonidia		REMOVE	15	10		78.50
57	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
58	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15	RARE TRIPLE HEAD PALM	-
59	<i>Adonidia merrillii</i>	Adonidia		REMOVE	8	4		12.56
60	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	10	8		50.24
61	<i>Dysoxylum</i>	Areca Palm		REMOVE	10	9		19.63
62	<i>Livistona chinensis</i>	Chinese Fan Palm		REMOVE	20	15		176.63
63	<i>Ravenea madagascariensis</i>	Traveller's Palm		REMOVE	20	20	NOT REGULATED	-
64	<i>Livistona chinensis</i>	Chinese Fan Palm	POOR	REMOVE	25	15		176.63
65	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	15	10		26.26
66	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
67	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	20	10		-
68	<i>Psychosperma 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>Psychosperma elegans</i>	Solitaire Palm		REMOVE	24	15		176.63
72	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
73	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
74	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	20	20	INVASIVE	-
75	<i>Psychosperma 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>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
77	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	15	15		-
78	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	25	20	PALM CLUSTER	314.00
79	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	20	10	INVASIVE	-
80	<i>Psychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
81	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	20	10		78.50
82	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	20	10	INVASIVE	-
83	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	20	10	INVASIVE	-
84	<i>Adonidia merrillii</i>	Adonidia		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>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		26.26
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>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
91	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
92	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
93	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
94	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
95	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
96	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		50.24
97	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
98	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	5	6		26.26
99	<i>Psychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
100	<i>Psychosperma 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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VENERA

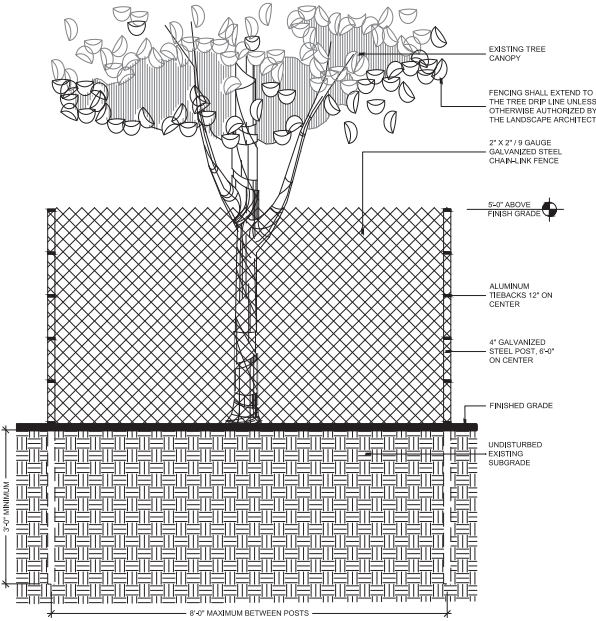
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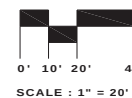
TREE
DISPOSITION
TABLE

LT-02

 EXISTING TREE CANOPY FENCING SHALL EXTEND TO THE TREE DRIP LINE UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT 2" X 2" 1/8 GAUGE GALVANIZED STEEL CHAIN-LINK FENCE 5'-0" ABOVE FINISH GRADE ALUMINUM TIEBACKS 12" ON CENTER 4" GALVANIZED STEEL POST, 6'-0" ON CENTER FINISHED GRADE 2'-0" MINIMUM 6'-0" MAXIMUM BETWEEN POSTS UNDISTURBED EXISTING SUBGRADE NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN	- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE. - CONTRACTOR SHALL INSTALL A PERMANENT RIGID BARRIER PRIOR TO COMMENCEMENT OF WORK TO PROTECT THE CANOPY, TRUNK AND OR ROOT SYSTEM FROM DAMAGE. - 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. - 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. - PER ANSI A300, CONTRACTOR SHALL REMOVE DEAD BRANCHES AND SUCKERS FROM PRESERVED TREES. - PER ANSI A300, CONTRACTOR SHALL REMOVE RIPPED, TORN OR "LION TAILED" BRANCHES FROM PRESERVED TREES. - 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. - 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. - 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. - 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. - ANY TREE WHO'S ROOT SYSTEM IS IMPACTED SHALL BE WATERED DAILY AS DESCRIBED ON THIS SHEET. - ALL ACTIVITY UNDER DRIP LINES AND IN THE PROXIMITY OF PRESERVED TREES SHALL BE ACCOMPLISHED BY NON-MECHANICAL METHODS. - CONTRACTOR SHALL PROVIDE 3" MULCH UNDER AND AROUND THE BASE OF ALL PRESERVED TREES INCLUDING TREES.	- WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS. - 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. - 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. - 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.
1 LT-03 TREE PROTECTION DETAIL SCALE: 3/4"=1'-0"	3 LT-03 EXISTING TREE NOTES SCALE: N/A	5 LT-03 PRESERVED TREES WATERING NOTES SCALE: N/A
- CONTRACTOR SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "PRESERVE". - PLANTS THAT ARE NOTED AS "REMAIN" SHALL BE STAKED AND ROOT PRUNED IF NECESSARY AND AS NOTED, PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. - PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. - AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS, UNLESS OTHERWISE NOTED. - CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED TREES AND EXISTING TREES IMPACTED BY CONSTRUCTION.	- PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES UP TO 6" CALIPER. - PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES OVER 6" CALIPER. - PROVIDE THE NUMBER OF BRACE MEMBERS AND ASSOCIATED STAKES PER TREE AS FOLLOWS: EXISTING TREE CALIPER UP TO 4" 4" TO 6" 6" TO 8" 8" TO 12" 12" AND UP NUMBER OF PRESSURE TREATED BRACES AND STAKES THREE FOUR FIVE EIGHT - ALL BRACING SHALL BE ATTACHED STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.	6 LT-03 SCALE
2 LT-03 TREE DEMOLITION NOTES SCALE: N/A	4 LT-03 PRESERVED AND RELOCATED TREE BRACING NOTES SCALE: N/A	7 LT-03 SCALE



GROUND FLOOR PLANT MATERIAL LIST			
TREES AND PALMS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	<i>Bursera simaruba</i>	Gumbo 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>Biomackia nobilis 'Silver'</i>	Silver Biomack 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 'Green Island'</i>	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		



2 TREE / PALM IN GRATE INSTALLATION DETAIL LL-03 SCALE: 1/2" = 1'-0"	3 TREE AND PALM INSTALLATION DETAIL LL-03 SCALE: 1/2" = 1'-0"	5 LL-03 SCALE
2 SHRUB INSTALLATION DETAIL LL-03 SCALE: 1/2" = 1'-0"	4 LL-03 SCALE	6 LL-03 SCALE

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

SITE DATA			
zoning L-3 (Use	Map Use		
Net Lot Area	1.00 Acres (22,374 Sq. Ft.)		
Open Space (non-paved area)	0%		
LANDSCAPE REQUIREMENTS & CALCULATIONS			
TREES	Calculations	Trees Required	Trees Provided
75 trees per acre (24 area)	28 x 1.96 =	47	0
		Reinstated Trees	25
		Total Trees Provided	25
STREET TREES	Calculations	Street Trees Required	Street Trees Provided
Trees provided at average maximum spacing of 35' on center A.P. of project = 9' 9"	915 / 35 =	26	37
SHRUBS	Calculations	Shrubs Required	Shrubs Provided
2 6" x 12" or required tree	10 x 47 =	472	576
SOIL	Calculations	Required	Provided
Soil	N/A	N/A	N/A

1 LANDSCAPE NOTES

LL-04 SCALE: N/A

3 LANDSCAPE LEGEND

LL-04 SCALE: N/A

5

LL-04 SCALE:

2 SOIL BACKFILL SPECIFICATIONS

LL-04 SCALE: N/A

4

LL-04 SCALE:

6

LL-04 SCALE:



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VENERA

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08-07-2017

LANDSCAPE
NOTES &
CALCS.

LL-04



ROOF PLANT MATERIAL LIST			
PALMS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	<i>Pythosperma elegans</i>	Solitaire Palm	15' overall height
	<i>Veitchia montgomeryana</i>	Montgomery Palm	25' overall height
	<i>Phoenix sylvestris</i>	Sylvester Date Palm	30' overall height
SHRUBS AND GROUNDCOVERS			
	<i>Aechmea 'maui'</i> <i>Ficus microcarpa 'Green Island'</i> <i>Nephrolepis biserrata</i> <i>Peperomia violacea</i> <i>Philodendron 'Burlie Marx'</i> <i>Philodendron 'Raja Congo'</i> <i>Thunbergia grandiflora</i>	Malva Bromeliad Green Island Ficus Machos Fern Sandpaper Vine Burlie Marx Philodendron Raja Congo Philodendron Sky Flower	24" tall x 24" wide; 30" on center triangular spacing 18" tall x 18" wide; 24" on center triangular spacing 3 gal, 18" tall x 18" wide; 30" on center triangular spacing 10 gal, 6' overall height 3 gal, 18" tall x 18" wide; 30" on center triangular spacing 3 gal, 12" tall x 12" wide; 24" on center triangular spacing 10 gal, 6' overall height
ACCENT PLANTING			
	<i>Alcantarea imperialis</i> <i>Alocasia macrorrhiza 'Lutea'</i> <i>Citrus augustum 'Queen Emma'</i> <i>Citrus jagus</i>	Giant Bromeliad Golden Elephant Ear Queen Emma Citrus Lily St. Christopher Lily	15 gal, 24" X 24" 15 gal, 6' tall X 6' wide 15 gal, 6' tall X 6' wide 15 gal, 6' tall X 6' wide

