



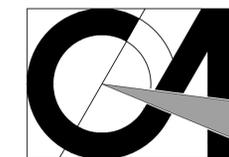
**BLUE PALMS  
HOLDINGS LP**

848 BRICKELL AVE SUITE 700  
MIAMI, FLORIDA 33131  
TEL (305) 377-1001

**THE HARBOUR**

16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH, FLORIDA

DRC SUBMITTAL  
JULY 14TH, 2015



**CORWILARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

RESIDENTIAL UNITS AREA SCHEDULE

NAME	AREA PER UNIT	LEVEL	# OF LEVELS PER UNIT	TOTAL	TOWER
<b>NORTH</b>					
GROUND FLOOR					
TW 1 / GROUND FLOOR	986 SF	GROUND FLOOR	1	986 SF	NORTH
TW 2 / GROUND FLOOR	1221 SF	GROUND FLOOR	1	1221 SF	NORTH
TW 3 / GROUND FLOOR	1221 SF	GROUND FLOOR	1	1221 SF	NORTH
TW 4 / GROUND FLOOR	1120 SF	GROUND FLOOR	1	1120 SF	NORTH
TW 5 / GROUND FLOOR	1143 SF	GROUND FLOOR	1	1143 SF	NORTH
				5691 SF	
<b>2ND LEVEL NORTH</b>					
TW 1 2ND FLOOR	1002 SF	2ND LEVEL NORTH	1	1002 SF	NORTH
TW 2 2ND FLOOR	1221 SF	2ND LEVEL NORTH	1	1221 SF	NORTH
TW 3 2ND FLOOR	1221 SF	2ND LEVEL NORTH	1	1221 SF	NORTH
TW 4 2ND FLOOR	1193 SF	2ND LEVEL NORTH	1	1193 SF	NORTH
TW 5 2ND FLOOR	1195 SF	2ND LEVEL NORTH	1	1195 SF	NORTH
				5831 SF	
<b>3RD LEVEL</b>					
UNIT A	1698 SF	3RD LEVEL	29	49246 SF	NORTH
UNIT B	1196 SF	3RD LEVEL	29	34683 SF	NORTH
UNIT C	1193 SF	3RD LEVEL	29	34590 SF	NORTH
UNIT D	1221 SF	3RD LEVEL	29	35408 SF	NORTH
UNIT E	1221 SF	3RD LEVEL	29	35408 SF	NORTH
UNIT F	1032 SF	3RD LEVEL	29	29925 SF	NORTH
UNIT G	1698 SF	3RD LEVEL	29	49231 SF	NORTH
				268490 SF	
<b>33RD LEVEL</b>					
N-PH1	2419 SF	33RD LEVEL	1	2419 SF	NORTH
N-PH2	1787 SF	33RD LEVEL	1	1787 SF	NORTH
N-PH3	2164 SF	33RD LEVEL	1	2164 SF	NORTH
N-PH4	1220 SF	33RD LEVEL	1	1220 SF	NORTH
				7590 SF	
				287602 SF	
<b>NORTH</b>					
<b>SOUTH</b>					
<b>2ND LEVEL SOUTH</b>					
UNIT B	1196 SF	2ND LEVEL SOUTH	1	1196 SF	SOUTH
UNIT C	1193 SF	2ND LEVEL SOUTH	1	1193 SF	SOUTH
UNIT D	1221 SF	2ND LEVEL SOUTH	1	1221 SF	SOUTH
UNIT E	1221 SF	2ND LEVEL SOUTH	1	1221 SF	SOUTH
UNIT F	1032 SF	2ND LEVEL SOUTH	1	1032 SF	SOUTH
UNIT G	1698 SF	2ND LEVEL SOUTH	1	1698 SF	SOUTH
				7560 SF	
<b>3RD LEVEL</b>					
UNIT A	1698 SF	3RD LEVEL	29	49240 SF	SOUTH
UNIT B	1196 SF	3RD LEVEL	29	34683 SF	SOUTH
UNIT C	1193 SF	3RD LEVEL	29	34590 SF	SOUTH
UNIT D	1221 SF	3RD LEVEL	29	35408 SF	SOUTH
UNIT E	1221 SF	3RD LEVEL	29	35408 SF	SOUTH
UNIT F	1032 SF	3RD LEVEL	29	29926 SF	SOUTH
UNIT G	1698 SF	3RD LEVEL	29	49233 SF	SOUTH
				268487 SF	
<b>33RD LEVEL</b>					
S-PH1	2419 SF	33RD LEVEL	1	2419 SF	SOUTH
S-PH2	1787 SF	33RD LEVEL	1	1787 SF	SOUTH
S-PH3	2164 SF	33RD LEVEL	1	2164 SF	SOUTH
S-PH4	1220 SF	33RD LEVEL	1	1220 SF	SOUTH
				7590 SF	
				283637 SF	
				571240 SF	
<b>SOUTH</b>					
<b>Grand total</b>					

DRAINAGE NOTE:  
ALL SITE AREAS WILL BE PROPERLY DRAINED IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS. CIVIL DRAWINGS TO BE PROVIDED FOR MASTER PERMIT REVIEW

# PROJECT ZONING DATA

## THE HARBOUR CONDOMINIUM (FORMER BLUE PALMS)

**SITE PLAN APPROVAL**  
16385 BISCAYNE BLVD. NORTH MIAMI BEACH, FLORIDA

**I. GENERAL LOT INFORMATION** **BUILDING TYPOLOGY - (TOWER)**  
LEGAL DESCRIPTION: TRACK E & F NORTH MIAMI BEACH PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 155, PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
**ZONING CLASSIFICATION:** SOUTHERN MIXED-USE WATERFRONT (MU/WF) FORMER RM-32; TYPE A PUD OVERLAY  
**FLOOD ELEVATION:** FLOOD ZONE AE, WITH BFE OF 8'-0" NGVD

USE:	EXISTING	PROVIDED
	RESIDENTIAL	RESIDENTIAL

II. LOT DISPOSITION	REQUIRED	PROVIDED
a) LOT AREA:	NO MINIMUM LOT SIZE	192,157 SF / 4.4113 ACRES
b) LOT WIDTH:	NO MINIMUM LOT WIDTH	542'-5"
c) LOT COVERAGE:	NO LIMIT	64,199 SF / 33% APPROX.
d) OPEN SPACE REQUIREMENTS	NO MINIMUM REQUIRED	127,958 SF / 67% APPROX.
e) PERVIOUS AREA	MIN. 10%	71,313 S.F. (37%)
f) DENSITY	NO LIMIT	425 DU
g) TOTAL BLDG GROSS AREA		1,058,937 S.F.

III. BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL (BISCAYNE BLVD)	15 FT (MIN) / 30 FT (MAX)	N/A
SECONDARY A&B	0 FT (MIN) / 20 FT (MAX)	15'-0"
W/P	20 FT (MIN) / 60 FT (MAX)	37'-5" (NORTH)
ALONG SPWM SITE	10 FT (MIN)	26'-7" (WEST)

IV. BUILDING HEIGHT	MAX. ALLOWABLE	PROVIDED
NUMBER OF STORIES	30 STORIES (*)	32 STORIES (**)
MAXIMUM HEIGHT	375 FT	347'-0"

(\*) The number of stories may be increased provided the overall building height is not exceeded. Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.

(\*\*) This represent the number of occupied stories as habitable spaces and does not include mechanical level at the roof level.

V. PARKING ANALYSIS	REQUIRED	PROVIDED
<b>RESIDENTIAL</b>	1 SPACE PER UNIT 425 x 1 = 425 SPACES VISITOR SPACES: 1 SPACE PER 20 UNITS 425 x 1/20 = 22 SPACES <b>TOTAL RESIDENTIAL = 447 SPACES</b>	
<b>RETAIL / COMMERCIAL</b>	2 SPACE PER 1,000SF 1,853SF x .002 = 4 SPACES <b>TOTAL RETAIL = 4 SPACES</b>	
<b>TOTAL PARKING</b>	<b>451 SPACES</b>	<b>643 SPACES</b>
<b>HANDICAPPED PARKING</b>	<b>9 SPACES</b>	<b>13 SPACES</b>
<b>TANDEM PARKING</b>		<b>10 SPACES</b>
<b>BICYCLE PARKING</b>	REQUIRED 1 BICYCLE RACK SPACE PER EVERY 15 VEHICULAR PARKING 451 SPACES x 1/15 = 30 RACKS	PROVIDED <b>30 RACKS</b>

VI. LOADING ANNALYSIS	REQUIRED	PROVIDED
<b>MULTIFAMILY</b>	OVER 200 DU = 3 BERTHS	
<b>RETAIL</b>	LESS THAN 3,000 = 0 BERTHS	
<b>TOTAL LOADING</b>	<b>3 SPACES (12FT x 30FT)</b>	<b>3 SPACES (12FT x 30FT)</b>

DRAWING LIST					
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE	REMARKS
ARCHITECTURE					
A0-001	COVER SHEET	07/08/2015			
A0-002	PROJECT DATA & GENERAL NOTES	07/08/2015			
	SURVEY	07/08/2015			
A1-001	OVERALL SITE PLAN	07/08/2015			
A1-100	OVERALL GROUND FLOOR PLAN	07/08/2015			
A1-101	OVERALL 2ND FLOOR PLAN	07/08/2015			
A1-102	OVERALL 3RD FLOOR PLAN	07/08/2015			
A1-103	OVERALL 4TH TO 7TH FLOOR PLAN	07/08/2015			
A1-104	8TH FLOOR PLAN	07/08/2015			
A1-105	OVERALL 9TH TO 32ND FLOOR PLANS	07/08/2015			
A1-106	33RD & MECHANICAL LEVEL FLOOR PLAN	07/08/2015			
A1-107	OVERALL ROOF PLAN	07/08/2015			
A2-100	EAST ELEVATION	07/08/2015			
A2-101	NORTH ELEVATION	07/08/2015			
A2-102	SOUTH ELEVATION	07/08/2015			
A2-103	WEST ELEVATION	07/08/2015			
A3-100	BUILDING SECTION	07/08/2015			
A3-101	BUILDING SECTION	07/08/2015			
A4-100	CONCEPT 3D RENDERINGS	07/08/2015			

LANDSCAPE					
L-1	KEY PLAN	07/08/2015			
L-2	GROUND LEVEL LANDSCAPE PLAN	07/08/2015			
L-3	GROUND LEVEL LANDSCAPE PLAN	07/08/2015			
L-4	GROUND LEVEL LANDSCAPE PLAN	07/08/2015			
L-5	GROUND LEVEL LANDSCAPE PLAN	07/08/2015			
L-6	7th LEVEL LANDSCAPE PLAN	07/08/2015			
L-7	PLANTING DETAILS AND NOTES	07/08/2015			



LOCATION VIEW  
NTS

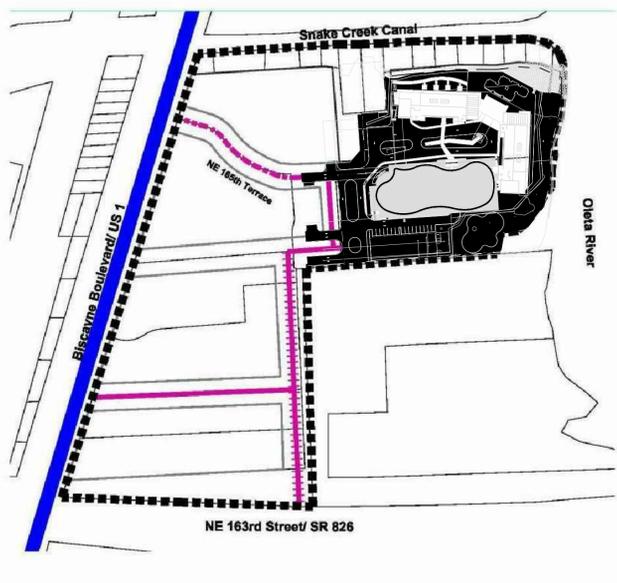


FIGURE MUSWF- 1:  
STREET NETWORK CONNECTIVITY  
REGULATING PLAN

- EXISTING PRIMARY STREET
- EXISTING SECONDARY A STREET
- NEW SECONDARY A STREET
- NEW SECONDARY B STREET
- DISTRICT BOUNDARY

Zoning Text Amendments 3/11/15

SMU/WF-4

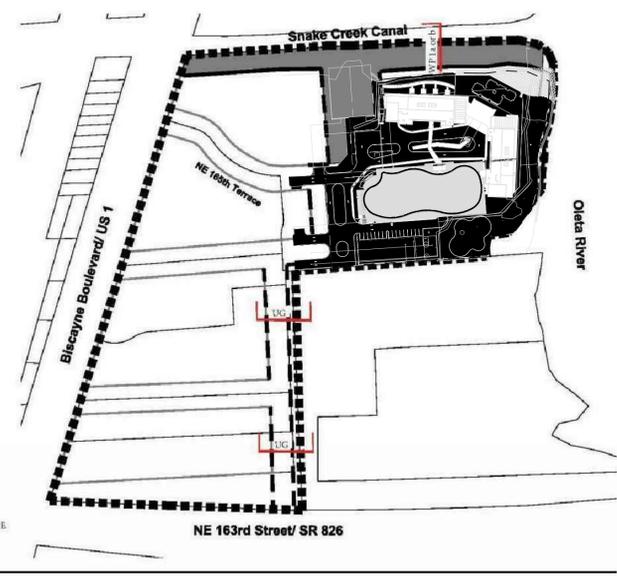


FIGURE MUSWF- 2:  
DESIGNATED PUBLICALLY ACCESSIBLE  
OPEN SPACES AND GREENWAY  
SYSTEMS REGULATING PLAN

- NEW DESIGNATED OPEN SPACE
- DESIGNATED URBAN GREENWAY
- DESIGNATED WATERFRONT PROMENADE
- DISTRICT BOUNDARY

Zoning Text Amendments 3/11/15

SMU/WF-5

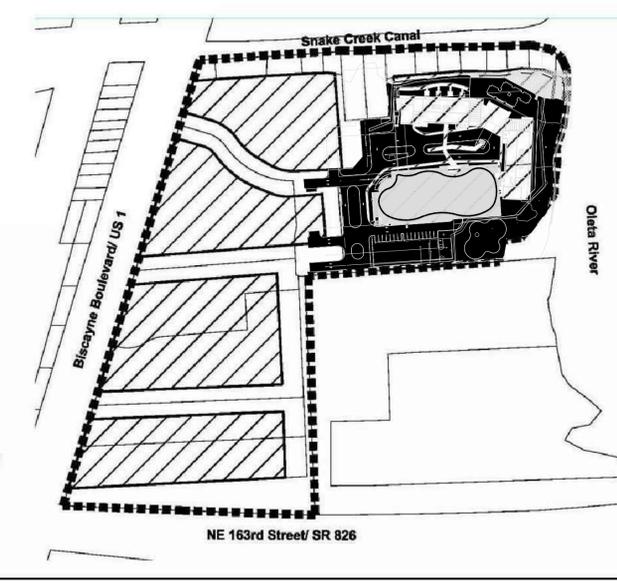
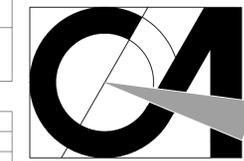


FIGURE MUSWF- 3:  
BUILDING HEIGHTS REGULATING PLAN

- MAXIMUM 30 STORIES (975 FEET)
- DISTRICT BOUNDARY

Zoning Text Amendments 3/11/15

SMU/WF-6



**CORWILARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL. 33146  
LIC.NO. AA-C002151 1.305.448.7383

PROJECT:  
**THE HARBOUR**  
16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH  
FLORIDA

OWNER:  
**BLUE PALM  
HOLDINGS, LP**

PROJECT DATA □ GENERAL NOTES

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07-08-15

JOB NO. 2013-18

DRAWN BY Author

APPR BY Approver

FILE 2013-18

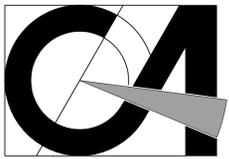
SHEET NUMBER:

**A0-00**

① STREET NETWORK CONNECTIVITY PLAN  
1" = 200'-0"

② DESIGNATED PUBLICALLY ACCESSIBLE  
OPEN SPACES AND GREENWAY  
SYSTEMS REGULATING PLAN  
1" = 200'-0"

③ BUILDING HEIGHTS REGULATING PLAN  
1" = 200'-0"

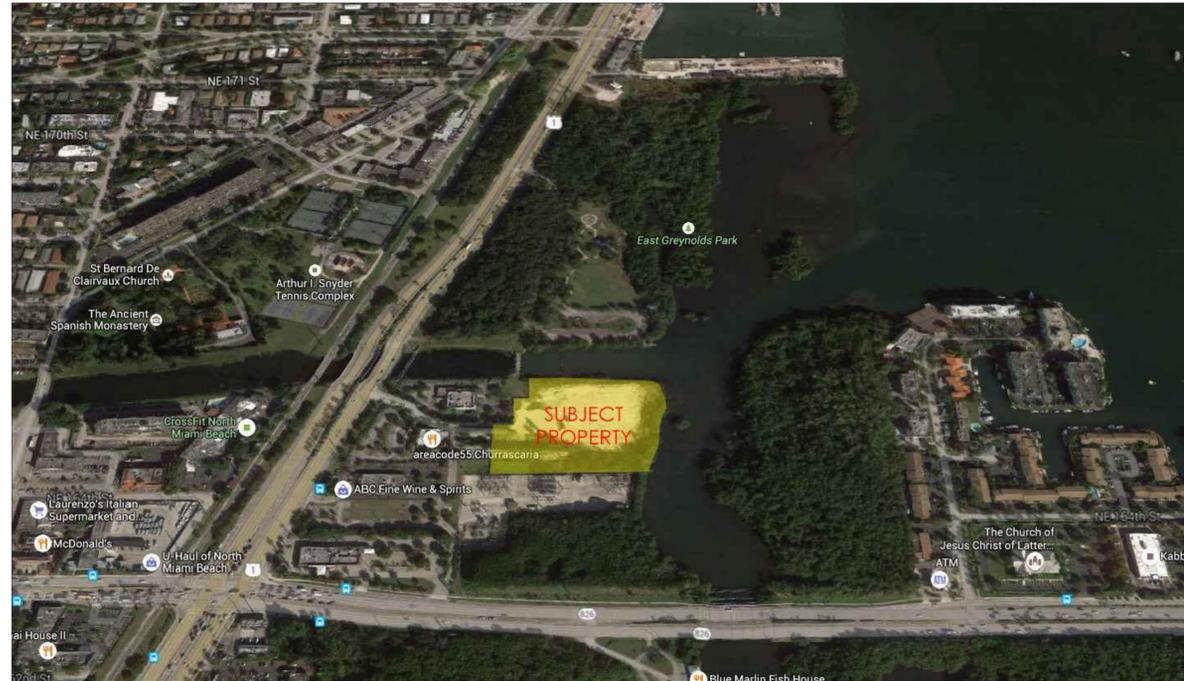


**CORWILARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL. 33146  
LIC. NO. AA-C002151 T.305.448.7383

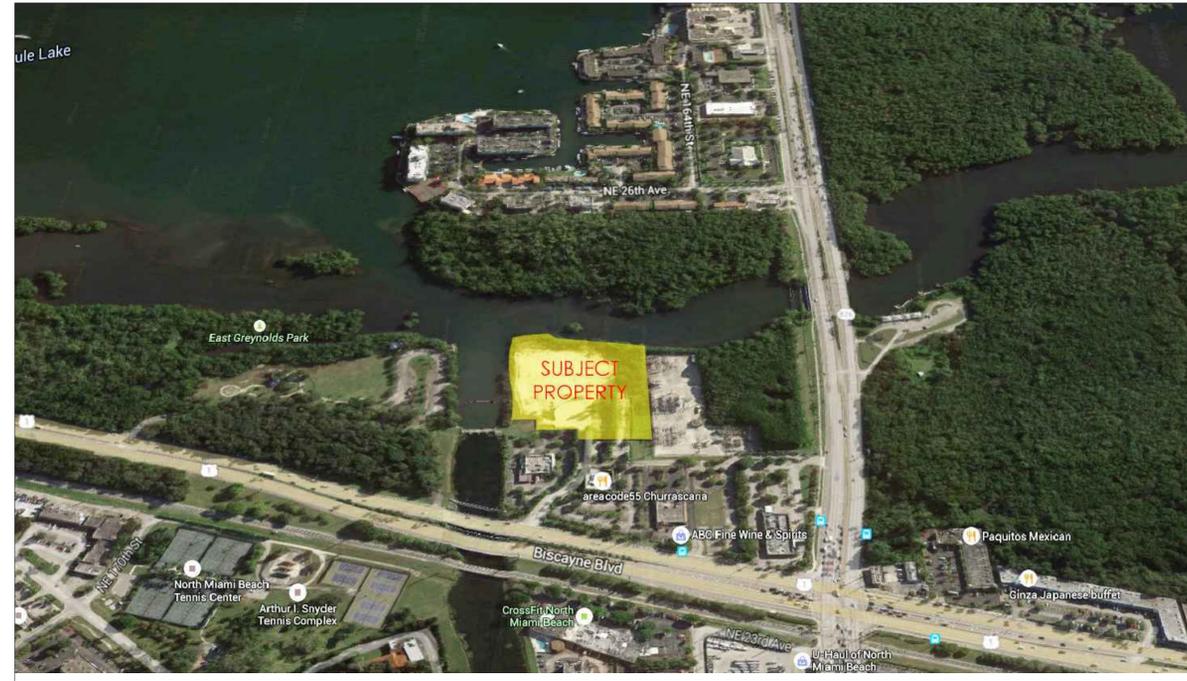
PROJECT:  
**THE HARBOUR**  
16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH  
FLORIDA

OWNER:  
**BLUE PALM  
HOLDINGS, LP**

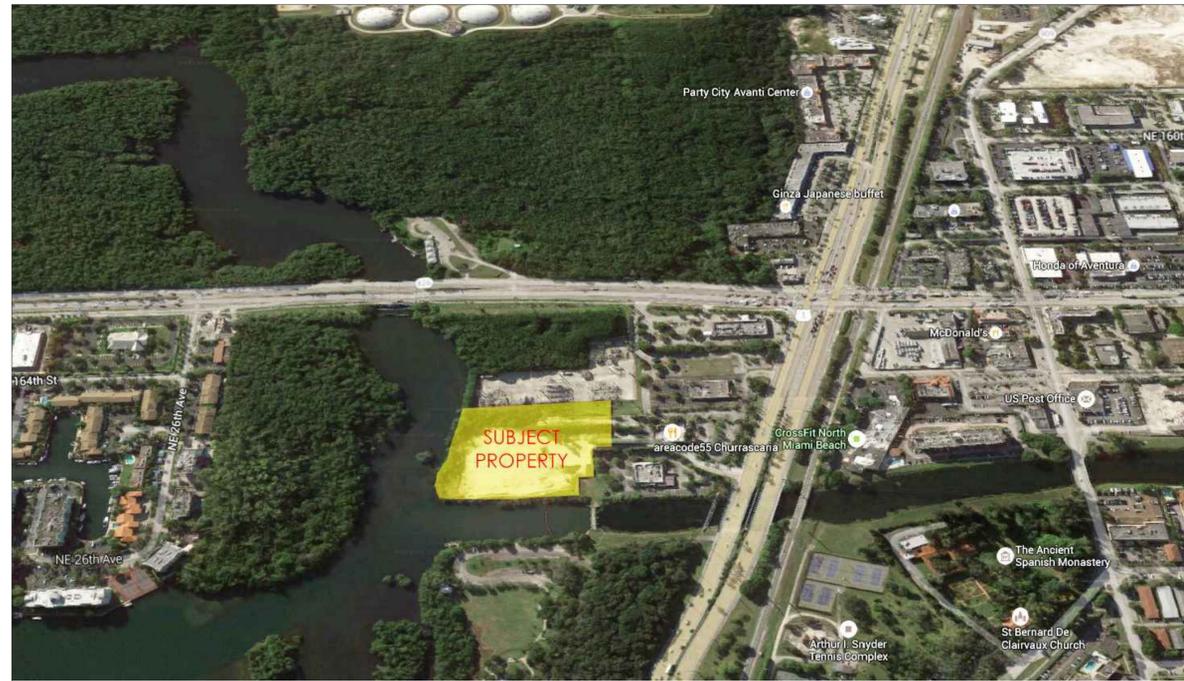
CONTEXT PLAN



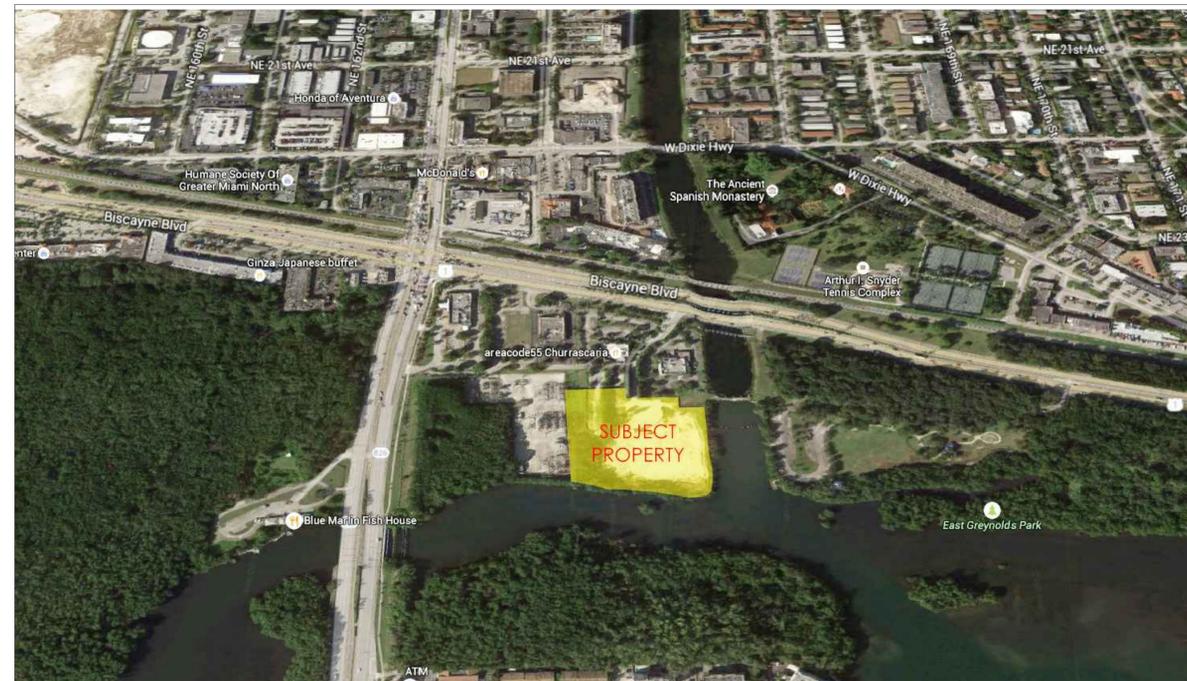
**NORTH VIEW  
N.T.S.**



**EAST VIEW  
N.T.S.**



**SOUTH VIEW  
N.T.S.**



**WEST VIEW  
N.T.S.**

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC.  
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07-08-15

JOB NO. 2013-18

DRAWN BY Author

APPR BY Approver

FILE 2013-18

SHEET NUMBER:

**A0-00**





**CORWILARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL. 33146  
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:  
**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH  
 FLORIDA

OWNER:  
**BLUE PALM  
 HOLDINGS, LP**

**OVERALL SITE PLAN**

PHASE  
**DRC SUBMITTAL**

REVISIONS

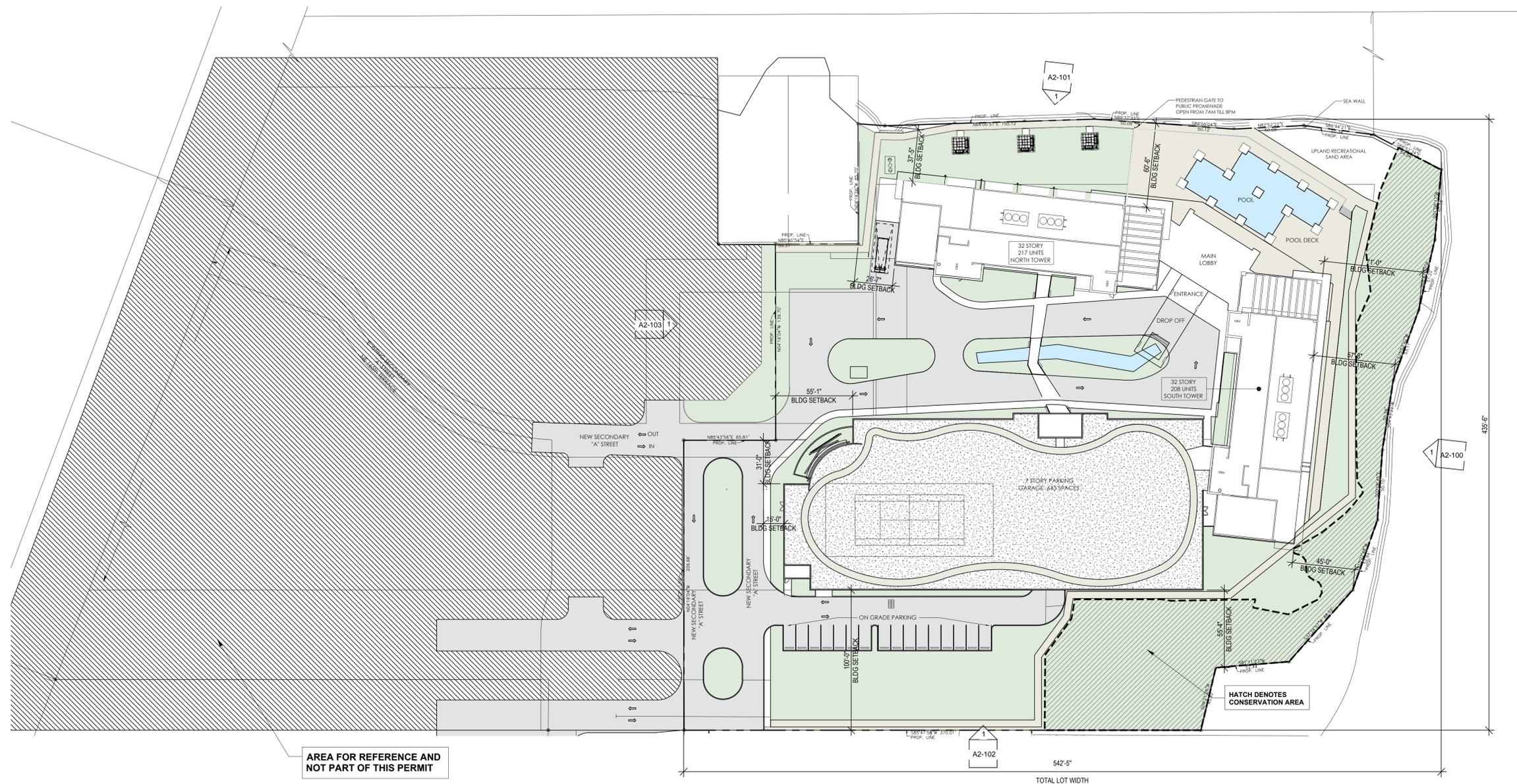
SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

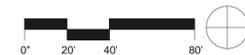
DATE: 07-08-15  
 JOB NO. 2013-18  
 DRAWN BY Author  
 APPR BY Approver  
 FILE 2013-18

SHEET NUMBER:

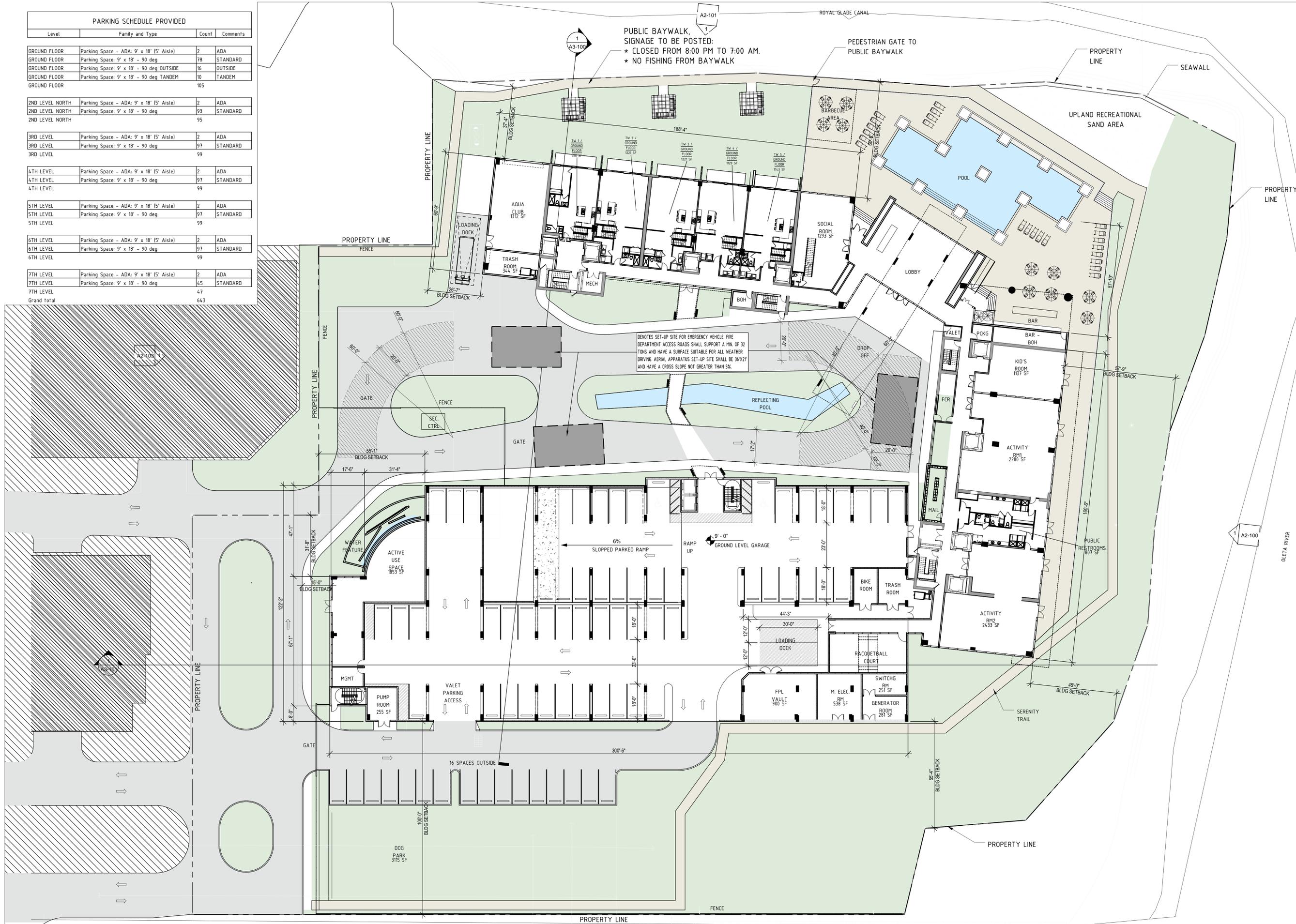
**A1-001**



① OVERALL SITE PLAN  
 1" = 40'-0"



PARKING SCHEDULE PROVIDED			
Level	Family and Type	Count	Comments
GROUND FLOOR	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
GROUND FLOOR	Parking Space: 9' x 18' - 90 deg	78	STANDARD
GROUND FLOOR	Parking Space: 9' x 18' - 90 deg OUTSIDE	16	OUTSIDE
GROUND FLOOR	Parking Space: 9' x 18' - 90 deg TANDEM	10	TANDEM
GROUND FLOOR		105	
2ND LEVEL NORTH	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
2ND LEVEL NORTH	Parking Space: 9' x 18' - 90 deg	93	STANDARD
2ND LEVEL NORTH		95	
3RD LEVEL	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
3RD LEVEL	Parking Space: 9' x 18' - 90 deg	97	STANDARD
3RD LEVEL		99	
4TH LEVEL	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
4TH LEVEL	Parking Space: 9' x 18' - 90 deg	97	STANDARD
4TH LEVEL		99	
5TH LEVEL	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
5TH LEVEL	Parking Space: 9' x 18' - 90 deg	97	STANDARD
5TH LEVEL		99	
6TH LEVEL	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
6TH LEVEL	Parking Space: 9' x 18' - 90 deg	97	STANDARD
6TH LEVEL		99	
7TH LEVEL	Parking Space - ADA: 9' x 18' (5' Aisle)	2	ADA
7TH LEVEL	Parking Space: 9' x 18' - 90 deg	45	STANDARD
7TH LEVEL		47	
Grand Total		643	



PUBLIC BAYWALK,  
SIGNAGE TO BE POSTED:  
\* CLOSED FROM 8:00 PM TO 7:00 AM.  
\* NO FISHING FROM BAYWALK

1  
A3-100

1  
A2-102



**CORWILARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:  
**THE HARBOUR**  
16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH  
FLORIDA

OWNER:  
**BLUE PALM HOLDINGS, LP**

**OVERALL GROUND FLOOR PLAN**

PHASE  
**SITE PLAN APPROVAL**

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

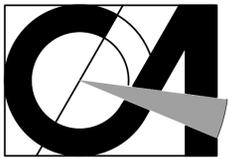
DATE: 07-08-15  
JOB NO. 2013-18  
DRAWN BY Author  
APPR BY Approver  
FILE 2013-18

SHEET NUMBER:

**A1-100**

1 OVERALL GROUND FLOOR PLAN  
3/16" = 1'-0"





**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL 33146  
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

OVERALL 2ND FLOOR PLAN

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

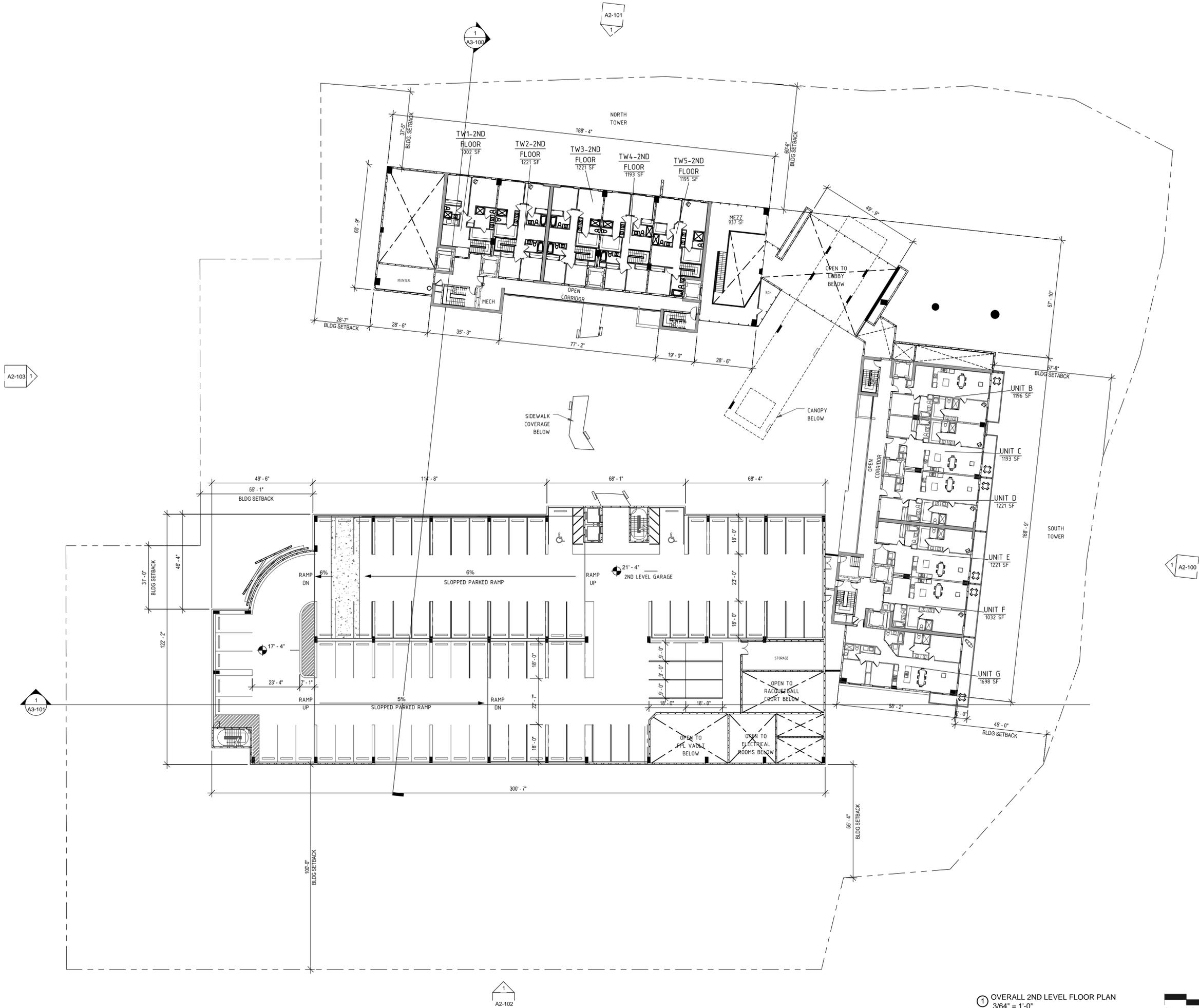
DRAWN BY Author

APPR BY Approver

FILE 2013-18

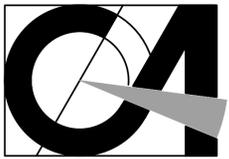
SHEET NUMBER:

**A1-101**



① OVERALL 2ND LEVEL FLOOR PLAN  
 3/64" = 1'-0"





**CORWIL ARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL. 33146  
LIC. NO. AA-C002151 1.305.448.7383

PROJECT:

**THE HARBOUR**  
16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH,  
FLORIDA

OWNER:

BLUE PALMS  
HOLDINGS LP  
848 BRICKELL AVE STE 700  
MIAMI, FLORIDA 33131

**OVERALL 3RD LOOR PLAN**

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

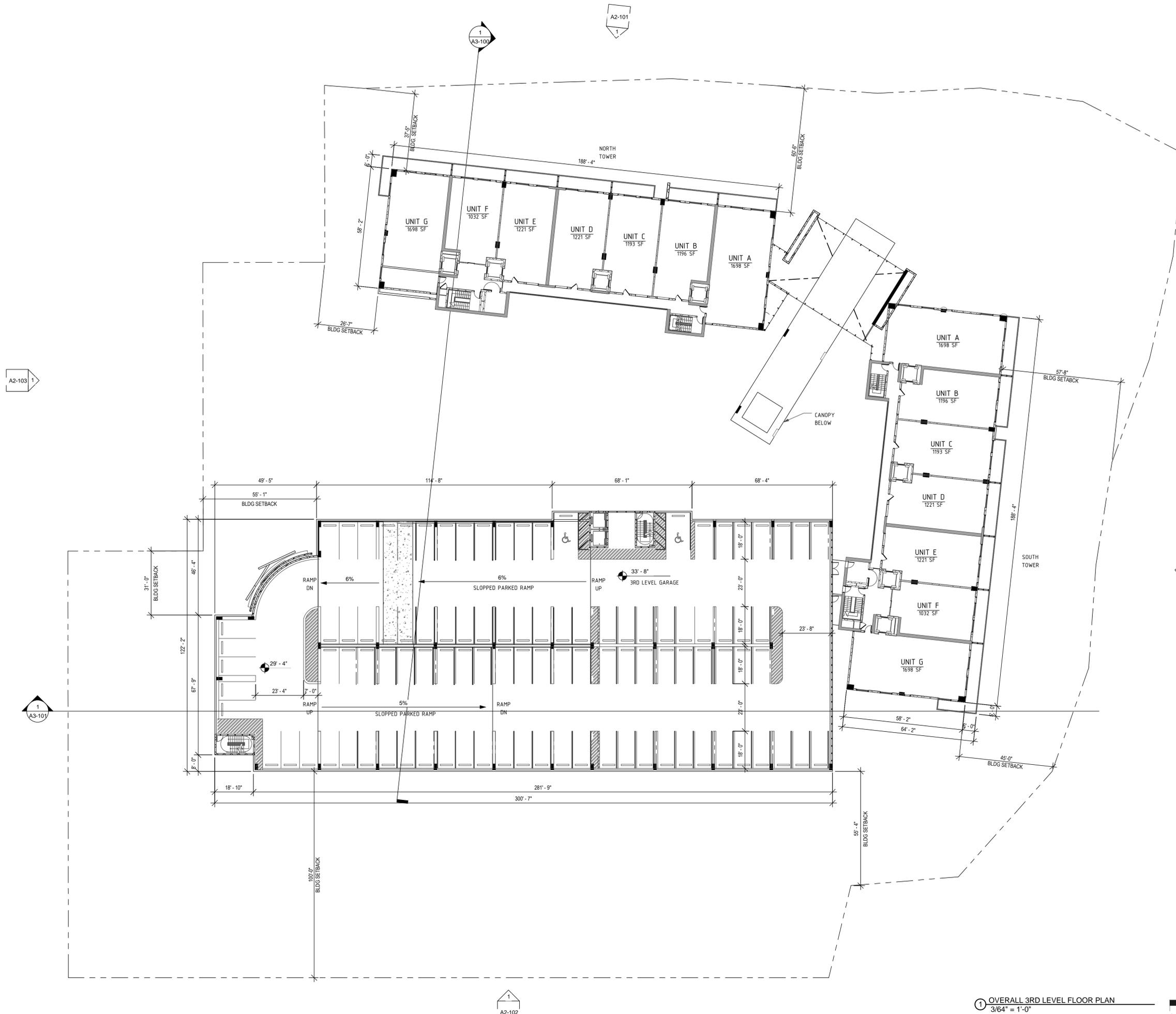
DRAWN BY Author

APPR BY Approver

FILE 2013-18

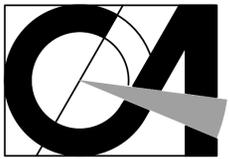
SHEET NUMBER:

**A1-10**



① OVERALL 3RD LEVEL FLOOR PLAN  
3/64" = 1'-0"





**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL 33146  
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

OVERALL 4TH TO 7TH FLOOR PLAN

PHASE

REVISIONS

DATE	#	DESCRIPTION

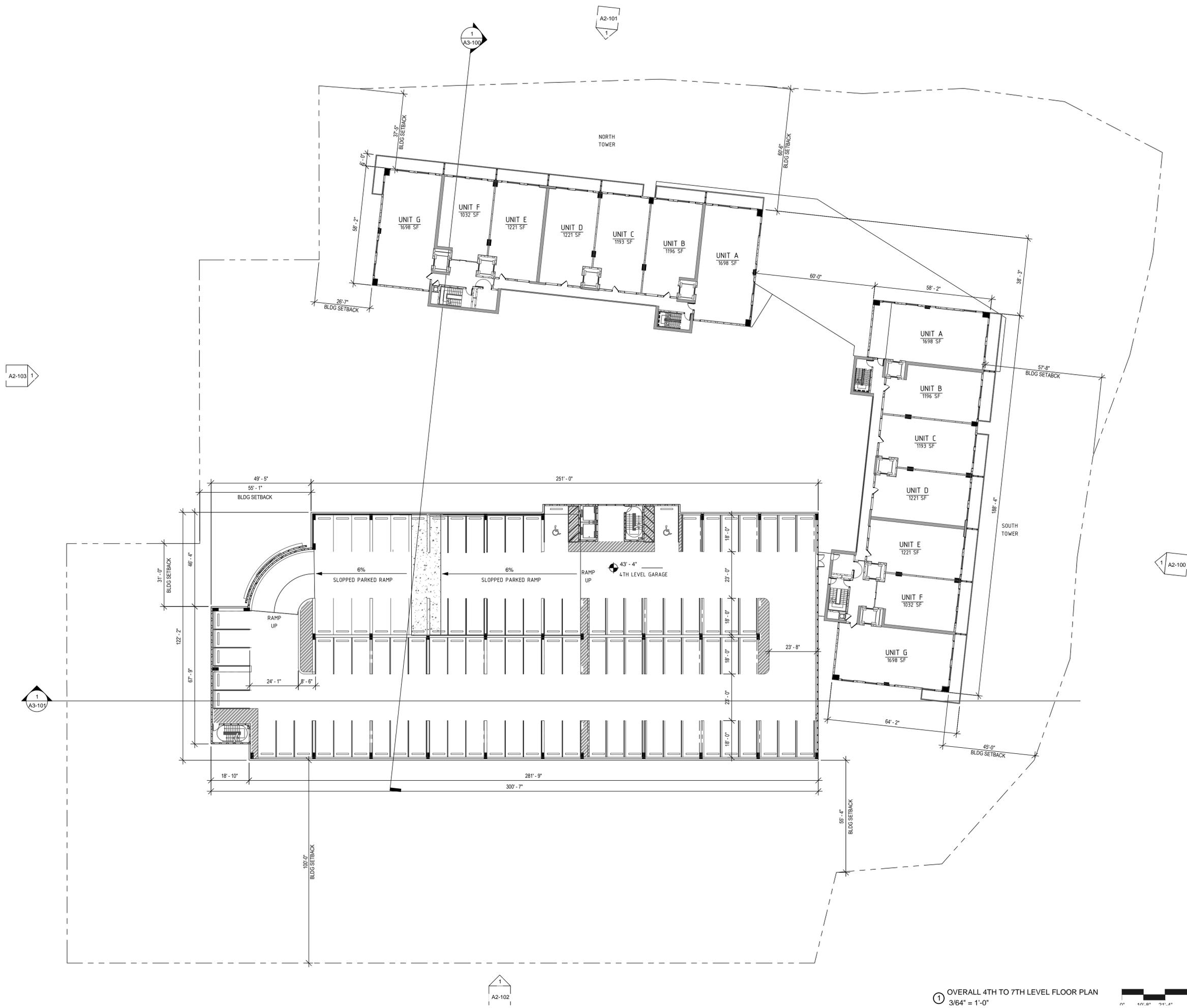
SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015  
 JOB NO. 2013-18  
 DRAWN BY Author  
 APPR BY Approver  
 FILE 2013-18

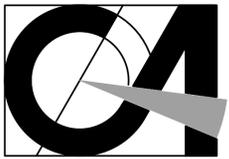
SHEET NUMBER:

**A1-103**



① OVERALL 4TH TO 7TH LEVEL FLOOR PLAN  
 3/64" = 1'-0"





**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL 33146  
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

8TH FLOOR PLAN

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

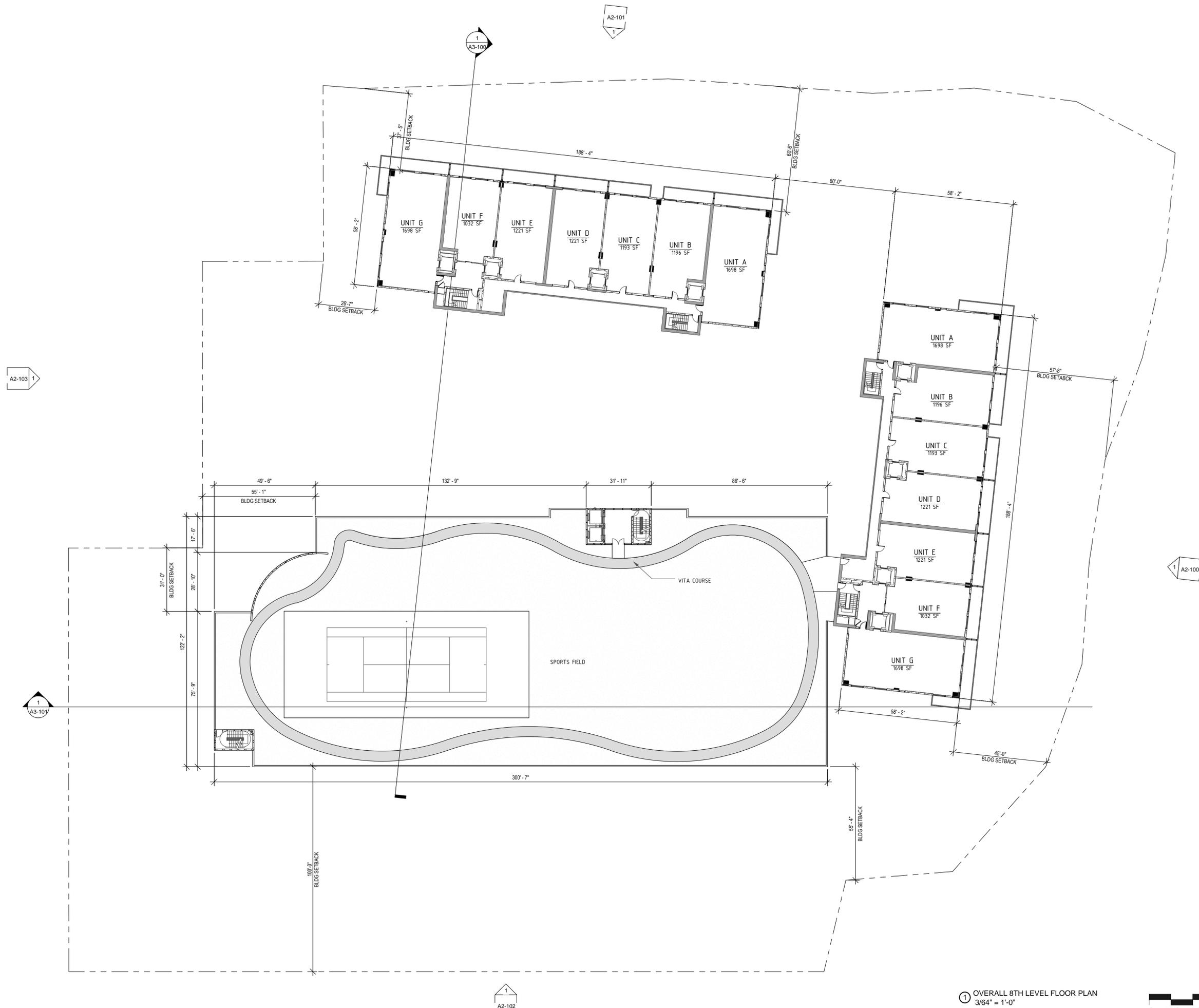
DRAWN BY Author

APPR BY Approver

FILE 2013-18

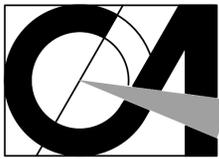
SHEET NUMBER:

**A1-104**



① OVERALL 8TH LEVEL FLOOR PLAN  
 3/64" = 1'-0"





**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL. 33146  
 LIC. NO. AA-C002151 T.305.448.7383

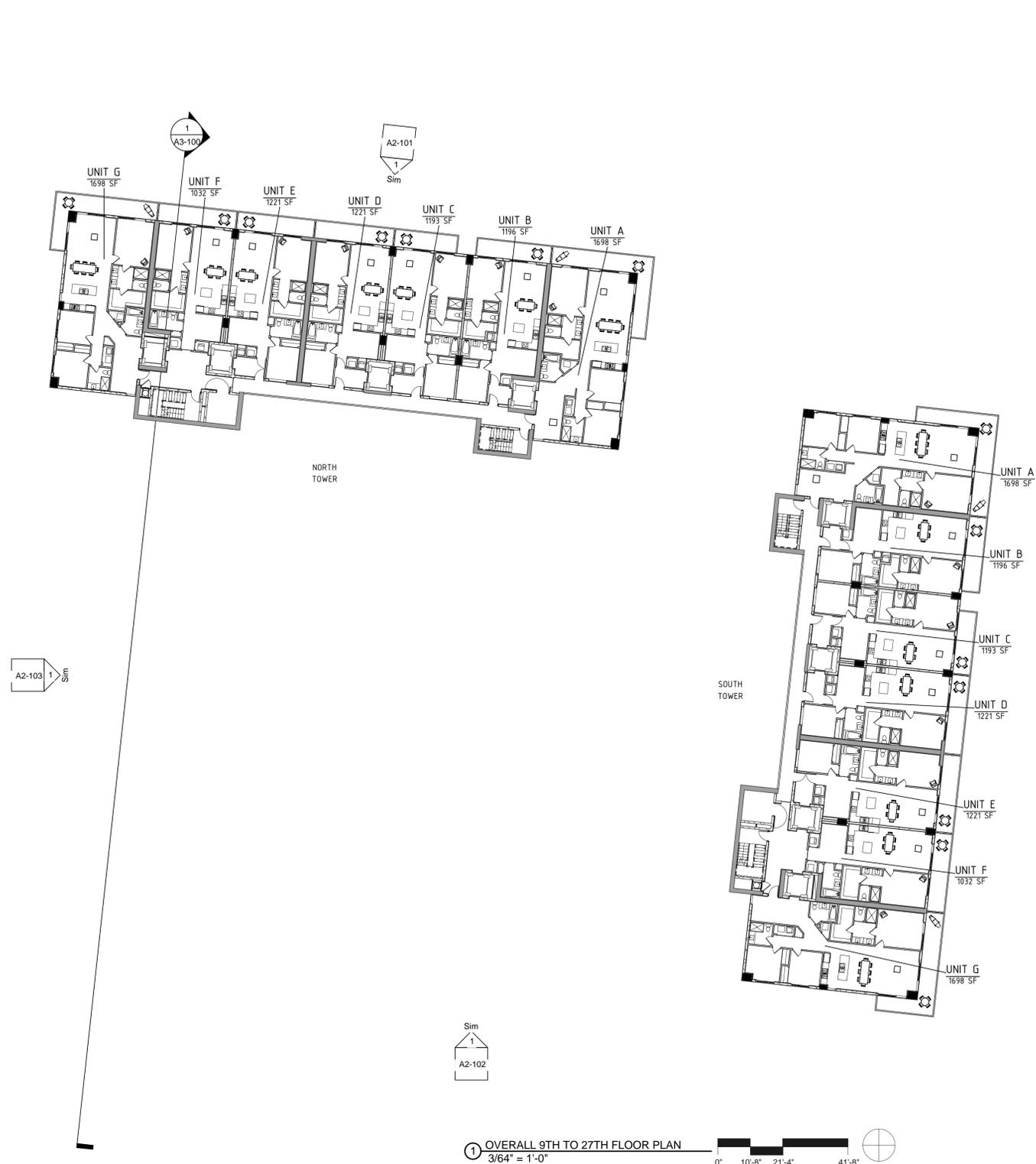
PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

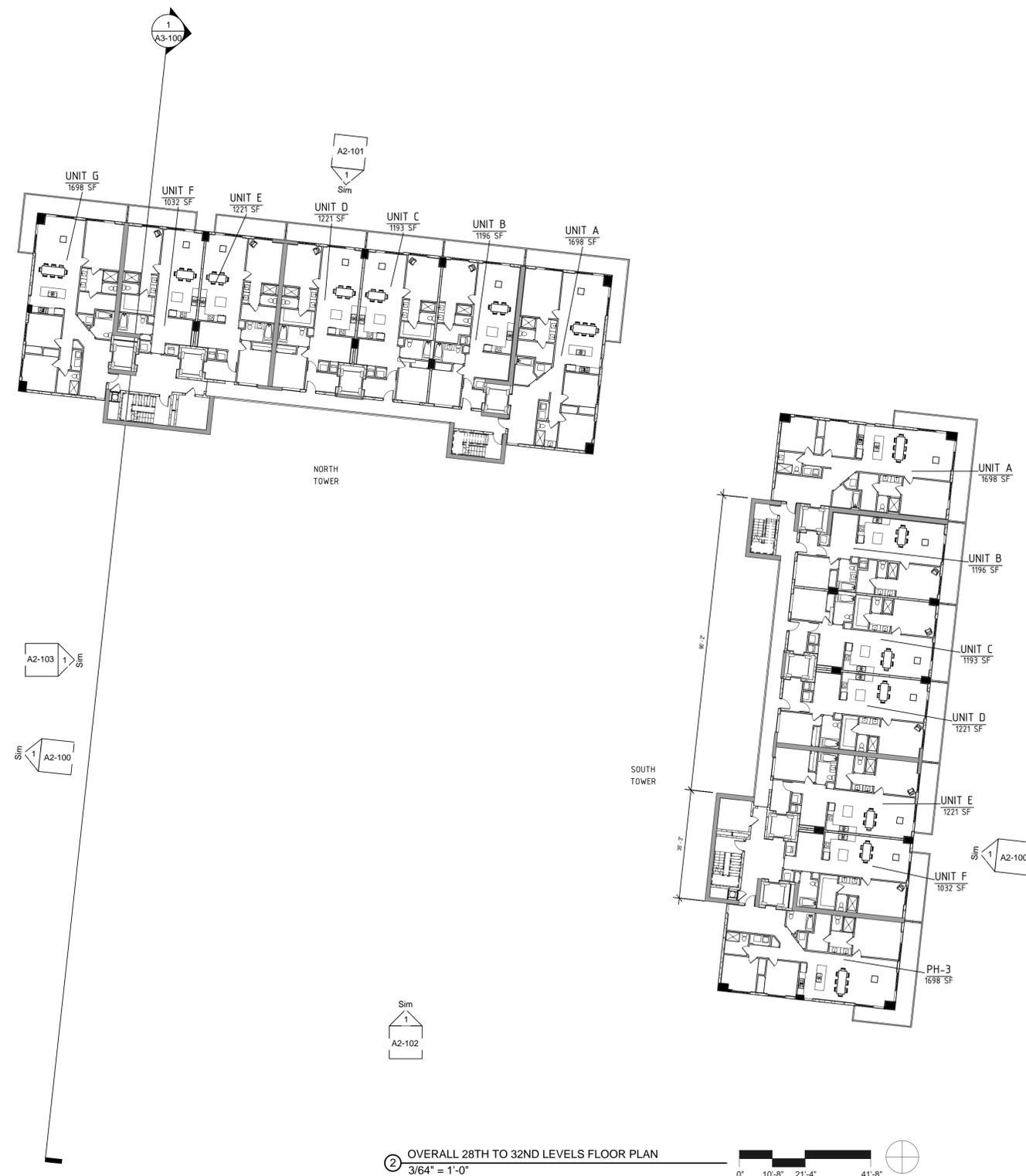
OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

**OVERALL 9TH TO 32ND FLOOR PLANS**



① OVERALL 9TH TO 27TH FLOOR PLAN  
 3/64" = 1'-0"



② OVERALL 28TH TO 32ND LEVELS FLOOR PLAN  
 3/64" = 1'-0"

PHASE

REVISIONS

DATE	#	DESCRIPTION

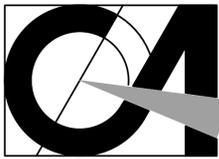
SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015  
 JOB NO. 2013-18  
 DRAWN BY Author  
 APPR BY Approver  
 FILE 2013-18

SHEET NUMBER:

**A1-10**



**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL. 33146  
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

**33RD MECHANICAL LEVEL FLOOR PLAN**

PHASE

REVISIONS

DATE	#	DESCRIPTION

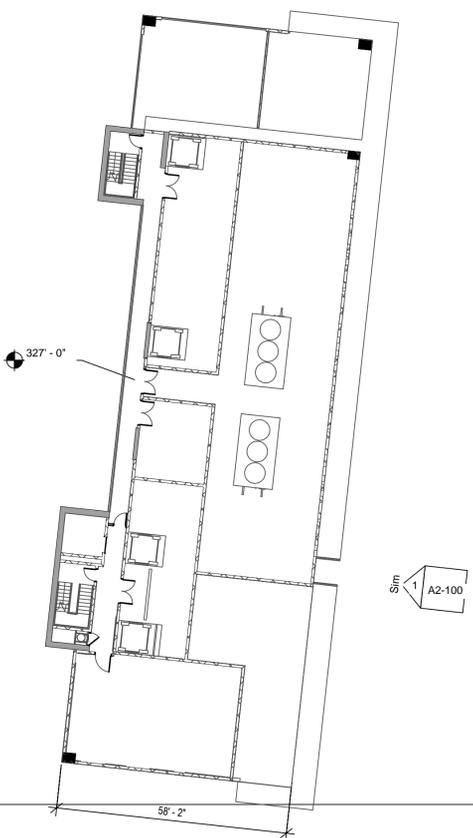
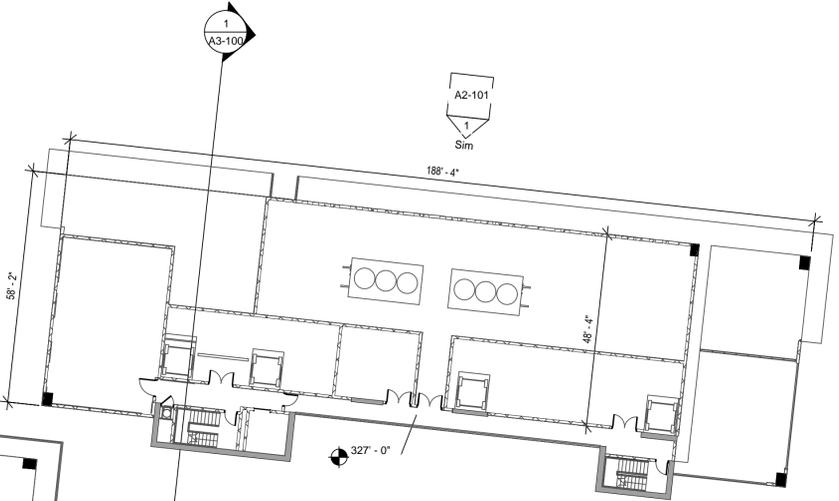
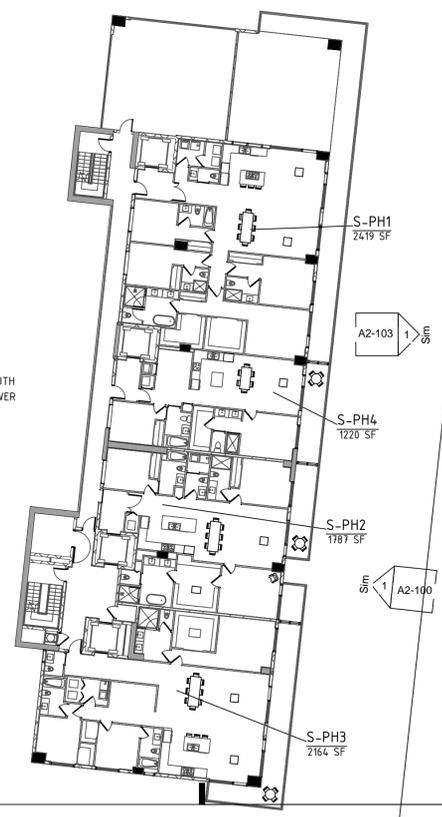
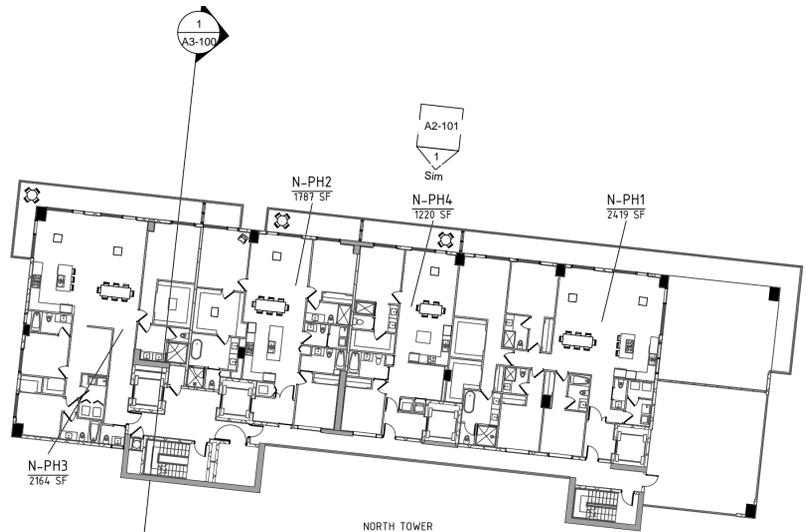
SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015  
 JOB NO. 2013-18  
 DRAWN BY Author  
 APPR BY Approver  
 FILE 2013-18

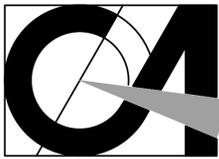
SHEET NUMBER:

**A1-10**



1 OVERALL 33RD PHS  
 3/64" = 1'-0"  
 0' 10'-8" 21'-4" 41'-8"

2 INTERMEDIATE MECHANICAL LEVEL  
 FLOOR PLAN  
 3/64" = 1'-0"  
 0' 10'-8" 21'-4" 41'-8"



**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL 33146  
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

**OVERALL ROOF PLAN**

PHASE

**REVISIONS**

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEER.

DATE: 07/08/2015

JOB NO. 2013-18

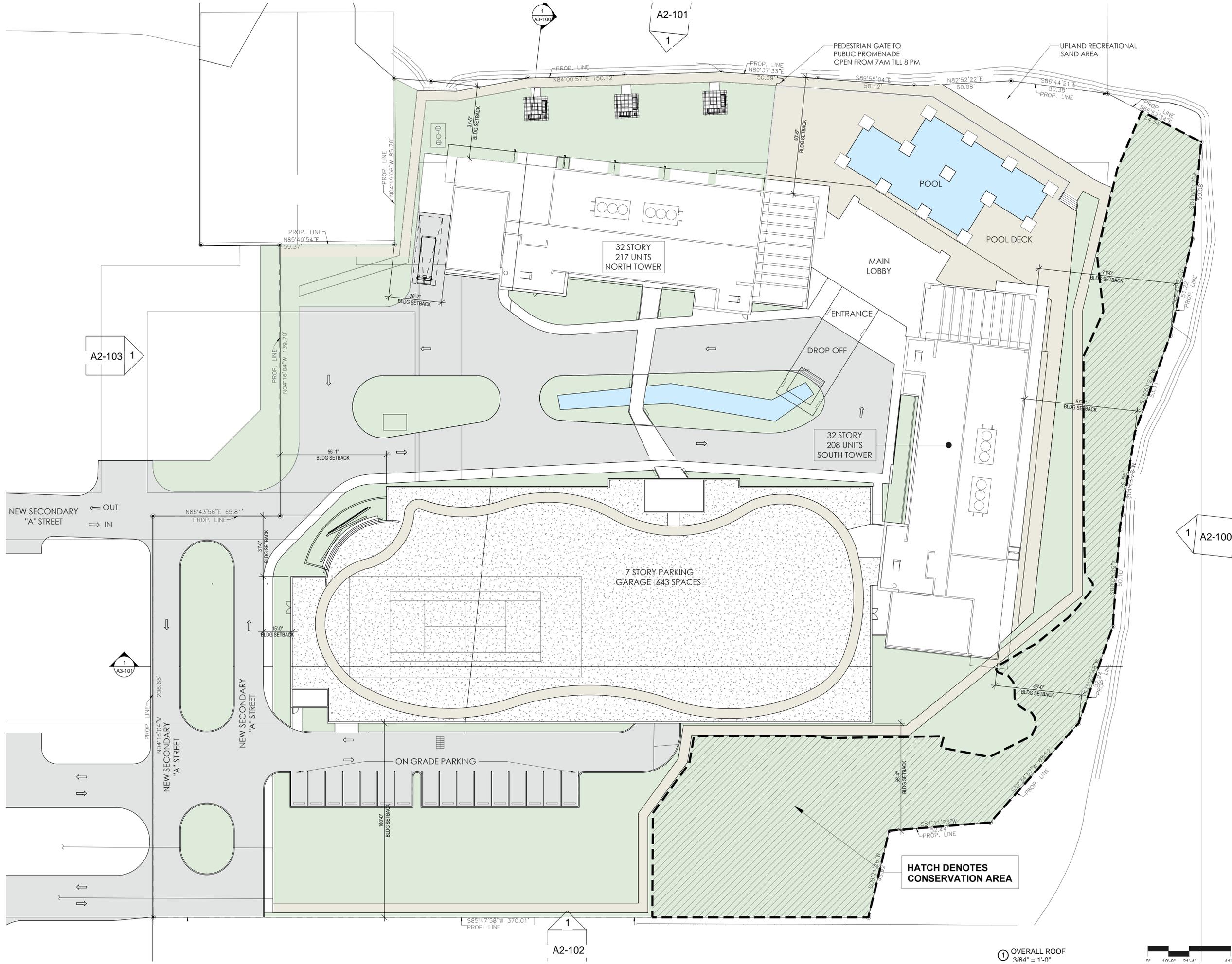
DRAWN BY Author

APPR BY Approver

FILE 2013-18

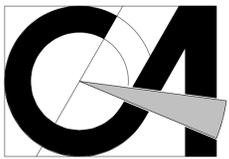
SHEET NUMBER:

**A1-10**



OVERALL ROOF  
 3/8" = 1'-0"





**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL. 33146  
 LIC. NO. AA-C002151 T. 305.448.7383

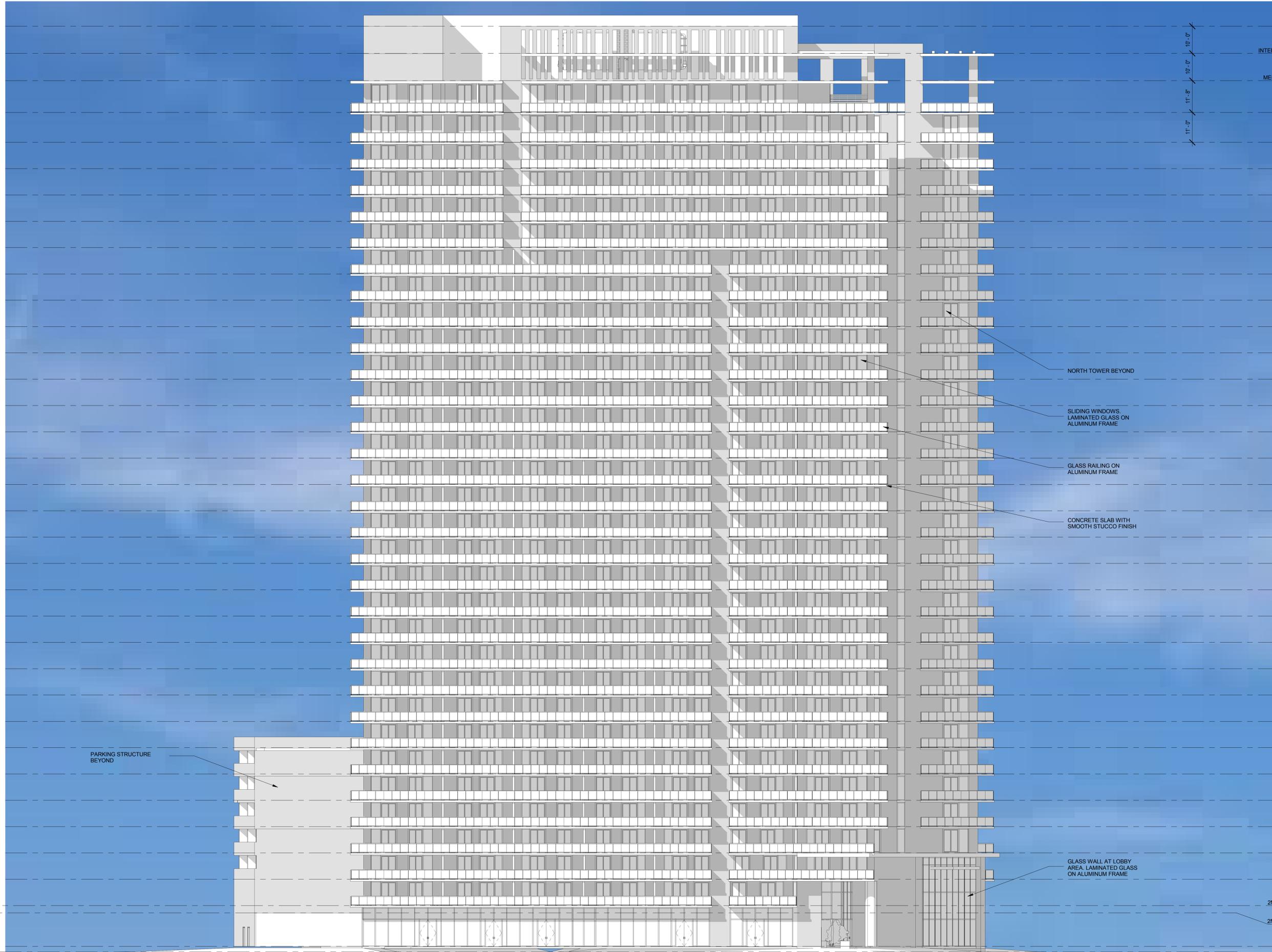
PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

**EAST ELEVATION**



- ROOF 347'-0"
- INTERMEDIATE LEVEL 337'-0"
- MECHANICAL LEVEL 327'-0"
- 33RD LEVEL 315'-4"
- 32ND LEVEL 304'-4"
- 31ST LEVEL 294'-8"
- 30TH LEVEL 285'-0"
- 29TH LEVEL 275'-4"
- 28TH LEVEL 265'-8"
- 27TH LEVEL 256'-0"
- 26TH LEVEL 246'-4"
- 25TH LEVEL 236'-8"
- 24TH LEVEL 227'-0"
- 23RD LEVEL 217'-4"
- 22ND LEVEL 207'-8"
- 21ST LEVEL 198'-0"
- 20TH LEVEL 188'-4"
- 19TH LEVEL 178'-8"
- 18TH LEVEL 169'-0"
- 17TH LEVEL 159'-4"
- 16TH LEVEL 149'-8"
- 15TH LEVEL 140'-0"
- 14TH LEVEL 130'-4"
- 12TH LEVEL 120'-8"
- 11TH LEVEL 111'-0"
- 10TH LEVEL 101'-4"
- 9TH LEVEL 91'-8"
- 8TH LEVEL 82'-0"
- 7TH LEVEL 72'-4"
- 6TH LEVEL 62'-8"
- 5TH LEVEL 53'-0"
- 4TH LEVEL 43'-4"
- 3RD LEVEL 33'-8"
- 2ND LEVEL SOUTH 24'-0"
- 2ND LEVEL NORTH 21'-4"
- GROUND FLOOR 9'-0"
- GRADE 7'-0"

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

DRAWN BY Author

APPR BY Approver

FILE 2013-18

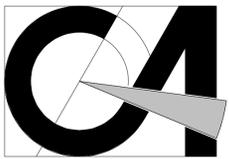
SHEET NUMBER:

**A2-100**

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







**CORWIL ARCHITECTS**  
 4210 LAGUNA ST. CORAL GABLES FL. 33146  
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

SOUTH ELEVATION



PAINTED SMOOTH STUCCO  
 FINISH ON CMU WALLS

PAINTED SMOOTH STUCCO  
 FINISH ON CMU WALLS

PAINTED ALUMINUM  
 RAILING

GLASS WINDOWS.  
 LAMINATED GLASS ON  
 ALUMINUM FRAME

GLASS WINDOWS.  
 LAMINATED GLASS ON  
 ALUMINUM FRAME

ROOF  
 347'-0"

INTERMEDIATE LEVEL  
 337'-0"

MECHANICAL LEVEL  
 327'-0"

33RD LEVEL  
 315'-4"

32ND LEVEL  
 304'-4"

31ST LEVEL  
 294'-8"

30TH LEVEL  
 285'-0"

29TH LEVEL  
 275'-4"

28TH LEVEL  
 265'-8"

27TH LEVEL  
 256'-0"

26TH LEVEL  
 246'-4"

25TH LEVEL  
 236'-8"

24TH LEVEL  
 227'-0"

23RD LEVEL  
 217'-4"

22ND LEVEL  
 207'-8"

21ST LEVEL  
 198'-0"

20TH LEVEL  
 188'-4"

19TH LEVEL  
 178'-8"

18TH LEVEL  
 169'-0"

17TH LEVEL  
 159'-4"

16TH LEVEL  
 149'-8"

15TH LEVEL  
 140'-0"

14TH LEVEL  
 130'-4"

12TH LEVEL  
 120'-8"

11TH LEVEL  
 111'-0"

10TH LEVEL  
 101'-4"

9TH LEVEL  
 91'-8"

8TH LEVEL  
 82'-0"

7TH LEVEL  
 72'-4"

6TH LEVEL  
 62'-8"

5TH LEVEL  
 53'-0"

4TH LEVEL  
 43'-4"

3RD LEVEL  
 33'-8"

2ND LEVEL SOUTH  
 24'-0"

2ND LEVEL NORTH  
 21'-4"

GROUND FLOOR  
 9'-0"

GRADE  
 7'-0"

SLIDING WINDOWS.  
 LAMINATED GLASS ON  
 ALUMINUM FRAME

GLASS RAILING ON  
 ALUMINUM FRAME

CONCRETE SLAB WITH  
 SMOOTH STUCCO FINISH

BALCONY DIVIDERS

PAINTED SMOOTH STUCCO  
 FINISH ON CMU WALLS

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

DRAWN BY Author

APPR BY Approver

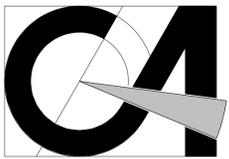
FILE 2013-18

SHEET NUMBER:

**A2-102**

1 SOUTH ELEVATION  
 1/16" = 1'-0"





**CORWIL ARCHITECTS**  
 4210 LAGUNA ST., CORAL GABLES FL. 33146  
 LIC. NO. AA-C002151 T. 305.448.7383

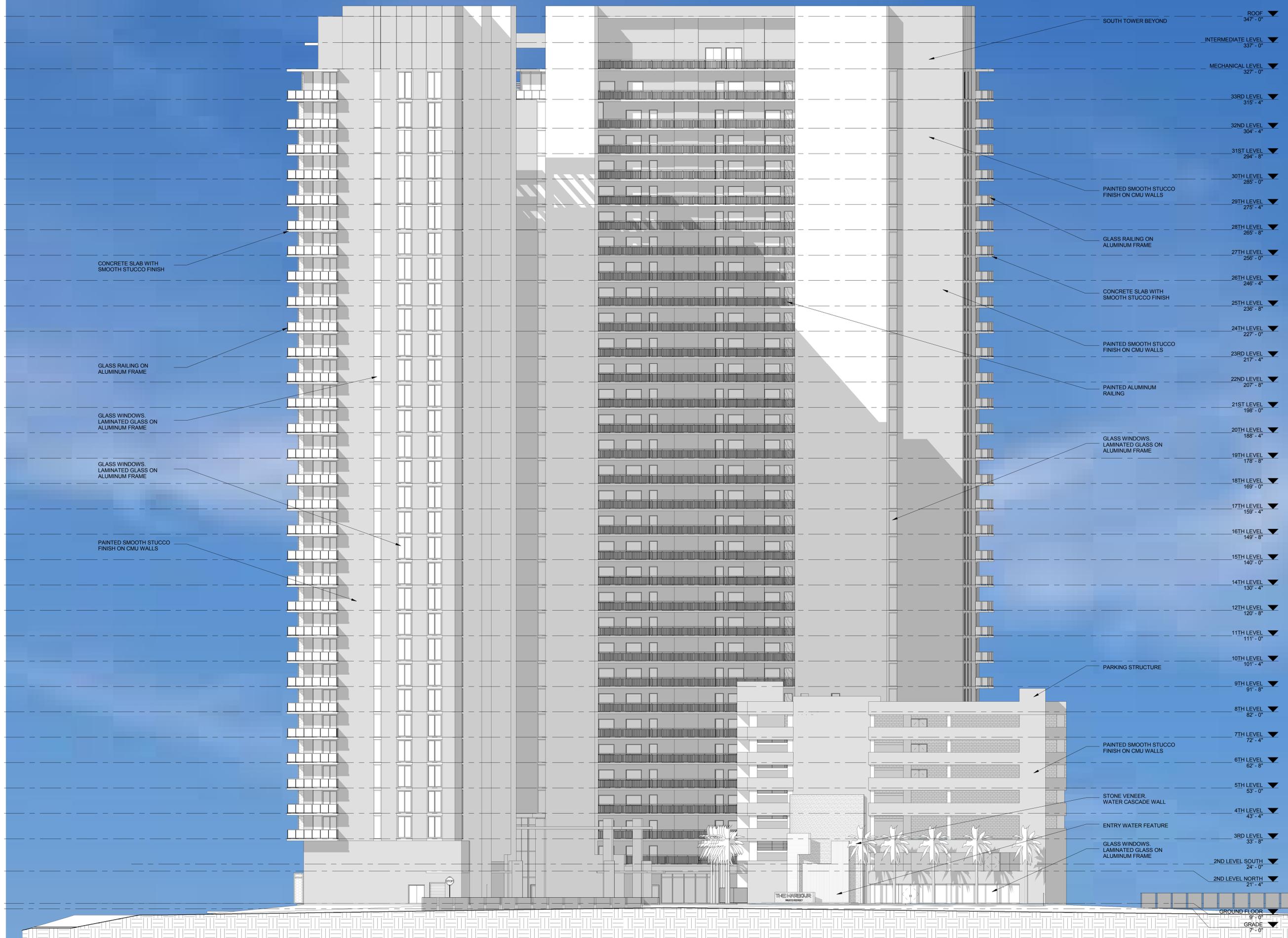
PROJECT:

**THE HARBOUR**  
 16385 BISCAYNE BLVD.  
 NORTH MIAMI BEACH,  
 FLORIDA

OWNER:

BLUE PALMS  
 HOLDINGS LP  
 848 BRICKELL AVE STE 700  
 MIAMI, FLORIDA 33131

WEST ELEVATION



CONCRETE SLAB WITH  
SMOOTH STUCCO FINISH

GLASS RAILING ON  
ALUMINUM FRAME

GLASS WINDOWS,  
LAMINATED GLASS ON  
ALUMINUM FRAME

GLASS WINDOWS,  
LAMINATED GLASS ON  
ALUMINUM FRAME

PAINTED SMOOTH STUCCO  
FINISH ON CMU WALLS

SOUTH TOWER BEYOND

PAINTED SMOOTH STUCCO  
FINISH ON CMU WALLS

GLASS RAILING ON  
ALUMINUM FRAME

CONCRETE SLAB WITH  
SMOOTH STUCCO FINISH

PAINTED SMOOTH STUCCO  
FINISH ON CMU WALLS

PAINTED ALUMINUM  
RAILING

GLASS WINDOWS,  
LAMINATED GLASS ON  
ALUMINUM FRAME

PARKING STRUCTURE

PAINTED SMOOTH STUCCO  
FINISH ON CMU WALLS

STONE VENEER,  
WATER CASCADE WALL

ENTRY WATER FEATURE

GLASS WINDOWS,  
LAMINATED GLASS ON  
ALUMINUM FRAME

ROOF

INTERMEDIATE LEVEL

MECHANICAL LEVEL

33RD LEVEL

32ND LEVEL

31ST LEVEL

30TH LEVEL

29TH LEVEL

28TH LEVEL

27TH LEVEL

26TH LEVEL

25TH LEVEL

24TH LEVEL

23RD LEVEL

22ND LEVEL

21ST LEVEL

20TH LEVEL

19TH LEVEL

18TH LEVEL

17TH LEVEL

16TH LEVEL

15TH LEVEL

14TH LEVEL

12TH LEVEL

11TH LEVEL

10TH LEVEL

9TH LEVEL

8TH LEVEL

7TH LEVEL

6TH LEVEL

5TH LEVEL

4TH LEVEL

3RD LEVEL

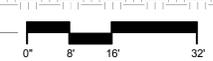
2ND LEVEL SOUTH

2ND LEVEL NORTH

GROUND FLOOR

GRADE

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



PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

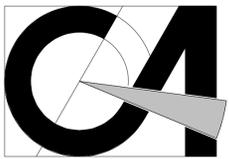
DRAWN BY GS

APPR BY Approver

FILE 2013-18

SHEET NUMBER:

**A2-103**



**CORWIL ARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL. 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH,  
FLORIDA

OWNER:

BLUE PALMS  
HOLDINGS LP  
848 BRICKELL AVE STE 700  
MIAMI, FLORIDA 33131

**BUILDING SECTION**



- ROOF 347'-0"
- INTERMEDIATE LEVEL 337'-0"
- MECHANICAL LEVEL 327'-0"
- 33RD LEVEL 315'-4"
- 32ND LEVEL 304'-4"
- 31ST LEVEL 294'-8"
- 30TH LEVEL 285'-0"
- 29TH LEVEL 275'-4"
- 28TH LEVEL 265'-8"
- 27TH LEVEL 256'-0"
- 26TH LEVEL 246'-4"
- 25TH LEVEL 236'-8"
- 24TH LEVEL 227'-0"
- 23RD LEVEL 217'-4"
- 22ND LEVEL 207'-8"
- 21ST LEVEL 198'-0"
- 20TH LEVEL 188'-4"
- 19TH LEVEL 178'-8"
- 18TH LEVEL 169'-0"
- 17TH LEVEL 159'-4"
- 16TH LEVEL 149'-8"
- 15TH LEVEL 140'-0"
- 14TH LEVEL 130'-4"
- 12TH LEVEL 120'-8"
- 11TH LEVEL 111'-0"
- 10TH LEVEL 101'-4"
- 9TH LEVEL 91'-8"
- 8TH LEVEL 82'-0"
- 7TH LEVEL 72'-4"
- 6TH LEVEL 62'-8"
- 5TH LEVEL 53'-0"
- 4TH LEVEL 43'-4"
- 3RD LEVEL 33'-8"
- 2ND LEVEL SOUTH 24'-0"
- 2ND LEVEL NORTH 21'-4"
- GROUND FLOOR 9'-0"
- GRADE 7'-0"

CONCRETE SLAB WITH SMOOTH STUCCO FINISH

SLIDING WINDOWS LAMINATED GLASS ON ALUMINUM FRAME

BALCONY DIVIDERS

NORTH TOWER BEYOND

GLASS RAILING ON ALUMINUM FRAME

CONCRETE SLAB WITH SMOOTH STUCCO FINISH

PAINTED SMOOTH STUCCO FINISH ON CMU WALLS

PAINTED ALUMINUM RAILING

GLASS WINDOWS, LAMINATED GLASS ON ALUMINUM FRAME

PARKING STRUCTURE

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015  
JOB NO. 2013-18  
DRAWN BY Author  
APPR BY Approver  
FILE 2013-18

SHEET NUMBER:

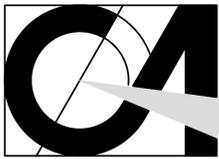
**A3-100**





THE ARRIVAL

With its modern porte-cochère entrance and capitol gardens and reflecting pools, it is clear that your experience with The Harbour begins the moment you enter the driveway. Stone and glass accents create a seamless transition between indoors and outdoors and an unforgettable ambience that places you firmly at ease.



**CORWIL ARCHITECTS**  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**THE HARBOUR**  
16385 BISCAYNE BLVD.  
NORTH MIAMI BEACH,  
FLORIDA

OWNER:

BLUE PALMS  
HOLDINGS LP  
848 BRICKELL AVE STE 700  
MIAMI, FLORIDA 33131

CONCEPT 3D RENDERINGS

PHASE

REVISIONS

DATE	#	DESCRIPTION

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,  
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL  
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 07/08/2015

JOB NO. 2013-18

DRAWN BY Author

APPR BY Approver

FILE 2013-18

SHEET NUMBER:

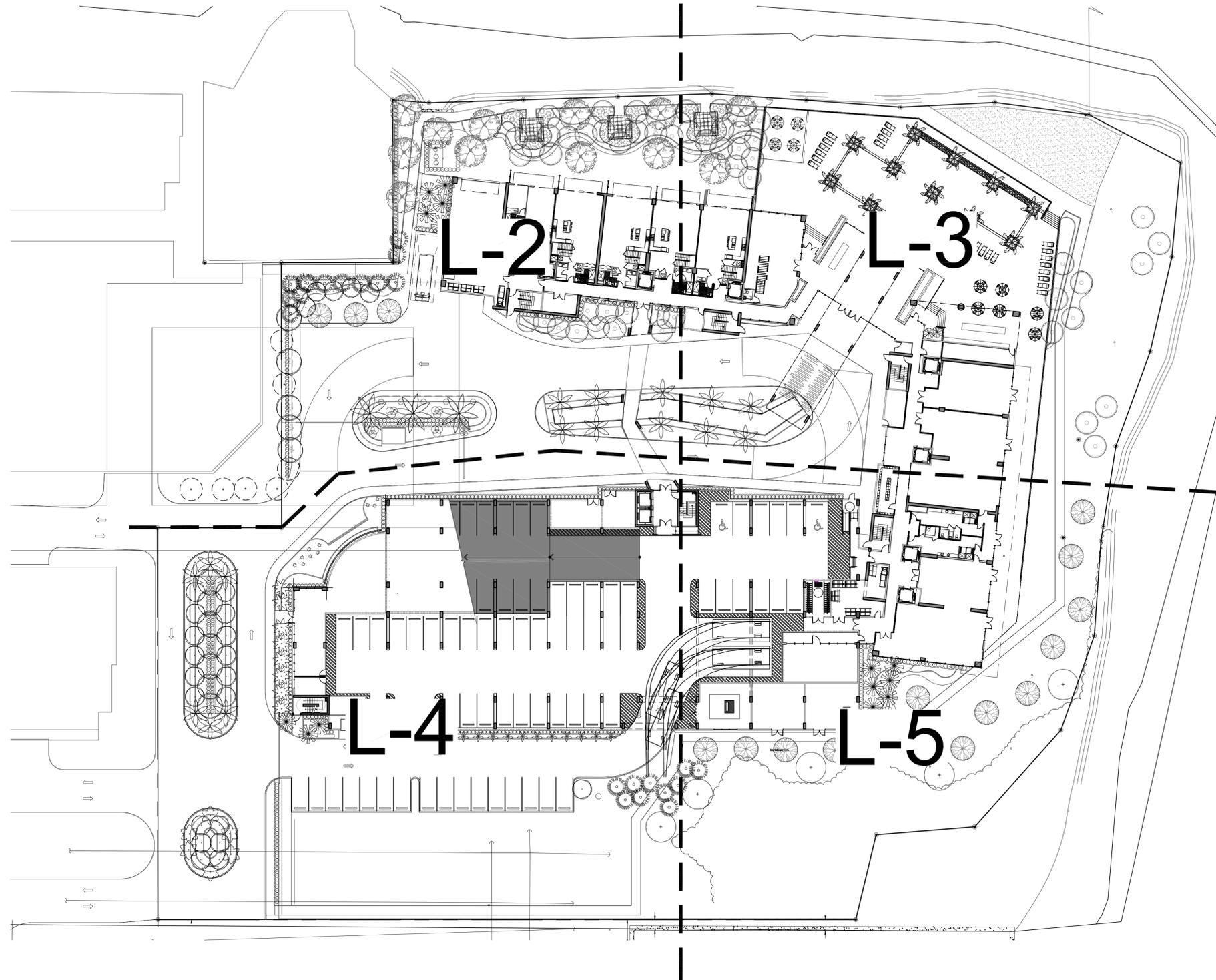
**A4-100**

SHEET INDEX:

- L-1 INDEX
- L-2 GROUND LEVEL LANDSCAPE PLAN
- L-3 GROUND LEVEL LANDSCAPE PLAN
- L-4 GROUND LEVEL LANDSCAPE PLAN
- L-5 GROUND LEVEL LANDSCAPE PLAN
- L-6 7TH LEVEL LANDSCAPE PLAN
- L-7 LANDSCAPE DETAILS

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
14		Carpentaria acuminata	16' O.A. HEIGHT
12		CARPENTARIA PALM	F.G.
5		*Clusia rosea	12' HT. X 5' SPR. / 2" DBH.
53		ITCHY LEAF	F.G.
12		*Coccoloba uvifera	18' HT. X 8' SPR. / 4" CAL.
53		SEA GRAPE	F.G.
12		Coccoloba uvifera 'Makyan'	26-30' O.A. HEIGHT, 5' GW MIN
24		GREEN PALM COCONUT PALM	F.G. SEE PLANS FOR HEIGHTS
13		*Conocarpus erectus	18' HT. X 8' SPR. / 4" CAL.
24		GREEN BUTTOWOOD	F.G.
13		Ligularia japonicum	10' HT. X 10' SPR. MULTI TRUNK
3		JAPANESE PRIVET	F.G.
13		Phoenix sylvatica 'Medford'	22' O.A. HT.
16		MEDJOO DATE PALM	F.G.
16		Phoenix sylvatica	10' C.T.
16		SILVER DATE PALM	F.G.
16		*Quercus virginiana	12' HT. X 8' SPR. / 2" DBH.
16		LIVE OAK	F.G.
16		*Roystonea elata	22' O.A. HT. MIN.
16		ROYAL PALM	F.G. 6' GW. MIN. MATCHED HTS
23		*Sabal palmetto	16-20' O.A. HT. MIN. STAGGERED
6		SABAL PALM	F.G. SEE PLAN FOR HEIGHTS
6		*Thespesia nativa	12' O.A. HT.
8		FLORIDA THATCH PALM	F.G.
8		Valleya montgomeryana 'large'	24' O.A. HT. MIN.
16		SINGLE MONTGOMERY PALM	F.G.
16		Washingtonia robusta	20-24' O.A. STAGGERED HT.
16		WASHINGTONIA PALM	F.G. SEE PLAN FOR HEIGHTS
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	33	Zachosia blanchetiana	30" HT. X 24" SPR.
AC	192	BRIGHT YELLOW BROMELIAD	18" HT. X 18" SPR. / 18" O.C.
AI	10	Alibertia escholtzii	3 GAL.
AI	10	*Alibertia escholtzii	24" O.A. SPR.
AN	124	IMPATIENS BROMELIAD	9" POT
AN	124	ACRUCIUM	FILL 4 PLANTED POTS
AW	81	ACACIA WILKINSONIA 'Dwarf'	24" HT. X 24" SPR. / 24" O.C.
AW2	183	DWARF COPPERLEAF	3 GAL.
AZ	180	ACACIA WILKINSONIA 'Triostar'	4HT. X 30" SPR.
AZ	180	TRICOLOR COPPERLEAF	7 GAL.
BG	1	Alphitonia zambardii 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
BG	1	VARIEGATED GINGER	3 GAL.
CG	306	Boeghinia stricta	6" HT. X 4" SPR.
CG1	89	RED BOEGHINIA	15 GAL. FULL
CG1	89	*Clusia guttata	24" HT. X 24" SPR. / 24" O.C.
CG1	89	SMALL LEAF CLUSIA	3 GAL.
CG1	89	*Clusia guttata	38" HT. X 24" SPR. / 24" O.C.
CG1	89	SMALL LEAF CLUSIA	7 GAL.
CG1	89	*Chrysobalanus icaco 'Red Top'	18" HT. X 18" SPR. / 24" O.C.
CG1	89	RED TIP COCOPLUM	3 GAL.
CG1	89	*Conocarpus erectus 'Variegatus'	38" HT. X 24" SPR. / 24" O.C.
CG1	89	SILVER BUTTOWOOD	7 GAL.
CG1	89	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
CG1	89	GOLD MOUND DURANTA	3 GAL.
CG1	89	Dioon spinulosum	4-6' O.A. HT.
CG1	89	DION	15 GAL. FULL
CG1	89	Dianella tasmanica	18" HT. X 18" SPR. / 24" O.C.
CG1	89	BLUEBERRY FLAX LILY	3 GAL.
CG1	89	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
CG1	89	GREEN ISLAND FIG	3 GAL.
CG1	89	Heliconia plattersonii 'Vibrantia'	4" O.A. HT.
CG1	89	CHOCONIANA HELICONIA	7 GAL. FULL
CG1	89	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
CG1	89	SPIDER LILY	3 GAL.
CG1	89	*Hymenocallis latifolia	24" HT. X 24" SPR. / 24" O.C.
CG1	89	FIREBUSH	3 GAL.
CG1	89	*Bux vomifolia 'Stokes Dwarf'	15" HT. X 15" SPR. / 18" O.C.
CG1	89	DWARF TAURUM	3 GAL.
CG1	89	Jasminum multiflorum	24" HT. X 24" SPR. / 24" O.C.
CG1	89	DOWNY JASMINE	3 GAL.
CG1	89	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
CG1	89	PINK MUHLY GRASS	3 GAL.
CG1	89	*Nephrolepis exaltata	12" HT. X 12" SPR. / 15" O.C.
CG1	89	BOSTON FERN	1 GAL. FULL
CG1	89	Ophiopogon japonicus 'Nanus'	12" O.C.
CG1	89	DWARF MONDO GRASS	1 GAL. FULL
CG1	89	Philodendron 'Surfer's Dream'	24" HT. X 24" SPR. / 24" O.C.
CG1	89	SURFER'S DREAM PHILODENDRON	3 GAL.
CG1	89	Potocarpus macrophyllus 'Pinguicula Dwarf'	15" HT. X 15" SPR. / 15" O.C.
CG1	89	PODDOCARPUS PRINGLES DWARF	3 GAL.
CG1	89	Phoenix roebeliaii	6' O.A. HT.
CG1	89	PIPOPI DATE PALM	F.G. TRIPLE TRUNK
CG1	89	Philodendron xanadu	18" HT. X 18" SPR. / 18" O.C.
CG1	89	DWARF PHILODENDRON	3 GAL.
CG1	89	Sarsenleria trifasciata	24" HT. X 24" SPR. / 24" O.C.
CG1	89	VARIEGATED SNAKE PLANT	3 GAL.
CG1	89	Schefflera arborescens 'Tropicana'	18" HT. X 18" SPR. / 18" O.C.
CG1	89	VARIEGATED SCHEFFLERA	3 GAL.
CG1	89	Stenotaphrum secundatum 'Floratum'	
CG1	89	ST. AUGUSTINE GRASS	SOLID EVEN 800

\* DENOTES NATIVE SPECIES



KEY PLAN

Scale: NTS


  
**WITKIN HULTS**  
**DESIGN GROUP**  
 307 South 21st Avenue Hollywood, Florida  
 phone: 954.923.9691 fax: 954.923.9699  
 www.witkindesign.com

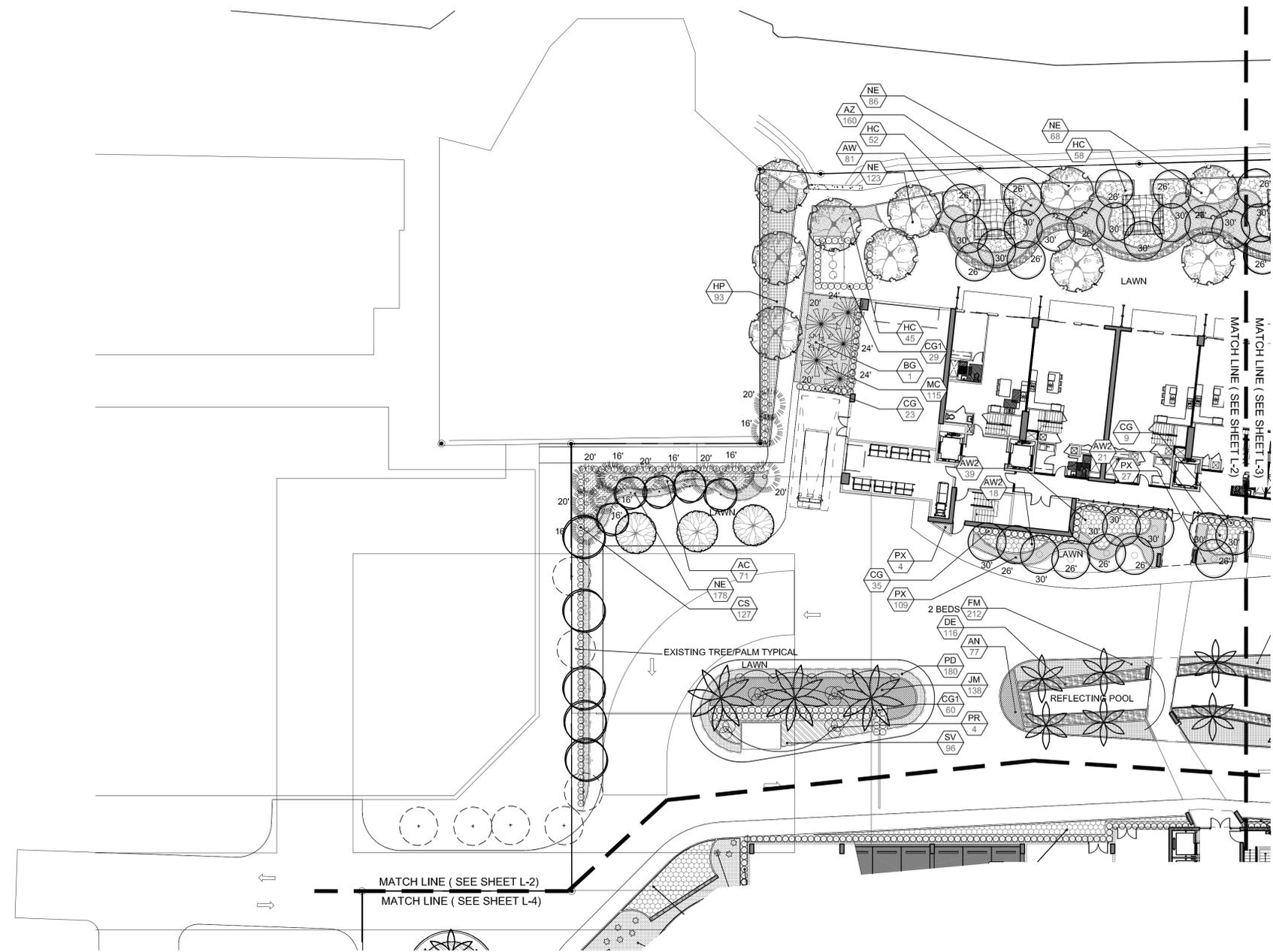
**THE HARBOUR**  
 North Miami Beach, Florida  
 INDEX

Project:  
 Revisions:  
 1) 09.22.2015 SITE PLAN

Lic. # LA0000889  
 Member: A.S.L.A.

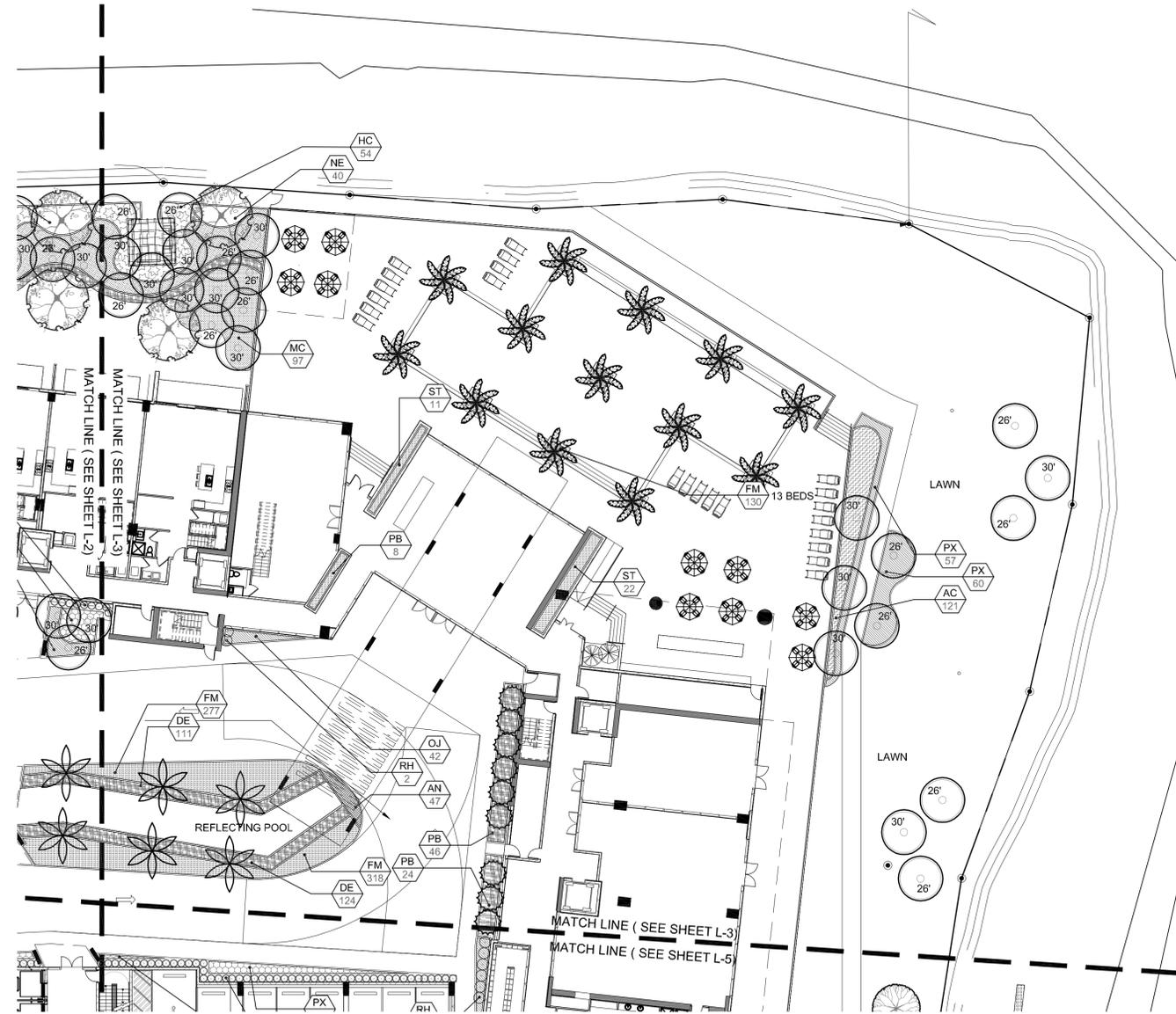
Drawing: INDEX  
 Date: 6/27/2013  
 Scale: NTS  
 Drawn by: DC  
 Sheet No.:  
**L-1**  
 Cad Id.: 2013-056





LANDSCAPE LIST		
TREES		
SYMBOL	QUAN.	PROPOSED MATERIAL / DESCRIPTION
14		Carpenteria acuminata 18' O.A. HEIGHT
12		CASPIAN PALM 12' HT. X 5' SPR. 2" DBH.
5		"Clusia rosea 16' HT. X 8' SPR. 4" CAL.
53		"Coccoloba uvifera 26-30' O.A. HEIGHT, 5' GW MIN
12		GREEN MALAYAN COCONUT PALM F.G. SEE PLANS FOR HEIGHTS
24		"Conocarpus erectus 16' HT. X 8' SPR. 4" CAL.
3		GREEN BUTTOWOOD 16' HT. X 10' SPR. MULTI TRUNK
13		JAPANESE PRIVET 22' O.A. HT.
16		Phoenix dactyloctenax 'Medjool' F.G.
16		"MEDICAL DATE PALM 16' CT.
23		Phoenix softleaf F.G.
16		SILVER DATE PALM 12' HT. X 5' SPR. 2" DBH.
16		"Quercus virginiana F.G.
16		LIVE OAK 22' O.A. HT. MIN.
16		"Nymphaea alba F.G. 5' GW MIN. MATCHED HTS.
23		ROYAL PALM 16-20' O.A. HT. MIN., STAGGRD.
6		"Sabal palmetto F.G., SEE PLAN FOR HEIGHTS
8		SABAL PALM 17' O.A. HT.
16		"Thrinax rotunda F.G.
16		FLORIDA THATCH PALM 24' O.A. HT. MIN.
16		Vallisneria spiralis 20-24' O.A. STAGGERED HT.
16		SINGLE MONTGOMERY PALM F.G. SEE PLAN FOR HEIGHTS
16		Washingtonia robusta F.G. SEE PLAN FOR HEIGHTS
16		WASHINGTONIA PALM F.G. SEE PLAN FOR HEIGHTS
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL / DESCRIPTION
AB	33	Aechmea blanchetiana 36" HT. X 24" SPR.
AC	192	BRIGHT YELLOW BROMELIAD 10" POT
AI	10	Alamanda cathartica 18" HT. X 18" SPR. / 18" O.C.
AN	124	YELLOW ALL AMANDA 3 GAL.
AW	81	Alcantara tricolorata 24" O.A. SPR.
AW2	183	IMPERIAL BROMELIAD 9" POT
AZ	180	Annual FILL 4 PLANTED POTS
BG	1	CONTRACTOR TO SELECT SPECIES TO FILL AREA
CG	306	Azalea villosa 'Vasee' 24" HT. X 24" SPR. / 24" O.C.
CG1	89	DWARF COPPER LEAF 3 GAL.
CI	172	Azalea villosa 'Tribute' 41" HT. X 38" SPR.
CS	380	TRICOLOR COPPER LEAF 7 GAL.
DE	351	Abies concolor 'Vertigata' 24" HT. X 24" SPR. / 30" O.C.
DI	6	Abies concolor 'Vertigata' 24" HT. X 24" SPR. / 30" O.C.
DT	136	VAREGATED GINGER 3 GAL.
FM	1736	Bougainvillea Standard 8' HT. X 4' SPR.
HC	209	RED BOUGAINVILLEA 15 GAL., FULL
HL	71	Bougainvillea Standard 24" HT. X 24" SPR. / 24" O.C.
HP	93	SMALL LEAF CLUSIA 3 GAL.
IV	84	CG1 89 36" HT. X 24" SPR. / 24" O.C.
JM	138	SMALL LEAF CLUSIA 7 GAL.
MC	304	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
NE	495	SMALL LEAF CLUSIA 7 GAL.
OJ	30	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
PB	6	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
PD	180	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
PR	4	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
PX	402	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
ST	33	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
SV	193	"Clusia guifera 36" HT. X 24" SPR. / 24" O.C.
LAWN	As Requested	Stenotaphrum secundatum 'Floratam' SOLID EVEN SOO

**GROUND LEVEL LANDSCAPE PLAN**  
 Scale: 1"=20'-0"  
 NORTH



**GROUND LEVEL LANDSCAPE PLAN**

Scale: 1"=20'-0"



LANDSCAPE LIST

TREES		
SYMBOL	QUAN.	PROPOSED MATERIAL DESCRIPTION
TVZ	14	Casuarina acuminata 18' O.A. HEIGHT
⊗	12	CASUARINA PALM F. G.
⊗	5	*Clusia rosea 12' HT. X 8' SPR. 2" DBH.
⊗	5	PITCH APPLE F. G.
⊗	5	*Coccoloba ovifera 18' HT. X 8' SPR. 4" CAL.
⊗	5	SEA GRAPE F. G.
⊗	55	Cocos nucifera 'Malayan' 26-30' O.A. HEIGHT, 5' GW MIN
⊗	12	GREEN MALAYAN COCONUT PALM F. G. SEE PLANS FOR HEIGHTS
⊗	12	*Coccoloba erecta 18' HT. X 8' SPR. 4" CAL.
⊗	24	GREEN BUTTWOOD F. G.
⊗	3	Liquistrium japonicum 10' HT. X 10' SPR. MULTI TRUNK
⊗	3	JAPANESE PRIVET F. G.
⊗	3	Phoenix distylifera 'Medjool' 22' O.A. HT.
⊗	13	MEADOW DATE PALM F. G.
⊗	13	Phoenix sylvestris 10' C.T.
⊗	9	SILVER DATE PALM F. G.
⊗	9	Psychopoma elegans 'single' 18'-30' O.A. HT., SINGLE
⊗	16	SINGLE ALEXANDER PALMS F.G., STAGGER HTS.
⊗	16	*Clusia virginiana 12' HT. X 8' SPR. 2" DBH.
⊗	16	LIVE OAK F. G.
⊗	16	*Roystonea elata 22' O.A. HT. MIN.
⊗	23	ROYAL PALM F.G., 8' GW MIN. MATCHED HTS.
⊗	23	*Sabal palmetto 18-20' O.A. HT. MIN. STAGGERD.
⊗	6	SABAL PALM F. G., SEE PLAN FOR HEIGHTS
⊗	6	*Thrinax radiata 12' O.A. HT.
⊗	8	FLORIDA THATCH PALM F. G.
⊗	8	Washingtonia robusta 24' O.A. HT. MIN.
⊗	16	SINGLE MONTGOMERY PALM F. G.
⊗	16	Washingtonia robusta 20-24' O.A. STAGGERED HT.
⊗	16	WASHINGTONIA PALM F. G., SEE PLAN FOR HEIGHTS
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL DESCRIPTION
AB	11	Aechmea Manchesteriana 30" HT. X 24" SPR.
AC	192	BRIGHT YELLOW BROMELIAD 10" POT
AI	10	Allamanda cathartica 18" HT. X 8" SPR. / 18" O.C.
AI	10	YELLOW ALLAMANDA 3 GAL.
AI	10	Allamanda integrifolia 24" O.A. SPR.
AN	124	IMPERIAL BROMELIAD 9" POT
AN	124	Annuals CONTRACTOR TO SELECT SPECIES TO FILL AREA
AW	81	Acacia salicifolia 'Swarf' 24" HT. X 24" SPR. / 24" O.C.
AW2	183	DWARF COPPERLEAF 3 GAL.
AZ	180	Acacia salicifolia 'Tripartita' 41" HT. X 30" SPR.
BG	1	TRICOLOR COPPERLEAF 7 GAL.
BG	1	Alpha aurantifolia 'Variegata' 24" HT. X 24" SPR. / 30" O.C.
BG	1	VARIEGATED CINGER 3 GAL.
CG	313	Bougainvillea Standard 6" HT. X 4" SPR.
CG	313	RED BOUGAINVILLEA 15 GAL., FULL
CG1	89	*Clusia guifera 24" HT. X 24" SPR. / 24" O.C.
CG1	89	SMALL LEAF CLUSIA 3 GAL.
CG1	89	SMALL LEAF CLUSIA 7 GAL.
CI	172	*Chrysobalanus icaco 'Red Top' 18" HT. X 18" SPR. / 24" O.C.
CI	172	RED TOP COPPERLEAF 3 GAL.
CS	381	*Coccoloba erecta 'yellow' 30" HT. X 24" SPR. / 24" O.C.
CS	381	SILVER BUTTWOOD 7 GAL.
DE	351	Duranta erecta 'Gold Mound' 18" HT. X 18" SPR. / 18" O.C.
DE	351	GOLD MOUND DURANTA 3 GAL.
DI	6	Dryas octopetala 4.5' O.A. HT.
DI	6	GIANT DIOON 15 GAL., FULL
DI	6	GIANT DIOON 18" HT. X 18" SPR. / 24" O.C.
DT	136	Dianella tasmanica 3 GAL.
DT	136	BLUEBERRY FLAX LILY 3 GAL.
FM	1839	Ficus microcarpa 'Queen Helen' 18" HT. X 15" SPR. / 15" O.C.
FM	1839	GREEN ISLAND FIGUS 3 GAL.
HC	209	Heliconia psittacorum 'choccolina' 4' O.A. HT.
HC	209	CHOCOLANNA HELICONIA 7 GAL. FULL
HL	71	*Hymenocallis latifolia 18" HT. X 18" SPR. / 24" O.C.
HL	71	SPIRIS LILY 3 GAL.
HP	192	*Hamelia patens 24" HT. X 24" SPR. / 24" O.C.
HP	192	FIREBUSH 3 GAL.
IV	84	*Ilex vomitoria 'Stokes Dwarf' 15" HT. X 15" SPR. / 18" O.C.
IV	84	DWARF HALENIA 3 GAL.
JM	138	Jasminum multiflorum 24" HT. X 24" SPR. / 24" O.C.
JM	138	DOWNY JASMINE 3 GAL.
MC	304	*Muhlenbergia capillaris 24" HT. X 24" SPR. / 24" O.C.
MC	304	PINK MILLY GRASS 3 GAL.
MC	304	*Muhlenbergia capillaris 12" HT. X 12" SPR. / 15" O.C.
NE	495	BOSTON FERN 1 GAL. FULL
OJ	102	Ophiopogon japonicus 'Nanus' 12" O.C.
OJ	102	DWARF MONDO GRASS 1 GAL. FULL
PB	78	Phikendron 'Blue Mound' 24" HT. X 24" SPR. / 24" O.C.
PB	78	BURLE MARX PHLODENDRON 3 GAL.
PD	180	Podocarpus macrophyllus 'Pringles Dwarf' 15" HT. X 15" SPR. / 15" O.C.
PD	180	PODOCARPUS PRINGLES DWARF 3 GAL.
PX	4	Phoenix date palm 5' O.A. HT.
PX	4	PIVOT DATE PALM F. G., TRIPLE TRUNK
PX	424	Phikendron ararudu 18" HT. X 15" SPR. / 18" O.C.
PX	424	DWARF PHLODENDRON 3 GAL.
RH	8	Rhapizis erecta 3' O.A. HT.
RH	8	LAZY PALM 7 GAL.
ST	33	Sansevieria trifasciata 24" HT. X 24" SPR. / 24" O.C.
ST	33	VARIEGATED SNAKE PLANT 3 GAL.
SV	193	Schefflera arboricola 'Tiramisu' 18" HT. X 18" SPR. / 18" O.C.
SV	193	VARIEGATED SCHEFFLERIA 3 GAL.
SV	193	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS
LAWN	As Required	ST. AUGUSTINE GRASS SOLID EVEN SOO

\* DENOTES NATIVE SPECIES

**WITKIN HULTS DESIGN GROUP**  
 307 South 21st Avenue Hollywood, Florida  
 phone: 954.923.9651 fax: 954.923.9689  
 www.witkindesign.com

**THE HARBOUR**  
 North Miami Beach, Florida  
 GROUND LEVEL LANDSCAPE PLAN

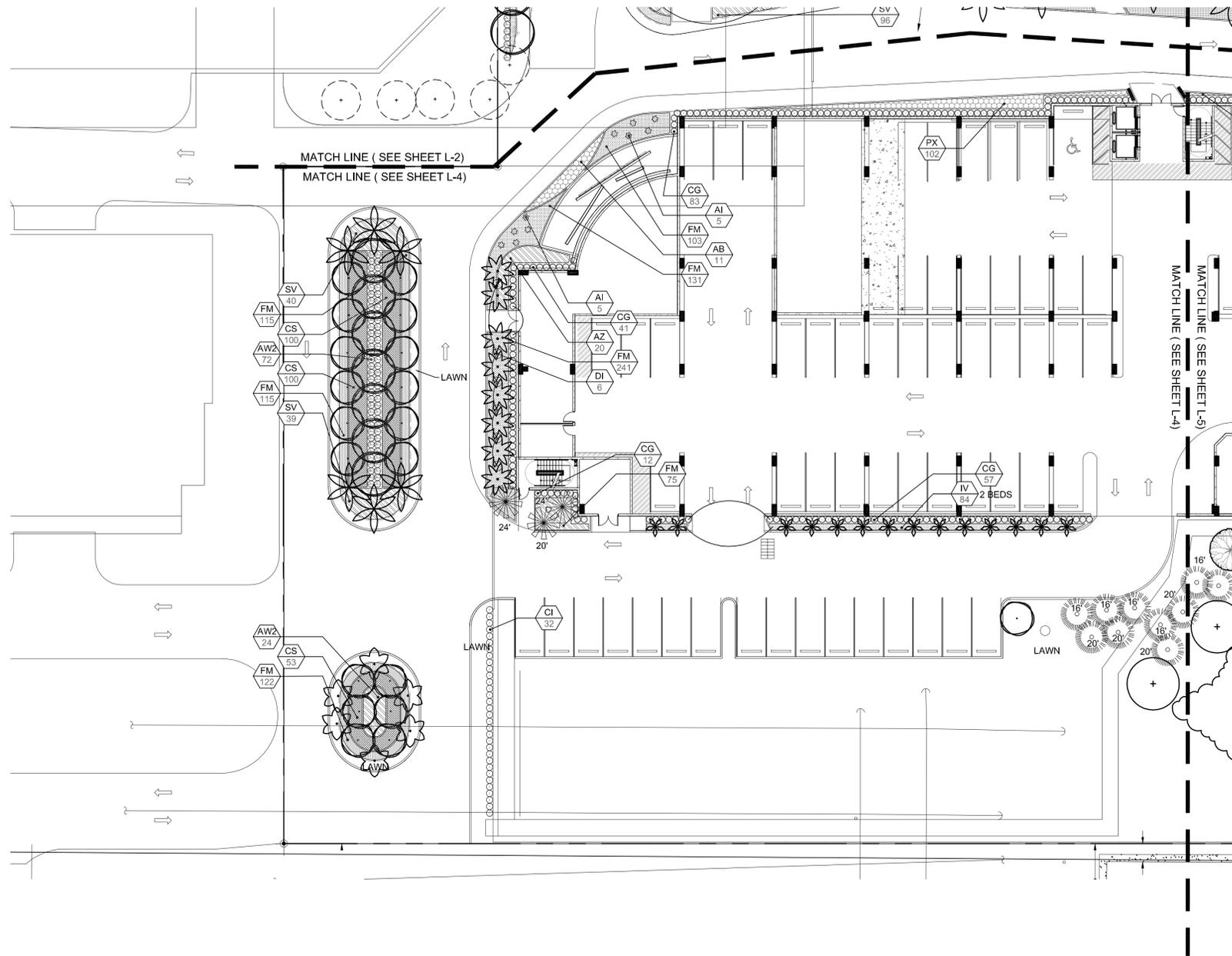
Project:

Revisions:  
 1) 09.22.2015 SITE PLAN

Seat:

Lic. # LA0000889  
 Member: A.S.L.A.

Drawing: Ground Level Landscape Plan  
 Date: 6/27/2013  
 Scale: 1"=20'-0"  
 Drawn by: DC  
 Sheet No.:  
**L-3**  
 Cad Id.: 2013-056



TREES			
SYMBOL	QUANT	PROPOSED MATERIAL	DESCRIPTION
14		<i>Carpentaria acuminata</i> CARPENTARIA PALM	10' O.A. HEIGHT F.G.
12		* <i>Clusia rosea</i> PITCH APPLE	12' HT. X 5' SPR. 2" DBL. F.G.
5		* <i>Coccoloba vitifera</i> SEA GRAPE	18' HT. X 8' SPR. 4" CAL. F.G.
55		<i>Cocos nucifera</i> 'Malayan' GREEN MALAYAN COCONUT PALM	20-30' O.A. HEIGHT, 5' GW MIN F.G. SEE PLANS FOR HEIGHTS
24		* <i>Conarus erectus</i> GREEN BUTTWOOD	18' HT. X 8' SPR. 4" CAL. F.G.
12		<i>Liquidum japonicum</i> JAPANESE PRIVET	10' HT. X 10' SPR., MULTI TRUNK F.G.
3		<i>Phoenix decussata</i> 'Meyhoff' MEX/SOL. DATE PALM	22' O.A. HT. F.G.
13		<i>Phoenix sylvestris</i> SILVER DATE PALM	10' C.T. F.G.
9		<i>Phytosperma elegans</i> 'single' SINGLE FL/SILVER PALM	18-20' O.A. HT., SINGLE F.G., STAGGER HTS
16		* <i>Quercus virginiana</i> LIVE OAK	12' HT. X 5' SPR. 2" DBL. F.G.
16		* <i>Rapanea elata</i> ROYAL PALM	22' O.A. HT. MIN. F.G. 3' W. MIN. MATCHED HTS
23		* <i>Sabal palmetto</i> SABAL PALM	18-20' O.A. HT. MIN., STAGGERD. F.G. SEE PLAN FOR HEIGHTS
6		* <i>Thrinax parvifolia</i> FLORIDA MATCH PALM	12' O.A. HT. F.G.
8		<i>Washingtonia robusta</i> SINGLE MONTGOMERY PALM	24' O.A. HT. MIN. F.G.
16		<i>Washingtonia robusta</i> WASHINGTONIA PALM	20-24' O.A. STAGGERED HT. F.G. SEE PLAN FOR HEIGHTS

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUANT	PROPOSED MATERIAL	DESCRIPTION
AB	11	<i>Aschmann monchettiana</i> BRIGHT YELLOW BROMELIAD	30" HT. X 24" SPR. 10" POT
AC	192	<i>Albomanda cathartica</i> YELLOW ALLAMANDA	18" HT. X 18" SPR. / 18" O.C.
AI	10	<i>Abutilon</i> 'Bridal Veil' IMPERIAL BROMELIAD	24" O.A. SPR. 5" POT
AN	124	Annuals CONTRACTOR TO SELECT SPECIES TO FILL AREA	FILL 4 PLANTED POTS
AW	81	<i>Asplenium platyneuron</i> 'leaf' DWARF COPPERLEAF	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
AW2	183	<i>Acaulopeltis</i> 'Tikioki' TRICOLOR COPPERLEAF	4" HT. X 36" SPR. 7 GAL.
AZ	180	<i>Alpinia zerumbet</i> 'Variegata' VAREGATED GINGER	24" HT. X 24" SPR. / 30" O.C. 3 GAL.
BG	1	<i>Bougainvillea</i> 'Standard' RED BOUGAINVILLEA	6' HT. X 4" SPR. 15 GAL., FULL
CG	313	* <i>Clusia guifera</i> SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG1	89	* <i>Clusia guifera</i> SMALL LEAF CLUSIA	30" HT. X 24" SPR. / 24" O.C. 7 GAL.
CI	172	* <i>Chrysobalanus icaco</i> 'Red Tl' RED TIP COCCOPLUM	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
CS	381	* <i>Conocarpus erectus</i> 'serotus' SILVER BUTTWOOD	30" HT. X 24" SPR. / 24" O.C. 7 GAL.
DE	351	<i>Duranta erecta</i> 'Gold Mount' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
DI	6	<i>Dioon spinulosum</i> GIANT DICION	44" O.A. HT. 15 GAL., FULL
DT	136	<i>Dimeris tasmatica</i> BLUESBERRY FLAX LILY	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
FM	1839	<i>Ficus microcarpa</i> 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HC	209	<i>Heliconia psittacorum</i> 'choconiana' CHOCOMANIA HELICONIA	4' O.A. HT. 7 GAL., FULL
HL	71	* <i>Hymenocallis bifida</i> SPIDER LILY	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
HP	192	* <i>Hemella patens</i> FIREBUSH	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
IV	84	* <i>Ischaemum</i> 'Solera Dwarf' DWARF YALFON	15" HT. X 15" SPR. / 18" O.C. 3 GAL.
JM	138	<i>Jasminum multiflorum</i> DWARF JASMINE	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
MC	304	* <i>Muhlenbergia capillaris</i> PINK MILK Y GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
NE	495	* <i>Nepenthes exaltata</i> BOSTON FERN	12" HT. X 12" SPR. / 15" O.C. 1 GAL., FULL
OJ	102	<i>Ophiopogon japonicus</i> 'Nanus' DWARF MONDO GRASS	12" O.C. 1 GAL., FULL
PB	78	<i>Philodendron</i> 'Tide Mark' BURLE MARX PHILODENDRON	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PD	180	<i>Podocarpus macrophyllus</i> 'Pringles Dwarf' PODOCARPUS PRINGLES DWARF	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
PR	4	<i>Phoenix decussata</i> PYGMY DATE PALM	15" O.A. HT. F.G., TRIPLE TRUNK
PX	424	<i>Philodendron xanadu</i> DWARF PHILODENDRON	18" HT. X 15" SPR. / 18" O.C. 3 GAL.
RH	8	<i>Rhaphis excelsa</i> LADY PALM	3' O.A. HT. 7 GAL.
ST	33	<i>Sansanella trifasciata</i> VAREGATED SNAKE PLANT	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SV	193	<i>Scaevola arborescens</i> 'Tidiana' VAREGATED SCHEFFLEA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	<i>Stenotaphrum secundatum</i> 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES

**WITKIN HULTS DESIGN GROUP**  
 307 South 21st Avenue, Hollywood, Florida  
 phone: 954.923.9651 fax: 954.923.9689  
 www.witkindesign.com

**THE HARBOUR**  
 North Miami Beach, Florida  
 GROUND LEVEL LANDSCAPE PLAN

Project:

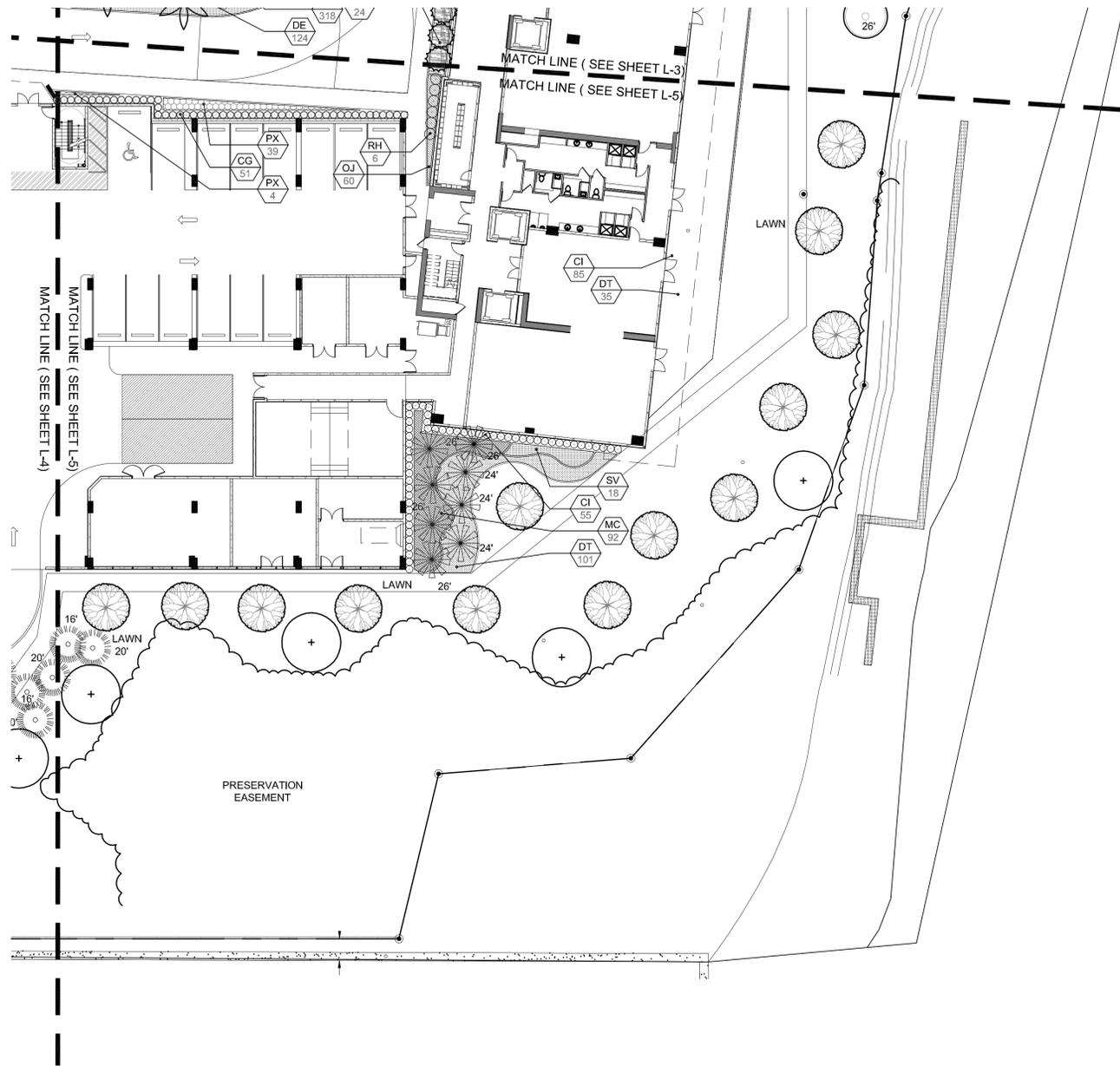
Revisions:  
 1) 09.22.2015 SITE PLAN

Seat:

Lic. # LA0000889  
 Member: A.S.L.A.

Drawing: Ground Level Landscape Plan  
 Date: 6/27/2013  
 Scale: 1"=20'-0"  
 Drawn by: DC  
 Sheet No.:  
**L-4**  
 Cad Id.: 2013-056

**GROUND LEVEL LANDSCAPE PLAN**  
 Scale: 1"=20'-0"  
 NORTH



# GROUND LEVEL LANDSCAPE PLAN

Scale: 1"=20'-0"



LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
14		Carpentaria acuminata	10' O.A. HEIGHT
		CARPENTARIA PALM	F.G.
12		*Clusia rosea	12' HT. X 9" SPR. 2" DBL.
		PITCH APPLE	F.G.
5		*Coccoloba urtica	10' HT. X 8" SPR. 4" CAL.
		SEA GORSE	F.G.
55		Cocos nucifera 'Malayan'	26-30' O.A. HEIGHT, 5' GW MIN.
		GREEN MALAYAN COCONUT PALM	F.G. SEE PLANS FOR HEIGHTS
12		*Conocarpus erectus	16' HT. X 8" SPR. 4" CAL.
		GREEN BUTTONWOOD	F.G.
24		Liquarium japonicum	10' HT. X 10" SPR. MULTI TRUNK
		JAPANESE PRIVET	F.G.
3		Phoenix dactylopera 'Medjool'	22' O.A. HT.
		RED SOOT DATE PALM	F.G.
		Phoenix sylvestris	10' FT.
13		SILVER DATE PALM	F.G.
9		Psychosperma elegans 'single'	18-30' O.A. HT., SINGLE
		SINGLE ALEXANDER PALMS	F.G., STAGGER HTS.
16		*Quercus virginiana	12' HT. X 8" SPR. 2" DBL.
		LIVE OAK	F.G.
16		*Roystonea elata	22' O.A. HT. MIN.
		ROYAL PALM	F.G. @ GW. MIN. MATCHED HTS.
23		*Sabal palmella	18-20' O.A. HT. MIN. STAGGER.
		SABAL PALM	F.G., SEE PLAN FOR HEIGHTS
6		*Thrinax radiata	12' O.A. HT.
		FLORIDA THATCH PALM	F.G.
8		Wolkeia montgomeryana 'single'	24' O.A. HT. MIN.
		SINGLE MOUNT COWBOY PALM	F.G.
16		Washingtonia robusta	20-24' O.A. STAGGERED HT.
		WASHINGTONIA PALM	F.G., SEE PLAN FOR HEIGHTS
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	11	Aechmea bromelioides	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AC	192	Allamanda cathartica	18" HT. X 18" SPR. / 18" O.C.
		YELLOW ALLAMANDA	3 GAL.
AI	10	Azalea japonica	24" O.A. SPR.
		BURNING BROMELIAD	8" POT
AN	124	Annua	FILL 4 PLANTED POTS
		CONTRACTOR TO SELECT SPECIES TO FILL AREA	
AW	81	Acacia villosa 'Dwarf'	24" HT. X 24" SPR. / 24" O.C.
		DWARF COPPERLEAF	3 GAL.
AW2	183	Acacia villosa 'Tricolor'	41" HT. X 36" SPR.
		TRICOLOR COPPERLEAF	7 GAL.
AZ	180	Azalea japonica 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
BG	1	Bougainvillea Standart	6" HT. X 4" SPR.
		RED BOUGAINVILLEA	15 GAL., FULL
CG	313	*Clusia guiffene	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CG1	89	*Clusia guiffene	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	172	*Chrysalidaria lasca 'Red TM'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCCOPLUM	3 GAL.
CS	381	*Conocarpus erectus 'variegata'	36" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	7 GAL.
DE	351	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
DI	6	Dicot spruce	4-8" O.A. HT.
		GRANT BIGNON	15 GAL., FULL
DT	136	Dianella isanensis	18" HT. X 18" SPR. / 24" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	1839	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FIG	3 GAL.
HC	209	Heliconia peltata 'Virescens'	4" O.A. HT.
		CHOCONIANA HELICONIA	7 GAL. FULL
HL	71	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIRDER LILY	3 GAL.
HP	192	*Hamelia coccinea	24" HT. X 24" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
IV	84	*Ilex vomitoria 'Stokes Dwarf'	15" HT. X 15" SPR. / 18" O.C.
		DWARF YALPOU	3 GAL.
JM	136	Jasminum molle	24" HT. X 24" SPR. / 24" O.C.
		DWARF JASMINE	3 GAL.
MC	304	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
		PINK MUHL Y GRASS	3 GAL.
NE	495	*Neptis aquilina	12" HT. X 12" SPR. / 15" O.C.
		BOSTON FERN	1 GAL. FULL
OJ	102	Ophiopogon japonicus 'Nana'	12" O.C.
		DWARF MONDO GRASS	1 GAL. FULL
PB	78	Podocarpus 'Blue Mist'	24" HT. X 24" SPR. / 24" O.C.
		BUFFLE MAUX PHLOEDENDRON	3 GAL.
PD	180	Podocarpus macrophylla 'Pinales Dwarf'	15" HT. X 15" SPR. / 15" O.C.
		PODOCARPUS PRINCLES DWARF	3 GAL.
PR	4	Phoenix roebelia	5' O.A. HT.
		PIGMY DATE PALM	F.G., TRIPLE TRUNK
PX	424	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RH	8	Rhapizis excolata	3' O.A. HT.
		LADY PALM	7 GAL.
ST	33	Sarawakia trifasciata	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SNAKE PLANT	3 GAL.
SV	193	Schefflera arborescens 'Tidrate'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Sporobolus vaginatus 'Floratam'	SOLID EVEN SOO

\* DENOTES NATIVE SPECIES

**WITKIN HULTS DESIGN GROUP**  
 307 South 21st Avenue Hollywood, Florida  
 phone: 954.923.9651 faxline: 954.923.9689  
 www.witkindesign.com

**THE HARBOUR**  
 North Miami Beach, Florida  
 GROUND Level LANDSCAPE PLAN

Project:  
 Revisions:  
 1) 09.22.2015 SITE PLAN

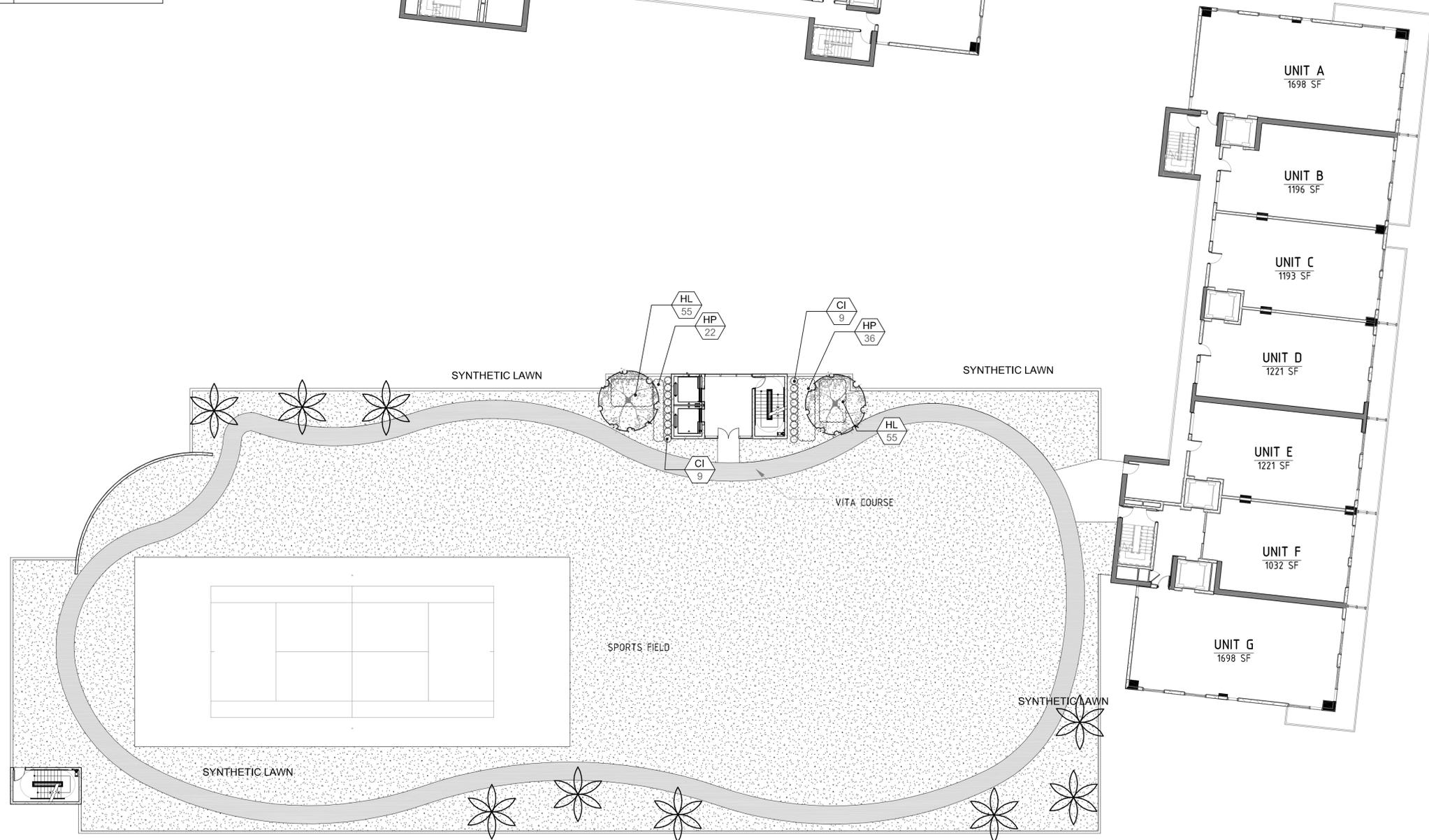
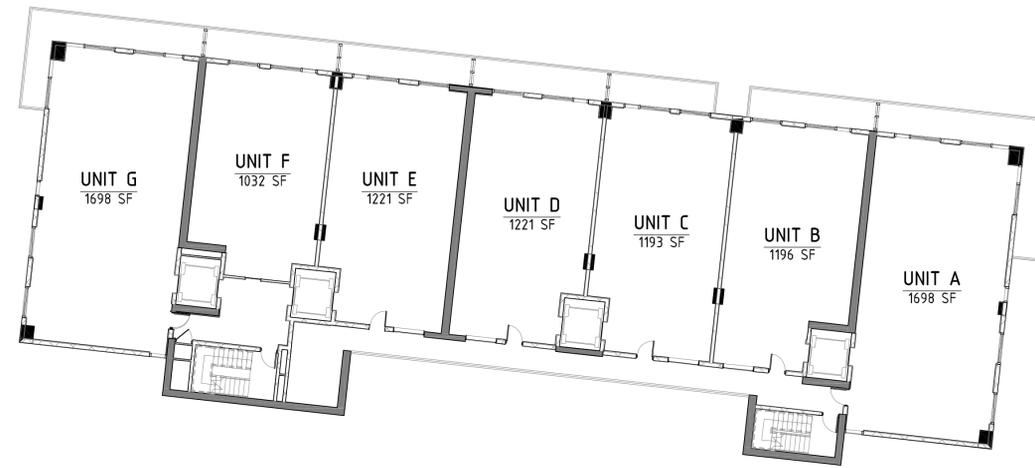
Seal:  
 Lic. # LA0000889  
 Member: A.S.L.A.

Drawing: Ground Level Landscape Plan  
 Date: 6/27/2013  
 Scale: 1"=20'-0"  
 Drawn by: DC  
 Sheet No.:  
**L-5**  
 Cad Id.: 2013-056

7th LEVEL LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Conocarpus erectus	16' HT. X 8' SPR. 4" CAL.
		GREEN BUTTONWOOD	F. G.
	9	*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	274	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
HL	110	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
HP	58	*Hamelia patens	24" HT. X 24" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES



8TH LEVEL LANDSCAPE PLAN

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



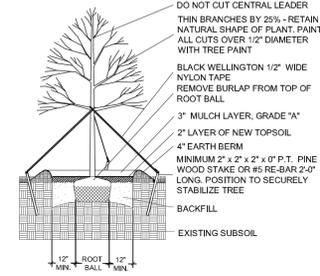
**WITKIN HULTS DESIGN GROUP**  
 307 South 21st Avenue, Hollywood, Florida  
 phone: 954.923.9681 fax: 954.923.9689  
 www.witkindesign.com

**THE HARBOUR**  
 North Miami Beach, Florida  
 8TH LEVEL AMMENITY LANDSCAPE PLAN

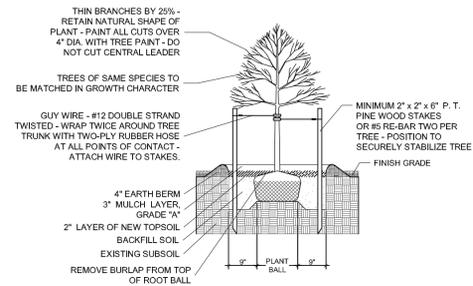
Revisions:  
 1) 09.22.2015 SITE PLAN

Lic. # LA0000889  
 Member: A.S.L.A.

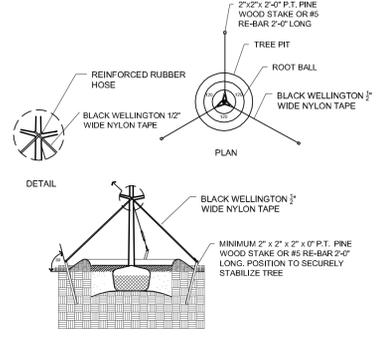
Drawing: Ground Level Landscape Plan  
 Date: 6/27/2013  
 Scale: 1"=10'-0"  
 Drawn by: DC  
 Sheet No.:  
**L-6**  
 Cad Id.: 2013-056



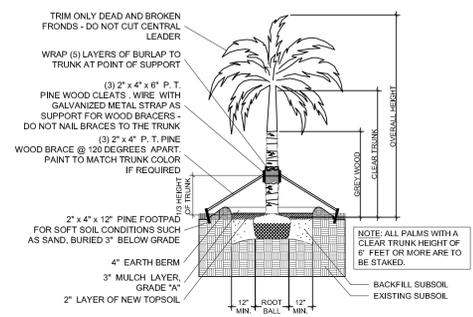
LARGE TREE PLANTING DETAIL



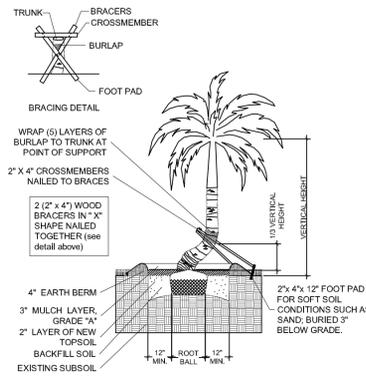
SMALL TREE PLANTING DETAIL



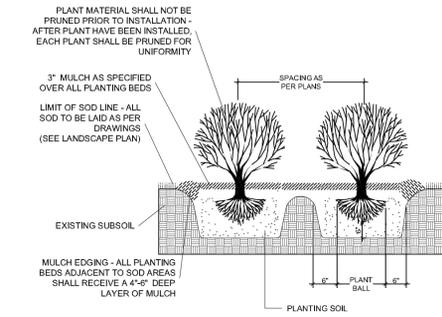
TYPICAL TREE GUYING DETAIL



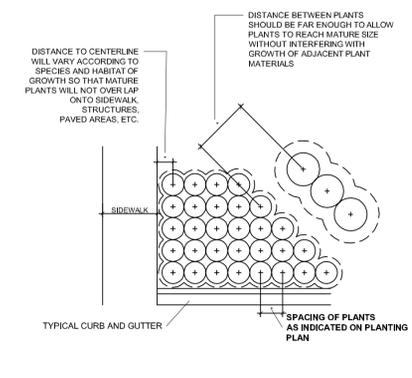
STRAIGHT TRUNK PALM PLANTING DETAIL



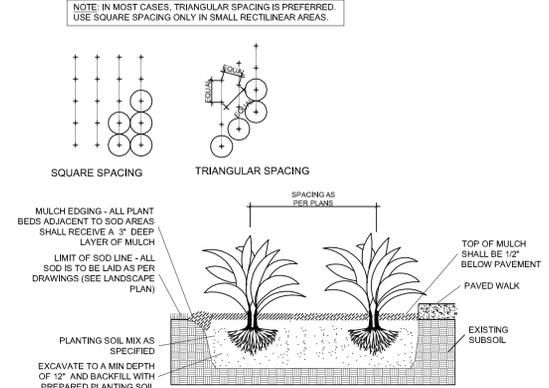
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

**WITKIN HULTS DESIGN GROUP**  
 307 South 21st Avenue Hollywood, Florida  
 phone: 954.923.9681 fax: 954.923.9689  
 www.witkindesign.com

**THE HARBOUR**  
 North Miami Beach, Florida  
 LANDSCAPE DETAILS

Project:

Revisions:

Seal:

Lic. # LA0000889  
 Member: A.S.L.A.

Drawing: Landscape Details  
 Date: 6/27/2013  
 Scale: NTS  
 Drawn by: DC  
 Sheet No.:  
**L-7**  
 Cad Id.: 2013-056