READ CAPITAL APARTMENTS

SITE PLAN SUBMITTAL

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

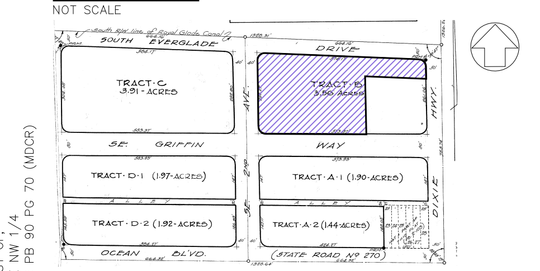
SCALE: 1"=30'

LEGEND & SYMBOLS

A/C = AIR CONDITIONER PAD
BLDG= BUILDING
(C) = CALCULATED
(M) = MEASURED
(P) = PLAT
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK & STUCCO
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC= CONCRETE
D/W= DRIVE-WAY
FDH = FOUND DRILL HOLE
FF = FINISH FLOOR
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
MDCR=MIAMI-DADE COUNTY RECORDS
O/U = OVERHEAD UTILITY WIRE
PB = PLAT BOOK
PC = POINT OF CURVATURE
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
P.O.C. = POINT OF COMMENCE
P.O.T. = POINT OF TERMINATION
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SN = SET NAIL
SND = SET NAIL & DISK
SWK = SIDEWALK
U/P = UTILITY POLE
T.O.B. = TOP OF BANK
WM = WATER METER
= BICYCLE RACK
= WATER METER
= CATCH BASIN
= SIGN
= GAS VALVE
= WATER VALVE
= GARBAGE CAN
= MANHOLE
= STORM MANHOLE
= SANITARY SEWER MANHOLE
= BELLSOUTH MANHOLE
= ELECTRIC BOX
= METAL LIGHT POLE
= FIRE HYDRANT
= IRRIGATION SYSTEM
= CONC. POLE
= CROSSWALK SIGN
= CHAIN LINK FENCE
= ANCHOR
= WOOD POWER POLE
= GUARD RAIL

LOCATION MAP:

NOT SCALE



FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 6 COMMUNITY NAME & NUMBER CITY OF NORTH MIAMI BEACH -120656 MAP & PANEL NUMBER 12086C0141 SUFFIX L

LEGAL DESCRIPTION:

All that part of Tract "B" of the 2nd Amended Plat of Part of First Addition to Fulford, according to the plat thereof, recorded in Plat Book 47, at Page 46, of the Public Records of Miami-Dade County, Florida, lying northerly and westerly of a line as described as follows:

Commencing at the permanent reference monument located at the intersection of the northerly and easterly lines of said Tract "B" extended, run thence southerly along the easterly line and the easterly line extended of said Tract "B" a distance of 50 feet to a point for a point of beginning; run thence westerly in a line 50 feet distant from and parallel to the northerly line of said Tract "B" a distance of 200 feet to a point, run thence southerly in a line 200 feet distant from and parallel to the easterly line of said Tract "B" a distance of 215 feet, more or less to its intersection with the southerly line of said Tract "B".

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD). 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS UNLESS OTHERWISE NOTED. 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN. 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE 7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104. 9. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE 10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 11. ELEVATIONS AND/OR CONTOURS SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05'(M). 12. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05'(M). 13. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND, THE NORTH LINE OF TRACT B HAS BEEN ASSIGNED A BEARING OF S 87°3'58" E

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

DATE: 09/14/07
JOB # 070912184
CAD:RIGHT OF WAY SURVEY
PROJECT: SUNNY PLAZA
FILE # E-28
F.B D P.G. D
SHEET 1 OF 1

PROJECT NAME:
SUNNY PLAZA
CERTIFIED TO:
AVENTURA PROPERTY HOLDINGS, LLC.

REVISIONS: SURVEY R/W EAST SIDE OF NE 22 AVE
UPDATE SURVEY 03/04/10 JOB# 100314663
UPDATE SURVEY 10/16/12 JOB# 121017362
UPDATE SURVEY 5/06/15 JOB# 150421441

LB-7104
suarez surveying & mapping, inc.
10691 N. Kendall Dr., Suite 210, Miami, Florida 33176
Tel: 305.596.1799 Fax: 305.596.1886
url: www.survmd.com

I. GENERAL LOT INFORMATION			
MUNICIPALITY	City of North Miami Beach		
ZONING CLASSIFICATION	MU/TC		
FOLIO NUMBER	07-2216-007-0051		
PROPERTY ADDRESS	2145 NE 164 ST North Miami Beach , FL 33162-4125		
FEMA ZONE	ZONE-AE ELEVATION 6		
II. LOT DISPOSITION (SEC. 5.6)			
		REQUIRED	**PROVIDED**
A. LOT AREA	a. 374.04' + b. 280.08' + c. 574.64' = 112,205 SF = 2.58 ACRES	5,500 SF MINIMUM	**112,205 SF / 2.58 ACRES**
B. LOT WIDTH	280.08 FT	50 FT MINIMUM	280.08 FT
C. LOT COVERAGE		80% OF LOT 112,205= 89,764 SF	109,403 SF GRADE
FAR.	N.A		
D. FRONTAGE AT FRONT SETBACK	70% MINIMUM		
	PRIMARY FRONTAGE - NE 164TH ST	354.25' x 70% = 247.9' MIN.	354.25'
	SECONDARY FRONTAGE - NE 21ST AVE	254.41' x 50% = 127.2' MIN.	254.41
E. OPEN SPACE REQUIREMENTS	10% OF LOT AREA	112,205 SF x (.10) = 11,220.5 SF	11,260.6 SF
F. PERVIOUS AREA REQUIREMENT	10% OF LOT AREA	112,205 SF x (.10) = 11,220.5 SF	13,622 SF
G. MAXIMUM DENSITY		9,633 UNITS	349 UNITS
III. BUILDING SETBACKS			
SETBACKS	FRONT - NE 164TH ST	0 FT MINIMUM, 20 FT MAXIMUM	12 FT
	BACK - CANAL GREENWAY	15 FT MINIMUM, 25 FT MAXIMUM	16 FT
	SIDE - NE 21ST AVE	0 FT MINIMUM, 20 FT MAXIMUM	10 FT
	SIDE	0FT MINIMUM, 20 FT MAXIMUM	10 FT
IV. BUILDING HEIGHT			
		MAXIMUM ALLOWABLE	**PROVIDED**
NUMBER OF STORIES	8 STORIES	30 STORIES	8 STORIES
V. BUILDING LENGTH			
GROUND LEVEL	SEC. 5.6.2.B	300 FT	280.5 FT
VI. PARKING ANALYSIS			
PARKING STANDARDS			
	RESIDENTIAL PARKING - 1 per Unit	349 Units x 1= 349	500 SPACES
	RESIDENTIAL GUESS PARKING - 1 per 20 UnitS	349 Units / 20= 18	36 SPACES
	RETAIL PARKING - 3 per 1,000 SF	(10,985 SF / 1000) x 3 = 33	38 SPACES
		TOTAL= 400 SPACES	**TOTAL= 574 SPACES**
	HANDICAPPED PARKING (F.B.C. 2012) - 2% of total	574 x (0.02) = 11.48	16 SPACES
BICYCLE PARKING	SEC. 4. TABLE 4		
	Minimum 1 bicycle rack space for every 15 spaces	BICYCLE RACKS (400/ 15 = 27)	
	Off-street Parking standards reduction (Sec.3.6.10.B.)		
			TOTAL = 27 BICYCLE RACKS
SEC 3.6.10.B. After the first fifty bicycle spaces are provided, additional spaces may be reduced by one-half.			
VII. LOADING ANALYSIS			
LOADING	RETAIL 10,000 - 40,000 SF	10,985 SF	2 SPACES REQUIRED
	RESIDENTIAL 75+ Units	349 Units	3 ACCESS POINTS REQUIRED
*Note: 10% reduction on required loading Berths by Waiver.			
VIII. LEED (SEC. 3.13.1)			
b. All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, CI and CS zones shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City.			

PROJECT DATA TABLE

RETAIL AREA		1	2	3	4	5	6	7	LEASING		TOTAL
		1,558	1,558	1,558	1,559	1,132	1,269	1,182	1,169		10,985

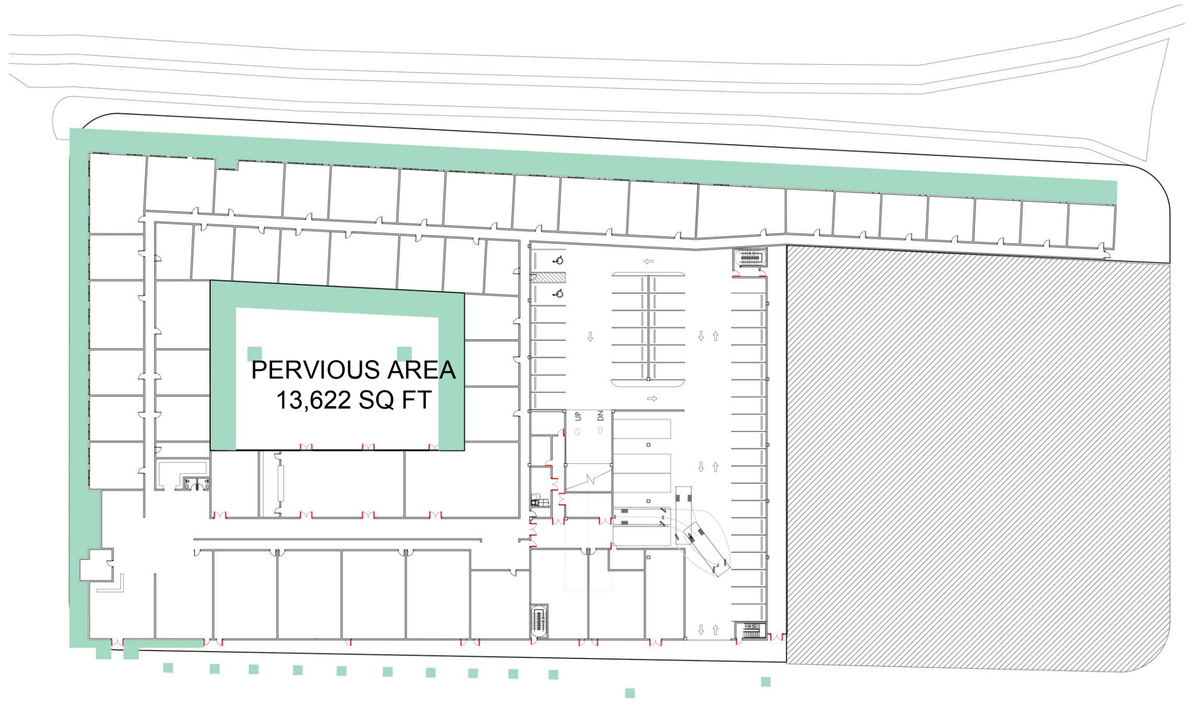
STUDIO	SQFT	L1	L2	L3	L4	L5	L6	L7	L8	UNITS	TOTAL SQFT PER UNIT TYPE
D1	631	2	5	5	5	5	5	5	5	37	23347
D2	508		1	1	1	1	1	1	1	7	3556
1 BR	SQFT	L1	L2	L3	L4	L5	L6	L7	L8		
A1	708	15	14	14	14	14	14	14	14	113	80004
A6	730		5	5	5	5	5	5	5	35	25550
2 BR	SQFT	L1	L2	L3	L4	L5	L6	L7	L8		
B1	1,062	8	14	14	14	14	14	14	14	106	112572
B2	1,007	1	3	3	3	3	3	3	3	22	22154
B3	1,215	1	1							2	2430
3 BR	SQFT	L1	L2	L3	L4	L5	L6	L7	L8		
C1	1,285	1	1	1	1	1	1	1	1	8	10280
C6 (A)	1,240			1	1	1	1	1	1	6	7440
C6 (B)	1,389			1	1	1	1	1	1	6	8334
DUPLEX	SQFT										
	1270	6								6	7620
	1311	1								1	1311
											8931
TOTAL		28	44	45	45	45	45	45	45	349	304598

UNIT BREAK DOWN

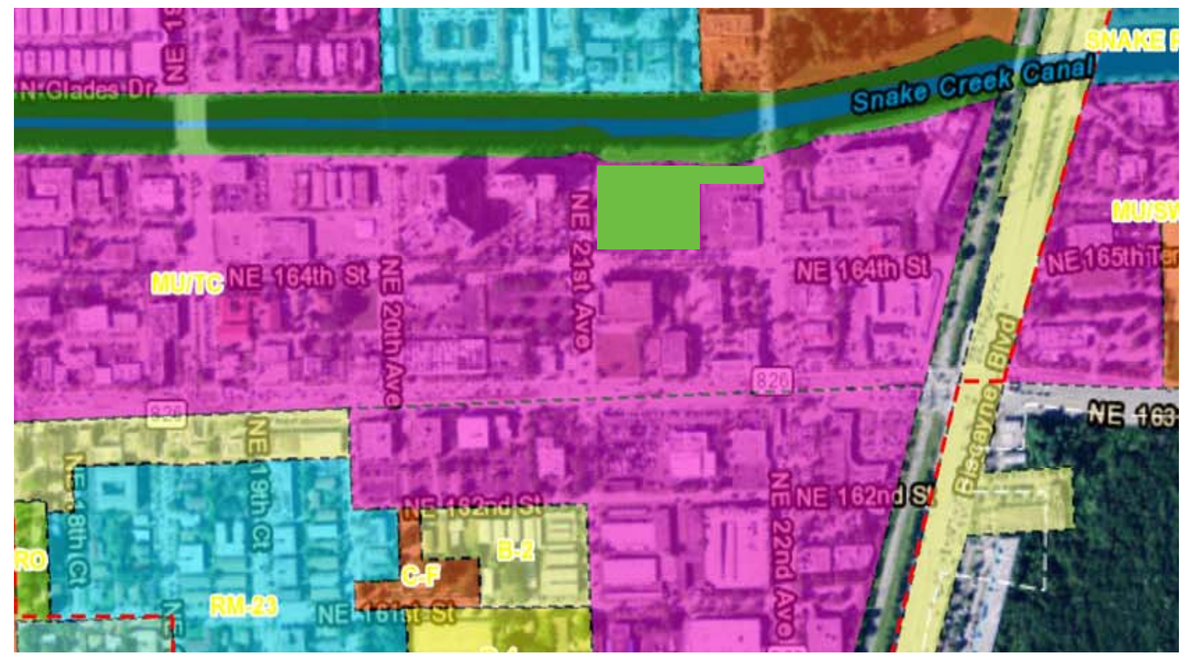
TOTAL UNITS AND RETAIL SQFT		315,583
TOTAL UNITS		349

GROSS NOT INCLUDING PARKING	SQFT	L1	L2	L3	L4	L5	L6	L7	L8	TOTAL
		92,084	78,962	73,155	73,461	73,371	73,150	72,961	72,720	609,864
NET	SQFT	L1	L2	L3	L4	L5	L6	L7	L8	
		60,664	50,568	45,020	45,020	45,020	45,020	45,020	45,020	381,352

GROSS SQFT AND NET SQFT

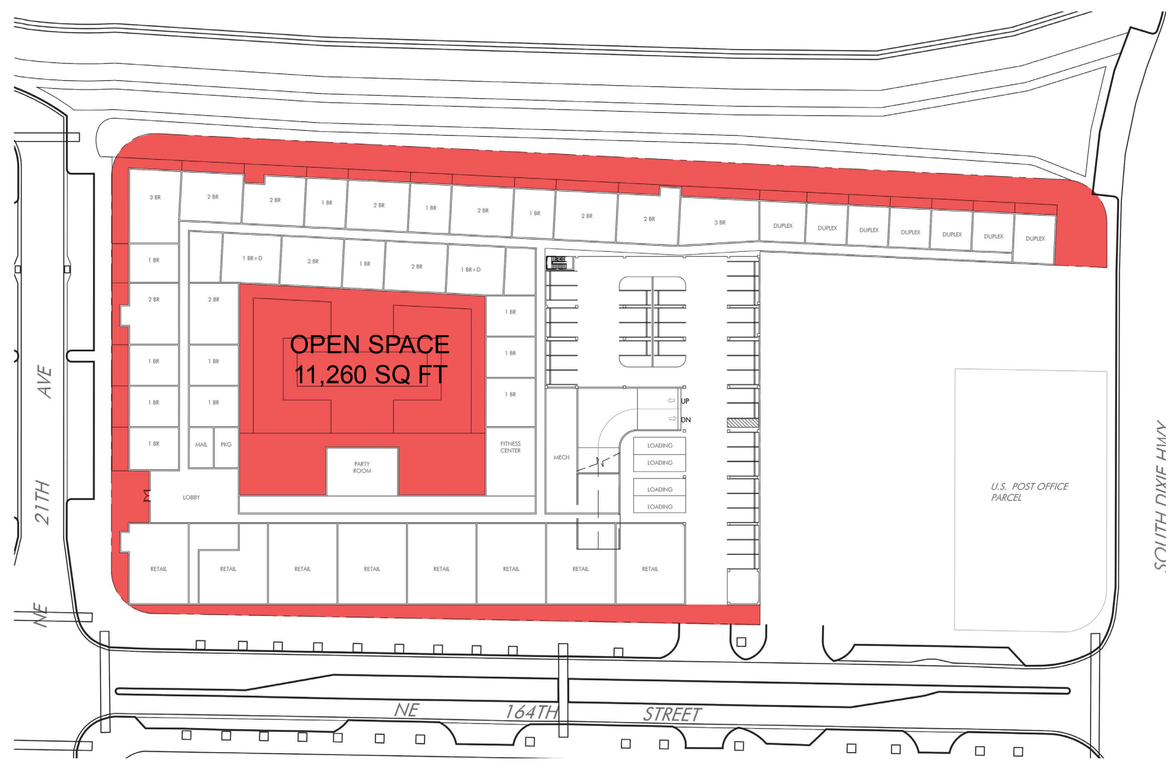


PERCULATION PLAN



ZONING SITE PLAN

LOT COVERAGE AT GRADE LEVEL



OPEN AREA ANALYSIS

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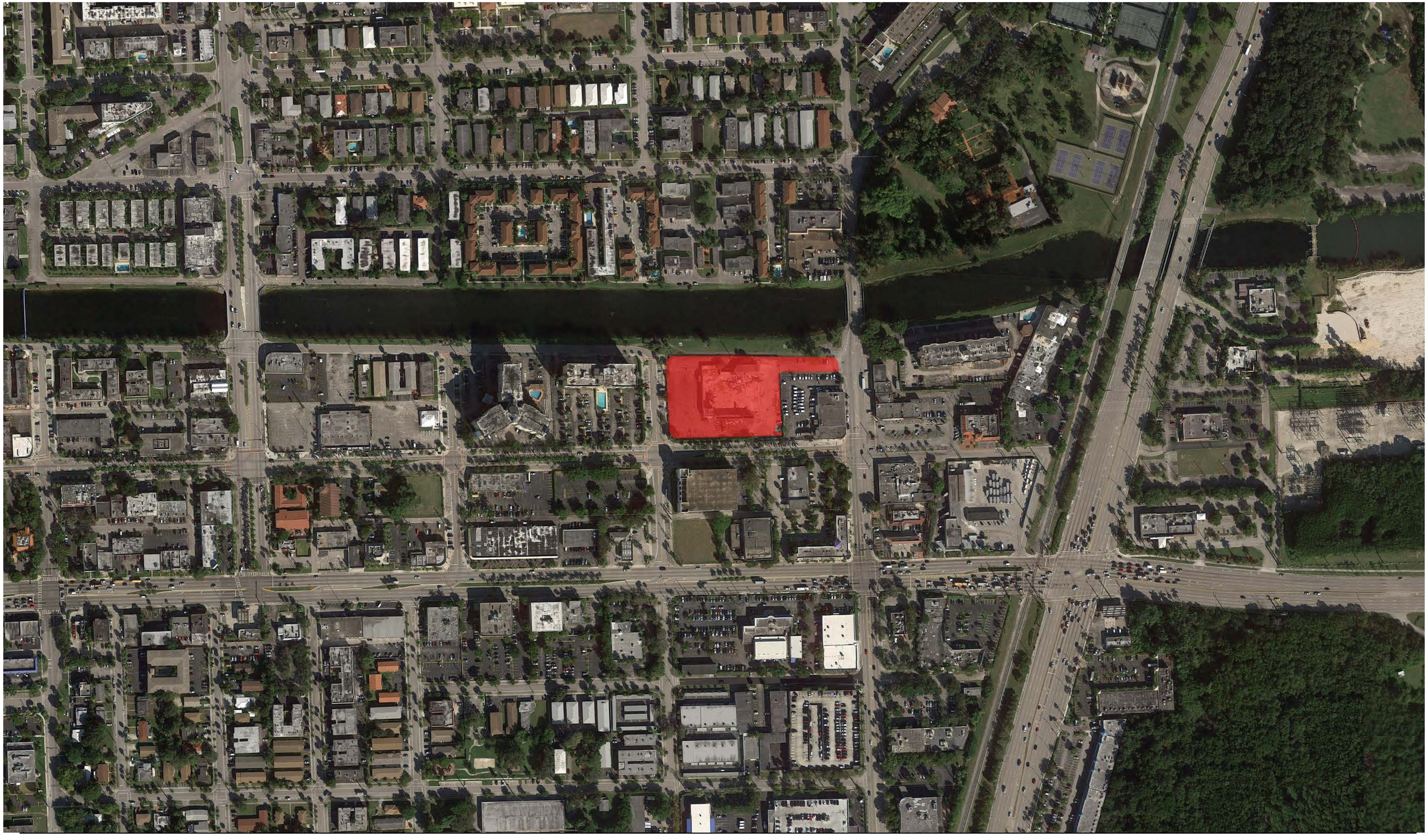
2145 NE 164TH ST, NORTH MIAMI BEACH FL

PROJECT DATA

North

A0-01



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2145 NE 164TH ST, NORTH MIAMI BEACH FL

CONTEXT: AERIAL VIEW

North

A0-02

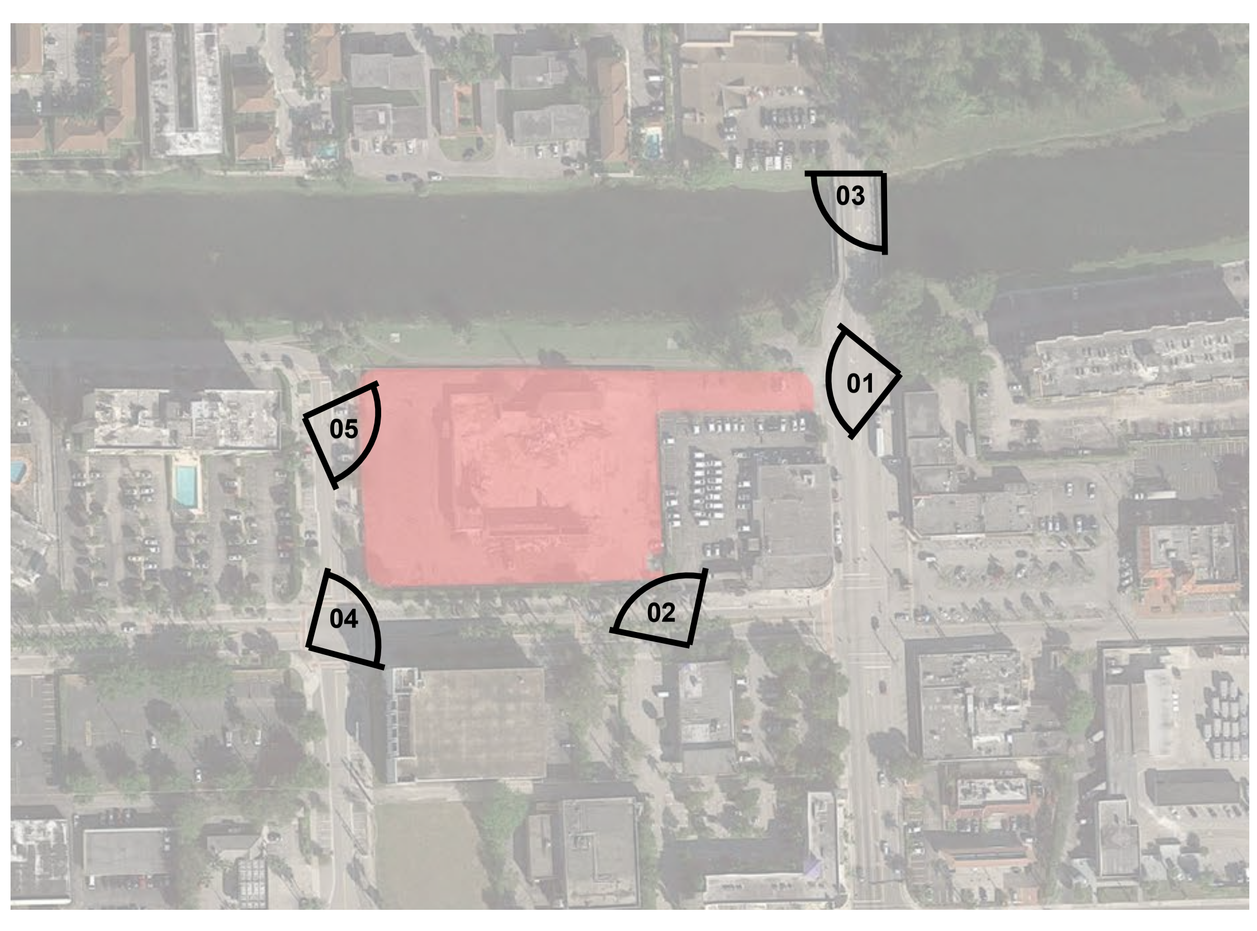
01 VIEW FROM NE 22ND AVE. & DRIVEWAY

02 VIEW FROM NE 164TH STREET AT CORNER OF LOT

03 VIEW FROM NE 22ND AVE BRIDGE

04 VIEW FROM NE 21ST STEET AND NE 164TH STREET

05 VIEW FROM NE 21ST STEET



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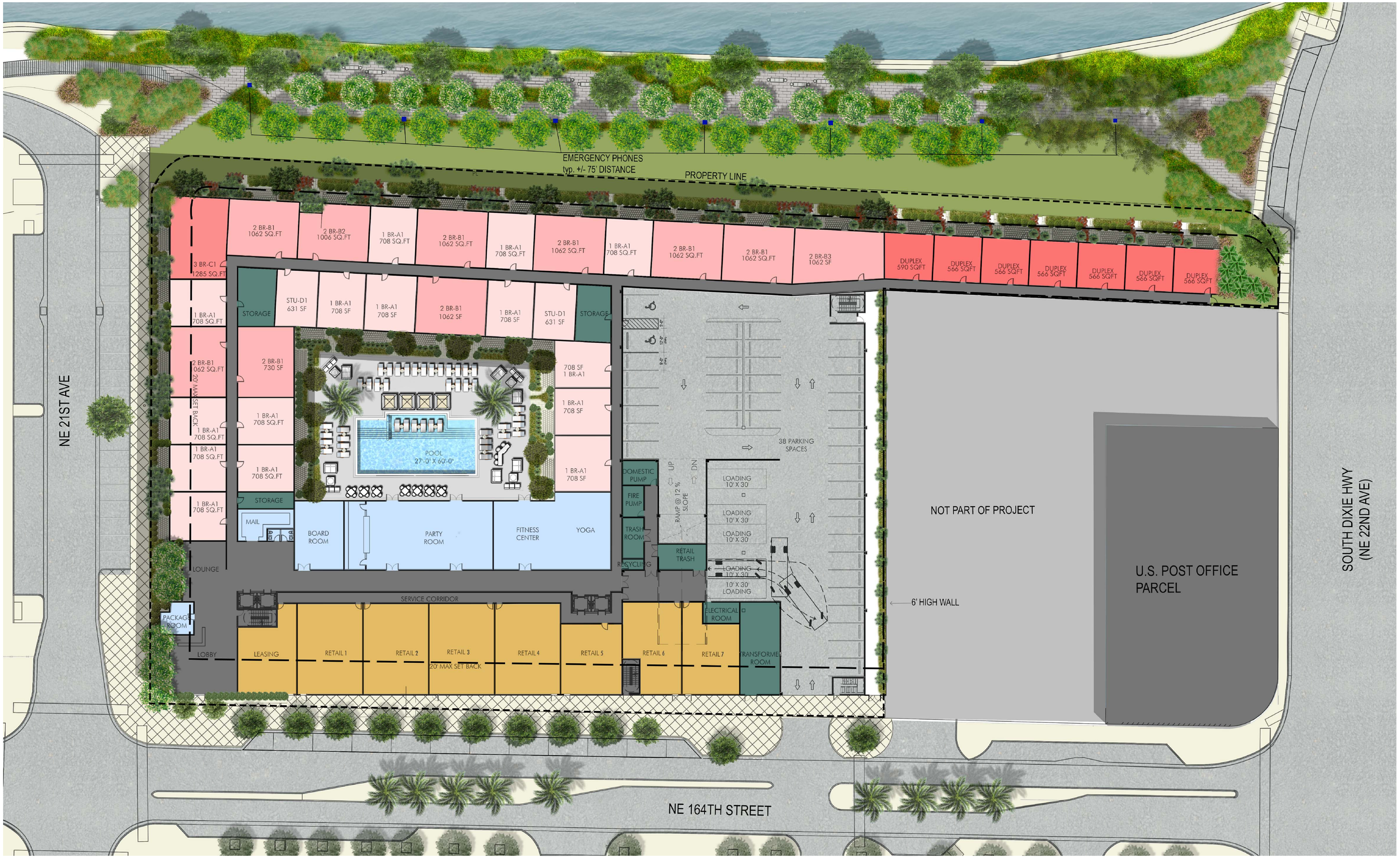
2145 NE 164TH ST, NORTH MIAMI BEACH FL

CONTEXT PHOTOGRAPHS

North

A0-03



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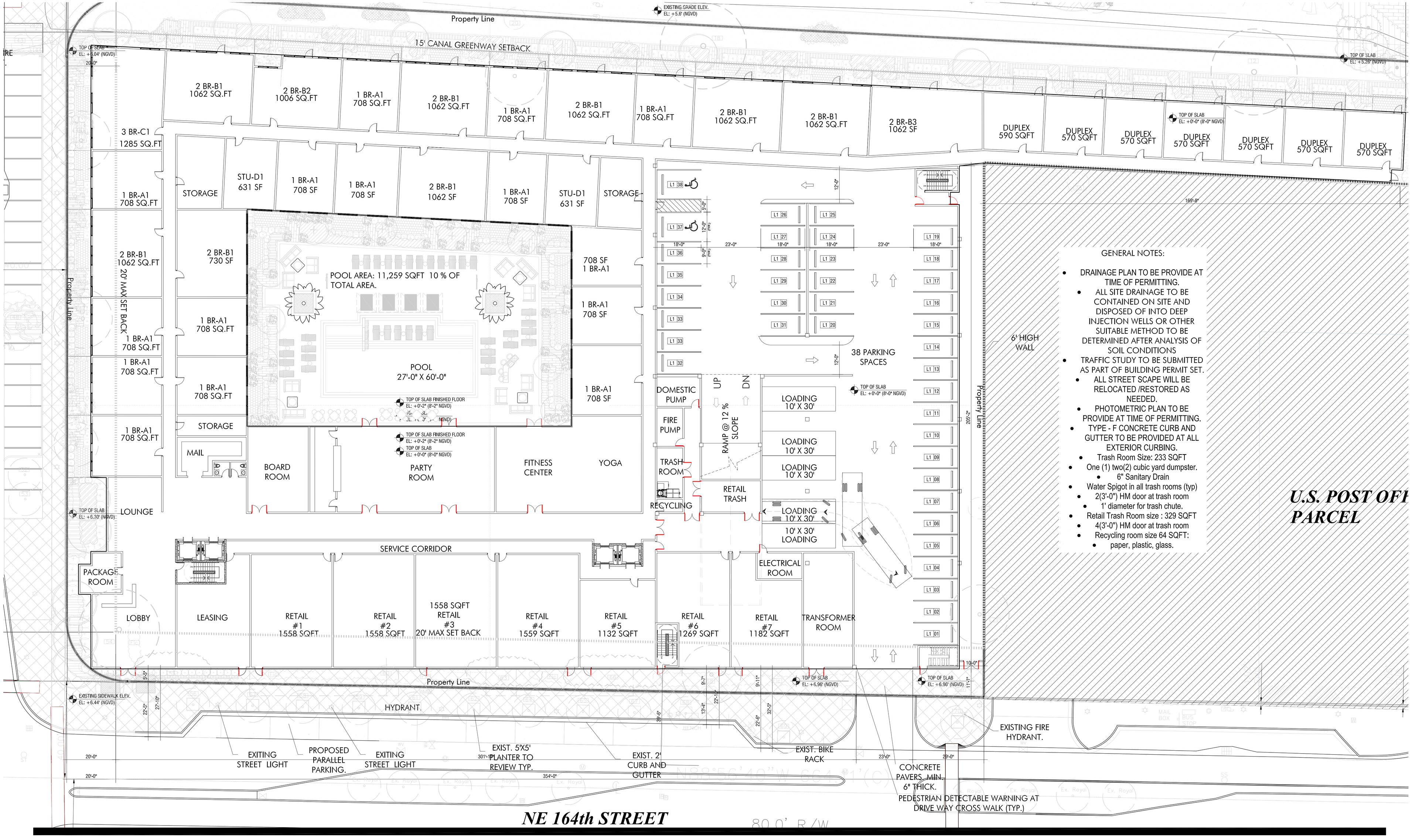
GROUND LEVEL FLOOR PLAN

NOTE: ALL STREET SCAPE WILL BE RELOCATED/RESTOREED.

North

A0-04



GENERAL NOTES:

- DRAINAGE PLAN TO BE PROVIDE AT TIME OF PERMITTING.
- ALL SITE DRAINAGE TO BE CONTAINED ON SITE AND DISPOSED OF INTO DEEP INJECTION WELLS OR OTHER SUITABLE METHOD TO BE DETERMINED AFTER ANALYSIS OF SOIL CONDITIONS
- TRAFFIC STUDY TO BE SUBMITTED AS PART OF BUILDING PERMIT SET.
- ALL STREET SCAPE WILL BE RELOCATED /RESTORED AS NEEDED.
- PHOTOMETRIC PLAN TO BE PROVIDE AT TIME OF PERMITTING.
- TYPE - F CONCRETE CURB AND GUTTER TO BE PROVIDED AT ALL EXTERIOR CURBING.
- Trash Room Size: 233 SQFT
- One (1) two(2) cubic yard dumpster.
- 6" Sanitary Drain
- Water Spigot in all trash rooms (typ)
- 2(3'-0") HM door at trash room
- 1' diameter for trash chute.
- Retail Trash Room size : 329 SQFT
- 4(3'-0") HM door at trash room
- Recycling room size 64 SQFT:
- paper, plastic, glass.

U.S. POST OFFI PARCEL

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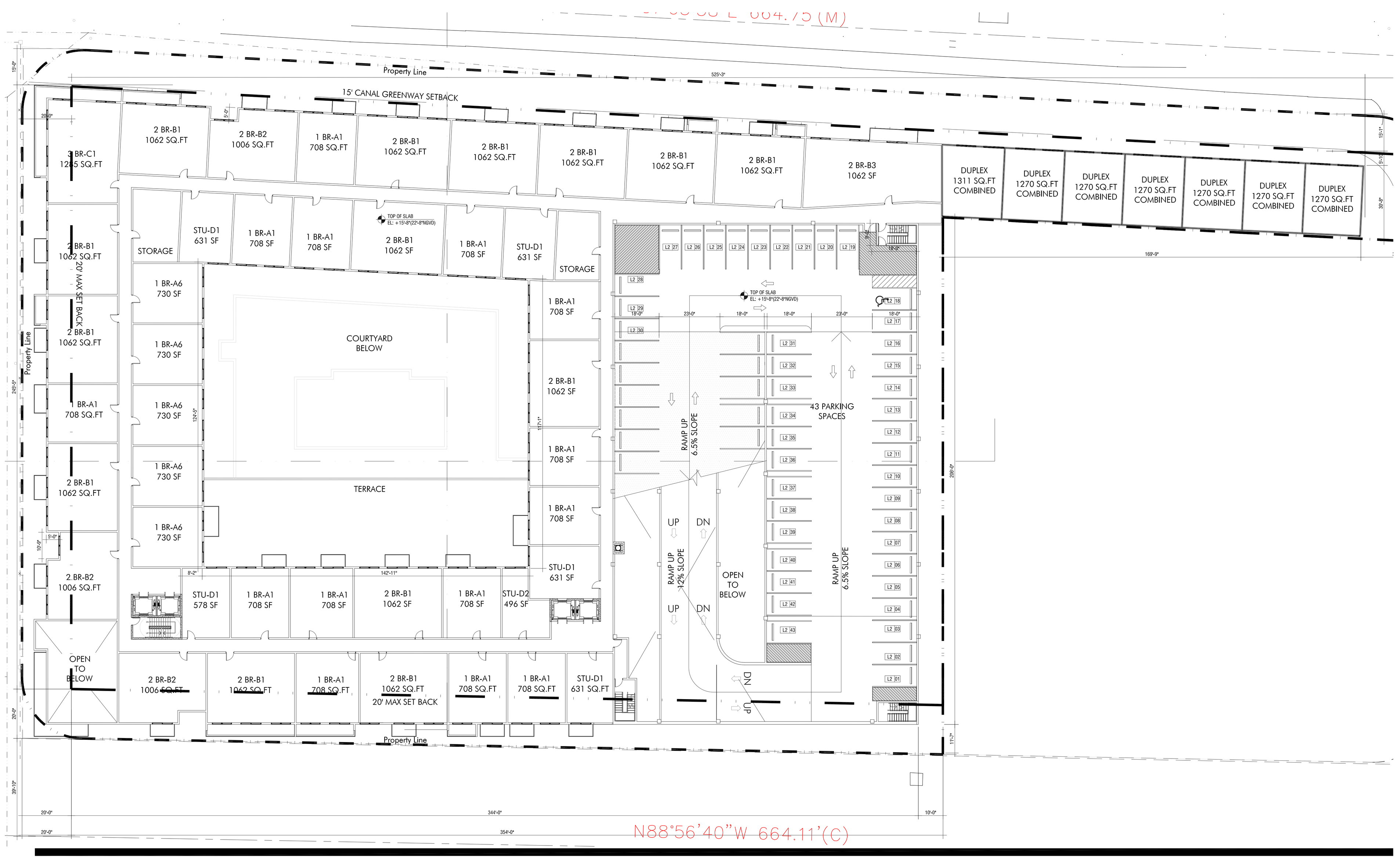
GROUND LEVEL FLOOR PLAN

NOTE: ALL STREET SCAPE WILL BE RELOCATED/RESTOREED.

North

Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-05



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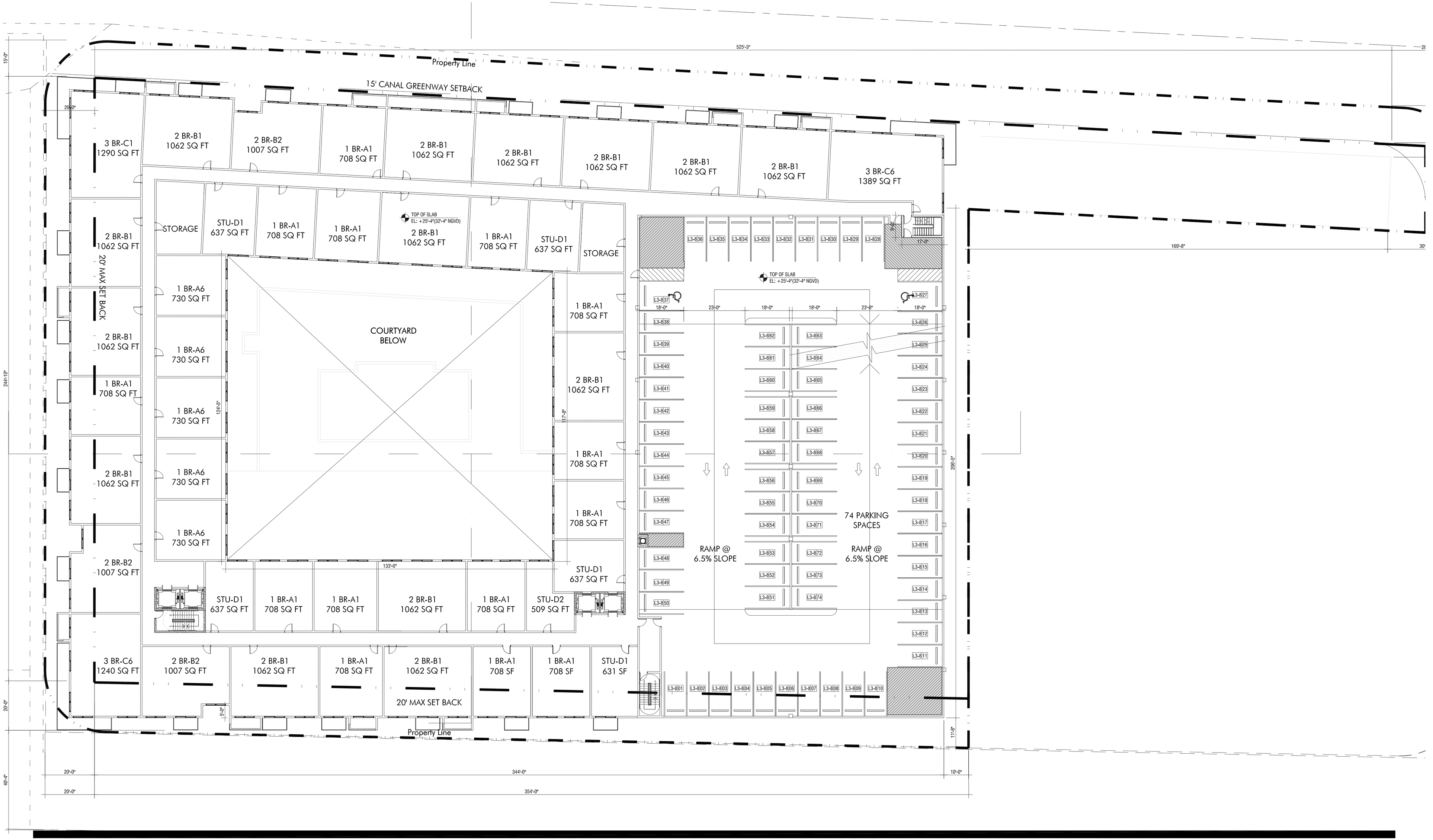
LVL-2
FLOOR PLAN

North
Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-06



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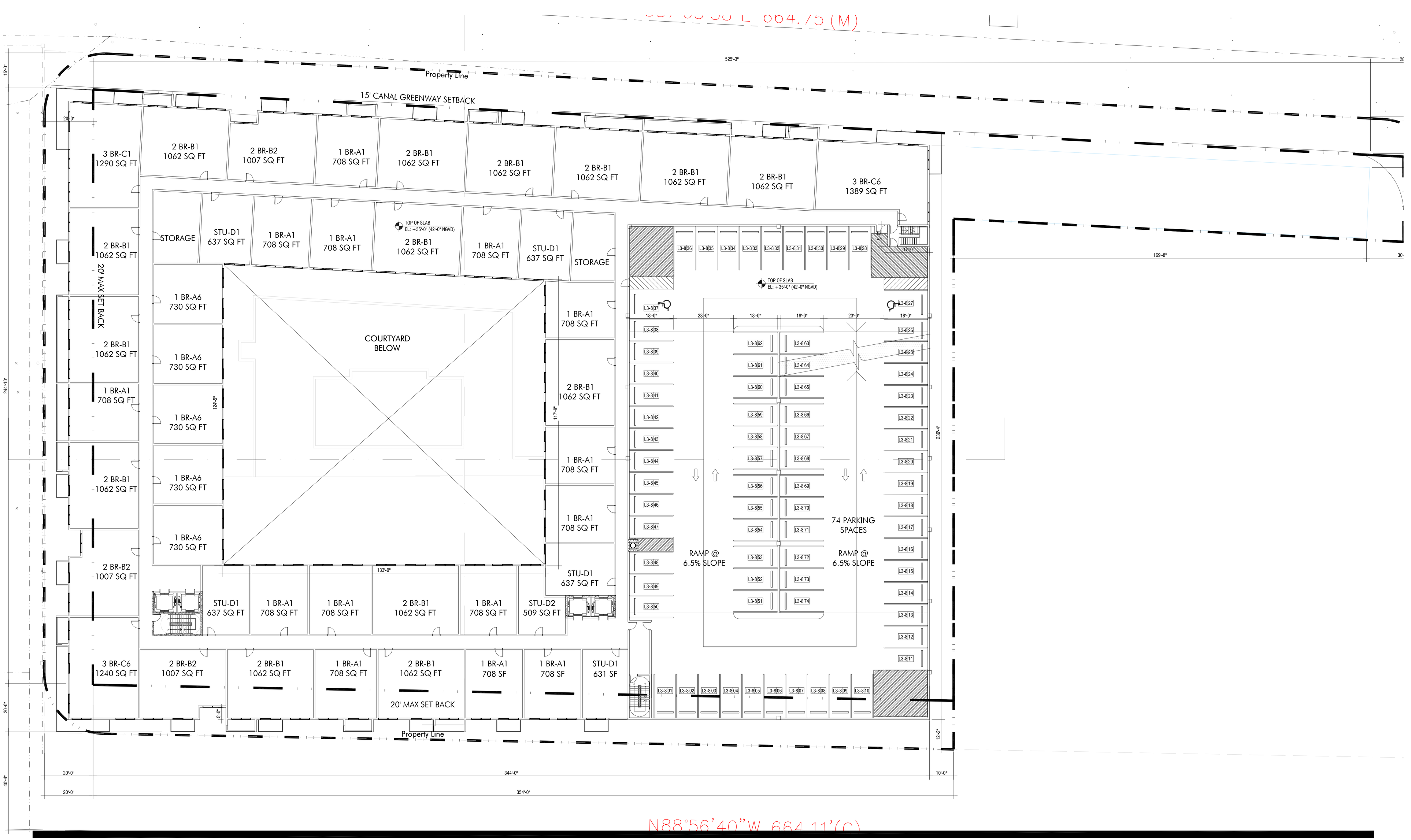
LEVEL 3

LVL 3 FLOOR PLAN

North

Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-07



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North Miami Beach, FL

LVL 4 FLOOR PLAN

North

Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-08

N88°56'40"W 664.75'(M)

525'-3"

Property Line

15' CANAL GREENWAY SETBACK

15'-0"

20'-0"

3 BR-C1
1290 SQ FT

2 BR-B1
1062 SQ FT

2 BR-B2
1007 SQ FT

2 BR-B1
1062 SQ FT

1 BR-A1
708 SQ FT

2 BR-B1
1062 SQ FT

2 BR-B1
1062 SQ FT

2 BR-B1
1062 SQ FT

2 BR-B1
1062 SQ FT

3 BR-C6
1389 SQ FT

169'-8"

244'-10"

2 BR-B1
1062 SQ FT

20' MAX SET BACK

2 BR-B1
1062 SQ FT

1 BR-A1
708 SQ FT

2 BR-B2
1007 SQ FT

3 BR-C6
1240 SQ FT

STORAGE

STU-D1
637 SQ FT

1 BR-A1
708 SQ FT

1 BR-A1
708 SQ FT

TOP OF SLAB
EL: +44'-8" (51'-8" NGVD)

2 BR-B1
1062 SQ FT

1 BR-A1
708 SQ FT

STU-D1
637 SQ FT

STORAGE

1 BR-A6
730 SQ FT

1 BR-A6
730 SQ FT

1 BR-A6
730 SQ FT

124'-5"

1 BR-A6
730 SQ FT

1 BR-A6
730 SQ FT

COURTYARD
BELOW

1 BR-A1
708 SQ FT

2 BR-B1
1062 SQ FT

117'-8"

1 BR-A1
708 SQ FT

1 BR-A1
708 SQ FT

STU-D1
637 SQ FT

133'-0"

STU-D1
637 SQ FT

1 BR-A1
708 SQ FT

1 BR-A1
708 SQ FT

2 BR-B1
1062 SQ FT

1 BR-A1
708 SQ FT

STU-D2
509 SQ FT

2 BR-B2
1007 SQ FT

2 BR-B1
1062 SQ FT

1 BR-A1
708 SQ FT

2 BR-B1
1062 SQ FT

20' MAX SET BACK

1 BR-A1
708 SF

1 BR-A1
708 SF

STU-D1
631 SF

5'-0"

Property Line

20'-0"

344'-0"

10'-0"

20'-0"

353'-11"

40'-4"

20'-0"

12'-8"

235'-4"

L3-8|36 L3-8|35 L3-8|34 L3-8|33 L3-8|32 L3-8|31 L3-8|30 L3-8|29 L3-8|28

8'-4"

17'-0"

TOP OF SLAB
EL: +44'-8" (51'-8" NGVD)

L3-8|37 L3-8|27

18'-0" 23'-0" 18'-0" 18'-0" 23'-0" 18'-0"

L3-8|38 L3-8|39 L3-8|40 L3-8|41 L3-8|42 L3-8|43 L3-8|44 L3-8|45 L3-8|46 L3-8|47 L3-8|48 L3-8|49 L3-8|50

L3-8|62 L3-8|61 L3-8|60 L3-8|59 L3-8|58 L3-8|57 L3-8|56 L3-8|55 L3-8|54 L3-8|53 L3-8|52 L3-8|51

L3-8|63 L3-8|64 L3-8|65 L3-8|66 L3-8|67 L3-8|68 L3-8|69 L3-8|70 L3-8|71 L3-8|72 L3-8|73 L3-8|74

L3-8|26 L3-8|25 L3-8|24 L3-8|23 L3-8|22 L3-8|21 L3-8|20 L3-8|19 L3-8|18 L3-8|17 L3-8|16 L3-8|15 L3-8|14 L3-8|13 L3-8|12 L3-8|11

RAMP @
6.5% SLOPE

74 PARKING
SPACES

RAMP @
6.5% SLOPE

L3-8|01 L3-8|02 L3-8|03 L3-8|04 L3-8|05 L3-8|06 L3-8|07 L3-8|08 L3-8|09 L3-8|10

N88°56'40"W 664.11'(C)

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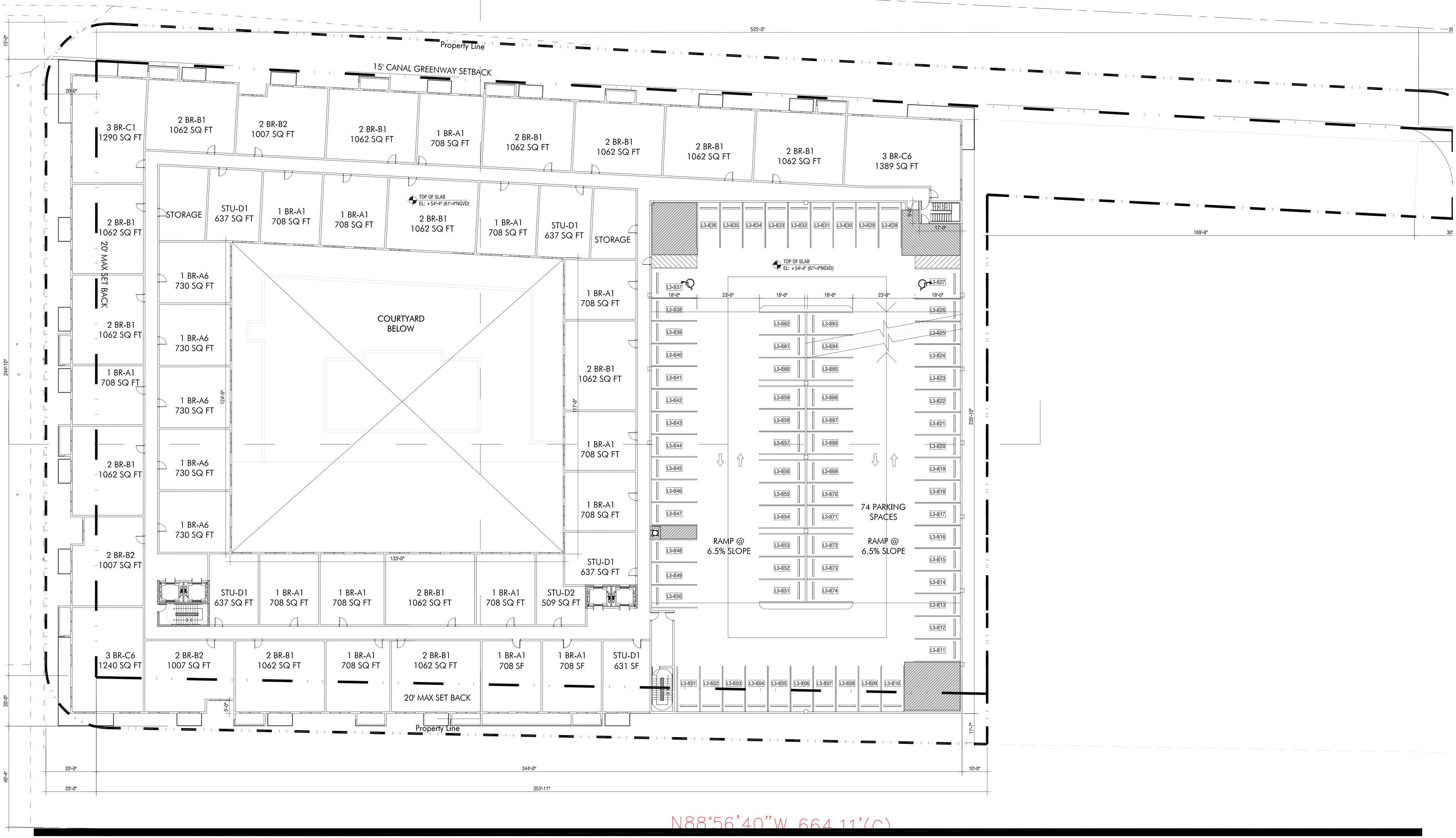
LVL 5 FLOOR PLAN

North

Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-09



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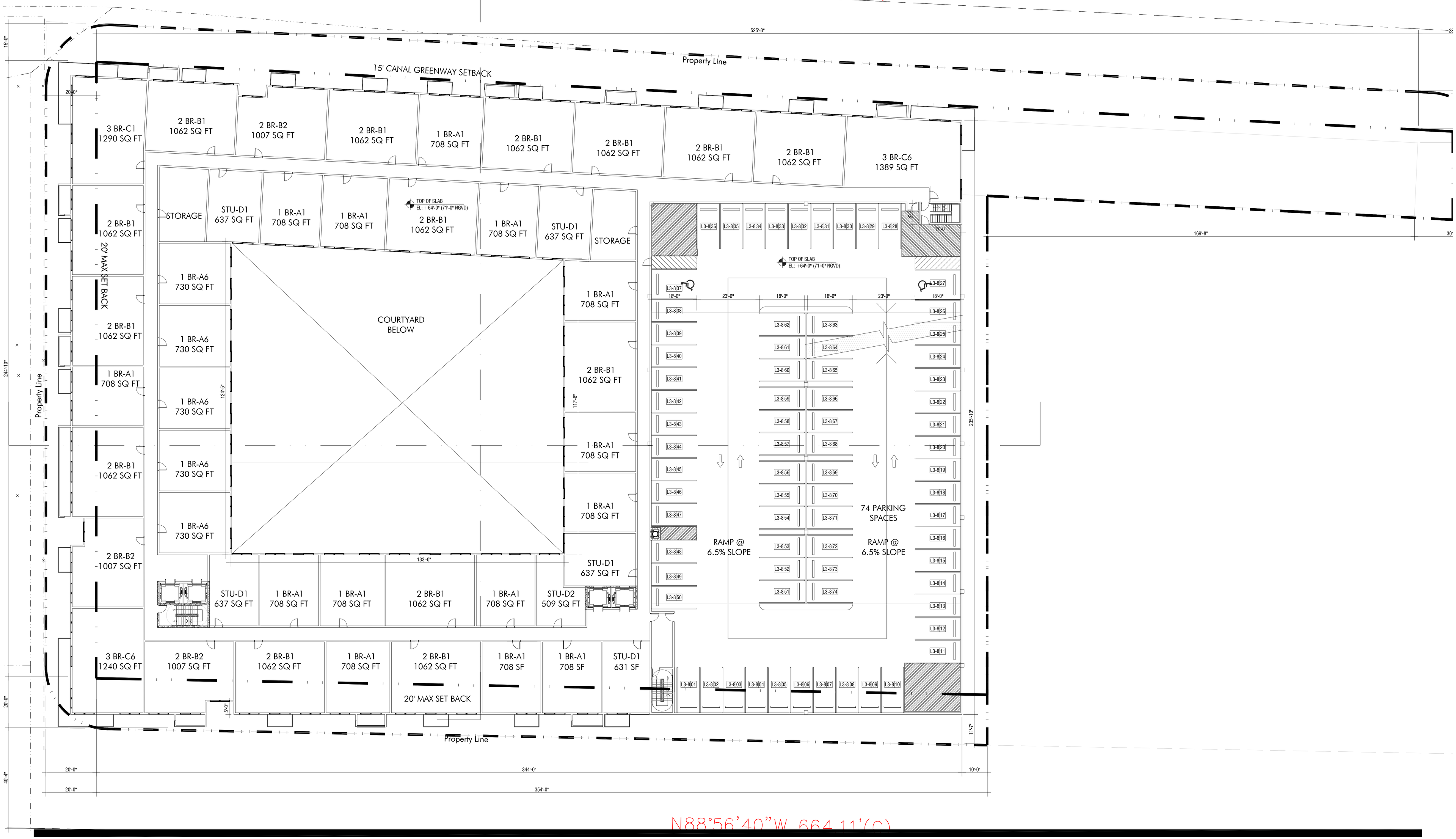
LVL 6 FLOOR PLAN

North

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

A0-10



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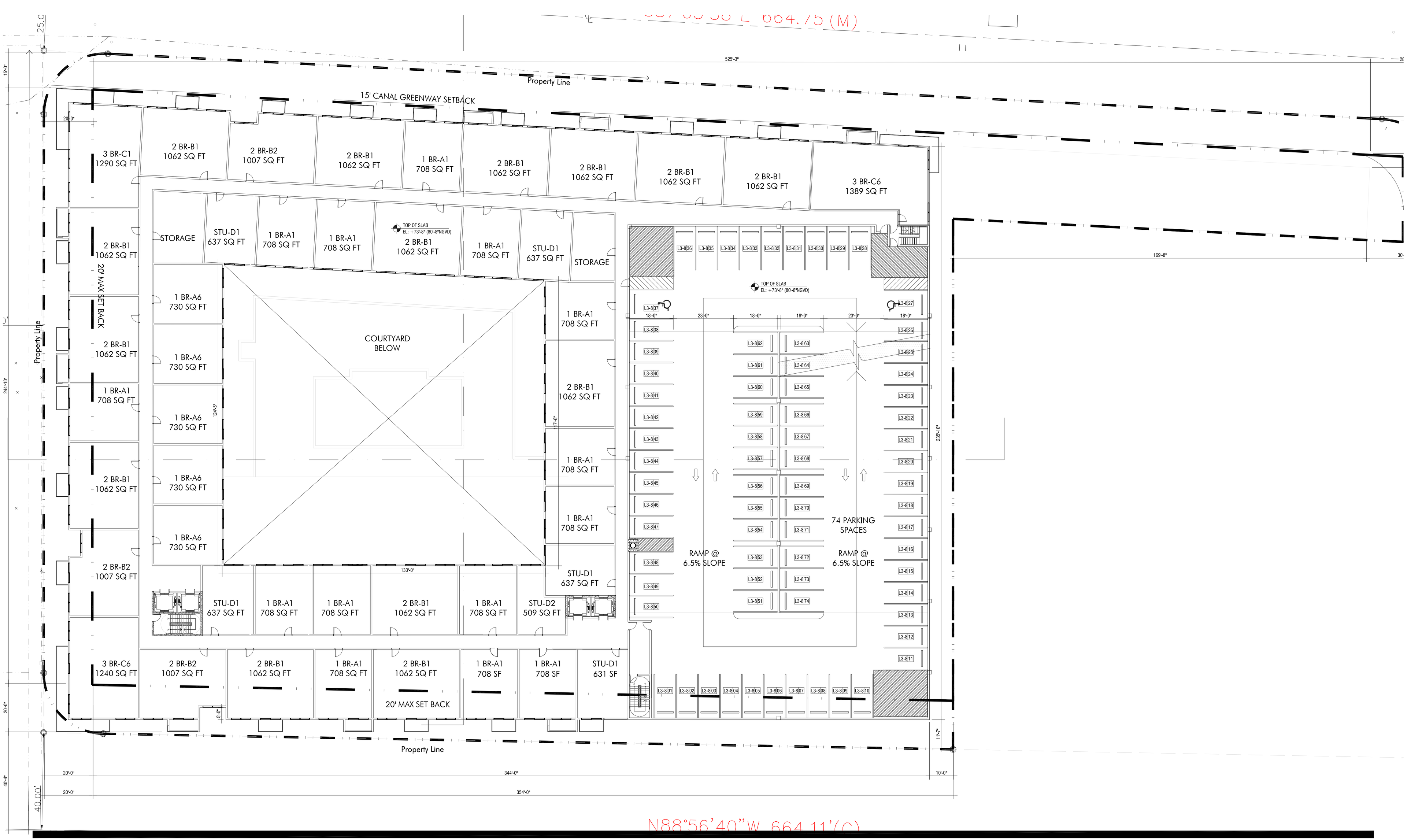
LVL 7 FLOOR PLAN

North

Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-11



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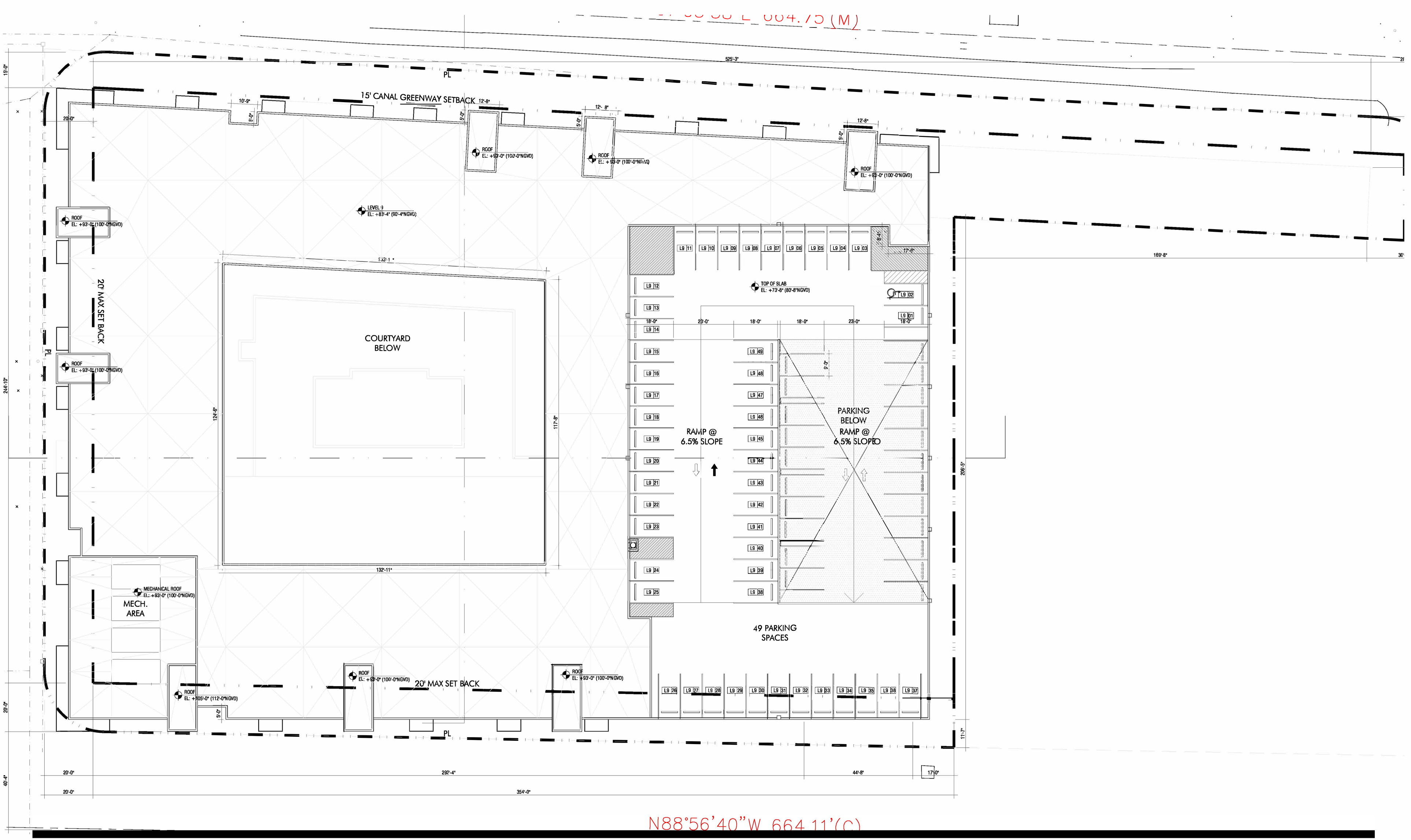
LVL 8 FLOOR PLAN

North

Scale: 1/16"-1'-0"
0 20' 50' 100'

A0-12



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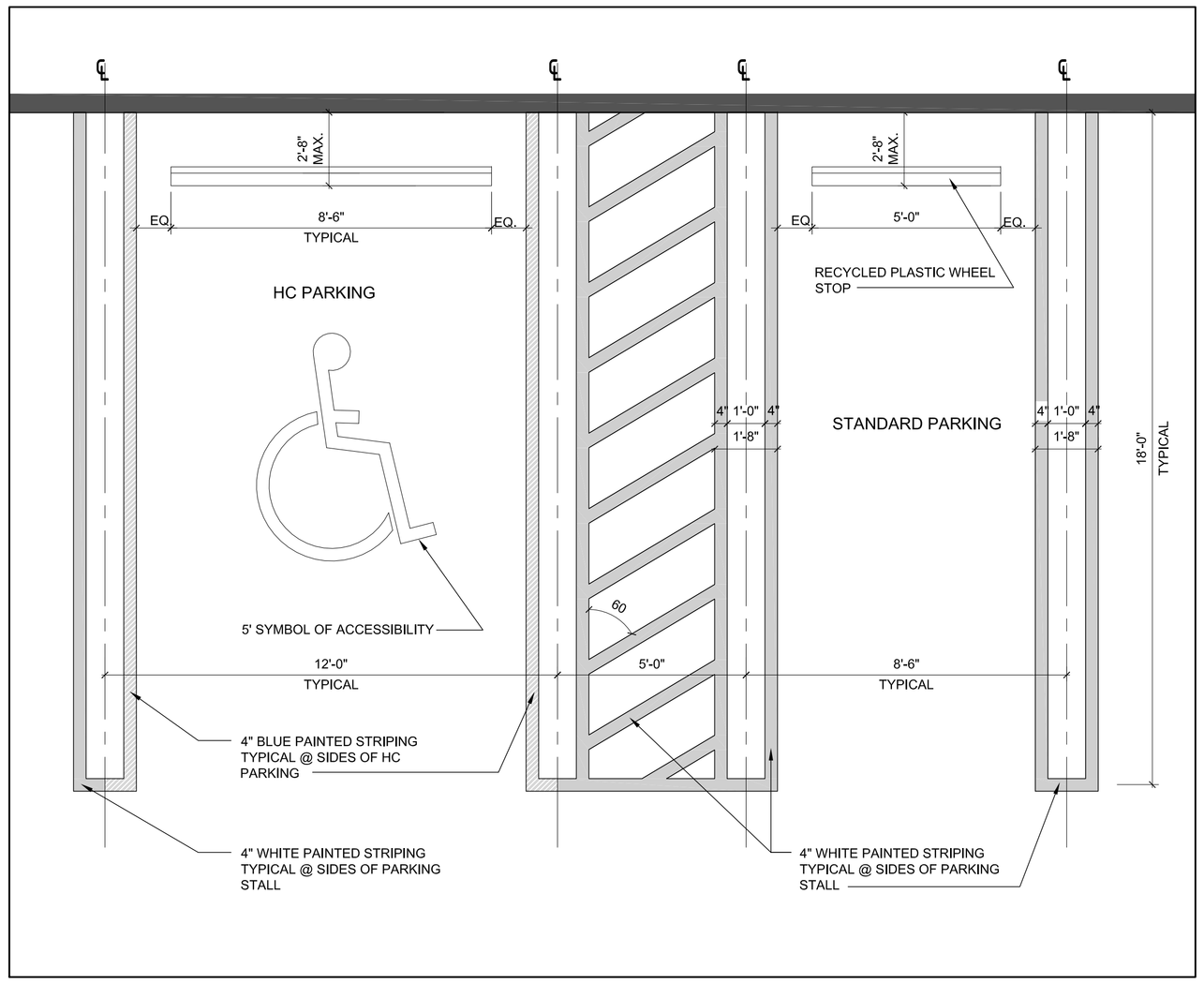
ROOF LEVEL PLAN

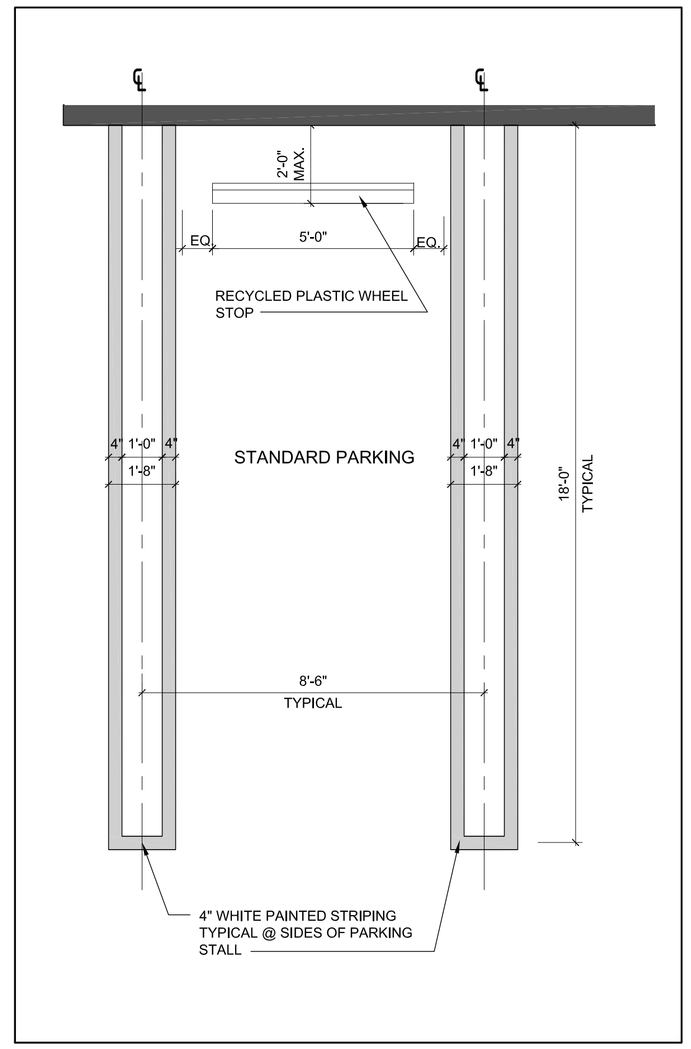
North

Scale: 1/16"-1'-0"
0 20' 50' 100'

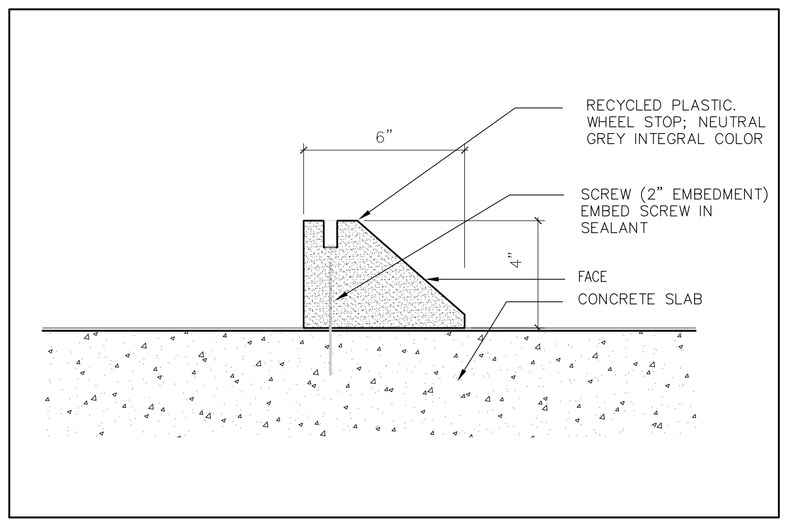
A0-13



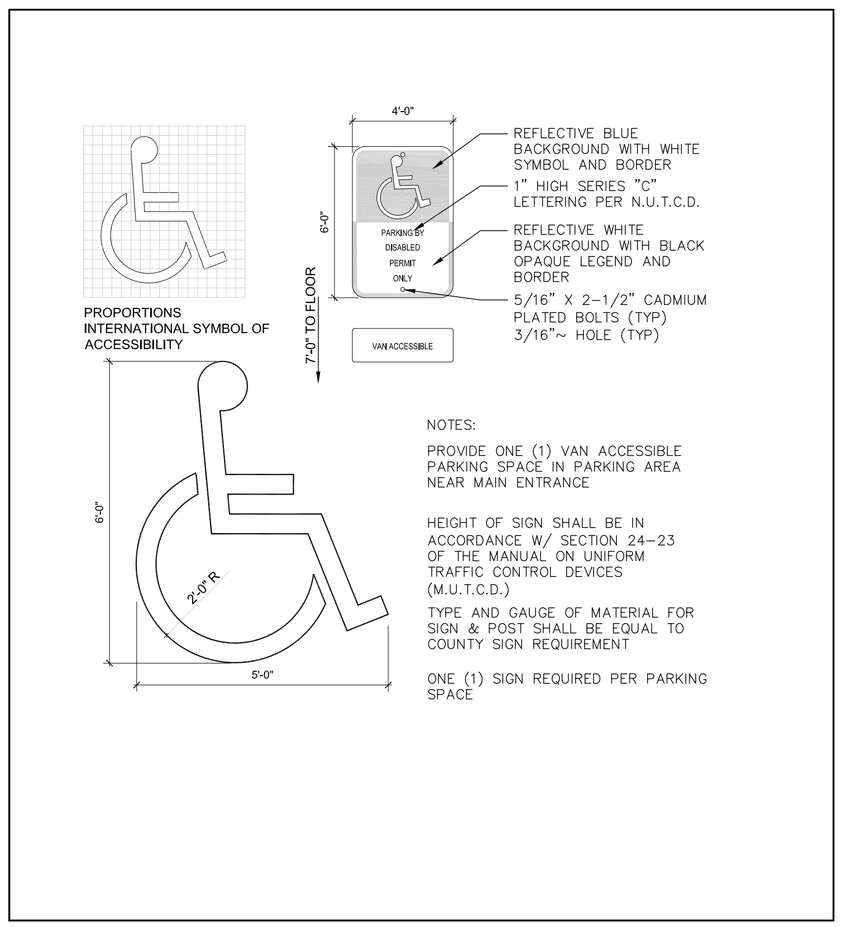
3 TYP. HANDICAP PARKING DETAIL
SCALE: 3/8" = 1'-0"



2 TYP. STANDARD PARKING DETAIL
SCALE: 3/8" = 1'-0"



4 TYP. WHEEL STOP DETAIL
SCALE: 3" = 1'-0"



1 TYP. HANDICAP SIGN DETAIL
SCALE: N.T.S.

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DETAILS

North

A0-14

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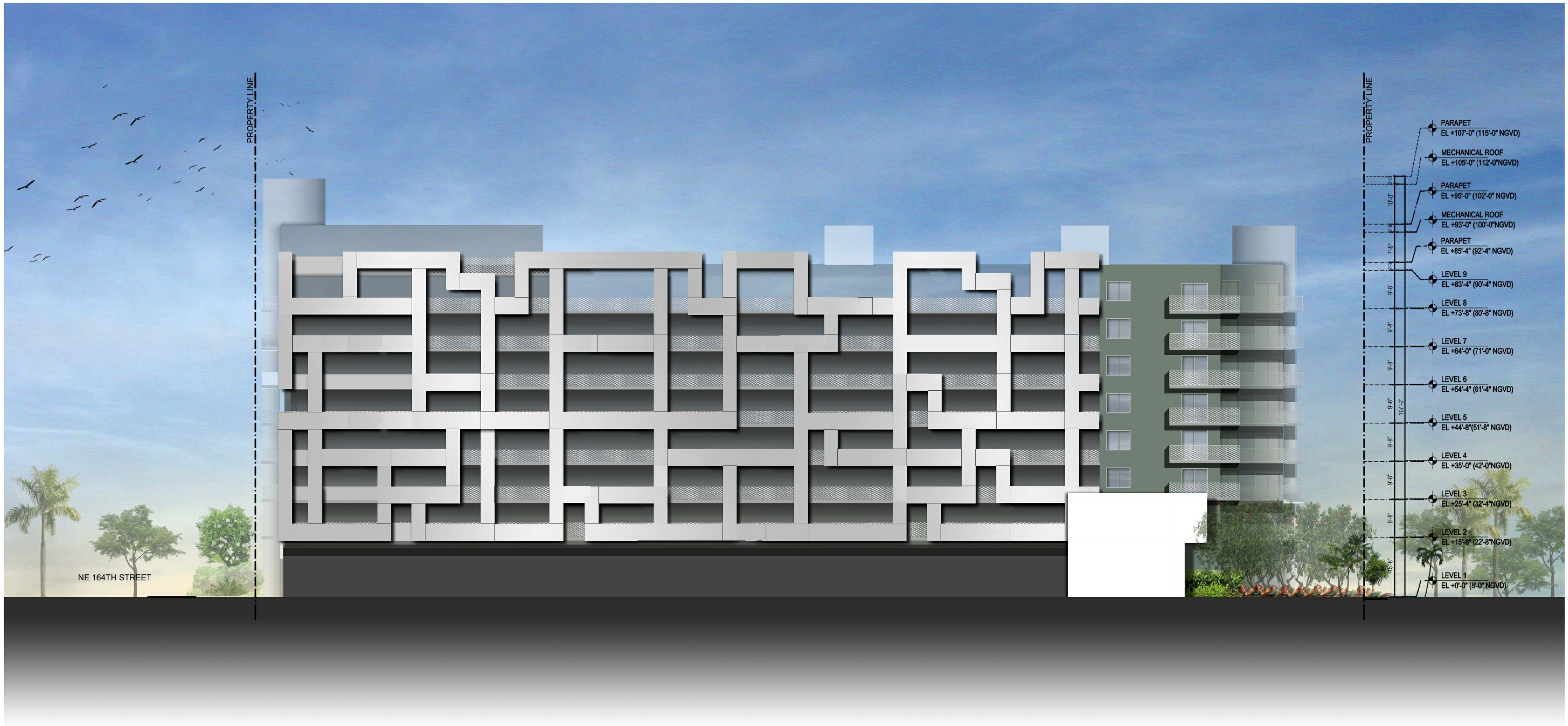
SOUTH ELEVATION
N.T.S

North

A0-15



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EAST ELEVATION
N.T.S

North

A0-16

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NORTH ELEVATION
N.T.S.

North

A0-17

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WEST ELEVATION
N.T.S.

North

A0-18

DETAIL #1

DETAIL #2

NOTE: REFER TO A0-15-A0-18 FOR ELEVATIONS

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ARCHITECTURE ELEMENTS
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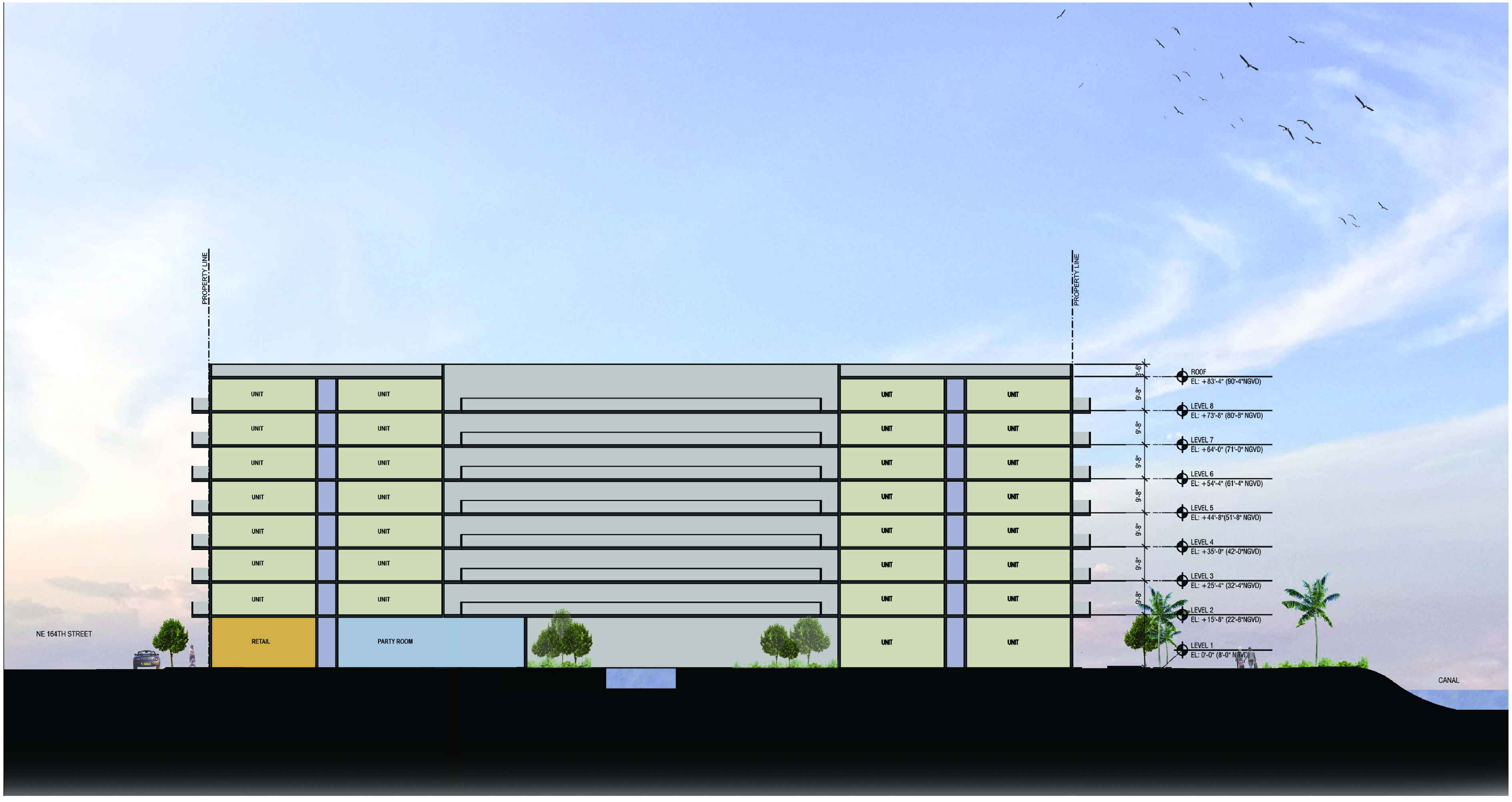

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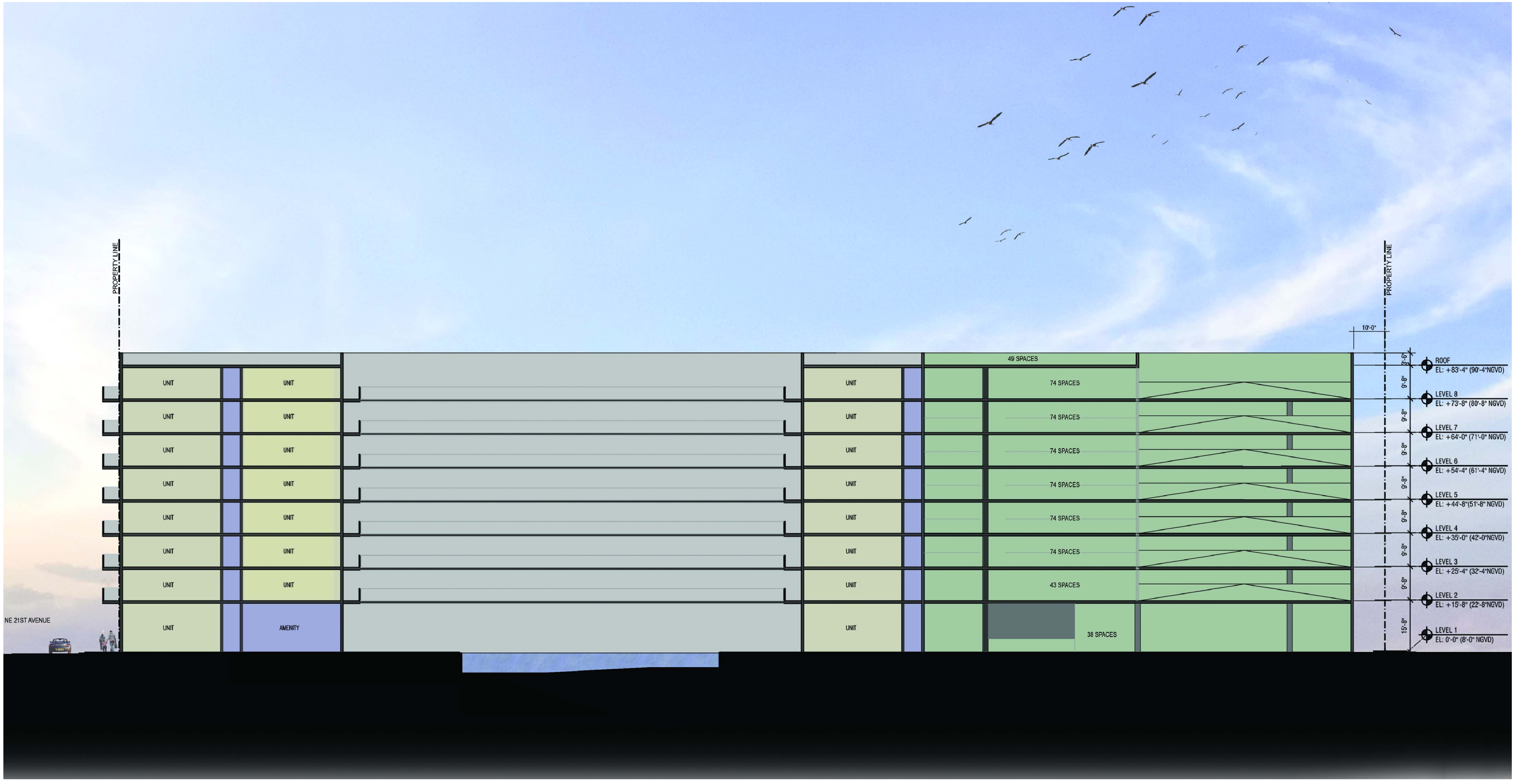
SECTION
N.T.S

North

A0-20



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SECTION
N.T.S

North

A0-21

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RENDERING

North

A0-22

Native waterside plantings....i.e... Pidgeon Plum; Satinleaf; Live Oak; Wax Myrtle; Buttonwood- Shrubs and Ground Cover....Coccoplum; Assorted Grasses; Stoppers; Ferns; Ernodea- 1-3 gal.

Existing Sidewalk to remain

Assorted palms- Thrinax; Coccothrinax; Saw Palmetto

Benches with view out to Canal

192- Chrysobalanus horizontalis- 3 gal.

13- Simaruba glauca (Paradise tree)- 14'-16' x 6'-8' spr.; 7'c.t.

Assorted palms- Thrinax; Coccothrinax; Saw Palmetto

9- Chrysobalanus horizontalis- 3 gal.

PARK

Concrete or precast elongated pavers- alternate- poured inplac econcrete, scored as shown

91- Chrysobalanus horizontalis- 3 gal.

Thicken up existing Coconut palm clusters with 6- assorted hgt. Cocos "Green Malayan" palms- 16'-24'o.a.hgt.

Low aquatic plantings i.e.... Ferns; Grasses; Flowering plants

Native waterside plantings....i.e... Pidgeon Plum; Satinleaf; Live Oak; Wax Myrtle; Buttonwood- Shrubs and Ground Cover....Coccoplum; Assorted Grasses; Stoppers; Ferns; Ernodea- 1-3 gal.

7- Sabal palmetto- 8'-16' c.t., booted- add to existing Sabals

105- Acalypha wilkesiana (new hybrid varieties)- 3 gal., plant 4'o.c.

64- Philodendron "Burle marx"- 3 gal.

5- Bambusa "Buddha belly"- 15 gal.

28- Ficus "Green island"- 3 gal.

23- Dictosperma album (Hurricane palm)- 8'-12'c.t., staggerr hgts.

110- Pilea microphylla- gals., plant 18" o.c.- 6 beds

13- Ficus "Green island - 3 gal.

12- Chrysobalanus icaco (redtip)- 3 gal.

1- Bambusa "Buddha belly"- 15 gal.

64- Philodendron "Burle marx"- 3 gal. 2 beds

Courtyard entries into units

5- Chrysobalanus icaco (redtip)- 3 gal.

6- Clusia guttifera- 3 gal.

1- Bambusa "Buddha belly"- 15 gal.

14- Ficus "Green island"- 3 gal.

1- Quecus virginiana- 14'-16' hgt. x 6'-8' spr.

10- Chrysobalanus icaco (redtip)- 3 gal.

7- Clusia guttifera- 3 gal.

1- Bambusa "Buddha belly"- 15 gal.

5- Chrysobalanus icaco (redtip)- 3 gal.

102- Pilea microphylla- gals.

5- Caesapinia granadillo (Bridal veil)- 16'x 8' spr.

19- Radermachera kunming- 7 gal.

102- Pilea microphylla- gals.

20- Thrinax radiata- 8'-12'c.t., stagger hgts.

7- Crinum americanum- 2'-3' spr.

6- Filicium decipiens (Japanese Fern Tree)- 12'-14'hgt.x 7'-8' spr., 7'c.t.

42- Hamelia compacta- 3 gal.(3 beds)

240- Aspidistra elatior- 3 gal. (10 beds)

59- Clusia guttifera- 3 gal.

41- Philodendron rojo congo- 3 gal.(3 beds)

470- Assorted native shrubs- i.e...Byrsonima lurida; Randia aculeata; Psychotria nervosa and ligustrifolia; compact Hamelia- 3 gal.

16- Bulnesia arborea- 14' x 6' spr.

62- Philodendron rojo congo- 3 gal.(3 beds)

20,000 sq.ft.- St. Augustine "Palmetto"- solid sod

140- Aspidistra elatior- 3 gal. (6 beds)

34- Clusia guttifera- 3 gal.

48- Philodendron rojo congo- 3 gal.(6 beds)

37- Acalypha wilkesiana (new hybrid varieties)- 3 gal., plant 4'o.c.

16- Sabal palmetto- 8'-16' c.t., booted- add to existing Sabals

33- Ficus "Green island"- 3 gal.

1- Quecus virginiana- 14'-16' hgt. x 6'-8' spr.

3- Clustering palms i.e....Alexanders- Adonidias; Ptychosperma- underplanted w/42- Acalypha hybrids- 3 gal.

9- Leea coccinea rubra- 7 gal.

14- Leea coccinea rubra- 7 gal.

38- Philodendron rojo congo- 3 gal.(3 beds)

14- Leea coccinea rubra- 7 gal.

13- Rhapis excelsa- 3'-4' hgt.

12- Leea coccinea rubra- 7 gal.

19- Leea coccinea rubra- 7 gal.

13- Rhapis excelsa- 3'-4' hgt.

9- Rhapis excelsa- 3'-4' hgt.

6- Rhapis excelsa- 3'-4' hgt.

14- Rhapis excelsa- 3'-4' hgt.

5- Psychotria nervosa- 3 gal.

280- Polypodium scolopendrium (low growing var.)- gals.

18- Alcantera imperialis- 7 gal.

31- Rhapis excelsa- 3'-4' hgt.

5- Psychotria nervosa- 3 gal.

4- Filicium decipiens (Japanese Fern Tree)- 12'-14'hgt.x 7'-8' spr., 7'c.t.

2- Psychotria nervosa- 3 gal.

10- Rhapis excelsa- 3'-4' hgt.

19- Ficus "Green island"- 3 gal.

2- Phoenix reclinata- 14' o.a.hgt.; underplant w/16- Ficus "Green island"- 3 gal.

1- Philodendron "Burle marx"- 3 gal.

2- Psychotria nervosa- 3 gal.

14- Philodendron "Burle marx"- 3 gal.

9- Rhapis excelsa- 3'-4' hgt.

7- Codiaeum "Curly Boy"- 15 gal.

2- Chrysophyllum oliviformae (Satinleaf)-12'-14' hgt., 7'c.t.

7- Rhapis excelsa- 3'-4' hgt.

13- Ficus "Green island"- 3 gal.

1- Filicium decipiens (Japanese Fern Tree)- 12'-14'hgt.x 7'-8' spr., 7'c.t.

2- Chrysophyllum oliviformae (Satinleaf)-12'-14' hgt., 7'c.t.

14- Rhapis excelsa- 3'-4' hgt.

36- Philodendron "Burle marx"- 3 gal. 2 beds

8- Psychotria nervosa- 3 gal.

3- Clusia guttifera- 3 gal.

26- Ficus "Green island"- 3 gal.

13- Rhapis excelsa- 3'-4' hgt.

7- Cordyline fruticosa "exotica"- 3'-4' hgt., multi cane

2- Chrysophyllum oliviformae (Satinleaf)-12'-14' hgt., 7'c.t.

92- Dietes iriodes- 3 gal.

20- Psychotria ligustrifola (Bahama Coffee)- 3 gal.

18- Agapanthus africanus- gals.

62- Zamia floridana- 3 gals.

2- Ligustrum japonicum- 14'hgt. x 10'-12' spr.; 7' c.t.

Existing scored concrete walk

Extend scored concrete to bldg. face

Existing sidewalk elev.- +5.50'

2nd floor level overhang

2nd floor level overhang

5th floor level overhang

Edge of existing sidewalk

Fin. Fl. elev.- +5.8' (contin. of sidewalk grades)

20' MAX SET BACK

Swimming Pool
1,607 sq.ft.- required for 339 units- provided 1,740 sq.ft.

Shallow sunning area in pool

Waterfall wall

Precast concrete stepping stones

Unit courtyards

Courtyard walls

Aluminum security gate

3 - 6" steps up to terrace

5'-6" hgt. c.b.s. courtyard walls

34 PARKING SPACES

LOADING 10' X 30'

10' X 30' LOADING

RAMP @ 12% SLOPE

UP

DN

DN

TR

RETAIL TRASH

ELECTRICAL

TRANSFORMER

BOARD ROOM

PARTY ROOM

FITNESS CENTER

YOGA

MAIL

LOUNGE

PKG

LOBBY

LEASING

RETAIL

STU-D1

1 BR-A1

2 BR-B1

1 BR-B1

2 BR-B2

2 BR-B3

3 BR-C1

DUPLEX 590 SQFT

DUPLEX 566 SQFT

TOP OF SLAB EL. +8'-0" (NGVD)

TOP OF SLAB FINISHED FLOOR EL. +7'-2" (NGVD)

TOP OF SLAB EL. +7'-0" (NGVD)

TOP OF SLAB EL. +7'-0" (NGVD)

TOP OF SLAB EL. +6.25' (NGVD)

TOP OF SLAB EL. +5.96' (NGVD)

EXISTING SIDEWALK ELEV. EL. +5.44' (NGVD)

DRAINAGE NOTE:

ALL SITE DRAINAGE TO BE CONTAINED ON SITE AND DISPOSED OF INTO DEEP INJECTION WELLS OR OTHER SUITABLE METHOD TO BE DETERMINED AFTER ANALYSIS OF SOIL CONDITIONS

U.S. POST OFFICE PARCEL

SOUTH DIXIE HWY (NE 22nd AVE)

NE 21st AVE

NE 164th STREET

Ex. Royal

BRUCE HOWARD & ASSOCIATES, INC.
Landscape Architects, Site Planners & Golf Course Designers

PROJECT:

READ CAPITAL APTS.

NE 164th Street & NE 21st Aveune
North Miami Beach, FL

DRAWING TITLE:

PROPOSED LANDSCAPE PLAN

NORTH

SCALE: 1" = 20'-0"

PROJECT NUMBER

DATE: 07-29-2015

Bruce J. Howard License #: LA0000371

SHEET NUMBER: LP-1 OF:

Design by:
OneSeed
8045 SW 63 Court
Miami, FL 33143
Phone Number: 305-984-0457
E-mail: aj@plantoneseed.com

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