BRICKELL CITY CENTRE

SPECIAL AREA PLAN - 3rd AMENDMENT, 650 SMA & AP

SECTION C: DESIGN GUIDELINES

SWIRE PROPERTIES

BUILDING EXCEPTIONAL VALUE

ARQUITECTONICA

akerman

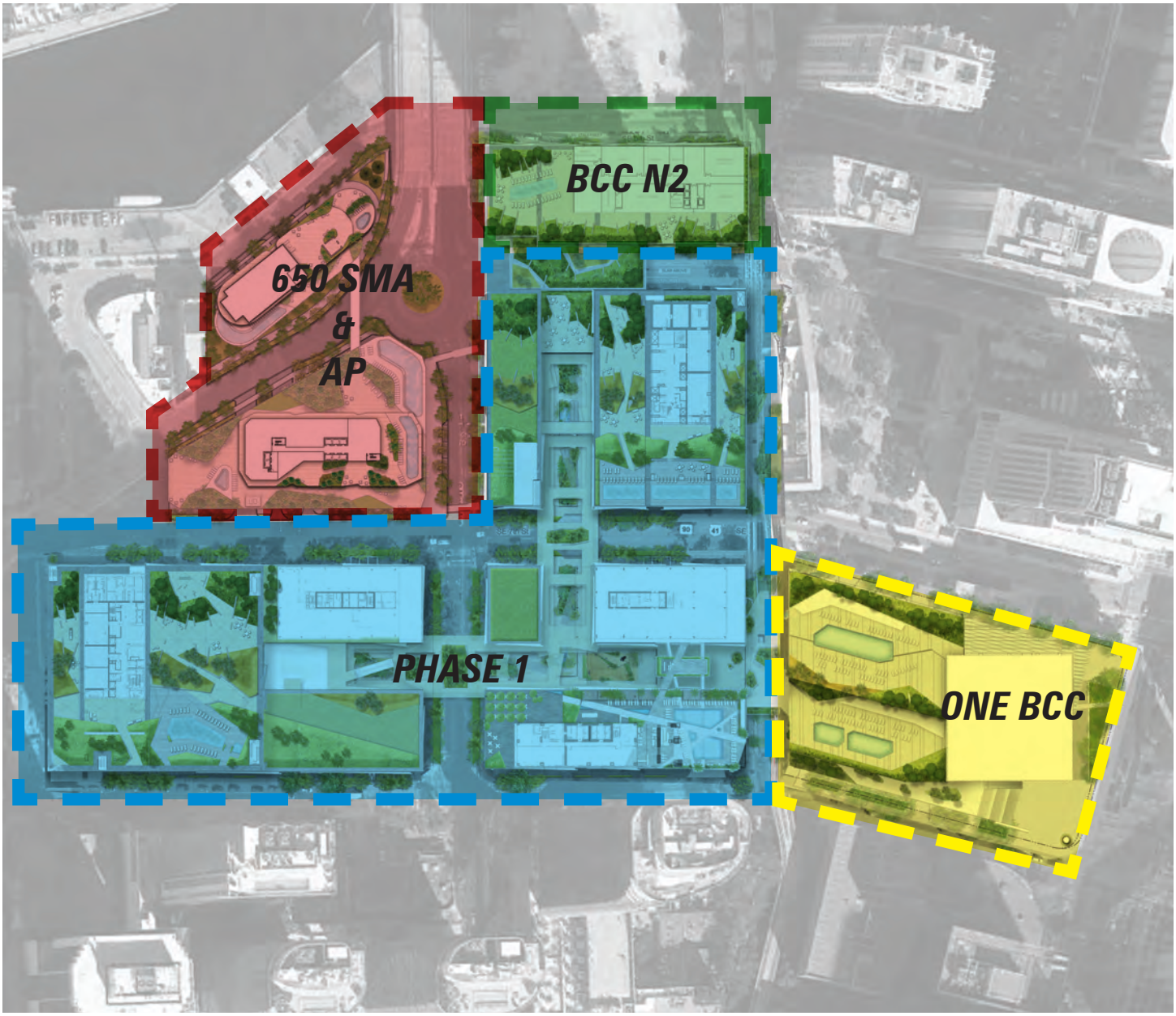
ARQUITECTONICAGEO

Kimley»Horn

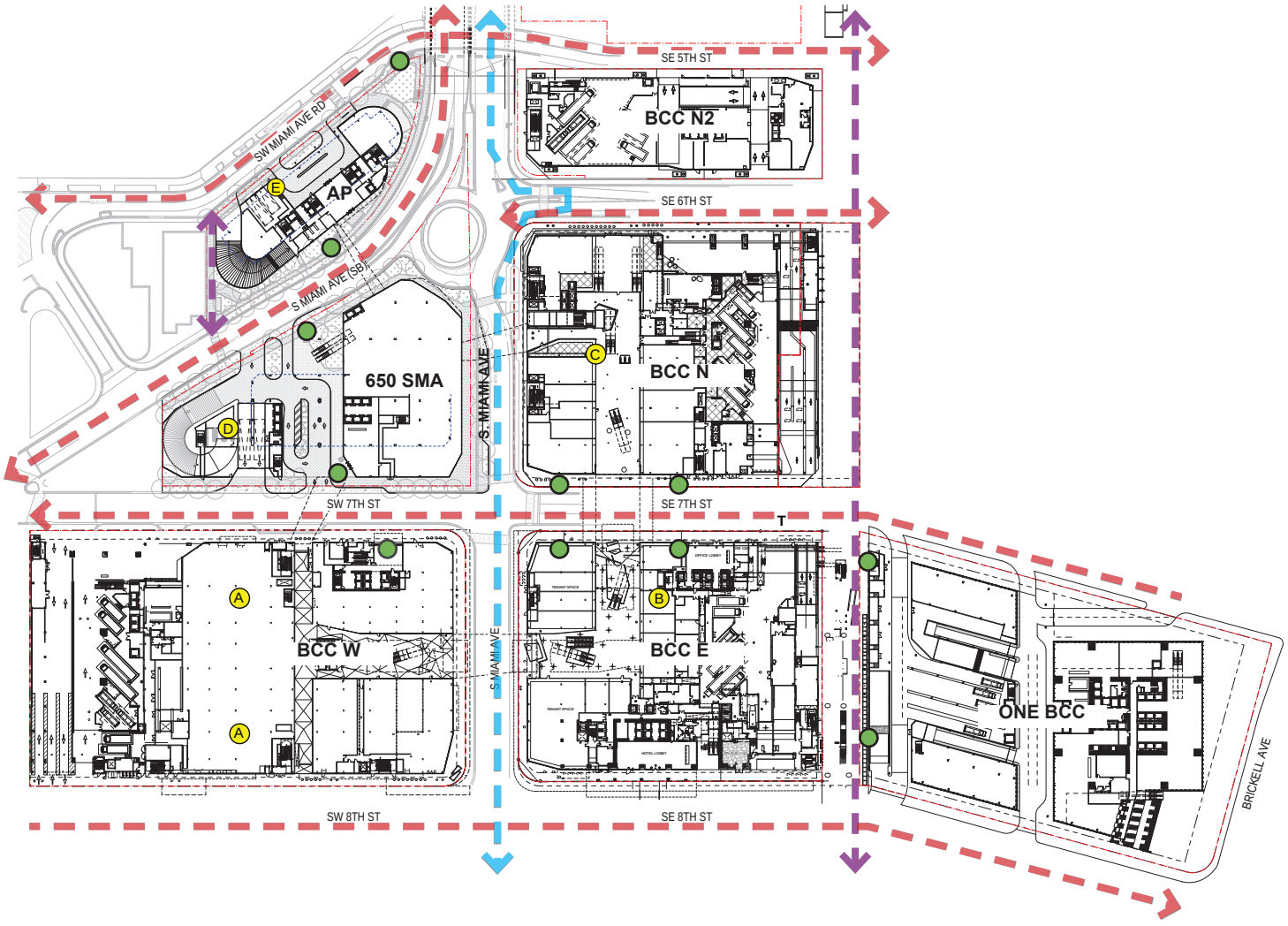
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OVERALL SITE PLAN



BICYCLE DIAGRAM



BICYCLE LANE

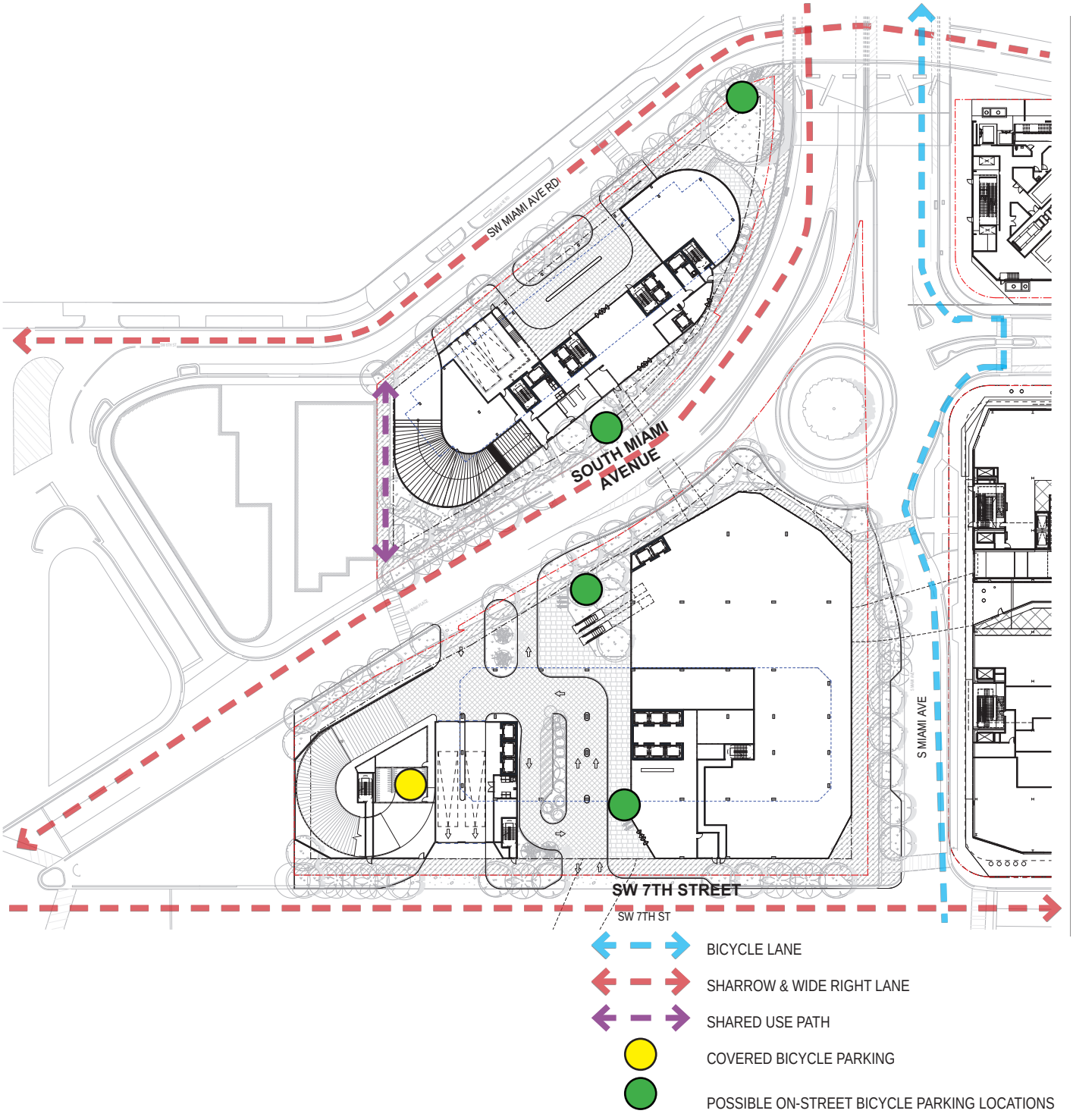
SHARROW & WIDE RIGHT LANE

SHARED USE PATH

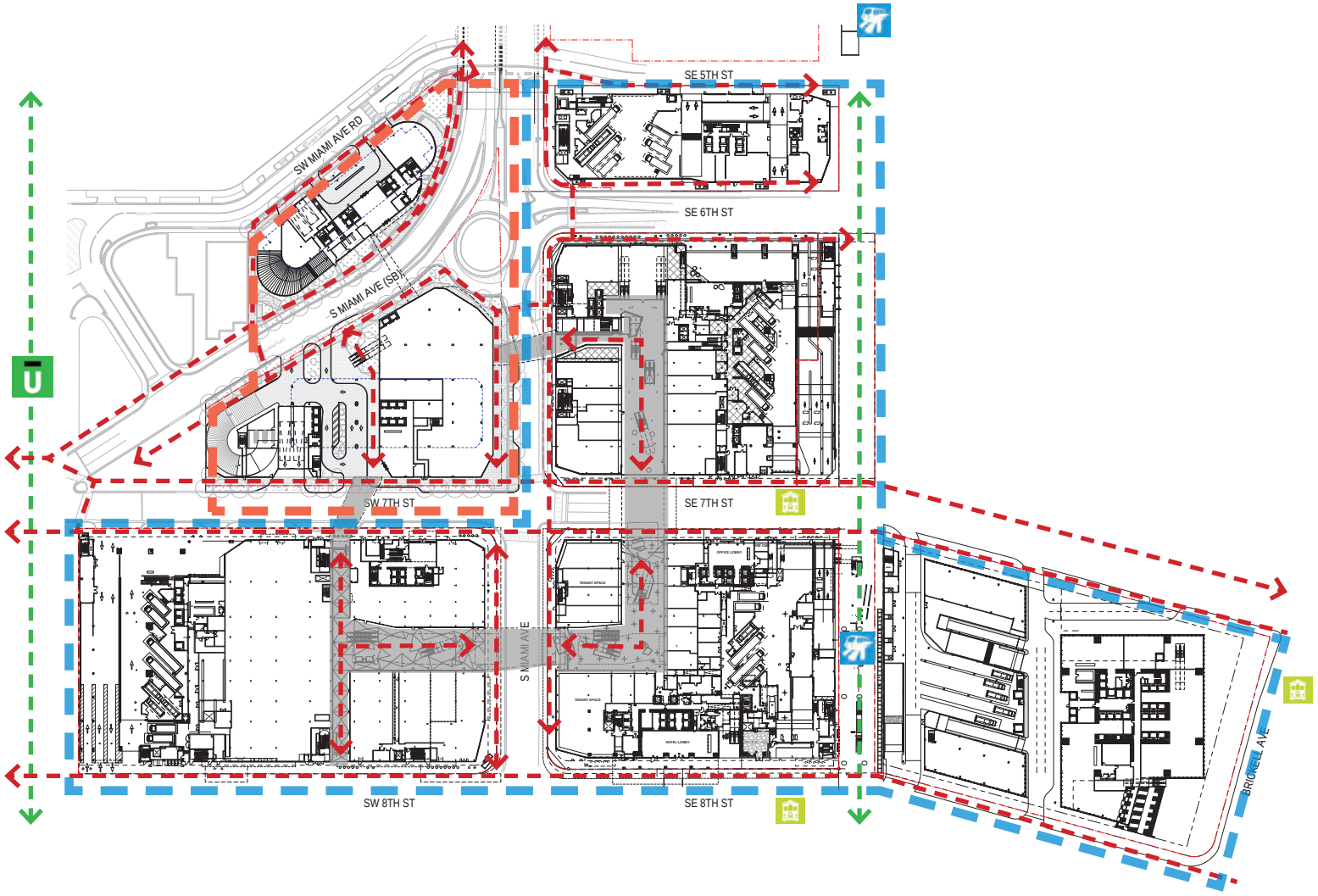
COVERED BICYCLE PARKING

POSSIBLE ON-STREET BICYCLE PARKING LOCATIONS

AP & 650 SMA BICYCLE DIAGRAM



PEDESTRIAN CIRCULATION & PUBLIC TRANSIT



UNDERLINE / MDT GREENLINE

METROMOVER STATION

MIAMI TROLLEY STOP

The UNDERLINE - MIAMI

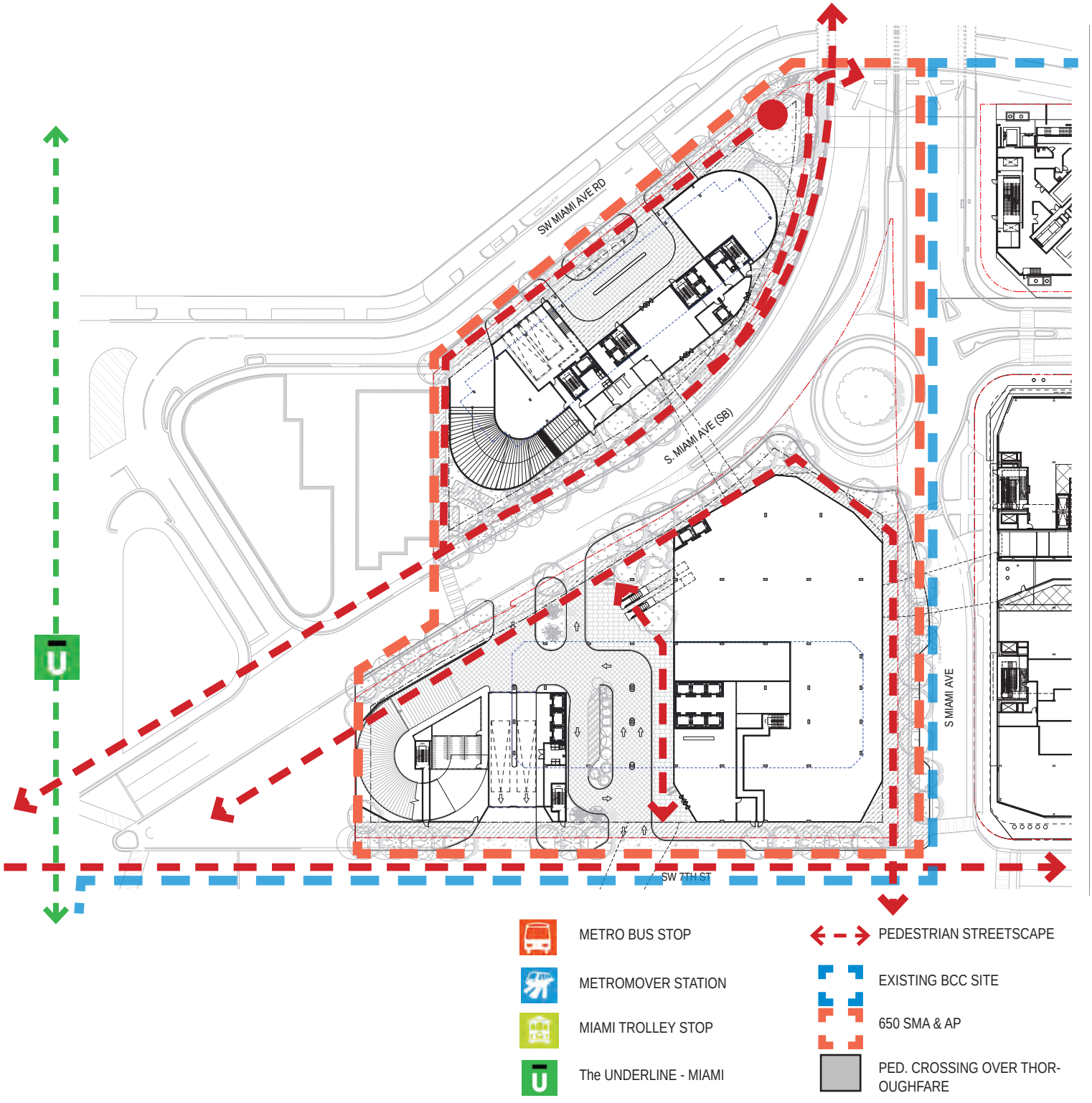
PEDESTRIAN STREETSCAPE

EXISTING BCC SITE

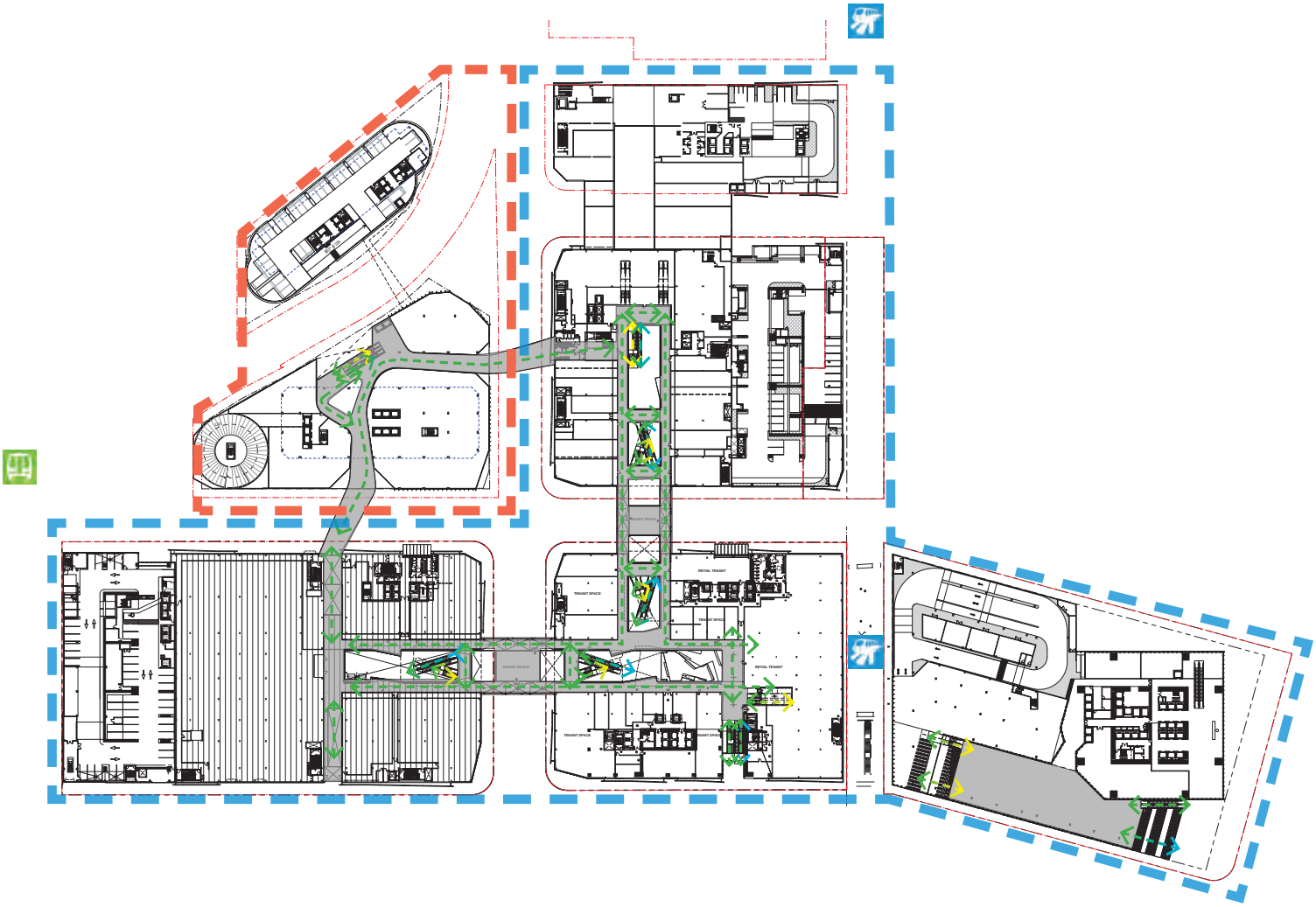
650 SMA & AP

PED. CROSSING OVER THOR-OUGHFARE

AP & 650 SMA PEDESTRIAN CIRCULATION & PUBLIC TRANSIT



PEDESTRIAN CIRCULATION & PUBLIC TRANSIT - LEVEL 02



METRO MOVER STOP

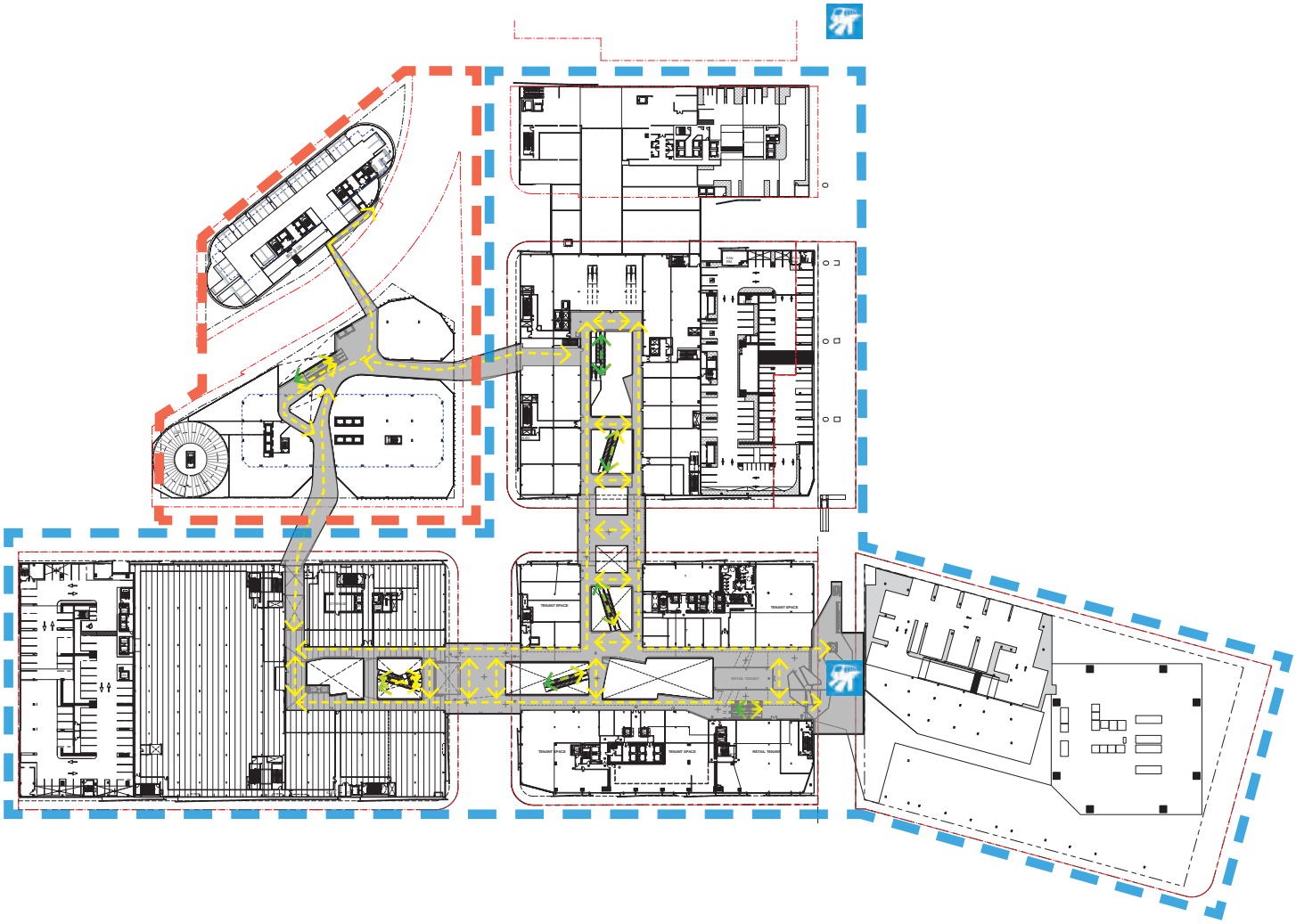
METRO RAIL STOP

PEDESTRIAN CIRCULATION LEVEL 02

PEDESTRIAN CIRCULATION FROM STREET LEVEL TO LEVEL 02

PEDESTRIAN CIRCULATION FROM LEVEL 02 TO LEVEL 03

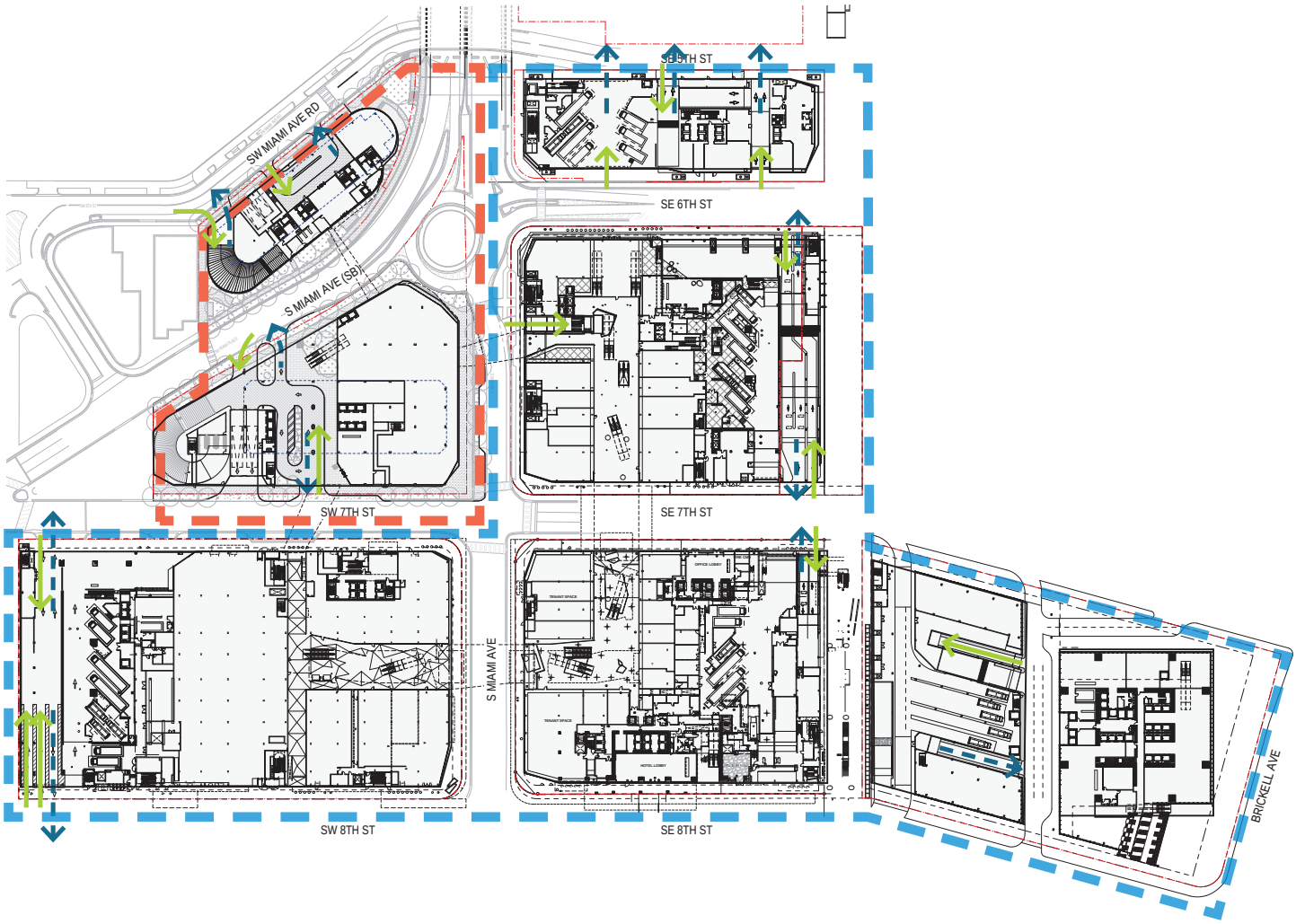
PEDESTRIAN CIRCULATION & PUBLIC TRANSIT - LEVEL 03



PEDESTRIAN CIRCULATION LEVEL 03

PEDESTRIAN CIRCULATION FROM 02 TO LEVEL 03

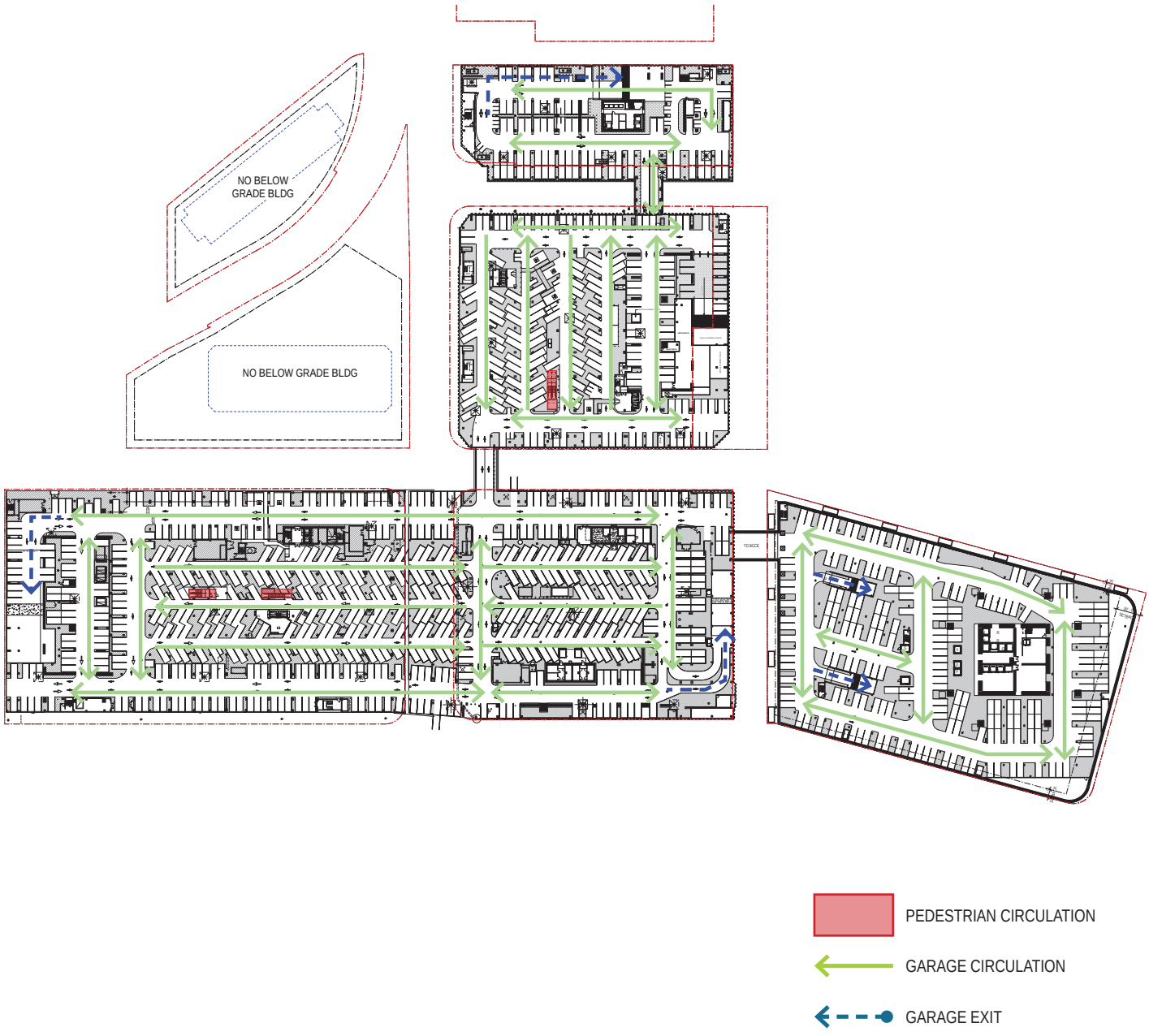
VEHICULAR INTERNAL CIRCULATION



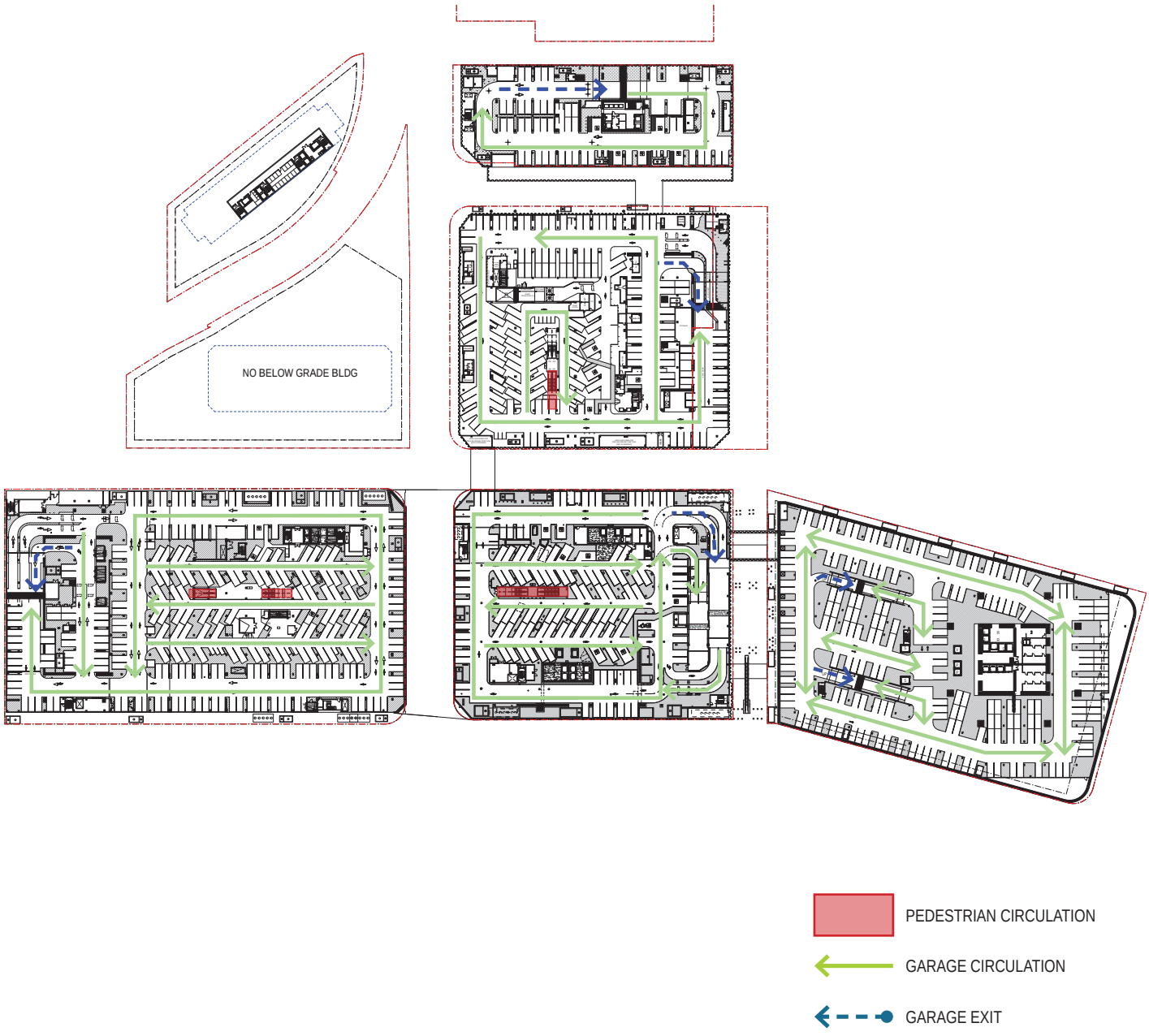
GARAGE ENTRY

GARAGE EXIT

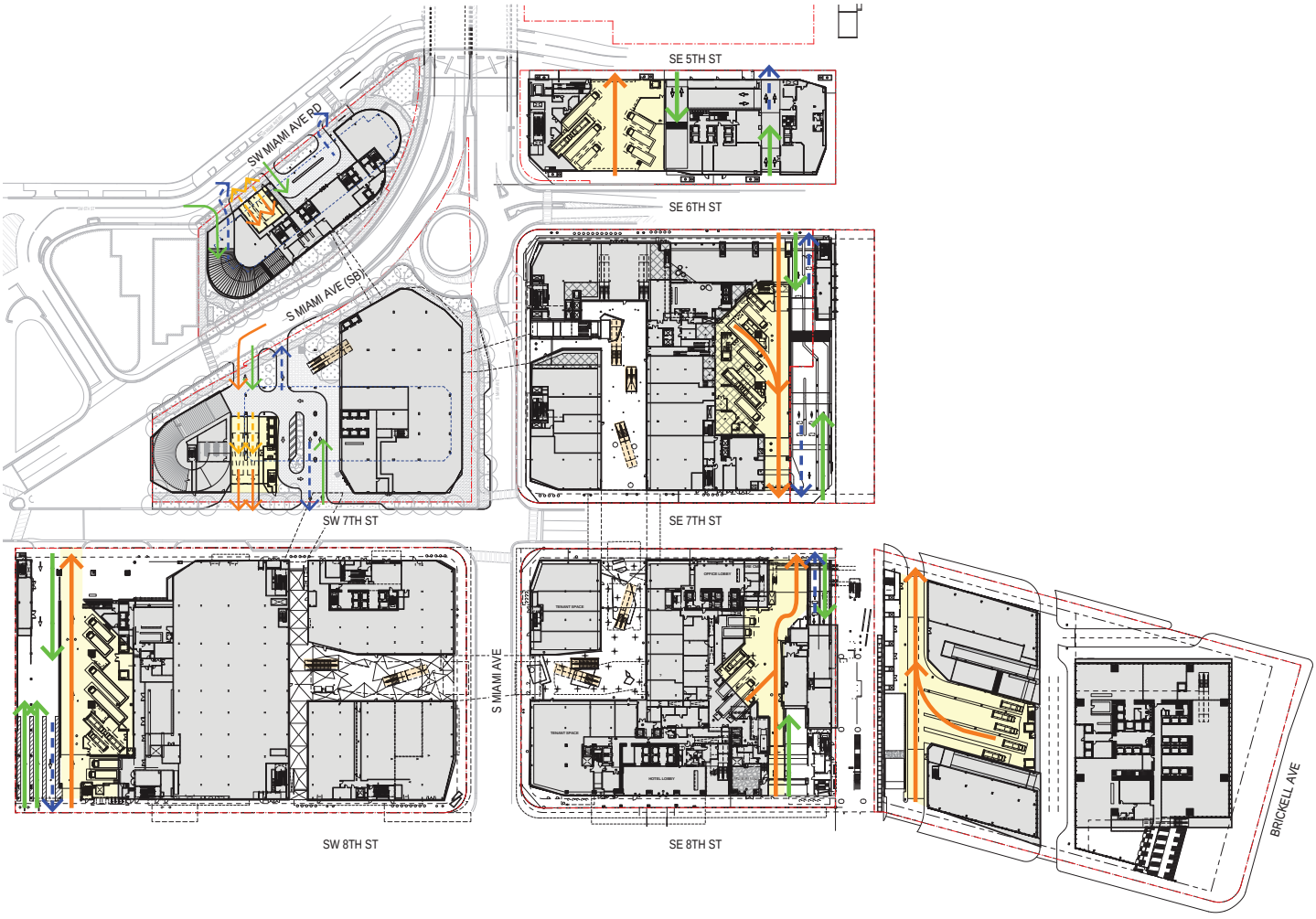
VEHICULAR INTERNAL CIRCULATION - BASEMENT 02



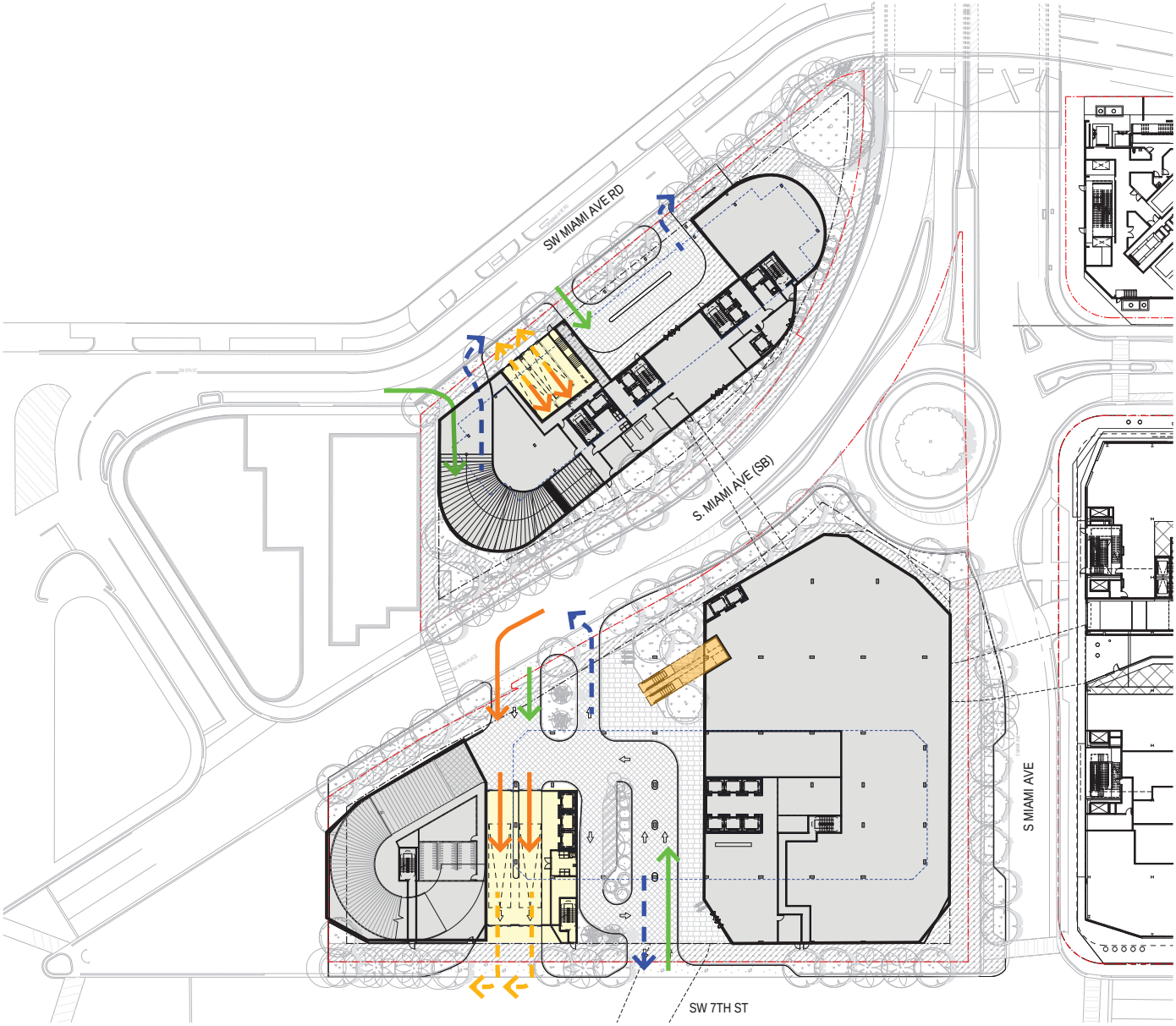
VEHICULAR INTERNAL CIRCULATION - BASEMENT 01



VEHICULAR CIRCULATION DIAGRAM



AP & 650 SMA VEHICULAR CIRCULATION DIAGRAM



LOADING DOCK

PEDESTRIAN CIRCULATION

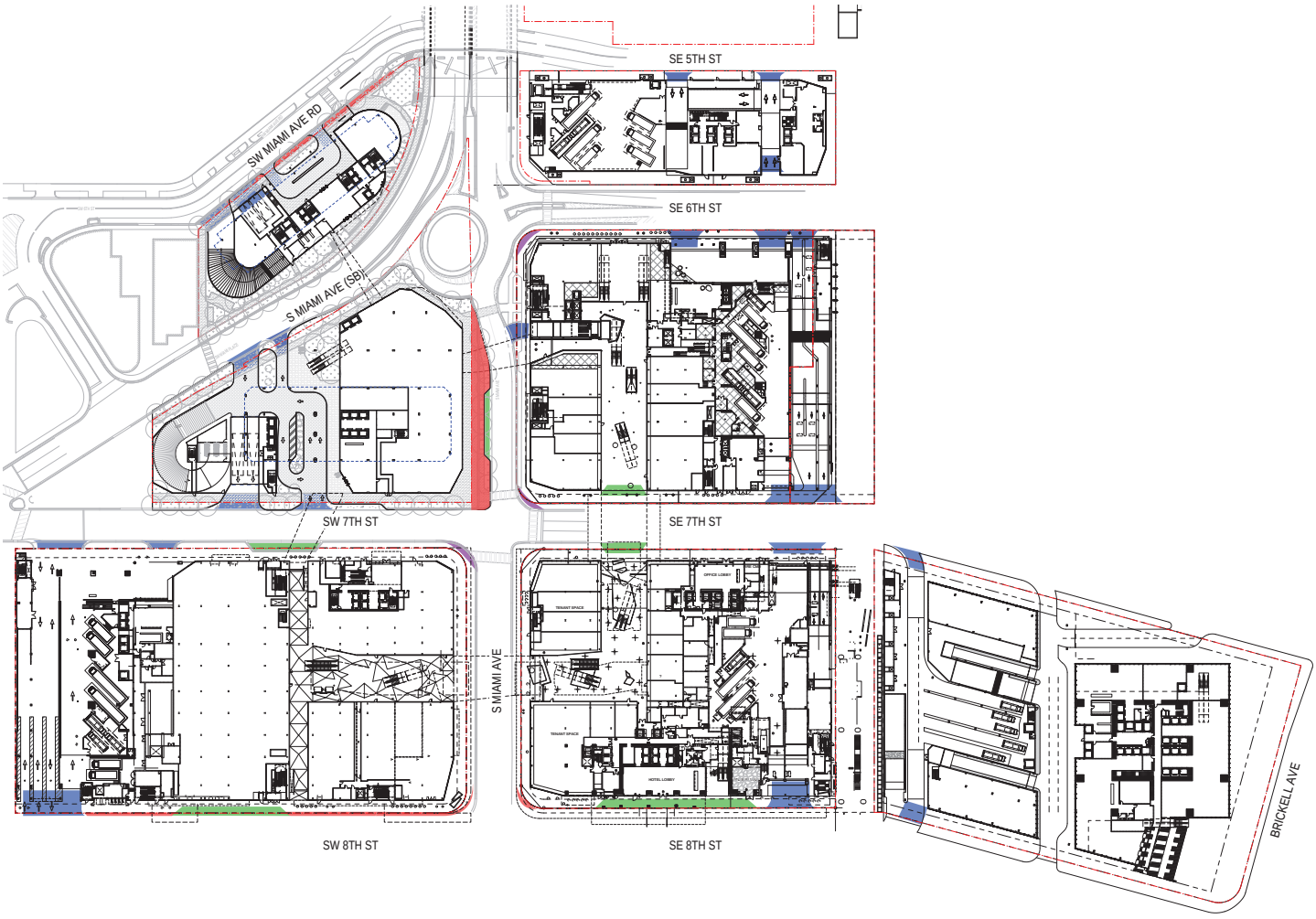
LOADING ENTRY AND CIRCULATION

LOADING EXIT AND CIRCULATION

VEHICULAR ENTRY

VEHICULAR EXIT

R.O.W. MODIFICATION DIAGRAM



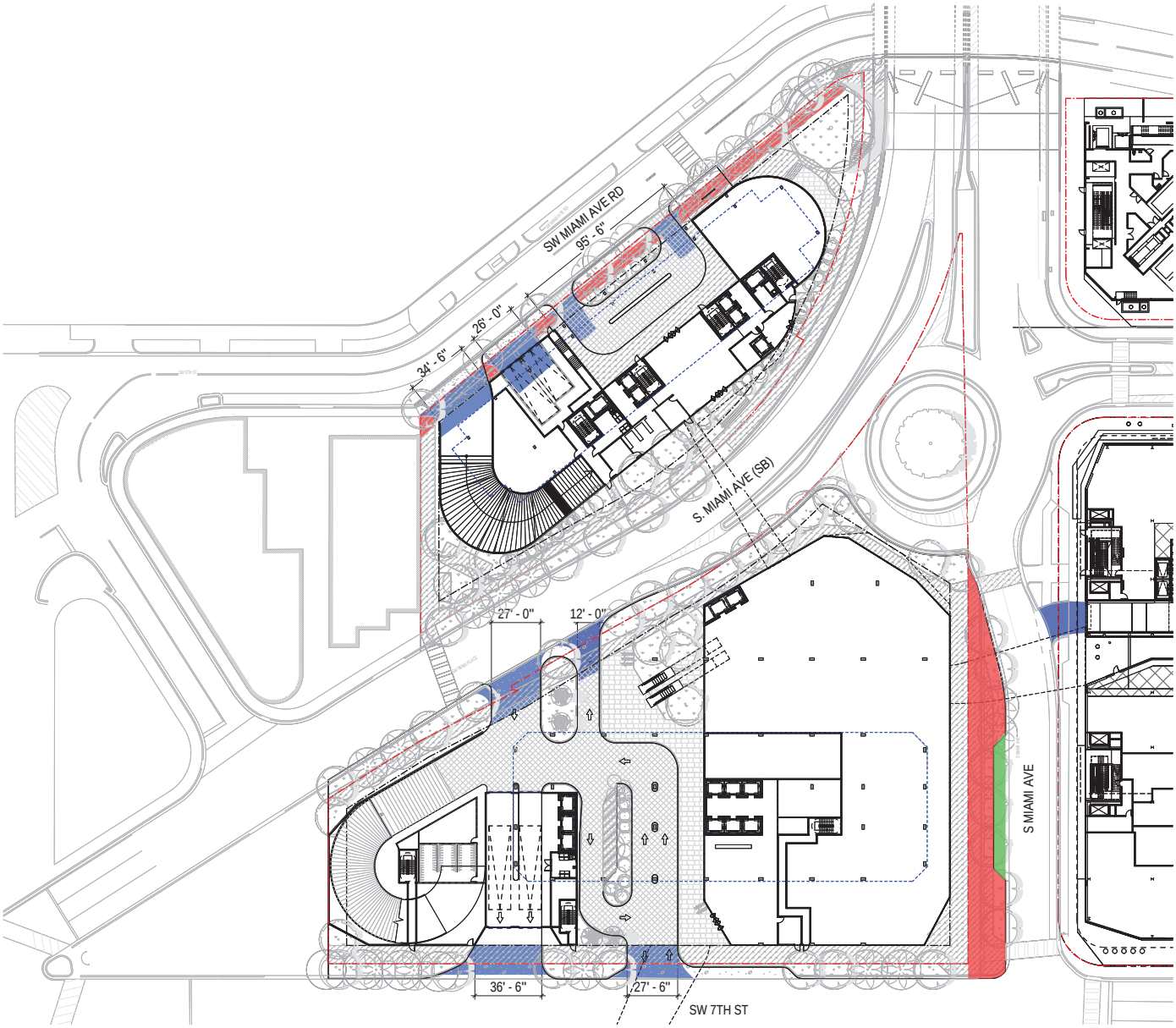
ON-STREET PARKING REMOVAL/INCREASED SIDEWALK

CURB CUT WITH CONTINUOUS FLUSH SIDEWALK

CURB CUT FOR LAY-BY

INSIDE TURNING RADIUS INCREASE

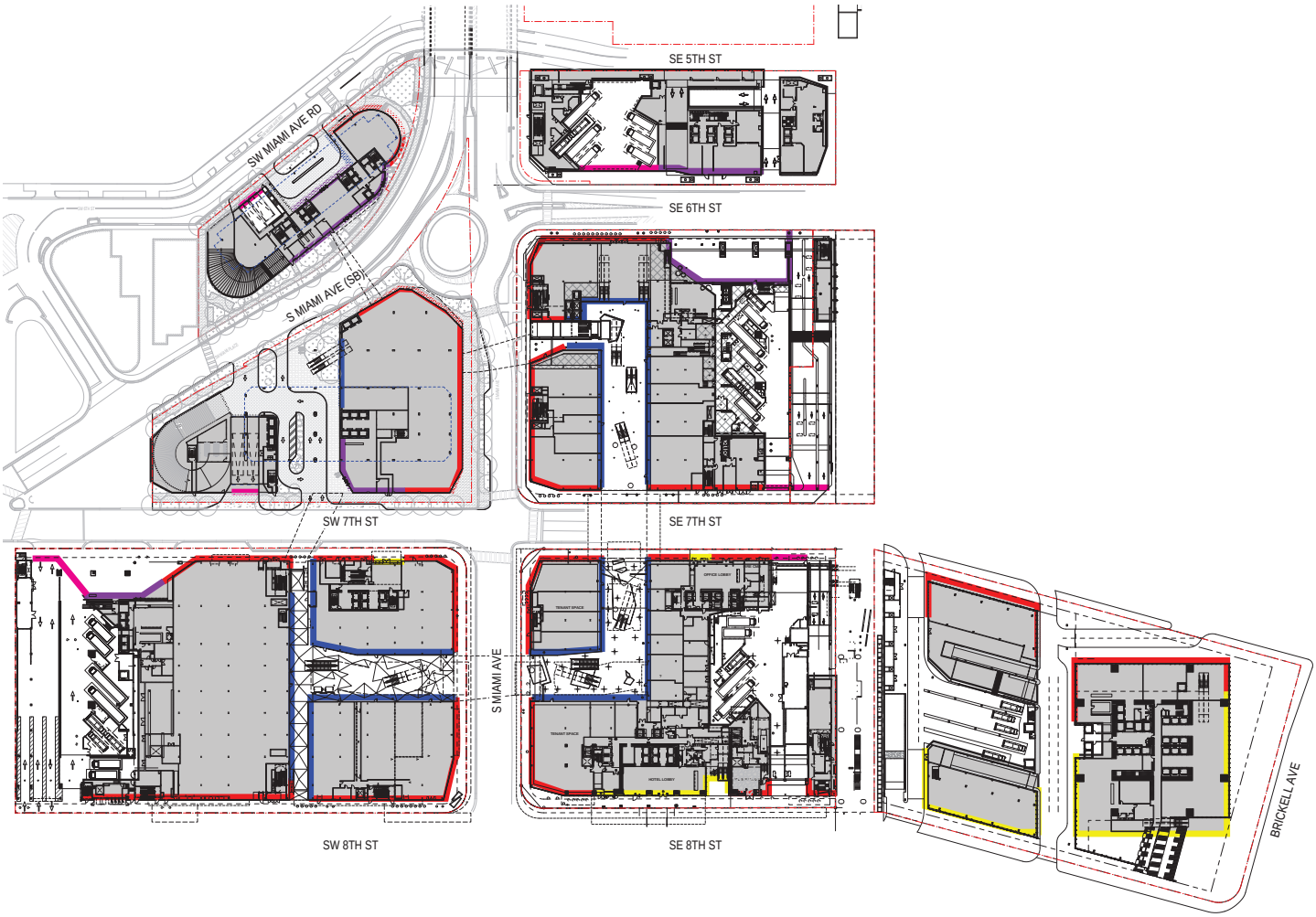
AP & 650 SMA R.O.W. MODIFICATION DIAGRAM



NOTE: SOUTH MIAMI AVENUE CONFIGURATION SUBJECT TO FURTHER COORDINATION WITH MPA AND MIAMI-DADE COUNTY

- ON-STREET PARKING REMOVAL/INCREASED SIDEWALK
- CURB CUT WITH CONTINUOUS FLUSH SIDEWALK
- CURB CUT FOR LAY-BY
- INSIDE TURNING RADIUS INCREASE

FRONTAGE DIAGRAM

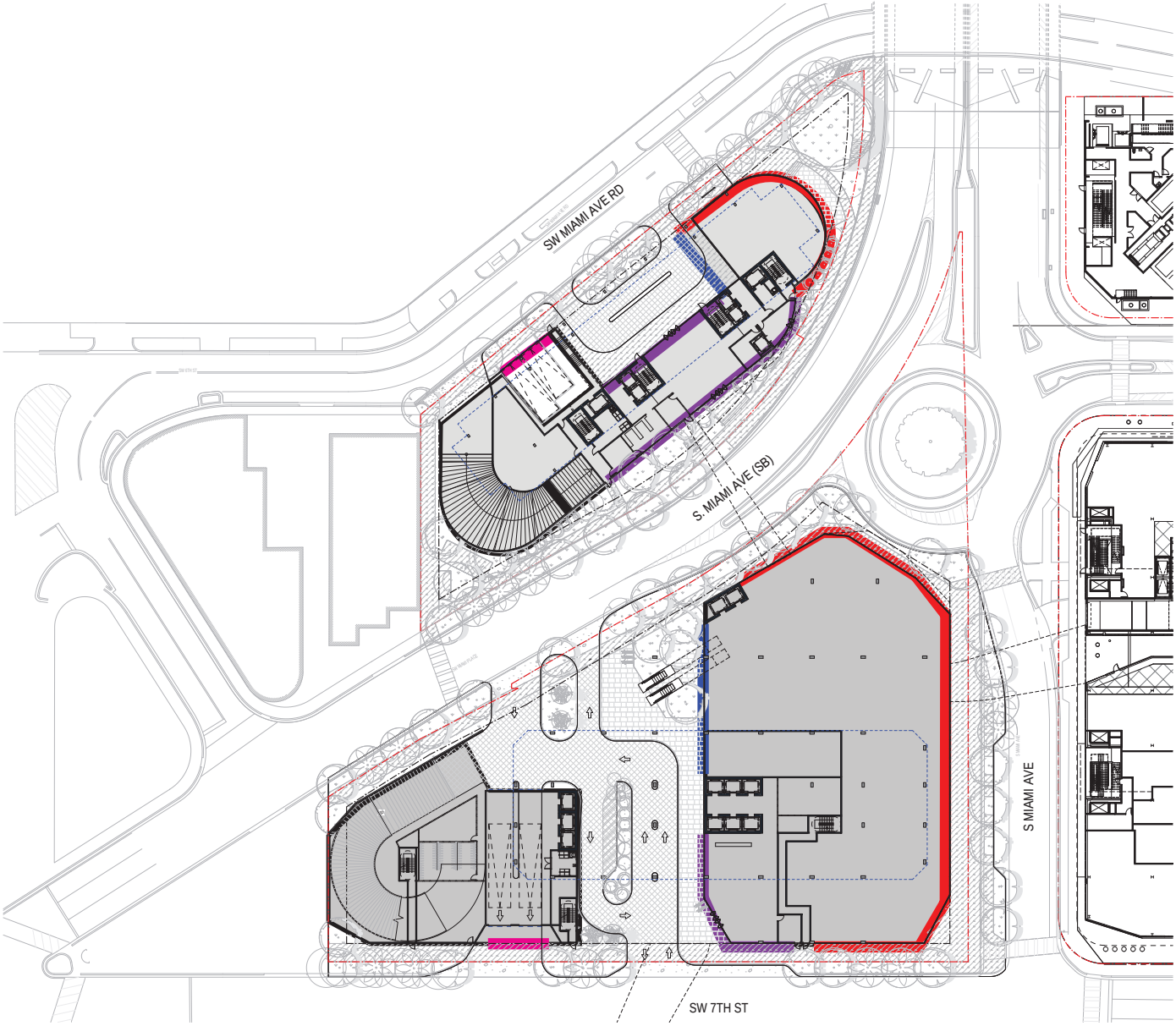


AWNINGS/CANOPIES MAY ENCROACH INTO RIGHT-OF-WAY A MAXIMUM OF FIFTEEN FEET (15'-0").

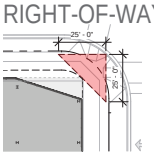
THE COMMERCIAL USE BUILDINGS SHALL HAVE CLEAR GLAZING FOR A MINIMUM OF FIFTY PERCENT (50%) OF THE LINEAR FRONTAGE, AT A MAXIMUM HEIGHT OF TWO FEET (2'-0") AND A MINIMUM HEIGHT OF NINE FEET (9'-0") ABOVE THE SIDEWALK.

- RETAIL FRONTAGE FOR VEHICULAR THOROUGHFARE
- RETAIL FRONTAGE FOR PEDESTRIAN THOROUGHFARE
- RESIDENTIAL FRONTAGE FOR VEHICULAR THOROUGHFARE
- RESIDENTIAL FRONTAGE FOR PEDESTRIAN THOROUGHFARE
- OFFICE/HOTEL FRONTAGE FOR VEHICULAR THOROUGHFARE
- DECORATIVE GATE

AP & 650 SMA FRONTAGE DIAGRAM



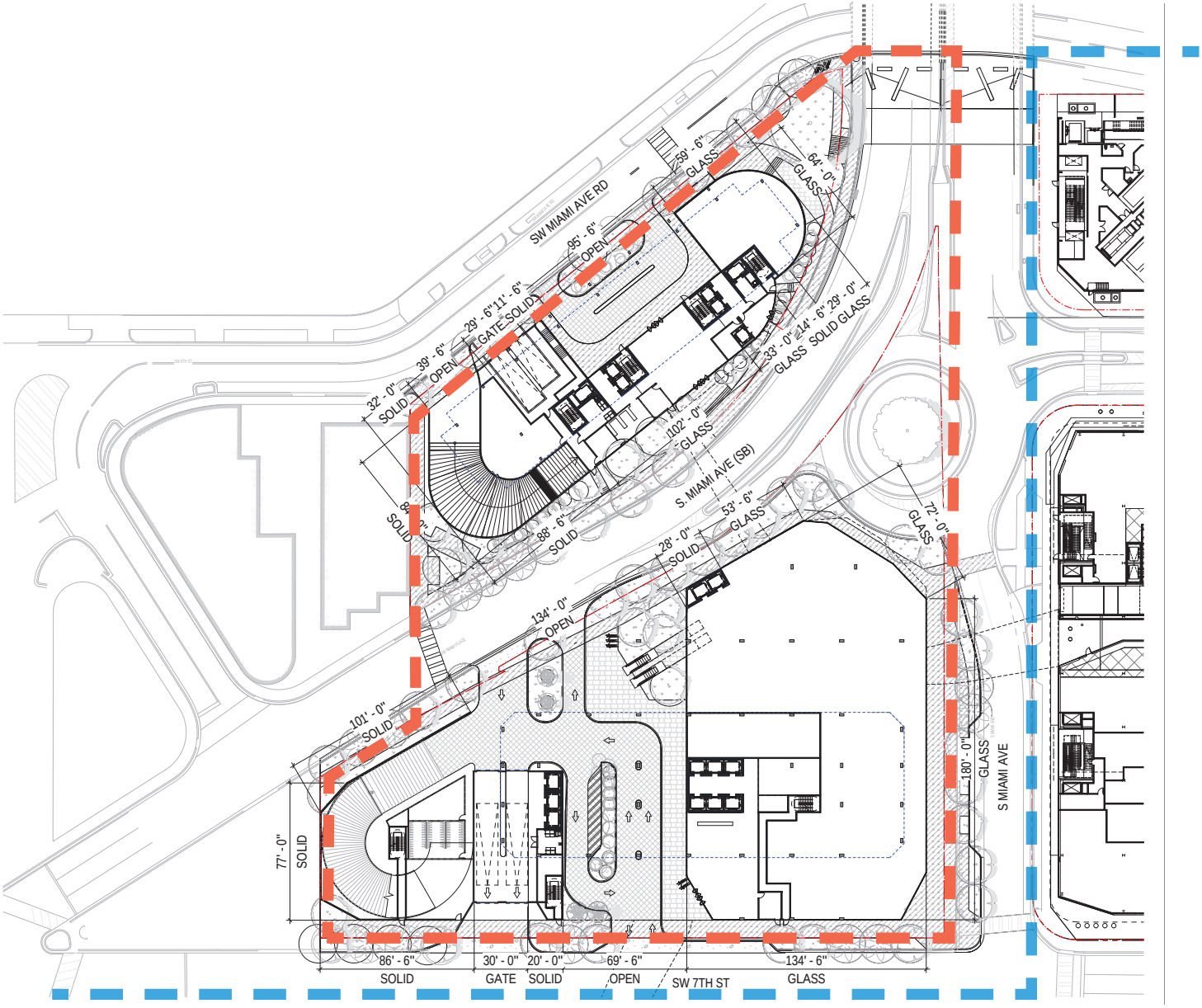
SCREEN PANELS MAY ENCROACH INTO THE RIGHT-OF-WAY A MAXIMUM OF FOUR FEET (4'-0")



TYPICAL 25'-0" VISIBILITY TRIANGLE
1" = 30'-0"

- RETAIL FRONTAGE FOR VEHICULAR THOROUGHFARE
- RETAIL FRONTAGE FOR PEDESTRIAN THOROUGHFARE
- RESIDENTIAL FRONTAGE FOR VEHICULAR THOROUGHFARE
- RESIDENTIAL FRONTAGE FOR PEDESTRIAN THOROUGHFARE
- OFFICE/HOTEL FRONTAGE FOR VEHICULAR THOROUGHFARE
- DECORATIVE GATE

AP & 650 SMA FRONTAGE DIAGRAM



LEGEND

SW MIAMI AVENUE ROAD (AP)
22% GLAZED
16% SOLID
11% GATE
50% OPEN

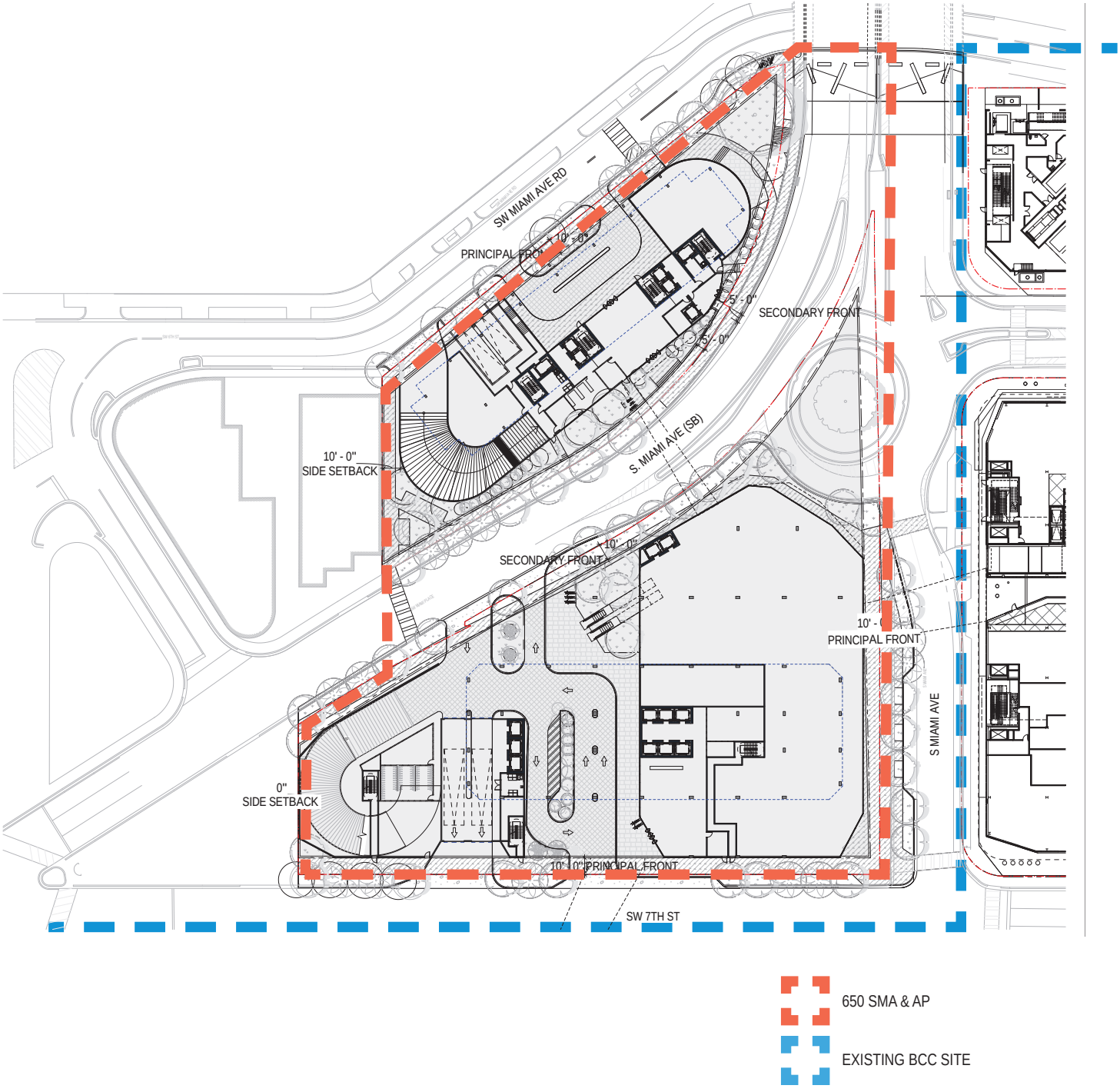
SOUTH MIAMI AVE (SB) (AP)
61% GLAZED
39% SOLID

SOUTH MIAMI AVE (SB) (650 SMA)
32% GLAZED
33% SOLID
34% OPEN

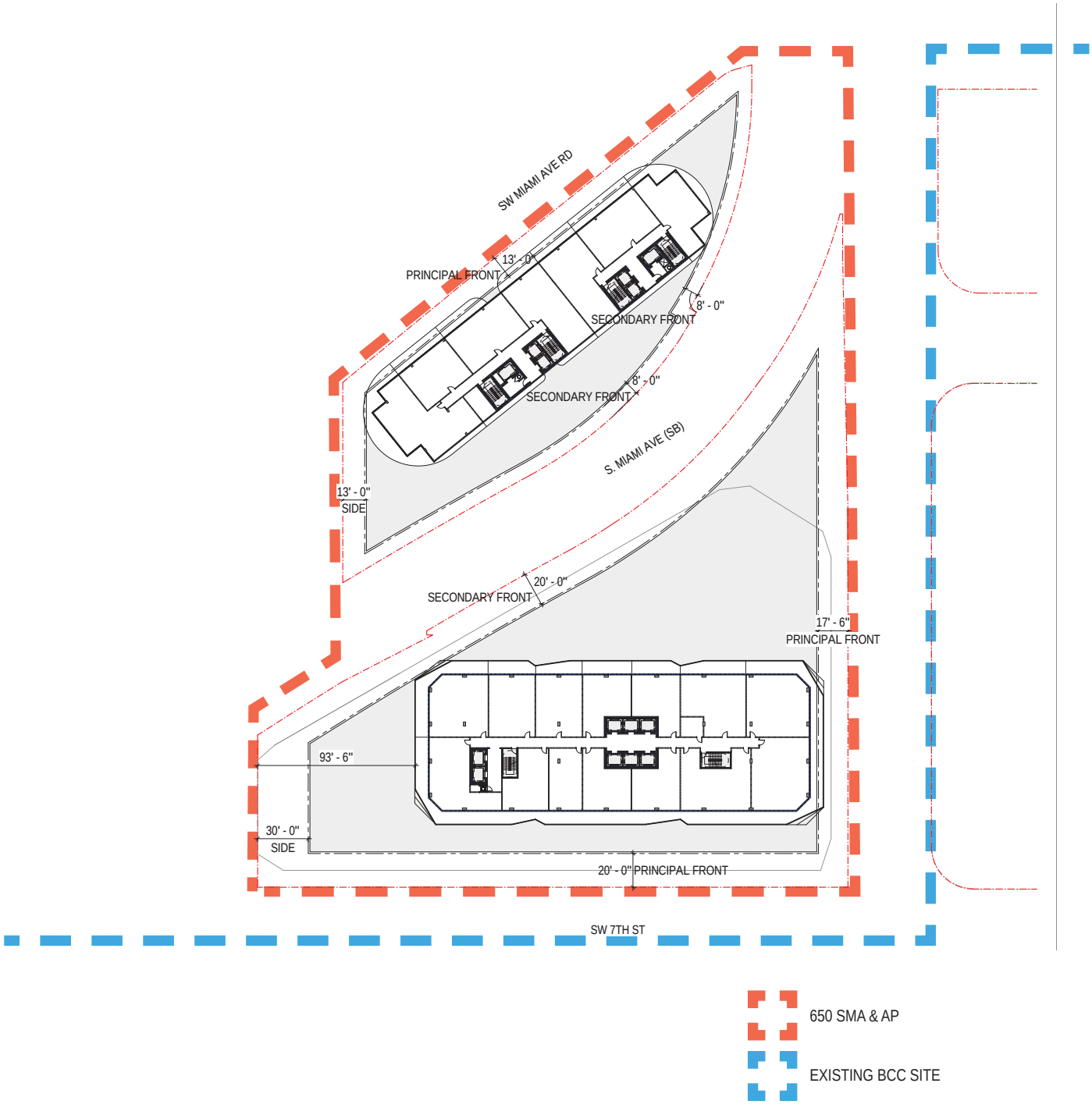
SOUTH MIAMI AVE (650 SMA)
100% GLAZED

SW 7TH ST. (650 SMA)
40% GLAZED
31% SOLID
9% GATE
20% OPEN

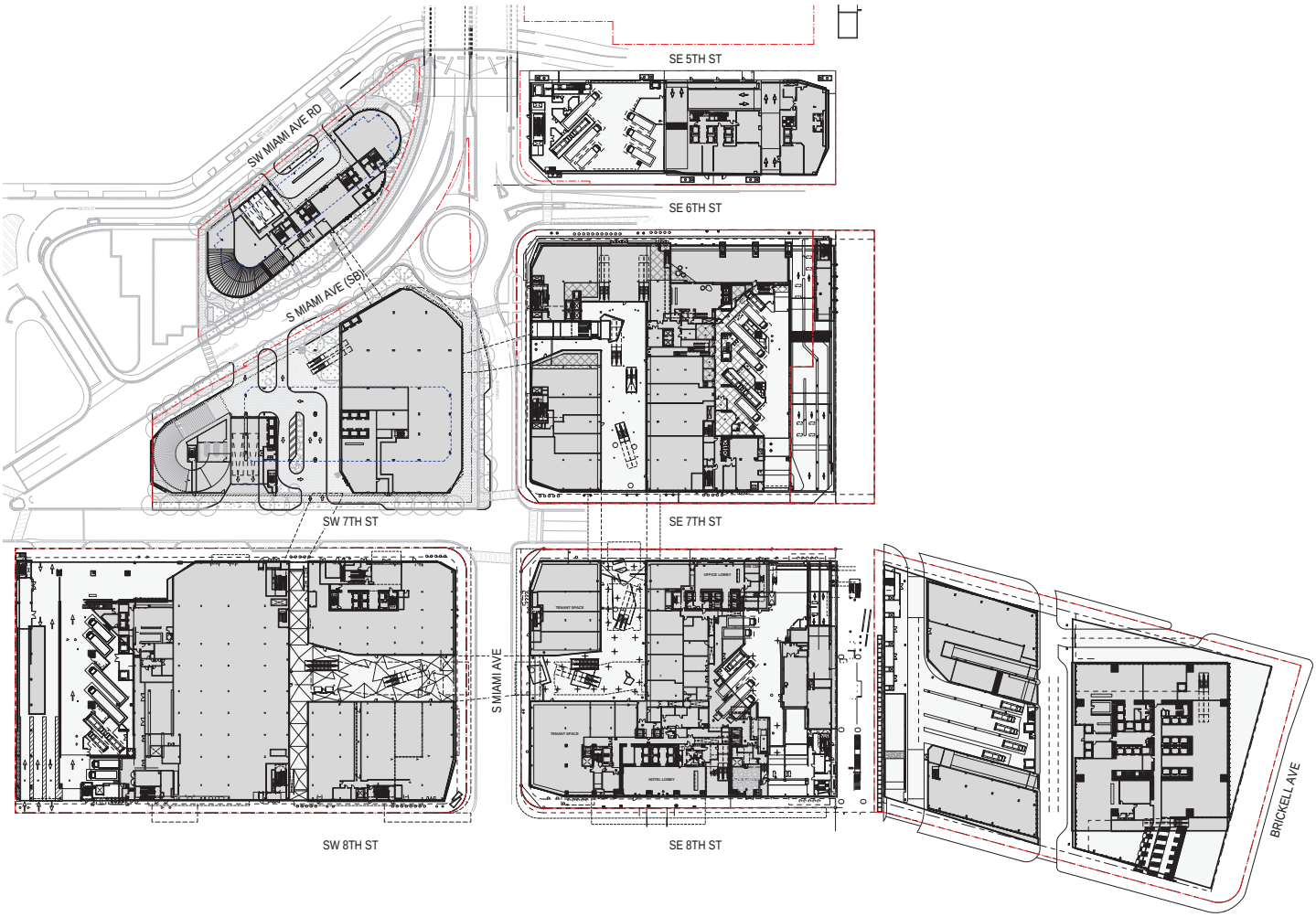
AP & 650 SMA SETBACK DIAGRAM - PODIUM



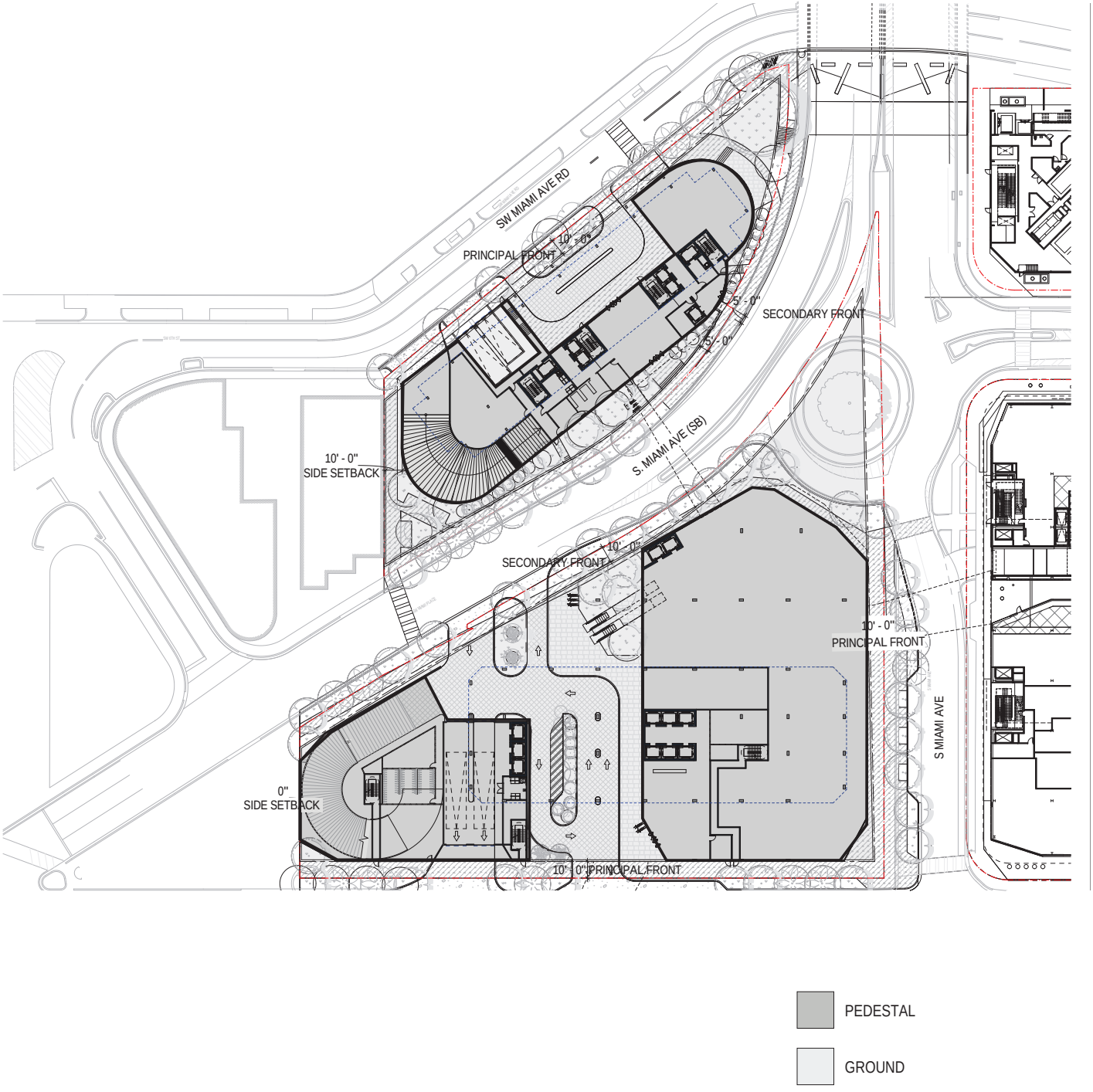
AP & 650 SMA SETBACK DIAGRAM - RESIDENTIAL TOWER



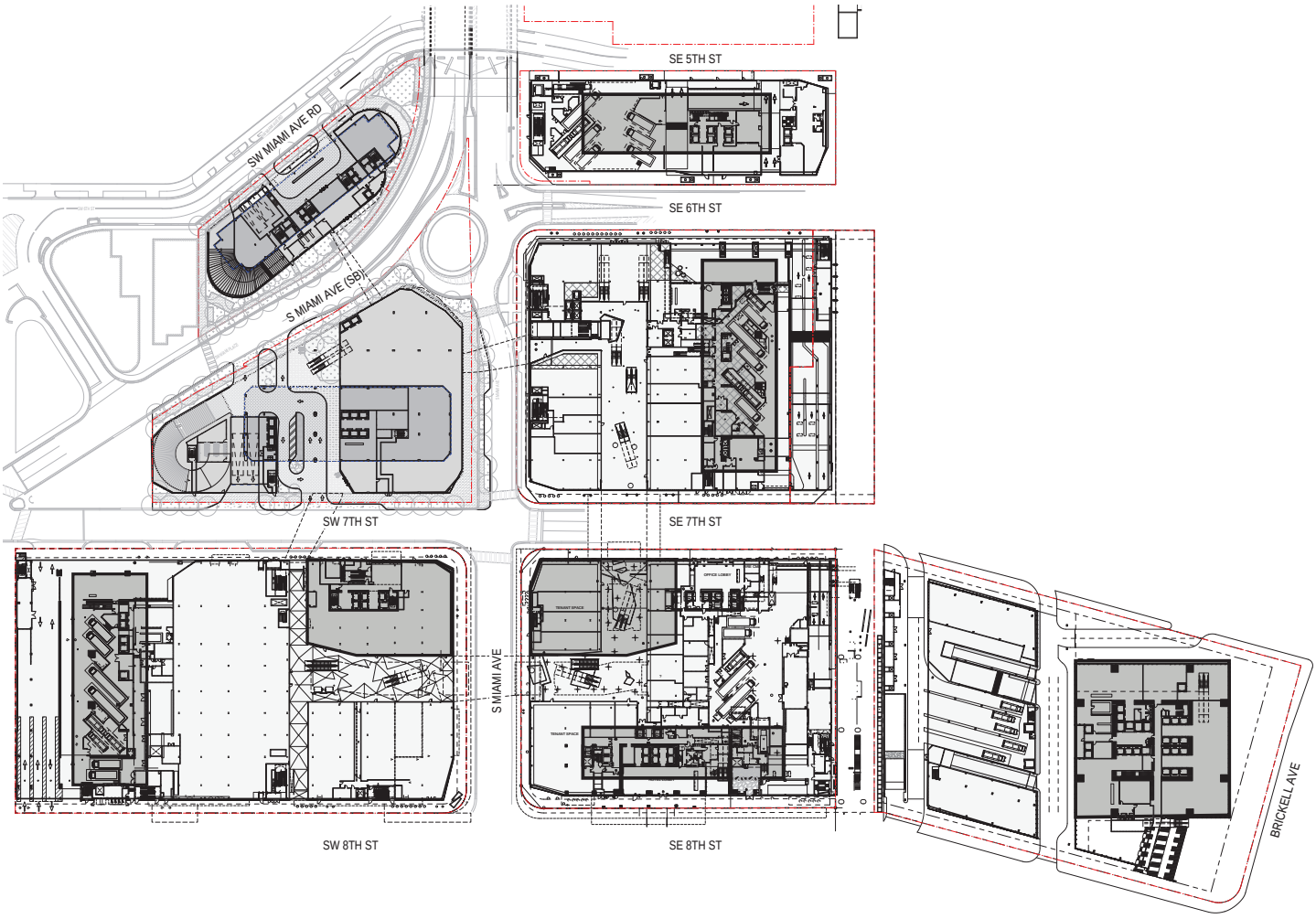
PEDESTAL DISPOSITION DIAGRAM



AP & 650 SMA PEDESTAL DISPOSITION DIAGRAM



TOWER DISPOSITION DIAGRAM

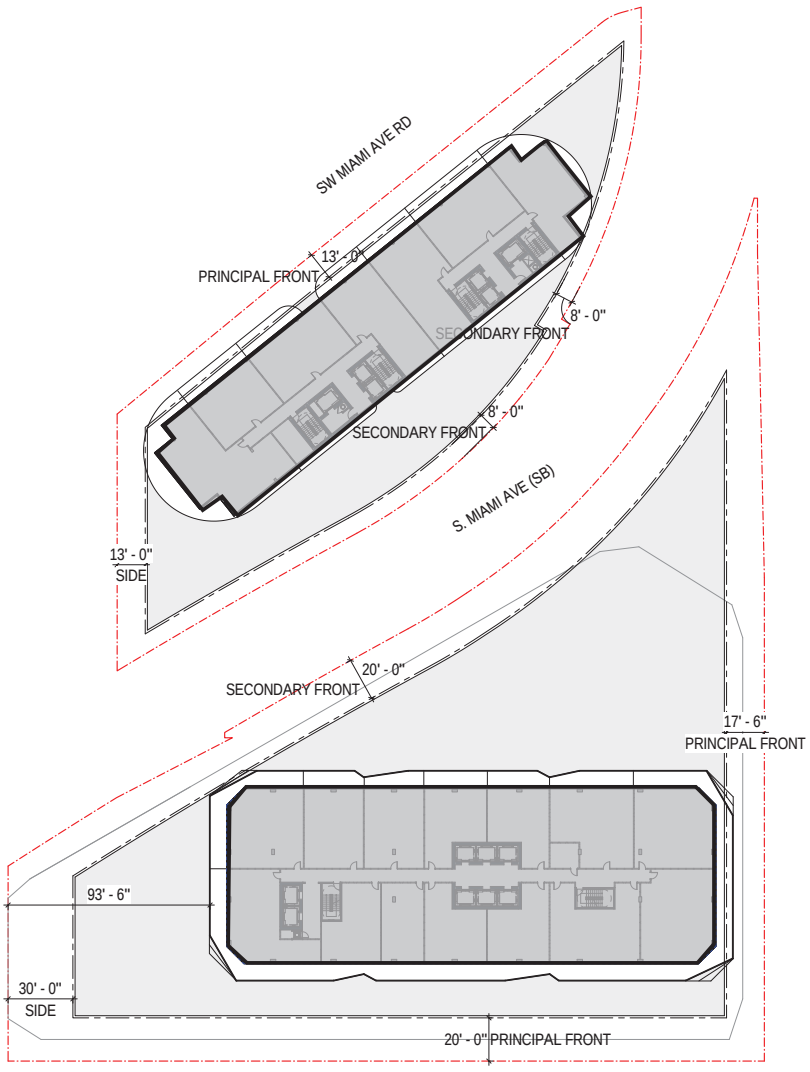


TOWER

PEDESTAL

GROUND

AP & 650 SMA TOWER DISPOSITION DIAGRAM

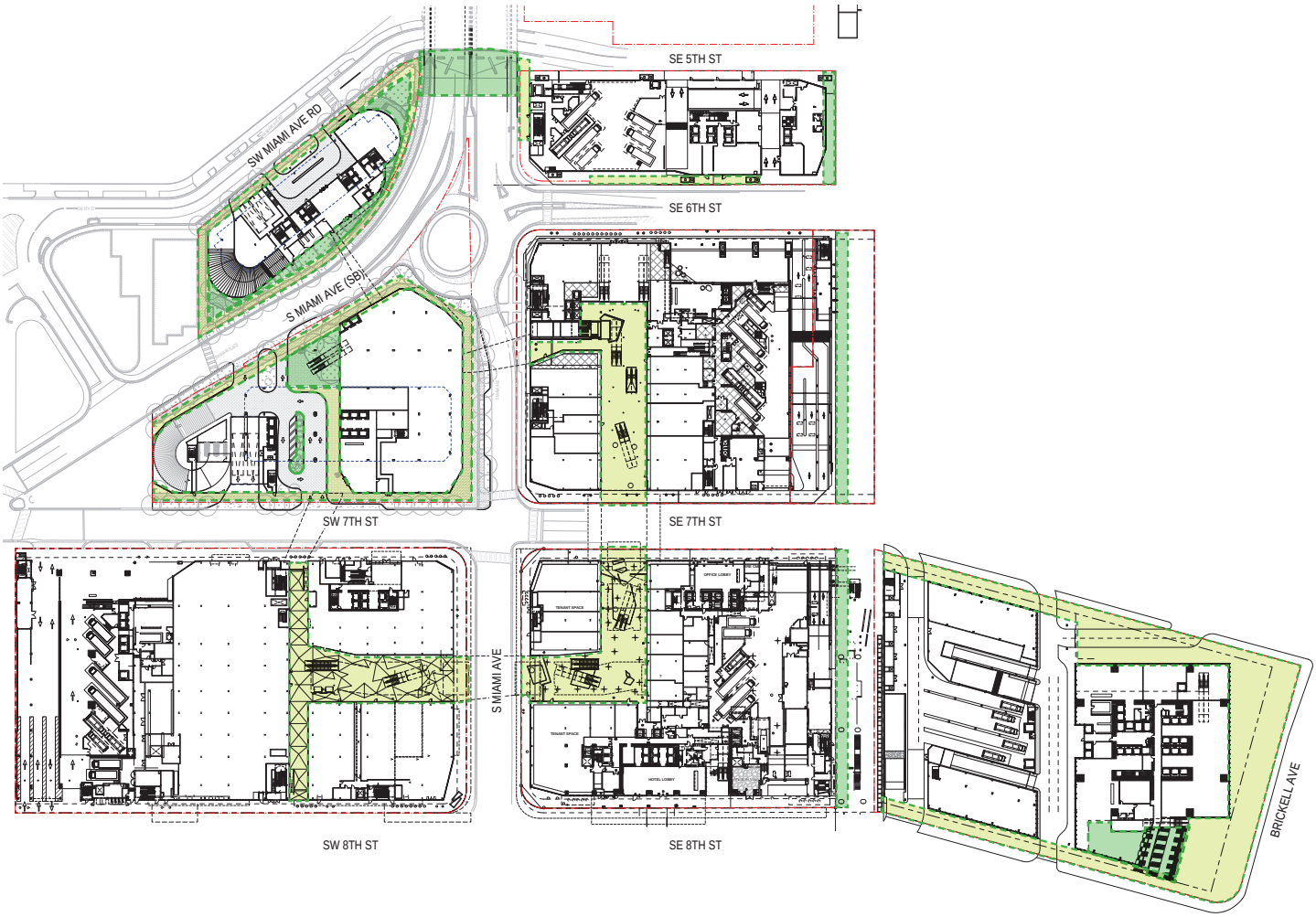


TOWER

PEDESTAL

GROUND

CIVIC SPACE DIAGRAM - GROUND LEVEL



650 SMA & AP CIVIC: APPROX. 11,718 SF
BCC CIVIC SPACES COMBINED: 58,400 SF
BCC COMBINED LOT AREA = 608,235 SF
MIN: 5% OF LOT AREA = 30,411 SF
PROVIDED = 58,400 SF OR 9.61%

AP: APPROX. 8,300 SF
AP LOT AREA = 31,985 SF
MIN: 5% OF LOT AREA = 1,599 SF
PROVIDED = 8,300 SF OR 25.94%

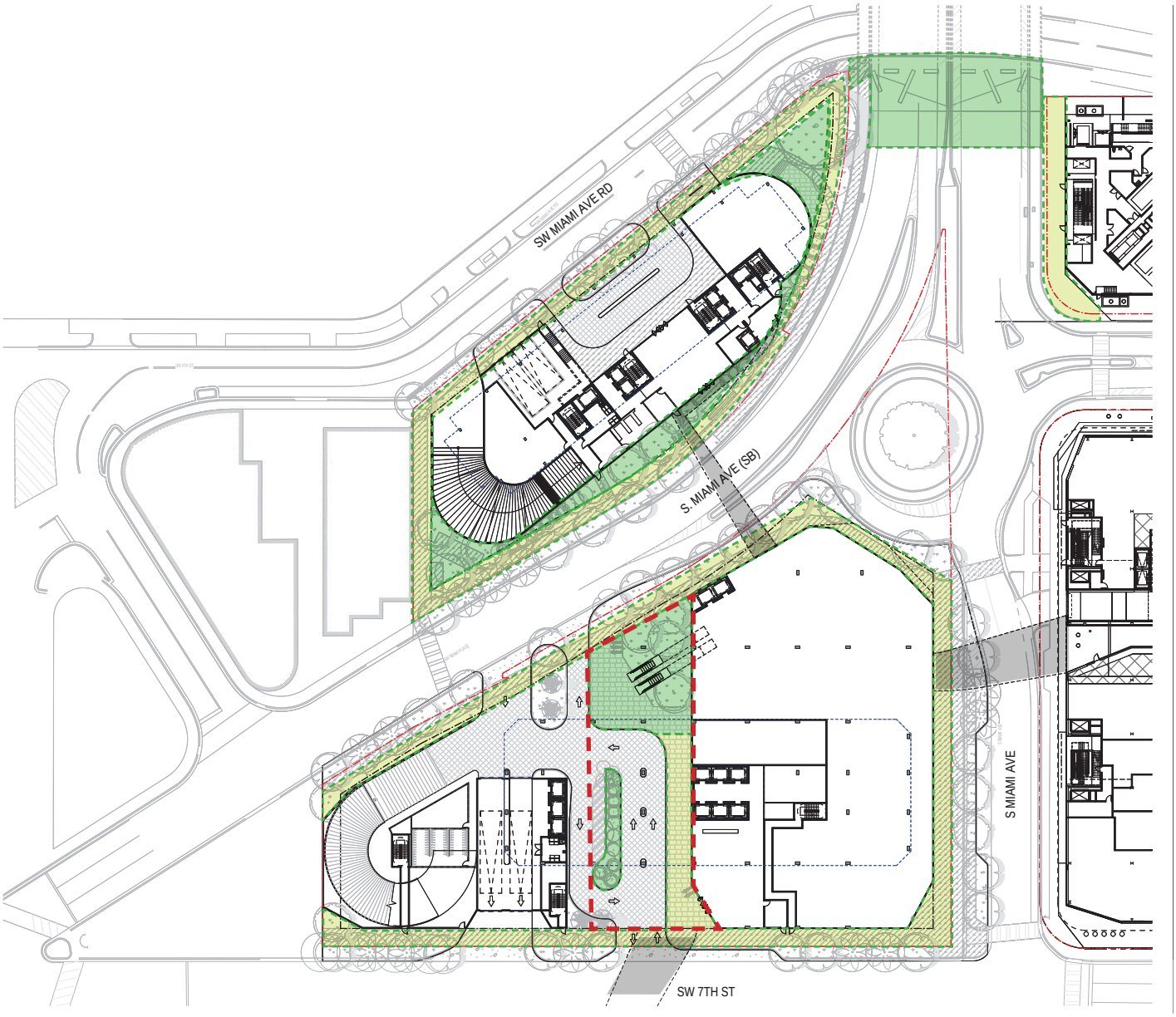
650 SMA: APPROX. 3,418 SF
650 SMA LOT AREA = 72,205
MIN: 5% OF LOT AREA = 3,610 SF
PROVIDED = 3,418 SF OR 4.73%

LEGEND

PEDESTRIAN PASSAGEWAY

CIVIC SPACE

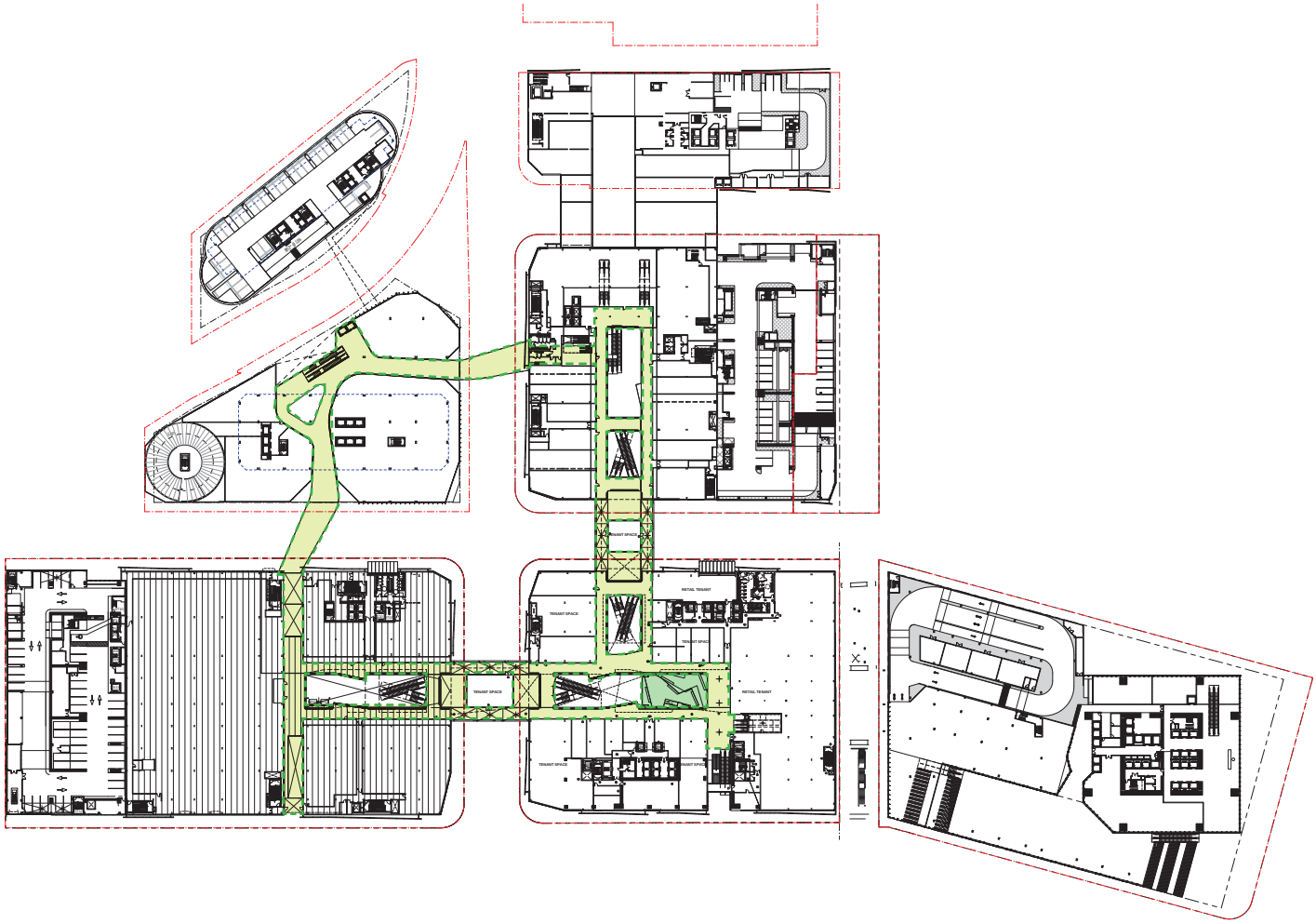
AP & 650 SMA CIVIC SPACE DIAGRAM - GROUND LEVEL



LEGEND

- PEDESTRIAN PASSAGEWAY
- CIVIC SPACE
- CROSS-BLOCK PASEO

CIVIC SPACE DIAGRAM - LEVEL 02

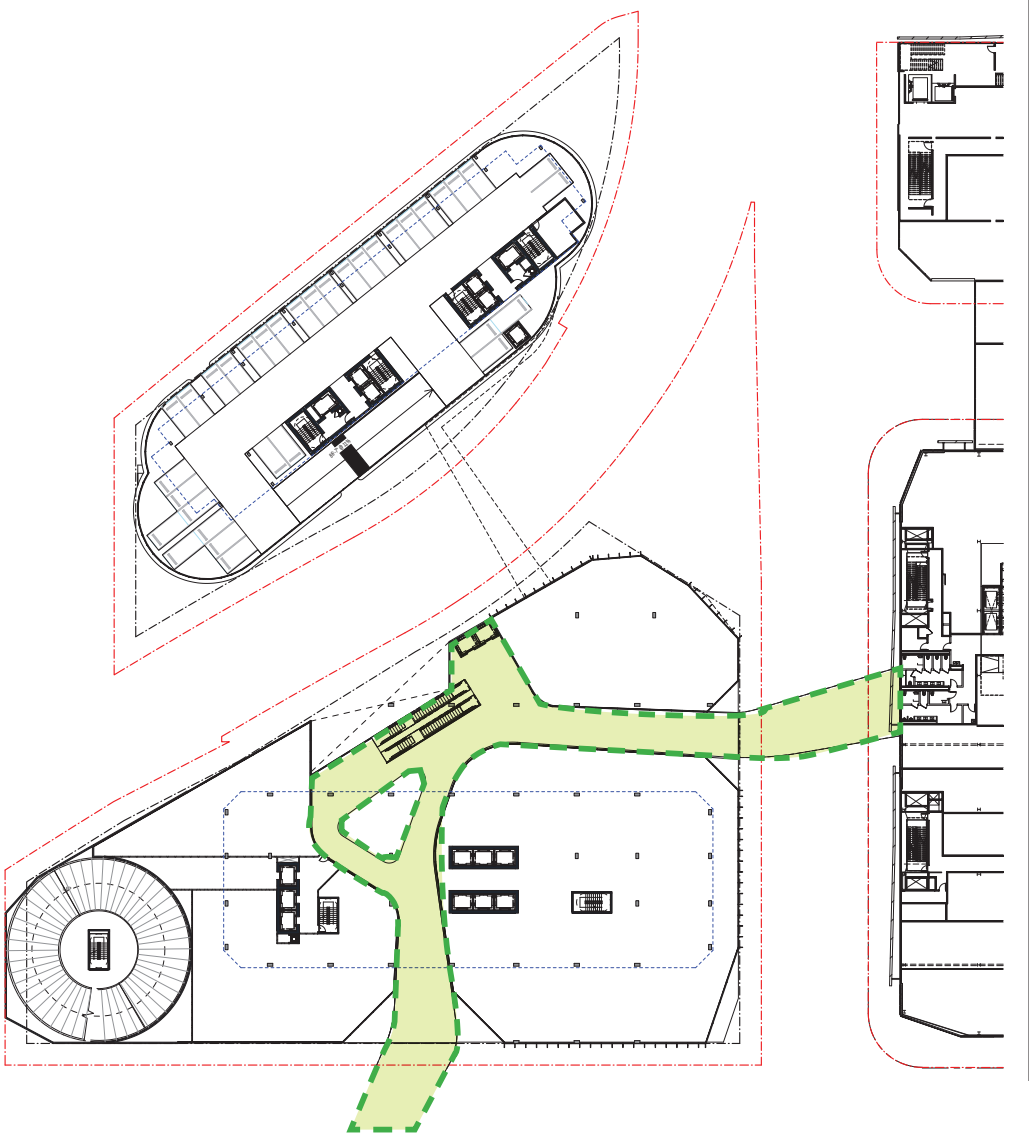


LEGEND

PEDESTRIAN PASSAGEWAY

CIVIC SPACE

AP & 650 SMA CIVIC SPACE DIAGRAM - LEVEL 02

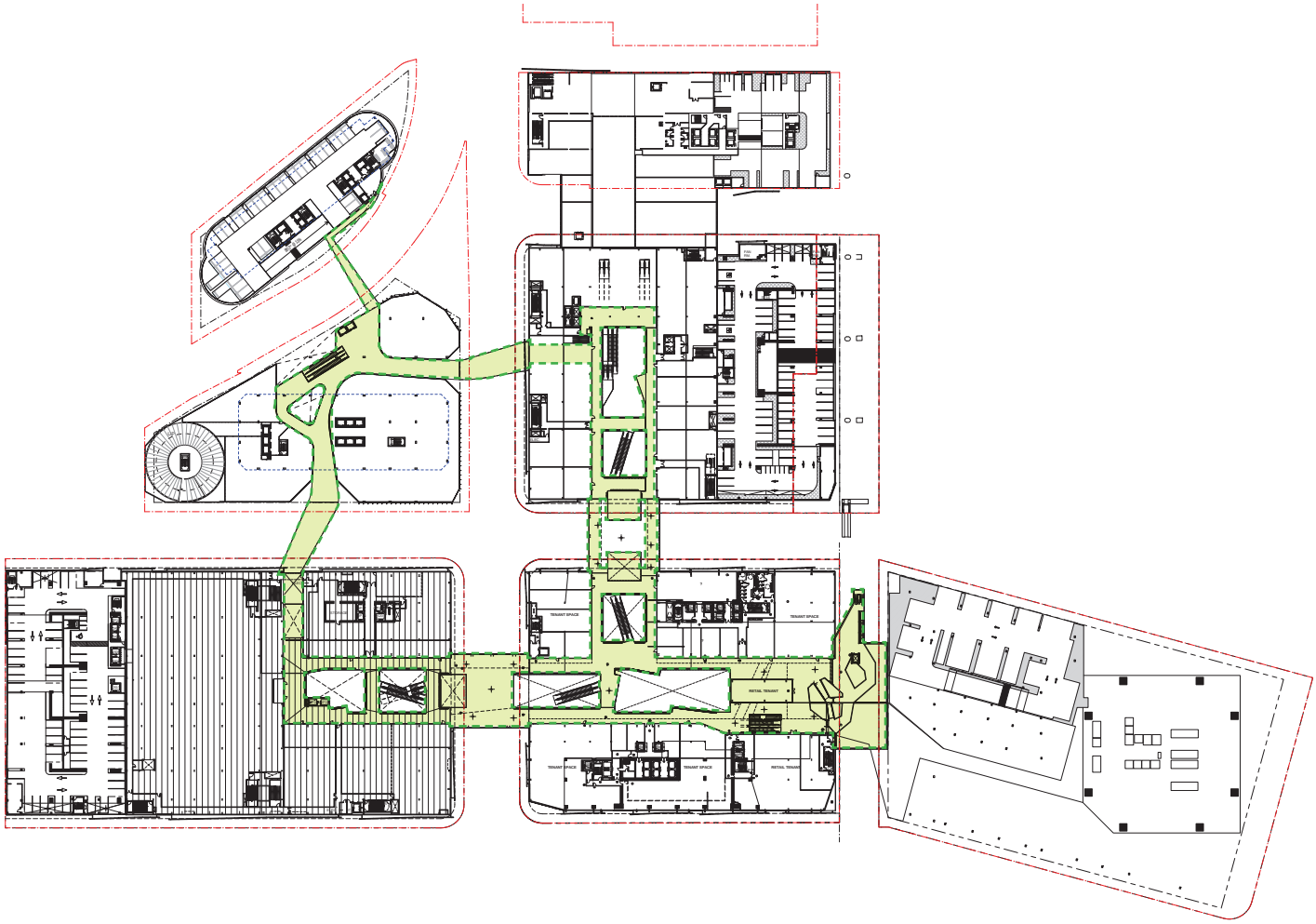


LEGEND

PEDESTRIAN PASSAGEWAY

CIVIC SPACE

CIVIC SPACE DIAGRAM - LEVEL 03

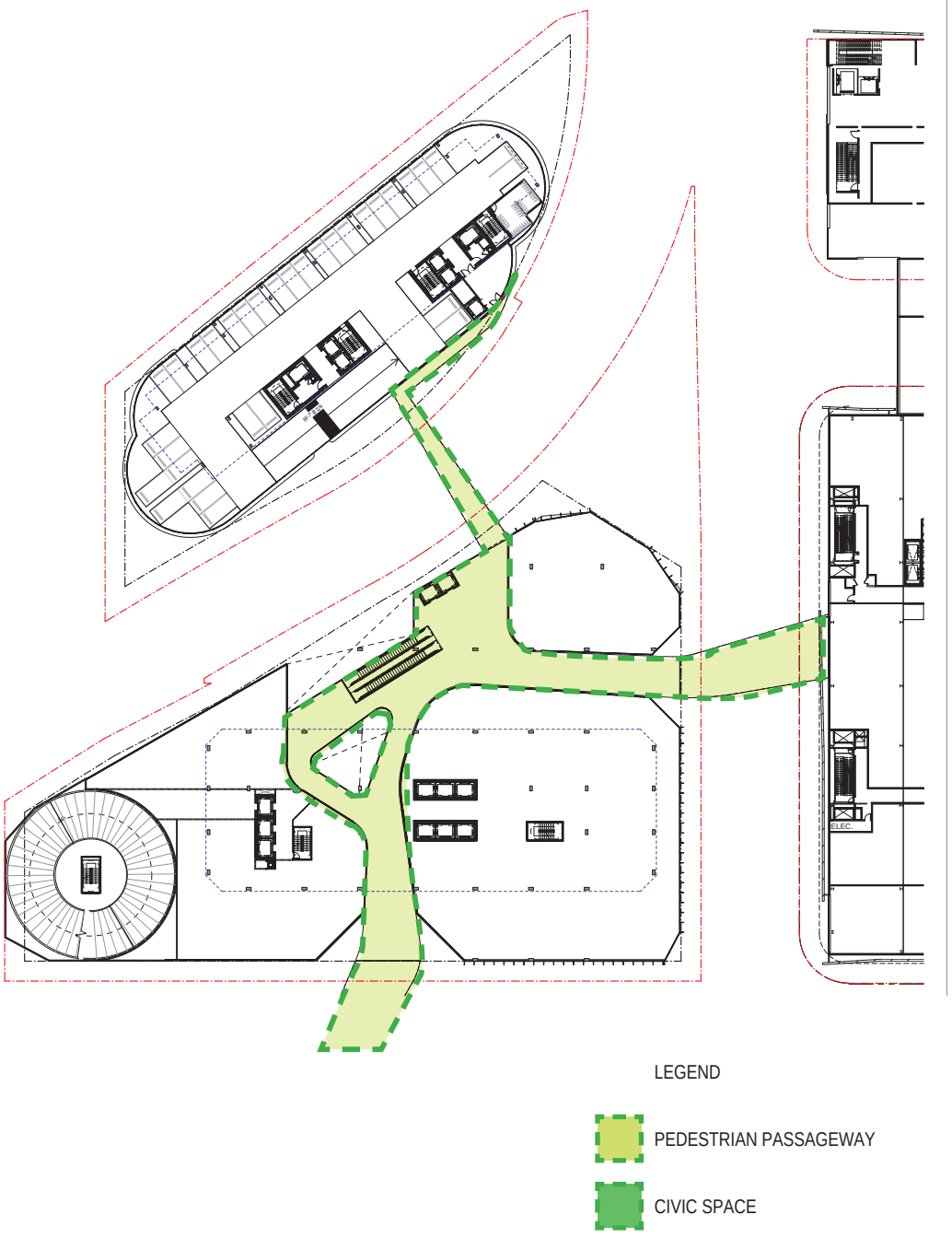


LEGEND

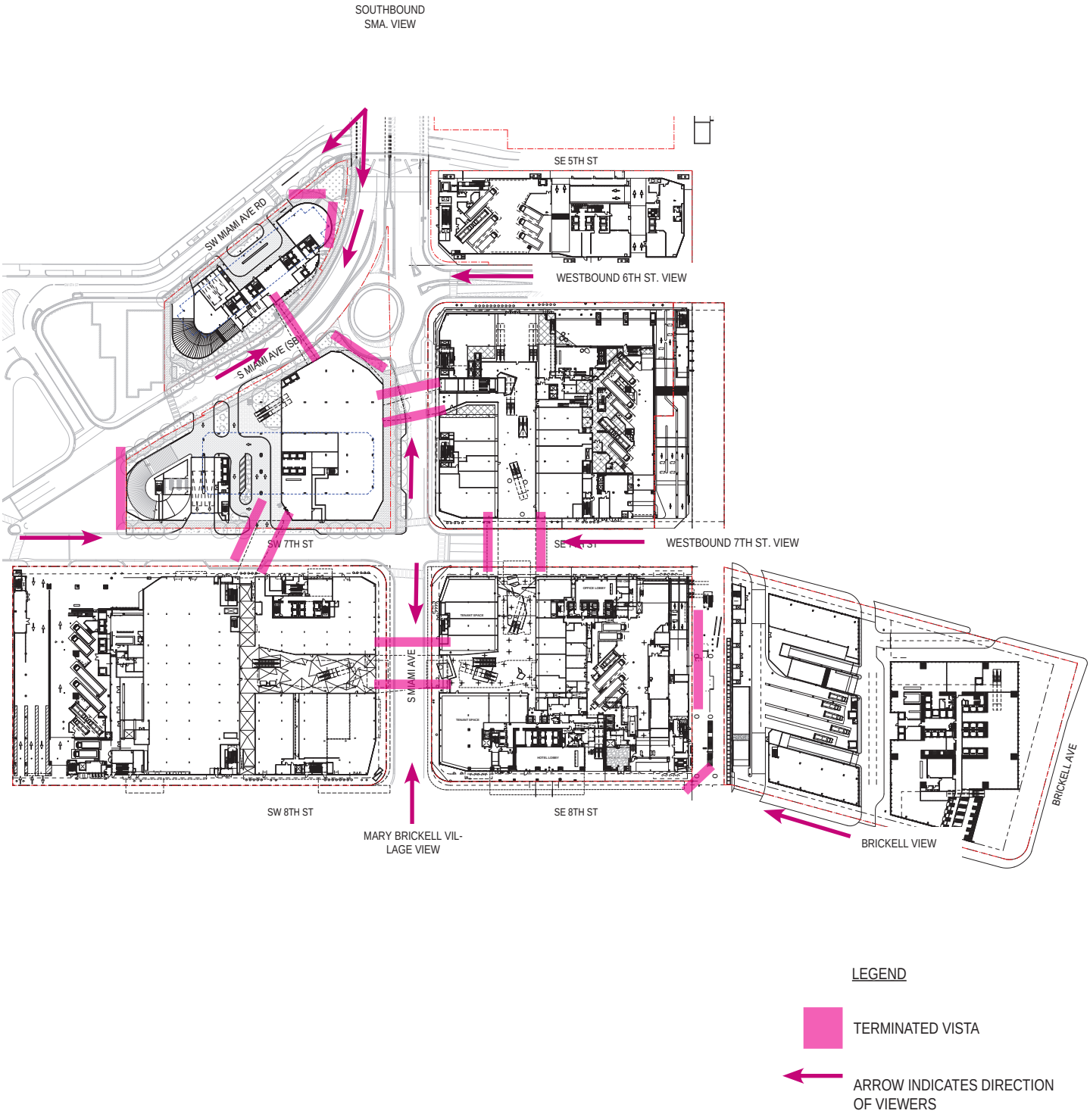
PEDESTRIAN PASSAGEWAY

CIVIC SPACE

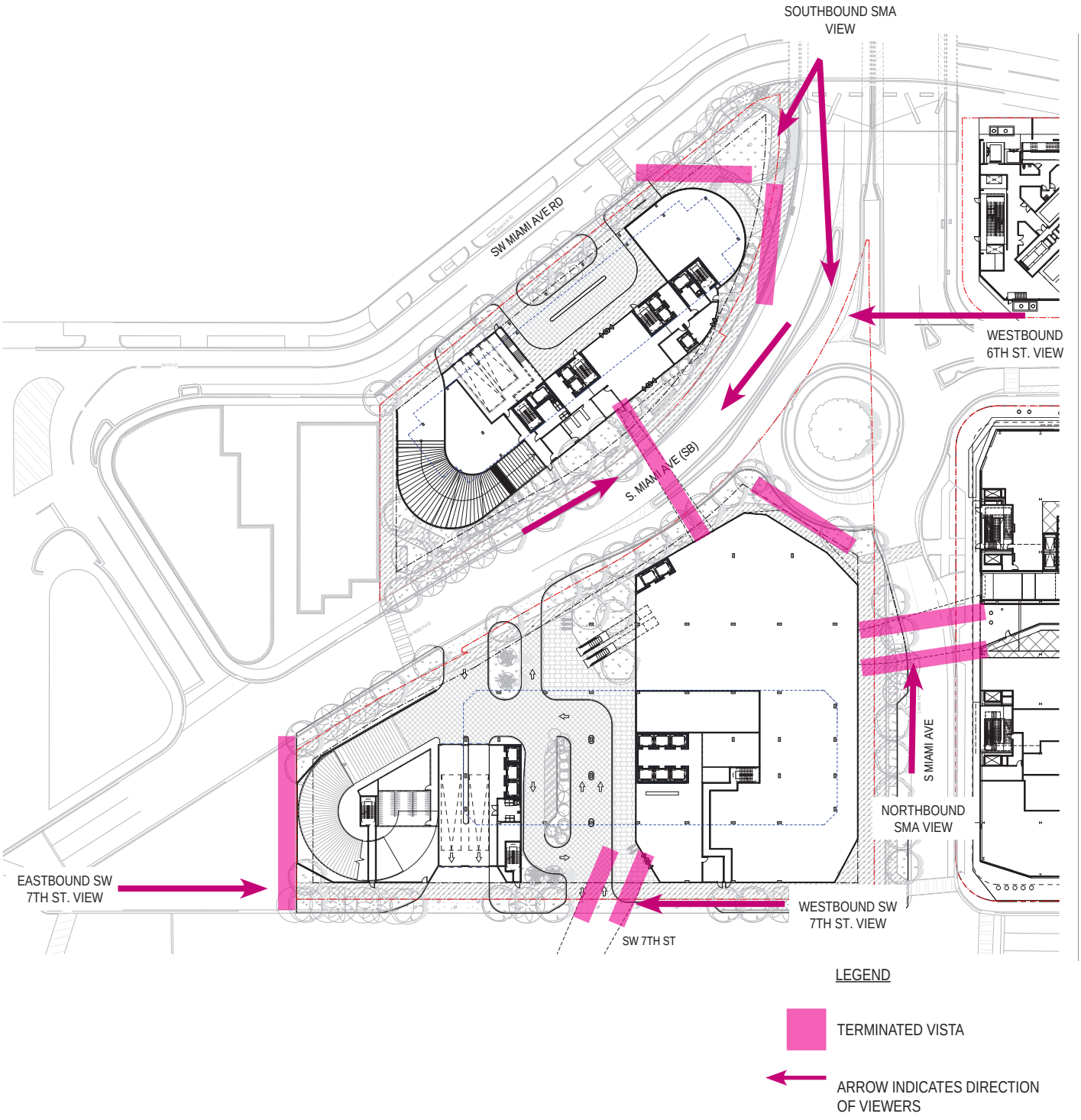
AP & 650 SMA CIVIC SPACE DIAGRAM - LEVEL 03



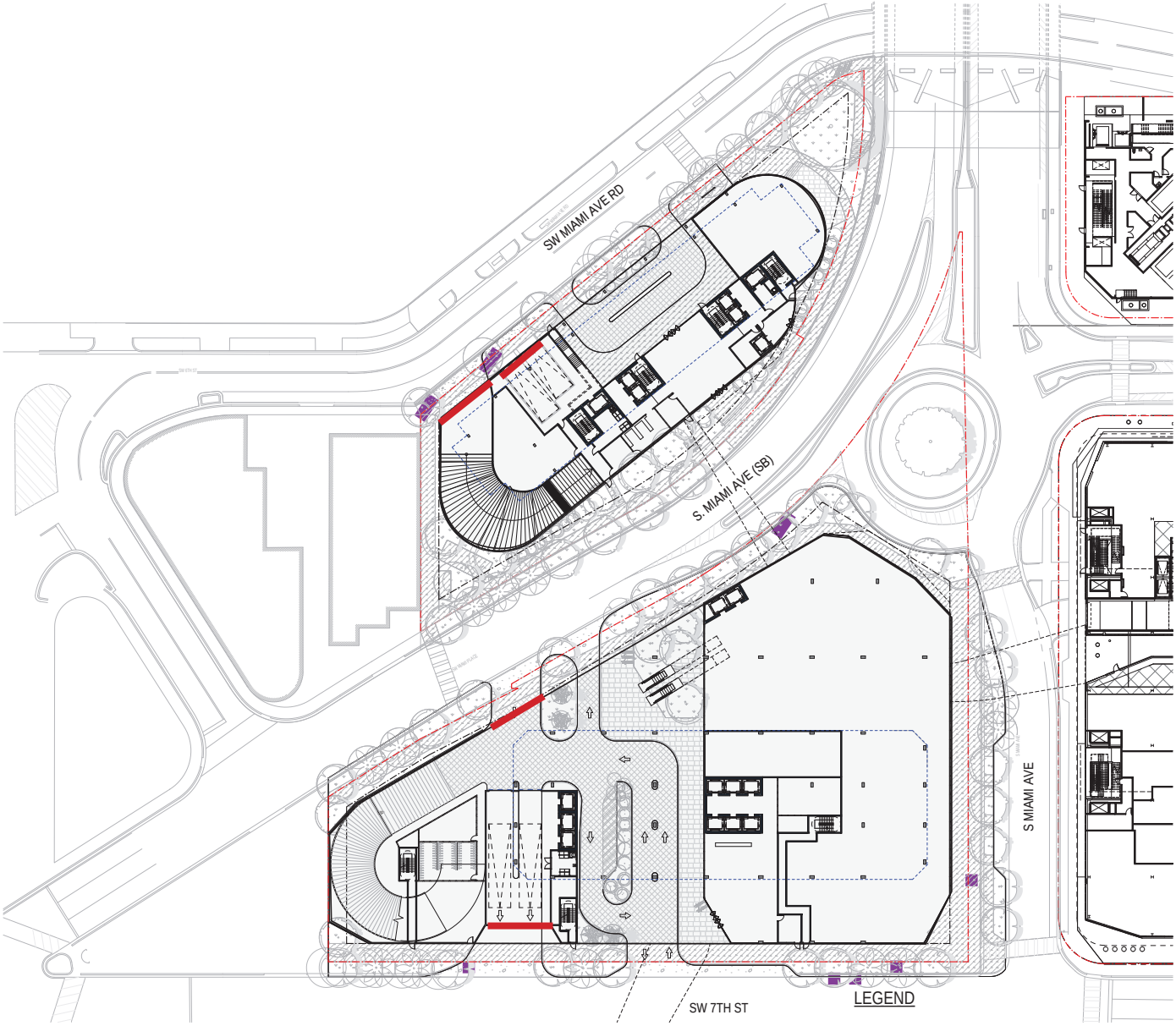
TERMINATED VISTA DIAGRAMS



AP & 650 SMA TERMINATED VISTA DIAGRAMS

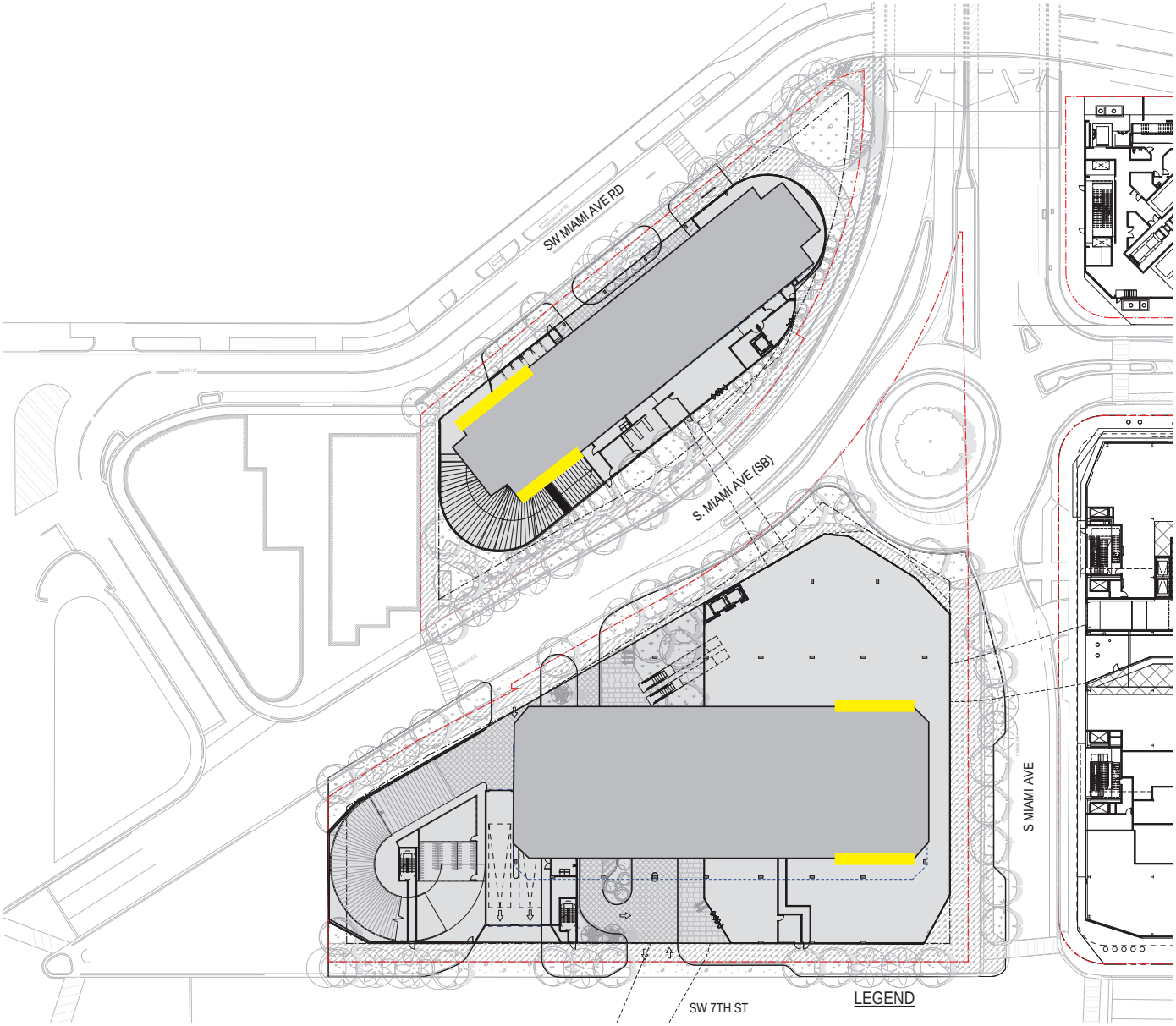


STREET LEVEL SIGNAGE DIAGRAM



- ZONES ILLUSTRATED ON THIS DIAGRAM ARE GENERALLY AND MAY BE MODIFIED AS PART OF THE MASTERS SIGN PACKAGE
- FOR PEDESTAL SIGNAGE, REFER TO REGULATING PLAN

TOWER SIGNAGE DIAGRAM



- ZONES ILLUSTRATED ON THIS DIAGRAM ARE GENERALLY AND MAY BE MODIFIED AS PART OF THE MASTERS SIGN PACKAGE
- FOR PEDESTAL SIGNAGE, REFER TO REGULATING PLAN

STREETSCAPE REFERENCE IMAGES



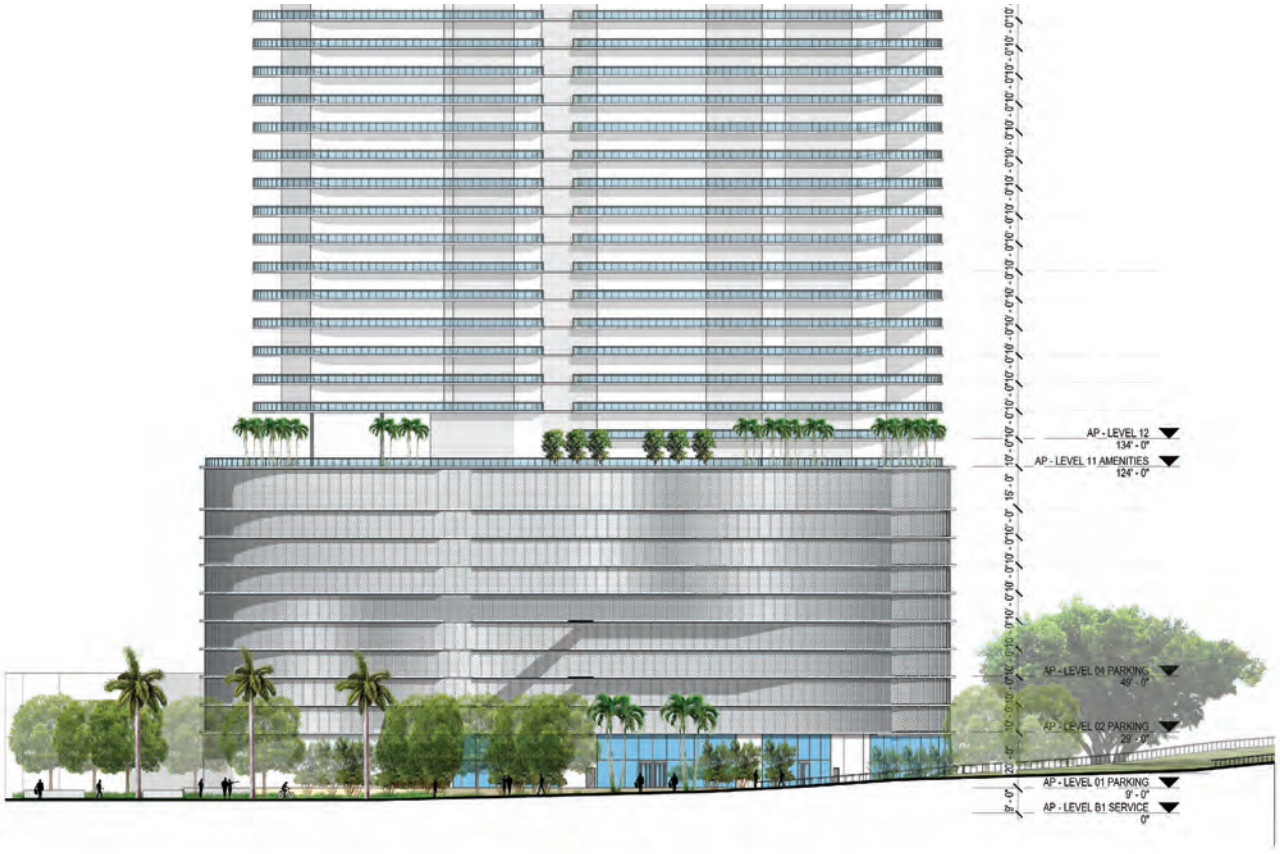






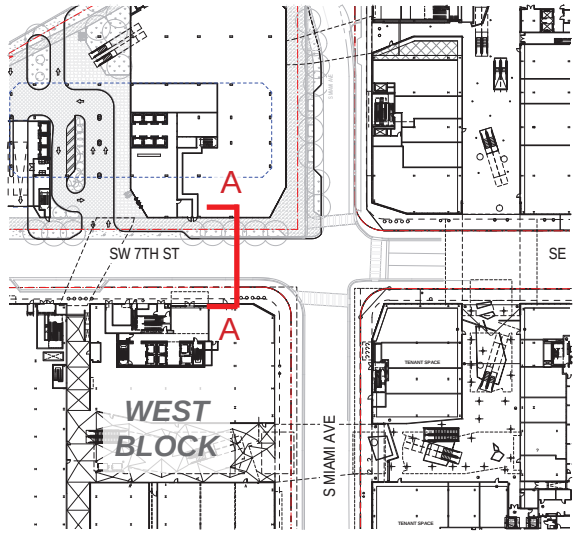
PROVIDE SHADE FOR COMFORT
WATER FEATURES FOR COOLING AND SENSORY INTEREST
SPACES VARY IN SCALE, ACCOMMODATING VARIOUS PROGRAMS
SIGNATURE PLAZAS AND PUBLIC SPACES

PRELIMINARY THOROUGHFARE SECTIONS

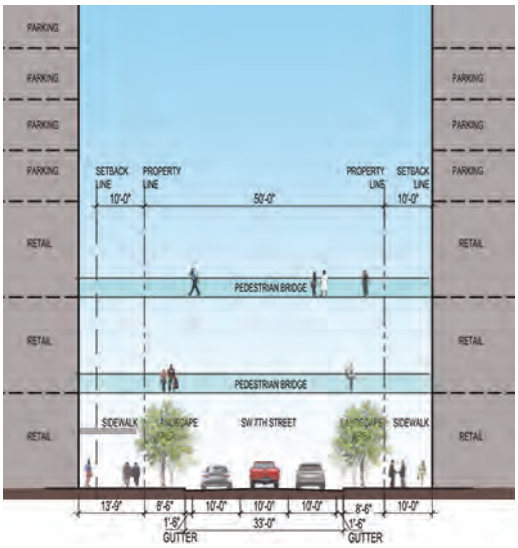


AP SOUTHEAST ELEVATION

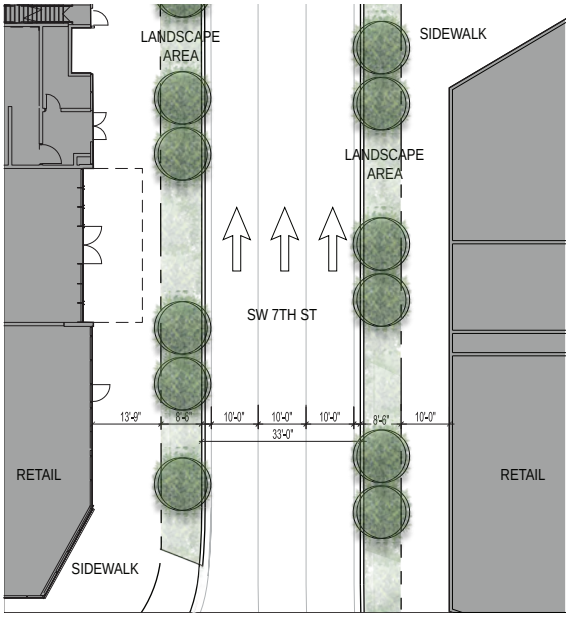
PRELIMINARY THOROUGHFARE SECTIONS - A



KEY PLAN
SCALE: 1"=100'-0"
0' 50'
25' 100'

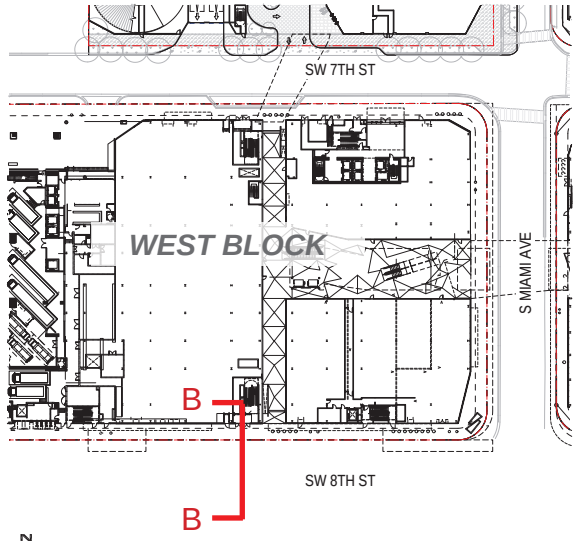




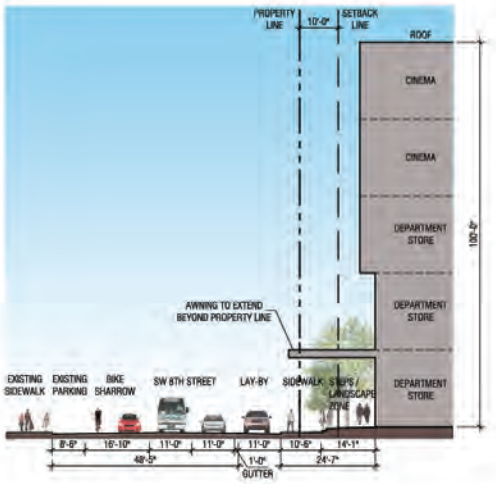


PLAN & SECTION
SCALE: 1"=40'-0"
0' 20'
10' 40'

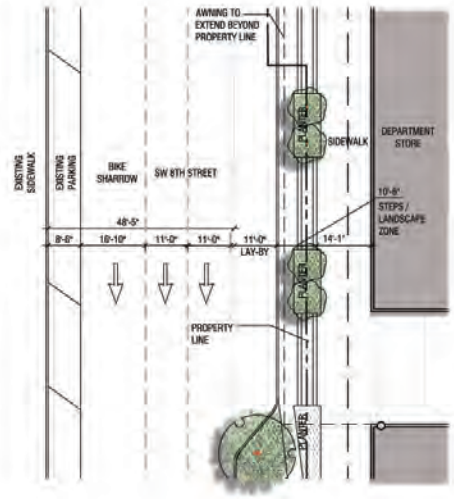
PRELIMINARY THOROUGHFARE SECTIONS - B



KEY PLAN
SCALE: 1"=100'-0"
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25' 100'

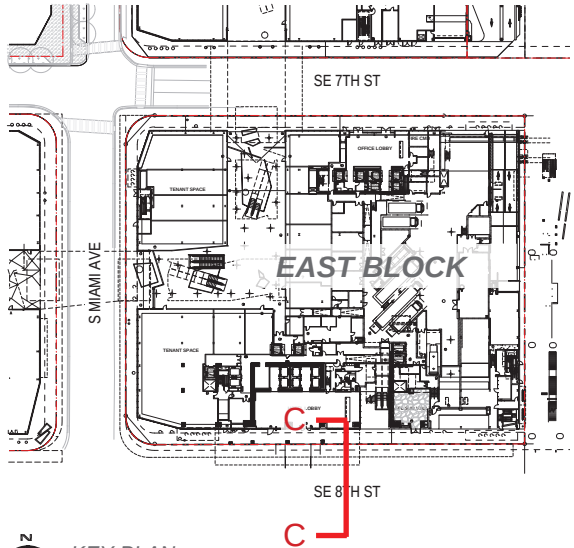






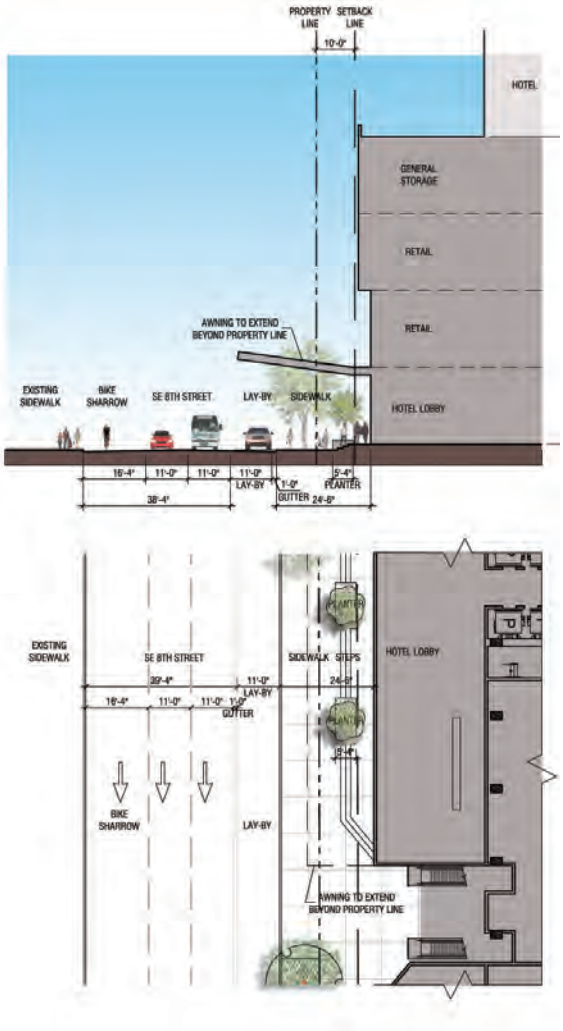
PLAN & SECTION
SCALE: 1"=40'-0"
0' 20'
10' 40'

PRELIMINARY THOROUGHFARE SECTIONS - C



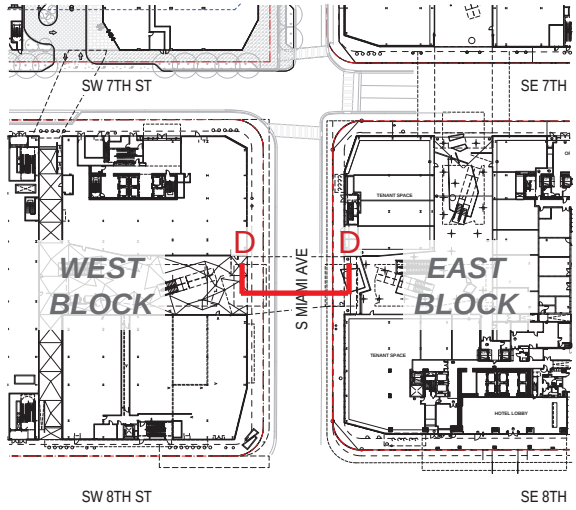
KEY PLAN
SCALE: 1”=100’-0”
0’ 50’
25’ 100’



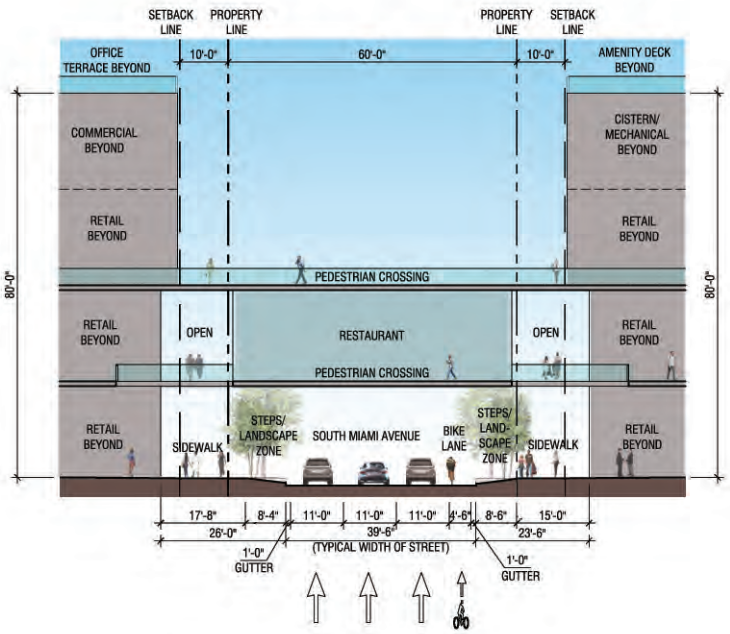


PLAN & SECTION
SCALE: 1”=40’-0”
0’ 20’
10’ 40’

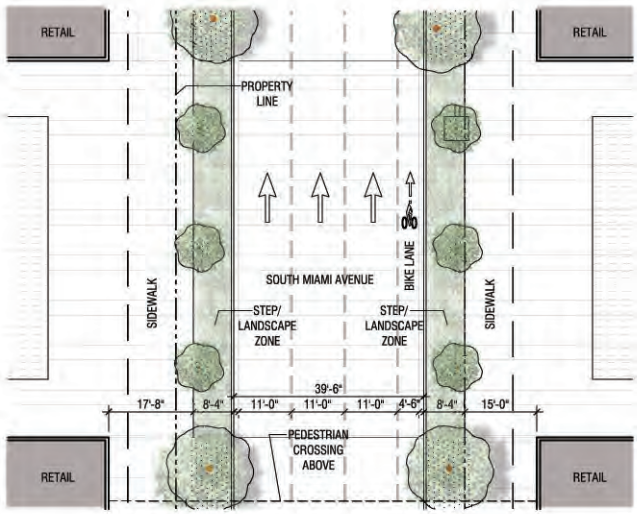
PRELIMINARY THOROUGHFARE SECTIONS - D



KEY PLAN
SCALE: 1"=100'-0"
0' 50'
25' 100'

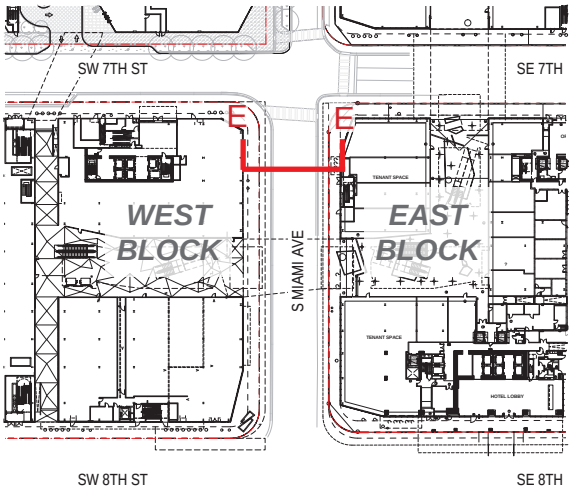






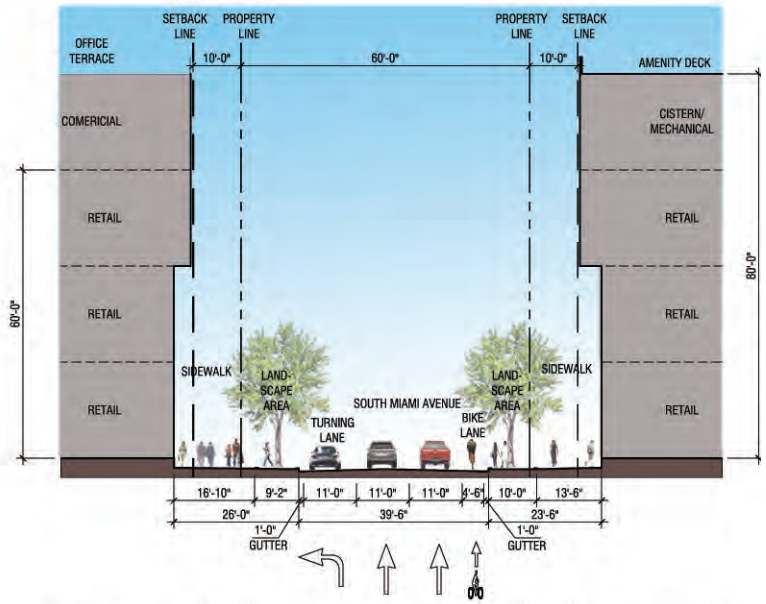
PLAN & SECTION
SCALE: 1"=40'-0"
0' 20'
10' 40'

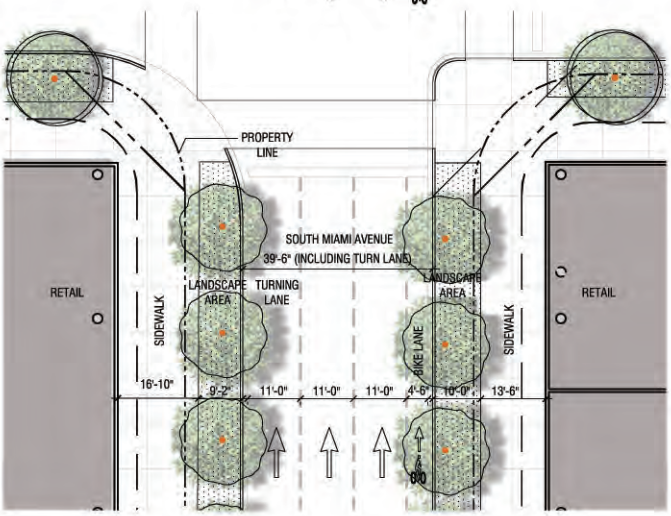
PRELIMINARY THOROUGHFARE SECTIONS - E



KEY PLAN
SCALE: 1"=100'-0"
0' 50'
25' 100'

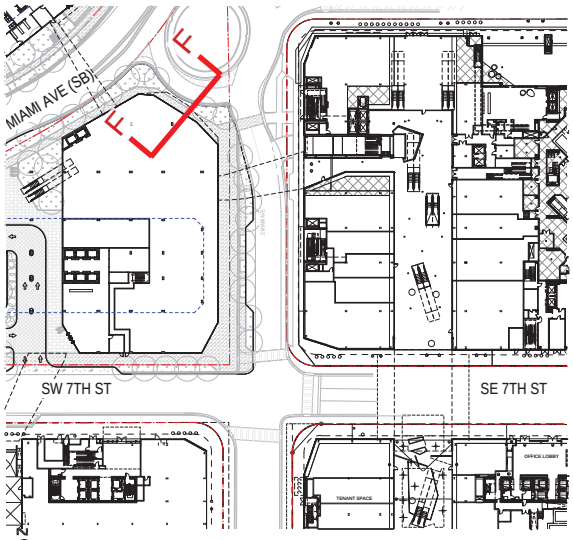






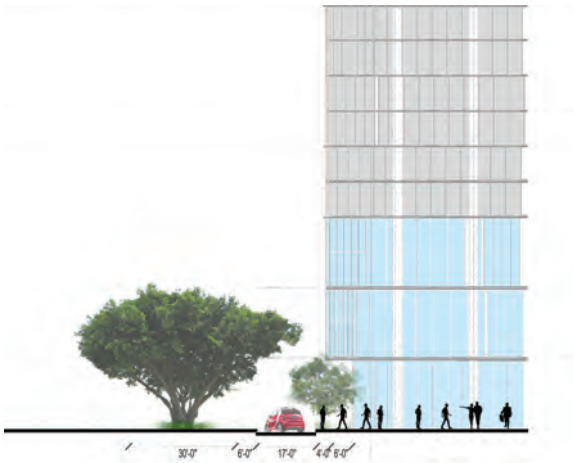
PLAN & SECTION
SCALE: 1"=40'-0"
0' 20'
10' 40'

PRELIMINARY THOROUGHFARE SECTIONS - F

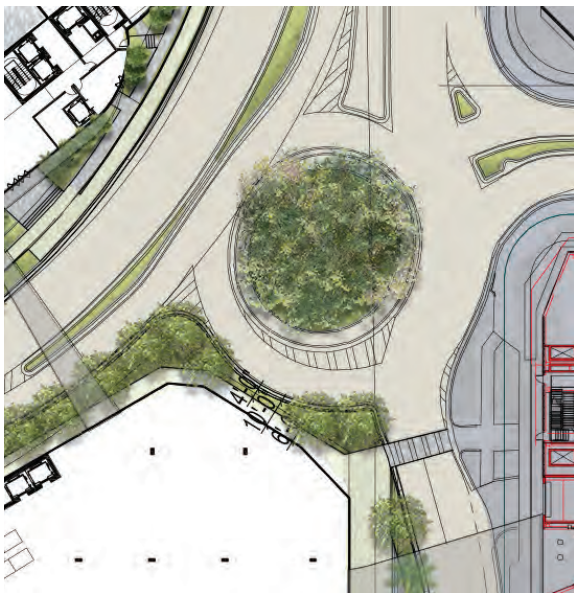


KEY PLAN
SCALE: 1"=100'-0"

0' 50'
25' 100'



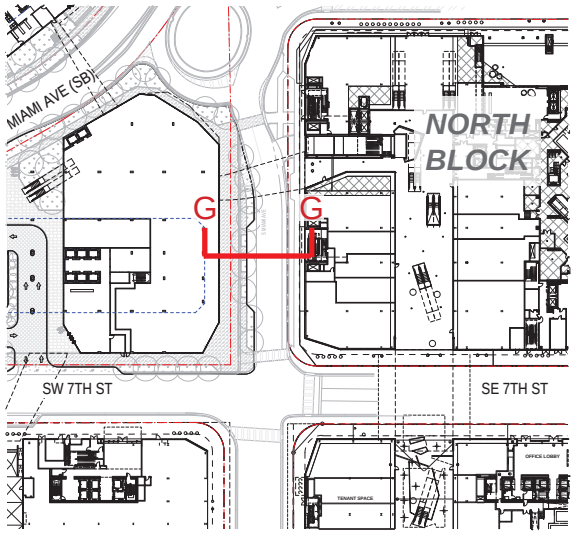




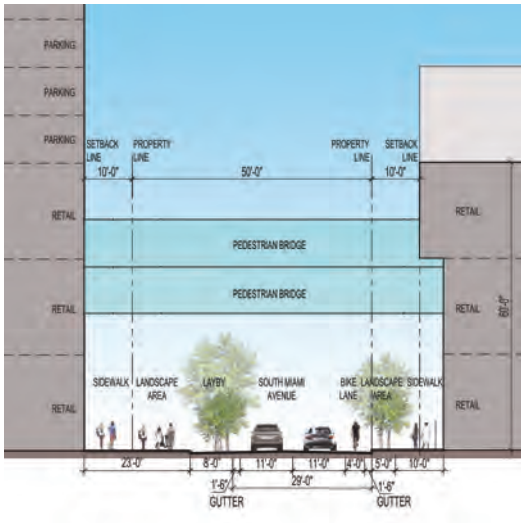
PLAN & SECTION
SCALE: 1"=40'-0"

0' 20'
10' 40'

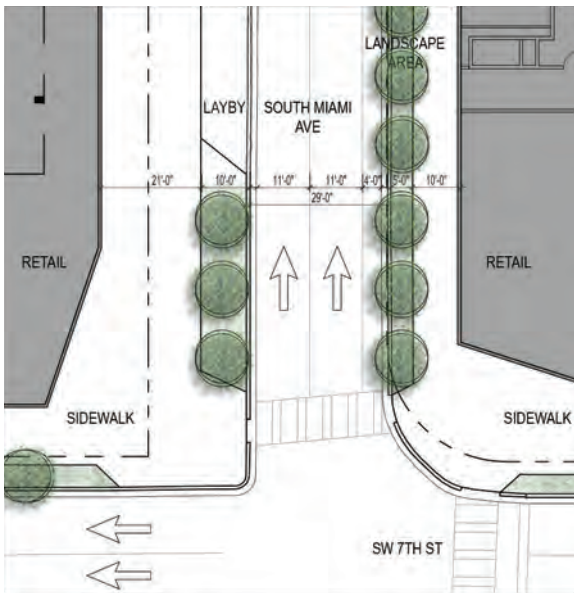
PRELIMINARY THOROUGHFARE SECTIONS - G



KEY PLAN
SCALE: 1"=100'-0"
0' 50' 25' 100'

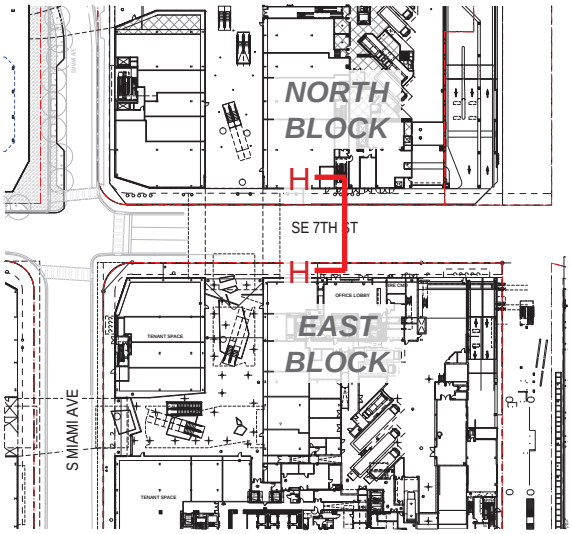






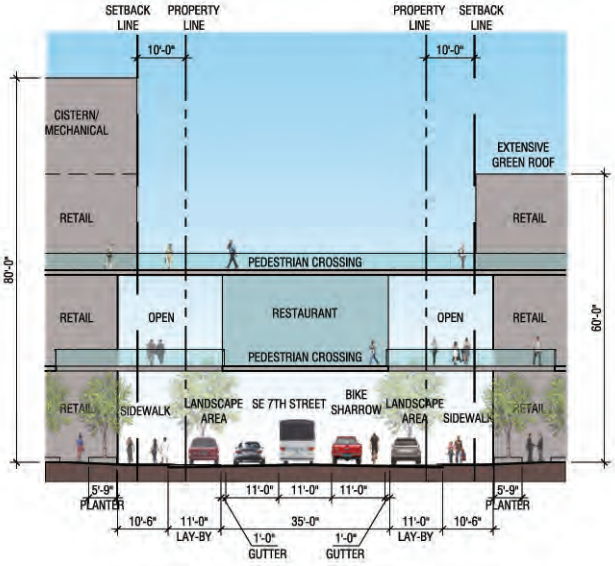
PLAN & SECTION
SCALE: 1"=40'-0"
0' 20' 10' 40'

PRELIMINARY THOROUGHFARE SECTIONS - H

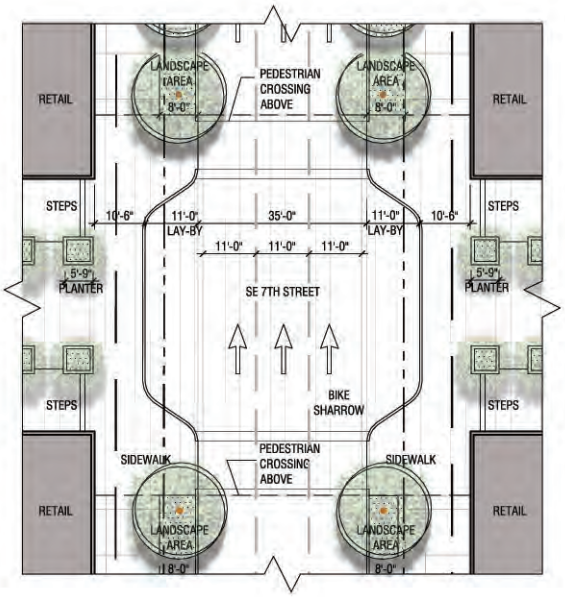


KEY PLAN
SCALE: 1"=100'-0"

0' 25' 50' 100'



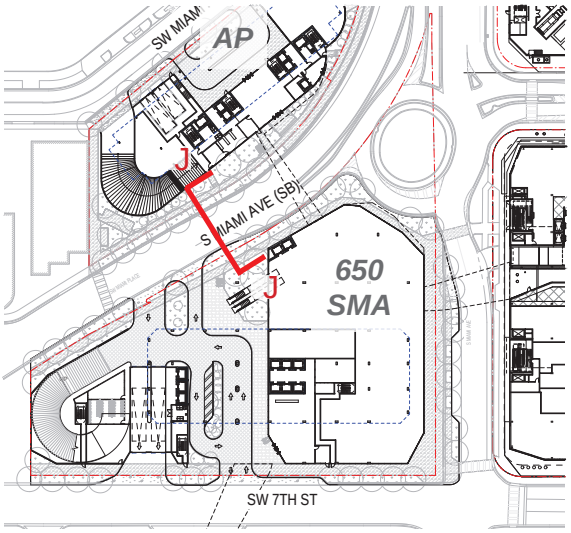




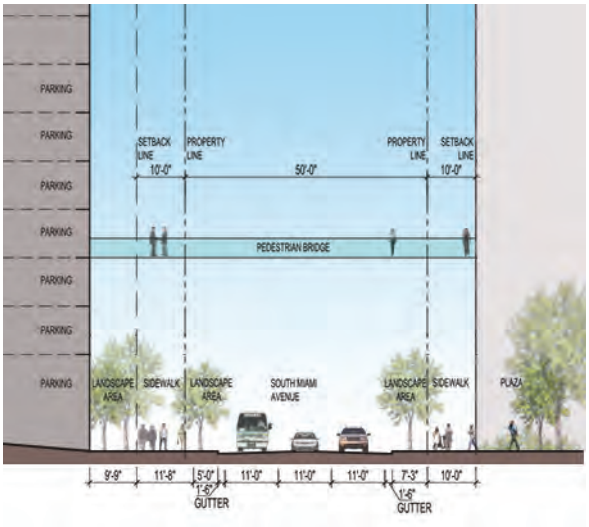
PLAN & SECTION
SCALE: 1"=40'-0"

0' 10' 20' 40'

PRELIMINARY THOROUGHFARE SECTIONS - J



KEY PLAN
SCALE: 1"=100'-0"
0' 50'
25' 100'

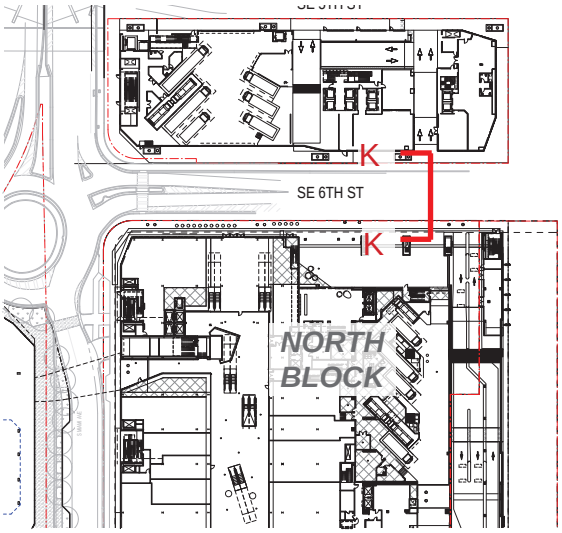




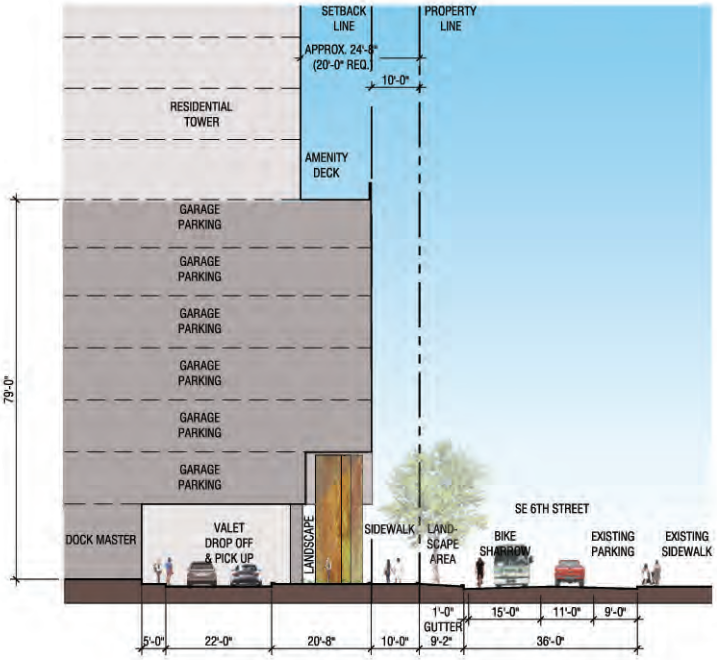


PLAN & SECTION
SCALE: 1"=40'-0"
0' 20'
10' 40'

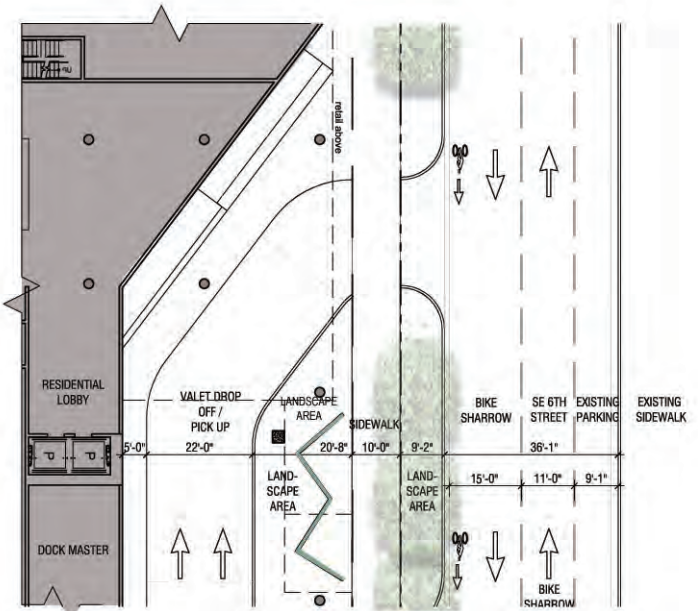
SECONDARY THOROUGHFARE SECTIONS - K



KEY PLAN
SCALE: 1”=100’-0”
0’ 50’
25’ 100’

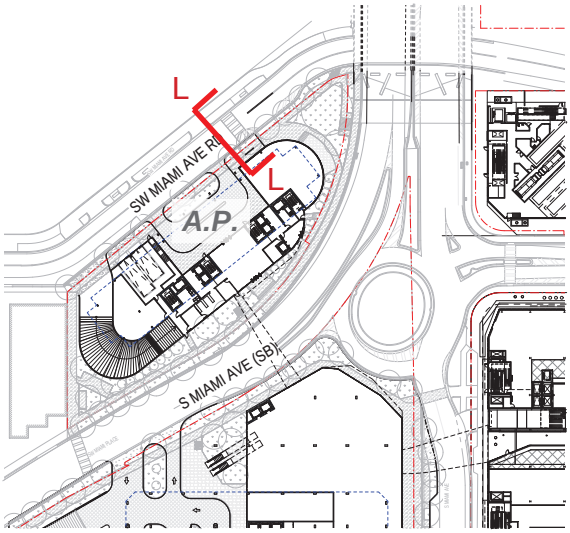






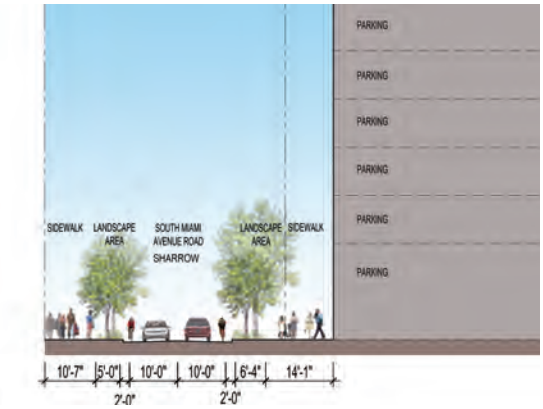
PLAN & SECTION
SCALE: 1”=40’-0”
0’ 20’
10’ 40’

SECONDARY THOROUGHFARE SECTIONS - L

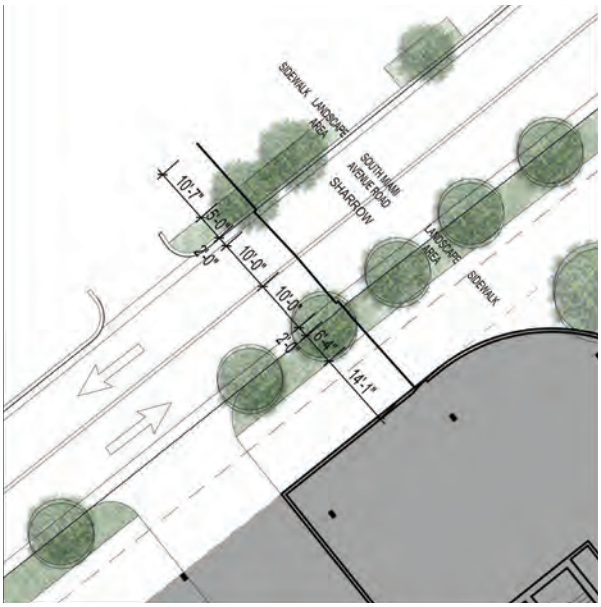


KEY PLAN
SCALE: 1"=100'-0"

0' 50'
25' 100'







PLAN & SECTION
SCALE: 1"=40'-0"

0' 20'
10' 40'

AP & 650 SMA FACADE PANELS



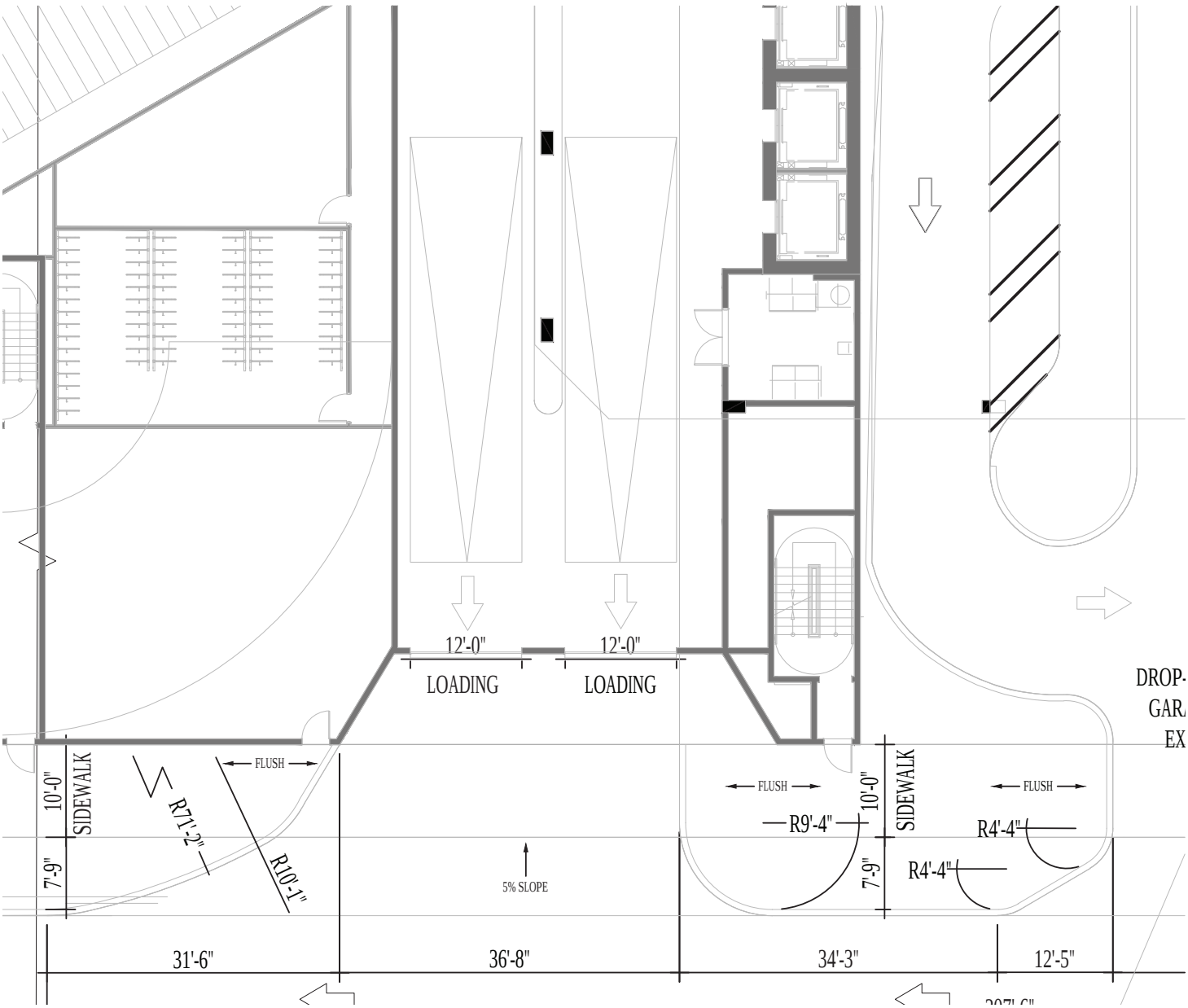






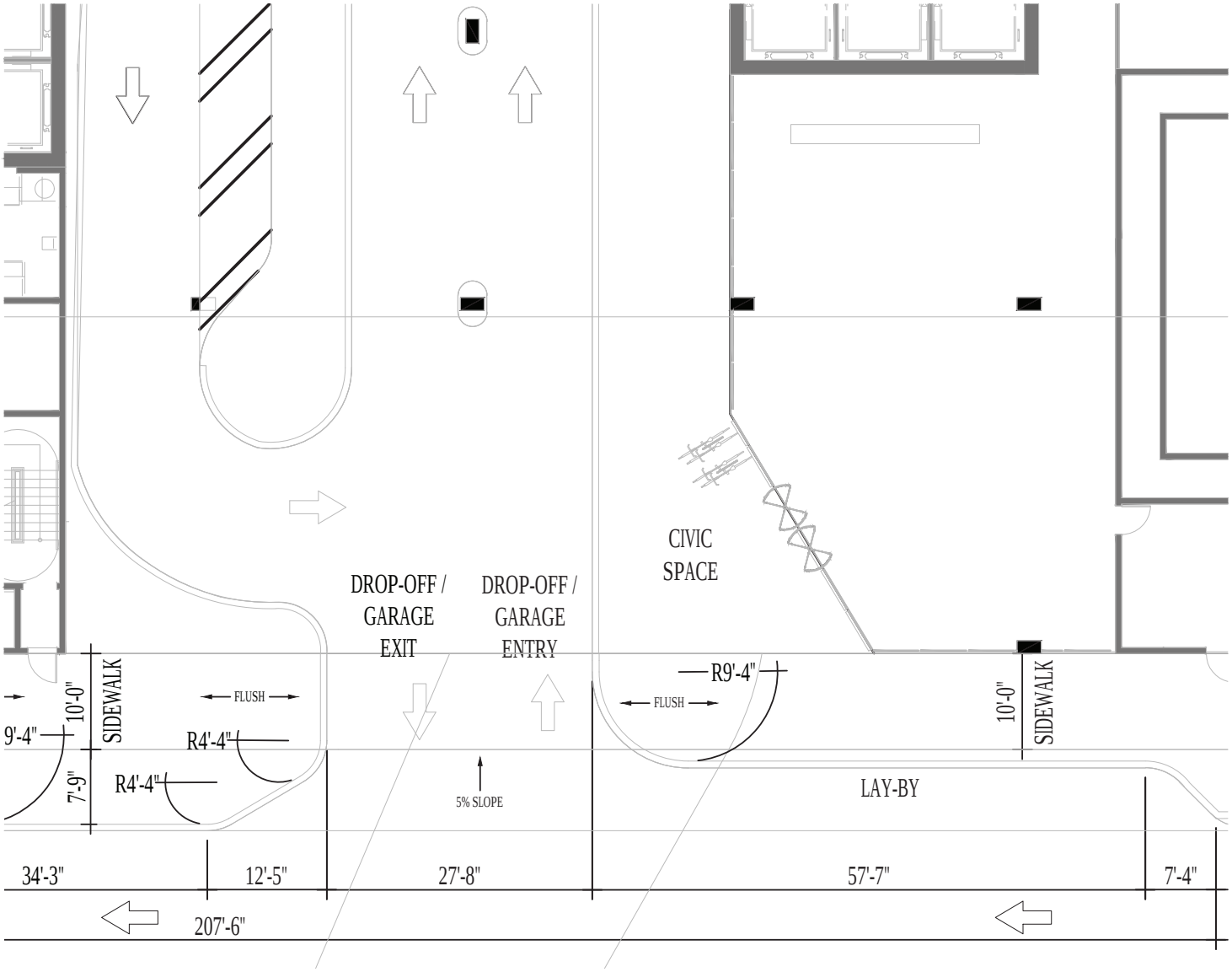
SIDEWALK CURB CUT DETAIL

650 SMA - ALONG SE 7TH ST

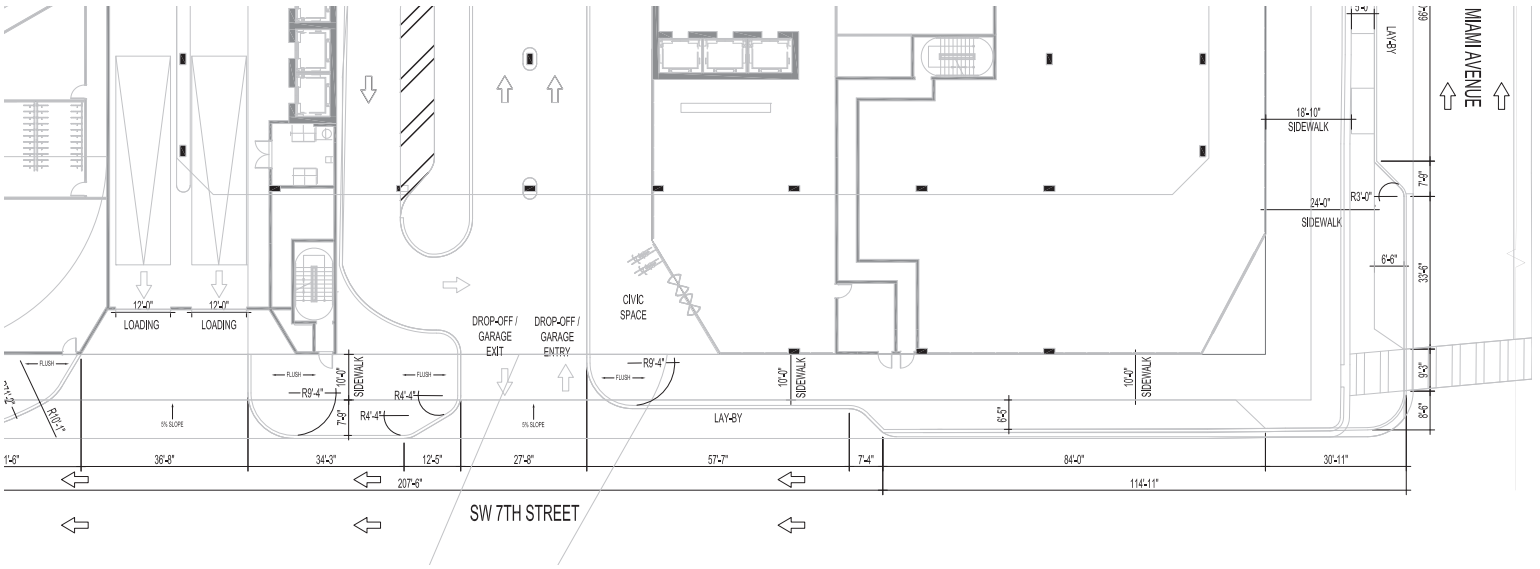


SIDEWALK CURB CUT DETAIL

650 SMA - ALONG SE 7TH ST

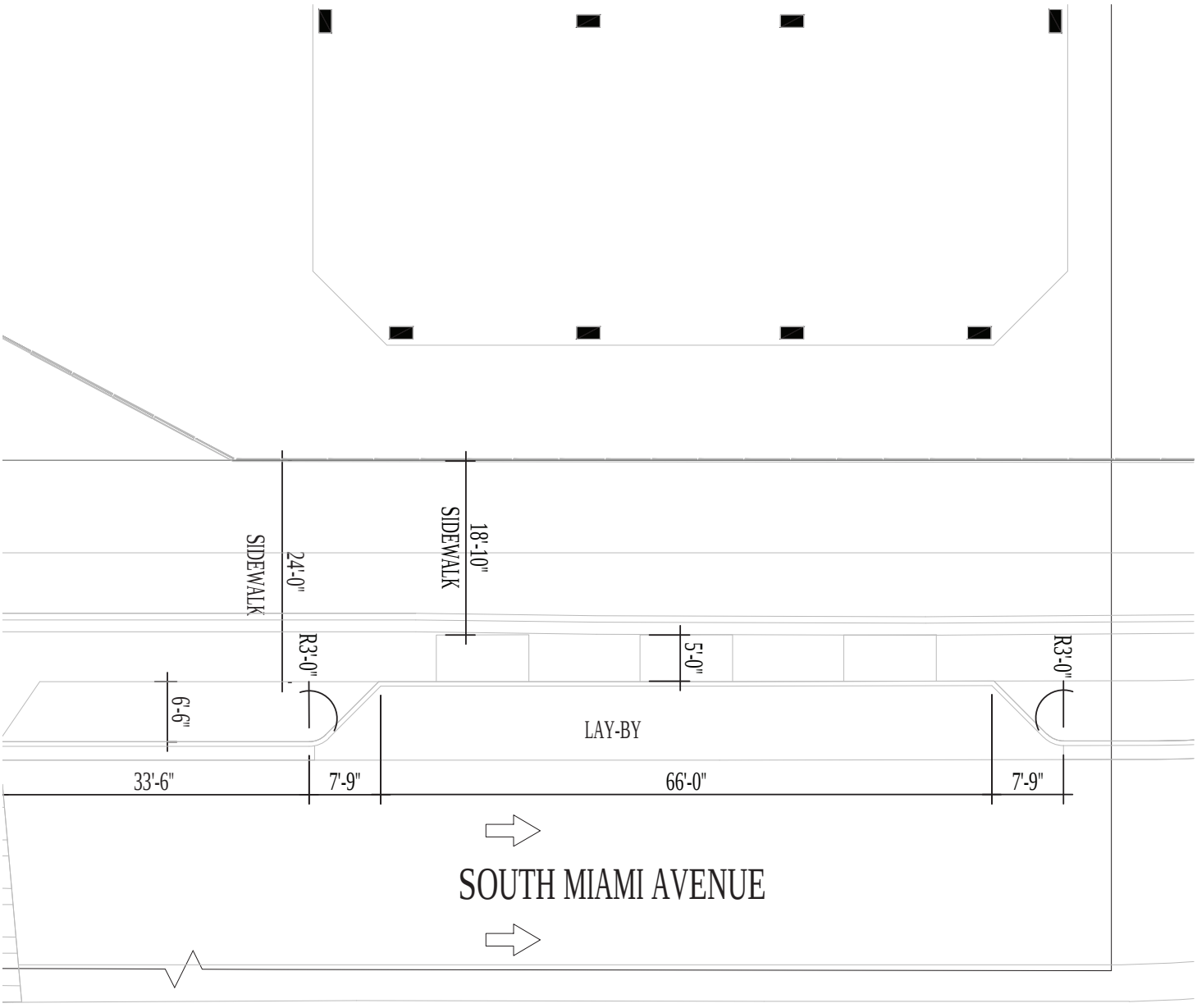


SIDEWALK CURB CUT DETAIL



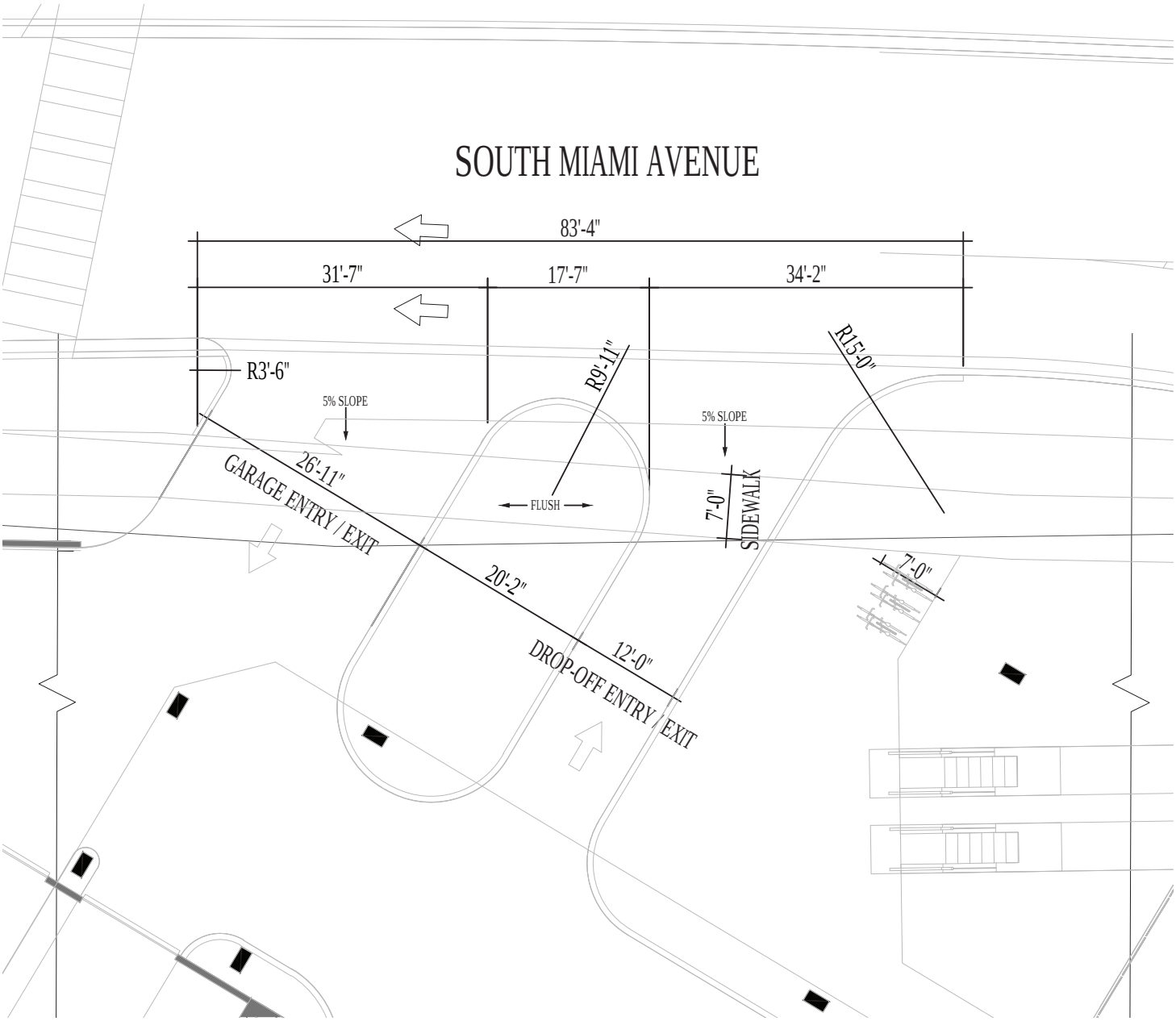
SIDEWALK CURB CUT DETAIL

650 SMA - ALONG SOUTH MIAMI AVE NORTHBOUND



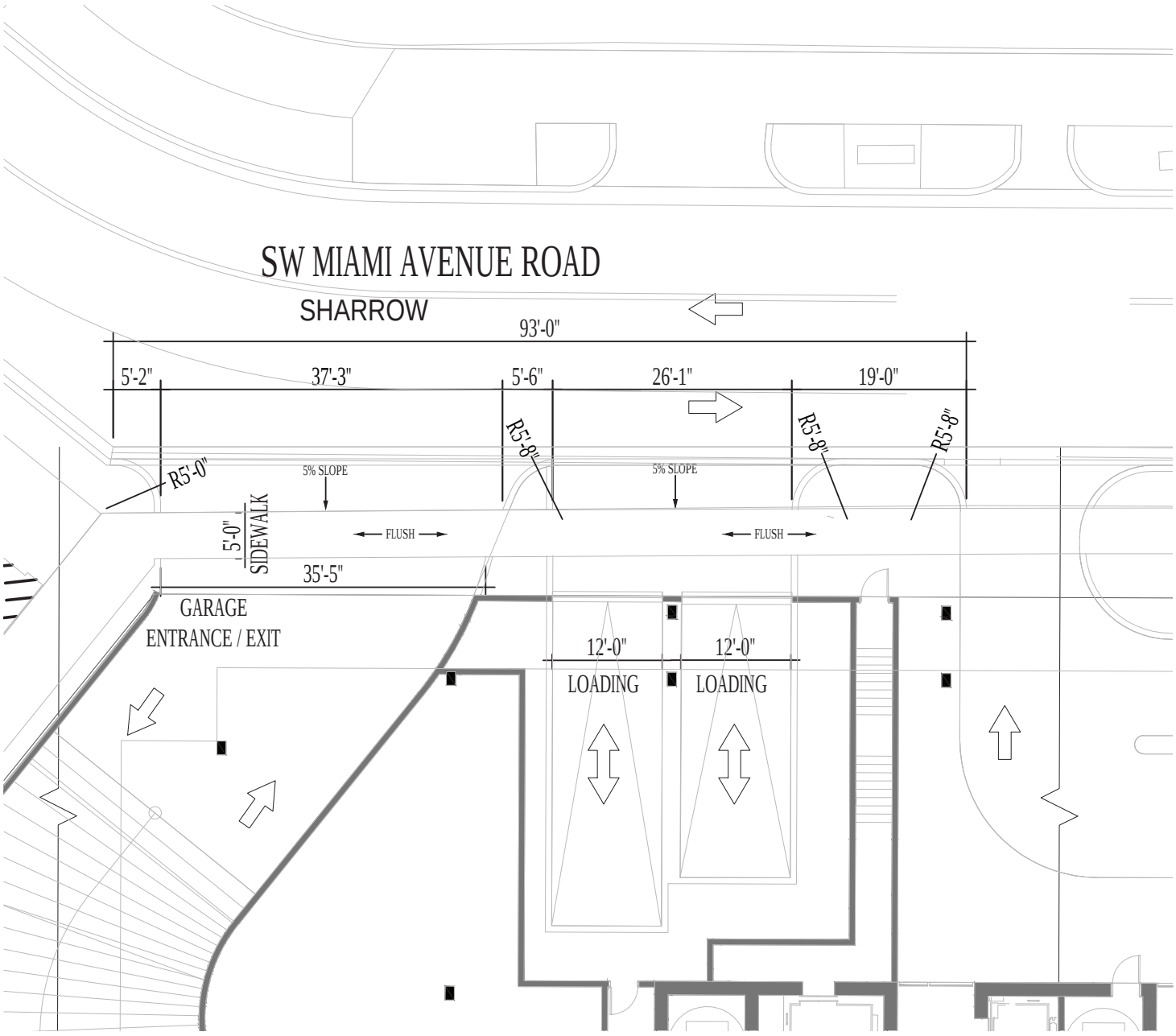
SIDEWALK CURB CUT DETAIL

650 SMA - ALONG SOUTH MIAMI AVE SOUTHBOUND



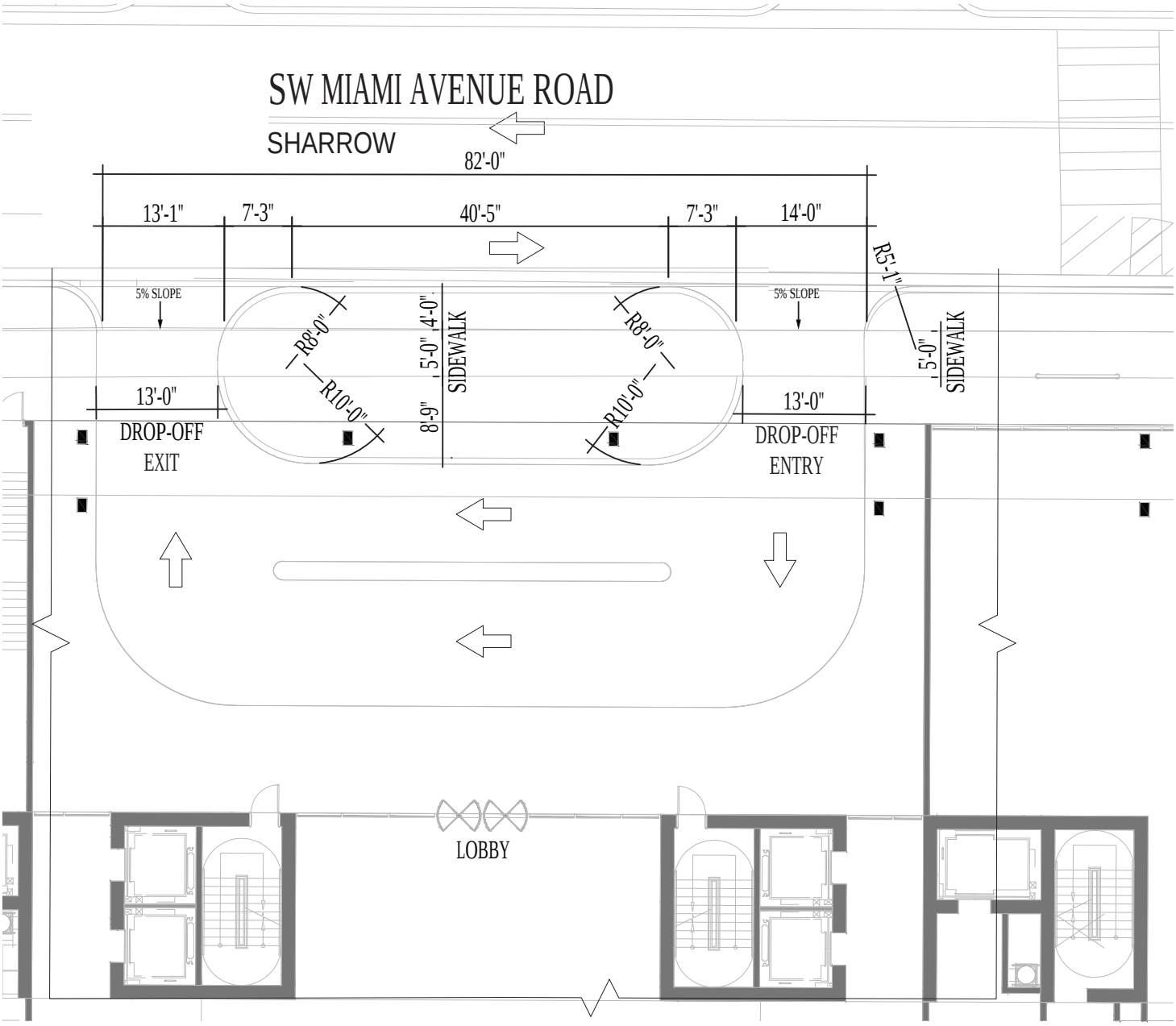
SIDEWALK CURB CUT DETAIL

AP - ALONG SOUTH MIAMI AVE ROAD



SIDEWALK CURB CUT DETAIL

AP - ALONG SOUTH MIAMI AVE ROAD



EXISTING TREE TRANSPLANTING



COCOS NUCIFERA, COCONUT PALM



COCOS NUCIFERA, COCONUT PALM



MYRCIANTHES FRAGANS, SIMPSON'S STOPPER



FICUS AUREA, STRANGLER FIG

PLANTING ZONES & TYPES

Area	STREETSCAPE
Planting beds	PLANTING BEDS WILL RUN PARALLEL WITH THE STREET BETWEEN THE MAIN PEDESTRIAN ZONE OF THE SIDEWALK AND THE BACK OF THE CURB. PLANTERS WILL BE AS LARGE AS IS PRACTICAL TO ENCOURAGE HEALTHY TREE GROWTH. PERVIOUS PAVEMENTS WILL ALSO BE USED WHEN POSSIBLE TO ALLOW AIR AND WATER TO REACH ROOT ZONES UNDER PEDESTRIAN ZONES.
Forms	LARGE UPRIGHT TREES WITH STRONG CENTRAL LEADERS WITH LOWER BRANCHES TRIMMED WILL BE PLANTED AND TRANSPLANTED TO ALLOW PEDESTRIAN AND VEHICULAR TRAFFIC TO PASS. STREETS RUNNING EAST AND WEST WILL BE SPECIES WITH DENSE CANOPIES. STREETS RUNNING NORTH AND SOUTH MAY ALLOW MORE MOTTLED SHADE. SHADE TOLERANT, DURABLE, GROUNDCOVERS WILL BE PLACED IN BEDS BENEATH TREES.
Representative Trees	*BUCIDA BUSERAS,* BLACK OLIVE*; BURSERA SIMARUBA,* GUMBO LIMBO; *ROYSTONEA REGIA,* ROYAL PALM; *SWIETENIA MAHAGONI*, WEST INDIAN MAHOGANY; *VEITCHIA ARECINA*, MONTGOMERY PLAN
Representative Groundcovers	*CLUSIA GUTTIFERA,* CLUSIA*; FICUS MICROCARPA,* GREEN ISLAND FIG; *CYCAS REVOLUTA,* KING SAGO; *MICROSORUM SCOLOPENDRIUM*, WART FERN; *NEPHROLEPIS EXALTATA*, SWORD FERN; PHILODENDRON 'BURLE MARX', BURLE MARX PHILODENDRON; *TRIPSACUM FLORIDANA*, FAKAHATCHEE GRASS



PLANTING ZONES & TYPES

Area	CIVIC SPACES
Planting beds	WIDE PLAZAS AND PEDESTRIAN WALKWAYS WITHIN THE PROPERTY WILL BE HEAVILY PLANTED TO PROVIDE SHADE AND DEFINE SPACES. A MIX OF RAISED BEDS AND BUILT-UP AREAS WILL ALLOW LARGE TREES TO BE PLANTED IN AN URBAN SETTING.
Forms	LARGE UPRIGHT TREES WITH HIGH CANOPIES WILL ALLOW FILTERED LIGHT TO THE PEDESTRIAN ZONES. SMALL TREES AND SHRUBS WILL ALSO BE PLANTED IN RAISED PLANTERS.
Representative Trees & Palms	*ADONIDIA MERRILLII,* CHRISTMAS PALM*; BURSERA SIMARUBA*, GUMBO LIMBO; *MYRCIANTHES FRAGANS*, SIMPSON'S STOPPER; *ROYSTONEA REGIA*, ROYAL PALM; *VEITCHIA ARECINA*, MONTGOMERY PALM
Representative Groundcovers	*ALGONEMA, SP.,* ALGONEMA*; ALOCASIA SP*., ALOCASIA; *ASPIDISTRA ELATIOR*, CAST IRON PLANT; *CLUSIA GUTTIFERA,* CLUSIA*; CYPERUS PAPYRUS*, PAPER REED; *FICUS MICROCARPA,* GREEN ISLAND FIG; *SCHEFFLERA ARBORICOLA*, VARIEGATED SCHEFFLERA; *ZAMIOCULCAS ZAMIIFOLIA*, ZZ PLANT







SOLAR LED PAVER LIGHTS

LIGHTING DESIGN STANDARDS



SOLAR LED



LIGHTING HIERARCHY

LIGHTING:

THERE WILL BE THREE LEVELS OF LIGHTING FOR VEHICLES, PEDESTRIAN PATH LIGHTING, AND LANDSCAPE FEATURE LIGHTS. SOLAR ENERGY RELIANCE LIMITS ELECTRICAL INFRASTRUCTURE REQUIREMENTS. LED LAMPS EXTEND LAMP LIFE.



STREETSCAPE IMPROVEMENTS



TRANSITION BETWEEN GREEN AREAS / HARD-SCAPE



CONTINUITY OF EXISTING CITY SIDEWALKS

PAVING DESIGN STANDARDS



TACTILE SURFACES



CONCRETE & STONE PAVERS

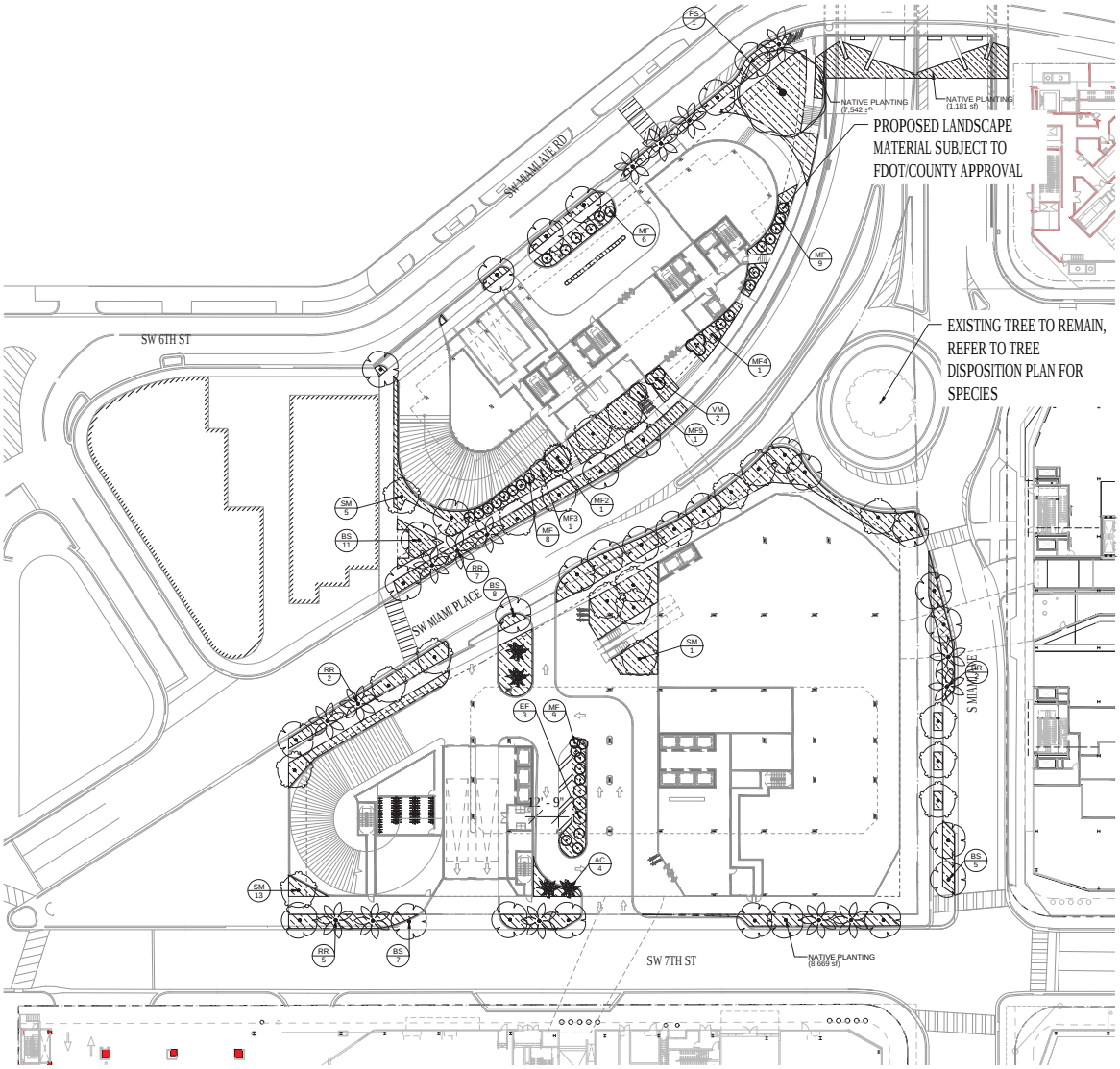


ADA ACCESSIBLE AGGREGATE SURFACE.



SPECIAL TREATMENT IN STREET TREE ROOT ZONES.

AP & 650 SMA LANDSCAPE PLAN & PLANT SCHEDULE



PLANT SCHEDULE AP SITE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT
	BS	11	Bursera simaruba	Gumbo Limbo	16`	15`	4"	Yes	Yes
	FS	1	Ficus aurea Refer to Tree Disposition Plan - Tree #5	Relocated Strangler Fig	40`	50`	70"		
	MF	23	Myrcianthes fragrans	Simpson`s Stopper	10`	6`	1.5" MIN	Yes	Yes
	MF5	1	Myrcianthes fragrans Refer to Tree Disposition Plan - Tree #25	Relocated Simpson`s Stopper	14`	10`	4"		
	MF3	1	Myrcianthes fragrans Refer to Tree Disposition Plan - Tree #22	Relocated Simpson`s Stopper	15`	12`	4"		
	MF4	1	Myrcianthes fragrans Refer to Tree Disposition Plan - Tree #24	Relocated Simpson`s Stopper	16`	10`	5"		
	MF2	1	Myrcianthes fragrans Refer to Tree Disposition Plan - Tree #19	Relocated Simpson`s Stopper	18`	16`	4"		
	SM	5	Swietenia mahagoni	Mahogany	16`	15`	4"	Yes	Yes
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT
	RR	7	Roystonea regia 10` G.W.	Royal Palm	18` OA	20`		Yes	Moderate
	VM	3	Veitchia montgomeryana `triple`	Montgomery Palm `triple`	16`	10`		No	Yes

PLANT SCHEDULE SMA SITE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT
	BS	20	Bursera simaruba	Gumbo Limbo	16`	15`	4"	Yes	Yes
	EF	3	Eugenia foetida	Spanish Stopper	10`	6`	1.5" MIN	Yes	Yes
	MF	9	Myrcianthes fragrans	Simpson`s Stopper	10`	6`	1.5" MIN	Yes	Yes
	SM	14	Swietenia mahagoni	Mahogany	16`	15`	4"	Yes	Yes
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT
	AC	4	Adonidia merrillii `triple`	Triple Christmas Palm	12`	8`		No	Moderate
	RR	9	Roystonea regia 10` G.W.	Royal Palm	18` OA	20`		Yes	Moderate

CONCEPT PLANT SCHEDULE AP SITE

	NATIVE PLANTING	7,458 sf
	-	

AP & 650 SMA MIAMI CITY CODE CHAPTER 17: TREE REMOVAL

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ESTIMATED MAXIMUM AMOUNT OF REMOVED TREES,
(MEASURED BY DIAMETER AT BREAST HEIGHT, D.B.H)

ASSOCIATED PHOTO SITE:	31” TOTAL DBH + 1 PALM
650 SOUTH MIAMI AVE SITE:	219” TOTAL DBH + 2 PALMS

ESTIMATED REPLACEMENT TREES REQUIRED (PER CHAPTER 17.6.11)

ASSOCIATED PHOTO SITE:	13 TREES @ 2” DBH OR 7 TREES @ 4” DBH
650 SOUTH MIAMI AVE SITE:	76 TREES @ 2” DBH OR 38 TREES @ 4” DBH

ESTIMATED ON-SITE REPLACEMENT TREES PROVIDED

ASSOCIATED PHOTO SITE:	31 TREES @ 2” DBH
650 SOUTH MIAMI AVE SITE:	52 TREES @ 2” DBH

ESTIMATED OFF-SITE REPLACEMENT TREES ADJACENT TO PROJECT
N/A

ESTIMATED REMAINING REPLACEMENT TREES REQUIRED PER CHAPTER 17

ASSOCIATED PHOTO SITE:	0 TREES
650 SOUTH MIAMI AVE SITE:	24 TREES @ 2” DBH

ESTIMATED TOTAL OFF-SITE REPLACEMENT TREES REQUIRED
N/A

REPLACEMENT TREES TO BE RELOCATED WITHIN COMMISSION DISTRICT 2 ON PUBLIC PROPERTY WITHIN 1 MILE OF THE PROJECT, WITH EMPHASIS ON 7TH STREET, 8TH STREET, AND SOUTH MIAMI AVENUE. IF TREES CANNOT BE LOCATED WITHIN DISTRICT, PAYMENT INTO THE TREE TRUST FUND CAN BE MADE AT THE RATE OF $1,000 PER 2” D.B.H. TREE.

AP - CITY OF MIAMI LANDSCAPE LEGEND

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T6 -48 Lot Area: 0.73 Acres 31,985 s.f.

*If CS or CI use nearest adjacent district

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 31,985 s.f. x 10 % = 3,199 s.f.	3,199	11,610
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces 0 x 10 s.f. per parking space=	0	0
C. Total square feet of open space required: A+B=	3,199	11,610
D. Total square feet of landscaped open space required: 3,199 s.f. open space x 10 % open space required to be landscaped	320	7,693
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required by Miami21:	320	7,693
B. Maximum lawn area (sod) permitted 20 % x 7,693 s.f.	1,539	0
TREES		
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 22 trees x 0.73 net lot acres– 0 existing=	16	20
:Trees on struct. 4 :Max deck trees that count toward requirement		4
B. Palms allowed: Number of trees provided x 30% =	7	10
C. % Natives required: Number of trees provided x 30% =	7	14
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	5	14
E. Street Trees (maximum average spacing of 30' o.c.): 681 linear feet along street / 30 =	23	26
% Palms permitted to count towards street trees on 1:1 basis x 30%:	8	8
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): 0 linear feet along street / 25 =	0	0
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	162	162
B. % Native shrubs required: Number of shrubs provided x 30% =	49	49
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	32	32

Note: Current permit submitted to building department is a phasing permit only, final construction set will provide updated legend which meets all Miami 21 Landscape Zoning Requirements

650 SMA - LANDSCAPE LEGEND

LANDSCAPE LEGEND

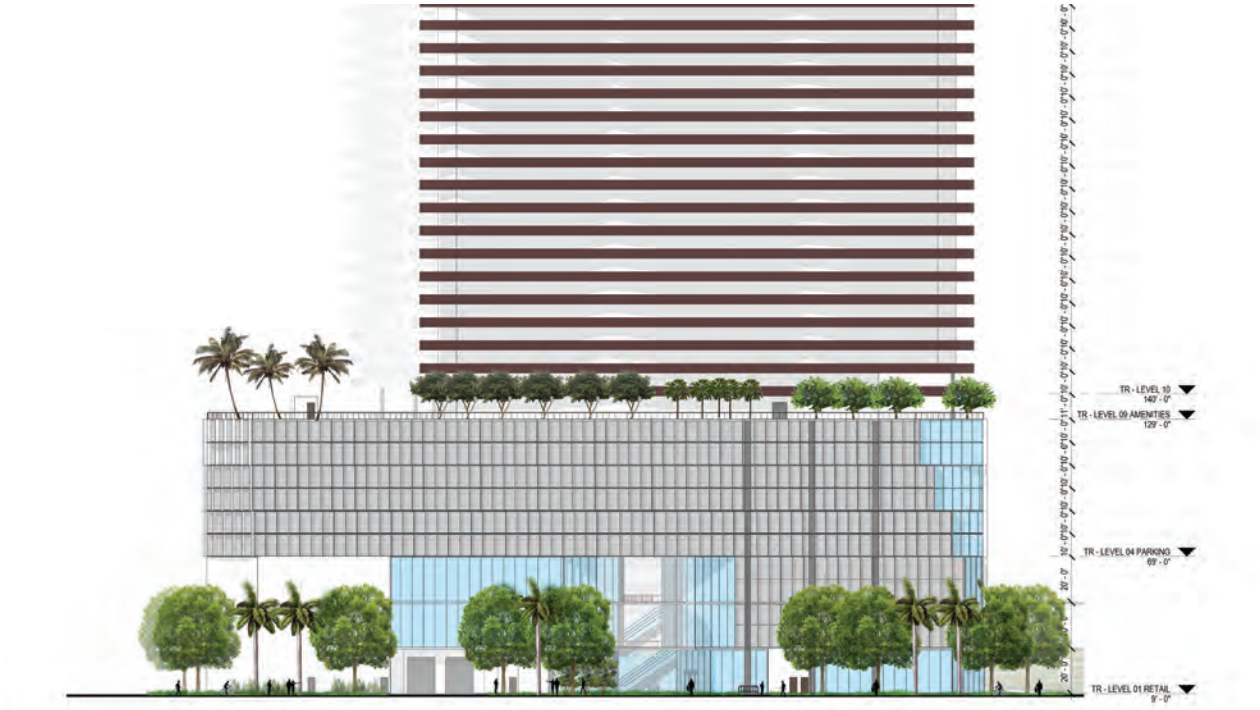
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T6 -48 Lot Area: 1.66 Acres 72,205 s.f.

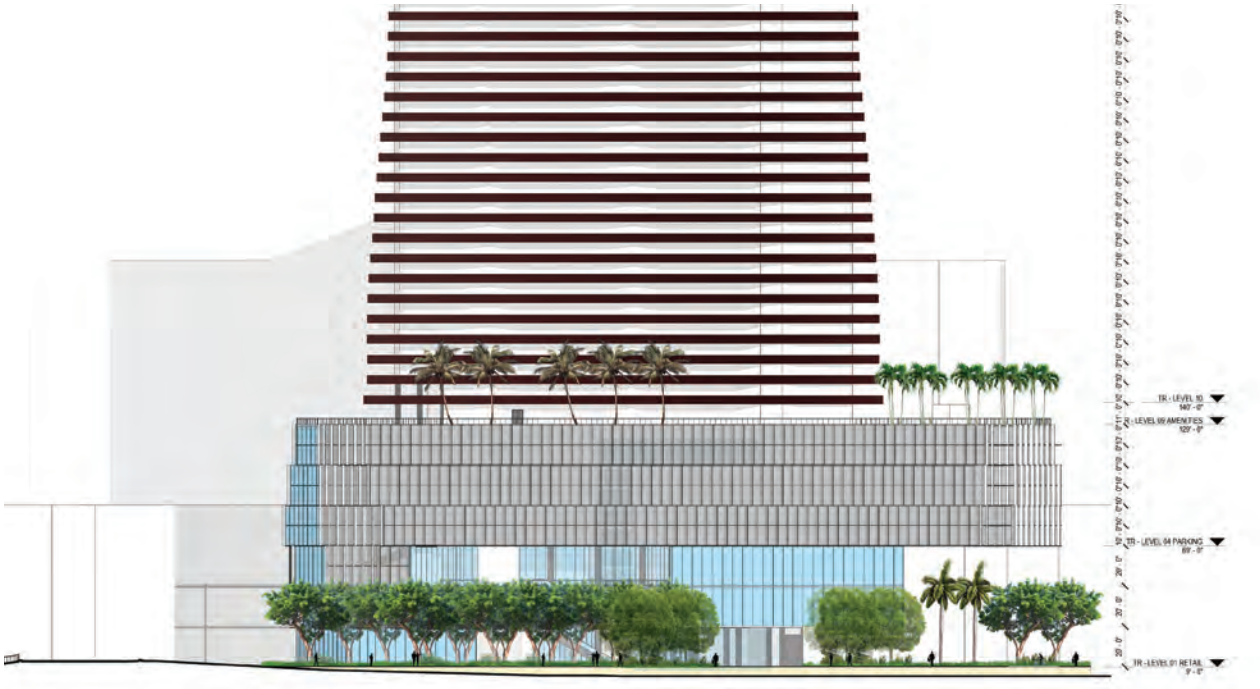
*If CS or CI use nearest adjacent district

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 72,205 s.f. x 10 % = 7,221 s.f.	7,221	17,933
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces 0 x 10 s.f. per parking space=	0	0
C. Total square feet of open space required: A+B=	7,221	17,933
D. Total square feet of landscaped open space required: 7,221 s.f. open space x 10 % open space required to be landscaped	722	4,688
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required by Miami21:	722	4,688
B. Maximum lawn area (sod) permitted 20 % x 4,688 s.f.	938	0
TREES		
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 22 trees x 1.66 net lot acres– 1 existing=	35	36
9 :Trees on struct. 9 :Max deck trees that count toward requirement		9
B. Palms allowed: Number of trees provided x 30% =	14	12
C. % Natives required: Number of trees provided x 30% =	14	36
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	9	25
E. Street Trees (maximum average spacing of 30' o.c.): 996 linear feet along street / 30 =	33	33
% Palms permitted to count towards street trees on 1:1 basis x 30%:	10	12
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): 0 linear feet along street / 25 =	0	0
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	355	355
B. % Native shrubs required: Number of shrubs provided x 30% =	107	107
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	71	71

Note: Current permit submitted to building department is a phasing permit only, final construction set will provide updated legend which meets all Miami 21 Landscape Zoning Requirements



SOUTH ELEVATION PEDESTAL DESIGN STANDARD (650 SMA BLOCK)



NORTH ELEVATION PEDESTAL DESIGN STANDARD (650 SMA BLOCK)

650 SMA CIVIC SPACE PLAZA DESIGN STANDARD



CROSS-BLOCK CONNECTION
SEATING
NATIVE PLANTING
POTENTIAL SCULPTURE LOCATIONS
PAVING DEFINING THE PLAZA

MASSING

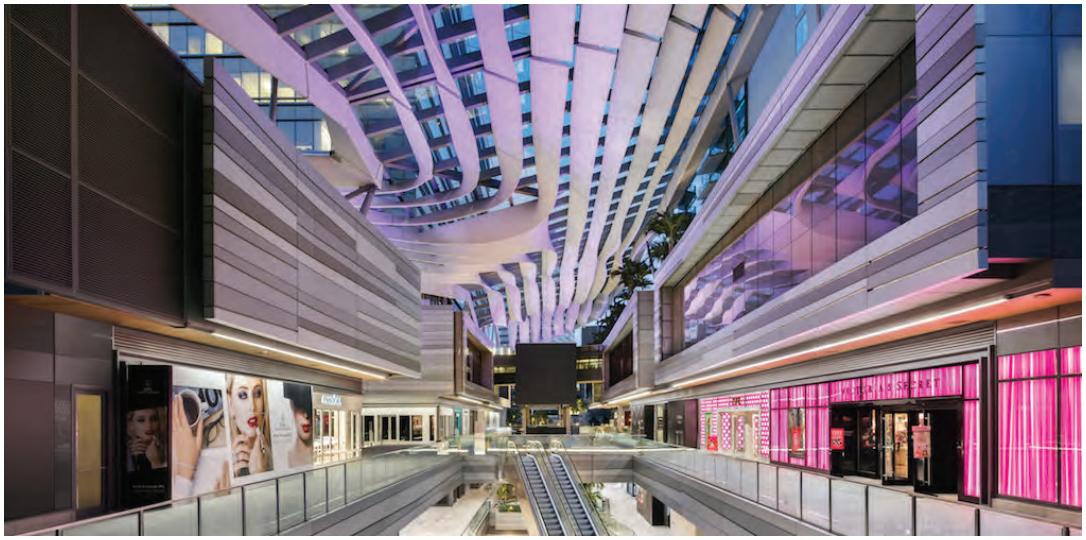


PRELIMINARY MASSING

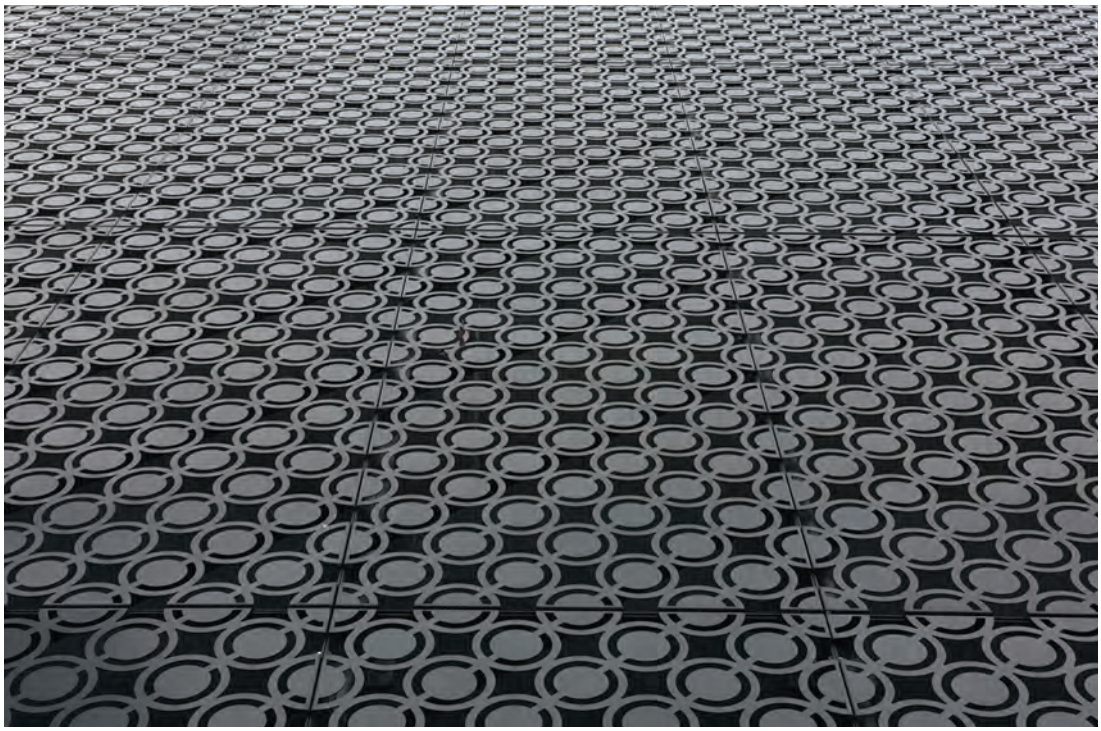


CLIMATE RIBBON REFERENCE IMAGES





PARKING GARAGE SCREEN - DESIGN REFERENCES





650SMA & AP FACADE DESIGN REFERENCES







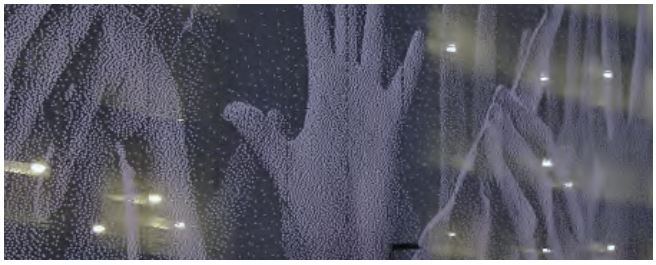
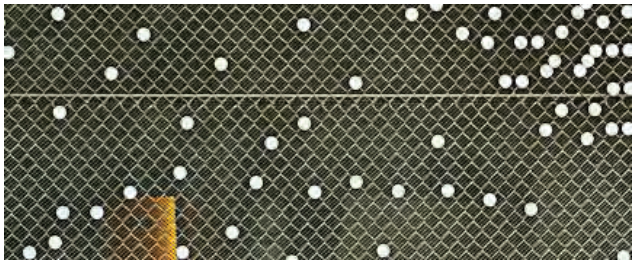


PEDESTAL FACADE - MATERIAL DESIGN REFERENCES






FACADE PANELS

METAL PANELS




PAINTED STUCCO

ART WALL - DESIGN REFERENCES

