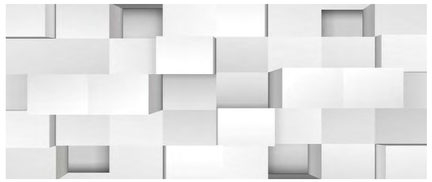
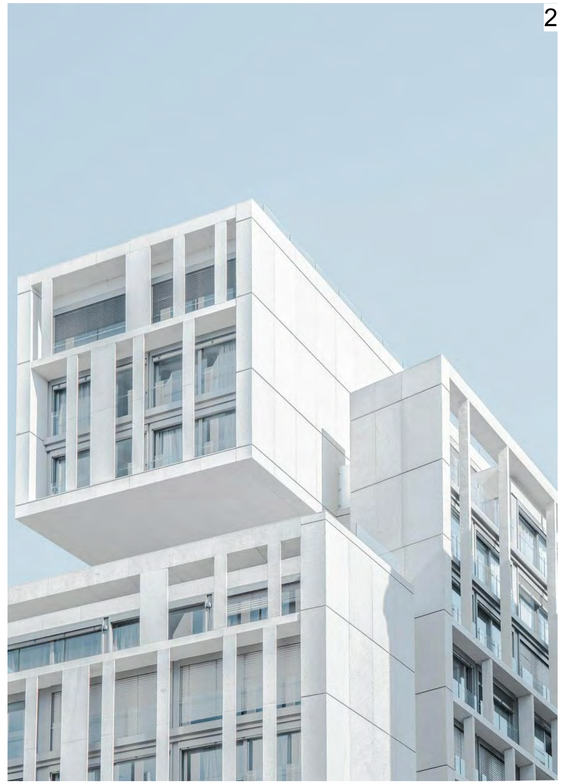
## VISIONING - TOWER

1



2



3

4

3

3

## SCHEDULE

1- Extension of tower leg at terminating vista at corner plaza

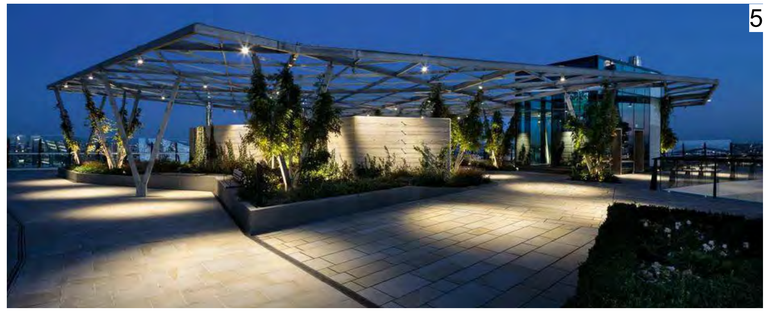
2- Composition of clean volumes with stucco and control joints

3- Use of extended exoskeleton to provide facade with dimension and shadow play

4- Office like facade enhanced by glazing at base and playful panel and glazing at linear levels

5- Modern arbor canopy at pool deck

5



## VISIONING - GARAGE

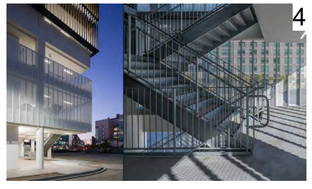
1

2

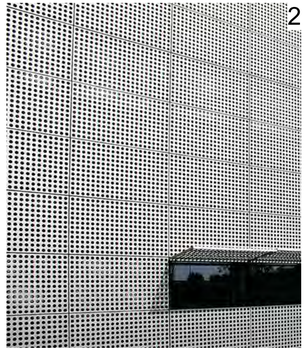
2

3

4



2



## SCHEDULE

1- Louvered design alternating louver direction at garage

2- Perforated metal panels at garge with punched openings

3- Trellis element at pool deck level

4- Metal panel stair enclosure to enhance visibility and illuminate day and night


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
VISIONING

SHEET NO.
**A-200**


1 Elevation South

A-201 3/64" = 1'-0"

| | | | |
|---|---|---|---|
| simply white OC-117 | 1 Simply White BM - OC-117 for body of building and grid.LRV: 91.7 | BRONZE | 5 Aluminum trellis at ground floor retail/office in bronze color |
| White Dove OC-17 | 2 White Dove for accent color on building - OC-17.LRV: 85.38 | WHITE | 6 Aluminum metal screen at crown of tower in white |
| | 3 Window glass clear with light tint. (glass is not mirror type and shall permit view of activities inside) | | 7 Railing - brushed aluminum supports with brushed aluminum perforated metal panels |
| | 4 Aluminum window frame in white – typical throughout building (unit apartment and retail/office storefront) | | 8 Louvered panels in bronze at the garage |
| | | | 9 Perforated metal panels in whitesnip at the garage |
| | | | 10 Prodema at the soffit at the amenity deck |
| | | | 11 Panel at Entry to receive Art Work |


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


CLIENT:

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
SOUTH ELEVATION

SHEET NO.
**A-201**


1 Elevation North
A-202 3/64" = 1'-0"

| | | | |
|---|---|---|---|
| simply white OC-117 | 1 Simply White BM - OC-117 for body of building and grid.LRV: 91.7 | BRONZE | 5 Aluminum trellis at ground floor retail/office in bronze color |
| Mustang 2111-30 | 2 Mustang for accent color on building - 2111-30. LRV: 8.95 | WHITE | 6 Aluminum metal screen at crown of tower in white |
| | 3 Window glass clear with light tint. (glass is not mirror type and shall permit view of activities inside) | | 7 Railing - brushed aluminum supports with brushed aluminum perforated metal panels |
| | 4 Aluminum window frame in white – typical throughout building (unit apartment and retail/office storefront) | | 8 Louvered panels in bronze at the garage |

| | | |
|---|---|---|
| | 9 Perforated metal panels in whitesnip at the garage | |
| | 10 Prodema at the soffit at the amenity deck | |
| | 11 Panel at Entry to receive Art Work | |


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


CLIENT:

GFS CORP.

**NOT FOR CONSTRUCTION**

**Revision Schedule**

| Rev. # | Revision Description | Date |
|---|---|---|

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

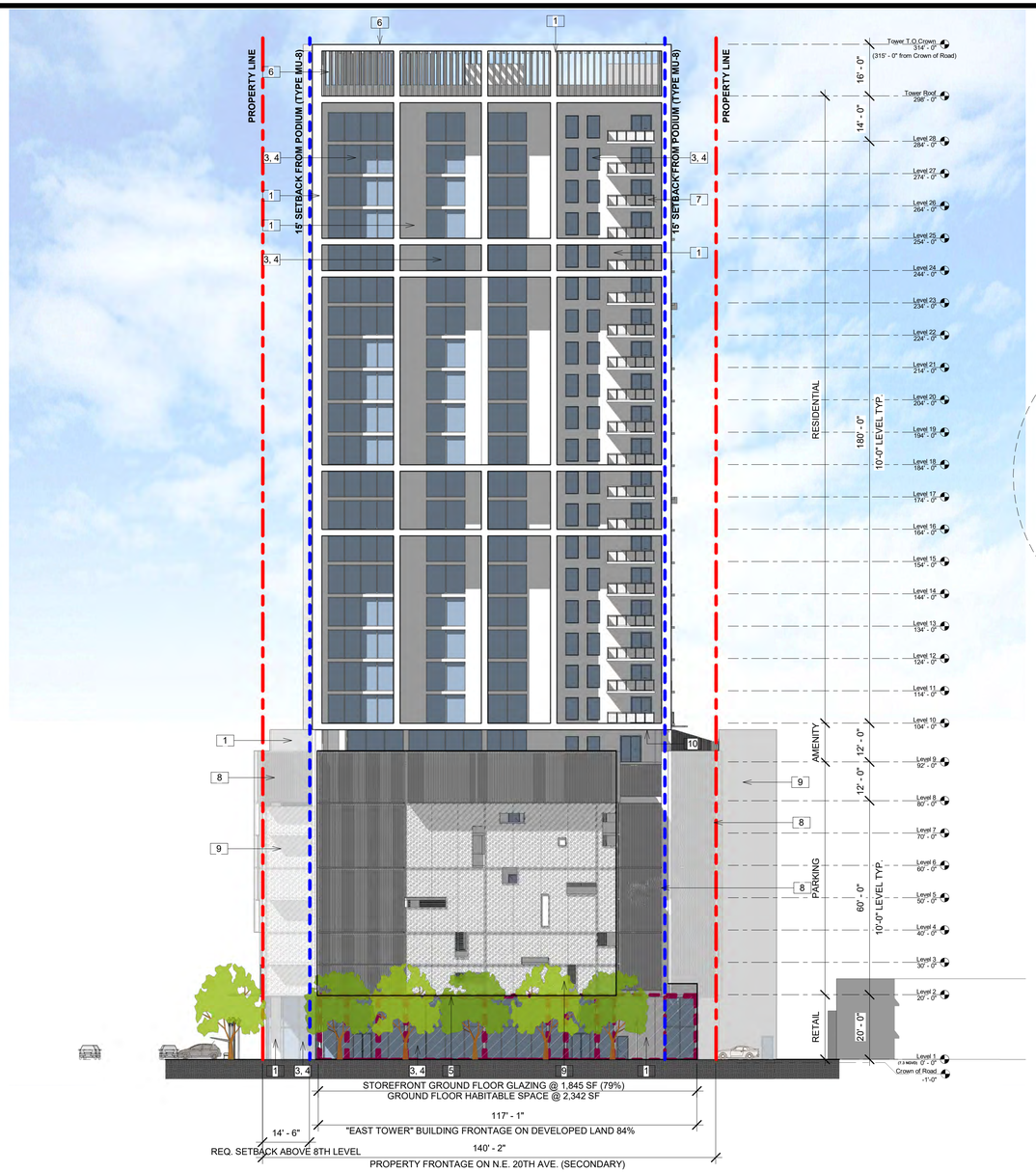
**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

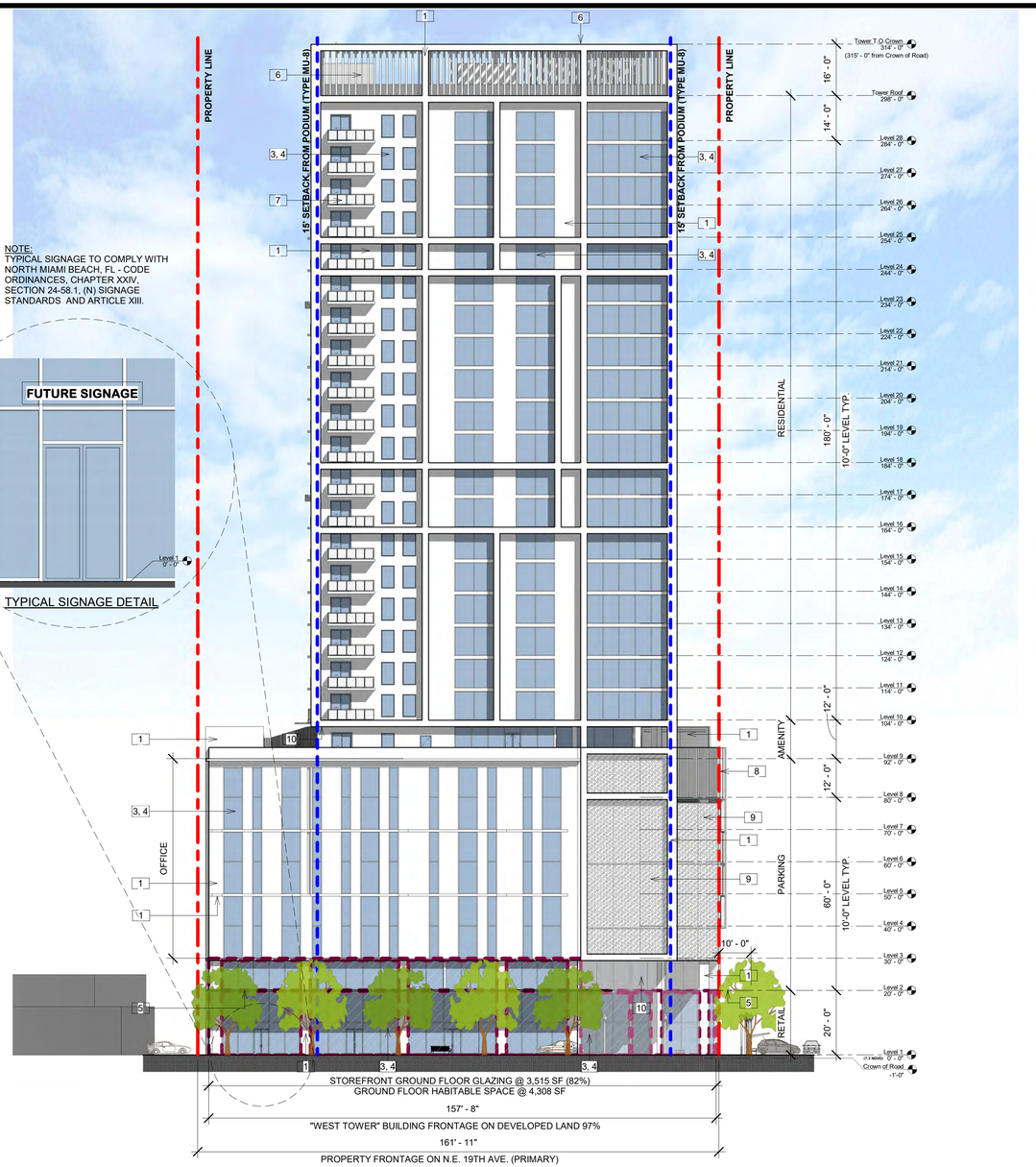
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
NORTH ELEVATION

SHEET NO.
**A-202**




1 EAST ELEVATION
A-203 3/64" = 1'-0"




NOTE:
TYPICAL SIGNAGE TO COMPLY WITH NORTH MIAMI BEACH, FL - CODE ORDINANCES, CHAPTER XXIV, SECTION 24-58.1, (N) SIGNAGE STANDARDS AND ARTICLE XIII.




TYPICAL SIGNAGE DETAIL

2 WEST ELEVATION
A-203 3/64" = 1'-0"

| | | | | | |
|---|---|---|---|---|---|
| simply white OC-117 | 1 Simply White BM - OC-117 for body of building and grid.LRV: 91.7 | BRONZE | 5 Aluminum trellis at ground floor retail/office in bronze color | | 9 Perforated metal panels in whitesnip at the garage |
| Mustang 2111-30 | 2 Mustang for accent color on building - 2111-30. LRV: 8.95 | WHITE | 6 Aluminum metal screen at crown of tower in white | | |
| | 3 Window glass clear with light tint. (glass is not mirror type and shall permit view of activities inside) | | 7 Railing - brushed aluminum supports with brushed aluminum perforated metal panels | | 10 Prodema at the soffit at the amenity deck |
| | 4 Aluminum window frame in white – typical throughout building (unit apartment and retail/office storefront) | | 8 Louvered panels in bronze at the garage | | 11 Panel at Entry to receive Art Work |


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


CLIENT:

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

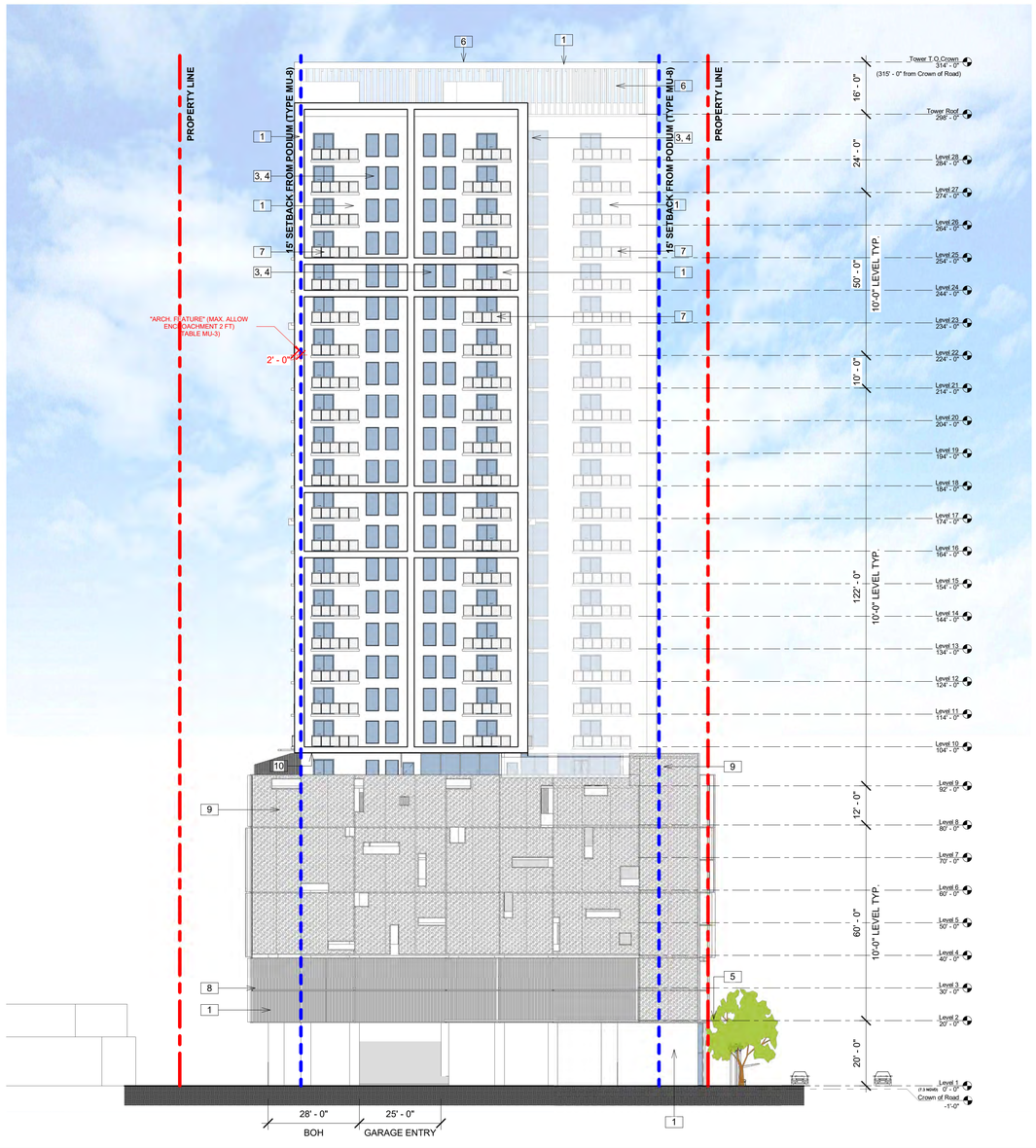
**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

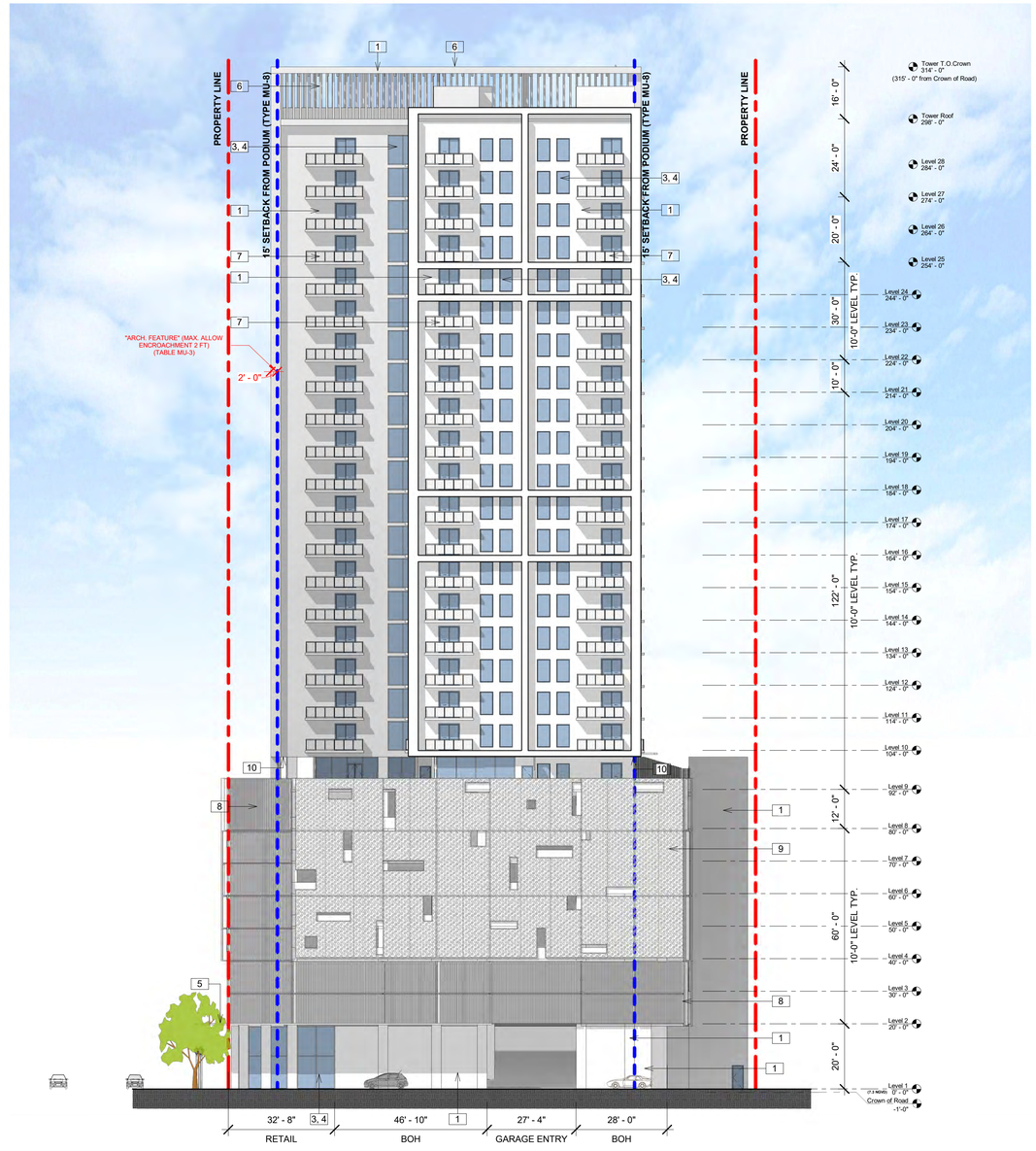
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
EAST & WEST ELEVATION

SHEET NO.
**A-203**




1 MOTOR COURT EAST VIEW
A-204 3/64" = 1'-0"




2 MOTOR COURT WEST VIEW
A-204 3/64" = 1'-0"

| | | | |
|---|---|---|---|
| simply white OC-117 | 1 Simply White BM - OC-117 for body of building and grid.LRV: 91.7 | BRONZE | 5 Aluminum trellis at ground floor retail/office in bronze color |
| Mustang 2111-30 | 2 Mustang for accent color on building - 2111-30. LRV: 8.95 | WHITE | 6 Aluminum metal screen at crown of tower in white |
| | 3 Window glass clear with light tint. (glass is not mirror type and shall permit view of activities inside) | | 7 Railing - brushed aluminum supports with brushed aluminum perforated metal panels |
| | 4 Aluminum window frame in white – typical throughout building (unit apartment and retail/office storefront) | | 8 Louvered panels in bronze at the garage |

| | | |
|---|---|---|
| | 9 Perforated metal panels in whitesnip at the garage | |
| | 10 Prodema at the soffit at the amenity deck | |
| | 11 Panel at Entry to receive Art Work | |


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


CLIENT:

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

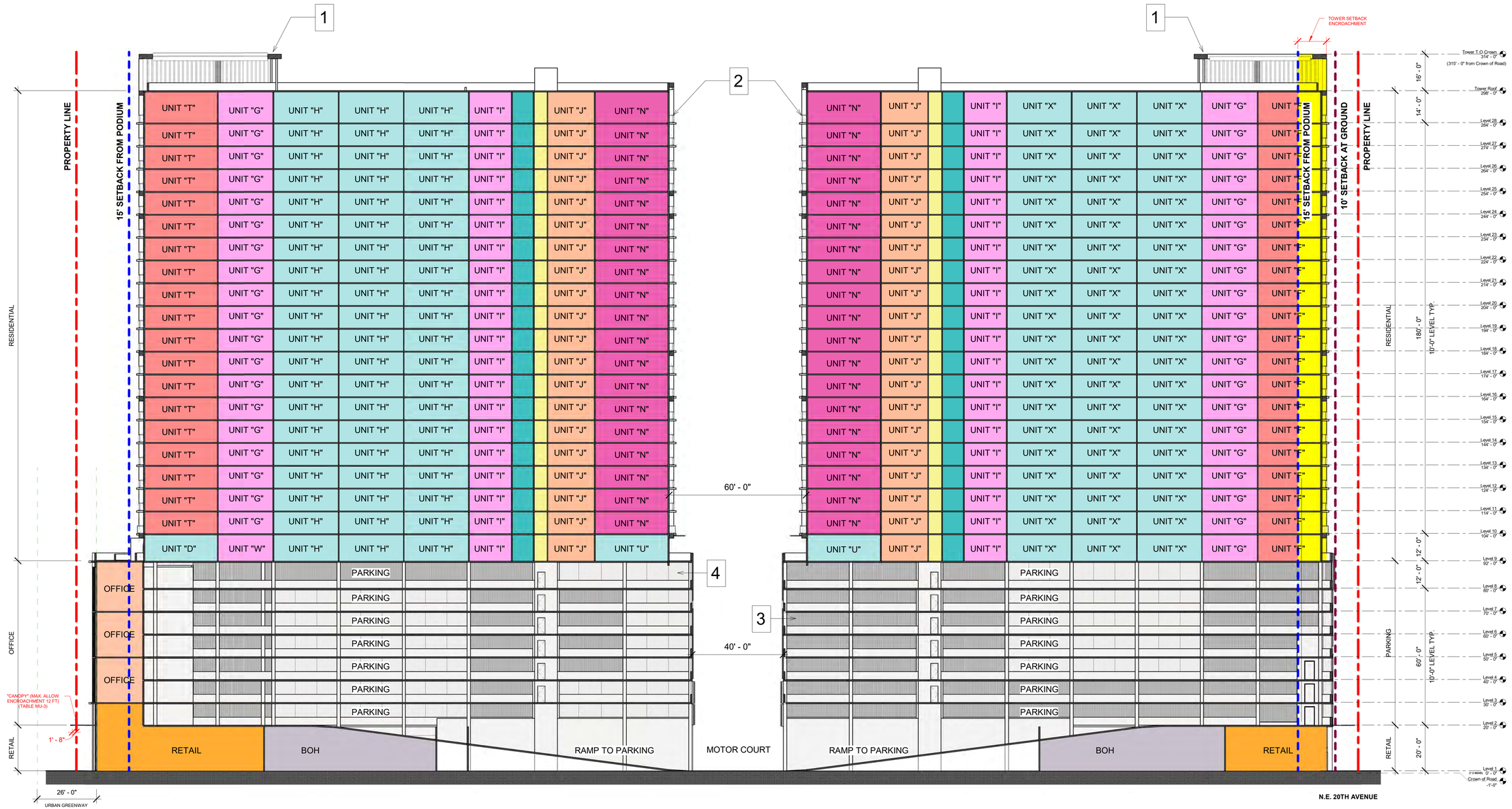
**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

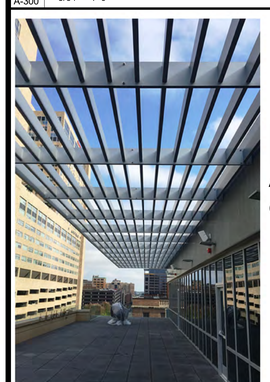
SHEET NAME
INTERIOR MOTOR COURT VIEWS

SHEET NO.
**A-204**

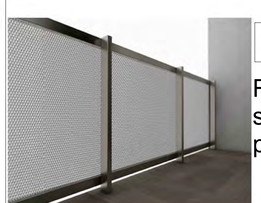



**URBAN GREENWAY TYPE UG 2 (N.E. 19TH AVENUE)**

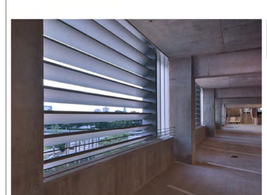
1 LONGITUDINAL SECTION1
A-300 3/64" = 1'-0"



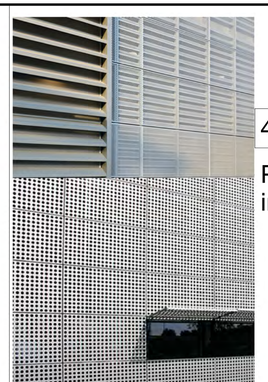
1 Aluminum metal screen at crown of tower in white



2 Railing - brushed aluminum supports with brushed alum. perforated metal panels



3 Louvered panels in bronze at the garage



4 Perforated metal panels in whitesnip at the garage


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

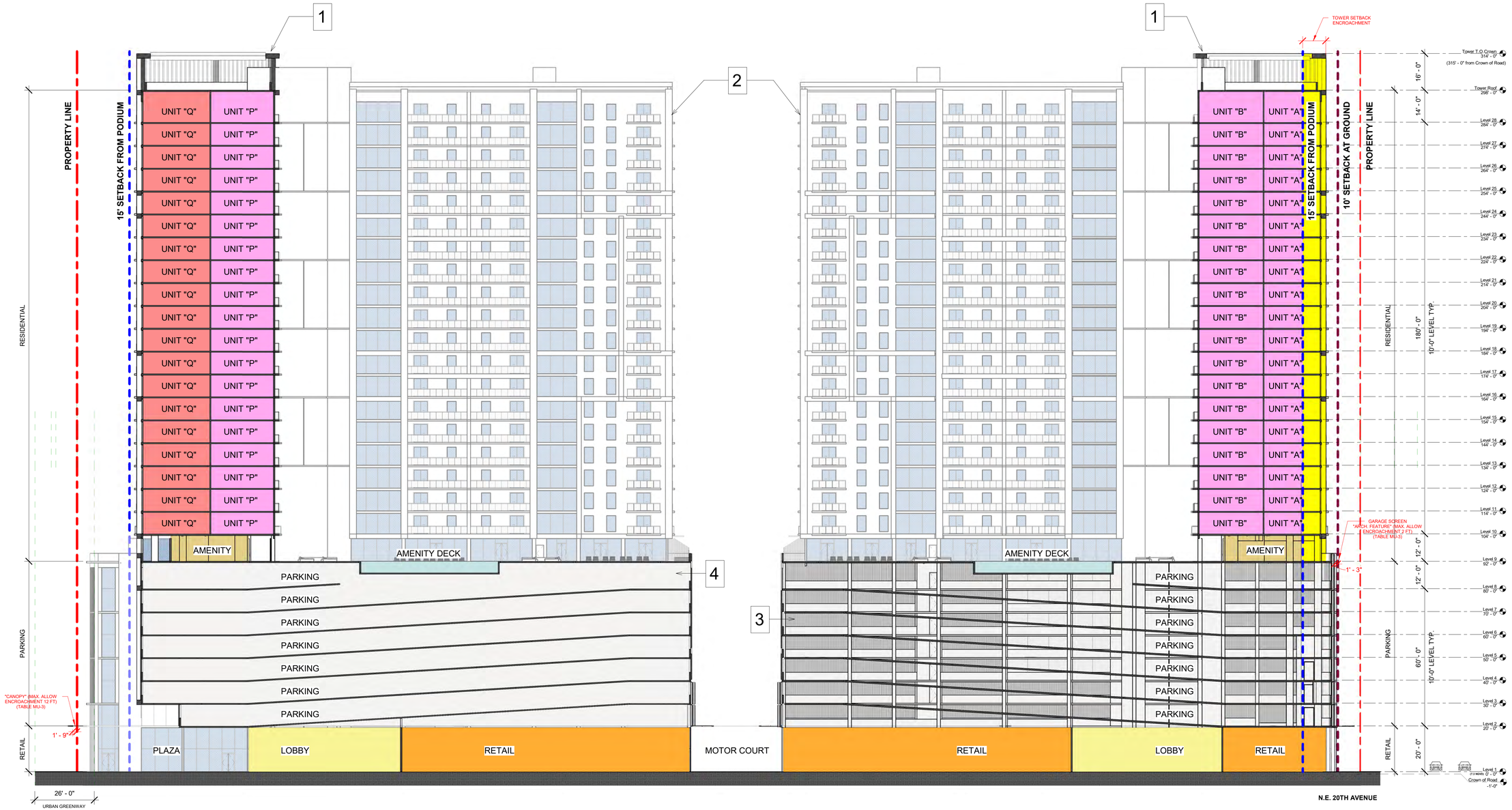
**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
LONGITUDINAL SECTION

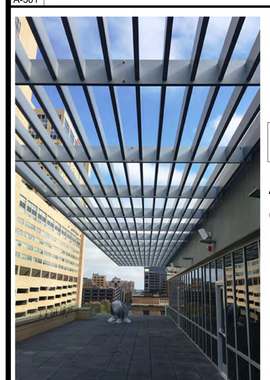
SHEET NO.
**A-300**




**URBAN GREENWAY TYPE UG 2 (N.E. 19TH AVENUE)**

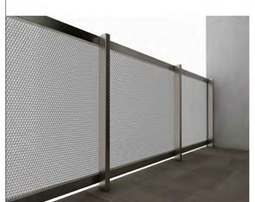
1 LONGITUDINAL SECTION2

A-301 3/64" = 1'-0"



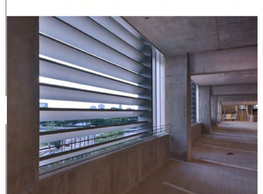
1

Aluminum metal screen at crown of tower in white



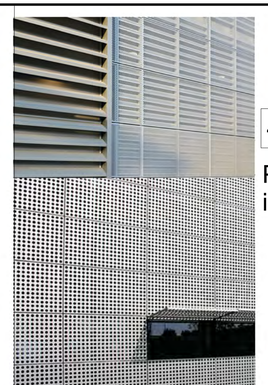
2

Railing - brushed aluminum supports with brushed alum. perforated metal panels



3

Louvered panels in bronze at the garage



4

Perforated metal panels in whitesnip at the garage



Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700

**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

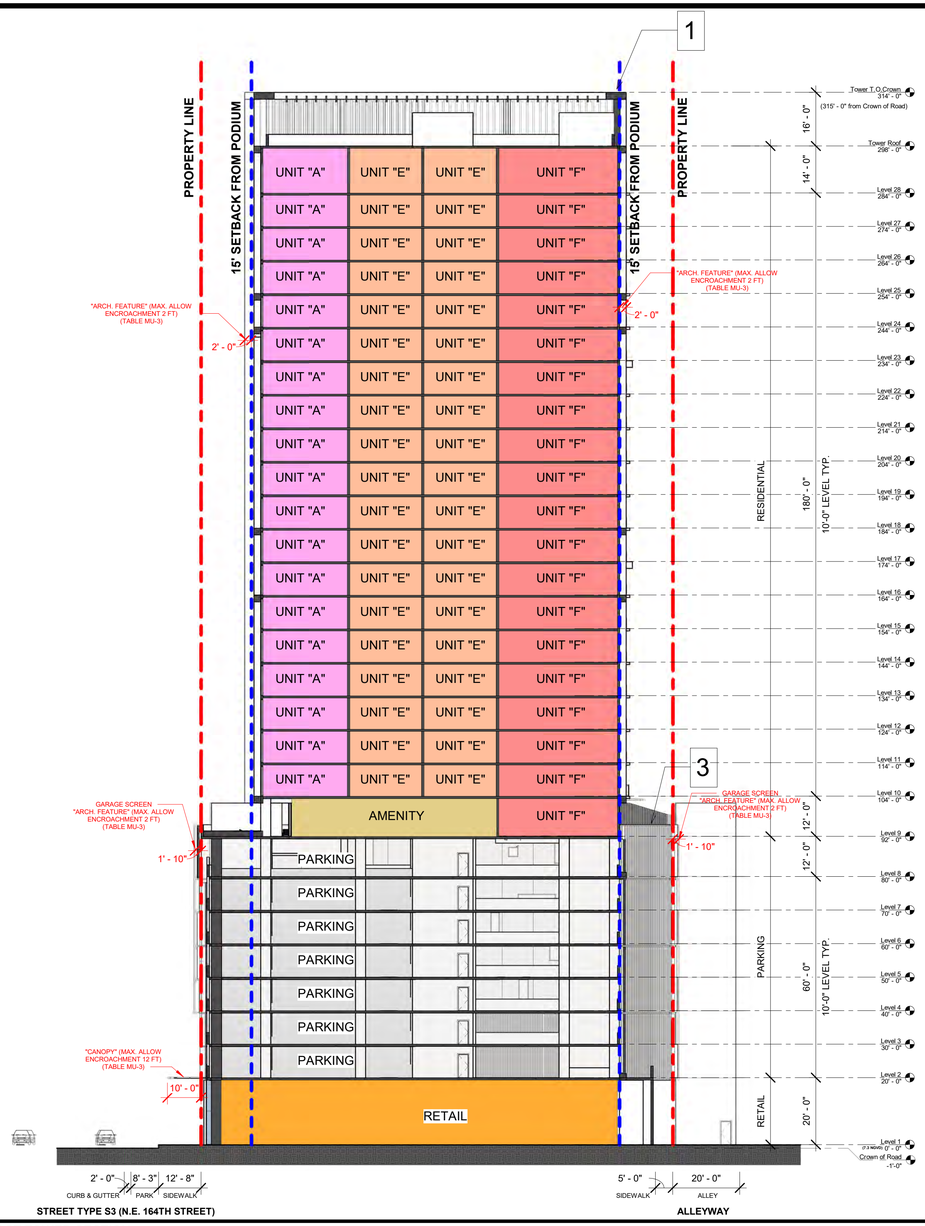
**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

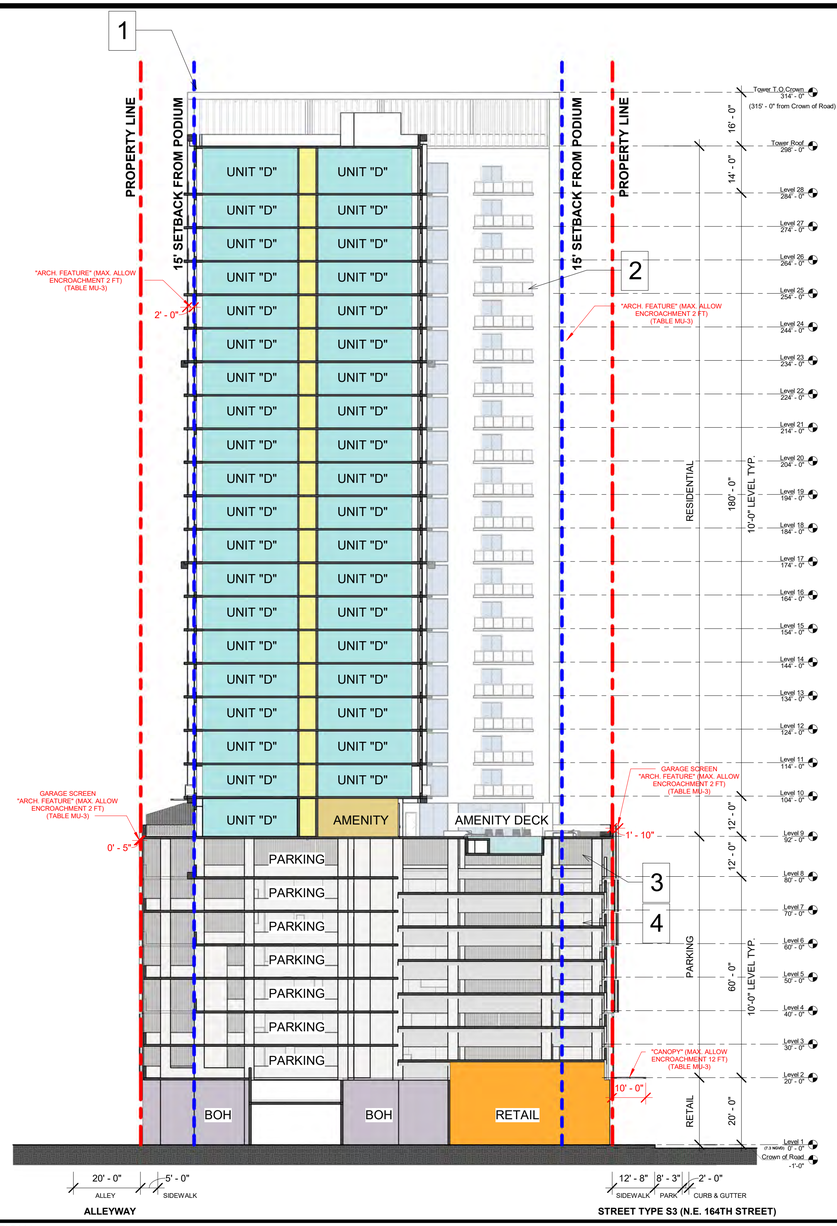
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
LONGITUDINAL SECTION

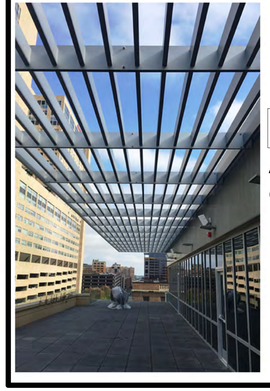
SHEET NO.
**A-301**




| 1 | EAST TOWER SECTION |
|---|---|
| A-302 | 3/64" = 1'-0" |




| 2 | EAST TOWER SECTION1 |
|---|---|
| A-302 | 3/64" = 1'-0" |

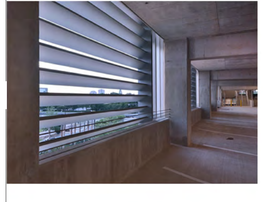


1

Aluminum metal screen at crown of tower in white

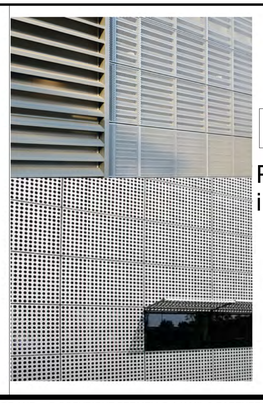
2

Railing - brushed aluminum supports with brushed alum. perforated metal panels



3

Louvered panels in bronze at the garage



4

Perforated metal panels in whitesnip at the garage


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

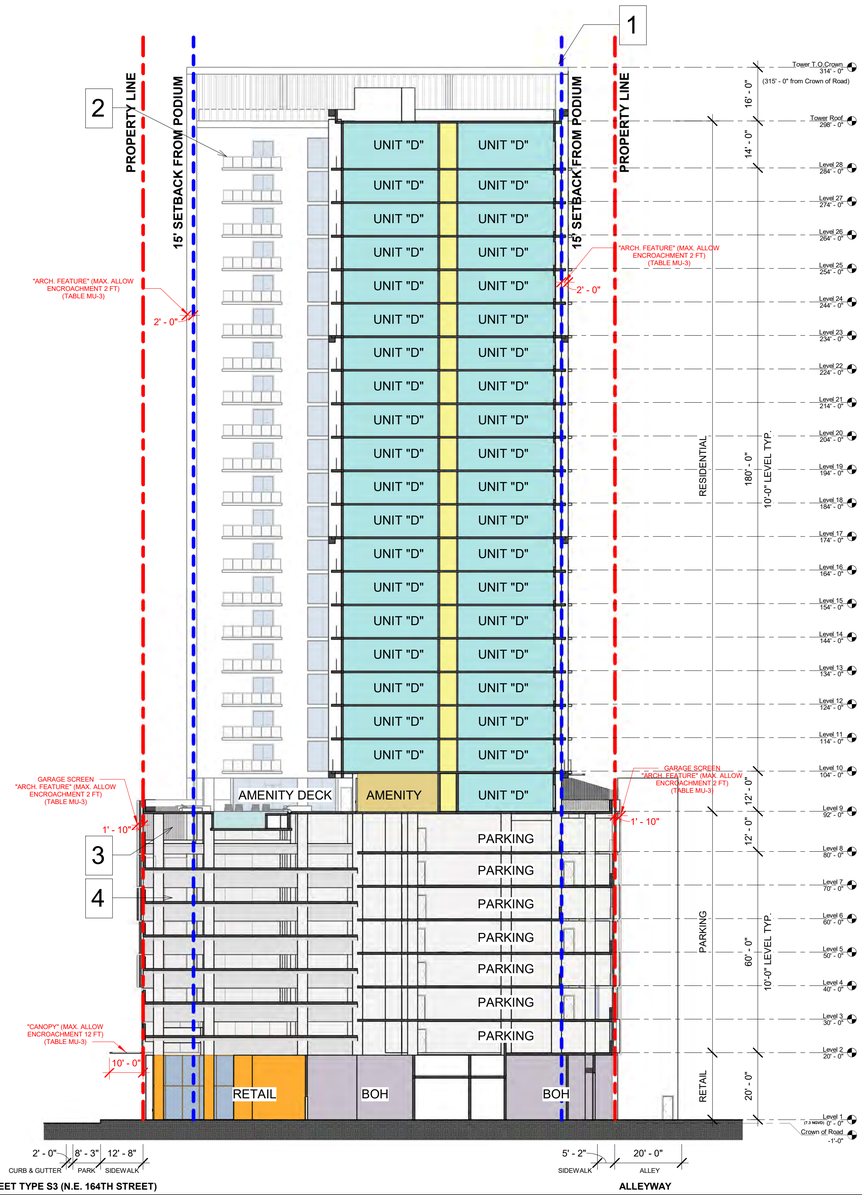
**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

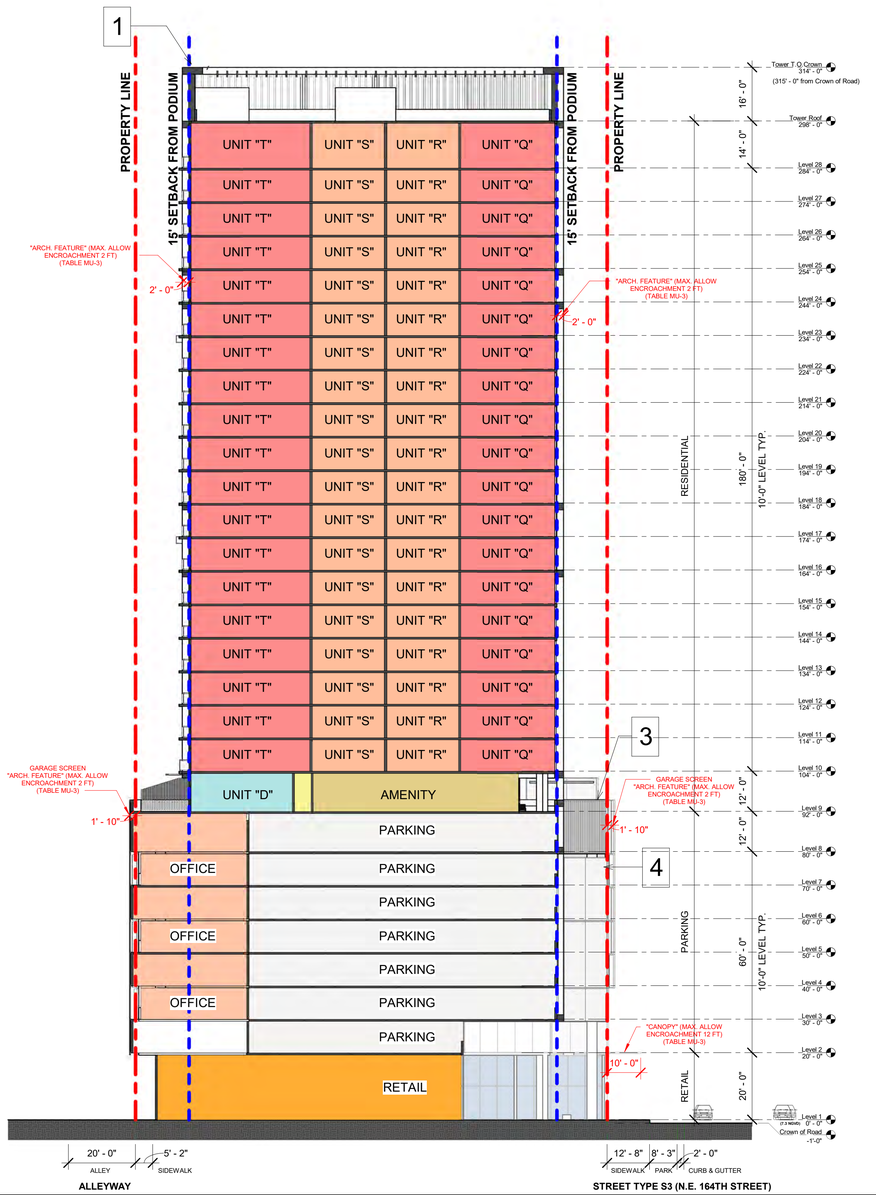
SHEET NAME
EAST TOWERS SECTIONS

SHEET NO.
**A-302**



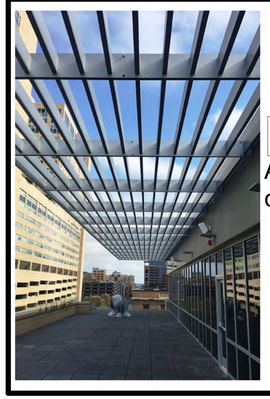

2 WEST TOWER SECTION1

A-303 3/64" = 1'-0"



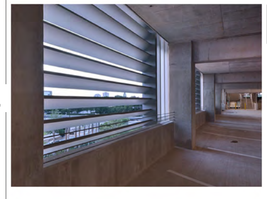

1 WEST TOWER SECTION

A-303 3/64" = 1'-0"



1 Aluminum metal screen at crown of tower in white

2 Railing - brushed aluminum supports with brushed alum. perforated metal panels



3 Louvered panels in bronze at the garage

4 Perforated metal panels in whitesnip at the garage


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


CLIENT:

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
WEST TOWERS SECTIONS

SHEET NO.
**A-303**

1 PERSPECTIVE - NE 19TH AV. CORNER LOOKING NORH
A-900

2 PERSPECTIVE - NE 19TH AV. LOOKING SOUTH
A-900

3 AERIAL PERSPECTIVE - NE 19TH AV. CORNER LOOKING NORTH
A-900

4 PEDESTRIAN CORNER VIEW FROM NE 19TH AV. & NE 164TH STREET
A-900

5 PEDESTRIAN VIEW TO THE MOTOR COURT FROM NE 164TH STREET
A-900

6 PEDESTRIAN CORNER VIEW FROM NE 20TH AV. & NE 164TH STREET
A-900


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

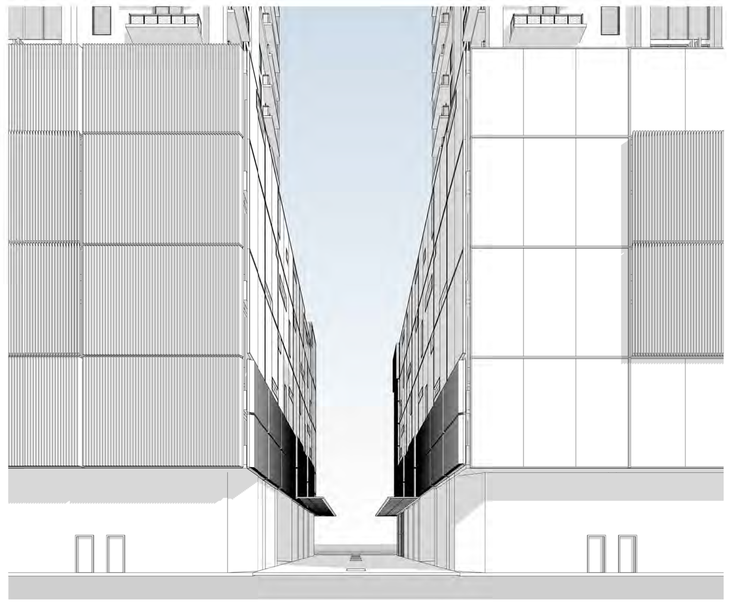
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
PERSPECTIVES

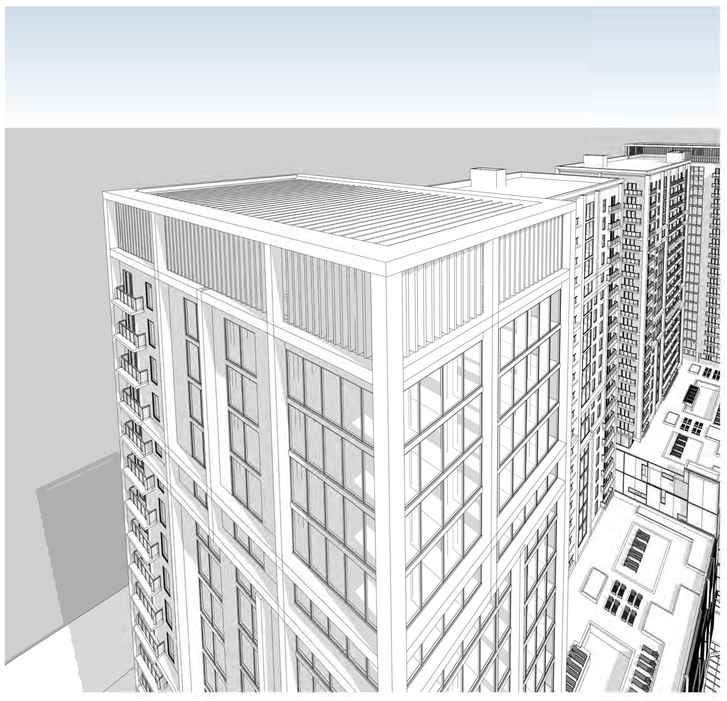
SHEET NO.
**A-900**

| 1 | PEDESTRIAN VIEW - NE 20TH AV. LOOKING SOUTH |
|---|---|
| A-901 | |

| 2 | AERIAL PERSPECTIVE LOOKING EAST TOWER AMENITY DECK |
|---|---|
| A-901 | |



| 3 | PESDESTRIAN VIEW TO MOTOR COURT FROM ALLEY |
|---|---|
| A-901 | |



| 4 | AERIAL PERSPECTIVE LOOKING TO THE WEST TOWER CROWN |
|---|---|
| A-901 | |

| 5 | PEDESTRIAN VIEW TO THE OFFICE BUILDING |
|---|---|
| A-901 | |

| 6 | AERIAL PERSPECTIVE LOOKING WEST TOWER AMENITY DECK |
|---|---|
| A-901 | |


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
PERSPECTIVES

SHEET NO.
**A-901**


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
RENDERING - STREET VIEW PERSPECTIVE

SHEET NO.
**A-902**


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
RENDERING - SOUTH AERIAL VIEW

SHEET NO.
**A-903**


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700

**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

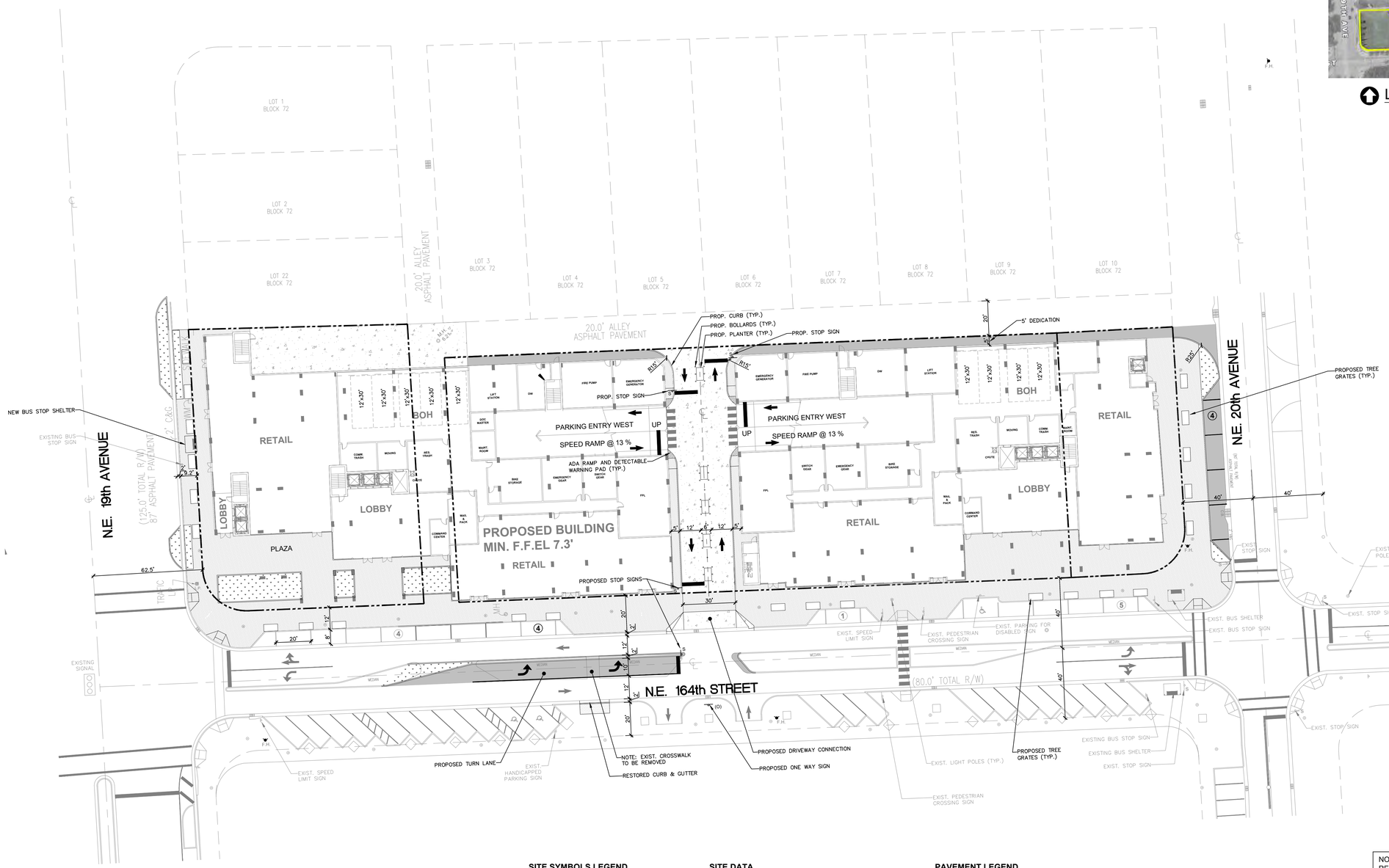
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
RENDERING - PEDESTRIAN VIEW PERSPECTIVE

SHEET NO.
**A-904**

**FOLIOS**
07-2216-001-0370
07-2216-001-0360


LOCATION MAP




**SITE SYMBOLS LEGEND**

- PROPOSED STOP SIGN (R1-1)
- PROPOSED PARKING SPACE
- EXISTING PARKING SPACE
- EXISTING STOP SIGN (R1-1)
- PROPOSED ONE WAY SIGN (R6-1)
- EXISTING LIGHT POLES

**SITE DATA**

1. TOTAL SITE AREA = 1.86 AC

**PAVEMENT LEGEND**

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (REFER TO LANDSCAPE PLANS FOR PATTERN)
- PROPOSED SIDEWALK PAVEMENT (REFER TO LANDSCAPE PLANS FOR PATTERN)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED GREEN AREA

NOTE:
REFER TO LANDSCAPE PLANS FOR VISION CLEARANCE TRIANGLES

0 15 30 60 Feet
1:30

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

MARIA C. ZAPATA
FL. PE NO. 54567
FLORIDA LICENSED PROFESSIONAL ENGINEER

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

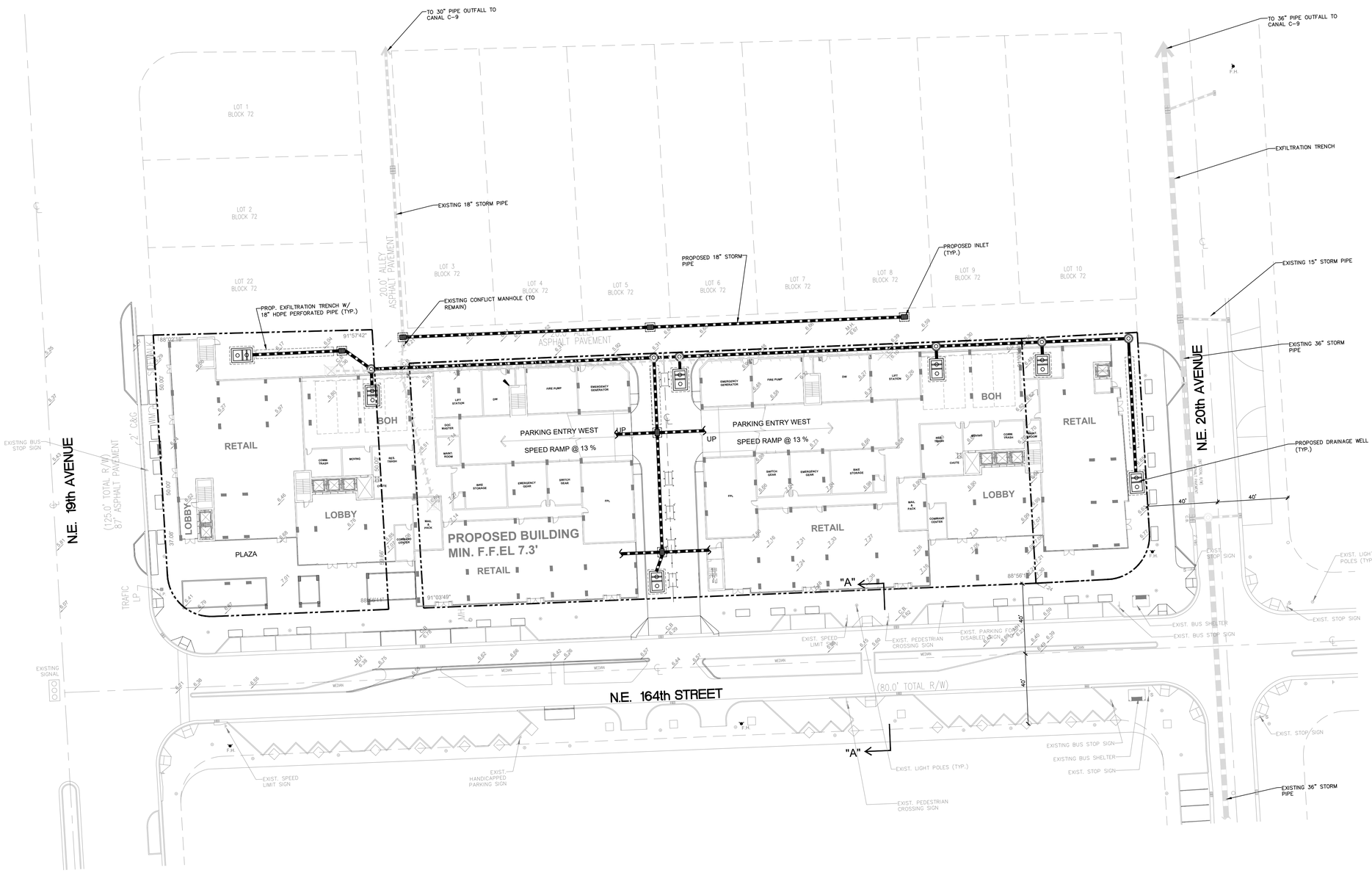
**PROJECT NO.:**
02006

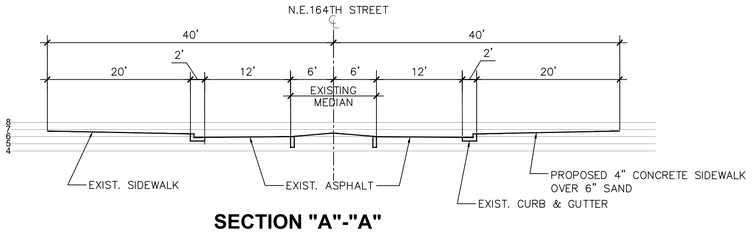
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
SCHEMATIC SITE DIMENSION PLAN

SHEET NO.
**C-1**

**FOLIOS**
07-2216-001-0370
07-2216-001-0360




**SECTION "A"-"A"**
SCALE: 1" = 10'

**DRAINAGE SYMBOLS LEGEND**

- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- PROPOSED EX-FILTRATION TRENCH
- EXISTING STORM TO BE DEMOLISHED
- EXISTING C.B. TO BE DEMOLISHED
- EXISTING C.B. TO REMAIN
- EXISTING STORM PIPE TO REMAIN

**FLOOD LEGEND**

| | |
|---|---|
| FLOOD ZONE | ZONE AE (EL 6 FT) |
| FIRM PANEL | FEMA MAP 12086C0141L |
| LOWEST FLOOR ELVATION | MAIN BUILDING MIN. F.F. EL = 7.3' |

NOTES:
1. STORM WATER WILL BE HANDLED WITH EX-FILTRATION TRENCHES AND DRAINAGE WELLS. PERCOLATION TEST AND REASONABLE ASSURANCE REPORT ARE REQUIRED FOR DRAINAGE DESIGN
2. THE FIRST ONE (1) INCH OF RAINFALL WILL BE RETAINED IN EXFILTRATION TRENCHES

0 15 30 60 Feet
1:30

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com


**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

MARIA C. ZAPATA
FL. PE NO. 54567
FLORIDA LICENSED PROFESSIONAL ENGINEER

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

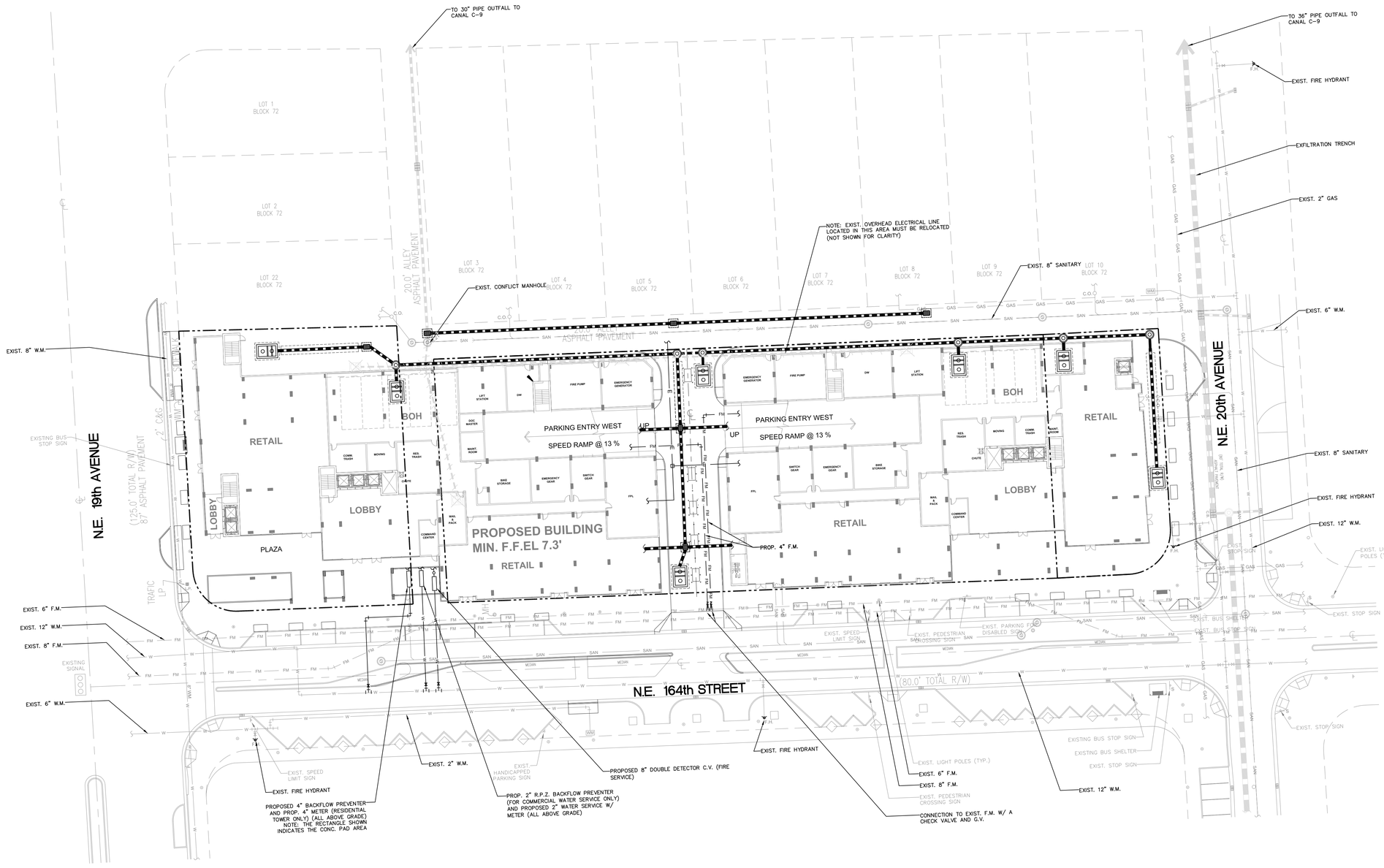
**PROJECT NO.:**
02006

**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
SCHEMATIC PAVING, GRADING & DRAINAGE PLAN

SHEET NO.
**C-2**

**FOLIOS**
07-2216-001-0370
07-2216-001-0360




**UTILITIES LEGEND**

- GAS GAS — EXISTING GAS LINE
- FM FM — EXISTING FORCE MAIN
- W — EXISTING WATER MAIN
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- W — PROPOSED WATER MAIN
- FM FM — PROPOSED FORCE MAIN
- E — PROPOSED ELECTRICAL

**NOTE:**

1. WATER SERVICE IS PROVIDED BY CITY OF NORTH MIAMI BEACH
2. SEWER SERVICE IS PROVIDED BYMIAMI-DADE WATER & SEWER DEPT.

**IMPORTANT NOTE:**

EXISTING UTILITIES WERE TAKEN FROM AS-BUILTS.
AN ALTA SURVEY IS REQUIRED FOR DESIGN

0 15 30 60 Feet
1:30

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

MARIA C. ZAPATA
FL. PE NO. 54567
FLORIDA LICENSED PROFESSIONAL ENGINEER

**NOT FOR CONSTRUCTION**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

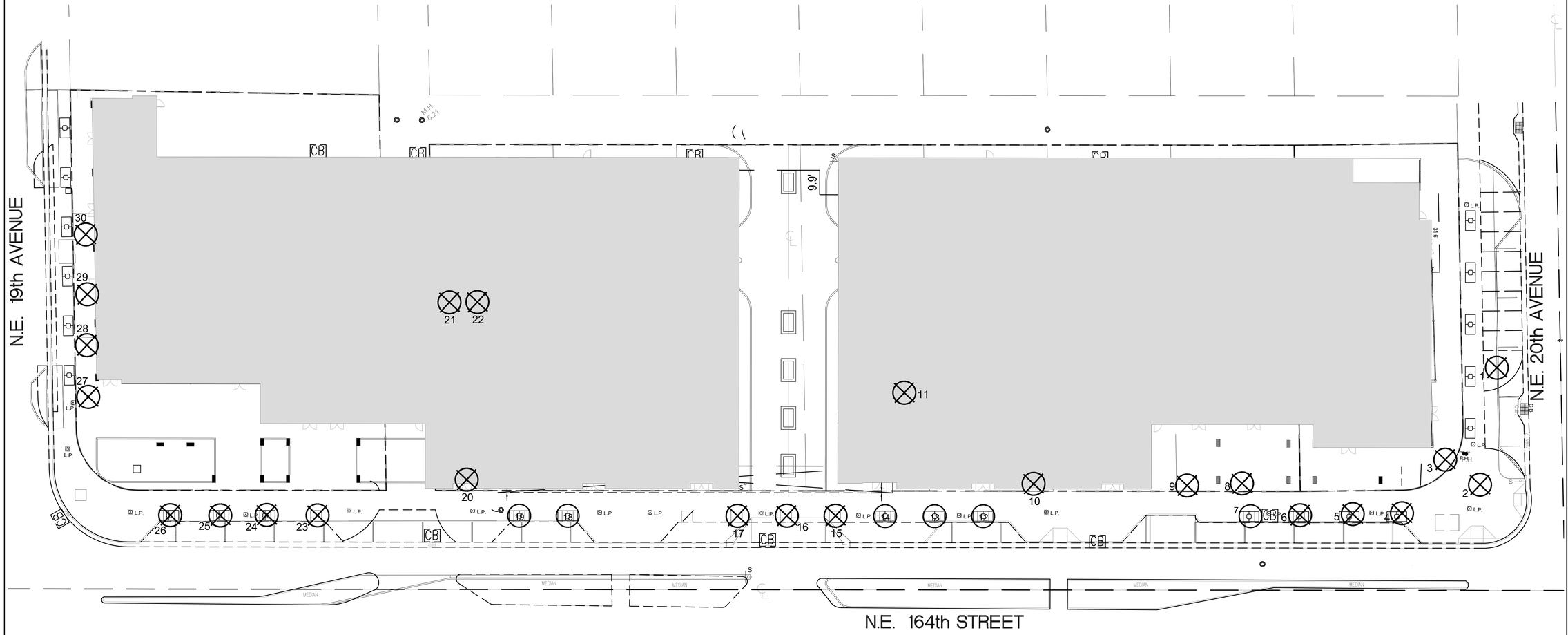
**P&Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
SCHEMATIC UTILITY PLAN

SHEET NO.
**C-3**

| NUMBER | SCIENTIFIC NAME | COMMON NAME | CONDITION | DISPOSITION | TRUNK CALIPER (FT.) | HEIGHT (FT.) | SPREAD (FT.) | COMMENTS | AREA OF CANOPY REMOVED (SQ. FT.) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 1 | 25 | 25 | NATIVE | 490.63 |
| 2 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 1 | 25 | 20 | NATIVE | 314.00 |
| 3 | *Adonidia merrillii* | Christmas Palm Triple | FAIR | REMOVE | 0.5 | 18 | 12 | NON-NATIVE | 113.04 |
| 4 | *Quercus virginiana* | Live Oak | POOR | REMOVE | 0.9 | 20 | 18 | NATIVE | 254.34 |
| 5 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 0.8 | 25 | 20 | NATIVE | 314.00 |
| 6 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 0.9 | 28 | 20 | NATIVE | 314.00 |
| 7 | *Quercus virginiana* | Live Oak | POOR | REMAIN | 0.8 | 20 | 18 | NATIVE | |
| 8 | *Sabal Palmetto* | Cabbage Palm | FAIR | REMOVE | 1 | 22 | 12 | NATIVE | 113.04 |
| 9 | *Sabal Palmetto* | Cabbage Palm | FAIR | REMOVE | 1 | 18 | 12 | NATIVE | 113.04 |
| 10 | *Sabal Palmetto* | Cabbage Palm | FAIR | REMOVE | 1 | 22 | 12 | NATIVE | 113.04 |
| 11 | *Ptychosperma elegans* | Alexander Palm Triple | POOR | REMOVE | 0.6 | 14 | 10 | NON-NATIVE | 78.50 |
| 12 | *Quercus virginiana* | Live Oak | FAIR | REMAIN | 0.7 | 20 | 20 | NATIVE | |
| 13 | *Quercus virginiana* | Live Oak | FAIR | REMAIN | 0.9 | 25 | 20 | NATIVE | |
| 14 | *Quercus virginiana* | Live Oak | POOR | REMAIN | 0.9 | 25 | 18 | NATIVE | |
| 15 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 0.9 | 25 | 20 | NATIVE | 314.00 |
| 16 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 0.8 | 27 | 20 | NATIVE | 314.00 |
| 17 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 1 | 25 | 20 | NATIVE | 314.00 |
| 18 | *Quercus virginiana* | Live Oak | FAIR | REMAIN | 0.9 | 25 | 20 | NATIVE | |
| 19 | *Quercus virginiana* | Live Oak | FAIR | REMAIN | 1 | 25 | 20 | NATIVE | |
| 20 | *Ptychosperma elegans* | Alexander Palm | FAIR | REMOVE | 0.6 | 27 | 10 | NON-NATIVE | 78.50 |
| 21 | *Ptychosperma elegans* | Alexander Palm Double | POOR | REMOVE | 0.6 | 14 | 8 | NON-NATIVE | 50.24 |
| 22 | *Ptychosperma elegans* | Alexander Palm Double | POOR | REMOVE | 0.6 | 14 | 8 | NON-NATIVE | 50.24 |
| 23 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 1 | 22 | 20 | NATIVE | 314.00 |
| 24 | *Quercus virginiana* | Live Oak | POOR | REMOVE | 0.9 | 20 | 20 | NATIVE | 314.00 |
| 25 | *Quercus virginiana* | Live Oak | POOR | REMOVE | 0.7 | 20 | 18 | NATIVE | 254.34 |
| 26 | *Quercus virginiana* | Live Oak | FAIR | REMOVE | 1 | 25 | 20 | NATIVE | 314.00 |
| 27 | *Adonidia merrillii* | Christmas Palm Double | FAIR | REMOVE | 0.5 | 12 | 10 | NON NATIVE | 78.50 |
| 28 | *Adonidia merrillii* | Christmas Palm Triple | FAIR | REMOVE | 0.5 | 10 | 10 | NON NATIVE | 78.50 |
| 29 | *Adonidia merrillii* | Christmas Palm Triple | FAIR | REMOVE | 0.5 | 15 | 10 | NON NATIVE | 78.50 |
| 30 | *Adonidia merrillii* | Christmas Palm Double | FAIR | REMOVE | 0.5 | 15 | 10 | NON NATIVE | 78.50 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | CANOPY BEING REMOVED (IN SQUARE FEET) | 4,848.95 |
| | | | | | | | | MITIGATION TREES REQUIRED: 1 SHADE TREE @ 12' HIGH / 500 SF OF CANOPY REMOVED | 4,534.95 SF / 500 SF = 10 TREES |
| | | | | | | | | TREES PROVIDED TOWARDS MITIGATION REQUIREMENTS (SEE LA-01) | ✱10 TREES |

✱MITIGATION TREES WILL BE PROVIDED OFF SITE AT A LOCATION AGREED UPON WITH THE CITY STAFF




| SITE LEGEND | |
|---|---|
| LINE TYPE | DEFINITION |
| | EXISTING FEATURES |
| | PROPOSED SITE FEATURES |
| | PROPOSED BUILDING |

| TREE DISPOSITION LEGEND | |
|---|---|
| SYMBOL | ACTION |
| ⊗ # | TO BE REMOVED |
| ▨ # | TO BE RELOCATED |
| ○ # | TO REMAIN AND BE PROTECTED |


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

KIRK OLNEY FL LA LICENSE No.: 00001705

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

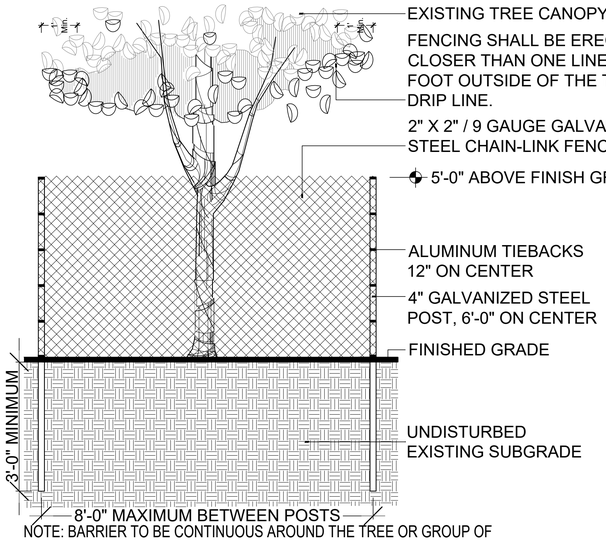
SHEET NAME
TREE DISPOSITION PLAN & TABLE

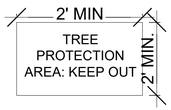
SHEET NO.
**LT-01**

NORTH 0' 10 20 40

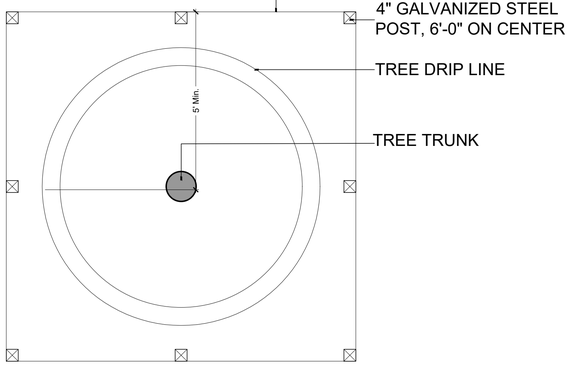


12/7/2021 2:05 PM12/7/2021 2:05 PM




WARNING SIGN DETAIL AFFIX TO EACH SIDE OF TREE PROTECTION FENCE




PLAN VIEW

1 LT-02 TREE PROTECTION DETAILS SECTION AND PLAN VIEW
SCALE: 3/4"=1'-0"

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
2. CONTRACTOR SHALL INSTALL A PERMANENT RIGID BARRIER PRIOR TO COMMENCEMENT OF WORK TO PROTECT THE CANOPY, TRUNK AND OR ROOT SYSTEM FROM DAMAGE.
3. PROTECTION INCLUDES BUT IS NOT LIMITED TO THE PROHIBITION OF THE FOLLOWING ACTIVITIES UNDER THE CANOPY: STORING OF EQUIPMENT, STOCK PILING OF MATERIALS, TRASH OR DEBRIS AND STORING OF TRAILERS, MACHINERY AND OR VEHICLES.
4. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE PER ANSI A300, ON THE EXISTING TREES SHOWN TO REMAIN. THIS INCLUDES REMOVAL OF DEAD/DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS AS WELL AS REMOVAL OF SUBORDINATED BRANCHES. WHERE INCLUDED BARK IS PRESENT REMOVE BRANCHES AS NEEDED TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY. UNDER NO CIRCUMSTANCES SHALL MORE THAT 25% OF ANY CANOPY BE REMOVED IN A TWELVE MONTH PERIOD. REDUCTION OF OVERALL CANOPY SIZE IS PROHIBITED.
5. PER ANSI A300, CONTRACTOR SHALL REMOVE DEAD BRANCHES AND SUCKERS FROM PRESERVED TREES.
6. PER ANSI A300, CONTRACTOR SHALL REMOVE RIPPED, TORN OR "LION TAILED' BRANCHES FROM PRESERVED TREES.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR UNDER THE DIRECTION OF A CERTIFIED ASCA ARBORIST, SHALL PERFORM AN INTERNAL DECAY SURVEY AND INSPECTION AND PROVIDE A WRITTEN REPORT OF FINDINGS TO THE OWNER'S REPRESENTATIVE. IF IT IS DEEMED NECESSARY TO REMOVE ANY EXISTING TREES THAT ARE NOTED AS "REMAIN," THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE APPROPRIATE TREE REMOVAL LICENSE REQUIRED BY LOCAL CODES, LAWS AND OR REGULATIONS.
8. WHERE CONSTRUCTION ACTIVITIES REQUIRE IMPACT TO EXISTING TREE ROOT SYSTEMS, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ROOT PRUNE TREES IN THE IMPACTED AREAS PER ANSI A300 STANDARDS. THE CONTRACTOR, AS WELL AS HIS/HER APPOINTED REGISTERED ASCA ARBORIST, SHALL TAKE ANY AND ALL CUSTOMARY PRECAUTIONS NECESSARY FOR THE SURVIVAL AND CONTINUED VIGOROUS GROWTH OF SAID TREES TO REMAIN.
9. ANY REQUIRED ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. UNDER NO CIRCUMSTANCE SHALL THE ROOT SYSTEM BE SUBJECT TO COMPACTION, TEARING, RIPPING OR ANY OTHER DAMAGE EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A300.
10. TREE SHALL BE ROOT PRUNED IN THIRDS AND RELOCATED 6 MONTHS AFTER INITIAL PRUNING ACTIVITY.
11. IF MORE THAN 25% OF AN EXISTING TREE ROOT SYSTEM IS IMPACTED FOR ANY REASON (IMPLIED IN THE DRAWINGS OR INCIDENTAL), THE CONTRACTOR SHALL BRACE THE TREE AS DESCRIBED ON THIS SHEET.
12. ANY TREE WITH AN IMPACTED ROOT SYSTEM SHALL BE WATERED DAILY AS DESCRIBED ON THIS SHEET.
13. ALL ACTIVITY UNDER DRIP LINES AND IN THE PROXIMITY OF PRESERVED TREES SHALL BE ACCOMPLISHED BY NON-MECHANICAL METHODS.
14. CONTRACTOR SHALL PROVIDE 3" MULCH UNDER AND AROUND THE BASE OF ALL PRESERVED TREES.

3 LT-02 EXISTING/RELOCATED TREE NOTES
SCALE: N/A

1. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES UP TO 6" CALIPER.
2. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES OVER 8" CALIPER.
3. PROVIDE THE NUMBER OF BRACE MEMBERS AND ASSOCIATED STAKES PER TREE AS FOLLOWS:

| EXISTING TREE CALIPER | NUMBER OF PRESSURE TREATED BRACES AND STAKES |
|---|---|
| UP TO 4" | THREE |
| 4" TO 8" | FOUR |
| 8" TO 12" | FIVE |
| 12" AND UP | EIGHT |

4. ALL BRACING SHALL BE ATTACHED TO STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.
5. FOR STAKING DETAIL SEE SHEET LL-02.

5 LT-02 PRESERVED AND RELOCATED TREE BRACING NOTES
SCALE: N/A

4 LT-02 TREE DISPOSITION TABLE
SCALE: N/A

Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700

**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

KIRK OLNEY FL LA LICENSE No.: 00001705

**Revision Schedule**

| Rev. # | Revision Description | Date |
|---|---|---|

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE, NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
TREE PROTECTION PLAN & NOTES

SHEET NO.
**LT-02**


12/7/2021 2:05 PM12/7/2021 2:05 PM

**PART 1 - GENERAL**
FOR SIMPLIFICATIONS, THE TERM 'TREE/S' IS USED TO REFER TO ALL PLANT MATERIAL TO BE RELOCATED. ALSO, 'CROWN' DOES NOT REFER TO PALMS UNLESS STATED OTHERWISE ON THE DRAWINGS.

**1.01 RELATED WORK (NOT APPLICABLE)**

**1.02 DESCRIPTION OF WORK**
PROVIDE LABOR, MATERIALS, EQUIPMENT AND SERVICES TO COMPLETE THE TREE/PALM RELOCATION WORK, AS INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN, OR BOTH.

A. INCLUDE THE FOLLOWING:
1. PREPARATION OF TREES FOR RELOCATION.
2. PRUNE CANOPIES AS NECESSARY OR AS DIRECTED BY AN ISA APPROVED ARBORIST.
3. ROOT PRUNING AND HARDENING OFF.
3. RELOCATE TREES AS SHOWN ON THE PLANS AND BACKFILL HOLES WITH PLANTING SOIL.
4. STAKE OR OTHERWISE BRACE RELOCATED TREES AS SHOWN ON THE DRAWINGS.
5. ERECT PROTECTIVE BARRIERS BEFORE AND AFTER RELOCATION.
6. PROVIDE CONTINUOUS IRRIGATION.
7. FERTILIZE, SPRAY, PRUNE, AND MAINTAIN IN HEALTHY CONDITION UNTIL FINAL ACCEPTANCE.
8. FILL TREE PITS AT OLD LOCATIONS OF TREES WITH PLANTING SOIL MIXTURE AND SOD THE AREA.

**1.03 QUALITY ASSURANCE**

A. THE SUPERVISORS USED FOR TRANSPLANTING EXISTING SHRUBS, TREES, AND OR PALMS SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

B. ENGAGE AND OR RETAIN THE SERVICES OF A CERTIFIED MEMBER OF THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ISA) TO OBSERVE, MONITOR, AND DIRECT ALL TREE RELOCATION PROCEDURES. INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) MEMBERSHIP/CREDENTIALS' ONLY, IS NOT SUFFICIENT FOR THE REQUIREMENTS OF THIS PROJECT. ISA MEMBER MUST BE PRESENT FOR ALL RELOCATION PROCEDURES. A WEEKLY INSPECTION MUST BE CONDUCTED BY THE ISA MEMBER AFTER RELOCATION IS COMPLETE TO EVALUATE THE GENERAL HEALTH OF TREES. A WRITTEN SUMMARY OF FINDINGS MUST BE PROVIDED TO THE OWNER'S REPRESENTATIVE WEEKLY DURING RELOCATION AND ESTABLISHMENT PERIOD.

C. FOR NAMES AND LOCATIONS OF QUALIFIED ISA MEMBERS VISIT WWW.ISA-ARBOR.COM.

D. PROTECTION OF EXISTING, TREES, SHRUBS, AND PALMS:
1. PROTECT WITH BARRICADES AS DETAILED ON THE DRAWINGS TO PREVENT ENCROACHMENT BENEATH CANOPIES.
2. REPLACE EXISTING TREES OR SHRUBS THAT ARE DAMAGED, SCARRED, OR DESTROYED BY THE CONTRACTOR WITH SAME SPECIES, SIZE AND QUALITY.

**1.04 SUBMITTALS**

A. SUBMIT A LIST OF EQUIPMENT, PROCEDURE, AND LABOR FORCE FOR USE IN TRANSPLANTING WORK.

B. SUBMIT A DAILY RELOCATION SCHEDULE.

C. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, AND CONDITIONERS.

D. ARBORIST MUST PROVIDE TO THE OWNER'S REPRESENTATIVE WEEKLY REPORTS WHICH SHALL INCLUDE:
1. SUMMARY OF SITE ACTIVITIES AND CONDITIONS RELATING TO ALL TREES ONSITE.
2. EVALUATION OF EACH TREE'S CONDITION.
3. RECOMMENDATIONS ON WHAT SHOULD BE DONE TO IMPROVE SURVIVABILITY OF RELOCATED TREES.

**1.05 EXISTING CONDITIONS**

A. NO REPRESENTATIONS ARE MADE AS TO SUBSURFACE CONDITIONS.

B. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL.

**PART 2 - PRODUCTS**

**2.01 FERTILIZER**

A. FERTILIZER MIX:
1. A MIXTURE OF UREAFORM AMMONIUM PHOSPHATE AND SOLUBLE POTASH SUSPENDABLE POWDER TO BE DILUTED IN WATER AT A RATE OF 40 POUNDS OF FERTILIZER PER 100 GALLONS OF WATER.
2. USE FORMULA 30410 WITH 50% NITROGEN IMMEDIATELY AVAILABLE FOR RELEASE AND 50% SLOW RELEASE OVER TWELVE MONTHS.
3. PRODUCT: USE ARBORGREEN AS MANUFACTURED BY LESCO, INC. OR AN APPROVED EQUAL.

B. WETTING AGENT:
1. LESCO WET AS MANUFACTURED BY LESCO, INC. OR AN APPROVED EQUAL.
2. DILUTE AT A RATE RECOMMENDED BY THE MANUFACTURER.

C. MINOR ELEMENT:
1. MICRO MIX LIQUID AS PRODUCED BY LESCO, INC. OR AN APPROVED EQUAL.
2. DILUTE IN WATER AT A RATE RECOMMENDED BY THE MANUFACTURER.

D. TIME RELEASE FERTILIZER TABLETS: AGRIFORM, 15 GRAM, DESIGNATION 20-10-5, OR APPROVED EQUAL.

E. USE THE FOLLOWING MIXTURE FOR DEEP ROOT FERTILIZER FOR TRANSPLANTED SHRUBS, TREES, AND PALMS:
1/3 LIQUID FERTILIZER MIX
1/3 WETTING AGENT MIX
1/3 MINOR ELEMENT MIX

USE INJECTION EQUIPMENT THAT AGITATES THE MIXTURE FOR UNIFORMITY OF APPLICATION.

**2.02 SOIL BACKFILL/PLANTING SOIL MIX**

A. PLANTING SOIL MIX:
1. SOIL USED FOR PLANTING SHALL BE FREE FROM STICKS, ROOTS, STONES, OR OTHER EXTRANEOUS MATERIAL DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
2. SOIL USED FOR PLANTING MIX SHALL BE 50% EXISTING/SURROUNDING SOIL AND 50% IMPORTED (CONSISTING OF 1/3 APPROVED SOIL BACKFILL, 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND).
3. "ACCEPTABLE SOIL BACKFILL" AND ANY IMPORTED SOIL USED ON THE PROJECT SHALL BE A NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA. SOIL CONTAINING MUCK OR POORLY DRAINED SOILS SHALL NOT BE USED.
4. PRIOR TO INSTALLATION OF PLANT MATERIAL IN PLANTERS (AREAS SUCH AS ROADWAY MEDIANS THAT ARE SURROUNDED BY CONCRETE OR PAVEMENT), ALL MATERIAL (INCLUDING BUT NOT LIMITED TO COMPACTED EARTH, ROAD ROCK OR CONSTRUCTION DEBRIS) SHALL BE REMOVED TO A MINIMUM DEPTH OF 3-0" AND BACKFILLED WITH SOIL BACKFILL.

**2.03 BRACING AND STAKING**

A. STAKE OR OTHERWISE BRACE RELOCATED TREES/PALMS AS SHOWN ON THE DRAWINGS (LL-03)
B. WRAP TRUNK WITH THREE LAYERS OF BURLAP
C. ATTACHED BATTENS TO TRUNK WITH TWO METAL STRAPS.
D. ALL BRACES SHALL BE ATTACHED AT THE GROUND WITH STAKES AS SHOWN ON LL-03
E. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES FOR TREES/PALMS UP TO 6" CALIPER
F. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES FOR TREES/PALMS OVER 8" CALIPER
G. PROVIDE THE NUMBER OF MEMBER BRACES PER TREE AS FOLLOWS:

| CALIPER | NUMBER OF PRESSURE TREATED BRACES |
|---|---|
| UP TO 4" | THREE BRACES |
| 4" TO 8" | FOUR BRACES |
| 8" AND UP | FIVE BRACES |

ALL BRACING SHALL BE ATTACHED TO STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.

**2.04 WATER**

A. FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.

B. THE WATER USED FOR ESTABLISHMENT OF PLANT MATERIAL SHALL BE CLEAN AND FREE OF DIRT, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS AND ANY OTHER MATERIAL OR COMPOUND THAT IS DETRIMENTAL OR INHIBITS VIGOROUS PLANT GROWTH

C. PROVIDED BY THE CONTRACTOR AND OBTAINED FROM ITS SOURCE LEGALLY. WATER DRAWN FROM CANALS AND OR LAKES AND ACCESS THEREOF WILL BE DONE ONLY WITH THE EXPRESS WRITTEN APPROVAL OF THE OWNER OF SAID PROPERTY AND OR APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, STANDARDS OR OTHER REGULATORY REQUIREMENTS.

D. CONTRACTOR SHALL ROUTINELY AND REGULARLY PROVIDE SUFFICIENT SUPPLEMENTAL WATER TO RELOCATED AND EXISTING TREES IMPACTED BY CONSTRUCTION ACTIVITIES, AS WELL AS RELOCATED TREES, TO PROVIDE FOR VIGOROUS PLANT HEALTH AND GROWTH.

**PART 3 - EXECUTION**

**3.01 GENERAL PREPARATION**

A. CONTRACTOR TO VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED ON THE DRAWINGS. OBTAIN CONCURRENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO CROWN PRUNING.

B. REMOVE TREES, SAPLINGS, SHRUBS, BUSHES, VINES AND UNDERGROWTH THAT INTERFERE WITH RELOCATION. HAND-CLEARING ONLY IS PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE RELOCATED.

C. CLEAR THE ROOT BALL AREA BY HAND ONLY OF FOREIGN MATERIAL AND TRASH TO EXPOSE UNDISTURBED SOIL.

D. VERIFY PERCOLATION RATES AND SOIL'S ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.

E. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT

**3.02 PREPARATION PRIOR TO RELOCATION**

A. IN THE PRESENCE AND DIRECTION OF ISA MEMBER, PERFORM CROWN PRUNING BETWEEN 30 AND 60 DAYS PRIOR TO TRANSPLANTING.

B. ALL TREES SHALL BE PRE-PRUNED USING CLASS 4 SPECIFICATIONS

C. FERTILIZATION AND WATERING:
1. INJECT THE FERTILIZER MIXTURE INTO THE SOIL WITHIN 24 HOURS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION.
2. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE ROOT ZONES OF SHRUBS, TREES, AND PALMS TO BE RELOCATED.
3. ALL TREES SHOULD BE WATERED IN THE FIELD PRIOR TO TRANSPLANTING USING A MINIMUM OF 50 GALLONS PER TREE.
4. WATER IS TO BE PROVIDED BY THE CONTRACTOR AND OBTAINED LEGALLY.

D. CROWN PRUNING:
1. TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY, AND NOT BY REDUCING CROWN DIMENSIONS. TRIM TO CONFORM TO ANSI A300 AND IFAS CIR853 STANDARDS, INCLUDING REMOVAL OF DEAD WOOD. REPAIR INJURIES TO TREES INCLUDING CAVITIES AND MACHINERY MARKS.
2. REMOVE SEEDPODS FROM SABAL PALMS, AND ALL BUT TEN OF THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN, REGULAR PATTERN.
3. REMOVE TRIMMINGS OFF-SITE AND DISPOSE OF IN ACCORDANCE WITH THE CITY CODE.
4. UNDER NO CIRCUMSTANCE SHALL MORE THAN 30% OF THE CANOPY BE REMOVED.

E. ROOT PRUNING
1. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
2. PROVIDE TEN INCHES (10") OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER (MEASURED AT 12" ABOVE EXISTING GRADE).
3. MINIMUM BALL DEPTH FOR BROADLEAF TREES: BALL DIAMETER MINIMUM DEPTH 36" - 48" 60% OF DIAMETER 48" AND UP 35" MINIMUM
4. LEAVE ROOTS WITH A SMOOTH, CLEAN CUT WITHOUT TEARS OR SPLITS.
5. TREES TO BE RELOCATED WITH A CALIPER IN EXCESS OF TWELVE INCHES (12") SHALL BE ROOT PRUNED BY HAND.
6. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEM IN THIRDS, 8 WEEKS APART.
7. BACKFILL TRENCH WITH SUGAR SAND.

F. IRRIGATION AND WATER
1. PROVIDE A MINIMUM OF THREE TIMES PER WEEK HAND WATERING OF EACH TRANSPLANTED TREE. RATE OF WATER APPLICATION SHALL BE: A MINIMUM OF 20 GALLONS OF WATER PER INCH OF CALIPER PER APPLICATION.

G. PROTECTION:
1. ERECT TREE PROTECTION MEASURES AS SHOWN ON THE DRAWINGS TO PROTECT INDIVIDUAL OR GROUPS OF TREES TO BE TRANSPLANTED.

**3.03 RELOCATION**

A. GENERAL
1. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
2. INJECT DEEP-ROOT FERTILIZER MIXTURE INTO THE SOIL14 DAYS PRIOR TO TRANSPLANTING. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER INTO ROOT ZONES OF TREES AND PALMS.
3. SOAK TREE BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING.
4. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY OWNER'S REPRESENTATIVE.
5. SELECT A MOVING ROUTE WHERE OVERHEAD AND UNDERGROUND UTILITIES, EXISTING OR PROPOSED, DO NOT CONFLICT WITH THE TRANSPLANTING PROCESS. COORDINATE THE ROUTE AND MOVING SCHEDULE WITH THE OWNER'S REPRESENTATIVE AND OTHER TRADES.
6. NOTIFY THE OWNER'S REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.

B. EQUIPMENT
1. A 65" TRANSPLANTING MACHINE WILL BE SUFFICIENT FOR TREES UP TO 4" CALIPER BUT NO LARGER.
2. A BIG JOHN MODEL 90 MACHINE WILL BE SUFFICIENT FOR TREES UP TO 8" IN CALIPER
3. A 102" MACHINE WILL BE SUFFICIENT FOR TREES 9" - 12" IN CALIPER
4. HAND DIGGING (BALL AND BURLAP) IS ACCEPTABLE AND MAY BE USED AT THE DISCRETION OF THE ISA MEMBER.
5. ALL CALIPERS ARE MEASURED AT 1 FT. ABOVE EXISTING GRADE.
6. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT-FITTING SHARP BLADES.
7. ANY MACHINE DEEMED "LOOSE" BY THE ISA MEMBERS WILL BE REJECTED AS UNSATISFACTORY.
8. TREES TO BE RELOCATED WITH A CALIPER IN EXCESS OF TWELVE INCHES (12") SHALL BE RELOCATED VIA TREE BOX OR OTHER APPROVED METHOD.

C. DIGGING AND MOVING
1. DIG PITS A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND NET BOTTOM.
2. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAINS AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
3. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY OWNER'S REPRESENTATIVE IF BALL DEPTH VARIES FROM SPECIFIED DEPTH.
4. SABAL PALMS MAY BE RELOCATED BY MEANS OF TREE SPADE AT THE DISCRETION OF THE CONTRACTOR. OTHERWISE, LIFT SIMILARLY TO CANOPY TREES.
5. TREES ARE TO BE PLACED IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES OR PRIOR TO PLACEMENT IN HOLDING AREA (IF APPLICABLE).
6. PLANT TOP OF ROOT BALLS THREE-INCHES (3") ABOVE FINISH GRADE.
7. ALL TREES TRANSPLANTED IN ANY GIVEN DAY WILL BE WATERED IN, SANDED, MULCHED, AND UNTIED THAT SAME DAY.

D. TREES IN HOLDING AREA (IF APPLICABLE)
1. LOCATE ROOT BALLS AS CLOSE TOGETHER WITHOUT DAMAGING THE CROWN OF THE TREE
2. ALL TREES SHALL BE SET IN HOLES 3"-6" ABOVE EXISTING GRADE IN THE TREE HOLDING AREA.
3. INSURE CLEARING AND GRUBBING IS COMPLETE IN HOLDING AREA
4. IMMEDIATELY BACKFILL VOIDS BETWEEN ROOT BALLS AND WATER IN TO REMOVE AIR POCKETS.
5. SOIL HEIGHT TO BE AT THE TOP OF THE ROOT BALL. NO ADDITIONAL FILL OR SOIL SHALL BE PLACED ON ROOT BALL.
6. PROVIDE HOLE IN HOLDING AREA THAT IS THE SAME SIZE AS THE TREE ROOT BALL.

E. TREE SUPPORTS
1. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
2. BUTTRESSES MAY SUPPORT SEPARATE TRUNKS ON MULTIPLE TRUNK TREES

**3.04 IRRIGATION**

A. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL.

B. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.

C. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER AT HIS/HER OWN EXPENSE.

D. A TENSIOMETER SHALL BE UTILIZED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE REPORTED IN ISA MEMBER'S REPORT.

**3.05 PLANTING**

A. PLANTING AND BACKFILLING:
1. DIG PITS TO RECEIVE TRANSPLANTS WITH VERTICAL SIDES, FLAT BOTTOMS, SAME DEPTH AS THE TREE ROOT BALL, AND AT LEAST THREE TIMES LARGER THAN THE SIZE OF THE ROOT BALL.
2. ALL PLANTING SOIL/SOIL BACKFILL TO BE USED IN PLANTING PITS SHALL BE AMENDED WITH AGRODIAMONDS, APPROVED EQUAL, NA (SODIUM) BASE SOIL POLYMER OR APPROVED EQUAL AT THE MANUFACTURERS RECOMMENDED APPLICATION METHODS AND RATES.
3. PLACE TREE IN PIT AND ROTATE PRIOR TO SETTING TO ACHIEVE BEST POSITIONING RELATIVE TO ADJACENT TREES AND VIEWING ANGLES.
4. ALL PLANT PITS AND BACK FILL MATERIAL MUST BE FREE OF ALL DEBRIS AND ROCKS IN EXCESS IF ½" IN DIAMETER.
5. INSTALL TREE SO TOP OF ROOT BALL IS THREE-INCHES (3") WITH PROPOSED GRADE.
6. FLOOD BOTTOM SOIL LAYER TO SETTLE TREE INTO BEST POSITION AND TO REMOVE AIR POCKETS.
7. CONTINUE TO FLOOD ROOT BALL AS PLANTING SOIL MIX IS DEPOSITED TO REMOVE AIR POCKETS. MECHANICAL COMPACTION OF SOIL BACKFILL IS STRICTLY PROHIBITED.
8. CONSTRUCT A 6" HIGH BERM AROUND THE OUTSIDE OF THE TREE PIT AFTER BACKFILLING TO RETAIN WATER.

B. SOIL ADDITIVES
1. AGRODIAMONDS NA (SODIUM) OR APPROVED EQUAL BASE SOIL POLYMER SUPER ABSORBENT TO BE USED IN ALL RELOCATED PLANT MATERIAL AT THE MANUFACTURERS RECOMMENDED APPLICATION METHODS AND RATES.
2. AGRODIAMONDS WITH A PARTICLE SIZE RANGE OF .5MM TO 2.8MM.

**3.06 POST-RELOCATION GROW-IN PERIOD**

A. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE.

B. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS, AND UNDAMAGED.

**3.07 ACCEPTANCE**

A. FOR THE PURPOSE OF ESTABLISHING AN "ACCEPTANCE" STANDARD, PLANTS SHALL BE HEALTHY AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
1. PERFORM OPERATIONS AS NECESSARY TO COMPLETE MAINTENANCE AND ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS, VISUALLY PLEASING, AND UNDAMAGED.
2. PERFORM ALL MAINTENANCE TASKS AS SPECIFIED HERE IN.

B. WHEN THE CONTRACTOR HAS MET THE OBLIGATIONS OF THE POST-TRANSPLANTING SCHEDULE, A SUBSTANTIAL COMPLETION INSPECTION SHALL BE CONDUCTED WITH ALL DEFICIENCIES NOTED AND GIVEN TO THE CONTRACTOR AS A PUNCH LIST OF ITEMS TO BE CORRECTED. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND A RE-INSPECTION BY THE OWNER'S REPRESENTATIVE IS COMPLETED.

C. AT THE CONCLUSION OF THE WARRANTY PERIOD, AN INSPECTION SHALL BE MADE TO DETERMINE THE CONDITION OF WARRANTED PLANT MATERIAL.
1. REMOVE ALL MATERIAL NOTED AS NOT BEING IN A HEALTHY-GROWING CONDITION.
2. AT NO ADDITIONAL COST, REPLACE REJECTED MATERIAL WITH MATERIAL OF LIKE KIND AND SIZE, IN ACCORDANCE WITH THE SPECIFICATIONS.
3. WARRANTY PERIOD APPLIES ALSO TO REPLACED MATERIAL.
4. THE CONTRACTOR SHALL WARRANT ALL REPLACEMENT TREES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION.

**3.08 GUARANTEE**

A. THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL TRANSPLANTED MATERIAL SHALL BE 100%. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTY PERIOD.
B. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.


BA Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

**KIRK OLNEY FL LA LICENSE No.: 00001705**

**Revision Schedule**

| Rev. # | Revision Description | Date |
|---|---|---|

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

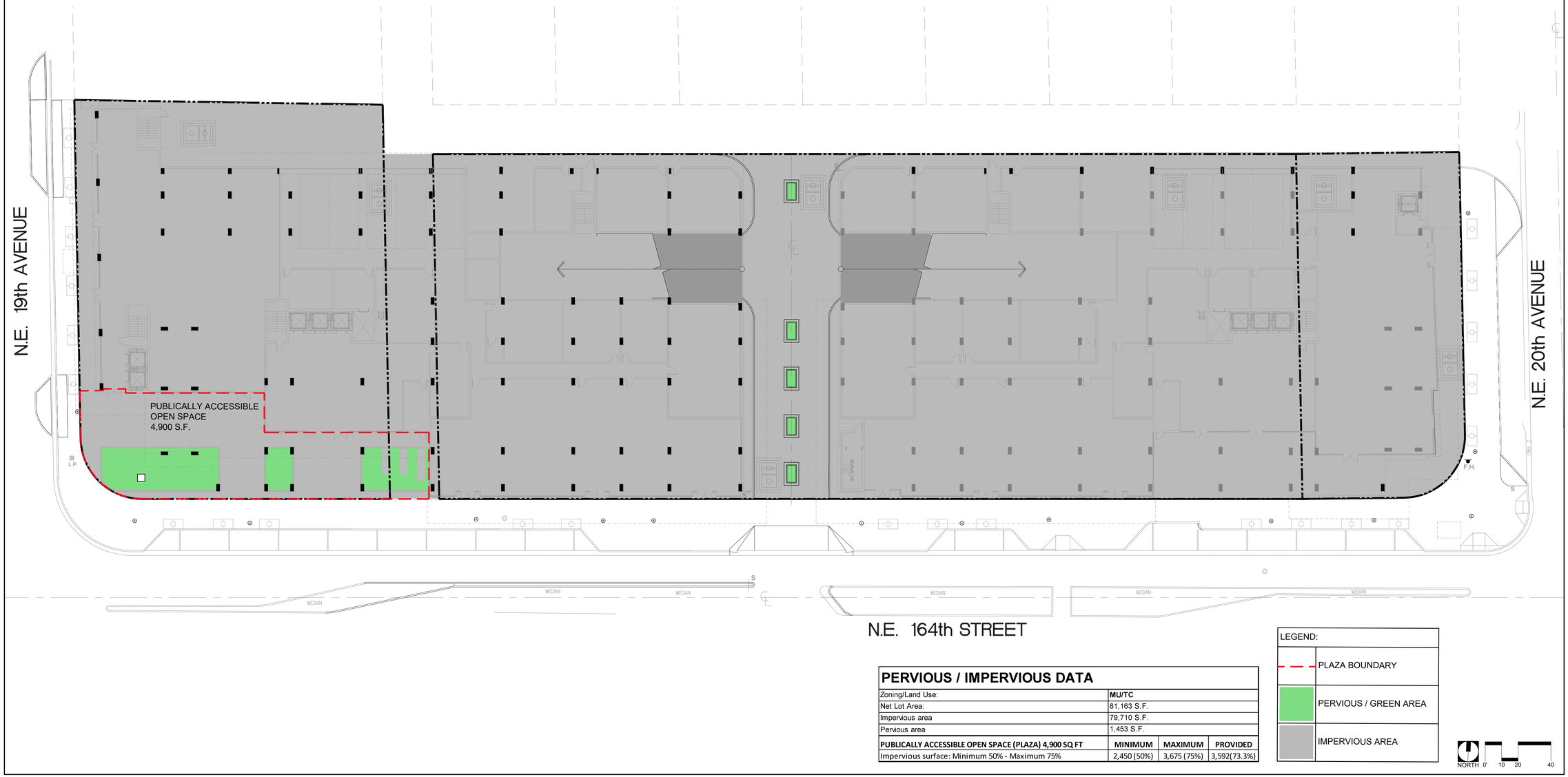
**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE,
NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
TREE / PALM PROTECTION AND RELOCATION SPECIFICATIONS

SHEET NO.
**LT-03**




## PERVIOUS / IMPERVIOUS DATA

| | | | |
|---|---|---|---|
| Zoning/Land Use: | MU/TC | | |
| Net Lot Area: | 81,163 S.F. | | |
| Impervious area | 79,710 S.F. | | |
| Pervious area | 1,453 S.F. | | |
| **PUBLICALLY ACCESSIBLE OPEN SPACE (PLAZA) 4,900 SQ FT** | **MINIMUM** | **MAXIMUM** | **PROVIDED** |
| Impervious surface: Minimum 50% - Maximum 75% | 2,450 (50%) | 3,675 (75%) | 3,592(73.3%) |

| LEGEND: | |
|---|---|
| | PLAZA BOUNDARY |
| | PERVIOUS / GREEN AREA |
| | IMPERVIOUS AREA |

NORTH 0' 10 20 40



12/7/2021 1:55 PM12/7/2021 1:55 PM

Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700

**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

KIRK OLNEY FL LA LICENSE No.: 00001705

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE,
NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
PERVIOUS / IMPERVIOUS DIAGRAM

SHEET NO.
**LA-00**

## PLANT MATERIAL LEGEND

| QUANTITY | CANOPY AND ORNAMENTAL TREES | |
|---|---|---|
| 6 | | *EXISITING LIVE OAK TO REMAIN.* |
| 6 | | *Quercus Virginiana* - High Rise Live Oak<br>24' Height X 12' X 6" caliper; 8' clear trunk;<br>**Field Grown.**<br>Drought Tolerance: High |
| 11 | | *Bursera simaruba*- Gumbo Limbo<br>18' Height X 10' X 5" caliper; 8' clear trunk;<br>**Field Grown.**<br>Drought Tolerance: High |
| QUANTITY | PALMS | |
| 8 | | *Veitchia montgomeryana* - Montgomery Palm<br>25' to 30' Height; Staggered;<br>**Field Grown.**<br>Drought Tolerance: Moderate |
| 1 | | *Veitchia montgomeryana* - Montgomery Palm Double<br>25' to 30' Height; Staggered;<br>**Field Grown.**<br>Drought Tolerance: High |
| 5 | | *Roystonea elata* - Royal Palm<br>35' Height Overall; Matched;<br>**Field Grown.**<br>Drought Tolerance: High |
| 1 | | *Phoenix sylvestris* - Triple Sylvester Date Palm<br>15' to 25' gray wood;<br>**Field Grown.**<br>Drought Tolerance: High |

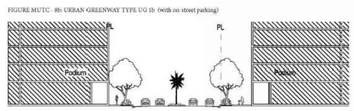
## PLANT MATERIAL LEGEND

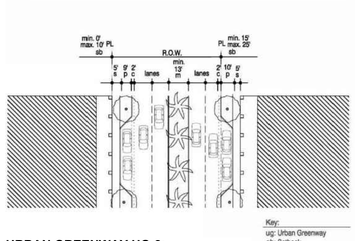
| QUANTITY | SHRUBS | |
|---|---|---|
| 232 | | *Ficus microcarpa 'Green Island'* - Green Island Ficus<br>7 gallons; 24" X 24"; 24" O.C.<br>Drought Tolerance: High |
| 32 | | *Nephrolepis biserrata* - Macho Fern<br>3 gallons; 24" X 24"; 24" O.C.<br>Drought Tolerance: Moderate |
| 26 | | *Acalypha wilkesiana* - 'Java White' Copperleaf<br>7 gallons; 30" X 30"; 30" O.C.<br>Drought Tolerance: Moderate |
| 14 | | *Dioon spinulosum* - Gum Palm -<br>25 gallons; 5' X 5'<br>Drought Tolerance: High |
| QUANTITY | GROUND COVERS | |
| 305 | | *Microsorum scolopendrium* - Wart fern - 1<br>gallon; 10" X 10"; 18" O.C.<br>Drought Tolerance: Moderate |
| 66 | | *Dianella* tasmanica 'Variegata' - Variegated Flax Lily<br>3 gallons; 18" X 18"; 24" O.C.<br>Drought Tolerance: Moderate |
| 58 | | *Ernodea littoralis* - Golden Creeper - 1<br>gallon; 12" X 12"; 24" O.C.<br>Drought Tolerance: High |

## GROUND FLOOR FURNITURE LEGEND

| *QTY.* | *SYMBOL* | *DESCRIPTION* |
|---|---|---|
| *2* | | *BACKLESS BENCH (75" L X 22.7" W)* |
| *2* | | *BACKED BENCH (74.8" LX 20.1" W)* |
| *23* | | *TREE GRATE (8' L X 4' W)*<br>***ALL TREE GRATES TO BE ADA COMPLIANT*** |
| *5* | | *LITTER RECEPTACLE (45.3 H X 26.8" W)* |
| *14* | | *EXISTING LIGHT TO REMAIN* |
| *30* | | *BOLLARDS* |

*NOTE: FURNITURE SPECIFICATIONS ARE SUBJECT TO CHANGE PER CITY'S REQUIREMENTS AT THE TIME OF BUILDING DEPARTMENT PERMITTING*




**URBAN GREENWAY UG-2:**
**Along NE 19th Ave.**
The minimum width of the greenways shall be twenty-four (24) feet. See ground floor plan for greenway dimensions.

**URBAN GREENWAY UG-2 NOTE:**
EXISTING 8" WATER MAIN AND EXISTING BUS STOP LIMIT THE POSSIBILITY OF HAVING STREET TREES IN THE LANDSCAPE STRIP. STREET TREES WILL BE PROVIDED IN TREE GRATES

## SITE DATA

| | |
|---|---|
| Zoning/Land Use: | **MU/TC** |
| Net Lot Area: | 81,163 SF |
| Open Space | 20,657 SF |

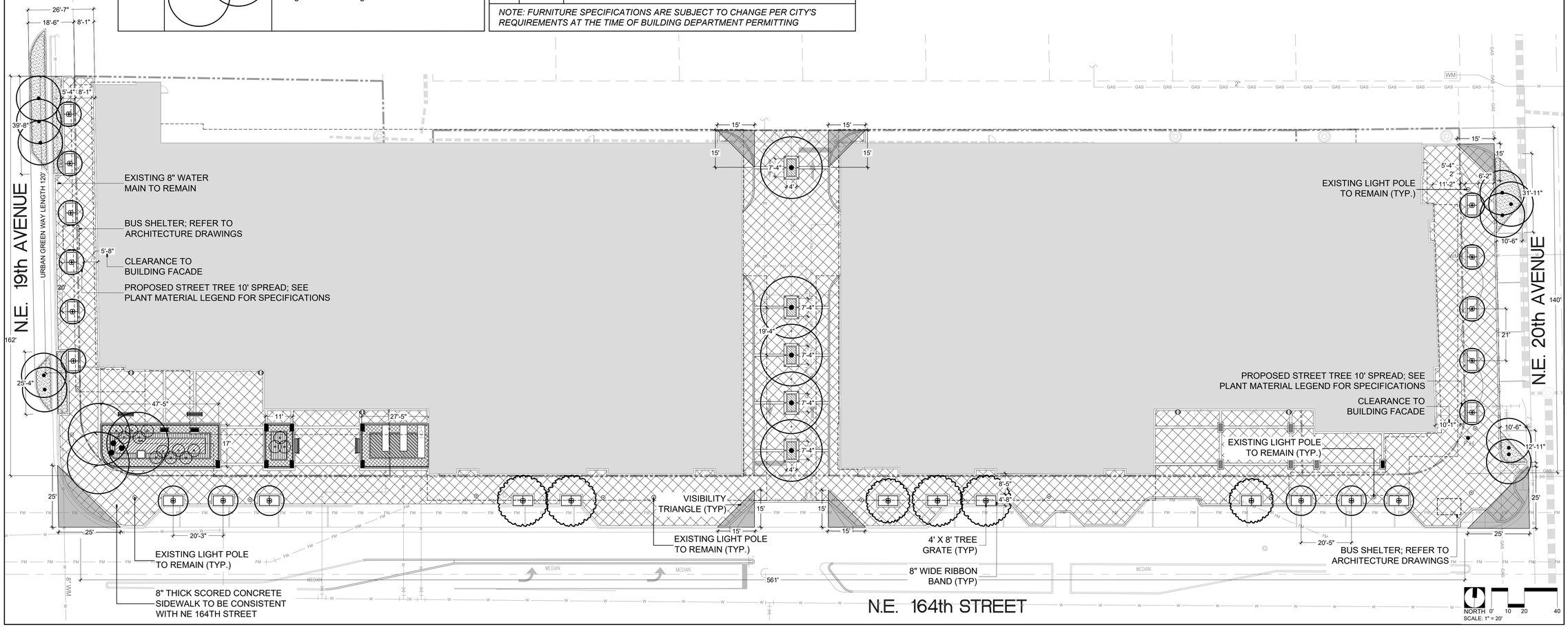
## LANDSCAPE REQUIREMENTS & CALCULATIONS

| **URBAN GREENWAY TYPE 2 (UG-2): NE 19TH AVENUE** | **CALCULATION** | **MINIMUM** | **PROVIDED** |
|---|---|---|---|
| Minimum width of greenway | N/A | 24' LF | 26'-6" LF |
| | | | |
| **TREES** | **CALCULATION** | **REQUIRED** | **PROVIDED** |
| **Perimeter Trees provided at average maximum spacing of 30' O.C.** | | | |
| LF of property line along 164th Street 561' **(6 Existing + 6 Proposed)** | 561' / 30'= | 19 | 12* |
| LF of property line along 19th Avenue 162' 6 Trees + 5 Palms at 3:1) | 162' / 30'= | 6 | 7 |
| LF of property line along 20th Avenue 140' (5 Trees + 4 Palms at 3:1) | 140' / 30'= | 5 | 6 |
| **TOTAL PERIMETER TREES** | | 30 | 25 |
| **Motor Court Trees** | N/A | N/A | 5 |
| **TOTAL TREES** | | 30 | 30 |
| | | | |
| **PALMS** | **CALCULATION** | **MAXIMUM** | **PROVIDED** |
| Maximum 25% of all required trees to be palms (9 Palms at 3:1) | 30 X .25= | 7 | 3 |
| | | | |
| **PUBLICALLY ACCESSIBLE OPEN SPACE** | **MINIMUM** | **MAXIMUM** | **PROVIDED** |
| Plaza | 4880 SF | N/A | 4900 SF |

* Existing force main line along N.E. 164th Street limits the possibility of having all the required street trees Mitigation trees will be provided off site at a location agreed upon with the city staff.

## URBAN GREENWAY

| LENGTHEN OF URBAN GREENWAY | No. OF TREES | CANOPY | LENGTH OF SHADE | % OF SHADE |
|---|---|---|---|---|
| 120' | 6 | 10' | 6 X 10'=60' | 60 / 70 = 86% |





Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

**KIRK OLNEY FL LA LICENSE No.: 00001705**

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE,
NORTH MIAMI BEACH, FL 33162

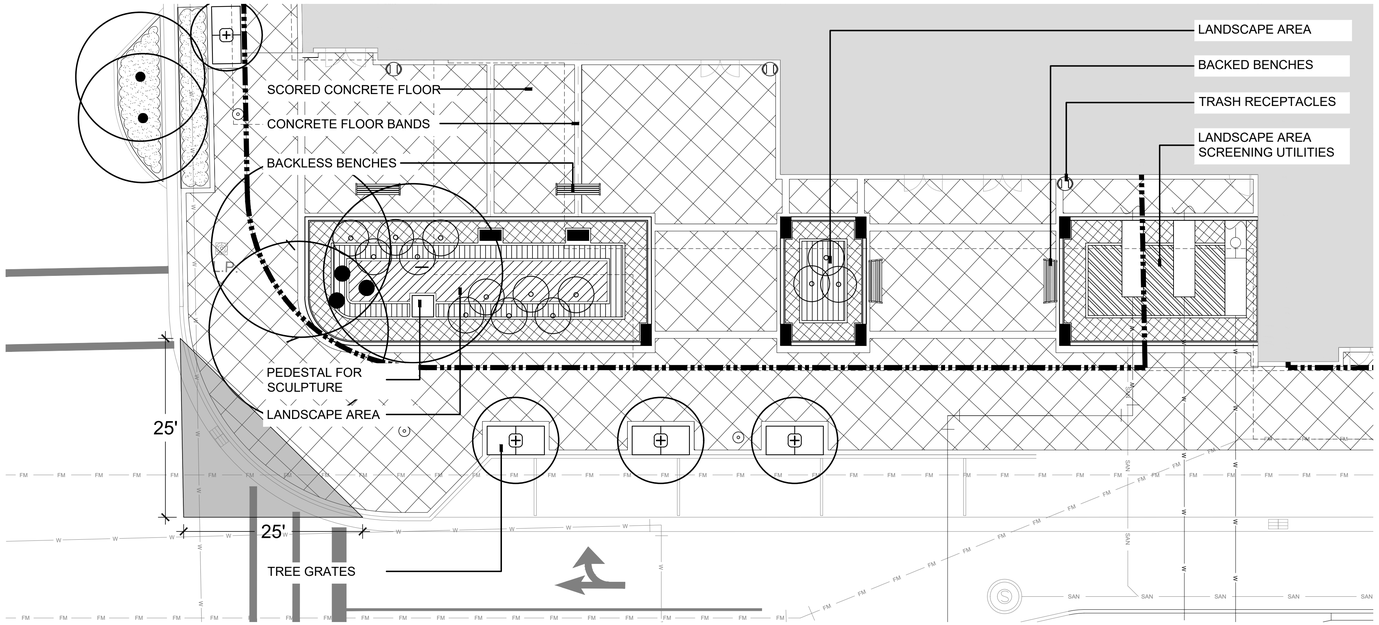
**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
GROUND FLOOR LANDSCAPE PLAN

SHEET NO.
**LA-01**


12/7/2021 2:01 PM12/7/2021 2:01 PM




1 LA-02 OPEN SPACE- PLAZA

SCALE: 1"=10'-0"

## PLANT MATERIAL LEGEND

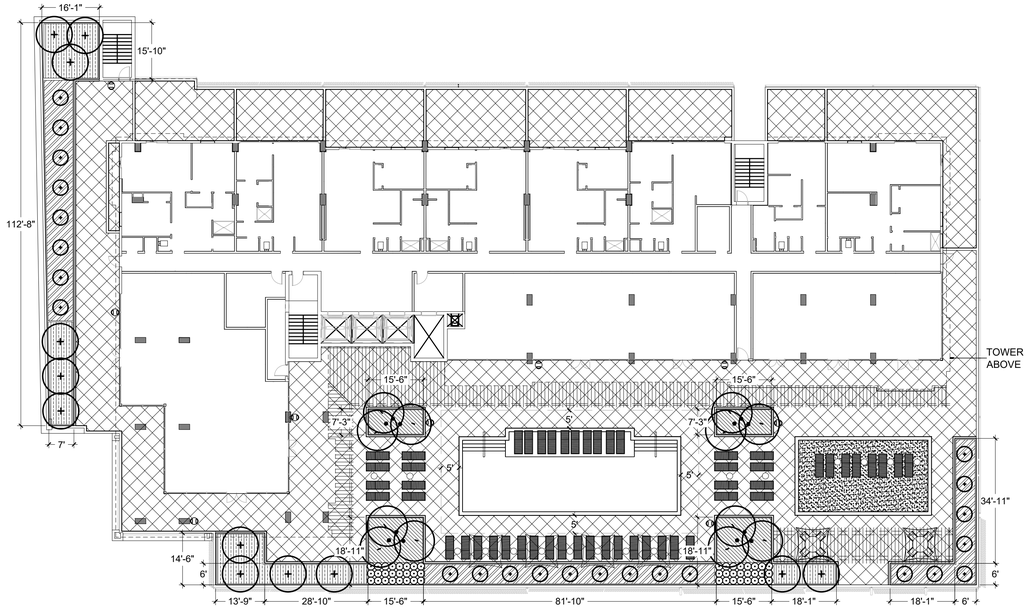
| QTY. | | |
|---|---|---|
| | CANOPY AND ORNAMENTAL TREES | |
| 16 | + | *Lagerstroemia speciosa- Queen's Crape Myrtle - 12' Height, 4' Wide, 2" caliper* |
| 40 | ⊙ | *Polyalthia longifolia- Mast Tree - 15' Height O.A.* |
| QTY. | PALMS | |
| 8 | | *Triple Sylvester Date Palm - 15'- 25' Gray Wood* |
| QTY. | SHRUBS/ GROUND COVERS | |
| 535 | | *Ficus microcarpa 'Green Island' -* Green Island Ficus - 3 gallons_ 12"x12". 18" O.C. |
| 608 | | *Ipomoea pes-caprae- Railroad Vine - 4" pots 6"x6", 24" O.C.* |
| 344 | | *Nephrolepis biserrata_ Macho Fern - 3 gallon, 24"x24", 24" O.C.* |
| 96 | | *Tibouchina grandiflora- Glory Flower - 7 gallon, 24"x24"* |

## AMENITIES DECK FURNITURE LEGEND

| QTY. | SYMBOL | DESCRIPTION |
|---|---|---|
| 12 | | *PARASOL SIDE TABLE CHAISE LOUNGE* |
| 4 | | *TABLE AND CHAIRS* |
| 18 | | *LITTER RECEPTACLE* |

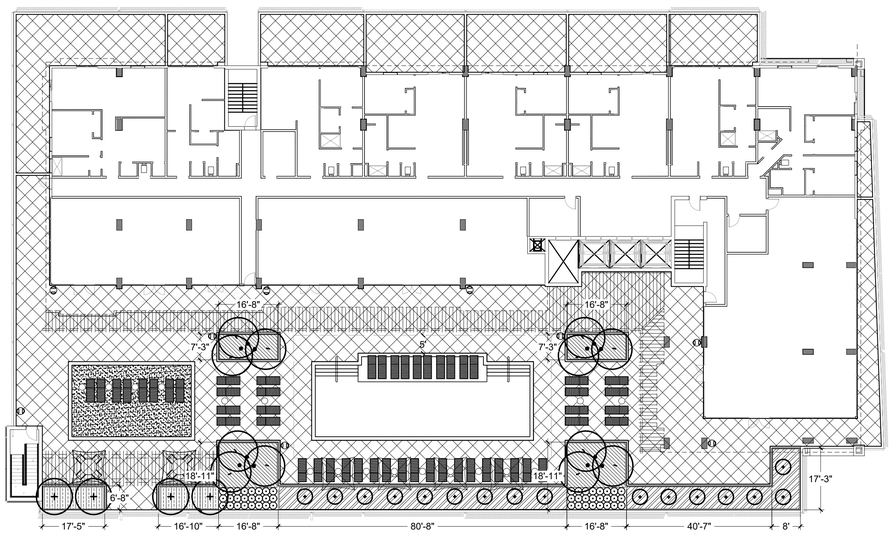
3 LA-02 AMENITY DECK LANDSCAPE AND FURNITURE LEGEND

SCALE: N/A




2 LA-02 AMENITY DECK LANDSCAPE PLAN

SCALE: N/A




## AMENITY DECK DATA

| | | | |
|---|---|---|---|
| Zoning/Land Use: | | MU/TC | |
| Amenity Deck Area (East Tower + West Tower) | | 29,199 S.F. | |
| | | | |
| Amenity Deck Shall be landscaped over a minimum of fifteen (15%) percent of the deck area. | CALCULATION | MINIMUM | PROVIDED |
| **WEST TOWER** Amenity Deck Area 15,746 SF | 15,746 X 0.15= | 2,362 SF | 3,148 SF |
| **EAST TOWER** Amenity Deck Area 13,453 SF | 13,453 X 0.15= | 2,018 SF | 2,044 SF |
| **TOTAL AMENITY DECK LANDSCAPE AREA** | 29,199 X 0.15= | 4,380 SF | 5,192 SF |

NORTH SCALE: 1" = 20'

0' 10 20 40


Bermello Ajamil & Partners

**ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :**

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

**KIRK OLNEY FL LA LICENSE No.: 00001705**

**Revision Schedule**

| Rev. # | Revision Description | Date |
|---|---|---|

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE, NORTH MIAMI BEACH, FL 33162

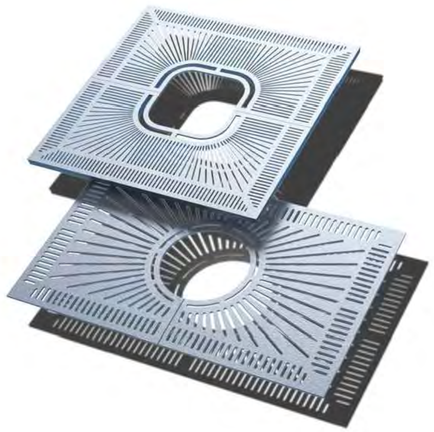
**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
OPEN PLAZA ENLARGEMENT AND AMENITIES DECK LANDSCAPE PLAN

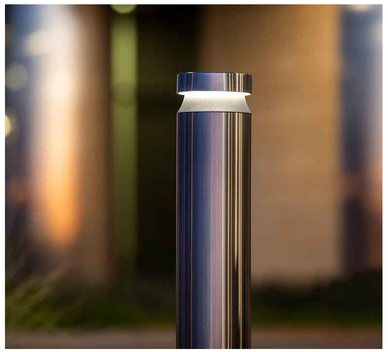
SHEET NO.
**LA-02**

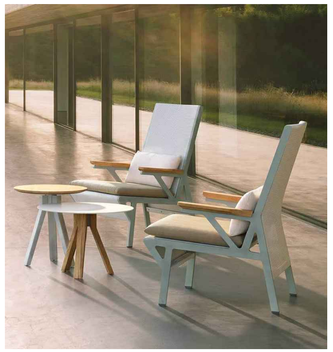
 12/7/2021 2:02 PM12/7/2021 2:02 PM



1 LA-03 GROUND FLOOR FURNITURE IMAGES

SCALE: N/A





2 LA-03 AMENITY DECK FURNITURE IMAGES

SCALE: N/A


Bermello Ajamil & Partners

ARCHITECTURE - INTERIOR DESIGN - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE :

**Bermello Ajamil & Partners, Inc.**
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700


**CLIENT:**

GFS CORP.

**NOT FOR CONSTRUCTION**

KIRK OLNEY FL LA LICENSE No.: 00001705

| Revision Schedule | | |
|---|---|---|
| Rev. # | Revision Description | Date |

**PROJECT NAME:**
NORTH MIAMI BEACH APARTMENTS

**PROJECT ADDRESS:**
NE 164TH ST & 19TH AVE,
NORTH MIAMI BEACH, FL 33162

**PROJECT NO.:**
02006

**P & Z AND CITY COMMISSION REVIEW**
12/10/2021

SHEET NAME
FURNISHING AND MATERIALS PALETTE

SHEET NO.
**LA-03**