

ONE BRICKELL RIVERFRONT

99 SW 7th STREET MIAMI FL, 33130

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P&Z DRAWING INDEX

COVER ZONING DATA WAIVER REQUESTS EXISTING CONDITIONS TRANSIT CORRIDOR LOCATION MAP SURVEY FLR DIAGRAMS SETBACK PLANS SITE PARAMETERS MEZZANINE AREA SITE CONNECTIONS SITE PLAN LOT COVERAGE & OPEN SPACE BICYCLE PARKING GROUND LEVEL (LOBBY LEVEL) MEZZ LEVEL LEVEL 02 (AMENITY LEVEL) LEVEL 03-04 (OFFICE LEVEL) LEVEL 05 LEVEL 06-08 (PARKING LEVEL) LEVEL 9 (AMENITY LEVEL) LEVEL 10 (AMENITY & RESIDENTIAL) LEVEL 11-33 (TYPICAL LEVEL) LEVEL 34 (AMENITY LEVEL) LEVEL 35-42 (PH LEVEL) **ROOF LEVEL** MAXIMUM HEIGHT DIAGRAM EAST ELEVATION SOUTH & NORTH ELEVATIONS WEST ELEVATION STREET LEVEL ELEVATIONS **EAST - WEST SECTION** NORTH - SOUTH SECTION MATERIAL BOARD **RENDERING 01 RENDERING 02 RENDERING 03 RENDERING 04 RENDERING 05 RENDERING 06 RENDERING 07**



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ONE BRICKELL RIVERFRONT

99 SW 7th St. Miami, FL 33130 COVER

RESERVED FOR CITY OF MIAMI SEAL

P&Z DRAWING INDEX

LANDSCAPE

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SURVEY

V101	BOUNDARY & TOPOGRAPHIC SURVEY
V102	BOUNDARY & TOPOGRAPHIC SURVEY
V103	BOUNDARY & TOPOGRAPHIC SURVEY

DATE:

03/03/2022

Zoning Information (T6-48B-O)		Folio numbers: 0102050301090			
Lot Addresses:	99 SW 7th ST, Miami, FL 33130	TBD			
Lot Occupation	Required/Allowed	Parcel A Applied	Provided	Parcel B (included for landscaping purposes only) Required/Allowed	Provided
Lot Area	5,000 sf min		50,183 SF /1.152 acres	5,000 sf min	Under future permit
Lot Width	100 ft min.		52'-5" (North Portion of Lot)	100 ft min.	
	80% max.	50,183 sf x 0.8 = 40,146 sf max.	40,437 sf (80.6%) (By waiver)	80% max.	
Lot Coverage	18,000 sf max. Floorplate for residential & lodging, 30,000 sf max. Floorplate for			18,000 sf max. Floorplate for residential & lodging, 30,000 sf max. Floorplate for	
Floorplate	Office & Commercial		North Tower: 13,468 sf; South Tower: 14,104 sf	Office & Commercial	
Frontage at front setback (SW 1st AVE)	70% min.	Forecourt provided		70% min.	
Open Space	10% Lot Area min.	50,183 sf x 0.10 = 5,018 sf	6,073 sf (12.1%)	10% Lot Area min.	
Floor Lot Ratio (FLR)	T6-48B: 18/50% additional Public Benefit	18 x 50,183 sf = 903,294 SF/ 1,354,941 sf w. 50% additional Public Benefit	1,114,703 sf (Bonus: 211,409 sf 23.4%)	T6-48B: 18/50% additional Public Benefit	
Density	500 DUA (as modified in Diagram 9 of Miami 21)	576 Units	782 Units (additional 206 du provided through TDD)	500 DUA (as modified in Diagram 9 of Miami 21)	
Tower to Tower seperation	60 ft min.		54 ft (see waiver list)		
Building Setbacks	Required		Provided	Required	
Primary Front (SW 7th ST)	10 ft. min below 8th Story; 20 ft. min above 8th Story		10 ft. min below 8th Story; North Tower: 10 ft. min above 8th Story, South Tower: 10 ft. min above 8th Story	10 ft. min below 8th Story; 20 ft. min above 8th Story	
Secondary Front (SW 1st AVE)	10 ft. min below 8th Story; 20 ft. min above 8th Story (previously 20 ft) (by waiver for lots with one dimension measuring one hundred [100] feet or less.)		10 ft. min below 8th Story; South Tower: 25 ft. min above 8th Story	10 ft. min below 8th Story; 20 ft. min above 8th Story	
Side Setback (Underline R.O.W.)	0 ft. min below 8th Story; 20 ft. min above 8th Story (previously 30 ft) (by waiver for lots with one dimension measuring one hundred [100] feet or less.)		0 ft. min below 8th Story; 20 ft. min above 8th Story (3 ft. max balcony encroachment)	0 ft. min below 8th Story; 30 ft. min above 8th Story	
Side Setback (North)	0 ft. min below 8th Story; 20 ft. min above 8th Story		0 ft. min below 8th Story; 20 ft. min above 8th Story	50 ft. min (Waterfront setback applied because site depth is greater than two hundred [200] feet.)	
Building Configuration	Required		Provided	Required	
Min. Height Max. Height	2 Stories 48			2 Stories 48	
Max. Benefit Height	80 stories		North Tower: 43 stories, South Tower: 44 stories	80 stories	
Parking Requirements	Required	Applied	Provided	Required	
Residential:	min. 1.5 spaces per dwelling unit	782 x 1.5 = 1,173 spaces		min. 1.5 spaces per dwelling unit	
	min. 1 visitor parking per 10 dwelling units	782 / 10 = 78 spaces		min. 1 visitor parking per 10 dwelling units	
		1,251 spaces			
	3 spaces per 1000 sf (11,256 sf)	11,256 sf / 1,000 x 3 = 34 Spaces		3 spaces per 1000 sf	
Commercial: with shared parking reduction (ratio: 1.)		34 / 1.2 = 29 Spaces		5 spaces per 1000 si	
Office:	3 spaces per 1000 sf (13,928 sf)	13,928 sf / 1,000 x 3 = 42 Spaces		3 spaces per 1000 sf	
with shared parking reduction (ratio: 1.	2): N/A	N/A		N/A	
Lodging:	N/A	N/A			
with shared parking reduction (ratio: 1.	2): N/A	N/A			
		(1,251 + 34 + 42) x 0.7 = 929 Spaces			
Subtotal with TOD parking reduction 30 Total:	7%*	929 Spaces	955 Spaces		
Pievelo enoso requiremente					
Bicycle space requirements	Required	Applied	Provided	Required	
Residential:	1 bicycle rack space / Residential unit required	782 spaces		1 bicycle rack space / Residential unit required	
Commercial:	1 bicycle rack space / 3,000 sf (11,256 sf) spaces required	4 spaces		1 bicycle space / 20 vehicular spaces required	
Office: Total:	1 bicycle rack space / 3,000 sf (13,928 sf) spaces required	5 spaces 791 Spaces	791 Spaces	1 bicycle space / 20 vehicular spaces required	
Loading Requirements	Required	Applied	Provided	Required	
Residential:	Greater than 500,000 sf (circa. 538,064 resi nsf)			Greater than 500,000 sf	
	1st bay of 420 sf per 100 units (782 units currently)	x1 420 sf Loading Berth		1st bay of 660 sf per 100 units	
	2nd bay of 200 sf per 100 units 3rd bay of 200 sf per 100 units	x1 200 sf Loading Berth x1 200 sf Loading Berth	x1 420 sf Loading		
	4th bay of 200 sf per 100 units 5th bay of 200 sf per 100 units	x1 200 sf Loading Berth x1 200 sf Loading Berth	Berth		
	6th bay of 200 sf per 100 units 7th bay of 200 sf per 100 units	x1 200 sf Loading Berth x1 200 sf Loading Berth			
	8th bay of 200 sf per 100 units	x1 200 sf Loading Berth	x7 200 sf Loading		
	Under 25,000 SF (no Loading Berth required)		x7 200 st Loading Berth		
Commercial:					
Lodging:					
Total:		8 Loading Berth (1-420 & 7-200)	8 Loading Berth (1-420 & 7-200)		

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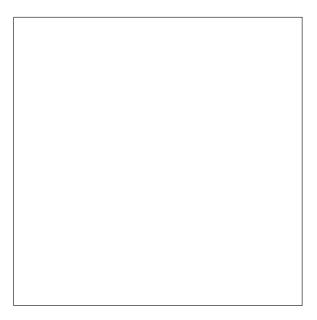
Zoning Information (T6-48B-O) - PARCEL A+B

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ONE BRICKELL RIVERFRONT 99 SW 7th St.

ZONING DATA

Miami, FL 33130



RESERVED FOR CITY OF MIAMI SEAL

DATE:

03/03/2022

LIST OF WAIVERS

1) ARTICLE 7, SECTION 7.1.2.5(A)(29) MIAMI 21: TO ALLOW FOR UP TO A 10% INCREASE IN THE MAXIMUM LOT COVERAGE AREA FOR THE T6-48B-O ZONED PORTION OF THE PROPERTY UP TO (88%). INCREASING FROM 80% to 80.6%

2) ARTICLE 7, SECTION 7.1.2.5(A)(15) MIAMI 21: VEHICULAR ACCESS POINTS LESS THAN 60 FT

3) ARTICLE 7, SECTION 7.1.2.5(A)(29) MIAMI 21: TOWER 60' TO 54' 10% REDUCTION IN TOWER SPACING

4) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21: ARCHITECTURAL OBSERVATORY ENCRAOCHES MORE THAN 3FT AT THE 34th STORY.THIS IS TO ALLOW THE UPPER LEVEL FRONTAGE SETBACK TO BE REDUCED TO 10' FOR A PROPERTY HAVING A LOT DIMENSION OF 100' OR LESS IN ORDER TO ALLOW AN ARCHITECTURAL FEATURE SETBACK AT THE 34th STORY OF 10'

5) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21: REDUCTION OF THE SIDE AND REAR SETBACKS ABOVE THE 8TH STORY TO TWENTY FEET (20') FOR LOTS HAVING ONE DIMENSION LESS THAN 100 FEET

6) ARTICLE 7, SECTION 7.1.2.5(A)(19) MIAMI 21: PARKING IN 2nd LAYER ON PRINCIPLE FRONTAGE

7) ARTICLE 7, SECTION 7.1.2.5(A)(19) MIAMI 21: PARKING IN 2nd LAYER ON SECONDARY FRONTAGE

8) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21: REDUCTION OF THE SECONDARY SETBACKS ABOVE THE 8TH STORY TO TEN FEET (10') FOR LOTS HAVING ONE DIMENSION LESS THAN 100 FEET



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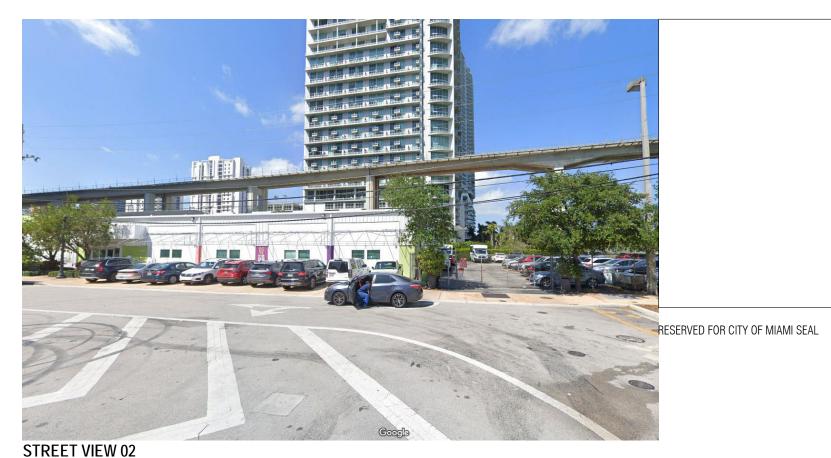
WAIVER REQUESTS

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DATE:

03/03/2022





STREET VIEW 01



STREET VIEW 03



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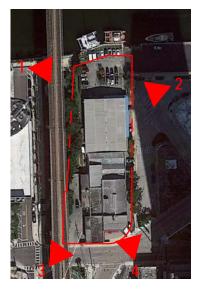


STREET VIEW 04

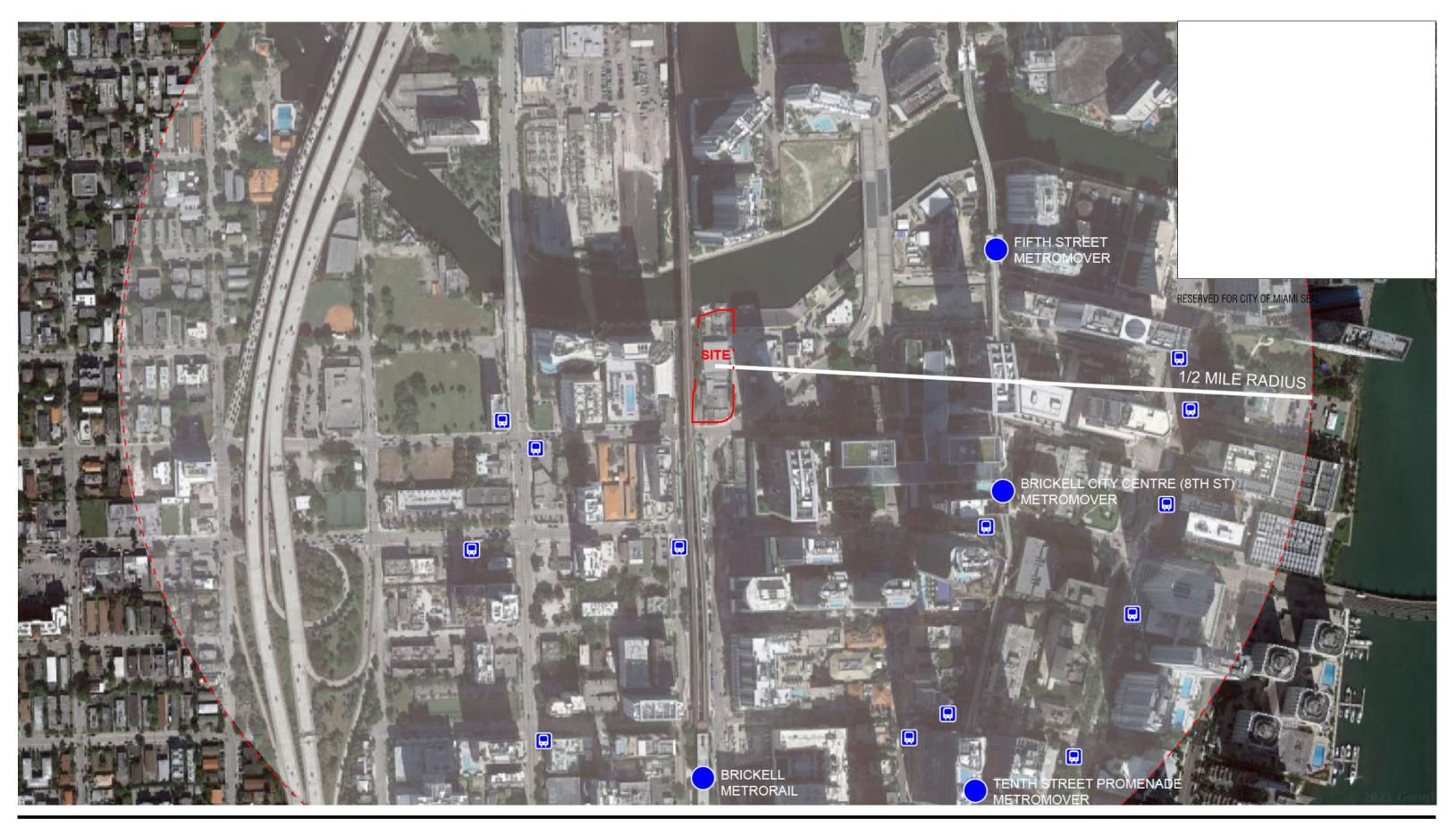
ONE BRICKELL RIVERFRONT

99 SW 7th St. Miami, FL 33130

EXISTING CONDITIONS





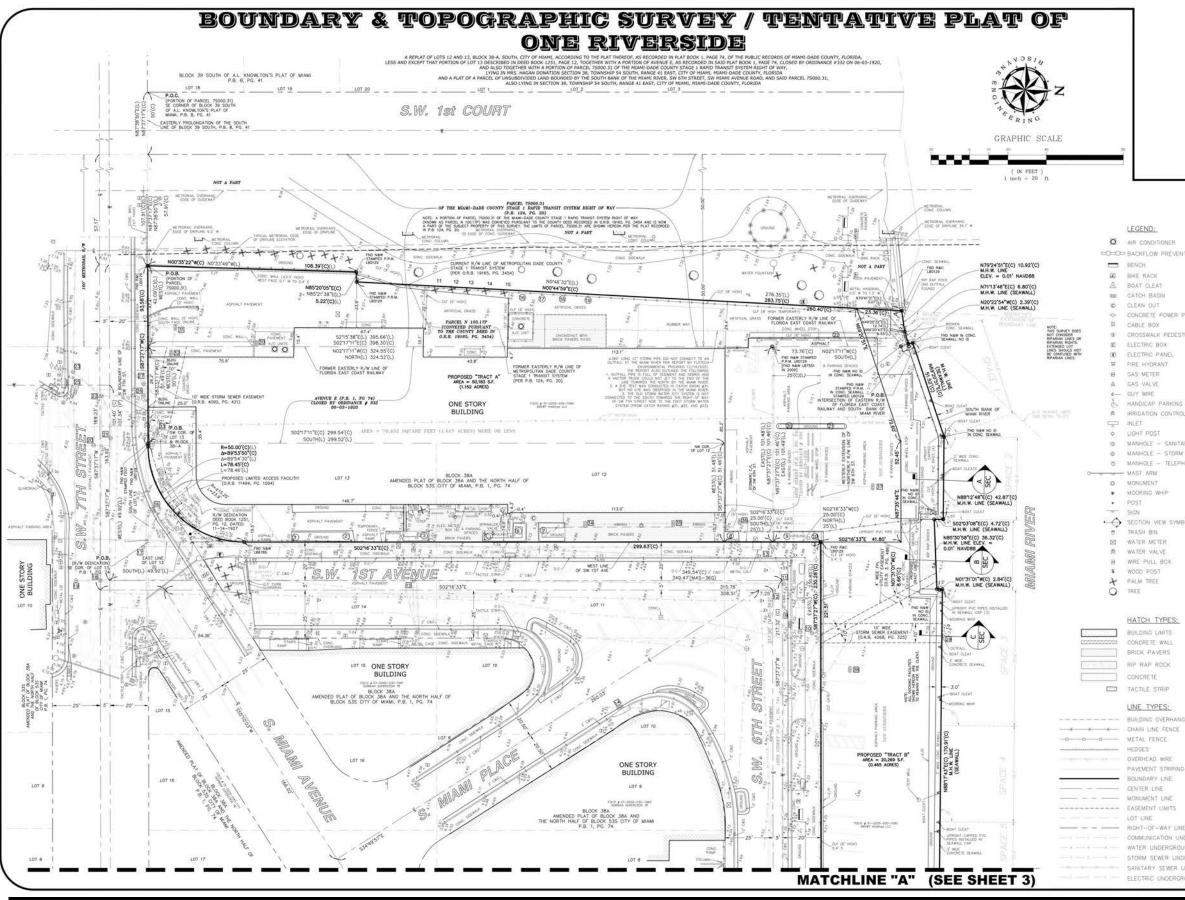




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TRANSIT CORRIDOR LOCATION MAP

DATE: 03/03/2022



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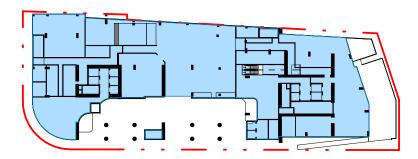
ONE BRICKELL RIVERFRONT 99 SW 7th St. Miami, FL 33130

SURVEY SCALE: NTS

TER OLE RIAN SIGNAL	SZ9 W. FLAGE ORDER # DATE //s. # SZ9 W. FLAGER FT. MAM, FL3190 TEL (D05) 324-1809 TEL (D05) 324-1809 TEL (D05) 324-1809 TEL (D05) 244-1807 FL3131 TEL (D05) 244-1809 TEL (D05) 244-1809 438 ML 371 BOLA MICH, FL31311 FL3131 FL3131 TEL (D05) 244-1809 438 ML 374 FL92 MERENGLOG FL3131 FL3131 FL3131 FL40L MT MURRICATIVEENDREEND FL3131 FL3131 FL3131	RESERVED FOR CITY OF MIAMI SEAL	
SPACE VALVE RY SEWER ONE OL	BISCAVNE ENGINEERING SINCE 1886 . BURVEYORS - ENGINEERS PLANNERS		
DEGROUND LINE RECROUND LINE RECROUND LINE BECROUND LINE BECROUND LINE BECROUND LINE BECROUND LINE BECROUND LINE	α β 99 SW 7th STREET MIAMI, FLORIDA 33130 α β 99 SW 7th STREET MIAMI, FLORIDA 33130 ω β 95 SW 7th STREET MIAMI, FLORIDA 33130 ω β 99 SW 7th STREET MIAMI, FLORIDA 33130 ω β β	NOTE: FOR REFERENCE ONLY REFER TO V101	

DATE:

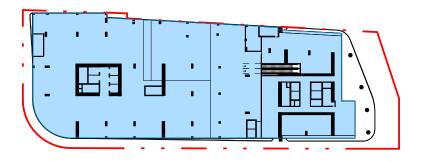
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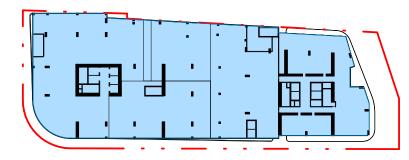
LEVEL 01



MEZZANINE



LEVEL 02

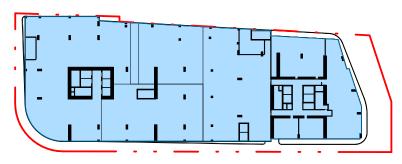


LEVEL 03-04



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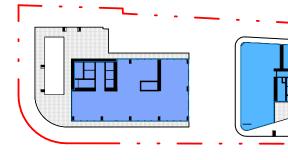
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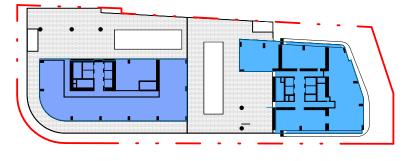


LEVEL 43/44

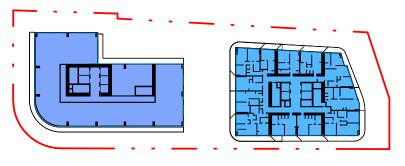
LEVEL 06-08

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LEVEL 05



LEVEL 09



LEVEL 10-42

ONE BRICKELL RIVERFRONT 99 SW 7th St. Miami, FL 33130

Floors Program Floor Ground Floor Lobby/Retail 1 Mezzanine Amenity/Park 1 Level 02 Amenity/Parki 1 Office/Parking Level 03-04 2 Level 05 Amenity/Park 1 Level 06-08 Resi/Parking 3 Level 09 Amenity 1 (S Level 10) (1) Amenity Level 10-42 33 Residential N Level 43 1 Amenity (S Level 44) (1) Amenity Total 44

FLR DIAGRAMS

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RESERVED FOR CITY OF MIAMI SEAL

BENEFIT FLR

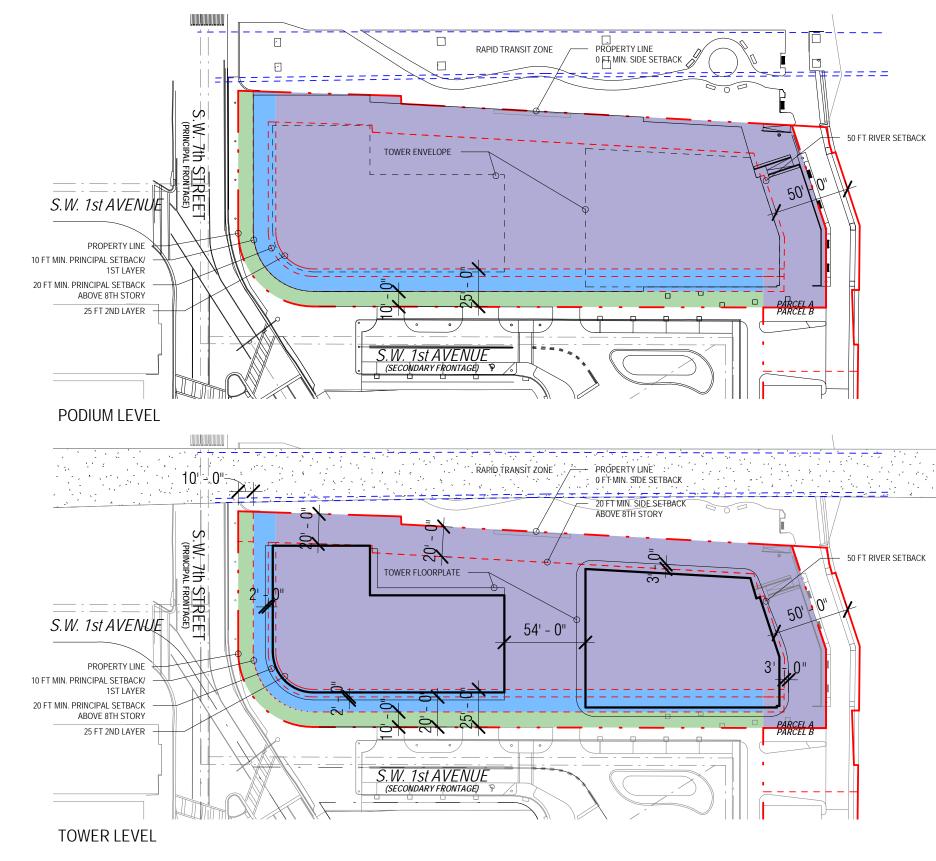
ALLOWED	903.294 SF*
PROVIDED	1,114,703 SF
BENEFIT	211,409 SF (23.4%)

*ALLOWED FLR = 50,183 SF x 18 = 903,294 SF

-	Dealling	On the Taylor	Marth Tarres	Tatal
	Podium	South Tower	North Tower	Total
	31,284			31,284
king	20,439			20,439
king	38,286			38,286
g	39,553			79,106
king	38,553			38,553
1000	38,685		_	116,055
		9,531	8,561	18,092
		11,774		11,774
		11,774	10,834	746,064
			7,161	7,161
		7,889	222	7,889
				1,114,703

DATE:

03/03/2022





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SETBACK PLANS SCALE: 1/64" = 1'-0"

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RESERVED FOR CITY OF MIAMI SEAL



1st LAYER 2nd LAYER 3rd LAYER



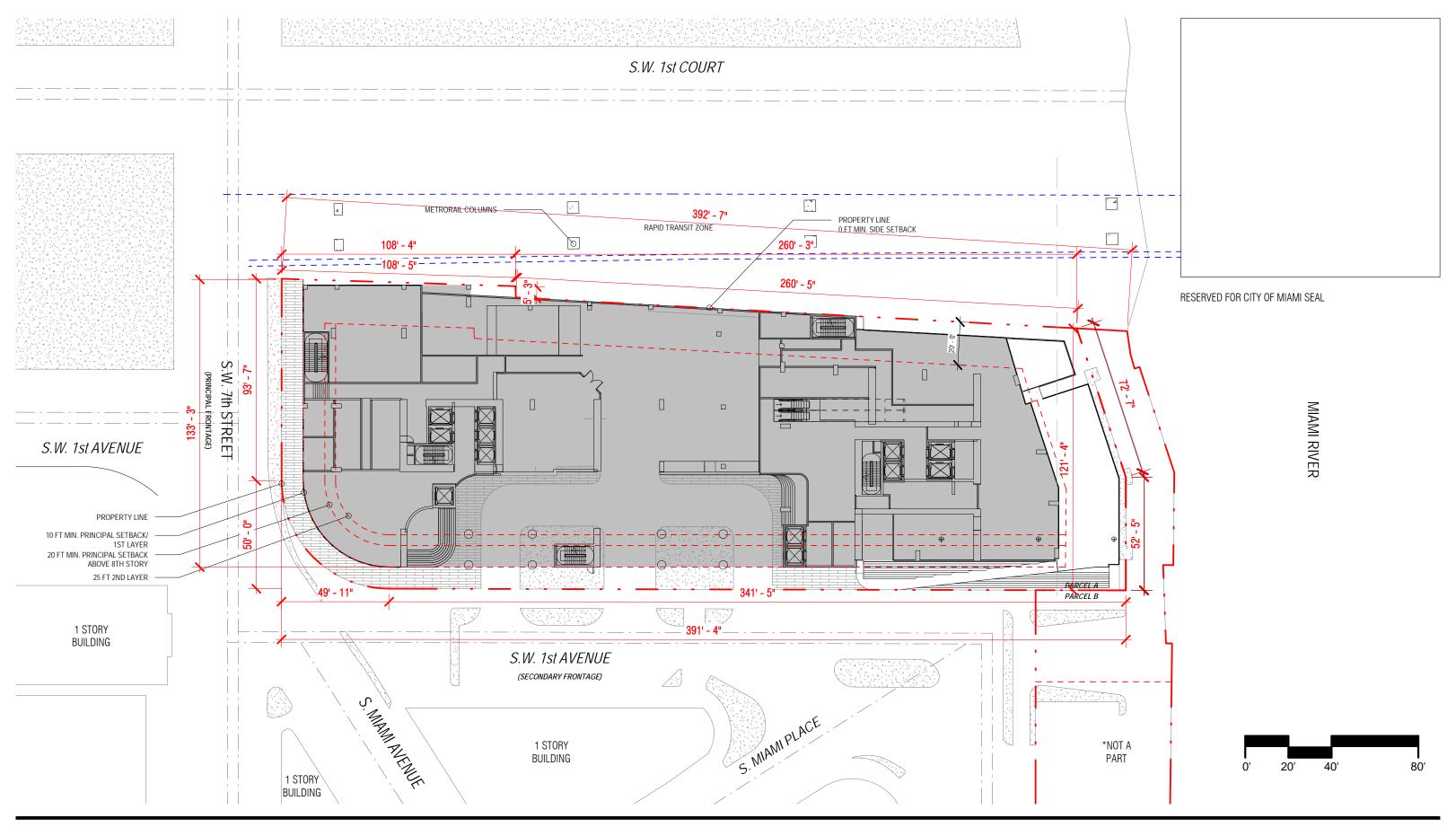




1st LAYER 2nd LAYER 3rd LAYER

DATE:

03/03/2022

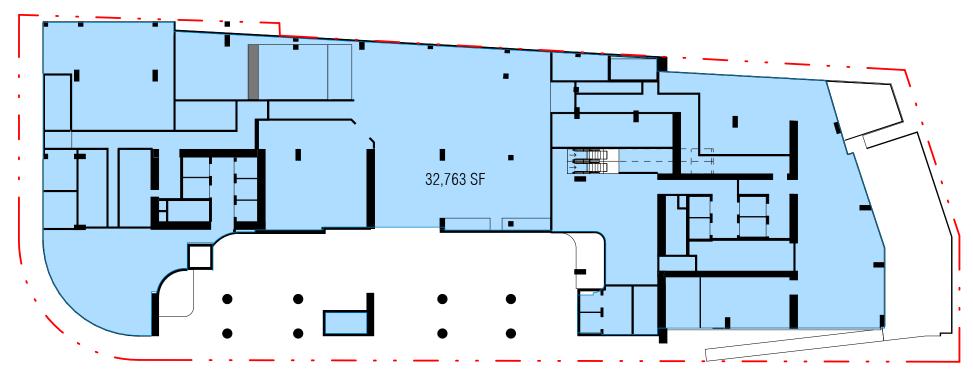




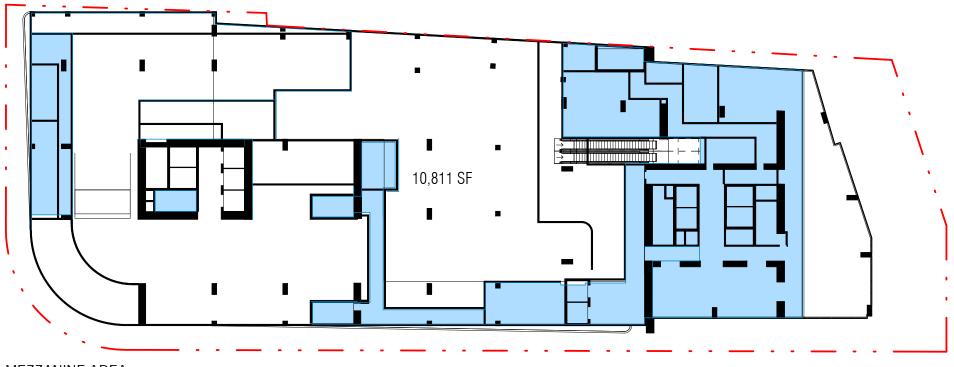
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SITE PARAMETERS SCALE: 1" = 40'-0"

DATE: 03/03/2022



GROUND LEVEL AREA



MEZZANINE AREA



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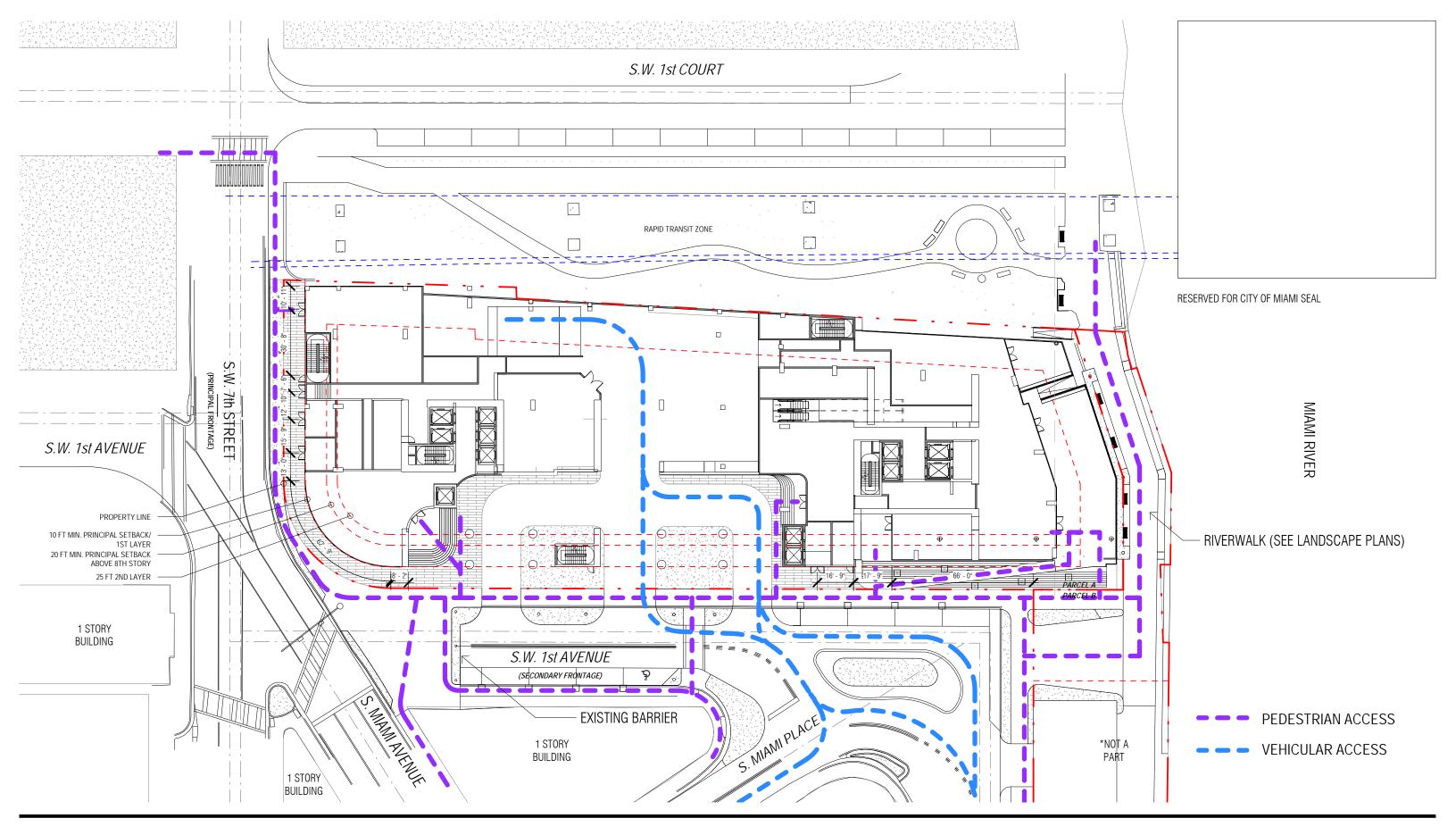
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MEZZANINE AREA SCALE: 1" = 40'-0" RESERVED FOR CITY OF MIAMI SEAL

GROUND FLOOR GROSS AREA:32,763 SFMEZZANINE MAX. AREA:10,811 SFMEZZANINE AREA PROVIDED:10,811 SF



DATE: 03/03/2022

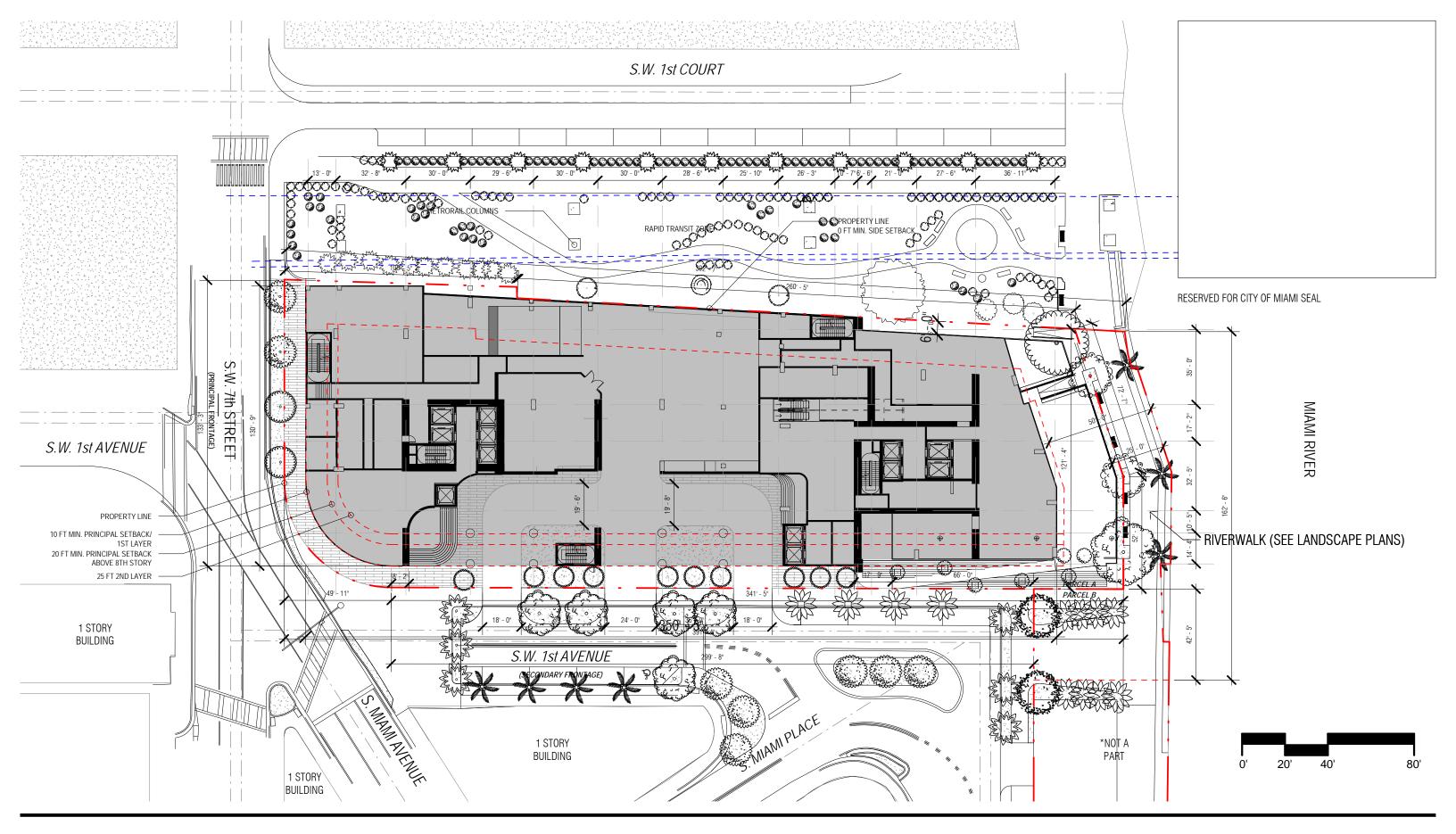




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SITE CONNECTIONS SCALE: 1" = 40'-0"

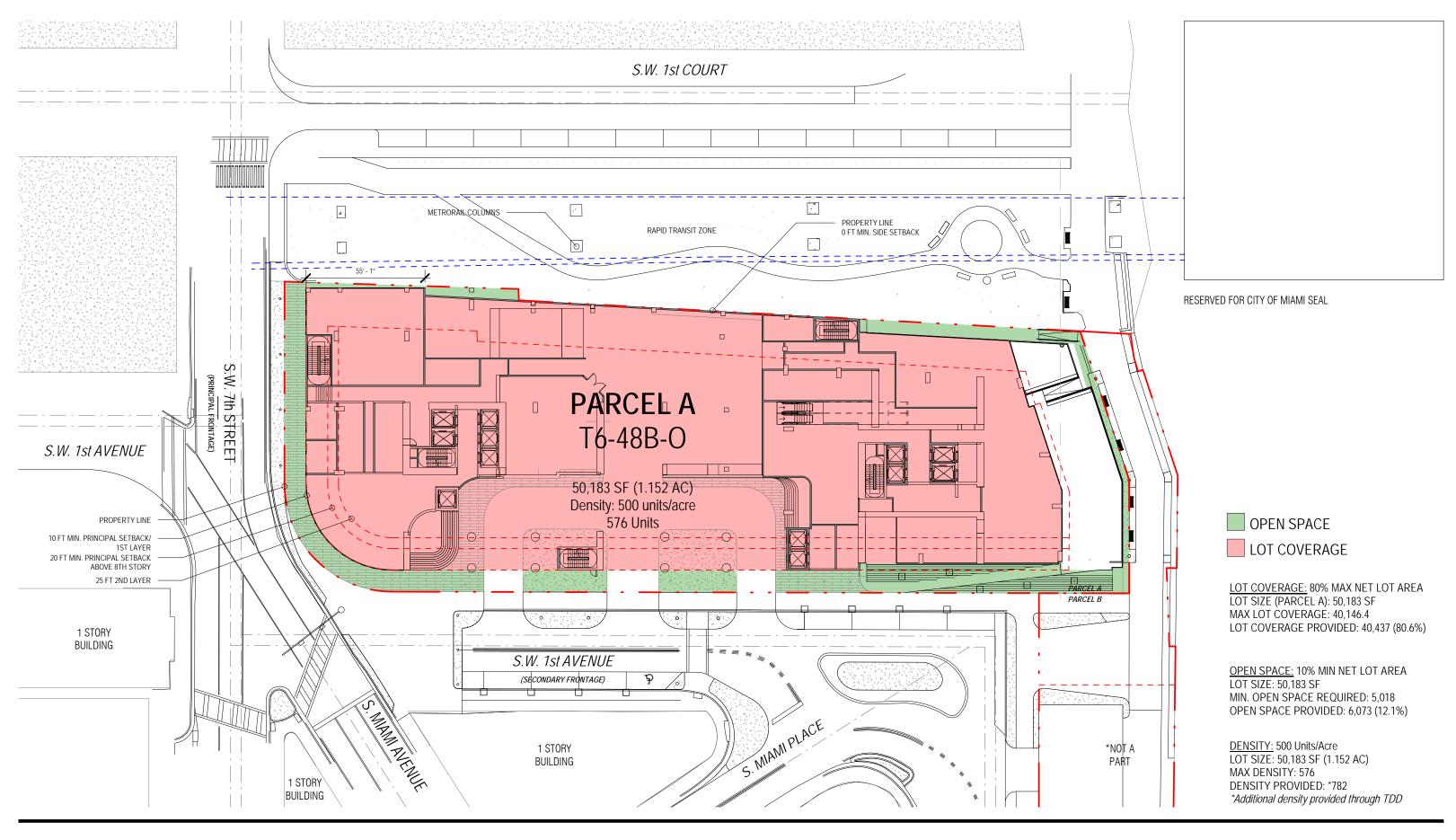
DATE: 03/03/2022





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SITE PLAN SCALE: 1" = 40'-0" DATE: 03/03/2022





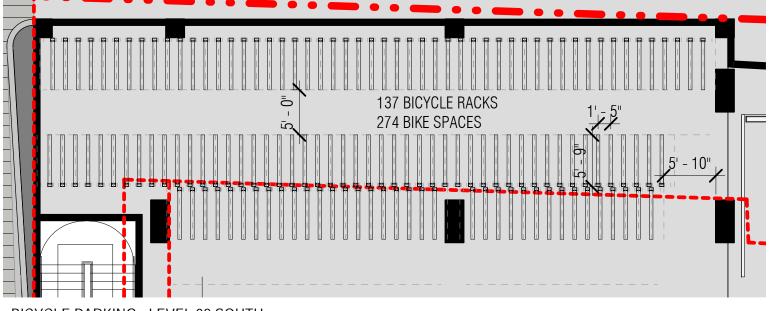
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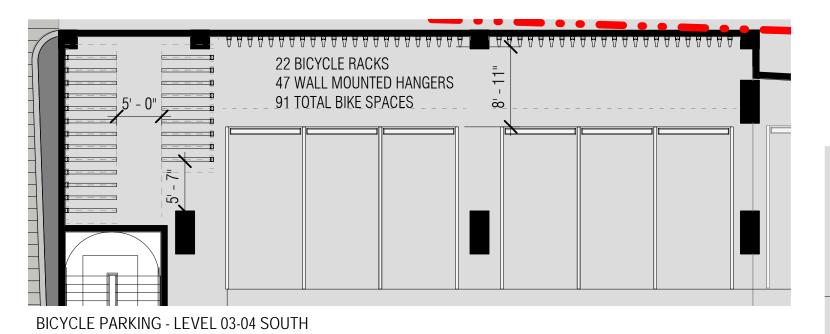
LOT COVERAGE & OPEN SPACE SCALE: 1'' = 40'-0''

DATE:

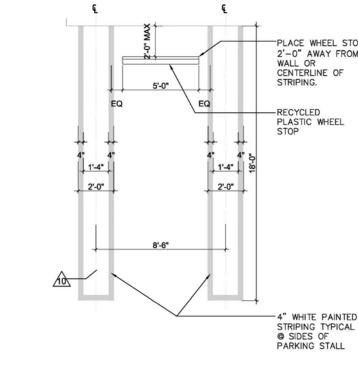
03/03/2022



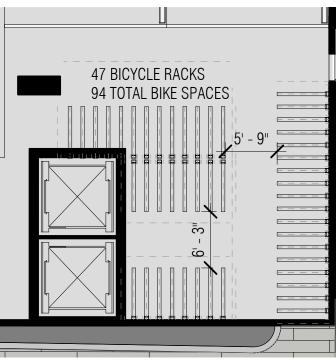
BICYCLE PARKING - LEVEL 02 SOUTH







TYPICAL PARKING STALL



BICYCLE PARKING - LEVEL 03-05 NORTH

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BICYCLE PARKING

PLACE WHEEL STOP 2'-0" AWAY FROM WALL OR

4" WHITE PAINTED

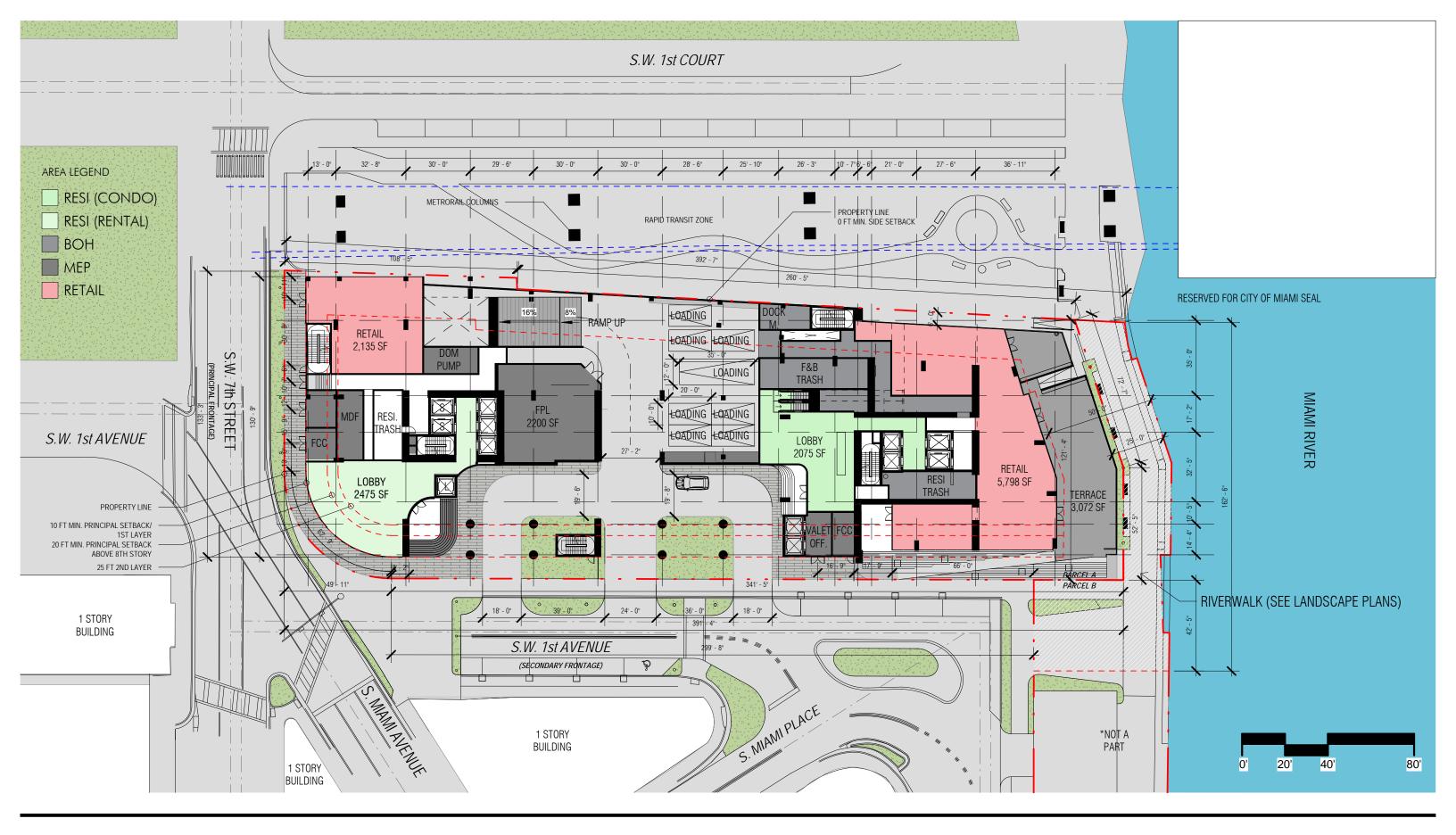
RESERVED FOR CITY OF MIAMI SEAL



BICYCLE PARKING	
L02 L03 L04 <u>L05</u> TOTAL PROVIDED: TOTAL REQUIRED :	274 185 185 <u>147</u> 791 791
TOTAL STACKERS: TOTAL HANGARS:	322 (644 BIKES) 147 (147 BIKES)

DATE:

03/03/2022



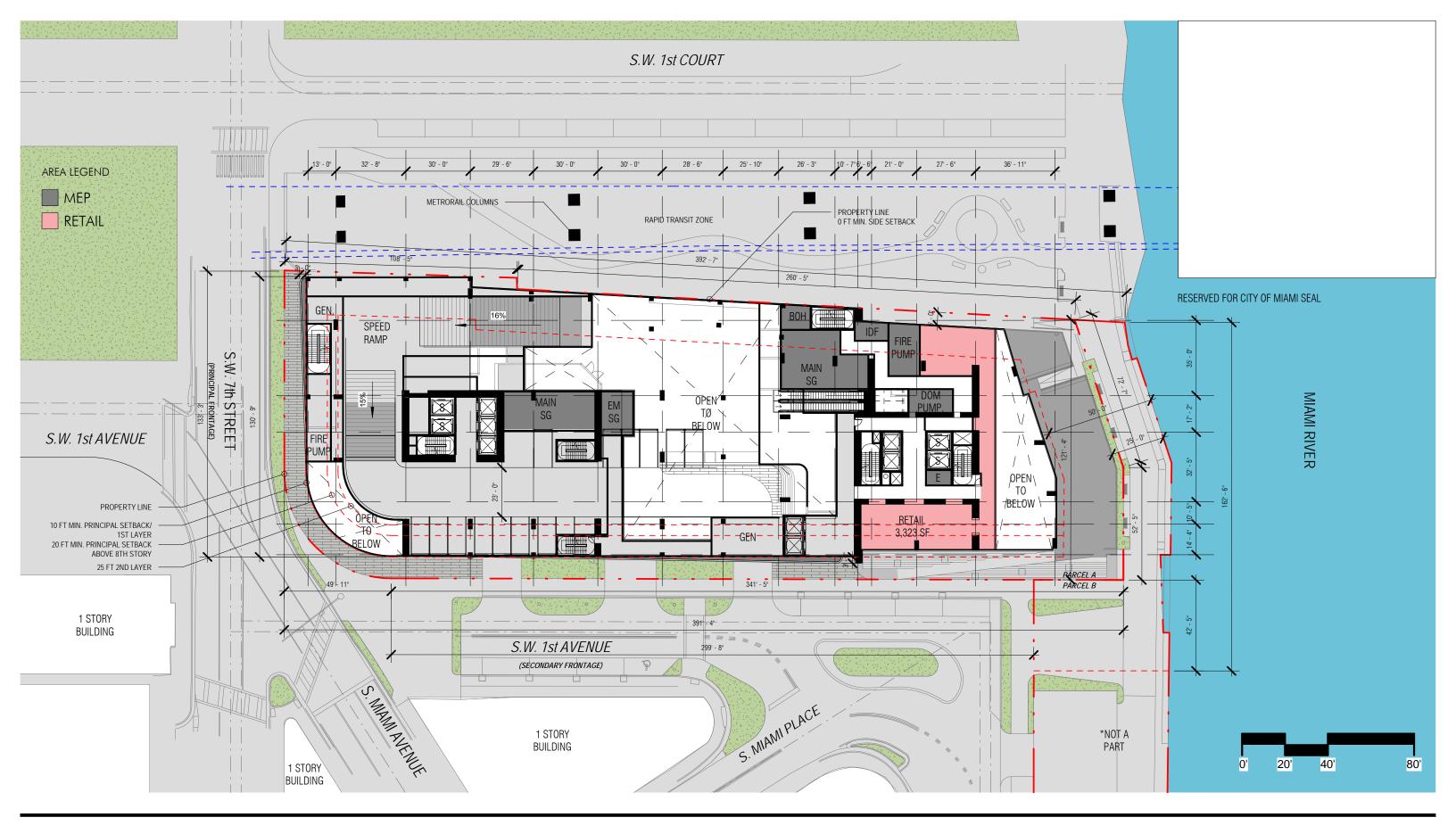


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GROUND LEVEL (LOBBY LEVEL) SCALE: 1'' = 40'-0''

DATE: 03/03/2022



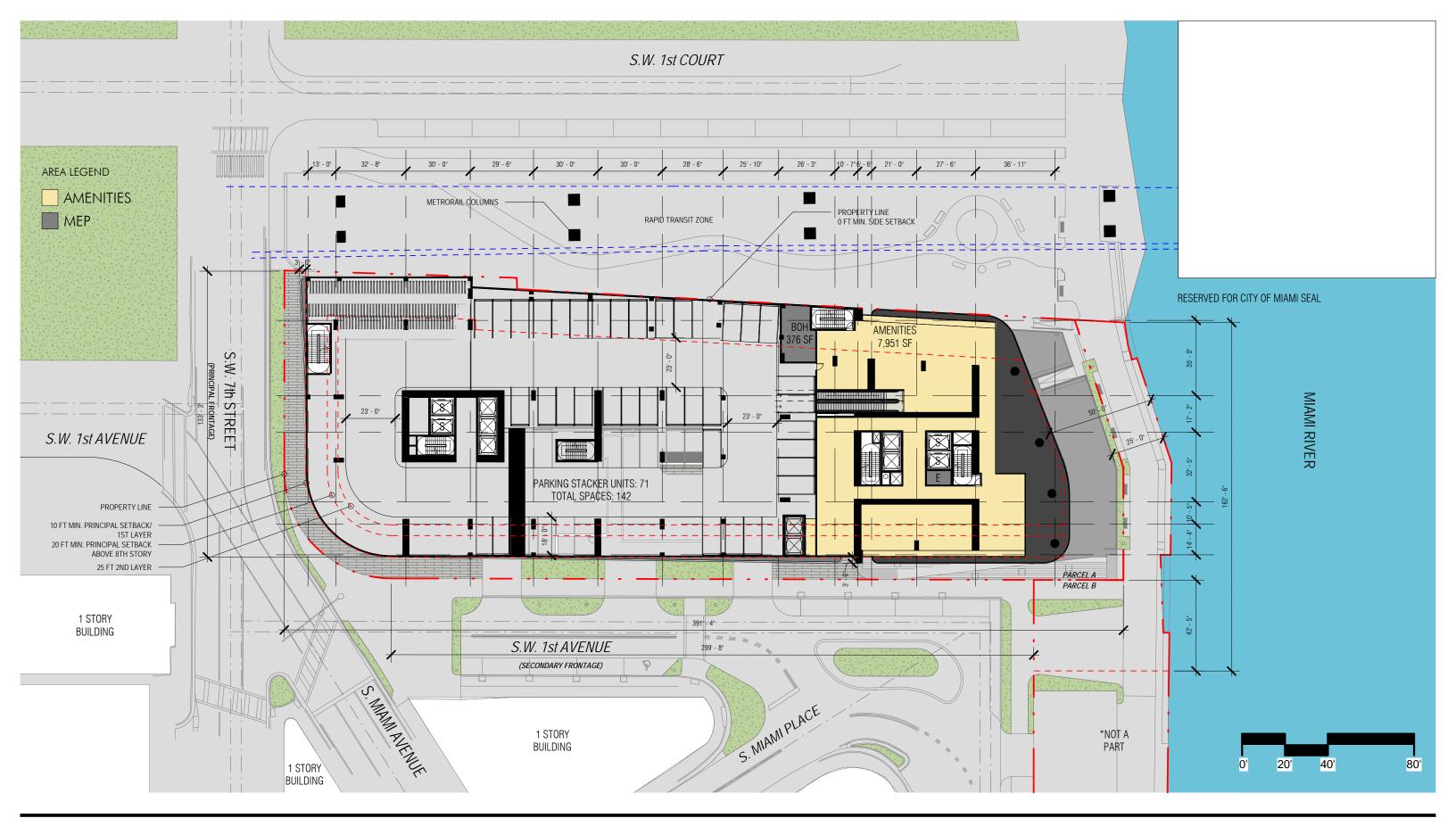
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MEZZ LEVEL SCALE: 1" = 40'-0"

DATE: 03/03/2022



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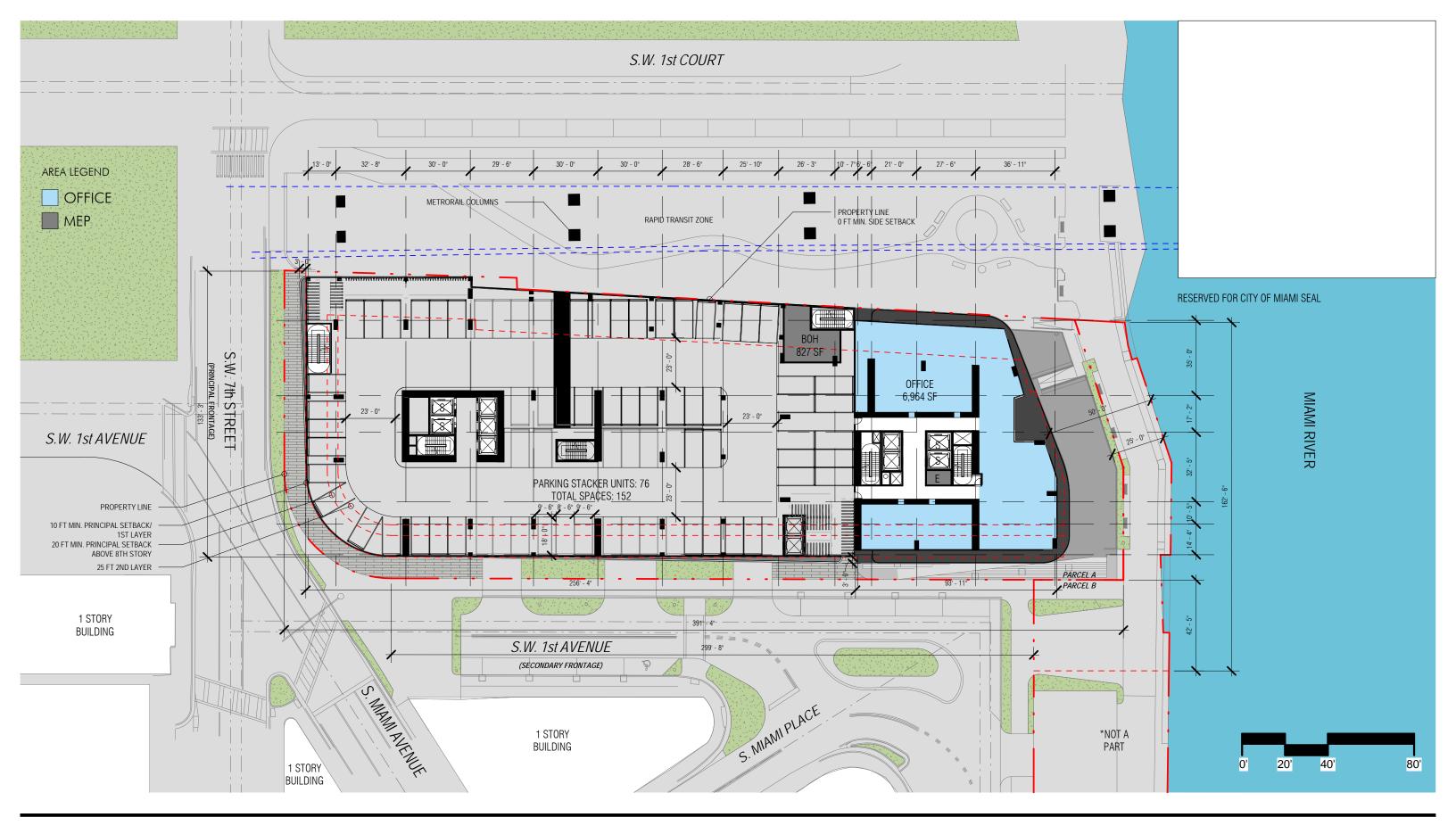
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LEVEL 02 (AMENITY LEVEL) SCALE: 1" = 40'-0"

DATE: 03/03/2022



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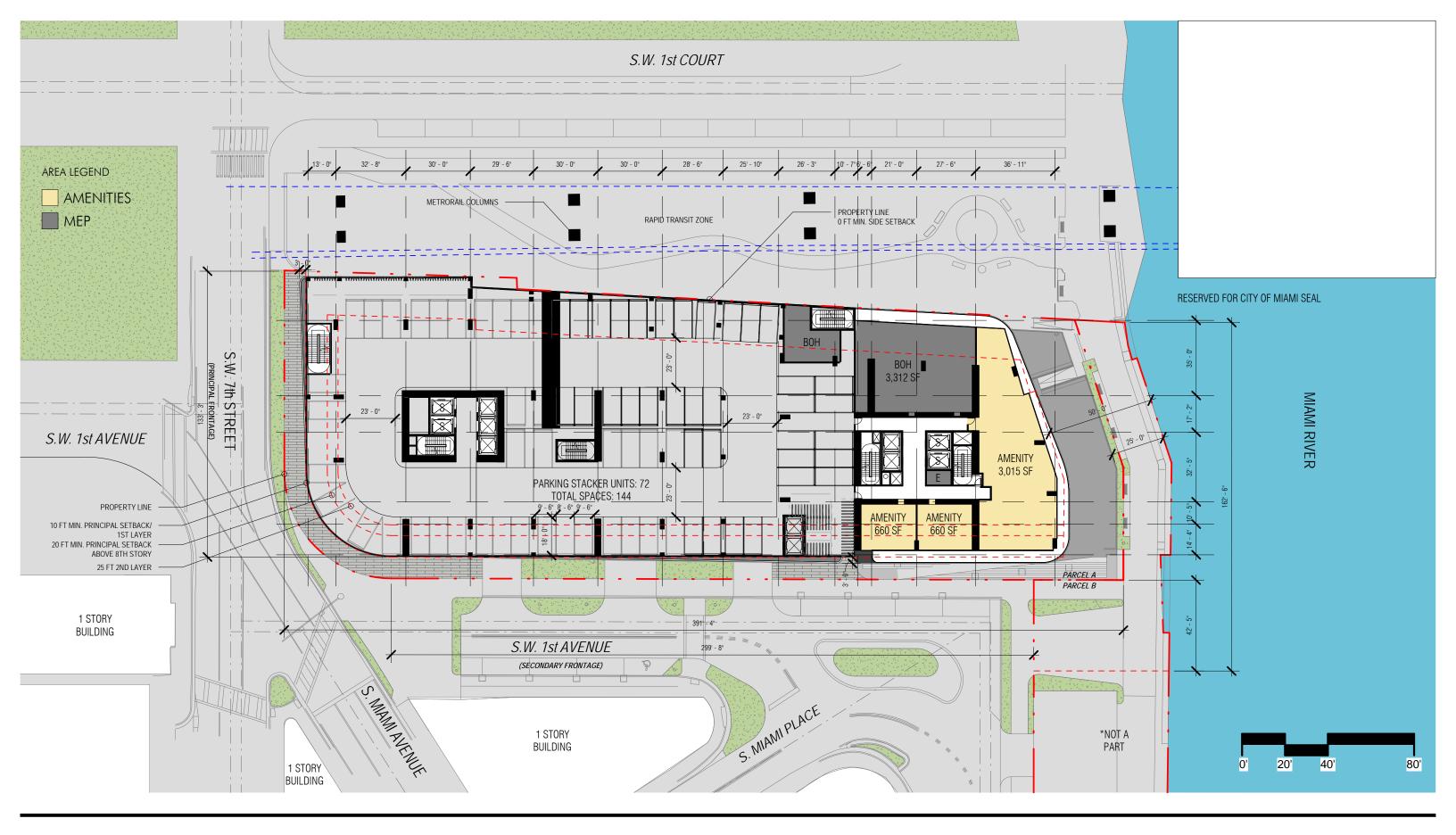
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LEVEL 03-04 (OFFICE LEVEL) SCALE: 1" = 40'-0"

DATE: 03/03/2022



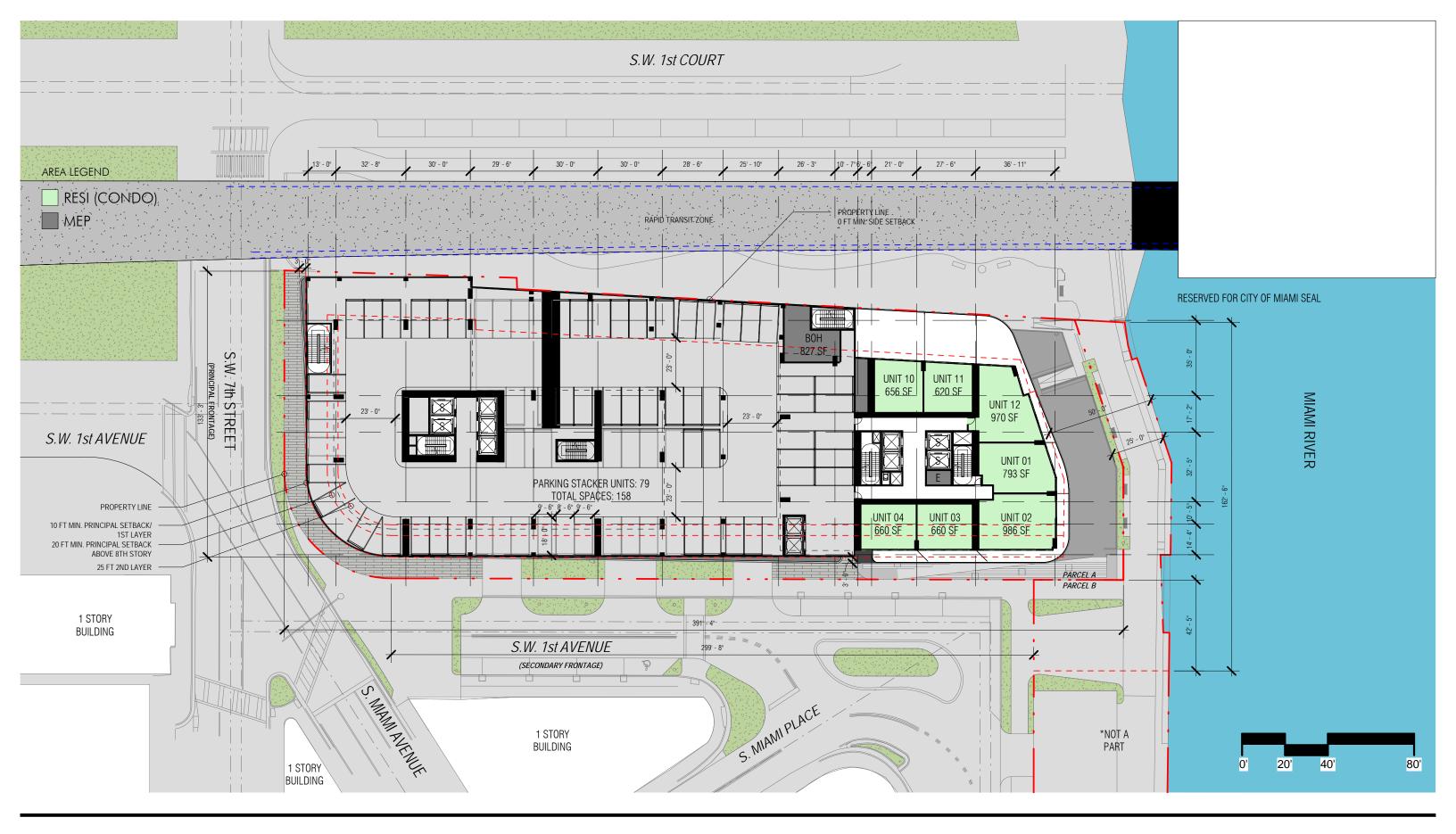
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LEVEL 05 SCALE: 1" = 40'-0"

DATE: 03/03/2022



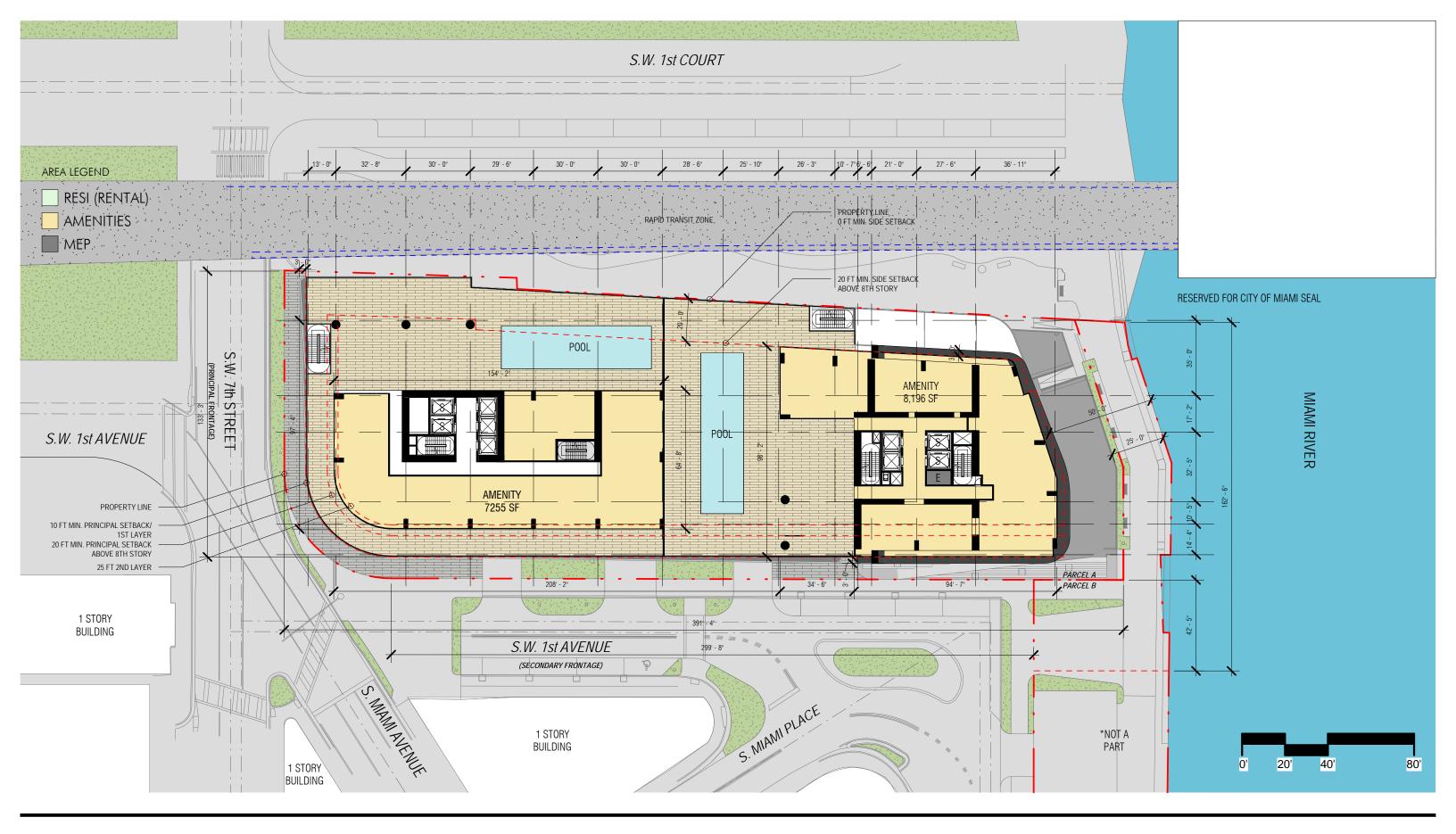


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LEVEL 06-08 (PARKING LEVEL) SCALE: 1'' = 40'-0''





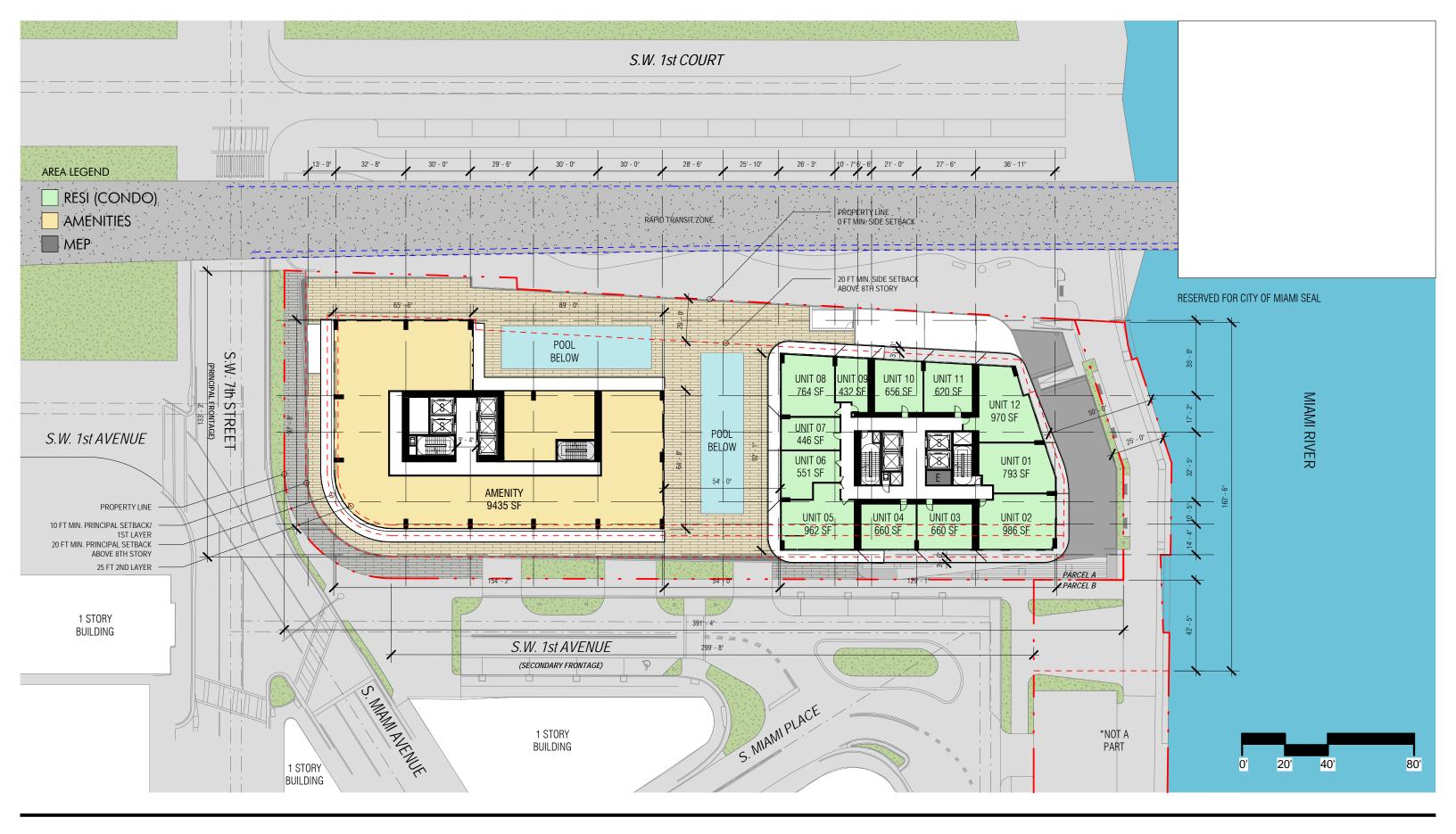


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LEVEL 9 (AMENITY LEVEL) SCALE: 1" = 40'-0"





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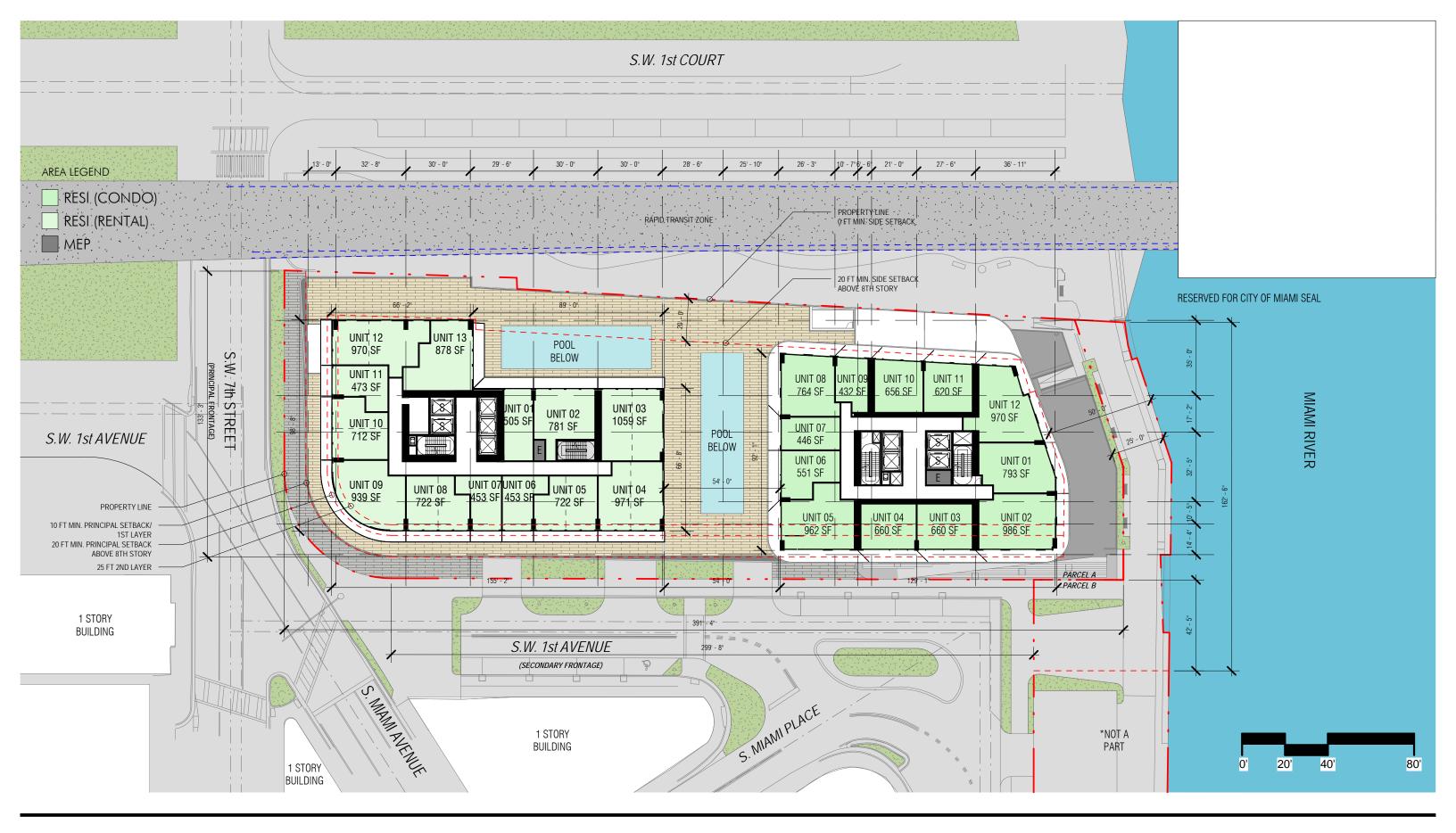
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ONE BRICKELL RIVERFRONT 99 SW 7th St. Miami, FL 33130

LEVEL 10 (AMENITY & RESIDENTIAL) SCALE: 1'' = 40'-0''

DATE: 03/03/2022



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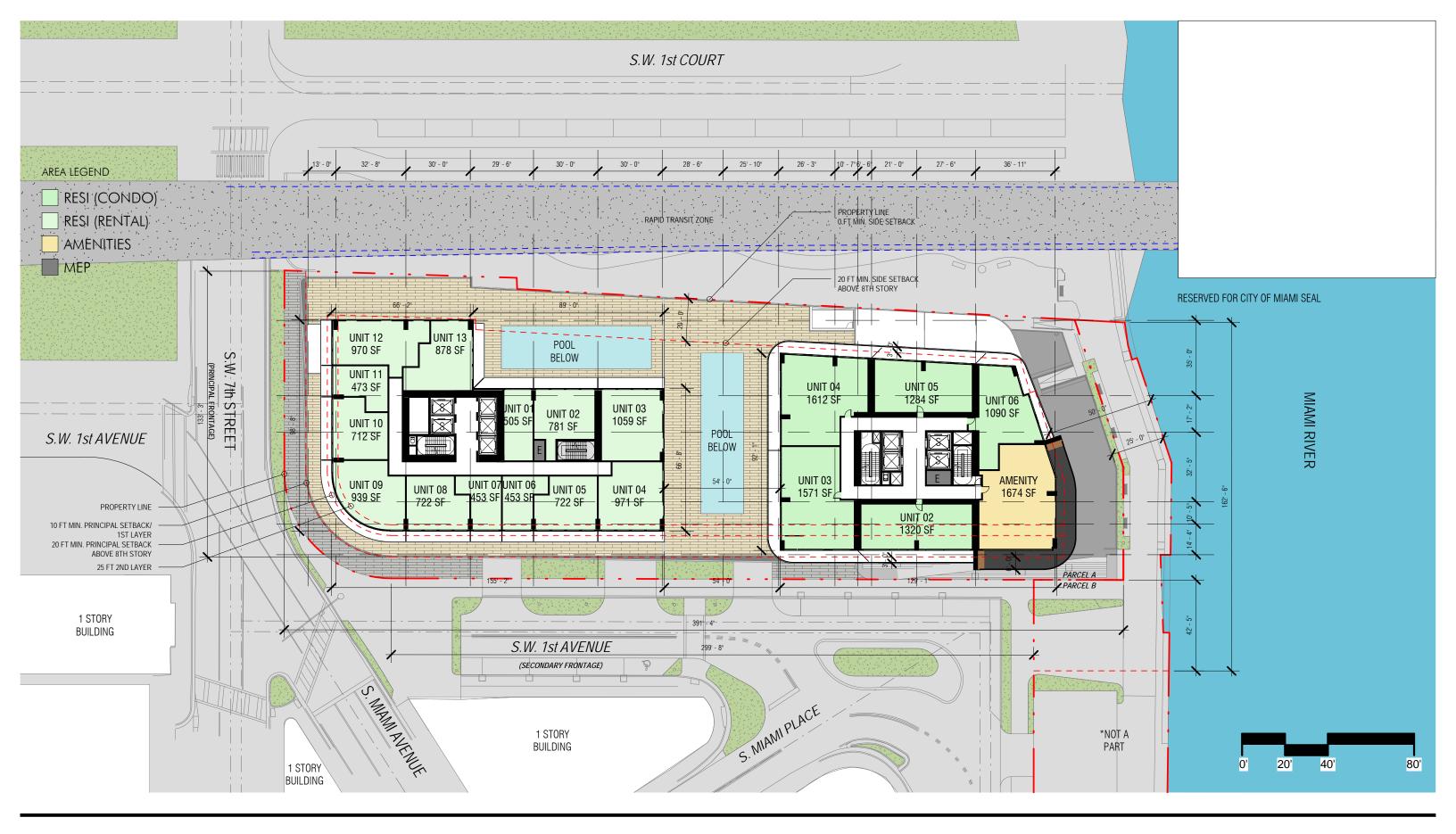
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LEVEL 11-33 (TYPICAL LEVEL) SCALE: 1" = 40'-0"





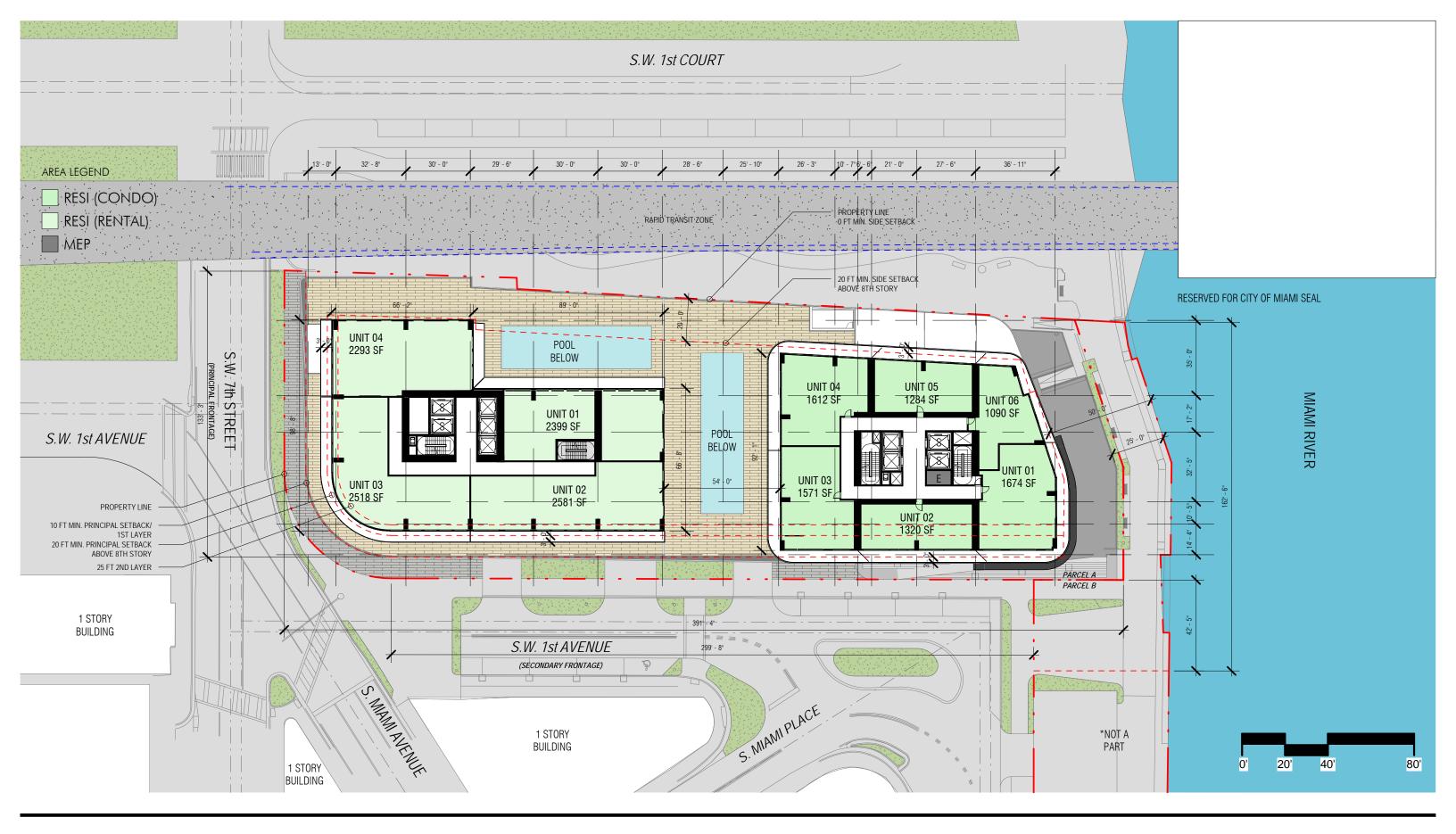


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LEVEL 34 (AMENITY LEVEL) SCALE: 1'' = 40'-0''



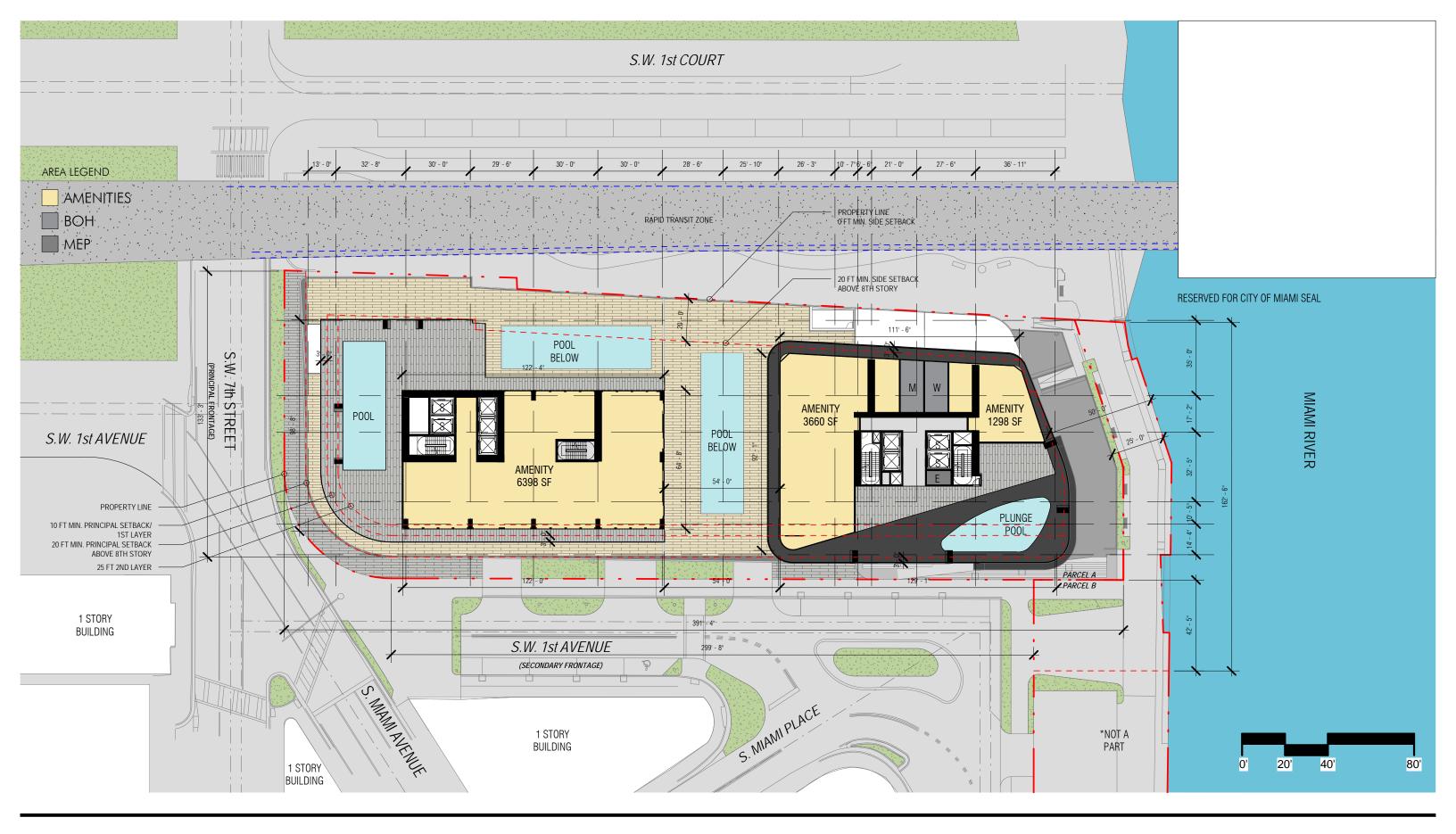


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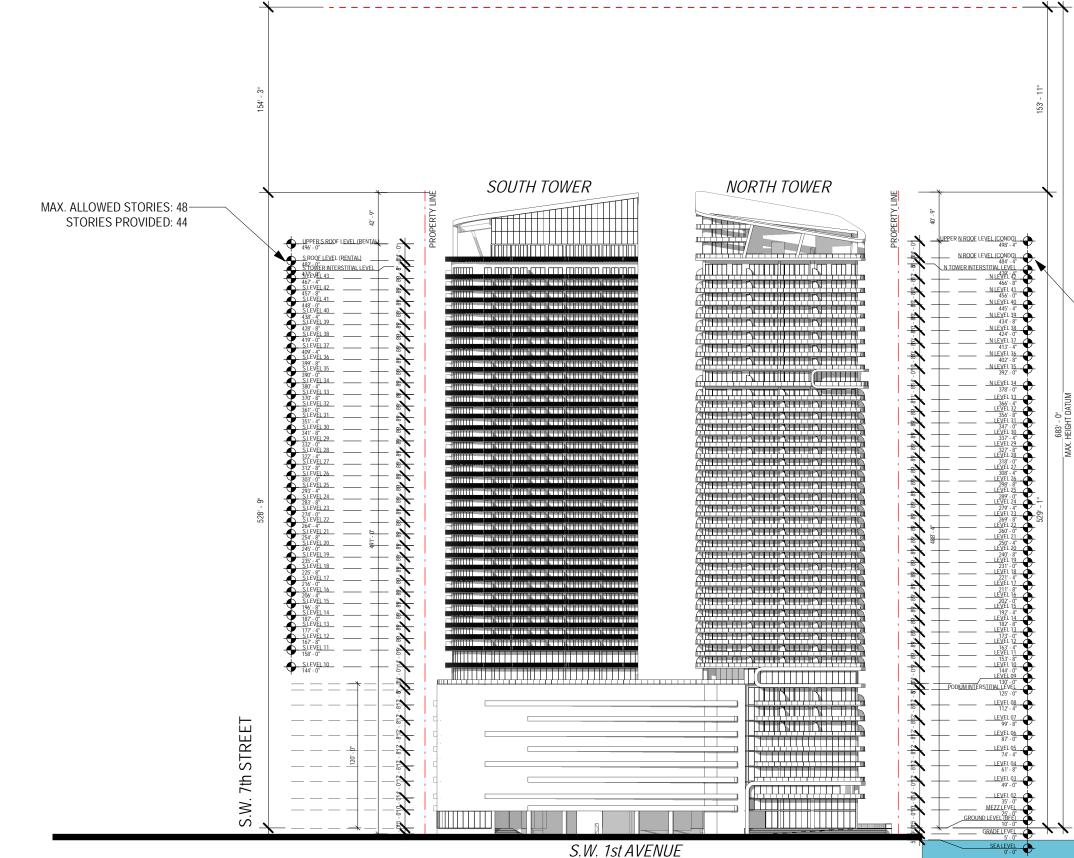
LEVEL 35-42 (PH LEVEL) SCALE: 1" = 40'-0" DATE: 03/03/2022





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ROOF LEVEL SCALE: 1" = 40'-0" DATE: 03/03/2022



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Miami, FL 33130

MAXIMUM HEIGHT DIAGRAM SCALE: 1" = 80'-0"



-MAX. ALLOWED STORIES: 48 **STORIES PROVIDED: 43**





S.W. 1st AVENUE



STREET

7th

N.

S

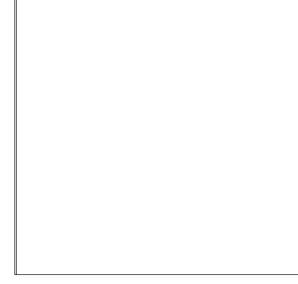
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ONE BRICKELL RIVERFRONT 99 SW 7th St.

EAST ELEVATION

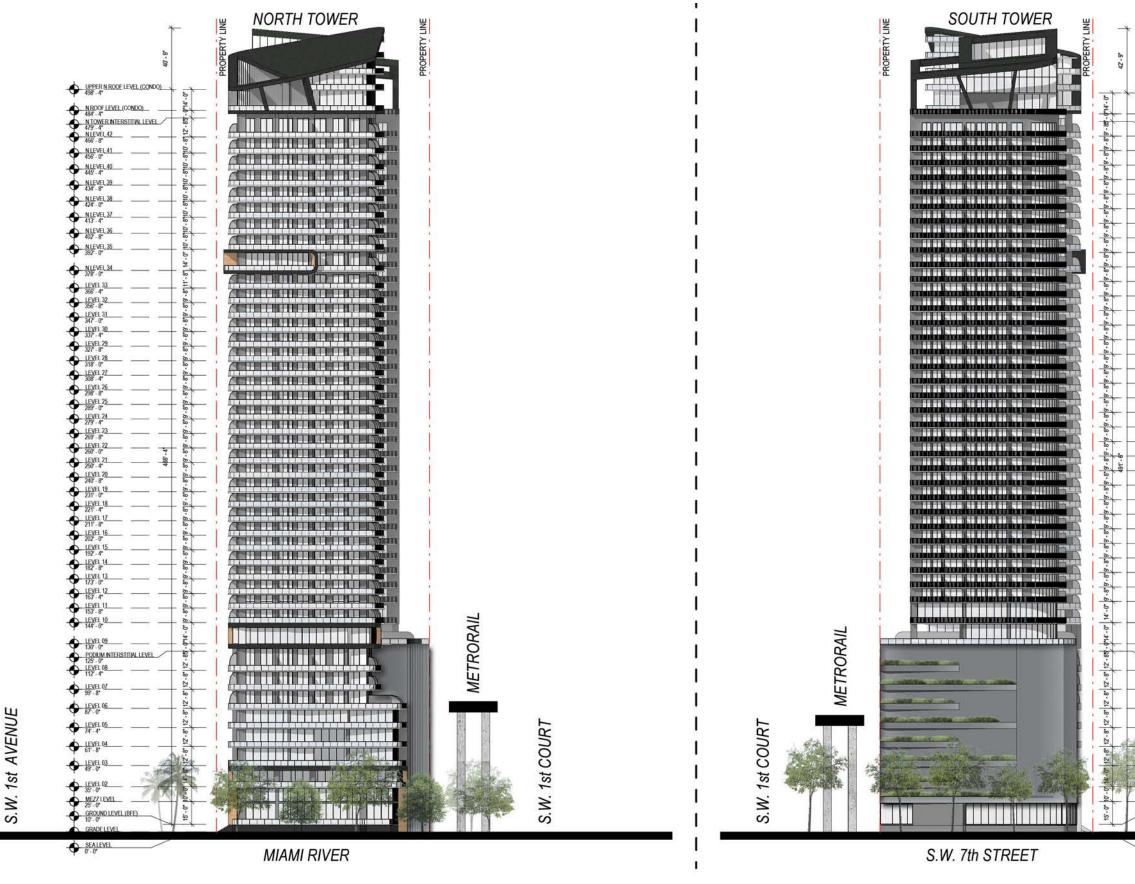
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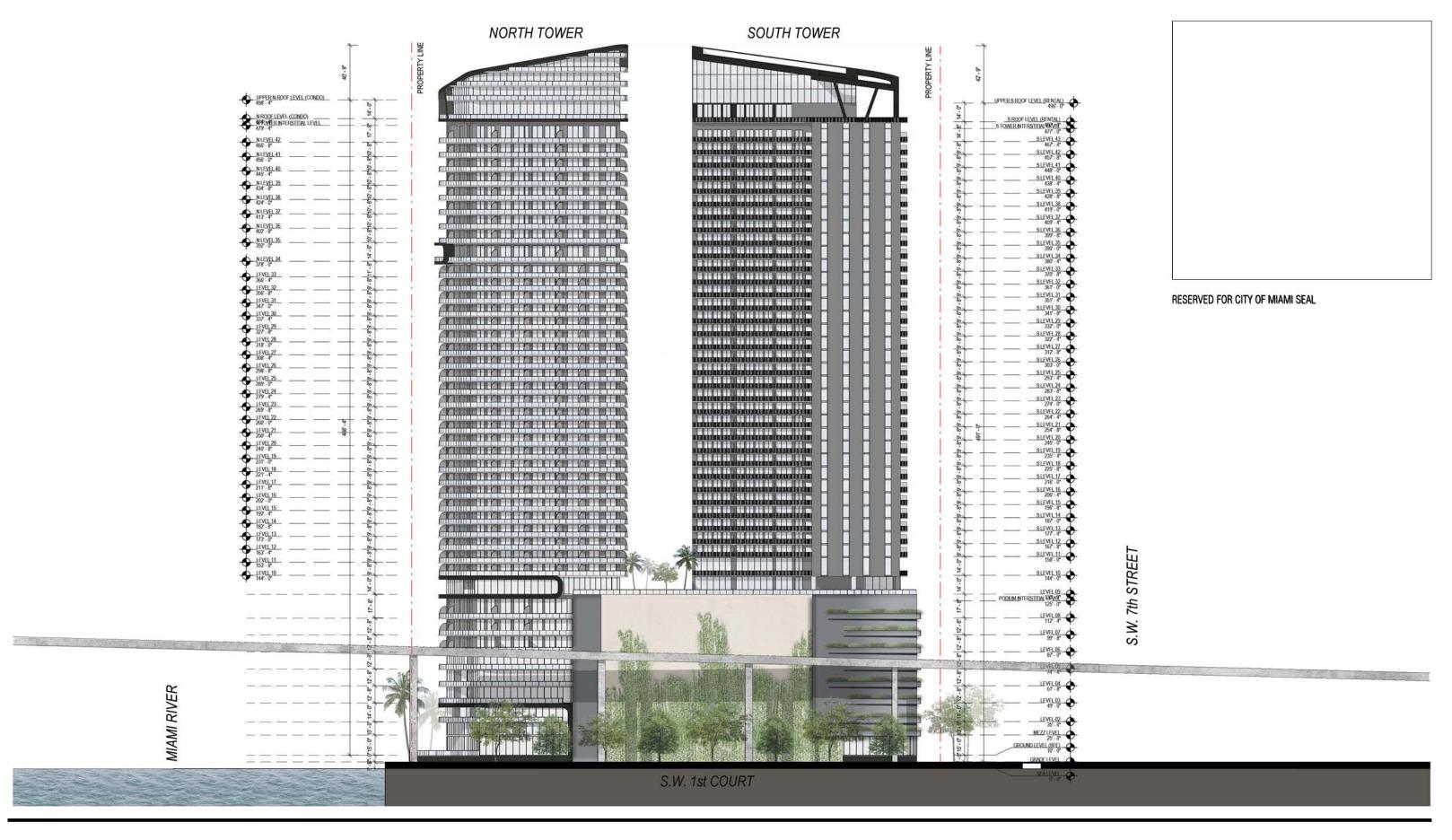
ONE BRICKELL RIVERFRONT

SOUTH & NORTH ELEVATIONS

99 SW 7th St. Miami, FL 33130

	-	*	
	42"-9"		
	42		
5		UPPER S ROOF LEVEL (RENTAL) 496 - 0*	
-88-014-0	-	SROOF LEVEL (RENTAL)	
8- BR		STOWER INTERSTITION TRAIL	
-8.38.8.		<u></u>	
9-8.		457 - 8* 	
9-8-9		448° 0° <u>SLEVEL 40</u> 438° 4°	
-8-8-8-8-		438'-4"	
8-8	Ĺ	SLEVEL 38	
8-8-6	Ĺ	419 - 0" 	
-8-8-8-8-	Ĺ	SLEVEL 36	
8 · 8.		SLEVEL 35	
8-8-6	Ĺ	390°-0° 	
8-8-B.	L	SLEVEL 33	
8-8- B	Ĺ	SLEVEL 32	<u></u>
-8-8-8-8	Ĺ	SLEVEL 31	
8-8		351'-4" 	RESERVED FOR CITY OF MIAMI SEAL
6.8.6	L	341'-8" 	
8-8-6	Ĺ	SLEVEL 28	
00	Ĺ	SLEVEL 27	
8-8-8	Ĺ	312 - 8" 	
8-8-6	Ĺ	SLEVEL 25	
8-8-6	È	293 4 	
8-8-6	L	283 · 8* 	
8-8-6	Ĺ	SLEVEL 22	
8.8	1		
-8-9-8-8-8	4916		
8- 6	L	245 · 0* 	
9.8.9		SLEVEL 18	
9-8-9	Ĺ	SLEVEL 17	
8.8.6		SLEVEL 16	
8-8-6		206 - 4 	
8-8-6.		196 · 8" 	
9.8-8.	Ĺ	187-0"	
-8.88.8.	Ĺ	117 - 4* 	
8-8	L	SLEVEL 11	
40.	6.1	1	
15-0" 10-0" 14-0" 12-8" 12-8" 12-8" 12-8" 12-8" 12-8" 12-85-0"4-0" 14-0" 9	-		
014	-	130-0°	
- 88-	-	PODIUM INTERSTITUAL LEVEL	
8. 12	-	PODUM INTERSTITIAL LEVEL 125 - 0* LEVEL 08 112'-4*	
12-	L		
12 - 8			1000
-8-	-		Ш Ц
8 12	-		NC
12.	-	LEVEL 04	Ū I
12 -8	N.C.		AL
5.			*
0. 14	2	LEVEL 02	18
7 10.			×
15-6		GROUND LEVEL (BFE)	S.W. 1st AVENUE
->	K	GRADELEVEL	752
	(SEALEVEL O'-0"	
		0-0° Y	





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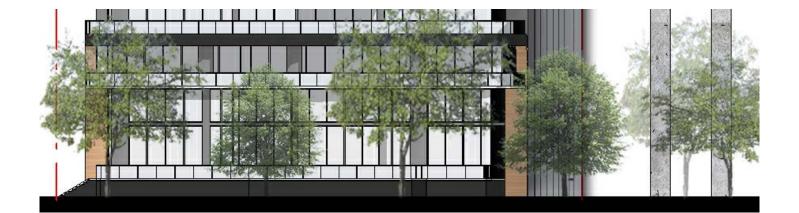
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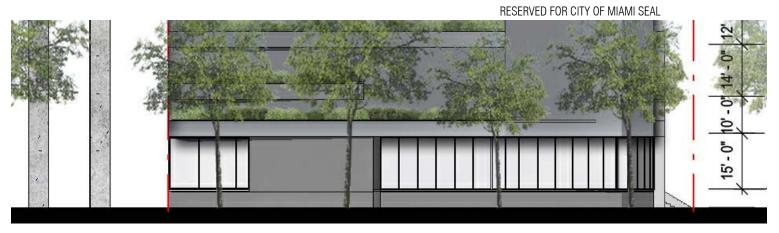
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WEST ELEVATION

99 SW 7th St. Miami, FL 33130







GROUND ELEVATION SOUTH



GROUND ELEVATION EAST

GROUND ELEVATION NORTH



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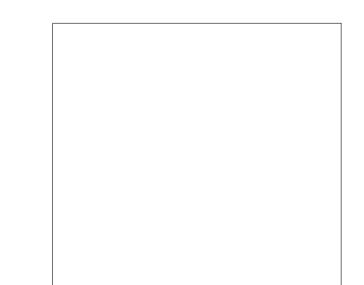
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ONE BRICKELL RIVERFRONT

99 SW 7th St. Miami, FL 33130

STREET LEVEL ELEVATIONS





	NORT	TH TOWER		_	*	
				14		
				.11		
	₩. –	MECHANICAL	<mark>-</mark> ∔/■	- <u>+</u>	PRER N ROOF LEVEL (CONDO) 498' - 4*	•
		AMENITY		14	<u>N ROOF LEVEL (CONDO)</u>	-
	RE	SIDENTIAL	<u> </u>	17' - 8"	479'- 4"	
	RE	SIDENTIAL		8,10,-8	466' - 8" N LEVEL 41	
	RE	SIDENTIAL		8,10' - 8"	456' - 0" N LEVEL 40	
	RE	SIDENTIAL	_	8,10'-8	445' - 4" <u>N LEVEL 39</u> 434' - 8"	-
		SIDENTIAL	_₽	8,10,-1	<u>NLEVEL 38</u> 424' - 0"	-
		SIDENTIAL		- 8410	<u>NLEVEL 37</u> 413' - 4"	-
<u> </u>		SIDENTIAL SIDENTIAL		-8-10	<u>N LEVEL 36</u> 402' - 8*	┝
L	AMENITY		╋╸──	-0. 10.	<u>NLEVEL 35</u> 392' - 0*	
		RESIDENTIAL	┻┓	- 8"	<u>NLEVEL 34</u> 378' - 0"	•
/		SIDENTIAL	╋		<u>LEVEL 33</u> 366' - 4*	•
/		SIDENTIAL	╋	- 8-	LEVEL_32 356' - 8"	
		SIDENTIAL		9 - 8" 9	LEVEL 31 347' - 0" LEVEL 30	r -
	RE	SIDENTIAL		8"9' - 8"9	337' - 4" LEVEL 29	
	RE	SIDENTIAL	╇	8"9'-8'	327' - 8" <u>LEVEL 28</u> 318' - 0"	
		SIDENTIAL	╋	3-6	LEVEL_27 308' - 4"	
		SIDENTIAL	╋╋		<u>LEVEL_26</u> 298' - 8"	
— — — 7		SIDENTIAL		8	<u>LEVEL_25</u> 289' - 0" <u>LEVEL_24</u>	
	RE	SIDENTIAL		8" 9" - 8" 9"	279' - 4"	
		SIDENTIAL	_	5	269' - 8* <u>LEVEL 22</u> 260' - 0*	
<u></u>		SIDENTIAL	╋	- 8"9" - 8" 401" - 4"		-
/		SIDENTIAL	- - 1	.6.	<u>LEVEL 20</u>	-
		SIDENTIAL		.6. 8.	<u>LEVEL 19</u> 231' - 0" <u>LEVEL 18</u>	
	RE	SIDENTIAL		8	221' - 4" LEVEL_17	
	RE	SIDENTIAL		8.6.	211' - 8" <u>LEVEL 16</u> 202' - 0"	
<u>_</u> <u>_</u>	· · · · · ·	SIDENTIAL		8.6	<u>LEVEL 15</u> 192' - 4"	-
/		SIDENTIAL	- F	8	LEVEL 14 182' - 8"	
		SIDENTIAL		6 - 8.	LEVEL 13 173' - 0" LEVEL 12	
	RE	SIDENTIAL		8	163' - 4" LEVEL 11	
	RE	SIDENTIAL		5	153 ⁻ -8" <u>LEVEL 10</u> 144 ⁻ -0"	
	1	AMENITY		140.	LEVEL 09	.
7		SIDENTIAL		17' - 8"	PO <u>DIUM INTERSTITIAL¹BPVE2"</u> 125' - 0"	Þ
— — — -			╋╨──	100	LEVEL_08 112'-4"	Þ
— — — -		SIDENTIAL	╈┻╶─	- 8" 12'-	LEVEL_07 99' - 8"	Þ
	RE	SIDENTIAL		- 8° 12	LEVEL.06 87'-0"	Þ
¢		AMENITY		- 8, 12, - 8	<u>LEVEL 05</u> 74' - 4"	
_ _		OFFICE		12	<u>LEVEL_04</u> 61' - 8"	Ľ –
		OFFICE	b	-01 14 - 0" 12 - 8"		
		AMENITY		14' - 0'	49' - 0"	st
		RETAIL		2	35' - 0" <u>MEZZ</u> LE <u>VEL</u>	
		RETAIL		- 0"15' - 0"	25' - 0" GRO <u>UND LEVEL (BFE)</u> 10' - 0"	S.W. 1st COURT
				<u></u>	GRADE LEVEL	
	MIA	MI RIVER			SEALEVEL 0' - 0*	Þ

S.W. 1st AVENUE

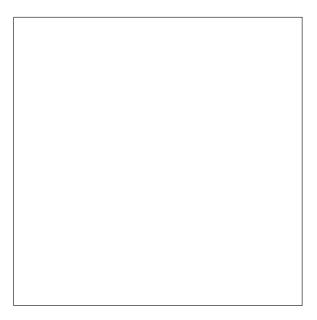
MIAMI RIVER

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EAST - WEST SECTION SCALE: $1/64^{"} = 1^{'}-0^{"}$



RESERVED FOR CITY OF MIAMI SEAL

DATE: 03/03/2022

	SOUTH TOWER		NORTH TOWER	U.
42 ⁹			MECHANICAL	PROPERTY LINE
UPPER \$ ROOF LEVEL (RENTAL)	MECHANICAL			
SROOF LEVEL (RENTAL)	AMENITY		AMENITY TT	
482° 0 S TOWER INTERSTITUL LEVEL 477° 0°	RESIDENTIAL		RESIDENTIAL	N TOWER INTERSTITIAL LEVEL
477-67 512/021_43 467-47 512/021_42 512/021_42 512/021_42 512/021_42 512/021_42 512/021_42 512/021_43 512/021_53 512/021 51	RESIDENTIAL		RESIDENTIAL	<u>NLEVEL 42</u> 466' - 8'
457 - 8° - 60 - 60 - 60 - 60 - 60 - 60 - 60 - 6	RESIDENTIAL		RESIDENTIAL	<u> </u>
448'- 0" bo	RESIDENTIAL		RESIDENTIAL	<u>NLEVEL 40</u> 445' - 4*
<u>SLEVEL 39</u> <u>SLEVEL 39</u> <u>SLEVEL 39</u> <u>SLEVEL 39</u>	RESIDENTIAL		RESIDENTIAL	<u>NLEVEL 39</u> 434'-8"
S LEVEL 38	RESIDENTIAL		RESIDENTIAL	<u>N LEVEL 38</u> 424'- 0"
419-0° bo	RESIDENTIAL		RESIDENTIAL	<u>NLEVEL 37</u> 413'- 4"
SLEVEL 36 399'-8'	RESIDENTIAL		RESIDENTIAL	<u>NLEVEL 36</u> 402' - 8"
SLEVEL 35 390 - 0'	RESIDENTIAL	<u> </u>		
S LEVEL 34	RESIDENTIAL RESIDENTIAL		RESIDENTIAL AMENITY	
S LEVEL 33 370 - 8"	RESIDENTIAL	+-	RESIDENTIAL	EVEL 33
SLE <u>VEL 32</u>	RESIDENTIAL		RESIDENTIAL	366'-4"
S LE <u>VEL 31</u>	RESIDENTIAL		RESIDENTIAL	LEVEL 31
S LEVEL 30 341'- 8'	RESIDENTIAL	<u> </u>	RESIDENTIAL	by 347'-0" <u>by LEVEL 30</u> <u>337'-4"</u>
SLEVEL 29 50 50	RESIDENTIAL		RESIDENTIAL	
S LEVEL 28	RESIDENTIAL	<u> </u>	RESIDENTIAL	<u>bc</u>
S LEVEL 27.	RESIDENTIAL	─ ┤	RESIDENTIAL	
303'- 0" to	RESIDENTIAL		RESIDENTIAL	
293'-4" to	RESIDENTIAL			
SLEVEL 24 SX - 8 SX	RESIDENTIAL		RESIDENTIAL TI	
SLEVEL 22 5	RESIDENTIAL		RESIDENTIAL	
	RESIDENTIAL		RESIDENTIAL	
	RESIDENTIAL		RESIDENTIAL	LEVEL 21 250'-4"
245 - 4 ² ∞	RESIDENTIAL		RESIDENTIAL	LEVEL 20 * * * * * * * * * * * * * * * * * * *
S LE VEL 18	RESIDENTIAL		RESIDENTIAL	ο 231'- 0"
SIEVEL 17	RESIDENTIAL		RESIDENTIAL	
SLEVEL 16 206' - 4"	RESIDENTIAL		RESIDENTIAL	
S LEVEL 15	RESIDENTIAL		RESIDENTIAL	202'- 0"
SLE <u>VEL 14</u>	RESIDENTIAL RESIDENTIAL		RESIDENTIAL	192'-4"
- SLEVEL 13 &	RESIDENTIAL		RESIDENTIAL	
SLEVEL 12	RESIDENTIAL		RESIDENTIAL	
<u>SLEVEL 11</u> کې			RESIDENTIAL	
SLEVEL 10 144 · 0' 5	AMENITY	<u> </u>	RESIDENTIAL	
	AMENITY		AMENITY	
		PARKING	RESIDENTIAL	
		PARKING	RESIDENTIAL	<u>ل الالالال مع</u> من کاری الالالا مع
		PARKING	RESIDENTIAL	
		PARKING	AMENITY	
		PARKING	OFFICE	
		PARKING	OFFICE	
		PARKING	AMENITY	<u>- <u>-</u> <u>LEVEL 03</u> - <u>49' · 0"</u></u>
		PARKING	RETAIL	
in '	LOBBY ELECTRICAL	DROP-OFF LOBBY	RETAIL	GROUND LEVEL (BEE)

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NORTH - SOUTH SECTION SCALE: 1/64" = 1'-0"

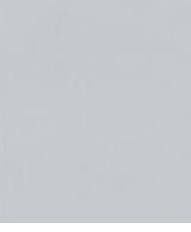
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01 - METAL WINDOW WALL

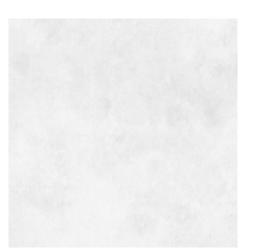


02 - GREY GLASS

05 - DARK STUCCO



03 - GLASS RAILING



04 - WHITE STUCCO



07 - ENGINEERED WOOD

08 - METAL PANEL



06 - CAST-IN-PLACE CONCRETE



09 - PICKET RAILING



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ONE BRICKELL RIVERFRONT

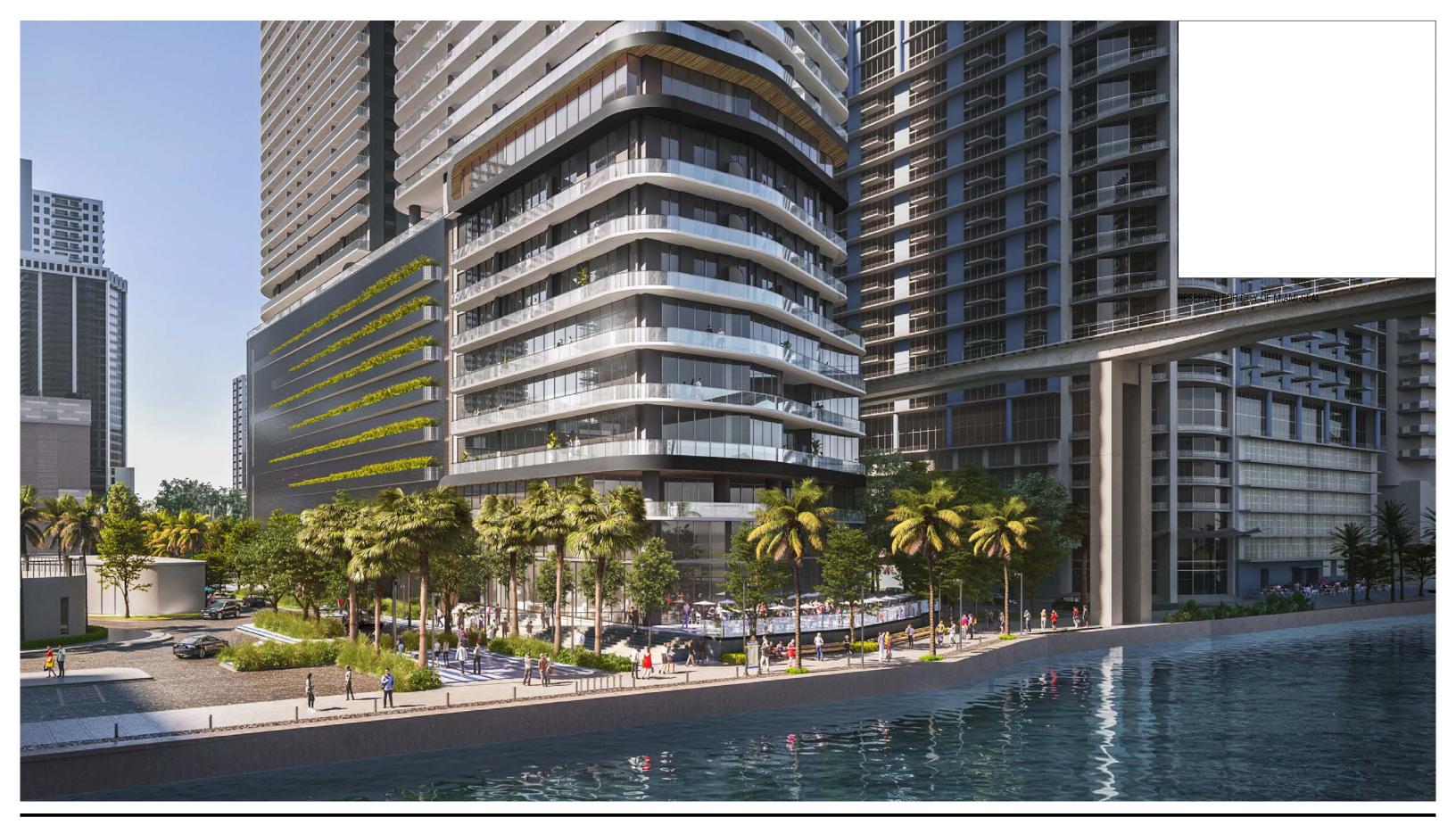
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DATE:

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RENDERING 01

DATE: 03/03/2022





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RENDERING 02

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RENDERING 03

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RENDERING 04

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RENDERING 05

DATE: 03/03/2022





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RENDERING 06

DATE: 03/03/2022







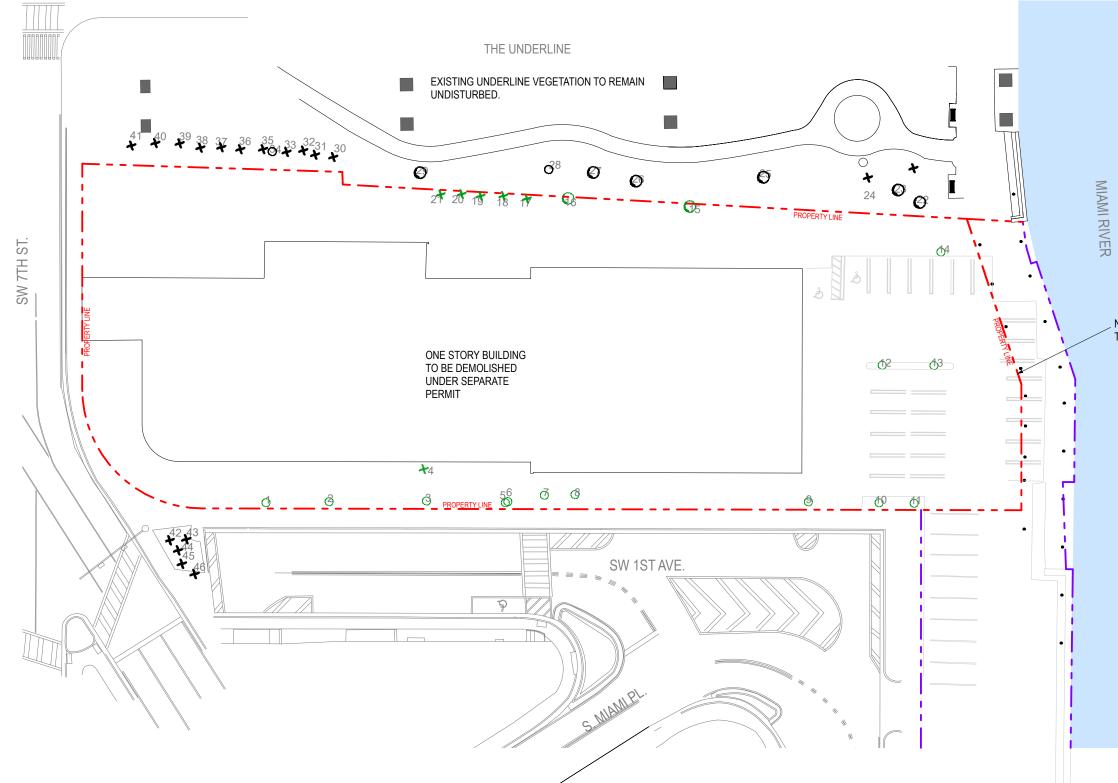
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ONE BRICKELL RIVERFRONT

VEGETATION SURVEY SCALE: 1" = 40' 20' 40

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RESERVED FOR CITY OF MIAMI SEAL

NOTE: NEW PROPERTY BOUNDARIES SHOWN ACCORDING TO TENTATIVE PLAT 02/09/2022.

03/02/2022

DATE:

L001

ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	PROTECT	REMOVE	RELOCATE	REMARKS					
THE FOLI	LOWING VEGETATION IS	LOCATED OFF PROPER	ry - Under	LINE										
22	Lysiloma latisiliquum	Wild Tamarind	4	12	8	х								
23	Lysiloma latisiliquum	Wild Tamarind	8	14	10	х								
24	Conocarpus erectus var. sericeus	Silver Buttonwood	2	10	6	х								
25	Lysiloma latisiliquum	Wild Tamarind	24	20	40	х								
26	Calophyllum inophyllum	Beauty Leaf	7	18	12	х								
27	Calophyllum inophyllum	Beauty Leaf	6	20	12	х								
28	Bursera simaruba	Gumbo Limbo	10	18	18	х								
29	Calophyllum inophyllum	Beauty Leaf	10	20	18	х								
	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
31	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
32	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
33	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
34	Lysiloma latisiliquum	Wild Tamarind	24	20	40	х								
35	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
36	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
37	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
38	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
39	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
40	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
41	Dypsis lutescens	Areca Palm	CLUSTER	14	16	х								
THE FOLI	LOWING VEGETATION IS	LOCATED OFF PROPER	TY - CITY OI	F MIAMI R	ow									
42	Ptychosperma elegans	Alexander Palm	6	15 O/A	10		х		Poor Condition; Coordinate removal with COM.					
43	Ptychosperma elegans	Alexander Palm	6	15 O/A	10		х		Poor Condition; Coordinate removal with COM.					
44	Ptychosperma elegans	Alexander Palm	6	15 O/A	10		х		Poor Condition; Coordinate removal with COM.					
45	Ptychosperma elegans	Alexander Palm	6	15 O/A	10		х		Poor Condition; Coordinate removal with COM.					
46	Ptychosperma elegans	Alexander Palm	6	15 O/A	10		Х		Poor Condition; Coordinate removal with COM.					

VEGETATION SCHEDUILE - OFF PROJECT PROPERTY

TOTAL TALL PALMS FOR REMOVAL AND MITIGATION: 5

ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	PROTECT	REMOVE	RELOCATE	REMARKS
1	Bursera simaruba	Gumbo Limbo	28	18	30		х		Multitrunk; Poor Condition due to utility pruning.
2	Bursera simaruba	Gumbo Limbo	30	24	30		х		Multitrunk; Poor Condition due to utility pruning.
3	Bursera simaruba	Gumbo Limbo	13	18	23		х		Multitrunk; Poor Condition due to utility pruning.
4	Phoenix roebelenii	Dwarf Date Palm	SHRUB	2	3		х		Poor Condition; Conflicts with proposed construction
5	Clusia guttifera	Small Leaf Clusia	SHRUB	10	5		х		Conflicts with proposed construction
6	Clusia guttifera	Small Leaf Clusia	SHRUB	10	5		х		Conflicts with proposed construction
7	Calistemon citrinus	Bottlebrush Tree	13	16	20		х		Conflicts with proposed construction
8	Calistemon citrinus	Bottlebrush Tree	15	16	20		х		Conflicts with proposed construction
9	Quercus virginiana	Southern Live Oak	9	24	20		х		Conflicts with proposed construction
10	Quercus virginiana	Southern Live Oak	13	24	30		х		Conflicts with proposed construction
11	Quercus virginiana	Southern Live Oak	7	16	20		х		Conflicts with proposed construction
12	Quercus virginiana	Southern Live Oak	6	14	16		х		Conflicts with proposed construction
13	Quercus virginiana	Southern Live Oak	5	14	14		х		Conflicts with proposed construction
14	Quercus virginiana	Southern Live Oak	12	30	36		х		Conflicts with proposed construction
15	Quercus virginiana	Southern Live Oak	8	30	25		Х		Conflicts with proposed construction
16	Quercus virginiana	Southern Live Oak	8	30	25		Х		Conflicts with proposed construction
17	Dypsis lutescens	Areca Palm	CLUSTER	14	16		х		Conflicts with proposed construction
18	Dypsis lutescens	Areca Palm	CLUSTER	14	16		х		Conflicts with proposed construction
19	Dypsis lutescens	Areca Palm	CLUSTER	14	16		х		Conflicts with proposed construction
20	Dypsis lutescens	Areca Palm	CLUSTER	14	16		х		Conflicts with proposed construction
21	Dypsis lutescens	Areca Palm	CLUSTER	14	16		х		Conflicts with proposed construction

TOTAL DBH FOR REMOVAL AND MITIGATION: 237"

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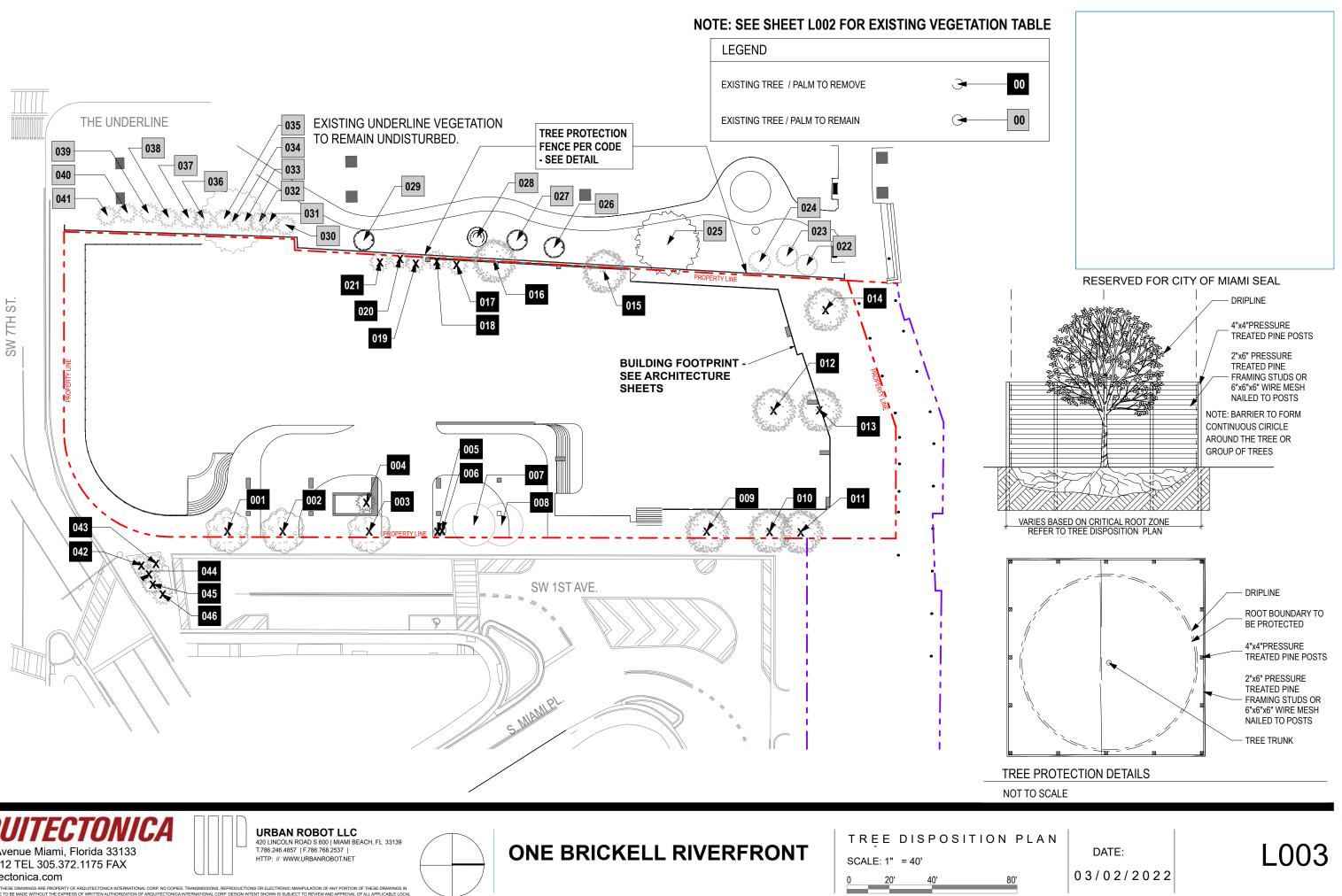
ONE BRICKELL RIVERFRONT

VEGETATION TABLE

RESERVED FOR CITY OF MIAMI SEAL

VEGETATION SCHEDULE - ON PROJECT PROPERTY

DATE: 03/02/2022





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LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS				
Transect Zone:Lot AreaAcres	1.152	·		
OPEN SPACE	REQUIRED / ALLOWED	PROVIDED		
Square feet of required Open Space, as indicated on site plan: Lot Area = $50,183$ s.f. x 10% = $5,018$ s.f.	5,018	9,114		
Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces N/A x 10 s.f. per parking space=	_N/A			
Total square feet of landscaped open space required: A+B=	5,018	9,114	-	
LAWN AREA CALCULATION				
Square feet of landscaped open space required by Miami21:	5,018	9,114_		
Maximum lawn area (sod) permitted = $0\% x$ s.f.	0	0		
TREES			ROVIDED	
	00			
22 trees x 1.152 net lot acres – number of existing trees (4) =		24	15	39
% Palms allowed: Number of trees provided $x 30\% =$	7	0	10	17
% Natives required: Number of trees provided x 30% =	7	16	8	24
% Drought tolerant and low maintenance: Number of trees provided x 20% =	5	24	25	49
Street Trees (maximum average spacing of 30' o.c.):		FRONTAGE		total row 39
461 linear fact along street / 20 -	16	19		
$_461$ linear feet along street / 30 = % Palms permitted to count towards street trees on 1:1 basis x 30%:	<u> </u>	9		21
	5	9		
% Palms permitted to count towards street trees on 1:1 basis x 30%: Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.):linear feet along street / 25 = SHRUBS	5 0	9 0	_	
% Palms permitted to count towards street trees on 1:1 basis x 30%: Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.):linear feet along street / 25 = SHRUBS	5 0 REQUIRED / ALLOWED	9 0	- ROVIDED	
% Palms permitted to count towards street trees on 1:1 basis x 30%: Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.):linear feet along street / 25 = SHRUBS	5 0 REQUIRED /	9 0	- ROVIDED TBD	
% Palms permitted to count towards street trees on 1:1 basis x 30%: Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.):linear feet along street / 25 = SHRUBS	5 0 REQUIRED / ALLOWED	9 0		
	Information required to be permanently affixed to plans Transect Zone: T6-48B-O Lot Area $50,183$ sf Acres_ OPEN SPACE Square feet of required Open Space, as indicated on site plan: Lot Area = $50,183$ sf. x 10^{-0} % = $5,018$ sf. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces N/A_x 10 sf. per parking space= Total square feet of landscaped open space required: A+B= LAWN AREA CALCULATION Square feet of landscaped open space required by Miami21: Maxi mum lawn area (sod) permitted = $_0^{-0}$ % xsf. Sf. Thees 2 Number of trees required per net lot acre, less existing number of trees meeting minimum requirements =2 2 2 trees x 1.152 net lot acres – number of existing trees (4) = % Palms allowed: Number of trees provided x 30% = % Natives required: Number of trees provided x 30% =	INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Transect Zone: T6-48B-O Lot Area _50,183 sf Acres1.152 OPEN SPACE REQUIRED / ALLOWED Square feet of required Open Space, as indicated on site plan: Lot Area = _50,183 sf. x _10 % = _5,018 sf. Square feet of parking lot open space required by Article 9, as	INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Information Required to be permanently affixed to plans Acres 1.152 OPEN SPACE REQUIRED / PROVIDED ALLOWED PROVIDED ALLOWED Square feet of required Open Space, as indicated on site plan: Lot Area = $_{50,183}$ sf. x $_{10}$ %= $_{5,018}$ sf. Square feet of parking to open space required by Article 9, as indicated on site plan: Number of parking spaces N/A	INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Transect Zone: <u>T6-48B-O</u> Lot Area <u>50,183 sf</u> Acres <u>1.152</u> CPEN SPACE REQUIRED / PROVIDED ALLOWED 9,114 Lot Area = <u>50,183 sf</u> , x <u>10 % = 5,018 sf</u> . 5,018 9,114 Square feet of required Open Space, as indicated on site plan: Lot Area = <u>50,183 sf</u> , x <u>10 % = 5,018 sf</u> . N/A Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 sf. per parking space= N/A Total square feet of landscaped open space required by Miami21: 5,018 9,114 LAWN AREA CALCULATION Square feet of landscaped open space required by Miami21: 5,018 9,114 Maxi mum lawn area (sod) permitted = <u>0 % x sf</u> . <u>0</u> 0 REQUIRED / ALLOWED PROVIDED Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = <u>22</u> trees x 1.152 net lot acres – number of existing trees (4) = <u>7</u> 0 10 % Natives required: Number of trees provided x 30% = Number of trees provided x 20% = <u>5</u> 24 25 ON FRONTAGE % Drought tolerant and low maintenance: Number of trees provided x 20% = <u>5</u> 24 25 ON FRONTAGE

		TREE REPLACEMENT CHART			
237"	TOTAL DIAMETER OF TREES TO BE REM	NOVED (NOT INCLUDING SHORT PAI	LMS-SEE VEGETATION S	CHEDULE SHEET L002)	
82	TOTAL NUMBER OF REPLACEMENT TREE	ES REQUIRED (2" DBH, 6' SPREAD, 12'	' HEIGHT)		
OR					
41	TOTAL NUMBER OF REPLACEMENT TREE	ES REQUIRED (4" DBH, 8' SPREAD, 16'	' HEIGHT)		
+					
10	TOTAL NUMBER OF REPLACEMENT PALM	IS REQUIRED (6"DBH, 16'OA HEIGHT)	-SEE VEGETATION SCHE	DULE SHEET L002)	
	MITIGATION NUMBERS SHOWN IN GRAY				
21	REPLACEMENT TREES TO BE PLANTED N	vin 4" dbh, 8' spread, 16' height			
	(8-Bridal Veil, 7-Gum	bo Limbo, 2-Satinleaf, 2 Silk Floss, 2-Go	olden Shower)		
	42-REPLACEMENT VALUE (21 X 2)				
7	REPLACEMENT TREES TO BE PLANTED N	VIN 2" DBH, 6' SPREAD, 12' HEIGHT			
	(7-Tabebuia bahamer	nsis)			
	7-REPLACEMENT VALUE				
10	UP TO 30% OF 2" DBH REPLACEMENT T	REES MAY BE REPLACED BY NATIVES	OF 1-1/2" DBH 10'HEIG	HT	
	(10-Simpson's Stopp	vers)			
	10-REPLACEMENT VALUE				RESERVED FOR CITY OF MIAMI SEAL
25	REPLACEMENT PALMS TO BE PLANTED I	MIN 10"DBH, 15' SPREAD, 16'OA HEIG	ЭНТ		
	(7-Coconut Palms, 6-	-Medjool Date Palms, 12 Sabal Palms)			
	REPLACEMENT VALUE: 10 PALMS AND 7	TREES			
	TOTAL REPLACEMENT VALUE: 66 TREES	+ 10 PALMS			
16	ADDITIONAL 2" DBH, 6' SPREAD, 12' HEIGHT	T MITIGATION TREES REQUIRED UNDER T	THIS PLAN		
6	MINIMUM REPLACEMENT SPECIES REQU	JIRED			
12	REPLACEMENT SPECIES PROVIDED				
		<u>↓</u>			

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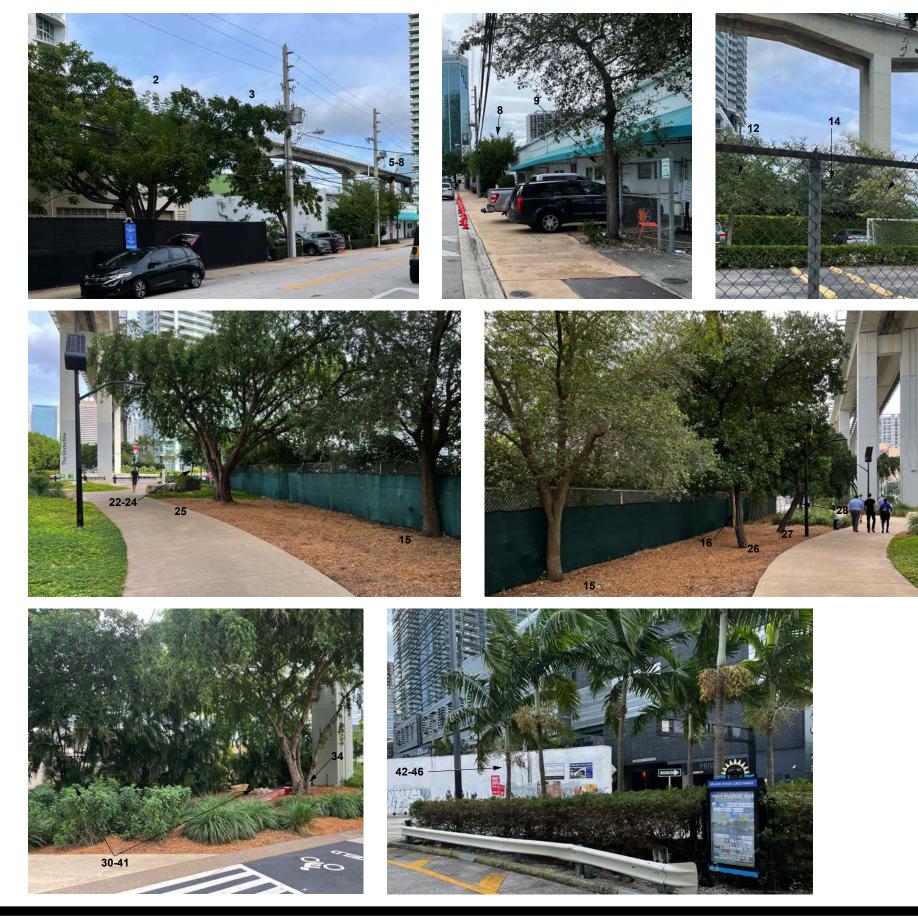
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LANDSCAPE LEGEND AND MITIGATION

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ONE BRICKELL RIVERFRONT

EXISTING VEGETATION PHOTOS



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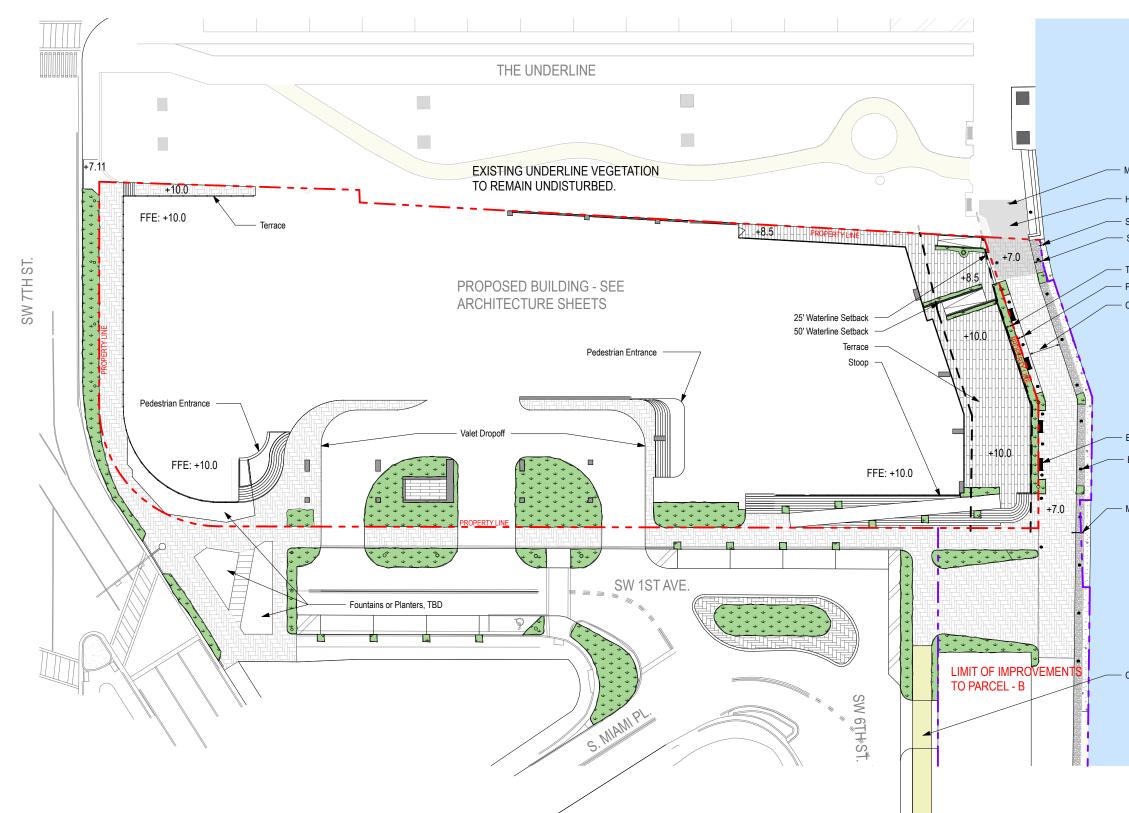
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NOTE: NUMBERS CORRESPOND TO VEGETATION SURVEY AND TABLES.

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GROUND LEVEL HARDSCAPE PLAN SCALE: 1" = 40' 20' 40'

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Miami Riverwalk Directional Sign

Hardscape Transition Zone

Sea Wall / Bulkhead 2' -0" Safety Zone 3' -4"

Transition Zone 3' -0" Passive Zone 3' -0" - Circulation Zone 15' -0"

Bench, Typ.

Bollard, Typ.

Miami Riverwalk Information Kiosk

Concrete Sidewalk 8' Color C-12

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ALL PLANTINGS TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX A

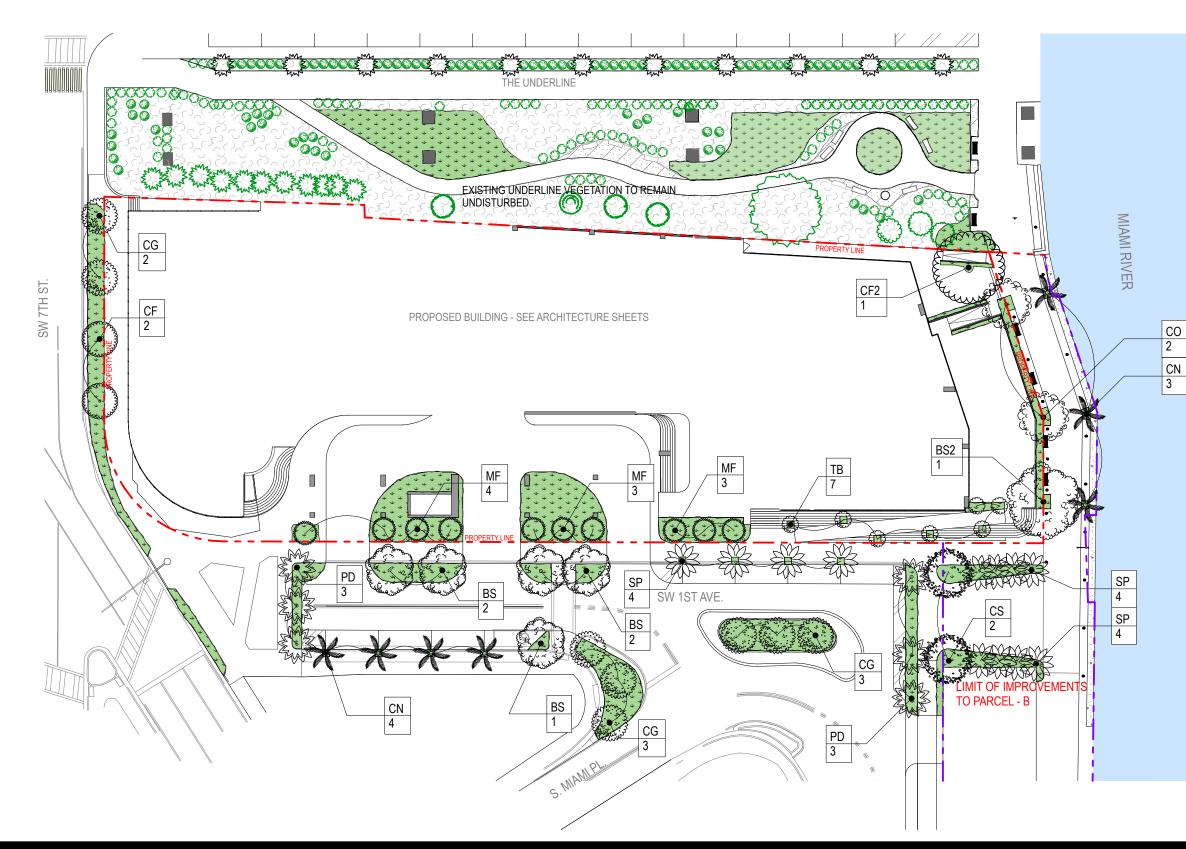
HARDSCAPE MATERIALS AND SITE FURNISHINGS TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX B

WAYFINDING TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX D

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ONE BRICKELL RIVERFRONT

G R O U N D L E V E L P L A N T I N G P L A N SCALE: 1" = 40' 0 20' 40'

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TREE LEGEND

Symbol	Symbol ID Qty Botanical Name		Common Name	
\bigcirc	BS	5	Bursera simaruba	Gumbo Limbo
\bigcirc	BS2	1	Bursera simaruba	Gumbo Limbo
and a second sec	CF	2	Cassia fistula	Golden Shower
A CONTRACTOR OF A CONTRACTOR O	CF2	1	Cassia fistula	Golden Shower
	CG	8	Caesalpina granadillo	Bridal Veil
Contraction of the second seco	со	2	Chrysophyllum oliviforme	Satinleaf
0	cs	2	Ceiba speciosa	Silk Floss
	MF	10	Myrcianthes fragrans	Simpson's Stopper
	тв	7	Tabebuia bahamensis	White Tabebuia

PALM LEGEND

Symbol	ID	Qty	Botanical Name	Common Name		
*	CN	7	Cocos nucifera	Coconut Palm		
PD 6		6	Phoenix dactylifera 'Medjool'	Date Palm		
	SP	12	Sabal palmetto	Sabal Palm		

SEE SHEET L400 FOR COMPLETE PLANTING SCHEDULE DETAILS.

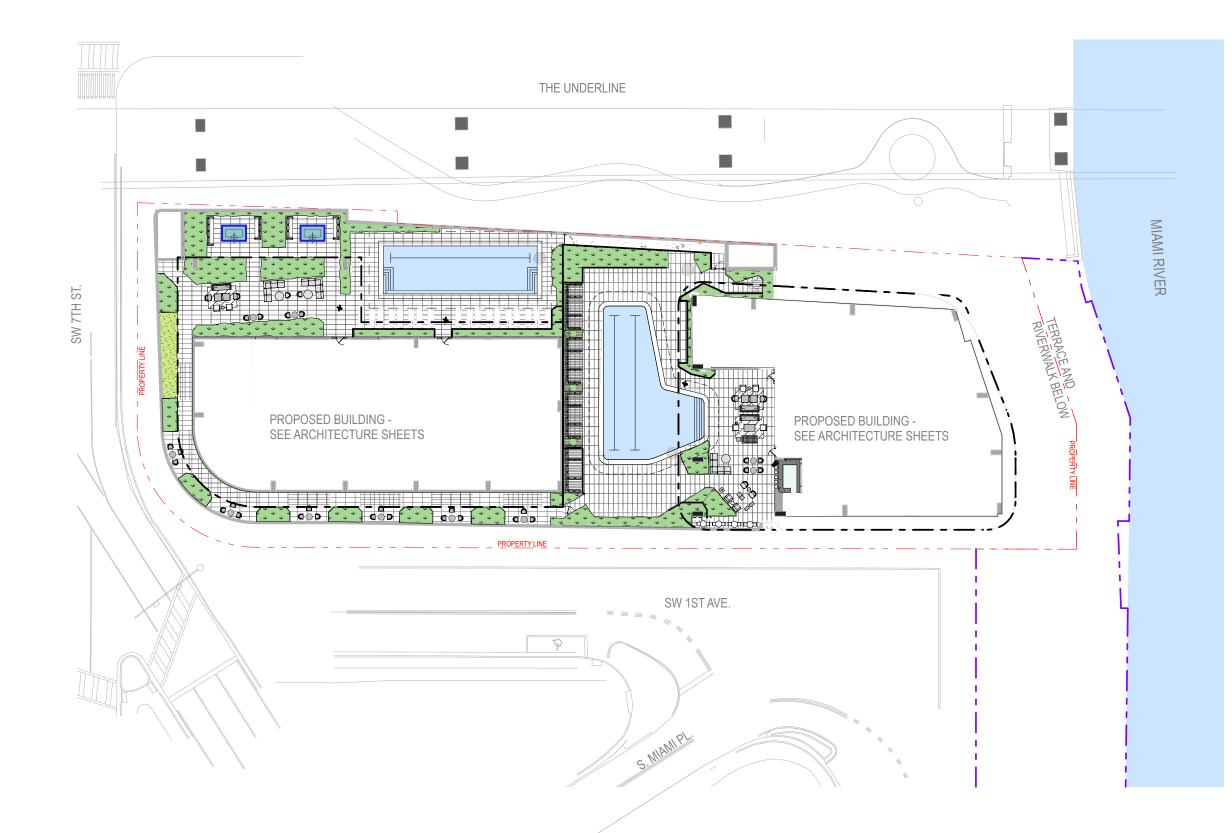
HARDWOOD MULCH EXISTING

SHRUBS OR GROUNDCOVERS

L101

03/02/2022

DATE:





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ONE BRICKELL RIVERFRONT

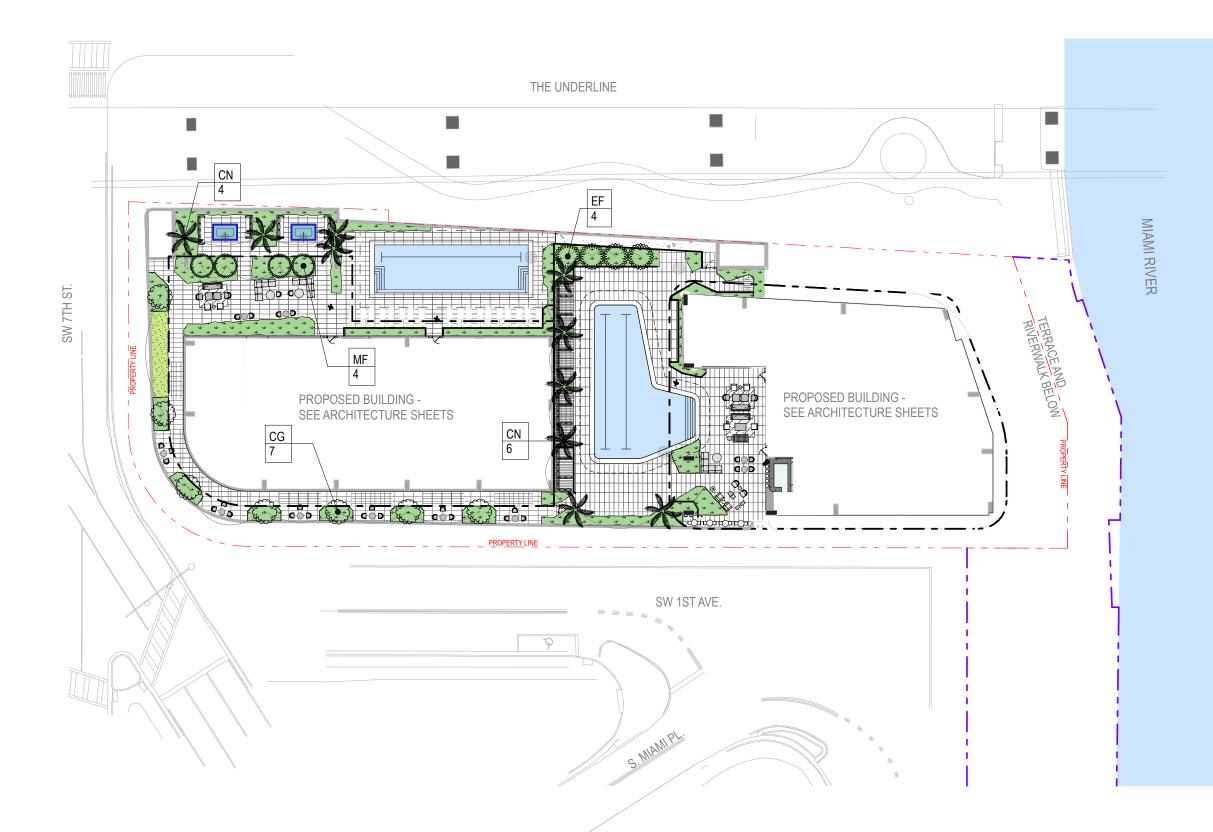
AMENITY LEVEL HARDSCAPE PLAN SCALE: 1" = 40' 40 20'



80

03/02/2022

DATE:





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ONE BRICKELL RIVERFRONT

A M E N I T Y L E V E L P L A N T I N G P L A N SCALE: 1" = 40' 0 20' 40'

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Symbol	ID Qty		Botanical Name	Common Name		
Ę.	CG	7	Clusia guttifera	Autograph Tree		
and the second se	EF	4 Eugenia foetida		Spanish Stopper		
0	MF	4	Myrcianthes fragrans	Simpson's Stopper		

TREE LEGEND

PALM LEGEND

Symbol	ID	Qty	Botanical Name	Common Name
×	CN	10	Cocos nucifera	Coconut Palm

SEE SHEET L400 FOR COMPLETE PLANTING SCHEDULE DETAILS.



SHRUBS OR GROUNDCOVERS



ARTIFICIAL TURF DOG RUN

DATE: 0 3 / 0 2 / 2 0 2 2 L201

				Tree Schedule - Gr	ound Floo	r				
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks
G	BS	5	Bursera simaruba	Gumbo Limbo	3"	15'OA; 4'CT		Y	Y	Street Tree
O	BS2	1	Bursera simaruba	Gumbo Limbo		30'OA; 10'CT	30'	Y	Y	Specimen
A CONTRACT OF A	CF	2	Cassia fistula	Golden Shower	3"	15'OA; 4'CT		Ν	Y	Street Tree
and the second s	CF2	1	Cassia fistula	Golden Shower	4"MIN	30'OA; 10'CT	30'	Ν	Y	Specimen
	CG	8	Caesalpina granadillo	Bridal Veil	3"	15'OA; 4'CT		Ν	Y	Street Tree
Contraction of the second seco	со	2	Chrysophyllum oliviforme	Satinleaf	8" MIN	30'OA MIN; 10' CT	20'	Y	Y	Lot Tree
	CS	2	Ceiba speciosa	Silk Floss	18"	40' OA; 10' CT		Ν	Y	Specimen
· · · · · · · · · · · · · · · · · · ·	MF	10	Myrcianthes fragrans	Simpson's Stopper	1-1/2" Min.	10' Min.		Y	Y	Lot Tree
	ТВ	7	Tabebuia bahamensis	White Tabebuia	2"	15'	6'	Ν	Y	

	Palm Schedule - Ground Floor												
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks			
*	CN	7	Cocos nucifera	Coconut Palm	10" DBH	16' OA; 8'CW		N	Y				
	PD	6	Phoenix dactylifera 'Medjool'	Date Palm	10" DBH	16'OA; 8'CW		N	Y				
	SP	12	Sabal palmetto	Sabal Palm	10"DBH	16'OA; 8'CW		Y	Y				

	Tree Schedule - 9th Floor												
Symbol ID Qty Botanical Name Common Name Cal Height Spread Native Drought Tolerance													
Ę€Ĵ)	CG	7	Clusia guttifera	Autograph Tree	2"	8'		Ν	Y	Lot Tree;			
and a second sec	EF	4	Eugenia foetida	Spanish Stopper	2"	10'	8'	Y	Y	Multitrunk; Lot tree			
\odot	MF	4	Myrcianthes fragrans	Simpson's Stopper	1-1/2" Min.	10' Min.		Y	Y	Lot Tree			

	Palm Schedule - 9th Floor											
Symbol ID Qty Botanical Name Common Name Cal Height Spread Native Drought Tolerance Remain										Remarks		
*	CN	10	Cocos nucifera	Coconut Palm	10" DBH	16' OA; 8'CW		Ν	Y			

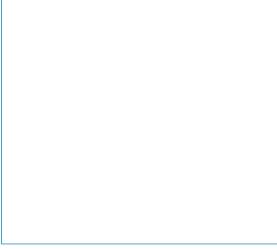


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ONE BRICKELL RIVERFRONT

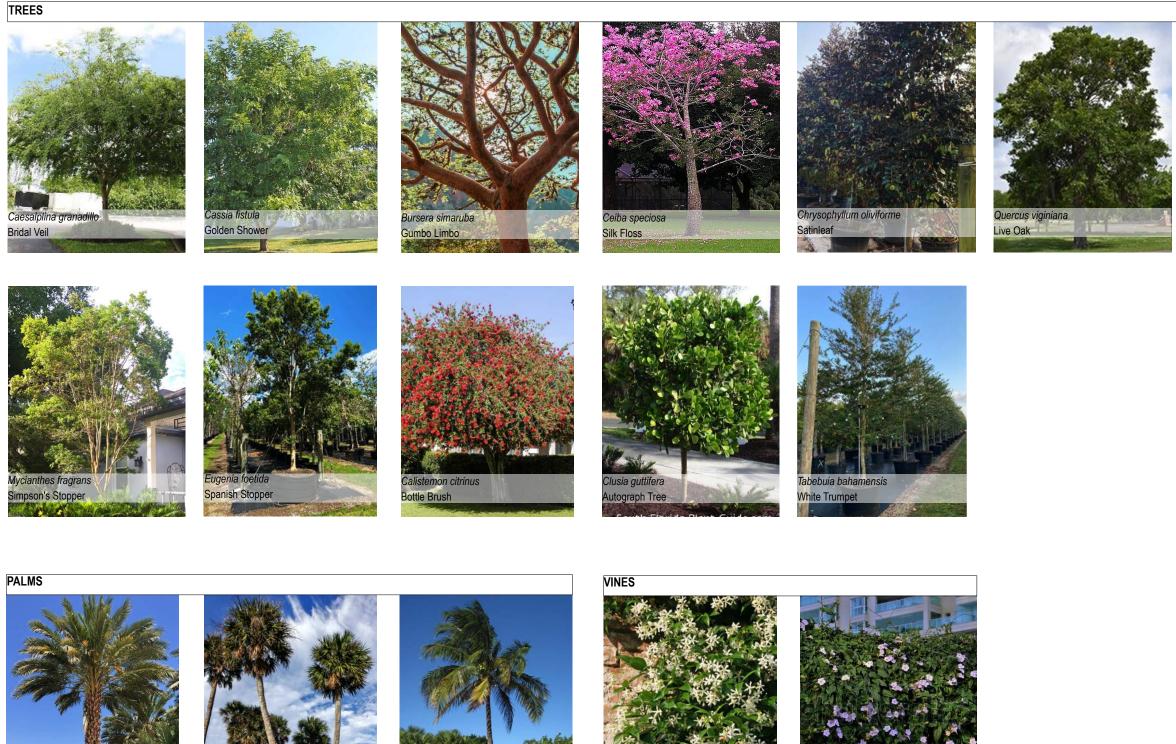
PLANTING SCHEDULES



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DUITECTONICA 2900 Oak Avenue Miami, Florida 33133 305.372.1812 TEL 305.372.1175 FAX www.arquitectonica.com

Phoenix dactylifera

Date Palm

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Cocos nucifera

oconut palm

AND REAL PROPERTY.

1. 19

abal palmetto

abal Palm

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ONE BRICKELL RIVERFRONT

hunbergia grandiflora

Sky Vine

PLANTING PALETTE

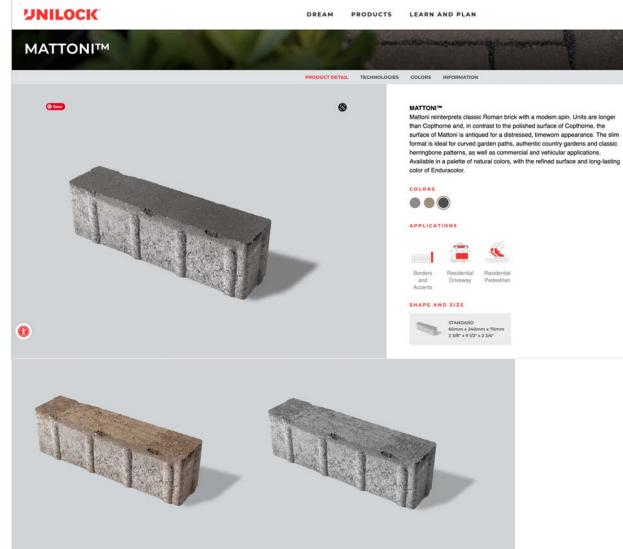
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DATE: 03/02/2022

DESIGN INSPIRATION FOR PLAZA SPACES. EXACT PATTERNS TBD.



SUGGESTED PAVER FOR RIVER WALK TO COMPLY WITH GREENWAY ACTION PLAN.





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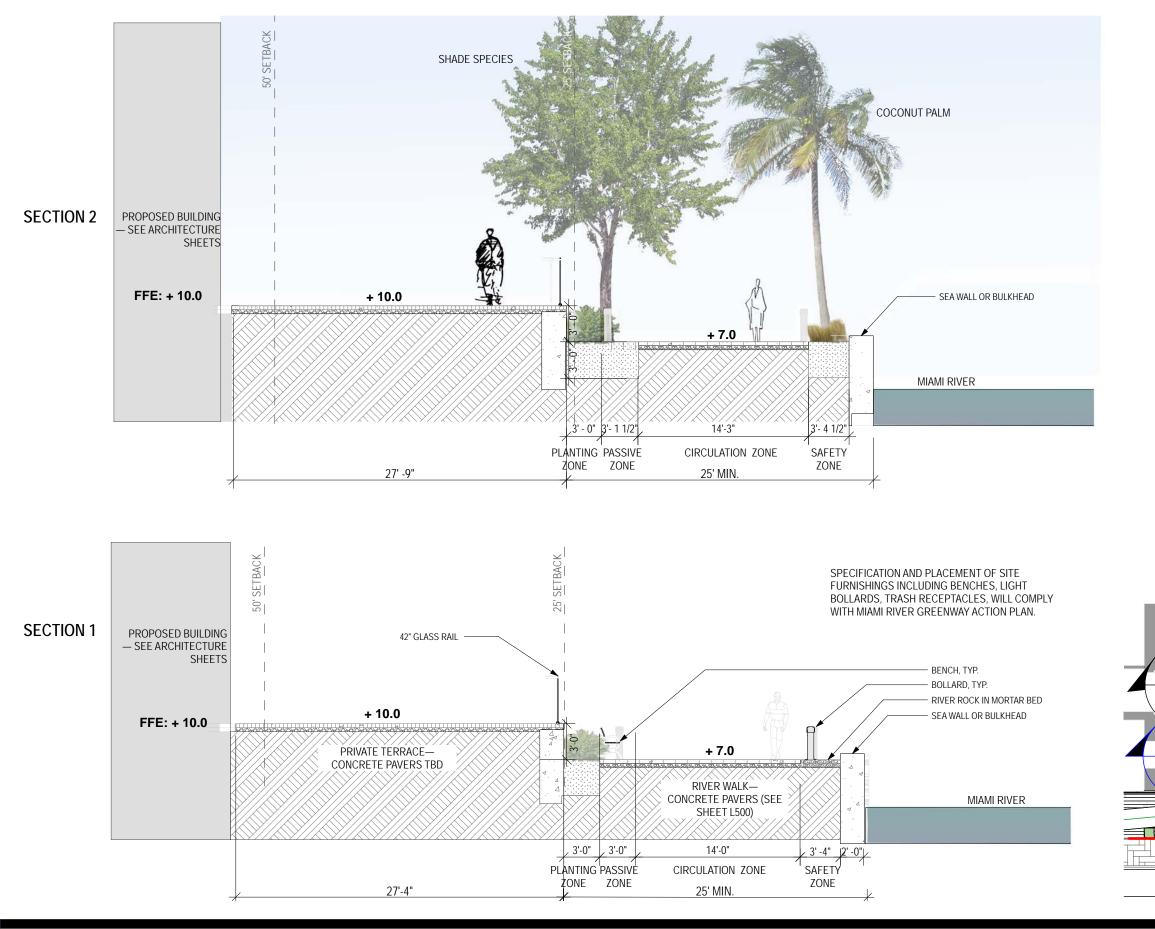
HARDSCAPE SCHEDULE

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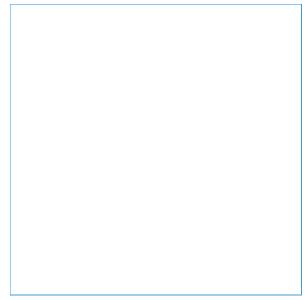
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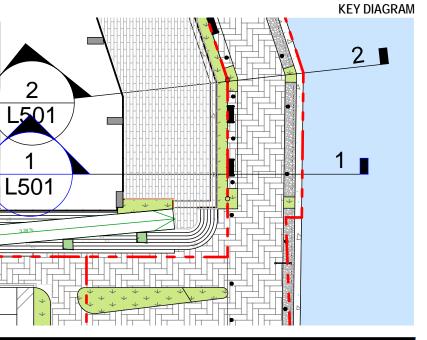
ONE BRICKELL RIVERFRONT

SECTIONS SCALE: 1/8" = 1'-0" 0 4' 8'

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