

# ONE BRICKELL RIVERFRONT

99 SW 7th STREET  
MIAMI FL, 33130

## P&Z DRAWING INDEX

A000	COVER
A001	ZONING DATA
A002	WAIVER REQUESTS
A003	EXISTING CONDITIONS
A004	TRANSIT CORRIDOR LOCATION MAP
A005	SURVEY
A006	FLR DIAGRAMS
A007	SETBACK PLANS
A008	SITE PARAMETERS
A009	MEZZANINE AREA
A010	SITE CONNECTIONS
A011	SITE PLAN
A012	LOT COVERAGE & OPEN SPACE
A013	BICYCLE PARKING
A100	GROUND LEVEL (LOBBY LEVEL)
A101	MEZZ LEVEL
A102	LEVEL 02 (AMENITY LEVEL)
A103	LEVEL 03-04 (OFFICE LEVEL)
A104	LEVEL 05
A105	LEVEL 06-08 (PARKING LEVEL)
A106	LEVEL 9 (AMENITY LEVEL)
A107	LEVEL 10 (AMENITY & RESIDENTIAL)
A108	LEVEL 11-33 (TYPICAL LEVEL)
A109	LEVEL 34 (AMENITY LEVEL)
A110	LEVEL 35-42 (PH LEVEL)
A111	ROOF LEVEL
A200	MAXIMUM HEIGHT DIAGRAM
A201	EAST ELEVATION
A202	SOUTH & NORTH ELEVATIONS
A203	WEST ELEVATION
A204	STREET LEVEL ELEVATIONS
A301	EAST - WEST SECTION
A302	NORTH - SOUTH SECTION
A401	MATERIAL BOARD
A601	RENDERING 01
A602	RENDERING 02
A603	RENDERING 03
A604	RENDERING 04
A605	RENDERING 05
A606	RENDERING 06
A607	RENDERING 07

RESERVED FOR CITY OF MIAMI SEAL

## P&Z DRAWING INDEX

### LANDSCAPE

L001	VEGETATION SURVEY
L002	VEGETATION TABLE
L003	TREE DISPOSITION PLAN
L004	LANDSCAPE LEGEND AND MITIGATION
L005	EXISTING VEGETATION PHOTOS
L006	GREENWAY LOCATION PLAN
L100	GROUND LEVEL HARDSCAPE PLAN
L101	GROUND LEVEL PLANTING PLAN
L200	AMENITY LEVEL PLANTING PLAN
L201	AMENITY LEVEL HARDSCAPE PLAN
L400	PLANTING SCHEDULES
L401	PLANTING PALETTE
L500	HARDSCAPE SCHEDULE
L501	SECTIONS

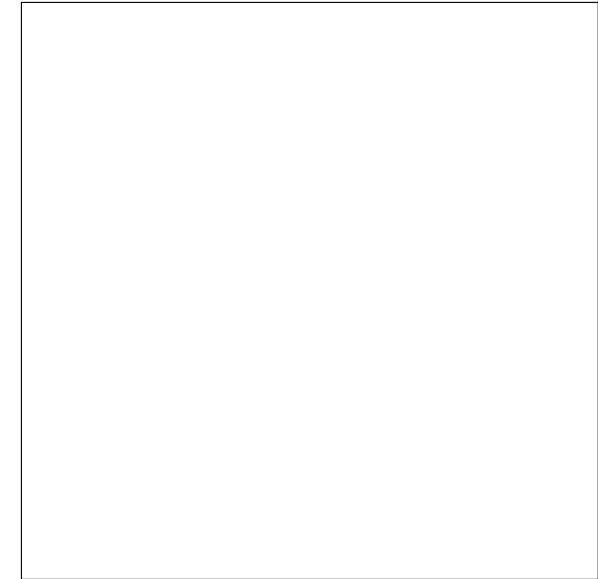
### SURVEY

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

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

Lot Addresses: 99 SW 7th St, Miami, FL 33130 Folio numbers: 0102050301090  
TBD

Lot Occupation	Required/Allowed	Parcel A Applied		Parcel B (included for landscaping purposes only)	
		Required/Allowed	Provided	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.	
Lot Coverage	80% max.	50,183 sf x 0.8 = 40,146 sf max.	40,437 sf (80.6%) (By waiver)	80% max.	
Floorplate	18,000 sf max. Floorplate for residential & lodging, 30,000 sf max. Floorplate for Office & Commercial		North Tower: 13,468 sf; South Tower: 14,104 sf	18,000 sf max. Floorplate for residential & lodging, 30,000 sf max. Floorplate for 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 TOD)	500 DUA (as modified in Diagram 9 of Miami 21)	
Tower to Tower separation	60 ft min.		54 ft (see waiver list)		
<b>Building Setbacks</b>					
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.)	
<b>Building Configuration</b>					
Required		Provided		Required	
Min. Height	2 Stories			2 Stories	
Max. Height	48			48	
Max. Benefit Height	80 stories	North Tower: 43 stories, South Tower: 44 stories		80 stories	
<b>Parking Requirements</b>					
Required		Applied		Required	
<b>Residential:</b>	min. 1.5 spaces per dwelling unit min. 1 visitor parking per 10 dwelling units	782 x 1.5 = 1,173 spaces 782 / 10 = 78 spaces 1,251 spaces		min. 1.5 spaces per dwelling unit min. 1 visitor parking per 10 dwelling units	
<b>Commercial:</b>	3 spaces per 1000 sf (11,256 sf) with shared parking reduction (ratio: 1.2):	11,256 sf / 1,000 x 3 = 34 Spaces 34 / 1.2 = 29 Spaces		3 spaces per 1000 sf	
<b>Office:</b>	3 spaces per 1000 sf (13,928 sf) with shared parking reduction (ratio: 1.2):	13,928 sf / 1,000 x 3 = 42 Spaces N/A		3 spaces per 1000 sf N/A	
<b>Lodging:</b>	N/A with shared parking reduction (ratio: 1.2):	N/A N/A		N/A	
Subtotal with TOD parking reduction 30%*		(1,251 + 34 + 42) x 0.7 = 929 Spaces			
<b>Total:</b>		<b>929 Spaces</b>	<b>955 Spaces</b>		
<b>Bicycle space requirements</b>					
Required		Applied		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:	1 bicycle rack space / 3,000 sf (13,928 sf) spaces required	5 spaces		1 bicycle space / 20 vehicular spaces required	
<b>Total:</b>		<b>791 Spaces</b>	<b>791 Spaces</b>		
<b>Loading Requirements</b>					
Required		Applied		Required	
Residential:	Greater than 500,000 sf (circa. 538,064 resi nsf) 1st bay of 420 sf per 100 units (782 units currently)	x1 420 sf Loading Berth		Greater than 500,000 sf 1st bay of 660 sf per 100 units	
	2nd bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	3rd bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	4th bay of 200 sf per 100 units	x1 200 sf Loading Berth	x1 420 sf Loading Berth		
	5th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	6th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	7th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	8th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
Commercial:	Under 25,000 SF (no Loading Berth required)		x7 200 sf Loading Berth		
Lodging:					
<b>Total:</b>		<b>8 Loading Berth (1-420 &amp; 7-200)</b>	<b>8 Loading Berth (1-420 &amp; 7-200)</b>		



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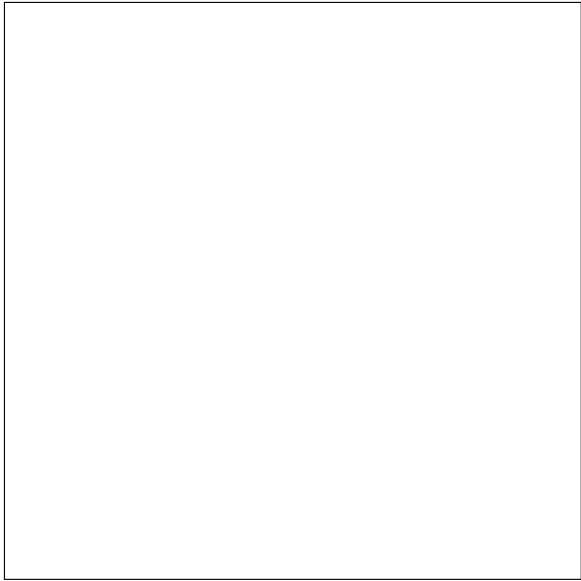
## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
Miami, FL 33130

ZONING DATA

DATE:  
03/03/2022

# A001



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<b>LIST OF WAIVERS</b>
<b>1) ARTICLE 7, SECTION 7.1.2.5(A)(29) MIAMI 21:</b> 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%
<b>2) ARTICLE 7, SECTION 7.1.2.5(A)(15) MIAMI 21:</b> VEHICULAR ACCESS POINTS LESS THAN 60 FT
<b>3) ARTICLE 7, SECTION 7.1.2.5(A)(29) MIAMI 21:</b> TOWER 60' TO 54' 10% REDUCTION IN TOWER SPACING
<b>4) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21:</b> ARCHITECTURAL OBSERVATORY ENCROACHES 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'
<b>5) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21:</b> REDUCTION OF THE SIDE AND REAR SETBACKS ABOVE THE 8TH STORY TO TWENTY FEET (20') FOR LOTS HAVING ONE DIMENSION LESS THAN 100 FEET
<b>6) ARTICLE 7, SECTION 7.1.2.5(A)(19) MIAMI 21:</b> PARKING IN 2nd LAYER ON PRINCIPLE FRONTAGE
<b>7) ARTICLE 7, SECTION 7.1.2.5(A)(19) MIAMI 21:</b> PARKING IN 2nd LAYER ON SECONDARY FRONTAGE
<b>8) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21:</b> REDUCTION OF THE SECONDARY SETBACKS ABOVE THE 8TH STORY TO TEN FEET (10') FOR LOTS HAVING ONE DIMENSION LESS THAN 100 FEET



STREET VIEW 01



STREET VIEW 02

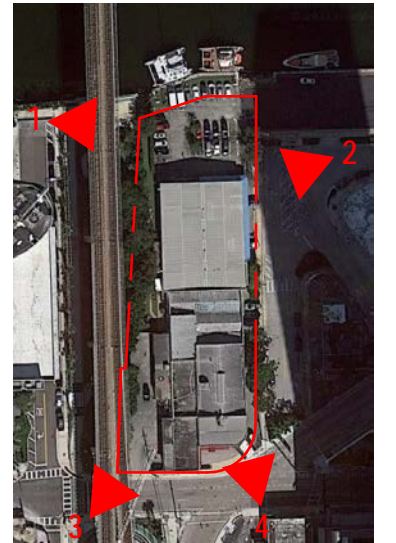
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STREET VIEW 03



STREET VIEW 04



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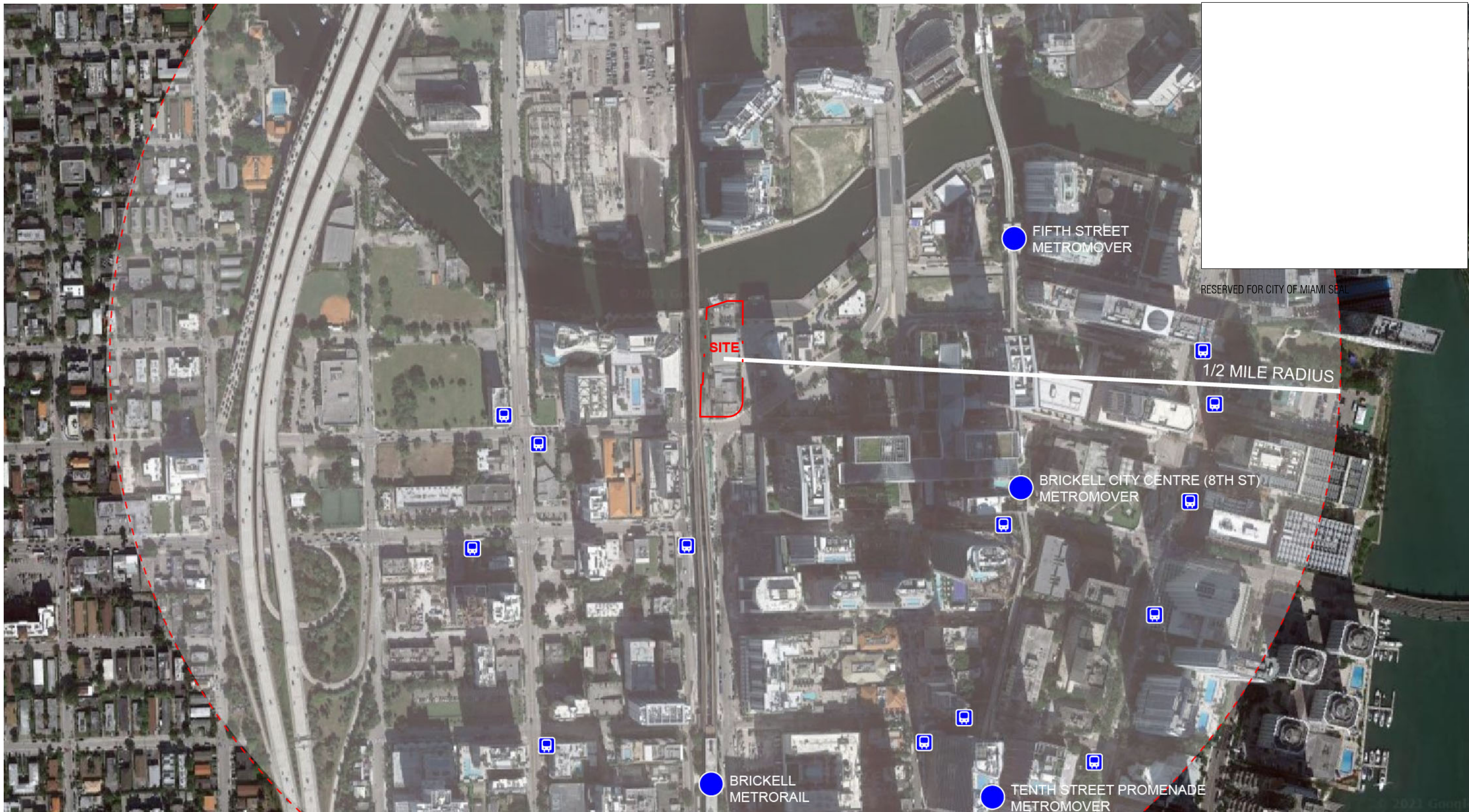
## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
 Miami, FL 33130

EXISTING CONDITIONS

DATE:  
 03/03/2022

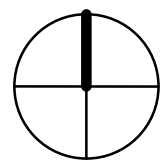
A003



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## ONE BRICKELL RIVERFRONT

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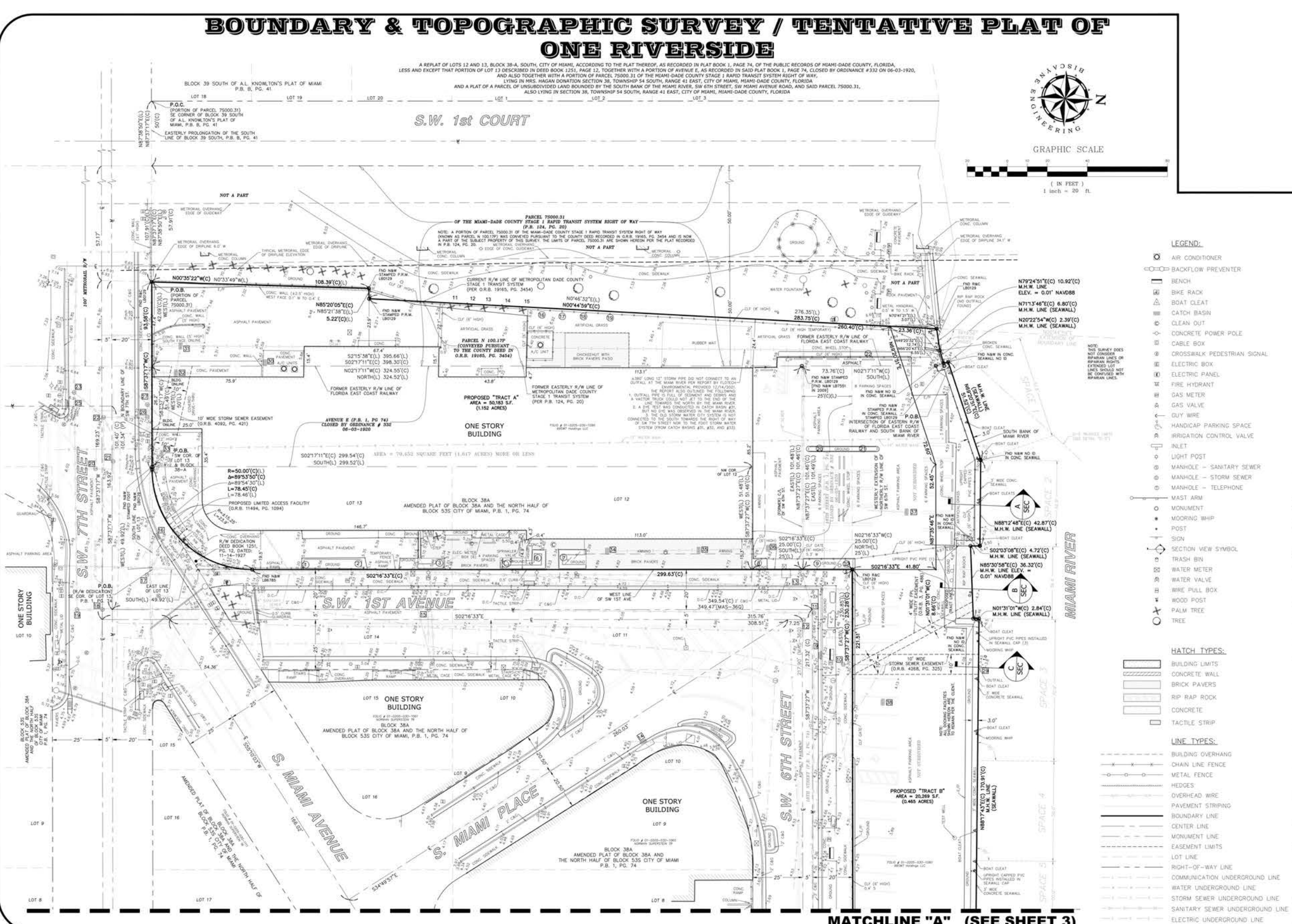
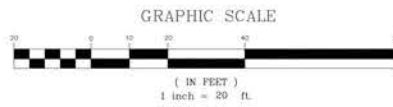
TRANSIT CORRIDOR LOCATION MAP

DATE:  
 03/03/2022

A004

# BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF ONE RIVERSIDE

A REPLAT OF LOTS 12 AND 13, BLOCK 38-A, SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 13 DESCRIBED IN DEED BOOK 1251, PAGE 12, TOGETHER WITH A PORTION OF AVENUE E, AS RECORDED IN SAID PLAT BOOK 1, PAGE 74, CLOSED BY ORDINANCE #332 ON 06-03-1920, AND ALSO TOGETHER WITH A PORTION OF PARCEL 75000.31 OF THE MIAMI-DADE COUNTY STAGE 1 RAPID TRANSIT SYSTEM RIGHT OF WAY LYING IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 34 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND A PLAT OF A PARCEL OF UNSUBDIVIDED LAND BOUNDED BY THE SOUTH BANK OF THE MIAMI RIVER, SW 8TH STREET, SW MIAMI AVENUE ROAD, AND SAID PARCEL 75000.31, ALSO LYING IN SECTION 38, TOWNSHIP 34 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



- LEGEND:**
- AIR CONDITIONER
  - BACKFLOW PREVENTER
  - BENCH
  - BIKE RACK
  - BOAT CLEAT
  - CATCH BASIN
  - CLEAN OUT
  - CONCRETE POWER POLE
  - CABLE BOX
  - CROSSWALK PEDESTRIAN SIGNAL
  - ELECTRIC BOX
  - ELECTRIC PANEL
  - FIRE HYDRANT
  - GAS METER
  - GAS VALVE
  - GUY WIRE
  - HANDICAP PARKING SPACE
  - IRRIGATION CONTROL VALVE
  - INLET
  - LIGHT POST
  - MANHOLE - SANITARY SEWER
  - MANHOLE - STORM SEWER
  - MANHOLE - TELEPHONE
  - MAST ARM
  - MONUMENT
  - MOORING WHIP
  - POST
  - SIGN
  - SECTION VIEW SYMBOL
  - TRASH BIN
  - WATER METER
  - WATER VALVE
  - WIRE PULL BOX
  - WOOD POST
  - PALM TREE
  - TREE
- HATCH TYPES:**
- BUILDING LIMITS
  - CONCRETE WALL
  - BRICK PAVERS
  - RIP RAP ROCK
  - CONCRETE
  - TACTILE STRIP
- LINE TYPES:**
- BUILDING OVERHANG
  - CHAIN LINE FENCE
  - METAL FENCE
  - HEDGES
  - OVERHEAD WIRE
  - PAVEMENT STRIPING
  - BOUNDARY LINE
  - CENTER LINE
  - MONUMENT LINE
  - EASEMENT LIMITS
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - COMMUNICATION UNDERGROUND LINE
  - WATER UNDERGROUND LINE
  - STORM SEWER UNDERGROUND LINE
  - SANITARY SEWER UNDERGROUND LINE
  - ELECTRIC UNDERGROUND LINE

MIAMI-DADE COUNTY  
 529 W. FLAGLER ST. MIAMI, FL 33130  
 TEL: (305) 324-7971, FAX: (305) 324-0809  
 PALM BEACH  
 449 NW 35TH ST. MIAMI, FL 33411  
 TEL: (305) 699-2329  
 E-MAIL: INFO@BISCAYNEENGINEERING.COM  
 WEB: WWW.BISCAYNEENGINEERING.COM

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99 SW 7th STREET MIAMI, FLORIDA 33130  
 FOR: 99SW7 HOLDINGS LLC  
 SCALE: 1"=20'  
 DATE: 02/05/22 APPROVED BY: A.J.R.  
 DRAWN BY: A.J.R./R.H. CHECKED BY: A.J.R./J.M.  
 P.B. /P.C.: 3028/92-7D

ORDER No. 03-87172  
 SHEET No. 2 of 3

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NOTE: FOR REFERENCE ONLY  
 REFER TO V101

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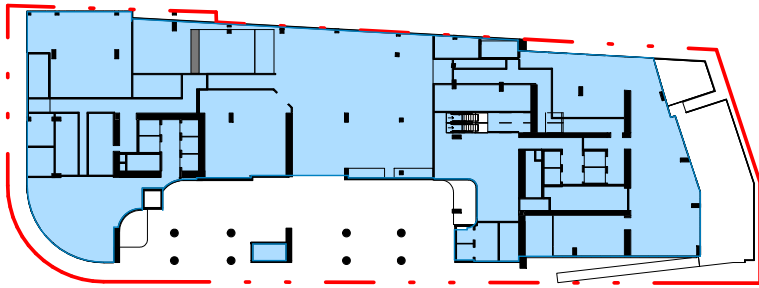
**ONE BRICKELL RIVERFRONT**  
 99 SW 7th St.  
 Miami, FL 33130

SURVEY  
 SCALE: NTS

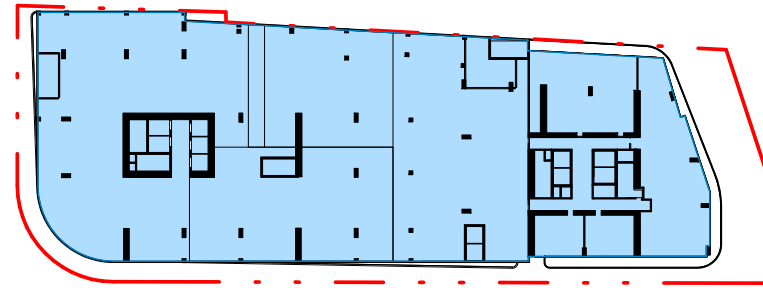
DATE:  
 03/03/2022

**A005**

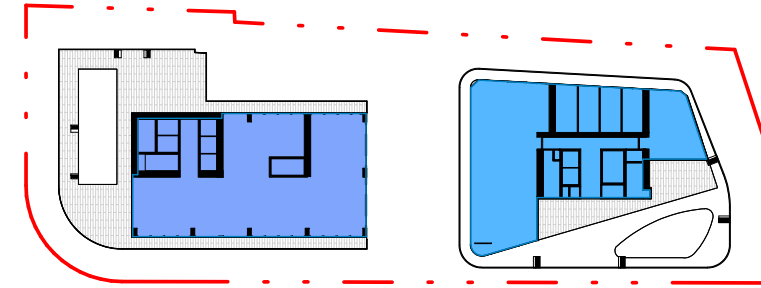
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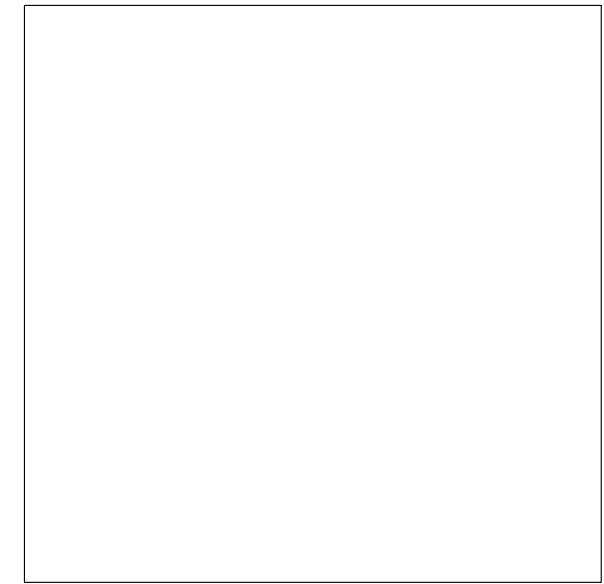
LEVEL 01



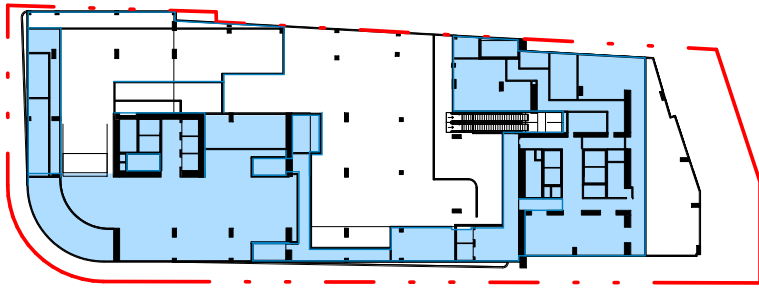
LEVEL 05



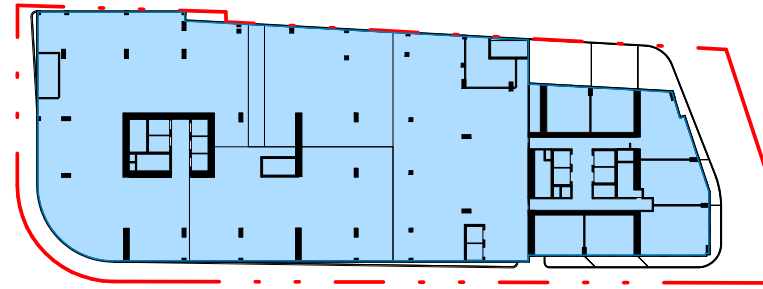
LEVEL 43/44



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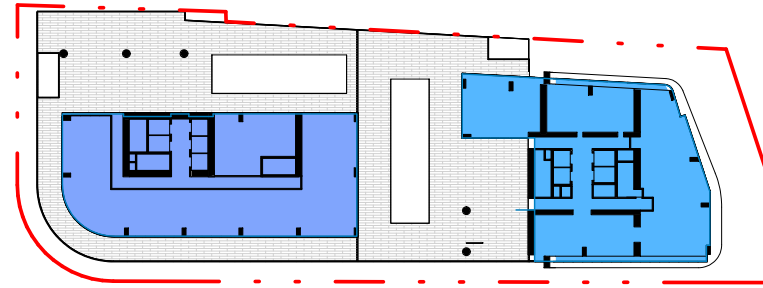
MEZZANINE



LEVEL 06-08



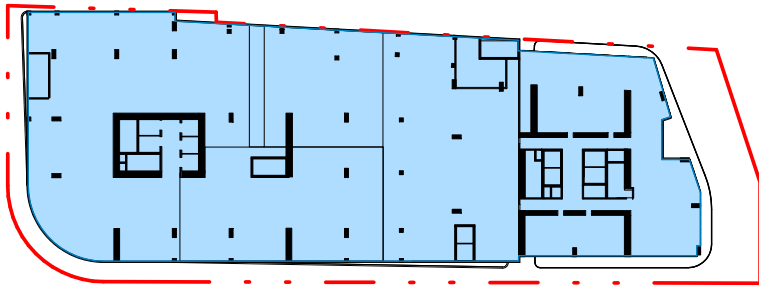
LEVEL 02



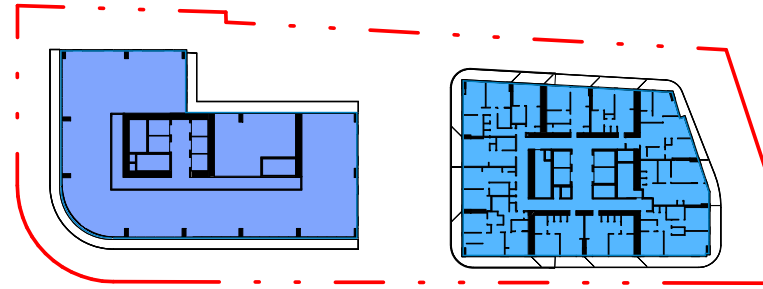
LEVEL 09

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

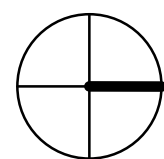


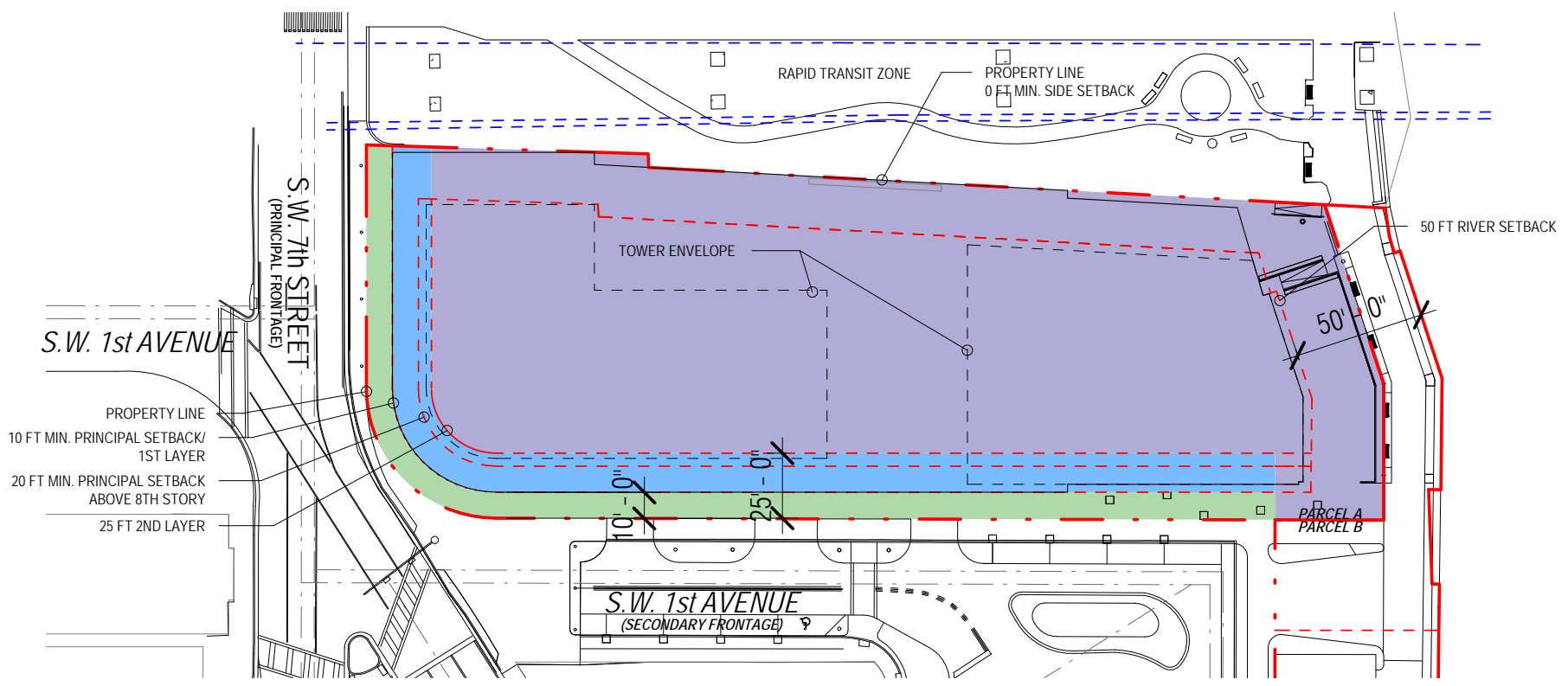
LEVEL 03-04



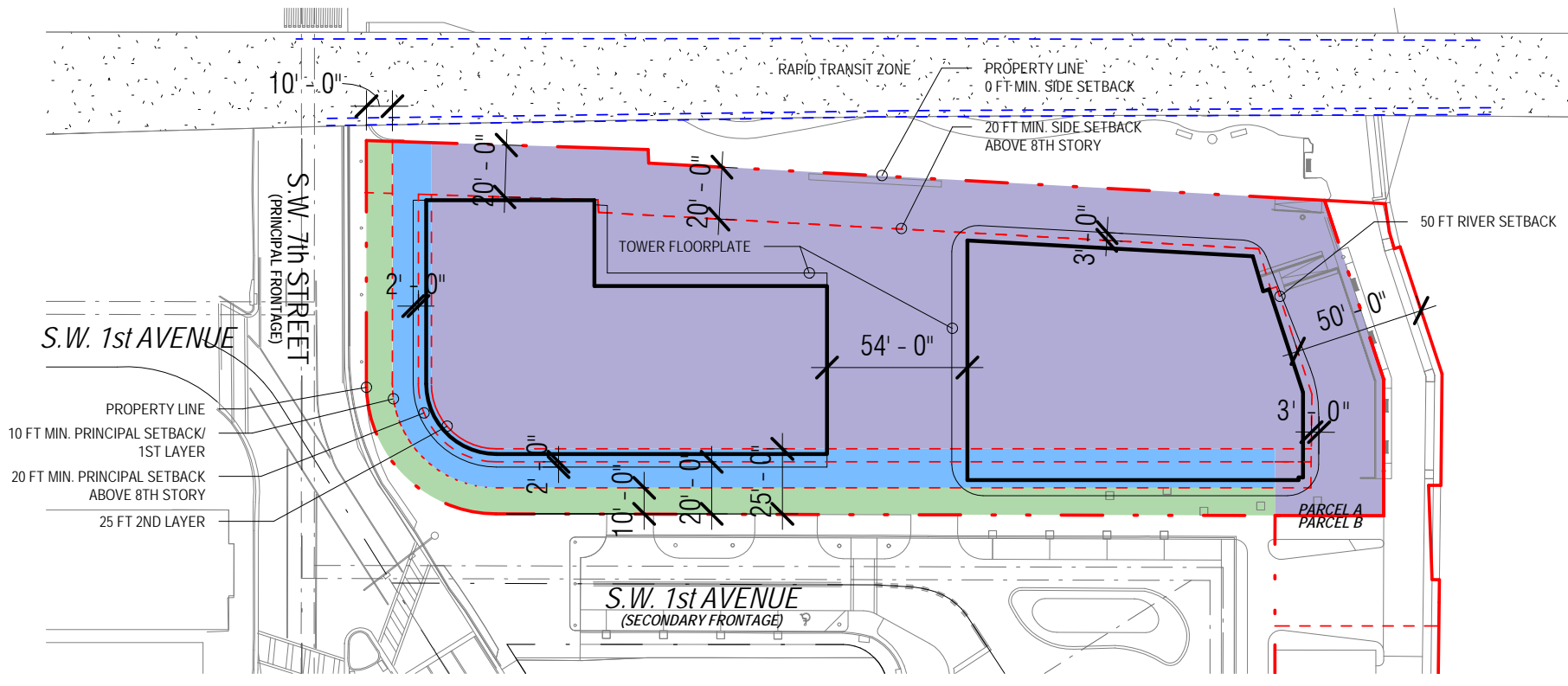
LEVEL 10-42

Floor	Floors	Program	Podium	South Tower	North Tower	Total
Ground Floor	1	Lobby/Retail	31,284			31,284
Mezzanine	1	Amenity/Parking	20,439			20,439
Level 02	1	Amenity/Parking	38,286			38,286
Level 03-04	2	Office/Parking	39,553			79,106
Level 05	1	Amenity/Parking	38,553			38,553
Level 06-08	3	Resi/Parking	38,685			116,055
Level 09	1	Amenity		9,531	8,561	18,092
(S Level 10)	(1)	Amenity		11,774		11,774
Level 10-42	33	Residential		11,774	10,834	746,064
N Level 43	1	Amenity			7,161	7,161
(S Level 44)	(1)	Amenity		7,889		7,889
<b>Total</b>	<b>44</b>					<b>1,114,703</b>





PODIUM LEVEL



TOWER LEVEL

MIAMI RIVER

MIAMI RIVER

- 1st LAYER
- 2nd LAYER
- 3rd LAYER

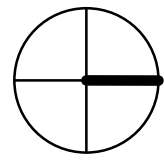
- 1st LAYER
- 2nd LAYER
- 3rd LAYER

RESERVED FOR CITY OF MIAMI SEAL

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## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
 Miami, FL 33130

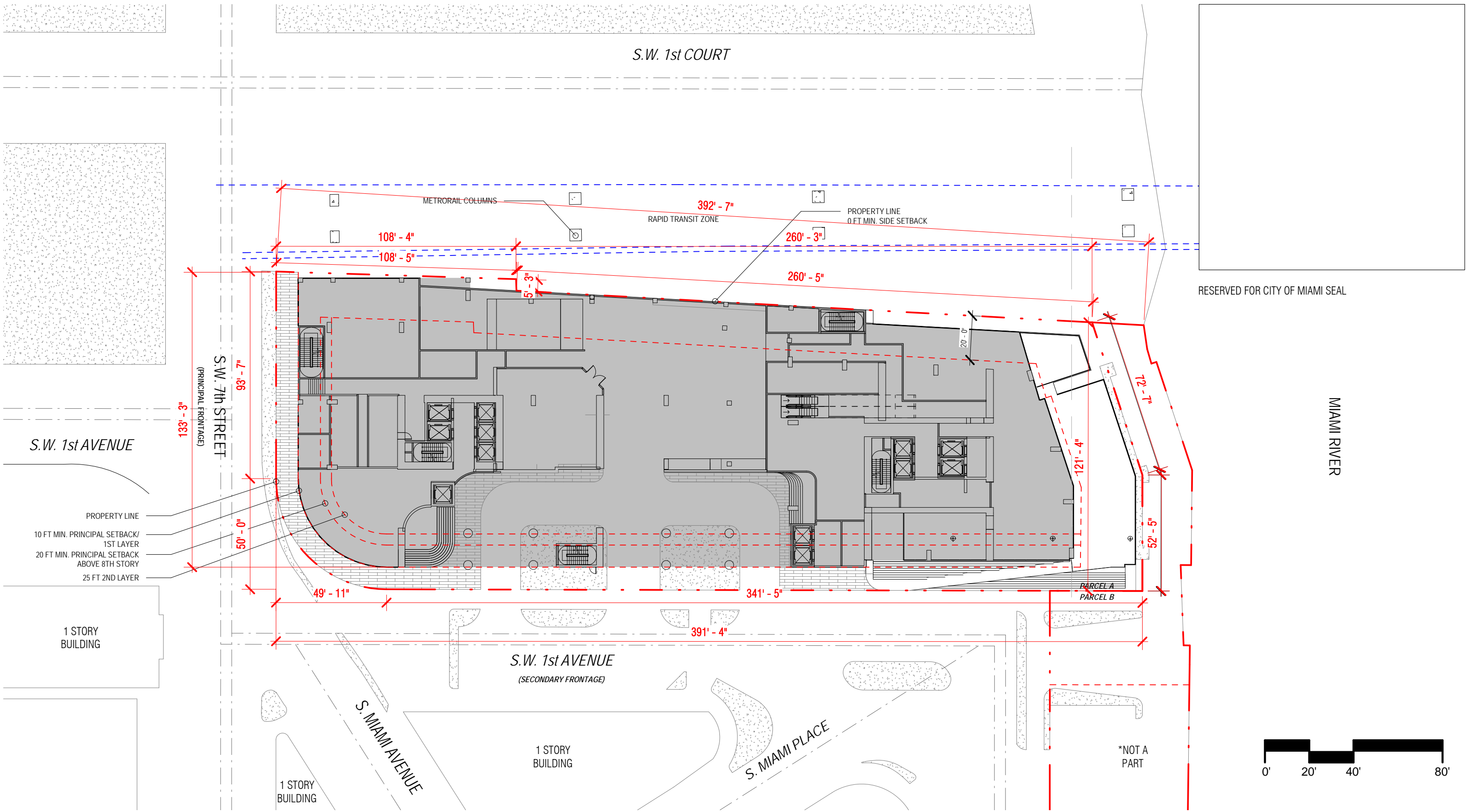
SETBACK PLANS

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

DATE:  
 03/03/2022

A007





RESERVED FOR CITY OF MIAMI SEAL

MIAMI RIVER

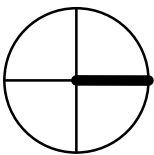
\*NOT A PART



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## ONE BRICKELL RIVERFRONT

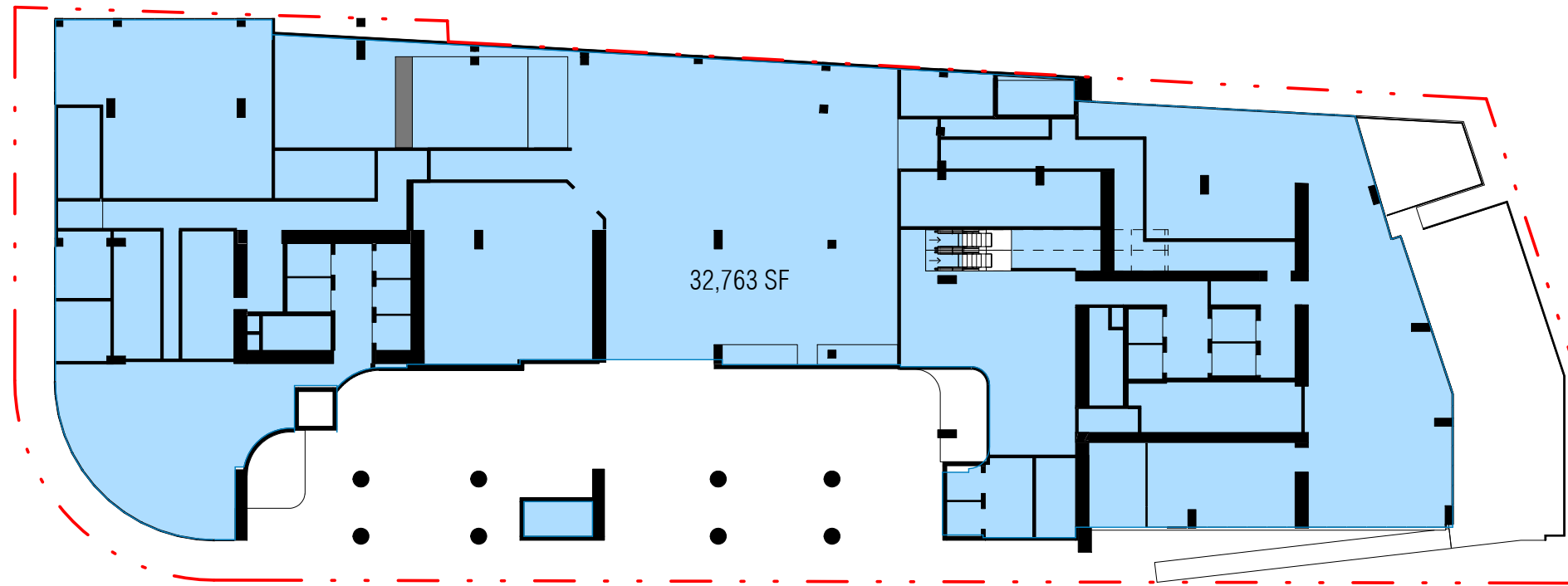
99 SW 7th St.  
 Miami, FL 33130

SITE PARAMETERS

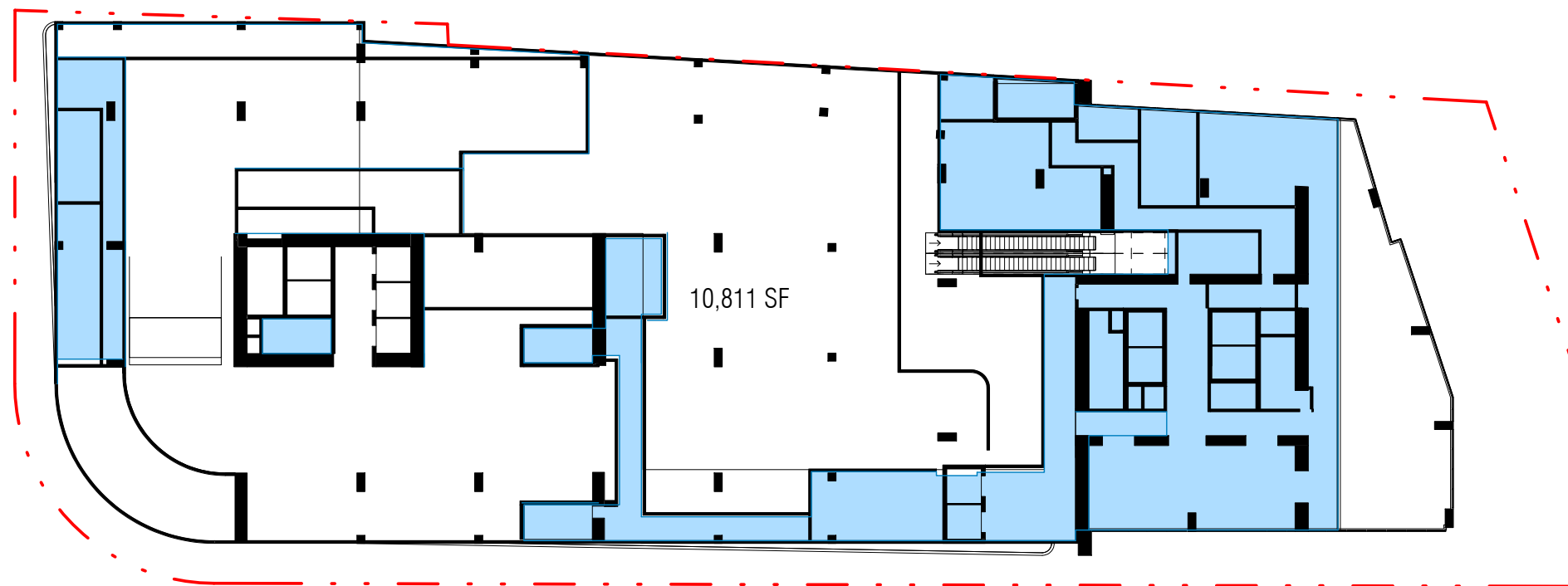
SCALE: 1" = 40'-0"

DATE:  
 03/03/2022

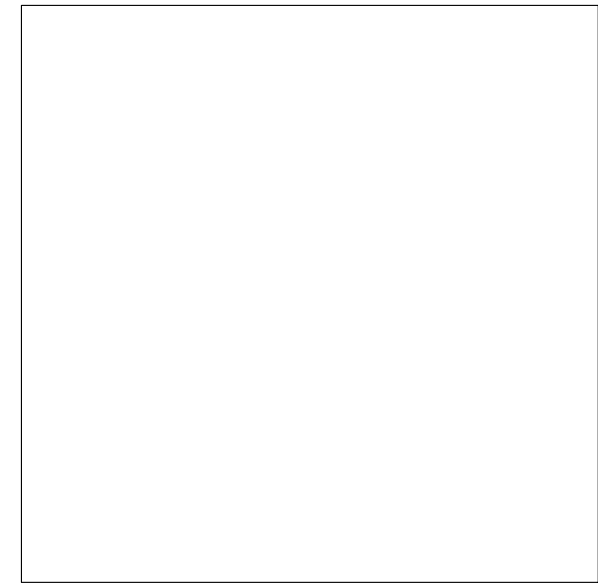
A008



GROUND LEVEL AREA

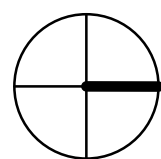


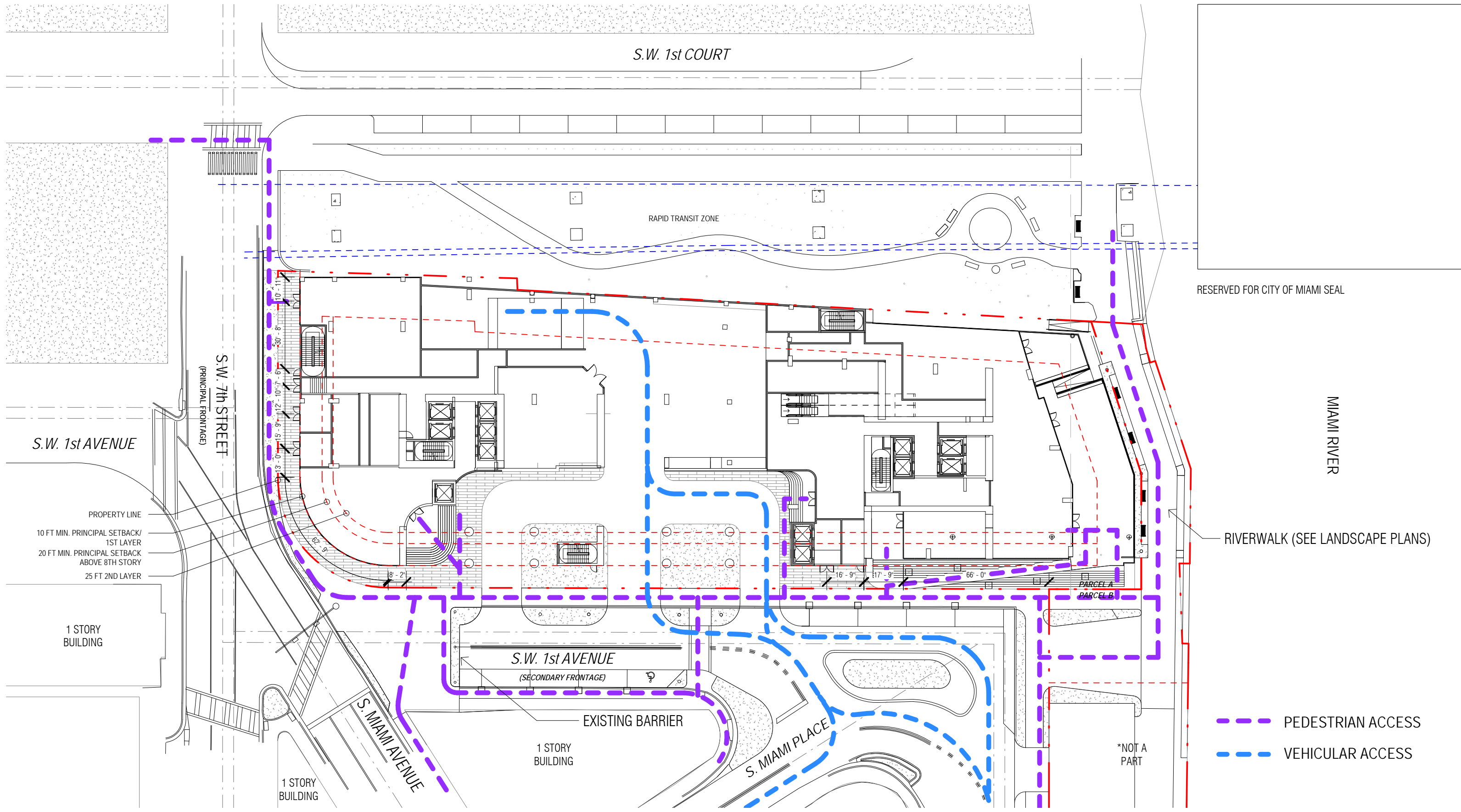
MEZZANINE AREA



RESERVED FOR CITY OF MIAMI SEAL

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

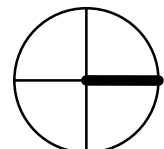




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## ONE BRICKELL RIVERFRONT

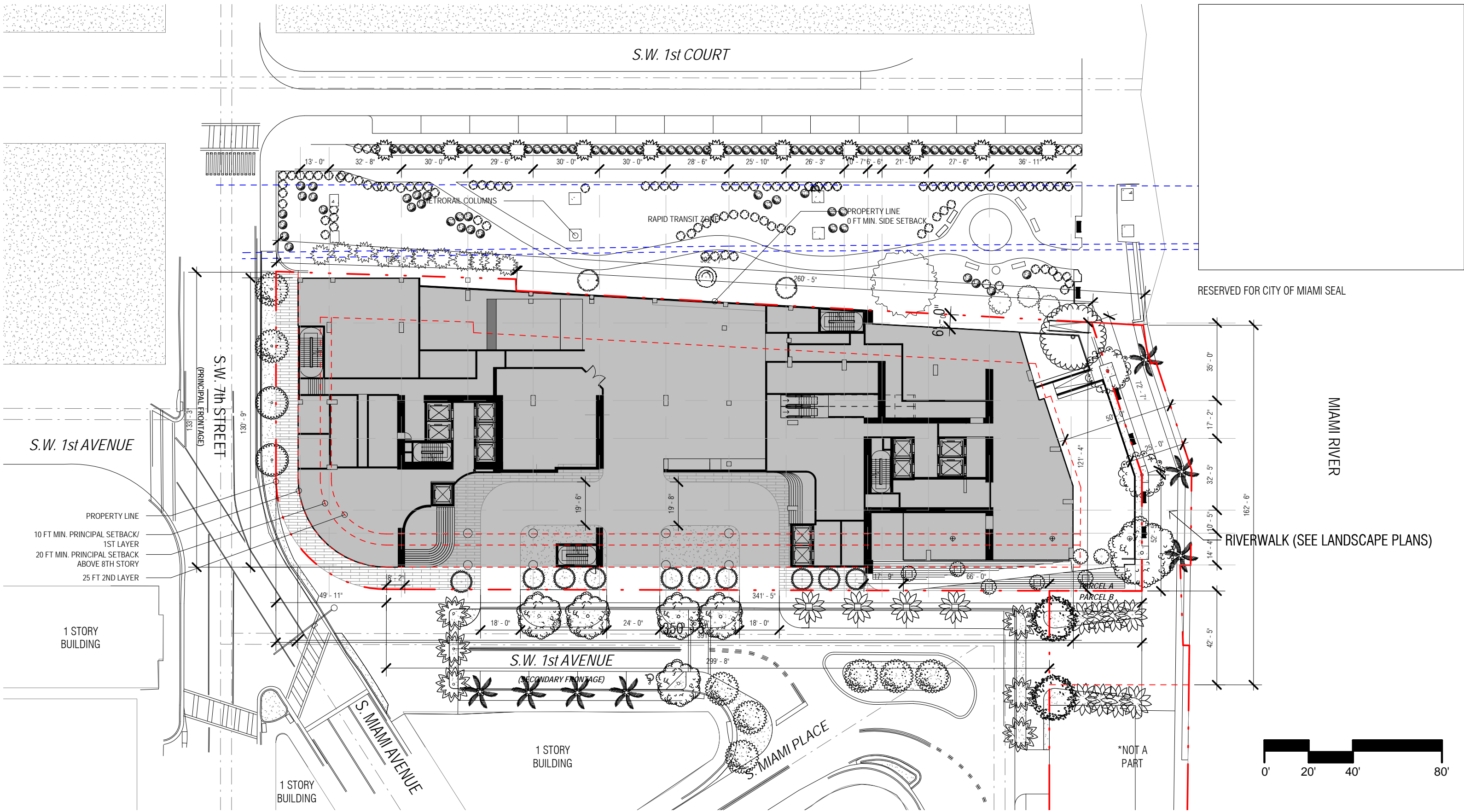
99 SW 7th St.  
 Miami, FL 33130

SITE CONNECTIONS

SCALE: 1" = 40'-0"

DATE:  
 03/03/2022

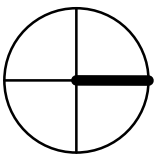
**A010**



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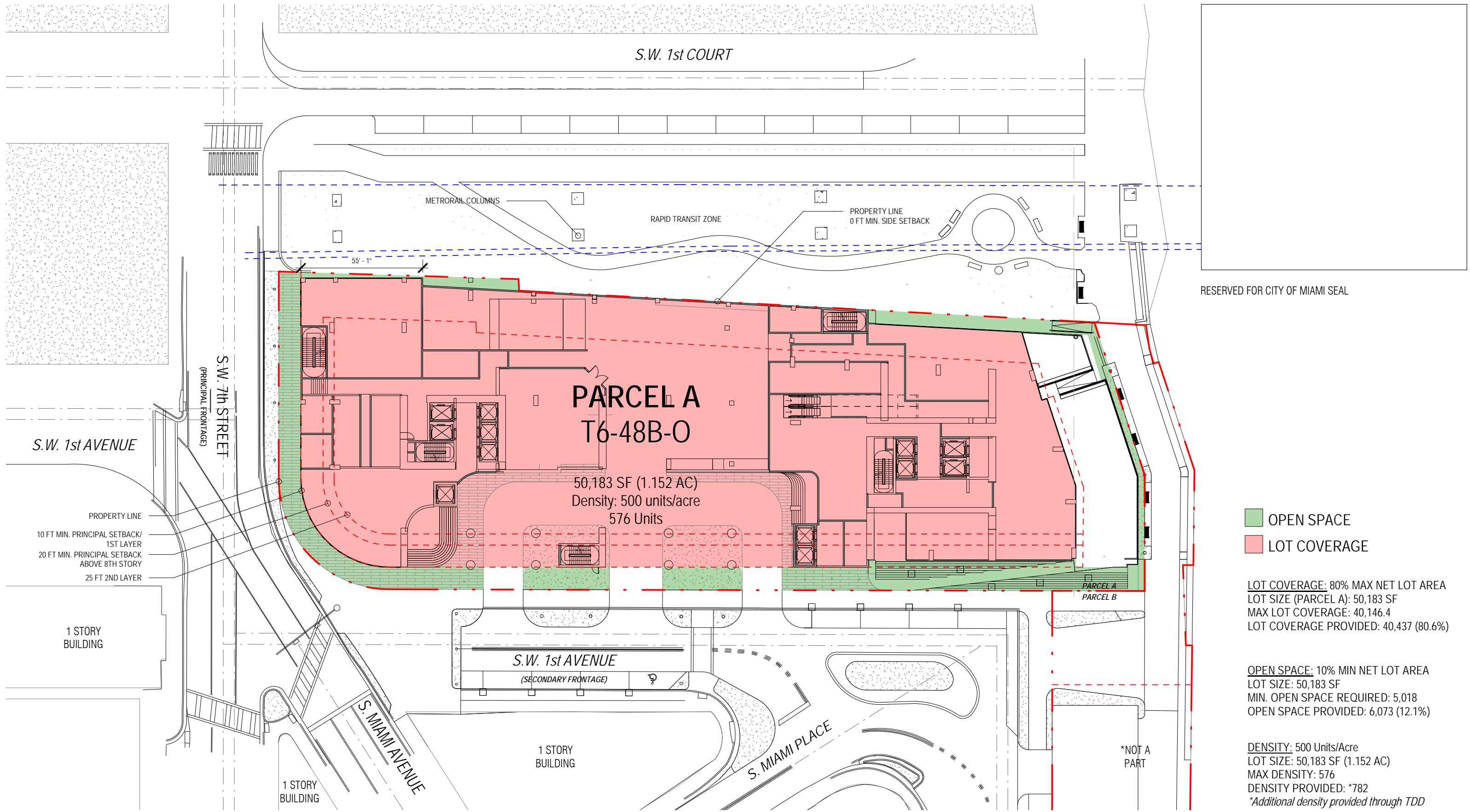
## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
 Miami, FL 33130

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

DATE:  
 03/03/2022

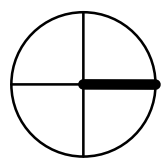
A011



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## ONE BRICKELL RIVERFRONT

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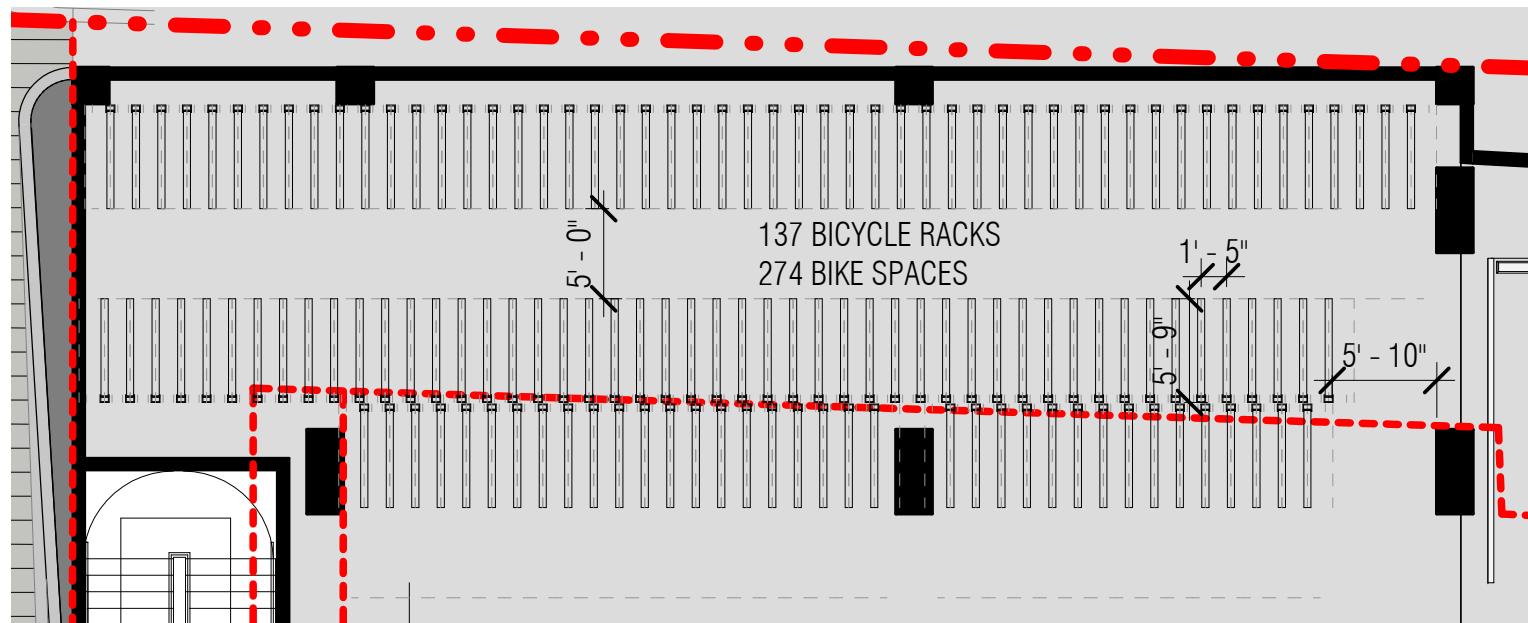
LOT COVERAGE & OPEN SPACE

SCALE: 1" = 40'-0"

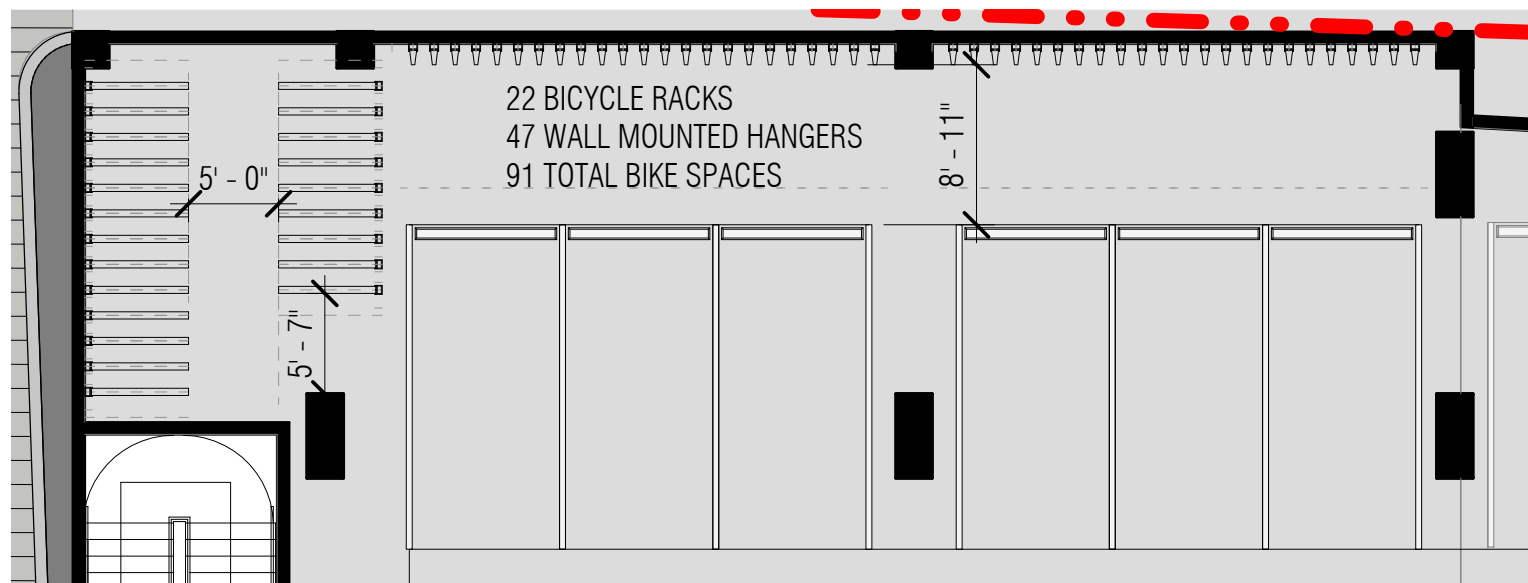
DATE:

03/03/2022

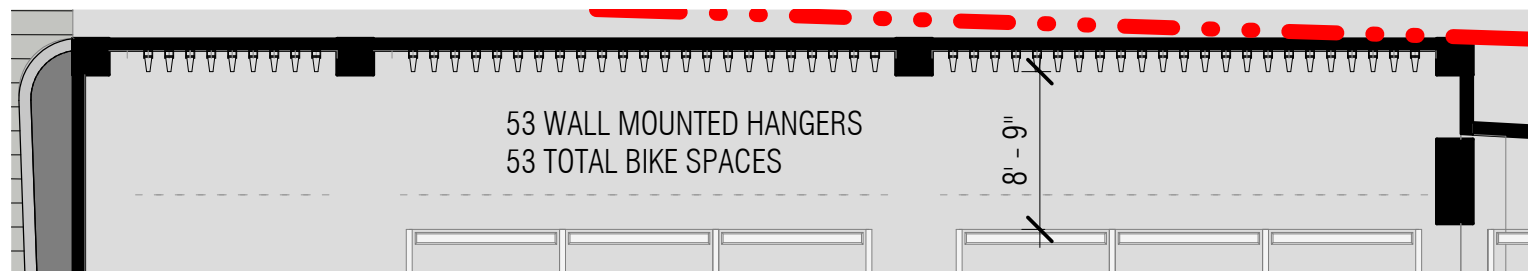
A012



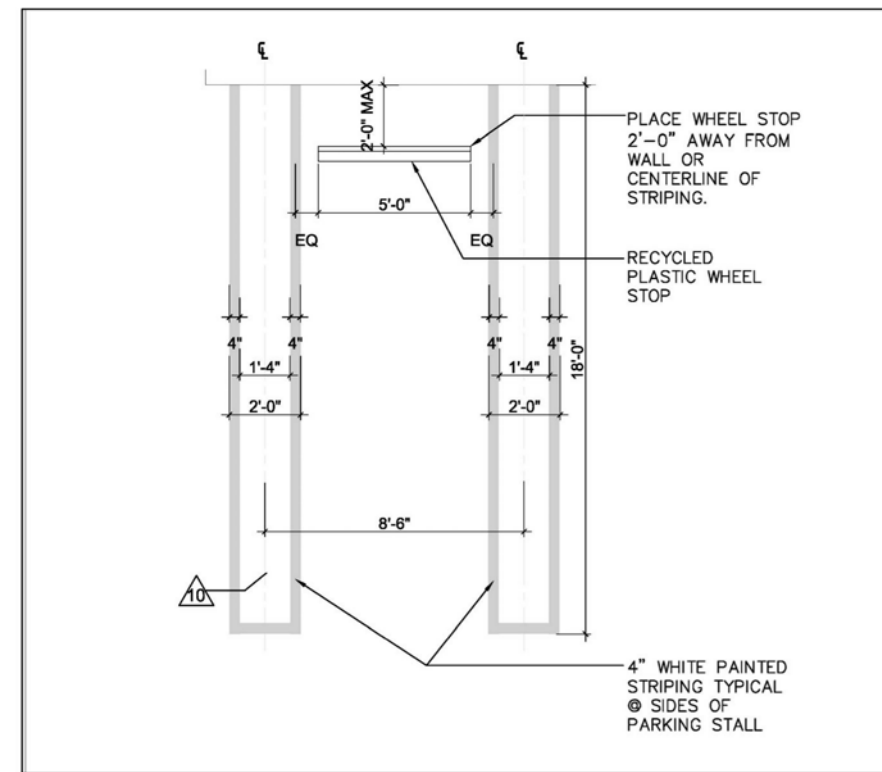
BICYCLE PARKING - LEVEL 02 SOUTH



BICYCLE PARKING - LEVEL 03-04 SOUTH

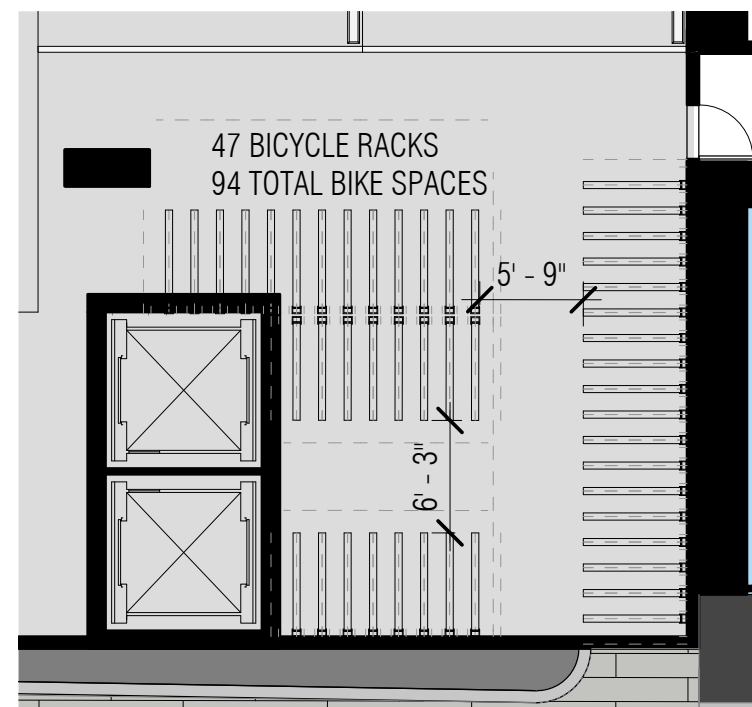


BICYCLE PARKING - LEVEL 05 SOUTH



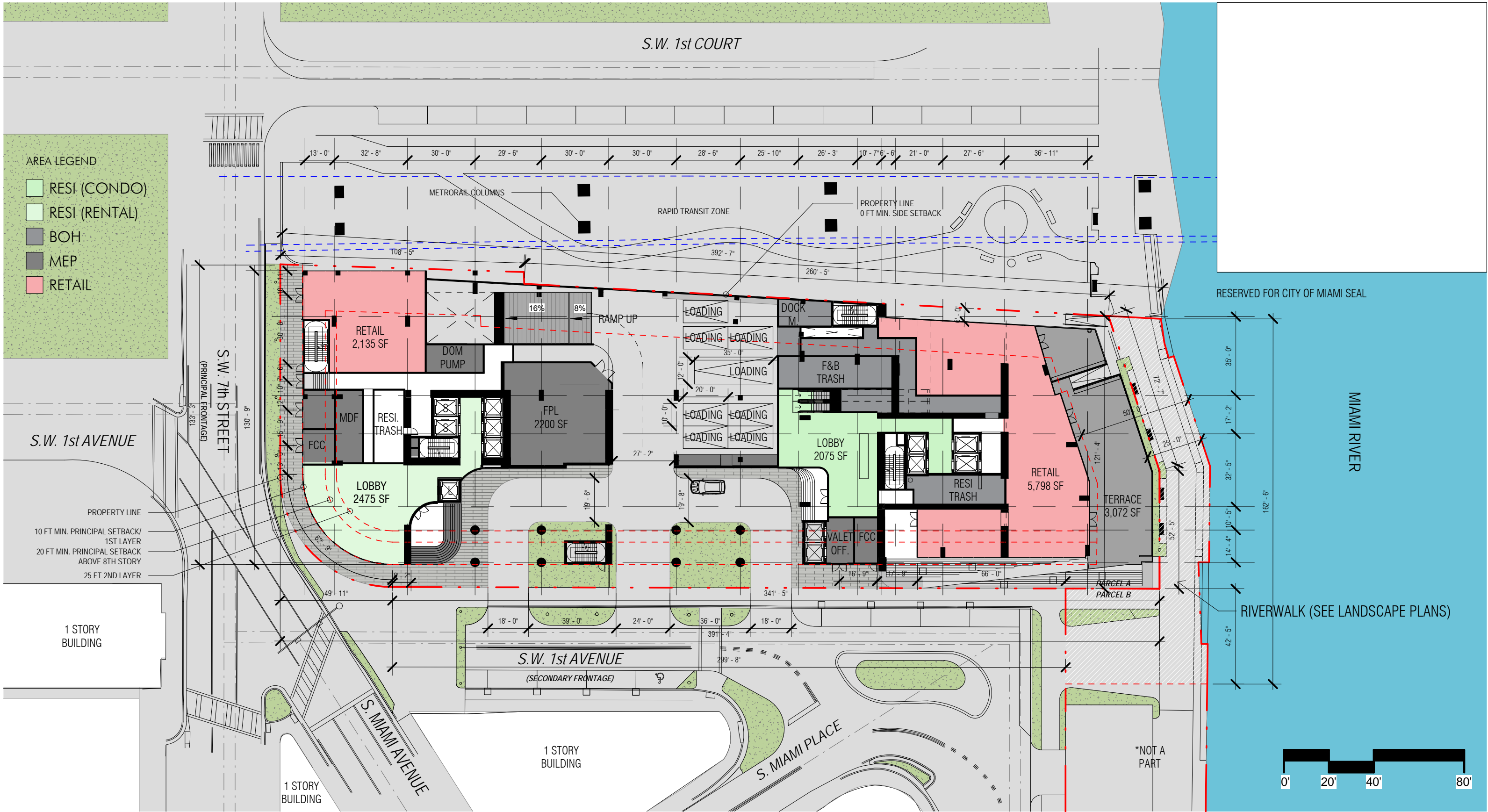
TYPICAL PARKING STALL

RESERVED FOR CITY OF MIAMI SEAL



BICYCLE PARKING - LEVEL 03-05 NORTH

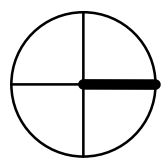
BICYCLE PARKING	
L02	274
L03	185
L04	185
L05	147
<b>TOTAL PROVIDED:</b>	<b>791</b>
<b>TOTAL REQUIRED:</b>	<b>791</b>
<b>TOTAL STACKERS:</b>	<b>322 (644 BIKES)</b>
<b>TOTAL HANGARS:</b>	<b>147 (147 BIKES)</b>



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## ONE BRICKELL RIVERFRONT

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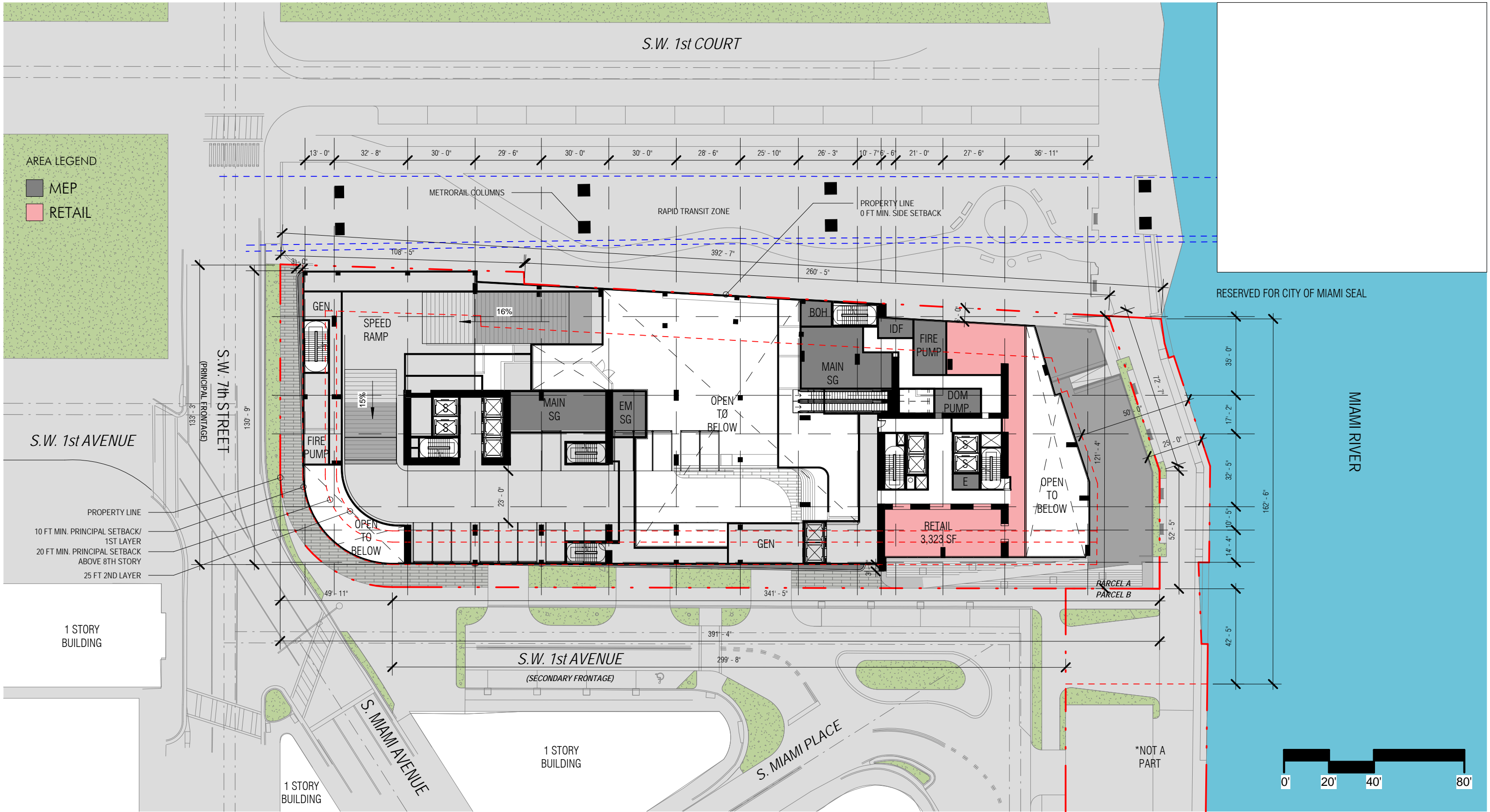
GROUND LEVEL (LOBBY LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

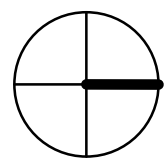
A100



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## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
 Miami, FL 33130

MEZZ LEVEL

SCALE: 1" = 40'-0"

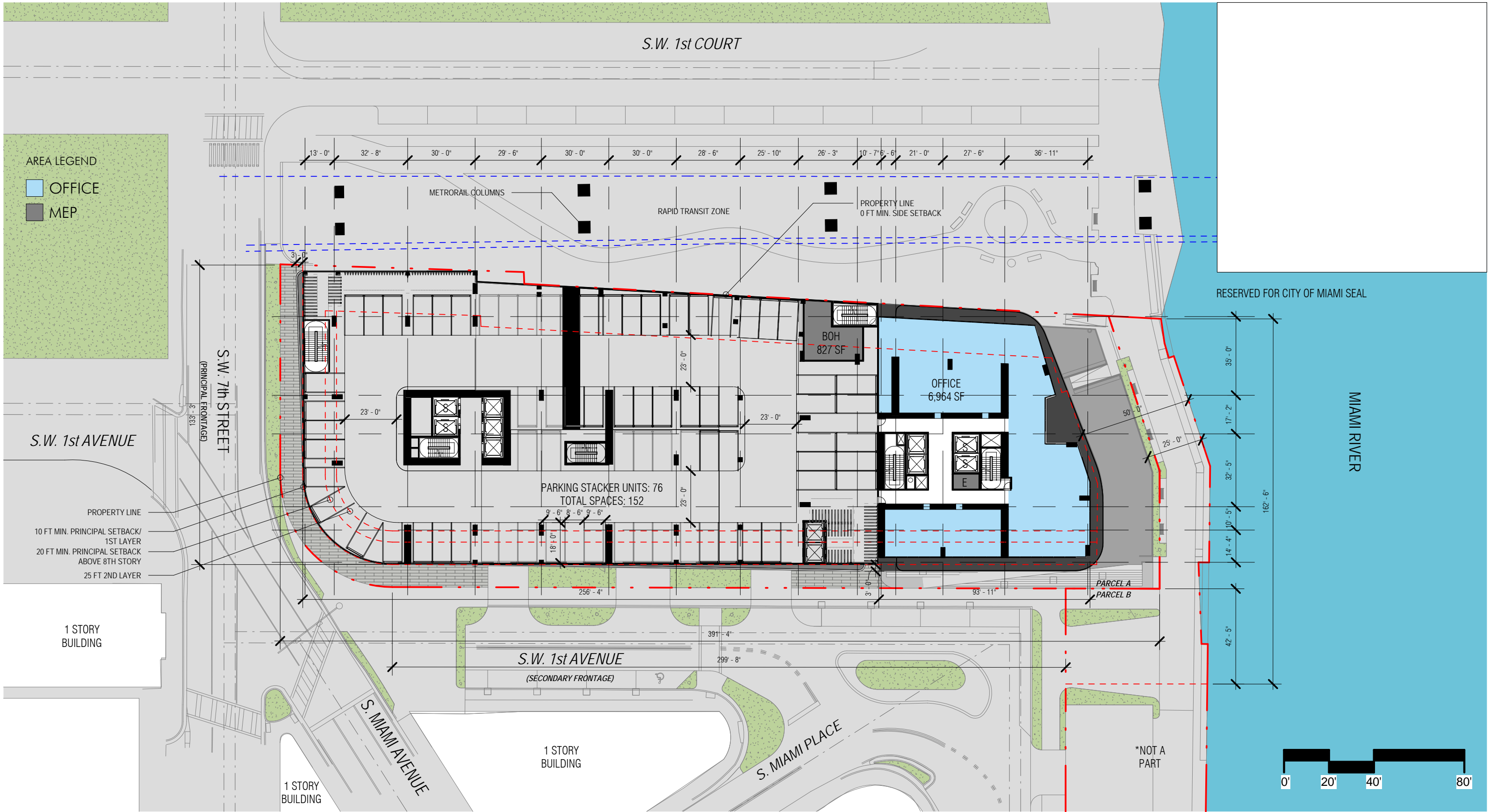
DATE:

03/03/2022

A101



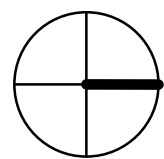




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LEVEL 03-04 (OFFICE LEVEL)

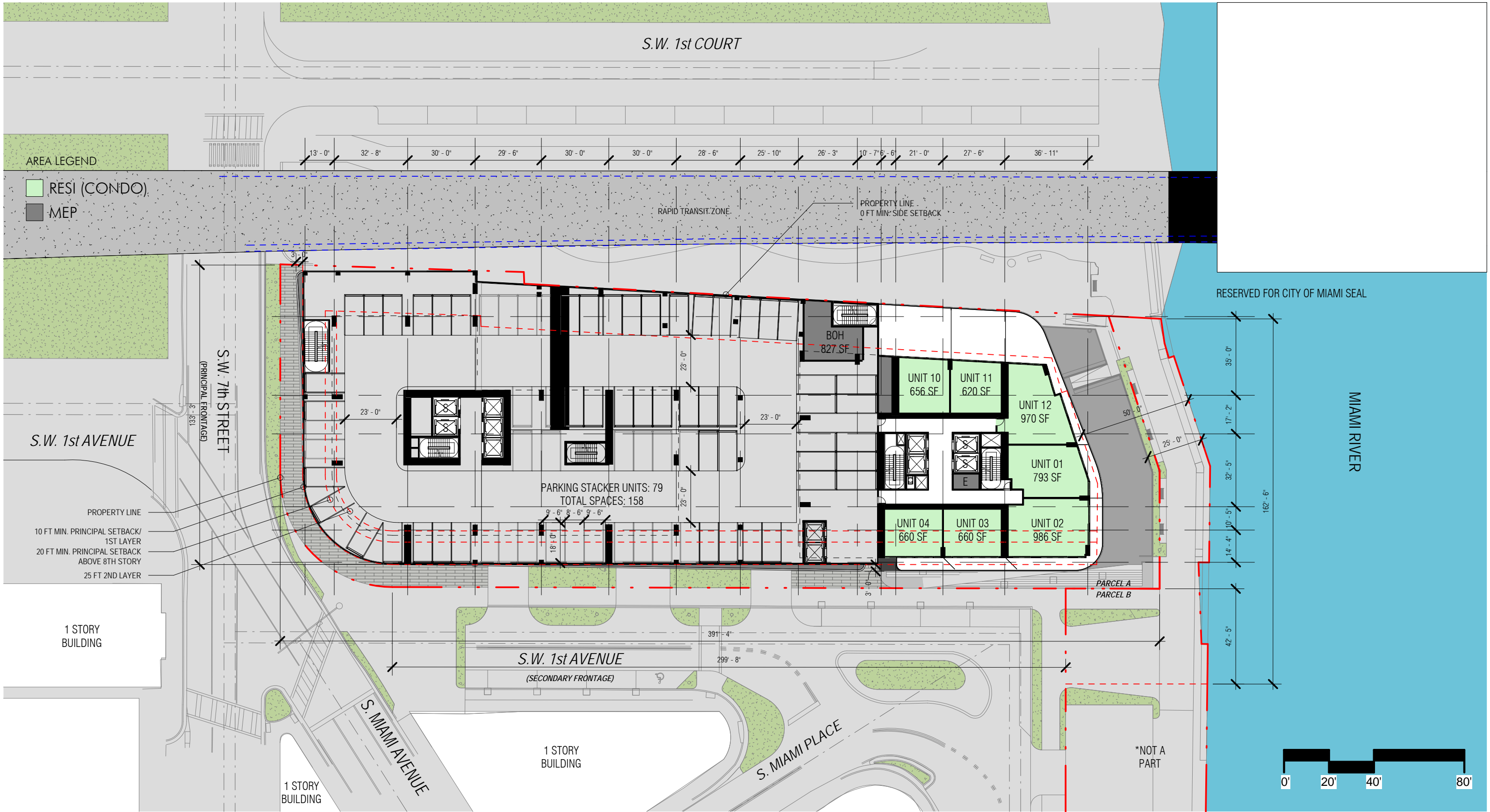
SCALE: 1" = 40'-0"

DATE:

03/03/2022

A103

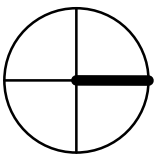




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## ONE BRICKELL RIVERFRONT

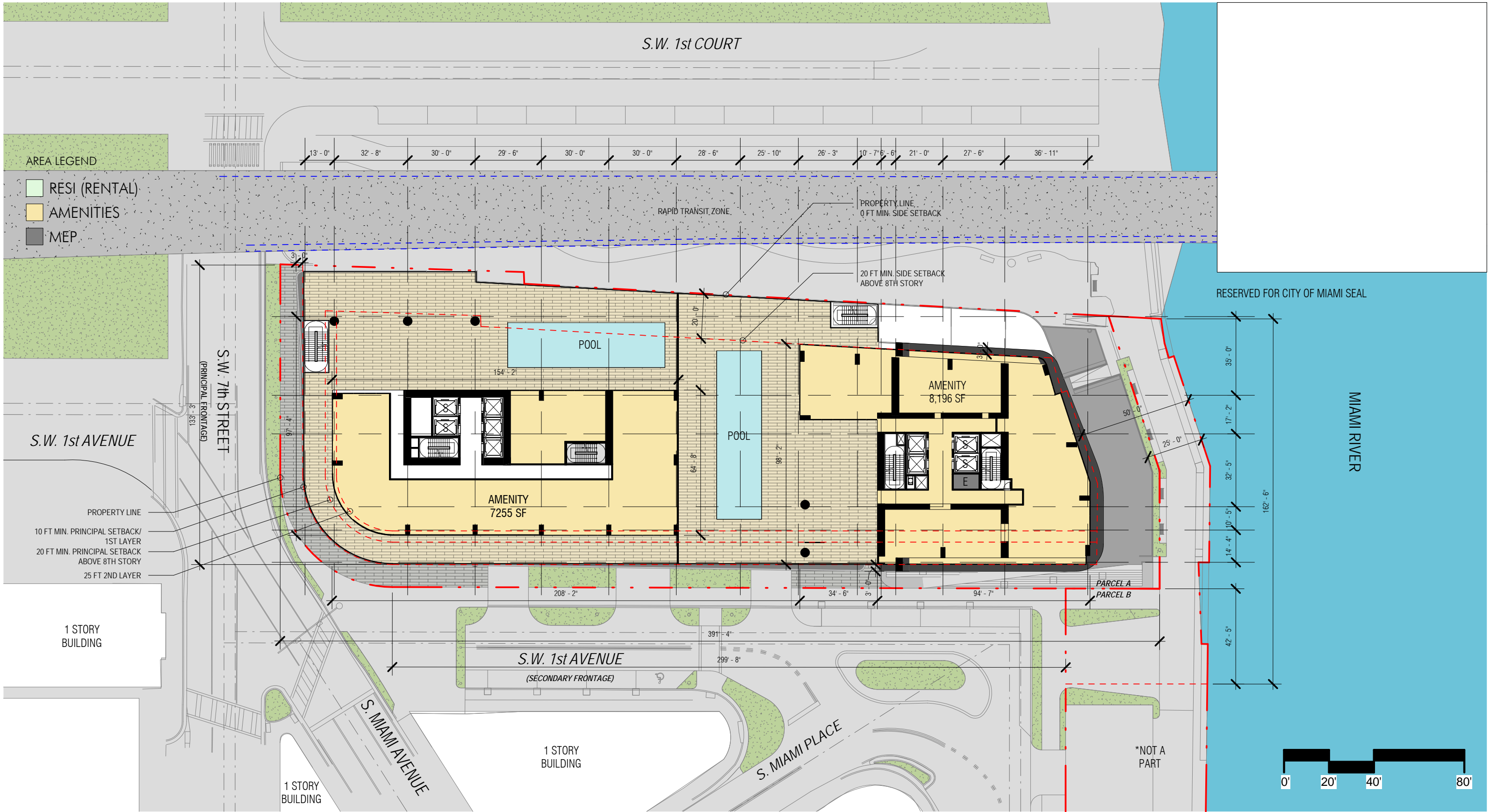
99 SW 7th St.  
 Miami, FL 33130

LEVEL 06-08 (PARKING LEVEL)

SCALE: 1" = 40'-0"

DATE:  
 03/03/2022

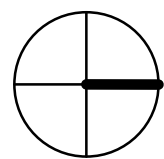
A105



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## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
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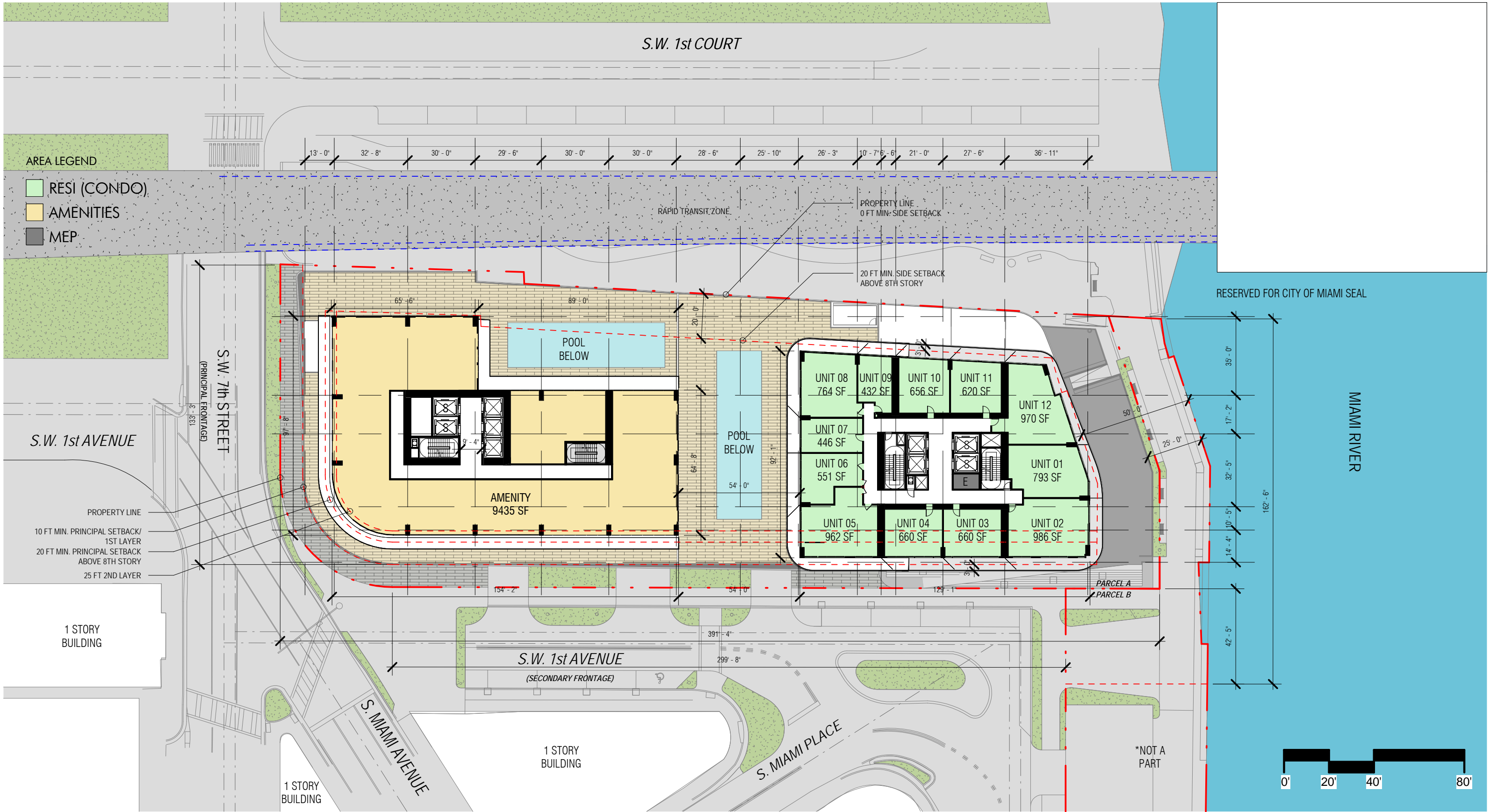
LEVEL 9 (AMENITY LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

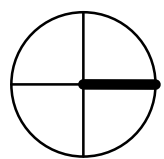
A106



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## ONE BRICKELL RIVERFRONT

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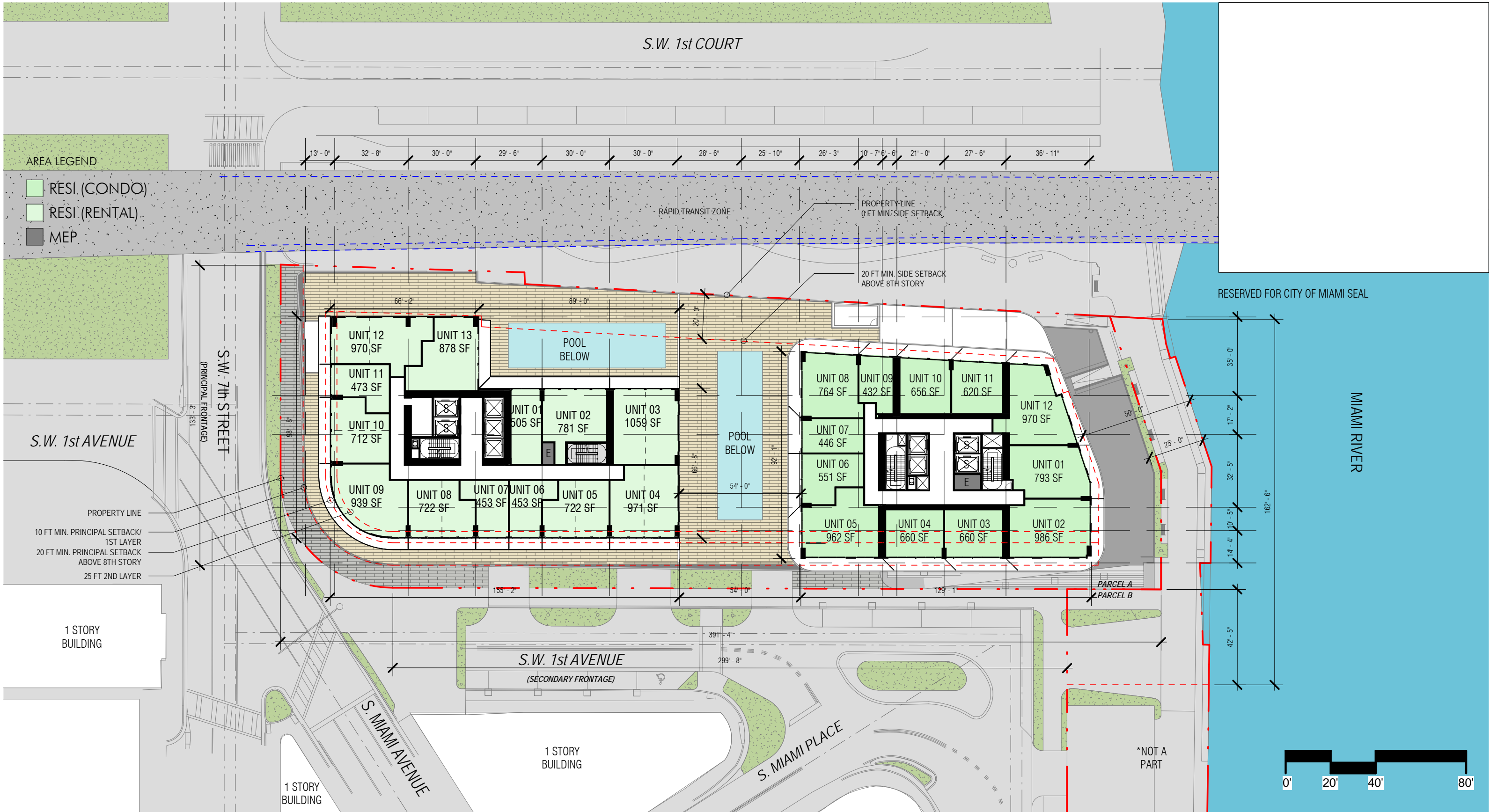
LEVEL 10 (AMENITY & RESIDENTIAL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

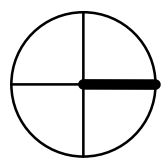
A107



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## ONE BRICKELL RIVERFRONT

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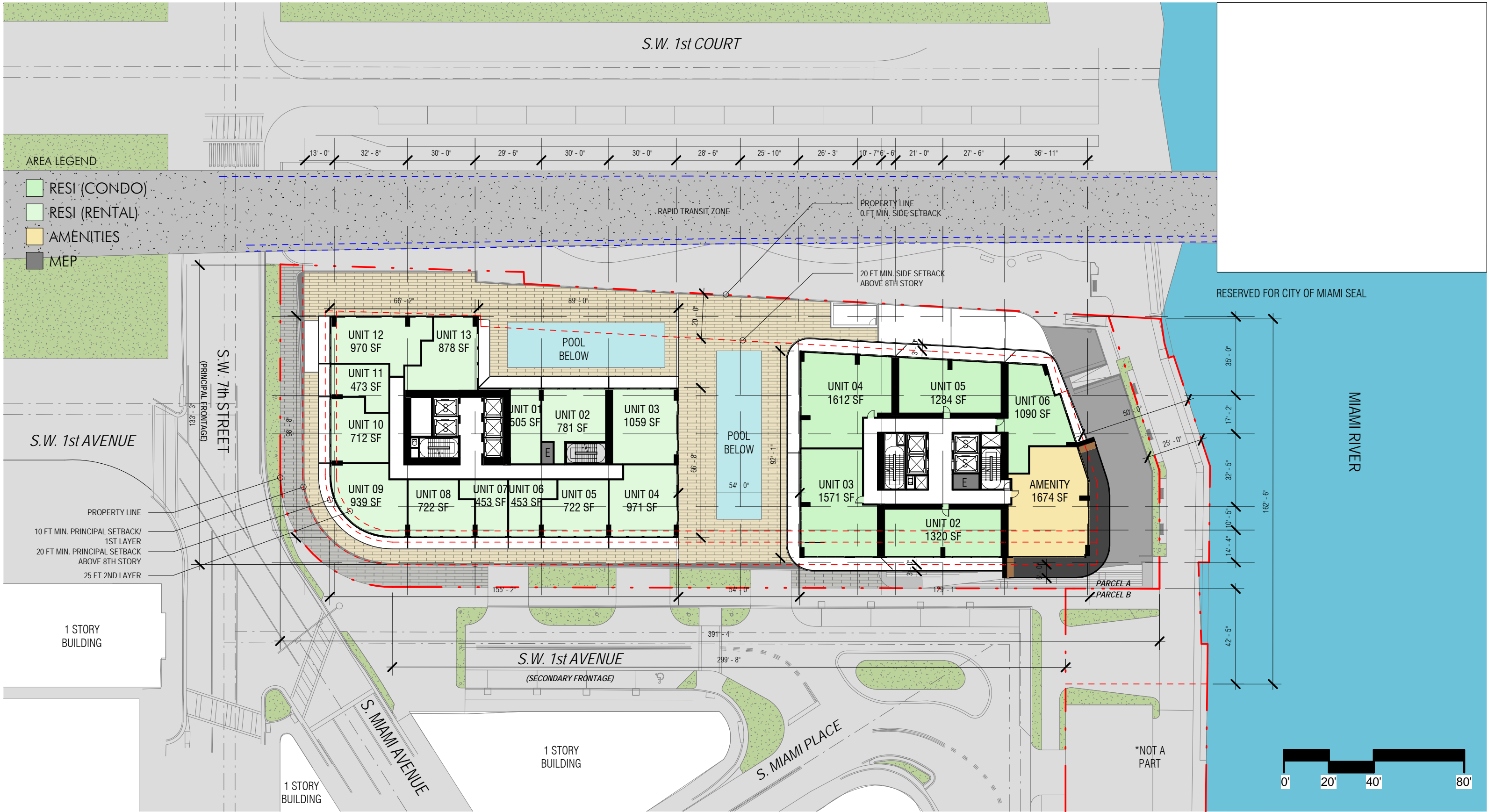
LEVEL 11-33 (TYPICAL LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

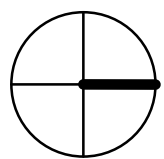
A108



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## ONE BRICKELL RIVERFRONT

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LEVEL 34 (AMENITY LEVEL)

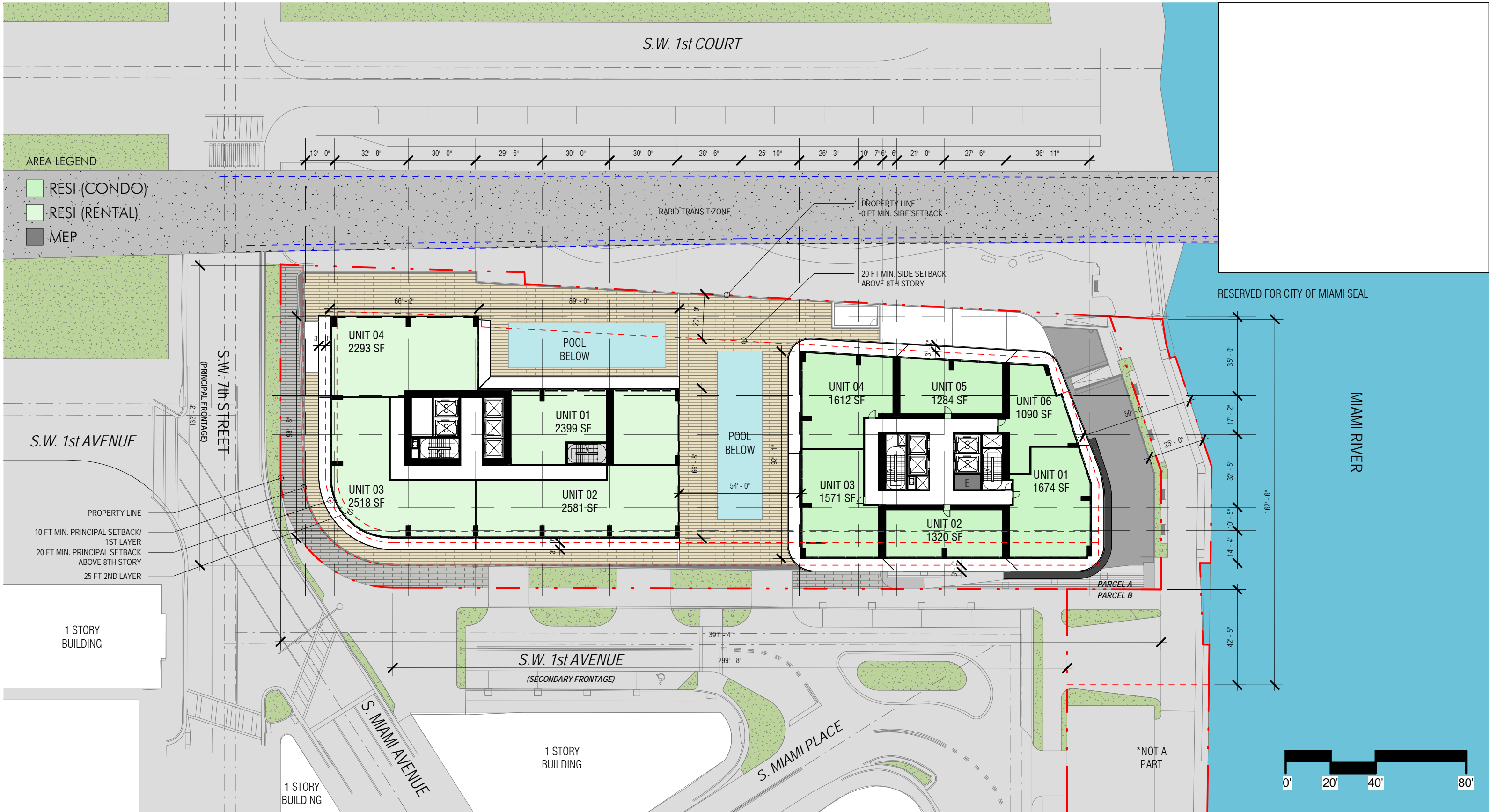
SCALE: 1" = 40'-0"

DATE:

03/03/2022

A109

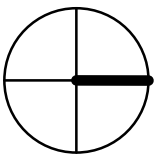




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## ONE BRICKELL RIVERFRONT

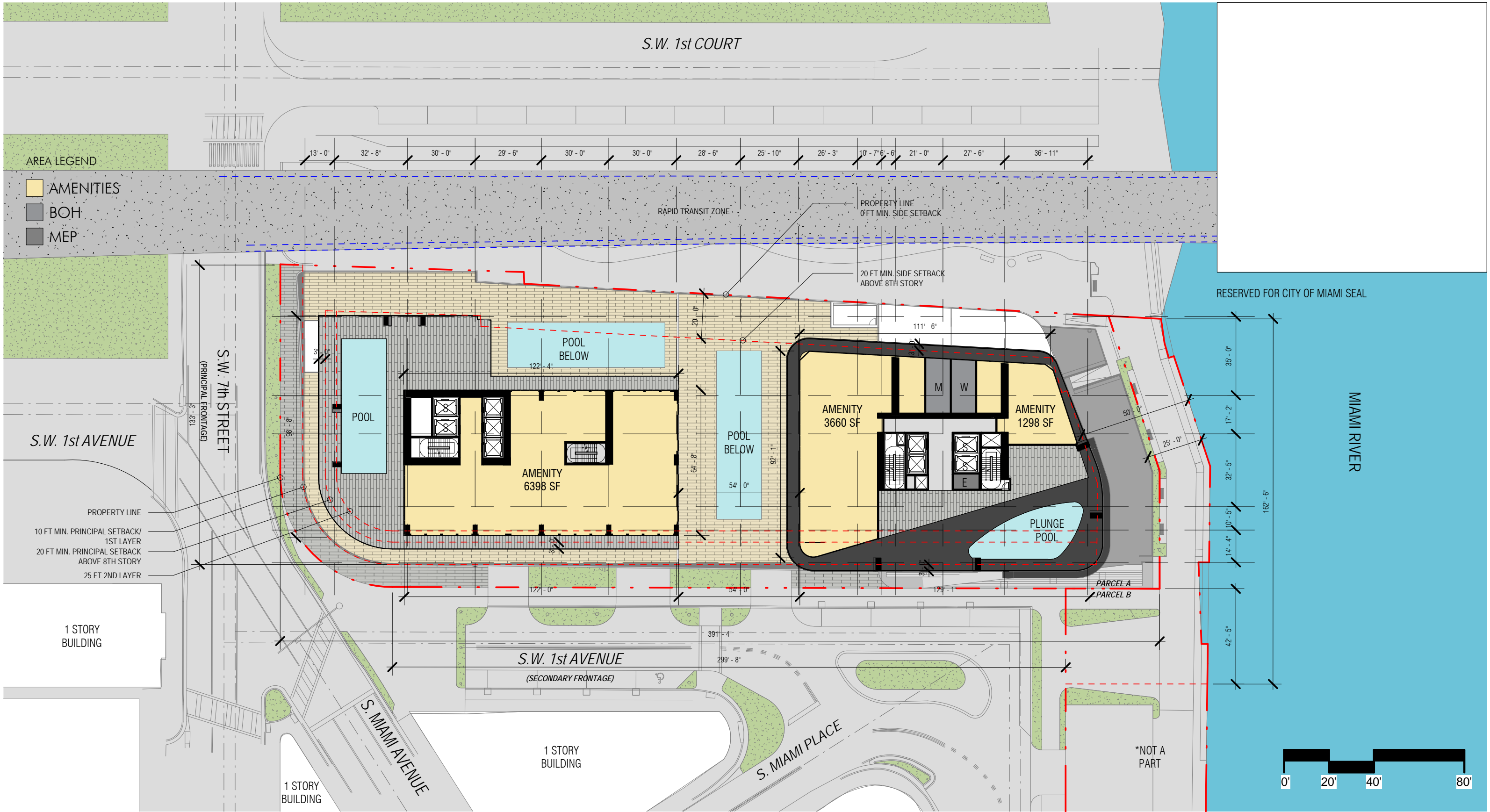
99 SW 7th St.  
 Miami, FL 33130

LEVEL 35-42 (PH LEVEL)

SCALE: 1" = 40'-0"

DATE:  
 03/03/2022

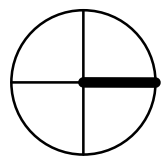
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## ONE BRICKELL RIVERFRONT

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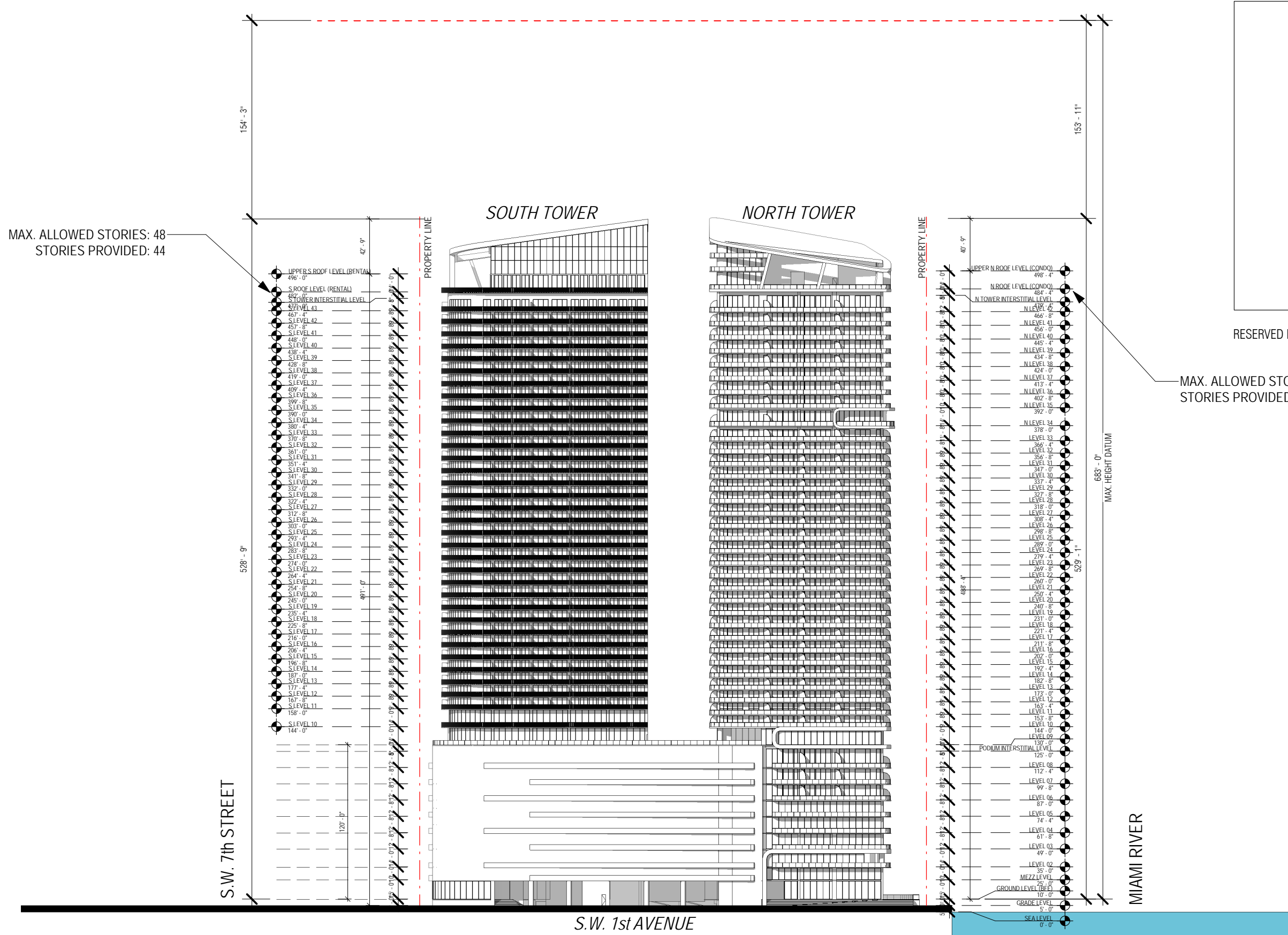
ROOF LEVEL

SCALE: 1" = 40'-0"

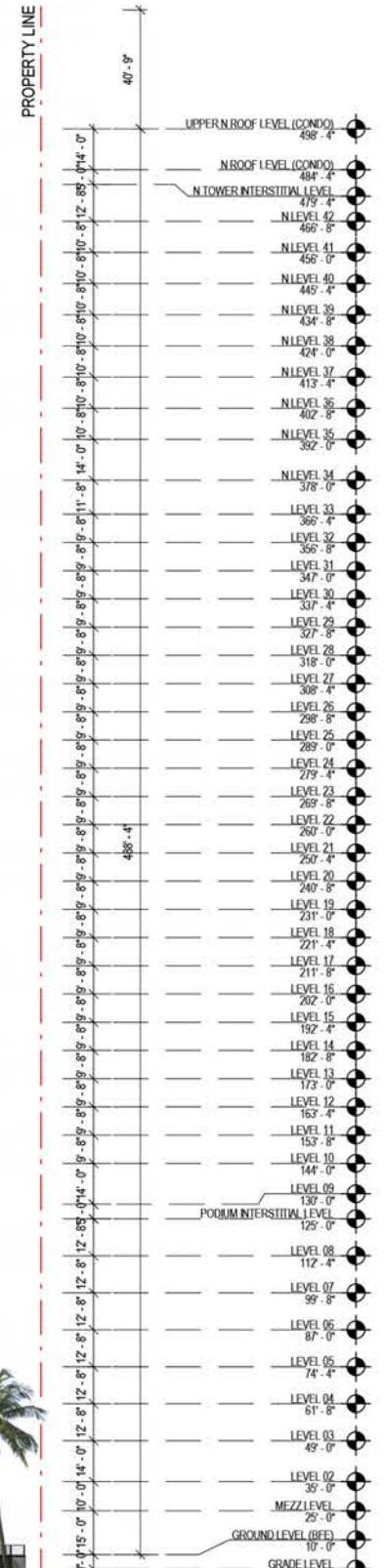
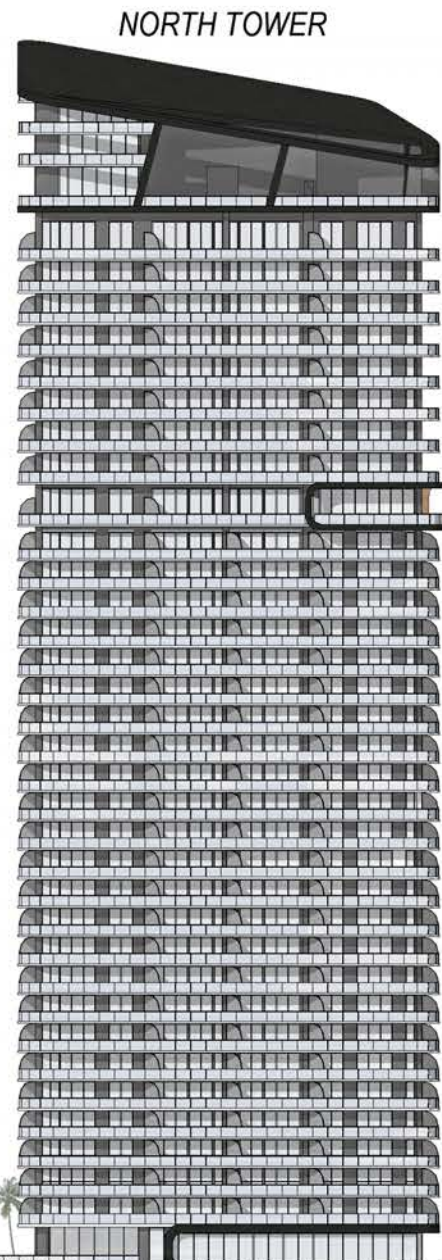
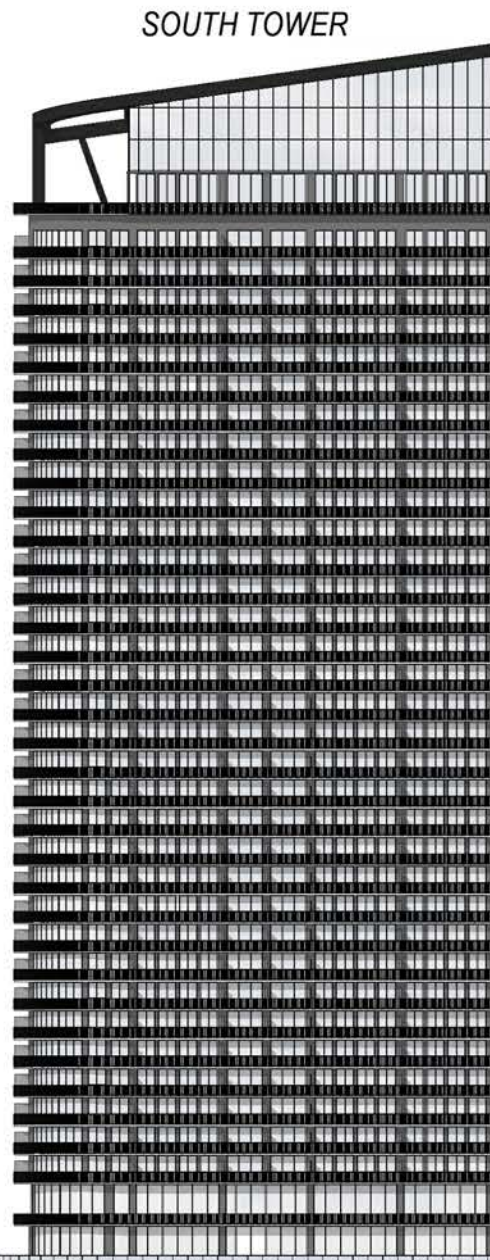
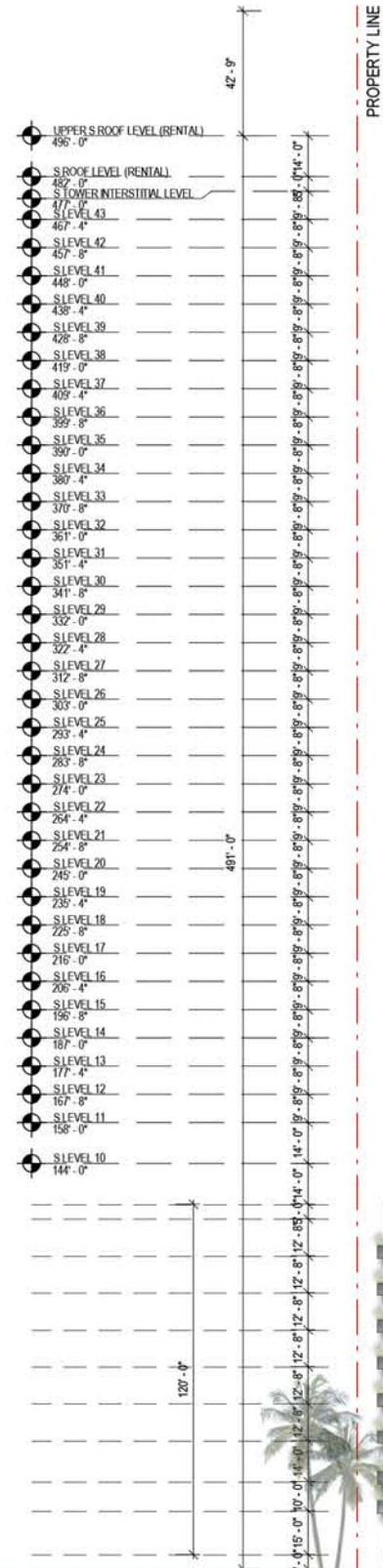
DATE:

03/03/2022

A111



S.W. 7th STREET



MIAMI RIVER

S.W. 1st AVENUE

RESERVED FOR CITY OF MIAMI SEAL

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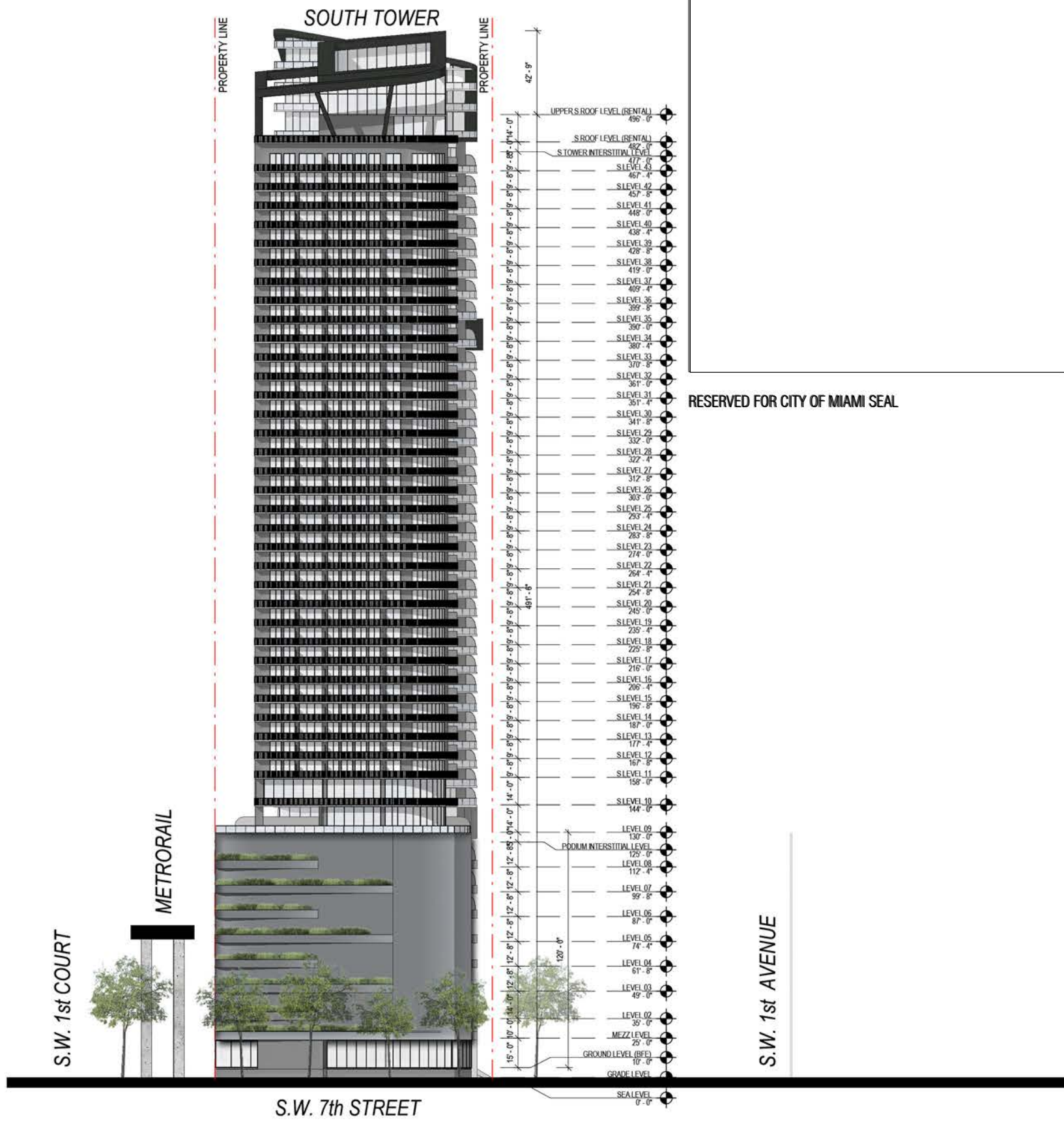
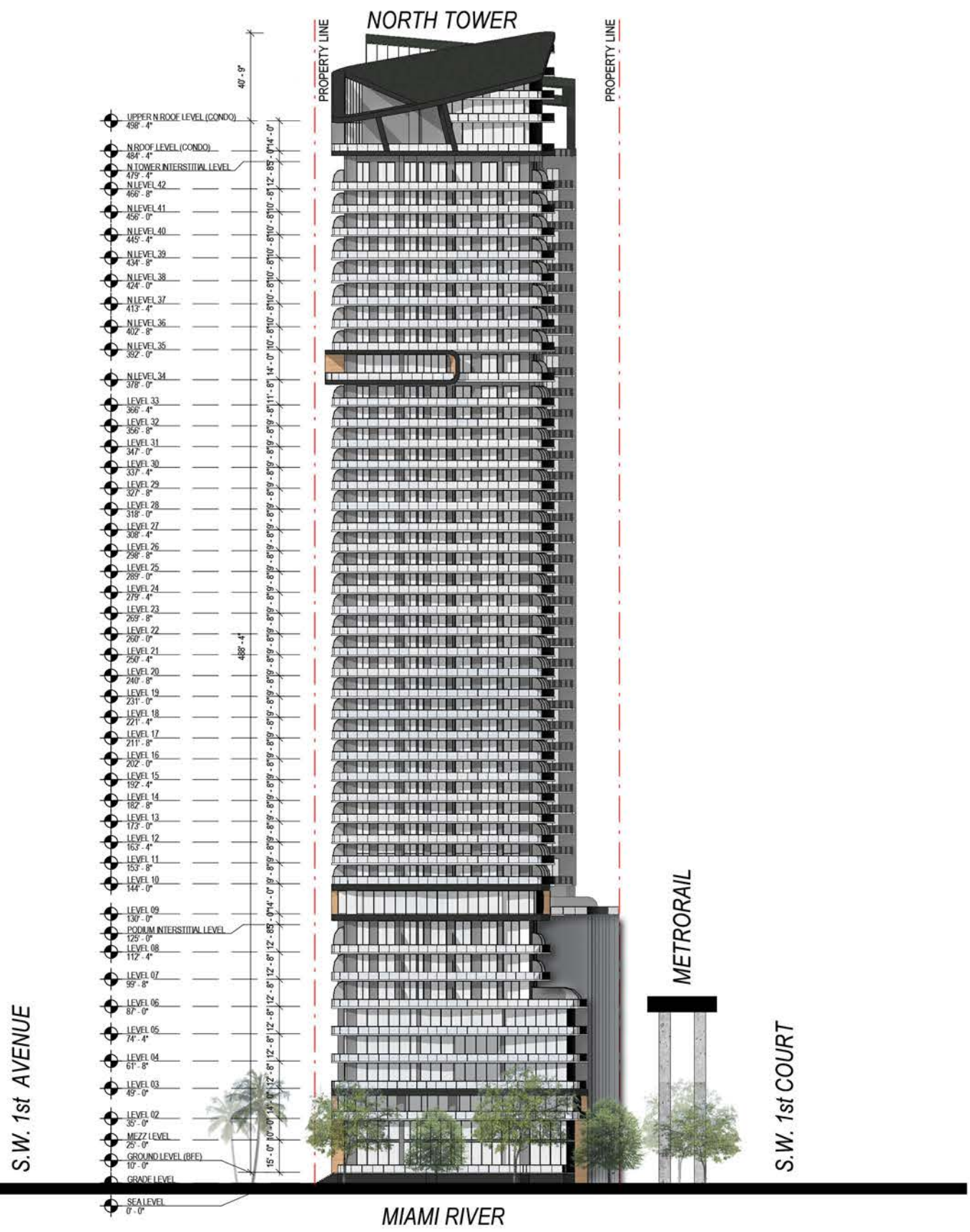
**ONE BRICKELL RIVERFRONT**

99 SW 7th St.  
Miami, FL 33130

EAST ELEVATION

DATE:  
03/03/2022

**A201**



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## ONE BRICKELL RIVERFRONT

99 SW 7th St.  
 Miami, FL 33130

## SOUTH & NORTH ELEVATIONS

DATE:  
 03/03/2022

# A202

NORTH TOWER

SOUTH TOWER



MIAMI RIVER

S.W. 1st COURT

S.W. 7th STREET

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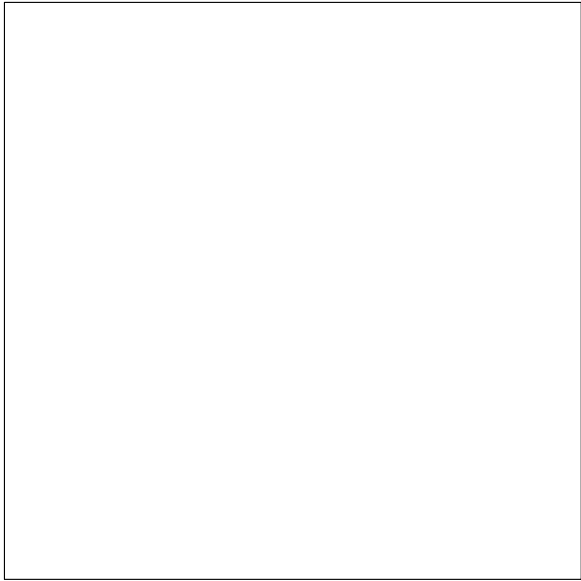
ONE BRICKELL RIVERFRONT

99 SW 7th St.  
Miami, FL 33130

WEST ELEVATION

DATE:  
03/03/2022

A203



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GROUND ELEVATION NORTH



GROUND ELEVATION SOUTH



GROUND ELEVATION EAST

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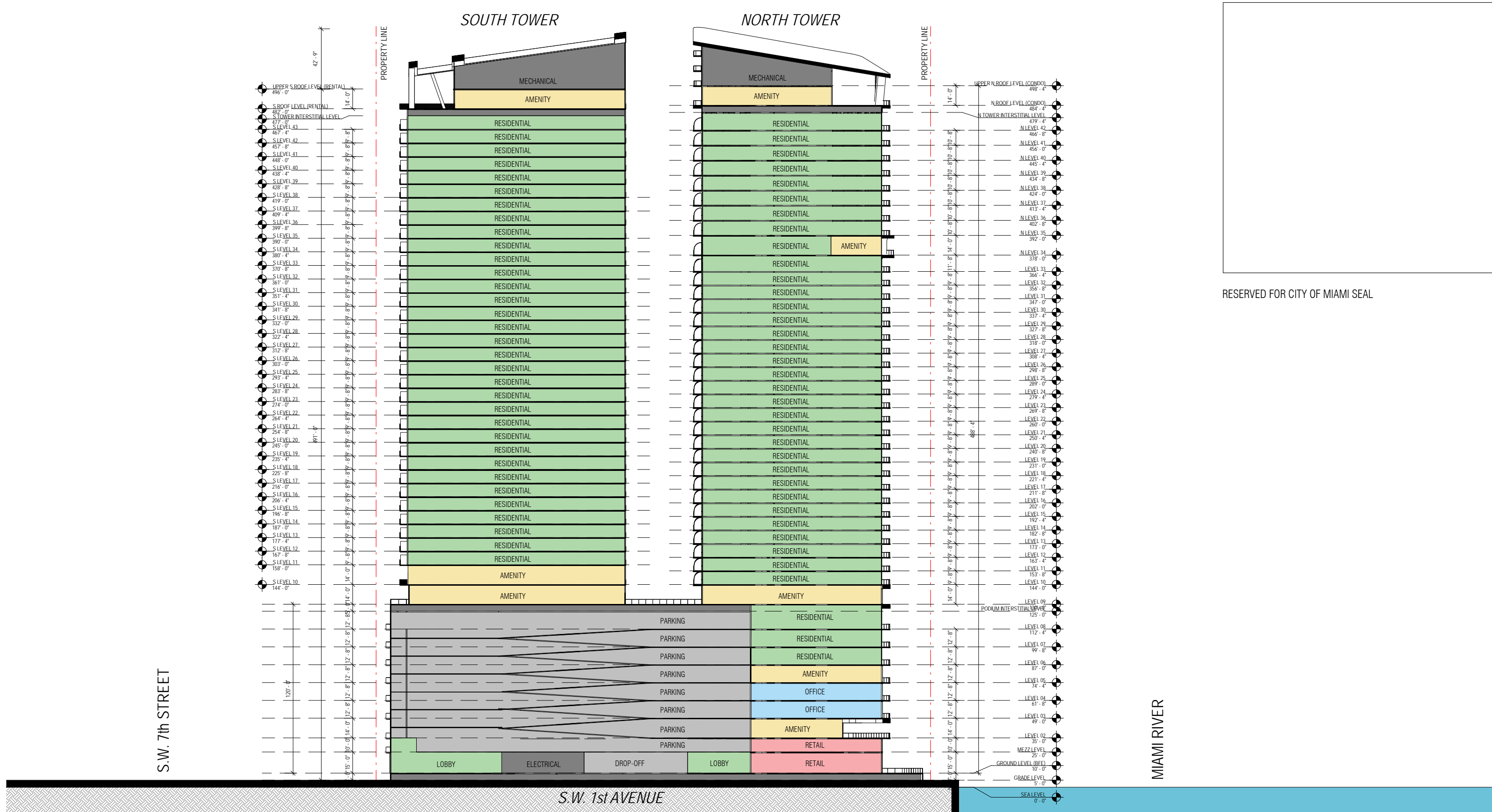
STREET LEVEL ELEVATIONS

DATE:  
03/03/2022

# A204







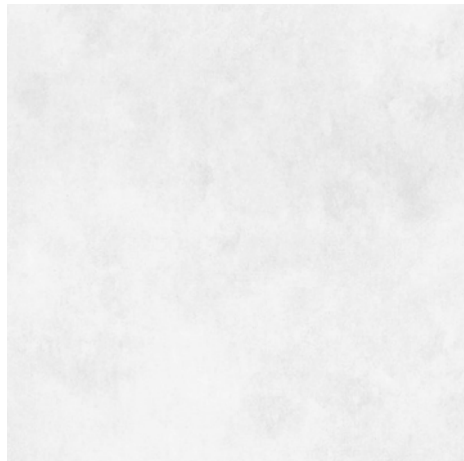
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01 - METAL WINDOW WALL

02 - GREY GLASS

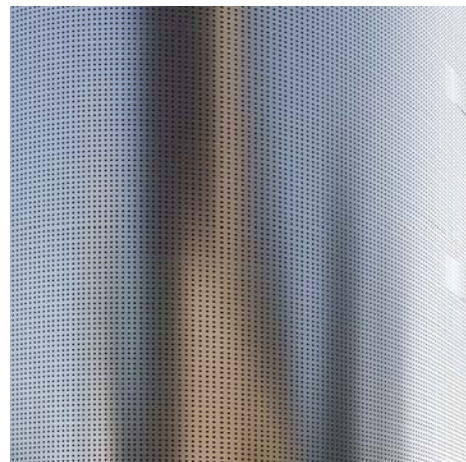
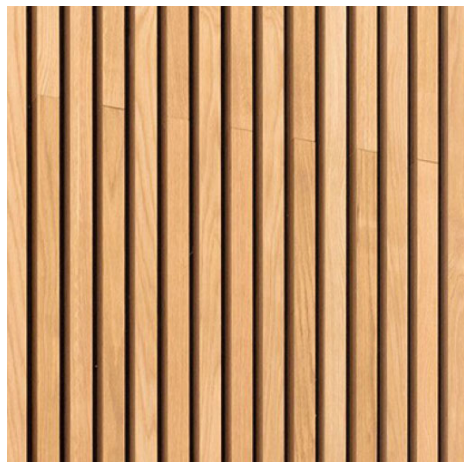
03 - GLASS RAILING



04 - WHITE STUCCO

05 - DARK STUCCO

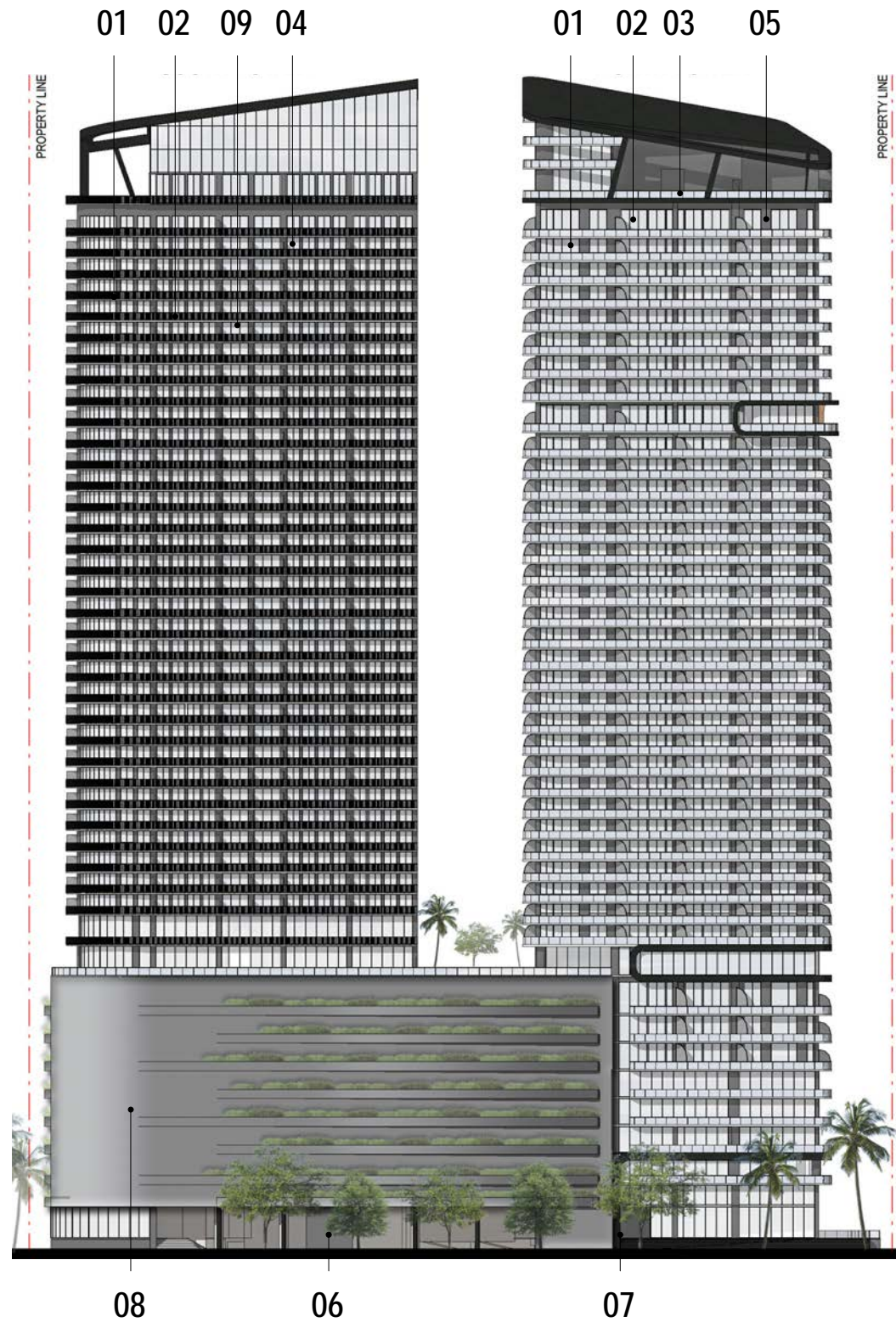
06 - CAST-IN-PLACE CONCRETE



07 - ENGINEERED WOOD

08 - METAL PANEL

09 - PICKET RAILING



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MATERIAL BOARD

DATE:  
03/03/2022

# A401



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RENDERING 01

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03/03/2022

A601



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## ONE BRICKELL RIVERFRONT

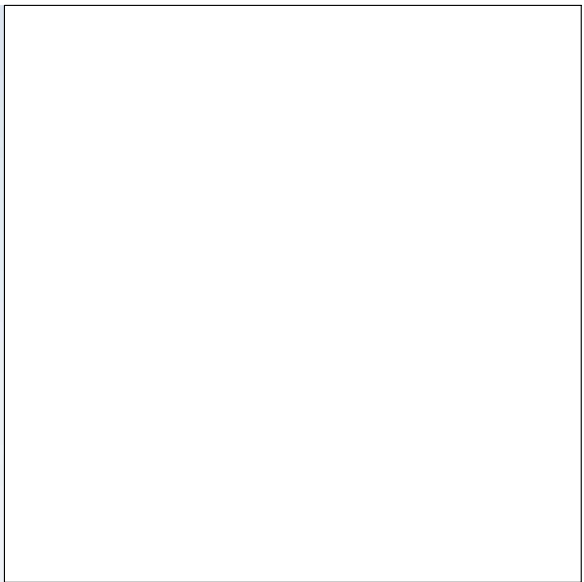
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RENDERING 06

DATE:  
03/03/2022

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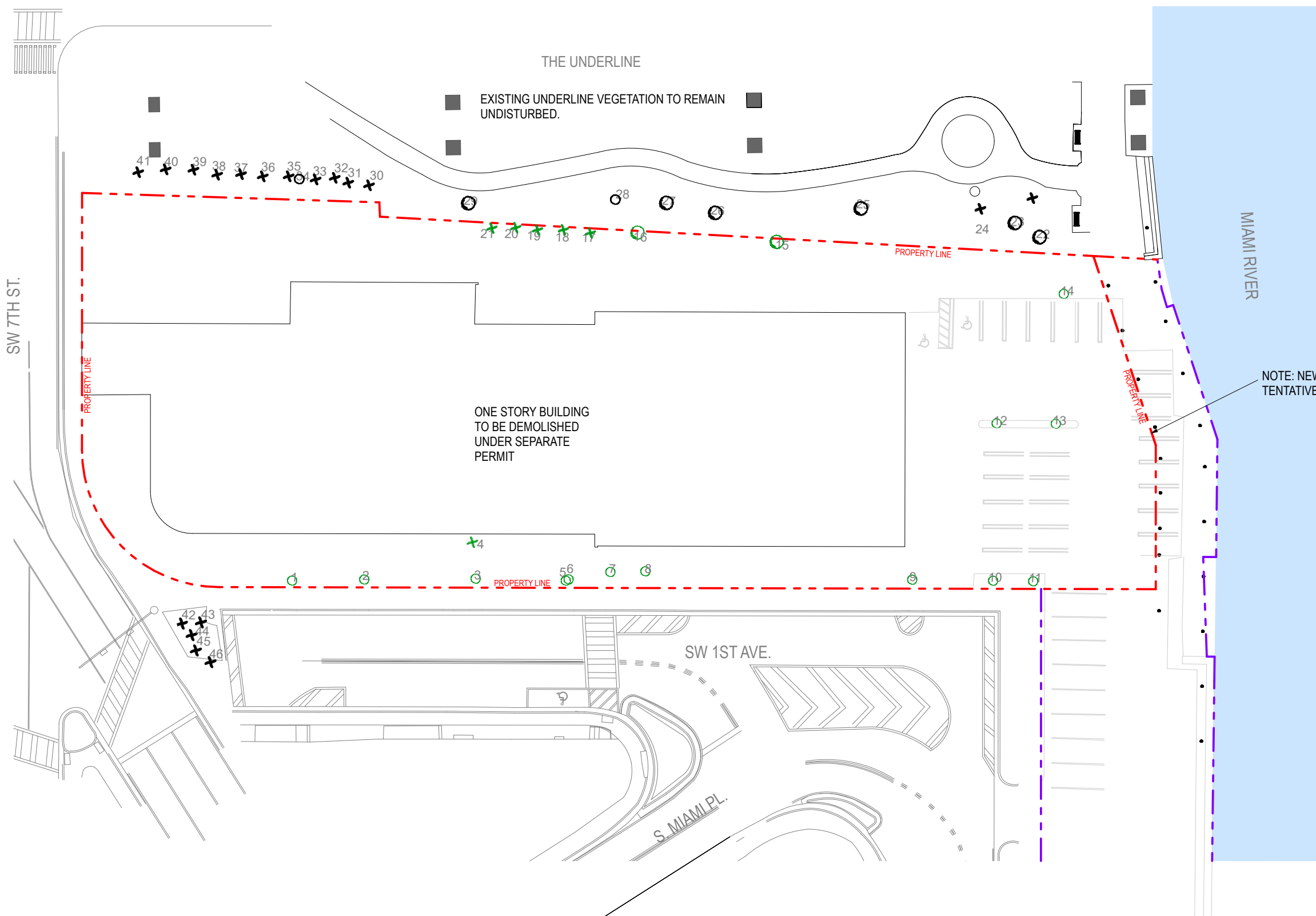
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Miami, FL 33130

RENDERING 07

DATE:  
03/03/2022

# A607



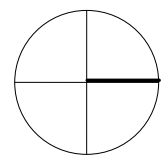
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 T.786.246.4857 | F.786.768.2537 |  
 HTTP: // WWW.URBANROBOT.NET



**ONE BRICKELL RIVERFRONT**

VEGETATION SURVEY

SCALE: 1" = 40'



DATE:

03/02/2022

**L001**

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VEGETATION SCHEDULE - OFF PROJECT PROPERTY

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

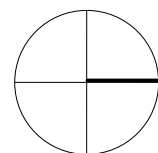
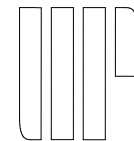
TOTAL TALL PALMS FOR REMOVAL AND MITIGATION: **5**

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VEGETATION SCHEDULE - ON PROJECT PROPERTY

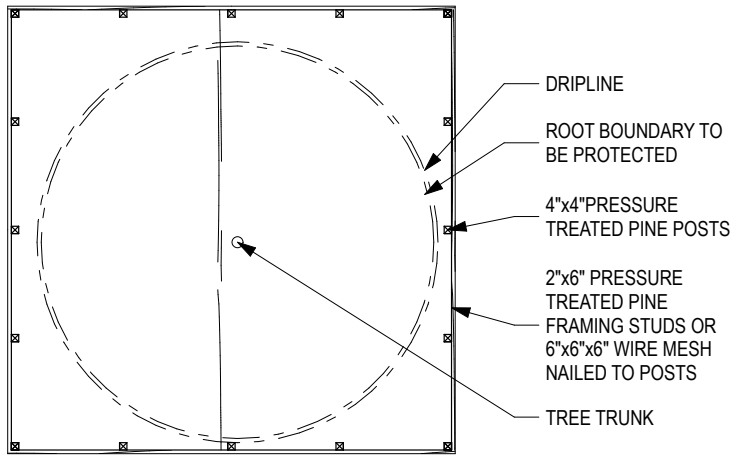
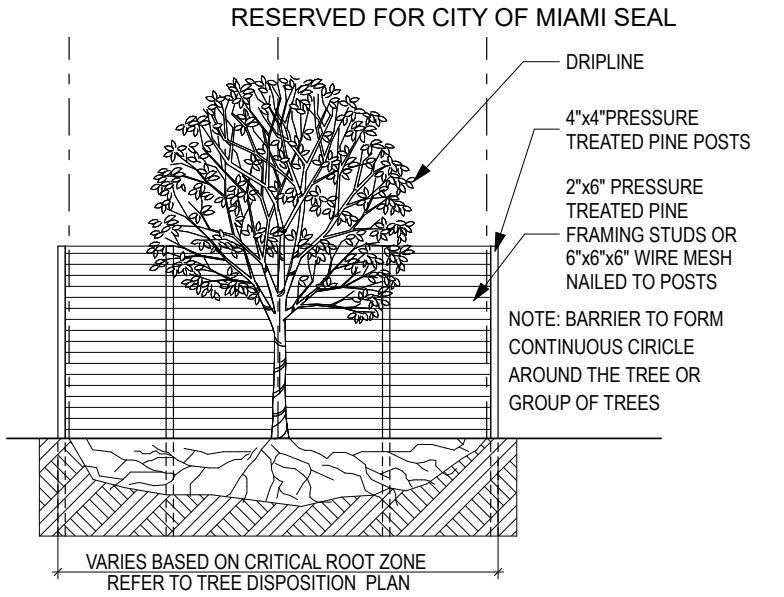
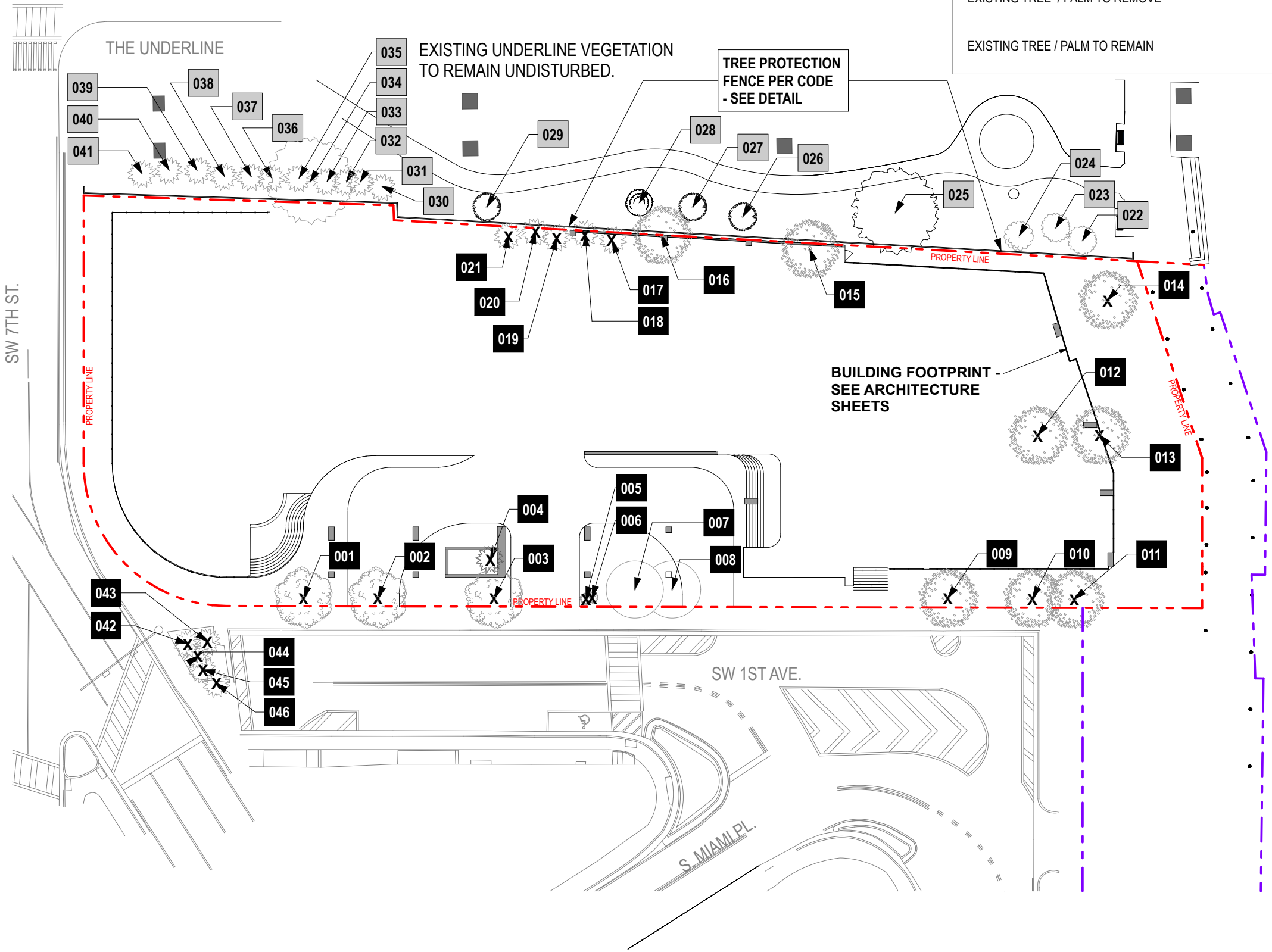
ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	PROTECT	REMOVE	RELOCATE	REMARKS
1	<u>Bursera simaruba</u>	Gumbo Limbo	28	18	30		X		Multitrunk; Poor Condition due to utility pruning.
2	<u>Bursera simaruba</u>	Gumbo Limbo	30	24	30		X		Multitrunk; Poor Condition due to utility pruning.
3	<u>Bursera simaruba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

TOTAL DBH FOR REMOVAL AND MITIGATION: **237"**

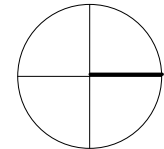


NOTE: SEE SHEET L002 FOR EXISTING VEGETATION TABLE

LEGEND	
EXISTING TREE / PALM TO REMOVE	 00
EXISTING TREE / PALM TO REMAIN	 00



TREE PROTECTION DETAILS  
NOT TO SCALE



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# LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T6-48B-O Lot Area 50,183 sf Acres 1.152

### OPEN SPACE

	REQUIRED / ALLOWED	PROVIDED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = <u>50,183 sf.</u> x <u>10 %</u> = <u>5,018 sf.</u>	<u>5,018</u>	<u>9,114</u>
B. 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 =	<u>N/A</u>	<u></u>
C. Total square feet of landscaped open space required: A+B =	<u>5,018</u>	<u>9,114</u>

### LAWN AREA CALCULATION

A. Square feet of landscaped open space required by Miami21:	<u>5,018</u>	<u>9,114</u>
B. Maximum lawn area (sod) permitted = <u>0 %</u> x <u></u> sf.	<u>0</u>	<u>0</u>

### TREES

	REQUIRED / ALLOWED	PROVIDED		TOTAL
		GROUND FLOOR	ON STRUCTURE	
A. 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>22</u>	<u>24</u>	<u>15</u>	<u>39</u>
B. % Palms allowed: Number of trees provided x 30% =	<u>7</u>	<u>0</u>	<u>10</u>	<u>17</u>
C. % Natives required: Number of trees provided x 30% =	<u>7</u>	<u>16</u>	<u>8</u>	<u>24</u>
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	<u>5</u>	<u>24</u>	<u>25</u>	<u>49</u>
E. Street Trees (maximum average spacing of 30' o.c.): <u>461</u> linear feet along street / 30 =	<u>16</u>	<u>19</u>		<u>39</u>
% Palms permitted to count towards street trees on 1:1 basis x 30%:	<u>5</u>	<u>9</u>		<u>21</u>
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): <u></u> linear feet along street / 25 = <b>SHRUBS</b>	<u>0</u>	<u>0</u>		
	REQUIRED / ALLOWED	PROVIDED		
A. Number of shrubs required: Number of trees required x 10 =	<u>260</u>	<u>TBD</u>		
B. % Native shrubs required: Number of shrubs provided x 30% =	<u>78</u>	<u>TBD</u>		
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20% =	<u>52</u>	<u>TBD</u>		

### TREE REPLACEMENT CHART

237"	TOTAL DIAMETER OF TREES TO BE REMOVED (NOT INCLUDING SHORT PALMS-SEE VEGETATION SCHEDULE SHEET L002)		
82	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (2" DBH, 6' SPREAD, 12' HEIGHT)		
OR			
41	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (4" DBH, 8' SPREAD, 16' HEIGHT)		
+			
10	TOTAL NUMBER OF REPLACEMENT PALMS REQUIRED (6"DBH, 16'OA HEIGHT)-SEE VEGETATION SCHEDULE SHEET L002)		
	MITIGATION NUMBERS SHOWN IN GRAY		
21	REPLACEMENT TREES TO BE PLANTED MIN 4" DBH, 8' SPREAD, 16' HEIGHT		
	(8-Bridal Veil, 7-Gumbo Limbo, 2-Satinleaf, 2 Silk Floss, 2-Golden Shower)		
	42-REPLACEMENT VALUE (21 X 2)		
7	REPLACEMENT TREES TO BE PLANTED MIN 2" DBH, 6' SPREAD, 12' HEIGHT		
	(7-Tabebuia bahamensis)		
	7-REPLACEMENT VALUE		
10	UP TO 30% OF 2" DBH REPLACEMENT TREES MAY BE REPLACED BY NATIVES OF 1-1/2" DBH 10'HEIGHT		
	(10-Simpson's Stoppers)		
	10-REPLACEMENT VALUE		
25	REPLACEMENT PALMS TO BE PLANTED MIN 10"DBH, 15' SPREAD, 16'OA HEIGHT		
	(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 MITIGATION TREES REQUIRED UNDER THIS PLAN		
6	MINIMUM REPLACEMENT SPECIES REQUIRED		
12	REPLACEMENT SPECIES PROVIDED		

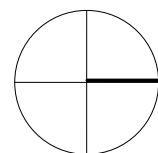
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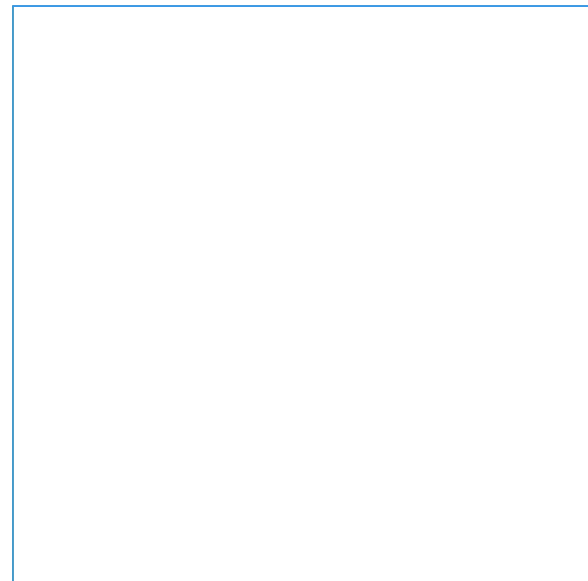
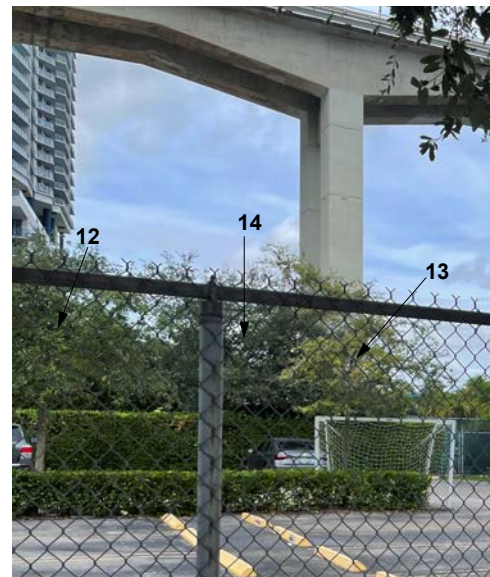


## ONE BRICKELL RIVERFRONT

LANDSCAPE LEGEND  
AND MITIGATION

DATE:  
03/02/2022

# L004



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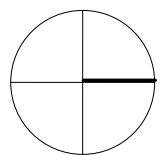
NOTE: NUMBERS CORRESPOND TO VEGETATION SURVEY AND TABLES.

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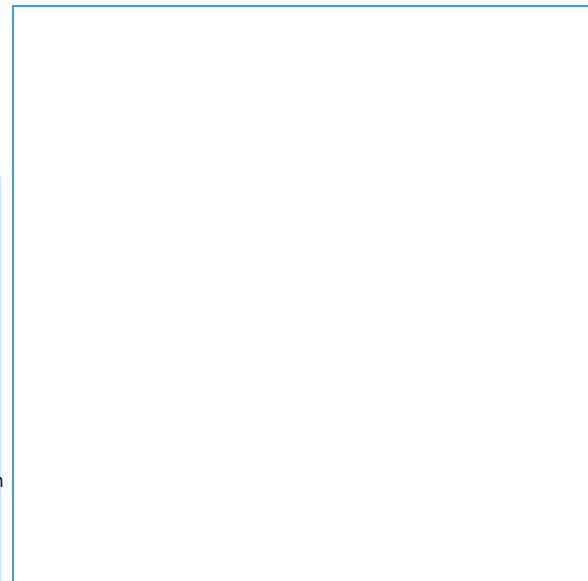
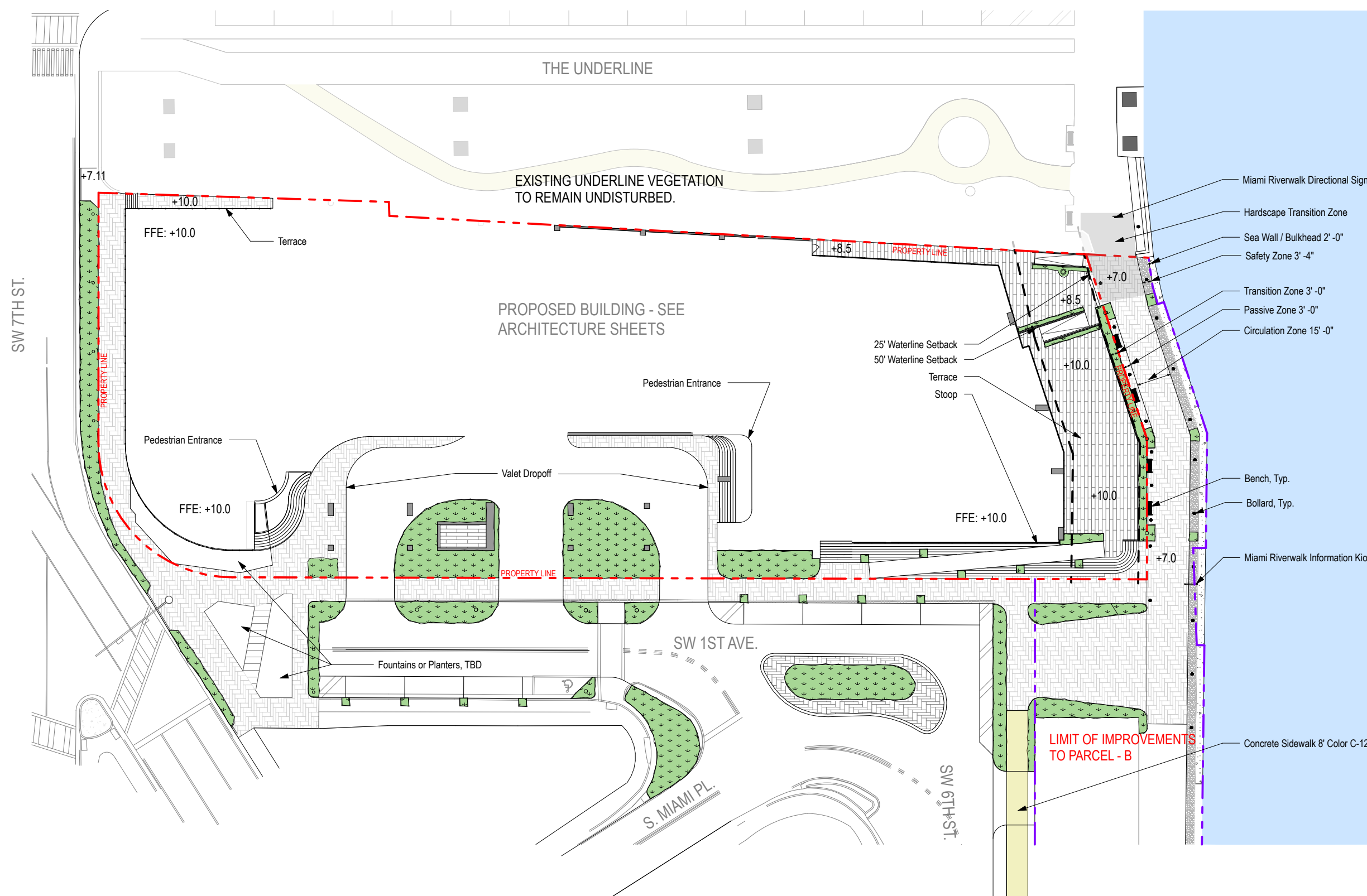
**ONE BRICKELL RIVERFRONT**

EXISTING VEGETATION  
PHOTOS

DATE:  
03/02/2022

**L005**

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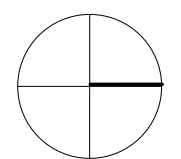
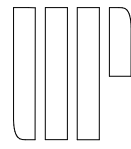


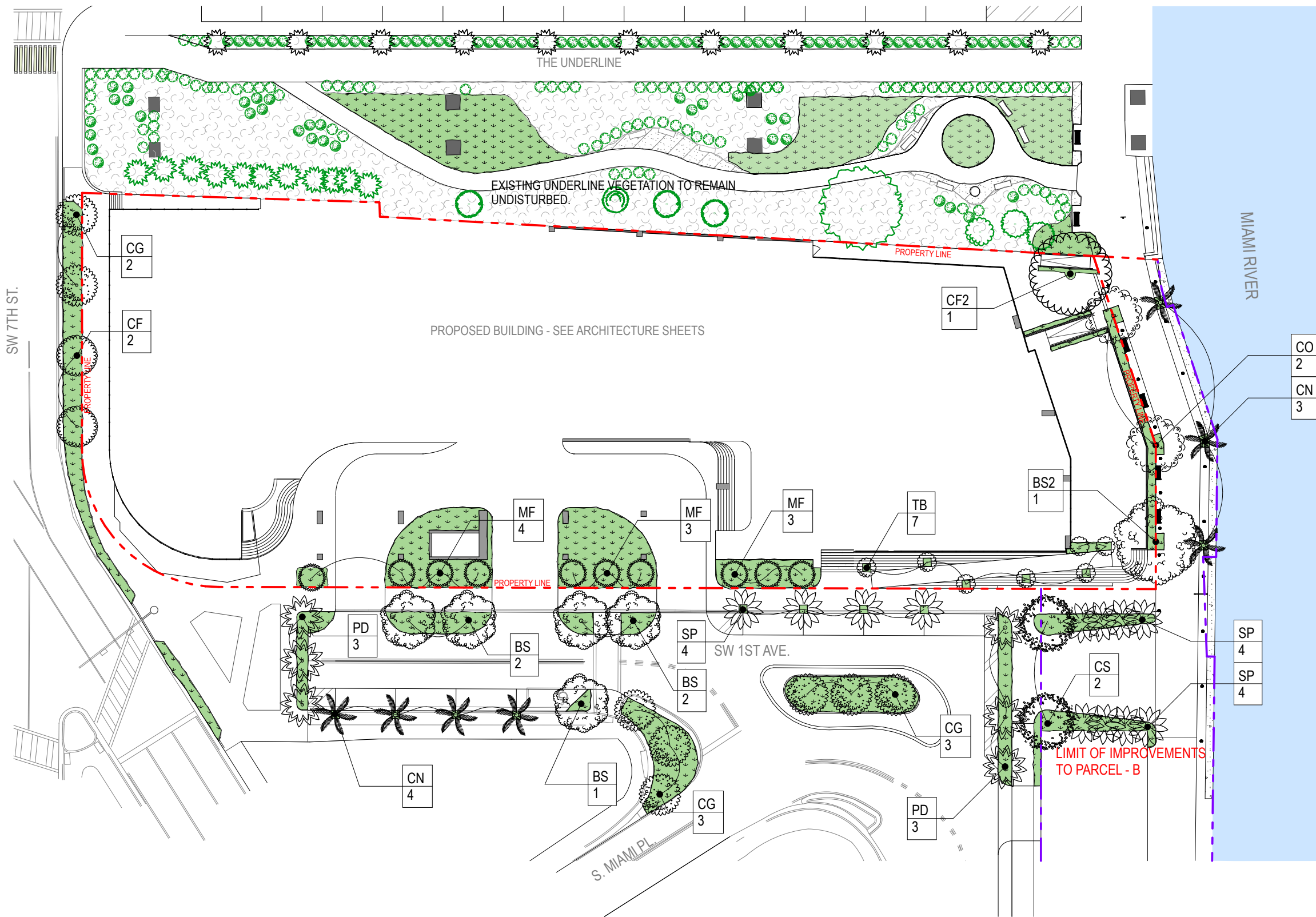
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ALL PLANTINGS TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX A

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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**TREE LEGEND**

Symbol	ID	Qty	Botanical Name	Common Name
	BS	5	Bursera simaruba	Gumbo Limbo
	BS2	1	Bursera simaruba	Gumbo Limbo
	CF	2	Cassia fistula	Golden Shower
	CF2	1	Cassia fistula	Golden Shower
	CG	8	Caesalpinia granadillo	Bridal Veil
	CO	2	Chrysophyllum oliviforme	Satinleaf
	CS	2	Ceiba speciosa	Silk Floss
	MF	10	Myrcianthes fragrans	Simpson's Stopper
	TB	7	Tabebuia bahamensis	White Tabebuia

**PALM LEGEND**

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

SEE SHEET L400 FOR COMPLETE PLANTING SCHEDULE DETAILS.

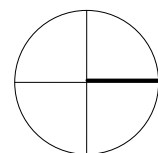
- SHRUBS OR GROUNDCOVERS
- HARDWOOD MULCH EXISTING

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**ONE BRICKELL RIVERFRONT**

GROUND LEVEL  
PLANTING PLAN  
SCALE: 1" = 40'

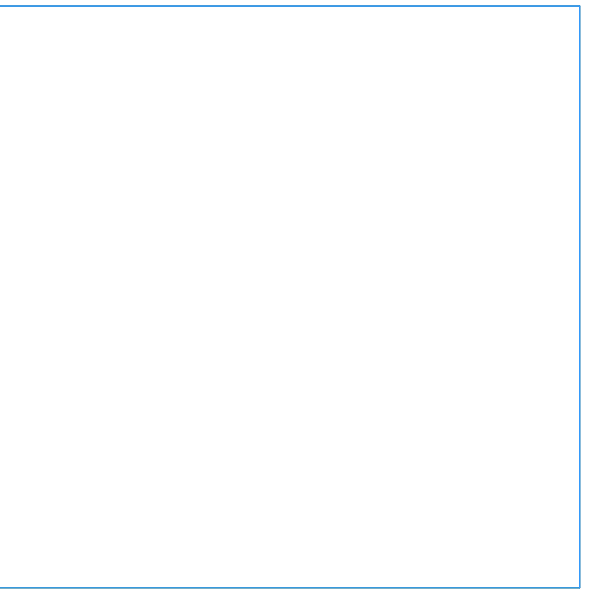
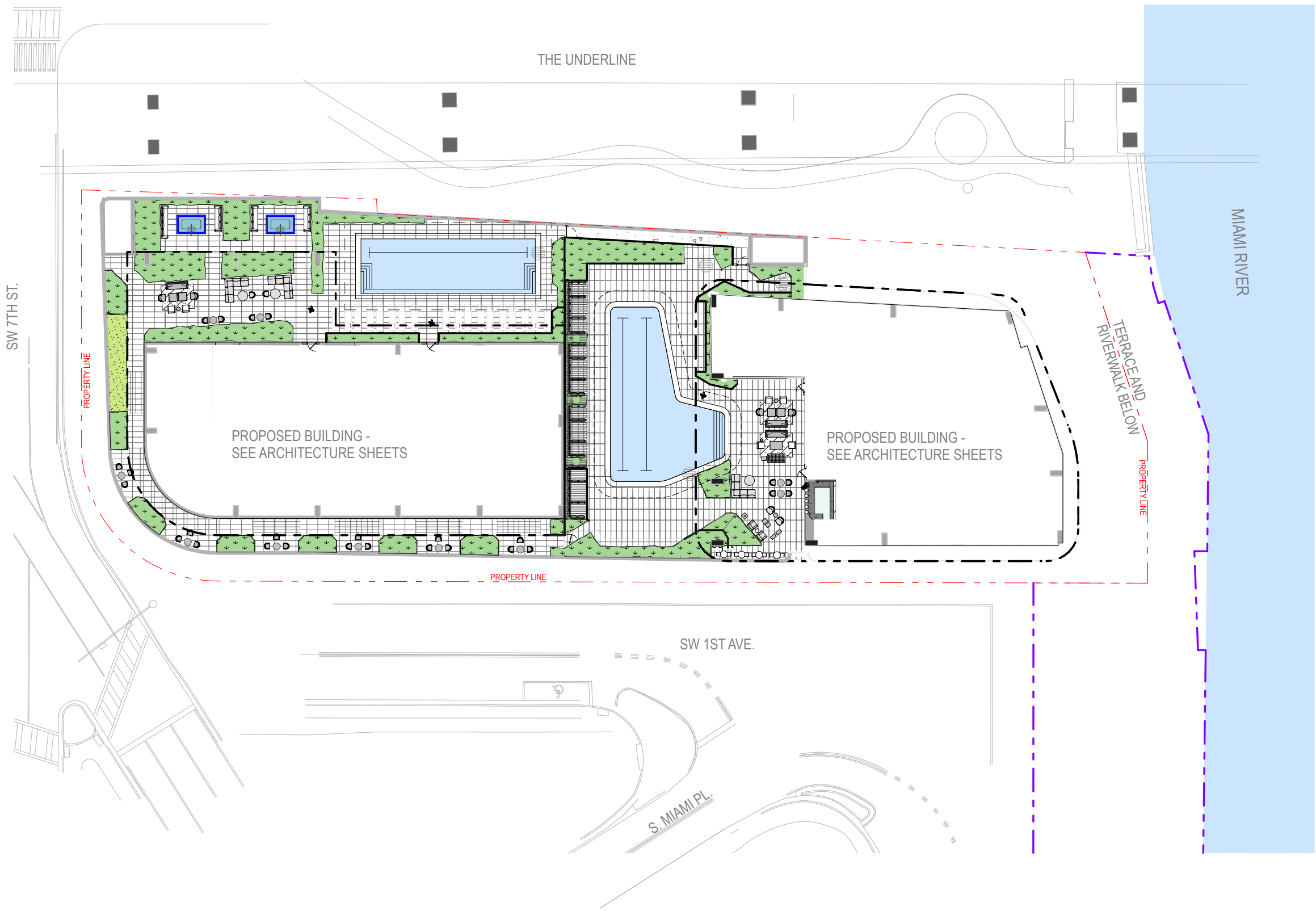


DATE:  
03/02/2022

**L101**

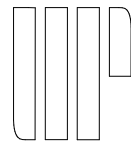
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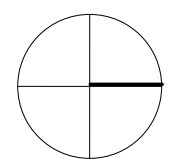


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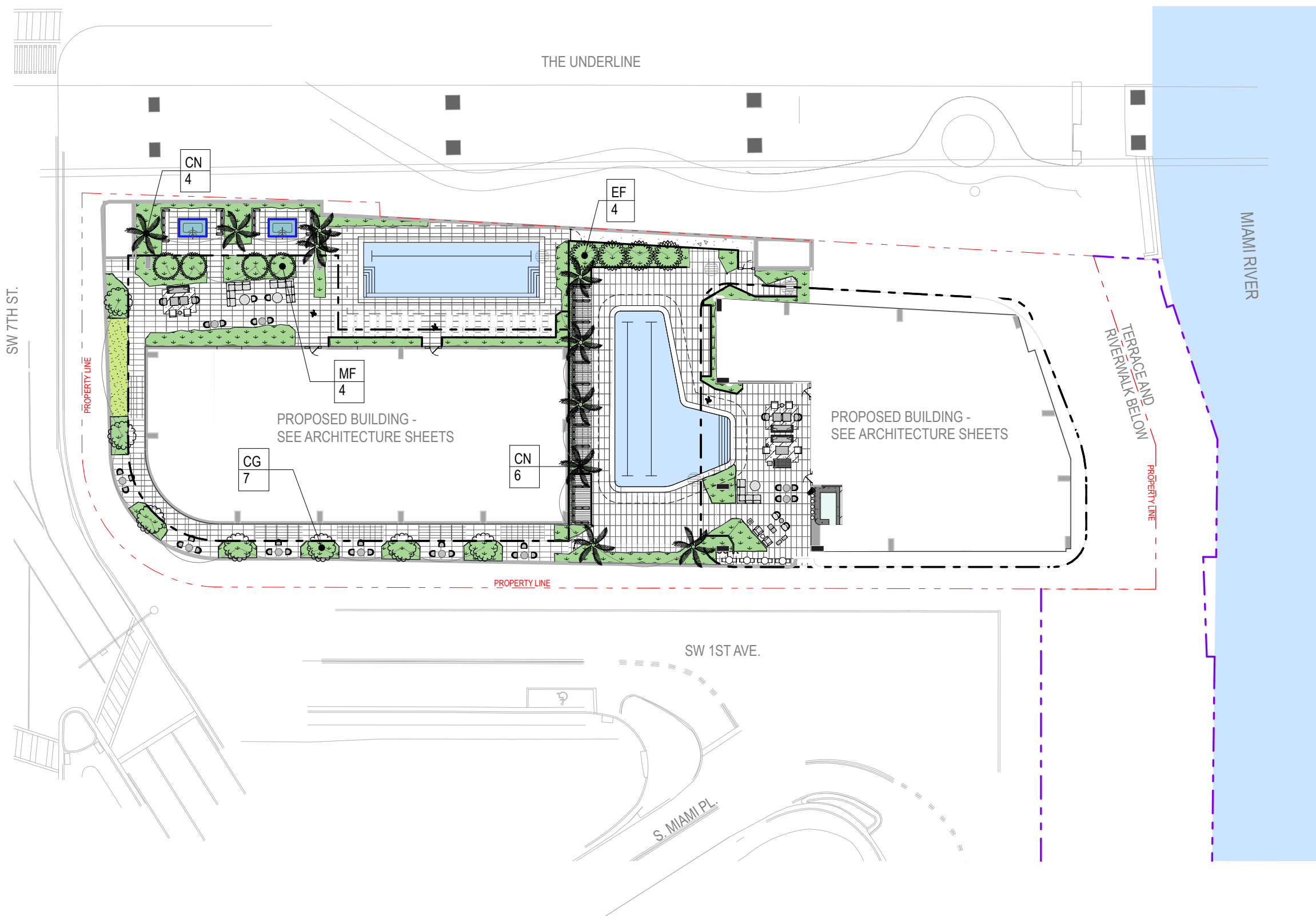
**ONE BRICKELL RIVERFRONT**

AMENITY LEVEL  
 HARDSCAPE PLAN  
 SCALE: 1" = 40'  
 0 20' 40' 80'

DATE:  
 03/02/2022

**L200**

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**TREE LEGEND**

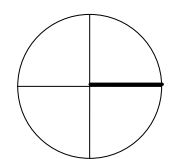
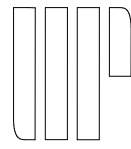
Symbol	ID	Qty	Botanical Name	Common Name
	CG	7	Clusia guttifera	Autograph Tree
	EF	4	Eugenia foetida	Spanish Stopper
	MF	4	Myrcianthes fragrans	Simpson's Stopper

**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



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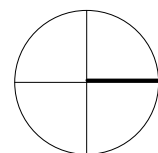
Tree Schedule - Ground Floor										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks
	BS	5	Bursera simaruba	Gumbo Limbo	3"	15'OA; 4'CT		Y	Y	Street Tree
	BS2	1	Bursera simaruba	Gumbo Limbo		30'OA; 10'CT	30'	Y	Y	Specimen
	CF	2	Cassia fistula	Golden Shower	3"	15'OA; 4'CT		N	Y	Street Tree
	CF2	1	Cassia fistula	Golden Shower	4"MIN	30'OA; 10'CT	30'	N	Y	Specimen
	CG	8	Caesalpinia granadillo	Bridal Veil	3"	15'OA; 4'CT		N	Y	Street Tree
	CO	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		N	Y	Specimen
	MF	10	Myrcianthes fragrans	Simpson's Stopper	1-1/2" Min.	10' Min.		Y	Y	Lot Tree
	TB	7	Tabebuia bahamensis	White Tabebuia	2"	15'	6'	N	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	Remarks
	CG	7	Clusia guttifera	Autograph Tree	2"	8'		N	Y	Lot Tree;
	EF	4	Eugenia foetida	Spanish Stopper	2"	10'	8'	Y	Y	Multitrunk; Lot tree
	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	Remarks
	CN	10	Cocos nucifera	Coconut Palm	10" DBH	16' OA; 8'CW		N	Y	

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TREES



*Caesalpinia granadillo*  
Bridal Veil



*Cassia fistula*  
Golden Shower



*Bursera simaruba*  
Gumbo Limbo



*Cleiba speciosa*  
Silk Floss



*Chrysophyllum oliviforme*  
Satinleaf



*Quercus virginiana*  
Live Oak



*Mycianthes fragrans*  
Simpson's Stopper



*Eugenia foetida*  
Spanish Stopper



*Calistemon citrinus*  
Bottle Brush



*Clusia guttifera*  
Autograph Tree



*Tabebuia bahamensis*  
White Trumpet

PALMS



*Phoenix dactylifera*  
Date Palm



*Sabal palmetto*  
Sabal Palm



*Cocos nucifera*  
Coconut palm

VINES

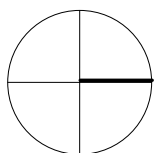


*Trachelospermum jasminoides*  
Confederate Jasmine

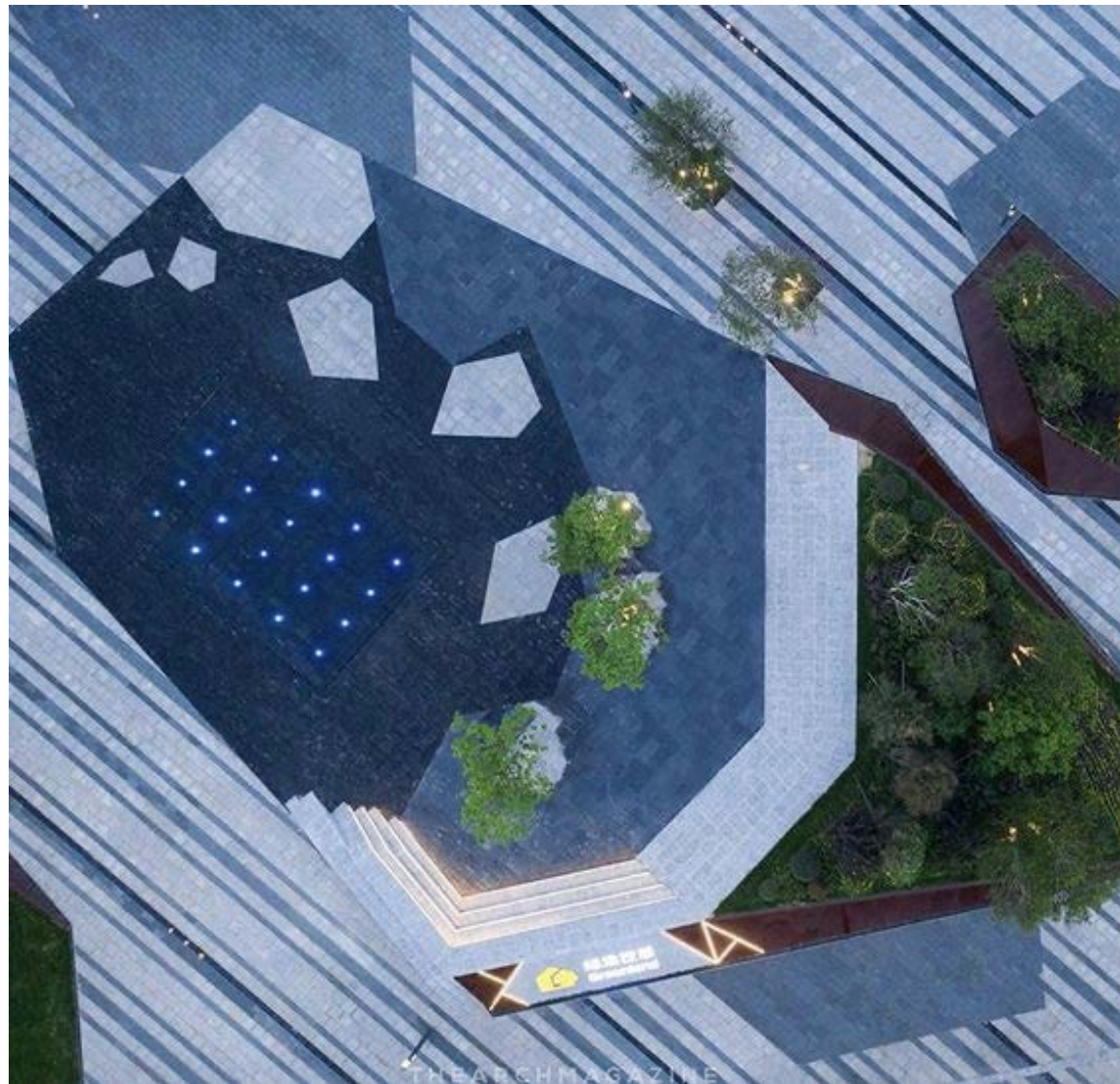


*Thunbergia grandiflora*  
Sky Vine

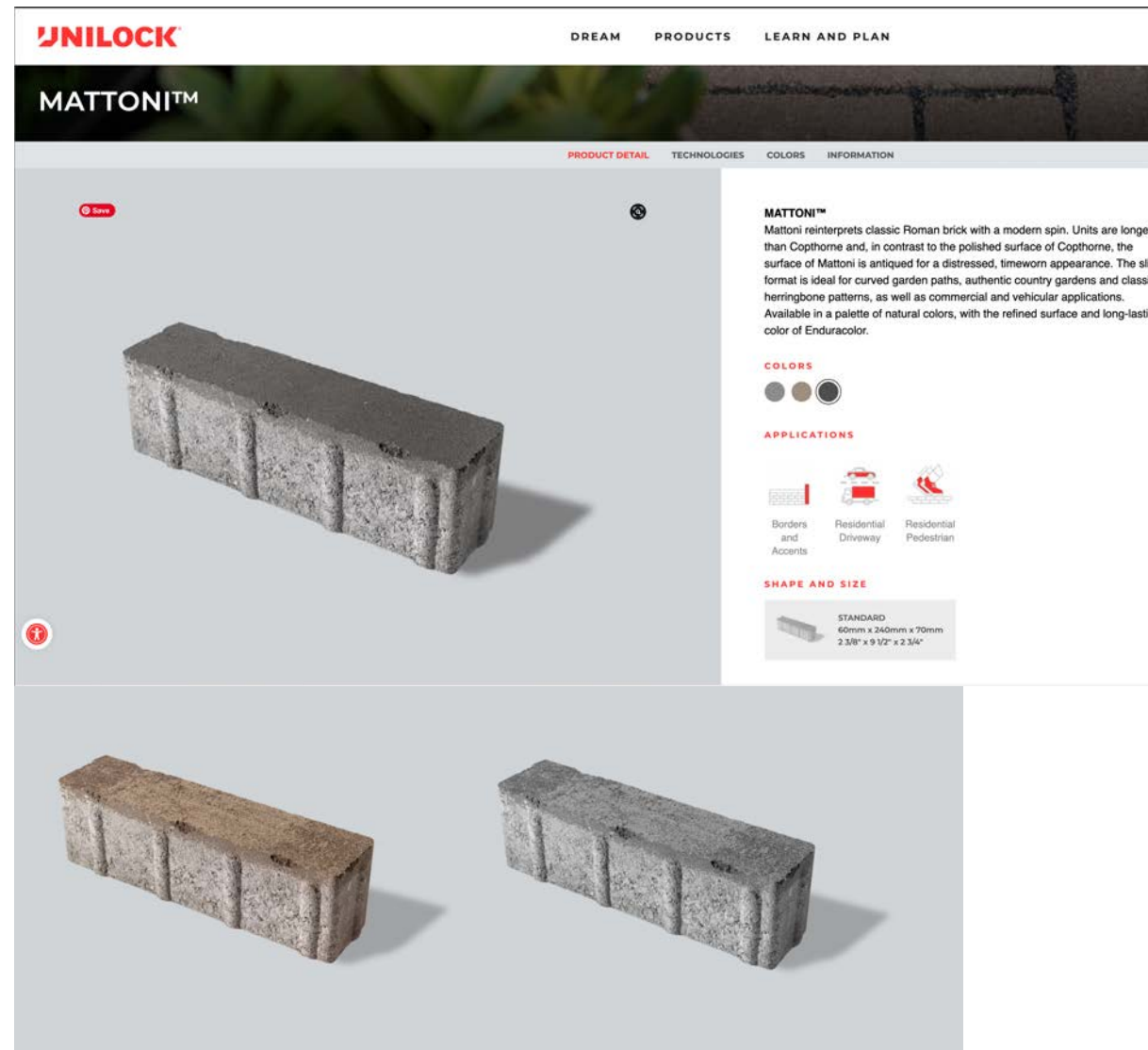
RESERVED FOR CITY OF MIAMI SEAL



DESIGN INSPIRATION FOR PLAZA SPACES. EXACT PATTERNS TBD.



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



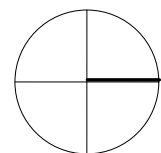
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HTTP: // WWW.URBANROBOT.NET



**ONE BRICKELL RIVERFRONT**

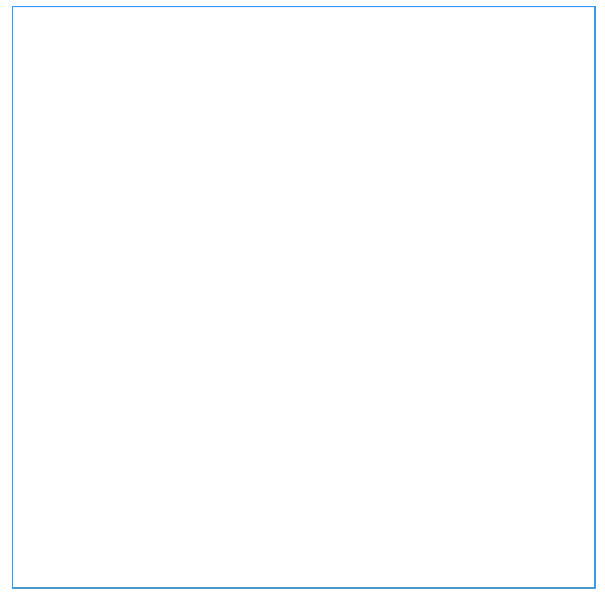
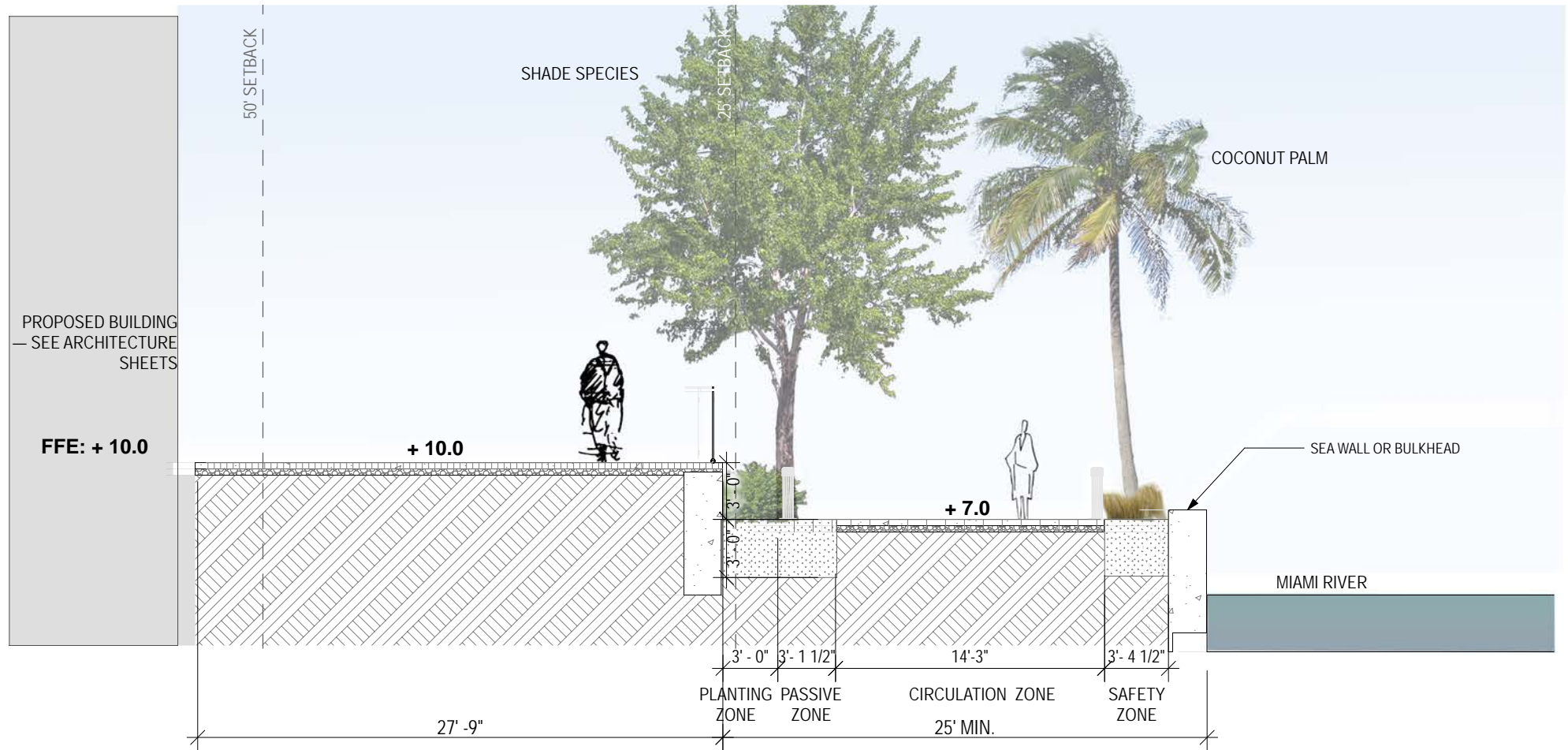
HARDSCAPE SCHEDULE

DATE:  
03/02/2022

**L500**

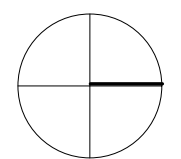
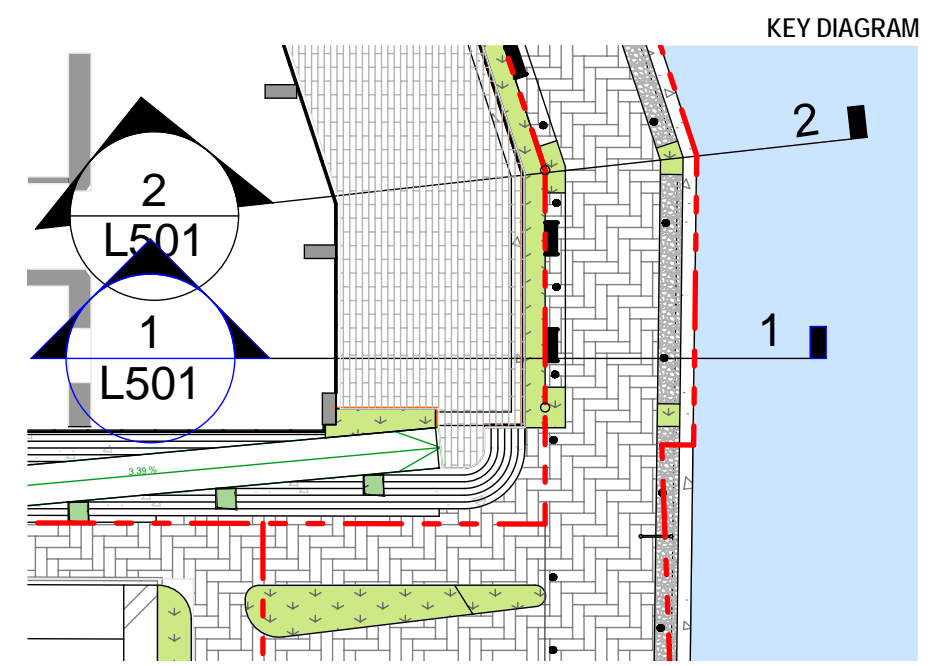
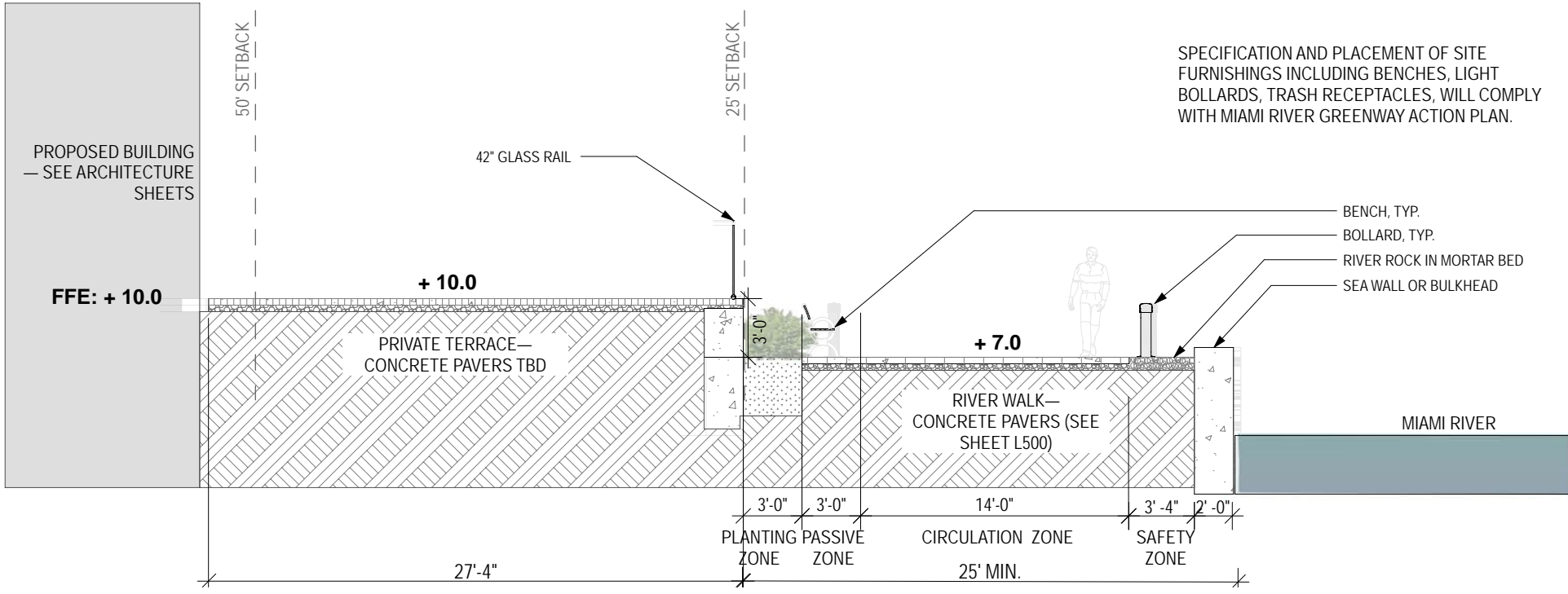
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**SECTION 2**



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**SECTION 1**



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