

500 - 600 - 700 ALTON ROAD

500 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

PLANNING BOARD SUBMITTAL - DEVELOPMENT SITE - FINAL SUBMITTAL

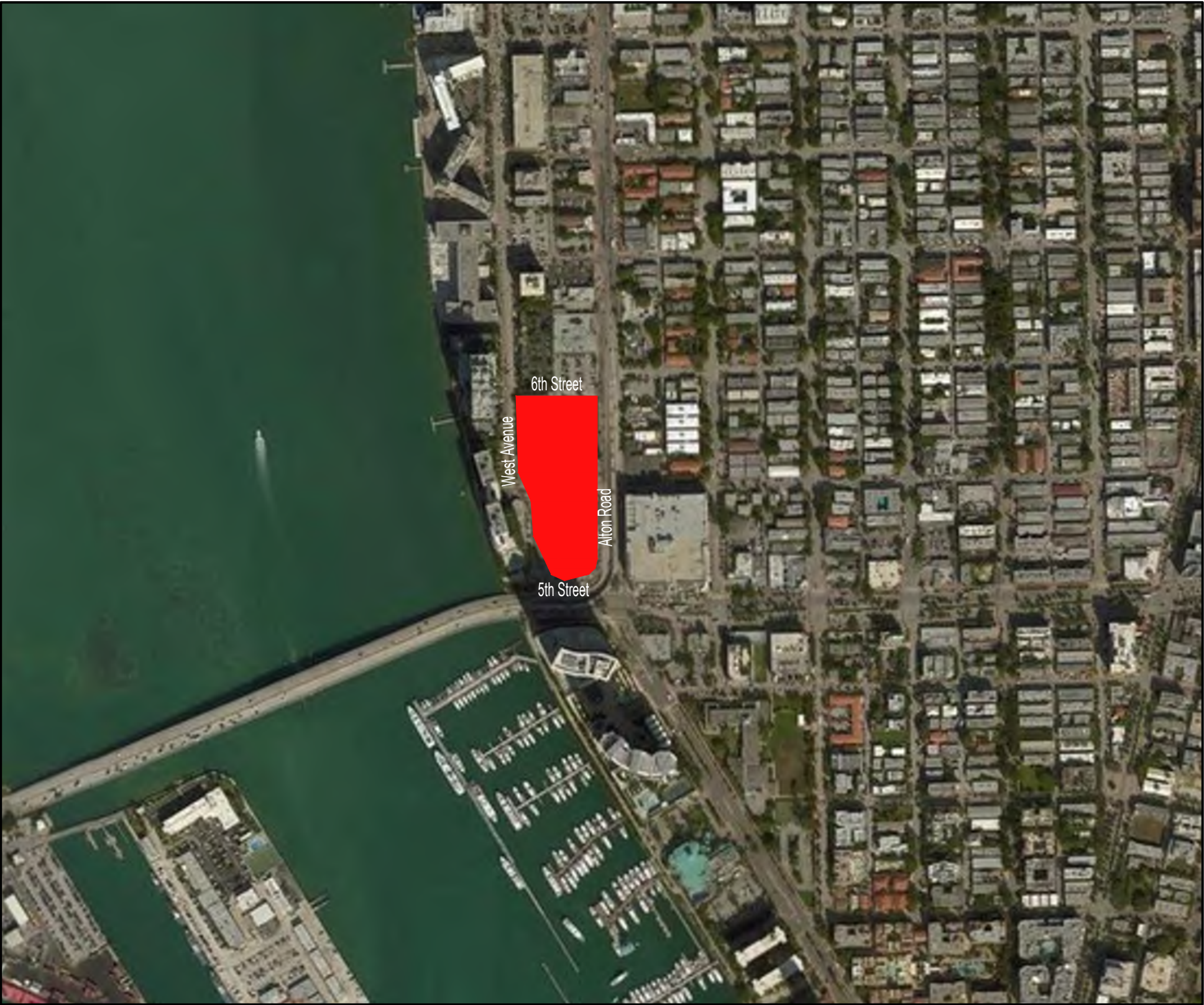
FINAL SUBMITTAL DEADLINE 03.11.2019

ARQUITECTONICA GEO LANDSCAPE ARCHITECTS

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(CITY OF MIAMI BEACH DRB)		
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

LANDSCAPE INDEX

DATE:
03/11/2019

L0-000

GENERAL NOTES

- These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
- The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
- The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
- Construction shall comply with all local building codes.
- All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

- All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
- Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
- Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
- Grading and calculations for retention areas to be provided by Civil Engineers.
- Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
- All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

- All electrical wiring and circuiting by Electrical Engineer in future permit set.
- Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
- Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
- Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

GENERAL LANDSCAPE NOTES

- The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
- The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
- Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
- Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
- Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
- Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami Beach.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
- Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

- Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
- Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
- Trees grown in grow bags or grow bag type material are not allowed.
- All planting materials shall meet or exceed local requirements as specified by local plant standards.
- All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- Plant size specifications take precedence over container size.
- Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
- All plant material shall be graded Florida # 1 or better.
- All proposed planting beds will be planted out correctly with proper spacing.
- All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
- Burlap, wire cages, etc., be removed half way down root balls.

SOIL PREPARATION AND SOIL MIX

- All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
- Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
- Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
- Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
- Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

PLANTING SPECIFICATIONS

The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.

All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.

All trees must be guyed or staked as shown in details.

When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.

Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.

Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.

Substantial completion constitutes the beginning of guarantee period.

Contractor to replace rejected plant within two (2) weeks of notice.

Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:

L1-11

SHEET NUMBER

LEVEL (FOR PLANS)

DRAWING GROUP

DISCIPLINE

2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

L0 = GENERAL

L1 = PLANS

L2 = ELEVATIONS

L3 = SECTIONS

L4 = ENLARGEMENTS

L5 = DETAILS

L6 = SCHEDULES

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 00 TO 99.

4. DRAWING NUMBER EXAMPLES:

L1-11

HARDSCAPE PLAN

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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

LANDSCAPE NOTES

DATE:
03/11/2019

L0-001

TREES



CONOCORPUS ERECTUS
GREEN BUTTONWOOD



CONOCORPUS ERECTUS
VAR SERICEUS
SILVER BUTTONWOOD



CLUSIA ROSEA
AUTOGRAPH TREE



BURSERA SIMARUBA
GUMBO LIMBO



FICUS AUREA
STRANGLER FIG



PISCIDIA PISCIPULA
JAMAICA DOGWOOD



QUERCUS VIRGINIANA
SOUTHERN LIVE OAK



SIMAROUBA GLAUCA
PARADISE TREE

TREES/SHRUBS



ARDISIA ESCALLONIODES
MARLBERRY



CAPPARIS CYNOPHALLOPHORA
JMAICA CAPER



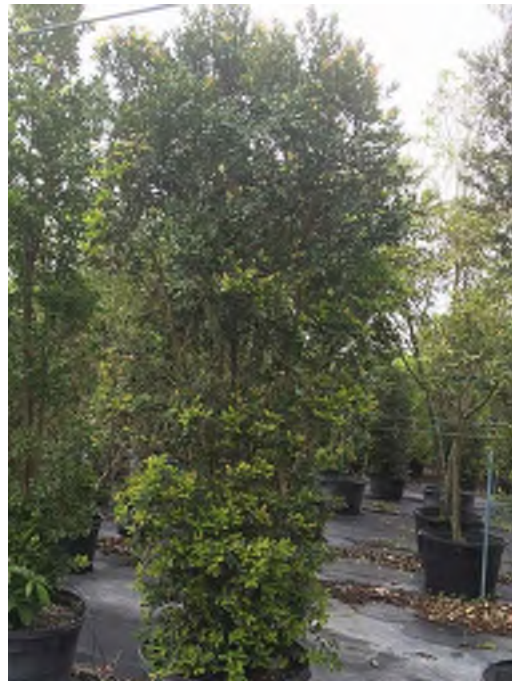
CHRYSOBALANUS ICACO
VAR ICACAO
COCOPLUM



COCOLOBA DIVERSIFOLIA
PIGEON PLUM



DIPHOLIS SALICIFOLIUM
WILLOW BUSTIC



EUGENIA FOETIDIA
SPANISH STOPPER



GYMNATHES LUCIDA
CRABWOOD



KRUGIODENDRON FERREUM
BLACK IRONWOOD

SHRUBS



CHRYSOBALANUS ICACO
CV. HORIZONTALIS
COASTAL COCOPLUM
GROUNDCOVERS/LOW GROWING PLANTS



GLADULARIA MARITIMA
BEACH VERBINA



DODODANEA VISCOSA VAR. VISCOSA
VIRGINIA KEY VARNISH LEAF



PSYCHOTRIA NERVOSA
SHINY-LEAF WILD COFFEE



RANDIA ACULEATA
WHITE INDIGO BERRY



SURIANA MARITIMA
BAY CEDAR



ZAMIA INTEGRIFOLIA
COONTIE



SERENOA REPENS "CINERA"
SILVER SAW PALMETTO

FLOOD PROTECTION AREA



CHRYSOBALANUS ICACO
COCO PLUM



SERENOA REPENS
SAW PALMETTO



SABAL PALMETTO
CABBAGE PALM



SPARTINA BAKERI
CORDGRASS



TRIPSACUM DACTYLOIDES
FAKAHATCHEE



RUMOHRA ADIANTIFORMIS
LEATHER FERN



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



BURSERA SIMARUBA
GUMBO LIMBO



CLUSIA ROSEA
AUTOGRAPH TREE

PALMS



SABAL PALMETTO
CABBAGE PALM



SERENOA REPENS
SAW PALMETTO



COCCOTHRIXAX ARGENTATA
FLORIDA SILVER PALM

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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

PLANTING PALETTE

DATE:
03/11/2019

L0-003



OOLITE



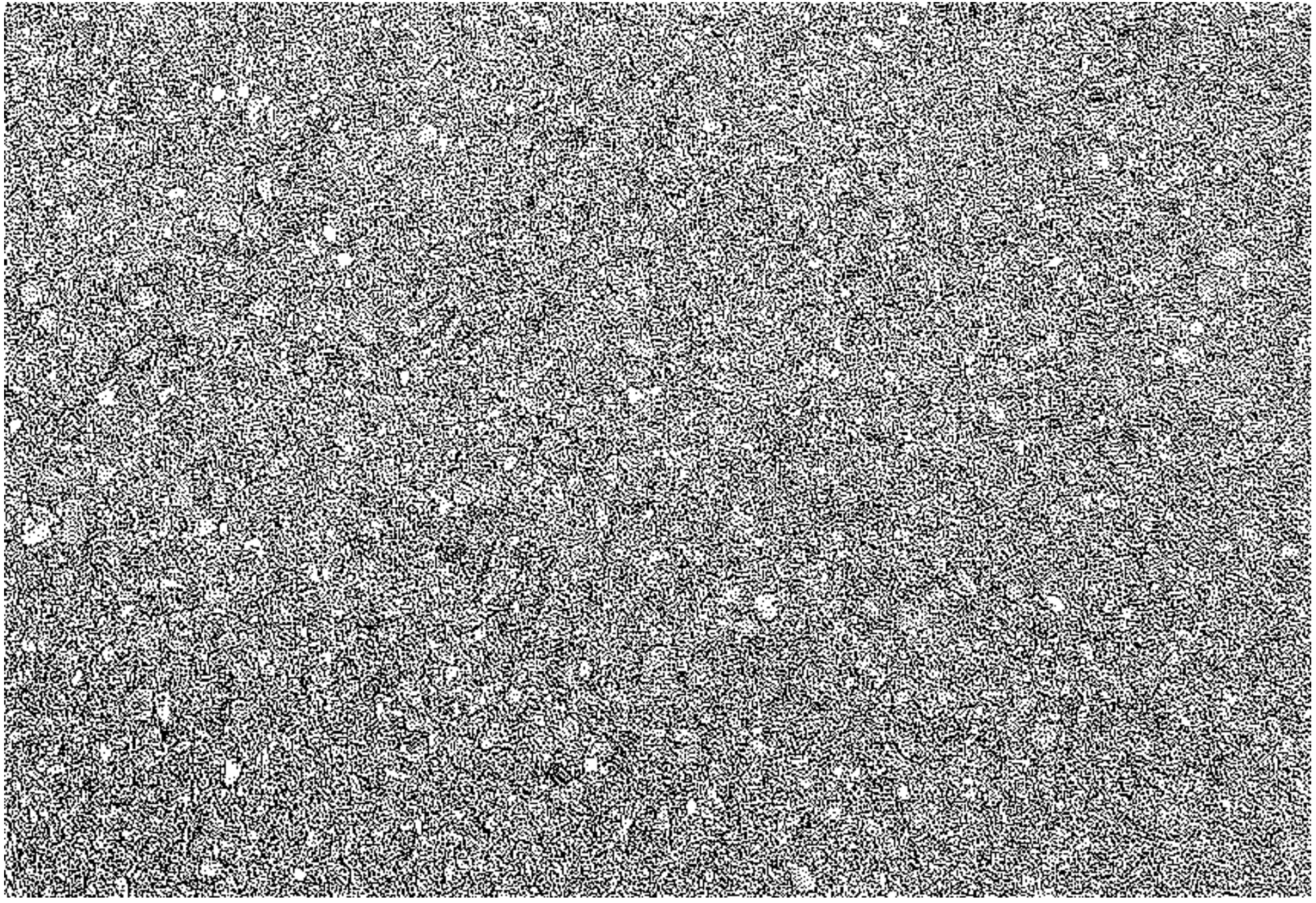
ELEVATED WALKWAY



ADDAPAVE FLEXIBLE PAVEMENT



VEHICULAR CONCRETE PAVERS



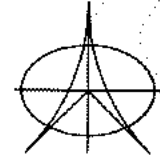
POURED-IN-PLACE CONCRETE



PINE BARK MULCH NUGGET

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799



SHEET
2
OF
4
SHEETS

REVISIONS	DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY	09/25/18	----	AM	REC

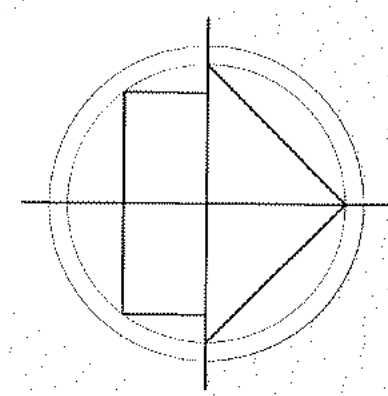
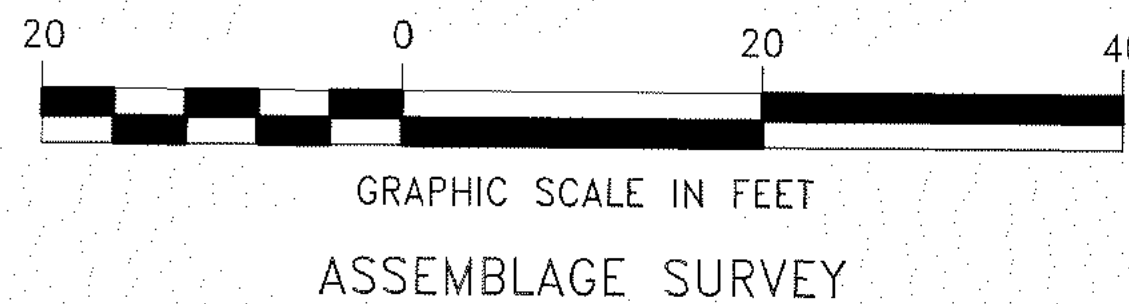
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SCALE : 1" = 20'

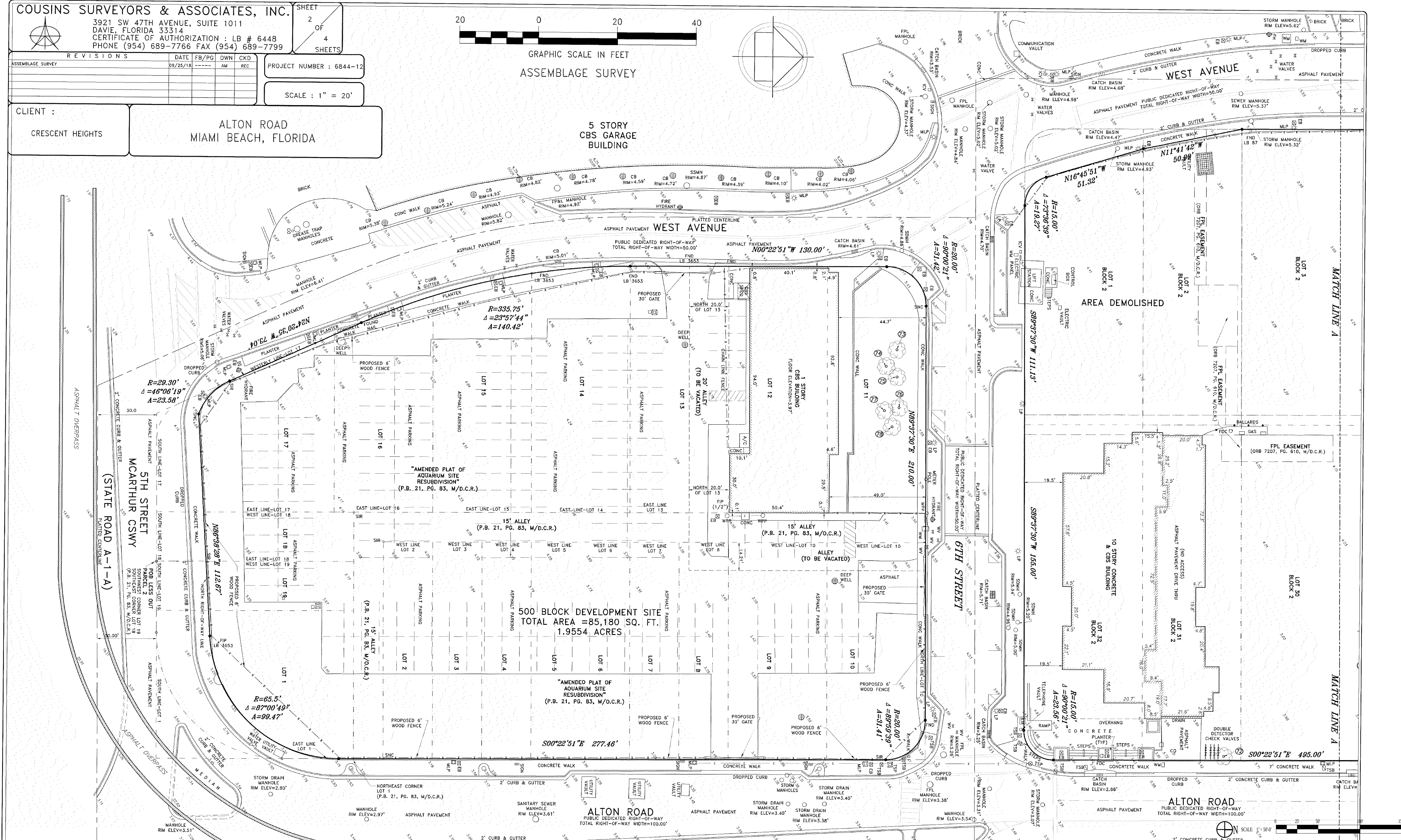
CLIENT :

CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA



5 STORY
CBS GARAGE
BUILDING



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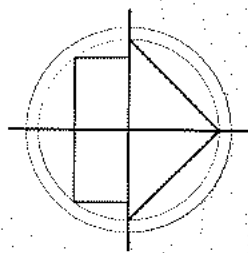
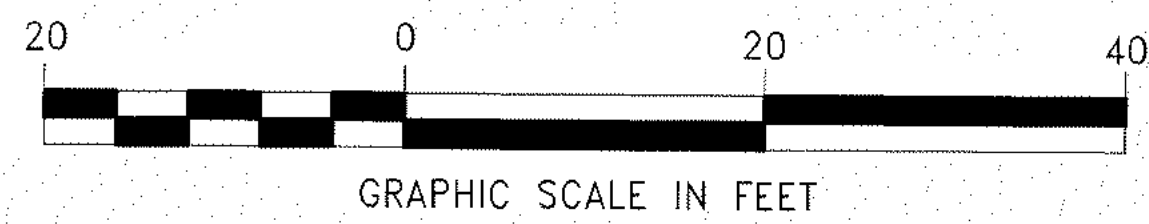
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OVERALL SITE
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MIAMI BEACH, FL 33139

TREE SURVEY

DATE:
03/11/2019

L0-005



LEGEND:

- CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
CR CABLE RISER
GEN. GENERATOR
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
-X- CHAIN LINK/ WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
A/C AIR CONDITIONER
B.C.R. BROWARD COUNTY RECORDS
ORB OFFICIAL RECORDS BOOK
BFP BACK FLOW PREVENTER
R RADIUS
Δ DELTA ANGLE
A ARC DISTANCE
M/D.C.R. MIAMI/DADE COUNTY RECORDS
TYP TYPICAL
POB POINT OF BEGINNING
4.07 ELEVATIONS
-E- OVERHEAD UTILITY LINES
POB POINT OF BEGINNING
WM WATER METER
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
MLP METAL LIGHT POLE
(C) CALCULATED
(D) DEED
WPP WOOD POWER POLE
WLP WOOD LIGHT POLE
EB ELECTRIC BOX
SQ. FT. SQUARE FEET
SCHEF SCHEFFLERA TREE

CLIENT :

CRESCENT HEIGHTS

PROJECT NUMBER : 6844-12

SHEET
3
OF
4
SHEETS

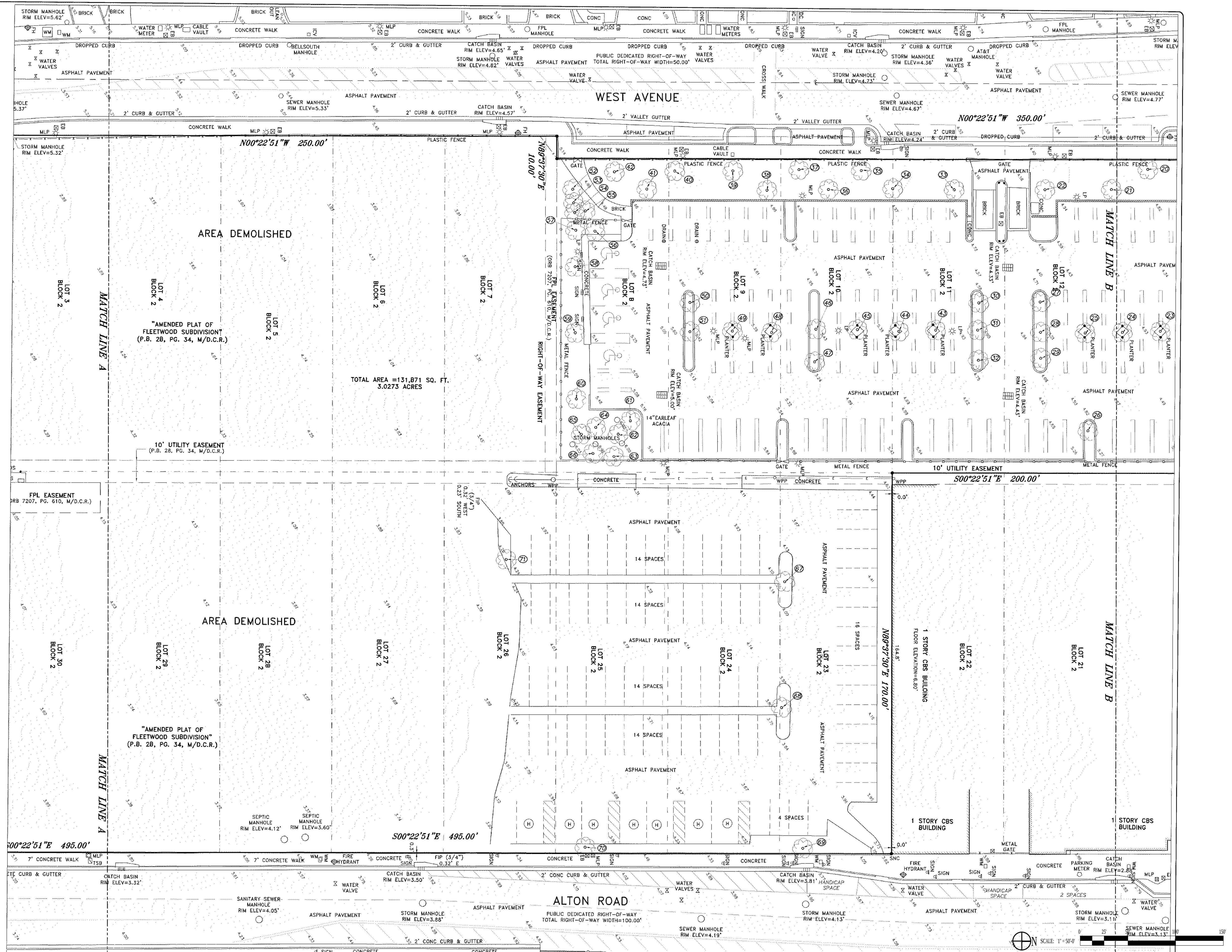
SCALE : 1" = 20'

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY	09/25/18		AM	REC

ASSEMBLAGE SURVEY

ALTON ROAD



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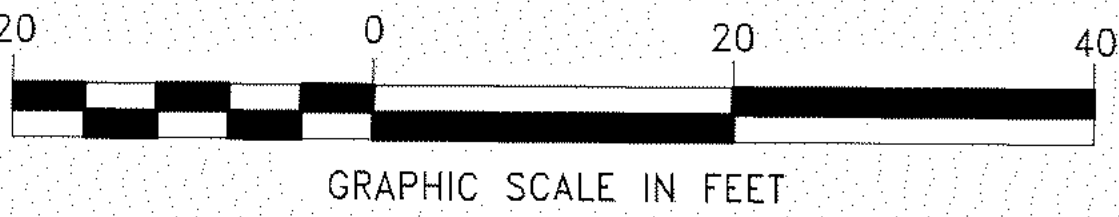
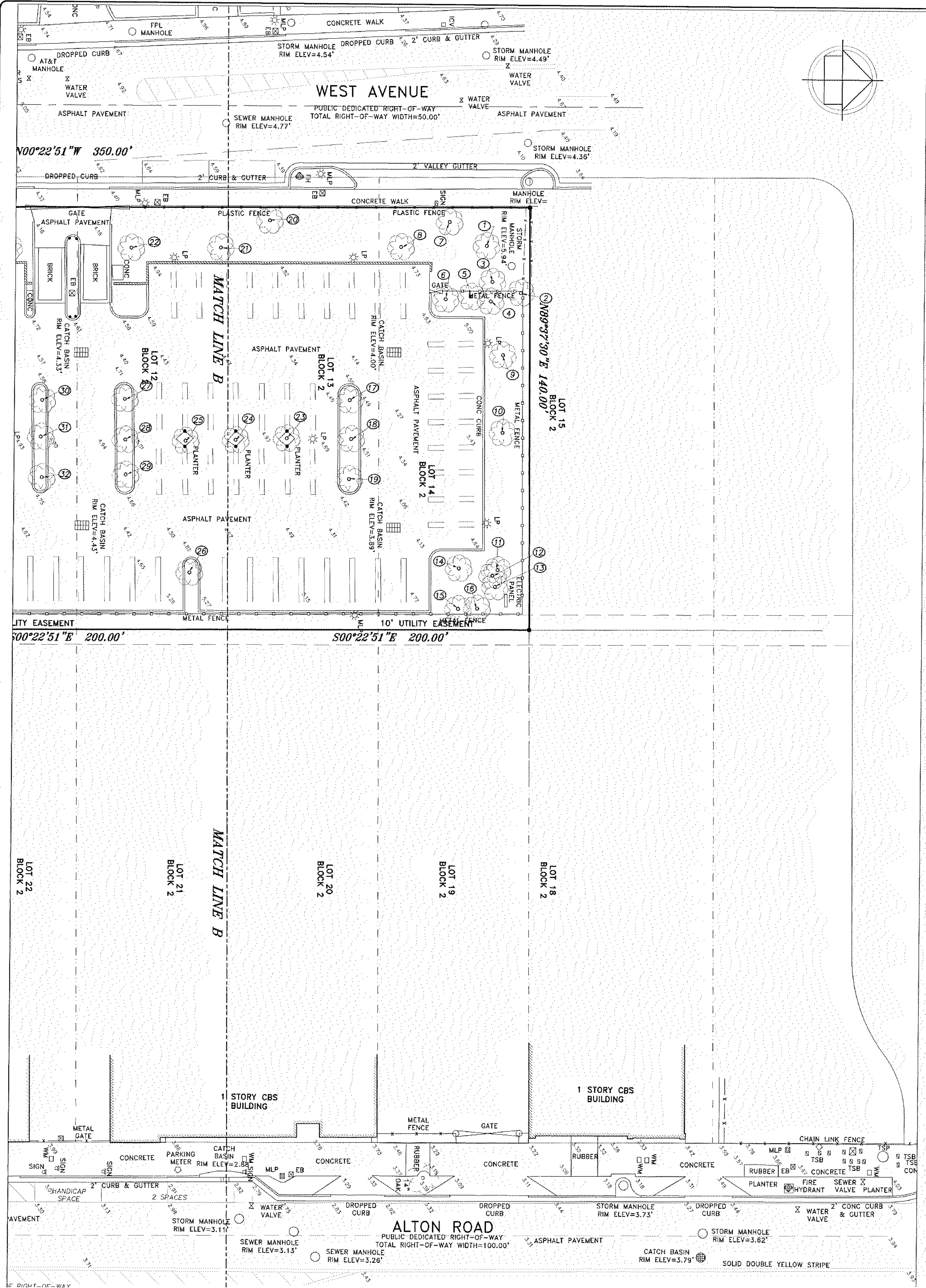
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OVERALL SITE
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TREE SURVEY

DATE:
03/11/2019

L0-006



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2		
1	PALM		18					
2	SCHEFFLERA		4					
3	PALM		10					
4	PALM		10					
5	PALM		10					
6	EARLEAF ACACIA		14					
7	CRAPE MYRTLE		4					
8	PALM		12					
9	EARLEAF ACACIA		18					
10	EARLEAF ACACIA		12					
11	PALM		8					
12	PALM		8					
13	PALM		8					
14	EARLEAF ACACIA		10					
15	PALM		8					
16	PALM		8					
17	PONGAM		12					
18	PONGAM		10					
19	PONGAM		10					
20	CRAPE MYRTLE		10					
21	PALM		18					
22	PALM		18					
23	PONGAM		8					
24	PONGAM		10					
25	PONGAM		10					
26	EARLEAF ACACIA		16					
27	PONGAM		12					
28	PONGAM		12					
29	PONGAM		8					
30	PONGAM		8					
31	PONGAM		10					
32	PONGAM		10					
33	PALM		18					
34	PALM		18					
35	CRAPE MYRTLE		8					
36	PALM		18					
37	CRAPE MYRTLE		4					
38	PALM		18					
39	CRAPE MYRTLE		6					
40	CRAPE MYRTLE		6					
41	PALM		18					
42	CRAPE MYRTLE		6					
43	PONGAM		8					
44	PONGAM		8					
45	PONGAM		12					
46	PONGAM		12					
47	PONGAM		12					
48	PONGAM		8					
49	PONGAM		8					
50	PONGAM		12					
51	PONGAM		12					
52	PALM		18					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					
57	PALM		10					
58	EARLEAF ACACIA		10					
59	EARLEAF ACACIA		10					
60	EARLEAF ACACIA		14					
61	PALM		10					
62	PALM		10					
63	PALM		10					
64	PALM		10					
65	PALM		10					
66	PALM		10					
67	OAK		6					
68	OAK		6					
69	OAK		6					
70	OAK		6					
71	OAK		6					
72	BLACK OLIVE		14					
73	PALM		10					
74	PALM		10					
75	PALM		10					
76	PALM		10					
77	PALM		10					
78	PALM		10					

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. : 4172842, EFFECTIVE DATE : JULY 09, 2014.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72'

PER THE CITY OF MIAMI BEACH :
GRADE : 4.46' (NGVD 1929)
BASE FLOOD : 8.00' (NGVD 1929)
ADJUSTED GRADE : 6.23' (NGVD 1929)

ZONING: CD-2 FRONT SIDE INTERIOR
CITY OF MIAMI BEACH

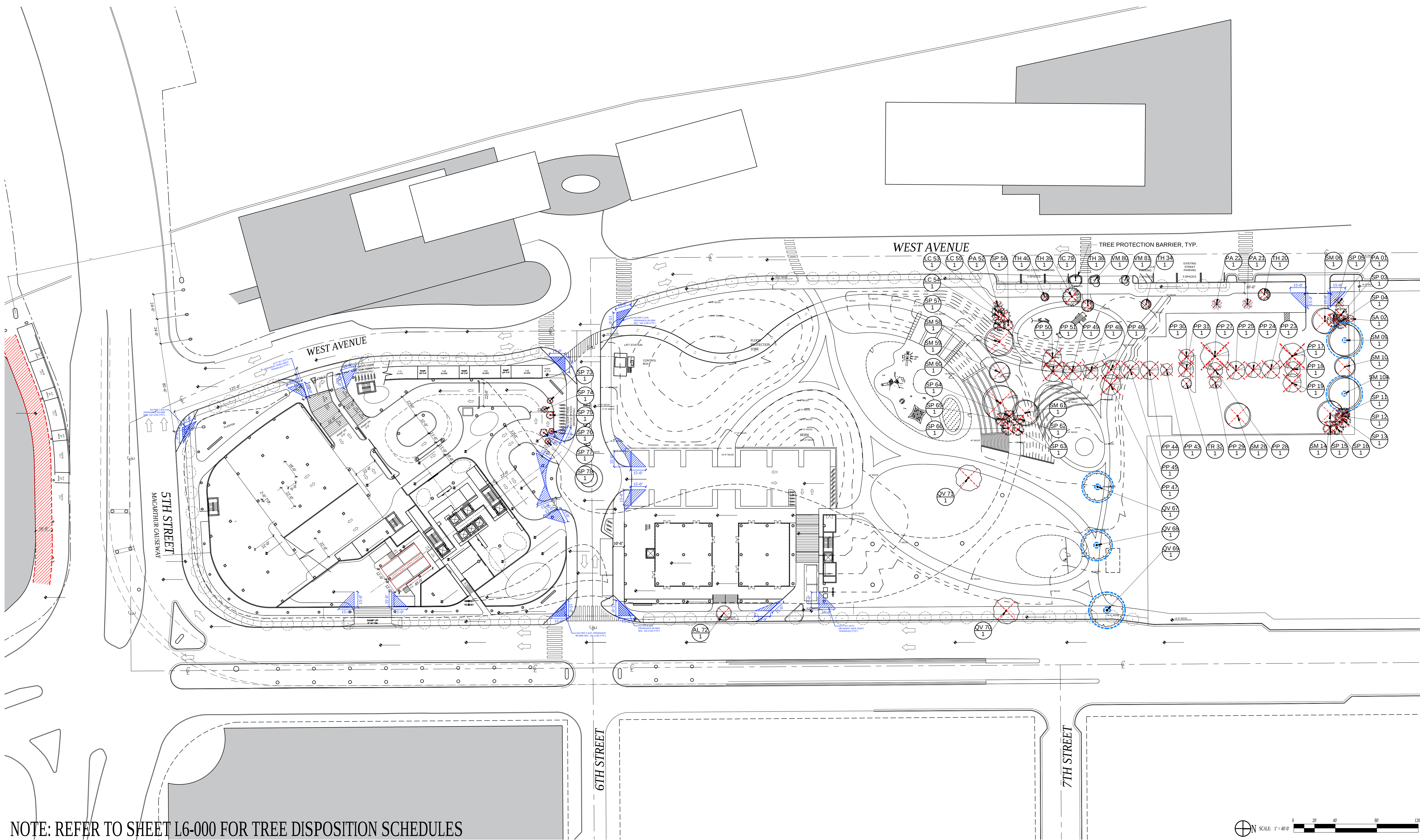
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

TREE SURVEY

DATE:
03/11/2019
L0-007



NOTE: REFER TO SHEET L6-000 FOR TREE DISPOSITION SCHEDULES

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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

TREE DISPOSITION PLAN

DATE:
03/11/2019

L1-000



PARK RENDERED PLAN

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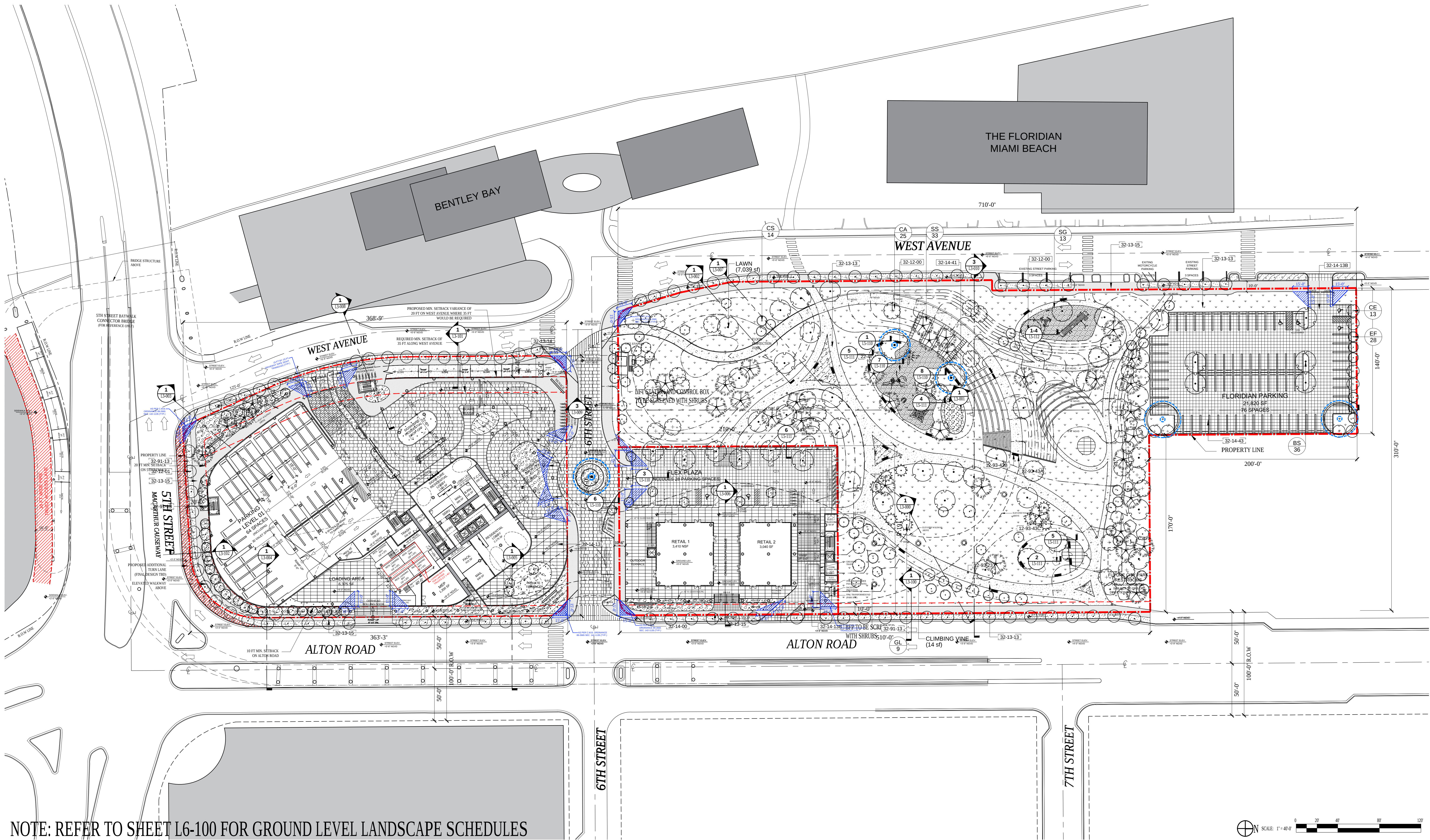
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL RENDERED PLAN

DATE:
03/11/2019

L1-100



NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL LANDSCAPE SCHEDULES

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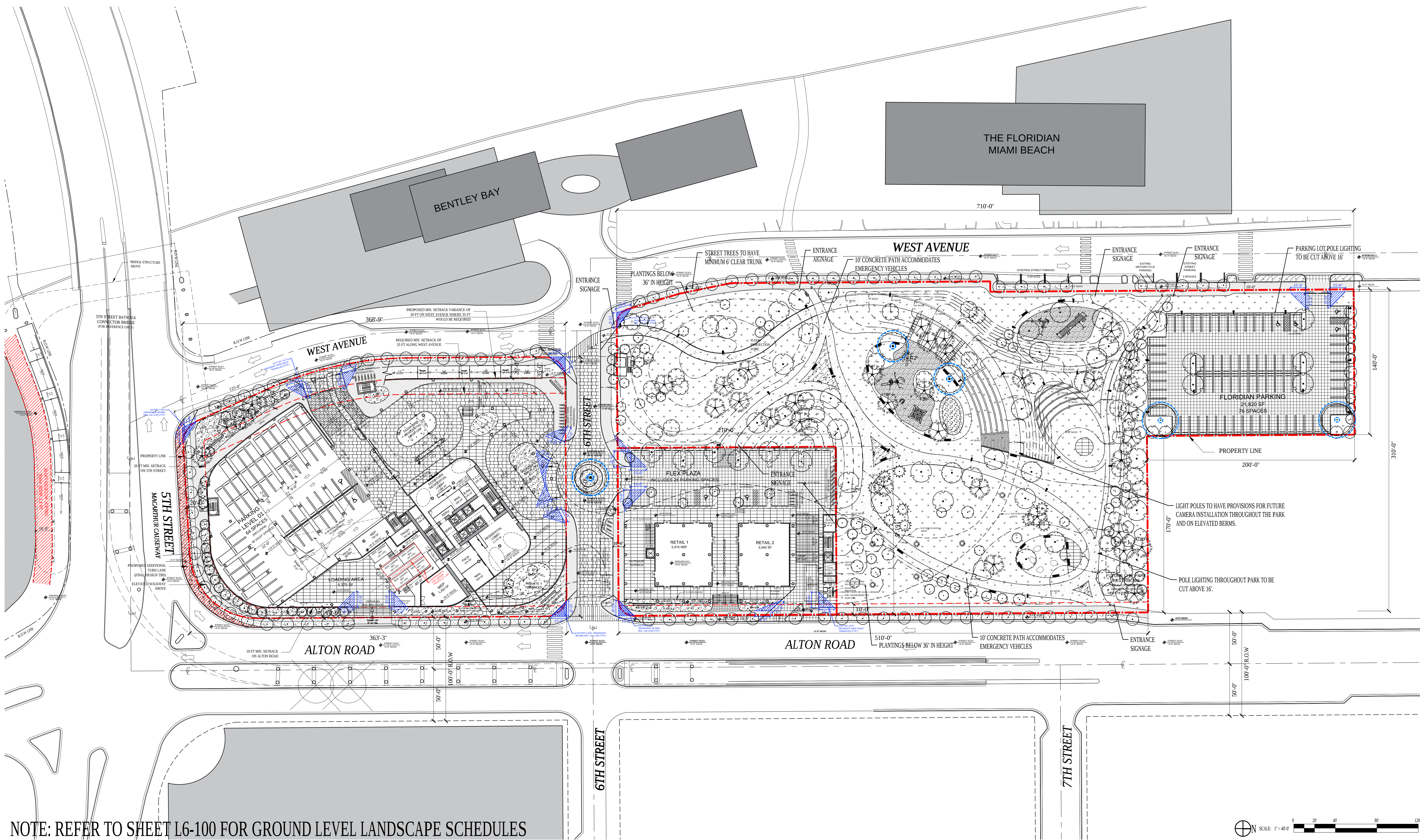
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL LANDSCAPE PLAN

DATE:
03/11/2019

L1-110



NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL LANDSCAPE SCHEDULES

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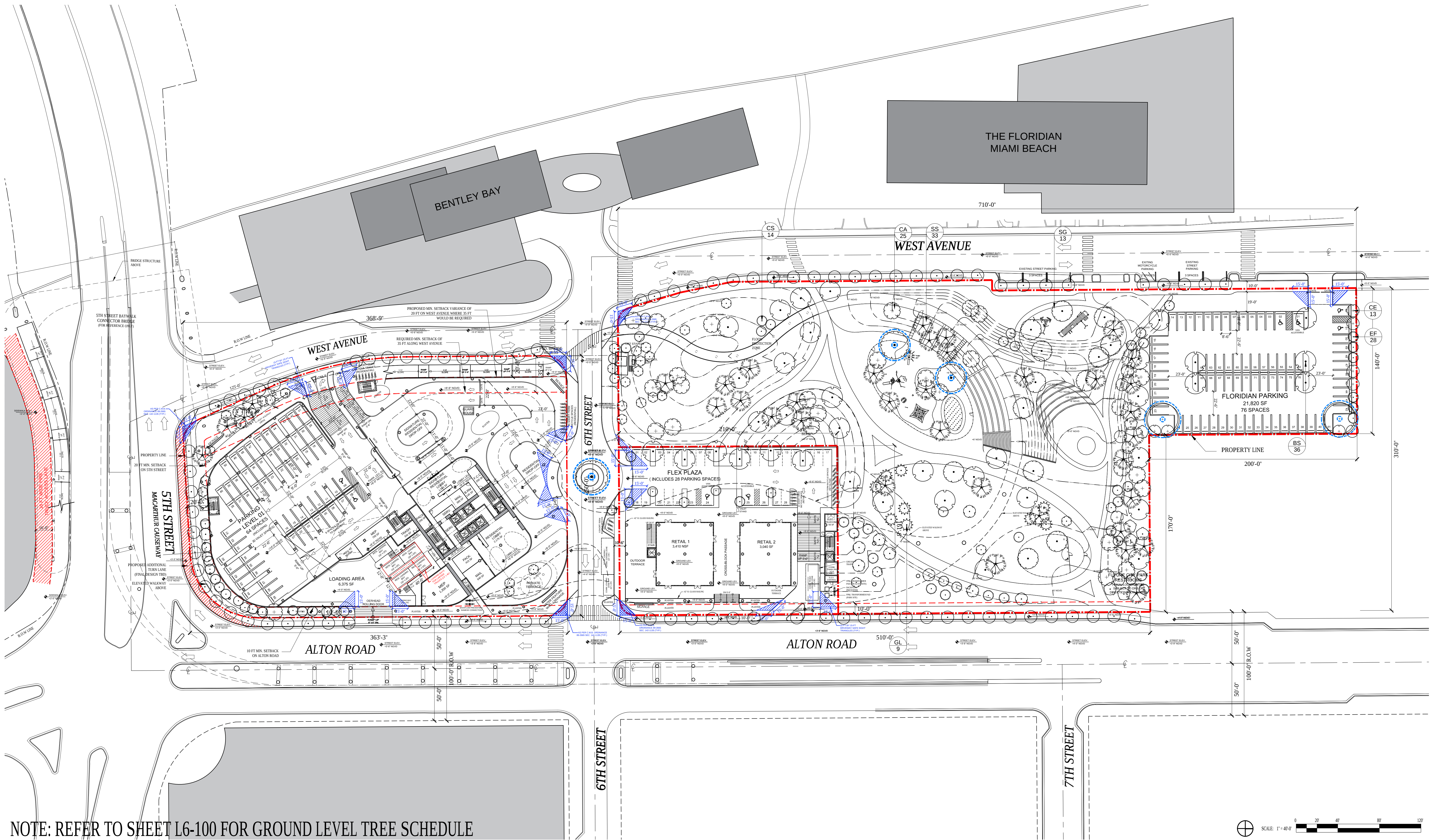
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

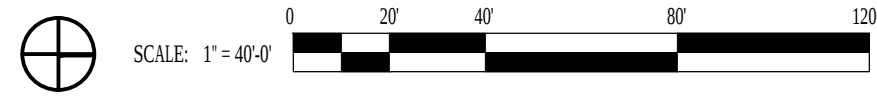
GROUND LEVEL CPTED PLAN

DATE:
03/11/2019

L1-111



NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL TREE SCHEDULE



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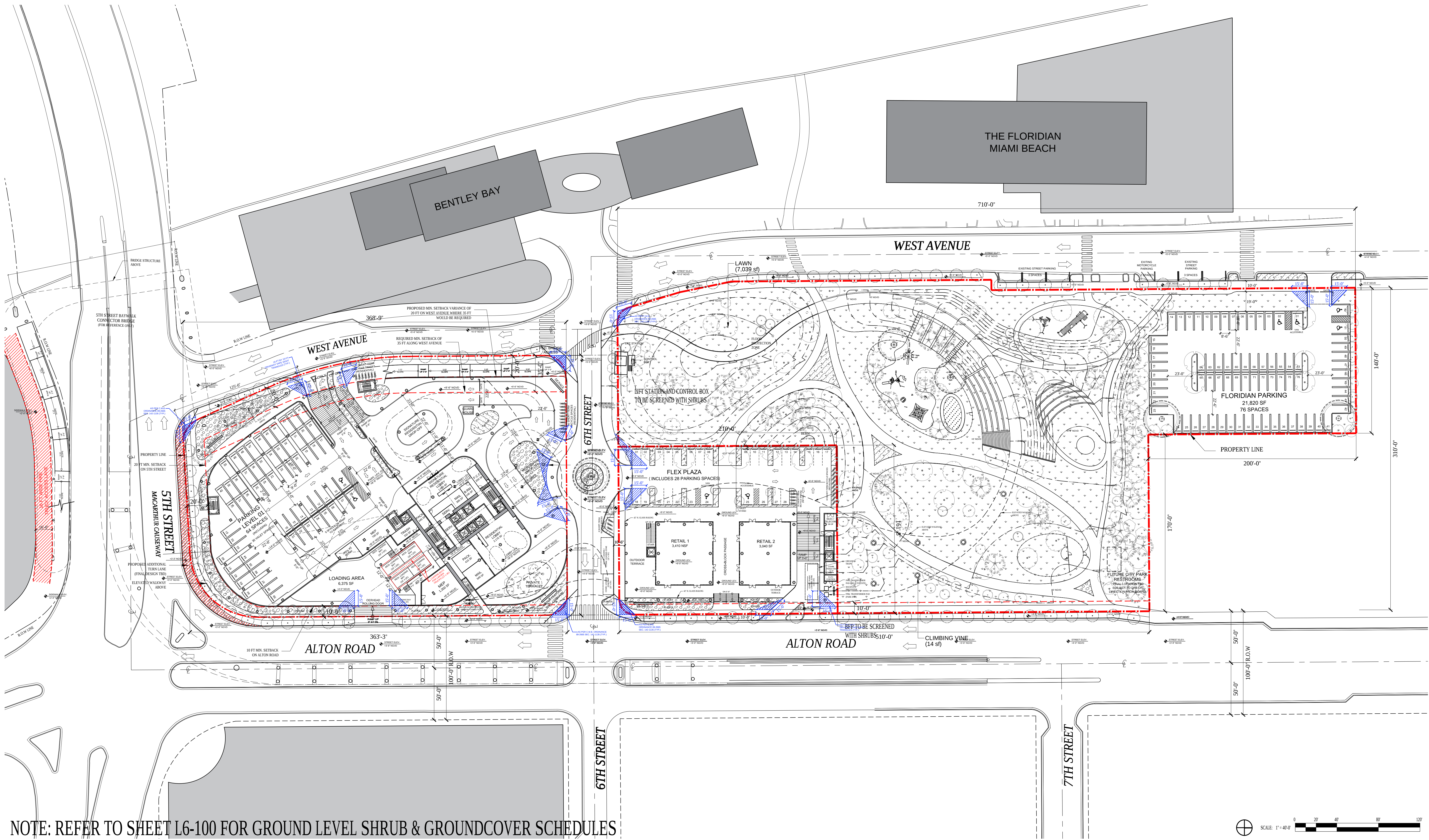
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OVERALL SITE
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MIAMI BEACH, FL 33139

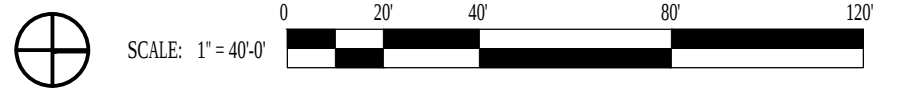
GROUND LEVEL TREE PLAN

DATE:
03/11/2019

L1-120



NOTE: REFER TO SHEET L6-100 FOR GROUND LEVEL SHRUB & GROUND COVER SCHEDULES



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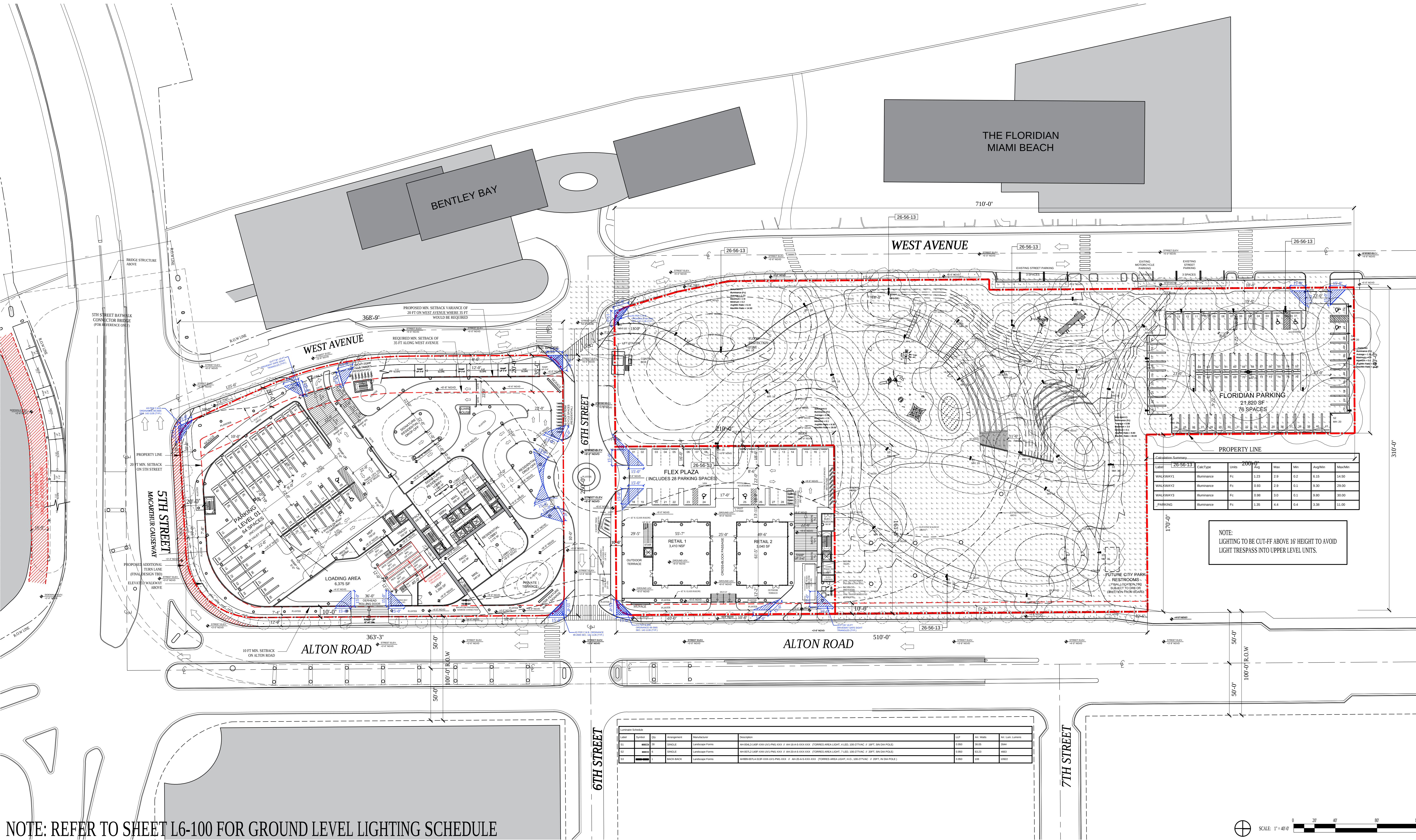
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL SHRUB PLAN

DATE:
03/11/2019

L1-130



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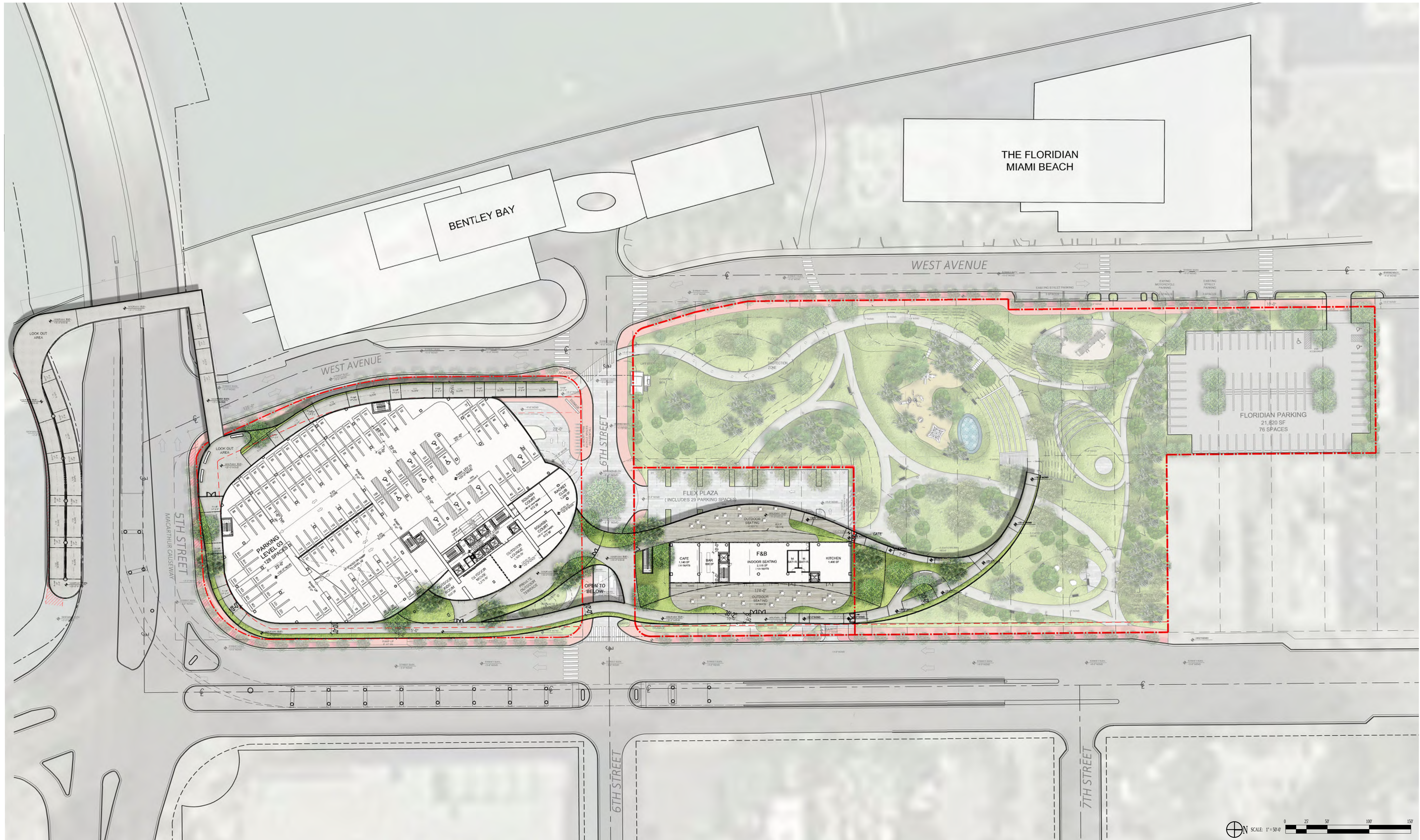
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL LIGHTING PLAN

DATE:
03/11/2019

L1-140



PARK RENDERED PLAN

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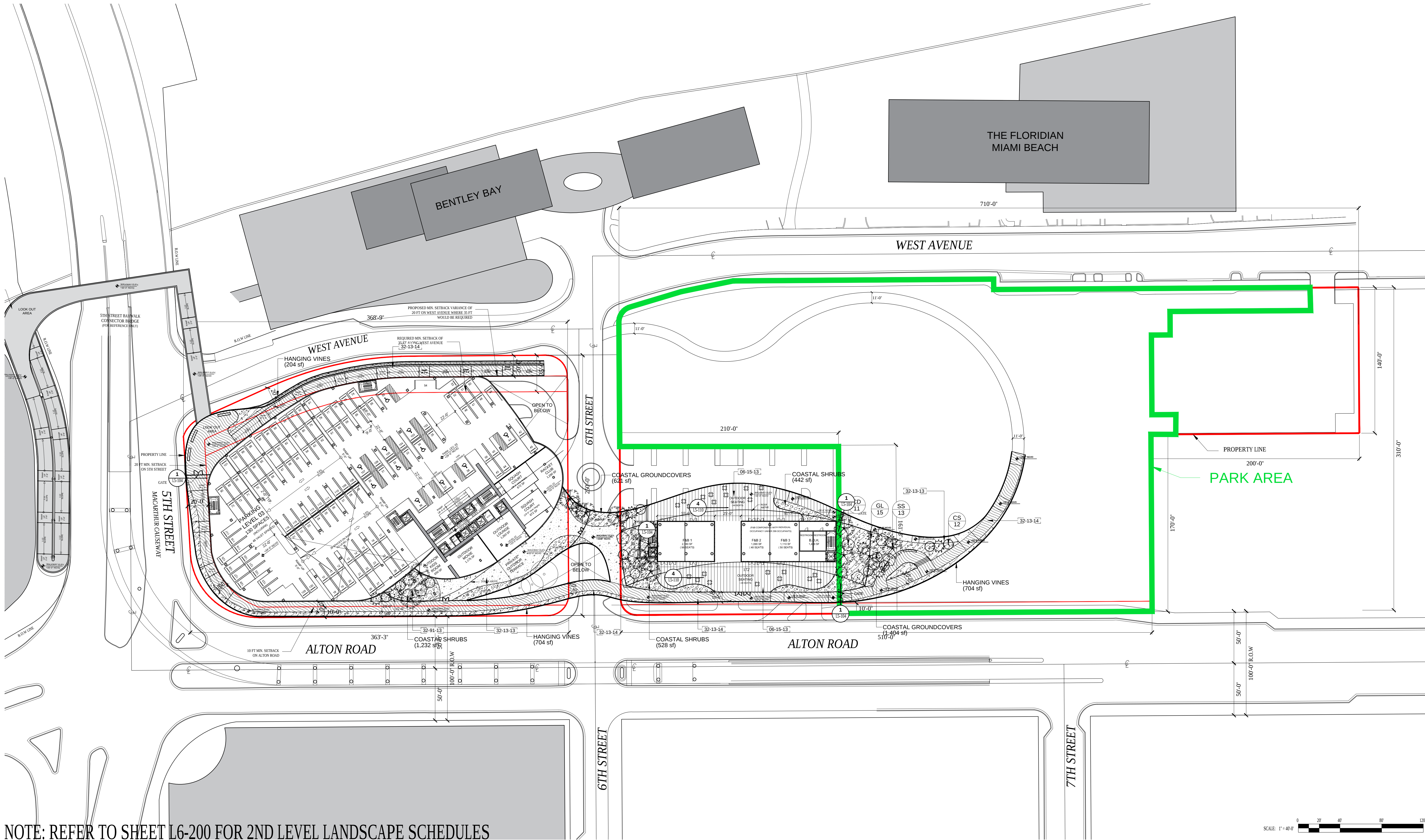
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OVERALL SITE
 500 - 600 - 700 ALTON ROAD
 MIAMI BEACH, FL 33139

2ND LEVEL RENDERED PLAN

DATE:
 03/11/2019

L1-200



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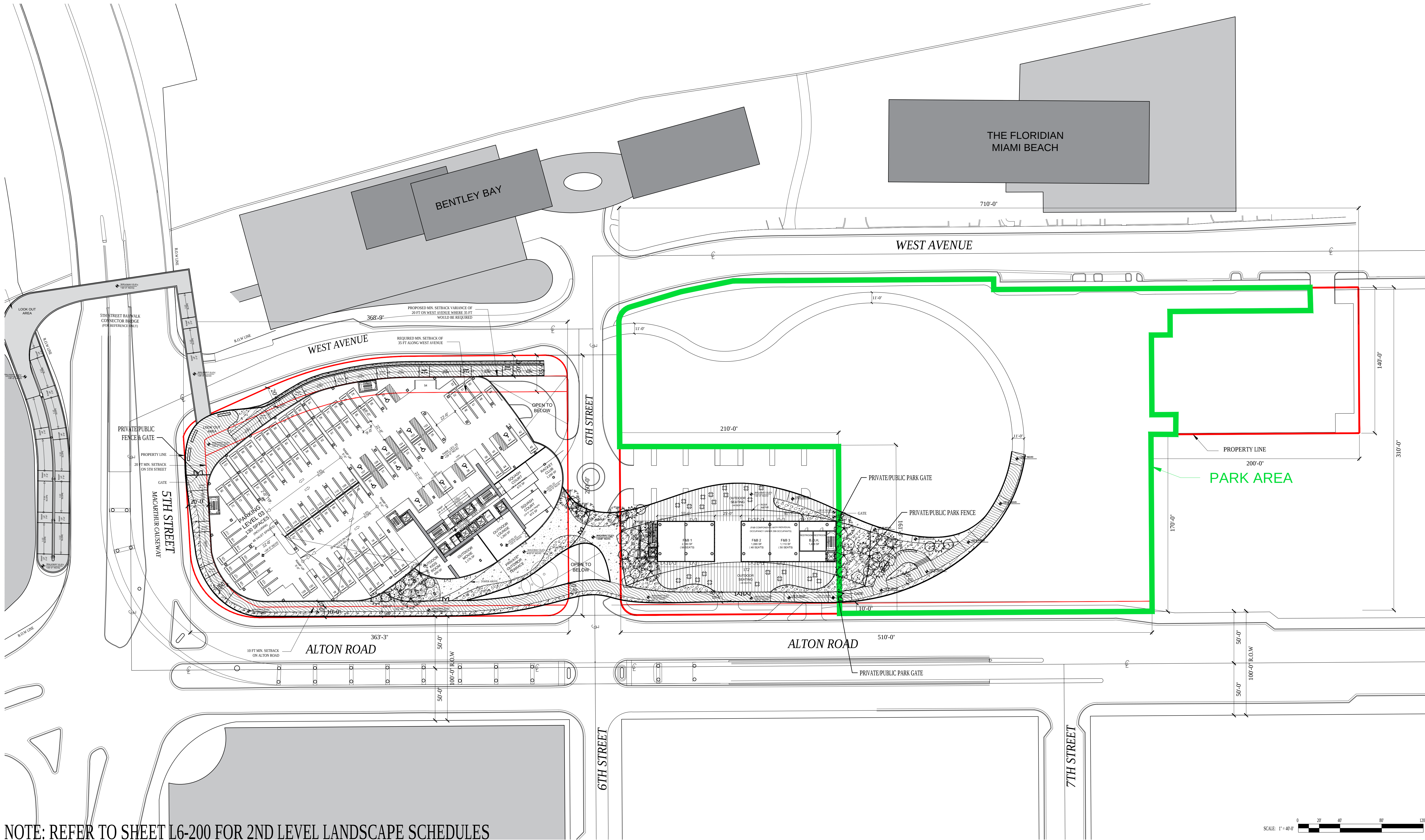
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

2ND LEVEL LANDSCAPE PLAN

DATE:
03/11/2019

L1-210



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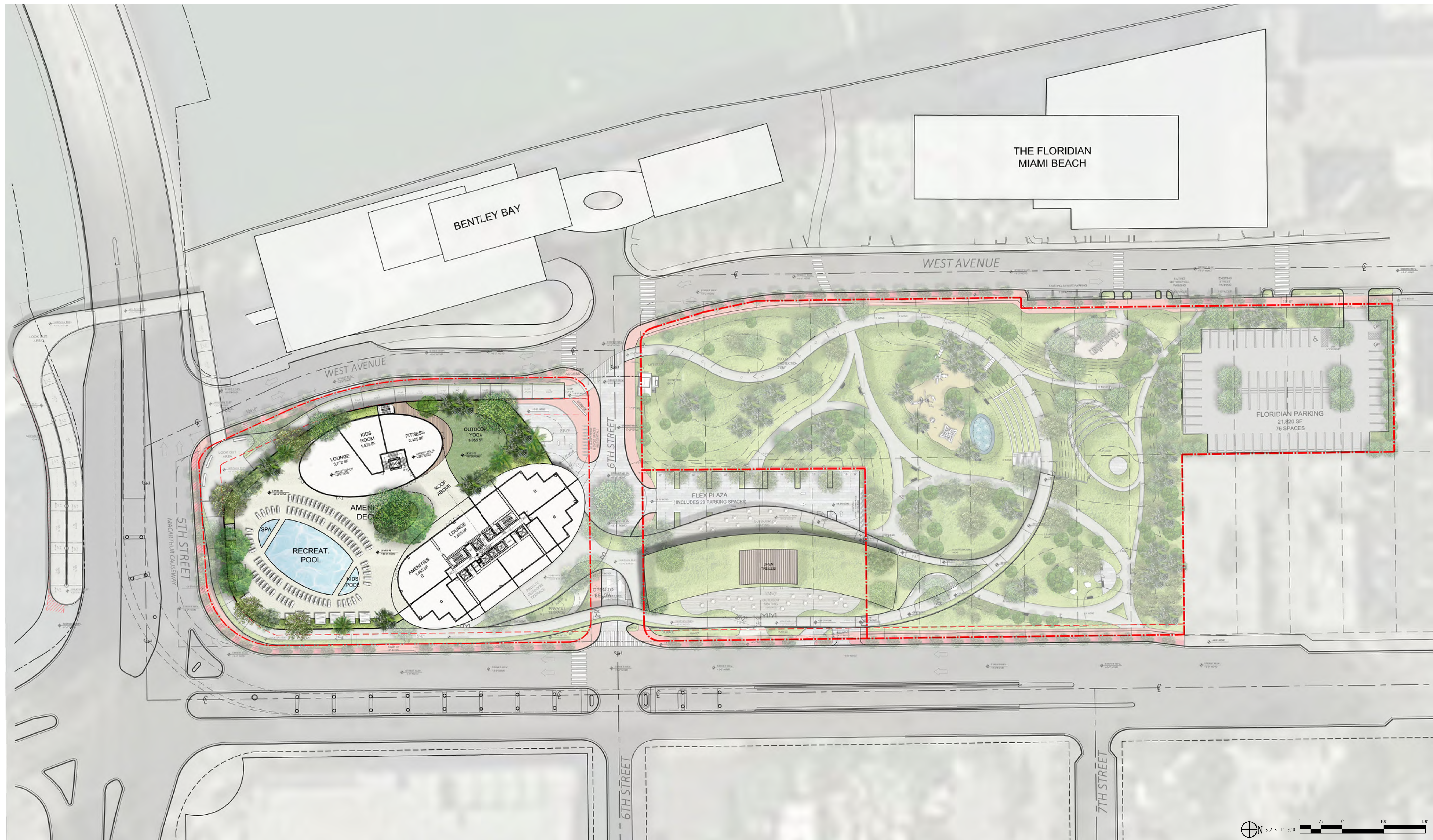
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

2ND LEVEL CPTD PLAN

DATE:
03/11/2019

L1-211



POOL DECK RENDERED PLAN

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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

5TH LEVEL RENDERED PLAN

DATE:
03/11/2019

L1-300



POOL DECK RENDERED PLAN

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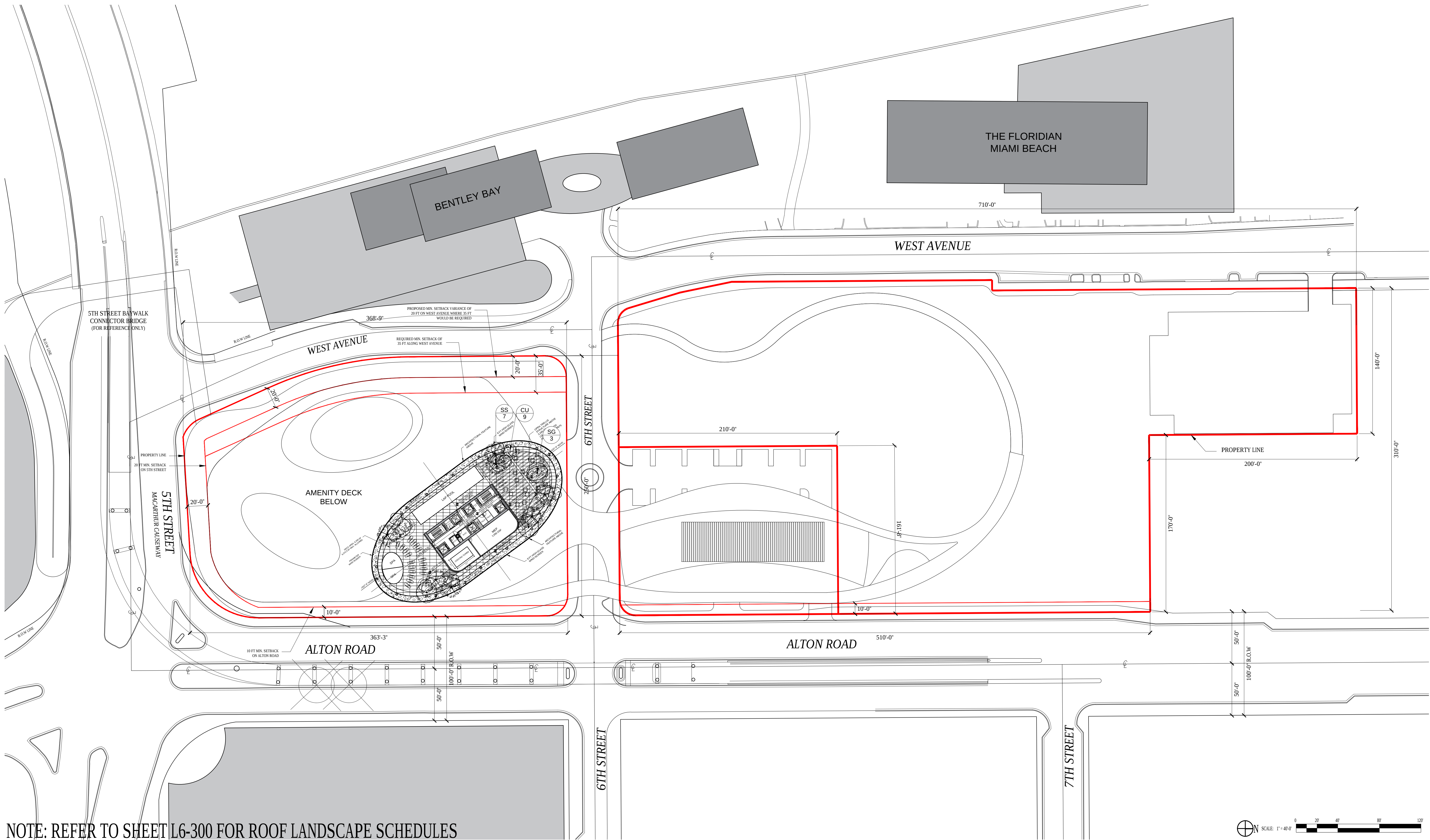
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OVERALL SITE
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MIAMI BEACH, FL 33139

ROOF RENDERED PLAN

DATE:
03/11/2019

L1-400



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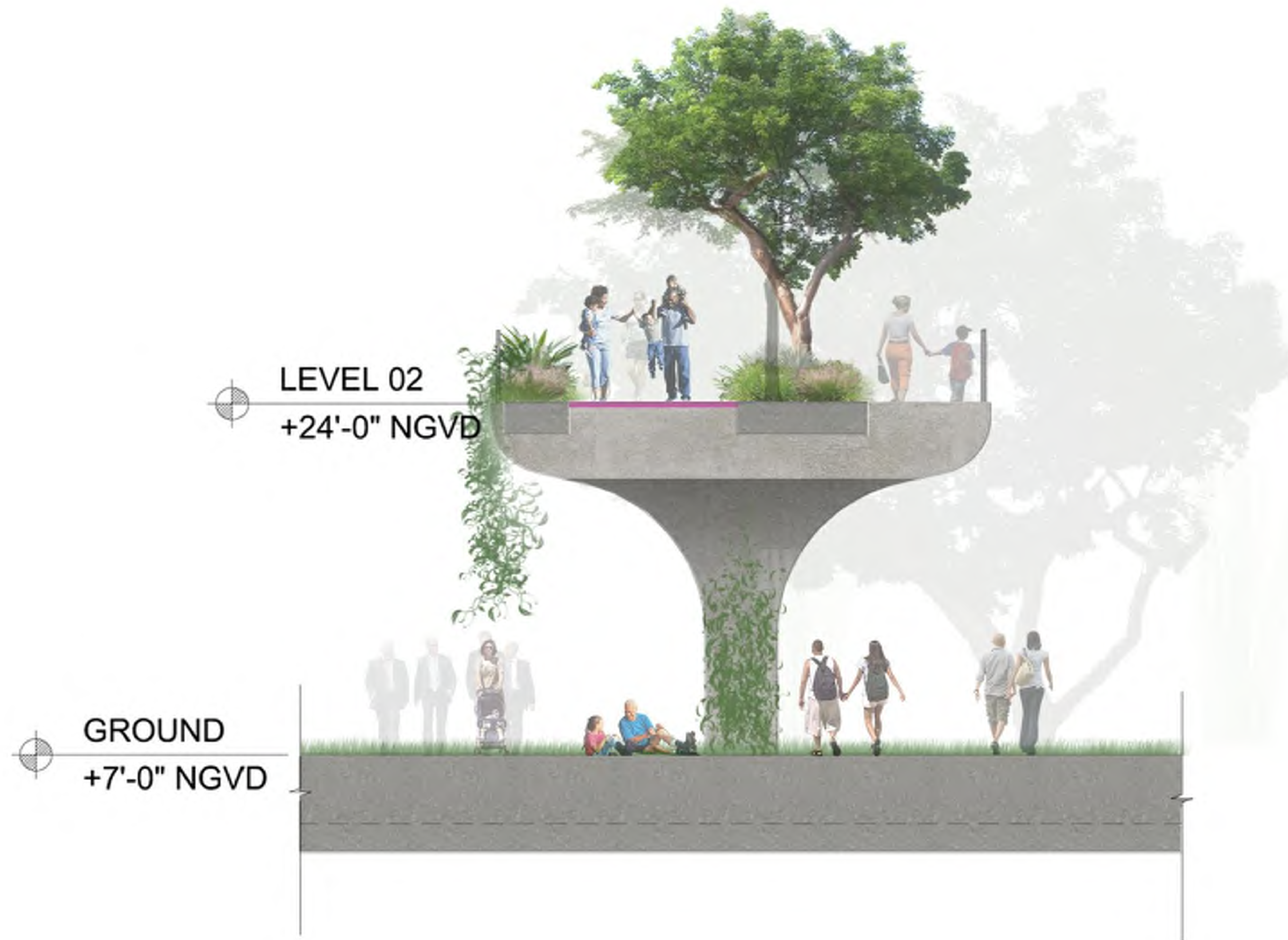
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
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ROOF LANDSCAPE PLAN

DATE:
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L1-410



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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL RENDERED SECTION

DATE:
03/11/2019

L3-000

NOTE:
PLANTING OR BOLLARDS SHOULD BE ADDED
AROUND GOOSE NECKS TO AVOID TRIPPING
HAZARDS



NOTE: BOTTOM OF CISTERN
SHOULD BE LOCATED ABOVE
WATER TABLE

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



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GROUND LEVEL RENDERED SECTION

DATE:
03/11/2019

L3-001



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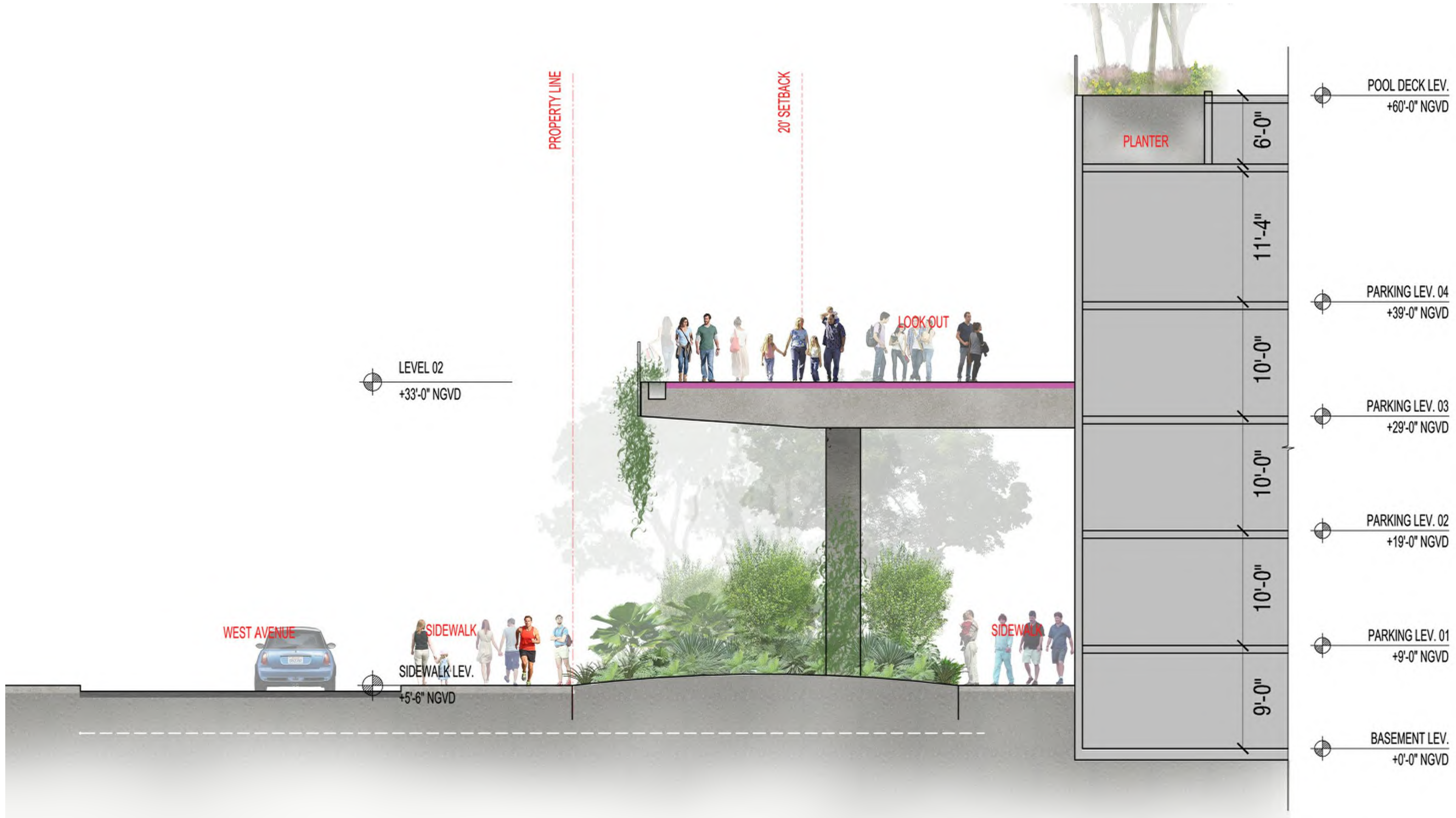
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GROUND LEVEL RENDERED SECTION

DATE:
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L3-002



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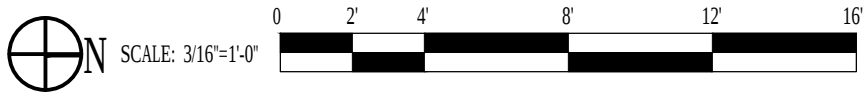
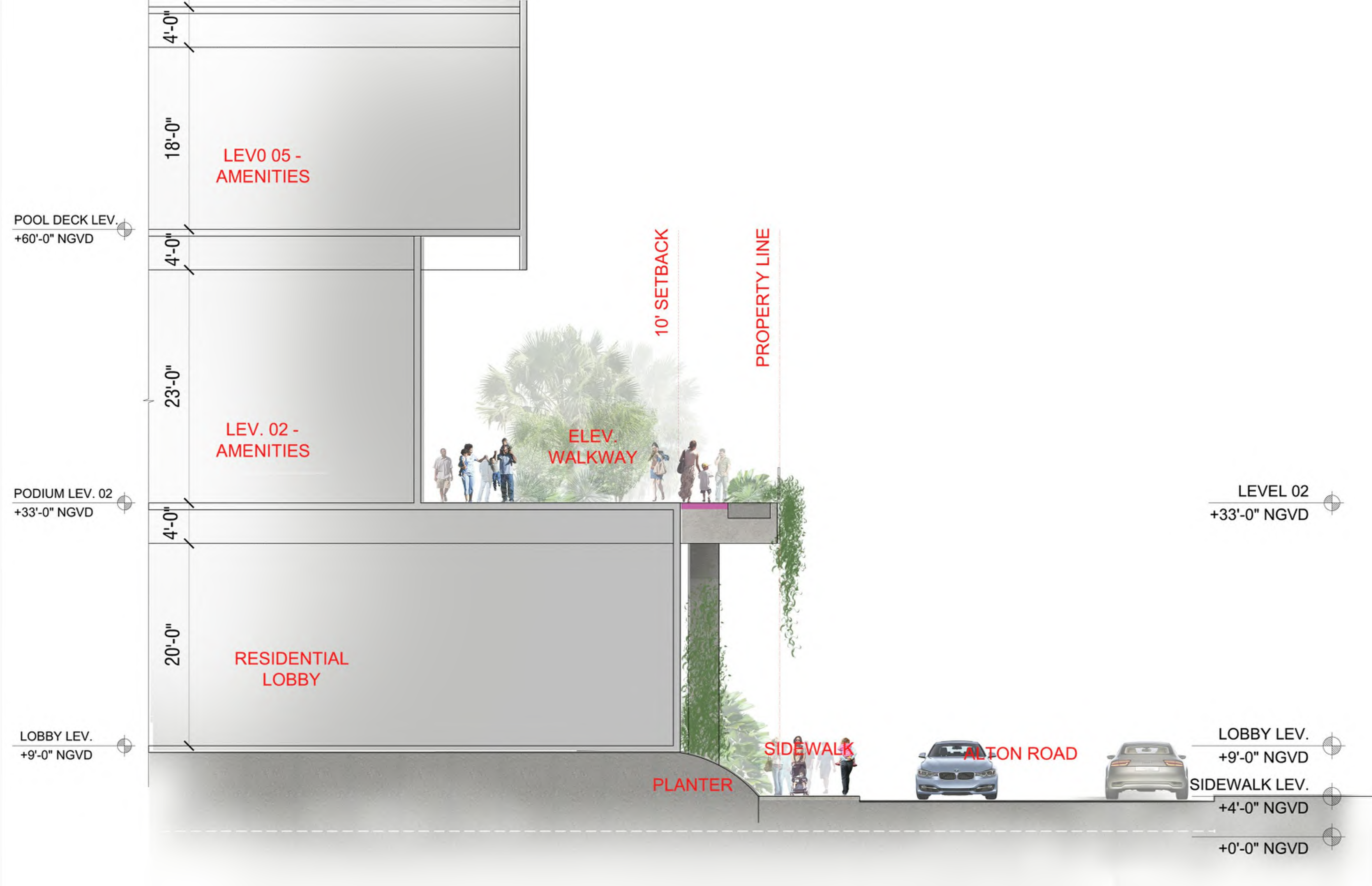
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GROUND LEVEL RENDERED SECTION

DATE:
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L3-003



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GROUND LEVEL RENDERED SECTION

DATE:
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L3-004



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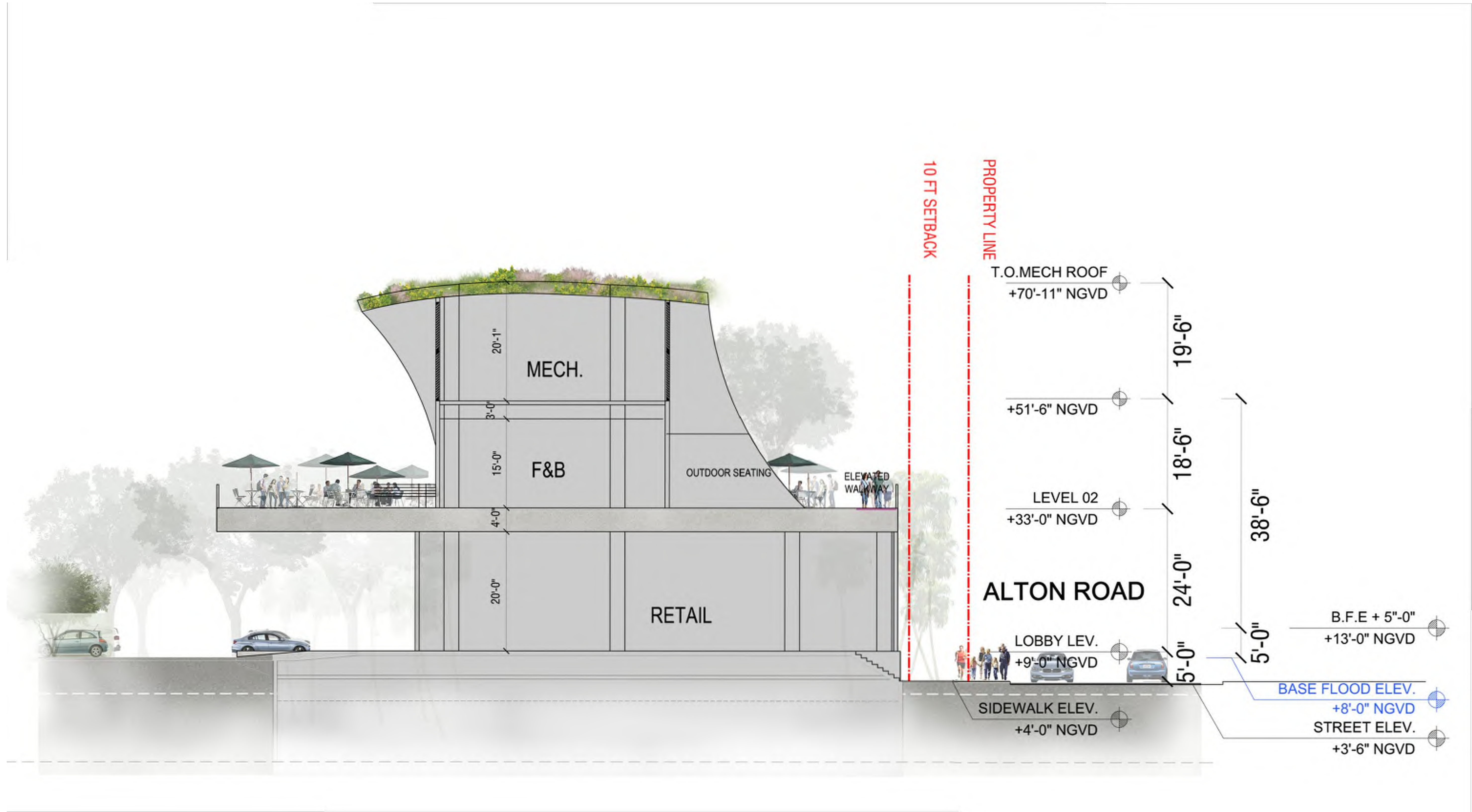
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RENDERED SECTION

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L3-005



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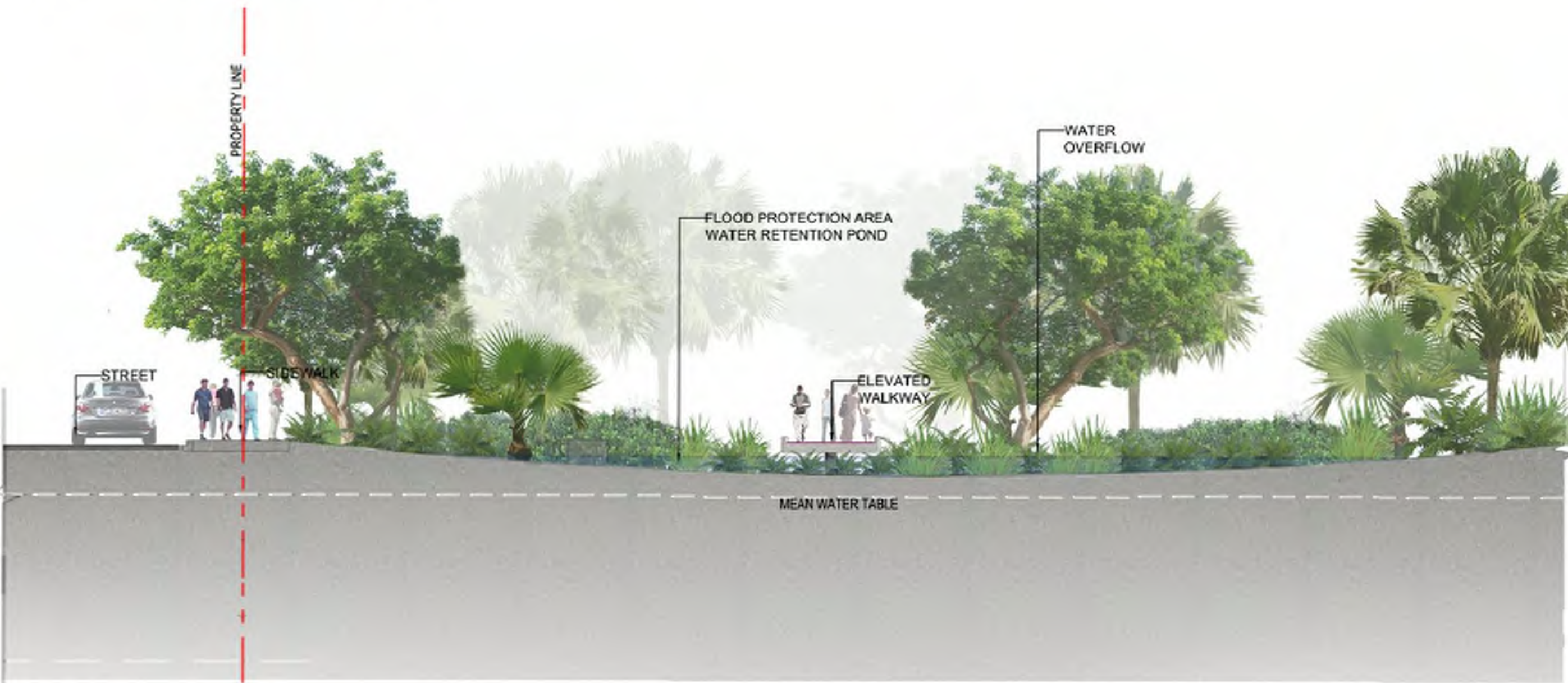
F&B, RETAIL RENDERED SECTION

DATE:
03/11/2019

L3-006

COLLECTING WATER FROM ELEVATED WALKWAY
AND PARK SWALES

NOTE:
GOOSE TO BE DIRECTED TO OPEN LAWN
AREA (AWAY FROM HARDSCAPE)



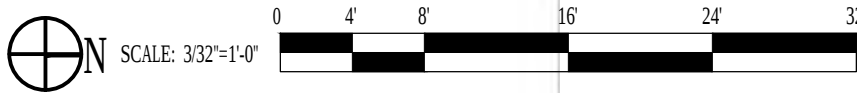
NOTE:
FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: NTS

NOTE:
PLANTING OR BOLLARDS SHOULD BE ADDED
AROUND GOOSE NECKS TO AVOID TRIPPING
HAZARDS



NOTE: BOTTOM OF CISTERN
SHOULD BE LOCATED ABOVE
WATER TABLE

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



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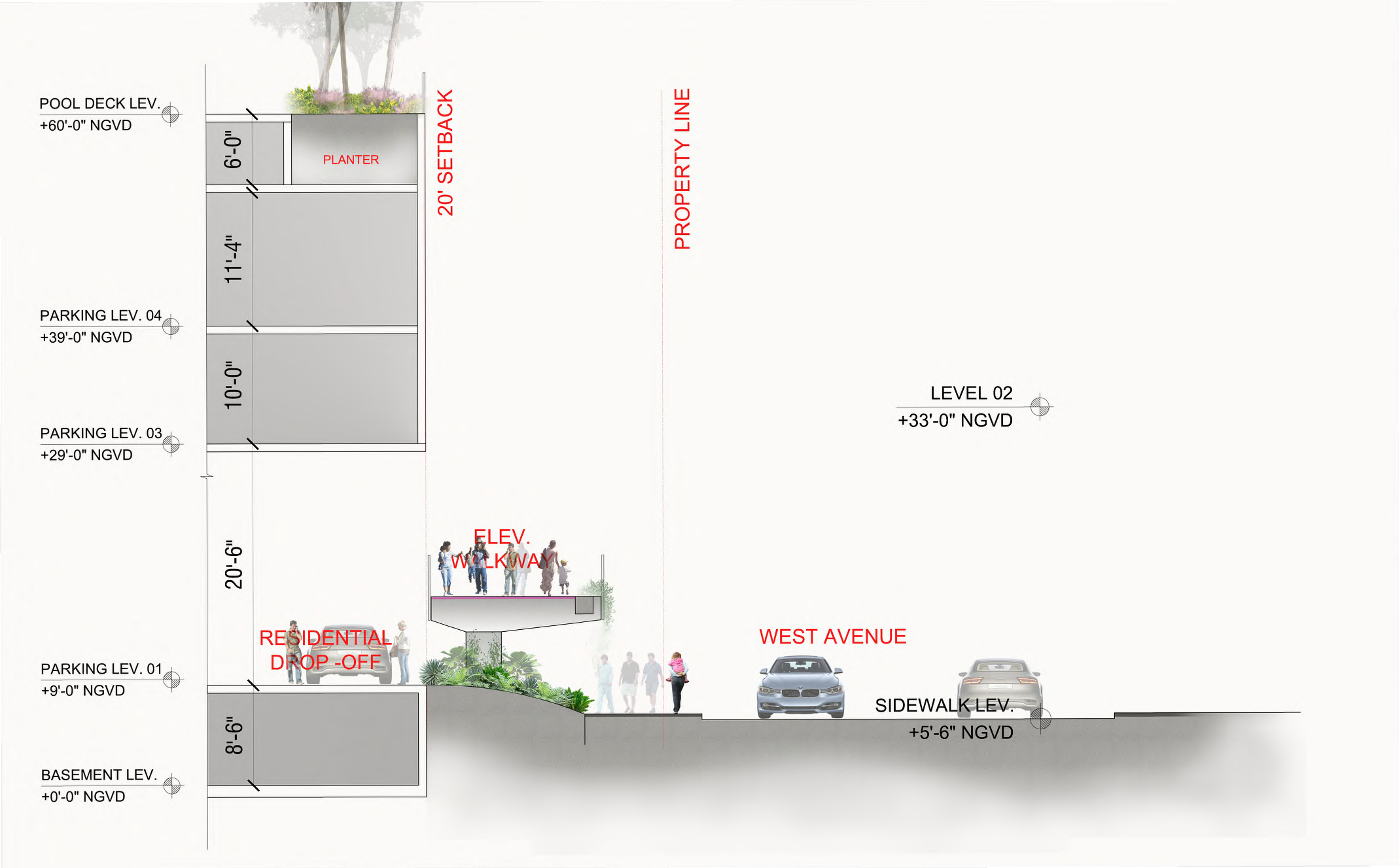
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FLOOD AND IRRIGATION TREATMENT
DIAGRAM/SECTION

DATE:
03/11/2019

L3-007



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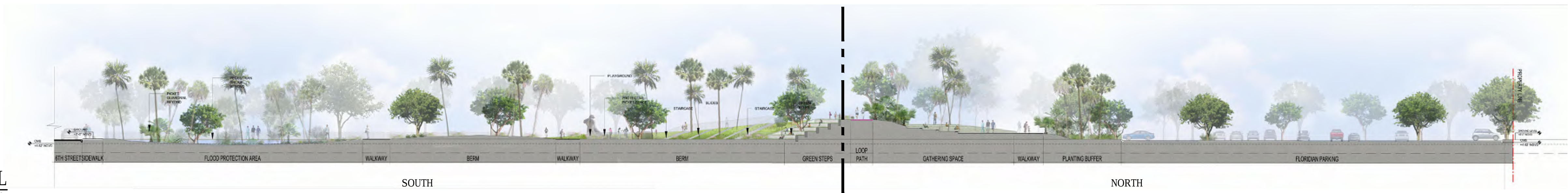
OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERED SECTION

DATE:
03/11/2019

L3-008

① **OVERALL**
SCALE: 1/32" = 1'-0"



② **NORTH**
SCALE: 1/16" = 1'-0"



③ **SOUTH**
SCALE: 1/16" = 1'-0"



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

NORTH-SOUTH SECTION

DATE:
03/11/2019

L3-009

① OVERALL
SCALE: 1/32" = 1'-0"



② EAST
SCALE: 1/8" = 1'-0"



③ WEST
SCALE: 1/8" = 1'-0"



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

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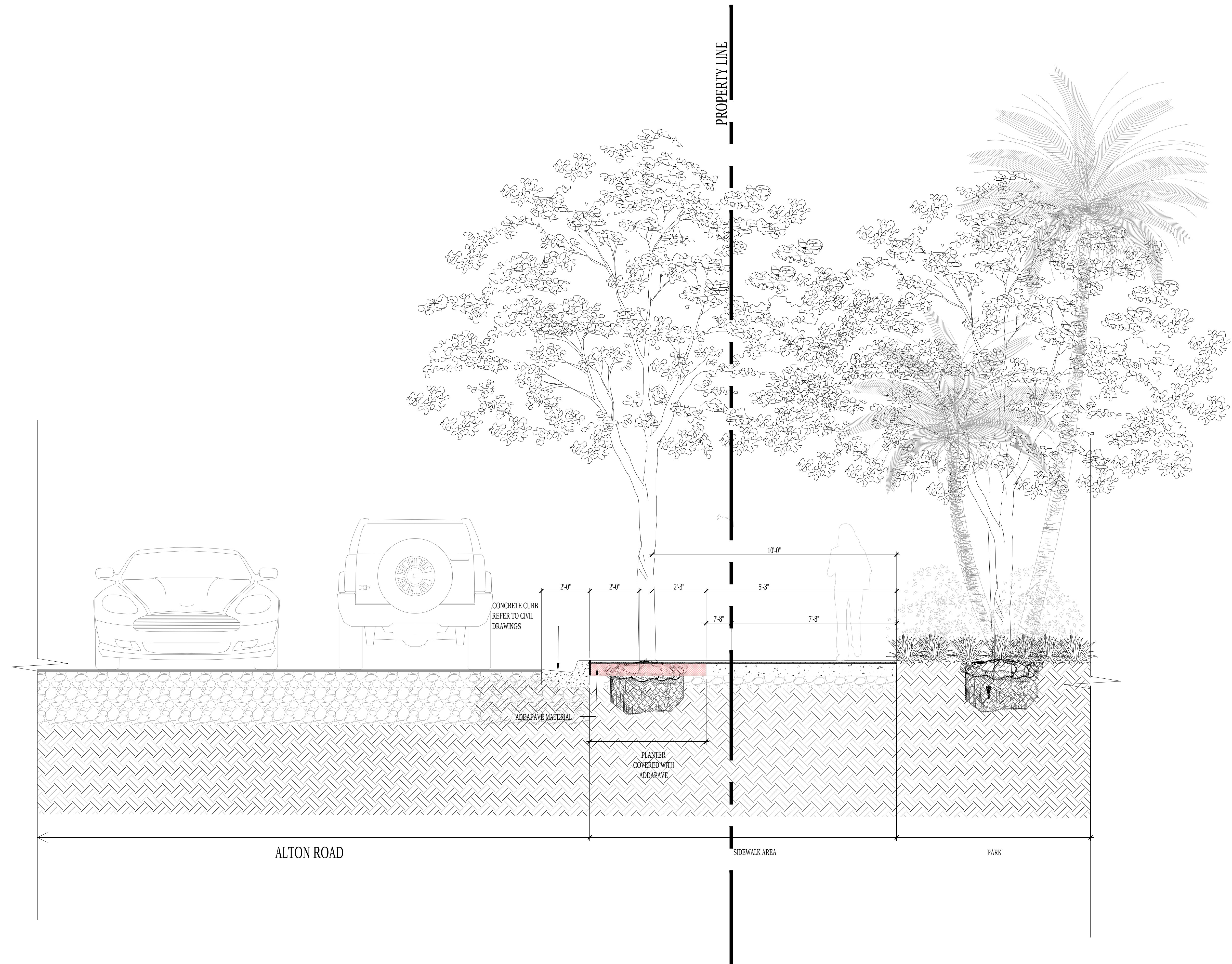
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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

EAST-WEST SECTION

DATE:
03/11/2019

L3-010



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

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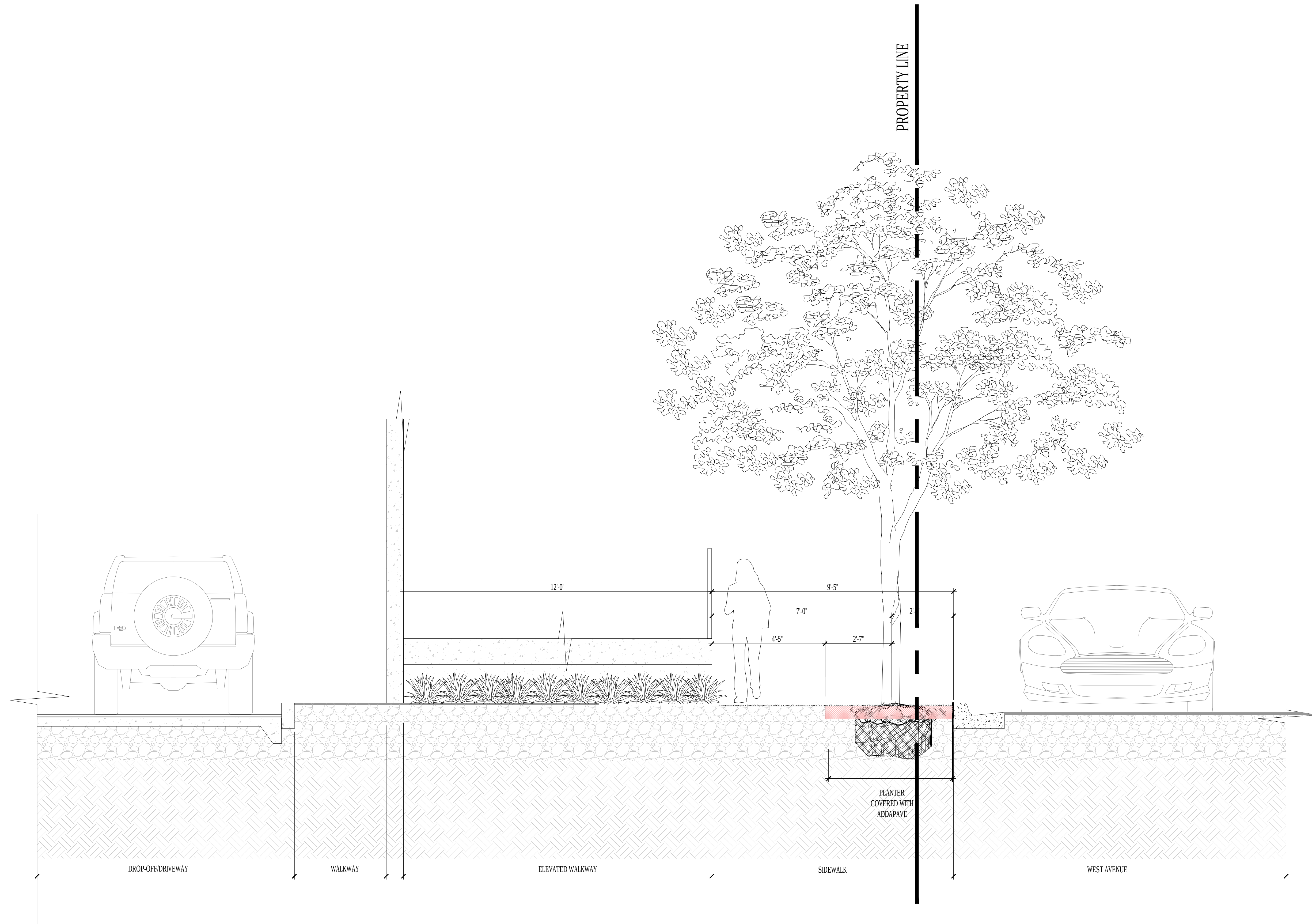
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OVERALL SITE
 500 - 600 - 700 ALTON ROAD
 MIAMI BEACH, FL 33139

GROUND LEVEL SIDEWALK SECTION

DATE:
 03/11/2019

L3-100



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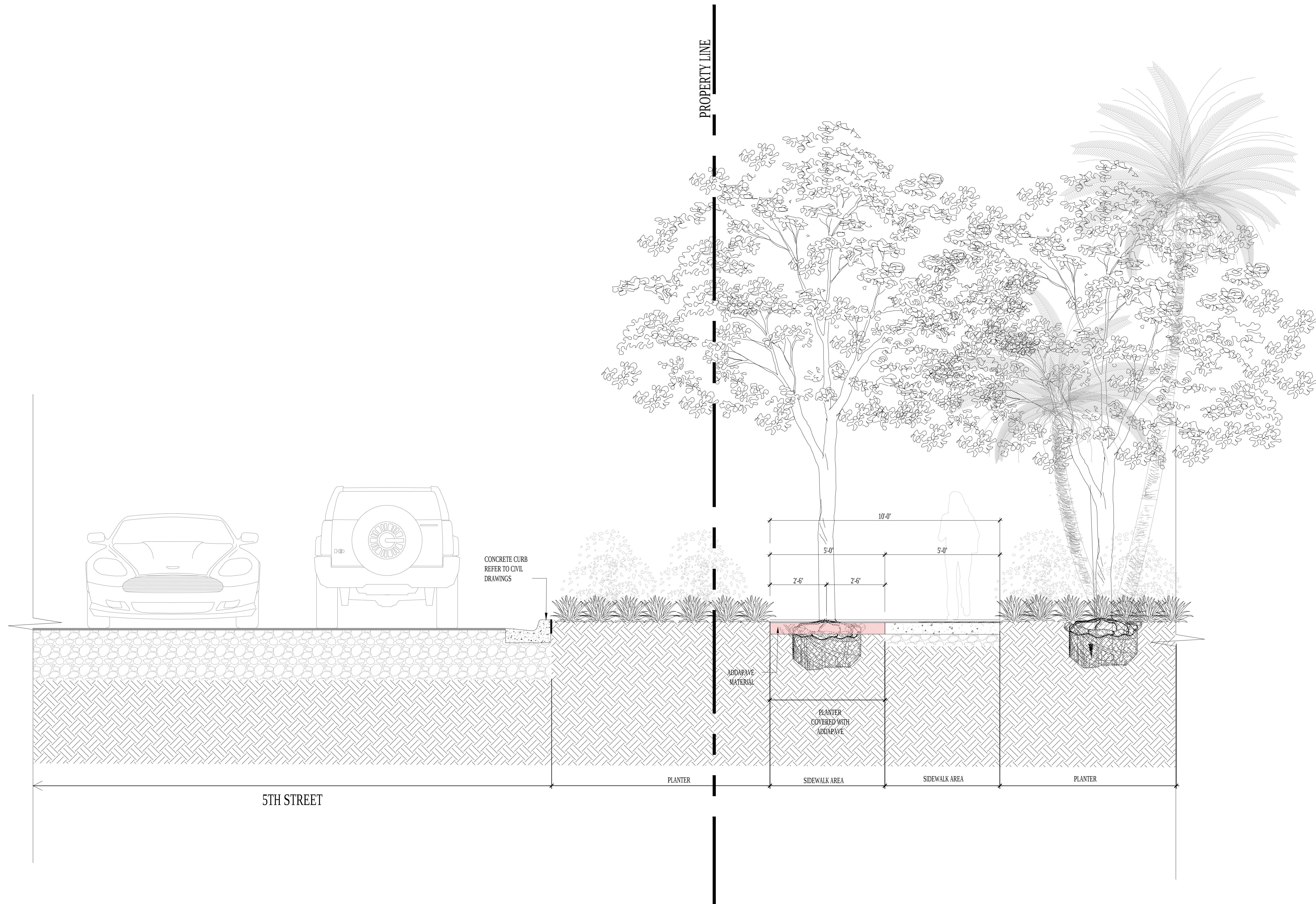
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OVERALL SITE
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MIAMI BEACH, FL 33139

GROUND LEVEL SIDEWALK SECTION

DATE:
03/11/2019

L3-101



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OVERALL SITE
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL SIDEWALK SECTION

DATE:
03/11/2019

L3-102



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PARK RENDERED ENL. PLAN

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NOTE: FOR DOG PARK EQUIPMENT DETAILS, REFER TO SHEET L5-116

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DOG PARK/LAWN ENLARG.PLAN

DATE:
03/11/2019

L4-102