

CITY OF MIAMI BEACH - 5TH STREET BAYWALK PEDESTRIAN CONNECTOR BRIDGE



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LAND DESCRIPTION: (BLOCK 500)

LOTS 2 THROUGH 16, INCLUSIVE, A PORTION OF LOTS 1, 17, 18 AND 19 AND THAT CERTAIN 15 FOOT VACATED ALLEY LYING WITHIN SAID LOTS, OF "AMENDED PLAN OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11:

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINES OF SAID LOTS 10 AND 11, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'38" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 277.46 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET, A CENTRAL ANGLE OF 87°00'48" AND AN ARC DISTANCE OF 99.47 FEET;

THENCE SOUTH 86°38'28" EAST, A DISTANCE OF 112.67 FEET TO A POINT ON A NON-TANGENT CURVE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 19°33'06" WEST);

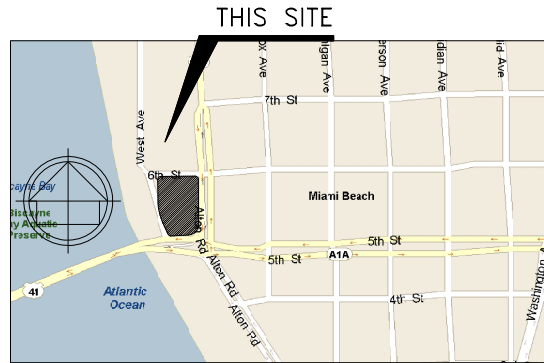
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.30 FEET, A CENTRAL ANGLE OF 46°08'19" AND AN ARC DISTANCE OF 23.58 FEET;

THENCE NORTH 24°20'33" WEST ALONG THE WESTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 73.04 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 335.75 FEET, A CENTRAL ANGLE OF 23°57'44" AND AN ARC DISTANCE OF 140.42 FEET (THE LAST DESCRIBED BERING AND DISTANCE IF BEING ALONG THE WEST LINE OF SAID LOTS 16, 15 AND 14);

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID LOTS 13, 12 AND 11, A DISTANCE OF 130.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.



LOCATION MAP (NTS)

500 BLOCK AREA = 85,180 SQ. FT.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. 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.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72' (NGVD29) 2.16' (NAVDOBS)
8. BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

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 SIDE FACING STREET REAR
SUBTERRANEAN 0 FEET 0 FEET 0 FEET 0 FEET

EXISTING TREE SURVEY (ON SITE)

TREE NO. ON SURVEY	SPECIES	TRUNK DIA. AT BREAST HEIGHT INCHES	# OF TRUNKS	TREE HEIGHT FEET	CANOPY SPREAD FT X FT	CANOPY (SF)	COND.
COMMON NAME	SCIENTIFIC NAME						
1	PAV						
2	PAV						
3	PAV						
4	PAV						
5	PAV						
6	PAV						
7	PAV						
8	PAV						
9	PAV						
10	PAV						
11	PAV						
12	PAV						
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100	PAV						

EXISTING TREE SURVEY (OFF SITE)

TREE NO. ON SURVEY	SPECIES	TRUNK DIA. AT BREAST HEIGHT INCHES	# OF TRUNKS	TREE HEIGHT FEET	CANOPY SPREAD FT X FT	CANOPY (SF)	COND.
COMMON NAME	SCIENTIFIC NAME						
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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
- PGB POINT OF BEGINNING
- 4.07 ELEVATIONS
- E- OVERHEAD UTILITY LINES
- PGB POINT OF BEGINNING
- WM WATER METER
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- MIP METAL LIGHT POLE
- (C) CALCULATED
- (D) DEED
- WPP WOOD POWER POLE
- WLP WOOD LIGHT POLE
- EB ELECTRIC BOX
- SO. FT. SQUARE FEET
- SCHF SCHEFFLER TREE
- ON SITE TREE NUMBERS
- OFF SITE TREE NUMBERS
- COND. CONDITION

CERTIFIED TO:

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA AND WALTER J. HARVEY
SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.022, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

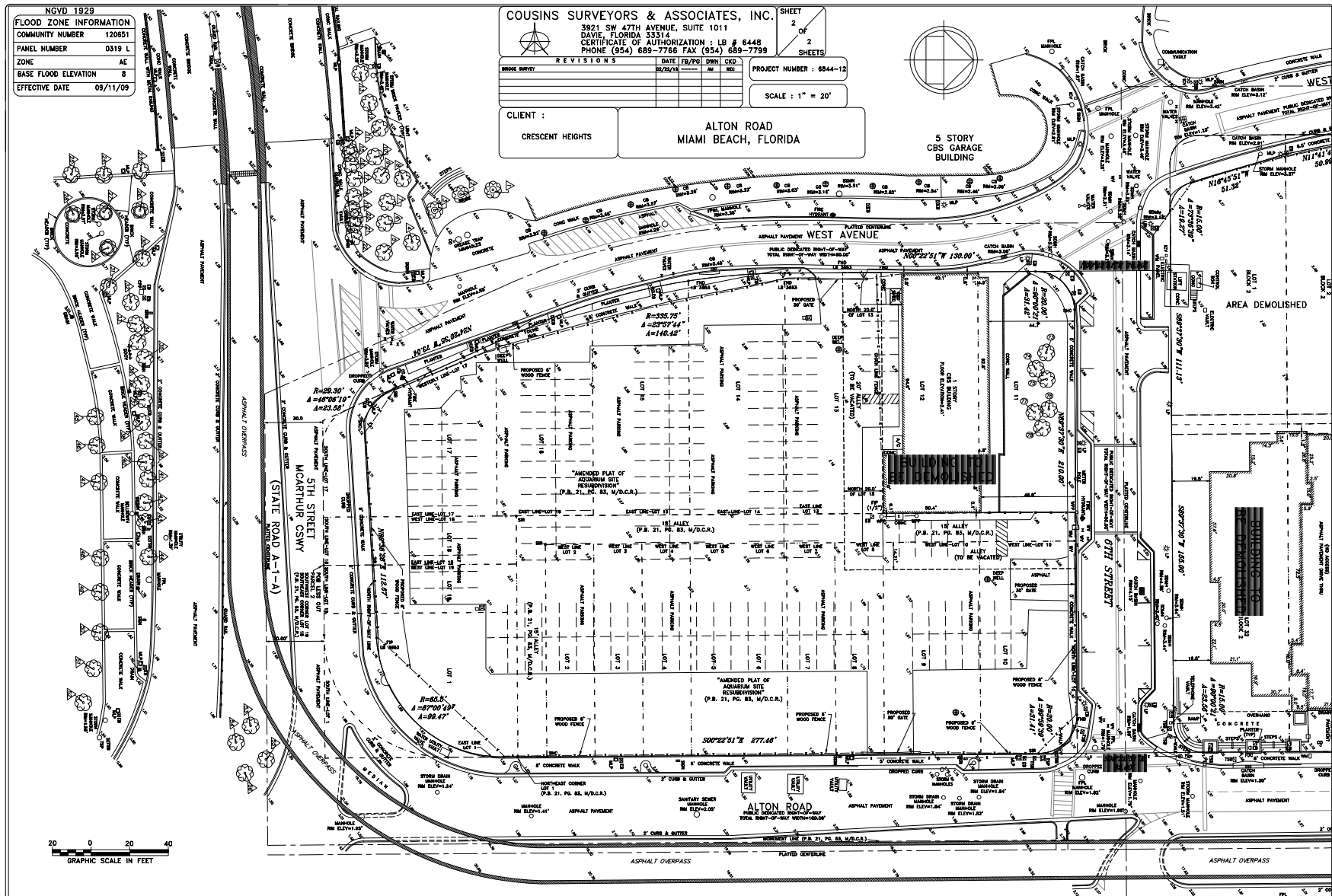
FOR THE FIRM, BY: _____

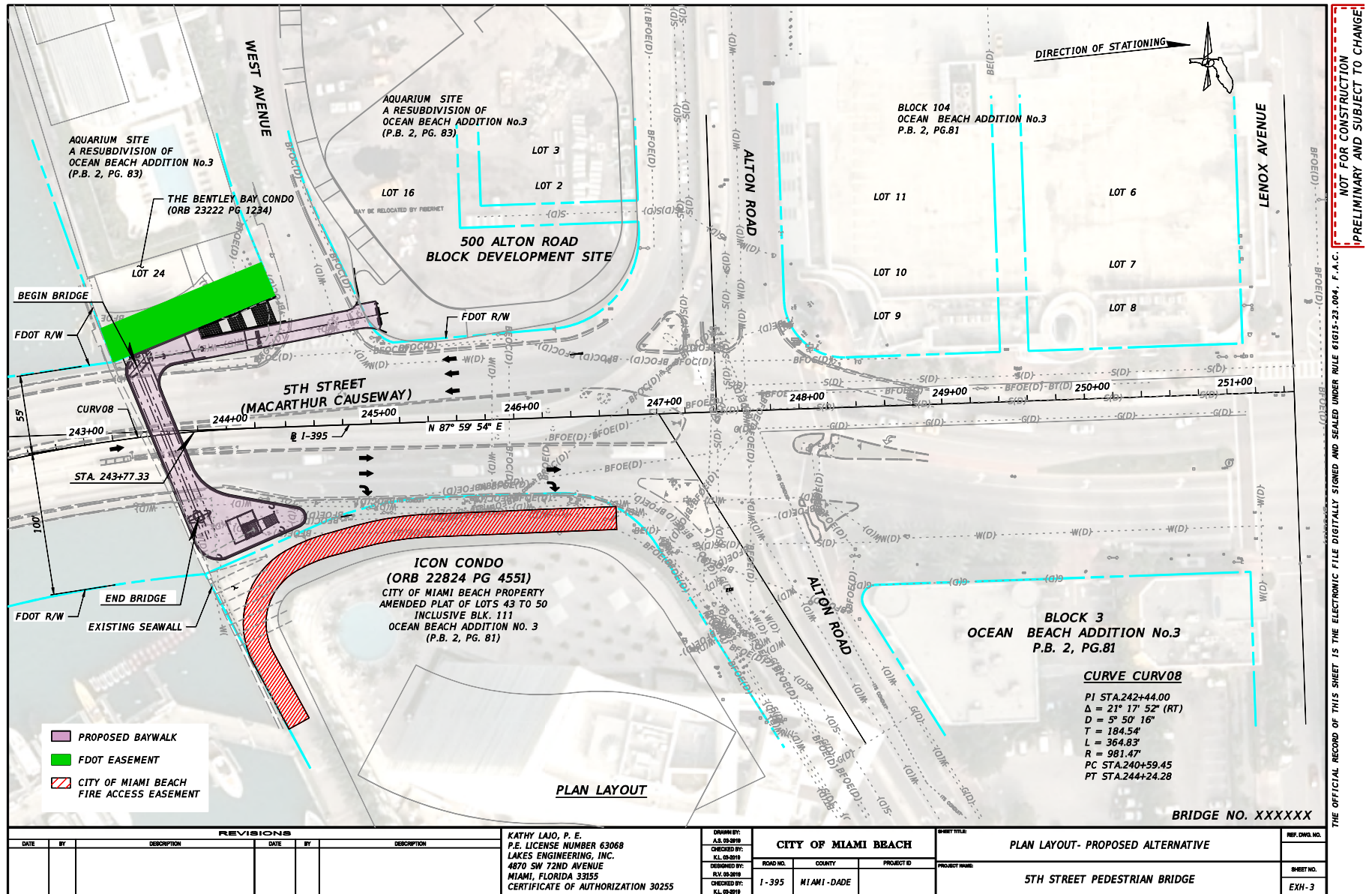
SURVEY DATE : 02/08/19

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.







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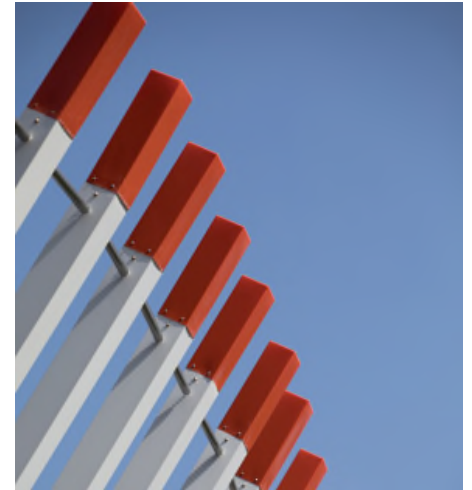
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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

EASEMENTS

DATE:
04/08/2019

A5-02



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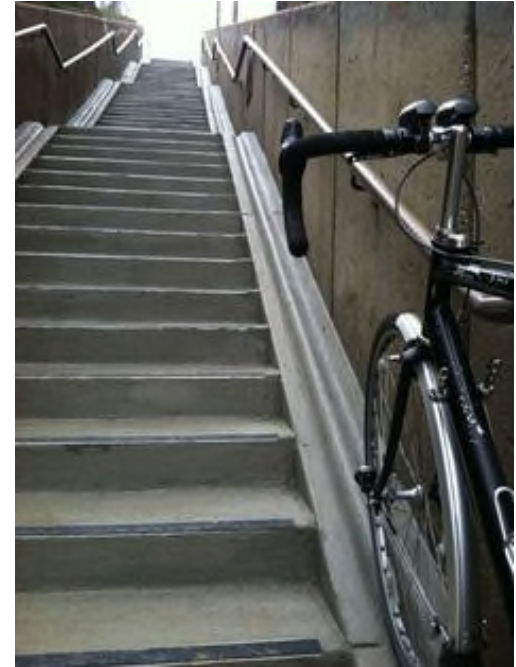
FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

BRIDGE REFERENCE



DATE:
04/08/2019

A5-04





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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

RENDERING

DATE:
04/08/2019

A5-06



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RENDERING

DATE:
04/08/2019

A5-08



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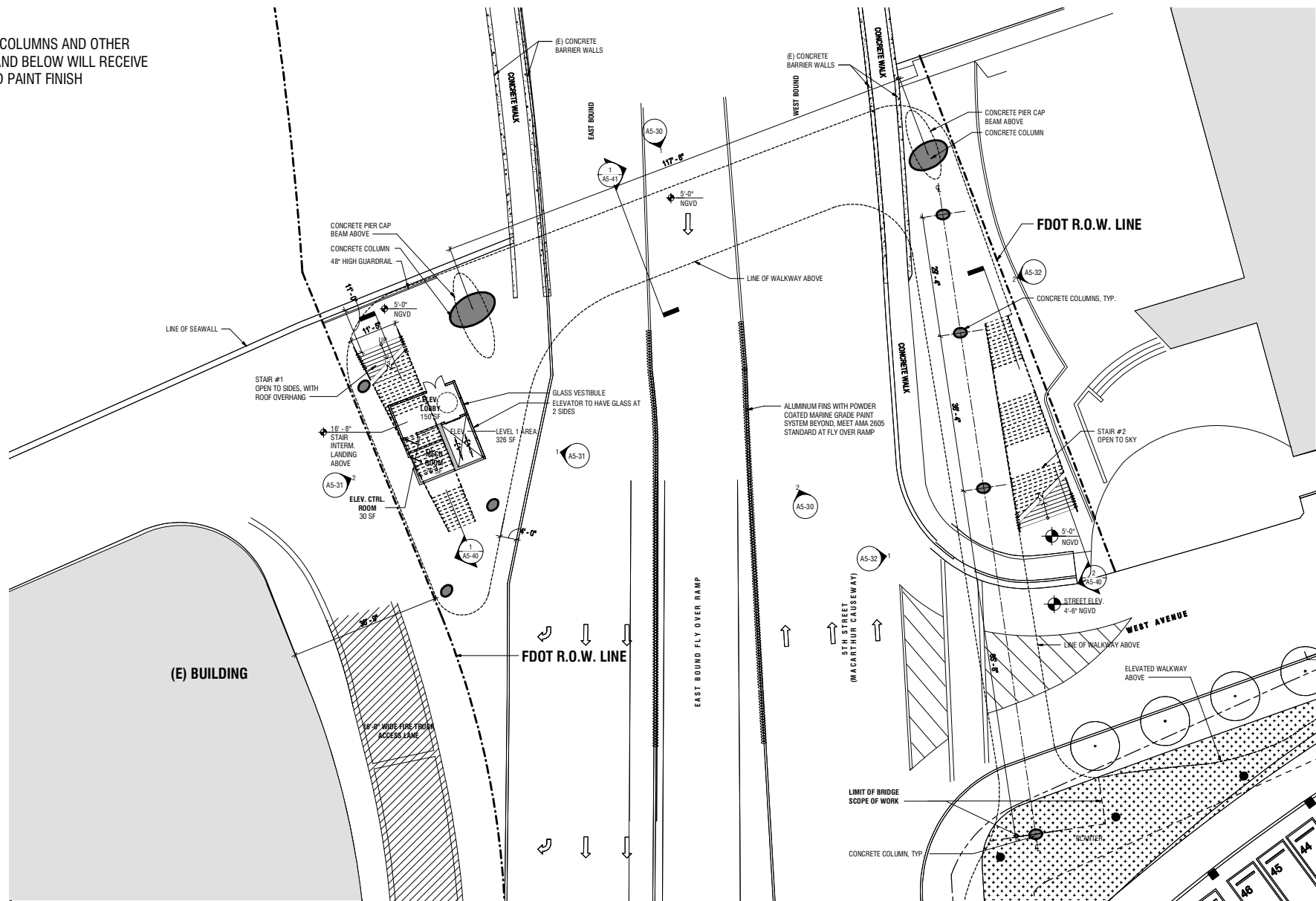
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5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

RENDERING

DATE:
04/08/2019

A5-07

GENERAL NOTE:
ALL CONCRETE COLUMNS AND OTHER
SURFACES 10' AND BELOW WILL RECEIVE
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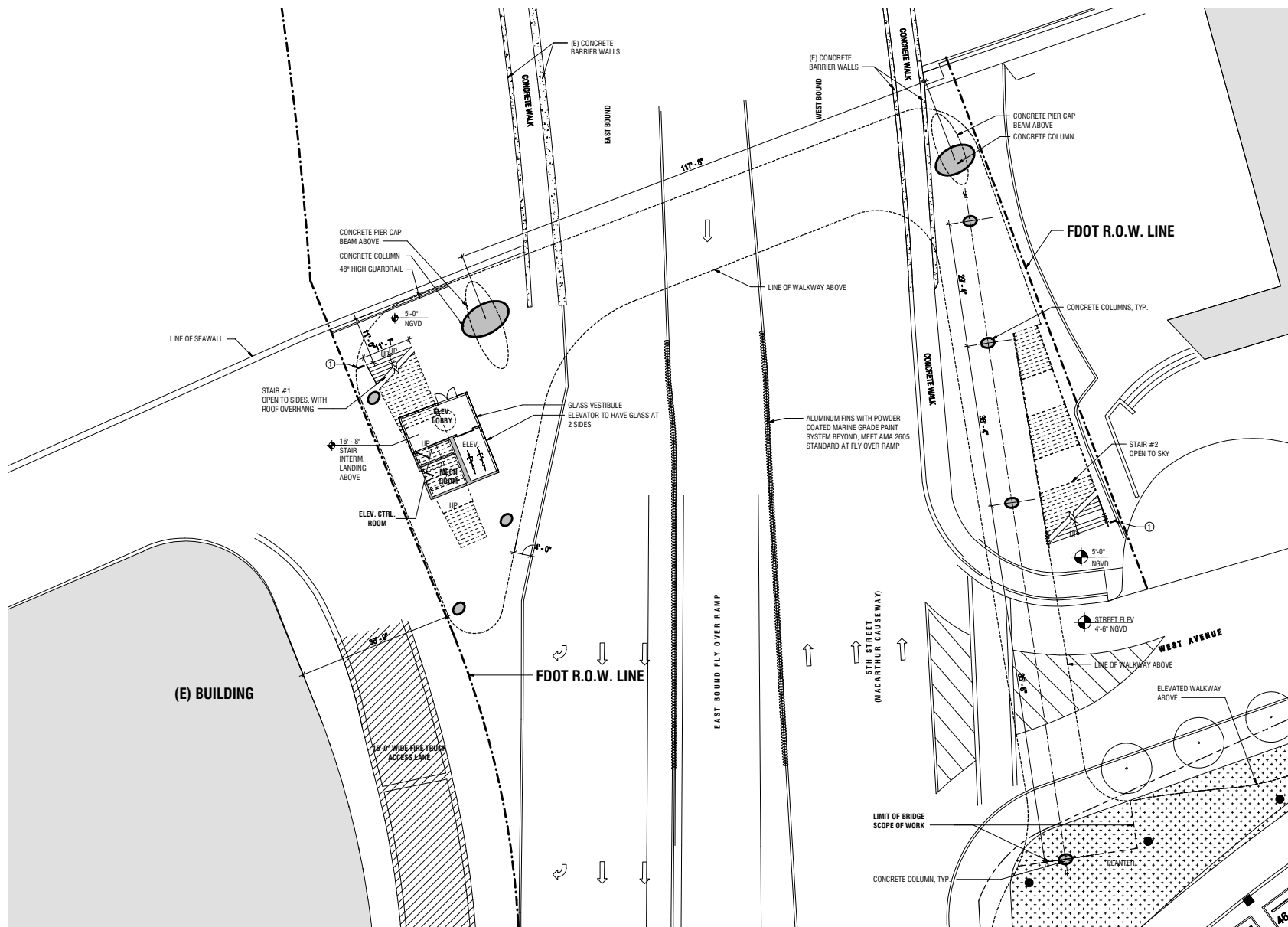
BRIDGE - LEVEL 1 PLAN



DATE:
04/08/2019

A5-20

Scale: 3/32" = 1'-0"



SIGNAGE LEGEND

1 POST MOUNTED SIGN "WALK YOUR BIKE ACROSS BRIDGE"



2 COLOR CHANGING PROGRAMMABLE LED LIT LETTERS WITH FUTURA FONT, TO MATCH CITY OF MIAMI BEACH FONT

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BRIDGE - LEVEL 1 SIGNAGE PLAN

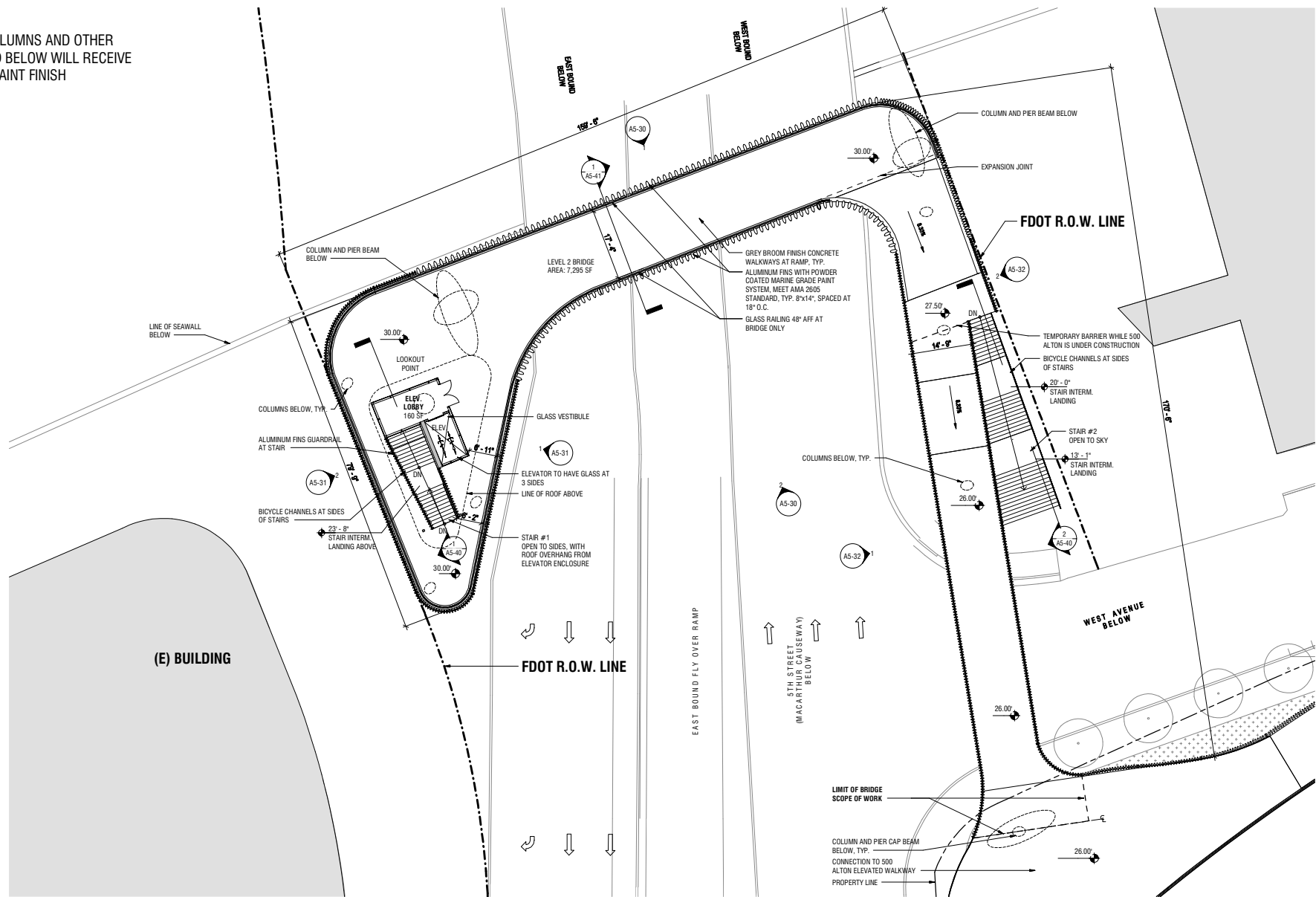


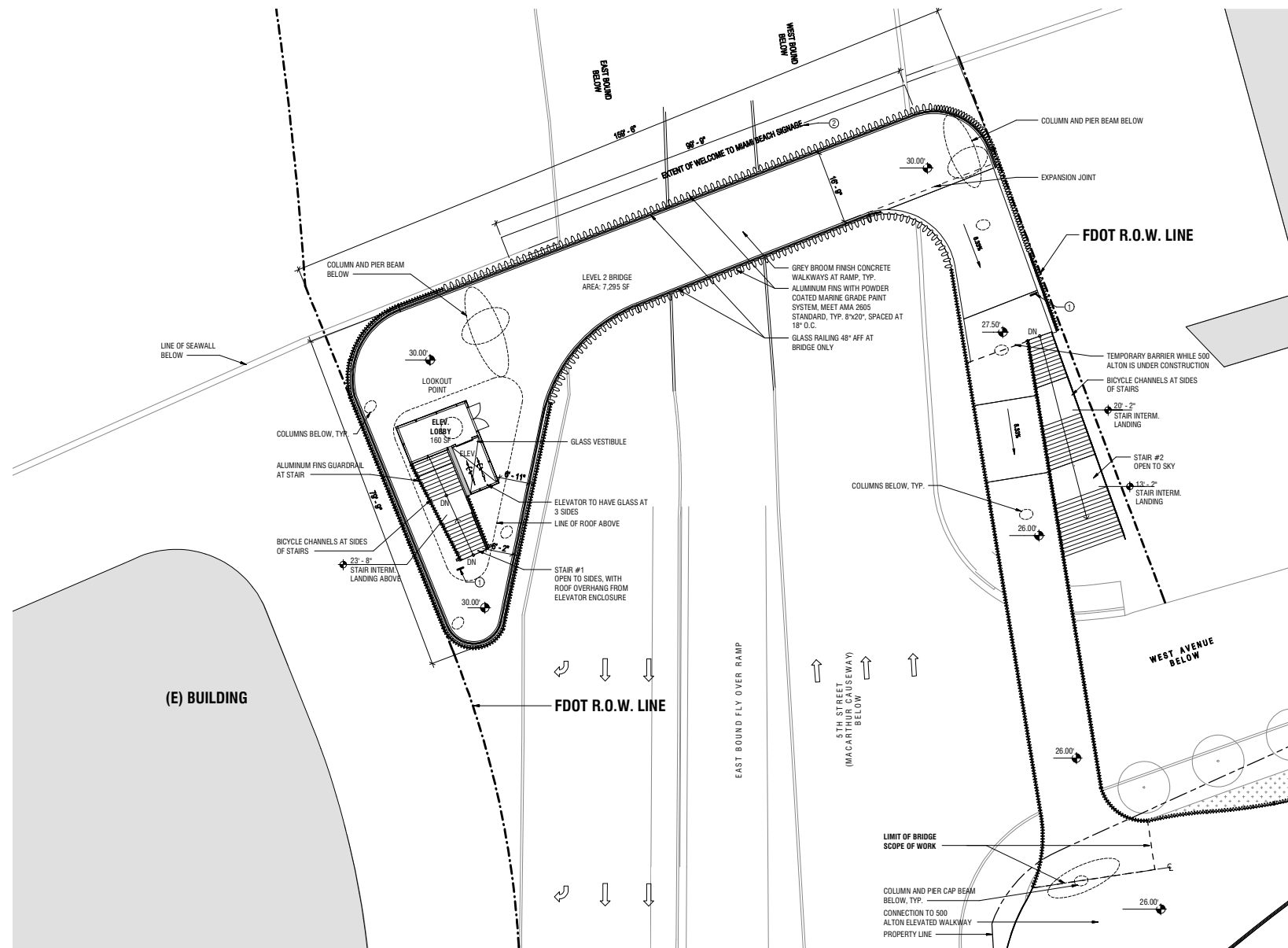
DATE:
04/08/2019

A5-21

Scale: As indicated

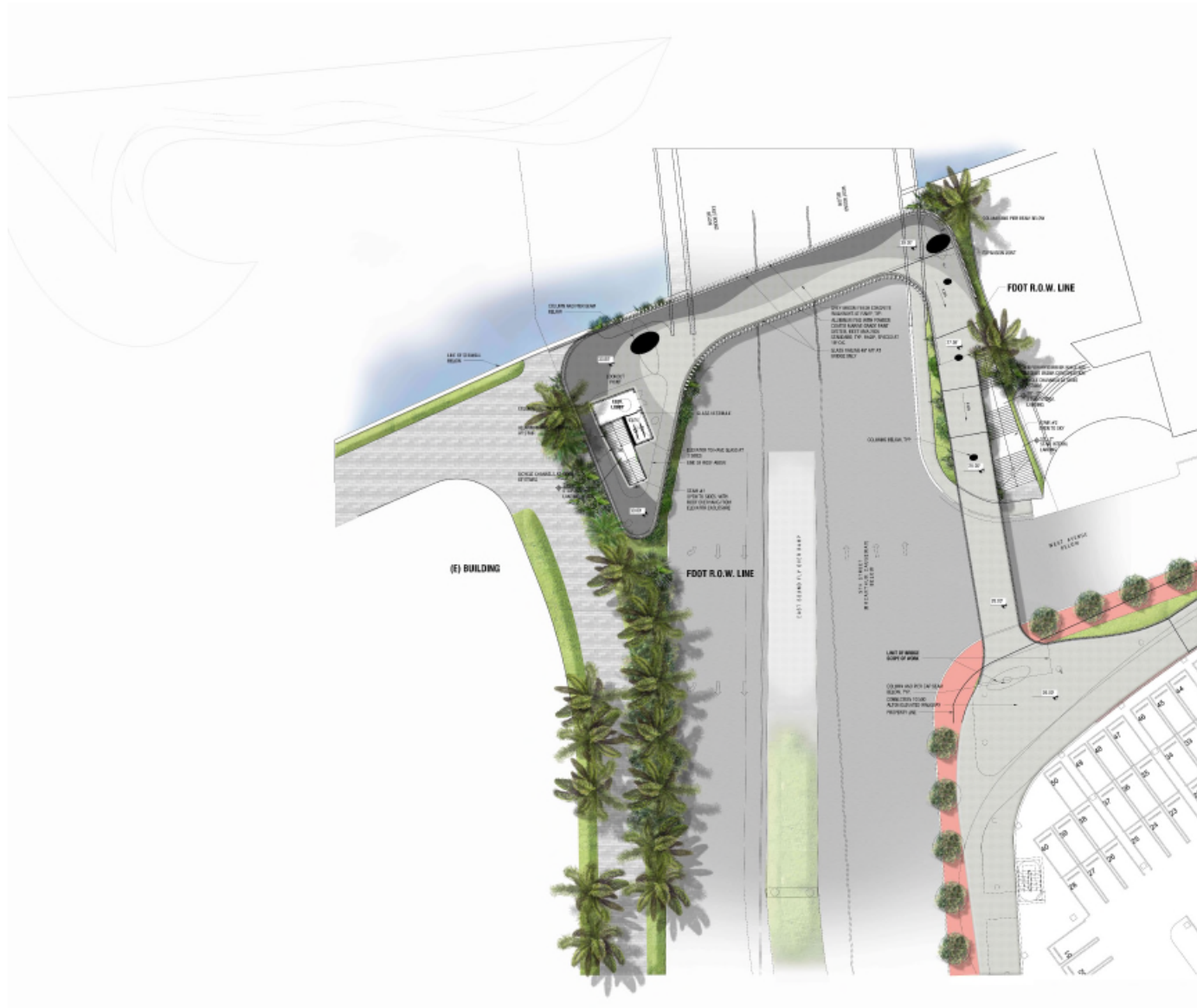
GENERAL NOTE:
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SURFACES 10' AND BELOW WILL RECEIVE
GRAFFITI GUARD PAINT FINISH



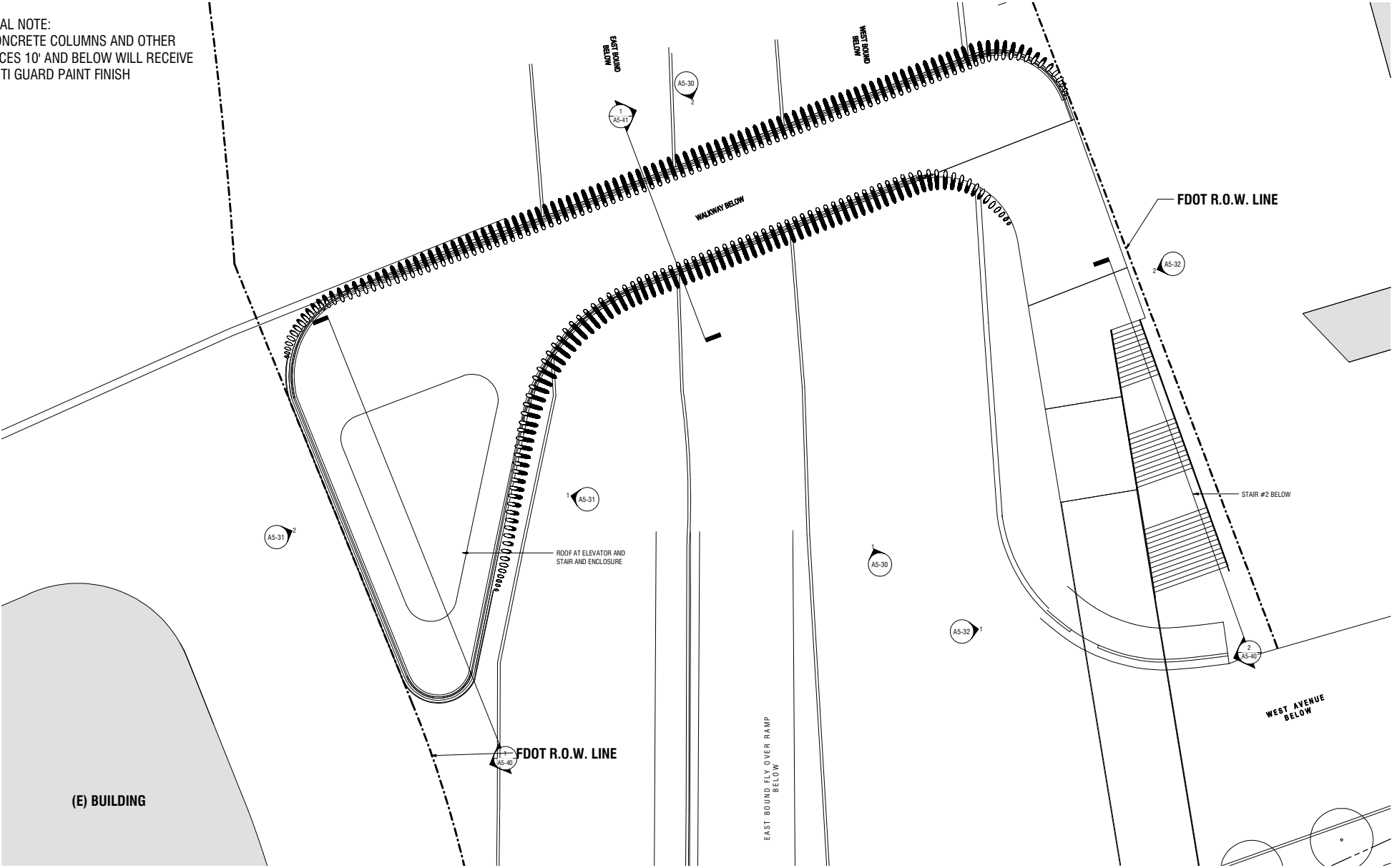


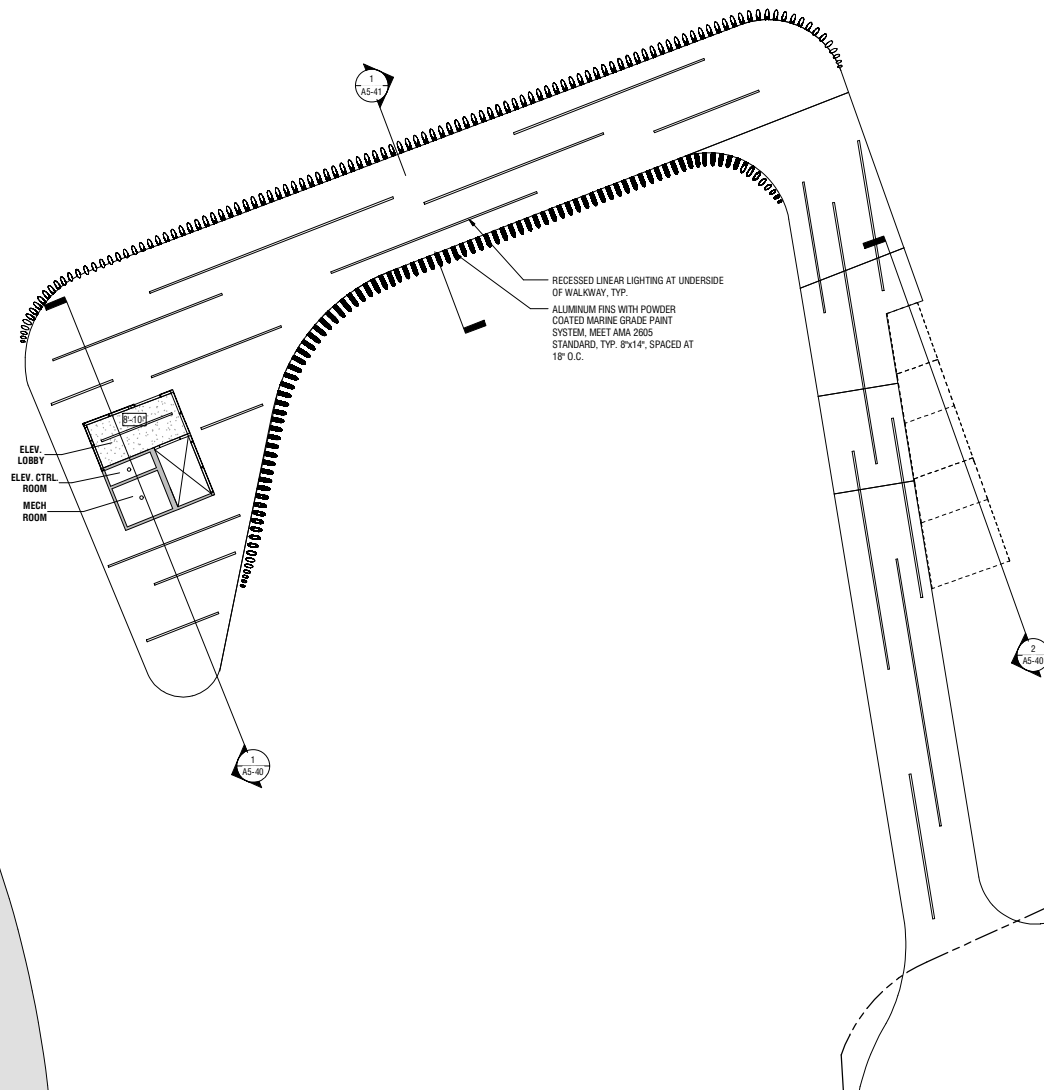
SIGNAGE LEGEND	
①	POST MOUNTED SIGN "WALK YOUR BIKE ACROSS BRIDGE"
②	COLOR CHANGING PROGRAMMABLE LED LIT LETTERS WITH FUTURA FONT, TO MATCH CITY OF MIAMI BEACH FONT

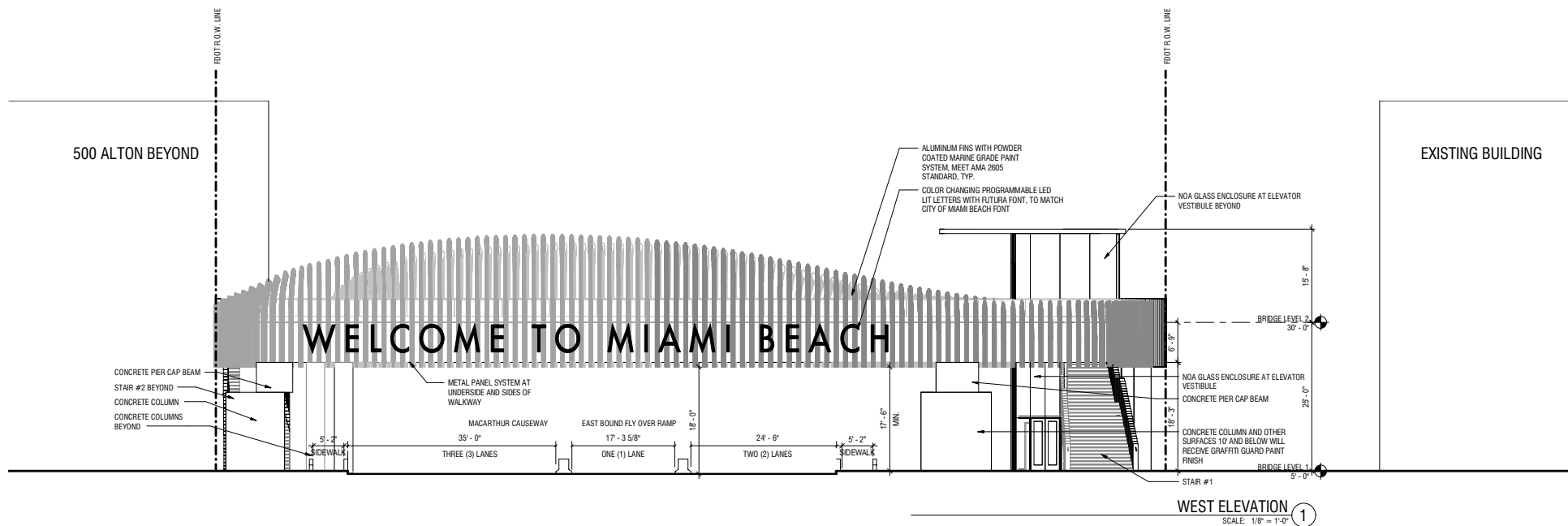
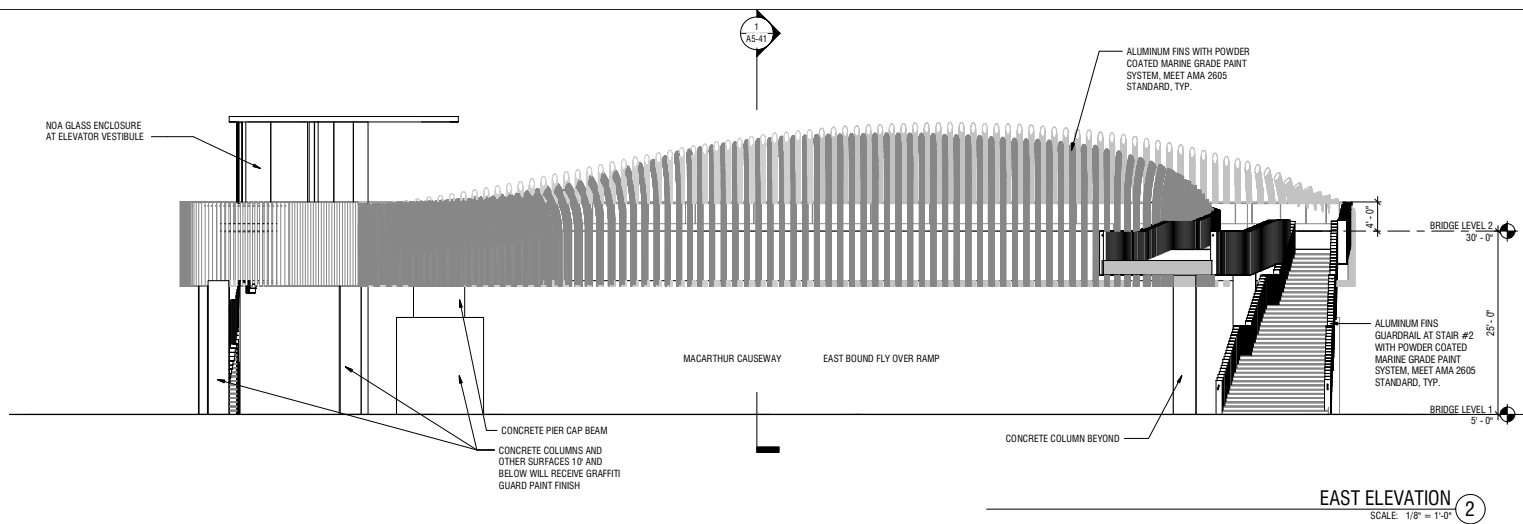


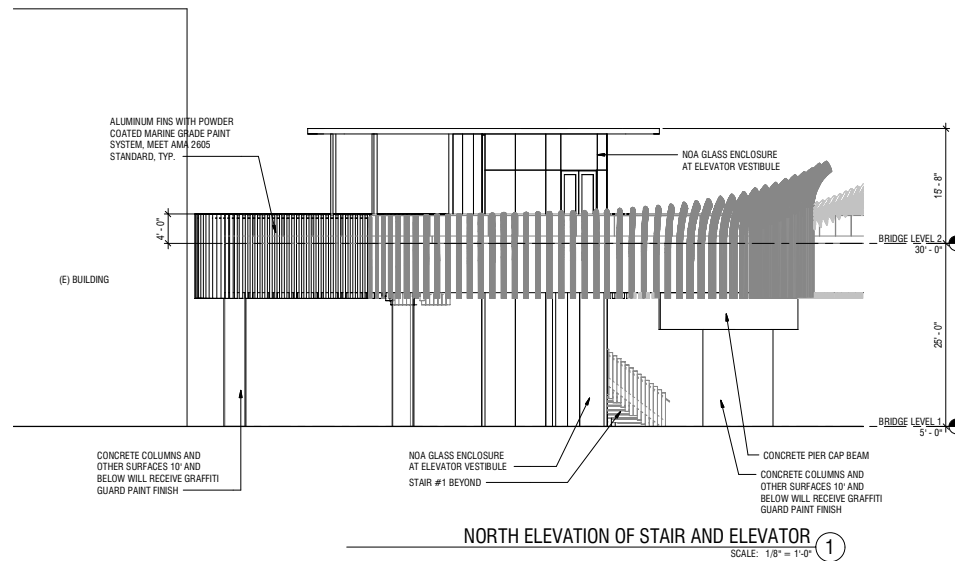
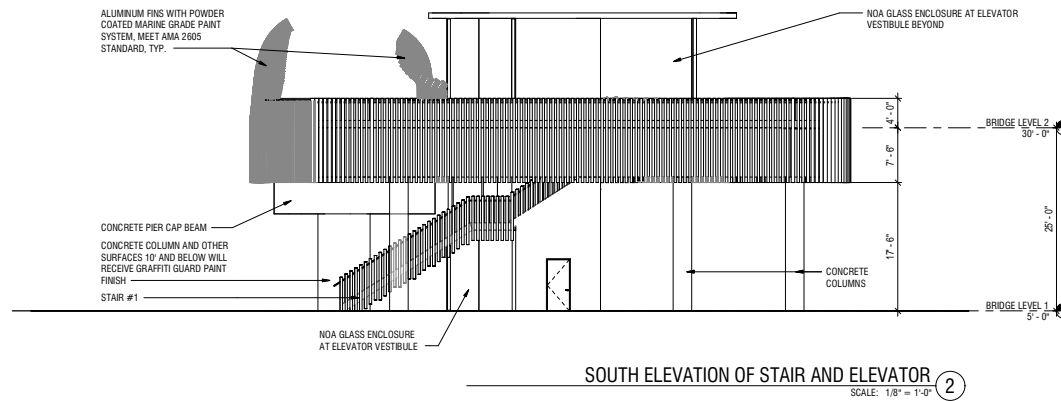


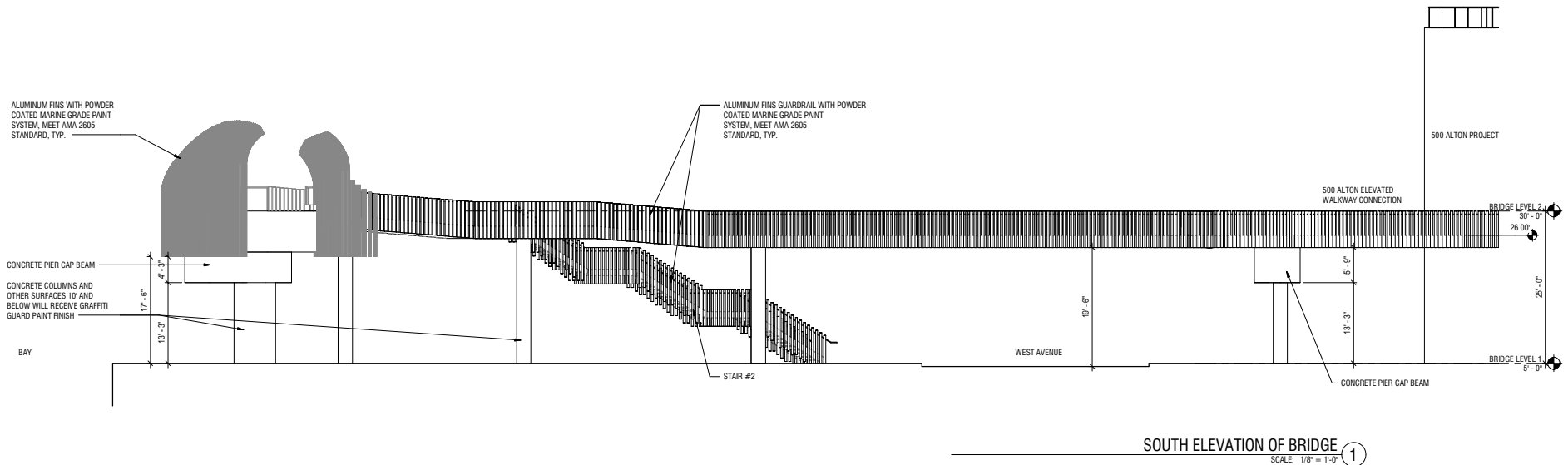
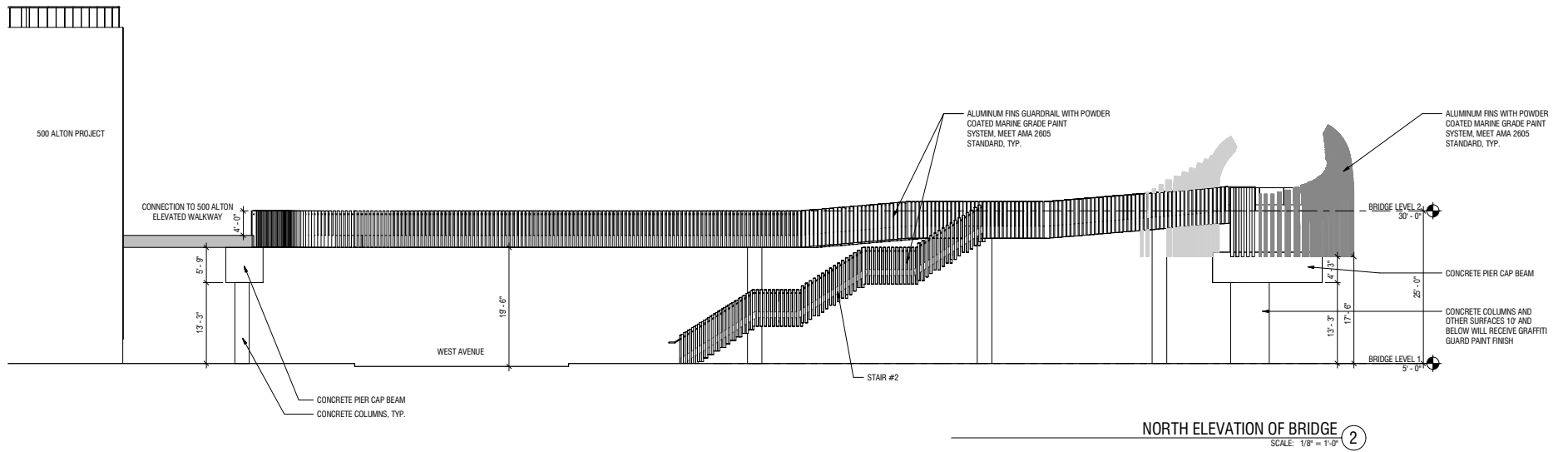
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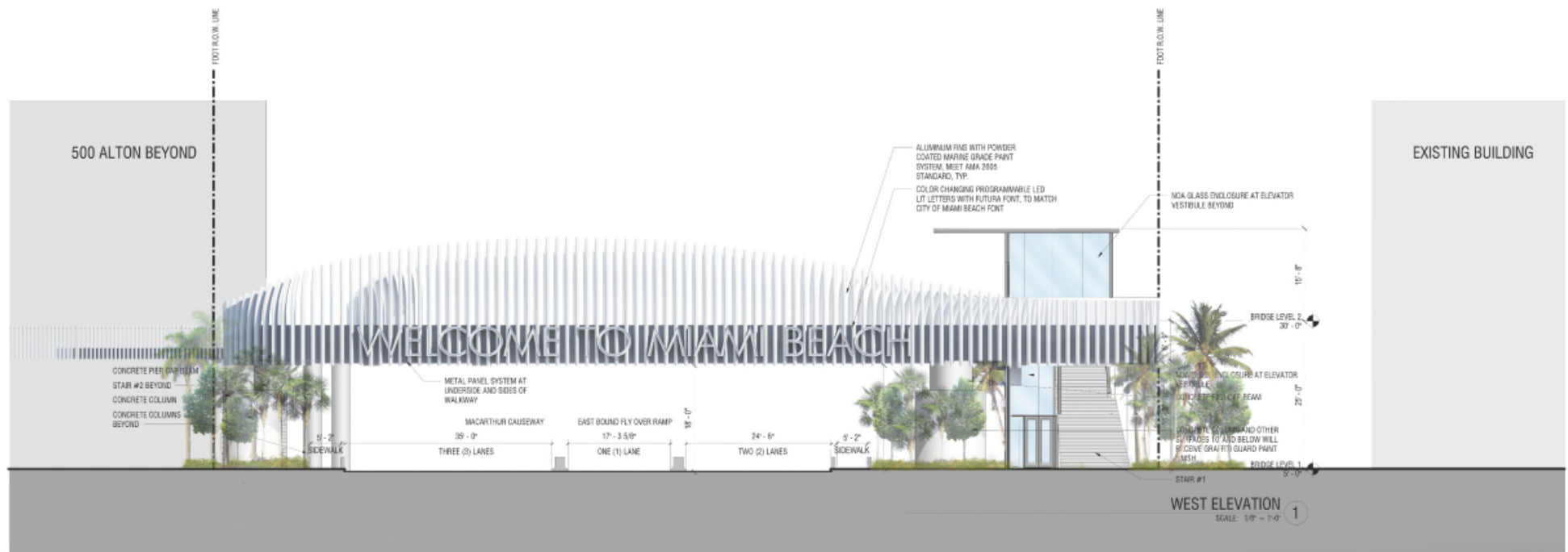
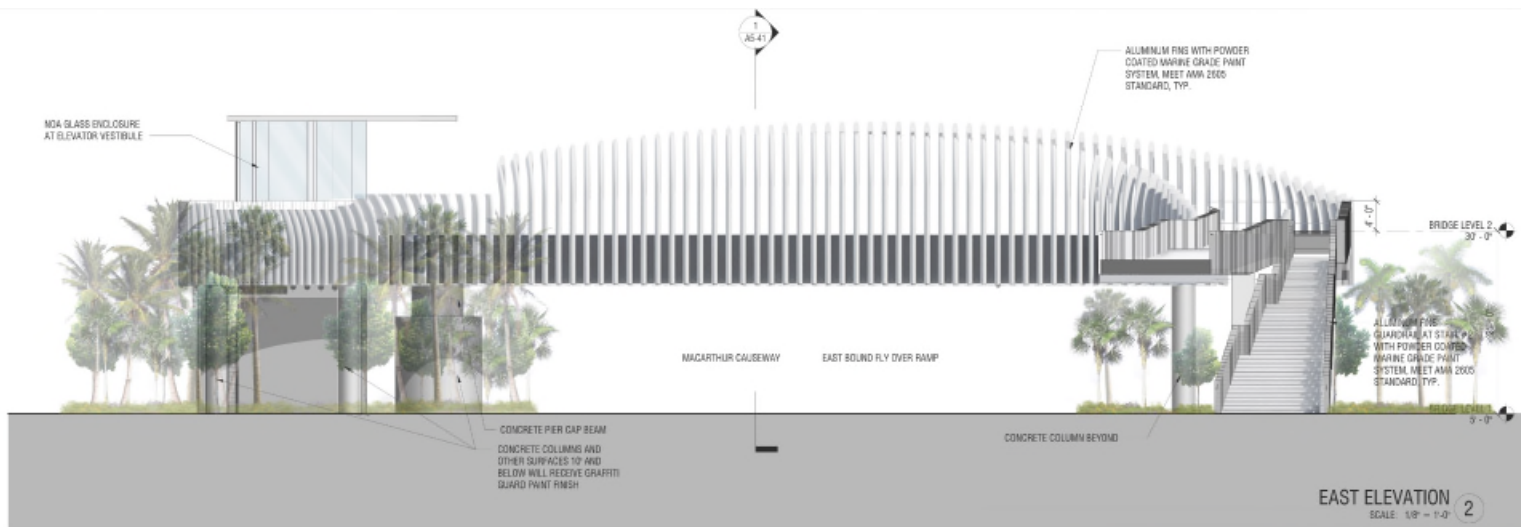




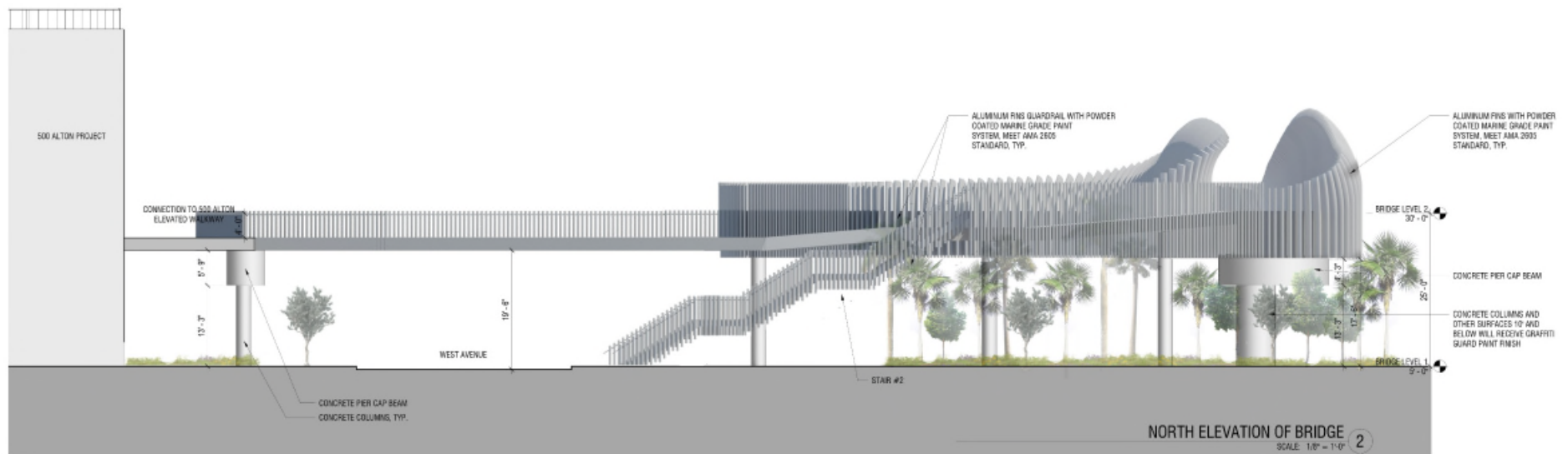


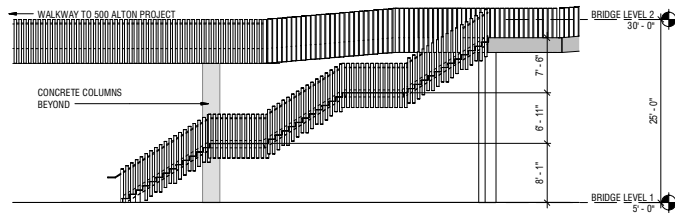




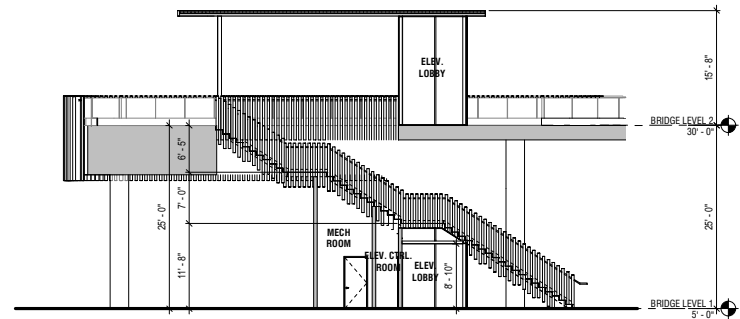




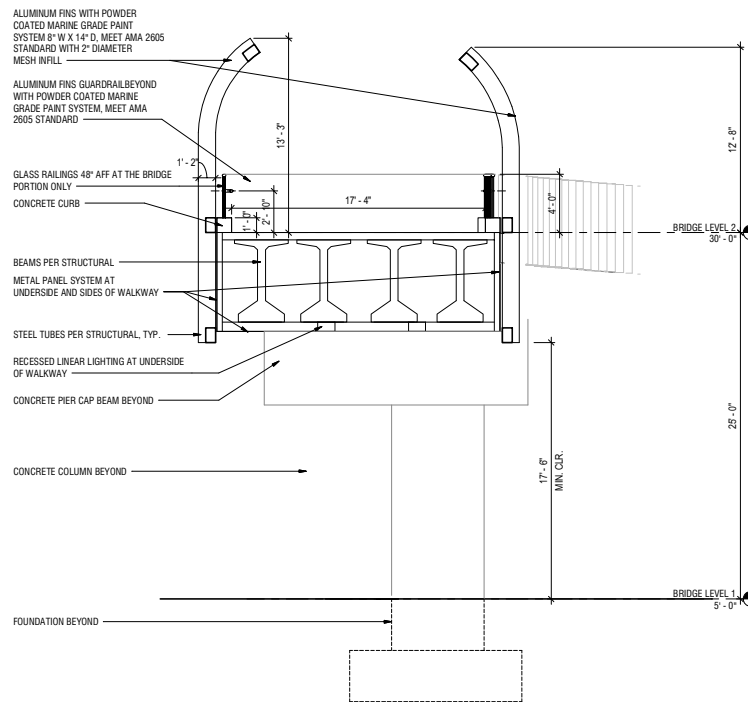




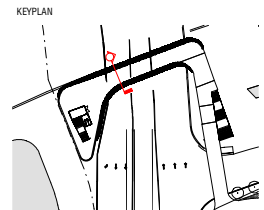
STAIR #2 SECTION ②
SCALE: 1/8" = 1'-0"



STAIR #1 SECTION ①
SCALE: 1/8" = 1'-0"

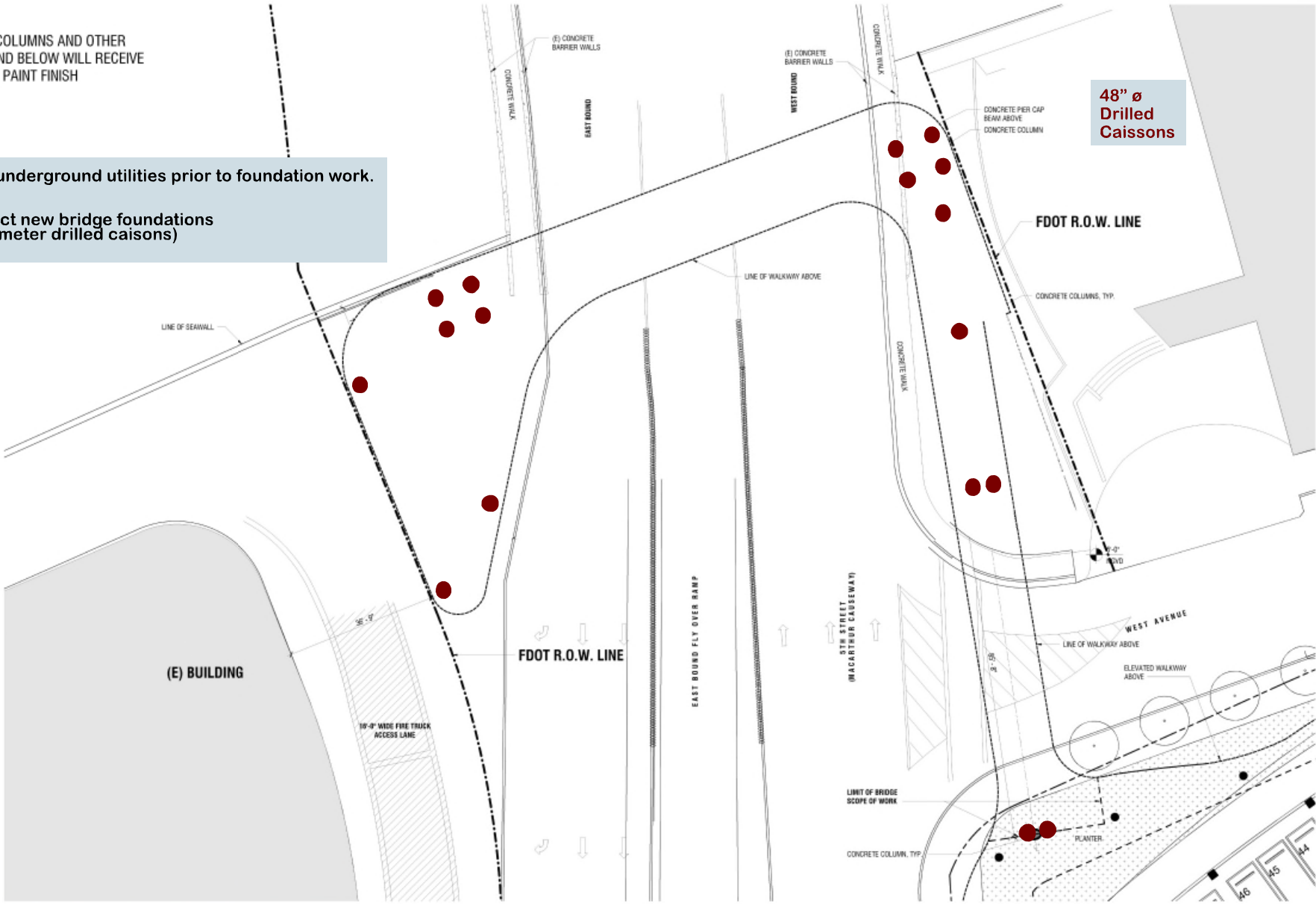


CROSS SECTION AT BRIDGE ①
SCALE: 1/4" = 1'-0"



GENERAL NOTE:
ALL CONCRETE COLUMNS AND OTHER
SURFACES 10' AND BELOW WILL RECEIVE
GRAFFITI GUARD PAINT FINISH

- Locate underground utilities prior to foundation work.
- Construct new bridge foundations (48" diameter drilled caissons)



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ENGINEERING, INC.

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

PHASE 1 FOUNDATIONS



DATE:
04/08/2019

A5-50

GENERAL NOTE:
ALL CONCRETE COLUMNS AND OTHER
SURFACES 10' AND BELOW WILL RECEIVE
GRAFFITI GUARD PAINT FINISH

■ Construct pier columns and caps



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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

PHASE 2A SUBSTRUCTURE



DATE:
04/08/2019

A5-51

■ Construct pier columns and caps

500 ALTON BEYOND

CONCRETE PIER CAP BEAM
CONCRETE COLUMN
CONCRETE COLUMNS
BEYOND

5'-2"
SIDEWALK

MACARTHUR CAUSEWAY
35' - 0"
THREE (3) LANES

EAST BOUND FLY OVER RAMP
17' - 3 5/8"
ONE (1) LANE

24' - 6"
TWO (2) LANES

5'-2"
SIDEWALK

WEST ELEVATION

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

2

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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

PHASE 2A SUBSTRUCTURE



DATE:
04/08/2019

A5-52

■ Construct stairs and 1st level of elevator tower

500 ALTON BEYOND

CONCRETE PIER CAP BEAM
STAIR #2 BEYOND
CONCRETE COLUMN
CONCRETE COLUMNS
BEYOND

5'-2"
SIDEWALK

MACARTHUR CAUSEWAY
35'-0"
THREE (3) LANES

EAST BOUND FLY OVER RAMP
17'-3 5/8"
ONE (1) LANE

24'-6"
TWO (2) LANES

5'-2"
SIDEWALK

STAIR #1

WEST ELEVATION

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

2

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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

PHASE 2B STAIRS AND
ELEVATOR TOWER (LEVEL 1)

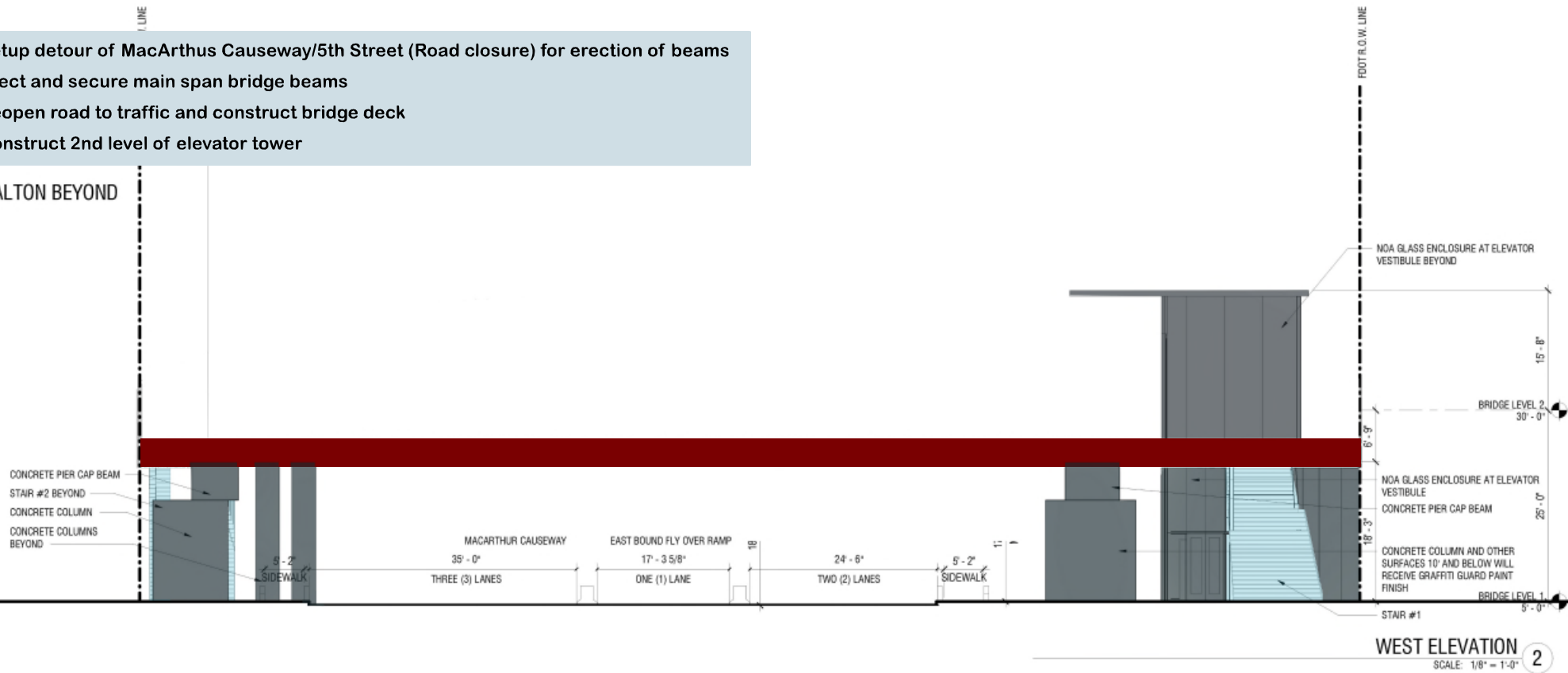


DATE:
04/08/2019

A5-53

- Setup detour of MacArthur Causeway/5th Street (Road closure) for erection of beams
- Erect and secure main span bridge beams
- Reopen road to traffic and construct bridge deck
- Construct 2nd level of elevator tower

500 ALTON BEYOND



- Install bridge railings and decorative fins
- Install metal panels at underdeck bridge fascia

500 ALTON BEYOND

CONCRETE PIER CAP BEAM
STAIR #2 BEYOND
CONCRETE COLUMN
CONCRETE COLUMNS
BEYOND

WELCOME TO MIAMI BEACH

METAL PANEL SYSTEM AT
UNDERSIDE AND SIDES OF
WALKWAY

MACARTHUR CAUSEWAY
35' - 0"
THREE (3) LANES

EAST BOUND FLY OVER RAMP
17' - 3 5/8"
ONE (1) LANE

24' - 6"
TWO (2) LANES

5' - 2"
SIDEWALK

ALUMINUM FINS WITH POWDER
COATED MARINE GRADE PAINT
SYSTEM, MEET AMA 2605
STANDARD, TYP.
COLOR CHANGING PROGRAMMABLE LED
LIT LETTERS WITH FUTURA FONT, TO MATCH
CITY OF MIAMI BEACH FONT

NOA GLASS ENCLOSURE AT ELEVATOR
VESTIBULE BEYOND

NOA GLASS ENCLOSURE AT ELEVATOR
VESTIBULE
CONCRETE PIER CAP BEAM
CONCRETE COLUMN AND OTHER
SURFACES 10' AND BELOW WILL
RECEIVE GRAFFITI GUARD PAINT
FINISH

STAIR #1

WEST ELEVATION

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

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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

PHASE 4 DECORATIVE FINS

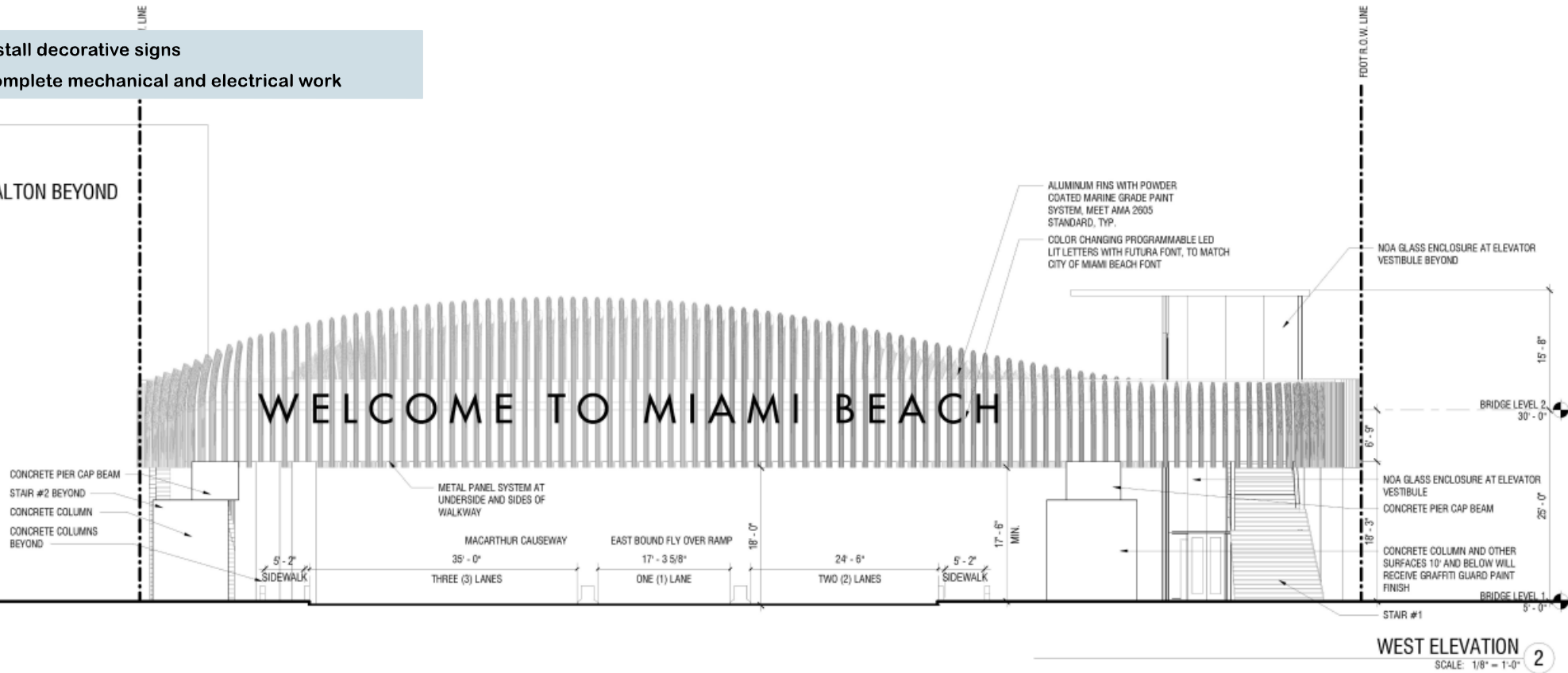


DATE:
04/08/2019

A5-55

- Install decorative signs
- Complete mechanical and electrical work

500 ALTON BEYOND



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FINAL DRB SUBMITTAL
5TH STREET BAYWALK
PEDESTRIAN CONNECTOR
BRIDGE
MIAMI BEACH, FL 33139

PHASE 5 FINISHING



DATE:
04/08/2019

A5-56

5TH STREET BAYWALK PEDESTRIAN CONNECTOR BRIDGE

MIAMI BEACH, FLORIDA 33139

DESIGN REVIEW BOARD - FIRST SUBMITTAL

FINAL SUBMITTAL DEADLINE 03.11.2019

ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

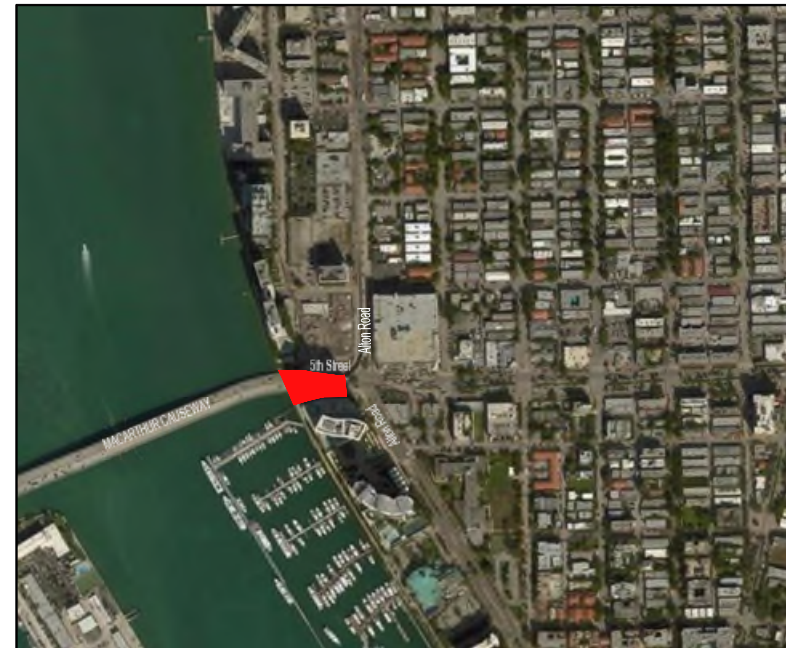
2900 OAK AVE

MIAMI, FLORIDA 33133

Phone (305)372 1812 Fax (305)372 1175

Website: www.arquitectonicageo.com

INDEX OF DRAWINGS		
DESCRIPTION		
(CITY OF MIAMI BEACH DRB)		
1	L0-000	LANDSCAPE INDEX
2	L0-001	LANDSCAPE NOTES
3	L0-002	LANDSCAPE CALCULATIONS
4	L0-003	PLANT IMAGES
5	L0-004	HARDSCAPE IMAGES
6	L0-005	TREE SURVEY
7	L1-000	TREE DISPOSITION PLAN
8	L1-001	TREE MITIGATION PLAN
9	L1-100	GROUND LEVEL RENDERED PLAN
10	L1-110	GROUND LEVEL HARDSCAPE PLAN
11	L1-120	GROUND LEVEL TREE PLAN
12	L1-130	GROUND LEVEL SHRUBS AND GCVR PLAN
13	L1-140	GROUND LEVEL LIGHTING PLAN
14	L1-200	2ND LEVEL RENDERED PLAN
15	L5-100	GROUND LEVEL HARDSCAPE DETAILS
16	L5-120	GROUND LEVEL PLANTING DETAILS
17	LIR1-100	GROUND LEVEL IRRIGATION PLAN
18	LIR5-100	GROUND LEVEL IRRIGATION DETAILS



GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. 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.
3. 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.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. 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.
6. 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

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. 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.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
4. 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

1. 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.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. 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.
5. 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.
6. 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.
7. 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.**
8. 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.
9. 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.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. 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.
12. 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.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (of equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. 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 CONTD

15. 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.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. 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.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.

SOIL PREPARATION AND SOIL MIX

1. 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.
 2. 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".
 3. 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.
 4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
 5. 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.
6. 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 "incubated" 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.
 7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
 8. 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.
 9. 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

1. 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.
2. 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.
3. All trees must be guyed or staked as shown in details.
4. When plant material is delivered on-site, it shall not be laid down for more than two hours. Plant material when stored on-site shall be placed and maintained in good condition in a vertical position. All plants held on-site shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
5. 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.
6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
7. 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.
8. 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.
9. Substantial completion constitutes the beginning of guarantee period.
10. Contractor to replace rejected plant within two (2) weeks of notice.
11. 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.
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscaping 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:

L1 = GENERAL
L2 = PLANS
L3 = ELEVATIONS
L4 = SECTIONS
L5 = ENLARGEMENTS
L6 = DETAILS
L7 = SCHEDULES
3. **SHEET NUMBER**
EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 01 TO 06.
4. **DRAWING NUMBER EXAMPLES:**
L1-11 LANDSCAPE PLAN

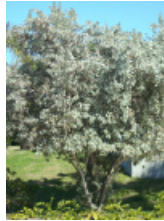
CITY OF MIAMI BEACH
LANDSCAPE LEGEND - DEVELOPMENT SITE
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District	NRSA	Lot Area	Acres	0.18	REQUIREMENT ALLOWED	PROVIDED
OPEN SPACE						
A. Square feet of required open space as indicated on site plan						
Lot Area =	7808	± 1	48	% =	3123	± 1
B. Square feet of parking lot open space required as indicated on site plan:						
Number of parking spaces			8	± 10	± 1	8
C. Total square feet of landscaped open space required: A+B						
					3123	3743
LAWN AREA CALCULATION						
A. Square feet of landscaped open space required						
B. Maximum lawn area (acres) permitted =		28	% =	3743	± 1	
					743	0
TREES						
A. Number of trees required per lot or net lot area, less existing number of trees meeting minimum requirements						
					4	7
B. % Native required: Number of trees provided x 50%						
					2.0	7
C. % Low maintenance/brought and self-tolerant required						
Number of trees provided x 50%					3.5	7
D. Street Trees (maximum average spacing of 20' ± 1)						
	270	linear feet along street divided by 20' =			14	14
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' ± 1.5)						
					8	8
SHRUBS						
A. Number of shrubs required: Sum of lot and street trees required x 1.2						
					209	229
B. % Native shrubs required: Number of shrubs provided x 50%						
					118	229
LARGE SHRUBS OR SMALL TREES						
A. Number of large shrubs or small trees required: Number of required shrubs x 10%						
					21	25
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%						
					11	25

TREES/PALMS



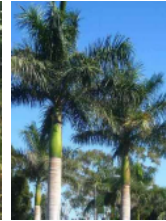
COCOS NUCIFERA
COCONUT



CONOCORPUS ERECTUS
VAR **SERICEUS**
SILVER BUTTONWOOD



COCOTHRINAX ARGENTATA
FLORIDA PALM



ROYTONEA REGIA
ROYAL PALM



SABAL PALMETTO
CABBAGE PALM



THRINAX SPP



QUERCUS VIRGINIANA
LIVE OAK

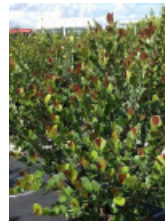
TREES/SHRUBS



ARDISIA ESCALLONOIDES
MARLBERRY



CAPPARIS CYNOPHALLOPHORA
JAMAICA CAPER



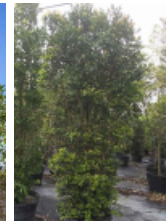
CHRYSOBALANUS ICACO
VAR **ICACAO**
COCOPLUM



COCOLOBIA DIVERSIFOLIA
PIGEON PLUM



DIPHOLIS SALICIFOLIUM
WILLOW BUSTIC



EUGENIA FOETIDA
SPANISH STOPPER

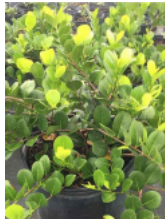


GYMNATHES LUCIDA
CRABWOOD



KRUGIODENDRON FERREUM
BLACK IRONWOOD

SHRUBS



CHRYSOBALANUS ICACO
CV. **HORIZONTALIS**
COASTAL COCOPLUM
GROUNDCOVERSLOW GROWING PLANTS



GLADULARIA MARITIMA
BEACH VERBINA



DODDANEIA 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



CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY



HYMENOCALLIS LATIFOLIA
SPIDER LILY



MUHLENBURGIA CAPILLARIS
PINK MUHLY



SPARTINA BAKERI
CORDGRASS



TRIPSACUM DACTYLOIDES
FAKAHATCHEE



OOLITE



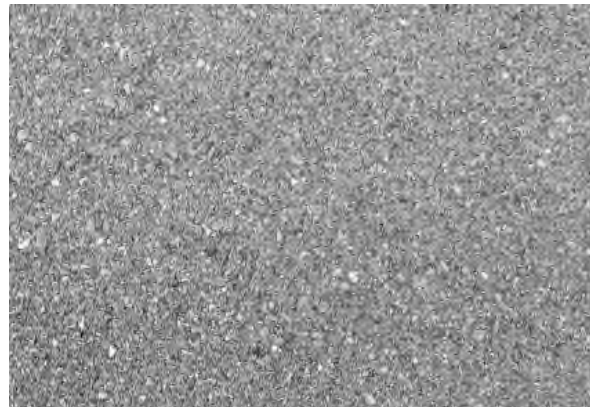
ELEVATED WALKWAY



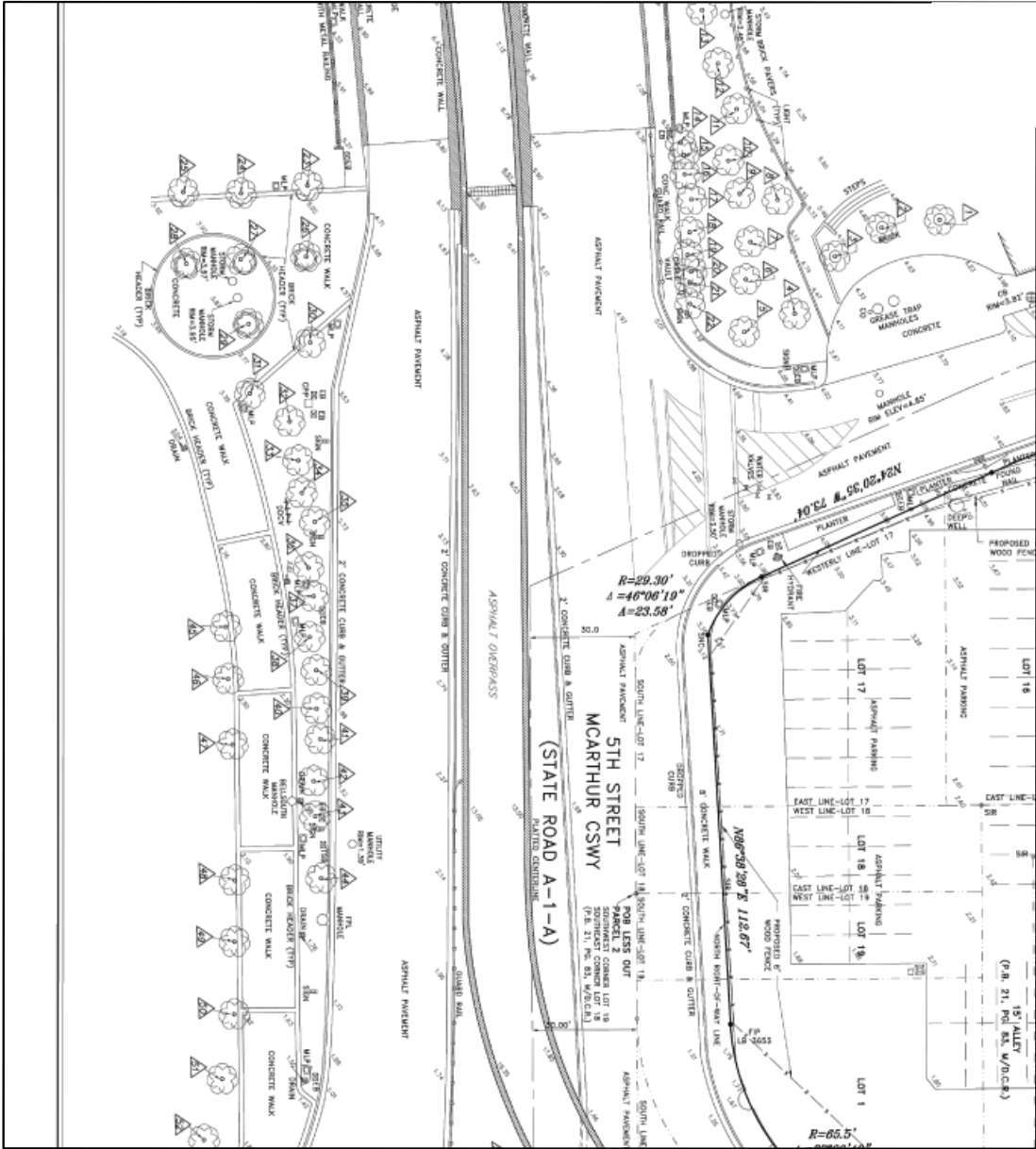
PINE BARK MULCH NUGGET



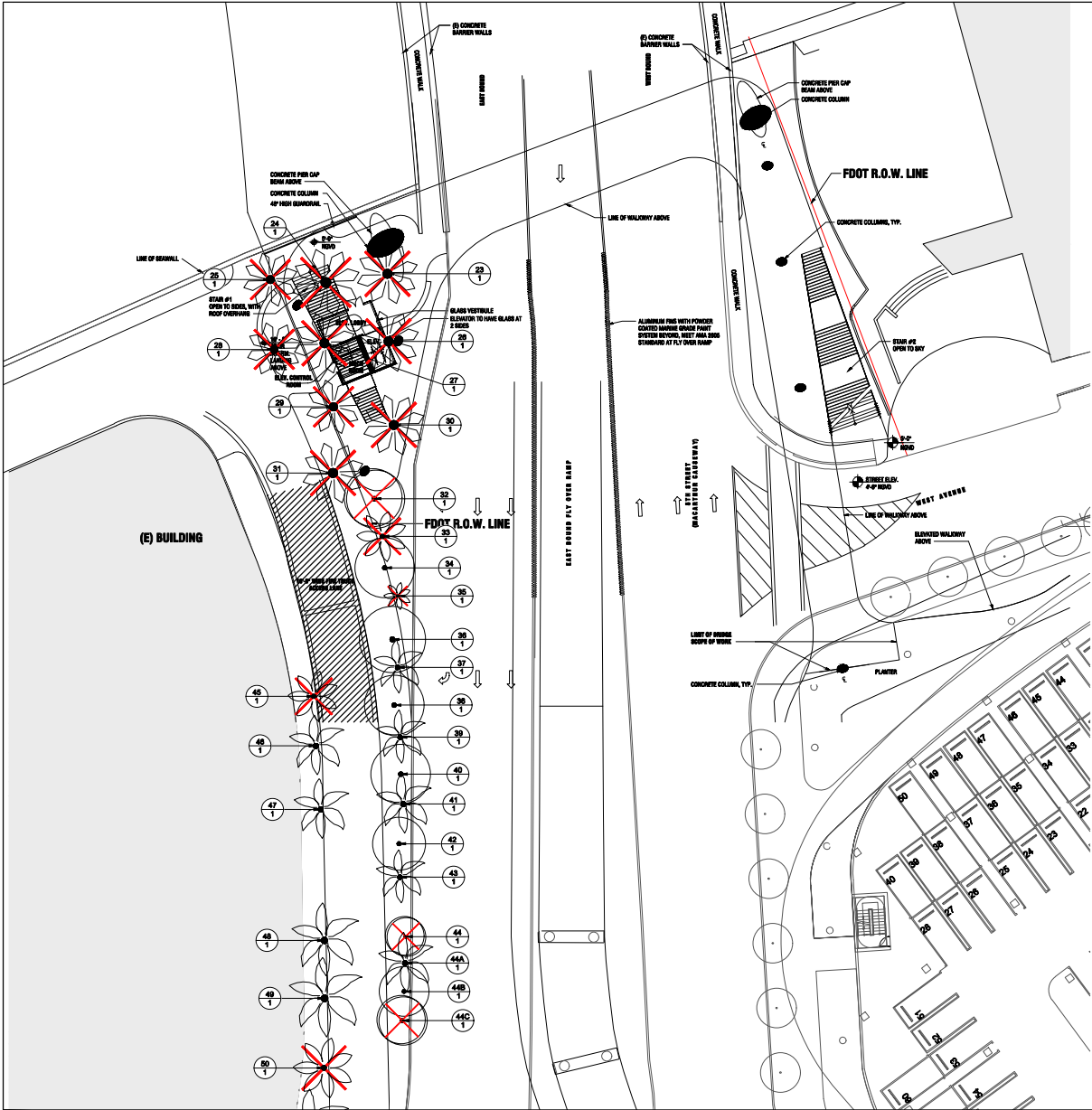
BAYWALK PAVERS



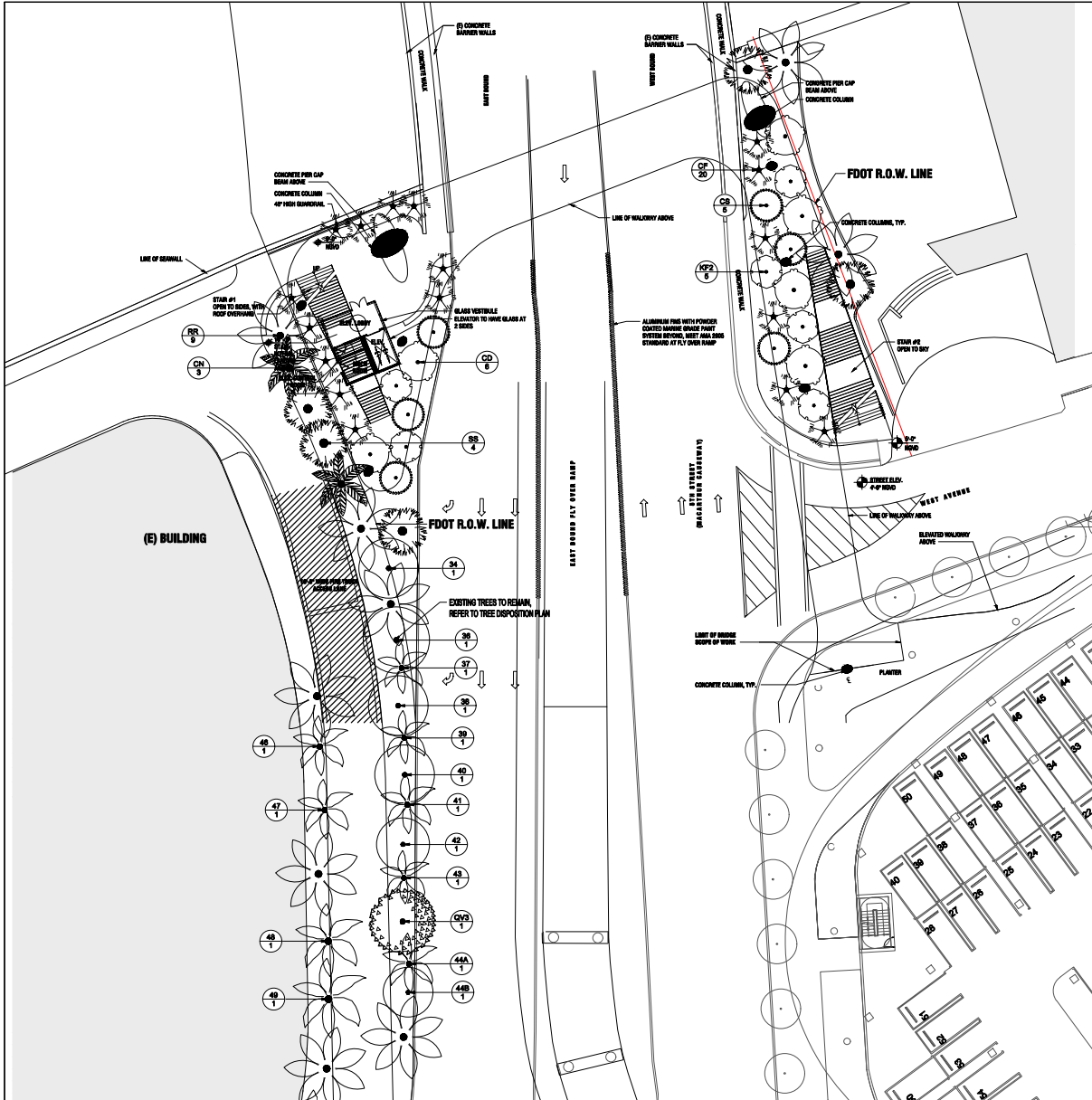
POURED-IN-PLACE CONCRETE



EXISTING TREE SURVEY (OFF SITE)									
TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT INCHES	# OF TRUNKS	TREE HEIGHT FEET	CANOPY SPREAD FT	CROPPED (Y/N)	CONE	COMPL.
	COMMON NAME	SCIENTIFIC NAME							
1	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
2	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
3	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
4	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
5	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
6	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
7	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
8	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
9	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
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12	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
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97	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
98	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
99	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			
100	FLORIDA PALM	TRINIA PARVIFLORA	12"	1	15'	10'			



TREE DISPOSITION SCHEDULE										
TREE	CODE	SYMBOL	DATE	CONCRETE WALL	STREET	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
22	1	1	1	1	1	1	1	1	1	1
23	1	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1	1
25	1	1	1	1	1	1	1	1	1	1
26	1	1	1	1	1	1	1	1	1	1
27	1	1	1	1	1	1	1	1	1	1
28	1	1	1	1	1	1	1	1	1	1
29	1	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1	1
31	1	1	1	1	1	1	1	1	1	1
32	1	1	1	1	1	1	1	1	1	1
33	1	1	1	1	1	1	1	1	1	1
34	1	1	1	1	1	1	1	1	1	1
35	1	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1	1
37	1	1	1	1	1	1	1	1	1	1
38	1	1	1	1	1	1	1	1	1	1
39	1	1	1	1	1	1	1	1	1	1
40	1	1	1	1	1	1	1	1	1	1
41	1	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1	1
43	1	1	1	1	1	1	1	1	1	1
44	1	1	1	1	1	1	1	1	1	1
45	1	1	1	1	1	1	1	1	1	1
46	1	1	1	1	1	1	1	1	1	1
47	1	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1	1
49	1	1	1	1	1	1	1	1	1	1
50	1	1	1	1	1	1	1	1	1	1



CHAPTER 46-61 TREE REPLACEMENT CHART

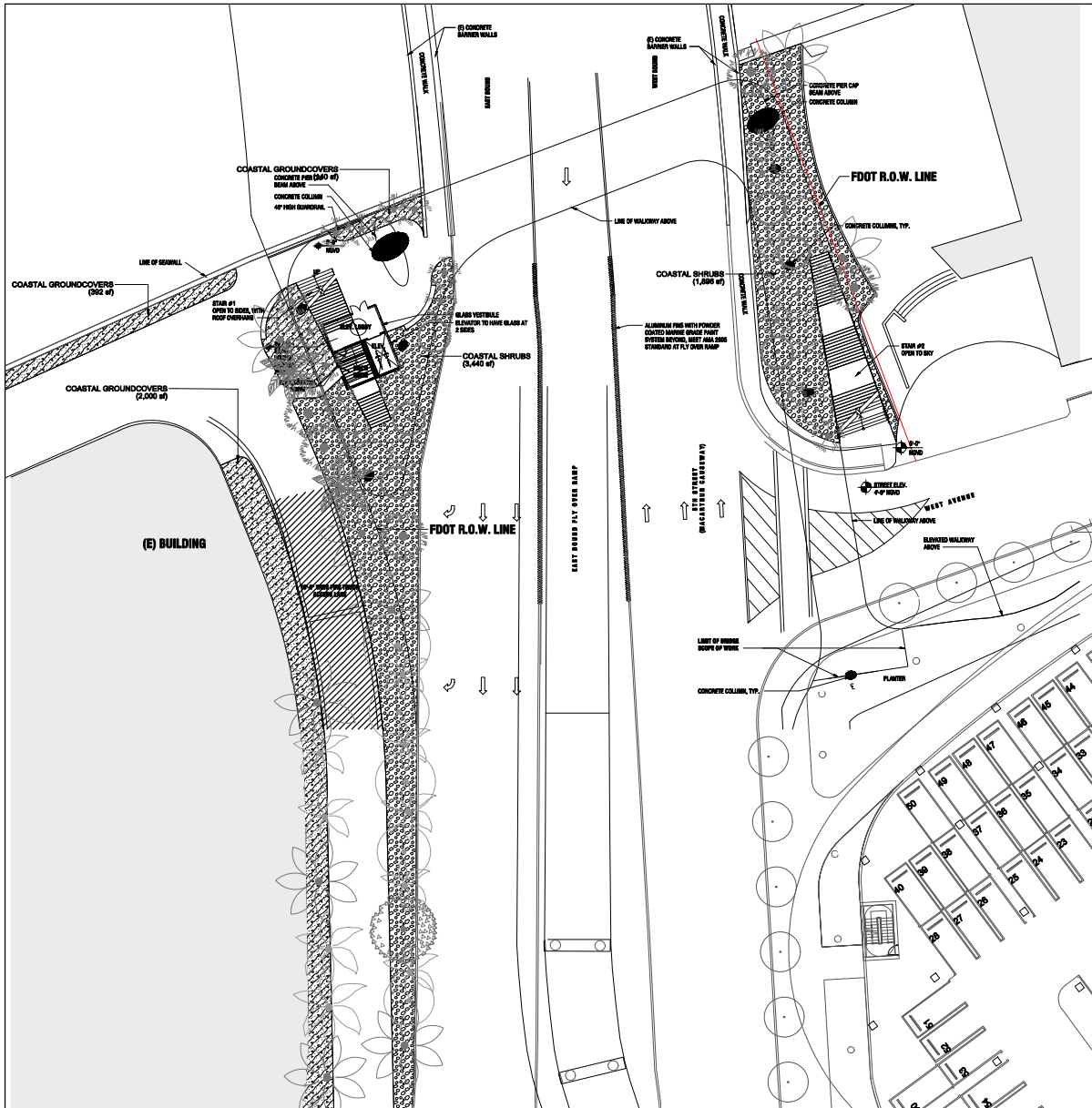
REPLACEMENT TREE CATEGORY:	MINIMUM SPECIFICATION REQUIREMENT:	CREDIT OBTAINED IN SQUARE FEET (SQ.FT.):
Category 1 Tree	Min. 12' Overall Ht., Min. 2"-3" Cal.	300
Category 2 Tree	Min. 10' Overall Ht., Min. 2"-3" Cal.	150
Category 3 Tree	Min. 8' Overall Ht., Min. 2"-3" Cal.	100
Category 4 Palm	Min. 6' Clear Trunk	50

CHAPTER 46-61 TREE SPECIES DIVERSITY CHART

REQUIRED NUMBER OF TREES	REQUIRED MINIMUM NUMBER OF SPECIES
01-20	2
21-50	4
51 or greater	6

TREE MITIGATION CALCULATIONS

REPLACEMENT TREE CATEGORY:	NUMBER OF REPLACEMENT TREES:	CREDIT OBTAINED IN SQUARE FEET (SQ.FT.):	REPLACED CANOPY AREA: (3,342 SQ.FT. REMOVED)
Category 1 Tree	19	300	5,700
Category 2 Tree	0	150	0
Category 3 Tree	0	100	0
Category 4 Palm	33	50	1,650
TOTAL REPLACEMENT CANOPY AREA:			7,350 SQ.FT.



SHRUBS & GCVR SCHEDULE			
COASTAL SHRUBS			5,967 sf
1	COASTAL SHRUBS	5,967 sf	
2	COASTAL SHRUBS	5,967 sf	
3	COASTAL SHRUBS	5,967 sf	
4	COASTAL SHRUBS	5,967 sf	
5	COASTAL SHRUBS	5,967 sf	
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200	COASTAL SHRUBS	5,967 sf	



		 <p>③ PEDESTRIAN CONCRETE PAVER DETAIL SCALE: 3/4"=1'-0"</p>	 <p>① SIDEWALK DETAIL TYP. SCALE: N.T.S.</p>
		 <p>② VEHICULAR CONCRETE PAVER DETAIL SCALE: 3/4"=1'-0"</p>	

SCALE:
N.T.S.

DRAWN BY
BRO



Diagram illustrating the components of a tree in a planter, including labels for:

- SHADE TREE 1"
- TRUNK
- LEAFY NO SPECIFIED
- ANY PLASTIC
- CONTAINERS
- SOIL IN CLEAR
- SOIL PEDISTAL
- SHADE SPACING
- NO PER PLANT SCHEDULE
- FINISH GRADE
- EDGE OF SIDE

Diagram illustrating the construction of a tree pit, showing the following components and specifications:

- ROOTBALL SHALL BE PLANTED MIN 1" ABOVE FINISHED GRADE. PULL BURLAP AWAY FROM TOP OF BALL DO NOT LEAVE ANY NON-Biodegradable MATERIALS SUCH AS TWINE, BURLAP, WIRE ETC. ON ROOTBALL
- 2"x2" STAKE SCREWED TO VERTICAL 2"x2" STAKE
- 4' LONG 2"x2" STAKE
- A 4" SAUCER TO BE FORMED ALL AROUND PLANTING HOLE. SAUCER DIAMETER SHALL BE TWICE THE DIAMETER ROOTBALL GRADE
- 3" RECYCLED MULCH, MULCH MUST BE PULLED BACK 2" FROM TREE TRUNK
- 4' LONG 2"x2" STAKE
- BACKFILL
- THE ROOTBALL SHALL BE PLACED AT THE BOTTOM OF THE UNDISTURBED SUBGRADE
- SOIL PEDESTAL

Diagram illustrating the construction of a tree planting hole, showing the rootball, soil pedestal, backfill, and various stakes and saucers used for support and grading.

- ROOTBALL SHALL BE PLANTED MIN 1" ABOVE FINISHED GRADE. PULL BURLAP AWAY FROM TOP OF BALL DO NOT LEAVE ANY NON-BIDDER-SUSCEPTIBLE MATERIALS SUCH AS TWINE, BURLAP, WIRE ETC. ON ROOTBALL.
- 2"x2" STAKE SCREWED-TO VERTICAL 2"x2" STAKE
- 4" LONG 2"x2" STAKE
- A 4" SAUCER TO BE FORMED ALL AROUND PLANTING HOLE. SAUCER DIAMETER SHALL BE TWICE THE DIAMETER OF ROOTBALL GRADE
- 3" RECYCLED MULCH, MULCH MUST BE PULLED BACK 2" FROM TREE TRUNK
- 4" LONG 2"x2" STAKE
- BACKFILL
- THE ROOTBALL SHALL BE PLACED AT THE BOTTOM OF THE UNDISTURBED SUBGRADE
- SOIL PEDESTAL

SCALE:
N.T.S.

COORDIN. SYSTEM:
SPD



A cross-sectional diagram of a tree pit. At the top is a palm tree. Below it, a layer of mulch is shown. A 2"x2" stake is screwed vertically into the mulch. A 4" long 2"x2" stake is shown horizontally. A 4" saucer is shown around the base of the tree. The tree pit is filled with backfill. The rootball is shown at the bottom of the pit. The soil pedestal is shown at the bottom of the pit. The diagram is labeled with various components and their dimensions.

- ROOTBALL SHALL BE PLANTED MIN 1" ABOVE FINISHED GRADE. PULL BURLAP AWAY FROM TOP OF BALL. DO NOT LEAVE ANY NON-BiodeGRADABLE MATERIALS SUCH AS TWINE, BURLAP, WIRE ETC. ON ROOTBALL.
- 3" RECYCLED MULCH. MULCH MUST BE PULLED BACK 2" FROM TREE TRUNK
- 4" LONG 2"x2" STAKE
- BACKFILL
- THE ROOTBALL SHALL BE PLACED AT THE BOTTOM OF THE UNDISTURBED SUBGRADE
- SOIL PEDESTAL
- 2"x2" STAKE SCREWED-TO VERTICAL 2"x2" STAKE
- 4" LONG 2"x2" STAKE
- A 4" SAUCER TO BE FORMED ALL AROUND PLANTING HOLE. SAUCER DIAMETER SHALL BE TWICE THE DIAMETER OF ROOTBALL GRADE

Diagram illustrating the components and specifications for a tree planting pit:

- ROOTBALL SHALL BE PLANTED MIN 1" ABOVE FINISHED GRADE. PULL BURLAP AWAY FROM TOP OF BALL SO NOT LEAVE ANY NON-Biodegradable MATERIALS SUCH AS TWINE, BURLAP, WIRE ETC. ON ROOTBALL.
- 3" RECYCLED MULCH, MULCH MUST BE PULLED BACK 2" FROM TREE TRUNK ON ROOTBALL.
- 4" LONG 2"x2" STAKE
- BACKFILL
- THE ROOTBALL SHALL BE PLACED AT THE BOTTOM OF THE UNDISTURBED SOIL PEDESTAL
- SOIL PEDESTAL
- 4" LONG 2"x2" STAKE
- 2"x2" STAKE SCREWED-TO VERTICAL 2"x2" STAKE
- 4" LONG 2"x2" STAKE
- A 4" SAUCER TO BE FORMED ALL AROUND PLANTING HOLE SAUCER DIAMETER SHALL BE TWICE THE DIAMETER OF ROOTBALL GRADE

