



PB FINAL SUBMITTAL - PARK SITE

SUBMITTAL DEADLINE: 03.11.2019

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ARQUITECTONICA

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

COVER SHEET AND DRAWING INDEX

DATE:
03/11/2019

A0-00

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 PLAT 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°59'39" 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°00'49" 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°06'19" AND AN ARC DISTANCE OF 23.58 FEET;

THENCE NORTH 24°20'35" 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 BARING 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.

TOGETHER WITH: (BLOCK 600)

A PORTION OF LOTS 1 AND 2, AND LOTS 3 THROUGH 14, INCLUSIVE, AND LOTS 23 THROUGH 32, INCLUSIVE, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 111.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 73°36'39" AND AN ARC DISTANCE OF 19.27 FEET;

THENCE NORTH 16°45'51" WEST, A DISTANCE OF 51.32 FEET;

THENCE NORTH 11°41'42" WEST, A DISTANCE OF 50.99 FEET;

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 250.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°22'51" WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 350.00 FEET;

THENCE NORTH 89°37'00" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 14 THROUGH 11, A DISTANCE OF 200.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 495.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

THIS SITE

LOCATION MAP (NTS)

600 BLOCK AREA = 188,249 SQ. FT.
500 BLOCK AREA = 85,180 SQ. FT.
6TH STREET AREA = 12,720 SQ. FT.
TOTAL SITE AREA = 286,149 SQ. FT.

TOGETHER WITH: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT 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:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT 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 AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND 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;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 286,149 SQUARE FEET OR 6.5691 ACRES MORE OR LESS.

TITLE REVIEW (SCHEDULE B-II)

11. ALL MATTERS SHOWN ON THE PLAT OF AMENDED PLAT FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34. (AFFECTS/PLOTTED)

12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7207, PAGE 610. (PORTIONS OF LOTS 2, 7, 30 AND 31, BLOCK 2) (AFFECTS/PLOTTED)

13. RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7488, PAGE 556. (NORTH 5 FEET OF LOT 7, BLOCK 2) (AFFECTS/PLOTTED)

15. MEMORANDUM OF SUBLEASE (LOTS 27-30, BLOCK 2) BY AND BETWEEN SOUTH BEACH DOCTOR'S HOSPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSOR) AND SOUTH BEACH COMMUNITY HOSPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (SUBLESSEE) AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED FEBRUARY 18, 2005, RECORDED DECEMBER 20, 2005 IN OFFICIAL RECORDS BOOK 24071, PAGE 2012. (LOTS 27-30, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

16. ORDER OF ADJUSTMENT BOARD (NO. 3029) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 236. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

17. ORDER OF ADJUSTMENT BOARD (NO. 3030) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 239. (LOTS 1-4, LESS STREET, LOTS 5-7 AND LOTS 27-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

18. ORDER OF ADJUSTMENT BOARD (NO. 3063) RECORDED JUNE 2, 2005 IN OFFICIAL RECORDS BOOK 23435, PAGE 3969, MODIFIED BY MODIFIED ORDER RECORDED MARCH 20, 2006 IN OFFICIAL RECORDS BOOK 24341, PAGE 1173. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

19. ORDER OF ADJUSTMENT BOARD (NO. 3291) RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 26206, PAGE 877. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

20. CONDITIONAL USE PERMIT OF THE PLANNING BOARD OF THE CITY OF MIAMI BEACH (FILE 1869) RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26402, PAGE 1083, MODIFIED BY MODIFIED CONDITIONAL USE PERMIT RECORDED JANUARY 22, 2009 IN OFFICIAL RECORDS BOOK 26726, PAGE 1824. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26560, PAGE 3281 (LOT 22, BLOCK 1). (AFFECTS/NOT PLOTTABLE)

23. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER RECORDED AUGUST 15, 2013 IN OFFICIAL RECORDS BOOK 28774, PAGE 1928. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

24. CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER RECORDED JUNE 27, 2013 IN OFFICIAL RECORDS BOOK 28700, PAGE 2580. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

25. CONDITIONAL USE PERMIT RECORDED MAY 2, 2013 IN OFFICIAL RECORDS BOOK 28610, PAGE 2332. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

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

SURVEY DATE : 02/08/19

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

CLIENT :

CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA

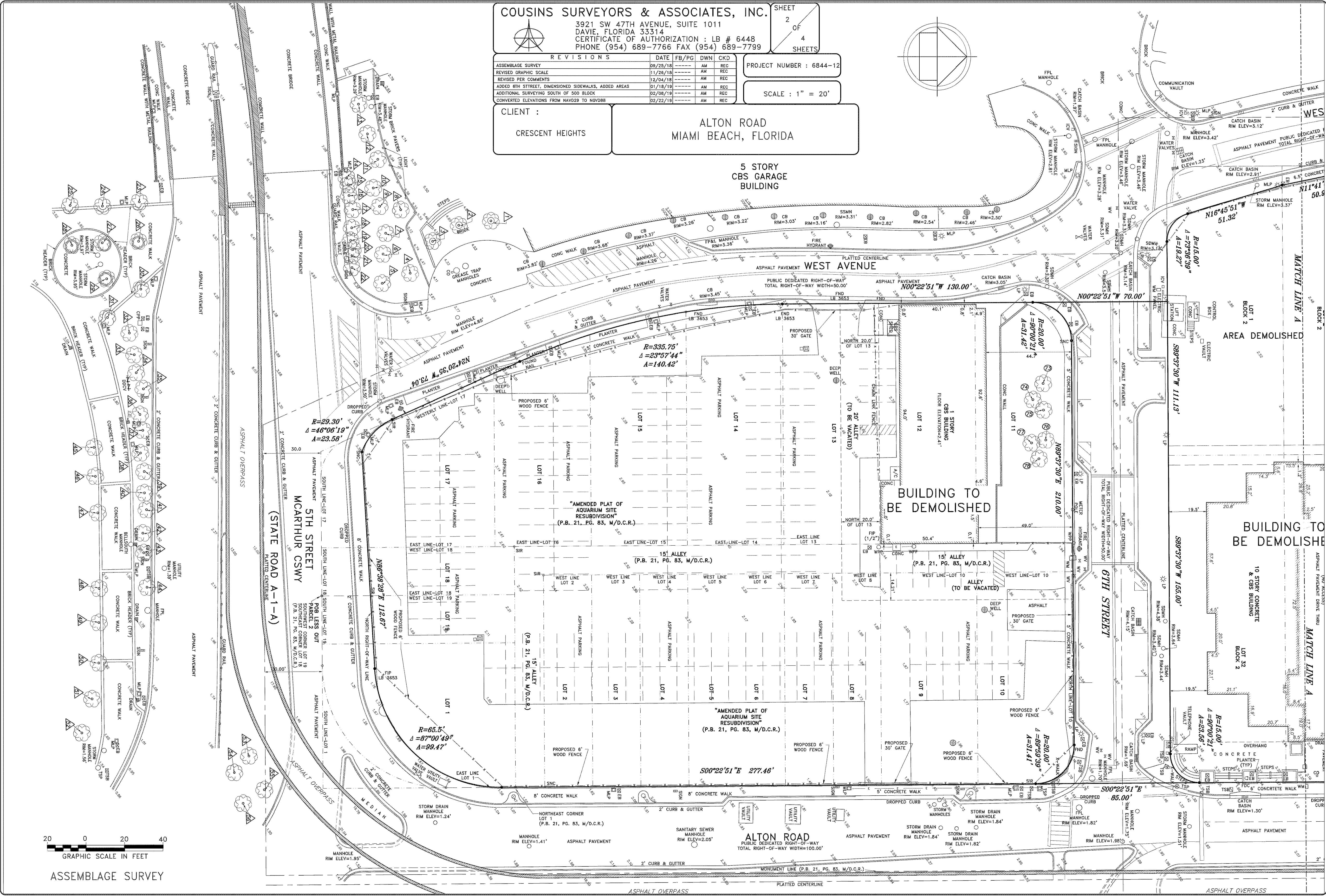
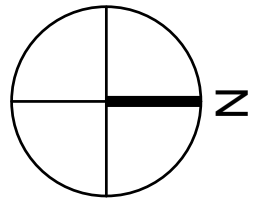
ASSEMBLAGE SURVEY

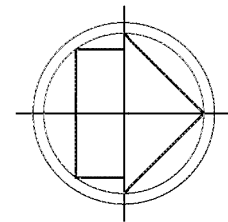
R E V I S I O N S				DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY				09/25/18	-----	AM	REC
REVISED GRAPHIC SCALE				11/28/18	-----	AM	REC
REVISED PER COMMENTS				12/04/18	-----	AM	REC
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS				01/16/19	-----	AM	REC
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK				02/08/19	-----	AM	REC
CONVERTED ELEVATIONS FROM NAVD83 TO NGVD88				02/22/19	-----	AM	REC

PROJECT NUMBER : 6844-12

SCALE : N/A

SHEET
1
OF
4
SHEETS

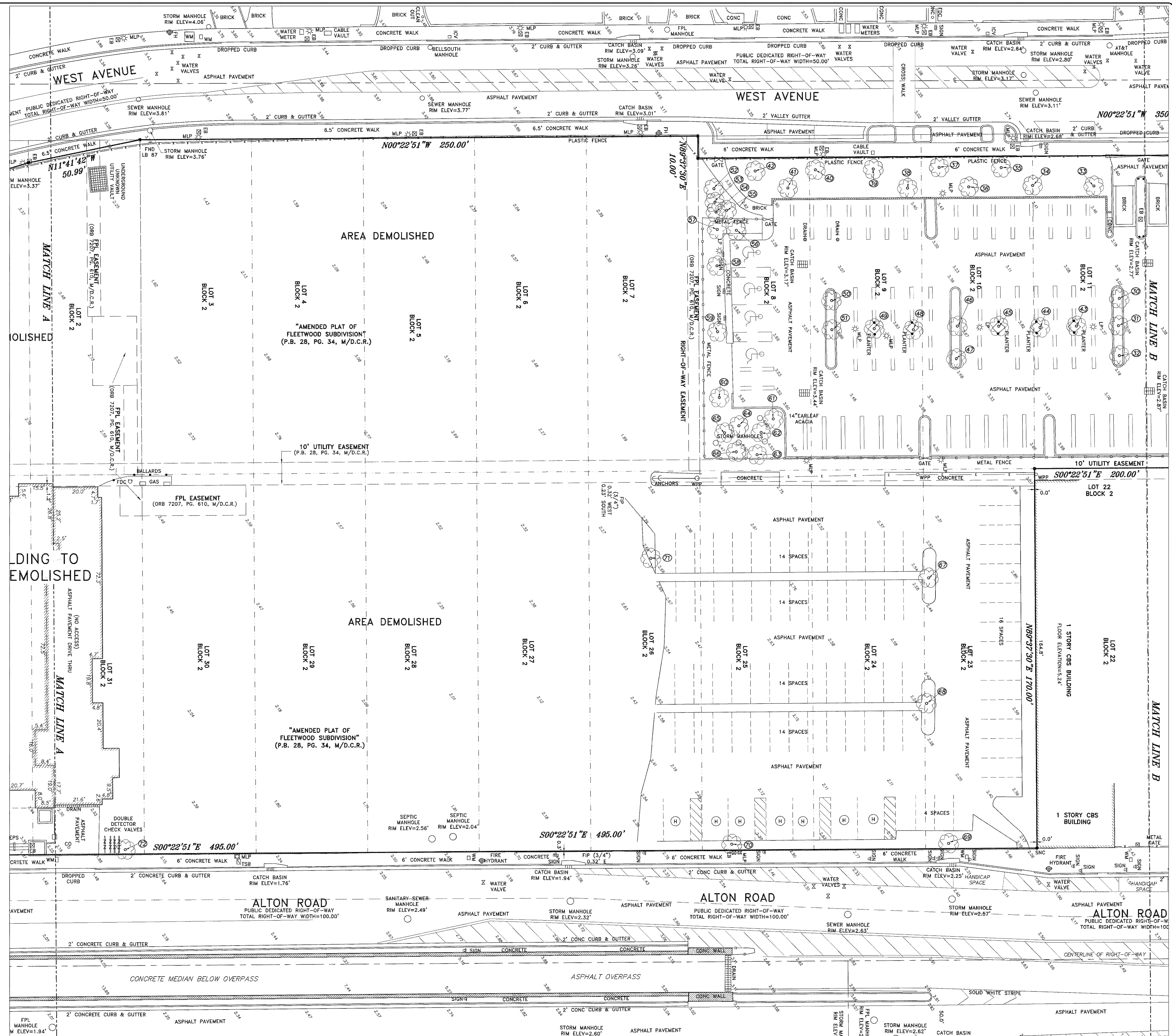


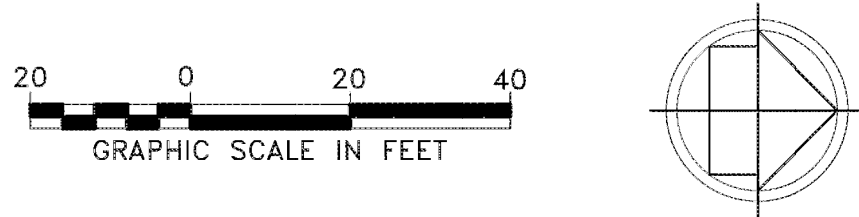
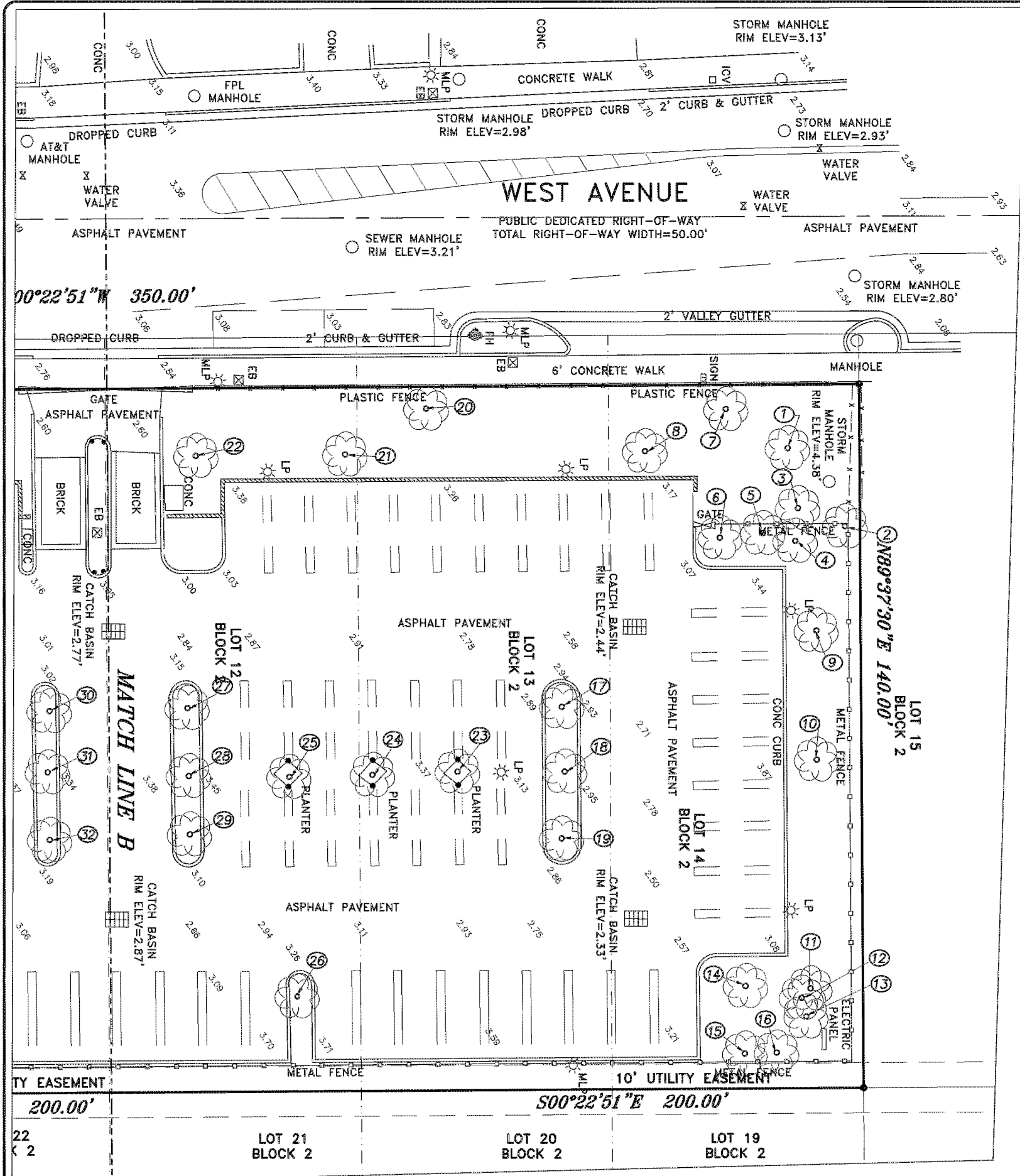


CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
CR	CABLE RISER
GEN.	GENERATOR
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK 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
TYF	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
	SCHEFFLERA TREE
①	ON SITE TREE NUMBERS
△	OFF SITE TREE NUMBERS
COND.	CONDITION

REVISIONS		DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY		09/25/18	-----	AM	REC
REVISED GRAPHIC SCALE		11/26/18	-----	AM	REC
REVISED PER COMMENTS		12/04/18	-----	AM	REC
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS		01/16/19	-----	AM	REC
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK		02/08/19	-----	AM	REC
CONVERTED ELEVATIONS FROM NAVD29 TO NGVD83		02/22/19	-----	AM	REC

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
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FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

NGVD 1929

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

CLIENT :
CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA

ASSEMBLAGE SURVEY

EXISTING TREE SURVEY (OFF SITE)

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	COND.
	COMMON NAME	SCIENTIFIC NAME						
1	PALM		10					
2	PALM		10					
3	PALM		10					
4	TWIN PALM		10					
5	PALM		10					
6	GUMBO LIMBO		4					
7	PALM		13					
8	TWIN PALM		8					
9	GUMBO LIMBO		4					
10	PALM		14					
11	TWIN PALM		6					
12	GUMBO LIMBO		5					
13	GUMBO LIMBO		5					
14	PALM		6					
15	PALM		6					
16	TWIN PALM		6					
17	PALM		10					
18	TWIN PALM		6					
19	PALM		6					
20	TWIN PALM		6					
21	PALM		2					
22	PALM		5					
23	PALM		16					
24	PALM		16					
25	PALM		16					
26	PALM		16					
27	PALM		16					
28	PALM		16					
29	PALM		16					
30	PALM		16					
31	PALM		16					
32	OAK		5					
33	PALM		17					
34	OAK		5					
35	PALM		17					
36	OAK		8					
37	PALM		16					
38	OAK		8					
39	PALM		18					
40	OAK		8					
41	PALM		20					
42	OAK		5					
43	PALM		16					
44	PALM		18					
45	PALM		16					
46	PALM		16					
47	PALM		16					
48	PALM		16					
49	PALM		16					
50	PALM		16					
51	PALM		16					
52	PALM		10					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					

EXISTING TREE SURVEY (ON SITE)

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	COND.
	COMMON NAME	SCIENTIFIC NAME						
1	PALM		18					
2	SCHEFFLERA		4					
3	PALM		10					
4	PALM		10					
5	PALM		10					
6	EARLEAF ACACIA		14					
7	GRAPE MYRTLE		4					
8	PALM		18					
9	EARLEAF ACACIA		12					
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	GRAPE MYRTLE		6					
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		10					
31	PONGAM		10					
32	PALM		18					
33	PALM		18					
34	PALM		18					
35	GRAPE MYRTLE		6					
36	PALM		18					
37	GRAPE MYRTLE		4					
38	PALM		18					
39	GRAPE MYRTLE		6					
40	GRAPE MYRTLE		6					
41	PALM		18					
42	GRAPE MYRTLE		6					
43	PONGAM		8					
44	PONGAM		8					
45	PONGAM		8					
46	PONGAM		12					
47	PONGAM		12					
48	PONGAM		8					
49	PONGAM		8					
50	PONGAM		8					
51	PONGAM		12					
52	PALM		18					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					
57	PALM		10					
58	EARLEAF ACACIA		18					
59	EARLEAF ACACIA		14					
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		8					
72	BLACK OLIVE		14					
73	PALM		8					
74	PALM		8					
75	PALM		8					
76	PALM		8					
77	PALM		8					
78	PALM		8					

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 NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72' (NGVD29) 2.16' (NAVD88)
- 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
SUBTERRANEAN

FRONT 0 FEET
SIDE INTERIOR 0 FEET
SIDE FACING STREET 0 FEET
REAR 0 FEET

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY				09/25/19	----	AM	REG
REVISED GRAPHIC SCALE				11/26/19	----	AM	REG
REVISED PER COMMENTS				12/04/19	----	AM	REG
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS				01/15/19	----	AM	REG
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK				02/08/19	----	AM	REG
CONVERTED ELEVATIONS FROM NAVD89 TO NGVD88				02/22/19	----	AM	REG

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET
4 OF
4
SHEETS

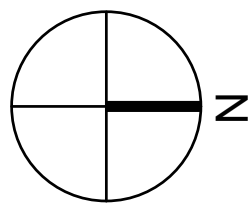
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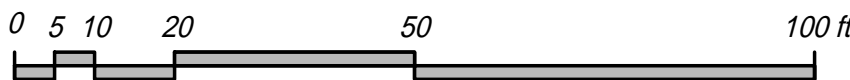
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

SURVEY

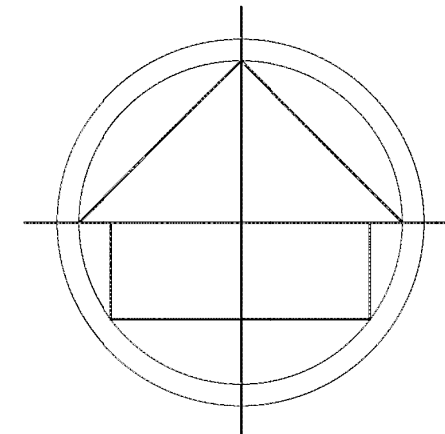
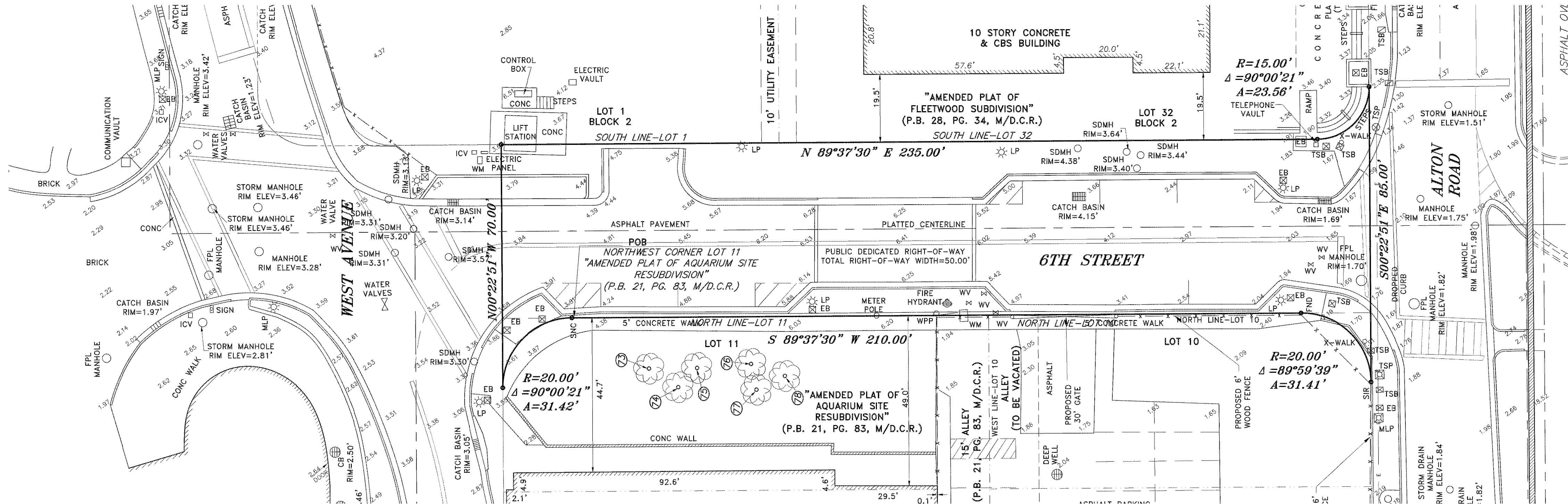


DATE:
03/11/2019

A0-04A



SKETCH OF SURVEY



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
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
□	WOOD FENCE
CLF	CHAIN LINK/ WOOD FENCE
WPP	WOOD POWER POLE
5.62	ELEVATIONS
LP	LIGHT POLE
EB	ELECTRIC BOX
SDMH	STORM DRAINAGE MANHOLE
FPL	FLORIDA POWER & LIGHT
MLP	METAL LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WV	WATER VALVE
WM	WATER METER
R	RADIUS
A	ARC DISTANCE
△	CENTRAL ANGLE
POB	POINT OF BEGINNING

LAND DESCRIPTION: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT 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:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT 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 AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND 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;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

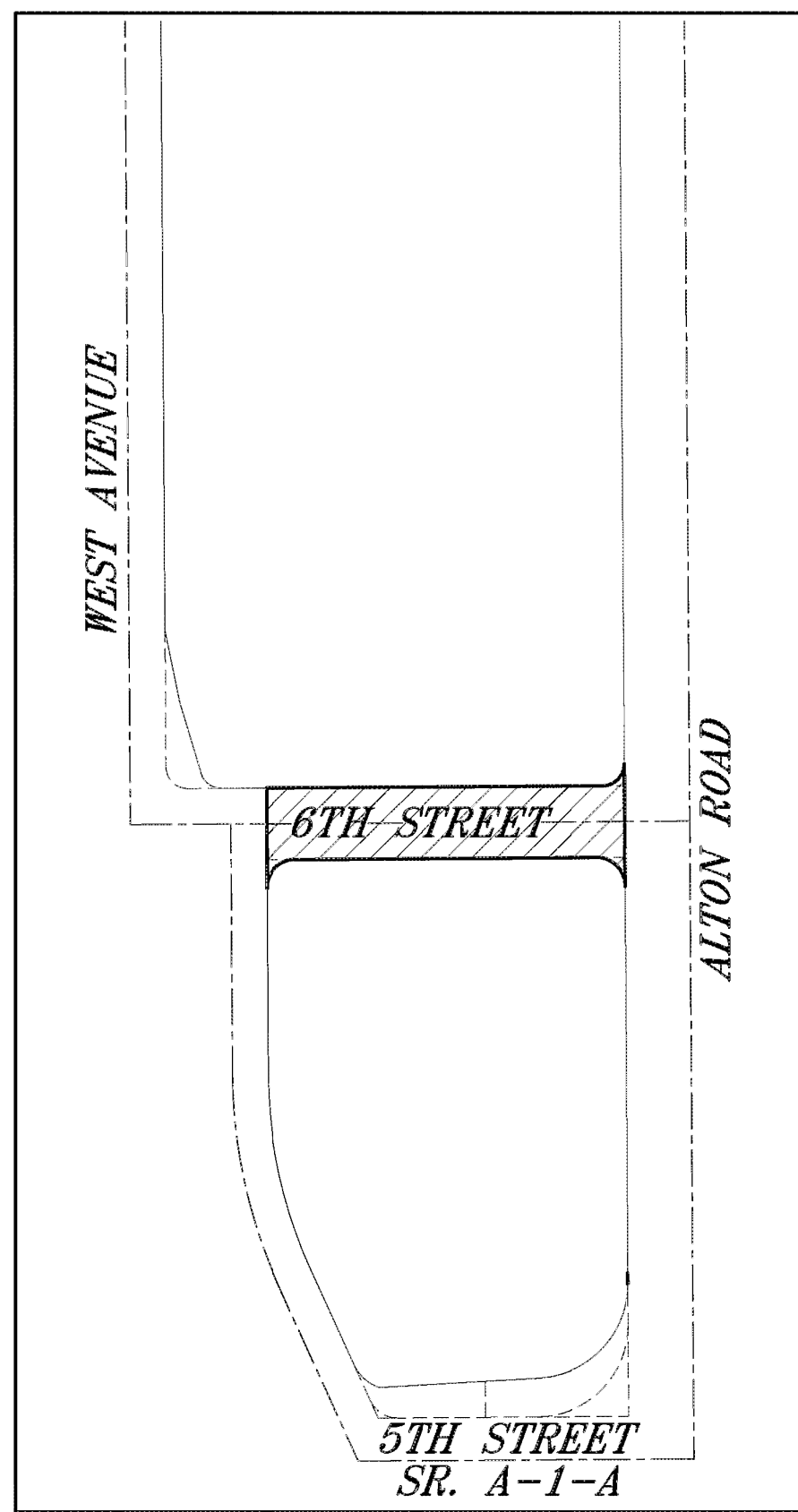
THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 12,720 SQUARE FEET MORE OR LESS.

NOTES :

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- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 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 PREPARED BY THE SURVEYOR.
- 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'
- BEARINGS SHOWN HEREON ARE ASSUMED.

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



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

CLIENT :
CRESCENT HEIGHTS

6TH STREET
MIAMI BEACH, FLORIDA

SKETCH OF SURVEY

REVISIONS		DATE	FB/PG	DWN	CKD
SPECIFIC PURPOSE SURVEY		08/30/18	SKETCH	AM	REC
REVISED LAND DESCRIPTION		10/22/18	SKETCH	AM	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET

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 AUGUST, 2018.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Richard E. Cousins

FOR THE FIRM, BY:

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

SURVEY DATE : 08/30/18

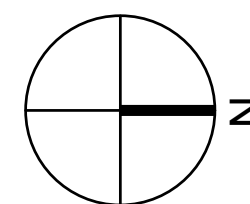
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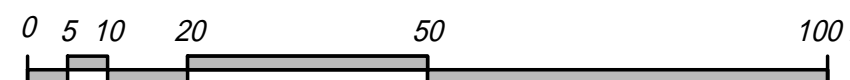
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
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SURVEY



DATE:
03/11/2019

A0-04B







VIEW TOWARD SOUTHWEST



VIEW TOWARD NORTHWEST

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CONTEXT -
AERIAL VIEWS

DATE:
03/11/2019

A0-07



CONTEXT STUDY

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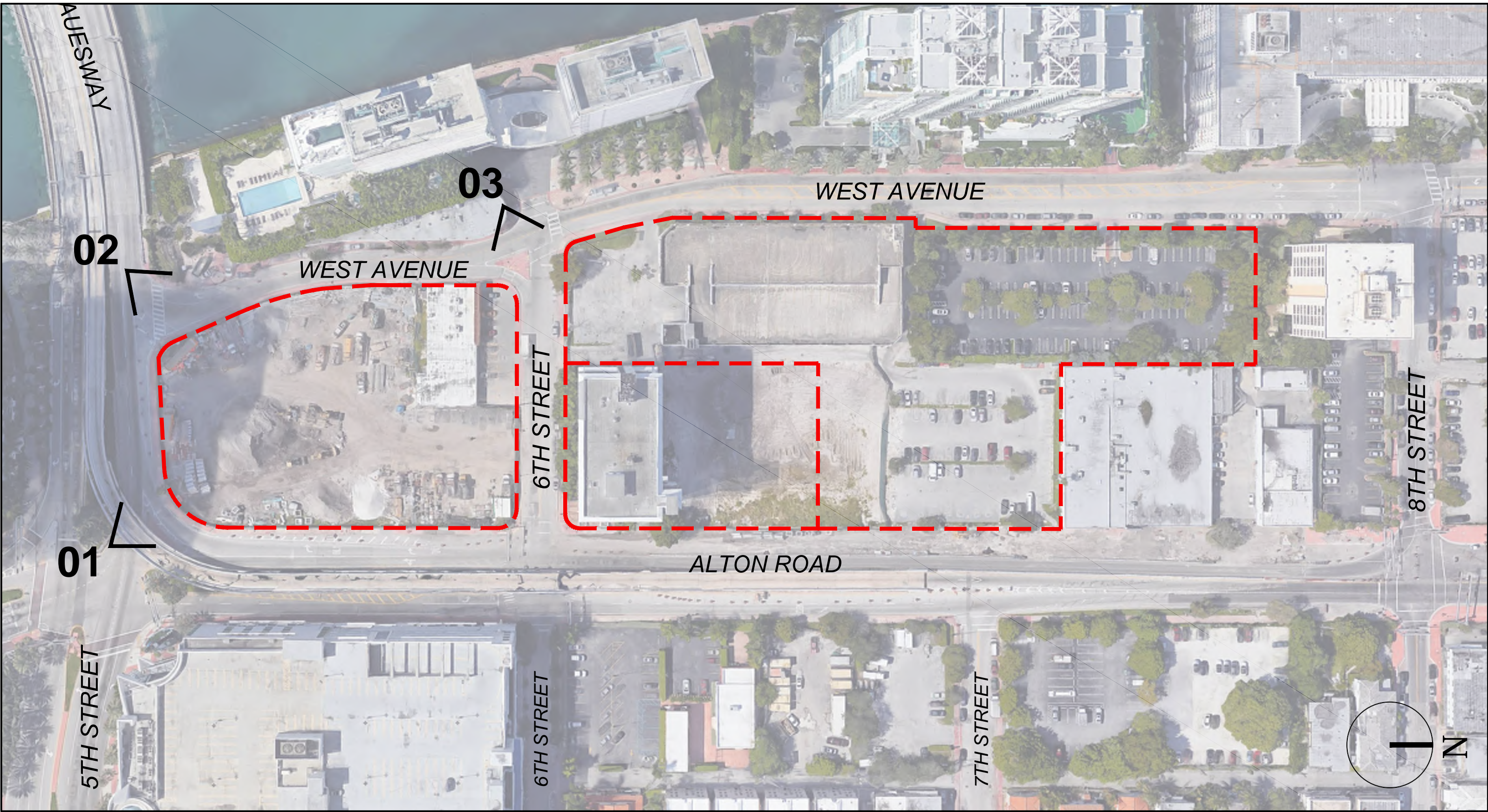
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500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

CONTEXT STUDY

DATE:
03/11/2019

A0-08



LOCATION MAP



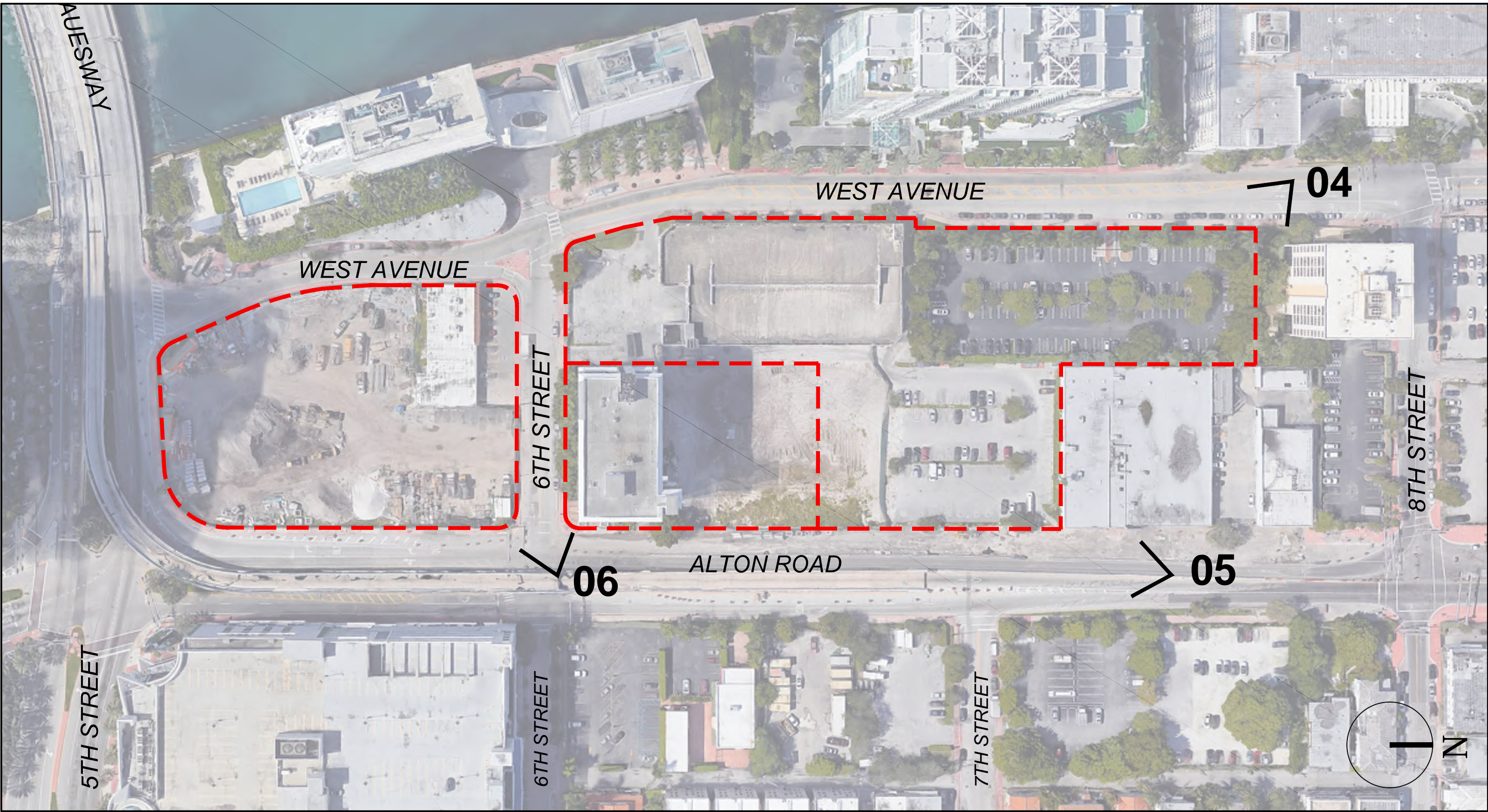
VIEW 01



VIEW 02



VIEW 03



LOCATION MAP



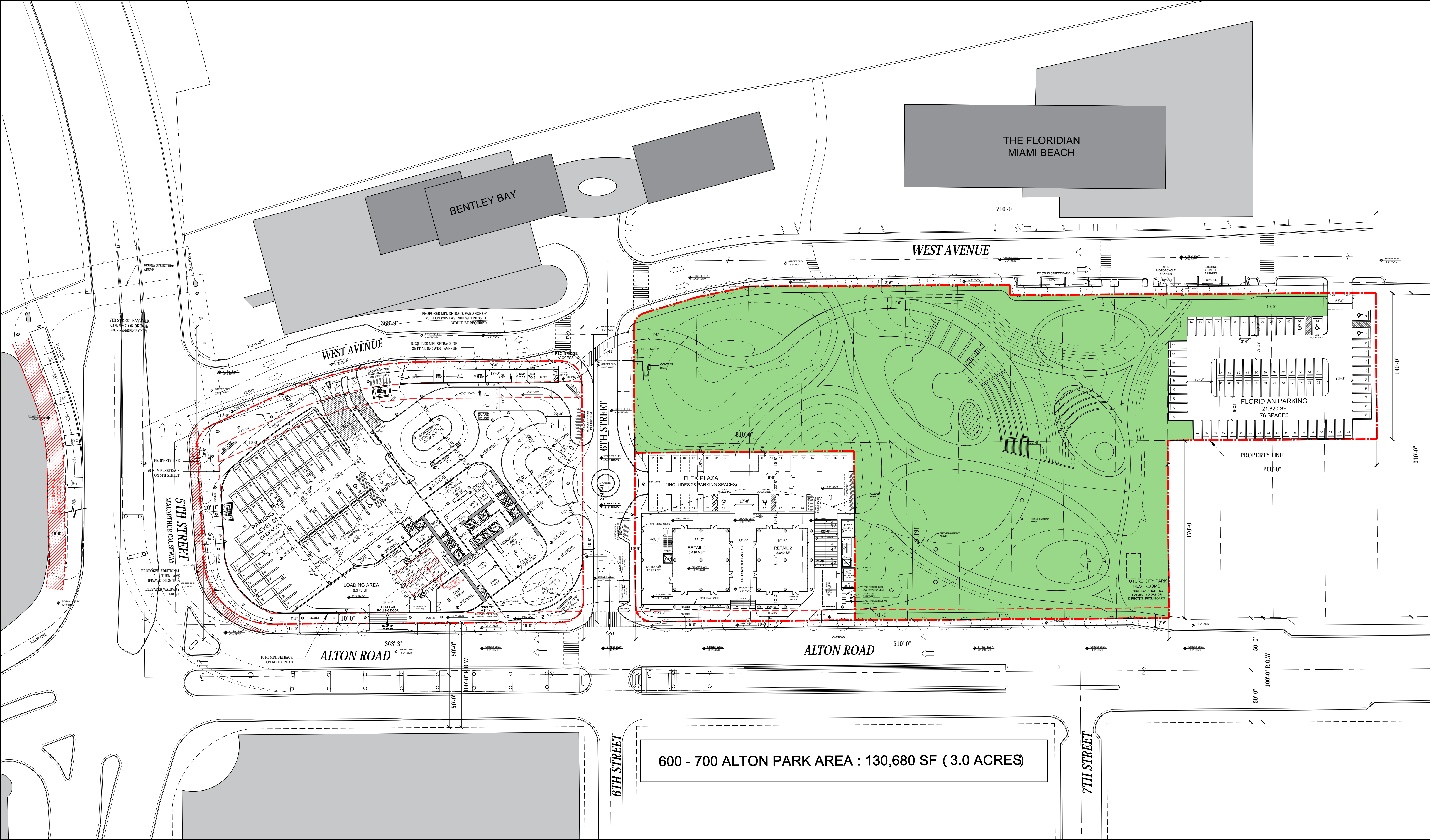
VIEW 04



VIEW 05



VIEW 06



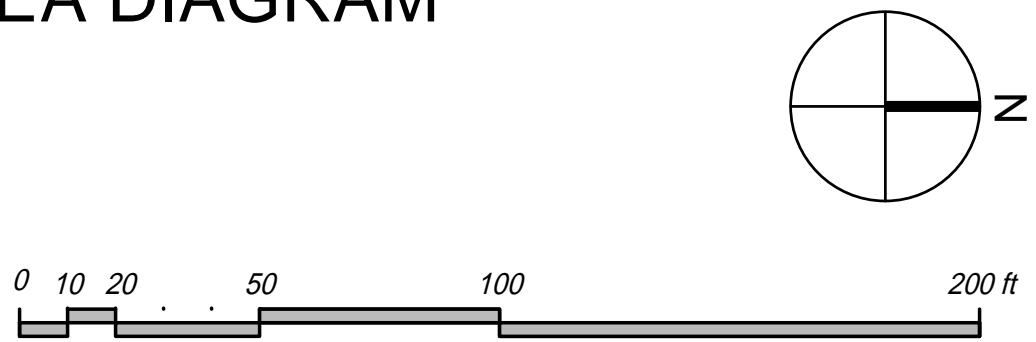
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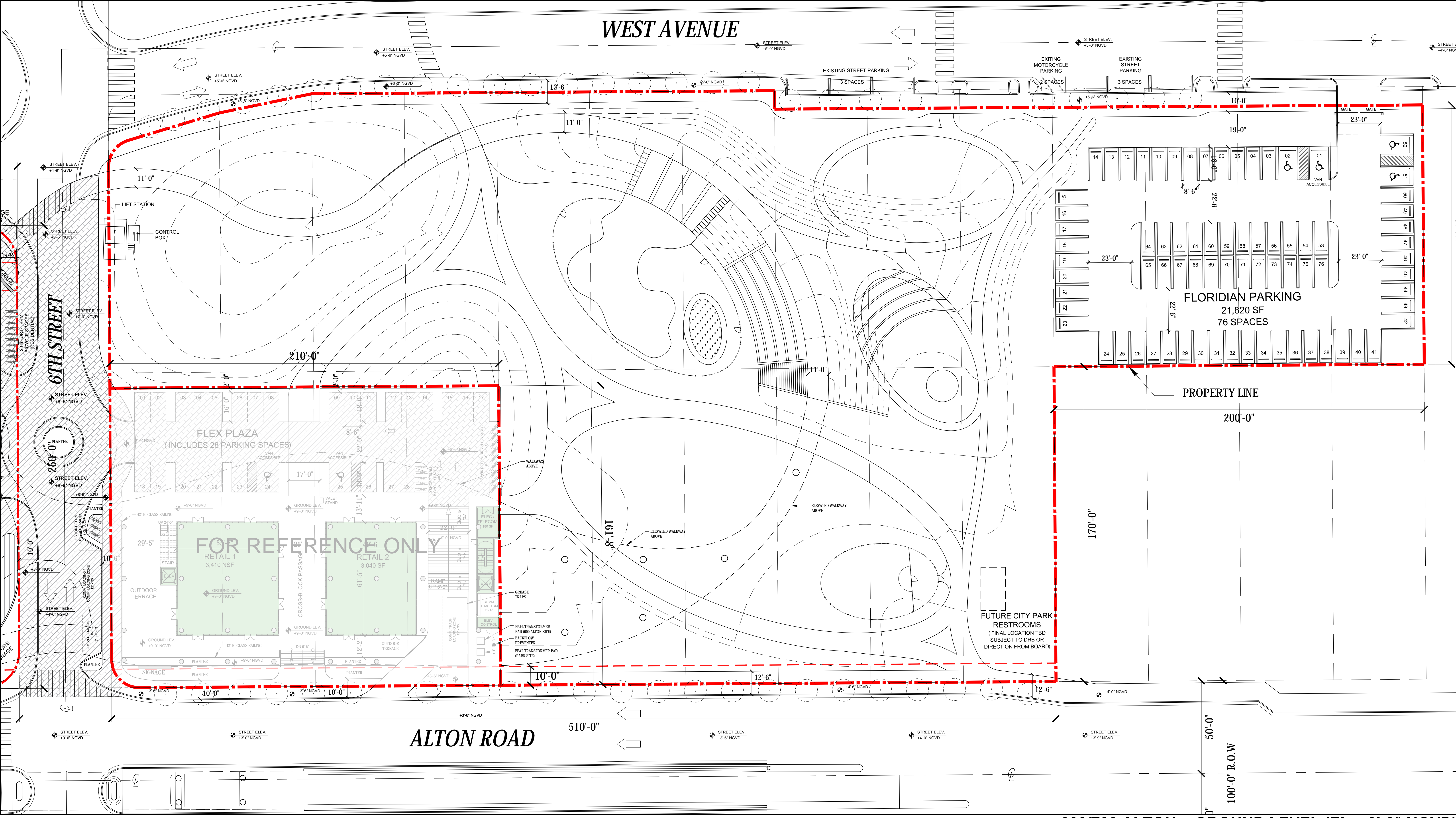
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

PARK AREA DIAGRAM



DATE:
03/11/2019

A0-12



600/700 ALTON - GROUND LEVEL (EL. +9'-0" NGVD)

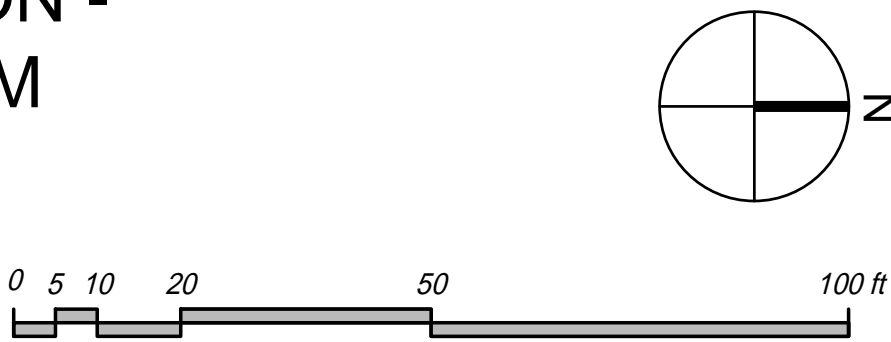
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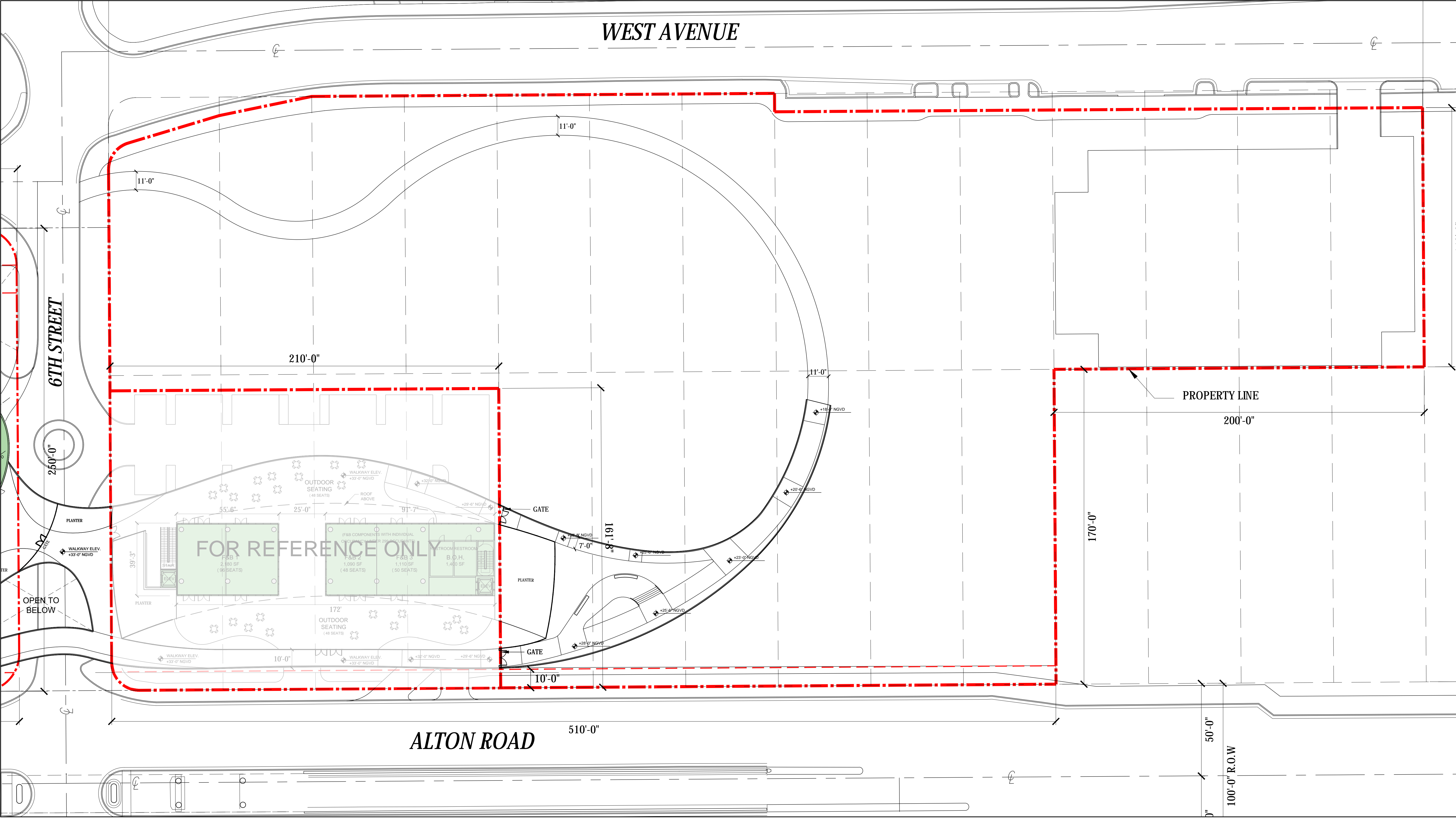
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

600/700 ALTON -
FAR DIAGRAM



DATE:
03/11/2019

A0-26B



600/700 ALTON - LEVEL 2 (EL. +33'-0" NGVD)

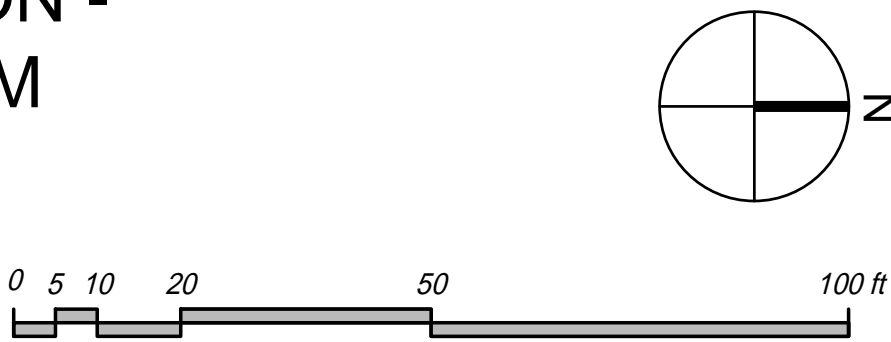
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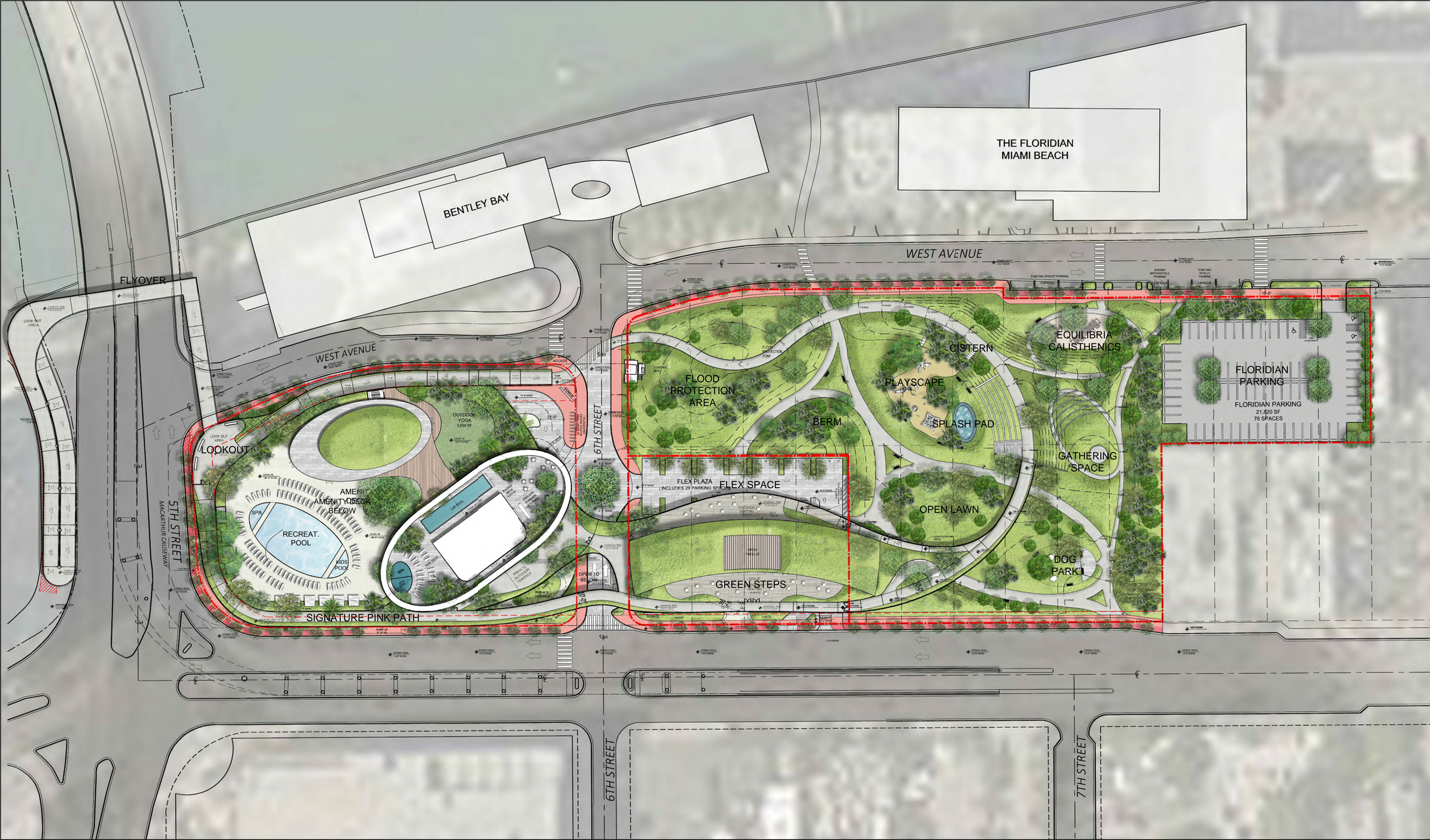
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

600/700 ALTON -
FAR DIAGRAM



DATE:
03/11/2019

A0-26C



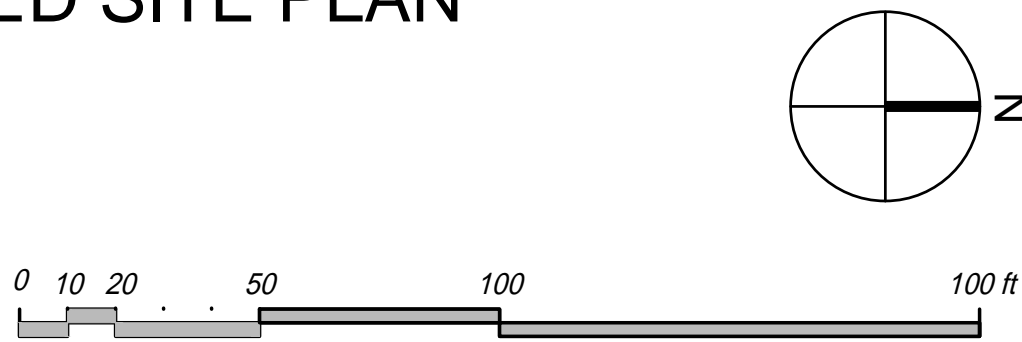
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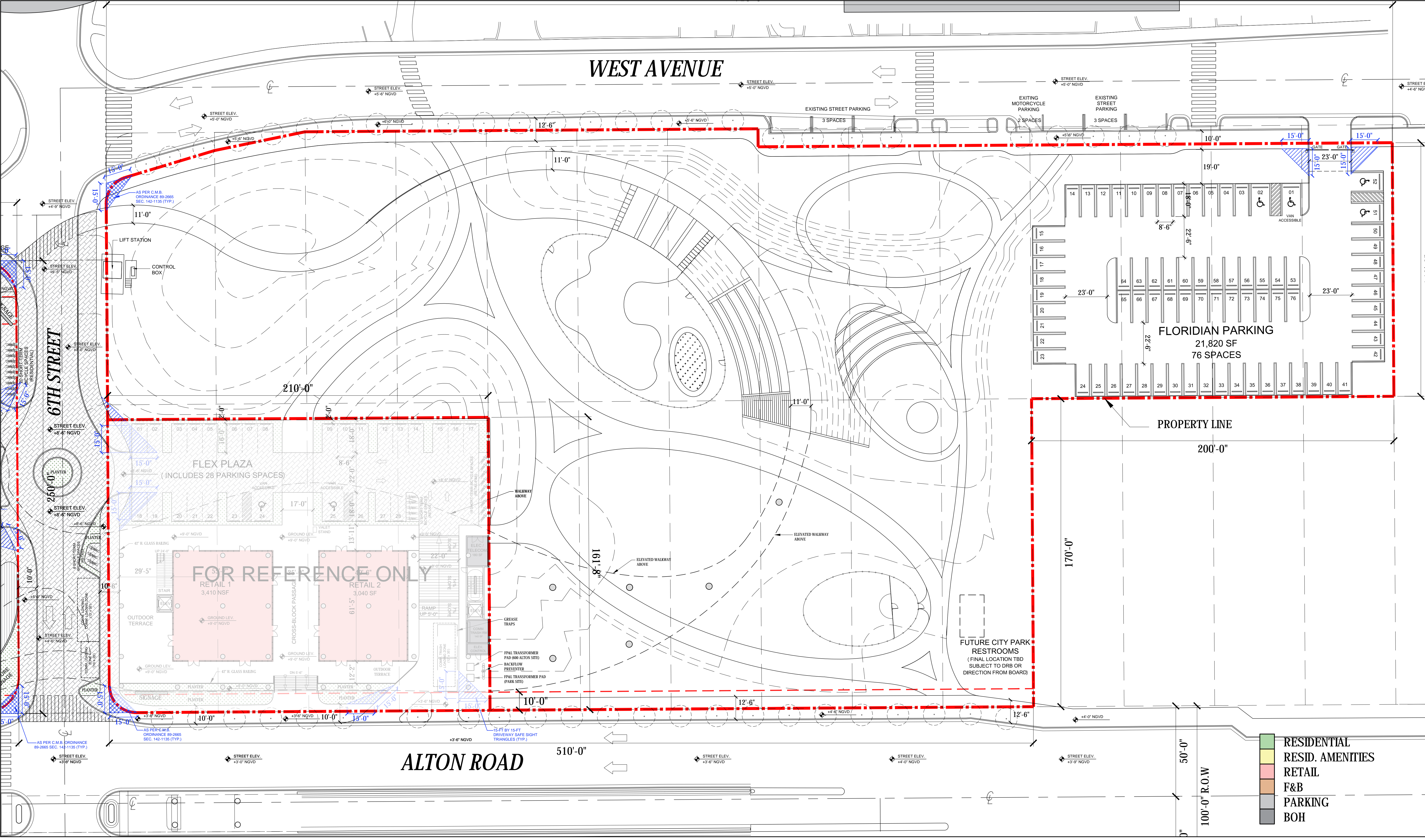
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500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERED SITE PLAN



DATE:
03/11/2019

A1-00



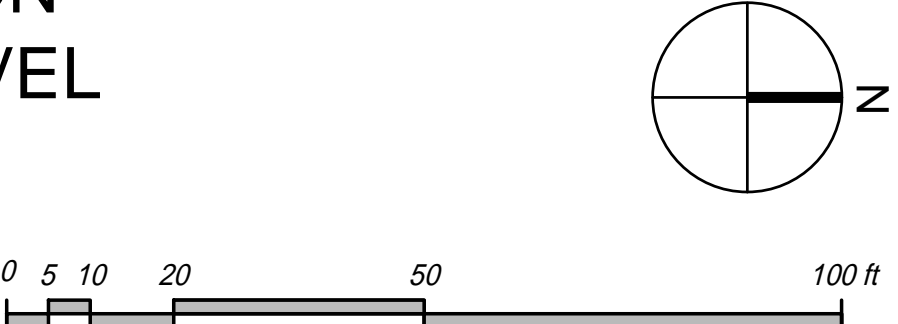
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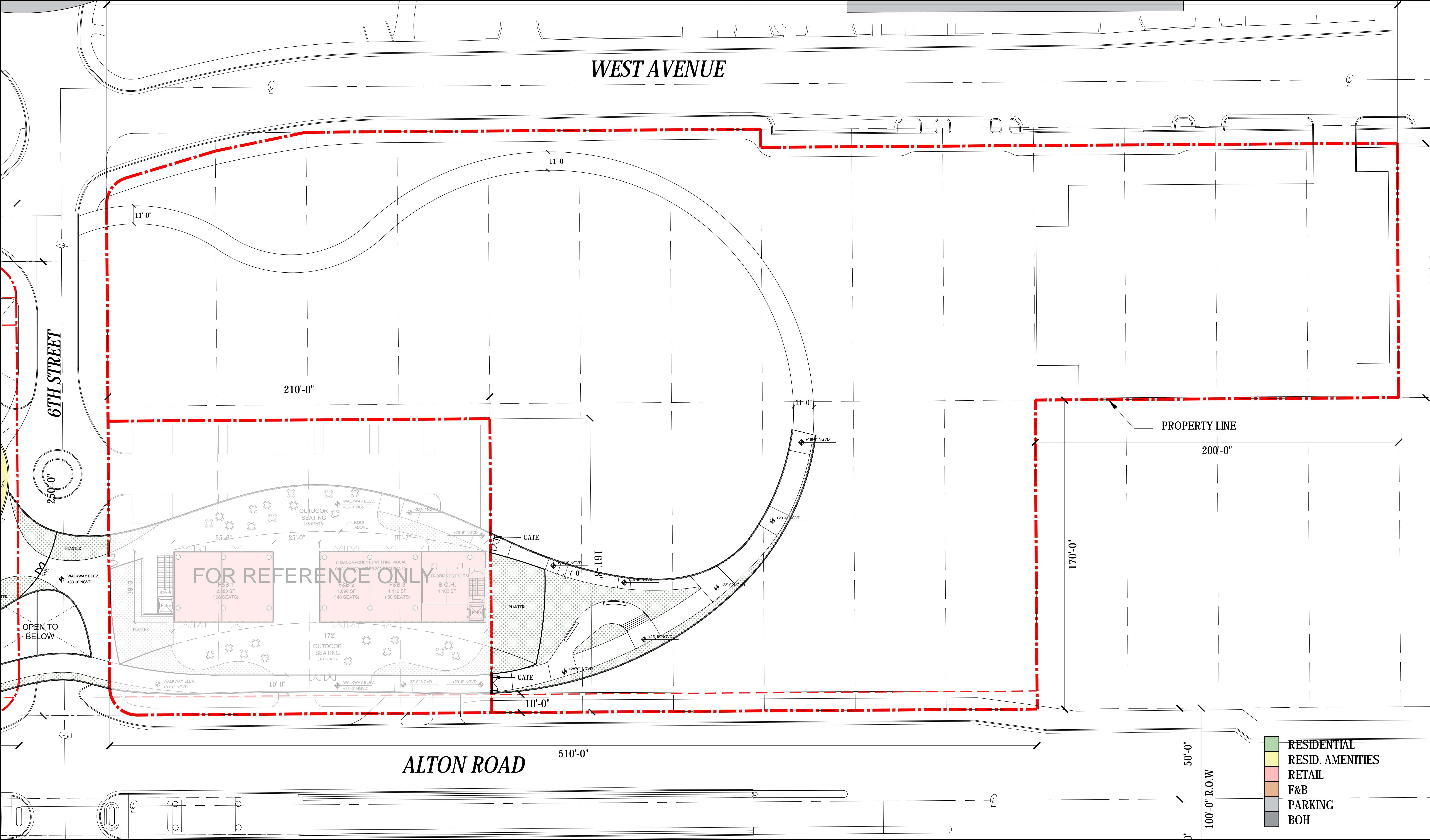
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

600/700 ALTON -
GROUND LEVEL
(EL. +9'-0" NGVD)



DATE:
03/11/2019

A1-14B



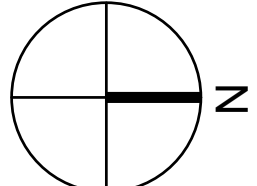
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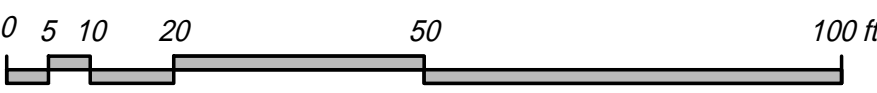
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

600/700 ALTON -
LEVEL 02
(EL. +33'-0" NGVD)



DATE:
03/11/2019

A1-15





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RENDERING 01

DATE:
03/11/2019

A4-01



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RENDERING 02

DATE:
03/11/2019

A4-02



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERING 06

DATE:
03/11/2019

A4-06

600 - 700 ALTON ROAD

MIAMI BEACH, FLORIDA 33139

PLANNING BOARD SUBMITTAL- PARK SITE - FINAL SUBMITTAL

FINAL SUBMITTAL DEADLINE 03.11.2019

ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVE

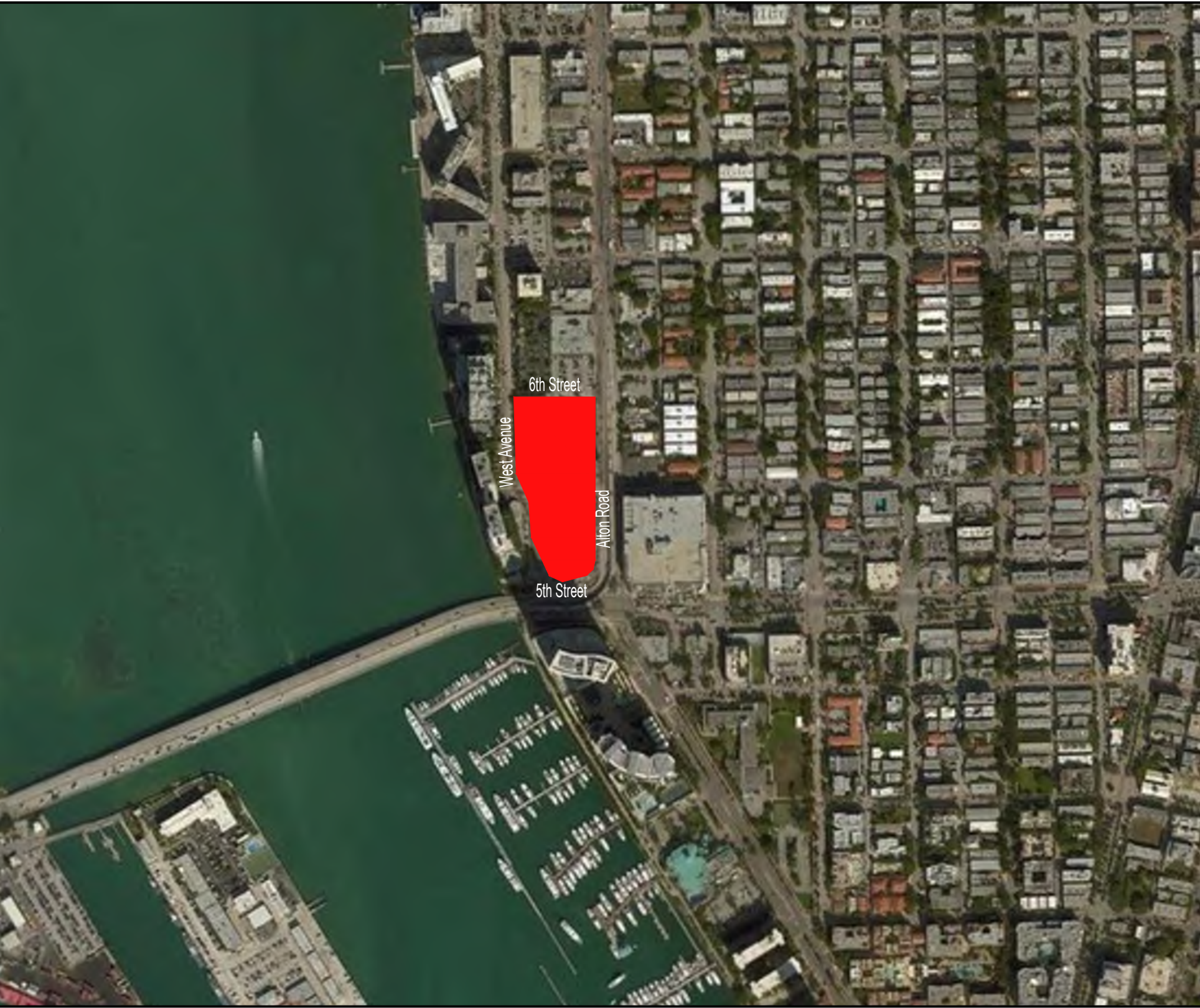
MIAMI, FLORIDA 33133

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
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PARK SITE
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.

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 "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.

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 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.

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 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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PARK SITE
600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

LANDSCAPE NOTES

DATE:
03/11/2019

L0-001

CITY OF MIAMI BEACH

LANDSCAPE LEGEND - PARK SITE

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District	ARGA	Lot Area	130680	Acres	3.00	REQUIRED/ ALLOWED	PROVIDED
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OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:							
Lot Area=	130680 s.f.	x	40 %	=	52272 s.f.	52272	131025
B. Square feet of parking lot open space required as indicated on site plan:							
Number of parking spaces	76	x 10 s.f. parking space	=			760	1658
C. Total square feet of landscaped open space required: A+B						53032	132683

LAWN AREA CALCULATION

A. Square feet of landscaped open space required							
B. Maximum lawn area (sod) permitted =	20 %	x	132683 s.f.			26537	27500

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements						66	70
B. % Natives required: Number of trees provided x 30%						21	70
C. % Low maintenance/drought and salt tolerant required: Number of trees provided x 50%						35	70
D. Street Trees (maximum average spacing of 20' o.c.)							
1001 linear feet along street divided by 20'						50	50
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.)						0	0

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12						1393	1400
B. % Native shrubs required: Number of shrubs provided x 50%						700	1400

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%						139	150
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%						75	150