

600 - 700 ALTON ROAD

MIAMI BEACH, FLORIDA 33139

DESIGN REVIEW BOARD SUBMITTAL- PARK SITE - FINAL SUBMITTAL

FINAL SUBMITTAL DEADLINE 03.11.2019

ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVE

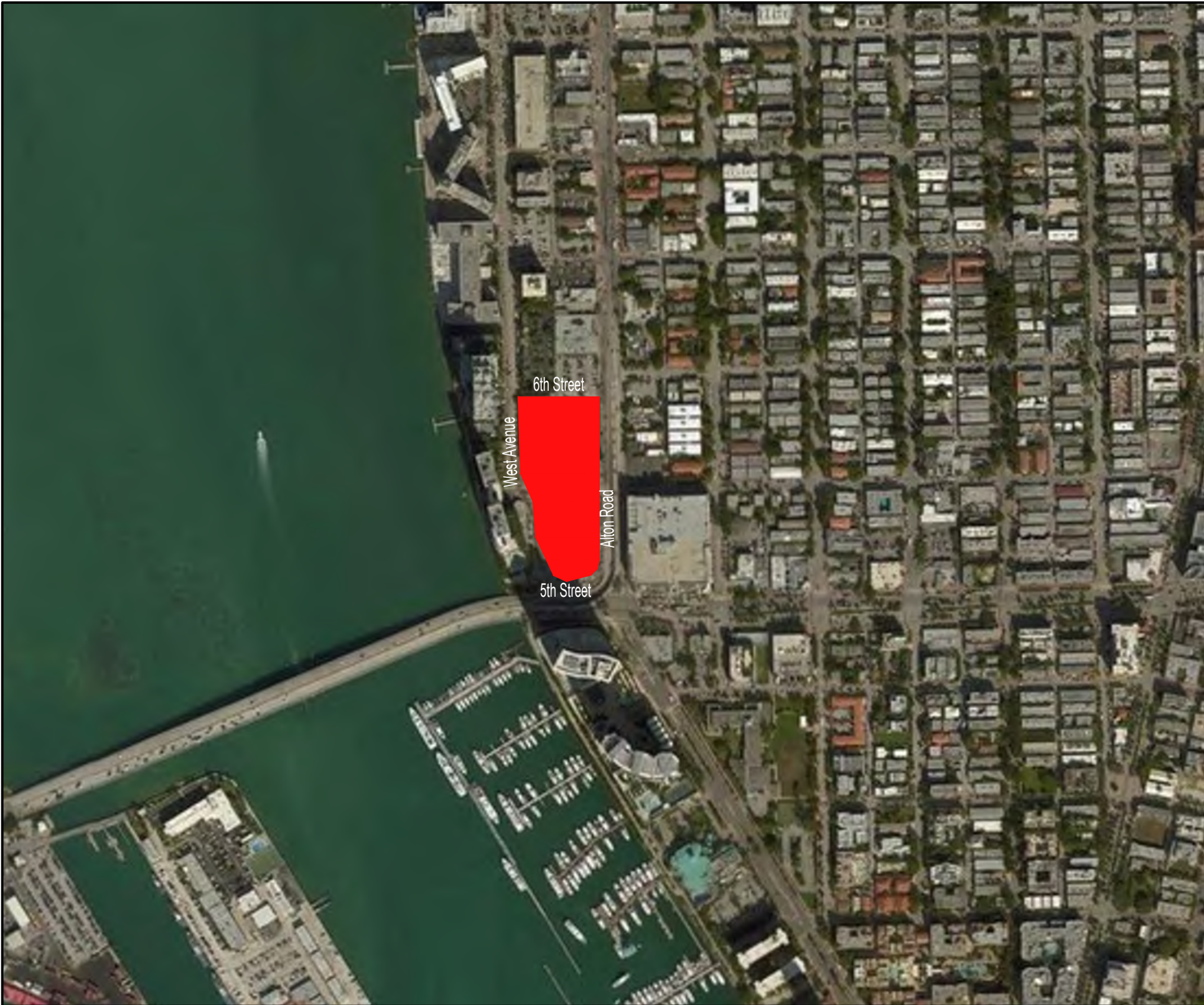
MIAMI, FLORIDA 33133

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

LANDSCAPE INDEX

DATE:
05/24/2019

L0-000

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 (by 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 CONT'D

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 "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.

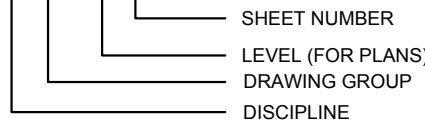
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:

L1-11



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:
05/24/2019

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
-----------------	------	----------	--------	-------	------	----------------------	----------

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	39807
*All lawn area provided is for public recreational purposes only.				

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=							66	118
B. % Natives required: Number of trees provided x 30%=							35.4	112
C. % Low maintenance/drought and salt tolerant required: Number of trees provided x 50%=							59	118
D. Street Trees (maximum average spacing of 20' o.c.)								
1001 linear feet along street divided by 20'=							50	53
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

TREES



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



CONOCARPUS 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 ESCALLONIOIDES
MARLBERRY



CAPPARIS CYNOPHALLOPHORA
JMAICA CAPER



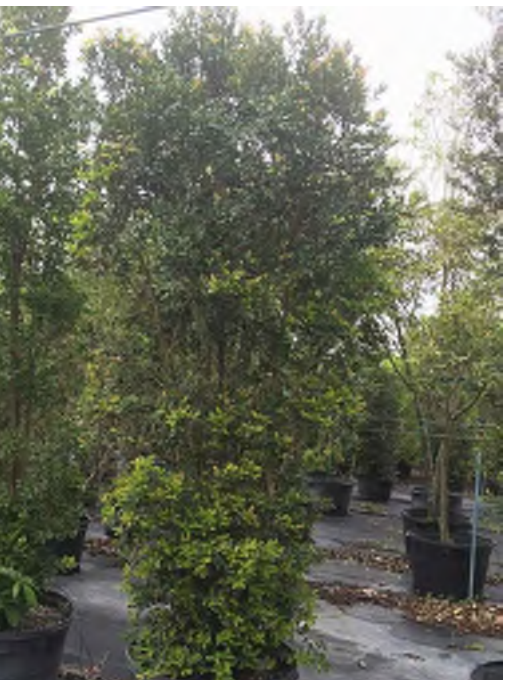
CHRYSOBALANUS ICACO
VAR ICACO
COCOPLUM



COCCOLOBA 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



COCCOTHRINAX ARGENTATA
FLORIDA SILVER PALM

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

PLANT IMAGES

DATE:
05/24/2019

L0-003



OOLITE



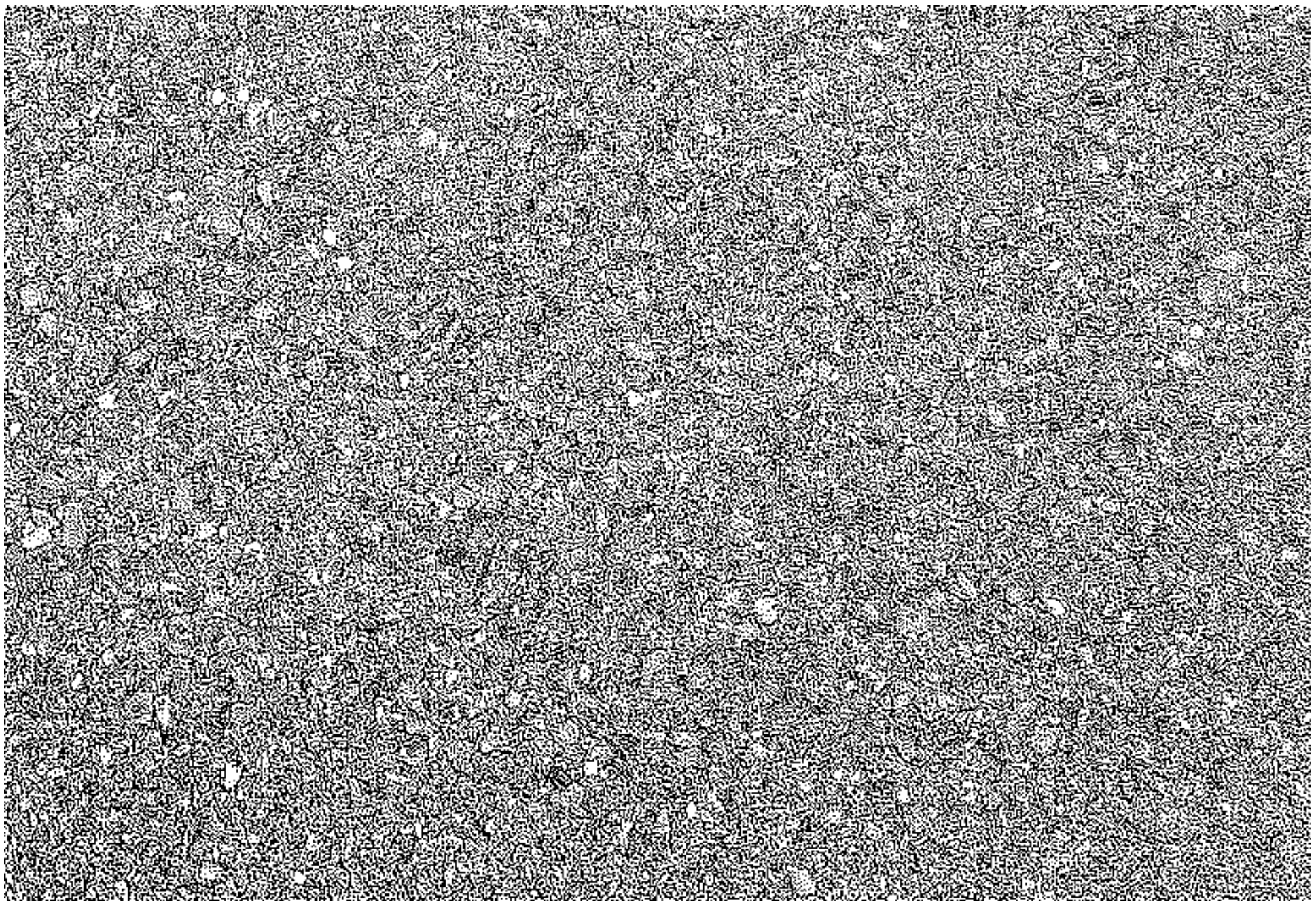
ELEVATED WALKWAY



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

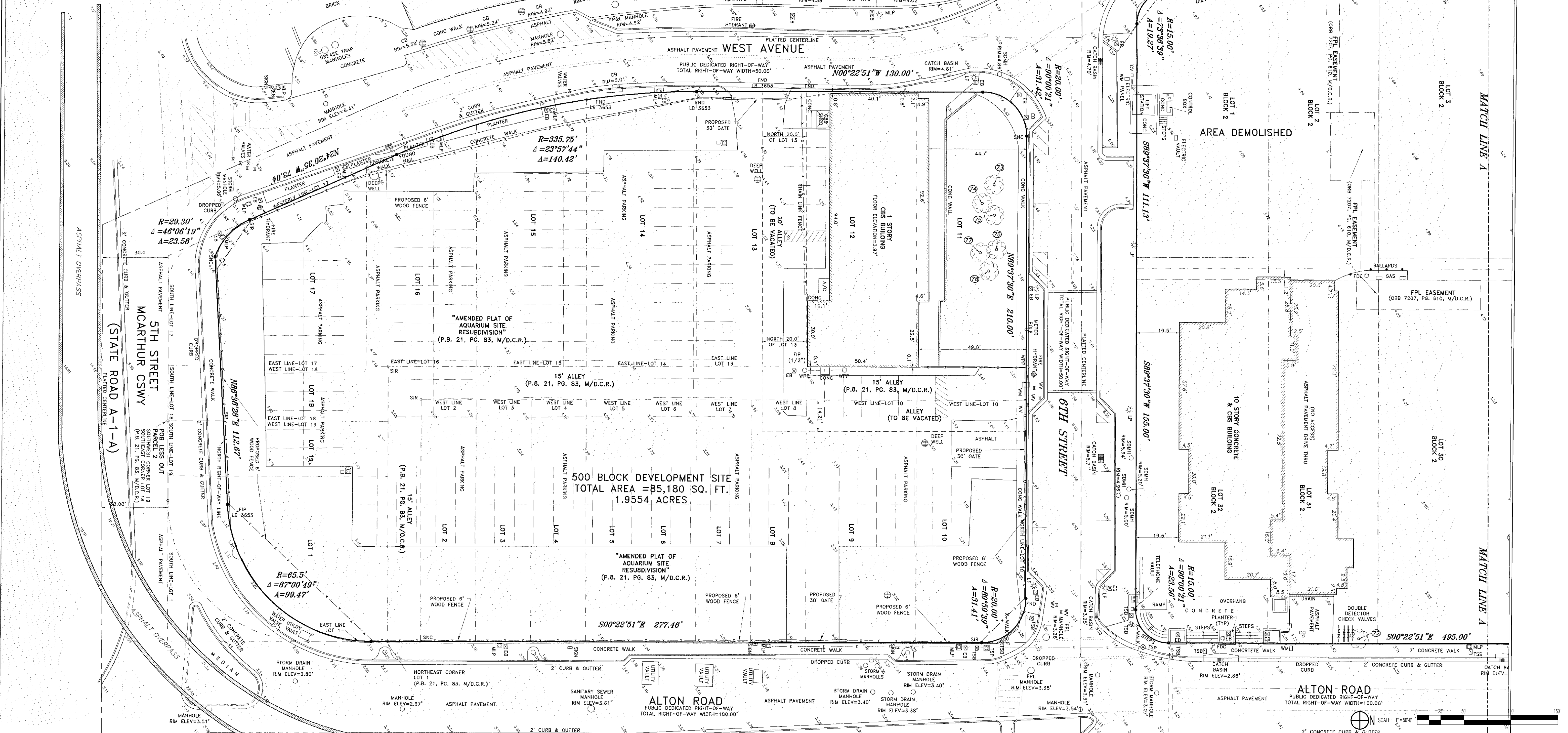
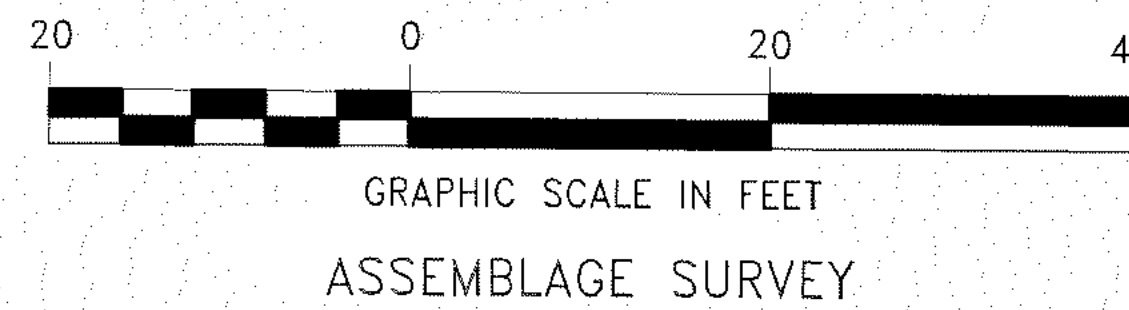
PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

CLIENT :

CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA



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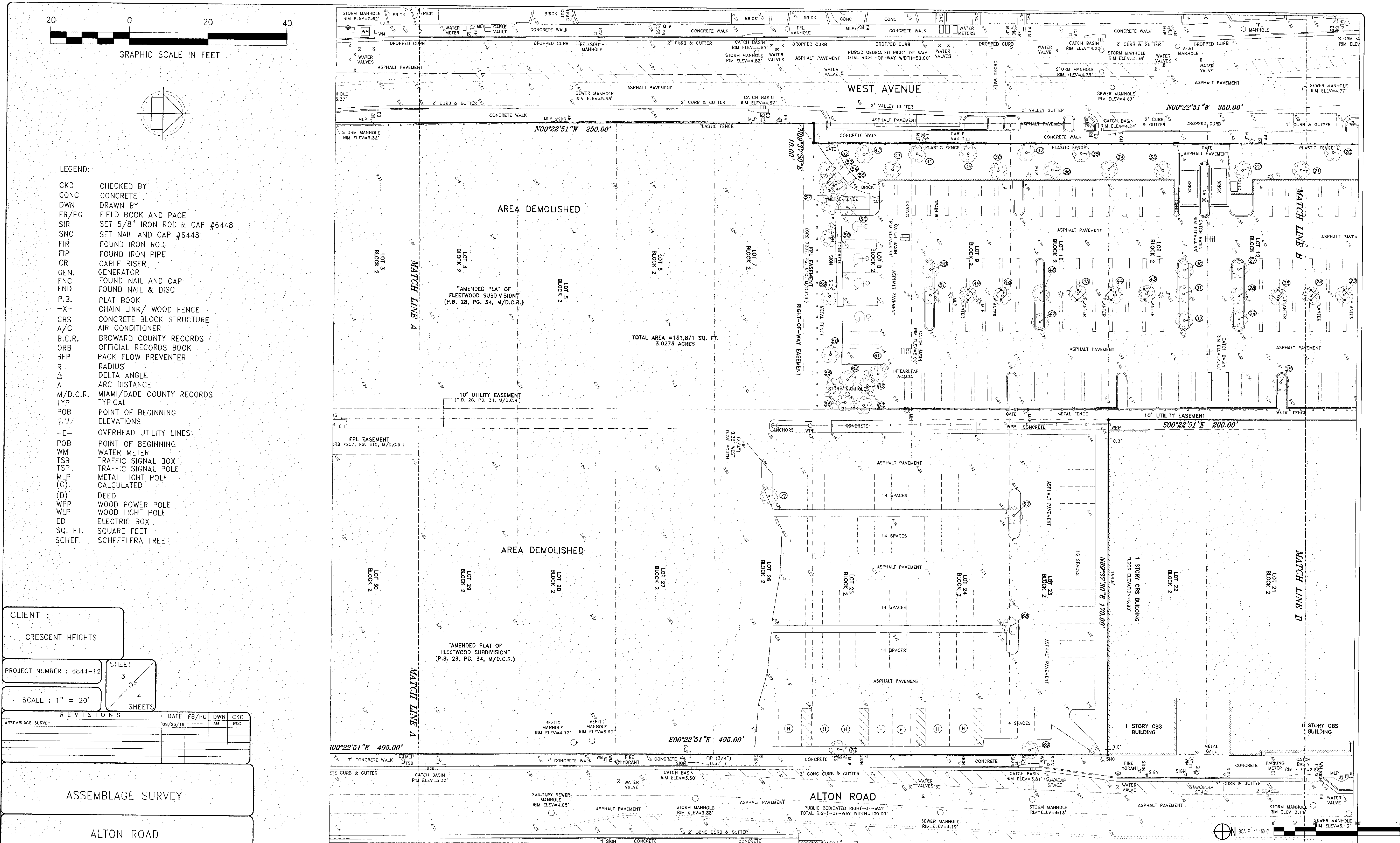
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TREE SURVEY

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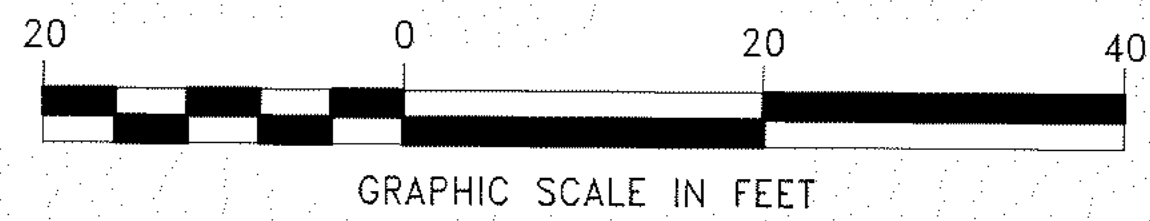
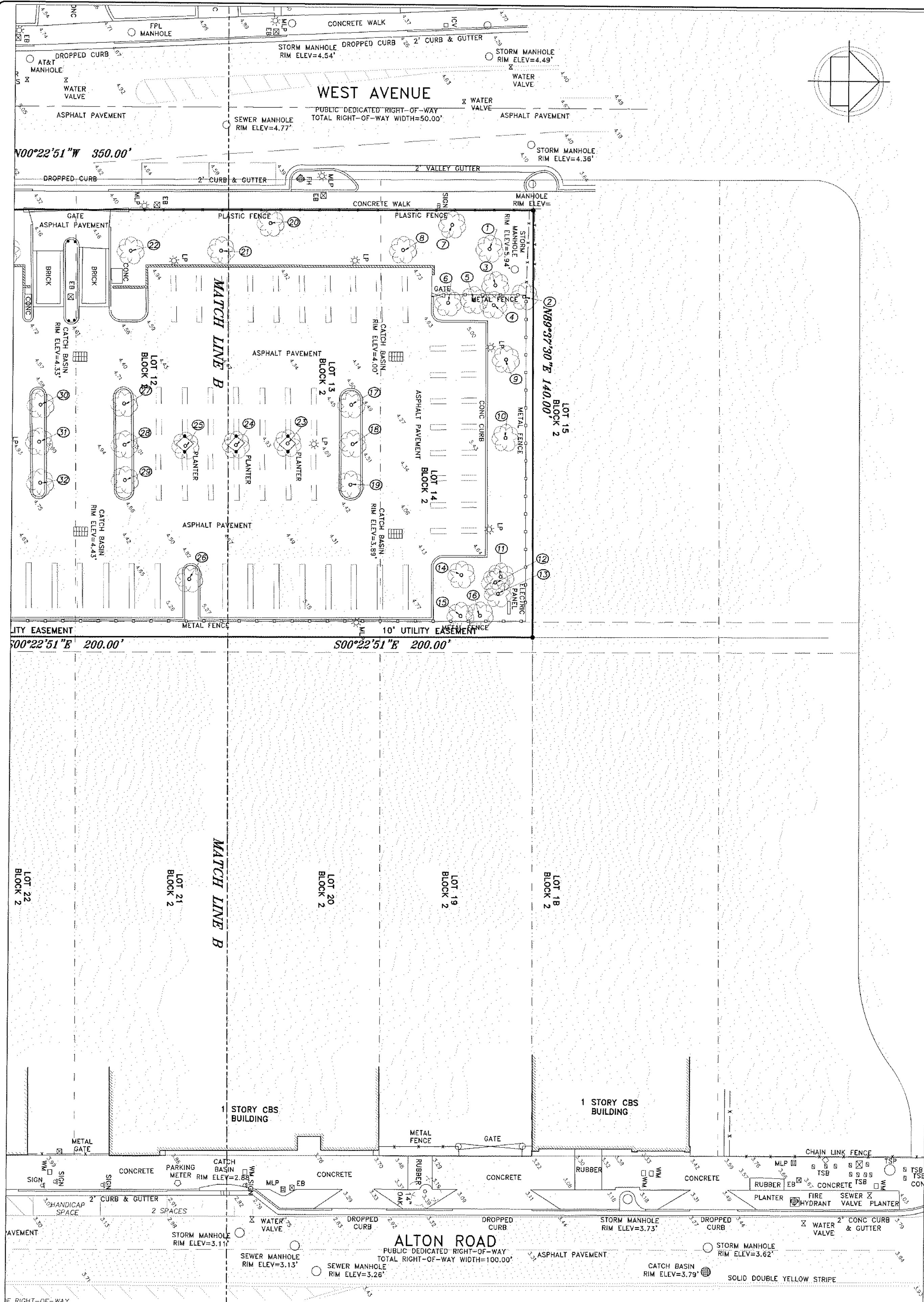
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PARK SITE
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TREE SURVEY

DATE:
05/24/2019

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		10					
7	GRAPE MYRTLE		4					
8	PALM		18					
9	EARLEAF ACACIA		12					
10	EARLEAF ACACIA		12					
11	PALM		8					
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15	PALM		8					
16	PALM		8					
17	PONGAM		12					
18	PONGAM		10					
19	PONGAM		10					
20	GRAPE MYRTLE		6					
21	PALM		18					
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56	PALM		10					
57	PALM		10					
58	EARLEAF ACACIA		18					
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		18					
74	PALM		18					
75	PALM		18					
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 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
SIDE FACING STREET
REAR

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

TREE SURVEY

DATE:
05/24/2019
L0-007



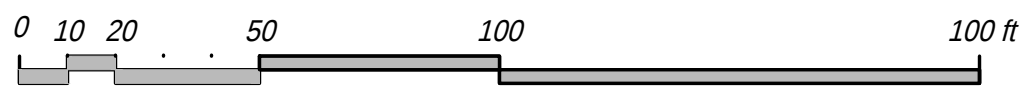
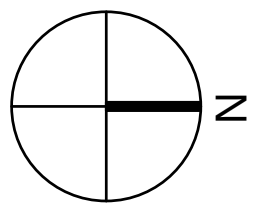
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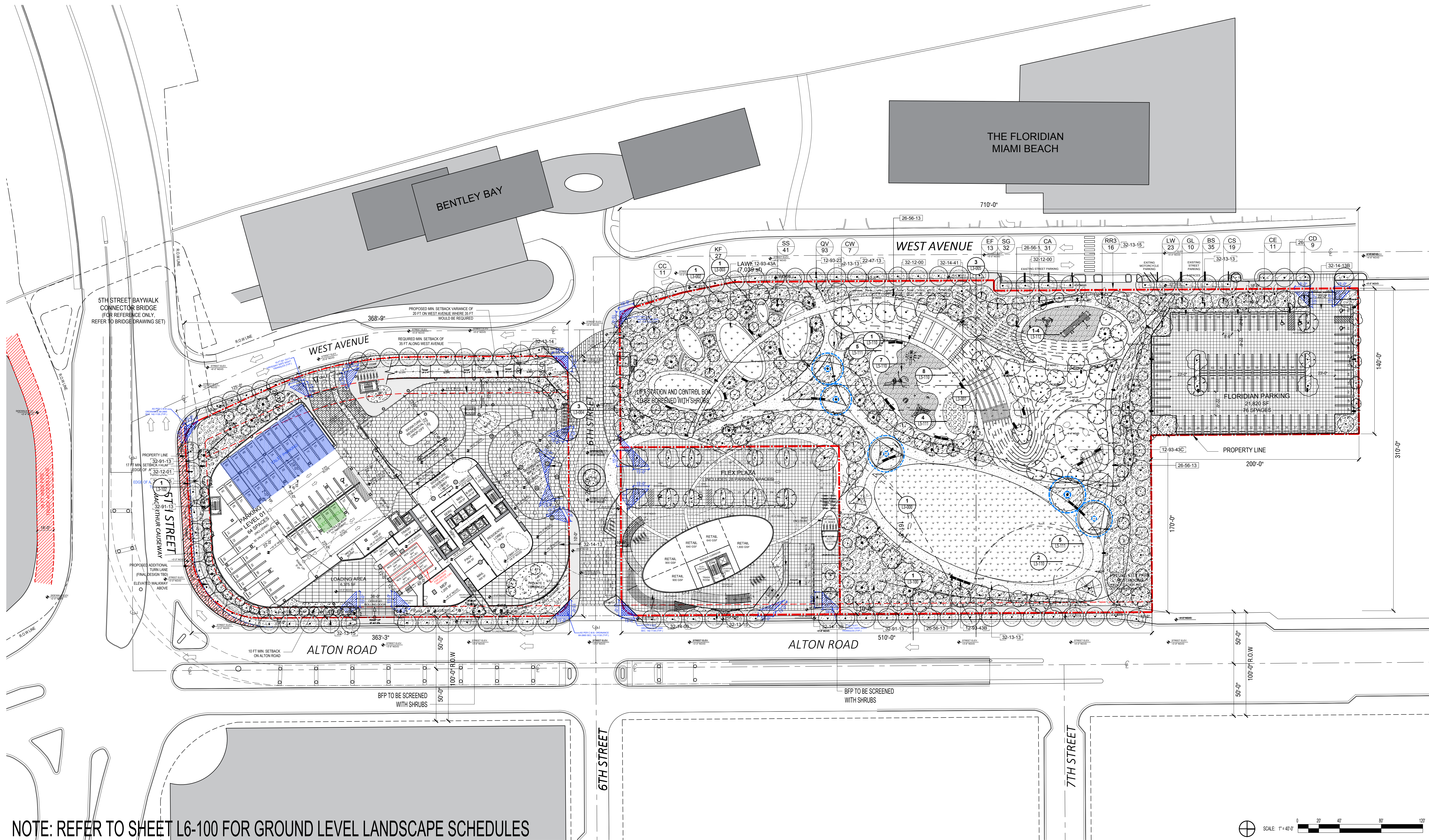
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERED SITE PLAN

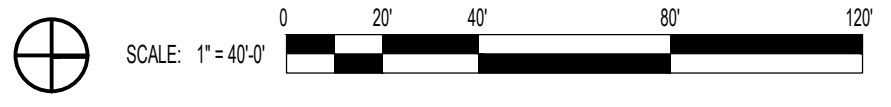


DATE:
05/24/2019

A1-00



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



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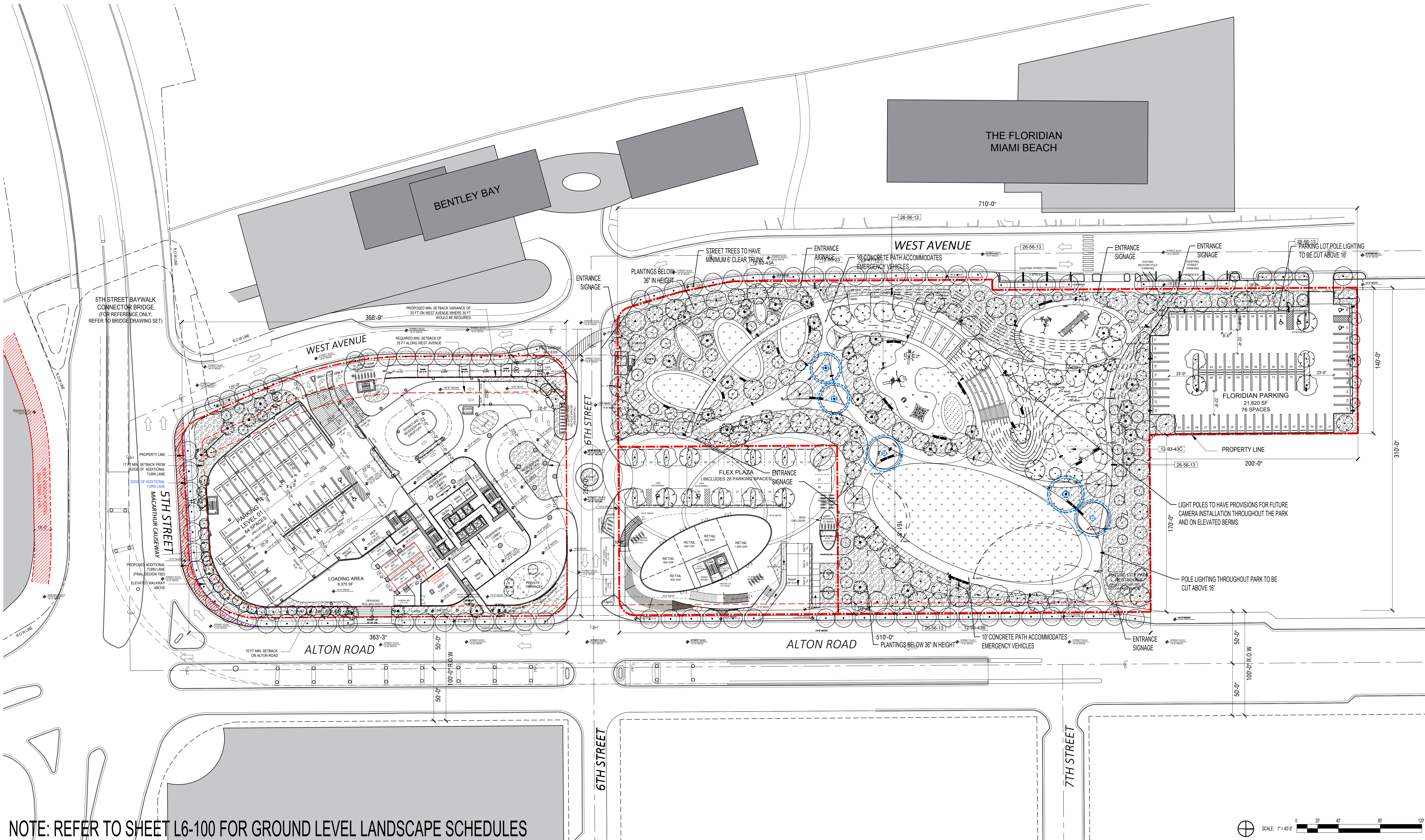
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PARK SITE
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GROUND LEVEL LANDSCAPE PLAN

DATE:
05/24/2019

L1-110



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

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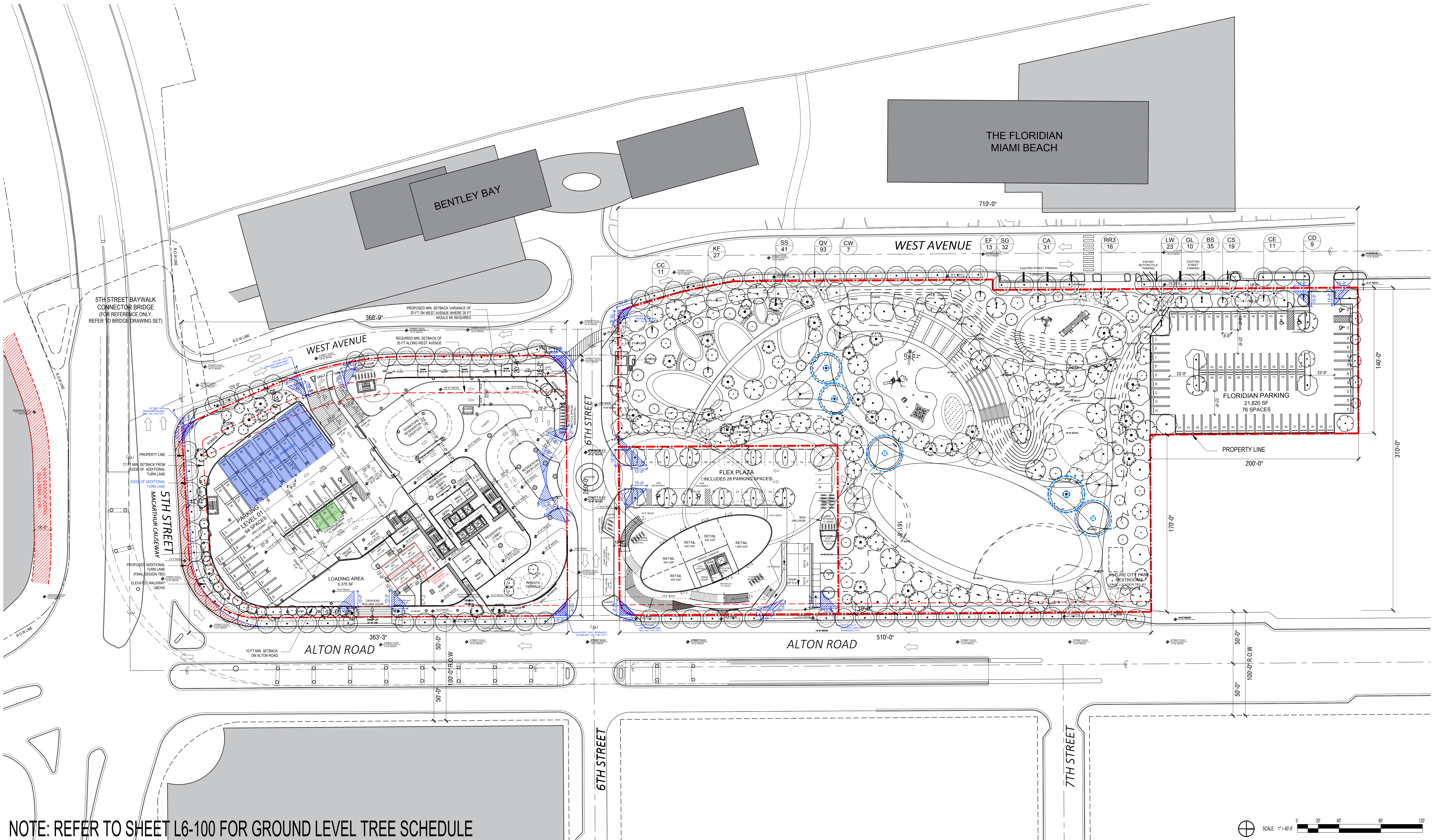
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PARK SITE
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GROUND LEVEL CPTD PLAN

DATE:
05/24/2019

L1-111



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

SCALE: 1" = 40'-0"

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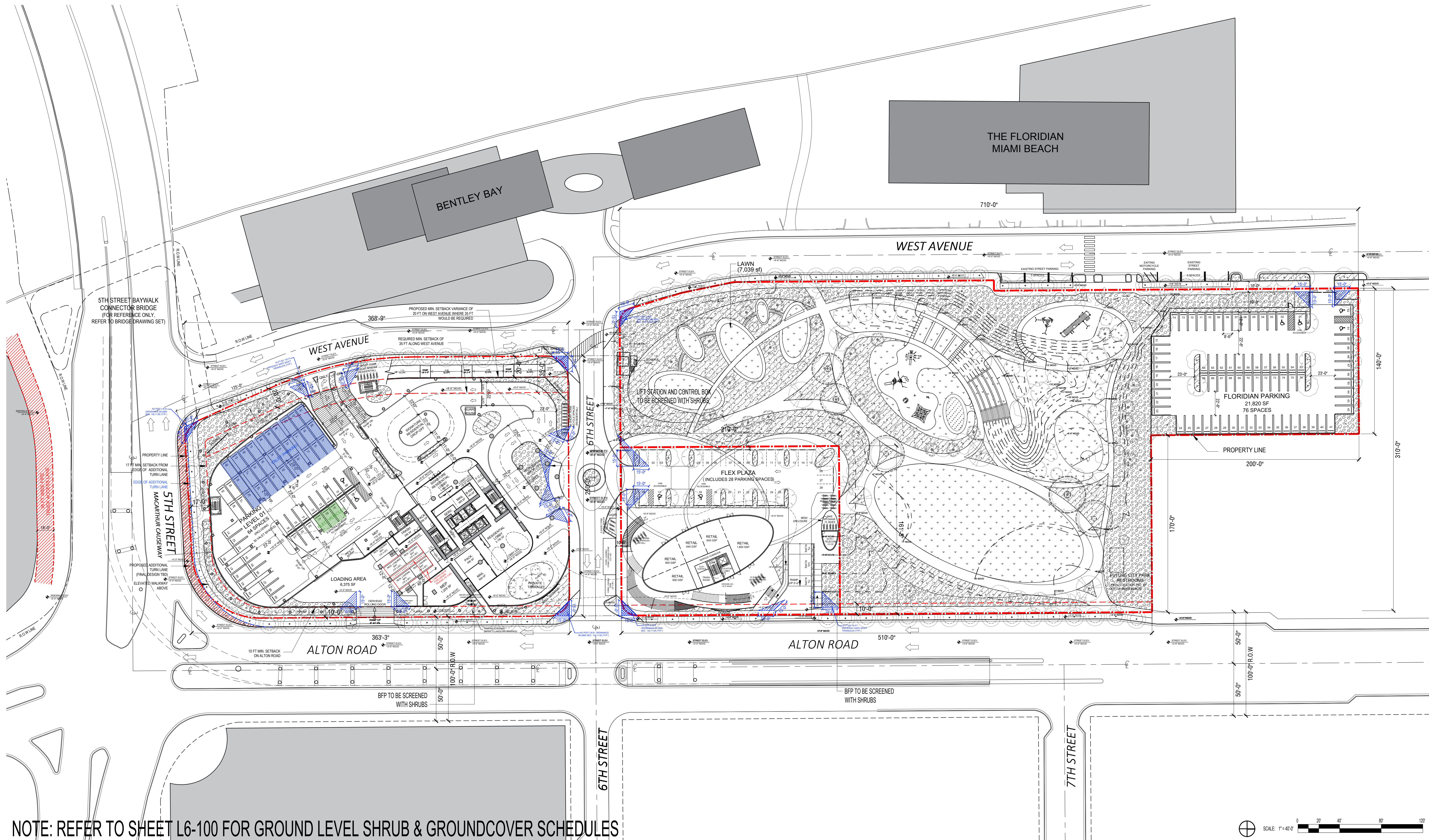
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PARK SITE
600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

GROUND LEVEL TREE PLAN

DATE:
05/24/2019

L1-120



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

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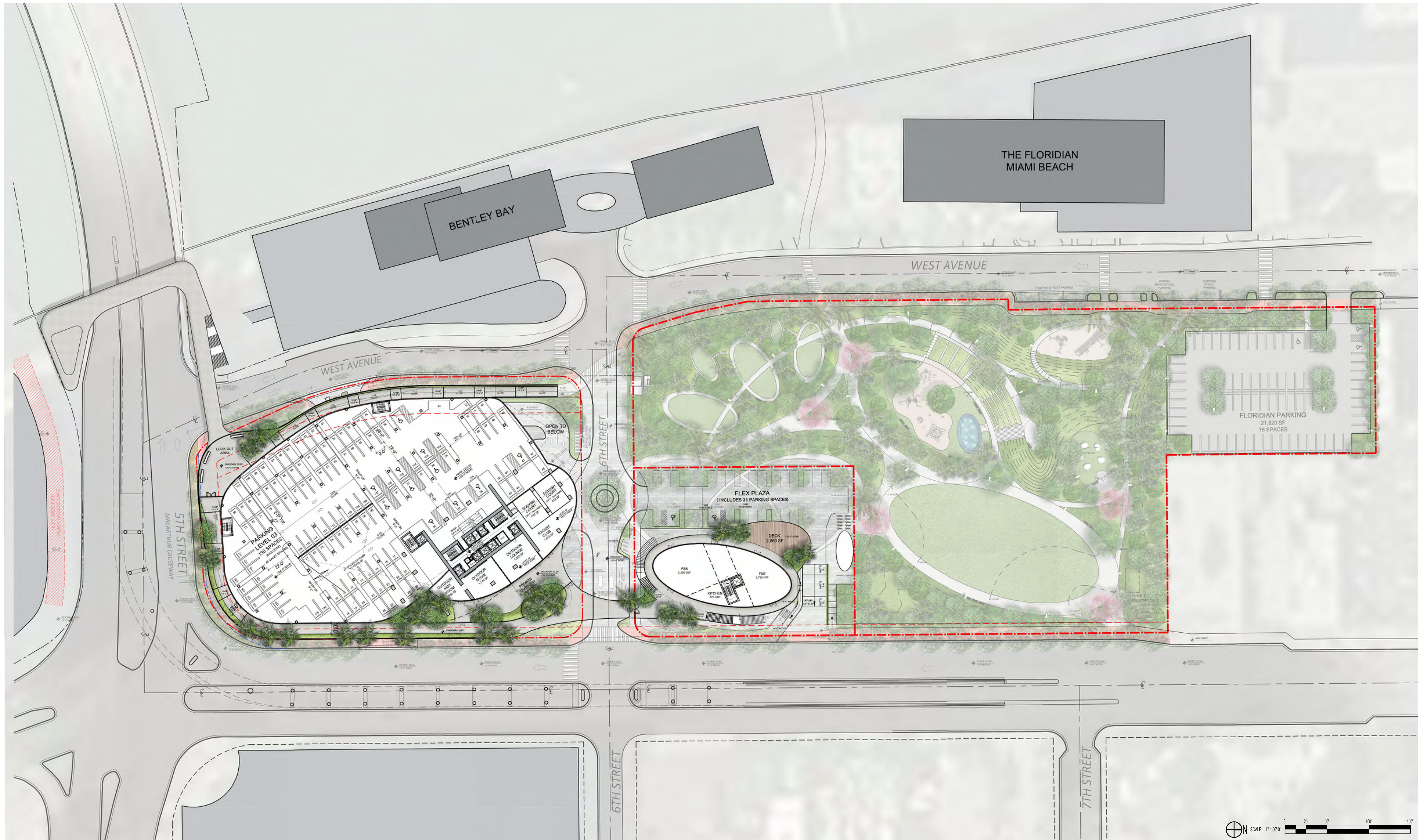
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GROUND LEVEL SHRUB PLAN

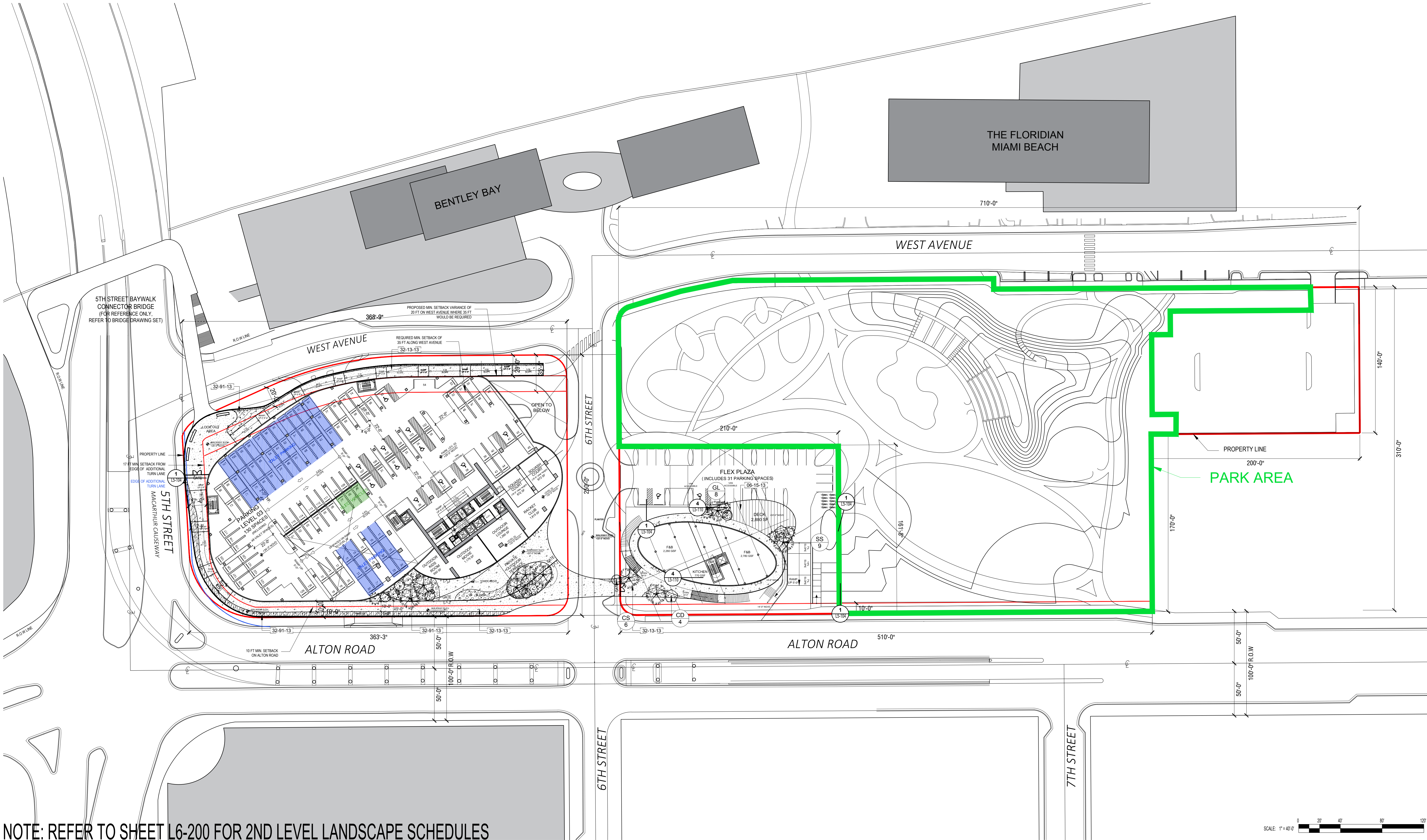
DATE:
05/24/2019

L1-130





PARK RENDERED PLAN



NOTE: REFER TO SHEET L6-200 FOR 2ND LEVEL LANDSCAPE SCHEDULES

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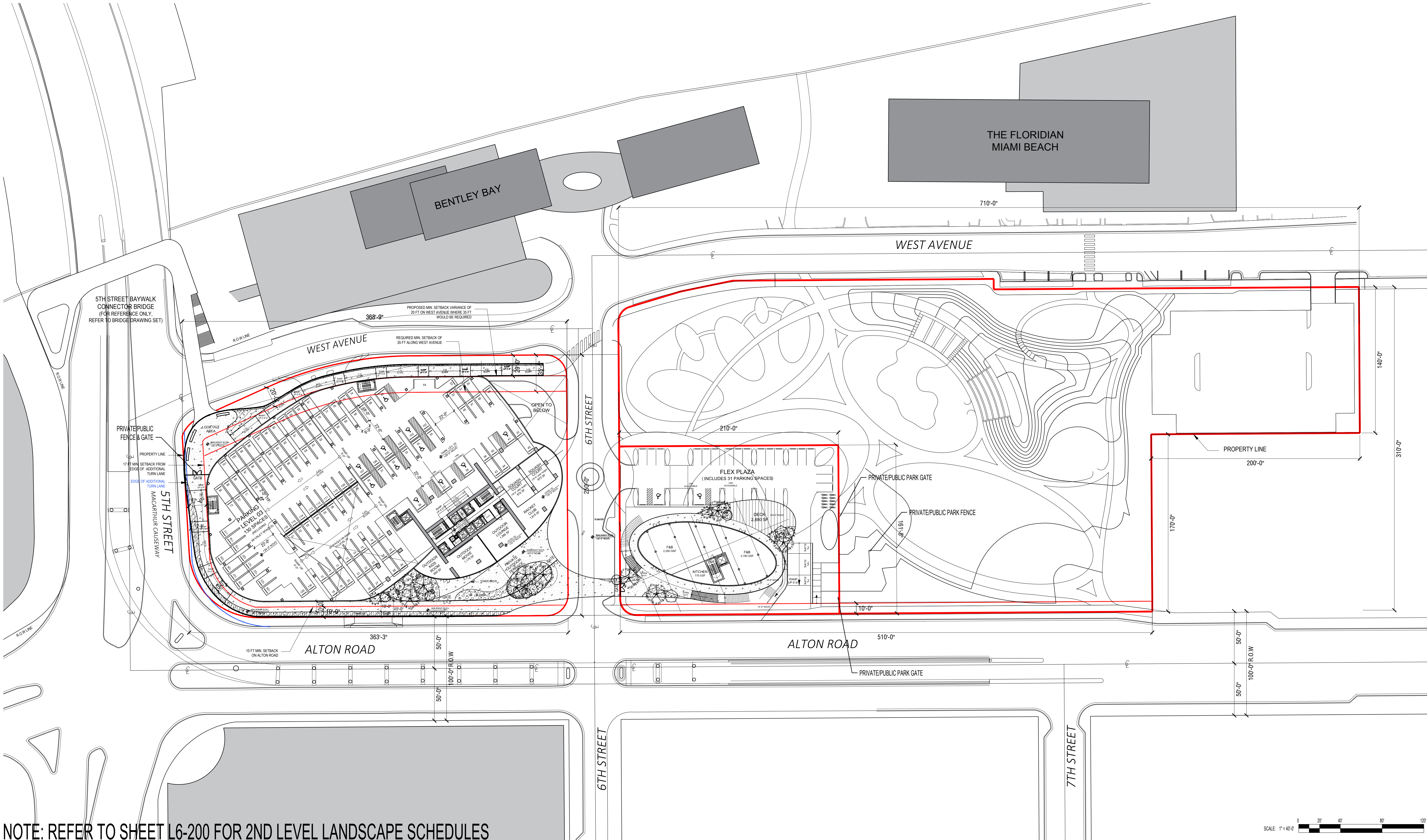
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2ND LEVEL LANDSCAPE PLAN

DATE:
05/24/2019

L1-210



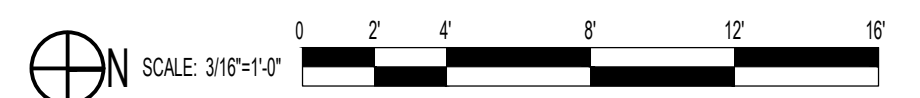
NOTE: REFER TO SHEET L6-200 FOR 2ND LEVEL LANDSCAPE SCHEDULES

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:
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L3-001



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GROUND LEVEL RENDERED SECTION

DATE:
05/24/2019

L3-002

COLLECTING WATER FROM ELEVATED WALKWAY
AND PARK SWALES

NOTE:
BOTH OPTIONS WOULD BE PROVIDED
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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FLOOD AND IRRIGATION TREATMENT
DIAGRAM/SECTION

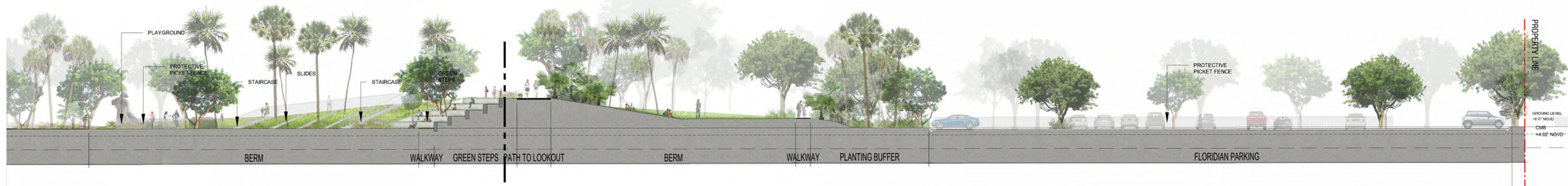
DATE:
05/24/2019

L3-003

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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NORTH-SOUTH SECTION

DATE:
05/24/2019

L3-004