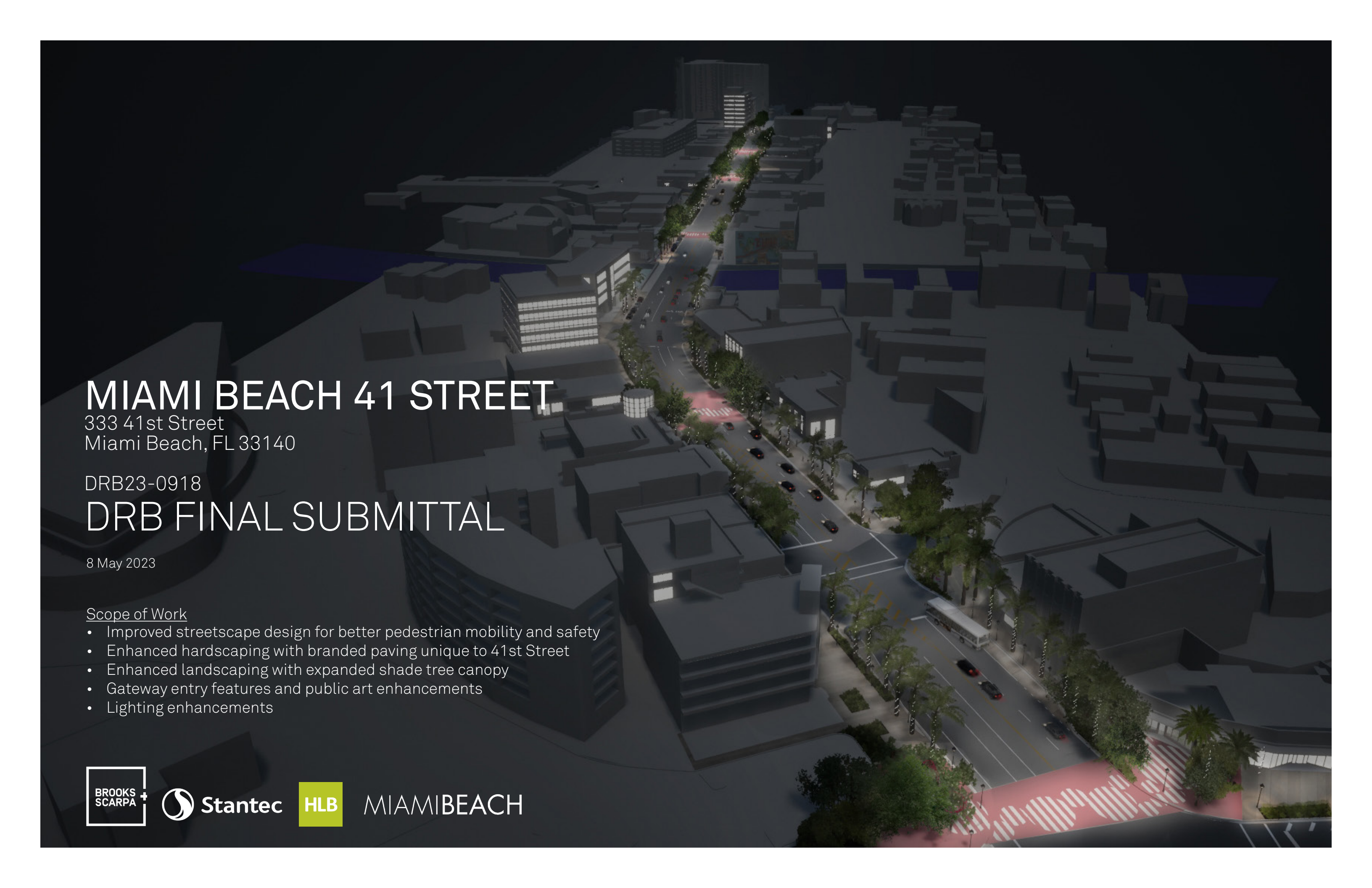




MIAMI BEACH 41 STREET

333 41st Street
Miami Beach, FL 33140

DRB23-0918

DRB FINAL SUBMITTAL

8 May 2023

Scope of Work

- Improved streetscape design for better pedestrian mobility and safety
- Enhanced hardscaping with branded paving unique to 41st Street
- Enhanced landscaping with expanded shade tree canopy
- Gateway entry features and public art enhancements
- Lighting enhancements



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MIAMI BEACH

PROJECT SCOPE

THE PROJECT SCOPE INCLUDES:

- **Branded pavement** along the 41st Street corridor.
- Provide a **clear barrier-free path of travel** throughout the corridor.
- Most **Royal Palm trees remain** (no more than 15% removal) with **new canopy trees incorporated to increase shade** and comfortability along the corridor. 206 Florida Royal Palms are within the project area. Several will be scheduled for removal due to health or location.
- **Enhanced plantings incorporate native and drought tolerant species.** The planting areas will include irrigation and low maintenance landscape recommendations.
- **Potential removal of up to 18 on-street parking spaces** on 41st Street to widen sidewalk environment. 63 on-street parking spaces currently exist on the corridor. The proposed plan maintains 49. Removed parking spaces allow for enhanced sidewalk areas and integration of more shade trees within the corridor.
- **Potential removal of up to 9 on-street parking spaces** on side-streets alleviate pinch points and make room for bicycle corrals.
- Remaining **on-street parking has textured paving** to allow for potential expanded pedestrian activity while used to visually calm traffic.
- **No parking on-street parking is to be removed west of the canal/bridge at Biscayne Waterway.**
- **Incorporation of bicycle facilities** on Prairie Avenue and Royal Palm Avenue, within the project boundaries.
- **Integrated fixed seating (seat walls)** are designed to **enhance expanded sidewalk areas** at mid-block/intersections.
- **Lighting will be upgraded within the corridor.**
- **Incorporation of gateway elements and plaza features** mark entry and moments within the corridor to define a sense-of-place.

THE PROJECT SCOPE DOES NOT INCLUDE:

- **Traffic Signalization Changes** or reworking of traffic patterns.
- **Project does not include underground utility improvements.**
- **Project does not include drainage improvements.**

PROPOSED PROJECT SCHEDULE

- | | |
|------------------------|---|
| 1. Design | Targeted completion by Spring 2024 |
| 2. Permitting | Targeted completion by Summer 2024 |
| 3. Procurement | Targeted completion by Winter 2024 |
| 4. Construction | Targeted to start in Winter 2024 with completion by Summer 2026 |

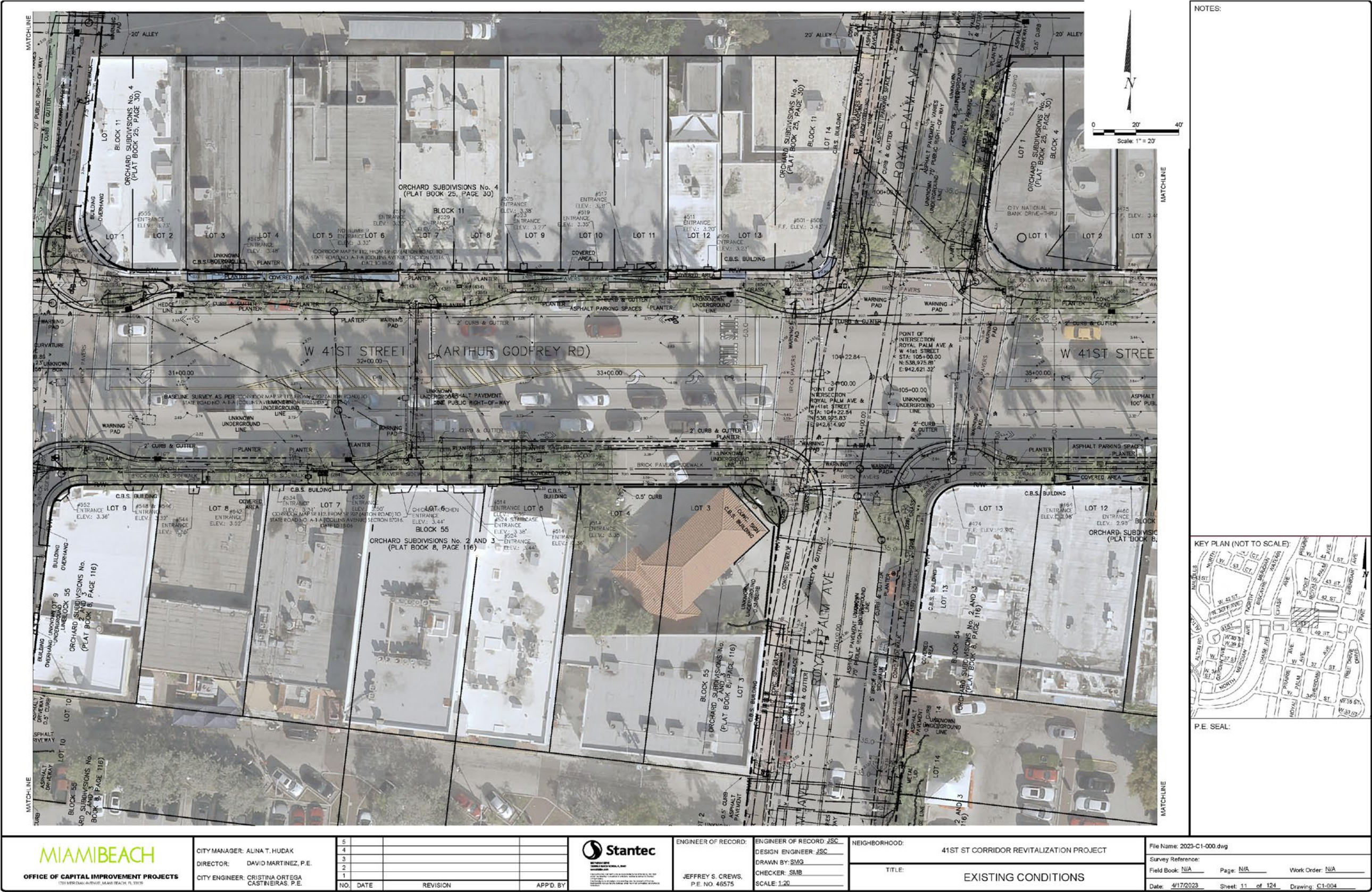








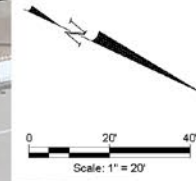
SURVEY & EXISTING CONDITIONS



SURVEY & EXISTING CONDITIONS

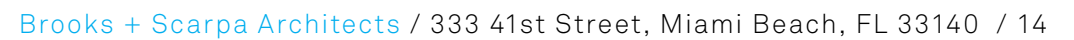


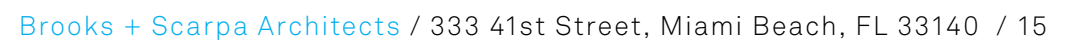




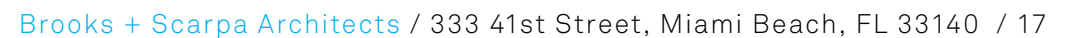
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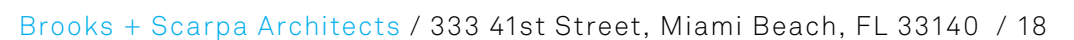
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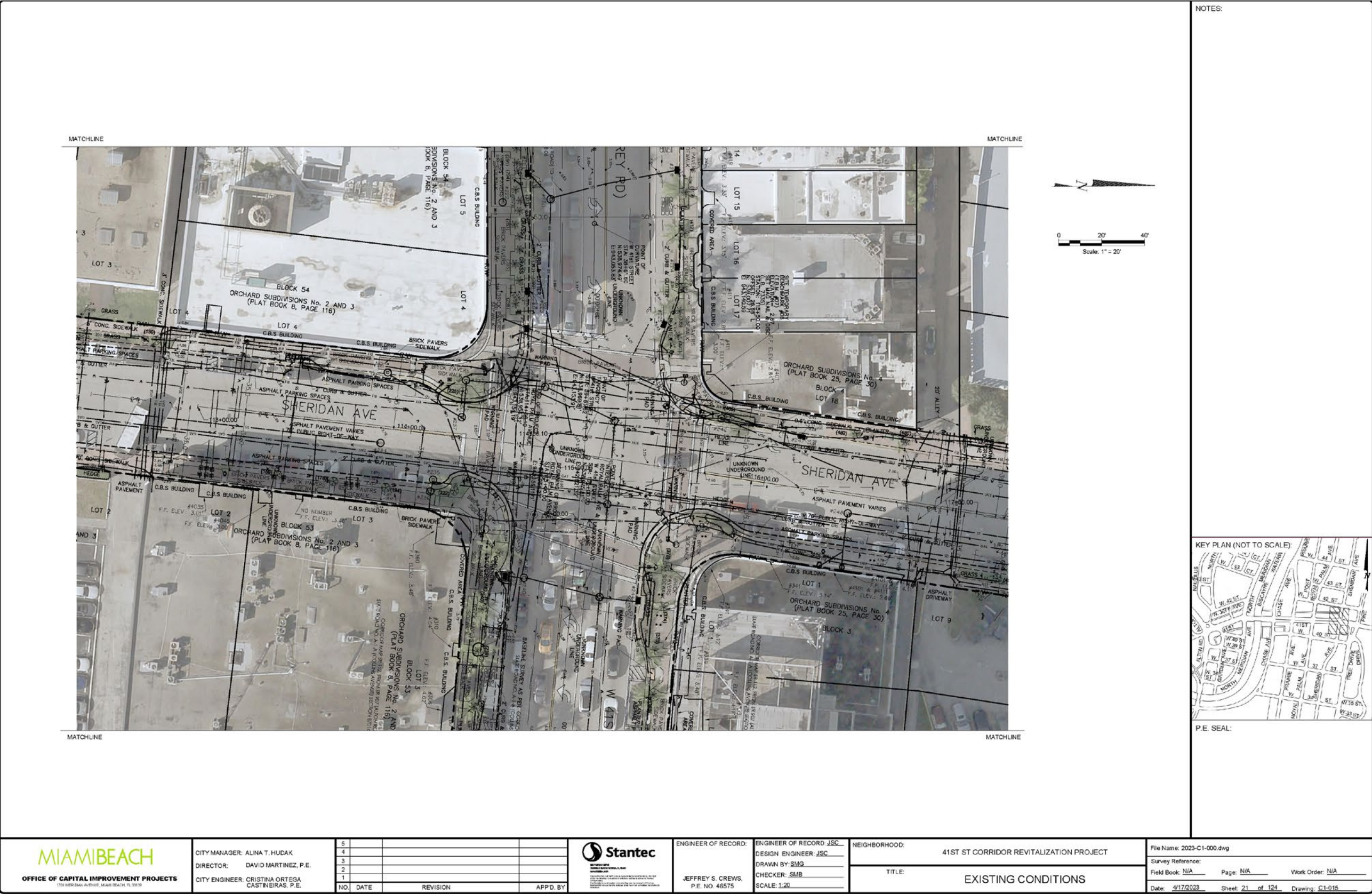


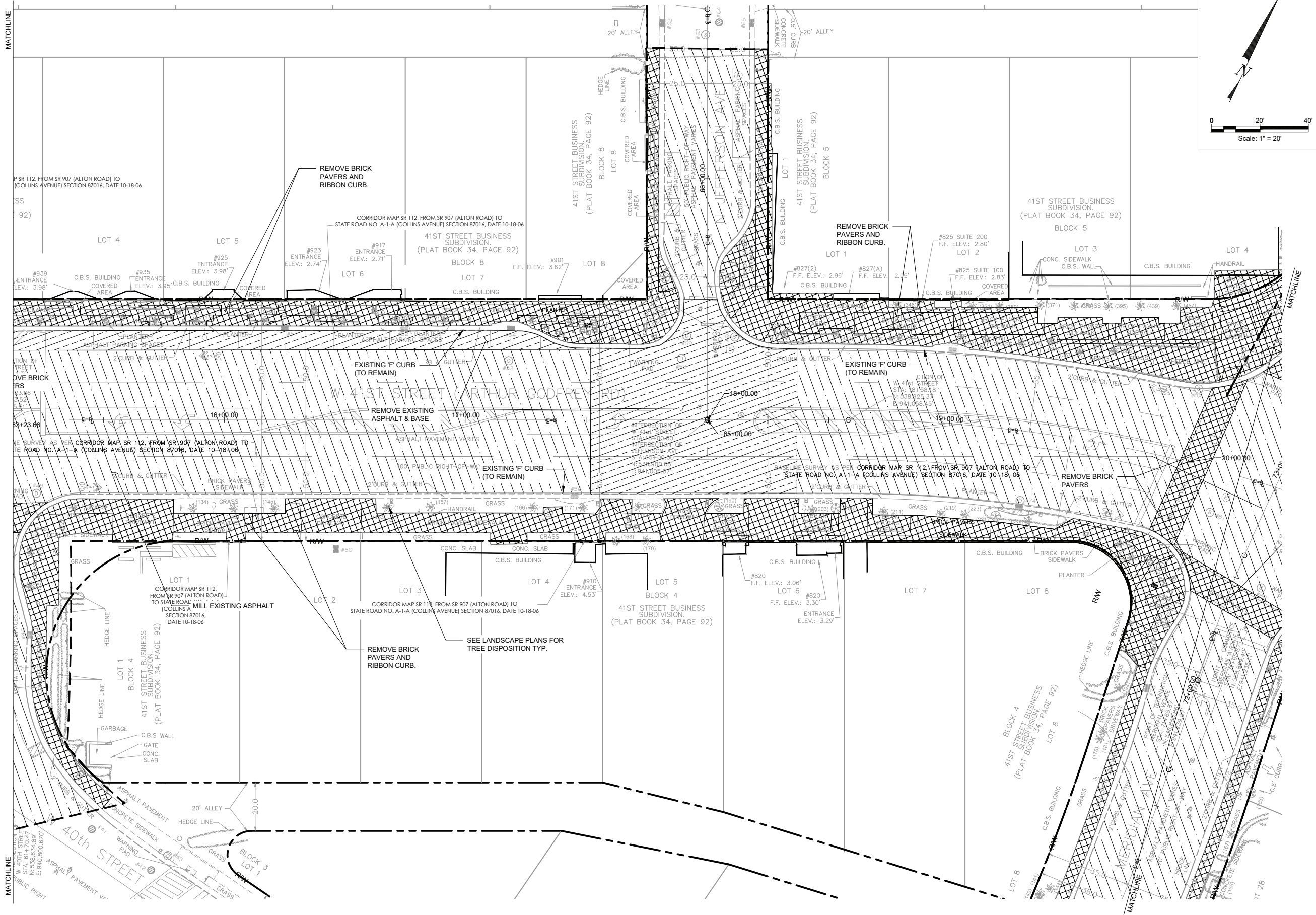






SURVEY & EXISTING CONDITIONS

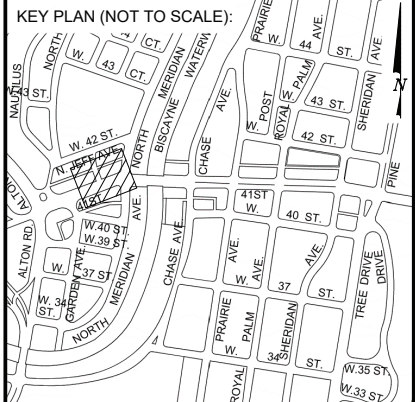




NOTES:

LEGEND

- [Cross-hatch pattern] = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
- [Diagonal hatch pattern] = MILL EXISTING ASPHALT
- [Horizontal hatch pattern] = REMOVE EXISTING ASPHALT & BASE
- [Dashed line] = LIMITS OF WORK
- [Long dashed line] = RIGHT OF WAY



P.E. SEAL:

File Name: 2023-C1-016.dwg

Survey Reference:

Field Book: N/A Page: N/A Work Order: N/A

Date: 4/17/2023 Sheet: 23 of 124 Drawing: C1-017

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

CITY MANAGER: ALINA T. HUDAK

DIRECTOR: DAVID MARTINEZ, P.E.

CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.

NO.	DATE	REVISION	APP'D. BY
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ENGINEER OF RECORD:

JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC

DESIGN ENGINEER: JSC

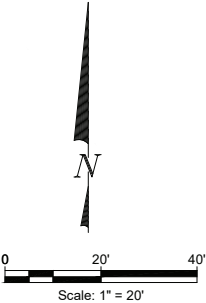
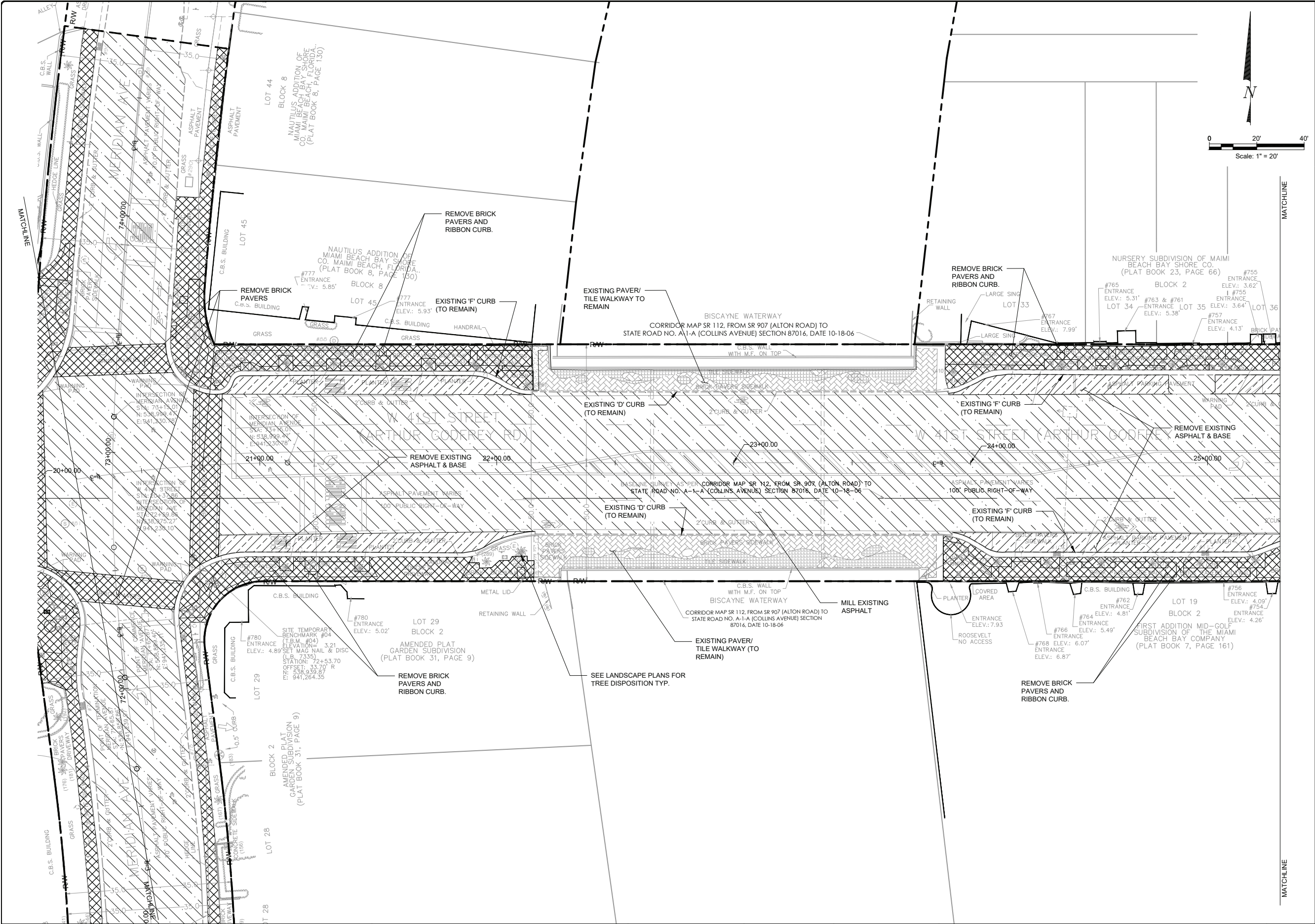
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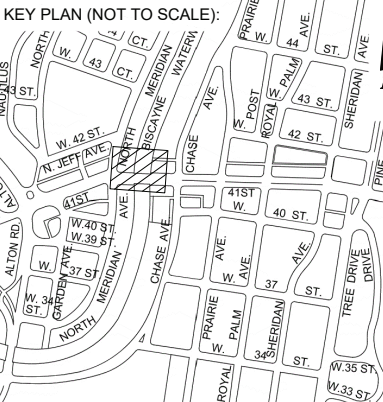
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NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT

TITLE: DEMOLITION PLAN

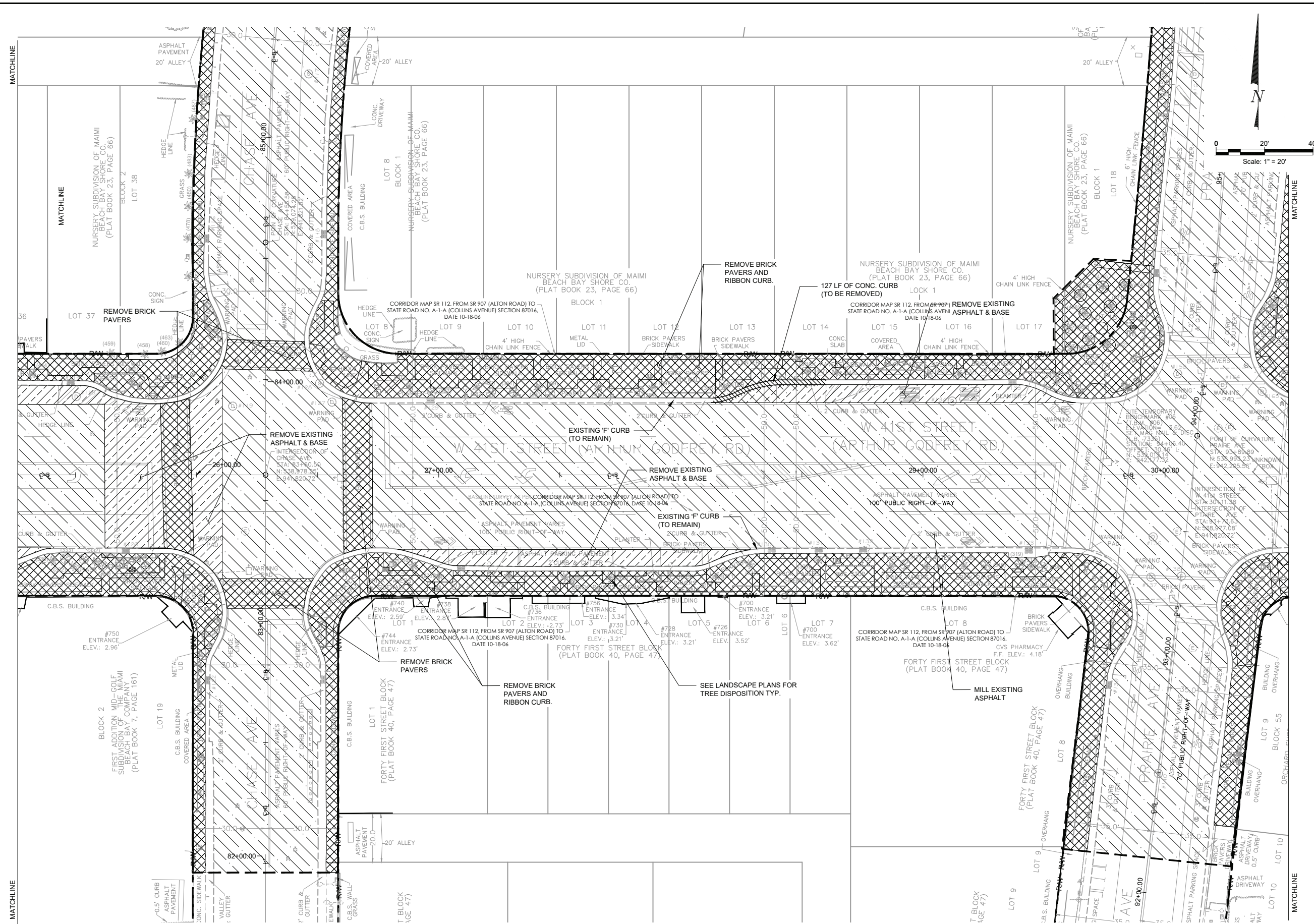


- NOTES:
- LEGEND
- = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
 - = MILL EXISTING ASPHALT
 - = REMOVE EXISTING ASPHALT & BASE
 - = LIMITS OF WORK
 - = RIGHT OF WAY



P.E. SEAL:

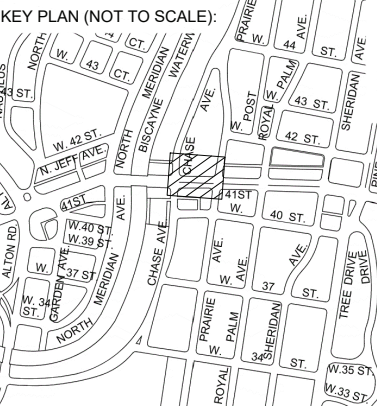
MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139	CITY MANAGER: ALINA T. HUDAK	5				Stantec 10000 W. FLORISSANT AVE., SUITE 200, MIAMI, FL 33156 www.stantec.com The consultant shall verify and be responsible for all dimensions, N/A, NOT TO SCALE. The drawings shall be used for reference and not for construction purposes. The City Engineer is not responsible for the accuracy of the information provided by the client. The City Engineer shall not be responsible for the accuracy of the information provided by the client.	ENGINEER OF RECORD:	ENGINEER OF RECORD: JSC	NEIGHBORHOOD:	41ST ST CORRIDOR REVITALIZATION PROJECT	File Name: 2023-C1-016.dwg					
	DIRECTOR: DAVID MARTINEZ, P.E.	4						DESIGN ENGINEER: JSC	DESIGN ENGINEER: JSC		TITLE:	DEMOLITION PLAN	Survey Reference:			
	CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	3							DRAWN BY: SMG				Field Book: N/A	Page: N/A	Work Order: N/A	
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NOTES:

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	=	DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
	=	MILL EXISTING ASPHALT
	=	REMOVE EXISTING ASPHALT & BASE
	=	LIMITS OF WORK
	=	RIGHT OF WAY



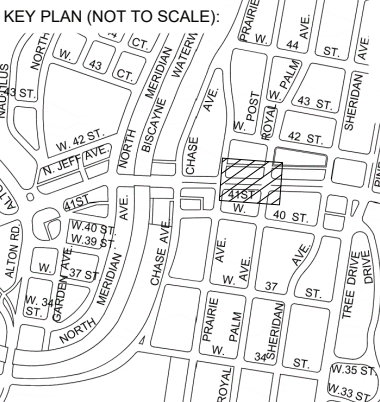
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NOTES:

LEGEND

- [Cross-hatched box] = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
- [Diagonal lines box] = MILL EXISTING ASPHALT
- [Horizontal lines box] = REMOVE EXISTING ASPHALT & BASE
- [Dashed line] = LIMITS OF WORK
- [Dash-dot line] = RIGHT OF WAY



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Survey Reference:	
Field Book: N/A	Page: N/A
Work Order: N/A	
Date: 4/17/2023	Sheet: 26 of 124
Drawing: C1-020	

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

CITY MANAGER: ALINA T. HUDAK

DIRECTOR: DAVID MARTINEZ, P.E.

CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.

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SUITE 1000 GARDEN CITY, FL 33143
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JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC

DESIGN ENGINEER: JSC

DRAWN BY: SMG

CHECKER: SMB

SCALE: 1/20

NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT

TITLE: DEMOLITION PLAN

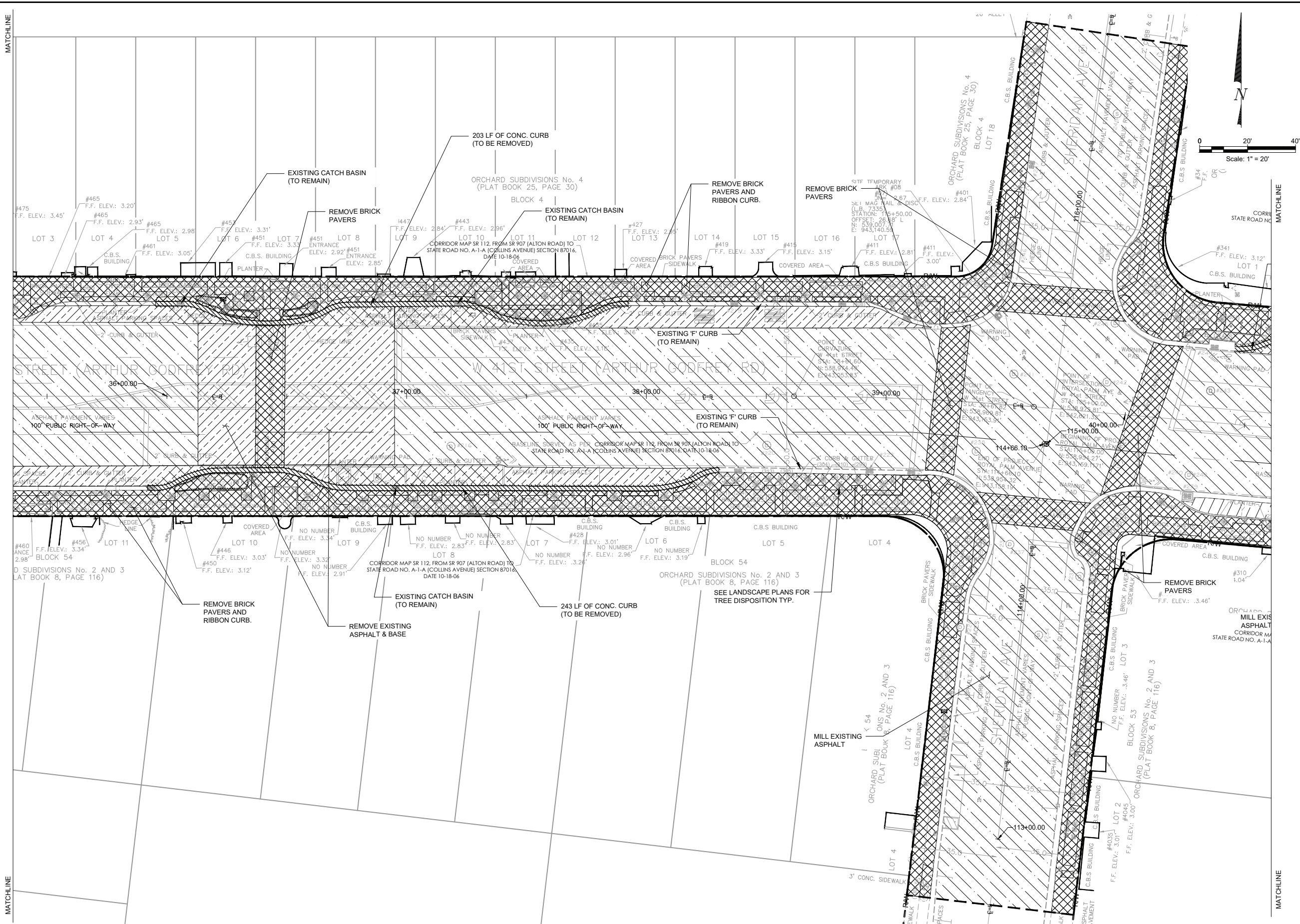
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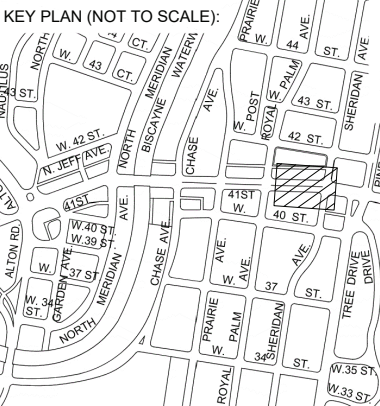
MATCHLINE

MATCHLINE

MATCHLINE



- NOTES:
- LEGEND
- = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
 - = MILL EXISTING ASPHALT
 - = REMOVE EXISTING ASPHALT & BASE
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MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
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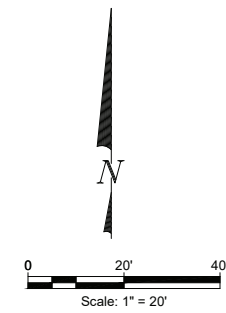
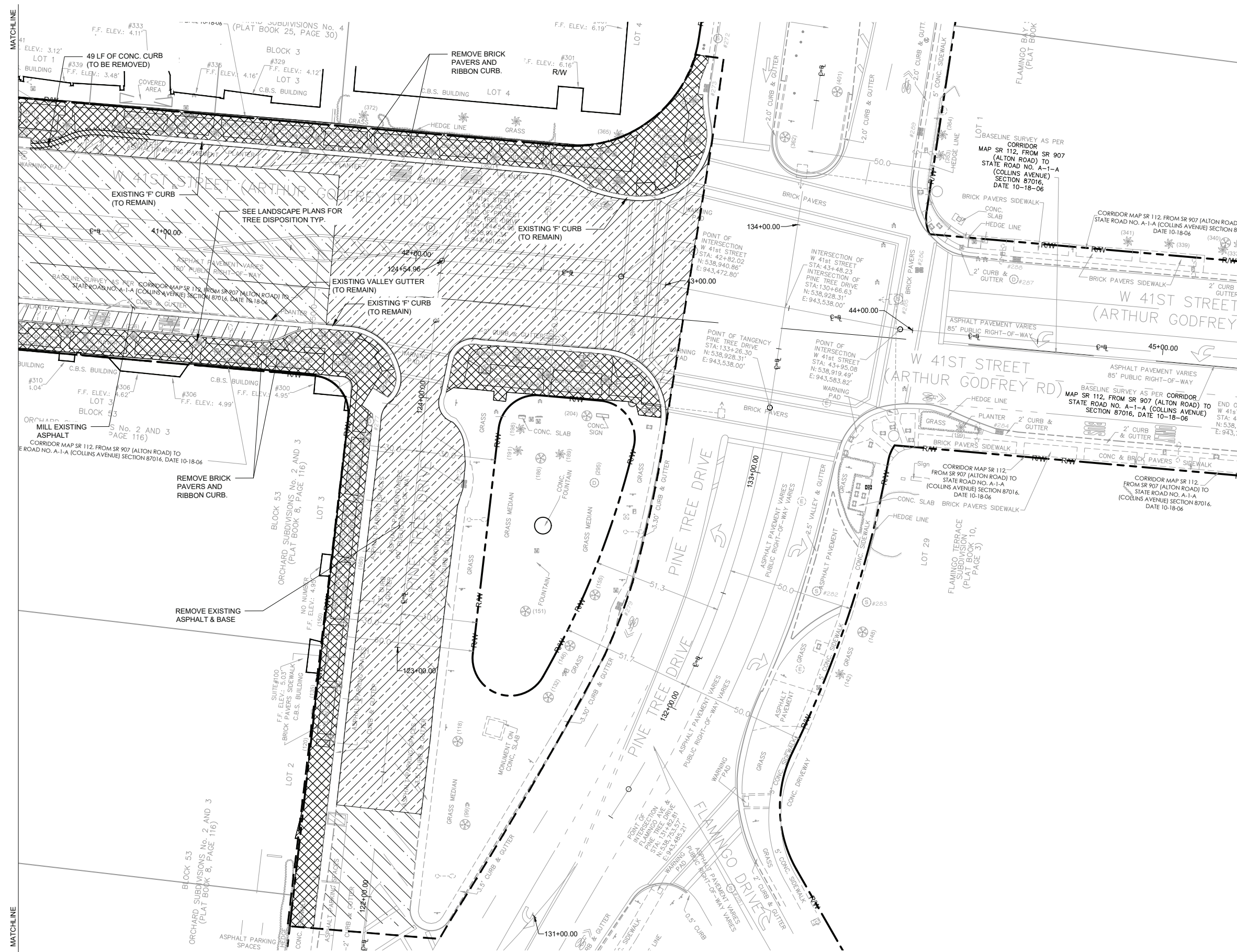


ENGINEER OF RECORD:
JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC
DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1/20

NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT
TITLE: DEMOLITION PLAN

File Name: 2023-C1-016.dwg
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Field Book: N/A Page: N/A Work Order: N/A
Date: 4/17/2023 Sheet: 27 of 124 Drawing: C1-021



NOTES:

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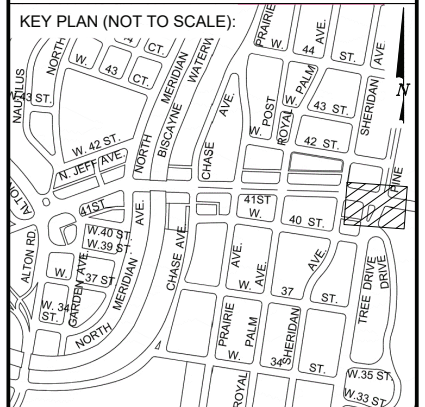
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SIDEWALK AND REMOVE BRICK
PAVERS

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 ASPHALT & BASE
 = LIMITS OF WORK

===== = RIGHT OF WAY



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OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL.33139

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: CRISTINA ORTEGA
CASTINEIRAS, P.E.

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ENGINEER OF RECORD:

JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC
DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1:20

NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT

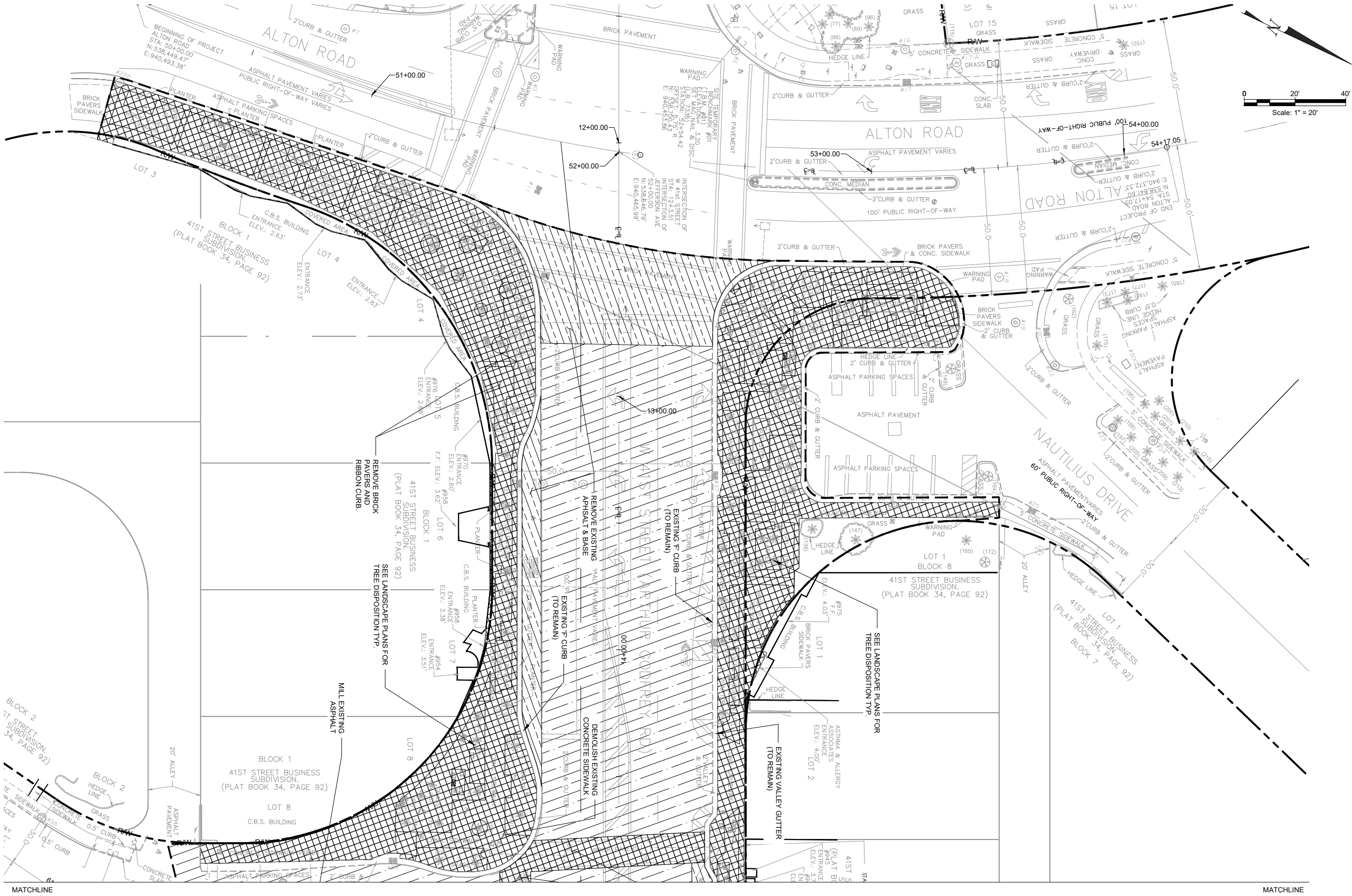
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File Name: 2023-C1-016.dwg

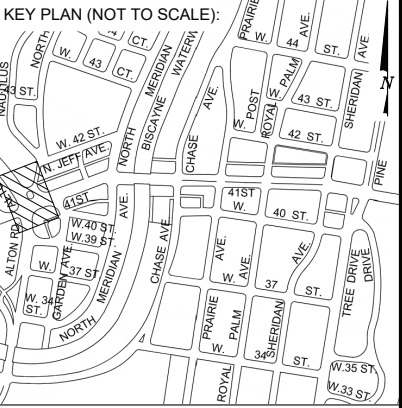
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Field Book: N/A Page: N/A Work Order: N/A

Date: 4/17/2023 Sheet: 28 of 124 Drawing: C1-022



- NOTES:
- LEGEND
- [Cross-hatched box] = DEMOLISH EXISTING SIDEWALK AND REMOVE BRICK PAVERS
 - [Diagonal lines box] = MILL EXISTING ASPHALT
 - [Horizontal lines box] = REMOVE EXISTING ASPHALT & BASE
 - [Dashed line] = LIMITS OF WORK
 - [Long dashed line] = RIGHT OF WAY



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MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.

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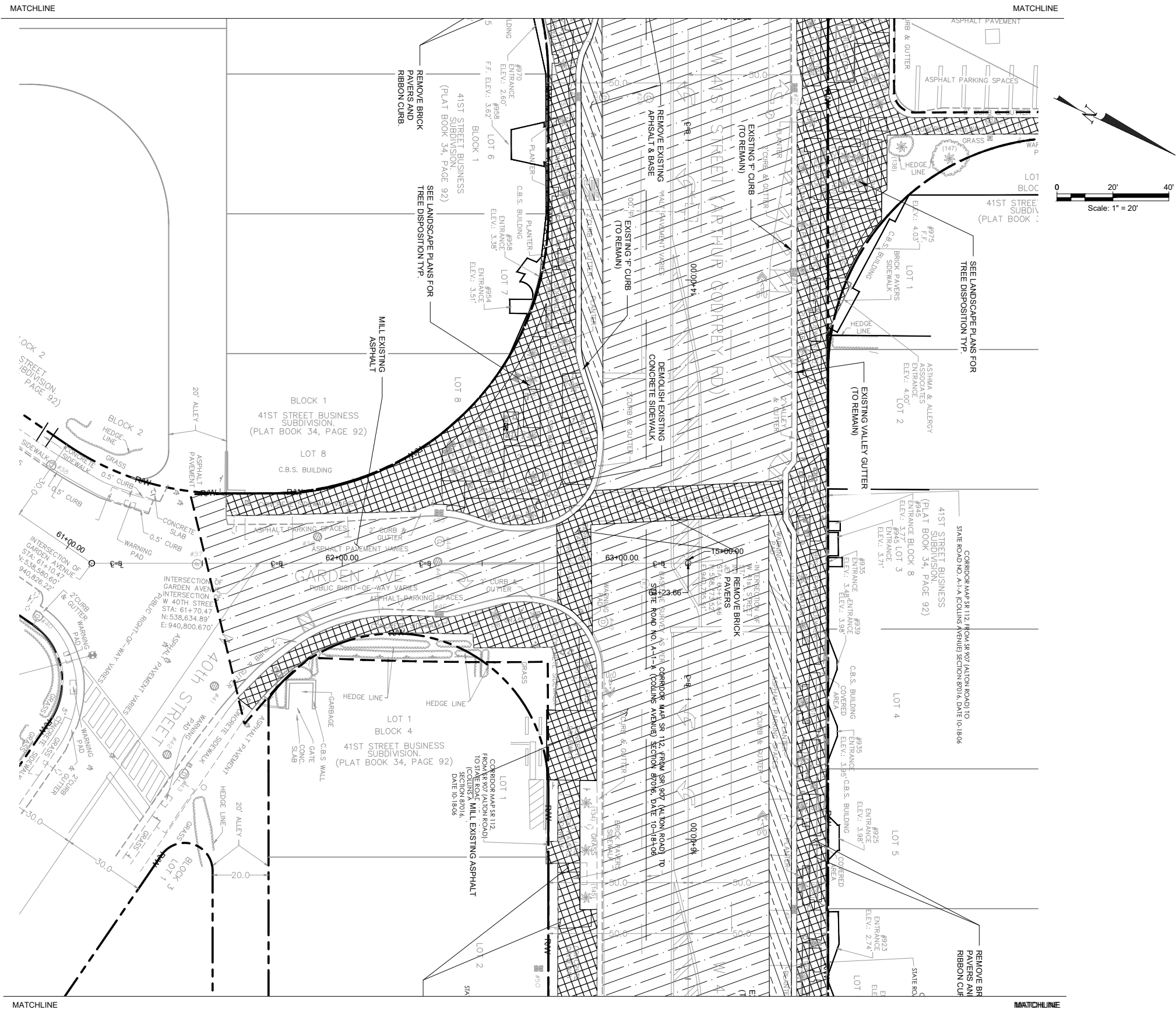


ENGINEER OF RECORD:
JEFFREY S. CREWS,
P.E. NO. 46575

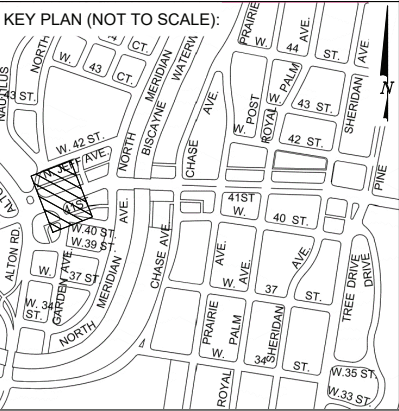
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NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT
TITLE: DEMOLITION PLAN

File Name: 2023-C1-016.dwg
Survey Reference:
Field Book: N/A Page: N/A Work Order: N/A
Date: 4/17/2023 Sheet: 29 of 124 Drawing: C1-023



- NOTES:
- LEGEND
- = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
 - = MILL EXISTING ASPHALT
 - = REMOVE EXISTING ASPHALT & BASE
 - = LIMITS OF WORK
 - = RIGHT OF WAY



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OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: CRISTINA ORTEGA
CASTINEIRAS, P.E.

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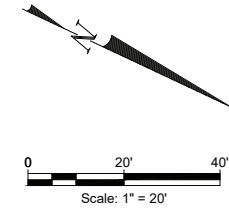


ENGINEER OF RECORD:
JEFFREY S. CREWS,
P.E. NO. 46575

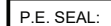
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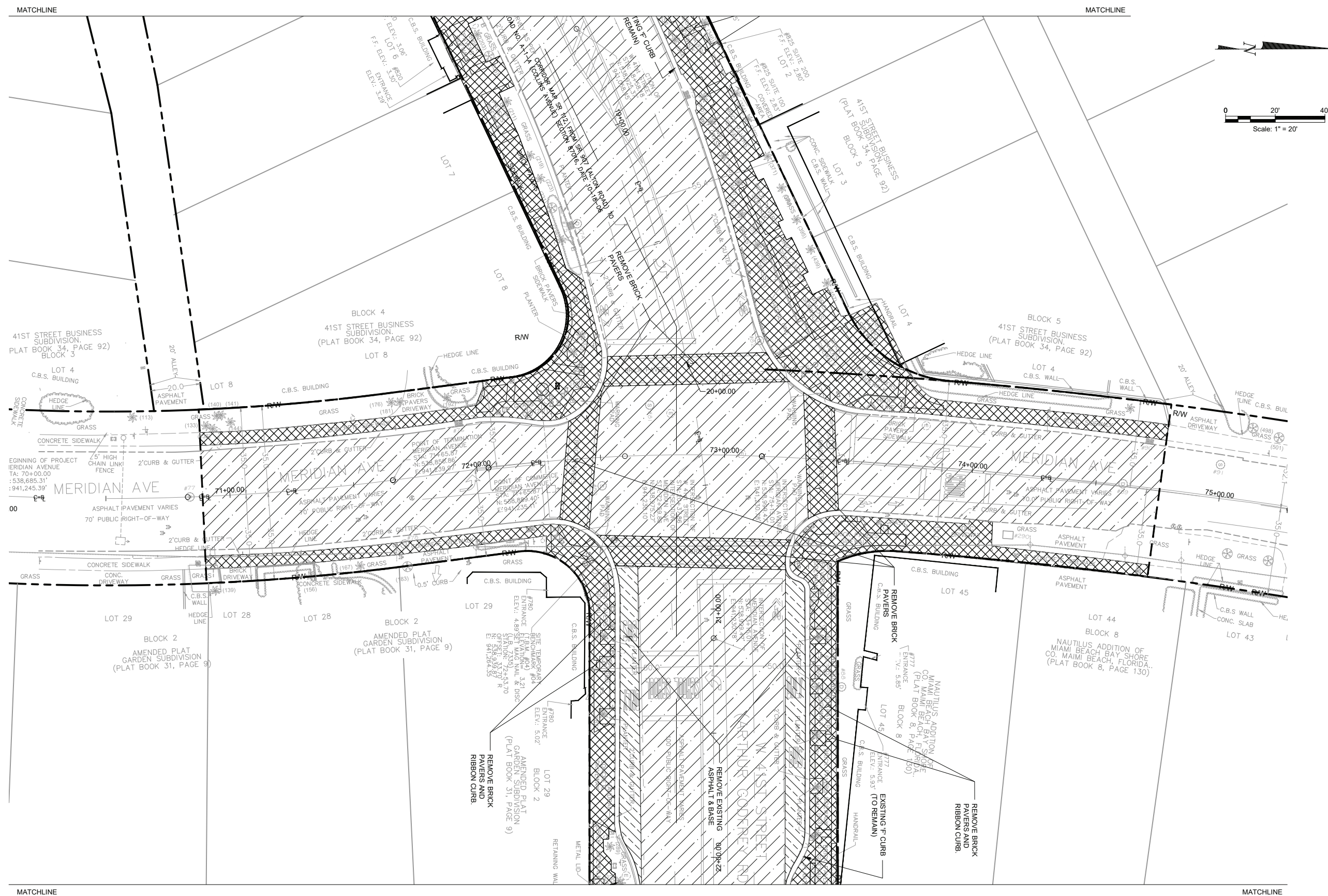
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TITLE: DEMOLITION PLAN

File Name: 2023-C1-016.dwg
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Field Book: N/A Page: N/A Work Order: N/A
Date: 4/17/2023 Sheet: 30 of 124 Drawing: C1-024



===== RIGHT OF WAY



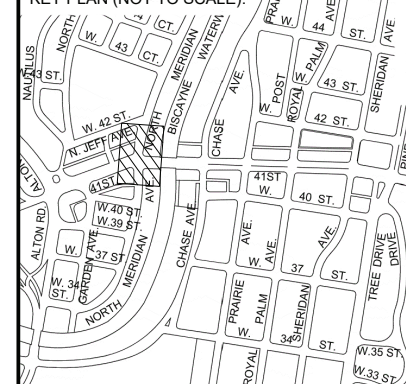


NOTES:

LEGEND

-  = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
-  = MILL EXISTING ASPHALT
-  = REMOVE EXISTING ASPHALT & BASE
-  = LIMITS OF WORK
-  = RIGHT OF WAY

KEY PLAN (NOT TO SCALE):



P.E. SEAL:



OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL.33139

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: CRISTINA ORTEGA
CASTINEIRAS, P.E.

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ENGINEER OF RECORD:

JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC
DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1:20

NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT

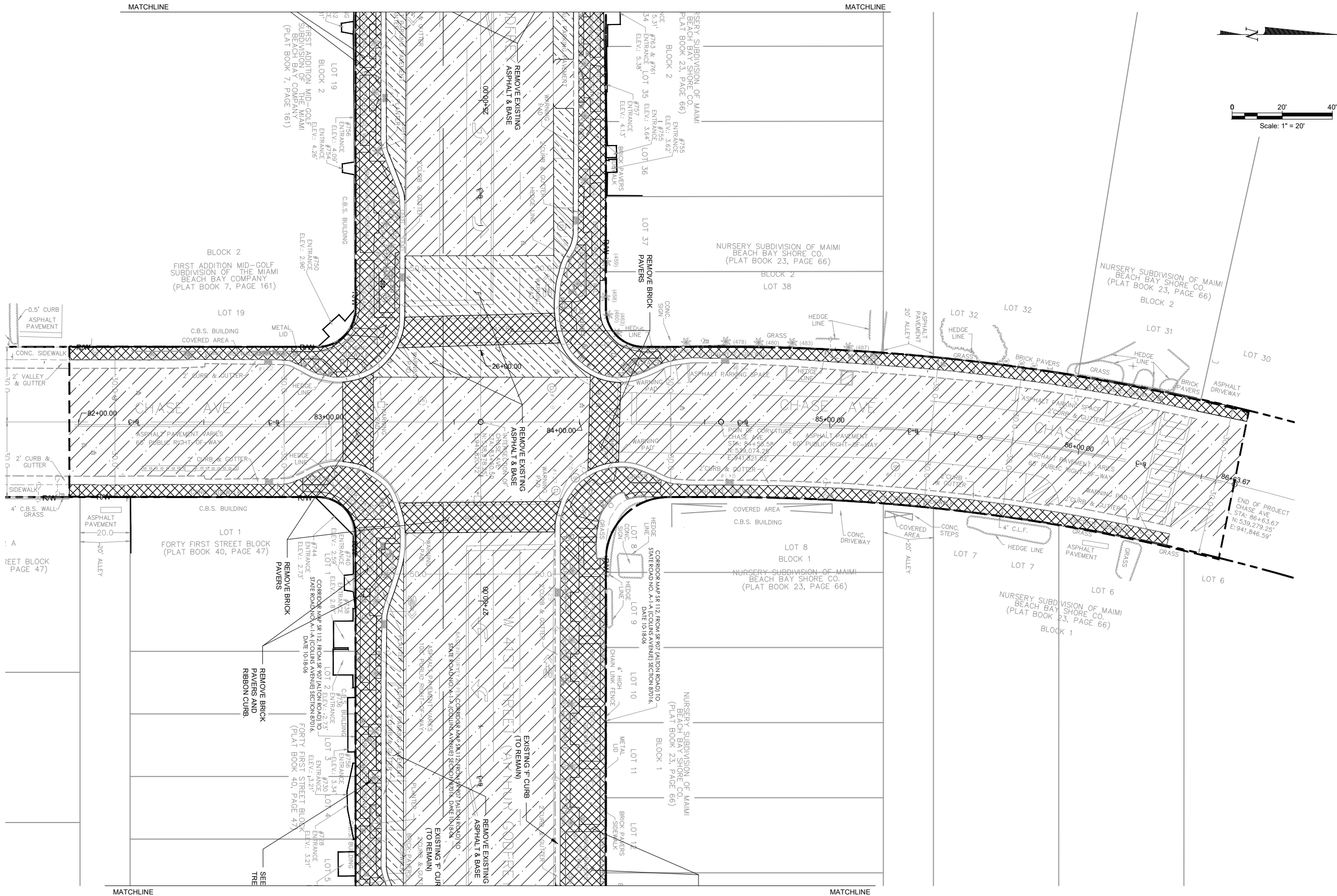
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File Name: 2023-C1-016.dwg

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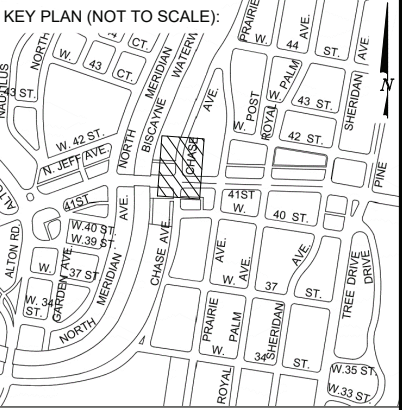
Date: 4/17/2023 Sheet: 32 of 124 Drawing: C1-026



NOTES:

LEGEND

- [Cross-hatch pattern] = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
- [Diagonal hatch pattern] = MILL EXISTING ASPHALT
- [Horizontal hatch pattern] = REMOVE EXISTING ASPHALT & BASE
- [Dashed line] = LIMITS OF WORK
- [Dotted line] = RIGHT OF WAY



P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.

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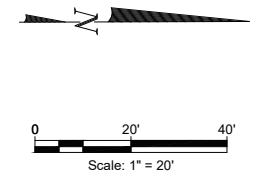
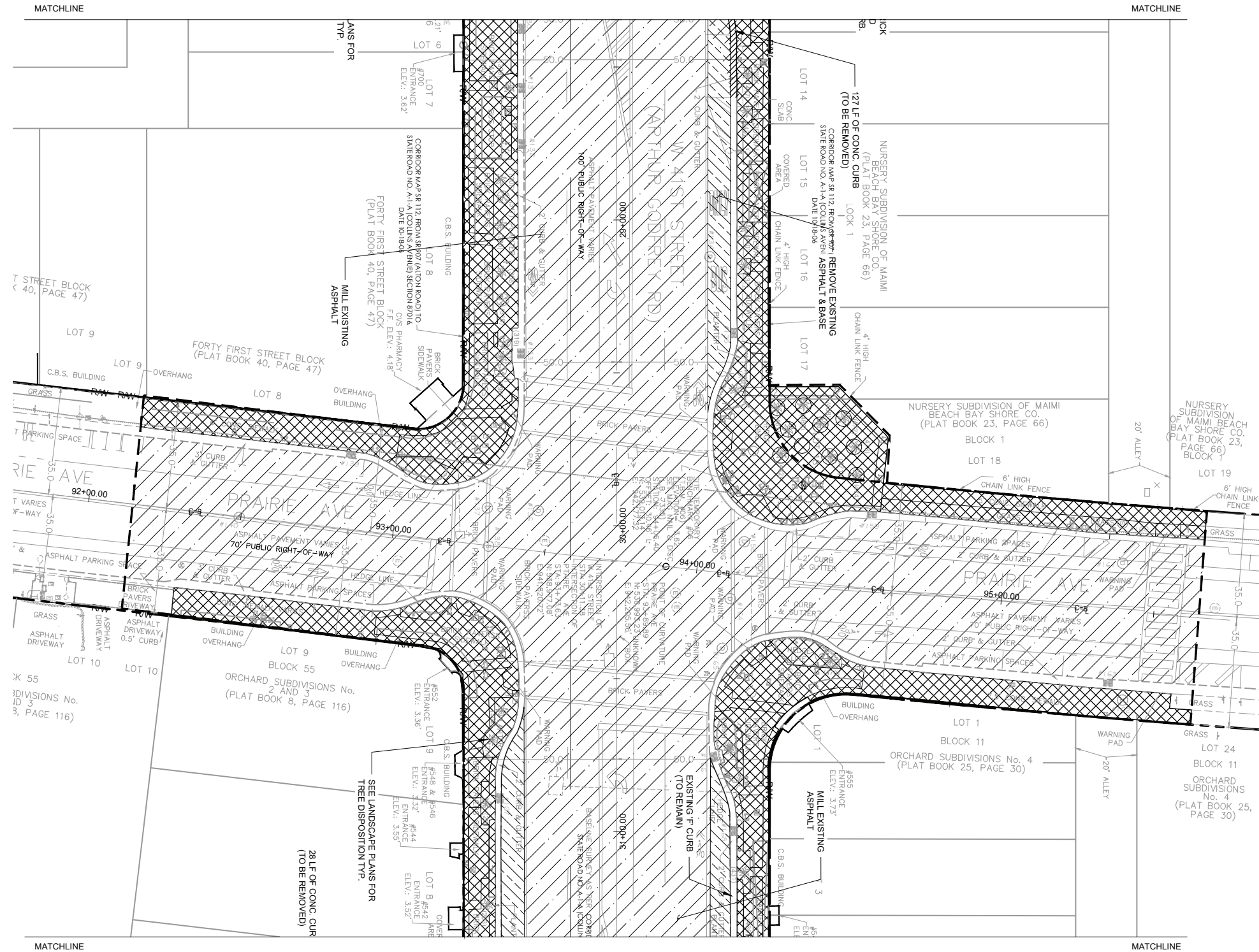
4000 N. MIAMI AVENUE
SUITE 200
MIAMI, FL 33136
TEL: 305.371.1234
WWW.STANTEC.COM

ENGINEER OF RECORD:
JEFFREY S. CREWS,
P.E. NO. 46575

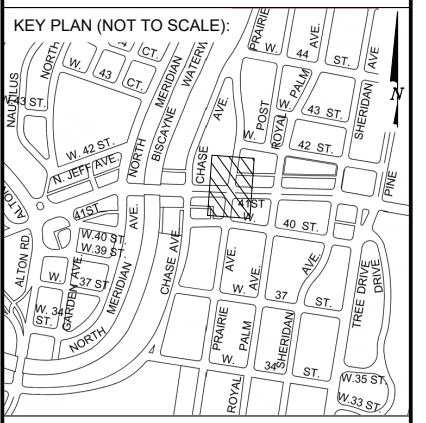
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DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1/20

NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT
TITLE: DEMOLITION PLAN

File Name: 2023-C1-016.dwg
Survey Reference:
Field Book: N/A Page: N/A Work Order: N/A
Date: 4/17/2023 Sheet: 33 of 124 Drawing: C1-027



- NOTES:
- LEGEND
- = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
 - = MILL EXISTING ASPHALT
 - = REMOVE EXISTING ASPHALT & BASE
 - = LIMITS OF WORK
 - = RIGHT OF WAY



P.E. SEAL:

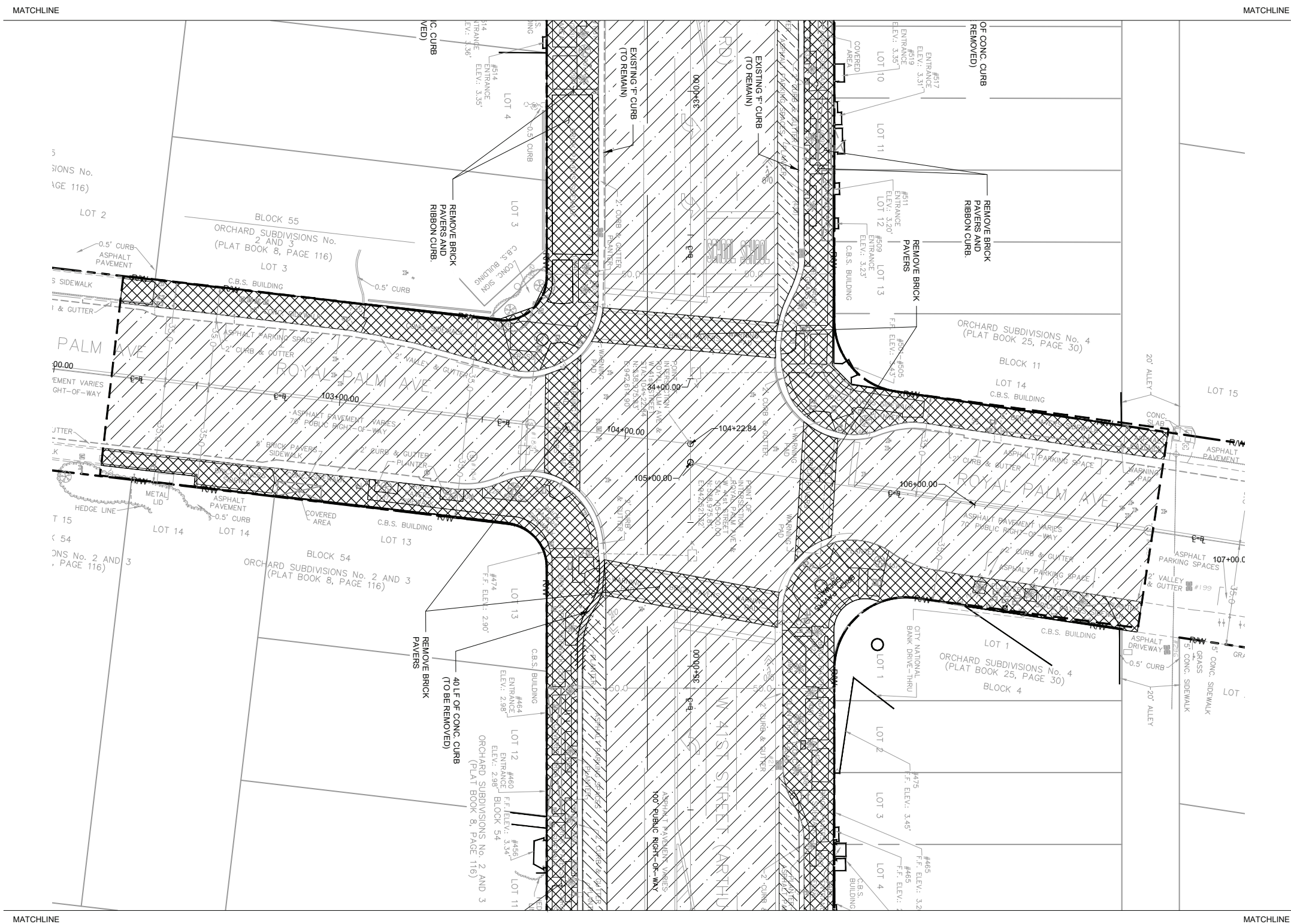
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ENGINEER OF RECORD:
JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC
DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1/20

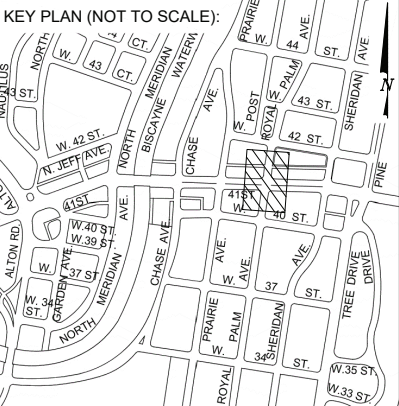
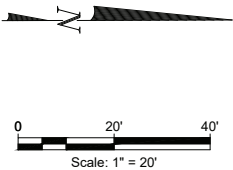
NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT
TITLE: DEMOLITION PLAN



NOTES:

LEGEND

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|  | = | DEMOLISH EXISTING CONCRETE
SIDEWALK AND REMOVE BRICK
PAVERS |
|  | = | MILL EXISTING ASPHALT |
|  | = | REMOVE EXISTING
ASPHALT & BASE |
|  | = | LIMITS OF WORK |
|  | = | RIGHT OF WAY |



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ENGINEER OF RECORD:

JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC
DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1:20

NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT

TITLE: DEMOLITION PLAN

File Name: 2023-C1-016.dwg

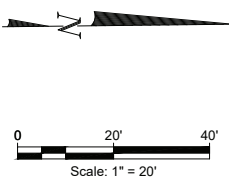
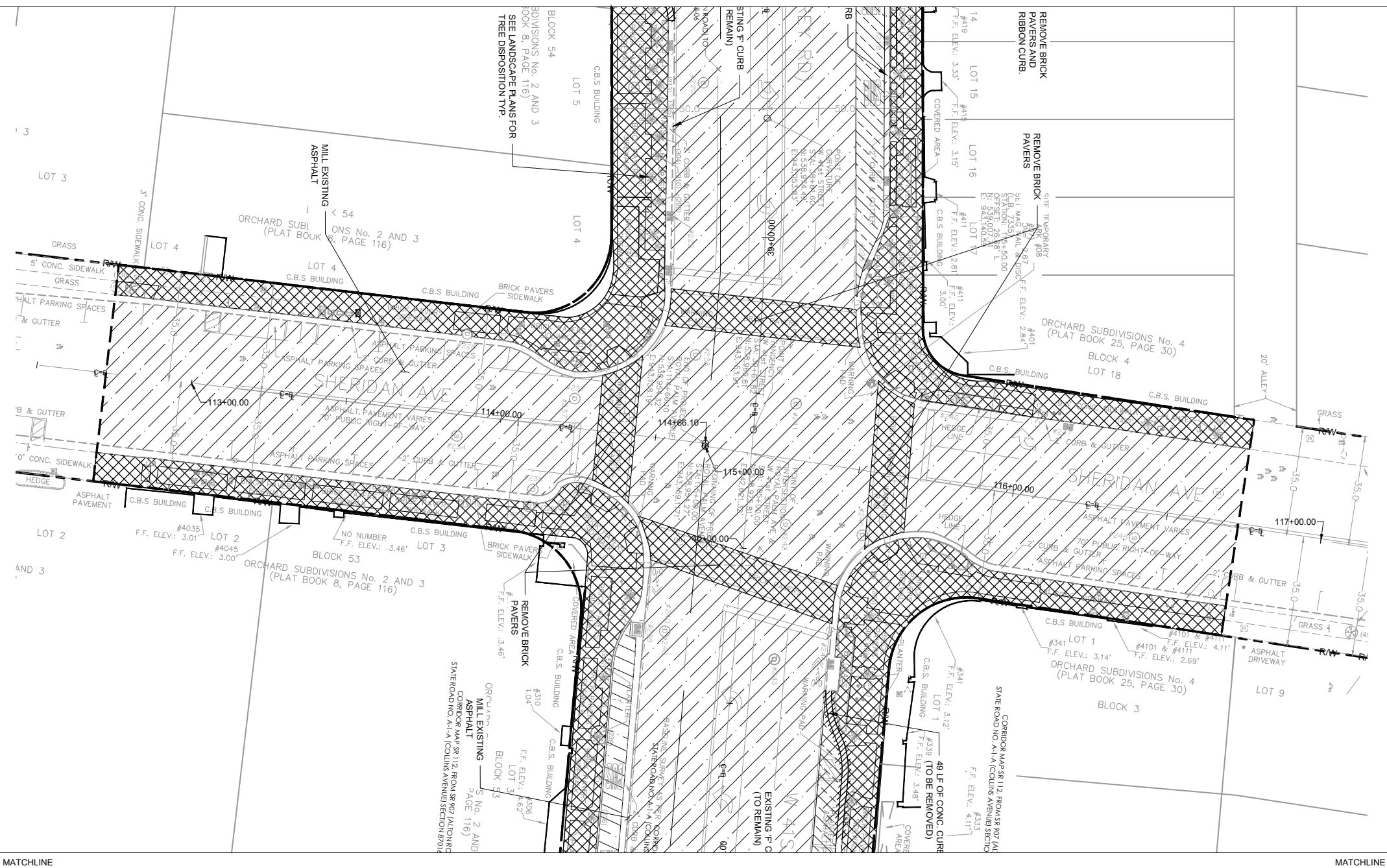
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Date: 4/17/2023 Sheet: 35 of 124 Drawing: C1-029

MATCHLINE

MATCHLINE

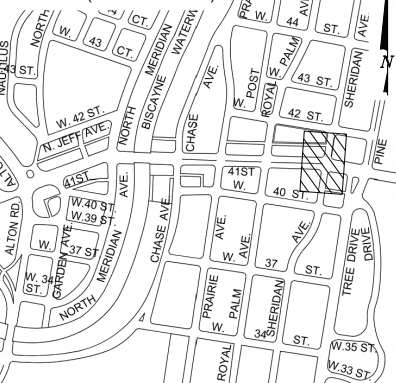


NOTES:

LEGEND

- = DEMOLISH EXISTING CONCRETE SIDEWALK AND REMOVE BRICK PAVERS
- = MILL EXISTING ASPHALT
- = REMOVE EXISTING ASPHALT & BASE
- = LIMITS OF WORK
- = RIGHT OF WAY

KEY PLAN (NOT TO SCALE):



P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

CITY MANAGER: ALINA T. HUDAK
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.

NO.	DATE	REVISION	APP'D. BY
5			
4			
3			
2			
1			



ENGINEER OF RECORD:
JEFFREY S. CREWS,
P.E. NO. 46575

ENGINEER OF RECORD: JSC
DESIGN ENGINEER: JSC
DRAWN BY: SMG
CHECKER: SMB
SCALE: 1/20

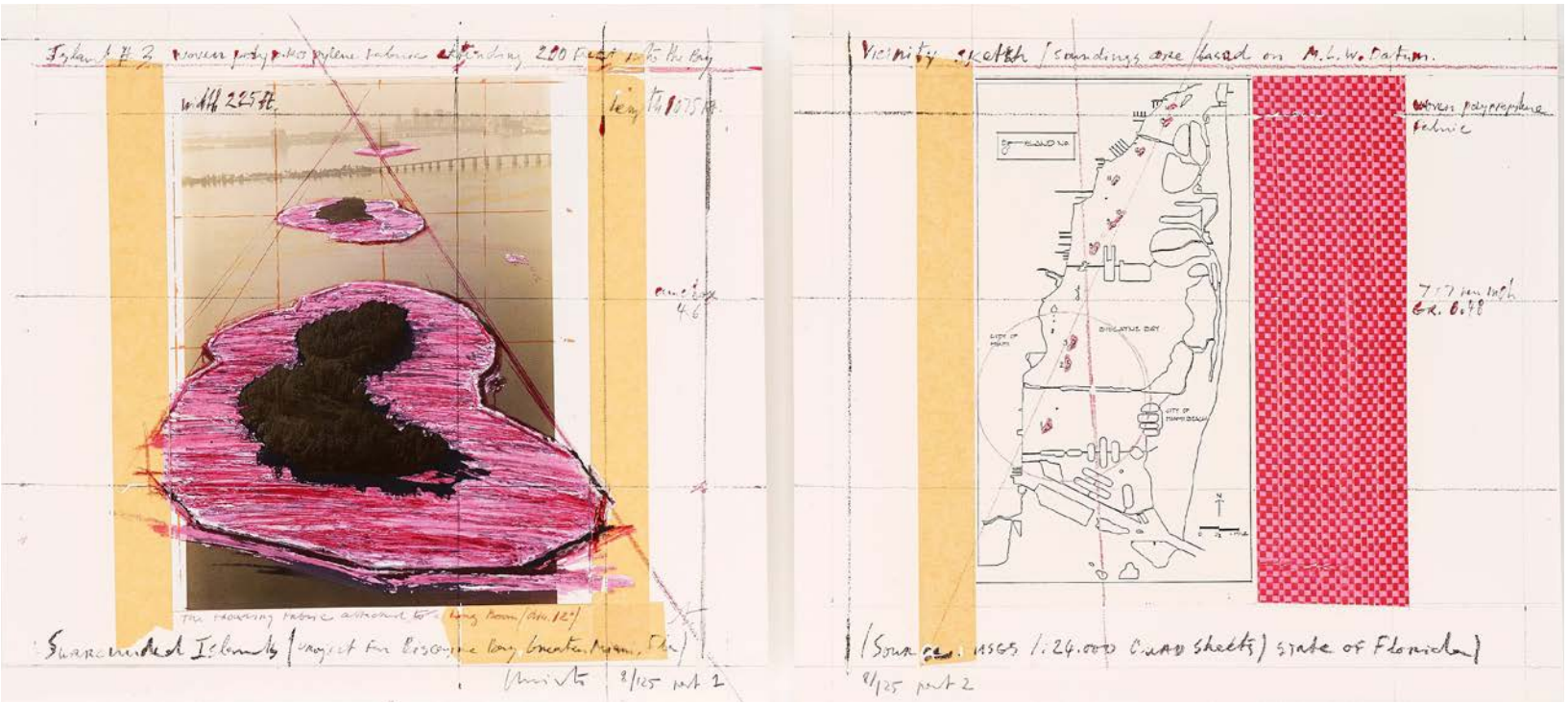
NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION PROJECT
TITLE: DEMOLITION PLAN

File Name: 2023-C1-016.dwg
Survey Reference:
Field Book: N/A Page: N/A Work Order: N/A
Date: 4/17/2023 Sheet: 36 of 124 Drawing: C1-030

EXISTING SITE PLAN



WALKS AND OASES CONCEPT



Surrounded Islands 1983 By Christo and Jeanne-Claude

PROPOSED SITE PLAN: WALKS AND OASES





PROPOSED

EXISTING SITE PLAN

ALTON ROAD TO BISCAIYNE WATERWAY



11 ON-STREET PARKING SPACES

PROPOSED PLAN

ALTON ROAD TO BISCAIYNE WATERWAY



ALL ON-STREET PARKING TO REMAIN

EXISTING AND PROPOSED ELEVATIONS ALTON ROAD TO BISCAYNE WATERWAY



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

EXISTING SITE PLAN
BISCAYNE WATERWAY TO PRAIRIE AVE



26 ON-STREET PARKING SPACES

PROPOSED PLAN

BISCAYNE WATERWAY TO PRAIRIE AVE



EXISTING AND PROPOSED ELEVATIONS BISCAIYNE WATERWAY TO PRAIRIE AVE



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

EXISTING SITE PLAN
SHERIDAN AVE TO PINE TREE DR



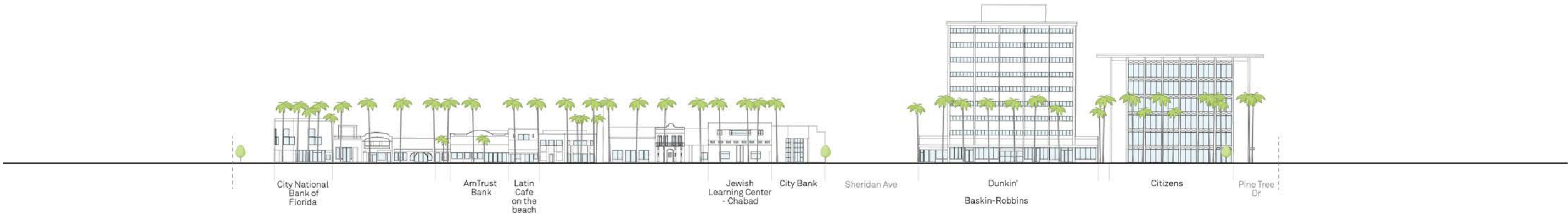
26 ON-STREET PARKING SPACES

PROPOSED PLAN

SHERIDAN AVE TO PINE TREE DR



EXISTING AND PROPOSED ELEVATIONS PRAIRIE AVE TO PINE TREE DRIVE



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



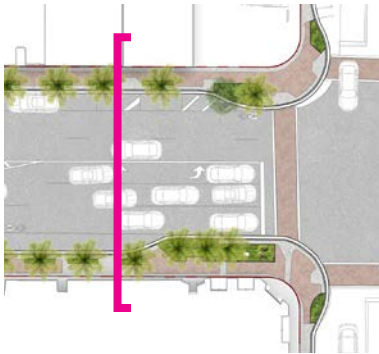
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

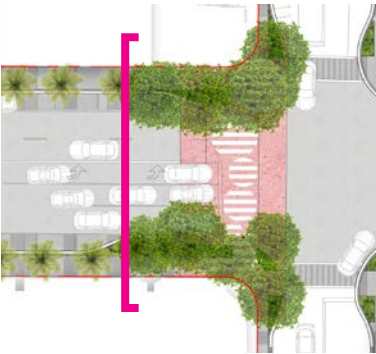
EXISTING SECTION

TYPICAL “WALKS” SECTION



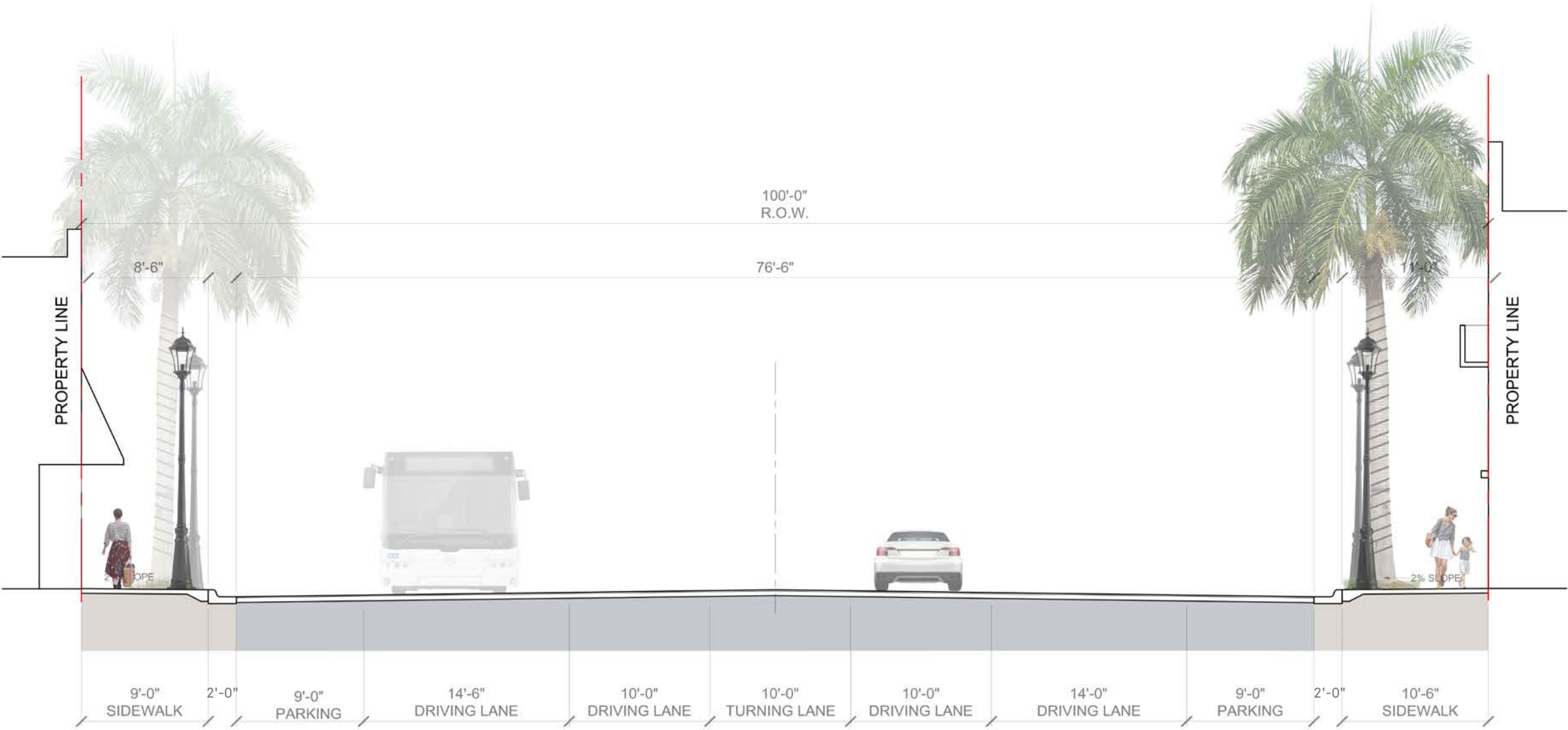
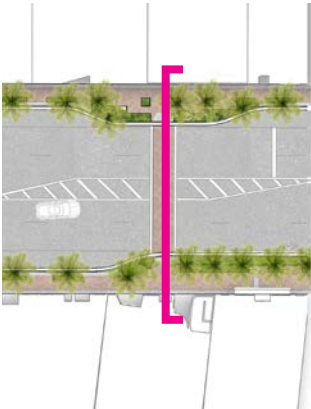
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TYPICAL “WALKS” SECTION



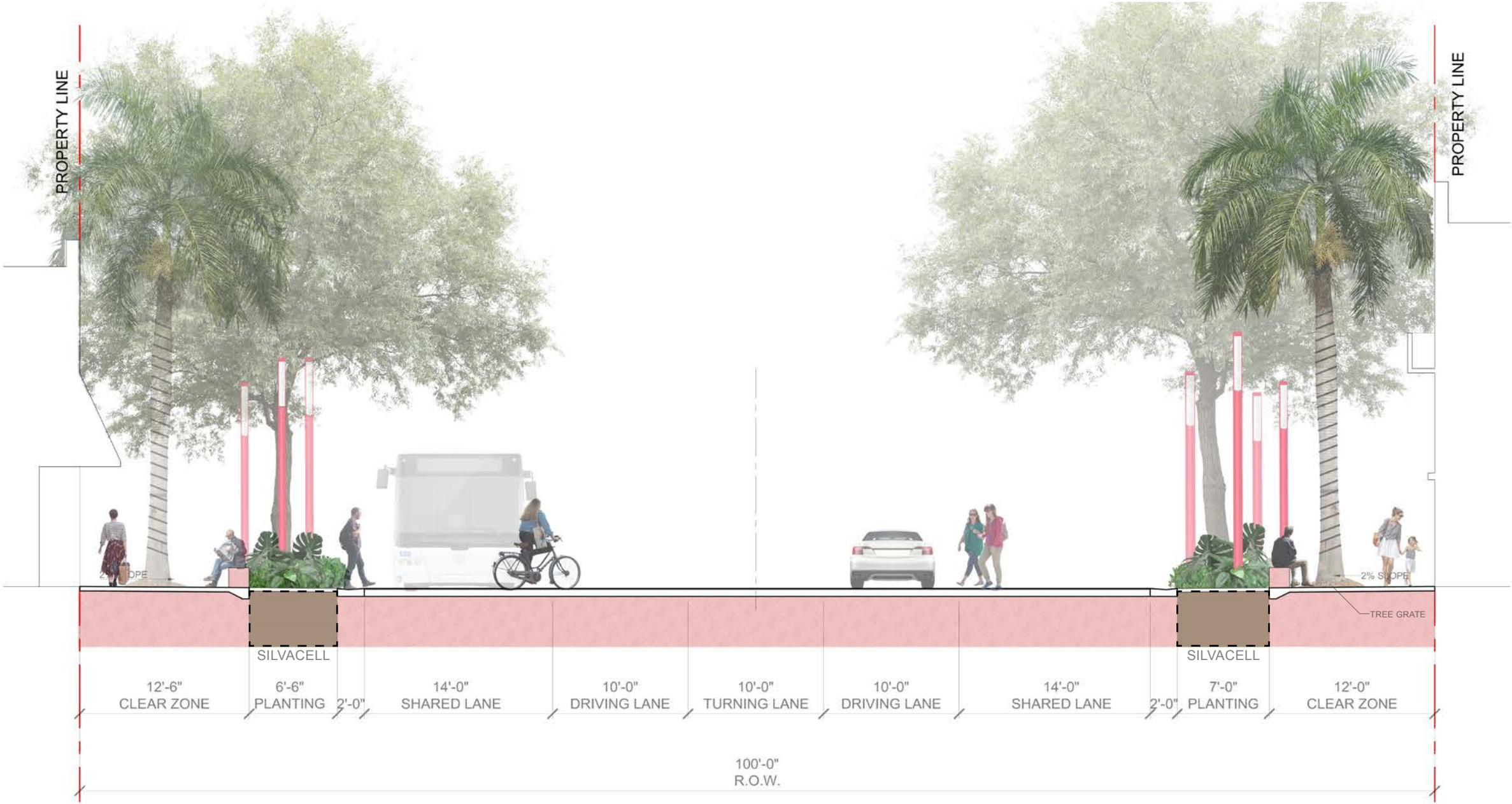
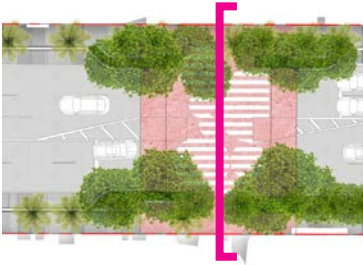
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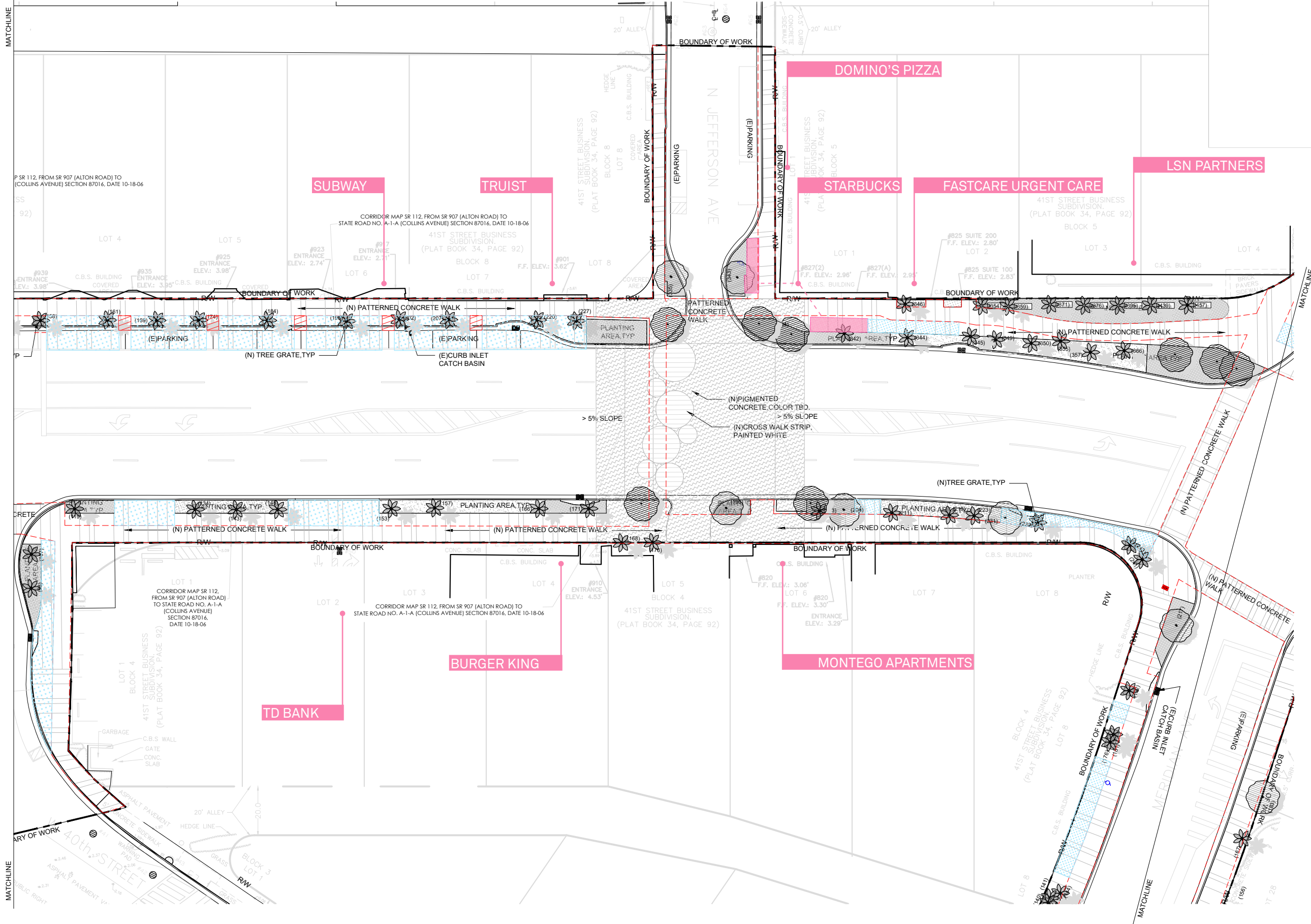
TYPICAL “OASIS” SECTION



PROPOSED SECTION

TYPICAL “OASIS” SECTION





NOTES:

EXISTING SEATING

POTENTIAL SEATING

NOT TO BLOCK

7' CLEAR WALKWAY

NEW TREES

TREE

PALM

EXISTING TREES

TREE

PALM

OFF-SITE TREES

TREE

PALM

SPARTINA GRASS

PERENNIAL PEANUT

WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO

KEY PLAN (NOT TO SCALE):

ARCH. SEAL:

5			
4			
3			
2			
1			
NO.	DATE	REVISION	APP'D. BY

ARCHITECT OF RECORD:

DESIGN ARCHITECTXXX

DRAWN BY: XXX

CHECKER: XXX

SCALE: 1"=20'

ARCHITECT OF RECORD:

Jeffrey Huber

#AR05514

#LA6667547

NEIGHBORHOOD:

41ST ST CORRIDOR REVITALIZATION

TITLE:

OUTDOOR SEATING DIAGRAM

File Name: 41STCORR - LX - SEATING-PineTree.dwg

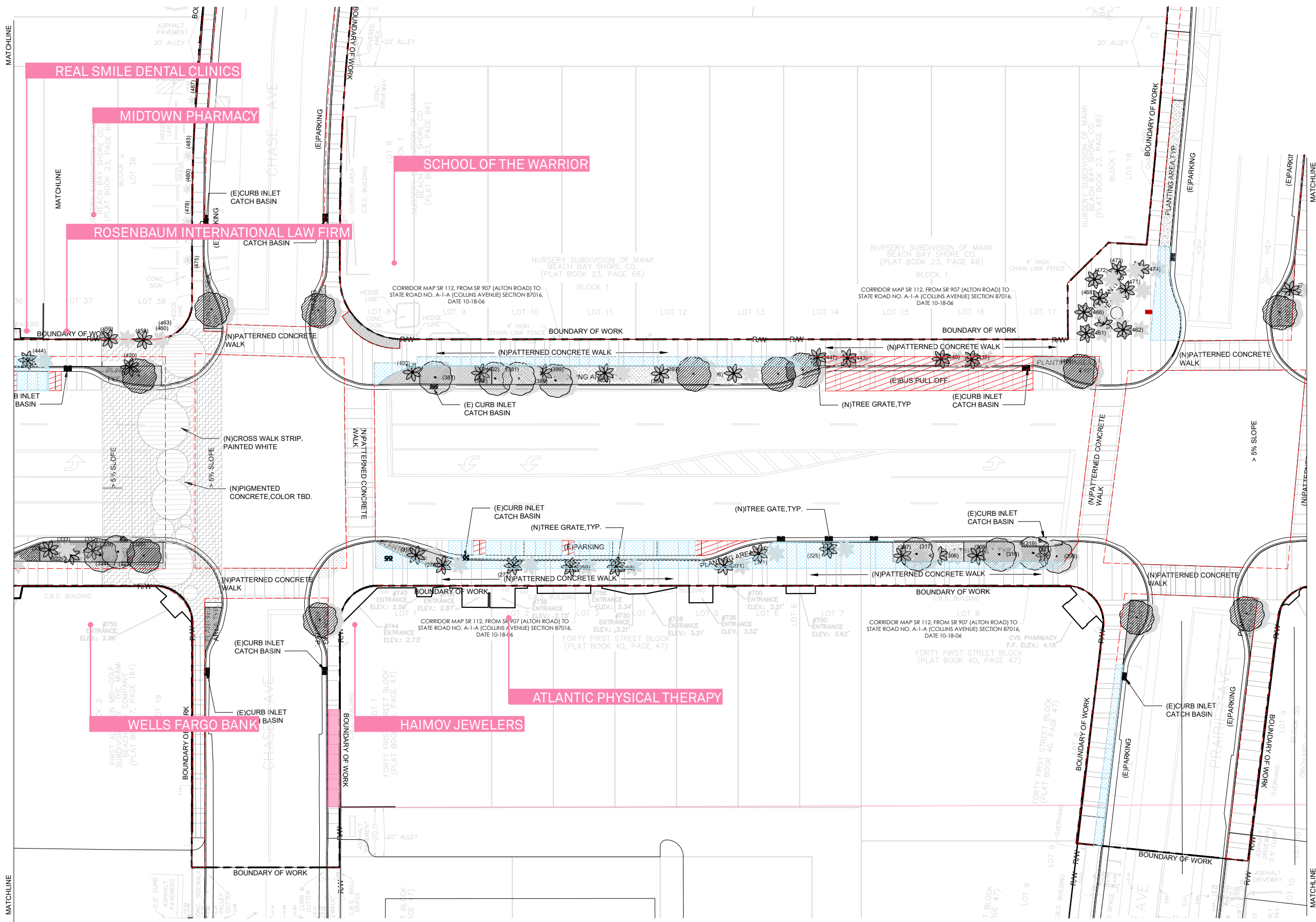
Survey Reference:

Field Book: N/A Page: N/A Work Order: N/A

Date: 4/17/2023 Sheet: ### of 124

Drawing:

THIS SPACE RESERVED FOR PROJECT MILESTONE



NOTES:

EXISTING SEATING

POTENTIAL SEATING

NOT TO BLOCK

7' CLEAR WALKWAY

NEW TREES

TREE

PALM

EXISTING TREES

TREE

PALM

OFF-SITE TREES

TREE

PALM

SPARTINA GRASS

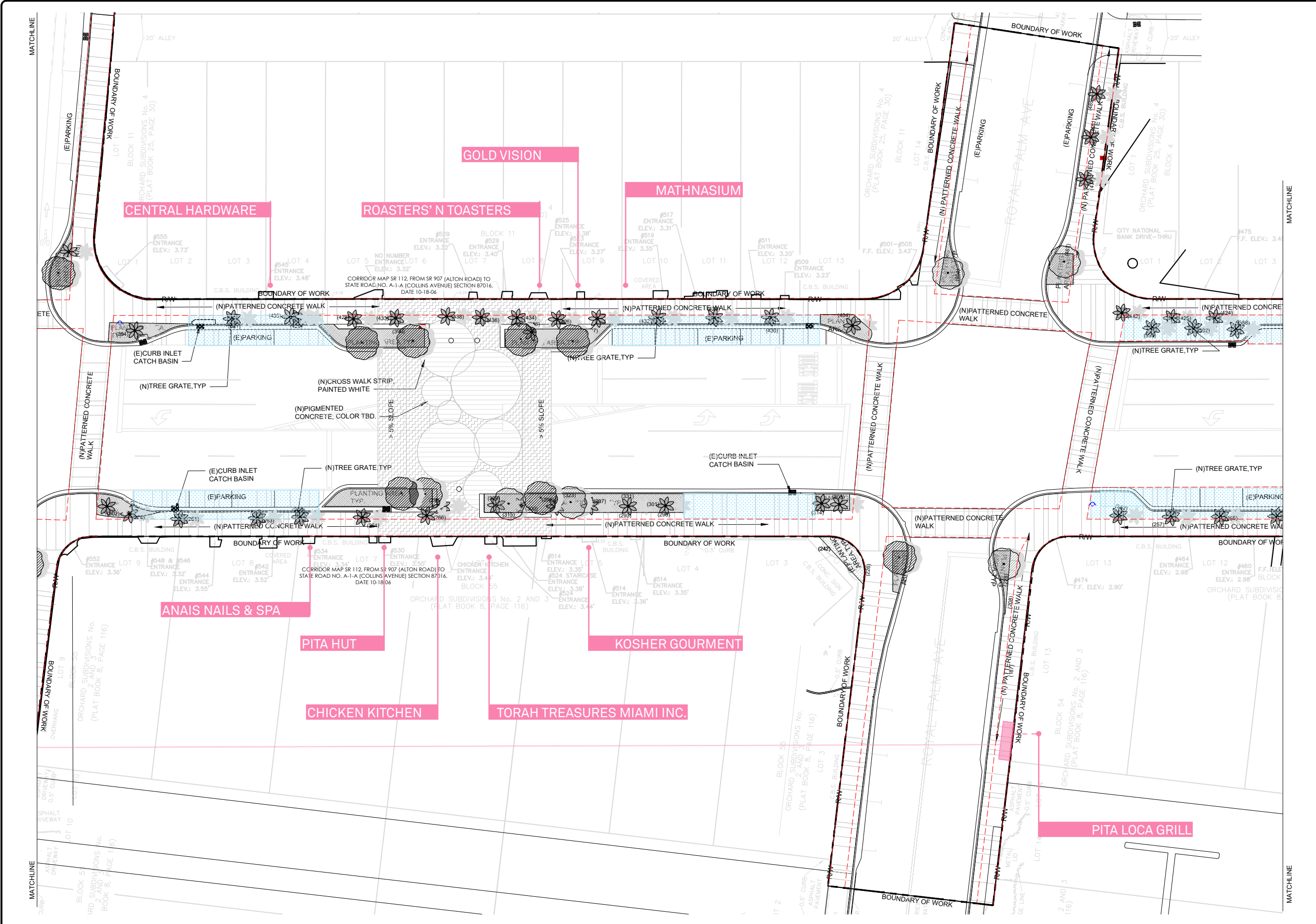
PERENNIAL PEANUT

WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO

KEY PLAN (NOT TO SCALE):

ARCH. SEAL:

THIS SPACE RESERVED FOR PROJECT MILESTONE



NOTES:

EXISTING SEATING

POTENTIAL SEATING

NOT TO BLOCK

7' CLEAR WALKWAY

NEW TREES

TREE

PALM

EXISTING TREES

TREE

PALM

OFF-SITE TREES

TREE

PALM

SPARTINA GRASS

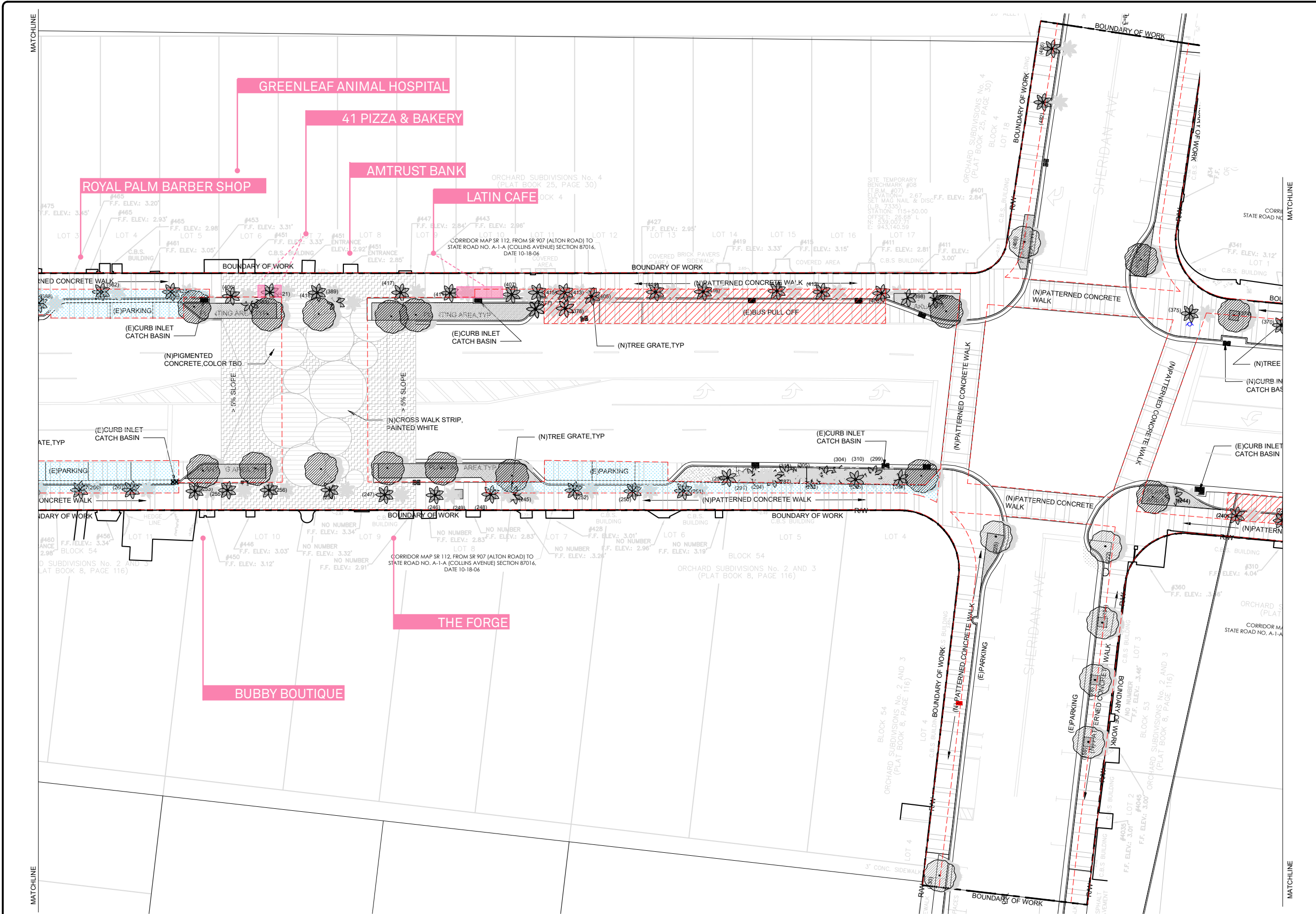
PERENNIAL PEANUT

WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO

KEY PLAN (NOT TO SCALE):

ARCH. SEAL:

 OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139	CITY MANAGER: ALINA T. HUDAK	5						 BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD:	ARCHITECT OF RECORD:	NEIGHBORHOOD:	41ST ST CORRIDOR REVITALIZATION	File Name: 41STCORR - LX - SEATING-PineTree.dwg	Drawing:
	DIRECTOR: DAVID MARTINEZ, P.E.	4							DESIGN ARCHITECT:XXX	DESIGN ARCHITECT:XXX			Survey Reference:	
	PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E.	3							DRAWN BY: XXX	DRAWN BY: XXX			Field Book: N/A Page: N/A Work Order: N/A	
	CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	2							CHECKER: XXX	CHECKER: XXX				
		1							Jeffrey Huber #AR95514 #LA6667547	SCALE: 1"=20'	TITLE:	OUTDOOR SEATING DIAGRAM	Date: 4/17/2023 Sheet: ##### of 124	#####



NOTES:

EXISTING SEATING

POTENTIAL SEATING

NOT TO BLOCK

7' CLEAR WALKWAY

NEW TREES

TREE

PALM

EXISTING TREES

TREE

PALM

OFF-SITE TREES

TREE

PALM

SPARTINA GRASS

PERENNIAL PEANUT

WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO

KEY PLAN (NOT TO SCALE):

ARCH. SEAL:

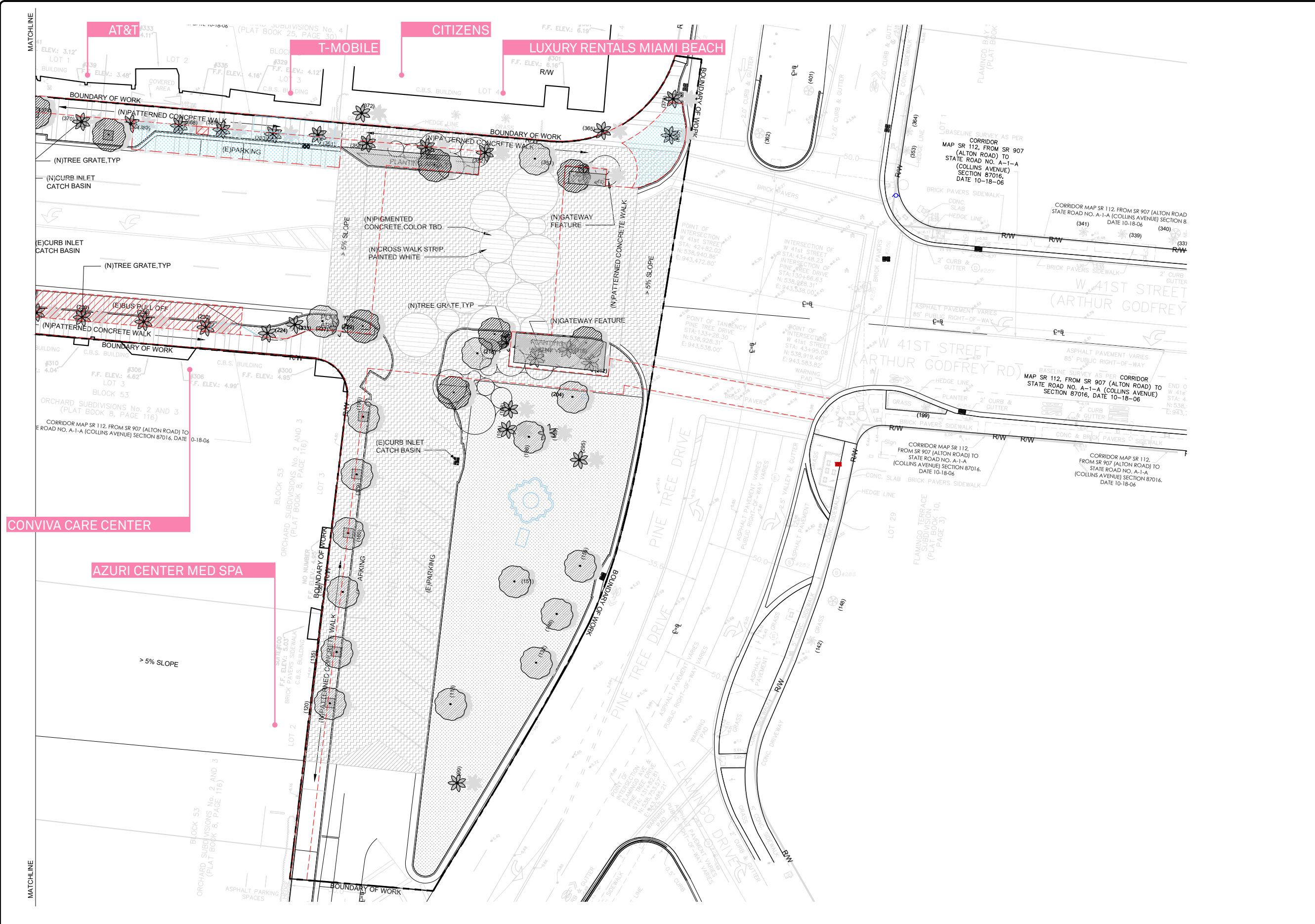
File Name: 41STCORR - LX - SEATING-PineTree.dwg

Survey Reference:

Field Book: N/A Page: N/A Work Order: N/A

Date: 4/17/2023 Sheet: ##### of 124

Drawing:



NOTES:

EXISTING SEATING

POTENTIAL SEATING

NOT TO BLOCK

7' CLEAR WALKWAY

NEW TREES

TREE

PALM

EXISTING TREES

TREE

PALM

OFF-SITE TREES

TREE

PALM

SPARTINA GRASS

PERENNIAL PEANUT

WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO

KEY PLAN (NOT TO SCALE):

ARCH. SEAL:

MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	5 4 3 2 1	NO. DATE REVISION APP'D. BY	BROOKS SCARPA BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD: Jeffrey Huber #AR95514 #LA6667547	ARCHITECT OF RECORD: DESIGN ARCHITECTXXX DRAWN BY: XXX CHECKER: XXX SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION	TITLE: OUTDOOR SEATING DIAGRAM	File Name: 41STCORR - LX - SEATING-PineTree.dwg	Survey Reference: Field Book: N/A Page: N/A Work Order: N/A	Date: 4/17/2023 Sheet: ##### of 124 #####	Drawing: