

PERMIT FOR LANDSCAPING ON STATE ROAD RIGHT OF WAY (TURNPIKE AND NON-LIMITED ACCESS ROADWAY ONLY)

THIS SECTION TO BE COMPLETED BY PERMITTEE

Date 1/28/2020

Permittee: Name CITY OF MIAMI BEACH CITY OF MIAMI BEACH Telephone No. (305) 673-7000 ext. 26108 Address 1700 Convention Center Drive City Miami Beach State Florida Zip Code 33139

1. Location of proposed portion of right of way to be landscaped: State Road No. SR 907 County Miami-Dade Street Name SR 907/ALTON RD/NORTH ALTON RD/W 63 ST Address 600-700 Alton Road, Miami Beach, Florida 33139 Section 037 Sub-Section 000 Milepost 0.000 - -0.009

2. Is proposed site to be landscaped within corporate limits of municipality? [x] Yes [] No If yes, name the municipality City of Miami Beach

3. Permittee declares that prior to filing this application for permit, he/she has ascertained the location of all existing utilities, both aerial and underground, and the accurate locations are shown on the landscape plans. A letter of notification was mailed on 1/10/2019 to the following utilities/municipalities:

- AT&T ATLANTIC BROADBAND COMCAST CROWN CASTLE MIAMI-DADE COUNTY PUBLIC WORKS FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA GAS TRANSMISSION FP&L HOTWIRE

4. Landscaped areas will not be permitted on state road limited access facilities except on Florida's Turnpike as allowed in Rule 14-40.003(3)(f), Florida Administrative Code.

5. It is expressly stipulated that this permit is a license for permissive use only and that the construction within and/or upon public property pursuant to this permit shall not operate to create or vest any property right in said holder. This permit does not relieve the permittee of local or other jurisdictional requirements.

6. The project shall meet the requirements of Rule 14-40.003, Florida Administrative Code. The Permittee shall construct and maintain according to the attached landscape plans, maintenance plans and maintenance of traffic plans.

7. The Permittee shall be responsible for all maintenance of the landscaped area, as described in this permit, for the duration of time the landscaped area exists on Department right of way. The maintenance shall be performed in accordance with Department procedures under the direction of the Area Maintenance Engineer or designee.

8. Whenever it is determined by the Department that it is necessary for the construction, repair, improvement, maintenance, safe and/or efficient operation, alteration or relocation of any portion or all of said highway and/or public transportation facility; any and all landscaping installed by the Permittee shall be immediately removed from said highway or reset or relocated thereon as required by the Department, all at the expense of the Permittee.

9. All material and equipment shall be subject to inspection by the Maintenance Engineer or his/her authorized representative.

10. During construction of landscape project, all safety regulations of the Department shall be observed and the holder must take measures, including placing and displaying of safety devices, that may be necessary in order to safely conduct the public through the project area in accordance with approved plans as required in Rule 14-40.003(3)(9), Florida Administrative Code.

2020-L-691-00001 Leonard Salazar 8/3/2020

PERMITTEE CONT'D

- 11. The Permittee shall notify the appropriate Area Maintenance Engineer or designee 48 hours prior to starting work and again immediately upon completion of work.
- 12. In case of non-compliance with the Department's requirements in effect as of the approved date of this permit, this permit is void and the work will have to be brought into compliance or removed from the right of way at no cost to the Department. Any false information supplied on this form renders this permit null and void.
- 13. The Permittee, shall indemnify, defend, and hold harmless the Department and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any acts, actions, neglect, or omission by the Permittee, its agents, employees, or subcontractors during the performance of the landscape project as approved by this permit, whether direct or indirect, and whether to any person or property to which the Department or said parties may be subject, except that neither the Permittee nor any of its subcontractors will be liable under this Article for damages arising out of the injury or damage to persons or property directly caused or resulting from the negligence of the Department or any of its officers, agents or employees.
- 14. I, the undersigned, do hereby agree to comply with all requirements established by this permit and Rule 14-40.003, Florida Administrative Code.

Submitted By: CITY OF MIAMI BEACH CITY OF MIAMI BEACH
(SIGNATURE OF PERMITTEE)

CITY OF MIAMI BEACH CITY OF MIAMI BEACH
(NAME TYPED OR PRINTED)

THIS SECTION TO BE COMPLETED BY DEPARTMENT PERSONNEL

The above landscape project is: Approved Not Approved

If not approved, the reason is:

The Permittee shall commence work within 30 days of permit approval date and shall be completed by 8/3/2021.

Special conditions/instructions by the Department:

- SEE ATTACHMENTS
- WORK WITHIN THE F.D.O.T. RIGHT OF WAY SHALL CONFORM TO CURRENT F.D.O.T. STANDARDS AND SPECIFICATIONS
- Permit APPROVAL IN NO WAY CONSTITUTES THAT THE PERMITTED HAS AN APPROVED LANE CLOSURE.
- PLEASE COORDINATE A PRE-CONSTRUCTION MEETING WITH FDOT FIELD INSPECTOR.

A copy of Rule 14-40.003, Florida Administrative Code, is attached hereto and made a part of this permit.

Leonard Salazar
(SIGNATURE OF AUTHORIZED DEPARTMENT OFFICIAL)

Date Issued: 8/3/2020

Leonard Salazar
(TYPED OR PRINTED NAME)

Permit No.: 2020-L-691-00001

DEPUTY DISTRICT MAINTENANCE ENGINEER
(TYPED OR PRINTED TITLE)

Approved
2020-L-691-00001
Leonard Salazar
8/3/2020

SPECIAL PROVISIONS FOR LANDSCAPE PERMIT # 2020-L-691-00001

Section: 87037, State Road 907

LANDSCAPE PERMIT FOR 500 ALTON PARK.

1. PLEASE **COORDINATE A PRE-CONSTRUCTION MEETING WITH MR. ALBERT ESTEVEZ at (305) 640-7144 / (954) 699-8873, Email: Albert.Estevez@dot.state.fl.us** AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF WORK.
2. SUBMIT A DETAILED LANE CLOSURE FORM, NOTING WORK AND TIME PHASES THRU THE LANE CLOSURE INFORMATION SYSTEM (LCIS) AT <http://www.fdotlcis.com/closures.aspx> . THE LANE CLOSURE REQUEST SHALL BE APPROVED BY THE DEPARTMENT AT LEAST 2 WEEKS PRIOR TO BEGINNING WORK WITHIN THE FDOT RIGHT OF WAY. **THERE SHALL BE NO LANE CLOSURES (UNLESS APPROVED BY THE DISTRICT MAINTENANCE ENGINEER /OR THE DISTRICT MAINTENANCE OF TRAFFIC SPECIALIST) FROM THANKSGIVING DAY TO NEW YEAR'S DAY, DUE TO MORATORIUM.**
3. WORKING DAYS AND HOURS WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE BETWEEN 9:30 A.M. AND 3:30 P.M., DAYTIME, OFF-PEAK HOURS, OR AS DIRECTED BY THE DEPARTMENT REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. SAFE ACCESS TO ADJACENT PROPERTIES/DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
4. APPLICANT SHALL TAKE RESPONSIBILITY FOR THE PROPER **MAINTENANCE, SURVIVAL AND CONDITION OF ALL LANDSCAPING AT NO ADDITIONAL COST** TO THE DEPARTMENT.
5. SEVERAL CONTAMINATED SITES LOCATED WITHIN A 500-FOOT RADIUS OF THE PROJECT HAVE BEEN IDENTIFIED. THE PERMITTEE SHALL ASSURE THAT ANY ACTIONS CARRIED OUT ARE IN ACCORDANCE WITH ALL ENVIRONMENTAL REGULATORY REQUIREMENTS. WHEN THE PERMITTEE'S OPERATIONS ENCOUNTER OR EXPOSE ANY ABNORMAL CONDITION WHICH MAY INDICATE THE PRESENCE OF A HAZARDOUS WASTE, TOXIC WASTE, OR CONTAMINANTS, SUCH OPERATIONS SHALL CEASE IMMEDIATELY IN THE VICINITY OF THE ABNORMAL CONDITION AND PERMITTEE SHALL NOTIFY THE DEPARTMENT'S INSPECTOR AND MR. MAURICIO GOMEZ OF THE DISTRICT VI ENVIRONMENTAL MANAGEMENT OFFICE AT 1000 N.W. 111 AVE., MIAMI, FLORIDA 33172 (TELEPHONE NUMBER 305-470-5228). EVERY EFFORT SHALL BE MADE BY THE PERMITTEE TO MINIMIZE THE SPREAD OF ANY CONTAMINATION INTO UNCONTAMINATED AREAS. UNDER NO CIRCUMSTANCES WILL THE PERMITTEE RESUME OPERATIONS IN THE AFFECTED AREA UNTIL SO DIRECTED BY THE DEPARTMENT'S INSPECTOR. THE PERMITTEE SHALL ASSURE THAT ANY ACTIONS CARRIED OUT DURING PERMIT ACTIVITIES ARE IN ACCORDANCE WITH ALL ENVIRONMENTAL AGENCY REQUIREMENTS AND PROVIDE THE DEPARTMENT COPIES OF DELIVERABLES SUBMITTED TO ENVIRONMENTAL REGULATORY AGENCIES. THE REPORTS ARE TO BE SUBMITTED TO THE DISTRICT CONTAMINATION IMPACT COORDINATOR AT 1000 N.W. 111 AVE. (ROOM # 6109), MIAMI, FL. 33172-5800
6. TREES BEING PLANTED IN DEPARTMENT'S RIGHT-OF-WAY (FDOT R/W) MUST ADHERE TO DESIGN STANDARD INDEX 544, 546, AND STANDARD SPECIFICATION SECTION 580. **PERMITTEE SHALL PROVIDE MINIMUM A ONE YEAR ESTABLISHMENT PERIOD FOR ALL LANDSCAPING.** ALL TREES AND LANDSCAPING BEING ACCIDENTLY DESTROYED ON FDOT R/W BY THE PERMITTEE SHALL BE REPLACED TO MATCHING THE SIZE AND SPECIES OF THOSE BEING DESTROYED.
7. IF DEWATERING WILL BE PERFORMED, THE PERMITTEE SHALL BE REQUIRED TO OBTAIN A DEWATERING PERMIT FROM APPROPRIATE ENVIRONMENTAL AGENCIES TO AVOID POTENTIAL CONTAMINATION PLUME EXACERBATION AND DETERMINE PROPER GROUNDWATER MANAGEMENT ASSOCIATED WITH SUCH SITE. IN THE EVENT GROUNDWATER CONTAMINATION EXACERBATION OCCURS AS RESULT OF THE DEWATERING ACTIVITIES, THE PERMITTEE SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMEDIATION ACTIVITIES AS REQUIRED BY ALL APPLICABLE ENVIRONMENTAL REGULATORY AGENCIES.
8. DIRECT DISCHARGE TO THE BISCAYNE BAY, AN OUTSTANDING FLORIDA WATER IS PROHIBITED. THE FDOT DRAINAGE SYSTEM OUTFALLS TO THE INTERCOSTAL WATERWAY, THEREFORE THE PERMITTEE CANNOT USE THE FDOT DRAINAGE SYSTEM TO DISCHARGE DEWATERING EFFLUENT. THE OVERFLOW EFFLUENT, IF ANY, NEEDS TO BE CONTROLLED ON-SITE AND CAN NOT BE DISCHARGED TO AN FDOT DRAINAGE SYSTEM.
9. THE PROPOSED PROJECT AREA IS ADJACENT TO THE BISCAYNE BAY AQUATIC PRESERVES WHICH IS DESIGNATED OUTSTANDING FLORIDA WATERS. NO DEGRADATION OF WATER QUALITY, INCREASED TURBIDITY OF THE WATER, AND/OR THE DISCHARGE OF ANY FOREIGN MATERIAL INTO THE WATER SHALL BE PERMITTED.
10. WHEN THE PERMITTEE'S OPERATIONS ENCOUNTER OR EXPOSE ANY ABNORMAL CONDITION WHICH MAY INDICATE THE PRESENCE OF A HAZARDOUS WASTE, TOXIC WASTE, OR CONTAMINANTS, SUCH OPERATIONS SHALL CEASE IMMEDIATELY IN THE VICINITY OF THE ABNORMAL CONDITION AND THE **DEPARTMENT'S INSPECTOR AND Ms. MARIA SALGADO OF THE ENVIRONMENTAL MANAGEMENT OFFICE AT 1000 NW 111 AVE MIAMI FLORIDA 33172 (TELEPHONE NUMBER (305) 470-5308) SHALL BE INFORMED OF THE**

Approved
2020-1-22-20001
Leonard Salazar
8/3/2020

SPECIAL PROVISIONS FOR LANDSCAPE PERMIT # 2020-L-691-00001

Section: 87037, State Road 907

LANDSCAPE PERMIT FOR 500 ALTON PARK.

FIELD ASSESSMENT RESULTS. EVERY EFFORT SHALL BE MADE BY THE PERMITTEE TO MINIMIZE THE SPREAD OF ANY CONTAMINATION INTO UNCONTAMINATED AREAS. NOTIFICATION OF PERSONNEL AND SELECTION OF COURSE ACTION SHALL BE IN ACCORDANCE WITH PROCEDURE 650-030-010-B, RESOLUTION OF RIGHT-OF-WAY CONTAMINATION ISSUES. UNDER NO CIRCUMSTANCES WILL THE PERMITTEE RESUME OPERATIONS IN THE AFFECTED AREA UNTIL SO DIRECTED BY THE DEPARTMENT'S INSPECTOR.

11. PERMITTEE WILL ENSURE CLEAR ZONE/LATERAL OFFSET OF 4' FROM FACE OF CURBS IS ADHERED TO FOR LANDSCAPE INSTALLATION.
12. **A COPY OF THIS PERMIT AND PLANS WILL BE ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION OF THIS FACILITY.**
13. **PERMITTEE IS CAUTIONED THAT UTILITIES MAY BE LOCATED WITHIN THE CONSTRUCTION AREA.**
14. **VALIDITY OF THIS PERMIT IS CONTINGENT UPON PERMITTEE OBTAINING NECESSARY PERMITS FROM ALL OTHER AGENCIES INVOLVED.**
15. **APPLICANT SHALL TAKE RESPONSIBILITY FOR PROPER MAINTENANCE, SURVIVAL AND CONDITION OF ALL LANDSCAPING AT NO ADDITIONAL COST TO THE DEPARTMENT. REFER TO FLORIDA ADMINISTRATIVE CODE CHAPTER 14-4**
16. IN THE EVENT THAT THE SIDEWALK IS DAMAGED, IT SHALL BE RESTORED WITH FULL 4 INCHES THICK FLAGS WITH EXPANSION MATERIAL AND DETECTABLE DOMES FOR HANDICAP RAMPS ACCORDING TO THE F.D.O.T. STANDARD PLANS – INDICES 520-001, 522-001, AND 522-002 (CURRENT EDITION) AND CONSTRUCTED ACCORDING TO THE F.D.O.T. STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION – SECTION 522.
17. IN THE EVENT THAT THE ROADWAY PAVEMENT IS DAMAGED, **the damaged pavement shall be restored 50' AT EITHER SIDE OF DAMAGED AREA, AT FULL LANE WIDTH AND FULL INTERSECTION to match or exceed existent conditions and in accordance with the Department's design standards and specifications. Pavement restoration scope and method will be as directed in the field by the Department Representative. Damaged pavement will be restored at the expense of the Permittee.**
18. **Damaged driveways shall be restored to current Design standards, with full flags 6" thick and using expansion material. (UAM 310, and 515**
19. IN THE EVENT THAT SOD IS DAMAGED DURING CONSTRUCTION, IT MUST BE REPLACED AND MAINTAINED UNTIL THE SOD IS ESTABLISHED.
20. ENSURE APPROPRIATE EROSION CONTROL DEVICES ARE IN PLACE BEFORE ANY CONSTRUCTION BEGINS AND ARE USED THROUGHOUT THE DURATION OF CONSTRUCTION.
21. ALL PORTIONS OF THE STATE RIGHT-OF-WAY DISTURBED IN THE CONSTRUCTION OF THE PROPOSED WORK SHALL BE RESTORED TO **F.D.O.T. SPECIFICATIONS.**
22. FINAL RESTORATION SHALL BE COORDINATED WITH THE DEPARTMENT REPRESENTATIVE. ALL PORTIONS OF THE STATE RIGHT-OF-WAY DISTURBED IN THE CONSTRUCTION OF THE PROPOSED WORK SHALL BE RESTORED TO F.D.O.T. SPECIFICATIONS WITHIN THIRTY (30) DAYS UPON COMPLETION OF THE PERMITTED INSTALLATION.
23. IF F.D.O.T. ROADWAY IMPROVEMENTS HAVE COMMENCED OR RECENTLY BEEN COMPLETED PRIOR TO THE INSTALLATION OF THE WORK APPROVED UNDER THIS PERMIT, THIS PERMIT SHALL BECOME VOID.
24. **BEGINNING ANY WORK WITHIN THE F.D.O.T. RIGHT-OF-WAY ASSOCIATED WITH THIS PERMIT CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.**

Approved
2020-L-691-00001
Leonard Salazar
8/3/2020
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**WORK WITHIN THE
F.D.O.T.
RIGHT OF WAY SHALL
CONFORM TO CURRENT
F.D.O.T. STANDARDS
AND SPECIFICATIONS**

Approved
2020-L-691-00001
Leonard Salazar
8/3/2020

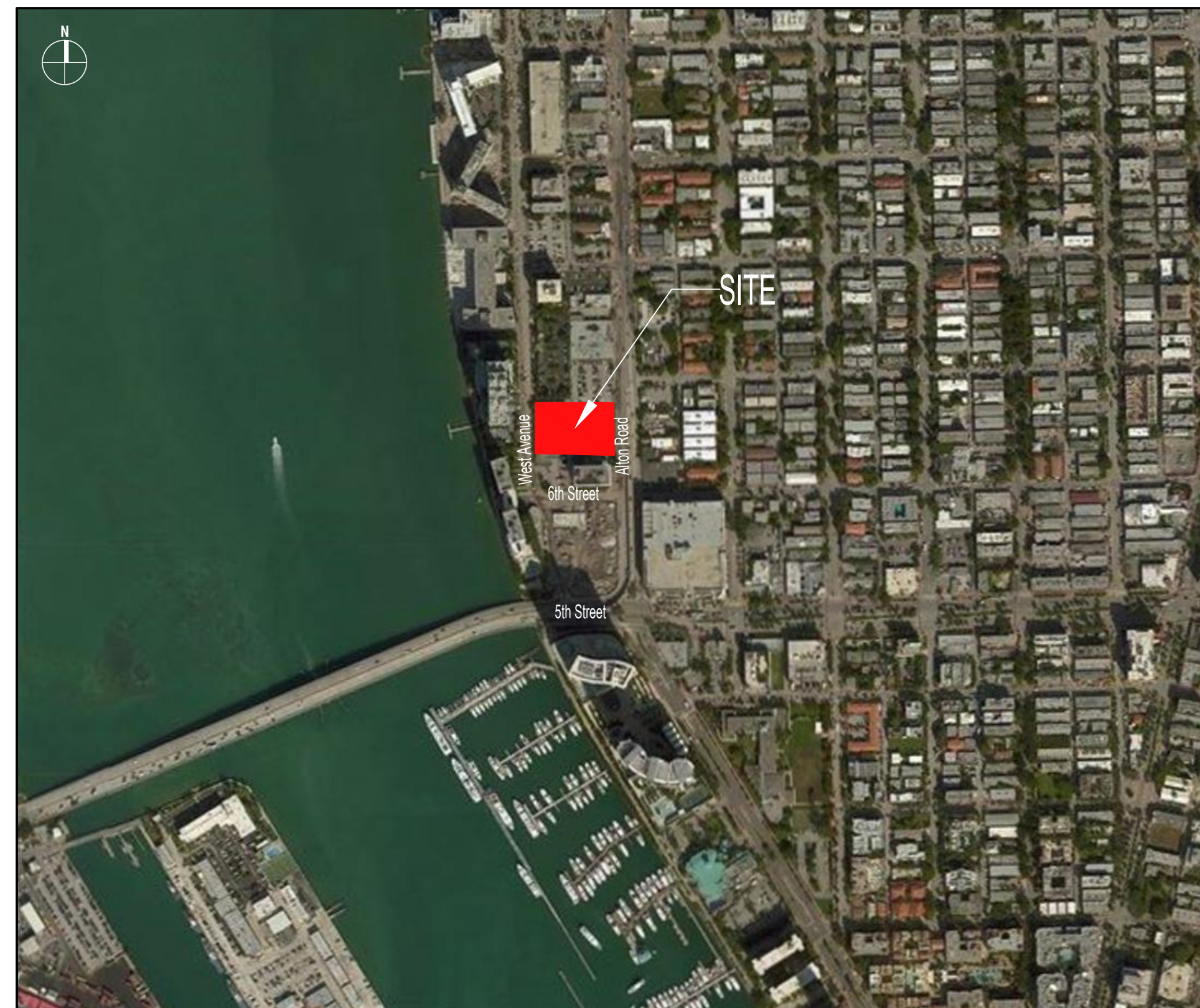
TCH 500 - 600 - 700 ALTON ROAD

500 ALTON ROAD
 MIAMI BEACH, FLORIDA 33139

FDOT SET SUBMITTAL - PARK SITE - PERMIT 01 - PHASE 01 & 02

ARQUITECTONICA GEO
 LANDSCAPE ARCHITECTS
 2900 OAK AVE
 MIAMI, FLORIDA 33133
 Phone (305)372 1812 Fax (305)372 1175
 Website: www.arquitectonicageo.com

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500 ALTON PARK
 600 - 700 Alton Road, Miami Beach, FL 33139

Owner: **TCH 500 Alton, LLC.**
 2665 SOUTH BAYSHORE DR, SUITE 1020
 COCONUT GROVE, FL 33139
 TEL. 305.416.4556

Architect: **ARQUITECTONICA**
 2900 OAK AVENUE
 MIAMI, FL 33133
 TEL. 305.372.1812
 FAX. 305.372.1175

Landscape Architect: **ARQUITECTONICA GEO**
 2900 OAK AVENUE
 MIAMI, FL 33133
 TEL. 305.372.1812

Civil Engineer: **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**
 3240 CORPORATE WAY
 MIAMI, FL 33025
 TEL. 954.435.7010
 FAX. 305.652.7010

M/E/P Engineers: **HMS ASSOCIATES, INC.**
 4800 S.W. 74 COURT
 MIAMI, FL 33155
 TEL. 305.270.9955

KEY PLAN

Seal / Signature:

**FDOT PARK
 PERMIT SET**

DATE: December 6, 2019

Project No.: 10028

RevNo.	Date	Description

Full Size Print: 30" x 42"

Sheet Title:

LANDSCAPE INDEX

Scale:

1L0-00

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.
7. The following submittals require separate sub-permits:
 - 7.1. Light Poles
 - 7.2. Fences and Gates
 - 7.3. Foundations for trellises, benches, and equipment.

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 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 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.
27. All tree pruning to follow ANSI 300 tree trimming standards.

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 latestst 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 Xeriscaping Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. **DRAWING NUMBERING SYSTEM**
THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:
1A1-111

1	SHEET NUMBER
A	LEVEL (FOR PLANS)
1	DRAWING GROUP
1	DISCIPLINE
111	PERMIT NUMBER
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



Owner: **TCH 500 Alton, LLC.**
2665 SOUTH BAYSHORE DR., SUITE 1020
COCONUT GROVE, FL 33139
TEL. 305.416.4556

Architect: **ARQUITECTONICA**
2900 OAK AVENUE
MIAMI, FL 33133
TEL. 305.372.1812
FAX. 305.372.1175

Landscape Architect: **ARQUITECTONICA^{GREEN}**
2900 OAK AVENUE
MIAMI, FL 33133
TEL. 305.372.1812

Civil Engineer: **SCHWEBE, SHSKRN & ASSOCIATES, INC.**
3240 CORPORATE WAY
MIAMI, FL 33025
TEL. 954.435.7010
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M/E/P Engineers: **HINGS ASSOCIATES, INC.**
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KEY PLAN

Seal / Signature:

**FDOT PARK
PERMIT SET**
DATE: December 6, 2019

Project No.: 10028

RevNo.	Date	Description

Full Size Print: 30" x 42"

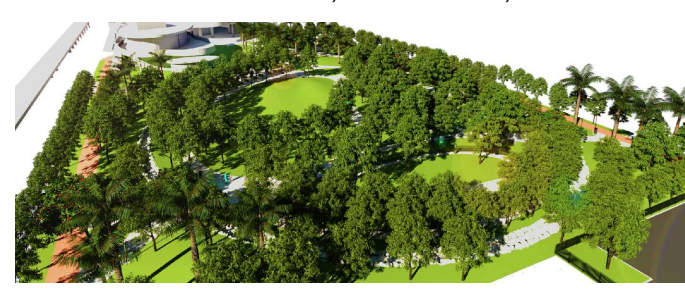
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LANDSCAPE NOTES

Scale:

1L0-01

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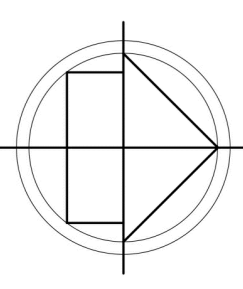
Owner: **TCH 500 Alton, LLC.**
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Architect: **ARQUITECTONICA**
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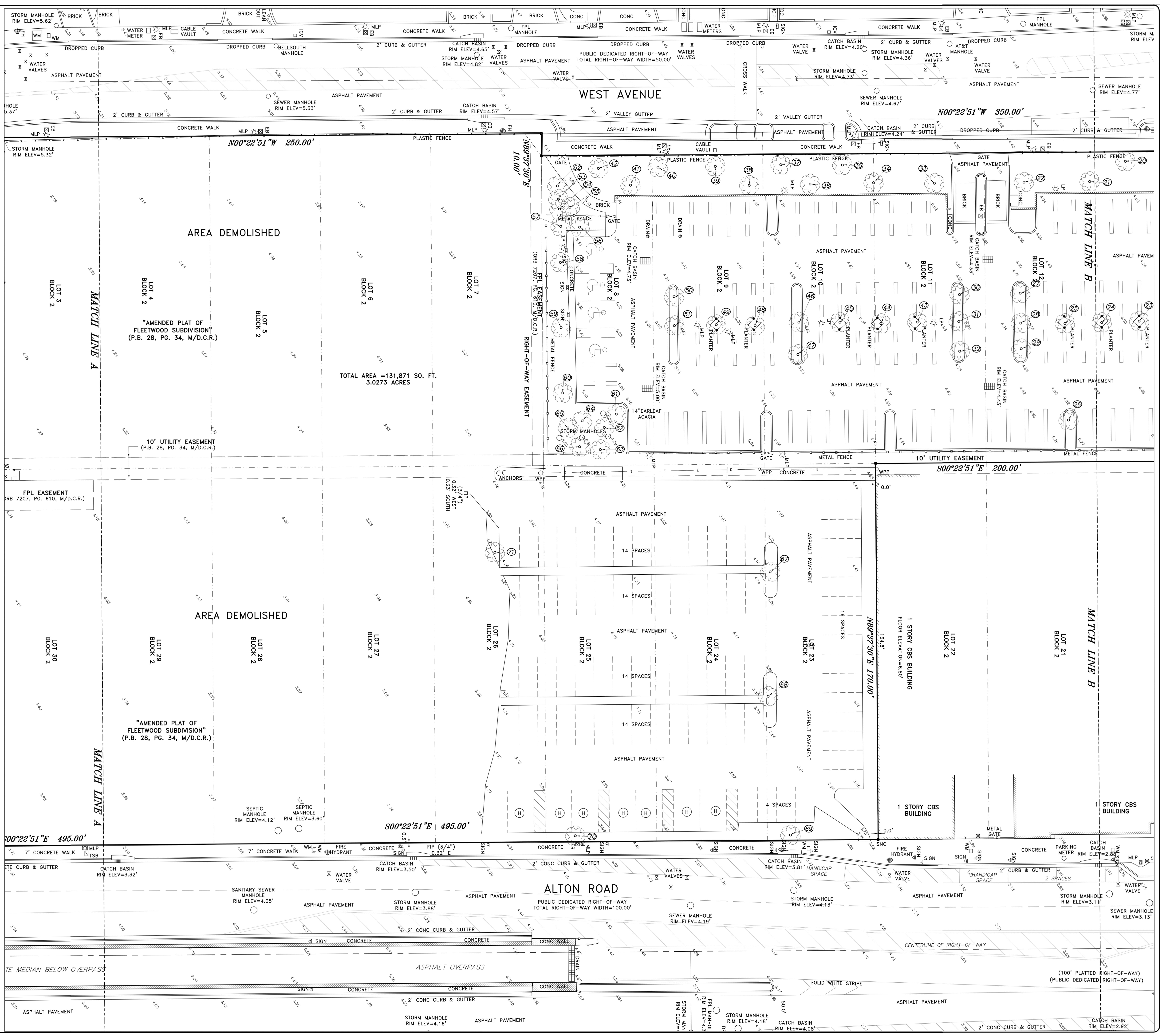
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- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - CR CABLE RISER
 - GEN. GENERATOR
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - X- CHAIN LINK/ WOOD FENCE
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - B.C.R. BROWARD COUNTY RECORDS
 - ORB OFFICIAL RECORDS BOOK
 - BFP BACK FLOW PREVENTER
 - R RADIUS
 - Δ DELTA ANGLE
 - A ARC DISTANCE
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - TYP TYPICAL
 - POB POINT OF BEGINNING
 - 4.07 ELEVATIONS
 - E- OVERHEAD UTILITY LINES
 - POB POINT OF BEGINNING
 - WM WATER METER
 - TSB TRAFFIC SIGNAL BOX
 - TSP TRAFFIC SIGNAL POLE
 - MLP METAL LIGHT POLE
 - (C) CALCULATED
 - (D) DEED
 - WPP WOOD POWER POLE
 - WLP WOOD LIGHT POLE
 - EB ELECTRIC BOX
 - SQ. FT. SQUARE FEET
 - SCHEF SCHEFFLERA TREE



CLIENT :
CRESCENT HEIGHTS

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET 3 OF 4 SHEETS

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

ASSEMBLAGE SURVEY

ALTON ROAD
MIAMI BEACH, FLORIDA

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

KEY PLAN

Seal / Signature:

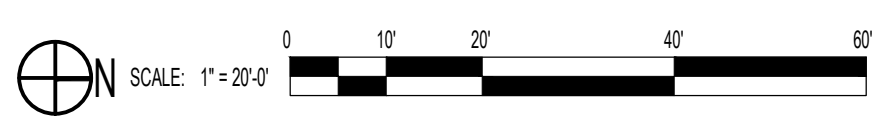
FDOT PARK PERMIT SET
DATE: December 6, 2019
Project No.: 10028

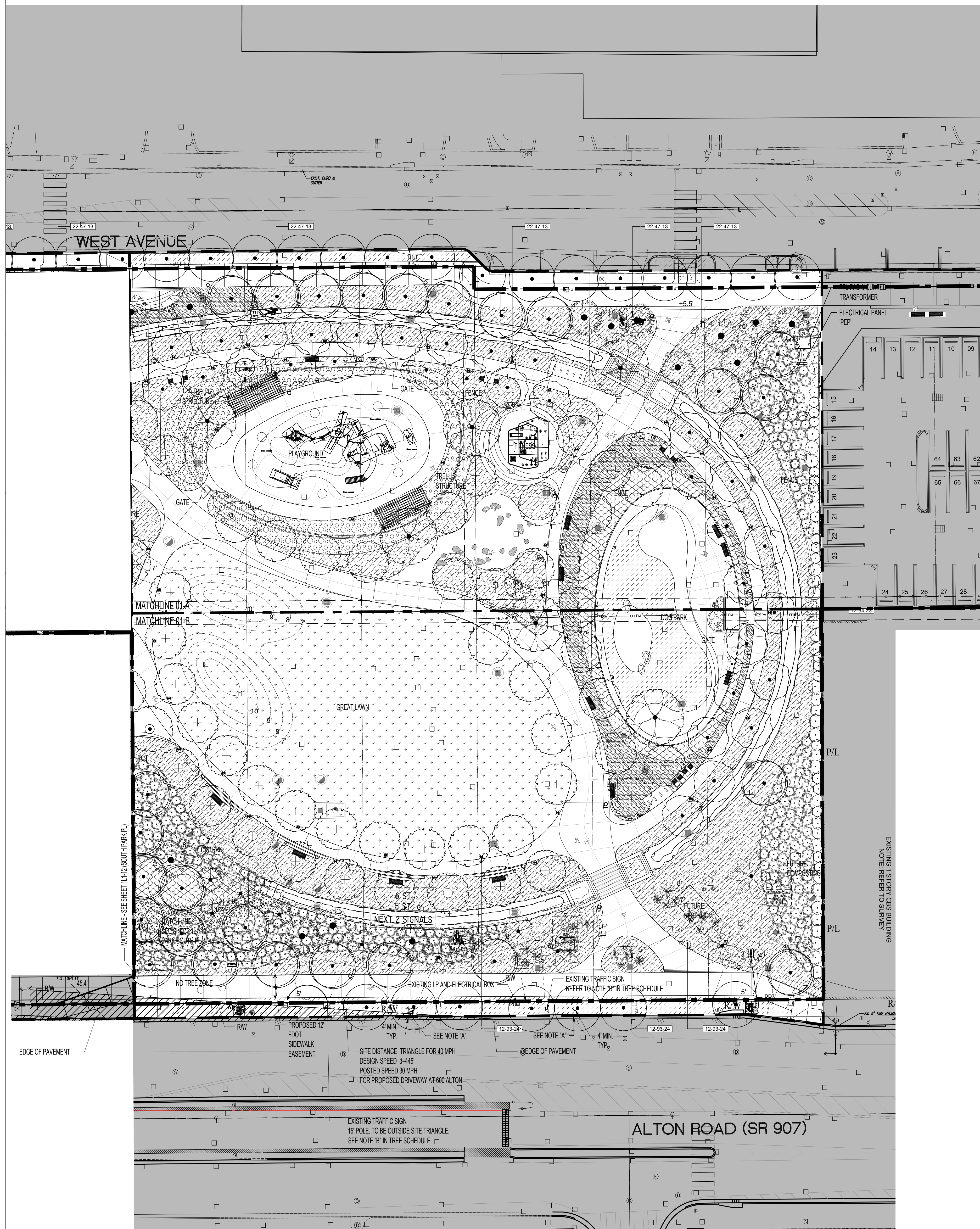
RevNo.	Date	Description

Full Size Print: 30" x 42"

Sheet Title: **TREE SURVEY**

Scale:





1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NOTE: REFER TO SHEET 1L0-002 FOR LANDSCAPE CALCULATIONS

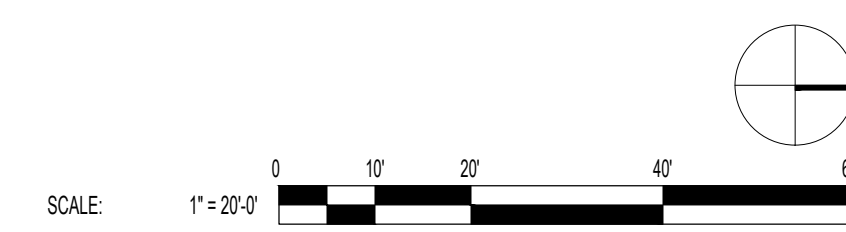
SHRUBS AND GCVR SCHEDULE - PERMIT 01

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GALLON	NATIVE	DROUGHT TOL.
AA	5		Agave attenuata	Agave	14"	14"	7G		
AI	2		Acanthaceae imperialis	Imperial Bromeliad	15 gal	3'			
BS2	16		Bromelia neoregelia 'Super Fireball'	Heart Of Flame	1 gal	12"			
BL2	5		Byrsonima lucida	Locustberry	3'	3'	15G		
CA8	8		Cinnum asiaticum	Spider Lily	36"	30"	7G	No	
CA4	7		Cinnum augustum	Cinnum Lily	3'	3'			
EL	3		Emodea littoralis	Golden Creeper	12"	12"	1G	Yes	Yes
FF	6		Furcraea foetida not variegated	Mauritius Hemp 'GREEN'	36"	36"	15G	No	
MD	13		Monstera deliciosa	Split-Leaf Philodendron	24"	30"	7G		
PI	4		Passiflora incarnata On trellis; train up posts.	Passion Flower Vine	4'	3'	3G	Yes	Yes
PS	5		Philodendron selloum	Lacy Tree Philodendron	36"	36"	7G	No	
SC3	58		Serenoa repens 'Cinerea'	Silver Saw Palmetto	36"	36"	15G	Yes	Yes
TF3	383		Tripsacum dactyloides	Fakahatchee Grass	3'	2'	3G	Yes	Yes
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	NATIVE	SPACING
CN3	496		Clusia rosea 'Nana'	DWARF Pitch Apple	18"	18"	3G	Yes	20' o.c.
FM	968		Ficus microcarpa	Green Island Ficus	18"	18"	3G	No	24' o.c.
FB3	900		Psychotria ligustrifolia	Bahama Coffee	24"	24"	3G	Yes	30' o.c.
ZF	1,632		Zamia floridana	Coonsee Palm	24"	24"	3G	Yes	24' o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	NATIVE	SPACING
AG	28,816		Arachis glabrata	Perennial Peanut	6"	10"	1G	No	10' o.c.
LM	388		Liriope muscari 'Big Blue'	Lily Turf	10"	12"	1G		24' o.c.
MS	2,507		Microsorium scolopendrium	Wart Fern	12"	8"	1G	No	18' o.c.
PV	17,190 sf		Paspalum vaginatum	Seashore Paspalum	sod			No	
PB5	398		Philodendron burle-marxii		18"	18"	3G		24' o.c.
SS5	11,070 sf		Stenotaphrum secundatum	St. Augustine Grass 'Palmetto'	sod			No	
ZJ	427 sf		Zoysia japonica	Zoysia Grass	flat				

TREE SCHEDULE - PERMIT 01

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
DR	8		Delonix regia	Royal Poinciana	16'-18'	12'-14'	6" min.	6'	NO	Yes
DC	11		Dypsis cabadae Clusters, Multi, Full	Cabada Palm	14' - 16' OA				Yes	Yes
EF5	28		Eugenia foetida Bush, Full	Spanish Stopper	6' - 8'	4'			Yes	Yes
LW	32		Lycium sabicu	Wild Tamarind	14' OA	6'-8'	3'-4"	4' min.	Yes	Yes
OV3	40		Quercus virginiana Minimum 90" Clear Trunk Required	Southern Live Oak	18' OA	9'	6"	6'	Yes	Yes
SM	48		Swietenia Mahagoni	Mahogany	18' OA	8'-10'	4'-5"	6'	Yes	Yes
SM2	4		Swietenia Mahagoni Platypus	Mahogany	18' OA	8'-10'	4'-5"	6'	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
RM	15		Ravenea madagascariensis	Traveler's Tree	8' - 15' OA				NO	Yes
RR3	3		Roystonea regia	Royal Palm	15' GW				Yes	Yes
SS2	13		Sabal palmetto character form 12' Clear Trunk Required	Cabbage Palmetto	12' CT			12'	Yes	Yes
SS3	13		Sabal palmetto character form Minimum 90" Clear Trunk Required	Cabbage Palmetto	20' CT			20' CT	Yes	Yes
SS	36		Sabal palmetto character form Minimum 90" Clear Trunk Required	Cabbage Palmetto	30' CT			30' CT	Yes	Yes
VM	37		Veitchia merrillii Doubles, Triples	Mania Palm	15' - 20' OA				Yes	Yes
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
OV	37		Quercus virginiana	Southern Live Oak	18'	12'	6" min.	6'	Yes	Yes
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GALLON	NATIVE	DROUGHT TOL.	
AE2	4		Ardisia escaillonodes MT, Full	Marberry	6'-8'	48"	25G	Yes	Yes	
CC2	49		Capparis cynophallophora Full	Jamaica Caper	4'-5' OA	4'	25G	Yes		
EA	4		Eugenia axillaris	White Stopper	6'-8'	4'	25G	Yes	Yes	
EF3	4		Eugenia foetida	Spanish Stopper	8'	4'	25G	Yes	Yes	
GL	13		Gymnanthes lucida Bush, FTB	Crabwood	6'-8'	4'	25G	Yes	Yes	
MF2	10		Myrcanthes fragrans Bush	Twiberry	6'-8'	42"	25G	Yes	Yes	

NOTE "A": INSTALL TREES A MINIMUM OF 4' CLEAR FROM THE FACE OF THE ADJACENT CURB TO THE FACE OF THE PROPOSED TREE TRUNK. REFER TO SECTION ON SHEET 1L5-16.
NOTE "B": EXISTING TRAFFIC SIGN TO BE RELOCATED PER FDOT 700-101 & 700-010



500 ALTON PARK
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KEY PLAN

Seal / Signature:

FDOT PARK PERMIT SET
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Project No.: 10028

RevNo.	Date	Description

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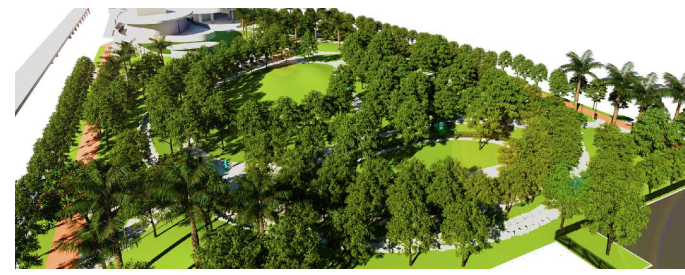
LANDSCAPE PLAN

Scale: 1" = 20'-0"

1L1-10
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2020-L-691-0001
Landscape Architect
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500 ALTON PARK

600 - 700 Alton Road, Miami Beach, FL 33139



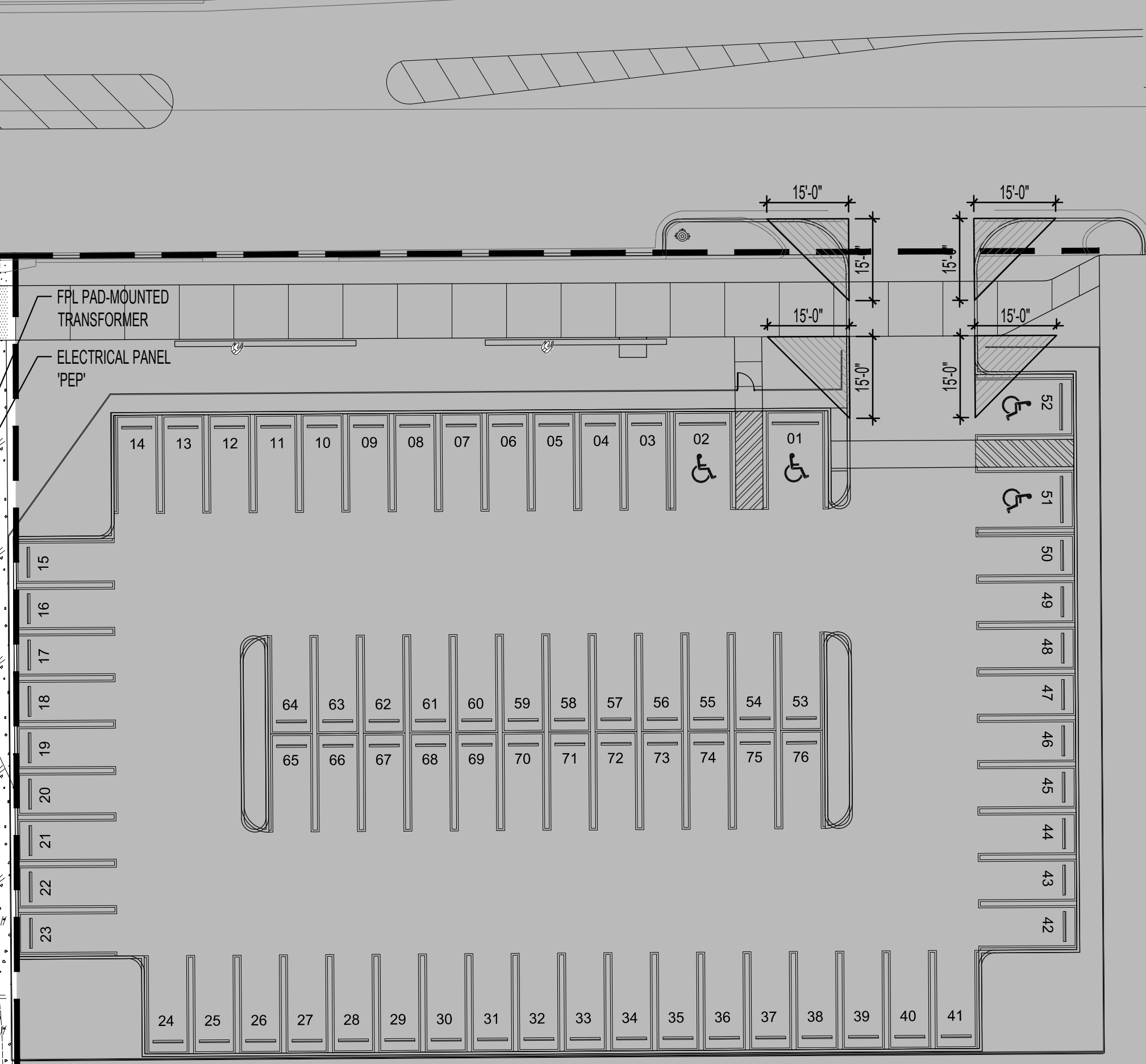
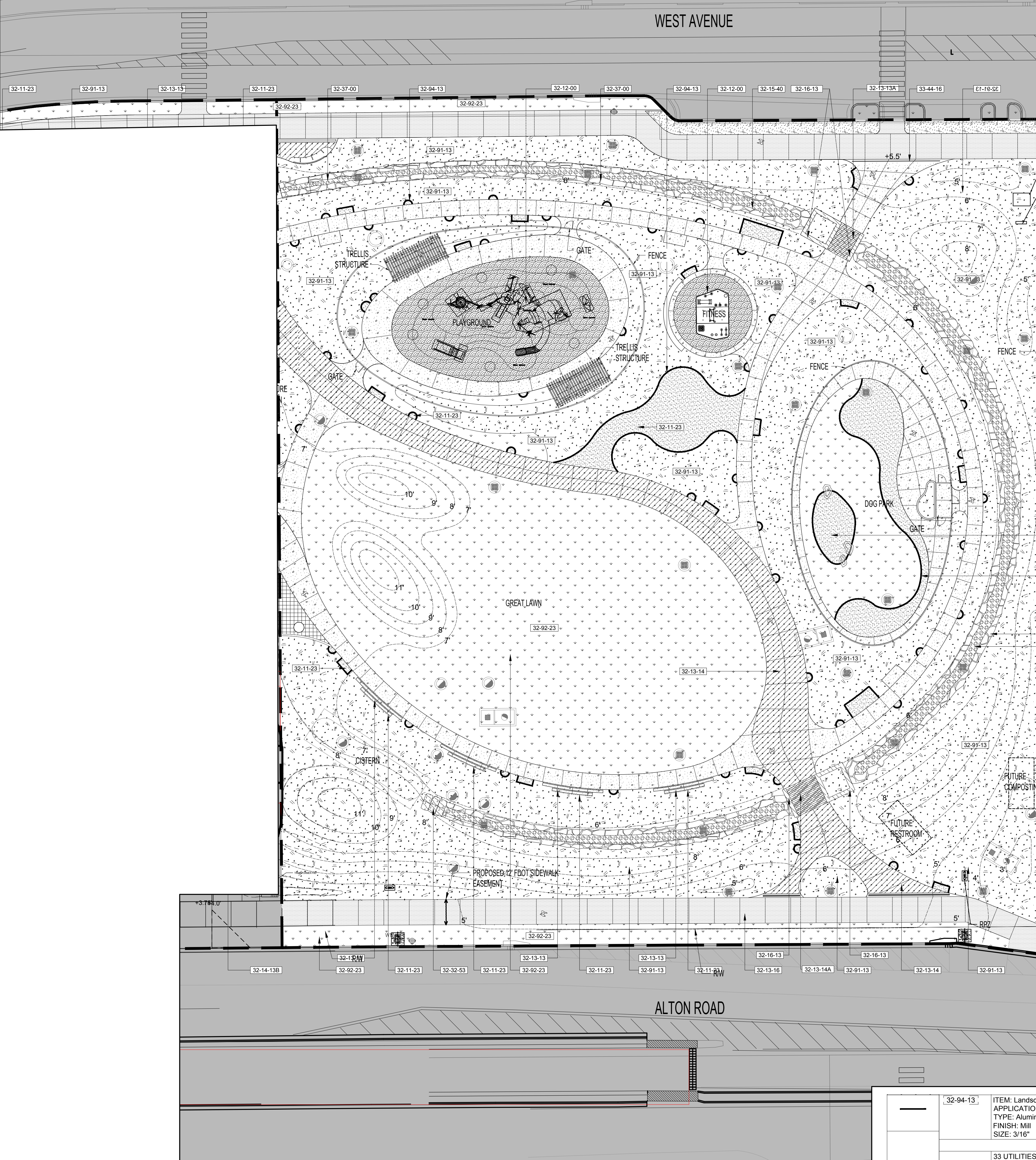
Owner: TCH 500 Alton, LLC.
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HARDSCAPE SCHEDULE - PERMIT 01

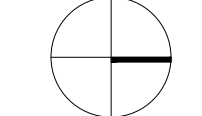
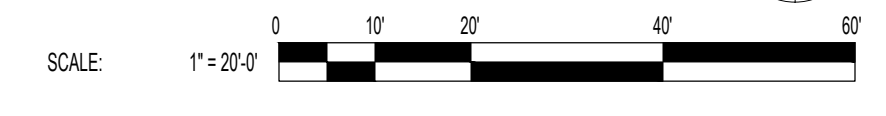
SYMBOL	DESCRIPTION	QTY
32-11-23	ITEM: Aggregate Paving APPLICATION: Dog Park, Bike Rack Areas, Trash Can Areas, Light Post Areas, Concrete Strips Joints TYPE: Coquina Shell DEPTH: 4" BASE: Filter Fabric	6,755 sf
32-12-00	ITEM: Flexible Paving TYPE: Rubberized Material APPLICATION: Playground, Fitness MANUFACTURER: PRODUCT: DEPTH: COLOR:	3,743 sf
32-12-01	ITEM: AddaPave TYPE: Flexible Pavement APPLICATION: Sidewalks, Adjacent To Street Parallel Parking COLOR:	718 sf
32-13-13	ITEM: 4" Concrete Paving APPLICATION: Park Area Secondary Pathways FINISH: Scored, Broom Finish	16,785 sf
32-13-13A	ITEM: 4" Concrete Paving FINISH: Scored Broom Finish	102 sf
32-13-14	ITEM: Vehicular Rated 6" Exposed Aggregate Concrete Paving APPLICATION: Main Walkway TYPE: Shellcrete FINISH: 95% Shellcrete	6,487 sf
32-13-14A	ITEM: Vehicular rated 6" Concrete Paving FINISH: Scored, Broom Finish	150 sf
32-13-14F	ITEM: Precast Concrete Paving TYPE: 4"x4" Granite Cobble Tuscan Pavers APPLICATION: Outdoor Living Room MANUFACTURER: Tremron COLOR: Granite FINISH: Antiqued TEXTURE: Hard Split INSTALLATION: Staggered, Bench To Bench	261 sf
32-13-16	ITEM: Decorative Concrete Paving APPLICATION: Sidewalk, Curb, Gutter COLOR: Pink TYPE: Miami Beach Signature Pink	8,543 sf
32-14-13B	ITEM: Precast Concrete Unit Paving APPLICATION: Flex Space, Parking	1,842 sf
32-15-40	ITEM: Stone Surfacing TYPE: Medium Slate Chips APPLICATION: Bottom Of Swale COLOR: Gray SIZE: 2"-3" DEPTH: 4"-6"	2,024 sf
32-16-13	ITEM: Stone Curbs APPLICATION: Park Entry Point Planters TYPE: Oolite FINISH: Saw Cut COLOR: Limestone ITEM: Boulder Mound APPLICATION: End Of Alton Road Swale TYPE: Limestone FINISH: Organic Cut COLOR:	162 sf
32-32-53	ITEM: Rip Rap APPLICATION: Swale Sides TYPE: 1" To 2" Diameter Limestone Rocks FINISH: COLOR: Limestone	55 sf
32-37-00	ITEM: Utility Trench Drain APPLICATION: Park Entrances	2,822 sf
32-91-13	ITEM: Landscaping APPLICATION: Planting beds TYPE: Florimulch COLOR: Natural	53,367 sf
32-94-13	ITEM: Landscape Edging APPLICATION: Coquina Perimeter TYPE: Aluminum FINISH: Mill SIZE: 3/16"	1,986 lf
33-44-16	ITEM: Utility Trench Drain APPLICATION: Park Entrances	81 lf
SYMBOL	DESCRIPTION	QTY
33 UTILITIES		

1 HARDSCAPE PLAN
SCALE: 1" = 20'-0"

NOTE: REFER TO SHEET 1L6-100 FOR HARDSCAPE SCHEDULE

33 UTILITIES

SYMBOL	DESCRIPTION	QTY
33-44-16	ITEM: Utility Trench Drain APPLICATION: Park Entrances	81 lf



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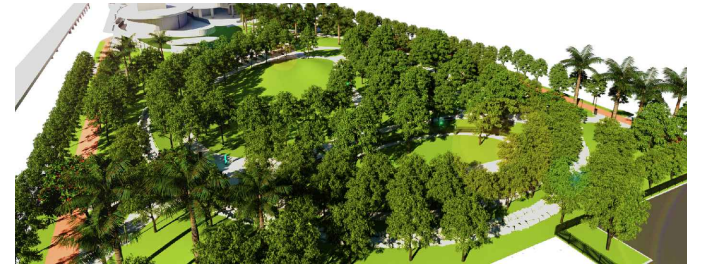
HARDSCAPE PLAN

Scale: 1" = 20'-0"

1L1-11
Approved
2020-L-691-0001
Landscape Architect
8/3/2020
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500 ALTON PARK

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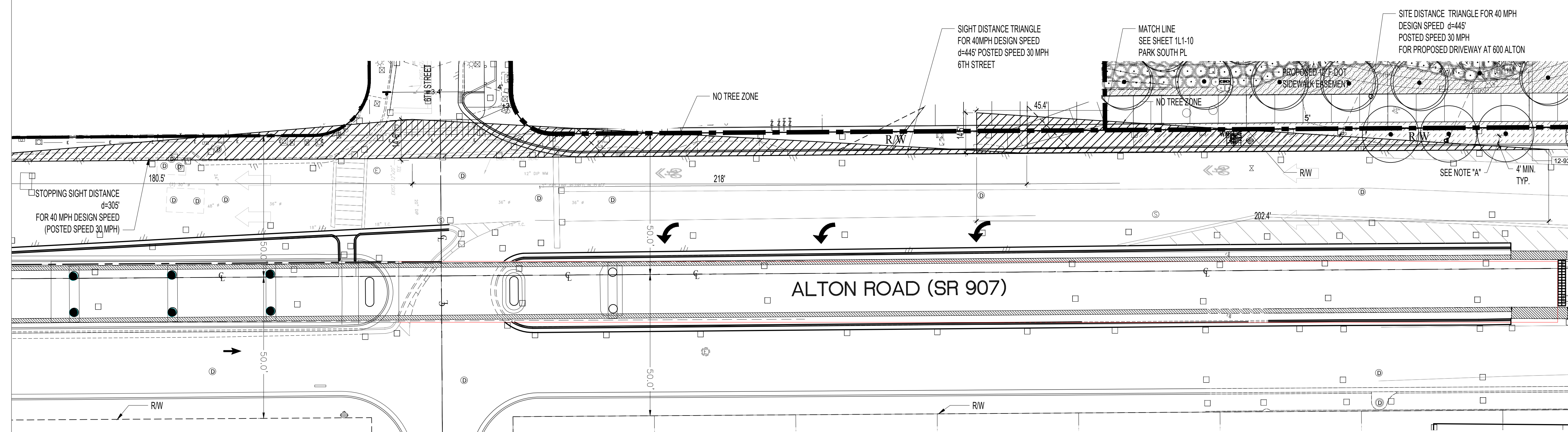
Sheet Title:

SITE PLAN

Scale: 1"=20'-0"

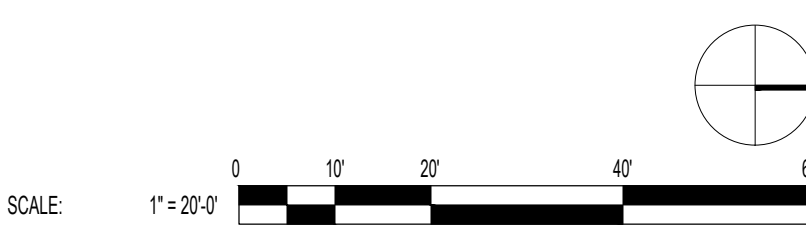
1L1-12

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2020-L-691-0001
Leonard Salazar
8/3/2020
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1 **SITE PLAN**
SCALE: 1"=20'-0"

NOTE: REFER TO SHEET 1L0-002 FOR LANDSCAPE CALCULATIONS



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TREE RELOCATION PROCEDURAL SPECIFICATION

Tree, Palm, Shrub and other Plant Transplanting/Relocating Detail – Recommended Notes:

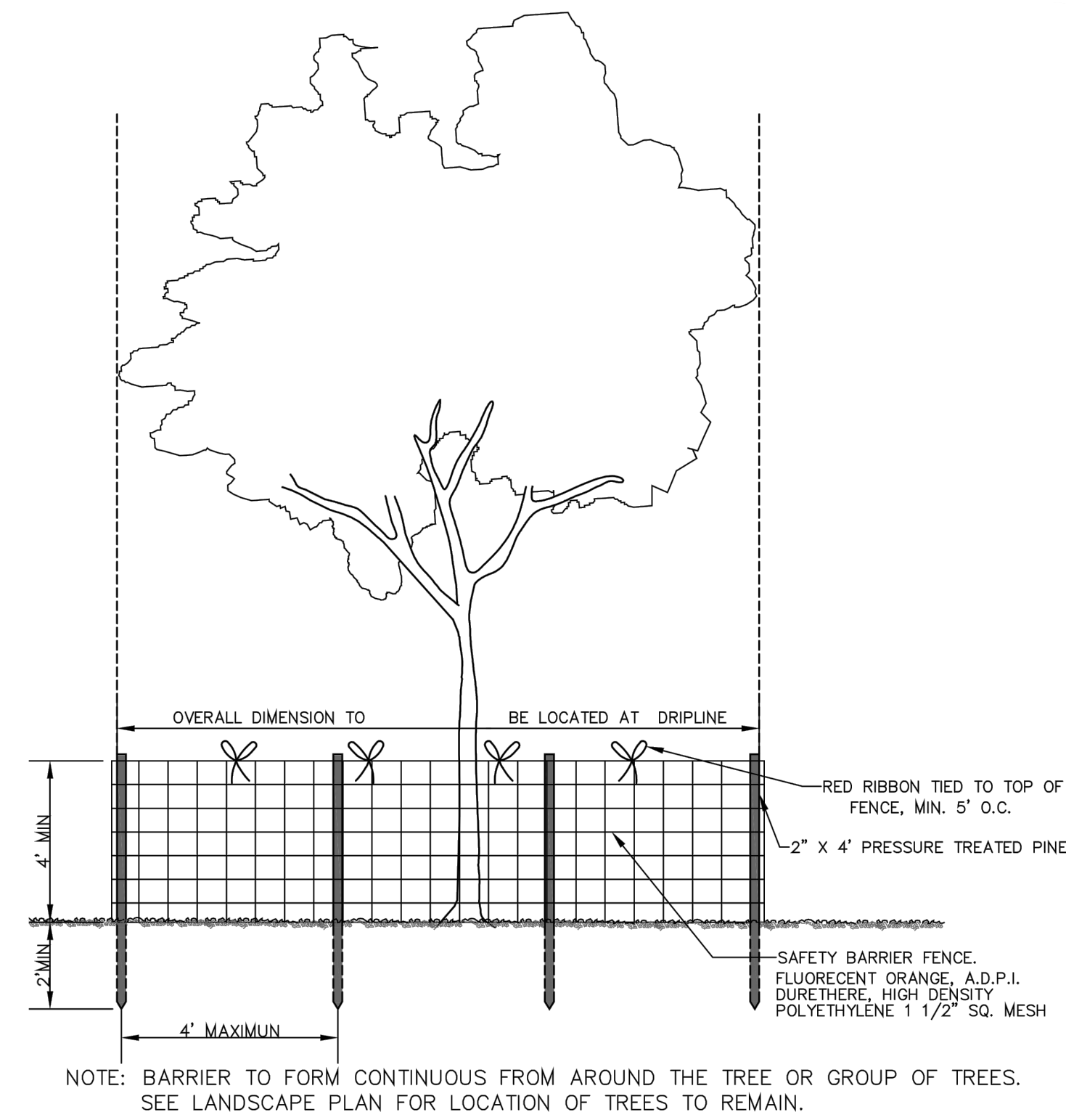
The American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Transplanting) ANSI A300(Part 6)–2005 must be adhered to in its entirety for all relocating/transplanting of trees and shrubs. ANSI A300 (Part 6)–2005 includes the following:

- 60– Transplanting Standards
- 61 – Normative References
- 62 – Definitions
- 63 – Transplanting Practices

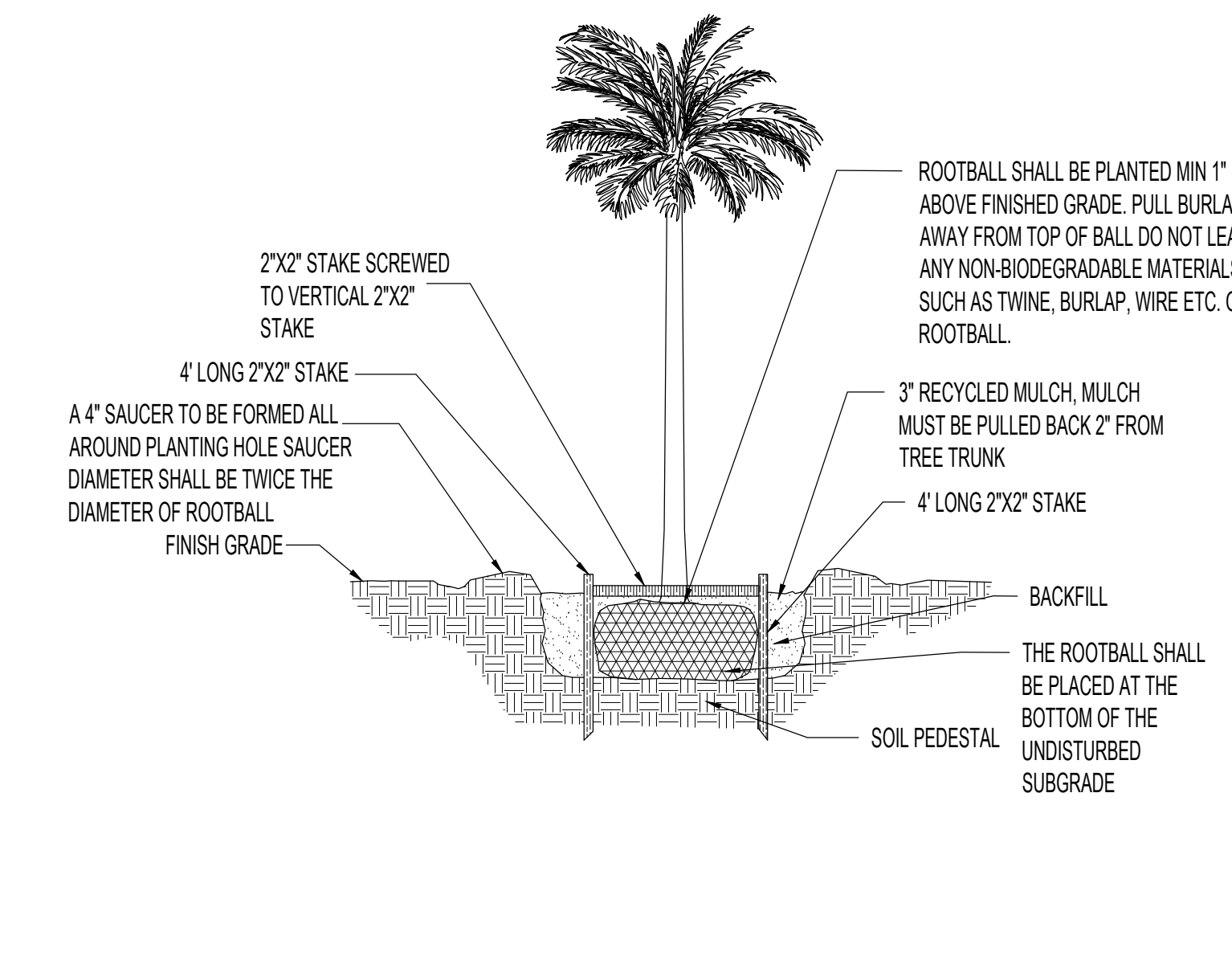
The transplanting objectives shall be established prior to beginning the operation. These objectives may be presented in a report format for permitting purposes.

A feasibility and suitability assessment shall be conducted prior to recommending transplanting. Specifications for transplanting should be based on the assessment. See the Checklist in Annex A of ANSI A300 (Part 6)–2005. This assessment may be presented in a report format for permitting purposes.

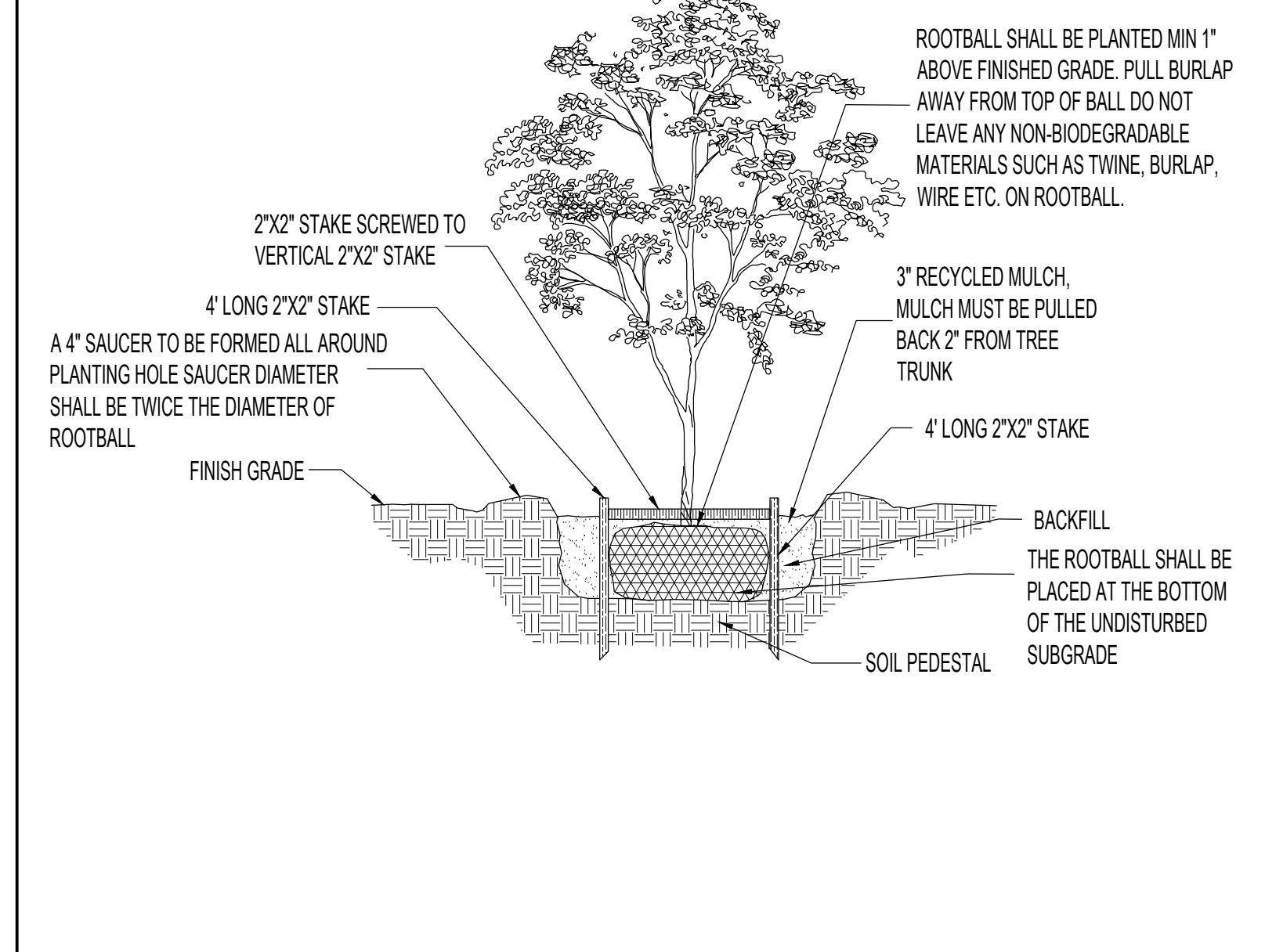
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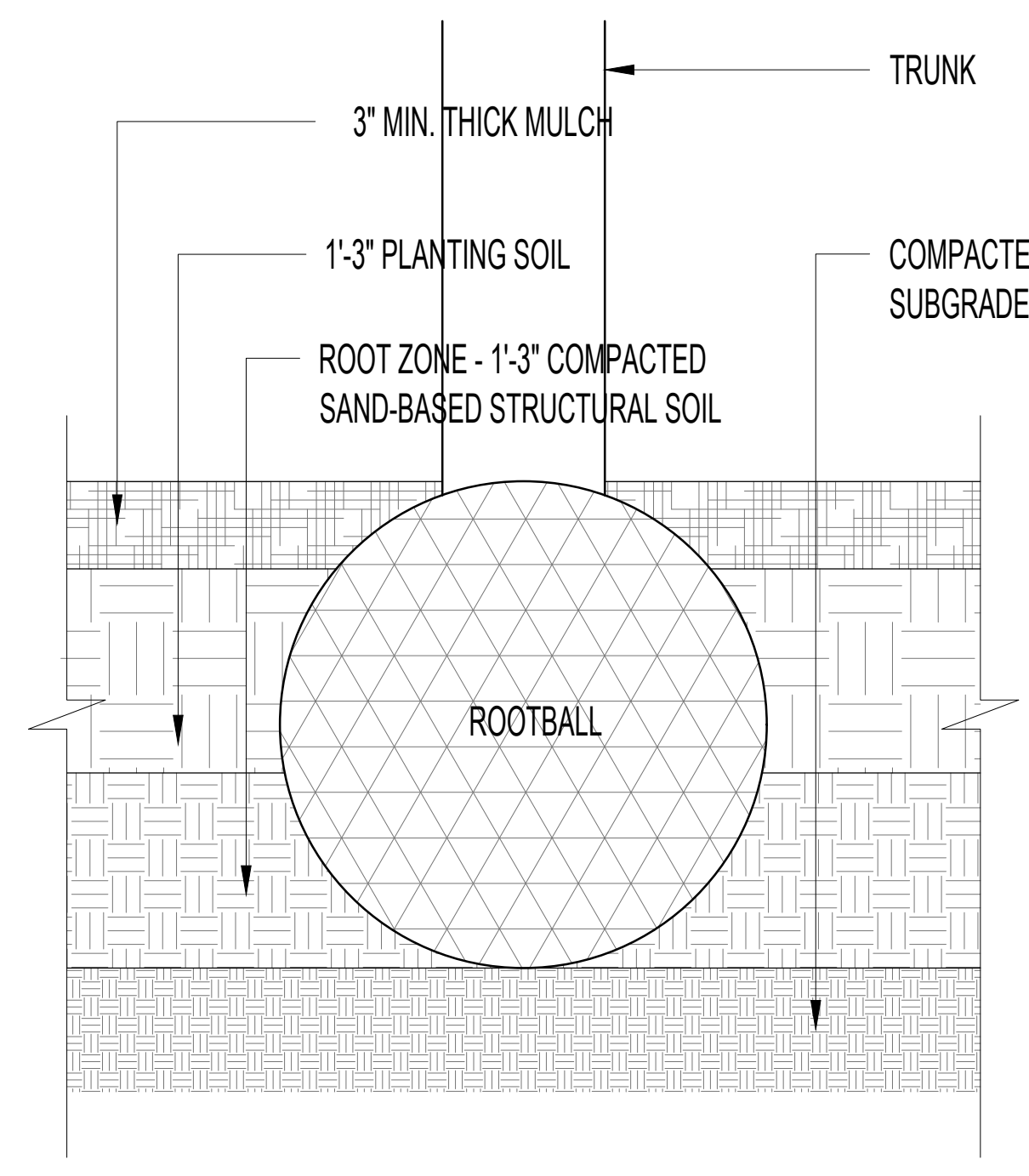
7 TREE PROTECTION
SCALE: N.T.S.



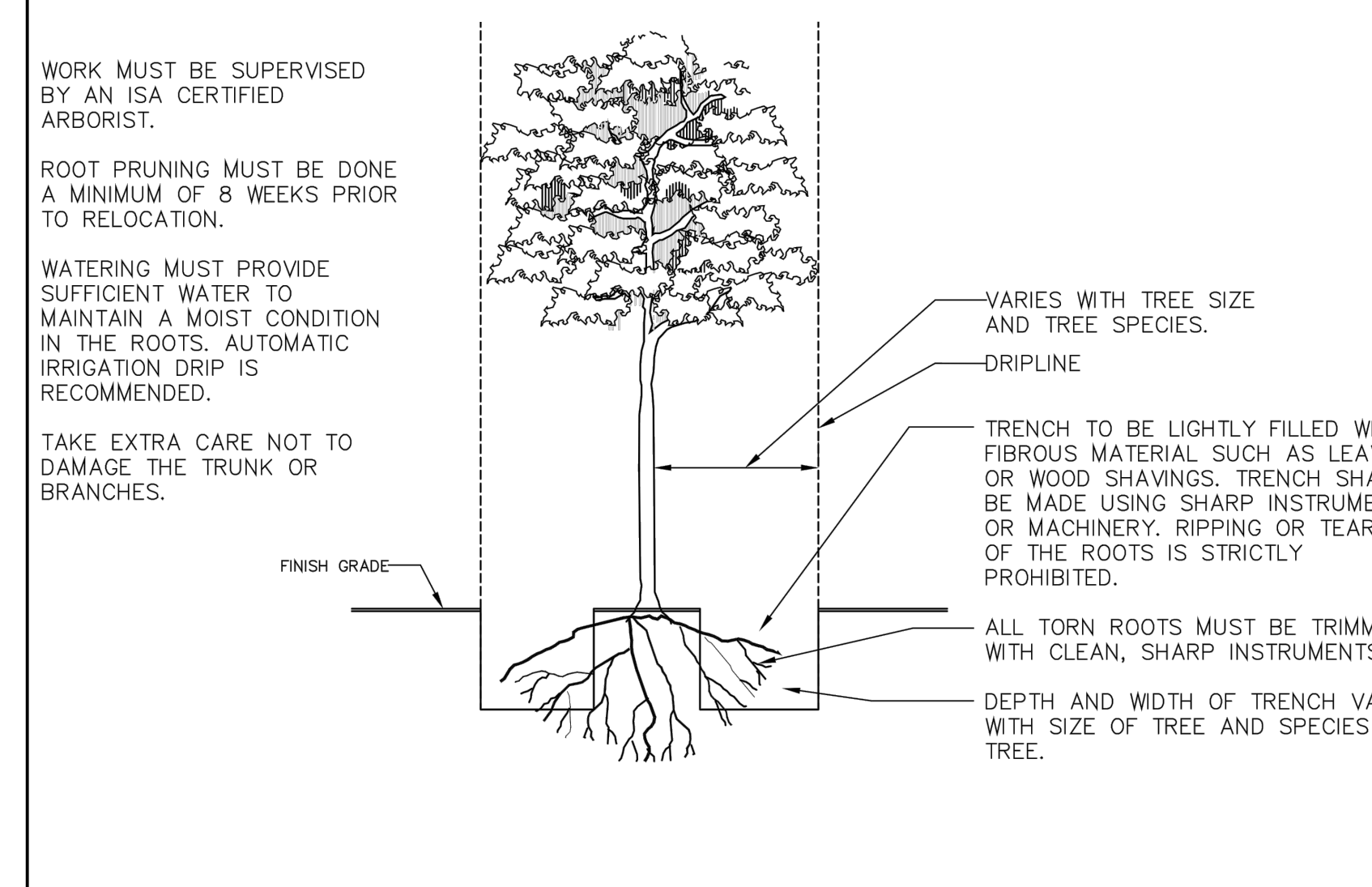
4 PALM PLANTING
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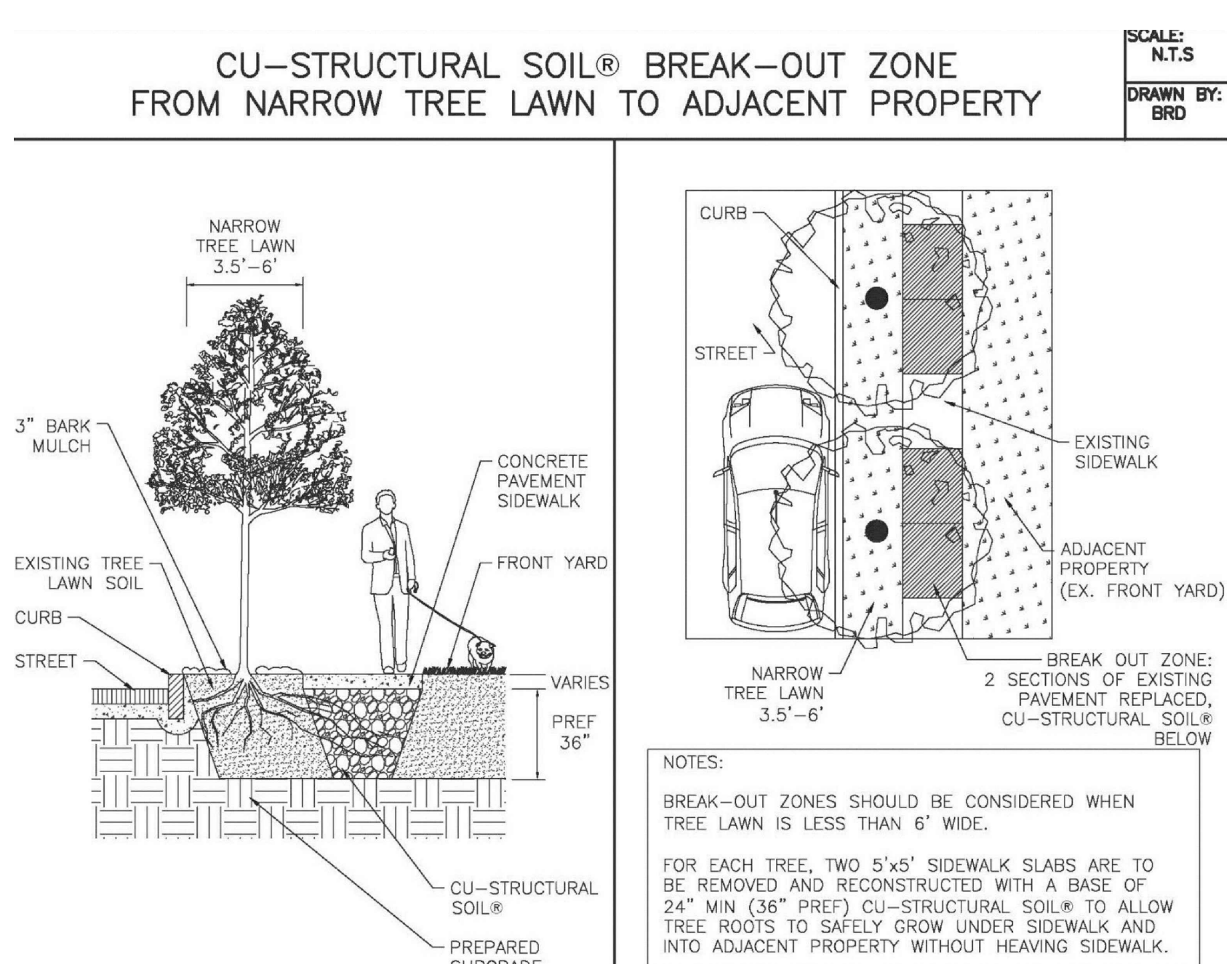
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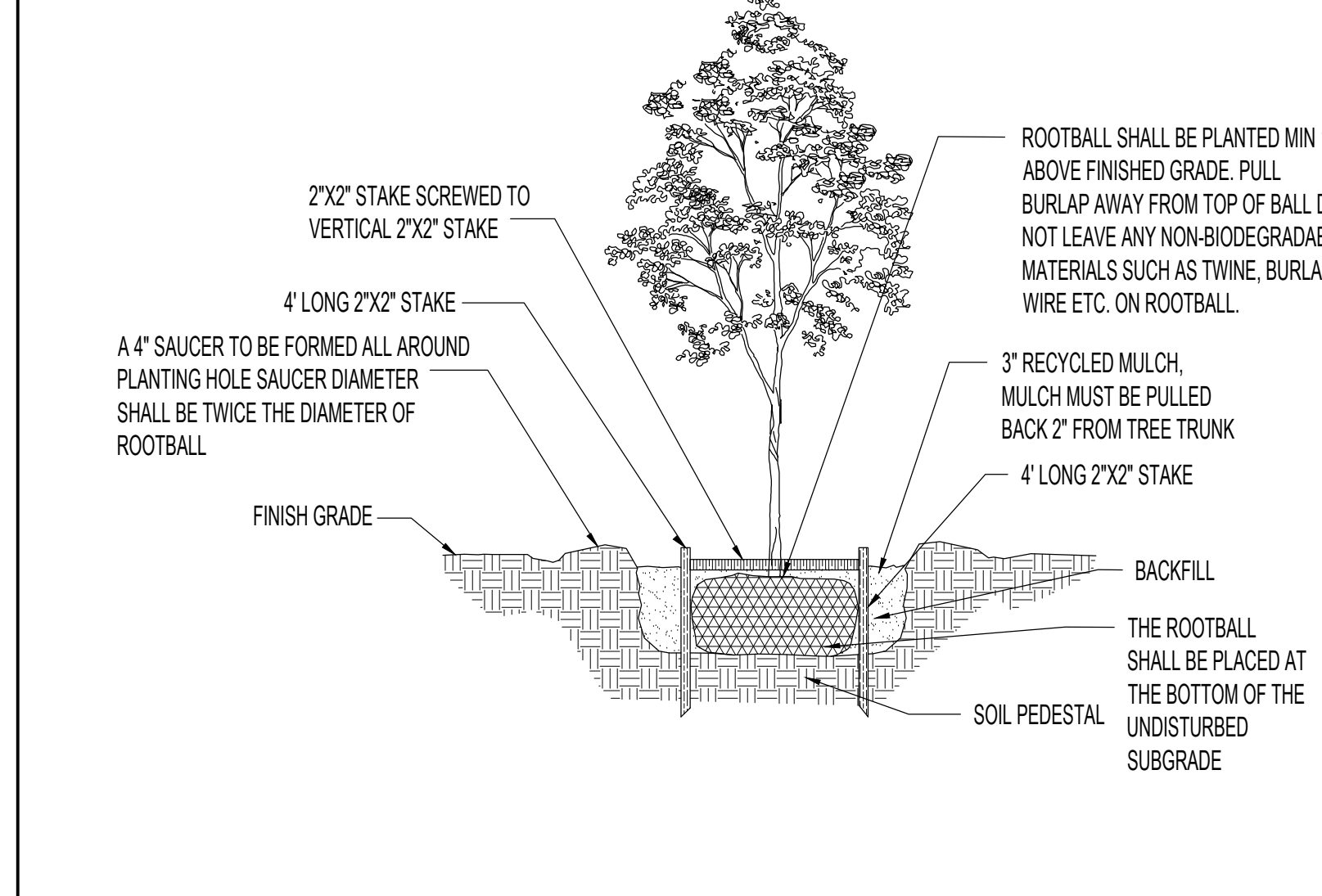
11 STRUCTURAL SOIL AT STREET PLANTER
SCALE: N.T.S.



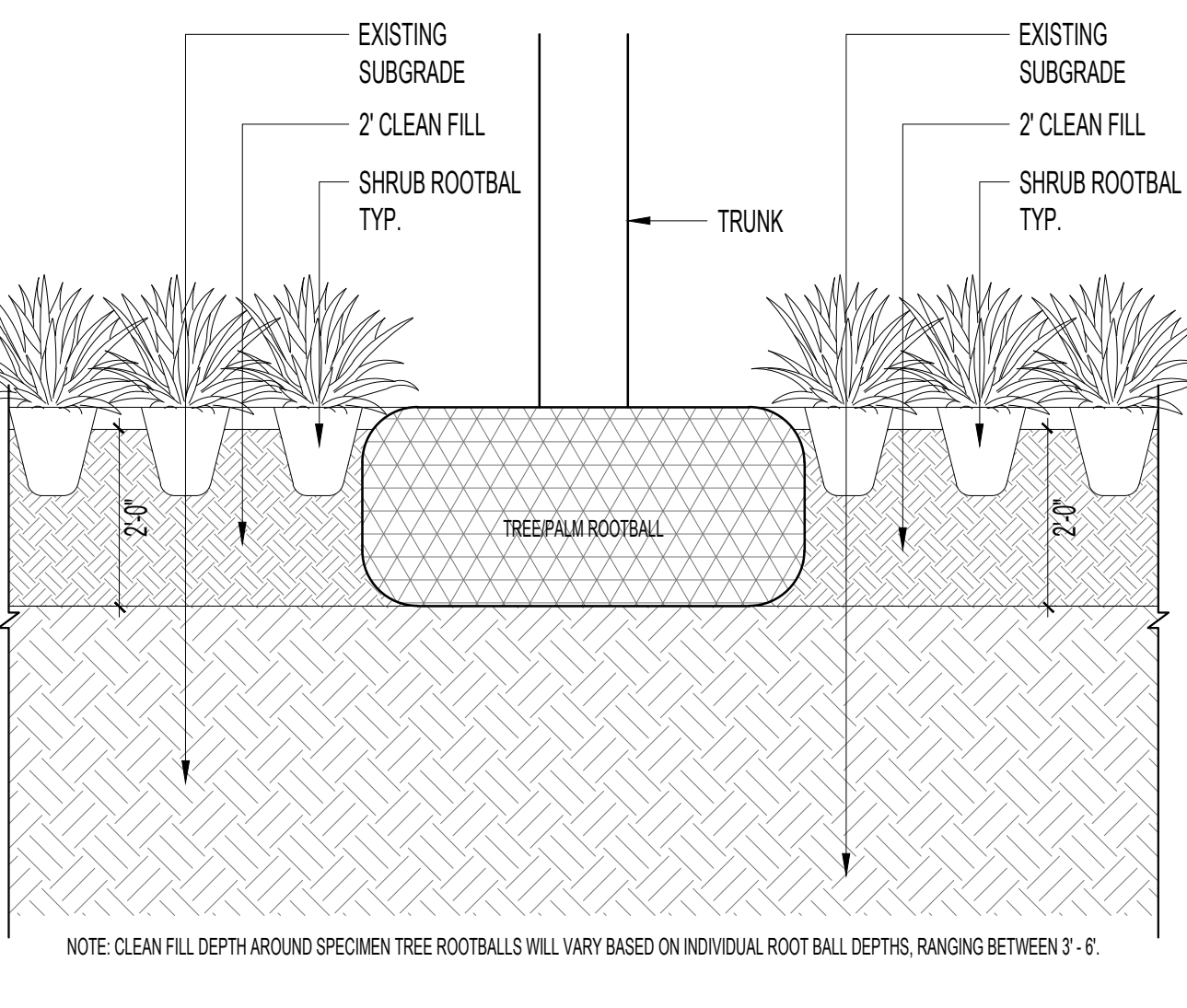
8 ROOT PRUNING
SCALE: N.T.S.



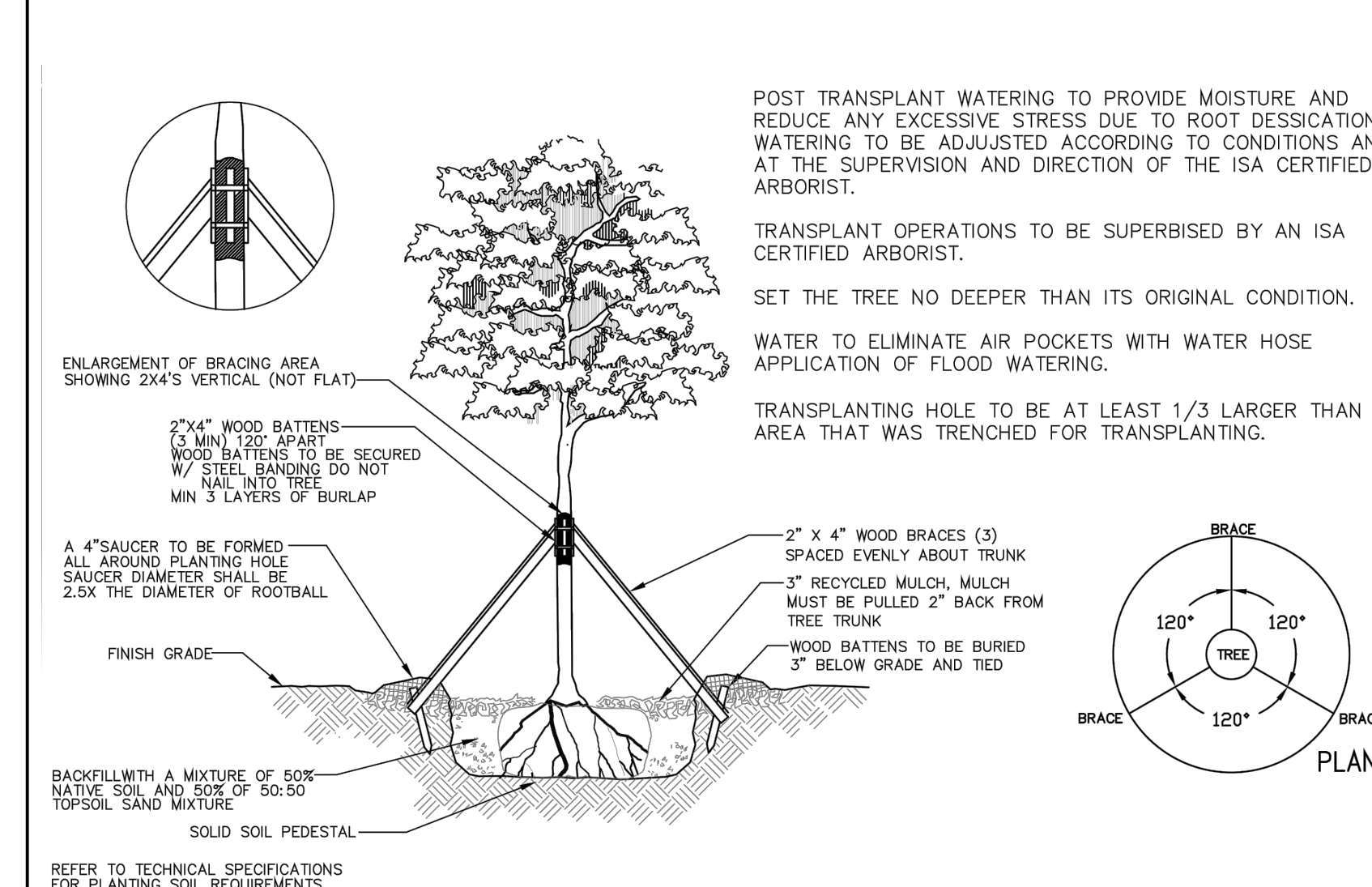
5 CU STRUCTURAL SOIL
SCALE: N.T.S.



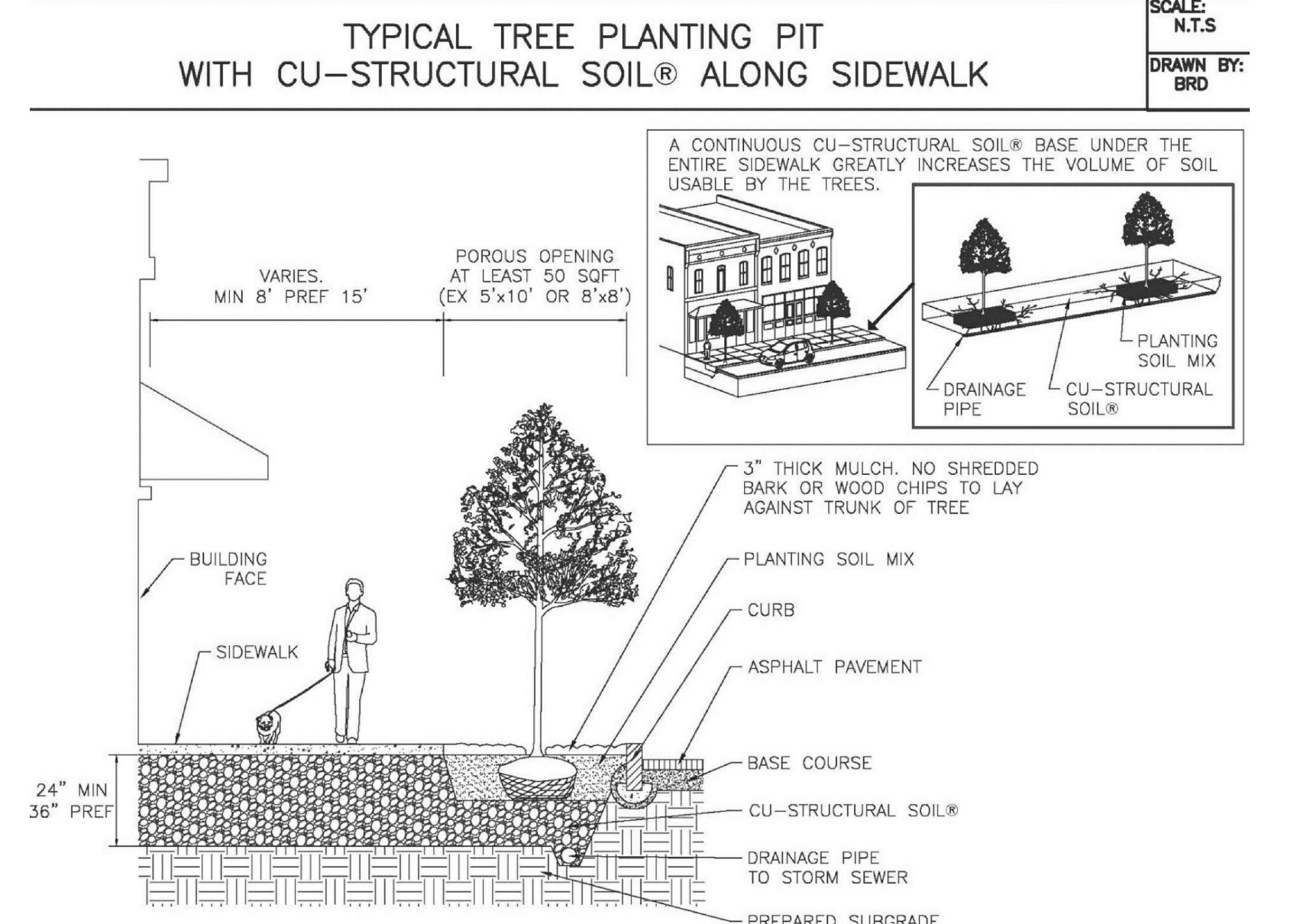
2 SMALL TREE PLANTING
SCALE: N.T.S.



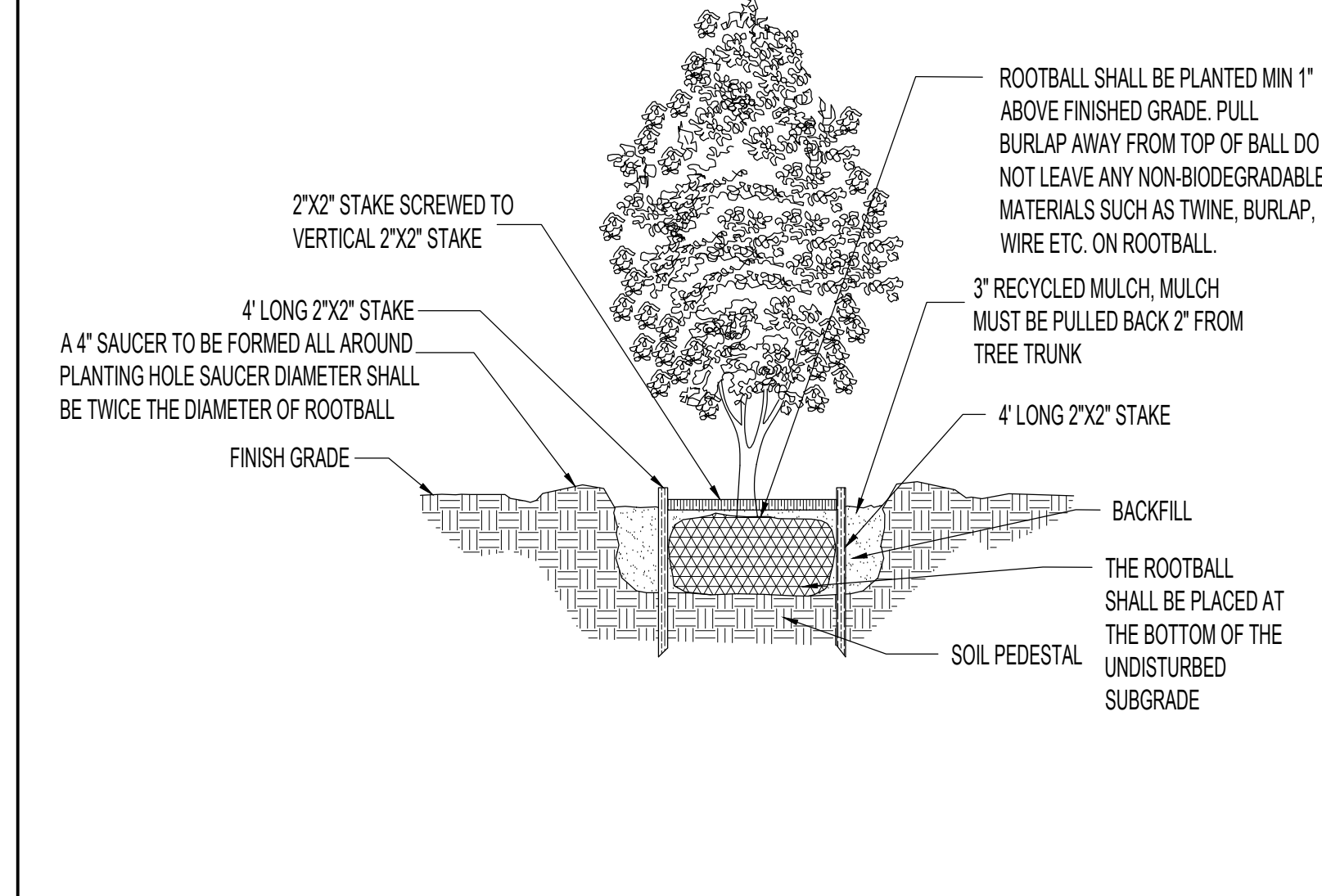
12 TREE ROOTBALL ABOVE CLEAN FILL
SCALE: 1/2" = 1'-0"



9 TREE RELOCATION
SCALE: N.T.S.



6 CU STRUCTURAL SOIL
SCALE: N.T.S.



3 MULTI-TRUNK TREE PLANTING
SCALE: N.T.S.

Owner: TCH 500 Alton, LLC.
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M/E/P Engineers: HNGS ASSOCIATES, INC.
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KEY PLAN

Seal / Signature:

FDOT PARK PERMIT SET
DATE: December 6, 2019

Project No.: 10028

RevNo.	Date	Description

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Sheet Title:

TREE DETAILS

Scale:

115-12
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2020-L-691-0001
Landscape Architect
8/3/2020



500 ALTON PARK
600 - 700 Alton Road, Miami Beach, FL 33139

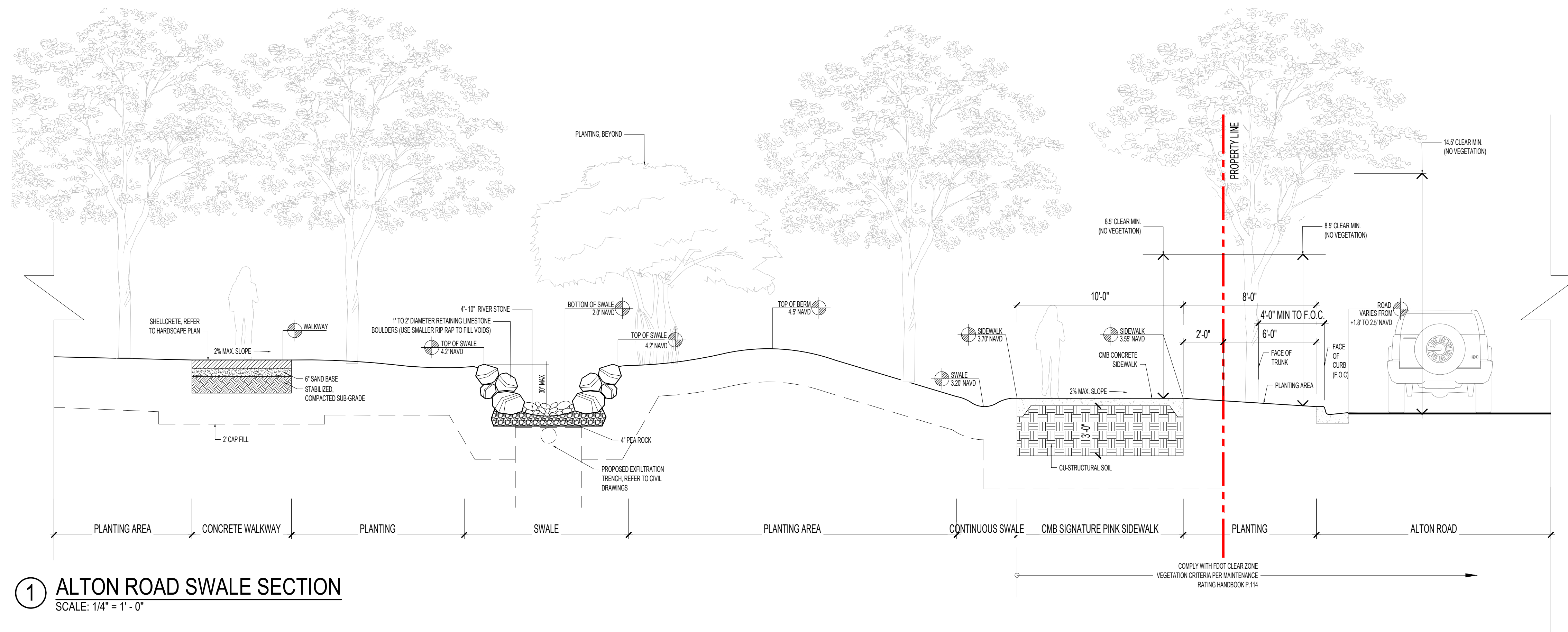
Owner: **TCH 500 Alton, LLC.**
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① **ALTON ROAD SWALE SECTION**
SCALE: 1/4" = 1' - 0"

KEY PLAN

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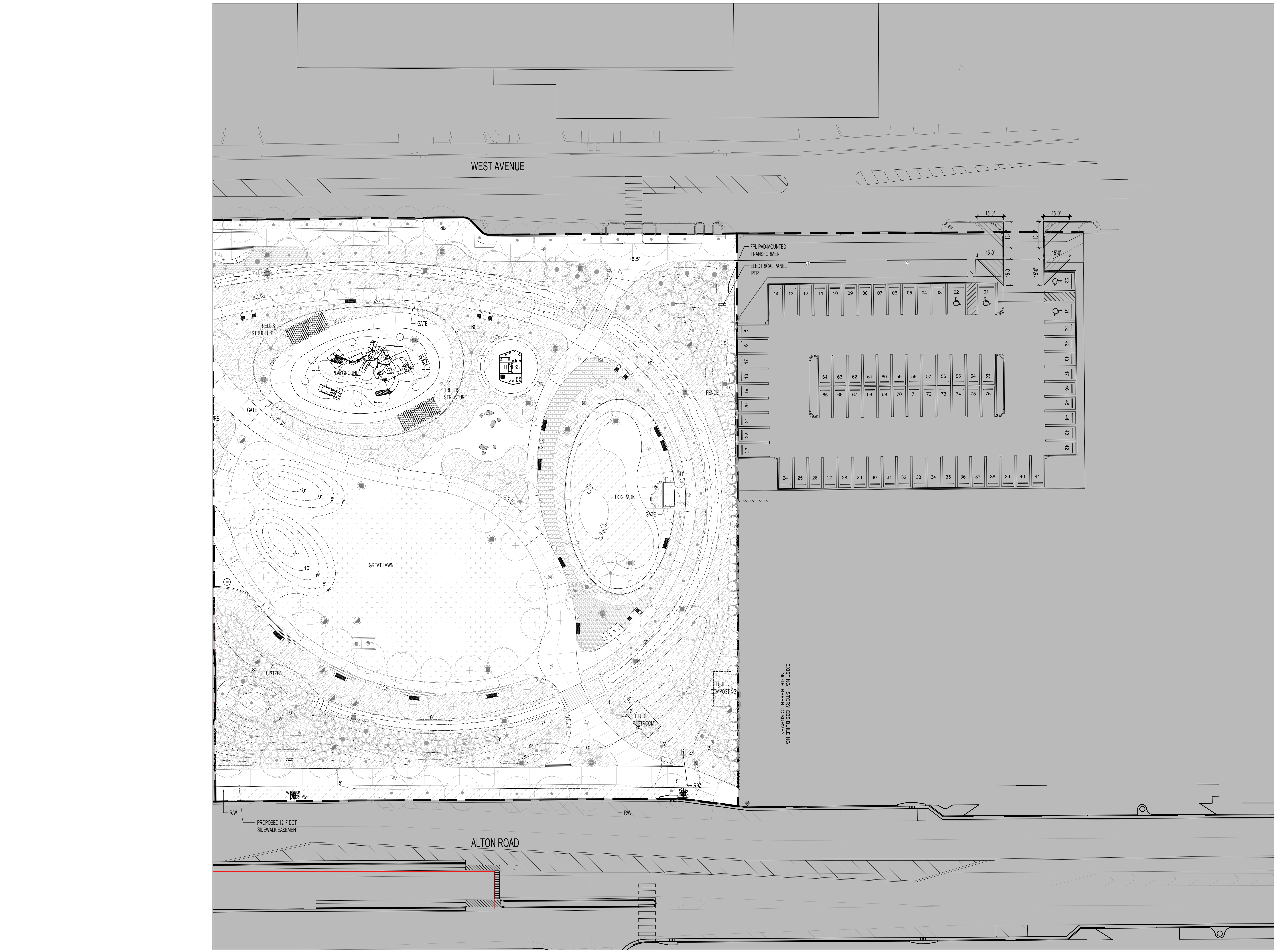
Full Size Print: 30" x 42"

Sheet Title:

SWALE DETAILS

Scale:

1L5-16 Approved
2020-L-691-0001
Leonard Salazar
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8/3/2020



1 IRRIGATION PLAN
SCALE: 1" = 20'-0"

NOTE: REFER TO SHEET 1LIR5-100 FOR IRRIGATION SCHEDULE



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IRRIGATION PLAN

Scale: 1" = 20'-0"

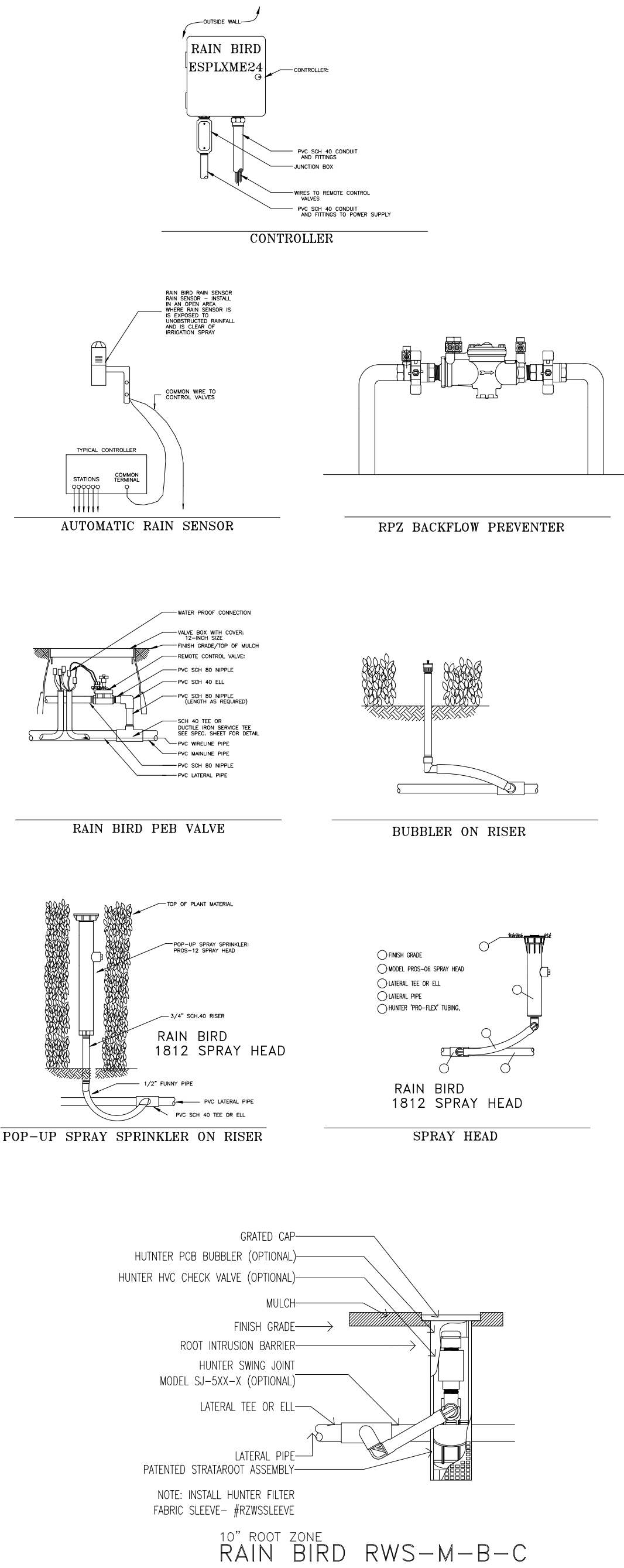
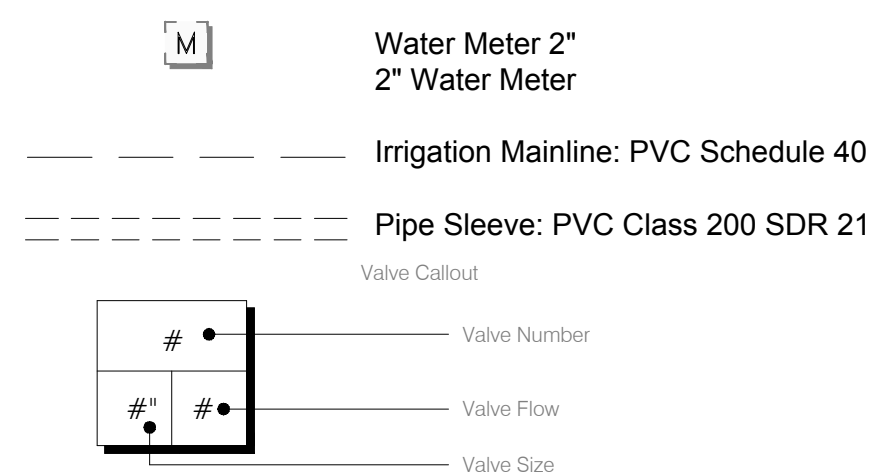
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Leonard Salazar
8/3/2020
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird 1806 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1806 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1806 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1806 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1806 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1806 HE-VAN Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1812 15 Strip Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1812 8 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1812 10 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1812 12 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1812 15 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1812 HE-VAN Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	30	
	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	30	
	Rain Bird RWS-M-B-C Mini Root Watering System with 4.0" diameter x 18.0" long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 gpm or 1402 0.5 gpm bubbler as indicated. With Check Valve.	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
	Rain Bird 5004-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle.	35	2.71	38"	
	Rain Bird 5004-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle.	35	5.23	43"	

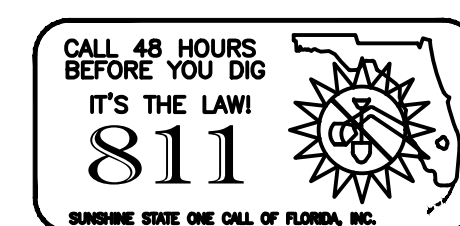
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Febco 825Y 2" Reduced Pressure Backflow Preventer
	Rain Bird ESPLXME 24 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensor.
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.

PUT CISTERN INFO HERE



GENERAL NOTES

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



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1LIR5-10

MAINTENANCE PLAN

Landscape Improvements

Project State Road No(s): Alton Road (State Road No. 907)

Permit/FM No(s): Alton Park
Maintaining Agency: Miami Beach, Miami-Dade County
RLA of Record: Alejandro Javier Perez
Date: December 4th, 2019

I. GENERAL MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

The purpose of a plan for the landscape improvements maintenance practices is to allow the plant material on your project to thrive in a safe and vigorous manner while fulfilling their intended purpose and conserving our natural resources. Plantings and all other landscape improvements shall be maintained to avoid potential roadway hazards and to provide required clear visibility, accessibility, clearance, and setbacks as set forth by Florida Department of Transportation (FDOT) governing standards and specifications: *FDOT Standard plans for Road and Bridge Construction, FDOT Design Manual and FDOT Standard Specifications for Road and Bridge Construction*, as amended by contract documents, and all other requirements set forth by the District 4 Operations Maintenance Engineer. The initial portion of the Maintenance Plan describes general maintenance requirements and recommendations. **The concluding section provides recommendations prepared by the Registered Landscape Architect of Record specific to the attached approved plans.**

WATERING REQUIREMENTS

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on FDOT roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone, but not saturate the soil or over-spray onto travel lanes.

IRRIGATION SYSTEM

The Agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably "rush hour" traffic periods). It is imperative the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall.

INTEGRATED PLANT MANAGEMENT

An assessment of each planting area's soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth.

Palms, shrubs, trees and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. Please be alert to changes in fertilization types per University of Florida, Institute of Food and Agricultural Services (I.F.A.S.) recommendations. Establishment of an integrated pest management program is encouraged to ensure healthy plants, which are free of disease and pests.

MULCHING

Mulch planting beds in such a manner as to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Avoid mulch mounded up on the trunks of trees, palms, and the base of shrubs to encourage air movement in this area which aids in lowering disease susceptibility. Cypress mulch is prohibited on state right of way.

PRUNING

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to specific pruning heights maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards, all palms are to be kept fruit free. The specific pruning heights are determined by understanding the designer's intent when selecting and placing the plants. The intended mature maintained height and spread of plants are noted on the plans (See Exhibit B.) and see Part II. Specific Requirements and Recommendations for guidelines. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be maintained at a height in compliance with *FDOT Design Manual Figure 212.11.2, Window Detail*. Vertical tree heights must meet *FDOT Maintenance Rating Program (MRP)* standards.

STAKING AND GUYING

All staking materials, except for replacements, are to be removed by the completion of FDOT warranty period or at one year (whichever comes first). Any subsequent staking and guying activities by the Agency must adhere to *FDOT Standard Plans for Road and Bridge Construction* guidelines (See Index 580-001). The Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

TURF MOWING:

All grassed areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *FDOT Maintenance Rating Program (MRP)*.

LITTER CONTROL:

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *FDOT Maintenance Rating Program (MRP)* standards.

WEEDING/HERBICIDE

All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended when using a chemical herbicide to avoid overspray onto plant materials. It is the applicator’s responsibility to restore any damage, resulting from overspray to the plantings, per the approved plans.

PLANT REPLACEMENT

Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted on FDOT roadways. Should it become necessary to change the species, a permit is required from FDOT for approval by the FDOT District Landscape Architect.

HARDSCAPE (SPECIALTY SURFACING)

All specialty surfacing shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the surfacing and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current FDOT Maintenance Rating Program Handbook Pages 43-47; ADA accessible sidewalk; and FDOT Standard Plans for Road and Bridge Construction, Maintenance and Utility Operations on The State Highway System. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

Or Use When Concrete Pavers

All specialty surfacing shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers*, Part 3.05. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

HARDSCAPE (NON-STANDARD) TRAVELWAY SURFACING

It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway, including asphalt pavement (if applicable), caused or contributed by the installation or failure of non-standard surfacing, and/or the header curb, on the Department of Transportation right of way within the limits of this Agreement. Pavement restoration areas or “patches” will have a minimum length of 10-ft, measured from the edge of the header curb, and a width to cover full lanes for each lane affected by the restoration.

Pavement restoration will be performed in accordance with the most current edition of the *FDOT Standard Specifications for Road and Bridge Construction*, and the *FDOT Standard Plans and for Road and Bridge Construction*.

It shall be the responsibility of the AGENCY to maintain all signs located within a non-standard surfacing area. Such maintenance to be provided by the AGENCY shall include repair and replacement of the sign panel, post, and base.

Approved
2020-L-691-00001
Leonard Salazar
8/3/2020

**HARDSCAPE (LANDSCAPE ACCENT LIGHTING)
(IF APPLICABLE)**

Landscape accent lighting shall be maintained in such a manner as to prolong the life of the lighting fixture and prevent potential safety hazards. If the lighting fixtures and their system become damaged, they shall be replaced with the same type and specification as the approved plan. Landscape lighting shall meet requirements for the sea turtle nesting and hatching.

MAINTENANCE OF TRAFFIC CONTROL

Reference the FDOT website regarding the selection of the proper traffic control requirements to be provided during routine maintenance and / or new installations of this DOT roadway.

**VEGETATION MANAGEMENT AT OUTDOOR ADVERTISING (ODA)
(IF APPLICABLE)**

To avoid conflicts with permitted outdoor advertising, please reference the State of Florida website regarding the vegetation management of outdoor advertising. This website provides a portal to search the FDOT Outdoor Advertising Inventory Management System Database. The database contains an inventory of outdoor advertising structures, permits and other related information maintained by the Department.

Also, reference the *Florida Highway Beautification Program* website link for “*Vegetation Management at ODA signs*” “Florida Statutes” and “Florida Administrative Code” related to vegetation management at outdoor advertising sign, permit applications for vegetation management and determining mitigation value of roadside vegetation.

**REFERENCES
(Revised 1-11-17)**

This reference list is provided as a courtesy. The list may not contain the most current websites. The most current references must be accessed for up to date information.

Accessible Sidewalk (ADA)

<http://www.access-board.gov/guidelines-and-standards/streets-sidewalks>

Americans with Disabilities Act (ADA) (ADAAG)

http://www.ada.gov/2010ADAstandards_index.htm

American National Standard Institute, *ANSI A300, (Part 1) for Tree Care Operations – Trees, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning)*, available for purchase

<http://webstore.ansi.org>

Florida Department of Agriculture and Consumer Services, Division of Plant Industry, *Florida Grades and Standards for Nursery Plants 2015*

<http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Plant-and-Apiary-Inspection>

Florida Department of Community Affairs (DCA), *Florida Board of Building Codes & Standards, 2010 Florida Building Code, Chapter 11 Florida Accessibility Code for Building Construction Part A*

http://www2.iccsafe.org/states/florida_codes/

Florida Department of Transportation, *FDOT Standard Plans for Road and Bridge Construction, Index 580-001 Landscape Installation*

<http://www.fdot.gov/standardplans/current.pdf>

Florida Department of Transportation, *FDOT Manual. Section 212.*

<http://www.fdot.gov/standardplans/current.pdf>

Florida Department of Transportation, *FDOT Standard Plans for Road and Bridge Construction, Index 102-600 Traffic Control through Work Zones*

<http://www.fdot.gov/standardplans/current.pdf>

Florida Department of Transportation, *FDOT Design Manual*

Lateral Offset – 215-2.4

Clear Zone Width Requirements – 215.2.3

Lateral Offset Criteria (for Trees) Table 215.2.2

<http://www.fdot.gov/roadway/FDM>

Florida Department of Transportation, *Program Management, Maintenance Specifications Workbook Supplemental Specifications, Section 580 Landscape Installation*

<http://www.fdot.gov/programmanagement/Maintenance/2017Jan/Files/SS5800000.doc>

Department of Transportation, Landscape Architecture Website

www.MyFloridaBeautiful.com

Florida Department of Transportation, *Maintenance Rating Program Handbook*

<http://www.dot.state.fl.us/statemaintenanceoffice/MaintRatingProgram.shtm>

Florida Department of Transportation Outdoor Advertising Database

<http://www2.dot.state.fl.us/rightofway/>

Florida Exotic Pest Plant Council Invasive Plant Lists

<http://www.fleppc.org/list/list.htm>

Florida Irrigation Society

<http://www.fisstate.org>

Florida Power and Light (FPL), *Plant the Right Tree in the Right Place*

http://www.fpl.com/residential/trees/right_tree_right_place.shtml