

PARKING GARAGE & BALLROOM EXPANSION

AT THE FONTAINEBLEAU RESORT

HPB - Final Submittal

JANUARY, 12 2021

ZONING DATA			
LEGAL DESCRIPTION		REFER TO SURVEY	
ADDRESS		4360 & 4370 COLLINS AVE. MIAMI BEACH, FL 33140	
FOLIO NUMBERS		02-3226-001-2220 / 02-3226-001-2190 / 02-3226-001-2210 / 02-3226-001-2200	
ZONING DESIGNATION		RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY	
FLOOD ZONE		"AE" (ELEV. +7'-0" NGVD 29; ELEV. + 5.45' NAVD 88)	
LOT AREA		44,712 SQ.FT.	
LOT WIDTH		202'-2"	
HISTORIC DISTRICT		COLLINS WATERFRONT - NATIONAL REGISTER HISTORIC DISTRICT	
DEVELOPMENT REGULATIONS			
	ALLOWED/REQUIRED	PROVIDED	
F.A.R.	2.00 X 44,712 SQ.FT.	89,424 SQ.FT.	88,794.00 SQ.FT.
MAXIMUM BUILDING HEIGHT	75 FT	74'-5"	
MAXIMUM NUMBER OF STORIES	N/A	5	
USES BY LEVEL BASEMENT LEVELS 1 & 2 = PARKING GROUND LEVEL = PARKING, LOADING SECOND LEVEL = BALLROOM & MEETING SPACES THIRD LEVEL = KITCHEN, BOH, & MEETING SPACES FOURTH LEVEL = BALLROOM & MEETING SPACES ROOF DECK LEVEL = TEMPORARY ASSEMBLY SPACE			
SETBACK REQUIREMENTS RESIDENTIAL USES SHALL FOLLOW RM-2			
FRONT (INDIAN CREEK DRIVE)			
SUBTERRANEAN		20'-0"	20'-2"
PEDESTAL		20'-0"	20'-2"
TOWER	(20' + 1' for every 1 foot increase above 50 feet, to a maximum of 50')	45'-0"	20'-2"
FRONT (COLLINS AVE.)			
SUBTERRANEAN		20'-0"	8'-11"
PEDESTAL		20'-0"	20'-3"
TOWER	(20 feet + 1 foot for every 1 foot increase above 50 feet, to a maximum of 50')	45'-0"	20'-3"
SIDE FACING A STREET (W. 44th STREET)			
SUBTERRANEAN	(Lots equal or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width)	16'-4"	14'-8"
PEDESTAL		16'-4"	16'-11"
TOWER	(Sum of the side yards shall equal 16% of the lot width: Minimum—10 feet or 8% of lot width, whichever is greater)	18'-10"	16'-11"
SIDE INTERIOR			
SUBTERRANEAN		16'-4"	2'-6"
PEDESTAL		16'-4"	0'-6"
TOWER	The required pedestal setback plus 0.10 of the height of the tower portion of the building. The total required setback shall not exceed 50 feet = 16'-4" + (.10 x 25') = 18'-10"	18'-10"	0'-6"
SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH		32'-8"	17'-5"

PARKING REQUIREMENTS		
	ALLOWED/REQUIRED	PROVIDED
PARKING DISTRICT No.1 Sec. 130-32 (25)		
NEW BALLROOM & MEETING ROOMS	205	279*
Required parking for hotel accessory uses shall be as follows: Auditorium, ballroom, convention hall, gymnasium, meeting rooms or other similar places of assembly—Required parking shall be one space per every four seats or one space per 60 square feet of floor area where there is no seating, minus one seat or 15 square feet per unit. As per code amendment: Level 2 = 466 seats / 8 seats = 59 spaces Level 3 = 2,801 sf / 120sf = 24 spaces Level 4 = 638 seats / 8 seats = 80 spaces Roof deck = 5,000 sf / 120sf = 42 spaces Total Required = 205 spaces		
EXISTING ON SITE PARKING	148	* Ordinance review pending.
TOTAL	353	
LOADING REQUIREMENTS		
Sec. 130-101 A(2)		
FLOOR AREA > 10,000SF & <100,000SF : (2) SPACES REQUIRED	2	2

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	01-12-2021
000	COVER SHEET	•
1-3	SURVEY	•
A0.01	CONTEXT LOCATION PLAN	•
A0.03	SITE PLAN	•
A0.05	CONTEXT ELEVATIONS	•
A0.06	CONTEXT PHOTOS	•
A0.07	CONTEXT PHOTOS	•
A0.08	CONTEXT PHOTOS	•
A1.00	BASEMENT LEVELS- FLOOR PLANS	•
A1.01	FLOOR PLAN- GROUND LEVEL	•
A1.01A	AUGMENTED REALITY SITE PLAN	•
A1.02	FLOOR PLAN - LEVELS 2-3	•
A1.03	FLOOR PLAN - LEVEL 3 OVERALL	•
A1.04	FLOOR PLAN - LEVEL 4 & ROOF DECK	•
A1.05	ROOF PLAN	•
A3.00	PROPOSED ELEVATIONS	•
A3.01	PROPOSED ELEVATIONS	•
A3.02	BUILDING DETAILS	•
A3.03	ENLARGED NORTH ELEVATION	•
A4.01	MORRIS LAPIDUS PLAZA RENDERING	•
A4.02	NORTH WEST CORNER RENDER	•
A4.03	NE & NW CORNER RENDERS	•
A4.04	44ST RENDERING	•
A5.01	DRAINAGE AND GRADING PLAN	•
A9.01	UTILITY PLAN	•
A10.01	BUILDING SECTIONS	•
A10.02	BUILDING SECTIONS	•
A10.03	SECTION DIAGRAM	•
A10.04	SECTION DIAGRAM	•
FAR1.00	F.A.R. DIAGRAMS	•
FAR2.00	F.A.R. DIAGRAM	•
FAR3.00	F.A.R. DIAGRAM	•
FAR4.00	F.A.R. DIAGRAM	•
GA-1.00	GROSS AREAS	•
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ID-04-01	4TH LEVEL - SEATING LAYOUT	•
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LP-02	ROOF DECK PLANTING PLAN	•
LP-03	PLANT LIST & DETAILS	•
LP-04	PLANTING SPECIFICATIONS	•
SD-01	RENDERED SITE PLAN	•
TD-01	TREE DISPOSITION PLAN	•



AERIAL SITE VIEW
1" = 200'-0"

PROPOSED
PARKING-BALLROOM
EXPANSION

SCOPE OF WORK

- CONSTRUCTION OF A NEW 5 STORY BUILDING AS AN ACCESSORY ADDITION TO THE FONTAINEBLEAU RESORT CONSISTING OF THE FOLLOWING PROGRAM:
- 2 LEVELS OF BASEMENT PARKING
- GROUND LEVEL CONTAINS BOH AND LOADING FUNCTIONS.
- SECOND LEVEL INCLUDES A JR. BALLROOM, PRE-FUNCTION, & MEETING ROOM SPACES.
- 3RD LEVEL HOUSES MEETING ROOMS, CIRCULATION SPACES, A COMMERCIAL KITCHEN, & A PEDESTRIAN BRIDGE CONNECTING THE BUILDING TO THE EXISTING TRESOR TOWER ON THE NORTH SIDE OF THE PROPERTY.
- 4TH LEVEL HOUSES A GRAND BALLROOM, PRE-ASSEMBLY SPACES, AND AN EXTERIOR LINEAR TERRACE FACING WEST.
- ROOF DECK HOUSES A LARGE PAVED DECK & CIRCULATION WALKWAYS WITH COVERED TRELLISES.



SURVEYOR'S NOTES:

PURSUANT TO TABLE OF REQUIREMENTS FROM THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" WERE FOLLOWED AND ARE INCLUDED AS A PART OF THIS SURVEY: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 13, 16, 17, and 18.

ITEM 2:
THE ADDRESS OF THIS PROPERTY IS:

4360 COLLINS AVENUE
MIAMI BEACH, FL 33140

4370 COLLINS AVENUE
MIAMI BEACH, FL 33140

ITEM 3:
THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION, (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), INFORMATION FOR THIS SITE IS:

FLOOD INSURANCE RATE MAP, (FIRM), INDEX NUMBER: 12086CIND1A
FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L
FLOOD INSURANCE RATE MAP REVISED DATE, (MAP INDEX): SEPTEMBER 11, 2009

FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L
MAP REVISED DATE: SEPTEMBER 11, 2009
FLOOD INSURANCE RATE MAP PANEL: 328 OF 1031
COMMUNITY NAME: CITY OF MIAMI BEACH
SUFFIX: L
ZONES: AE and X, (CLEAR)
BASE FLOOD ELEVATION:
AE - ELEVATION 7
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD ZONE DELINEATION LINES AS DEPICTED ON SHEETS 5 THROUGH 7 ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

ITEM 4:
THE GROSS LAND AREA FOR THIS PROPERTY IS:

EAST OF COLLINS AVENUE:
1.026 ACRES, (44,712 SQUARE FEET), MORE OR LESS.

WEST OF COLLINS AVENUE:
0.133 ACRES, (5,796 SQUARE FEET), MORE OR LESS.

ITEM 6:
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY:
(a) THE ZONING CLASSIFICATION FOR THIS PROPERTY IS:
RM-2, (RESIDENTIAL MULTIFAMILY, HIGH DENSITY);
(b) THE SETBACK REQUIREMENTS FOR THIS PROPERTY ARE:
VARY BY THE TYPE OF STRUCTURE.
PLEASE SEE CITY OF MIAMI BEACH MUNICIPAL CODE CHAPTER 142, SECTION 247 FOR A DETAILED DESCRIPTION OR CONTACT THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT ON MARCH 08, 2012 VIA TELEPHONE CONVERSATION WITH A PLANNING & ZONING SPECIALIST.

ITEM 7:
(a) SEE SURVEY GRAPHICS FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL;
(b), (1) SEE SURVEY GRAPHICS FOR SQUARE FOOTAGE AND FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
(c) NOT-APPLICABLE

ITEM 8:
SEE SURVEY GRAPHICS FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 9:
NOT-APPLICABLE

ITEM 11:
(a) SEE SURVEY GRAPHICS FOR OBSERVED EVIDENCE OF UTILITIES.

ITEM 13:
SEE SURVEY GRAPHICS FOR THE NAMES OF THE ADJOINING OWNERS.

ITEM 16:
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17:
THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18:
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FOLLOWING **SURVEYOR'S NOTES** ARE REQUIRED AS A PART OF THE "STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING" IN THE STATE OF FLORIDA, (SEE SURVEYOR'S CERTIFICATION):

- A) DATE OF LAST FIELD WORK: MARCH 01, 2012
- B) THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE BASED ON EITHER LEGAL DESCRIPTIONS FROM PRIOR SURVEYS OF THESE PROPERTIES AS PERFORMED BY CONSUL TECH SURVEYING & MAPPING, INC. UNDER PROJECT NUMBERS 97-0716, 97-0716.A, 01-0104, 01-0104.10, 01-0104.20, 01-0104.20.1, 01-0104.20.2, 01-0104.20.3, 01-0104.20.4, 01-0104.20.5, 01-0104.20.6, 01-0104.20.7, 01-0104.20.8, 01-0104.20.9, 01-0104.20.10, 01-0104.20.11, 01030120.D, 01-030140.A, 03-091020, 04-091920 AND 05-070920; LEGAL DESCRIPTIONS AS CREATED BY THIS COMPANY IN CONNECTION WITH PROJECTS ON THESE PROPERTIES, OR; VARIOUS TITLE COMMITMENTS REVIEWED BY THIS COMPANY DURING THE COURSE OF PERFORMING SURVEYS ON THESE PROPERTIES.
- C) BEARINGS AS SHOWN HEREON ARE BASED ON A PORTION OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 74 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEARS NORTH 07°16'18" EAST AS SHOWN HEREON AND ALL OTHER BEARINGS BEING RELATIVE THERETO. A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, (STATE ROAD A1A), BEARS NORTH 09°39'38" EAST RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AND IS A WELL IDENTIFIED AND MONUMENTED LINE.
- D) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING CONVENTIONAL SURVEYING METHODS AND PROCEDURES ARE BASED ON A CLOSED AND ADJUSTED TRAVERSE.
- E) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING GPS METHODS AND PROCEDURES ARE BASED ON REDUNDANT MEASUREMENTS.
- F) THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.

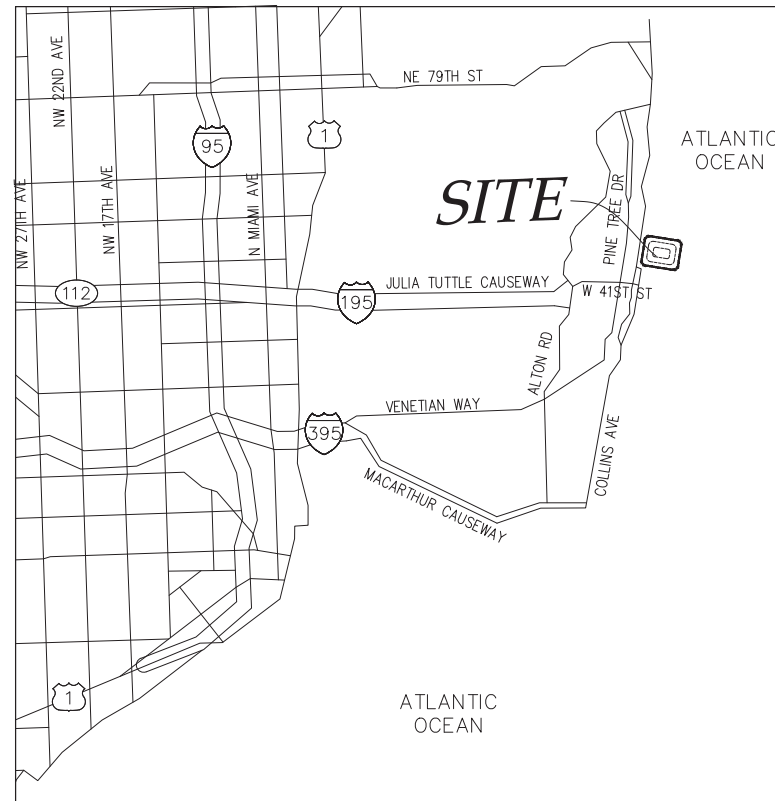
NO UNDERGROUND EASEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS THIS WAS NOT A PART OF THE SCOPE OF SERVICES.

IMPROVEMENTS WITHIN THE INTERIOR OF THE BUILDINGS WERE NOT LOCATED ARE ARE NOT SHOWN.

ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL



LOCATION MAP
IN SEC. 23 - TWP 53 SOUTH -42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

SHEET INDEX

COVER SHEET / SURVEYOR'S NOTES	1
LEGAL DESCRIPTIONS	2
BOUNDARY INFORMATION	3
TOPOGRAPHY INFORMATION	3

THE FOLLOWING TITLE COMMITMENTS PREVIOUSLY REVIEWED WERE BASED ON:

COMMITMENT FOR TITLE INSURANCE
AGENT FILE NUMBER: HOTEL N12-026
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)
COMMITMENT NUMBER: 1200995-2801
FILE NUMBER: 1200995-2801
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED APRIL 4, 2012

AND

COMMITMENT FOR TITLE INSURANCE
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)
COMMITMENT NUMBER: 1200994-2801
FILE NUMBER: 1200994-2801
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED MARCH 19, 2012
REVIEWED BY C.S.A. GROUP.

G) PLAT NAMES AS SHOWN HEREON, (EITHER IN THE LEGAL DESCRIPTIONS AND / OR ON THE FACE OF THE DRAWINGS), MAY HAVE BEEN PARTIALLY ABBREVIATED. THERE ARE TWO PLATS THAT MAKE UP THE MAIN PARCELS AS SHOWN ON THE EAST SIDE OF INDIAN CREEK DRIVE AND COLLINS AVENUE. THE COMPLETE NAMES OF THE PLATS ARE AS FOLLOWS:

AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOV'T. LOTS 1-2-3-4-5-6 AND 7 OF SEC.23-TWP.53S-RGE.42E, (PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

AND

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, (PLAT BOOK 5 AT PAGES 7-8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

PARCEL "E", AS SHOWN HEREON, CONSTITUTES THE PROPOSED FUTURE "SOUTH PARKING GARAGE", AS DESCRIBED ON SHEET 2 AND GRAPHICALLY DEPICTED ON SHEET(S) 2.

I) THE PORTIONS OF PARCELS 1 THROUGH 5 LOCATED EAST OF COLLINS AVENUE AND NORTH OF 44th STREET, (NEW), ARE ALL CONTIGUOUS TO EACH OTHER, WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

PARCEL "E" ARE CONTIGUOUS TO COLLINS AVENUE AND 44th STREET, (NEW), WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

J) BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

K) THERE MAY BE EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

L) THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, AT PAGE 62, AND OFFICIAL RECORDS BOOK 9517 AT PAGES 2028-2031, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE ONE AND THE SAME AND A PORTION OF WHICH COMPRISES THE EASTERLY BOUNDARY OF PARCEL "A", ("HOTEL SITE").

M) THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON IS BASED ON INFORMATION AS SHOWN IN PLAT BOOK 74 AT PAGE 25, RECORDED ON FEBRUARY 10, 1982 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS WELL AS INFORMATION PROVIDED TO THIS SURVEYOR BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION.

N) BUILDING AND IMPROVEMENT TIES TO THE COASTAL CONSTRUCTION CONTROL LINE, (CCCL), AS SHOWN HEREON ARE PER THE REQUEST OF THE CLIENT.

O) WE HEREBY CERTIFY THAT THE LEGAL DESCRIPTION IS THE SAME AS SET FORTH IN THE VESTING DEED AS REFERENCE IN THE TITLE COMMITMENT.

P) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOW HERE ON WAS FIELD VERIFIED BY BISCAZYNE ENGINEERING COMPANY.(09/18/2019)

(R) ORIGINAL SURVEY INFORMATION WAS PREPARED BY C.S.A. GROUP.

- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL VERTICAL DATUM 1929 (N.G.V.D. 1929), AND REFERENCED TO MIAMI-DADE COUNTY BENCHMARKS:

i) B-313, ELEVATION = 4.33 FEET (NGVD-29) .36 ST --- 81.7' SOUTH OF SOUTH CURB,HWY A-1-A (COLLINS AVE) --- 57.8' EAST OF EAST CURB,US C & G BRASS DISC ON TOP OF CONC RAMP DIRECTLY OVER A CATCH BASIN.

j) D-313, ELEVATION = 6.17 FEET (NGVD-29) .46 ST --- 41.2' SOUTH OF SOUTH CURB LINE OF ENTRANCE TO PARKING LOT, INDIAN CREEK DRIVE --- 19' EAST OF EAST CURB. US C & G BRASS DISC IN TOP OF NE CORNER OF A 4' SQUARE CONC WALL

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 53-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

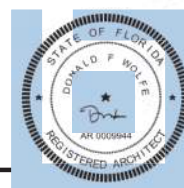
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 09-18-2019

DRAFT

SELVIN BRUCE, PSM for the Firm
Professional Surveyor and Mapper No. 5290
State of Florida



DATE: Mar 20, 2020 - 7:40am EST FILE: F:\SURVEY\PROJECTS\BROOKS\68608 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2. CAD\2. DIMS. PART 1\1-86658 boundary survey pg 1 to 4.dwg

ORDER #	03-86658	DATE	3-11-20	F.B. #	N/A
COMMENTS	BOUNDARY SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL 7, 23, 33, 40, AND F				
BISCAZYNE ENGINEERS • ENGINEERS PLANNERS					
MIAMI-DADE COUNTY 529 W. FLAGLER ST. MIAMI, FL 33130 TEL: (305) 324-7671; FAX: (305) 324-0809 449 NW 35TH ST BOCA RATON, FL 33431 E-MAIL: INFO@BISCAZYNEENGINEERING.COM WEB: WWW.BISCAZYNEENGINEERING.COM					
FOR: FONTAINEBLEAU DEVELOPMENT	DESIGNED BY: S.B.	DRAWN BY: J.H.	CHECKED BY: S.B.	3018/13	
DATE: 09/18/19	APPROVED BY: S.B.				
ORDER No.	4360 & 4370 Collins Avenue, Miami Beach FL				
SHEET No.	03-86658				
1 of 3					

BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL

LEGAL DESCRIPTION

PARCEL E:
LOTS 1 AND 2, BLOCK 40, OF AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS FILED FOR RECORD IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;
AND
TOGETHER WITH A PORTION OF THAT UNNUMBERED TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJACENT TO LOT 1, BLOCK 40, IN SAID AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 40; THENCE NORTH 64.55 FEET ALONG INDIAN CREEK DRIVE TO A POINT; THENCE EAST 228.23 FEET TO A POINT; THENCE SOUTH 64.55 FEET ALONG COLLINS AVENUE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 40; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 40 TO THE POINT OR PLACE OF BEGINNING;
AND
LESS THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED MADE BY BOARDRPLLE INDIAN CREEK, INC., A FLORIDA CORPORATION, TO CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION, DATED AUGUST 13, 1953, FILED FOR RECORD JUNE 30, 1954 IN DEED BOOK 3940, PAGE 284 PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO THE CITY OF MIAMI BEACH FOR ROAD RIGHT-OF-WAY PURPOSES BY REASON OF SPECIAL WARRANTY DEED DATED NOVEMBER 16, 2001, AND FILED FOR RECORD NOVEMBER 19, 2001, IN OFFICIAL RECORDS BOOK 20025, PAGE 4698, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJOINING LOT 1, BLOCK 40, OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SAID LOT 1, BLOCK 40, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

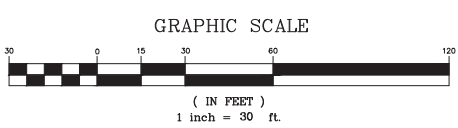
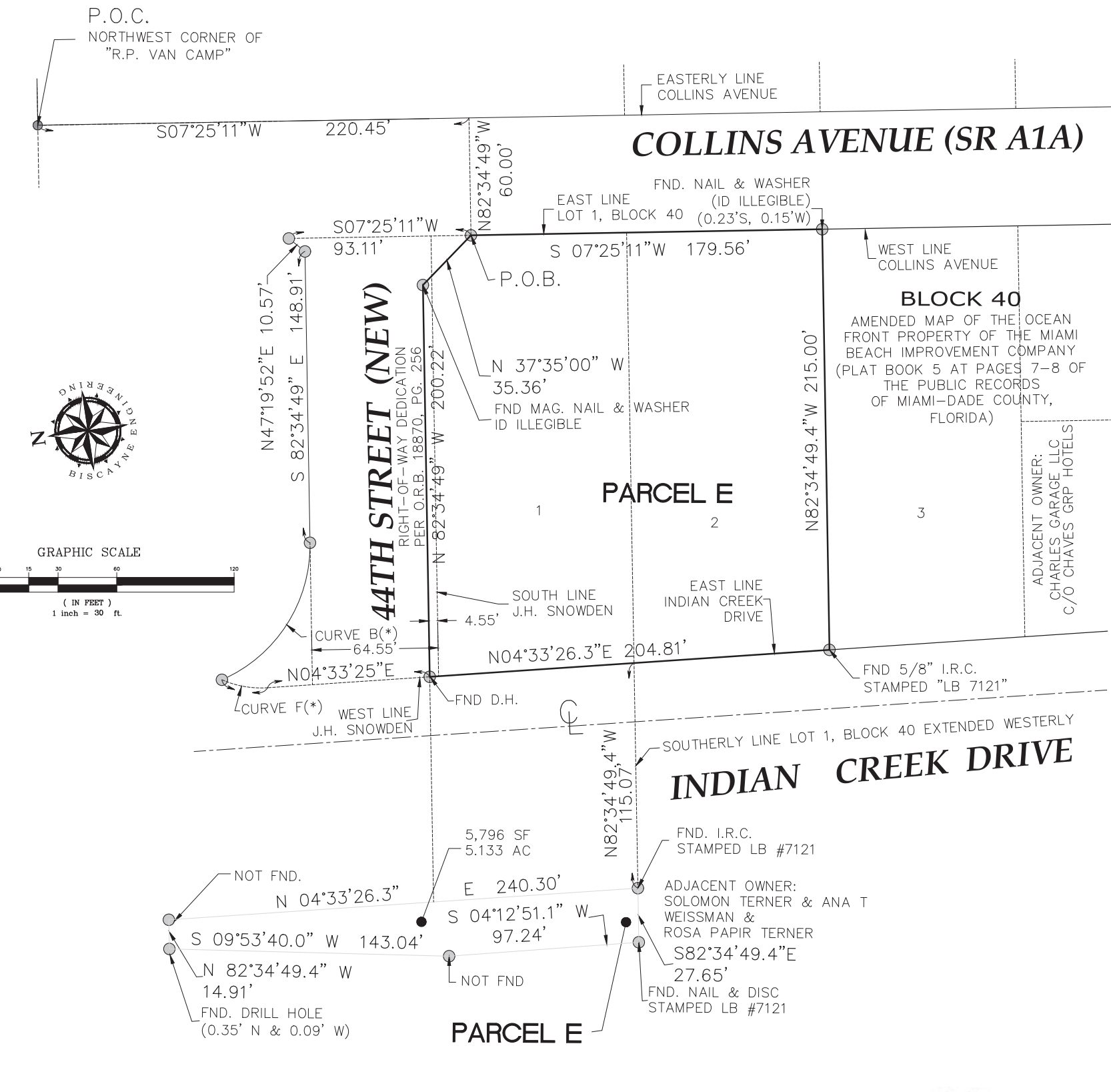
COMMENCE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "R.P. VAN CAMP" AS SHOWN ON SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT; THENCE SOUTH 07° 25' 11" WEST ALONG THE WEST LINE OF SAID "R.P. VAN CAMP" TRACT, AND THE WEST LINE OF LOT 1, BLOCK 39, OF SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE, FOR A DISTANCE OF 220.45 FEET; THENCE NORTH 82°34'49" WEST, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 37°35'00" WEST FOR A DISTANCE OF 35.36 FEET; THENCE NORTH 82° 34'49" WEST ALONG A LINE PARALLEL WITH AND 4.55 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID "J.H. SNOWDEN" TRACT, FOR A DISTANCE OF 200.22 FEET TO A POINT ON THE WEST LINE OF SAID "J.H. SNOWDEN" TRACT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE;

THENCE NORTH 04°33'25" EAST ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 83.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 27°21'20" FOR A DISTANCE OF 23.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT BEING NON-TANGENT WITH THE LAST DESCRIBED CURVE AND WHOSE RADIUS POINT BEARS NORTH 74°49'14" EAST; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 67°24'03" FOR A DISTANCE OF 88.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°34'49" EAST, ALONG A LINE PARALLEL WITH AND 64.55 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID "J.H. SNOWDEN" TRACT, FOR A DISTANCE OF 148.91 FEET; THENCE NORTH 47°19'52" EAST FOR A DISTANCE OF 10.57 FEET; THENCE SOUTH 07°25'11" WEST ALONG THE EAST LINE OF SAID "J.H. SNOWDEN" TRACT AND THE EAST LINE OF SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE FOR A DISTANCE OF 93.11 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT CERTAIN STRIP OF LAND LYING BETWEEN INDIAN CREEK DRIVE AND INDIAN CREEK WHICH IS BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 1, BLOCK 40, AS EXTENDED WESTERLY TO SAID INDIAN CREEK; AND BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID "J.H. SNOWDEN" PARCEL, AS EXTENDED WESTERLY TO SAID INDIAN CREEK AND BEING PARALLEL TO AND APPROXIMATELY 240.30 FEET NORTHERLY OF THE SAID SOUTHERLY BOUNDARY LINE.

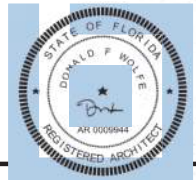
PARCEL	OWNER
1.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
D.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
E.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
F.	FONTAINEBLEAU FLORIDA TOWER 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU FLORIDA TOWER 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU TOWER 3 GARAGE AND RESTAURANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CURVE TABLE		
CURVE	DELTA	LENGTH
A	92°14'27"	120.74'
B	67°24'03"	88.23'
C	90°00'00"	78.54'
D	65°30'23"	57.17'
E	24°50'24"	32.52'
F	27°21'21"	23.87'
G	92°14'27"	116.56'

LEGEND		PARCEL DESIGNATION	
DESC.	- PER LEGAL DESCRIPTION	(C)	- CALCULATED
EL.	- ELEVATION	CL	- CENTERLINE
FND.	- FOUND	L	- ARC LENGTH
F.P.L.	- FLORIDA POWER AND LIGHT	R	- RADIUS
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS	D	- CENTRAL ANGLE
O.R.B.	- OFFICIAL RECORDS BOOK	Sq.Ft.	- SQUARE FEET
P.B.	- PLAT BOOK	IP.	- IRON PIPE
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
PG.	- PAGE		
▲	- DENOTES FND. NAIL AND DISC - LB# 3527		
■	- DENOTES FND. 5/8" IRON ROD AND CAP - LB# 3527		
●	- DENOTES FOUND NAIL AND TIN TAB - LB# 166		
IR.C.	- IRON ROD & CAP		
(P)	- PLAT		
(R)	- RECORDED		
(M)	- MEASURED		
D.H.	- DRILL HOLE		
		STRUCTURE	
		PARCELS AFFECTED	
		FONTAINEBLEAU HOTEL	1
		FONTAINEBLEAU 2	3, 4, 5, F
		FONTAINEBLEAU III	1, 3
		FONTAINEBLEAU IV (PROPOSED NORTH TOWER)	2, C
		BALLROOM	2, C
		COCONUT WILLIES	1
		MARINA PARCEL	D
		PROPOSED SOUTH PARKING GARAGE	E



INDIAN CREEK CANAL



BISCAYNE ENGINEERING SURVEYORS • ENGINEERS • PLANNERS
 SINCE 1898 •
 4360 & 4370 Collins Avenue, Miami Beach FL
 FOR: FONTAINEBLEAU DEVELOPMENT
 SCALE: 1"=30'
 DATE: 09/18/19
 ORDER No. 03-86658
 SHEET No. 2 of 3
 DRAWN BY: J.H.
 CHECKED BY: S.B.
 APPROVED BY: S.B.
 3018/13
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DATE: Mar 20, 2020 - 7:40am EST FILE: F:\SAFETY\PROJECTS\BROOKS\68608 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2. CAD\2. DIMS\ PART 1\1-86588 boundary survey pg 1 to 4.dwg



COLLINS AVENUE (SR A1A)

BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL

TITLE POLICY DATA

NOTE: SOME ITEMS SHOWN ON THIS TABLET MAY NOT AFFECT PROPERTY.

Agent File Number: 201307769
STEWART TITLE AND GUARANTY CO. (HOUSTON)
Commitment Number: 20130769-77
Effective Date: September 24, 2013 at 8:00 A.M.; Revised October 14, 2013.



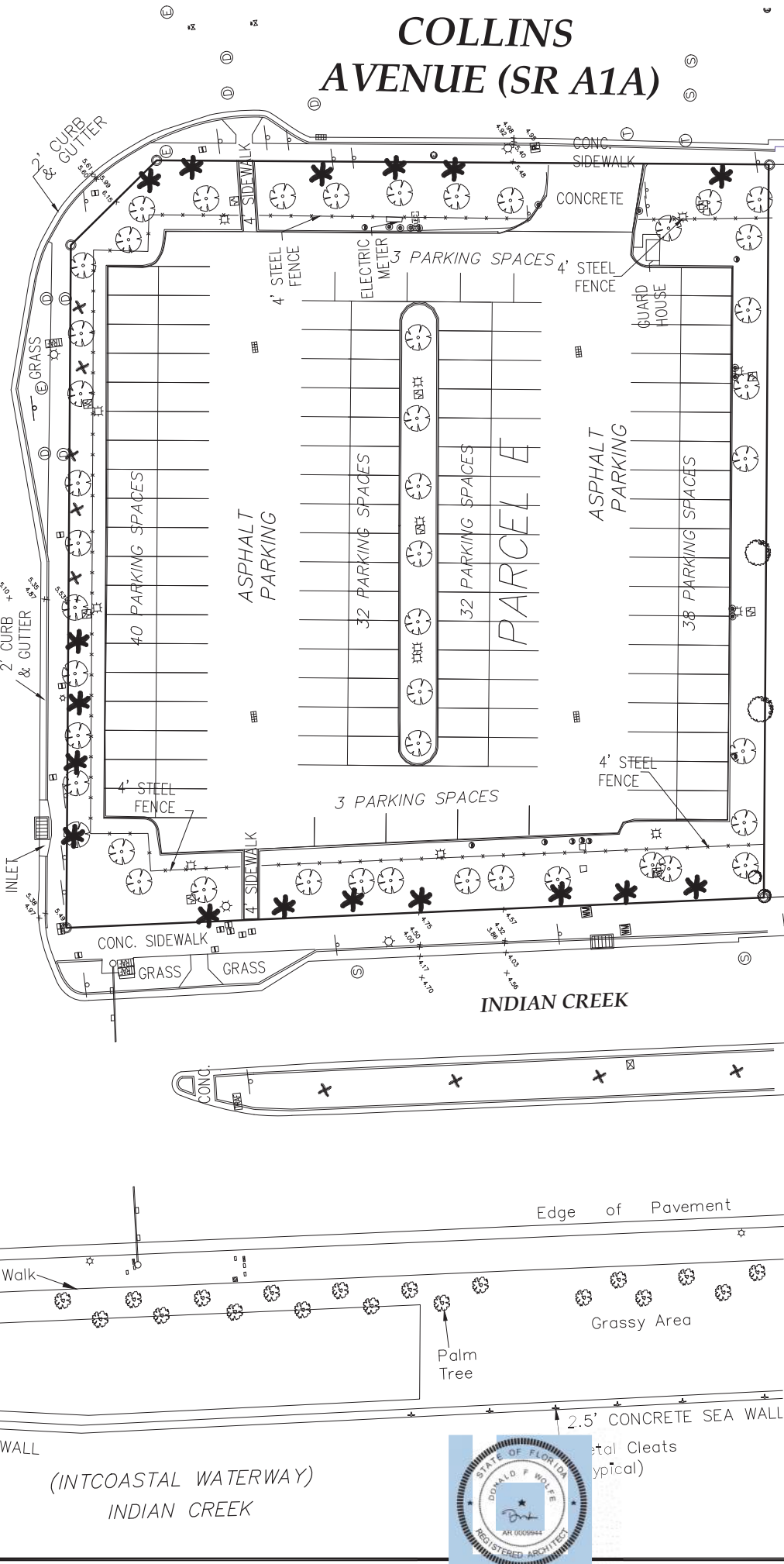
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SYMBOL LEGEND	
	BOLLARD / POST
	BACKFLOW PREVENTER
	TELEPHONE SERVICE BOX
	CATCH BASIN
	TREE
	PALM TREE
	CLEANOUT
	IRRIGATION VALVE COVER
	WATER VALVE COVER
	ELECTRIC BOX
	GREASE TRAP
	LIGHT POLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	SANITARY SEWER MANHOLE
	PARKING METER
	SINGLE SUPPORT SIGN
	TRAFFIC CONTROL BOX
	TRAFFIC LIGHT POLE
	IRRIGATION VALVE
	SEWER VALVE
	WATER METER
	MONITORING WELL
	FIRE HYDRANT
	DRAIN
	YARD DRAIN
	PROPERTY LINE
	GROUND LIGHT FIXTURE

ABBREVIATION LEGEND	
ASPH.	ASPHALT
C.B.S.	CONCRETE BLOCK STRUCTURE
C.L.	CHAIN-LINK
CONC.	CONCRETE
D.I.P.	DUCTILE IRON PIPE
ICV	IRRIGATION CONTROL VALVE
P.V.C.	POLYVINYL CHLORIDE
S.R.	SPLIT-RAIL
TYP.	TYPICAL
UNK.	UNKNOWN PURPOSE
(C)	CALCULATED

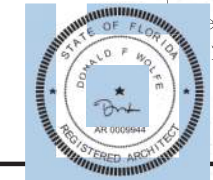
+ 5.5' = GROUND SURFACE ELEVATION (TYPICAL)
X 5.5' = HARD SURFACE ELEVATION (TYPICAL)
5 = TREE TABLE ID NO.
□ = STRUCTURES ID NO.

44th STREET



Comment Item No	Official Records Book, (O.R.B.)	Page, (PG.)	Affects / Does Not Affect	Plottable / Not Plottable	Comment
1	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Defects, liens, encumbrances, adverse claims or other matters, ...)
2	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Standard Exceptions)
3	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Taxes and assessments for the year 2013 and subsequent years, ...)
4	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Unrecorded Lease Agreement)
5	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Unrecorded Concession Agreement)
6	27182	1754	Affects	Not Plottable	This is not a survey related item. (Rooflip and Das Lease Agreement)
	21333	174	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease, (See Survey)
	23366	449	Affects	Plottable, (Parcel D)	Assignment of Sovereignty Submerged lands Lease, (See Survey)
	24764	4116	Affects	Not Plottable	Sovereignty Submerged Land Lease Modification
	25455	1211	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease Renewal, (See Survey)
	28049	1916	Affects	Not Plottable	Sovereignty Submerged Land Lease Renewal
8	Plat Book 8	61	Affects	Plottable	Plat of Property, (See Survey)
9	Plat Book 5	7	Affects	Plottable	Plat of Property, (See Survey)
10	Plat Book 74	25	Affects	Plottable	Coastal Construction Control Line, (See Survey)
	Plat Book 105	62	Affects	Plottable	Erosion Control Line, (See Survey)
	9517	2028	Affects	Plottable	Frozen Control Line, (See Survey)
11	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Riparian right, rights of accretion, reliction, submerged lands or ...)
12	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any adverse ownership claim by the State of Florida by right of ...)
13	19487	603	Affects	Not Plottable	Declaration of Restrictions, (Sorrento Building)
14	20722	163	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
15	21985	1599	Affects	Not Plottable	Amended and Restated Declaration of Restrictions, (Sorrento Building)
16	22955	1284	Affects	Not Plottable	Amended and Restated Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
17	23366	397	Affects	Not Plottable	Declaration of Restrictive Covenants in Lieu of Unity of Title
	26405	4772	Affects	Not Plottable	First Amendment to the Declaration of Restrictive Covenants in Lieu of Unity of Title
18	23366	408	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement
19	23931	1110	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau III Ocean Club, Fontainebleau II and Garage)
20	Deed Book 1363	315	Affects	Plottable	Easement in favor of the City of Miami, (See Survey)
21	Deed Book 2167	144	Affects	Plottable	Easement for light and air, (See Survey)
22	Deed Book 4096	43	Affects	Not Plottable	Reservation in favor of the Trustees of Internal Improvement Fund, (See Survey - Parcel E)
23	Deed Book 4116	592	Affects	Not Plottable	Reservation of mineral and petroleum rights, (See Survey - Parcel 2)
24	11575	2273	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
25	12034	1609	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
26	12034	1612	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
27	12034	1615	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
	14277	666	Affects	Plottable	Exclusive License and Easement Agreement, (See Survey)
	14484	180	Affects	Plottable	Agreement, (See Survey)
28	18870	545	Affects	Not Plottable	Confirmatory Agreement
	20873	256	Affects	Not Plottable	Second Confirmatory Agreement
29	19179	1094	Affects	Not Plottable	Order of Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club)
30	20025	4701	Affects	Not Plottable	Landscaping Easement in favor of the City of Miami Beach
31	20155	1065	Affects	Plottable	Easement in favor of BellSouth Telecommunications, (See Survey)
32	21882	4863	Affects	Plottable	Order of the Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club), (See Survey)
33	22483	3480	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
34	23366	382	Affects	Not Plottable	This is not a survey related item. (Memorandum of Agreement)
	23931	1186	Affects	Not Plottable	This is not a survey related item. (Partial Release of Memorandum of Agreement)
35	23434	4159	Affects	Not Plottable	City of Miami Beach board of Adjustment Modification/Extension of Time Order
36	23921	1681	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
37	23931	1358	Affects	Not Plottable	This is not a survey related item. (Memorandum of Multi-Party Agreement)
38	24223	4935	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
	24245	3386	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
39	25116	1327	Affects	Not Plottable	Modification Order
	25701	3283	Affects	Not Plottable	Modification / Extension of Time Orders from the Board of Adjustment of the City of Miami Beach, (South Parking Lot)
	26110	2437	Affects	Not Plottable	Modification / Extension of Time Orders from the Board of Adjustment of the City of Miami Beach, (South Parking Lot)
40	24482	4680	Affects	Not Plottable	Conditional Use Permit
41	24559	3330	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
42	24662	1456	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
43	24663	3934	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
44	25701	3135	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
45	25773	2551	Affects	Plottable	Easement granted to Florida Power & Light Company
46	26012	4929	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
47	26194	2837	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
48	26285	590	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
49	26450	979	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
50	26450	1005	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
51	26564	3176	Affects	Not Plottable	Conditional Use Permit, (Coconut Willies)
52	26564	3313	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach, (Coconut Willies)
53	26740	2603	Affects	Not Plottable	Order of the City of Miami Beach Historic Preservation Board
54	27257	4207	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
55	27627	3910	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach, Florida
56	28164	1044	Affects	Not Plottable	Order from The Miami-Dade County Preservation Board
57	22955	1343	Affects	Not Plottable	Declaration of Condominium Fontainebleau II
58	26167	3646	Affects	Not Plottable	Declaration of Condominium
59	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (The navigational servitude in favor of the United States ...)
60	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Right of the Public In, and use of the beach area ...)
61	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Right of the Public to use the waters over the submerged land ...)
62	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any existing unrecorded leases and ...)
63	Survey prepared by Cursal Tech Surveying & Mapping Inc. dated September 14, 2010, and last revised April 15, 2012 as job# 01010420.11.				
a	N/A	N/A	Affects	Plottable	See survey
b	N/A	N/A	Affects	Plottable	See survey
c	N/A	N/A	Affects	Plottable	See survey
d	N/A	N/A	Affects	Plottable	See survey
e	N/A	N/A	Affects	Plottable	See survey
64	Survey prepared by Cursal Tech Surveying & Mapping Inc. dated September 14, 2010, and last revised April 9, 2012 as job# 01010420.11 (as to Parcel F)				
a	N/A	N/A	Affects	Plottable	See survey
b	N/A	N/A	Affects	Plottable	See survey

DATE: Mar 20, 2020 - 7:40am EST FILE: F:\SURVEY\PROJECTS\BROOKS\68688 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2. CAD\2. DIMS\ PART 1\2 - 86688 boundary survey pg. 4 to 6.dwg



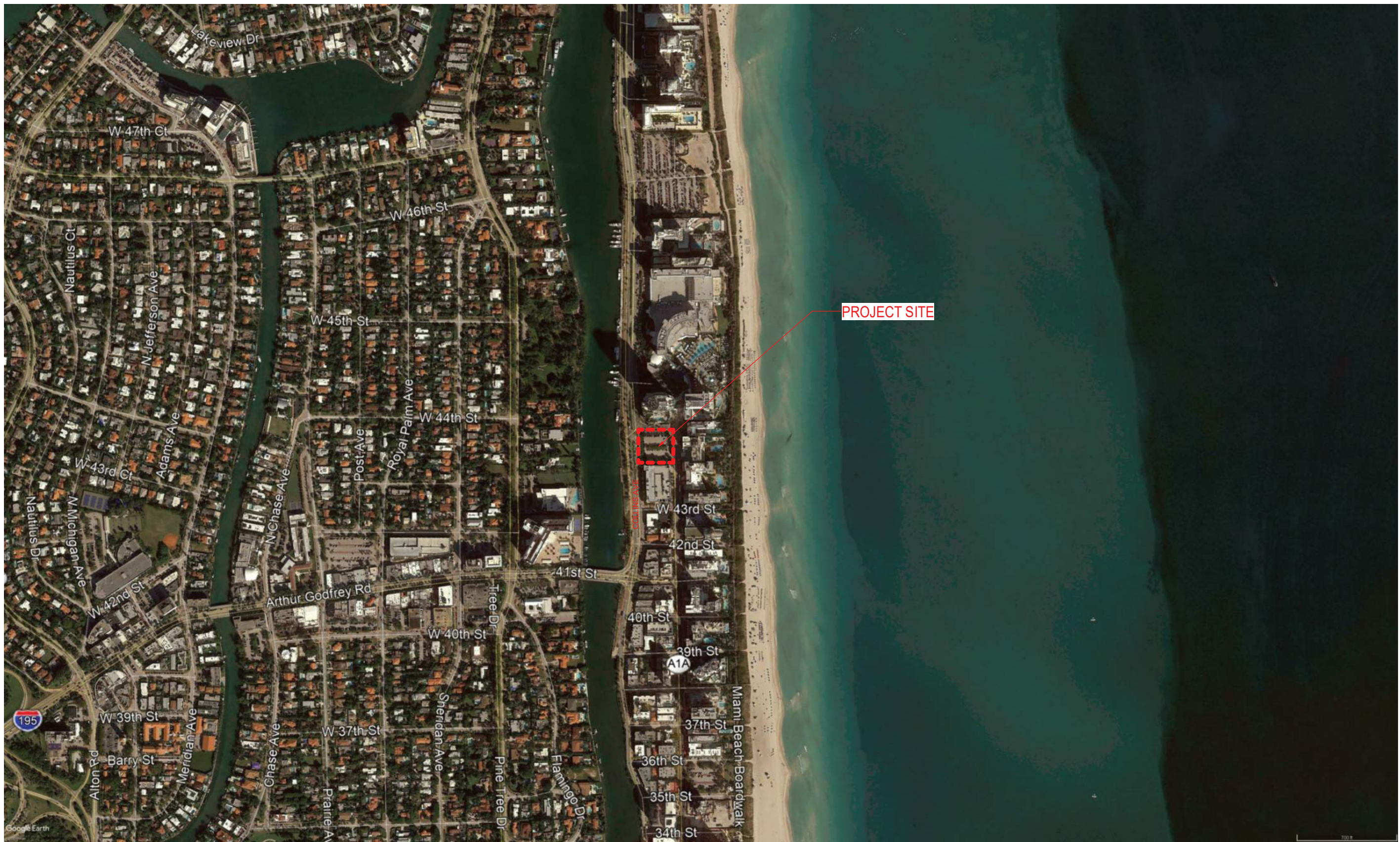
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 TEL: (305) 324-7671, FAX: (305) 324-0809
 PALM BEACH COUNTY
 449 NW 35th ST., BOCA RATON, FL 33431
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM

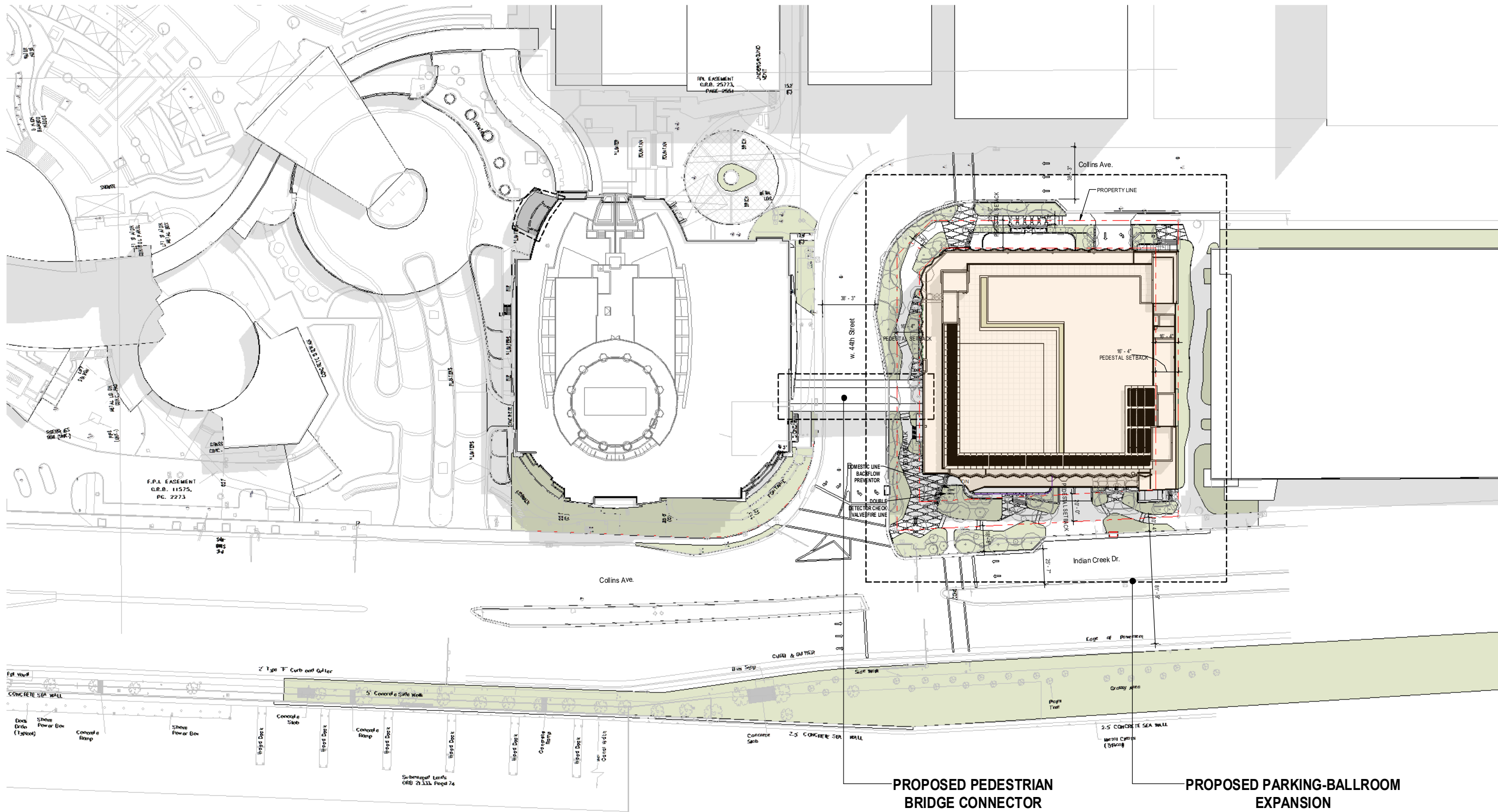
ORDER NO. 03-86658
 SCALE: 1"=20'
 DATE: 09/18/19
 DESIGNED BY: S.B.
 DRAWN BY: J.H.
 CHECKED BY: S.B.
 APPROVED BY: S.B.

4360 & 4370 Collins Avenue, Miami Beach FL
 FOR: FONTAINEBLEAU DEVELOPMENT
 SHEET No. 3 of 3

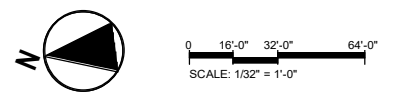


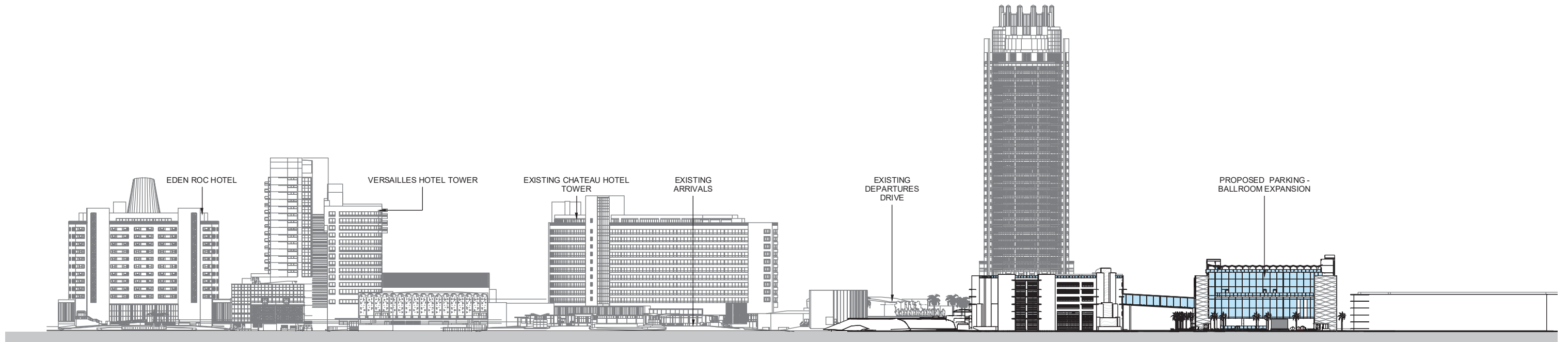
CONTEXT LOCATION PLAN

SCALE: 700 FT

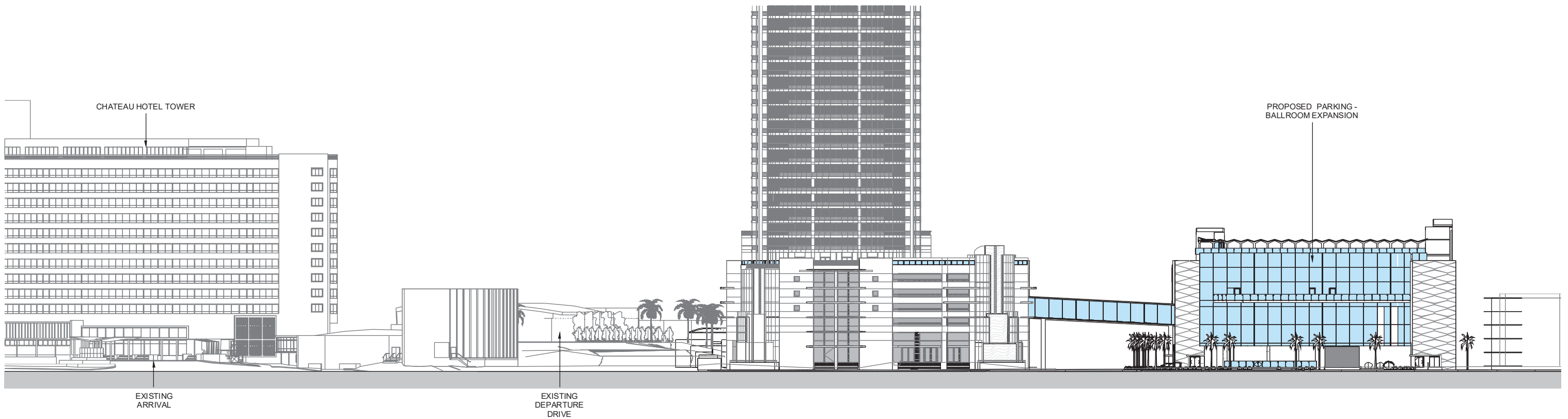
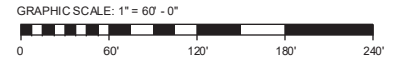


1 SITE PLAN
A0.03 1/32" = 1'-0"

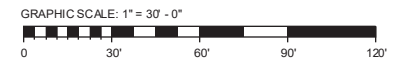


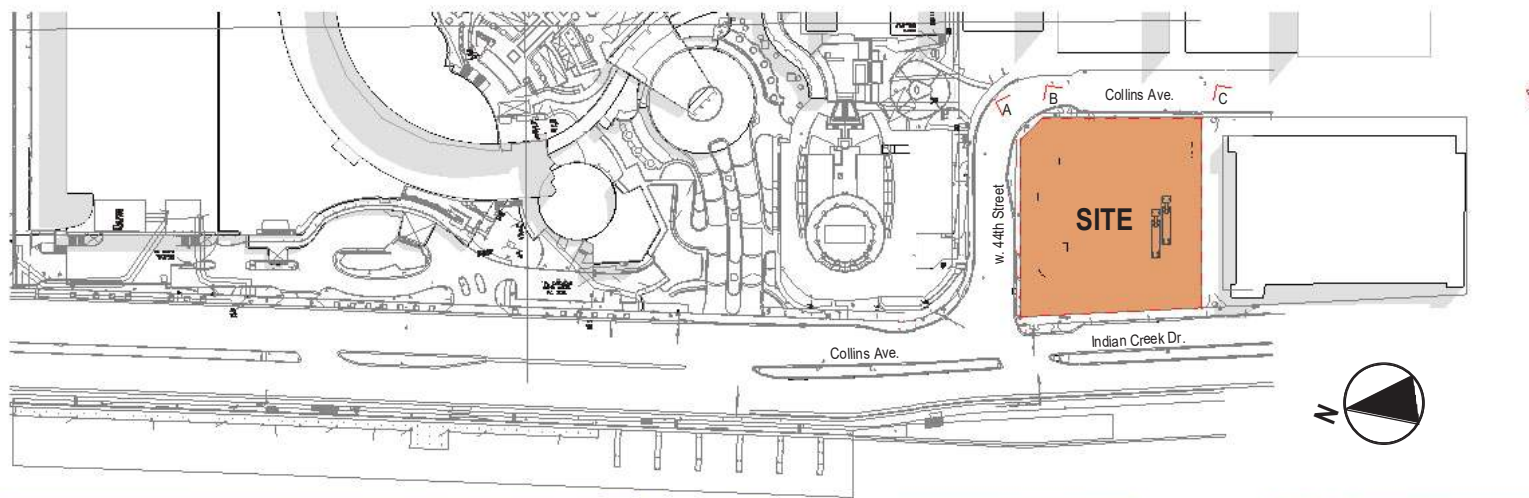


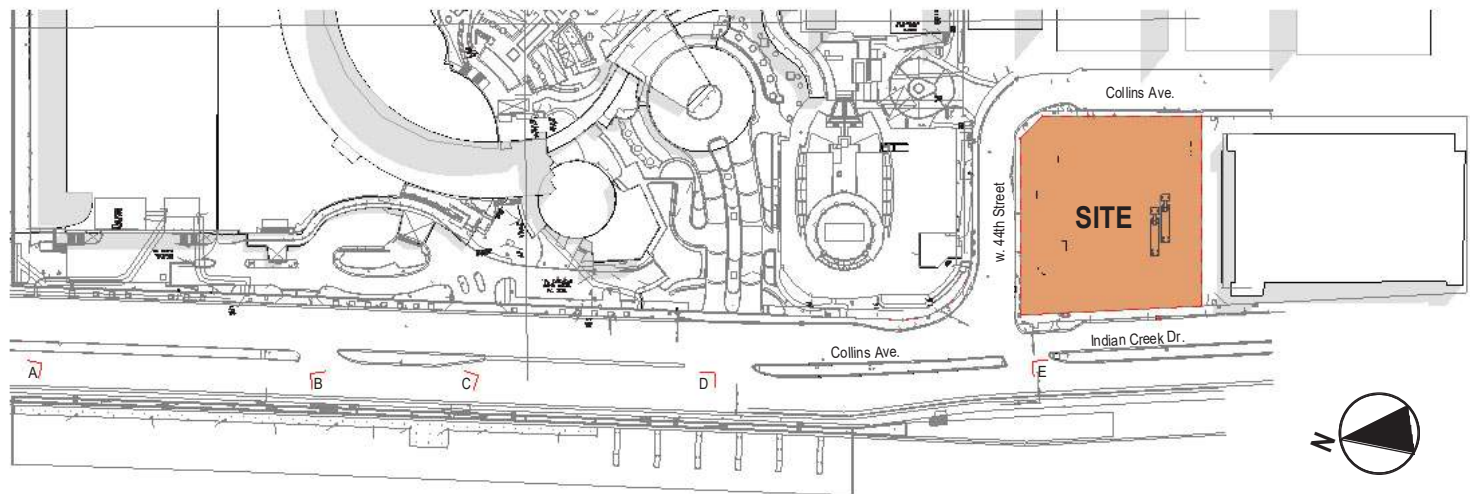
1 CONTEXT WEST ELEVATION
A0.05 1" = 60'-0"

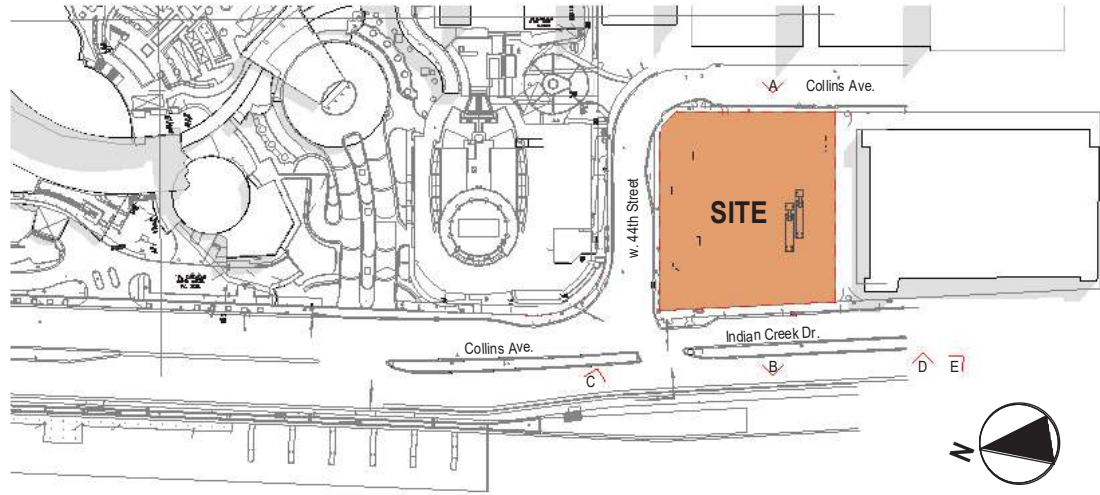


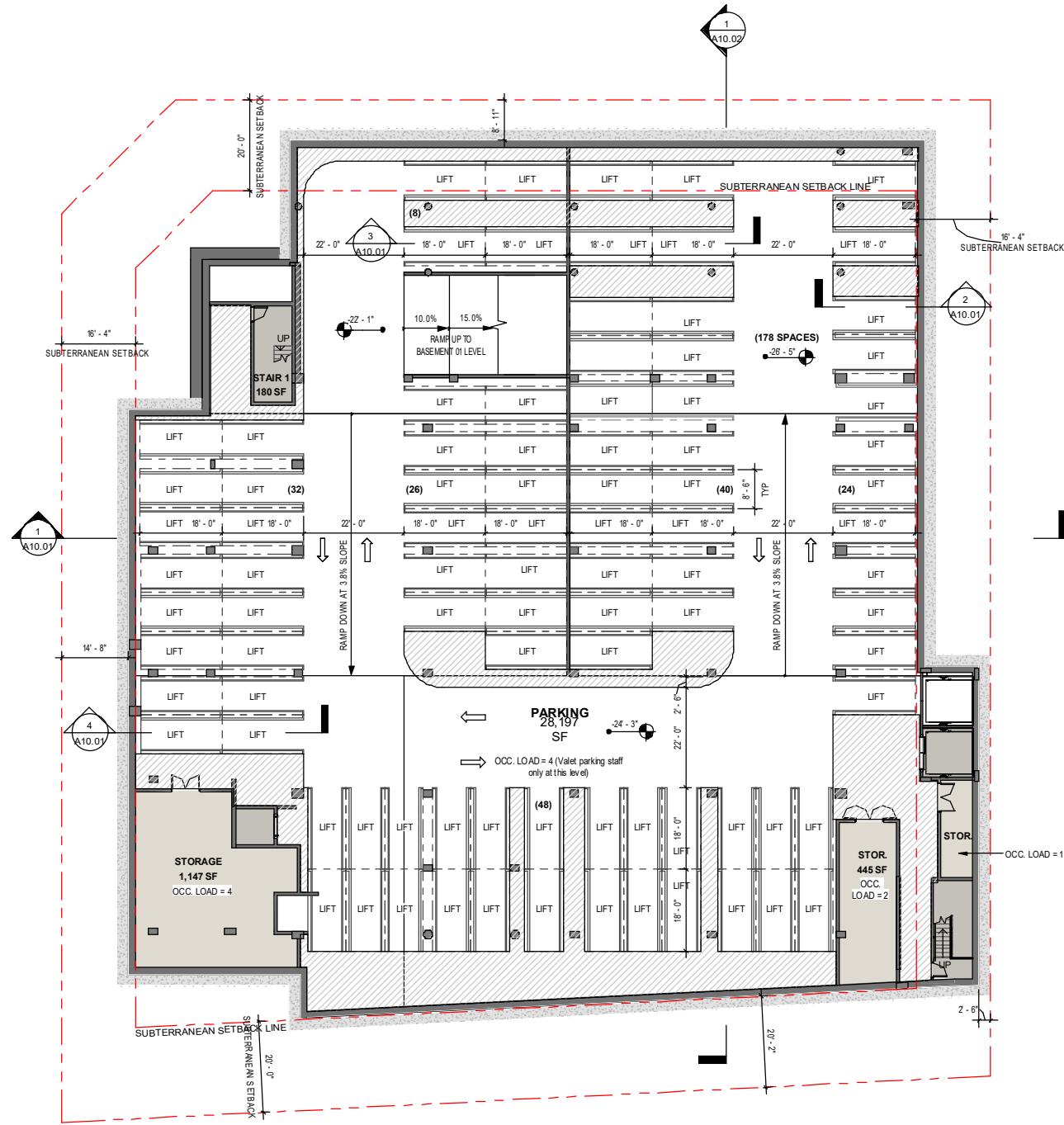
2 CONTEXT WEST ELEVATION 2
A0.05 1" = 30'-0"



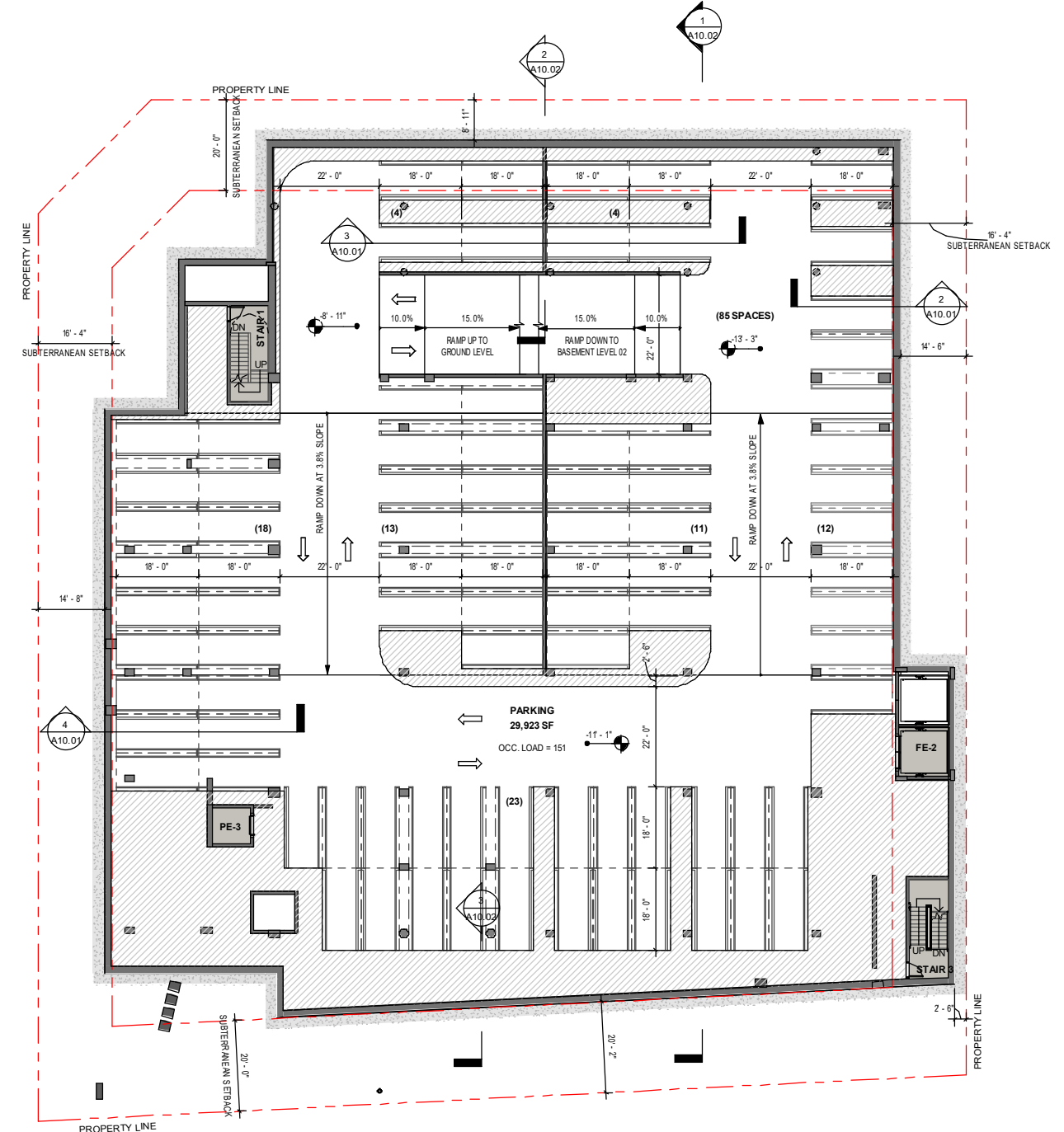






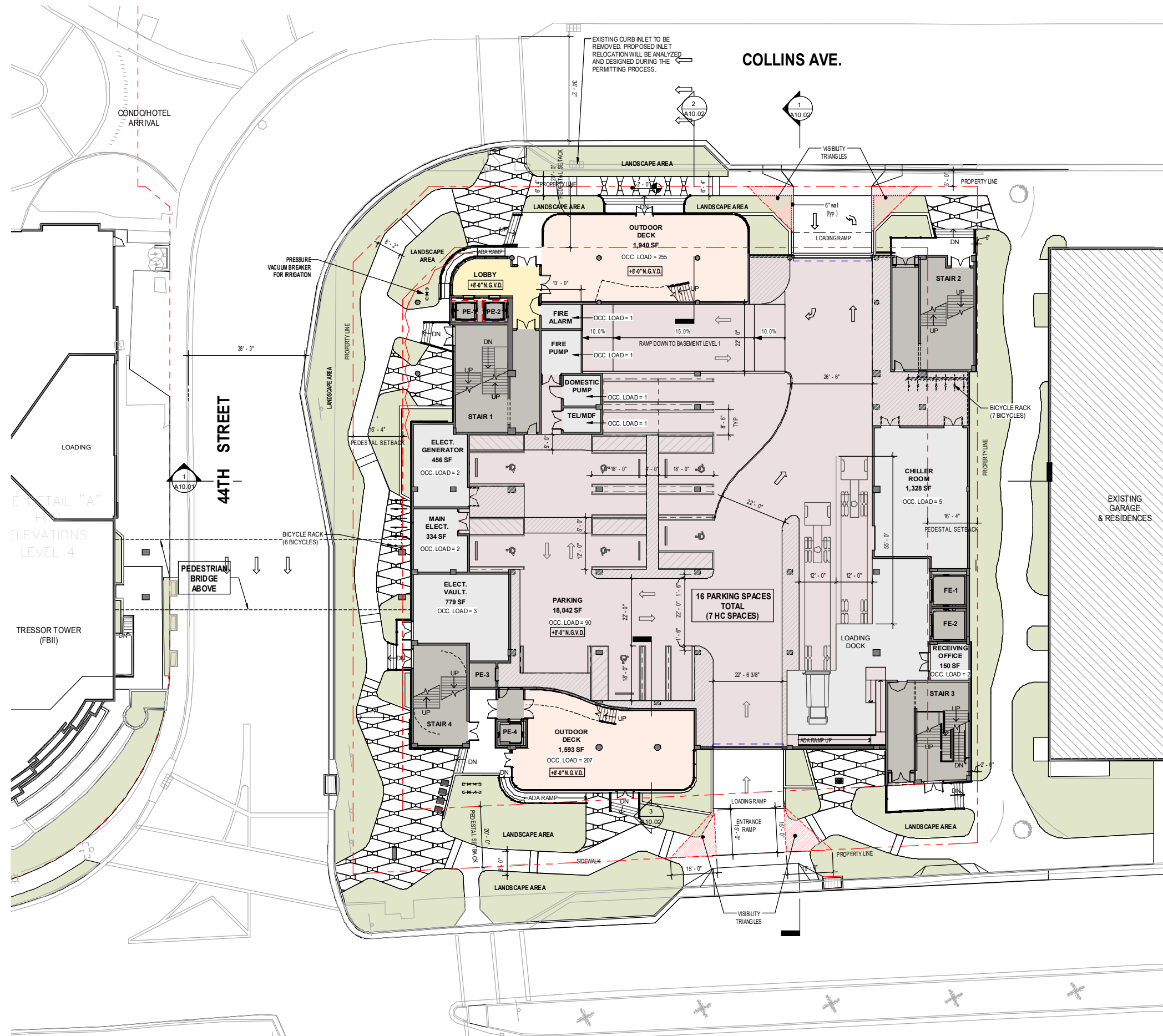


1 BASEMENT LEVEL 2 - FLOOR PLAN
A1.00 1/16" = 1'-0"



2 BASEMENT LEVEL 1 - FLOOR PLAN
A1.00 1/16" = 1'-0"





OCCUPANT LOAD TABLE	
LEVEL	OCCUPANT LOAD
BASEMENT LEVEL 02	11
BASEMENT LEVEL 01	151
GROUND LEVEL	570
LEVEL 02	1787
LEVEL 03	411
LEVEL 04	2481
ROOF LEVEL	715
TOTAL	6126

1 GROUND LEVEL - FLOOR PLAN
A1.01 1/16" = 1'-0"



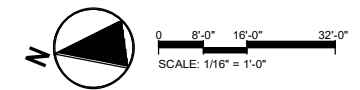
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

DON WOLFE
ARCHITECT
AR000000

INDIAN CREEK DR

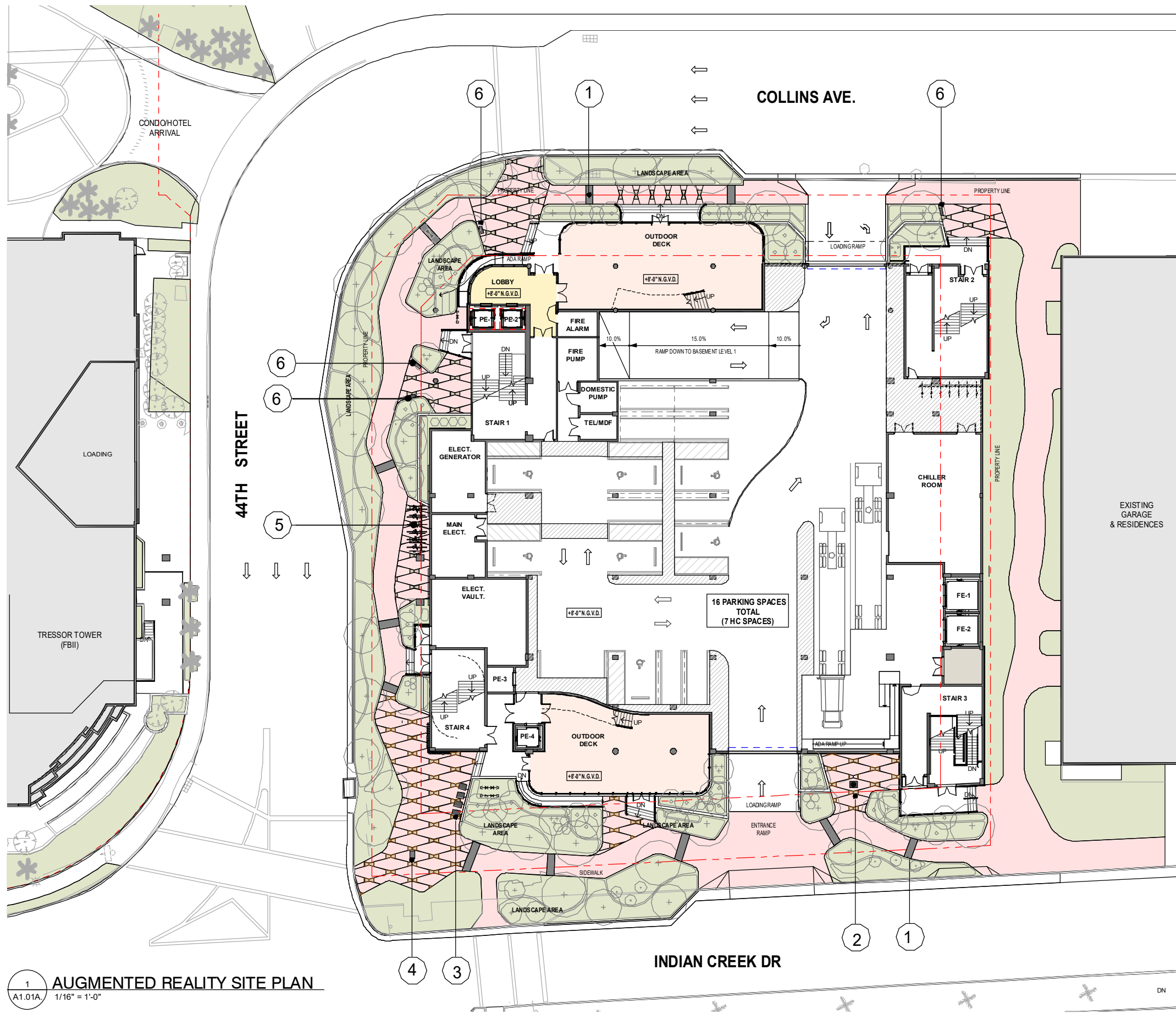
FB GARAGE & BALLROOM EXPANSION

4360 COLLINS AVE. MIAMI BEACH, FLORIDA



A1.01

Issue Date



1 CHRONOLOGICAL SIDEWALK PLAQUE TRIGGERING AUGMENTED REALITY ACTIVATION



2 MORRIS LAPIDUS PLAZA WITH BOWTIE PAVEMENT & URBAN SCULPTURE. REFER TO RENDERINGS

3 URBAN PEDESTALS WITH HISTORIC DOCUMENTATION & AUGMENTED REALITY PLAQUES



4 NW PLAZA WITH BOWTIE PAVEMENT & DIGITAL INFO KIOSK.



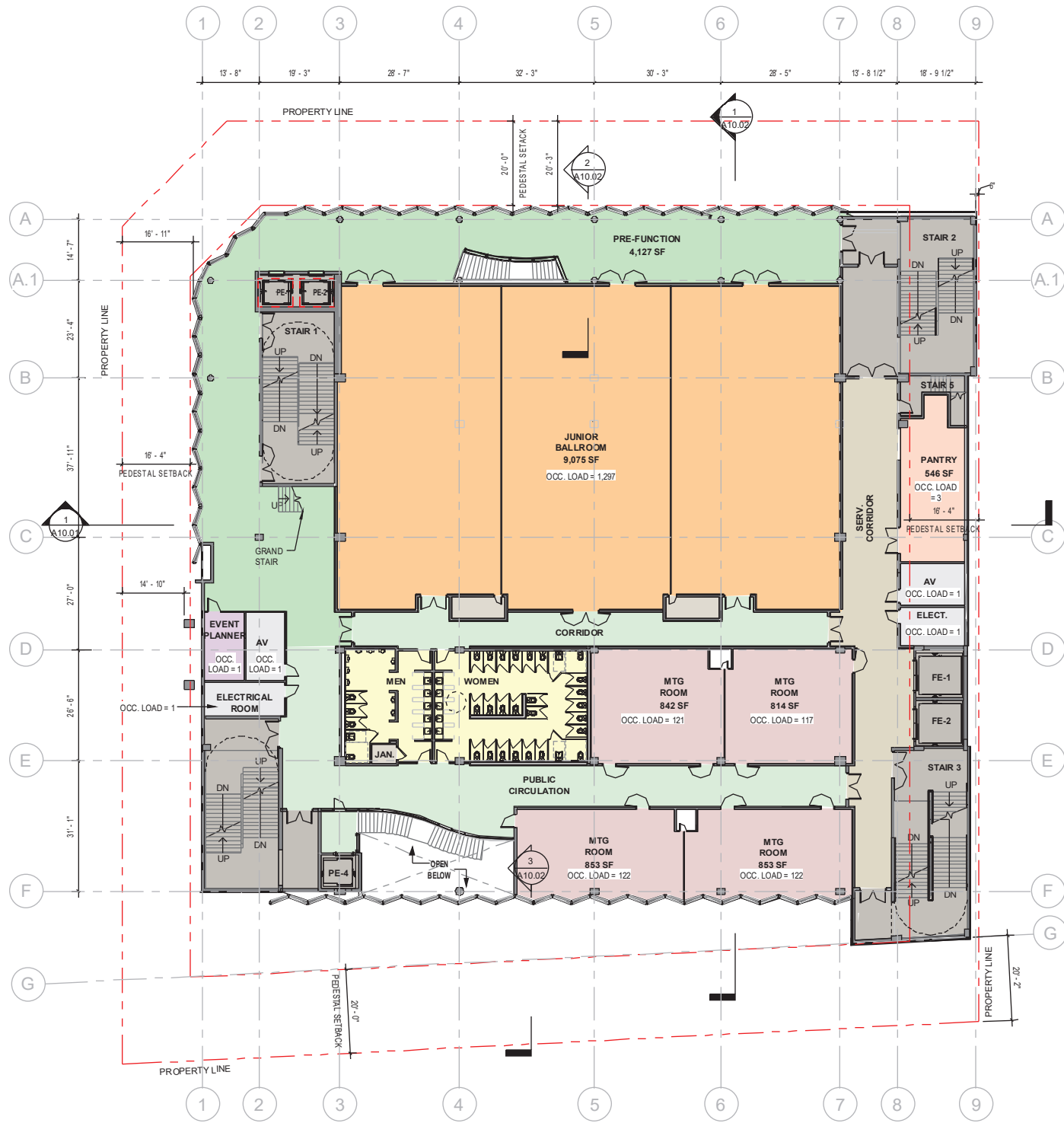
5 BICYCLE PARKING



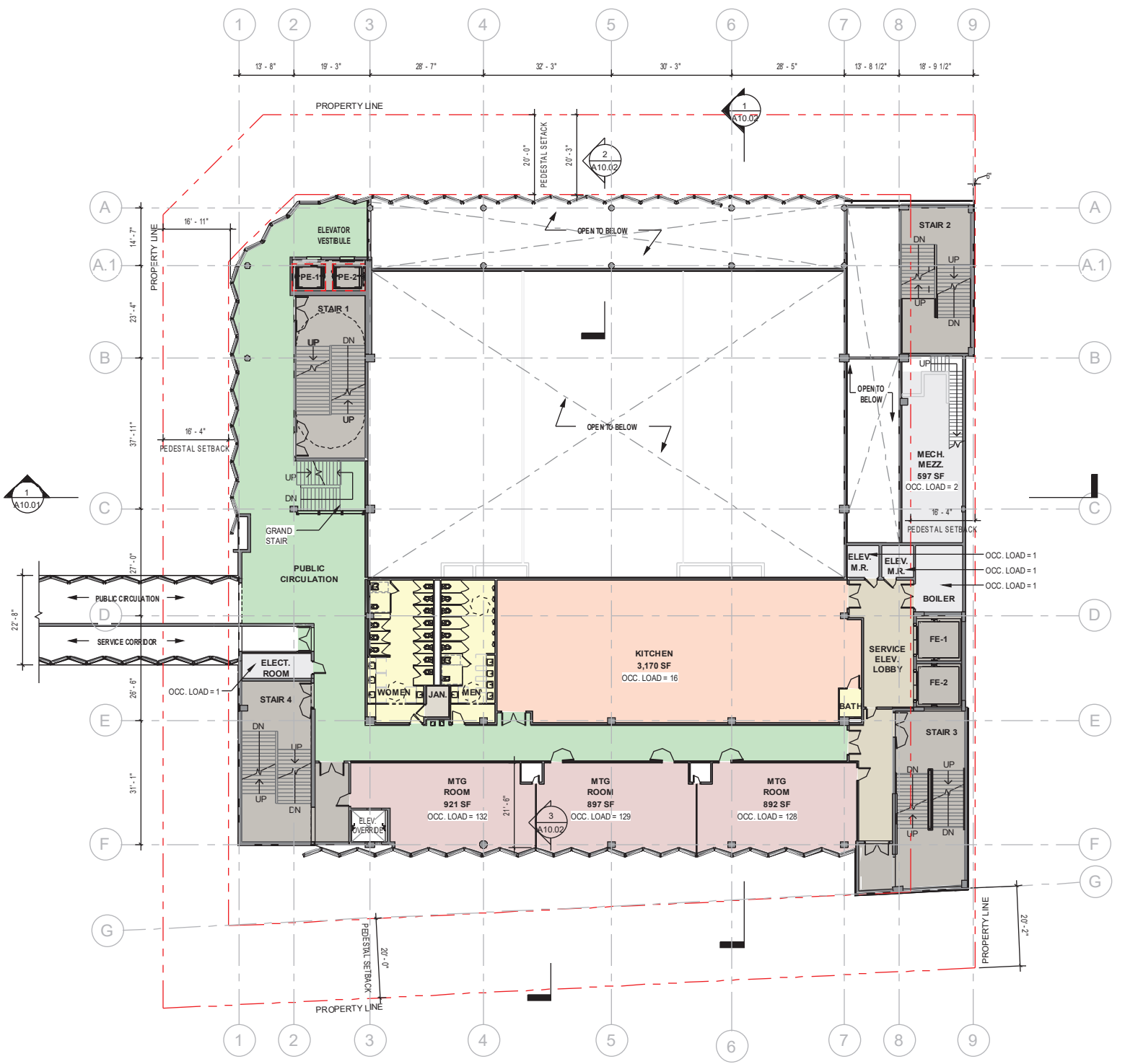
6 BOWTIE PAVEMENT AREA WITH AUGMENTED REALITY ACTIVATION STAND



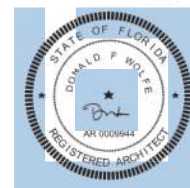
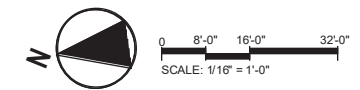
1 AUGMENTED REALITY SITE PLAN
A1.01A 1/16" = 1'-0"

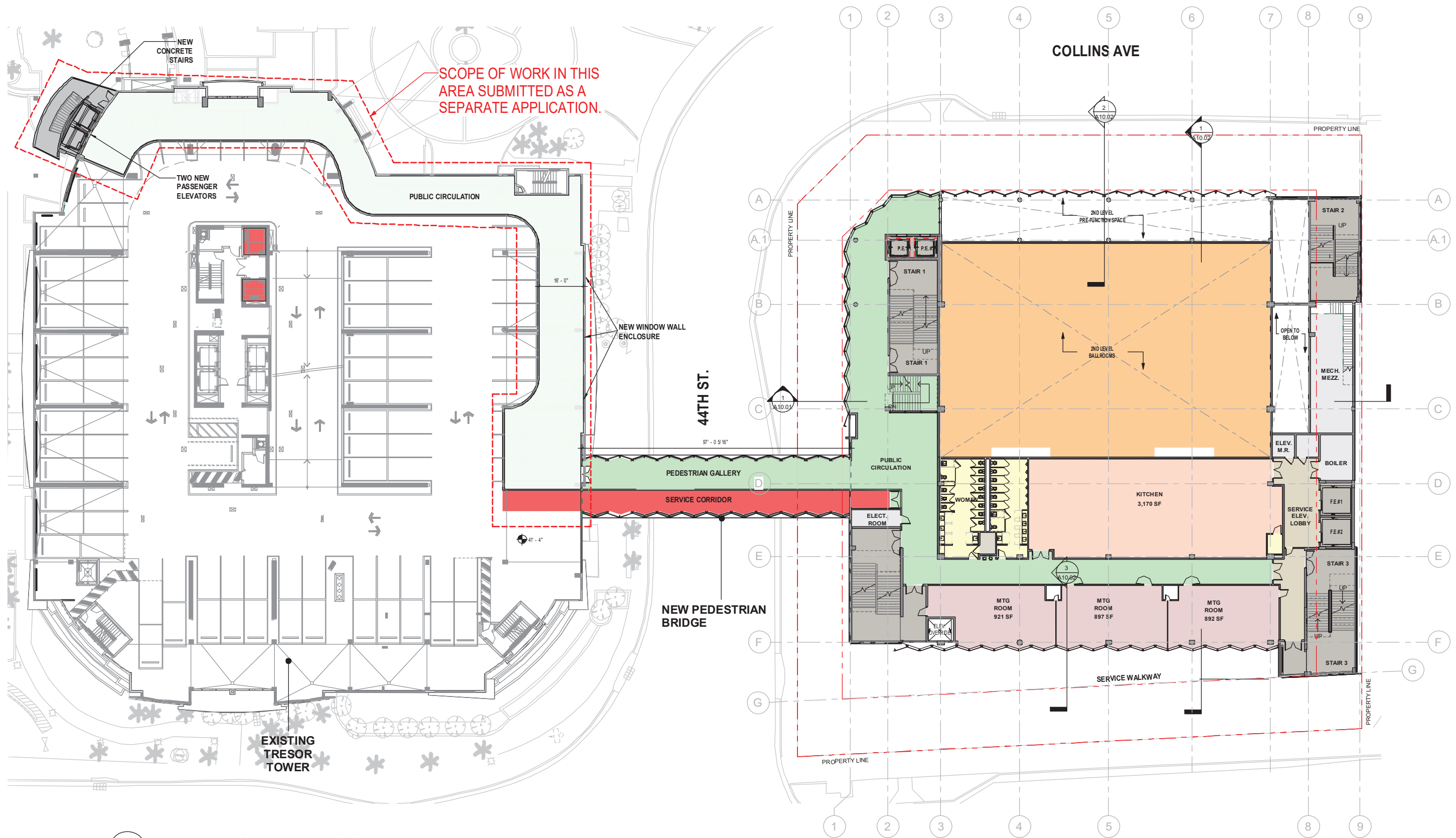


1 2ND LEVEL - FLOOR PLAN
A1.02 1/16" = 1'-0"

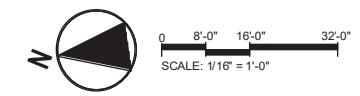


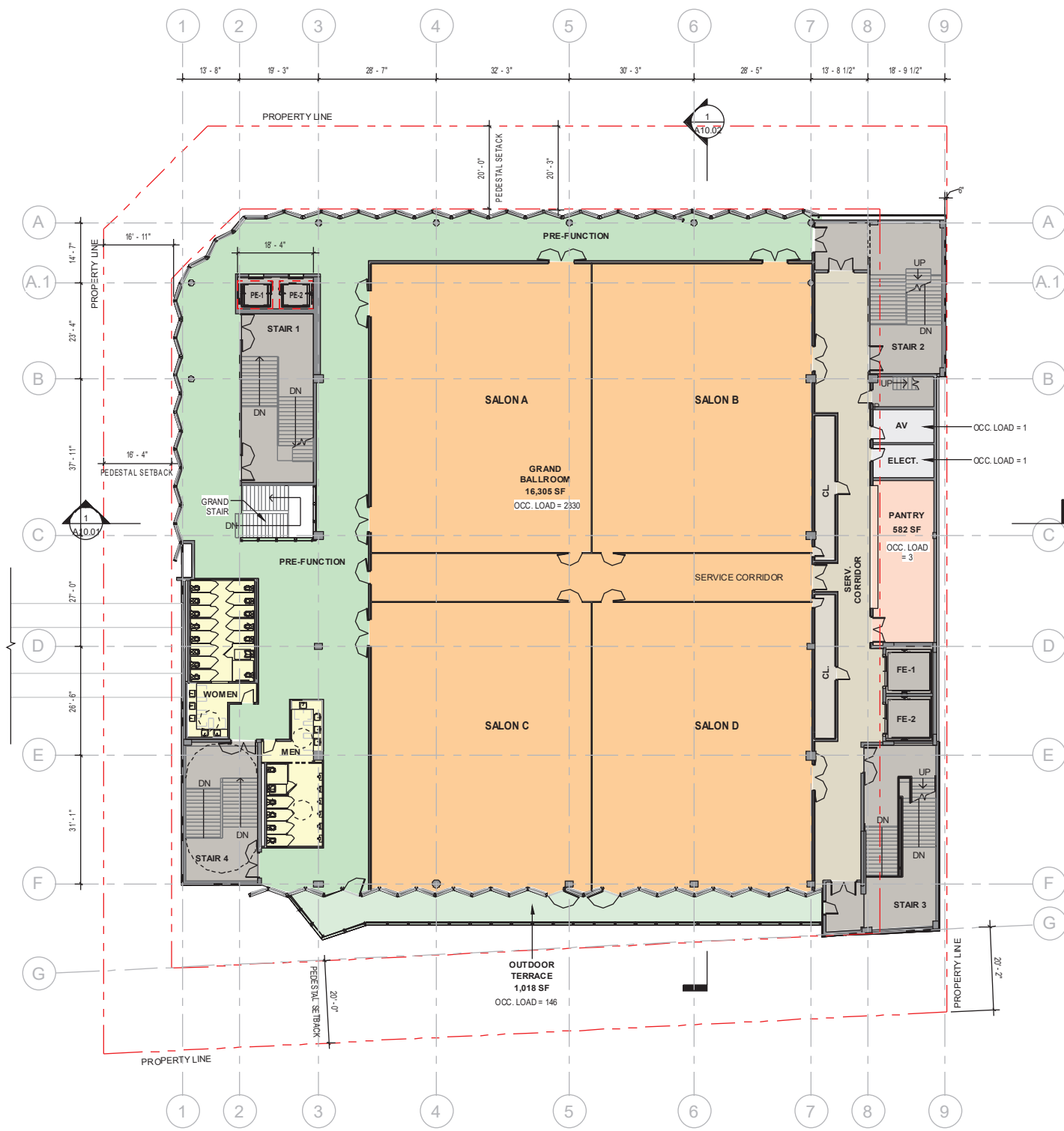
2 3RD LEVEL - FLOOR PLAN
A1.02 1/16" = 1'-0"



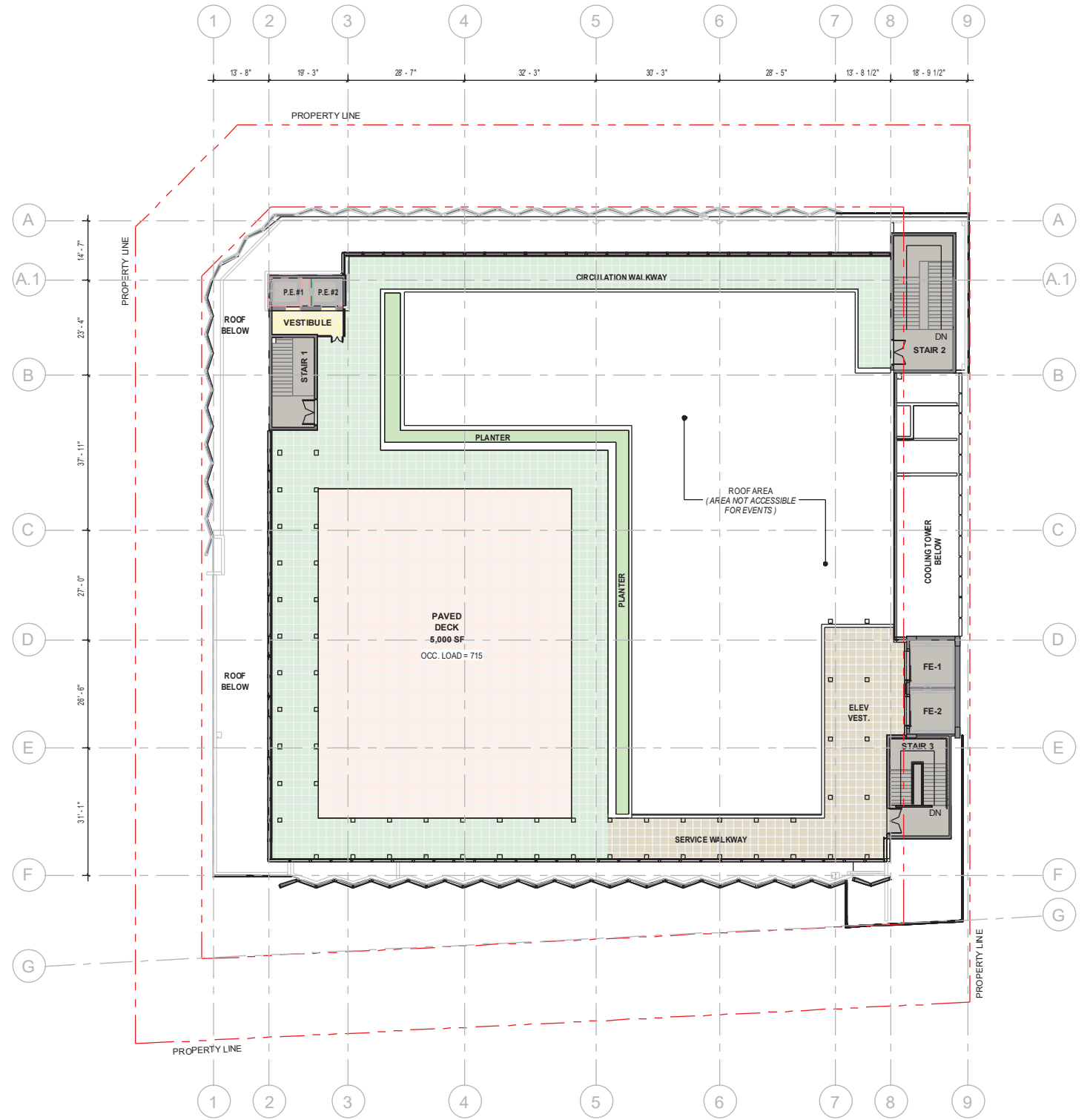


1
A1.03 3RD LEVEL- OVERALL - FLOOR PLAN
1/16" = 1'-0"

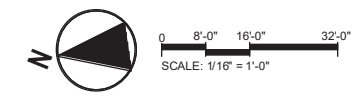


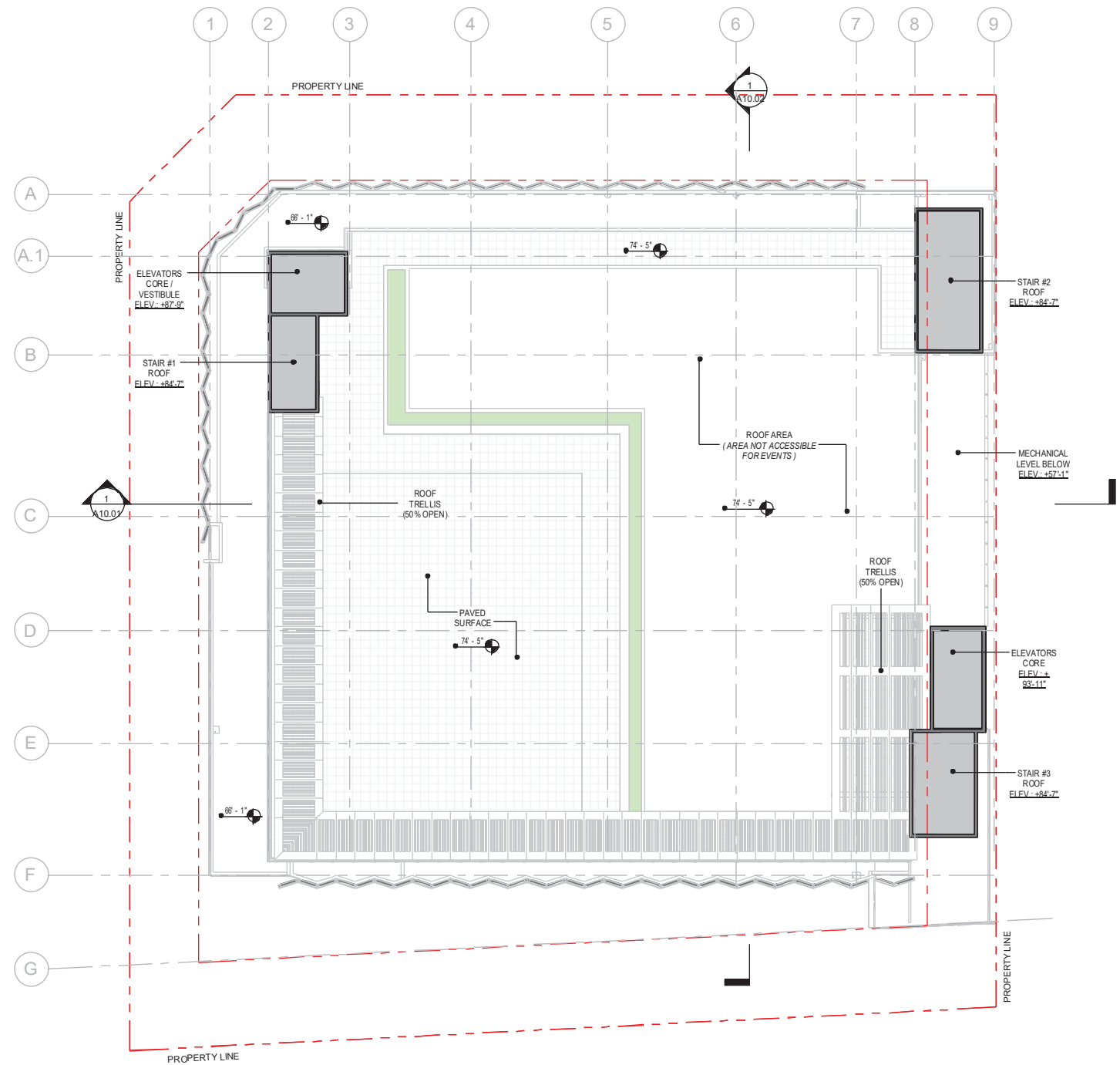


1 4TH LEVEL - FLOOR PLAN
A1.04 1/16" = 1'-0"

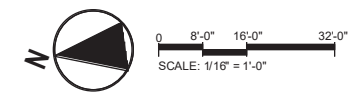


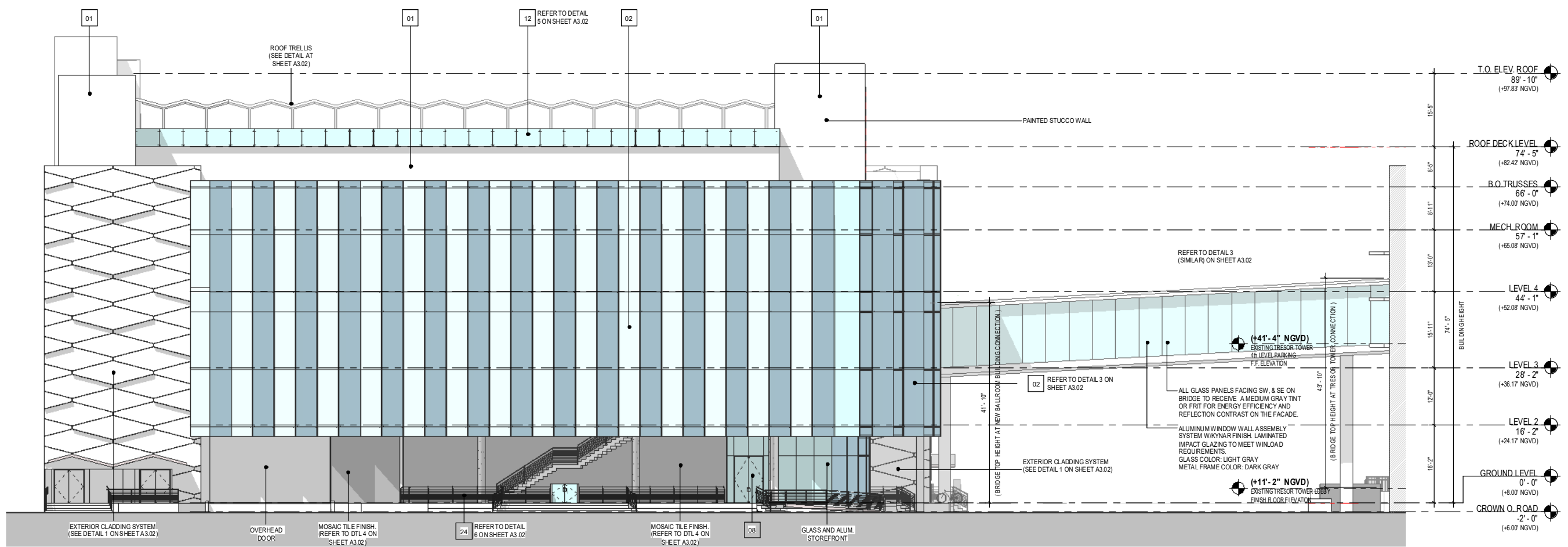
2 ROOF TOP DECK - FLOOR PLAN
A1.04 1/16" = 1'-0"





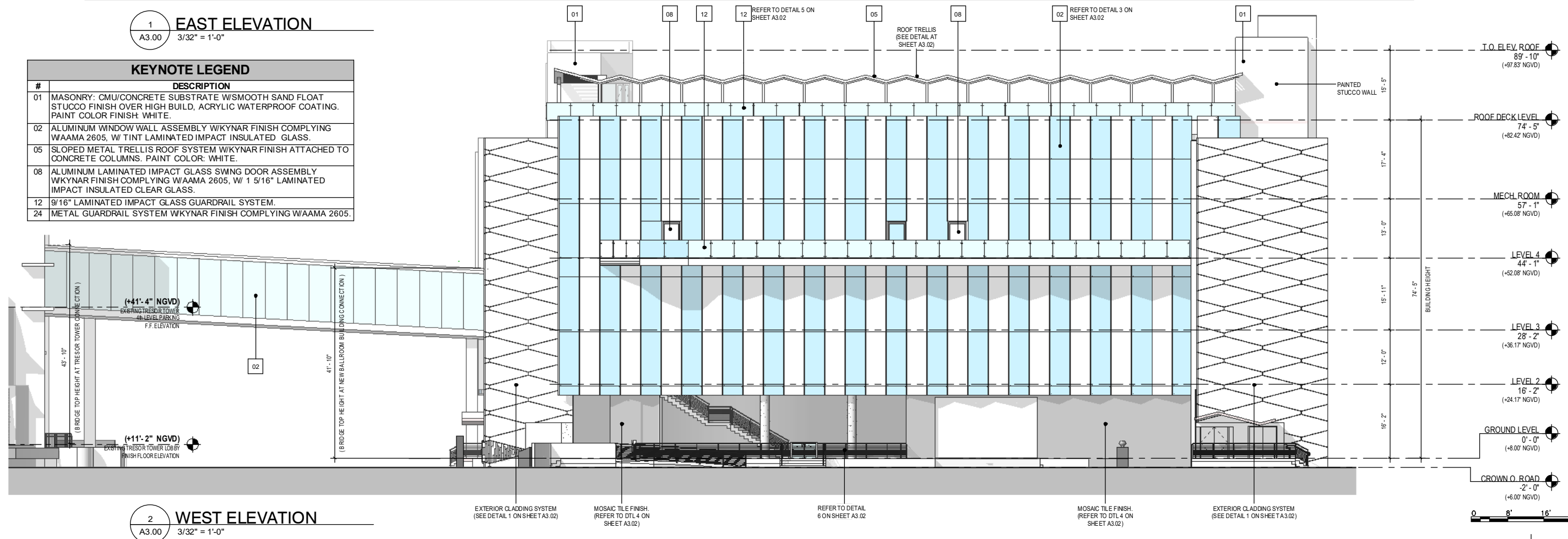
1 ROOF PLAN
 A1.05 1/16" = 1'-0"





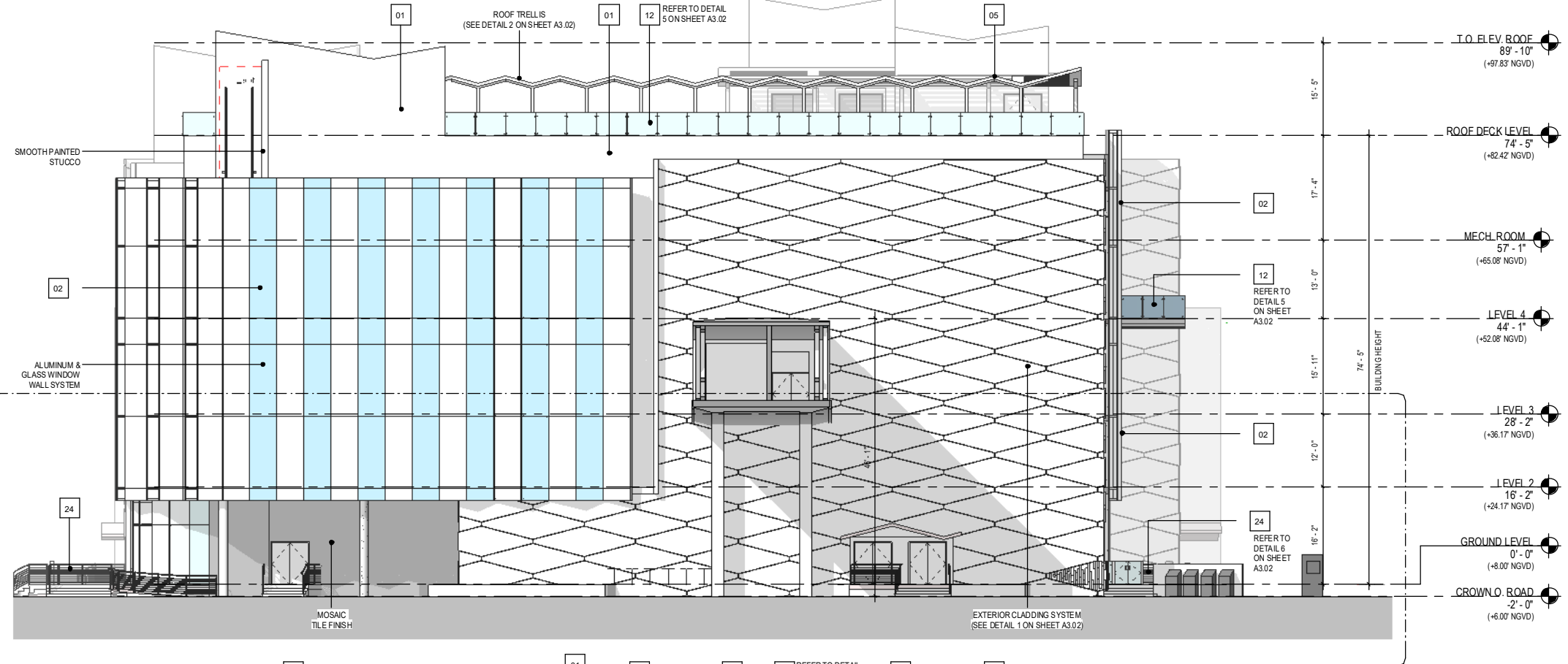
1 EAST ELEVATION
A3.00 3/32" = 1'-0"

#	DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH SAND FLOAT STUCCO FINISH OVER HIGH BUILD, ACRYLIC WATERPROOF COATING. PAINT COLOR FINISH: WHITE.
02	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH COMPLYING W/AAMA 2605, W/ TINT LAMINATED IMPACT INSULATED GLASS.
05	SLOPED METAL TRELLIS ROOF SYSTEM W/KYNAR FINISH ATTACHED TO CONCRETE COLUMNS. PAINT COLOR: WHITE.
08	ALUMINUM LAMINATED IMPACT GLASS SWING DOOR ASSEMBLY W/KYNAR FINISH COMPLYING W/AAMA 2605, W/ 1 5/16" LAMINATED IMPACT INSULATED CLEAR GLASS.
12	9/16" LAMINATED IMPACT GLASS GUARDRAIL SYSTEM.
24	METAL GUARDRAIL SYSTEM W/KYNAR FINISH COMPLYING W/AAMA 2605.

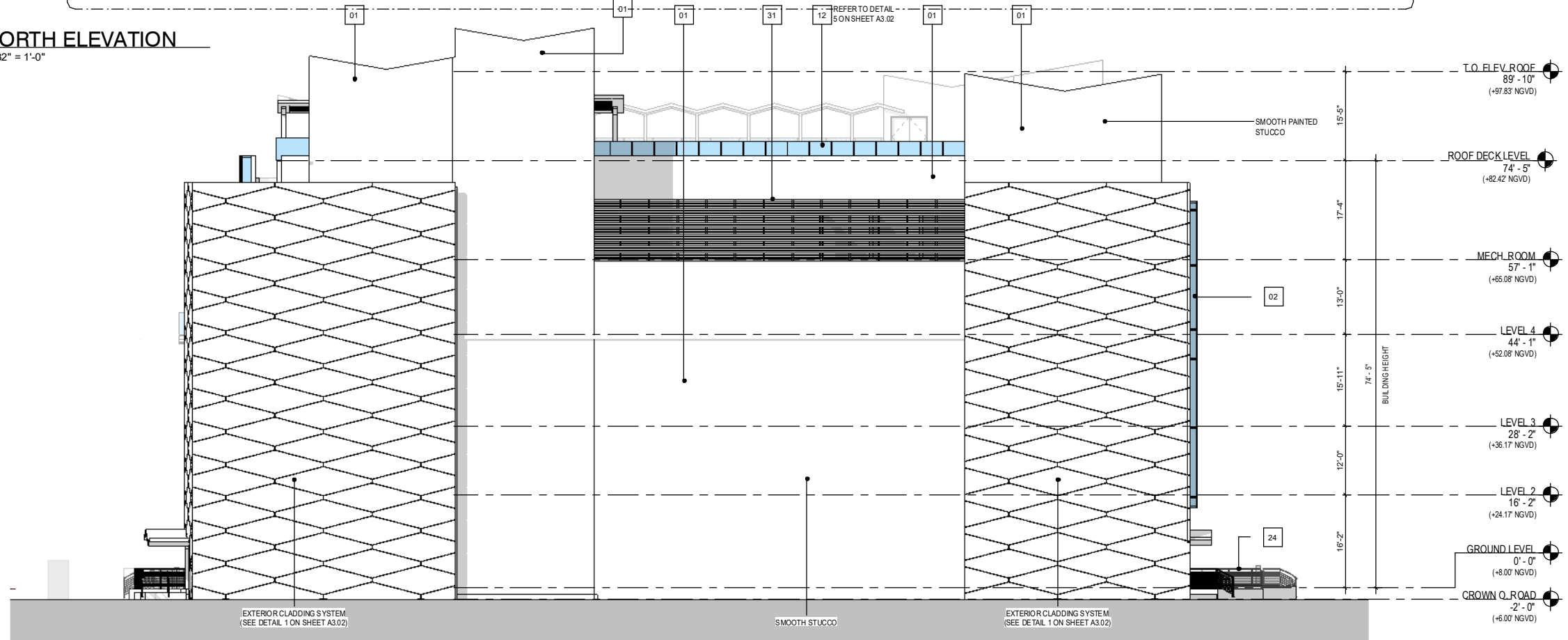


2 WEST ELEVATION
A3.00 3/32" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH SAND FLOAT STUCCO FINISH OVER HIGH BUILD, ACRYLIC WATERPROOF COATING. PAINT COLOR FINISH: WHITE.
02	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH COMPLYING W/AAMA 2605, W/ TINT LAMINATED IMPACT INSULATED GLASS.
05	SLOPED METAL TRELLIS ROOF SYSTEM W/KYNAR FINISH ATTACHED TO CONCRETE COLUMNS. PAINT COLOR: WHITE.
12	9/16" LAMINATED IMPACT GLASS GUARDRAIL SYSTEM.
24	METAL GUARDRAIL SYSTEM W/KYNAR FINISH COMPLYING W/AAMA 2605.
31	ALUMINUM MECHANICAL SCREEN SYSTEM W/KYNAR FINISH COMPLYING W/AAMA 2605.

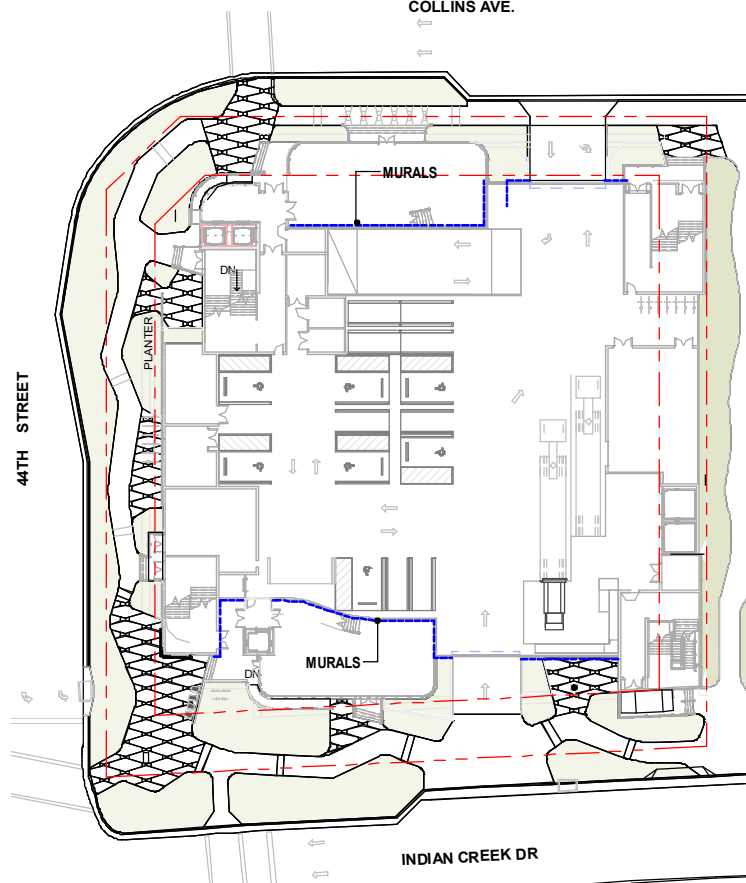


1 NORTH ELEVATION
A3.01 3/32" = 1'-0"

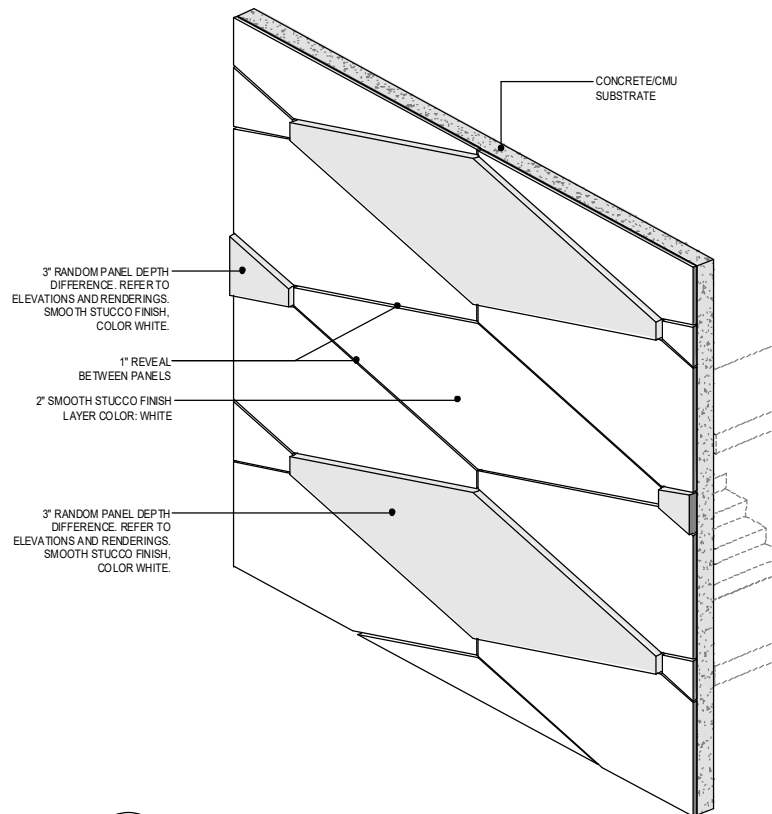


2 SOUTH ELEVATION
A3.01 3/32" = 1'-0"

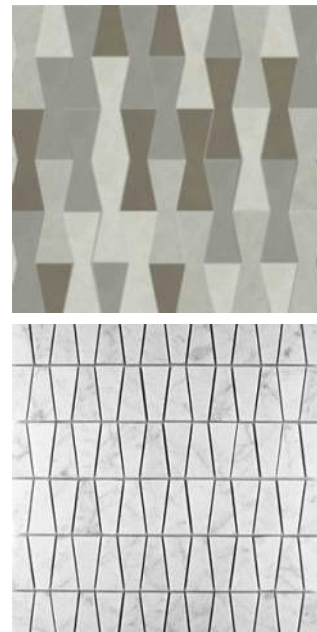




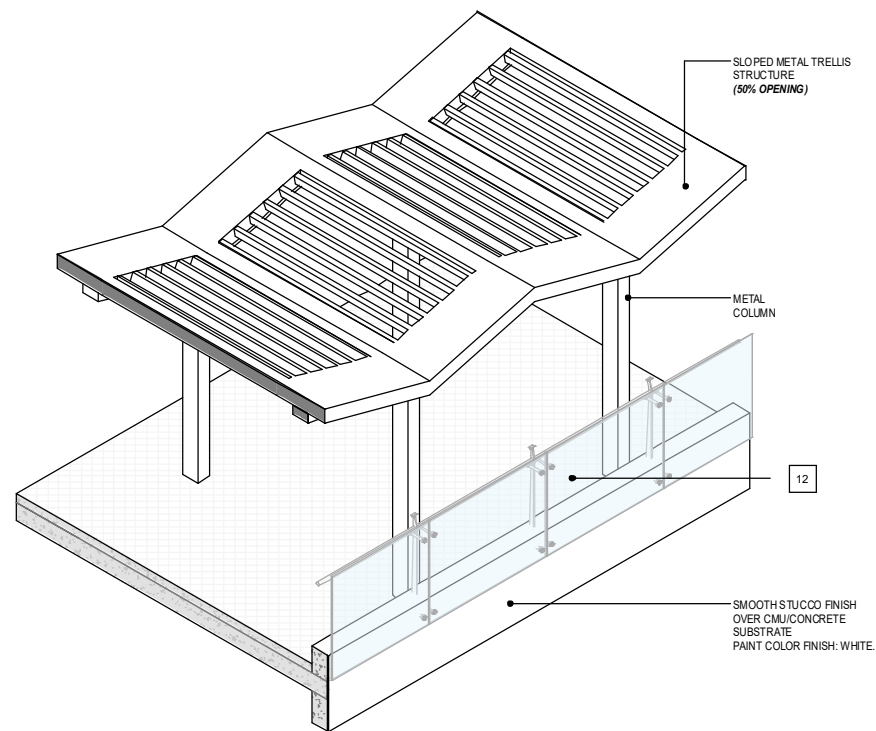
7 MOSAIC WALL TILE AT GROUND LEVEL
1" = 30'-0"



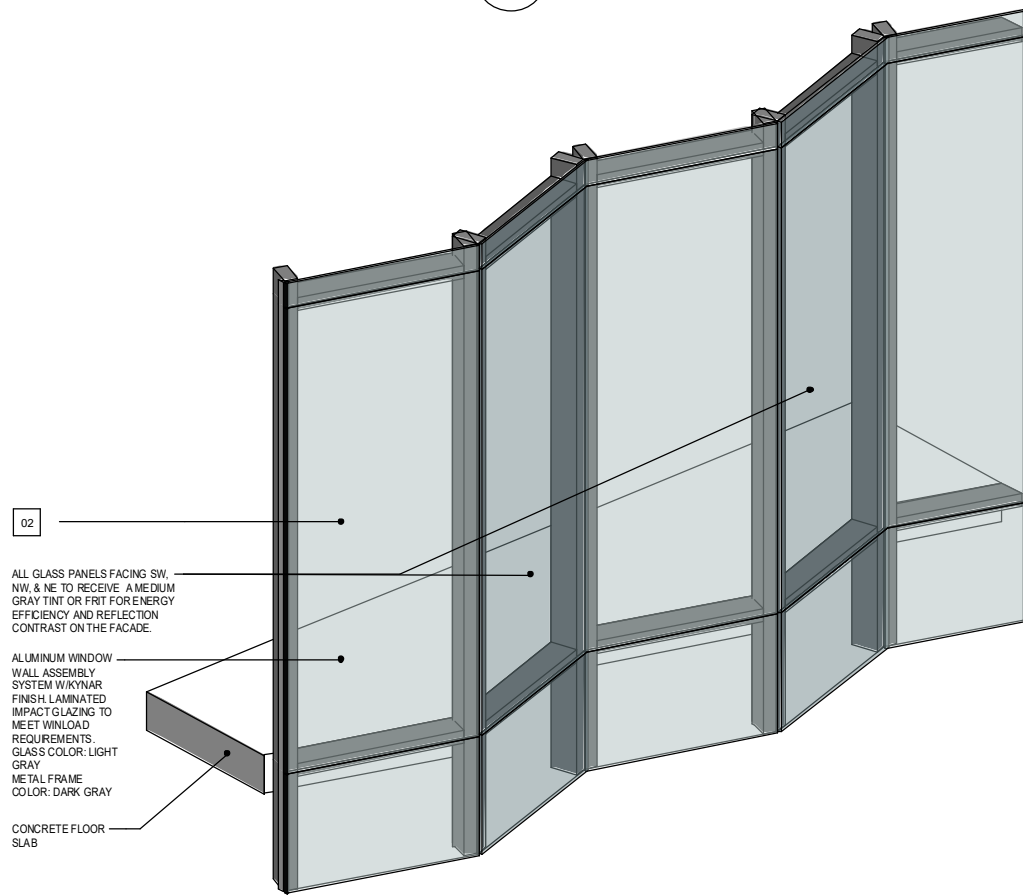
4 EXTERIOR CLADDING DETAIL



SAMPLES OF MOSAIC TILE FINISH APPLIED TO GROUND LEVEL WALLS SURFACE. (IMAGES FOR VISUAL REFERENCE ONLY)



1 ENLARGED TRELLIS ROOF DETAIL



5 EXTERIOR WINDOW WALL DETAIL



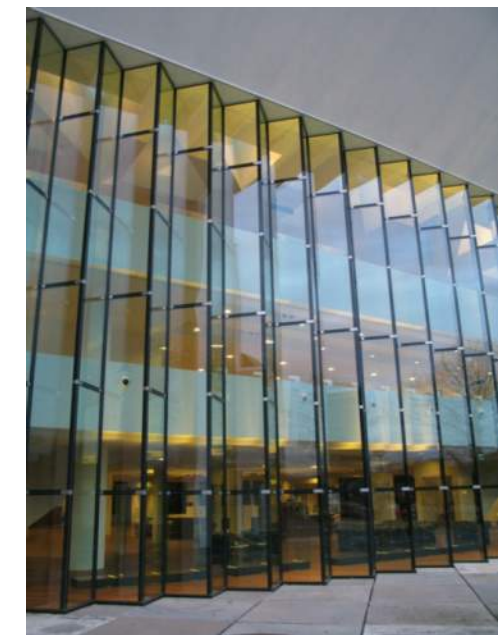
12 9/16" LAMINATED IMPACT GLASS GUARDRAIL SYSTEM (IMAGE FOR VISUAL REFERENCE ONLY)

3 GLASS GUARDRAIL REFERENCE

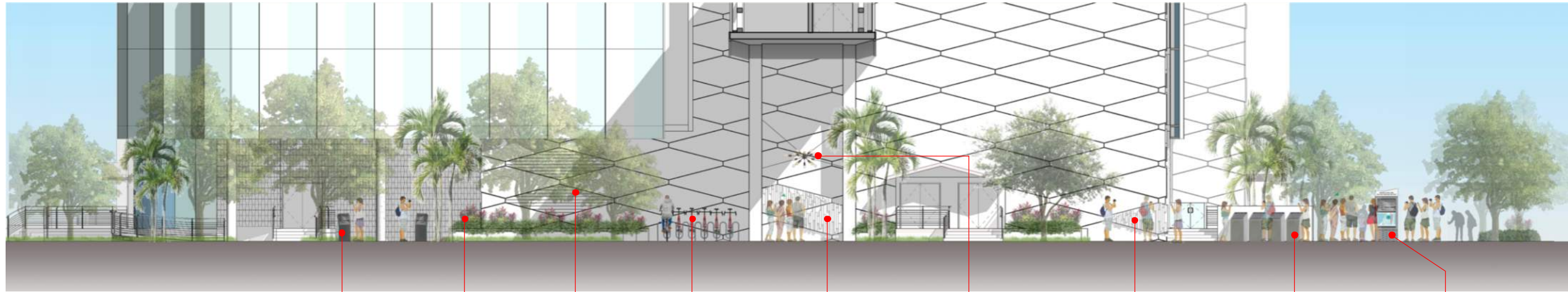


24 METAL GUARDRAIL SYSTEM W/KYNAR FINISH COMPLYING W/AAMA 2605 (IMAGE FOR VISUAL REFERENCE ONLY)

6 METAL GUARDRAIL REFERENCE



02 ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH COMPLYING W/AAMA 2605, W/ TINT LAMINATED IMPACT GLASS (IMAGES FOR VISUAL REFERENCE ONLY)



KIOSK ACTIVATING
AR

TROPICAL
PLANTERS

INTEGRATED
DIAMOND
LOUVERS

BICYCLE RACK

ARCHITECTURAL
PANEL
ACTIVATING AR.

EXTERIOR LIGHT
FIXTURE

ARCHITECTURAL
PANEL
ACTIVATING AR.

PEDESTALS WITH
AR ACTIVATION

CORNER PLAZA
WITH DIGITAL
KIOSK

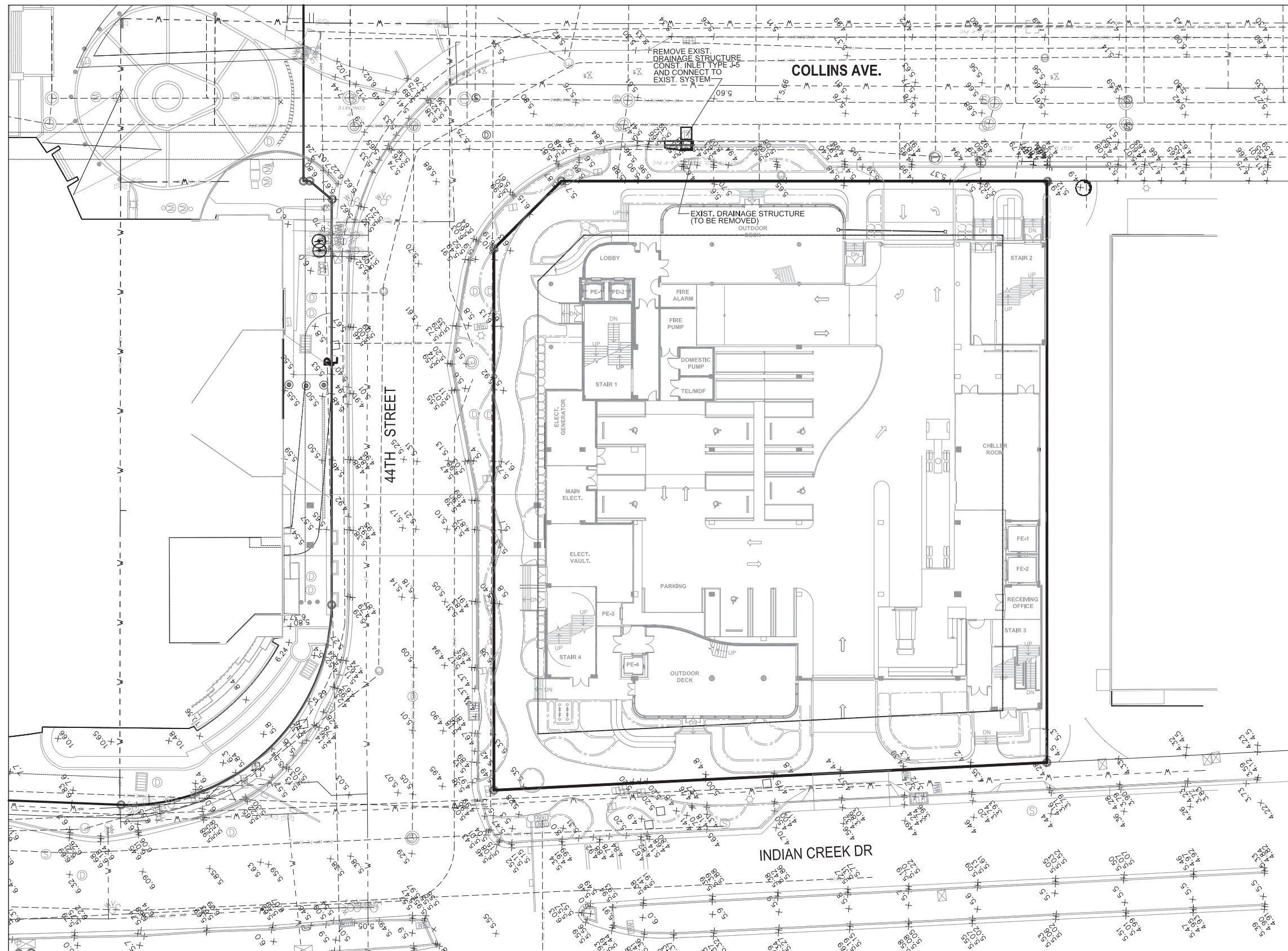
1
A3.03. ENLARGED NORTH ELEVATION
1/4" = 1'-0"

AR = AUGMENTED REALITY

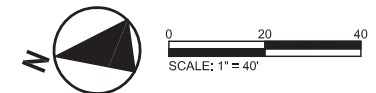


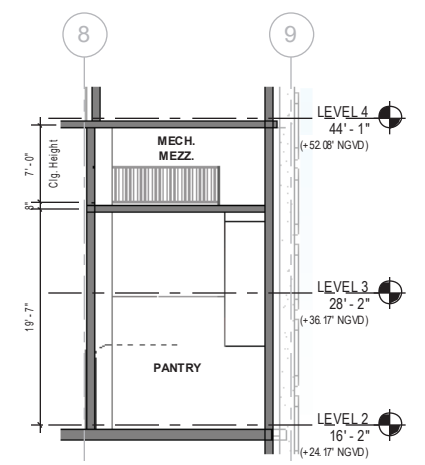
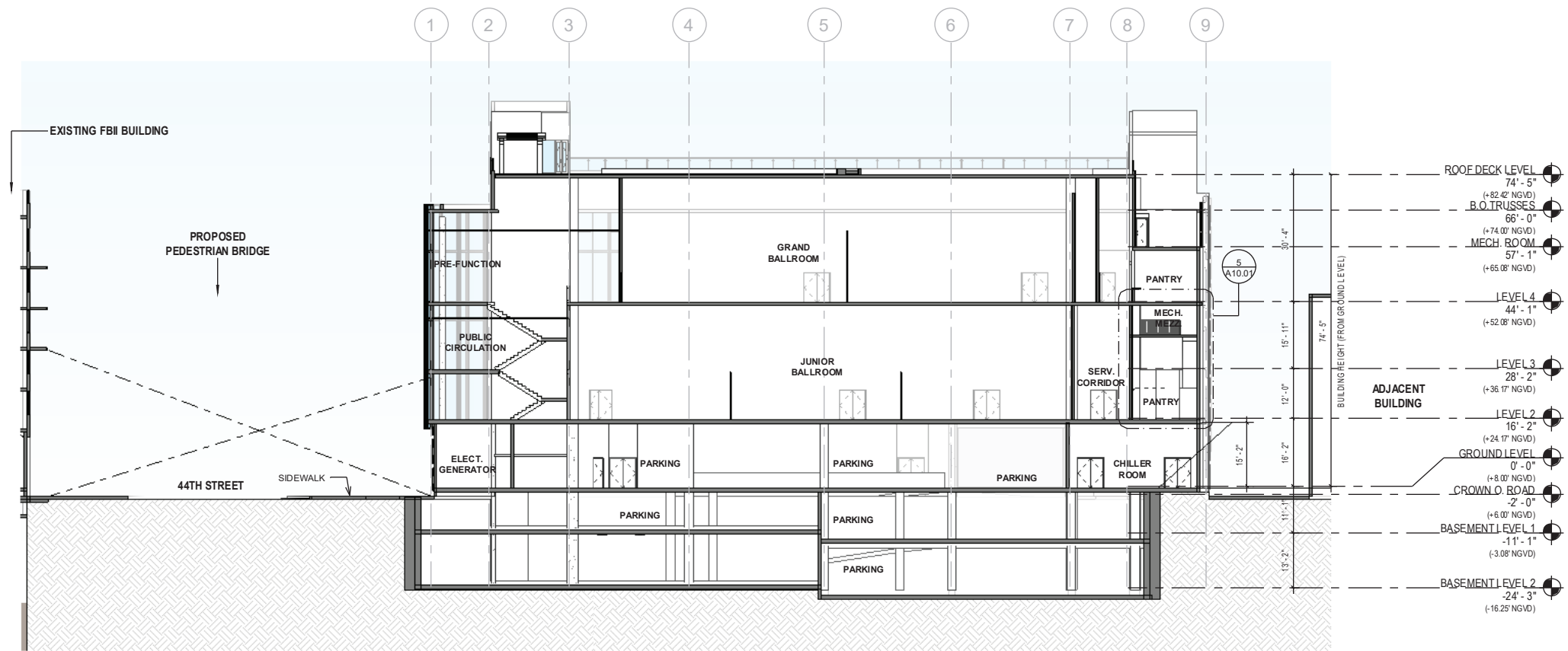






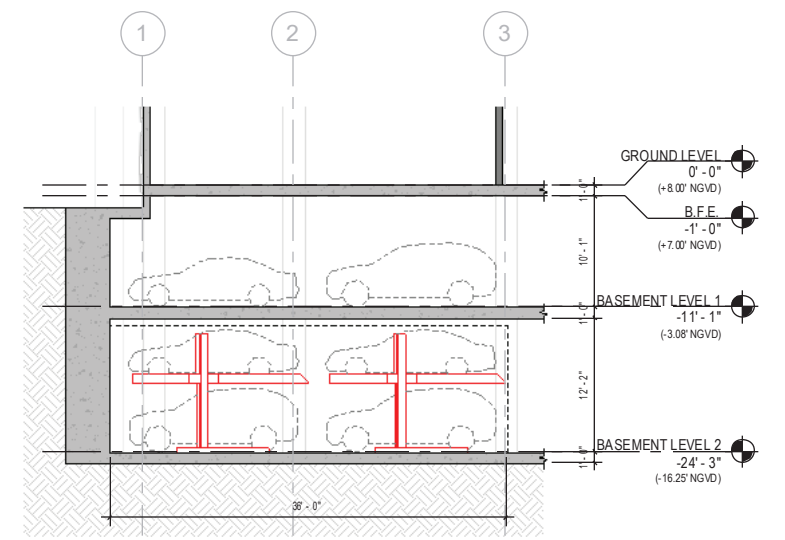
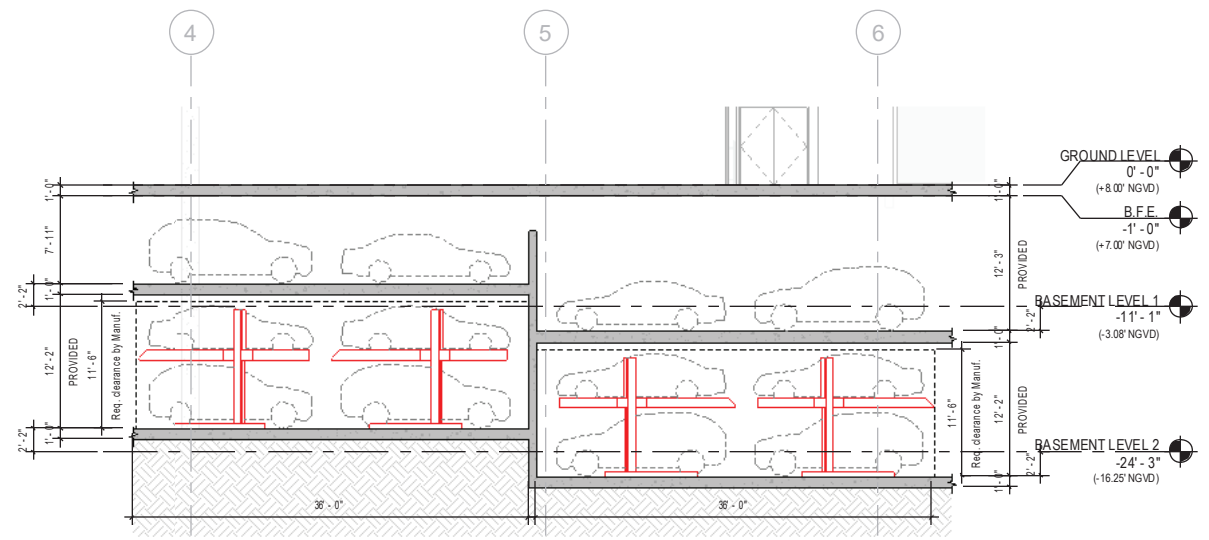
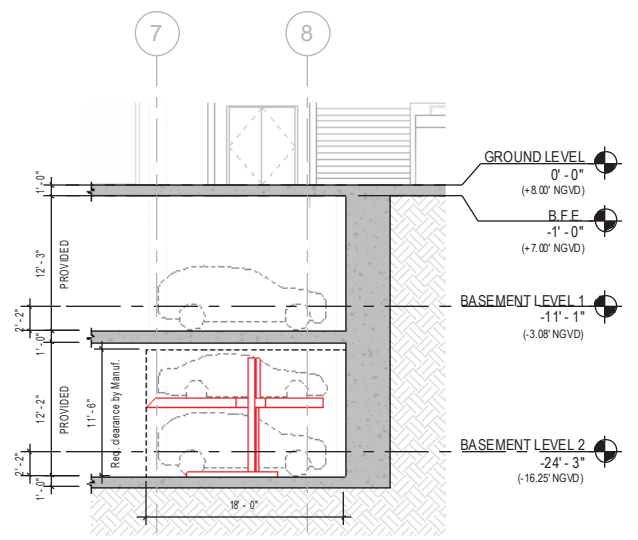
1 DRAINAGE AND GRADING PLAN
 A5.01 1" = 40'





1 BUILDING SECTION 1
A10.01 1/16" = 1'-0"

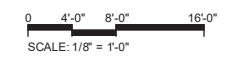
5 ENLARGED MEZZANINE SECTION
A10.01 1/8" = 1'-0"

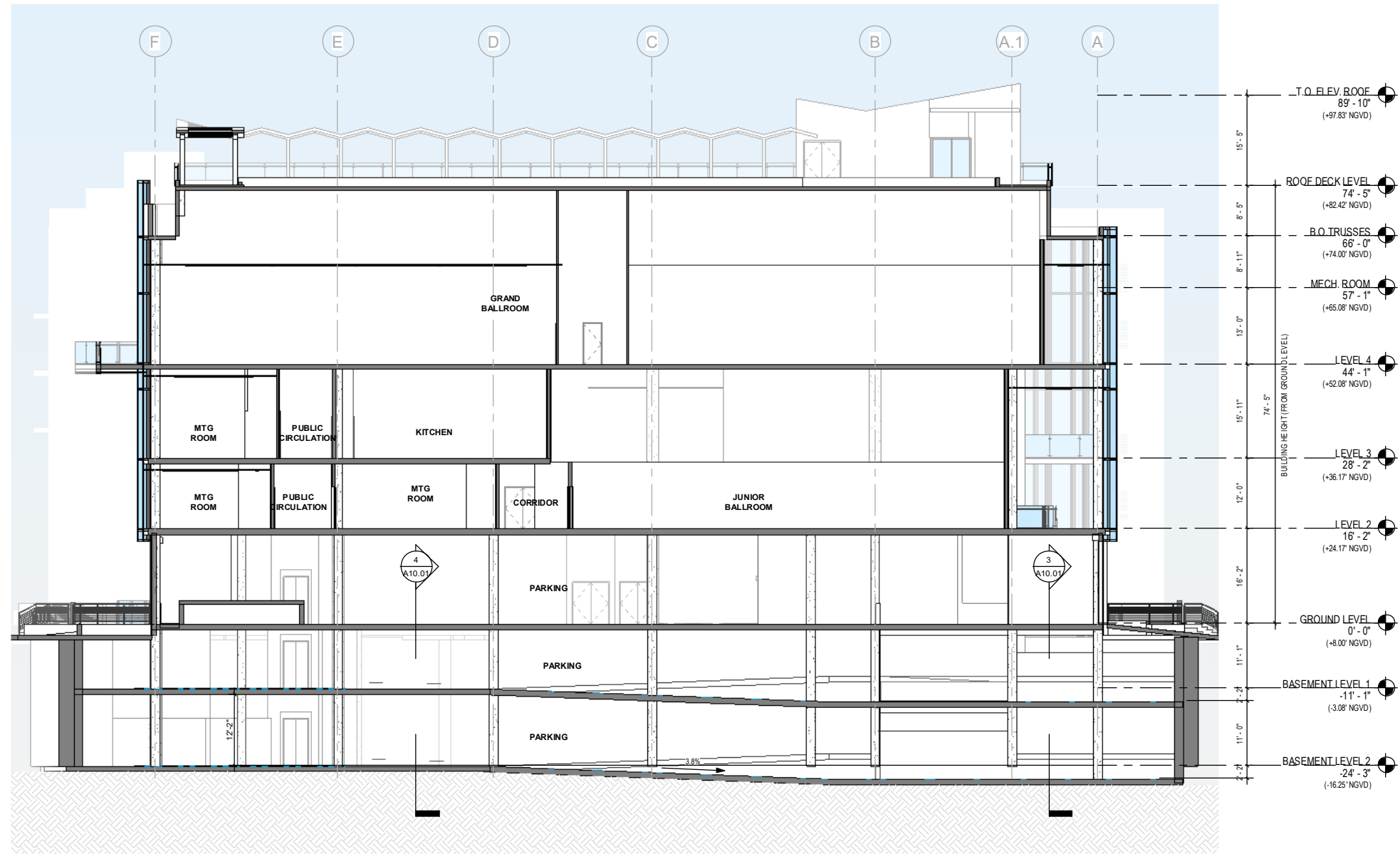


2 DETAIL SECTION 1
A10.01 1/8" = 1'-0"

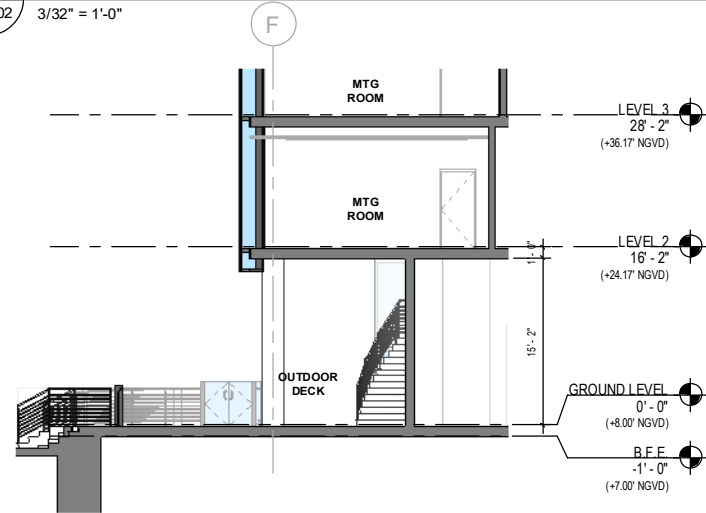
3 DETAIL SECTION 2
A10.01 1/8" = 1'-0"

4 DETAIL SECTION 3
A10.01 1/8" = 1'-0"

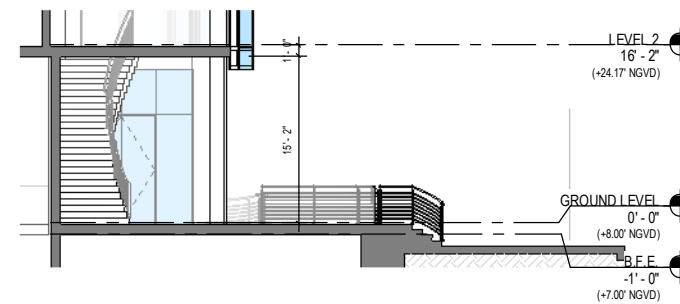




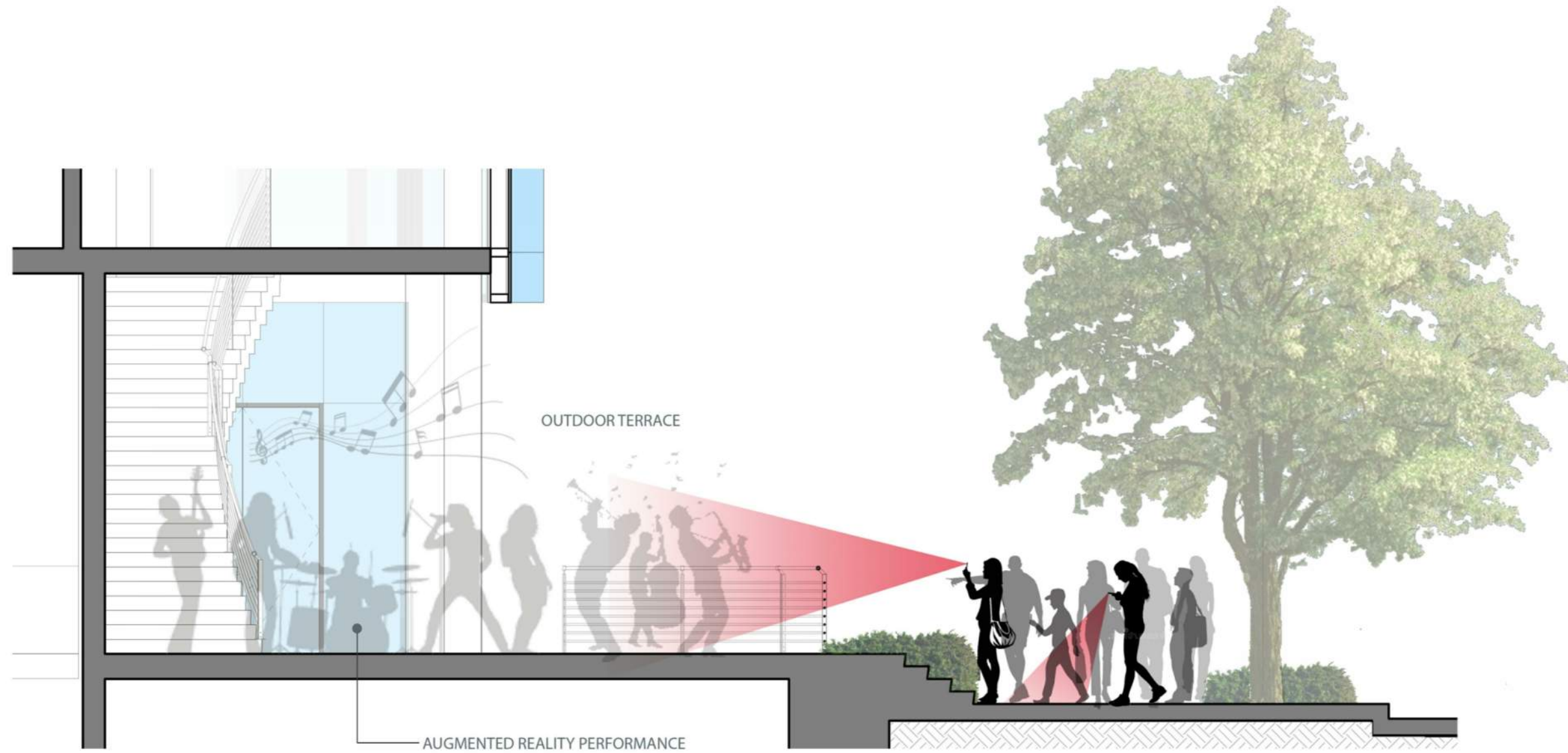
1 BUILDING SECTION 2
A10.02 3/32" = 1'-0"



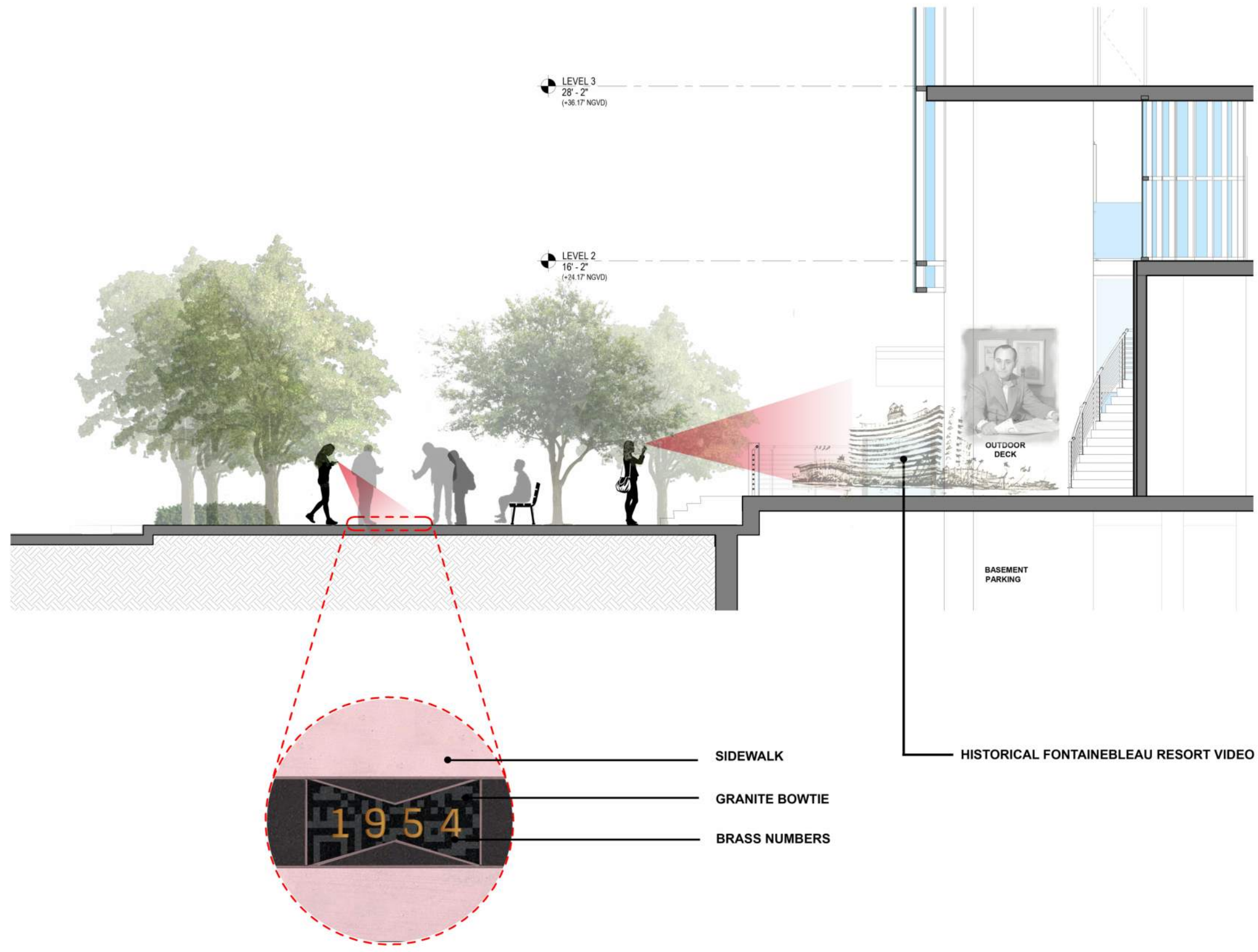
3 ENLARGED SECTION 1
A10.02 1/8" = 1'-0"



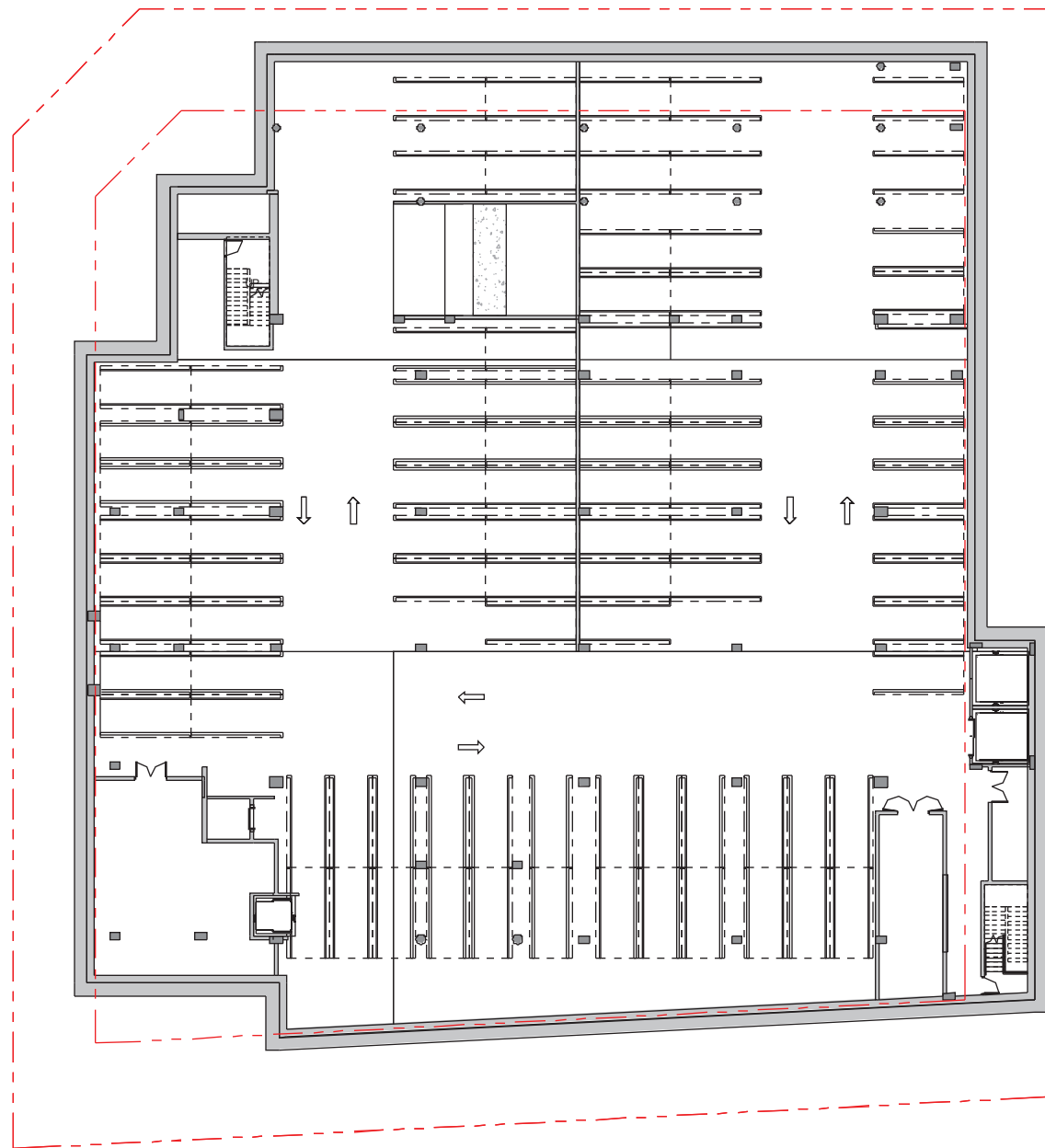
2 EAST TERRACE SECTION
A10.02 1/8" = 1'-0"



EAST TERRACE SECTION

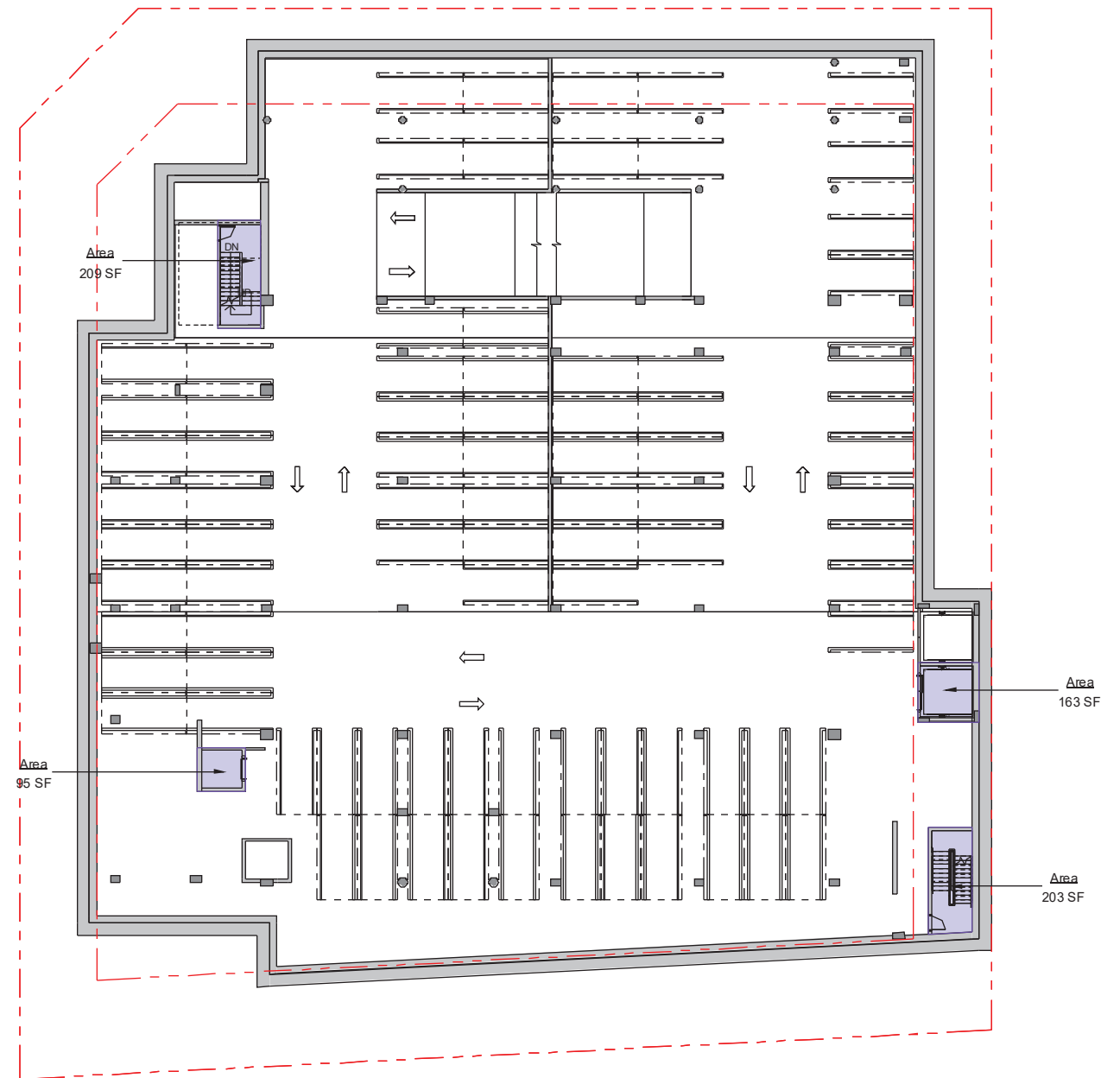


WEST TERRACE SECTION



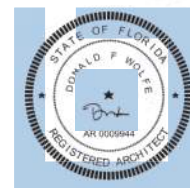
7 BASEMENT LEVEL 2
FAR1.00 1/16" = 1'-0"

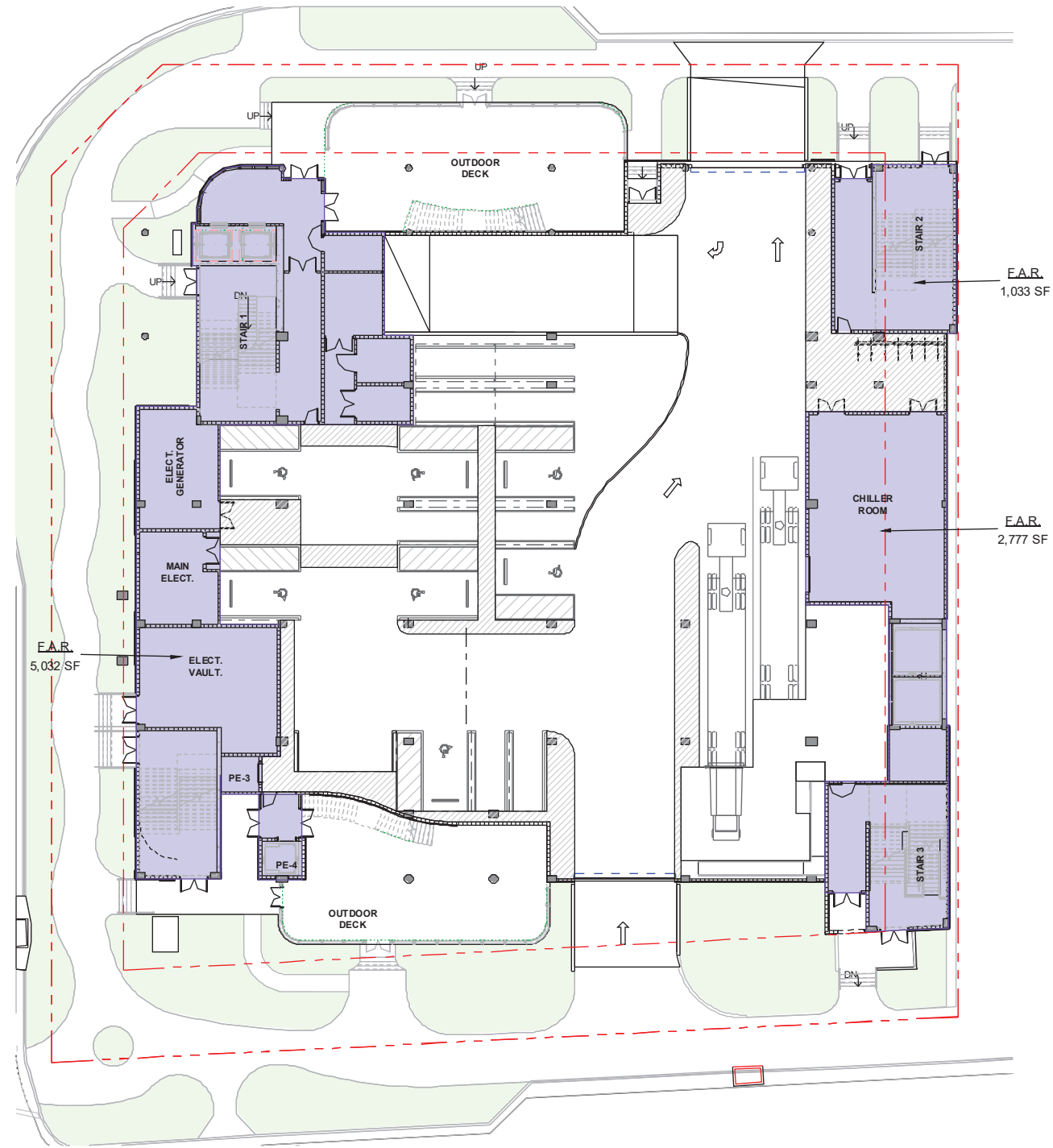
0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"



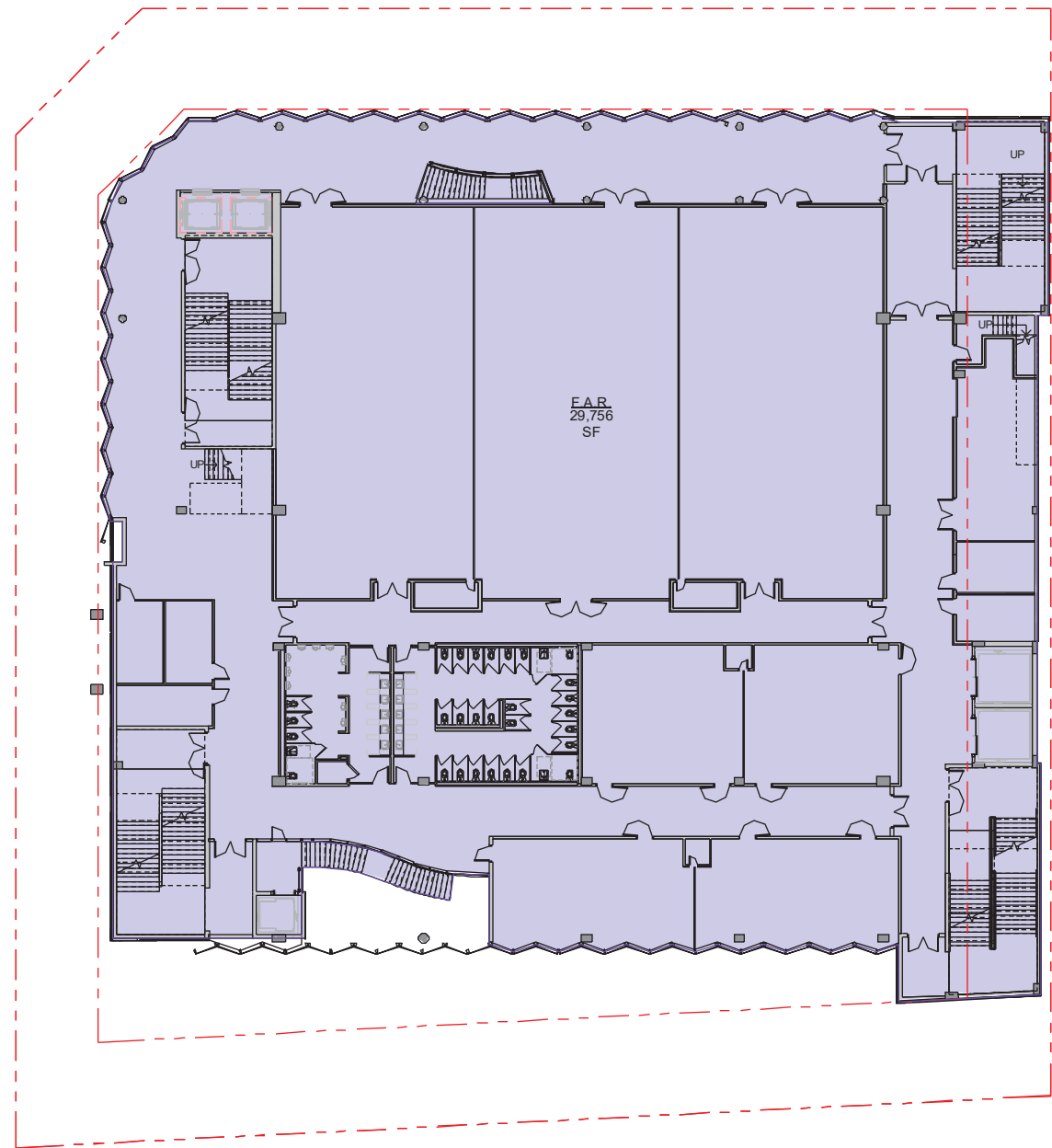
1 BASEMENT LEVEL 1
FAR1.00 1/16" = 1'-0"

FLOOR AREA RATIO	
BASEMENT LEVEL 1	670 SF
GROUND LEVEL	8,841 SF
LEVEL 2	29,756 SF
LEVEL 3	17,270 SF
LEVEL 4	30,321 SF
ROOF DECK LEVEL	1,792 SF
Grand total	88,651 SF



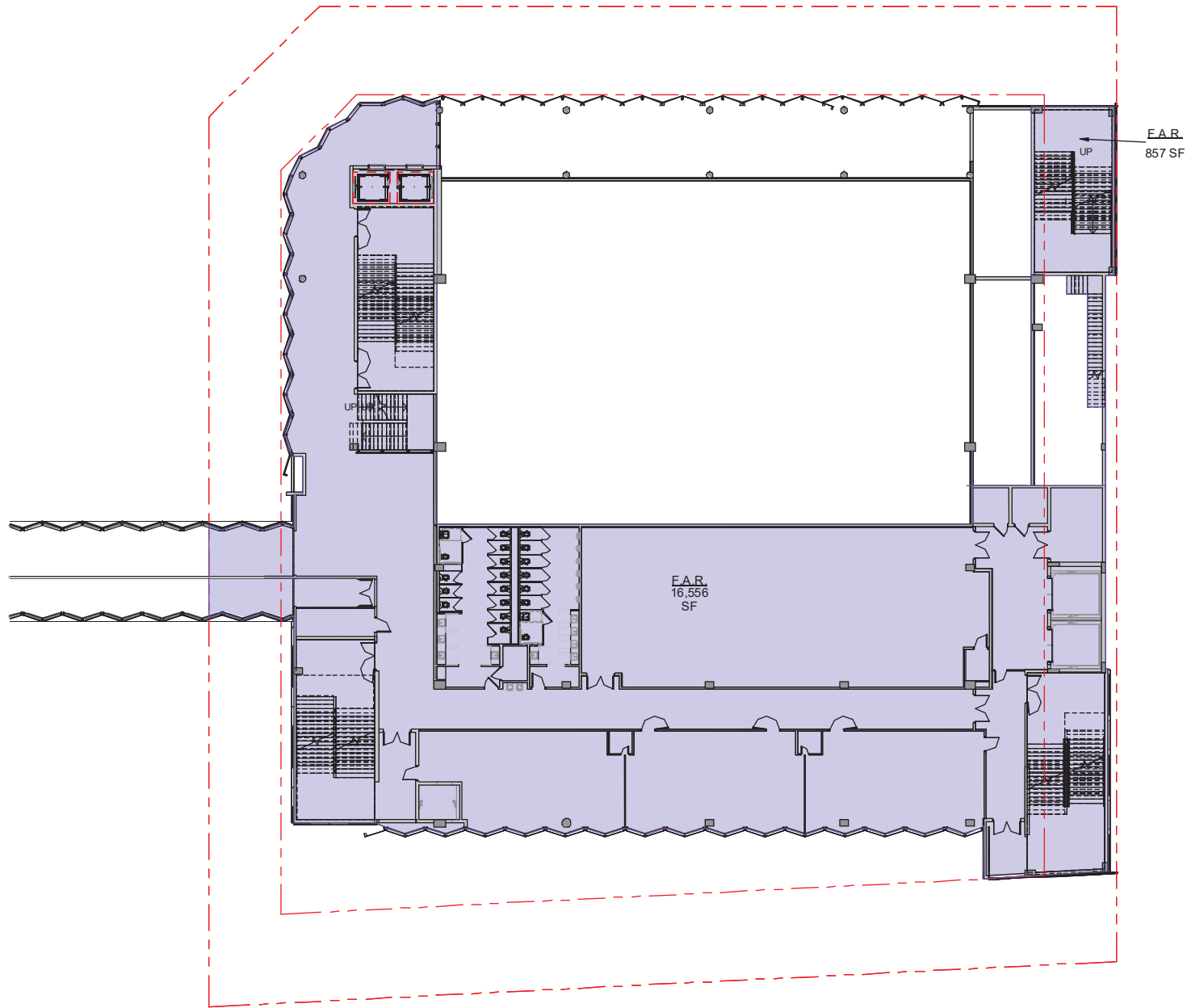


1 GROUND LEVEL
 FAR2.00 1/16" = 1'-0"

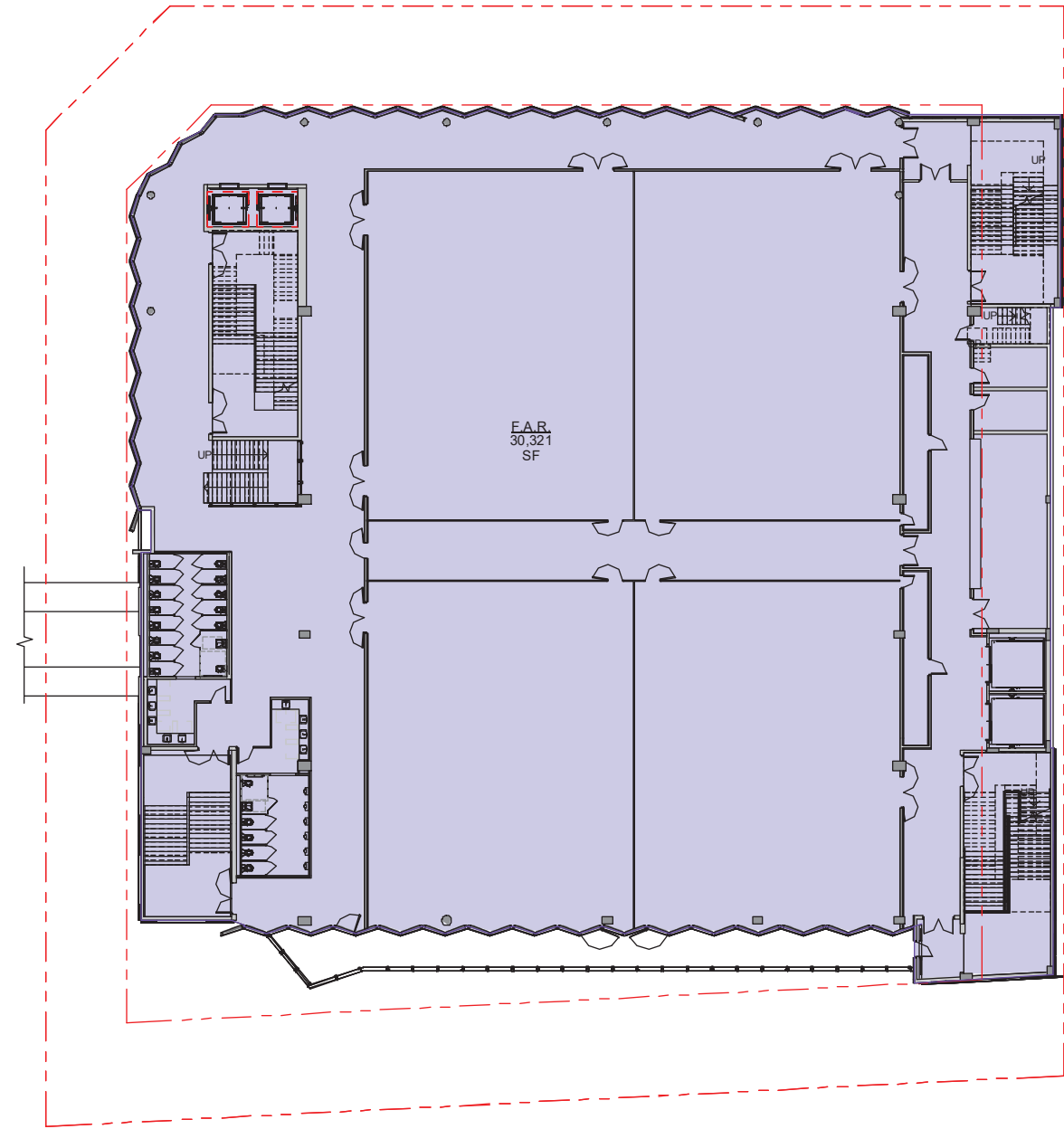


2 LEVEL 2
 FAR2.00 1/16" = 1'-0"

0 8'-0" 16'-0" 32'-0"
 SCALE: 1/16" = 1'-0"



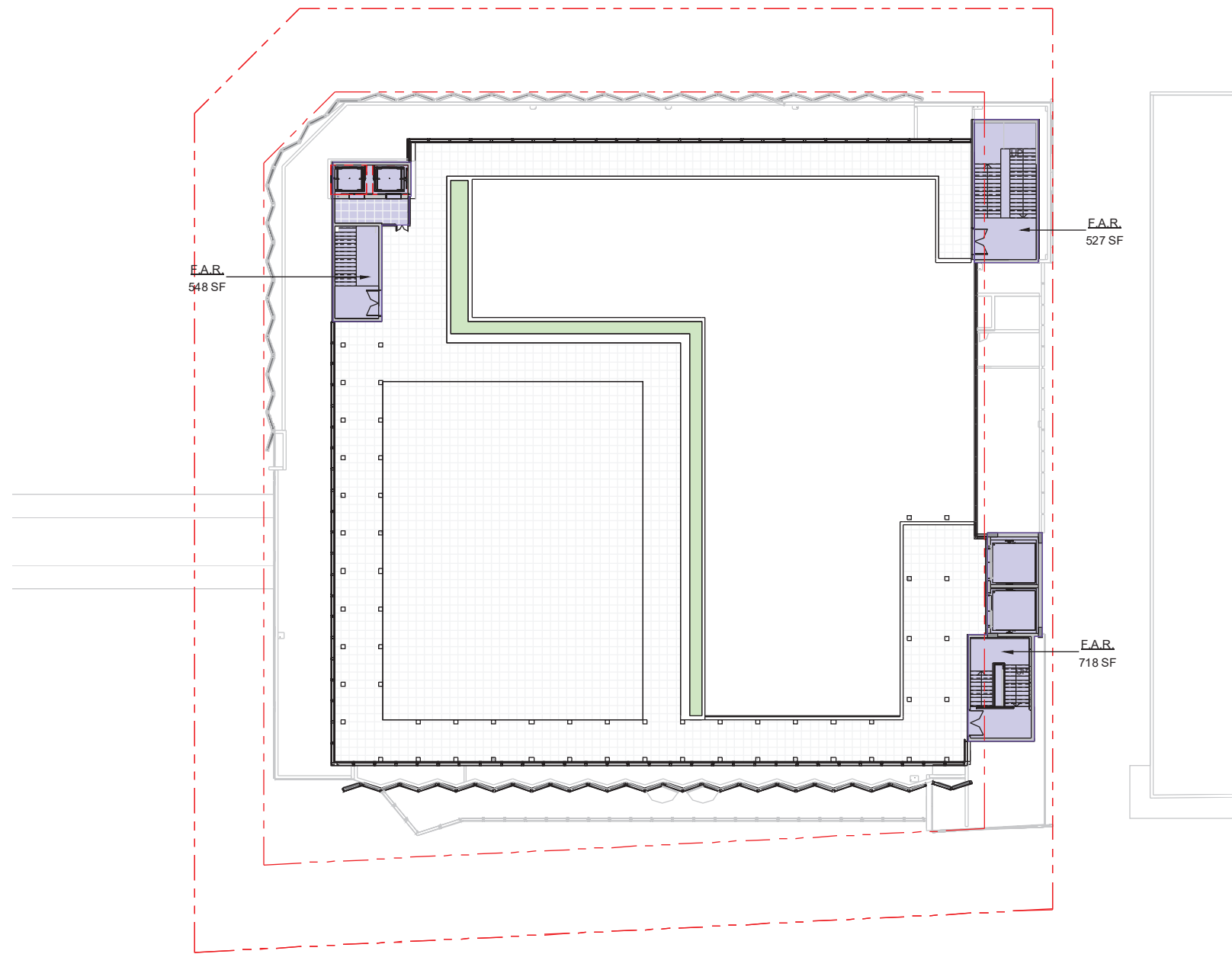
1 LEVEL 3
FAR3.00 1/16" = 1'-0"



2 LEVEL 4
FAR3.00 1/16" = 1'-0"

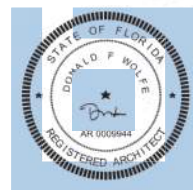
0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

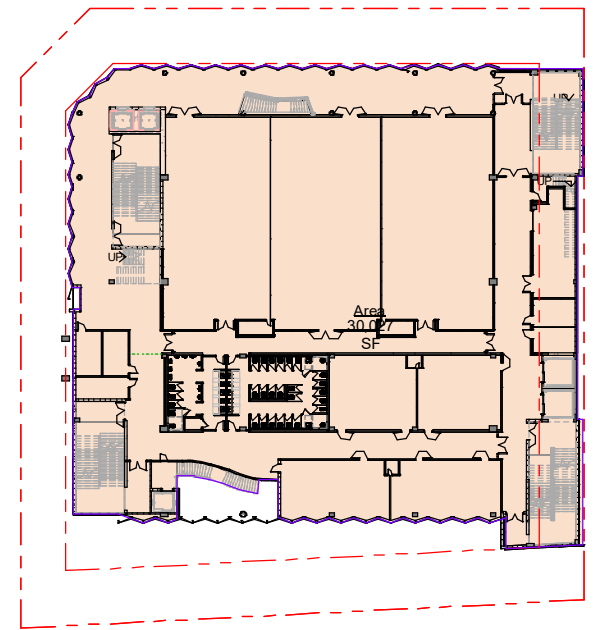
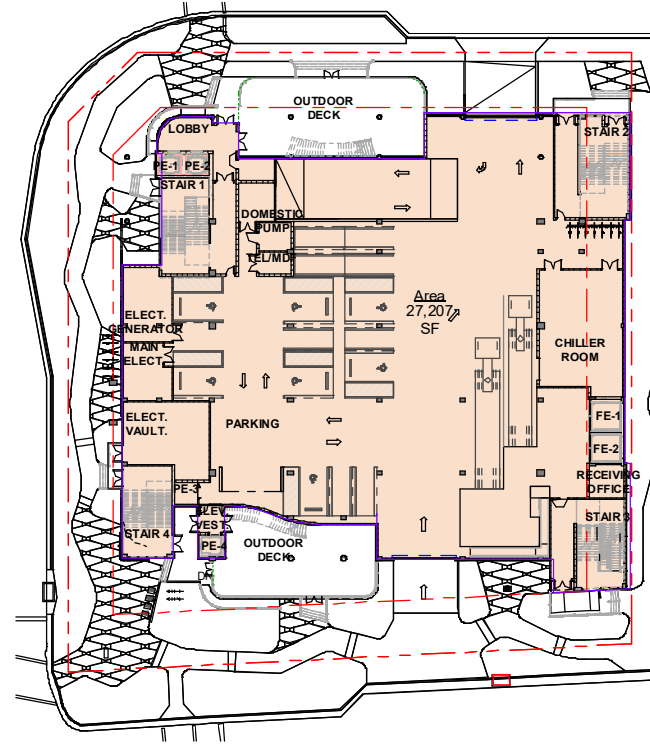
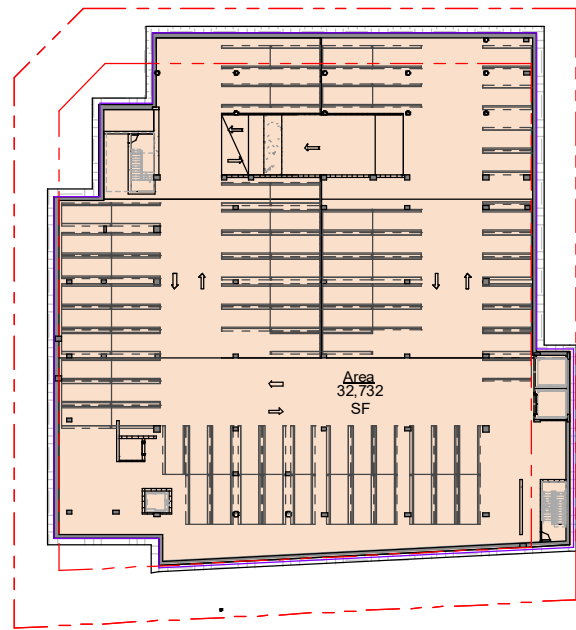
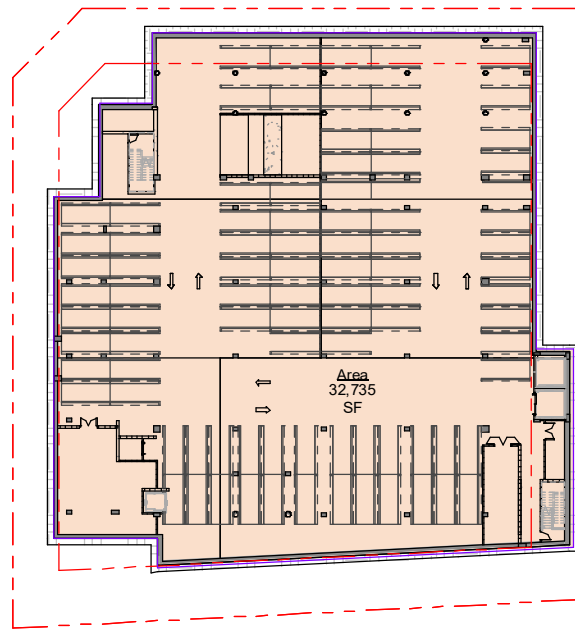




1 ROOF DECK LEVEL
 FAR4.00 1/16" = 1'-0"

0 8'-0" 16'-0" 32'-0"
 SCALE: 1/16" = 1'-0"



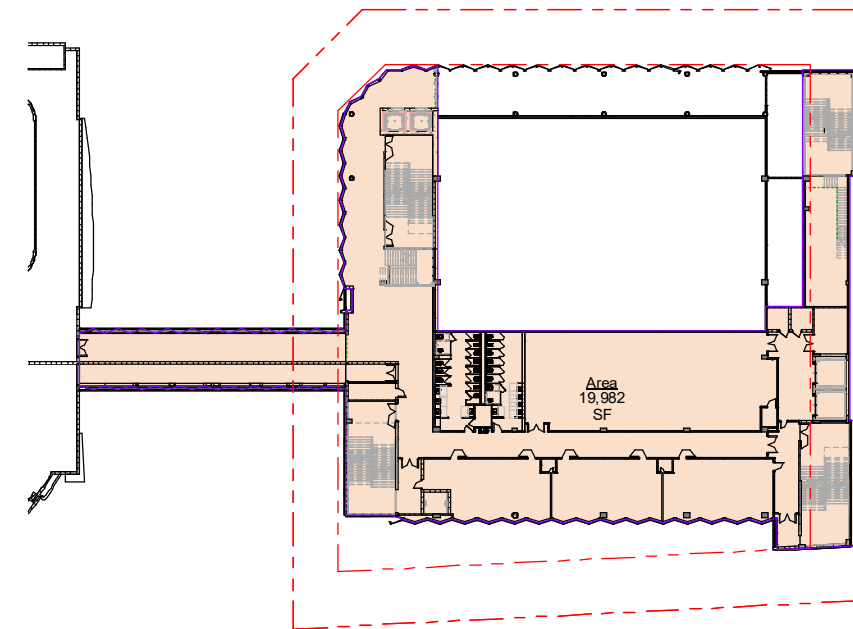


1 GROSS AREA - BASEMENT L2
GA-1.00 1/32" = 1'-0"

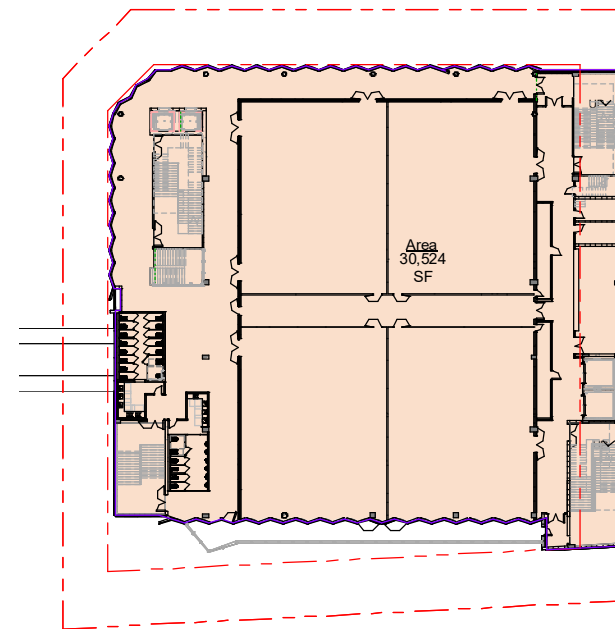
2 GROSS AREA - BASEMENT L1
GA-1.00 1/32" = 1'-0"

3 GROSS AREA - GROUND LEVEL
GA-1.00 1/32" = 1'-0"

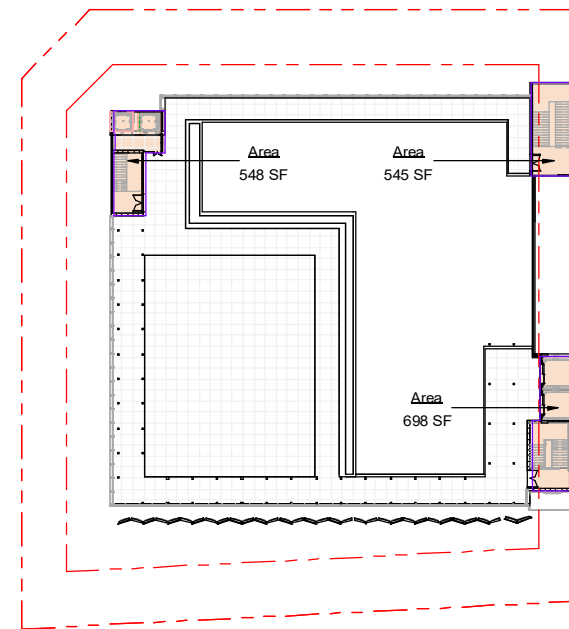
4 GROSS AREA - 2ND LEVEL
GA-1.00 1/32" = 1'-0"



5 GROSS AREA - 3RD LEVEL
GA-1.00 1/32" = 1'-0"

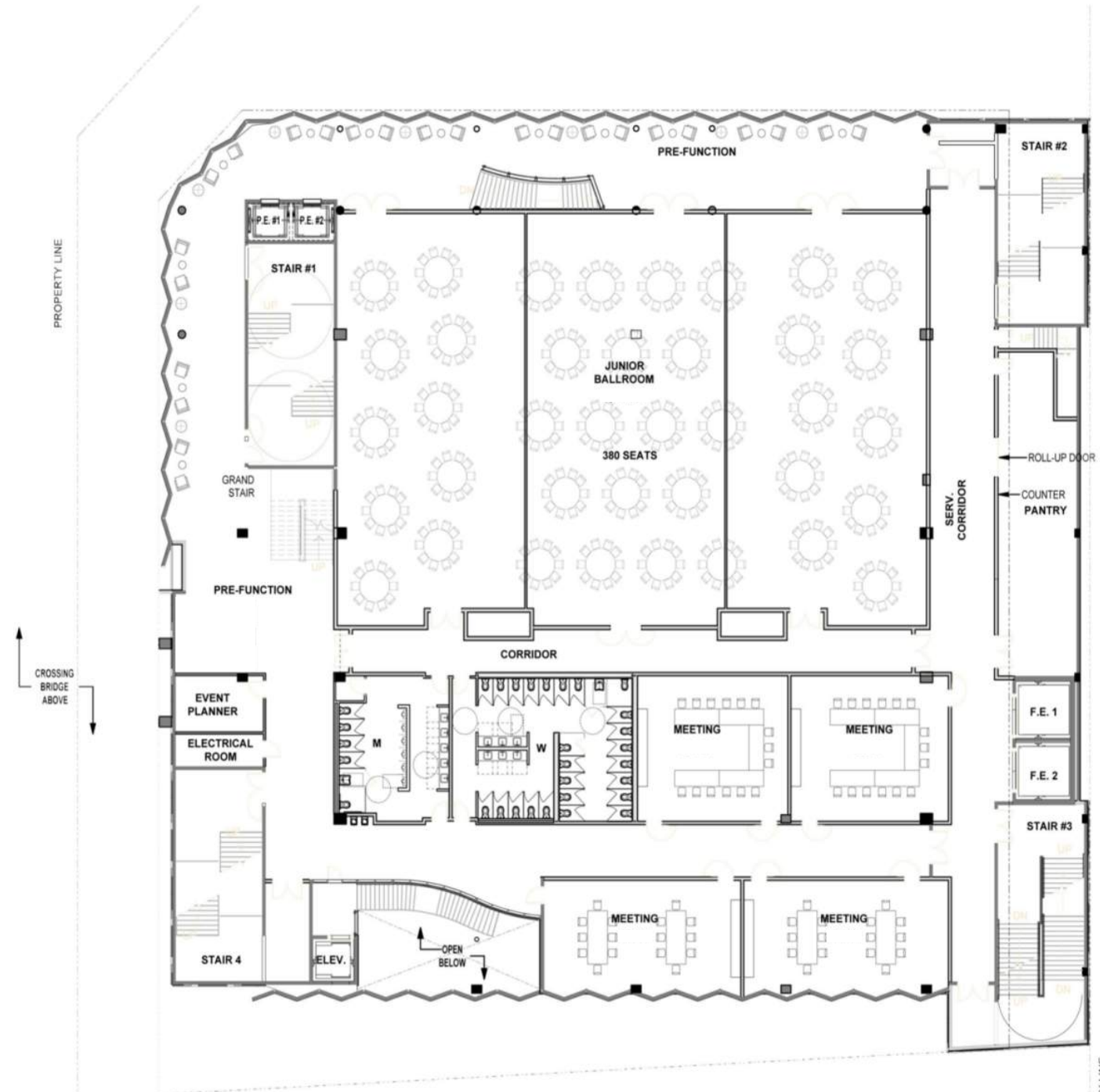


6 GROSS AREA - 4TH LEVEL
GA-1.00 1/32" = 1'-0"



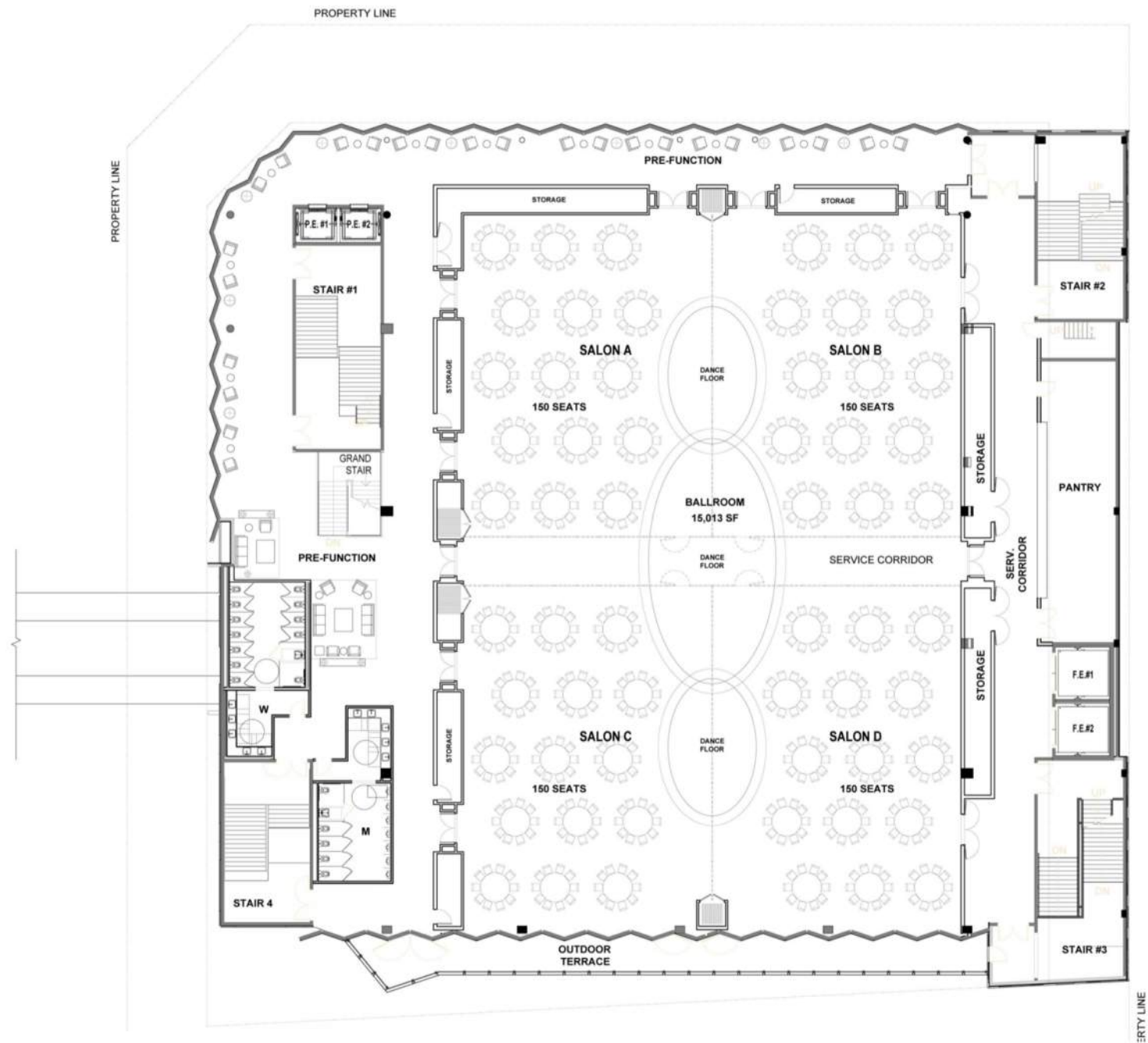
7 GROSS AREA - ROOF DECK LEVEL
GA-1.00 1/32" = 1'-0"

GROSS AREA SCHEDULE	
LEVEL	AREA
BASEMENT LEVEL 2	32,735 SF
BASEMENT LEVEL 1	32,732 SF
GROUND LEVEL	27,207 SF
LEVEL 2	30,027 SF
LEVEL 3	19,982 SF
LEVEL 4	30,524 SF
ROOF DECK LEVEL	1,791 SF
Grand total	174,997 SF



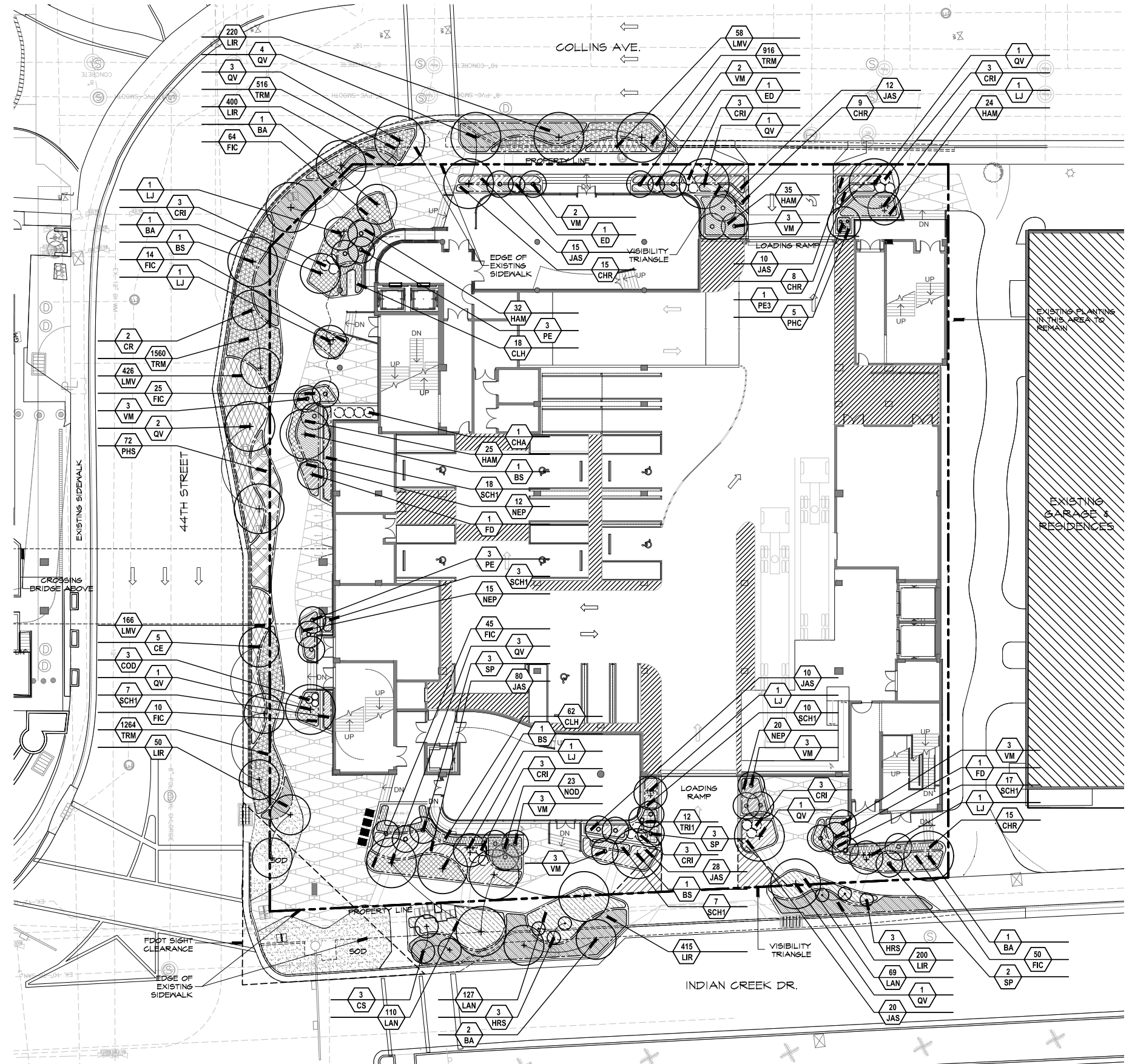
1 2ND LEVEL - SEATING LAYOUT
 ID-02-01 N.T.S.

SEATING COUNT	
JUNIOR BALLROOM	380
MEETING ROOM	15
MEETING ROOM	15
MEETING ROOM	16
MEETING ROOM	16
PRE-FUNCTION	24
TOTAL	466



1 4TH LEVEL - SEATING LAYOUT
 ID-04-01 N.T.S.

SEATING COUNT	
BALLROOM "A"	150
BALLROOM "B"	150
BALLROOM "C"	150
BALLROOM "D"	150
PRE-FUNCTION	38
TOTAL	638

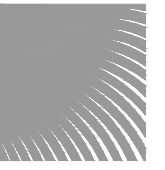


**FB GARAGE & BALLROOM
EXPANSION
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
GROUND LEVEL PLANTING PLAN**

REVISIONS:

DECEMBER 11, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

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**FB GARAGE & BALLROOM
EXPANSION
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
ROOF DECK PLANTING PLAN**

REVISIONS:

DECEMBER 11, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

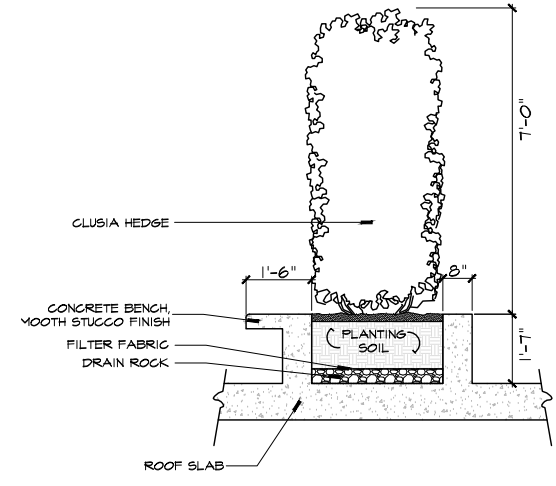
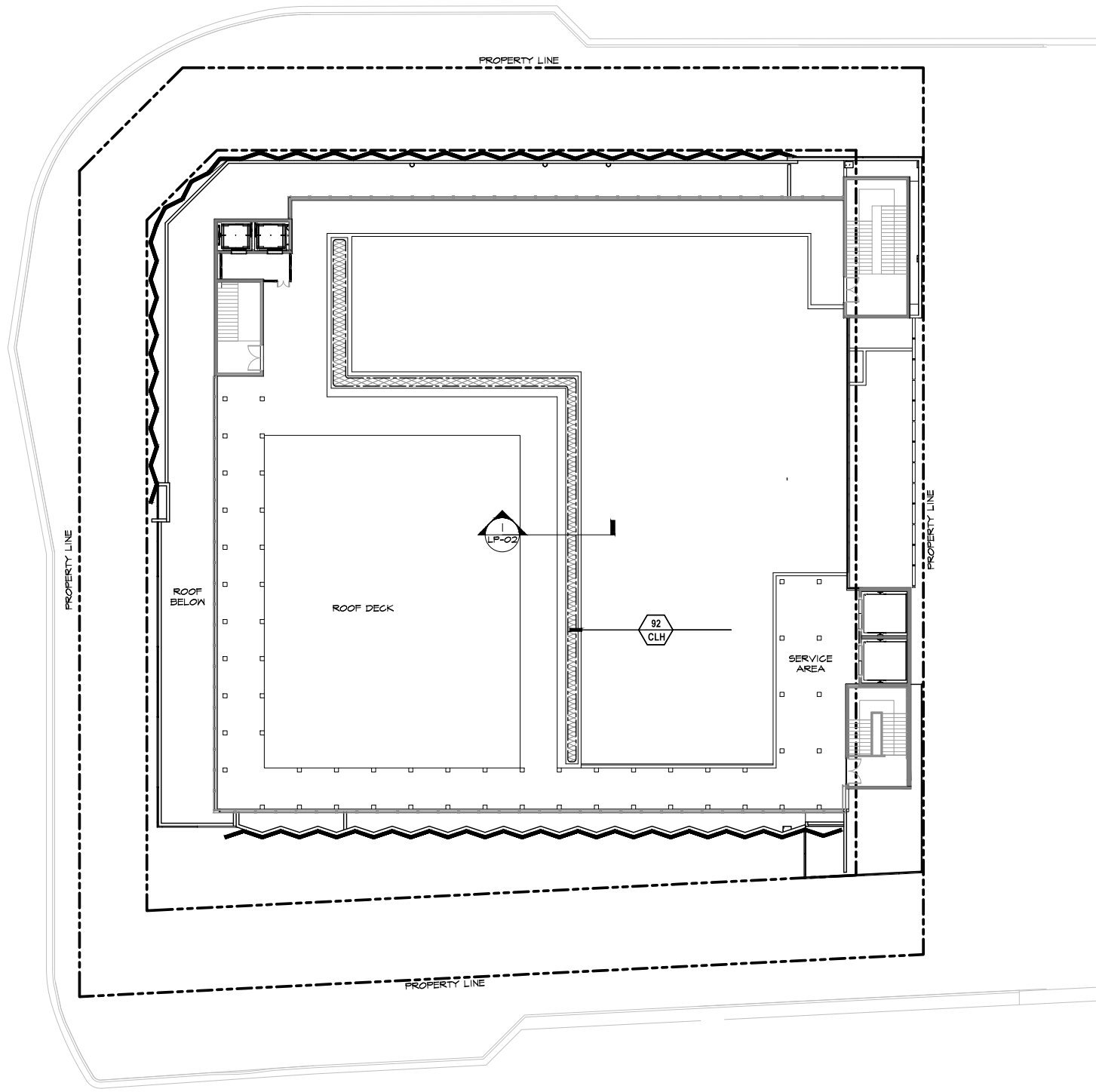
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LP-02

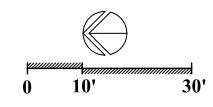
COLLINS AVE.

44TH STREET

INDIAN CREEK DR.



1 PLANTER SECTION
LP-02 N.T.S.



REVISIONS:

DECEMBER 11, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

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CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RM-2 Lot Area 44,712 Acres 1.02

OPEN SPACE
A. Square feet of required Open Space as indicated on site plan:
Lot Area = _____ s.f. x _____ % = _____ s.f.
REQUIRED/ALLOWED PROVIDED
N/A N/A
B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces _____ x 10 s.f. parking space = _____
N/A N/A
C. Total square feet of landscaped open space required: A+B= _____
N/A N/A

LAWN AREA CALCULATION
A. Square feet of landscaped open space required _____
N/A N/A
B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.
N/A N/A

TREES
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____
 $29 \text{ trees} \times 1.02 \text{ net lot acres} - \text{number of existing trees} =$ 29 29*
B. % Natives required: Number of trees provided x 30% = _____
9 9
C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50% = _____
15 15
D. Street Trees (maximum average spacing of 20' o.c.)
 $\frac{565}{20} =$ 29 29*
E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
_____ linear feet along street divided by 20' = _____
N/A N/A

SHRUBS
A. Number of shrubs required: Sum of lot and street trees required x 12= _____
696 700*
B. % Native shrubs required: Number of shrubs provided x 50%= _____
348 621

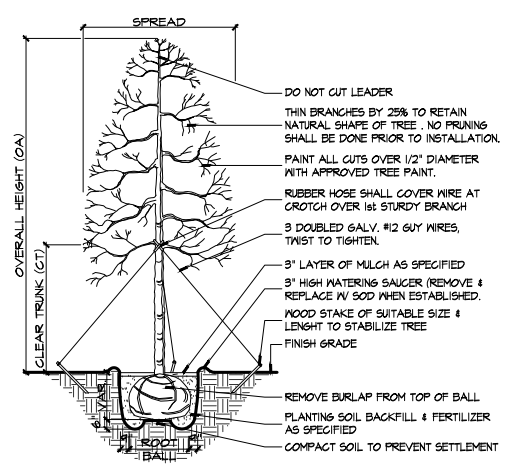
LARGE SHRUBS OR SMALL TREES
A. Number of large shrubs or small trees required: Number of required shrubs x 10%= _____
70 172
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= _____
86 172

*SEE CODE COMPLIANCE TABLE FOR QUANTITIES BREAKDOWN

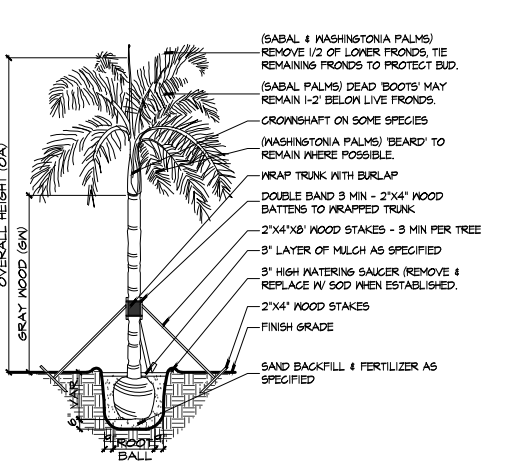
CODE COMPLIANCE TABLE			
TREES:			
STREET TREES (SECTION 126-4)			
20' O.C. (565 L.F. / 28 = 29 TREES)	REQUIRED	PROVIDED	
BULNESIA ARBOREA	-	3	
BURSERIA SIMARUBA	-	2	
CONOCARPUS ERECTUS	-	5	
CLUSIA ROSEA	-	2	
LIGUSTRUM JAPONICUM	-	3	
QUERCUS VIRGINIANA	-	14	
TOTAL	29	29	
REQUIRED TREES PER ACRE OF NET LOT AREA (SECTION 126-4)			
ZONING DISTRICT RM-2: 1.02 ACRES * 28 = 29 TREES	REQUIRED	PROVIDED	
BULNESIA ARBOREA	-	2	
BURSERIA SIMARUBA	-	2	
CONOCARPUS E. SERICEUS	-	3	
FILICUM DECIPIENS	-	2	
ELAEARPUS DECIPIENS	-	2	
LIGUSTRUM JAPONICUM	-	3	
QUERCUS VIRGINIANA	-	4	
PITYCHOSPERMA ELEGANS	-	7*	
SABAL PALMETTO	-	8*	
WEITCHIA MONTGOMERYANA	-	22*	
TOTAL	29	29*	

*37 PALMS ARE BEING COUNTED AS 12 TREES

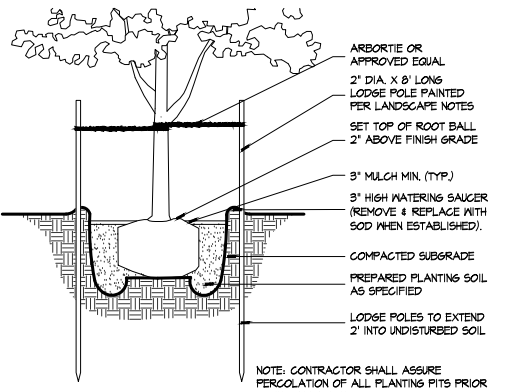
SHRUBS:			
AT LEAST 12 SHRUBS SHALL BE PLANTED FOR EACH REQUIRED TREE (SECTION 126-4)			
REQUIRED TREES: 58	REQUIRED	PROVIDED	
	696 Shrubs	700 Shrubs	



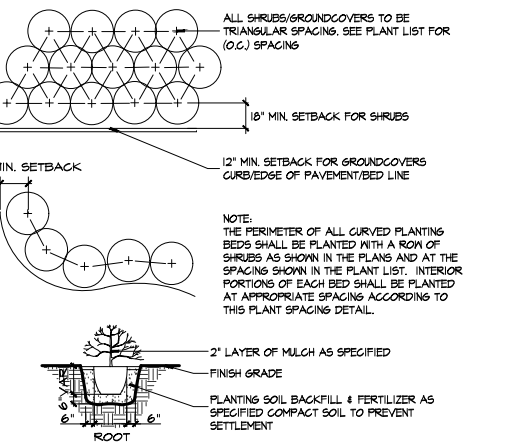
TYPICAL TREE PLANTING DETAIL



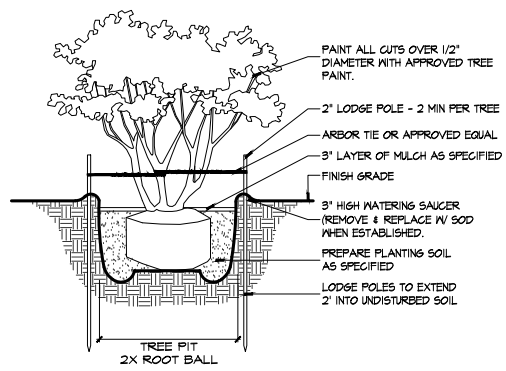
TYPICAL PALM PLANTING DETAIL



SMALL TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL

- *INDICATES NATIVE PLANT MATERIAL
- MISCELLANEOUS**
- Sod to be St. Augustine sod.
 - Planting soil - 1/2 cu. yd. per tree and 4\" depth at all hedges and mass planting beds.
 - Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
 - Mulch - 2\" depth of shredded mulch or pine straw at all hedges and mass planting beds.
- GENERAL NOTES**
- All sod to be Stenotaphrum secundatum 'Flor-Tam', St. Augustine solid sod.
 - Any previous area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodded.
 - All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", State of Florida Department of Agriculture, Tallahassee, or thereto. Refer to the latest edition.
 - All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
 - The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
 - Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discouraged.
 - Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
 - For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
 - The relocation of any tree and necessary tree pruning must conform to ANSI A-300 Standards.
 - In case of discrepancies, planting plan takes precedence over plant list.
 - Landscape contractor is responsible for his own quantity take-offs.

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

- A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.): Indicates average spread to midpoint of current season's growth.
- Height (or O.A.): Indicates overall height from top of ball to midpoint of current season's growth.
- G.T.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
- Meter of Wood (or Meter of Hard Gray Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green'boots'. (See Palm Planting Diagram)
B. Quantities: All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off.
C. Quality and Sizes: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list...
D. Substitution: Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable...
E. Protection of Plants: 1. Root Protection A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system...

- 2. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches.
3. Protection After Delivery: Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun.
4. Protection of Palms: Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling.
5. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

- A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.
Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate.
The following shall be sterilized, certified and free of seed:
B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis.
C. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter.
D. Mulch: Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement.
E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - 1/2"-1 1/2" in diameter - as required in the bottom of raised planters.
F. Filter Fabric:(when applicable): Filter fabric, as required between gravel and soil in planters to be Densitt "Filter-Fabric" (800)888-9669 or equal.

4. Planting Operations:

- A. Soil Preparation: All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.
B. Layout: Location for plants and outlines of areas to be planted are indicated on the drawings.
C. Excavation for Planting: Excavation of holes shall extend to the required sub-grades as specified hereunder.
D. Balled and Burlapped Plants: After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken.
E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container.
F. Pit Sizes: Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:
-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball.
G. Backfilling: When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).
H. Setting Trees and Shrubs: Unless otherwise specified all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown.
I. Setting Palms: All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings.
J. Pruning - New Plant Material: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable.
K. Guying Tree: (See "Typical Tree Planting Diagram" included herein.) Guy all trees 1/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade.
L. Mulching: All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth.
M. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.
N. Relocated Material (when applicable): Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified.
O. Disposition of Existing Material: All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.
5. Sod
A. Sod: The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod.
B. Grades: It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.
C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation.
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut.
E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

- A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner.
B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

- A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.
B. Acceptance: After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

- A. Guarantee: The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications.
B. Replacement: During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect.
C. Material and Operations: All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

- A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect after Substantial Completion of the project.

11. Permits and Regulations:

- A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

- A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents.
B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities.
C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

- A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements.
B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown.

14. Landscape Architect:

- A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

- A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work.



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FB GARAGE & BALLROOM EXPANSION 4441 COLLINS AVE., MIAMI BEACH, FLORIDA PLANTING SPECIFICATIONS

Table with 2 columns: REVISIONS, and empty rows for revision tracking.

DECEMBER 11, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

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**FB GARAGE & BALLROOM
EXPANSION
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
ILLUSTRATIVE SITE PLAN**

REVISIONS:

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