

## OVERALL LANDSCAPE PLAN

Scale: 1" = 20'-0"

### SHEET INDEX:

- L-1 COVER SHEET / OVERALL LANDSCAPE PLAN
- L-2 GROUND FLOOR LANDSCAPE PLAN
- L-3 2nd LEVEL POOL DECK LANDSCAPE PLAN
- L-4 LANDSCAPE NOTES AND DETAILS
- TD-1 TREE DISPOSITION PLAN
- TD-2 TREE DISPOSITION NOTES
- R-1 GROUND FLOOR SITE PLAN RENDERING
- R-2 POOL DECK RENDERING



### MASTER LANDSCAPE LIST

TREES/PALMS**			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
BA	5	Bulnesia arborea VERAWOOD	12' HT. X 6" SPR. 2" DBH F.G.
BS	11	*Bursera simaruba GUMBO LIMBO	16' HT. X 8" SPR. 4" DBH. F.G.
BSe	1	*Bursera simaruba GUMBO LIMBO	EXISTING TREE TO REMAIN SEE SHEET TD-1
CS	6	*Clusia guttifera SMALL LEAF CLUSIA	12' HT. X 6" SPR. 2" DBH. F.G., STANDARD
CD	18	*Coccoloba diversiflora PIGEON PLUM	12' HT. X 6" SPR. 2" DBH. F.G.
CDe	1	*Coccoloba diversiflora PIGEON PLUM	EXISTING TREE TO REMAIN SEE SHEET TD-1
CE	11	*Conocarpus erectus GREEN BUTTONWOOD	16' HT. X 8" SPR. 4" DBH. F.G.
CEe	8	*Conocarpus erectus GREEN BUTTONWOOD	EXISTING TREE TO REMAIN SEE SHEET TD-1
CNe	1	Cocos nucifera COCONUT PALM	EXISTING PALM TO REMAIN SEE SHEET TD-1
EFe	1	*Eugenia foetida SPANISH STOPPER	EXISTING TREE TO REMAIN SEE SHEET TD-1
LL	2	Latania loddigesii BLUE LATAN PALM	8-10' O.A. HT. F.G.
LJ	18	Ligustrum japonicum JAPANESE LIGUSTRUM	10' HT. X 10" SPR, MULTI-TRUNK F.G.
MF	12	*Myrcianthes fragrans SIMPSON'S STOPPER	12' HT. X 5" SPR. 2" DBH F.G., MULTI-TRUNK
PEe	4	Pythosperma elegans SOLITAIRE PALM	EXISTING PALM TO REMAIN SEE SHEET TD-1
PGr	2	Podocarpus gracilior FERN PODOCARPUS	RELOCATED TREE FROM ON-SITE SEE SHEET TD-1 FOR ORIGINAL LOCATION
PE	32	Pythosperma elegans 'Single' SINGLE ALEXANDER PALMS	14-16' O.A. HT., STAGGERED F.G., SINGLE TRUNK
PD	4	Phoenix dactylifera 'Medjool' MEDJOO DATE PALM	12' C.T. TO NUT F.G., SPECIMEN
PR	1	Phoenix reclinata x roebelenii RECLINATA X ROEBELENI HYBRID	16' O.A. HT. F.G., MULTI-TRUNK
QV	3	*Quercus virginiana LIVE OAK	16' HT. X 8" SPR. 4" DBH. F.G.
QVr	1	*Quercus virginiana LIVE OAK	RELOCATED TREE FROM ON-SITE SEE SHEET TD-1 FOR ORIGINAL LOCATION
RE	10	Rhapis excelsa LADY PALM	6-7' HT. X 4" SPR. 15 GAL., FULL CLUMP
REe	1	Roystonea elata FLORIDA ROYAL PALM	EXISTING PALM TO REMAIN SEE SHEET TD-1
SM	3	Swietenia mahagoni WEST INDIES MAHOGANY	EXISTING TREE TO REMAIN SEE SHEET TD-1
SP	30	*Sabal palmetto SABAL PALM	10-14' C.T., 15-19' O.A. HTS. F.G., STAGGERED HTS.
SPr	15	*Sabal palmetto SABAL PALM	RELOCATED PALM FROM ON-SITE SEE SHEET TD-1 FOR ORIGINAL LOCATION
TR	7	*Thrinax radiata FLORIDA THATCH PALM	6-8' O.A., SINGLE F.G.
VM	16	Veitchia montgomeryana 'Triple' MONTGOMERY PALM	14-16' O.A., TRIPLE F.G., TRIPLE TRUNK
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AC	56	Aptenia cordifolia 'Variegata' VARIEGATED BABY SUNROSE	8" HT. X 6" SPR. / 6" O.C. 1 GAL.
AO	8	Alcantarea odorata GIANT BROMELIAD SPECIES	3' O.A. HT. 9" POT
AP	39	Alpinia purpurata RED GINGER	36" HT. X 30" SPR. / 36" O.C. 7 GAL.
BG	49	Bougainvillea glabra 'Barbara Karst' RED BOUGAINVILLEA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	694	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 24" SPR. / 24" O.C. 7 GAL.
CT	32	Cordyline terminalis 'Dr. Frank Brown' DR. FRANK BROWN TI PLANT	30" HT. X 24" SPR. / 30" O.C. 7 GAL.
CU	230	*Coccoloba uvifera SEAGRAPE	48" HT. X 48" SPR. / 48" O.C. 7 GAL.
CV	243	Codiaeum variegatum 'Sloppy Painter' SLOPPY PAINTER CROTON	22" HT. X 24" SPR. / 24" O.C. 3 GAL.
DS	20	Dioon spinulosum GIANT DIOON	36" HT. X 36" SPR. / AS SHOWN 15 GAL.
FM	2,224	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
FV	2	Furcraea foetida VARIEGATED FALSE AGAVE	3' O.A. HT. 7 GAL.
MD	270	Monstera deliciosa SWISS CHEESE PLANT	24" HT. X 24" SPR. / 36" O.C. 3 GAL.
MS	88	Microsorium scolopendrium WART FERN	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
NJ	62	Neoregelia johannis 'Johannis' JOHANNIS BROMELIAD	10" HT. X 12" SPR. / 18" O.C. 6" POT
OJ	525	Ophiopogon japonicus 'Nana' DWARF MONDO GRASS	6" HT. X 6" SPR. / 6" O.C. 4" POT
PB	706	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	20" HT. X 20" SPR. / 24" O.C. 3 GAL.
PM	74	Podocarpus macrophyllus JAPANESE YEW	20" HT. X 20" SPR. / 24" O.C. 3 GAL.
SB	545	*Spartina bakeri SAND CORDGRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
ST	10	Sansevieria trifasciata 'Black Coral' BLACK CORAL SNAKE PLANT	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
TD	190	*Tripsacum dactyloides FAKAHATCHEE GRASS	30" HT. X 30" SPR. / 36" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

### LANDSCAPE LEGEND CITY OF MIAMI BEACH

ZONE DISTRICT: RM-2

Lot Area: 99,425 s.f. (2.28 Acres) Water Bodies: N/A

	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Maximum Lawn Area (30%)	29,828 s.f.	X s.f.
TREES:		
Trees per Acre: 28	64	64+
Note: 30% of required trees shall be native species 50% of the trees shall be low-maintenance and/or drought tolerant Trees allowed on Upper Levels: 25% Max. of Total	16	16
PARKING LOT TREES:		
1 Tree per 90 Linear Ft. Parking		
N/A 0	N/A	N/A
STREET TREES:		
182 Linear feet along street / 20 = 9	9	4*
TOTAL NUMBER OF TREES:	73	83
Native Trees (30%)	22	77
Drought Tolerant Trees (50%)	37	83
DIVERSITY OF TREES: 31 or more species = 7 species min.	7	7+
SHRUBS: (12 shrubs per each required lot & street tree) = 12 x 73	876	3,200
LARGE SHRUBS: (10% of required shrubs)	88	108
50% required shrubs shall be native species.	438	1,659

\*NOTE: Per Sec. 126-6(1) additional street trees required in R.O.W. have been planted elsewhere on site in order to avoid conflicts with existing wide overhead canopies of Mahogany trees.

## ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

## DRB SUBMITTAL

3900 ALTON ROAD, MIAMI  
BEACH, FL 33140

## OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

DATE:  
04/19/2021

L-01



# GROUND LEVEL LANDSCAPE PLAN

Scale: 1" = 20'-0"



W  
H

P

**WITKIN HULTS  
+ PARTNERS**  
307 south 21st avenue hollywood, florida  
phone: 954.923.9681 facsimile: 954.923.9689  
www.witkindesign.com

## DRB SUBMITTAL

3900 ALTON ROAD, MIAMI  
BEACH, FL 33140

## GROUND FLOOR ENTRY LAYOUT PLAN

SCALE: 1" = 20'-0"

DATE:  
04/19/2021

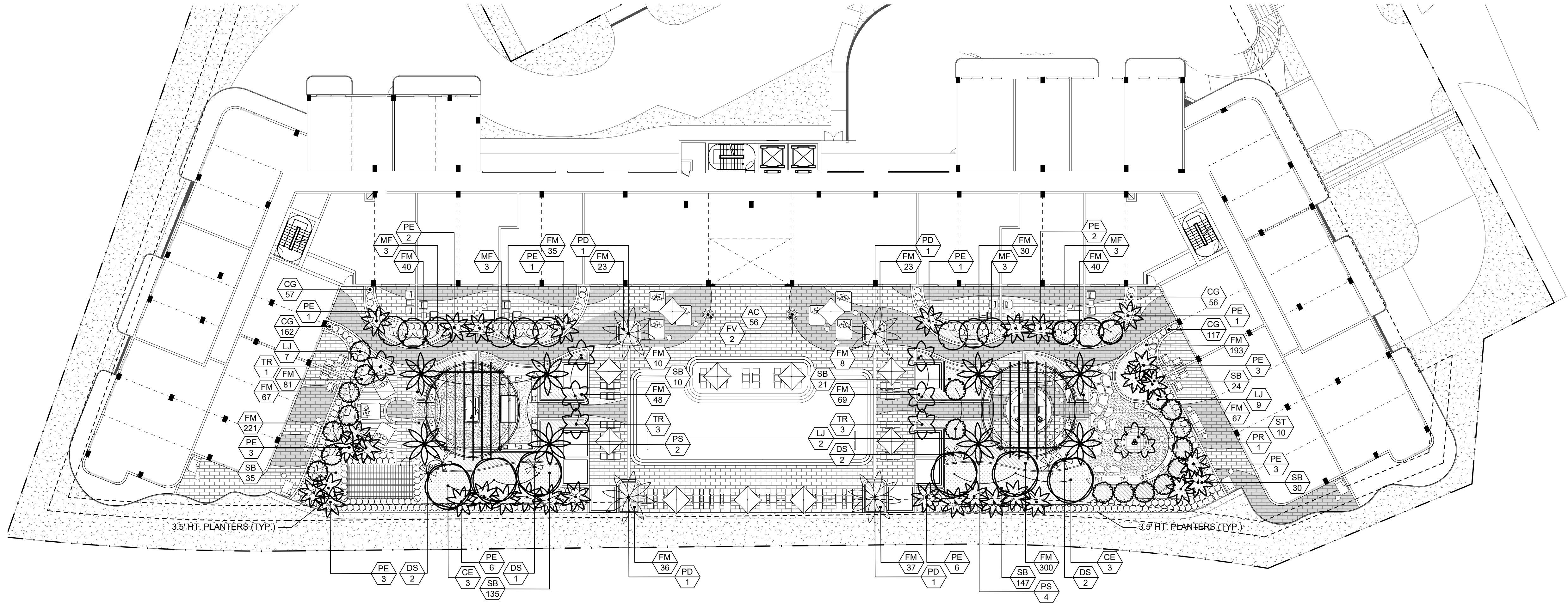
L-02

## ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.





\*NOTE: A PERMANENT TREE BRACING / SUPPORT SYSTEM SHALL BE PROVIDED FOR ALL TREES & PALMS PROPOSED ON ROOFTOP. SEE LANDSCAPE DETAILS

## 2ND LEVEL POOL DECK LANDSCAPE PLAN

Scale: 1" = 20'-0"



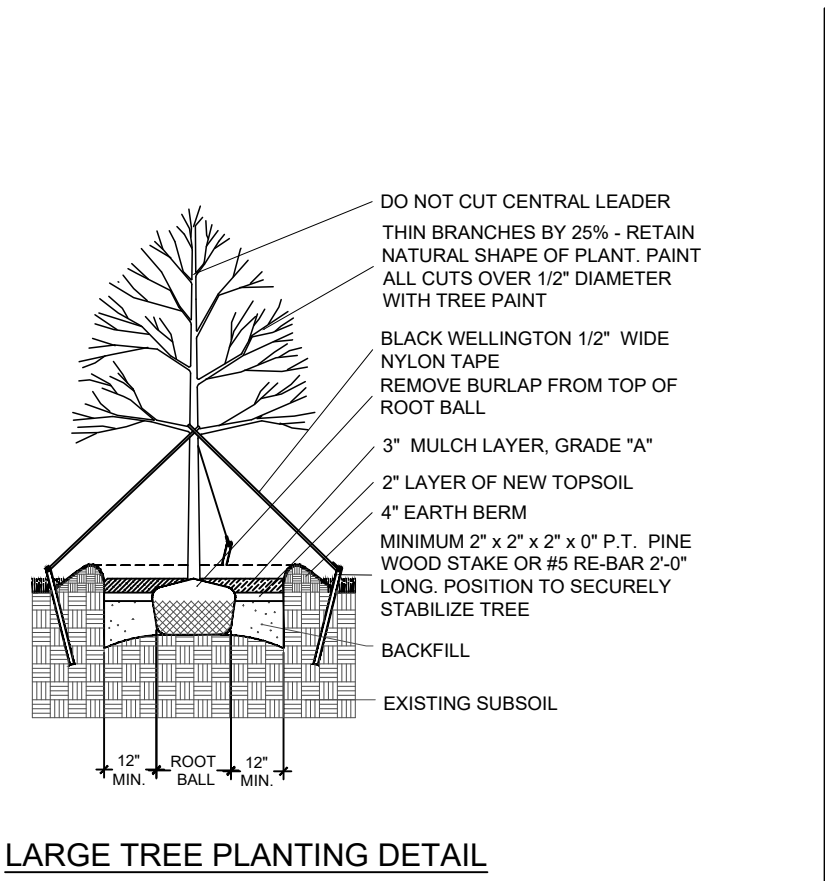
### POOL DECK LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	6	*Conocarpus erectus	16' HT. X 6" SPR. 4" DBH.
		GREEN BUTTONWOOD	F.G.
LJ	18	Ligustrum japonicum	10' HT. X 10' SPR., MULTI TRUNK
		JAPANESE PRIVET	F.G., MULTI-TRUNK
MF	12	*Myrcianthes fragrans	12' HT. X 5' SPR. 2" DBH
		SIMPSON'S STOPPER	F.G., MULTI-TRUNK
PD	4	Phoenix dactylifera 'Medjool'	12' C.T.
		MEDJOOL. DATE PALM	F.G., MATCHED SPECIMENS
PE	32	Ptychosperma elegans 'single'	14-16" O.A.HT. STAGGERED,
		SINGLE ALEXANDER PALMS	F.G., SINGLE - TRUNK
PR	1	Phoenix reclinata x roebelenii	16' O.A. HT.
		PYGMY DATE PALM	F.G., MULTI-TRUNK
PS	6	Phoenix sylvestris	10' C.T.
		SILVER DATE PALM	F.G.
TR	7	*Thrinax radiata	6-8' O.A.
		FLORIDA THATCH PALM	F.G., MATCHED SPECIMENS

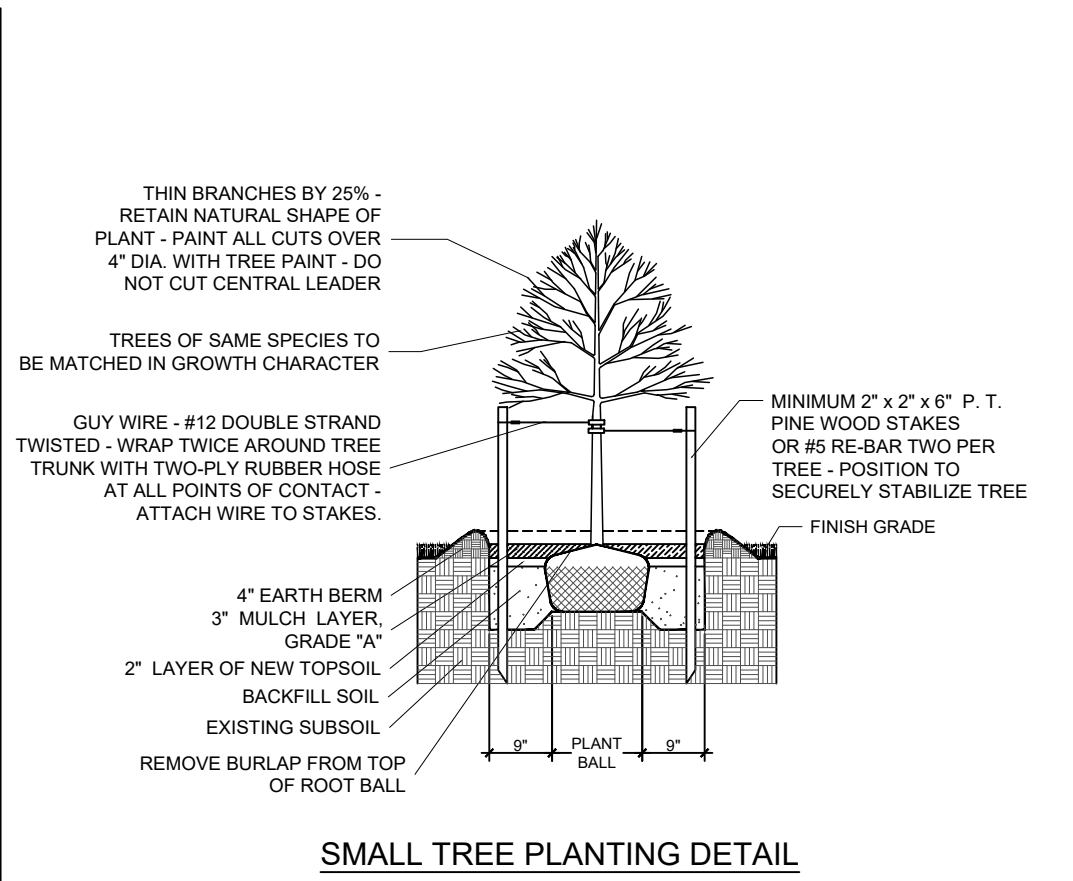
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AC	56	Aptenia cordifolia 'Variegata'	8" HT. X 6" SPR. / 6" O.C.
		VARIEGATED BABY SUNROSE	1 GAL.
CG	392	Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
DS	7	Dioon spinulosum	4-5' O.A. HT.
		GIANT DIOON	15 GAL., FULL
FM	1328	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
FV	2	Furcraea variegata	3' O.A. HT.
		VARIEGATED FALSE AGAVE	7 GAL.
SB	402	*Spartina bakeri	24" HT. X 24" SPR. / 24" O.C.
		SAND CORDGRASS	3 GAL.
ST	10	Sansevieria trifasciata 'Black Coral'	24" HT. X 24" SPR. / 24" O.C.
		SNAKE PLANT	3 GAL.

\* DENOTES NATIVE SPECIES

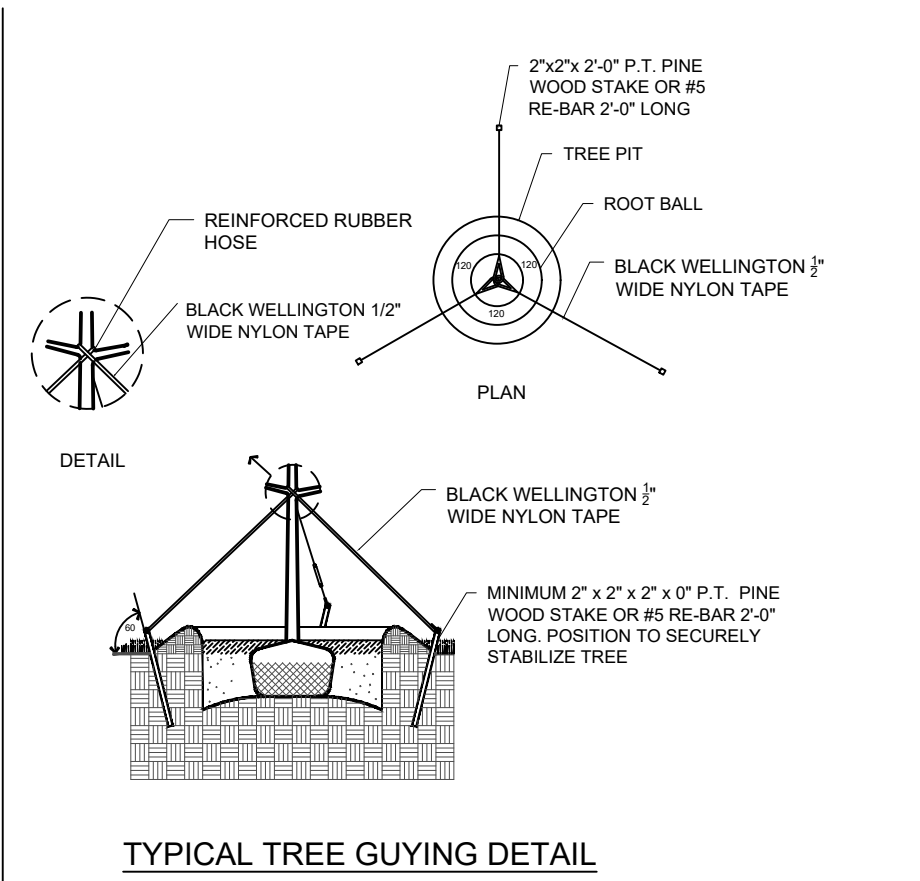




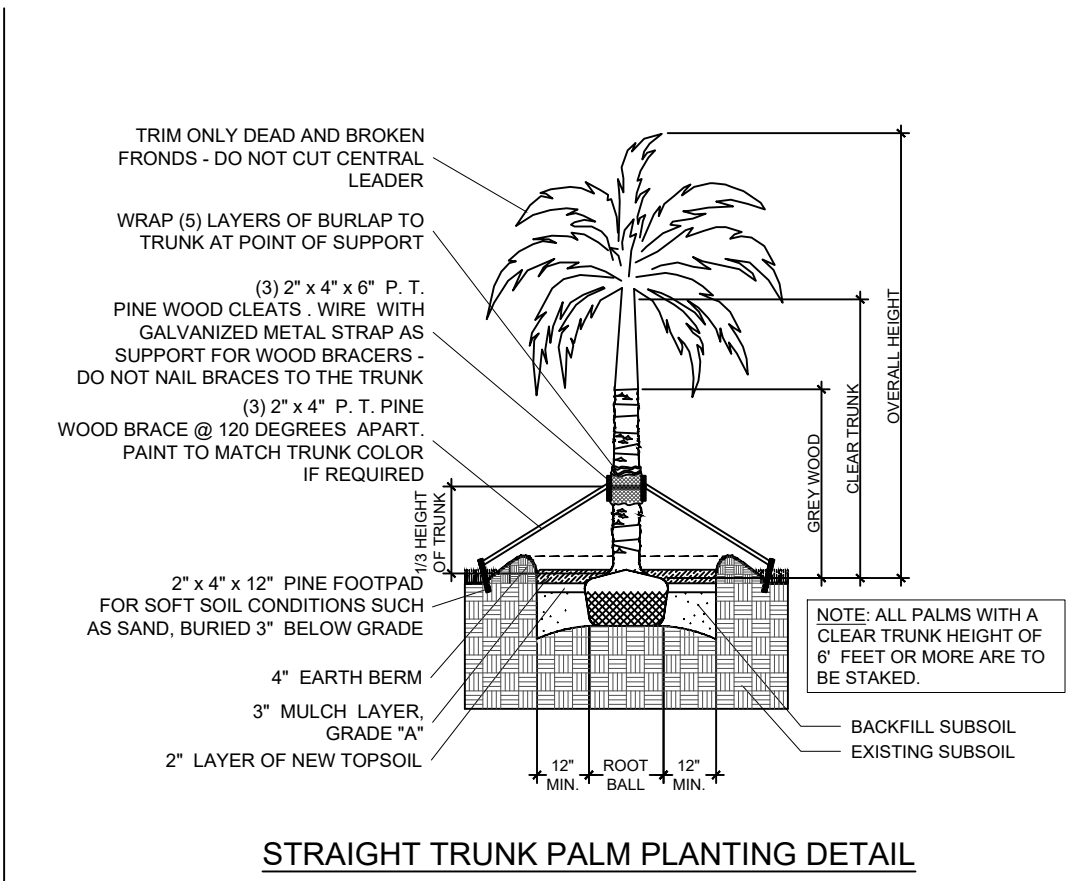
LARGE TREE PLANTING DETAIL



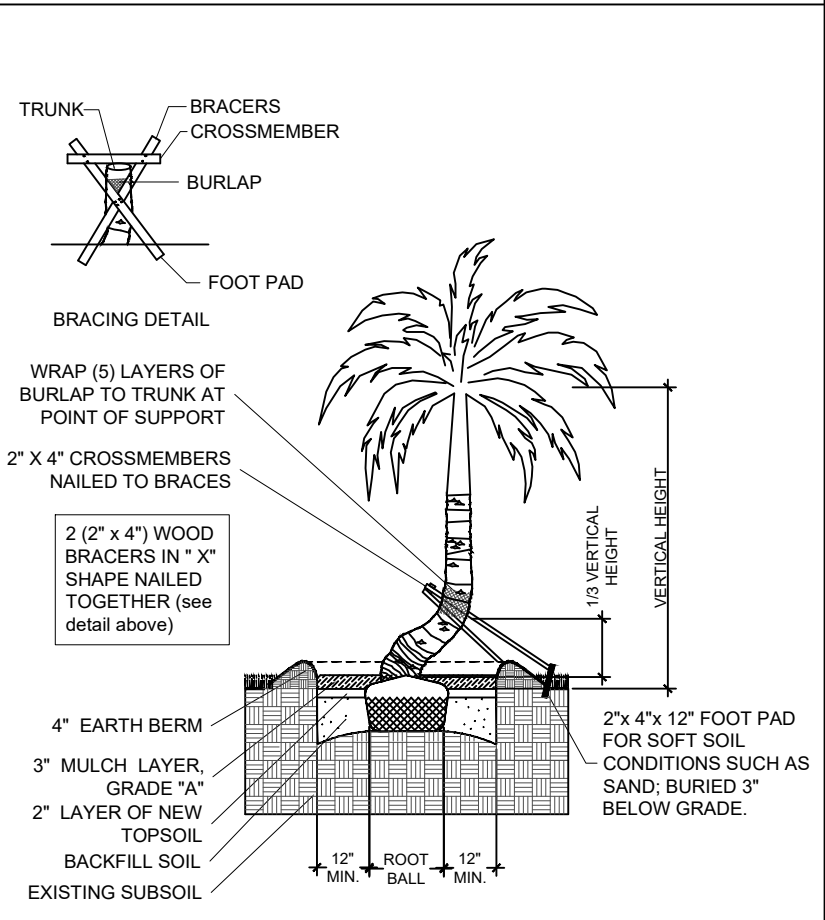
SMALL TREE PLANTING DETAIL



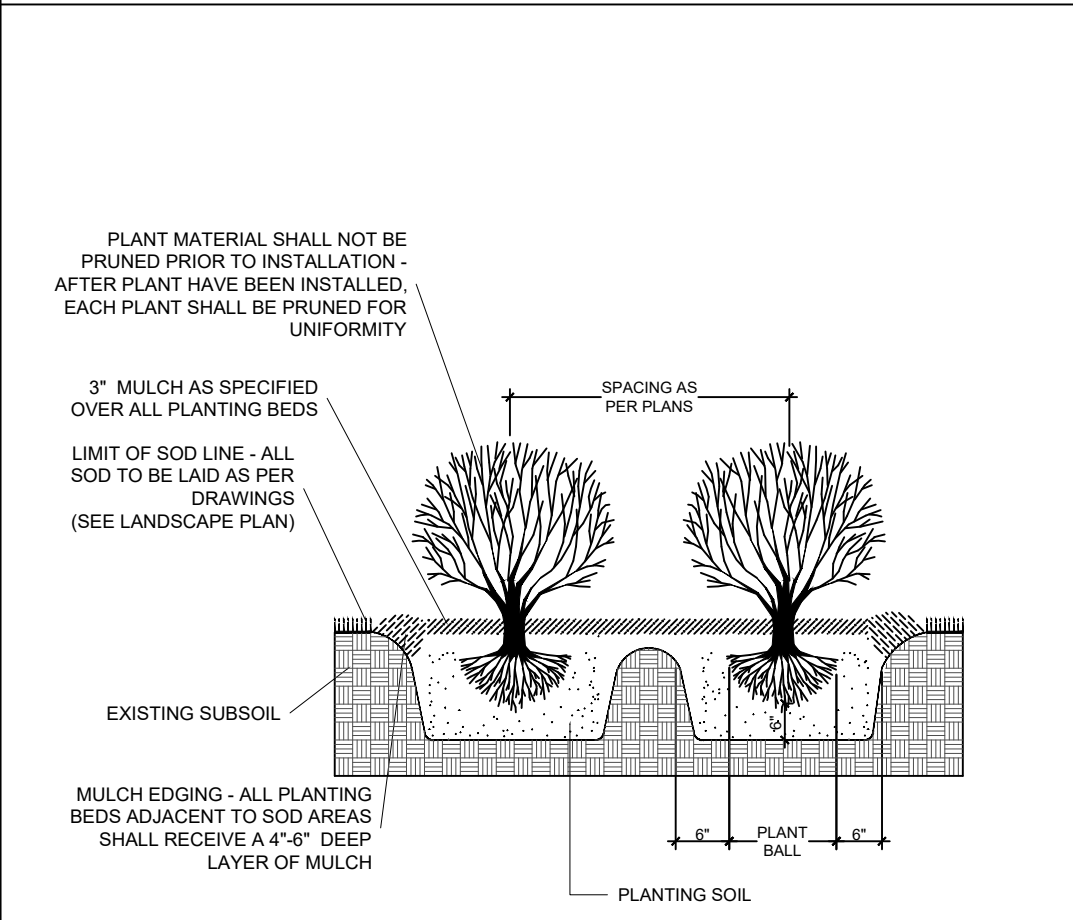
TYPICAL TREE GUYING DETAIL



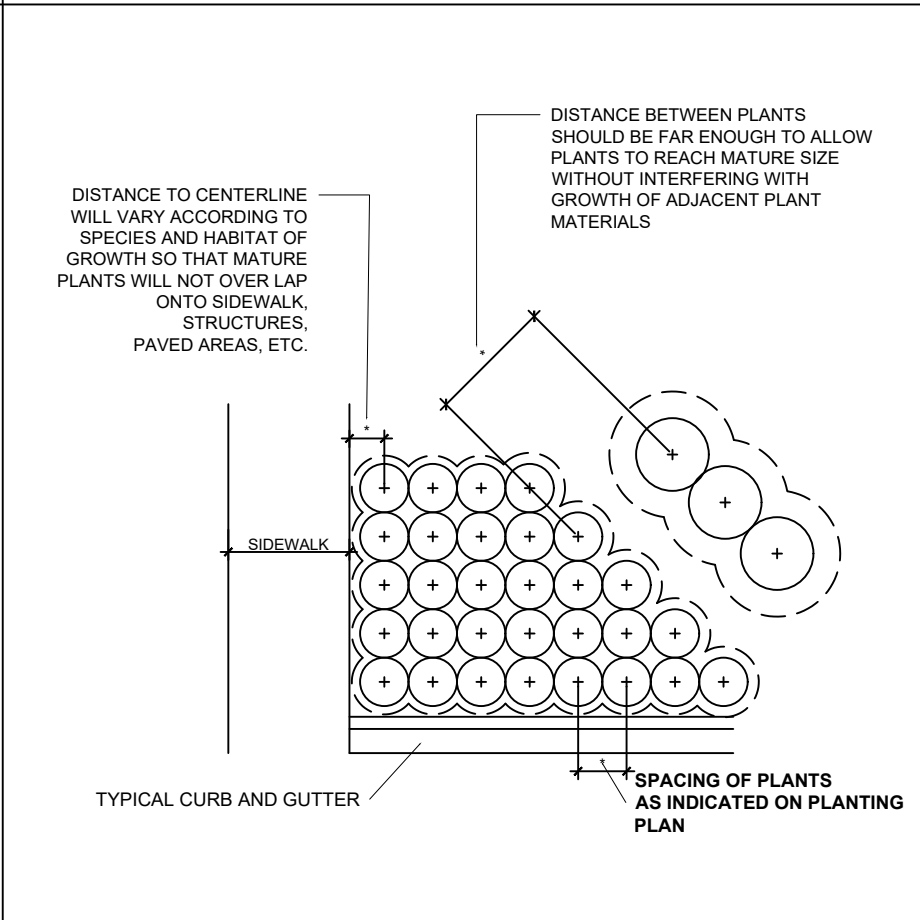
STRAIGHT TRUNK PALM PLANTING DETAIL



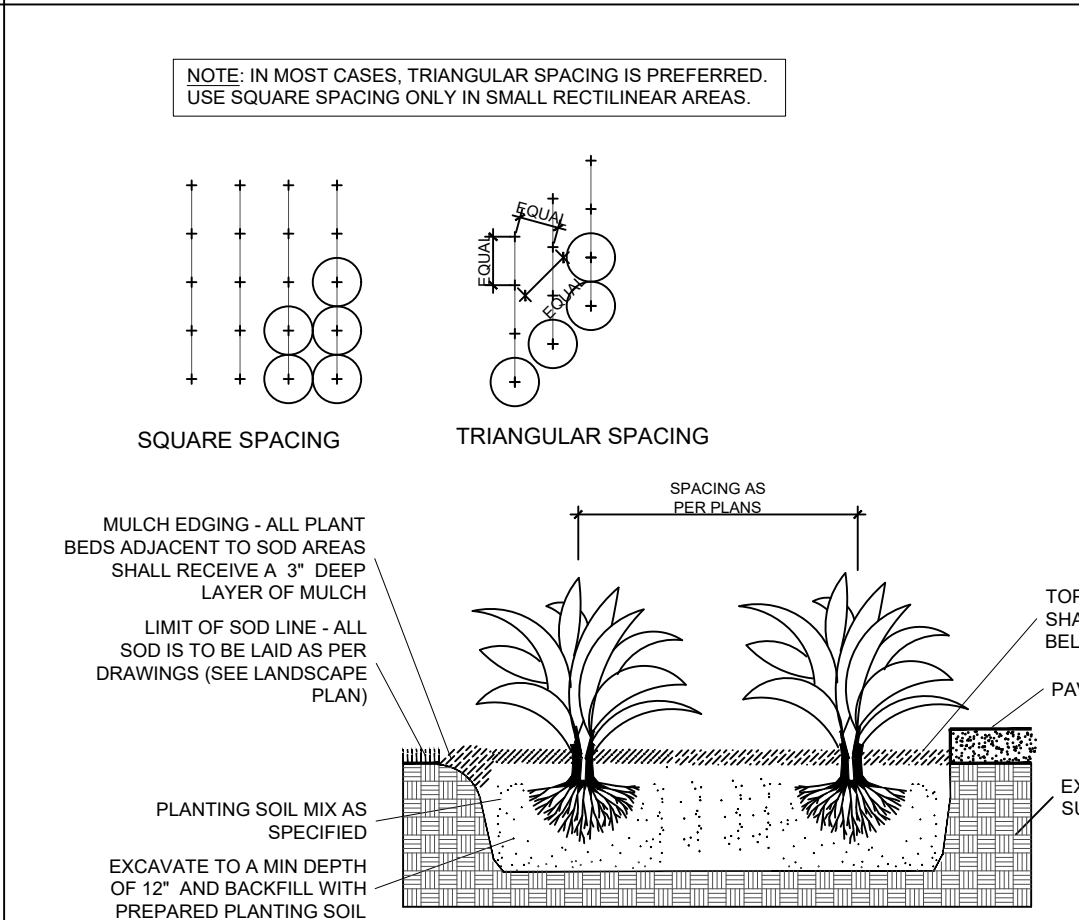
CURVED TRUNK PALM PLANTING DETAIL



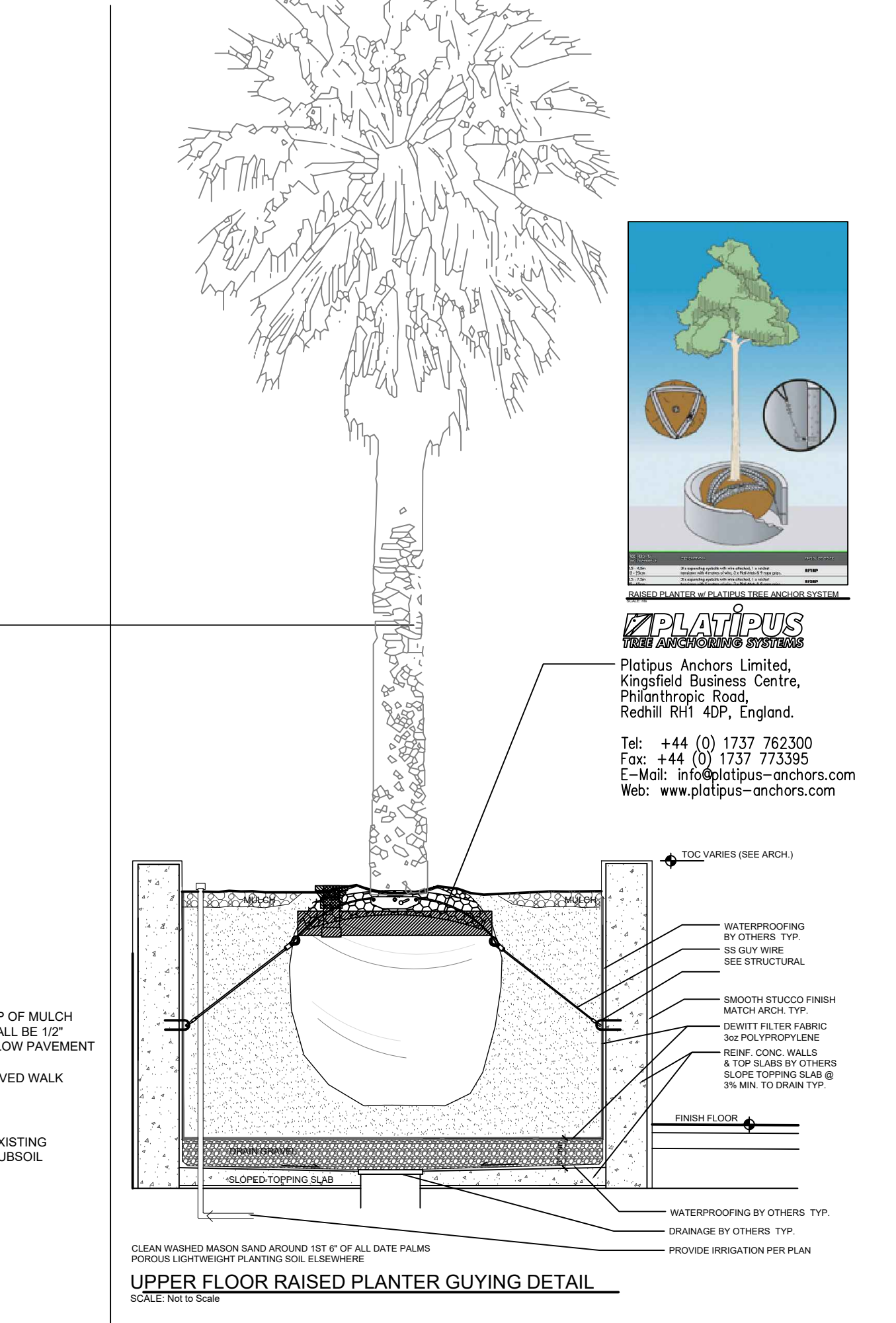
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL



UPPER FLOOR RAISED PLANTER GUYING DETAIL

## PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

- Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or grater shall be approved by the city Urban Forester prior o any tree work.

## SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.  
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

## GENERAL NOTES:

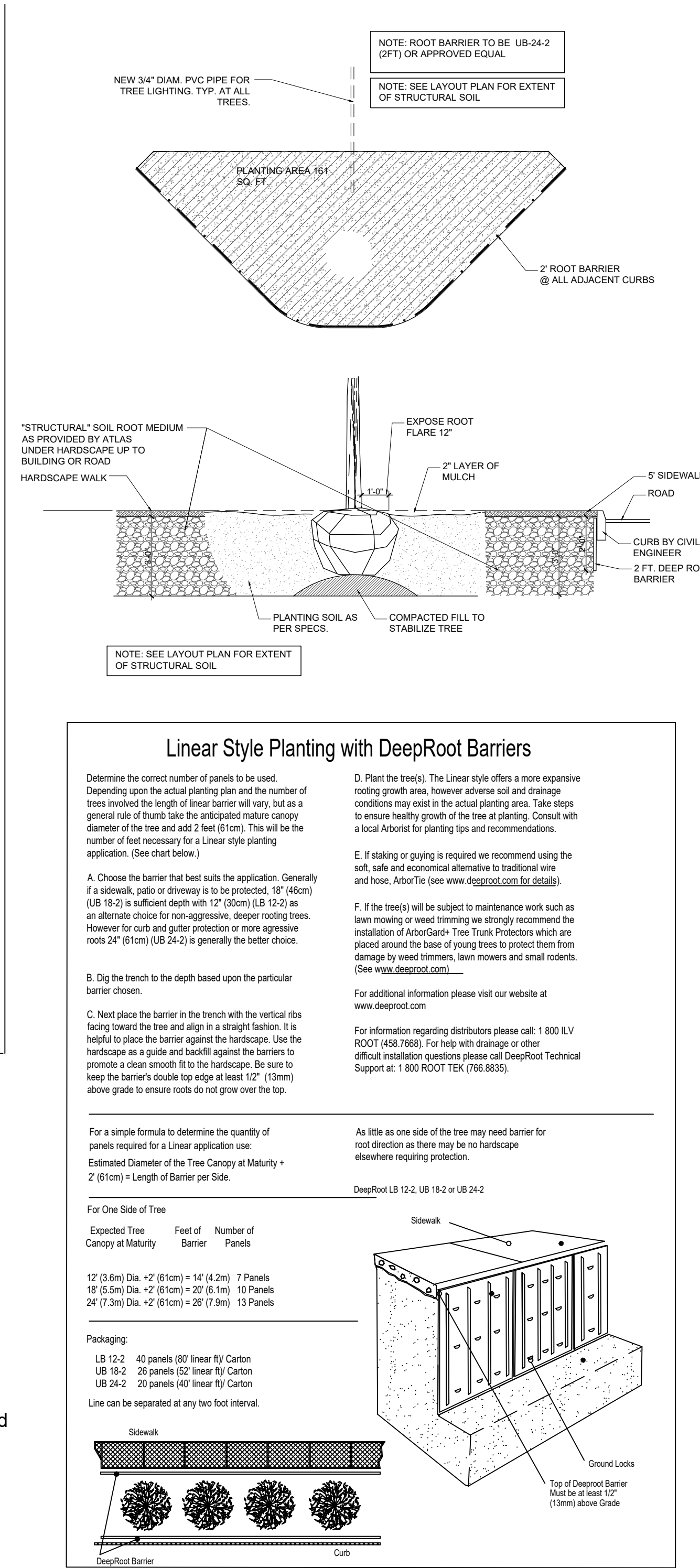
-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

-Contractor shall provide a one year guarantee on all trees and palms.



## Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Choose the barrier that best suits the application. Generally if a sidewalk, patio or driveway is to be protected, 18" (46cm) (UB 18-2) is sufficient depth with 12" (30cm) (UB 12-2) as an alternate choice for non-aggressive, deeper rooting trees. However for curb and gutter protection or more aggressive roots 24" (61cm) (UB 24-2) is generally the better choice.

B. Dig the trench to the depth based upon the particular barrier chosen.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barrier to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arbovist for planting tips and recommendations.

E. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see [www.deeproot.com](http://www.deeproot.com) for details).

F. If the tree(s) will be subject to maintenance work such as lean mowing or weed trimming we strongly recommend the installation of ArborGuard® Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See [www.deeproot.com](http://www.deeproot.com).)

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8535).

For additional information please visit our website at [www.deeproot.com](http://www.deeproot.com)

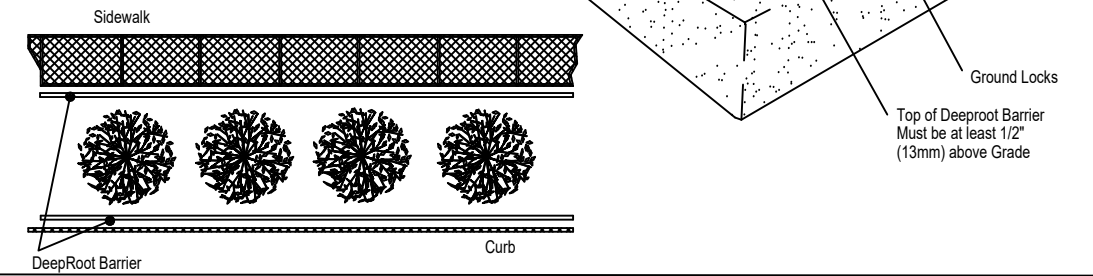
For a simple formula to determine the quantity of panels required for a Linear application use:  
Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

DeepRoot UB 12-2, UB 18-2 or UB 24-2

Expected Tree Canopy at Maturity	Feet of Barrier	Number of Panels
12' (3.6m) Dia. +2' (61cm) = 14' (4.2m)	7 Panels	
18' (5.5m) Dia. +2' (61cm) = 20' (6.1m)	10 Panels	
24' (7.3m) Dia. +2' (61cm) = 26' (7.9m)	13 Panels	

Packaging:  
UB 12-2 40 panels (80' linear ft) Carton  
UB 18-2 26 panels (52' linear ft) Carton  
UB 24-2 20 panels (40' linear ft) Carton  
Line can be separated at any two foot interval.



## ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

## DRB SUBMITTAL

3900 ALTON ROAD, MIAMI  
BEACH, FL 33140

## LANDSCAPE NOTES AND DETAILS

SCALE: 1" = NOT TO SCALE

DATE:  
04/19/2021

L-04