



PLANNING BOARD FINAL SUBMITTAL - 05.16.22
1840 ALTON ROAD | MIAMI BEACH, FLORIDA

* BUILDING RESTORATION PROJECT HAS LIMITED LANDSCAPE AREAS AVAILABLE. THEREFORE, IT IS NOT POSSIBLE TO MEET THE CMB PLANNING + ZONING CODE REQUIREMENTS.

* MITIGATION + STREET TREE SHORTFALL SHALL BE ADDRESSED AT THE TIME OF PERMITTING. STREET TREE SHORTFALL SHALL BE EITHER PLANTED AT AN ALTERNATE LOCATION / CITY APPROVED LOCATION OFFSITE OR A MONETARY CONTRIBUTION TO THE CMB TREE PRESERVATION TRUST FUND SHALL BE PROVIDED.

△ TOTAL SHORT FALL OF 17 STREET TREES *

MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District	CD-2	Lot Area	14,945 SF
Acres	.33		
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Square feet of required Open Space as indicated on site plan: Lot Area = 14,945 s.f. x .20 = 2,989 s.f.	2,989 SF	
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	
C.	Total square feet of landscaped open space required: A+B=	N/A	
LAWN AREA CALCULATION			
A.	Square feet of landscaped open space required	N/A	
B.	Maximum lawn area (sod) permitted= _____ % x _____ s.f.	N/A	
TREES			
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=	8 TREES	18 TREES
B.	% Natives required: Number of trees provided x 30% =	3 TREES	12 TREES
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	4 TREES	
D.	Street Trees (maximum average spacing of 20' o.c.): 255 LF linear feet along street divided by 20' =	13 TREES	
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	
SHRUBS			
A.	Number of shrubs required: Sum of lot and street trees required x 12=	252	209
B.	% Native shrubs required: Number of shrubs provided x 50% =	126	69
LARGE SHRUBS OR SMALL TREES			
A.	Number of large shrubs or small trees required: Number of required shrubs x 10% =	26	
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	13	

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
1695 ALTON ROAD
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation on site is composed of an assortment of small palms, queen palms, various small native silver buttonwood trees and two large mahogany trees. Please note that there is no specimen vegetation in conflict with the proposed improvements to the existing building. The landscape architect is proposing to remove all of the existing palms and trees on site that are in conflict with the proposed improvements and native mitigation will be provided to offset the loss.

SCOPE OF WORK

- New streetscape design for Alton Road
- New landscape design to complement new contemporary commercial building

INDEX OF SHEETS

L-0.00	Landscape Cover Page + Sheet Index + Landscape Legend
L-1.00	Existing Tree Survey + Disposition Plan
L-1.01	Existing Tree Chart + Mitigation Summary
L-2.00	Rendered Master Plan
L-2.01	Landscape Plan
L-2.02	Hardscape Plan
L-3.00	Plant List, Landscape Notes + Details

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
P 786.535.2961 M 305.979.1585
CHRISTOPHERCAWLEY.COM LC 30009460

Rev.	Date	Rev.	Date
1	05.13.22		

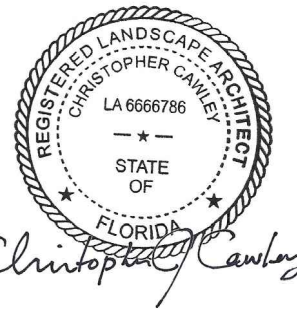
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 8666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Landscape Architect:

Name
Address
Tel:
Email

Architect:

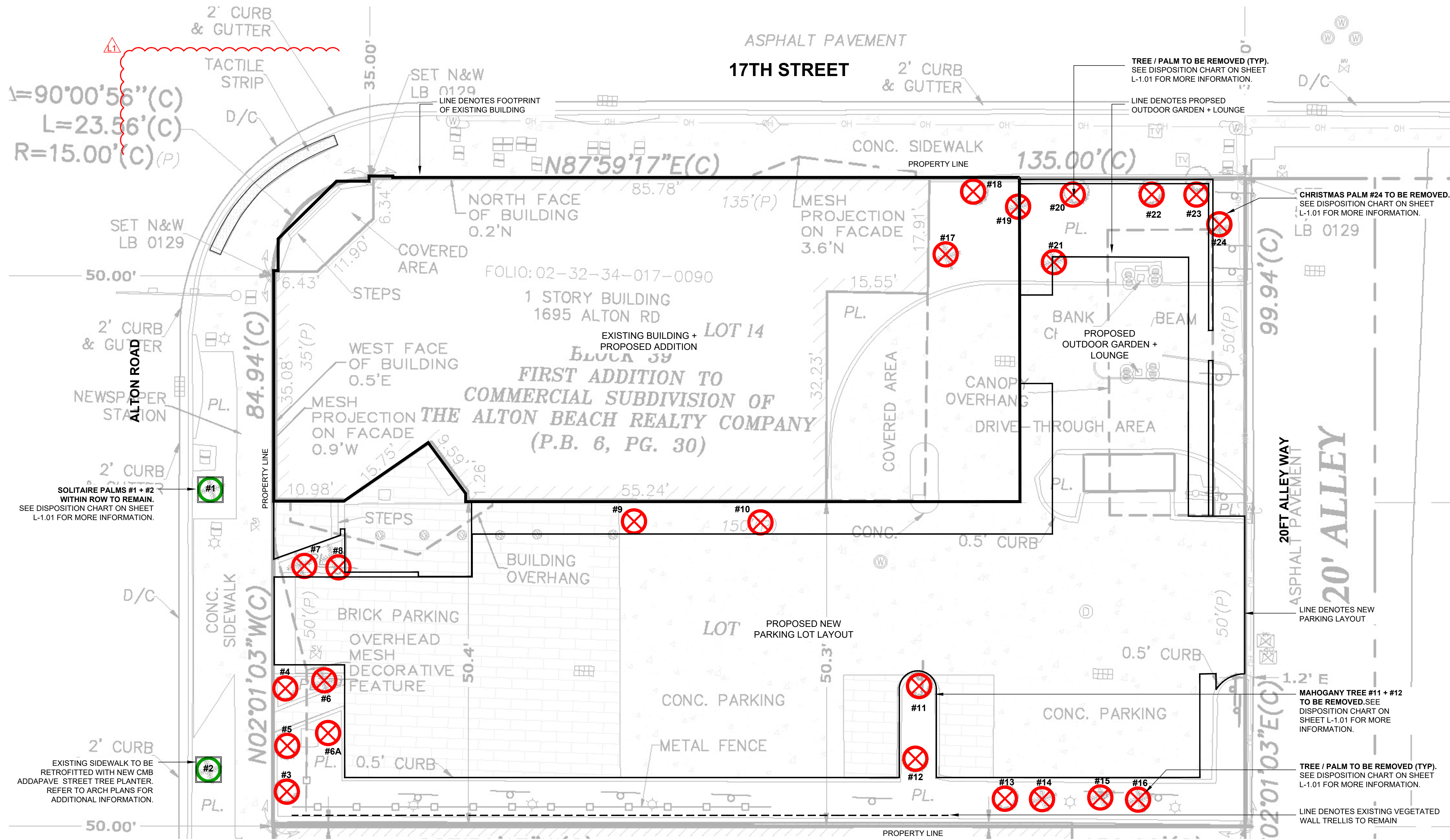
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-0.00
Project		



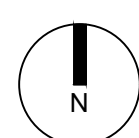
C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY BISCAYNE ENGINEERING COMPANY, INC. DATED 02.04.11
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.06.22
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
6. THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

C.M.B. EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED. SEE CHART L-1.01
- TREE or PALM TO REMAIN. PRESERVE + PROTECT

EXISTING TREE SURVEY + DISPOSITION PLAN



CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
C 786.535.2961 M 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 30009490

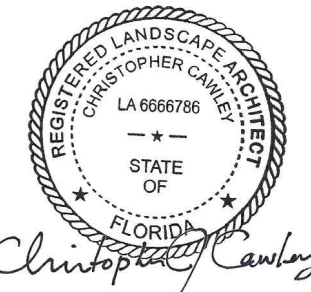
Rev.	Date	Rev.	Date
1	05.13.22		

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 8666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

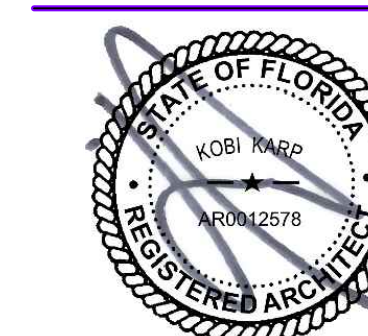
Name
Address
Tel:
Email

Landscape Architect:

Name
Address
Tel:
Email

Architect:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578



Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-1.00
Project		

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1695 ALTON ROAD										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	SOLITAIRE PALM	Ptychosperma elegans	NO	5"	15'	7'	GOOD	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT
#2	SOLITAIRE PALM	Ptychosperma elegans	NO	5"	15'	7'	GOOD	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT
#3	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	CHRISTMAS PALM	Adonidia merrilli	NO	4"	10'	6'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#6	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6A	SOLITAIRE PALM	Ptychosperma elegans	NO	5"	15'	7'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#7	CHRISTMAS PALM	Adonidia merrilli	NO	4"	10'	6'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#8	CHRISTMAS PALM	Adonidia merrilli	NO	4"	10'	6'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#9	SOLITAIRE PALM	Ptychosperma elegans	NO	5"	15'	7'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#10	SOLITAIRE PALM	Ptychosperma elegans	NO	5"	15'	7'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#11	MAHOGANY	Swietenia mahagoni	YES	20"	25'	40'	POOR	REMOVE	20" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	MAHOGANY	Swietenia mahagoni	YES	24"	25'	40'	POOR	REMOVE	24" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#13	QUEEN PALM	Syagrus romanzoffiana	NO	12"	6'	8'	POOR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	QUEEN PALM	Syagrus romanzoffiana	NO	12"	6'	8'	POOR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	QUEEN PALM	Syagrus romanzoffiana	NO	0"	0'	0'	DEAD	REMOVE	N/A	DEAD PALM. NO MITIGATION REQUIRED
#16	QUEEN PALM	Syagrus romanzoffiana	NO	12"	6'	8'	POOR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	QUEEN PALM	Syagrus romanzoffiana	NO	12"	6'	8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#19	QUEEN PALM	Syagrus romanzoffiana	NO	12"	6'	8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#20	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#21	QUEEN PALM	Syagrus romanzoffiana	NO	12"	6'	8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#22	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#23	SILVER BUTTONWOOD	Conocarpus erectus	NO	3"	7'	4'	FAIR	REMOVE	3" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#24	CHRISTMAS PALM	Adonidia merrilli	NO	4"	10'	6'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
TOTAL TREE DBH LOSS: 65" + THE REMOVAL OF (6) PALMS * TREE MITIGATION REQUIRED: (6) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD PALM MITIGATION REQUIRED: (6) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD										

CH 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 46 ENVIRONMENT		
TREES		
REMOVED (TOTAL DBH OF TREES)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
65" OF DBH	22 @ 12' HEIGHT + 2" DBH + 6' SPREAD OR 11 @ 16' HEIGHT + 4" DBH + 8' SPREAD	15 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD BREAKDOWN: (1) GUMBO LIMBO TREE @ 20' HEIGHT + 6" DBH + 10' SPREAD = 3 REPLACEMENT TREES (5) BAYRUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 5 REPLACEMENT TREES (3) SIMPSON STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 3 REPLACEMENT TREES (4) SPANISH STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 4 REPLACEMENT TREES
PALMS		
REMOVED (TOTAL PALMS)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
6	6 @ 12' HEIGHT + 2" DBH + 6' SPREAD OR 3 @ 16' HEIGHT + 4" DBH + 8' SPREAD	6 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD BREAKDOWN: (1) VERAWOOD TREE @ 18' HEIGHT + 4" DBH + 8' SPREAD = 2 REPLACEMENT TREES (3) SPANISH STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 3 REPLACEMENT TREES (1) LIGNUM VITAE TREE @ 12' HEIGHT + 2" DBH + 6' SPREAD = 1 REPLACEMENT TREES

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	9	0	9	0
PALMS	16	2	14	0

TREE MITIGATION SHORTFALL : 7 TREES

EXISTING TREE CHART + MITIGATION SUMMARY

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
P 786.535.2961 | M 305.979.1585
CHRISTOPHER@CWALEY.COM | LC 360004920

Rev.	Date	Rev.	Date
1	05.13.22		

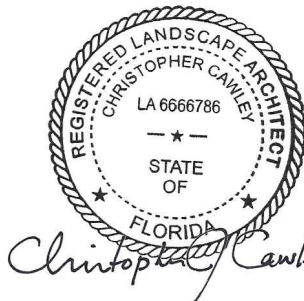
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 8666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Landscape Architect:

Name
Address
Tel:
Email

Architect:

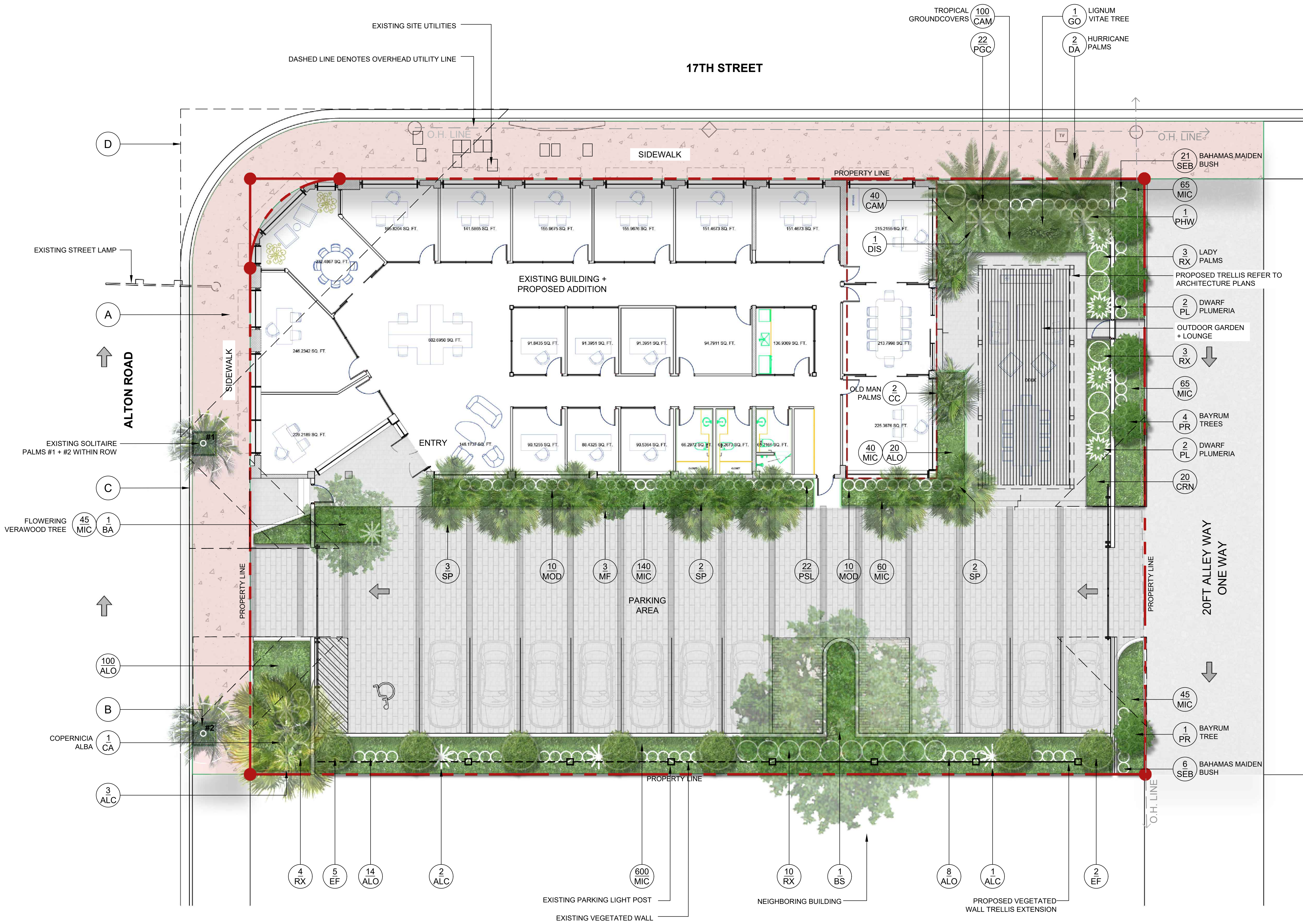
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-1.01
Project		



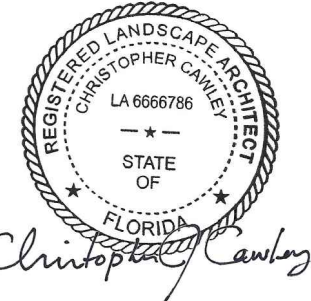
Rev.	Date	Rev.	Date
1	05.13.22		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 8666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Landscape Architect:

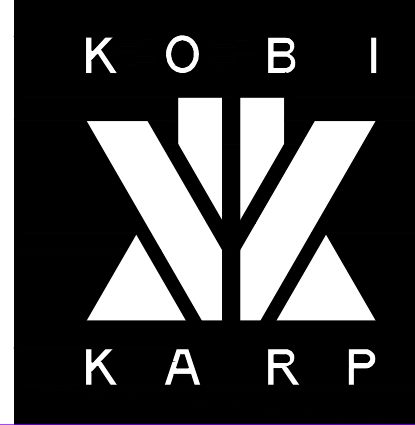
Name
Address
Tel:
Email

Architect:

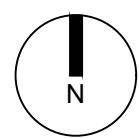
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

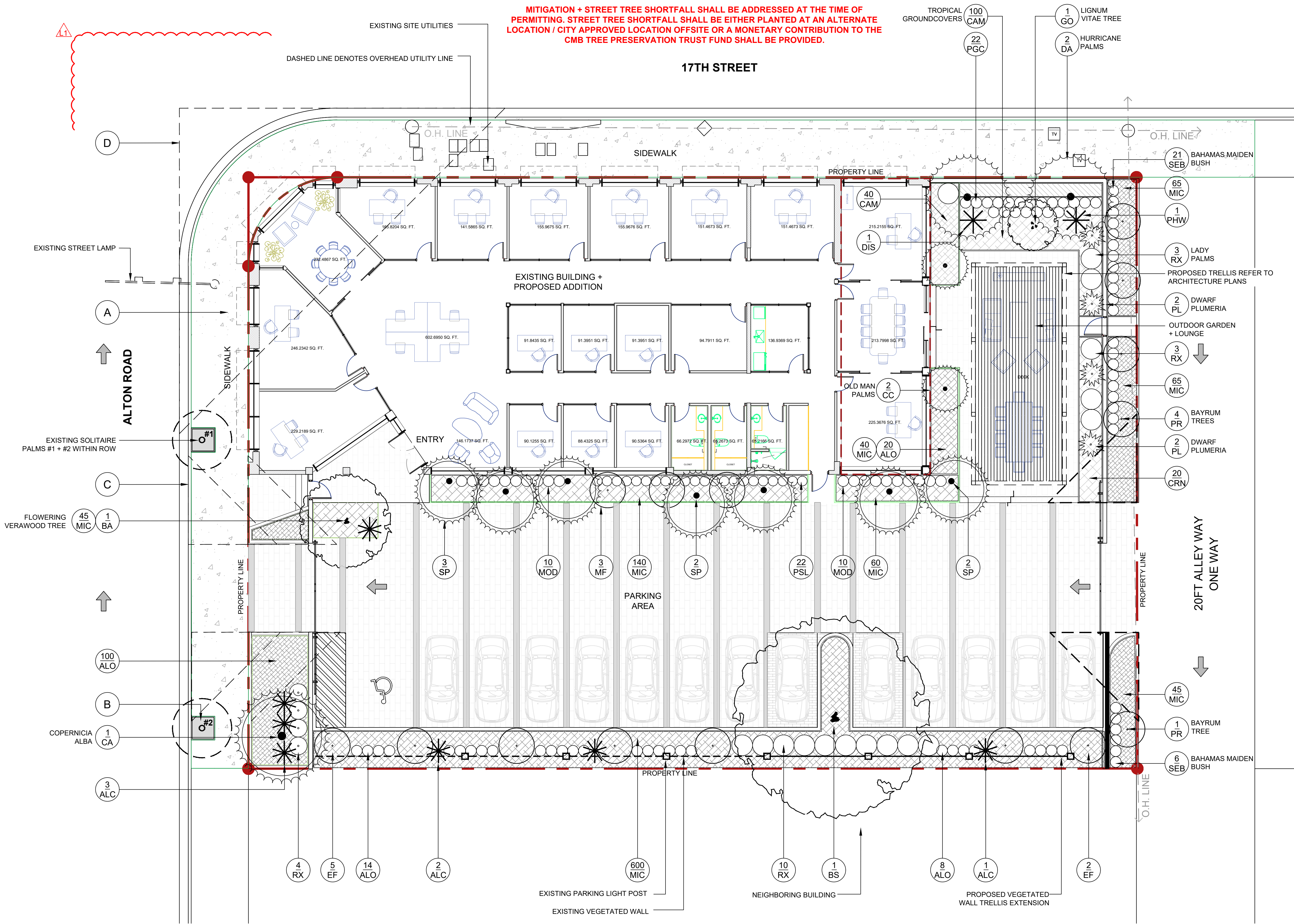


RENDERED MASTER PLAN



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
Tel: 786.535.2961 | 305.979.1585
CHRISTOPHERCAWLEY.COM | LIC 30009490

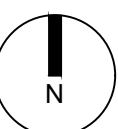
Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-2.00
Project		



LANDSCAPE PLAN LEGEND

- A MIAMI BEACH 'RED' CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED
- B SIDEWALK TO BE RETROFITTED WITH NEW CMB ADDAPAVE STREET TREE PLANER.
- C 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- D 55' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS

LANDSCAPE PLAN



CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

780 NE 69th Street, Suite 200 Miami, Florida 33138
P 786.535.2961 M 305.979.1585
CHRISTOPHERCAWLEY.COM | LIC 30009490

Rev.	Date	Rev.	Date
1	05.13.22		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 8666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Landscape Architect:

Name
Address
Tel:
Email

Architect:

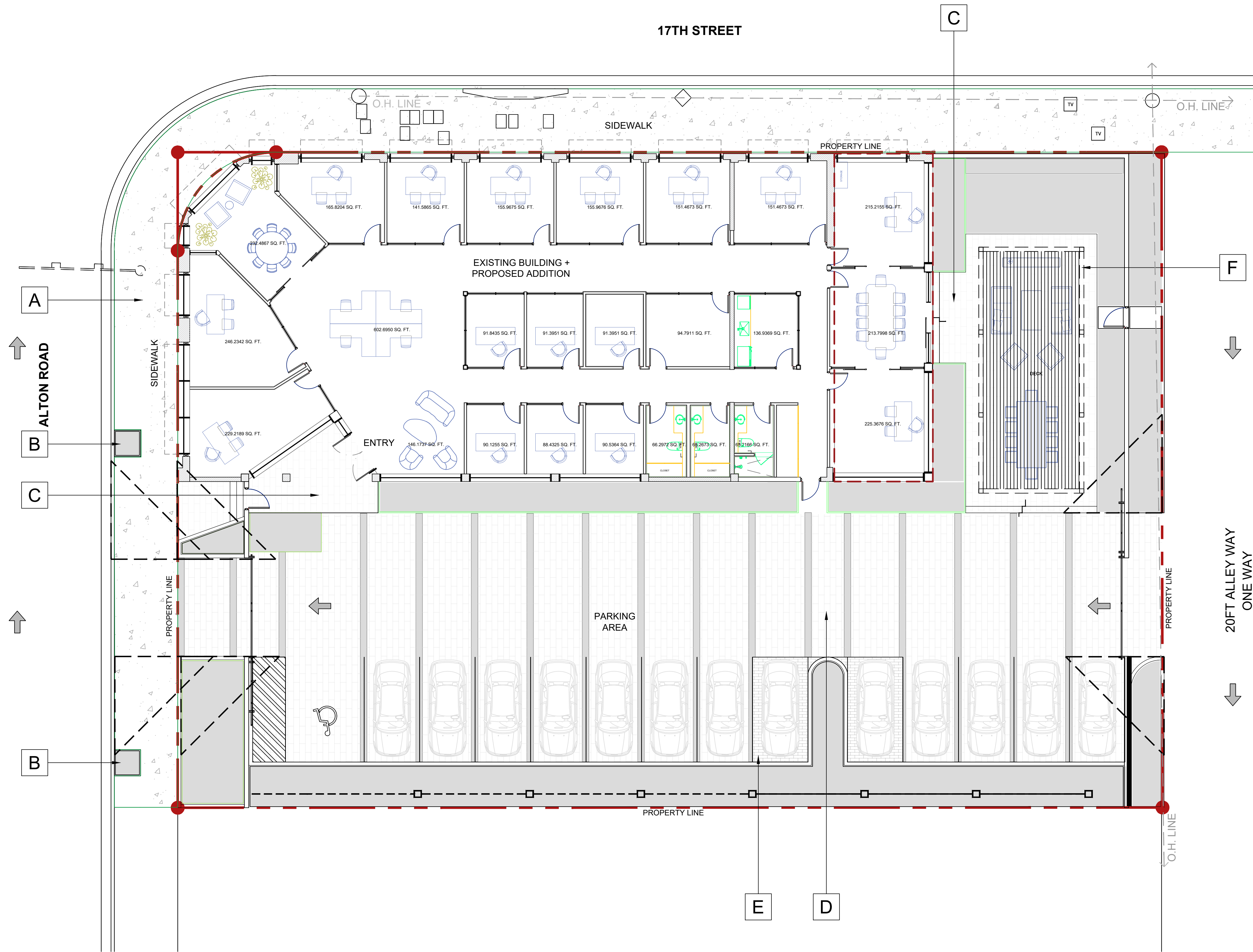
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-2.01
Project		



HARDSCAPE + LAYOUT PLAN LEGEND

- | | | | |
|---|---|---|--|
| A | EXISTING MIAMI BEACH 'RED' CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED | D | DRIVEWAY NATURAL STONE OR CAST CONCRETE UNIT PAVERS TO BE SELECTED: +/- 5,200 SF |
| B | EXISTING PLANTER TO BE RETROFITTED WITH NEW CMB ADDAPAVE STREET TREE PLANTER | E | OPEN-CELL PERMEABLE PAVERS: +/- 300 SF |
| C | NATURAL STONE OR CAST CONCRETE UNIT PAVERS TO BE SELECTED: +/- 1,200 SF | F | PROPOSED TRELLIS SYSTEM, REFER TO ARCH PLANS |

HARDSCAPE PLAN



CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
P 786.535.2961 M 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 30009492

Rev.	Date	Rev.	Date
1	05.13.22		

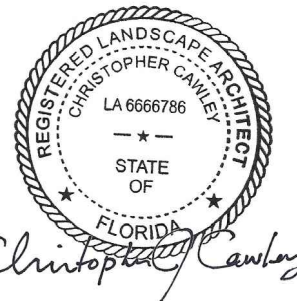
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 8666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

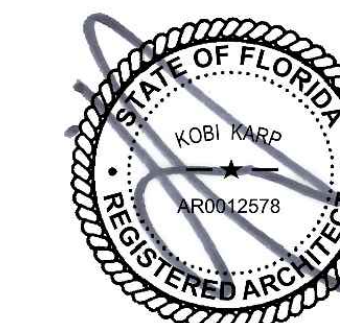
Name
Address
Tel:
Email

Landscape Architect:

Name
Address
Tel:
Email

Architect:

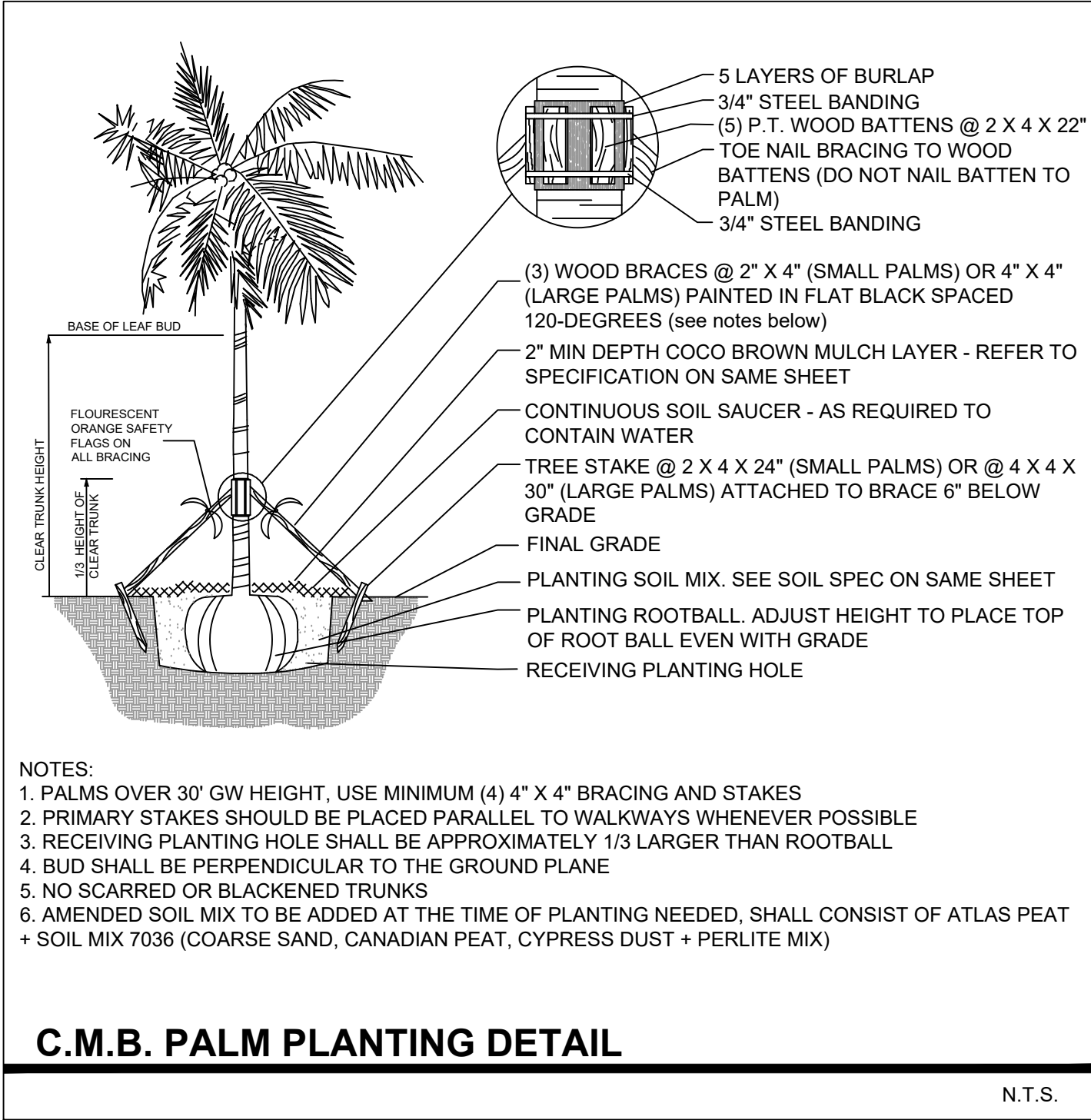
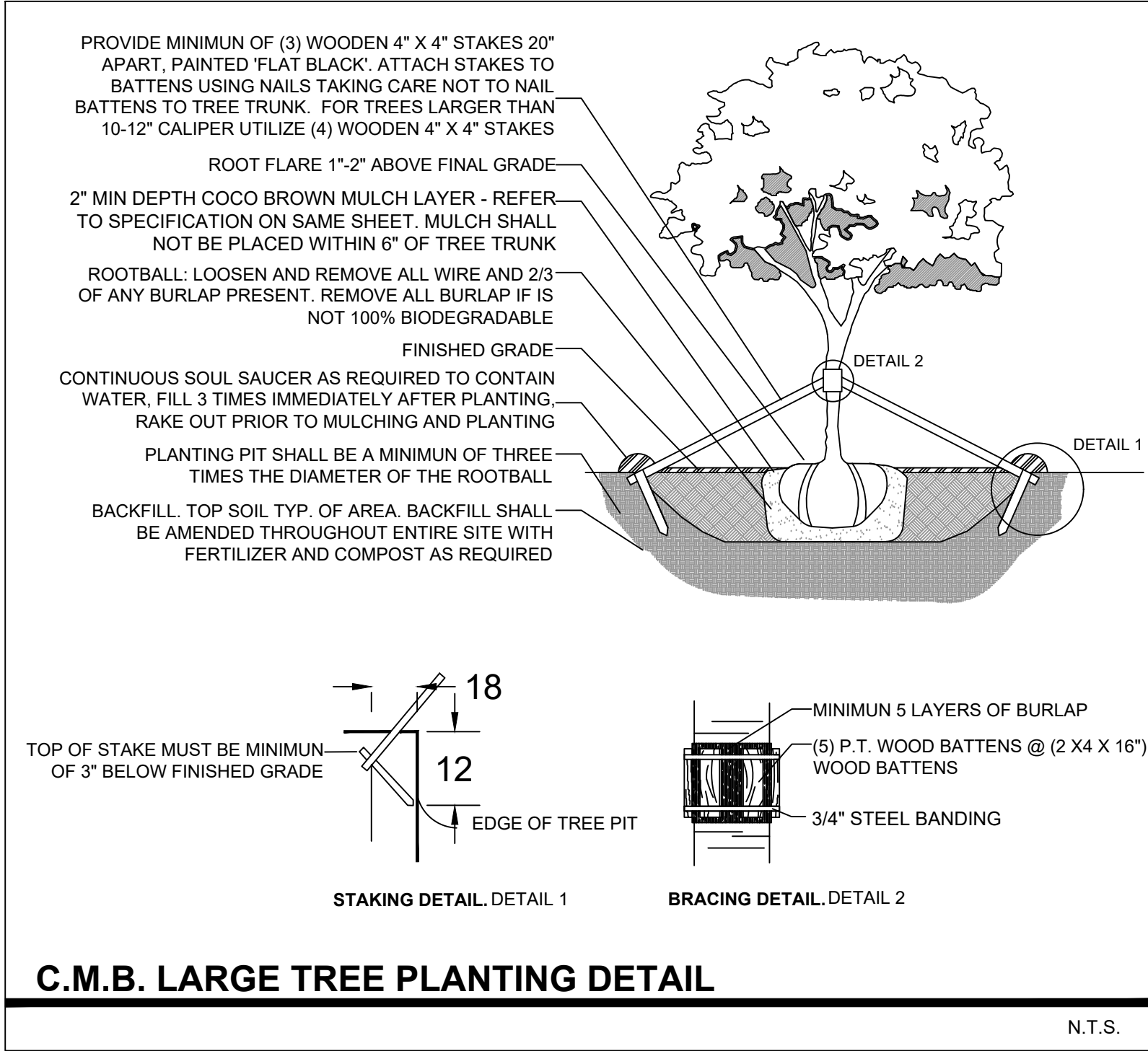
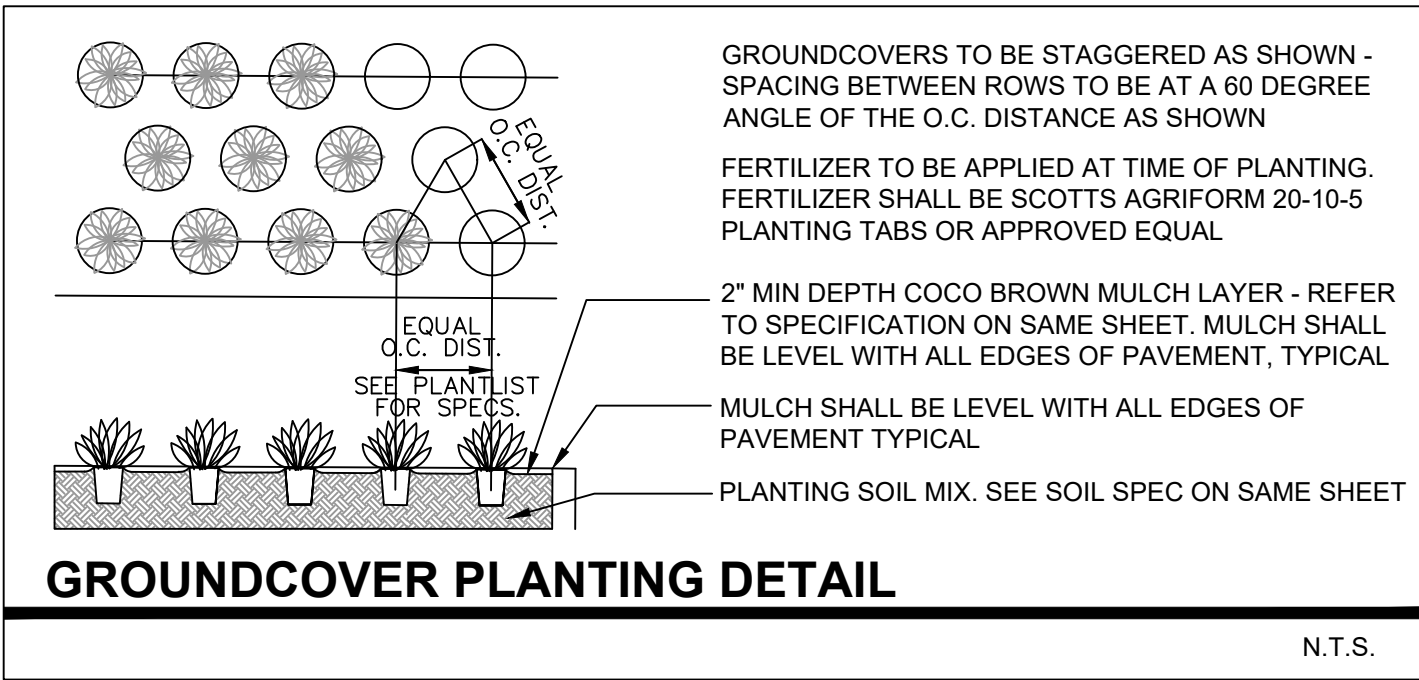
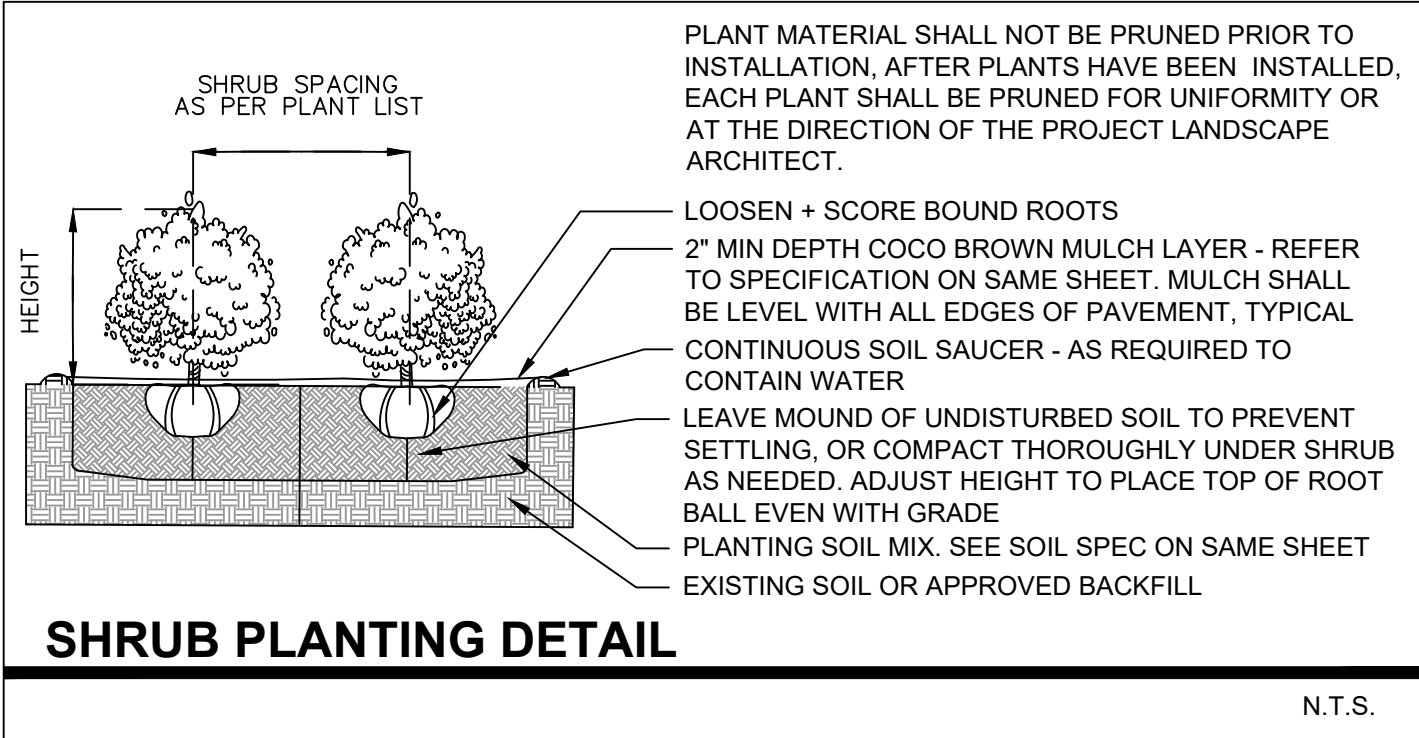
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-2.02
Project		



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50-50 TOPSOIL/SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50-50 TOPSOIL/SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50-50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL/SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE CITY OF MIAMI BEACH TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FAILS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO TO DELIVERY, AND TREES DELIVERED WITH NURSERY POLES WILL NOT BE ACCEPTED, AND THEREFORE REJECTED, W/ THE EXCEPTION TREE SPECIES: CLUSIA ROSEA + SILVER BUTTWOOD TREES
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**

CONTRACTOR SHALL REMOVE ALL BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
- SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A CITY OF MIAMI BEACH CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.
- PLANTING SOIL SPECIFICATION FOR UPPER LEVEL PLANTERS A MIX OF COARSE SAND, FLORIDA PEAT AND PINE BARK. THE APPROXIMATE RATIO SHALL BE
COARSE SAND 70%
FLORIDA PEAT 20%
PINE BARK 10%
FINAL TESTED ORGANIC MATTER BETWEEN 1.5 AND 2.0% (BY DRY WEIGHT)
THE FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE 115 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR PLANTING SOIL SHALL BE THOROUGHLY MIXED PRIOR TO DELIVERY AND INSTALLATION ADD NUTRIOTE FERTILIZER TO THE PLANTING MIX AT THE TIME MIXING AND BLENDING AT A RATE OF 3 POUNDS PER CUBIC YARD. PLANTING SOIL SHALL BE SUPPLIED BY ATLAS PEAT AND SOIL INC. BOYTON BEACH FLORIDA 361-734-7300 PROVIDE A TWO GALLON SAMPLE WITH TESTING DATA THAT INDICATES THE MATERIAL MEETS REQUIREMENTS OF THIS SPECIFICATION INCLUDING RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME

PLANT LIST - 1695 ALTON ROAD

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	1	NO	VERAWOOD TREE	Bulnesia arborea	18' height, 8' spread, 4" dbh, standard trunk, standard equal to Treeworld Wholesale
BS	1	YES	GUMBO LIMBO TREE	Bursera simaruba	20' ht min, 10' spread min, 6" dbh, standard trunk
EF	7	YES	SPANISH STOPPER TREE	Eugenia foetida	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
GO	1	YES	LIGNUM VITAE TREE	Guaiacum officinale	12-14' ht min, 8' spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
MF	3	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12-14' ht min, 8' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
PR	5	NO	BAYRUM TREE	Pimenta racemosa	12-14' ht min, 8' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
PALMS					
CA	1	NO	CARANDAY PALM	Copernicia alba	12'-13' ht clear trunk, 7-8' gray wood, single trunk
CC	2	NO	OLD MAN PALM	Coccothrinax crinita	8' - 10' overall height
DA	2	NO	HURRICANE PALM	Dictyosperma album	16'-18' HT, 6' ht clear trunk
RX	20	NO	LADY PALM	Rhapis excelsa	15 gallon, 3-4' overall height, full to base
SP	7	NO	SABAL PALMETTO	Sabal Palmetto	8' height, leaning, Florida Fancy
SHRUBS					
CRN	20	YES	DWARF PITCH APPLE	Clusia rosea 'Nana'	15 gallon, 5' height, 2' spread, 30" on center
SEB	27	YES	BAHAMA MAIDEN BUSH	Savia bahamensis	3 gallon, 2' - 3' height, 30" spread
PSL	22	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALC	6	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odonata'	7 gallon, 18" on center, full
ALO	142	NO	ELEPHANT EAR	Alocasia	7 gallon, 18" on center, full
CAM	140	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
CAM	140	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
DIS	1	NO	DIOON	Dioon spp.	7 gallon, 3' height x 3' spread
MIC	1,060	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	20	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PGC	20	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, 18" on center, full
PHW	1	NO	PHILODENDRON 'WILSONII'	Same	3 gallon, 18" on center, full
PL	4	NO	FRANGIPANI	Plumeria obtusa	7 gallon, 3' height, full
SOD, AGGREGATE & MULCH					
SOD	NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				

PLANT LIST, LANDSCAPE NOTES + DETAILS

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

780 NE 69th Street, Suite 200 Miami, Florida 33138
Tel: (305) 798-5361 Fax: (305) 798-1585
CHRISTOPHERCAWLEY.COM | LIC 30000490

Rev.	Date	Rev.	Date
1	05.13.22		

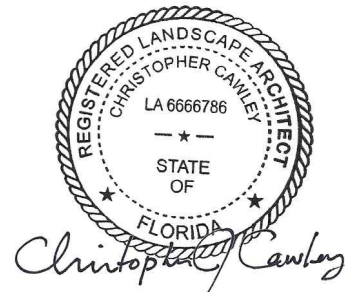
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

ZONING

DRB SUBMITTAL

OFFICE BUILDING

1695 ALTON RD
MIAMI BEACH, FLORIDA 33139



CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Landscape Architect:

Name
Address
Tel:
Email

Architect:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



Date	04/01/2022	Sheet No.
Scale	AS MENTIONED	L-3.00
Project		