



1840 ALTON RD - MIAMI BEACH, FL

PLANNING BOARD FINAL SUBMITTAL - 02.28.22
1840 ALTON ROAD | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
1840 ALTON ROAD
MIAMI BEACH, FL 33139

SCOPE OF WORK

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

INDEX OF SHEETS

L0.00	Landscape Cover Page + Sheet Index + Landscape Legend
L1.00	Existing Tree Survey + Disposition Plan
L2.00	Ground Floor Landscape Plan
L2.01	Level 3 Landscape Plan
L2.02	Level 4 Landscape Plan
L2.03	Level 5 Landscape Plan
L2.04	Rooftop Landscape Plan
L3.00	Plant List, Landscape Notes + Details

MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Zoning District CD-2 Lot Area 16,000 SF Acres .367		
OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 16,000 s.f. x .20 % = 2,400 s.f.	3,200	3,200
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=	9 TREES	9 TREES
B. 22 _____ trees x .367 _____ net lot acres - number of existing trees=	3 TREES	9 TREES
C. % Natives required: Number of trees provided x 30% =	5 TREES	9 TREES
D. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	5 TREES	5 TREES
E. Street Trees (maximum average spacing of 20' o.c.) 100 LF _____ linear feet along street divided by 20' =	5 TREES	5 TREES
F. 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=	168	168
B. % Native shrubs required: Number of shrubs provided x 50%=	84	108
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	17	18
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	9	18

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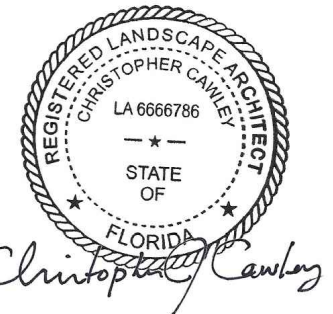
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MIXED USE -
COMMERCIAL - RESIDENCE

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MIAMI BEACH, FLORIDA 33139



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Florida License LA 6666786

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
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Consultant:

Name
Address
Tel:
Email

Consultant:

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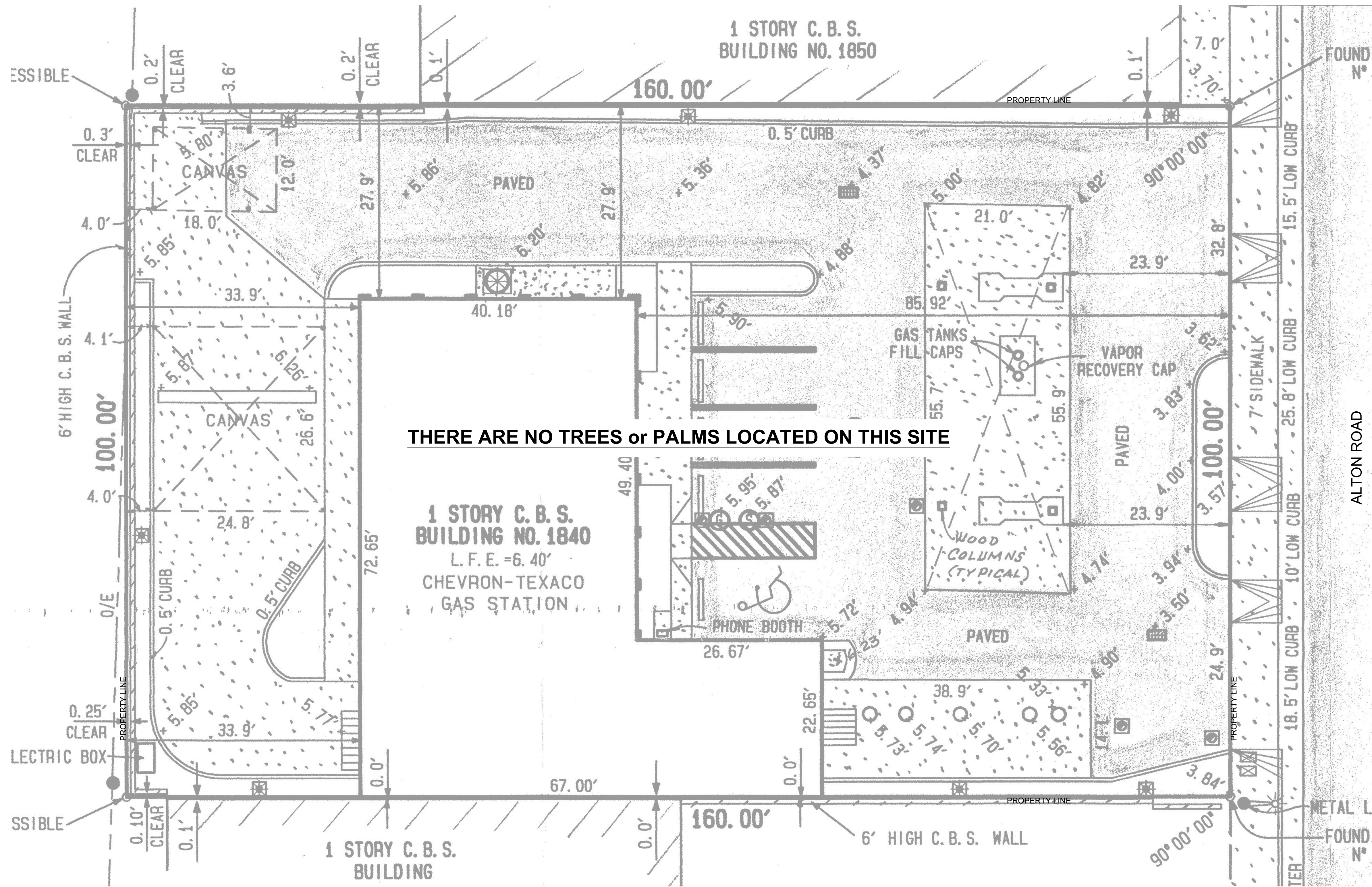
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C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

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 J.F. LOPEZ & ASSOCIATES, INC., DATED 01.24.07
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 01.17.22

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	0	0	0	0
PALMS	0	0	0	0

EXISTING TREE SURVEY + DISPOSITION PLAN



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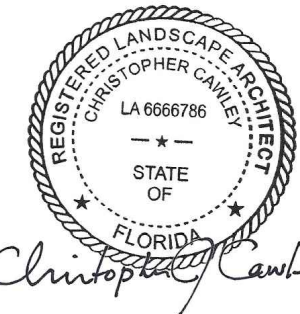
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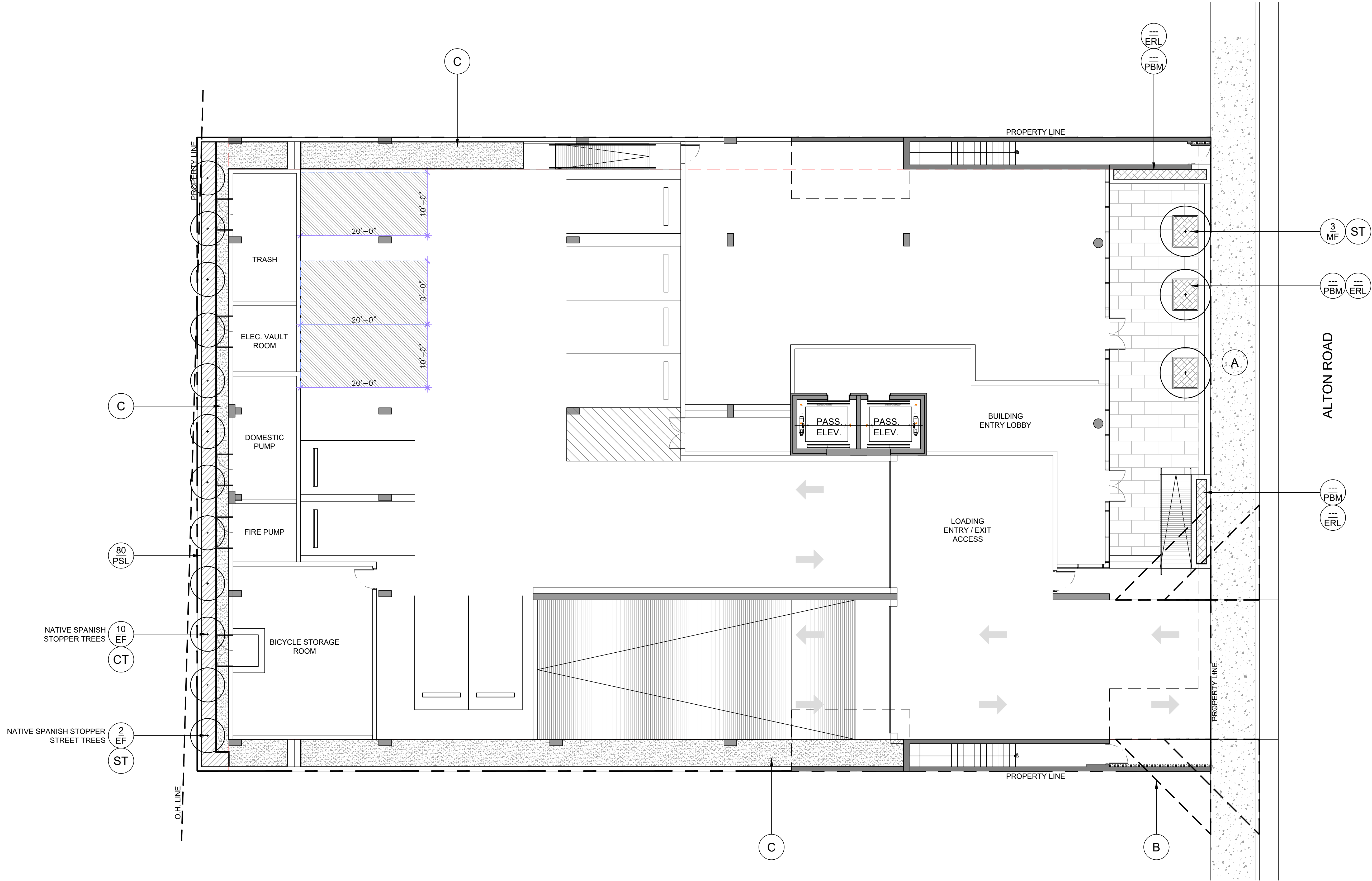
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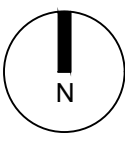
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LANDSCAPE PLAN LEGEND

- | | | | |
|---|--|----|-------------|
| A | MIAMI BEACH 'RED' CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED | CT | CODE TREE |
| B | 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS | ST | STREET TREE |
| C | 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC | | |

GROUND FLOOR LANDSCAPE PLAN



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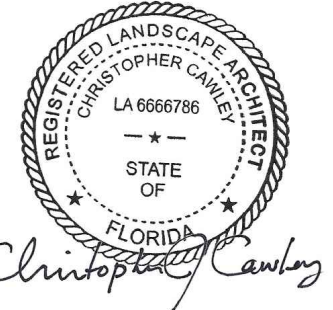
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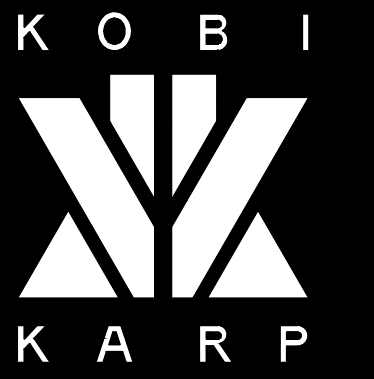
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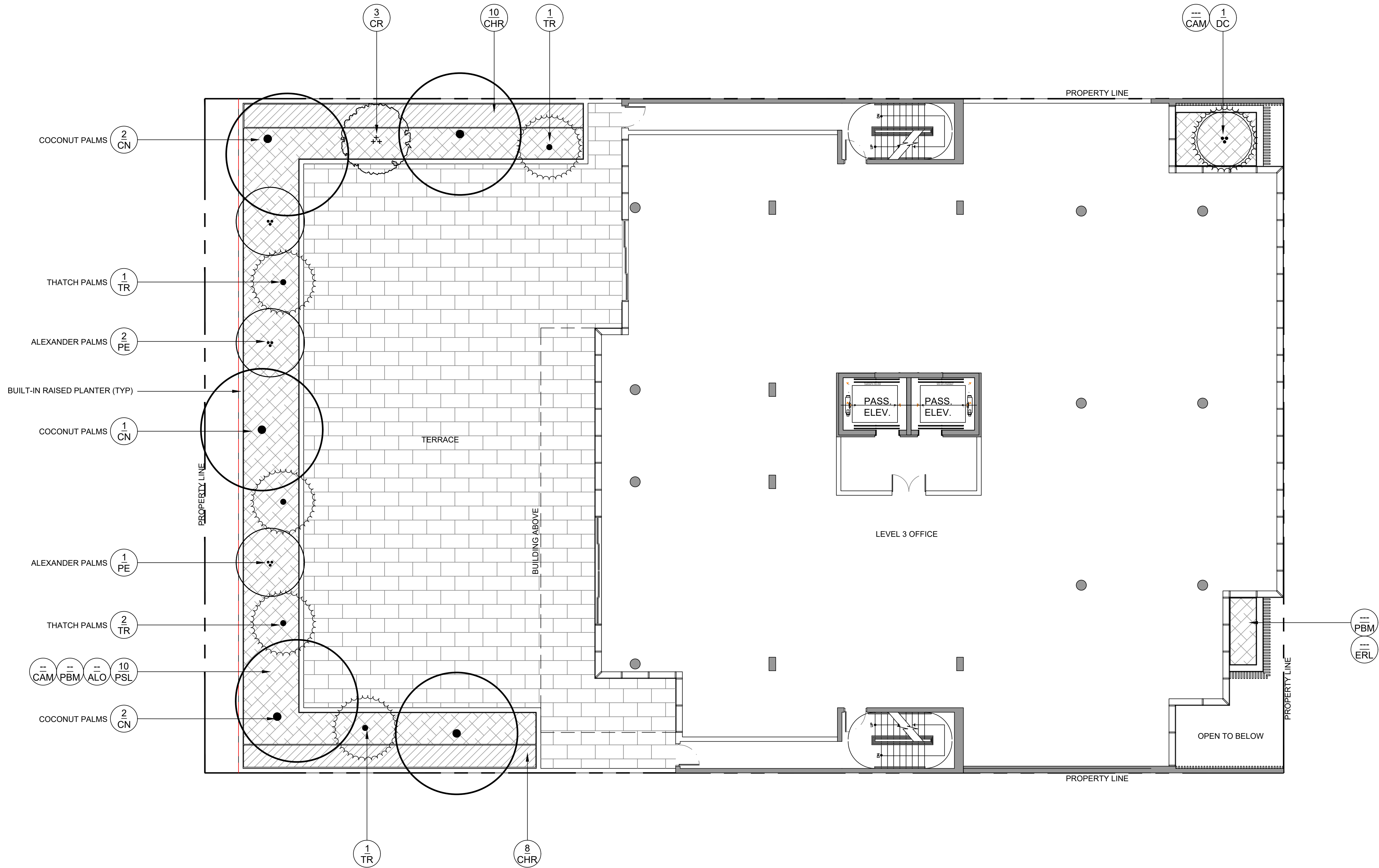
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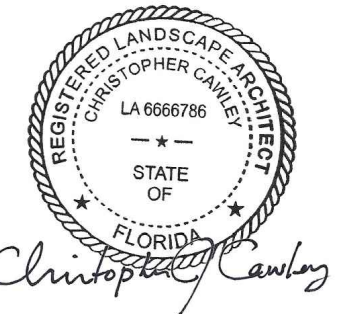
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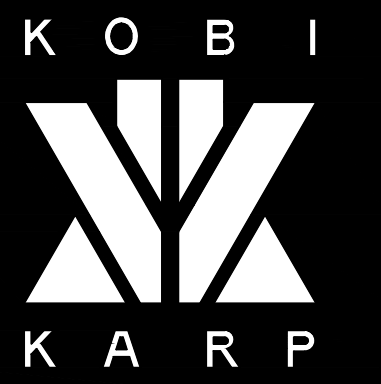
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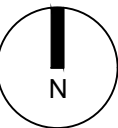
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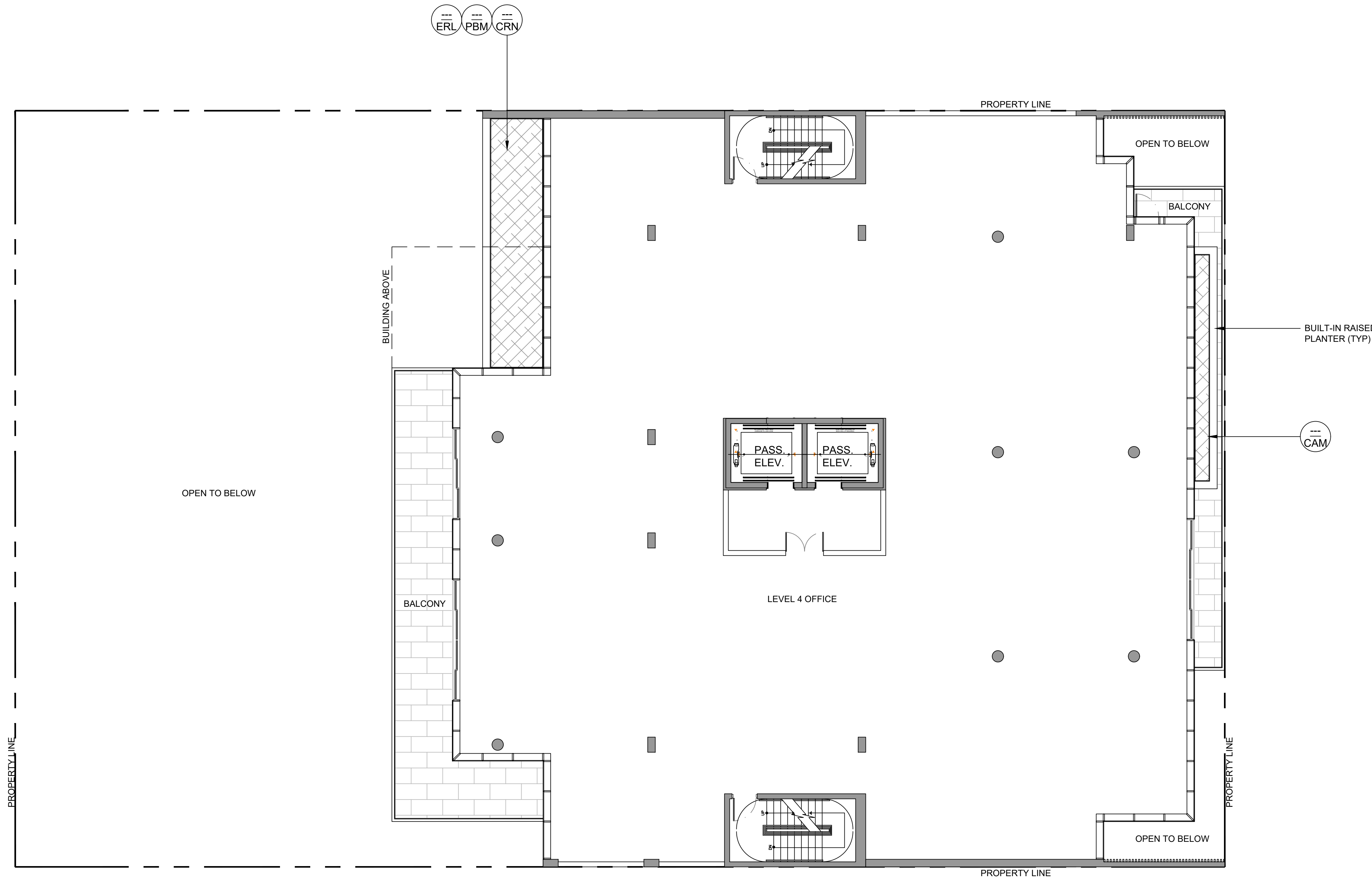
LEVEL 3 LANDSCAPE PLAN

1/8" = 1'-0"
0' 8' 16' 24'



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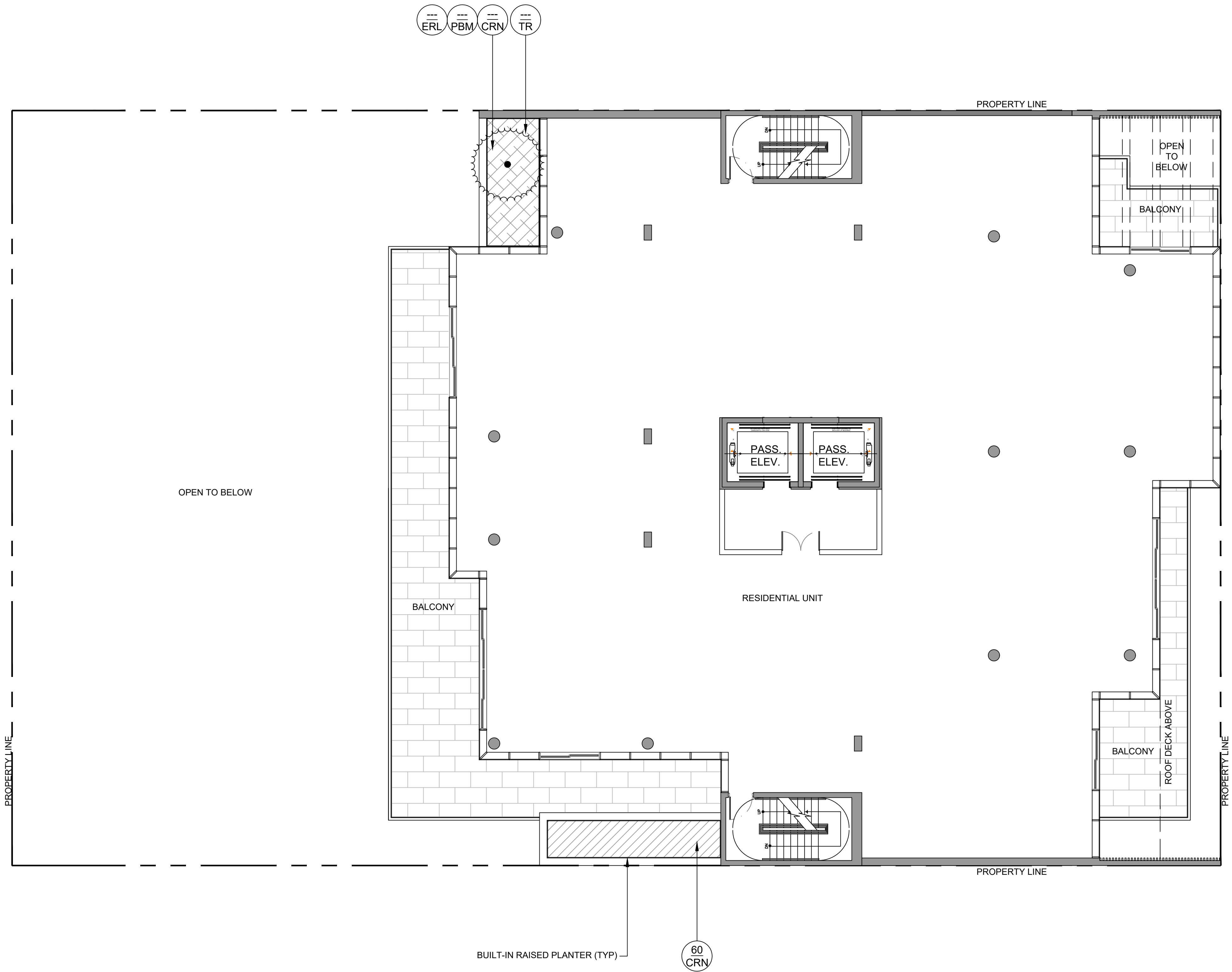
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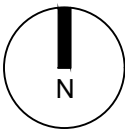
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LEVEL 5 LANDSCAPE PLAN



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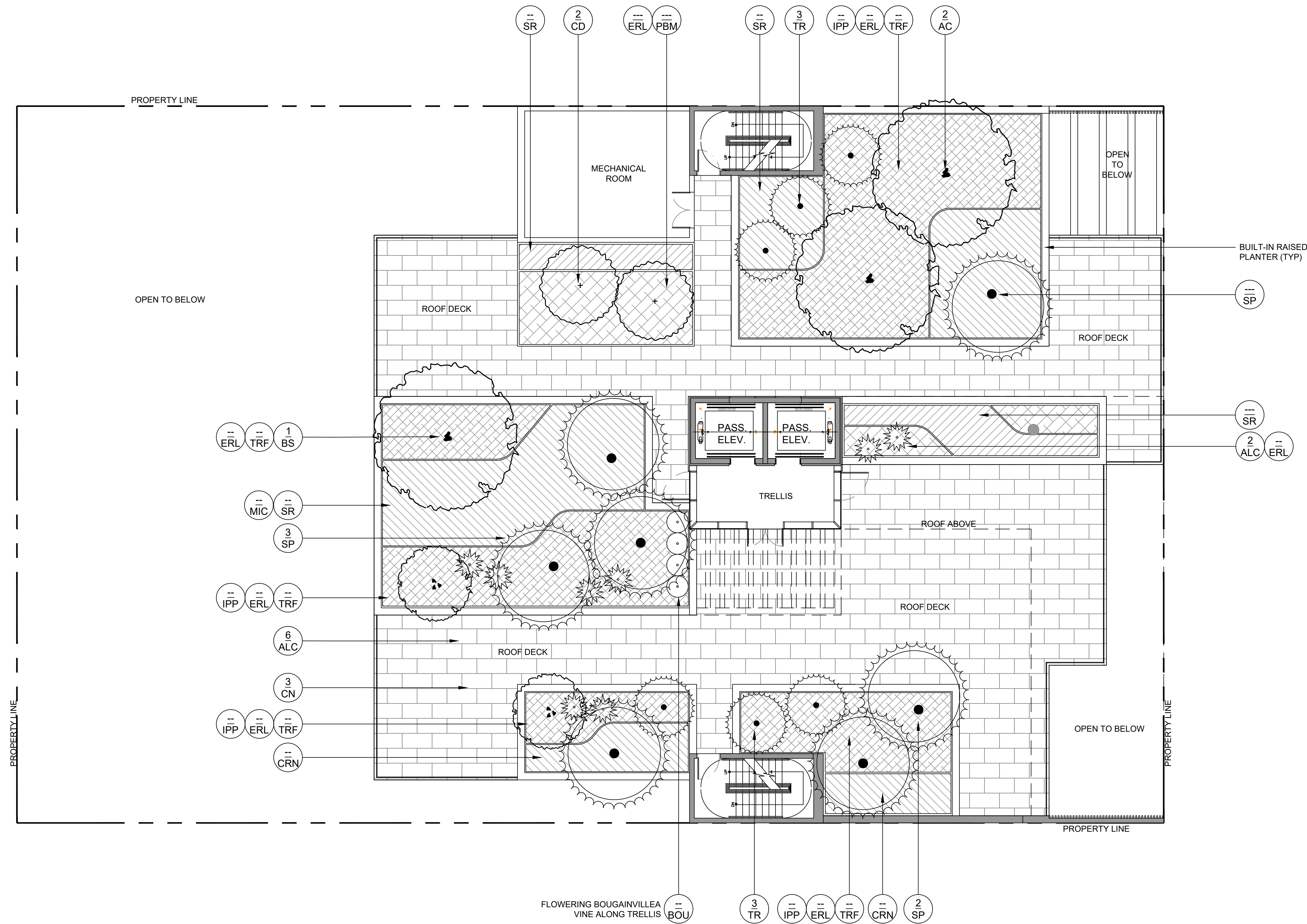
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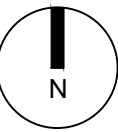
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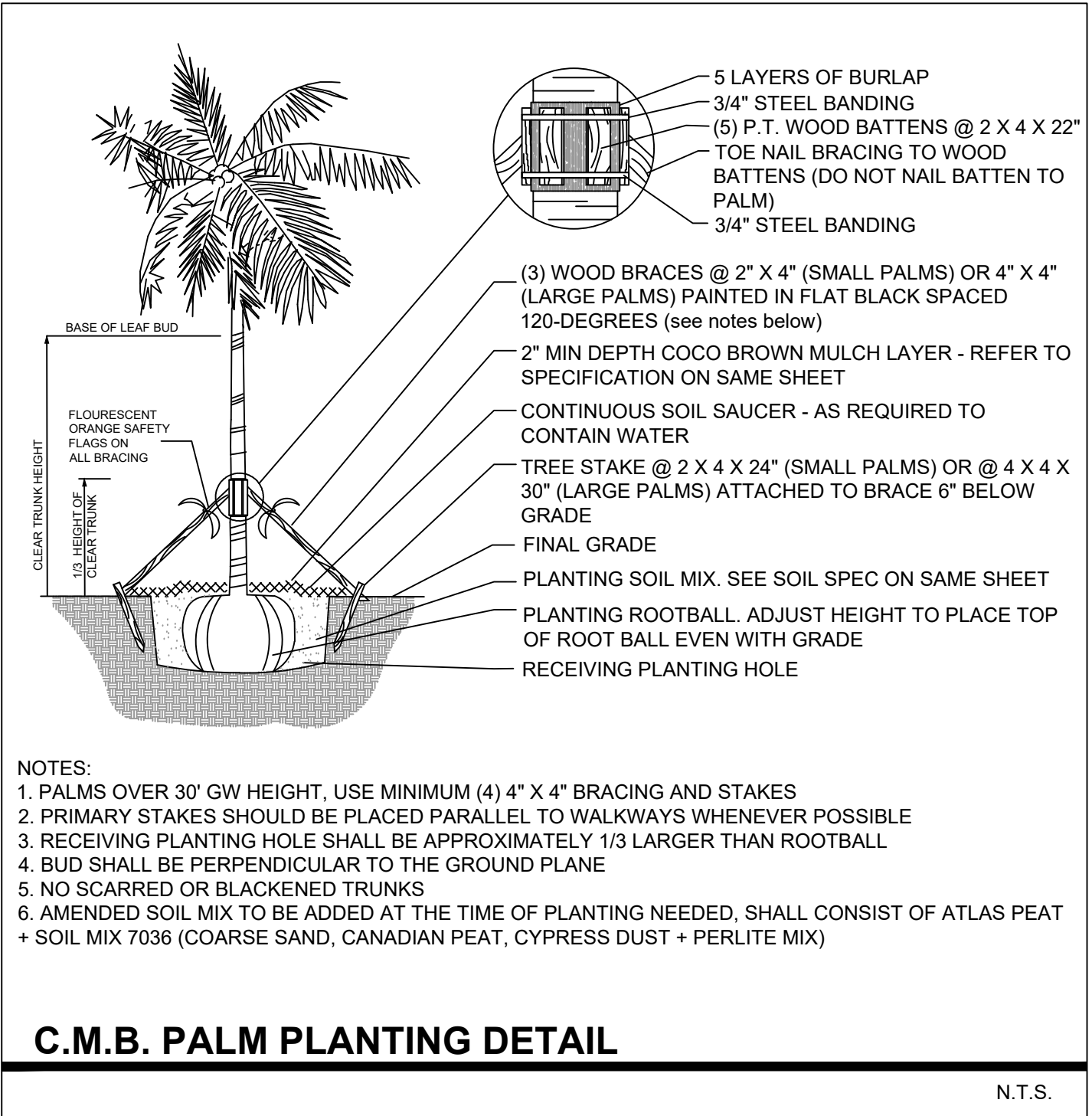
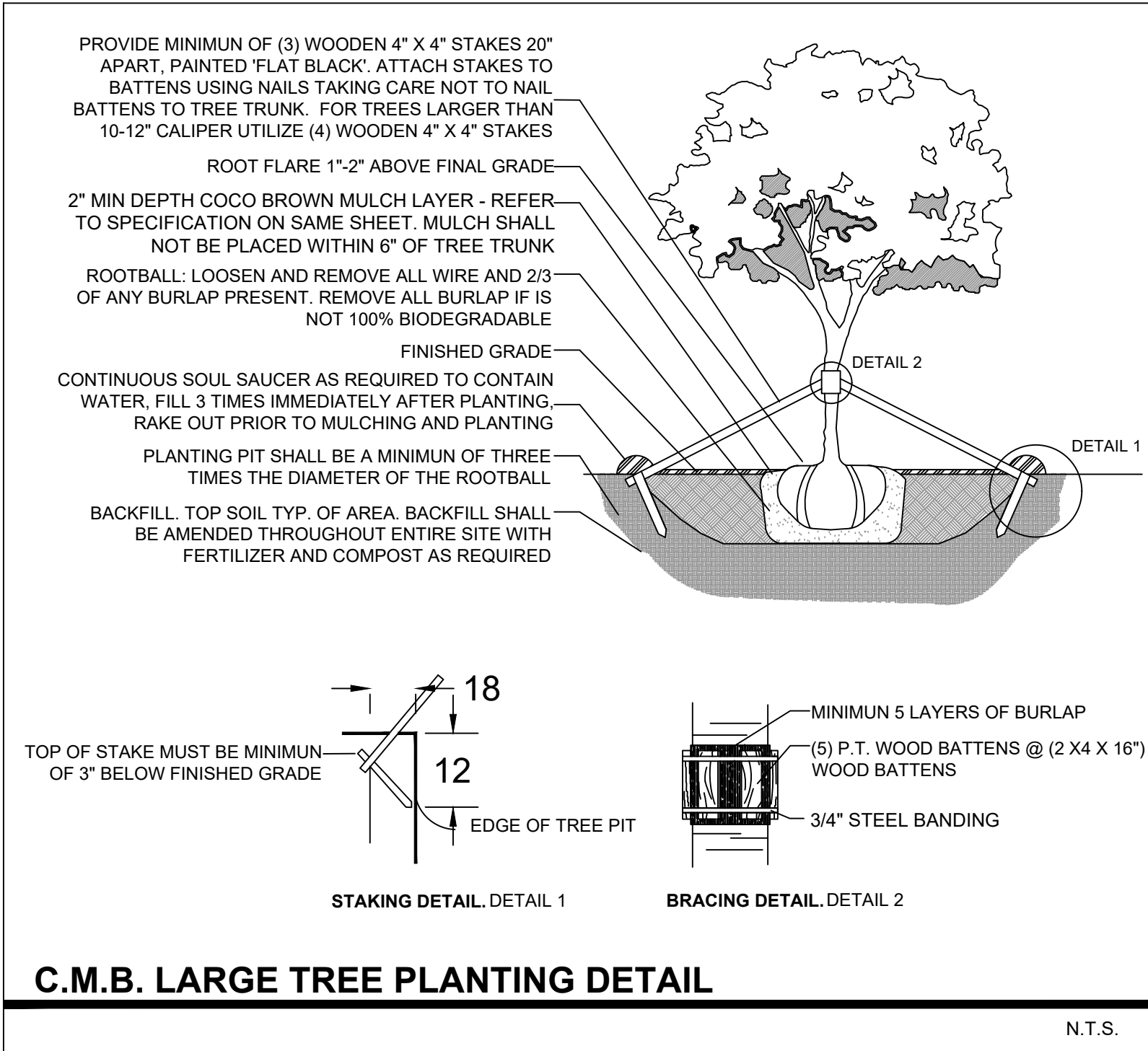
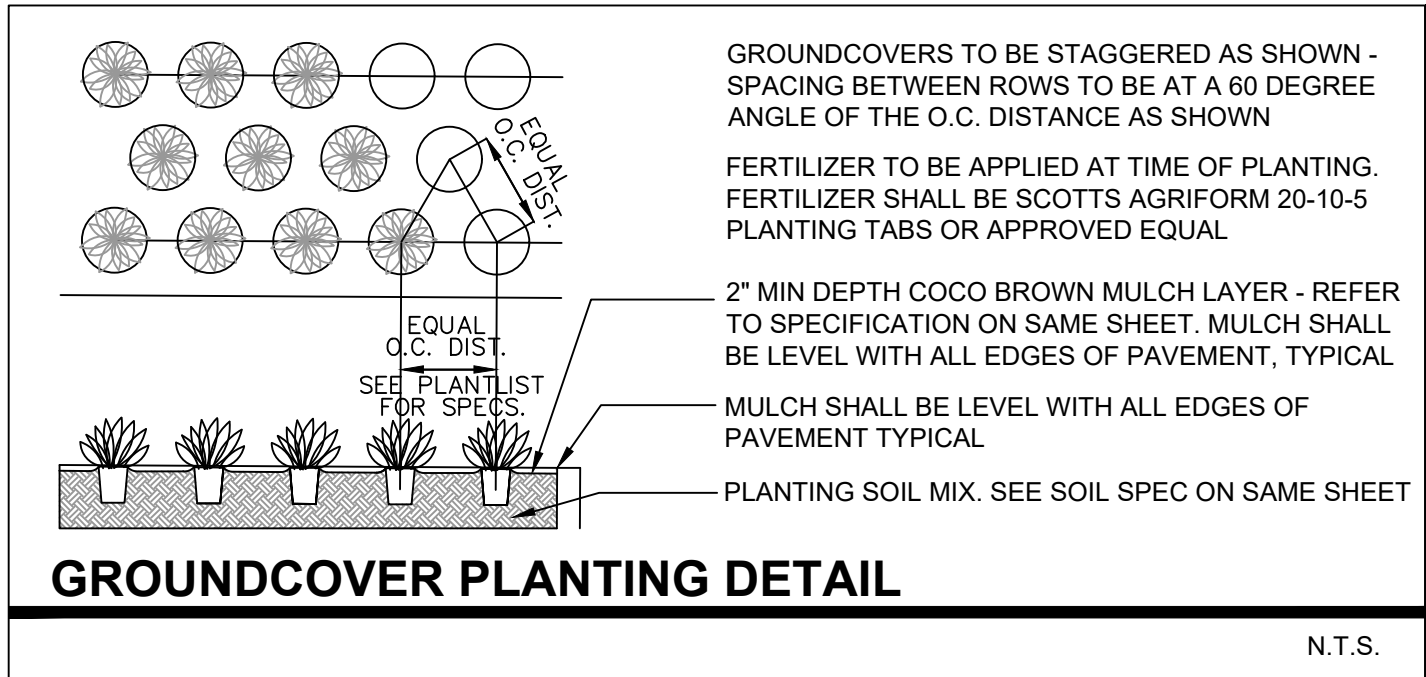
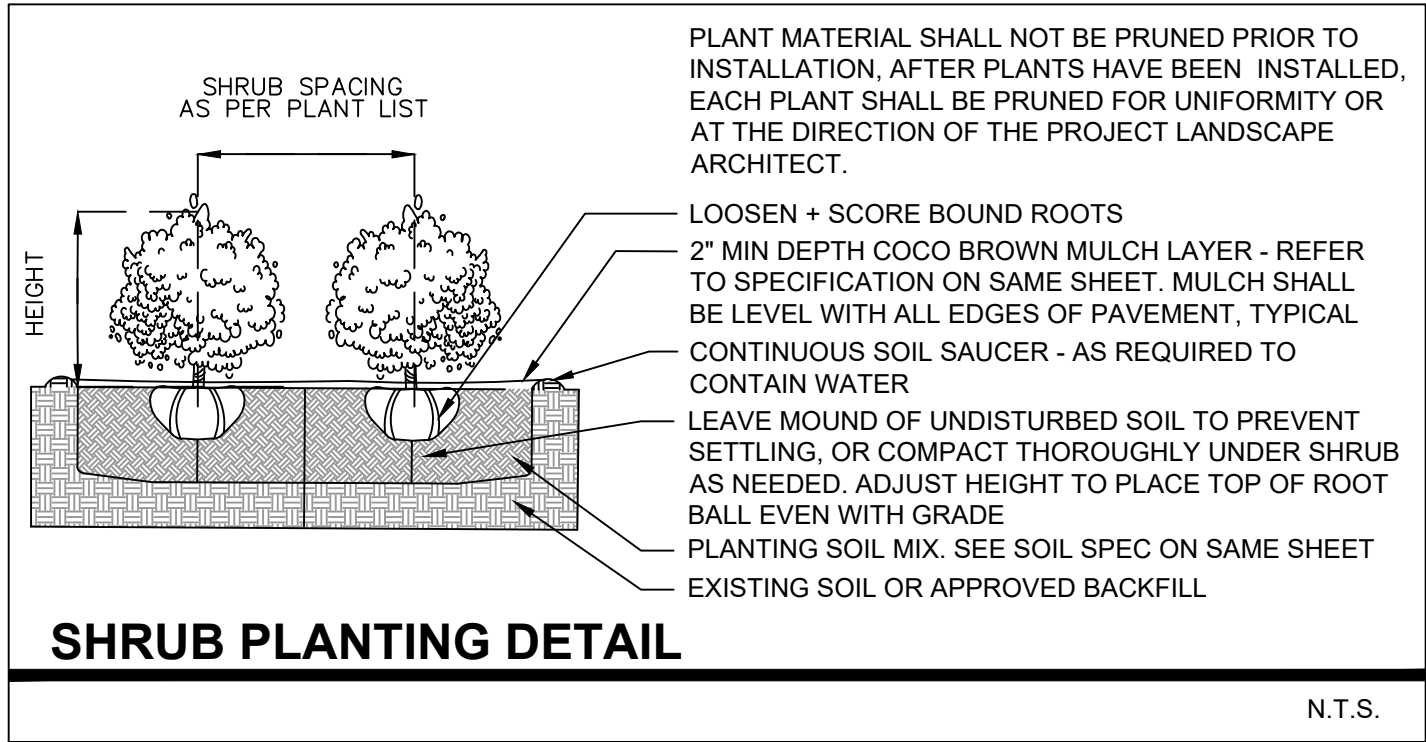
ROOFTOP LANDSCAPE PLAN

1/8" = 1'-0"
0' 8' 16' 24'



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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. 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

5. 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.
6. 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.
7. 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 FALLS 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.
8. 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.
9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH 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.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
11. 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
12. 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.

13. 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.

14. 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.

15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTT'S AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
16. 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.

17. 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.

18. 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.

19. 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 NUTRICOTE 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 961-724-7200 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 - 1840 ALTON ROAD

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
AC	2	NO	ACACIA SEYAL TREE	Acacia seyal	12-14' ht min, 8" spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
BS	1	YES	GUMBO LIMBO TREE	Bursera simaruba	12-14' ht min, 8" spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
CD	2	YES	PIGEON PLUM TREE	Coccoloba diversifolia	12-14' ht min, 8" spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
CR	ALT	YES	PITCH APPLE TREE	Clusia rosea	12-14' ht min, 8" spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
CU	ALT	YES	SEA GRAPE TREE	Coccoloba uvifera	12-14' ht min, 8" spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
EF	14	YES	SPANISH STOPPER TREE	Eugenia foetida	12' ht min, 6" spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
MF	2	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12-14' ht min, 8" spread min, 2" dbh, multi-trunk, equal to Treeworld Wholesale
PALMS					
CN	5	NO	COCONUT PALM	Cocos nucifera 'Maypan'	8' gray wood, leaning, Florida Fancy
DC	1	NO	CABADA PALM	Dypsis cabadae	8' ht, clump, multi-trunk
PE	3	NO	ALEXANDER PALM	Ptychosperma elegans	12'-13' ht clear trunk, 7-8' gray wood, double, #2 thin trunk
SR	AS REQ	NO	SILVER SAW PALMETTO	Serenoa repens 'Cinerea'	7 gallon, 3' - 4' height
SP	6	YES	CABBAGE PALM	Sabal palmetto	Field grown, 8-10' ht, slick, character leaning trunk
TR	11	NO	THATCH PALM	Thrinax radiata	15 gallon, 3' - 4' height
SHRUBS					
CHR	18	YES	COCOPLUM SHRUB	Chrysobalanus icaco	7 gallon, 2' - 3' height, 30" spread
CRN	60	NO	SPANISH STOPPER SHRUB	Clusia rosea 'Nana	15 gallon, 5' height, 2' spread, 30" on center
PSL	90	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALC	AS REQ	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	7 gallon, 18" on center, full
ALO	AS REQ	NO	ELEPHANT EAR	Alcacia	7 gallon, 18" on center, full
BUL	AS REQ	NO	BULBINE	Bulbine frutescens	3 gallon, 12" on center, full
BOU	AS REQ	NO	BOUGAINVILLEA	Same	7 gallon, 5' height trellis, full
CAM	AS REQ	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
ERL	AS REQ	YES	GOLDEN BEACH CREEPER	Ermodea littoralis	7 gallon, 3' height x 3' spread
IPP	AS REQ	YES	RAILROAD VINE	Ipomoea pes-caprae	7 gallon, 3' height x 3' spread
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MIS	AS REQ	YES	SUNSHINE MIMOSA	Mimosa strigillosa	1 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURLIE MARX'	Same	3 gallon, 18" on center, full
TRF	AS REQ	YES	DWARF FAKAHATCHEE	Tripsacum floridana	3 gallon, 18" on center, 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				

Rev.	Date	Rev.	Date

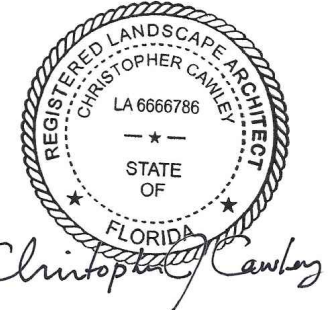
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P.B. FINAL SUBMITTAL

PB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

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PRIVATE

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PLANT LIST, LANDSCAPE NOTES + DETAILS

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