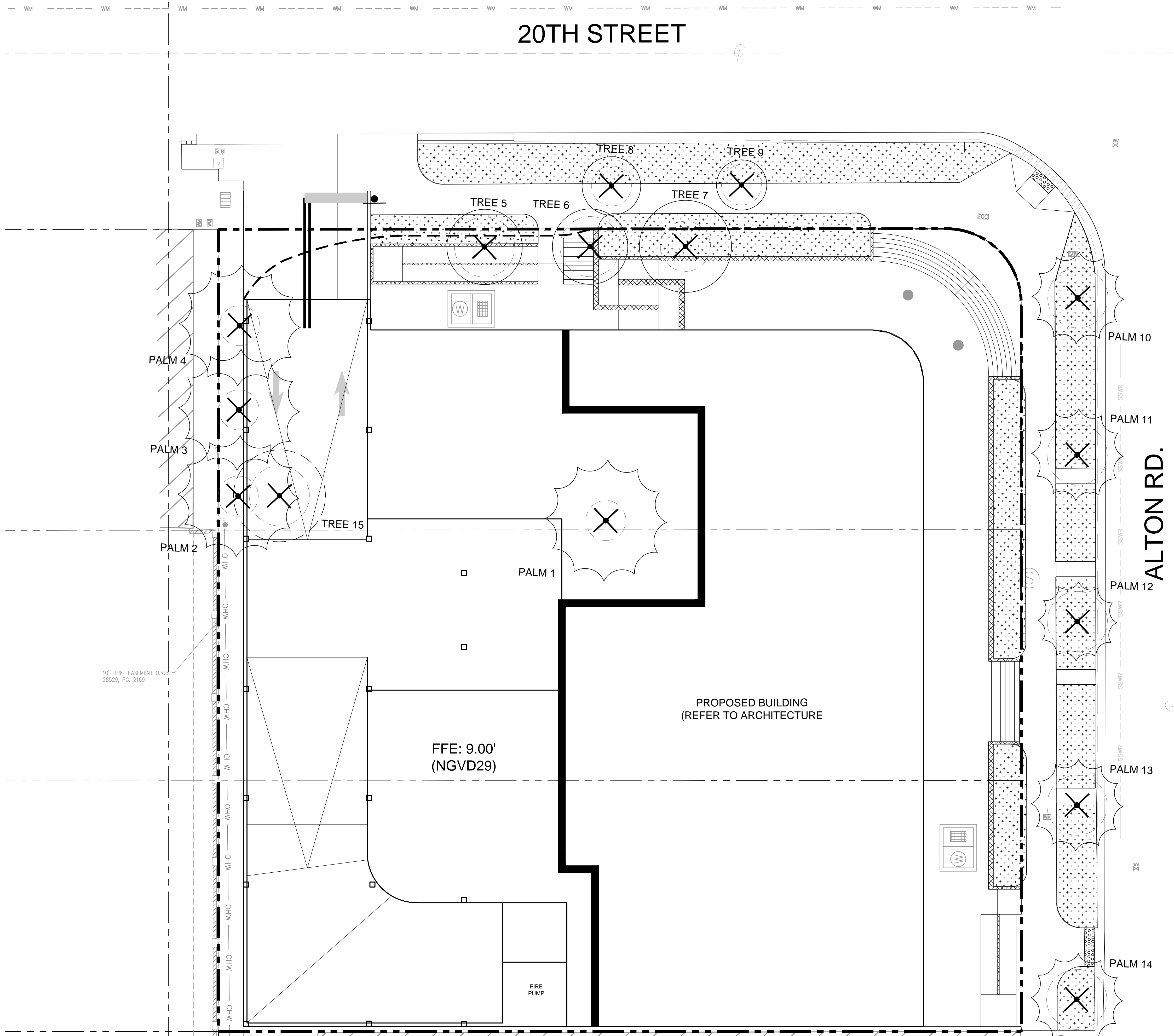


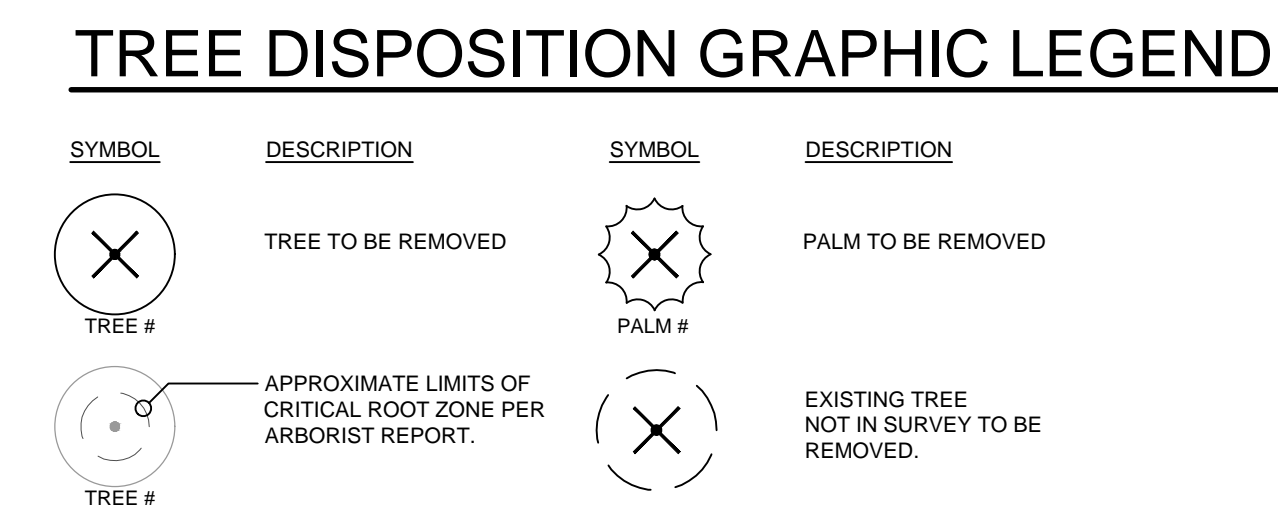
Plotted By: Fipol Corios, Sheet Set: 1920 ALTON ROAD Layout: L-100 DISPOSITION PLAN, October 11, 2022, 02:45:09pm, \\kimley-horn.com\l-100\1920_alton_road\landscape\CADD\PlanSheets\L-100_TREE_DISPOSITION_PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MITIGATION CALCULATIONS

DBH OF TREE TO BE REMOVED	OPTION A # OF REPLACEMENT TREES @ 2" DBH X 6' SPREAD X 12' HT.		CONTRIBUTION TO TREE TRUST FUND	CATEGORY MULTIPLIER	TOTAL # OF TREES FOR OPTION A	OR	TOTAL # OF REPLACEMENT TREES FOR OPTION B	TREE FUND TOTAL CONTRIBUTIONS	
	OR	# OF REPLACEMENT TREES @ 4" DBH X 6' SPREAD X 16' HT.							
2"-3"	1	0	\$1,000	0	0		0	\$0	
4"-6"	2	1	\$2,000	0	0		0	\$0	
7"-12"	4	2	\$4,000	0	0		0	\$0	
13"-18"	6	3	\$6,000	0	0		0	\$0	
19"-24"	8	4	\$8,000	0	0		0	\$0	
25"-30"	10	5	\$10,000	0	0		0	\$0	
31"-36"	12	6	\$12,000	0	0		0	\$0	
37"-42"	14	7	\$14,000	1	14		7	\$14,000	
43"-48"	16	8	\$16,000	0	0		0	\$0	
49"-60"	20	10	\$20,000	0	0		0	\$0	
TOTAL:								14 OR 7	\$14,000

NOTES:
 1. Information utilized in preparation of Tree Survey and Tree Disposition plans ascertained from and reliant upon Survey prepared by Schwabke-Shiskin & Associates, Inc. dated 07/05/2022 and Arbotrist Report prepared by Patrick Hanna dated 07/02/2022.
 2. Triple Montgomery Palm canopy size determined by the sum of the spread (FT.), provided in arborist report.



TREE DISPOSITION LIST

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	SPREAD (FT.)	HEIGHT (FT)	TPZ (FT.)	CONDITION	DISPOSITION
1	<i>Veitchia arecina</i>	Triple Montgomery Palm	3 ea.	8' ea.	15'-22' ea.	4' ea.	Moderate	Remove
2	<i>Veitchia arecina</i>	Triple Montgomery Palm	3 ea.	8' ea.	22' ea.	4' ea.	Fair	Remove
3	<i>Veitchia arecina</i>	Triple Montgomery Palm	3 ea.	8' ea.	22' ea.	4' ea.	Fair	Remove
4	<i>Veitchia arecina</i>	Triple Montgomery Palm	2 ea.	8' ea.	20' ea.	4' ea.	Moderate	Remove
5	<i>Conocarpus erectus</i>	Green Buttonwood Tree	6	15'	20'	6' Min.	Moderate	Remove
6	<i>Conocarpus erectus</i>	Green Buttonwood Tree	6	15'	22'	6' Min.	Fair	Remove
7	<i>Conocarpus erectus</i>	Green Buttonwood Tree	5	18'	24'	5' Min.	Fair	Remove
8	<i>Conocarpus erectus</i>	Green Buttonwood Tree	2	12'	16'	4' Min.	Fair	Remove
9	<i>Conocarpus erectus</i>	Green Buttonwood Tree	2	10'	14'	4' Min.	Fair	Remove
10	<i>Phoenix dactylofera</i>	Medjool Palm	15	18'	32'	6' Min.	Good	Remove
11	<i>Phoenix dactylofera</i>	Medjool Palm	15	18'	32'	6' Min.	Good	Remove
12	<i>Phoenix dactylofera</i>	Medjool Palm	15	16'	30'	6' Min.	Good	Remove
13	<i>Phoenix dactylofera</i>	Medjool Palm	15	16'	30'	6' Min.	Good	Remove
14	<i>Phoenix dactylofera</i>	Medjool Palm	16	18'	34'	6' Min.	Good	Remove
15	<i>Coccoloba grandifolia</i>	Bridalveil Tree	3	18'	20'	6' Min.	Fair	Remove
TOTAL TREES DBH TO BE REMOVED (IN) =			24					
TOTAL 9 PALMS IN DBH TO BE REMOVED (IN) =			18					

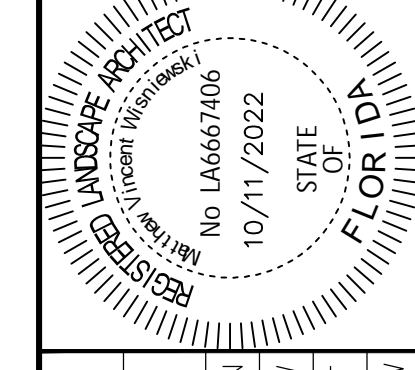
TREE DISPOSITION GRAPHIC KEY
 TEXT Requires mitigation
 TEXT Does not require mitigation / not regulated due to size or species
 TEXT Palm



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LAG667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI LAG667406 ON THE DATE ADJACENT TO THE SEAL.

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	10/11/2022	MW

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106



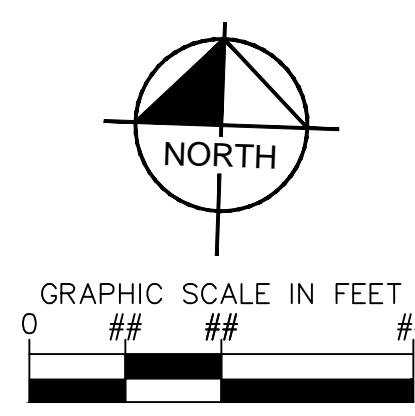
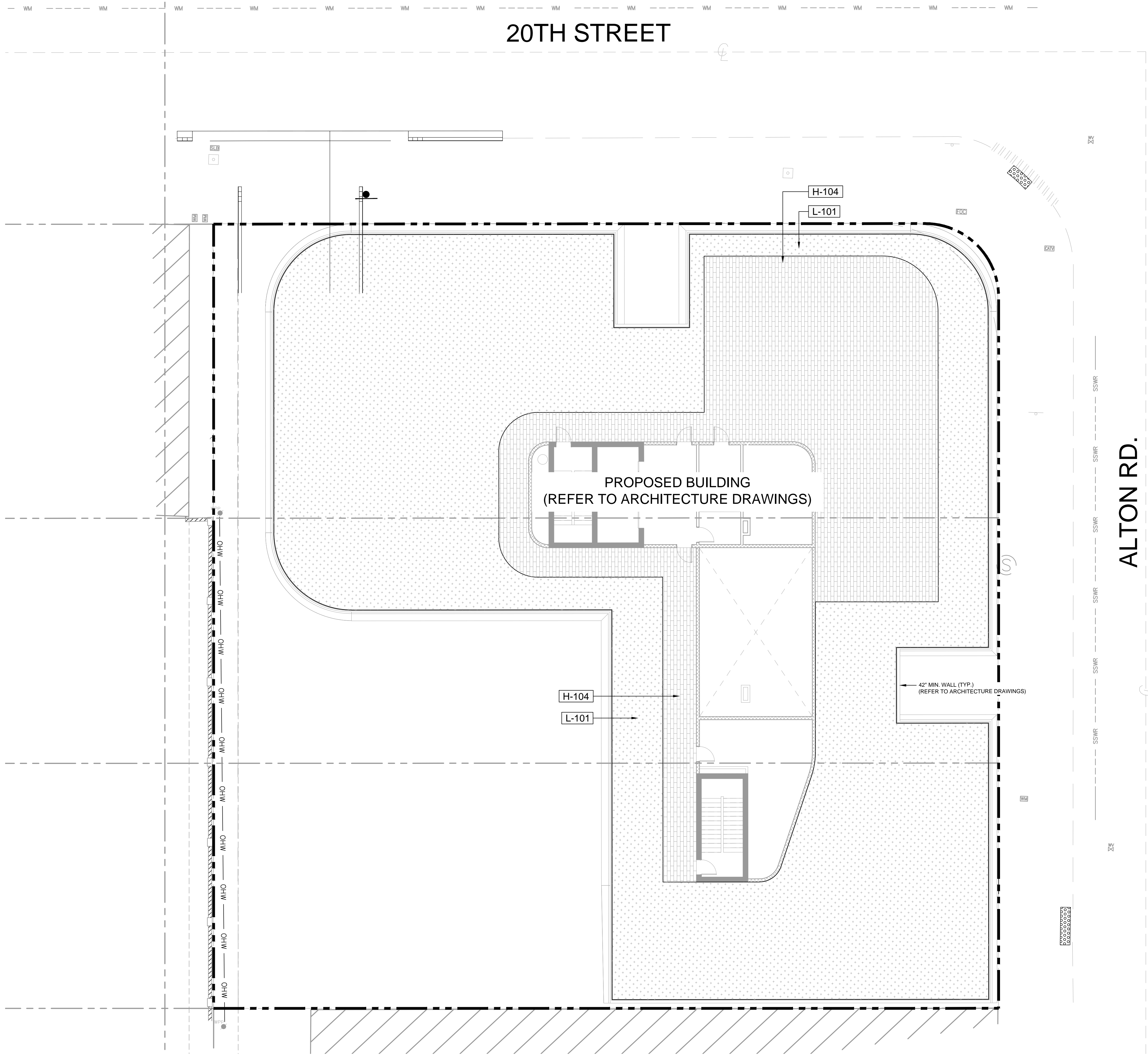
KHA PROJECT 143589001
 DATE OCT 2022
 SCALE AS SHOWN
 DESIGNED BY MW
 DRAWN BY CF
 CHECKED BY MW

TREE DISPOSITION PLAN

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

SHEET NUMBER
L-100

Plotted By: EpiL Corios. Sheet Set: 1920 ALTON ROAD. Layout: L-240 HARDSCAPE PLAN. LVL. 6 AMENITY. October 11, 2022. 02:48:22pm. \\kimley-horn.com\l-101\l-143_jobs\143589001.mbx\1920_alton_road\landscape\CADD\PlanSheets\L-240_HARDSCAPE PLAN LVL. 6 AMENITY.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

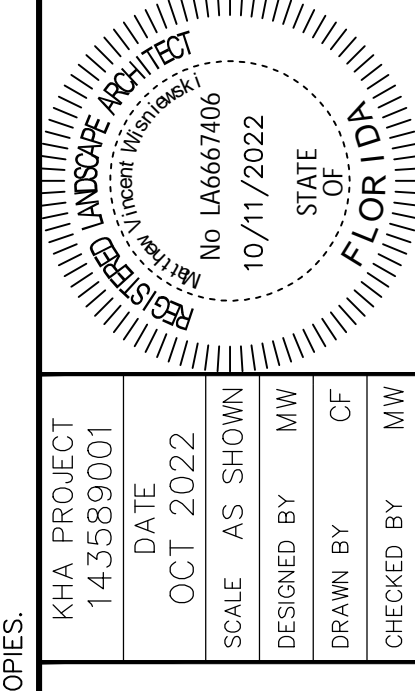


LEGEND	
	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED DETECTABLE WARNING

REFERENCE NOTES SCHEDULE

CODE	HARDSCAPE DESCRIPTION	DETAIL
H-104	PRECAST CONCRETE PAVERS	
CODE	LANDSCAPE DESCRIPTION	DETAIL
L-101	PLANTING AREA (REFER TO LANDSCAPE PLAN)	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON THE DATE ADJACENT TO THE SEAL.



HARDSCAPE PLAN
LVL. 6 AMENITY

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

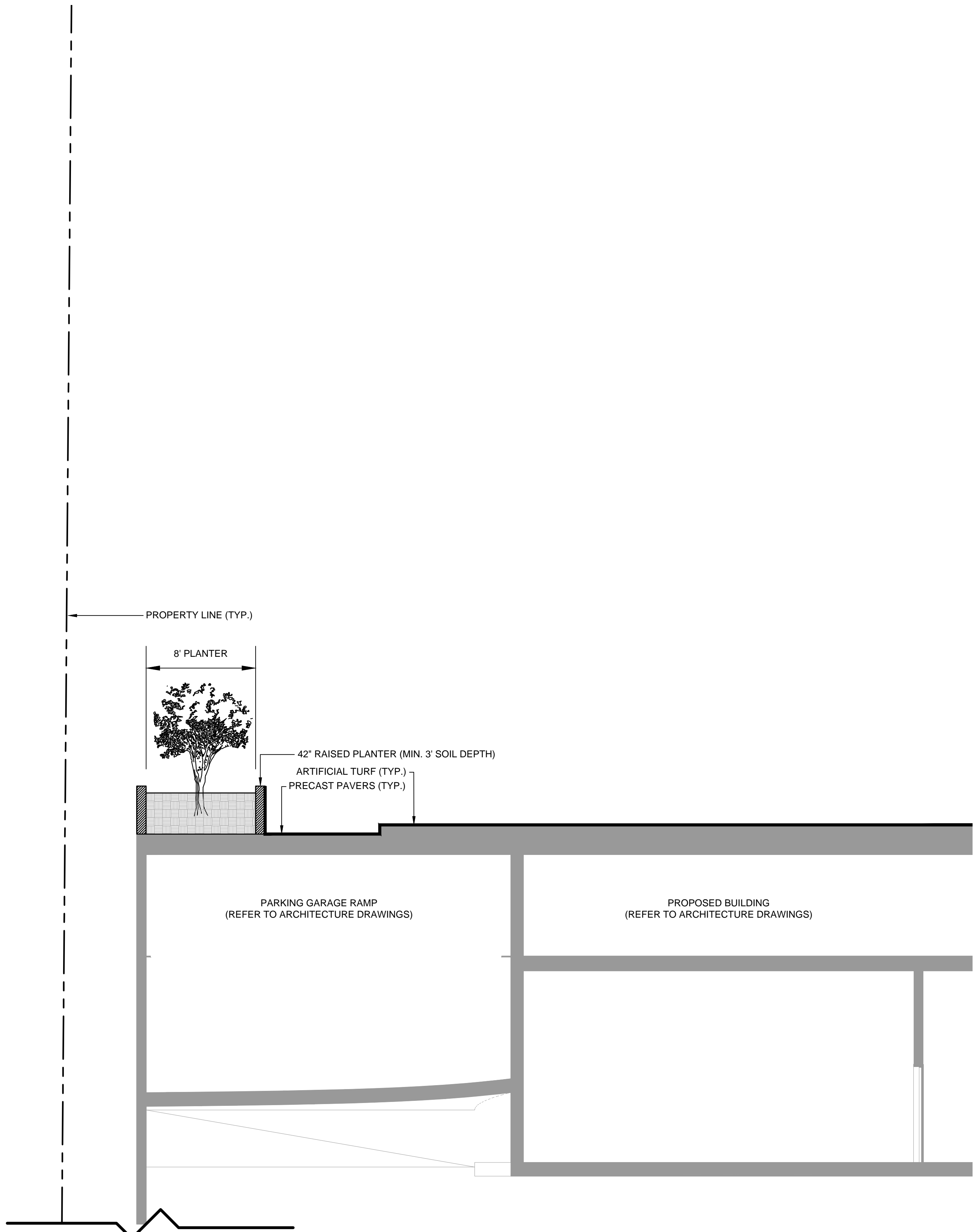
SHEET NUMBER
L-240



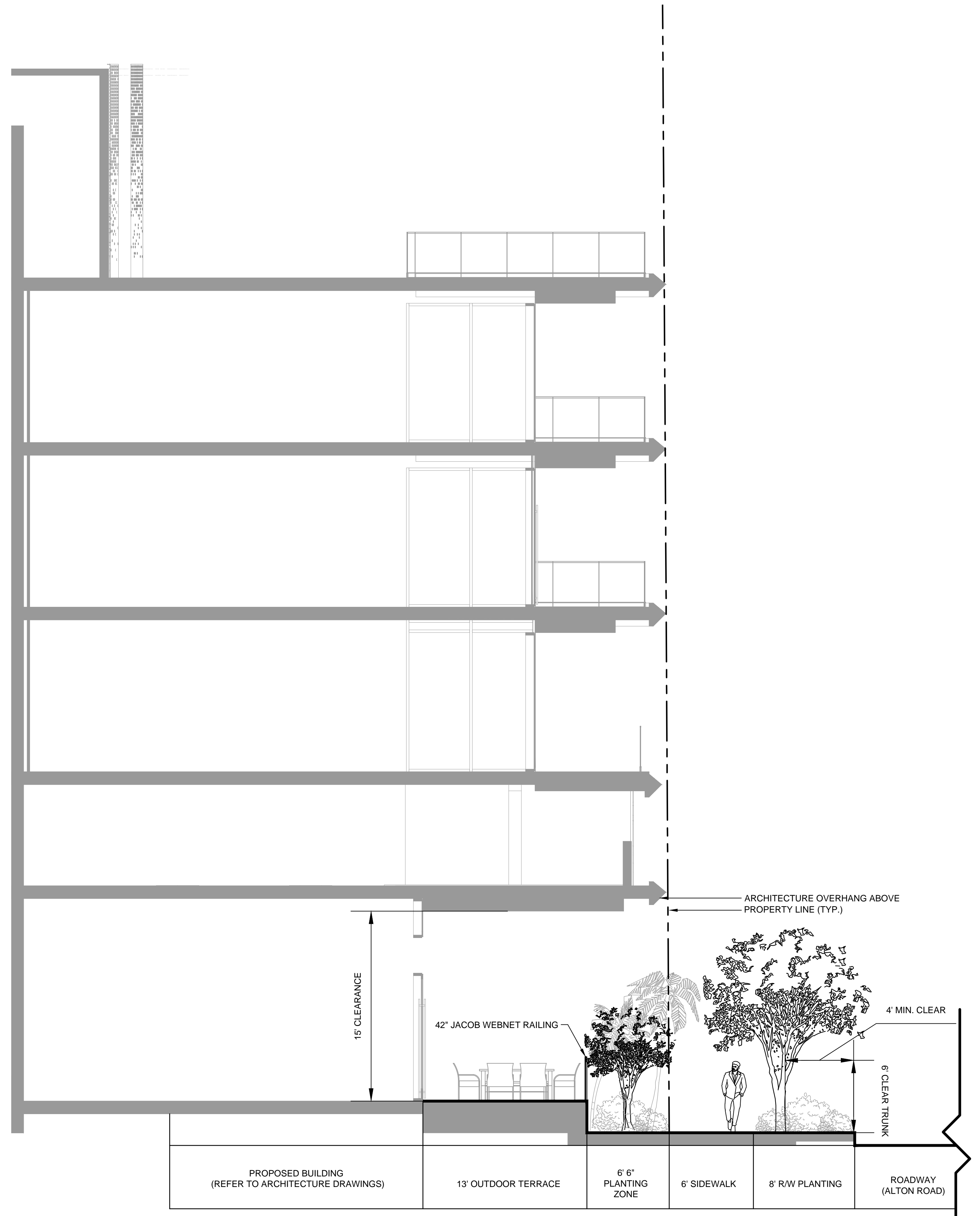
No.	REVISIONS	DATE	BY
2	CITY COMMENTS	10/11/2022	MW

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Plotted By: Epiq. Corros. Sheet Set: 1920 ALTON ROAD - Layout: L-251 SECTIONS - October 11, 2022 - 02:48:57pm \\kimley-horn.com\l-251\1920_alton_road\landscapes\CADD\PlanSheets\L-251_HARDSCAPE_DETAILS_AND_NOTES.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEVEL 3 AMENITY SECTION



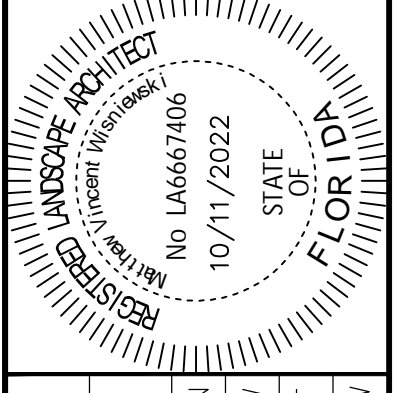
STREETSCAPE SECTION



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON THE DATE ADJACENT TO THE SEAL.

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	10/11/2022	MW

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

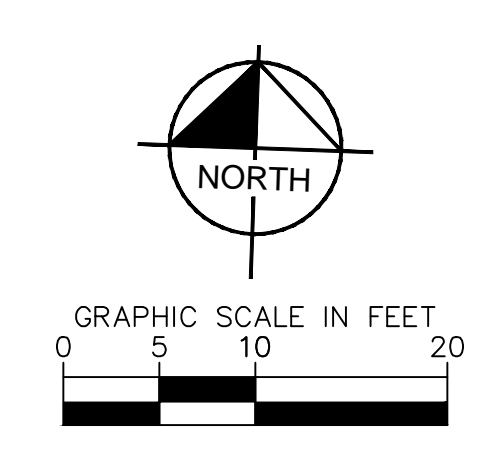
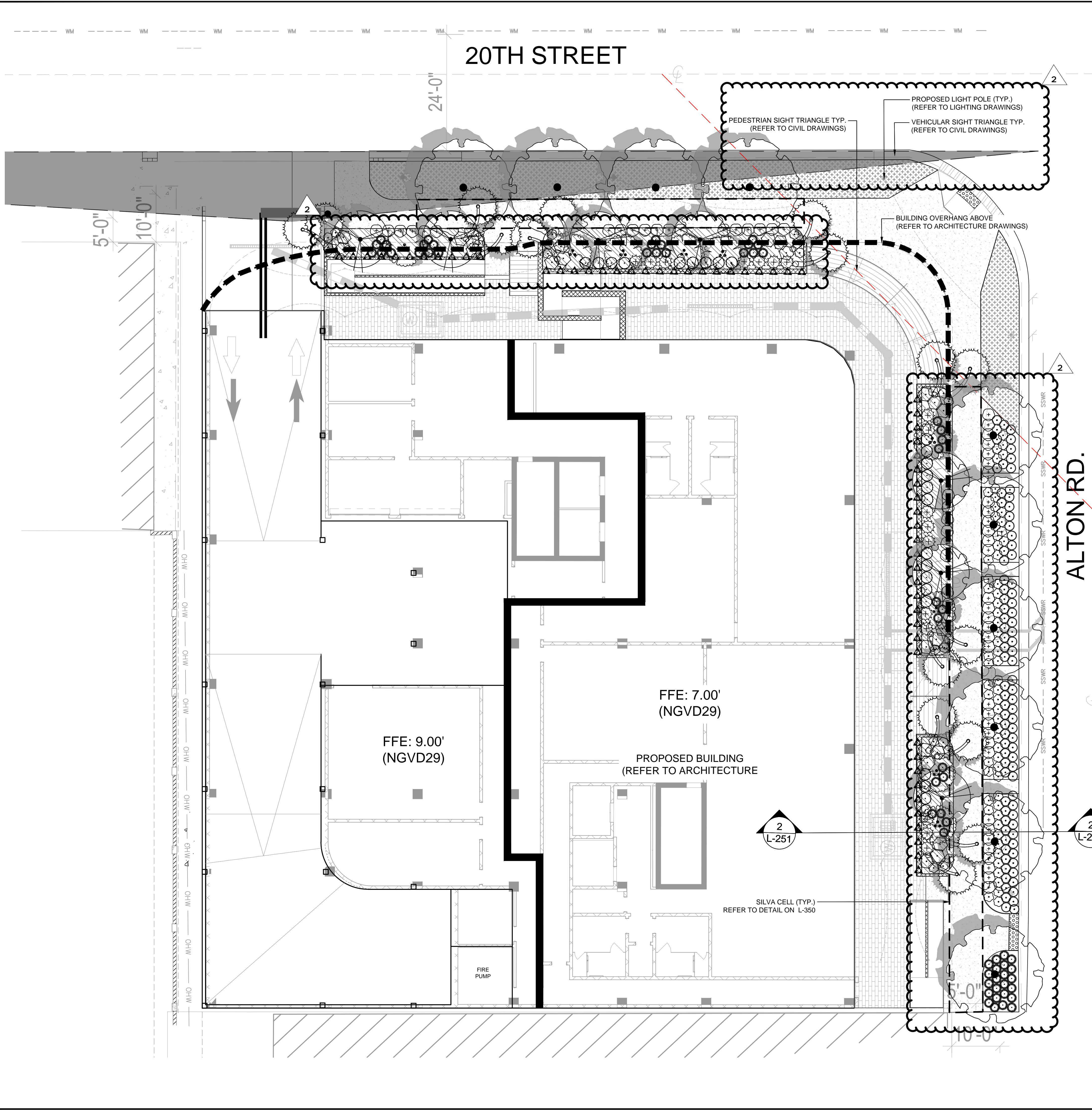


KHA PROJECT	143589001
DATE	OCT 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW


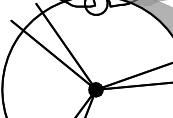





LANDSCAPE SECTIONS

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA

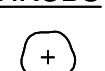
Plotted By: Epiq. Corpos. Sheet Set: 1920 ALTON ROAD Layout: L-300 October 11, 2022 04:06:30pm \\kimley-horn.com\l-300\1920_alton_road\landscape\CADD\PlanSheets\L-300_LANDSCAPE_PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CONCEPT PLANT KEY

-  **LARGE STREET TREES**
14' HT. MIN. / 3" CAL. / 8" CT.
CONOCARPUS ERECTUS / GREEN BUTTWOOD
-  **CANOPY STREET TREES**
12' HT. MIN. / 3" CAL. / 4" CT.
PIMENTA DIOICA / ALLSPICE TREE
PIMENTA RACEMOSA / BAYRUM TREE
-  **UNDERSTORY TREES**
10' HT. MIN. / MULTI-TRUNK 2" MIN. EA.
CONOCARPUS ERECTUS SERICEUS / SILVER BUTTWOOD
MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER
-  **PALMS**
10' CT. / CURVED TRUNK
SABAL PALMETTO / CABBAGE PALMETTO
-  **VINES**
@ 12' HT. MIN.
TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE
-  **GRASSES AND GROUNDCOVERS**
18" - 24" HT. MIN. / 30" OC.
ERNODEA LITTORALIS / GOLDEN CREEPER
PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON
TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS
-  **RAW GROUNDCOVERS**
12"-18" HT. MAX. / 18" OC.
ARACHIS GLABRATA / PERENNIAL PEANUT
ERNODEA LITTORALIS / GOLDEN CREEPER
MICROSORUM SCOLOPENDRIA / WART FERN

SHRUB KEY SCHEDULE

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CA	CALOPHYLLUM ANTILLANUM	BRAZILIAN BEAUTY LEAF
	CN2	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE
	HF	HAMELIA PATENS	FIREBUSH
	PN	PSYCHOTRIA NERVOSA	WILD COFFEE
	SC	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO
	ZP2	ZAMIA PUMILA	COONTIE CYCAD
LARGE SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	QC	QUADRELLA CYNOPHALLOPHORA	JAMAICAN CAPER

NOTES:

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE, NOTES AND LANDSCAPE LEGEND
- ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON THE DATE ADJACENT TO THE SEAL.

NO.	REVISIONS	DATE	BY
2	CITY COMMENTS	10/11/2022	MW

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL ENGINEER
 No. LA6667406
 STATE OF FLORIDA
 10/11/2022

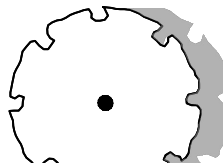


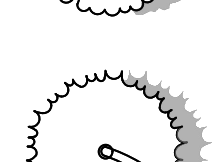
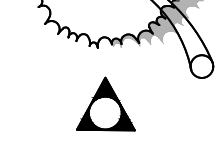
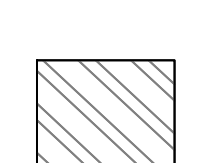
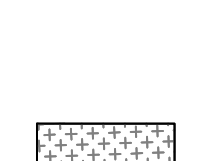
KHA PROJECT
 143589001
 DATE
 OCT. 2022
 SCALE AS SHOWN
 DESIGNED BY MW
 DRAWN BY CF
 CHECKED BY MW

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA







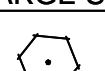
811 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.
 www.callsunshine.com

Plotted By: Epiq, Carlos, Sheet Set: 1920 ALTON ROAD, Layout: L-301, October 11, 2022, 03:08:17pm, \\kimley-horn.com\l-301\1920_alton_road\landscape\cadd\plan\sheet\l-301_landscape_plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONCEPT PLANT SCHEDULE

	LARGE STREET TREES 14' HT. MIN. / 3" CAL. / 8' CT. CONOCARPUS ERECTUS / GREEN BUTTWOOD	10
	CANOPY STREET TREES 12' HT. MIN. / 3" CAL. / 4' CT. PIMENTA DIOICA / ALLSPICE TREE PIMENTA RACEMOSA / BAYRUM TREE	7
	UNDERSTORY TREES 10' HT. MIN. / MULTI-TRUNK 2" MIN. EA. CONOCARPUS ERECTUS SERICEUS / SILVER BUTTWOOD MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	9
	PALMS 10' CT. / CURVED TRUNK SABAL PALMETTO / CABBAGE PALMETTO	16
	VINES @12' HT. MIN. TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE	59
	GRASSES AND GROUNDCOVERS 18" - 24" HT. MIN. / 30" OC. ERNODEA LITTORALIS / GOLDEN CREEPER PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	1,375 SF
	R/W GROUNDCOVERS 12"-18" HT. MAX. / 18" OC. ARACHIS GLABRATA / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER MICROSORUM SCOLOPENDRIA / WART FERN	1,166 SF

SHRUB SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CA	61	CALOPHYLLUM ANTILLANUM BRAZILIAN BEAUTY LEAF	CONT.	30" O.C.	24" HT MIN	NO
	CN2	86	CLUSIA ROSEA 'NANA' DWARF PITCH APPLE	CONT.	24" O.C.	18" HT MIN	NO
	HF	60	HAMELIA PATENS FIREBUSH	CONT.	30" O.C.	18" HT MIN	YES
	PN	24	PSYCHOTRIA NERVOSA WILD COFFEE	CONT.	30" O.C.	24" HT. MIN.	YES
	SC	17	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO	CONT.	30" O.C.	24" HT. MIN.	YES
	ZP2	88	ZAMIA PUMILA COONTIE CYCAD	CONT.	24" O.C.	18" HT MIN	YES
LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	QC	24	QUADRELLA CYNOPHALLOPHORA JAMAICAN CAPER	CONT.	AS SHOWN	6' HT MIN.	YES

NOTES:

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE NOTES AND LANDSCAPE LEGEND.
- ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

MIAMI BEACH LANDSCAPE LEGEND

Zoning District CD-2 Net Lot Area: 0.586 Acres or 25,526 SF

OPEN SPACE

A. Square feet of open space required by Chp. 126, as indicated on site plan:	REQUIRED	PROVIDED
Net Lot area = <u>25,526</u> x <u>25%</u>	<u>6,382</u> SF	<u>6,382</u> SF

LAWN AREA CALCULATION

A. Total square feet of landscape open space required by Chp. 126 =	<u>6,382</u> SF	
B. Maximum lawn area permitted = <u>20%</u> x required landscape open space =	<u>1,276</u> SF	<u>n/a</u> SF

TREES

A. The number of site trees required per net lot area = <u>22</u> site trees per net lot area	
less the existing number of trees that meet minimum requirements <u>0</u> existing trees	
required trees x net lot acreage = <u>13</u> trees - existing trees	

13 trees	13 trees
4 "trees"	3 "trees"
4 trees	10 trees
7 trees	10 trees
8 trees	8 trees
9 trees	9 trees
30 trees	30 trees
360 shrubs	360 shrubs*
180 shrubs	190 shrubs
36 shrubs	36 shrubs*

SHRUBS

A. The total number of trees required x 12 = the number of shrubs required	
B. The number of shrubs required x 50% = the number of native shrubs required	
C. The total number of shrubs required x 10% = the number of large shrubs required	

IRRIGATION PLAN
 Required by Chp. 126:
 Auto Irrigation x
 Hose Bibs _____

ADDITIONAL EXCESS OF 24 SHRUBS AND 12 LARGE SHRUBS ARE BEING PROVIDED ON LEVEL 3. REFER TO SHEET L-320. OR PER SECTION 126-6.J APPLICANT MAY ENTER AN AGREEMENT WITH THE CITY. AS APPROVED BY THE PLANNING DEPARTMENT, TO PLANT EXCESS NUMBER OF REQUIRED TREES, LARGE SHRUBS, AND SHRUBS ON PUBLIC PROPERTY.

NO.	REVISIONS	DATE	BY
2			

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL ENGINEER
 No. LA667406
 10/11/2022
 STATE OF FLORIDA

LANDSCAPE SCHEDULE

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

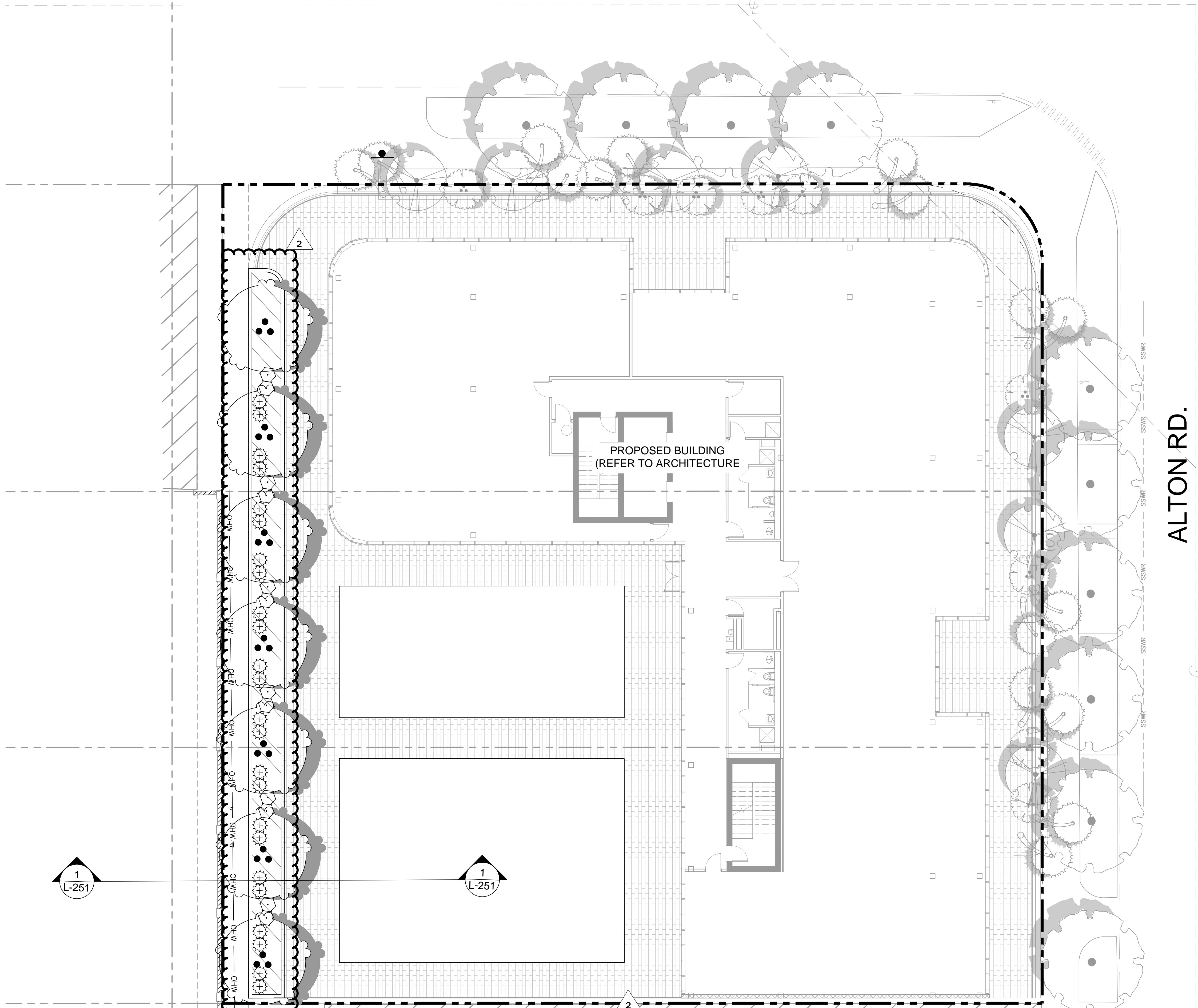
SHEET NUMBER
L-301



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON THE DATE ADJACENT TO THE SEAL.

Plotted By: Epiq, Corpos, Sheet Set: 1920 ALTON ROAD, Layout: L-320, October 11, 2022, 02:51:09pm, \\kimley-horn.com\l-320\1920_alton_road\landscape\CADD\PlanSheets\L-320_LANDSCAPE_PLAN_LVL_3_AMENITY.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

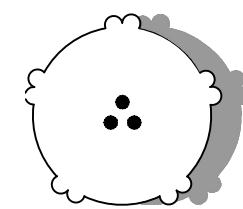
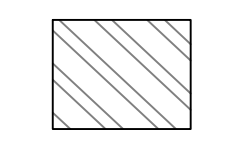
20TH STREET



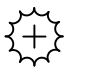
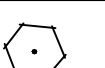
ALTON RD.

- NOTES:**
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
 - ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

CONCEPT PLANT SCHEDULE LEVEL 3

	SHADE TREES 10' HT. MIN. / MULTI-TRUNK 2" MIN. EA. COCCOLOBA UVIFERA / SEA GRAPE CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	7
	GRASSES AND GROUNDCOVERS 18" - 24" HT. MIN. / 30" OC. ERNODEA LITTORALIS / GOLDEN CREEPER PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	800 SF

SHRUB SCHEDULE LEVEL 3

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NATIVE
	SC	24	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	CONT.	30" O.C.	24" HT. MIN.	YES
LARGE SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NATIVE
	QC	12	QUADRELLA CYNOPHALLOPHORA	JAMAICAN CAPER	CONT.	AS SHOWN	6' HT MIN.	YES

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON THE DATE ADJACENT TO THE SEAL.

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL ENGINEER
 No. LA6667406
 10/11/2022
 DATE OF EXPIRATION
 FLOOR PLAN

LANDSCAPE PLAN
 LVL. 3 AMENITY

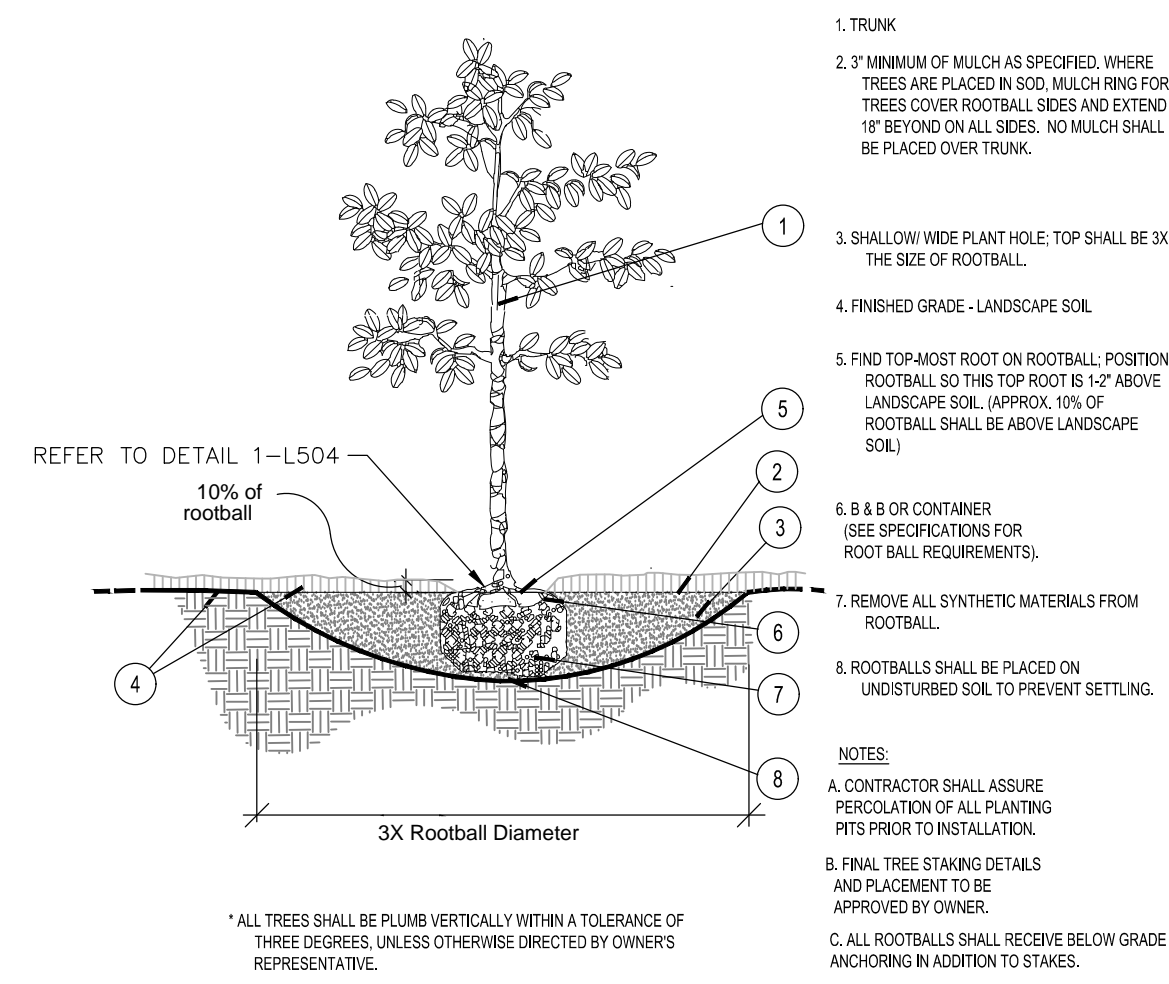
1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.
 www.callsunshine.com

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	10/11/2022	MW

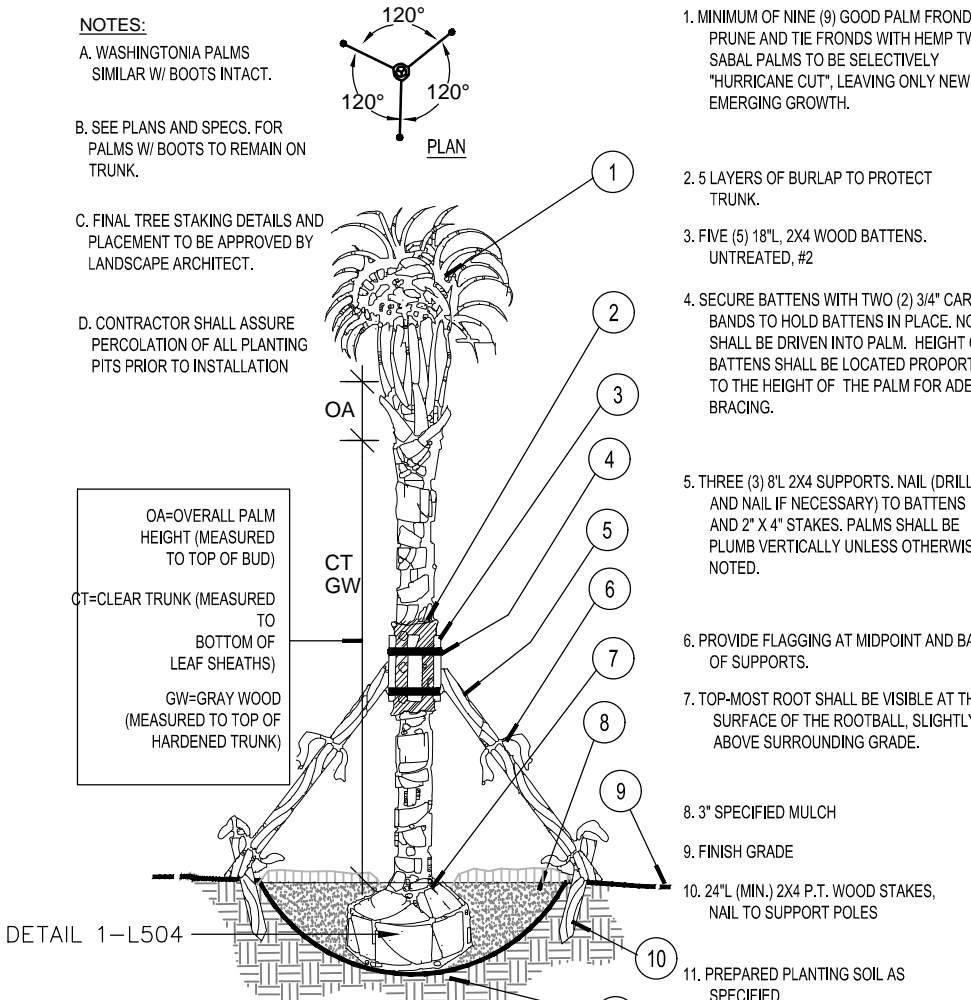
SHEET NUMBER
L-320

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



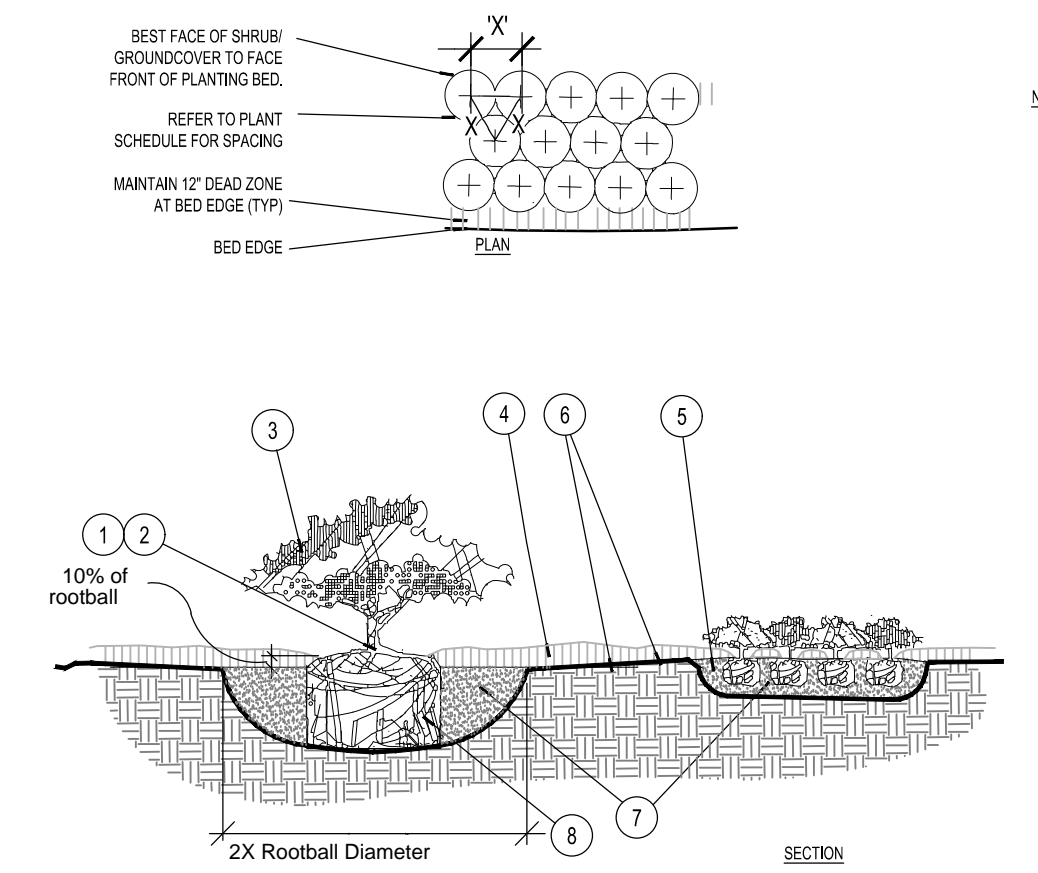
A Tree Planting

SECTION NTS



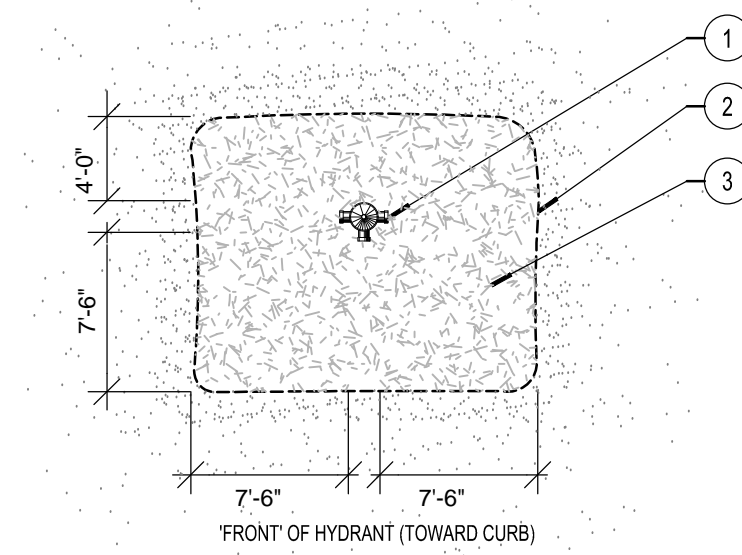
B Palm Planting and Staking

SECTION NTS



C Shrub / Groundcover Planting

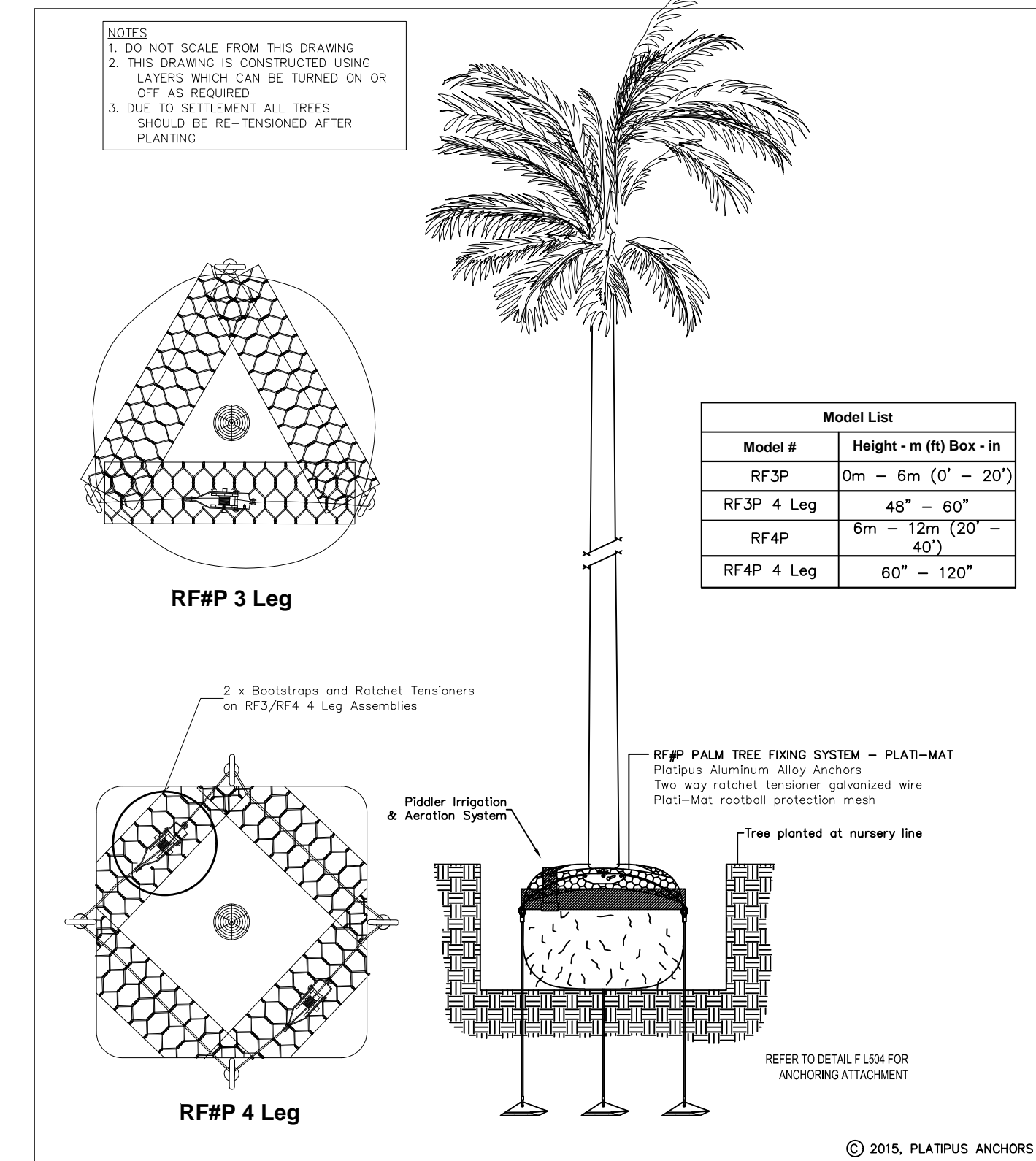
PLAN SECTION NTS



- FIRE HYDRANT
- NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
- PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone

PLAN NTS

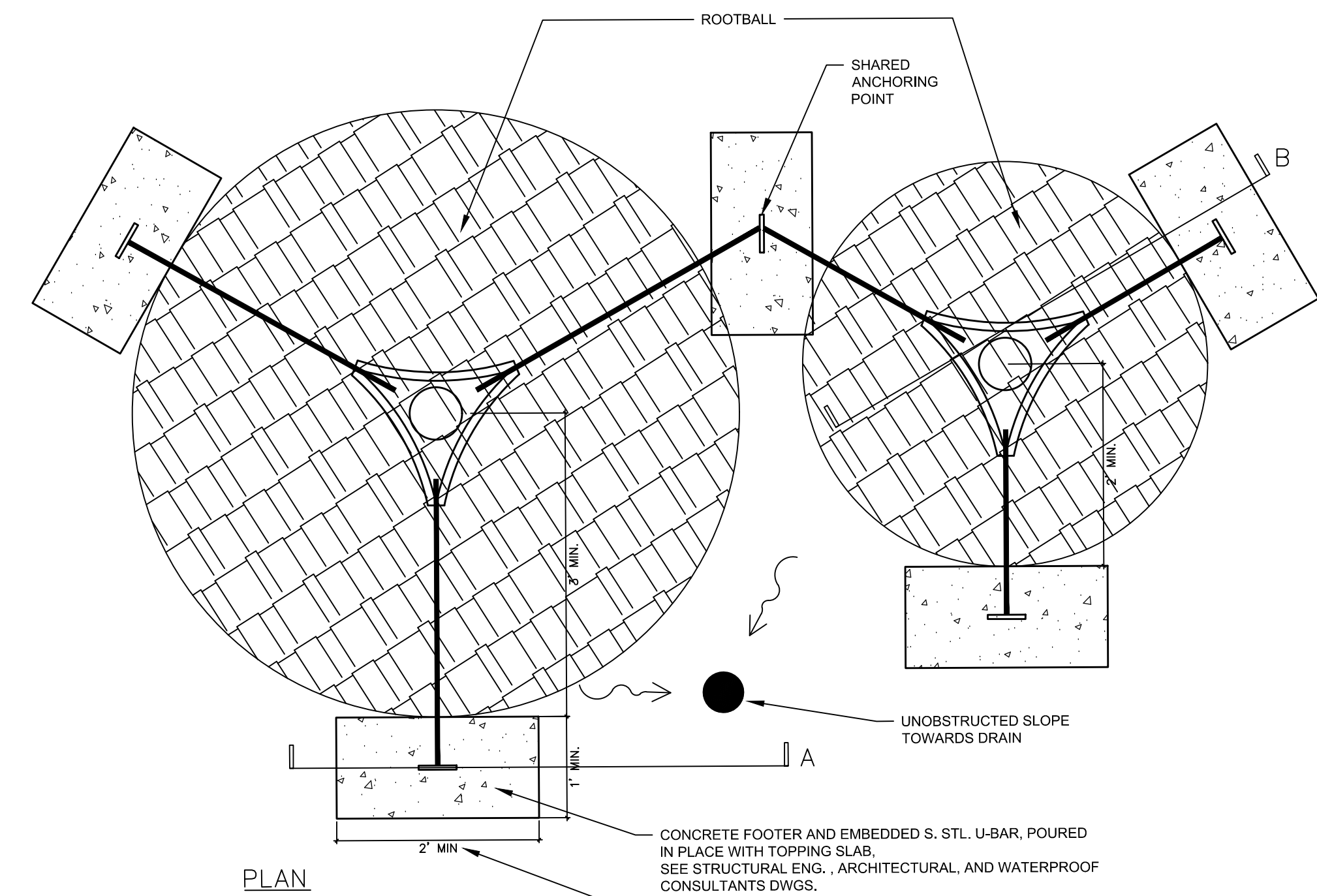


PALM FIXING SYSTEM W/ PLATI-MAT	
DRAWN DATE: 09/01/2021 13:54:15	DRAWING NUMBER: STD - 400 - 2
CHECKED DATE:	
APPROVED DATE:	

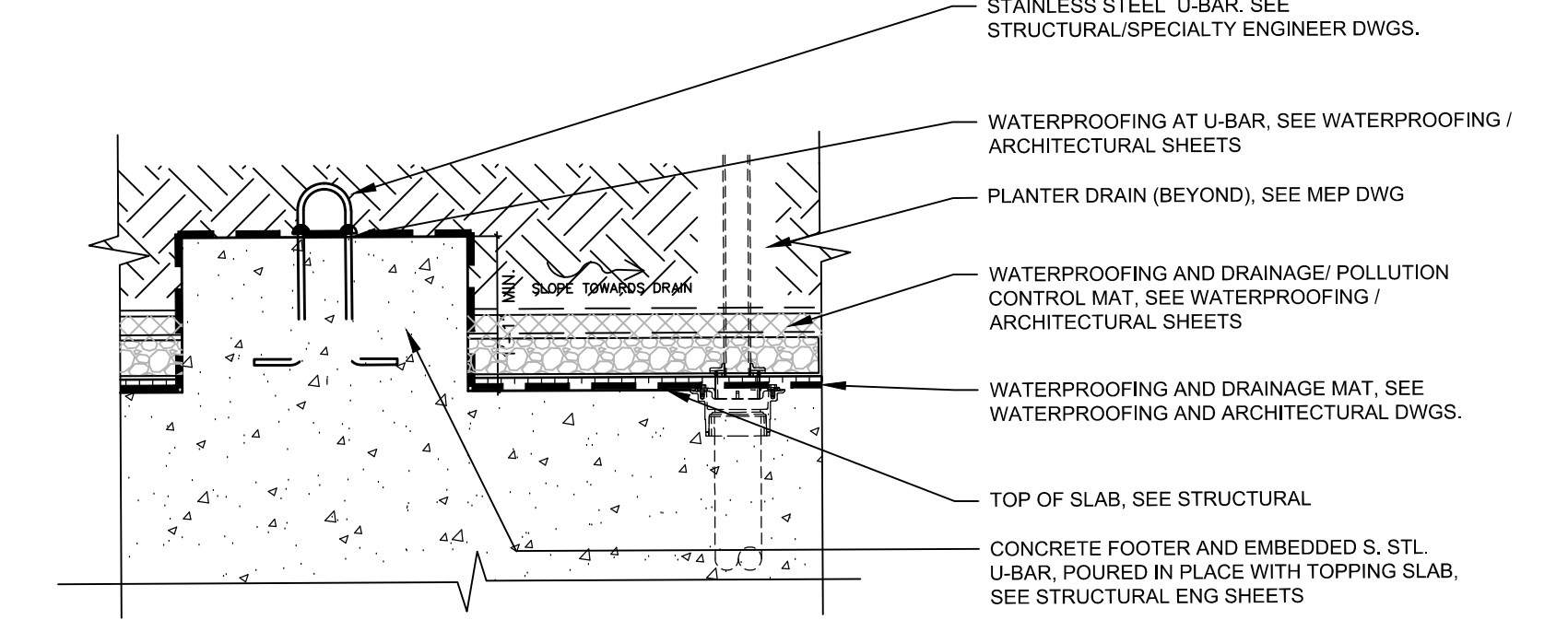
E PALM ROOTBALL FIXING SYSTEM

PLAN SECTION NTS

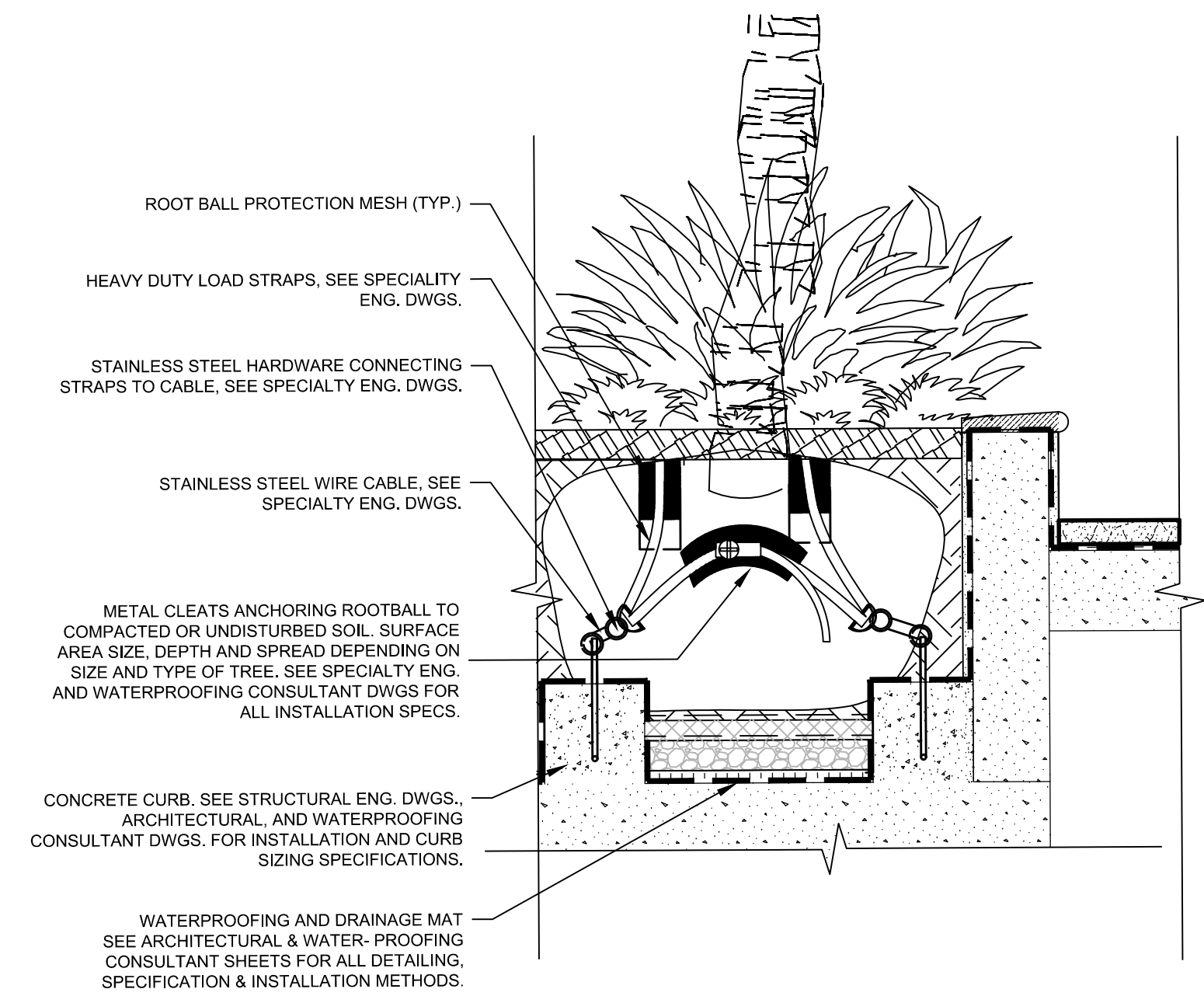
DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.



PLAN



SECTION A



SECTION B - CURB ANCHORING

F BELOW GRADE ROOTBALL ANCHORING DETAIL

PLAN SECTION NTS

NO.	REVISIONS	DATE
2		10/11/2022

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL
 No. LA6667406
 10/11/2022
 STATE OF FLORIDA
 KHA PROJECT: 143589001
 DATE: OCT. 2022
 SCALE: AS SHOWN
 DESIGNED BY: MW
 DRAWN BY: CF
 CHECKED BY: MW

LANDSCAPE DETAILS

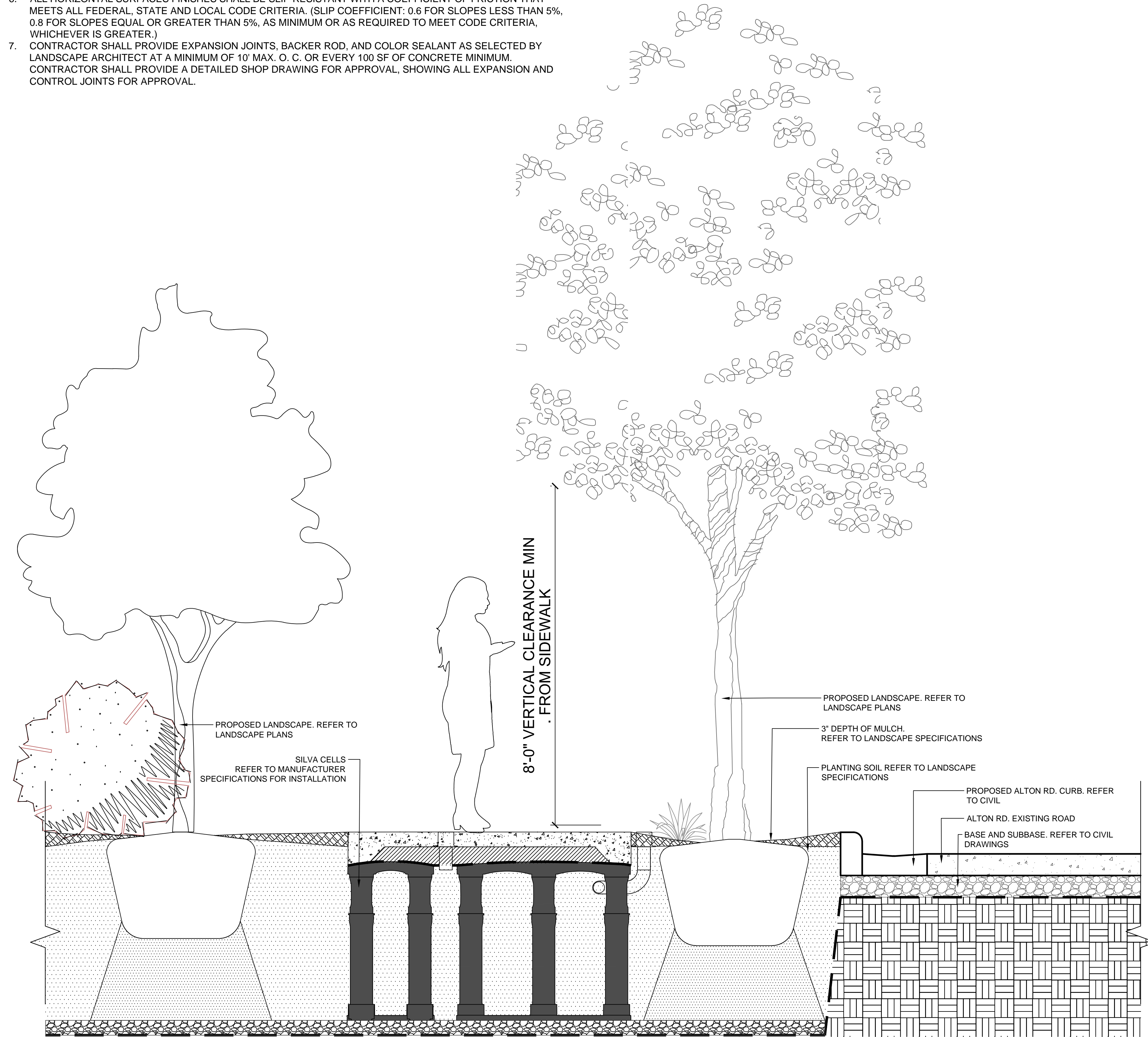
1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

SHEET NUMBER
L-350

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.
 www.callsunshine.com

GENERAL NOTES:

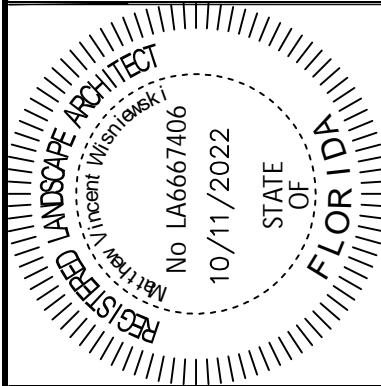
1. CONTRACTOR SHALL SUBMIT DETAILED ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
2. A 10" X10" MOCKUP SHALL BE PROVIDED BY THE CONTRACTOR, TO BE APPROVED BY LANDSCAPE ARCHITECT, SHOWING SMOOTH SPONGE, SANDBLAST/TOP CAST FINISHES, EXPANSION AND CONTROL JOINTS.
3. PRECAUTIONS SHALL BE TAKEN IN HOT WEATHER TO PREVENT PLASTIC CRACKING RESULTING FROM EXCESSIVELY RAPID DRYING AT SURFACES DESCRIBED IN CIP 5 "PLASTIC SHRINKAGE CRACKING" PUBLISHED BY THE NATIONAL READY MIXED CONCRETE ASSOCIATION.
4. CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (2) TWO TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL APPROVED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES, PRODUCT DATA, AND COLOR CHARTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
6. ALL HORIZONTAL SURFACES FINISHES SHALL BE SLIP RESISTANT WITH A COEFFICIENT OF FRICTION THAT MEETS ALL FEDERAL, STATE AND LOCAL CODE CRITERIA. (SLIP COEFFICIENT: 0.6 FOR SLOPES LESS THAN 5%, 0.8 FOR SLOPES EQUAL OR GREATER THAN 5%, AS MINIMUM OR AS REQUIRED TO MEET CODE CRITERIA, WHICHEVER IS GREATER.)
7. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS, BACKER ROD, AND COLOR SEALANT AS SELECTED BY LANDSCAPE ARCHITECT AT A MINIMUM OF 10' MAX. O. C. OR EVERY 100 SF OF CONCRETE MINIMUM. CONTRACTOR SHALL PROVIDE A DETAILED SHOP DRAWING FOR APPROVAL, SHOWING ALL EXPANSION AND CONTROL JOINTS FOR APPROVAL.



1 GROUND LEVEL- PLANTER PROFILES
3/4" = 1'-0"

043-000-01

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON DATE ADJACENT TO SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON THE DATE ADJACENT TO THE SEAL.



KHA PROJECT	143589001
DATE	OCT 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

LANDSCAPE DETAILS

1920 ALTON ROAD
 PREPARED FOR
ALTON OFFICE
HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA

SHEET NUMBER
L-351



2	CITY COMMENTS	10/11/2022	MW
No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

