

PROPOSED 4700 ALTON RESIDENCE
4700 ALTON ROAD
MIAMI BEACH, FL 33140
FINAL SUBMITTAL : MAY DRB

SCOPE OF WORK:
1- NEW CONSTRUCTION TWO STORY SINGLE FAMILY RESIDENCE
2-DEMOLITION OF EXISTING STRUCTURE



REVISIONS	BY

AR-0097801

4700 ALTON RESIDENCE
4700 ALTON ROAD
MIAMI BEACH, FL 33140

NADER GOUBRAN, ARCHITECT
217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
LICENSE NUMBER AR-0097801

**ARCHITECT**

DATE
2/25/2018

SCALE:

COVER SHEET



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

SITE PLAN -
AREA CALCULATION -
SITE DETAILS

SHEET
002



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SCALE:

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SHEET
002.1



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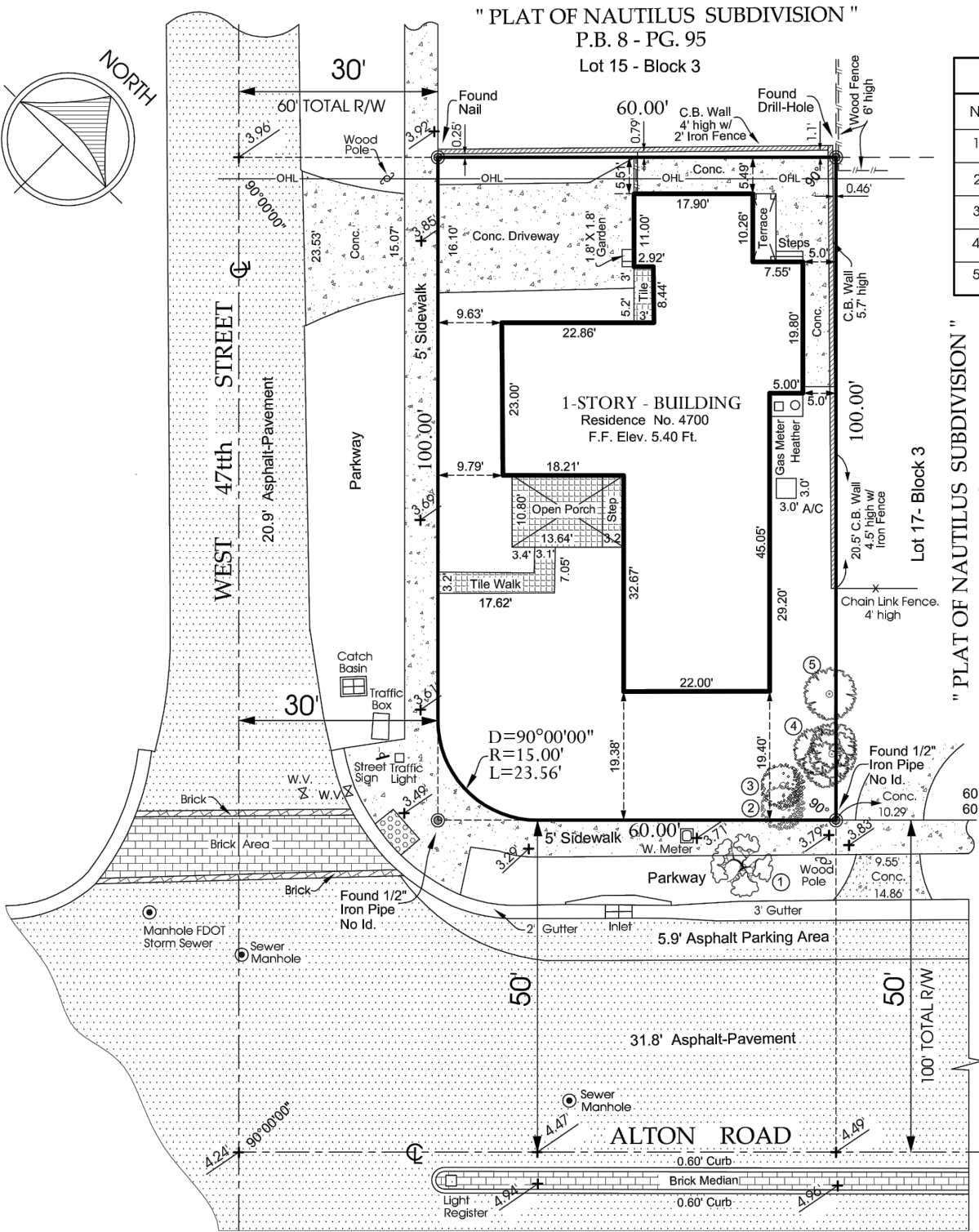
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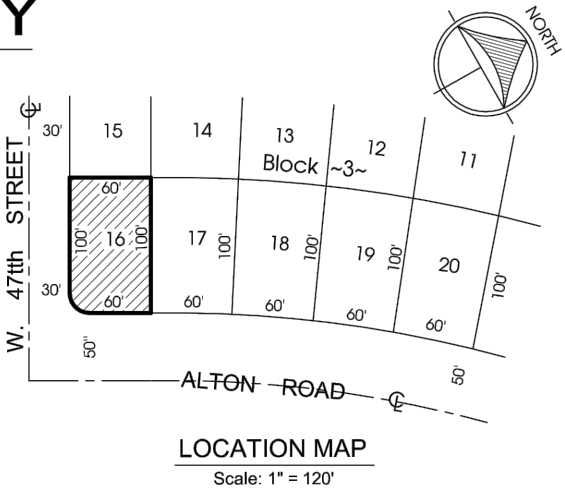
SITE PLAN -
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SHEET
002.2

SKETCH OF BOUNDARY SURVEY



TREE TABULATION				
No.	NAME	TRUNK (Diameter)	SPREAD (Diameter)	HEIGHT
1	MAHOGANY	3.5'	30'	28'
2	ROYSTONEA REGIA	1.0'	12'	22'
3	ROYSTONEA REGIA	1.65'	12'	48'
4	CHAMAEDOREA GLAUCIFOLIA (GROUP 8)	0.25'-0.40'	10'	8'-12'
5	CHAMAEDOREA GLAUCIFOLIA	0.40'	8'	8'



LEGAL DESCRIPTION:
FOLIO: 02-3222-0610
Lot 16, Block 3, "PLAT OF NAUTILUS SUBDIVISION",
according to the Plat thereof, as recorded in Plat Book 8, at Page
95, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
4700 ALTON RESIDENCE, LLC
CITY OF MIAMI-BEACH BUILDING and ZONING DEPARTMENT

PROPERTY ADDRESS:
4700 Alton Road,
Miami Beach, Florida 33140

- SURVEYOR'S NOTES:**
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - All bearings and distances shown hereon are recorded and measured unless otherwise shown.
 - The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
 - Elevations are based on the National Geodetic Vertical Datum 1929.
 - Fence ties are to be the center line of the fence.
 - Wall ties are to face of the wall.
 - Ownership subject to opinion of the Title.
 - Underground utilities are not depicted hereon.
 - Benchmark : Miami-Dade County D-132 - R-8.23' (N.G.V.D. 1929)
 - Finish Floor Elevation minimum required: 8.00 feet (1' above the Base Flood Elevation)

NOTE: Parcel Area
Miami Dade County Property Appraiser: 6,000 S.Ft.
Gross: 13,500 S. Ft. (including one half of Right-of-ways)
Net : 5,952 S. Ft. (excluding the 15' radius corner area)

SURVEYOR'S CERTIFICATE:
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.051 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of field work: 01-12-2018

Karl F. Kuhn
Professional Surveyor # 5953
State of Florida.



KARL F. KUHN

Professional Land Surveyor
1382 N.E. 178th Street,
North Miami Beach,
Florida 33162.

TEL: (786) 306-5348
kuhnkarl@comcast.net

DATE OF FIRM: 09-11-2009
PANEL NUMBER: 0309
SCALE: 1"=20'
BASE FLOOD ELEVATION: 7.0'JOB No. 15-0026ES

COMMUNITY NUMBER: 120651
FIRM ZONE: AE
REVISION: K.F.K.

SUFFIX: L
DRAWN BY: M.F.
DATE: 01-15-2018

SHEET 1
OF 1

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

EXISTING SURVEY

SHEET
003

Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	YES
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	3.71'
Crown of road at center of property (if no sidewalk exists or is proposed)	N/A
Flood Elevation	9.000

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
STREET Side	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.560
BACK YARD	
Min Yard Elevation	6.560
Max Yard Elevation	6.560



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4700 ALTON ROAD MIAMI BEACH FL 33140		
2	Folio number(s):			
3	Board and file numbers :			
4	Year built:		Zoning District:	RS4
5	Based Flood Elevation:	8.0'	Grade value in NGVD:	3.71' NGV+1'-0"(9'-0"NGVD)
6	Adjusted grade (Flood+Grade/2):	5.915'	Free board:	
7	Lot Area:	5,952		
8	Lot width:	60'	Lot Depth:	100'
9	Max Lot Coverage SF and %:	30% 1785.6 SF	Proposed Lot Coverage SF and %:	32.8% 1,949SF
10	Exisiting Lot Coverage SF and %:	32% 1940 SF	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	95.6% 1106 SF	Rear Yard Open Space SF and %:	70.4% 845 SF
12	Max Unit Size SF and %:	2976 SF 50%	Proposed Unit Size SF and %:	3000 SF 50.4%
13	Existing First Floor Unit Size:	1940 SF	Proposed First Floor Unit Size:	1,650 SF
14	Existing Second Floor Unit Size	0 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,350 SF 81.8%
15			Proposed Second Floor Unit Size SF and % :	1,350 SF 45%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	316 SF 23.4%

		Required	Existing	Proposed	Deficiencies
17	Height:	27'	1 STORY	27'	
18	Setbacks:				
19	Front First level:	30'	19.38'	20'	10'
20	Front Second level:	30'	N/A	20'	10'
21	Side 1:	7.5'	5'	7.5'	N/A
22	Side 2 or (facing street):	15'	9.79'	16.5'	N/A
23	Rear:	20'	5.51'	30'	N/A
	Accessory Structure Side 1:	N/A			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
26	Sum of Side yard :	N/A			
27	Located within a Local Historic District?			Yes or no	NO
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	NO
29	Determined to be Architecturally Significant?			Yes or no	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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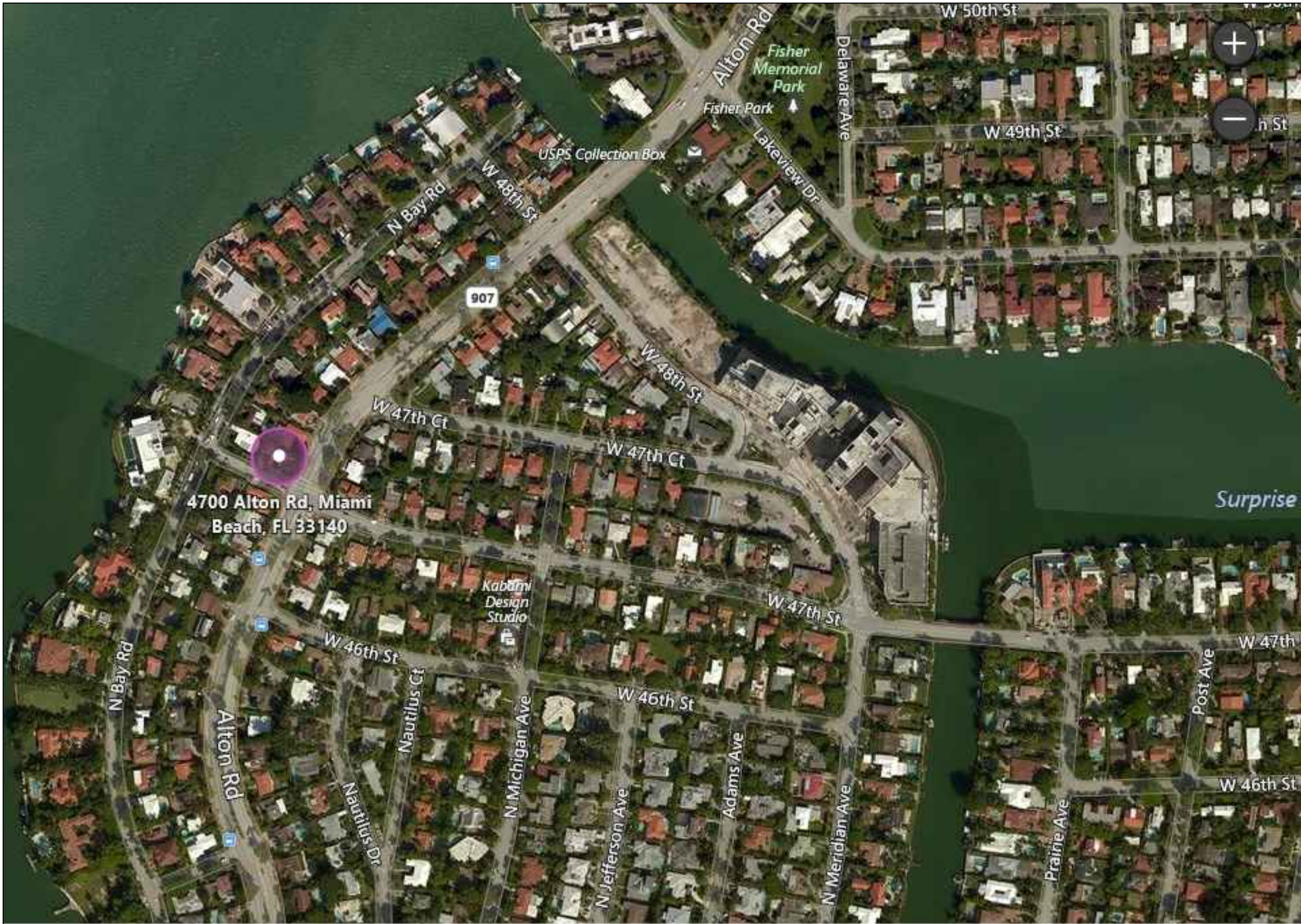
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004



LOCATION MAP

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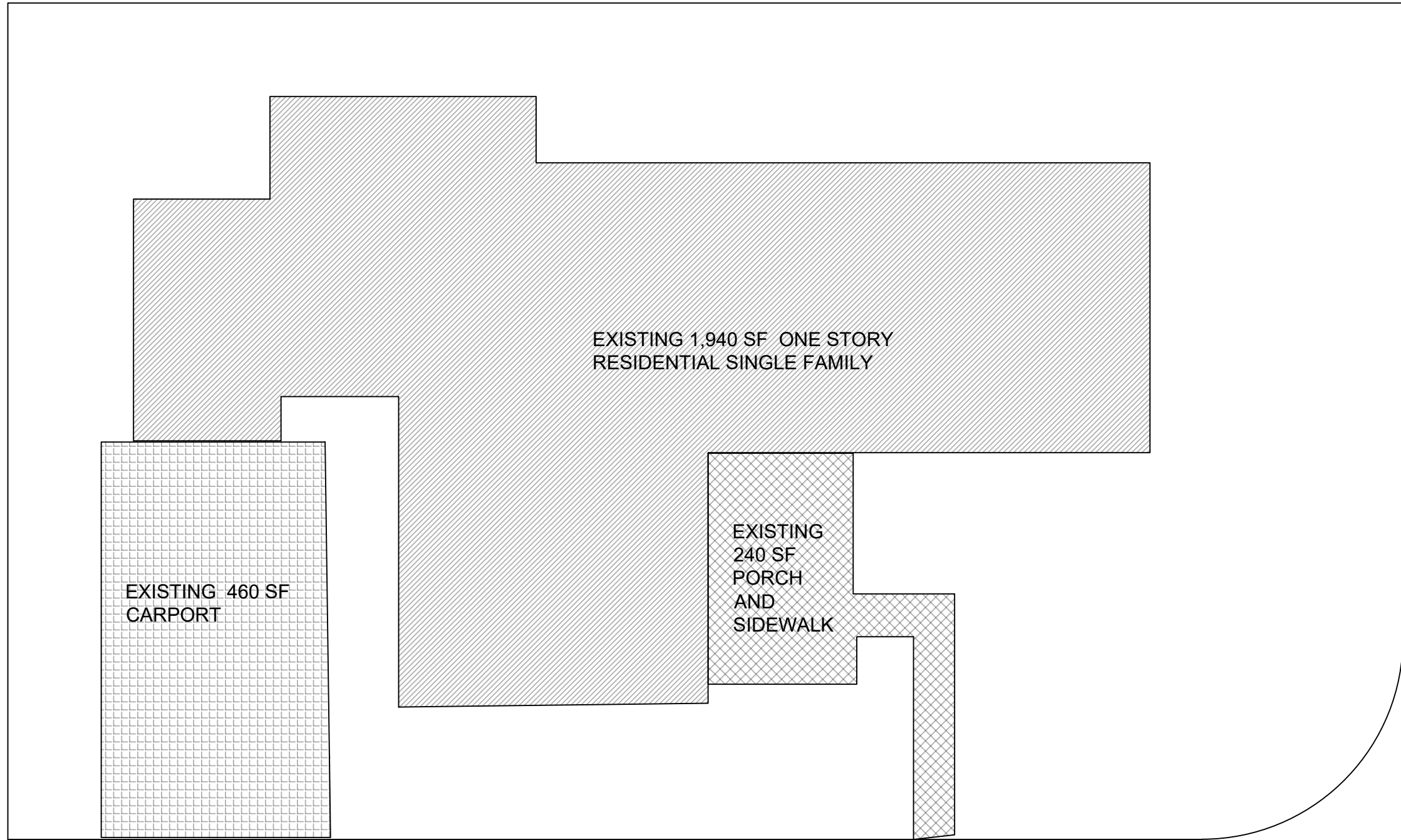
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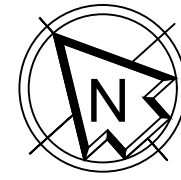
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SHEET
005



WEST 47TH STREET
30' R/W

EXISTING LOT COVERAGE
1/4" = 1'-0"



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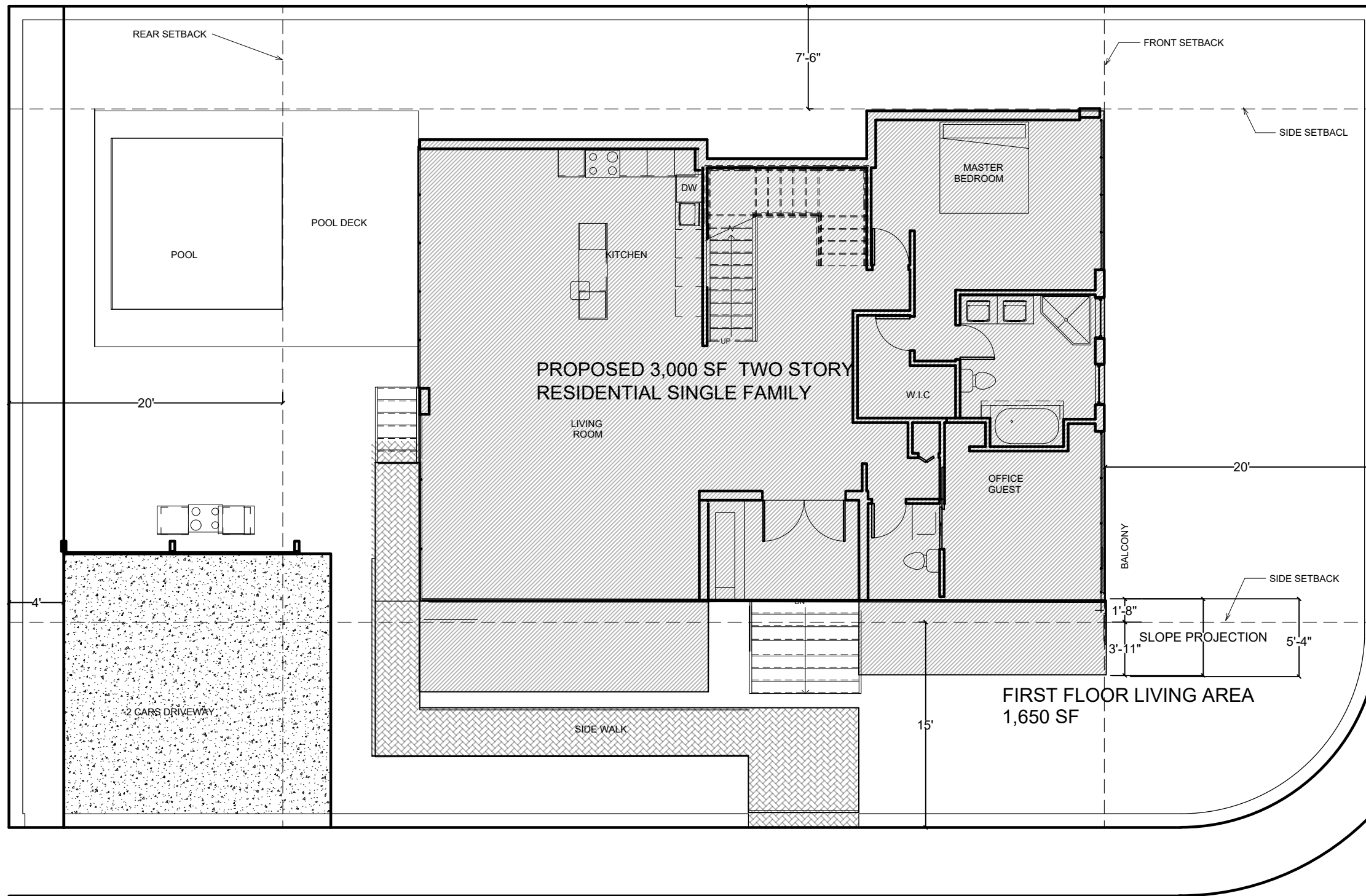
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EXISTING LOT COVERAGE	



ALTON ROAD

LOT SIZE 5,952 SF
LOT COVERAGE
1,949 SF = 32.8%

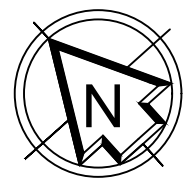
1ST FLOOR A/C
1,650SF
2ND FLOOR A/C
1,350 SF

TOTAL
3,000 SF

FAR : 3,000 SF /5,952 SF
FAR = 50.4%

PROPOSED LOT COVERAGE DIAGRAM

1/4" = 1'-0"



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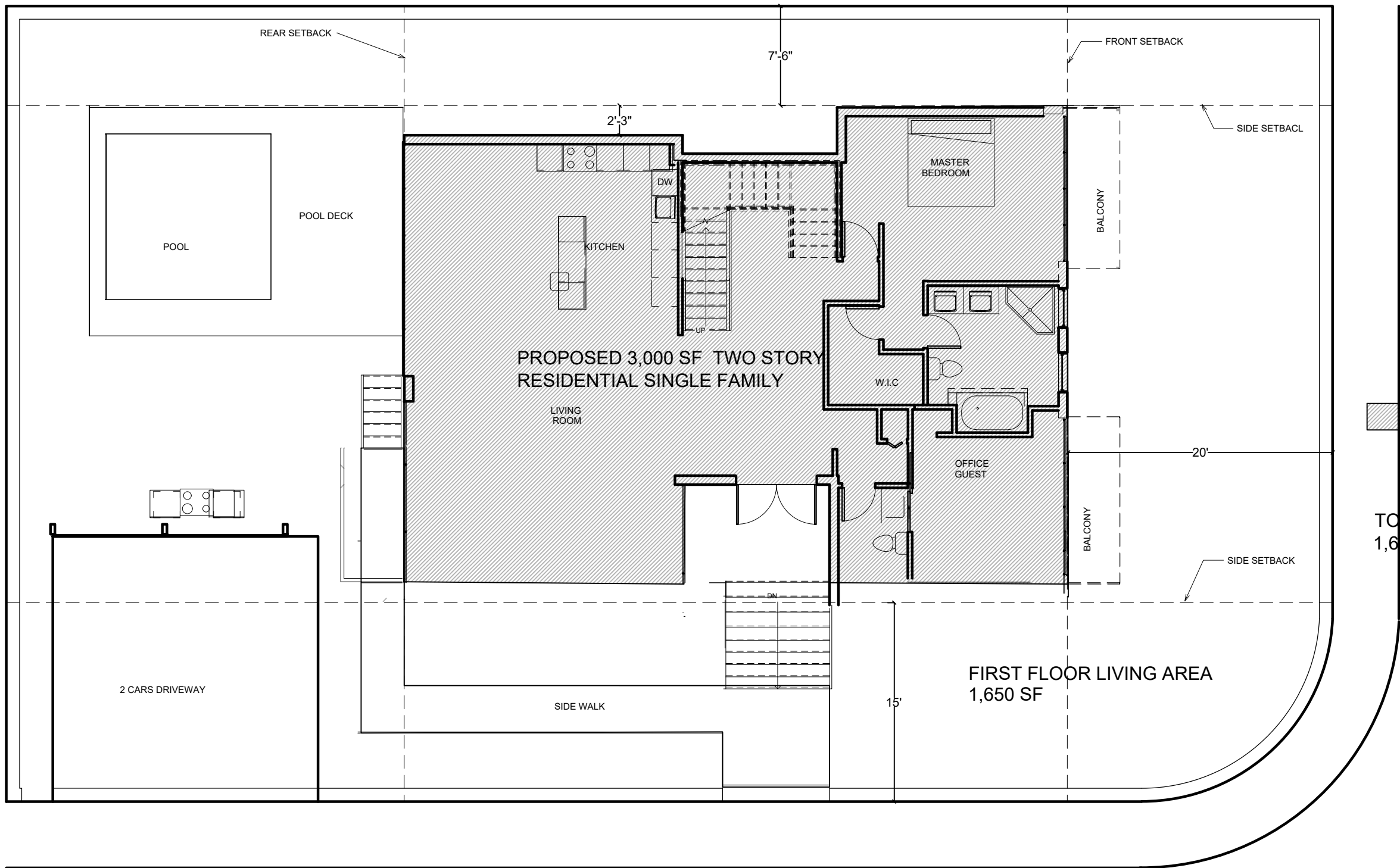
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EXISTING LOT COVERAGE	

SHEET
007



UNIT SIZE 1ST FLOOR
1/4" = 1'-0"



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UNIT SIZE 1ST FLOOR	

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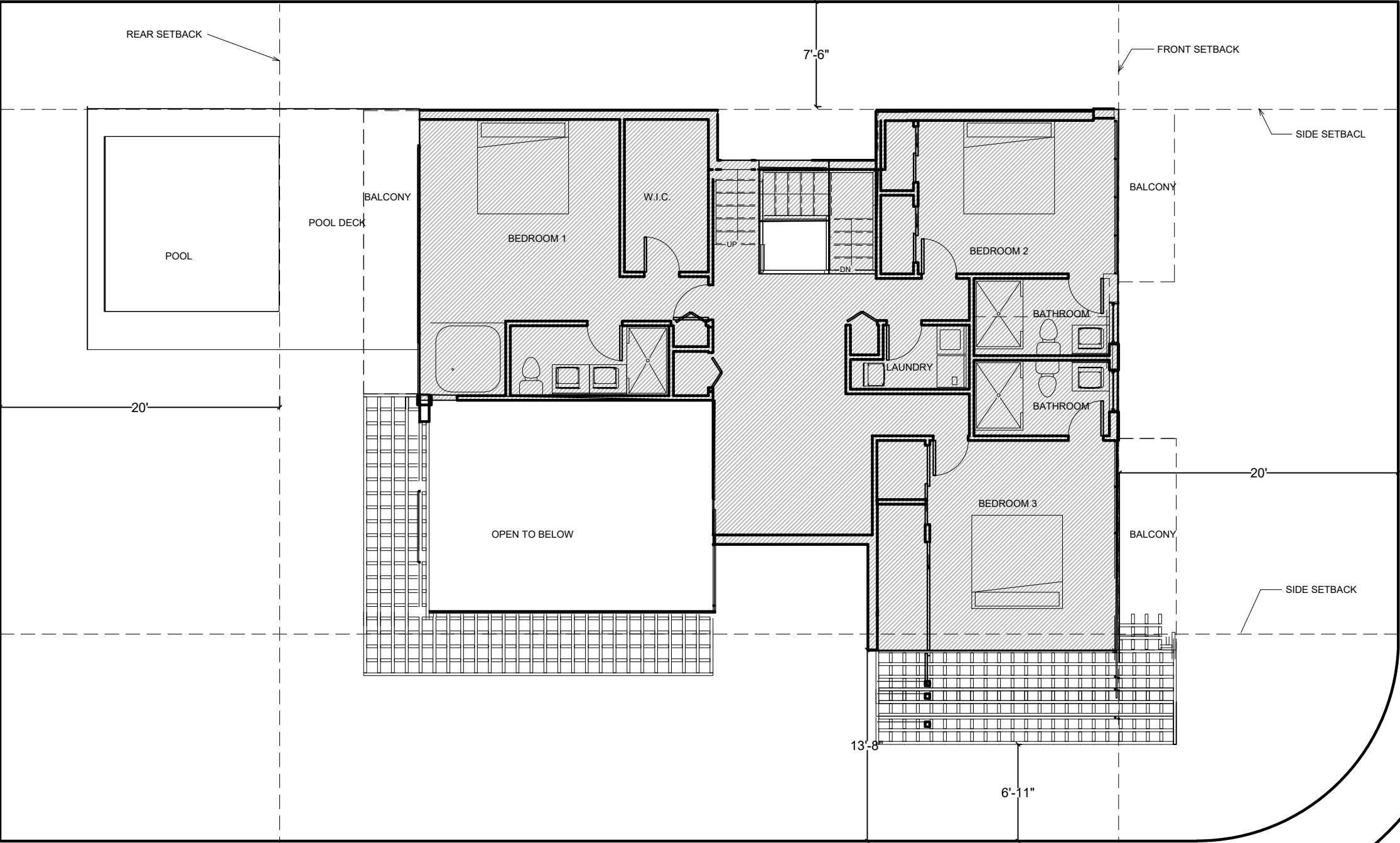
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SCALE: 1/4" = 1'-0"

UNIT SIZE 2ND FLOOR



ALTON ROAD

2ND FLOOR A/C
1,350 SF

TOTAL 2ND FLOOR
1,529SF



SECOND FLOOR LIVING AREA 1,300 SF

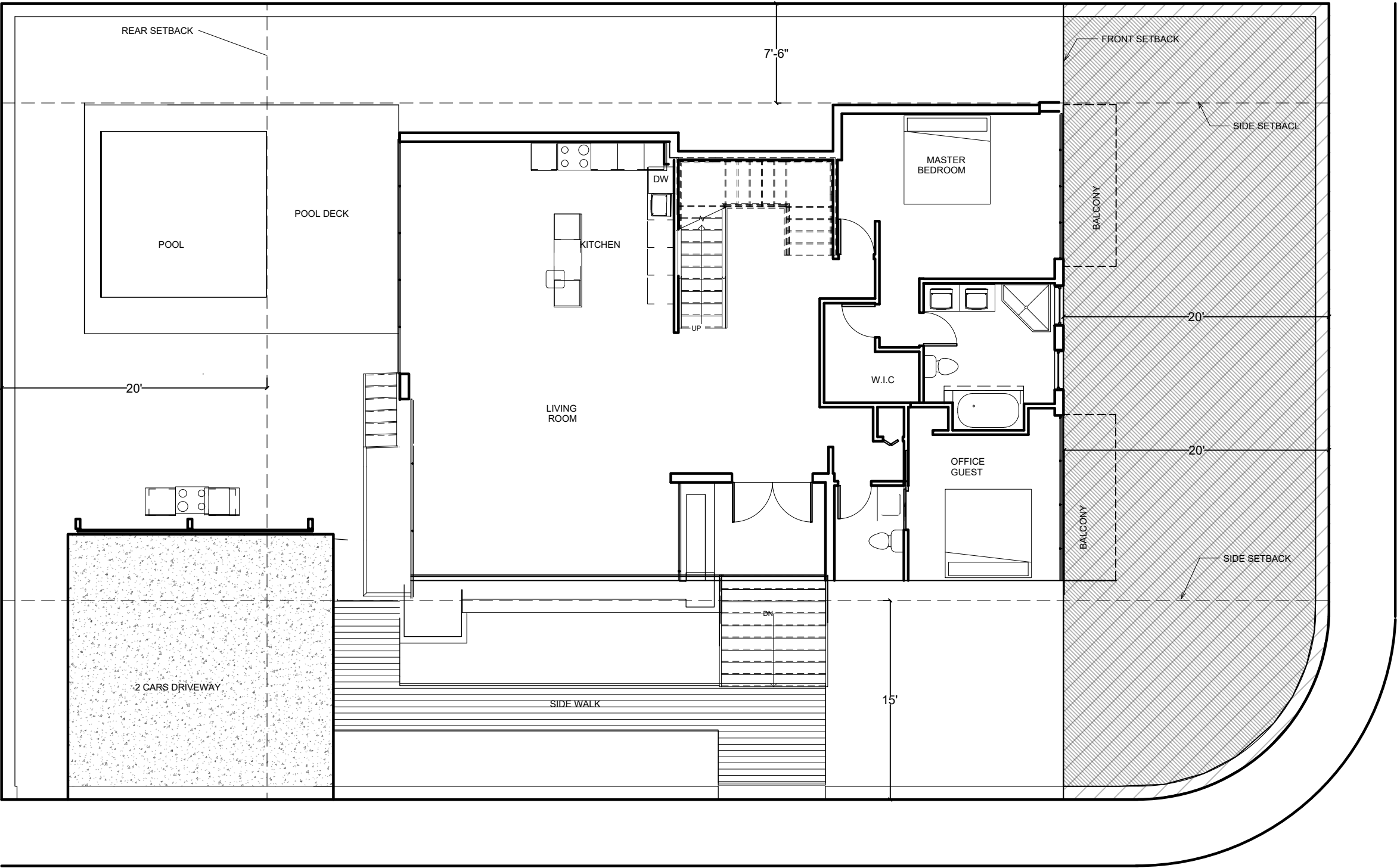
WEST 47TH STREET

UNIT SIZE 2ND FLOOR

1/4" = 1'-0"

FRONT YARD CALCULATION

1/4" = 1'-0"



WEST 47TH STREET

SODDED AND LANDSCAPE OPEN SPACE REQUIREMENT
FRONT YARD 50% MIN. REQUIREMENT
1,156 SF X 50% = 578 REQUIRED
IMPERVIOUS AREA = 50 SF FENCE (BALCONIES ARE CANTILEVER)
TOTAL PROVIDED 1,156- 50=1,106_ SF PROVIDED

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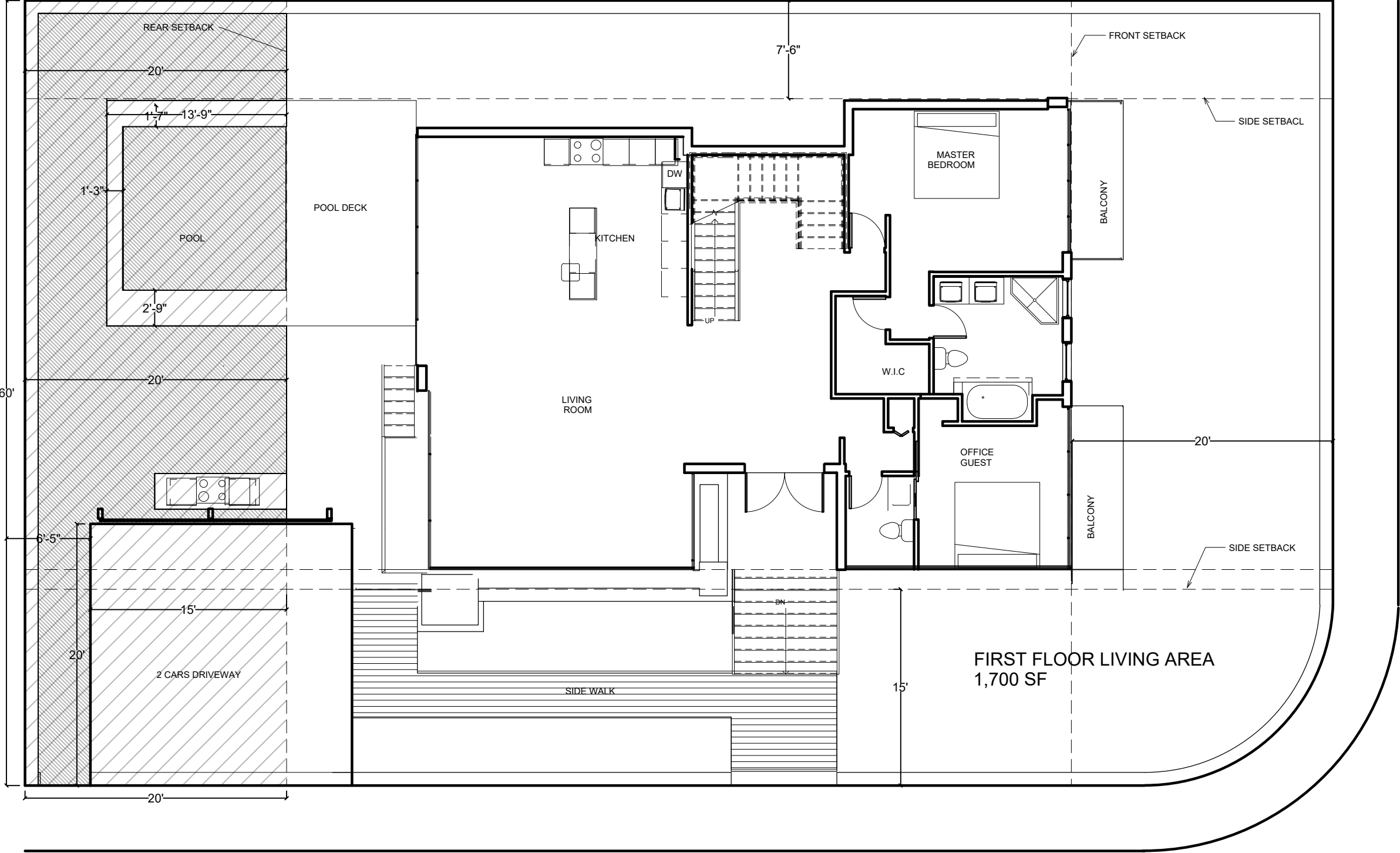
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FRONT YARD CALCULATION	

REAR YARD CALCULATION

1/4" = 1'-0"



ALTON ROAD

SETBACK
PERVIOUS AREA



WEST 47TH STREET

SODDED AND LANDSCAPE OPEN SPACE REQUIREMENT
REAR YARD 70% MIN. REQUIREMENT
20'X60' = 1,200 SF X 70% = 840 REQUIRED
IMPERVIOUS AREA = 281 SF DRIVE WAY + 36 SF POOL DECK + 22 SF FENCE+21 KITCHEN = 360 SF
TOTAL PROVIDED 1,200 - 360= 840 SF PROVIDED

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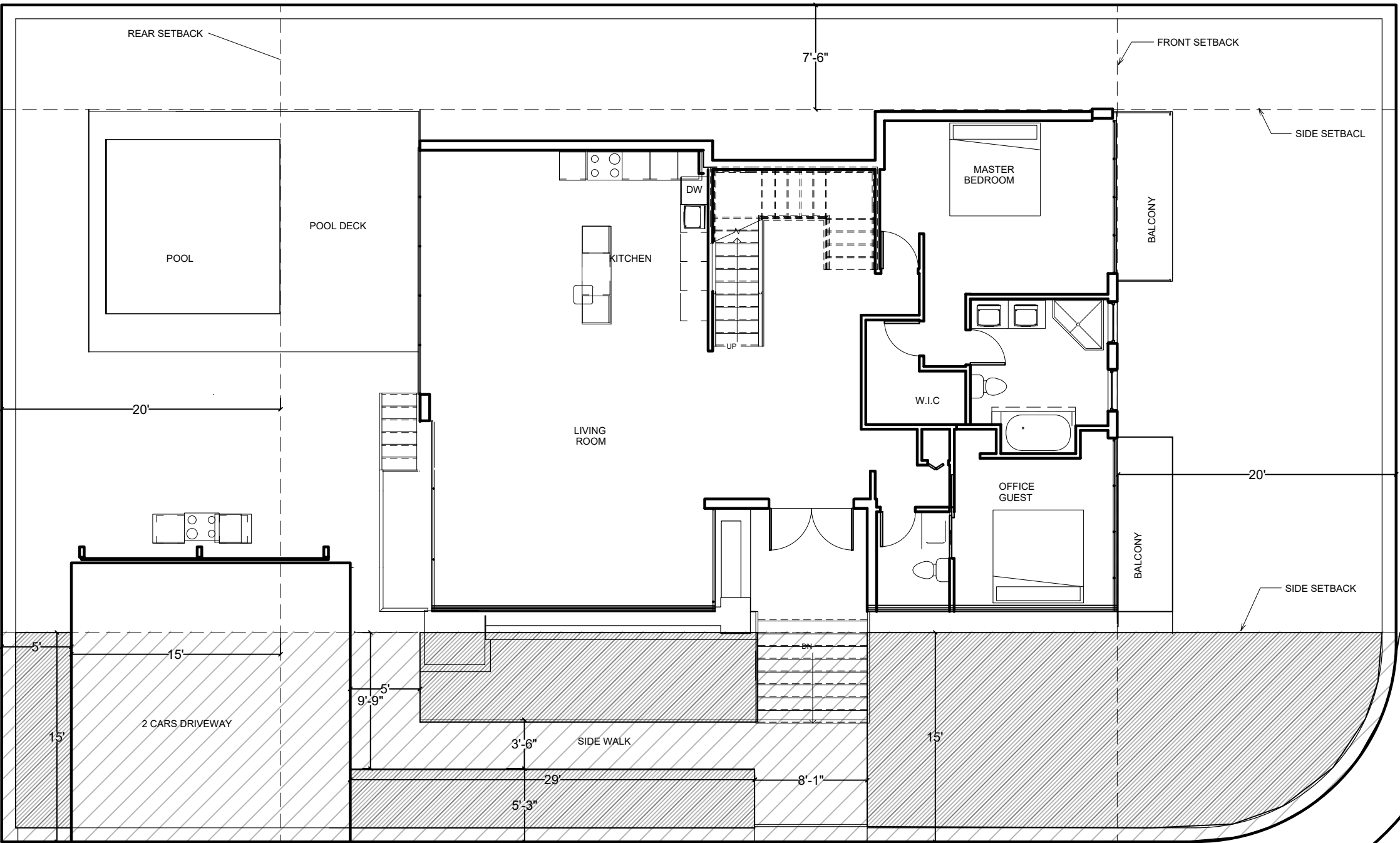
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REAR YARD CALCULATION	

SIDE YARD CALCULATION (SOUTH)

1/4" = 1'-0"



ALTON ROAD

SETBACK
PERVIOUS AREA



WEST 47TH STREET

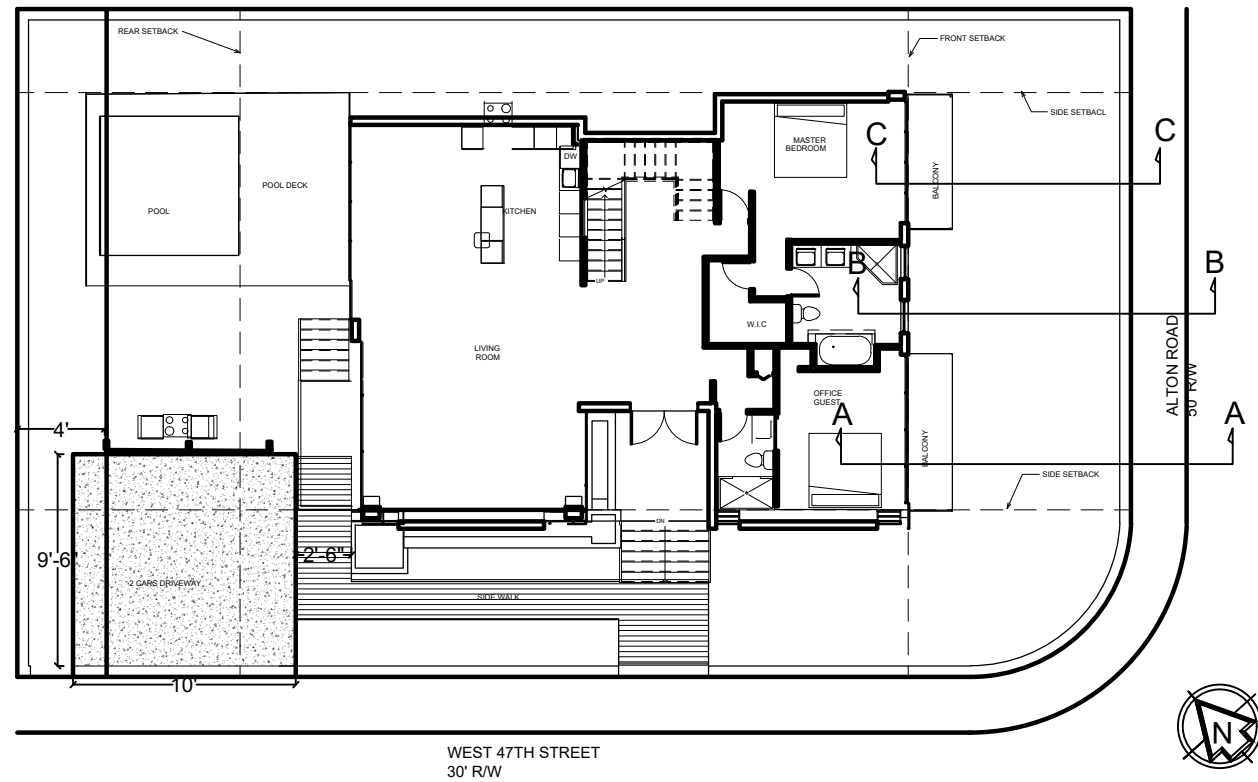
SODDED AND LANDSCAPE OPEN SPACE REQUIREMENT
SIDE YARD (SOUTH) 50% MIN. REQUIREMENT
1,452 SF X 50% = 726 REQUIRED
IMPERVIOUS AREA = 225 SF DRIVE WAY + 180 SF SIDE WALK + 50 SF FENCE = 455 SF
TOTAL PROVIDED 1,452- 455= 997 SF PROVIDED

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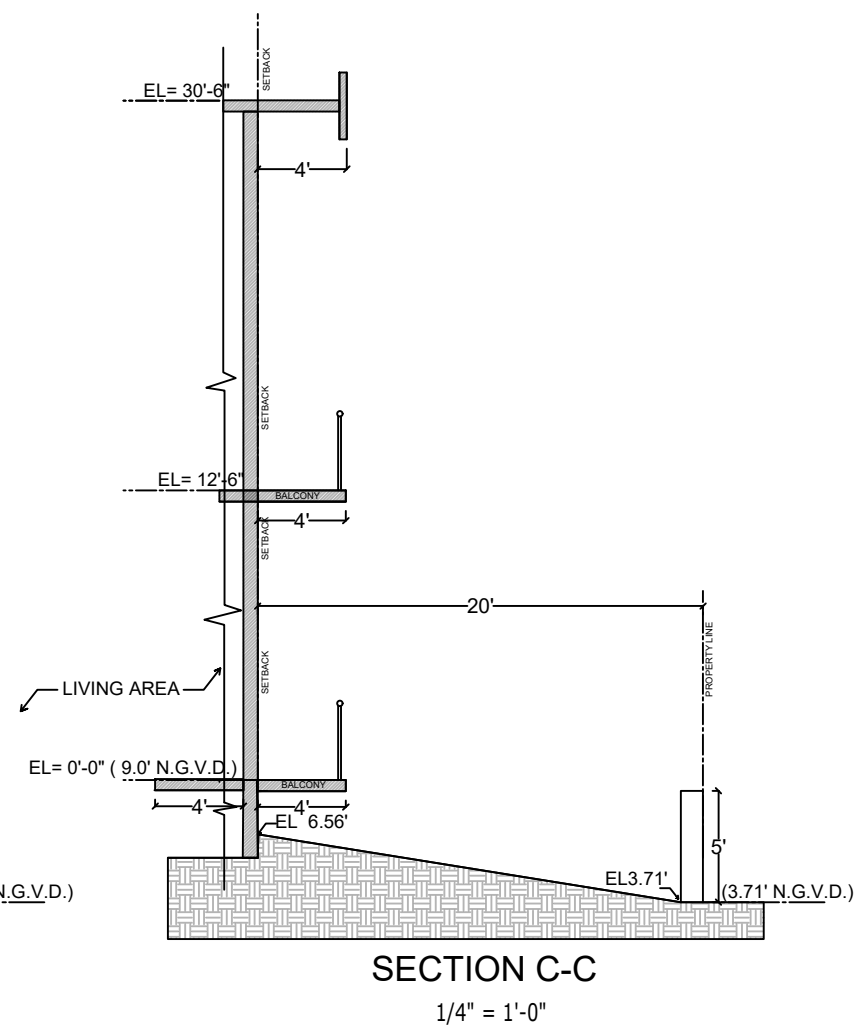
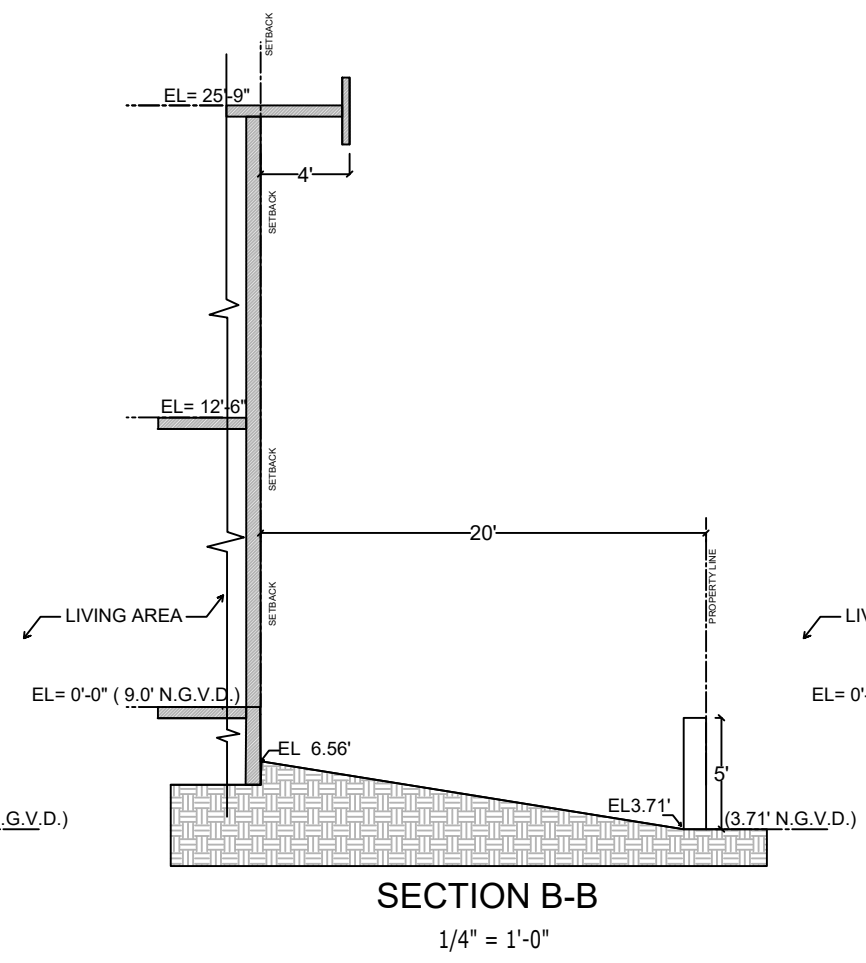
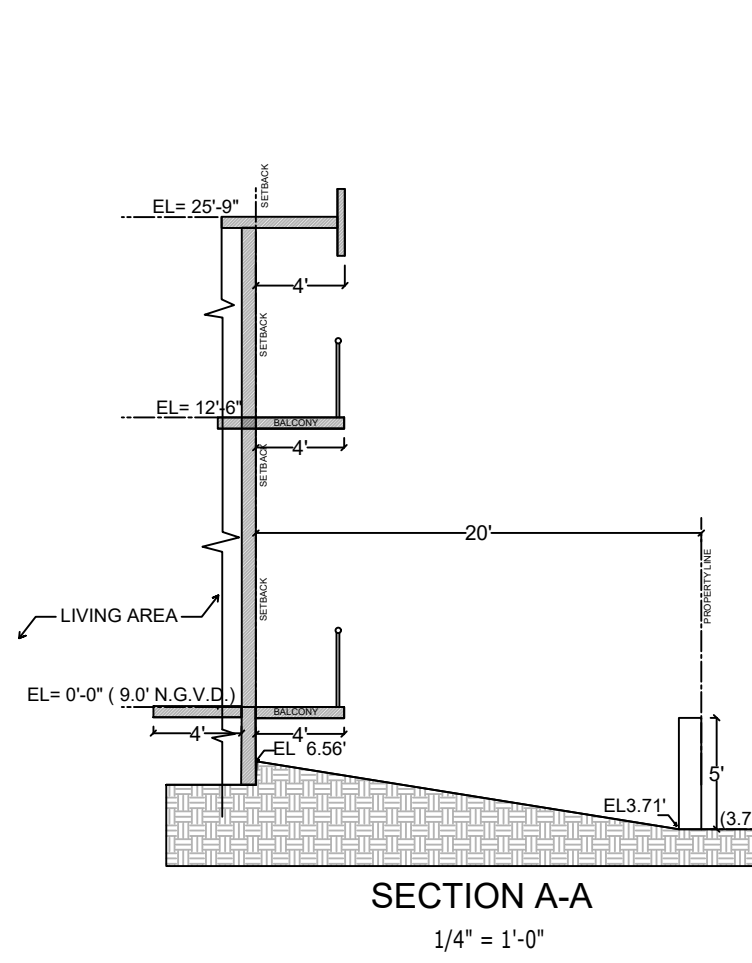
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SIDE YARD CALCULATION	



FRONT YARD
1/4" = 1'-0"



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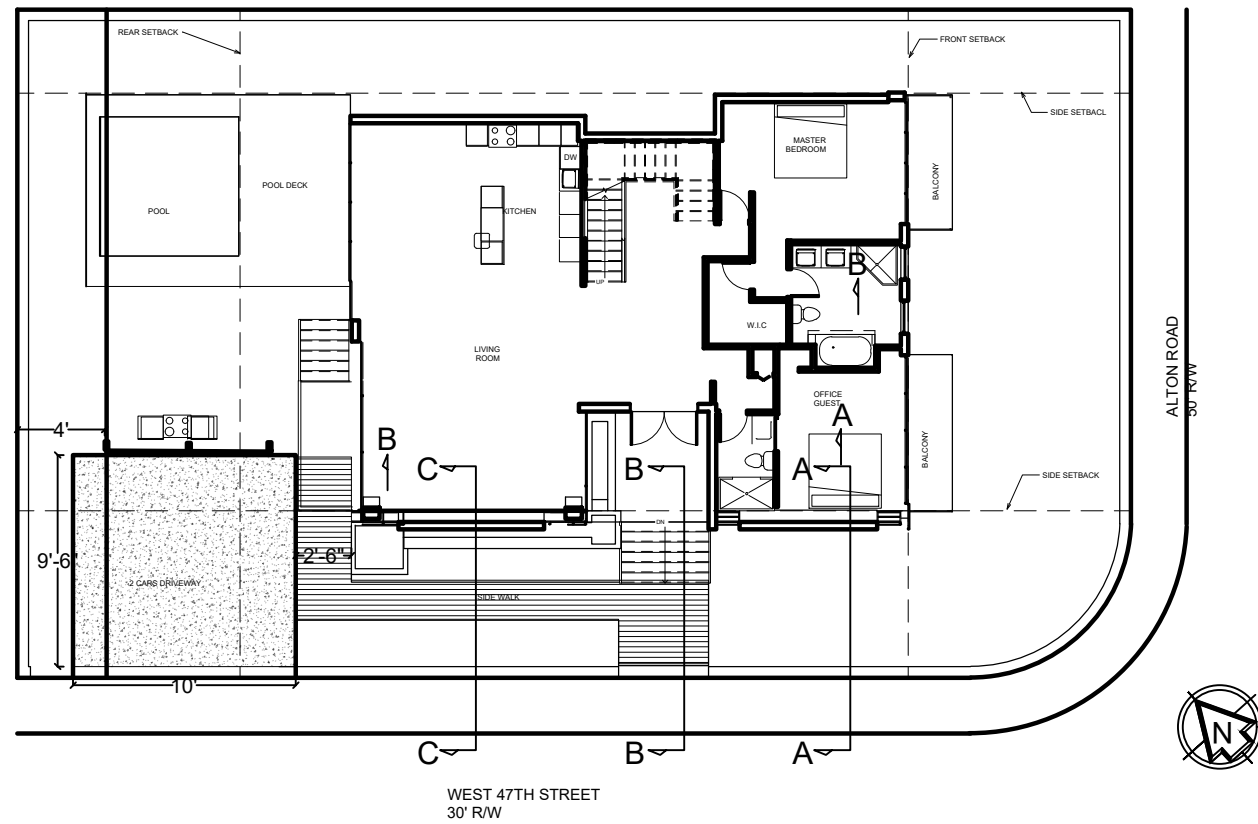
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SCALE	1/4" = 1'-0"
SITE REQUIRED	YARD SECTIONS



SIDE FACING STREET
1/4" = 1'-0"

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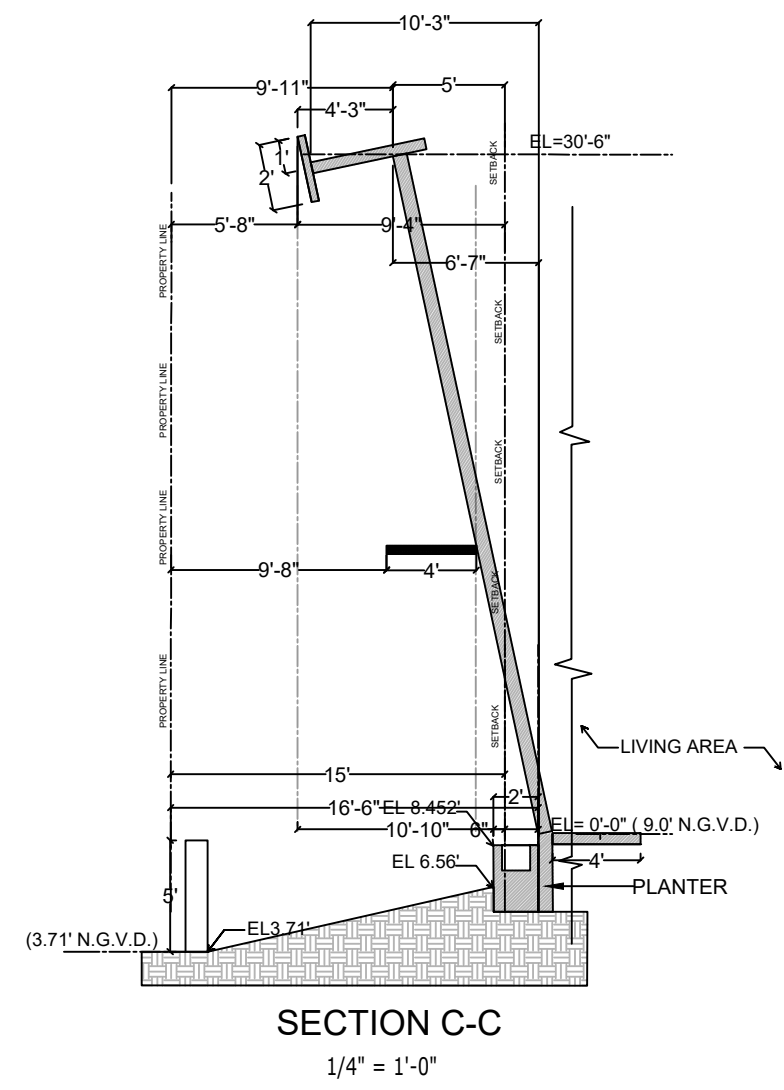
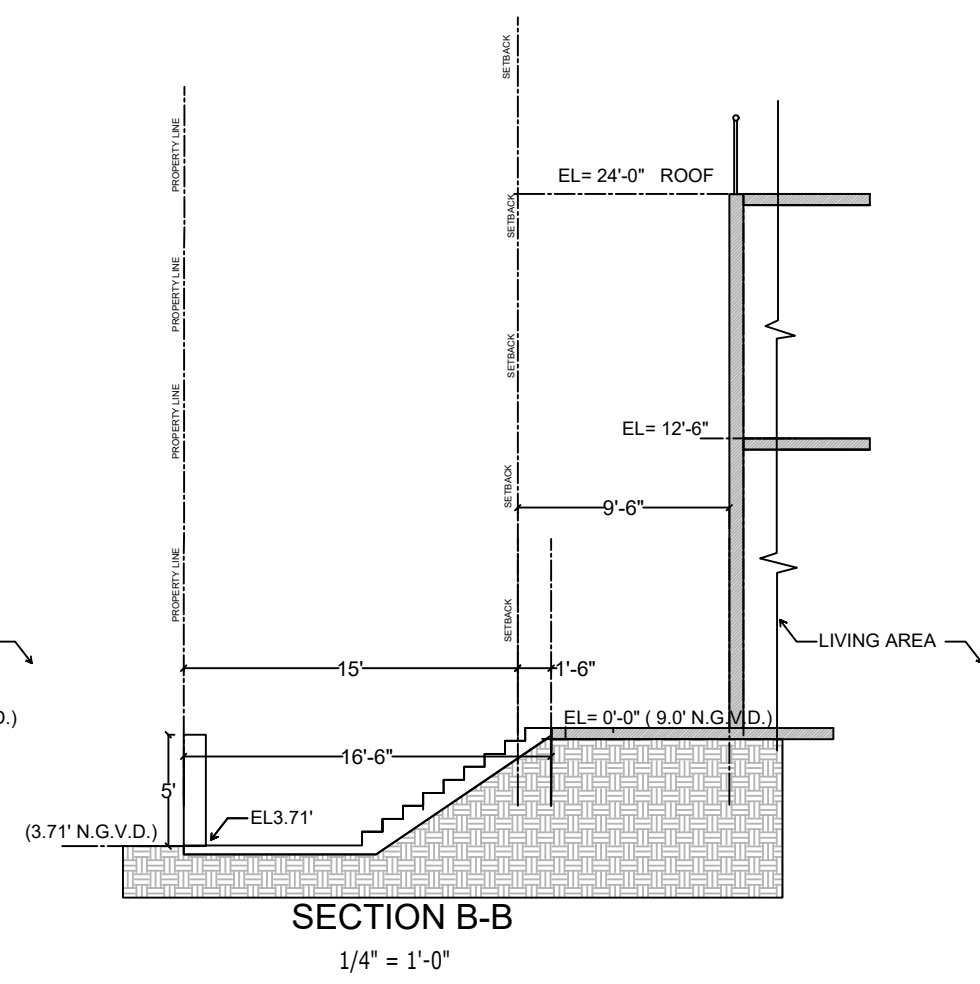
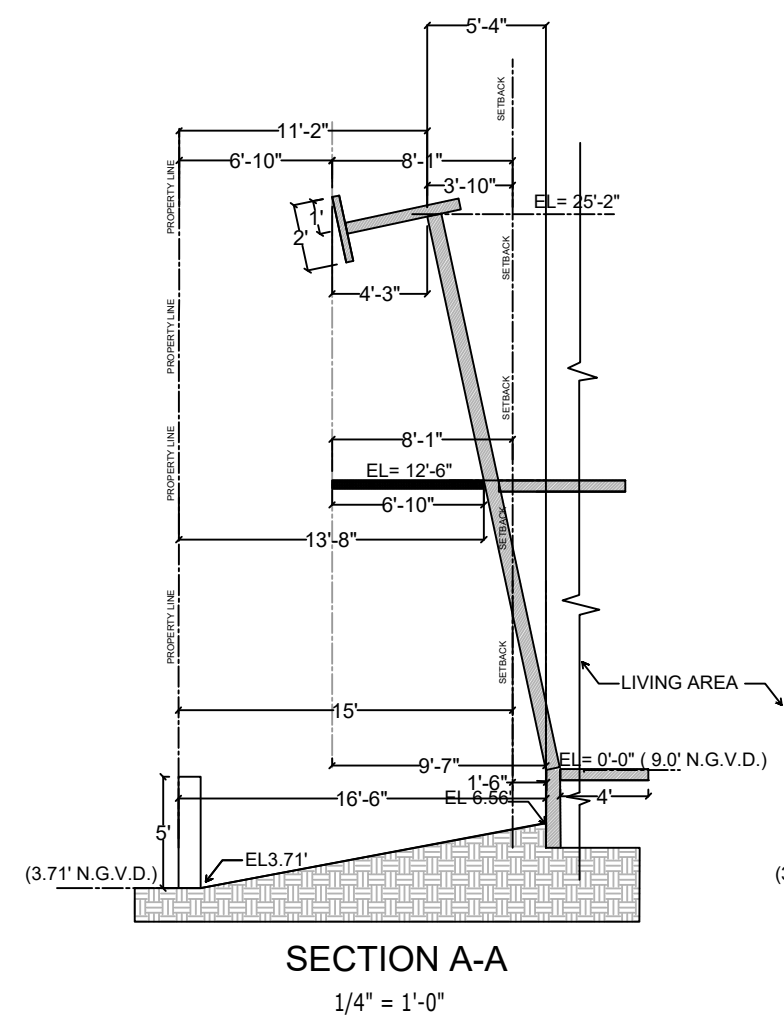
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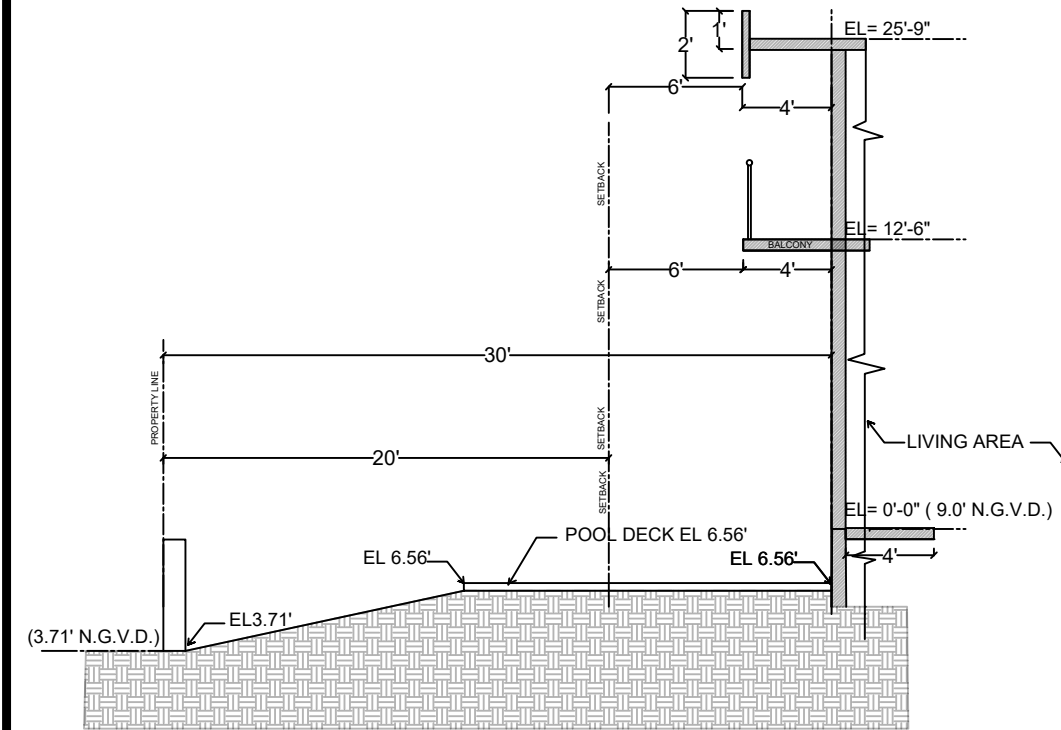
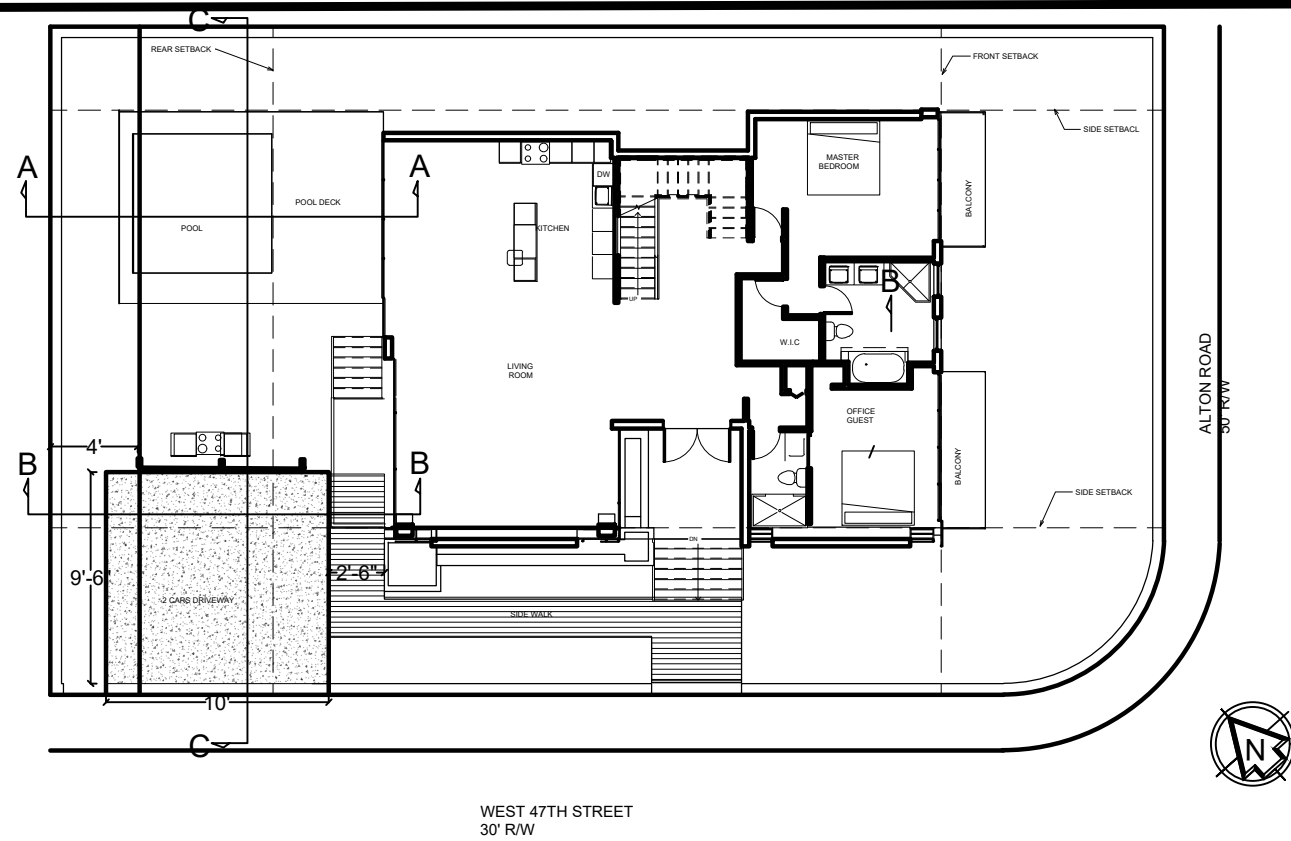
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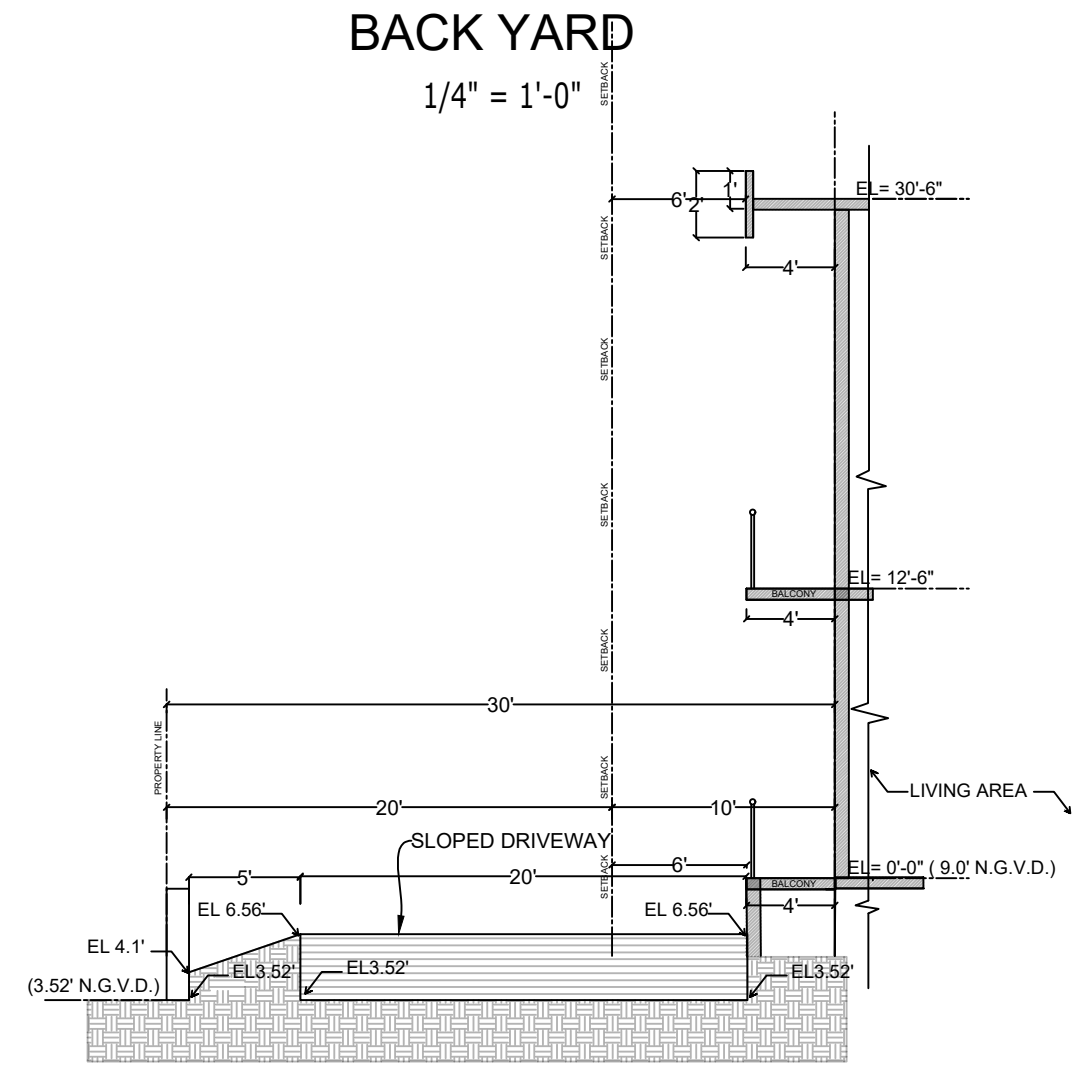
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SITE REQUIRED YARD SECTIONS

SHEET
014.1

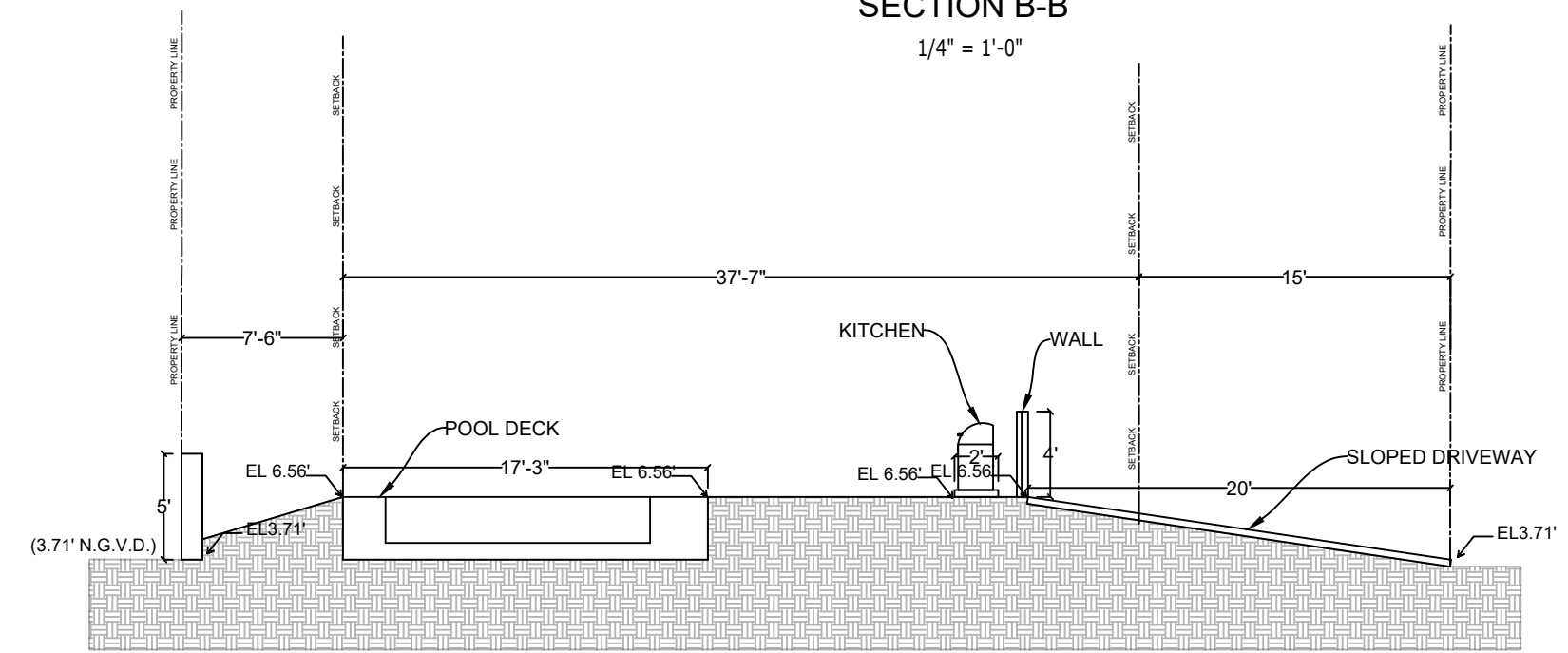




SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"



SECTION C-C
1/4" = 1'-0"

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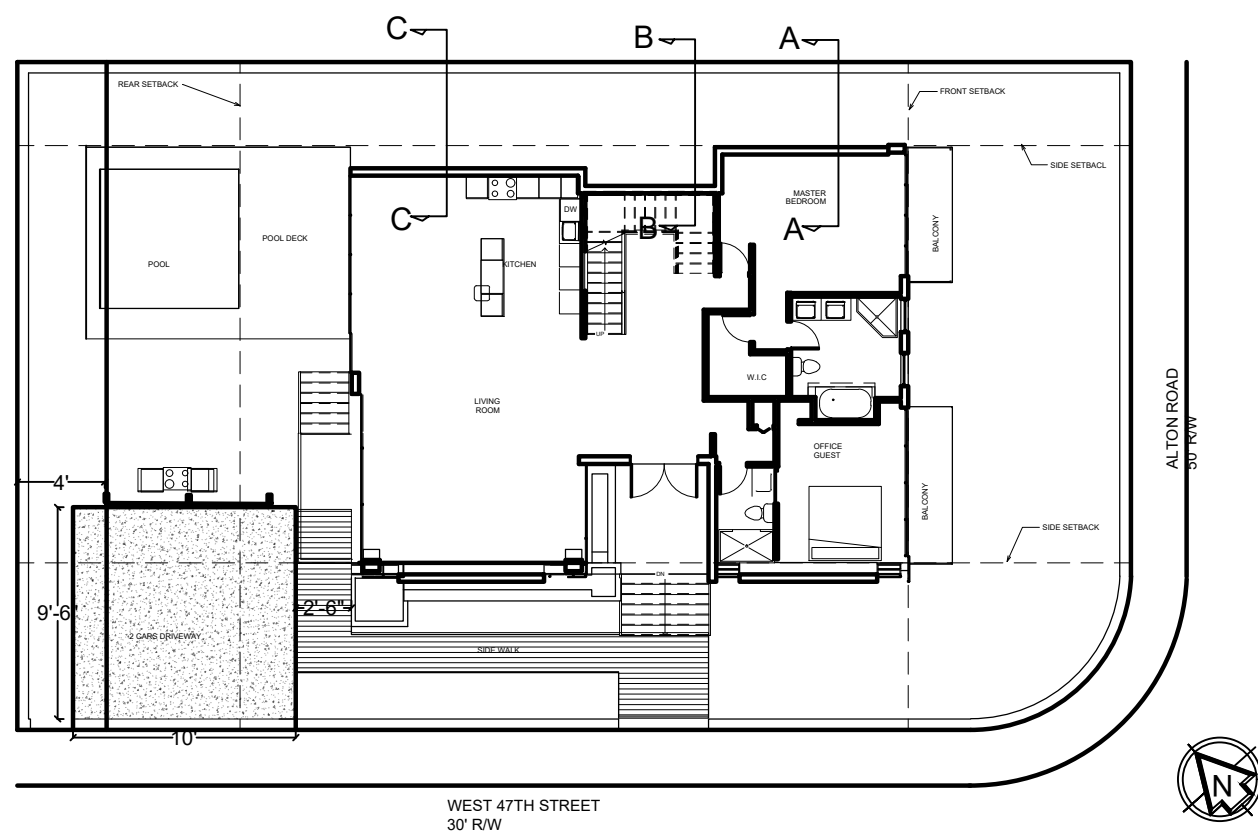
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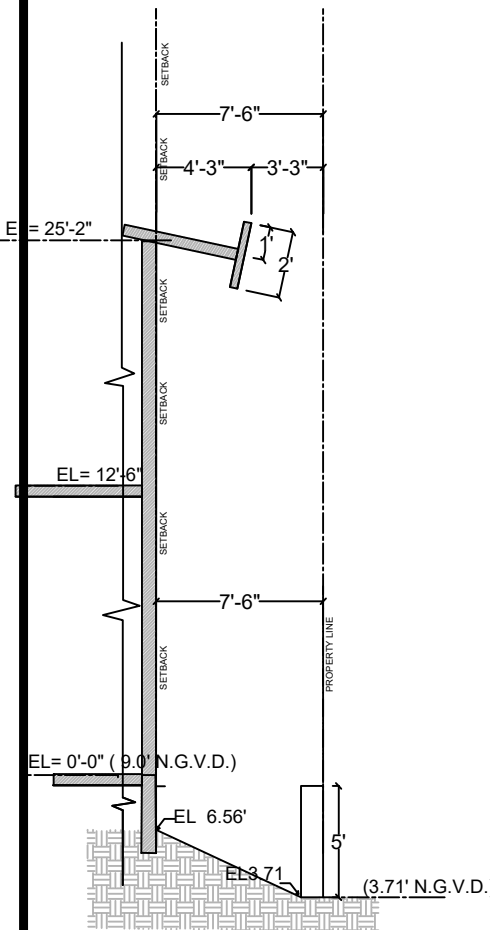
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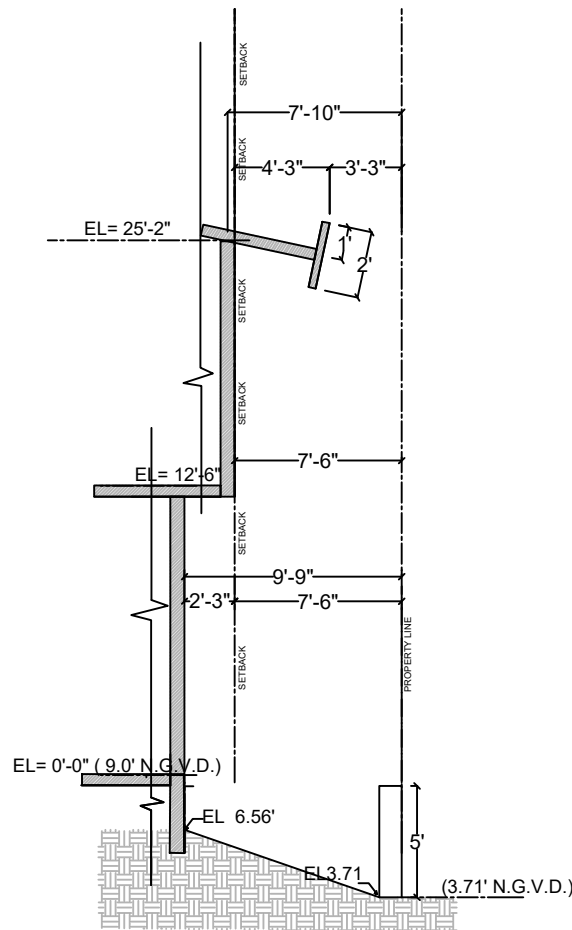
INTERIOR SIDE YARD

1/4" = 1'-0"



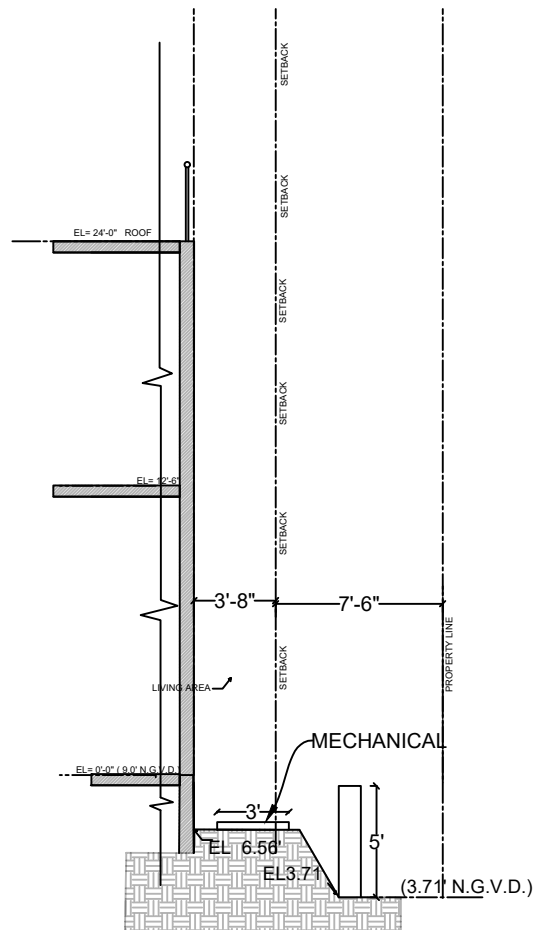
SECTION C-C

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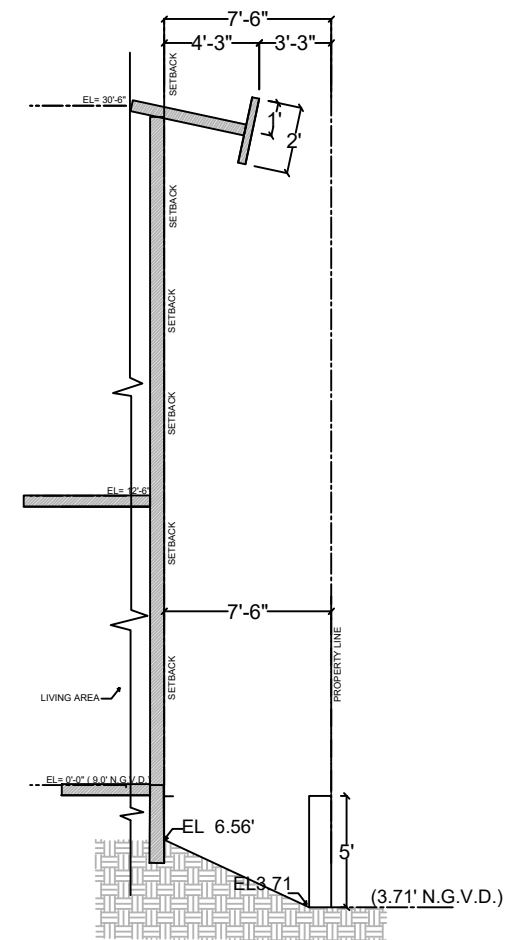
SECTION C-C

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"

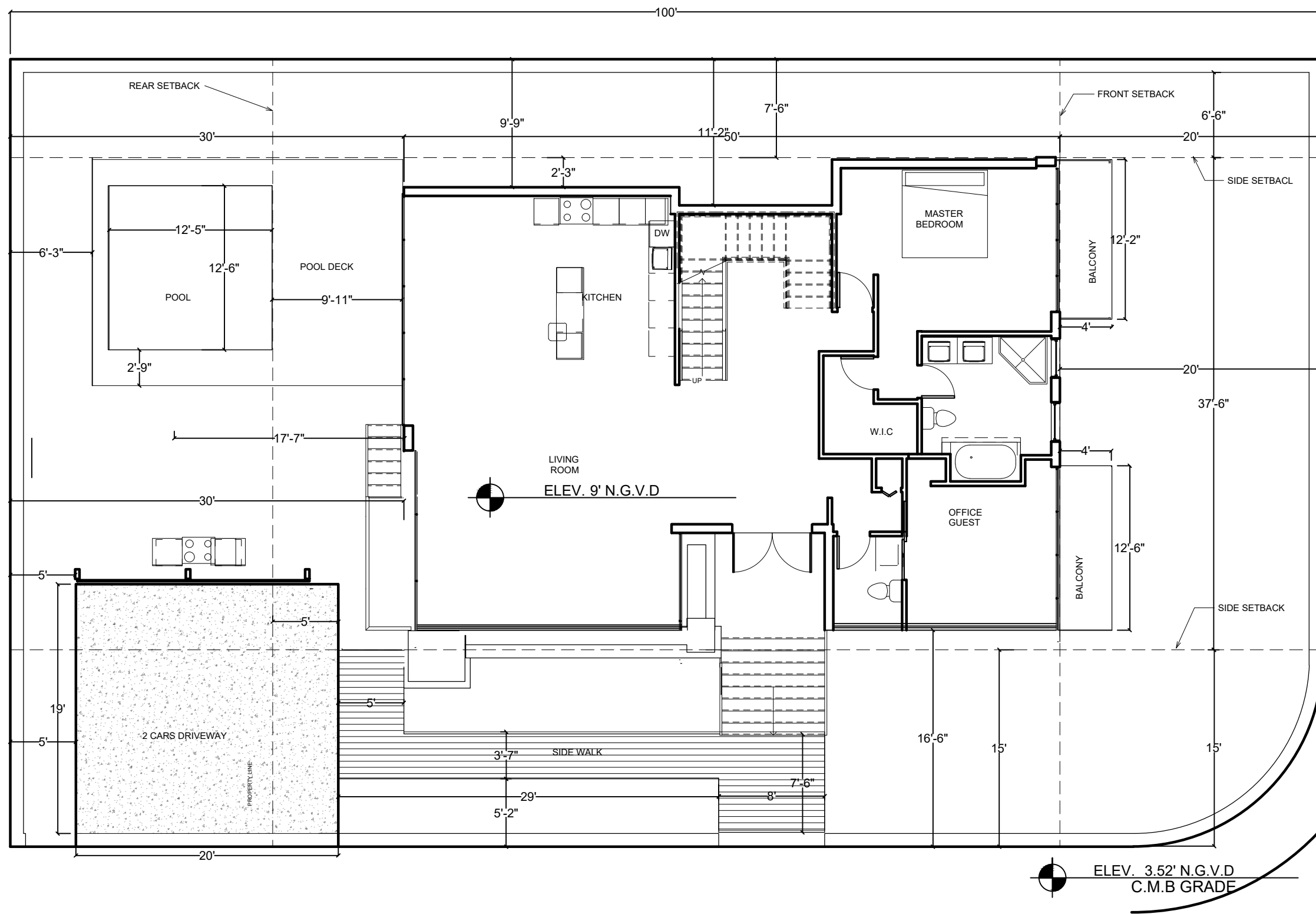
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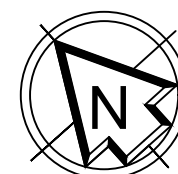
DATE 2/27/2018
SCALE 1/4" = 1'-0"
SITE REQUIRED YARD SECTIONS



SECTION A-A
1/4" = 1'-0"

WEST 47TH STREET
30' R/W

PROPOSED SITE PLAN
1/4" = 1'-0"



REVISIONS	BY

AR-0097801

4700 ALTON RESIDENCE
4700 ALTON ROAD
MIAMI BEACH, FL 33140

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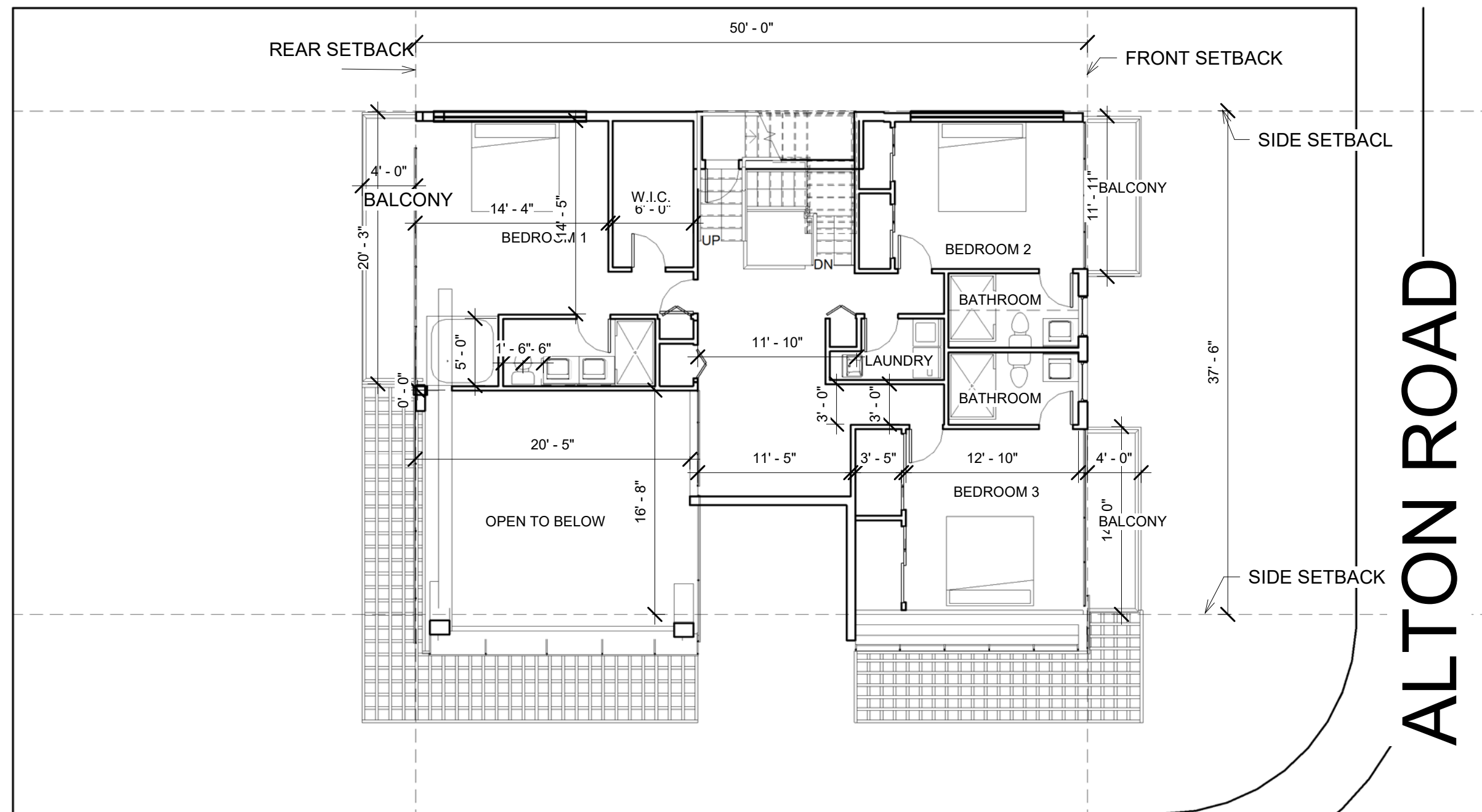


DATE
2/27/2018

SCALE:
1/4" = 1'-0"

PROPOSED SITE PLAN

SHEET
015



SECOND FLOOR LIVING AREA 1,300SF

WEST 47TH STREET

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12/14/17

$$1/8" = 1'-0"$$

SECOND FLOOR

SHEET
017



ALTON ROAD

SHEET
018

AR-0097801

4700 ALTON ROAD
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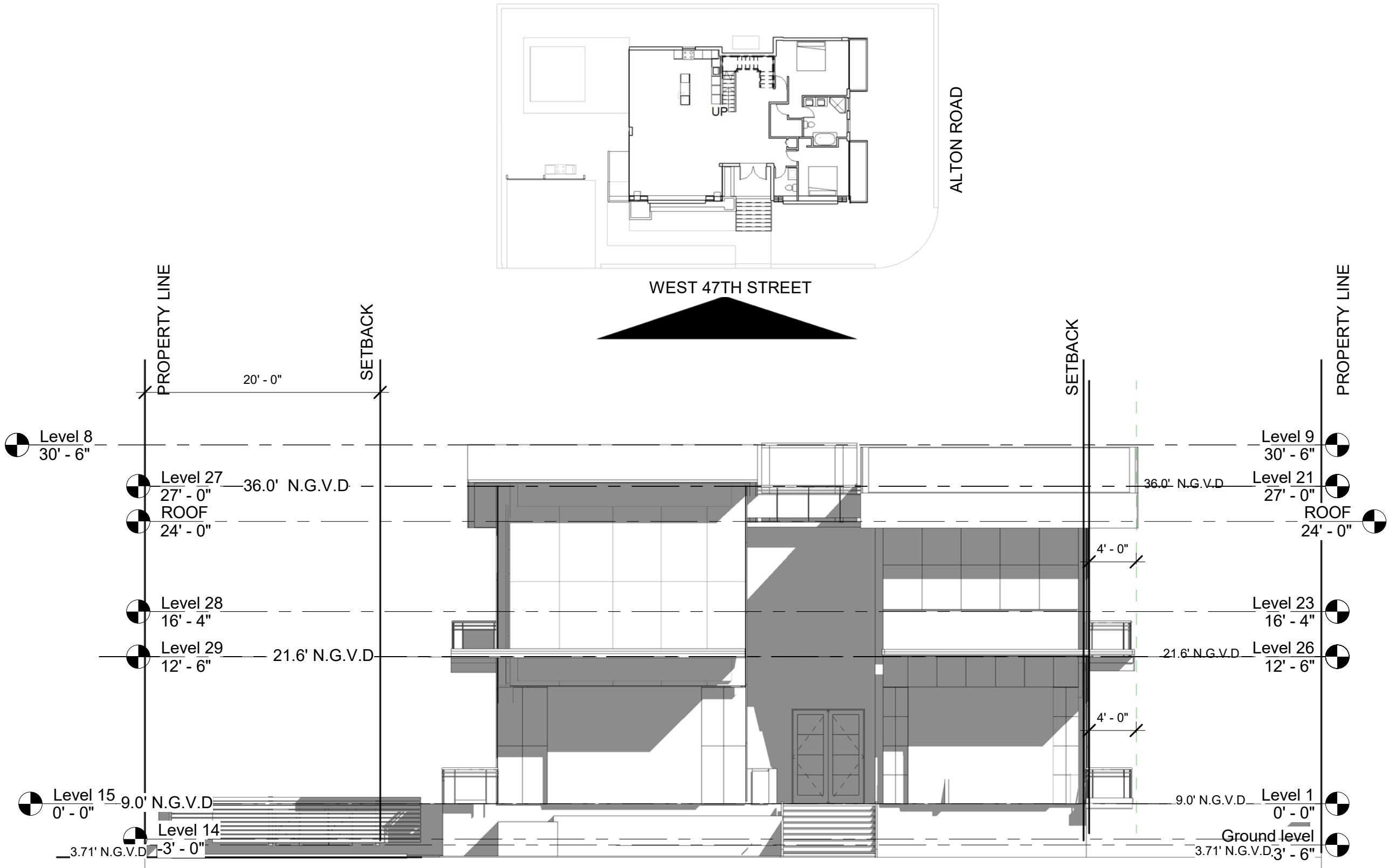


01/16/18

As indicated

SOUTH
ELEVATION

SHEET
019





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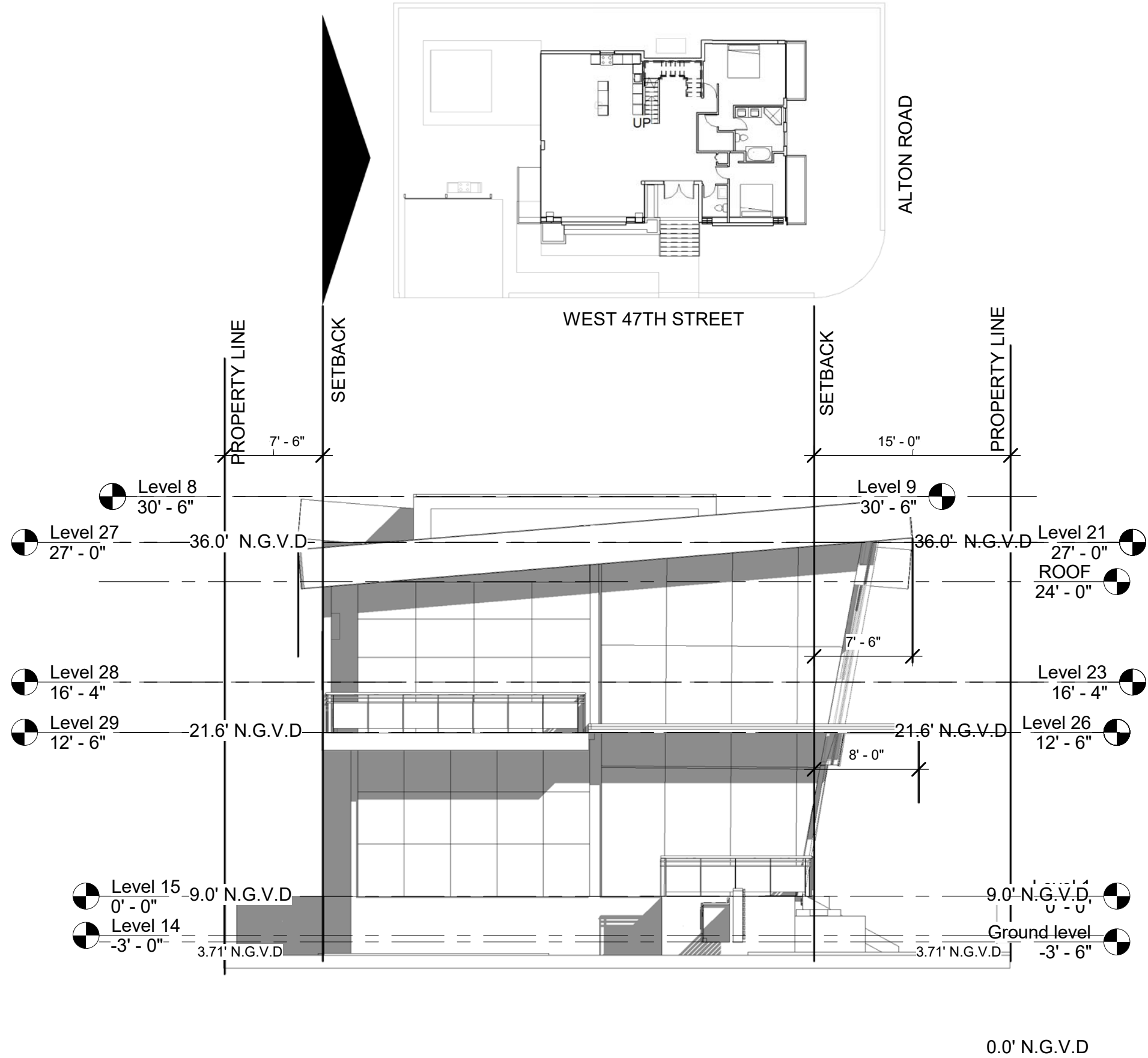


01/16/18

As indicated

EAST
ELEVATION

SHEET
020



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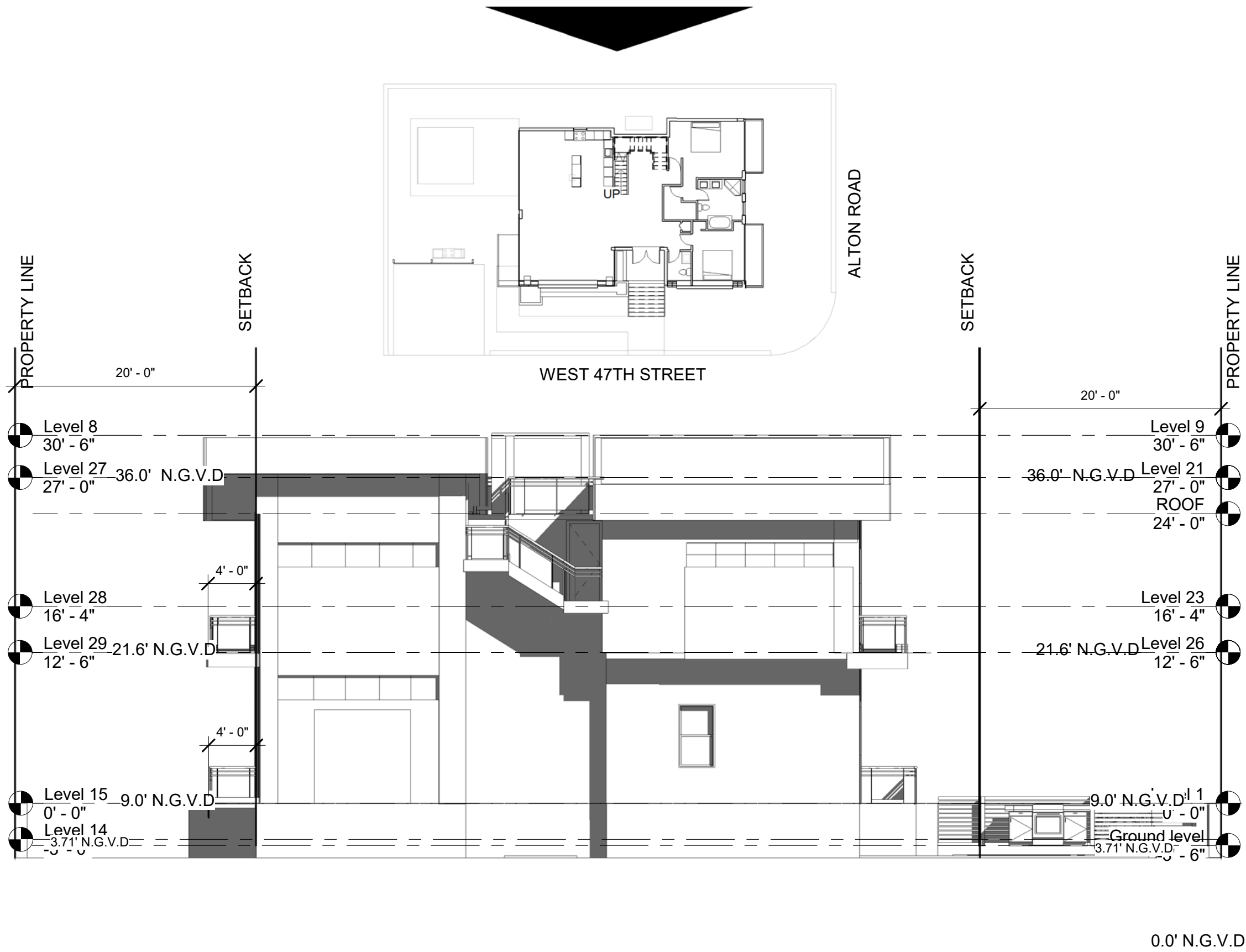


01/16/18

As indicated

WEST
ELEVATION

SHEET
021



REVISIONS

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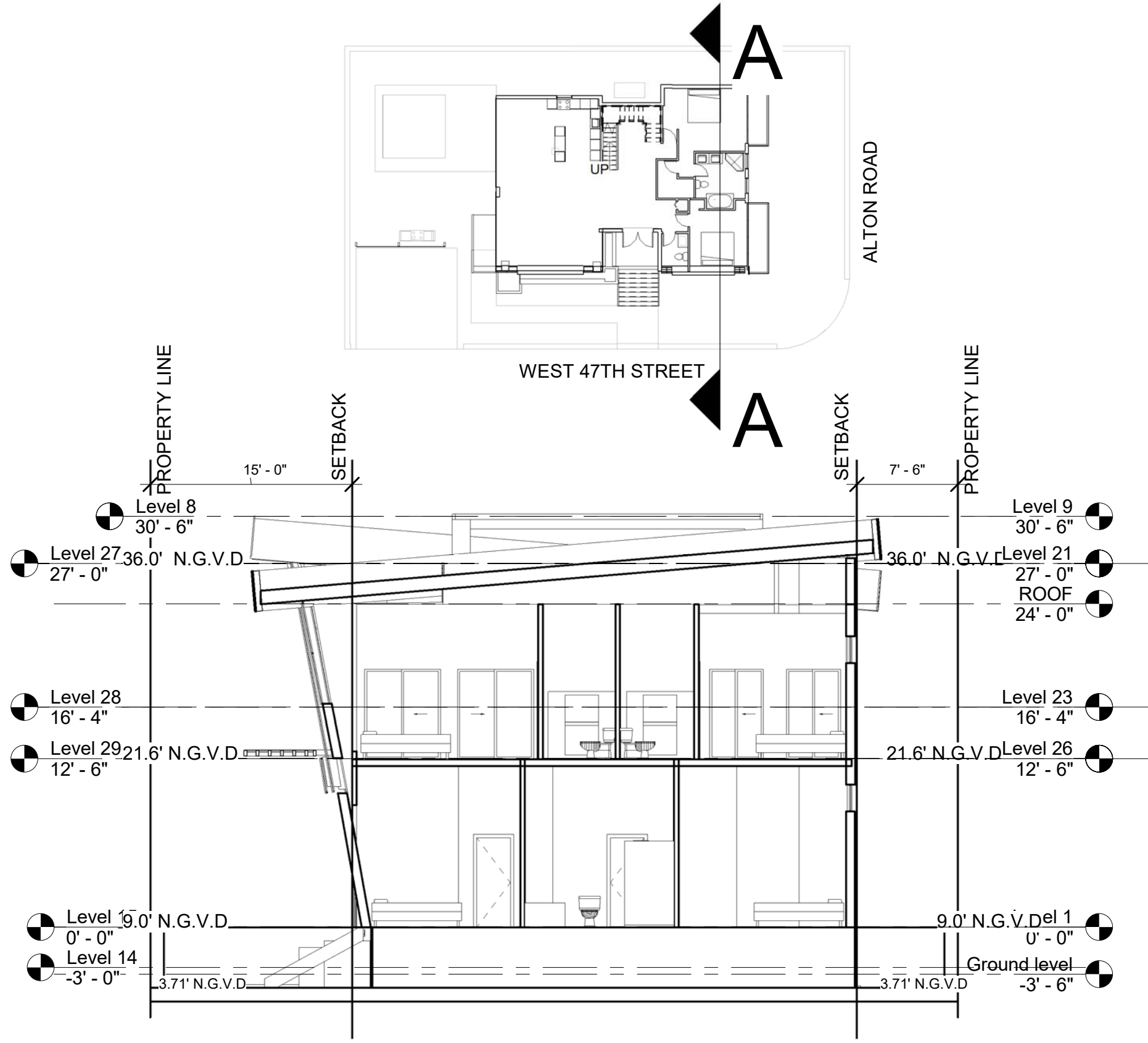


01/16/18

As indicated

NORTH
ELEVATION

SHEET
022



REVISIONS

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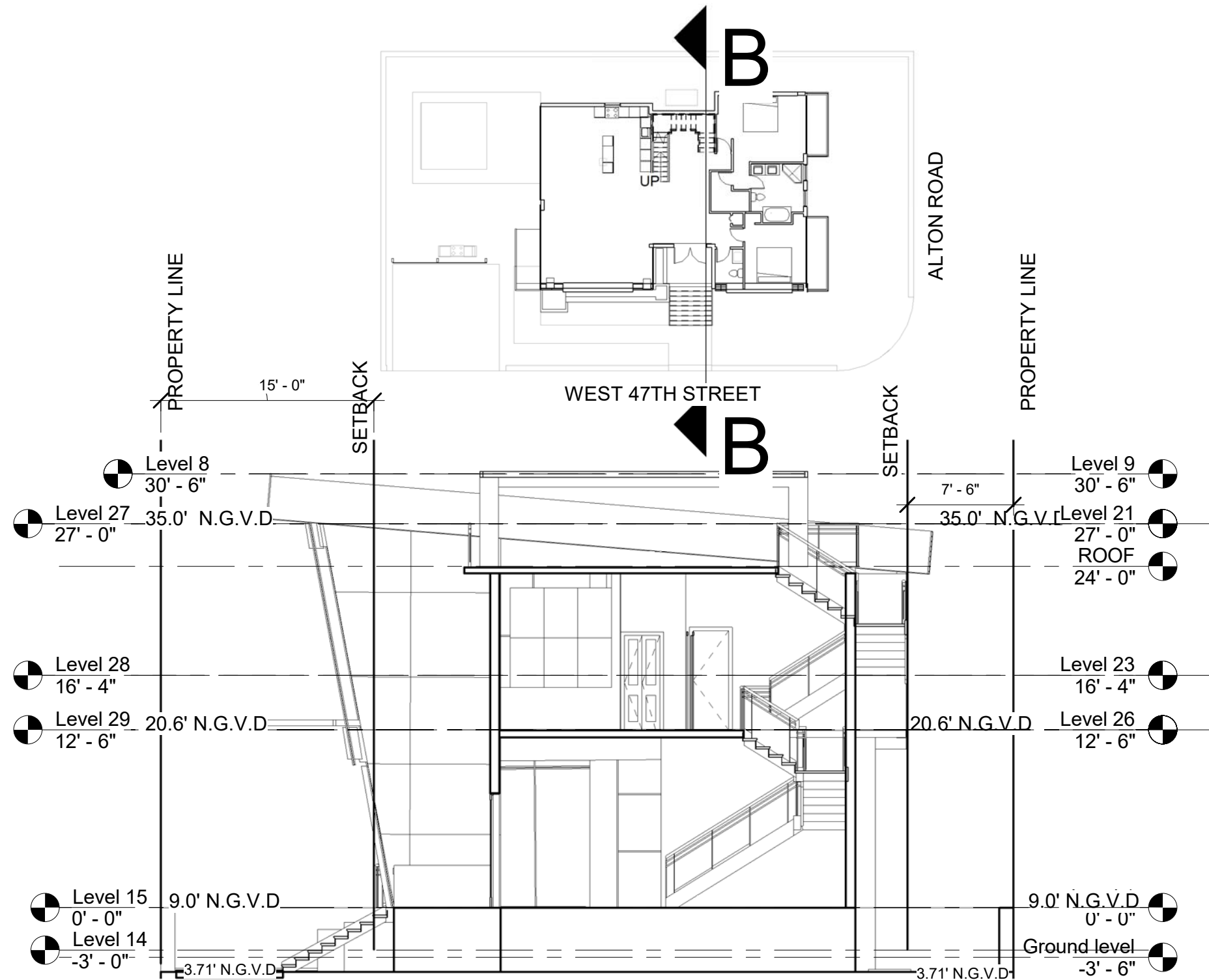


01/16/18

As indicated

BUILDING
SECTION

SHEET
023



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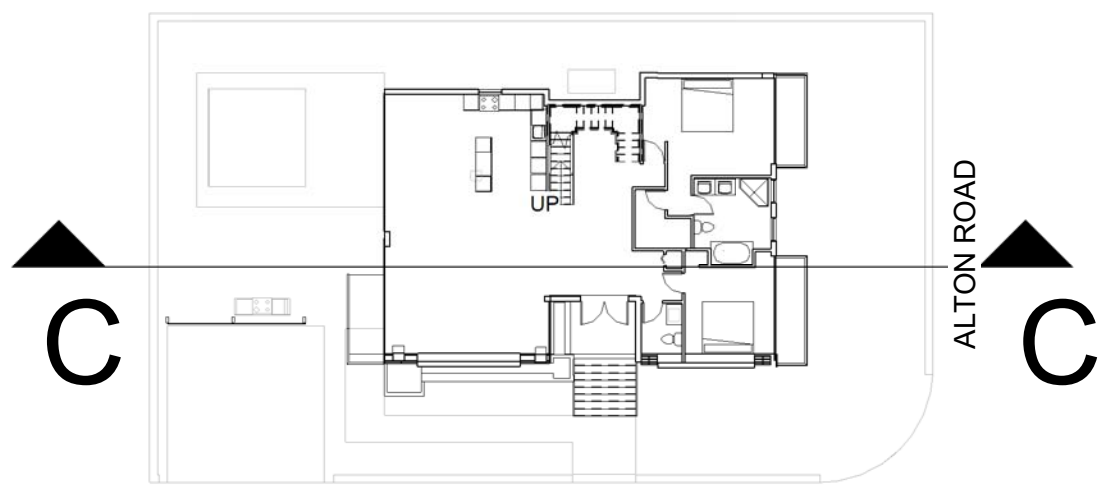


01/16/18

As indicated

BUILDING
SECTION

SHEET
024



WEST 47TH STREET

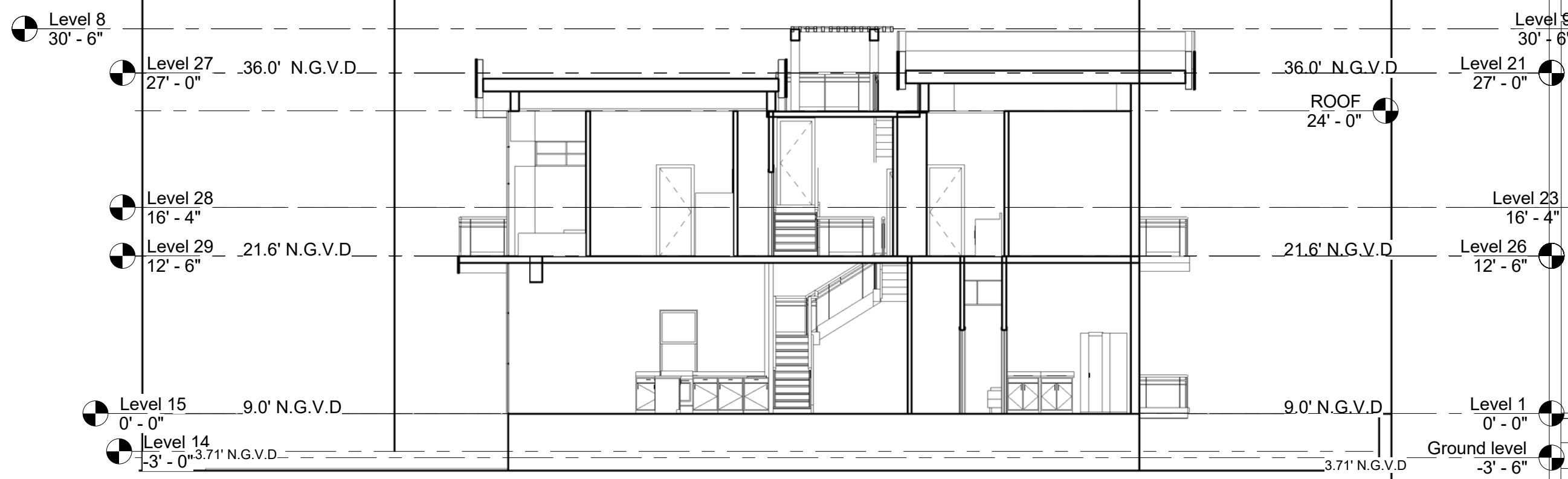
ALTON ROAD

PROPERTY LINE

SETBACK

SETBACK

PROPERTY LINE



SECTION C-C SCALE 1/4"=1'-0"

0.0' N.G.V.D

REVISIONS	

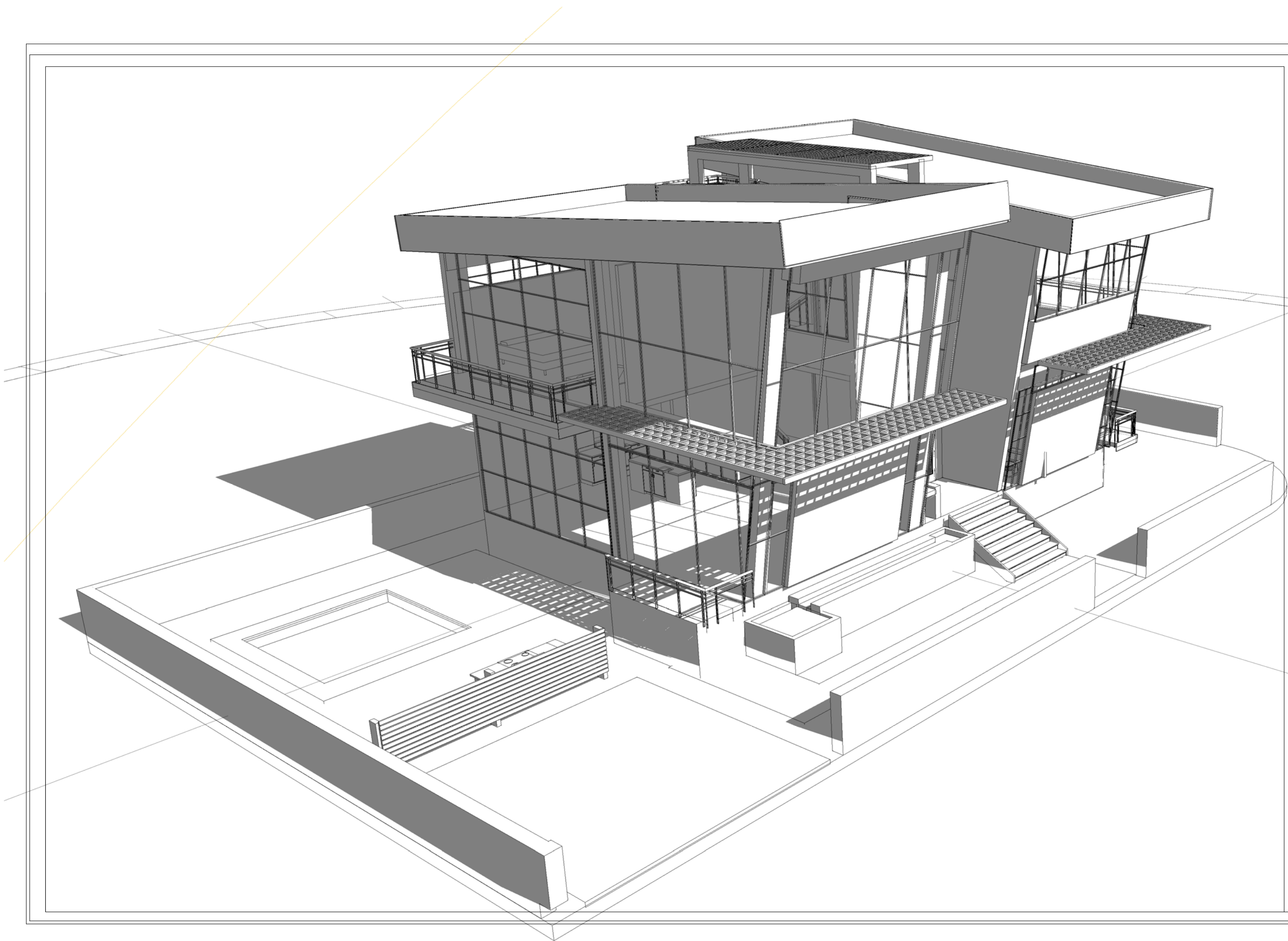
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01/06/18
As indicated
SECTION C-C

SHEET
025



REVISIONS

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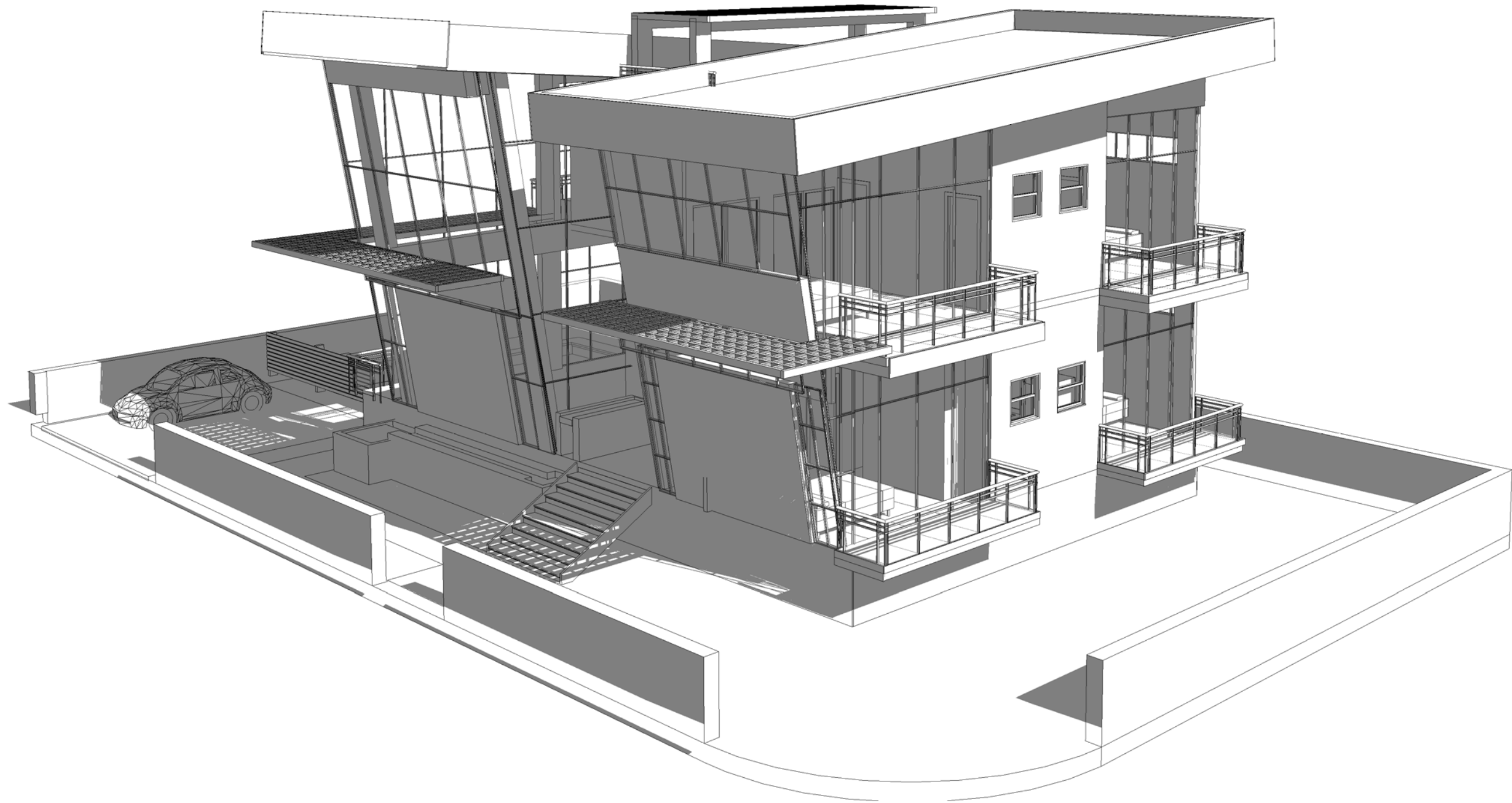
LICENSE NUMBER AR-0097801



01/15/18

DIRECTIONAL
AXONOMETRIC

SHEET
026



REVISIONS

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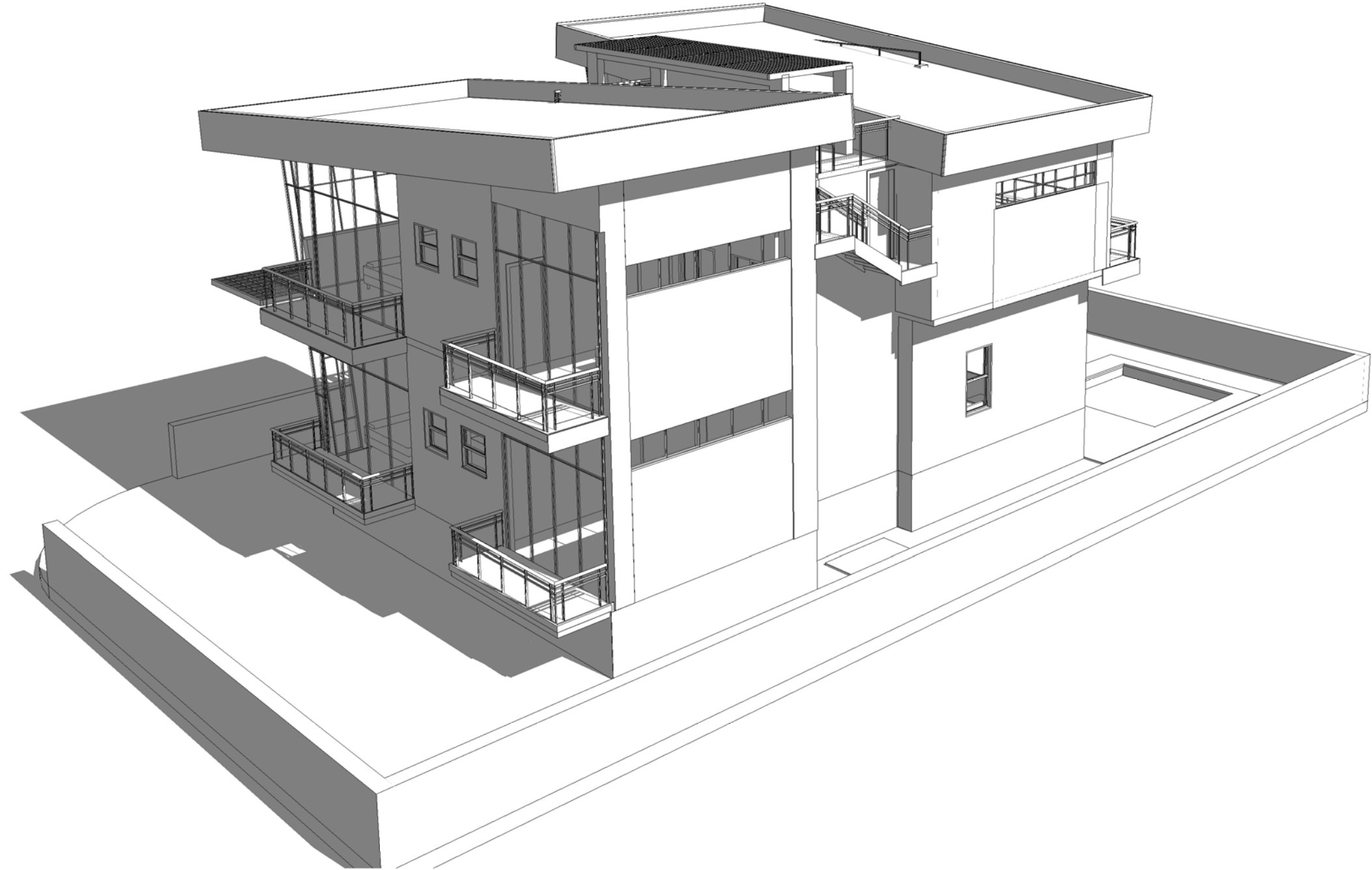
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01/15/18

DIRECTIONAL
AXONOMETRIC

SHEET
027



REVISIONS

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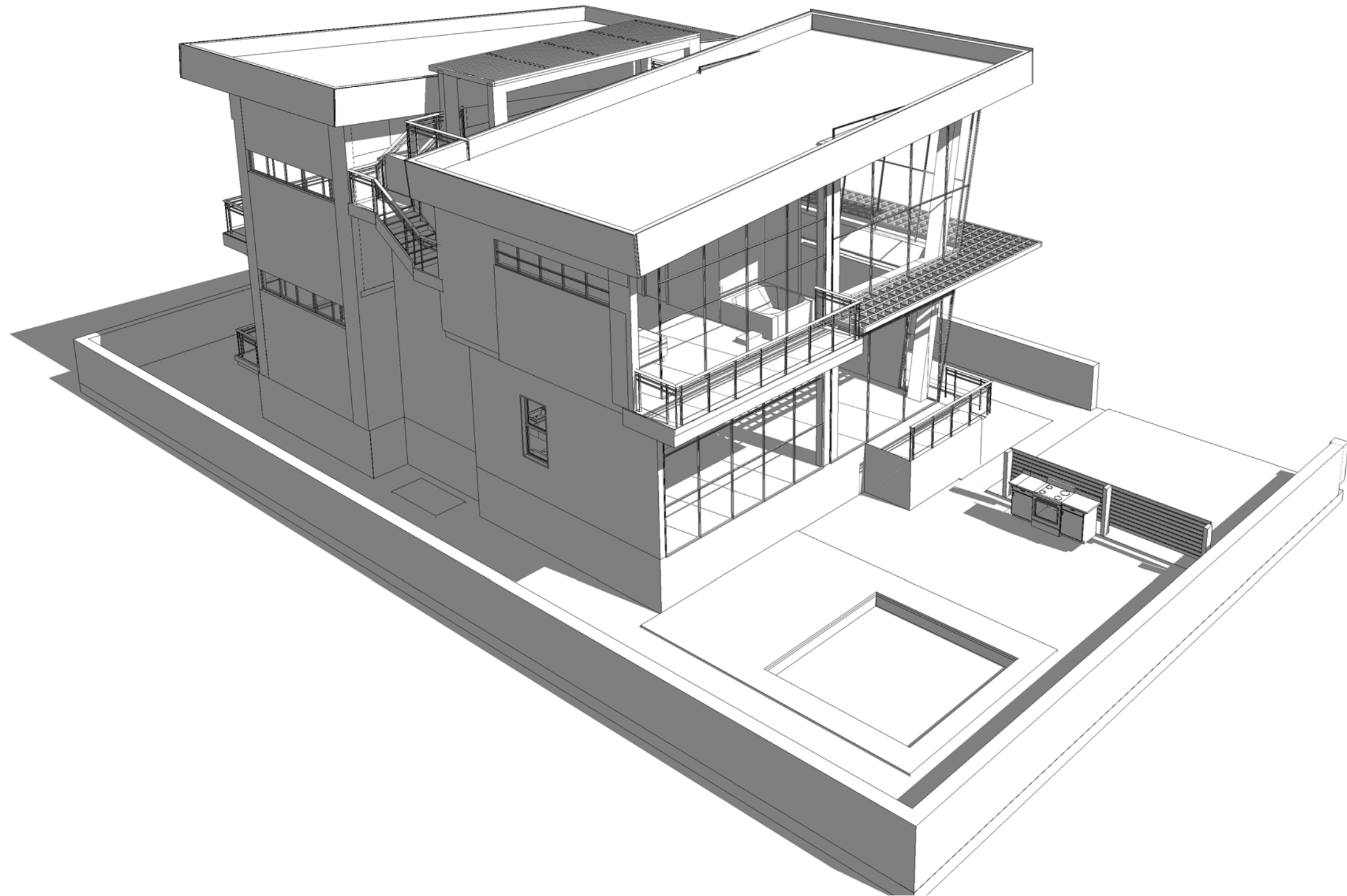
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01/15/18

DIRECTIONAL
AXONOMETRIC

SHEET
028



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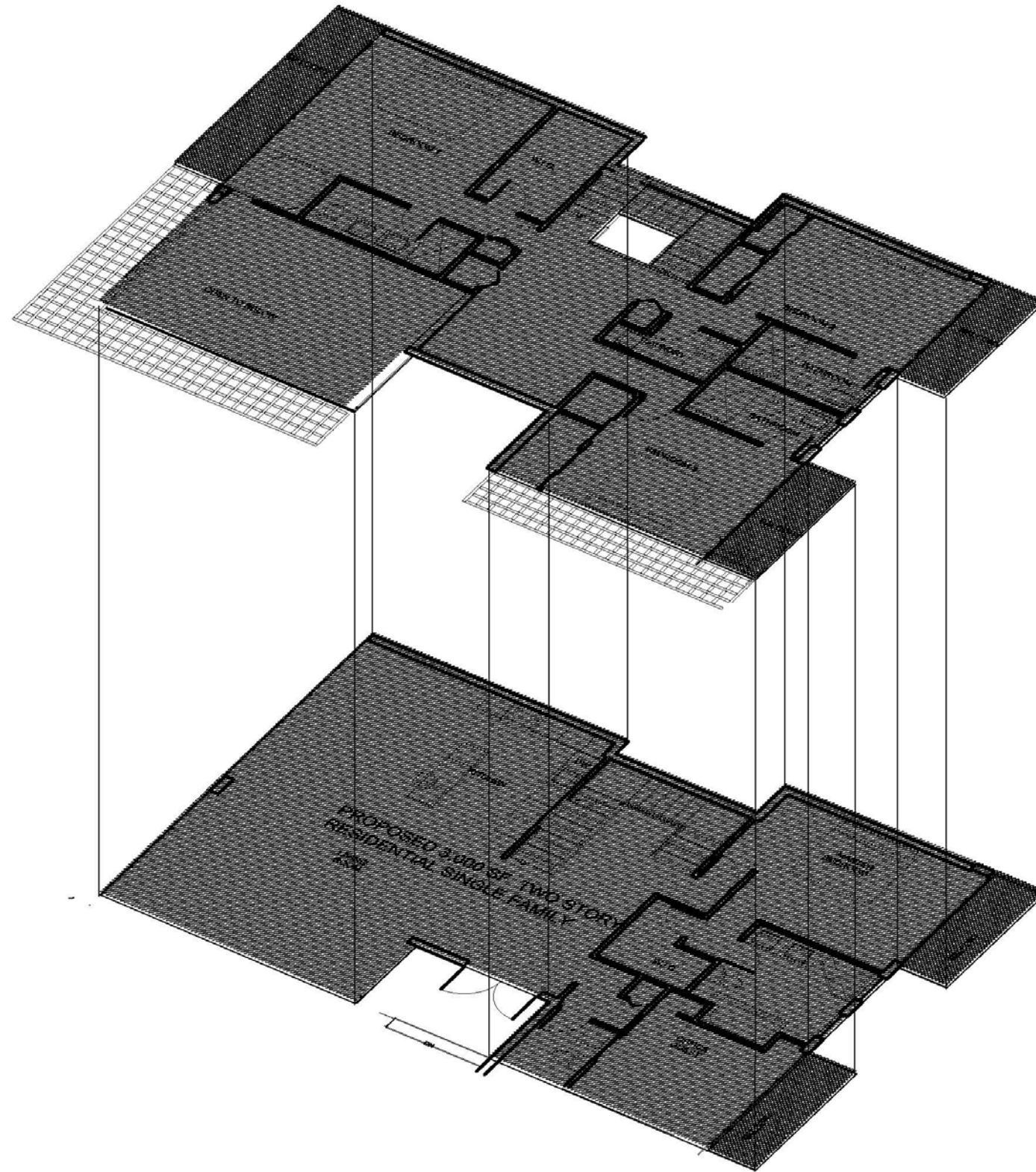
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01/15/18

DIRECTIONAL
AXONOMETRIC

SHEET
029



Proposed First Floor Unit Size: 1650 SF

Proposed Second Floor volumetric Unit Size SF and %
=1,350 SF 81.8%

Proposed Second Floor Unit Size SF and % :
=1,350 SF 45%

REVISIONS

AR-0097801

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02/05/18

EXPLODED
AXONOMETRIC

SHEET
030



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01/15/18

EAST
ELEVATION

SHEET
032

REVISIONS

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01/15/18

SOUTH
ELEVATION

SHEET
033





REVISIONS

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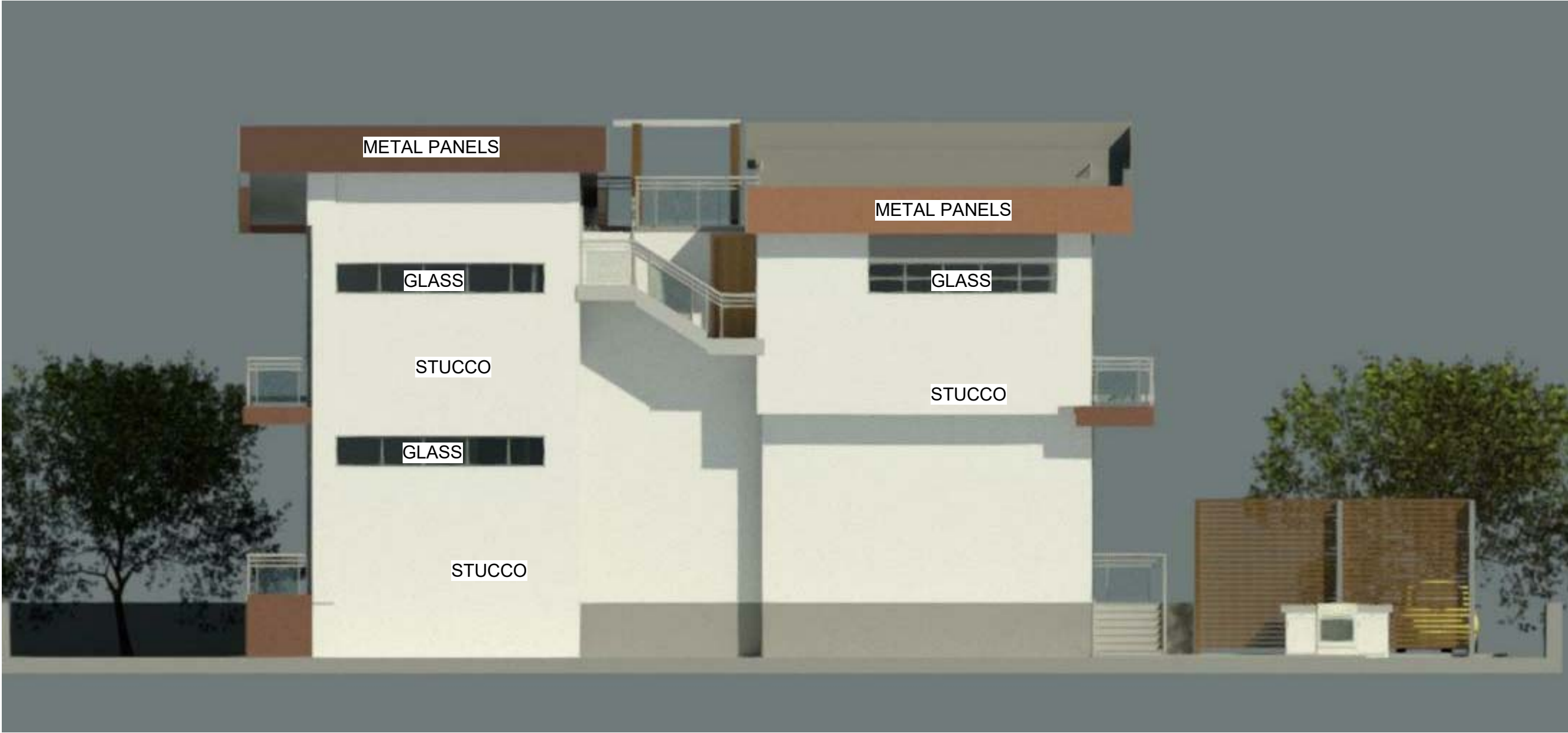
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01/15/18

WEST
ELEVATION

SHEET
034



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01/15/18

NORTH
ELEVATION

SHEET
035



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01/16/18

EXISTING SITE
CONTEXT

SHEET
036



REVISIONS

AR-0097801

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01/16/18

EXISTING SITE
CONTEXT

SHEET
037



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01/16/18

EXISTING SITE
CONTEXT

SHEET
038



4322 NAUTILUS DR



335 W 46TH ST



4515 N MICHIGAN AVE



4433 N BAY RD

REVISIONS	
AR-0097801	
4700 ALTON ROAD MIAMI BEACH, FL 33140	
NADER GOUBRAN, ARCHITECT 217 GAZETTA WAY, WEST PALM BEACH, FL 33413 P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM LICENSE NUMBER AR-0097801	
	
01/16/18	
NEIGHBOR CONTEXT	
SHEET 039	



4358 N BAT RD



4573 PRAIRIE AVE



4610 ALTON



4573 PRAIRIE AVE

REVISIONS

AR-0097801

4700 ALTON ROAD
MIAMI BEACH, FL 33140

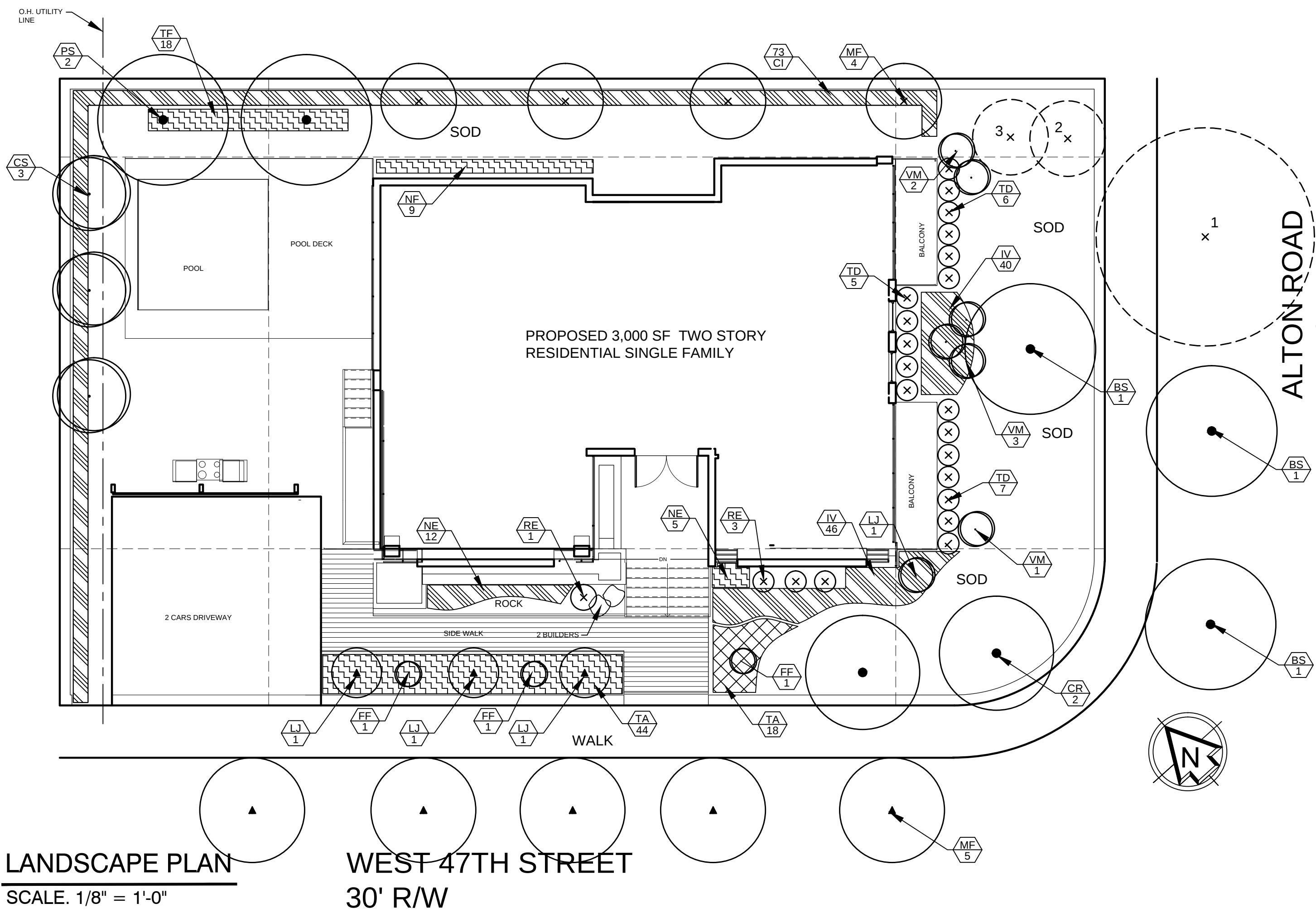
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01/17/18

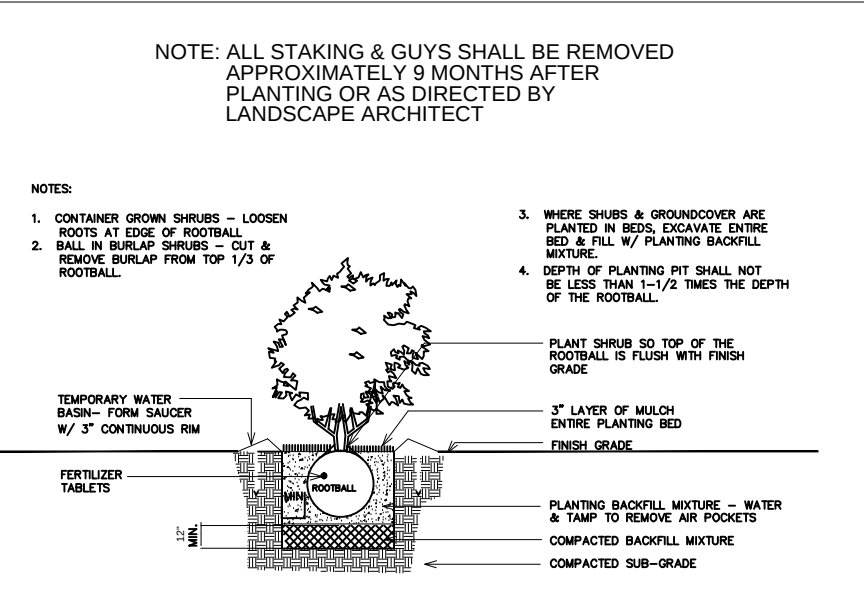
NEIGHBOR
CONTEXT

SHEET
040

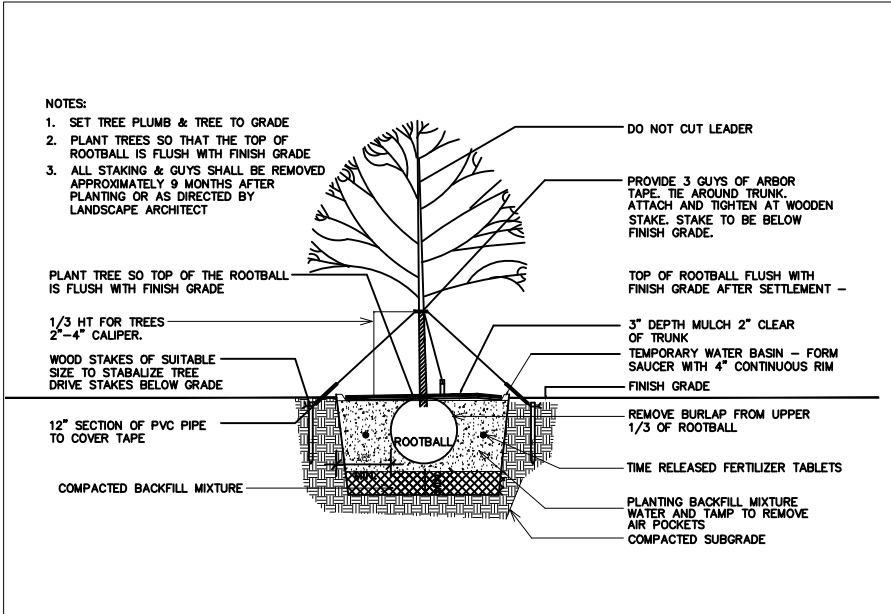


LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

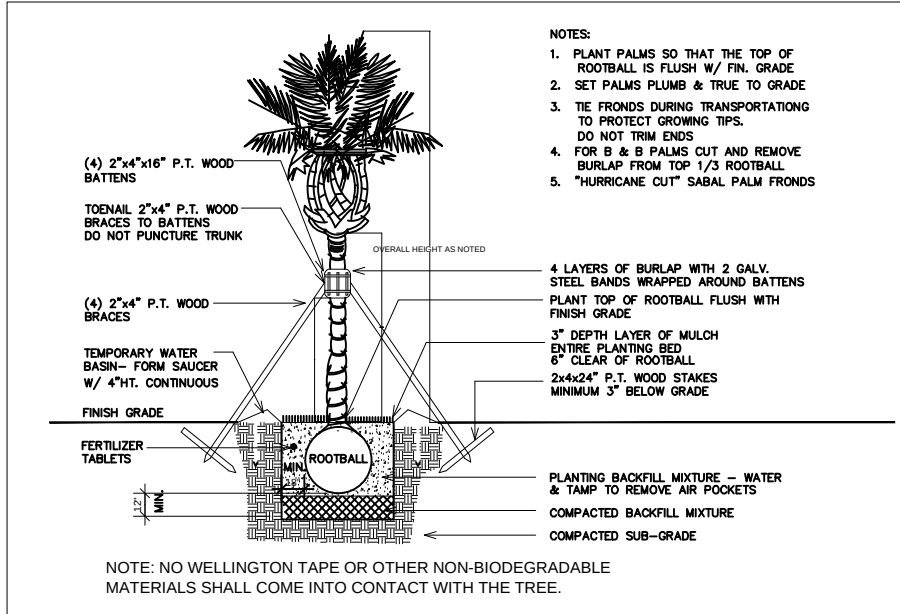
WEST 47TH STREET
30' R/W



SHRUB PLANTING DETAIL



PALM PLANTING DETAIL



TREE STAKING DETAIL

Plant List					
Trees/ Palms					
Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance
PS	2	Phoenix sylvestris/ Sylvester Palm	10' CT, matched	No	High
BS	3	Bursera simaruba/ Gumbo Limbo	12'- 14' Ht x 4' Spr, 3" cal	Yes	High
CR	2	Clusia rosea/ Pitch Apple	12' Ht. x 5' Spr., 2" cal.	Yes	High
MF	9	Myrcianthes fragrans / Simpson's Stopper	12'- 14' Ht. x 5' Spr., 3" cal.	Yes	High
VM	6	Veitchia montgomeryana / Montgomery Palm	14'-16' OA Ht.	No	Medium
CS	3	Cordia sebestena/ Orange Geiger Tree	10' Ht x 5' Spr, 2" cal	Yes	High
LJ	4	Ligustrum japonicum/ Japanese Privet	6' Ht x 3' Spr, multi trunk	No	High
Shrubs/Groundcovers					
CI	73	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	86	Ilex vomitoria 'Stokes Dwarf'/ Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
NF	9	Nephrolepis falcata/ Macho Fern	20" x 20", 24" O.C.	No	Medium
TA	62	Trachelospermum asiaticum/ Dwarf Confederate Jasmine	6" x 12", 18" O.C.	No	Medium
TD	18	Tripsacum dactyloides / Fakahatchee Grass	24" x 24", 24" O.C.	Yes	High
RE	4	Rhapis excelsa/ Lady Palm	5' Ht, 7 stem min, full	No	Medium
NE	17	Neoregelia 'Bossa Nova'/ Bromeliad	12" x 12", 18" O.C.	No	High
TF	18	Tripsacum floridana/ Florida Gamma Grass	16" x 16", 24" O.C.	Yes	High
FF	3	Furcraea foetida/ Giant False Agave	24" x 24"	No	High
Rock		Black Mexican pebbles	medium size		
Boulders	2	Flat Cap rock boulders			
Sod		St. Augustine			
Mulch		Shredded Melaleuca or Eucalyptus			

Landscape Requirements

Description	Application	Calculation	Qty. Required	Qty. Provided
Street trees	1/20 W 47 th Street	100/ 20	5	5
	Alton Road	60/ 20	3	3
Site trees	2 in front, 3 in back		5	12
Native trees	30%	20 (30)	6	13
Shrubs	12/ required tree	13 x 12	156	224
Large shrubs	10%	156 (10)	16	17
Native shrubs	50%	156 shrubs	78	177

Existing Tree Disposition

Existing tree symbol	Botanical/ Common Name	Size (Ht x Spr, Cal)	Disposition
1	Swietenia mahagoni/ Mahogany	28' x 30", 42"	Remain
2	Roystonia regia/ Royal Palm	22' HT	Remain
3	Roystonia regia/ Royal Palm	48' HT	Remain
4	Caryota sp./ Fishtail Palm		Remove
5	Caryota sp./ Fishtail Palm		Remove

Note: Existing tree information taken from property survey dated 1-15-18, by Karl F. Kuhn Professional Land Surveyor.

LANDSCAPE NOTES

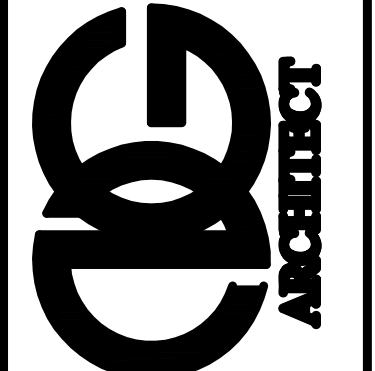
- 1- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- 2- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- 3- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- 4- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- 5- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- 6- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- 7- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- 8- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- 9- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- 10- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- 11- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- 12- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- 13- All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- 14- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- 15- All planting shall be installed with fertilizer at time of planting.
- 16- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- 17- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- 18- All landscape and irrigation shall be installed in compliance with all local codes.
- 19- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

REVISIONS	BY

Kimberly Meyer, R.L.A.
Landscape Architecture
(954) 462-8888
Lic. No. #LA0000882

4700 ALTON RESIDENCE
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MIAMI BEACH, FL 33140

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LICENSE NUMBER AR-0097801



DATE
01-31-2018

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

LANDSCAPE PLAN

