

CLIENT:
**801/807/815
ALTON ROAD**

807 Alton Road
Miami Beach, FL 33139
Folio: 02-4203-014-0330



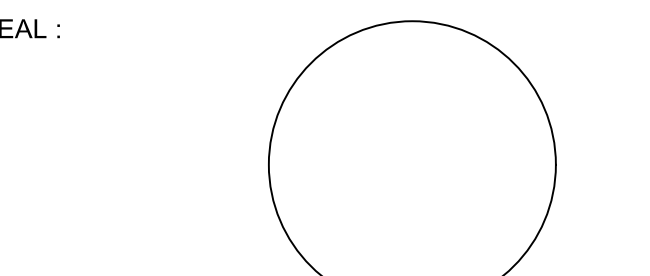
333 SE 2ND AVENUE, SUITE 2066
MIAMI, FL 33131
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License #AA 26002467

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No.	DATE	ISSUED / REVISED
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DESIGN IN COLLABORATION WITH:
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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

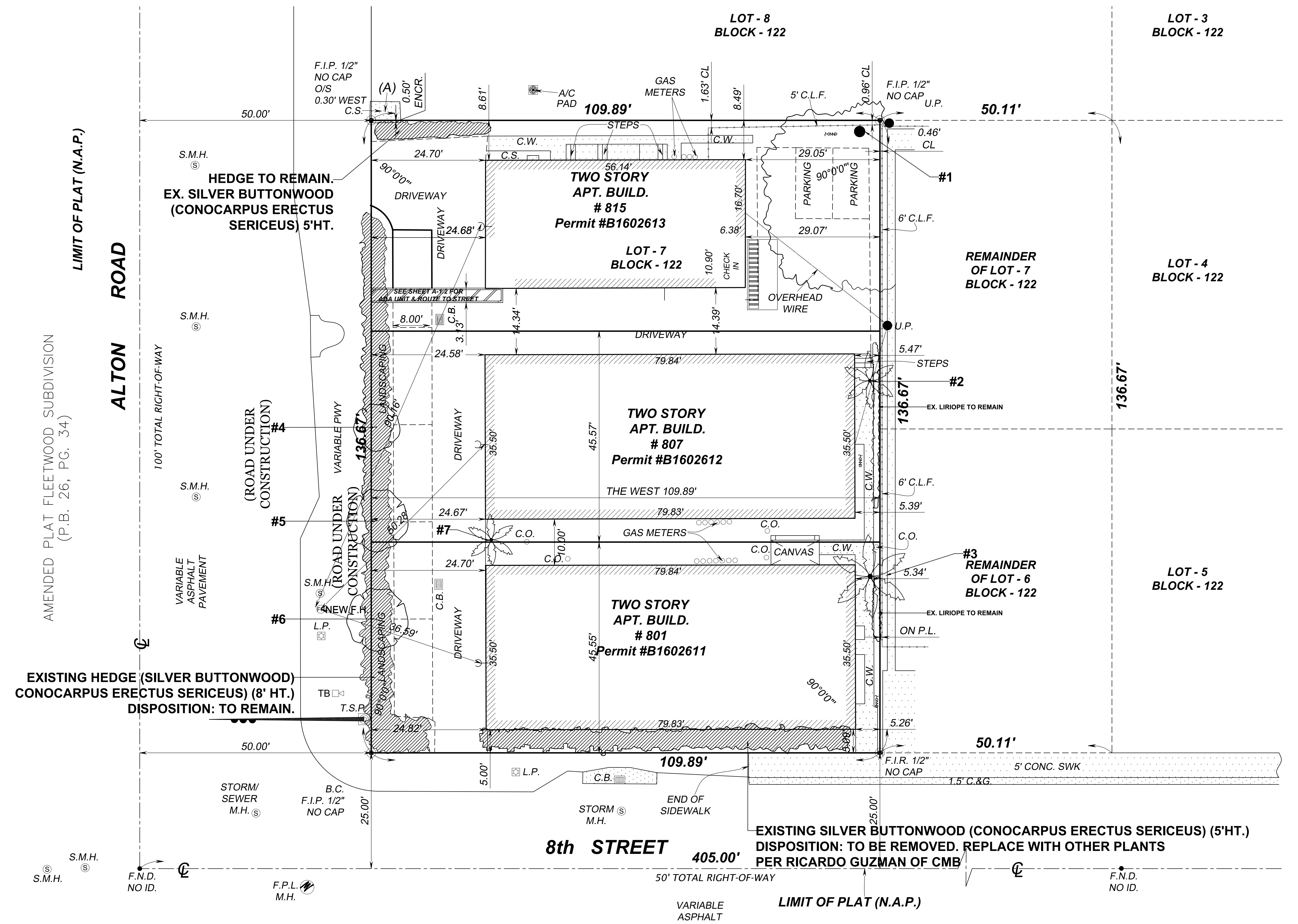
EXISTING TREE SURVEY

CHECKED BY : SHEET NO :

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SCALE:

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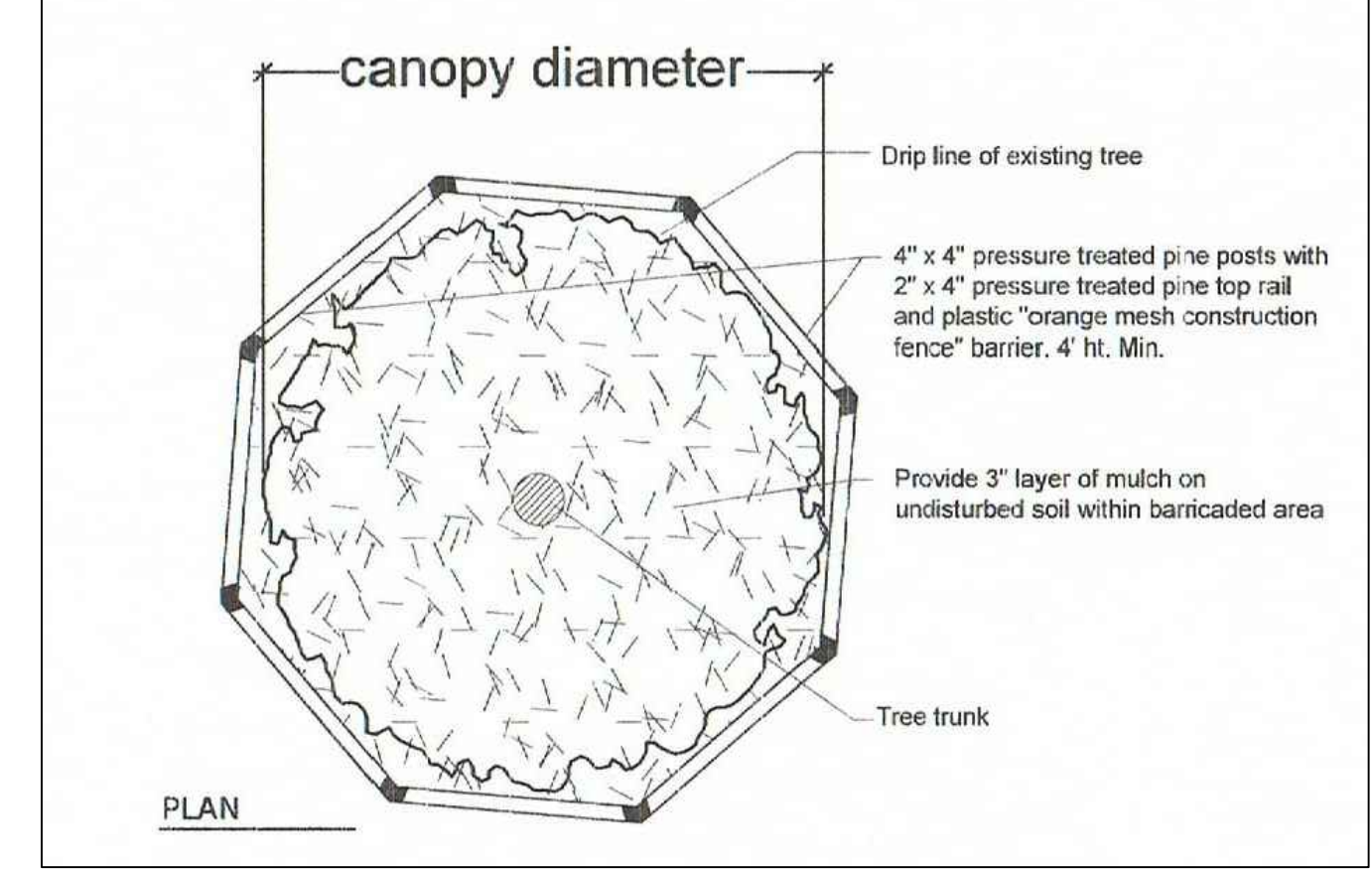
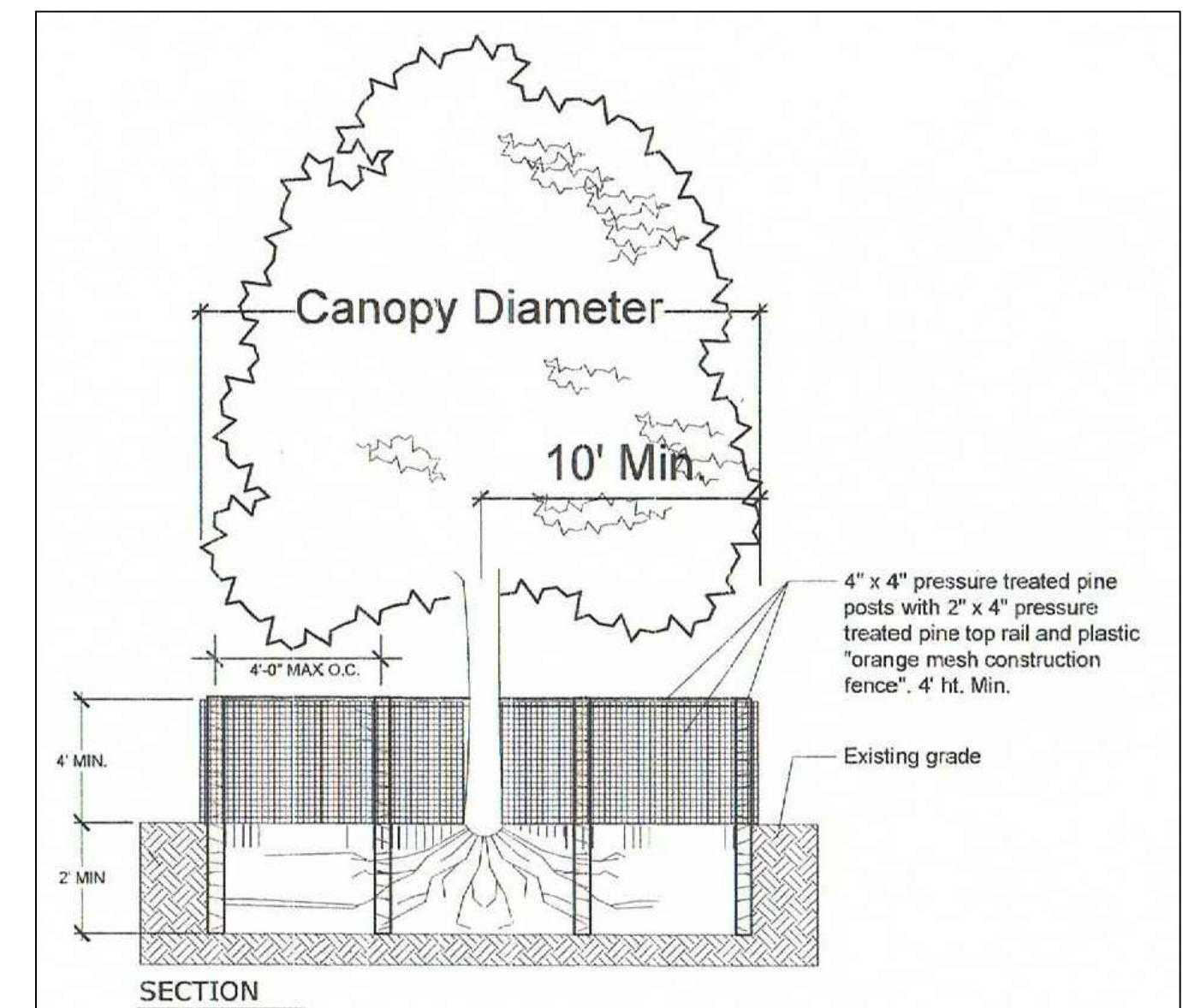
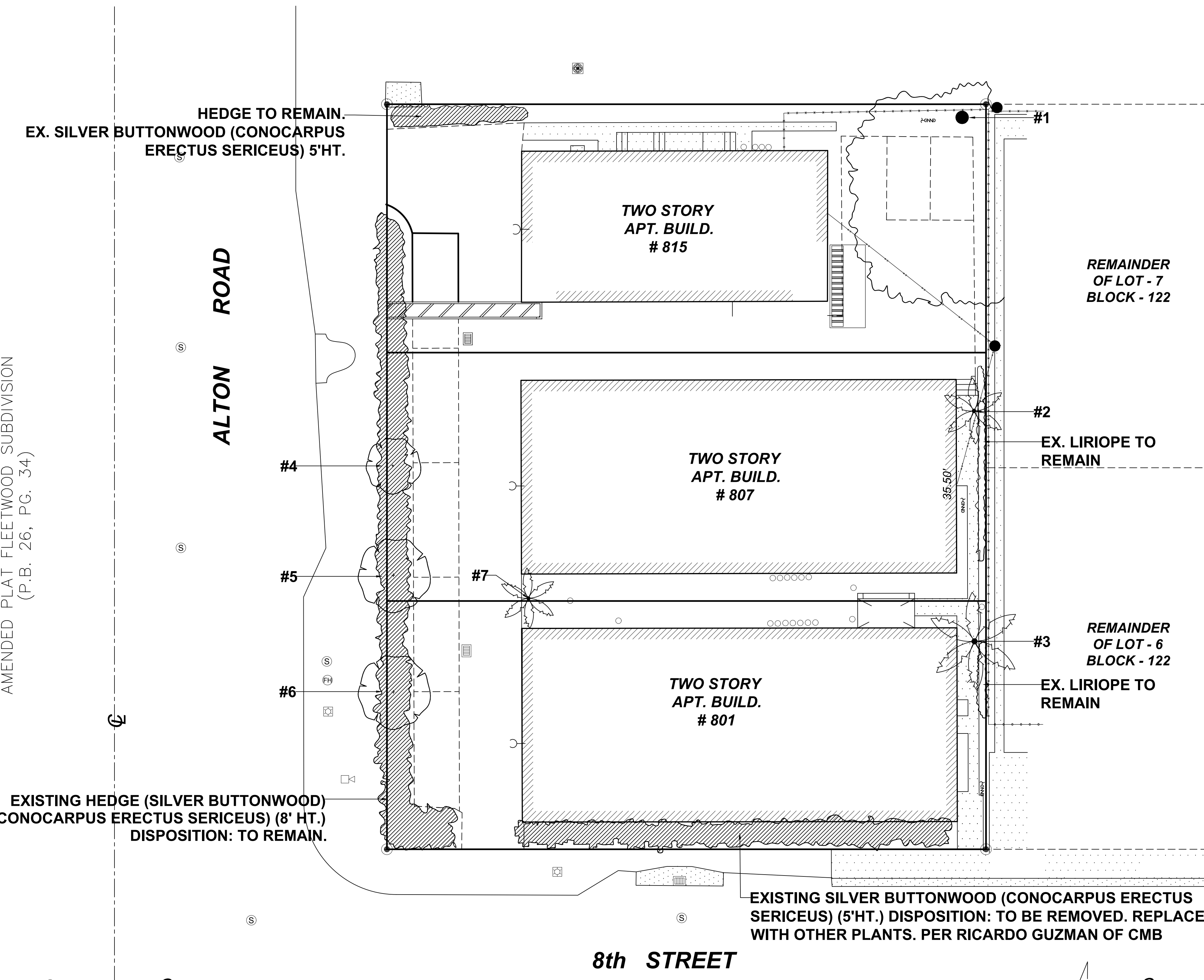


EXISTING TREE SURVEY LEGEND

SYMB	NAME - COMMON (SCIENTIFIC)	SIZE			CONDITION	NATIVE	
		DBH	HEIGHT	SPREAD		YES	NO
1	STRANGLER FIG (<i>Ficus aurea</i>)	4"	50'	700 ft.	POOR		X
2	SABAL PALM (<i>Sabal Palmetto</i>)	12"	18'	12 SP	GOOD		X
3	MONTGOMERY PALM (<i>Veitchia montgomeryana</i>)	4"	18'	10 SP	GOOD		X
4	PINK TABEBUIA (<i>Tabebuia heterophylla</i>)	3.5"	16'	10 SP	GOOD		X
5	PINK TABEBUIA (<i>Tabebuia heterophylla</i>)	3.5"	12'	12 SP	GOOD		X
6	PINK TABEBUIA (<i>Tabebuia heterophylla</i>)	3.5"	16'	12 SP	GOOD		X
7	PIGMY DATE PALM (<i>Phoenix roebelenii</i>)	3"	8'	10 SP	GOOD		X

NOTE

1. TREE REMOVAL PERMIT MUST BE APPLIED FOR WITH CMB PRIOR TO THE REMOVAL OF TREE # 1 (*FICUS AUREA*).



STAKING FOR TREE/PALM PROTECTION DURING CONSTRUCTION
N.T.S

EXISTING TREE SURVEY AND DISPOSITION LEGEND

SYMB	NAME - COMMON (SCIENTIFIC)	SIZE			CONDITION	DISPOSITION	NATIVE	
		DBH	HEIGHT	SPREAD			YES	NO
1	STRANGLER FIG (<i>Ficus aurea</i>)	4"	50'	700 sf	POOR	REMOVE	X	
2	SABAL PALM (<i>Sabal Palmetto</i>)	12"	16'	12 SP	GOOD	REMAIN		X
3	ALEXANDER PALM (<i>Pythosperma elegans</i>)	4"	18'	10' SP	GOOD	REMAIN		X
4	PINK TABEBUIA (<i>Tabebuia heterophylla</i>)	3.5"	16'	10 SP	GOOD	REMAIN		X
5	PINK TABEBUIA (<i>Tabebuia heterophylla</i>)	3.5"	12'	12 SP	GOOD	REMAIN	X	
6	PINK TABEBUIA (<i>Tabebuia heterophylla</i>)	3.5"	16'	12 SP	GOOD	REMAIN	X	
7	PIGMY DATE PALM (<i>Phoenix roebelenii</i>)	3"	8'	10 SP	GOOD	REMAIN	X	

SHRUBS TO REMAIN	QTY	HEIGHT	SPREAD	NATIVE
SILVER BUTTONWOOD (<i>Conocarpus erectus sericeus</i>)	8	5'	4' SP	X
SILVER BUTTONWOOD (<i>Conocarpus erectus sericeus</i>)	40	8'	5' SP	X

- TREE REMOVAL PERMIT MUST BE APPLIED FOR WITH CMB PRIOR TO THE REMOVAL OF TREE # 1 (FICUS AUREA).

TREE DISPOSITION PLAN
SCALE: 3/32"=1'-0"

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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO: 2015-02

TREE DISPOSITION PLAN

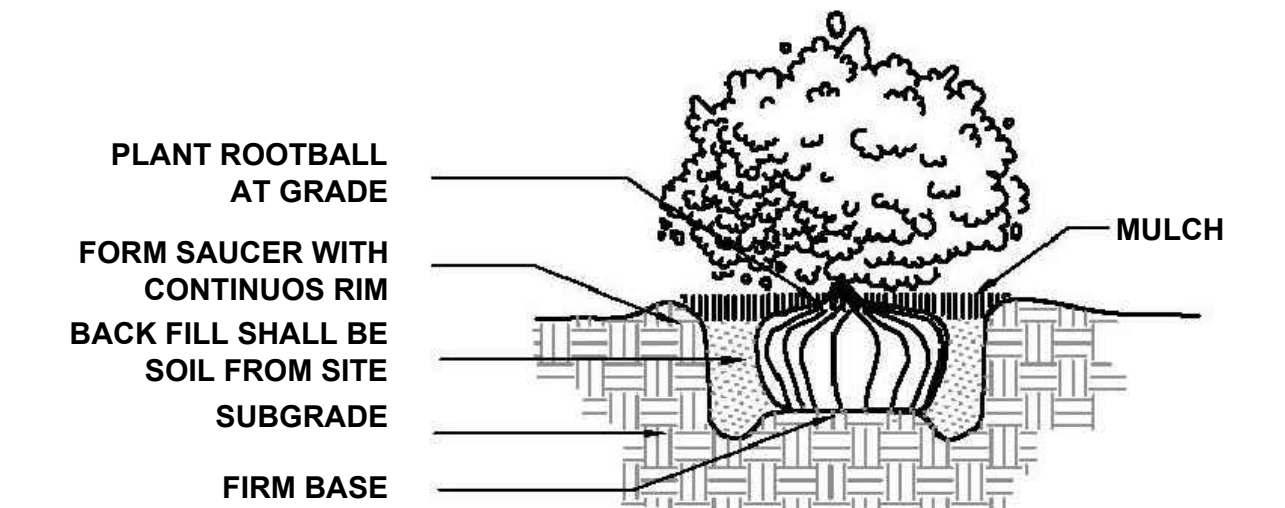
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SCALE: **L-1**
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ALTON ROAD

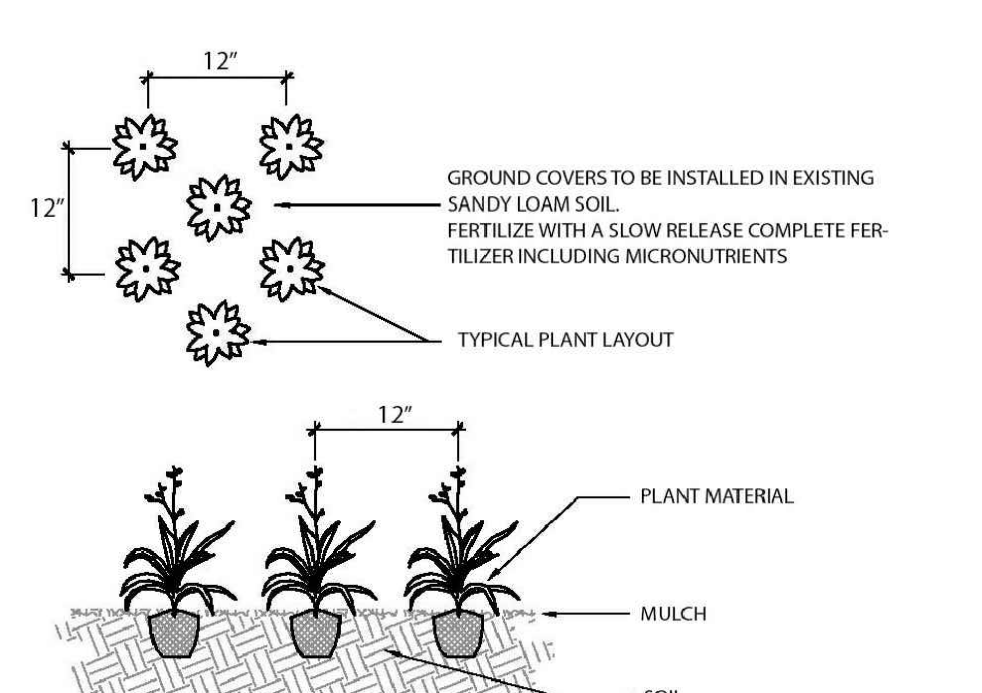
100' TOTAL RIGHT-OF-WAY

VARIABLE ASPHALT PAVEMENT

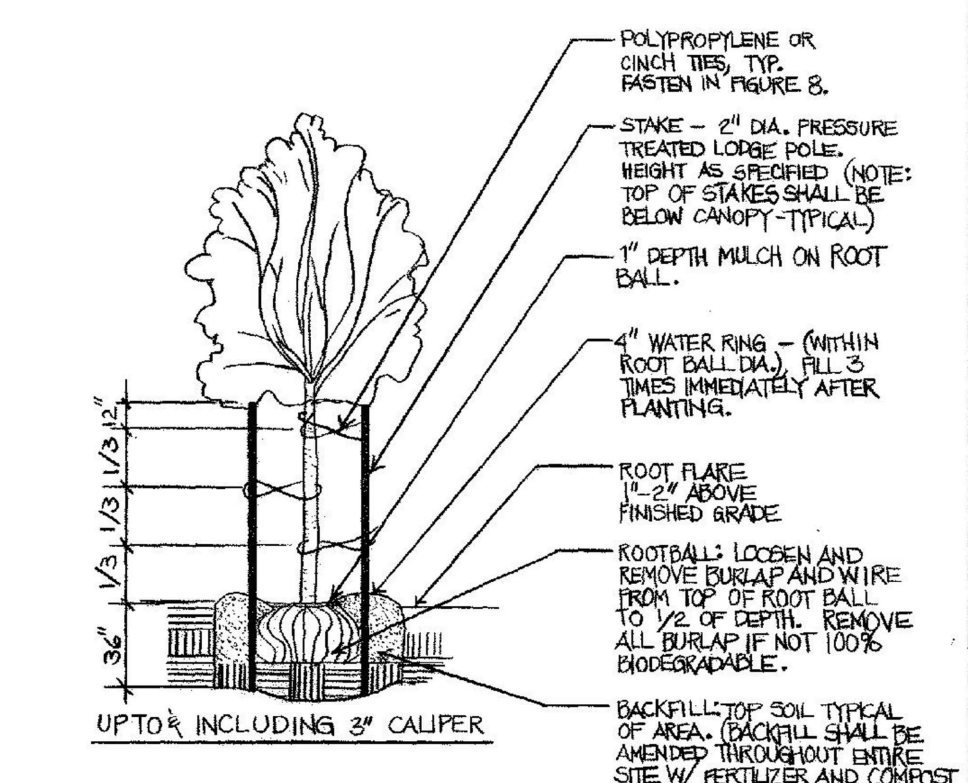
PROPOSED LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"



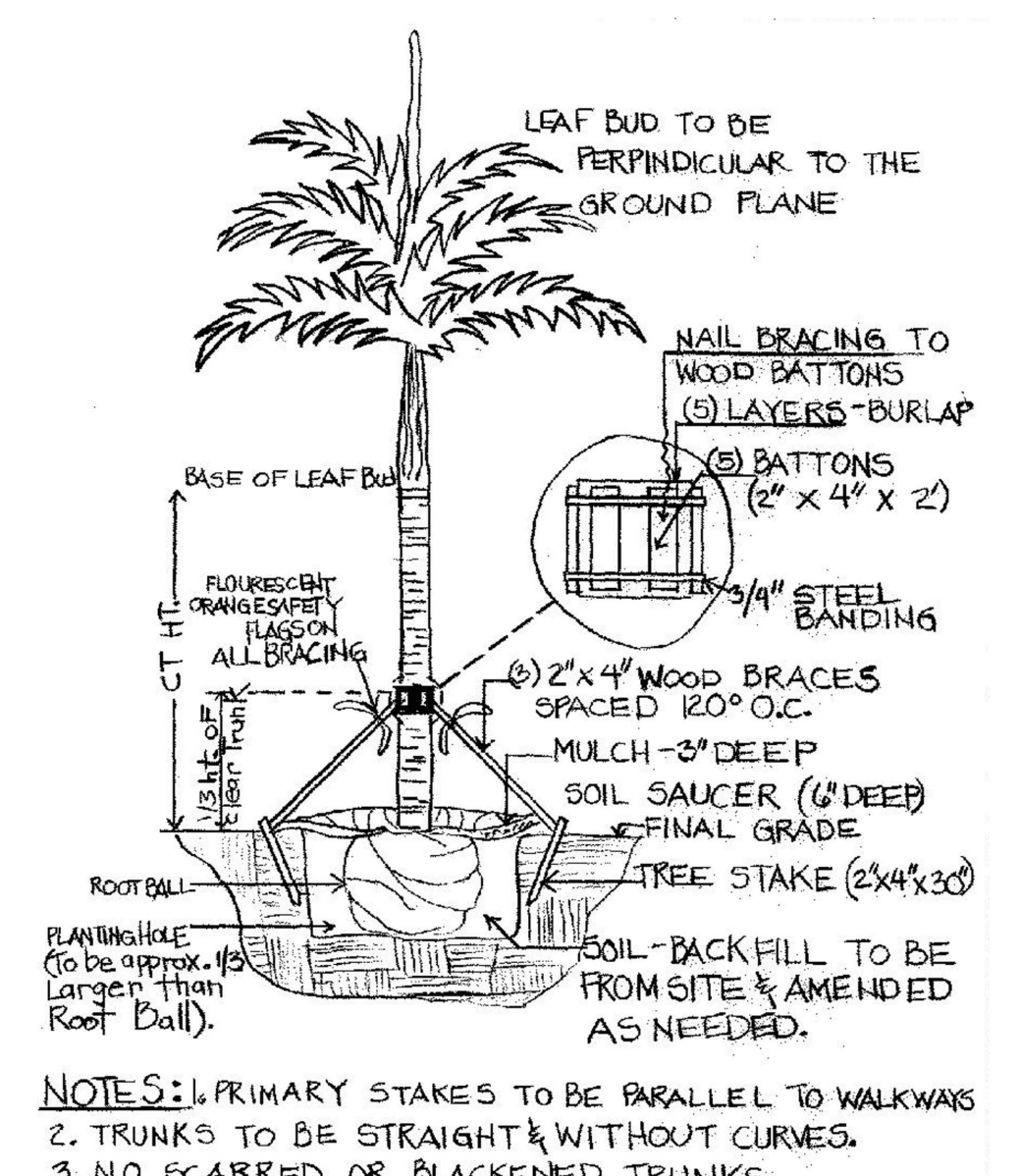
SHRUBS PLANTING DETAIL



GROUND COVERS PLANTING DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL

PROPOSED LANDSCAPE LEGEND

SYMB	NAME - COMMON (SCIENTIFIC)	SIZE	QTY	NATIVE
TREES				
AA	SILVER BUTTWOOD (Conocarpus erectus sericeus)	25 g. 12' ht. STD x 6' sp. 2" Cal	6	X
BB	MAST TREE (Polyalthia longifolia pendula)	25 g. 7-8' ht. STD x 3' sp.	5	X
CC	ALEXANDER PALM (Ptychosperma elegans)	FG 12'-14' ht.	4	X
DD	ARECA PALM (Dypsis lutesces)	25 g. 8-10' ht. multi	1	X
EE	SATIN LEAF	25 g. 12' ht. x 6' cal. 2"	3	X
SHRUBS				
A	RED STOPPER (Eugenia rhombea)	18'-24' ht.	23	X
B	SMALL LEAF CLUSIA (Clusia guttifera)	3'-3.5' ht.	18	X
C	WEST INDIAN HOLLY (Leuca coccinea 'Rubra')	7 gal. 4' ht. multi stem	3	X
D	MARLBERRY (Ardisia escatonoides)	7 gal. 4'-4.5' ht. full	4	X
E	TI PLANT (Cordyline frutescens 'Red sister')	3 gal. 3' ht. multi	4	X
F	HIBISCUS (Hibiscus)	Bush 7 gal. 3'-3.5' ht.	1	X
G	CROTON (Codiaeum variegatum 'Petra')	3 gal.	3	X
H	COONITE (Zamia pumila)	7 gal. 18'-24" x 24" sp.	6	X
I	DWARF IXORA (Ixora taiwanensis 'Dwarf red')	3 gal. 18"-24" ht.	12	X
GROUND COVERS				
LM	LIRIOPE (Liriope muscari 'Big Blue')	1 gal.	51	X
DJ	DWARF ASIAN JASMINE (Trachelospermum asiaticum 'Minima')	1 gal.	50	X
SF	SWORD FERN (Nephrolepis exaltata)	1 gal.	20	X
DP	DECORATIVE PEANUT (Arachis glabrata)	1 gal.	80	X

EXISTING TREES TO REMAIN LEGEND

SYMB	NAME - COMMON (SCIENTIFIC)	SIZE			CONDITION	NATIVE	
		DBH	HEIGHT	SPREAD		YES	NO
2	SABAL PALM (Sabal Palmetto)	12"	18'	12 SP	GOOD		X
3	MONTGOMERY PALM (Veitchia montgomeryana)	4"	18'	10 SP	GOOD		X
4	PINK TABEBUIA (Tabebuia heterophylla)	3.5"	16'	10 SP	GOOD		X
5	PINK TABEBUIA (Tabebuia heterophylla)	3.5"	12'	12 SP	GOOD		X
6	PINK TABEBUIA (Tabebuia heterophylla)	3.5"	16'	12 SP	GOOD		X
7	PIGMY DATE PALM (Phoenix roebelenii)	3"	8'	10 SP	GOOD		X

NOTES

- CITY OF MIAMI BEACH LANDSCAPE ORDINANCE, CHAPTER 126 REQUIRES SPECIFIC SIZES AND QUANTITIES OF TREES AND SHRUBS TO BE INSTALLED. TREES: 28 TREES/NET LOT ACRE (30% TO BE FL. NATIVES). SHRUBS: 12 SHRUBS PER REQUIRED TREE (50% TO BE FL. NATIVES).
- THIS SITE IS 15,019 SQ. FT. OR 34.5% OF AN ACRE.
 - TREES REQUIRED AT THIS SITE: (10 WITH 3 NATIVES). THIS PLAN PROVIDES 12 TREES: (9) FLORIDA NATIVE AND (3) EXOTIC.
 - SHRUBS REQUIRED AT THIS SITE: (120 WITH 60 NATIVES). THIS PLAN PROVIDES: 134 SHRUBS: (81) NATIVES AND (53) EXOTICS.
- MULCH - INSTALL 'FLORIMULCH' SHREDDED MELALEUCA, 3" DEEP IN ALL SHRUB BEDS EXCEPT WHERE NOTED OTHERWISE.
- ALL PLANT MATERIALS SHALL BE MINIMUM FLORIDA GRADE #1.
- GRAVEL MULCH: LOCATED AT NORTH SIDE OF BUILDING 815 ALTON SHALL BE CRUSHED GRAY, 3/8". INSTALL 3" DEEP OVER WEED BARRIER.
- LANDSCAPE AREA BETWEEN BUILDINGS #801 AND #807: EXISTING MULCH IS CHATTAHOOCHE ROCK 1/2". MULCH TO REMAIN.
- GUARANTEE: THERE SHALL BE A ONE YEAR GUARANTEE ON ALL PLANT MATERIALS INSTALLED AT THIS SITE. THE WARRANTY SHALL BE PROVIDED BY THE SUB CONTRACTOR RESPONSIBLE FOR INSTALLATION. DEFECTIVE OR DYING PLANTS MUST BE REPLACED WITHIN 2 WEEKS OF NOTIFICATION SUCH PLANTS NEED TO BE REPLACED.
- TREE STAKING: THE SUB CONTRACTOR SHALL MAINTAIN ALL TREE SUPPORTS FOR ONE YEAR. THIS SHALL INCLUDE ADJUSTMENTS TO SUPPORTS TO INSURE ALL TREE TRUNKS ARE MAINTAINED IN A VERTICAL POSITION. AFTER ONE YEAR THE SUB CONTRACTOR WILL REMOVE ALL STAKES AND RELATED MATERIALS.
- SPRINKLER SYSTEM: REFER TO PAGE L-3 "SPRINKLER SYSTEM". SPRINKLER SYSTEM SHALL CONSIST OF A BACK FLOW PREVENTION DEVICE, DIGITAL TIMER, RAIN SENSOR, ELECTRIC VALVES, POP UP SPRAY HEADS, PVC MAIN LINE AND LATERAL LINES.

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ALTON ROAD**

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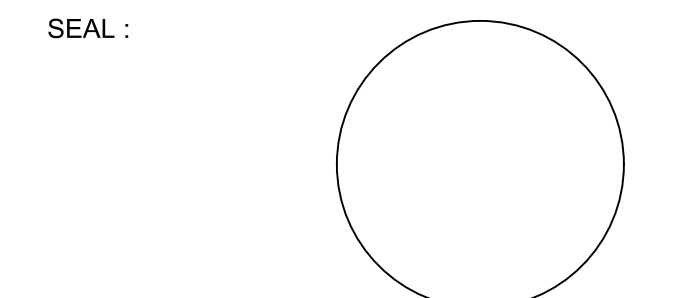
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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO: 2015-02

PROPOSED LANDSCAPE PLAN

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SCALE: L-2
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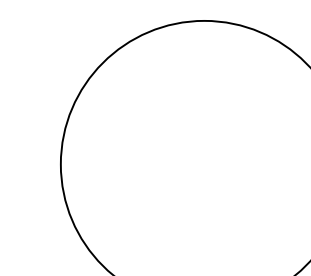
IRRIGATION DESIGN:

DESMAR

IRRIGATION AND LIGHTNING INC
TELEPHONE: 786 312 3326
EMAIL: DESMARPCINC@GMAIL.COM

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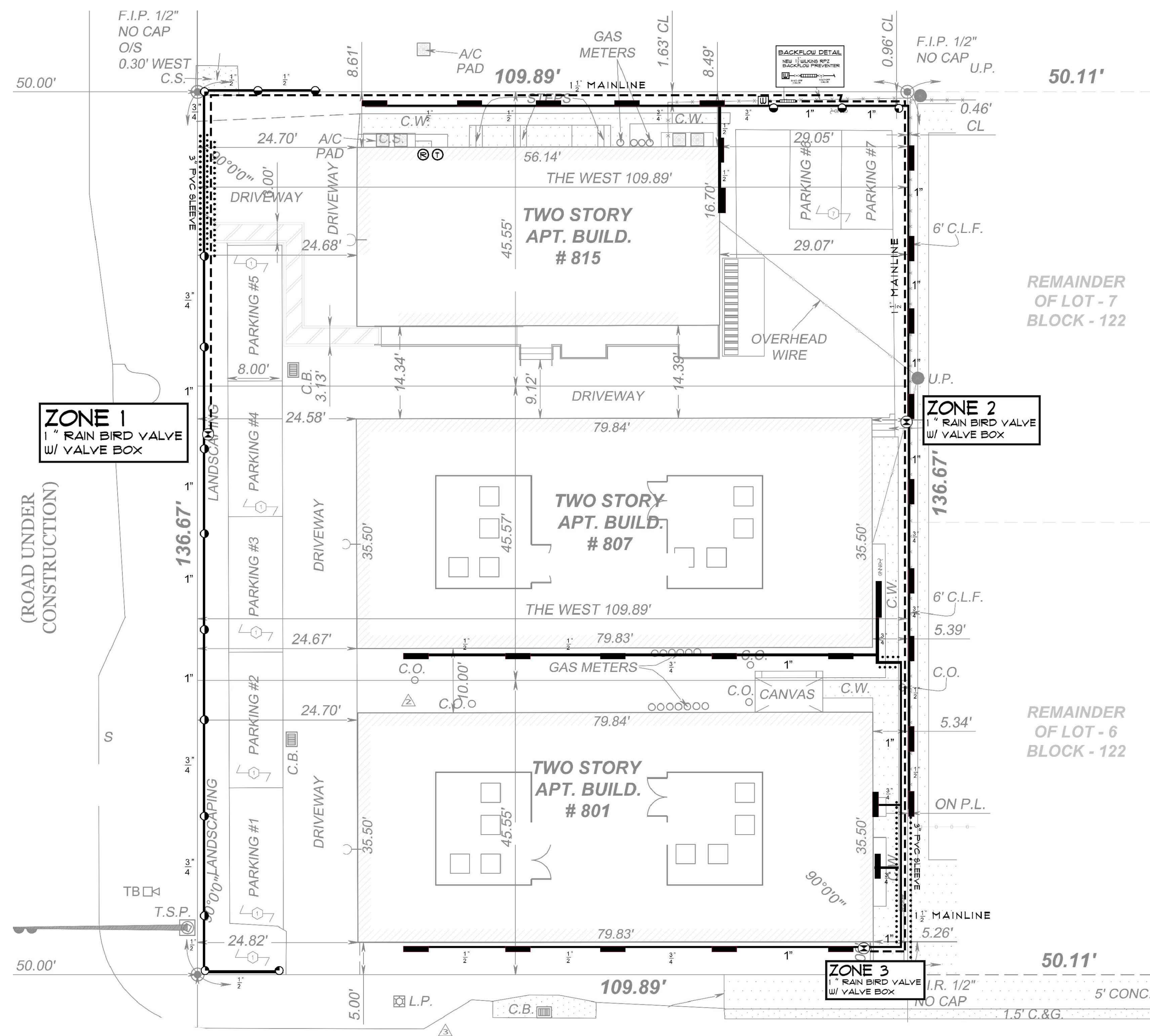


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SPRINKLER SYSTEM PLAN

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SCALE :	
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SPRINKLER SYSTEM PLAN SCALE: 3/32" = 1'-0"

NOTES

1. MAINLINE TO BE 1 1/2" PVC SCH 40
2. NEW RAINBIRD ESP 4M TIMER W/ SENSOR TO BE INSTALLED ON EXTERIOR WALL
3. NEW RAINBIRD SERIES VALVES 1
4. CONTRACTOR SHALL DETERMINE FINAL POSITIONING AND SPACING OF DESIGN

LEGEND

- NEW RAIN SENSOR - RAINBIRD
- NEW TIMER RAINBIRD ESP 4ME
- NEW 1 1/2" WILKINS RPZ BACKFLOW PREVENTOR
- PVC SLEEVE - SCH 40 SIZE NOTED ON PLAN
- SHUT - OFF VALVE
- MAINLINE 1 1/2" PVC SCHEDULE 40
- 1" RB VALVE W/ VALVE BOX
- RB SST PATTERN (SIDE STRIP)

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SCALE :

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