

600 ALTON ROAD RETAIL

600 ALTON ROAD,
MIAMI BEACH, FLORIDA 33139

SITE PLAN SUBMITTAL

ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

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LOCATION MAP

GENERAL NOTES

- These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
- The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
- The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
- Construction shall comply with all local building codes.
- All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.
- The following submittals require separate sub-permits:
 - Light Poles
 - Fences and Gates
 - Foundations for trellises, benches, and equipment.

GENERAL GRADING NOTES

- All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
- Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
- Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
- Grading and calculations for retention areas to be provided by Civil Engineers.
- Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
- All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

- All electrical wiring and circuiting by Electrical Engineer in future permit set.
- Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
- Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
- Transformers and other exterior ballasts shall be hidden from general view with landscaping and/or appropriate enclosures. This should be coordinated with Landscape architect.

GENERAL LANDSCAPE NOTES

- The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
- The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
- Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
- Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
- Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
- Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami Beach.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
- Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

- Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
- Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
- Trees grown in grow bags or grow bag type material are not allowed.
- All planting materials shall meet or exceed local requirements as specified by local plant standards.
- All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- Plant size specifications take precedence over container size.
- Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
- All plant material shall be graded Florida #1 or better.
- All proposed planting beds will be planted out correctly with proper spacing.
- All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
- Burlap, wire cages, etc., be removed half way down root balls.
- All tree pruning to follow ANSI 300 tree trimming standards.

SOIL PREPARATION AND SOIL MIX

- All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
- Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
- Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
- Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
- Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

PLANTING SPECIFICATIONS

- The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
- All trees must be guyed or staked as shown in details.
- When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.

Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.

Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.

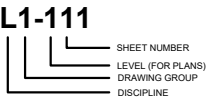
Substantial completion constitutes the beginning of guarantee period.

Contractor to replace rejected plant within two (2) weeks of notice.

Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

- DRAWING NUMBERING SYSTEM**
THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:


L1-111
SHEET NUMBER
LEVEL (FOR PLANS)
DRAWING GROUP
DISCIPLINE
- DRAWING GROUP**
LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:
 - L0 = GENERAL
 - L1 = PLANS
 - L2 = ELEVATIONS
 - L3 = SECTIONS
 - L4 = ENLARGEMENTS
 - L5 = DETAILS
 - L6 = SCHEDULES
- SHEET NUMBER**
EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 00 TO 99.
- DRAWING NUMBER EXAMPLES:**
L1-110 GROUND LEVEL HARDSCAPE PLAN

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ARQUITECTONICA
RESILIENT LANDSCAPES
GEO

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SEAL:

600 ALTON RD
MIAMI BEACH, FL 33139

SCALE:

LANDSCAPE NOTES

DATE:
08/02/2024

L0-001

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

	Alton Road Gateway / Parking						
Zoning District	District #6	Lot Area	33,915	Acres	0.779	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE							
A. Square feet of required Open Space as indicated on site plan:							
Lot Area=	33,915	s.f. x	40	%=	13,566	s.f.	13,566
B. Square feet of parking lot open space required as indicated on site plan:							
Number of parking spaces	12	x 10 s.f. parking space=				120	
C. Total square feet of landscaped open space required: A+B=						13,686	-
LAWN AREA CALCULATION							
A. Square feet of landscaped open space required							
B. Maximum lawn area (sod) permitted =	20	% x	-	s.f.		-	-
TREES							
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=							
						17	33
B. % Natives required: Number of trees provided x 30%=							
						10	33
C. % Low maintenance/drought and salt tolerant required:							
Number of trees provided x 50%=							
						17	33
D. Street Trees (maximum average spacing of 20' o.c)							
	365	linear feet along street divided by 20'=				18	11
E. Street tree species allowed directly beneath power lines:							
(maximum average spacing of 20' o.c.)=							
						-	-
SHRUBS							
A. Number of shrubs required: Sum of lot and street trees required x 12=							
						425	450
B. % Native shrubs required: Number of shrubs provided x 50%=							
						225	
LARGE SHRUBS OR SMALL TREES							
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=							
						42	50
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=							
						25	30

TREES



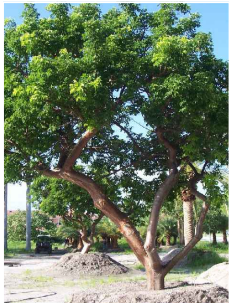
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



CONOCARPUS ERECTUS
VAR SERICEUS
SILVER BUTTONWOOD



CLUSIA ROSEA
AUTOGRAPH TREE



BURSERA SIMARUBA
GUMBO LIMBO



CASSIA BAKERIANA
PINK SHOWER TREE



PISCIDIA PISCIPULA
JAMAICA DOGWOOD



QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

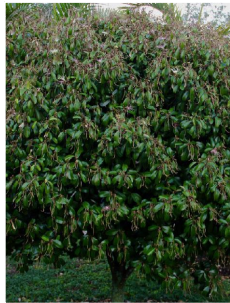


SIMAROUBA GLAUCA
PARADISE TREE

TREES/SHRUBS



ARDISIA ESCALLONIOIDES
MARLBERRY



CAPPARIS CYNOPHALLOPHORA
JAMAICAN CAPER



CHRYSOBALANUS ICACO
VAR ICACAO
COCOPLUM



COCCOLOBA DIVERSIFOLIA
PIGEON PLUM



DIPHOLIS SALICIFOLIUM
WILLOW BUSTIC



EUGENIA FOETIDA
SPANISH STOPPER



GYMNATHES LUCIDA
CRABWOOD



KRUGIODENDRON FERREUM
BLACK IRONWOOD

SHRUBS



CHRYSOBALANUS ICACO
CV. HORIZONTALIS
COASTAL COCOPLUM



GLADULARIA MARITIMA
BEACH VERBINA



DODODANEA VISCOSA VAR. VISCOSA
VIRGINIA KEY VARNISH LEAF



PSYCHOTRIA NERVOSA
SHINY-LEAF WILD COFFEE



RANDIA ACULEATA
WHITE INDIGO BERRY



SURIANA MARITIMA
BAY CEDAR



ZAMIA INTEGRIFOLIA
COONTIE



SERENOA REPENS "CINERA"
SILVER SAW PALMETTO

GROUNDCOVERS/LOW GROWING PLANTS



CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY



HYMENOCALLIS LATIFOLIA
SPIDER LILY



MUHLENBURGIA CAPILLARIS
PINK MUHLY



SPARTINA BAKERI
CORDGRASS



TRIPSACUM DACTYLOIDES
FAKAHATCHEE

FLOOD PROTECTION AREA



CHRYSOBALANUS ICACO
COCO PLUM



SERENOA REPENS
SAW PALMETTO



SABAL PALMETTO
CABBAGE PALM



SPARTINA BAKERI
CORDGRASS



TRIPSACUM DACTYLOIDES
FAKAHATCHEE



RUMOHRA ADIANTIFORMIS
LEATHER FERN



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



BURSERA SIMARUBA
GUMBO LIMBO



CLUSIA ROSEA
AUTOGRAPH TREE

PALMS



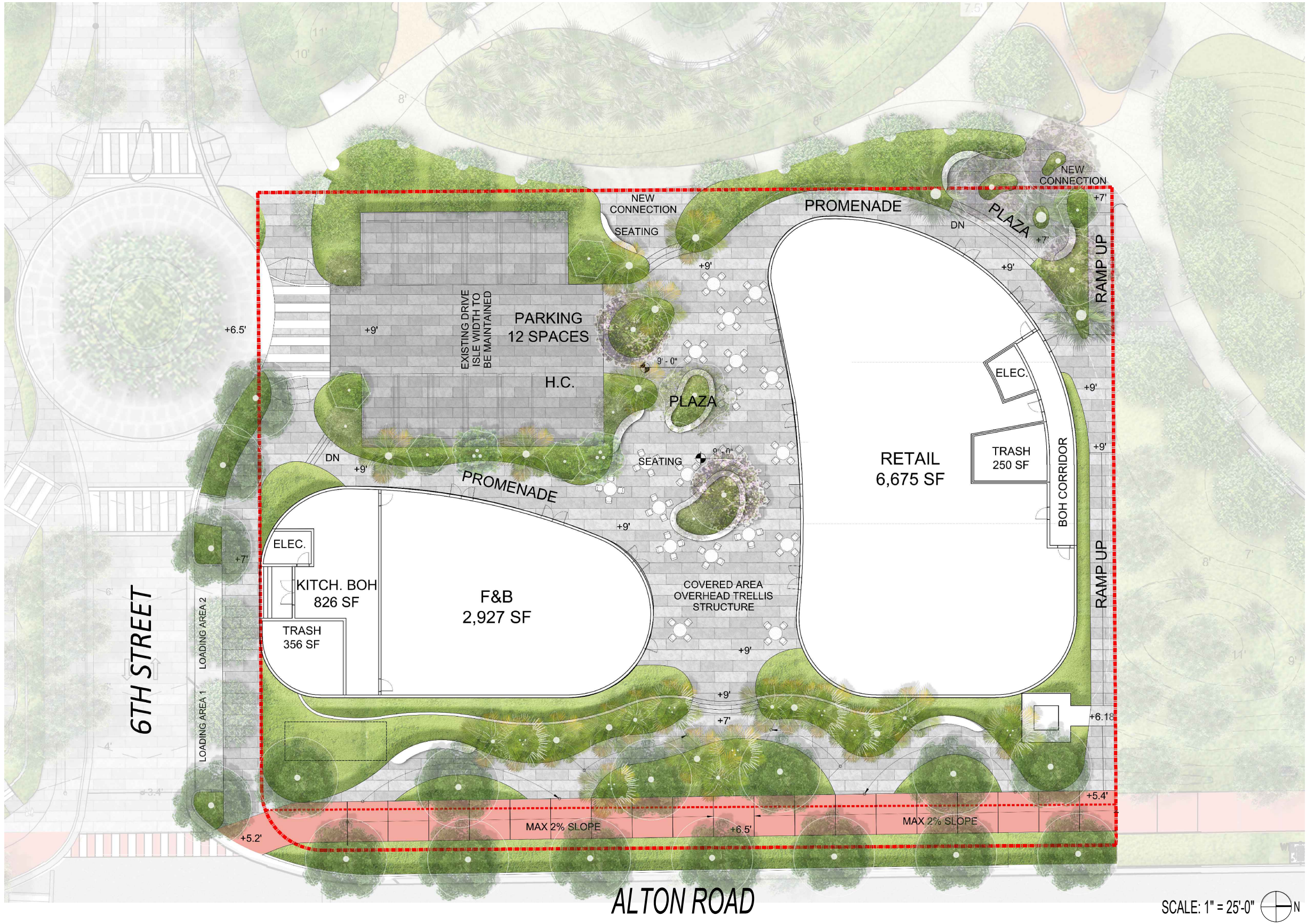
SABAL PALMETTO
CABBAGE PALM

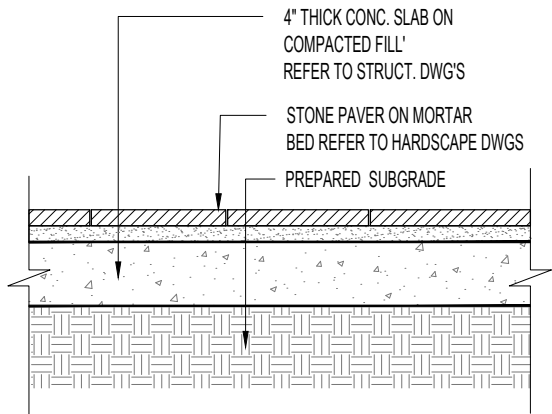


SERENOA REPENS
SAW PALMETTO

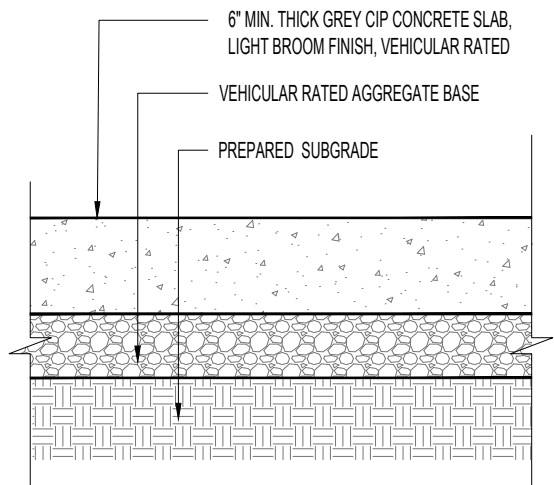


COCCOTHRINAX ARGENTATA
FLORIDA SILVER PALM

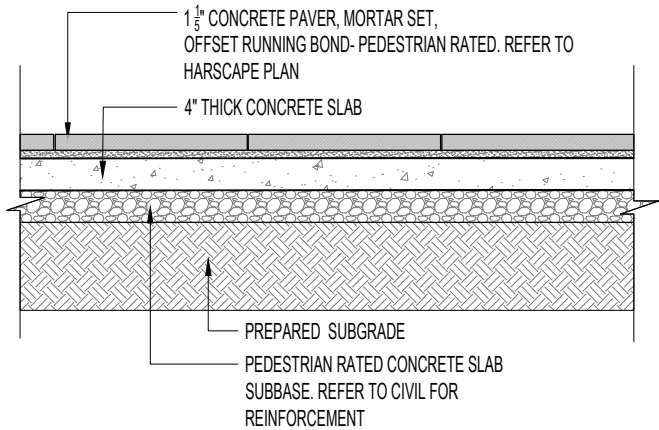




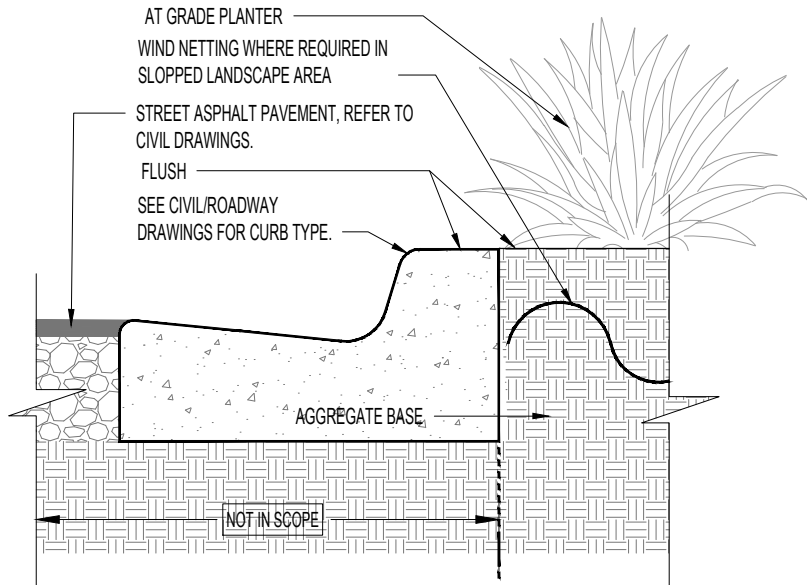
④ PAVERS ON PEDESTRIAN AREAS DETAIL
SCALE: 1" = 1'-0"



② VEHICULAR RATED CONCRETE FINISH DETAIL
SCALE: 1" = 1'-0"

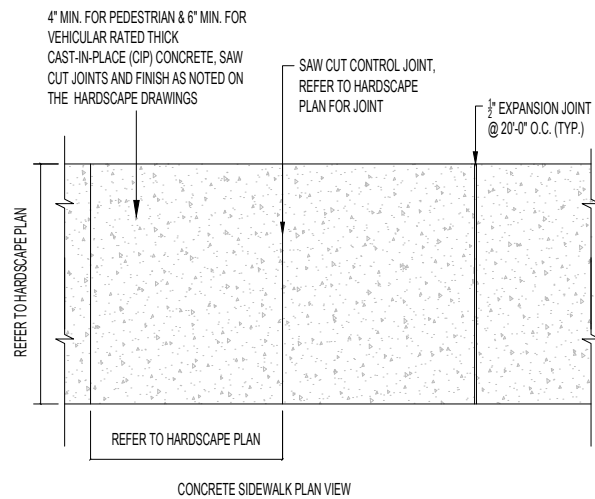


⑤ PAVERS ON VEHICULAR AREAS DETAIL
SCALE: 1/2" = 1'-0"



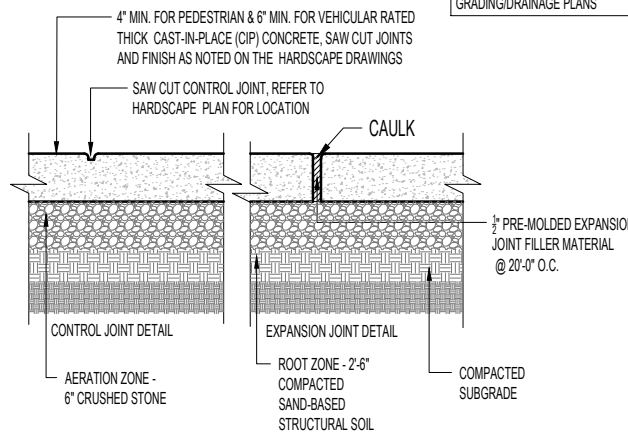
③ RAISED CURB AT PAVERS DETAIL
SCALE: 1" = 1'-0"

- NOTES:
1. ALL EDGES SHALL BE ROUNDED WITH 3/8" RADIUS.
 2. CONTROL JOINTS TO BE SPACED AT 10'-0" O.C.
 3. CONTROL JOINTS SHALL BE 3/16" WIDTH SAW CUT JOINT.
 4. 1/2" EXPANSION JOINT PRE-MOLDED MATERIAL WHERE SIDEWALKS ABUT BUILDINGS, CURBS, DRIVEWAYS, ETC.
 5. EXPANSION JOINTS SHALL BE SPACED @ 20'-0" O.C. (TYP.), AND JOINT FULLY CAULKED TO MATCH SIDEWALK COLOR.
 6. 6" MIN. THICK CONCRETE SIDEWALKS TO BE VEHICULAR RATED.
 7. CONC. SIDEWALK TO COMPLY W/ CITY OF MIAMI PUBLIC WORKS REQ'S.
 8. REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS, PAVING AND GRADING.
 9. REFER TO HARDSCAPE PLAN FOR CONCRETE SIDEWALK FINISH & COLOR.
 10. G.C. TO PROVIDE CONCRETE WALKWAY MOCK-UP FOR REVIEW AND APPROVAL.

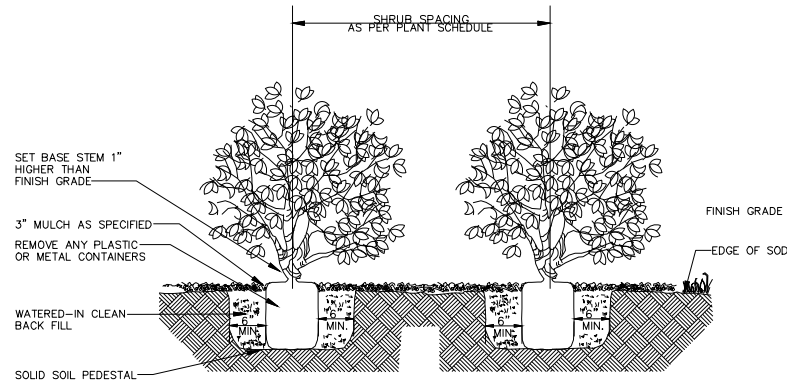


CONCRETE SIDEWALK PLAN VIEW

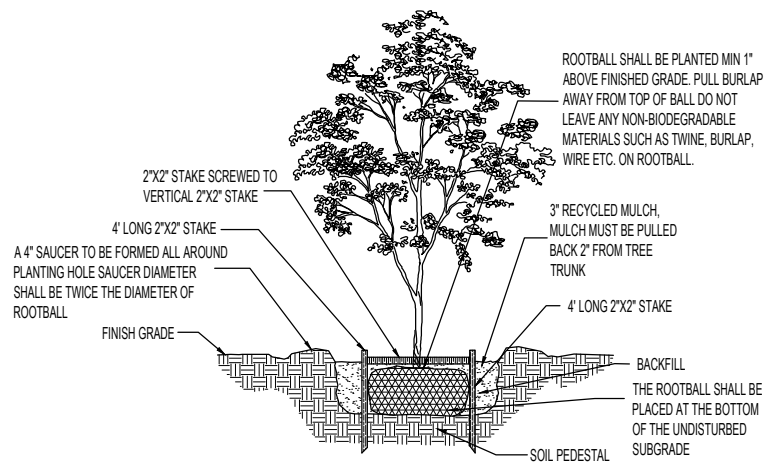
NOTE: REFER TO HARDSCAPE & GRADING/DRAINAGE PLANS



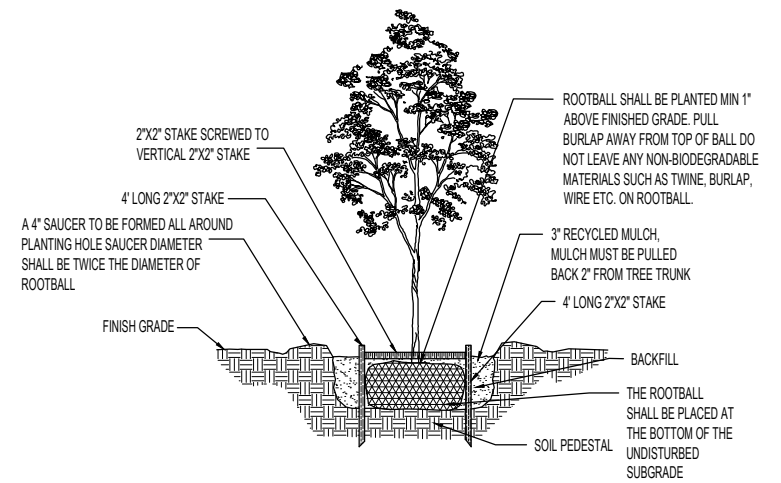
① CONCRETE SIDEWALK DETAIL, TYP.
SCALE: 3/8" = 1'-0"



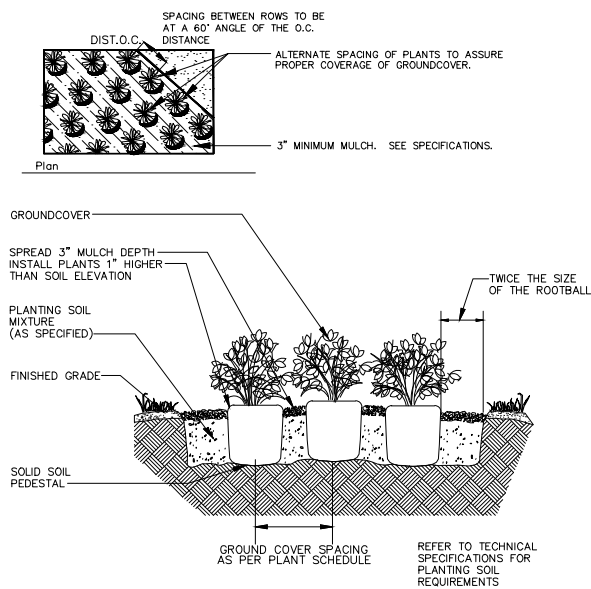
5 SHRUB PLANTING DETAIL
SCALE: N.T.S.



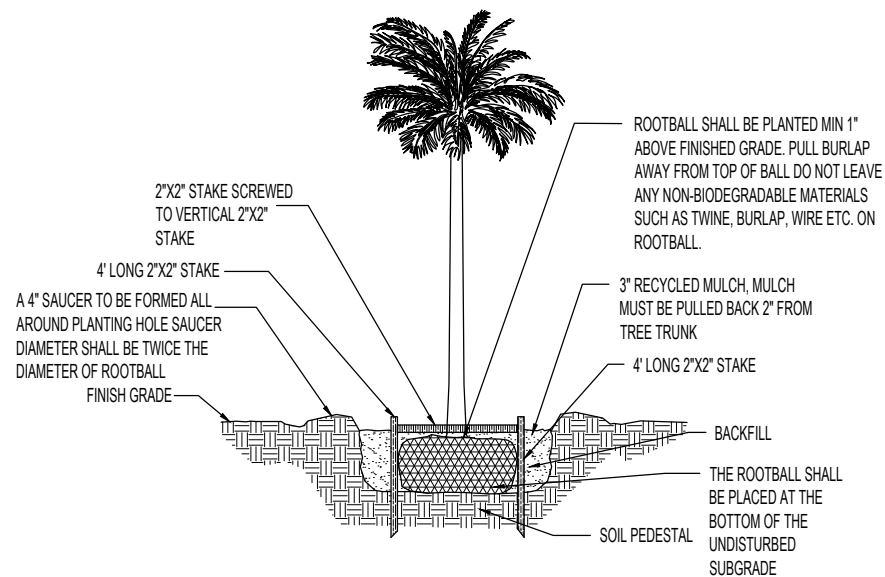
3 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



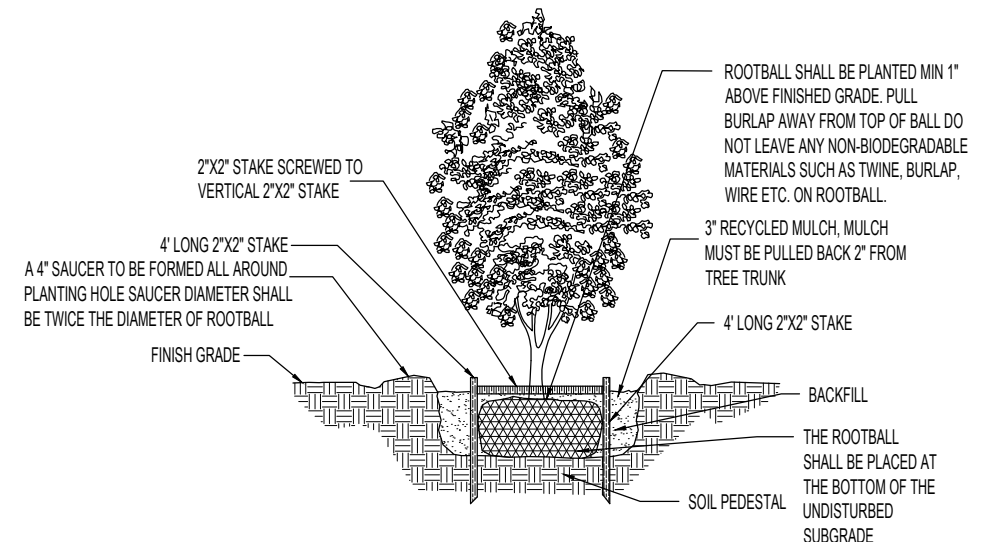
1 LARGE TREE PLANTING DETAIL
SCALE: N.T.S.








6 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.





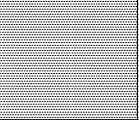
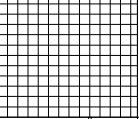
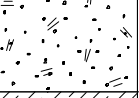

4 PALM PLANTING DETAIL
SCALE: N.T.S.



2 SMALL TREE PLANTING DETAIL
SCALE: N.T.S.

GROUND LEVEL TREES SCHEDULE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	BS	3	Bursera simaruba	Gumbo Limbo	15` OA	6`-8`	4"		Yes	Yes
	CW	7	Cassia bakeriana	Pink Shower Tree	14`	10`	3" min	4` min.	No	Yes
	CA	4	Clusia rosea Single Leader	Autograph Tree	16`	8`	4"	5`	Yes	Yes
	CE	8	Conocarpus erectus Multi-trunk	Green Buttonwood	14`	7`	4"		Yes	Yes
	CS	8	Conocarpus erectus `Sericeus`	Silver Buttonwood	12`	6`	2" min		Yes	Yes
	KF	3	Krugiodendron ferreum	Black Ironwood	12`	6`	3" min	4`	Yes	Yes
	QV	11	Quercus virginiana	Southern Live Oak	18`	12`	4" min	6`	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CN	6	Cocos nucifera CERTIFIED LY	Coconut Palm (CERTIFIED LY)	24`	15`		16` GW	No	Yes
	SS	3	Sabal palmetto character form Minimum 80" Clear Trunk Required	Cabbage Palmetto	30` CT			30` CT	Yes	Yes

GROUND LEVEL SHRUBS & GCVR SCHEDULE		
	<div>SHRUBS</div> <div>Chrysobalanus icaco 'horizontalis' – Horizontal Cocoplum Clusia rosea 'nana' – Dwarf clusia Eugenia foetida – Spanish stopper Psychotria ligustrifolia – Bahama coffee Serenoa repens cinerea – Silver Saw Palmetto -</div>	6,283 sf
	<div>GROUNDCOVERS (SALT-TOLERANT)</div> <div>Ernodea littoralis / Golden Creeper Helianthus debilis / Dune Sunflower Hymenocallis latifolia / Spider Lily Muhlenbergia capillaris / Pink Muhly Grass Nephrolepis exaltata / Boston Fern Spartina patens / Saltmeadow Cordgrass Tripsacum floridanum / Florida Gamagrass Uniola paniculata / Sea Oats Zamia integrifolia / Coontie</div>	2,944 sf

GROUND LEVEL HARDSCAPE SCHEDULE		
	32 EXTERIOR IMPROVEMENTS	
SYMBOL	DESCRIPTION	QTY
	ITEM: Precast Concrete Paving TYPE: 8"x8"x2 3/8" Square Cobble Pavers APPLICATION: Pedestrian Pathways MANUFACTURER: Belgard COLOR: Titanium	11,044 sf
	ITEM: Precast Concrete Paving TYPE: 8"x8"x2 3/8" Square Cobble Pavers APPLICATION: Drop-Off, Driveway MANUFACTURER: Belgard COLOR: Slate	3,442 sf
	ITEM: Mulching APPLICATION: Planting beds TYPE: Florimulch COLOR: Natural	9,209 sf
	ITEM: Miami Beach Pink Sidewalk APPLICATION: Public ROW Sidewalk	2,154 sf

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RESILIENT LANDSCAPES **GEO**

SEAL:

600 ALTON RD
MIAMI BEACH, FL 33139

GROUND LEVEL LANDSCAPE
SCHEDULE

SCALE:

DATE:
08/02/2024

L6-100