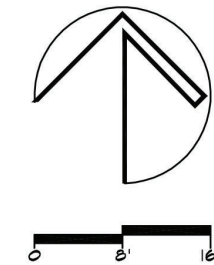




| LIST OF DRAWINGS | |
|------------------|-----------------------|
| SHEET | SHEET NAME |
| L-1 | ILLUSTRATED SITE PLAN |
| LH-1 | HARDSCAPE PLAN |
| LP-1 | PLANTING PLAN |
| LP-2 | PLANTING DETAILS |
| LP-3 | PLANTING DETAILS |
| EX-1 | PLANT MATERIAL |
| TD-1 | TREE DISPOSITION PLAN |



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ILLUSTRATED SITE PLAN

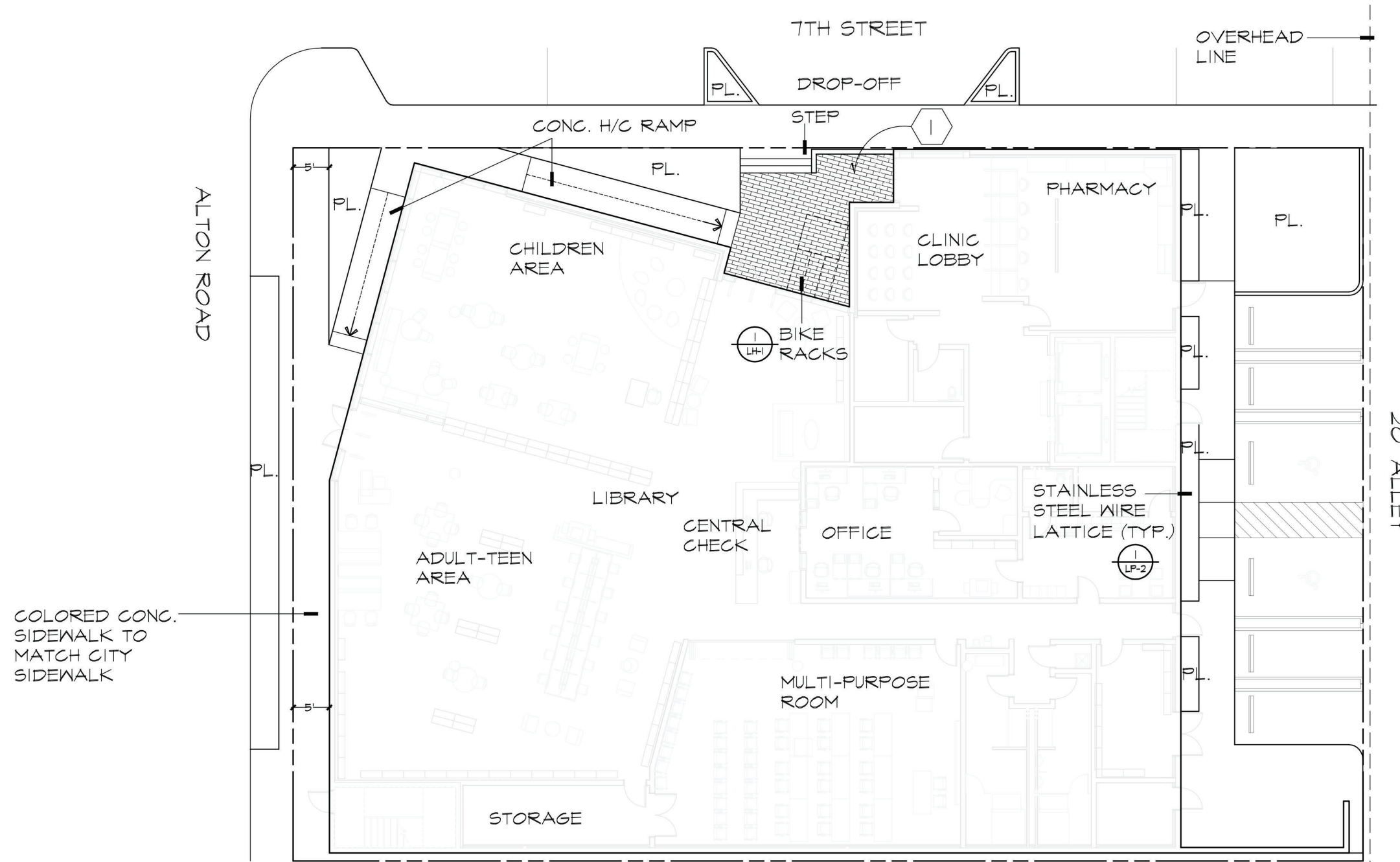
FEBRUARY 6, 2023
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EB

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HARDSCAPE PLAN

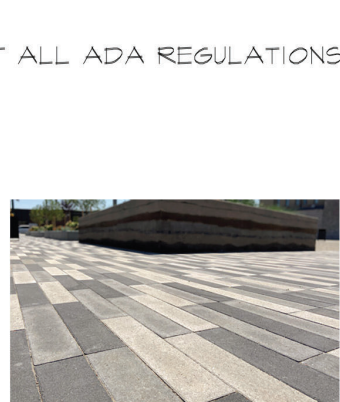


COLORED CONG. SIDEWALK TO MATCH CITY SIDEWALK

HARDSCAPE MATERIALS

1 SIDEWALK PAVER FIELD: 3"x12"x2³/₈" MODULE PAVES BY BELGARD OR APPROVED EQUAL; PATTERN: RUNNING BOND (SEE PLAN); COLOR: 1/3 GRANITE (GRAY & WHITE), 1/3 SLATE (CHARCOAL & GRAY), 1/3 CHARCOAL

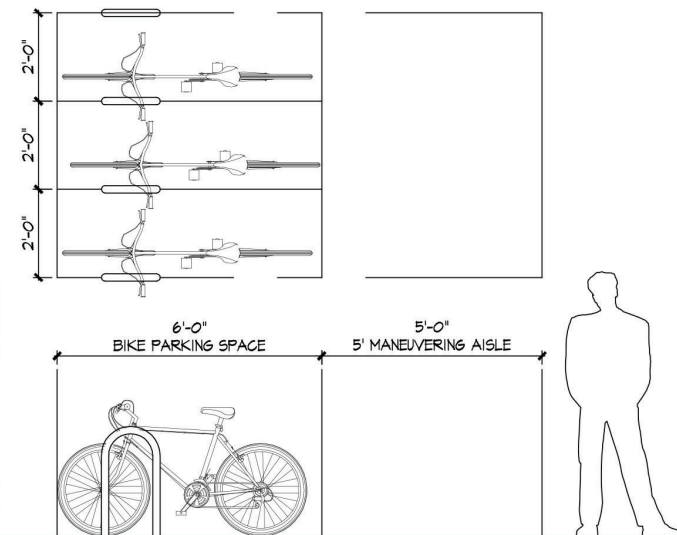
NOTES:
-ALL PAVED SURFACES SHALL MEET ALL ADA REGULATIONS.



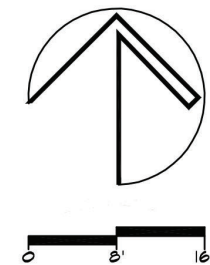
Paving



Bike Rack



1 BIKE RACK DETAIL
LH-1 N.T.S.



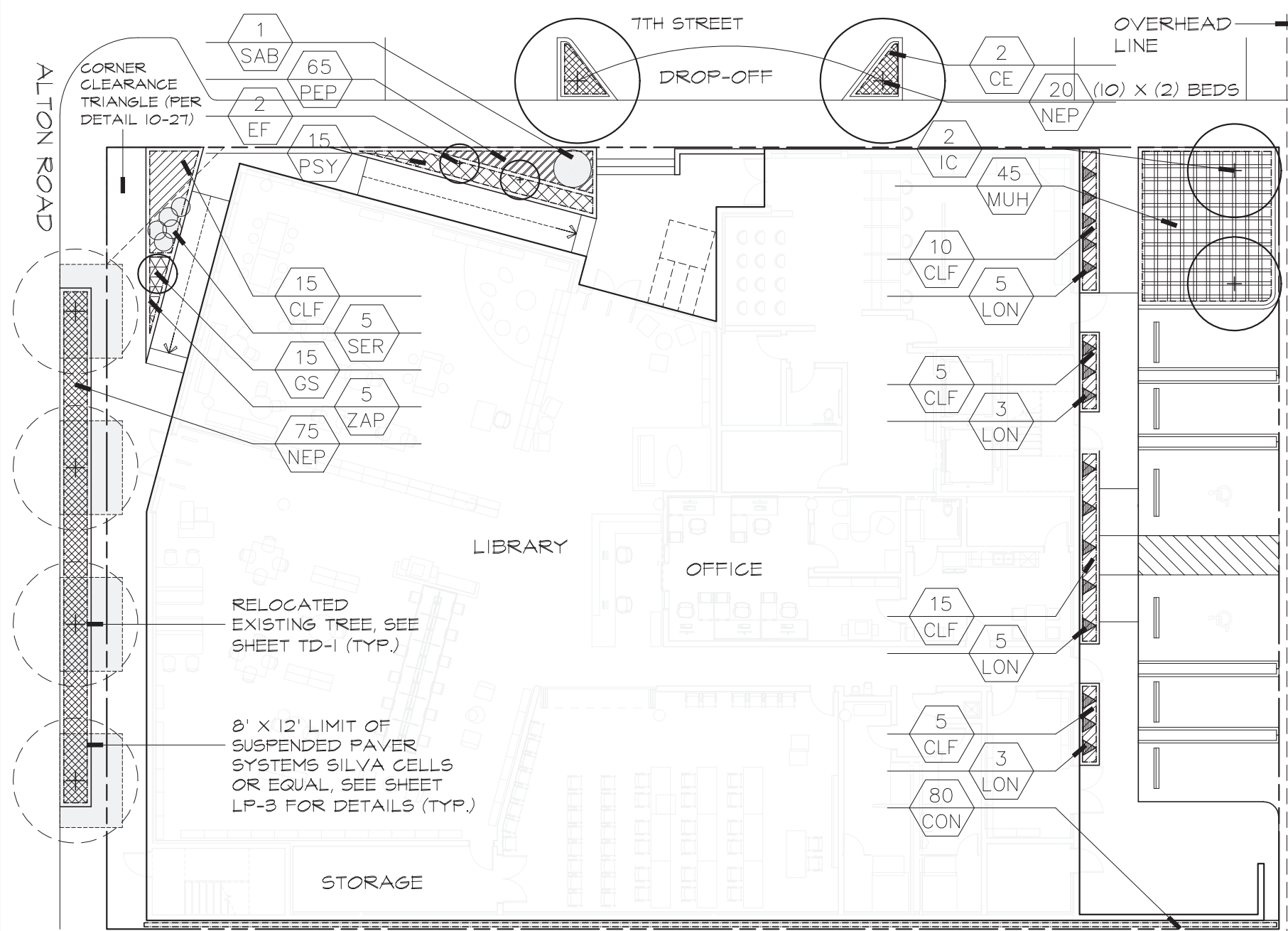
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LH-1



LANDSCAPE LEGEND

City of Miami Beach

Information required to be permanently affixed to plan

Zoning District: CD-2

Net Lot Area: 0.344 Acres 15,000 Sq. Ft.

| OPEN SPACE: | REQUIRED | PROVIDED |
|---|----------|----------|
| A. Square feet of required Open Space as indicated on site plan: Net lot area = <u> </u> sq. ft. x <u> </u> = <u> </u> sq. ft. | n/a | 364 |
| B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u> </u> x 10 sq. ft. per parking space = sq. ft. | n/a | 80 |
| C. Total sq. ft. of landscaped open space required: A+B= | n/a | 944 |

LAWN AREA CALCULATIONS:

| | | |
|--|-----|---|
| A. <u> </u> total sq. ft. of landscape open space required | n/a | 0 |
| B. Maximum lawn area (sod) permitted = 20% x <u> </u> sq. ft. = | n/a | 0 |

TREES:

| | | |
|---|-----|----------------------------|
| A. No. trees required per net lot acre, less existing number of trees meeting min. req. = 22 trees x 0.344 net lot acres = 8 | 8 | 2 Deficiency = 6 |
| B. % Native required: Number of trees provided x 30% = | 3 | 2 |
| C. % Low maintenance / drought & salt tolerant required: number of trees provided x 50% = | 4 | 2 |
| D. Street trees (max. average spacing of 30' o.c.) 250' linear feet along street / 20' = 13 | 13 | 6 Deficiency = 7 |
| E. Street trees species allowed directly beneath power lines: | n/a | n/a |
| F. Total trees required: A + D + E = total trees | 21 | 8 Total Deficiency = 13 |

SHRUBS:

| | | |
|--|-----|-----|
| A. Number of shrubs required: sum of lot & street trees required x 12= | 252 | 412 |
| B. % Native shrubs required: Number of shrubs provided x 50% = | 126 | 412 |

LARGE SHRUBS or SMALL TREES:

| | | |
|---|----|----------------------------|
| A. Number of large shrubs or small trees required: number of required shrubs x 10%= | 26 | 9 Total Deficiency = 17 |
| B. % Native large shrubs or small trees required: number of large shrubs or small trees x 50%= | 13 | 9 |

Palms & Trees:

| Key | Qty. | Water Need | Botanical/Common Name | Height | Spread | Trunk | Remarks |
|-----|------|------------|---|--------|--------|-------------|-------------------------|
| CE* | 2 | Low | Conocarpus erectus* Green Buttonwood | 16' | 8' | Min. 4" DBH | Full, standard, Matched |
| EF* | 2 | Low | Eugenia foetida* Spanish Stopper | 8' | 8' | | Full, heavy. Multi-Stem |
| GS* | 1 | Low | Guaiaacum sanctum* Native Lignum Vitae | 8' | 8' | | Full, heavy |
| IC* | 2 | Low | Ilex cassine* Dahoon Holly | 16' | 8' | Min. 4" DBH | Full, standard, Matched |

Shrubs & Groundcover:

| Key | Qty. | Water Need | Botanical/Common Name | Height | Spread | Remarks |
|------|------|------------|--|-------------------|--------|--|
| CLF* | 50 | Low | Clusia fluminensis* Dwarf Pitch Apple | 36" | 36" | Full, 36" o.c.; Minimum quality 15 gal. Material |
| CON* | 80 | Low | Conocarpus erectus 'Hedge* Green Buttonwood Hedge | 36" | 36" | Full to the ground, 36" o.c |
| LON* | 16 | Low | Lonicera sempervirens* Coral Honeysuckle | 4-5' long runners | | Trellis grown, attached to wire trellis |

| | | | | | | |
|------|----|--------|---|-----|-----|---|
| MUH* | 80 | Low | Muhlenbergia capillaris* Muhly Grass | 18" | 18" | Full, 18" o.c. |
| NEP* | 95 | Medium | Nephrolepis exaltata 'Bostoniensis*' Boston Fern | 24" | 24" | Full, 24" o.c. |
| PEP* | 65 | Medium | Peperomia obtusifolia* Baby Rubber Plant | 12" | 12" | Full, 12" o.c |
| PSY* | 15 | Medium | Psychotria nervosa* Wild Coffee | 30" | 30" | Full, 30" o.c.; Minimum quality 7 gal. material |
| SAB* | 1 | Low | Sabal minor* Dwarf Palmetto | 5' | 6' | Full, FL Fancy; Min. quality 45 gal. material |
| SER* | 5 | Low | Serenoa repens 'Cinerea*' Silver Saw Palmetto | 36" | 36" | Full, Minimum Quality 15 gal. material |
| ZAP* | 5 | Low | Zamia pumila* Coontie | 36" | 36" | Full, 25 gal material |

MISCELLANEOUS
* Indicates Native Plant Material

NOTES:

- Mulch & Soil as per planting specifications
- In case of discrepancies between planting plans and plant list, planting plans take precedent.
- All landscape areas to receive 100% irrigation coverage with 100% overlap
- General contractor responsible for own take off



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PLANTING PLAN

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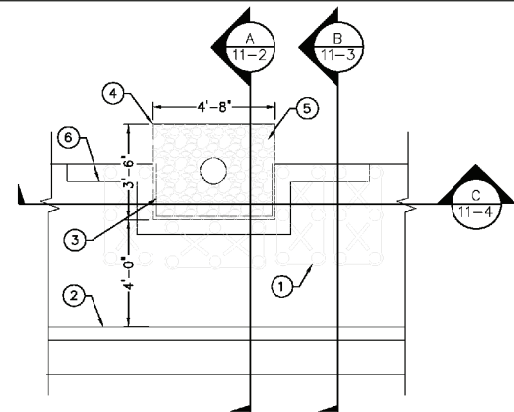
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PLAN VIEW
N.T.S.

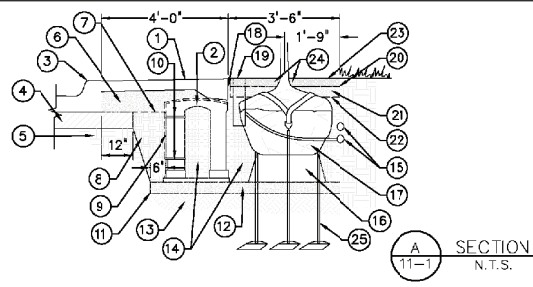
LEGEND:

1. LOAD BEARING MODULAR SUSPENDED PAVEMENT SYSTEM (SILVA CELLS WITH DECK, BASE AND POSTS).
2. CURB.
3. ROOT GUIDE 12" DEPTH, INSTALL ADJACENT CONCRETE EDGE. TOP OF ROOT GUIDE 2" BELOW TOP OF CONCRETE.
4. 6" ALUMINUM EDGE WITH 12" STAKES.
5. ADDAPAVE TREE PIT MIX (6-10MM DIAMETER) BONDED POROUS PAVING 3" DEPTH COMPACTED TO ACHIEVE A LEVEL AND UNIFORM FINISH.
6. CONCRETE SIDEWALK THICKENED EDGE (TURNED DOWN TO SOIL DECK) ONLY WHERE SOIL CELLS ARE PRESENT.

NOTE:

1. CONTRACTOR SHALL INSTALL SOIL CELLS AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS, IN CONJUNCTION WITH THESE DETAILS AND PLANS.

| | | | | |
|---|----------|----------|---------------------------------|------|
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| | | | SUSPENDED PAVEMENT PLAN VIEW | 11-1 |



SECTION
A
11-1
N.T.S.

LEGEND:

1. CONCRETE SIDEWALK, TURN DOWN TO SILVA CELL DECK AT EDGE OF WALK.
2. LOAD BEARING MODULAR SUSPENDED PAVEMENT SYSTEM (SILVA CELLS WITH DECK, BASE AND POSTS).
3. CURB.
4. CURB SUB-BASE.
5. ROADWAY COMPACTED SUBGRADE.
6. 4" MIN. AGGREGATE BASE COURSE.
7. GEOTEXTILE TO EDGE OF EXCAVATIONS.
8. BACKFILL, TO WITHIN 4-8" BELOW TOP OF SILVA CELL DECK INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
9. GEGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF SILVA CELL DECK).
10. 3/16" x 14" ZIP TIES, SECURING GEGRID TO SILVA CELLS.
11. GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB-BASE.
12. 4" MIN. AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR.
13. SUBGRADE BELOW SILVA CELLS, COMPACTED TO 95% PROCTOR.
14. PLANTING SOIL INSTALL IN 12" LIFTS, EACH COMPACTED TO 70-80% PROCTOR.
15. IRRIGATION LATERALS.
16. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR.
17. TREE ROOT PACKAGE, SIZE VARIES.
18. ROOT GUIDE 12" DEPTH, INSTALL ADJACENT CONCRETE EDGE. TOP OF ROOT GUIDE 2" BELOW TOP OF CONCRETE.
19. ROOT WATERING SYSTEM.
20. 6" ALUMINUM EDGE WITH 12" STAKES.
21. #57 WASHED AGGREGATE BASE 3" DEPTH, COMPACT TO ACHIEVE A LEVEL AND UNIFORM FINISH.
22. GEOTEXTILE FABRIC SEPARATING AGGREGATE FROM PLANTING SOIL.
23. ADDAPAVE TREE PIT MIX (6-10MM DIAMETER) BONDED POROUS PAVING 3" DEPTH COMPACTED TO ACHIEVE A LEVEL AND UNIFORM FINISH.
24. ADDAPAVE TREE PIT MIX (6-10MM DIAMETER) LOOSE AGGREGATE WEDGE FUNNEL UPWARD TO WITHIN 3/8" TO 5/8" BELOW FINAL FINISHED GRADE.
25. TREE/PALM ROOTBALL STAKING, SEE DETAILS 11-6 AND 11-7.

NOTE:

1. CONTRACTOR SHALL INSTALL SOIL CELLS AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS, IN CONJUNCTION WITH THESE DETAILS AND PLANS.

| | | | | |
|---|----------|----------|---------------------------------|------|
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| | | | SUSPENDED PAVEMENT SECTION A | 11-2 |

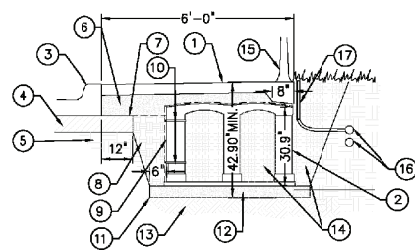
2.03 PLANTING SOIL

- A. It is critical that adequate soil volume be provided to allow trees to grow and mature. Refer to the Miami Beach Urban Forestry Master Plan (June 2020) for soil volume requirements.
- B. Planting shall be natural, friable, and free from rocks larger than 1/2-inch diameter, weeds, stumps, plant tissue, litter, toxic substances, or any other deleterious materials. The planting soil shall consist of 70% clean, sharp, silica sand and 30% Everglades muck, mixed with the native, excavated soil in a 1:1 ratio (50/50). Soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 parts hydrogen [pH]), and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.
- C. Proof of soil characteristics shall be the Contractor's responsibility and shall be supplied by independent and certified testing laboratories, independently mailed to the City or designee prior to the delivery and/or use of the soil.

2.09 MULCH

- A. Mulch shall be in accordance with City of Miami Beach Code of Ordinances Section 126-6 (j).
- B. Mulch shall be shredded, round-wood, recycled mulch, 'Pine Bark Brown'/dark brown colored mulch.
- C. Planting areas not covered in lawn/sod shall be mulched to a minimum depth of three (3) inches to present a finished appearance.
- D. Cypress mulch, red colored mulch, and rubber mulch is prohibited.
- E. Any other mulch must be submitted to the City of Miami Beach Environment and Sustainability Department for approval prior to delivery.

NOTE: ONE YEAR WARRANTY OF ALL INSTALLED TREES SHALL BE REQUIRED.



SECTION
B
11-1
N.T.S.

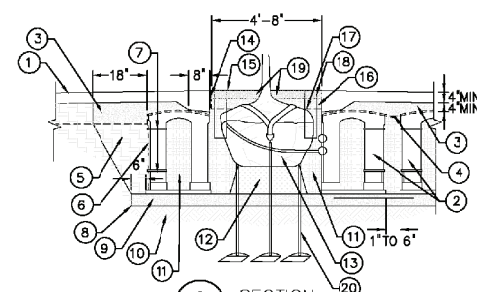
LEGEND:

1. CONCRETE SIDEWALK, TURN DOWN TO SILVA CELL DECK AT EDGE OF WALK.
2. LOAD BEARING MODULAR SUSPENDED PAVEMENT SYSTEM (SILVA CELLS WITH DECK, BASE AND POSTS).
3. CURB.
4. CURB SUB-BASE.
5. ROADWAY COMPACTED SUBGRADE.
6. 4" MIN. AGGREGATE BASE COURSE.
7. GEOTEXTILE TO EDGE OF EXCAVATIONS.
8. BACKFILL, TO WITHIN 4-8" BELOW TOP OF SILVA CELL DECK INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
9. GEGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF SILVA CELL DECK).
10. 3/16" x 14" ZIP TIES, SECURING GEGRID TO SILVA CELLS.
11. GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB-BASE.
12. 4" MIN. AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR.
13. SUBGRADE BELOW SILVA CELLS, COMPACTED TO 95% PROCTOR.
14. PLANTING SOIL INSTALL IN 12" LIFTS, EACH COMPACTED TO 70-80% PROCTOR.
15. TREE/PALM BEYOND.
16. IRRIGATION LATERALS.
17. IRRIGATION SPRAY.

NOTE:

1. CONTRACTOR SHALL INSTALL SOIL CELLS AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS, IN CONJUNCTION WITH THESE DETAILS AND PLANS.

| | | | | |
|---|----------|----------|---------------------------------|------|
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| | | | SUSPENDED PAVEMENT SECTION B | 11-3 |



SECTION
C
11-1
N.T.S.

LEGEND:

1. CONCRETE SIDEWALK, TURN DOWN TO SILVA CELL DECK AT EDGE OF WALK.
2. LOAD BEARING MODULAR SUSPENDED PAVEMENT SYSTEM (SILVA CELLS WITH DECK, BASE AND POSTS).
3. 4" MIN. AGGREGATE BASE COURSE.
4. GEOTEXTILE TO EDGE OF EXCAVATIONS.
5. BACKFILL, TO WITHIN 4-8" BELOW TOP OF SILVA CELL DECK INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
6. GEGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF SILVA CELL DECK).
7. 3/16" x 14" ZIP TIES, SECURING GEGRID TO SILVA CELLS.
8. GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB-BASE.
9. 4" MIN. AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR.
10. SUBGRADE BELOW SILVA CELLS, COMPACTED TO 95% PROCTOR.
11. PLANTING SOIL INSTALL IN 12" LIFTS, EACH COMPACTED TO 70-80% PROCTOR.
12. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR.
13. TREE ROOT PACKAGE, SIZE VARIES.
14. ROOT GUIDE 12" DEPTH, INSTALL ADJACENT CONCRETE EDGE. TOP OF ROOT GUIDE 2" BELOW TOP OF CONCRETE.
15. ROOT WATERING SYSTEM.
16. #57 WASHED AGGREGATE BASE 3" DEPTH, COMPACT TO ACHIEVE A LEVEL AND UNIFORM FINISH.
17. GEOTEXTILE FABRIC SEPARATING AGGREGATE FROM PLANTING SOIL.
18. ADDAPAVE TREE PIT MIX (6-10MM DIAMETER) BONDED POROUS PAVING 3" DEPTH COMPACTED TO ACHIEVE A LEVEL AND UNIFORM FINISH.
19. ADDAPAVE TREE PIT MIX (6-10MM DIAMETER) LOOSE AGGREGATE WEDGE FUNNEL UPWARD TO WITHIN 3/8" TO 5/8" BELOW FINAL FINISHED GRADE.
20. TREE/PALM ROOTBALL STAKING, SEE DETAILS 11-6 AND 11-7.

NOTE:

1. CONTRACTOR SHALL INSTALL SOIL CELLS AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS, IN CONJUNCTION WITH THESE DETAILS AND PLANS.

| | | | | |
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| | | | SUSPENDED PAVEMENT SECTION C | 11-4 |

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LP-3

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Conocarpus erectus
Green Buttonwood



Eugenia foetida
Spanish Stopper



Guaiacum sanctum
Native Lignum Vitae



Ilex cassine
Dahoon Holly



Serenoa repens 'Cinerea'
Silver Saw Palmetto



Clusia fluminensis
Dwarf Pitch Apple



Conocarpus erectus 'Hedge'
Green Buttonwood Hedge



Muhlenbergia capillaris
Muhly Grass



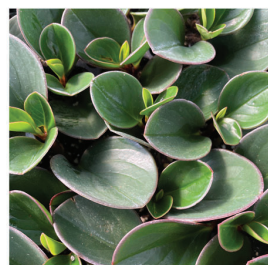
Psychotria nervosa
Wild Coffee



Sabal minor
Dwarf Palmetto



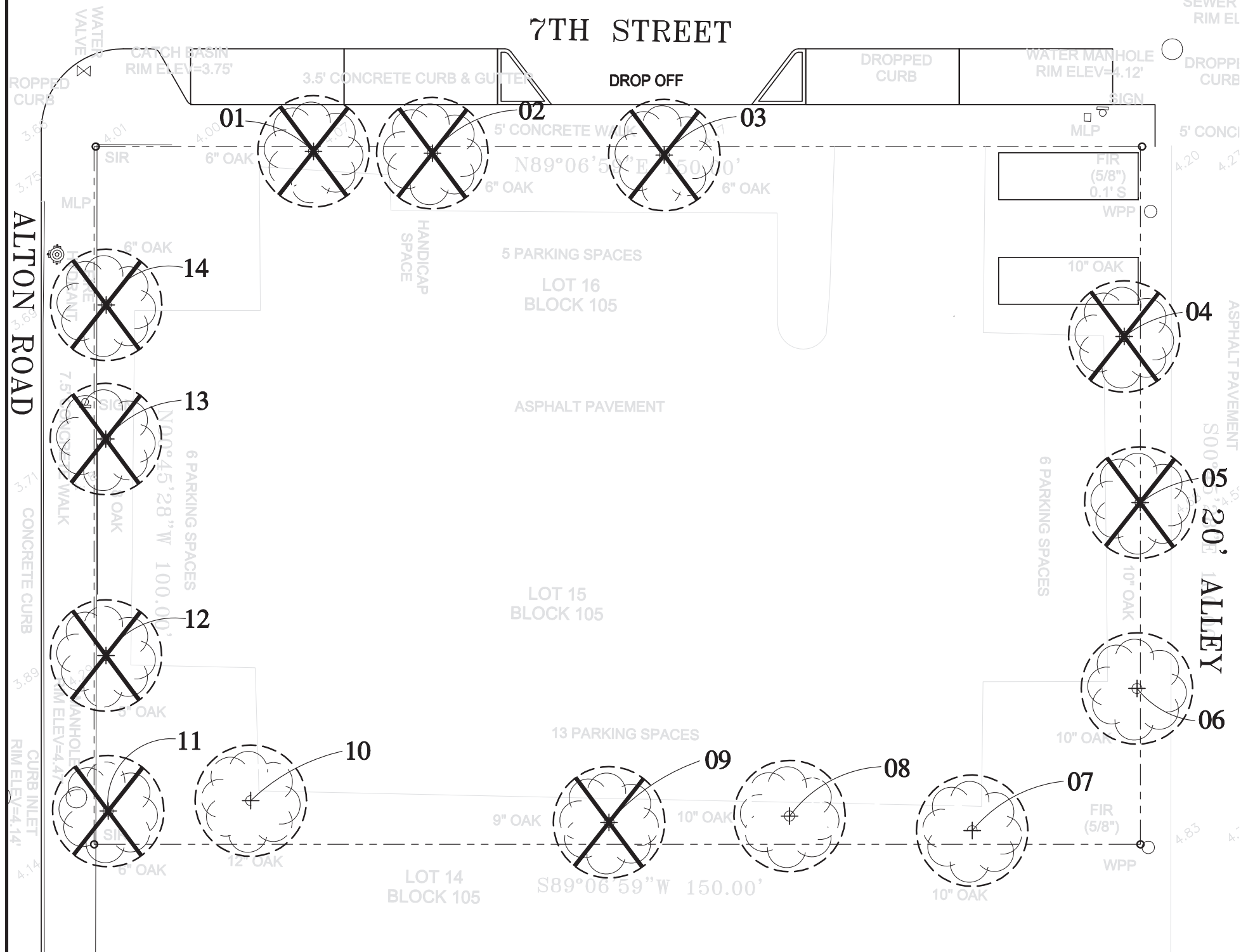
Peperomia obtusifolia
Baby Rubber Plant



Lonicera sempervirens
Coral Honeysuckle



Zamia pumila
Coontie



Tree Disposition List
 633 Alton Road, Miami Beach, Florida
 Note: This vegetation list has been prepared by Landscape Design Workshop based on Survey Plan prepared by BUILT FORM, LLC.

| NUMBER | ACTION | TYPE | DBH | SPREAD | HEIGHT | CONDITION% |
|--------|----------|-----------------------------|-----|--------|--------|------------|
| 01 | Remove | Quercus virginiana Live Oak | 6 | | | |
| 02 | Remove | Quercus virginiana Live Oak | 6 | | | |
| 03 | Remove | Quercus virginiana Live Oak | 6 | | | |
| 04 | Remove | Quercus virginiana Live Oak | 10 | | | |
| 05 | Remove | Quercus virginiana Live Oak | 10 | | | |
| 06 | Relocate | Quercus virginiana Live Oak | 10 | | | |
| 07 | Relocate | Quercus virginiana Live Oak | 10 | | | |
| 08 | Relocate | Quercus virginiana Live Oak | 10 | | | |
| 09 | Remove | Quercus virginiana Live Oak | 9 | | | |
| 10 | Relocate | Quercus virginiana Live Oak | 12 | | | |
| 11 | Remove | Quercus virginiana Live Oak | 6 | | | |
| 12 | Remove | Quercus virginiana Live Oak | 5 | | | |
| 13 | Remove | Quercus virginiana Live Oak | 8 | | | |
| 14 | Remove | Quercus virginiana Live Oak | 6 | | | |

Total tree DBH removed: 72"
 Total tree mitigation required: (24) 12' trees, or (12) 16' trees



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TREE DISPOSITION PLAN

FEBRUARY 6, 2023
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TD-1