

EXISTING TREE LIST

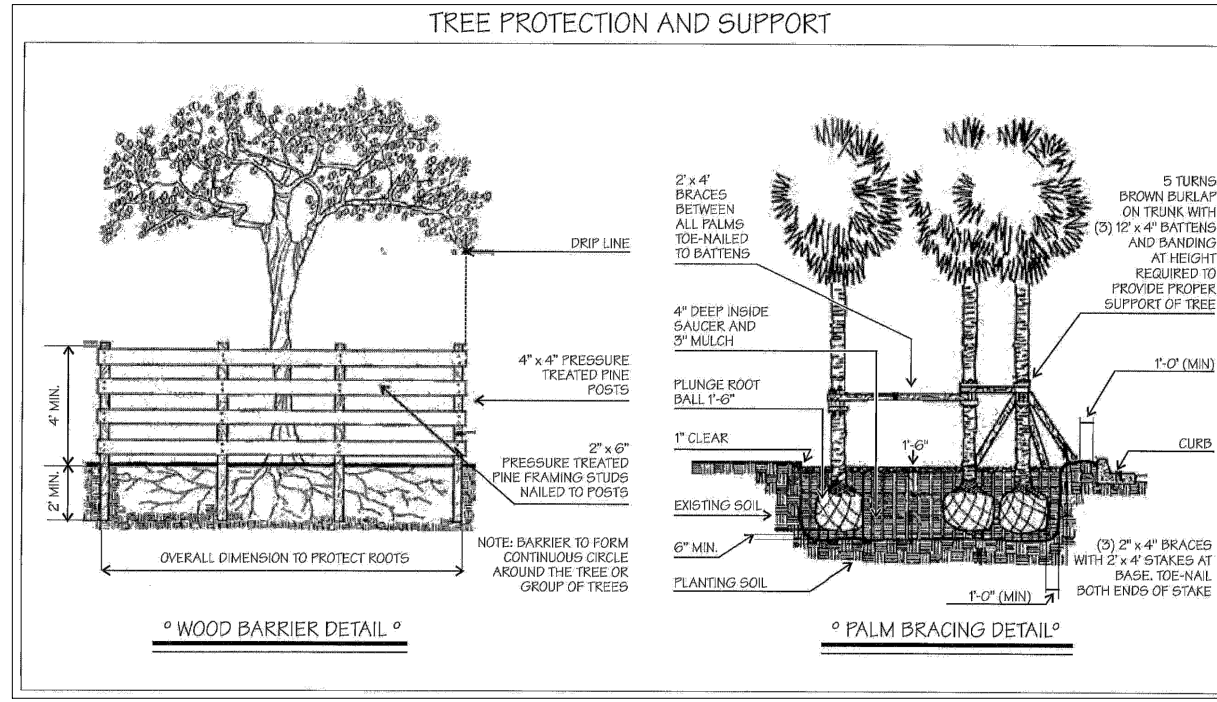
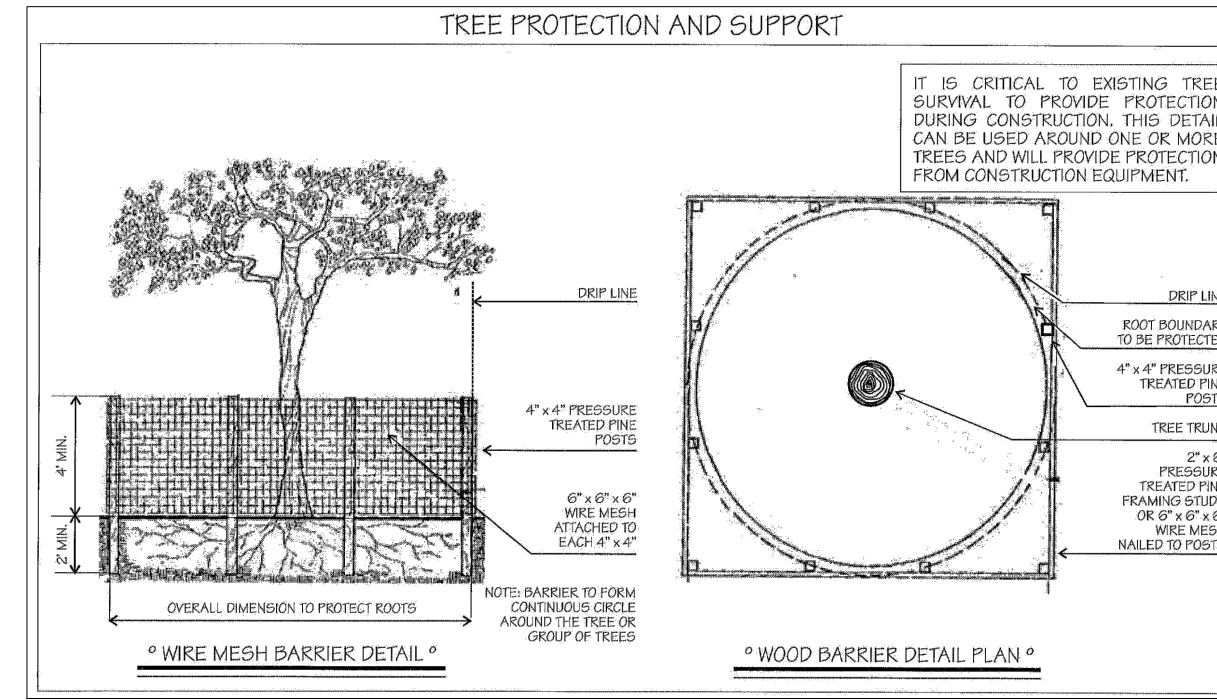
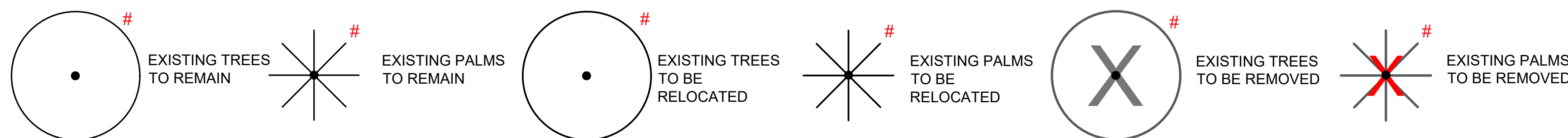
Tree #	Botanical Name	Common Name	DBH in inches	OAH in feet	Spread in feet	Notes/Condition (All are fair to good unless otherwise noted)
1	<i>Bursera simaruba</i>	Gumbo limbo	9.5	12-14	18-22	To remain
2	<i>Quercus virginiana</i>	Live oak	25	35-40	25-30	To remain
3	<i>Schefflera actinophylla</i>	Umbrella tree	15	25-30	20-25	Invasive species to be removed
4	<i>Quercus virginiana</i>	Live oak	12	30-35	15-20	To remain
5	<i>Quercus virginiana</i>	Live oak	11.5	35-40	20-25	To remain
6	<i>Washingtonia robusta</i>	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
7	<i>Washingtonia robusta</i>	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
8	<i>Washingtonia robusta</i>	Washingtonia palm	13	35-40	12-14	Exempt from permit requirements
9	<i>Quercus virginiana</i>	Live oak	14	35-40	30-35	To remain
10	<i>Quercus virginiana</i>	Live oak	16	35-40	30-35	To remain
11	<i>Washingtonia robusta</i>	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
12	<i>Cocos nucifera</i>	Coconut palm	9	40-45	20-25	To be removed
13	<i>Cocos nucifera</i>	Coconut palm	9	30-35	20-25	To be removed
14	<i>Cocos nucifera</i>	Coconut palm	9	35-40	20-25	To be removed
15	<i>Washingtonia robusta</i>	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
16	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated
17	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated
18	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To remain
19	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To remain
20	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To remain
21	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To remain
22	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To remain
23	<i>Tabebuia heterophylla</i>	Pink trumpet tree	12	35-40	20-25	To be relocated on site
24	<i>Quercus virginiana</i>	Live oak	16	20-25	20-25	To remain
25	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
26	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
27	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
28	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
29	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
30	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
31	<i>Sabal palmetto</i>	Sabal palm	8	20-25	10-12	To be relocated on site
32	<i>Sabal palmetto</i>	Sabal palm	8	25-30	10-12	To be relocated on site
33	<i>Sabal palmetto</i>	Sabal palm	7	30-35	10-12	To be relocated on site
34	<i>Sabal palmetto</i>	Sabal palm	7	25-30	10-12	To be relocated on site
35	<i>Sabal palmetto</i>	Sabal palm	10	30-35	10-12	To be relocated on site
36	<i>Sabal palmetto</i>	Sabal palm	6	30-35	10-12	To be relocated on site
37	<i>Sabal palmetto</i>	Sabal palm	7	30-35	10-12	To be relocated on site
38	<i>Phoenix sylvestris</i>	Date palm	12	25-30	15-20	To be relocated on site
38A	<i>Schefflera actinophylla</i>	Umbrella tree	24	40-45	30-35	Invasive species to be removed
39	<i>Sabal palmetto</i>	Sabal palm	8	20-25	10-12	To be relocated on site
40	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
41	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
42	<i>Phoenix reclinata</i>	Senegal Date palm	40	25-30	30-35	To be removed. Category 1, no mitigation requi
43	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
44	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
45	<i>Sabal palmetto</i>	Sabal palm	8	40-45	10-12	To be relocated on site
46	<i>Bucida buceras</i>	Black Olive	28	40-45	30-35	To remain. Recommended pruning off roadway
47	<i>Bucida buceras</i>	Black Olive	24	40-45	60-65	To remain
48	<i>Ravenala madagascariensis</i>	Travelers Palm	16	15-20	15-20	To be removed
49	<i>Bursera simaruba</i>	Gumbo limbo	7	12-14	15-20	To remain
50	<i>Washingtonia robusta</i>	Washingtonia palm	13.5	50-60	12-14	Exempt from permit requirements
51	<i>Quercus virginiana</i>	Live oak	21	30-35	45-50	To remain
52	<i>Washingtonia robusta</i>	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
53	<i>Washingtonia robusta</i>	Washingtonia palm	N/A	8-10	6-7	Exempt from permit requirements
54	<i>Washingtonia robusta</i>	Washingtonia palm	12	40-45	12-14	Exempt from permit requirements
54A	<i>Washingtonia robusta</i>	Washingtonia palm	N/A	6-7	5-6	Exempt from permit requirements
55	<i>Quercus virginiana</i>	Live oak	20	30-35	40-45	To remain
56	<i>Washingtonia robusta</i>	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
57	<i>Quercus virginiana</i>	Live oak	20	30-35	40-45	To remain
58	<i>Washingtonia robusta</i>	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
59	<i>Washingtonia robusta</i>	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
60	<i>Washingtonia robusta</i>	Washingtonia palm	13	20-25	12-14	Exempt from permit requirements
61	<i>Quercus virginiana</i>	Live oak	12.5	20-25	20-25	Poor condition-remove
62	<i>Washingtonia robusta</i>	Washingtonia palm	13	35-40	12-14	Exempt from permit requirements
63	<i>Ptychosperma elegans</i>	Alexander palm	4	30-35	8-10	Poor condition-remove
64	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	Relocate
65	<i>Sabal palmetto</i>	Sabal palm	8	20-25	10-12	Relocate
66	<i>Thrinax sp.</i>	Thatch palm	4	15-20	6-8	Relocate
67	<i>Thrinax sp.</i>	Thatch palm	4	15-20	6-8	Relocate
68	<i>Thrinax sp.</i>	Thatch palm	4	15-20	6-8	Relocate

NOTES:

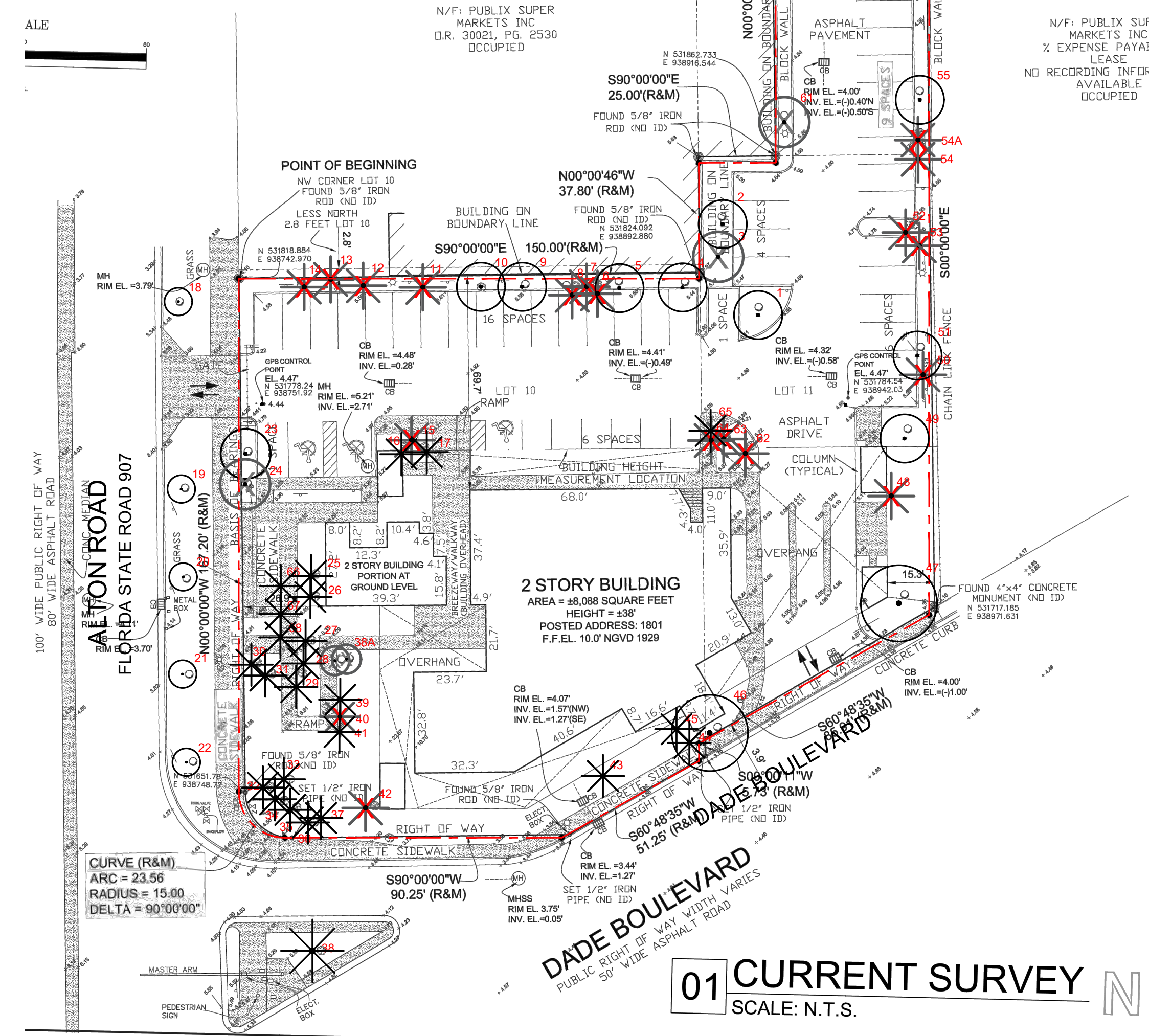
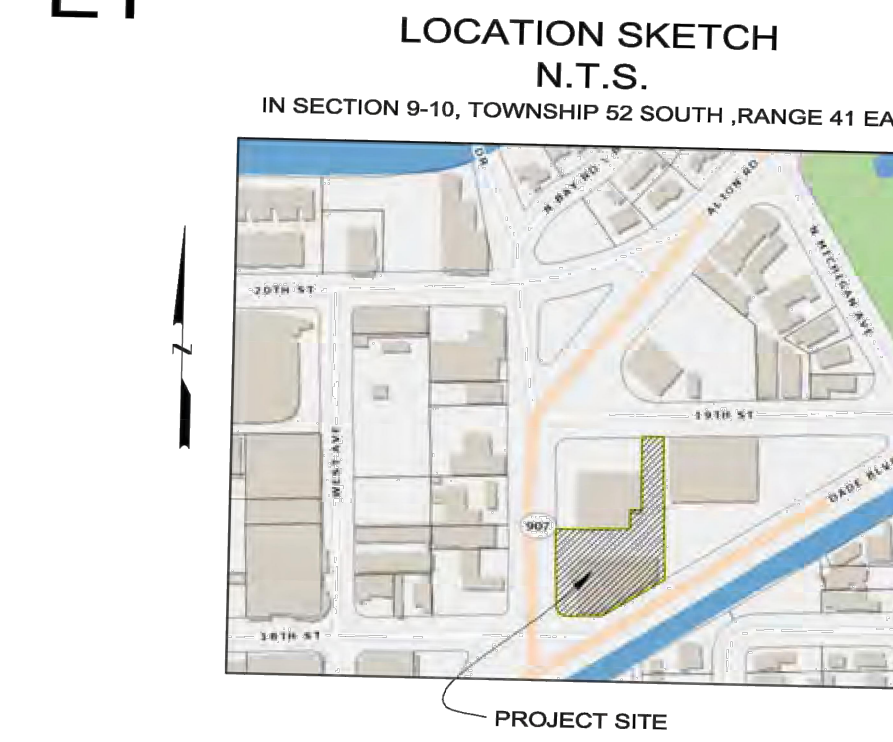
ALL EXISTING TREES TO REMAIN PRESERVE+PROTECT DURING CONSTRUCTION EXCEPT FOR PROHIBITED

EXISTING TREE SYMBOLS ARE GRAPHIC AND LOCATION MAY VARY

EX. TREE SYMBOLS



EY



01 CURRENT SURVEY TREE DISPOSITION PLAN Scale: 1/32" = 1'-0"



LANDSCAPE ARCHITECT  
FL R.L.A. LIC. #6667191  
9822 NE 2ND AVE SUITE #10  
MIAMI SHORES, FL 33138  
P. 786.346.8809  
www.VincentFiligenzi.com

PROFESSIONAL SEAL:

SEAL:

Vincent Filigenzi  
Digitally signed by Vincent Filigenzi  
Date: 2025.04.10 13:21:35 -0400  
VINCENT A. FILIGENZI  
LA #6667191

NOTE:  
These architectural drawings and plans architect VFD INC. These drawings and plans shall not be reproduced for use by any individual or entity or any other project without the express written permission.

2ND LEVEL COMMERCIAL TENANT IMPROVEMENT  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

SHEET ISSUE:	REV #	DATE	DESCRIPTION

DRAWN BY: SJ  
CHECKED BY: VF  
DATE: 04.10.2025

DISCIPLINE / SHEET TITLE:

TREE DISPOSITION PLAN

SHEET NUMBER:

LD-1.0

PLANT LIST

PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
Rre	<i>Roystonea regia</i>	Florida Royal Palm	45' OA 18" GW 20" CAL	*	*	5
Bsi	<i>Bursera simaruba</i>	Gumbo Limbo	20' HT 8"-10" DBH	*	*	3
Tba	<i>Tabebuia bahamensis</i>	Bahama Tabebuia Tree	14'-16' HT OA 4"-6" DBH	*	*	1
Cer1	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood Tree	8'-10' OA STD. 2"-3" DBH	*	*	16
Cer2	<i>Conocarpus erectus</i>	Green Buttonwood Tree	18" OA 4"-6" DBH Multi w/ Character	*	*	3
<b>SHRUBS + ACENTS</b>						
PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15G	*	*	27
SR	<i>Serenoa Repens</i>	Silver Saw Palmetto	25G @ 4' HT	*	*	4
TF	<i>Tripsacum floridiana</i>	Gamma Grass	7 GAL	*	*	20
AO	<i>Silver odorata bromeliad</i>	Alcantarea Odorata	30" X 30"	*	*	9
HP	<i>Hamelia patens</i>	Firebush	15G	*	*	56
CC	<i>Capparis cynophallophora</i>	Jamaican Caper	25G	*	*	25
CW	<i>Carapa guianensis</i>	Crabwood	25G	*	*	27
CG	<i>Clusia guttifera Hedge</i>	Small Leaf Clusia	25G	*	*	88
DS	<i>Dioon spinulosum</i>	Giant Dioon	4' HT	*	*	1
FK	<i>Pennisetum fakahatchee</i>	Fakahatchee Grass	7G	*	*	2
ZF	<i>Zamia Floridana</i>	Coontie Palm	15G	*	*	4
ZP	<i>Zamia pumila</i>	Coontie Palm	15G	*	*	33
<b>GROUNDCOVERS</b>						
EL	<i>Erodia littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	54
TD	<i>Tripsacum floridiana</i>	Gamma Grass	3 GAL @ 36" OC	*	*	452
AG	<i>Perennial Peanut</i>	Wild Peanut	1 GAL @ 18" OC	*	*	1430
CM	<i>Carissa</i>	Emerald Blanket	3 GAL @ 24" OC	*	*	165
BM	<i>Philodendron</i>	Burle Marx	3 GAL @ 24" OC	*	*	116
ZP	<i>Zamia pumila</i>	Coontie	3 GAL @ 24" OC	*	*	70
SOD	<i>Empire Zoysia</i>		3,084 SF			

LANDSCAPE LEGEND

**Transect Zone CD-1** Lot Area: 46,845.00 Acres: 1.080 **REQUIRED/ ALLOWED** PROVIDED

**TREES**  
**A. Number of trees required per net lot acre, less existing number of trees**  
 meeting minimum requirements =  
 22 trees x 1.080 net lot acres - number of existing trees (19) = **5** **23**

**B. % Natives required: Number of trees provided x 30% =**  
 23 x .30 = 7 Native Trees required **7** **22**

**C. % Drought tolerant and low maintenance:**  
 Number of trees provided x 50% =  
 22 x .5 = 11 Drought & Low Maintenance Trees required **11** **22**

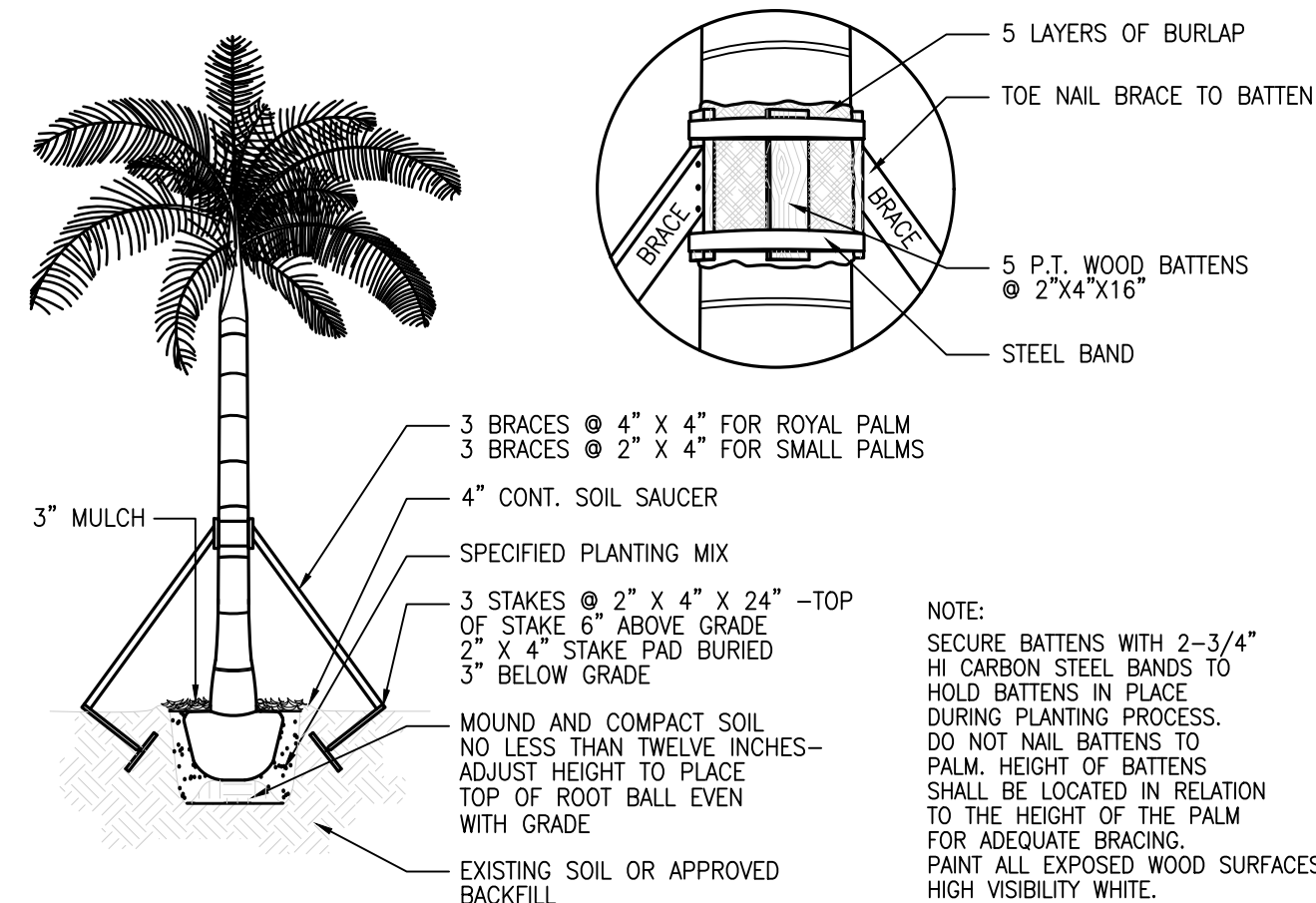
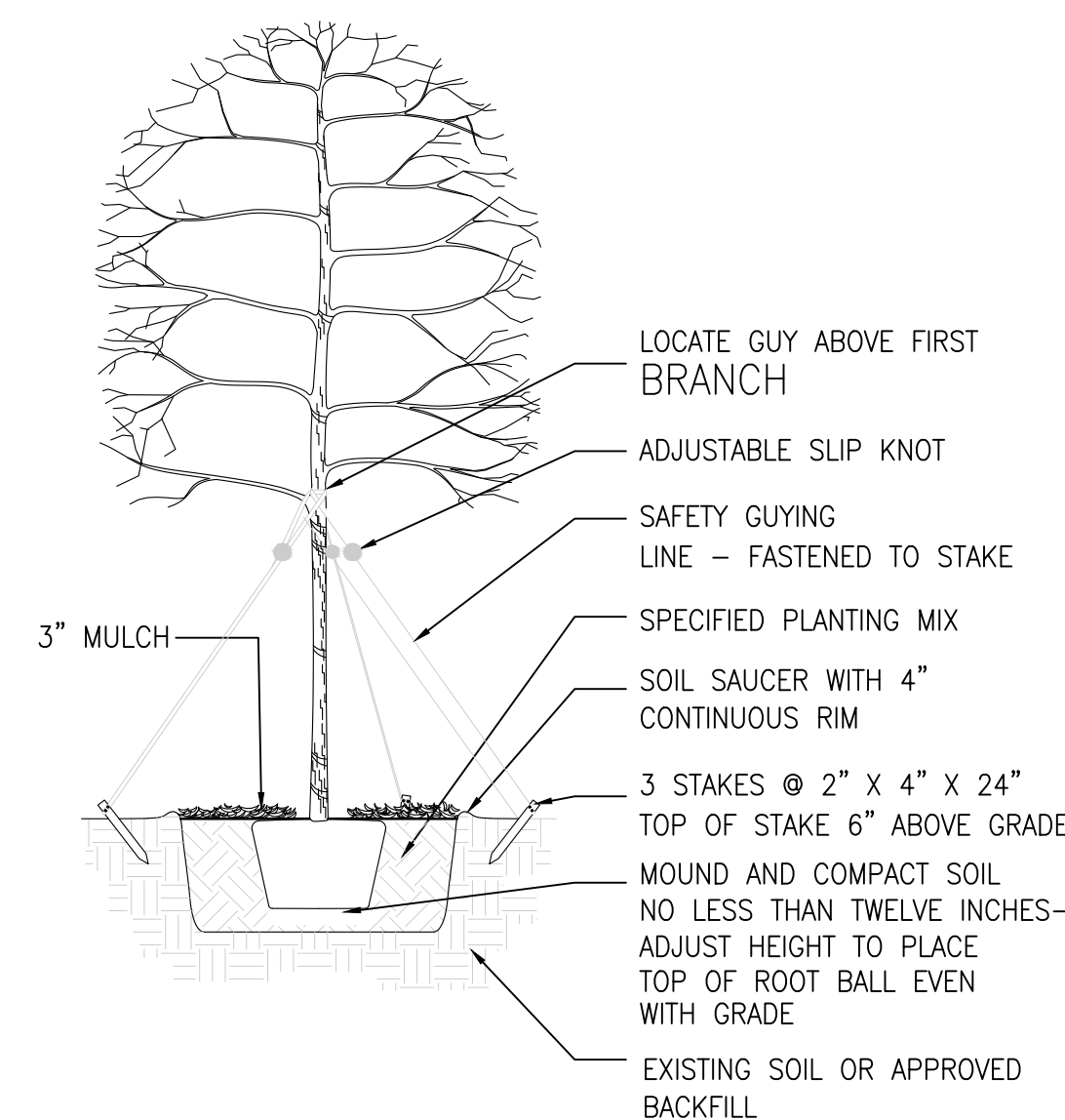
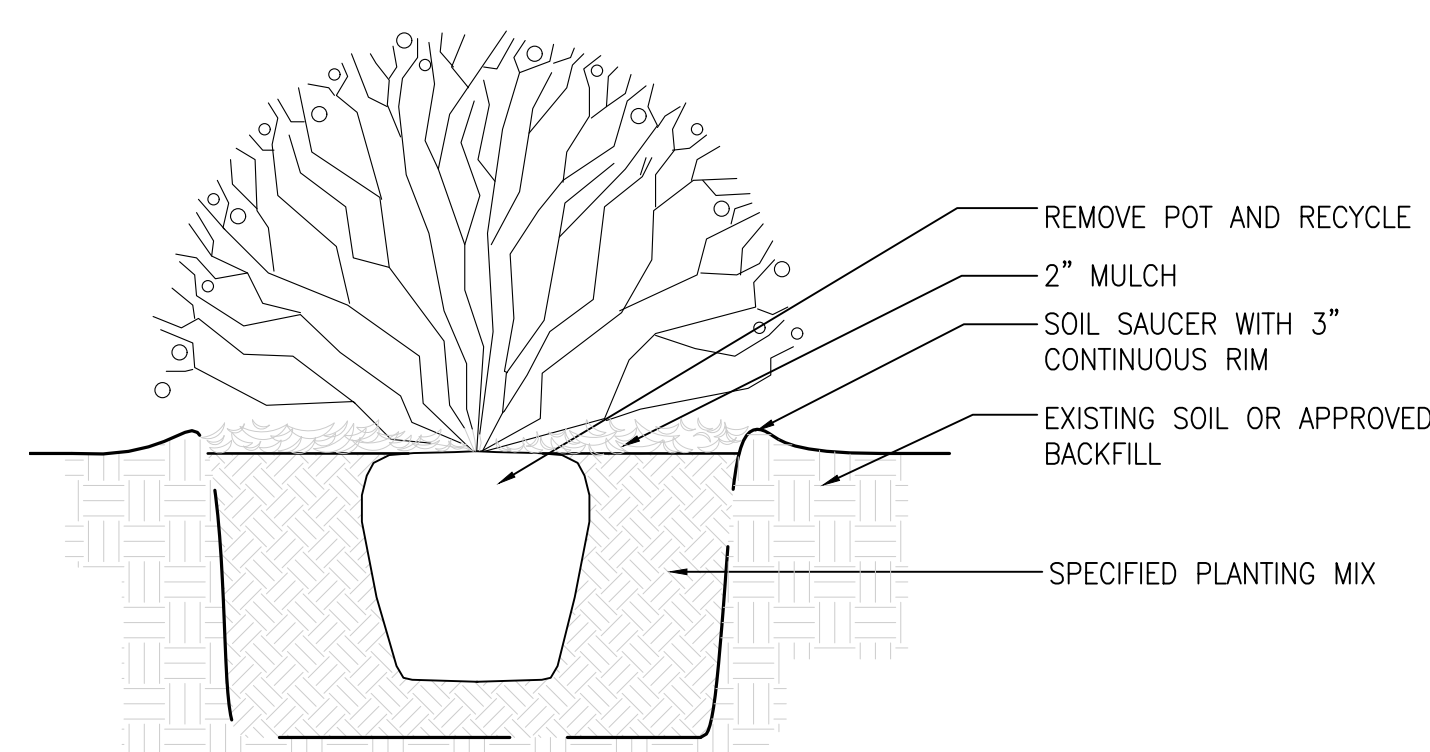
**D. Street Trees (maximum average spacing of 20' o.c.):**  
 237 linear feet along street / 20 =  
 237 / 20 = 12 Street Trees required. **12** **12**

**E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.):**  
 linear feet along street / 20 = **N/A** **N/A**

**SHRUBS**  
**A. Number of shrubs required: Number of trees required x 12 =**  
 5 x 12 = 216 Shrubs required **60** **296**

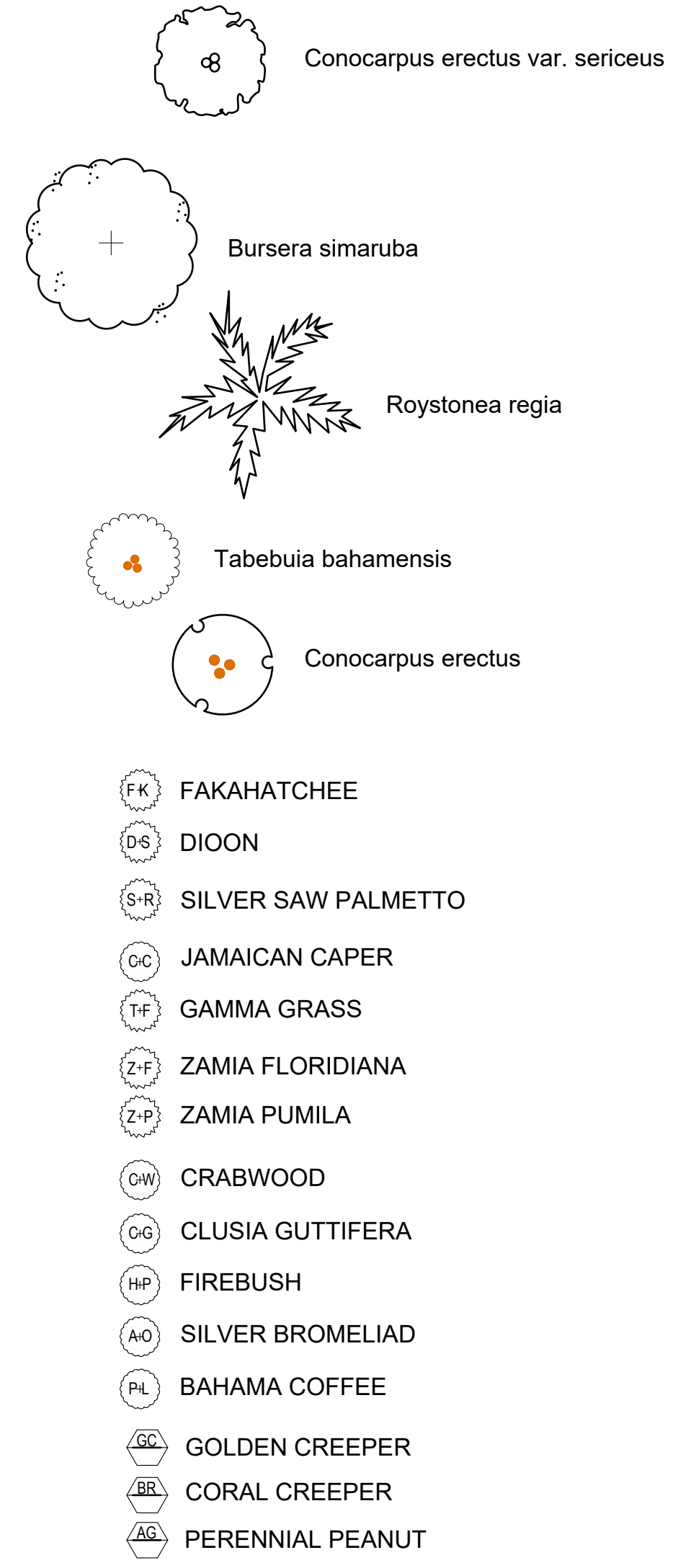
**B. % Native shrubs required: Number of shrubs provided x 30% =**  
 296 x .30 = Native shrubs required **89** **115**

GENERAL PLANTING NOTES



NOTE:  
 SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING. PAINT ALL EXPOSED WOOD SURFACES HIGH VISIBILITY WHITE.

PLANT SYMBOL



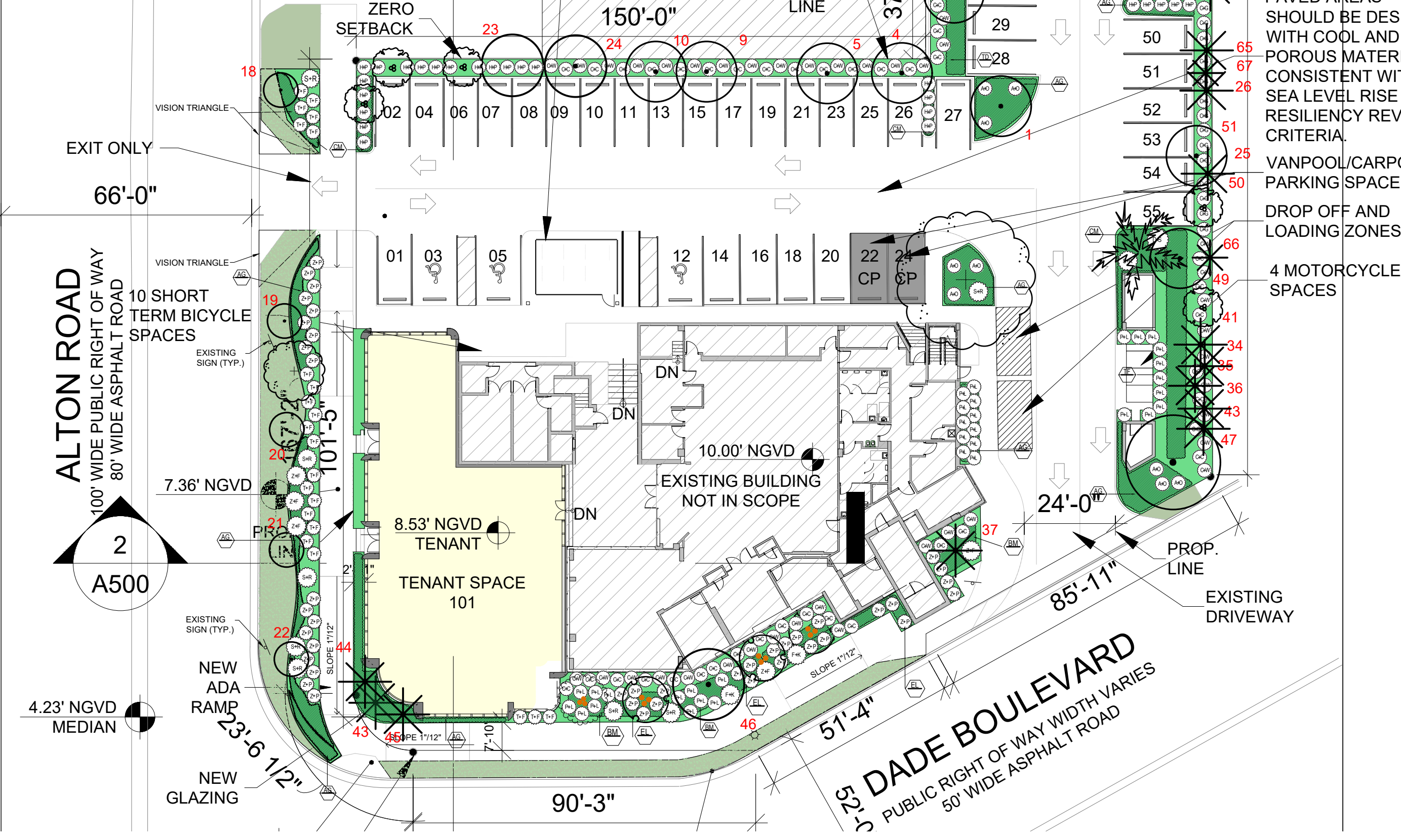
EXIST. BLDG LEVEL 1:	OFFICE	9,000 SF
EXIST. BLDG LEVEL 2:	OFFICE	12,291 SF
4,215 SF / 300 SF / SPACE:		14.05 SP
6,660 SF / 300 SF / SPACE:		22.20 SP
12,291 SF / 400 SF / SPACE:		30.72 SP
TOTAL PARKING REQ'D:		66.97 SP
		67 SP

EXISTING PARKING PROVIDED: 55 SP  
 PARKING PROVIDED: 53 SP  
 (2 EXISTING SP ALLOCATED FOR CARPOOL)  
 PARKING DEFICIENCY 14 SP

PARKING REDUCTION:  
 30 LONG TERM BYCICLE SPACES 6 SP  
 10 LONG TERM BYCICLE SPACES 1 SP  
 2 VANPOOL/CARPOOL SPACES 6 SP  
 2 DROP-OFF/LOADING ZONE SPACES 6 SP  
 4 MOTORCYCLE SPACES 1 SP

REDUCED PARKING REQ'D: 47 SP  
 PARKING SURPLUS: 6 SP

NOTE:  
 LED LIGHTING POSTS TO REDUCE LIGHT POLLUTION AND PROVIDE LIGHTING SECURITY.



PLANT LIST

PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>GROUNDCOVERS</b>						
EL	<i>Erodia littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	1090
<b>MULCH</b>						
	Mulch	Pine Straw	1744 SQ FEET			

PLANT SYMBOL

 GOLDEN CREEPER

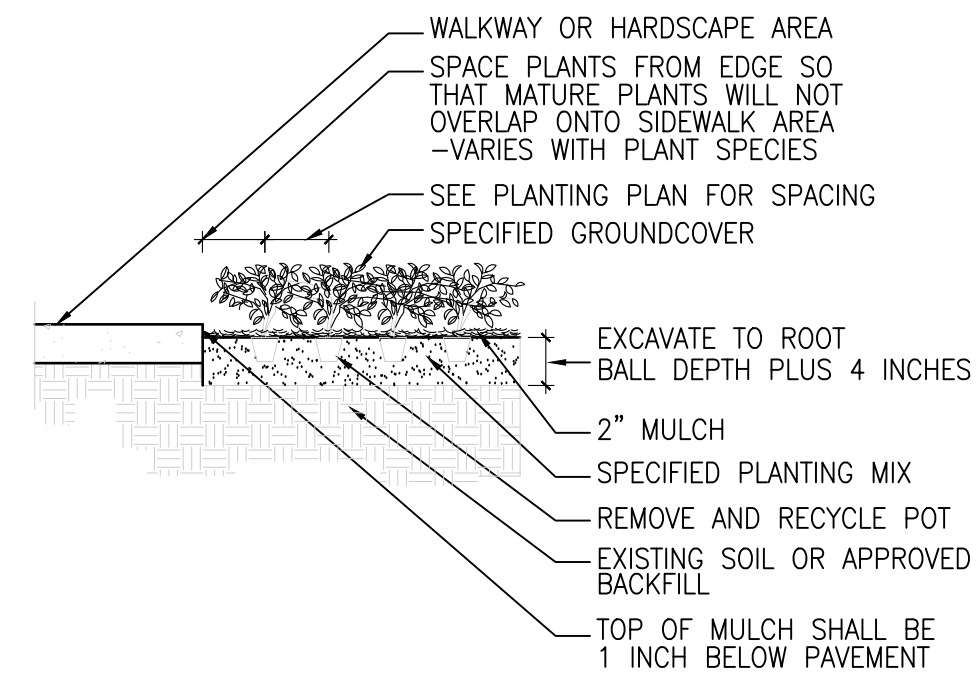
 GENERAL PLANTING AREA

 PLANTING BED

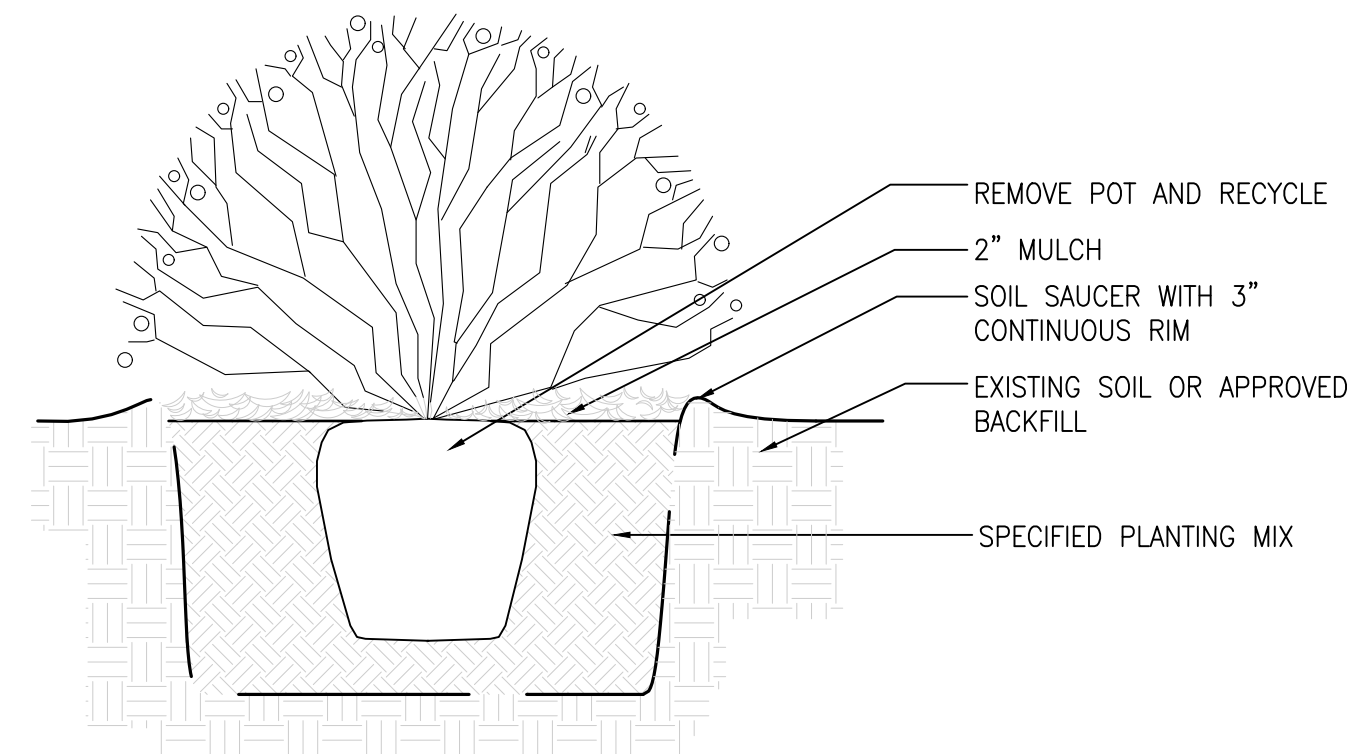
GREEN ROOF COVERAGE

NEW ROOF  
1,698 SF

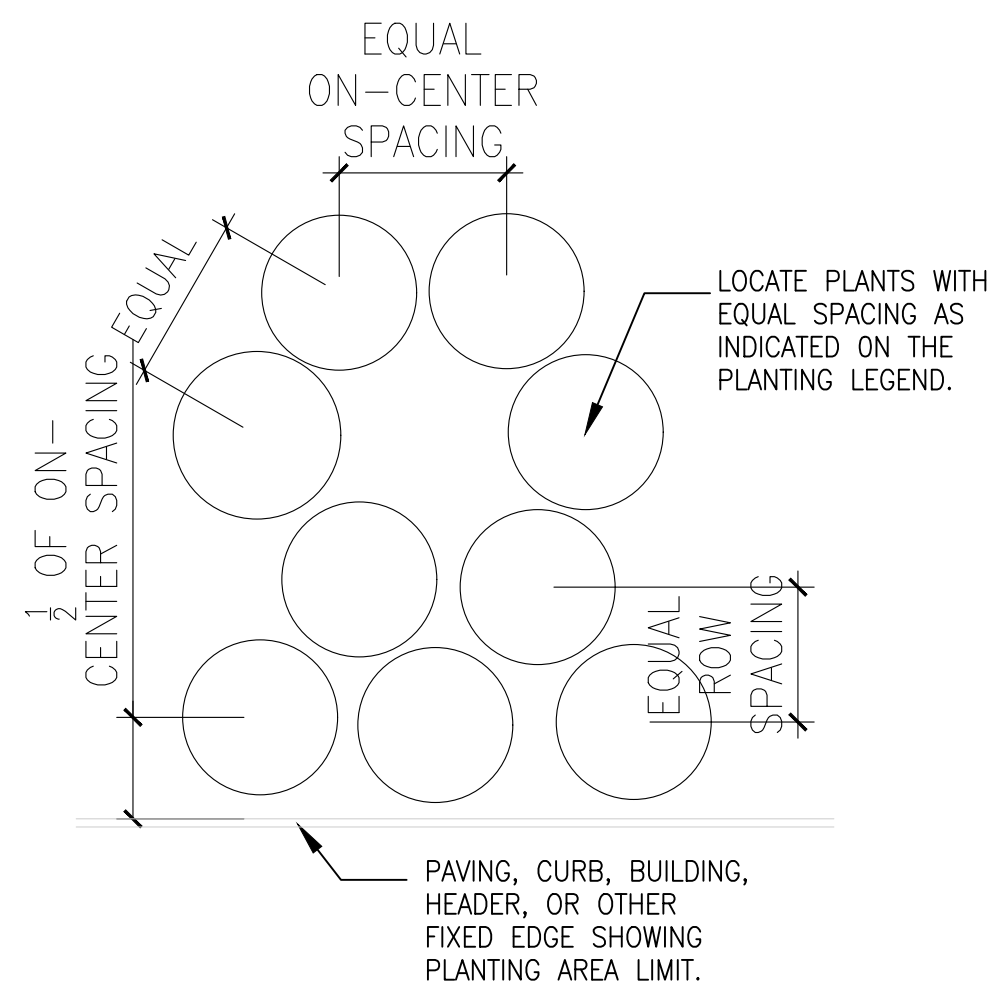
GREEN ROOF  
1,698 SF



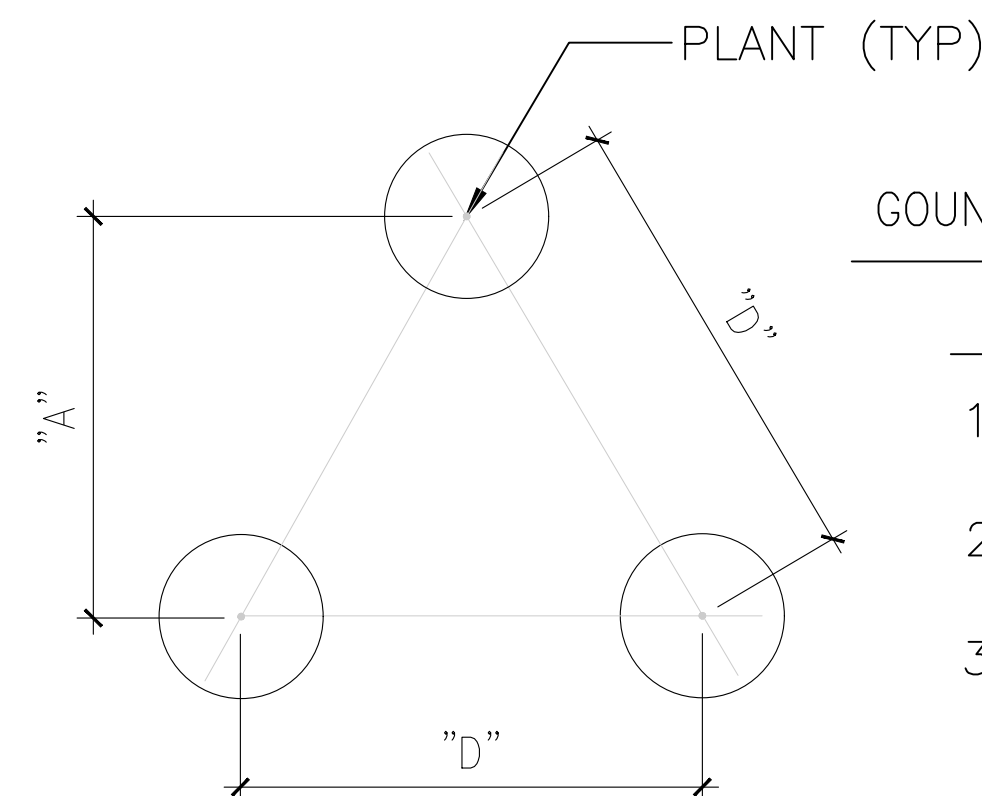
GROUNDCOVER EDGE PLANTING CONDITION  
SCALE: N.T.S.



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



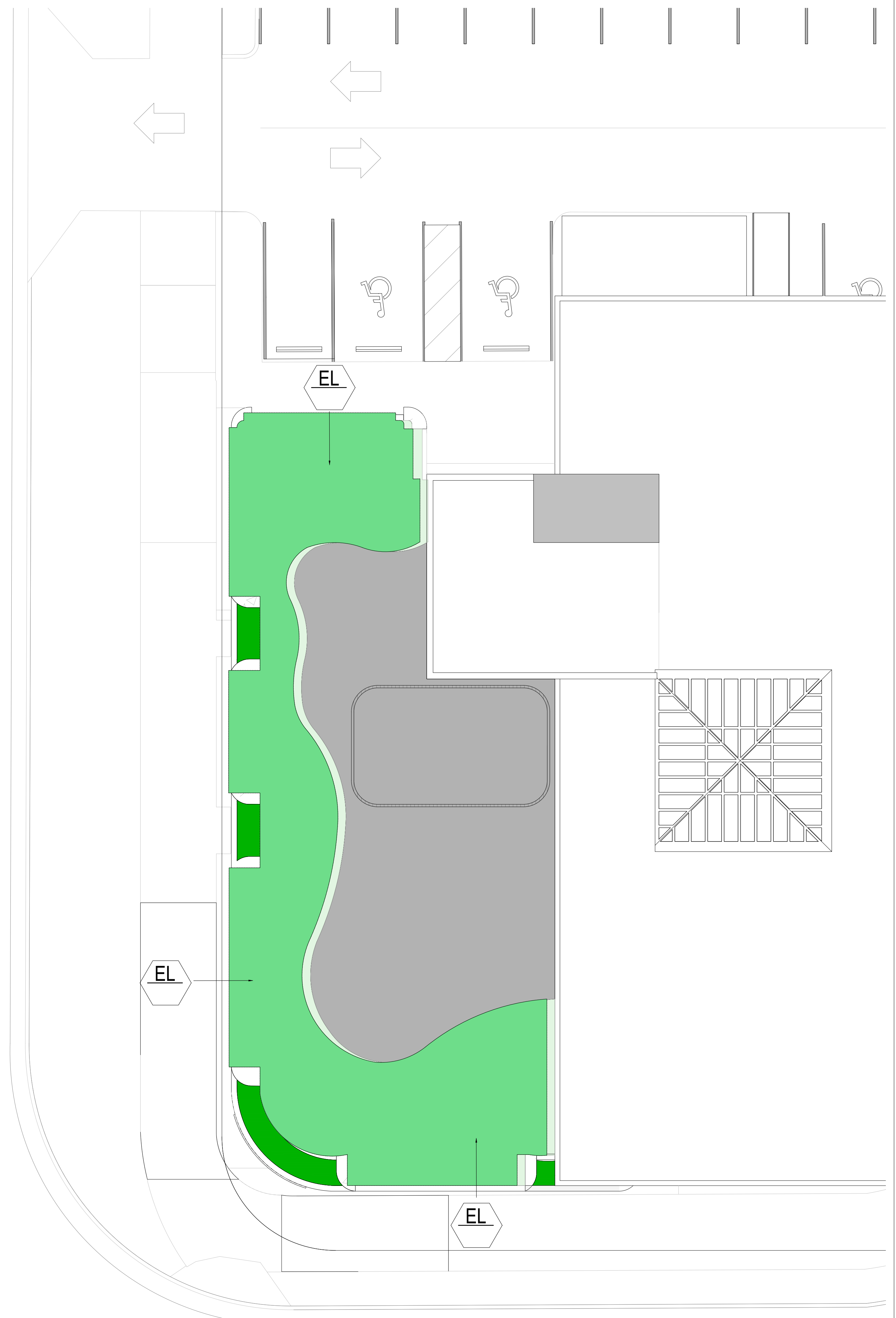
TYP SHRUB SPACING DETAIL



GROUNDCOVER & PERENNIAL SPACING

"D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

TYP TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS  
SCALE: N.T.S.



OVERALL ROOFTOP PLAN  
Scale: 1/8" = 1'-0"



LANDSCAPE ARCHITECT  
FL RLA LIC #6667191  
9822 NE 2ND AVE SUITE #10  
MIAMI SHORES, FL 33138  
P. 786.346.8909  
www.VincentFiligenzi.com

PROFESSIONAL SEAL:

SEAL:

Digitally signed by Vincent Filigenzi  
Date: 2025.04.10 13:22:23 -04'00'  
VINCENT A. FILIGENZI  
LA #6667191

NOTE:  
These architectural drawings and plans are the property of Vincent Filigenzi, VFD INC. These drawings and plans shall not be reproduced for use by any individual or entity or any other project without express written permission.

2ND LEVEL COMMERCIAL  
TENANT IMPROVEMENT  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

SHEET ISSUE:

REV #	DATE	DESCRIPTION

DRAWN BY: SJ  
CHECKED BY: VF  
DATE: 09.12.2024

DISCIPLINE / SHEET TITLE:

ROOFTOP  
PLAN

SHEET NUMBER:

LP-1.2