

THE ALTON

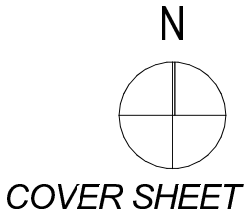
1100 5TH STREET MIAMI BEACH, FL 33139



PROJECT LOCATION :: NTS

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Digitally signed
by Justine K Velez
Date: 2024.03.09
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COVER SHEET

Scale: 1" = 30'-0"

The Alton

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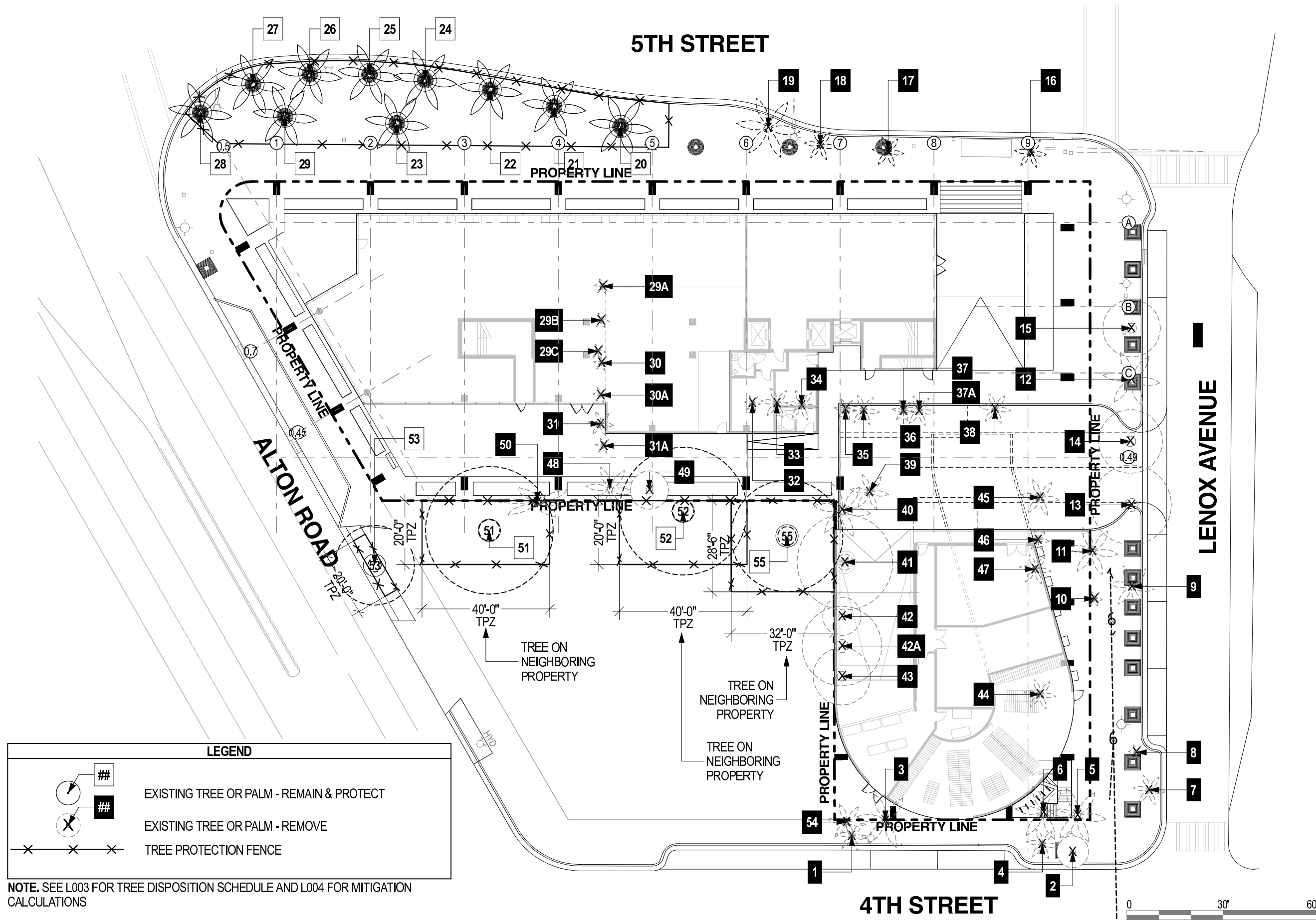
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L001

Miami Beach, Florida

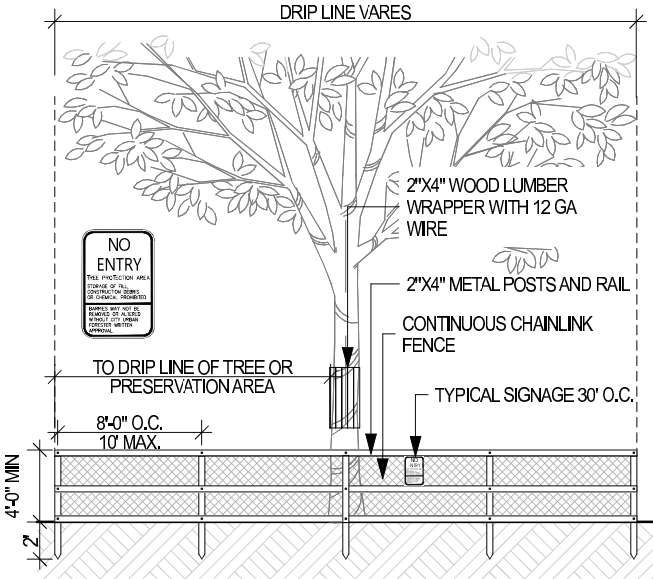
1" = 30'-0"

March 10, 2024



Existing Tree Schedule												Existing Tree Schedule											
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes	Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
	1	Veitchia arecina	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	Street Tree		29C	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
	2	Tabeuia bahamensis	Dwarf Trumpet Tree	4"	16'	10'	Fair	N	10'	REMOVE	Street Tree		30	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
	3	Roystonea regia	Royal Palm	20"	60'	18'	Good	Y	10'	REMOVE			30A	Ptychosperma elegans	Solitaire Palm	3"	17'	5'	Fair	N	10'	REMOVE	
	4	Veitchia arecina	Montgomery Palm	7"	30'	10'	Good	N	10'	REMOVE	Street Tree		31	Ptychosperma elegans	Solitaire Palm	3"	20'	8'	Good	N	10'	REMOVE	
	5	Roystonea regia	Royal Palm	17"	45'	18'	Good	Y	10'	REMOVE			31A	Ptychosperma elegans	Solitaire Palm	1"	14'	5'	Poor	N	10'	REMOVE	
	6	Roystone Regia	Royal Palm	14"	55'	18'	Good	Y	10'	REMOVE			32	Ptychosperma elegans	Solitaire Palm	3"	25'	5'	Fair	N	10'	REMOVE	
	7	Veitchia arecina	Montgomery Palm	8"	30'	10'	Fair	N	10'	REMOVE	Street Tree		33	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Fair	N	10'	REMOVE	Double
	8	Veitchia arecina	Montgomery Palm	7"	25'	5'	Poor	N	10'	REMOVE	Street Tree		34	Ptychosperma elegans	Solitaire Palm	3", 3", 3"	20'	10'	Fair	N	10'	REMOVE	Triple
	9	Roystonea regia	Royal Palm	20"	50'	14'	Fair	Y	10'	REMOVE	Street Tree		35	Ptychosperma elegans	Solitaire Palm	3"	25'	7'	Fair	N	10'	REMOVE	
	10	Roystonea regia	Royal Palm	15"	40'	5'	Poor	Y	10'	REMOVE	Street Tree		36	Ptychosperma elegans	Solitaire Palm	3", 3"	25'	10'	Fair	N	10'	REMOVE	Double
	11	Roystonea regia	Royal Palm	15	40'	16'	Good	Y	10'	REMOVE	Street Tree		37	Ptychosperma elegans	Solitaire Palm	3"	25'	7'	Fair	N	10'	REMOVE	
	12	Roystonea regia	Royal Palm	17"	40'	18'	Good	Y	10'	REMOVE	Street Tree		37A	Ptychosperma elegans	Solitaire Palm	3", 3"	25'	10'	Fair	N	10'	REMOVE	Double
	13	Quercus virginiana	Live oak	14"	25'	25'	Good	Y	12.5'	REMOVE	Street Tree		38	Ptychosperma elegans	Solitaire Palm	3", 3"	22'	10'	Fair	N	10'	REMOVE	Double
	14	Quercus virginiana	Live oak	9"	25'	20'	Good	Y	10'	REMOVE	Street Tree		39	Roystonea regia	Royal Palm	12"	30'	12'	Fair	Y	10'	REMOVE	
	15	Quercus virginiana	Live oak	10"	25'	18'	Good	Y	10'	REMOVE	Street Tree		40	Roystonea regia	Royal Palm	15"	40'	18'	Good	Y	10'	REMOVE	
	16	Roystonea regia	Royal Palm	18"	50'	12'	Fair	Y	10'	REMOVE	Street Tree		41	Quercus virginiana	Live oak	12"	30'	30'	Good	Y	15'	REMOVE	
	17	Roystonea regia	Royal Palm	14"	40'	20'	Good	Y	10'	REMOVE	Street Tree		42	Quercus virginiana	Live oak	8"	20'	12'	Poor	Y	10'	REMOVE	
	18	Roystonea regia	Royal Palm	16"	45'	18'	Fair	Y	10'	REMOVE	Street Tree		42A	Quercus virginiana	Live oak	14"	20'	25'	Good	Y	12.5'	REMOVE	
	19	Roystonea regia	Royal Palm	19"	60'	20'	Good	Y	10'	REMOVE	Street Tree		43	Quercus virginiana	Live oak	15"	16'	0	Dead	Y	-	REMOVE	Dead Tree Remove
	20	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		44	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Fair	N	10'	REMOVE	Double
	21	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		45	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	12'	Fair	N	10'	REMOVE	Double
	22	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		46	Ptychosperma elegans	Solitaire Palm	3"	20'	7'	Fair	N	10'	REMOVE	
	23	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		47	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Poor	N	10'	REMOVE	Double
	24	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		48	Roystonea regia	Royal Palm	14"	40'	15'	Good	Y	10'	REMAIN	
	25	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		49	Bulnesia arborea	Verawood	2"	12'	12'	Good	N	10'	REMOVE	
	26	Phoenix dactylifera	Canary Date Palm	20"	40'	20'	Good	N	10'	PROTECT	Street Tree		50	Ravenala madagascariensis	Travelers Palm	Cluster	35'	30'	Good	N	15'	REMOVE	OFF SITE
	27	Phoenix dactylifera	Canary Date Palm	20"	40'	20'	Good	N	10'	PROTECT	Street Tree		51	Quercus virginiana	Live oak	22"	35'	40'	Good	Y	20'	PROTECT	OFF SITE
	28	Phoenix dactylifera	Canary Date Palm	18"	38'	20'	Good	N	10'	PROTECT	Street Tree		52	Quercus virginiana	Live oak	23"	30'	40'	Good	Y	20'	PROTECT	OFF SITE
	29	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree		53	Quercus virginiana	Live oak	22"	20'	25'	Fair	Y	12.5'	PROTECT	OFF SITE
	29A	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Poor	N	10'	REMOVE			54	Roystonea regia	Royal Palm	16"	18'	-	Good	N	10'	REMOVE	Dead Tree Remove
	29B	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE			55	Quercus virginiana	Live oak	20"	30'	35'	Good	Y	17.5'	PROTECT	OFF SITE

TREE/PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES/PALMS THAT ARE TO REMAIN, BE PROTECTED OR BE RELOCATED' NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

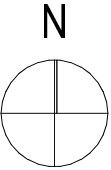


PROTECTION DETAIL NOTE:
CONTRACTOR TO INSTALL 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTRY + PLANNING + ZONING DEPARTMENT
2. REFER TO ARBORIST REPORT (UPLOADED AS SEPARATE DOCUMENT)

IN NO CASE SHALL THE FENCE BE INSTALLED LESS THANK TEN FEET FROM THE TRUNK

TREE+PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' OR THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES/PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE CANOPY ROOTS

BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING OR 2"X4" POSTS WITH THREE EQUALLY SPACED 2"X4" RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS



TREE DISPOSITION
SCHEDULE
Scale: 1" = 30'-0"

The Alton

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L003

Miami Beach, Florida

1" = 30'-0"

March 10, 2024

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CPS-2 Lot Area 32,650 Acres 0.75 OG = ON GROUND
OS = ON STRUCTURE

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f.x _____ % = _____ s.f.	REQUIRED/ ALLOWED	PROVIDED
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	
C. Total square feet of landscaped open space required: A+B=	N/A	

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	N/A	
B. Maximum lawn area (sod) permitted= <u>20</u> % x <u>32,650</u> s.f.	6,530	0

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>22</u> trees x <u>0.75</u> net lot acres - number of existing trees=	17	37	OG 2	OS 33
B. % Natives required: Number of trees provided x 30% =	6	62	32	30
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	9	62	32	30
D. Street Trees (maximum average spacing of 20' o.c.) <u>640</u> linear feet along street divided by 20'=	32	32		
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>80</u> linear feet along street divided by 20'=	4	4		

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	588	620	OG 141	OS 479
B. % Native shrubs required: Number of shrubs provided x 50%=	294	295	84	212

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	59	61	OG 24	OS 37
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	30	61	24	37

NOTES:

1. STREET TREES WILL COMPLY WITH FLORIDA FANCY REQUIREMENTS. ALL OTHER PLANTING MATERIALS SHALL MEET OR EXCEED FLORIDA GRADE # 1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS AND PART II, PALMS AND TREES, CURRENT EDITION.

TOTAL TREES AND PALMS TO BE REMOVED

TREES 7 Quercus virginiana 1 Tabebuia bahamensis 1 Bulnesia arborea TOTAL 88" DBH	
REQUIRED TREE MITIGATION 30 SMALL TREES (2" DBH x 6' SPREAD x 12' HEIGHT) OR, 15 LARGE TREES (4" DBH x 8' SPREAD x 16' HEIGHT) OR, \$30,000 CONTRIBUTION TO TREE TRUST FUND	
PALMS 4 Veitchia arecina 15 Roystonea regia (1 Dead) 19 Ptychosperma elegans 1 Ravenala madagascariensis (Cluster) TOTAL 37 PALMS	
REQUIRED PALM MITIGATION 37 SMALL TREES (2" DBH x 12' HEIGHT) OR, 19 LARGE TREES (4" DBH x 16' HEIGHT) OR, \$37,000 CONTRIBUTION TO TREE TRUST FUND	

Sec. 46-61. (c) The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.

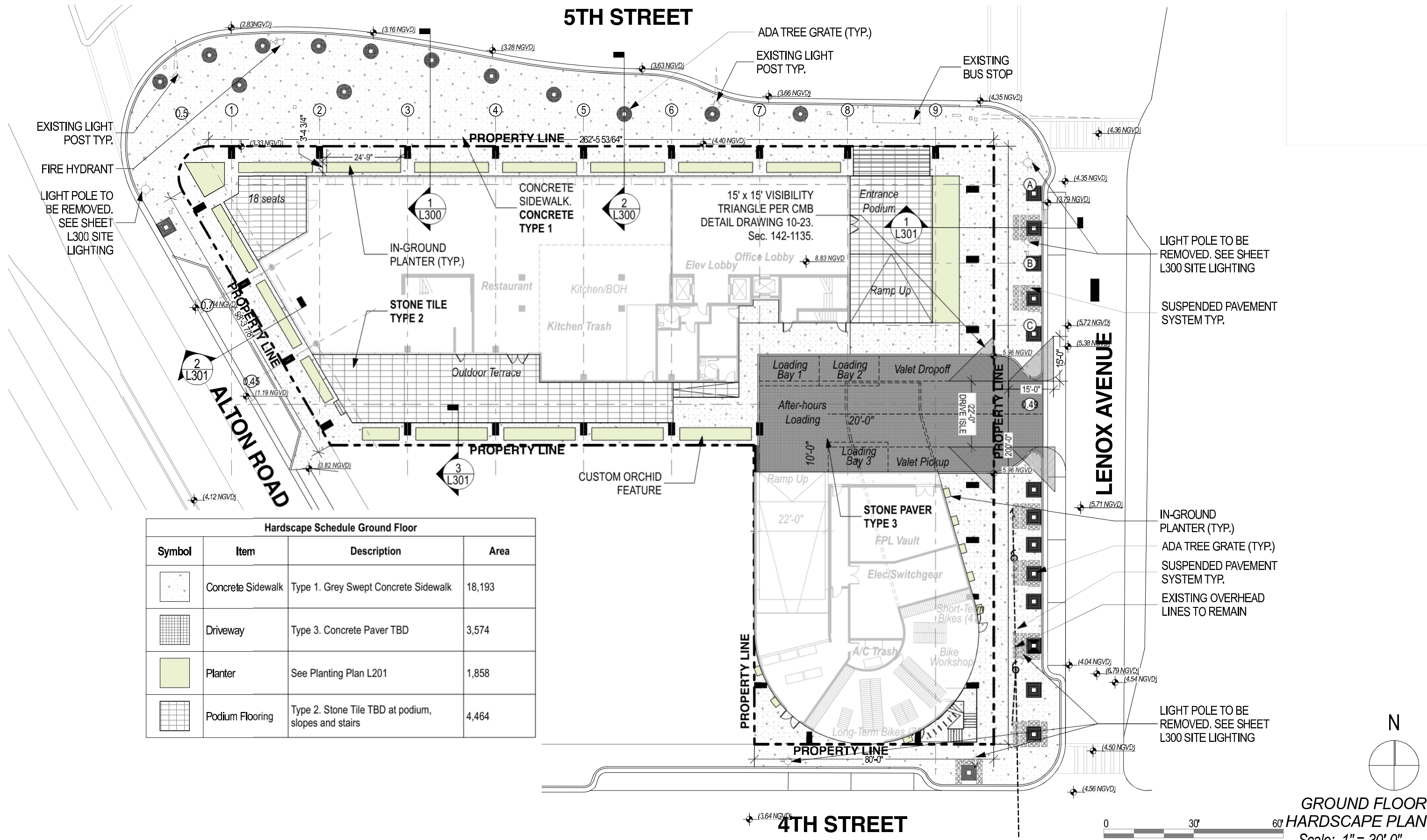
PROPOSED TREES - SEE PLANTING PLANS

SMALL TREES: 31 26 Myrcianthes fragrans * ON STRUCTURE: 34 30 Conocarpus erectus 'sericeus' * 4 Olea europaea	LARGE TREES: 7 7 Conocarpus erectus 'sericeus' * ON STRUCTURE: 4 3 Ligustrum japonicum 1 Olea Europaea
TOTAL SMALL TREES: 56	TOTAL LARGE TREES: 11
PALMS: 10 10 Phoenix dactylifera.	
* Native trees	

REQUIRED MITIGATION 67 SMALL TREES
TOTAL PROPOSED 56 SMALL TREES + 11 LARGE TREES (78 SMALL TREES EQUIVALENT)
EXCEEDING BY 11 SMALL TREES OR 5 LARGE TREES EQUIVALENT

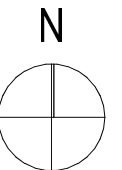
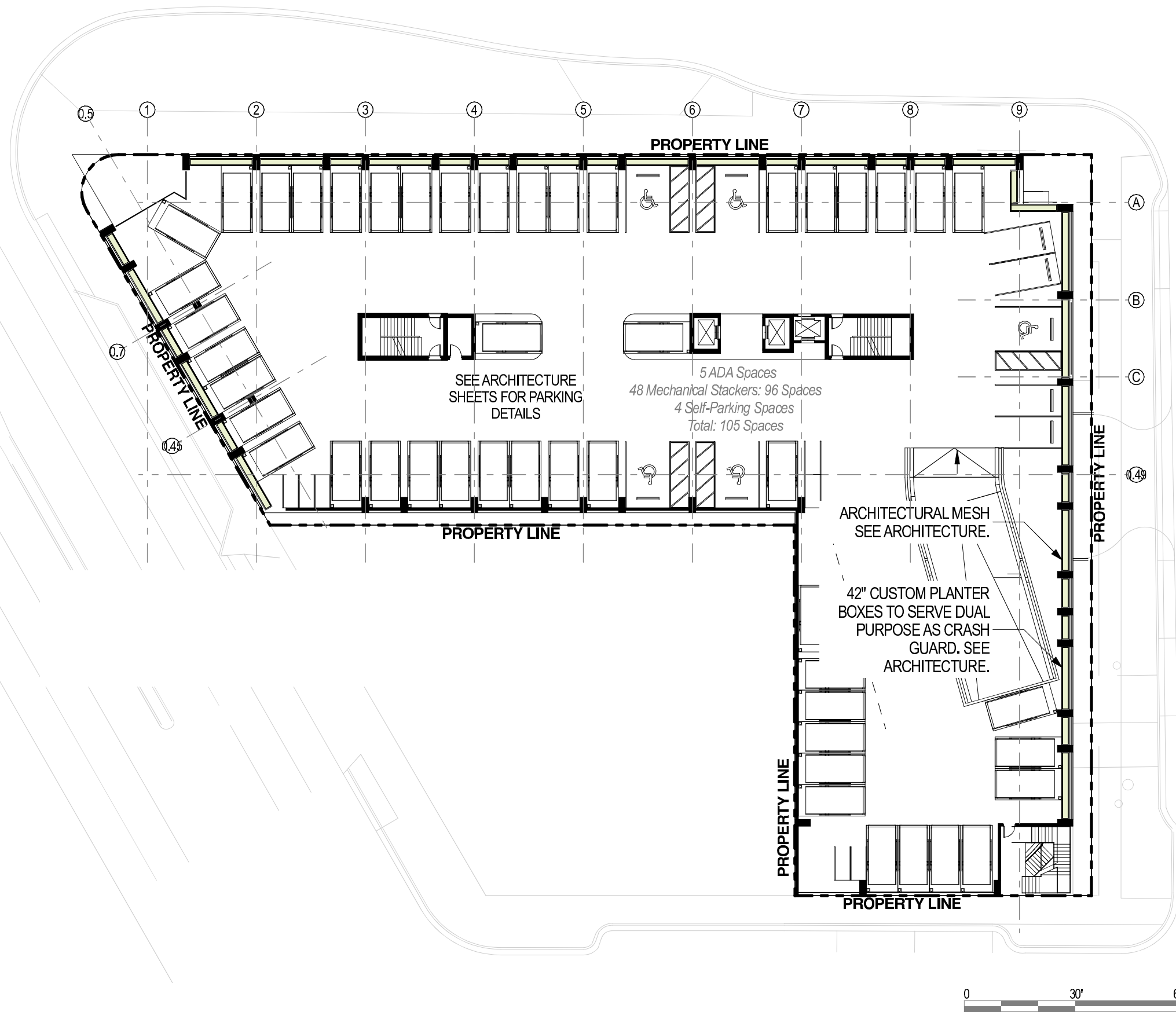
LANDSCAPE LEGEND

Scale: 1" = 30'-0"



Hardscape Schedule Ground Floor			
Symbol	Item	Description	Area
	Concrete Sidewalk	Type 1. Grey Swept Concrete Sidewalk	18,193
	Driveway	Type 3. Concrete Paver TBD	3,574
	Planter	See Planting Plan L201	1,858
	Podium Flooring	Type 2. Stone Tile TBD at podium, slopes and stairs	4,464

GROUND FLOOR
HARDSCAPE PLAN
Scale: 1" = 30'-0"



SECOND FLOOR
HARDSCAPE PLAN
Scale: 1" = 30'-0"

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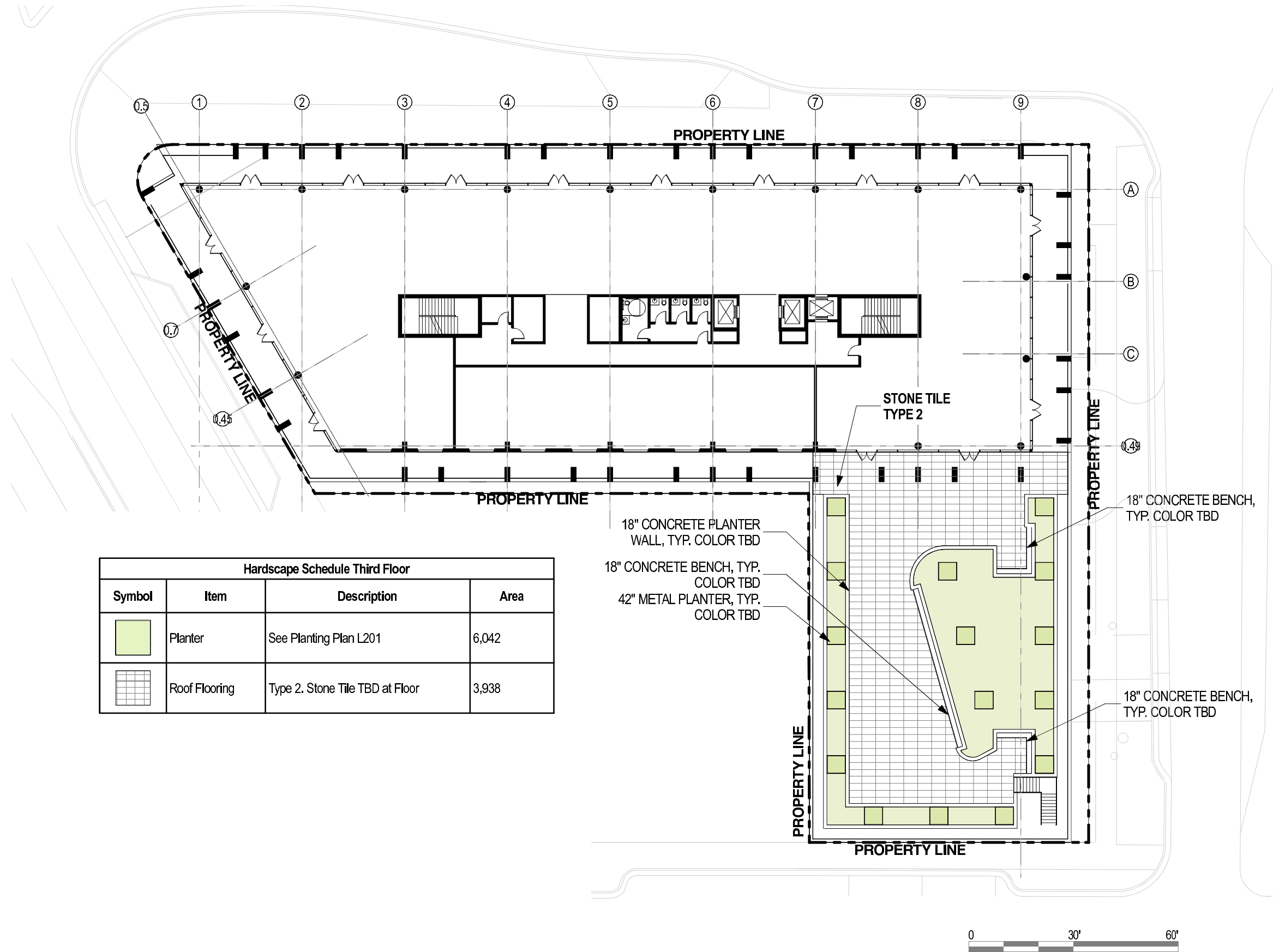
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March 10, 2024

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L202



Hardscape Schedule Third Floor			
Symbol	Item	Description	Area
	Planter	See Planting Plan L201	6,042
	Roof Flooring	Type 2. Stone Tile TBD at Floor	3,938

THIRD FLOOR
HARDSCAPE PLAN
Scale: 1" = 30'-0"

The Alton

Miami Beach, Florida

1" = 30'-0"

March 10, 2024

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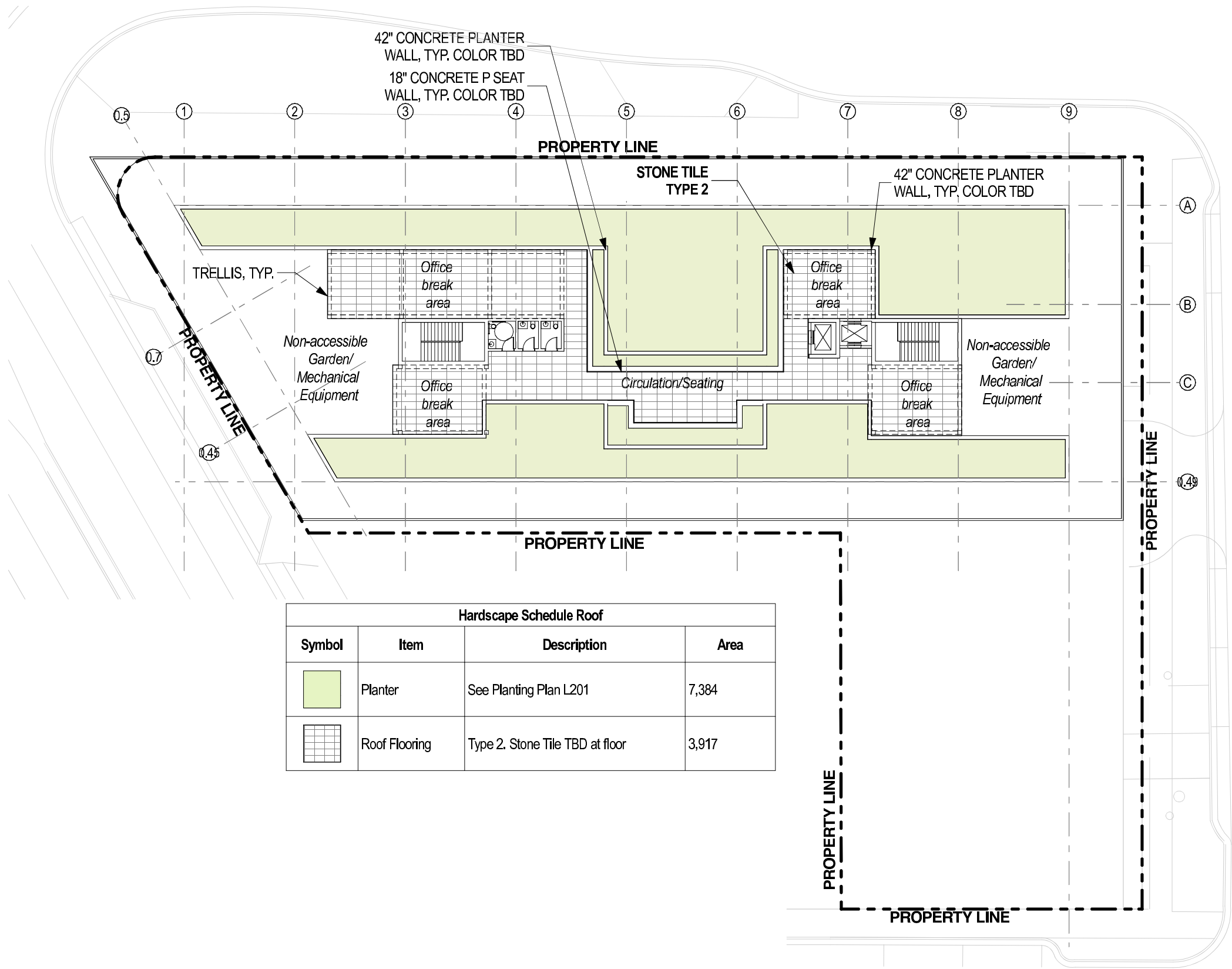
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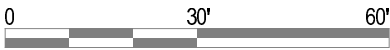
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L103



Hardscape Schedule Roof			
Symbol	Item	Description	Area
	Planter	See Planting Plan L201	7,384
	Roof Flooring	Type 2. Stone Tile TBD at floor	3,917



ROOF HARDSCAPE
PLAN
Scale: 1" = 30'-0"

The Alton

Miami Beach, Florida

1" = 30'-0"

March 10, 2024

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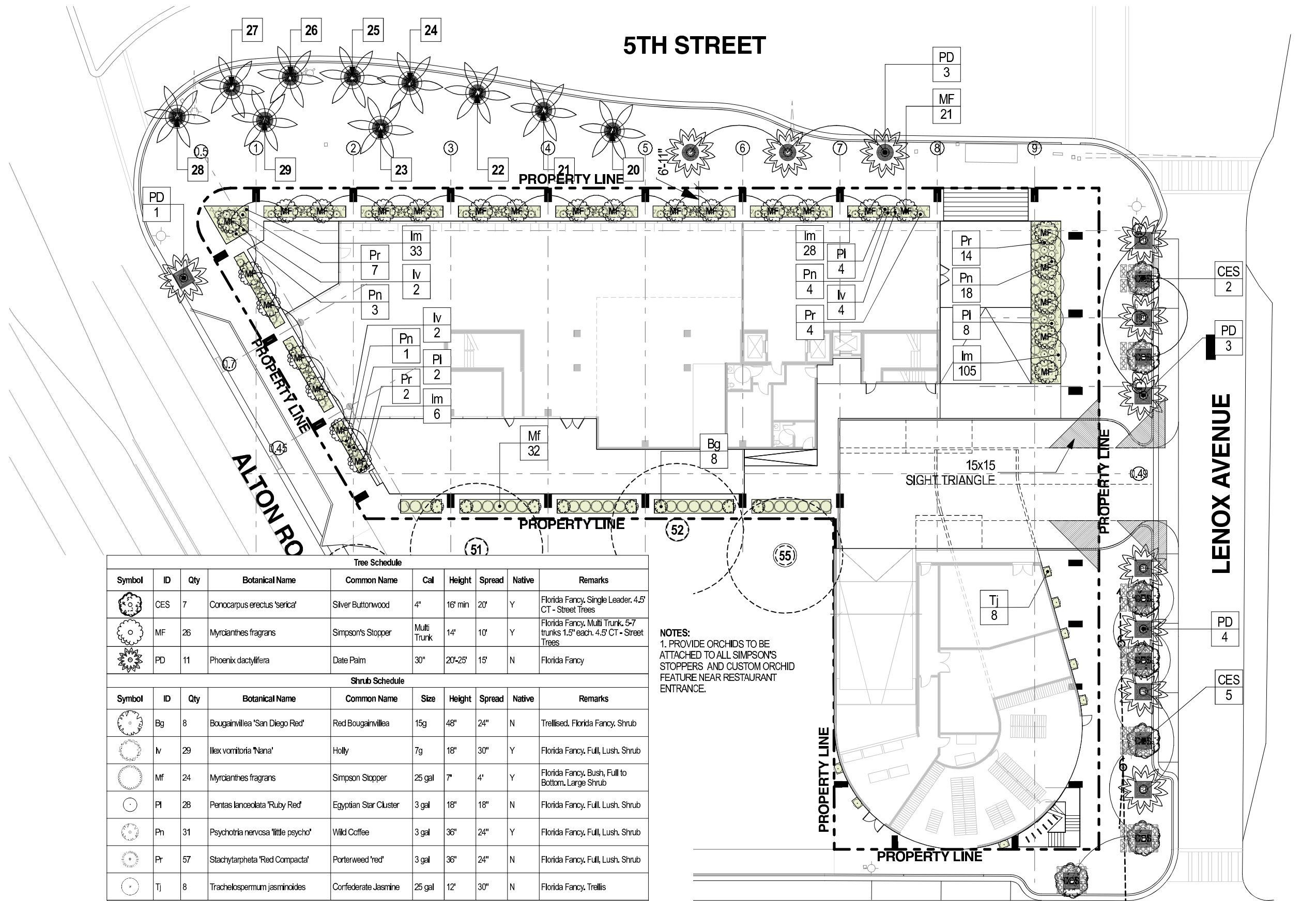
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L104



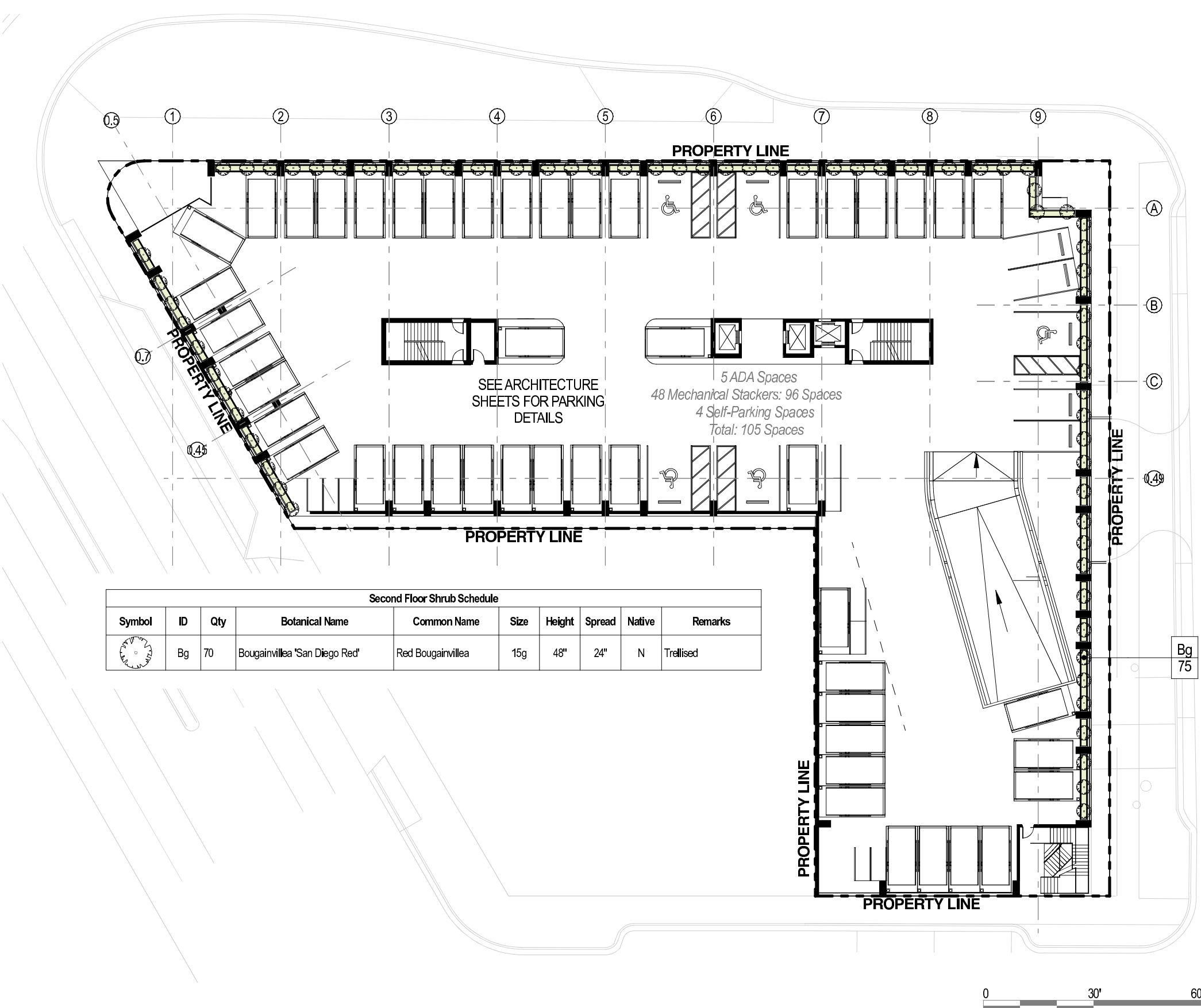
Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	CES	7	Conocarpus erectus 'sericea'	Silver Buttonwood	4"	16' min	20'	Y	Florida Fancy, Single Leader, 4.5' CT - Street Trees	
	MF	26	Myrcianthes fragrans	Simpson's Stopper	Multi Trunk	14'	10'	Y	Florida Fancy, Multi Trunk, 5-7 trunks 1.5" each, 4.5' CT - Street Trees	
	PD	11	Phoenix dactylifera	Date Palm	30"	20'-25'	15'	N	Florida Fancy	
Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks	
	Bg	8	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised, Florida Fancy, Shrub	
	Iv	29	Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy, Full, Lush, Shrub	
	Mf	24	Myrcianthes fragrans	Simpson Stopper	25 gal	7'	4'	Y	Florida Fancy, Bush, Full to Bottom, Large Shrub	
	PI	28	Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3 gal	18"	18"	N	Florida Fancy, Full, Lush, Shrub	
	Pn	31	Psychotria nervosa 'little psycho'	Wild Coffee	3 gal	36"	24"	Y	Florida Fancy, Full, Lush, Shrub	
	Pr	57	Stachytarpheta 'Red Compacta'	Porterweed 'red'	3 gal	36"	24"	N	Florida Fancy, Full, Lush, Shrub	
	Tj	8	Trachelospermum jasminoides	Confederate Jasmine	25 gal	12'	30"	N	Florida Fancy, Trellis	
Groundcover Schedule										
Symbol	QTY	ID	Botanical Name	Common Name	Size	Height	Spread	Spacing (Inches)	Native	Remarks
	418	Im	Liriope muscari	Liriope	1g	12"	12"	12	N	

NOTES:
1. PROVIDE ORCHIDS TO BE ATTACHED TO ALL SIMPSON'S STOPPERS AND CUSTOM ORCHID FEATURE NEAR RESTAURANT ENTRANCE.

GROUND FLOOR
PLANTING PLAN
Scale: 1" = 30'-0"

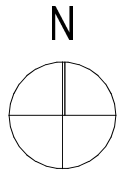
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Second Floor Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	70	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised

Bg
75



**SECOND FLOOR
LANDSCAPE PLAN**
Scale: 1" = 30'-0"