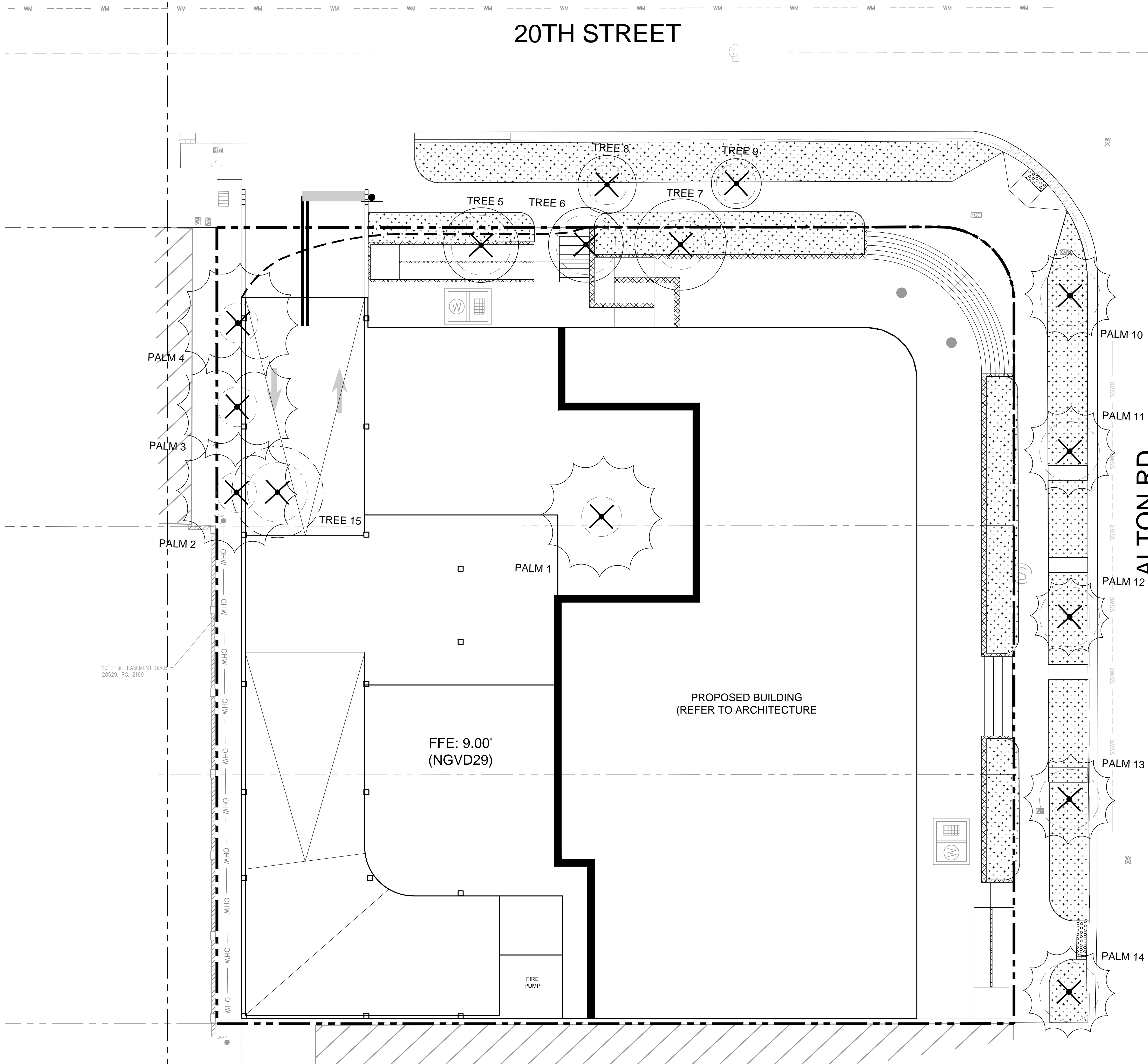


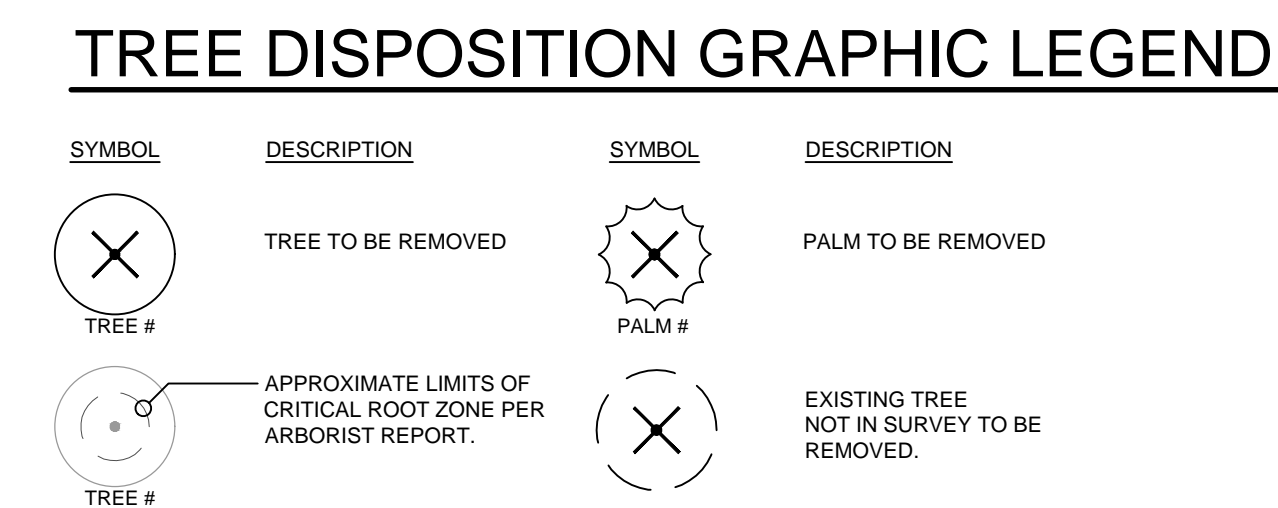
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MITIGATION CALCULATIONS

DBH OF TREE TO BE REMOVED	OPTION A # OF REPLACEMENT TREES @ 2" DBH X 6' SPREAD X 12' HT.	OPTION B # OF REPLACEMENT TREES @ 4" DBH X 6' SPREAD X 16' HT.	CONTRIBUTION TO TREE TRUST FUND	CATEGORY MULTIPLIER	TOTAL # OF REPLACEMENT TREES FOR OPTION A	OR	TOTAL # OF REPLACEMENT TREES FOR OPTION B	TREE FUND TOTAL CONTRIBUTIONS
2"-3"	1	0	\$1,000	0	0		0	\$0
4"-6"	2	1	\$2,000	0	0		0	\$0
7"-12"	4	2	\$4,000	0	0		0	\$0
13"-18"	6	3	\$6,000	0	0		0	\$0
19"-24"	8	4	\$8,000	0	0		0	\$0
25"-30"	10	5	\$10,000	0	0		0	\$0
31"-36"	12	6	\$12,000	0	0		0	\$0
37"-42"	14	7	\$14,000	1	14		7	\$14,000
43"-48"	16	8	\$16,000	0	0		0	\$0
49"-60"	20	10	\$20,000	0	0		0	\$0
TOTAL:		14	OR	7				\$14,000

- NOTES:**
- Information utilized in preparation of Tree Survey and Tree Disposition plans ascertained from and reliant upon Survey prepared by Schwelke-Shislin & Associates, Inc. dated 07/05/2022 and Arbotrist Report prepared by Patrick Hanna dated 07/02/2022, 2022.
 - Triple Montgomery Palm canopy size determined by the sum of the spread (FT.), provided in arborist report.



TREE DISPOSITION LIST

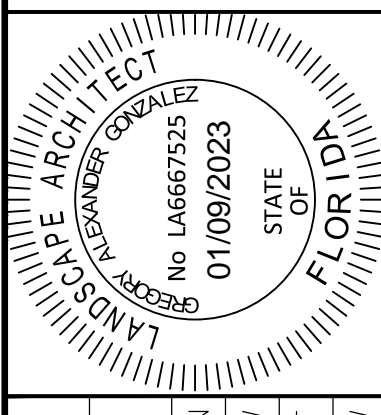
TREE #	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	SPREAD (FT.)	HEIGHT (FT)	TPZ (FT.)	CONDITION	DISPOSITION
1	<i>Veitchia arecina</i>	Triple Montgomery Palm	3 ea.	8' ea.	16'-22' ea.	4' ea.	Moderate	Remove
2	<i>Veitchia arecina</i>	Triple Montgomery Palm	3 ea.	8' ea.	22' ea.	4' ea.	Fair	Remove
3	<i>Veitchia arecina</i>	Triple Montgomery Palm	3 ea.	8' ea.	22' ea.	4' ea.	Fair	Remove
4	<i>Veitchia arecina</i>	Triple Montgomery Palm	2 ea.	8' ea.	20' ea.	4' ea.	Moderate	Remove
5	<i>Conocarpus erectus</i>	Green Buttonwood Tree	6	15'	20'	6' Min.	Moderate	Remove
6	<i>Conocarpus erectus</i>	Green Buttonwood Tree	6	15'	22'	6' Min.	Fair	Remove
7	<i>Conocarpus erectus</i>	Green Buttonwood Tree	5	16'	24'	5' Min.	Fair	Remove
8	<i>Conocarpus erectus</i>	Green Buttonwood Tree	2	12'	16'	4' Min.	Fair	Remove
9	<i>Conocarpus erectus</i>	Green Buttonwood Tree	2	10'	14'	4' Min.	Fair	Remove
10	<i>Phoenix dactylofera</i>	Medjool Palm	15	18'	32'	6' Min.	Good	Remove
11	<i>Phoenix dactylofera</i>	Medjool Palm	15	18'	32'	6' Min.	Good	Remove
12	<i>Phoenix dactylofera</i>	Medjool Palm	15	16'	30'	6' Min.	Good	Remove
13	<i>Phoenix dactylofera</i>	Medjool Palm	15	16'	30'	6' Min.	Good	Remove
14	<i>Phoenix dactylofera</i>	Medjool Palm	16	18'	34'	6' Min.	Good	Remove
15	<i>Coccoloba grandifolia</i>	Bridalveil Tree	3	18'	20'	6' Min.	Fair	Remove
TOTAL TREES DBH TO BE REMOVED (IN) =			24					
TOTAL 9 PALMS IN DBH TO BE REMOVED (IN) =			18					

TREE DISPOSITION GRAPHIC KEY
 TEXT Requires mitigation
 TEXT Does not require mitigation / not regulated due to size or species
 TEXT Palm



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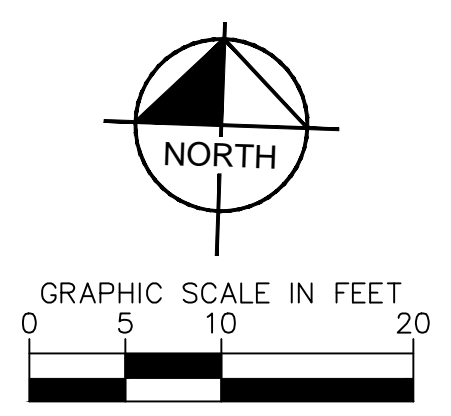
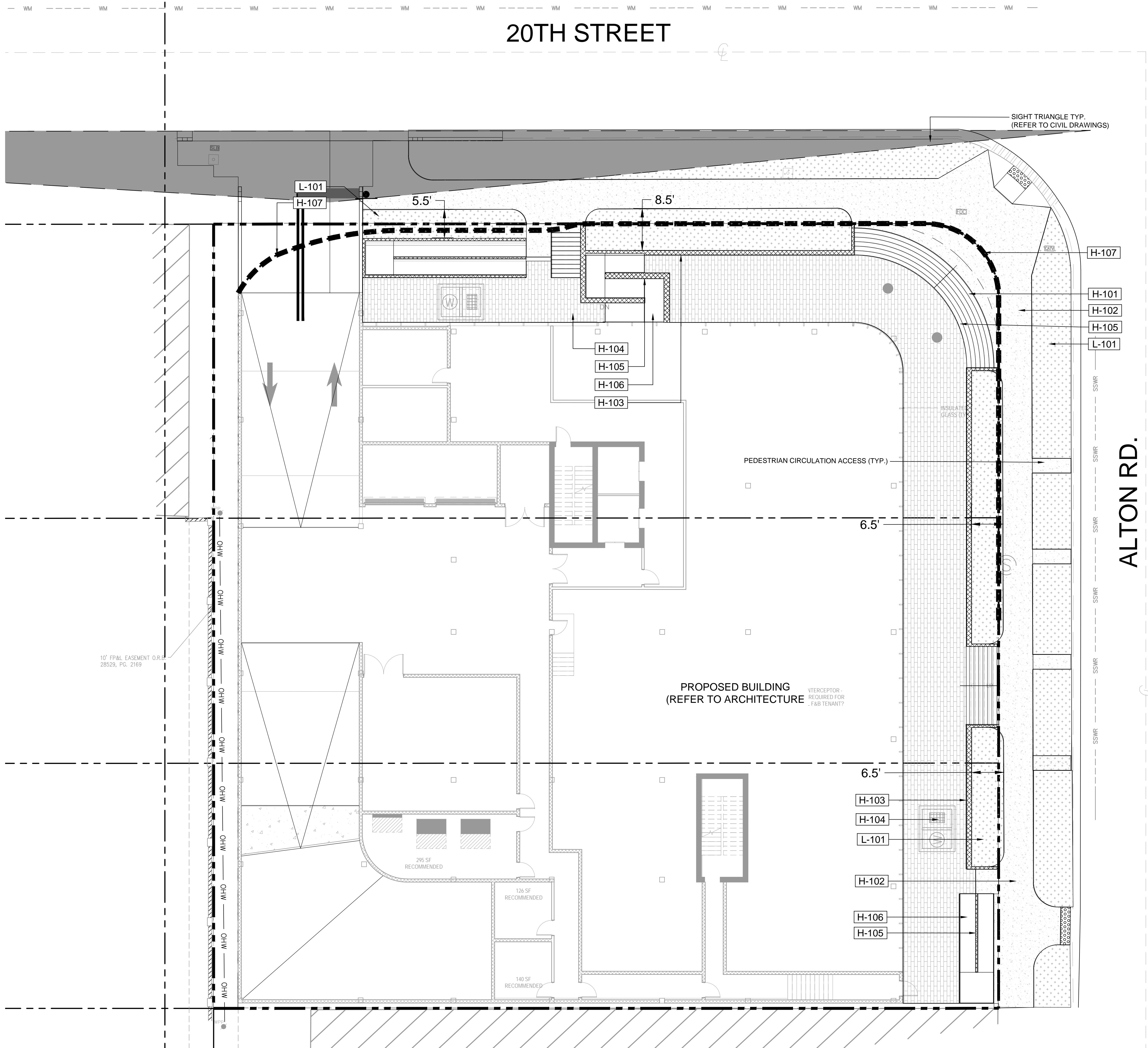
TREE DISPOSITION PLAN

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

SHEET NUMBER
L-100

NO.	REVISIONS	DATE	BY

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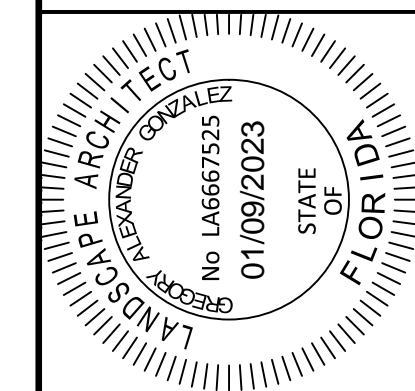


LEGEND	
	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED DETECTABLE WARNING

REFERENCE NOTES SCHEDULE

CODE	HARDSCAPE DESCRIPTION	DETAIL
H-101	PRECAST CONCRETE STAIRS	
H-102	STANDARD CONCRETE SIDEWALK - BROOM FINISH	
H-103	JACOB WEBNET MESH RAILING (TYP.)	
H-104	PRECAST CONCRETE PAVERS	
H-105	STAINLESS STEEL HANDRAILS (TYP.)	
H-106	ADA ACCESS RAMP (REFER TO ARCHITECTURE DRAWINGS)	
H-107	ARCHITECTURE OVERHANG ABOVE (REFER TO ARCHITECTURE DRAWINGS)	
CODE	LANDSCAPE DESCRIPTION	
L-101	PLANTING AREA (REFER TO LANDSCAPE PLAN)	

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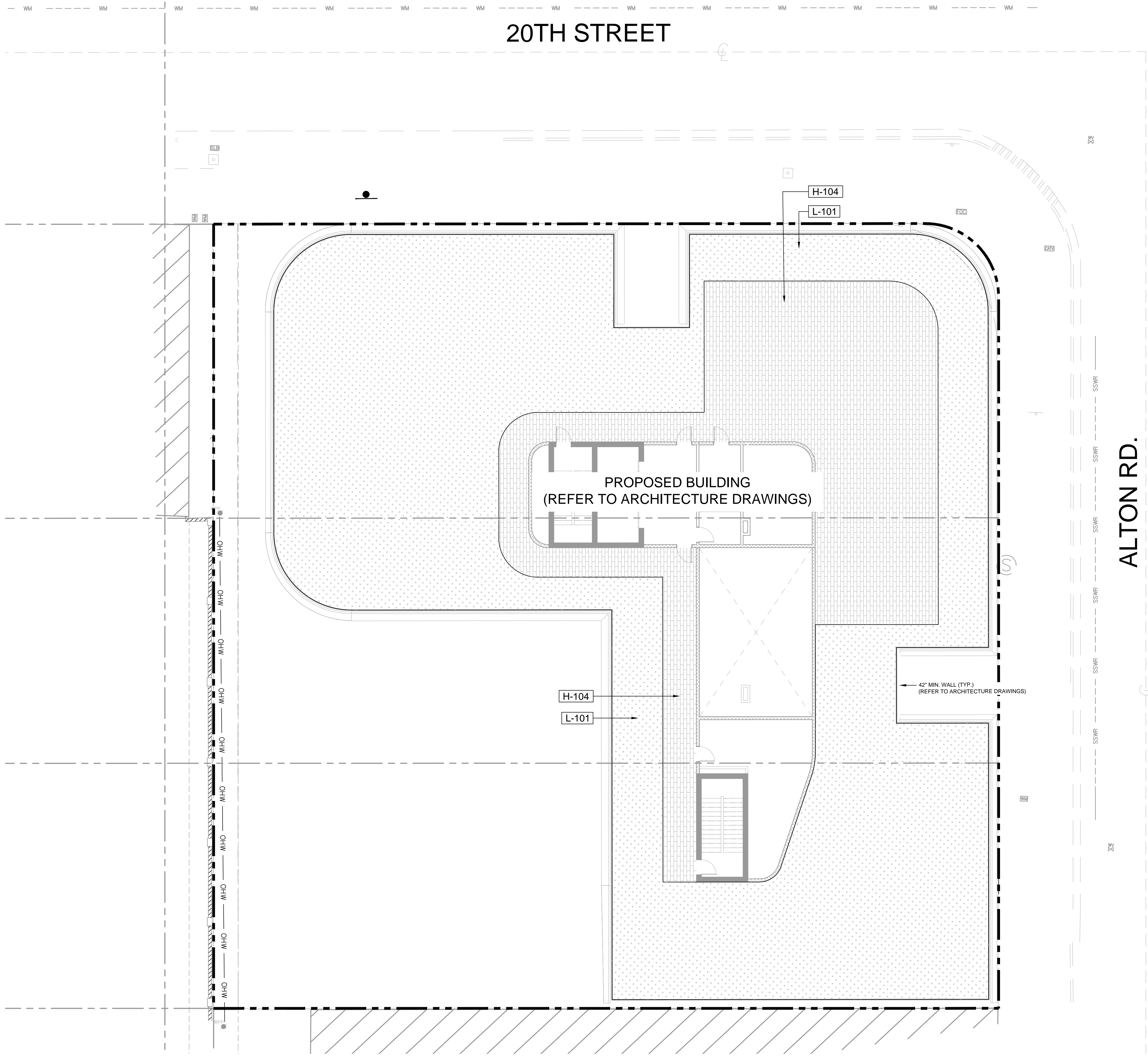
HARDSCAPE PLAN

1920 ALTON ROAD
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 CITY OF MIAMI BEACH
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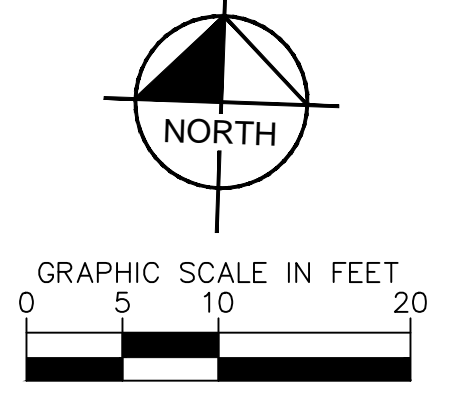
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20TH STREET

ALTON RD.



LEGEND	
	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED DETECTABLE WARNING

REFERENCE NOTES SCHEDULE

CODE	HARDSCAPE DESCRIPTION	DETAIL
H-104	PRECAST CONCRETE PAVERS	
CODE	LANDSCAPE DESCRIPTION	DETAIL
L-101	PLANTING AREA (REFER TO LANDSCAPE PLAN)	

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LANDSCAPE ARCHITECT
 GREGORY ALEXANDER GONZALEZ
 No. LA6667525
 DATE FOR SEAL
 01/09/2023
 FLOOR

HARDSCAPE PLAN
LVL. 6 AMENITY

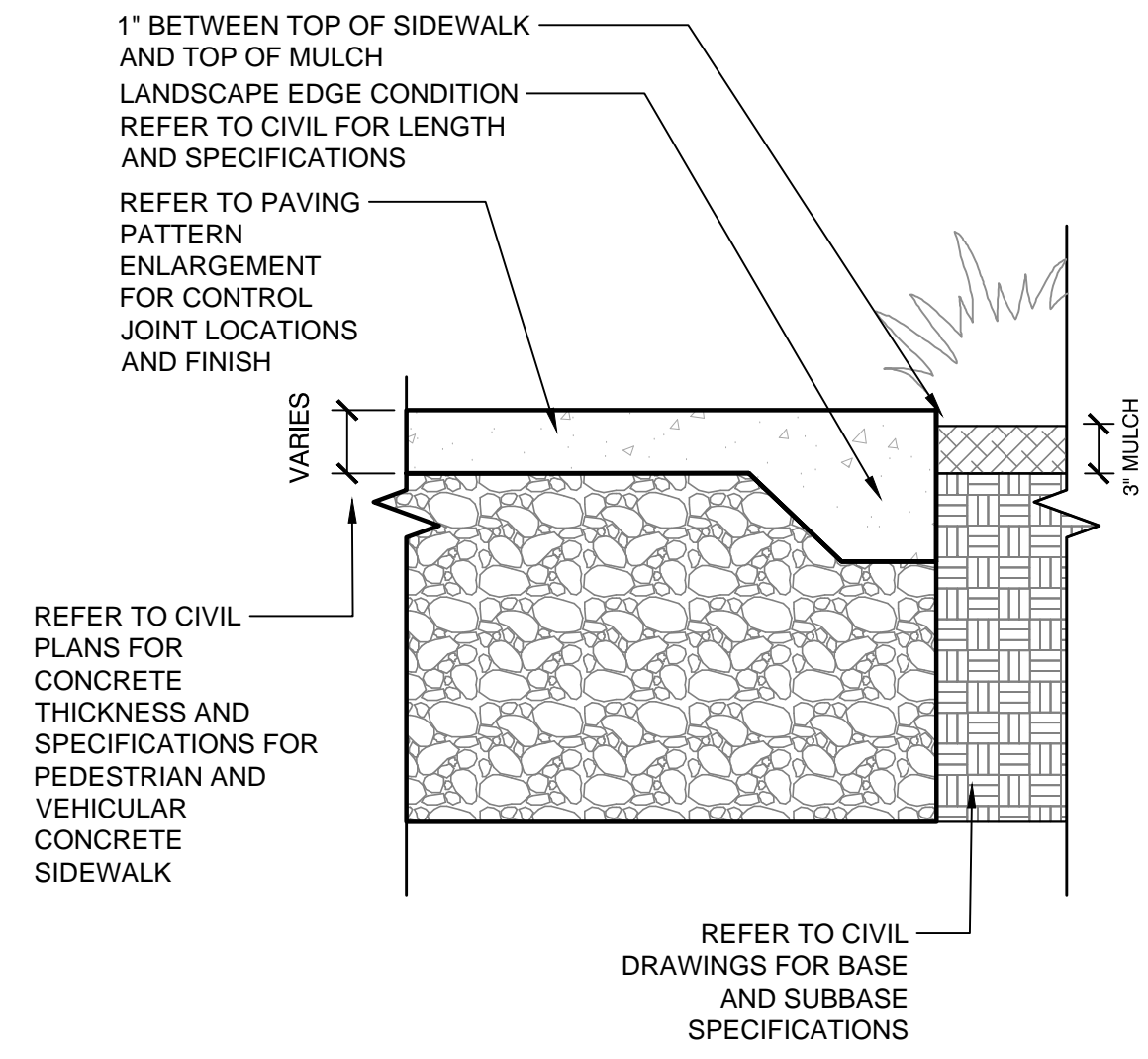
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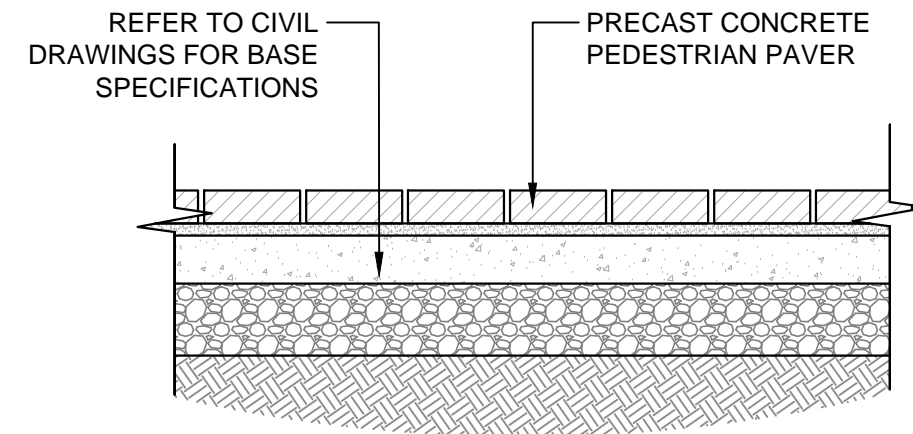
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L-240

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1 CONCRETE SIDEWALK
1" = 1'-0" 043-000-HSCP-CONC-03

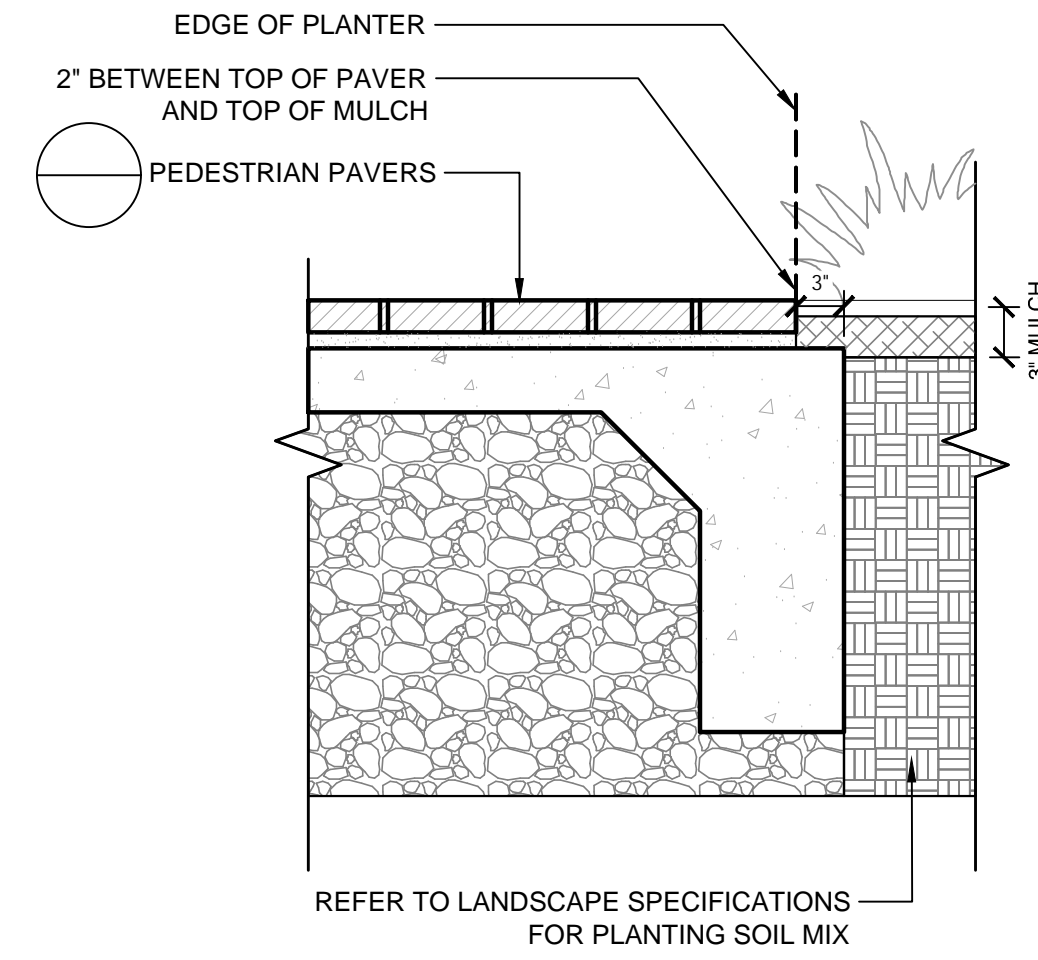


MANUFACTURER: WAUSAU TILE
TROY DAHLKE - FLORIDA REP.
TROYD.WT@GMAIL.COM
TEL: 813-334-0016
TYPE: HEXAGON

FINISH: ANTI-SLIP. ALL HARDSCAPE SHALL BE SLIP RESISTANT IN COMPLIANCE WITH FBC SECTION 454.1.3.1

PATTERN AND COLORS: CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES, PRODUCT DATA, AND COLOR CHARTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

2 PEDESTRIAN PAVERS
3/4" = 1'-0" 043-000-HSCP-CONC-08



3 LANDSCAPE BED
1" = 1'-0" 043-000-HSCP-CONC-04

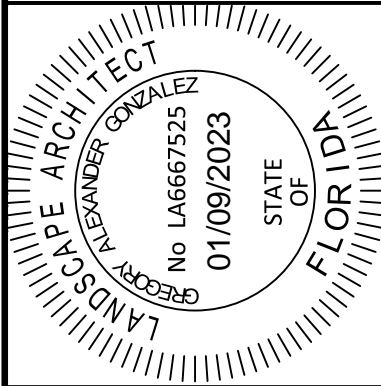
GENERAL NOTES:

- CONTRACTOR SHALL SUBMIT DETAILED ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
- A 10" X 10" MOCK-UP SHALL BE PROVIDED BY THE CONTRACTOR, TO BE APPROVED BY LANDSCAPE ARCHITECT, SHOWING SMOOTH SPONGE, SANDBLAST/TOP CAST FINISHES, EXPANSION AND CONTROL JOINTS.
- PRECAUTIONS SHALL BE TAKEN IN HOT WEATHER TO PREVENT PLASTIC CRACKING RESULTING FROM EXCESSIVELY RAPID DRYING AT SURFACES DESCRIBED IN CIP 5 "PLASTIC SHRINKAGE CRACKING" PUBLISHED BY THE NATIONAL READY MIXED CONCRETE ASSOCIATION.
- CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (2) TWO TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES, PRODUCT DATA, AND COLOR CHARTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
- ALL HORIZONTAL SURFACES FINISHES SHALL BE SLIP RESISTANT WITH A COEFFICIENT OF FRICTION THAT MEETS ALL FEDERAL, STATE AND LOCAL CODE CRITERIA. (SLIP COEFFICIENT: 0.6 FOR SLOPES LESS THAN 5%, 0.8 FOR SLOPES EQUAL OR GREATER THAN 5%, AS MINIMUM OR AS REQUIRED TO MEET CODE CRITERIA, WHICHEVER IS GREATER.)
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS, BACKER ROD, AND COLOR SEALANT AS SELECTED BY LANDSCAPE ARCHITECT AT A MINIMUM OF 10' MAX. O. C. OR EVERY 100 SF OF CONCRETE MINIMUM. CONTRACTOR SHALL PROVIDE A DETAILED SHOP DRAWING FOR APPROVAL, SHOWING ALL EXPANSION AND CONTROL JOINTS FOR APPROVAL.

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HARDSCAPE DETAILS

1920 ALTON ROAD
PREPARED FOR
ALTON OFFICE
HOLDINGS II, LLC.
CITY OF MIAMI BEACH FLORIDA

SHEET NUMBER
L-250

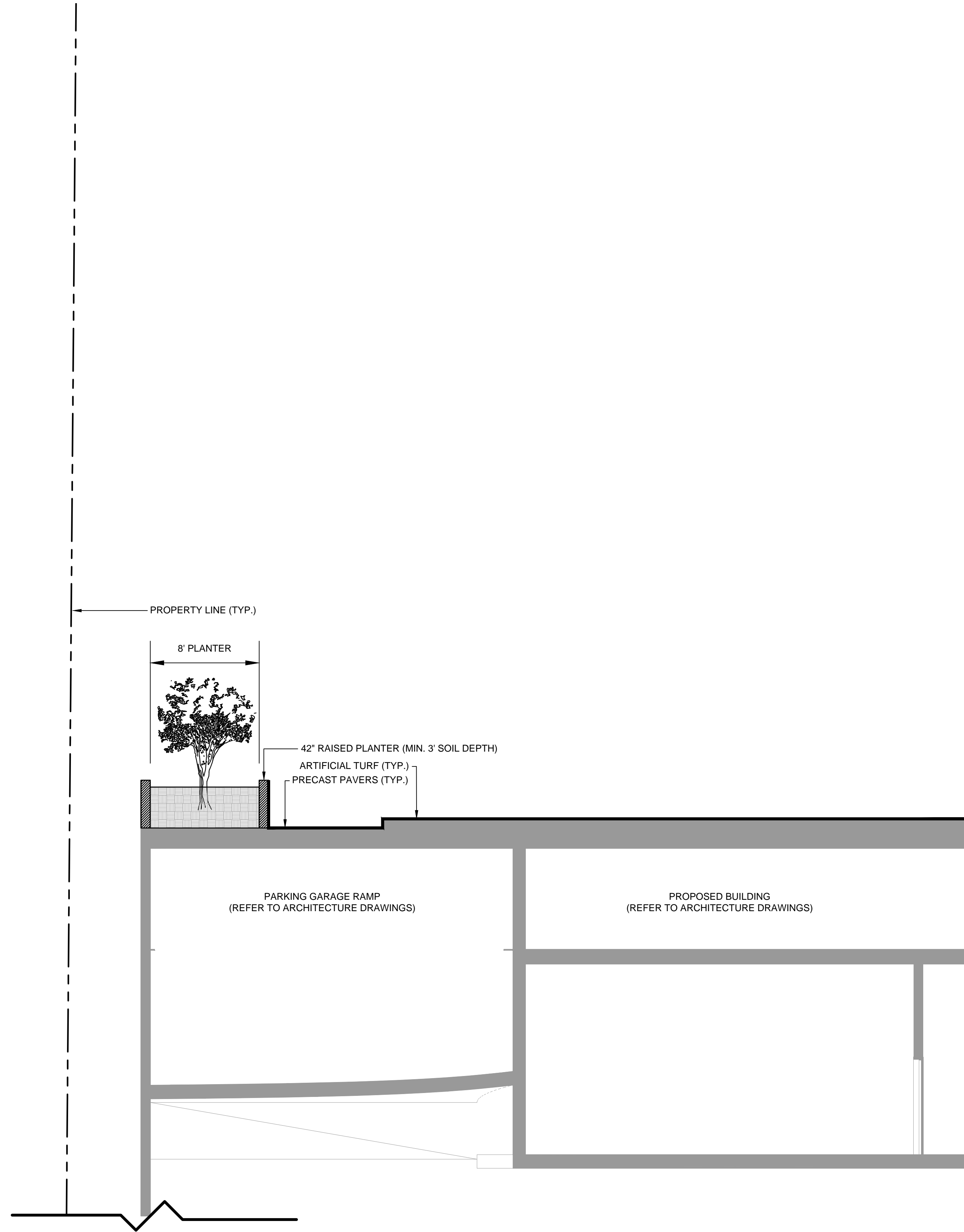
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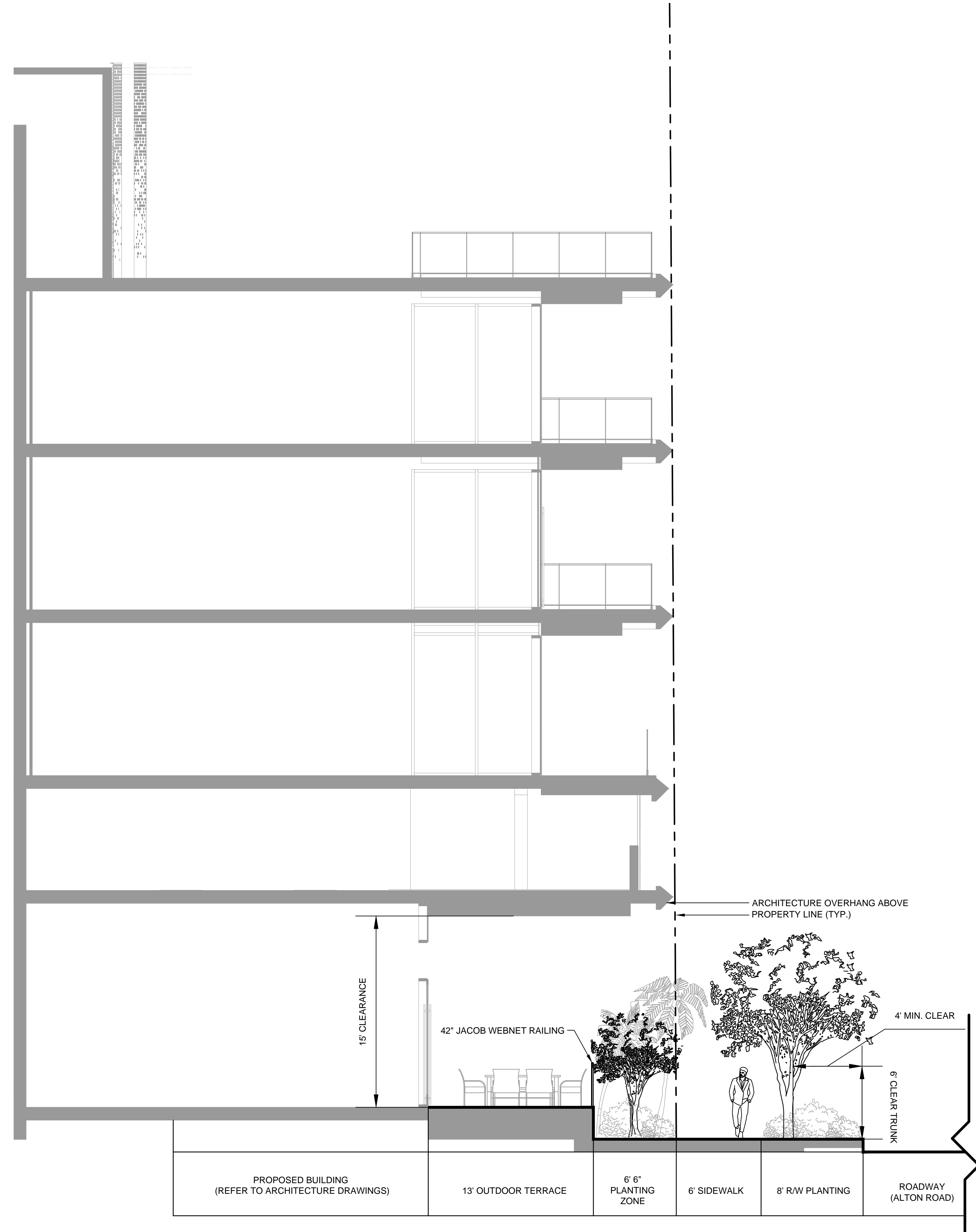
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LEVEL 3 AMENITY SECTION



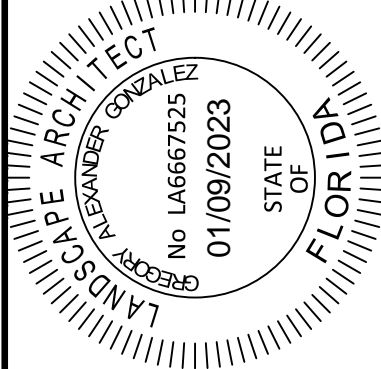
STREETSCAPE SECTION



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 CITY OF MIAMI BEACH
 FLORIDA

LANDSCAPE
SECTIONS



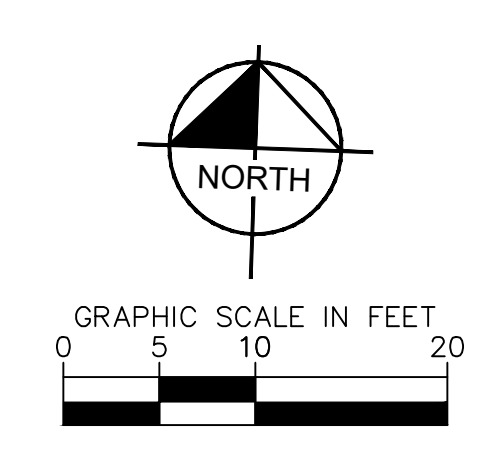
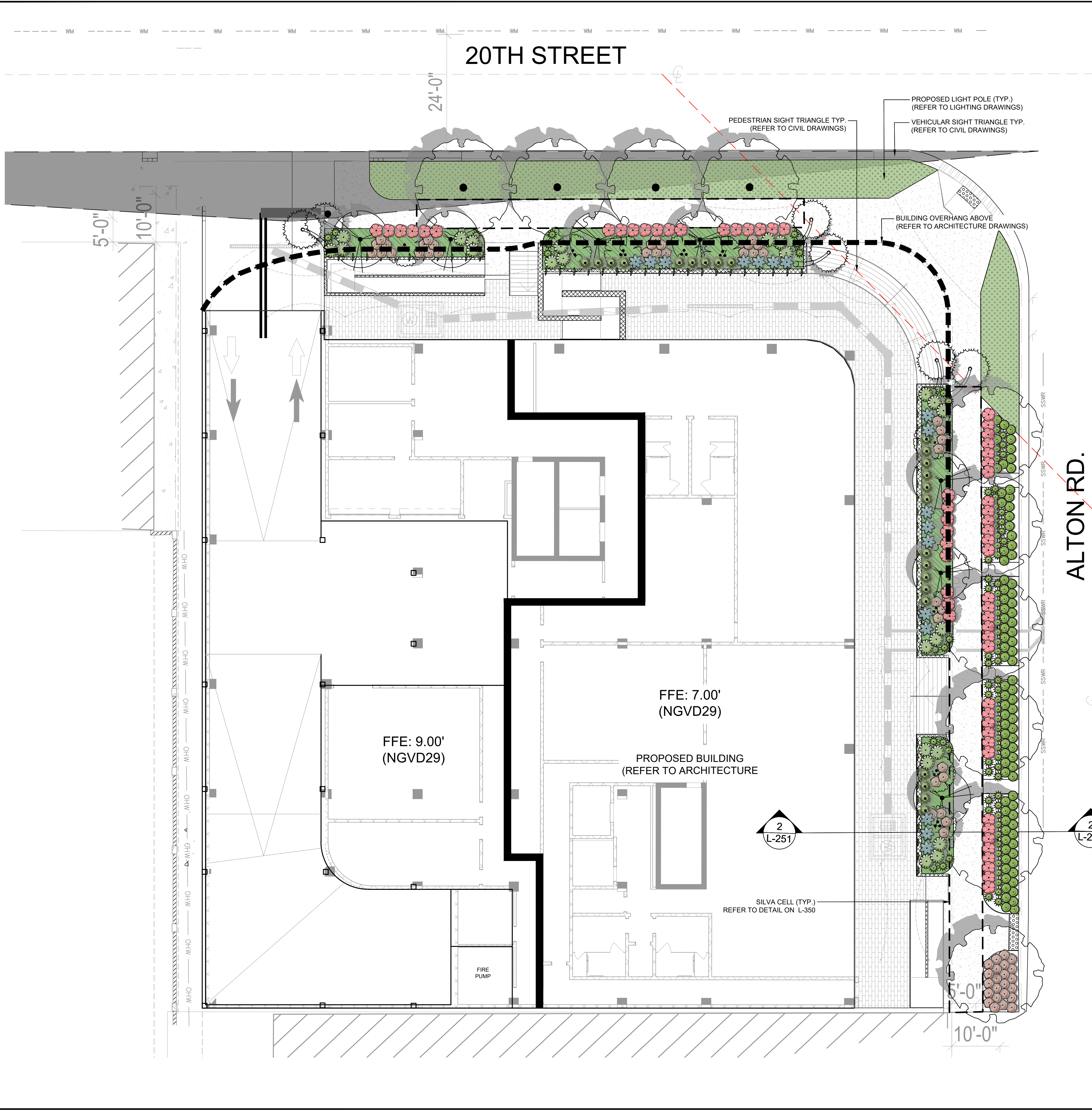
KHA PROJECT	143589001
DATE	OCT. 2022
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	CF

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L-251

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CONCEPT PLANT KEY

- LARGE STREET TREES**
14' HT. MIN. / 3" CAL. / 8" CT.
CONOCARPUS ERECTUS / GREEN BUTTWOOD
- CANOPY STREET TREES**
12' HT. MIN. / 3" CAL. / 4" CT.
PIMENTA DIOICA / ALLSPICE TREE
PIMENTA RACEMOSA / BAYRUM TREE
- UNDERSTORY TREES**
10' HT. MIN. / MULTI-TRUNK 2" MIN. EA.
CONOCARPUS ERECTUS SERICEUS / SILVER BUTTWOOD
MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER
- PALMS**
10' CT. / CURVED TRUNK
SABAL PALMETTO / CABBAGE PALMETTO
- VINES**
@ 12' HT. MIN.
TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE
- GRASSES AND GROUNDCOVERS**
18" - 24" HT. MIN. / 30" OC.
ERNODEA LITTORALIS / GOLDEN CREEPER
PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON
TRIPSACUM FLORIDANUM / FLORIDA GAMAGRASS
- RAW GROUNDCOVERS**
12"-18" HT. MAX. / 18" OC.
ARACHIS GLABRATA / PERENNIAL PEANUT
ERNODEA LITTORALIS / GOLDEN CREEPER
MICROSORUM SCOLOPENDRIA / WART FERN

SHRUB KEY SCHEDULE

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CA2	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
	CN2	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE
	HF	HAMELIA PATENS	FIREBUSH
	PN	PSYCHOTRIA NERVOSA	WILD COFFEE
	SC	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO
	ZP2	ZAMIA PUMILA	COONTIE CYCAD
LARGE SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CC	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER

- NOTES:**
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
 - REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE, NOTES AND LANDSCAPE LEGEND.
 - ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

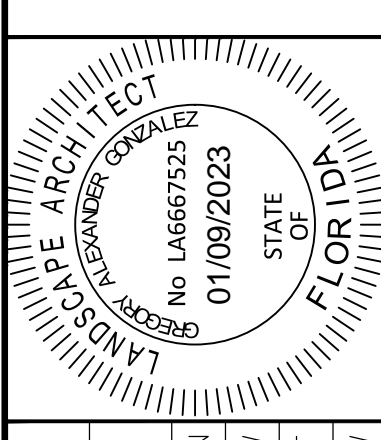
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DATE	OCT. 2022
SCALE AS SHOWN	NW
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CHECKED BY	NW

LANDSCAPE PLAN

1920 ALTON ROAD
 PREPARED FOR
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 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

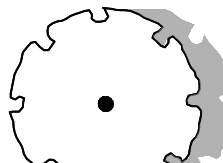
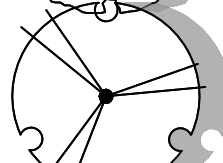

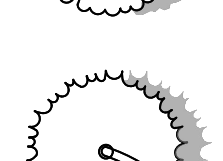

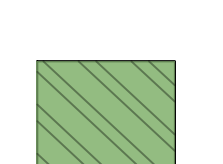
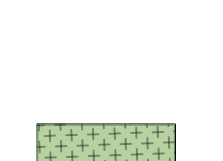
SHEET NUMBER
L-300









NO.	REVISIONS	DATE

Plotted By: Fipol Cortes, Sheet Set: 1920 ALTON ROAD, Layout: L-301, January 09, 2023, 02:42:36pm, \\kimley-horn.com\FITL\FITL\Civil\143-Jobs\143589001-MB-1920-Alton-Road-Landscape\CADD\PlantSchedules\L-300-LANDSCAPE-PLAN.dwg
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CONCEPT PLANT SCHEDULE

	LARGE STREET TREES 14' HT. MIN. / 3" CAL. / 8' CT. CONOCARPUS ERECTUS / GREEN BUTTONWOOD	10
	CANOPY STREET TREES 12' HT. MIN. / 3" CAL. / 4' CT. PIMENTA DIOICA / ALLSPICE TREE PIMENTA RACEMOSA / BAYRUM TREE	7
	UNDERSTORY TREES 10' HT. MIN. / MULTI-TRUNK 2" MIN. EA. CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	9
	PALMS 10' CT. / CURVED TRUNK SABAL PALMETTO / CABBAGE PALMETTO	6
	VINES @12' HT. MIN. TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE	59
	GRASSES AND GROUNDCOVERS 18"-24" HT. MIN. / 30" OC. ERNODEA LITTORALIS / GOLDEN CREEPER PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON TRIPSACUM FLORIDANUM / FLORIDA GAMAGRASS	1,375 SF
	R/W GROUNDCOVERS 12"-18" HT. MAX. / 18" OC. ARACHIS GLABRATA / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER MICROSORUM SCOLOPENDRIA / WART FERN	1,166 SF

SHRUB SCHEDULE

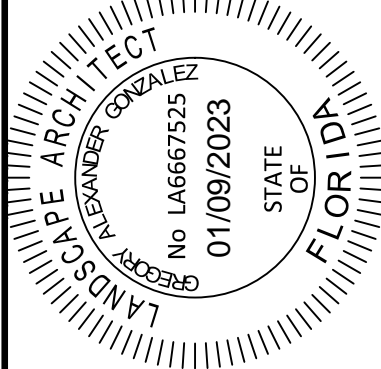
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CA2	61	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	CONT.	30" O.C.	24" HT MIN	YES
	CN2	86	CLUSIA ROSEA 'NANA' DWARF PITCH APPLE	CONT.	24" O.C.	18" HT MIN	NO
	HF	61	HAMELIA PATENS FIREBUSH	CONT.	30" O.C.	18" HT MIN	YES
	PN	24	PSYCHOTRIA NERVOSA WILD COFFEE	CONT.	30" O.C.	24" HT. MIN.	YES
	SC	17	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO	CONT.	30" O.C.	24" HT. MIN.	YES
	ZP2	87	ZAMIA PUMILA COONTIE CYCAD	CONT.	24" O.C.	18" HT MIN	YES
LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CC	24	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER	CONT.	AS SHOWN	6' HT MIN.	YES

- NOTES:**
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
 - REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE NOTES AND LANDSCAPE LEGEND.
 - ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

MIAMI BEACH LANDSCAPE LEGEND

Zoning District	<u>CD-2</u>	Net Lot Area:	<u>0.586</u> Acres	or	<u>25,526</u> SF
OPEN SPACE					
A. Square feet of open space required by Chp. 126, as indicated on site plan:		REQUIRED		PROVIDED	
Net Lot area =	<u>25,526</u>	x	<u>25%</u>		
		6,382 SF		6,382 SF	
LAWN AREA CALCULATION					
A. Total square feet of landscape open space required by Chp. 126 =		6,382 SF			
B. Maximum lawn area permitted =	<u>20%</u>	x	required landscape open space =		
		1,276 SF		n/a	SF
TREES					
A. The number of site trees required per net lot area =		<u>22</u>	site trees per net lot area		
less the existing number of trees that meet minimum requirements		<u>0</u>	existing trees		
required trees x net lot acreage =		<u>13</u>	trees - existing trees		
B. 30% palm trees allowed (two palms = one tree) =		<u>4</u>	"trees"		<u>3</u> "trees"
C. Percentage of native trees required = the number of trees provided x 30% =		<u>4</u>	trees		<u>10</u> trees
Percentage of low maintenance and drought tolerant trees = provided trees x 50% =		<u>7</u>	trees		<u>10</u> trees
D. Street trees along 20th street (max. average spacing of 20' O.C.)		<u>147</u>	linear feet along street / 20 =		
		<u>8</u>	trees		<u>8</u> trees
E. Street trees along Alton Road (max. average spacing of 20' O.C.):		<u>180</u>	linear feet along street / 20 =		
		<u>9</u>	trees		<u>9</u> trees
F. Total number of trees provided: required site trees + street trees =		<u>30</u>	trees		<u>30</u> trees
SHRUBS					
A. The total number of trees required x 12 = the number of shrubs required		<u>360</u>	shrubs		<u>360</u> shrubs*
B. The number of shrubs required x 50% = the number of native shrubs required		<u>180</u>	shrubs		<u>190</u> shrubs
C. The total number of shrubs required x 10% = the number of large shrubs required		<u>36</u>	shrubs		<u>36</u> shrubs*
IRRIGATION PLAN					
Required by Chp. 126:					
Auto Irrigation	<u>x</u>				
Hose Bibs					

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 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GREGORY ALEXANDER GONZALEZ LA6667525 ON THE DATE ADJACENT TO THE SEAL.



KHA PROJECT	143589001
DATE	OCT. 2022
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	CF

LANDSCAPE SCHEDULE

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA



SHEET NUMBER
L-301

No.	REVISIONS	DATE