

THE ALTON

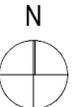
1100 5TH STREET MIAMI BEACH, FL 33139



PROJECT LOCATION :: NTS

ID	SHEET TITLE	SHEET INDEX	
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COVER SHEET

Scale: 1" = 30'-0"

The Alton

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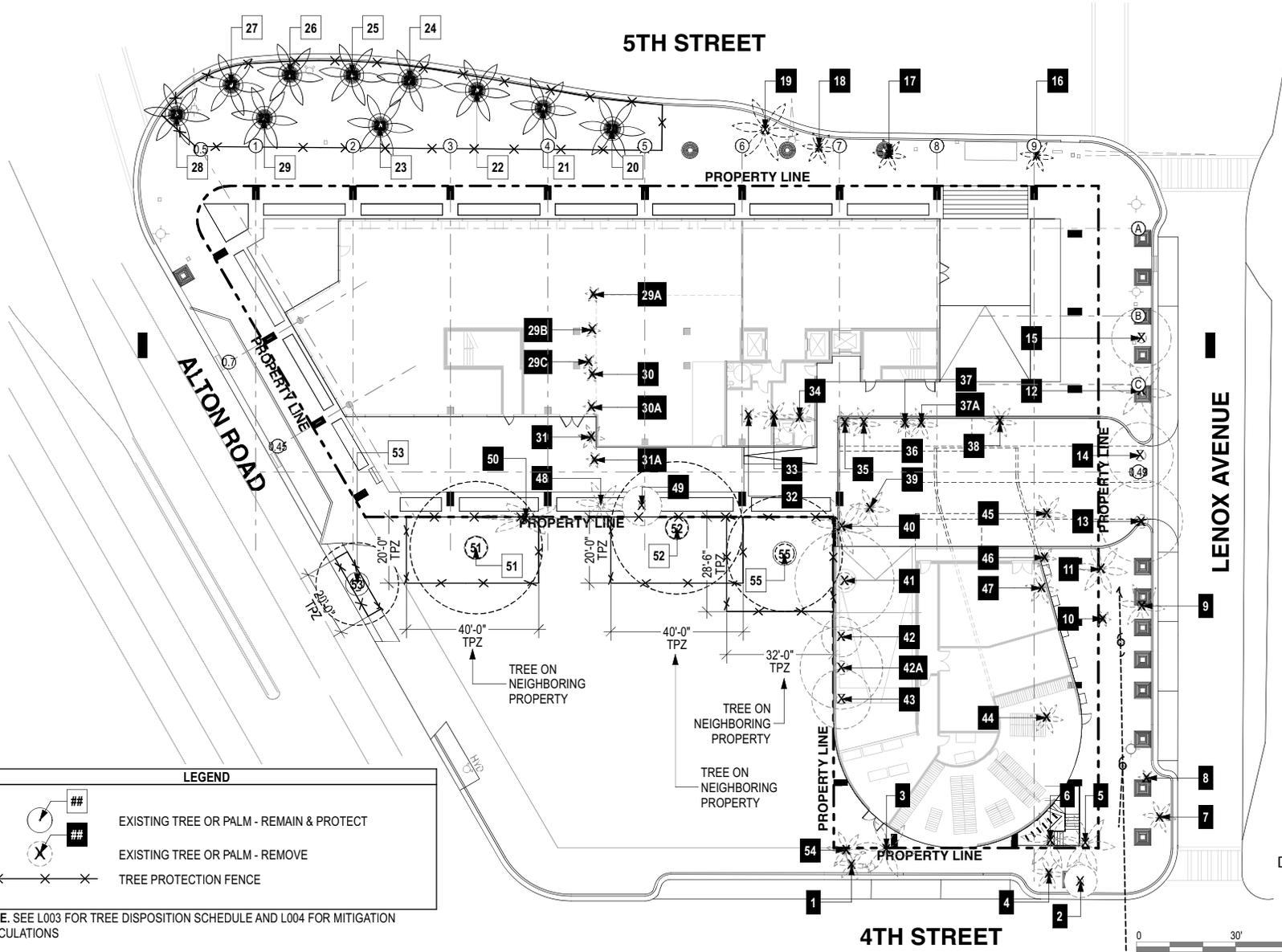
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L001

Miami Beach, Florida

1" = 30'-0"

February 25, 2024

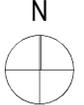


LEGEND

- EXISTING TREE OR PALM - REMAIN & PROTECT
- EXISTING TREE OR PALM - REMOVE
- TREE PROTECTION FENCE

NOTE. SEE L003 FOR TREE DISPOSITION SCHEDULE AND L004 FOR MITIGATION CALCULATIONS

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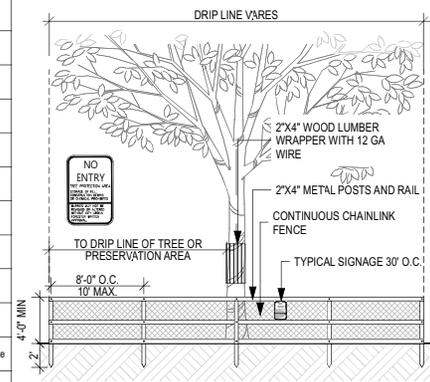


TREE DISPOSITION PLAN
Scale: 1" = 30'-0"

Existing Tree Schedule											
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
X	1	Veitchia arcuata	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	Street Tree
X	2	Tabebuia bahamensis	Dwarf Trumpet Tree	4"	16'	10'	Fair	N	10'	REMOVE	Street Tree
X	3	Roystonea regia	Royal Palm	20"	60'	18'	Good	Y	10'	REMOVE	
X	4	Veitchia arcuata	Montgomery Palm	7"	30'	10'	Good	N	10'	REMOVE	Street Tree
X	5	Roystonea regia	Royal Palm	17"	45'	18'	Good	Y	10'	REMOVE	
X	6	Roystonea Regia	Royal Palm	14"	55'	18'	Good	Y	10'	REMOVE	
X	7	Veitchia arcuata	Montgomery Palm	8"	30'	10'	Fair	N	10'	REMOVE	Street Tree
X	8	Veitchia arcuata	Montgomery Palm	7"	25'	5'	Poor	N	10'	REMOVE	Street Tree
X	9	Roystonea regia	Royal Palm	20"	50'	14'	Fair	Y	10'	REMOVE	Street Tree
X	10	Roystonea regia	Royal Palm	15"	40'	5'	Poor	Y	10'	REMOVE	Street Tree
X	11	Roystonea regia	Royal Palm	15	40'	16'	Good	Y	10'	REMOVE	Street Tree
X	12	Roystonea regia	Royal Palm	17"	40'	18'	Good	Y	10'	REMOVE	Street Tree
X	13	Quercus virginiana	Live oak	14"	25'	25'	Good	Y	12.5'	REMOVE	Street Tree
X	14	Quercus virginiana	Live oak	9"	25'	20'	Good	Y	10'	REMOVE	Street Tree
X	15	Quercus virginiana	Live oak	10"	25'	18'	Good	Y	10'	REMOVE	Street Tree
X	16	Roystonea regia	Royal Palm	18"	50'	12'	Fair	Y	10'	REMOVE	Street Tree
X	17	Roystonea regia	Royal Palm	14"	40'	20'	Good	Y	10'	REMOVE	Street Tree
X	18	Roystonea regia	Royal Palm	16"	45'	18'	Fair	Y	10'	REMOVE	Street Tree
X	19	Roystonea regia	Royal Palm	19"	60'	20'	Good	Y	10'	REMOVE	Street Tree
X	20	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	21	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	22	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	23	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	24	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	25	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	26	Phoenix dactylifera	Canary Date Palm	20"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	27	Phoenix dactylifera	Canary Date Palm	20"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	28	Phoenix dactylifera	Canary Date Palm	18"	38'	20'	Good	N	10'	PROTECT	Street Tree
X	29	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
X	29A	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Poor	N	10'	REMOVE	
X	29B	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	

Existing Tree Schedule											
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
X	29C	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
X	30	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
X	30A	Ptychosperma elegans	Solitaire Palm	3"	17'	5'	Fair	N	10'	REMOVE	
X	31	Ptychosperma elegans	Solitaire Palm	3"	20'	8'	Good	N	10'	REMOVE	
X	31A	Ptychosperma elegans	Solitaire Palm	1"	14'	5'	Poor	N	10'	REMOVE	
X	32	Ptychosperma elegans	Solitaire Palm	3"	25'	5'	Fair	N	10'	REMOVE	
X	33	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Fair	N	10'	REMOVE	Double
X	34	Ptychosperma elegans	Solitaire Palm	3", 3", 3"	20'	10'	Fair	N	10'	REMOVE	Triple
X	35	Ptychosperma elegans	Solitaire Palm	3"	25'	7'	Fair	N	10'	REMOVE	
X	36	Ptychosperma elegans	Solitaire Palm	3", 3"	25'	10'	Fair	N	10'	REMOVE	Double
X	37	Ptychosperma elegans	Solitaire Palm	3"	25'	7'	Fair	N	10'	REMOVE	
X	37A	Ptychosperma elegans	Solitaire Palm	3", 3"	25'	10'	Fair	N	10'	REMOVE	Double
X	38	Ptychosperma elegans	Solitaire Palm	3", 3"	22'	10'	Fair	N	10'	REMOVE	Double
X	39	Roystonea regia	Royal Palm	12"	30'	12'	Fair	Y	10'	REMOVE	
X	40	Roystonea regia	Royal Palm	15"	40'	18'	Good	Y	10'	REMOVE	
X	41	Quercus virginiana	Live oak	12"	30'	30'	Good	Y	15'	REMOVE	
X	42	Quercus virginiana	Live oak	8"	20'	12'	Poor	Y	10'	REMOVE	
X	42A	Quercus virginiana	Live oak	14"	20'	25'	Good	Y	12.5'	REMOVE	
X	43	Quercus virginiana	Live oak	15"	16'	0	Dead	Y	-	REMOVE	Dead Tree Remove
X	44	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Fair	N	10'	REMOVE	Double
X	45	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	12'	Fair	N	10'	REMOVE	Double
X	46	Ptychosperma elegans	Solitaire Palm	3"	20'	7'	Fair	N	10'	REMOVE	
X	47	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Poor	N	10'	REMOVE	Double
X	48	Roystonea regia	Royal Palm	14"	40'	15'	Good	Y	10'	REMAIN	
X	49	Bulnesia arborea	Verawood	2"	12'	12'	Good	N	10'	REMOVE	
X	50	Ravenala madagascariensis	Travelers Palm	Cluster	35'	30'	Good	N	15'	REMOVE	OFF SITE
X	51	Quercus virginiana	Live oak	22"	35'	40'	Good	Y	20'	PROTECT	OFF SITE
X	52	Quercus virginiana	Live oak	23"	30'	40'	Good	Y	20'	PROTECT	OFF SITE
X	53	Quercus virginiana	Live oak	22"	20'	25'	Fair	Y	12.5'	PROTECT	OFF SITE
X	54	Roystonea regia	Royal Palm	16"	18'	-	Good	N	10'	REMOVE	Dead Tree Remove
X	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.



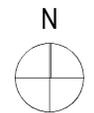
IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK

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

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)

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

The Alton

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1" = 30'-0"

February 25, 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.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces _____ x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

	REQUIRED/ ALLOWED	PROVIDED
A.	N/A	
B.	N/A	
C.	N/A	

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 20 % x 32,650 s.f.

A.	N/A	
B.	6,530	0

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

22 trees x 0.75 net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

640 linear feet along street divided by 20' =

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

80 linear feet along street divided by 20' =

	OG	OS
A.	17	37
B.	6	62
C.	9	62
D.	32	32
E.	4	4

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

	OG	OS
A.	588	620
B.	294	295

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

	OG	OS
A.	59	61
B.	30	61

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

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.

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

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 + 10 PALMS
(78 SMALL TREES EQUIVALENT)

EXCEEDING BY 11 SMALL TREES OR 5 LARGE TREES EQUIVALENT

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LANDSCAPE LEGEND

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February 25, 2024

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URBAN ROBOT ASSOCIATES

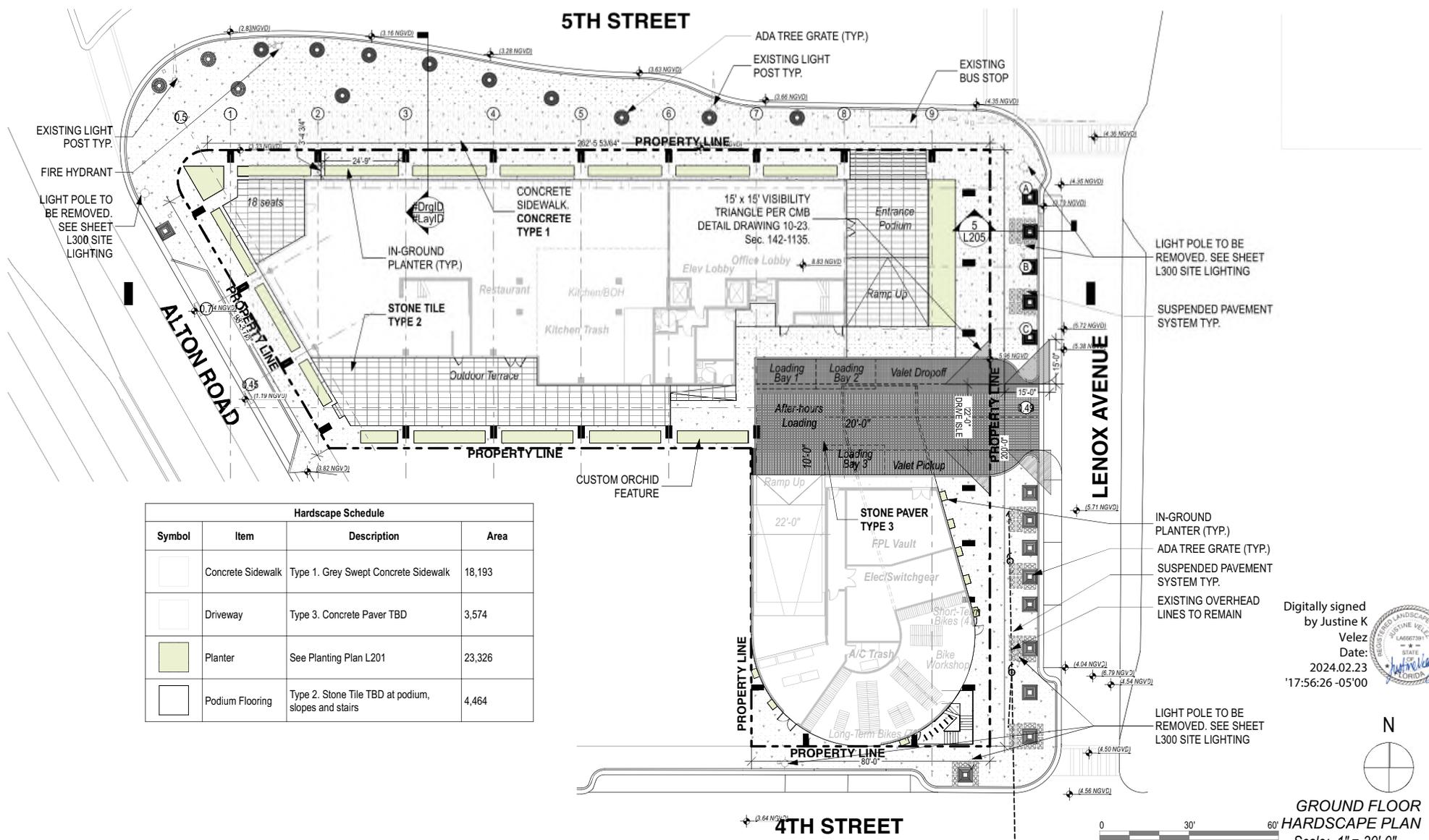
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L004



Hardscape Schedule			
Symbol	Item	Description	Area
[Concrete Swatch]	Concrete Sidewalk	Type 1. Grey Swept Concrete Sidewalk	18,193
[Driveway Swatch]	Driveway	Type 3. Concrete Paver TBD	3,574
[Planter Swatch]	Planter	See Planting Plan L201	23,326
[Podium Swatch]	Podium Flooring	Type 2. Stone Tile TBD at podium, slopes and stairs	4,464

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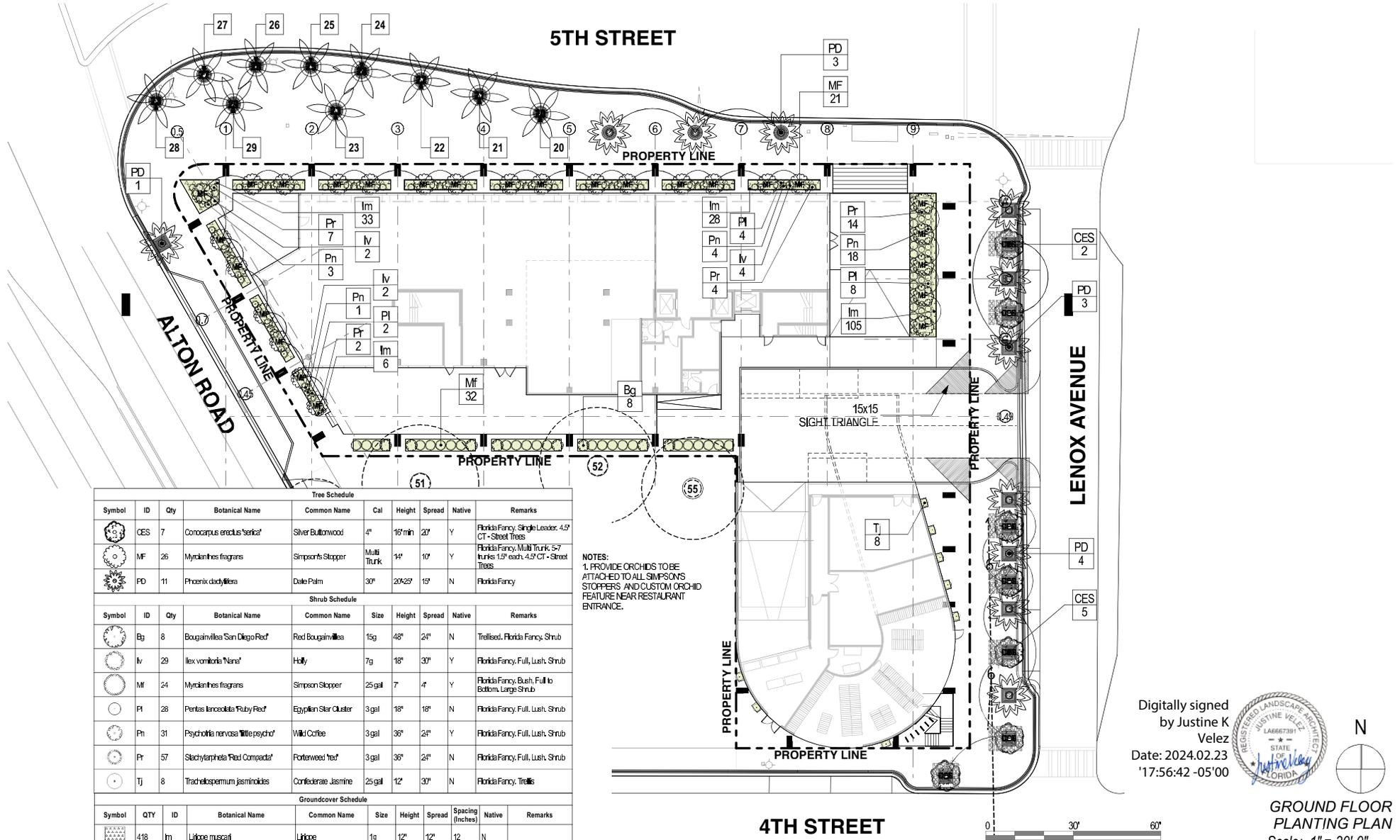
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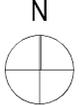
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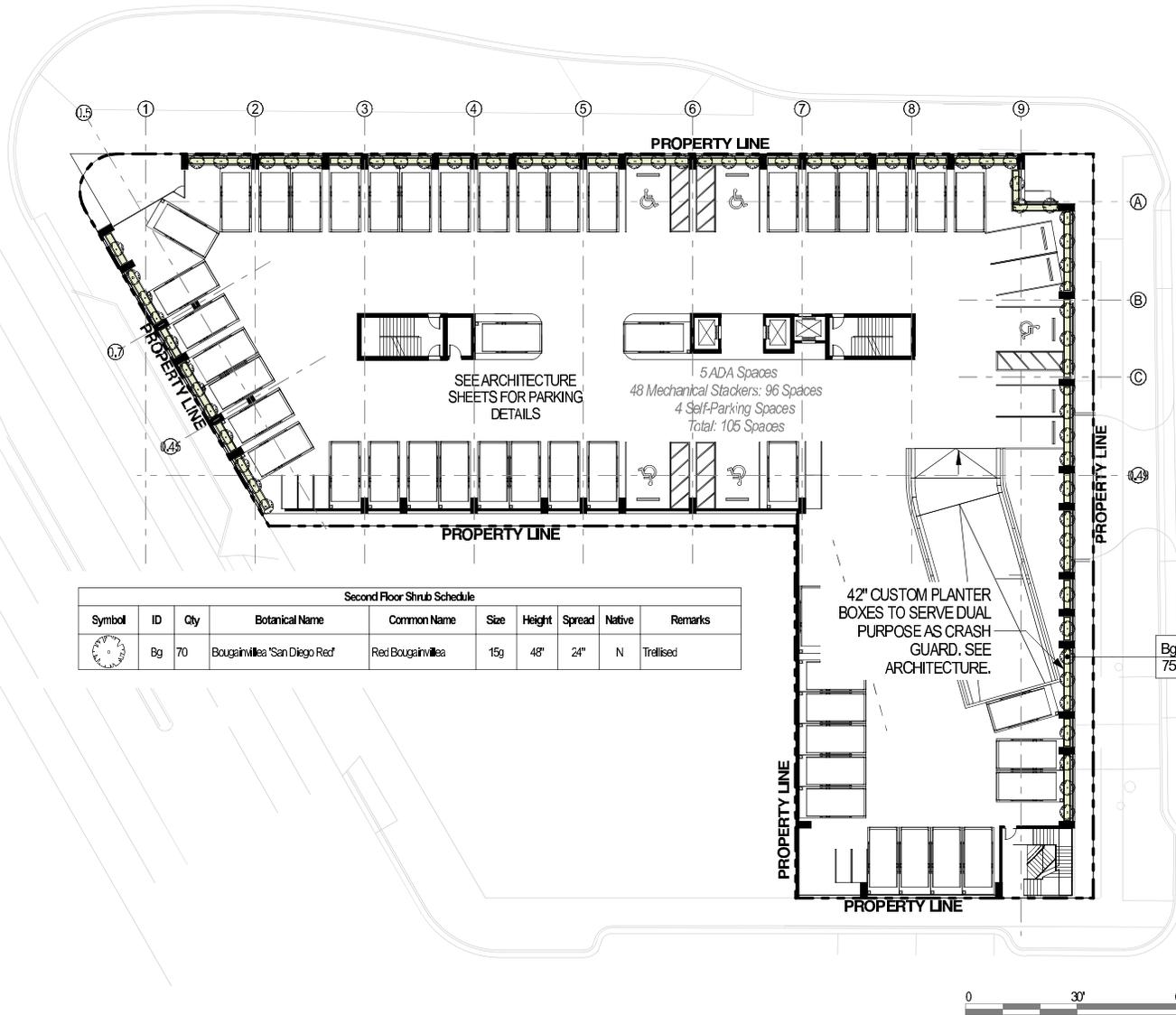
NOTES:
1. PROVIDE ORCHIDS TO BE ATTACHED TO ALL SIMPSON'S STOPPERS AND CUSTOM ORCHID FEATURE NEAR RESTAURANT ENTRANCE.

Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	CES 7		<i>Conocarpus erectus 'variegata'</i>	Silver Buttonwood	4"	16' min	20'	Y	Florida Fancy, Single Leader, 4.5' CT - Street Trees	
	MF 26		<i>Myrsine fragrans</i>	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		<i>Phoenix dactyloides</i>	Dale Palm	30"	20x20'	15'	N	Florida Fancy	
Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks	
	Bg 8		<i>Bougainvillea San Diego Red</i>	Red Bougainvillea	15g	48"	24"	N	Trellised, Florida Fancy, Shrub	
	Iv 29		<i>Ilex vomitoria 'Nana'</i>	Holly	7g	18"	30"	Y	Florida Fancy, Full, Lush, Shrub	
	Mf 24		<i>Myrsine fragrans</i>	Simpson Stopper	25 gal	7"	4"	Y	Florida Fancy, Bush, Full to Bottom, Large Shrub	
	Pn 28		<i>Pentas lanceolata 'Ruby Red'</i>	Egyptian Star Cluster	3 gal	18"	18"	N	Florida Fancy, Full, Lush, Shrub	
	Pr 31		<i>Psychotria nervosa 'White Psycho'</i>	Wild Coffee	3 gal	36"	24"	Y	Florida Fancy, Full, Lush, Shrub	
	Pr 57		<i>Stachytarpheta 'Red Compete'</i>	Porterweed 'red'	3 gal	36"	24"	N	Florida Fancy, Full, Lush, Shrub	
	Tj 8		<i>Trachelospermum jasminoides</i>	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	<i>Lilippe muscarii</i>	Lilippe	1g	12"	12"	12	N	

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



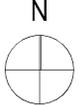
Second Floor Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg 70	70	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised

42" CUSTOM PLANTER BOXES TO SERVE DUAL PURPOSE AS CRASH GUARD. SEE ARCHITECTURE.

Bg 75



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

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Miami Beach, Florida

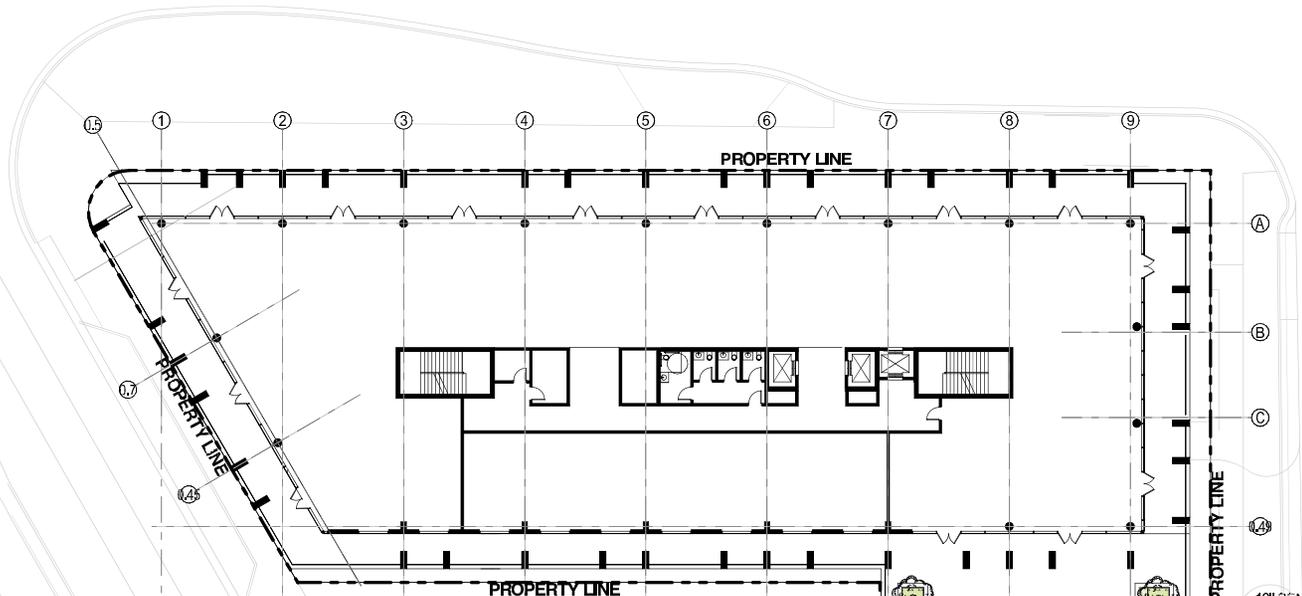
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L202



Third Floor Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES	13	Conocarpus erectus 'sericea'	Silver Buttonwood	6"	12'	10'	Y	Field-grown collected material
	LJ	3	Ligustrum japonicum	Wax Privet	6" min	16'	16'	N	Field-grown collected material

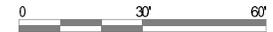
Third Floor Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	6	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Florida Fancy, Trellised
	Iv	36	Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy, Full, Lush, Shrub
	Pl	23	Psychotria ligustrifolia	Bahama Wild Coffee	3g	18"	18"	Y	Florida Fancy, Full, Lush, Shrub
	Pr	77	Stachytarpheta 'Red Compacta'	Porterweed 'red'	3 gal	36"	24"	N	Florida Fancy, Shrub
	Sb	4	Savia bahamensis	Maiden Bush	10g	6'	4'	Y	Florida Fancy, Full, Lush, Large Shrub

Third Floor Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing (inches)	Native	Area (sq ft)	Remarks
	Im	161	Liriope muscari	Liriope	1g	12"	12"	12	N	667	
	zp	216	Zamia pumila	Coccoloba	7g	24"	24"	18	Y	814	

18" PLANTER WALL, TYP.
 18" BENCH, TYP.
 42" METAL PLANTER, TYP.

18" BENCH, TYP.

18" BENCH, TYP.



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

The Alton

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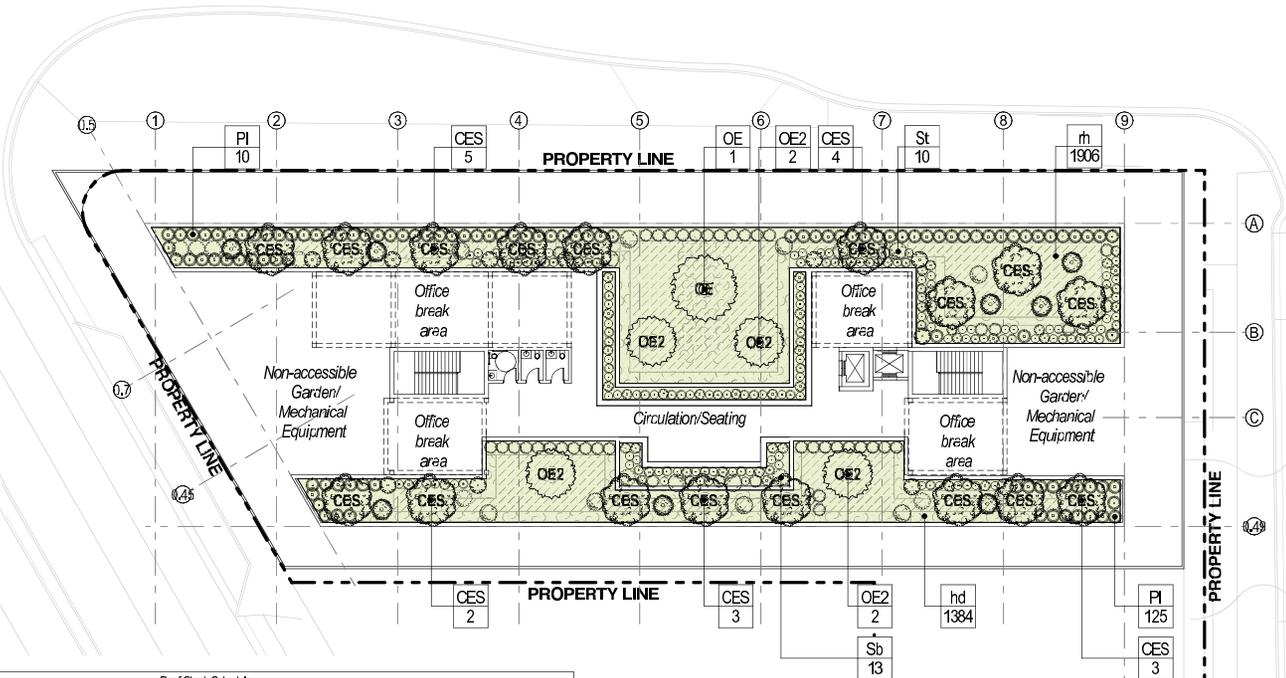
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1" = 30'-0"

February 25, 2024

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Roof Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
Bg	11		Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised
Iv	47		Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy, Full, Lush
Pl	100		Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3g	18"	18"	N	Florida Fancy, Full, Lush
Pl	106		Psychotria ligustrifolia	Bahama Wild Coffee	3g	18"	18"	Y	Full, Lush
Ph	47		Psychotria nervosa 'Little psycho'	Wild Coffee	3g	36"	24"	Y	Florida Fancy, Full, Lush
Pr	41		Stachytarpheta 'Red Compact'	Porterweed 'red'	3g	36"	24"	N	Florida Fancy, Full, Lush
Sb	9		Savia bahamensis	Maiden Bush	10g	4"	4"	Y	Full, Lush
Sm	8		Suriana maritima	Bay Cedar	25g	4"	5"	Y	Full, Lush
St	16		Sophora tomentosa truncata	Necklace Pod	10g	4"	4"	Y	Full, Lush

Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Call	Height	Spread	Native	Remarks
CES	17		Conocarpus erectus 'sericea'	Silver Buttonwood	16"	16' min	20'	Y	Field-grown collected material
OE	1		Olea europaea	Olive Tree	36" min	16' min	15'	N	Collected Specimen, Low Branching
OE2	4		Olea europaea	Olive Tree	4" min	12' min	12'	N	Low Branching

Roof Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing (inches)	Native	Area (sf)	Remarks
hd	350		Helianthus debilis	Dune Sunflower	3g	24"	24"	12	Y	1,316	
m	1,613		Rudbeckia hirta	Black-eyed Susan	1g	18"	18"	18	Y	3,311	Full, Lush

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ROOF LANDSCAPE
PLAN
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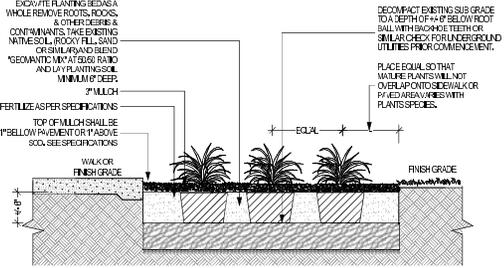
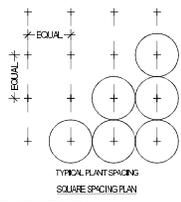
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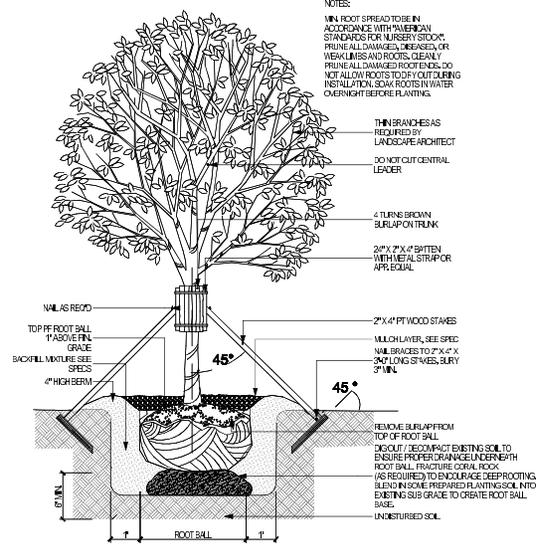
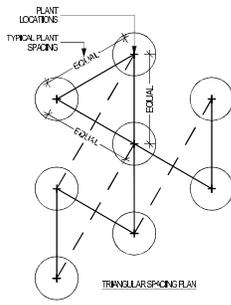
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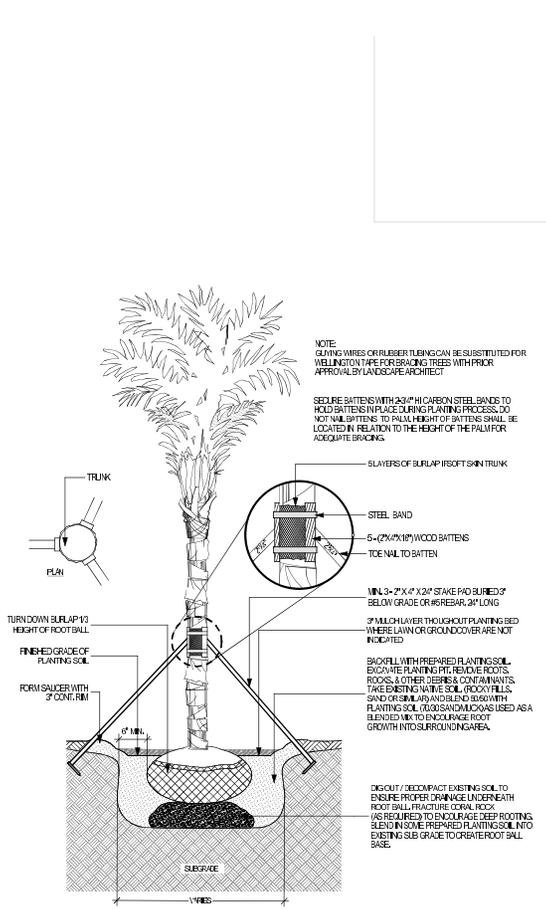
NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED. IRREGULAR SPACING ONLY IN SMALL AREAS.



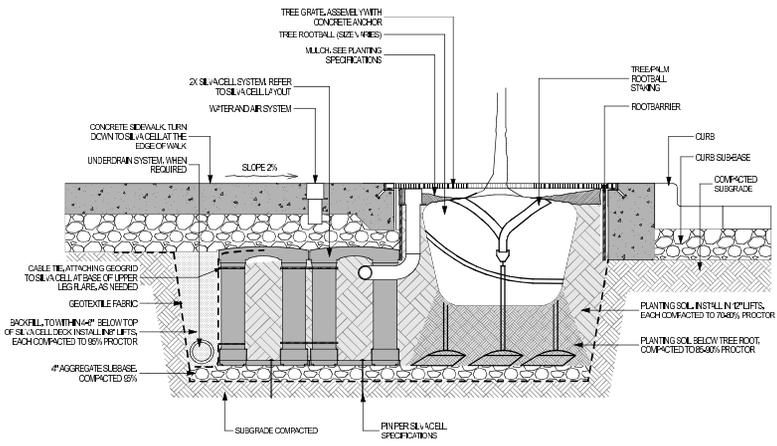
4 L205 GROUNDCOVER DETAIL NOT TO SCALE



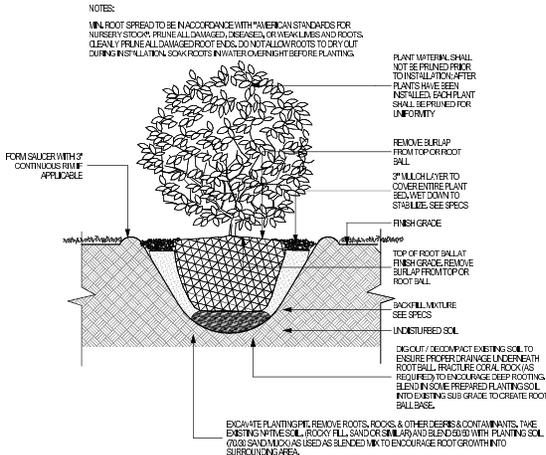
2 L205 TREE STAKING DETAIL NOT TO SCALE



1 L205 PALM PLANTING DETAIL NOT TO SCALE



5 L205 SUSPENDED PAVEMENT DETAIL NOT TO SCALE



3 L205 SHRUB PLANTING DETAIL NOT TO SCALE

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PLANTING NOTES AND DETAILS Scale: 1" = 30'-0"

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Miami Beach, Florida

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February 25, 2024

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5TH STREET

WALL WASHER LIGHT

PROPERTY LINE

ALTON ROAD

PROPERTY LINE

PROPERTY LINE

LENOX AVENUE

NEW WELL-LIGHTS AT TREE GRATES

REMOVE ALL EXISTING LIGHT POLES

PROPERTY LINE

PROPERTY LINE

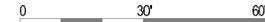
4TH STREET

Lighting schedule		
2D Symbol	Quantity	Element ID
	26	Wall Washer
	56	Well Light - Street Tree

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SITE LIGHTING



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URBAN ROBOT ASSOCIATES

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