

THE ALTON

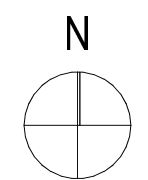
1100 5TH STREET MIAMI BEACH, FL 33139



PROJECT LOCATION :: NTS

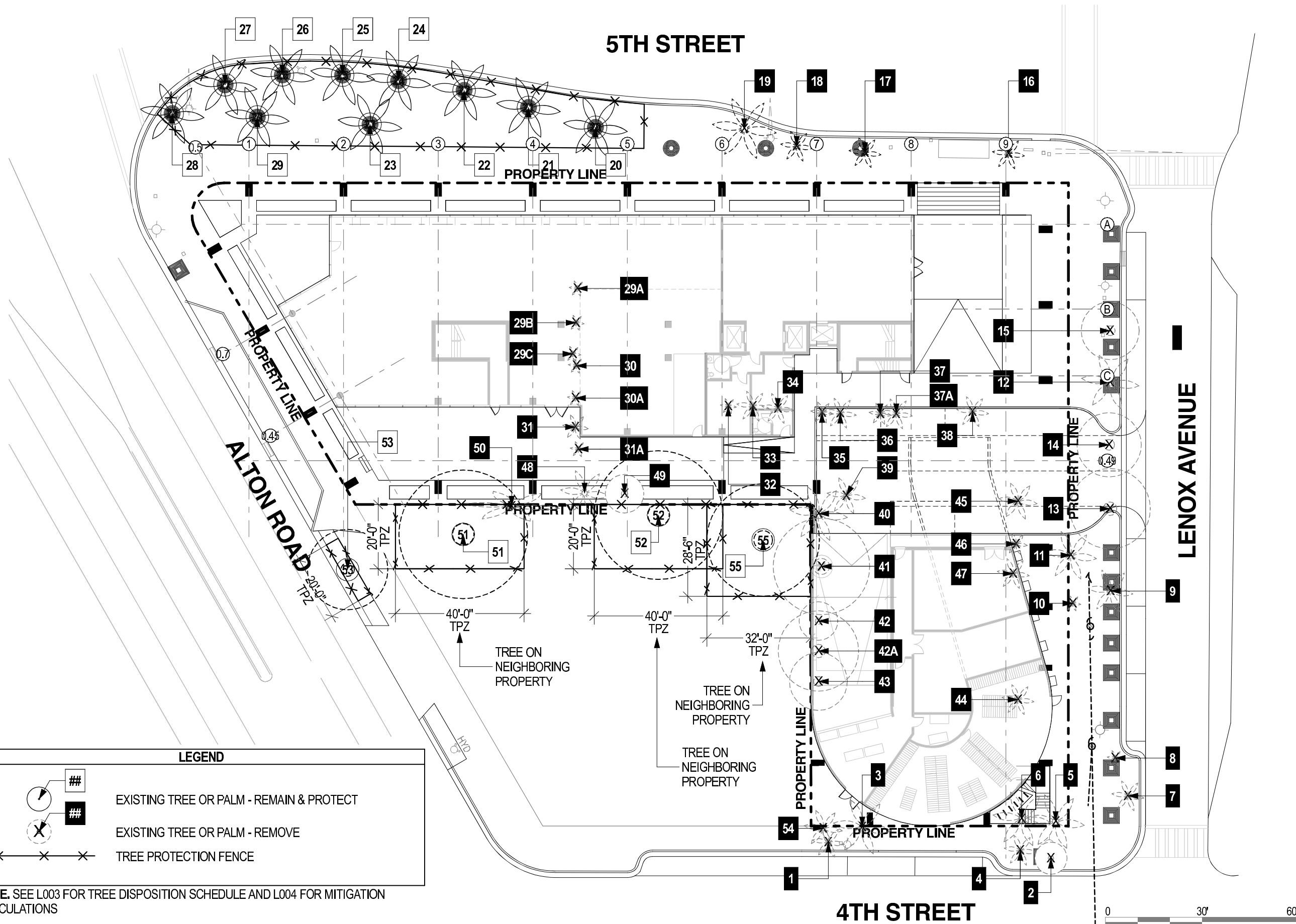
SHEET INDEX		DRB FIRST SUBMITTAL	FINAL SUBMITTAL
ID	SHEET TITLE	02.18.24	03.10.24
L001	COVER SHEET	•	•
L002	TREE DISPOSITION PLAN	•	•
L003	TREE DISPOSITION SCHEDULE	•	•
L004	LANDSCAPE LEGEND	•	•
L101	GROUND FLOOR HARDSCAPE PLAN	•	•
L202	SECOND FLOOR HARDSCAPE PLAN		•
L103	THIRD FLOOR HARDSCAPE PLAN		•
L104	ROOF HARDSCAPE PLAN		•
L201	GROUND FLOOR PLANTING PLAN	•	•
L202	SECOND FLOOR LANDSCAPE PLAN	•	•
L203	THIRD FLOOR PLANTING PLAN	•	•
L204	ROOF PLANTING PLAN	•	•
L205	PLANTING NOTES AND DETAILS	•	•
L206	PLANTING PALETTE		•
L300	SIDEWALK SECTIONS		•
L301	SIDEWALK SECTIONS		•
L302	NORTH ELEVATION		•
L303	EAST ELEVATION		•
L304	SOUTH ELEVATION		•
L305	WEST ELEVATION		•
L401	SITE LIGHTING	•	•

Digitally signed
by Justine K Velez
Date: 2024.03.09
'11:43:07 -05'00



COVER SHEET

Scale: 1" = 30'-0"



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

N

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

The Alton

Miami Beach, Florida

1" = 30'-0"

March 10, 2024

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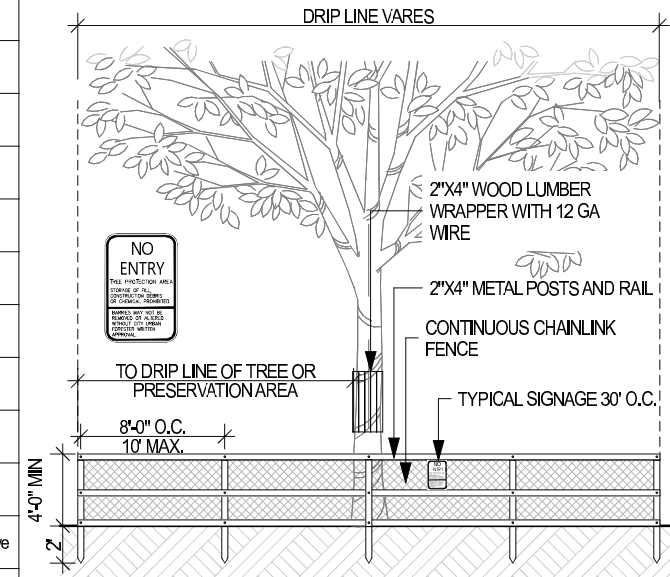
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L002

Existing Tree Schedule											
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
X	1	Veitchia arecina	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 arecina	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 arecina	Montgomery Palm	8"	30'	10'	Fair	N	10'	REMOVE	Street Tree
X	8	Veitchia arecina	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.

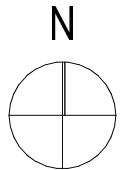


IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK

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\"/>

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)



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

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

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f. x _____ % = _____ s.f.	N/A	
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

		OG	OS
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	2	33
B. % Natives required: Number of trees provided x 30% =	6	32	30
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	9	32	30
D. Street Trees (maximum average spacing of 20' o.c.) <u>640</u> linear feet along street divided by 20'=	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		

SHRUBS

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

LARGE SHRUBS OR SMALL TREES

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

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.

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

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"

The Alton

Miami Beach, Florida

1" = 30'-0"

March 10, 2024

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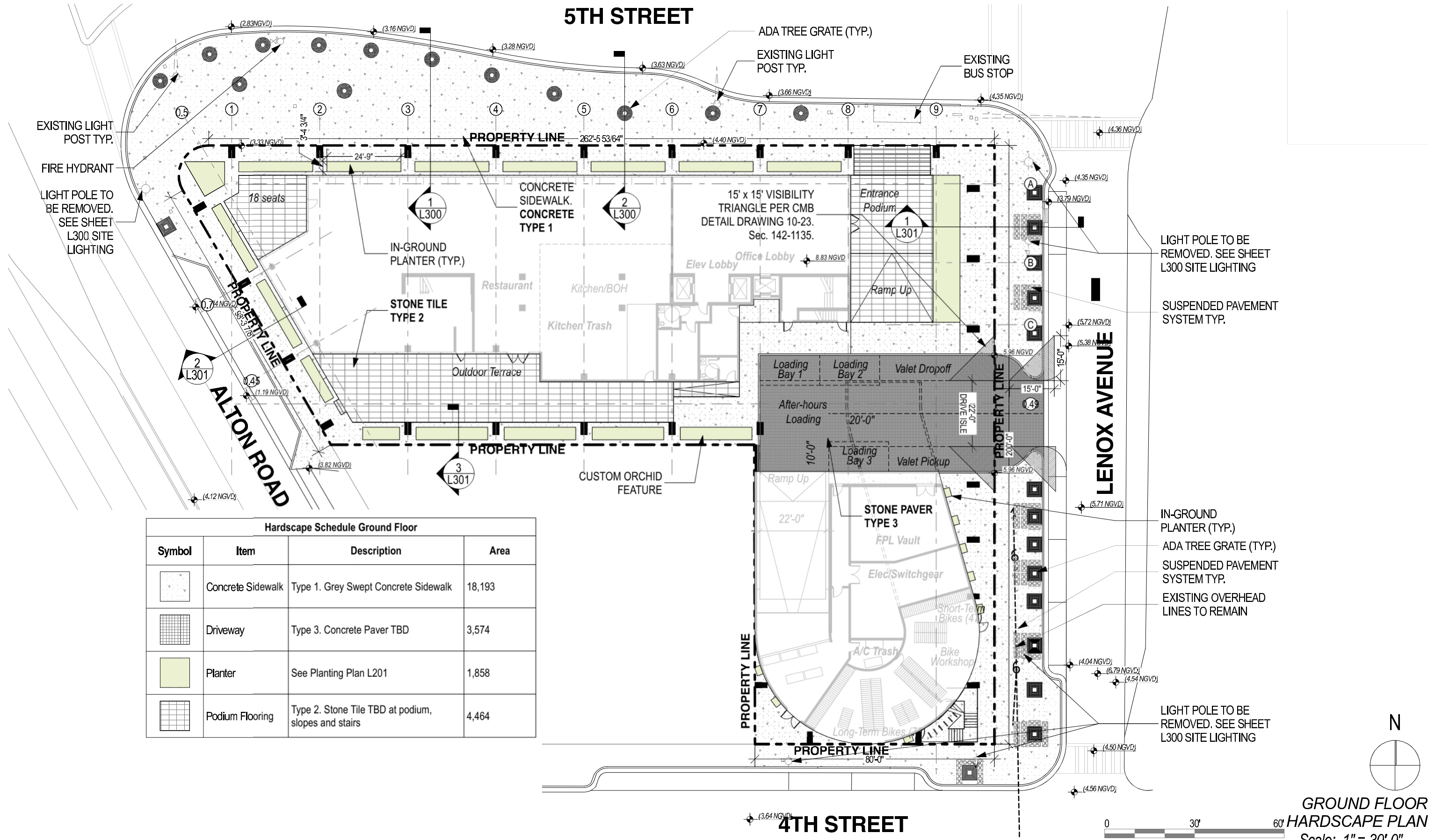
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L004



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"

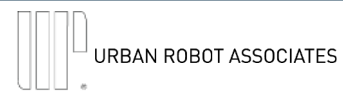
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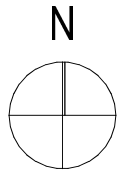
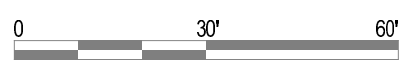
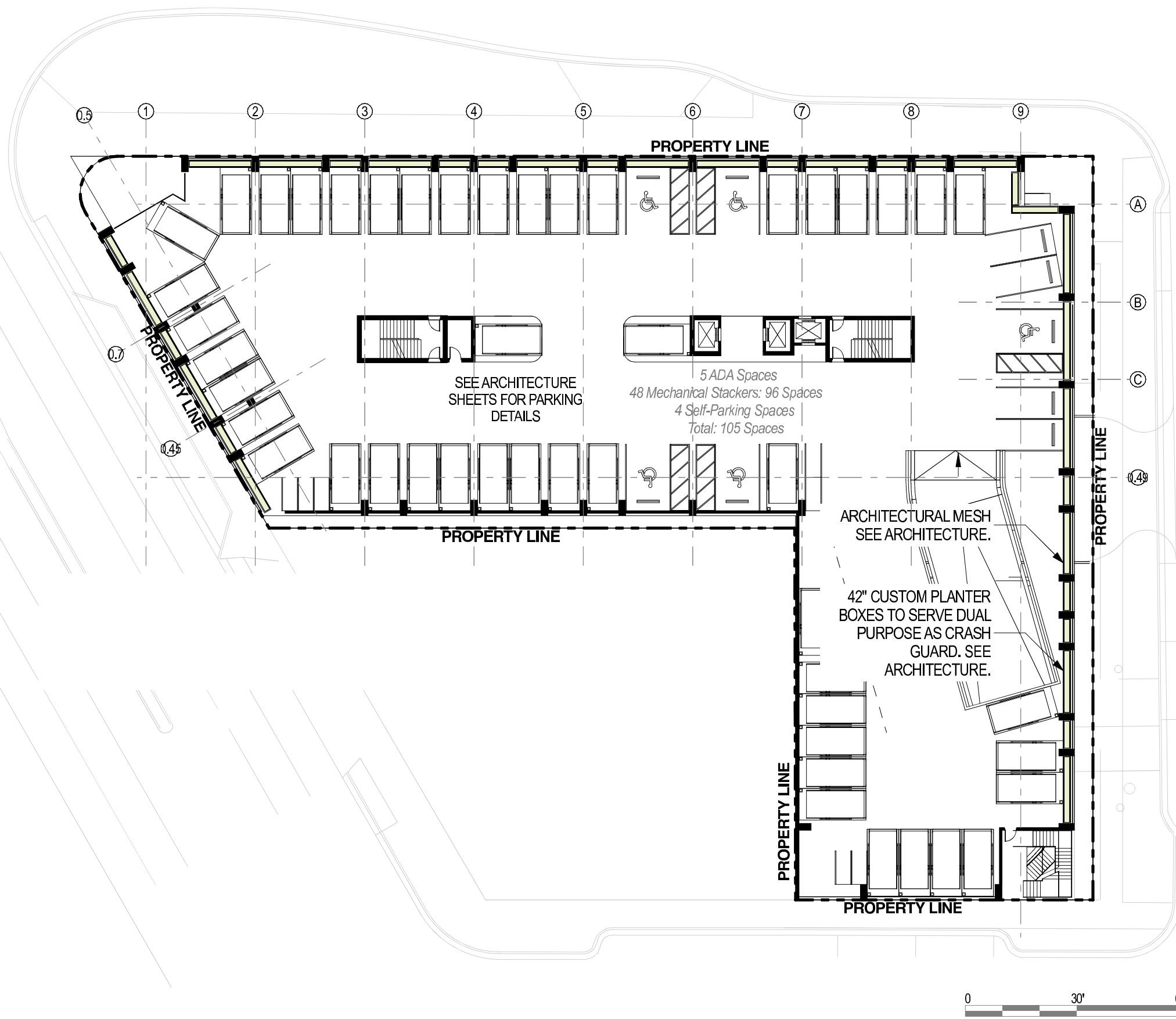
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L101



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

The Alton

Miami Beach, Florida

1" = 30'-0"

March 10, 2024

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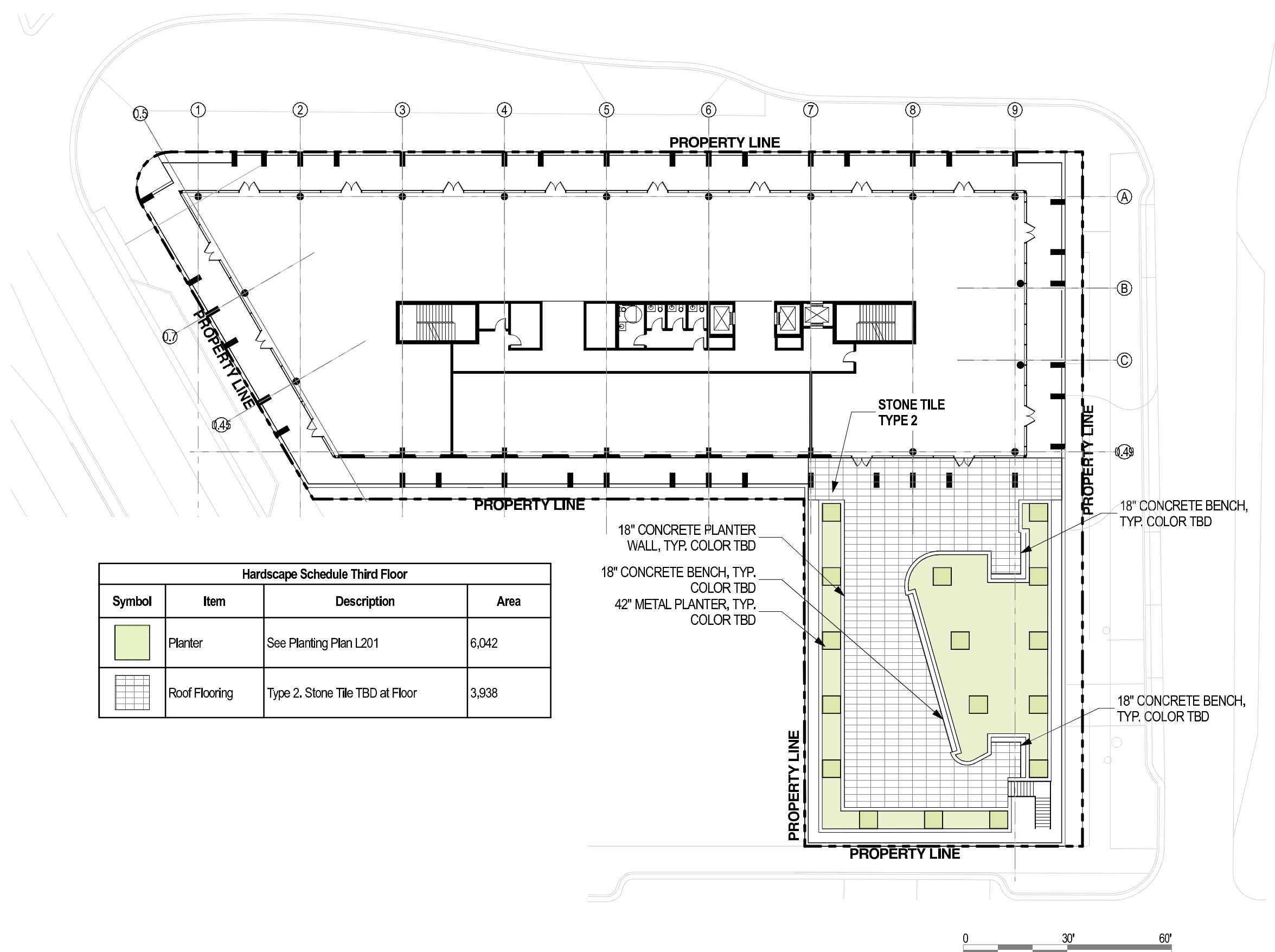
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
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L202

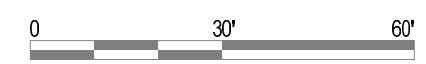


Hardscape Schedule Third Floor			
Symbol	Item	Description	Area
	Planter	See Planting Plan L201	6,042
	Roof Flooring	Type 2. Stone Tile TBD at Floor	3,938

18" CONCRETE PLANTER WALL, TYP. COLOR TBD
 18" CONCRETE BENCH, TYP. COLOR TBD
 42" METAL PLANTER, TYP. COLOR TBD

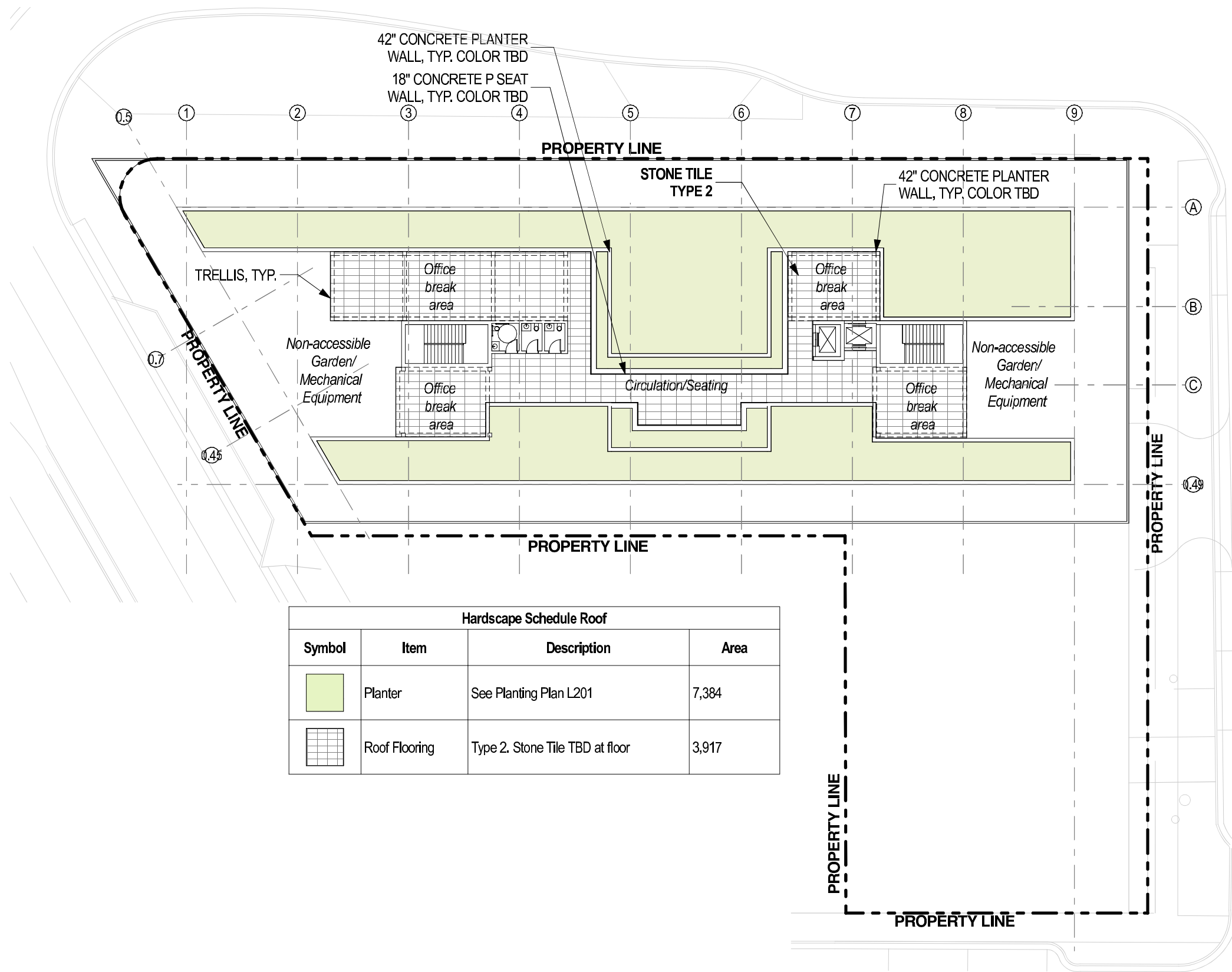
18" CONCRETE BENCH, TYP. COLOR TBD



18" CONCRETE BENCH, TYP. COLOR TBD

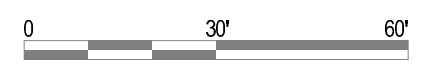


**THIRD FLOOR
 HARDSCAPE PLAN**
 Scale: 1" = 30'-0"





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
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Miami Beach, Florida

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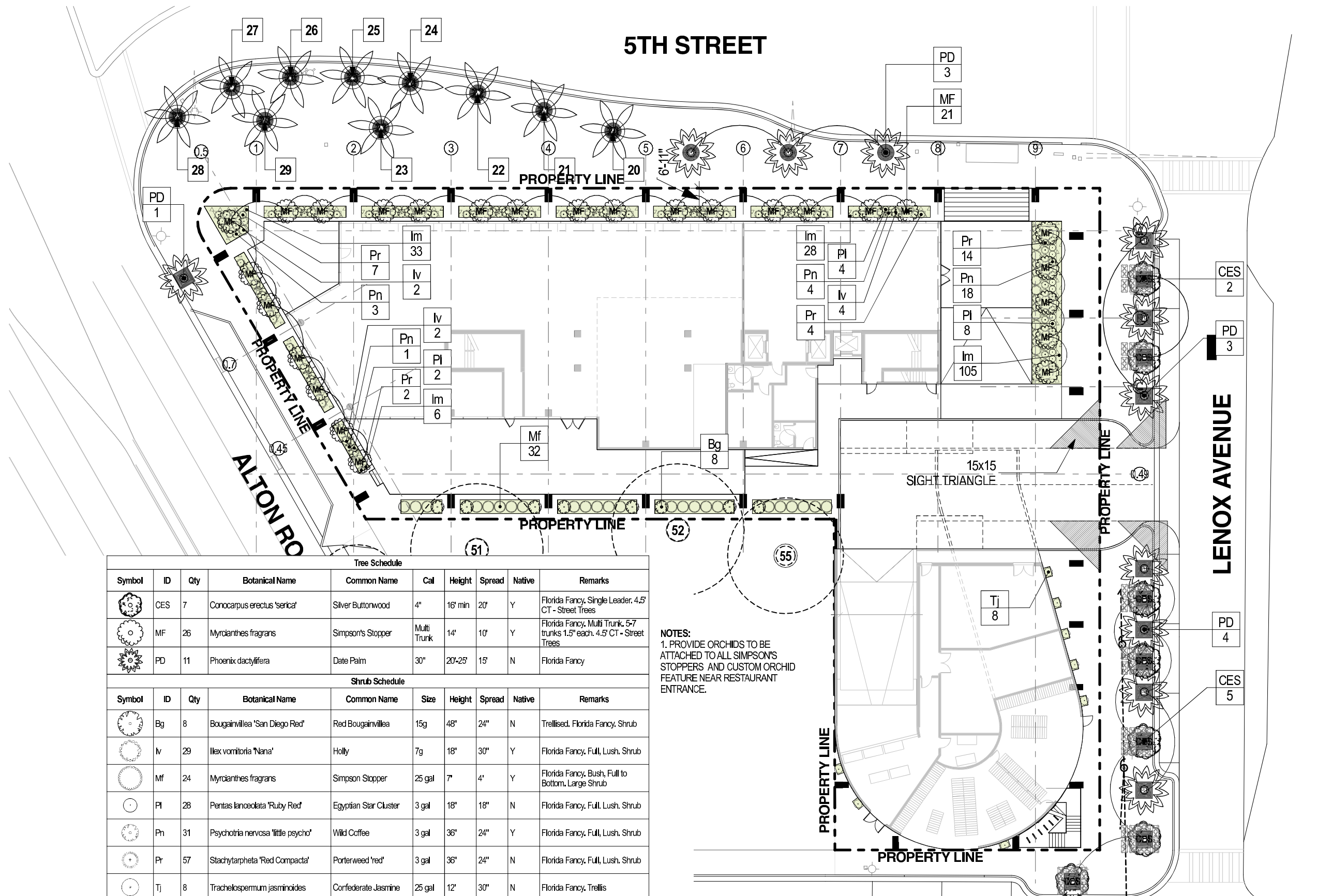
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L104



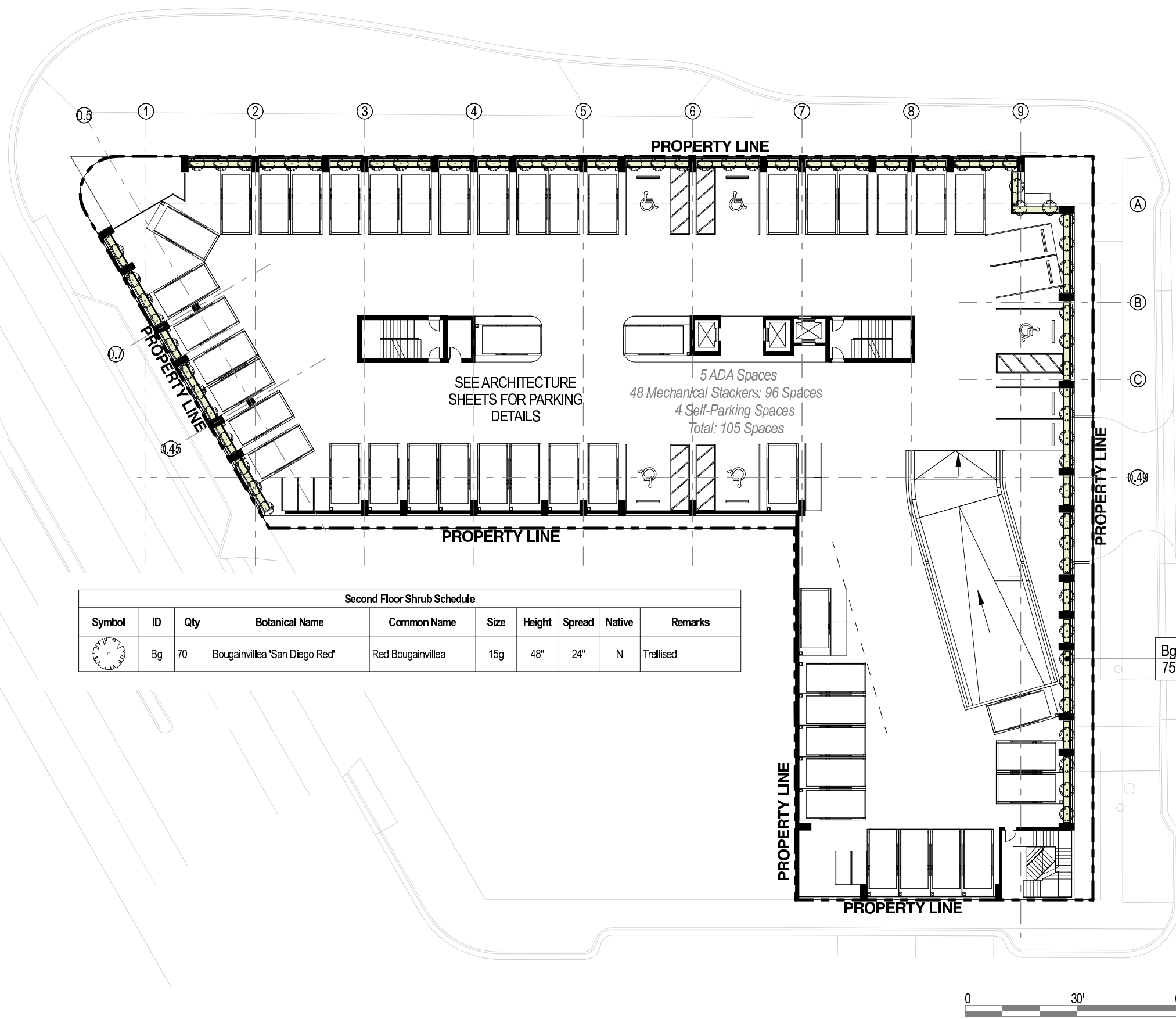
Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES 7		Conocarpus erectus 'serica'	Silver Buttonwood	4"	16' min	20'	Y	Florida Fancy, Single Leader, 4.5' CT - Street Trees
	MF 26		Myrcianthes fragrans	Simpson's Stopper	Multi Trunk	14'	10'	Y	Florida Fancy, 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
	Pl 28		Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3 gal	18"	18"	N	Florida Fancy, Full, Lush, Shrub
	Ph 31		Psychotria nervosa 'little psycho'	Wild Coffee	3 gal	36"	24"	Y	Florida Fancy, Full, Lush, Shrub
	Pr 57		Slachtyrpheta '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"



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

N

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

