

THE ALTON

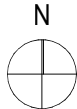
1100 5TH STREET MIAMI BEACH, FL 33139



PROJECT LOCATION :: NTS

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COVER SHEET

Scale: 1" = 30'-0"

The Alton

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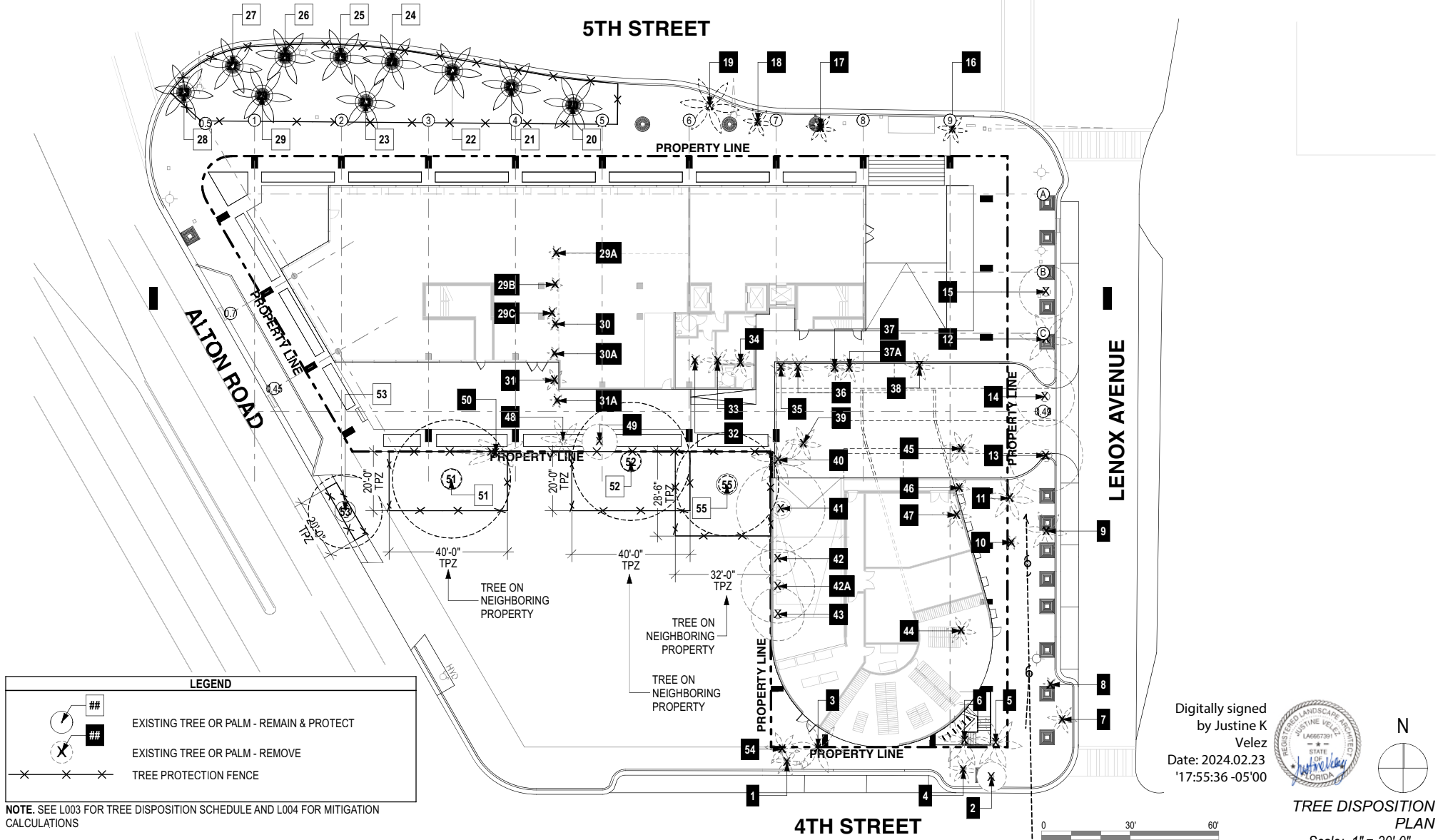
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February 25, 2024

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L001

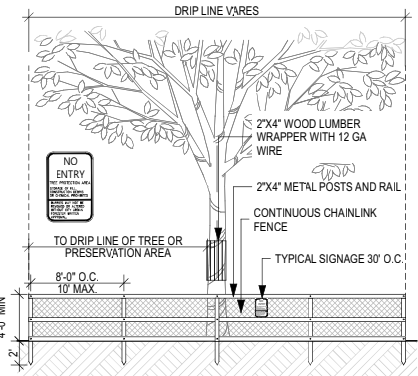


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Existing Tree Schedule												Existing Tree Schedule											
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes	Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
	1	Veitchia arcina	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	Street Tree		29C	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
	2	Tabebuia 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 arcina	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	Roystonea Regia	Royal Palm	14"	55'	18'	Good	Y	10'	REMOVE			32	Ptychosperma elegans	Solitaire Palm	3"	25'	5'	Fair	N	10'	REMOVE	
	7	Veitchia arcina	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 arcina	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.



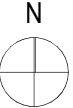
IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK

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)

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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	37	2	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

			OG	OS
A. Number of shrubs required: Sum of lot and street trees required x 12=	588	620	141	479
B. % Native shrubs required: Number of shrubs provided x 50%=	294	295	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	61	24	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)

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 + 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

The Alton

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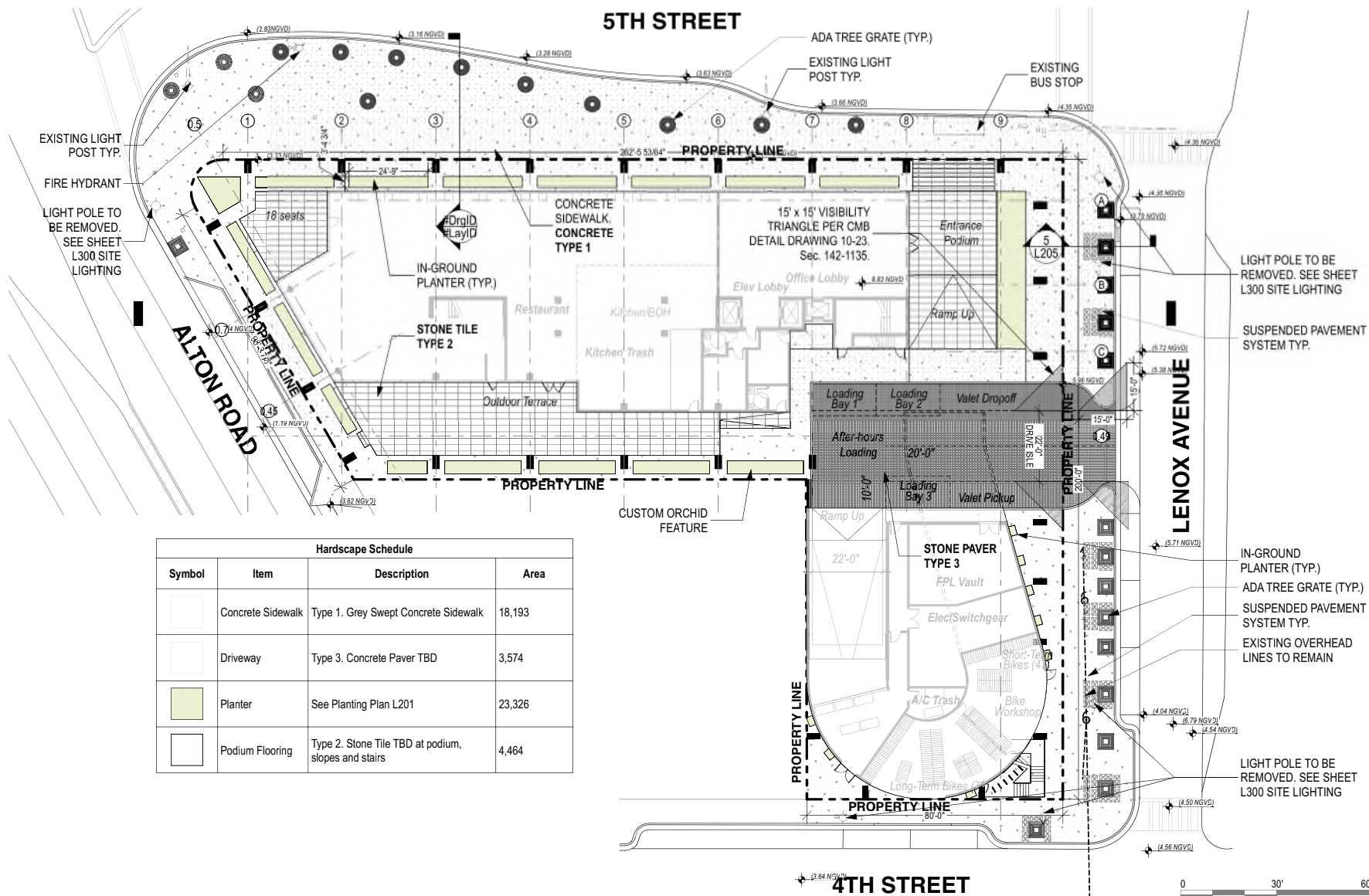
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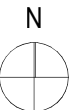
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L004



Hardscape Schedule			
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	23,326
	Podium Flooring	Type 2. Stone Tile TBD at podium, slopes and stairs	4,464

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

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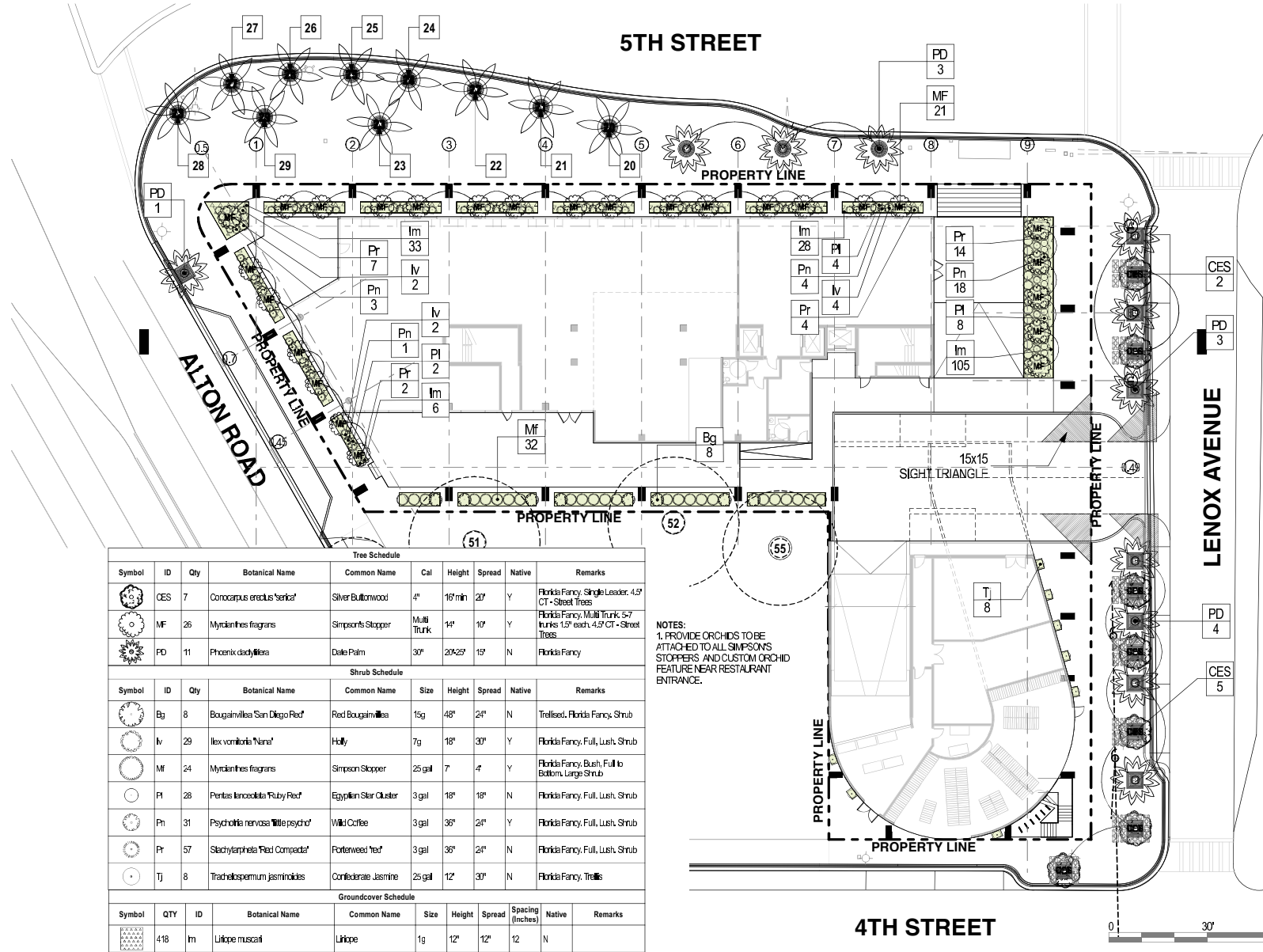
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L101



Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	CES	7	Conocarpus erectus 'sericea'	Silver Buttonwood	4"	16' min	23'	Y	Florida Fancy, Single Leader, 4.5' CT - Street Trees	
	MF	26	Myrsine 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"	20x25'	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	Myrsine 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 'White psycho'	Wild Coffee	3 gal	36"	24"	Y	Florida Fancy, Full, Lush, Shrub	
	Pr	57	Stachytarpheta 'Red Compote'	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 muscarii	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.

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GROUND FLOOR
PLANTING PLAN
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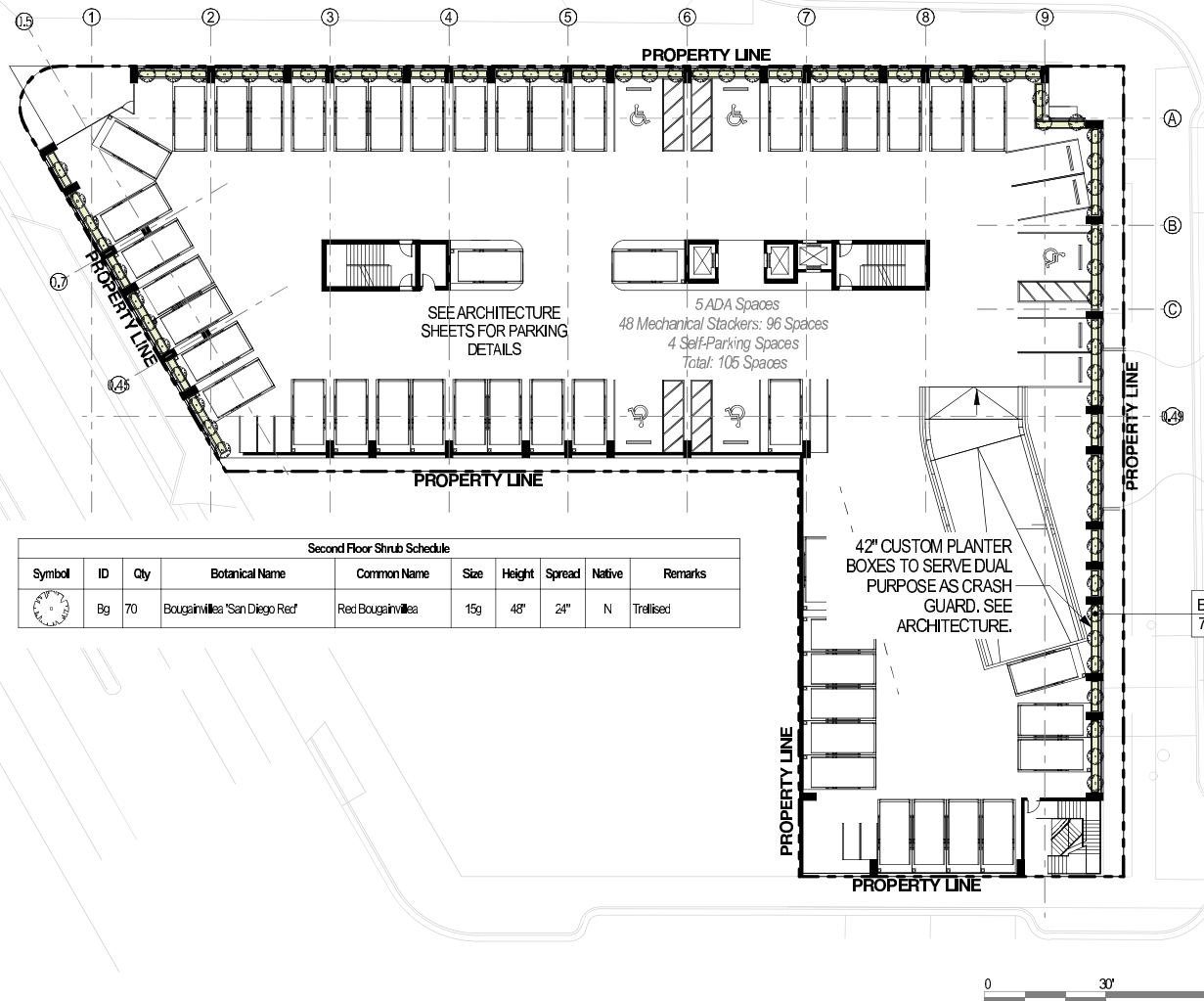
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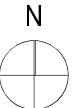
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L201



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

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

The Alton

Miami Beach, Florida

1"= 30'-0"

February 25, 2024

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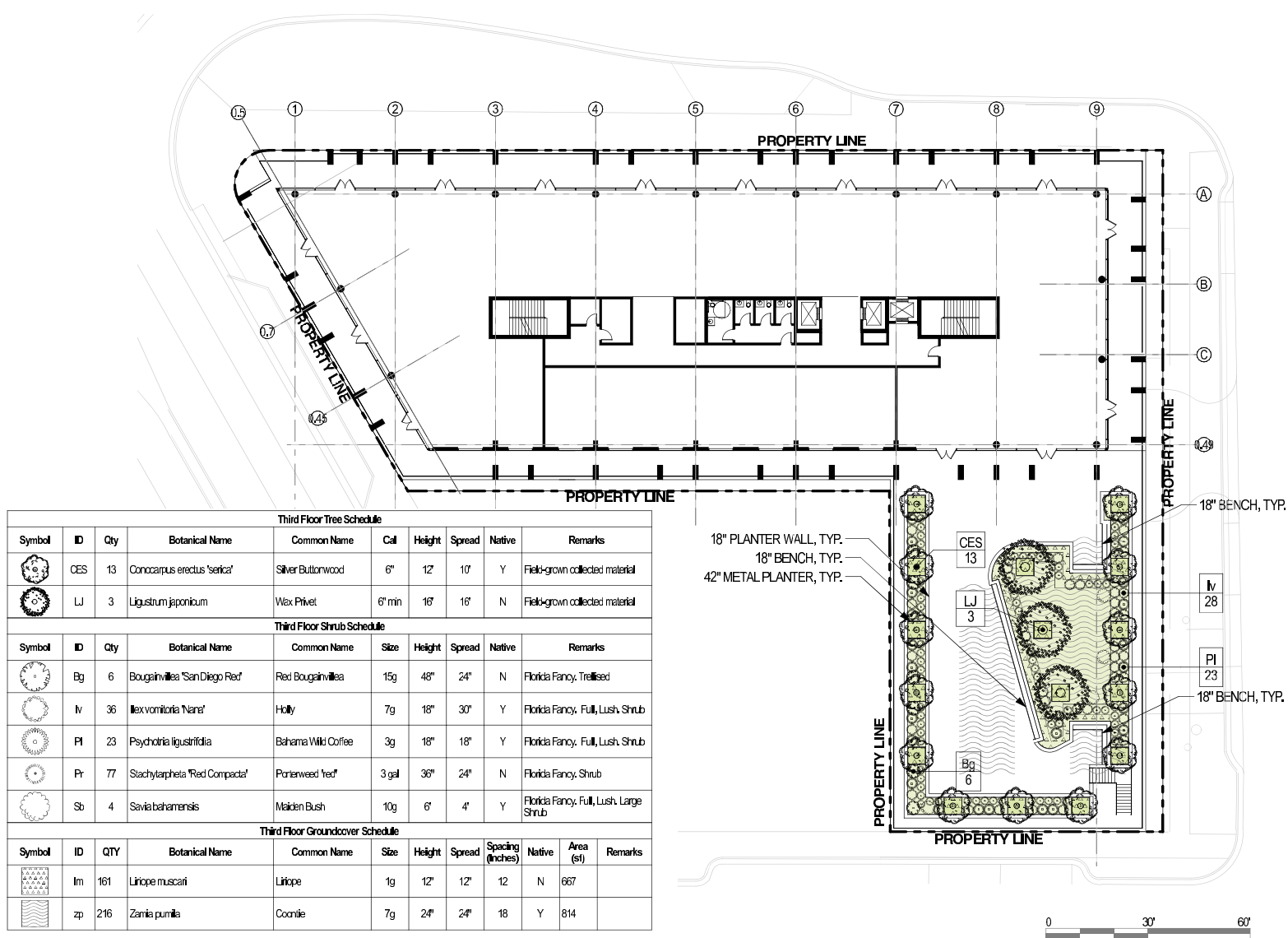
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L202



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

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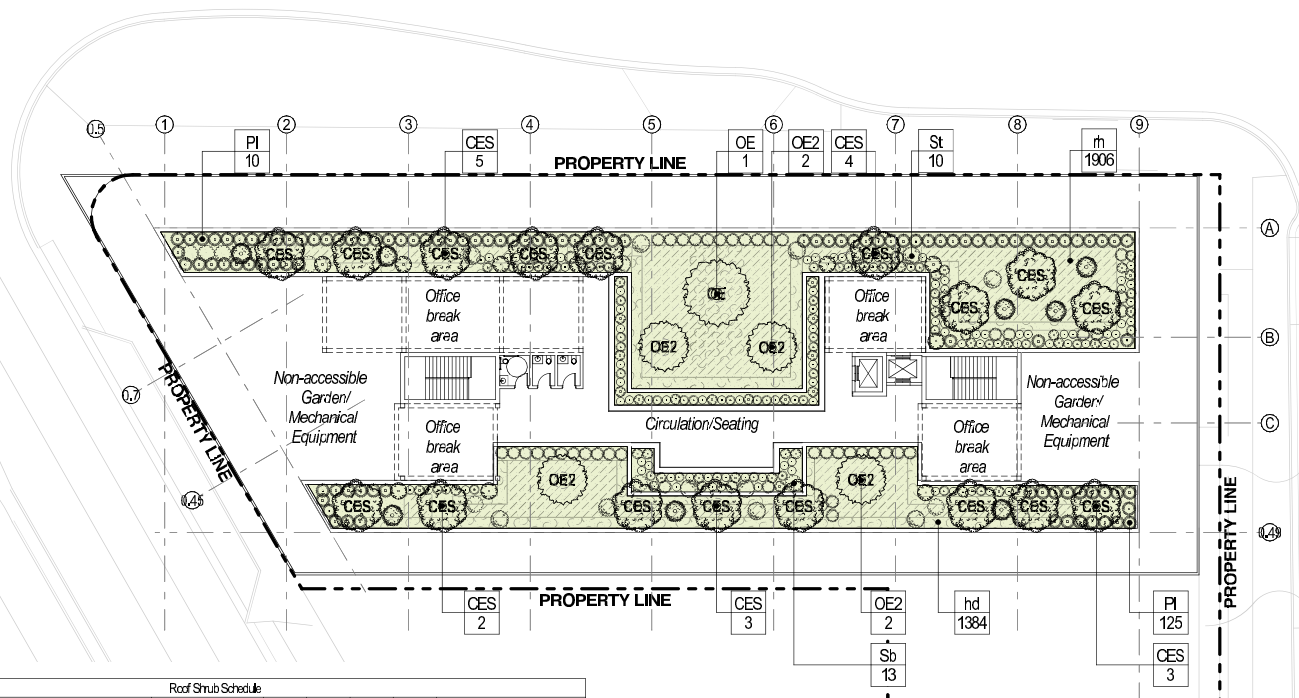
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L203



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
⊙	PI	100	Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3g	18"	18"	N	Florida Fancy, Full, Lush
⊙	PI	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	Sevia 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

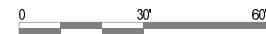
Symbol	ID	Qty	Botanical Name	Common Name	Call	Height	Spread	Native	Remarks
⊗	CES	17	Conocarpus erectus 'sericea'	Silver Buttonwood	16"	16' min	20'	Y	Field-grown collected material
⊙	OE	1	Olea europaea	Olive Tree	36" min	16' min	15'	N	Collected Specimen; Low Branching
⊙	OE2	4	Olea europaea	Olive Tree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

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	
⊗	rh	1,613	Rudbeckia hirta	Black-eyed Susan	1g	18"	18"	18	Y	3,311	Full, Lush

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Velez
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'17:57:29 -05'00



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



The Alton

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URBAN ROBOT ASSOCIATES

Miami Beach, Florida

Souto Moura Arquitectos S.A.

ZYSCOVICH

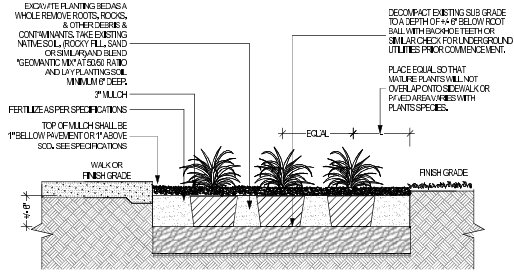
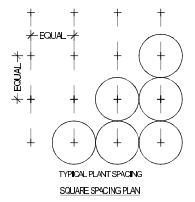
100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

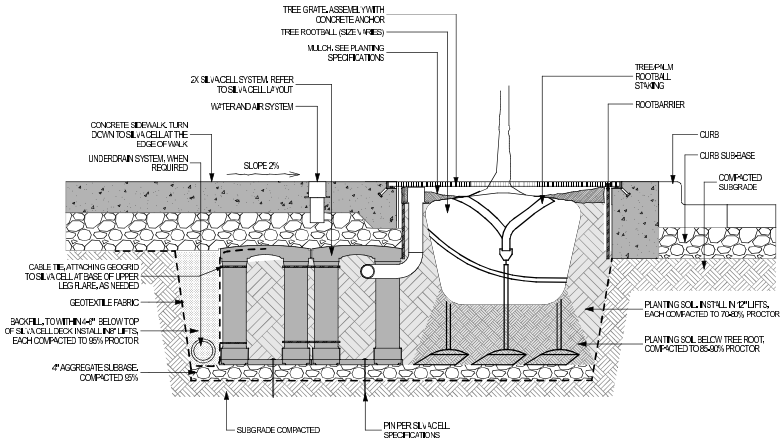
L204

February 25, 2024

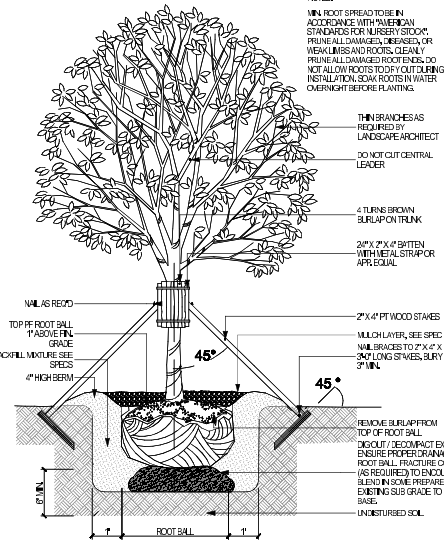
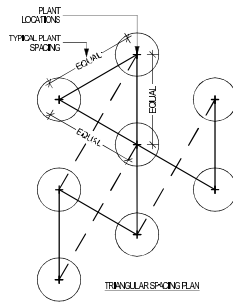
NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED.
EQUIDISTANT SPACING ONLY IN SMALL AREAS.



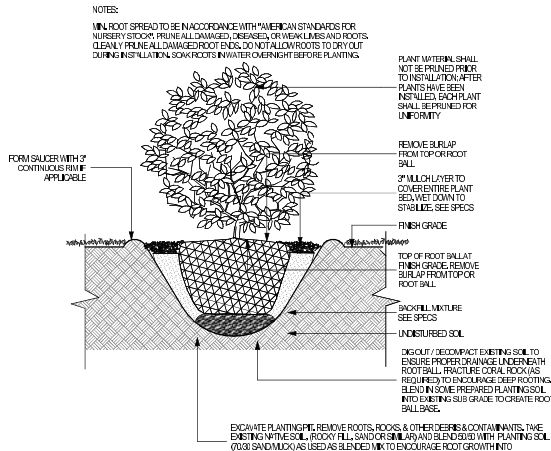
4
L205 GROUND COVER DETAIL
NOT TO SCALE



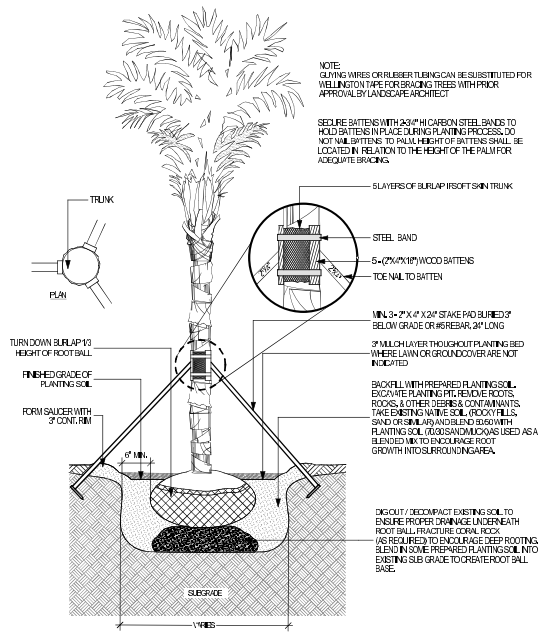
5
L205 SUSPENDED PAVEMENT DETAIL
NOT TO SCALE



2
L205 TREE STAKING DETAIL
NOT TO SCALE



3
L205 SHRUB PLANTING DETAIL
NOT TO SCALE

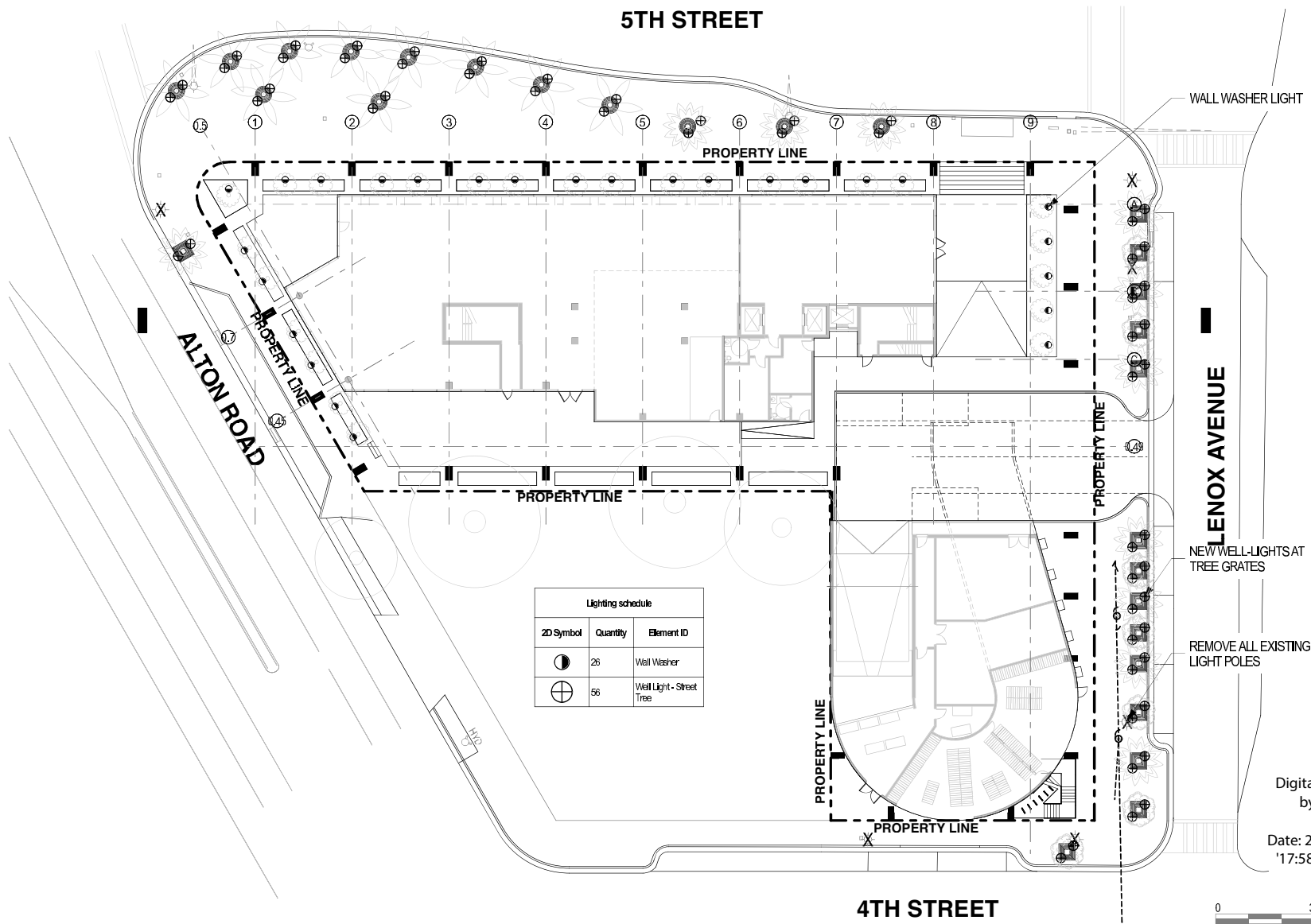


1
L205 PALM PLANTING DETAIL
NOT TO SCALE

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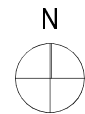


PLANTING NOTES
AND DETAILS
Scale: 1" = 30'-0"



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

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Velez
Date: 2024.02.23
'17:58:02 -05'00



SITE LIGHTING

Scale: 1" = 30'-0"