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The Lido Spa Hotel Renovation & Refurbishment

THE STANDARD HOTEL

40 Island Avenue
Miami Beach, FL 33139

DRB FINAL SUBMITTAL

March 11, 2019

VARIANCE REQUIRED

FP&L TRANSFORMER w/in REQ. SETBACK
FENCE HEIGHT EXCEED 7' ABOVE CROWN



[Signature]

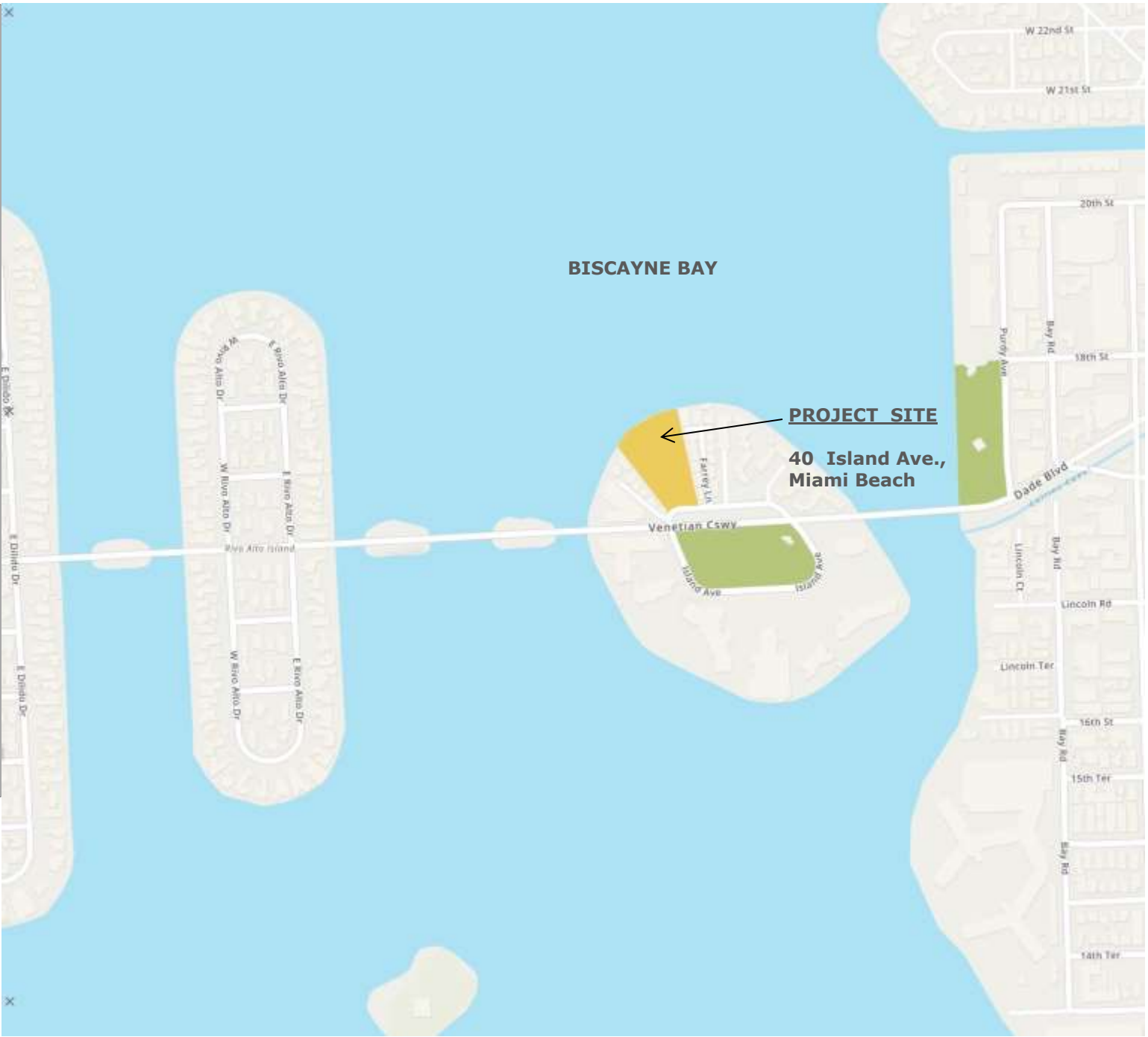
40 Island Avenue
Miami Beach . FL . 33139

EXISTING PROJECT ZONING DATA

ITEM #	Zoning Information			
1	Address:	40 ISLAND AVENUE, MIAMI BEACH		
2	Board and file numbers :			
3	Folio number(s):	02-3233-004-0090		
4	Year constructed:	1953	Zoning District:	RM-1
5	Based Flood Elevation:	9'-0" N.G.V.D.	Grade value in NGVD:	4'-6" N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6'-9" N.G.V.D.	Lot Area:	101,500 sq.ft.
7	Lot width:	193'-0"	Lot Depth:	420'
8	Minimum Unit Size	15%=300 to 335 sq.ft. / 85% > 335 sq.ft.	Average Unit Size	377 sq.ft.
9	Existing use:	HOTEL	Proposed use:	HOTEL

		Maximum	Existing
10	Height	50'	48.83'
11	Number of Stories	5	3
12	FAR	1.25	0.83
13	Gross square footage	126,875 sq.ft.	83,978 sq.ft.
14	Square Footage by use	N/A	
15	Number of units Residential	N/A	N/A
16	Number of units Hotel	N/A	105
17	Number of seats	N/A	293
18	Occupancy load	N/A	Restaurant 4,395 sq.ft. Hotel 32,232 sq.ft.

PROPOSED MODIFICATION - NO CHANGE TO EXISTING ZONING DATA



VICINITY MAP - PROJECT SITE LOCATION



EXISTING AERIAL VIEW - SOUTH ELEVATION



EXISTING LOADING AREA



EXISTING VIEW FROM FARREY LANE



EXISTING AERIAL VIEW - NORTH ELEVATION



TREE TABLE				
TREE NUMBER	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	COMMON NAME
1408	120	35	35	PALM CLUSTER (MULTI-TRUNK)
1409	24	35	8	WHITE BIRD OF PARADISE CLUSTER (MULTI-TRUNK)
1409	24	12	5	WHITE BIRD'S OF PARADISE CLUSTER (MULTI-TRUNK)
1410	6	10	8	PALM
1411	18	40	25	MAHOAGANY
1412	12	8	10	FISHTAIL PALM CLUSTER (MULTI-TRUNK)
1413	36	8	14	FISHTAIL PALM CLUSTER (MULTI-TRUNK)
1414	24	12	10	FISHTAIL PALM CLUSTER (MULTI-TRUNK)
1415	36	8	8	PALM CLUSTER (MULTI-TRUNK)
1416	2'	8	8	2' WIDE ROW OF ARECA PALM CLUSTERS
1417	2'	8	8	2' WIDE ROW OF ARECA PALM CLUSTERS
1418	5	6	6	CHINESE FAN PALM
1419	5	6	6	CHINESE FAN PALM
1420	5	8	7	CHINESE FAN PALM
1421	8	10	11	CHINESE FAN PALM
1422	4	8	2	WHITE BIRD'S OF PARADISE CLUSTER
1423	6	7	8	CHINESE FAN PALM
1424	6	10	12	CHINESE FAN PALM
1425	5	5	4	CHINESE FAN PALM
1426	6	8	10	CHINESE FAN PALM
1427	16	35	36	MAHOAGANY
1428	8	35	20	MONTGOMERY PALM
1429	8	30	20	MONTGOMERY PALM
1430	8	430	18	MONTGOMERY PALM
1431	12	38	20	MONTGOMERY PALM
1432	6	10	6	WHITE BIRD'S OF PARADISE CLUSTER
1433	5	7	4	WHITE BIRD'S OF PARADISE CLUSTER
1434	5	6	7	WHITE BIRD'S OF PARADISE CLUSTER
1435	5	7	7	WHITE BIRD'S OF PARADISE CLUSTER
1436	6	6	4	WHITE BIRD'S OF PARADISE CLUSTER
1437	6	6	6	WHITE BIRD'S OF PARADISE CLUSTER
1438	8	6	4	CHINESE FAN PALM
1439	8	5	6	CHINESE FAN PALM
1440	8	6	6	CHINESE FAN PALM
1441	8	5	8	CHINESE FAN PALM
1442	8	6	8	CHINESE FAN PALM
1443	6	4	8	CHINESE FAN PALM
1444	6	5	8	CJ
1445	4	14	10	MONTGOMERY PALM
1446	4	14	10	MONTGOMERY PALM
1447	4	14	10	MONTGOMERY PALM
1448	4	14	10	MONTGOMERY PALM
1450	8	30	16	MONTGOMERY PALM
1451	8	38	16	MONTGOMERY PALM
1452	10	38	16	MONTGOMERY PALM
1453	18	45	35	BLACK OLIVE

PAINT LEGEND

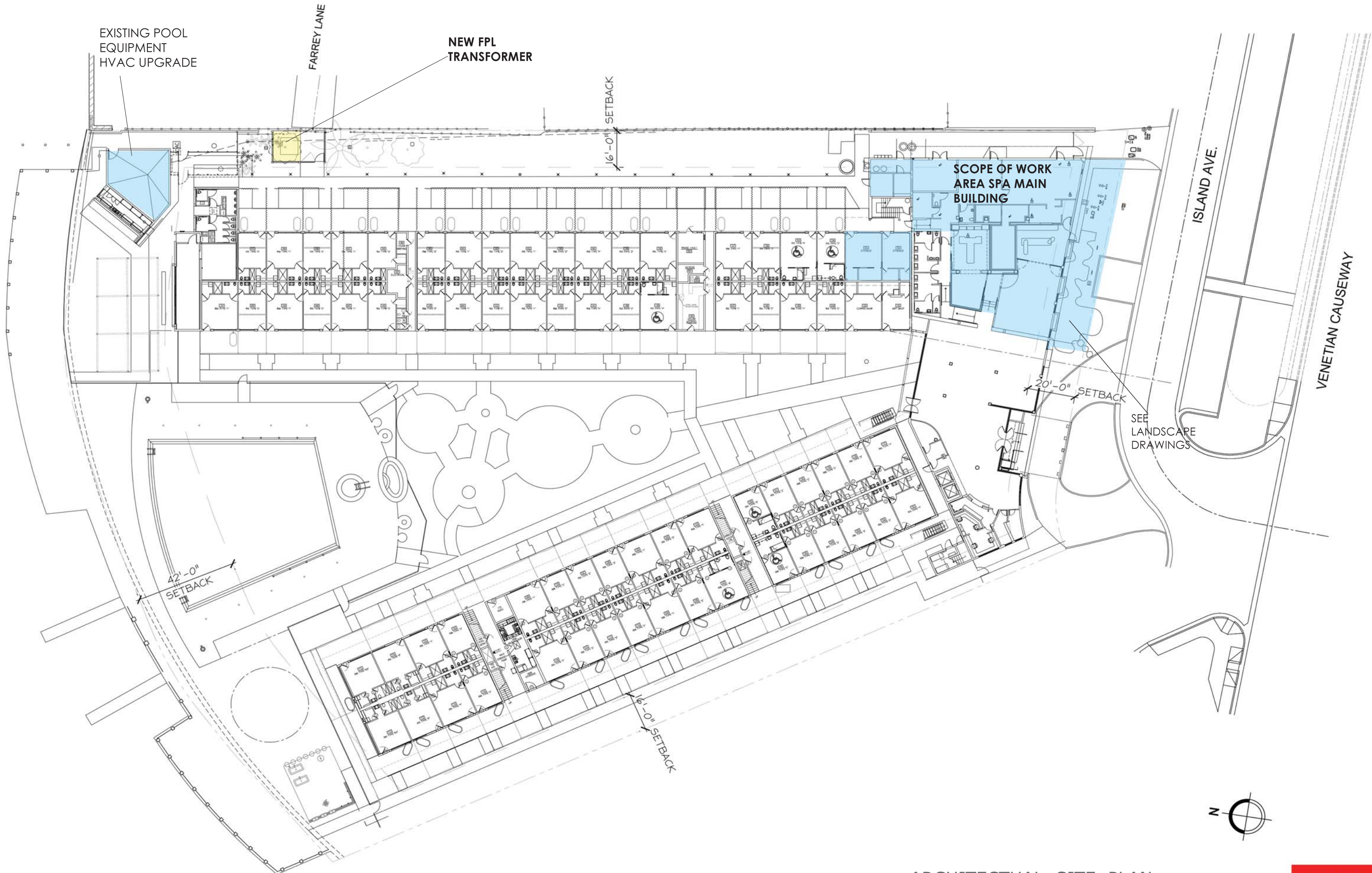
— NT —	=	ORANGE PAINT LINE (GAS)
— WAT —	=	BLUE PAINT LINE (WATER)
- - -	=	PINK PAINT LINE (UNKNOWN)
— E —	=	RED PAINT LINE (ELECTRIC)
— STM —	=	GREEN PAINT LINE (STORM)

TREE SURVEY DETAIL
SCALE: 1" = 30'

0000161773B91FA0000E42F
Date: 2019.01.14 08:34:05 -05'00'

Original Date	12/3/18
Scale	1"=30'
Drawn By	MAP
CAD No.	181289
Plotted	1/3/19 11:18a
Ref. Dwg.	2007-127
Field Book	RLL 000/00 & FLD.SHTS.
Job No.	181289
Dwg. No.	2018-174
Sheet	1 of 1

BISCAYNE BAY



EXISTING POOL
EQUIPMENT
HVAC UPGRADE

FARREY LANE

NEW FPL
TRANSFORMER

16'-0" SETBACK

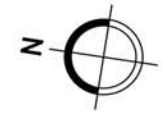
SCOPE OF WORK
AREA SPA MAIN
BUILDING

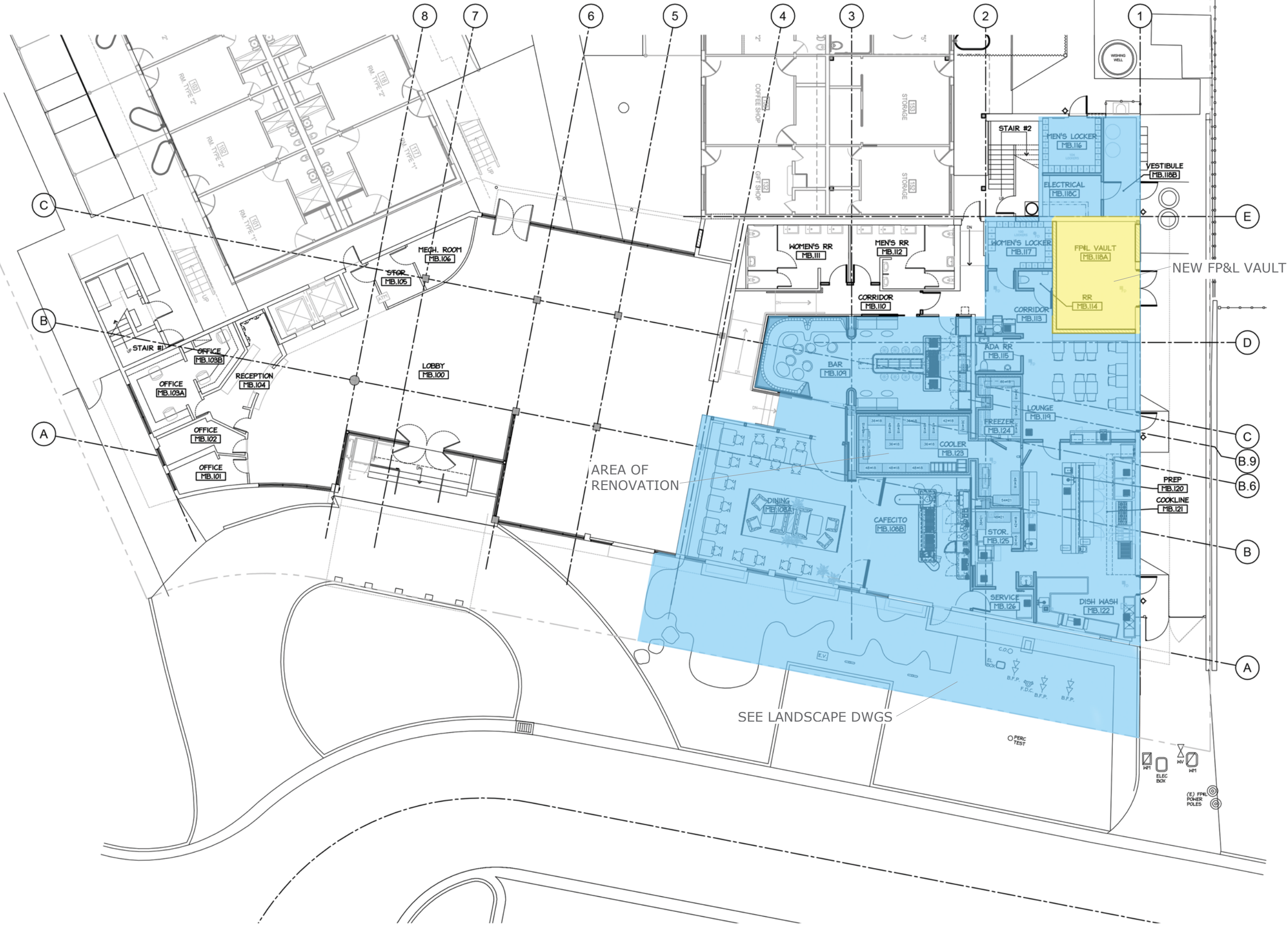
20'-0" SETBACK

SEE
LANDSCAPE
DRAWINGS

ISLAND AVE.

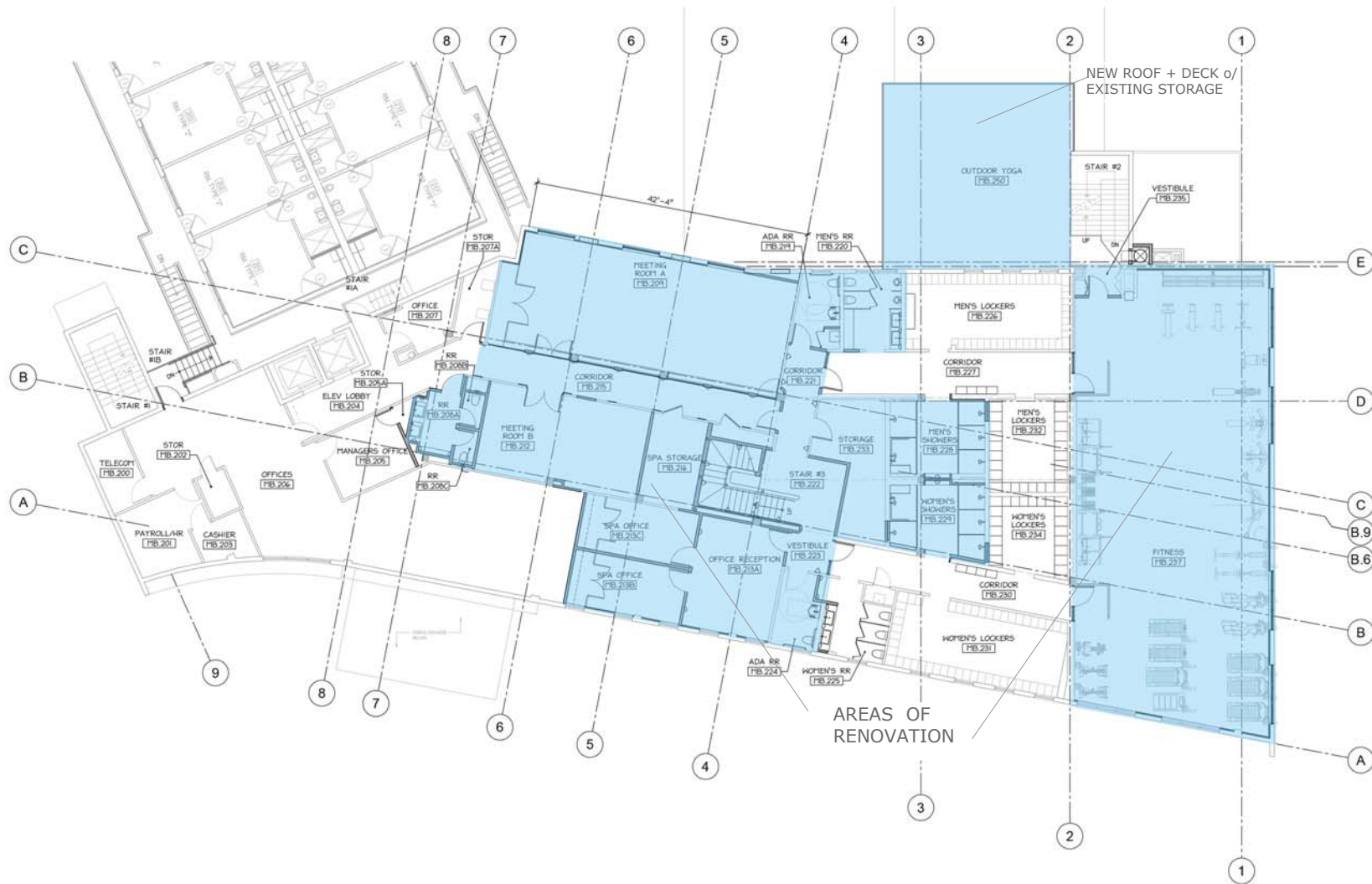
VENETIAN CAUSEWAY





FIRST FLOOR PLAN

A - 2.1



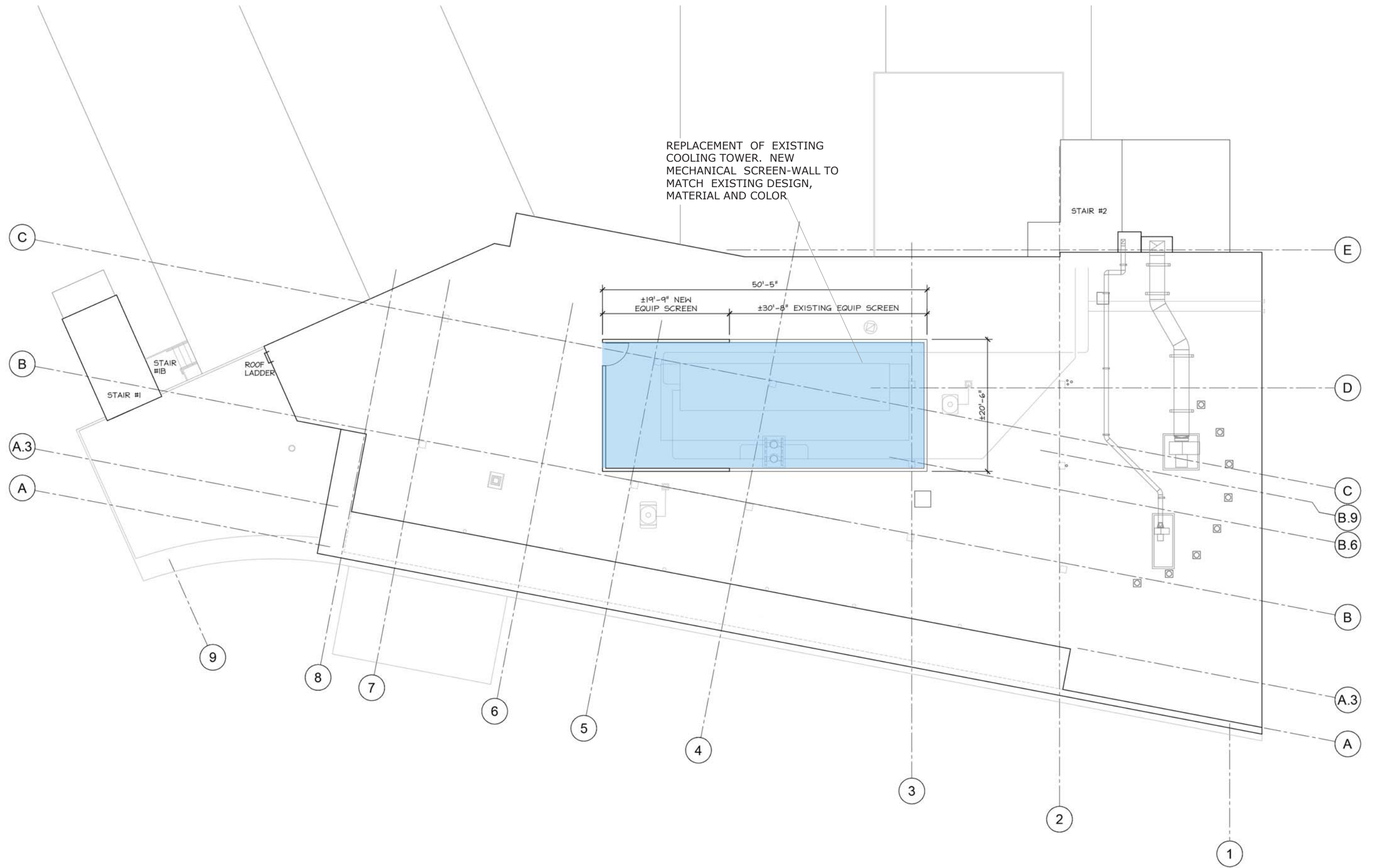
SECOND FLOOR PLAN

A2.2

The Standard

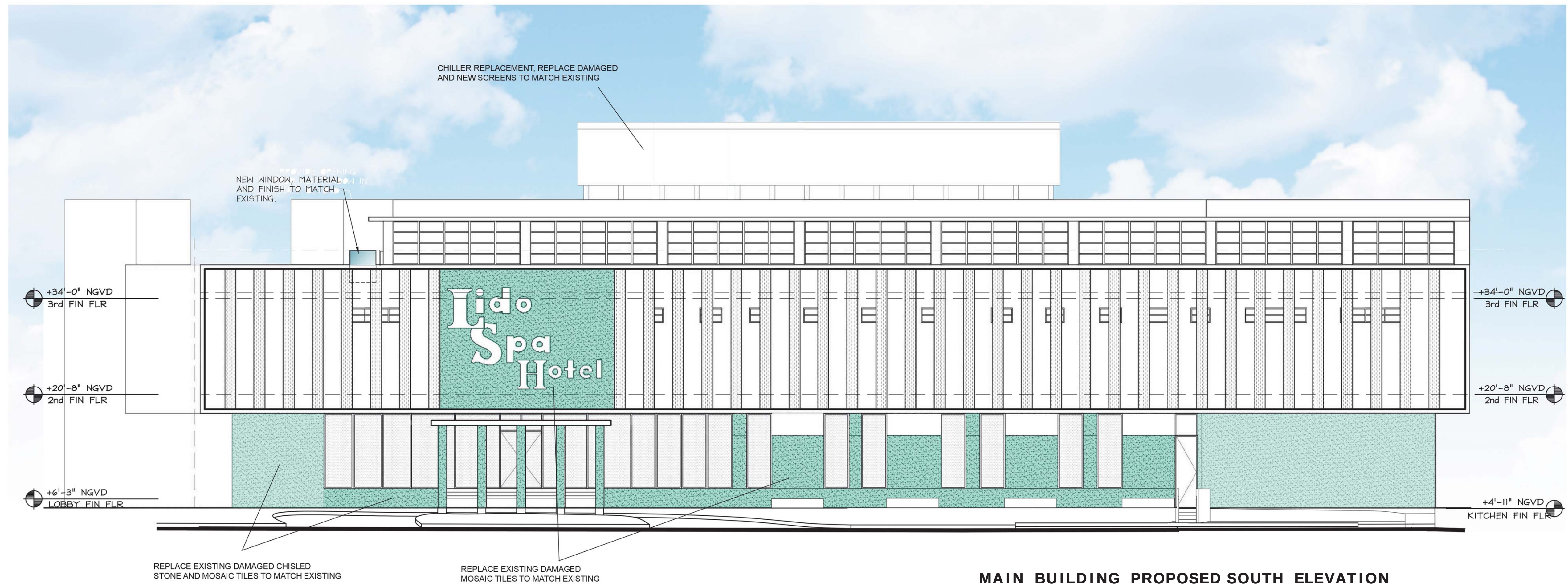
40 island avenue . miami beach . florida



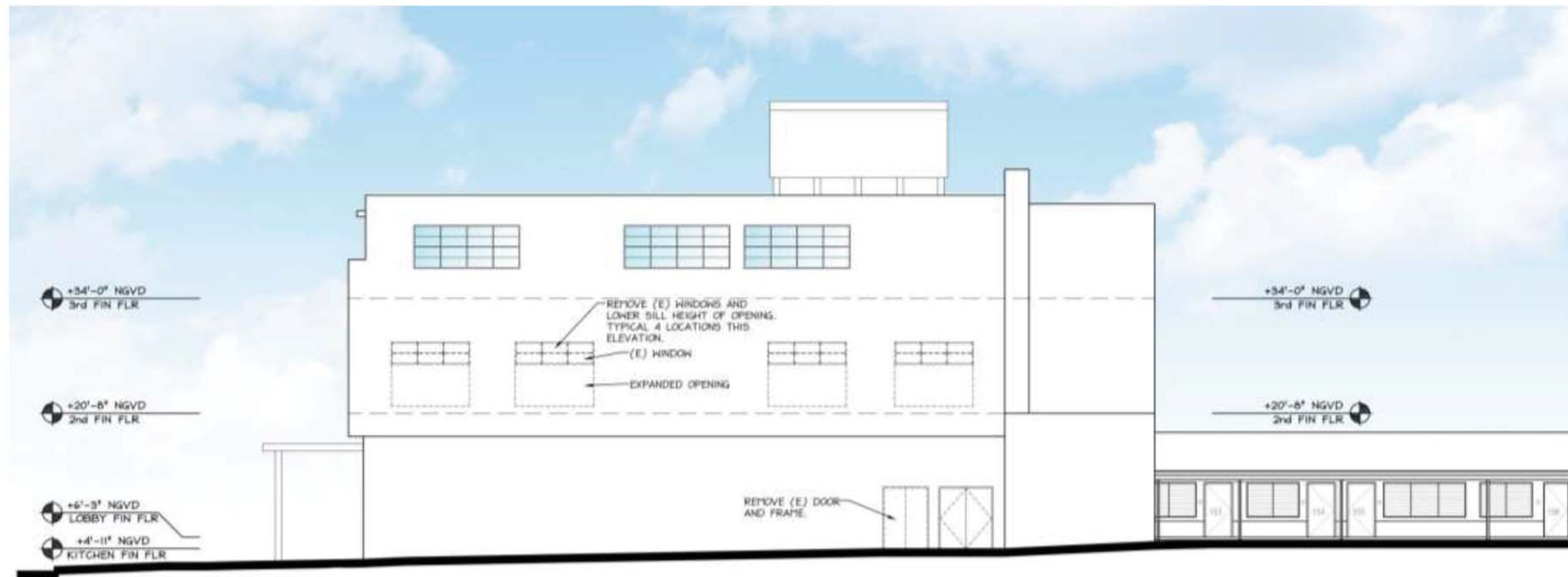




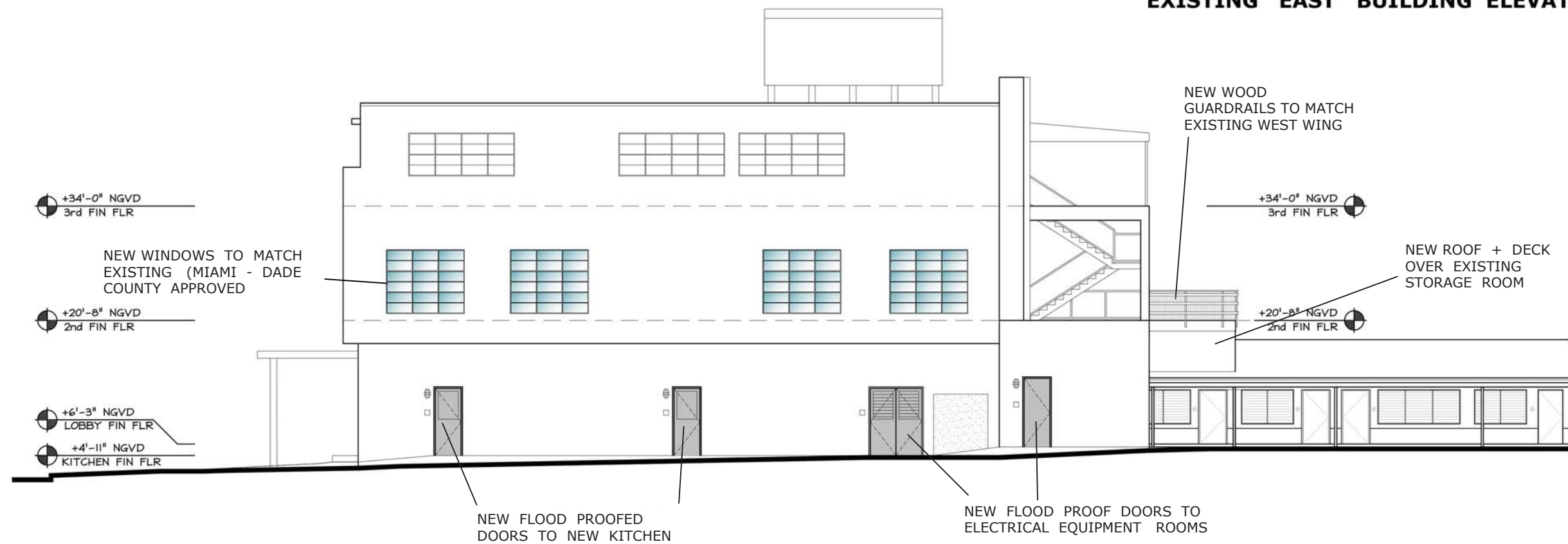
MAIN BUILDING EXISTING SOUTH ELEVATION



MAIN BUILDING PROPOSED SOUTH ELEVATION



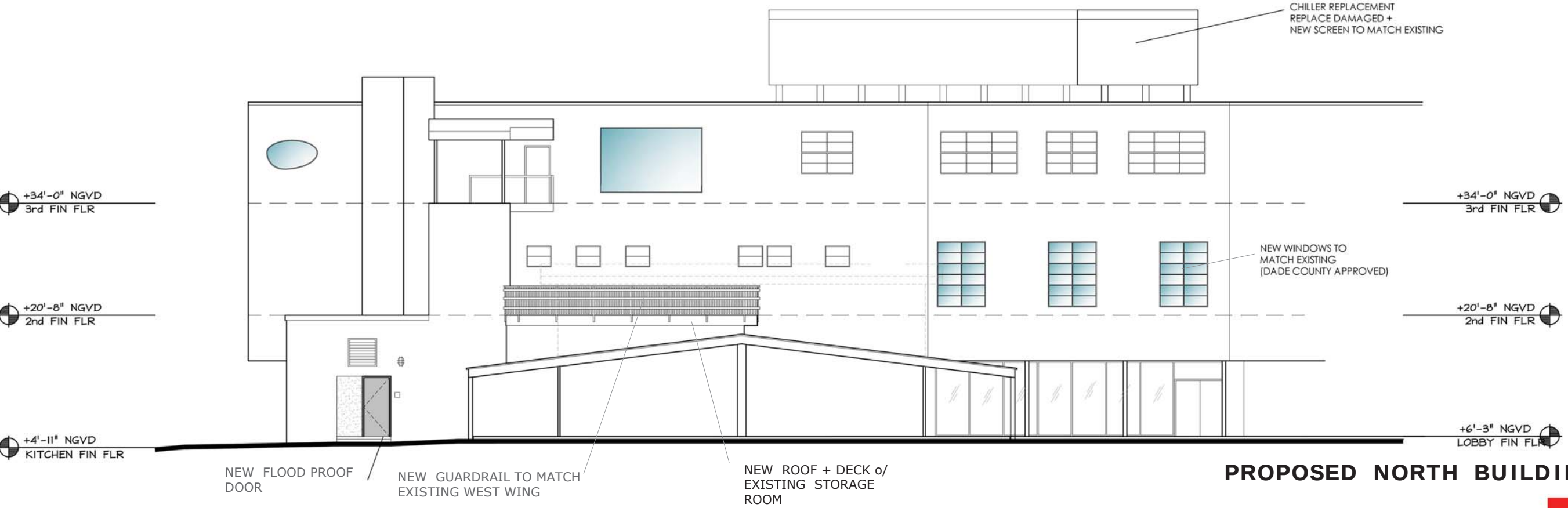
EXISTING EAST BUILDING ELEVATION



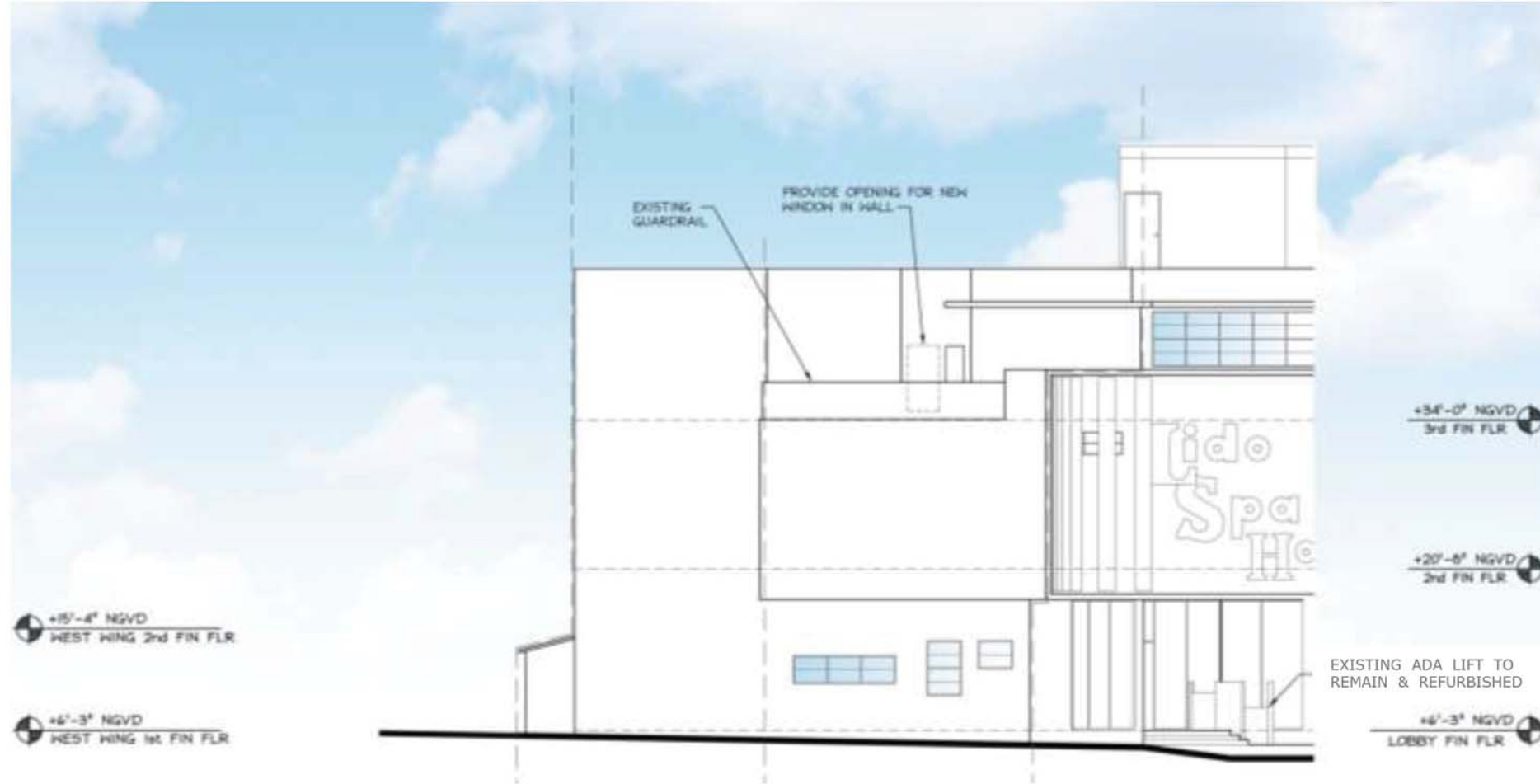
PROPOSED EAST BUILDING ELEVATION



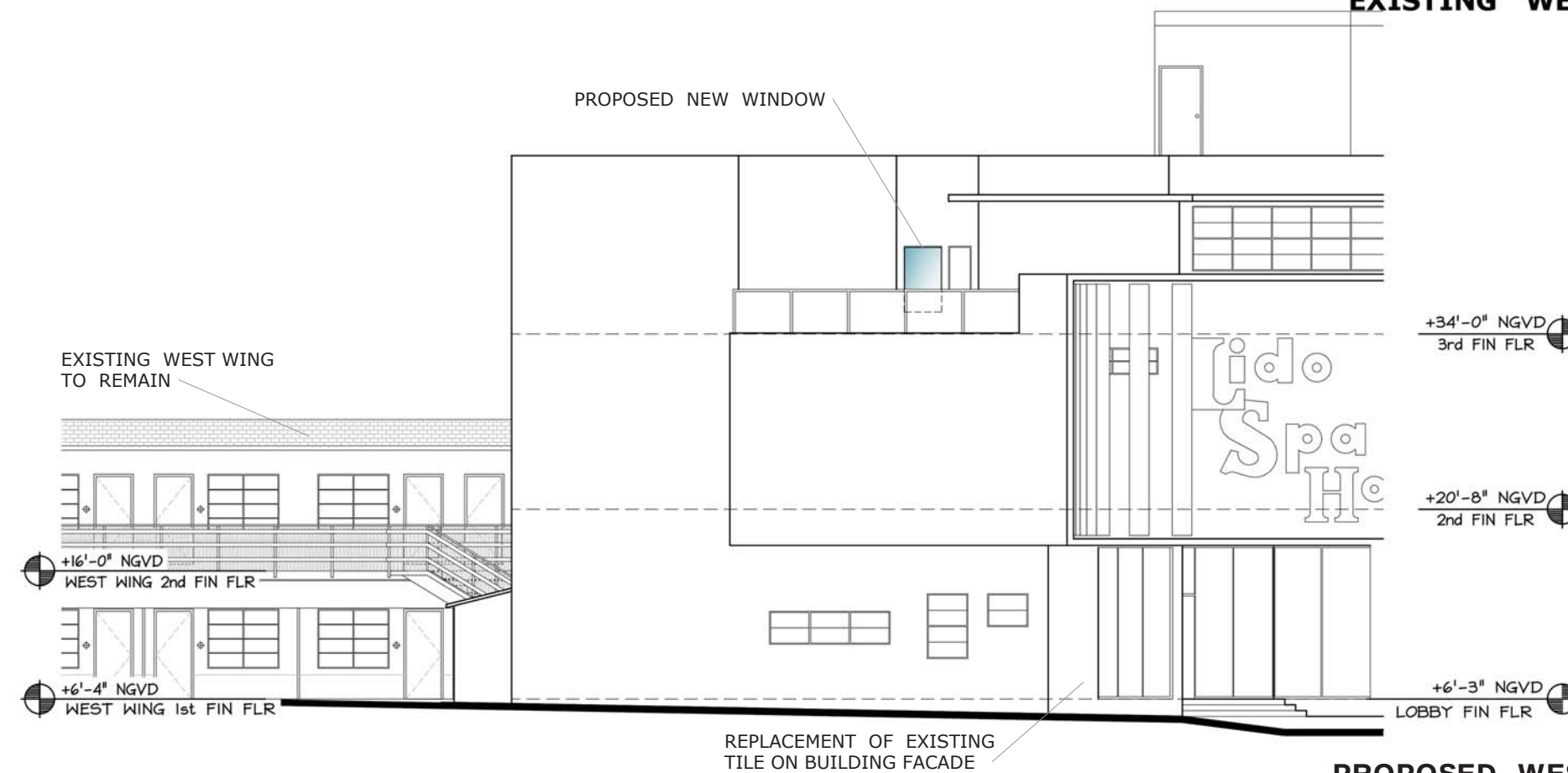
EXISTING NORTH BUILDING ELEVATION



PROPOSED NORTH BUILDING ELEVATION



EXISTING WEST BUILDING ELEVATION



PROPOSED WEST BUILDING ELEVATION



SEE LANDSCAPE DWGS
FOR PROPOSED REFURBISHMENT.



EXISTING POWER
LINES TO BE
BURIED /
RELOCATE TO
UNDERGROUND



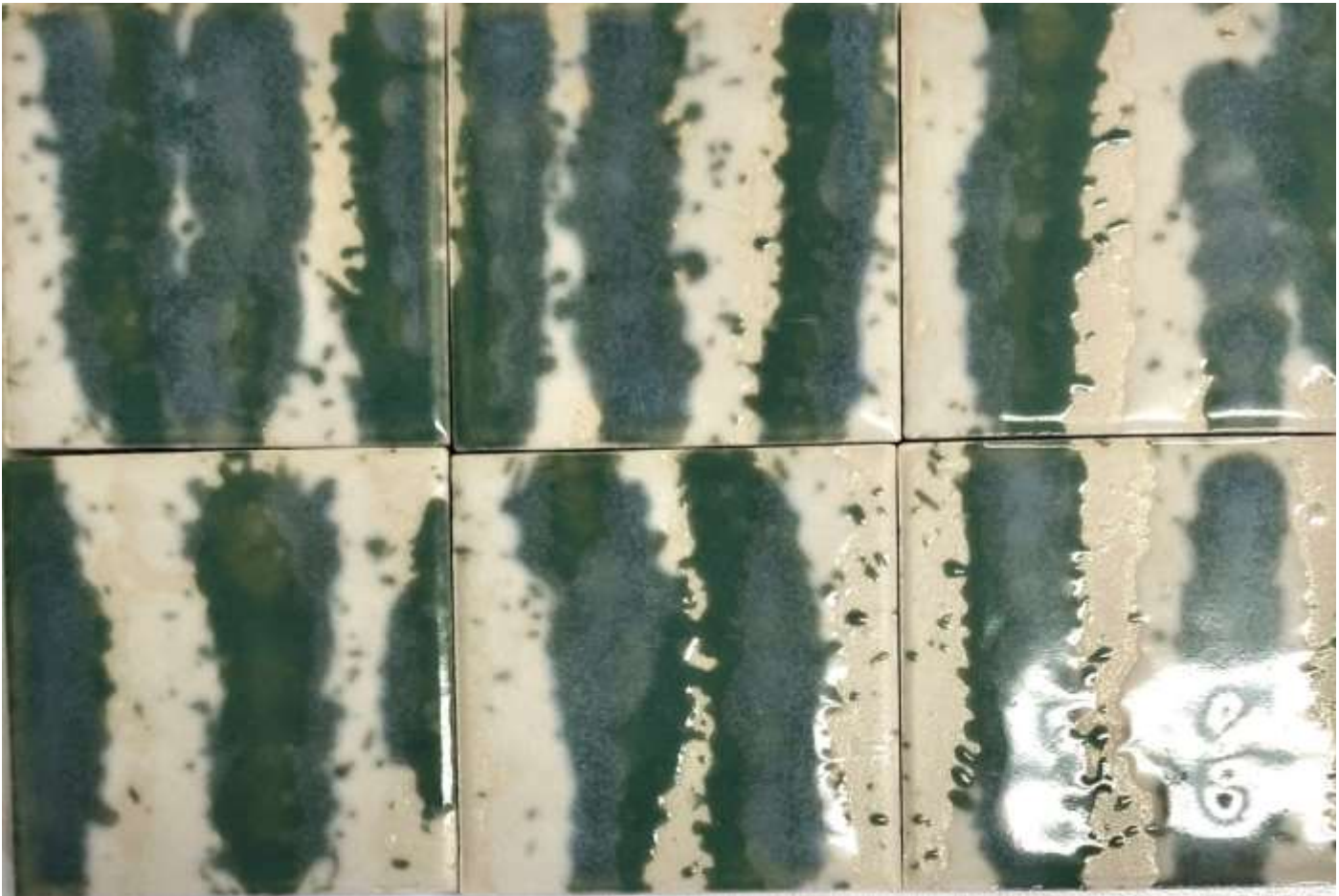
PROPOSED AERIAL VIEW - NORTH



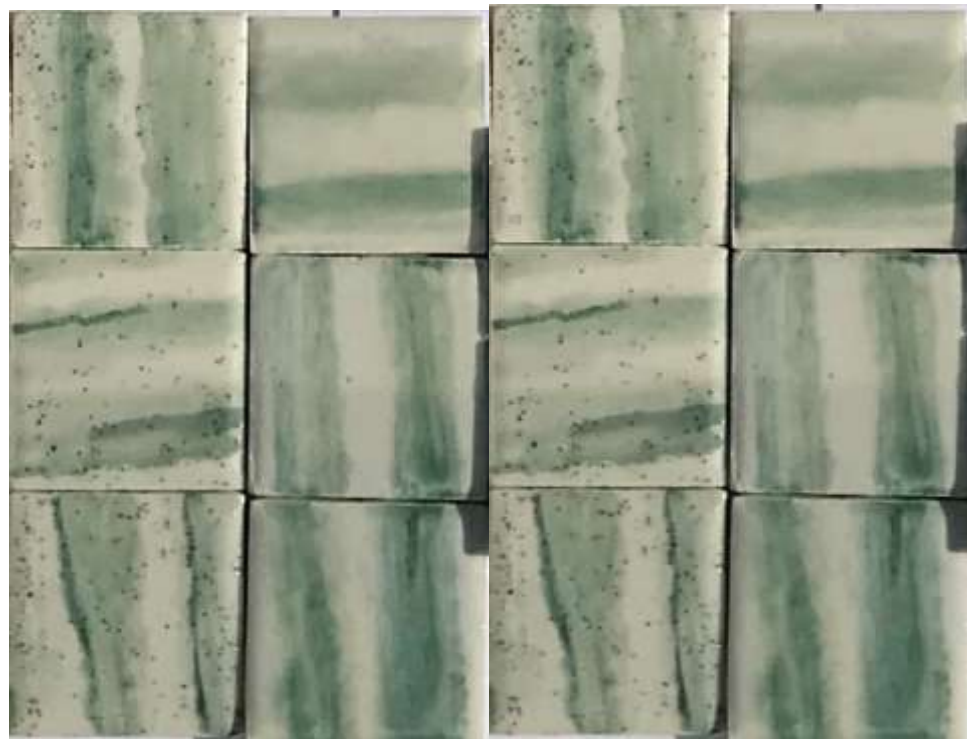
**EXISTING STORM DAMAGED FAÇADE
SOURCE OF BUILDING LEAKS**



EXISTING 1" X1" MOSAIC TILES TO BE REPLACED



OPTION A - PROPOSED NEW 2" X 2" HAND PAINTED WALL TILES



OPTION B - PROPOSED NEW 1" X1" HAND PAINTED MOSAIC TILES



OPTION C - PROPOSED NEW 3/4" X 3/4" HAND PAINTED MOSAIC TILES



OPTION D - PROPOSED NEW 3/4" X 3/4" HAND PAINTED MOSAIC TILES



EXISTING 1" X1" MOSAIC TILES OF AREA WITH THE LEAST AMOUNT OF DAMAGE

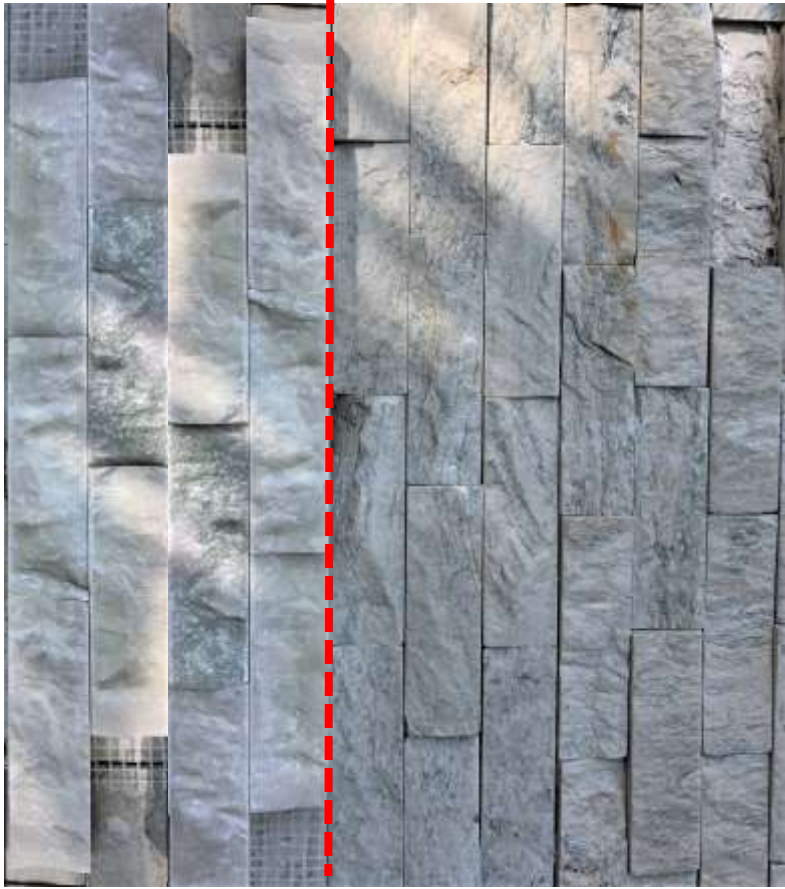


EXISTING 1" X 4" MOSAIC TILES TO BE REPLACED

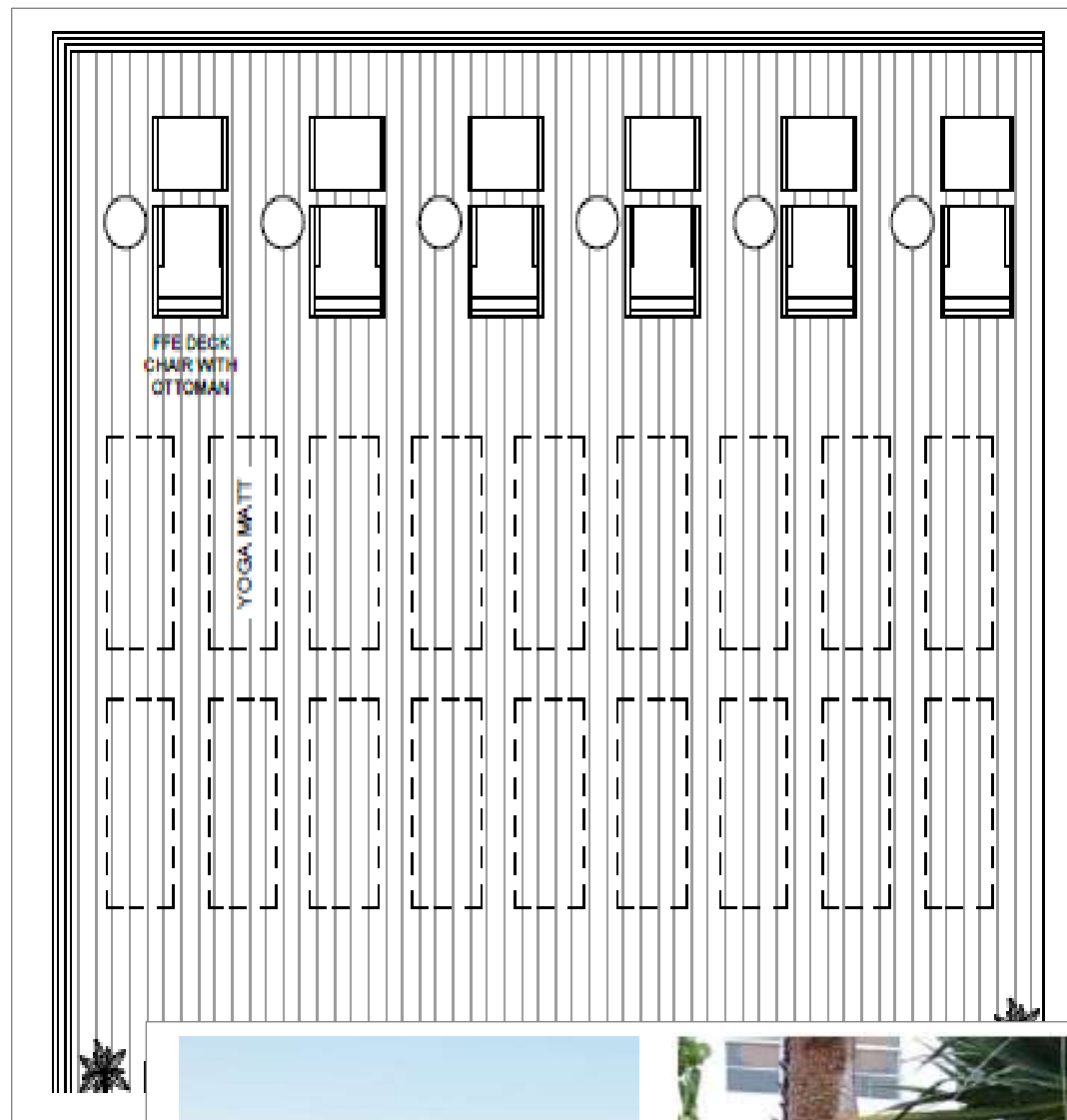


EXISTING STORM DAMAGED FAÇADE
SOURCE OF BUILDING LEAKS

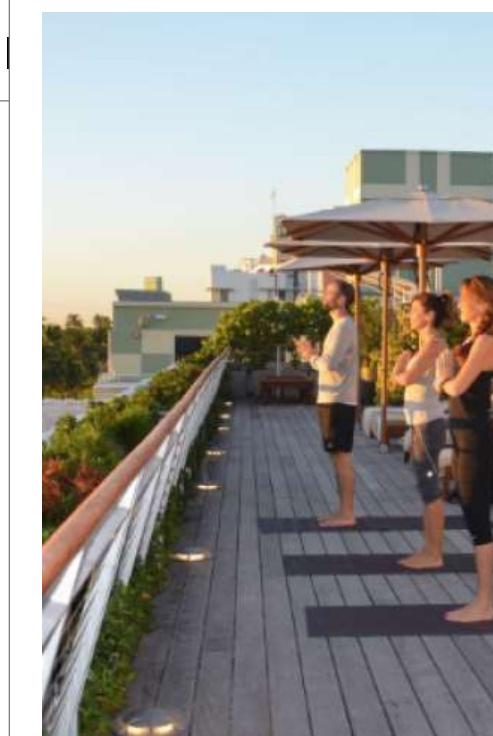
PROPOSED STONE MOSAIC ← → EXISTING



PROPOSED 1" X 4" STONE MOSAIC TILES



EXISTING WINDOWS BY PGT, NEW WINDOWS SYSTEM AND FINISHES TO MATCH EXISTING (MIAMI – DADE COUNTY APPROVED SYSTEM)



GUARDRAIL - MATCH EXISTING



IPE WOOD FLOORING