



HISTORIC PRESERVATION BOARD  
CITY OF MIAMI BEACH  
HPB 22-0519

1685 COLLINS AVENUE HOTEL  
REAR YARD  
MIAMI BEACH, FL

INTERIOR DESIGNER

SHAMSHIRI

ARCHITECT  
STUDIO  
**MCG**  
ARCHITECTURE

LANDSCAPE ARCHITECT

jungles

THE USE OF "DELANO HOTEL" HEREIN IS FOR EASE OF REFERENCE, AND DOES NOT SIGNAL ANY AFFILIATION WITH THE DELANO BRAND OF LUXURY AND LIFESTYLE HOTELS

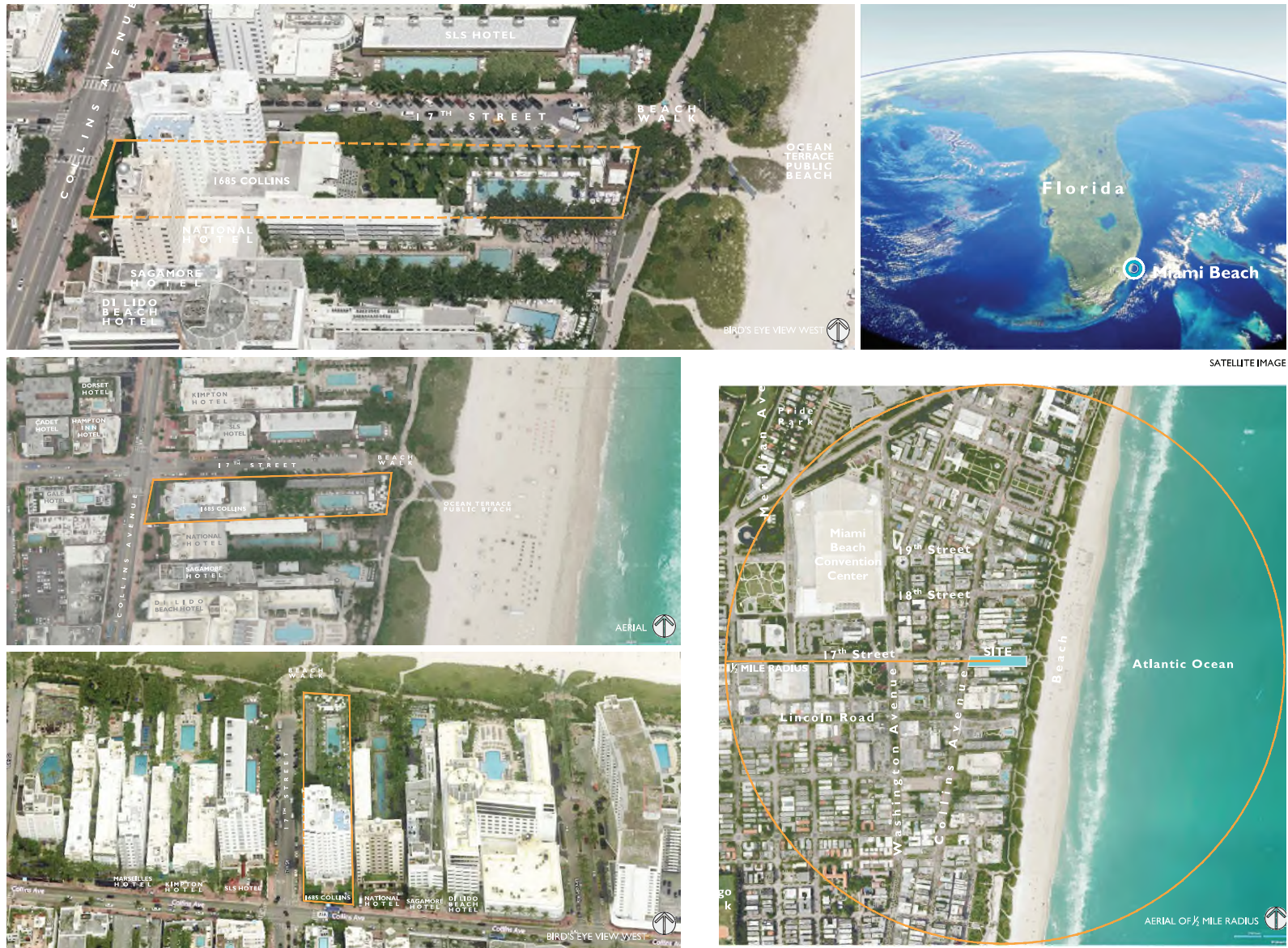




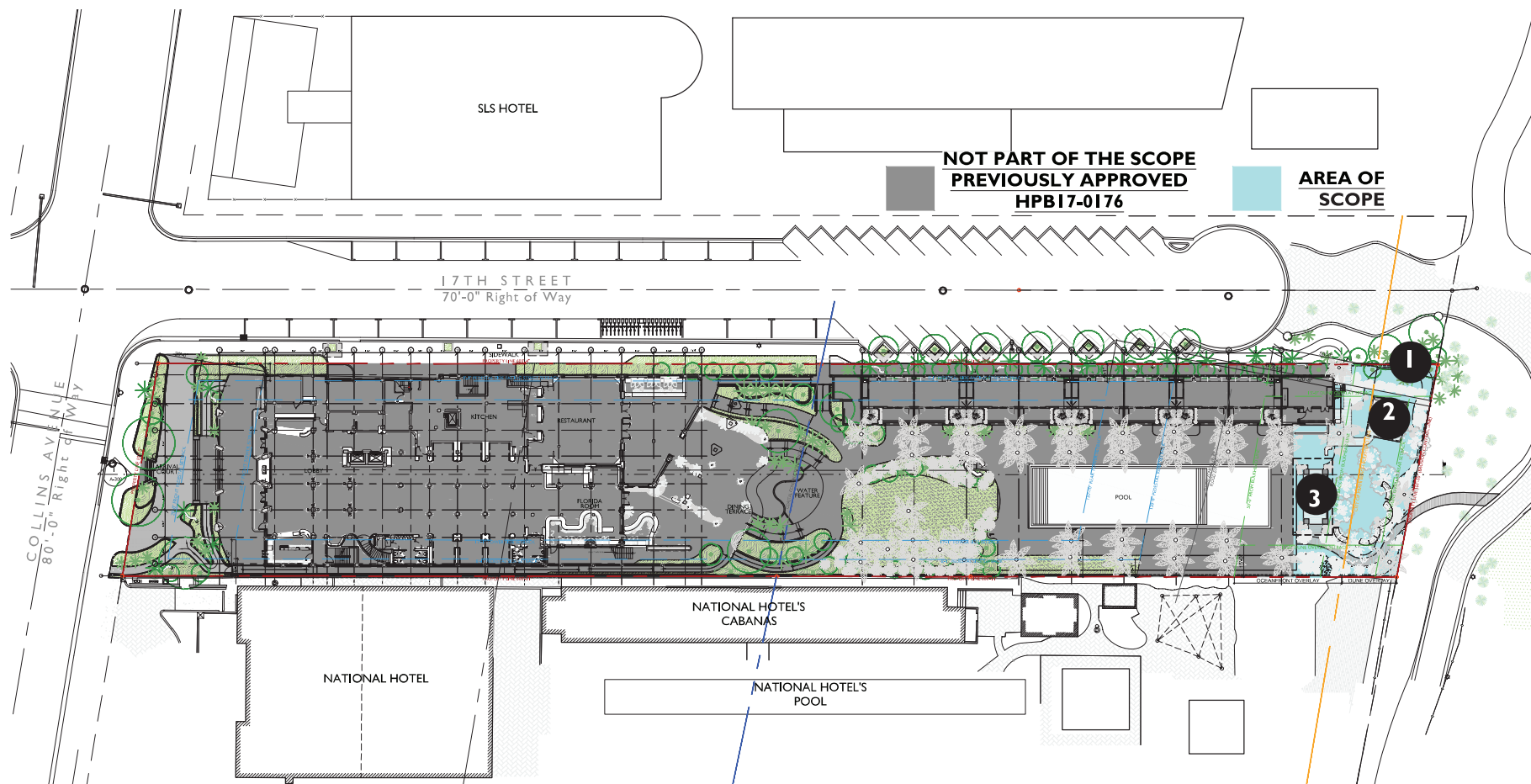
REAR YARD RENDERING



## CONTEXT MAP



## REAR YARD SCOPE



- 1 NEW LANDSCAPING
- 2 NEW EXTERIOR BAR STRUCTURE
- 3 NEW COVERED SEATING AREA



## EXISTING CONDITIONS



6. POOL AND CABANA SUITES



7. POOL BAR



9. POOL



8. STEPS FROM THE PATIO



## EXISTING CONDITIONS



10. REAR YARD TERRACE



11. REAR YARD TERRACE



13. VIEW FROM BUNGALOW TOWARDS REAR YARD



12. VIEW FROM THE HOTEL TOWARDS THE REAR YARD



## EXISTING CONDITIONS



14. NATIONAL HOTEL BEACH ACCESS



15. PUBLIC BEACH ACCESS I7 STREET



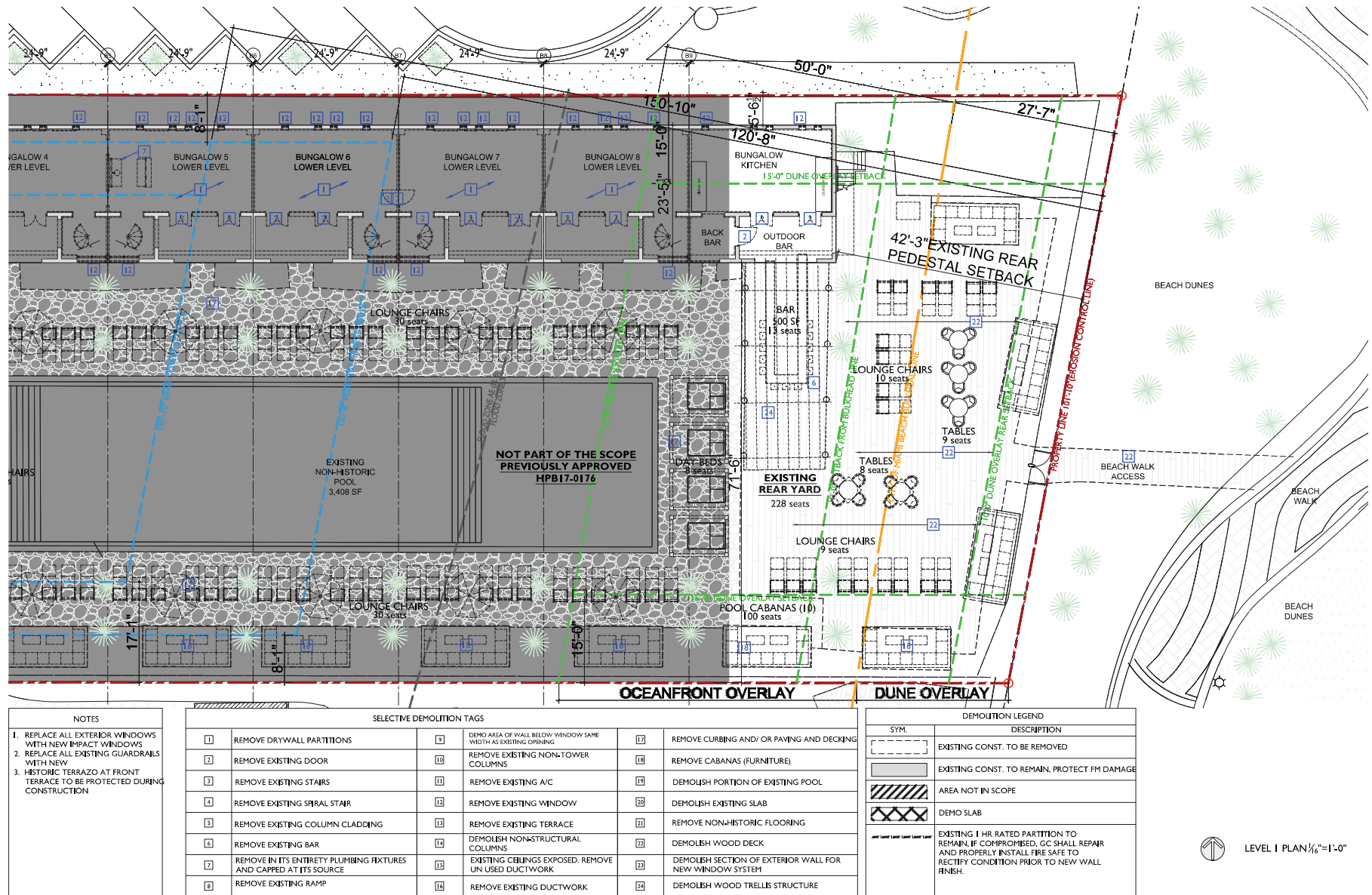
17. DELANO HOTEL BEACH ACCESS



16. BOARDWALK

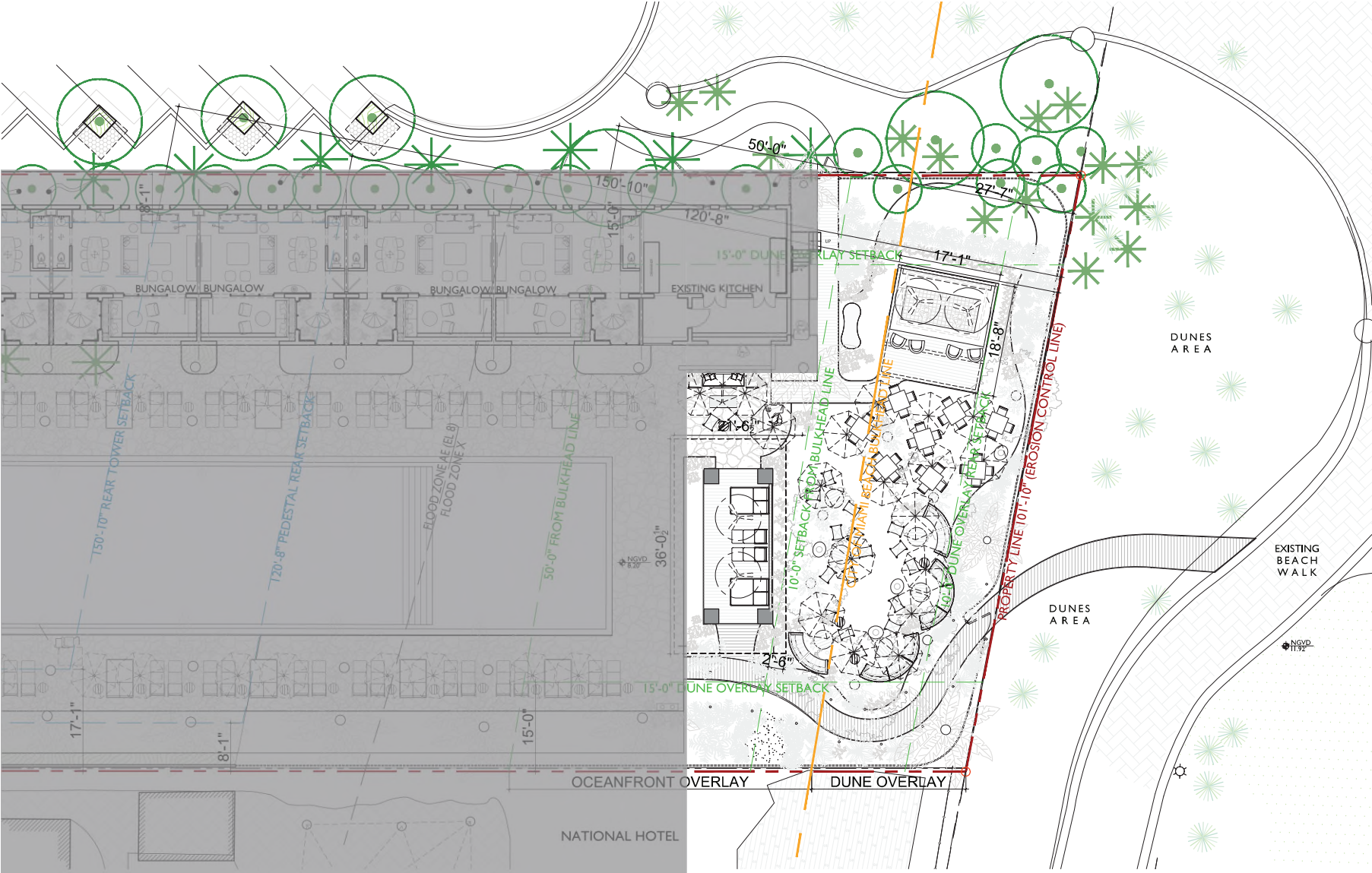


## EXISTING SITE PLAN





PROPOSED SITE PLAN



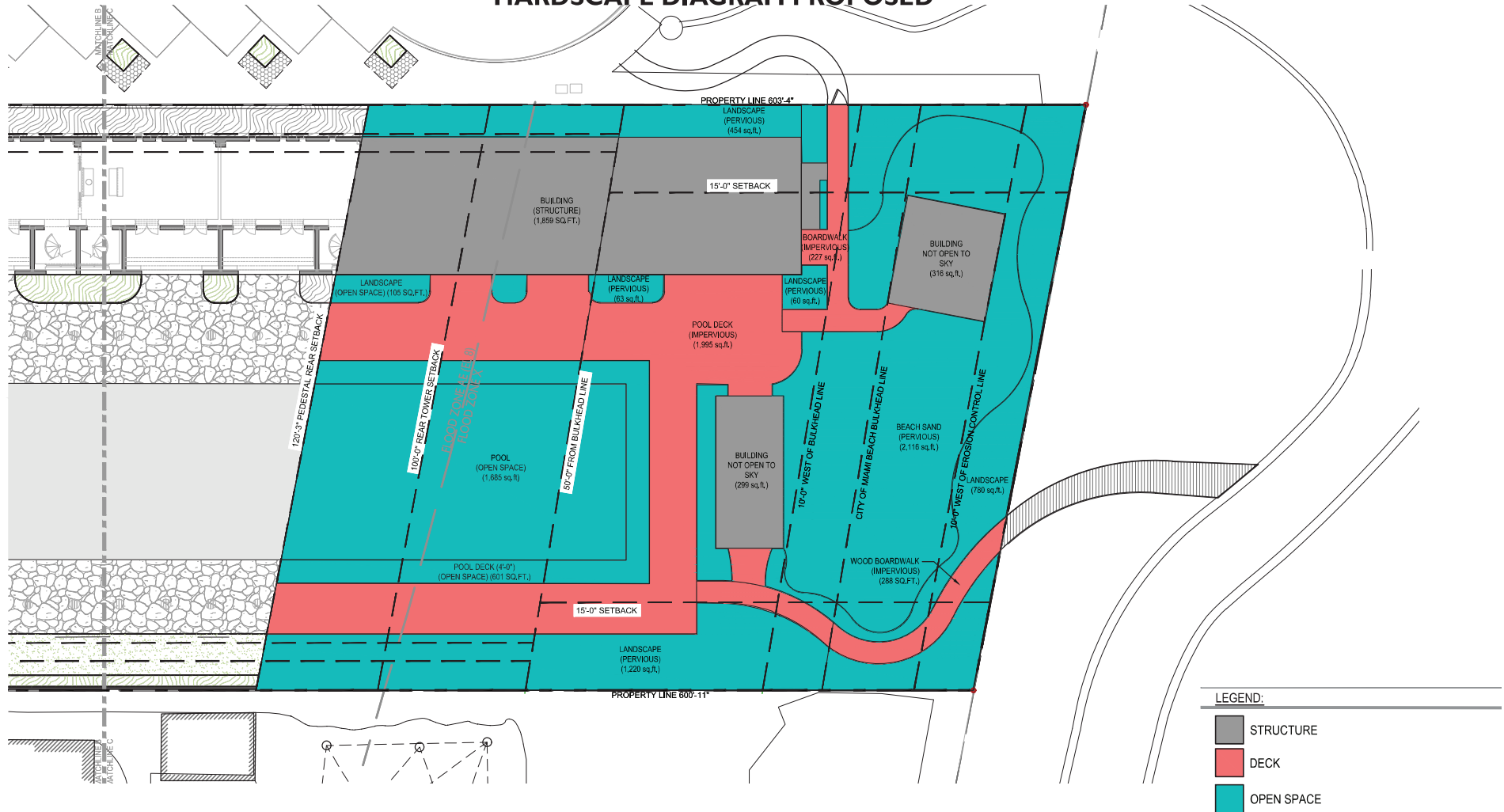


[illegible]

REQUIRED REAR YARD AREA: 12,257 SQ.FT.  
MAX. STRUCTURE ALLOWED: 3,677 SQ.FT. (30%)  
EXISTING STRUCTURE AREA: 2,431 SQ.FT. (20%)  
MAX. DECK ALLOWED: 3,677 SQ.FT. (30%)  
EXISTING DECK AREA: 5,802 SQ.FT. (47%)

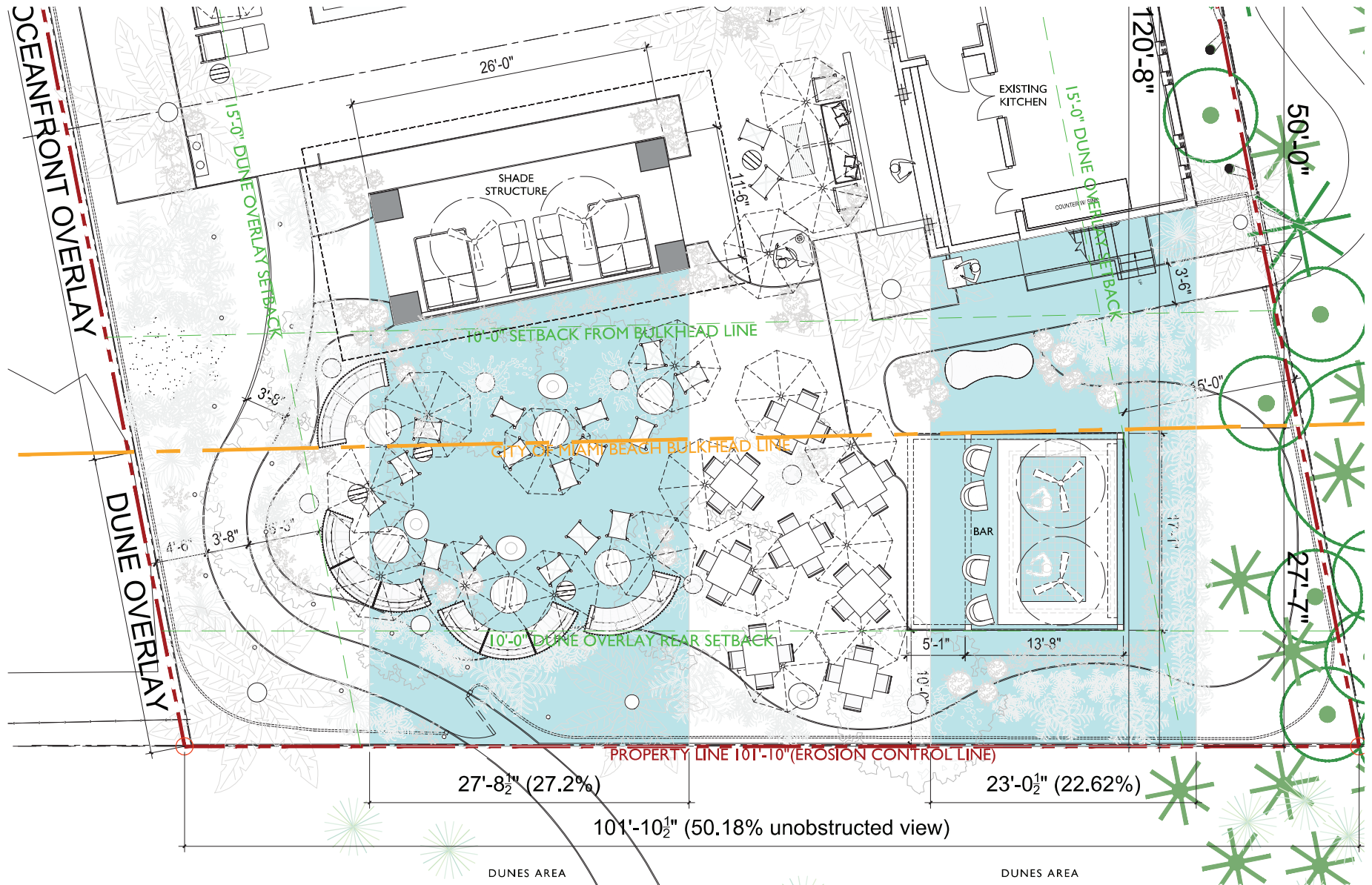


## HARDSCAPE DIAGRAM PROPOSED



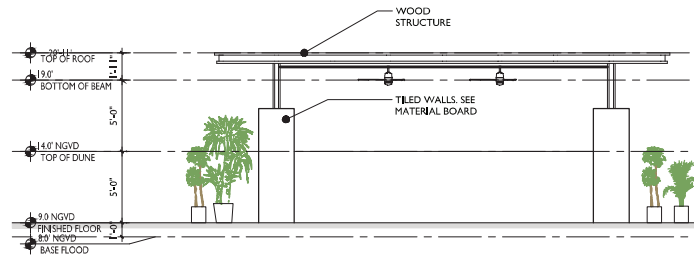


## PROPOSED OVERLAY VIEW CORRIDOR COMPLIANCE

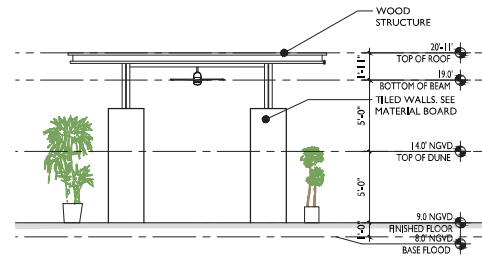




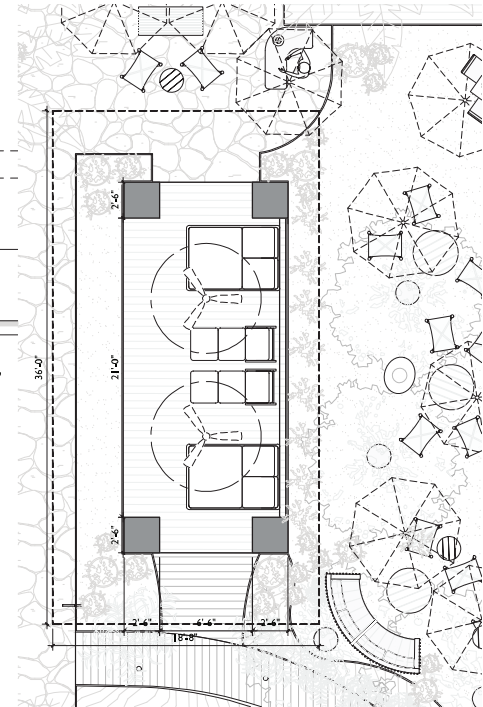
## PROPOSED ELEVATIONS



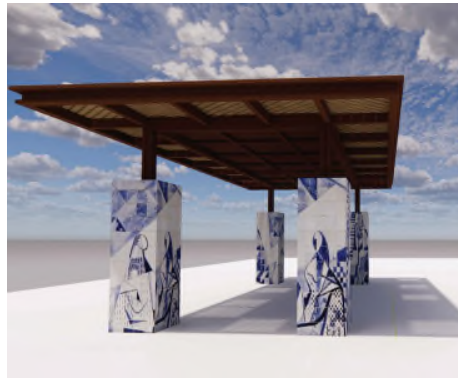
FRONT ELEVATION  $\frac{1}{8}"=1'-0"$



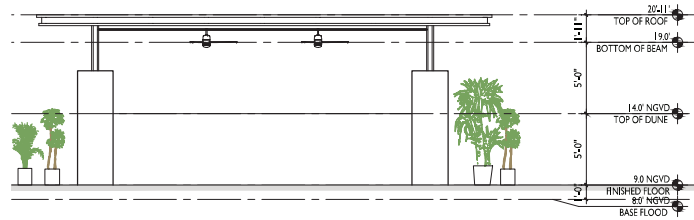
SOUTH ELEVATION  $\frac{1}{8}"=1'-0"$



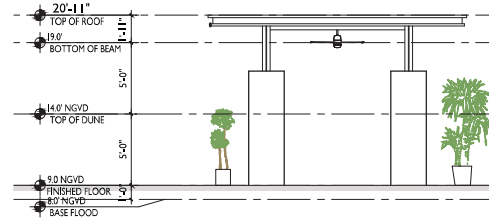
POOL-SIDE STRUCTURE PLAN  $\frac{1}{8}"=1'-0"$



3D VIEW



REAR ELEVATION  $\frac{1}{8}"=1'-0"$



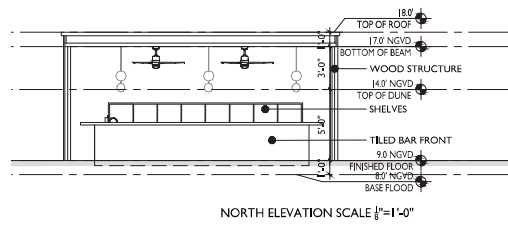
NORTH ELEVATION  $\frac{1}{8}"=1'-0"$



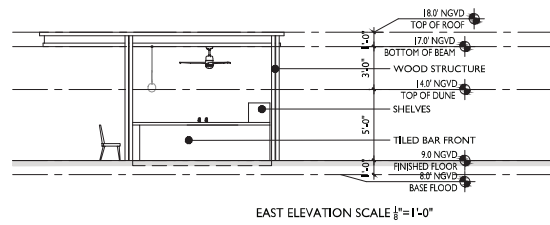
BAMBOO UNDERSIDE



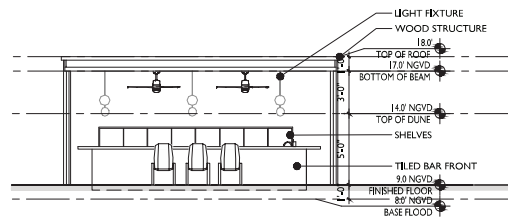
## BAR COUNTER DETAILS



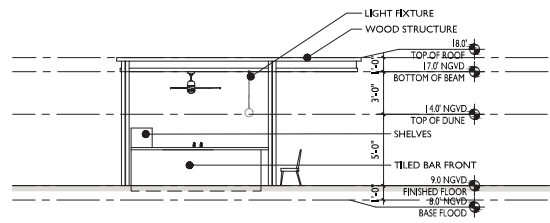
NORTH ELEVATION SCALE  $\frac{1}{8}"=1'-0"$



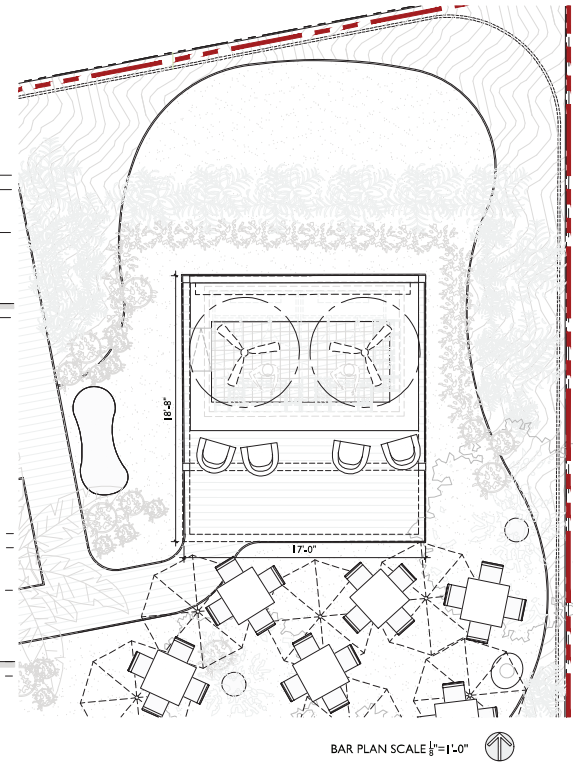
EAST ELEVATION SCALE  $\frac{1}{8}"=1'-0"$



SOUTH ELEVATION SCALE  $\frac{1}{8}"=1'-0"$



WEST ELEVATION SCALE  $\frac{1}{8}"=1'-0"$



BAR PLAN SCALE  $\frac{1}{8}"=1'-0"$



3D VIEW



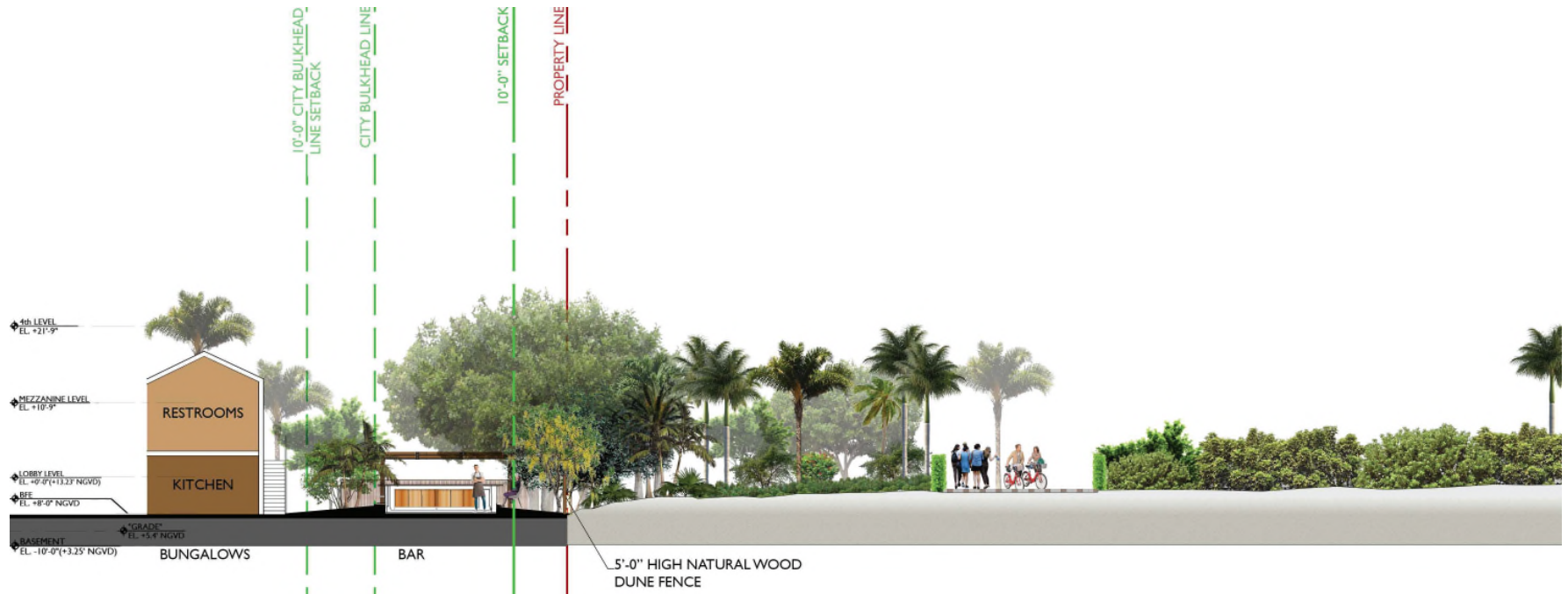
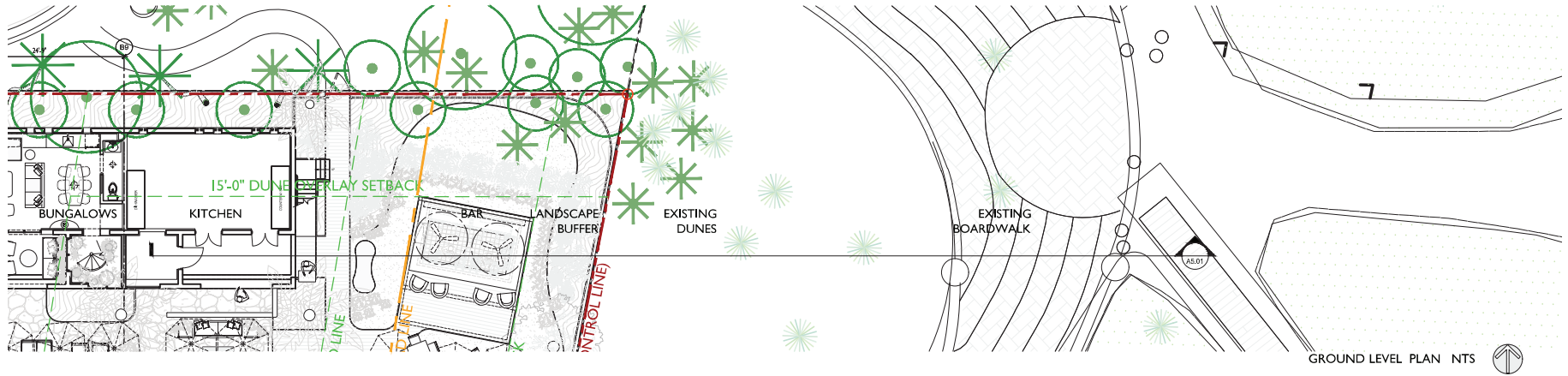
3D VIEW



SELECTED MATERIALS

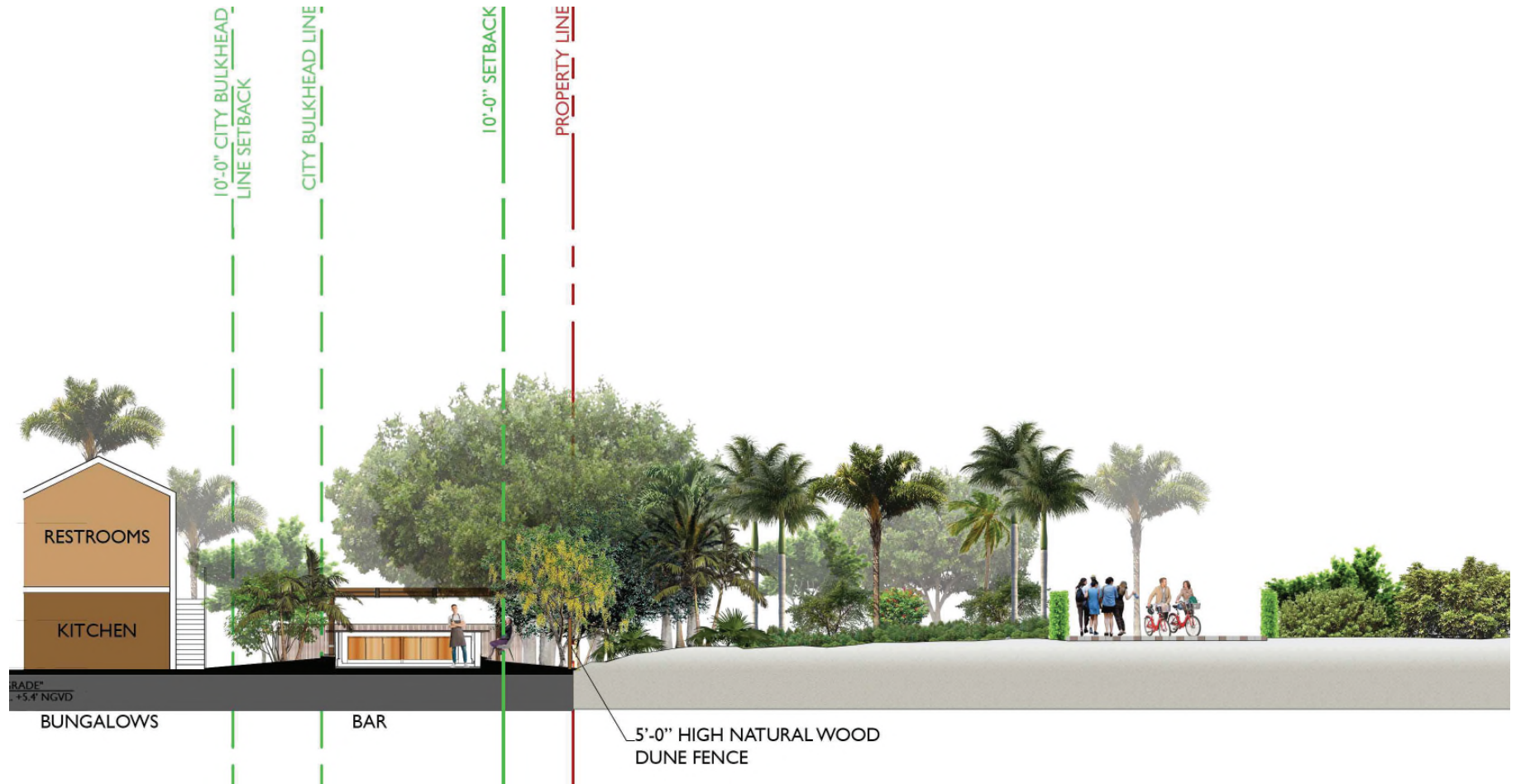











## SECTION





## SECTION



- | PROPERTY LINE   | OFF-SITE   | RELOCATED FROM ON SITE | PROPOSED   | PROPOSED CHARACTER PALM  | PROPOSED TRAVELERS TREE  |
|---|--|------------------------|--|--|--|
| SETBACK LINE  |  |                        |  |  |  |
|  PLANTING AREA |  PALM | N/A                    |  SP # |  SP # |  SP |
|  LAWN AREA     |  |                        |  |  |  |
|  MITIGATION    |  TREE |                        |  SP # |  |  |

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL TREES AND PALMS FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO SHIPMENT OF PLANT MATERIAL.
2. ALL QUANTITIES IN PLANT MATERIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT UPON DELIVERY. ANY QUANTITIES IN PLANT MATERIAL THAT IS NOT USED SHALL BE CREDITED BACK TO THE CLIENT OR BIDDEN ELSEWHERE ON SITE BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED LOCATIONS PER SITE PLAN AND CALL FOR INSPECTION BY THE LANDSCAPE ARCHITECT A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSTALLATION.
4. THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REDO THE POSITIONS AND QUANTITIES OF EACH INDIVIDUAL SPECIMEN. SUBSTITUTIONS AND LANDSCAPE MATERIAL POSITION CHANGES MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT, THE CITY URBAN FORESTER AND PLANNING STAFF.
5. PLANT MATERIAL WITHOUT SPECIFIC DIRECTION FROM THE LANDSCAPE ARCHITECT SHALL BE REPLANTED AS DIRECTED AT NO ADDITIONAL COST TO THE CLIENT.
6. SUBSTITUTIONS MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT, THE CITY URBAN FORESTER AND PLANNING STAFF.
7. CONTRACTORS SHALL ADHERE TO PLANT SPECIFICATION AND DETAILS.
8. ALL PLANT MATERIAL SHALL BE FLORIDA FRIENDLY BETTER.

- ONE YEAR MAINTENANCE PLAN:**
1. WATERING: ALL NEW TREES AND PALMS SHALL BE WATERED DAILY FOR THE FIRST TWO WEEKS AT HIGH VOLUME. THEY SHALL BE WATERED EVERY-OTHER DAY FOR THE FOLLOWING TWO MONTHS. THEY SHALL BE WATERED TWICE PER WEEK FOR THE REST OF THE YEAR.
  2. FERTILIZING: ALL NEW TREES AND PALMS SHALL BE FERTILIZED SIX WEEKS AFTER INSTALLATION USING GRANULAR 8-2-1 SPECIAL\* PRODUCT AT STANDARD RATES.
  3. FERTILIZER SHALL BE RE-APPLIED ONCE EACH THREE MONTHS.
  4. PEST CONTROL: PEST CONTROL TREATMENTS SHALL BE PROVIDED AS NEEDED, FOLLOWING INTEGRATED PEST MANAGEMENT PRACTICES (IPM).
  5. PRUNING: THERE SHALL BE NO PRUNING OF NEWLY PLANTED TREES OR PALMS DURING THE FIRST YEAR AFTER INSTALLATION EXCEPT TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES.
  6. ONE YEAR GUARANTEE: ALL PLANT MATERIAL TO HAVE ONE YEAR GUARANTEE TO BEGIN THE DAY AFTER INSTALLATION.



## RENDERING



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## RENDERING






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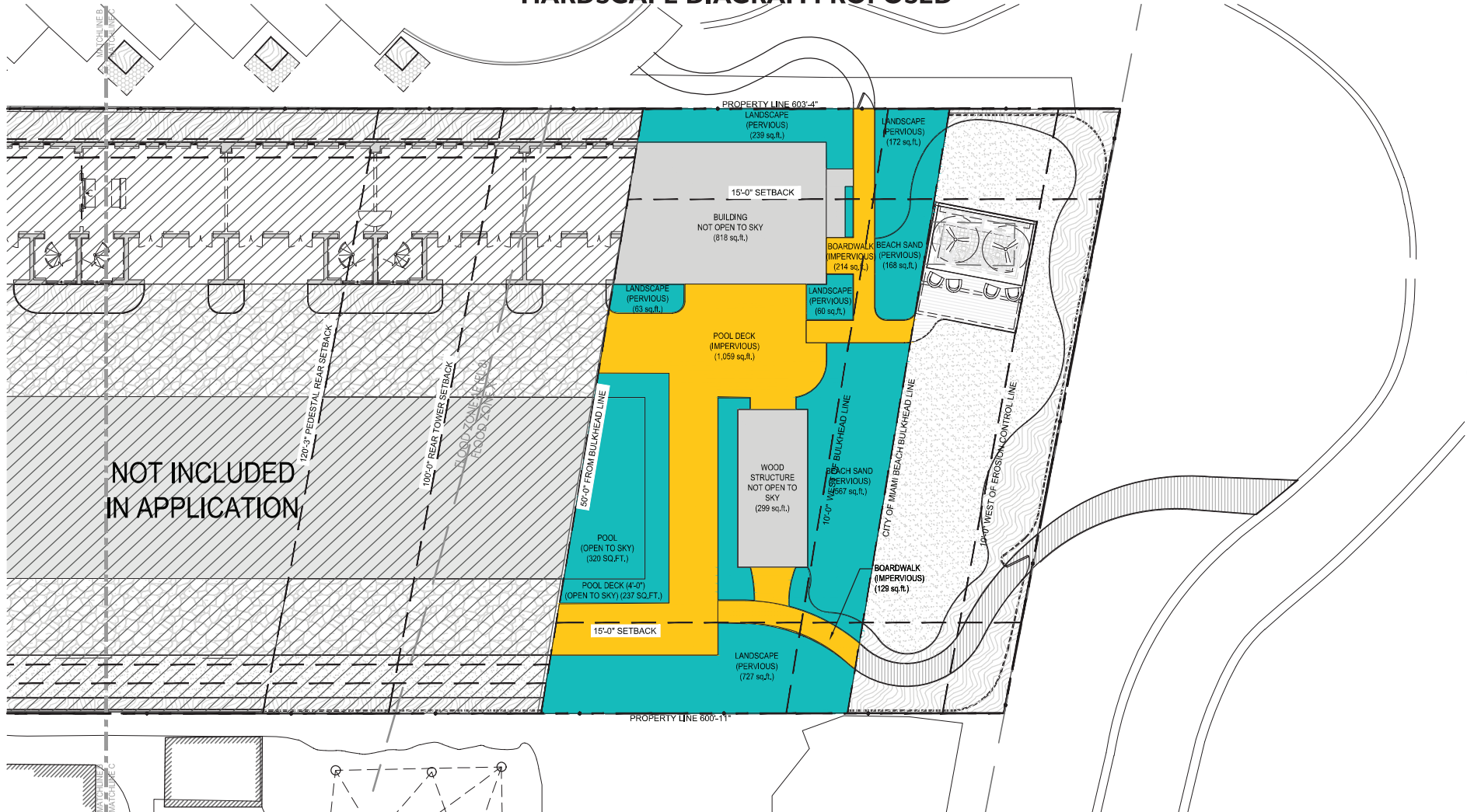
The site plan for the property at 603 4th St shows a large 2-story building on the left, with a pool and pool deck to its right. A 15'-0" setback is indicated between the building and the pool. A concrete sidewalk runs along the top of the property, with a 6'-0" high wooden fence along the bottom. The plan includes various setbacks, including a 10'-0" rear tower setback and a 10'-0" rear bulkhead line. Landscaping areas are shown throughout the property, including a large area labeled "NOT INCLUDED IN APPLICATION". A storage building (400 sq. ft.) is located near the top right, and a cabana is shown near the bottom right. The plan also includes a deck (imperious) (1,710 sq. ft.) and a bar area. The property is bounded by a concrete sidewalk on the top and a 6'-0" high wooden fence on the bottom. The plan includes various setbacks, including a 10'-0" rear tower setback and a 10'-0" rear bulkhead line. Landscaping areas are shown throughout the property, including a large area labeled "NOT INCLUDED IN APPLICATION". A storage building (400 sq. ft.) is located near the top right, and a cabana is shown near the bottom right. The plan also includes a deck (imperious) (1,710 sq. ft.) and a bar area. The property is bounded by a concrete sidewalk on the top and a 6'-0" high wooden fence on the bottom.

  STRUCTURE (IMPERVIOUS)  
 OPEN TO SKY (PERVIOUS)

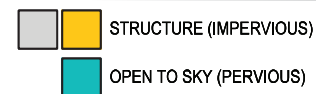
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## HARDSCAPE DIAGRAM PROPOSED



### LEGEND:



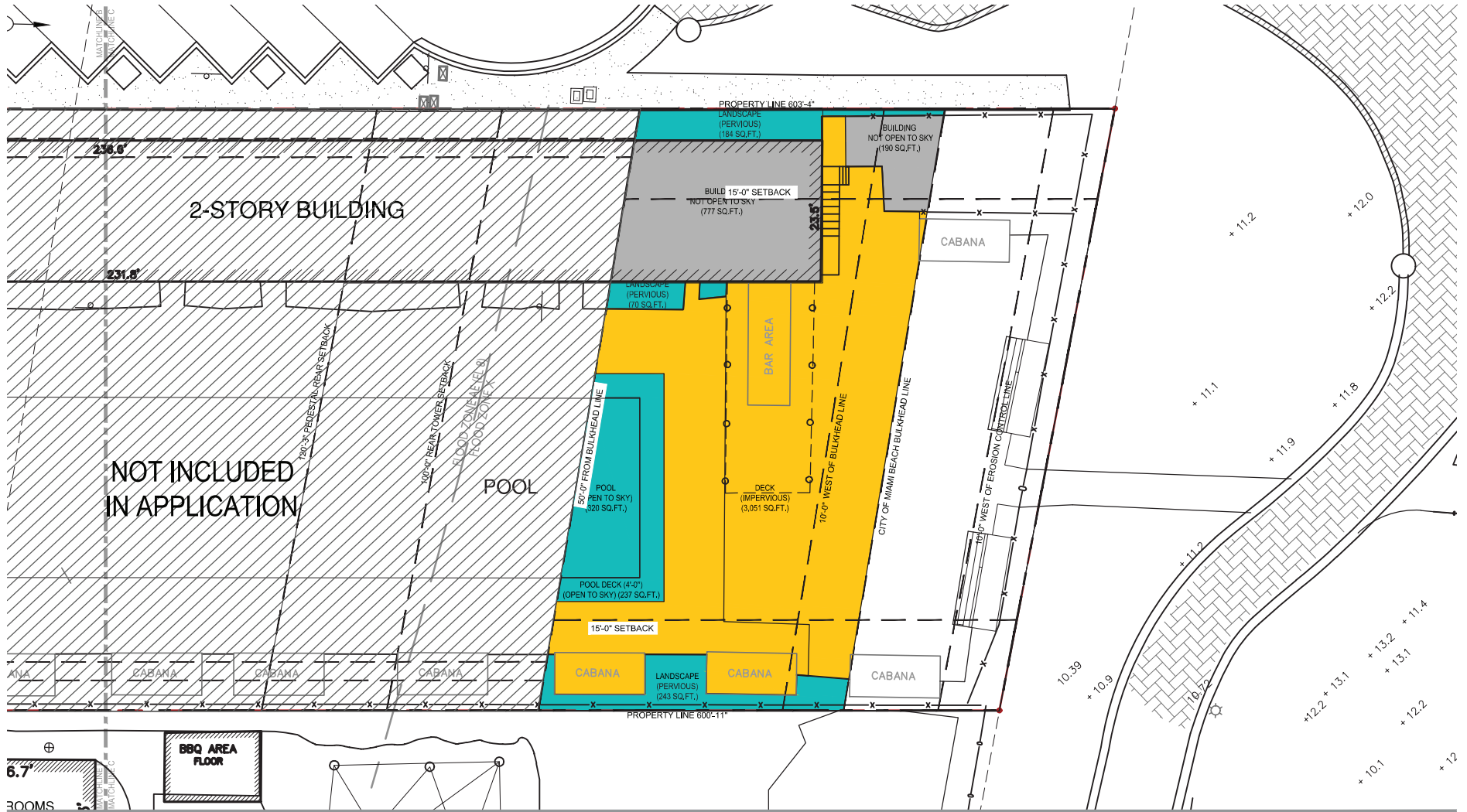
### CALCULATIONS:

OCEANFRONT OVERLAY ZONE AREA: 5,072 SQ.FT.  
REQUIRED MIN. PERVIOUS AREA: 2,536 SQ.FT. (50%)

PROPOSED PERVIOUS AREA: 2,553 SQ.FT. (50.3%)



## HARDSCAPE DIAGRAM PROPOSED



### LEGEND:

- STRUCTURE (IMPERVIOUS)
- OPEN TO SKY (PERVIOUS)

### CALCULATIONS:

OCEANFRONT OVERLAY ZONE AREA: 5,072 SQ.FT.  
REQUIRED MIN. PERVIOUS AREA: 2,536 SQ.FT. (50%)

EXISTING PERVIOUS AREA: 1,054 SQ.FT. (21%)

NOT INCLUDED IN APPLICATION

PROPERTY LINE 603'-4"

LANDSCAPE (PERVIOUS) (239 sq.ft.)

15'-0" SETBACK

BUILDING NOT OPEN TO SKY (218 sq.ft.)

LANDSCAPE (PERVIOUS) (172 sq.ft.)

BOARDWALK (IMPERVIOUS) (214 sq.ft.)

BEACH SAND (IMPERVIOUS) (166 sq.ft.)

LANDSCAPE (PERVIOUS) (63 sq.ft.)

LANDSCAPE (PERVIOUS) (60 sq.ft.)

POOL DECK (IMPERVIOUS) (1,059 sq.ft.)

50'-0" FROM BULKHEAD LINE

POOL (OPEN TO SKY) (320 sq.ft.)

POOL DECK (14'-0") (OPEN TO SKY) (237 sq.ft.)

15'-0" SETBACK

BUILDING NOT OPEN TO SKY (299 sq.ft.)

10'-0" BULKHEAD LINE

BEACH SAND (IMPERVIOUS) (567 sq.ft.)




CITY OF MIAMI BEACH BULKHEAD LINE

BOARDWALK (IMPERVIOUS) (128 sq.ft.)

100'-0" WEST OF EROSION CONTROL LINE

PROPERTY LINE 800'-11"

LANDSCAPE (PERVIOUS) (727 sq.ft.)

  STRUCTURE (IMPERVIOUS)  
 OPEN TO SKY (PERVIOUS)

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