

NOTES

PROJECT INFORMATION
REFER TO ARCHITECTURE FOR SITE, BUILDING & ZONING INFORMATION.

PLANTING
ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II".

STREET TREES
STREET TREES SHALL BE COORDINATED WITH FDOT AND CMB TO MATCH NEW ALTON ROAD MASTER PLAN.

PUBLIC WORKS
REMOVE AND REPLACE SIDEWALK, RECONSTRUCT SWALE, MILL AND RESURFACE 2 IN. AVG. USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE. ANY WORK AND/OR IMPROVEMENTS TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPT. ROW CONSTRUCTION PERMIT.

Shrub Schedule										
Symbol	Code	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ca	54	Crinum augustum 'Queen Emma'	Queen Emma Lily	7g	4'	4'	48"	N	
	Sm	100	Suriana maritima	Bay Cedar	15g	6'	4'	48"	Y	
	Tf	414	Tripsacum floridana	Dwarf Fakahatchee	3g	24"	24"	24"	Y	

Tree Schedule										
Symbol	Code	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	CN	14	Cocos nucifera	Coconut Palm	4" min	15'-25'	12'	N	curved trunk	
	CR	7	Clusia rosea	Autograph Tree	3"	16'	8'	Y	Specimen;	
	CU	2	Coccoloba uvifera	Sea Grape	4"	30'	15'	Y	Specimen;	
	FA	9	Ficus aurea	Strangler Fig	4" min	25'	10'	Y		
	PO	5	Plumeria obtusa	Frangipani	3"	12'	6'	Y	Specimen;	

Groundcover Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	el	644	Emodia littoralis	Golden Creeper	1g	24"	18"	12"	Y	367.24	

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33134

1212 LINCOLN ROAD

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MIAMI, FLORIDA 33137

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MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 666853

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BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL
YHCE ENGINEERING
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SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW BOARD VARIANCE REQUEST
10-28-2016

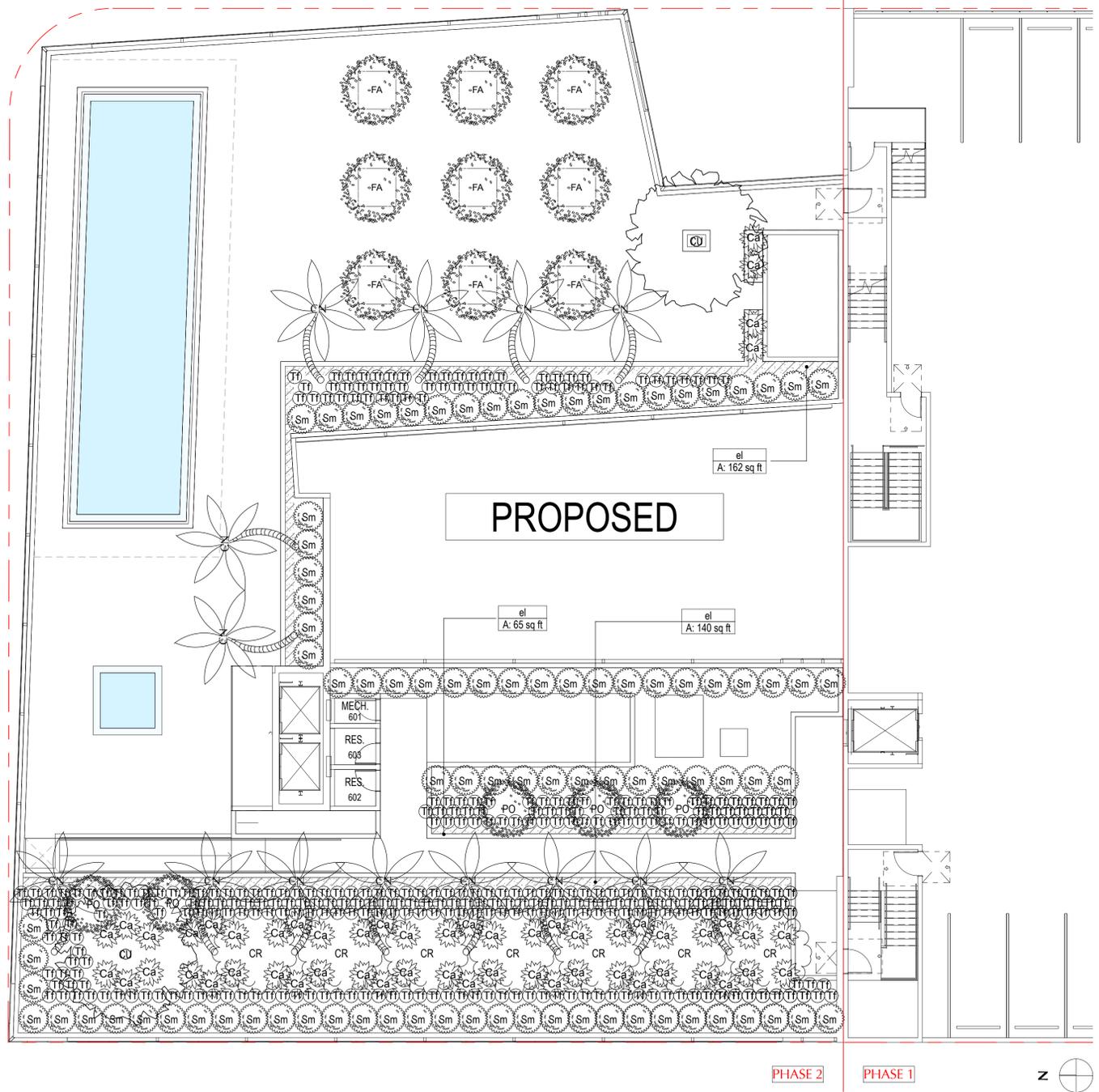
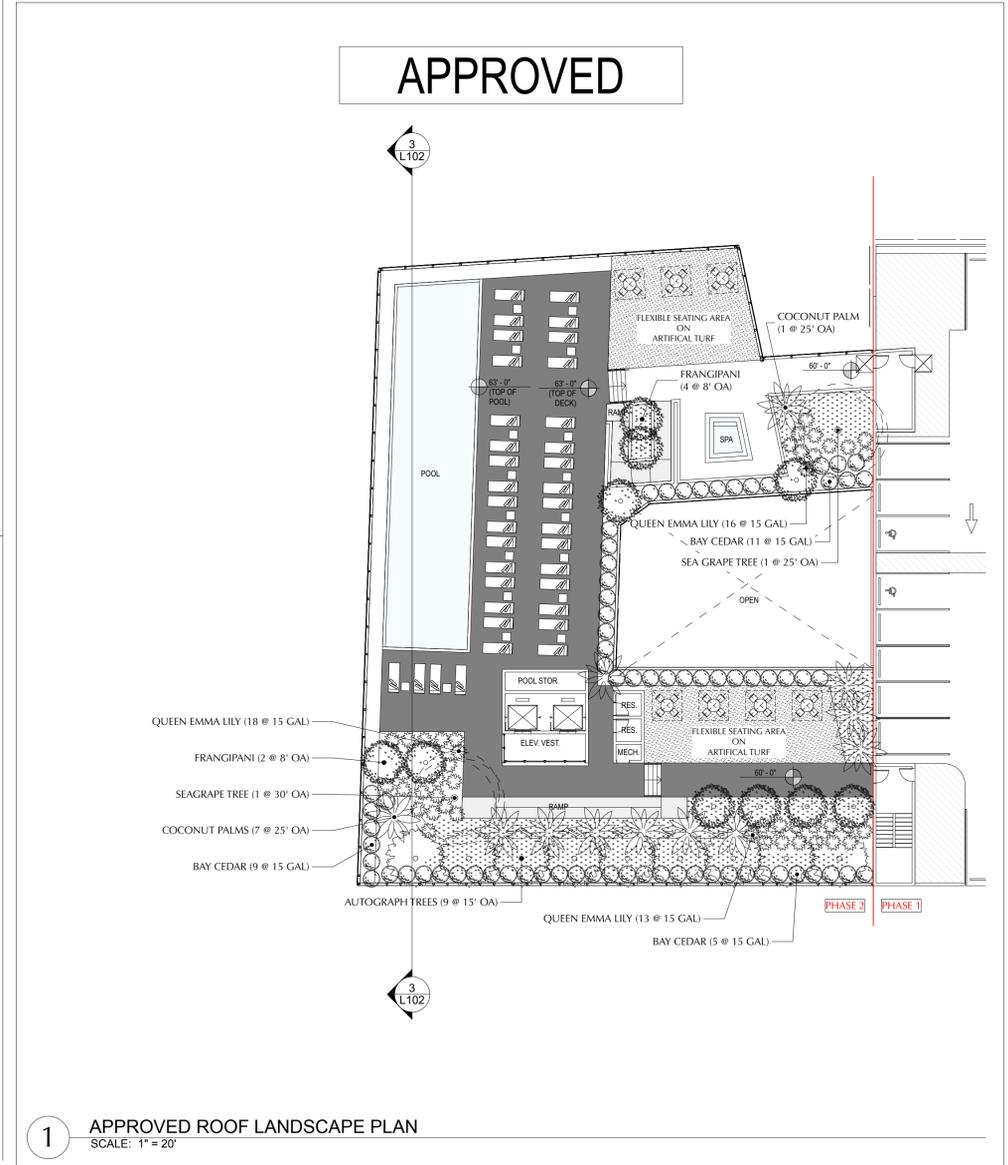
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ROOF LANDSCAPE PLAN

SHEET NUMBER

L101

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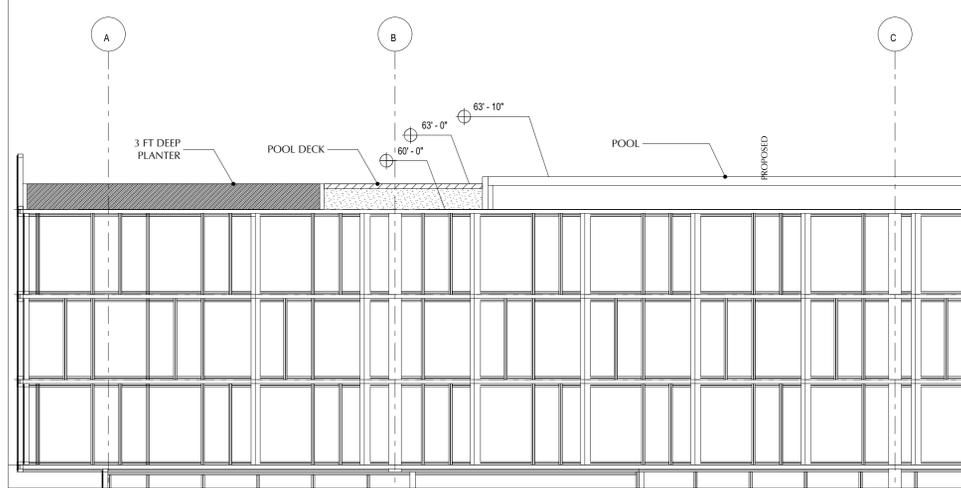


1 APPROVED ROOF LANDSCAPE PLAN
SCALE: 1" = 20'

2 PROPOSED ROOF PLANTING PLAN
SCALE: 1" = 10'

APPROVED

PROPOSED

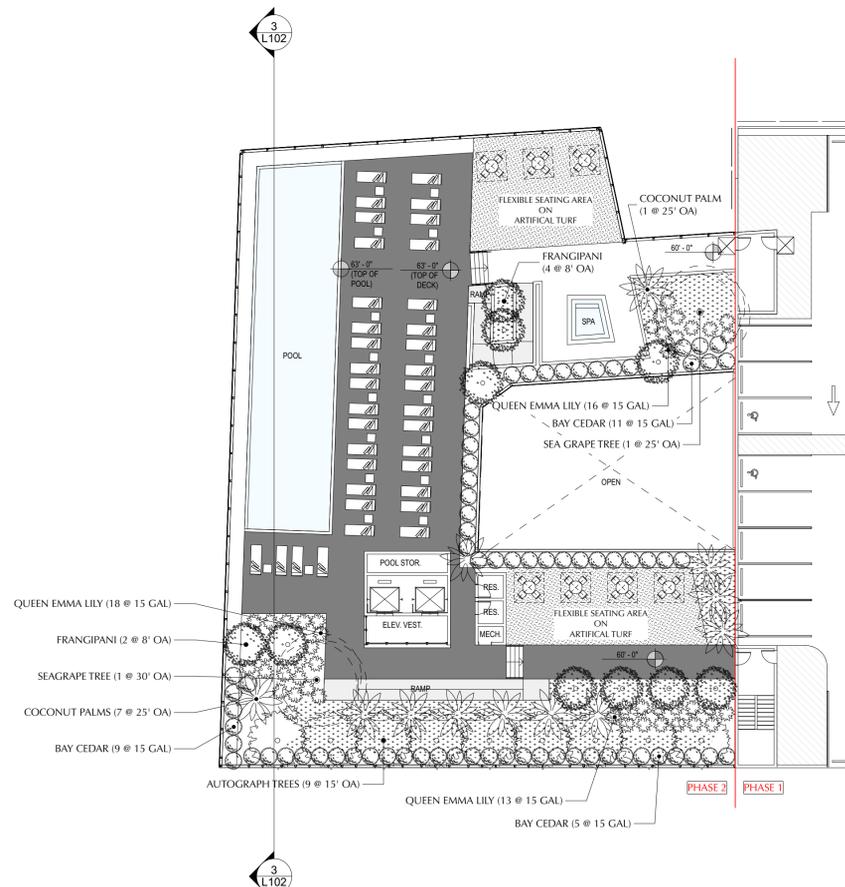


3 ROOF SECTION THROUGH POOL & WEST PLANTER
SCALE: 1" = 10'



2 PROPOSED ROOF HARDSCAPE PLAN
SCALE: 1" = 10'

Hardscape Schedule		
Symbol	Item	Surface Area
[Symbol]	Composite Wood	6,478.43
[Symbol]	Planting	4,380.92



1 APPROVED ROOF LANDSCAPE PLAN
SCALE: 1" = 20'

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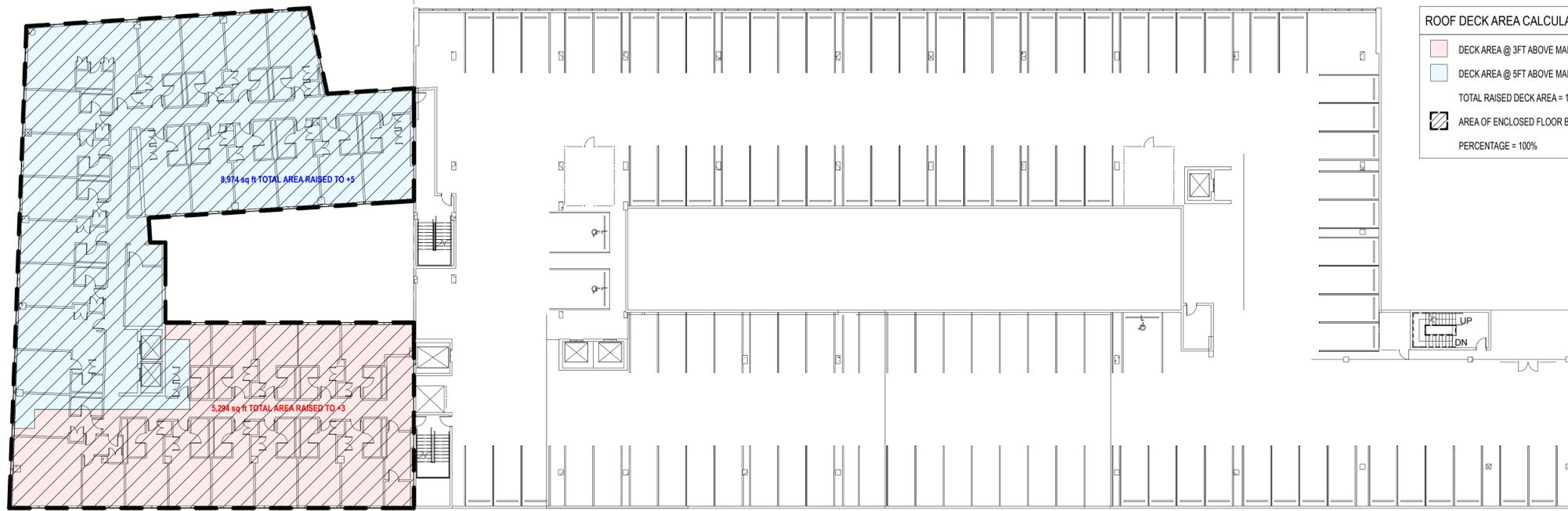
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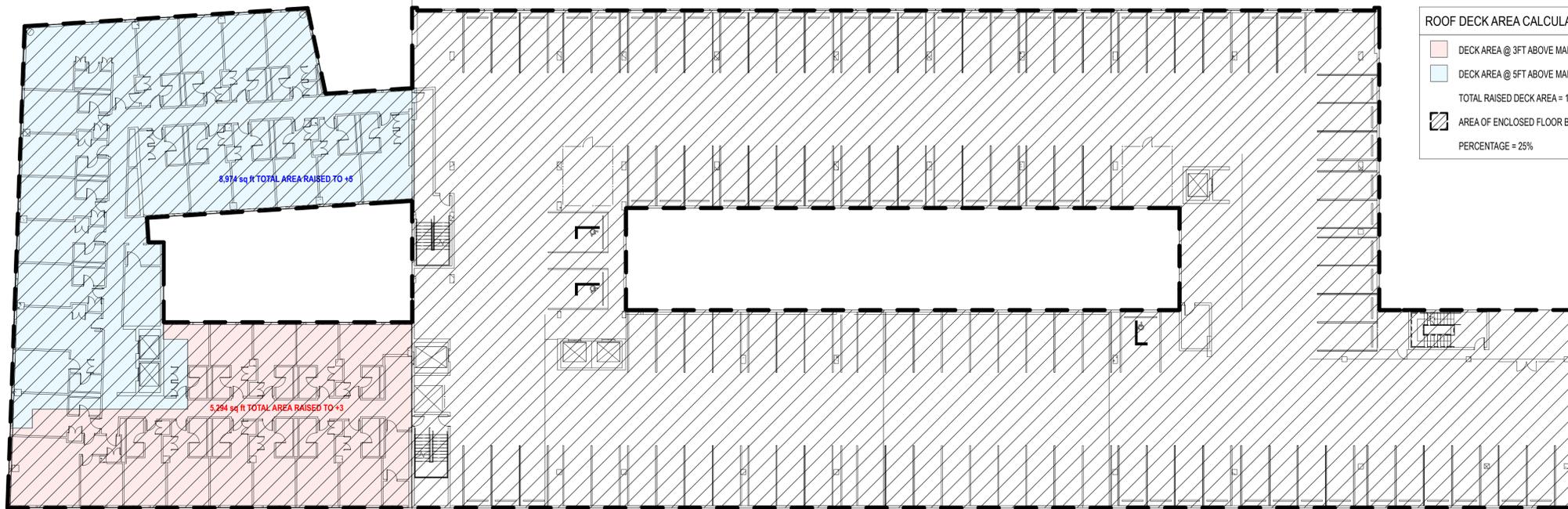
ROOF DECK HEIGHT DIAGRAM

SHEET NUMBER

L102



1 ROOF DECK AREA COMPARED TO ENCLOSED FLOOR AREA BELOW - HOTEL ONLY
SCALE: 1" = 20'



2 ROOF DECK AREA COMPARED TO ENCLOSED FLOOR AREA BELOW - WHOLE BUILDING
SCALE: 1" = 20'



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**ROOF DECK AREA
DIAGRAMS**

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NORTH ELEVATION

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1 NORTH ELEVATION

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EAST ELEVATION

SHEET
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1 EAST ELEVATION

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WEST ELEVATION

SHEET
NUMBER

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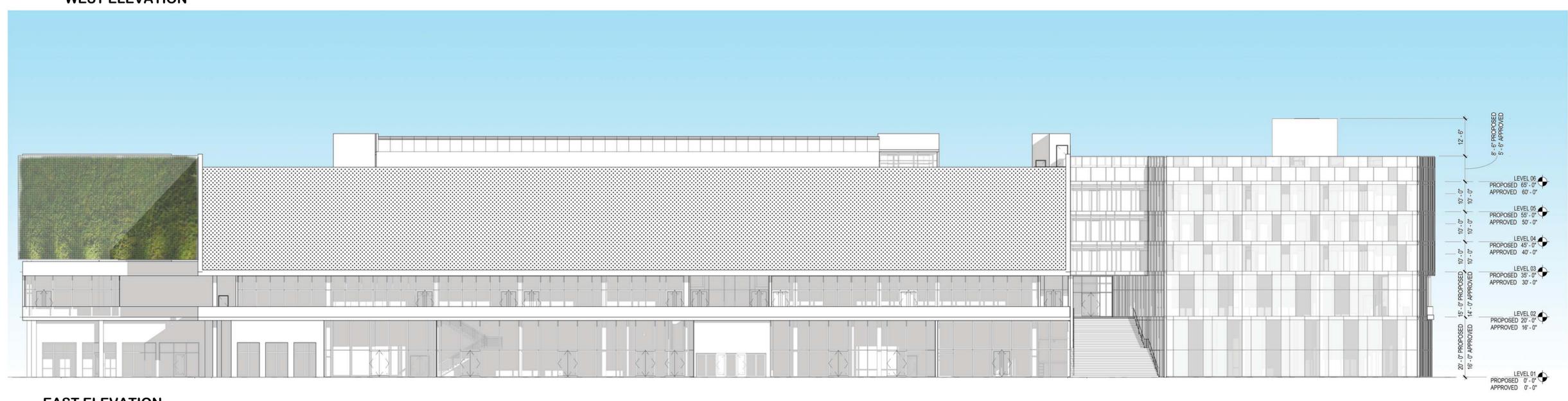
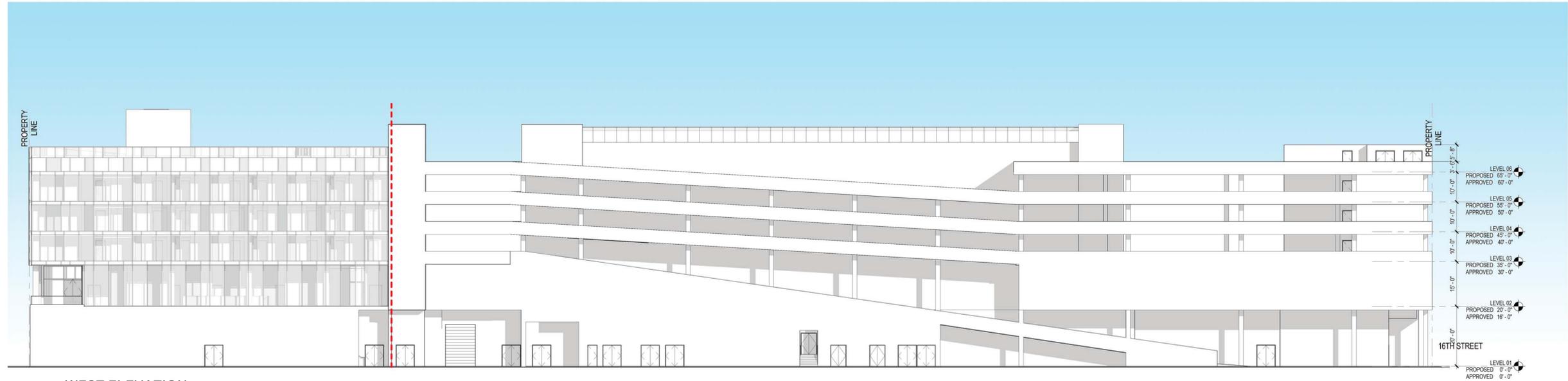
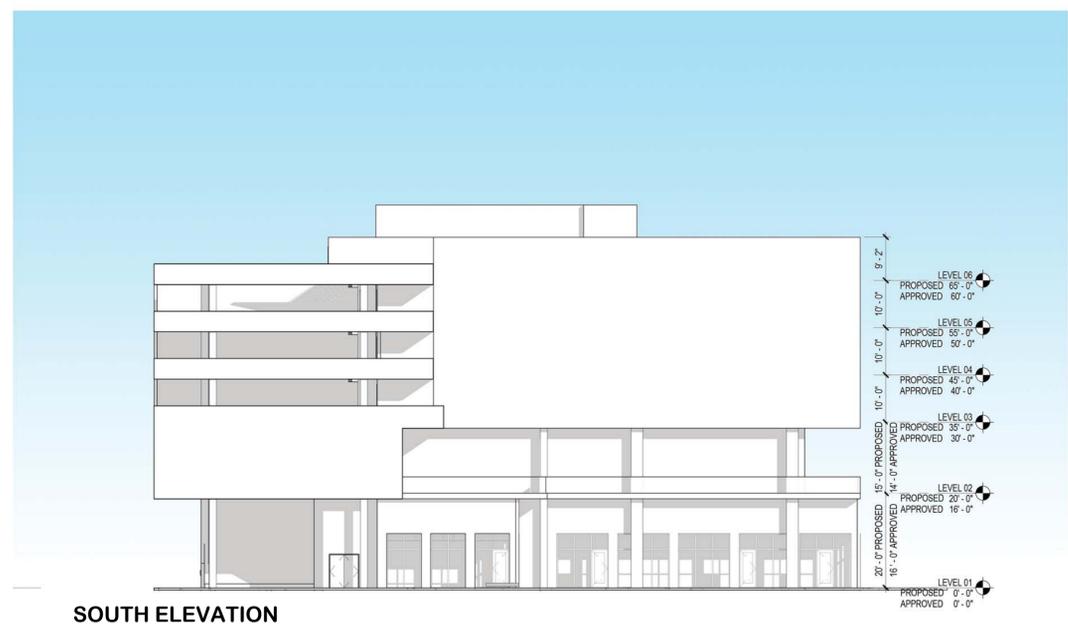
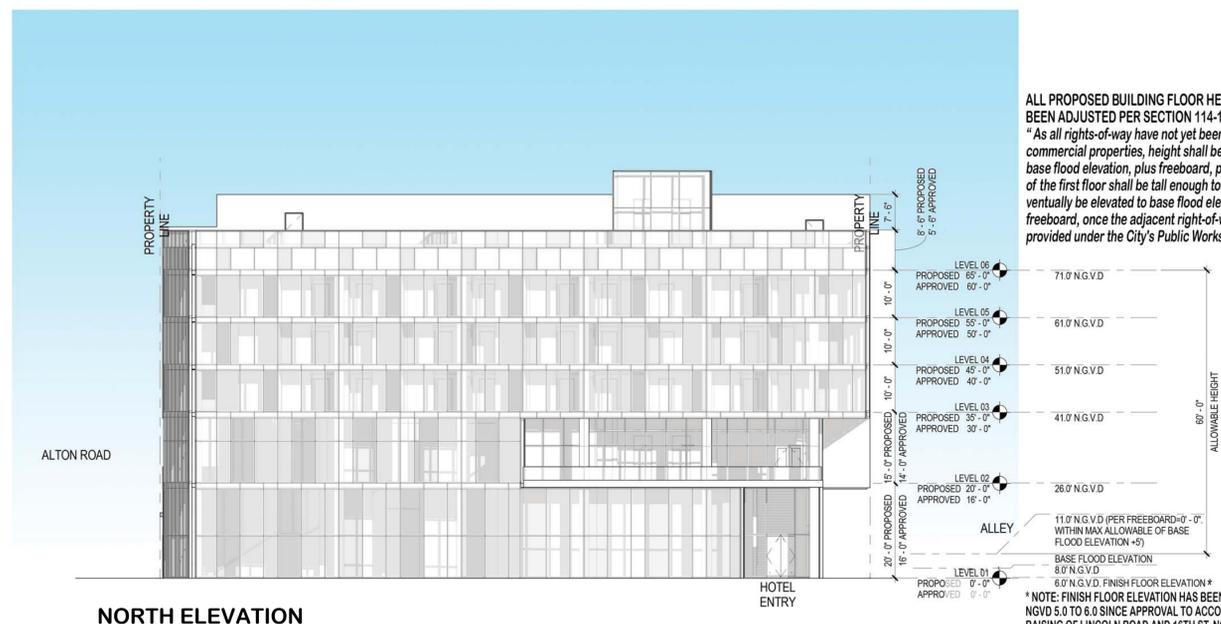


1 WEST ELEVATION

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ALL PROPOSED BUILDING FLOOR HEIGHT ELEVATIONS HAVE BEEN ADJUSTED PER SECTION 114-1, "HEIGHT" (c).
"As all rights-of-way have not yet been elevated, for commercial properties, height shall be measured from the base flood elevation, plus freeboard, provide that the height of the first floor shall be tall enough to allow the first floor to eventually be elevated to base flood elevation, plus minimum freeboard, once the adjacent right-of-way is elevated as provided under the City's Public Works Manual."

* NOTE: FINISH FLOOR ELEVATION HAS BEEN RAISED FROM NGVD 5.0 TO 8.0 SINCE APPROVAL TO ACCOMMODATE FUTURE RAISING OF LINCOLN ROAD AND 16TH ST. NO VARIANCE REQUIRED.



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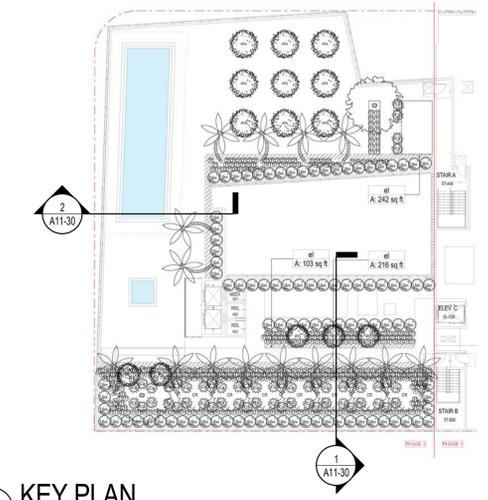
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POOL DECK SECTIONS

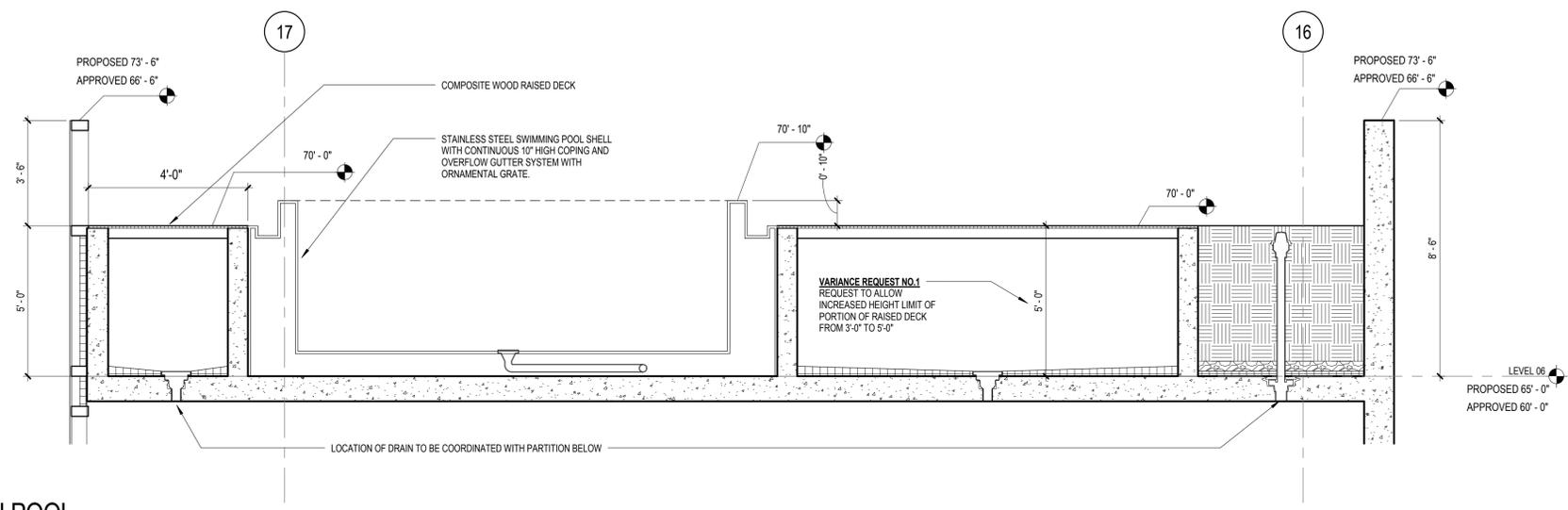
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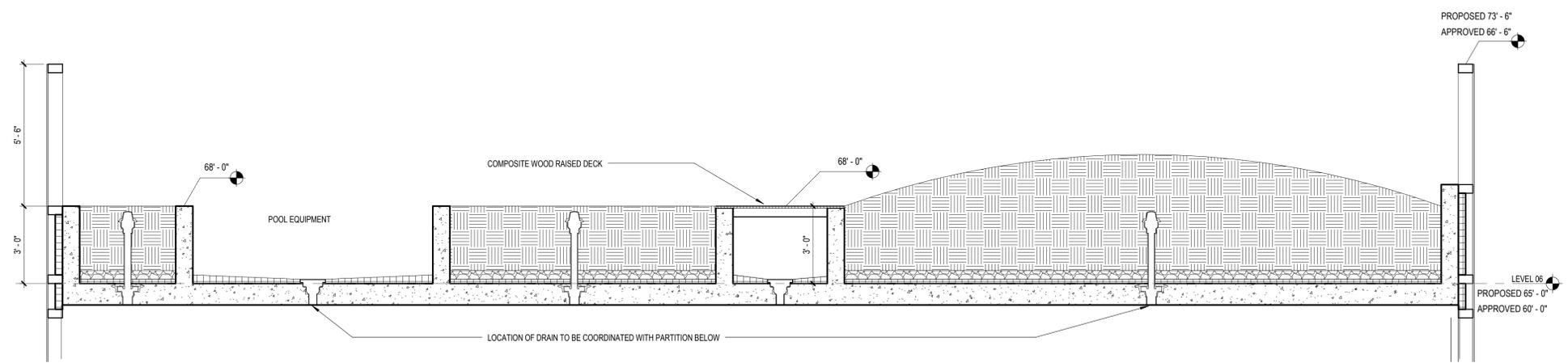
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3 KEY PLAN
1" = 30'-0"



2 SECTION THROUGH POOL
3/8" = 1'-0"



1 SECTION THROUGH ROOF DECK
3/8" = 1'-0"