

1409 LINCOLN ROAD

HOTEL GAYTHERING

FINAL CAP SUBMITTAL | LANDSCAPE / SITE PLAN

2017.09.07

SCOPE OF WORK:

1. RENOVATION OF COURTYARD
2. RIGHT-OF-WAY IMPROVEMENTS TO
ACCOMMODATE RAISING OF ADJACENT STREETS

VARIANCE REQUESTED:

ENCROACHMENT INTO SETBACK FOR A POOL IN
A SIDE YARD FACING A STREET TO PERMIT 3'-8"
WHERE 15'-0" ARE REQUIRED.
(SEC 142-1133 (3))

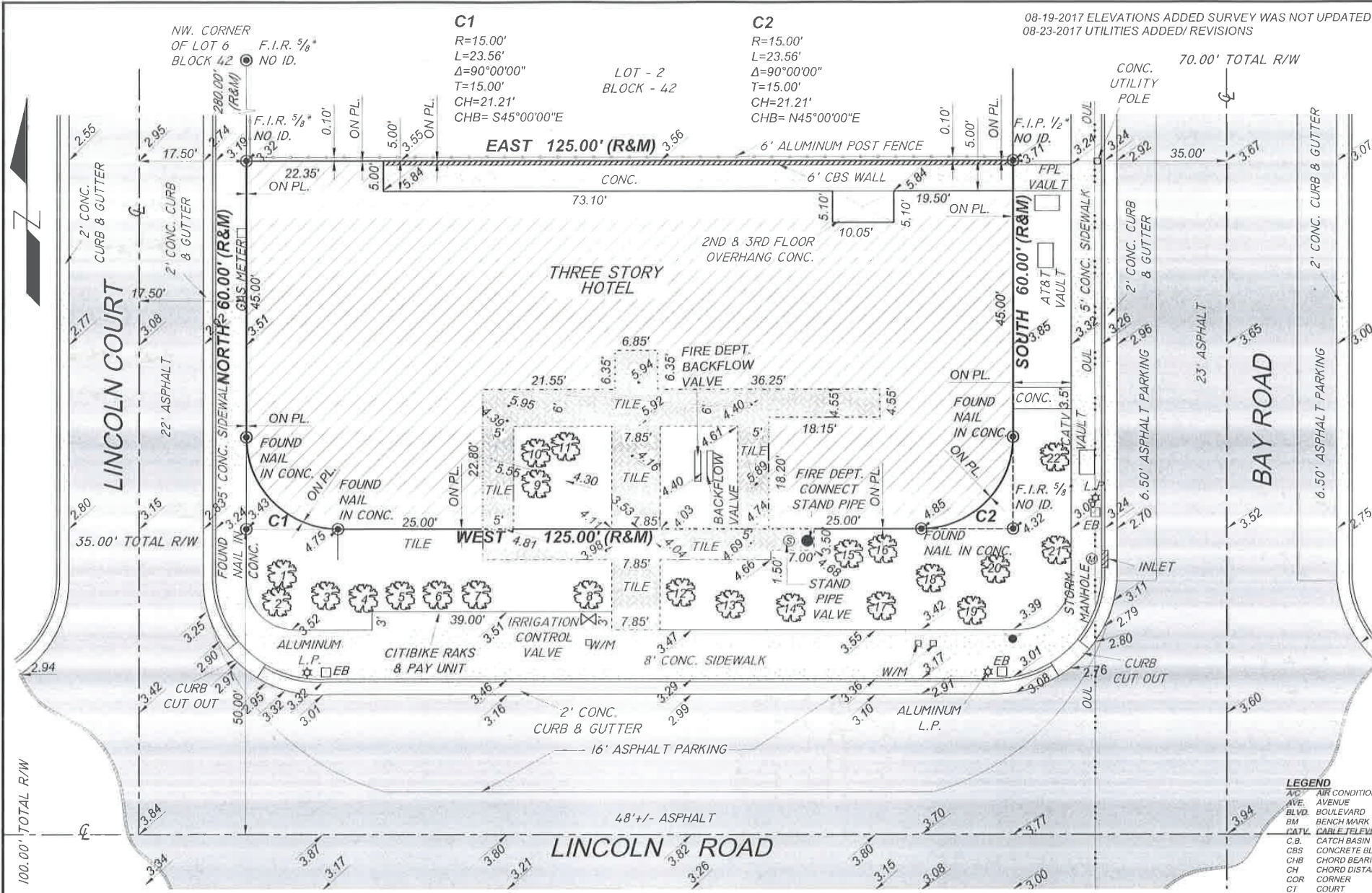


NATURALFICIAL, INC
LANDSCAPE ARCHITECTURE + DESIGN

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ITEM #	ZONING INFORMATION			
1	Address:	1409 Lincoln Road, Miami Beach, Florida 33139		
2	Folio number(s):	02-3233-014-0170		
3	Year built:	1958	Zoning District:	RM-2
4	Base Flood Elevation:	8' NGVD (AE)	(Approximate) Grade value in NGVD:	3.52 NGVD per survey
5	Adjusted grade (B.F.E. + Grade /2)	5.76 NGVD	Free board:	n/a
6	Lot area:	7,500 SF		
7	Lot width:	125'	Lot depth:	45'

		Required	Existing	Proposed	Deficiencies
13	Setbacks				
14	Front	20'	0'	n/a	n/a
15	Side 1	5' or 5% of Lot Width whichever is greater	0'	n/a	n/a
16	Side 2	n/a	0'	n/a	n/a
17	Rear	5'	0'	n/a	n/a

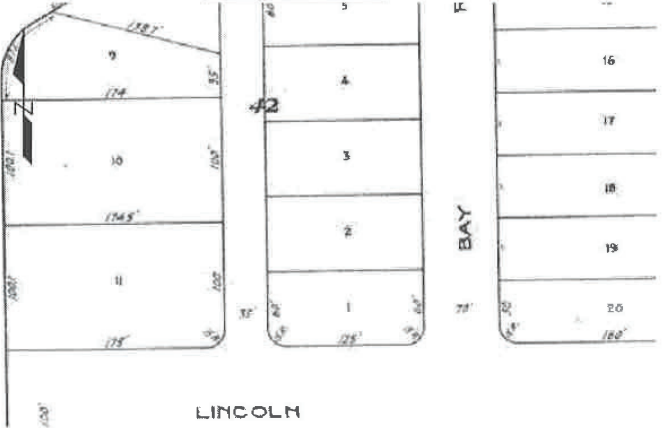


TREE LEGEND			
TREE TYPE	DIAMETER	HEIGHT	CANOPY
CARPENTARIA PALM	0.7'	20'	10'
PALM	0.4'	6'	8'
CARPENTARIA PALM	0.7'	16'	10'
CARPENTARIA PALM	0.7'	20'	10'
CARPENTARIA PALM	0.7'	16'	10'
CARPENTARIA PALM	0.7'	13'	10'
CARPENTARIA PALM	0.7'	12'	10'
CARPENTARIA PALM	0.7'	20'	10'
CARPENTARIA PALM	0.7'	30'	14'
CARPENTARIA PALM	0.7'	30'	14'
CARPENTARIA PALM	0.7'	20'	12'
CARPENTARIA PALM	0.7'	16'	12'
CARPENTARIA PALM	0.7'	18'	12'
CARPENTARIA PALM	0.7'	18'	12'
CARPENTARIA PALM	0.7'	18'	12'
CARPENTARIA PALM	0.7'	15'	10'
CARPENTARIA PALM	0.7'	18'	12'
CARPENTARIA PALM	0.7'	16'	12'
CARPENTARIA PALM	0.7'	18'	10'

FLOOD ZONE: AE
MAP & PANEL= 12086C0317
COMMUNITY No.: 120651
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +8.00 NGVD 1929
BM= FDOT 87 87 11 PN 03- CITY OF MIAMI BEACH
ELEV= 1.97 NAVD 1988 = 3.52 NGVD 1929
LEGAL DESCRIPTION:
LOT 1, BLOCK 42, "BELLEVUE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 114, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

NOT TO SCALE



SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: NORTH RIGHT OF WAY OF LINCOLN ROAD = WEST

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

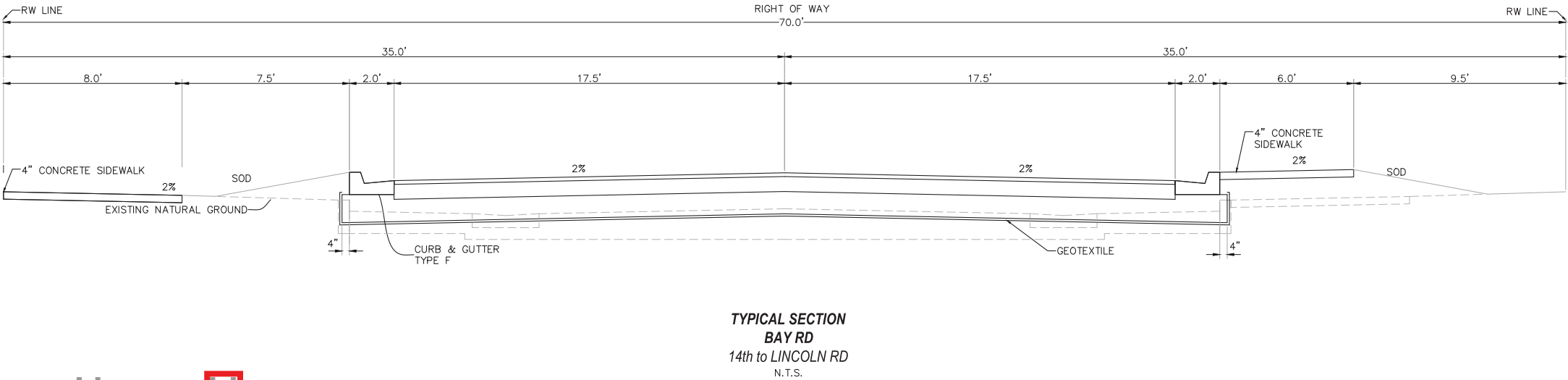
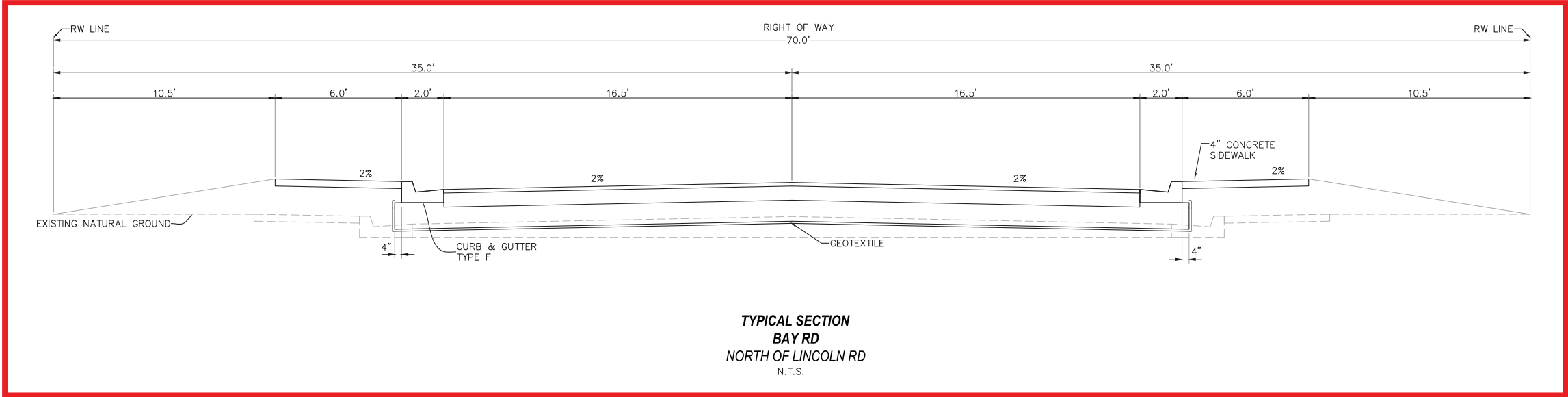
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



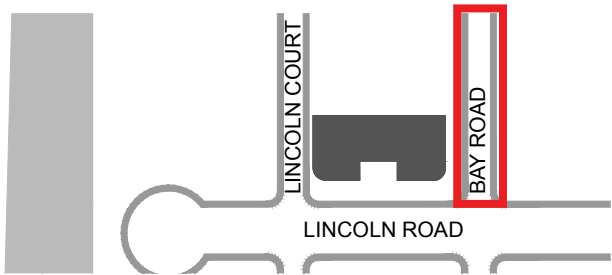
PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
2700 SW 37th AVENUE,
MIAMI, FLORIDA 33133
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 03/07/2017 SCALE: 1" = 20' DRAWN BY: J.J. DWG. No.: 264876C

MIAMI BEACH PUBLIC WORKS DEPARTMENT - CONCEPTUAL SECTION FOR BAY ROAD (10.30.16)



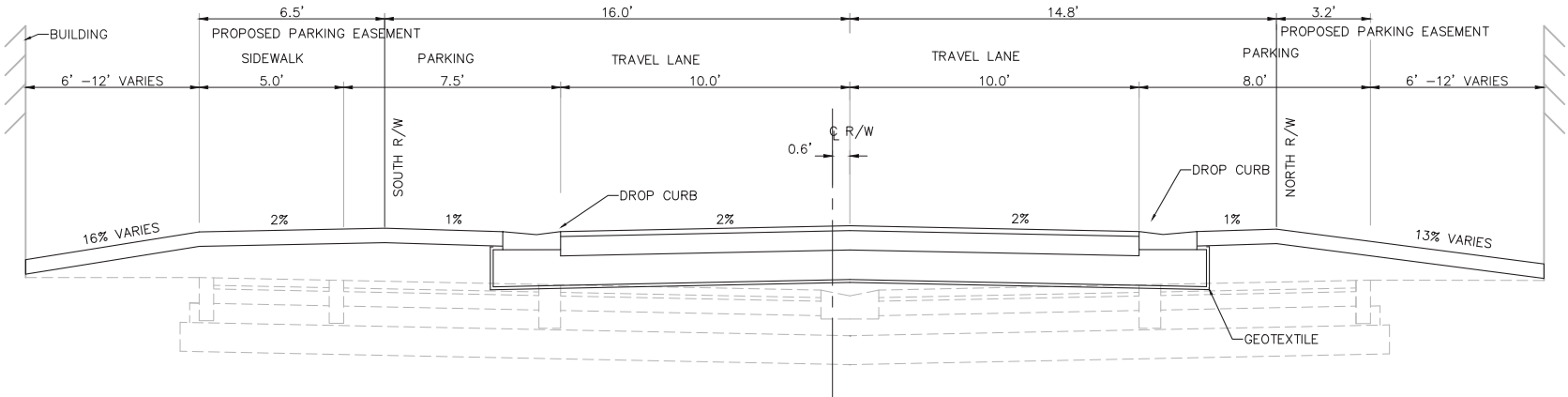
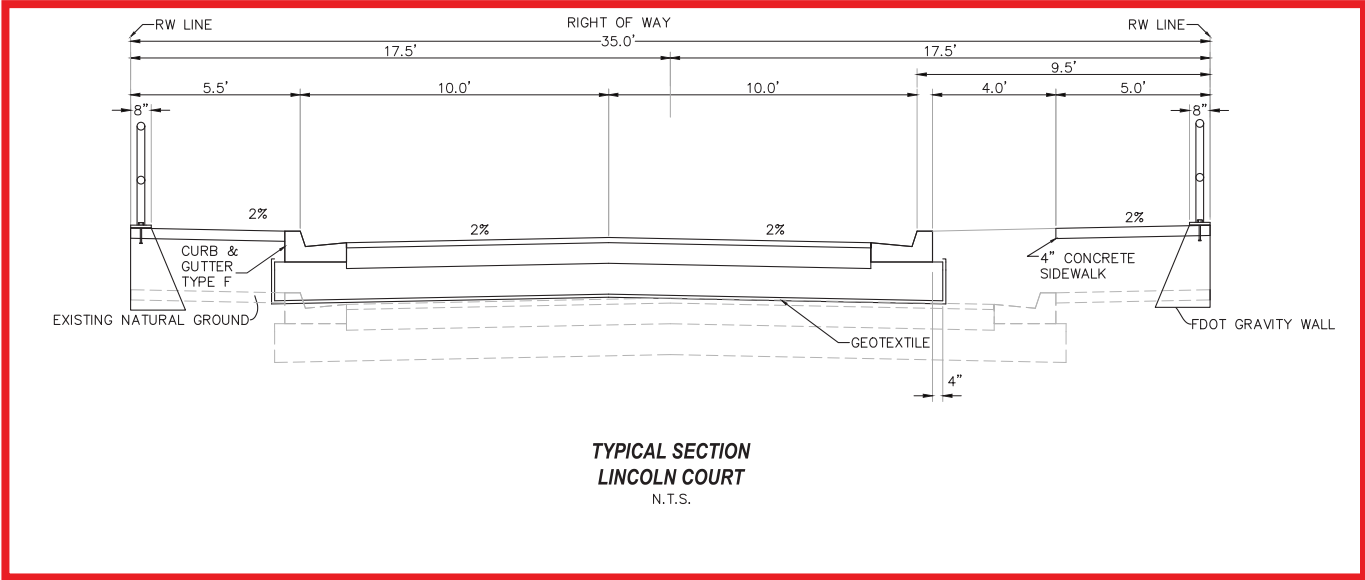
- NEW CONSTRUCTION**
- GEOTEXTILE (US FABRICS 2600)
 - 12" TYPE B STABILIZATION (LBR40)
 - OPTIONAL BASE GROUP 6 (8" LIMEROCK LBR100)
 - TYPE SP STRUCTURAL COURSE SP-12.5 1"
 - TYPE SP SURFACE COURSE SP-9.5 1"



MIAMI BEACH PUBLIC WORKS DEPARTMENT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139	NEIGHBORHOOD: NEIGHBORHOOD NO. 11 - WEST AVENUE WEST AVENUE STREET IMPROVEMENTS	CITY MANAGER: JIMMY L. MORALES DIRECTOR: ERIC T. CARPENTER, P.E. CITY ENGINEER: BRUCE A. MOWRY, Ph.D., P.E.	ENGINEER OF RECORD: <u>LS</u> DESIGN ENGINEER: <u>LS</u> DRAWN BY: <u>RF</u> CHECKER: <u>BM</u> SCALE: <u>AS SHOWN</u>	ENGINEER OF RECORD: <u>5</u> <u>4</u> <u>3</u> <u>2</u> <u>1</u> LUIS SOTO, P.E. NO. 44343	NO. DATE REVISION APPD. BY	File Name: HS-2016C WEST AVENUE TYPICAL SECTIONS.dwg
	TITLE: TYPICAL SECTIONS					Survey Reference: Field Book: <u>N/A</u> Page: <u>N/A</u> Work Order: <u>N/A</u> Date: <u>9/09/16</u> Sheet: <u>3</u> of <u>52</u> Drawing: <u>TS-02</u>

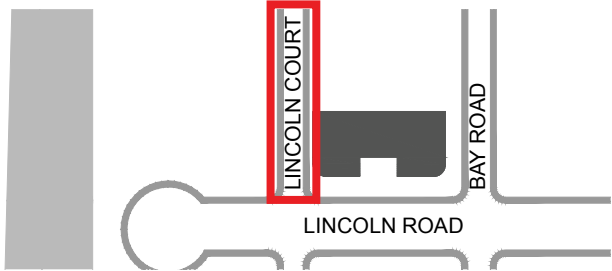
*Drawings provided by Luis Soto, P.E., Assistant City Engineer, Public Works Department on 07.19.17

MIAMI BEACH PUBLIC WORKS DEPARTMENT - CONCEPTUAL SECTION FOR LINCOLN COURT (10.30.16)



TYPICAL SECTION
LINCOLN TERRACE
N.T.S.

- NEW CONSTRUCTION**
- GEOTEXTILE (US FABRICS 2600)
 - 12" TYPE B STABILIZATION (LBR40)
 - OPTIONAL BASE GROUP 6 (8" LIMEROCK LBR100)
 - TYPE SP STRUCTURAL COURSE SP-12.5 1"
 - TYPE SP SURFACE COURSE SP-9.5 1"



NEIGHBORHOOD:	NEIGHBORHOOD NO. 11 - WEST AVENUE WEST AVENUE STREET IMPROVEMENTS
TITLE:	TYPICAL SECTIONS

CITY MANAGER:	JIMMY L. MORALES
DIRECTOR:	ERIC T. CARPENTER, P.E.
CITY ENGINEER:	BRUCE A. MOWRY, Ph.D., P.E.

ENGINEER OF RECORD:	LS
DESIGN ENGINEER:	LS
DRAWN BY:	RF
CHECKER:	BM
SCALE:	AS SHOWN

ENGINEER OF RECORD:	5
	4
	3
	2
	1
LUIS SOTO, P.E.	NO.44343

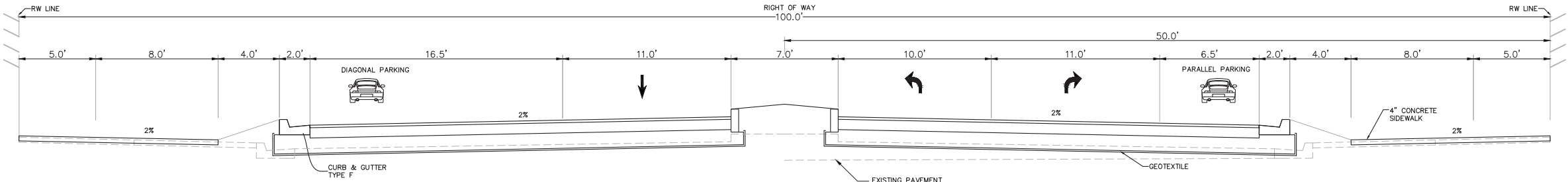
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Date:	9/09/16
Sheet:	9 of 52
Drawing:	TS-08

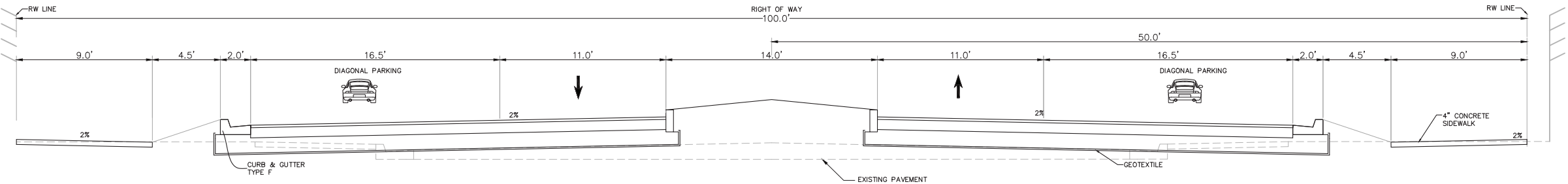
*Drawings provided by Luis Soto, P.E., Assistant City Engineer, Public Works Department on 07.19.17

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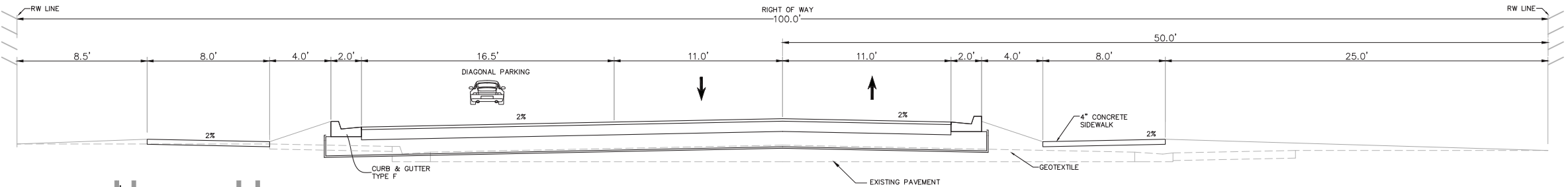
MIAMI BEACH PUBLIC WORKS DEPARTMENT - CONCEPTUAL SECTION FOR LINCOLN ROAD (10.30.16)



TYPICAL SECTION
LINCOLN ROAD (WEST AVE TO ALTON)
N.T.S.



TYPICAL SECTION
LINCOLN ROAD (BETWEEN BAY RD AND WEST AVE)
N.T.S.



TYPICAL SECTION
LINCOLN ROAD (WEST END TO BAY ROAD)
N.T.S.

- NEW CONSTRUCTION**
- GEOTEXTILE (US FABRICS 2600)
 - 12" TYPE B STABILIZATION (LBR40)
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NEIGHBORHOOD: NEIGHBORHOOD NO. 11 - WEST AVENUE
WEST AVENUE STREET IMPROVEMENTS
TITLE: TYPICAL SECTIONS

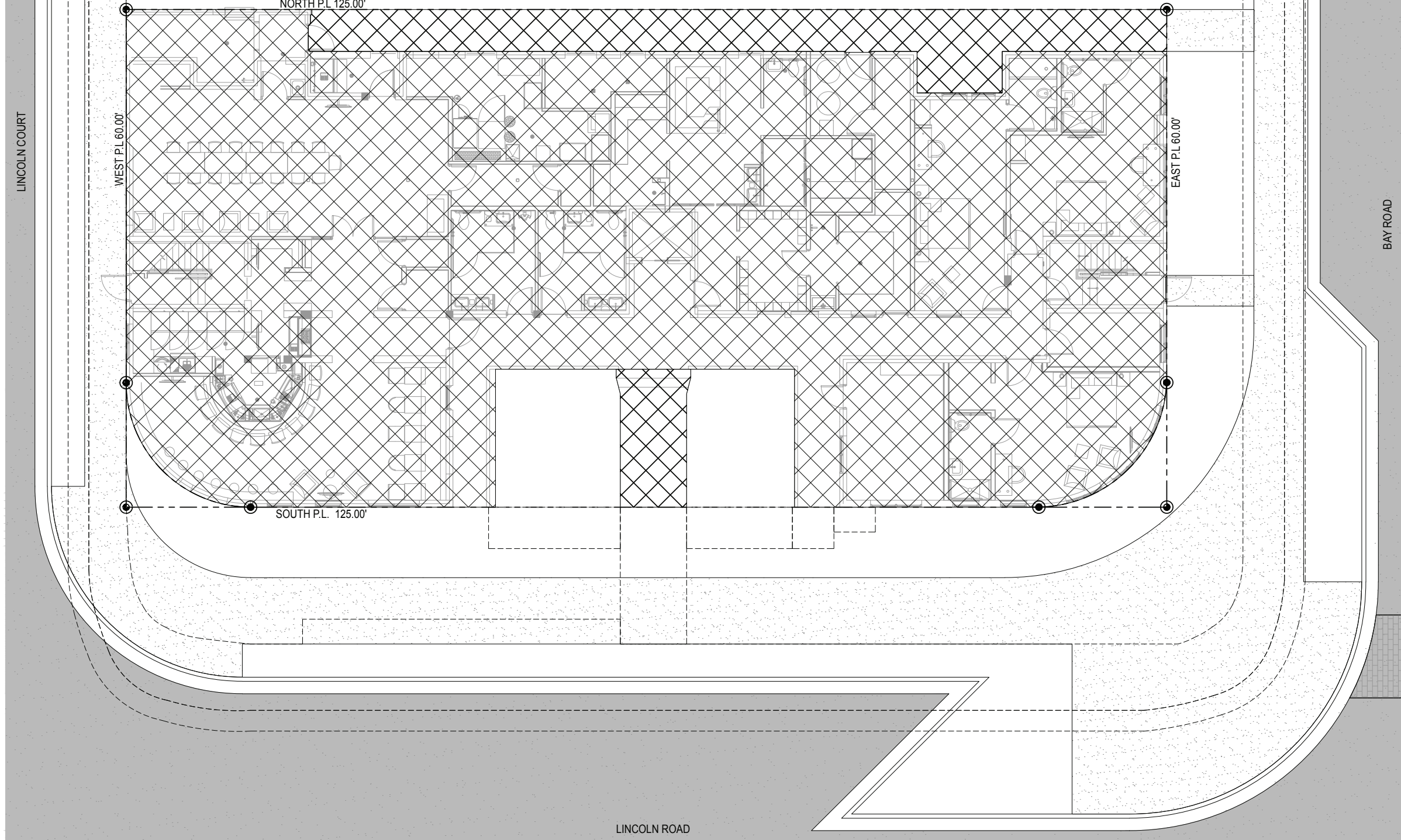
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DRAWN BY: RF
CHECKER: BM
SCALE: AS SHOWN

ENGINEER OF RECORD:
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NO. 44343


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
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Date: 9/09/16 Sheet: 8 of 52 Drawing: TS-07



1 EXISTING LOT COVERAGE DIAGRAM
3/16" = 1'-0"

GRAPHIC LEGEND

EXISTING BUILDING

EXISTING HARDSCAPE

R.O.W. PRIOR TO STREET IMPROVEMENT

TABULATIONS		
	SQ. FT.	PERCENTAGE
EXISTING LOT SIZE	7,523	100%
EXISTING BUILDING TO REMAIN	6,236	83%
REAR YARD HARDSCAPE COVERAGE	574	8%
COURTYARD HARDSCAPE COVERAGE	135	2%
TOTAL:	6,945	93%

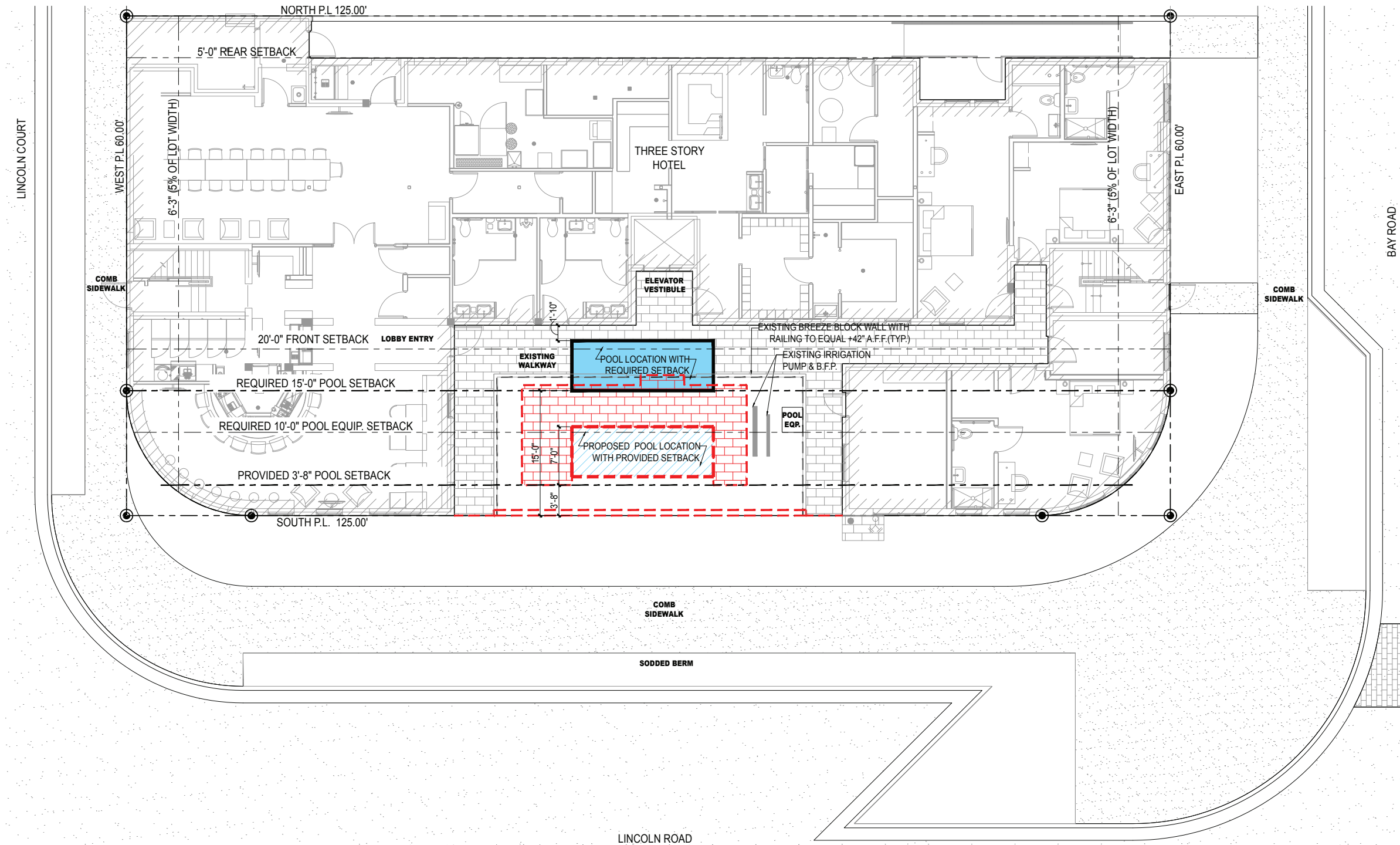
0'5'10'15'20'

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES

NOTE: NEW ROADWORK & R.O.W. AS SCHEMATICALLY PROPOSED BY PUBLIC WORKS.



VARIANCE DIAGRAM



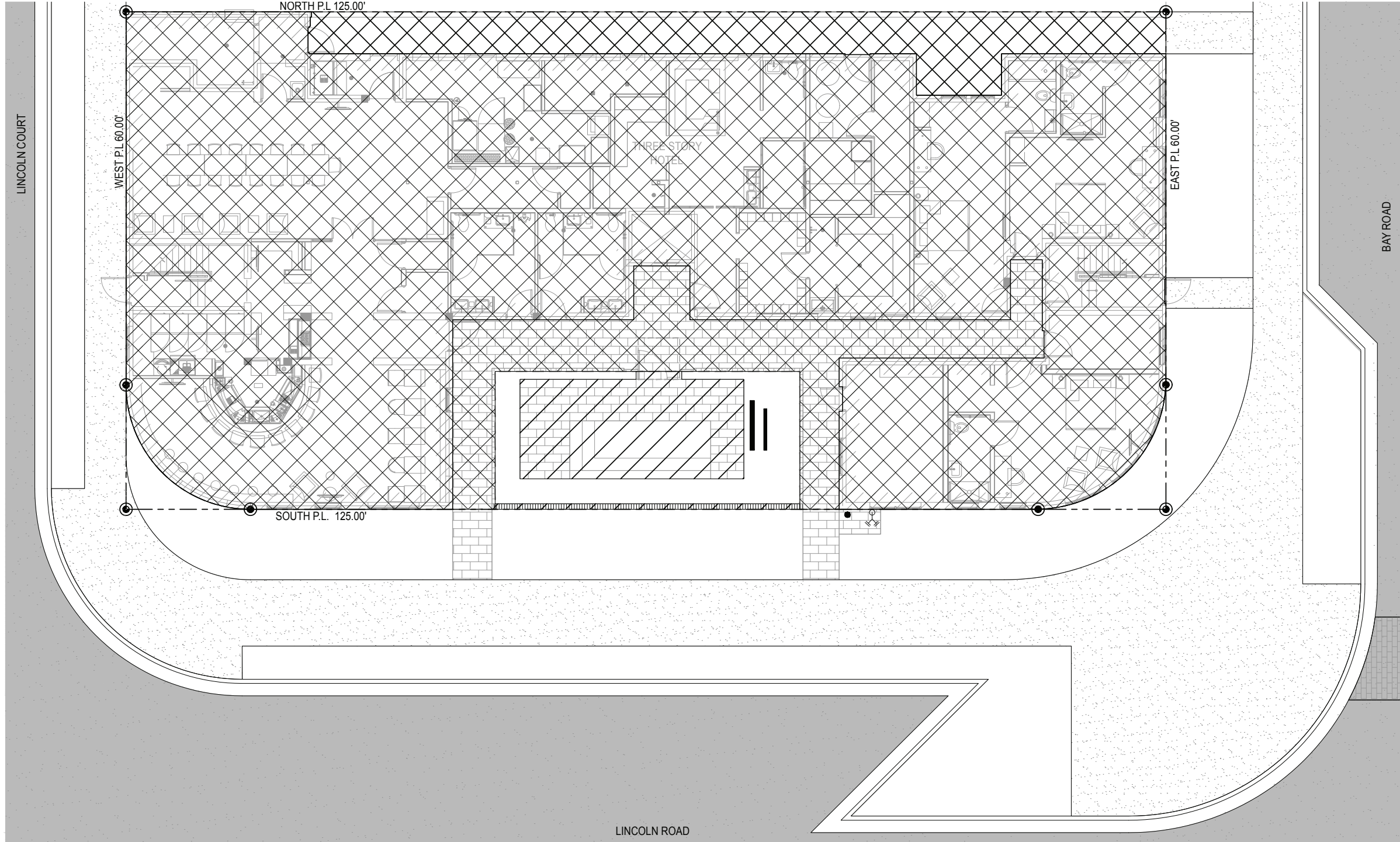
1 VARIANCE DIAGRAM
3/16" = 1'-0"

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VARIANCE REQUESTED:
ENCROACHMENT INTO SETBACK FOR A POOL IN A
SIDE YARD FACING A STREET TO PERMIT 3'-8"
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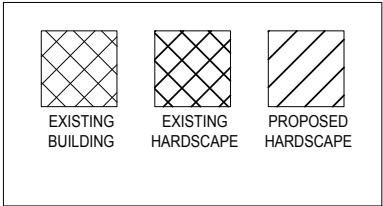
NOTE: NEW ROADWORK & R.O.W. AS
SCHEMATICALLY PROPOSED BY
PUBLIC WORKS.





1 PROPOSED LOT COVERAGE DIAGRAM
3/16" = 1'-0"

GRAPHIC LEGEND



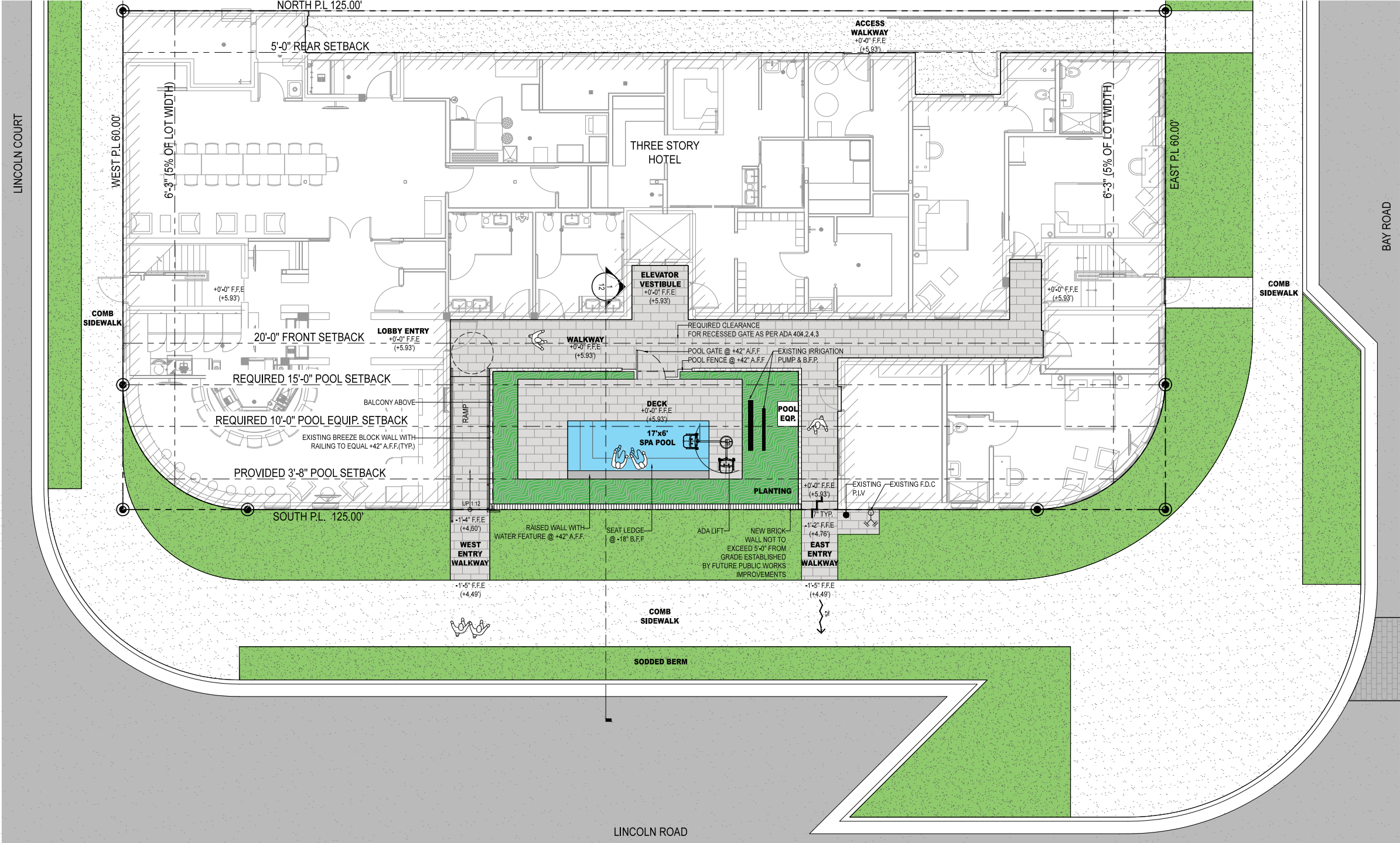
TABULATIONS

	SQ. FT.	PERCENTAGE
EXISTING LOT SIZE	7,523	100%
EXISTING BUILDING TO REMAIN	6,236	83%
EXISTING REAR YARD HARDSCAPE COVERAGE	574	8%
PROPOSED COURTYARD HARDSCAPE COVERAGE	329	4%
TOTAL:	7,139	95%



NOTE: NEW ROADWORK & R.O.W. AS SCHEMATICALLY PROPOSED BY PUBLIC WORKS.





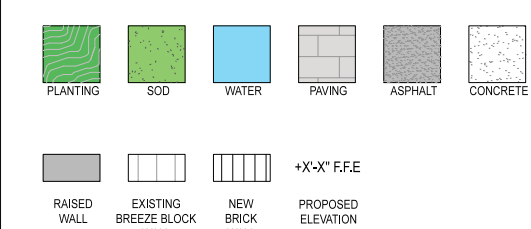
1 SCHEME 01 - HARDSCAPE PLAN
3/16" = 1'-0"

NOTE: SCHEME TO WORK WITH PROPOSED PUBLIC WORKS IMPROVEMENTS.

GENERAL NOTES:

1. ALL HANDRAILS TO HAVE FLAT PROFILE AND RETURN TO GROUND.
2. ALL PLANTINGS IN THE PUBLIC RIGHT-OF-WAY/SWALE ARE TO BE COORDINATED WITH FUTURE RIGHT-OF-WAY PROJECTS OF PUBLIC WORKS DEPARTMENT.
3. PROPOSED POOL SET HOURS OF OPERATIONS: 8 AM - 11 PM

GRAPHIC LEGEND



GENERAL ABBREVIATIONS

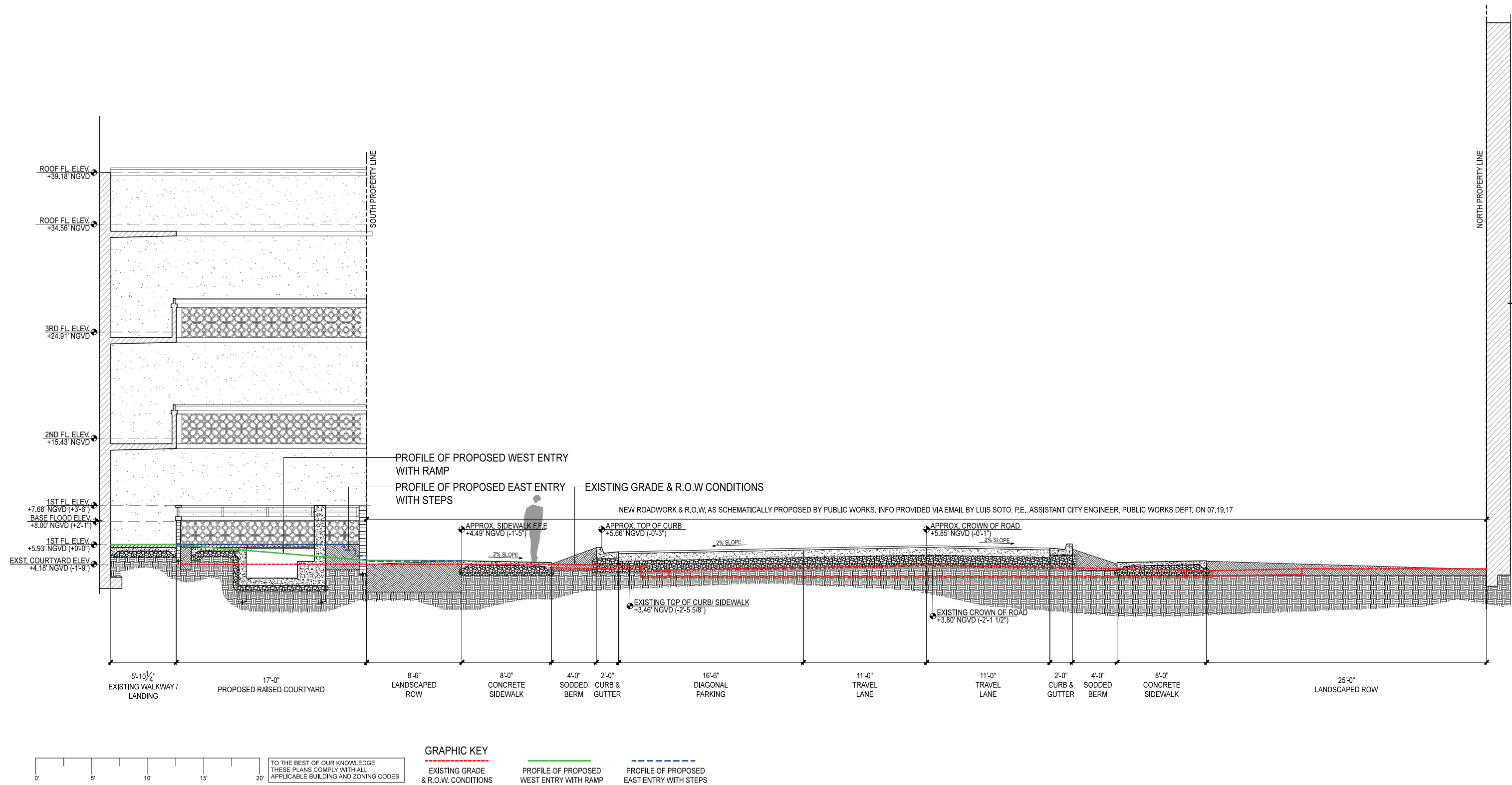
TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AFF	ABOVE FINISH FLOOR	ENG	ENGINEER
PL	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
ML	MONUMENT LINE	EXST	EXISTING
CL	CENTER LINE	HSCP	HARDSCAPE
ML	MATCH LINE	LSCP	LANDSCAPE
EL	ENLARGED PLAN	PLNT	PLANTING
OA	OVERALL PLAN	C&G	CURB & GUTTER (SEE CIVIL ENG. DWGS.)

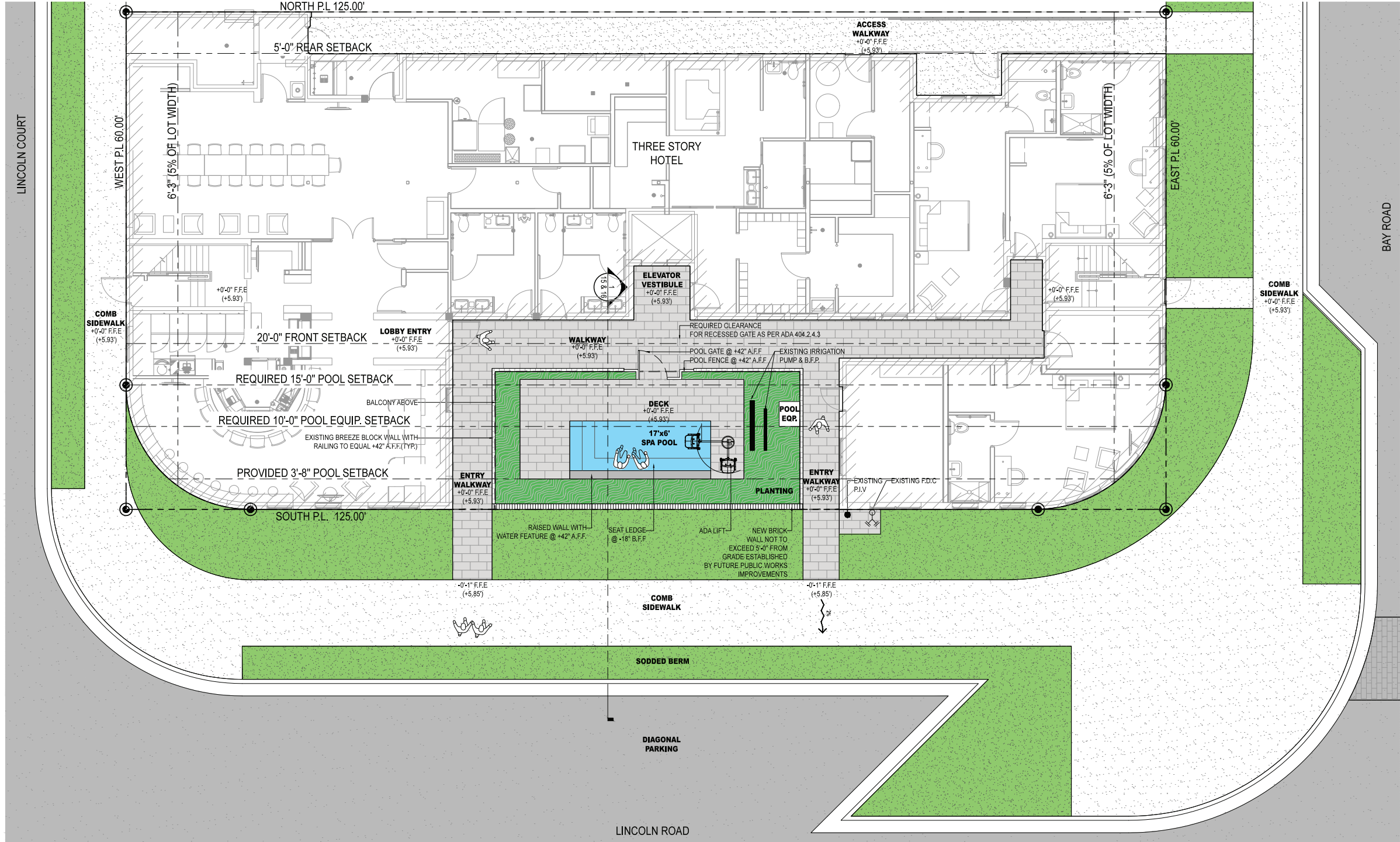


TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES

NOTE: NEW ROADWORK & R.O.W. AS SCHEMATICALLY PROPOSED BY PUBLIC WORKS.







1 SCHEME 02 - HARDSCAPE PLAN

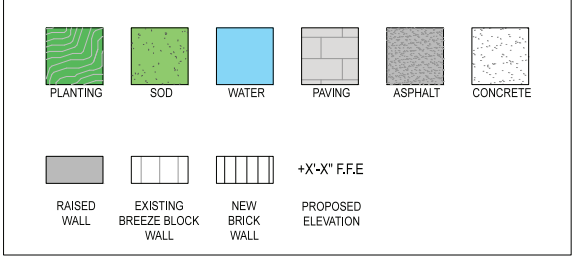
3/16" = 1'-0"

SCHEME WITH PROPOSED RAISED SIDEWALK AND RIGHT-OF-WAY IF PUBLIC WORKS AGREES

GENERAL NOTES:

1. ALL HANDRAILS TO HAVE FLAT PROFILE AND RETURN TO GROUND.
2. ALL PLANTINGS IN THE PUBLIC RIGHT-OF-WAY/SWALE ARE TO BE COORDINATED WITH FUTURE RIGHT-OF-WAY PROJECTS OF PUBLIC WORKS DEPARTMENT.
3. PROPOSED POOL SET HOURS OF OPERATIONS: 8 AM - 11 PM

GRAPHIC LEGEND



GENERAL ABBREVIATIONS

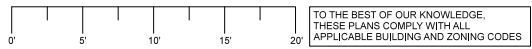
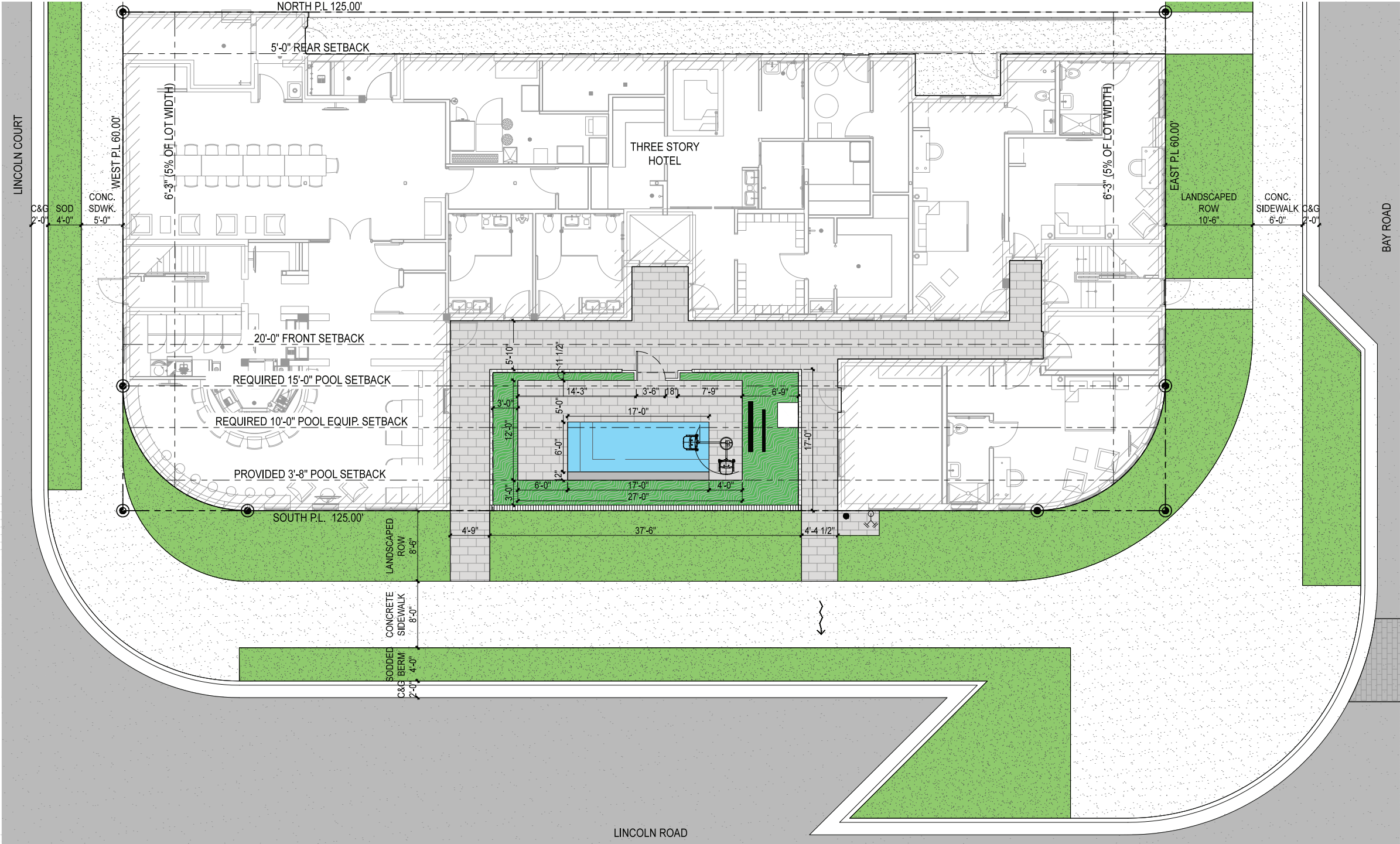
TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AFF	ABOVE FINISH FLOOR	ENG	ENGINEER
PL	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
ML	MONUMENT LINE	EXST	EXISTING
CL	CENTER LINE	HSCP	HARDSCAPE
ML	MATCH LINE	LSCP	LANDSCAPE
EL	ENLARGED PLAN	PLNT	PLANTING
OA	OVERALL PLAN	C&G	CURB & GUTTER (SEE CIVIL ENG. DWGS.)



TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES

NOTE: NEW ROADWORK & R.O.W. AS SCHEMATICALLY PROPOSED BY PUBLIC WORKS.





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SCHEMATICALLY PROPOSED BY
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