



THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

TITLE: PB170153

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

INDEX OF DRAWINGS

PROJECT DATA

- SITE SURVEY
- C-1 ZONING AND LOCATION
- C-2 ZONING DATA
- C-3 SITE PLAN
- C-4 SITE VARIENCES
- C-5 SITE PARKING
- C-6 EXTERIOR EXISTING CONDITIONS
- C-6.1 EXTERIOR EXISTING CONDITIONS
- C-6.2 EXTERIOR EXISTING CONDITIONS
- C-6.3 SURROUNDING AREA IMAGES
- C-6.4 SURROUNDING AREA IMAGES
- C-6.5 SURROUNDING AREA IMAGES
- C-6.6 SURROUNDING AREA IMAGES
- C-7 EXISTING F.A.R.
- C-8 PROPOSED FIRST FLOOR F.A.R
- C-9 PROPOSED SECOND FLOOR F.A.R

PROPOSED LANDSCAPE

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE DETAILS
- L-5 LANDSCAPE PLAN
- L-6 LANDSCAPE PLAN

EXISTING ARCHITECTURE

- EX-1 EXISTING FIRST FLOOR PLAN
- EX-1 EXISTING SECOND FLOOR PLAN

DEMOLITION ARCHITECTURE

- D-1 DEMOLITION FIRST FLOOR PLAN
- D-2 DEMOLITION SECOND FLOOR PLAN
- D-3 DEMOLITION EAST ELEVATIONS
- D-4 DEMOLITION WEST ELEVATION
- D-5 DEMOLITION NORTH AND SOUTH ELEVATION

PROPOSED ARCHITECTURE

- A-1 PROPOSED FIRST FLOOR PLANS
- A-2 PROPOSED SECOND FLOOR PLANS
- A-3 PROPOSED FIRST FLOOR FURNITURE PLANS
- A-4 EAST ELEVATION
- A-5 WEST ELEVATION
- A-6 NORTH AND SOUTH ELEVATION
- A-7 SECTIONS
- A-8 PARTITION DIAGRAM
- A-9 BAR AREA ELEVATIONS
- A-10 RENDERINGS
- A-11 RENDERINGS

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PLANNING BOARD - FINAL SUBMITTAL - 08.03.2017

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SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

The property described on this Sketch of "TOPOGRAPHIC BOUNDARY SURVEY" is the same property as described in Exhibit "A" In Title Insurance Commitment Agent's File # TV-MAN-16-326, File No.: 16057614, with an effective date of April 20th, 2017 at 8:00 AM, Issued by Old Republic National Title Insurance Company.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation (AE 8') refers to the NGVD Datum 1929.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark L-313-R the same being a USC & G brass disc in top of North end of East abutment of bridge over Indian Creek along 71st Street. Elevation 11.73 feet (NGVD) 1929 Datum.

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark M-313 the same being a USC & G brass disc in the SW corner of a sewer pump station, BM is 32' East of curb along Rue Vendome and 51' South of south curb of Normandy Drive. Elevation 4.48 feet (NGVD) 1929 Datum.

The total area of the surveyed parcels, Parcels 1 and 2 combined as described and shown herein contains 12,062.12 square feet more or less (0.276) acres more or less.

Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing. Although no formal dedications for the roadways located within the Subject Property was determined, there may be an underlying prescriptive right to the constructed roadways.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

A comparison between record and measured dimensions are delineated hereon. All dimensions are based directly on the recovered monumentation, unless otherwise noted.

Obstructed corners are witnessed by Improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions might be found in the Public Records or Building and Zoning Department of the City of Miami Beach, and Miami-Dade County, Florida.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Setback requirements vary within the Use District based on but not limited to its use, height of the structure and special use as defined under the Section of the Zoning Code. Verify with the appropriate building official for specific requirements.

Contact the City of Miami Beach and/or Miami-Dade County for setbacks requirements as setbacks may vary depending on proposed construction, addition, or variances.

Only the surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey. No underground footings were located.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b) 15.6 of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'

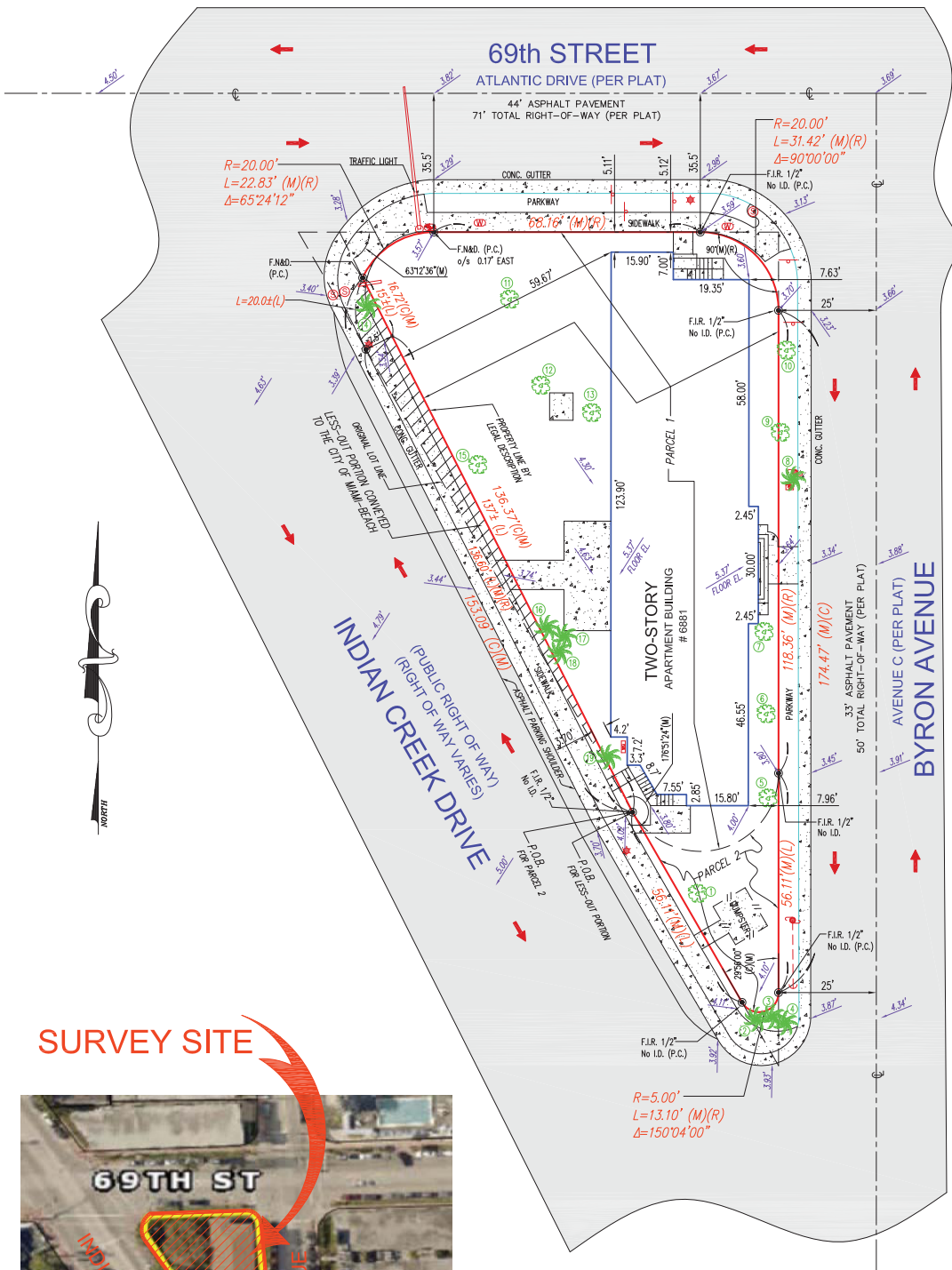
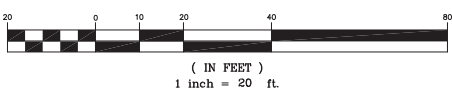
SYMBOLS

- AIR CONDITIONER
- CATCH BASIN
- WATER METER
- CONCRETE POLE
- WOOD POLE
- LIGHT POLE
- SANITARY MANHOLE
- ELECTRIC BOX
- SIGN
- FLOW TRAFFIC
- FPL TRANSFORMER
- METER GAS
- TREE
- PALM
- EXISTING ELEVATION
- WOOD FENCE (W.F.)

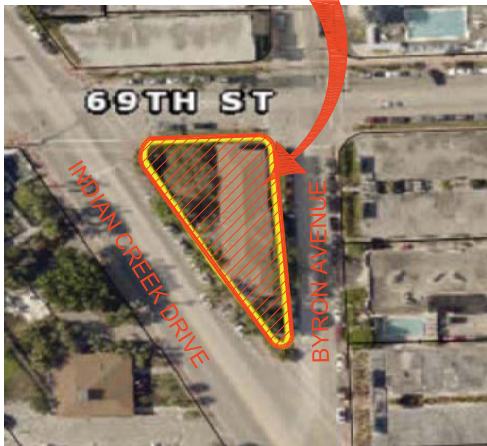
LEGEND

- (C) = Calculated
- CL = Clear
- CL = Center Line
- CONC. = Concrete
- Δ = Delta
- (L) = Legal
- ENC. = Encroachment
- F.F.E.L. = Finish Floor Elevation
- F.I.R. = Found Iron Rod
- F.N&D. = Found Nail & Disc
- I.D. = Identification
- L = Length of Arc
- (M) = Measured
- O/L = On Line
- ORB. = Official Record Book
- (P) = Plat
- P.C. = Point of Curvature
- P.B. = Plat Book
- P.G. = Page
- P.S. = Parking Spaces
- R = Radius
- (R) = Record

GRAPHIC SCALE



SURVEY SITE



LOCATION MAP NOT TO SCALE

Tree Number	Common Name	Scientific Name	Trunk Size (Inches) +/-	Canopy Size (Feet) +/-	Height (Feet) +/-
1	Sea Grape Tree	Coccoloba uvifera	7"	40'	25'
2	Thatch Palm	Thrinax radata	10"	12'	12'
3	Thatch Palm	Thrinax radata	10"	12'	12'
4	Thatch Palm	Thrinax radata	10"	12'	12'
5	Bottle Brush Tree	Calisemon	10"	15'	18'
6	Ficus Tree	Ficus benjamina	36"	30'	45'
7	Queensland Umbrella Tree	Schefflera actinophylla	14"	18'	20'
8	Thatch Palm	Thrinax radata	20"	14'	16'
9	Bottle Brush Tree	Calisemon	24"	25'	25'
10	Bottle Brush Tree	Calisemon	18"	22'	20'
11	Bottle Brush Tree	Calisemon	26"	30'	25'
12	Bottle Brush Tree	Calisemon	30"	30'	28'
13	Bottle Brush Tree	Calisemon	24"	18'	18'
14	Thatch Palm	Thrinax radata	24"	15'	18'
15	Avocado Tree	Persea americana	28"	25'	35'
16	Coconut Palm	Cocos nucifera	10"	24'	25'
17	Coconut Palm	Cocos nucifera	10"	24'	25'
18	Coconut Palm	Cocos nucifera	10"	24'	25'
19	Coconut Palm	Cocos nucifera	28"	26'	35'

LEGAL DESCRIPTION:

PARCEL 1

All of Block "K", Atlantic Heights, according to the plat thereof as recorded in Plat Book 9, Page 14, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the following described lands conveyed to the City of Miami Beach, Florida, a municipal corporation, for street purposes:

Commence at a point, being the point of curvature of a circular curve at the Southerly end of Block "K" and the Westerly line of said Block "K", CORRECTED PLAT OF ATLANTIC HEIGHTS; thence Northerly along a straight line, a distance of 137 feet more or less to a point 7.50 feet easterly, measured at right angles, of said Westerly line of Block "K", at the point of curvature of the circular curve at the Northwesterly corner of said Block "K"; thence continue northerly along said last mentioned course, a distance of 15 feet more or less, to it's Intersection with said circular curve at the Northwesterly corner of said Block "K"; thence Westerly and Southerly, along said circular curve, a distance of 20 feet, more or less, to said point of curvature of the circular curve at the Northwesterly corner of said Block "K"; thence Southerly along said westerly line of Block "K", a distance of 136.6 feet, more or less, to the Point of Beginning.

PARCEL 2

Commence at a point which is on the Westerly line of Block "K", which is the beginning point of curvature of the circular curve at the Southerly end of said Block "K", Corrected Plat of Atlantic Heights; thence Southerly along the Westerly line of said Block "K", a distance of 56.11 feet to a point of tangency; thence Southerly, Easterly and Northerly, along a circular curve, having a radius of 5 feet, more or less, to a point of tangency on the Easterly line of said Block "K", said point of tangency being 56.11 feet Southerly of the point of tangency of said circular curve at the Southerly end of said Block "K", being on the Easterly line of said Block "K"; thence Northerly, along the Easterly line of said Block "K", a distance of 56.11 feet to said point of tangency of the circular curve at the Southerly end of said Block "K"; thence Southerly, Westerly and Northerly, along said circular curve to the Point of Beginning.

FOLIO NUMBER:

02 3211 001 0750 (Miami-Dade County Public Records/Property Appraiser's Office)

CERTIFIED TO:

6881 Indian Creek, LLC, a Florida limited liability company
Sanchez Vadiello, LLP
Old Republic National Title Insurance Company
Devon Apartments, Inc., a Florida corporation

This is to certify to the above named firm and or persons that the "SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



JORGE L. CABRERA

Professional Surveyor and Mapper

State of Florida

PLS/PSM License No. 6487

2852 S.W. 149th Place, Miami, Florida 33185

Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Description
1	07/06/2017	Revised to Show Lot Square Feet

Prepared for:

6881 Indian Creek, LLC

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	05/31/2017
DATE:	06/07/2017
SCALE:	1" = 20'
JOB No.	17-4041

SHEET:

1 OF 1

BUILDING RENOVATIONS
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW
ADDRESS
6881 INDIAN CREEK MIAMI BEACH, FL
ZONING CLASSIFICATION
RESIDENTIAL MULTIFAMILY, LOW INTENSITY (TC-3)

BUILDING CLASSIFICATION
OCCUPANCY GROUP GROUP "R-1" HOTEL TRANSIENT(FBC)
TYPE OF CONSTRUCTION: TYPE IIIB
ALTERATION LEVEL 3 (E FBC - SEC 404.1)

LOT SIZE: 12,062 SQFT

FLORIDA BUILDING CODE EXISTING 2014 USE FOR DESIGN STANDARDS
--

FLORIDA BUILDING CODE 2014 USE FOR DESIGN STANDARDS

FLORIDA FIRE PREVENTION CODE 5th EDITION USE FOR DESIGN STANDARDS

FLOOD MANAGE INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8.0
LOWEST FFE OF HABITABLE SPACE	5.27
LOWEST GRADE ELEVATION ADJECENT TO BUILDING	4.40
HIGHEST GRADE ELEVATION ADJECENT TO BUILDING	4.10
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	18.0
FIRM MAP NUMBER	12086C0326

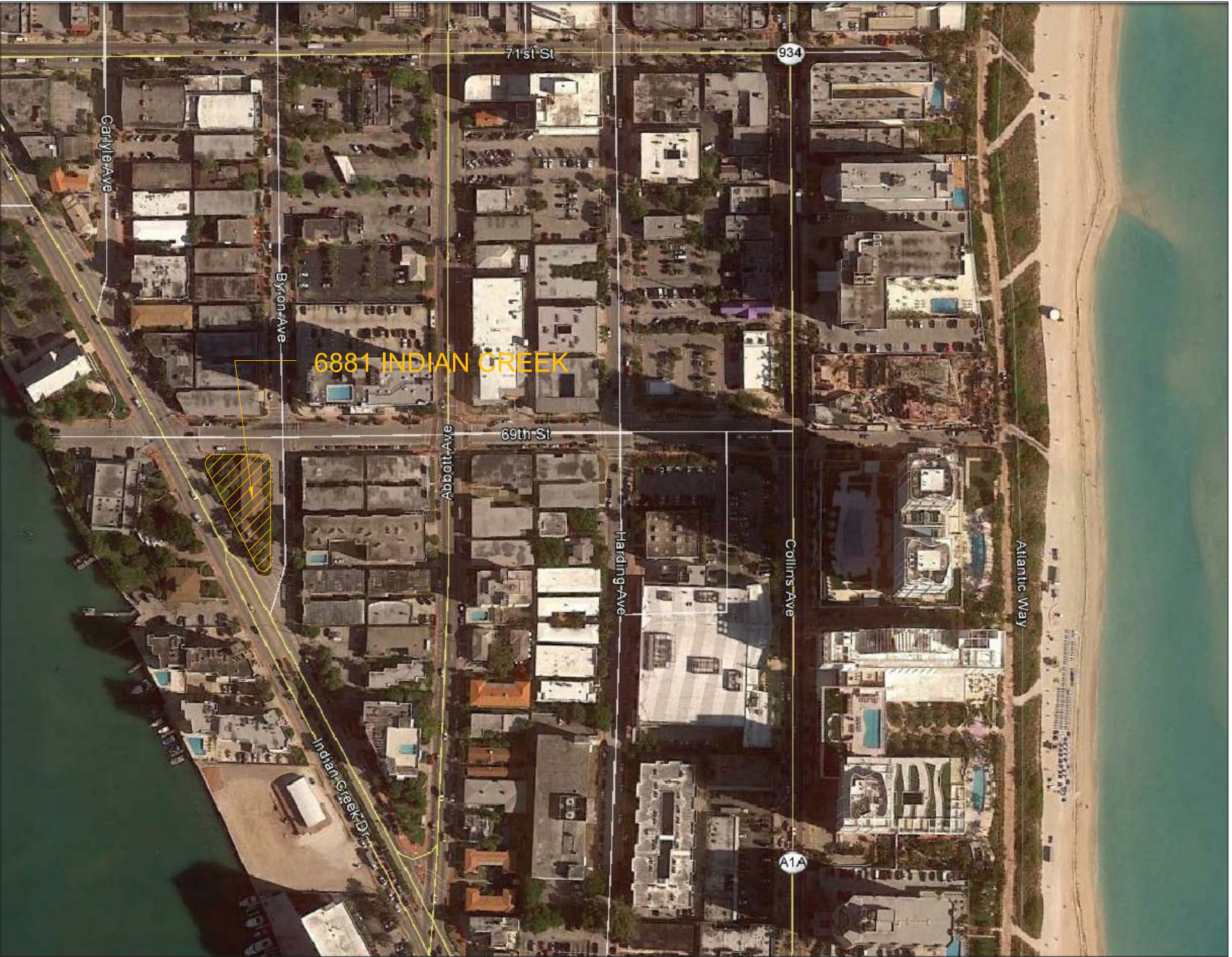
ALL ELEVATIONS REFERRED TO NGVD 1929

Classification of Structure for Flood-Resistant Design and Construction	CATEGORY II
---	-------------

SETBACKS	ALLOWED	EXISTING
FRONT (INDIAN CREEK DRIVE)	15'-0"	4'-0"
FRONT (BYRON ROAD)	15'-0"	4'-9"
SIDE (69th STREET)	10'-0"	5'-2"

BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	4-STORIES - 45'-0"	2-STORIES - 28'-0"

UNIT S.F.	
UNIT #	S.F.
UNIT #1	253 S.F.
UNIT #2	225 S.F.
UNIT #3	234 S.F.
UNIT #4	293 S.F.
UNIT #5	238 S.F.
UNIT #6	203 S.F.
UNIT #7	290 S.F.
UNIT #8	270 S.F.
UNIT #9	229 S.F.
UNIT #10	236 S.F.
UNIT #11	258 S.F.
UNIT #12	236 S.F.
UNIT #13	221 S.F.
UNIT #14	262 S.F.
UNIT #15	253 S.F.
UNIT #16	223 S.F.
UNIT #17	236 S.F.
UNIT #18	223 S.F.
UNIT #19	248 S.F.
UNIT #20	247 S.F.
UNIT #21	243 S.F.
UNIT #22	318 S.F.
UNIT #23	270 S.F.
UNIT #24	229 S.F.
UNIT #25	236 S.F.
UNIT #26	294 S.F.
UNIT #27	258 S.F.
UNIT #28	236 S.F.
UNIT #29	221 S.F.
UNIT #30	262 S.F.
TOTAL	7,445 S.F
AVERAGE	248 S.F



LOCATION MAP

SCALE: N.T.S.

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LOCATION & ZONING INFORMATION C-1

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Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7580

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	6881 Indian Creek Drive	
2	Board and file numbers :	PB170153	
3	Folio number(s):	02-3211-001-0760	
4	Year constructed:	1939	Zoning District: TC-3
5	Based Flood Elevation:	8.0' (NGVD)	Grade value in NGVD: 5.27' (NGVD)
6	Adjusted grade (Flood+Grade/2):		Lot Area: 12,062 S.F.
7	Lot width:		Lot Depth:
8	Minimum Unit Size	203 S.F.	Average Unit Size 248 S.F.
9	Existing use:	HOTEL	Proposed use: HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	45'-0"	19'-0"	NOT ALTERED	
11	Number of Stories	4 STORIES	2 STORIES	NOT ALTERED	
12	FAR	18,077 s.f.	9,513 s.f.	9,630 s.f.	
13	Gross square footage				
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A	30 units	30 units	
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:	N/A			
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	At Grade Parkings:	N/A			
24	Front Setback:				
25	Side Setback:				
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:				
	Pedestal:				
29	Front Setback: INDIAN CREEK	15'-0"	4'-0" AT BUILDING	3" AT NEW STAIRS	14'-9"
30	Side Setback:Front Setback Byron ave.	15'-0"	4'-9" AT BUILDING	3'-4" AT STAIR	11'-8"
31	Side Setback:				
32	Side Setback facing street: 69th STREET	10'-0"	5'-2" AT BUILDING	5'-3" AT BAR	4'-9"
33	Rear Setback:				
	Tower:	N/A			
34	Front Setback:				
35	Side Setback:				

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.873.7630

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A			
40	Total # of parking spaces	8		8(*) (* Impact fee be paid per annum)	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				
44	Parking Space configuration (45o, 60o, 90o, Parallel)				
45	ADA Spaces				
46	Tandem Spaces				
47	Drive aisle width				
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas				
50	racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	POOL BAR	N/A	POOL BAR	
52	Number of seats located outside on private property	30 SEATS	N/A	30 SEATS	
53	Number of seats inside	N/A	N/A	0 SEATS	
54	Total number of seats	30 SEATS	N/A	30 SEATS	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A		
56	Total occupant content	45	N/A	45	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A		

58	Proposed hours of operation	7:00 AM TO 12 MIDNIGHT
59	Is this an NIE? (Neighborhood Impact Establishment; see CMB 141-1361)	NO
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO
61	Is this a contributing building?	YES Yes or No
62	Located within a Local Historic District?	NO Yes or No

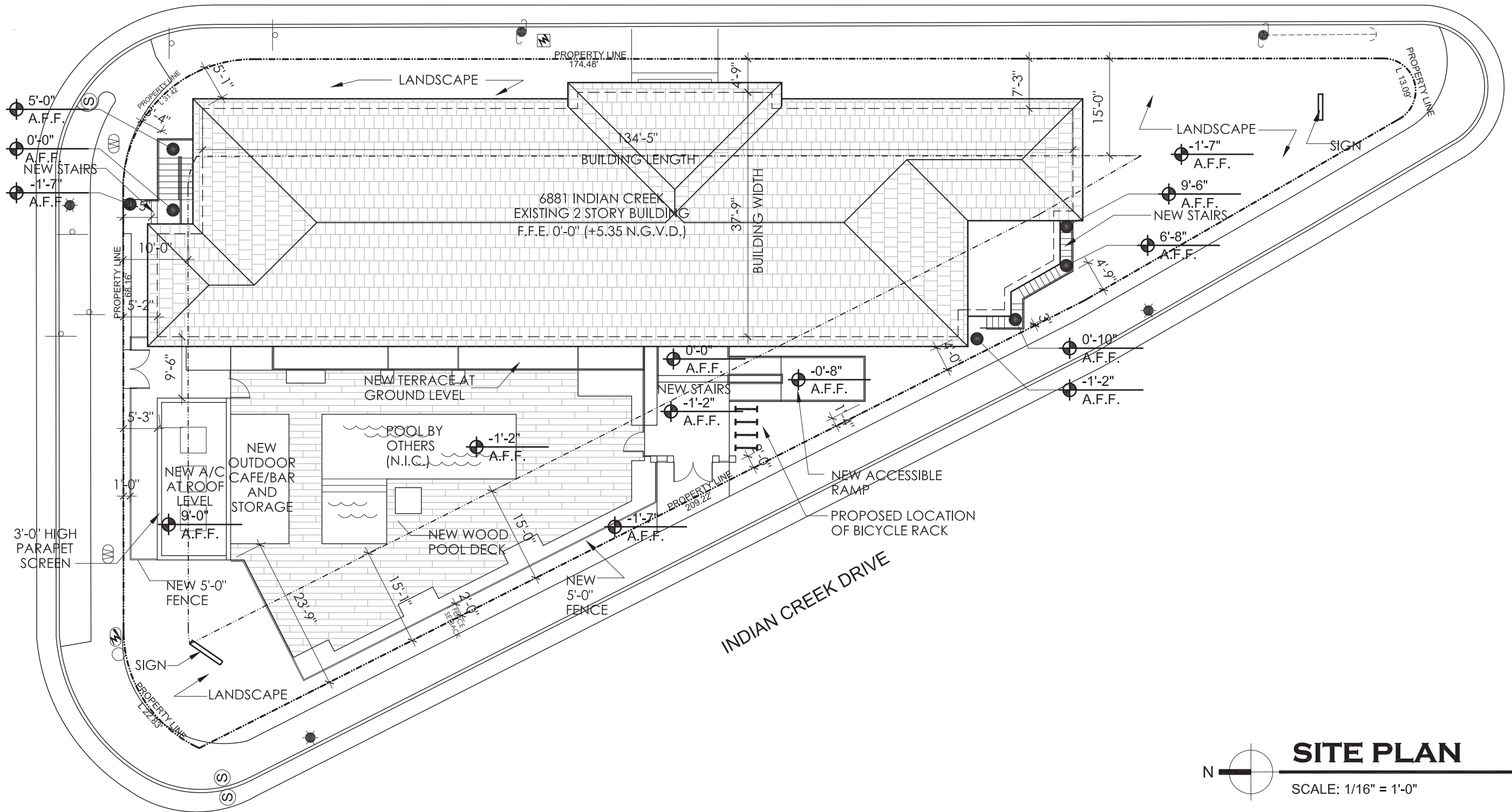
Notes:

if not applicable write N/A

All other data information may be required and presented like the above format.

BYRON AVE.

69th STREET



SITE PLAN
SCALE: 1/16" = 1'-0"

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SITE PLAN C-3

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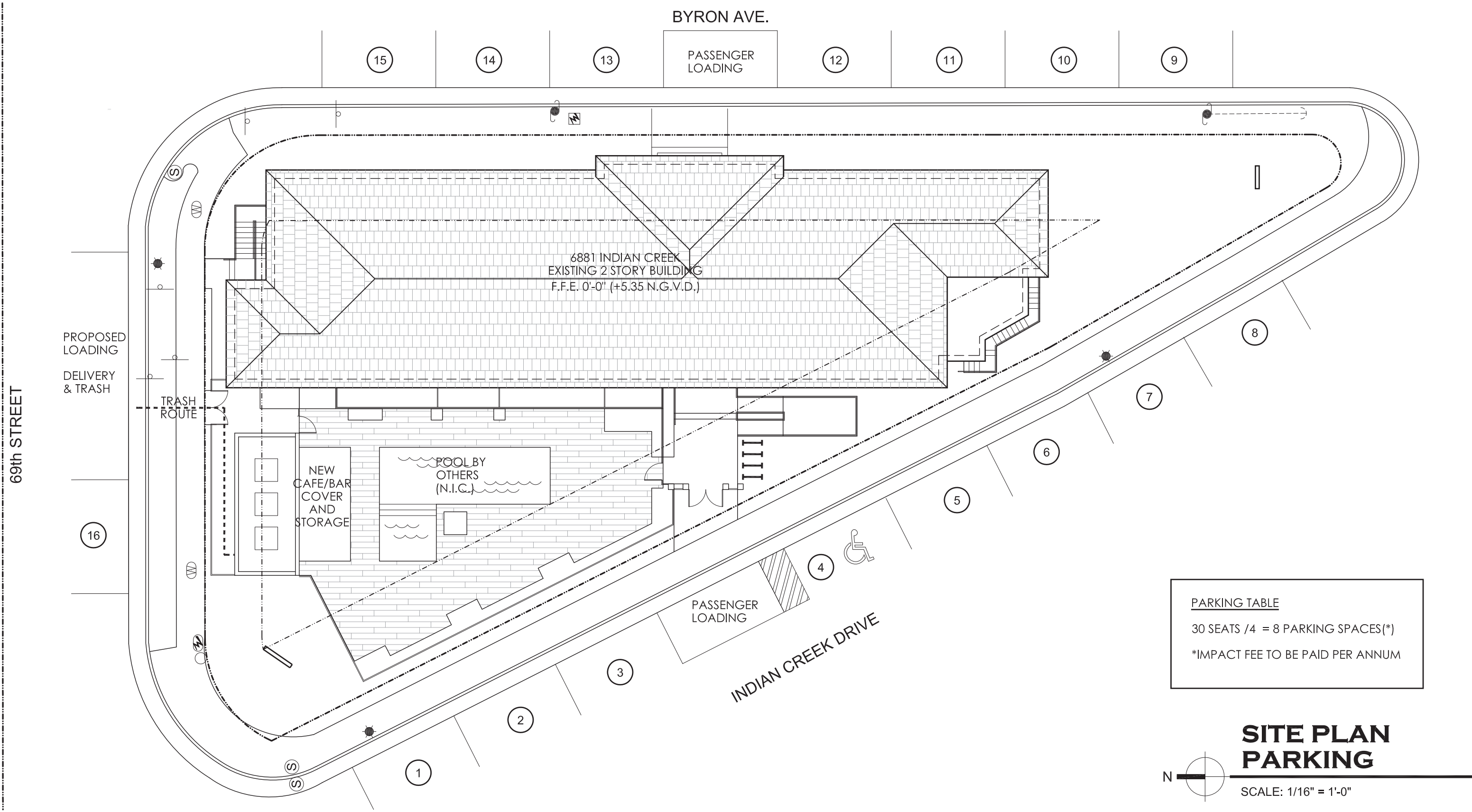
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[illegible]

1. A VARIANCE FROM THE MINIMUM UNIT SIZE FOR HOTEL ROOM. REQUIRED: 300 SF. PROVIDED: MINIMUM 203 SF.
2. A VARIANCE FROM THE REQUIRED FRONT SETBACK FOR THE NEW STAIRS FACING BYRON AVENUE. PROVIDED: 3'-4", REQUIRED: 15'-0".
3. A VARIANCE FROM THE REQUIRED FRONT SETBACK FOR THE NEW STAIRS FACING INDIAN CREEK. PROVIDED: 3", REQUIRED: 15'-0".
4. A VARIANCE FROM THE REQUIRED STREET SIDE SETBACK FOR THE NEW STAIRS AND POOL BAR STRUCTURE FACING 69TH STREET. PROVIDED: 5'-2", REQUIRED: 10'-0".
5. A VARIANCE FROM THE FRONT SETBACK FOR A MONUMENT SIGN FACING BYRON AVENUE. PROVIDED: 5'-6", REQUIRED: 10'-0"
6. A VARIANCE FROM THE FRONT SETBACK FOR A MONUMENT SIGN FACING INDIAN CREEK. PROVIDED: 5'-9", REQUIRED: 10'-0".
7. A VARIANCE TO EXCEED THE MAXIMUM 25% PROJECTION FOR ROOF OVERHANGS FACING BYRON AVENUE AND INDIAN CREEK DRIVE.
8. A VARIANCE FROM THE REQUIRED SETBACK FOR A POOL DECK. PROVIDED: 4'-0", REQUIRED: 15'-0" (POOL DECK CANNOT BE LOCATED WITHIN THE FRONT YARD. THEREFORE, THE REQUIRED SETBACK IS THE BUILDING SETBACK.).
9. A VARIANCE TO ALLOW ENCROACHMENTS WITHIN THE FIRST 5'-0" FACING A STREET. SEE SECTION 12-737(B)(G)(2). ENCROACHMENTS. VARIANCE FOR THE RAMP IS NOT NECESSARY, AS IT IS CONSIDERED AS A MEANS OF ENTRANCE/WALKWAY AND DOES NOT EXCEED 30" ABOVE ADJUSTED GRADE.

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PROPOSED PARKING C-5

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6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

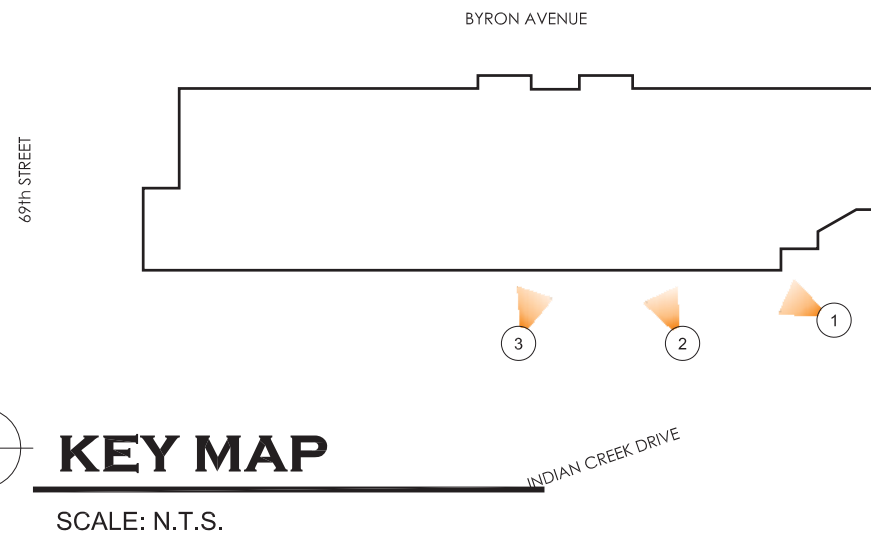
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



① INDIAN CREEK DRIVE



② INDIAN CREEK DRIVE



③ INDIAN CREEK DRIVE

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

EXISTING EXTERIOR IMAGES C-6

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

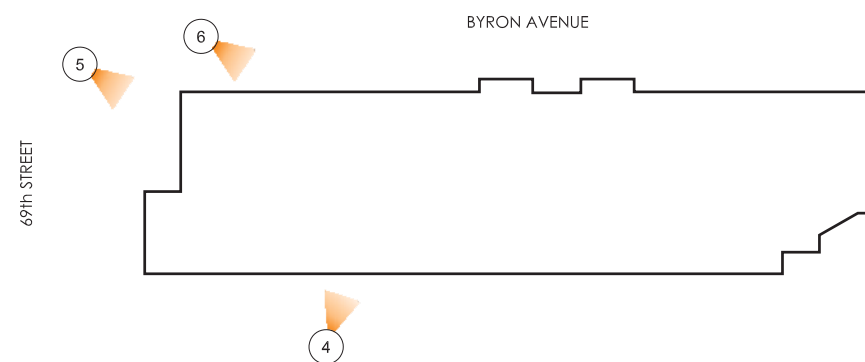
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



4 INDIAN CREEK DRIVE



5 69 STREET



6 BYRON AVENUE

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

EXISTING EXTERIOR IMAGES C-6.1

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



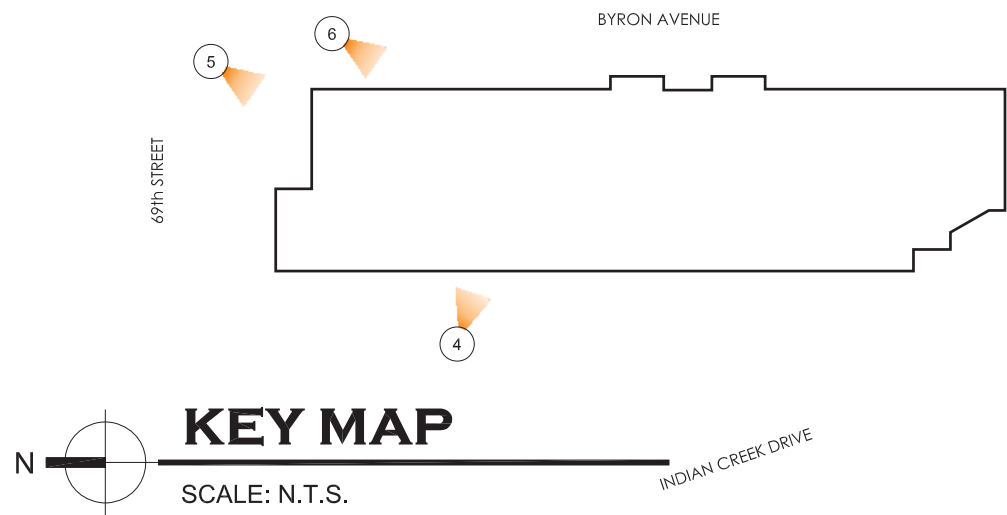
7 BYRON AVENUE



8 BYRON AVENUE



9 INDIAN CREEK DRIVE



THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

EXISTING EXTERIOR IMAGES C-6.2

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



① 6830 INDIAN CREEK - WEST VIEW



② 6820 INDIAN CREEK



① 6860 INDIAN CREEK - WEST VIEW



③ 6860 INDIAN CREEK - WEST VIEW

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

SURROUNDING AREA IMAGES C-6.3

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



5 6950 INDIAN CREEK - WEST VIEW



6 6901 INDIAN CREEK - EAST VIEW



7 6901 INDIAN CREEK & 69TH STREET - NORTH VIEW



8 6901 INDIAN CREEK & BYRON AVENUE - WEST VIEW

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

SURROUNDING AREA IMAGES C-6.4

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



5 6950 INDIAN CREEK - WEST VIEW



6 6901 INDIAN CREEK - EAST VIEW



7 6901 INDIAN CREEK & 69TH STREET - NORTH VIEW



8 6901 INDIAN CREEK & BYRON AVENUE - WEST VIEW

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

SURROUNDING AREA IMAGES C-6.5

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



13 6855 BYRON AVENUE - EAST VIEW



14 6855 BYRON AVENUE - EAST VIEW



15 6880 INDIAN CREEK - EAST VIEW

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

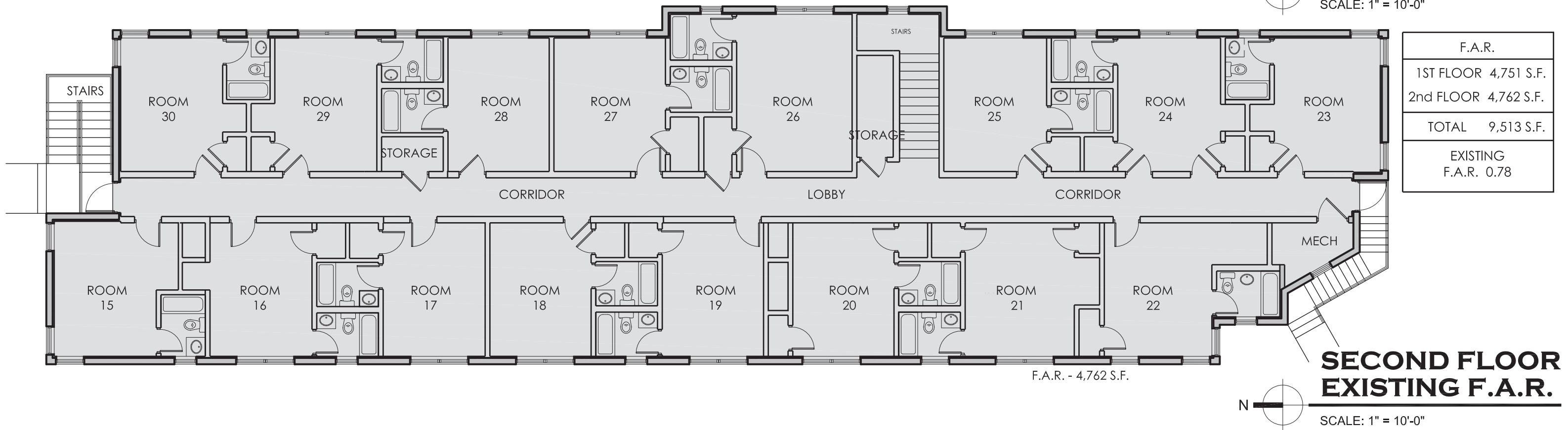
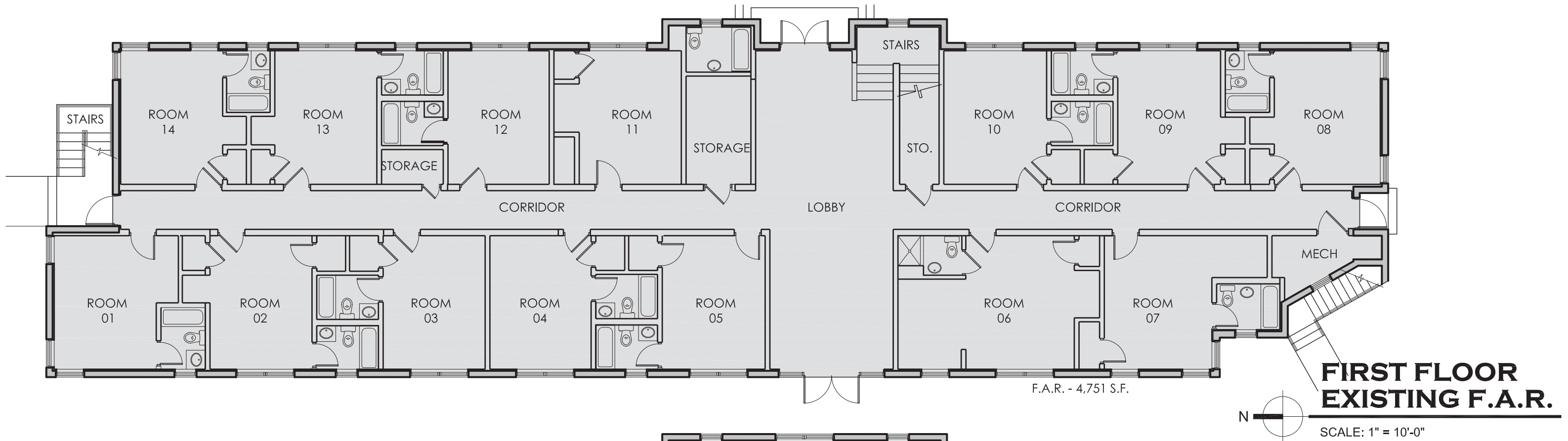
SURROUNDING AREA IMAGES C-6.6

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

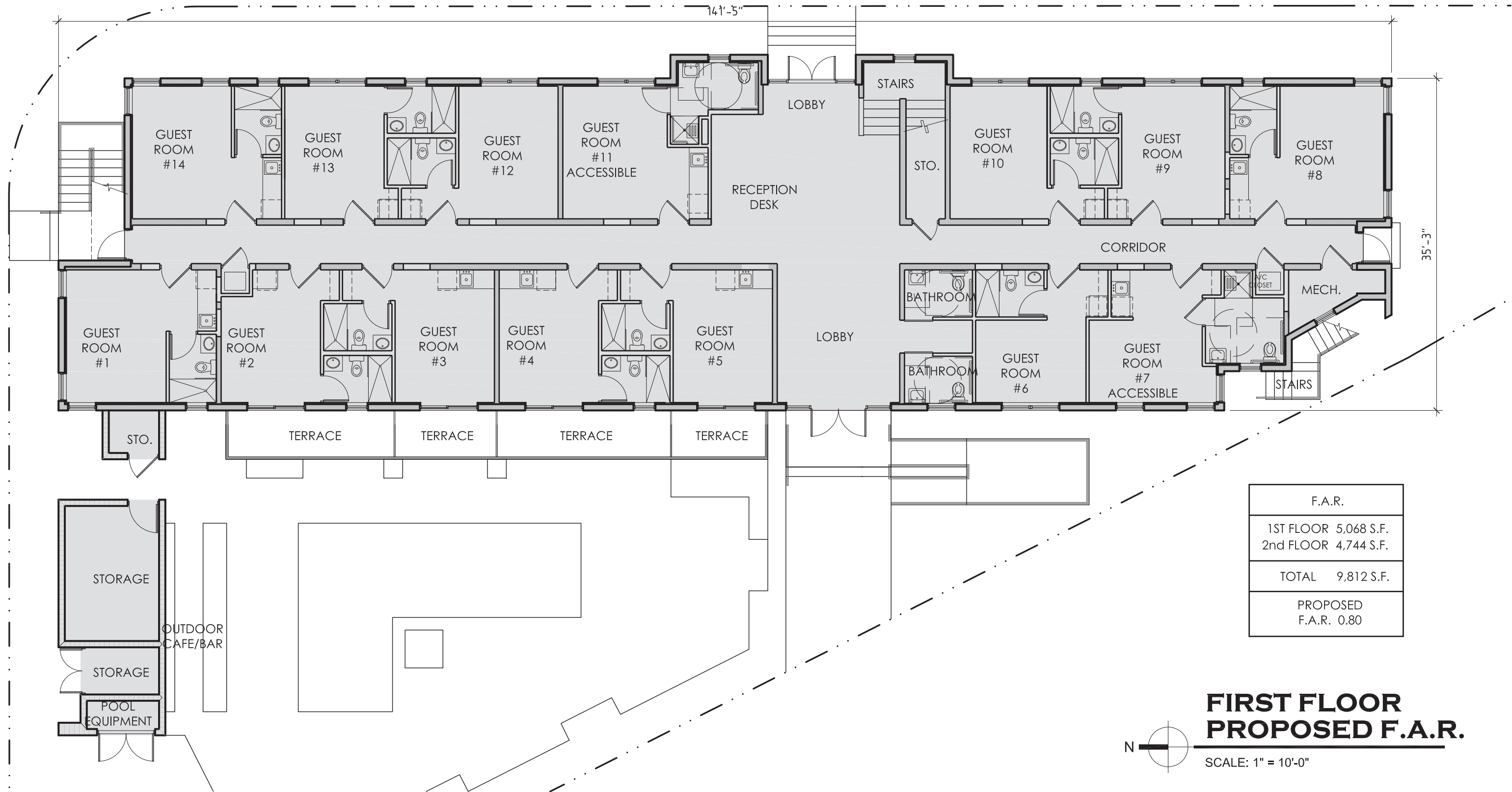
EXISTING F.A.R C-7

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

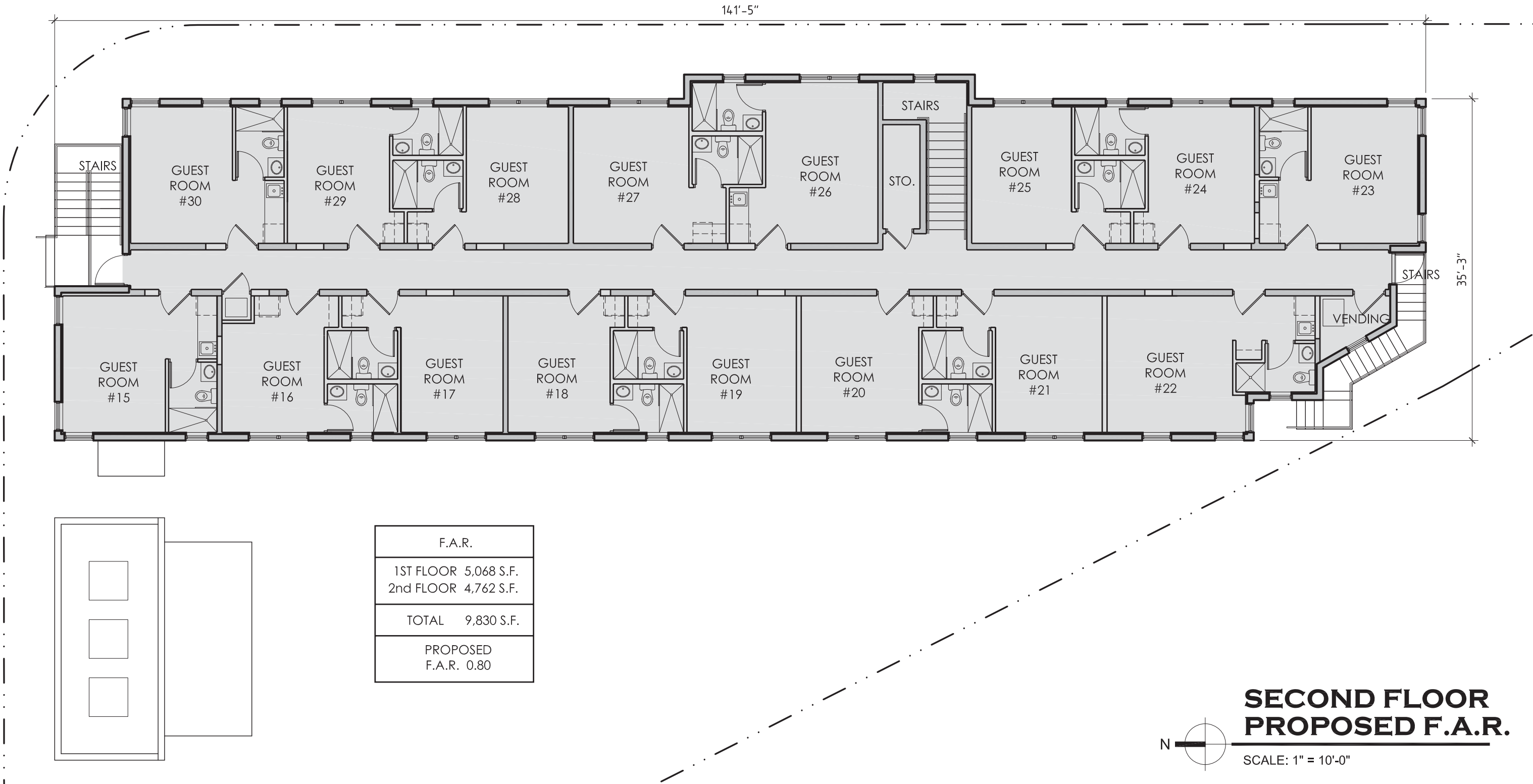
PROPOSED F.A.R. C-8

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



THE DEVON HOTEL

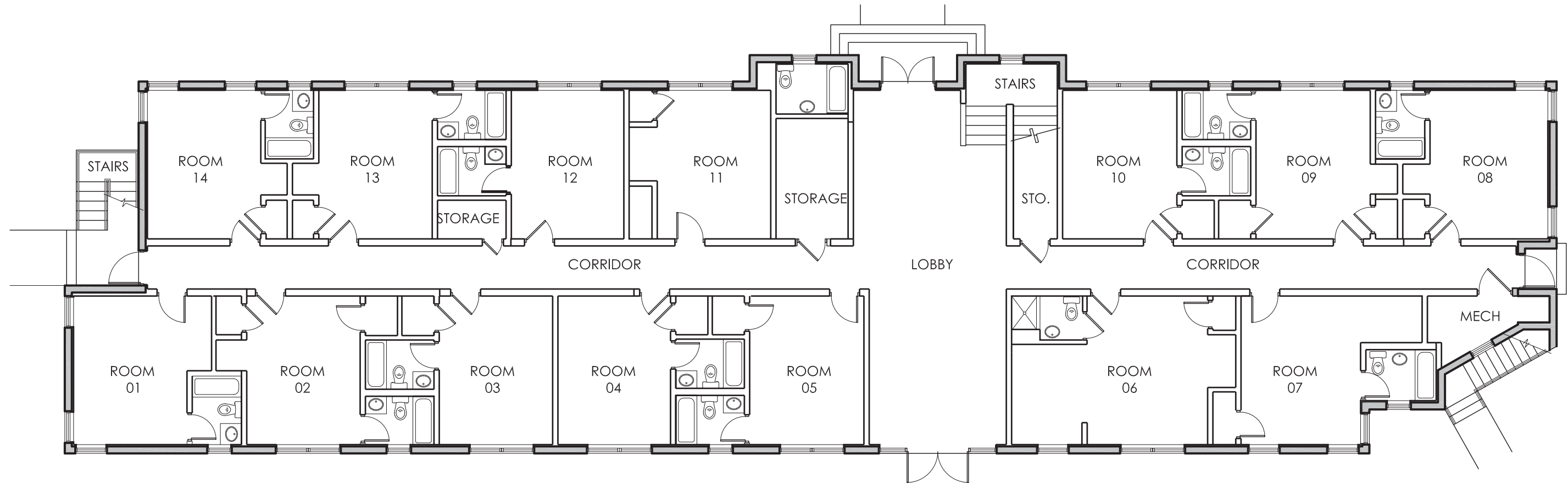
6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

PROPOSED F.A.R. C-9

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



**EXISTING
FIRST FLOOR**

N  SCALE: 1" = 10'-0"

THE DEVON HOTEL

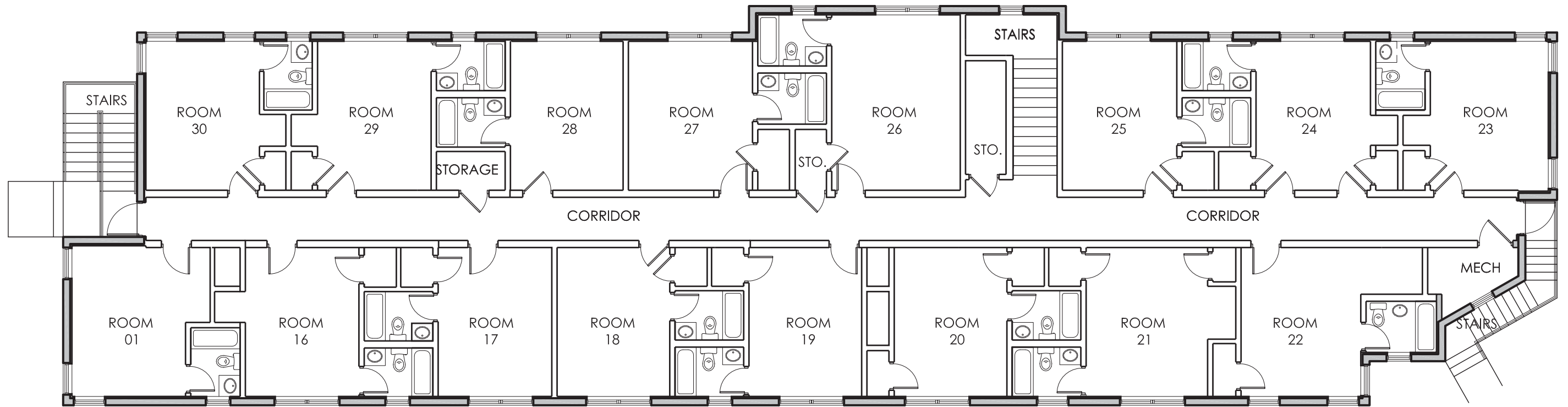
6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

EXISTING PLAN EX-1

LANDSCAPE ARCHITECT NATURALFICIAL, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FLORIDA 33143	OWNER 6881 INDIAN CREEK, LLC 2020 PONCE DE LEON BLVD. SUITE 1103 CORAL GABLES, FLORIDA 33134
--	--

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



**EXISTING
SECOND FLOOR**

N  SCALE: 1" = 10'-0"

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

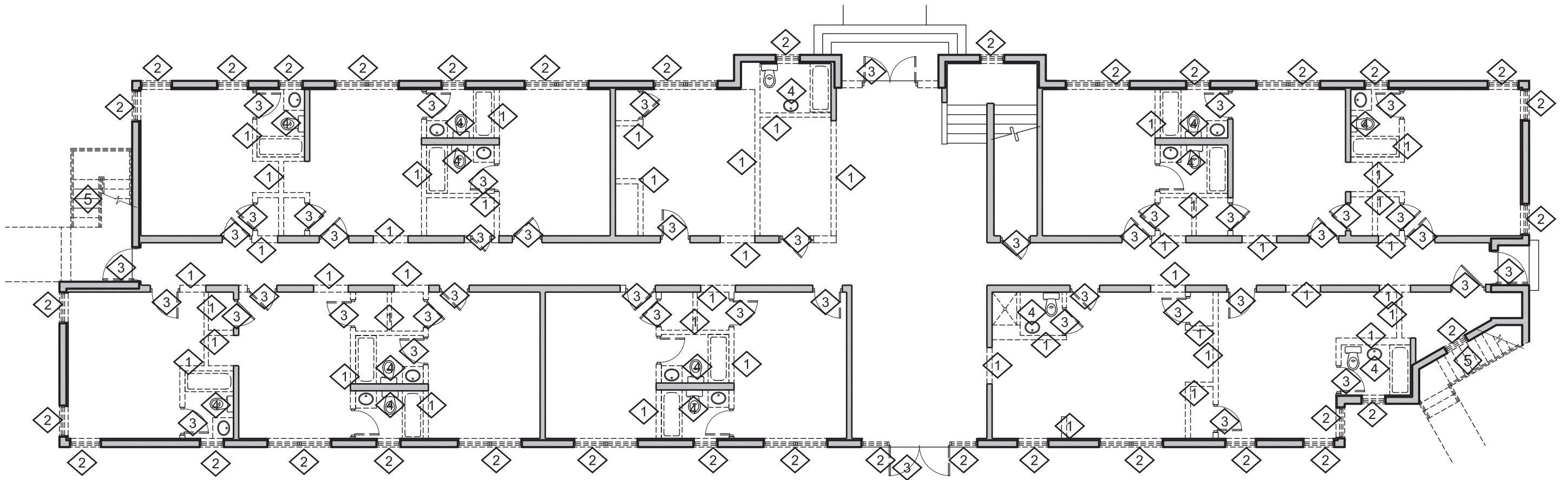
EXISTING PLAN EX-2

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



DEMOLITION PLAN LEGEND	DEMOLITION KEYNOTES
EXIST WALL/PARTITION TO REMAIN	EXISTING WALL TO BE REMOVED
EXIST WALL/PARTITION TO REMOVE	EXISTING WINDOW + FRAME TO BE REMOVED
EXIST DOOR TO BE REMOVED	EXISTING DOOR + FRAME TO BE REMOVED
	EXISTING PLUMBING FIXTURES TO BE REMOVED
	EXISTING STAIRS AND RAILING TO BE REMOVED

**DEMOLITION
FIRST FLOOR**

N

SCALE: 1" = 10'-0"

THE DEVON HOTEL

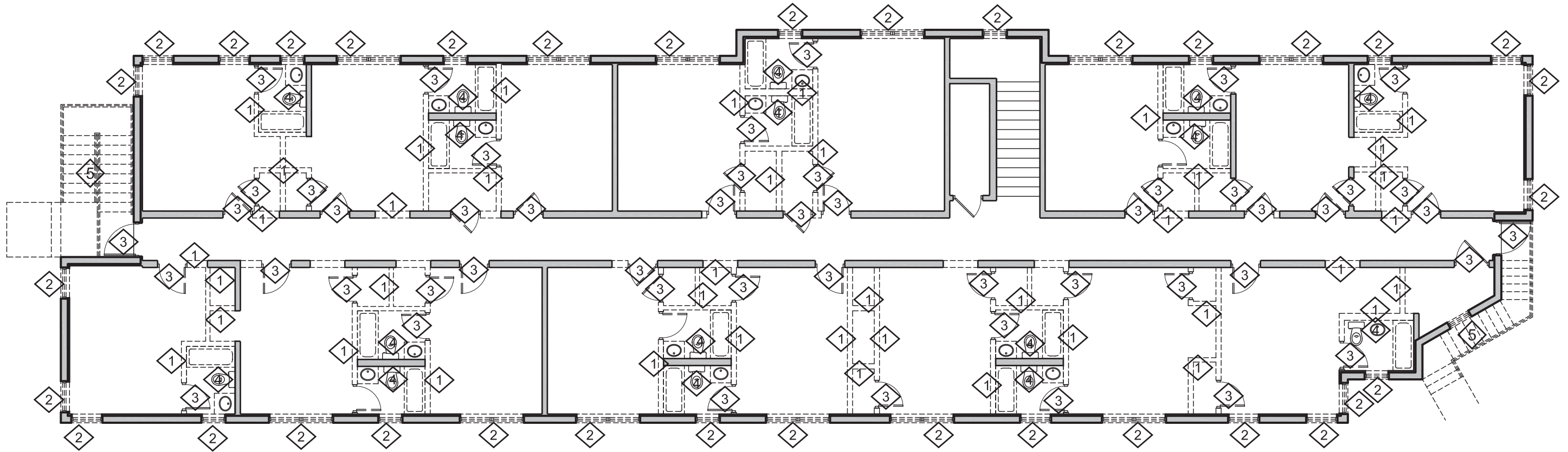
6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

DEMOLITION PLAN D-1

LANDSCAPE ARCHITECT NATURALFICIAL, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FLORIDA 33143	OWNER 6881 INDIAN CREEK, LLC 2020 PONCE DE LEON BLVD. SUITE 1103 CORAL GABLES, FLORIDA 33134
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DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



DEMOLITION PLAN LEGEND	DEMOLITION KEYNOTES
EXIST WALL/PARTITION TO REMAIN	EXISTING WALL TO BE REMOVED
EXIST WALL/PARTITION TO REMOVE	EXISTING WINDOW + FRAME TO BE REMOVED
EXIST DOOR TO BE REMOVED	EXISTING DOOR + FRAME TO BE REMOVED
	EXISTING PLUMBING FIXTURES TO BE REMOVED
	EXISTING STAIRS AND RAILING TO BE REMOVED

**DEMOLITION
SECOND FLOOR**

N

SCALE: 1" = 10'-0"

THE DEVON HOTEL

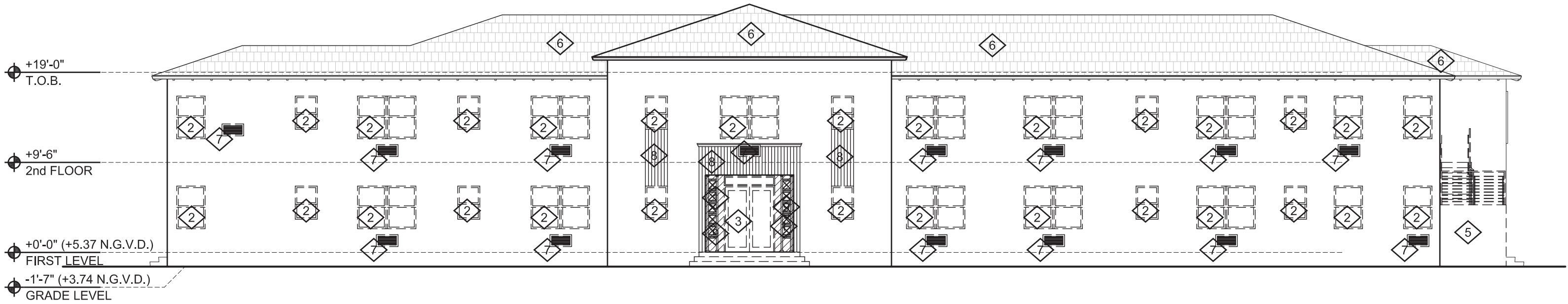
6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

DEMOLITION PLAN D-2

LANDSCAPE ARCHITECT NATURALFICIAL, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FLORIDA 33143	OWNER 6881 INDIAN CREEK, LLC 2020 PONCE DE LEON BLVD. SUITE 1103 CORAL GABLES, FLORIDA 33134
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DESIGN GROUP

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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



(DEMOLITION) EAST ELEVATION

SCALE: 1" = 10'-0"

DEMOLITION KEYNOTES

- | | |
|---|---|
| 1 EXISTING WALL TO BE REMOVED | 6 EXISTING ROOFING TO BE REMOVED |
| 2 EXISTING WINDOW + FRAME TO BE REMOVED | 7 EXISTING A/C WALL UNIT TO BE REMOVED |
| 3 EXISTING DOOR + FRAME TO BE REMOVED | 8 EXISTING STUCCO REVEAL TO BE REPAIRED |
| 4 EXISTING RAILINGS TO BE REMOVED | 9 EXISTING WOOD DECORATION TO BE REPAIRED |
| 5 EXISTING STAIRS TO BE REMOVED | |

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

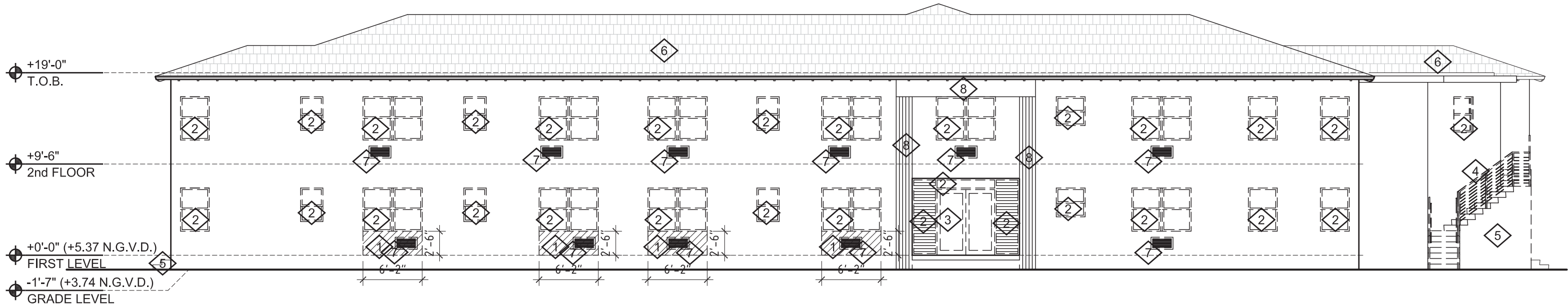
DEMOLITION ELEVATION D-3

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



(DEMOLITION)
 WEST ELEVATION

SCALE: 1" = 10'-0"

DEMOLITION KEYNOTES	
1	EXISTING WALL TO BE REMOVED
2	EXISTING WINDOW + FRAME TO BE REMOVED
3	EXISTING DOOR + FRAME TO BE REMOVED
4	EXISTING RAILINGS TO BE REMOVED
5	EXISTING STAIRS TO BE REMOVED
6	EXISTING ROOFING TO BE REMOVED
7	EXISTING A/C WALL UNIT TO BE REMOVED
8	EXISTING STUCCO REVEAL TO BE REPAIRED
9	EXISTING WOOD DECORATION TO BE REPAIRED

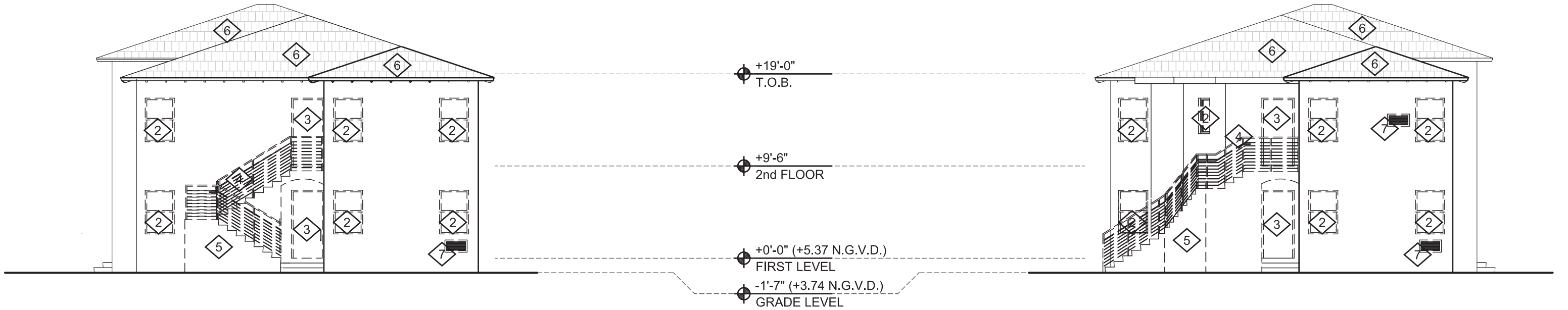
THE DEVON HOTEL

6881 INDIAN CREEK
 MIAMI BEACH, FLORIDA 33141

DEMOLITION ELEVATION D-4

LANDSCAPE ARCHITECT NATURALFICIAL, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FLORIDA 33143	OWNER 6881 INDIAN CREEK, LLC 2020 PONCE DE LEON BLVD. SUITE 1103 CORAL GABLES, FLORIDA 33134
---	---

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 DESIGN GROUP
 2020 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33134
 MAIN: 305.444.5545
 FAX: 305.444.5509



**(DEMOLITION)
NORTH ELEVATION**

SCALE: 1" = 10'-0"

**(DEMOLITION)
SOUTH ELEVATION**

SCALE: 1" = 10'-0"

DEMOLITION KEYNOTES	
1	EXISTING WALL TO BE REMOVED
2	EXISTING WINDOW + FRAME TO BE REMOVED
3	EXISTING DOOR + FRAME TO BE REMOVED
4	EXISTING RAILINGS TO BE REMOVED
5	EXISTING STAIRS TO BE REMOVED
6	EXISTING ROOFING TO BE REMOVED
7	EXISTING A/C WALL UNIT TO BE REMOVED
8	EXISTING STUCCO REVEAL TO BE REPAIRED
9	EXISTING WOOD DECORATION TO BE REPAIRED

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

DEMOLITION ELEVATION D-5

LANDSCAPE ARCHITECT NATURALFICIAL, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FLORIDA 33143	OWNER 6881 INDIAN CREEK, LLC 2020 PONCE DE LEON BLVD. SUITE 1103 CORAL GABLES, FLORIDA 33134
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DESIGN GROUP
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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

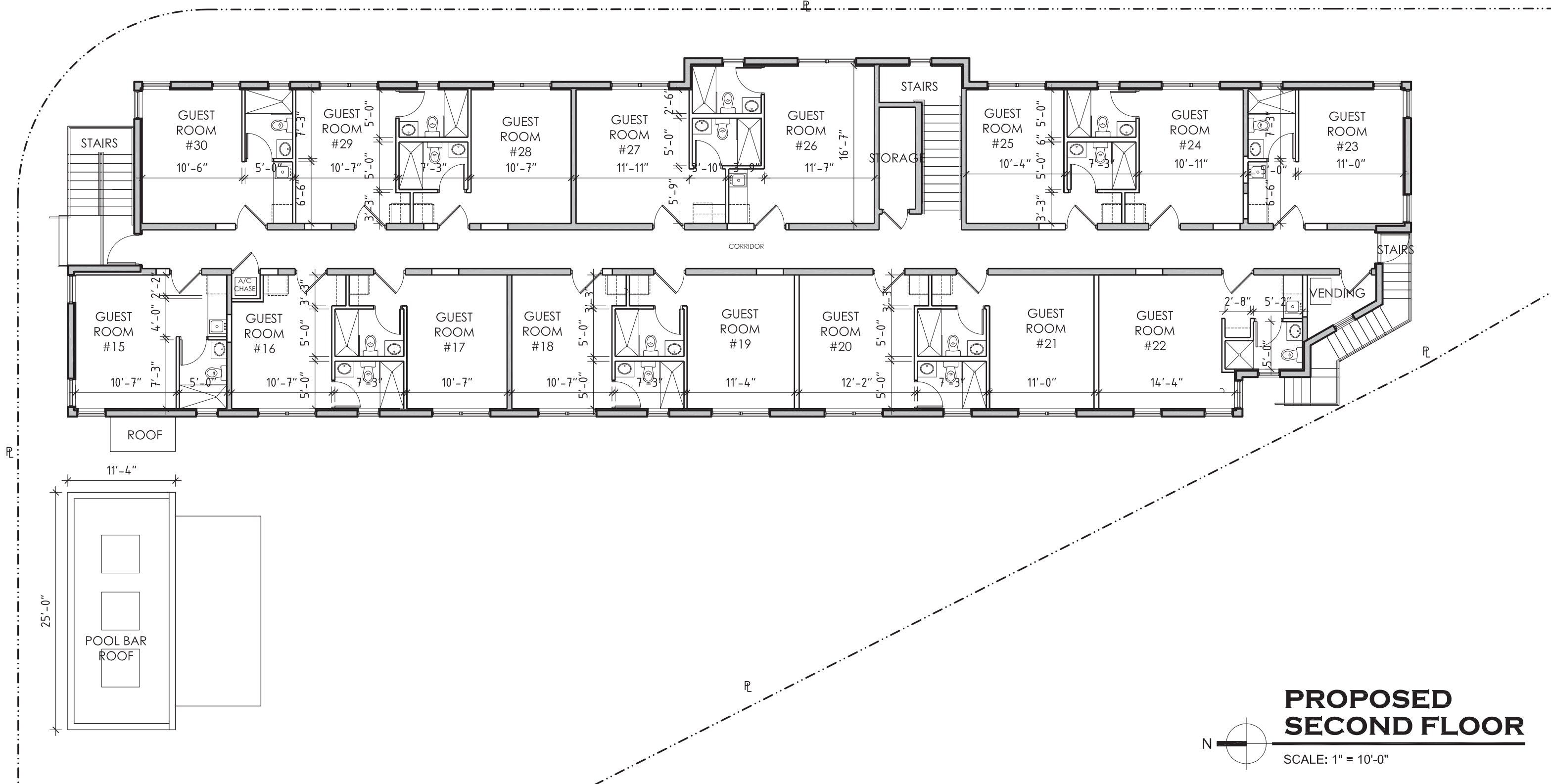
PROPOSED PLAN A-1

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



THE DEVON HOTEL

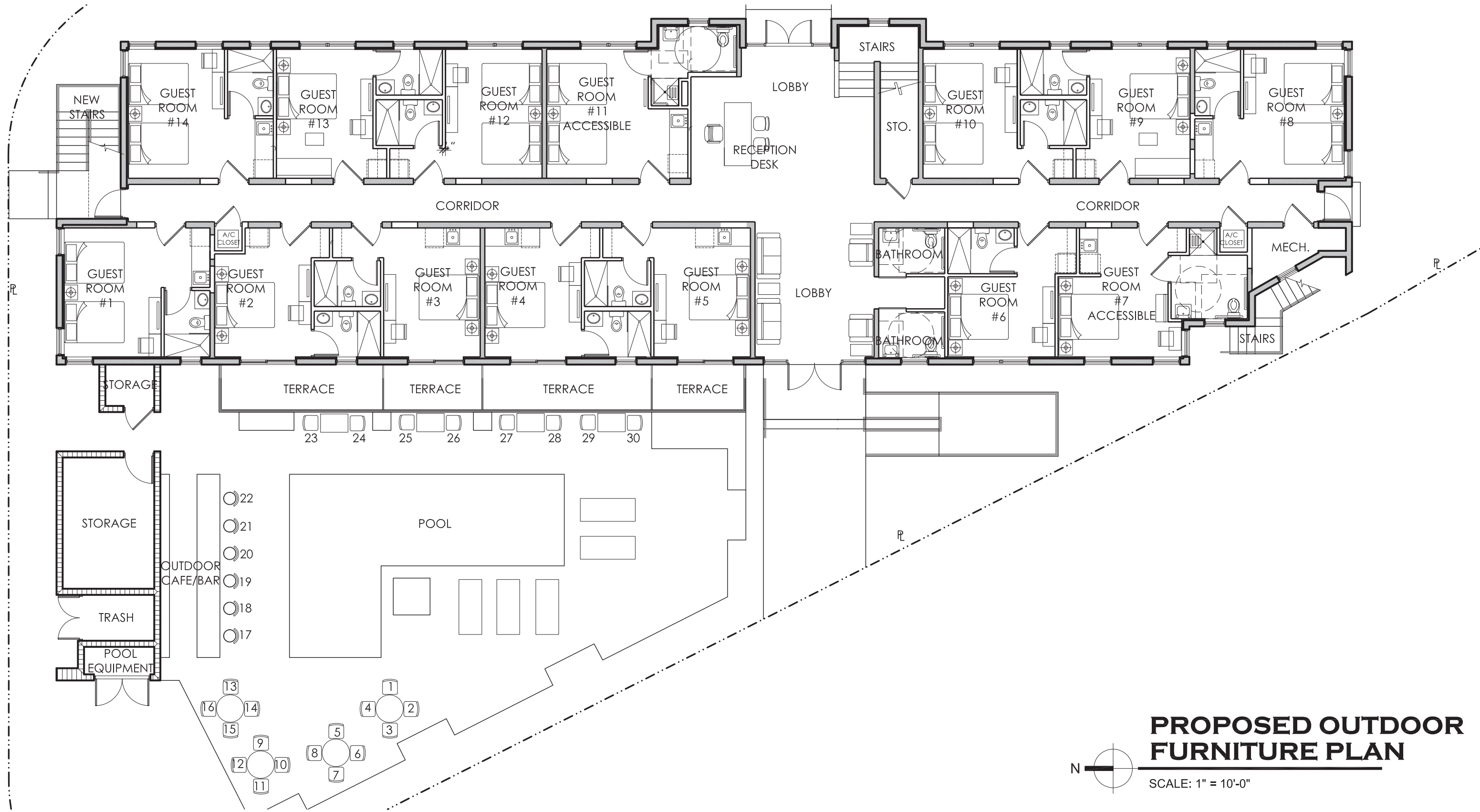
6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

PROPOSED PLAN A-2

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



PROPOSED OUTDOOR FURNITURE PLAN

N  SCALE: 1" = 10'-0"

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

PROPOSED FURNITURE PLAN A-3

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



ELEVATION LEGEND

- | | |
|--|----------------------------------|
| 1 NEW IMPACT RESISTANT WINDOWS | 7 NEW CONCRETE STAIRS |
| 2 NEW HOLLOW METAL DOOR | 8 NEW METAL RAILING |
| 3 NEW IMPACT RESISTANT DOOR
STOREFRONT | 9 NEW CONCRETE RAMP |
| 4 NEW SLIDING GLASS DOOR | 10 NEW CONCRETE BALCONY |
| 5 NEW FLAT TILE ROOFING | 11 REPAIR EXISTING STUCCO DETAIL |
| 6 PAINT ENTIRE BUILDING (WHITE) PATCH
STUCCO AS NECESSARY | |

PROPOSED EAST ELEVATION

SCALE: 1" = 10'-0"

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

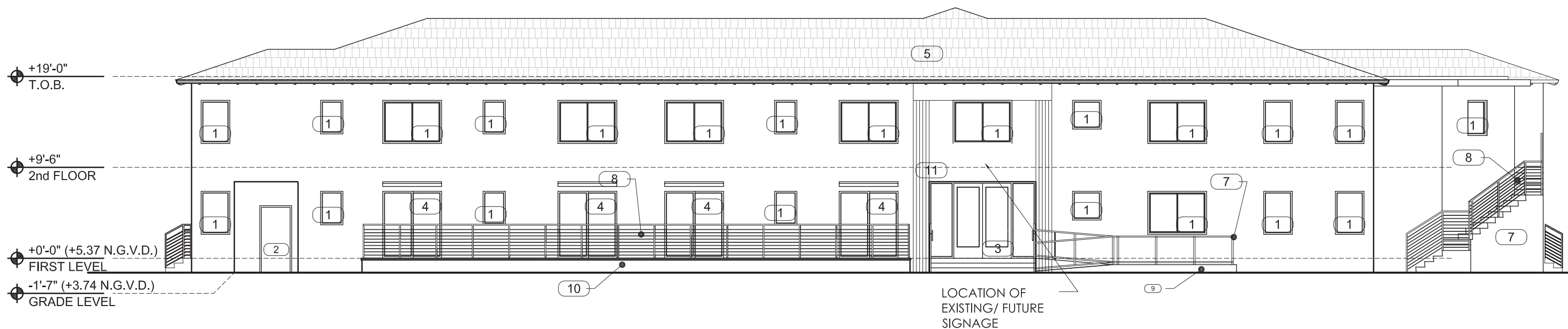
EXTERIOR ELEVATIONS A-4

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



ELEVATION LEGEND

- | | |
|---|----------------------------------|
| 1 NEW IMPACT RESISTANT WINDOWS | 7 NEW CONCRETE STAIRS |
| 2 NEW HOLLOW METAL DOOR | 8 NEW METAL RAILING |
| 3 NEW IMPACT RESISTANT DOOR STOREFRONT | 9 NEW CONCRETE RAMP |
| 4 NEW SLIDING GLASS DOOR | 10 NEW CONCRETE BALCONY |
| 5 NEW FLAT TILE ROOFING | 11 REPAIR EXISTING STUCCO DETAIL |
| 6 PAINT ENTIRE BUILDING (WHITE) PATCH STUCCO AS NECESSARY | |

PROPOSED WEST ELEVATION

SCALE: 1" = 10'-0"

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

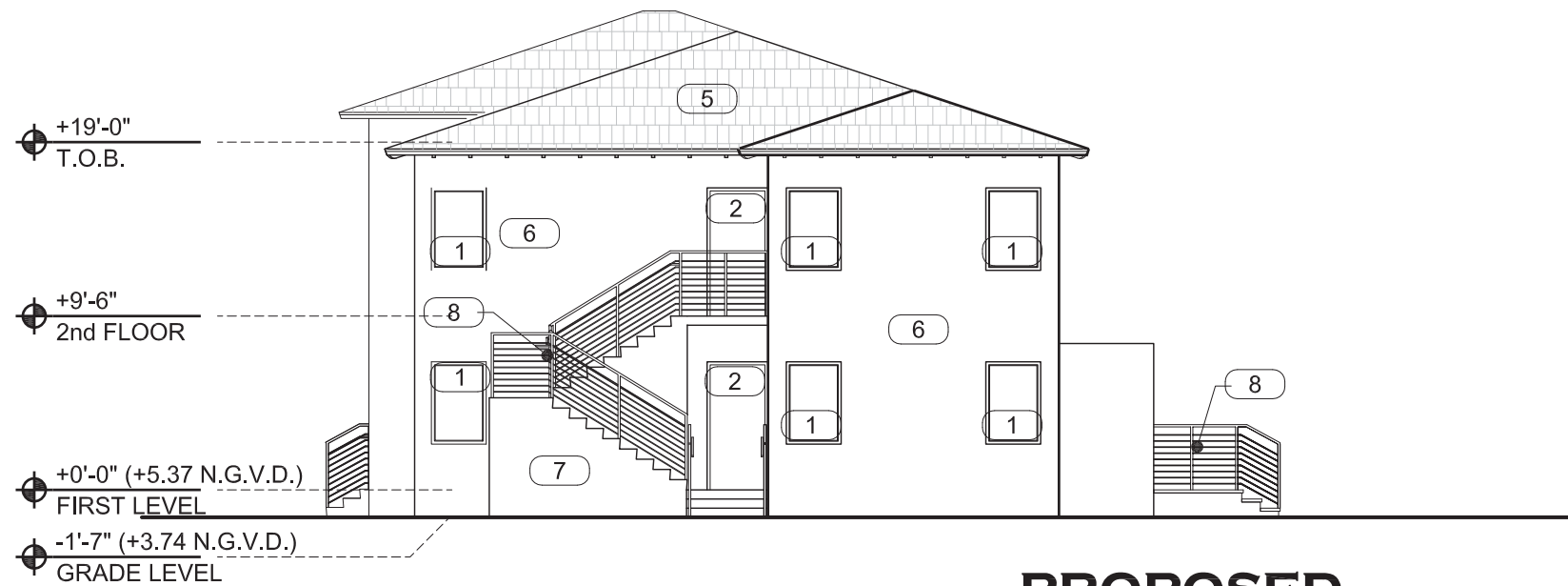
EXTERIOR ELEVATIONS A-5

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

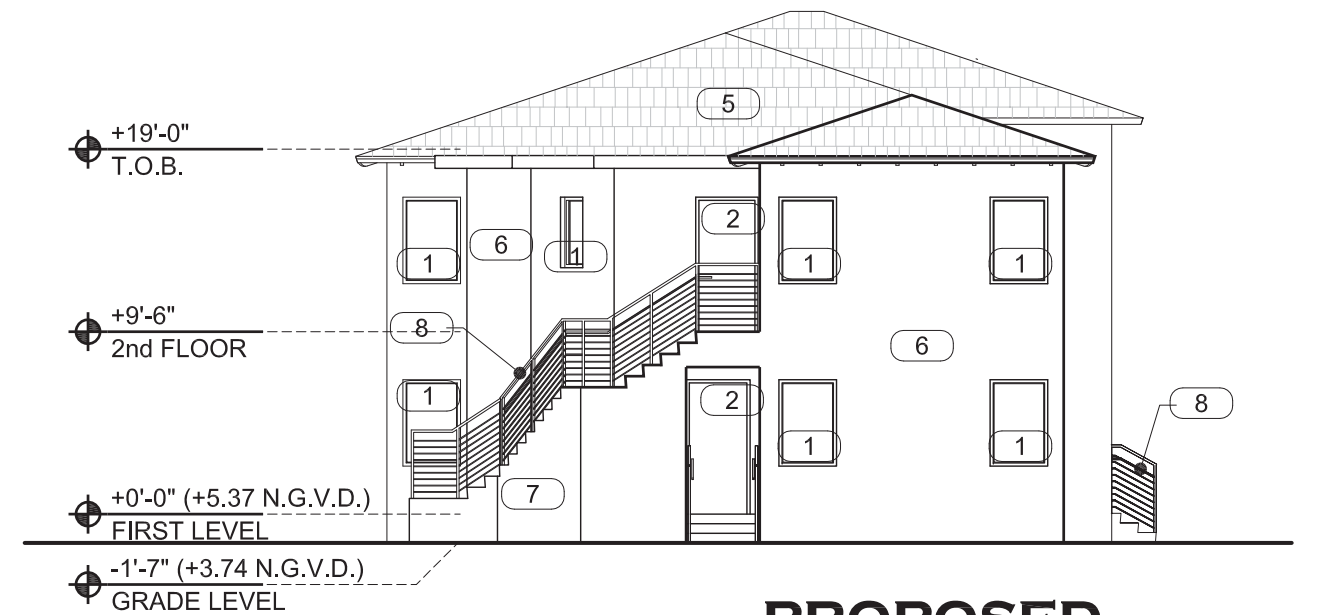


PROPOSED NORTH ELEVATION

SCALE: 1" = 10'-0"

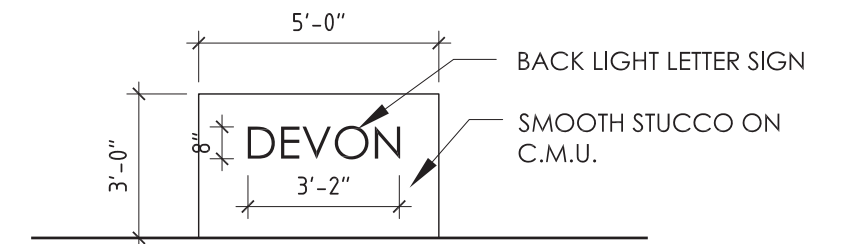
ELEVATION LEGEND

- | | |
|---|------------------------------------|
| (1) NEW IMPACT RESISTANT WINDOWS | (7) NEW CONCRETE STAIRS |
| (2) NEW HOLLOW METAL DOOR | (8) NEW METAL RAILING |
| (3) NEW IMPACT RESISTANT DOOR STOREFRONT | (9) NEW CONCRETE RAMP |
| (4) NEW SLIDING GLASS DOOR | (10) NEW CONCRETE TERRACE |
| (5) NEW FLAT CONC. TILE ROOFING | (11) REPAIR EXISTING STUCCO DETAIL |
| (6) PAINT ENTIRE BUILDING (WHITE) PATCH STUCCO AS NECESSARY | |



PROPOSED SOUTH ELEVATION

SCALE: 1" = 10'-0"



PROPOSED SIGN

SCALE: 1/4" = 1'-0"

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

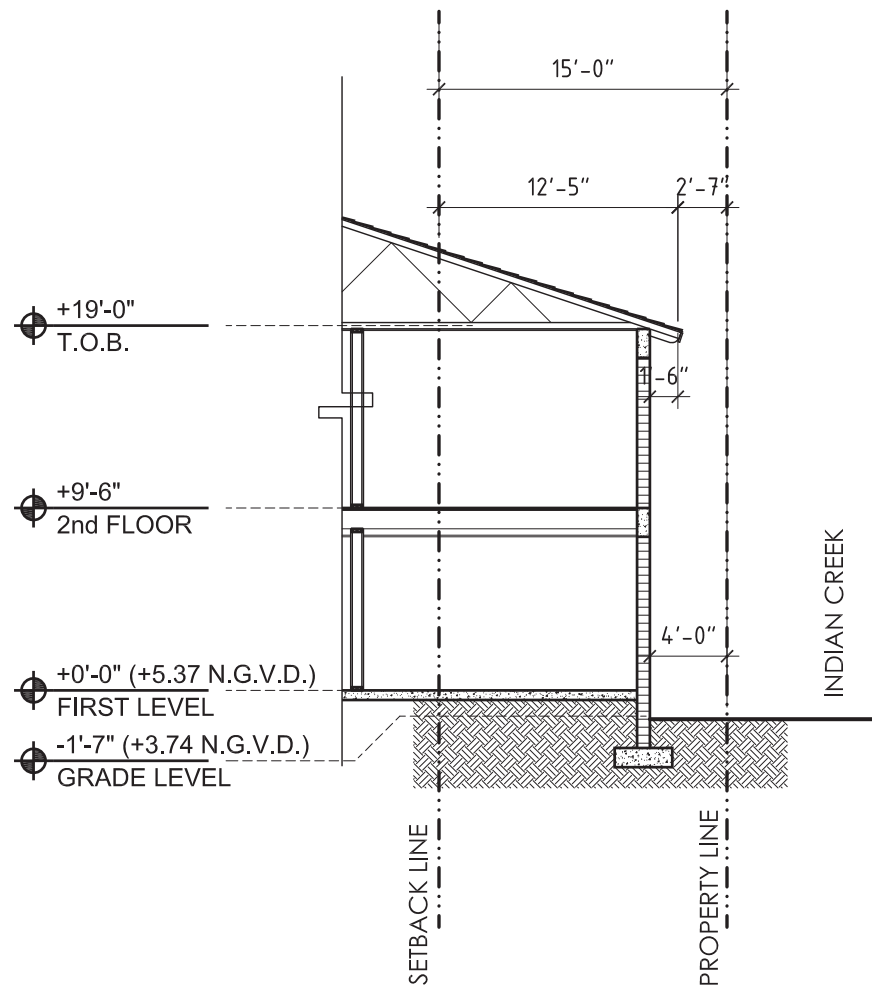
EXTERIOR ELEVATIONS A-6

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

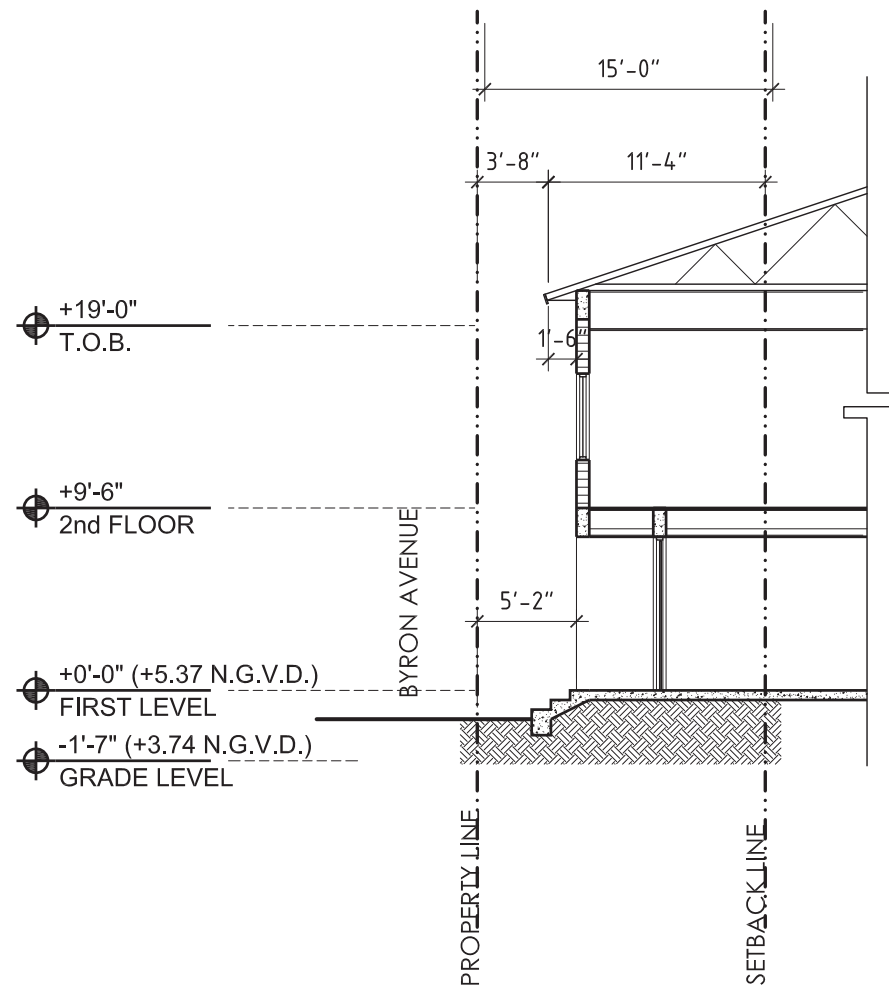
DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



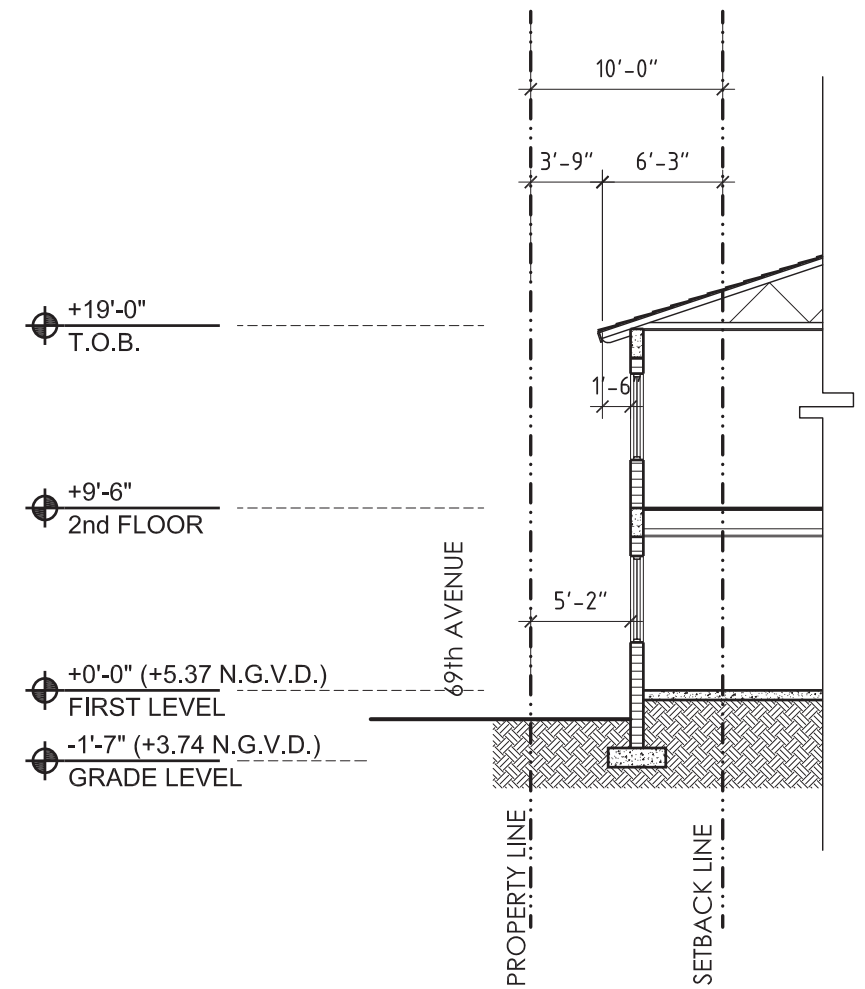
SECTION A-A

SCALE: 1" = 10'-0"



SECTION B-B

SCALE: 1" = 10'-0"



SECTION C-C

SCALE: 1" = 10'-0"

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

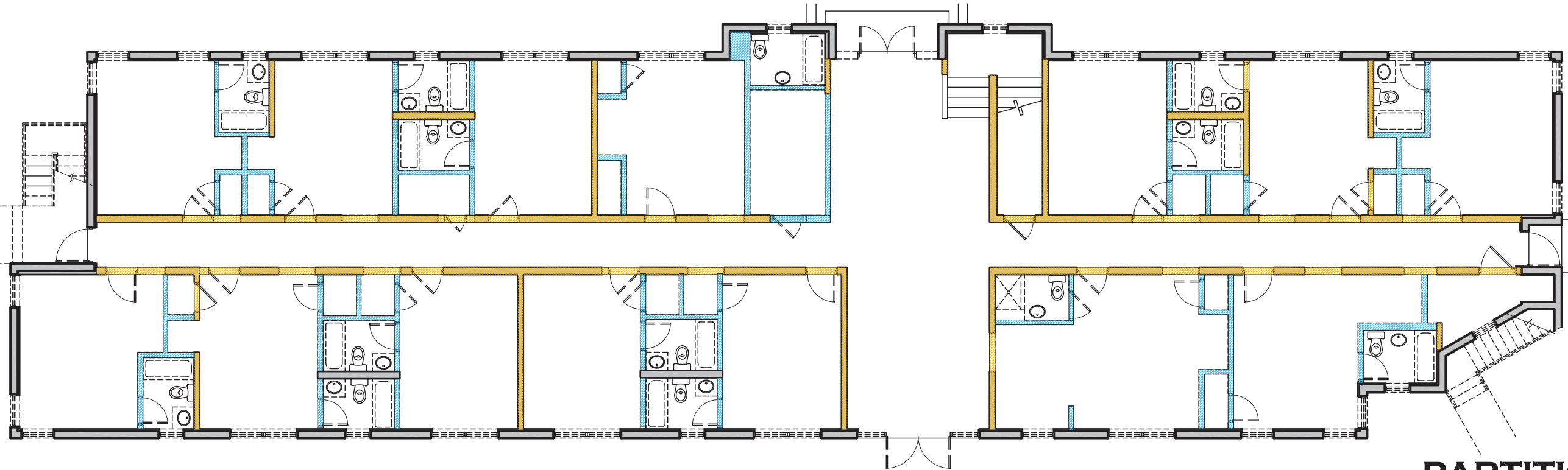
LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

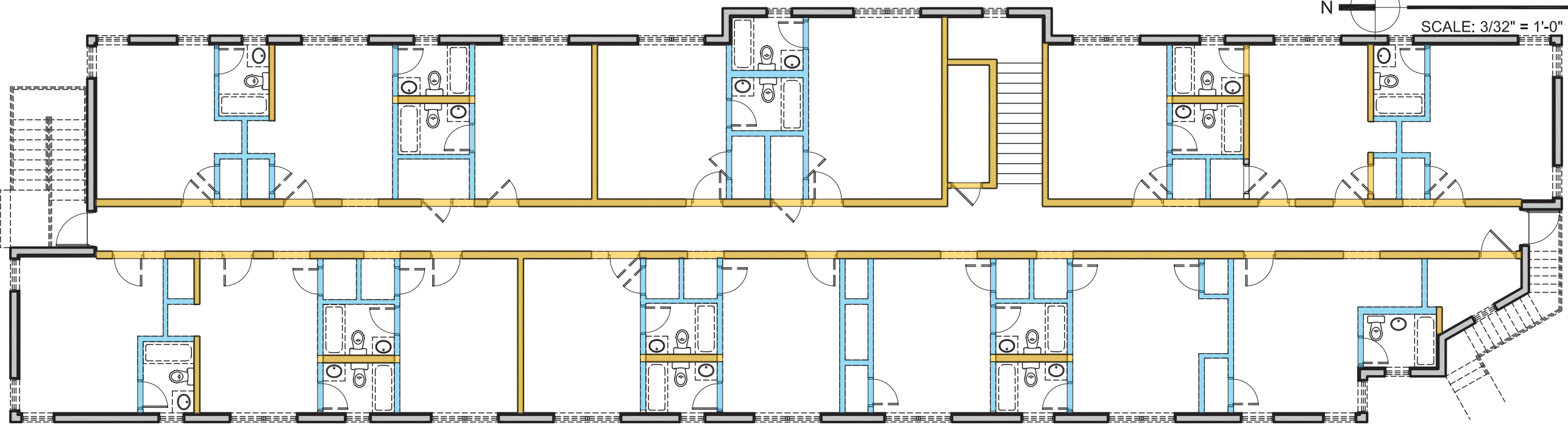
SECTIONS A-7



— EXIST WALL/PARTITION
TO BE REMOVED 320 LINER FEET

— EXIST WALL/PARTITION
TO REMAIN 372 LINER FEET

PARTITION WALL CALCULATION 1ST FLOOR



— EXIST WALL/PARTITION
TO BE REMOVED 340 LINER FEET

— EXIST WALL/PARTITION
TO REMAIN 377 LINER FEET

PARTITION WALL CALCULATION 2ND FLOOR

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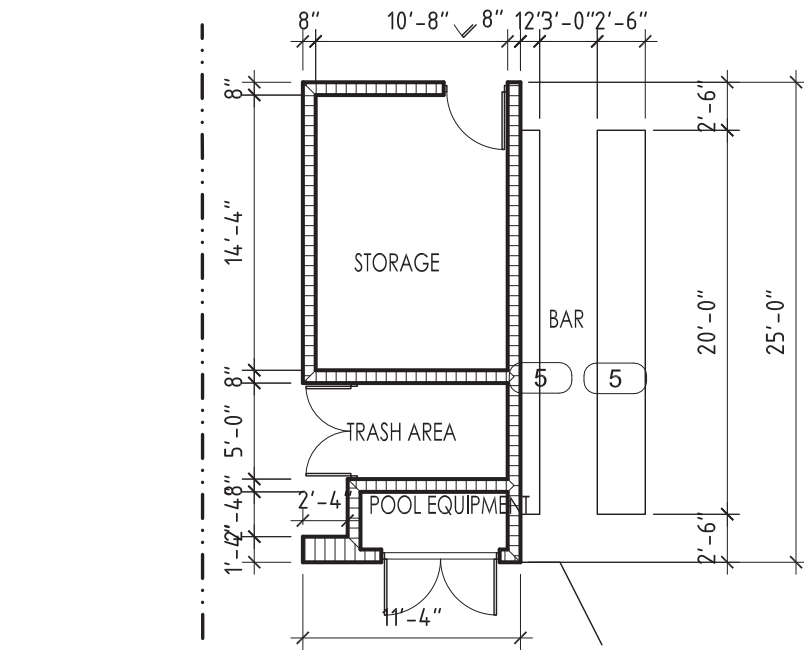
PARTITION DIAGRAM A-8

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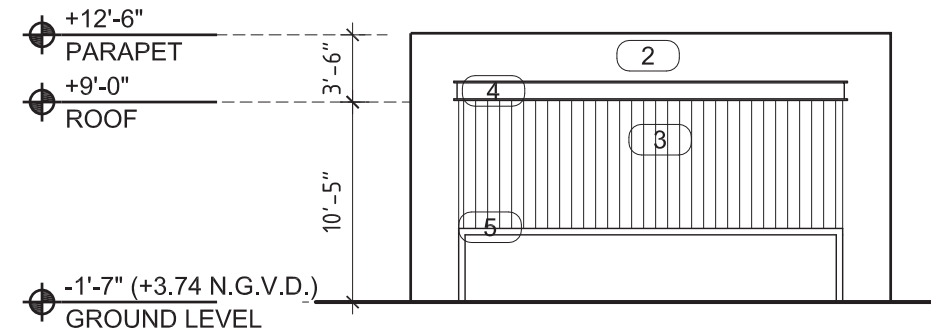
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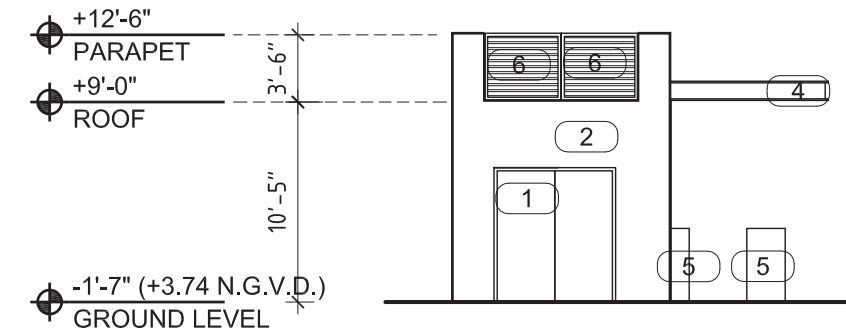
PROPOSED OUTDOOR CAFE/ BAR PLAN

SCALE: 1" = 10'-0"



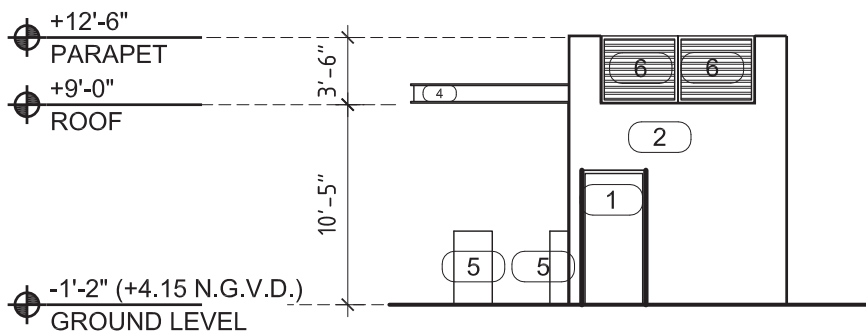
PROPOSED SOUTH ELEVATION CAFE/BAR

SCALE: 1" = 10'-0"



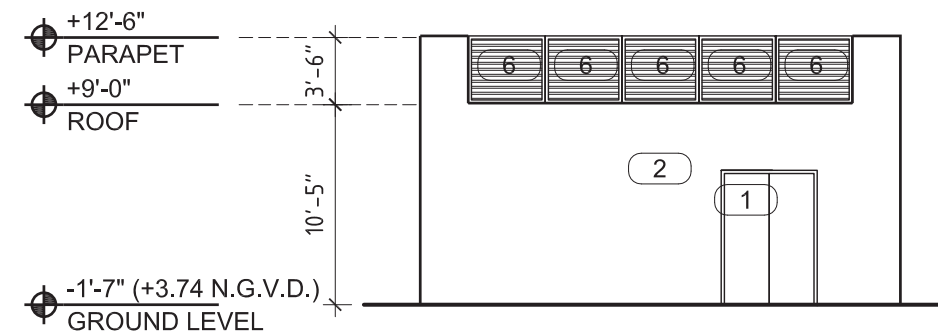
PROPOSED WEST ELEVATION CAFE/BAR

SCALE: 1" = 10'-0"



PROPOSED EAST ELEVATION CAFE/BAR

SCALE: 1" = 10'-0"



PROPOSED NORTH ELEVATION CAFE/BAR

SCALE: 1" = 10'-0"

ELEVATION LEGEND

- | | |
|-------------------------------------|-------------------------|
| 1 NEW HOLLOW METAL DOOR | 4 NEW METAL TRIM |
| 2 NEW STUCCO FINISH AND WHITE PAINT | 5 NEW STONE SLAB AT BAR |
| 3 NEW STUCCO REVEAL | 6 ALUMINUM LOUVER |

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BAR ELEVATIONS & DETAILS A-9

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RENDERINGS A-10

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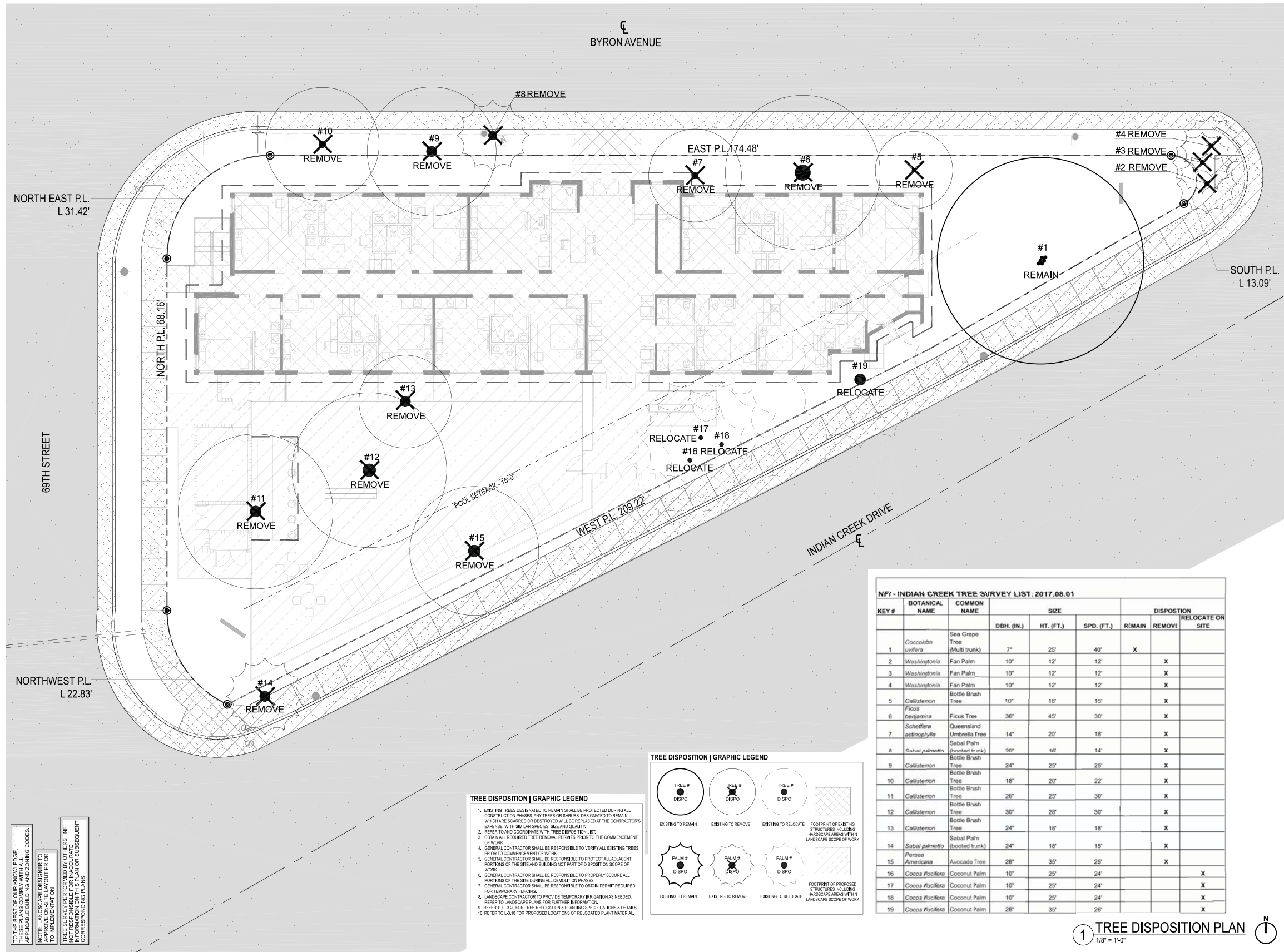
RENDERINGS A-11

LANDSCAPE ARCHITECT
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THE DEVON HOTEL

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LANDSCAPE PLAN L-2

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
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FAX: 305.444.5509

THE DEVON HOTEL

6881 INDIAN CREEK
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LANDSCAPE PLAN L-3

LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
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GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES DESIGNATED TO REMAIN WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDING TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

3. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UTILITIES AND/OR CONSTRUCTION CAUSED BY CONSTRUCTION OR DIGGING, AT NO COST TO THE OWNER.

4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

5. LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.

6. EXISTING PLANT MATERIAL, NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.

7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 8020 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL BLANKS IN PARKING LOTS AND AROUND BUILDINGS SHALL BE EXCAVATED TO A DEPTH OF 2' MIN. AND REPLACED WITH 8020 PLANT MIX, OR AS PER SPECIFICATIONS.

8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGNOSTIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.

9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIES SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLAN OR PLANT LIST.

10. SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS AND/OR GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.

11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS AND RUBBISH.

12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURES' CODES AND STANDARDS FOR NURSERY PLANTS (PART I AND II).

14. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2" WITH THE EXCEPTION OF BEACH PLANTING.

15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.

16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. I.A. TO BE GIVEN A MIN. OF (1) WEEK NOTICE TO REACH PRIOR TO IMPLEMENTATION.

17. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.

18. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRP LINE OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.

19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE AMERIGROW PREMIUM PINEBARK BROWN SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

20. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.

21. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRUPINES OF TREES SAVED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT. SHEDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED IN WRITING AND AN ARBORIST SHOULD BE CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREES/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION/REPLACEMENT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREES/PALM PROTECTION. INSTALL BARRIERS OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE OUTLINE OF THE TREES/PALM. BARRIAGE SHALL BE PLUMB, TAUT, AND STURDY. BARRIAGE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

- BARRIAGE SHALL BE GALVANIZED AND WELDED WIRE FABRIC, 1X1" MESH, 48" 48" IN HEIGHT RECOMMENDED CONTACT: Wire Cloth Man 7158 123rd Circle N. Lutz, FL 33575 PH: 1.888.847.3258 FX: 727.224.4300
- POSTS & RAIL: METAL POST, SUFFICIENT TO HOLD FABRIC PLUMB AND TAUT

ACCESS PROVIDED/NO LATCHING DATE

4. METAL GATE SHALL PERMIT FREE PASSAGE OF WATER, AIR AND SHALL ACCEPT CONSTRUCTION TRAFFIC WITHOUT EXCESSIVE DEFLECTION.

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.

3. FOR ANY RELOCATED TREES/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT PREPARATION OR INSTALLATION.

TREE / PALM RELOCATION NOTES

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO PREPARATION.

2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREES/PALM PROTECTION OF ALL VERBED MATERIAL. INSTALL BARRIAGE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE OUTLINE OF THE TREES/PALM. BARRIAGE TO BE REMOVED WHEN DIRECTED BY LANDSCAPE ARCHITECT.

3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% EQUALLY AROUND TREES 60 DAYS PRIOR TO TRANSPLANTING. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.

4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.

5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT AS DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST.

6. LANDSCAPE CONTRACTOR TO APPLY MACORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

8. ROOT BALL SIZE TABLE:
(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADING AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1"-1 1/2"	16"
1 1/2"-1 3/4"	20"
1 3/4"-2"	24"
2"-2 1/2"	28"
2 1/2"-3 1/2"	32"
3 1/2"-4"	36"
4"-4 1/2"	40"
4 1/2"-5"	44"
5"-5 1/2"	48"

9. THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

10. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY IN TWO COMPLETE LAYERS.

11. ALL FITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.

12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.

13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SPRINK WIRE.

INSTALLATION

1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTIONS (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO INSTALLING AND BACKFILLING.

2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.

4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SET PLANT INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

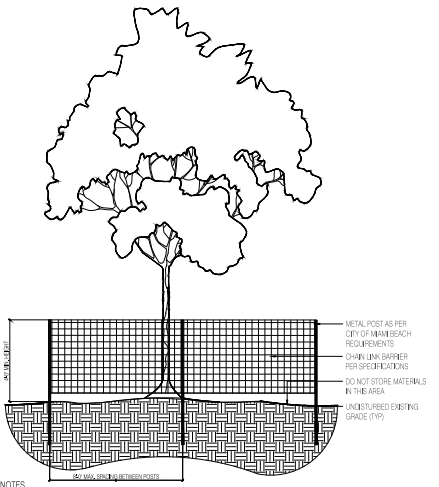
5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO GRADING PLAN.

6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.

7. CENTER EACH RELOCATED TREES/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.

8. PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.

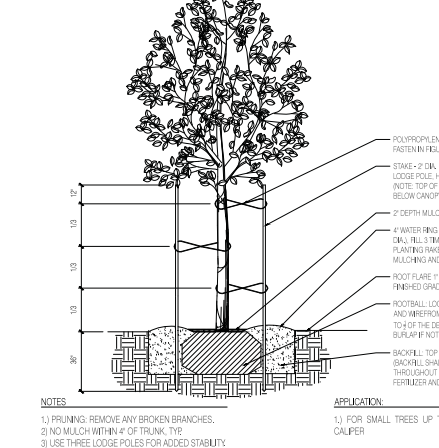
9. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 2".



- NOTES
- THE TREE PROTECTION BARRIAGE SHALL BE INSTALLED PER CITY OF MIAMI BEACH CODE CHAPTER 46, AND WILL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT (6) FOOT SPACING, OR OF 2X4 POSTS WITH THREE EQUALLY SPACED 2X4 RAILES. POSTS MAY BE SHIFTED TO AVOID ROOTS.
 - THE BARRIER SHALL BE PLACED AT THE DRP LINE OF EACH TREE OR PRESERVATION AREA, AND IN NO CASE LESS THAN 12" FROM THE TRUNK OF ANY PROTECTED TREE. FOR ANY DISCREPANCIES RELATED TO PLACEMENT OF THE BARRIER, THE CITY'S URBAN FORESTER SHOULD BE CONTACTED FOR APPROVAL.
 - TREE BARRIAGE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRIAGES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

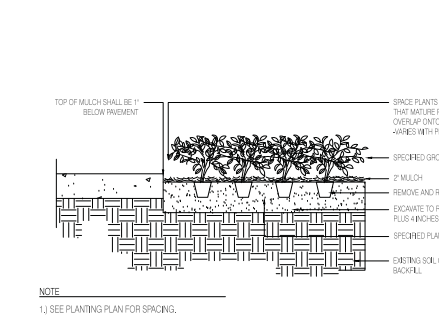
1 C.O.M.B. TREE PROTECTION DETAIL

SCALE: N.T.S.



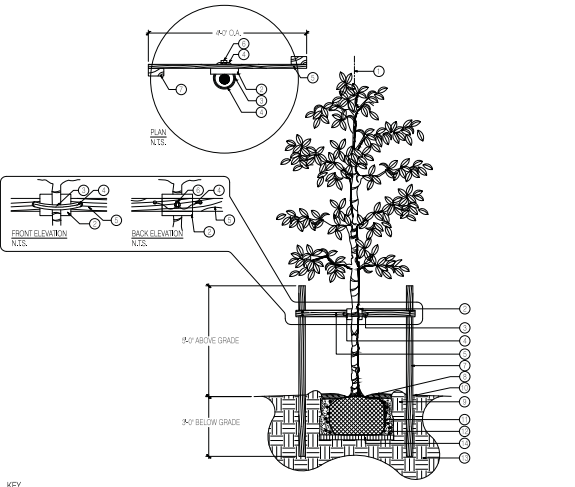
4 SMALL TREE PLANTING AND STAKING DETAIL

SCALE: N.T.S.



7 GROUND COVER PLANTING DETAIL

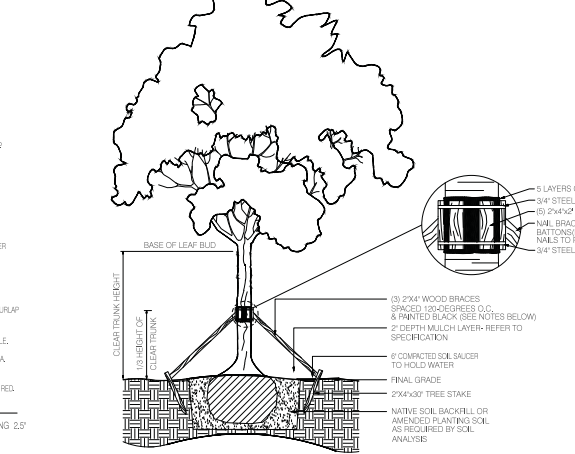
SCALE: N.T.S.



- KEY
- SET TREE PLUMB IN PLANTING PIT.
 - PROTECT TREE TRUNK WITH 1/2" NOMACO® STYROPOR/PAFACING GUARDS #16548468, AS SPECIFIED, OR APPROVED EQUAL.
 3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% EQUALLY AROUND TREES 60 DAYS PRIOR TO TRANSPLANTING. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.
 4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.
 5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT AS DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST.
 6. LANDSCAPE CONTRACTOR TO APPLY MACORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
 7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
 8. ROOT BALL SIZE TABLE:
(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADING AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")
 9. THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.
 10. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY IN TWO COMPLETE LAYERS.
 11. ALL FITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.
 12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.
 13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.
 14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SPRINK WIRE.

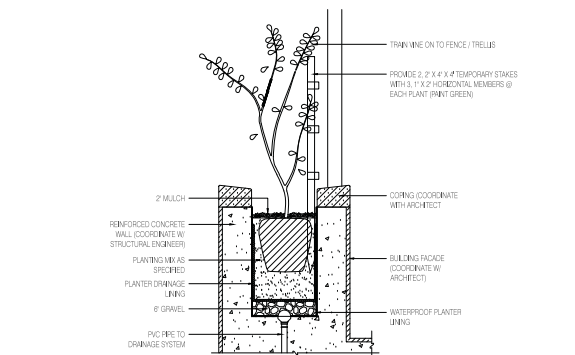
2 MEDIUM TREE PLANTING & STAKING DETAIL

SCALE: N.T.S.



5 LARGE TREE PLANTING AND STAKING DETAIL

SCALE: N.T.S.



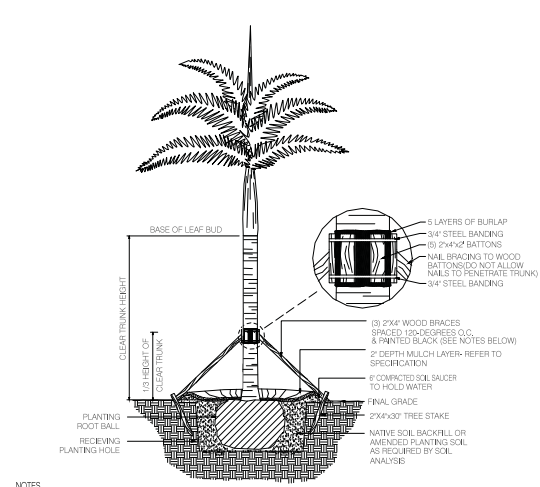
8 VINE PLANTING DETAIL

SCALE: N.T.S.



9 ROOT BARRIER DETAIL

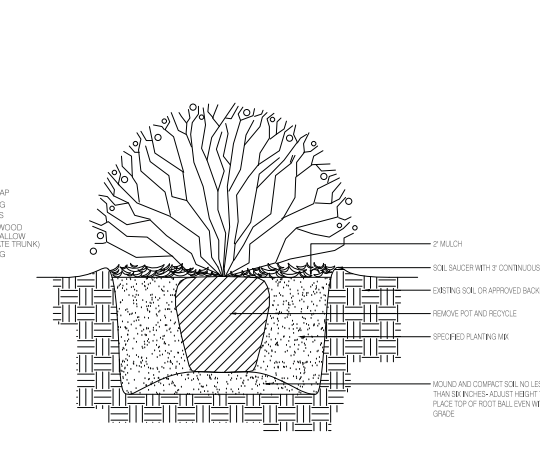
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- NOTES
- PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES.
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 - REPAIRING PLANTING HOLE SHALL BE APPROXIMATELY 10% LARGER THAN ROOTBALL.
 - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SCARRED OR BACKLASHED TRUNKS.
 - AMENDED SOIL MIX. TO BE ADDED AT THE TIME OF PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, FLUVIATED TOPSOIL, AS NEEDED.

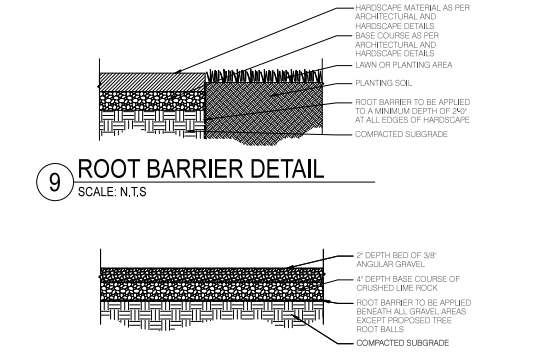
3 PALM PLANTING AND STAKING DETAIL

SCALE: N.T.S.



6 SHRUB PLANTING DETAIL

SCALE: N.T.S.



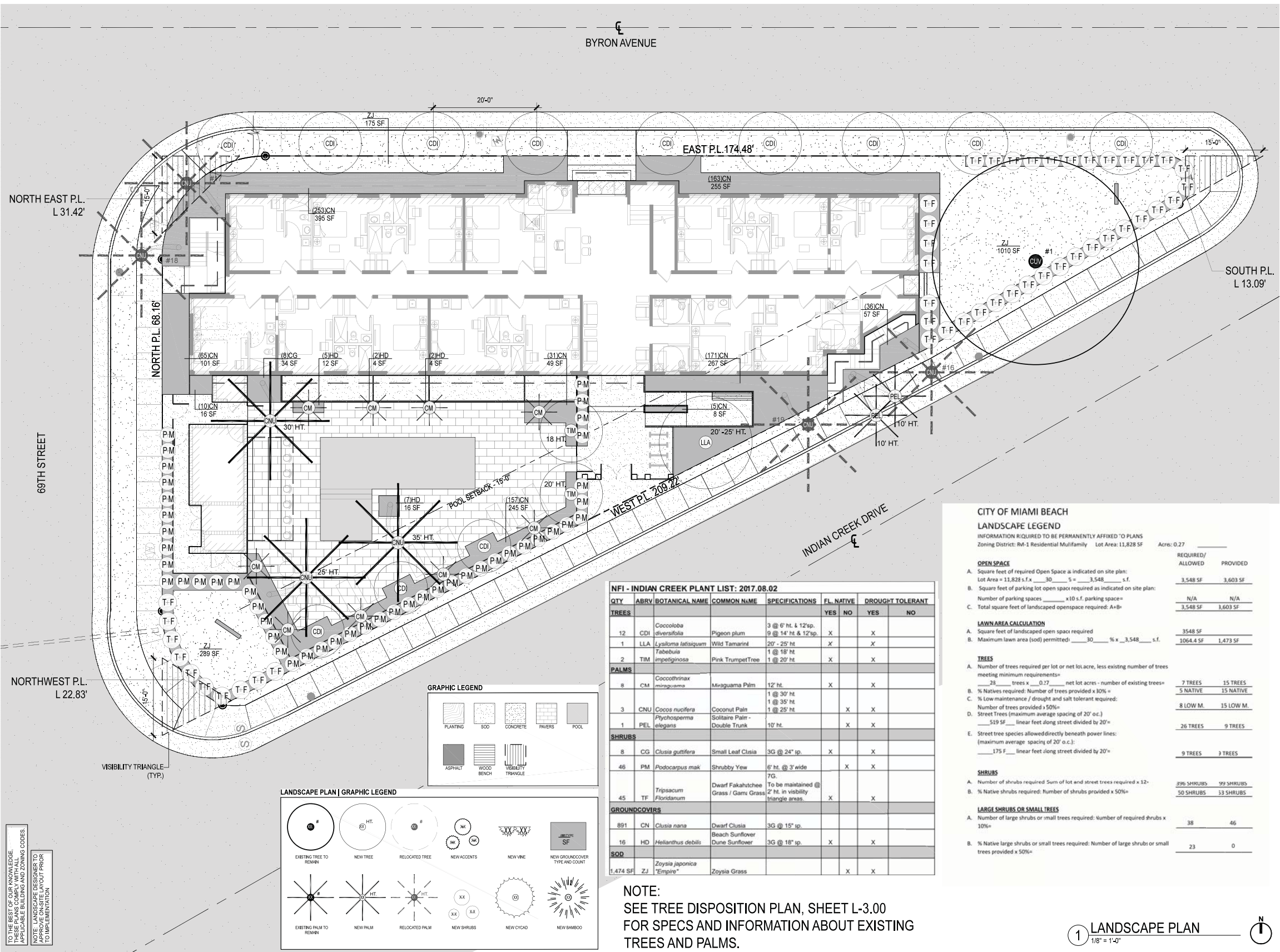
10 GRAVEL BED DETAIL

SCALE: N.T.S.



9 ROOT BARRIER DETAIL

SCALE: N.T.S.



CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District: RM-1 Residential Multifamily Lot Area: 11,828 SF Acre: 0.27			
OPEN SPACE		REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan:			
Lot Area = 11,828 s.f. x 30% = 3,548 s.f.		3,548 SF	3,603 SF
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	N/A
C. Total square feet of landscaped openspace required: A+B=		3,548 SF	3,603 SF
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required			3548 SF
B. Maximum lawn area (sod) permitted: 30% x 3,548 s.f.		1064.4 SF	1,473 SF
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:			
28 trees x 0.17 net lot acres - number of existing trees =		7 TREES	15 TREES
B. % Native trees required: Number of trees provided x 30% =		5 NATIVE	15 NATIVE
C. % Low maintenance / drought and salt tolerant required:			
Number of trees provided x 50% =		8 LOW M.	15 LOW M.
D. Street Trees (maximum average spacing of 20' o.c.)			
519 SF linear feet along street divided by 20' =		26 TREES	9 TREES
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):			
175 F linear feet along street divided by 20' =		9 TREES	3 TREES
SHRUBS			
A. Number of shrubs required Sum of lot and street trees required x 12=		396 SHRUBS	99 SHRUBS
B. % Native shrubs required: Number of shrubs provided x 50% =		50 SHRUBS	53 SHRUBS
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =		38	46
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =		23	0

THE DEVON HOTEL

6881 INDIAN CREEK
MIAMI BEACH, FLORIDA 33141

LANDSCAPE PLAN L-4

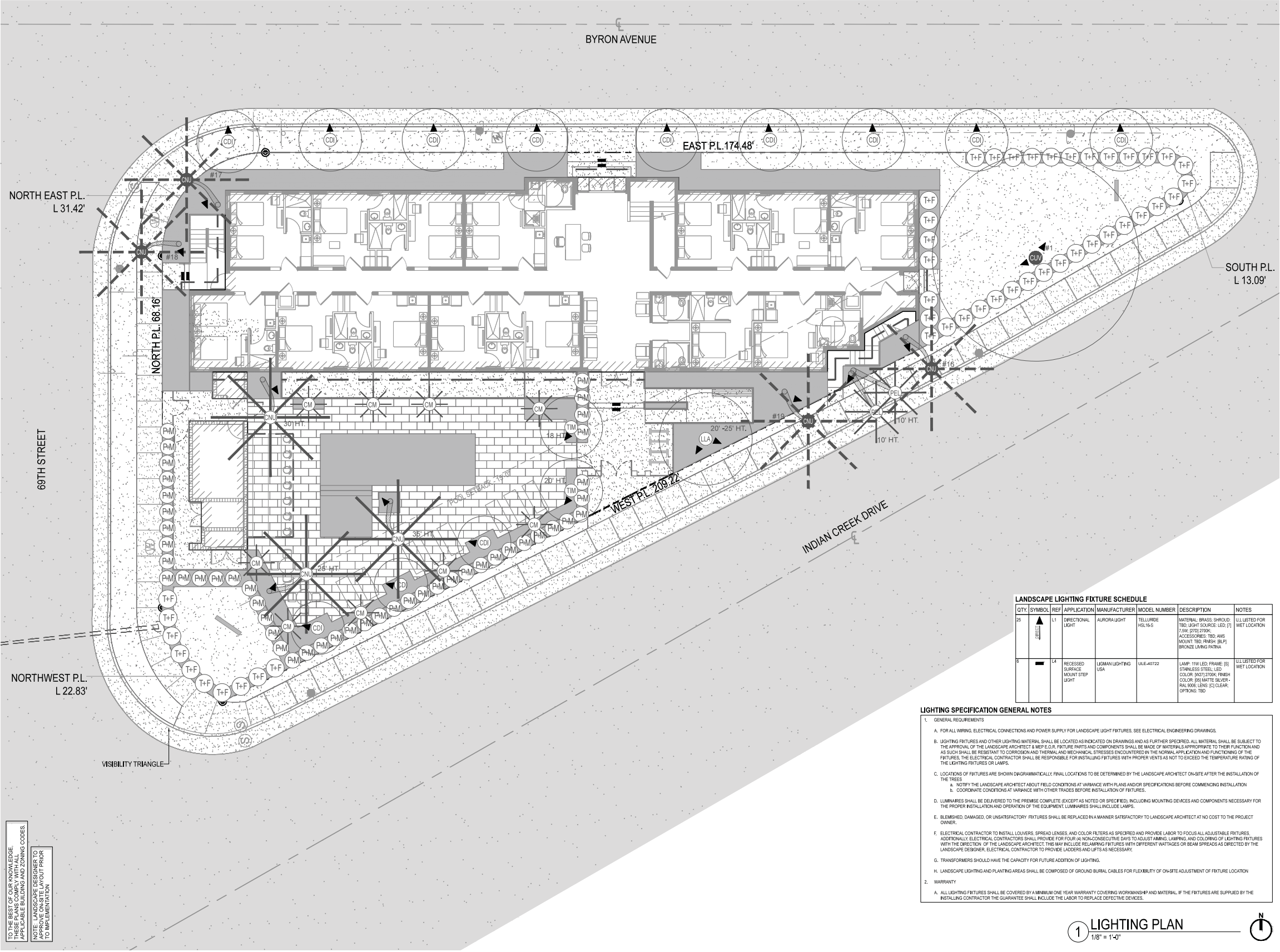
LANDSCAPE ARCHITECT
NATURALFICIAL, INC.
6915 RED ROAD, SUITE 224
CORAL GABLES, FLORIDA 33143

OWNER
6881 INDIAN CREEK, LLC
2020 PONCE DE LEON BLVD. SUITE 1103
CORAL GABLES, FLORIDA 33134

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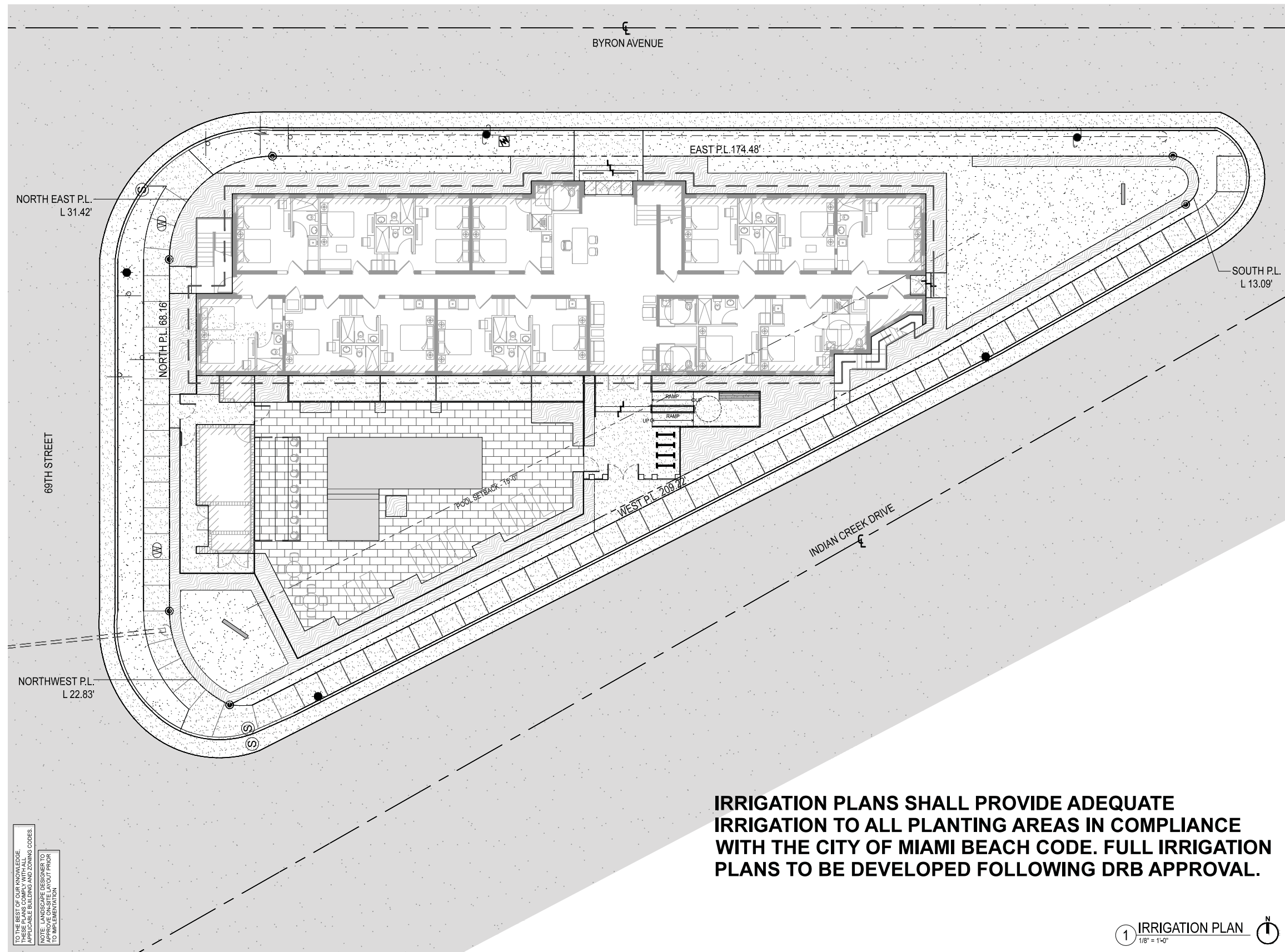
LANDSCAPE NOTES & DETAILS L-5

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LANDSCAPE NOTES & DETAILS L-6

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