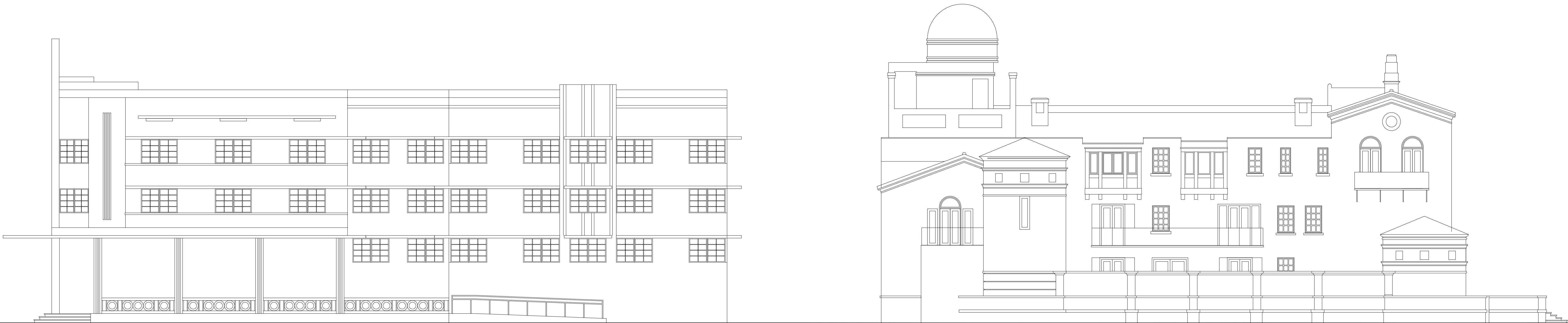


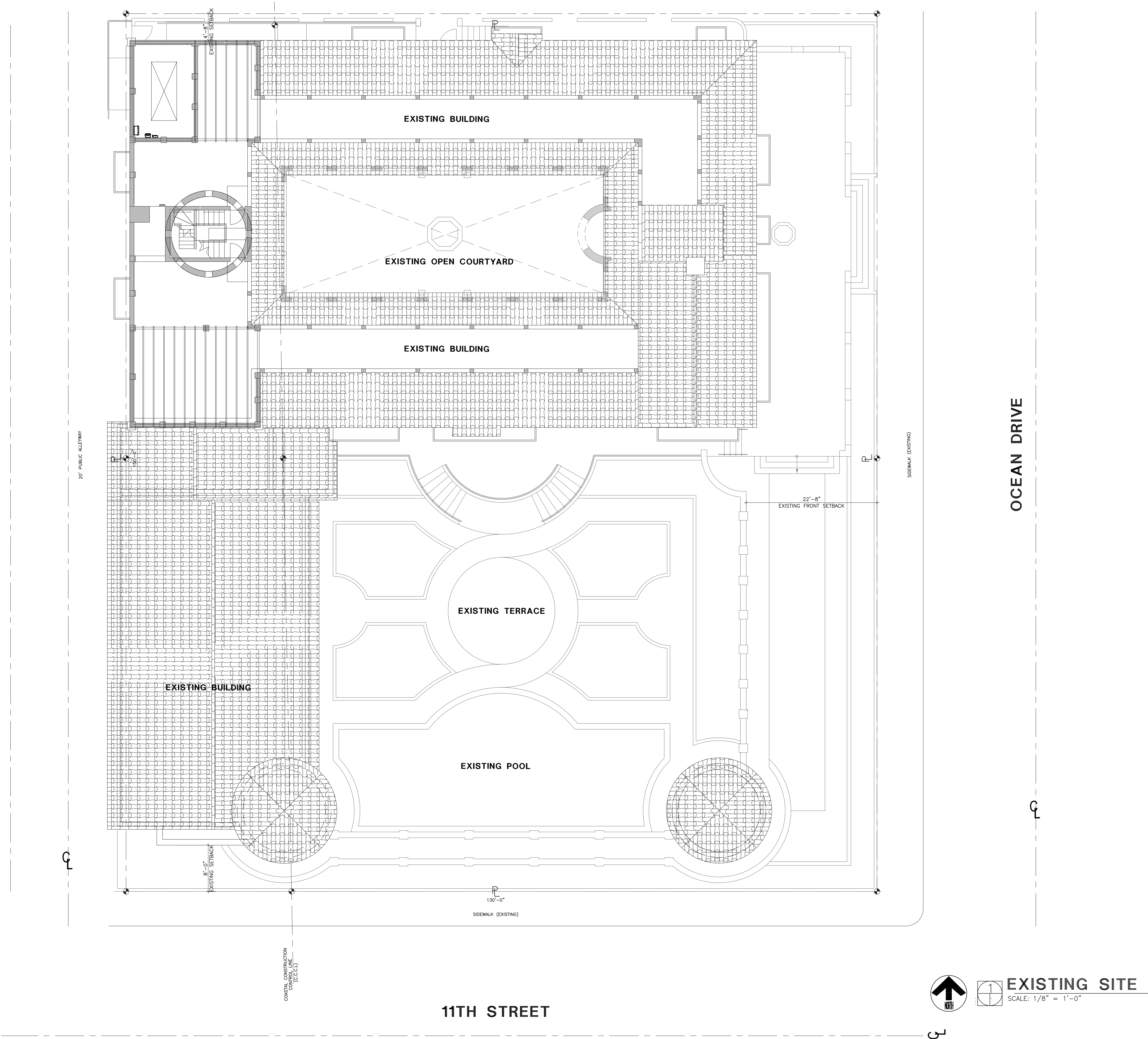


11TH STREET CONTEXT PHOTOGRAPH
(11-11-2017)



11TH STREET CONTEXT ELEVATION

DATE		PROJECT No.:	
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AS SHOWN		REV	
REV	DATE	AND	COMMENT



SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jaime@schapiroassociates.com

CASA CASUARINA
RETRACTABLE CANOPIES

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139
HPB17-0177

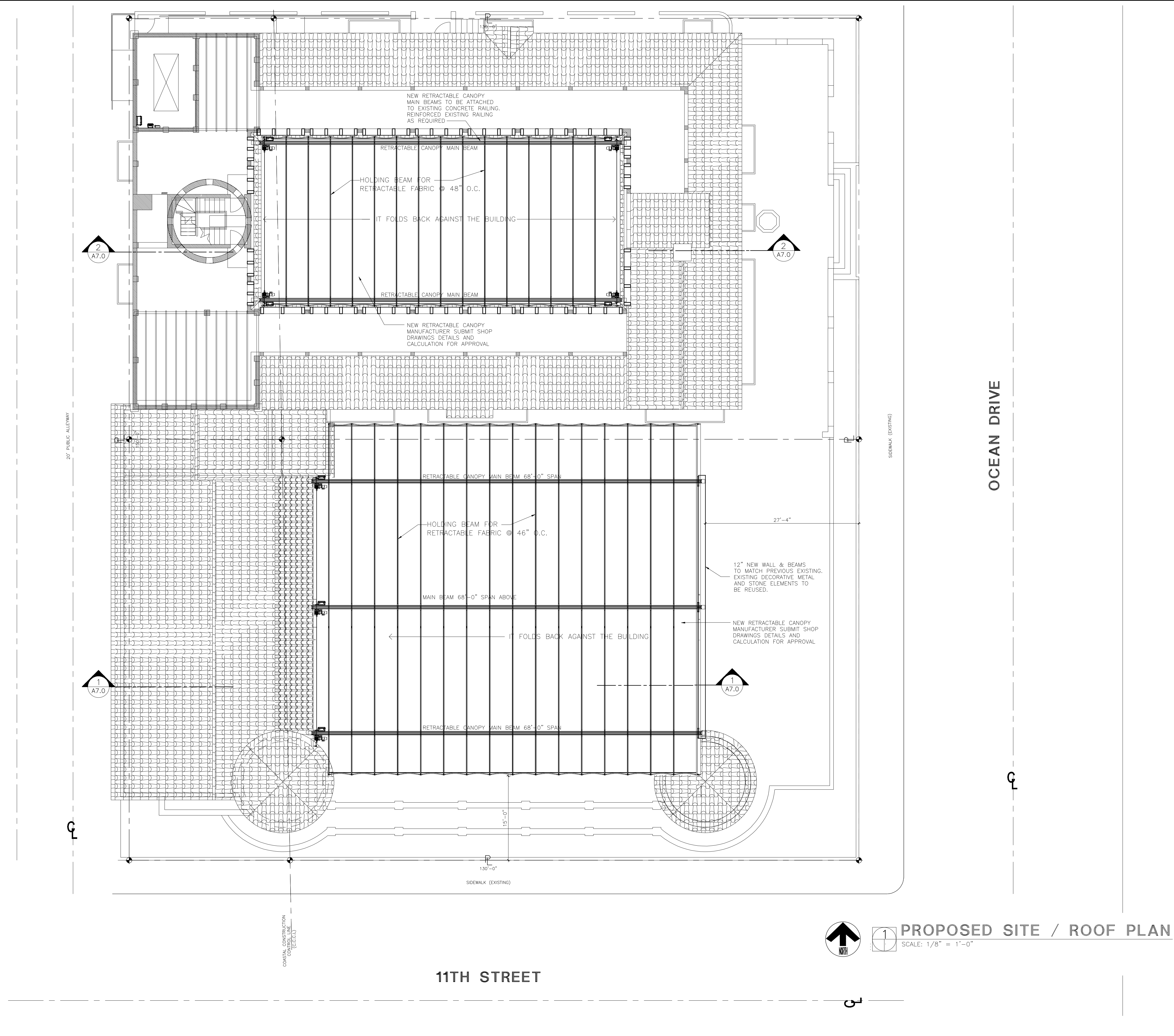
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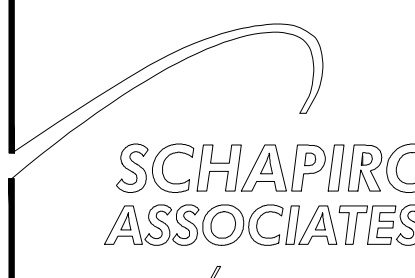
DATE:	PROJECT No.:
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EXISTING SITE / ROOF PLAN

SHEET No.:

A4.0





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ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jslime@schapiroassociates.com

CASA CASUARINA
RETRACTABLE CANOPIES

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139
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AS SHOWN	

REV	DATE AND COMMENT

PROPOSED SITE / ROOF PLAN

SCALE: 1/8" = 1'-0"

SHEET No.:

A4.1



PROPOSED OPTION 2 - ISOMETRIC - CANOPY DEPLOYED



PROPOSED OPTION 1 - ISOMETRIC - CANOPY DEPLOYED



PROPOSED OPTION 2 - ISOMETRIC - CANOPY RETRACTED



PROPOSED OPTION 1 - ISOMETRIC - CANOPY RETRACTED

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ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jslime@schapiroassociates.com

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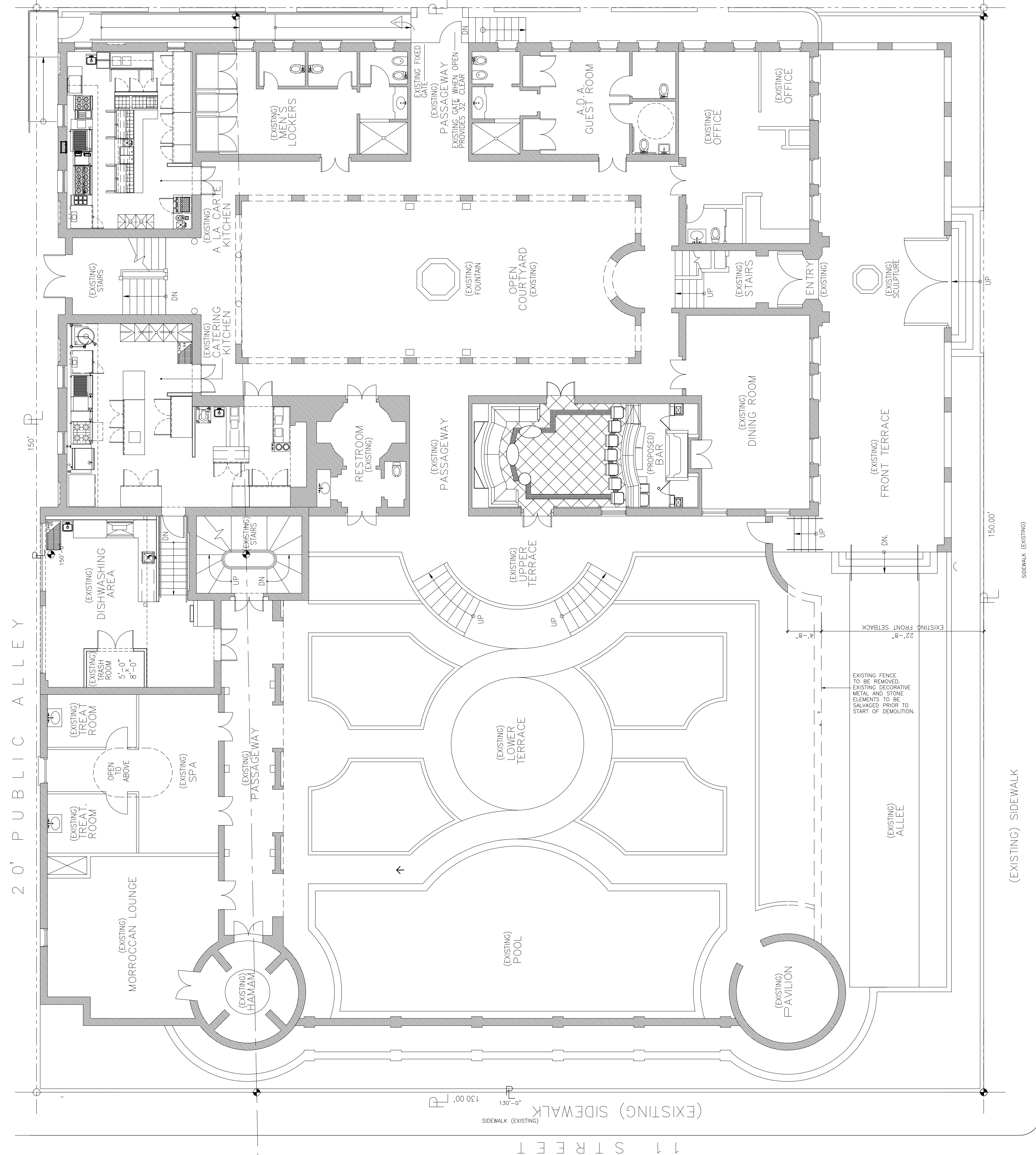
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**RETRACTABLE
CANOPIES
ISOMETRICS**

SHEET No.:
A5.0



- GENERAL DEMOLITION NOTES:**
- 1.) DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC. TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN.
 - 2.) CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH ELECTRICAL AND FIRE PROTECTION DRAWINGS AND NOTES. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED.
 - 3.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
 - 4.) MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
 - 5.) FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSEWORK OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
 - 6.) ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED. IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE, COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
 - 7.) PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
 - 8.) HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
 - 9.) ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK. PROVISIONS TO CONTROL AIRBORNE DUST WITH DIRECTOR, FACILITIES-BUILDING MANAGER AND CONSTRUCTION MANAGER. COORDINATE ADDITIONAL FILTRATION OF EXTERIOR AIR INTAKES TO MECHANICAL SYSTEMS.
 - 10.) PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE SHORING AND BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO ITS REQUIRED ASSEMBLY AND FIRE RATING.
 - 11.) CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
 - 12.) REMOVE ALL CAMERAS IN CONTRACT LIMIT AREA AND RETURN TO OWNER.
 - 13.) ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION AND A SECURITY PERIMETER TEMPORARY RAIL SHALL BE INSTALLED AROUND ANY LARGE OPENING.

SCHAPIRO ASSOCIATES
ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jdime@schapiroassociates.com

**CASA CASUARINA
RETRACTABLE CANOPIES**

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139
HPB17-0177

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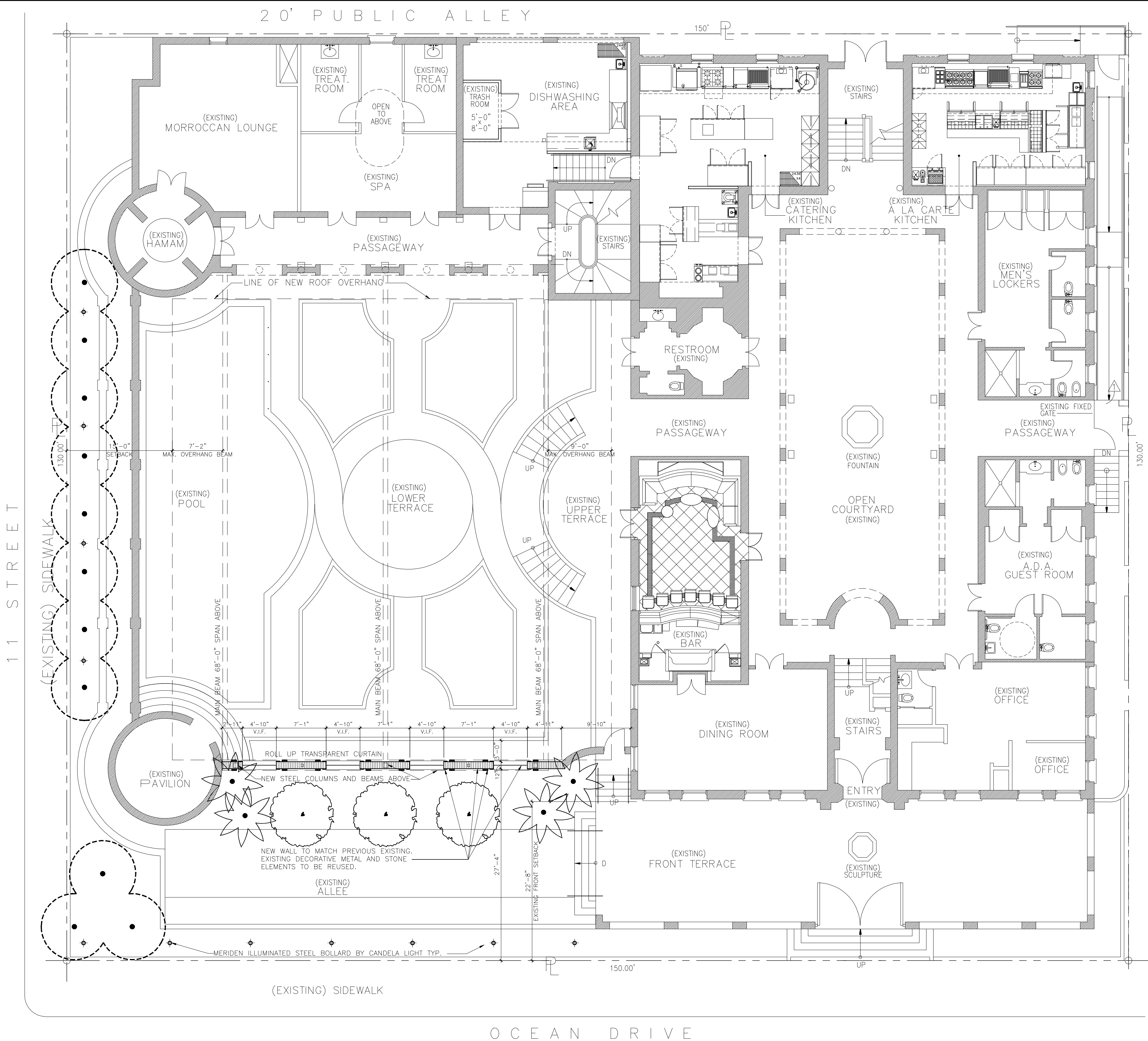
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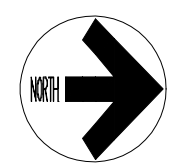
**DEMOLITION
FLOOR PLAN**

SHEET No.:
A5.1

DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MERIDEN ILLUMINATED STEEL BOLLARD
SCALE: N.T.S.



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
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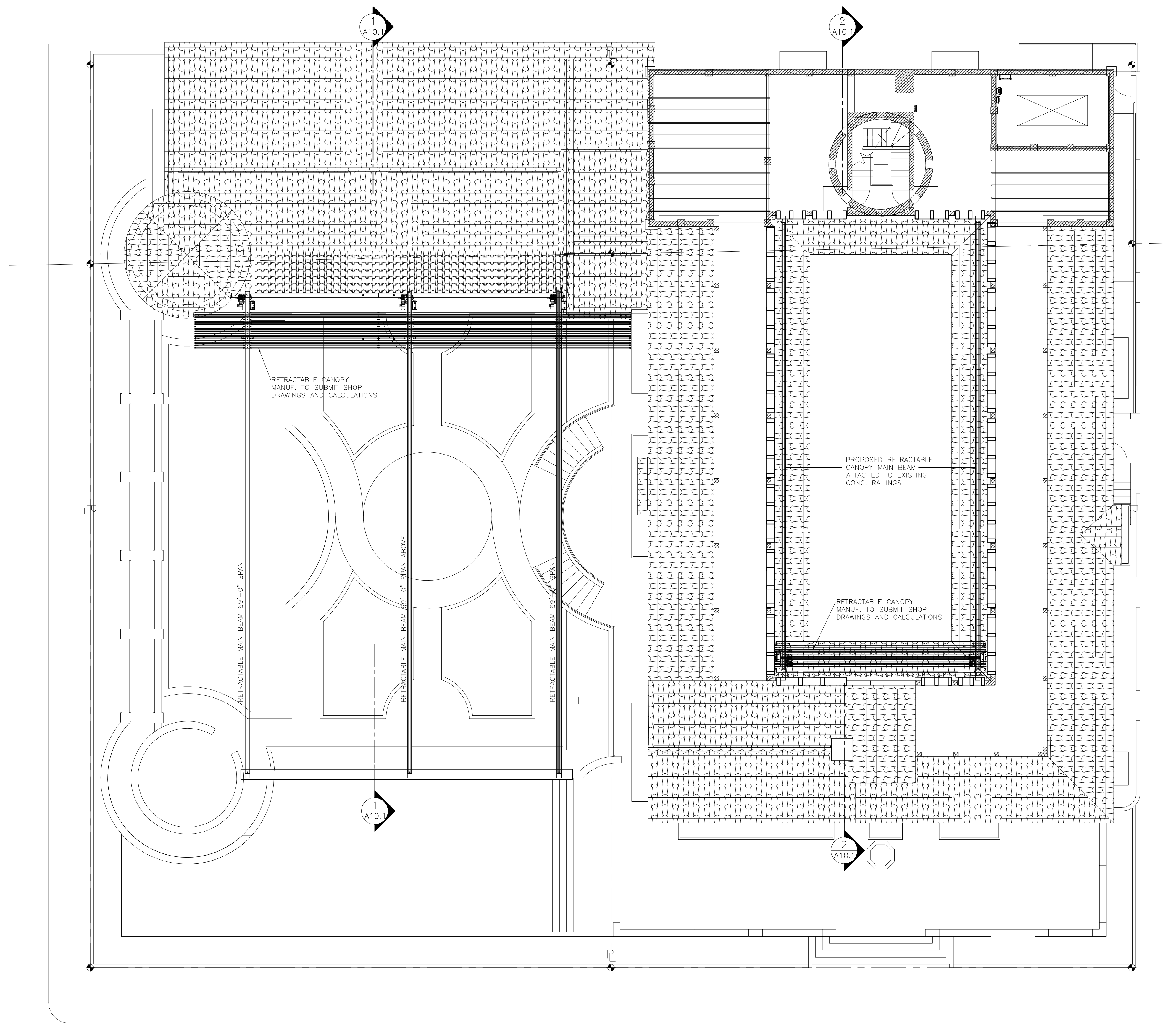
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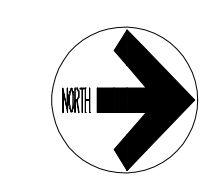
PROPOSED
GROUND
FLOOR PLAN

SHEET No.:

A5.2



PROPOSED CANOPIES ROOF PLAN
SCALE: 1/8" = 1'-0"



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SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jaim@schiaproassociates.com

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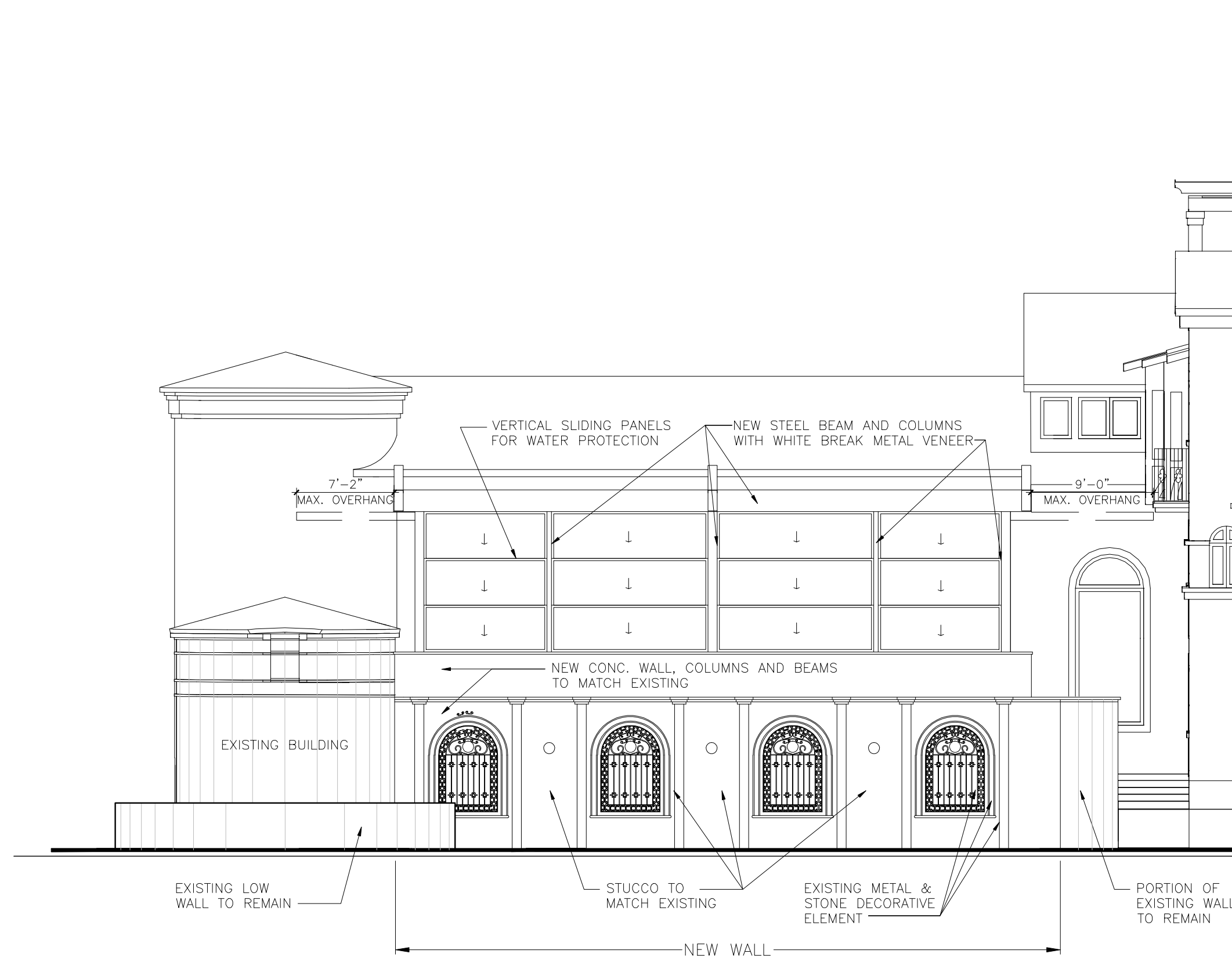
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AS SHOWN	

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**PROPOSED
CANOPIES
ROOF PLAN**

SHEET No.:

A5.3



2 EXTERIOR FRONT ELEVATION (OPTION 1) - CLOSED WINDOWS
SCALE: 1/8" = 1'-0"



1 PROPOSED EXTERIOR FRONT ELEVATION (OPTION 1) - OPEN WINDOWS
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR FRONT ELEVATION -OPTION 2
SCALE: 1/8" = 1'-0"

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ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jdime@schapiroassociates.com

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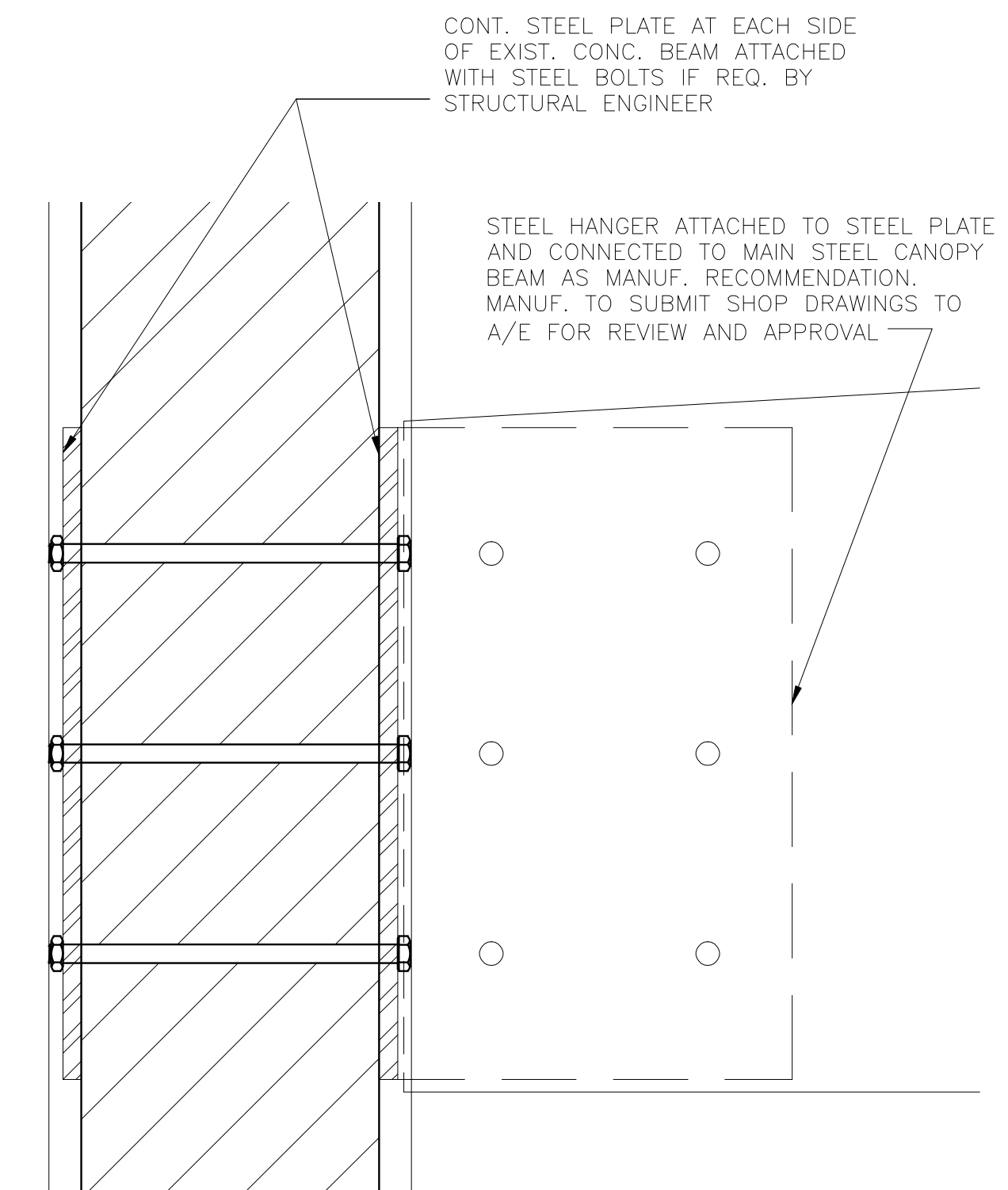
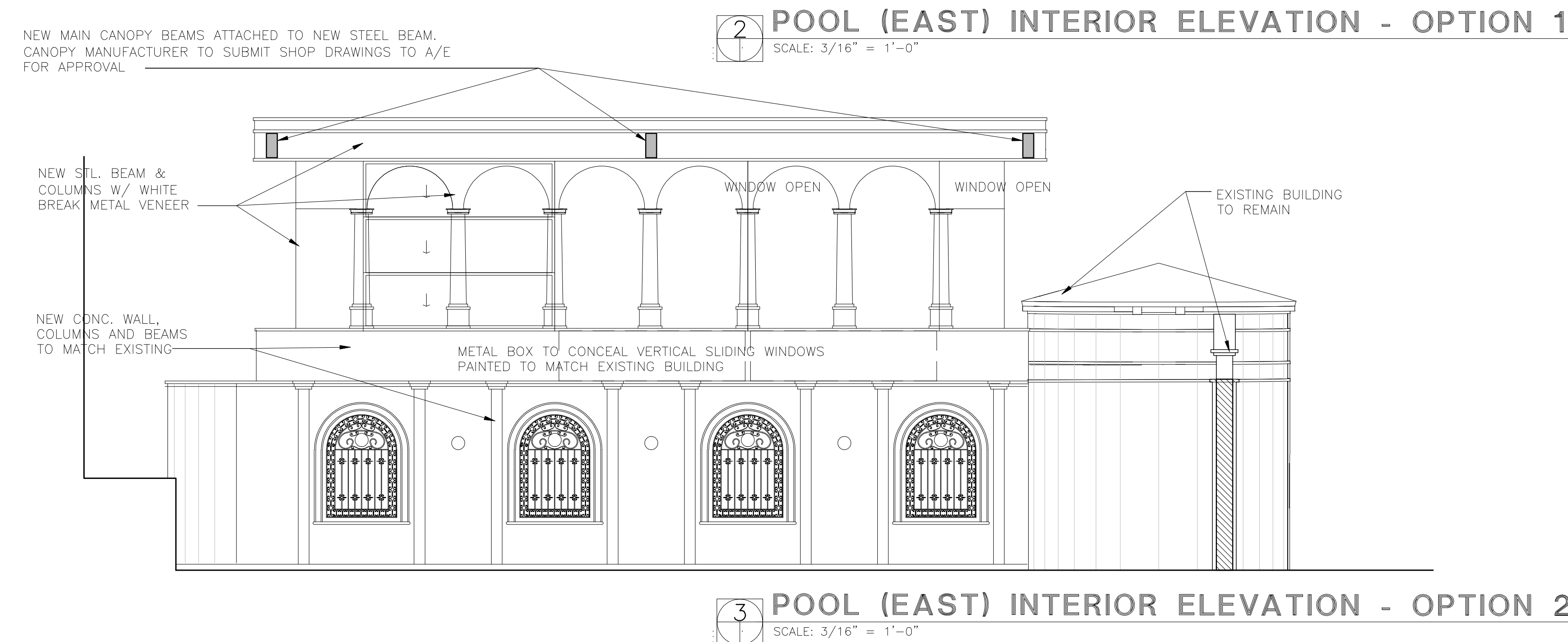
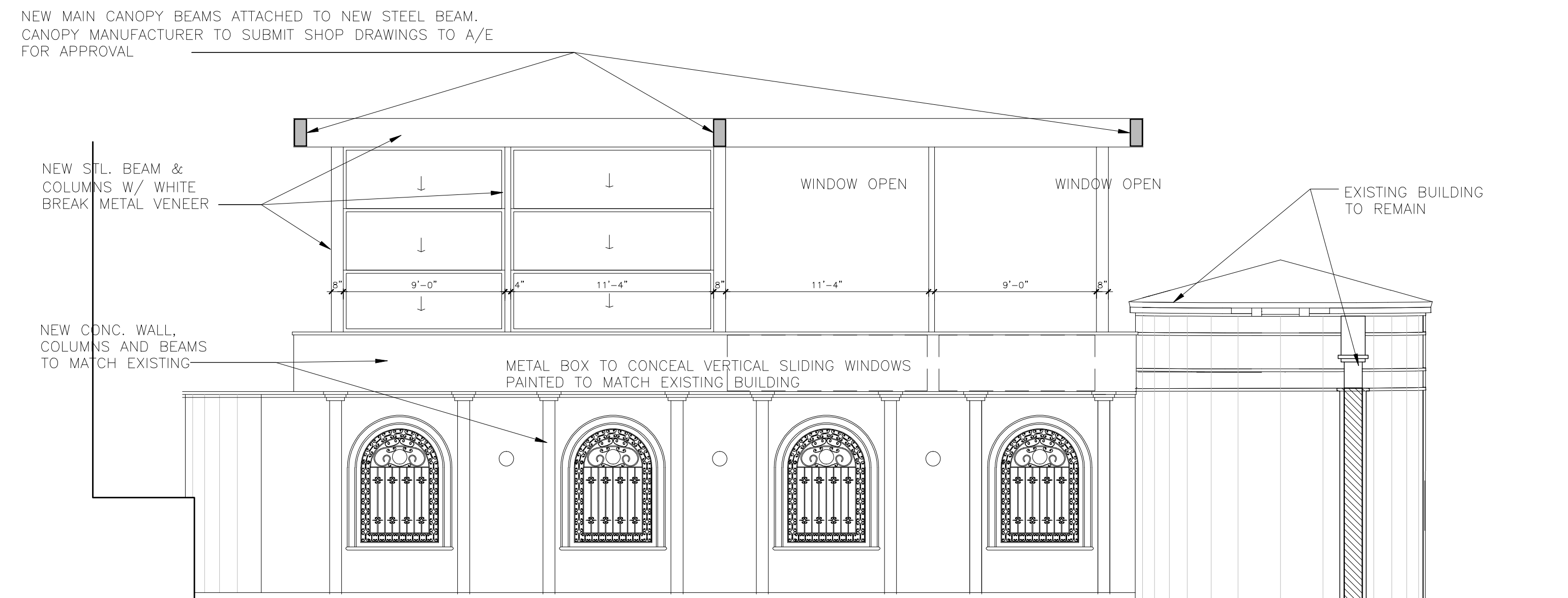
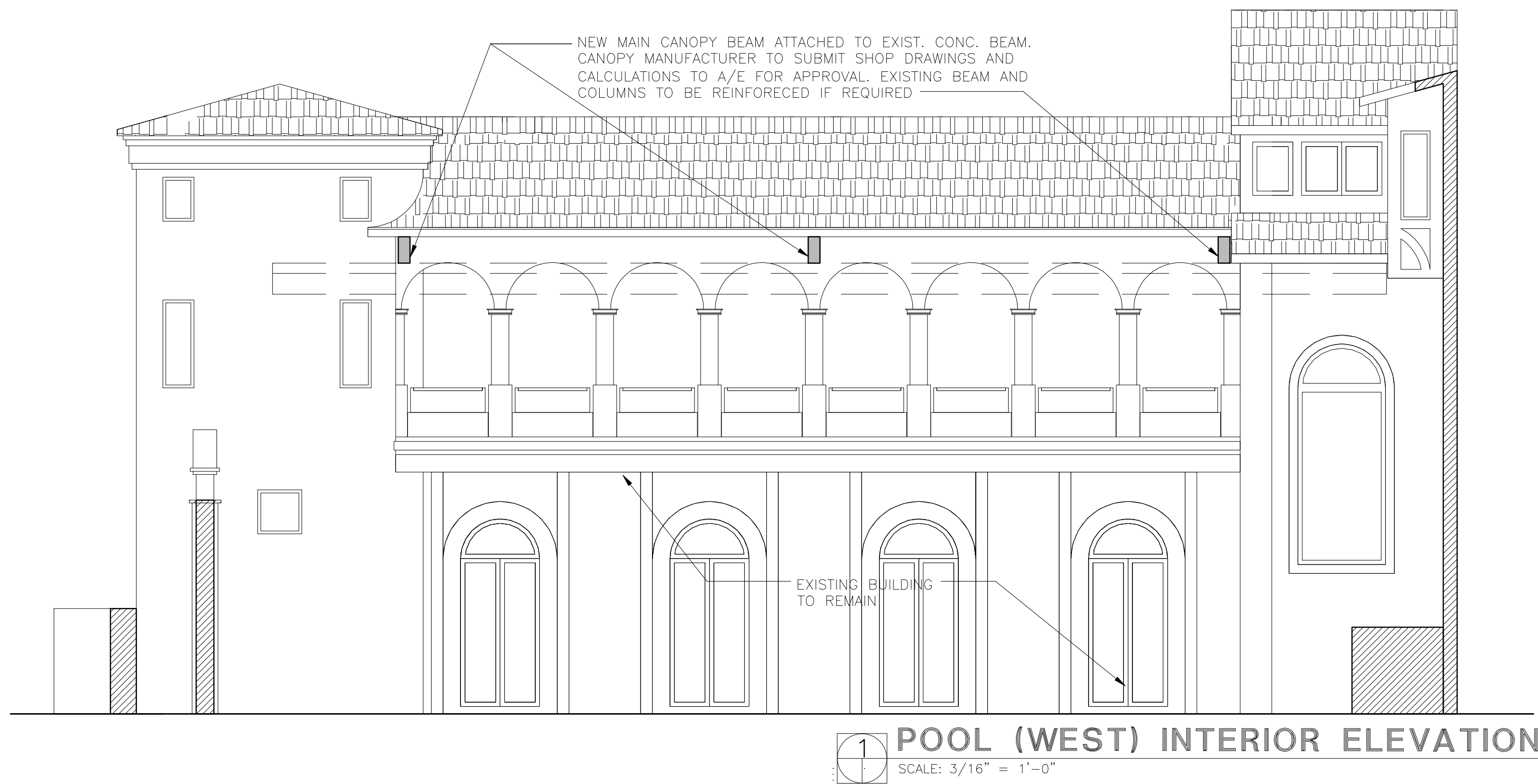
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**PROPOSED
FRONT ELEVATION**

SHEET No.:

A6.0



AFTER THE REINFORCEMENT THE FINAL ARCHITECTURAL LOOK WILL NOT BE AFFECTED



ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jslime@schapiroassociates.com

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RETRACTABLE CANOPIES
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DATE: 11/20/2017 PROJECT No.: 562
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POOL TERRACE
INTERIOR
ELEVATIONS

SHEET No.:

A6.1



CASA CASUARINA RETRACTABLE CANOPIES

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[illegible]

**COURTYARD &
POOL INTERIOR
RENDERINGS**

SHEET No. -

A6.1A



PROPOSED FRONT VIEW - OPTION 2



PROPOSED FRONT VIEW - OPTION 1

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RETRACTABLE CANOPIES
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REV	DATE AND COMMENT

OPTION 1& 2
PROPOSED
FRONT VIEW

SHEET No.:
A6.2



PROPOSED CORNER VIEW - OPTION 2



PROPOSED CORNER VIEW - OPTION 1

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PROPOSED FRONT VIEW - OPTION 1



PROPOSED FRONT VIEW - OPTION 2

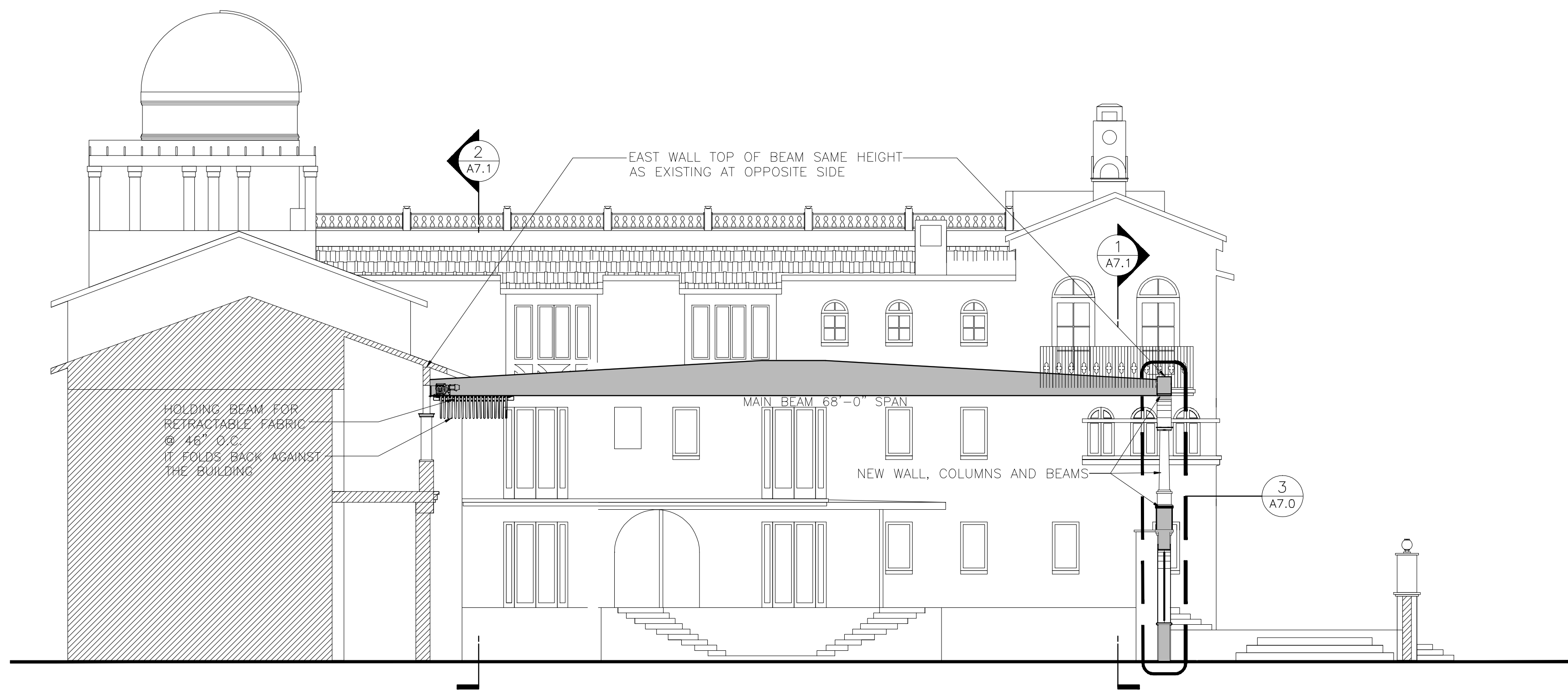
CASA CASUARINA
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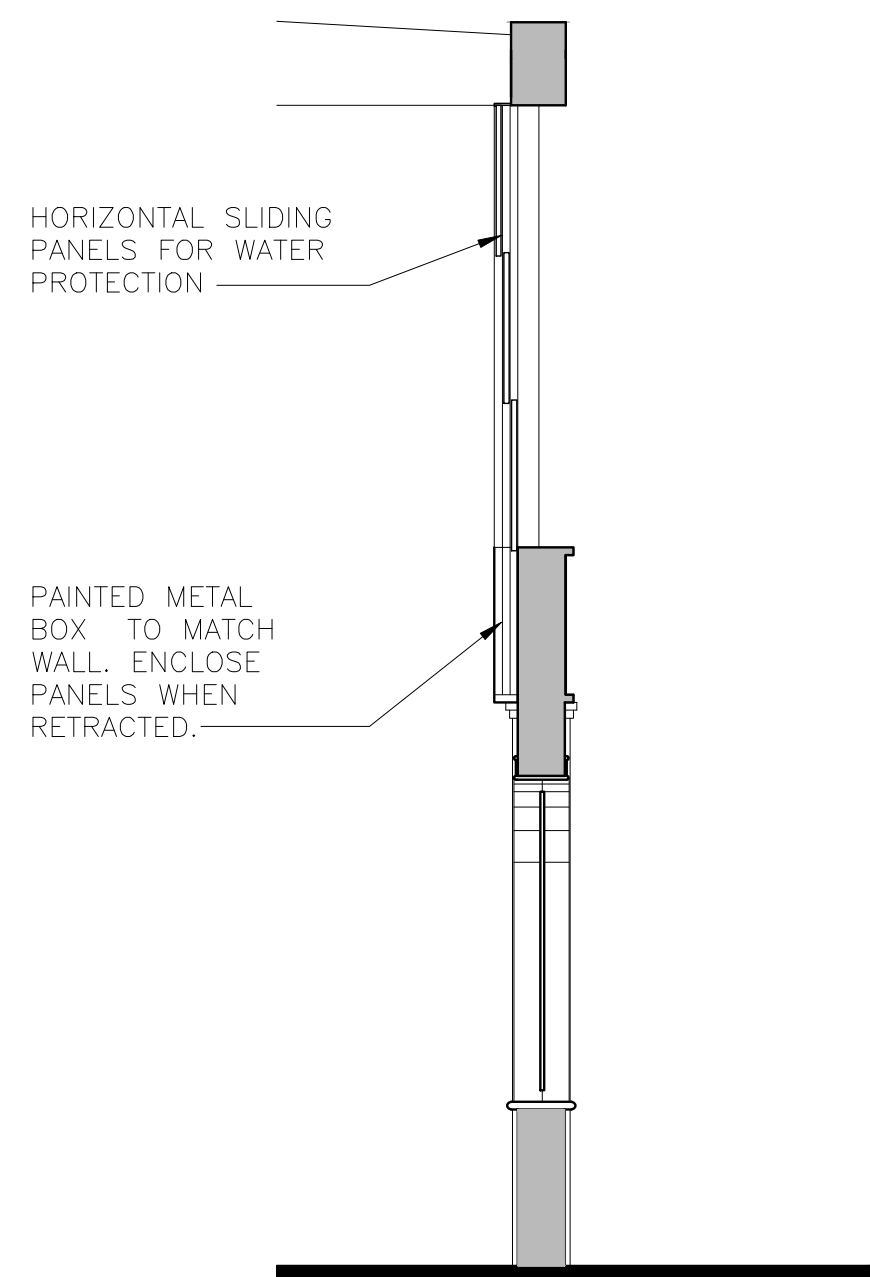
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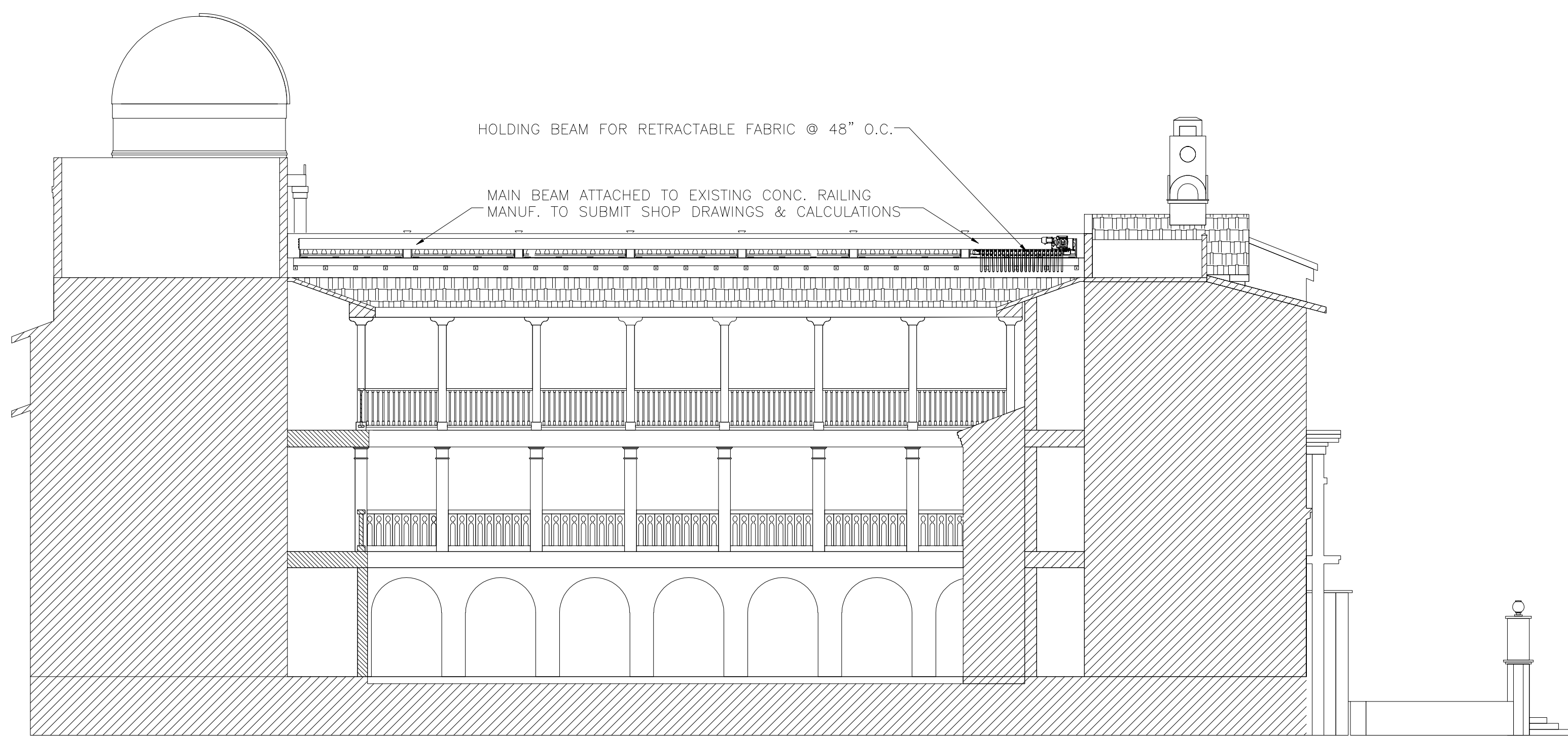
DATE	PROJECT NO.
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SCALE	PLOT, ROW, ELEV.
AS SHOWN	
REV	DATE AND COMMENT



1 POOL DECK BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 NEW WALL SECTION
SCALE: 1/8" = 1'-0"



2 COURTYARD BUILDING SECTION
SCALE: 1/8" = 1'-0"

SCHAPIRO
ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
AR0006823
jslime@schapiroassociates.com

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SCALE: AS SHOWN

REV	DATE AND COMMENT

BUILDING
SECTIONS

SHEET No.:

A7.0



MIAMI BEACH HPB SUBMITTAL
CASA CAS AurINA | 1116 OCEAN DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

CASA CAS AurINA

PROPERTY ADDRESS
1116 Ocean Dr.
Miami Beach, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of tall palms and tropical ground covers that will remain throughout the duration of the project. For the landscape areas located within the limit of work / under the proposed canopy structure, the majority of existing tropicals and vegetation will remain. Immediately adjacent to the new proposed canopy support wall, some travelers palms and misc. tropical vegetation will be removed. Additionally, (4) tall palm trees are to be removed, that of which are in conflict with the overhead canopy structure.

SCOPE OF WORK

- Providing limited landscape architectural improvements to complement proposed canopy structure for beautiful historic project

INDEX OF SHEETS

- L0.0 Landscape Cover Page + Sheet Index
- L1.0 Existing Tree Survey + Disposition Plan
- L1.1 Existing Conditions Images
- L2.0 Landscape Plan
- L3.0 Plant Material Images

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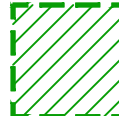

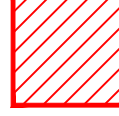

DATE
11.17.2017 1st Submittal
12.08.2017 2nd Submittal

SHEET NO
L0.0

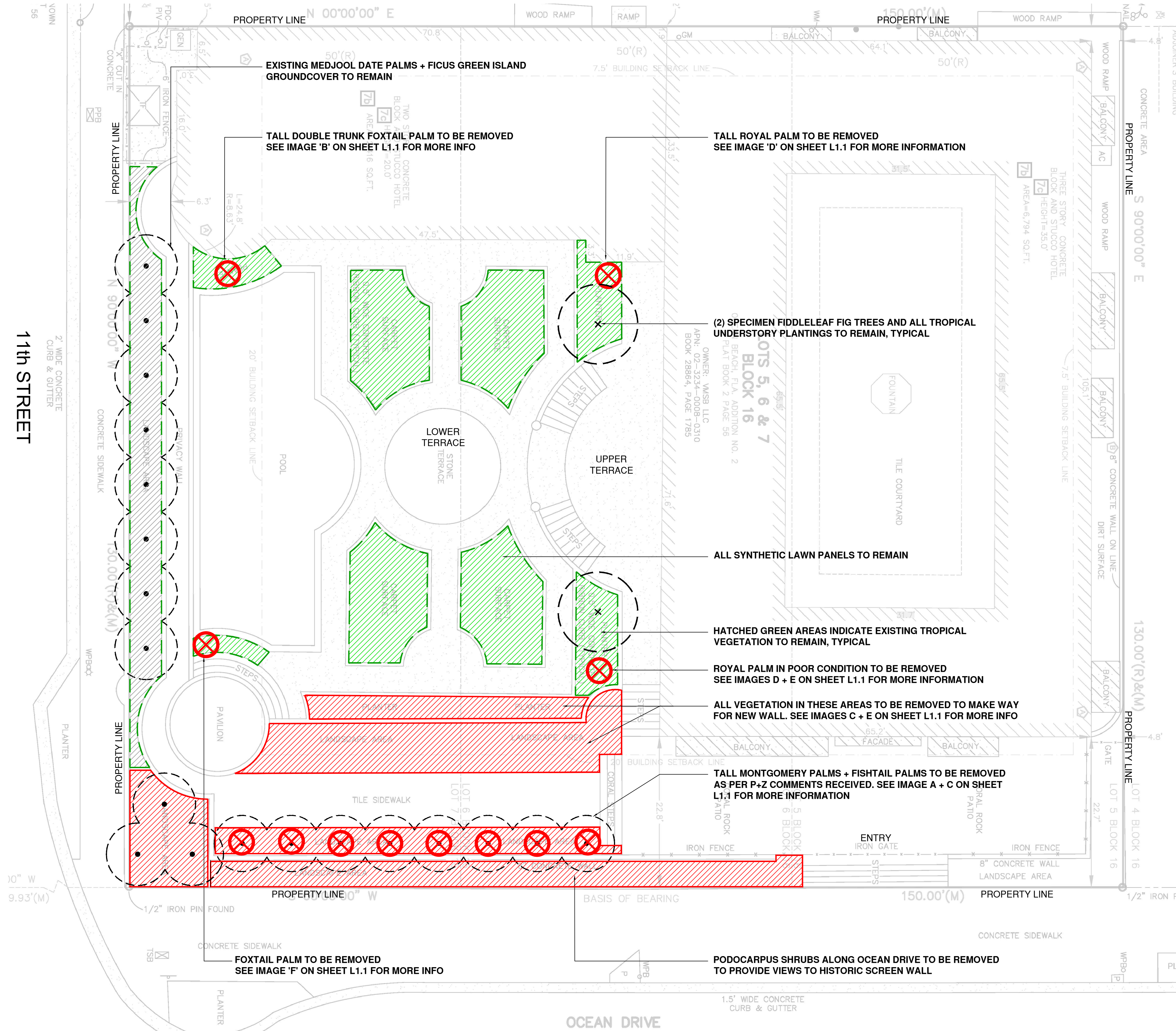


CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

CASA CAS AurINA
1116 OCEAN DRIVE, MIAMI BEACH, FL 33139

C.M.B. EXISTING TREE SURVEY LEGEND			
	EXISTING VEGETATION TO REMAIN		PALM TO BE REMOVED
	EXISTING VEGETATION TO BE REMOVED		TREE OR PALM TO REMAIN. PRESERVE + PROTECT

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES	
1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.	
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SURVEYING + MAPPING INC. DATED 11.28.16	
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 11.11.17	
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.	
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.	
6. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.	



EXISTING TREE SURVEY + DISPOSITION PLAN

