

1409 LINCOLN ROAD

HOTEL GAYTHERING

CAP FINAL SUBMISSION | EXISTING CONDITION PLANS

2017.12.08



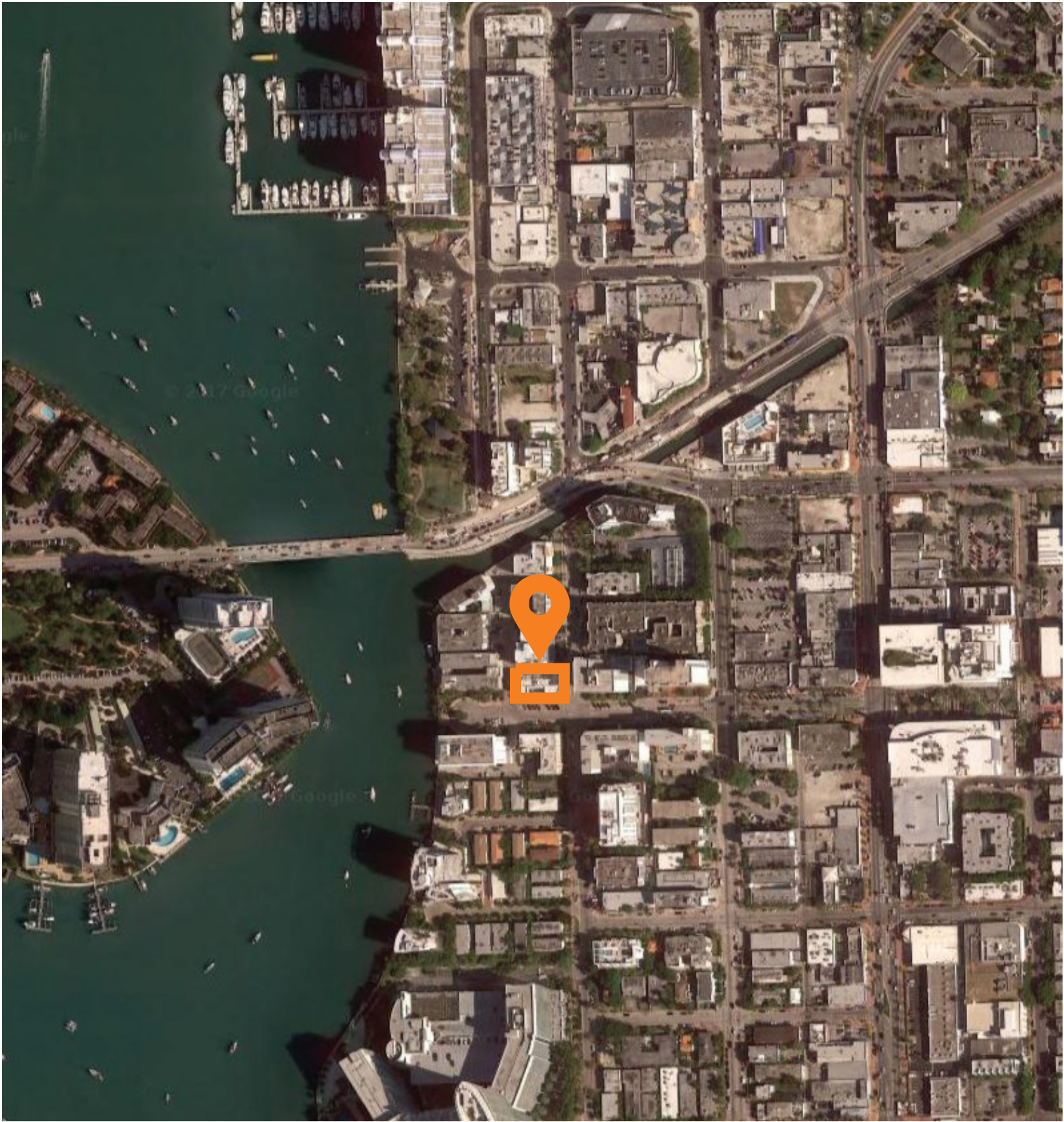
NATURALFICIAL, INC
LANDSCAPE ARCHITECTURE + DESIGN



CONTENTS

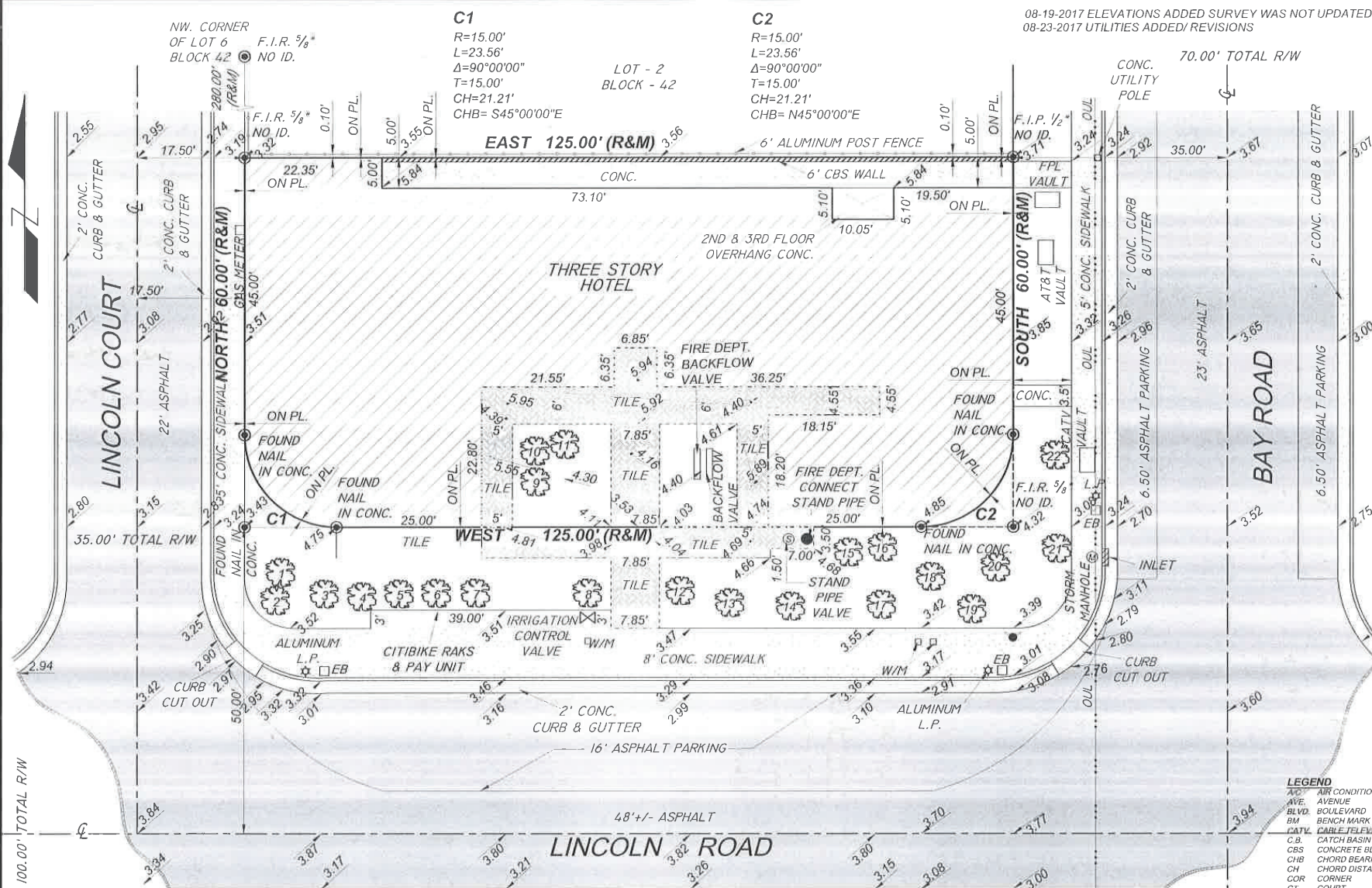
LOCATION PLAN	1
SITE SURVEY	2
SITE PHOTOS	3
SITE PHOTOS- COURTYARD	4
CONTEXT PHOTOS	5
CONTEXT PHOTOS	6
CONTEXT PHOTOS	7
CONTEXT PHOTOS	8
CONTEXT PHOTOS	9
CONTEXT PHOTOS	10
EXISTING GROUND FLOOR	11
EXISTING ELEVATION	12
DEMOLITION PLAN	13





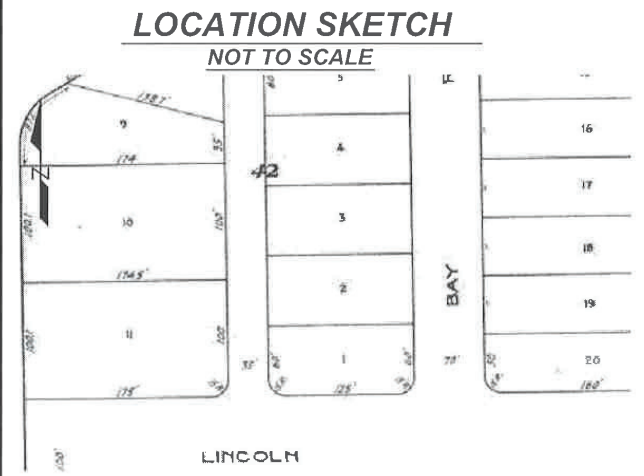
1409 Lincoln Road, Miami Beach, Florida, 33139





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'	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'	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, "BELLEVIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 114, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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 SJ-17.050 THROUGH SJ-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
------------------------	-----------------	----------------	-------------------





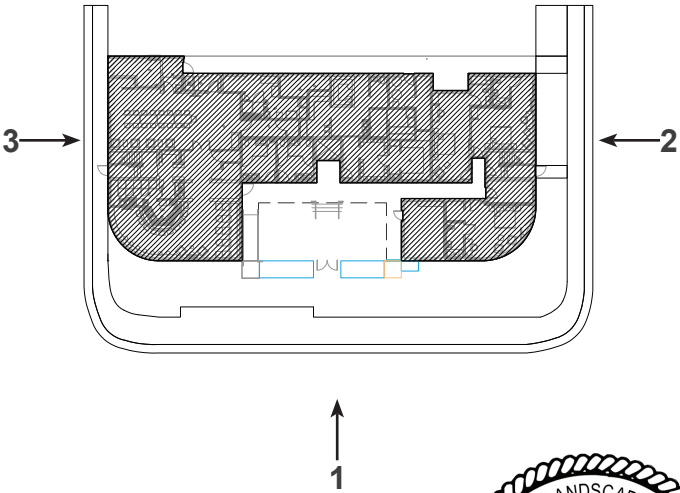
1



2



3



MAP KEY





1



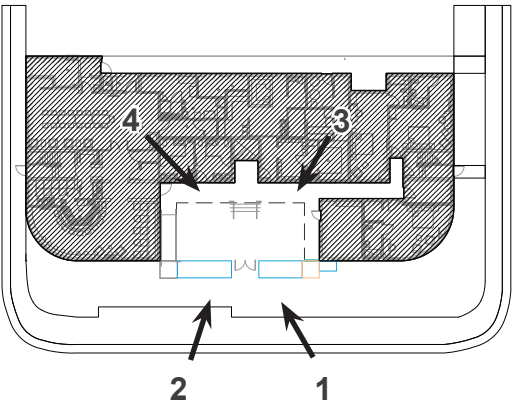
2



3



4



MAP KEY





1



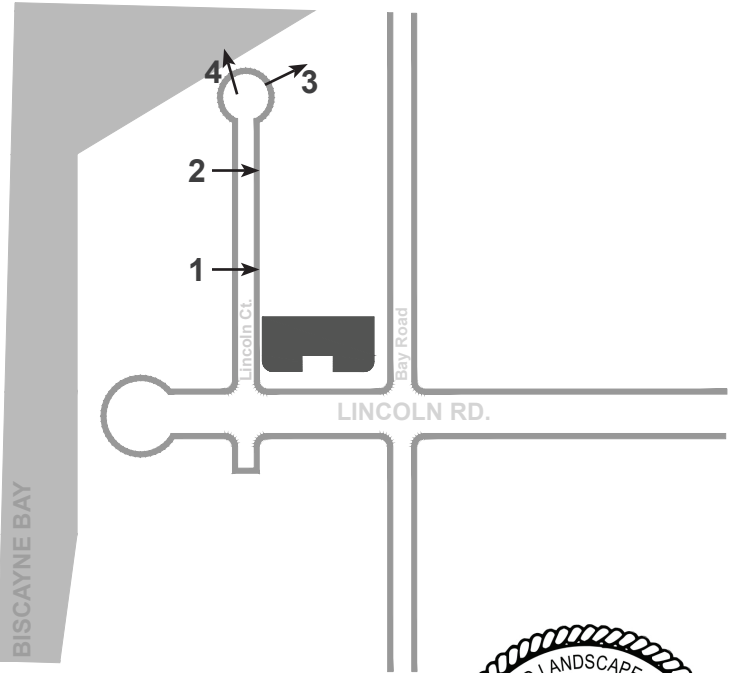
2



3



4



MAP KEY

