

# 1409 LINCOLN ROAD

# HOTEL GAYTHERING

CAP FINAL SUBMISSION | LANDSCAPE / SITE PLAN

2017.12.08

## 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 4'-0"  
WHERE 15'-0" ARE REQUIRED.  
(SEC 142-1133 (3))



**NATURALFICIAL, INC**  
LANDSCAPE ARCHITECTURE + DESIGN



CONTENTS

ZONING TABLE	1
BOUNDARY SURVEY	2
CONCEPTUAL SECTION FOR BAY ROAD	3
CONCEPTUAL SECTION FOR LINCOLN COURT	4
CONCEPTUAL SECTION FOR LINCOLN ROAD	5
EXISTING LOT COVERAGE DIAGRAM	6
VARIANCE DIAGRAM	7
PROPOSED LOT COVERAGE DIAGRAM	8
SCHEME 01- PROPOSED HARDSCAPE PLAN	9
SCHEME 01 - PROPOSED SITE SECTION	10
SCHEME 02 - PROPOSED HARDSCAPE PLAN	11
SCHEME 02 - PROPOSED HARDSCAPE LAYOUT PLAN	12
SCHEME 02- PROPOSED SITE SECTION	13
PROPOSED COURTYARD SECTION	14
PROPOSED HARDSCAPE MATERIAL REFERENCE IMAGES	15
PROPOSED SOUTH STREET ELEVATION	16
ZOOM IN OF PROPOSED SOUTH ELEVATION	17
PROPOSED COURTYARD RENDERING	18
PROPOSED STREET VIEW RENDERING	19
TREE SURVEY	20

TREE DISPOSITION PLAN	21
TREE DISPOSITION LIST	22
PROPOSED LANDSCAPE PLAN	23
PROPOSED PLANT LIST	24
PROPOSED PLANTING REFERENCE IMAGES	25
GENERAL PLANTING DETAILS	26
PROPOSED LANDSCAPE LIGHTING PLAN	27
PROPOSED IRRIGATION PLAN	28

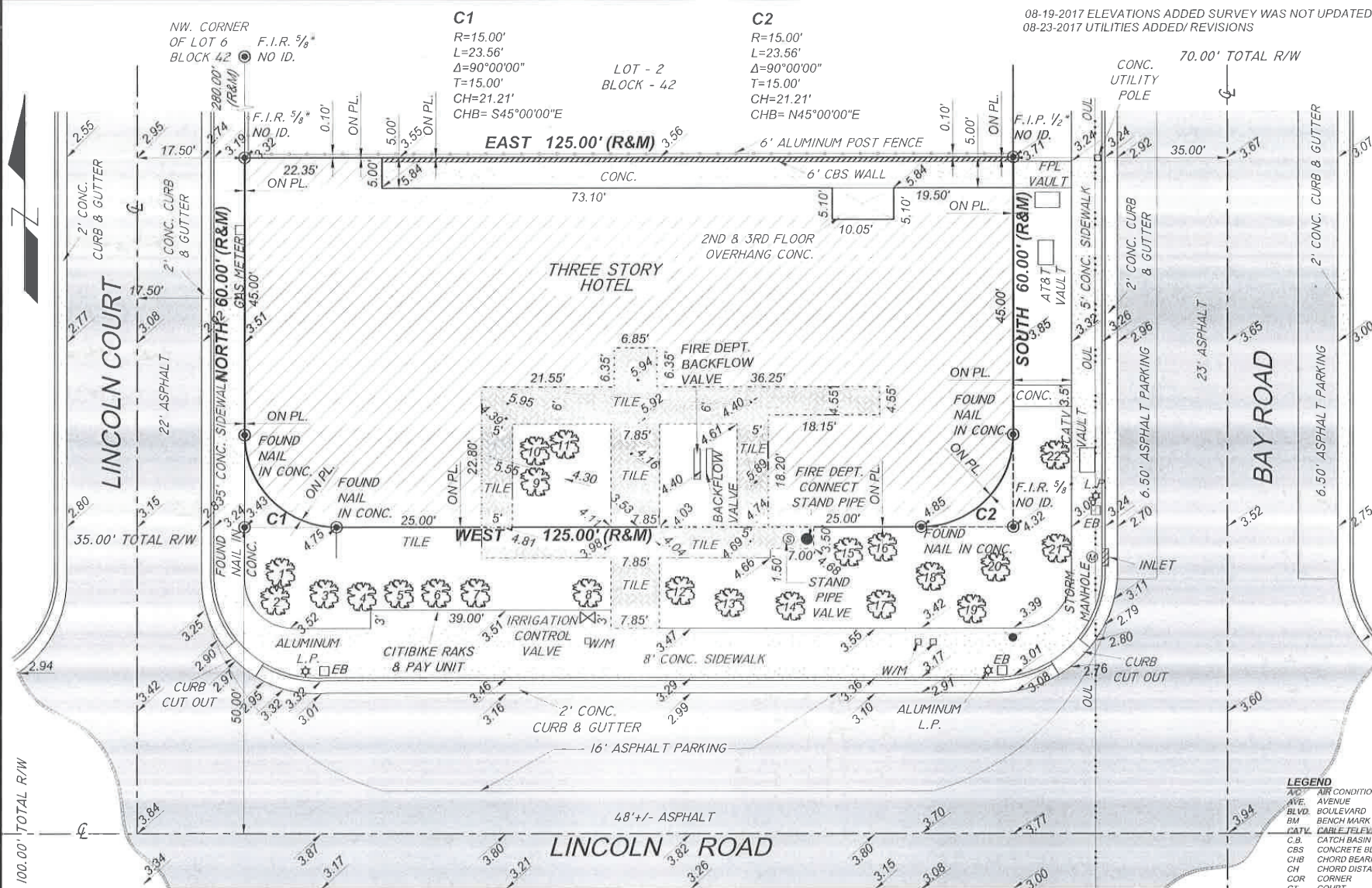


ITEM #	ZONING INFORMATION			
1	Address:	1409 Lincoln Road, Miami Beach, Florida 33139		
2	Folio number(s):	02-3233-014-0170		
3	Year built:	1958	Zoning District:	RM-2
4	Base Flood Elevation:	8' NGVD (AE)	(Approximate) Grade value in NGVD:	3.52 NGVD per survey
5	Adjusted grade ( B.F.E. + Grade /2 )	5.76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

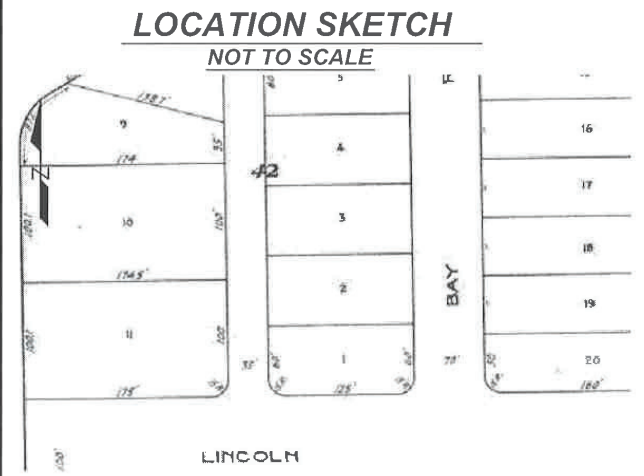






TREE LEGEND			
TREE TYPE	DIAMETER	HEIGHT	CANOPY
CARPENTARIA PALM	0.7'	20'	10'
PALM	0.4'	6'	8'
CARPENTARIA PALM	0.7'	16'	10'
CARPENTARIA PALM	0.7'	20'	10'
CARPENTARIA PALM	0.7'	16'	10'
CARPENTARIA PALM	0.7'	13'	10'
CARPENTARIA PALM	0.7'	12'	10'
CARPENTARIA PALM	0.7'	20'	10'
CARPENTARIA PALM	0.7'	30'	14'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

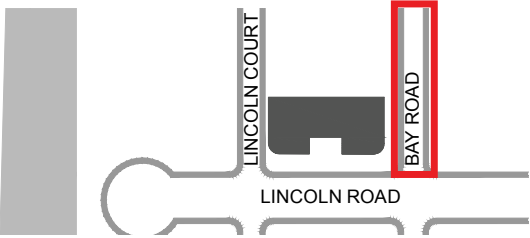
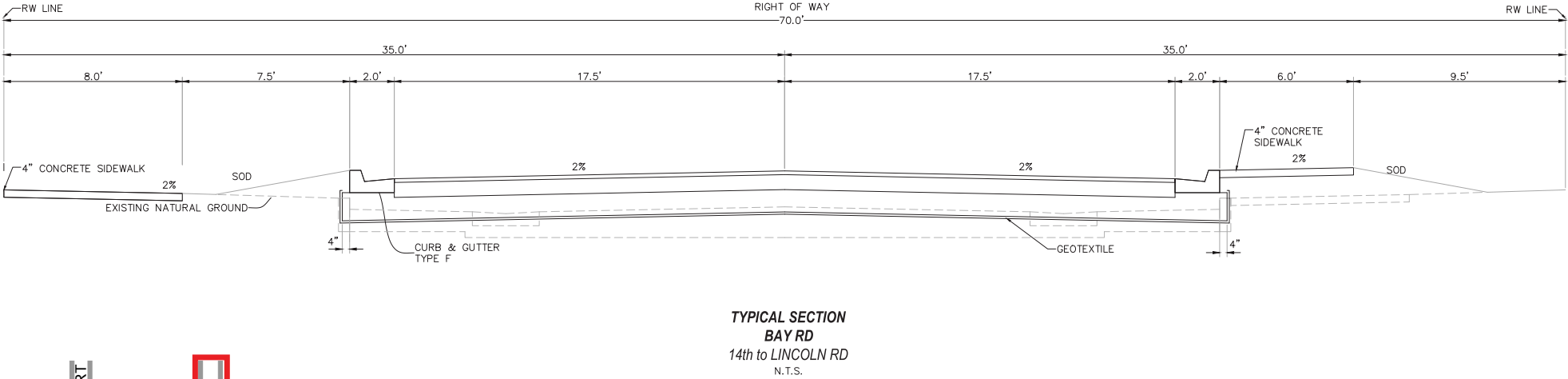
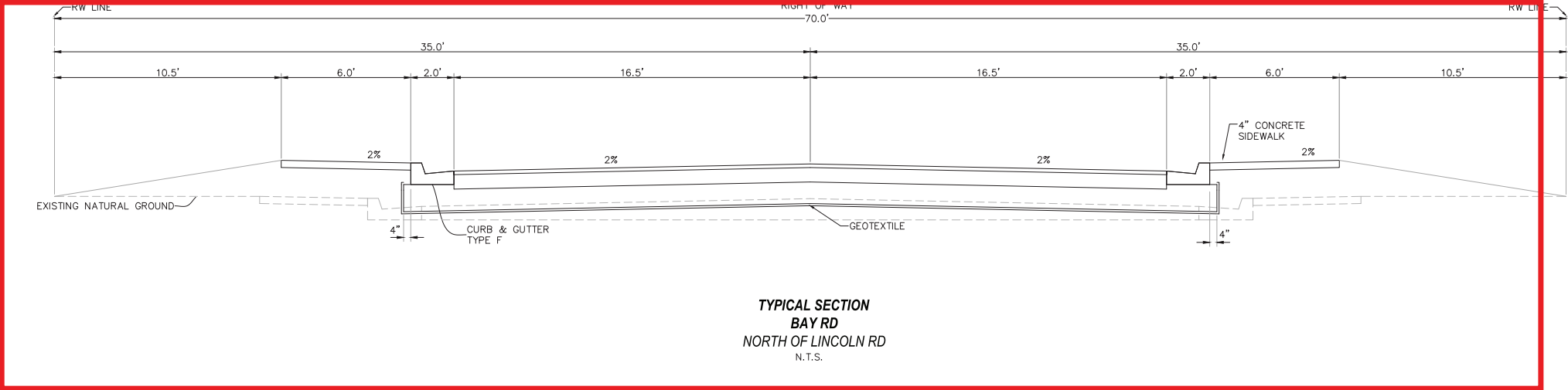
FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.

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
------------------------	-----------------	----------------	-------------------



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"



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

NO.	DATE	REVISION	APP'D. BY

File Name: HS-2016C WEST AVENUE TYPICAL SECTIONS.dwg  
Survey Reference:    
Field Book: N/A Page: N/A Work Order: N/A  
Date: 9/09/16 Sheet: 3 of 52 Drawing: TS-02

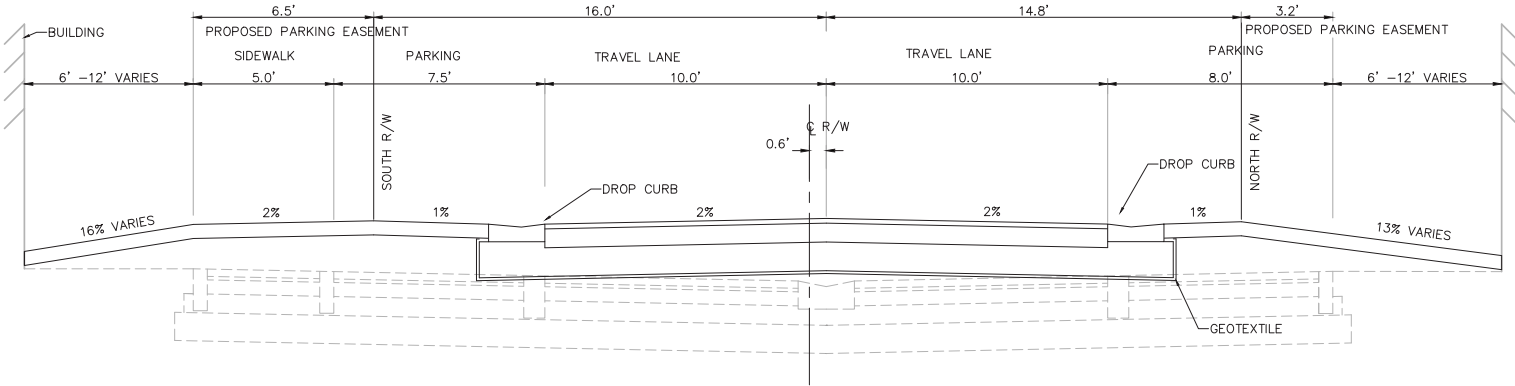
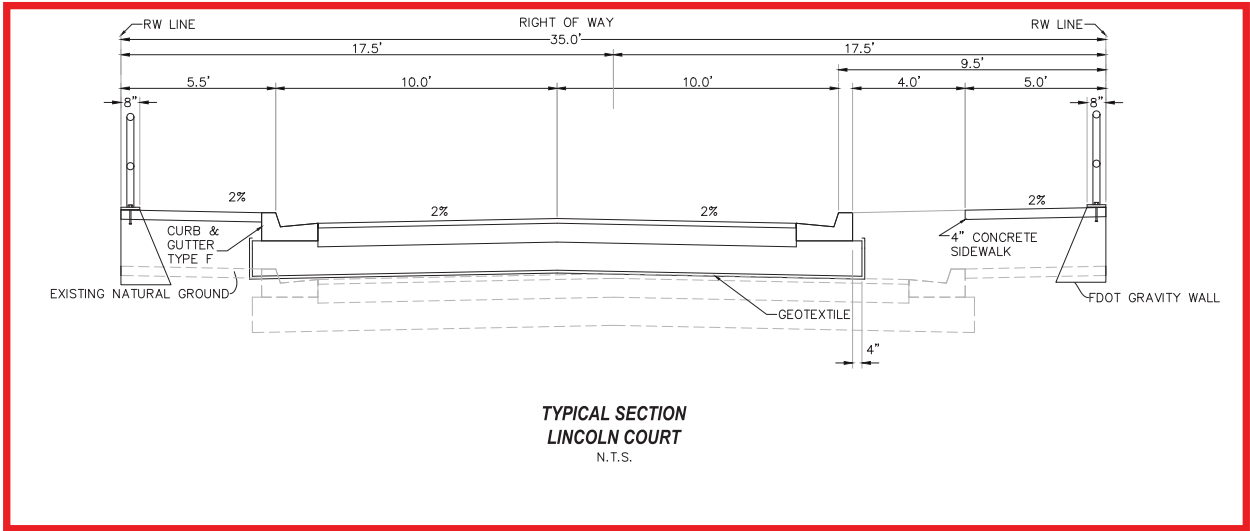
FILE PATH: \\WORK\B\ALL\CAD-DWG\PROJECTS\HS\HS-2016C\WEST AVENUE STREET IMPROVEMENTS



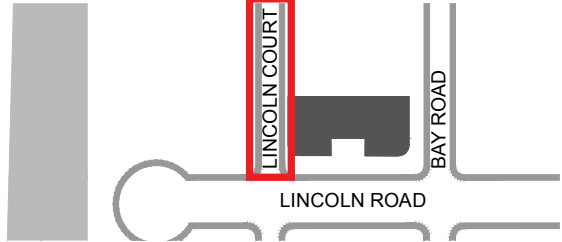
\*Drawings provided by Luis Soto, P.E., Assistant City Engineer, Public Works Department on 07.19.17



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



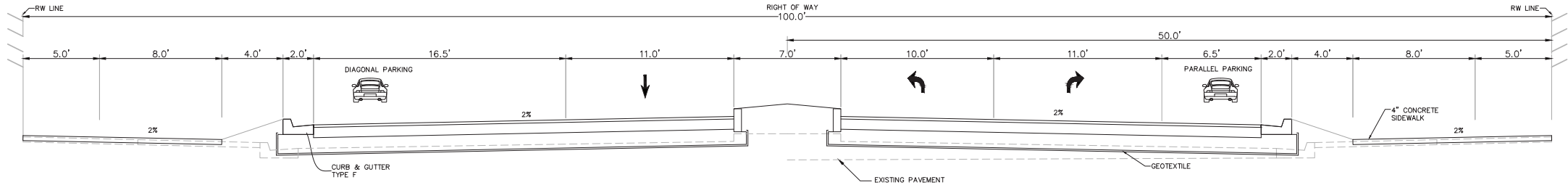
- NEW CONSTRUCTION**
- GEOTEXTILE (US FABRICS 2600)
  - 12" TYPE B STABILIZATION (LBR40)
  - OPTIONAL BASE GROUP 6 (8" LIMEROCK LBR100)
  - TYPE SP STRUCTURAL COURSE SP-12.5 1"
  - TYPE SP SURFACE COURSE SP-9.5 1"



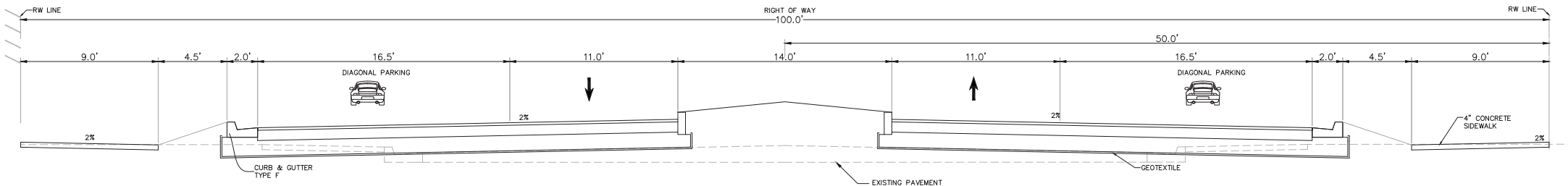
<b>MIAMI BEACH</b> PUBLIC WORKS DEPARTMENT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139	NEIGHBORHOOD: NEIGHBORHOOD NO. 11 - WEST AVENUE WEST AVENUE STREET IMPROVEMENTS	CITY MANAGER: JIMMY L. MORALES DIRECTOR: ERIC T. CARPENTER, P.E. CITY ENGINEER: BRUCE A. MOWRY, Ph.D., P.E.	ENGINEER OF RECORD: <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> NO. DATE REVISION APP'D. BY	File Name: HS-2016C WEST AVENUE TYPICAL SECTIONS.dwg 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>9</u> of <u>52</u> Drawing: <u>TS-08</u>
	TITLE: TYPICAL SECTIONS				



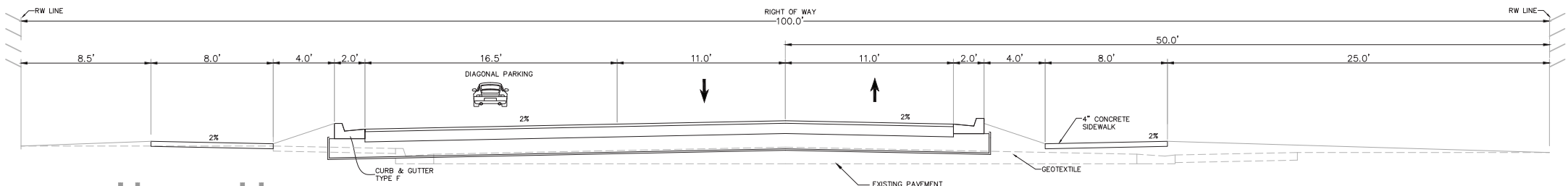
MIAMI BEACH PUBLIC WORKS DEPARTMENT - CONCEPTUAL SECTION FOR LINCOLN ROAD (10.30.16 )



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)
  - 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  
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

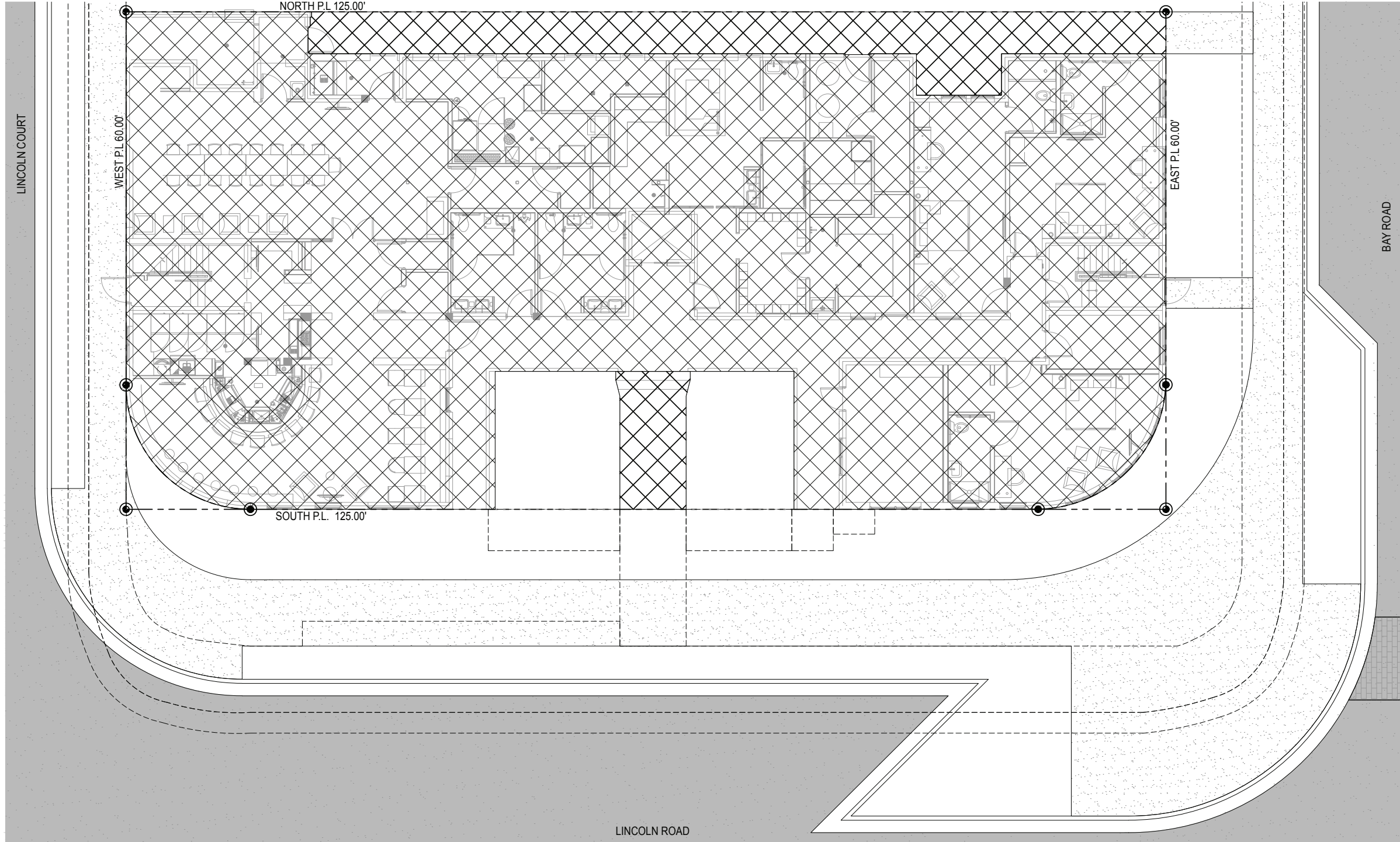
ENGINEER OF RECORD: 5  
4  
3  
2  
1  
NO. DATE REVISION APP'D. BY  
LUIS SOTO, P.E.  
NO. 44343

File Name: HS-2016C WEST AVENUE TYPICAL SECTIONS.dwg

Survey Reference:  
Field Book: N/A Page: N/A Work Order: N/A  
Date: 9/09/16 Sheet: 8 of 52 Drawing: TS-07





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



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

**GRAPHIC LEGEND**

		
EXISTING BUILDING	EXISTING HARDSCAPE	R.O.W. PRIOR TO STREET IMPROVEMENT

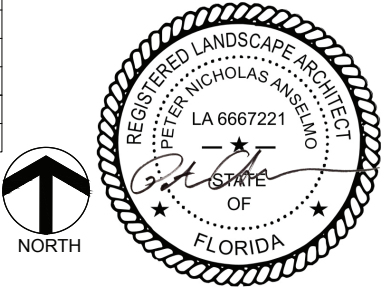
**TABULATIONS**

	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%
<b>TOTAL:</b>	<b>6,945</b>	<b>93%</b>

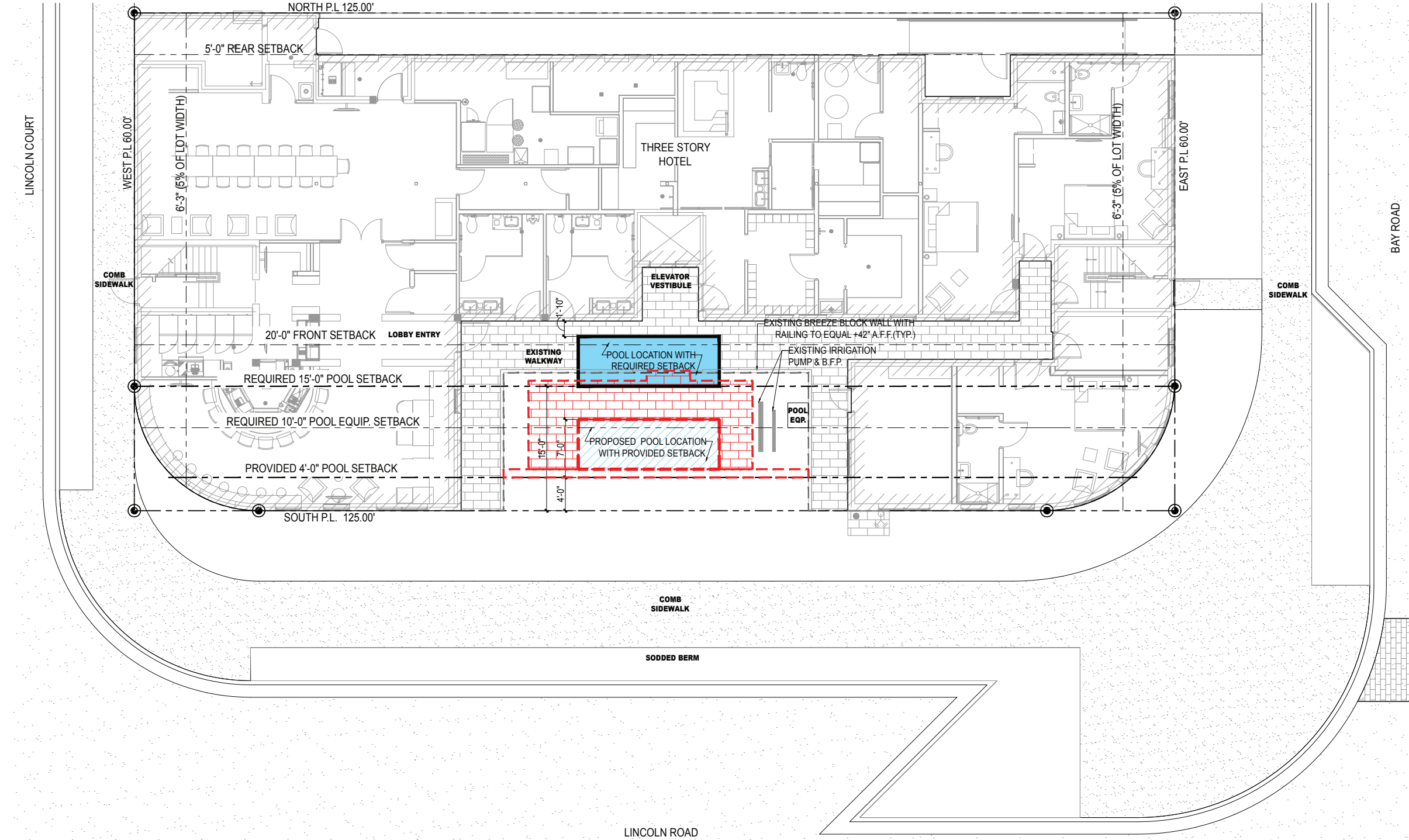
0' 5' 10' 15' 20'

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.





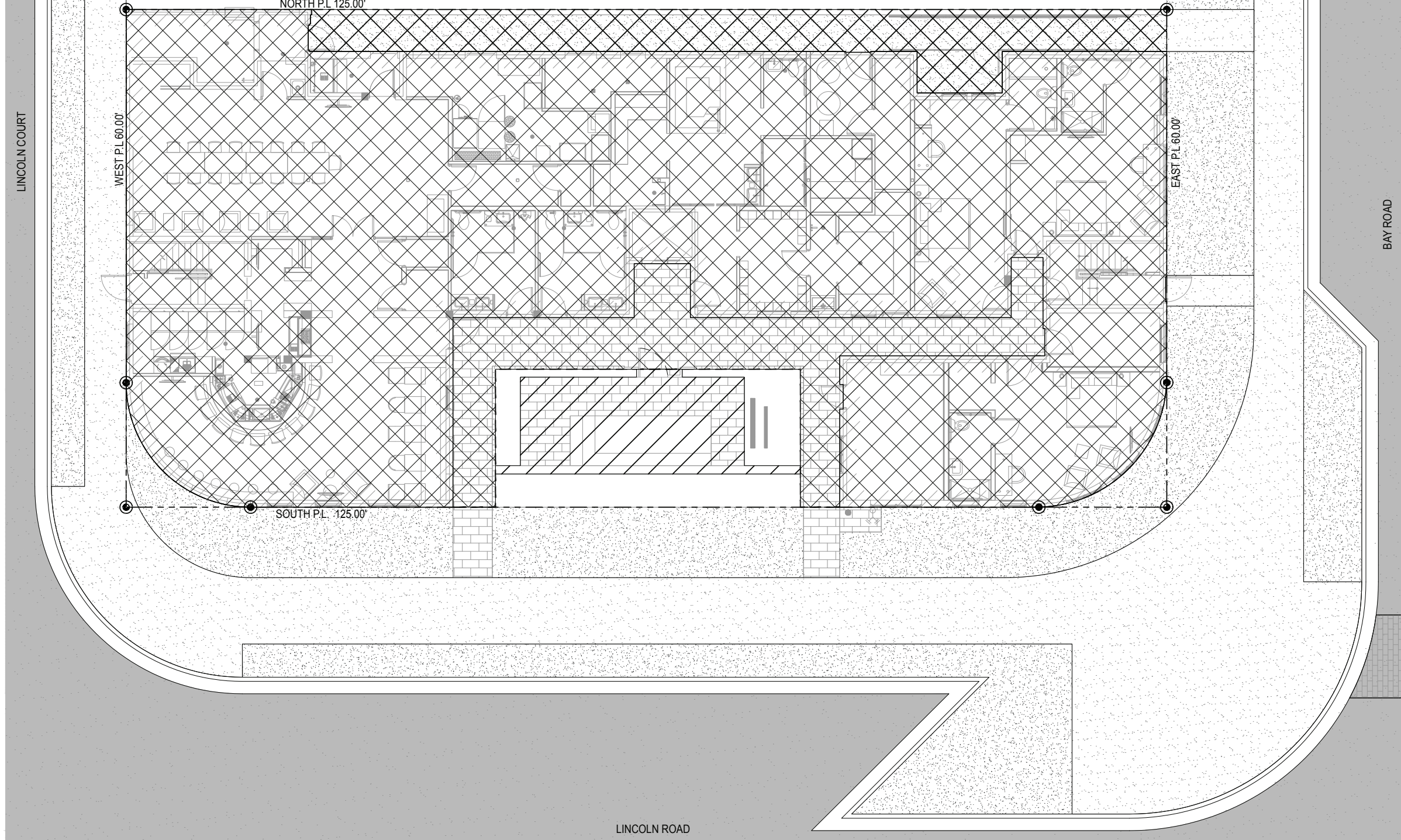


1 VARIANCE DIAGRAM  
3/16" = 1'-0"

VARIANCE REQUESTED:  
ENCROACHMENT INTO SETBACK FOR A POOL IN A  
SIDE YARD FACING A STREET TO PERMIT 4'-0"  
WHERE 15'-0" ARE REQUIRED (SEC 142-1133 (3)).

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





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

GRAPHIC LEGEND

EXISTING  
BUILDING

EXISTING  
HARDSCAPE

PROPOSED  
HARDSCAPE

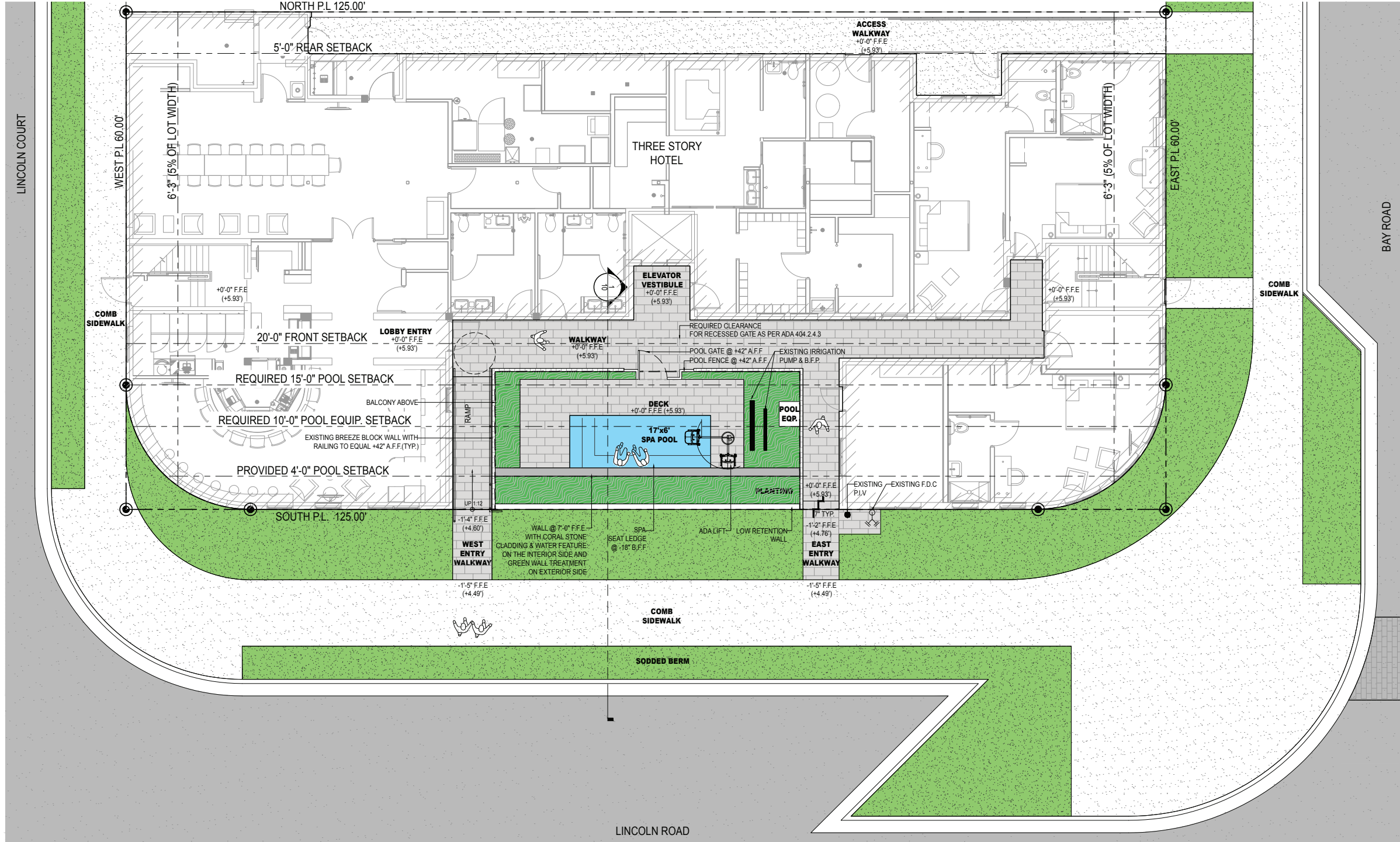
TABULATIONS

	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	330	4%
TOTAL:	7,140	95%

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







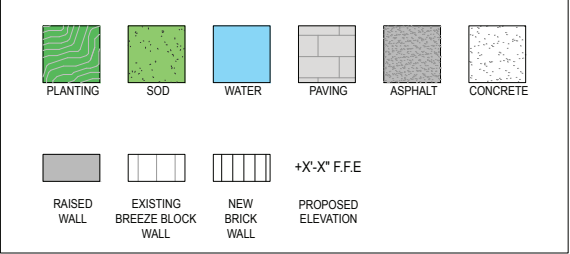
1 SCHEME 01 - HARDSCAPE PLAN  
3/16" = 1'-0"

**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
M	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.)

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



