HISTORIC PRECERVATION BOARD
FINAL SUBMISSION SET
JULY 06TH, 2018

CREST HOTEL & SUITES

1666-1670 JAMES AVENUE,
MIAMI BEACH

SCOPE OF WORK:

1. RELOCATION OF GROUND FLOOR SECTION OF EXISTING STAIR AT EAST FACADE.
2. RELOCATION OF THE ENTRANCE DOOR TO THE EXISTING DINING AREA.
3. NEW LANDSCAPE DESIGN ON EXISTING OUTDOOR BREEZEWAY.
4. RECREATION OF HISTORIC "CREST" SIGNAGE AS PER HISTORIC DOCUMETS.
5. NEW FRONT SHADE TO MATCH HISTORIC RAILING AT GROUND FLOOR.
6. DEMOLITION OF EXISTING PRIVACY SCREEN INSTALED ON TOP OF SURRONDING POOL WALLS
7. DEMOLITION OF EXISTING GATE AND REPLACED NEW RESTAURANT STAND DESIGN.

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

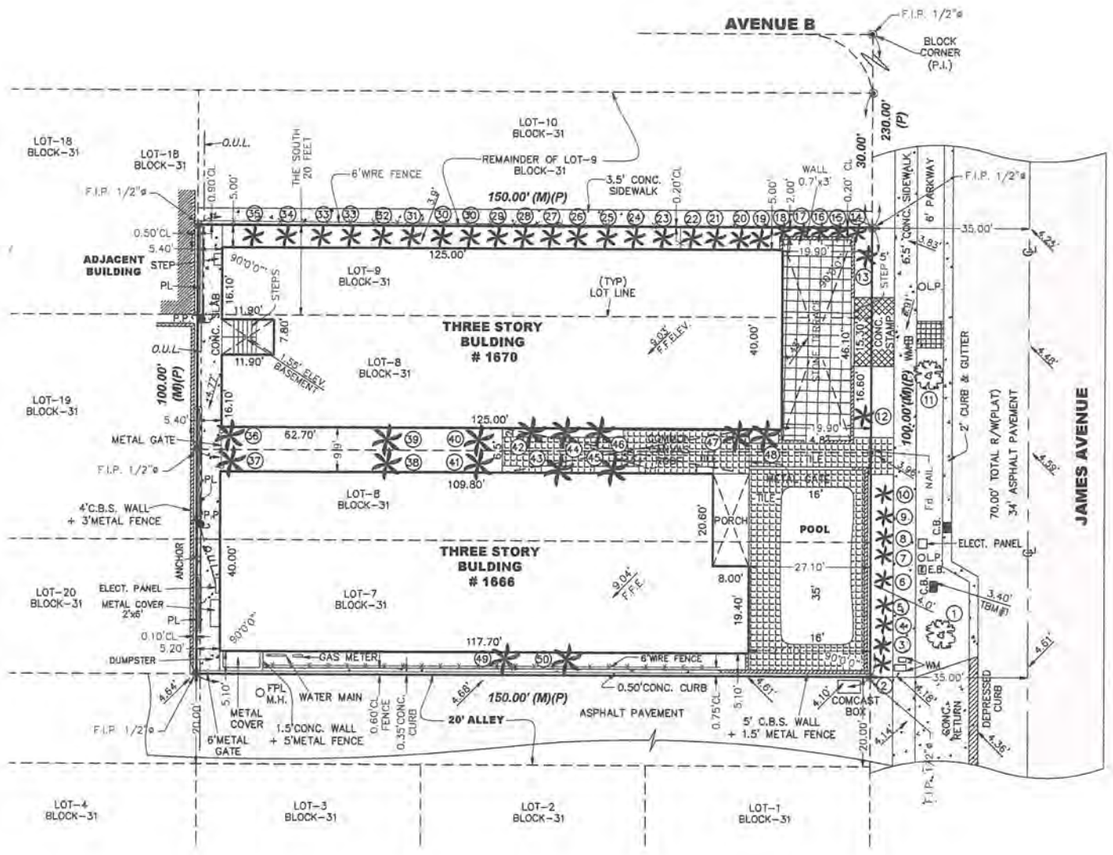
COVER **A100**

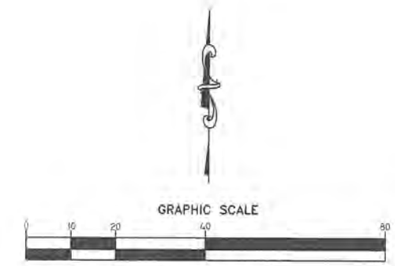
7/5/2018

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta.= Chattahoochee
℄ = Center Line
CLF = Chain Link Fence
CL. = Clear
CONC.= Concrete
D = Delta
ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
℘ = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X.XX = Denotes Spot Elevations Taken

NOTE:
a) All clearances and/or encroachments shown hereon are public unless otherwise noted.
b) This survey is for the exclusive and specific use of those persons, parties or not determined.
c) This issue of this survey is only for title purposes and not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
d) Code restrictions and title search not reflected in this survey.
e) Underground utilities, improvements, footings and encroachments, if any not located.
f) The undersigned surveyor has relied upon the title information furnished by others and does not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
g) Legal description provided by others and subject to title exceptions provided by others and no claims as to ownership or matters of title are made or implied.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The geographic coordinates (latitude and longitude) shown hereon are based on the horizontal control values deposited. Field ties may be altered in reproductions and as such, should be considered when obtaining coded data.
k) According to the current use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to be within the tolerance specified.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.





Scale: 1"=20'
(Scale in feet)

TREE CHART

#	DESCRIPTION	#	HEIGHT	CANOPY
1	GUMBO LIMBO	12"	14'	14'
2	TWIN PALM	6"	18'	7'
3	TWIN PALM	6"	18'	7'
4	TWIN PALM	6"	18'	7'
5	TWIN PALM	6"	18'	7'
6	TWIN PALM	6"	18'	7'
7	TWIN PALM	6"	18'	7'
8	TWIN PALM	6"	18'	7'
9	TWIN PALM	6"	18'	7'
10	TWIN PALM	6"	18'	7'
11	JAMAICA DOGWOOD	12"	14'	14'
12	ROYAL PALM	14"	28'	16'
13	ROYAL PALM	14"	28'	16'
14	TWIN PALMS CLUSTER	6"	18'	8'
15	TWIN PALMS CLUSTER	6"	18'	8'
16	TWIN PALMS CLUSTER	6"	18'	8'
17	TWIN PALMS CLUSTER	6"	18'	8'
18	TWIN PALMS CLUSTER	6"	18'	8'
19	TWIN PALMS	6"	18'	8'
20	TWIN PALMS	6"	18'	8'
21	TWIN PALMS	6"	18'	8'
22	TWIN PALMS	6"	18'	8'
23	TRAVELER PALM	12"	17'	8'
24	TRAVELER PALM	12"	17'	8'
25	TRAVELER PALM	12"	17'	8'
26	TRAVELER PALM	12"	17'	8'
27	TRAVELER PALM	12"	17'	8'
28	TRAVELER PALM	12"	17'	8'
29	TRAVELER PALM	12"	17'	8'
30	TRAVELER PALM	12"	17'	8'
31	TRAVELER PALM	12"	17'	8'
32	TRAVELER PALM	12"	17'	8'
33	TRAVELER PALM	12"	17'	8'
34	TRAVELER PALM	12"	17'	8'
35	TRAVELER PALM	12"	17'	8'
36	PALMS	9"	14'	10'
37	PALMS	9"	14'	10'
38	PALMS	12"	30'	12'
39	PALMS	12"	30'	12'
40	PALMS	8"	30'	10'
41	PALMS	8"	30'	10'
42	PALMS	8"	30'	10'
43	PALMS	8"	30'	10'
44	PALMS	8"	30'	10'
45	PALMS	8"	30'	10'
46	PALMS	8"	30'	10'
47	TWIN PALMS	6"	18'	7'
48	TWIN PALMS	6"	18'	7'
49	QUEEN PALM	10"	17'	17'
50	QUEEN PALM	10"	17'	17'

This property described as:
Lots 7, 8 and the South 20 feet of Lot 9 , Block 31, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

Certified to:
Crest Hotel Group, LLC

Address:
1666 - 1670 James Avenue, Miami Beach, FL 33139

Notes:
-The existing pipe is 1 ft encroaches in the adjacent property (West ℄)
-No platted easements in this lot.

Elevations shown refer to N.G.V.D. 1929.
BM # MDC A371 (MIAMI BEACH)
Elevation = 3.83 ft (N.A.V.D.), 5.38 ft (N.G.V.D.)

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:
06/12/18 TREES ADDED

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	
AE	120651	0317	L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 05/24/18
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
05/15/18	1"=20'	D.A.	18-20207

INDEX:

ID	NAME
A100	COVER
A101	SURVEY
A102	INDEX
A103	PROJECT DATA
A104	ARCHIVE PHOTOS
A105	EXISTING BUILDING
A106	EXISTING BUILDING 2
A106-A	EXISTING BUILDING 3
A107	LOCATION MAP
A108	AERIAL VIEW
A109	SURROUNDING PHOTOS
A110	SURROUNDING PHOTOS 2
A111	RENDERS
A112	RENDERS 2
A113	EXISTING FLOOR PLAN
A114	EXISTING EAST ELEVATION
A114-A	ENLARGE EXISTING FLOOR PLAN
A115	EXISTING INTERIOR ELEVATION (NORTH)
A116	SITE PLAN
A117	DEMOLITION PLAN
A117-A	ENLARGE DEMO FLOOR PLAN
A118	DEMOLITION PLAN. ELEVATION
A119	DEMOLITION PLAN. ELEVATION
A120	DEMOLITION PLAN. ELEVATION
A121	PROPOSED FLOOR PLAN
A121-A	ENLARGE PROPOSED GROUND FLOOR
A122	PROPOSED NORTH ELEVATION
A123	PROPOSED EAST ELEVATION
A123-A	EXISTING/PROPOSED MATERIALS
A124	NEW PROPOSAL 3D SECTIONS
A125	LANDSCAPE PLAN
A126	LANDSCAPE PLAN
A127	LANDSCAPE PLAN
A128	LANDSCAPE PLAN
A129	LANDSCAPE PLAN

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 08.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

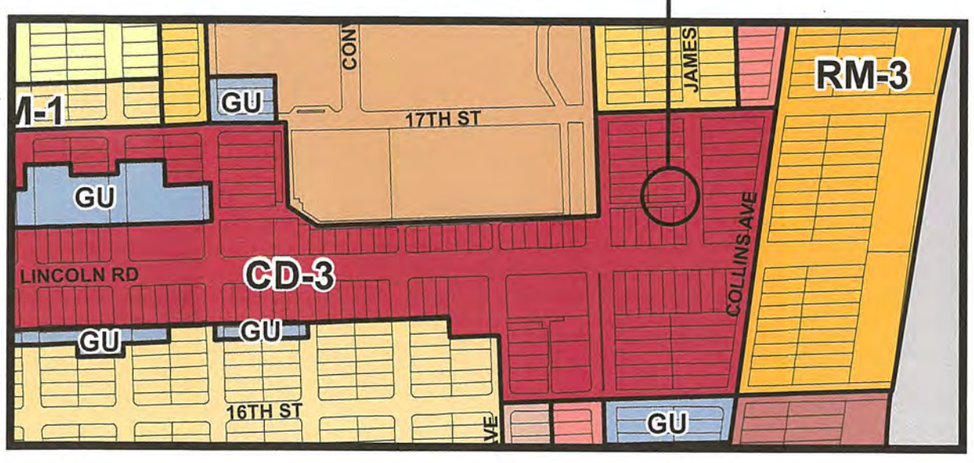
ARCHITECT ARNULFO SANCHEZ
AR. 93254

INDEX

A102

7/5/2018

CREST HOTEL



ZONING INFORMATION

ADDRESS	1666-1670 JAMES AVENUE, Miami Beach			
BOAR AND FILE NUMBERS				
FOLIO NUMBER	02-3234-019-0691			
YEAR CONSTRUCTED	1941	***ZONING DISTRICT***	**CD-3 COMERCIAL, HIGHT INTENSITY DISTRICT**	
BASE FLOOD ELEVATION	AE (EL 8' NGVD)	*GRADE VALUE IN NGVD*	SIDE WALK 5.38 NGVD, LOBBY 5.99 NGVD	
ADJUSTED GRADE	BFE 9.04' NGVD	***LOT AREA***	15,000 SF	
LOT WITH	100	***LOT DEPTH***	150'	
MINIMUM UNIT SIZE	EXISTING	*AVERAGE UNIT SIZE*	EXISTING	
EXISTING USE	HOTEL	*PROPOSED USE*	HOTEL	
	MAXIMUM	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
HEIGHT	50 FEET	37'	NA	
NUMBER OF STORIES	5	3	NA	
FAR				
GROSS SQUARE FOOTAGE (FLOOR AREA)	33750 SF	28644 SF	NA	
SQUARE FOOTAGE BY USE	NA	NA	NA	
NUMBER OF UNITS RESIDENTIAL				
NUMBER OF UNITS HOTEL	EXISTING 65 UNITS	EXISTING 65 UNITS	NA	
SETBACKS	**REQUIRED**	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
FRONT (EAST)	5	19.90'	NA	
INT. SIDE (NORTH)	5	5	NA	
INT. SIDE (SOUTH)	5	5	NA	
REAR (WEST)	5	5	NA	
PARKING	**REQUIRED**	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
PARKING DISTRICT	NA	NA	NA	
TOTAL # OF PARKING SPACES	NA	NA	NA	
# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A GRACKDOWN CALCULATION)	NA	NA	NA	
# OF PARKING SPACES PER LEVEL (PROVIDE A SEPARATE CHART FOR A GRACKDOWN CALCULATION)	NA	NA	NA	
PARKING SPACE DIMENSIONS	NA	NA	NA	
PARKINS SPACE CONFIGURATION (45o, 60o, 90o, PARALLEL)	NA	NA	NA	
ADA SPACES	NA	NA	NA	
TANDEM SPACES	NA	NA	NA	
DRIVE AISLE WIDTH	NA	NA	NA	
VALET DROP OFF AND PICK UP	NA	NA	NA	
LOADING ZONES AND TRASH COLLECTION AREAS	NA	NA	NA	
BIKE RACKS	NA	NA	NA	
RESTAURANT, CAFES, BARDS, LOUNGES, NIGHCLUBS	**REQUIRED**	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
TYPE OF USE	NA	NA	NA	
TOTAL # OF SEATS	NA	NA	NA	
TOTAL # OF SEATS PER VENUE (PROVIDE A SEPARATE BRACKDOWN CALCULATION)	NA	NA	NA	
TOTAL OCCUPANT CONTENT	NA	NA	NA	
OCCUPANT CONTENT PER AVENUE (PROVIDE A SEPARATE BRACKDOWN CALCULATION)	NA	NA	NA	
IS THIS A CONTRIBUTING BUILDING	YES			
LOCATED WITHIN A LOCAL HISTORIC DISTRICT	YES			

N

PROJECT DATA

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A103

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

ARCHIVE PHOTOS

A104

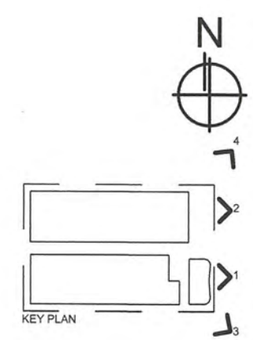
7/5/2018

01. FRONT FACADE

02. FRONT FACADE

03. FRONT FACADE

04. FRONT FACADE



KEY PLAN

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

EXISTING BUILDING

A105

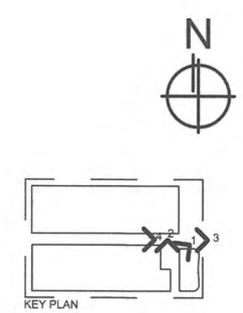
7/5/2018

01. EXTERIOR STAIR CASE

02. GROUND FLOOR STAIR/ROOMS ACCESS

03. EXISTING RESTAURANT ACCESS

04. EXISTING RESTAURANT ACCESS



HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL+JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

EXISTING BUILDING 2

A106

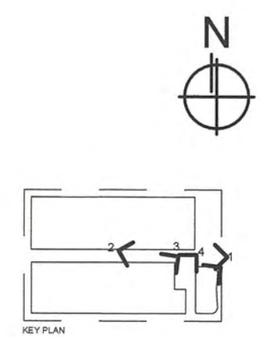
7/5/2018

01. EAST FACADE. POOL DECK

02. NORTH FACADE OF SOUTH BUILDING

03. BREEZEWAY BETWEEN BUILDINGS

04. NORTH FACADE OF SOUTH BUILDING



KEY PLAN

EXISTING BUILDING 3

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO.: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A106-A

7/5/2018

Crest Hotel & Suites
1670 James Avenue
Miami Beach

Crest Hotel & Suites
1670 James Avenue
Miami Beach

N

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

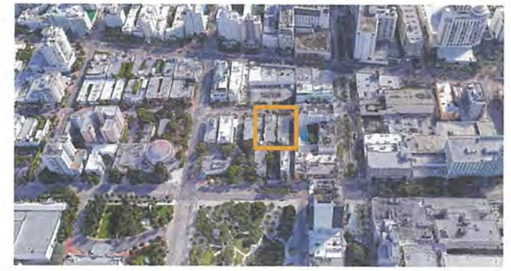
LOCATION MAP

A107

7/5/2018

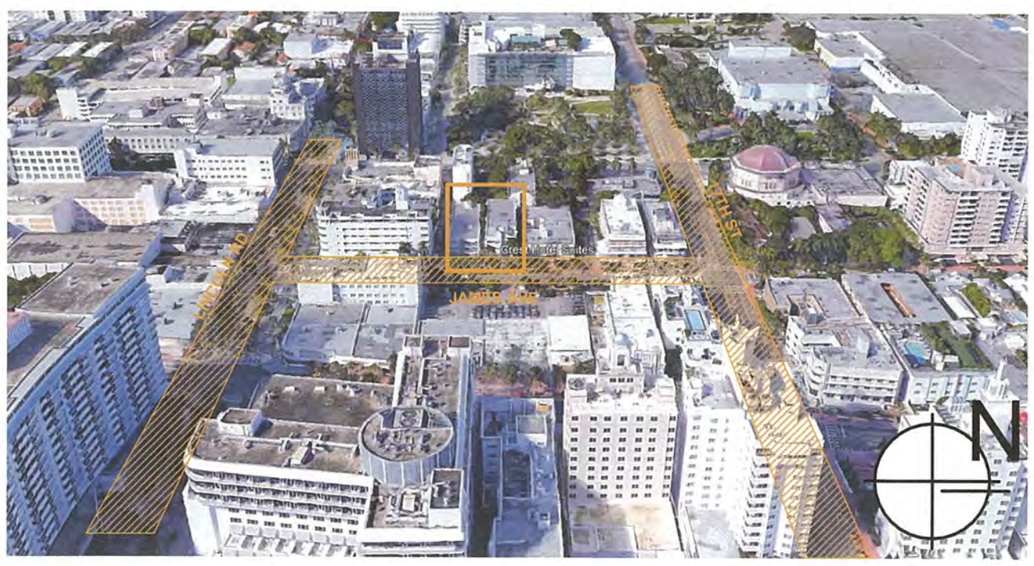
EAST

NORTH

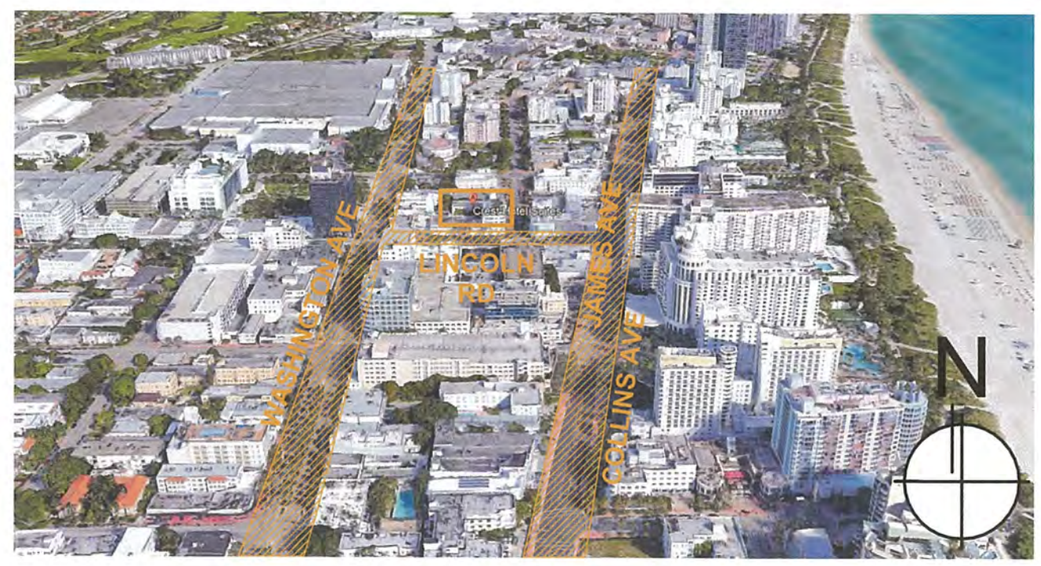


WEST

SOUTH



LOCATION MAP



LOCATION MAP

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

AERIAL VIEW

A108

7/5/2018

LOCATION MAP

SURROUNDING PHOTOS

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A109

7/5/2018

N

LOCATION MAP

SURROUNDING PHOTOS 2

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SIGN:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A110

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EI-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

RENDERS

A111

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

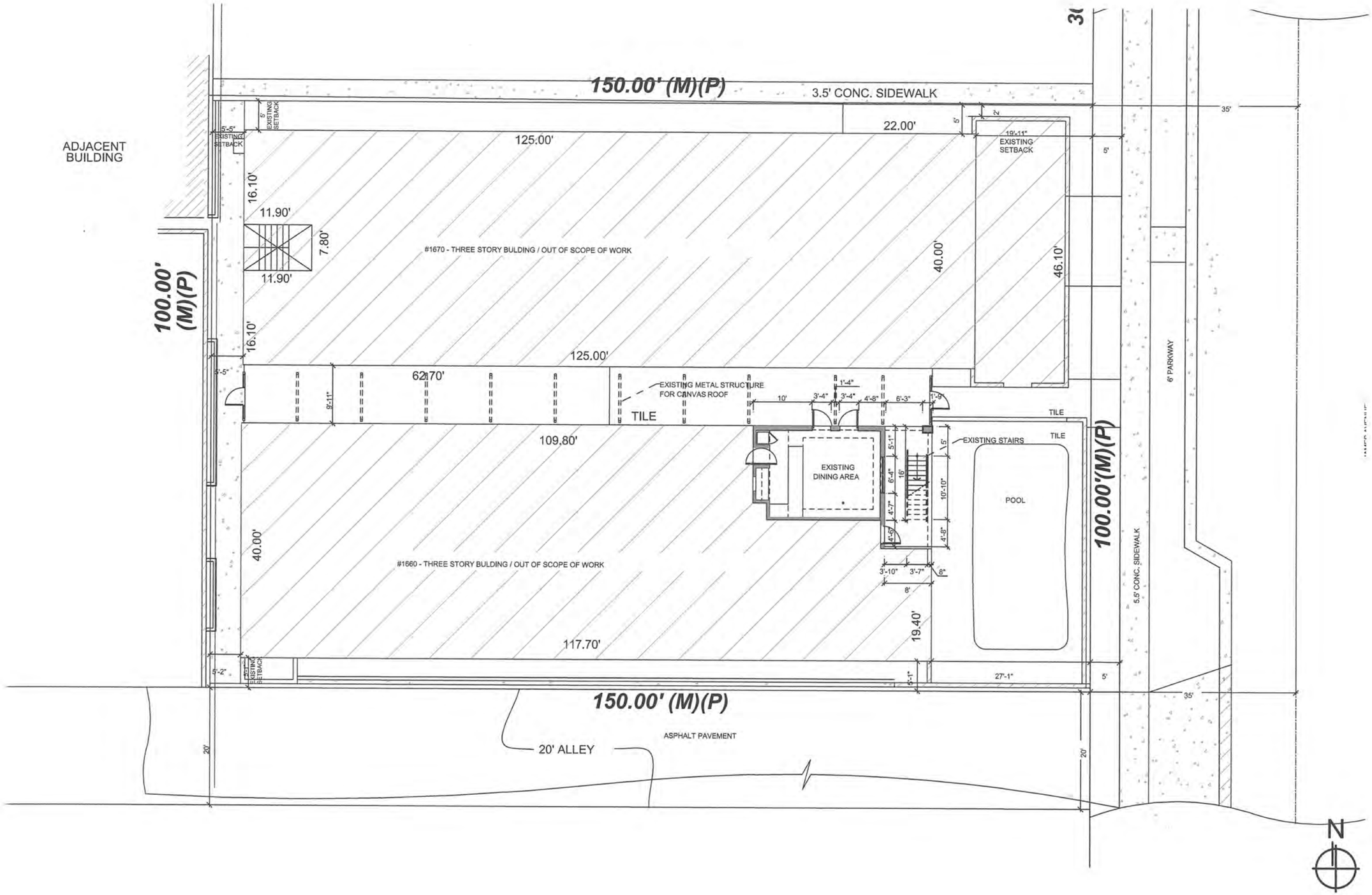
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

RENDERS 2

A112

7/5/2018



EXISTING FLOOR PLAN

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A113

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO.: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

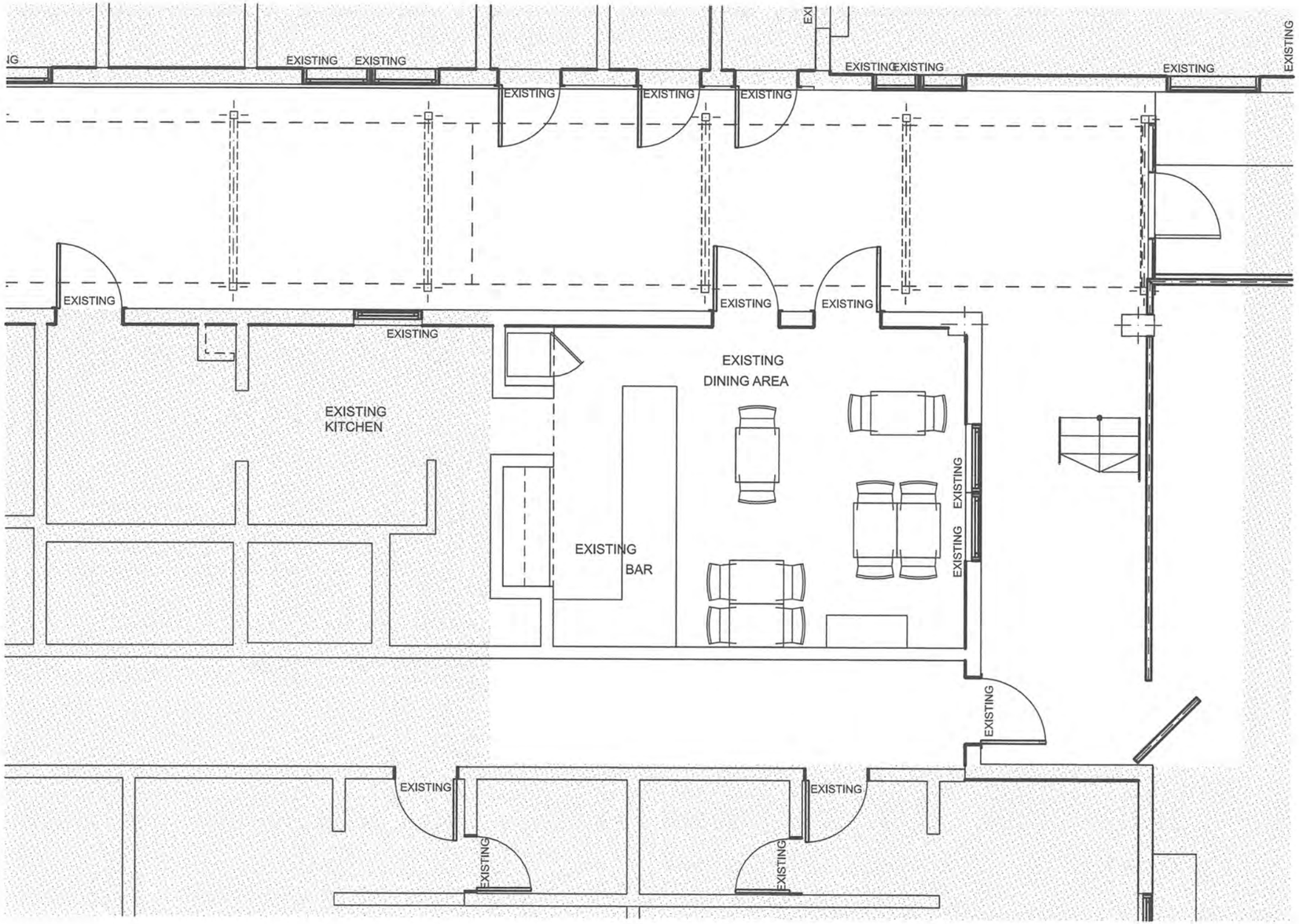
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

EXISTING EAST ELEVATION

A114

7/5/2018



N

ENLARGE EXISTING FLOOR PLAN

A114-A

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: DJT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 60.00

CONSULTANTS

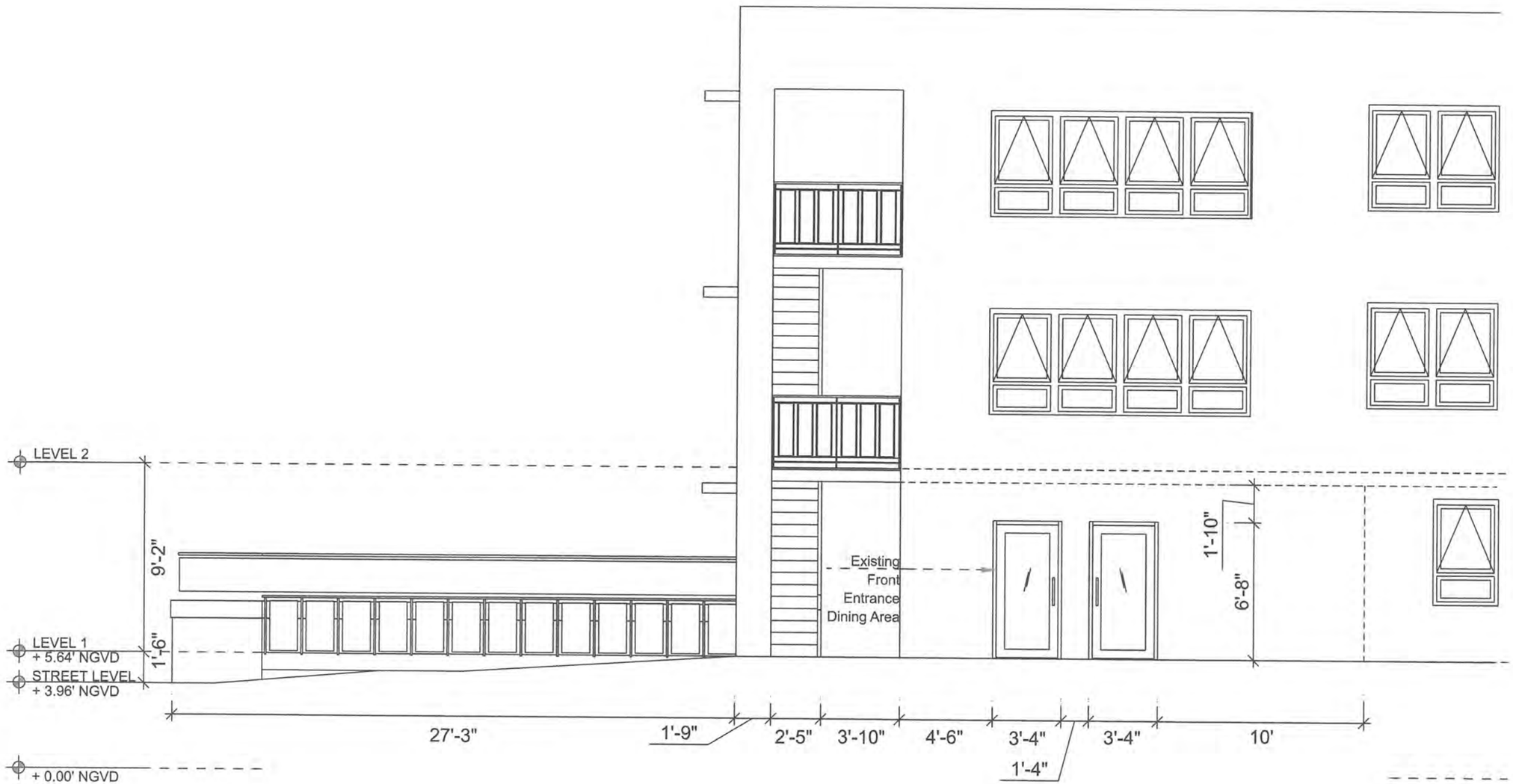
MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

7/5/2018



EXISTING INTERIOR ELEVATION (NORTH)

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: CL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO.: 00L09

CONSULTANTS

MARK	DATE	DESCRIPTION

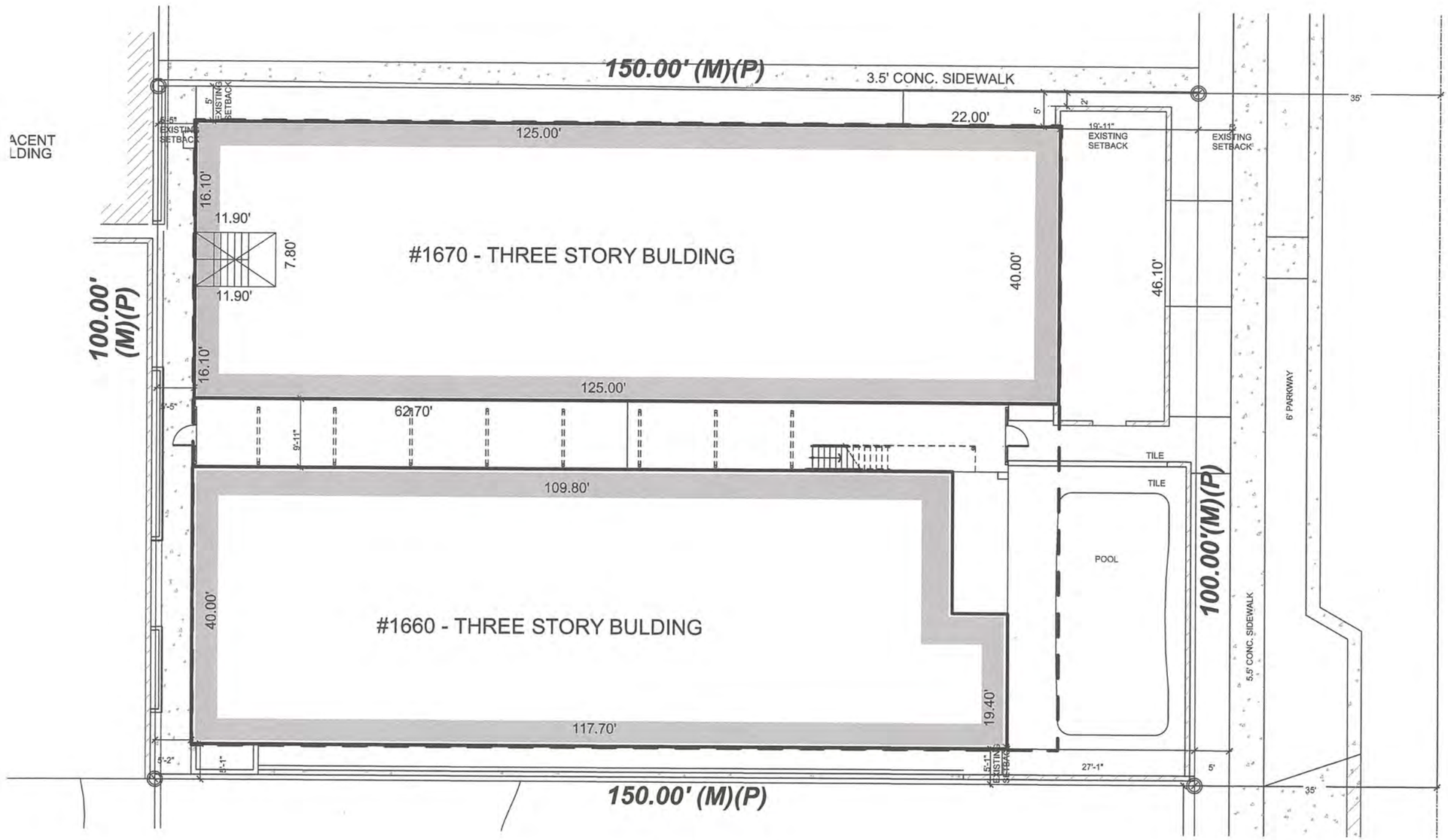
ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A115

7/5/2018



HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

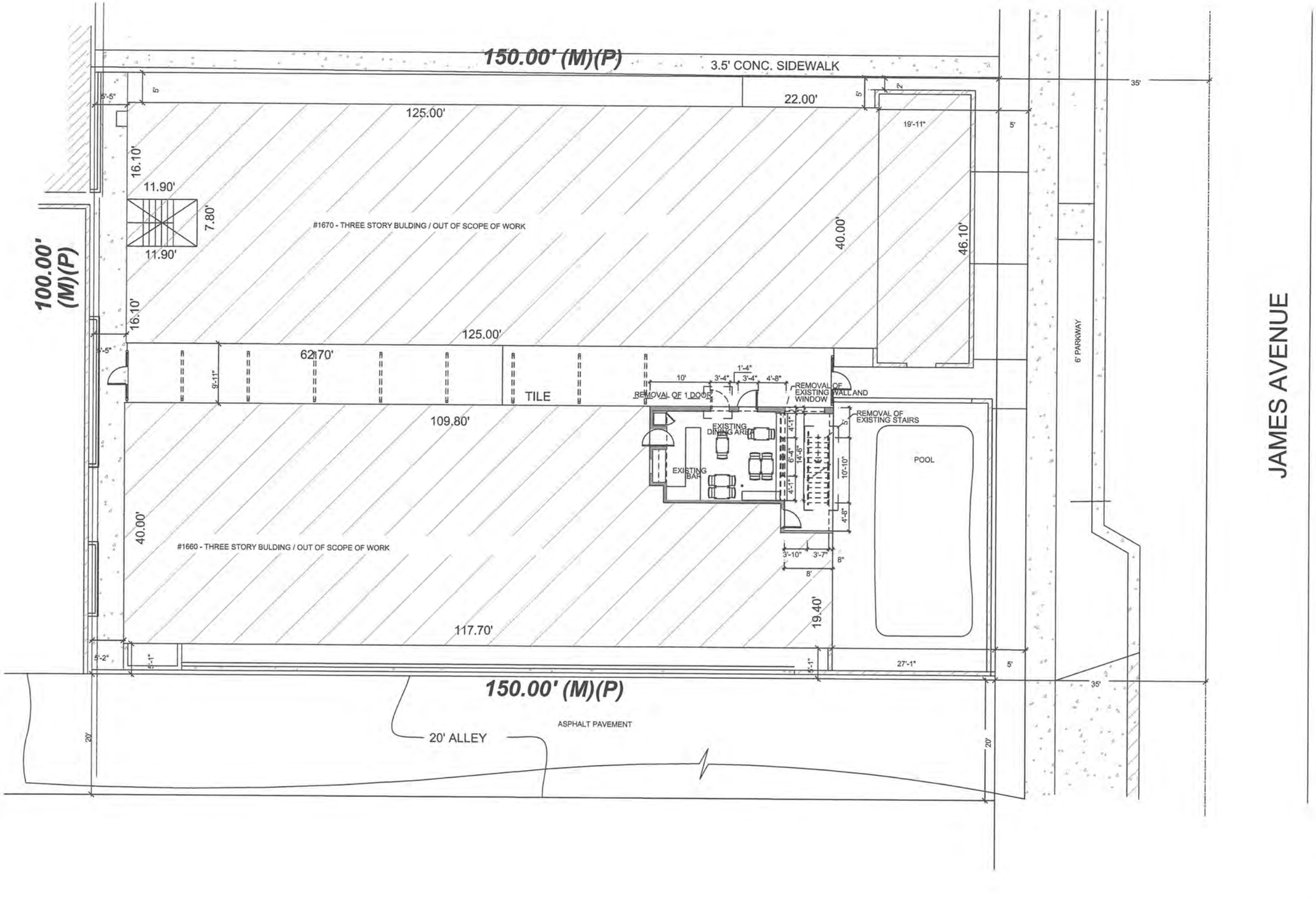
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

SITE PLAN

A116

7/5/2018



HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

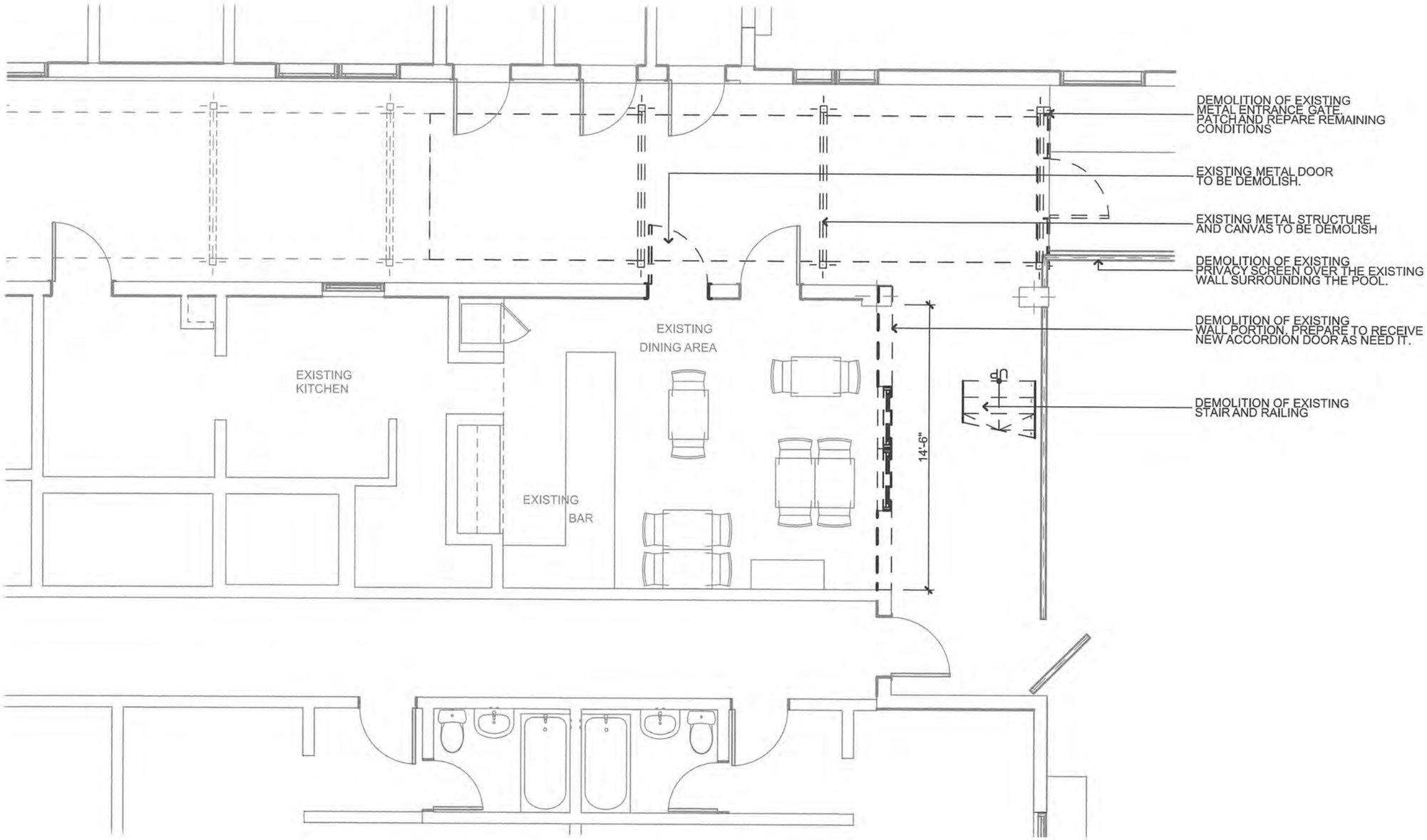
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

DEMOLITION PLAN

A117

7/5/2018



HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

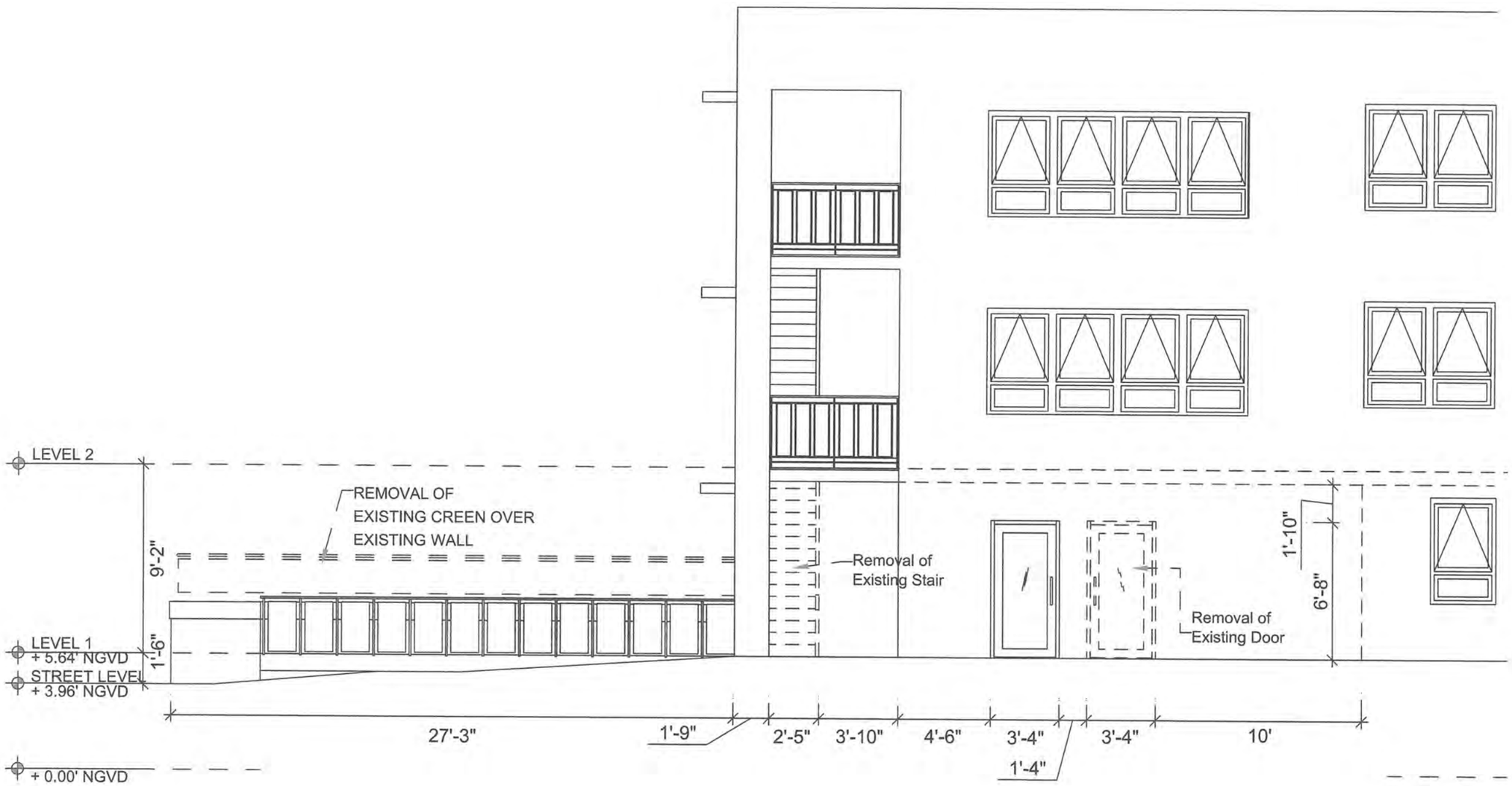
ARCHITECT SEAL:
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

ENLARGE DEMO FLOOR PLAN

A117-A

7/5/2018



HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:SL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

DEMOLITION PLAN. ELEVATION

A118

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: RL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

DEMOLITION PLAN. ELEVATION

A119

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: ES.-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

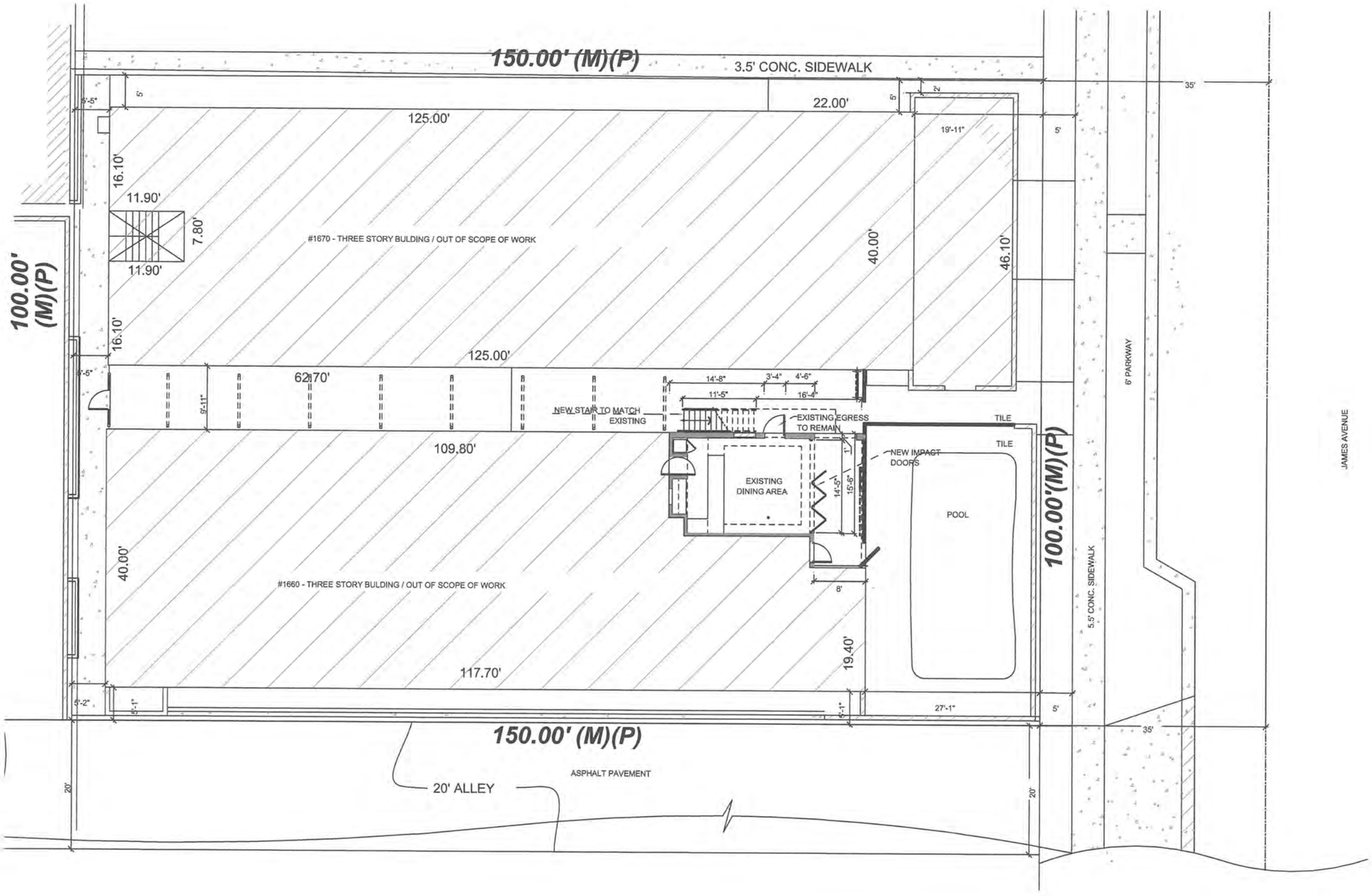
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

DEMOLITION PLAN. ELEVATION

A120

7/5/2018



PROPOSED FLOOR PLAN

A121

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

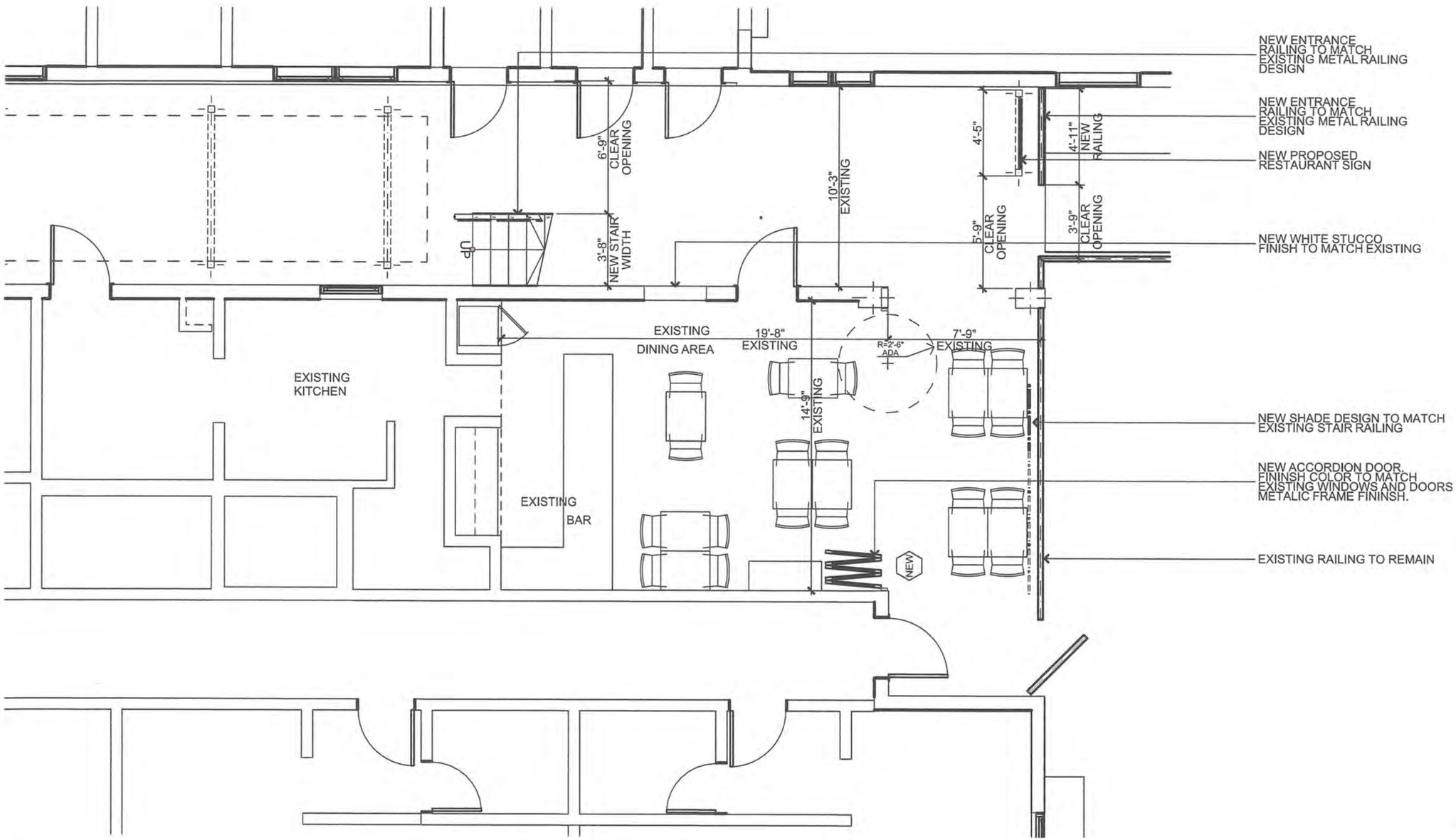
MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

7/5/2018



LOCATION MAP

N

ENLARGE PROPOSED GROUND FLOOR

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A121-A

7/5/2018

PROPOSED NORTH ELEVATION

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A122

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

PROPOSED EAST ELEVATION

A123

7/5/2018

EXISTING STAIR TREADS MATERIAL.
TILE TO BE USED ON NEW STAIR.

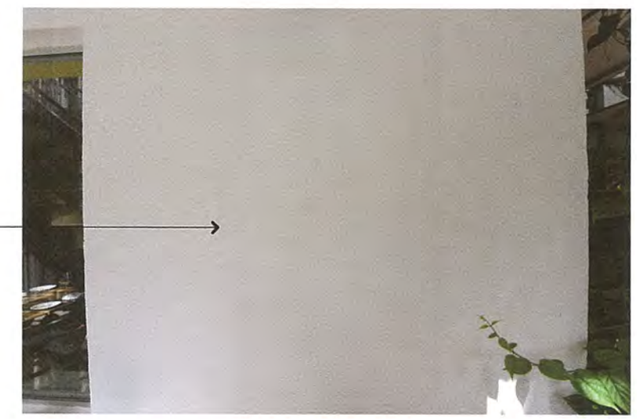
EXISTING STAIR RAILING MATERIAL AND DESIGN
TO BE USED ON ALL THE NEW RAILINGS

EXISTING FLOOR DESIGN AND MATERIAL
TO REMAIN

EXISTING BRICK ACCENT
TO REMAIN

EXISTING METAL FININSH
TO BE USED ON PROPOSED
RECREATION OF HISTORIC
"CREST" SIGNAGE.

EXISTING STUCCO AND PAINT FINISH
TO BE USED ON NEW WALL SECTION.



EXISTING DOOR FRAME
FINISH TO BE USED ON
NEW ACCORDION DOOR
AS PER PLANS.

EXISTING/PROPOSED MATERIALS

A123-A

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR: 93254

NEW PROPOSAL 3D SECTIONS

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

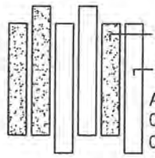
07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A124

7/5/2018

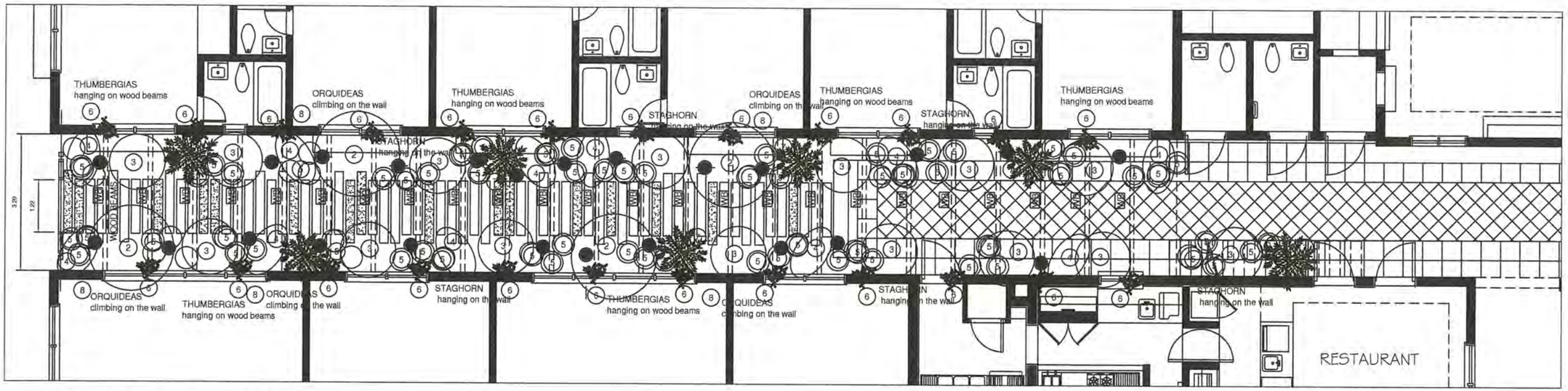
FLOORING STONE



GREEN STONE (GRANITE)

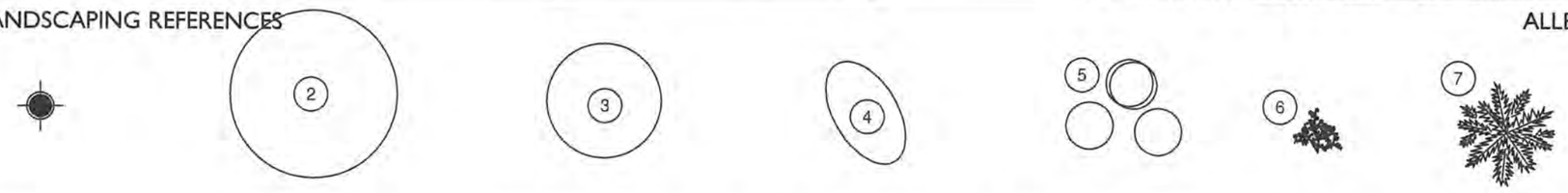
CREAM STONE (GRANITE)

Alternate cream and green (70%-30%)
0'-8"/ 4'-2"
0'-8"/ 4'-10"



ALLEY PLANTATION FLOORPLAN

LANDSCAPING REFERENCES



1 SEAFORTIA
EXISTING PALMS

2 STARBUST CLERODENDRON
(4 PLANTS)

3 ALOCACIA BLACK LEAVE
(6 PLANTS)
ALOCACIA BLACK STEAM
(9 PLANTS)

4 PLATANO BANANERO
(10 PLANTS)

5 FLORIDA PEPERONIA
(32 PLANTS)
(NATIVE)
GIANT SWORD FERN
(40 PLANTS)
(NATIVE)

6 THUMBERGIAS MYSONESIS
(24 PLANTS)
on roof beams

7 SABAL PALM
(7 PLANTS)
(NATIVE)

8 ORQUIDEAS
climbing on the wall
(50 PLANTS)

9 STAGHORN
hanging on the wall
(50 PLANTS)

N

LANDSCAPE PLAN

A125

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: CL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO.: 00.00

CONSULTANTS

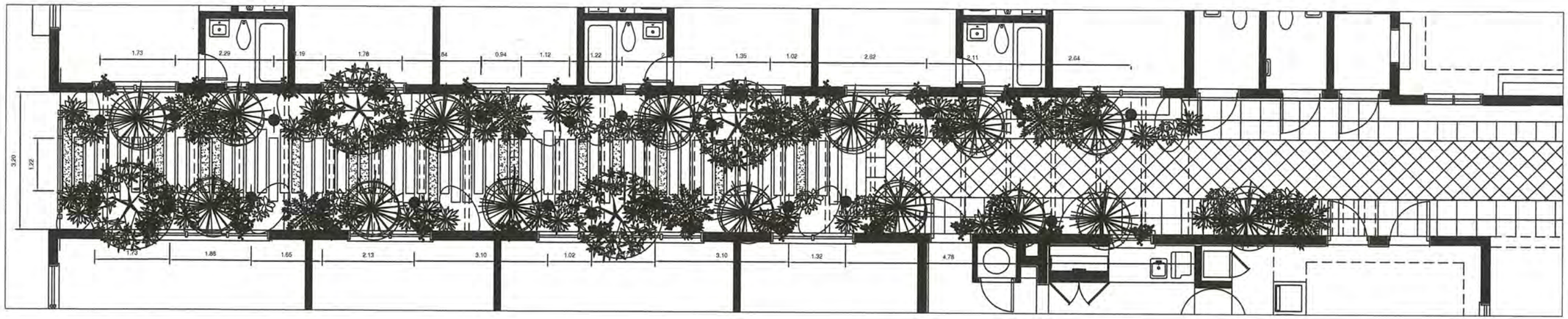
MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

7/5/2018



ALLEY SPECIES FLOORPLAN

SPECIES CHARACTERISTICS

SEAFORTIA

STARBUST

ALOCACIA BLACK LEAVE

ALOCACIA BLACK STEM

BANANERO

FLORIDA PEPEROMIA

GIANT SWORD FERN

THUMBERGIA

SABAL PALM

STAGHORN

ORQUIDEAS

1. SEAFORTIA
   EXISTING PALMS

2. STARBUST CLERODENDRON
   (4 PLANTS)
   CLERODENDRON QUADRILOCULARE
   STAR-BURST CLERODENDRUM BUSH
   VERBENACEAE
   OLD WORLD TROPICS
   FULL SUN- PARTIAL SHADE
   8/10 ft - LOW AVERAGE WATER
   FLOWERS IN WINTER

3. ALOCASIA BLACK LEAVE
   (6 PLANTS)
   ALOCASIA ASSORTED
   DERIVED FROM COLOCASIA
   TROPICAL AND SUBTROPICAL ASIA
   10/11 ft PARTIAL SHADE 2/6/ft
   AVERAGE WATER -LOW SALT TOLERANCE
   NON FLOWERING

   ALOCASIA BLACK STEAM
   (9 PLANTS)

4. PLATANO BANANERO
   (10 PLANTS)

5. FLORIDA PEPERONIA
   (32 PLANTS)
   (NATIVE)

5. GIANT SWORD FERN
   (40 PLANTS)
   (NATIVE)

6. THUMBERGIAS MYSONESIS
   (24 PLANTS) on roof beams
   INDIAN CLOCK VINE
   ACANTHACEAE
   FULL SUN /PARTIAL SHADE
   15/12 ft- AVERAGE WATER
   LOW SALT TOLERANCE
   FLOWERS SPRING TO EARLY FALL

7. SABAL PALM
   (7 PLANTS)
   (NATIVE)

9. STAGHORN
   hanging on the wall
   (50 PLANTS)
   PLAYCERIUM STAGHORN
   EPIPHYTE
   LIKE LIGHT AND AIRY SPACES

8. ORQUIDEAS
   climbing on the wall
   (50 PLANTS)

N

LANDSCAPE PLAN

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

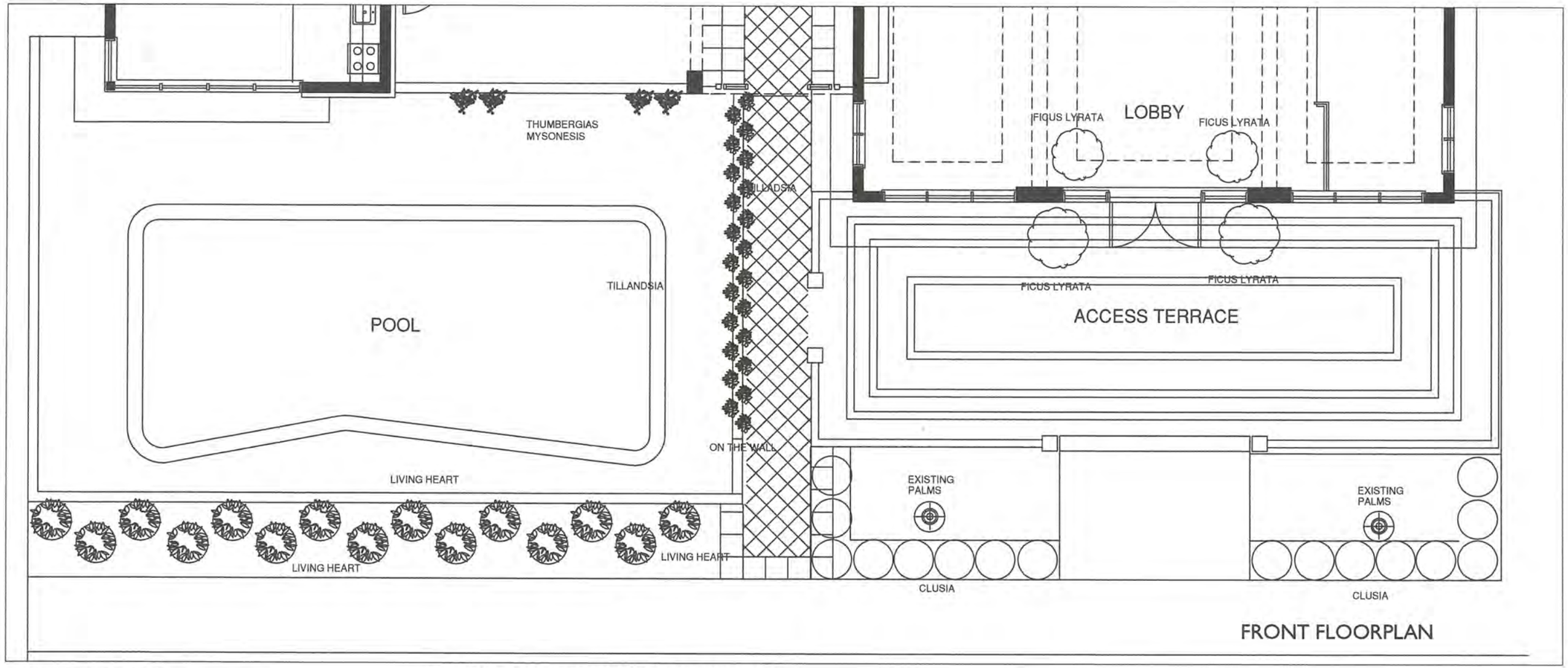
ARCHITECT SEAL

07/05/18

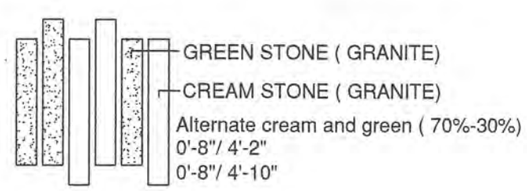
ARCHITECT ARNULFO SANCHEZ
AR. 93254

A126

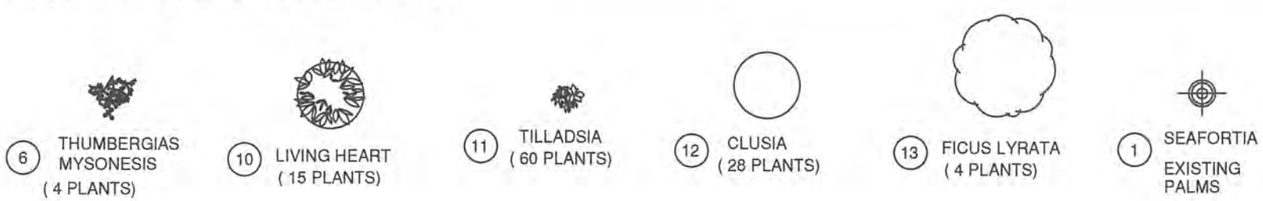
7/5/2018



FLOORING STONE



LANDSCAPING COLOR REFERENCES



N

LANDSCAPE PLAN

A127

7/5/2018

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY:ELJT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 06.03

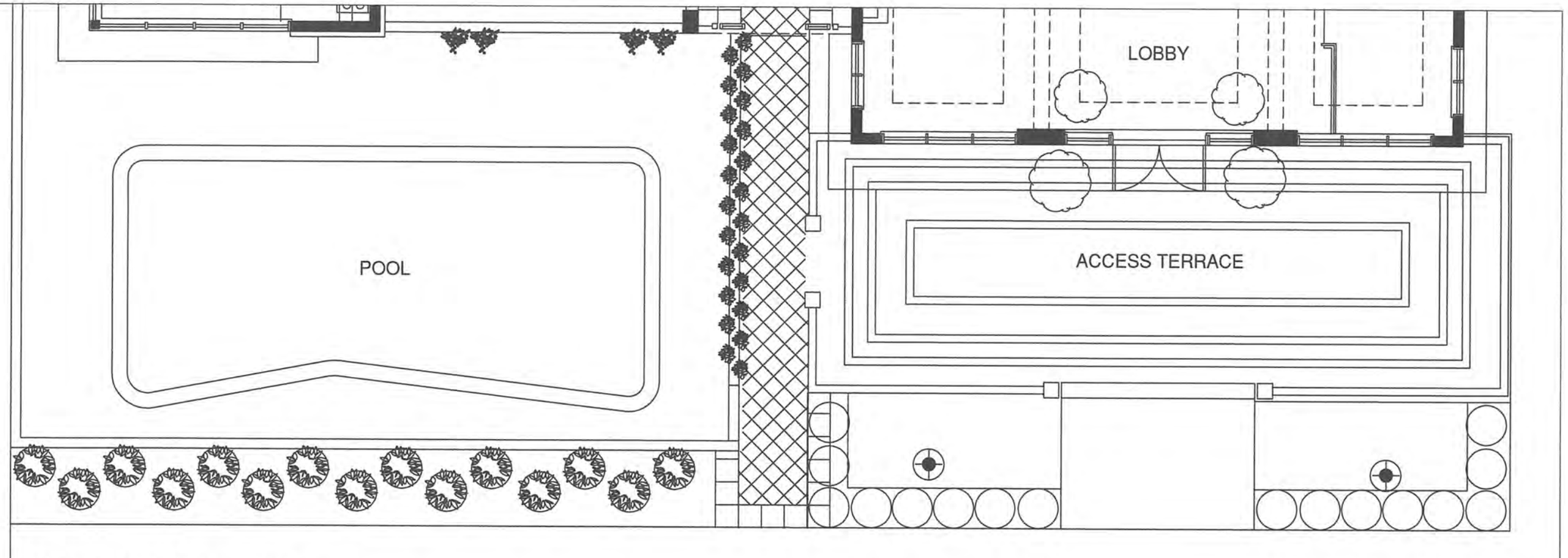
CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254



FRONT SPECIES FLOORPLAN

SPECIES CHARACTERISTICS

THUMBERGIA

6 THUMBERGIAS MYSONESIS
(4 PLANTS)

INDIAN CLOCK VINE
ACANTHACEAE
FULL SUN /PARTIAL SHADE
15/12 ft- AVERAGE WATER
LOW SALT TOLERANCE
FLOWERS SPRING TO EARLY FALL

LIVINGHEART

10 LIVING HEART
(15 PLANTS)

FULL SUN
FLOWERLY ALL YEAR
CLIMBING PLANT

TILLADSIA

11 TILLADSIA
(60 PLANTS)

TRILLADSIA BROMELIACEAE
AIRPLANT-EPIPHYTE
PARTIAL SAHDE 3/4/hs SUN
TROPICAL PLANT
THEY NEED WATERING ONLY ONCE OR
TWICE A WEEK, CAN TOLERATE MORE SUN

CLUSIA

12 CLUSIA
(28 PLANTS)

CLUSIAGUTTIFERA-SMALL LEAF
DROP HEARING IN REFERENCE
TO THE SAP. CLUSIASEAE
WEST INDIES 10/11 FT-FULL SUN 15/30 FT
LOW AVERAGE WATER, HIGH SALT TOLERANCE
(NATIVE)

FICUS LYIRATA

13 FICUS LYRATA
(4 PLANTS)

MORACEAE
TROPICAL WESTERN AND CENTRAL AFRICA
BLOOM RARELY FLOWERS INDOORS
SUN / PARTIAL SHADE- WATER MEDIUM
LOW MAINTEINANCE- LEAF EVERGREEN

1 SEAFORTIA
EXISTING
PALMS

N

LANDSCAPE PLAN

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

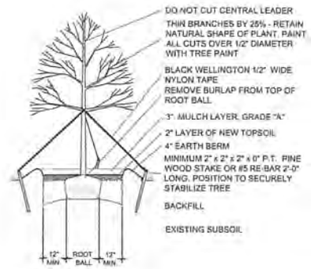
ARCHITECT SEAL:

07/05/18

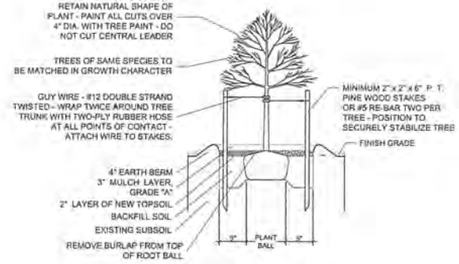
ARCHITECT ARNULFO SANCHEZ
AR. 93254

A128

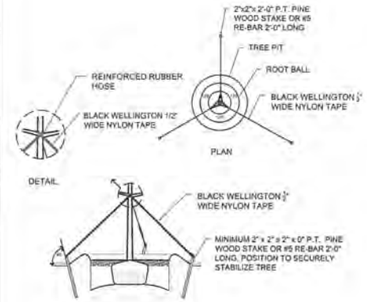
7/5/2018



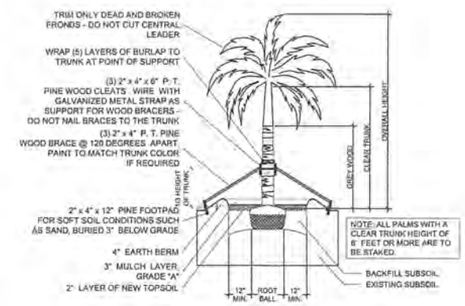
LARGE TREE PLANTING DETAIL



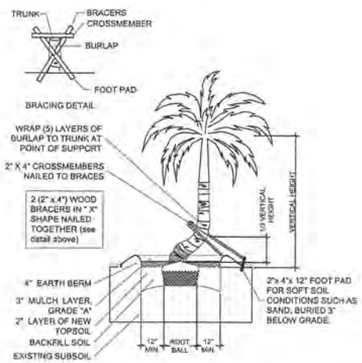
SMALL TREE PLANTING DETAIL



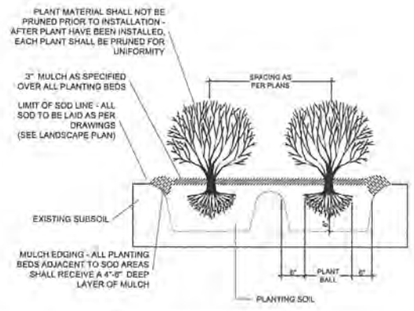
TYPICAL TREE GUYING DETAIL



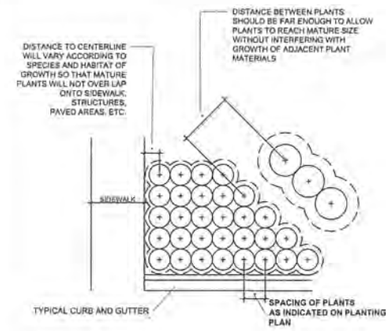
STRAIGHT TRUNK PALM PLANTING DETAIL



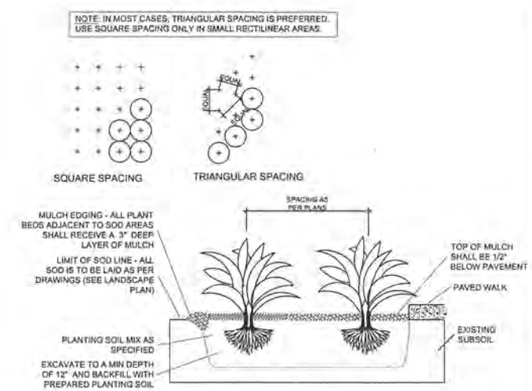
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

LANDSCAPE PLAN

HPB SET
CREST HOTEL
1670 JAMES AVE MIAMI BEACH

DRAWING BY: EL-JT
PHASE: HPB SET 1ST PROPOSAL
PROJECT NO: 00.00

CONSULTANTS

MARK	DATE	DESCRIPTION

ARCHITECT SEAL:

07/05/18

ARCHITECT ARNULFO SANCHEZ
AR. 93254

A129

7/5/2018