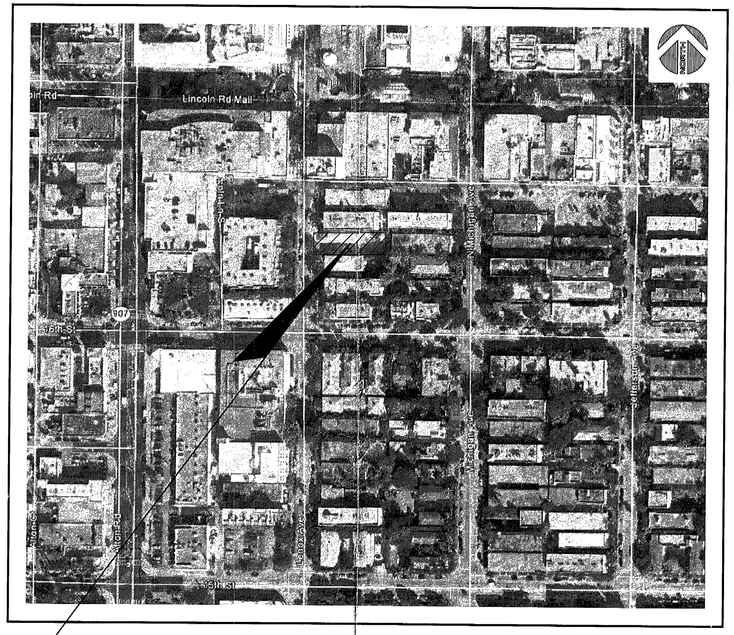
LENOX AVENUE PARKING LOT B15041126

REAL PROPERTIES LENOX, LLC

MIAMI BEACH, DADE COUNTY, FLORIDA

LEGEND

1 TYPE "C" INLET	DRAINAGE INLET DESIGNATION
M.H.	MANHOLE
90' - 15" R.C.P.	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
1%	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
6.50	PROPOSED GRADE
7.00	EXISTING GRADE
F.F. = 12.00	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK OR PROPOSED PAVEMENT
	EXISTING UTILITIES OR UTILITIES BY OTHERS
	PROPOSED CONCRETE
	EXISTING ASPHALT PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
B.R.	BLUE REFLECTOR
U.E.	UTILITY EASEMENT
D.W.E.	DESIGN WATER ELEVATION
	EXISTING GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	FIRE HYDRANT AND GATE VALVE
1	BACTERIOLOGICAL SAMPLING POINT
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
B.R.	BLUE REFLECTOR
1 4' DIA. MANHOLE	STRUCTURE DESIGNATION
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW
	R/W LINE
	SECTION LINE
	CENTERLINE C/L
7.77	EXISTING ELEVATION
	EXISTING CONCRETE POWER POLE
	EXISTING WOOD POLE



PROJECT LOCATION

LOCATION MAP
N.T.S.

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Always call 811 two full business days before you dig
Sunshine811.com

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions ...resh and ... sealing of sidewalk ...

9/14/15

CITY OF MIAMI BEACH
Landscape Plan Review
Date Received 7/21/15
100 % Complete
Approved as Submitted
Approved With Notes
Rejected ✓
Date Reviewed 7/29/15
By
They Removed LANDSCAPE FROM RIGHT OF WAY
PEDRO FUENTES

INDEX OF SHEETS:

DESCRIPTION:	SHEET NO.:
COVER SHEET	1
GENERAL NOTES AND SPECIFICATIONS	2
SITE PLAN	SP-1
PAVING AND DRAINAGE SYSTEM - PLAN, SECTION AND NOTES	3
PAVING AND DRAINAGE SYSTEM - DETAILS	4
PAVING AND DRAINAGE SYSTEM - DETAILS	5
PAVEMENT MARKINGS AND SIGNAGE - PLAN AND DETAILS	6
PROPOSED PARKING LAYOUT	LA-1
IRRIGATION PLAN	IR-1
ELECTRICAL PLAN	E.1
STORMWATER POLLUTION PREVENTION - PLAN	7
STORMWATER POLLUTION PREVENTION - DETAILS	8

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	7/7/15 MV 9/10/15
ZONING:	9/22/15
PLUMBING:	9/10/15 Plmb 9/10/15
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	7/7/15 9/10/15
FLOOD:	
PUBLIC WORKS:	9/10/15
STRUCTURAL:	MV 9/10/15
ELEVATOR:	
ROOFING:	

LEGAL DESCRIPTION:
LOT 15, BLOCK 47, LINCOLN SUBDIVISION, ACCORDING TO PLAT THEREOF IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, or there may be additional permits required from other governmental entities such as water management districts, State, or Federal agencies. City of Miami Beach assumes no responsibility for accuracy of information shown on plans which are approved subject to compliance with Zoning, and Local Laws, Rules, and Regulations.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

SITE IMPROVEMENTS PLAN

Engineer of Record: CARLOS J. BALLBÉ Date: 6/12/2015	Project Number: 201511
Registered Engineer Number: 41811 State of Florida	Sheet Number: 1

CFN 2015R0248658
OR BK 29582 Pgs 2321 - 2324; (4pgs)
RECORDED 04/17/2015 14:54:49
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1615 Lenox Avenue

FILE NO. 2216

IN RE: The application for Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

LEGAL DESCRIPTION: Lot 15, Block 47, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida

MEETING DATE: February 24, 2015

CONDITIONAL USE PERMIT

The applicant, Asta Parking, requested Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-1, Commercial Low Intensity District zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan; and

That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

mb

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This conditional Use Permit is issued to Asta Parking. Subsequent owners and/or operators shall be required to appear before the Board within 90 days of the change of ownership or operator to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. Within 90 days of the commencement of operation, the owner and/or operator shall be required to appear before the Board for a progress report.
4. The Planning Board shall retain the right to call the applicant or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the applicant or operator for other reasons and for other modifications of this Conditional Use Permit.
5. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
6. The hours of operation for the parking lot shall be from 7:00 AM to Midnight.
7. A revised site and landscape plan shall be submitted to and approved by staff, in accordance to the following:
   a. All existing and proposed lighting shall be noted on the site plan, subject to the review and approval of staff.
   b. The applicant shall provide a revised landscape plan that includes irrigation.
   c. The applicant shall obtain an approved building permit for resurfacing, striping and landscaping, and complete all work on site associated with such permit prior to the issuance of the Certificate of Use/Business Tax Receipt for the extended hours.

mb

   d. All vehicles shall be parked in marked spaces, and there shall not be any tandem parking.
   e. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include removing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility.
   f. The applicant shall install a sign indicating the name and phone number of the operator to report complaints, as well as the phone number for Code Compliance. The design, material and location of such sign shall be part of the revised site plan, and shall be subject to the review and approval of staff. The maximum size of such sign shall not exceed that permitted by the City Code.

8. The applicant shall obtain a full building permit within 18 months from the date of the meeting at which the original Conditional Use permit was issued and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
9. The applicant shall resolve all outstanding code violations and fines for the subject property prior to the issuance of a Business Tax Receipt/Certificate of Use for this parking facility.
10. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
12. Compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Use/Business Tax Receipt.
13. A Conditional Use Permit which lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Business Tax Receipt /Certificate of Use, or Certificate of Occupancy, whichever may occur first.
14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

mb

OR BK 29582 PG 2324
LAST PAGE

15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 14th day of APRIL, 2015.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: *[signature]*
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of April, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

STEVEN GREENE
MY COMMISSION EXPIRES JUL 26, 2017
#FF039517
NOTARY PUBLIC, STATE OF FLORIDA

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

[NOTARIAL SEAL]

Approved As To Form:
Legal Department *[signature]* (4/13/2015)

Filed with the Clerk of the Planning Board on 04/14/15 (*[signature]*)

F:\PLAN\$PLB\2015\2-24-15\2216 - 1615 Lenox Ave\2216 - CUP.docx

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MIAMI BEACH FIRE DEPARTMENT

mb

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: A.D.M. Date: 4/2015
Drawn by: A.D.M. Date: 4/2015
Checked by: C.J.B. Date: 4/2015

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBE'
Date: 6/22/2015
Registered Engineer Number: 41811
State of Florida

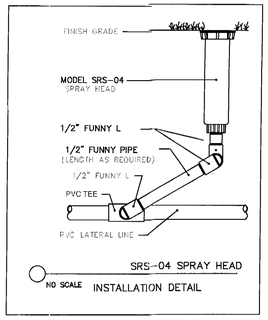
CARLOS J. BALLBE
No. 41811
STATE OF FLORIDA
PROFESSIONAL ENGINEER

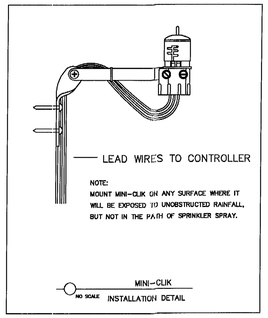
CONDITIONAL USE PERMIT

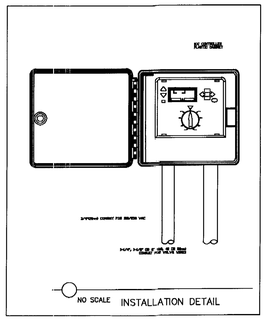
LENOX AVENUE PARKING LOT
REAL PROPERTIES LENOX, LLC

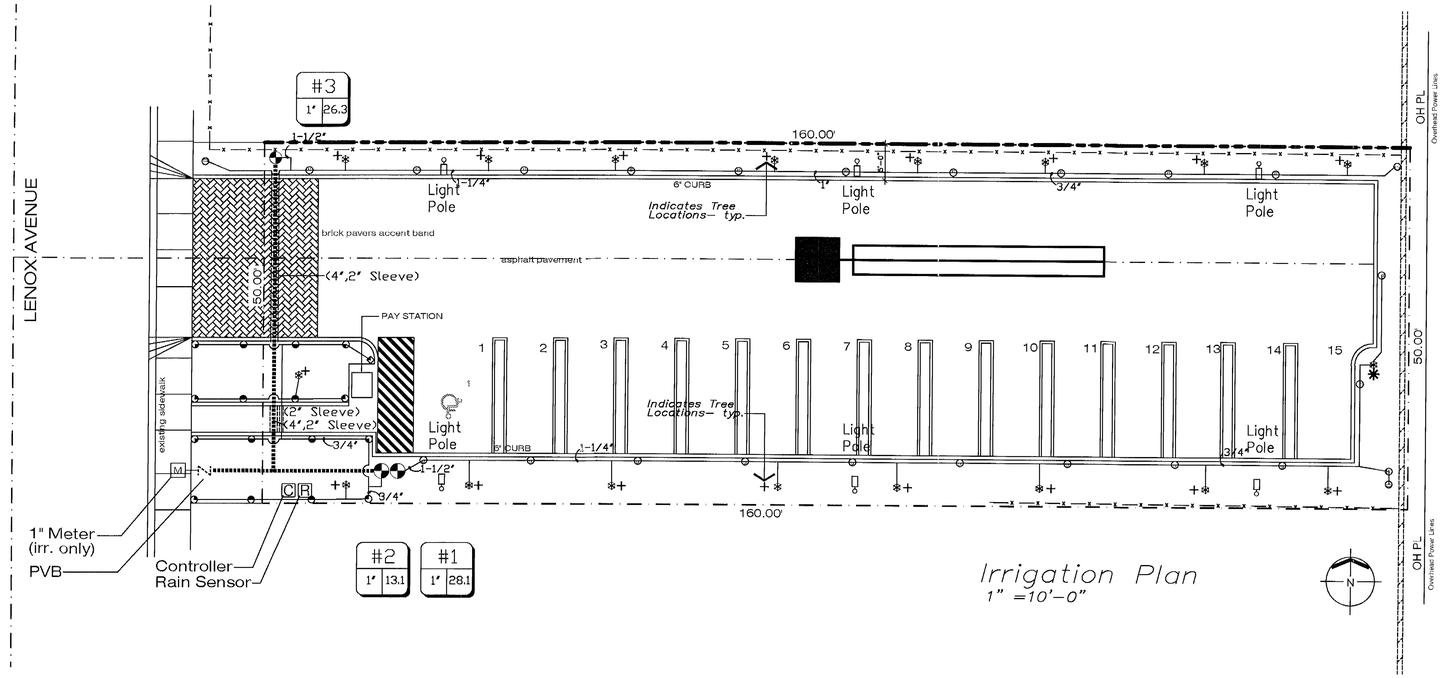
Project Number: 201511

Sheet Number: 9



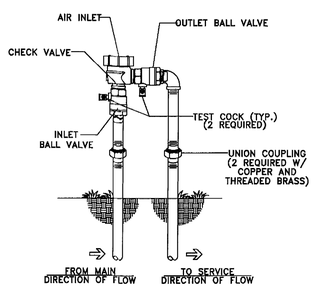






IRRIGATION PLAN EQUIPMENT TABLE	
◇	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr.
◔	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr.
◓	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr.
◇	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' qtr.
⊙	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-End,
⊖	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center,
❄	Bubbler, 1300 AF by Rainbird
◉	1' Valves by Rainbird. DVF Series in Rainbird VB Series Valve Box.
———	2" Mainline, Schedule 40 PVC
═══	Sleeves, Schedule 40 PVC
———	Lateral Lines, Schedule 160 pvc
C	Controller, ESP Modular Series 3 Stations, mtd on a mtl. stanchion.
R	Rain Sensor, by Miniclik, to be mtd. on a 8' ht, mtl. post, w/ conc. footing.
Z	PVB - Pressure Vacuum Breaker by Watts or equal.
M	Proposed 1' Water Meter-MDWASD, Irrigation Only Account.

1/2" - 2" ASSEMBLY PRESSURE VACUUM BREAKER (PVB) BACKFLOW PREVENTER (BFP)



A PVB SHALL BE INSTALLED A MIN. OF 12" ABOVE THE HIGHEST POINT OF USE IN DOWN STREAM PIPING SUPPLIED BY OR FROM THE ASSEMBLY

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECCESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMTATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATRALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

*INSTALL RAIN SENSOR AS PER LOCAL CODE

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETLY CLEAN OF DEBRIS.

1 City of Miami Beach, Greenspace Management Notes:

1. A final irrigation onsite inspection shall be required with Greenspace Management staff prior to any official acceptance of the irrigation system. Failure to conduct the inspection could result in rejection of the irrigation system.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

City of Miami Beach
Planning Department
Landscape Review
APPROVED
EA 9/22/2015

9/10/15

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 – fax 305.443.5986

CONSULTANTS:

08.01.15

H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartinfiu@bellsouth.net
Herbert L. Martin, Landscape Architect

© 2013 BELLIN & PRATT ARCHITECTS, LLC
THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, DUPLICATED OR USED WITH THE WRITTEN CONSENT OF BELLIN & PRATT ARCHITECTS, LLC

PROJECT NAME:

PARKING LOT

PROJECT ADDRESS:
1615 LENOX AVENUE
MIAMI BEACH FL. 33139

OWNER INFORMATION:
ASTA PARKING INC.
725 N.E. 26 AVE
FT. LAUDERDALE, FL 33304

PERMIT SET

ISSUE DATE: 08.21.2014
PROJECT No.: 2014-20
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description
1	7-27-15	ADD 6" CURBS & CUT PARKING TO 16' DEPTH
2	8-20-15	REVISE DRIVEWAY TO 22' WIDTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

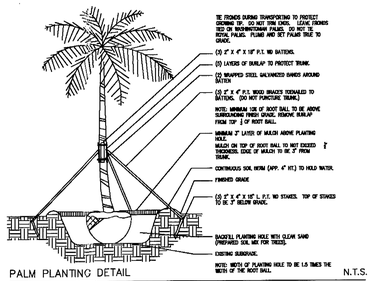
SEAL:

SIGNATURE:
Marshall Bellin AR-0364
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
IRRIGATION PLAN

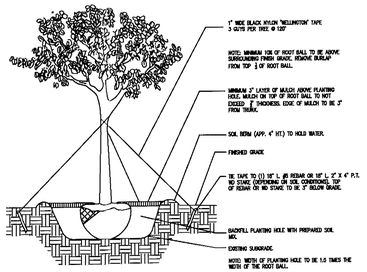
SCALE: AS NOTED

SHEET No.:
IR-1



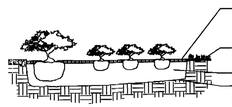
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



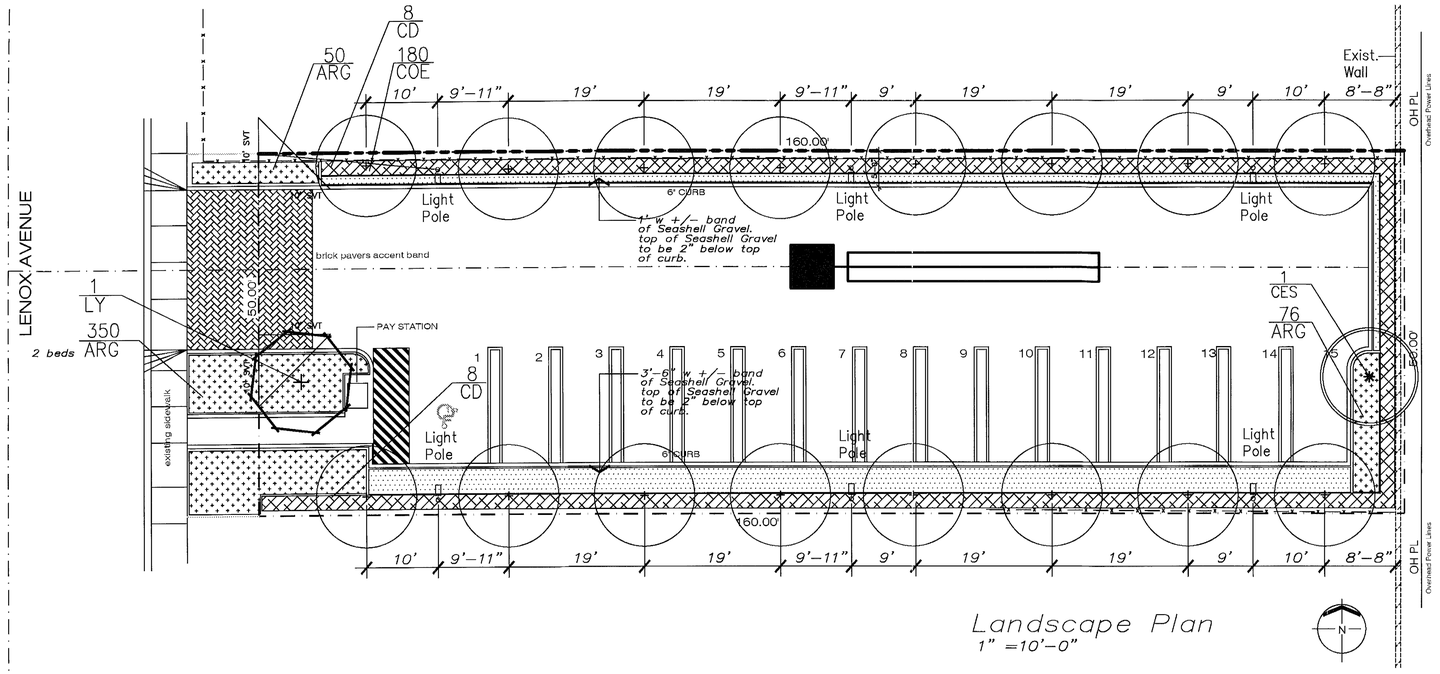
SHRUB/GROUND COVER DETAIL N.T.S.

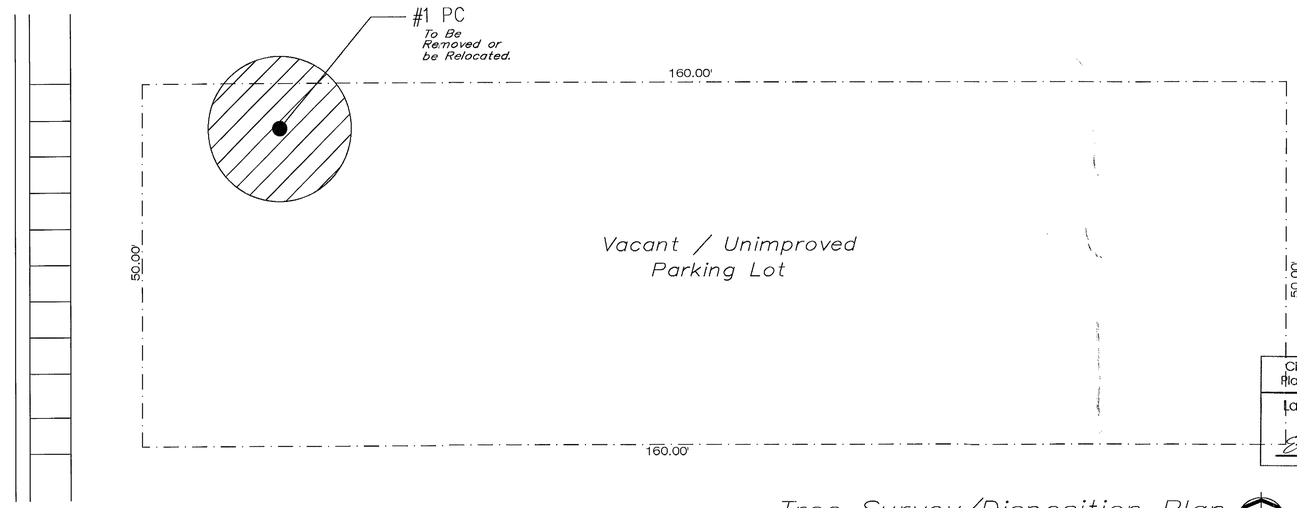
PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. MULCH TO BE "PREMIUM PINEBARK BROWN" SHREDDED MULCH, BY AMERIGROW, OR A CITY APPROVED ALTERNATIVE.
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
8. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. ADDITIONALLY, SEE CITY OF MIAMI BEACH'S GREENSPACE MANAGEMENT NOTE #4 BELOW.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

City of Miami Beach, Greenspace Management Notes:

1. An onsite inspection shall be required with Greenspace Management staff prior to installation of any plant material., in order to perform a grades and standards inspection. Failure to conduct the inspection could result in rejection of the plant material.
2. A final onsite inspection shall be required with Greenspace Management staff prior to any official acceptance of plant material, in order to verify proper planting depth, spacing and quality of the material. Failure to conduct the inspection could result in rejection of the plant material.
3. Please utilize Amerigrow (Premium Pinebark Brown) shredded mulch or a City approved alternative. Mulch shall not be applied within 6" of the trunks of any existing or proposed trees or palms.
3. All guying & staking shall be removed within twelve months after planting. Exceptions require written authorization from the City Urban Forester.
4. No substitutions shall be made without prior consent of the City Urban Forester and/or the Planning Department.





Existing Tree Disposition List

Num	Botanical / Commmon Name	Disposition	Description: HT/SPR/DBH/Notes	Canopy SF to be removed
#1	Phoenix canariensis / Canary Island Date Palm	*–Remove–*	35' ht, 20' spr, 23" dbh.	314 sf.

Note: Canary Island Date Palm to be reviewed by a Certified Arborist. Pending Arborist's evaluation, Canary Island Date Palm to be relocated to an off-site location, to be determined.

Indicates exist tree / palm palm to be removed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PLANT LIST

QTY	KEY	Botanical Name / Common Name	Description	Native Yes / No
16	CD	Coccoloba diversifolia / Pigeon Plum	12'oa ht, 5' spr, 4'ct, 2" cal.	Yes
1	LY	Lysiloma latisiliqua / Wild Tamarind	15–16'oa ht, 6' spr, 5'ct, 4" cal.	Yes
1	CES	Conocarpus e. sericeus / Silver Buttonwood	12'oa ht, 5' spr, 4'ct, 2" cal.	No
180	COE	Conocarpus erectus / Green Buttonwood	24" ht, 18" spr, full.	Yes
400	ARG	Arachis glabrata / Perennial Peanut	1 gal.	No

A Tree Removal Permit shall be required from the City of Miami Beach for all trees & palms to be removed or relocated, that are not considered exempt, prior to ANY tree or palm removal activity. Please provide a copy of the issued permit prior to FINAL inspection and if not required, proof of exemption.

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 – fax 305.443.5986

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790–4372, hlmartinfiu@bellsouth.net
Herbert L. Martin, Landscape Architect

© 2013 BELLIN & PRATT ARCHITECTS, LLC
THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF BELLIN & PRATT ARCHITECTS, LLC

PROJECT NAME:

PARKING LOT

PROJECT ADDRESS:
1615 LENOX AVENUE
MIAMI BEACH FL. 33139

OWNER INFORMATION:
ASTA PARKING INC.
725 N.E. 26 AVE
FT. LAUDERDALE, FL 33304

PERMIT SET

ISSUE DATE: 08.21.2014
PROJECT No.: 2014-20
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description
1	7-27-15	ADD 5' CURBS & CUT PARKING TO 16' DEPTH
2	8-20-15	REVISE DRIVEWAY TO 22' WIDTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

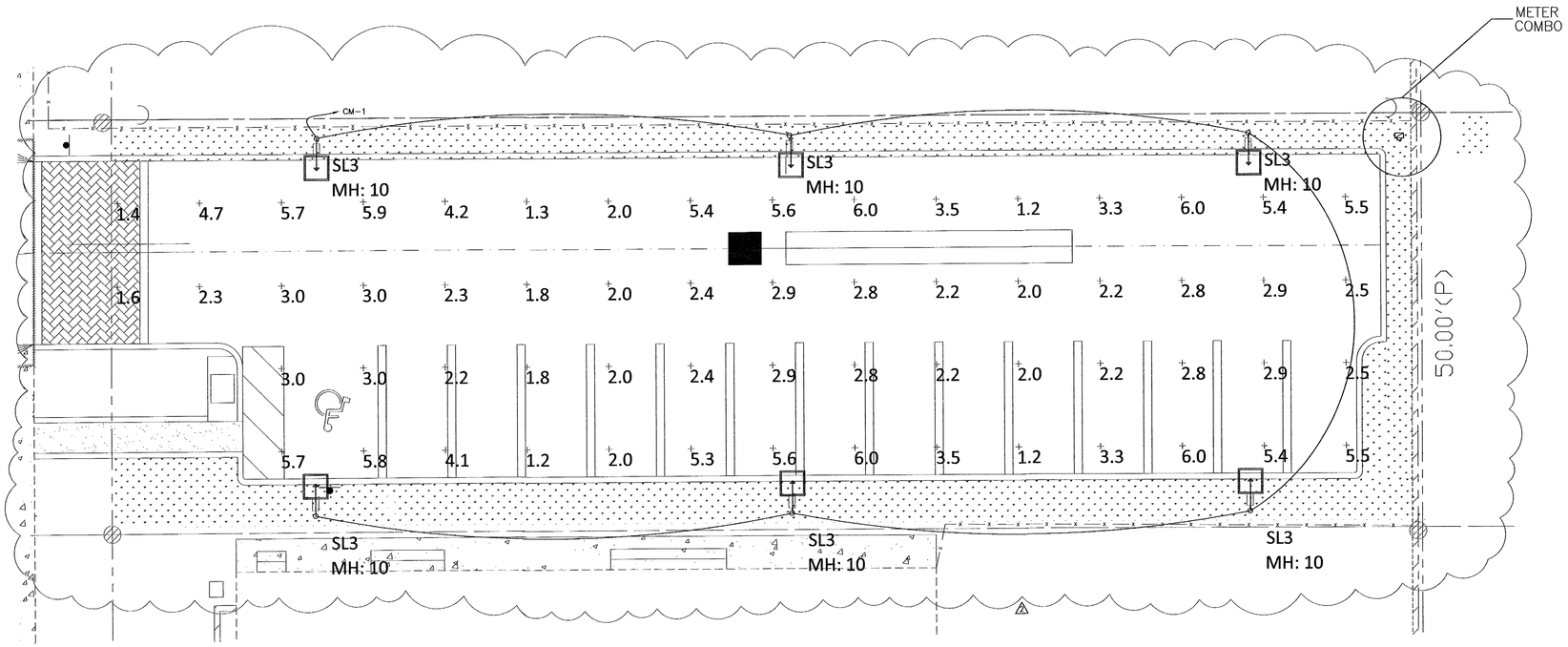
SEAL:

SIGNATURE:
Marshall Bellin AR–5584
Glenn H Pratt, AIA, AR–9508

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS NOTED

SHEET No.:
LA-1



ELECTRICAL PLAN

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

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing
Lot	Illuminance	Fc	3.31	6.0	1.2	2.76	5.00	10

Luminaire Schedule Outdoor								
Symbol	Qty	Label	Description	[MANUFAC]	Lum. Lumens	LLF	Lum. Watts	BUG Rating
	6	SL3	ECF-3-70LA-3270-NW	PHILIPS GARDCO	7576	0.850	69.2	B2-U0-G2

ELECTRICAL SPECIFICATIONS

PART 1– GENERAL

A.– Overall Installation: The installation shall comply with the Latest edition of Electrical Code (NEC), the Florida Building Code (FBC), and any other applicable Federal, State and Local codes.

B.– Conductor Calculations: Conductor calculations are based on 75 °C.

1. General: The General and Special Conditions and Requirements of the Contract and Specifications as well as plans and specifications of other disciplines and trades shall be a part of the work hereby specified. These specifications and accompanying plans are intended to provide for the complete furnishing and installation of the electrical systems. To provide means to furnish and install.

2. Compliance: Workmanship, materials and installation shall be in strict accordance with the applicable edition of the NEC,NFPA,NEMA,ASTM, OSHA, HRS health agencies, and other applicable national, state, and local codes and pertaining regulations established by the ruling authority having jurisdiction.
Contractors shall also meet the requirements of other standards where such requirements are more strict than those standards cited above.

3. Workmanship: All work shall be performed by contractors licensed in their respective discipline. Work shall be done in a first class manner, fully operative, and to the acceptance of the Architect and the Engineers. Contractor shall provide for all necessary labor and material required for the completion of the work including but not limited to related work such as connection of existing systems, excavations and back filling.

4. Materials: Contractor shall provide all new materials of American manufacture, bearing the Underwriter's Laboratory (UL) label as applicable. Materials shall be new, suitable for the application and above standard quality normally used for the purpose as called for on plans. Supplemental materials, products and components necessary to comply with the intent of the Contract drawings and/or specifications, but not noted or specified on these sections, shall be provided by the Contractor as required for the completion of the work at no additionat cost to the Owner. Contractor shall be responsible for provisions and coordination of delivery of materials.
Equipment marred during shipment or installation shall be touched up and refinished to factory finish, replaced where not acceptable.

5.– Permits and Insurance: Contractor shall secure and pay for all permits, fees, taxes, inspections, tests, fines and other items as required for the installation of the complete electrical systems as outlined herein and shown on plans.
Contractor shall provide all required insurance for protection against public liability and property damage for the duration of the work.

6.– Existing conditions: Before bidding, the contractor shall visit the job site and ascertain all existing conditions which will affect his work. Failure to do so will not be accepted as a reason for requesting extra pay where the existing conditions result in extra materials or labor Any existing conditions found by the Contractor which will adversely affect the work shall be immediately be brought to the attention of the Architect/Engineer. Correction of any defects shall be completely without additional charge and shall include replacements or repair of any other phase of the installation which may have been damaged thereby.

7.– Plans: Drawings are basically diagrams intended to depict approximately equipment locations and arrangements, not to show every minor detail. Plans shall not be scaled to determine exact location and dimensions.

8.– Interference: The Contractor shall coordinate his work with other trades so that interference with existing conditions, conduits, piping, equipment, architectural and structural members be avoided.

9.– Substitutions: Products and materials called out by trade name and/or catalog numbers establish a standard of quality, appearance, performance and dimension. Contractors shall base his proposal on those items as they shall be considered as a standard basis of bidding. Requests for substitution shall be submitted in writing to the Architect/Engineer, demonstrating that product is of comparable and basic design, construction, standards and warranties, dimensions to fit without change, and does not cause extra work to other trades.
Contractor shall be responsible for providing equality of substitution: Architect/Engineer will, under no circumstances, be required to prove such item is or is not of equal quality to the specified item. Architect/Engineer expenses incurred due to Contractor's requested revisions or substitutions shall be paid by the Contractor.

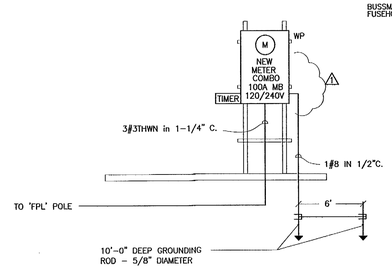
10.–Record Drawings: Maintain a complete set of prints for indicating all changes. Use colored pens to mark changes at the time of execution and deliver the set to the Architect/Engineer upon completion. Contractor shall stamp "As Built" on prints and plans, date and sign in ink.

11.–The Contractor shall, and hereby does, warrant all labor and material free from defects for a period of one (1) year from the date of acceptance or beneficial use by the owner, whichever is earlier and shall, upon notification during this period promptly repair or replace any defective items or material or equipment at no cost to the owner.

METER COMBO																	
TYPE: SIEMENS														MAIN BUS:	100 AMP		
SERVICE: 1PH, 3W, 60HZ														NEUTRAL:	100 AMP		
VOLTAGE: 120 / 240 V.						INTEGRATED EQUIPMENT SHORT CIRCUIT RATING:								MAINS:	100 AMPS		
MOUNTING: SURFACE						10000 AMPS SYMMS. @ 240 V. (U.L. LISTED)								LOCATION:			
DEMAND LOAD VA	NO DEM. LOAD VA	CONDUIT	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT	NO DEM. LOAD VA	DEMAND LOAD VA	
	510	1/2	12	20	1-	EXTERIOR LIGHT (T)	- 1	-|------	2 -	FUTURE LOAD	-2	20			816		
					1-	SPACE	- 3	------|-	4 -						816		
					1-	SPACE	- 5	-|------	6 -	SPACE	-1						
					1-	SPACE	- 7	------|-	8 -	SPACE	-1						
														SUB - TOTALS =	1,632	0	
0	510	= SUB - TOTALS															
0	VA : TOTAL DEMAND LOAD																
2,142	VA : TOTAL NO DEMAND LOAD																
408	VA: 25% MOTOR LOAD																
2,550	VA : TOTAL LOAD																

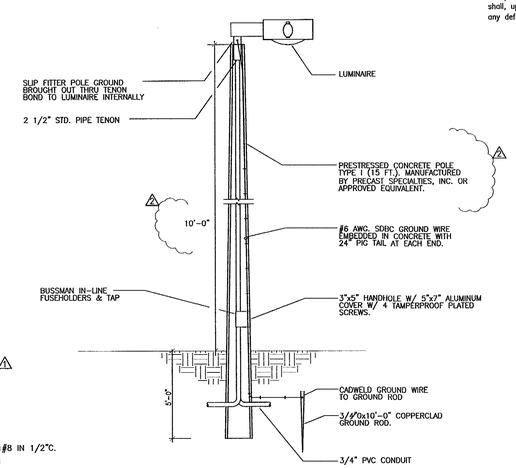
11 VA LOAD IN AMPS

NOTES: 1. PROVIDE GROUNDING BAR KIT
2. (T) VIA TIMER



ELECTRICAL RISER

NTS



POLE MOUNTED AREA LUMINAIRE

N.T.S.

COMPLETE LUMINAIRE/POLE ASSEMBLY INSTALLATION MUST WITHSTAND MINIMUM WIND LOADING AS PER FLORIDA BUILDING CODE.
CONTRACTOR MUST VERIFY SOIL CONDITION PRIOR TO SELECT METHOD OF INSTALLATION.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
GUIROLA & ASSOCIATES P.A.
CONSULTING ENGINEERS
P.E. No 57468
David Guirola
Electrical Engineer
1150 NW 72nd AVE. S-451
MIAMI, FLORIDA 33126
P.H. (305) 513-9665
EMAIL: GUIRO SB@AOL.COM
CA 00009112

PROJECT NAME:

PARKING GARAGE

PROJECT ADDRESS:
1611 AND 1615 LENOX AVE,
MIAMI BEACH, FLORIDA 33134

OWNER INFORMATION:

PERMIT SET

ISSUE DATE: July 31, 2014
PROJECT No.:
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description
1	7/13/15	REV#1 BUILDING DEP. COMM.
2	8/20/15	REV#2 BUILDING DEP. COMM.

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

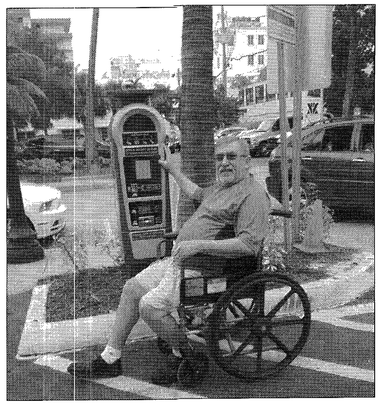
SIGNATURE:
David Guirola P.E. PE # 57468

SHEET TITLE:
Electrical Plan

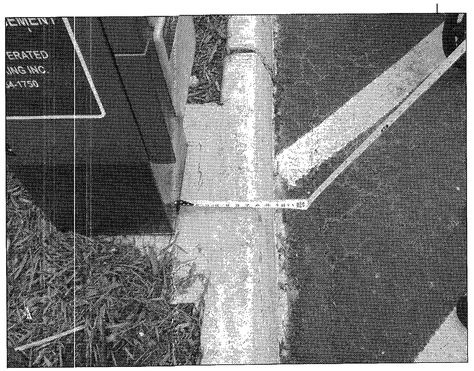
SCALE: AS SHOWN

SHEET No.:
E.1

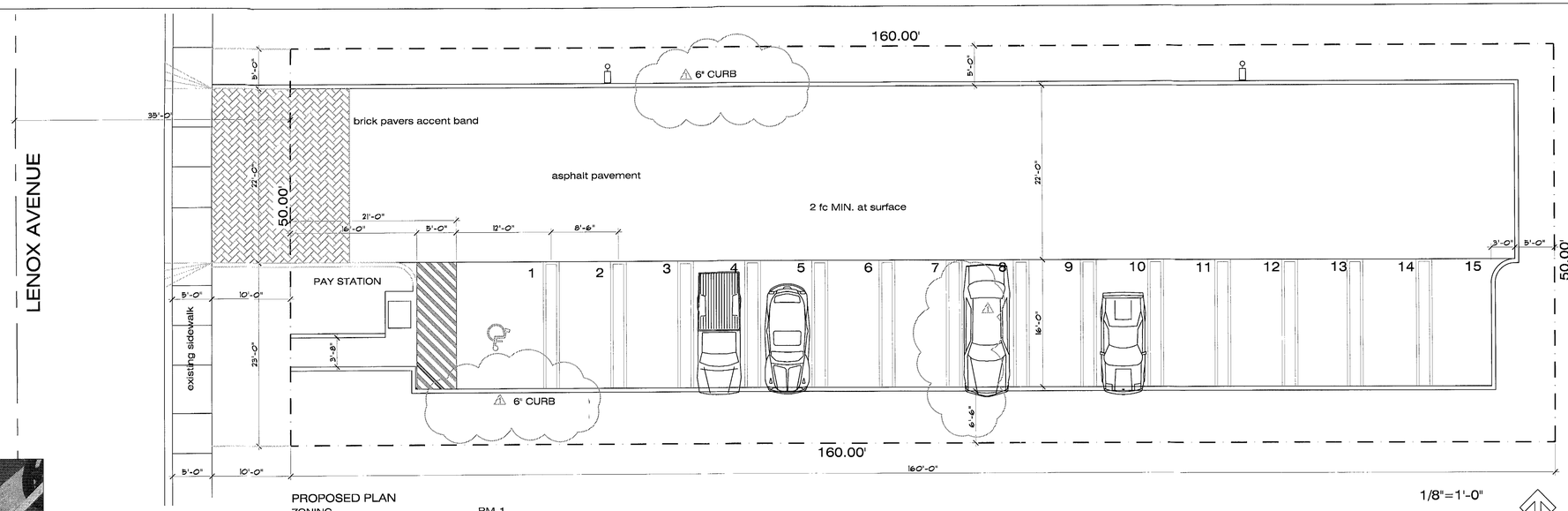
9/10/15



MAX. 48" HIGH FROM TOP OF PAVEMENT TO KEY PAD



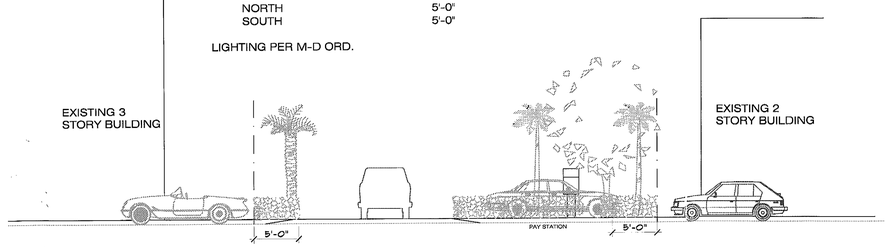
MAX. 10" FROM FACE OF CURB TO FACE OF STATION



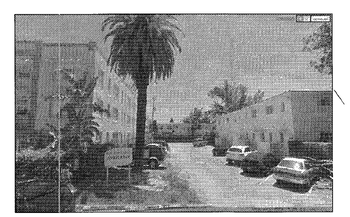
PROPOSED PLAN

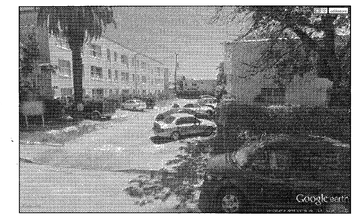
ZONING	RM-1
OCCUPANCY PER FBC 2010 SECTION	311.3 GROUP S-2
LOT AREA	8,000 S.F.
OPEN GREEN AREA REQ. 10%	800 S.F.
PROVIDED	1,900 S.F.
PARKING AREA	6,100 S.F.
SETBACKS:	
WEST (front)	12'-6"
EAST	5'-0"
NORTH	5'-0"
SOUTH	5'-0"

LIGHTING PER M-D ORD.

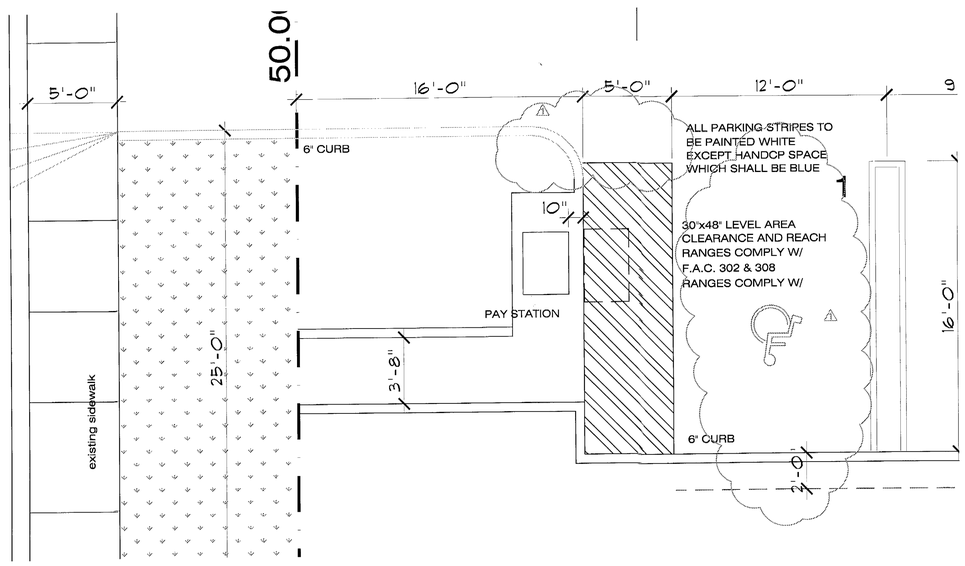


ELEVATION looking East

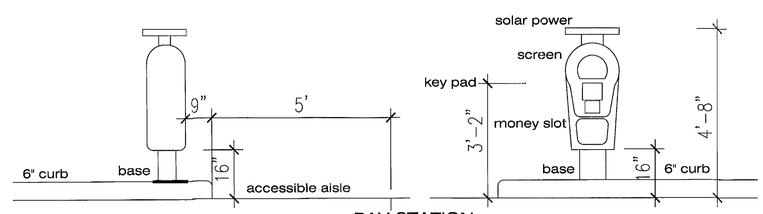




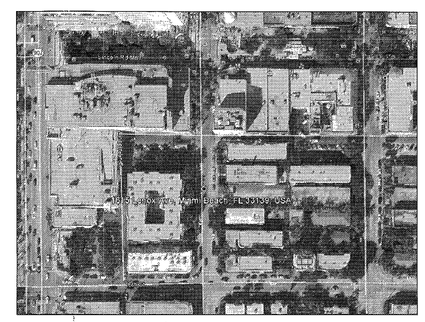
EXISTING CONDITION



PAYSTATION PLAN



PAY STATION
FORWARD AND SIDE REACH REQUIREMENT PER
FLORIDA ACCESSIBILITY CODE 2012 FIGURES 308.2.1 and 308.3.1



LOCATION MAP

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

© 2013 BELLIN & PRATT ARCHITECTS, LLC
THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, DUPLICATED AND/OR USED WITH THE WRITTEN CONSENT OF BELLIN & PRATT ARCHITECTS, LLC.

PROJECT NAME:

PARKING LOT

PROJECT ADDRESS:
1615 LENOX AVENUE
MIAMI BEACH FL. 33139

OWNER INFORMATION:
ASTA PARKING INC.
725 N.E. 26 AVE
FT. LAUDERDALE, FL 33304

PERMIT SET

ISSUE DATE: 08.21.2014
PROJECT No.: 2014-20
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description
1	7-27-15	ADD 6" CURBS & CUT PARKING TO 16' DEPTH
2	8-20-15	REVISE DRIVEWAY TO 22' WIDTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

SEAL:

AUG 28 2015

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED

SHEET No.:
SP-1