Historic Preservation Board
Final Submission
SEPTEMBER 06, 2018
HPB18-0244

HOTEL 18

1775 JAMES AVE, MIAMI BEACH, FLORIDA 33139

ARCHITECTS
KOBI KARP ARCHITECTURE &
INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
TEL: 305.573.1818

DESIGN BUILD MANAGEMENT
BUSLAM
"Your Respected Friendly Group"
13690 SW 142 AVE SUITE 28
MIAMI, FL 33186
TEL: 1.888.515.3107

OWNER
blue road
1111 KANE CONCOURSE SUITE 217
BAY HARBOR ISLANDS, FL 33154
TEL: 305.864.3777

CONTRACTOR
CONTRACTORS
960 ARTHUR GODFREY SUITE 304
MIAMI BEACH, FL 33140
TEL: 305.763.8166

SCOPE OF WORK

- REQUEST TO THE BOARD TO MODIFY THE EXISTING BUILDING TO CONTRIBUTING.

REVISIONS / SUBMISSIONS

1385

HOTEL 18
1775 JAMES AVENUE, MIAMI BEACH, FLORIDA 33139

COVER SHEET

OWNER:
BLUE ROAD

STATE OF FLORIDA
KOBI KARP
AR0012575
REGISTERED ARCHITECT
SEP 06 2018

KOBI KARP

DRAWN BY:
CHECKED BY:
DATE:

A0.00

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0420
FAX: (305) 262-0421
4216 TAMIAMI TRAIL NORTH
SUITE F 200
NAPLES, FL 34103
PH: (239) 643-2080
FAX: (239) 643-2084

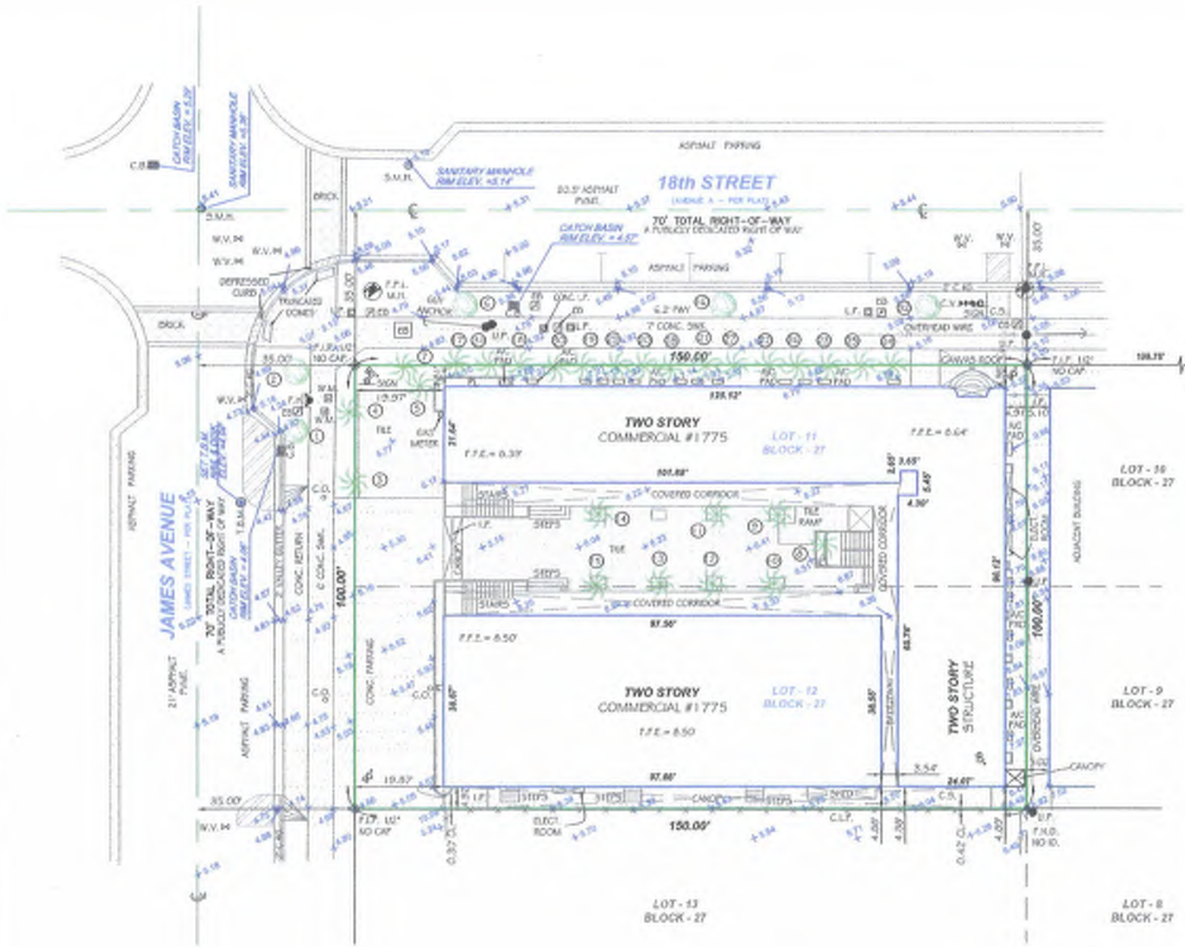
MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

-20 0 10 20 40 60

(IN FEET)
1 INCH = 20 FEET

LOCATION SKETCH
SCALE N.T.S.



LEGAL DESCRIPTION:
LOTS 11 AND 12, IN BLOCK 27 OF 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.

PROPERTY ADDRESS:
1775 JAMES AVENUE,
MIAMI BEACH, FLORIDA 33139

CERTIFICATION:
HOTEL 18 GROUP LLC

ABBREVIATIONS

A	= ARC
AC	= AIR CONDITIONER PAD
A.E.	= ACCESS EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SIDING
ASPH.	= ASPHALT
B.C.	= BROKEN CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
CB	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH	= CHORD
CH.B.	= CHORD BEARING
CHL.	= CHORD LENGTH
CL	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.F.	= CONCRETE FORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALL
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
E	= EDGE(S)
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.R.	= FOUND IRON PIPE
F.I.P.	= FOUND IRON ROD
F.P.L.	= FLORIDA POWER & LIGHT COMPANY
F.C.D.	= FOUNDATION COLUMN
FD	= FIRST
FIRM	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
G	= GAS (PLUG/VALVE)
G.E.E.	= GRANTEE AND EXPRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.E.	= INVERT ELEVATION
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
M	= MEASURED
MB	= MAILBOX SERVICE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
MH.	= MANHOLE
M.M.P.	= MEAS & PART OF
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.R.B.	= OFFICIAL RECORDS BOOK
O.R.	= OFFSET
O.H.	= OVERHEAD
O.R.C.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.R.M.	= OVERHANG
PAVED	= PAVEMENT
PL	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF CONCAVE CURVATURE
P.C.	= POINT OF CURVATURE
P.C.I.	= POINT OF INTERSECT
P.C.P.	= POINT OF COMPOUND CURVATURE
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PASSWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.T.O.	= POOL PUMP BOX
P.U.E.	= PUBLIC UTILITY EASEMENT
PP	= PROPERTY PINCH
R.R.	= RAIL ROAD
REF.	= REFERENCE
R/W	= RIGHT OF WAY
RWD	= RADIUS OF WATER
RUE	= RIVERS EDGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY	= STORY
SWK	= SIDEWALK
S.O.F.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
T.V.	= CENTER VALVE
T	= TANGENT
TB	= TELEPHONE BOXES
T.E.M.	= TEMPORARY BENCHMARK
T.U.E.	= TELEPHONE DISTRIBUTION EASEMENT
TSM	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP	= TOWNSHIP
UTIL	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.V.	= WATER VALVE
WF	= WOOD FENCE
W.P.	= WOOD PERGOLA
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
W	= WOOD BUILDING
C	= CENTER LINE
⊥	= PER PLAT

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FEET.
COMMUNITY: 120651
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7896.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK A-371 ; LOCATION 1325 SW, ELEVATION IS 5.38 FEET OF N.G.V.D. OF 1929 .

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS MADE UNDER MY SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 08/13/2018
JOHN IBARRA — DATE OF FIELD WORK

PROFESSIONAL LAND SURVEYOR NO.: 5204 — STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

REVISED ON: UPDATED SURVEY 08/13/2018
REVISED ON: ORIGINAL SURVEY 05/15/2017

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	DAYPALM	0.4	30	15
2	SCHEFFLERA	1.2	30	20
3	SABAL PALM	1.0	40	15
4	ALEXANDER PALM	0.3	20	12
5	ALEXANDER PALM	0.3	25	12
6	CALOPHYLLUM	0.50	15	10
7	PIGEON TOUR	0.25	10	5
8	ALEXANDER PALM(S)	0.4	20	8
9	ALEXANDER PALM(S)	0.3	20	8
10	ALEXANDER PALM(S)	0.3	20	8
11	ALEXANDER PALM(S)	0.3	20	8
12	ALEXANDER PALM(S)	0.3	20	8
13	ADMIRER PALM	0.3	20	8
14	ALEXANDER PALM(S)	0.3	20	8
15	ALEXANDER PALM(S)	0.3	20	8
16	CALOPHYLLUM	0.4	20	15
17	ALEXANDER PALM(S)	0.3	25	12
18	ALEXANDER PALM(S)	0.3	25	12
19	ALEXANDER PALM(S)	0.3	25	12
20	ALEXANDER PALM(S)	0.3	25	12
21	ALEXANDER PALM(S)	0.3	25	12
22	ADMIRER PALM	0.3	25	12
23	ALEXANDER PALM(S)	0.3	25	12
24	ALEXANDER PALM(S)	0.3	25	12
25	PIGEON TOUR	0.3	10	8
26	PIGEON TOUR	0.3	10	5
27	PIGEON TOUR	0.3	10	5
28	PIGEON TOUR	0.3	12	5
29	PIGEON TOUR	0.3	12	5
30	PIGEON TOUR	0.3	10	5
31	PIGEON TOUR	0.3	10	5
32	MAHOHA TREE	0.25	20	12

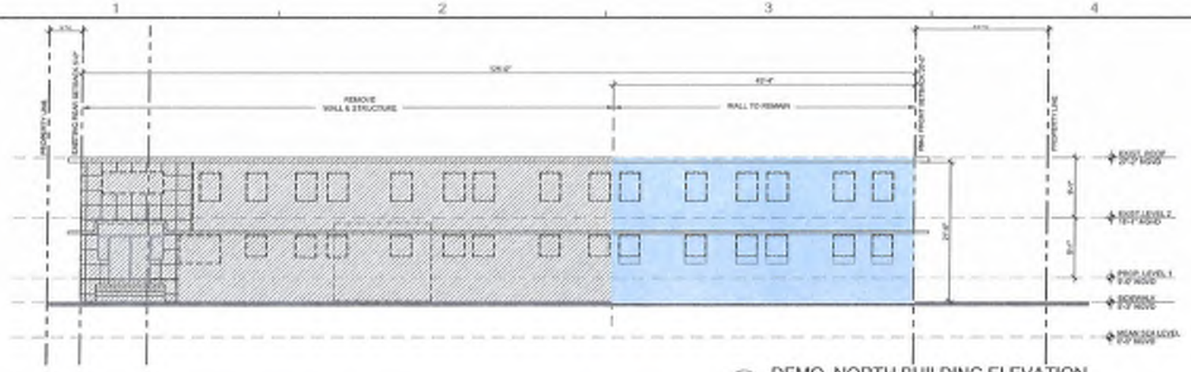
LEGEND

- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMITED ACCESS R/W
- NON VEHICULAR ACCESS R/W
- 0.00 = EXISTING ELEVATIONS

DRAWN BY:	KEVIN
FIELD DATE:	08/13/2018
SURVEY NO:	17-062225-2
SHEET:	1 OF 1

JOHN IBARRA — CERTIFICATE NO. 5204 — STATE OF FLORIDA — PROFESSIONAL LAND SURVEYOR

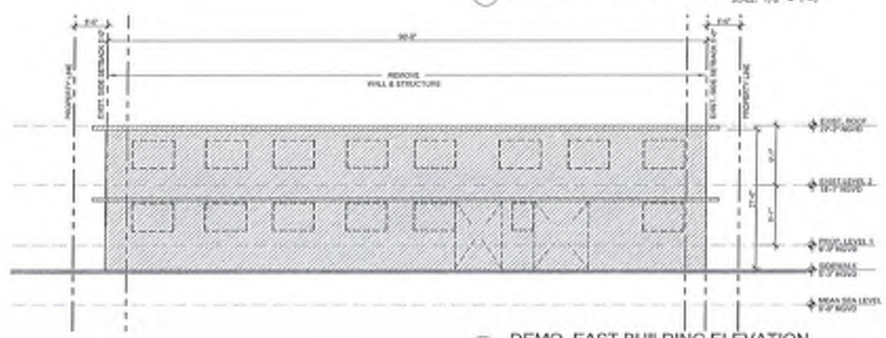
L.B.# 7896 SEAL



1 DEMO. NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

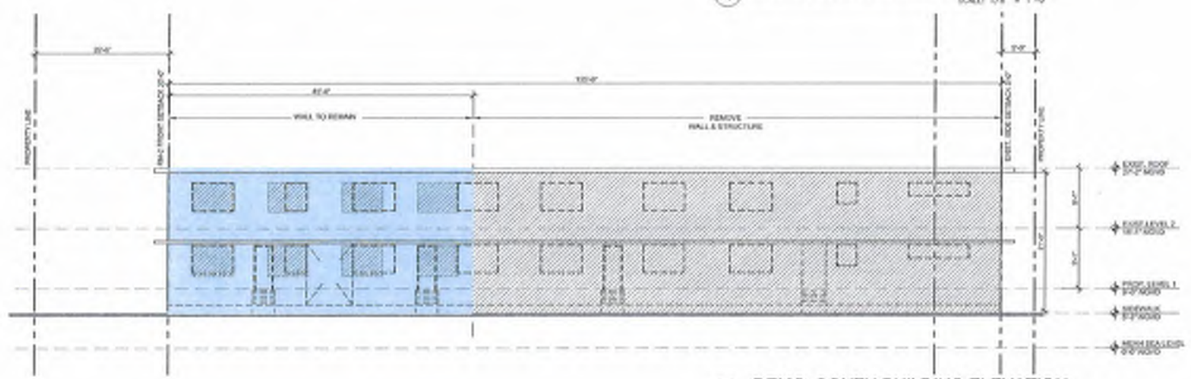
NORTH ELEVATION
TOTAL : 125' x 21' = 2,625 SF.
REMAIN : 45.33' x 21' = 951.93 SF. — 36.2 % PER WALL

NORTH ELEVATION (INTERIOR)
TOTAL : 125' x 21' = 2,625 SF.
REMAIN : 45.33' x 21' = 951.93 SF. — 36.2 % PER WALL



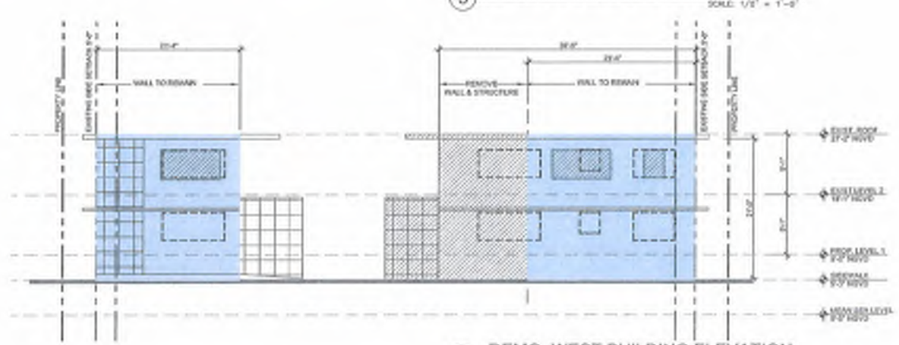
4 DEMO. EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
TOTAL : 90' x 21' = 1,890 SF.
REMAIN : 0 SF. — 0 % PER WALL



3 DEMO. SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
TOTAL : 125' x 21' = 2,625 SF.
REMAIN : 45.33' x 21' = 951.93 SF. — 36.2 % PER WALL



2 DEMO. WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
TOTAL : 21.33' + 36.67' x 21' = 1,269 SF.
REMAIN : 21.33' + 35.33' x 21' = 979.60 SF. — 77.7 % PER WALL

NOTE: BLDG HEIGHT = 21'
- WALL TO REMAIN

REVISIONS / SUBMISSIONS

1385

HOTEL 18
1775 JAMES AVENUE, MIAMI BEACH, FLORIDA 33139

DEMO. BUILDING ELEVATION

OWNER:
BLUE ROAD
5114 KANE CONCOURSE SUITE 310
BAY HARBOR ISLANDS, FL 33154

STRUCTURAL ENGINEERS
MEP ENGINEERS
CIVIL ENGINEERS

STATE OF FLORIDA
KOBI KARP
AR0012578
SEP 06 2018
REGISTERED ARCHITECT

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2315 Biscayne Boulevard
Miami, FL 33137
T: 305.573.1812
F: 305.573.1813
www.kobikarp.com

KOBI KARP

DRAWN BY: M. DE SIMILEON
CHECKED BY: K.K. L.G.
DATE: 10.26.2018

AD1.03

SECOND SUBMITTAL
HISTORIC PRESERVATION BOARD
DECEMBER 18, 2014

THE JADE HOTEL MIAMI BEACH

1775 JAMES AVENUE MIAMI BEACH, FLORIDA 33139

SCOPE OF WORK

- RESTORATION OF A PORTION OF THE EXISTING 1775 JAMES AVE HOTEL
- NEW CONSTRUCTION OF A 5 STORY HOTEL ADDITION
- NEW LANDSCAPING

ARCHITECTURAL INDEX

A0.00	COVER
	SURVEY
A0.01	PROJECT DATA
A0.02	FAR CALCULATIONS
A0.03	LOCATION MAP
A0.04	CONTEXT PHOTOS
A0.04B	CONTEXT PHOTOS
A0.05	SURROUNDING BUILDINGS
A0.06	RENDERING
A0.07	RENDERING
A0.08	LOCATION MAP
A1.00	AERIAL PERSPECTIVE
A1.01	SITE PLAN
A1.02	PROPOSED GROUND PLAN
A1.03	PROPOSED LEVEL 2
A1.04	PROPOSED TYP. FLOOR PLAN (3-5)
A1.05	ROOF LEVEL FLOOR PLAN
A2.00	PROPOSED ELEVATIONS
A2.01	PROPOSED ELEVATIONS
A2.02	STREET ELEVATIONS
A2.03	STREET ELEVATIONS
A2.04	PROPOSED SECTION
D1.01	EXISTING DEMO PLAN LEVEL 1
D1.02	EXISTING DEMO PLAN LEVEL 2
D1.03	EXISTING DEMO ELEVATIONS
D1.04	EXISTING DEMO ELEVATIONS
L1.00	LANDSCAPE GROUND LEVEL
L2.00	LANDSCAPE ROOF LEVEL
L3.00	LANDSCAPE DETAILS
	MICROFILMS

KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

WITKIN DESIGN GROUP
LANDSCAPE ARCHITECTS
307 S. 21st AVENUE
HOLLYWOOD, FLORIDA 33020
T: 954.923.9681

OWNER
1775 JAMES AVENUE, LLC
200 PARK AVENUE SOUTH SUITE 1305
NEW YORK, NY 10003
T:212.871.7197

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

COVER & INDEX

KOBI KARP
LIC. # AR0012576

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY: KKAD
CHECKED BY: KKAD
DATE: DEC 18 2014

A0.00

SCHEDULE "B" ITEMS

(9) — TERMS AND CONDITIONS OF THAT 99-YEAR LEASE BY AND BETWEEN CHARLES STANLEY, DORIS STANLEY, FRANKIE NAPIA, JOSEPH SMITH, AND 5TH CENTURY STREET CORP., A FLORIDA CORPORATION, RECORDED MAY 11, 1988 IN DEED BOOK 8014, PAGE 317, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (NOT SURVEY RELATED)

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF OF JAMES AVENUE AS N09°54'07"E, ASSUMED.

SITE PICTURE

VICINITY MAP

NOT TO SCALE

LAND AREA

415,000 SQUARE FEET
±9.54 ACRES

PARKING STALLS

NO STRIPED PARKING ON SUBJECT PROPERTY

STATEMENT OF ENCROACHMENTS

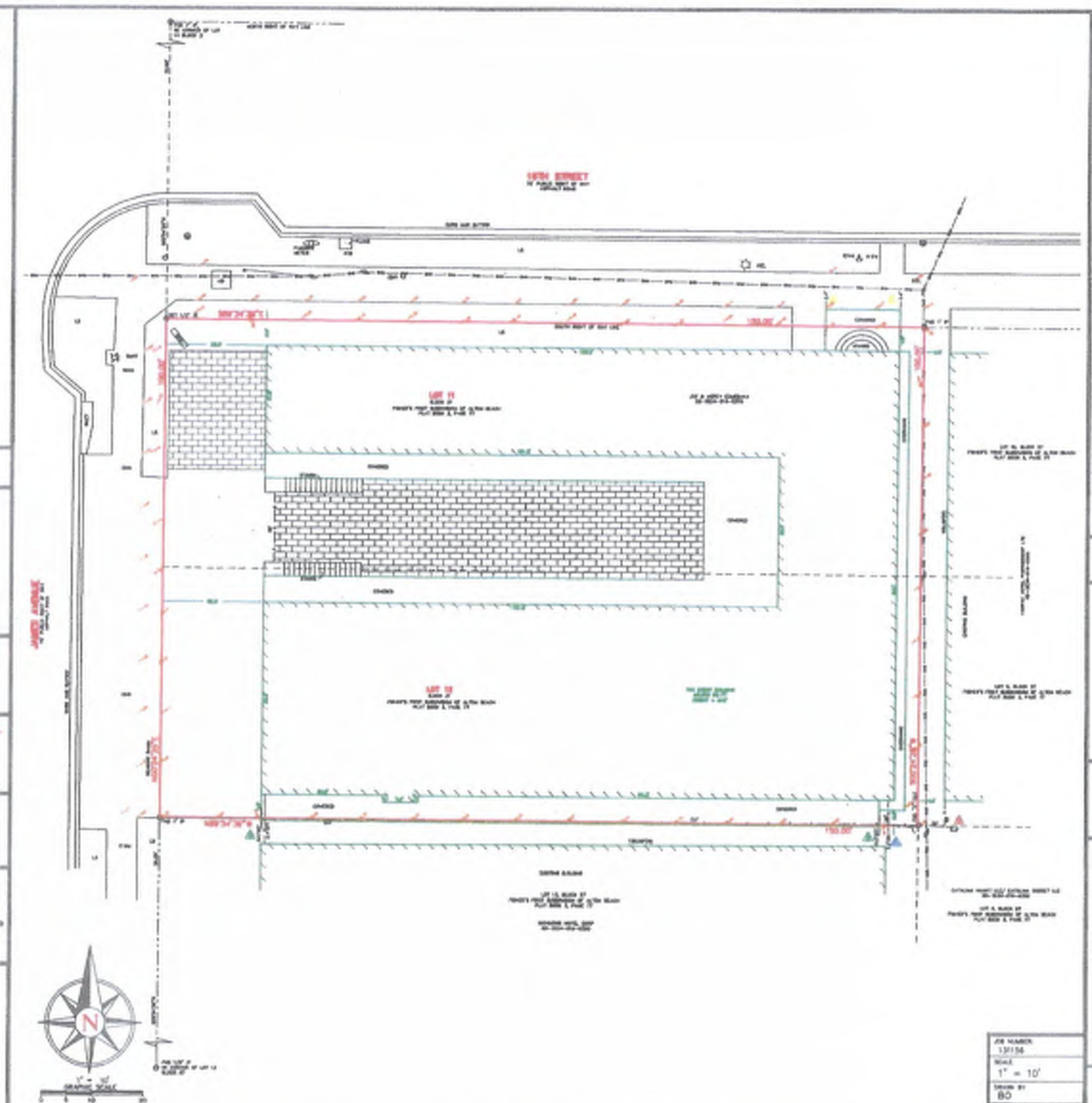
- FENCE CROSSES INTO SUBJECT PROPERTY BY ±1 WIDE 0.2'
- COVERED AREA CROSSES OFF OF SUBJECT PROPERTY BY ±1' WIDE 0.4'
- METAL FENCE CROSSES OFF OF SUBJECT PROPERTY BY ±1' WIDE 0.2'

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "AE" ON FLOOD INSURANCE RATE MAP NUMBER 12086C0317L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/09 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THAT COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

SQ.FT.	SQUARE FEET	BI	WROUGHT IRON FENCE
	CONCRETE SURFACE	CLF	CHAIN LINK FENCE
	BRICK SURFACE	DI	DRAINAGE INLET
WM	WATER METER		WASHER
EB	ELECTRIC BOX		UTILITY POLE
FND	FOUND		LIGHT POLE
P	IRON PIPE	FH	FIRE HYDRANT
R	IRON ROD		OVERHEAD UTILITY LINE
UB	UTILITY BOX LID		
CO	CLEAN OUT		
RPV	IRRIGATION CONTROL VALVE		
EL	ELECTRIC LID		



JOB NUMBER	131154
SCALE	1" = 10'
DRAWN BY	BO
APPROVED BY	MWS

LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

LOTS 11 AND 12, IN BLOCK 22 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 1060-3019940, WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2021.

GENERAL NOTES

1. AN UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES WAS SHOWN.
2. ALL EASEMENTS WITHIN THE CERTIFICATION, AND OTHER INFORMATION LISTED BY SCHEDULE B, SPECIAL EXCEPTIONS, RESTRICTIONS, BUILDING, PLATTY BALLS PURPOSE, EASEMENTS, DEDICATIONS, AND ENCROACHMENTS ARE BASED SOLELY ON VISIBLE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE IN EFFECT PER AS SECTION 1 OF THE 2011 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO JAMES AVENUE AND 16TH STREET, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE CHANGES CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT GAP GAPS, GORES OR GUNDLETS.
9. SOME INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING TIES SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, AND OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. ALL ELEVATIONS SHOWN HEREON ARE BASED ON PUBLIC BENCH BENCHMARK (L-371) BEING A 7/8 DIA. BRASS MONUMENT MARKED IN CONCRETE CATCH BASIN HAVING AN ELEVATION OF 5.94' (NAVD 88 DATUM).

ALTA/ACSM LAND TITLE SURVEY

PROJECT NAME
HOTEL 18
1775 JAMES AVENUE
MIAMI-DADE COUNTY — MIAMI, FLORIDA

SURVEYOR'S CERTIFICATE

TO: 1775 JAMES AVENUE LLC, A DELAWARE LIMITED LIABILITY COMPANY; EDGEWOOD WAC V LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS SUCCESSORS AND/OR ASSIGNS (CHA); FIRST AMERICAN TITLE INSURANCE COMPANY; AND NEWMAN LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/08/21. DATE OF PLAT OR MAP: 12/16/21.

12/16/21
REGISTERED SURVEYOR: MICHAEL W. MILLER — DATE
PROFESSIONAL LAND SURVEYOR NO. 4486
STATE OF FLORIDA

SURVEYED BY: REPUBLIC NATIONAL

MICHAEL W. MILLER — LICENSED PROFESSIONAL LAND SURVEYOR — NO. 4486 — STATE OF FLORIDA

DATE	REVISION HISTORY
10/26/21	CLIENT COMMENTS
3/25/24	UPDATED EXIST. PARTY
10/16/24	ADD REDACTED TOPO SHEETS

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

GRS GROUP — REPUBLIC NATIONAL

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305.673.7550

MULTI-FAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1775 James Avenue, Miami Beach, FL 33139			
2	Board and file numbers:				
3	Folio number(s):	02-3234-002-0370			
4	Year constructed:	1948	Zoning District:	RM-2	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5'-3"	
6	Adjusted grade (Flood+Grade/2):		Lot Area:	15,000sf	
7	Lot width	100'	Lot Depth:	150'	
8	Minimum Unit Size		Average Unit Size:		
9	Existing user	HOTEL	Proposed Use:	HOTEL	

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	23'-3"	50'-0"	-
11	Number of Stories	5 STORIES	2	5 STORIES	-
12	FAR	2	N/A	2	-
13	Gross Square Footage	30,000	N/A	30,000	-
14	Square Footage by use	N/A	N/A		-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	45	69	-
17	Number of Seats	N/A	0	46	-
18	Occupancy Load	N/A	N/A	93	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing Street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
	At Grade Parking:				
24	Front Setback:	N/A	0'-0"	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing Street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
	Pedestal				
29	Front Setback (West):	20'-0"	20'-0"	20'-0"	FRONT TERRACE SETBACK
30	Side Setback (South):	8'-0"	5'-0"	5'-0"/7'-7"	5'-5"
31	Side Setback facing Street (North):	8'-0"	5'-0"	5'-0"	3'-0"
32	Rear Setback:	15'-0"	5'-0"	5'-0"	10'-0"

	Parking	Required	Existing	Proposed	Deficiencies
33	Parking District	N/A	1		-
34	Total # of parking spaces	69	N/A	0 (see parking calculation)	-
35	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	69 hotel	N/A	N/A	-
36	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
37	Parking Space Dimensions	N/A		N/A	-
38	Parking Space Configurations (90o,60o,90o,Parallel)	N/A	N/A	N/A	-
39	ADA Spaces	N/A	N/A	N/A	-
40	Tandem Spaces	N/A	N/A	N/A	-
41	Drive Aisle Width	N/A	N/A	N/A	-
42	Valet Drop off and pick up	N/A	N/A	On Street	-
43	Loading zones and Trash collection areas	2	On Street	* Variance Required on Street	2
44	Racks	7	0	7	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
45	Type of use	N/A	N/A	Restaurant	-
46	Total # of Seats	N/A	N/A	32	N/A
47	Total # of Seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	32	N/A
48	Total Occupant Content	N/A	N/A	92	N/A
49	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	92	N/A

50	Is this a contributing building?	NO
51	Located within a Local Historic District?	YES

Notes: if not applicable write N/A
All other data information may be required and presented like the above format.

PARKING CALCULATION

PROPOSED	REQUIRED PARKING
15 EXISTING GUEST ROOMS	15
54 NEW GUEST ROOMS	54
32 SEAT RESTAURANT	0
TOTAL	69

*FEE IN LIEU OF PARKING TO BE PAID

HOTEL GUESTROOMS

LEVEL	TOTAL NUMBER OF GUESTROOMS
1	17
2	19
3	11
4	11
5	11
TOTAL	69

GUESTROOM AREAS

LEVEL	EXISTING GUESTROOMS	PROPOSED GUESTROOMS
1		101 = 475 SF
		102 = 336 SF
		103 = 336 SF
		104 = 336 SF
		105 = 336 SF
		106 = 336 SF
		107 = 300 SF
		108 = 336 SF
		109 = 337 SF
	110 = 529 SF	110 = 337 SF
	111 = 529 SF	111 = 337 SF
	112 = 529 SF	112 = 337 SF
	113 = 264 SF	113 = 264 SF
	114 = 219 SF	114 = 219 SF
	115 = 255 SF	115 = 255 SF
	116 = 219 SF	116 = 219 SF
		117 = 347 SF
2		201 = 336 SF
		202 = 336 SF
		203 = 336 SF
		204 = 336 SF
		205 = 336 SF
		206 = 336SF
		207 = 300 SF
		208 = 336 SF
		209 = 337 SF
	210 = 529 SF	210 = 337 SF
	211 = 529 SF	211 = 337 SF
	212 = 529 SF	212 = 337 SF
	213 = 560 SF	213 = 450 SF
	214 = 264 SF	214 = 264 SF
	215 = 219 SF	215 = 219 SF
	216 = 256 SF	216 = 256 SF
	217 = 219 SF	217 = 219 SF
		218 = 172 SF
		219 = 336 SF
3-5		301 = 336 SF
		302 = 336 SF
		303 = 336 SF
		304 = 336 SF
		305 = 336 SF
		306 = 336 SF
		307 = 336 SF
		308 = 336 SF
		309 = 336 SF
		310 = 336 SF
		311 = 360 SF
TOTAL	15 EXISTING TO REMAIN	53 NEW GUESTROOMS

VARIANCES

1. INTERIOR SIDE YARD (SOUTH) PEDESTAL SETBACK ENCROACHMENT. REQUIRED SETBACK IS 8'. PROVIDED SETBACK IS 2'-7" TO THE NEW STAIR STRUCTURE. VARIANCE OF 5'-5".

2. TO ALLOW THE PROVIDED SUM OF THE YARDS FOR THE PEDESTAL TO BE 7'-7" WHERE 16' IS REQUIRED, A VARIANCE OF 8'-5"

3. REAR YARD (EAST) PEDESTAL SETBACK ENCROACHMENT. REQUIRED SETBACK IS 15'. PROVIDED SETBACK IS 5'- 0". VARIANCE OF 10'-0".

4. TO EXCEED THE MAXIMUM PROJECTION INTO THE REQUIRED FRONT YARD (WEST). MAXIMUM PROJECTION IS 25% OF THE REQUIRED YARD, WHICH WOULD BE A PROJECTION OF 5'. THE PROVIDED PROJECTION IS 100%, WHICH IS 20'. VARIANCE OF 75%, AND 15'.

5. LOADING SPACES. REQUIRED NUMBER OF LOADING SPACES PROVIDED ON SITE IS TWO (2). PROVIDED NUMBER OF LOADING SPACES ON- SITE IS ZERO (0). VARIANCE OF TWO (2) LOADING SPACES.

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

PROJECT DATA

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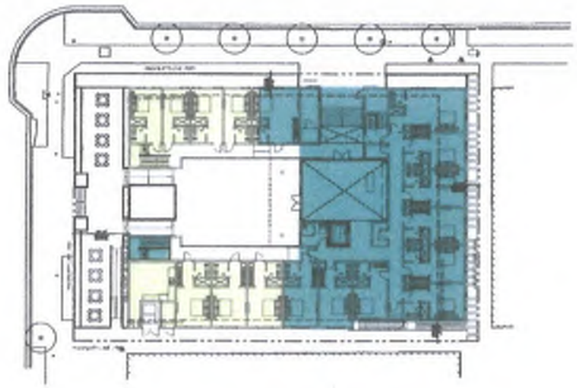
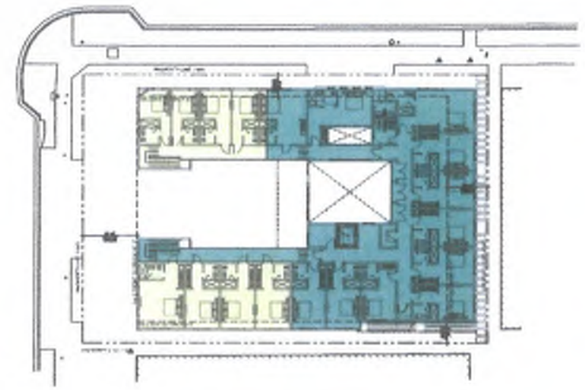


PROPOSED GROUND LEVEL

N.T.S.



PROPOSED SECOND LEVEL

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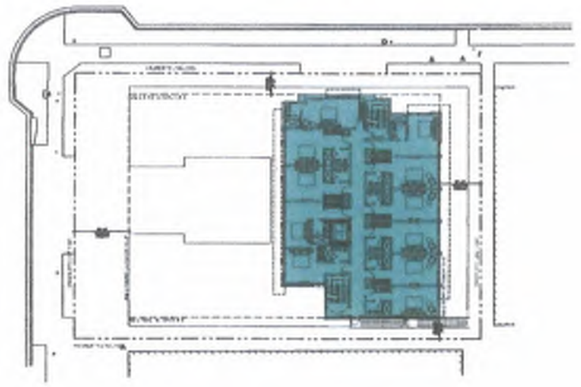
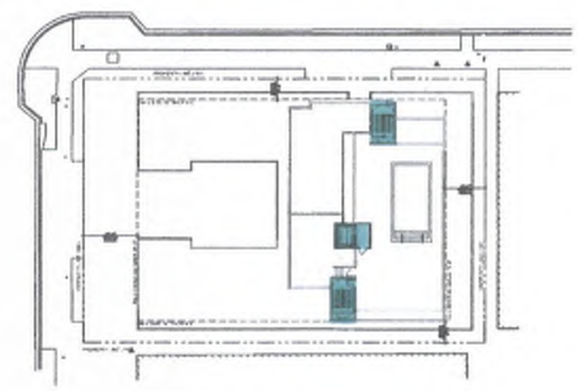


PROPOSED TYP. LEVEL (3, 4, & 5)

N.T.S.



PROPOSED ROOF POOL DECK

N.T.S.

	EXISTING TO REMAIN	NEW	TOTAL
GROUND LEVEL	2,581 SF	5,885 SF	8,466 SF
LEVEL 2	2,726 SF	4,816 SF	7,542SF
LEVEL 3	N/A	4,554 SF	4,554 SF
LEVEL 4	N/A	4,554 SF	4,554 SF
LEVEL 5	N/A	4,554 SF	4,554 SF
ROOF LEVEL	N/A	329SF	329SF
	5,327 SF	24,672 SF	29,999 SF
AREA ALLOWED 30,000 SF			

REVISIONS / SUBMISSIONS

1385

JADE HOTEL

1775 JAMES AVENUE
MIAMI BEACH, FL 33139

FAR CALCULATIONS

KOBI KARP
LIC. # AR0012579

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JADE HOTEL
1770 JAMES AVENUE
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LOCATION MAP

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JAMES AVE.

INTERIOR COURTYARD

18TH STREET

CONTEXT PHOTOS
SCALE: NTS

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1775 JAMES AVENUE
MIAMI BEACH, FL 33139

CONTEXT PHOTOS

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CONTEXT PHOTOS
SCALE: NTS

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EXISTING STREET VIEW

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SURROUNDING BUILDINGS
SCALE: NTS

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MIAMI BEACH, FL 33139

SURROUNDING BUILDINGS

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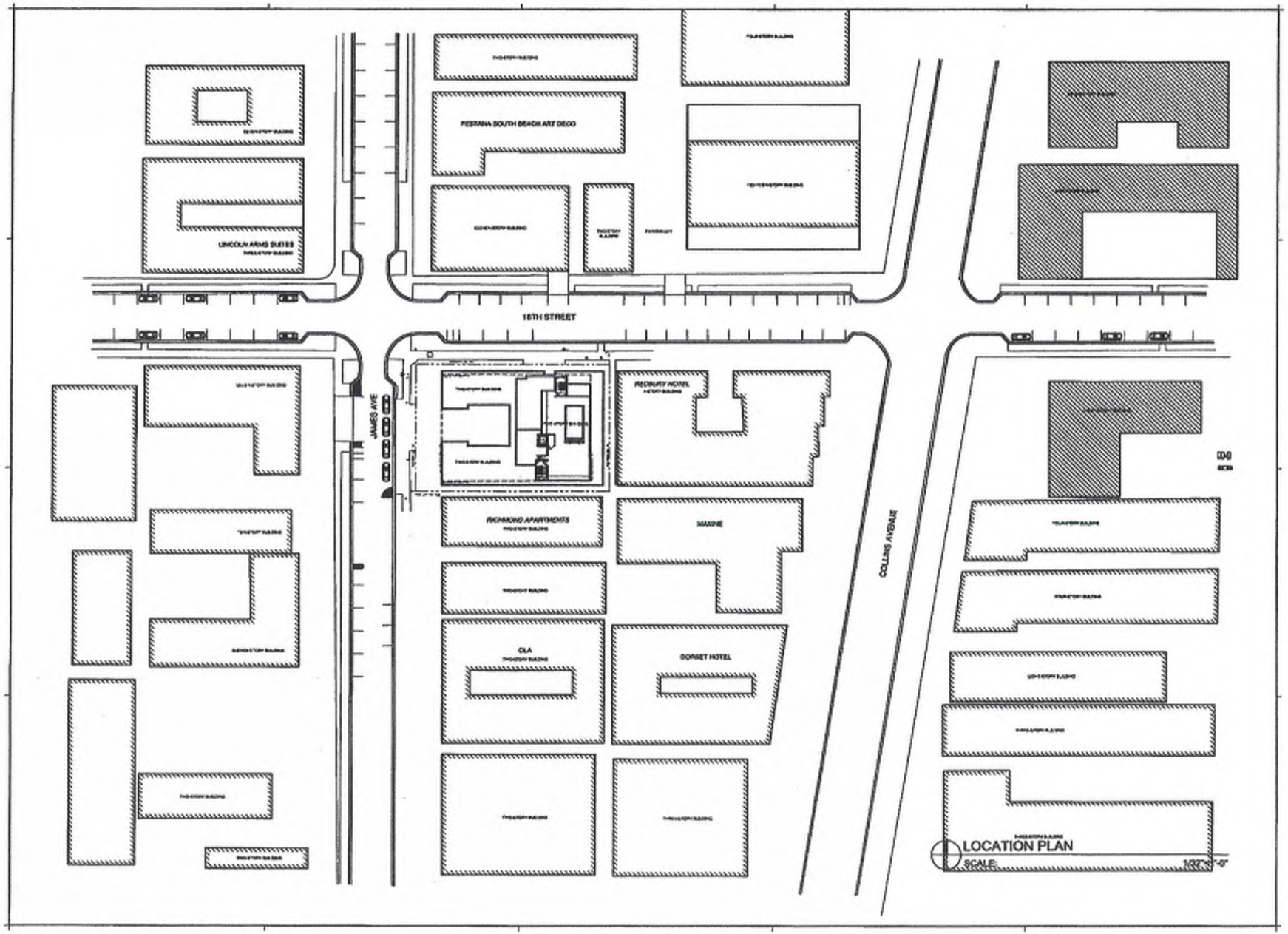

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JADE HOTEL
1776 JAMES AVENUE
MIAMI BEACH, FL 33139

LOCATION PLAN

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AERIAL PERSPECTIVE

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JADE HOTEL
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MIAMI BEACH, FL 33139

AERIAL PERSPECTIVE

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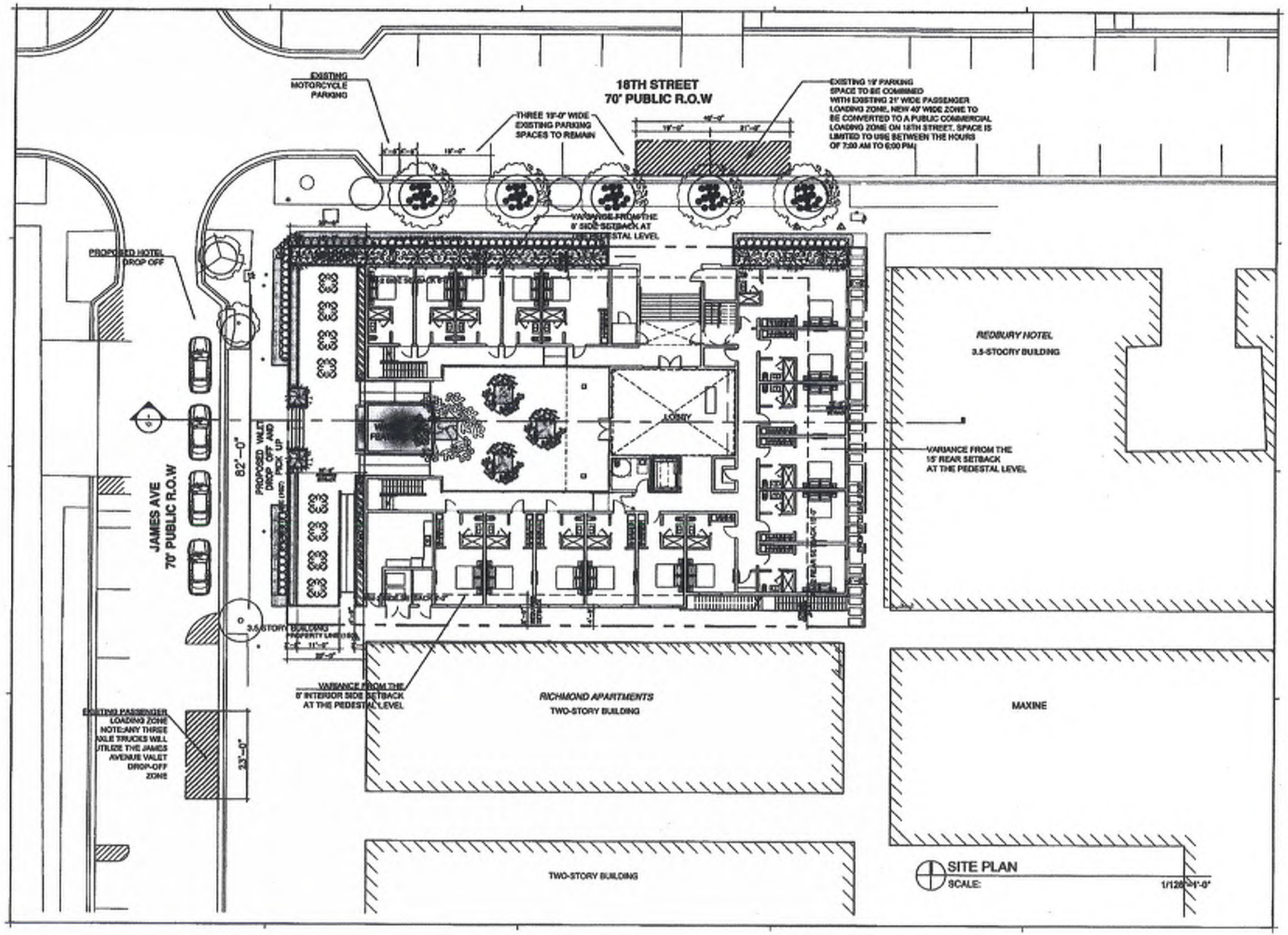

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SITE PLAN

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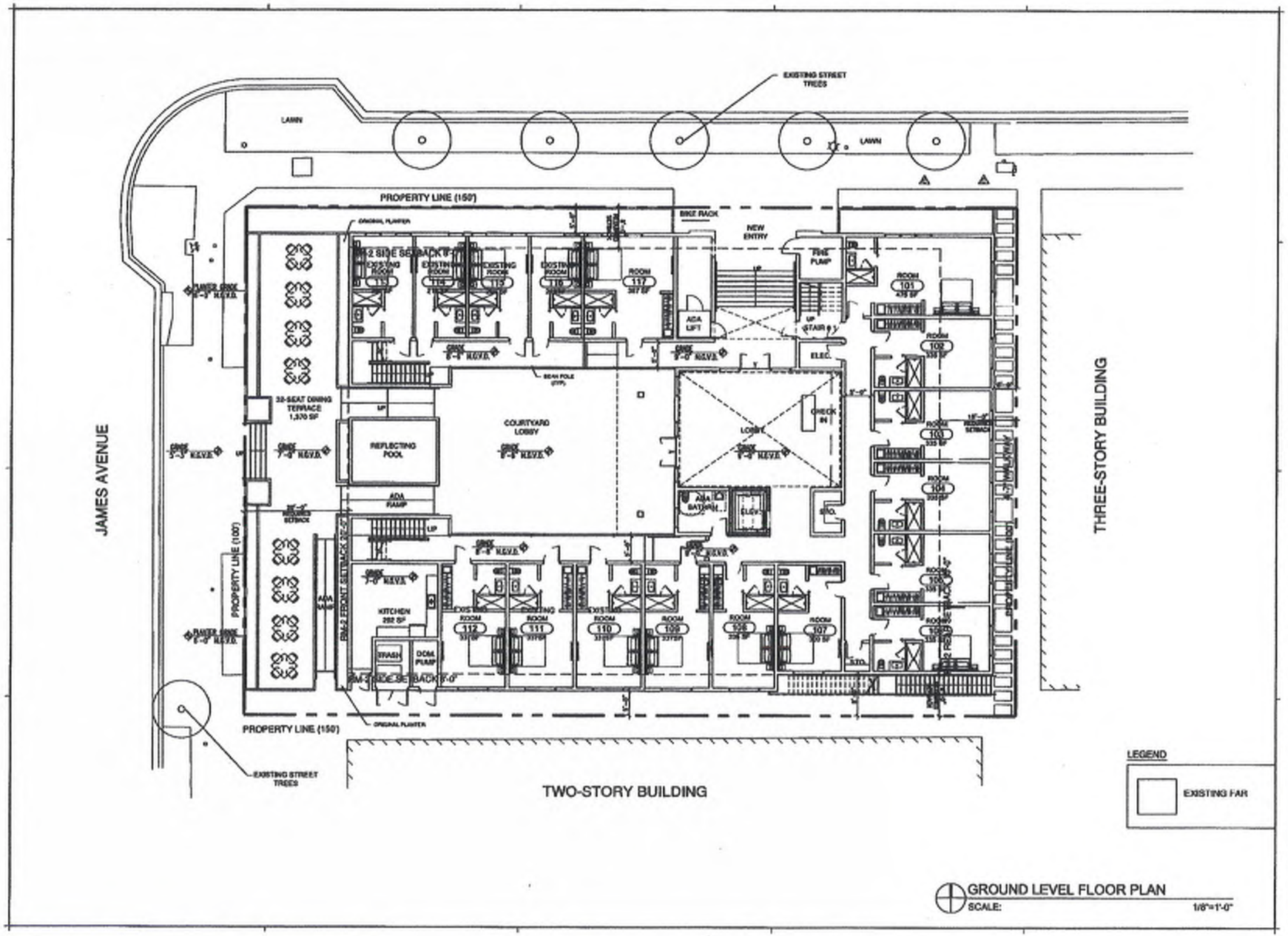

GROUND LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

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JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

PROPOSED GROUND FLOOR PLAN

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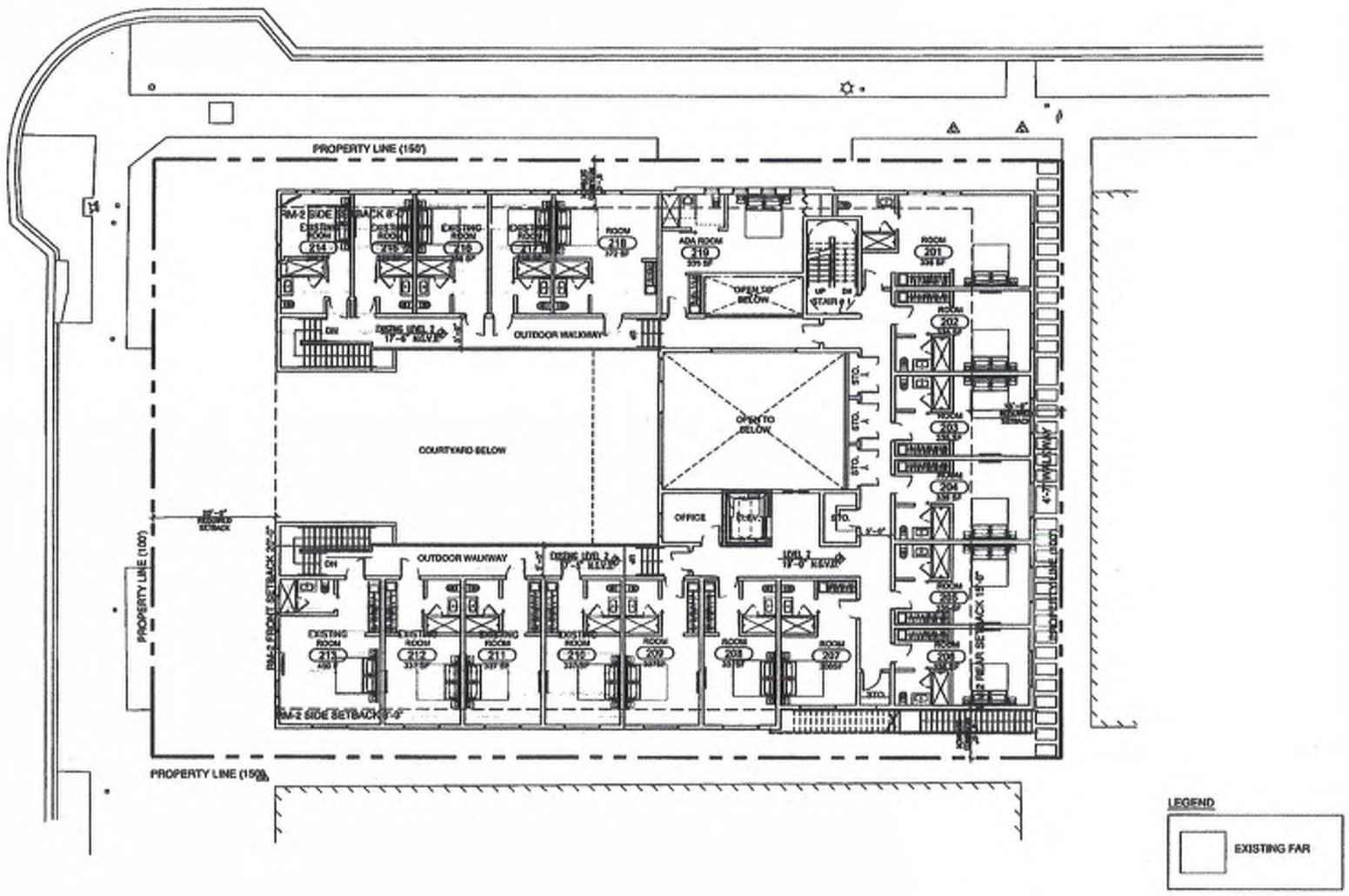

LEVEL 2 FLOOR PLAN
SCALE: 1/8"=1'-0"

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JADE HOTEL
5775 JAMES AVENUE
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PROPOSED LEVEL 2 FLOOR PLAN

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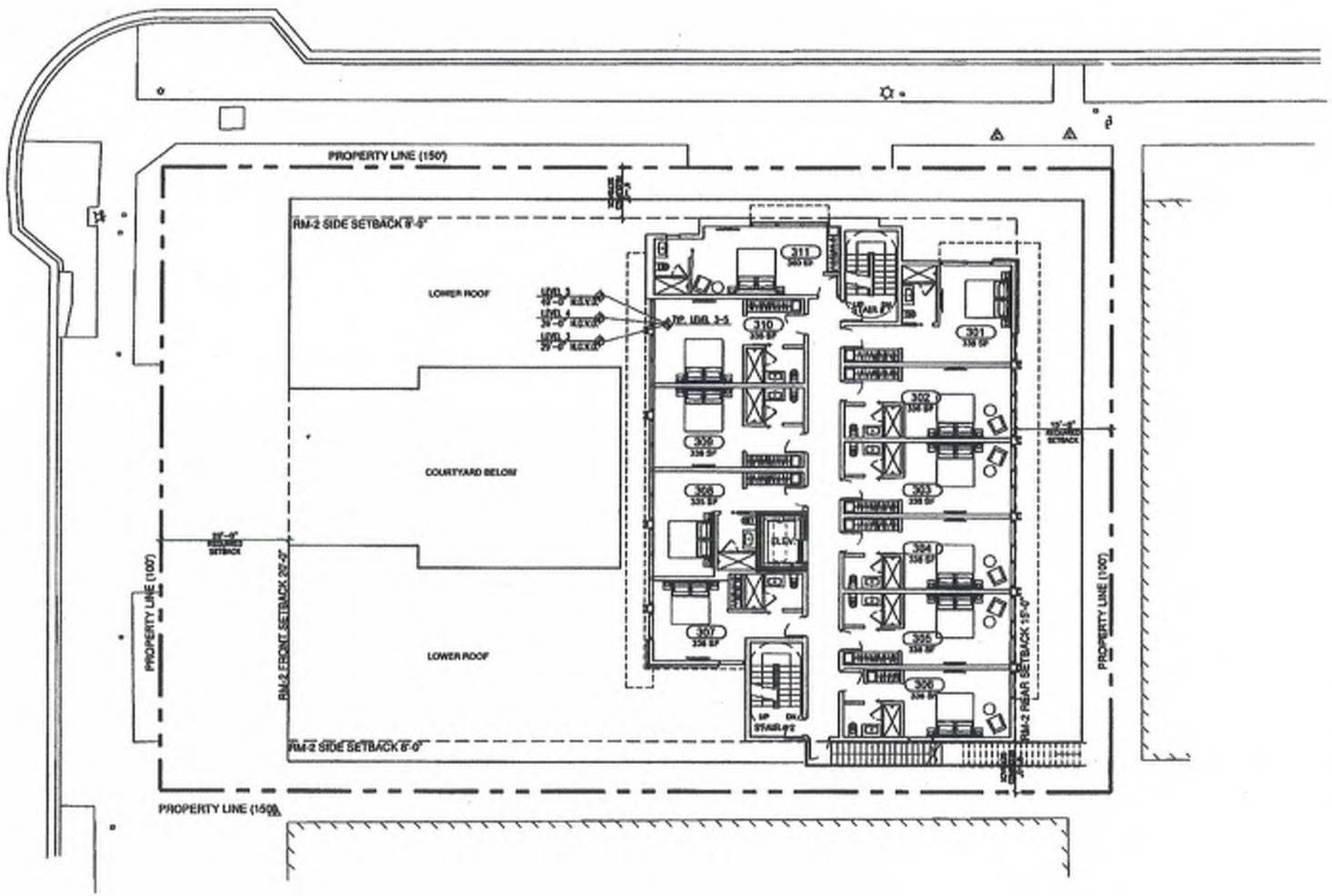

LEVEL 3 - 5 TYP. FLOOR PLAN
SCALE: 1/8"=1'-0"

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1775 JAMES AVENUE
MIAMI BEACH, FL 33139

PROPOSED LEVEL 3-5
TYP. FLOOR PLAN

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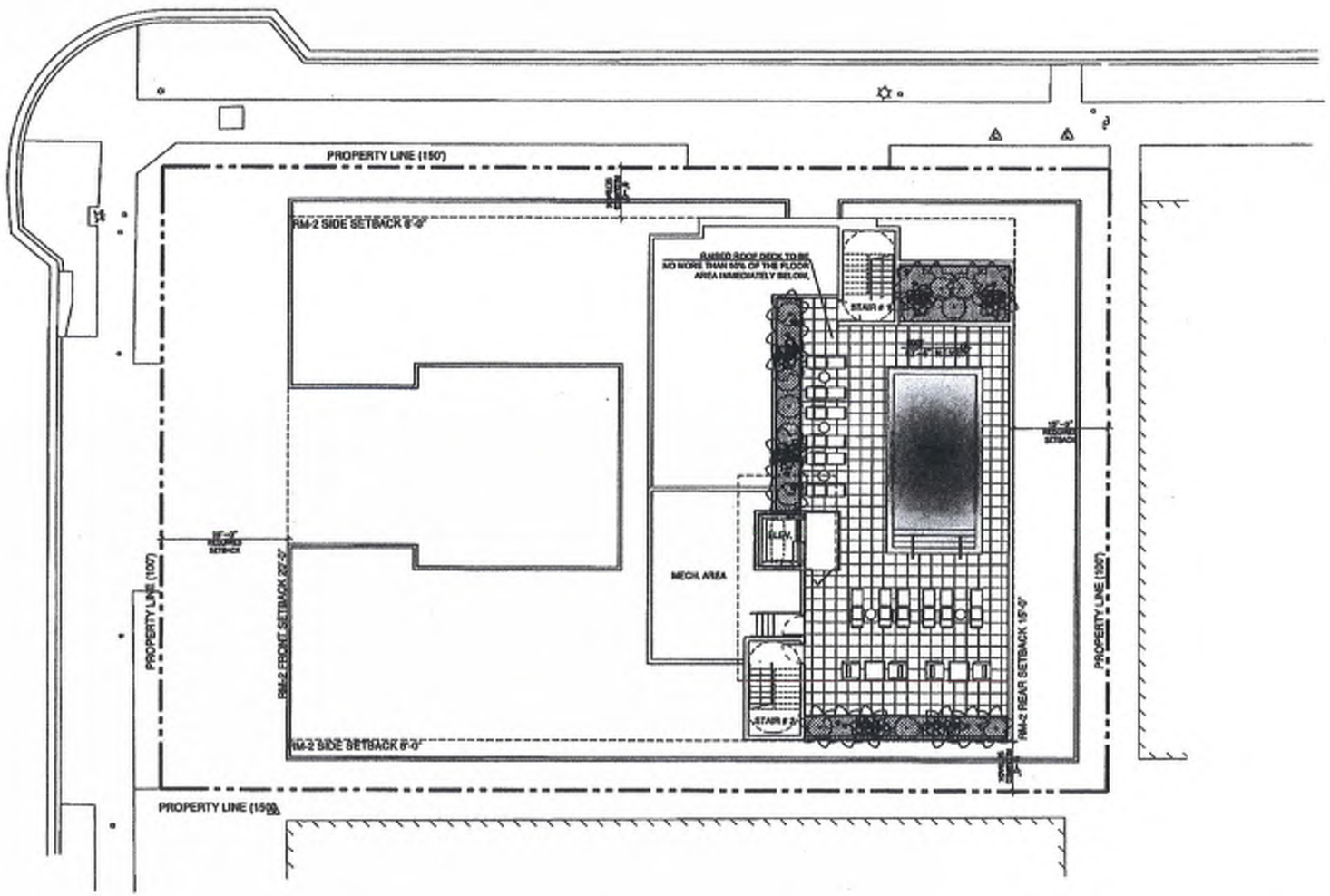

ROOF LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

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1775 JAMES AVENUE
MIAMI BEACH, FL 33139

ROOF LEVEL FLOOR PLAN

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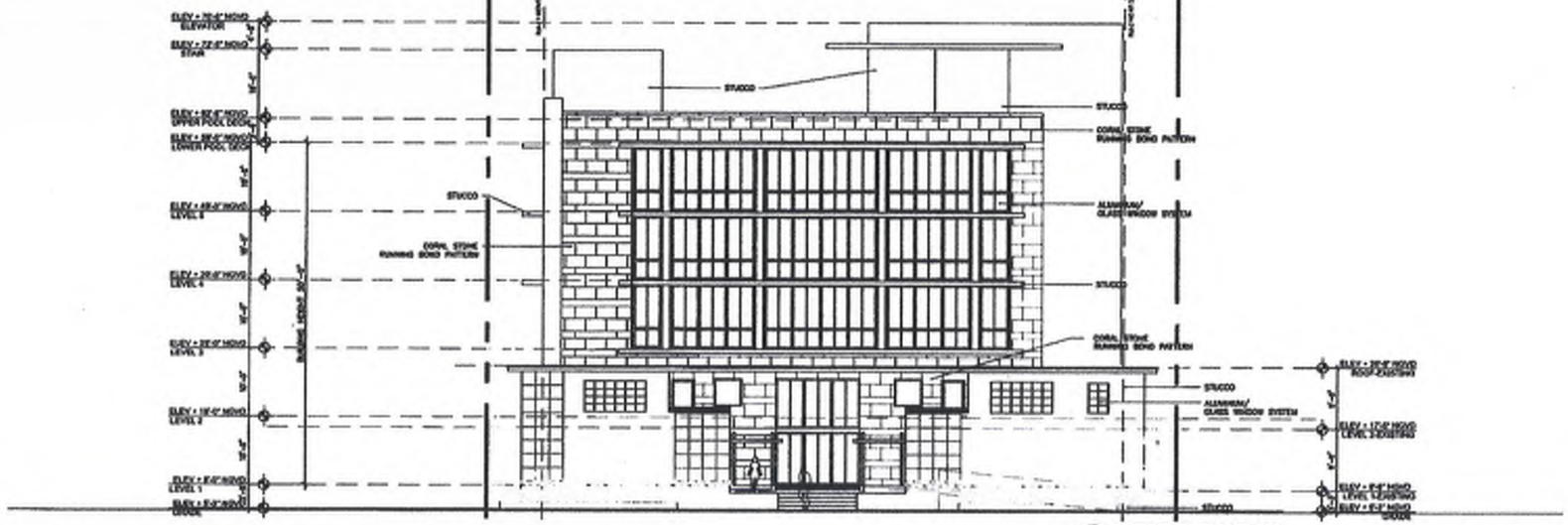

1 A2.00 WEST ELEVATION
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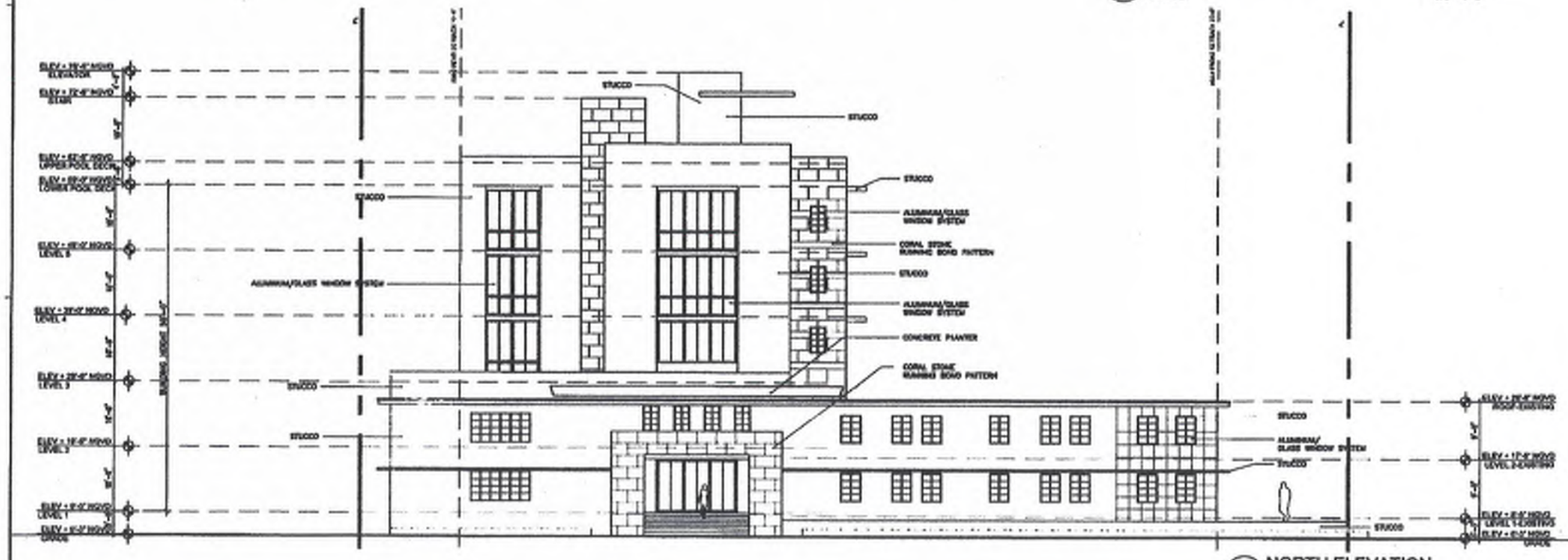

2 A2.00 NORTH ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

PROPOSED ELEVATIONS

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LEE & ASSOCIATES

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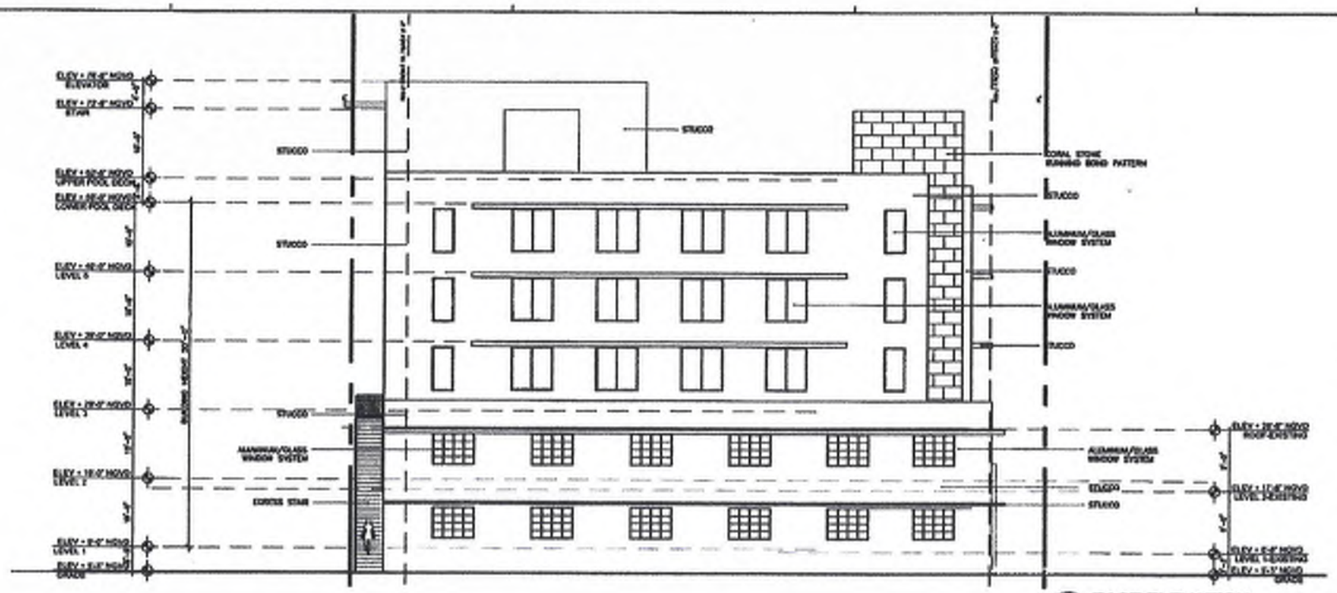

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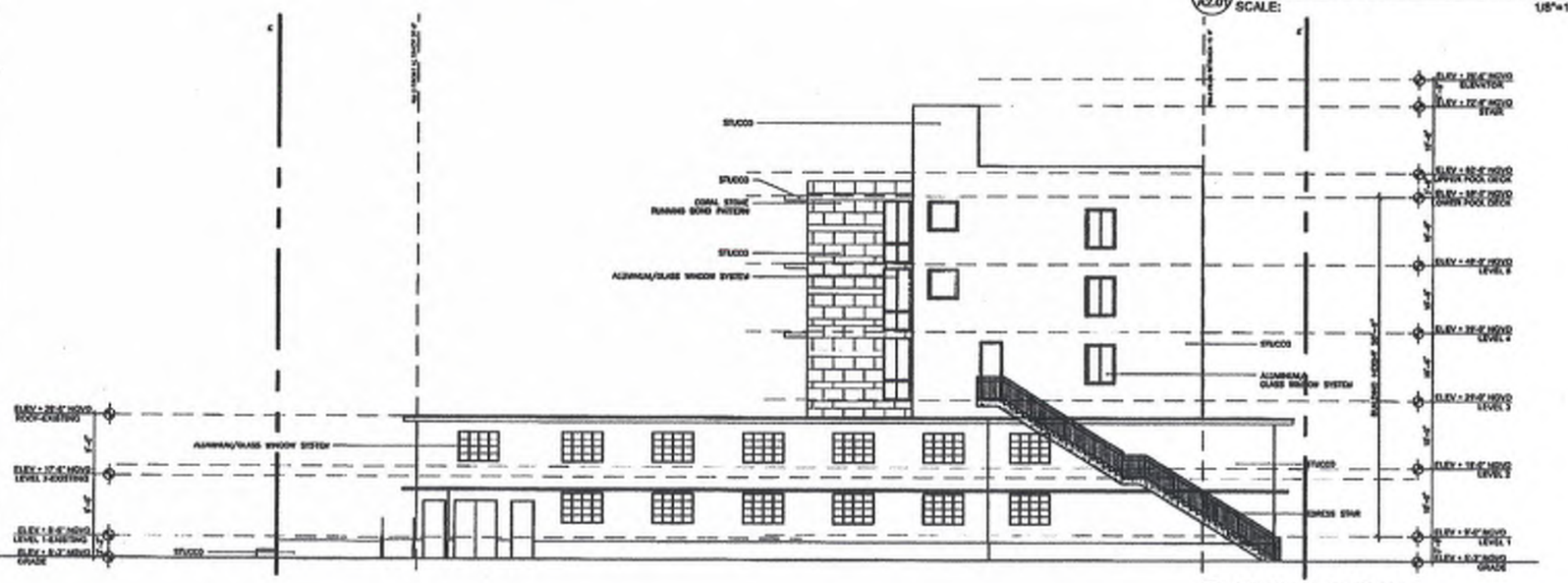

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SCALE: 1/8"=1'-0"

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

PROPOSED ELEVATIONS

KORB KARP
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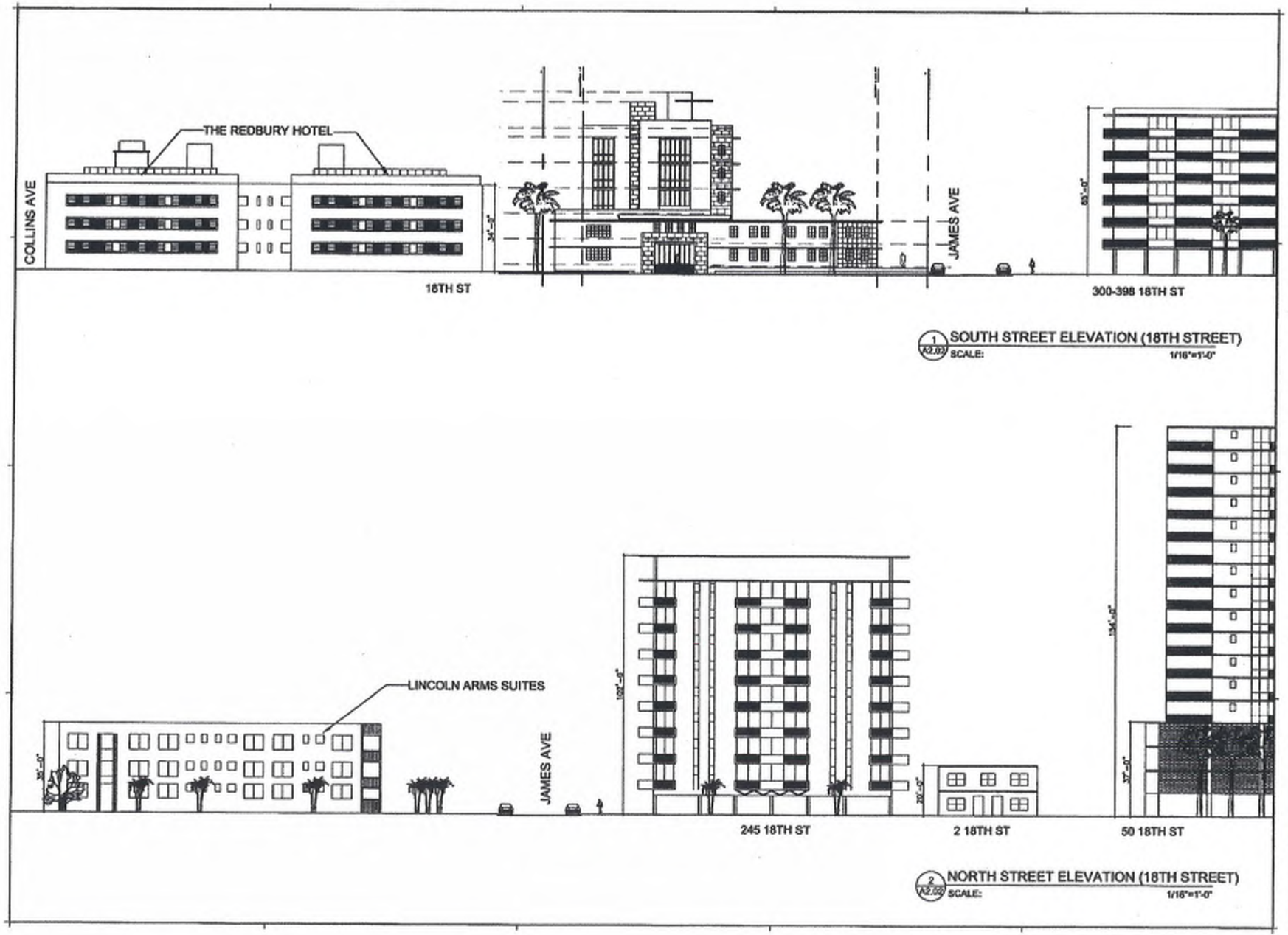

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

STREET ELEVATIONS

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LIC. # AR0013038

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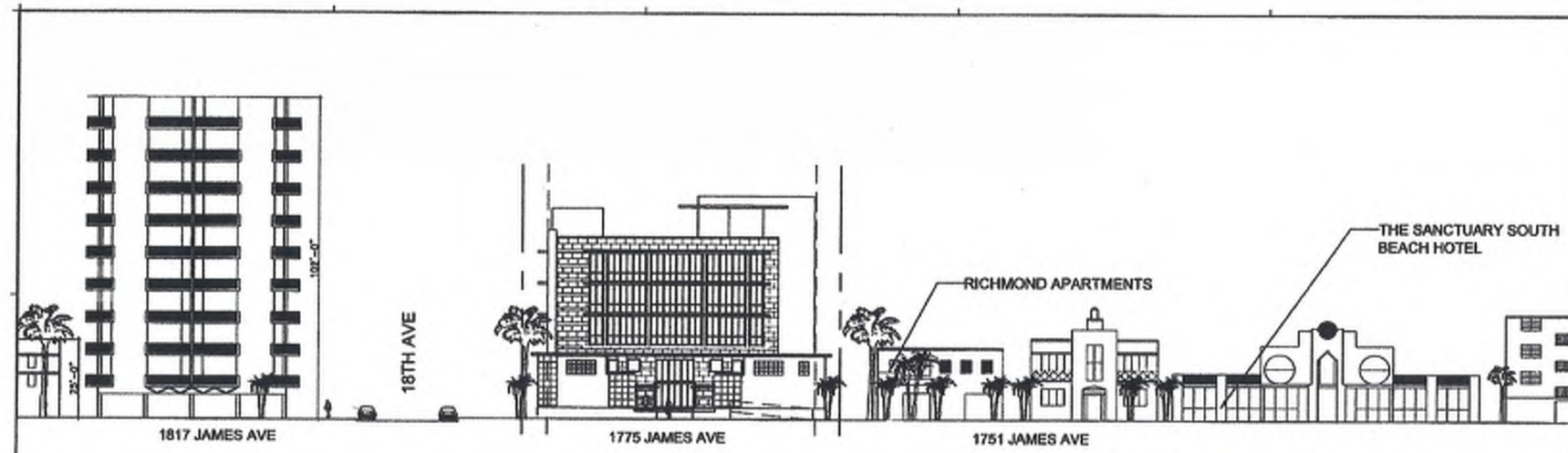
DATE:	DEC 18, 2014

A2.02



1 A2.03 EAST STREET ELEVATION (JAMES AVE)
SCALE: 1/16"=1'-0"

2 A2.03 WEST STREET ELEVATION (JAMES AVE)
SCALE: 1/16"=1'-0"

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1776 JAMES AVENUE
MIAMI BEACH, FL 33139

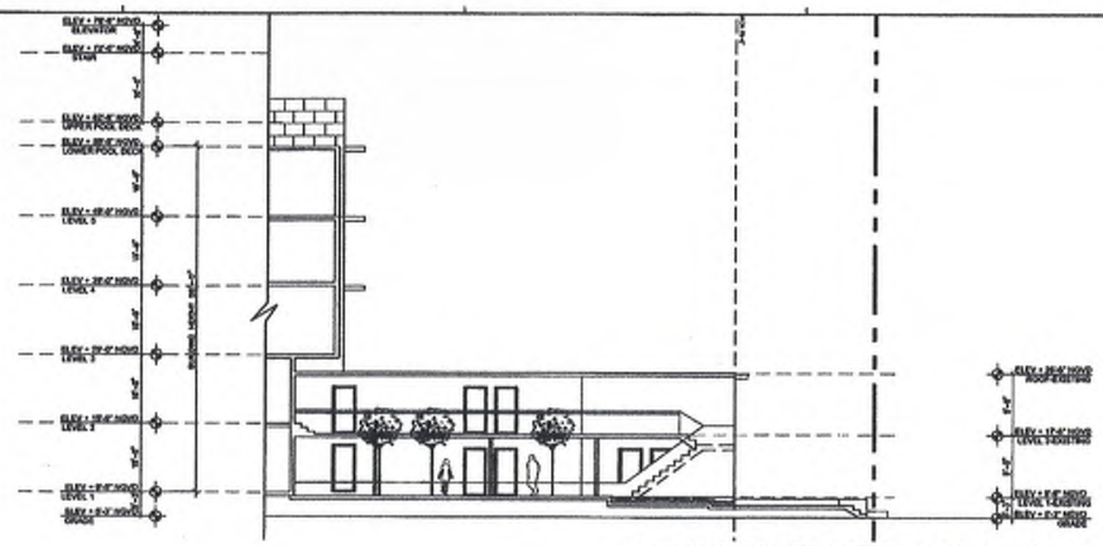
STREET ELEVATIONS

KOBI KARP
LIC. # AR0012578

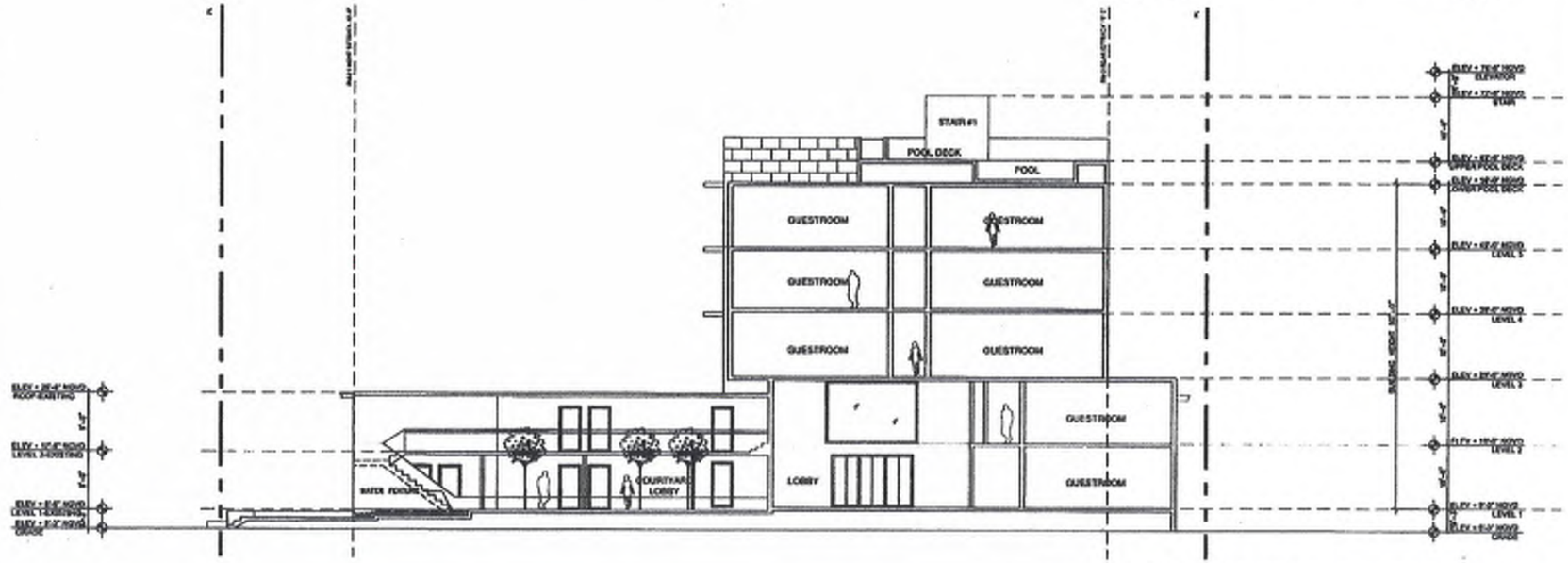
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
WWW.KOBIKARP.COM

DRAWN BY: HKAD
CHECKED BY: HKAD
DATE: DEC 18, 2014

A2.03



1 A2.04 SOUTH COURTYARD ELEVATION & SECTION
SCALE: 1/8"=1'-0"



2 A2.04 NORTH COURTYARD ELEVATION & SECTION
SCALE: 1/8"=1'-0"

REVISIONS / SUBMISSIONS

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JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

PROPOSED SECTION

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INTERIOR DESIGN
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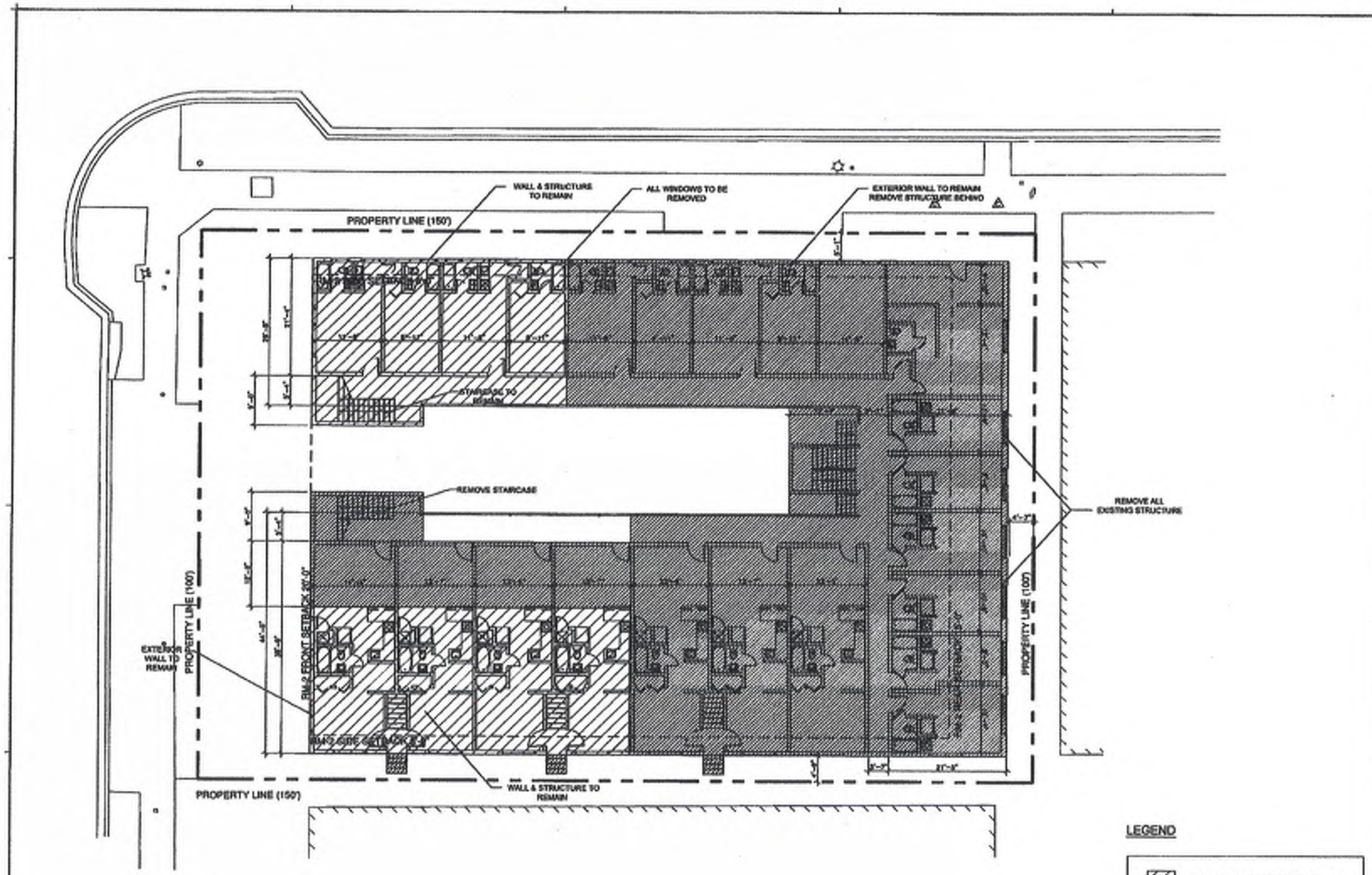
DRAWN BY: KKARB
CHECKED BY: KKARB
DATE: DEC 18, 2014

A2.04



LEVEL 1 - EXISTING/DEMO PLAN
SCALE: 1/8"=1'-0"

LEGEND

- REMOVE INTERIOR ONLY
- EXISTING STRUCTURE TO BE REMOVED
- AREAS OF DEMOLITION

REVISIONS / SUBMISSIONS

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JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

DEMOLITION PLAN LEVEL 1

KOBI KARP ARCHITECTURE, INTERIOR DESIGN, PLANNING
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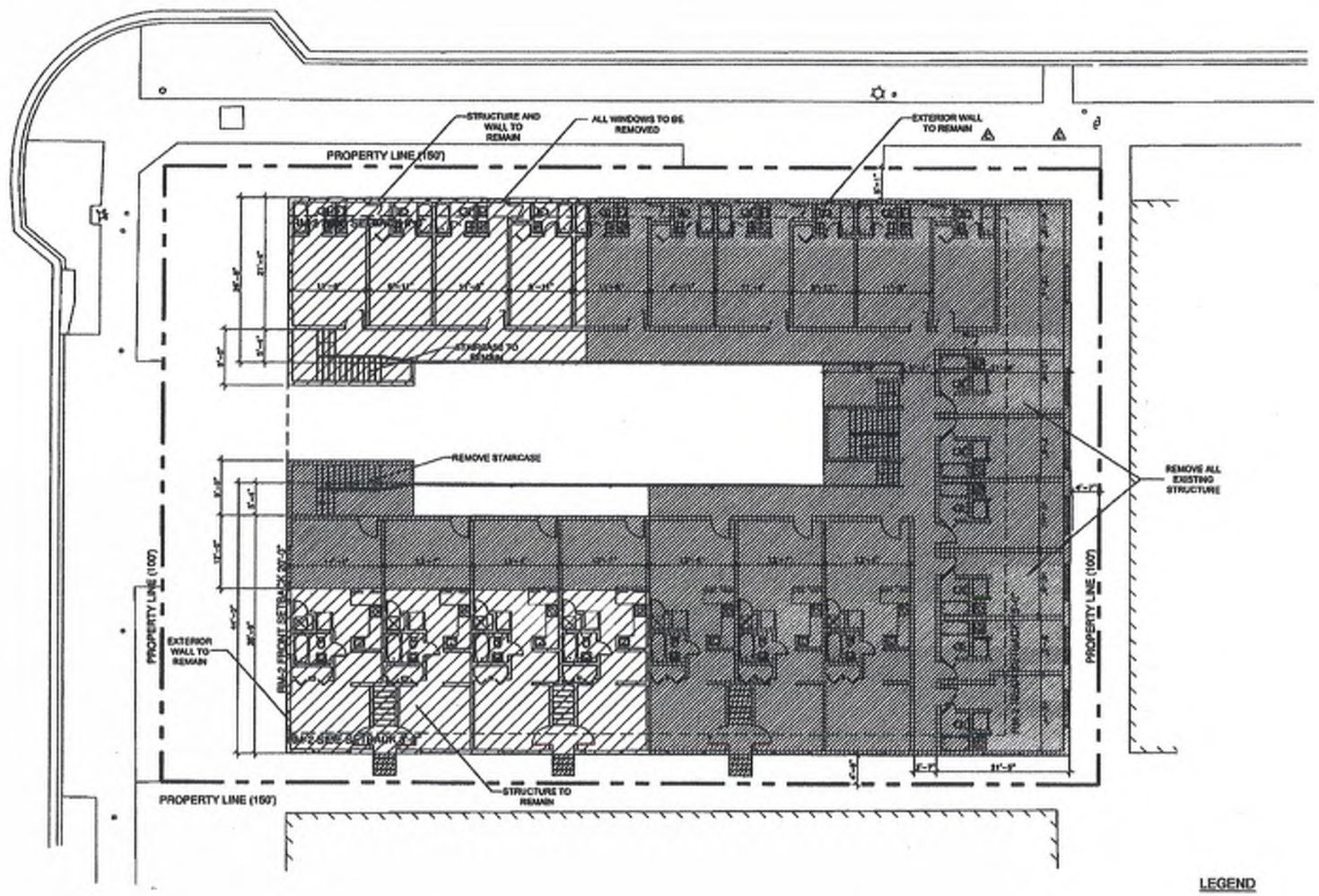
DRAWN BY: HAND
CHECKED BY: HAND
DATE: DEC 19, 2014

D1.01



LEVEL 2 - EXISTING/DEMO PLAN
SCALE: 1/8"=1'-0"

LEGEND

- REMOVE INTERIOR ONLY
- EXISTING STRUCTURE TO BE REMOVED
- AREAS OF DEMOLITION

REVISIONS / SUBMISSIONS

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MIAMI BEACH, FL 33139

DEMOLITION PLAN LEVEL 2

HOM HAYP
LIL & ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
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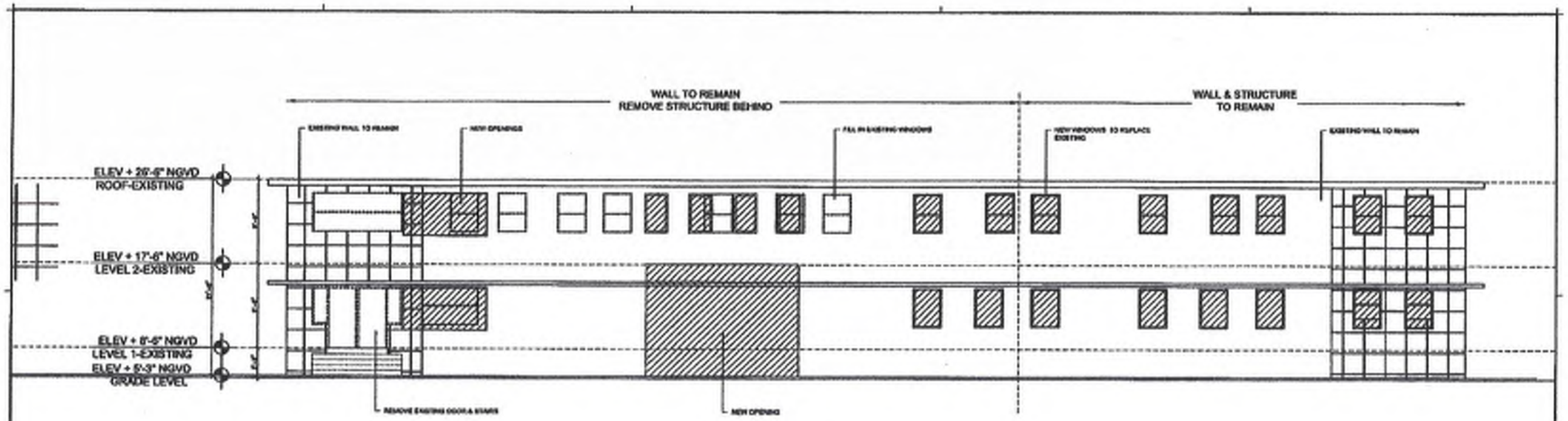
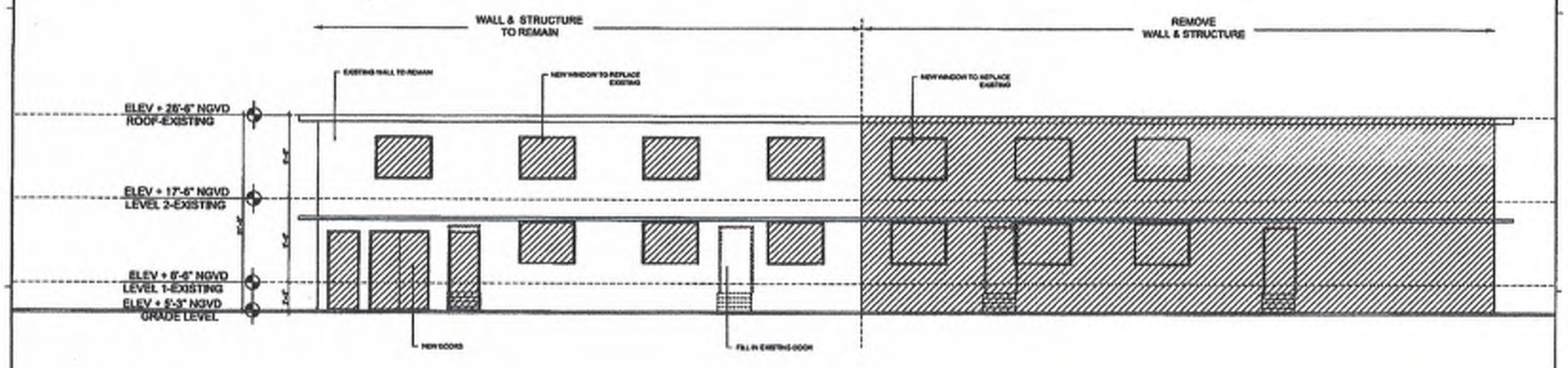
KOBI KARKP

DRAWN BY: MHND
CHECKED BY: MHND
DATE: DEC 16, 2014

D1.02



1 / 01.04 HOTEL 18 NORTH DEMO ELEVATION
SCALE: 3/16"=1'-0"



2 / D1.04 HOTEL 18 SOUTH DEMO ELEVATION
SCALE: 3/16"=1'-0"

LEGEND

FACADE AREA TO BE REMOV

AREAS OF DEMOLITION

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1775 JAMES AVENUE
MIAMI BEACH, FL 33139

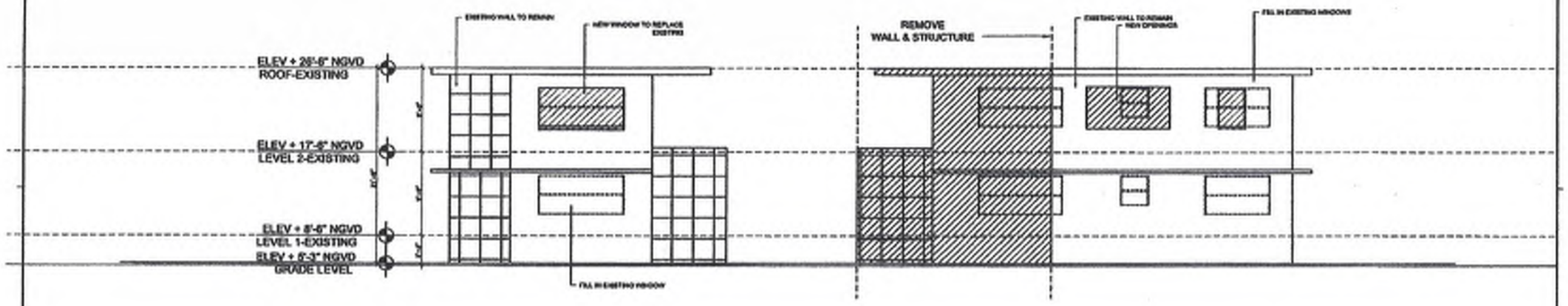
EXISTING DEMO ELEVATIONS

KOBI KARP
Lic. # AR0012370

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID IIDA/IB
WWW.KOBIKARP.COM

DRAWN BY: KKARP
CHECKED BY: KKARP
DATE: DEC 19, 2014

D1.03



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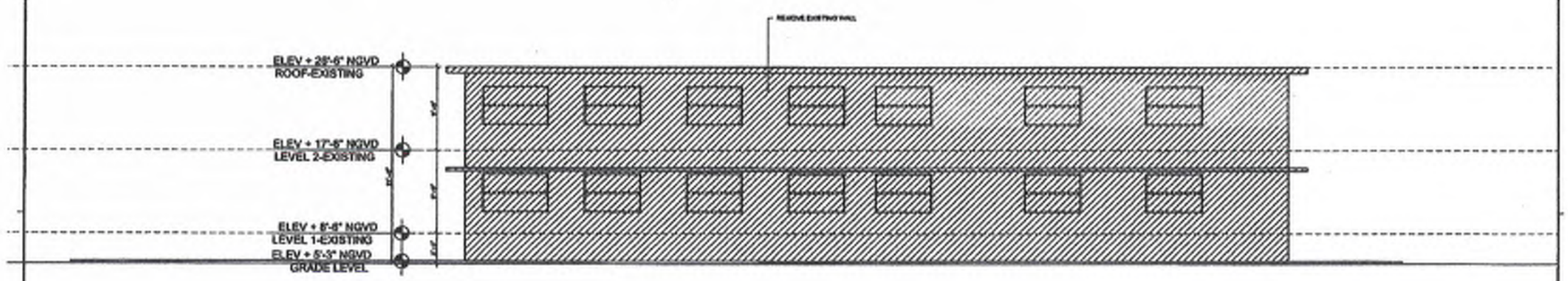

2 / D1.04 HOTEL 18 EAST DEMO ELEVATION
SCALE: 3/16"=1'-0"

LEGEND

- FACADE AREA TO BE REMOVED
- AREAS OF DEMOLITION

REVISIONS / SUBMISSIONS

1385

JADE HOTEL
1776 JAMES AVENUE
MIAMI BEACH, FL 33139

EXISTING DEMO ELEVATIONS

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AIA AIID NCARB
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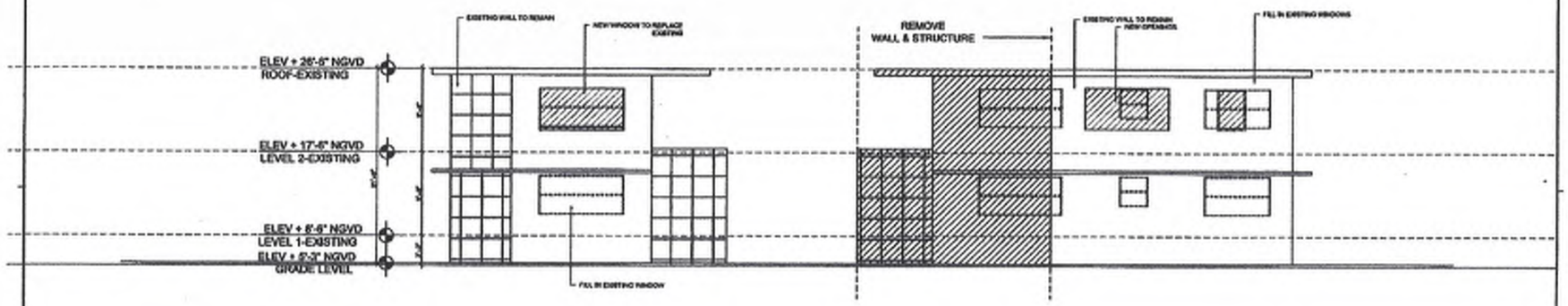
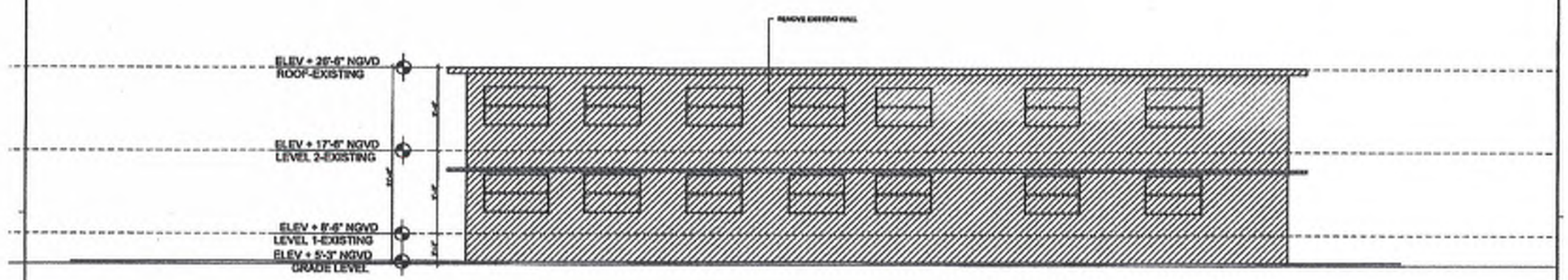
DRAWN BY: KARP
CHECKED BY: KARP
DATE: DEC 18, 2014

D1.04



1 D1.04 HOTEL 18 WEST DEMO ELEVATION
SCALE: 3/16"=1'-0"



2 D1.04 HOTEL 18 EAST DEMO ELEVATION
SCALE: 3/16"=1'-0"

LEGEND

FACADE AREA TO BE REMOVI

AREAS OF DEMOLITION

REVISIONS / SUBMISSIONS

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JADE HOTEL
1779 JAMES AVENUE
MIAMI BEACH, FL 33139

EXISTING DEMO ELEVATIONS

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LIC. # AR0017078

ARCHITECTURE
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AIA ASID IICAMB
2440 Biscayne Boulevard
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F 305.573.1819
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY: KKAD
CHECKED BY: KKAD
DATE: DEC 18, 2014

D1.04

CHARACTER SPECIMEN OLIVE TREES (COURTYARD)

BRUNFELSIA (FRAGRANT)

JADE VINE AT JAMES AVE. ENTRANCE

BOUGAINVILLEA VINES (ROOF)

BURLE MARX

SPECIMEN PLUMERIA (FRAGRANT)

FICUS PUMILA (COVERING WALLS)

CHARACTER SPECIMEN SEA GRAPE (COURTYARD)

SWEET ALMOND BUSH (FRAGIRANT)

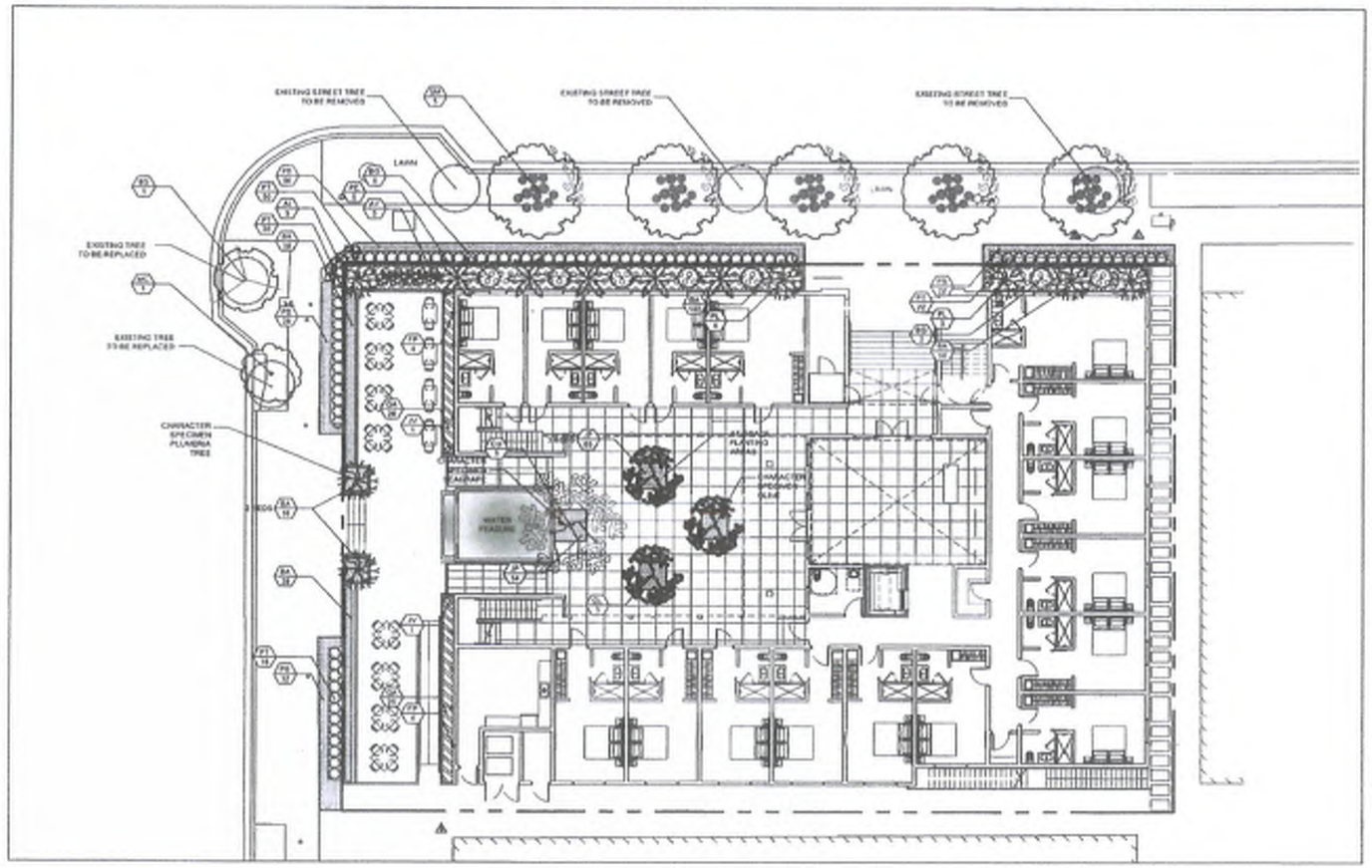
LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PLANT NAME (COMMON NAME)	DESCRIPTION
[illegible]	1	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]
[illegible]	7	[illegible]	[illegible]
[illegible]	3	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PLANT NAME (COMMON NAME)	DESCRIPTION
AI	5	[illegible]	[illegible]
AV	22	[illegible]	[illegible]
BA	218	[illegible]	[illegible]
BG	18	[illegible]	[illegible]
FM	178	[illegible]	[illegible]
FP	8	[illegible]	[illegible]
GA	52	[illegible]	[illegible]
JP	100	[illegible]	[illegible]
JV	2	[illegible]	[illegible]
PB	84	[illegible]	[illegible]
PT	108	[illegible]	[illegible]



WITKIN HULTS DESIGN GROUP

JADE HOTEL
GROUND LEVEL
Miami Beach, Florida
SCHEMATIC DESIGN

Revisions:
2014.12.17 New base, HPB comments.

Drawing: Schematic Design
Date: 12.02.2014
Scale: 1/16"=1'-0"
Drawn by: JM
SNW, PKC

SD-1

CHARACTER SPECIMEN OLIVE TREES (COURTYARD)

BRUNFELSIA (FRAGRANT)

JADE VINE AT JAMES AVE. ENTRANCE

BOUGAINVILLEA VINES (ROOF)

BURLE MARX

SPECIMEN PLUMERIA (FRAGRANT)

FICUS PUMILA (COVERING WALLS)

CHARACTER SPECIMEN SEA GRAPE (COURTYARD)

SWEET ALMOND BUSH

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
[illegible]	1	[illegible]	[illegible]
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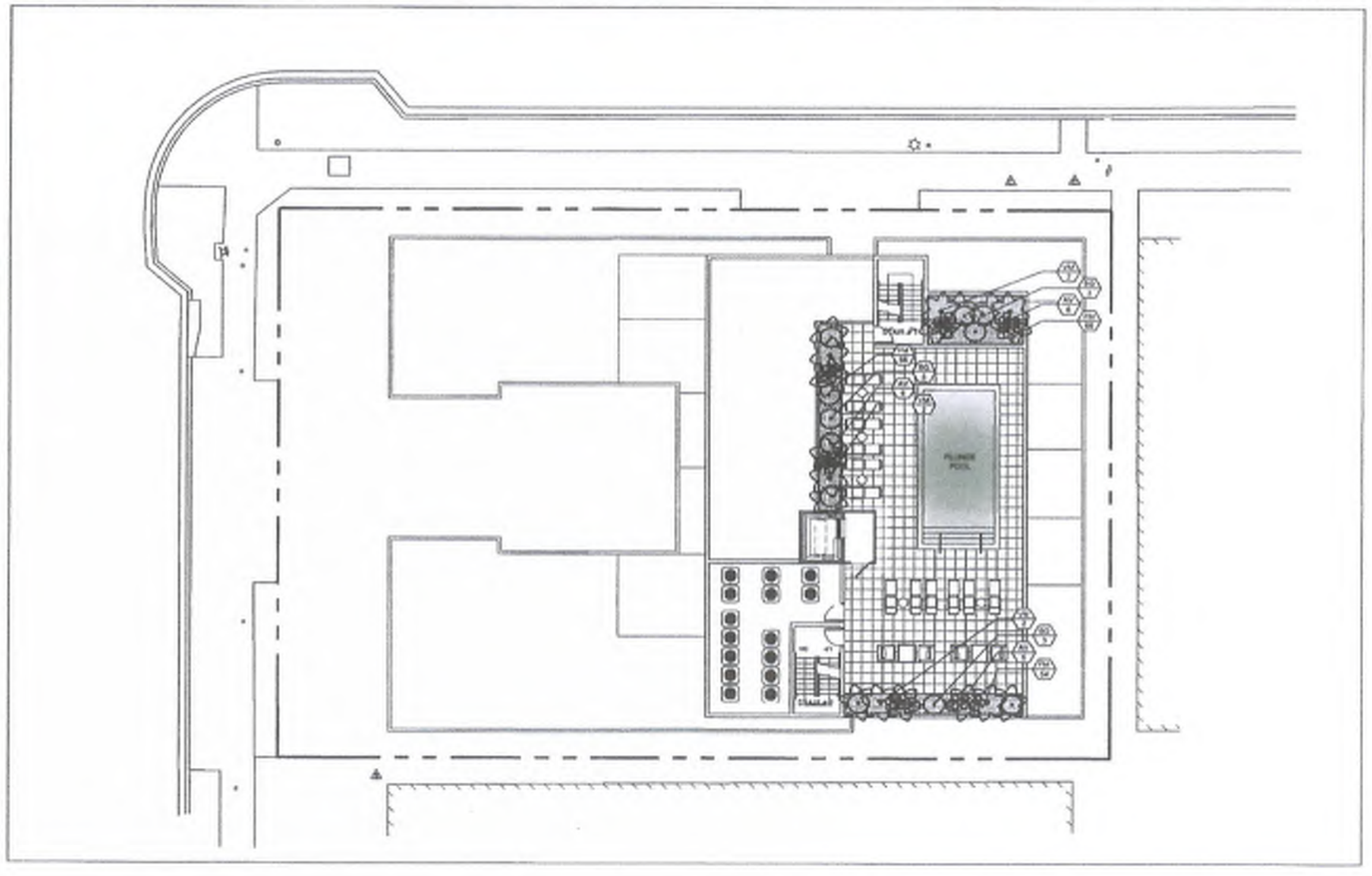
[illegible]	1	[illegible]	[illegible]
[illegible]	7	[illegible]	[illegible]
[illegible]	3	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	3	[illegible]	[illegible]
AV	23	[illegible]	[illegible]
BA	215	[illegible]	[illegible]
BO	18	[illegible]	[illegible]
FW	175	[illegible]	[illegible]
FP	8	[illegible]	[illegible]
GA	52	[illegible]	[illegible]
JP	100	[illegible]	[illegible]
JV	2	[illegible]	[illegible]
PS	84	[illegible]	[illegible]
PT	108	[illegible]	[illegible]



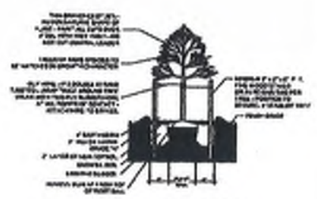
WITKIN HULTS DESIGN GROUP

JADE HOTEL
ROOF LEVEL
Miami Beach, Florida
SCHEMATIC DESIGN

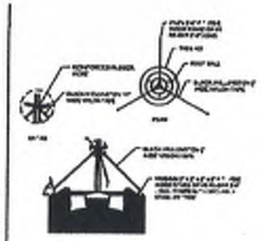
Drawing: Schematic Design
Date: 12/10/2014
Scale: 1"=10'-0"
Drawn by: JV
Sheet No.:

SD-2

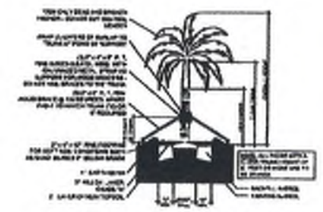
LARGE TREE PLANTING DETAIL



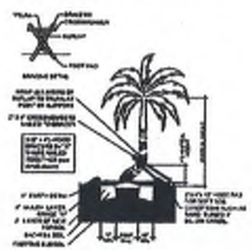
SMALL TREE PLANTING DETAIL



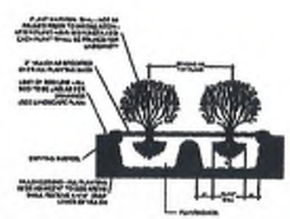
TYPICAL TREE GUYING DETAIL



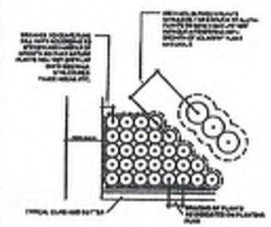
STRAIGHT TRUNK PALM PLANTING DETAIL



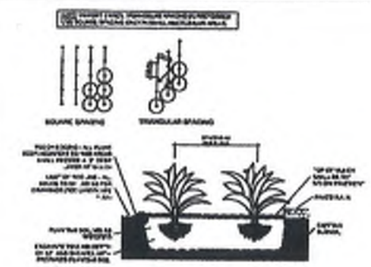
CURVED TRUNK PALM PLANTING DETAIL



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, Eucalypus 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 immediately after installation to uniformly 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, elevations are to be brought to the attention of the Landscape Architect for clarification prior to Installation.

WITKIN HULTS DESIGN GROUP

JADE HOTEL
Miami Beach, Florida
LANDSCAPE DETAILS

Revisions

Seal

Drawing: Landscape Details
Date: 10/10/11
Scale: N/S
Drawn by: AI
Sheet No.:

L-3