

beachtown

100 LINCOLN ROAD :: MIAMI BEACH, FL 33139

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Final HPB Submission November 14, 2018

Plan Number: HPB18-0199

Certificate of Appropriateness for Demolition and Design

VARIANCE LISTED:

NOTE: ALL PROPOSED VARIANCES ARE EXISTING DUE TO PARKING LOT ON-SITE.

- 01) A variance to a permit a zero foot (0') interior side setback for the building pedestal when approximately sixteen feet, four inches (16'-4") are required;
- 02) A variance to a permit a zero foot (0') interior side setback for structures in the Oceanfront Overlay, when fifteen feet (15') are required;
- 03) A variance to a permit a three foot (0') rear setback for the building pedestal for structures in the Oceanfront Overlay, when twenty percent of the lot depth is required, despite the fact that a structure is already located within this area;
- 04) A variance to permit a zero foot (0') rear setback from the Bulkhead Line for structures in the Oceanfront Overlay District, when ten feet (10') are required;
- 05) A variance to waive the required view corridor in the rear yard in the Oceanfront Overlay;
- 06) A variance to waive the required lot coverage in the Oceanfront Overlay.

SCOPE OF WORK :

- NEW OPEN-AIR DECK ABOVE EXISTING PARKING LOT; PARKING TO BE FILLED IN.

SUBMITTAL: HISTORICAL PRESERVATION BOARD

1st SUBMITTAL: JULY 16, 2018

Final SUBMITTAL: NOVEMBER 14, 2018

COVER

G000

LOCATION SKETCH
NOT TO SCALE

1. Field Survey was completed on: May 3rd, 2018.

Lots 4 through 15 inclusive, Block 55, Fishers First Subdivision of Alton Beach, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida. Also that certain Tract of land, described as follows, to-wit:

Begin (P.O.B.) at the Northeast corner of Lot 3, Block 55 of above stated Fishers First Subdivision of Alton Beach, and then N88°00'49"E along the production Easterly of the Northerly line of said Lot 3, a distance of 181.91 feet to the Erosion Control Line of the Atlantic Ocean, said line recorded in Plat Book 105, at Page 62 of the Public Records of Miami-Dade County, Florida; thence run N85°44'53"E along the Erosion Control Line, a distance of 305.51 feet to the intersection of the production Easterly of the Northerly line of said Lot 9, Block 55 of aforesaid Subdivision; thence run S88°00'49.4"W along the Easterly production of aforesaid Lot 9, a distance of 189.228 feet to the Northeast corner of Lot 9; thence run S73°44'49.4"W along the Easterly line of Lots 9, 8, 7, 6, 5, and 4 of aforesaid Block 55, a distance of 304.23 feet to the Point of Beginning (P.O.B.).

ALSO;

Beginning (P.O.B.) at the Northeast corner of said Lot 9, Block 55, Fishers First Subdivision of Alton Beach, recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida, run N88°00'49.4"E along the production Easterly of the Northernly line of said Lot 9, a distance of 189.228 feet to the intersection of said Erosion Control Line of the Atlantic Ocean; thence run N85°45'37"E along the Erosion Control Line, a distance of 50.92 feet to the intersection of the centerline of Lincoln Road, as said Road is shown on said Plat, produced Easterly; thence run S88°00'49.4"E along the production Easterly of the Centerline of Lincoln Road, a distance of 190.43 feet to the intersection of the Easterly line of Block 55 produced Northerly; thence run S73°49'49.4"W along the production Northerly of the easterly line of said Block 55, a distance of 50.705 feet to the Point of Beginning (P.O.B.).

EXCEPTING from the above described property, the following portion thereof described as follows, to-wit:

All that part of Block 55 bounded as follows: Beginning at a point at the Southwest corner of Lot 15; thence North along the Westerly line of Lots 15 and 14 of said Block 55, a distance of 100.00 feet to a point; thence run Easterly parallel to the Southerly line of Lot 15 and Lot 4, to the Easterly line of Lot 5; thence run Southerly along the Easterly line of said Lot 5 and Lot 4, along the Easterly line of Block 55, to the Southeast corner of said Lot 4; thence run Westerly along the Southerly line of Lot 4 and Lot 15 to the Point of Beginning (P.O.B.); all being according to the Plat of Fishers First Subdivision of Alton Beach, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

ALSO LESS AND EXCEPTING THEREFROM:

Beginning (P.O.B.) at the Southeast corner of Lot 4 of said Block 55, run N88°00'49.4"E along the production Easterly of the Southerly line of said Lot 4, a distance of 181.91 feet to the above referenced Erosion Control Line of the Atlantic Ocean; thence run N85°44'53"E along the Erosion Control Line, a distance of 100.42 feet to the intersection of a line parallel to and 1.39 feet South of the Projection Easterly of the Northerly line of referenced Lot 5; thence run S88°00'49"W along a line 1.39 feet South of and parallel to the Northerly line of aforesaid Lot 5, a distance of 184.388 feet to a point on the Easterly boundary of said Block 55, thence run S73°34'49.4"W along the Easterly boundary of said Block 55, a distance of 100.00 feet to the Point of Beginning (P.O.B.).

Containing 127,669 Square Feet or 2.93 Acres more or less by calculation.

Legal Description provided by the Client as per O.R.B. 15739 PG. 1067 of Declaration of Condominium.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

-North Arrow and Bearings refer to an assumed value of S08°54'53"W along the Erosion Control Line from Government cut to 87, Drawing SM-93F, Date: April 1993, Up-dated April 1997, of the Public Records of Miami-Dade County, Florida.

-The Erosion Control Line, Bulkhead Line and Coastal Construction Control Line as per Map from Government cut to 87, Drawing SM-93F Up-dated April 1997, of the Public Records of Miami-Dade County, Florida.

-Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida.

AS TO VERTICAL CONTROL:

By elevated determination the subject property lies in Flood Zone X and Zone AE, base flood elevation 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0317, Suffix L, Revised Date: 09-11-2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum, 1929.

Benchmark used:

Miami-Dade County Benchmark D-148R, Elev.=6.35'
Location: 15th Street- 105' South of C/L & Collins Avenue- 33' East of C/L
Description: PK nail and aluminum washer in conc. catch basin.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed the requirements.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdiction may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual, and no appearance in public records, or excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice 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. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

TREE TABLE					
TREE No	COMMON NAME	D. DIAMETER (")	(") HEIGHT (FT)	CANOPY (FT)	
1	PALM	2	35	15	
12	PALM	1.50	48	15	
13	PALM	1.50	48	15	
14	PALM	1.50	48	15	
15	PALM	1.50	48	15	
16	PALM	1.50	48	15	
17	PALM	1.50	48	15	
18	COCONUT PALM	1.20	25	15	
19	COCONUT PALM	1.20	25	15	
110	COCONUT PALM	1.20	25	15	
111	COCONUT PALM	1.20	25	15	
112	COCONUT PALM	1.20	25	15	
113	COCONUT PALM	1.20	25	15	
114	COCONUT PALM	1.20	25	15	
115	COCONUT PALM	1.20	25	15	
116	COCONUT PALM	1.20	25	15	
117	COCONUT PALM	1.20	25	15	
118	COCONUT PALM	1.20	25	15	
119	COCONUT PALM	1.20	25	15	
120	COCONUT PALM	1.20	25	15	
121	COCONUT PALM	1.20	25	15	
122	COCONUT PALM	1.20	25	15	
123	COCONUT PALM	1.20	25	15	
124	COCONUT PALM	1.20	30	10	
125	COCONUT PALM	1.20	25	15	
126	COCONUT PALM	1.20	25	15	
127	COCONUT PALM	1.20	25	15	
128	COCONUT PALM	1.20	25	15	
129	COCONUT PALM	1.20	25	15	
130	PALM	0.40	10	5	
131	COCONUT PALM	1.20	25	15	
132	COCONUT PALM	1.20	25	15	
133	PALMS	0.80	18	8	
134	PALMS	0.80	18	8	
135	PALMS	0.80	18	8	
136	COCONUT PALM	1.20	25	15	
137	PALMS	0.80	18	8	
138	COCONUT PALM	1.20	25	15	
139	COCONUT PALM	1.20	25	15	
140	PALM	0.60	12	10	
141	PALM	1.50	48	15	
142	PALM	1.50	40	15	
143	TREE	4	14	13	
144	COCONUT PALM	1.20	35	12	
145	COCONUT PALM	1.20	35	12	
146	COCONUT PALM	1.20	35	12	
147	COCONUT PALM	1.20	35	12	
148	PALM	1.50	28	15	
149	PALM	1.50	28	15	
150	PALM	1.50	28	15	
151	PALM	1.50	28	15	
152	PALM	1.50	28	15	
153	PALM	1.50	28	15	
154	PALM	1	20	12	
155	PALM	1	20	12	
156	PALM	1	20	12	
157	PALM	1	20	12	
158	PALM	1	20	12	
159	PALM	0.60	5	5	
160	COCONUT PALM	1	25	15	
161	COCONUT PALM	1	30	15	
162	COCONUT PALM	1	30	15	
163	PALM	1	25	15	
164	PALM	1	25	15	
165	PALM	1	25	15	
166	PALM	1	25	15	
167	PALM	1	25	15	
168	PALM	1	25	15	
169	COCONUT PALM	1	30	15	
170	COCONUT PALM	1	30	15	
171	COCONUT PALM	1	30	15	
172	COCONUT PALM	1	30	15	

TREE TABLE					
TREE No	COMMON NAME	DIAMETER (")	HEIGHT (FT)	CANOPY (FT)	
173	COCONUT PALM	1	25	15	
174	COCONUT PALM	1	30	15	
175	COCONUT PALM	1	30	15	
176	COCONUT PALM	1	30	15	
177	COCONUT PALM	1	30	15	
178	COCONUT PALM	1	30	15	
179	PALM	1	25	15	
180	PALM	1	25	15	
181	COCONUT PALM	1	37	12	
182	COCONUT PALM	1.80	27	15	
183	COCONUT PALM	1.80	27	15	
184	COCONUT PALM	0.80	18	15	
185	COCONUT PALM	1	18	7	
186	COCONUT PALM	1	35	15	
187	COCONUT PALM	0.80	15	6	
188	COCONUT PALM	1	30	18	
189	COCONUT PALM	0.80	35	15	
190	COCONUT PALM	1	35	15	
191	COCONUT PALM	1	30	15	
192	COCONUT PALM	1	30	15	
193	COCONUT PALM	1	35	15	
194	COCONUT PALM	1	28	15	
195	COCONUT PALM	1	28	15	
196	PALM	0.80	10	10	
197	TREE	2	15	8	
198	TREE	3	10	12	
199	PALM	1	12	10	
1101	PALM	1.25	25	15	
1102	PALM	1.25	25	15	
1103	PALM	1.25	25	15	
1104	PALM	1.25	25	15	
1105	PALM	1.25	25	15	
1106	PALM	1.25	25	15	
1107	PALM	1.25	25	15	
1108	PALM	1.25	25	15	
1109	PALM	1.25	25	15	
1110	PALM	1.25	25	15	
1111	PALM	1.25	25	15	
1112	PALM	1.25	25	15	
1113	PALM	1.25	25	15	
1114	PALM	1.25	25	15	
1115	PALM	1.25	25	15	
1116	PALM	2	15	20	
1117	PALM	0.60	10	8	
1118	PALM	0.60	10	8	
1119	PALM	0.60	10	8	
1120	PALM	0.60	10	8	
1121	PALM	0.60	10	8	
1122	PALM	0.60	10	8	
1123	PALM	0.60	10	8	
1124	PALM	0.60	10	8	
1125	PALM	0.3	8	5	
1126	PALM	0.3	8	5	
1127	PALM	1.25	15	10	
1129	PALM	0.8	8	8	
1130	PALMS	0.80	10	10	
1131	PALMS	0.80	15	10	
1132	PALM	2	15	20	
1133	PALM	2	15	20	
1134	PALM	2	15	20	
1135	PALM	2	15	20	
1136	PALM	2	15	20	
1137	PALM	2	15	20	
1138	PALM	2	8	20	
1139	PALMS	1.25	25	25	
1140	PALMS	1.25	25	25	
1141	PALMS	1.25	25	25	
1142	PALMS	1.25	25	25	
1143	TREE	2	10	12	
1144	TREE	1	15	20	

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
100 LINCOLN ROAD AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
CRESCENT HEIGHTS

[illegible]

Proj: 06-0644

Job: 18-0101

Date: 05-03-2018

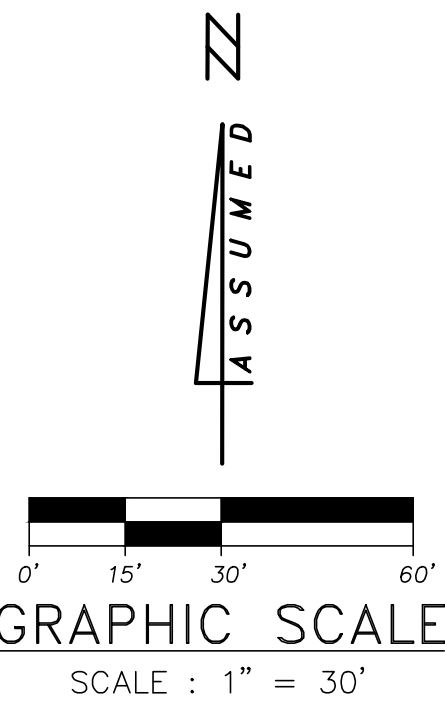
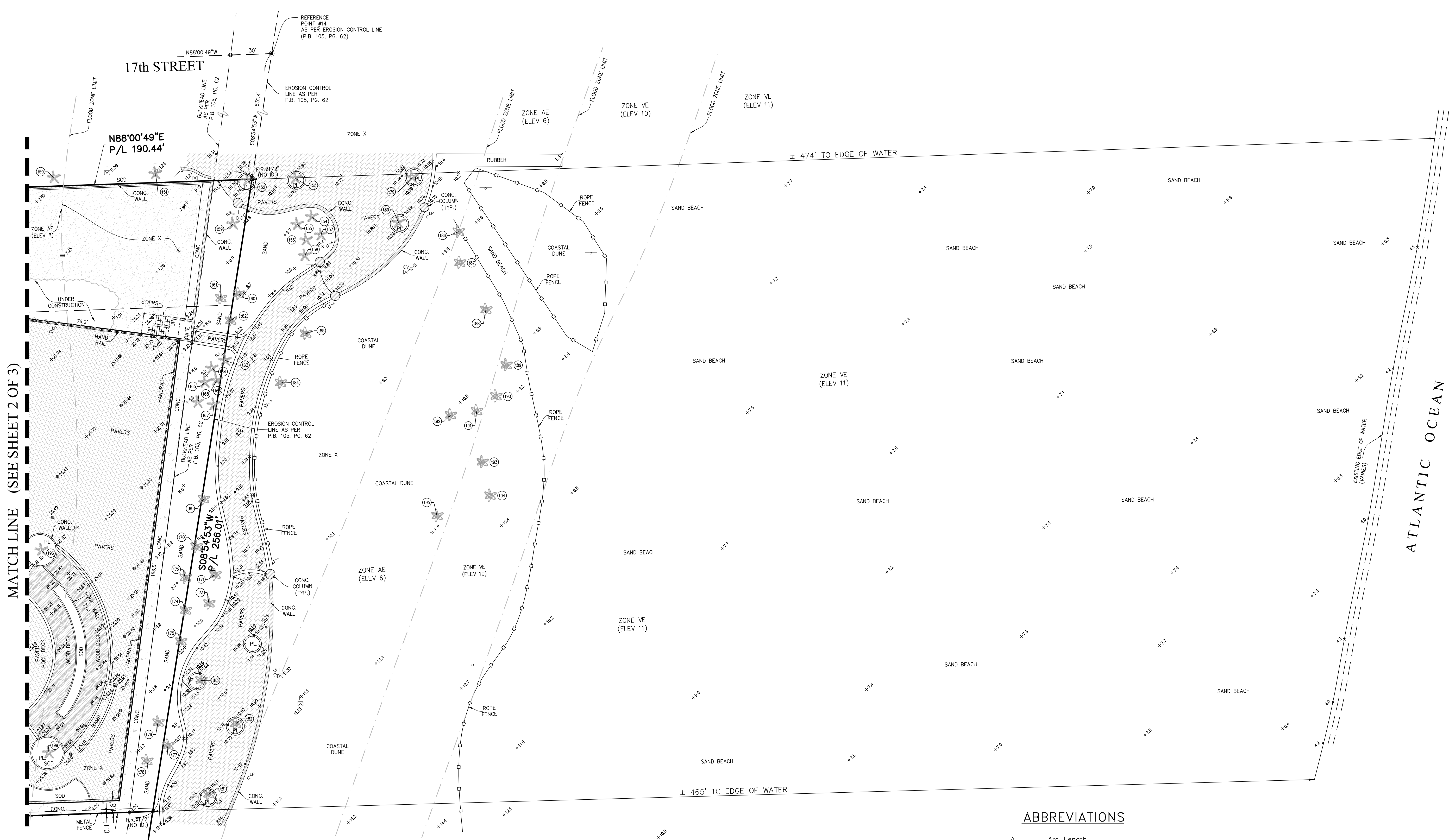
Drawn: G.P., J.S.,
C.B., M.P.

Checked: J.S.

Scale: AS SHOWN

Field Book: ON FILE

SHEET 1 OF 3



- LEGEND**
- Air Conditioner
 - Back Flow Preventer
 - Cable Television
 - Catch Basin
 - Chain Link Fence
 - Clean Out
 - Concrete Light Pole
 - Concrete Power Pole
 - Control Valve
 - C.B.S. Wall
 - Diameter
 - Diameter-Height-Spread
 - Drain
 - Drainage Manhole
 - Electric Box
 - Electric Meter
 - Electric Motor

- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Gas Meter
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner

- Right-of-Way Lines
- Sewer Manhole
- Sewer Valve
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Temporary Benchmark
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence

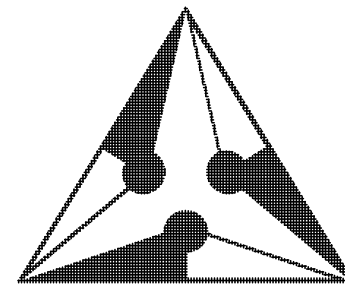
TREE LEGEND

- SYMBOL COMMON NAME**
- Tree (Species unknown)
 - Palm Tree
 - Mango Tree
 - Gumbo-Limbo
 - Oak Tree
 - Coconut Palm

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ABBREVIATIONS

- A Arc Length
- A/C Air Conditioner Pad
- ASPH. Asphalt
- B.M. Benchmark
- C.B.S. Concrete Block Structure
- C.G. Curb & Gutter
- C/L Center Line
- C.L.F. Chain Link Fence
- CONC. Concrete
- C.S. Concrete Slab
- D.W.Y. Driveway
- E.T.P. Electric Transformer Pad
- F.F.E. Finished Floor Elevation
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- F.R. Found Rebar
- I.D. Identification
- INV. Inverts
- L.F.E. Lowest Floor Elevation
- M/L Monument Line
- P.B. Plat Book
- P.C.P. Permanent Control Point
- PG. Page
- PL. Planter
- P/L Property Line
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.R.M. Permanent Reference Monument
- R/W Right-of-Way Line
- SWK. Sidewalk
- T.B.M. Temporary Benchmark
- V.G. Valley Gutter

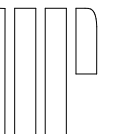


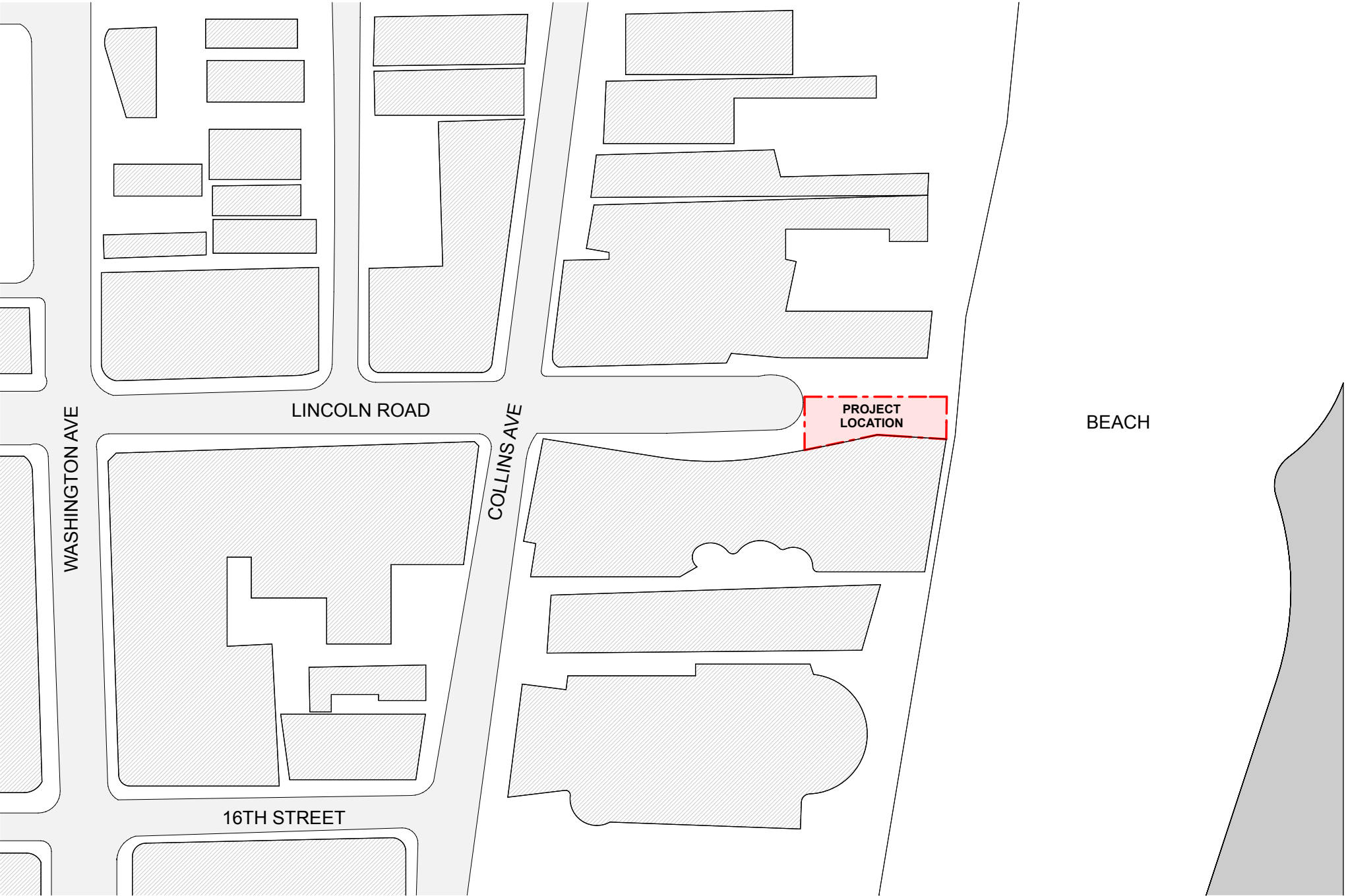
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REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB33398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
100 LINCOLN ROAD AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
CRESCENT HEIGHTS

REVISIONS	BY

Proj:	06-0644
Job:	18-0101
Date:	05-03-2018
Drawn:	G.P., J.S., C.B., M.R.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 3 OF 3	





ZONING DATA100 LINCOLN ROAD		
LOCATION		100 LINCOLN ROAD
SITE DATAZONING DISTRICT		CRITERIA RM-3 RESIDENTIAL MULTIFAMILY HIGH DENSITY
ZONING	REQUIRED	PROVIDED / PROPOSED
FAR: TOTAL LOT AREA:	N/A 11,000 SF APROX.	N/A 11,000 SF APPROX.
PEDESTAL BUILDING HEIGHT ALLOWABLE: SETBACKS FRONT: SIDE, INTERIOR (NORTH): REAR: OCEANFRONT (EAST)	1 STORY 20'-0" 7'-6" 50'-0" BULKHEAD LINE	12 FT, 1 STORY N/A 0'-0" (variance) 0'-0" (variance)
PARKING SETBACKS FRONT: SIDE, INTERIOR (NORTH): REAR: OCEANFRONT (EAST)	20'-0" 5'-0" 50'-0" BULKHEAD LINE	N/A 0'-0" (variance) 0'-0" (variance)
OCCUPANCY		
COUNT		
OCCUPANCY (EXTERIOR)	240	240



1.



2.





1.



2.



5.



3.



4.





1.



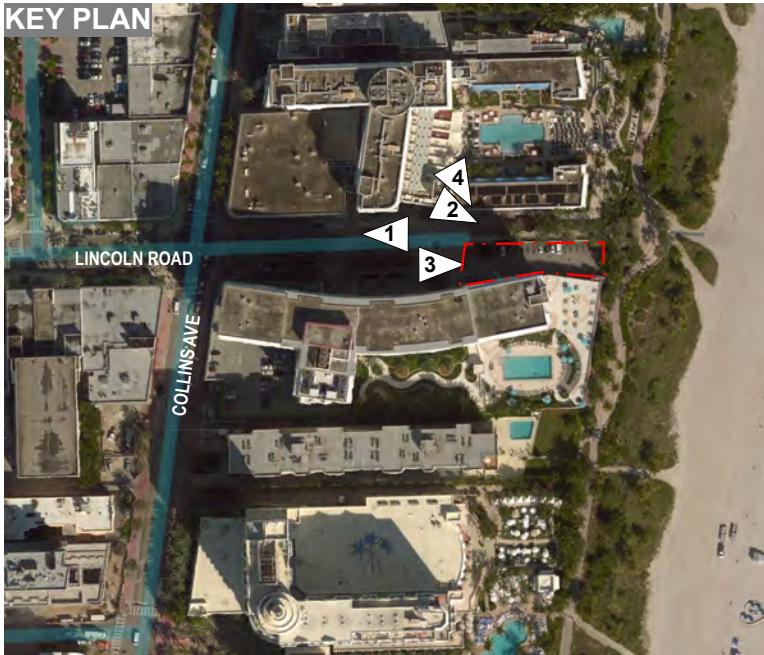
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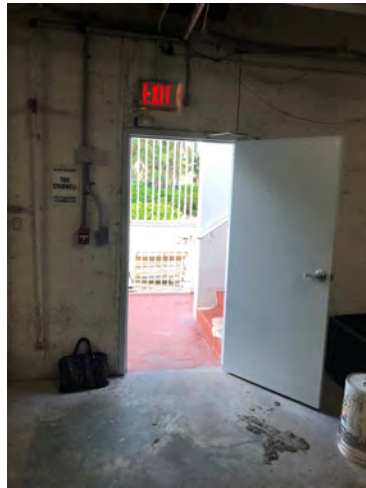
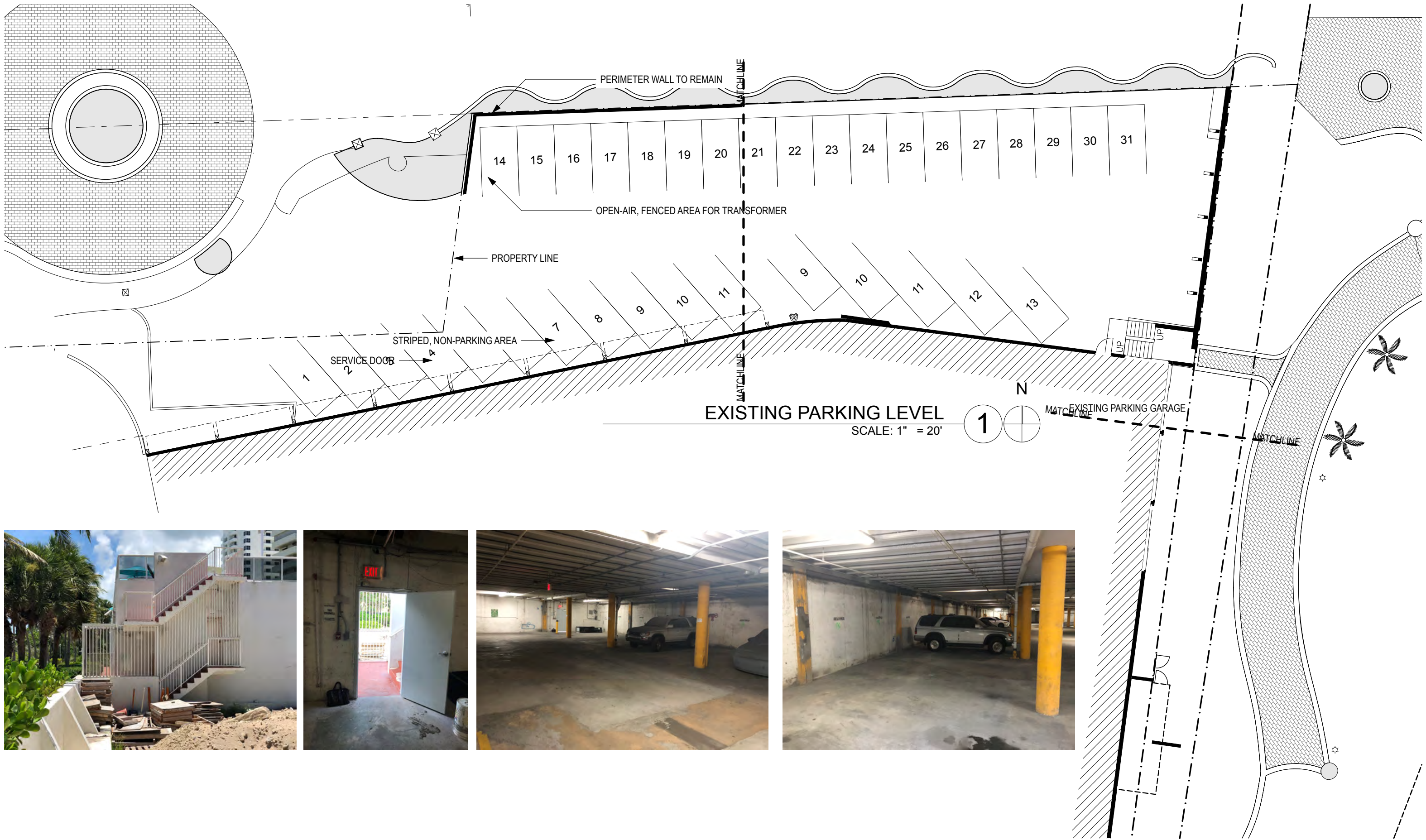


3.



4.





G104

HPB SUBMITTAL

100 LINCOLN ROAD :: MIAMI BEACH, FL 33139

EXISTING PARKING LEVEL

11.05.2018

URBAN ROBOT © 2018

