

THESE PLANS COMPLY WITH THE
FLORIDA BUILDING CODE 2014
AND AS per FFPC 101 5th edition 2012

RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355-WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139

100% DESIGN SCHM DRAWINGS 07-20-16
2nd SUBMISSION

SPECIAL NOTES:

- 1.) ALL WORK TO BE PERFORMED UNDER FL. BLDG CODE 2014 AND FL. EXISTING BLDG. CODE 2012 FLORIDA, AND FFPC 101 5th EDITION, NFPA 1/101 2012 EDITION
- 2.) GENERAL CONTRACTOR TO FOLLOW ALL RULES PERTAINING TO MIAMI BEACH BUILDING DEPT. RULES/ BYLAWS. FOR DEMOLITION DEBRIS REMOVAL, CONSTRUCTION, HOURS OF OPERATION (WORK).
- 3.) OWNER AND GC TO PROCURE THAT UNITS WILL BE UNOCCUPIED DURING THE DEMOLITION AND CONSTRUCTION PHASE.
- 4.) THIS SCOPE OF WORK IS NOT LIMITED TO THE ENTIRE PROJECT GENERAL CONTRACTOR TO REVIEW EACH SHEET ENTIRELY AFTER SURFSIDE BUILDING DEPT. AND ALL OTHER GOVERNMENT AGENCYS FINAL APPROVALS PRIOR TO FINAL CONTRACT/ESTIMATE/BID.
- 5.) GC TO PROCURE THAT THE FULL SCOPE OF DEMO AS OUTLINED AND NOTED ON PLANS BE PERFORMED. IF ANY EXCESSIVE DEMOLITION EITHER BY A MISTAKE AND OR ACCIDENT, COINCIDENTAL OF ADJACENT SURFACES, FINISHES AND STRUCTURAL ENTITIES RELATED TO THE DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF DESIGN CONSULTANT (AFD) AND OWNER IMMEDIATELY AFTER INCIDENT.

- PARTIAL EXTERIOR AND INTERIOR RENOVATION ONLY.
- EXISTING 1 STORY CBS CONSTRUCTION.
- TYPE OF CONSTRUCTION: ALTERATION LEVEL 3.
- OCCUPANCY CLASSIFICATION R-2.
- FFPC 101 CHAPTER 43 CLASSIFICATION: FULL ALTERATION TO BE DETERMINED DURING CONSTRUCTION PERMITTING PAHSE

EXTERIOR DEMO SCOPE OF WORK:

1. EXISTING REAR CONC. STAIRS OF UNIT # 8 AND RAILINGS TO BE REMOVED AND DISCARDED AS DENOTED ON THE PLANS.
2. EXISTING REAR ENTRY DOOR OF UNIT #8 AND WINDOWS TO BE REMOVED AND DISCARDED AS DENOTED ON THE PLANS.
3. SEE PLANS FOR OTHER MISC. ITEMS TO BE REMOVED AND OR DISCARDED. AS DENOTED ON THE PLANS.

EXTERIOR PROPOSED SCOPE OF WORK:

1. PROVIDE NEW DADE COUNTY APPROVED WINDOWS AS DENOTED ON THE PLANS.
2. PROVIDE NEW FRONT ENTRY DOOR AND WINDOWS AS DENOTED ON THE PLANS.
3. PROVIDE A NEW PLANTER AREA AS DENOTED ON THE PLANS.
4. PROVIDE NEW CONC. STEPS INTO FRONT ENTRY OF UNIT 1.
5. PROVIDE NEW 2nd FLOOR STRUCTURE TO PROVIDE NEW HOTEL UNITS WITH OPEN COMMON CORRIDOR.
6. PROVIDE NEW 3 LEVEL ELEVATOR.
7. PROVIDE NEW ROOF TOP GARDEN WITH A SEPARATED AREA FOR AC CONDENSERS, GENERATOR, ETC.



LOCATION SKETCH

SCALE: NOT TO SCALE

AREA OF WORK

DRAWING SCHEDULE:

- A-0.0 COVER SHEET/ NOTES / INFO/ LEGENDS/ MISC.
A-0.1 DATA SHEET
SURVEY
FAR-1 FAR DIAGRAM REFERENCE SHEET
FAR-2 OPEN SPACE DIAGRAM REFERENCE SHEET
LOS-1 LINE OF SIGHT ELEVATION
REN-1 HAND RENDER FRONT ELEVATION
REN-2 HAND RENDER SIDE ELEVATIONS
REN-3 DIGITAL RENDER ELEVATION
REN-4 DIGITAL RENDER ELEVATION
REN-5 DIGITAL RENDER ELEVATION
REN-6 DIGITAL RENDER ELEVATION
PICS-1 PICTURES PAST AND PRESENT
PICS-2 PICTURES PAST AND PRESENT
PICS-3 PICTURES PAST AND PRESENT
MAT-1 MATERIALS/SAMPLES
D-SP-1.0 SITE DEMO PLAN
SP-1.0 PROPOSED SITE PLAN
LA-1.0 PROPOSED LANDSCAPE SITE PLAN
LA-2 PROPOSED 2nd FLOOR LANDSCAPE PLAN
LA-3 PROPOSED ROOF GARDEN LANDSCAPE PLAN
A-1.0 PROPOSED 1st FLOOR PLAN
A-2.0 PROPOSED 2nd FLOOR PLAN
A-3.0 AS-BUILT-DEMO ROOF PLAN
A-4.0 PROPOSED ROOF PLAN
A-5.0 AS-BUILT SIDE ELEVATIONS
A-6.0 PROPOSED SIDE ELEVATIONS
A-7.0 AS-BUILT FRONT & REAR ELEVATIONS
A-8.0 PROPOSED FRONT & REAR ELEVATIONS
A-9.0 PROPOSED SECTION AA

STRUCTURAL NOTE:

THE NEW STRUCTURAL DESIGN INTENTION FOR THIS ROOF-TOP ADDITION WITH A GREEN ROOF WILL HAVE A MINIMAL IMPACT ON THE EXISTING STRUCTURE.

THE STRUCTURAL MEMBERS FOR THE PROPOSED ADDITION WILL BE AN ENVELOPEN OF EXISITING STRUCTURE.

THE EXISTING STRUCTURE WILL NOT NEED ANY SHORING OR ANY EXTERIOR STRUCTURAL SUPPORT WORK THAT WOULD BE NECESSARY IN TYPICAL RECONSTRUCTION OR ADDITION WORK.

SEE LETTER OF RECOMENDATION BY LICENSED STRUCTURAL ENGINEER.

REVISION BY

DESIGN CONSULTING SERVICES BY:
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AND RAFAEL HERNANDEZ / AFD DESIGN
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Jose A. Moralez, P.E.
Adolfo D. Lopez, S.E.
Octavio Garcia, P.E.



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 04-07-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.

A-0.0



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	355 Washington Ave			
2	Board and file numbers :	HPB 5882, HPB 7628			
3	Folio number(s):	02-4203-003-0970			
4	Year constructed:	1953	Zoning District:	RPS-3	
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	5.66' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.83 NGVD	Lot Area:	6,500 sf	
7	Lot width:	50 ft	Lot Depth:	130 ft	
8	Minimum Unit Size	453	Average Unit Size	484	
9	Existing use:	Hotel	Proposed use:	Hotel	

		Maximum	Existing	Proposed	Deficiencies
10	Height	40 ft	14 ft	25 ft	none
11	Number of Stories	4	1	2	none
12	FAR	11,375 sf	3,855 sf	8,300 sf	none
13	Gross square footage		6,500 sf	11,303 sf	none
14	Square Footage by use	N/A	3,855 sf	8,300 sf	none
15	Number of units Residential	N/A	none	none	none
16	Number of units Hotel	N/A	8	15	none
17	Number of seats	N/A	none	none	none
18	Occupancy load	N/A	N/A		none

	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	N/A	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:	5 ft	0 ft	15 ft 3 in	None
30	Side Setback:	5 ft	10.00 ft	5 ft	None
31	Side Setback:	5 ft	10.1 ft	3 ft 6 in	1 ft 6 in

32	Side Setback facing street:				
33	Rear Setback:	13 ft	7 in	7in	12 ft 5 in
Tower:					
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A



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38	Rear Setback:	N/A	N/A	N/A	N/A
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Parking		Required	Existing	Proposed	Deficiencies
39	Parking district	PD 1			
40	Total # of parking spaces	4	0	0	4
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	7 new hotel rooms x .5 spaces per unit			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	N/A	N/A	N/A	N/A
50	racks	N/A	N/A	N/A	N/A

Restaurants, Cafes, Bars, Lounges, Nightclubs		Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	N/A
52	Number of seats located outside on private property	N/A	N/A	N/A	N/A
53	Number of seats inside	N/A	N/A	N/A	N/A
54	Total number of seats	N/A	N/A	N/A	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	Total occupant content	N/A	N/A	N/A	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	Proposed hours of operation	N/A
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	N/A
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A
61	Is this a contributing building?	yes
62	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.

MULTYFAMILY - COMMERCIAL - ZONING CHECK LIST

CHECK LIST of required Items	Included	PAGE # (s)
Survey (signed and sealed in the last 6 months)	Yes/No	
Final Recorded Order to be delivered to our department	Yes/No	
ZONING DATA SHEET	Yes/No	
Unit size (provide table)	Yes/No	
Parking Spaces (Provide Table)	Yes/No	

Site plan showing:

Required setbacks with dimensions	Yes/No	
Accessory structures with setbacks with dimensions	Yes/No	
Mechanical/pool equipment setbacks with dimensions	Yes/No	
Backflowpreventor and Siamese pipes	Yes/No	
Projections into required setbacks with dimensions	Yes/No	
Driveways, walkways, decks with setbacks and dimensions	Yes/No	
Swimming pool, decks with setbacks and dimensions	Yes/No	
Docks with setbacks and dimensions	Yes/No	
Elevations showing dimensions from flood to maximum height	Yes/No	
Section showing dimensions from flood to maximum height	Yes/No	

Landscape plan	Yes/No	
Irrigation plan	Yes/No	

Notes:

If not applicable write N/A

This check list is only a part of all items and plans that are required for permit approval

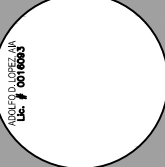
A complete set of plans shall be submitted for permit approval

Upon review of the submitted material it may be deemed that further information be required

PROPERTY DATA/LEGEND/

DESIGN CONSULTING SERVICES BY:
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AND RAFAEL HERNANDEZ / AFD DESIGN
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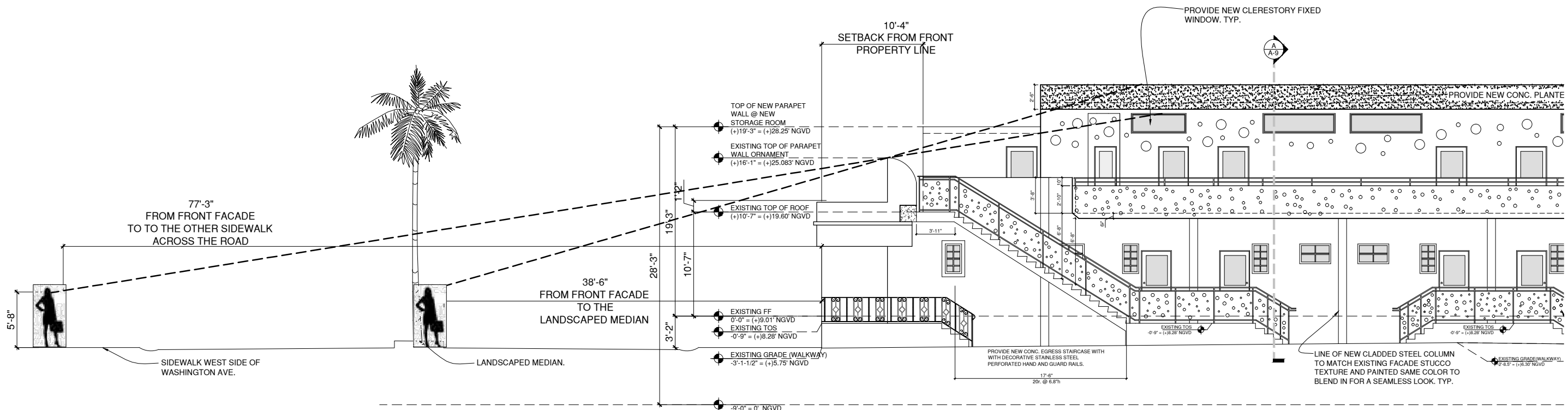
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Jose A. Madrid, P.A.
Adolfo D. Lopez, P.A.
Octavio Garcia, P.A.



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 10-18-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.

LOS-1



LINE OF SIGHT DIAGRAM

Scale: $\frac{3}{32}" = 1'-0"$ 0 1/2" 1"



Existing contextual view from across Washington Ave



Proposed contextual view from across Washington Ave

100% DESIGN SCHM DRAWINGS 02-03-18

REVISION	BY

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Jose A. Mucillo, P.A.
Adolfo D. Lopez, P.A.
Octavio Garcia, P.A.
Douglas Castillo, PhD

RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORRETA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

ORIGIN: BRUNO M. H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 02-03-2018
SCALE: AS SHOWN
PROJECT NO. 016-17
SHEET NO.



Existing front elevation from Washington Ave



Proposed front elevation from Washington Ave

100% DESIGN SCHM DRAWINGS 02-03-18

REVISION

BY

DESIGN CONSULTING SERVICES BY: SUSANA ALONSO, AICP AND RAFAEL HERNANDEZ / AFD DESIGN ARCHITECTURE INTERIOR DESIGN PLANNING PERMITTING VIOLATIONS S7Alonso@gmail.com 305-775-8716 TEL. (786)266-5217 AFDDESIGN101@GMAIL.COM	

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RAFAEL HERNANDEZ, AIA, LEED AP, FAS, FGS, FGS

Jose A. Morales, P.A.
Adolfo L. Lopez, P.A.
Octavio Garcia, P.A.

Douglas Castillo, PhD

RENOVATION/ ADDITIONAL 2nd STORY TO:

HOTEL CASA COLORRETA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

OWNER: BRUNO M. H. & SUSANA A.

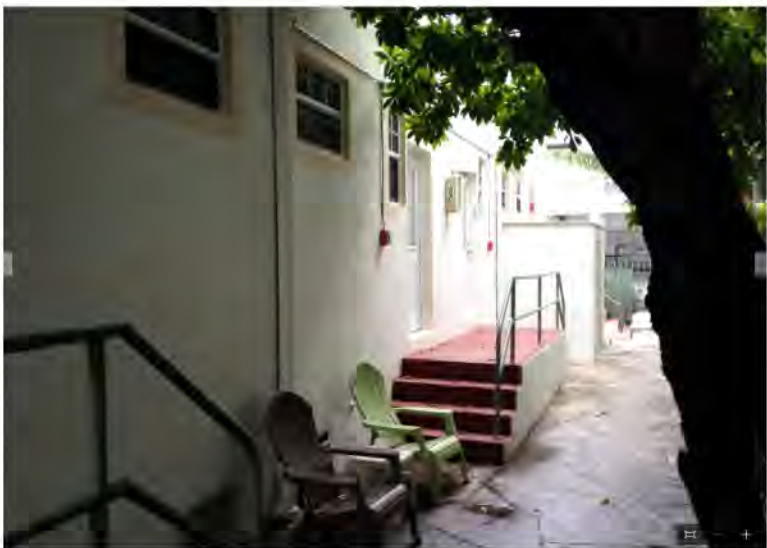
REVIEWED BY: ADOLFO LOPEZ

DATE: 02-03-2018

SCALE: AS SHOWN

PROJECT NO. 018-17

SHEET NO.



DESIGN CONSULTING SERVICES BY:
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ADRIAN B. LOPES, P.A. 305-555-1111
OCTAVIO GARCIA, P.A. 305-555-1111
Douglas Collins, PhD



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORRETA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADRIAN B. LOPES
DATE: 02-03-2018
SCALE: AS SHOWN
PROJECT NO. 016-17
SHEET NO.



PRESENT FRONT ELEVATION 1



PRESENT FRONT ELEVATION 2

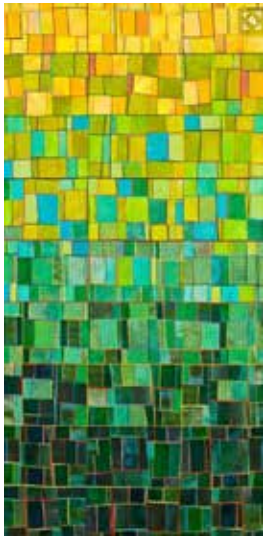


PRESENT FRONT-SIDE ELEVATION 2



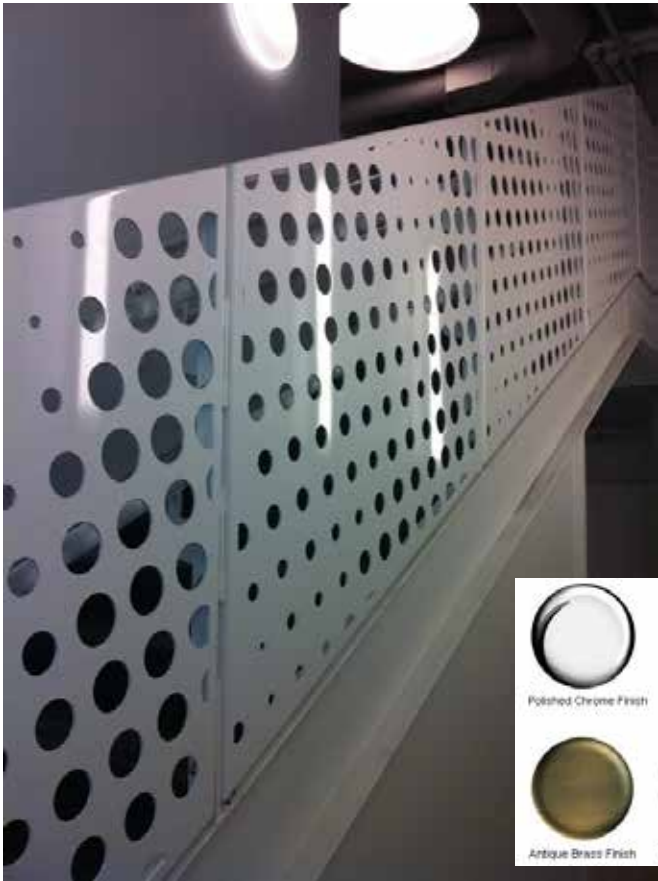
PAST FRONT-ELEVATION

REVISION	BY
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DESIGNERS OF RECORD: JAM ASSOCIATES HAWAIIAN, 100 S.W. 18TH AVE., SUITE 100, MIAMI, FL 33136 BORIS L. JAM, P.A. JOSE A. ALONSO, P.A. RAFAEL D. HERNANDEZ, P.A. OCTAVIO GARCIA, P.A. Douglas Corrallo, PhD	
RENOVATION/ ADDITIONAL 2nd STORY TO: HOTEL CASA COLORRETA 355 WASHINGTON AVE. MIAMI BEACH, FLORIDA	
DRAWN BY: SUSANA A. ALONSO REVIEWED BY: ADOLFO LOPEZ DATE: 02-03-2016 SCALE: AS SHOWN PROJECT NO. 010-17 SHEET NO.	
PICS-1	



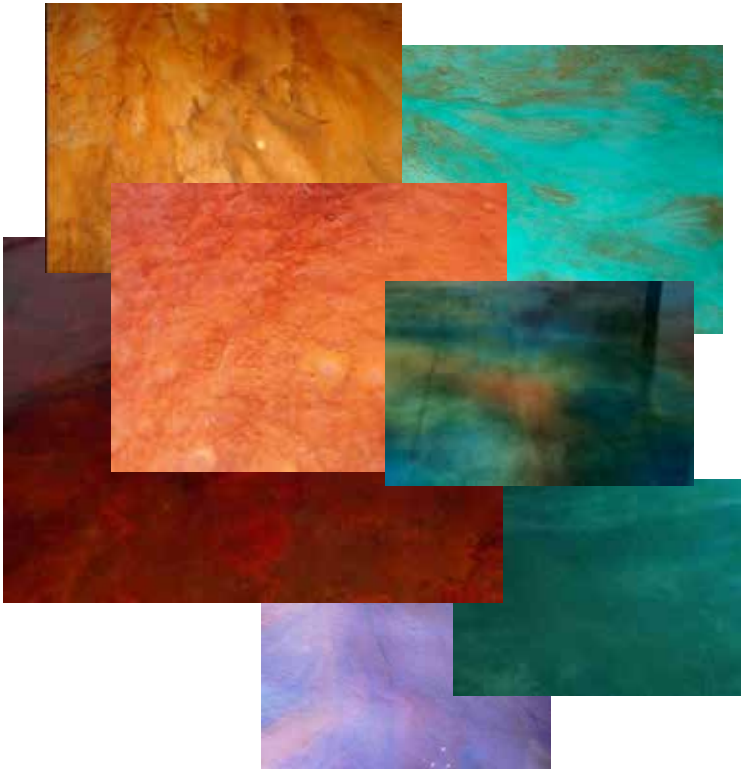
Mosaic tile inlays for exterior wall round insets and Mosaic instalation on rooftop pathways

Railings on Catwalks and stairways white aluminum finish



Color scheme for stucco walls with white trim

white aluminum finish windows and railings



Acid Stained Concrete on Catwalks and Walkways

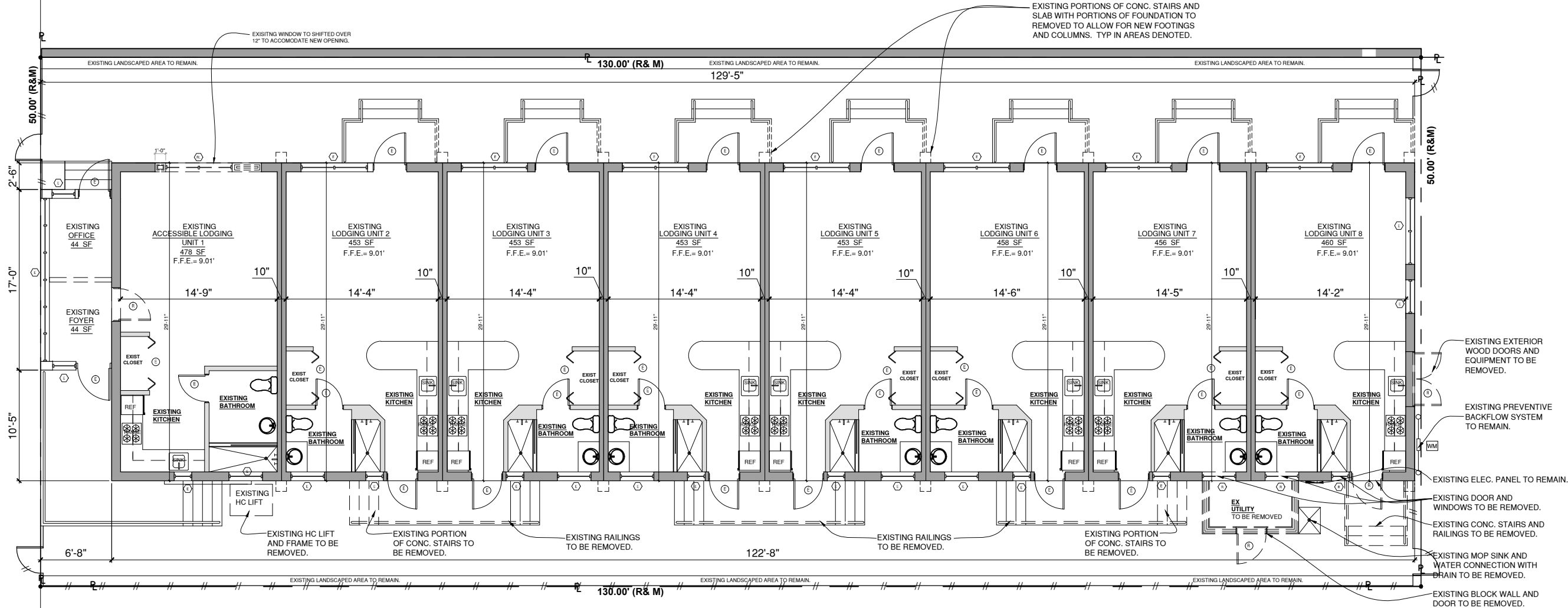
COLOR SELECTION GUIDE			
OVER GREY	OVER WHITE	OVER GREY	OVER WHITE
ACCENT BLACK		MAHOGANY	
ALMOND		MOLASSES	
AMBER		NAVY	
BLUE		OLIVE	
BRONZE		PERSIMMON	
BLACK FOREST		RED	
BLUE SPRUCE		REDOAK	
CEDAR MIST		RUST	
GOLD		SILVER	
GREEN		TANGERINE	
IVY		YELLOW	
LEAD		BLACK	

NOTE: "OVER GREY" IS SIM STAIN APPLIED OVER PLAIN GREY CONCRETE. "OVER WHITE" IS SIM STAIN APPLIED OVER PLAIN WHITE CONCRETE. RESULTS MAY VARY.

28.50' ASPHALT PAVEMENT

2.50' Curb and Gutter

5.00' Concrete Sidewalk



STRUCTURAL NOTE:

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THE STRUCTURAL MEMBERS FOR THE PROPOSED ADDITION WILL BE AN ENVELOPE OF EXISTING STRUCTURE.

THE EXISTING STRUCTURE WILL NOT NEED ANY SHORING OR ANY EXTERIOR STRUCTURAL SUPPORT WORK THAT WOULD BE NECESSARY IN TYPICAL RECONSTRUCTION OR ADDITION WORK.

SEE LETTER OF RECOMENDATION BY LICENSED STRUCTURAL ENGINEER.

DEMO ARCH. LEGEND

- EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
- EXISTING PORTIONS OF DRYWALL PARTITION WALL TO BE REMOVED
- EXISTING PORTIONS OF CONCRETE BLOCK WALL TO BE REMOVED
- EXISTING EXTERIO/ INTERIOR DOOR AND FRAMES TO BE REMOVED.
- EXISTING DOOR AND FRAME, TO REMAIN.
- EXISTING WINDOWS TO REMAIN.
- EXISTING WINDOWS TO BE REMOVED

100% DESIGN SCHM DRAWINGS 06-01-16
2nd SUBMISSION

DESIGN CONSULTING SERVICES BY:
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Cecilio Garcia, P.E.

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DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 04-07-2016
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DSP-1.0

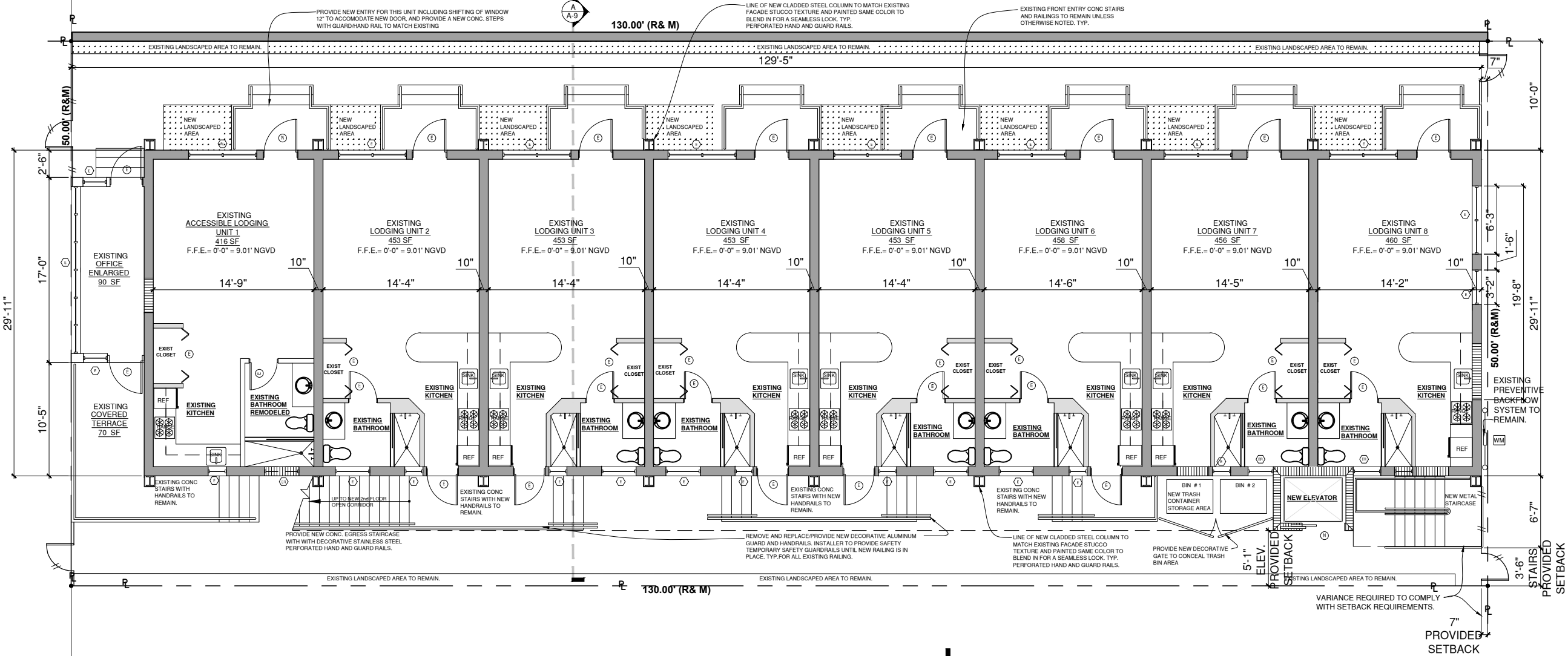
EXISTING/DEMO SITE PLAN
Scale: $\frac{3}{32}" = 1'-0"$
0 1/2" 1"

WASHINGTON AVENUE

28.50' ASPHALT PAVEMENT

2.50' Curb and Gutter

5.00' Concrete Sidewalk



PROPOSED SITE PLAN

Scale: $\frac{3}{32}'' = 1'-0''$



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SEE LETTER OF RECOMENDATION BY LICENSED STRUCTURAL ENGINEER.

LEGEND

- EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
- NEW 8" CONC. BLOCK WALL
- NEW 3-5/8" METAL STUD PARTITION WITH $\frac{5}{8}''$ GYPSUM PARTITION WALL,
- NEW 5-5/8" METAL STUD PARTITION WITH $\frac{5}{8}''$ GYPSUM PARTITION WALL,
- EXISTING DOOR AND FRAME, TO REMAIN.
- NEW DOOR AND FRAME.
- EXISTING WINDOWS TO REMAIN.
- NEW DADE COUNTY APPROVED IMPACT PROOF WINDOWS.

REVISION	BY

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Adolfo D. Lopez, P.A.

Oscarito Garcia, P.A.

RENOVATION/ ADDITIONAL 2nd STORY TO:

HOTEL CASA COLORETTA

355 WASHINGTON AVE.

MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.

REVIEWED BY: ADOLFO LOPEZ

DATE: 04-07-2016

SCALE: AS SHOWN

PROJECT NO. 015-17

SHEET NO.

SP-1.0

DESIGN CONSULTING SERVICES BY:
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AND RAFAEL HERNANDEZ
ARCHITECTURE INTERIOR DESIGN PLANNING PERMITTING VIOLATIONS
S7Alonso@gmail.com 305-775-8716
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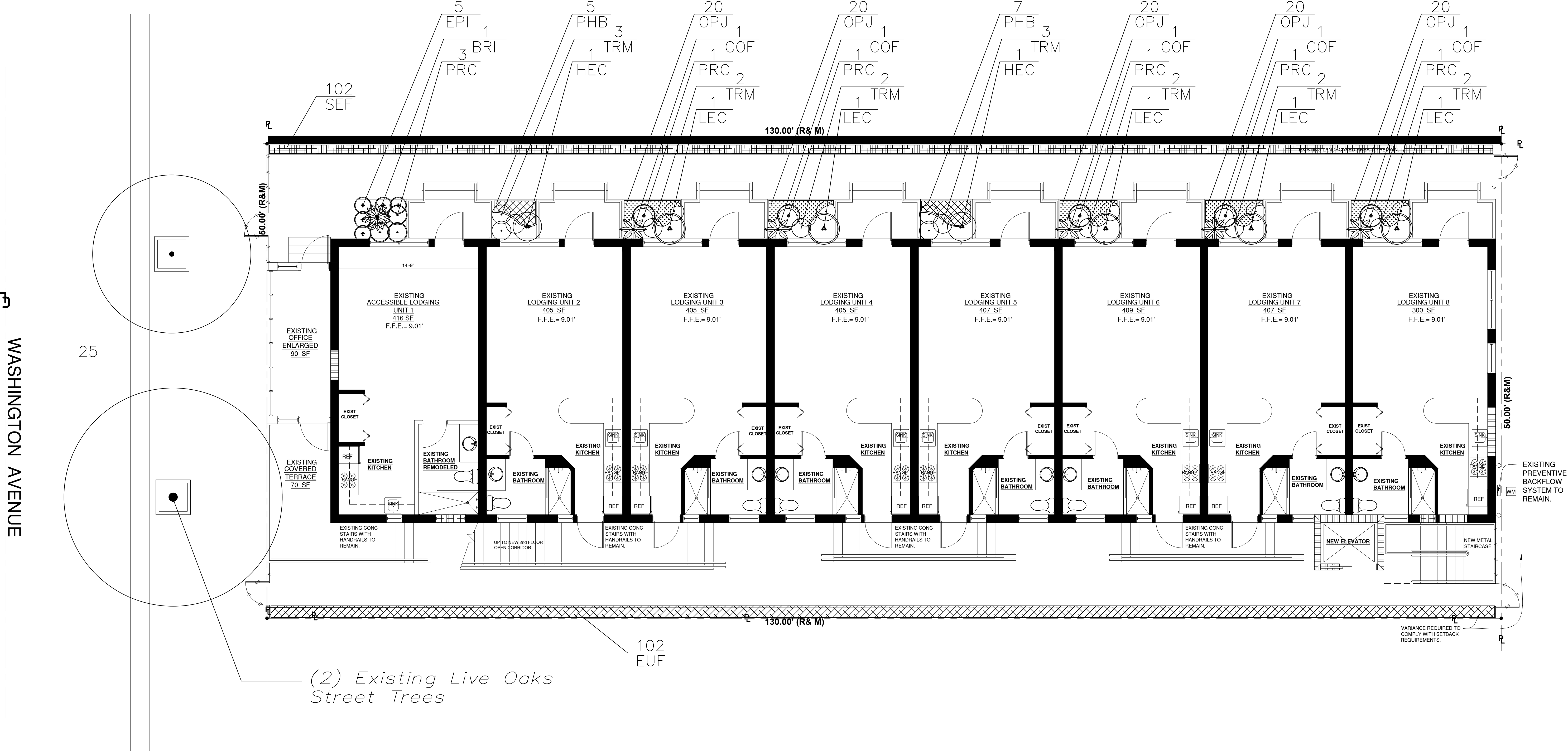
DESIGNERS OF RECORD:
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BROWARD: 15555 ORANGE DR. SUITE 405 DAVIE, FL 33330 TEL. (954) 323-6352
Jose A. Madrid, P.A.
Adolfo D. Lopez, R.A.
Octavio Garcia, P.A.



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 05-25-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.

LA-1



Plant List Ground Floor				
Qty	Key	Botanical / Common Name	Description	Native
5	LEC	Leea coccinea / Rubra	15 gal, 5' ht x 2' spr.	No
2	HEC	Hedychium coronarium / White Butterfly Ginger	8'-9" oa hts	No
1	BRI	Bromeliad alcantarea / Imperialis	2' oa ht, 15 gal.	No
5	COF	Cordyline fruticosa / Ti Plant, Black Majic	4-5'ht x 2'spr, 7 gal, 3 ppp.	No
12	TRM	Trimezia martinensis / Yellow Walking Iris	24"ht, 18" spr. 3 gal, full.	No
8	PRC	Philodendron Rojo /Congo	16"ht x 16"spr, 3 gal.	No
12	PHB	Philodendron Burle Marx / Burle Marx	16"ht x 16"spr, 3 gal.	No
102	EUF	Eugenia foetida / Spanish Stopper	18"ht x 12"spr, 3 gal.	Yes
100	OPJ	Ophiopogon japonicum / Mondo Grass	1 gal.	No
5	EPI	Epidendrum ibaguense / Reed Stem Orchid	18"ht x 18"spr, 3 gal.	No
102	SEF	Serrissa foetida / Serrissa	3 gal.	No

PROPOSED LANDSCAPE SITE PLAN

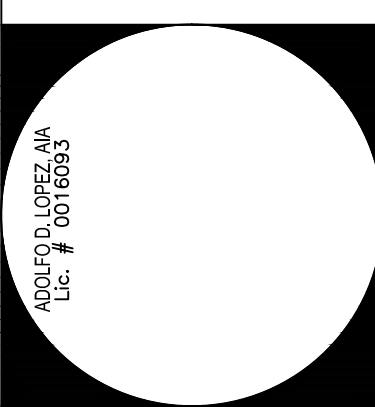
Scale: 3/16" = 1'-0"

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

REVISION	BY

DESIGN CONSULTING SERVICES BY:
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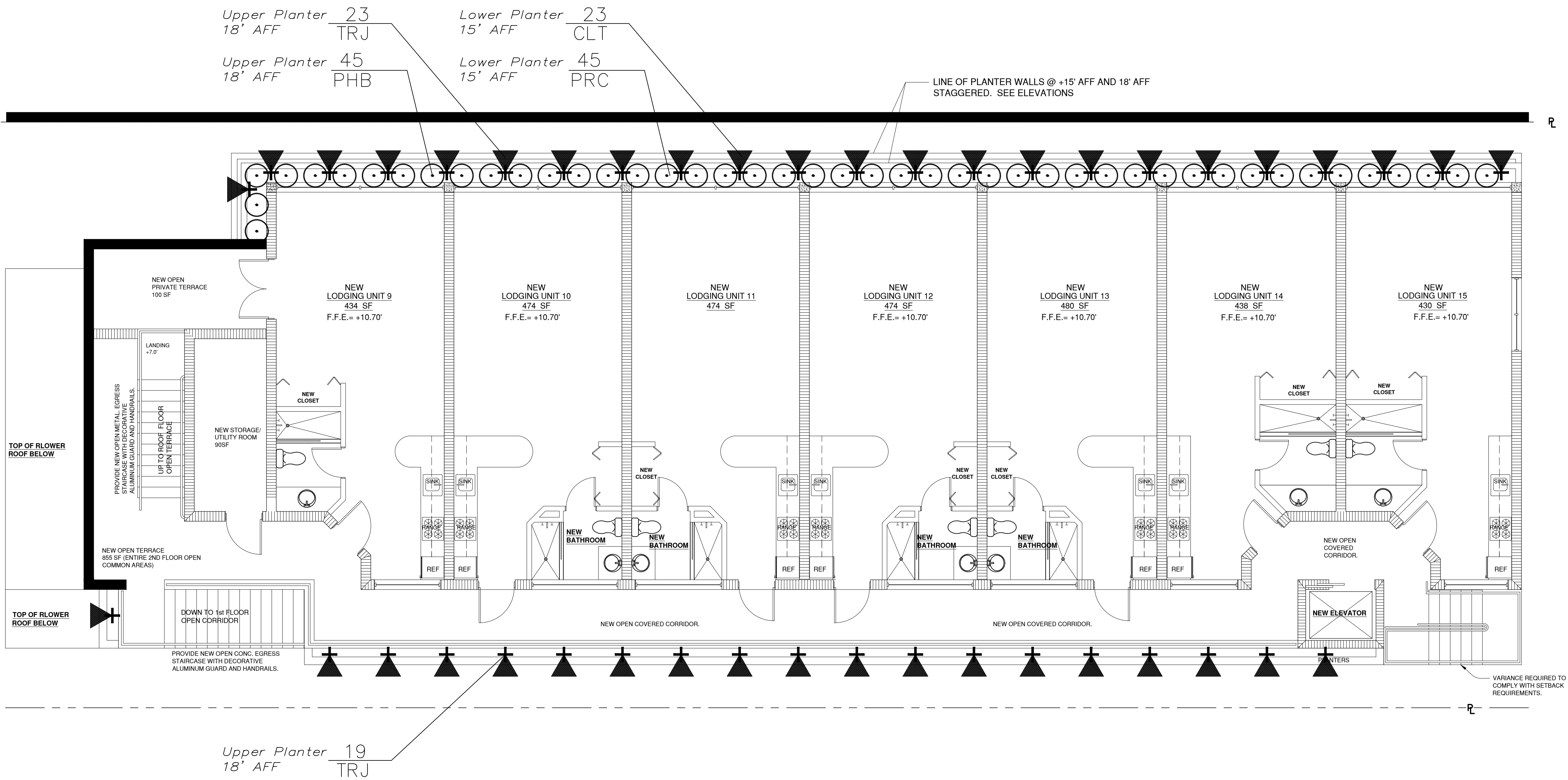
DESIGNERS OF RECORD:
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Octavio Garcia, P.A.



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 05-25-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.

LA-2

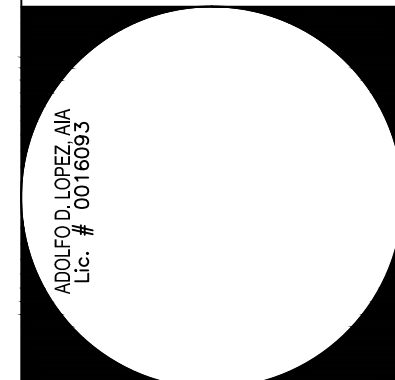


Plant List Second Floor Planters				
Qty	Key	Botanical / Common Name	Description	Native
19	TRJ	Trachelospermum jasminoides / Confederate Jasmine	30"ht, 7 gal, trellis.	No
23	CLT	Clerodendron thomsoniae / Bleeding Heart Vine	30"ht, 7 gal, trellis.	No
45	PHB	Philodendron Burle Marx / Burle Marx	16"ht x 16"spr, 3 gal.	No
45	PRC	Philodendron Rojo /Congo	16"ht x 16"spr, 3 gal.	No

PROPOSED SECOND FLOOR LANDSCAPE PLAN

Scale: 3/16" = 1'-0"

H.L. Martin, Landscape Architect, P.A.
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5965 SW 38th Street, Miami, Florida 33155
305 790-4372, himartin@bellsouth.net
Herbert Lester Martin, Landscape Architect



PROPOSED ROOF GARDEN LANDSCAPE PLAN
Scale: 3/16" = 1'-0"

FOR INFORMATION ON SITE
WORK SEE SHEET D-SP-1.0
AND SP-1.0...

100% DESIGN SCHM DRAWINGS 06-01-16
2nd SUBMISSION

REVISION
BY

LEGEND

- EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
- NEW CONC. BLOCK WALL
- NEW 3-5/8" METAL STUD PARTITION WALL WITH 5/8" TYPE "X" GYPSUM BOARD.
- NEW 5-5/8" METAL STUD PARTITION WALL WITH 5/8" TYPE "X" GYPSUM BOARD
- EXISTING DOOR AND FRAME, TO REMAIN.
- NEW DOOR AND FRAME.
- EXISTING WINDOWS TO REMAIN.
- NEW DADE COUNTY APPROVED IMPACT PROOF WINDOWS.

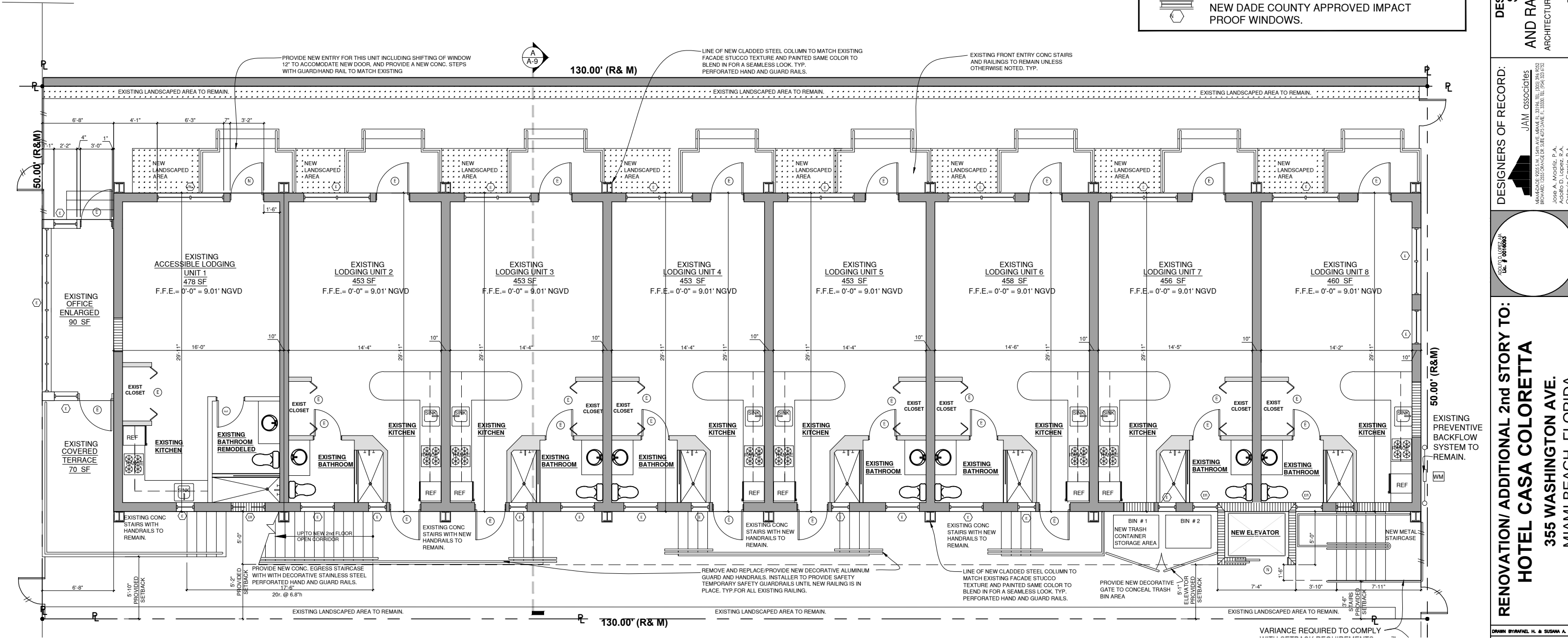
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Adolfo D. Lopez, P.A.
Oscar Garcia, P.A.



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 04-07-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.
A-1.0



PROPOSED 1ST FLOOR PLAN



LEGEND

- EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
- NEW 8" CONC. BLOCK WALL
- NEW 8" CONC. BLOCK PARAPET WALL.
- NEW 6" CONC. PLANTER WALL.
- NEW 3-5/8" METAL STUD PARTITION WALL WITH 5/8" TYPE "X" GYPSUM BOARD.
- NEW 5-5/8" METAL STUD PARTITION WALL WITH 5/8" TYPE "X" GYPSUM BOARD
- NEW DOOR AND FRAME.
- NEW DADE COUNTY APPROVED IMPACT PROOF WINDOWS.

100% DESIGN SCHM DRAWINGS 10-19-16
REV.

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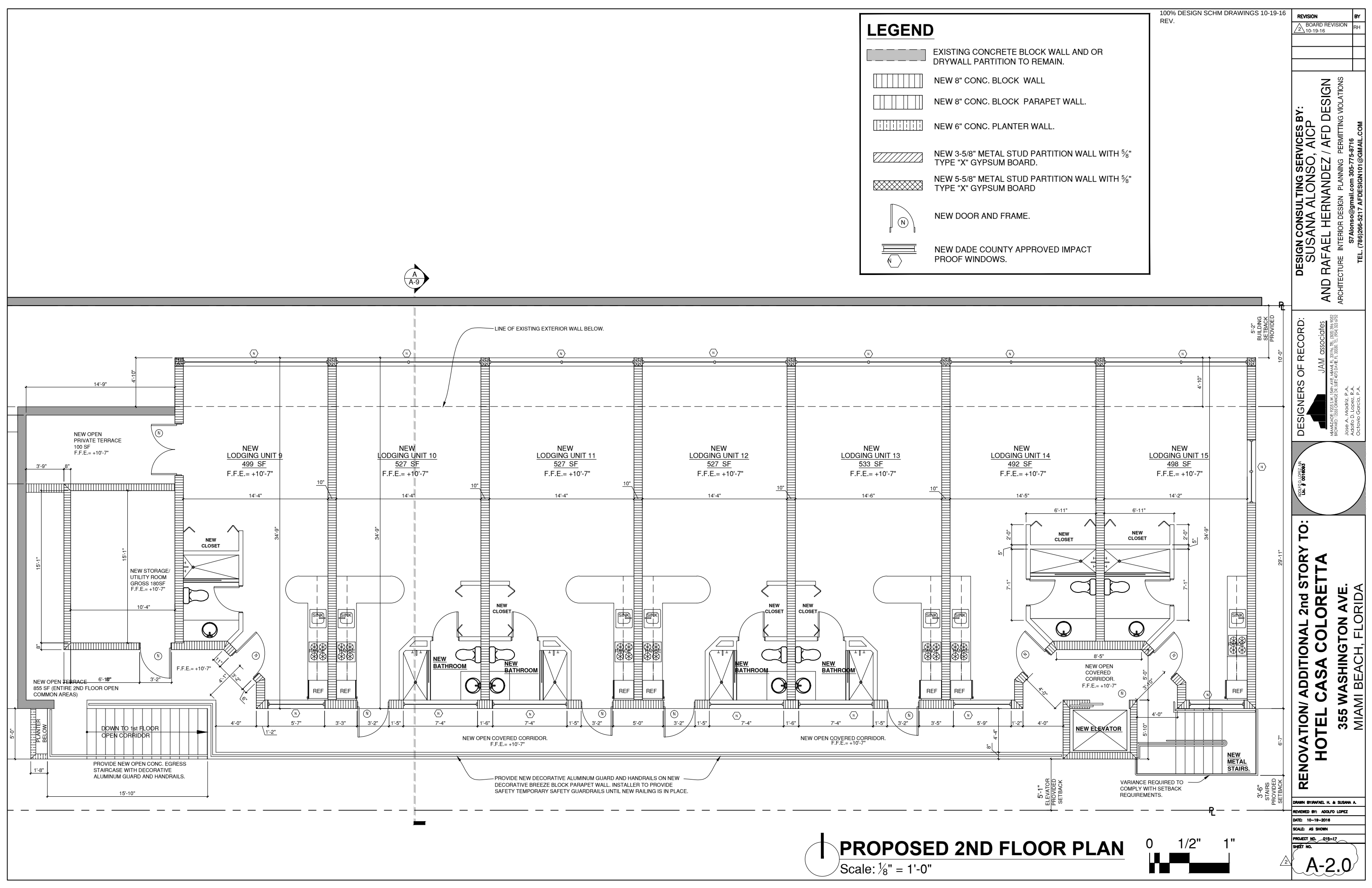
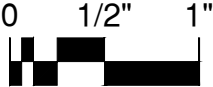
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Jose A. Modiriz, P.A.
Adolfo D. Lopez, P.A.
Octavio Garcia, P.A.

RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 10-18-2016
SCALE: AS SHOWN
PROJECT NO.: Q18-17
SHEET NO.:
A-2.0

PROPOSED 2ND FLOOR PLAN

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



STRUCTURAL NOTE:

THE NEW STRUCTURAL DESIGN INTENTION FOR THIS ROOF-TOP ADDITION WITH A GREEN ROOF WILL HAVE A MINIMAL IMPACT ON THE EXISTING STRUCTURE.

THE STRUCTURAL MEMBERS FOR THE PROPOSED ADDITION WILL BE AN ENVELOPE OF EXISITING STRUCTURE.

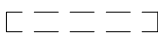
THE EXISTING STRUCTURE WILL NOT NEED ANY SHORING OR ANY EXTERIOR STRUCTURAL SUPPORT WORK THAT WOULD BE NECESSARY IN TYPICAL RECONSTRUCTION OR ADDITION WORK.

SEE LETTER OF RECOMENDATION BY LICENSED STRUCTURAL ENGINEER.

DEMO ARCH. LEGEND



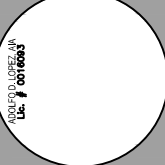
EXISTING PORTIONS OF ROOFTOP PARAPET WALL AND OR ORNAMENTAL FEATURES TO REMAIN.



EXISTING PORTIONS OF ROOF PARAPET WALLS TO BE REMOVED

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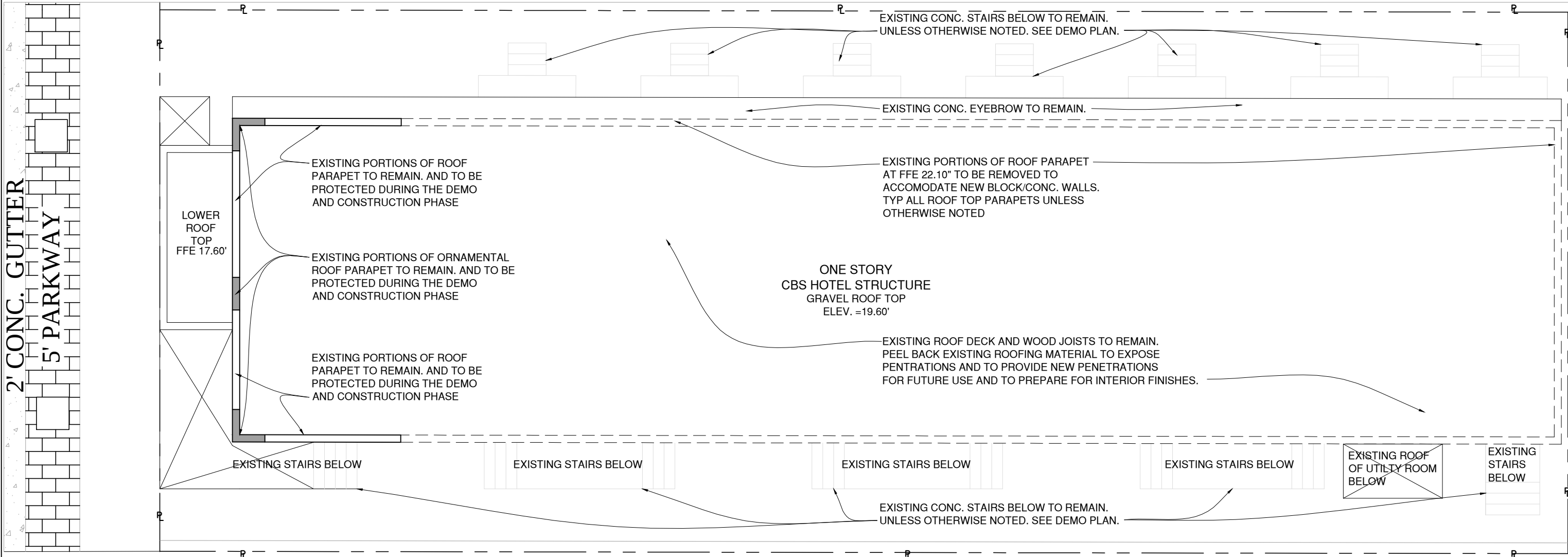
DESIGNERS OF RECORD:
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Octavio Garcia, P.A.



RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 04-07-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.

A-3.0



DEMO OF AS-BUILT ROOF PLAN
NTS

	EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
	NEW 8" CONC. BLOCK WALL
	NEW 8" CONC. BLOCK PARAPET WALL.
	NEW 6" CONC. PLANTER WALL.
	NEW 3-5/8" METAL STUD PARTITION WALL WITH 5/8" TYPE "X" GYPSUM BOARD.
	NEW 5-5/8" METAL STUD PARTITION WALL WITH 5/8" TYPE "X" GYPSUM BOARD
	NEW DOOR AND FRAME.
	NEW DADE COUNTY APPROVED IMPACT PROOF WINDOWS.

BY	BOARD REVISION
RH	10-19-16

DESIGN CONSULTING SERVICES BY:
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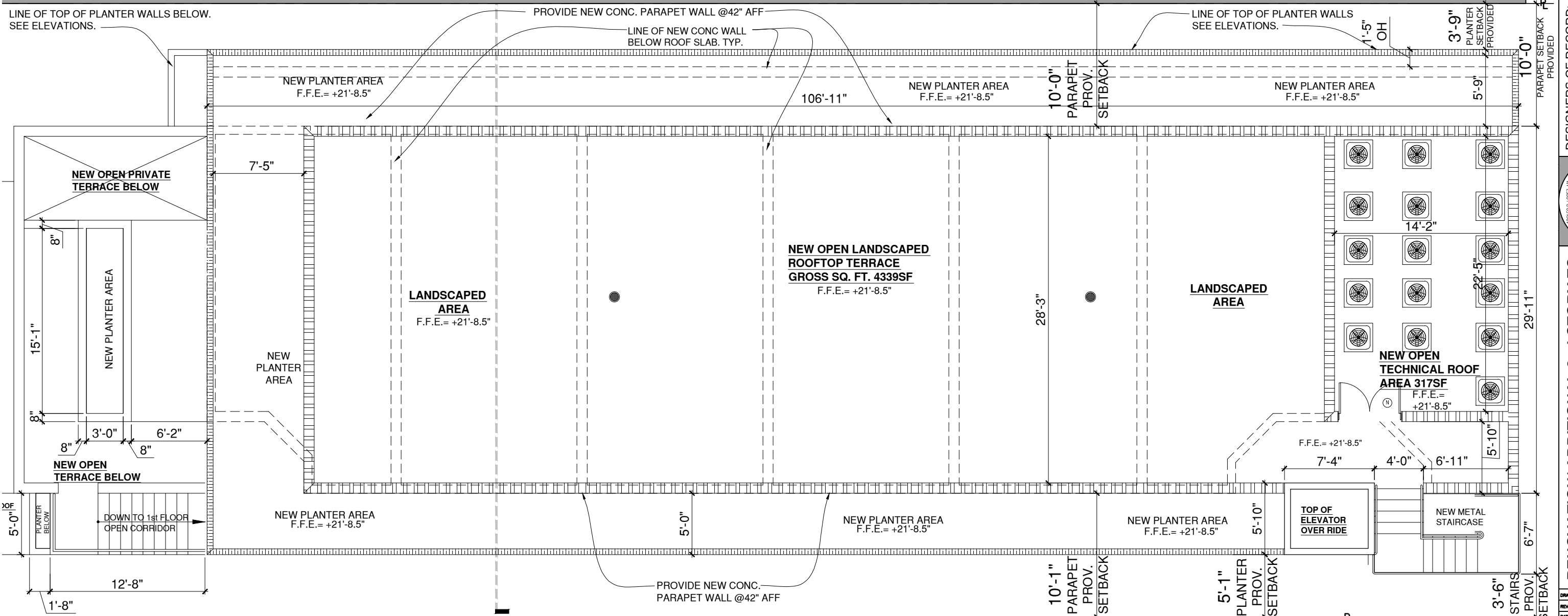
Jose A. Madrid, P.A.
Adolfo D. Lopez, P.A.
Octavio Garcia, P.A.

ABOLFO O. LOPEZ JR.
Lic. # 0016093

**RENOVATION/ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA**

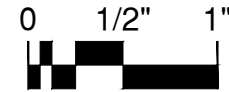
OWN BY: RAFAEL H. & SUSANA A.
VIEWED BY: ADOLFO LOPEZ
TE: 10-18-2016
ALE: AS SHOWN
JECT NO. 015-17
ET NO.

A-4.0



PROPOSED ROOF PLAN

Scale: $\frac{1}{8}" = 1'-0"$



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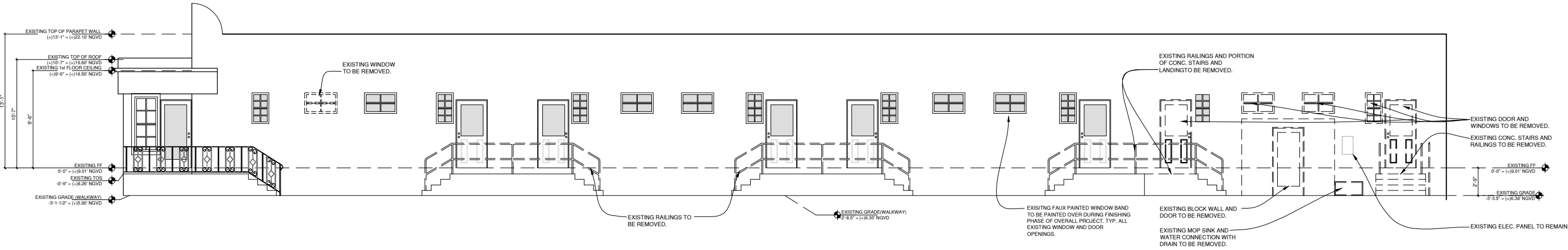
DESIGNERS OF RECORD:
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Cecilia Garcia, P.A.



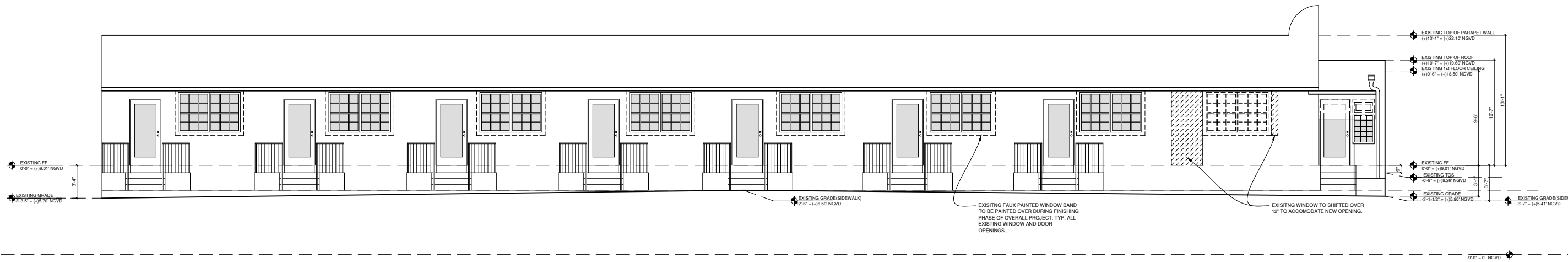
RENOVATION/ ADDITIONAL 2nd STORY TO:
HOTEL CASA COLORETTA
355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

DRAWN BY: RAFAEL H. & SUSANA A.
REVIEWED BY: ADOLFO LOPEZ
DATE: 04-07-2016
SCALE: AS SHOWN
PROJECT NO. 015-17
SHEET NO.

A-5.0



EXISTING SOUTH SIDE ELEVATION

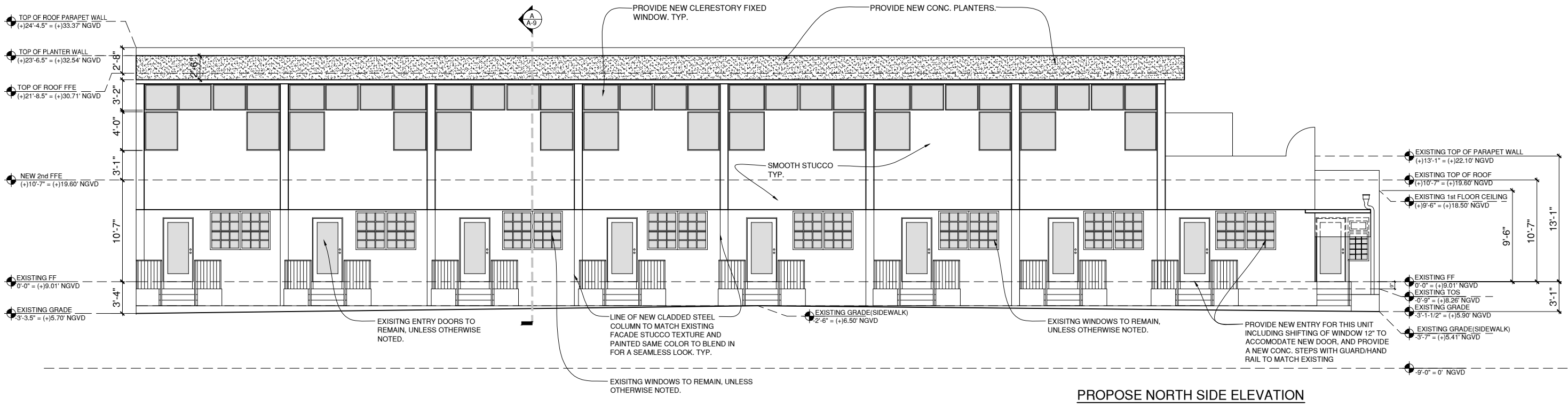


EXISTING NORTH SIDE ELEVATION

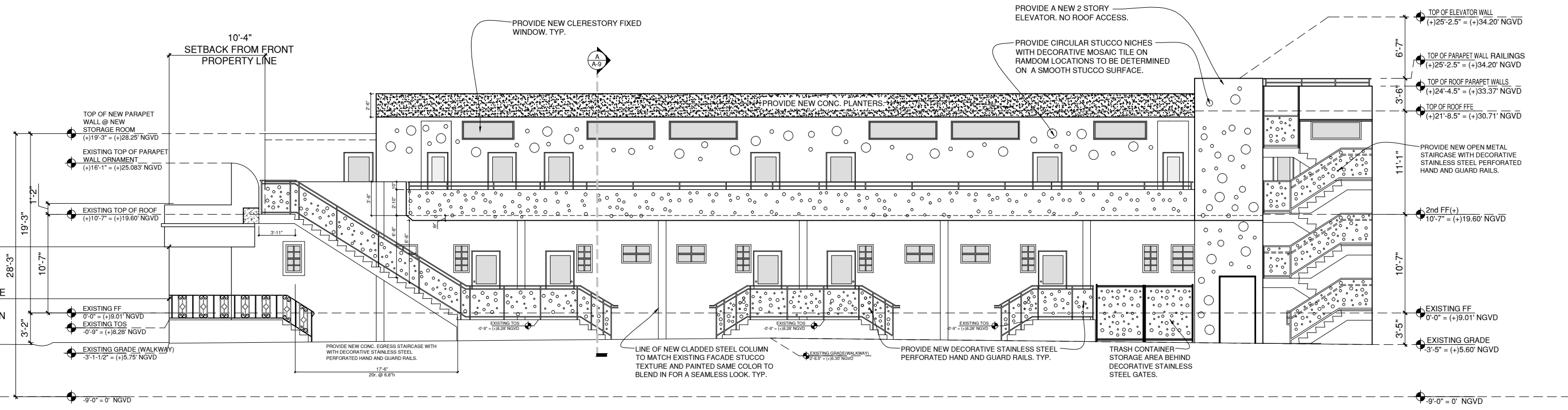
EXISTING SIDE ELEVATIONS

Scale: 3/32" = 1'-0"





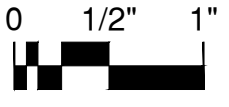
PROPOSE NORTH SIDE ELEVATION



PROPOSED SOUTH SIDE ELEVATION

PROPOSED SIDE ELEVATIONS

Scale: 3/32" = 1'-0"



REVISION	BY

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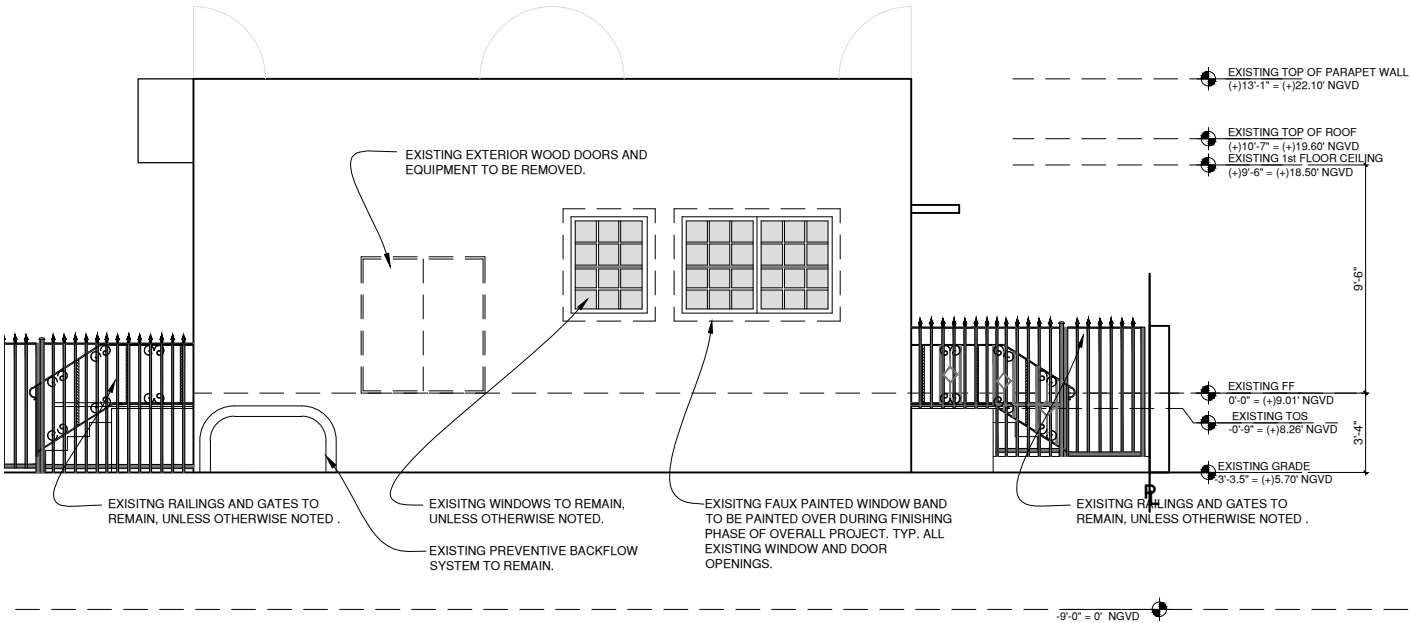
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OCTAVIO GARCIA, P.E.



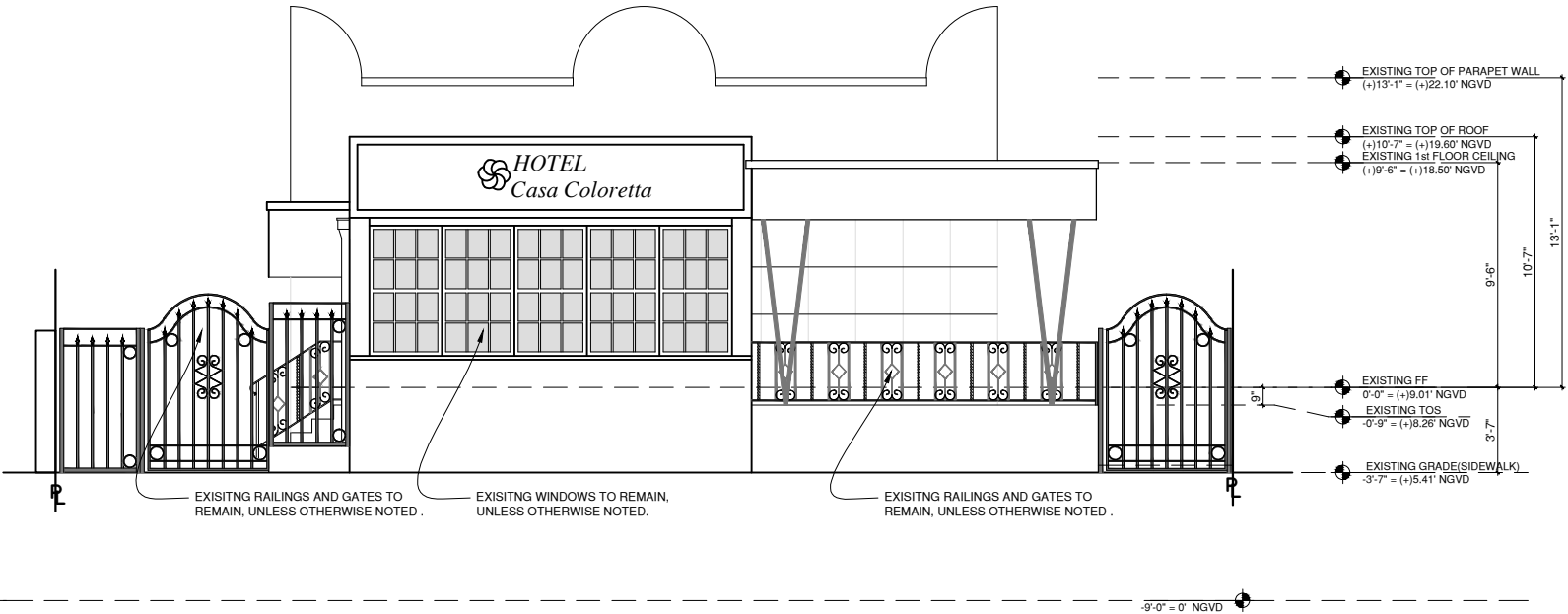
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REVIEWED BY: ADOLFO LOPEZ
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A-7.0



EXISTING REAR ELEVATION

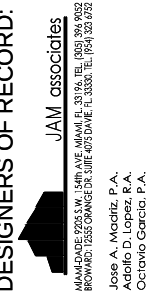


EXISTING FRONT ELEVATION

EXISTING FRONT AND REAR ELEVATIONS

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





ADOLFO LUPEZ AN
Lic. # 0016003



REW BY: ADOLFO LOPEZ
 E: 10-19-2016
 LE: AS SHOWN
 OBJECT NO. 016-17
 SET NO. A-8.0



DESIGNERS OF RECORD:

 **JAM associates**

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Adolfo D. Lopez, R.A.
Octavio Garcia, P.A.



**RENOVATION/ADDITIONAL 2nd STORY TO:
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355 WASHINGTON AVE.
MIAMI BEACH, FLORIDA**

OWN BY: RAFAEL H. & SUSANA A.
VIEWED BY: ADOLFO LOPEZ
E: 10-18-2016
ALE: AS SHOWN
JECT NO. 015-17
ET NO.

A-9.0

Scale: $\frac{1}{4}" = 1'-0"$

