

CIRCA 39

3900 COLLINS AVE
MIAMI BEACH, FLORIDA

FINAL SUBMITTAL
02.07.2022

OWNER:

AMS HOSPITALITY
3350 RIVERWOOD PKWY #2110
ATLANTA, GA 30339

ARCHITECT:

BAKER BARRIOS ARCHITECTS
400 ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602

INTERIOR DESIGNER:

EDGE OF ARCHITECTURE
1929 PONCE DE LEON
CORAL GABLES, FL 33143

LANDSCAPE ARCHITECT:

NATURALFICIAL
6915 RED ROAD, SUITE 224
CORAL GABLES, FL 33143

SCOPE of WORK:

VARIANCE REQUEST:

NEW TRELLIS WITHIN REQUIRED FRONT AND SIDE YARD SETBACK

MODIFICATION TO SOUTH FACADE:

NEW COLLAPSIBLE WALL. BASIS OF DESIGN: NANAWALL

INTERIOR MODIFICATIONS:

RENOVATED LOBBY AND RESTAURANT AREAS

EXTERIOR MODIFICATIONS:

RENOVATED HARDSCAPE + LANDSCAPE PLANS
NEW TRELLIS WITH FABRIC COVERINGS
MODIFY EXISTING POOL (TWO NEW PLUNGE POOLS)
REPLACE FABRIC COVERING AT EXISTING ENTRY AWNING

INDEX of DRAWINGS

GENERAL:

G001 COVER SHEET
G002 SITE LOCATION MAP
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G004 PROPERTY LEGAL DESCRIPTION
G005 EXISTING SITE PLAN
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G007 EXISTING PHOTOS - EXTERIOR
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G009 LOBBY PHOTO KEY
G010 EXISTING PHOTOS - INTERIOR
G011 EXISTING PHOTOS - INTERIOR
G012 EXISTING PHOTOS - INTERIOR

INTERIOR DESIGN

ID001 EXISTING FLOOR PLAN
ID002 DEMOLITION FLOOR PLAN
ID003 RENOVATED FLOOR PLAN
ID004 EXISTING/DEMO LOBBY REFLECTED CEILING PLAN
ID005 RENOVATED LOBBY REFLECTED CEILING PLAN
ID006 INTERIOR ELEVATION - COLLAPSIBLE WALL
ID007 INTERIOR ELEVATION - RETAIL
ID008 INTERIOR ELEVATION - RECEPTION
ID009 INTERIOR ELEVATION - LOBBY BAR
ID010 INTERIOR ELEVATION - LOBBY BAR
ID011 INTERIOR PERSPECTIVES
ID012 INTERIOR PERSPECTIVES
ID013 INTERIOR PERSPECTIVES

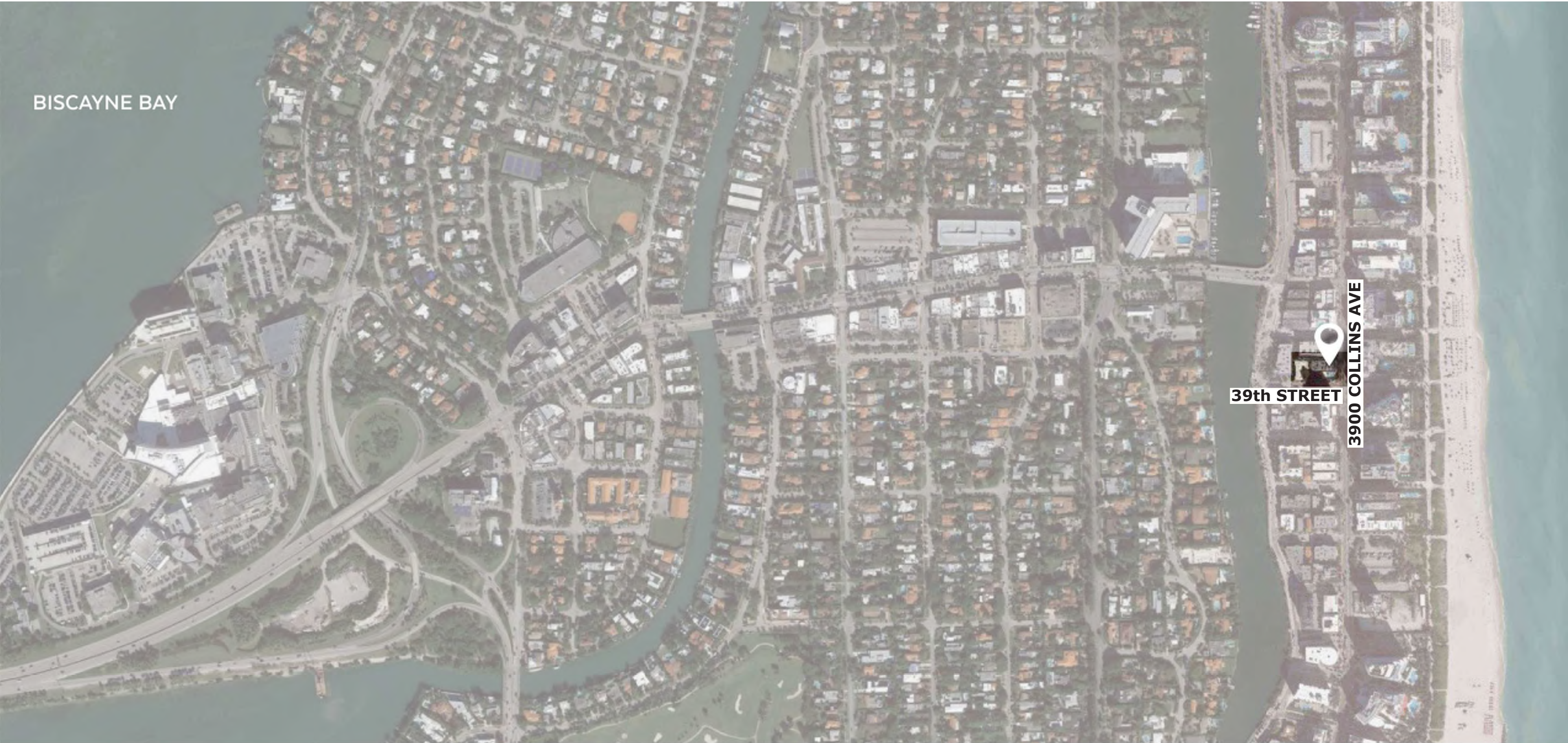
ARCHITECTURE

A001 SOUTH FACADE EXISTING/DEMOLITION ELEVATION
A002 SOUTH FACADE RENOVATED ELEVATION

LANDSCAPE

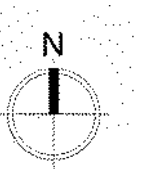
L001 HARDSCAPE PLAN
L002 VARIANCE DIAGRAM - TRELLIS
L003 TREE DISPOSITION
L004 LANDSCAPE PLAN
L005 PLANT IMAGES

BISCAYNE BAY



39th STREET

3900 COLLINS AVE



SURVEYOR'S CERTIFICATE:

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-2. SETBACKS ARE AS ZONING REPORT AS PER PZR REPORT, SITE NUMBER 145150-1, DATED DRAFT: 1 04/09/2021, DRAFT: 04/16/2021:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

1. Building Set-Back Lines	Required	Existing
a. Front:	20 Feet	Collins Avenue: 14.78 Feet (Per Survey)
b. Street Side:	10 Feet or 8% of the Lot Width, whichever is greater (10 Feet required)	39 th Street: 4.83 Feet (Per Survey)
c. Interior Side:	10 Feet or 8% of the Lot Width, whichever is greater (10 Feet required) The sum of the Side Yards shall equal 16% of the Lot Width (100 Feet x 0.16 = 16 Feet)	North Lot Line: 5 Feet (Per Survey) Sum of Side Yards: 9.83 Feet (Per Survey)
d. Rear:	10% of the Lot Depth for Non-Oceanfront Lots (220 Feet x 0.1 = 22 Feet)	West Lot Line: 4.81 Feet (Per Survey)

3. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS COLLINS AVENUE AND 39th STREET.

4. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

5. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

6. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120651 PANEL NO. 0336, SUFFIX "L", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF 09/11/09.

7. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±34,000 SQUARE FEET OR ±0.78 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

8. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 11,699.18 SQUARE FEET.

9. THERE ARE 36 REGULAR PARKING SPACES AND 2 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988, CITY OF MIAMI BEACH BENCH MARK ID: CMB 40-01-06; ELEVATION IS 2.10 FEET OF N.A.V.D. OF 1988.

11. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

12. FLOOR ELEVATION OF EXISTING BUILDING ALONG THE NORTHEAST SIDE OF PARCEL 1 IS 8.20 FEET(HIGHEST) AND 4.10 FEET(LOWEST).

13. THERE IS VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15. THERE IS NO VISIBLE OBSERVED PARTY WALLS. ALL DIVISIONAL WALLS ADJACENT TO THE PROPERTY ARE SHOWN ON SURVEY.

16. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

LEGAL DESCRIPTION:

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

PARCEL 1: (FEE)

LOTS 10, 11, 15, 16 AND 19, BLOCK 32, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD)

LOTS 17, 19 AND 20, BLOCK 30, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LEASEHOLD ESTATE CONTAINED IN THAT CERTAIN UNRECORDED LEASE BETWEEN MICHAEL SIMON AND PIRHIA SIMON, AS LESSOR, AND COPLEY PLAZA INC., A FLORIDA CORPORATION, AS LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 21079, PAGE 79 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21529, PAGE 3335; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 26378, PAGE 3193, OF THE PUBLIC RECORDS OF MIAMI-DADE, COUNTY, FLORIDA, DEMISING ALL OR A PORTION OF THE AFOREDESCRIBED PREMISES.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- 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.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF THE TITLE COMMITMENT. COMMITMENT FILE NUMBER NCS-1056386-ATL, CUSTOMER REFERENCE NUMBER: NCS-1056386-ATL, DATED MARCH 03, 2021, AT 7:30 A.M.;

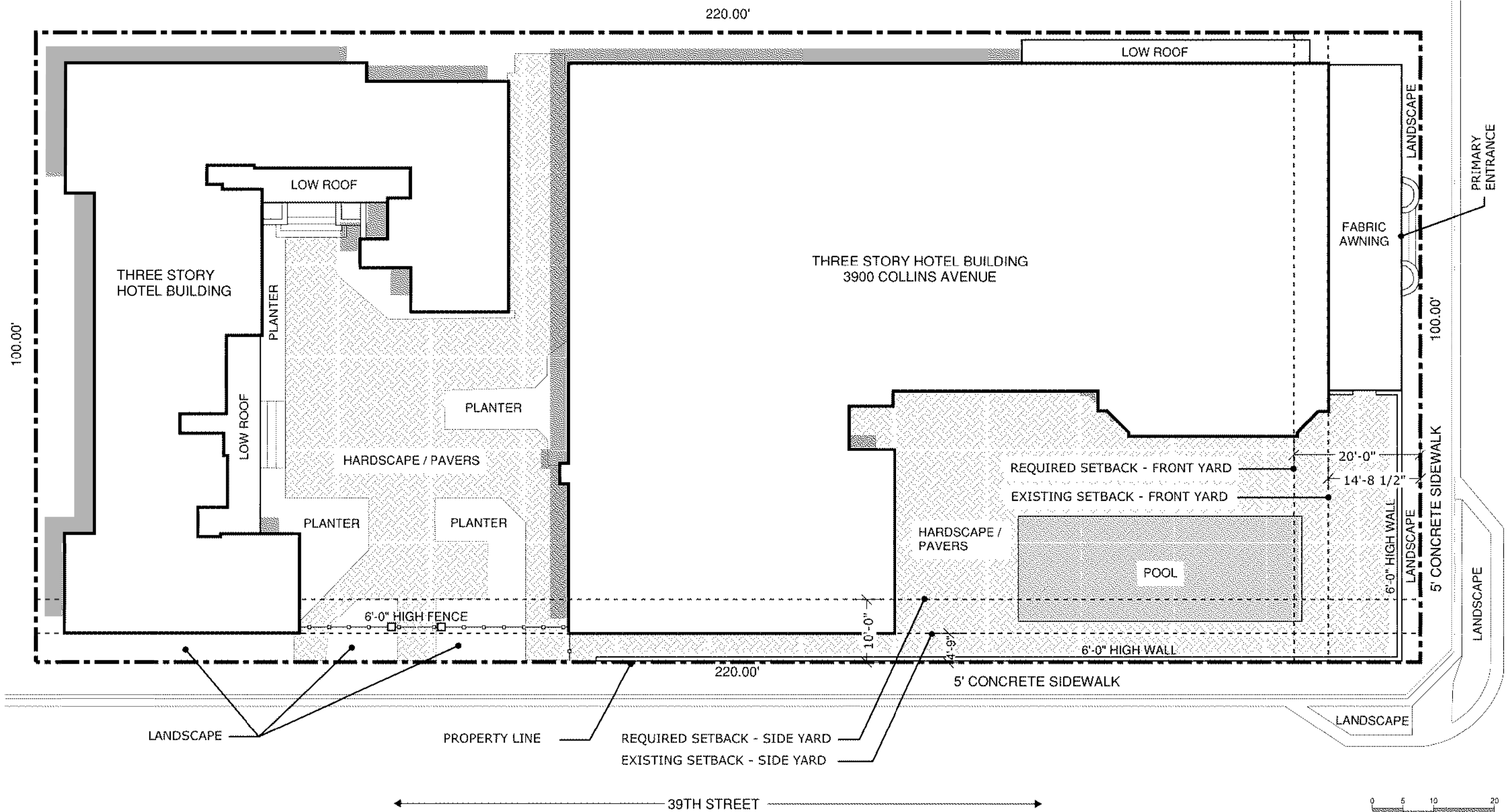
10. MATTERS SHOWN ON THE PLAT OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE(S) 7 AND 8. REFER TO SURVEY FOR ANY PLAT MATTERS.

11. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2160, PAGE 63. SEE MAP OF SURVEY.

12. THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN MICHAEL SIMON AND PIRHIA SIMON, LESSOR, AND COPLEY PLAZA INC., A FLORIDA CORPORATION, LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 21079, PAGE 79 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21529, PAGE 3335; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE GIVEN IN FAVOR OF THIRTYNINE COLLINS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 26378, PAGE 3193. SEE MAP OF SURVEY.

13. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN UNITY OF TITLE, RECORDED IN OFFICIAL RECORDS BOOK 21620, PAGE 196 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21758, PAGE 3391. AFFECTS PROPERTY BUT BLANKET IN NATURE.

14. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN HISTORIC PRESERVATION BOARD ORDER BY CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 21929, PAGE 485. AFFECTS PROPERTY BUT BLANKET IN NATURE.





SOUTHEAST CORNER - 01.14.2022



EAST FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



FRONT PORCH FACING EAST - 01.14.2022



FRONT PORCH FABRIC AWNING- 01.14.2022



INTERIOR COURTYARD LOOKING EAST- 01.14.2022



INTERIOR COURTYARD LOOKING SOUTH- 01.14.2022



INTERIOR COURTYARD LOOKING WEST- 01.14.2022



INTERIOR COURTYARD LOOKING NORTH 01.14.2022



INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022



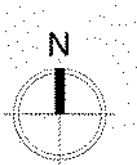
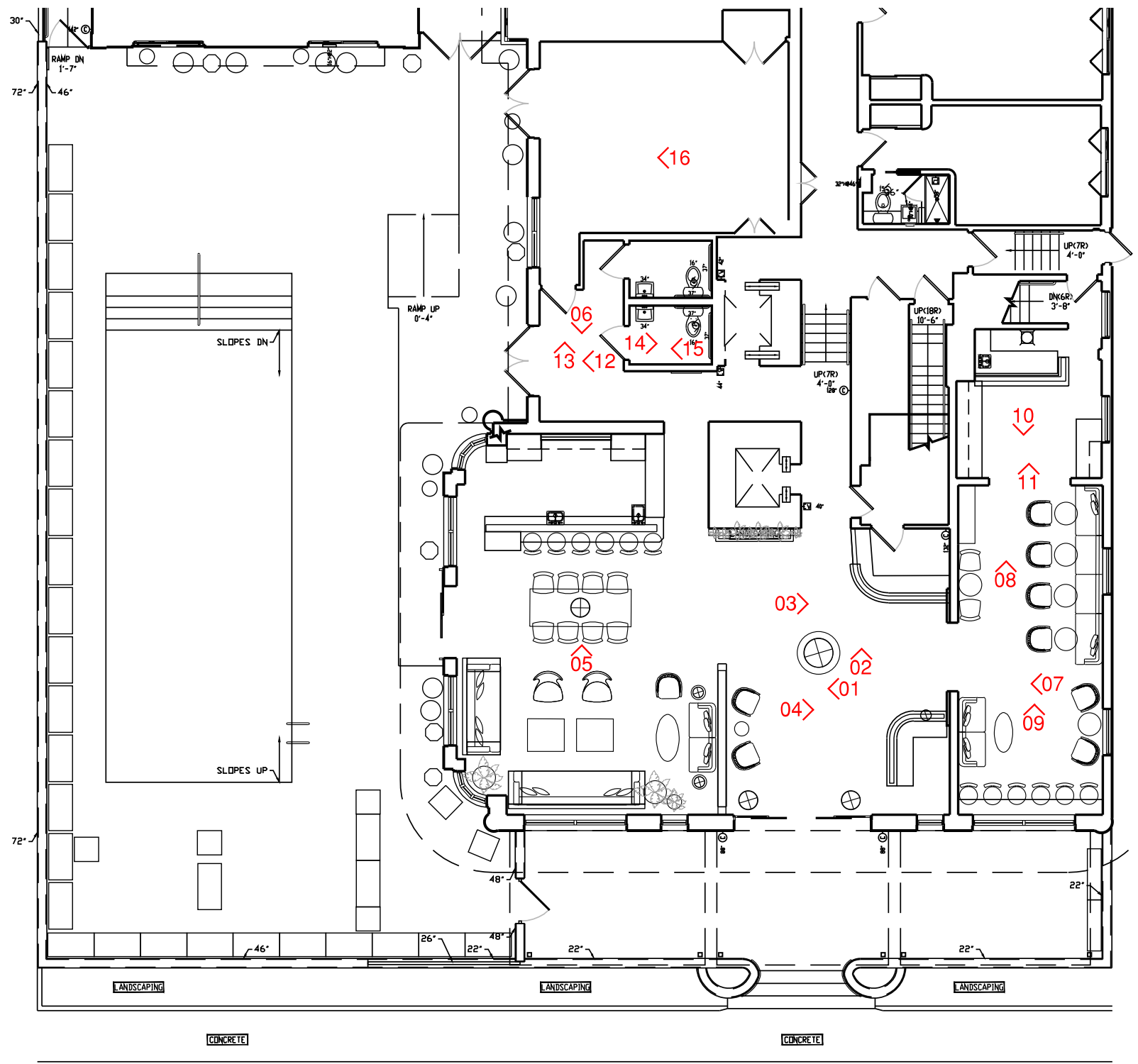
INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022

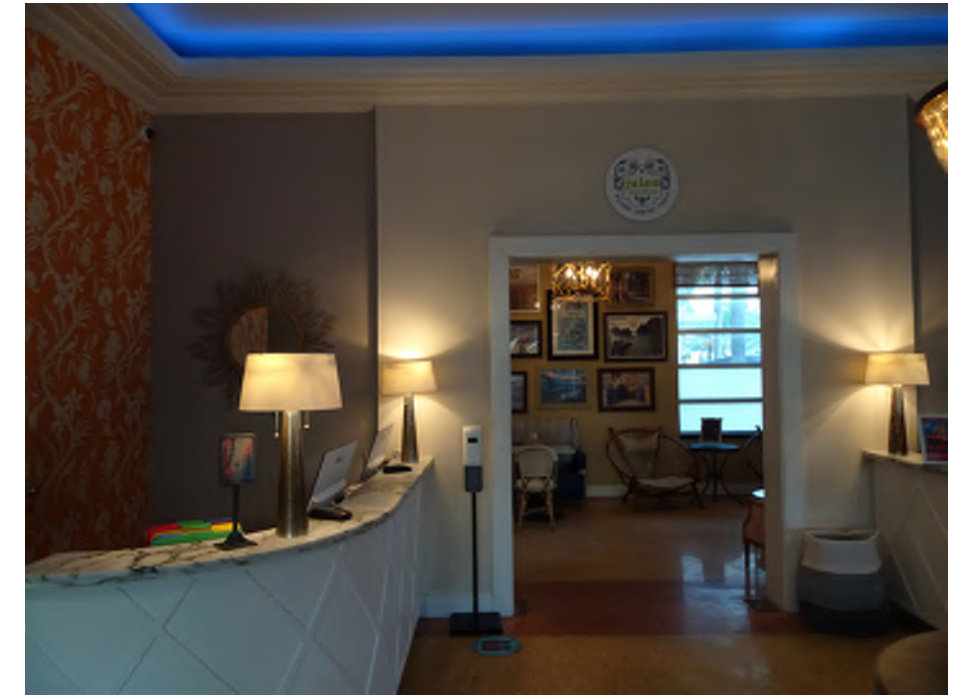




01 - LOBBY - 01.14.2022



02 - LOBBY / RECEPTION - 01.14.2022



03 - RECEPTION / RETAIL - 01.14.2022



04 - RECEPTION / RETAIL - 01.14.2022



05 - LOBBY / BAR- 01.14.2022



06 - LOBBY - 01.14.2022



07 - LOBBY - 01.14.2022



08 - RESTAURANT- 01.14.2022



09 - RESTAURANT - 01.14.2022



10 - RESTAURANT- 01.14.2022



11 - RESTAURANT- 01.14.2022



12 - POOL ACCESS - 01.14.2022



13 - MEETING ROOMS- 01.14.2022



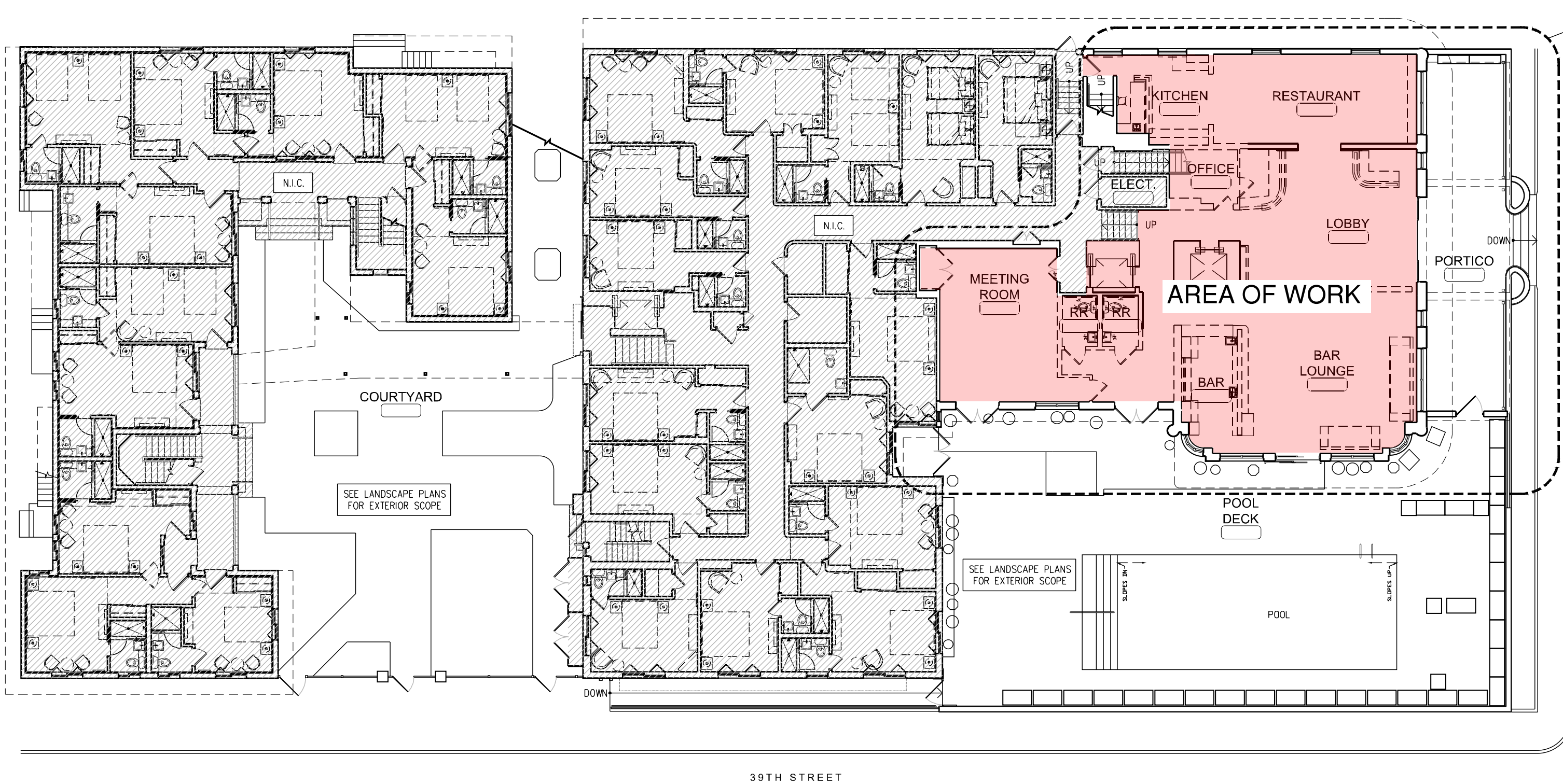
14 - RESTROOMS- 01.14.2022



15 - RESTROOMS- 01.14.2022

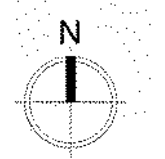


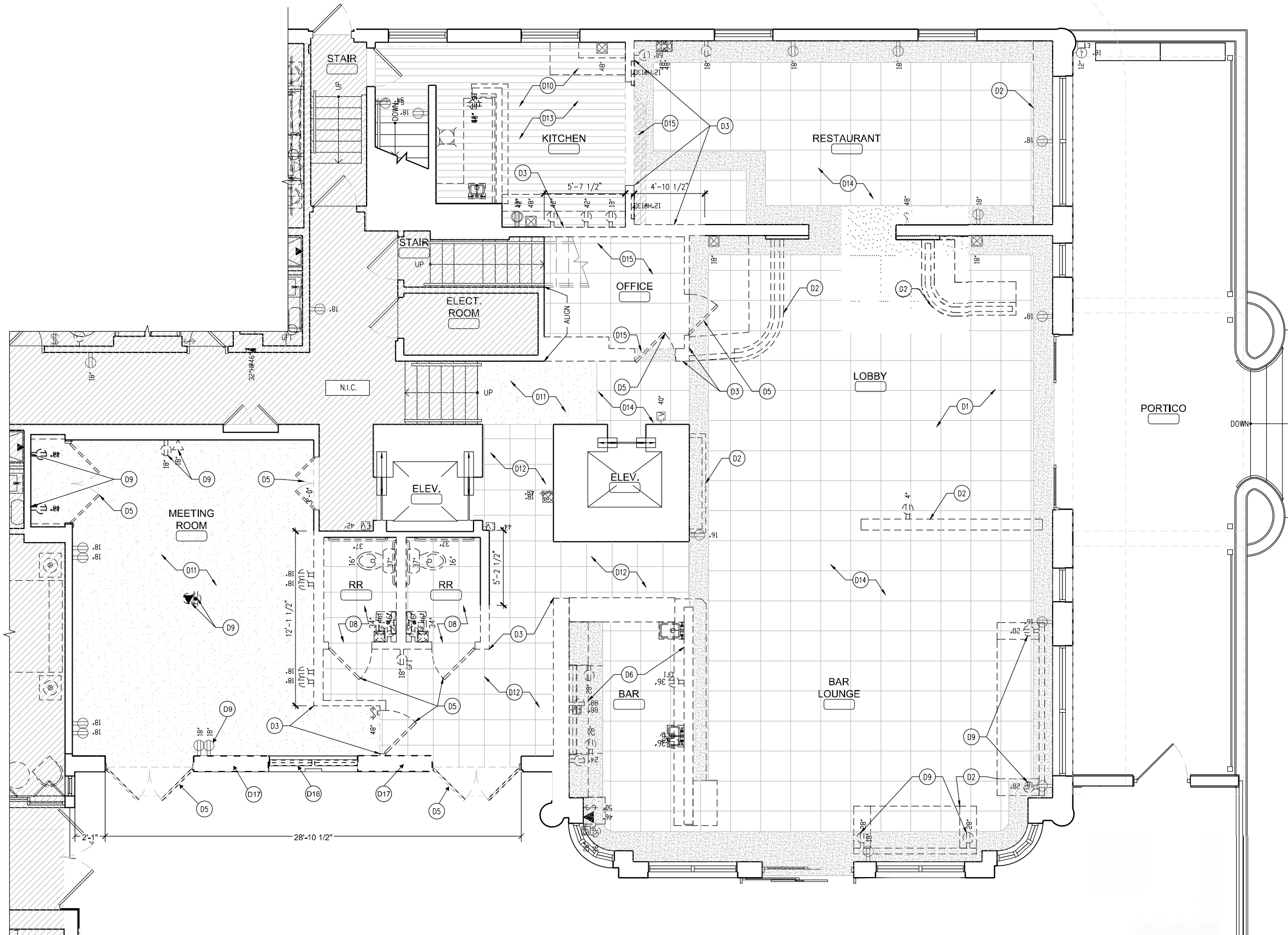
16 - MEETING ROOMS- 01.14.2022



COLLINS AVENUE

39TH STREET

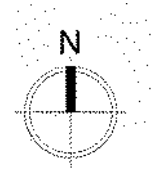


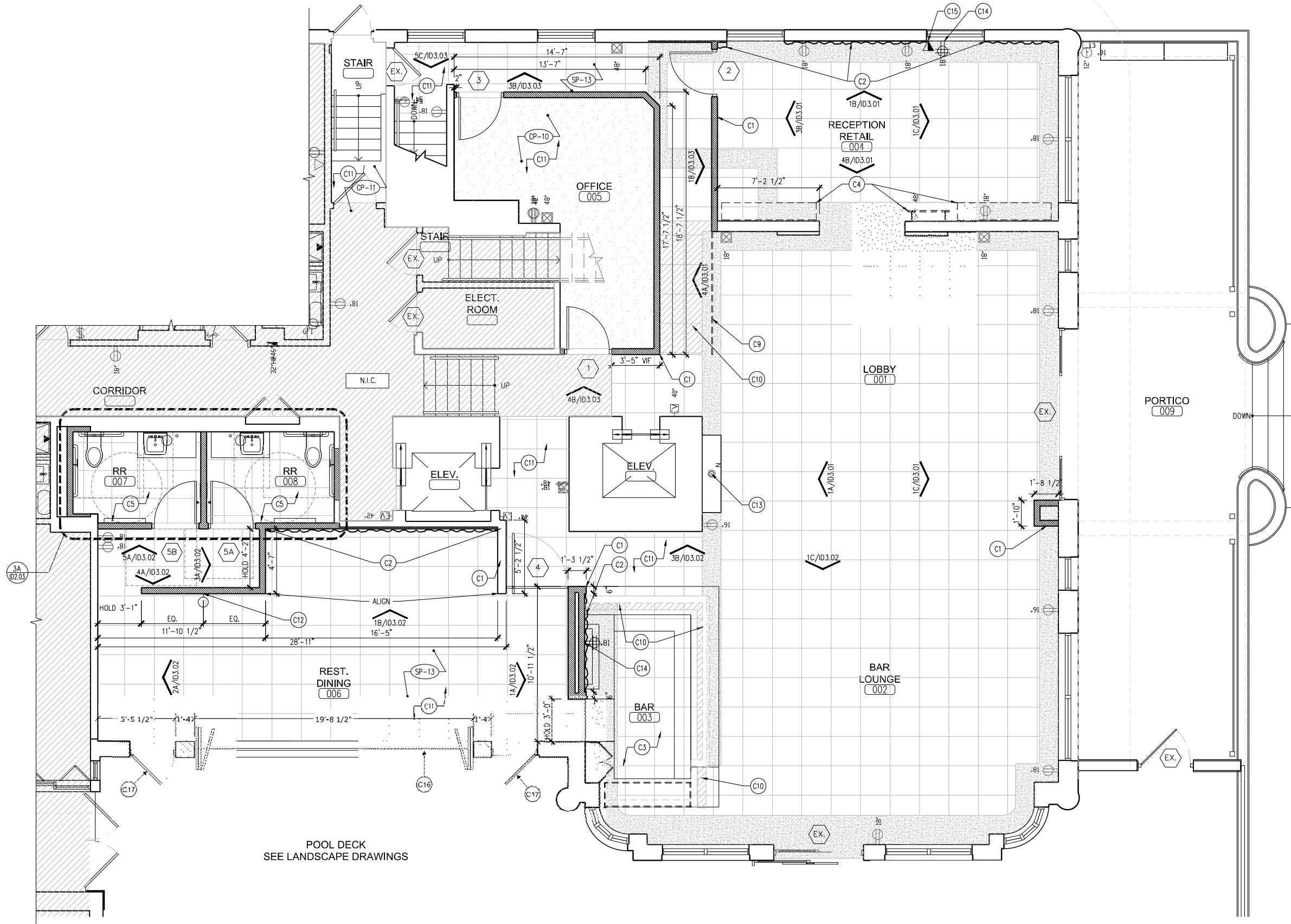


DEMOLITION NOTES:

(D1)	GC TO REMOVE ALL EXISTING FF&E THROUGHOUT, TYP. UNLESS OTHERWISE NOTED.
(D2)	GC TO REMOVE EXISTING MILLWORK. GC TO PROTECT ADJACENT WALLS AS NEEDED TO AVOID DAMAGE. GC TO PREPARE WALLS FOR NEW PAINT FINISH.
(D3)	GC TO REMOVE EXISTING PORTION OF GWB WALL. GC TO PROTECT ADJACENT WALLS AND FLOORING FROM DAMAGE, PATCH AND REPAIR AS NEEDED. REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION.
(D4)	GC TO REMOVE EXISTING WALL FINISHES. GC TO PREPARE WALL FOR NEW APPLIED FINISH. REFER TO CONSTRUCTION PLAN AND ELEVATIONS FOR MORE INFORMATION.
(D5)	GC TO REMOVE EXISTING DOOR AND FRAME.
(D6)	EXISTING BAR COUNTER TOP, BAR DIE WALL, CABINETS AND EQUIPMENT TO BE DEMOLISHED. REFER TO CONSTRUCTION PLAN AND FINISH SCHEDULE FOR MORE INFORMATION.
(D7)	GC TO REMOVE EXISTING PORTION OF FENCE AND GATE. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
(D8)	GC TO DEMOLISH EXISTING PUBLIC RESTROOMS. REMOVE ALL EXISTING FINISHES, FIXTURES, ACCESSORIES, AND WALLS AS SHOWN. EXISTING PLUMBING LINES TO BE REMOVED AND RELOCATED TO NEW LOCATIONS AS REQUIRED. SEE ARCHITECTURAL, MEP ENGINEERING, AND PROPOSED DRAWINGS FOR MORE INFORMATION.
(D9)	GC TO REMOVE ELECTRICAL OUTLET(S) AT LOCATION(S) SHOWN. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
(D10)	GC TO REMOVE EXISTING KITCHEN EQUIPMENT, PLUMBING, FIXTURES, ELECTRICAL OUTLETS THROUGHOUT. REFER TO ID RCP, ARCHITECTURAL, AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
(D11)	GC TO REMOVE EXISTING CARPET AND CARPET PAD, AND PREPARE SLAB TO RECEIVE NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
(D12)	GC TO REMOVE EXISTING WHITE TILE FLOORING AND PREPARE SLAB FOR NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
(D13)	GC TO REMOVE EXISTING WOOD LOOK RESILIENT FLOORING AND PREPARE SLAB FOR NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
(D14)	EXISTING TWO TONE TERRAZZO FLOORING TO REMAIN. GC TO PROTECT DURING DEMOLITION AND CONSTRUCTION PHASE.
(D15)	PORTION OF EXISTING TERRAZZO FLOORING TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR NEW FLOOR FINISH AND LAYOUT.
(D16)	GC TO REMOVE EXISTING WINDOW. PROVIDE TEMPORARY PROTECTION TO OUTSIDE.
(D17)	GC TO REMOVE EXISTING EXTERIOR WALL. REFER TO DEMOLITION ELEVATIONS FOR ADDITIONAL INFORMATION. PROVIDE TEMPORARY PROTECTION TO OUTSIDE.

COLLINS AVENUE

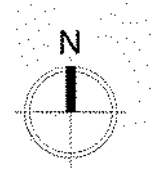


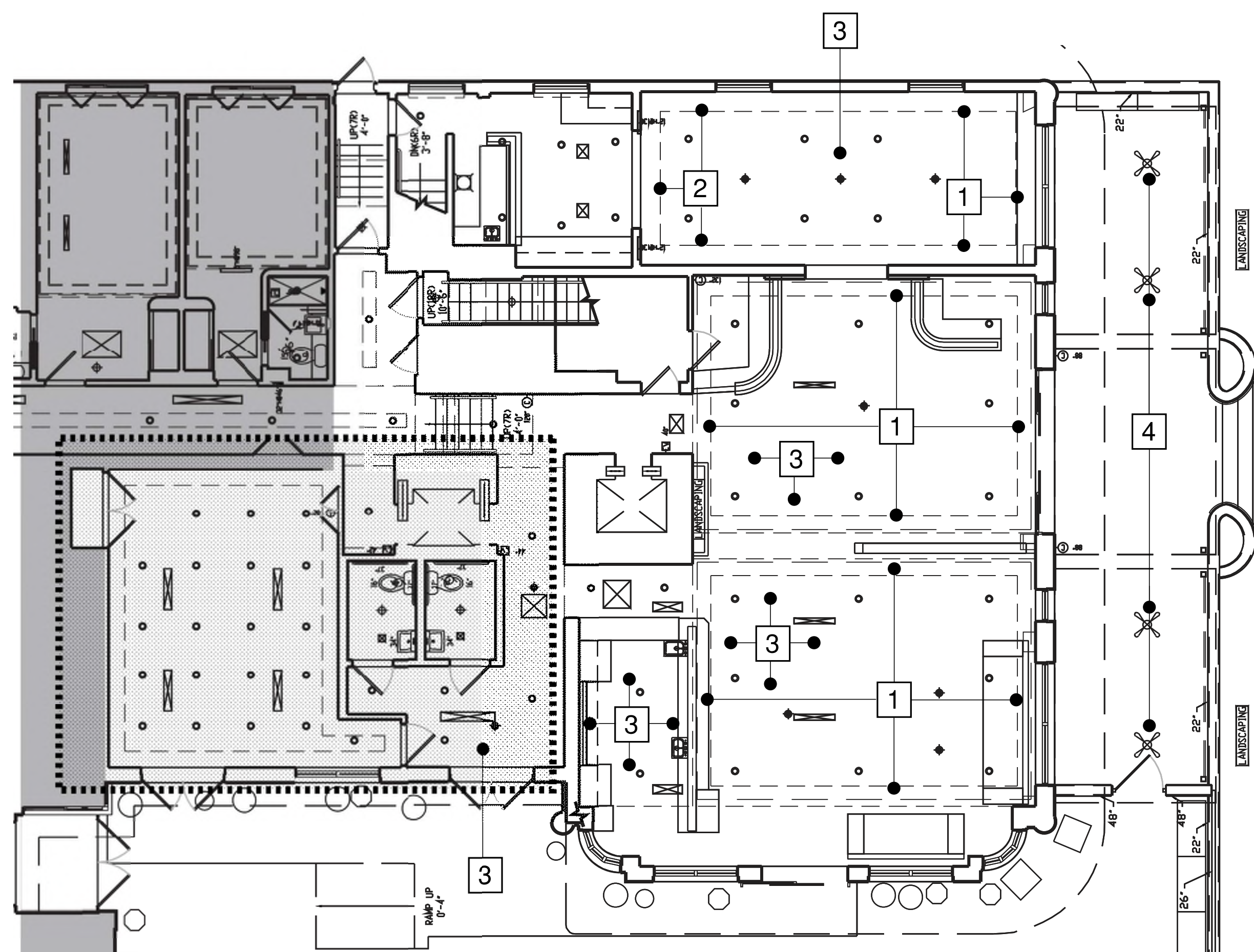


CONSTRUCTION NOTES:

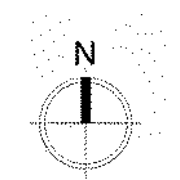
C1	NEW GWB WALL. GC TO PROVIDE NEW METAL FRAMING AND GWB. SEE PLANS FOR DIMENSIONS. PROTECT EXISTING FLOORING AND ADJACENT WALLS, AND PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING AND NEW WALLS. REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION ON WALL TYPES AND WALL FRAMING DETAILS.
C2	GC TO PROVIDE NEW WALL APPLIED FINISH. REFER TO ELEVATIONS AND FINISH SCHEDULE FOR MORE INFORMATION.
C3	GC TO PROVIDE NEW ELECTRICAL CONNECTIONS FOR NEW BAR EQUIPMENT. REFER TO ARCHITECTURAL, ELECTRICAL, AND F&B CONSULTANT PLANS FOR MORE INFORMATION.
C4	NEW WALL MOUNTED MILLWORK UNIT. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION.
C5	NEW PUBLIC RESTROOM. REFER TO ENLARGED PLAN FOR NEW PLUMBING LOCATIONS, FINISHES, PLUMBING FIXTURES AND ACCESSORIES.
C6	NEW RESTROOM VANITY FF&E (OFCI) MIRROR WITH LED LIGHTING. PROVIDE REQUIRED ELECTRICAL CONNECTION. REFER TO ARCHITECTURAL AND ELECTRICAL DOCUMENTS. GC TO COORDINATE INSTALLATION BASED ON APPROVED SHOP DRAWINGS FROM MANUFACTURER.
C7	NEW VANITY, SINK AND FAUCET. PROVIDE STONE COUNTERTOP, MARINE GRADE PLYWOOD SUBSTRATE, REQUIRED WALL BLOCKING AND BRACKETS. REFER TO DRAWING DETAILS AND SCHEDULES. GC TO PROVIDE BLOCKING AND INSTALL NEW PLUMBING FIXTURES.
C8	GC TO PROVIDE NEW FENCE AND GATE. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION.
C9	NEW FF&E (OFCI) MILLWORK SCREEN TO BE ATTACHED TO FLOOR, CEILING AND WALL. GC TO PROVIDE REQUIRED IN-WALL AND IN-CEILING BLOCKING. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION.
C10	GC TO PROVIDE FLOOR FINISH TO MATCH EXISTING TERRAZZO FLOORING.
C11	GC TO PROVIDE NEW FLOOR FINISH. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
C12	GC TO PROVIDE NEW WALL MOUNTED J-BOX FOR FF&E (OFCI) ELECTRIC MIRROR. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C13	GC TO PROVIDE NEW FLOOR UP LIGHT FIXTURE. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C14	GC TO PROVIDE NEW QUAD. OUTLET AT WALL. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C15	GC TO PROVIDE DATA OUTLET AT WALL. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C16	NEW COLLAPSIBLE WALL SYSTEM - BASIS OF DESIGN, "NANAWALL"
C17	NEW ALUMINUM ENTRY DOOR

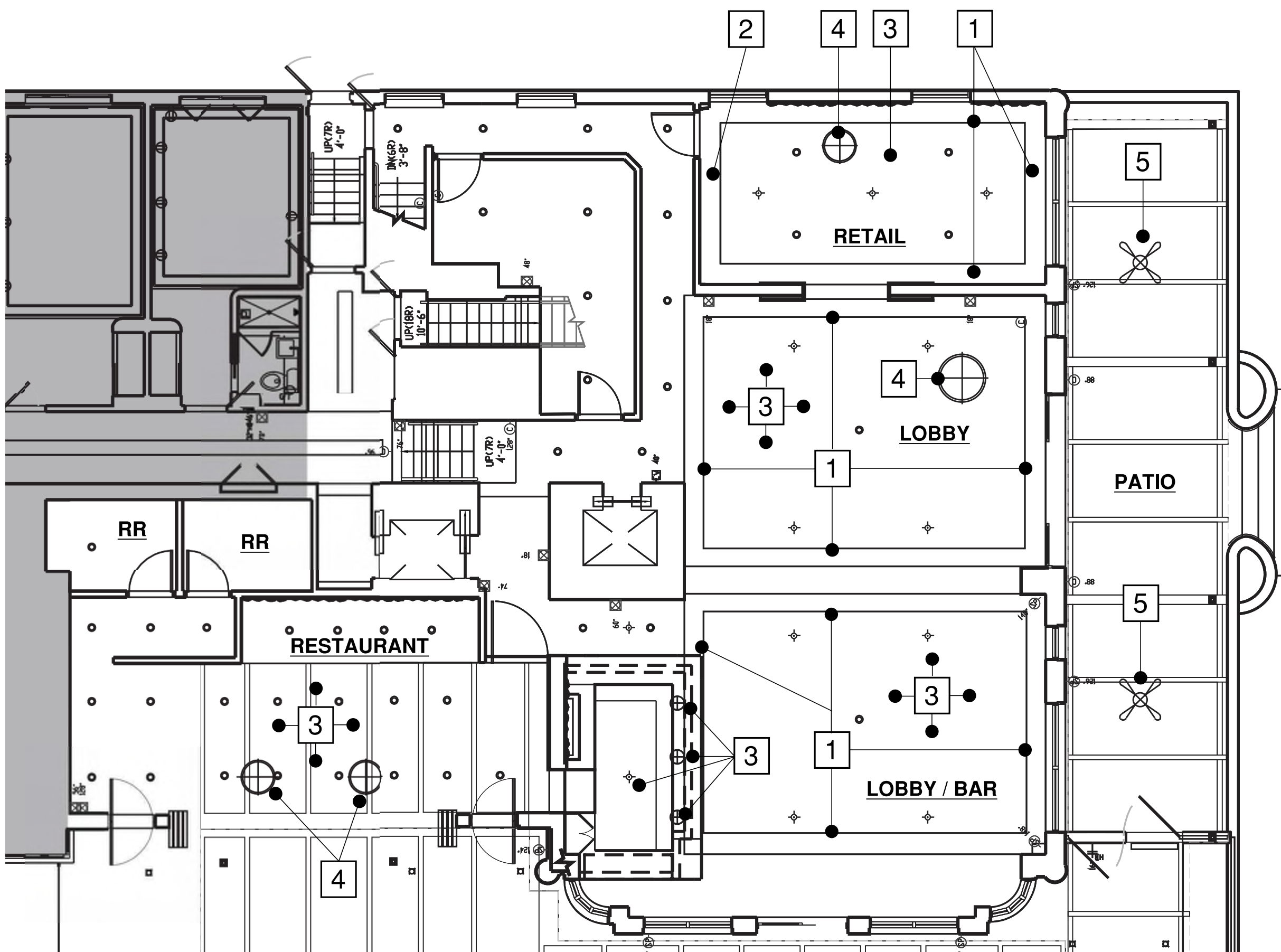
COLLINS AVENUE





- 1 EXISTING LIGHT COVE TO REMAIN
- 2 EXISTING LIGHT COVE TO BE MODIFIED. SEE RENOVATED FLOOR PLAN AND RENOVATED REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION. MODIFIED LIGHT COVE IS TO BE RECONSTRUCTED TO MATCH THE HISTORICAL INTENT OF THE EXISTING CONDITION.
- 3 EXISTING DOWNLIGHTS TO BE RECONFIGURED TO MEET THE DESIGN INTENT OF THE RENOVATED FLOOR PLAN. REFERENCE THE RENOVATED FLOOR PLAN AND RENOVATED REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 4 REMOVE EXISTING CEILING FANS.

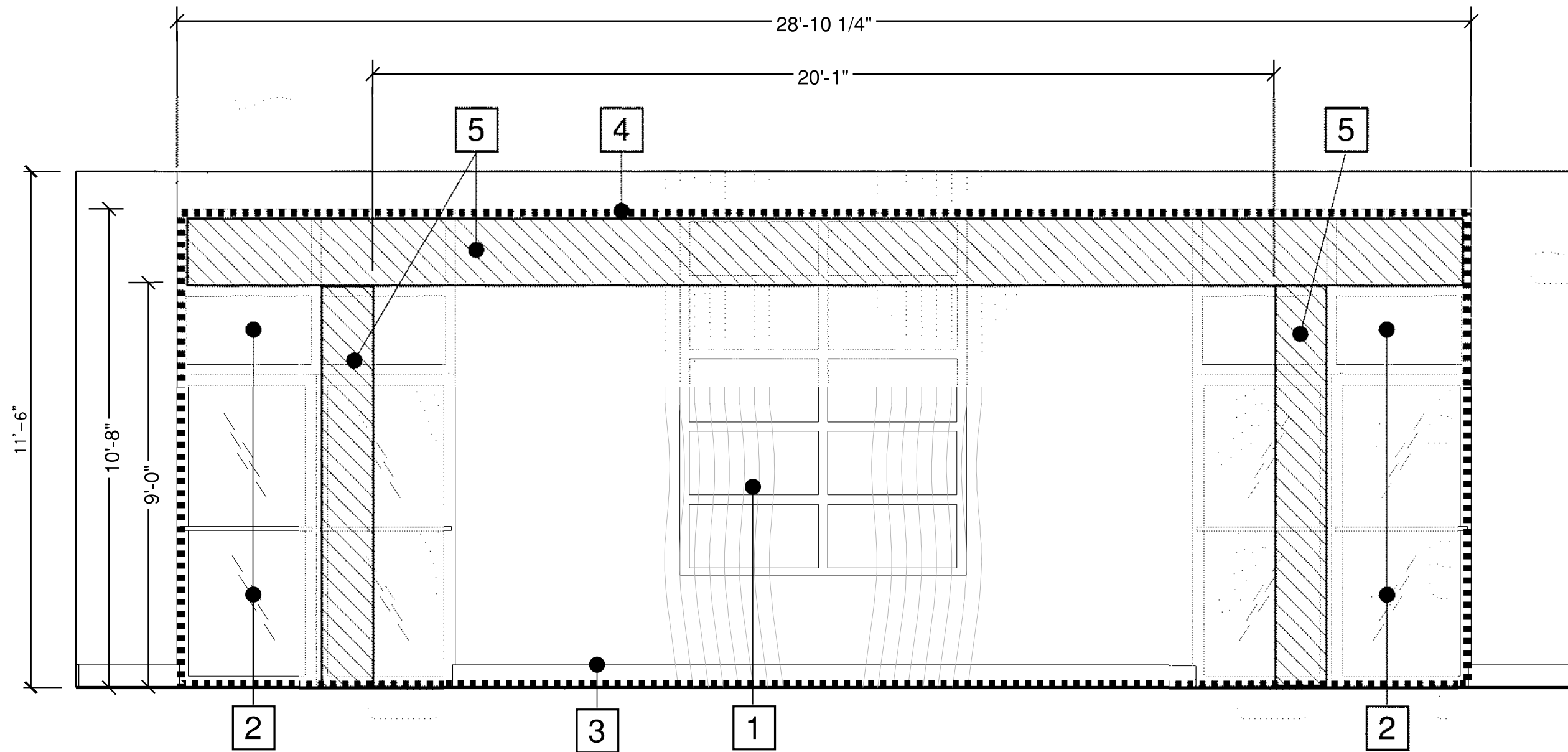


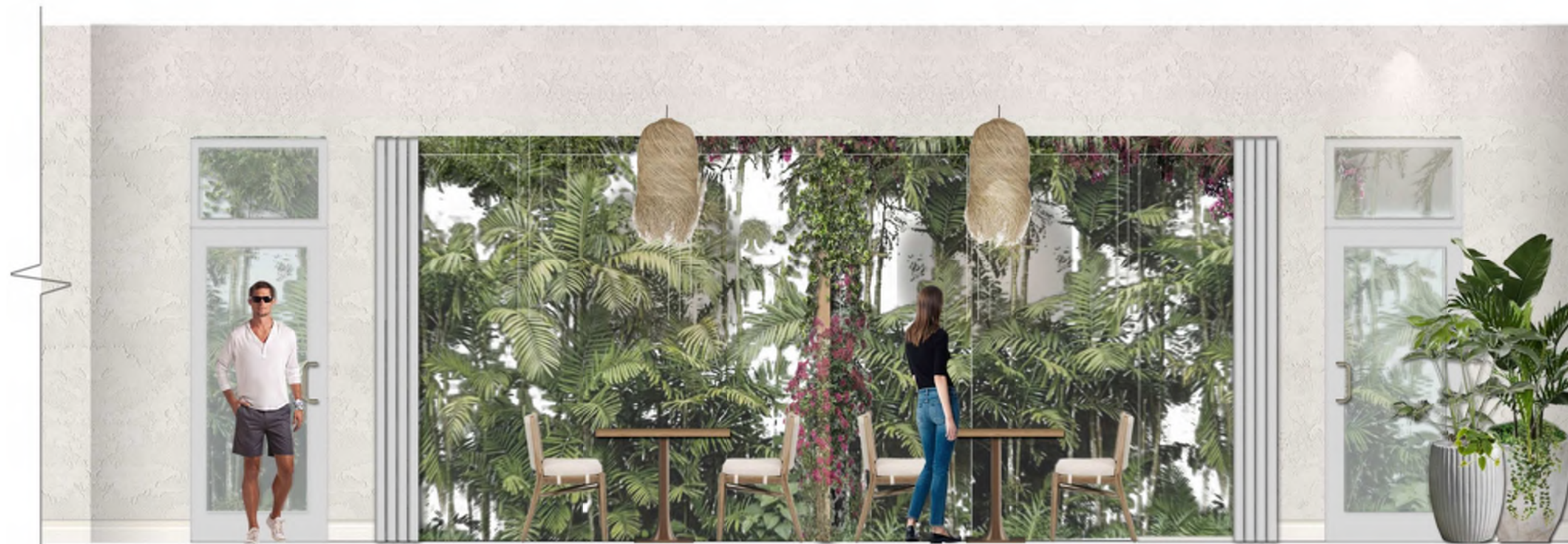


- 1 EXISTING LIGHT COVE TO REMAIN
- 2 REVISED LIGHT COVE TO MATCH EXISTING
- 3 NEW / REVISED DOWNLIGHT AND PENDANT LIGHT LAYOUT
- 4 NEW ARCHITECTURAL LIGHT FIXTURE
- 5 NEW OUTDOOR CEILING FAN

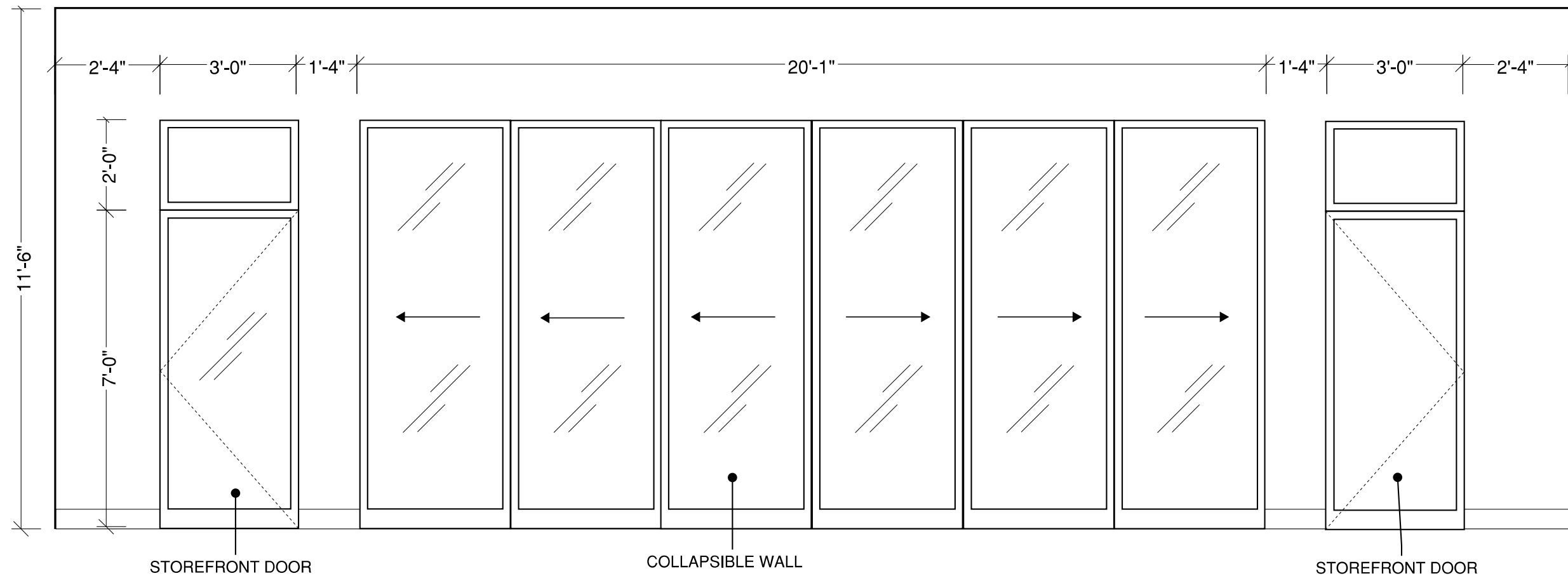


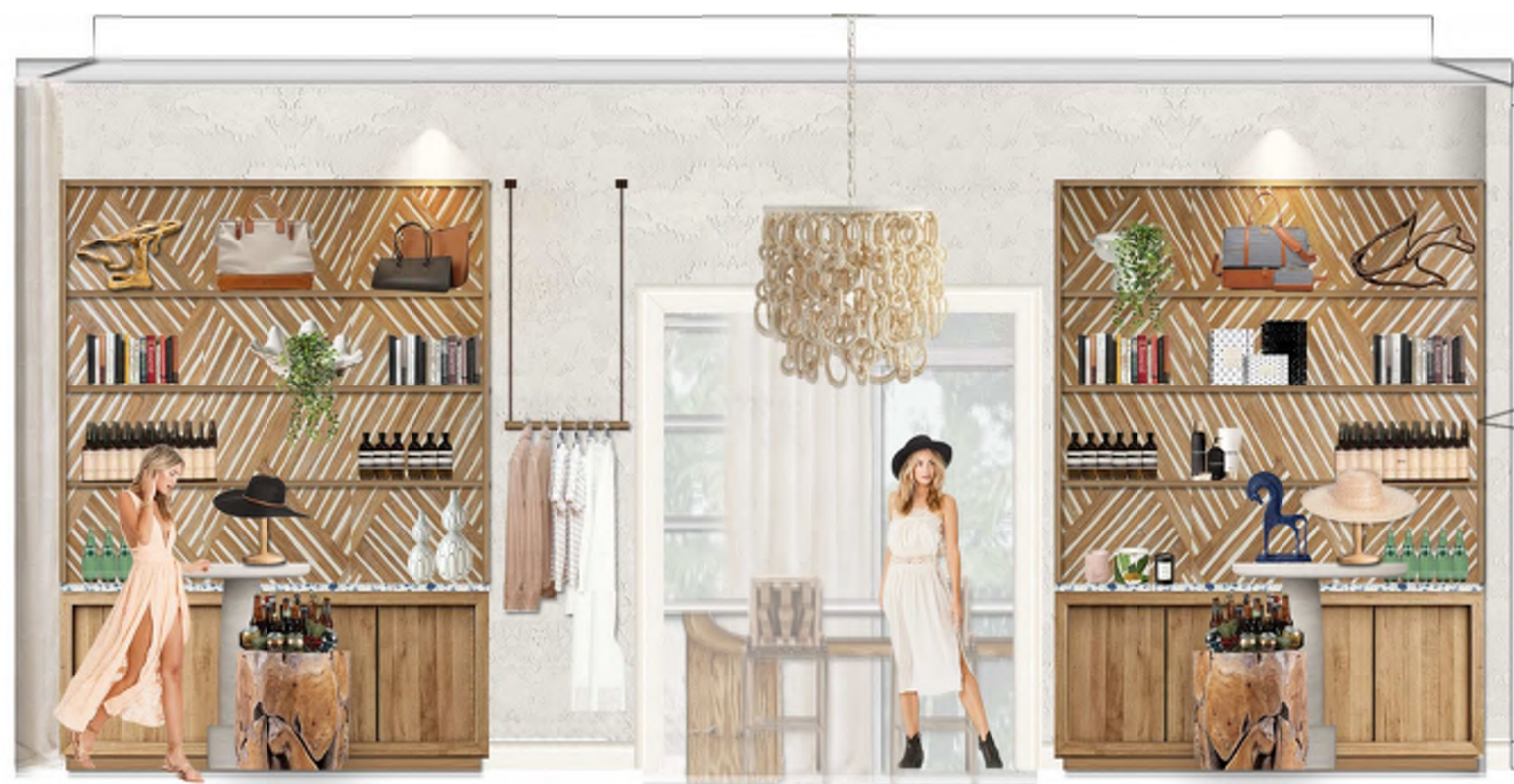
- 1 EXISTING WINDOW TO BE REMOVED
- 2 EXISTING STOREFRONT TO BE REMOVED
- 3 EXISTING BASE BOARD TO BE REMOVED
- 4 DASHED LINE REPRESENTS AREA OF MASONRY WALL TO BE REMOVED. SCOPE OF WORK INCLUDES ALL ELECTRICAL DEVICES
- 5 PREPARE AREA TO RECIEVE NEW MASONRY INFILL AND ASSOCIATED STRUCTURAL MODIFICATIONS



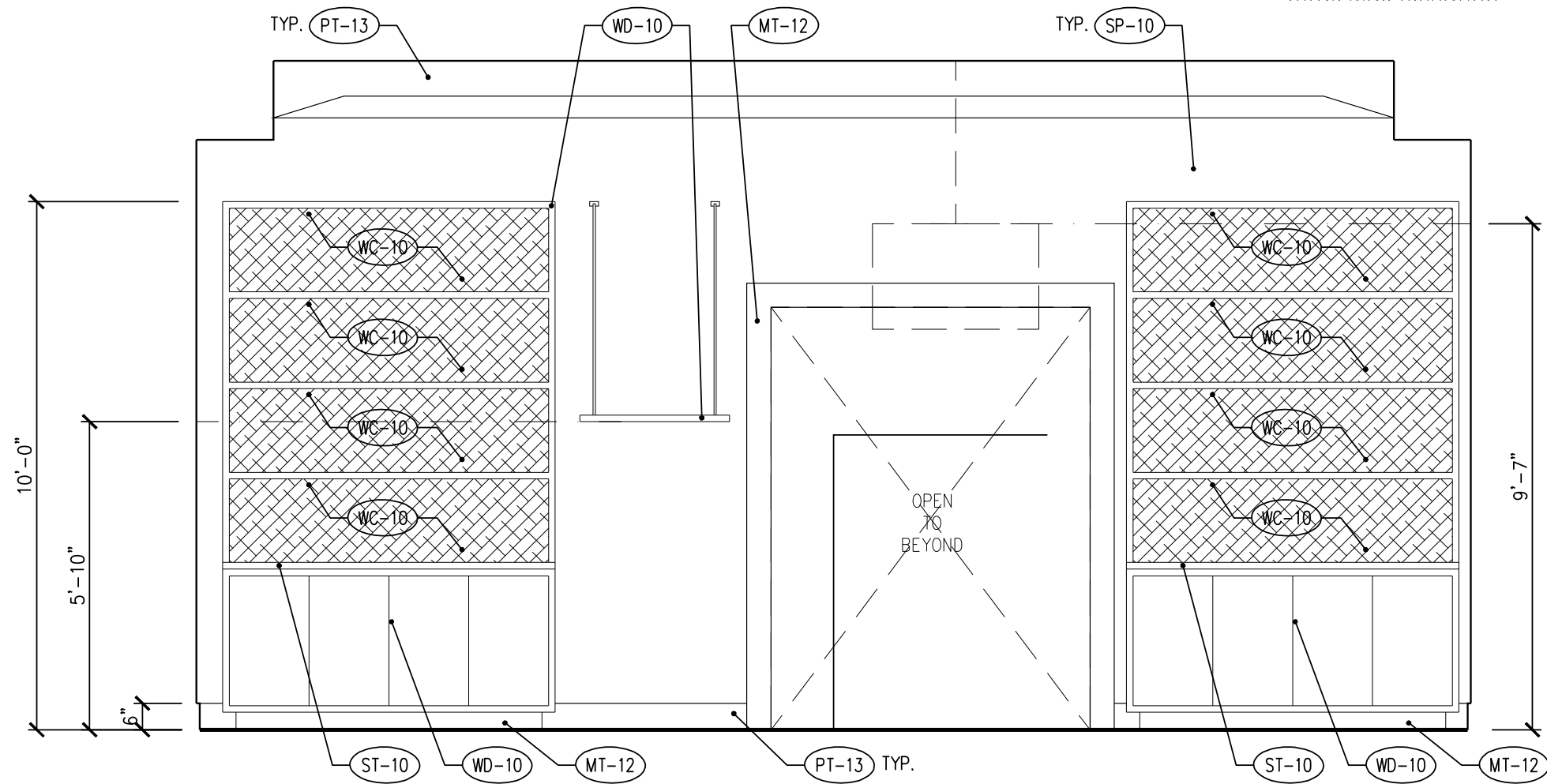


restaurant dining terrace elevation



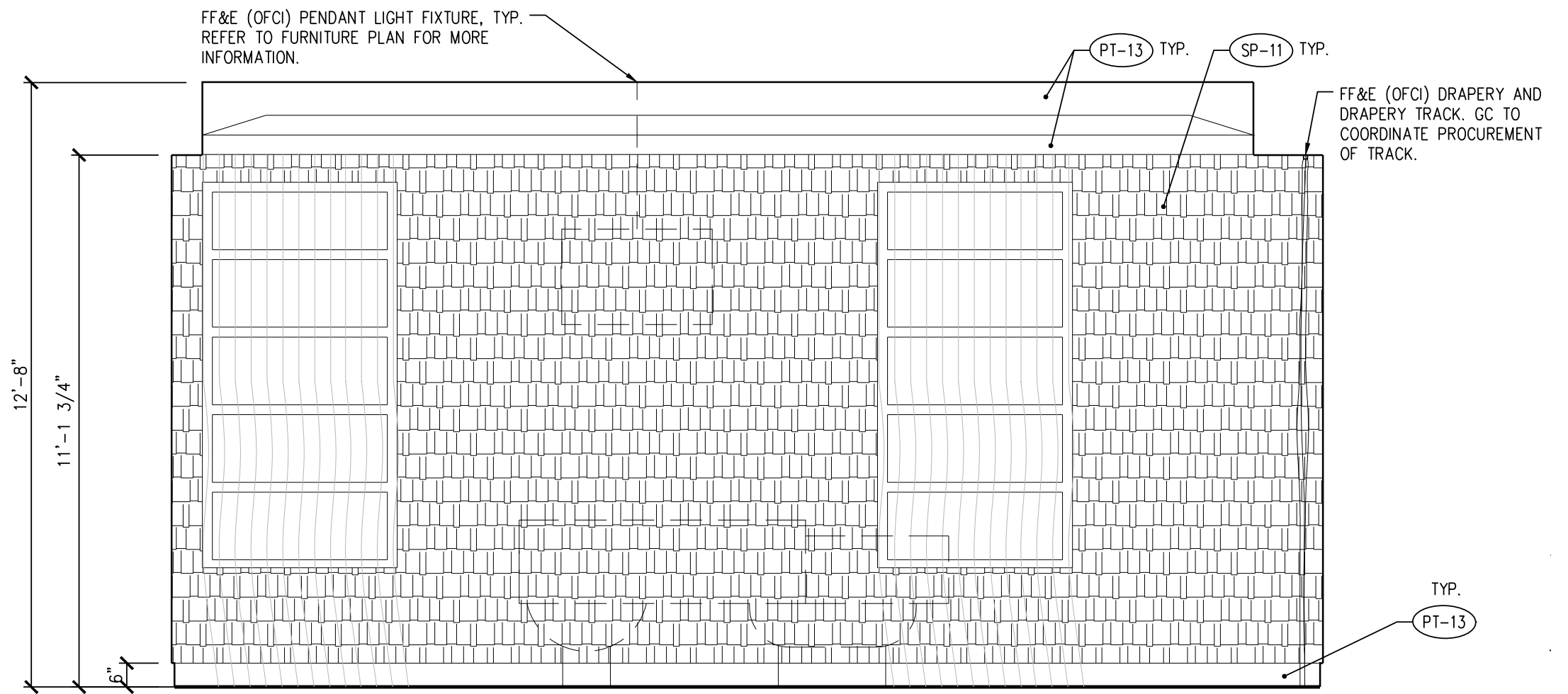


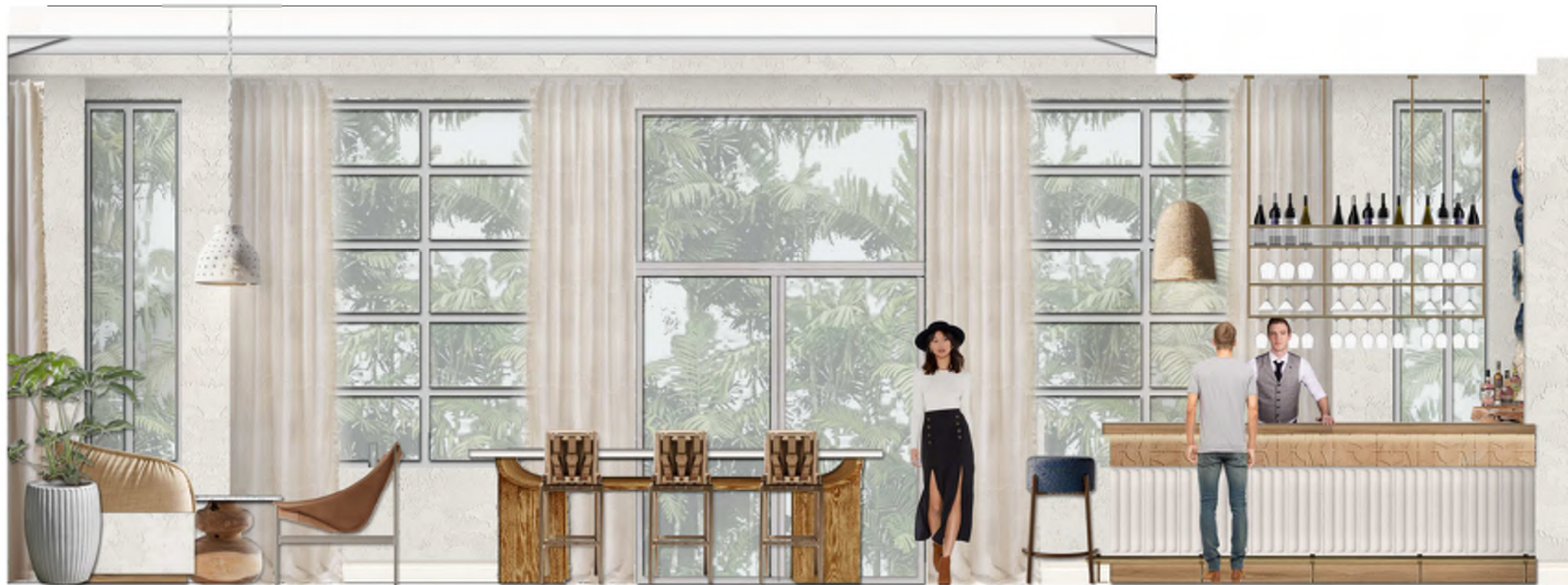
retail wall elevation



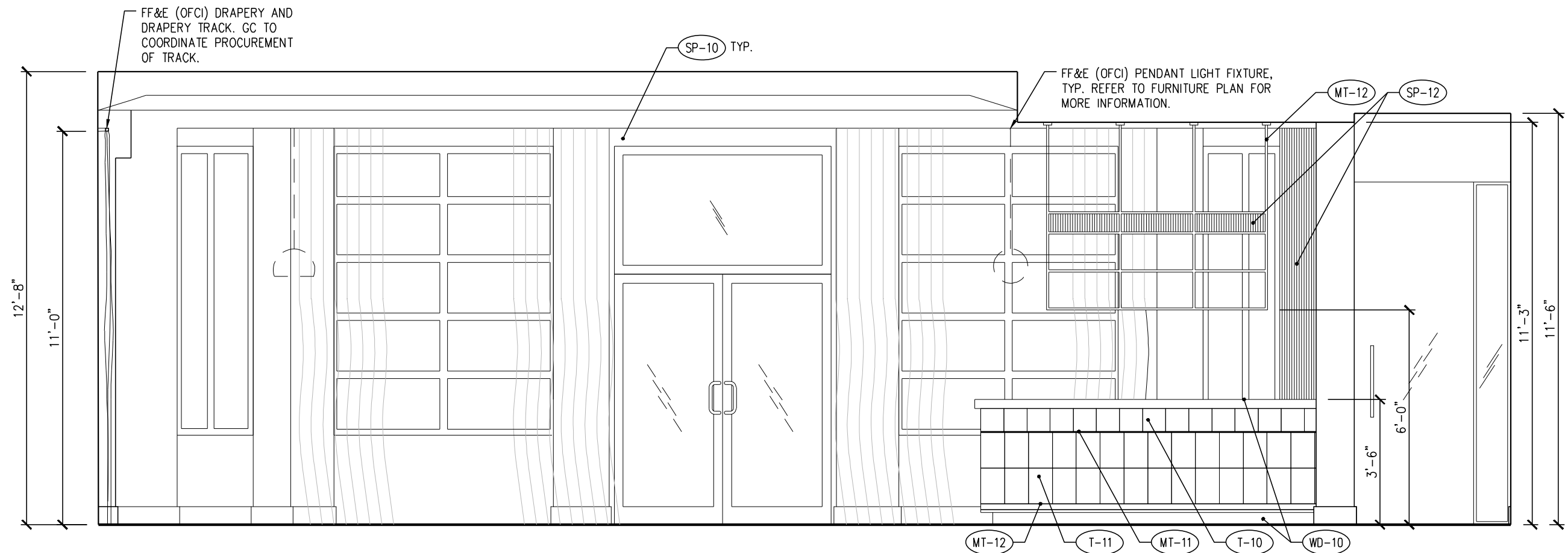


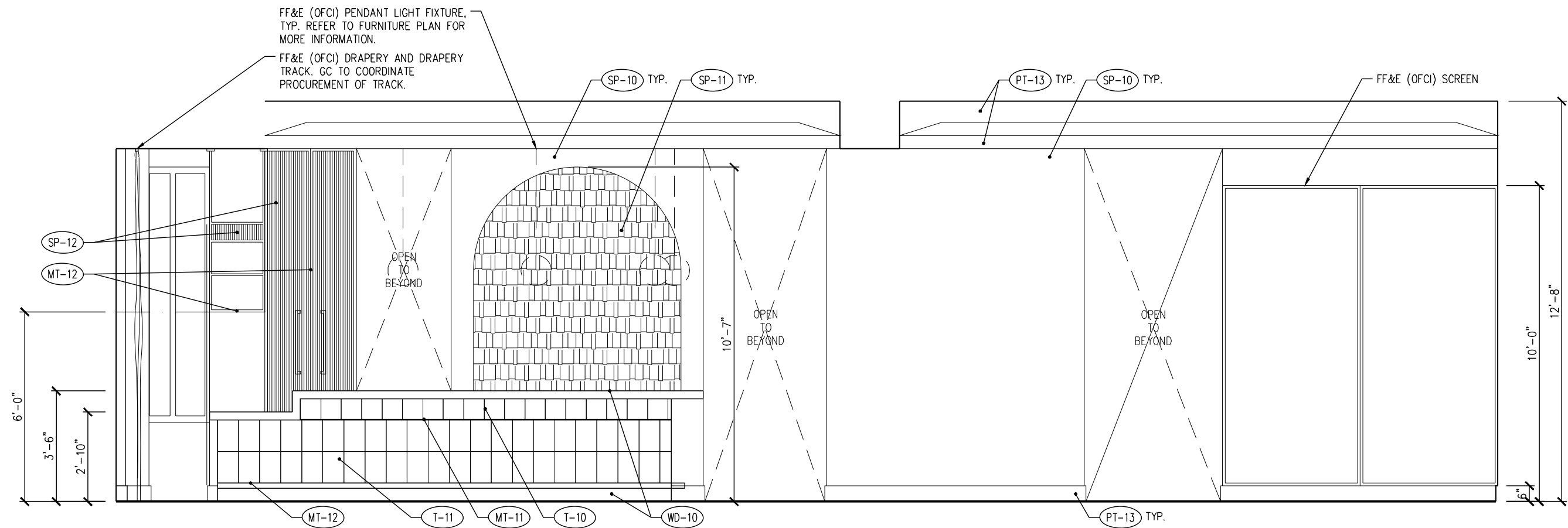
reception wall elevation





lobby/bar elevation

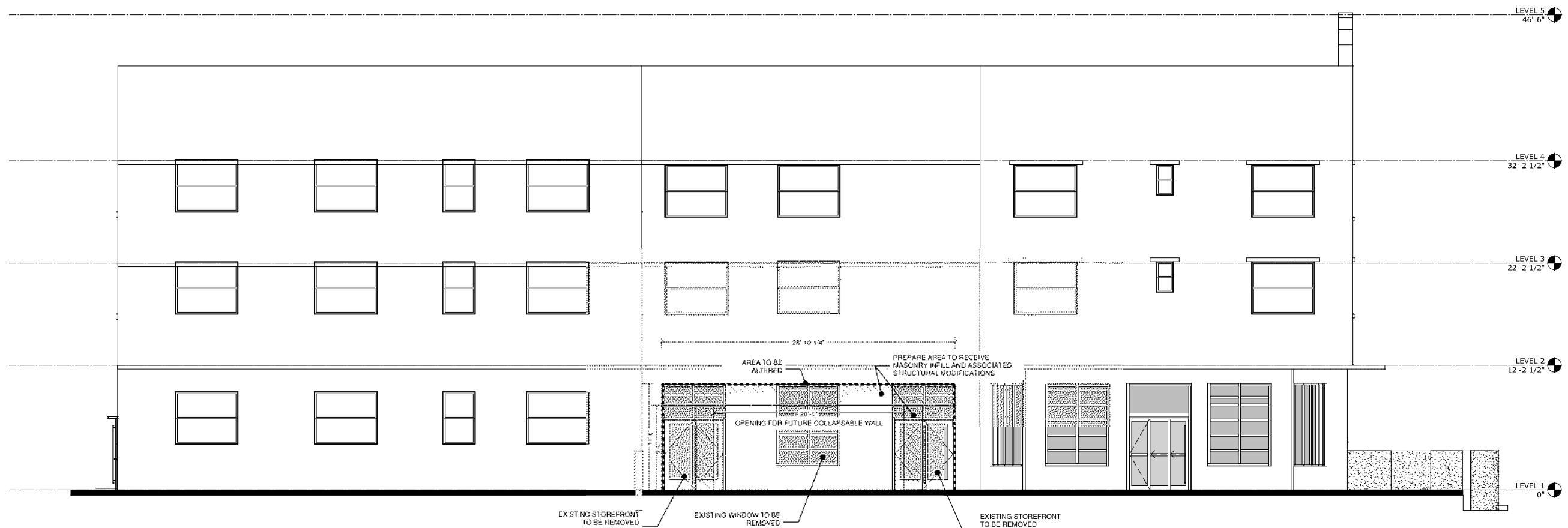




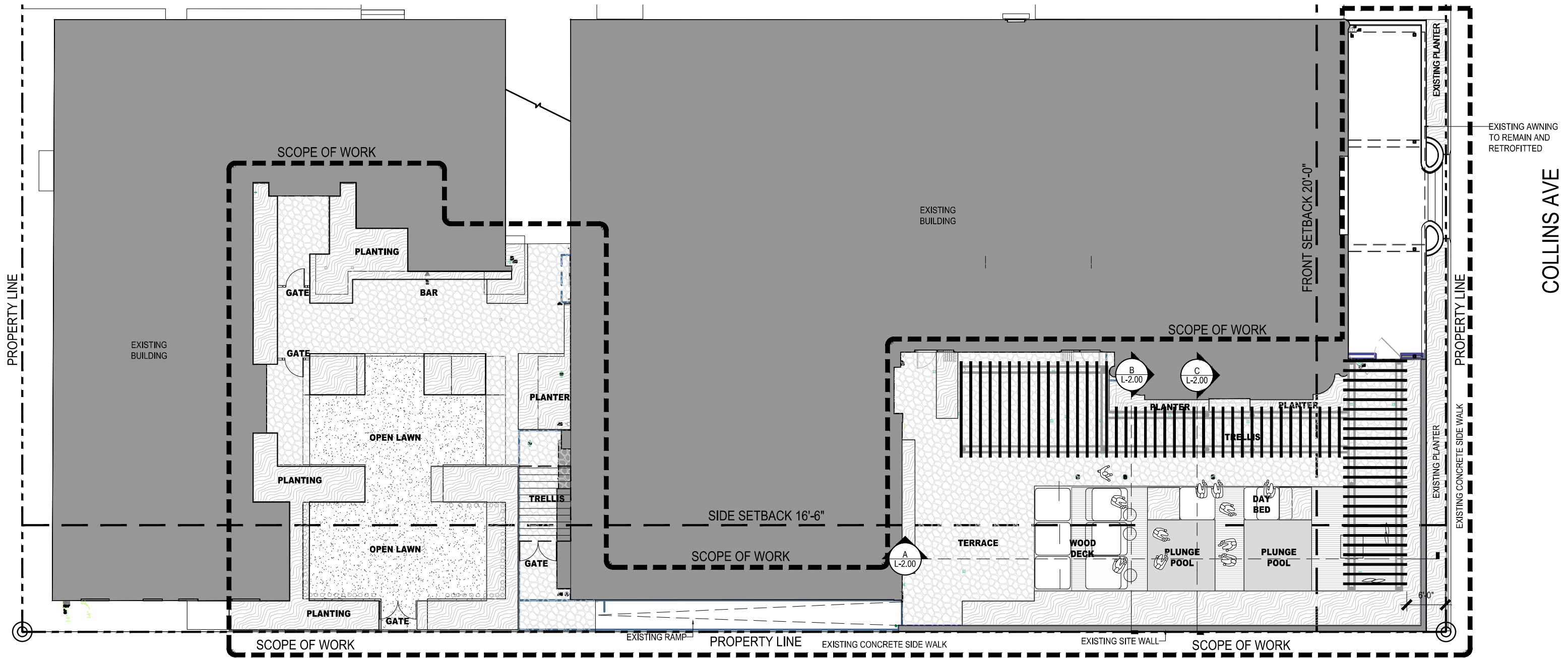












OVERALL HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

39TH STREET

NOTE:

COURTYARD:

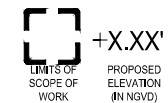
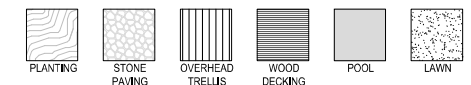
EXISTING OPEN GREEN SPACE: 890 SF
 PROPOSED OPEN GREEN SPACE: 999 SF
 NEW LAWN SPACE: 857 SF

NOTE:

POOL DECK:

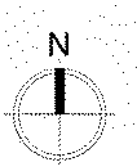
EXISTING OPEN GREEN SPACE: 168 SF
 PROPOSED OPEN GREEN SPACE: 648 SF

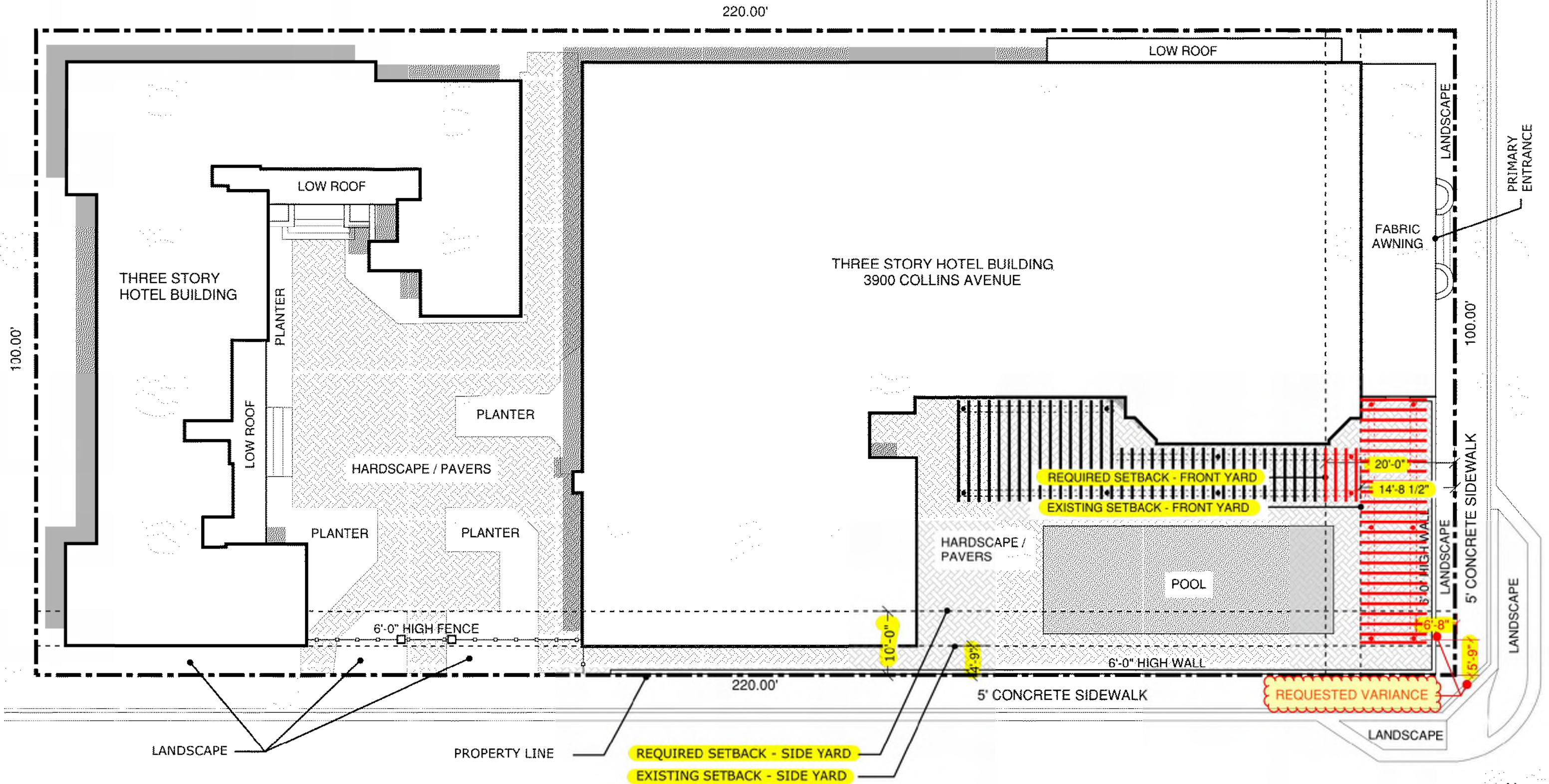
GRAPHIC LEGEND

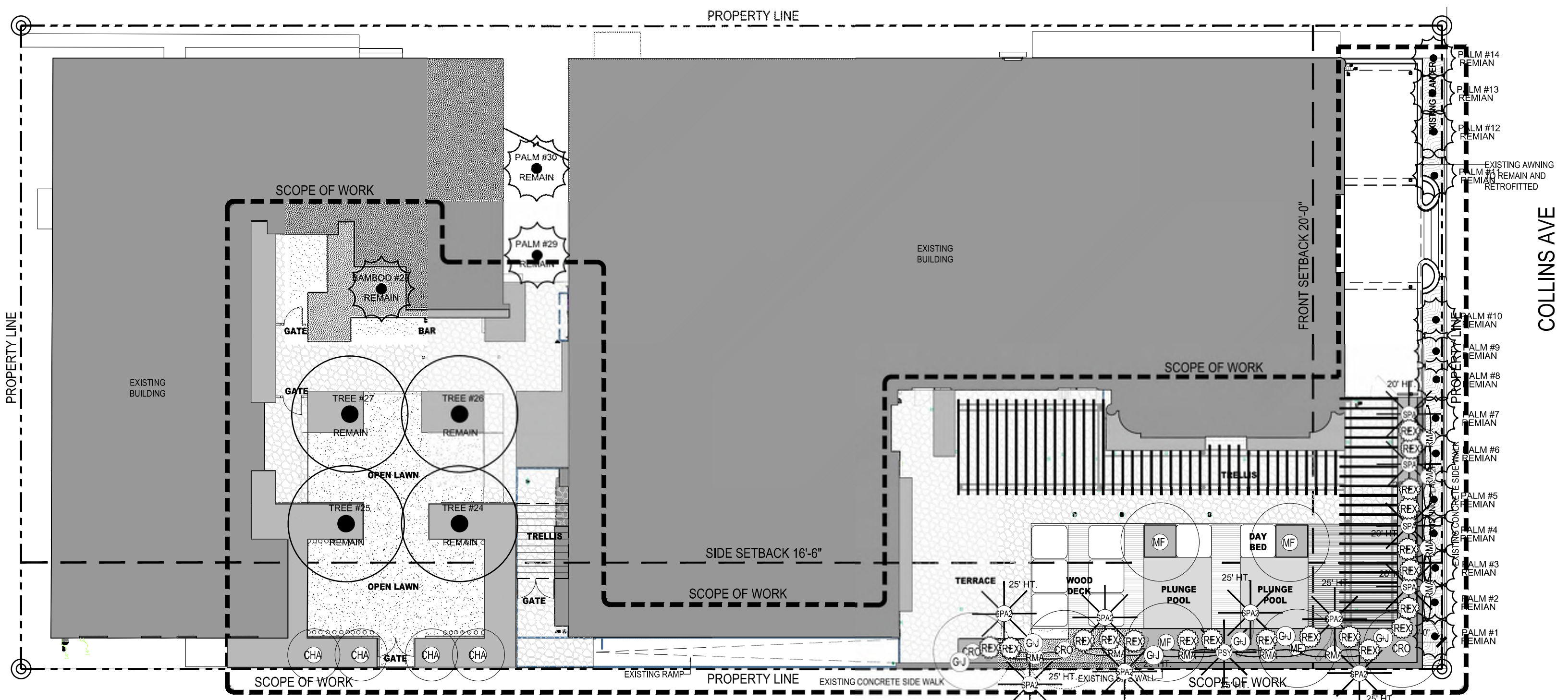


GENERAL ABBREVIATIONS

TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AFF	ABOVE FINISH FLOOR	ENG	ENGINEER
P.L.	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
C	CENTER LINE	EXST	EXISTING
ML	MATCH LINE	HSCP	HARDSCAPE
EL	ENLARGED PLAN	LSCP	LANDSCAPE
OA	OVERALL PLAN	PLNT	PLANTING



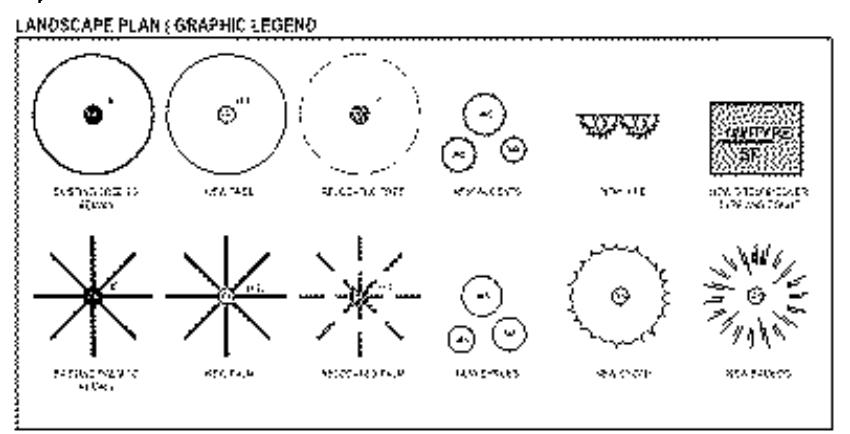


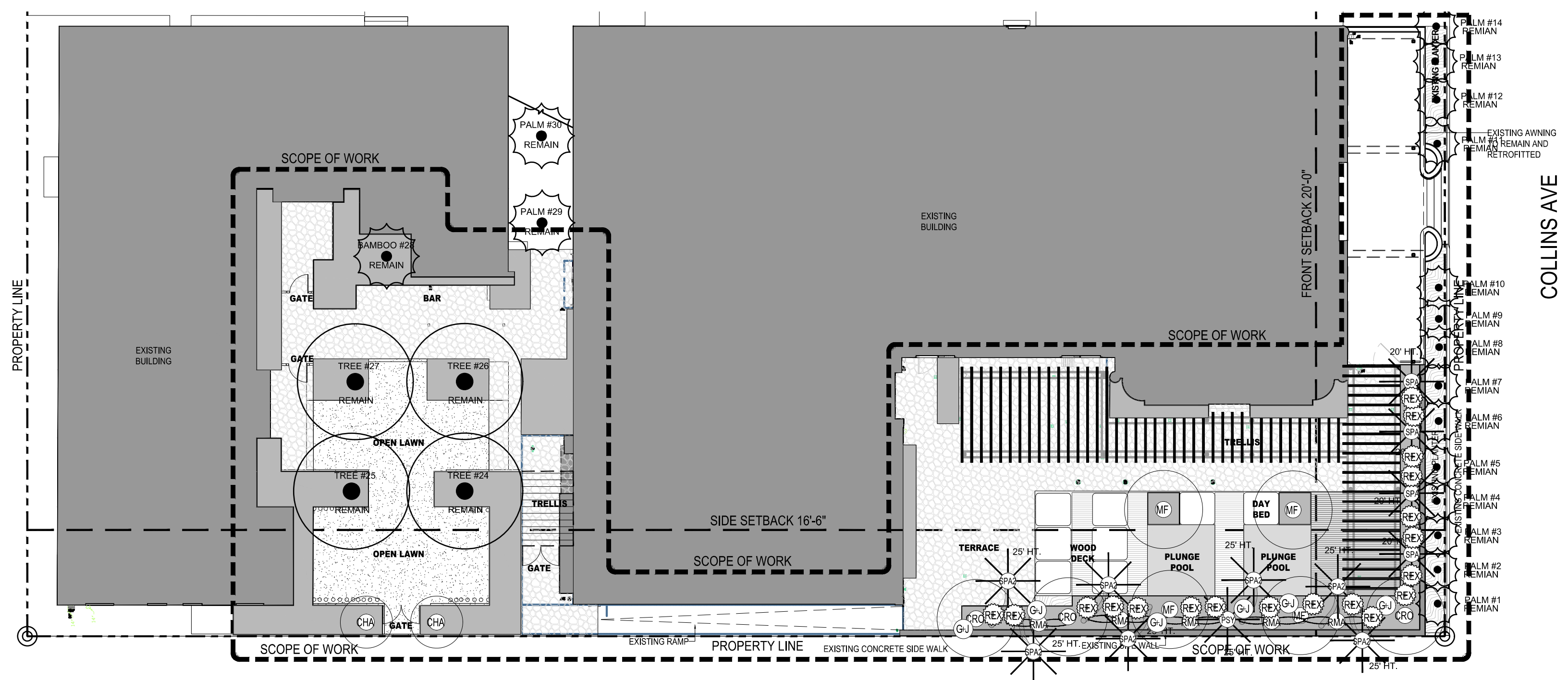


NATURALFICIAL, INC. | CIRCA 39 | PLANT LIST: DATE: 2022.02.04

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		BROUGHT TOLENTANT		
					YES	NO	YES	NO	
TREES									
4	CHA	<i>Calliandra naumanniophylla</i>	Pink Powder Puff Bush	17' HT. Multi branched, Field Grown		X	X		
3	CRO	<i>Clusia rosea</i>	Autograph Tree	18' HT	X		X		
4	MF	<i>Myciandra fragrans</i>	Simpson Stopper	20' HT Multi Branch, Collected Specimen	X		X		
PALMS									
4	SPA	<i>Sabal palmello</i>	Sabal Palm	20' HT. Spotted	X		X		
7	SPA2	<i>Sabal palmello</i>	Sabal Palm (crooked trunk)	10 @ 25' x 1.3 @ 20 HT	X		X		
1	PSY	<i>Phoenix syntrochus</i>	Sylvestria / Wild Date Palm	25' DIA. MIN		X	X		
9	RMA	<i>Ravenala madagascariensis</i>	Traveler's Palm	10' HT	X		X		
SHRUBS									
4	CD	<i>Clusia discolor</i>	Urecaulce	15G	X		X		
7	CG	<i>Clusia guianensis</i>	Small Leaf Clusia	7 @ 8' HT.	X		X		
6	GJ	<i>Gardenia jasminoides</i>	Gardenia Bush	15G		X		X	
19	REX	<i>Rhapis excelsa</i>	Lady Palm	15G	X		X		
84	CN	<i>Clusia nana</i>	Dwarf Clusia	124' HT	X		X		

39TH STREET



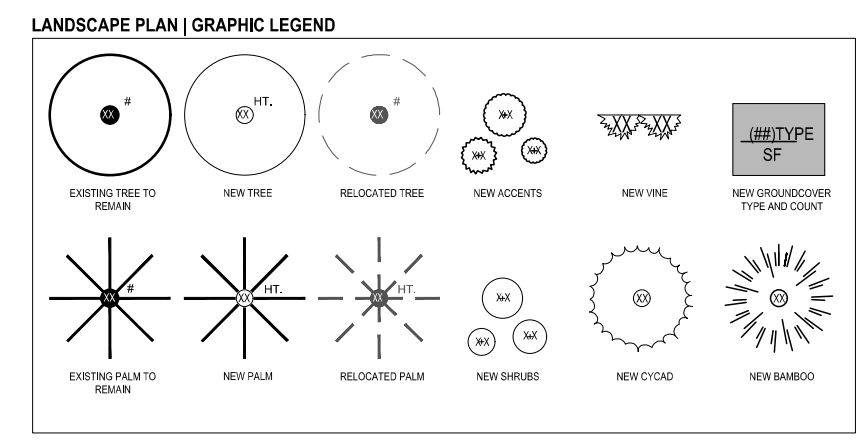


OVERALL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

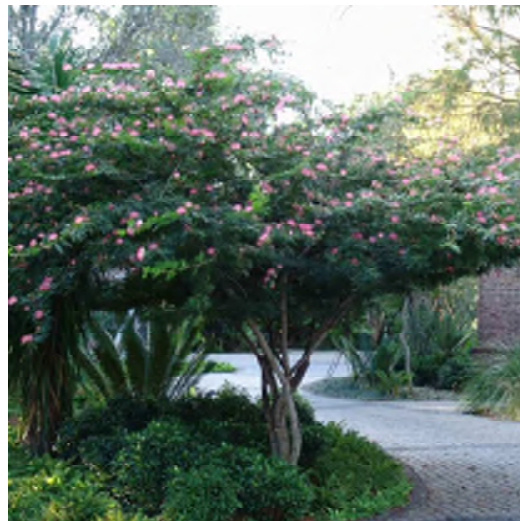
39TH STREET

2021.12.01

TREES	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
		YES	NO	YES	NO
3	CRO <i>Gliricidia sepium</i> Natograph Tree	X		X	
1	CHA <i>Chamaecrista nictitans</i> Compact Shrub				
1	REB <i>Reboulia</i> 25' HT, Collected	X		X	
2	SPAL <i>Spalax</i> 20' HT, Booted	X		X	
2	SPAL <i>Spalax</i> 10 @ 25' HT. 3 @ 20 HT.	X		X	
1	PSY <i>Psychotria</i> Palm		X	X	
4	CD <i>Croton discolor</i> Lechecillo	X		X	



TREES



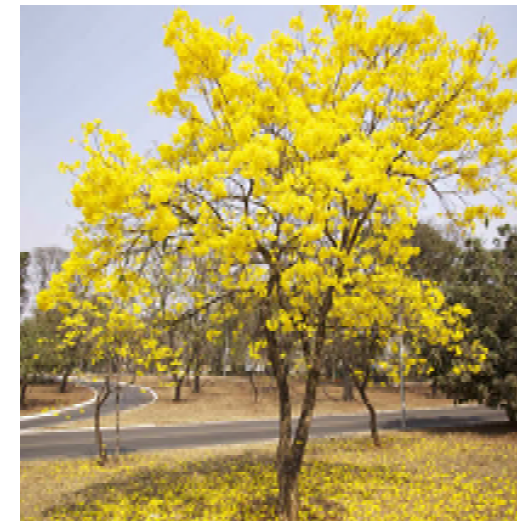
Calliandra haematocephala
Pink Powder Puff Bush



Clusia rosea
Autograph Tree



Myrcianthes fragrans
Simpson Stopper



Tabebuia guayacan
Guyacan - Yellow Tabebuia

PALMS



Sabal palmetto
Sabal Palm

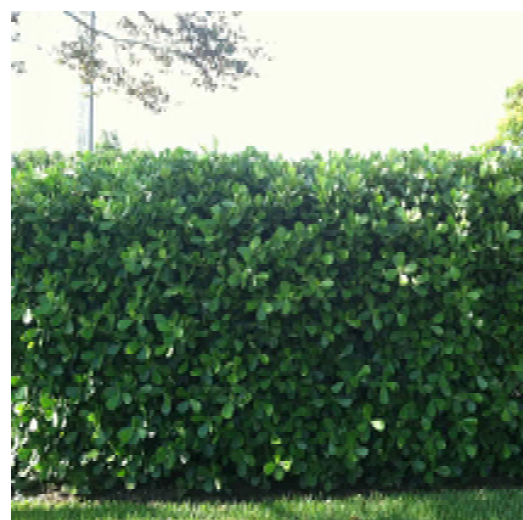


Phoenix sylvestris
Sylvestris / Wild Date Palm

SHRUBS



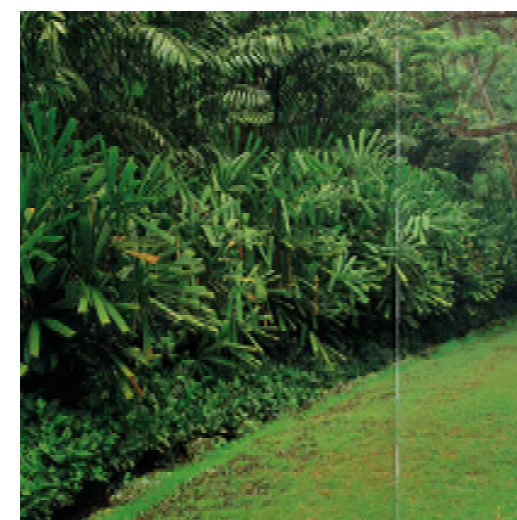
Croton discolor
Lechecillo



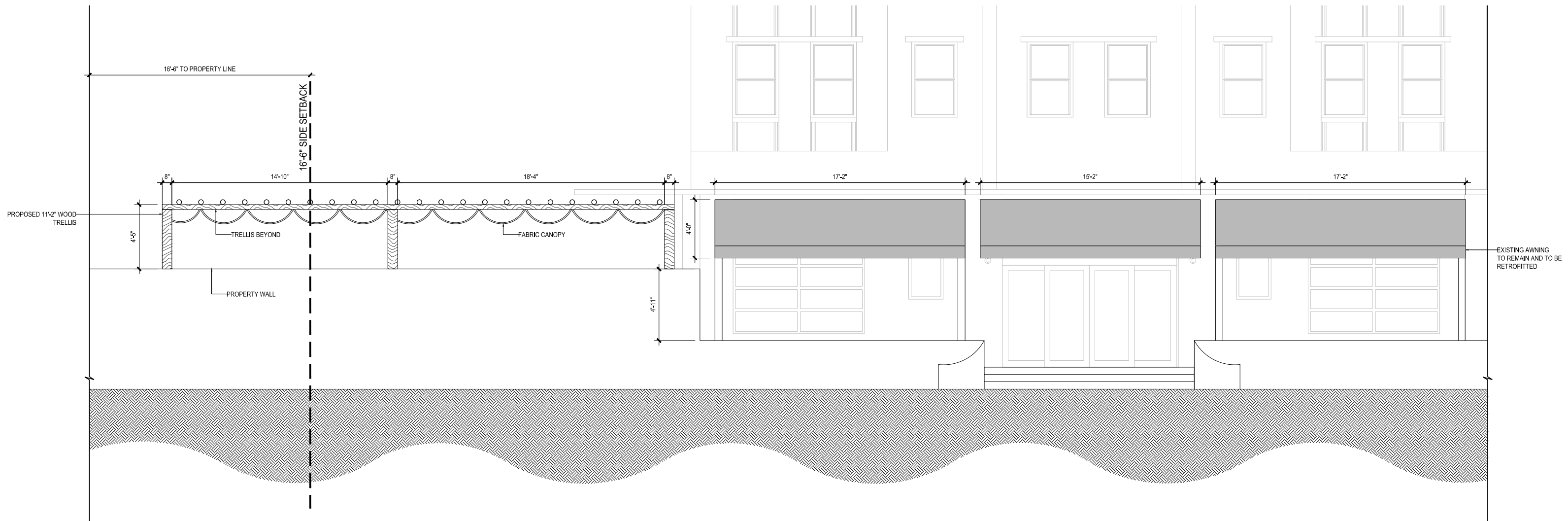
Clusia guttifera
Small Leaf Clusia



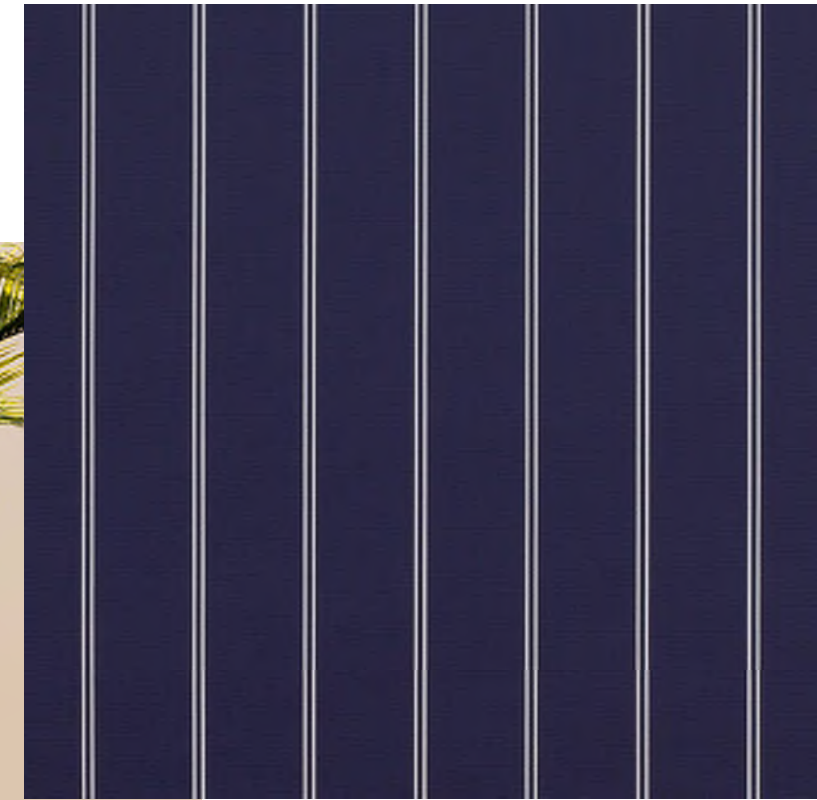
Gardenia jasminoides
Gardenia Bush



Rhaps excelsa
Lady Palm



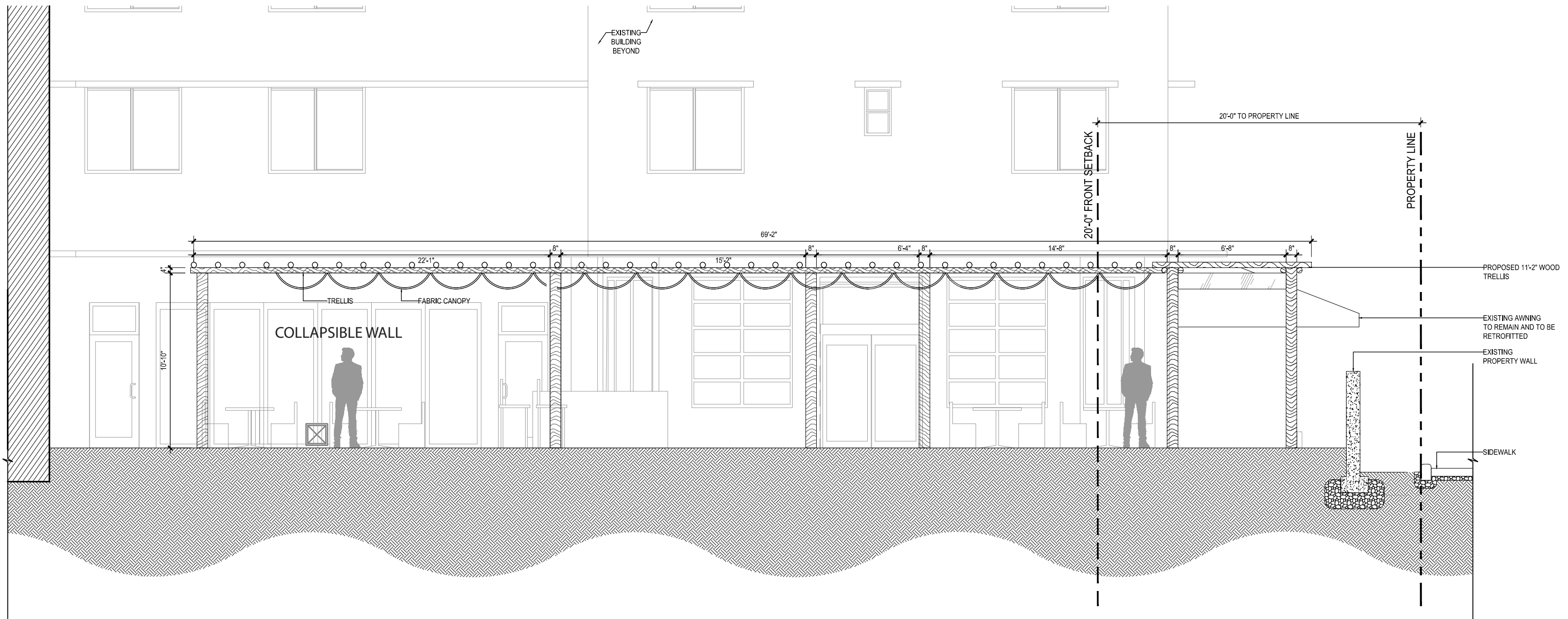
A FRONT ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



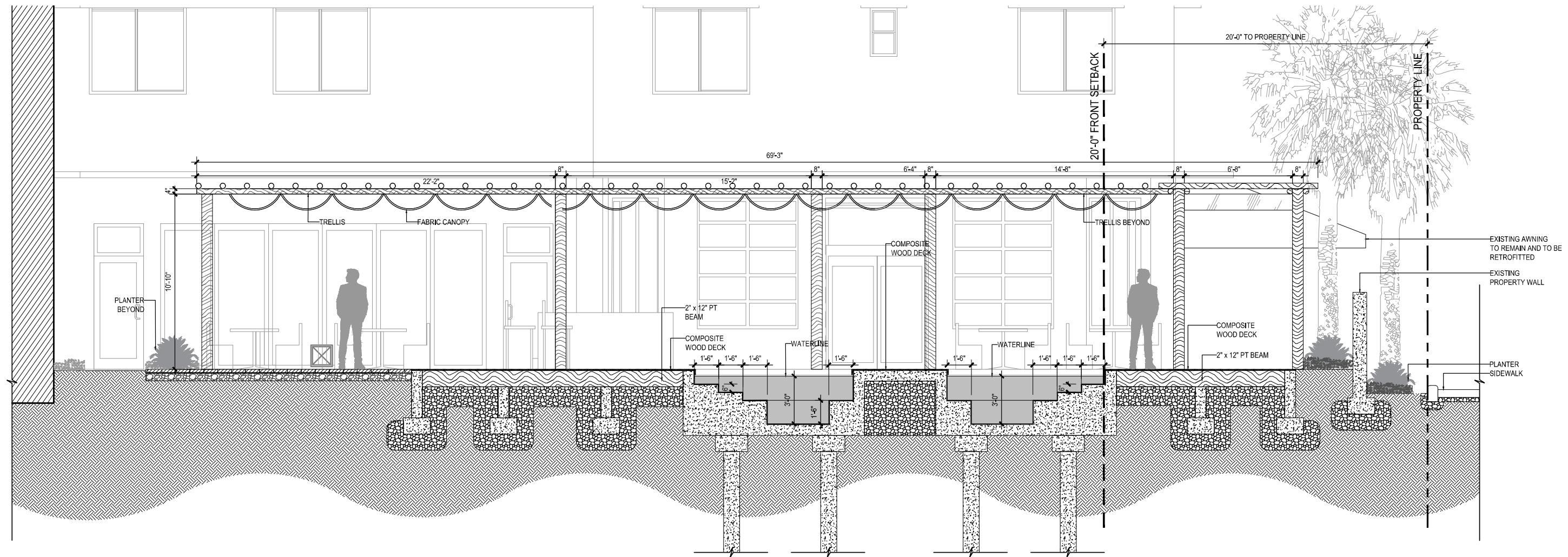
PROPOSED AWNING FABRIC:
COLOR: COOPER NAVY
MANUFACTURER: SUMBRELLA



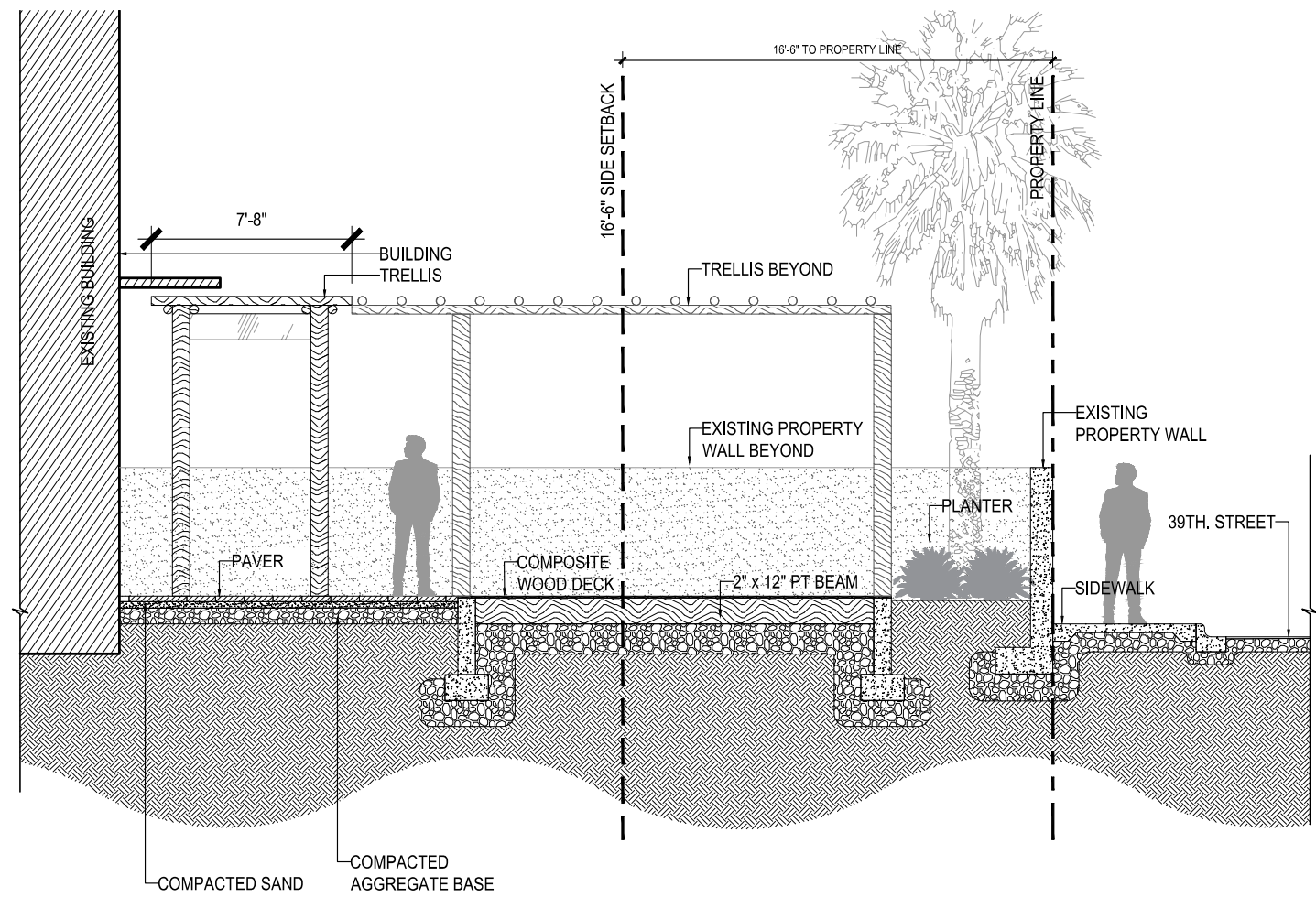




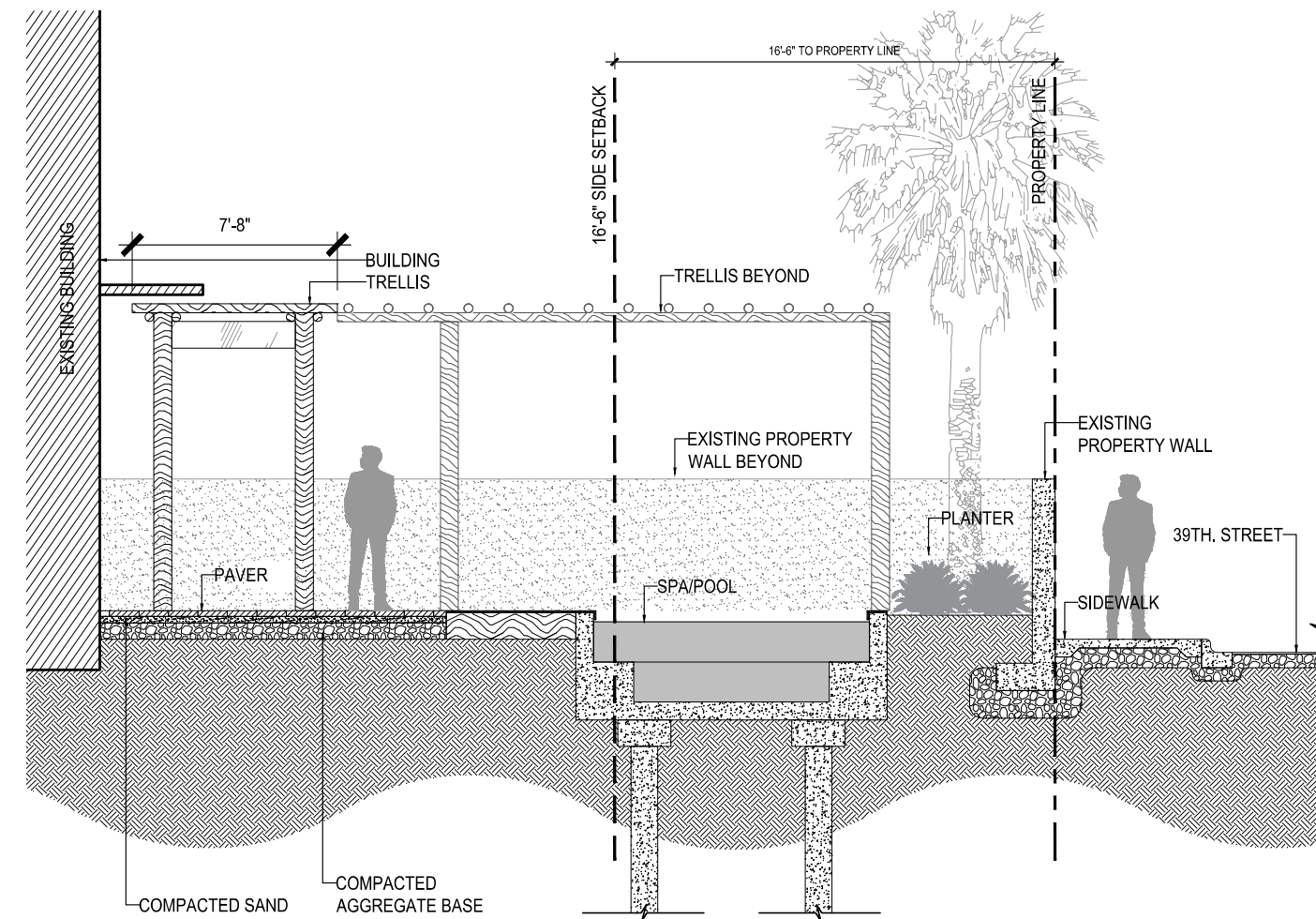
B DINING AREA TRELLIS ELEVATION
 SCALE: 1/4" = 1'-0"



A POOL SECTION
SCALE: 1/4" = 1'-0"



B WOOD DECK SECTION
SCALE: 1/4" = 1'-0"



C POOL SECTION
SCALE: 1/4" = 1'-0"



