PB #2279
REVISED PLANS
AS OF 10/21/15

PLANNING BOARD FINAL SUBMITTAL
OCTOBER 19, 2015

1750 HOTEL - MIAMI BEACH

1750 ALTON ROAD, MIAMI BEACH, FL 33139

ARCHITECTS
KOBI KARP ARCHITECTURE & INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
Tel: (305) 573-1818
Fax: (305) 573-3766

LANDSCAPE
JFS DESIGN INC.
MIAMI, FLORIDA
CEL: (954) 447-1852
TEL: (305) 793-5213

REVISIONS / SUBMISSIONS
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1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

COVER

FINVARB GROUP

OCT 20 2015

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
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F: 305.573.3766
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A0.00

1 20 % PARKING REDUCTION DIAGRAM

Scale: N.T.S.

NOTE:
RED LINE DESCRIBES 905'-0"
FROM SITE TO PARKING GARAGE.

INDEX

UNIT MATRIX

FLOOR	300 SF	336 SF AND ABOVE	UNIT/FLOOR	NUMBER OF FLOORS
	# OF UNITS	# OF UNITS		
1	0	0	0	5
2	0	0	0	
3	4	28	32	
4	4	28	32	
5	4	28	32	
TOTAL	**12**	**84**	**96**	**5**
PERCENTAGE	13%	88%	100%	

AREA CALCULATIONS

LEVEL	F.A.R.		GROSS	CIRCULATION	LEASABLE	
	PROPOSED	EXISTING				
1	8,222 SF	5,114 SF	9,999 SF	975 SF	5,425 SF	
2	1,772 SF	2,408 SF	13,483 SF	975 SF	0 SF	
3	13,133 SF		14,938 SF	2,232 SF	0 SF	
4	13,133 SF		14,938 SF	2,229 SF	0 SF	
5	13,133 SF		14,938 SF	2,229 SF	0 SF	
ROOF TOP	716 SF		14,938 SF	545 SF	0 SF	
	57,631 SF		**83,234 SF**	**9,185 SF**	**5,425 SF**	**TOTAL**

PARKING REQUIREMENTS (A)

LEVEL	USE	FLOORS	AMOUNT
LEVEL1	RETAIL	0	
	RESTAURANT	160	1 prs seven seats / 40 SPACES
LEVEL 3-5	HOTEL	96	48 SPACES
TOTAL			88 SPACES

PARKING PROVIDED

LEVEL	AMOUNT	
1	2	8.5 X 21 SPACES
	1	8.5 X 21HC SPACE
2	28	LIFTS (56 SPACE)
	59	TOTAL

LOADING REQUIRED

LEVEL	AMOUNT	
	3	SPACES

LOADING PROVIDED

LEVEL	AMOUNT	
1	3	SPACES
	3	TOTAL

MIAMIBEACH

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:	1750 - 1716 ALTON RD.Miami Beach , FL 33139-2412			
2	Board and File numbers:				
3	Folio number(s):	02-3234-017-0030 | 02-3234-017-0020			
4	Year constructed:	1995	Zoning District:	CD-2 : GROUND/PEDESTAL | RM-2 : TOWER	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NG	6.15 NGVD | 6'-1-13/16"	
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	1750 = 21,343, 1716= 7,500	28,843 SF TOTAL
7	Lot Width	150'-0"	Lot Depth:	209'-4"	
8	Minimum Unit Size	300 SF	Average Unit Size:	N/A	
9	Existing User	RETAIL	Proposed Use:	HOTEL / RETAIL / RESTAURANT	

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	19'-0"	53'-0"	3'-0"
11	Number of Stories	5 STORIES	1	5 STORIES	-
12	FAR 2.0	57,686 SF	7,522 SF	57,631 SF	-
13	Gross Square Footage	N/A	10,714 SF	83,234 SF	-
14	Square Footage by use	N/A	N/A	5,425 SF	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	0	96	-
17	Number of Seats	N/A	0	160	-
18	Occupancy Load	N/A	N/A	233	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	-
20	Side Setback:	N/A	N/A	N/A	-
21	Side Setback:	N/A	N/A	N/A	-
22	Side Setback facing Street:	N/A	N/A	N/A	-
23	Rear Setback:	N/A	N/A	N/A	-
	At Grade Parking:				
24	Front Setback:	0'-0"	N/A	5'-0"	-
25	Side Setback:	0'-0"	N/A	5'-0"	-
26	Side Setback:	0'-0"	N/A	5'-0"	-
27	Side Setback facing Street:	0'-0"	N/A	5'-0"	-
28	Rear Setback:	0'-0"	N/A	5'-0"	-
	Pedestal 3-5				
29	Front Setback (East):	20'-0"	N/A	20'-0"	-
30	Side Setback (South):	16'-9"	N/A	16'-9"	-
31	Side Setback facing Street (West):	13'-0"	N/A	13'-0"	-
32	Rear Setback:	16'-9"	N/A	16'-9"	-

	Parking	Required	Existing	Proposed	Deficiencies
33	Parking District	6	6	6	-
34	Total # of parking spaces	88	18	57	-
35	20% PARKING REDUCTION (CENTRALIZED PARKING) SEE DIAGRAM PROVIDED	-17.6	-	-	-
36	Car Pool Spaces Ground Floor	-6			
37	10 Long Term Bike Rack	-2			
38	20 Short Term Bike Rack	-2			
39	2 Shower Facilities in Hotel	-4			
40	# of parking spaces per use (Provide a separate chart for a breakdown	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
41	# of parking spaces per level (Provide a separate chart for a	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
42	Parking Space Dimensions				-
43	Parking Space Configurations (45o,60o,90o,Parallel)	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
44	ADA Spaces	1	N/A	1	-
45	Tandem Spaces	N/A	N/A	N/A	-
46	Drive Aisle Width	22'	N/A	22'	-
47	Valet Drop off and pick up	11'	N/A	11'	-
48	Loading zones and Trash collection ar	3	N/A	2 ONSITE / 1 ONSTREET	1 ONSTREET
49	Racks	25	N/A	31	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
46	Type of use	N/A	RESTAURANT	RESTAURANT	-
47	Total # of Seats	N/A	N/A	160	-
48	Total # of Seats per venue (Provide a separate chart for a breakdown	N/A	N/A	40 (28 W / PARKING REDUCTION)	-
49	Total Occupant Content	N/A	N/A	233	-
50	Occupant content per venue (Provide a separate chart for a	N/A	N/A	233	-

51	Is this a contributing building?	NO
52	Located within a Local Historic Distric	NO

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

REVISIONS / SUBMISSIONS

1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

INDEX & DATA

FINVARB GROUP

OCT 2 0 2015

Lic. # AR0012528

ARCHITECTURE
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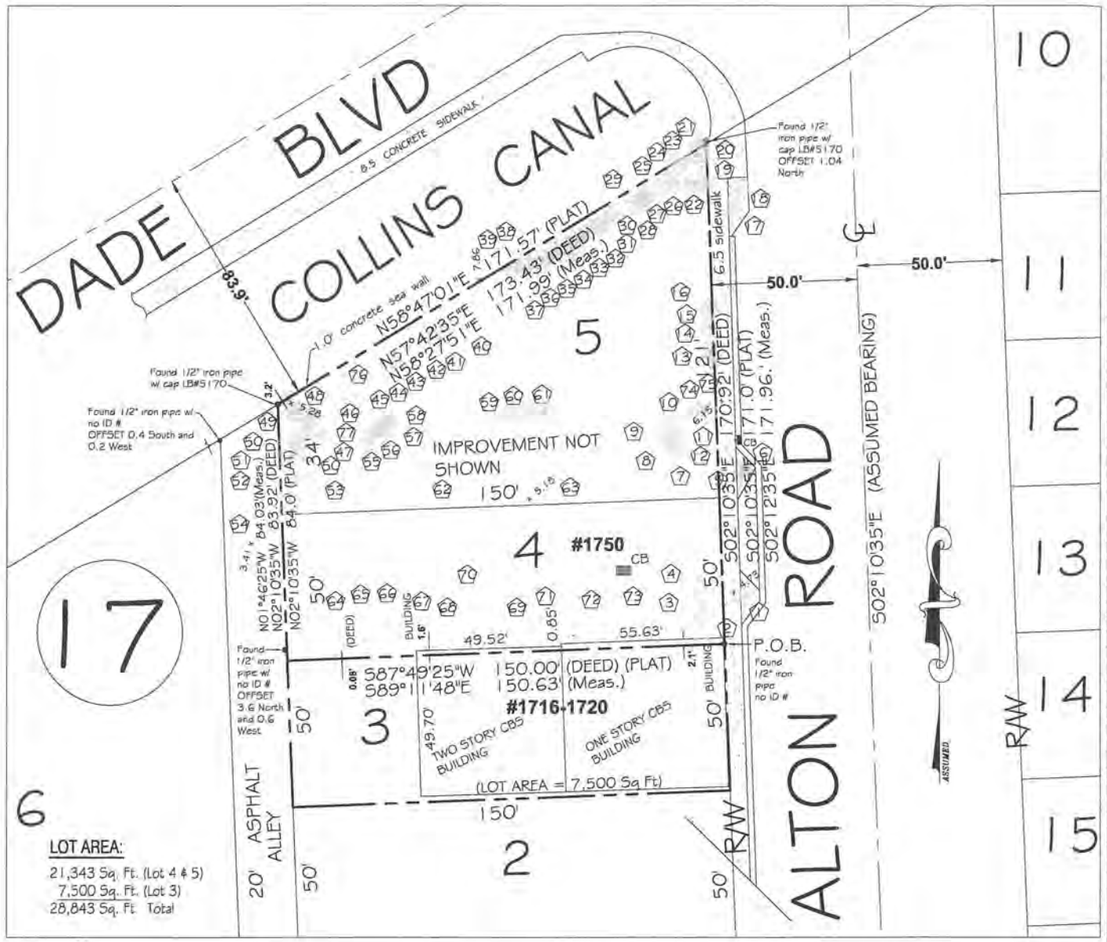
KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.00



TREE NUMBER	DESCRIPTION	HT	CANOPY	DBH
1	PALM	28	10	8"
2	PALM	45	25	12"
3	PALM	50	25	12"
4	PALM	35	20	12"
5	PALM	22	10	8"
6	PALM	18	10	8"
7	PALM	30	10	4"
8	PALM	22	10	3"
9	PALM	15	10	3"
10	PALM	22	10	4"
11	PALM	22	10	3"
12	PALM	42	15	15"
13	PALM	22	10	4"
14	PALM	22	10	4"
15	PALM	18	10	3"
16	PALM	18	10	3"
17	PALM	22	10	4"
18	PALM	18	10	3"
19	PALM	25	10	3"
20	PALM	22	10	4"
21	PALM	22	10	4"
22	PALM	25	10	3"
23	PALM	22	10	4"
24	PALM	22	10	4"
25	PALM	25	10	3"
26	PALM	25	10	3"
27	PALM	25	10	3"
28	PALM	25	10	3"
29	PALM	25	10	3"
30	PALM	25	10	3"
31	PALM	25	10	3"
32	PALM	25	10	3"
33	PALM	25	10	3"
34	PALM	25	10	3"
35	PALM	22	10	4"
36	PALM	22	10	4"
37	PALM	25	10	3"
38	PALM	25	10	3"
39	PALM	25	10	3"
40	BOTTLE BRUSH	30	6	5"
41	BOTTLE BRUSH	30	6	5"
42	BOTTLE BRUSH	30	6	5"
43	BOTTLE BRUSH	30	6	5"
44	BOTTLE BRUSH	30	6	5"
45	BOTTLE BRUSH	30	6	5"
46	BOTTLE BRUSH	30	6	5"
47	PALM	35	20	12"
48	PALM	18	10	8"
49	PALM	28	10	8"
50	PALM	28	10	8"
51	PALM	42	15	15"
52	PALM	42	15	15"
53	GUMBO LIMBO	20	25	15"
54	PALM	48	20	12"
55	PALM	25	10	3"
56	PALM	25	10	3"
57	PALM	25	10	3"
58	PALM	25	10	3"
59	PALM	25	10	3"
60	PALM	25	10	3"
61	PALM	25	10	3"
62	GUMBO LIMBO	20	25	15"
63	MAHOGANY	45	35	15"
64	TREE	35	30	12"
65	TREE	35	30	12"
66	TREE	35	30	12"
67	TREE	35	30	18"
68	TREE	28	12	8"
69	TREE	35	30	16"
70	GUMBO LIMBO	40	35	15"
71	TREE	41	42	12"
72	TREE	35	30	12"
73	TREE	35	30	18"
74	PALM	15	10	3"
75	PALM	22	10	3"
76	BOTTLE BRUSH	30	6	5"
77	PALM	45	10	15"

LEGAL DESCRIPTION:

Lot 3 and 4, less the South 1 inch (0.08'), and all Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.08' feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 83.92 feet to a point; thence run North 59°53'10" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONERS
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S.= CONCRETE BLOCK STRUCTURE
CL. = CLEAR
CONC. = CONCRETE
C.S. = CONCRETE SLAB
E.T.P.= ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
E/M = ELECTRIC METER
F.H. = FIRE HYDRANT
F.I.P.= FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D.= FOUND NAIL & DISK
℄ = CENTER LINE
—x— = CHAIN LINK FENCE
= C.B.S. WALL
COL. = COLUMN
ID. = IDENTIFICATION
F.R. = FOUND REBAR
(M) = MEASURED
NO ID.= NO IDENTIFICATION NUMBER
N.T.S.= NOT TO SCALE
OHL = OVERHEAD ELECTRIC LINE
O.R.B.= OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
PL. = PROPERTY LINE
R = RADIUS
(R) = RECORD
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
= CONTROL VALVE
= MANHOLE
=WATER VALVE

TREE LEGEND:

OAK
MAHOGANY
PINK TABEBUIA
GUMBO LIMBO
PALM
BOTTLE BRUSH

LOT AREA:

21,343 Sq. Ft. (Lot 4 & 5)
7,500 Sq. Ft. (Lot 3)
28,843 Sq. Ft. Total

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
3) Ownership subject to Opinion of Title.
4) Bearings are based on an assumed meridian and referenced on the Centerline of ALTON ROAD, (S 02°10'35" E)
5) Underground utilities are not depicted hereon.
6) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
Well -identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
7) Zoning and Setbacks are not verified by this survey.
8) Elevations shown hereon are relative to the 1929 N.G.V.D. of mean sea level and are based on a benchmark supplied by the engineering department of Miami-Dade County, Florida.
9) Flood Elevation Information:
Community: 120651 FIRM Panel: 12086C0317L Flood Zone: "AE"
Date of FIRM: 09/11/2009 Suffix: L
Base Flood Elevation: 8.0
10) Record area: 21,343 Sq. Ft. (Lot 4 & 5)

CERTIFIED TO:
SOBE ALTON, LLC

DATE: 9-22-2015 – REVISED TO ADD LOT 3 TO LEGAL AND LOCATION SKETCH

LOCATION MAP:
NTS
SEC: 33 - TWN 53 - RG 42

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FIELD WORK: 8-14-2015

CERTIFICATE NOTE:

I hereby certify that the SPECIFIC PURPOSE SURVEY for the purpose of locating TREES, completed under my direction on AUGUST 14th, 2015, and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

LEVEL TECH SURVEYORS, LLC

DONALD T. RAMSEY
PROFESSIONAL LAND SURVEYOR, NO. 5851
STATE OF FLORIDA
"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL".

LEVEL-TECH SURVEYORS, LLC
777 NW 72ND AVENUE, SUITE 3134, MIAMI FL, 33126.
TEL:305.261.8463
FAX:305.261.8781
LB # 7154
LAND SURVEYORS • LAND PLANNERS

NAME AND TYPE OF PROJECT:
SPECIFIC PURPOSE SURVEY

PROJECT LOCATION:
1750 ALTON ROAD, MIAMI BEACH FLORIDA 33139

CLIENT:
RONALD FINVARB

CLIENT TELEPHONE:
(305) 799-3708

CLIENT ADDRESS:
1065 KANE CONCORSE, STE 201
BAY HARBOR ISLANDS, FL 33154

SCALE:	1"=30'
DATE:	08/14/2015
DRAWN BY:	A.J.R.
FIELD BOOK:	SKETCH
PROJECT No:	15-08-8182
SHEET:	1 OF 1 SHEETS

CANAL VIEW SOUTH

CANAL VIEW EAST

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

AERIAL MAP

FINVARB GROUP

Lic. # AR0012178

OCT 2 0 15

ARCHITECTURE
INTERIOR DESIGN
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DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.01

1 INTERSECTION BETWEEN ALTON RD AND DADE

2 ALTON RD. INTERSECTION VIEW WEST

3 EXISTING RESTAURANT - SITE

KEY PLAN

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

CONTEXT PHOTOS

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ARCHITECTURE
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A1.02

4 ALTON RD S.W. VIEW

5 SITE

6 ADJACENT SITE

KEY PLAN

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

CONTEXT PHOTOS

FINVARB GROUP

OCT 20 2015

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ARCHITECTURE
INTERIOR DESIGN
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DATE: APRIL 2012

A1.03

7 ALTON ROAD S.E. VIEW

8 ALTON RD S.E. VIEW

9 ADJACENT SITE

KEY PLAN

REVISIONS / SUBMISSIONS

1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

CONTEXT PHOTOS

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ARCHITECTURE
INTERIOR DESIGN
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DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.04

10 ALTON COURT LOOKING NORTH

11 ADJACENT PROPERTY 5 STORY HOTEL

12 WEST AVENUW BRIDGE / ADJACENT SITE

KEY PLAN

REVISIONS / SUBMISSIONS

1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

CONTEXT PHOTOS

FINVARB GROUP

Lic. # AR0012578

OCT 29 2015

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DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.05

13 WEST AVENUW BRIDGE / ADJACENT SITE

14 ADJACENT PROPERTY 5 STORY HOTEL

15 WEST AVENUW BRIDGE / ADJACENT SITE

KEY PLAN

REVISIONS / SUBMISSIONS

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CONTEXT PHOTOS

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DATE: APRIL 2012

A1.06

16 ALTON COURT NORTH VIEW/ ADJACENT SITE

17 ALTON COURT EAST VIEW/ ADJANCET SITE

18 ALTON COURT EAST VIEW / ADJACENT SITE

KEY PLAN

REVISIONS / SUBMISSIONS

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CONTEXT PHOTOS

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KOBI KARP

DRAWN BY:
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DATE: APRIL 2012

A1.07

19 ALTON COURT / ADJACENT SITE

20 ALTON COURT/ ADJACENT SITE

21 ALTON COURT / ADJACENT SITE

KEY PLAN

REVISIONS / SUBMISSIONS

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CONTEXT PHOTOS

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OCT 9 2015

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DATE: APRIL 2012

A1.08

1750 Alton Road - MIAMI BEACH, FLORIDA

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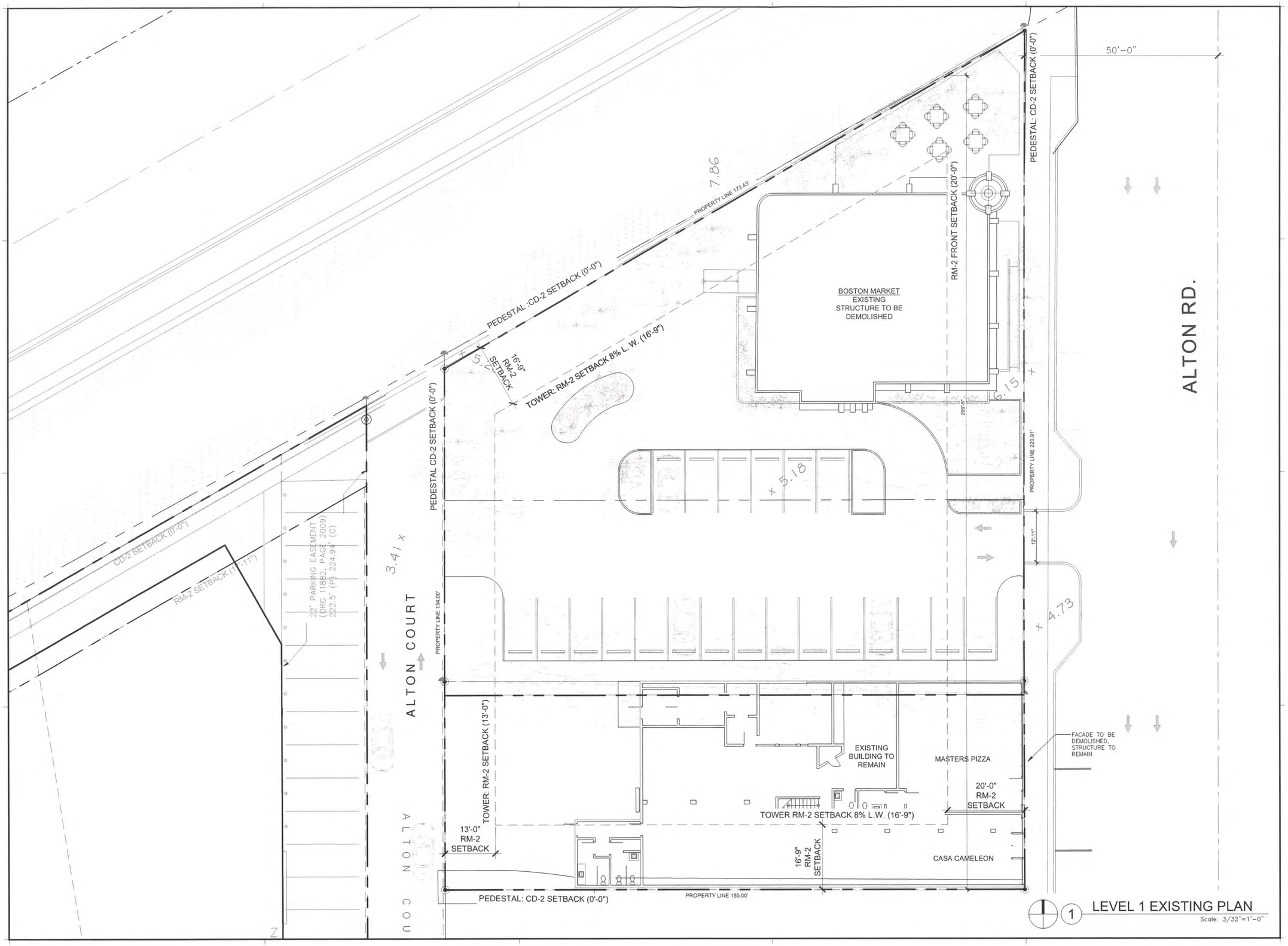

1 LEVEL 1 EXISTING PLAN

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

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL

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MIAMI BEACH, FLORIDA 33139

EXISITNIG CONDITION

FINVARB GROUP

OCT 20

Lic. # AR0017578

ARCHITECTURE
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KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.09

1 EXISTING EAST ELEVATION

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

1 EXISTING WEST ELEVATION

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

REVISIONS / SUBMISSIONS

1
2
3
4
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1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

EXISITING ELEVATIONS

FINVARB GROUP

Lic. # AR0012578

OCT 2

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
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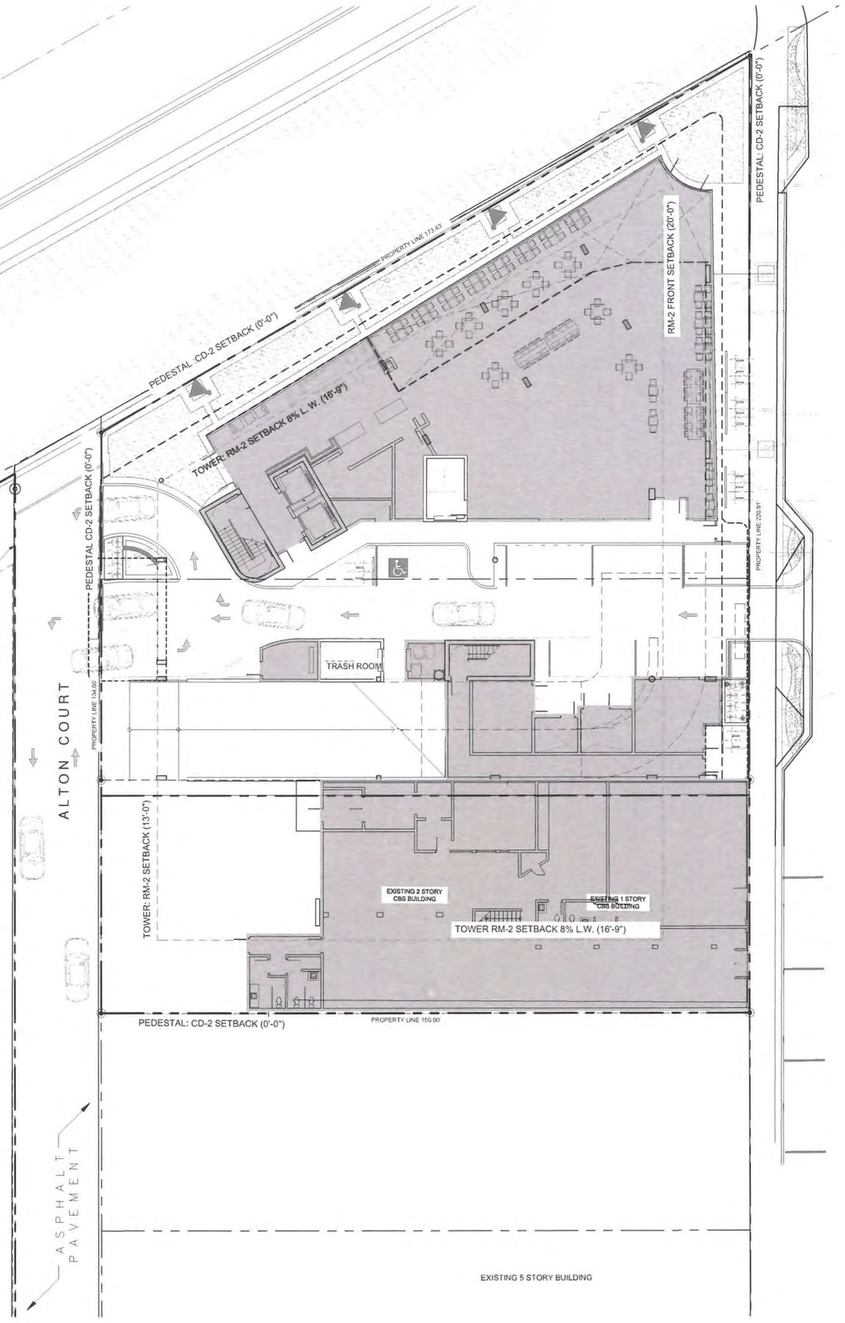
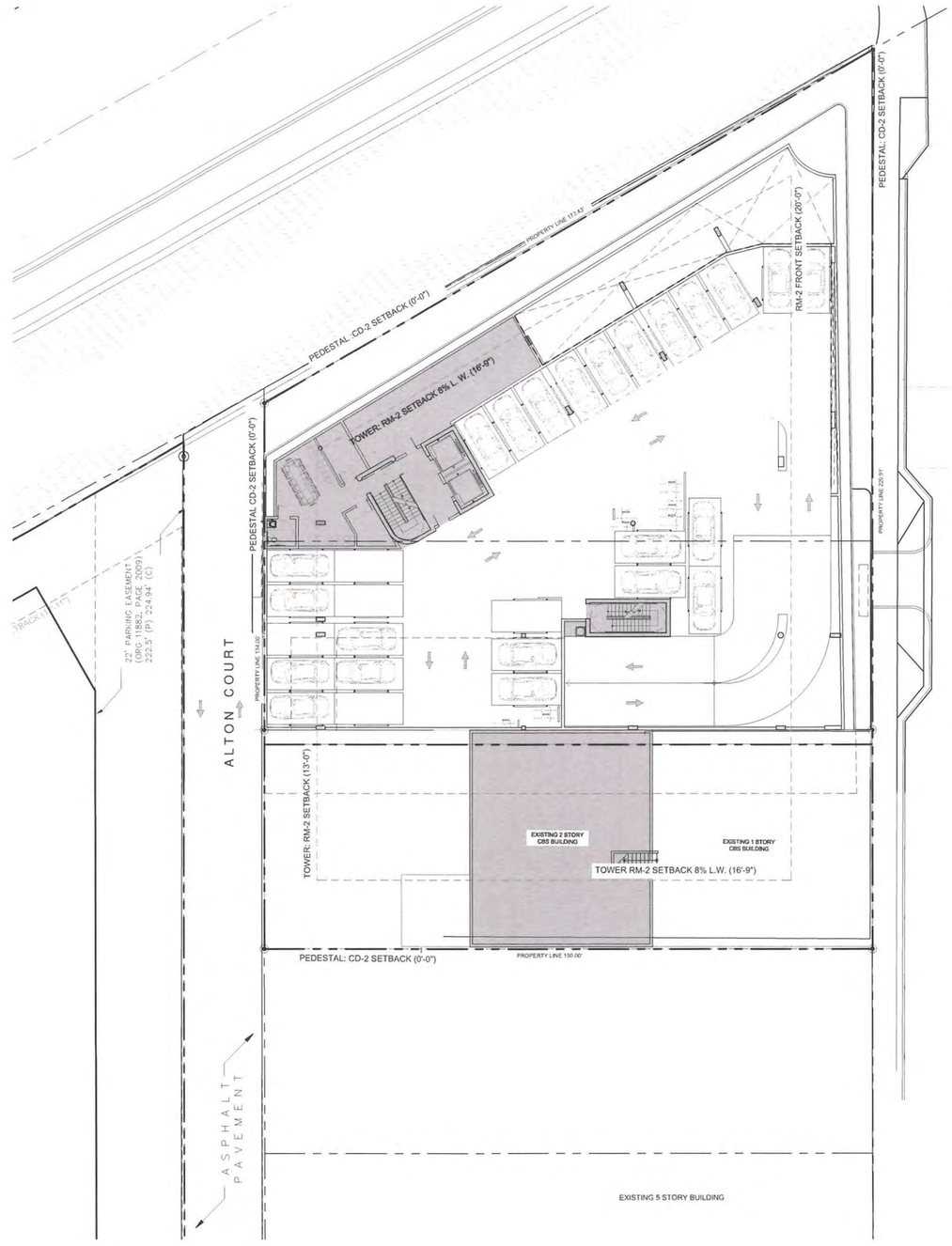
A1.11



1 LEVEL 1

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



2 LEVEL 2

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

NOTE
AREA CALCULATION DATA ON SHEET A1.13

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

F.A.R. CALCULATIONS

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OCT 2 0 2014

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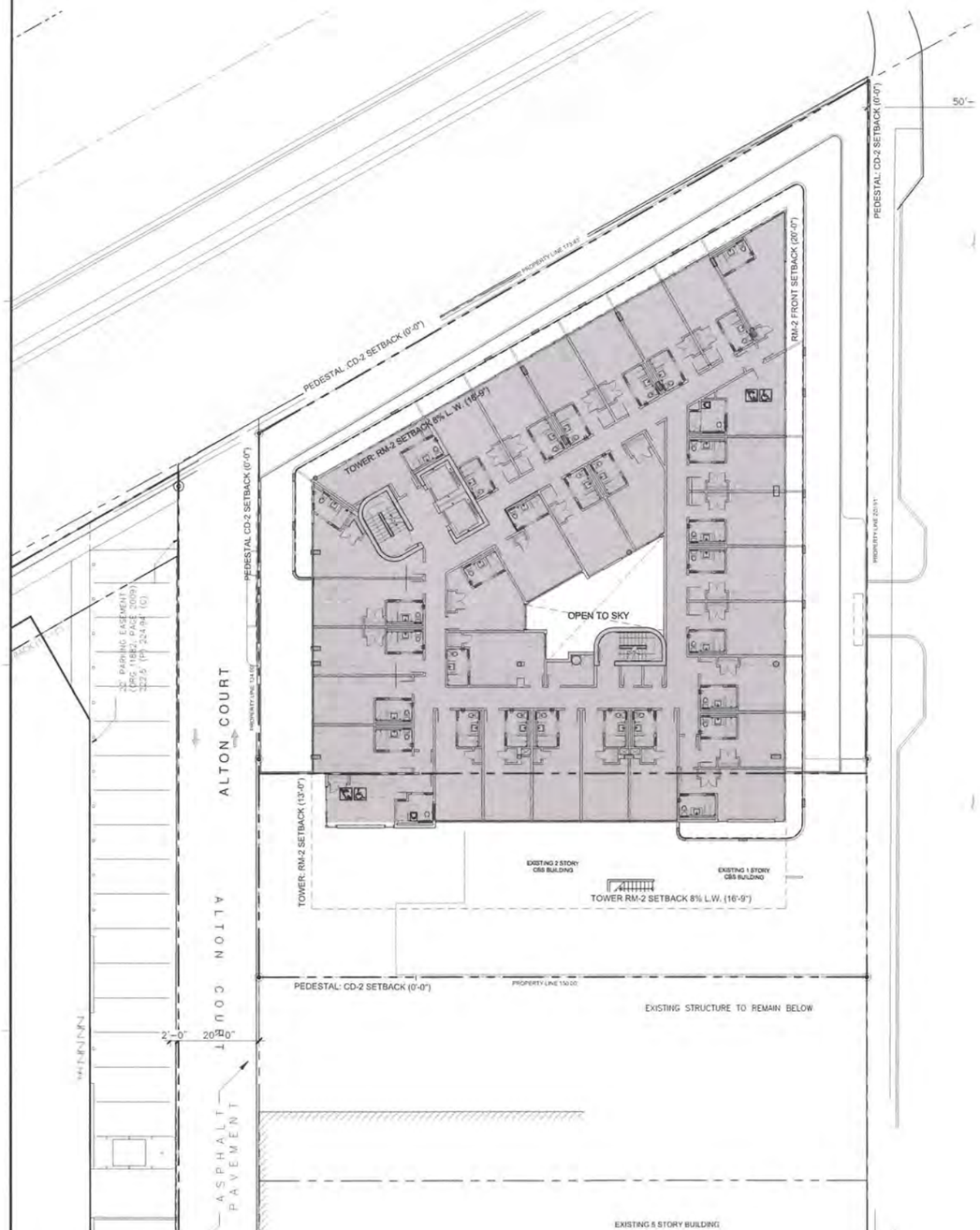
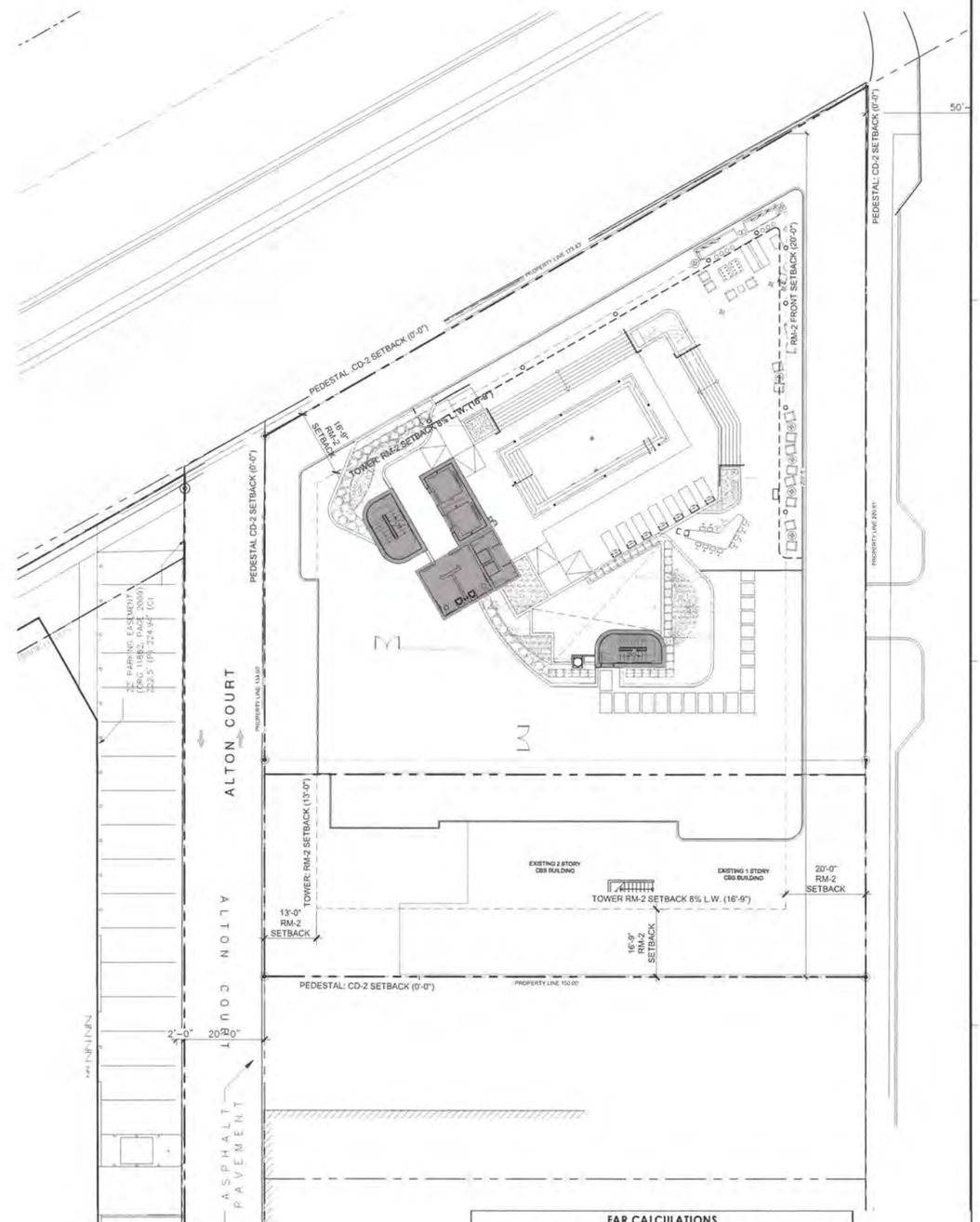
A 1.12



1 LEVEL 3-5

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



2 ROOF TOP

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

FAR CALCULATIONS		
LEVEL	PROPOSED	EXISTING
1	8,222 SF	5,114 SF
2	1,772 SF	2,408 SF
3	13,133 SF	
4	13,133 SF	
5	13,133 SF	
ROOF TOP	716 SF	
	57,631 SF	TOTAL

REVISIONS / SUBMISSIONS

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1750 ALTON HOTEL
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F.A.R. CALCULATIONS

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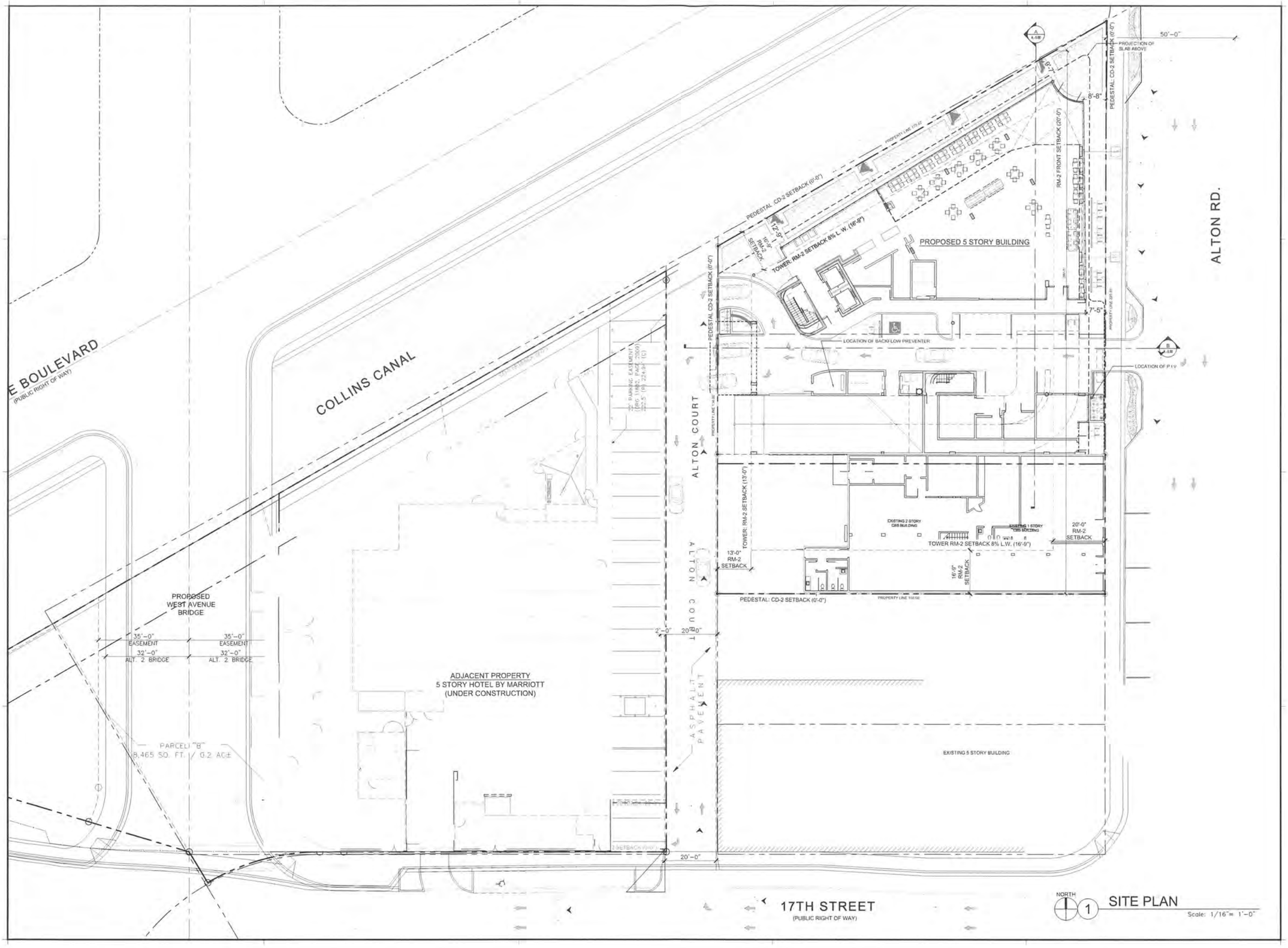
A 1.13



REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

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1750 ALTON HOTEL

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MIAMI BEACH, FLORIDA 33139

SITE PLAN

FINVARB GROUP

OCT 20 2015

ARCHITECTURE
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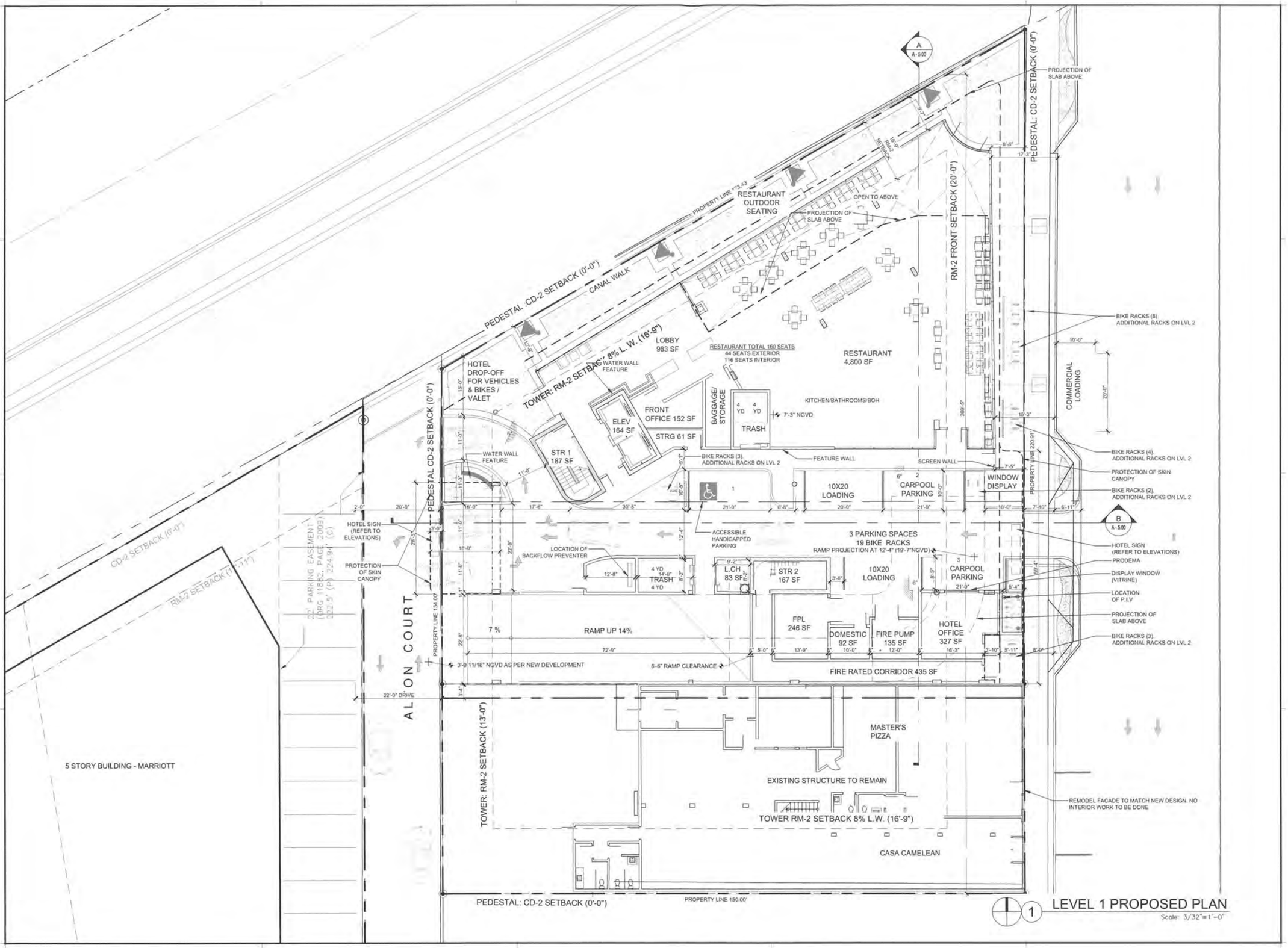
A2.00



1 LEVEL 1 PROPOSED PLAN
Scale: 3/32"=1'-0"

REVISIONS / SUBMISSIONS
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LEVEL 1

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Lic. # AR0016578

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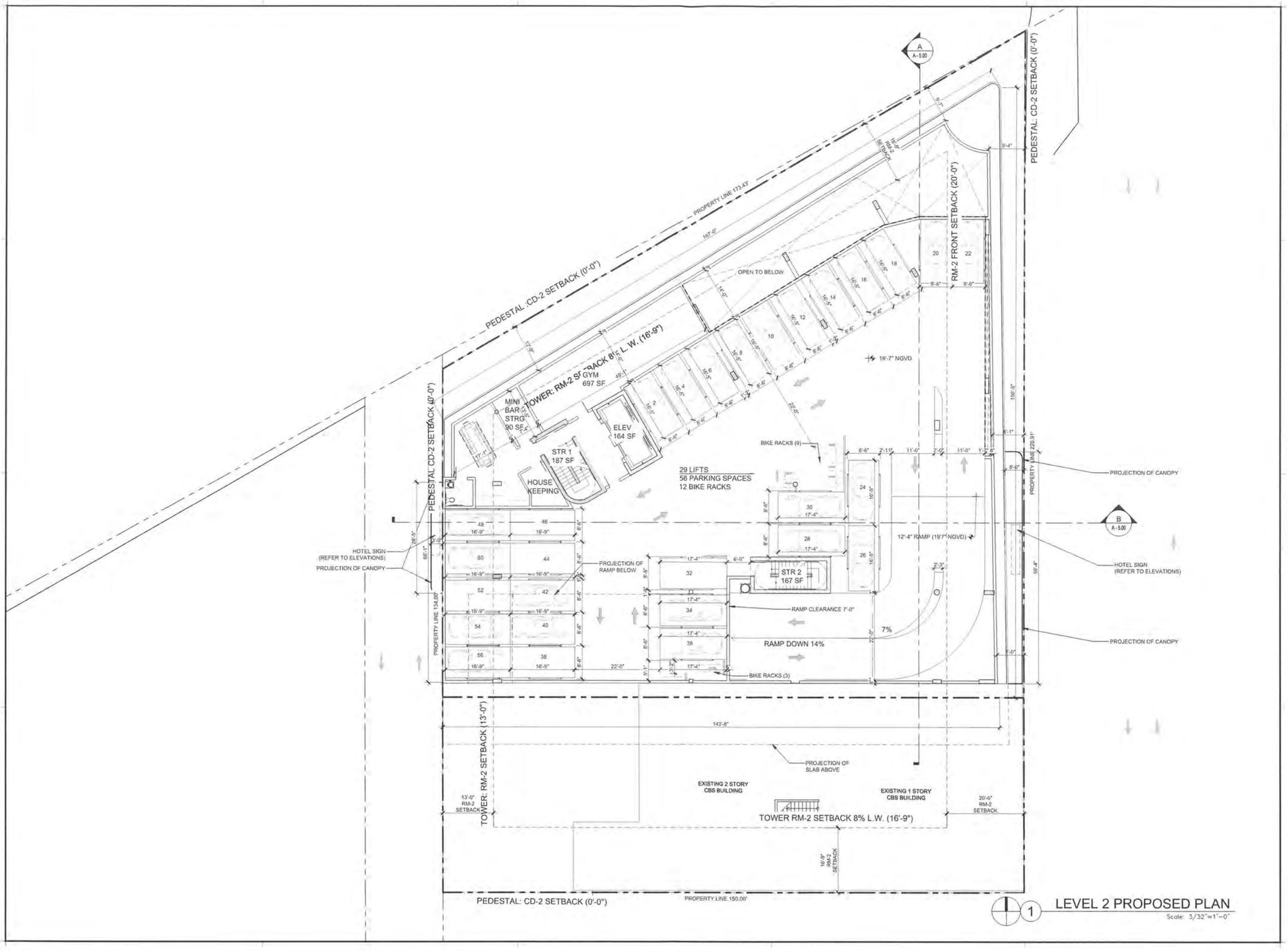
CHECKED BY:
DATE: APRIL 2012

A3.00



1 LEVEL 2 PROPOSED PLAN

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

REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

1384

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

LEVEL 2

FINVARB GROUP

OCT

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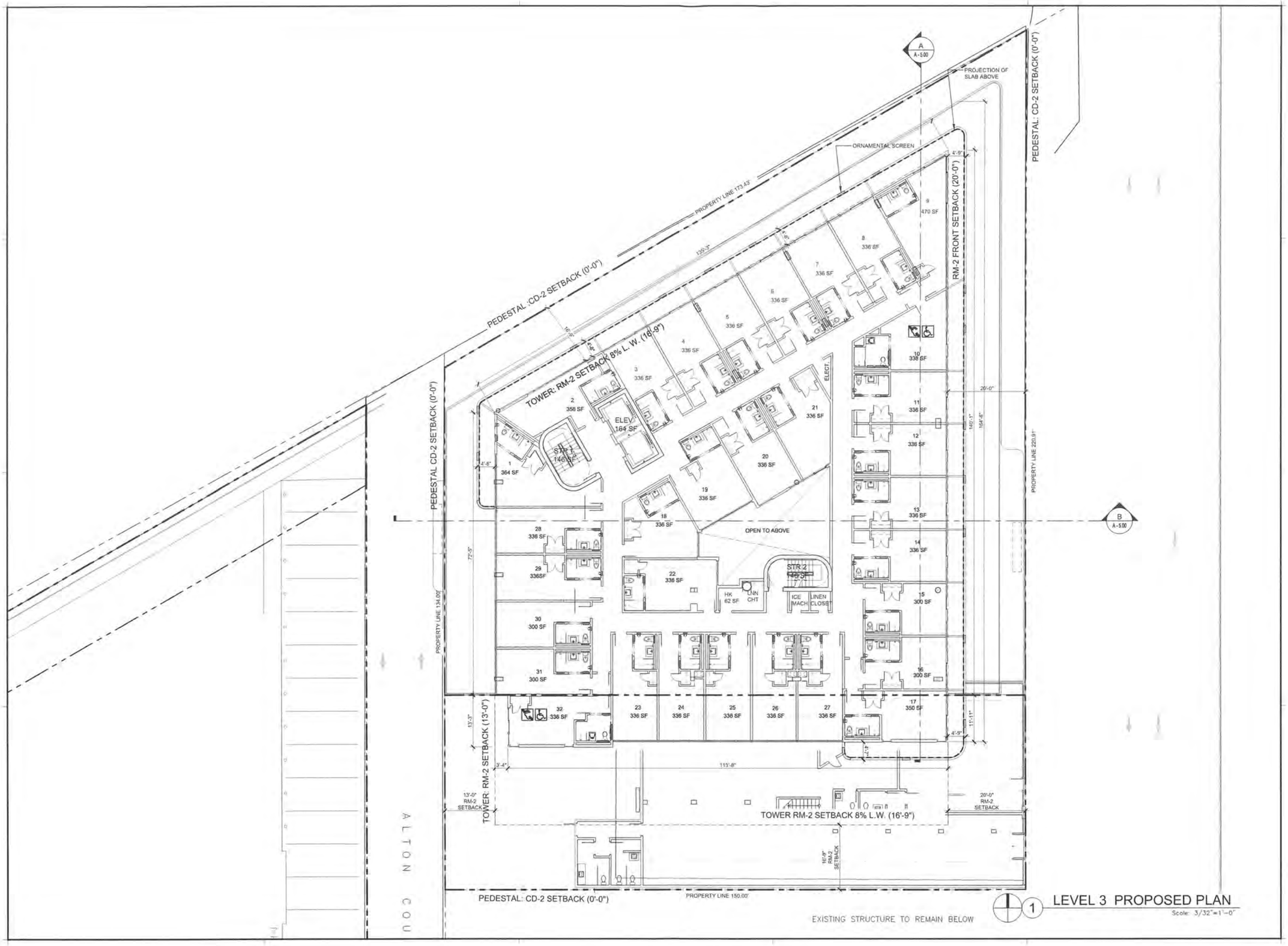
DATE: APRIL 2012

A3.01



1 LEVEL 3 PROPOSED PLAN
Scale: 3/32"=1'-0"

REVISIONS / SUBMISSIONS

1384

1750 ALTON HOTEL
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MIAMI BEACH, FLORIDA 33139

LEVEL 3

FINVARB GROUP

OCT 2

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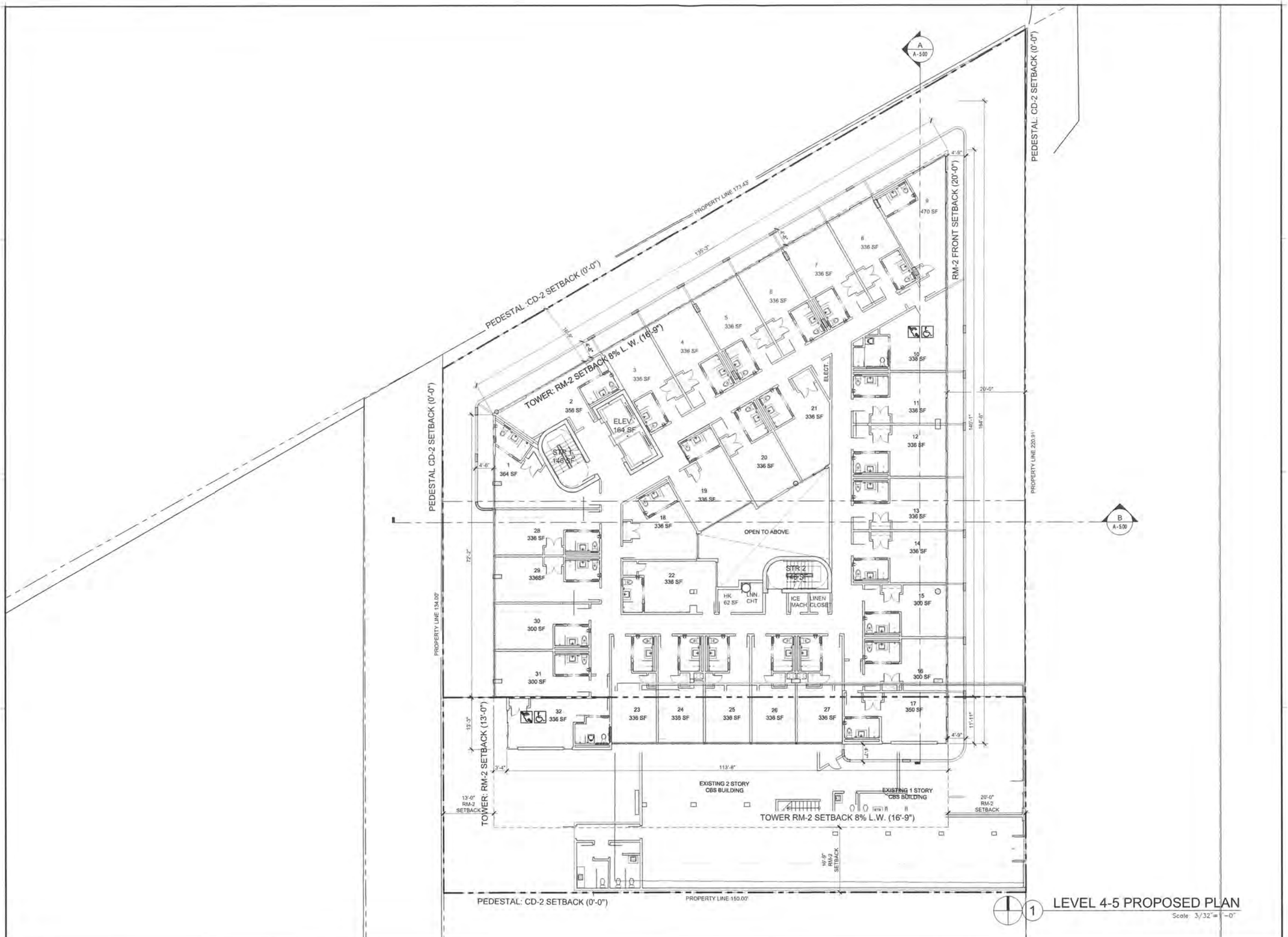
DATE: APRIL 2012

A3.02



1 LEVEL 4-5 PROPOSED PLAN

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

REVISIONS / SUBMISSIONS

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1384

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LEVEL 4-5

FINVARB GROUP

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ARCHITECTURE
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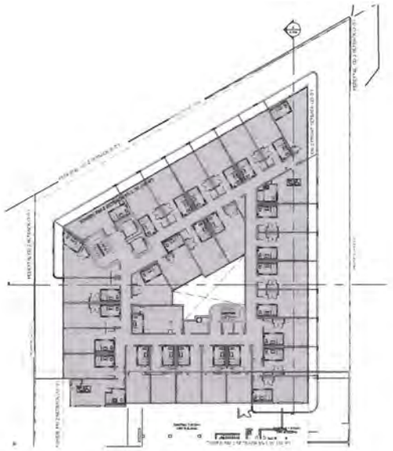
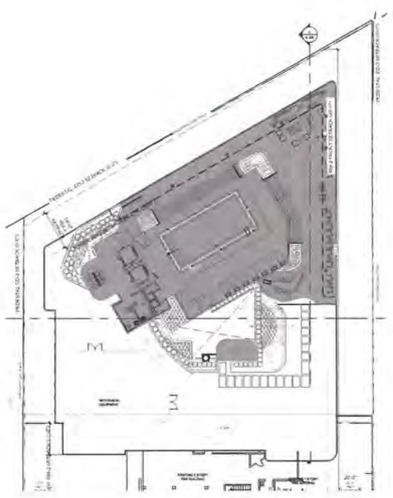
A3.03



AREA CALCULATION FOR ROOF DECK

1 LEVL 5 - 13,133 SF

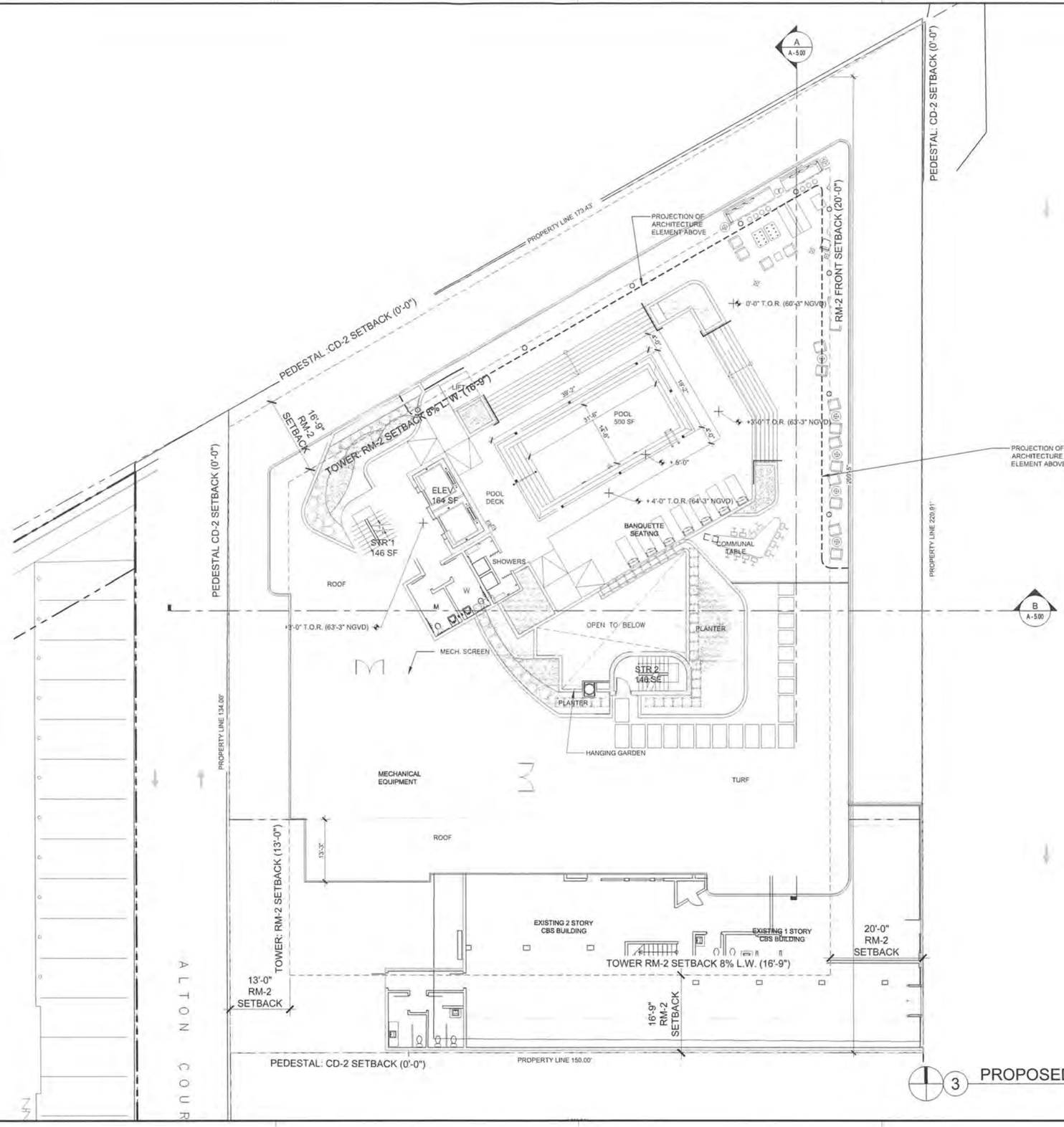
Scale: N.T.S



ROOF DECK 50% CALC FROM LEVEL BELOW

2 ROOF TOP - 6,566 SF

Scale: N.T.S



3 PROPOSED ROOF PLAN

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

REVISIONS / SUBMISSIONS

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1750 ALTON HOTEL

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ROOF PLAN

FINVARB GROUP

OCT 2 0 2015

LIC. # AR0012978

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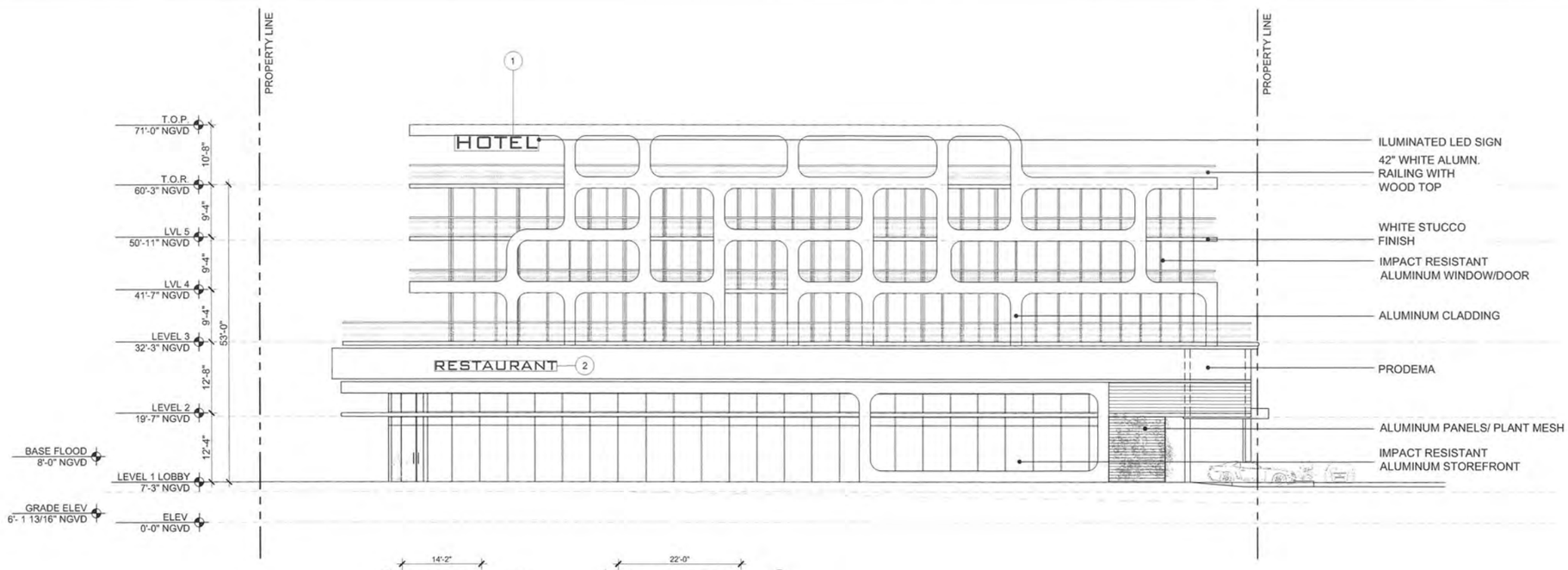
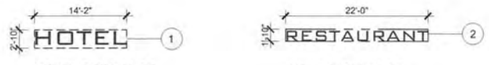
A3.04





HOTEL SIGN: 40 SF

WALL SIGN: 20 SF

2 NORTH ELEVATION

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

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL
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NORTH ELEVATION

FINVARB group

Lic. # AR0012578

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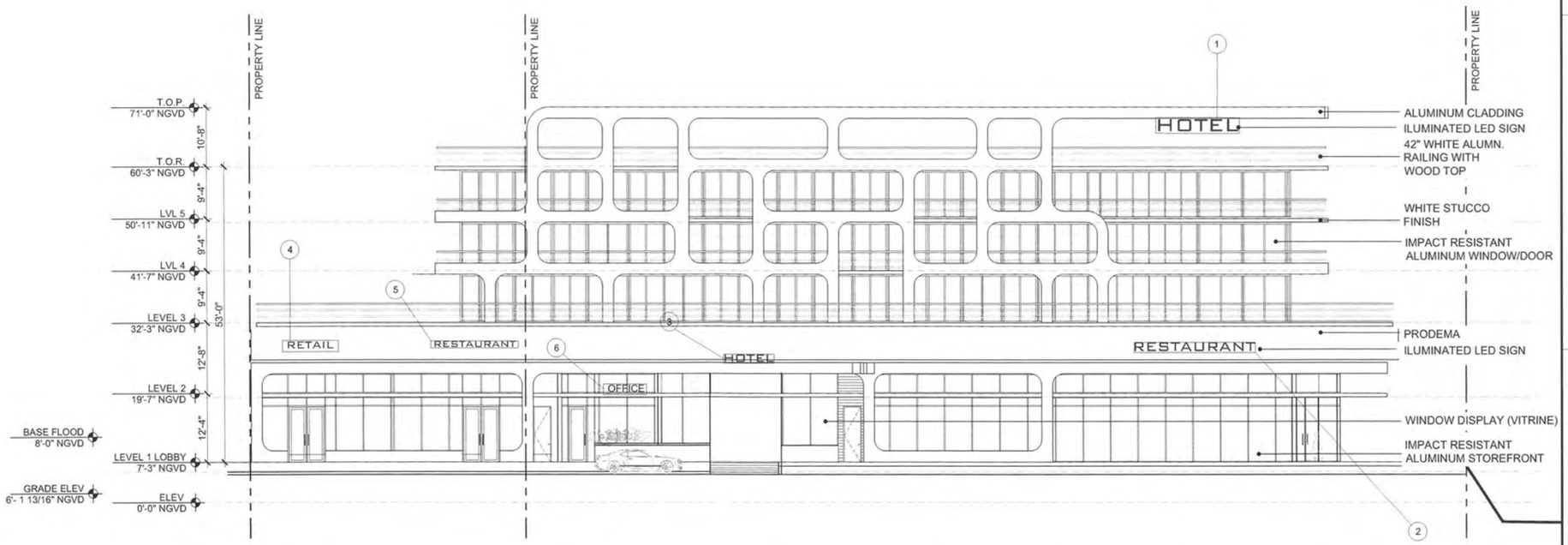
A4.00



HOTEL SIGN: 40 SF | WALL SIGN: 20 SF | WALL SIGN: 20 SF | WALL SIGN: 20 SF | WALL SIGN: 20 SF | WALL SIGN: 15 SF

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

REVISIONS / SUBMISSIONS

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EAST ELEVATION

FINVARB GROUP

OCT 2 2015

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F: 305.573.0106
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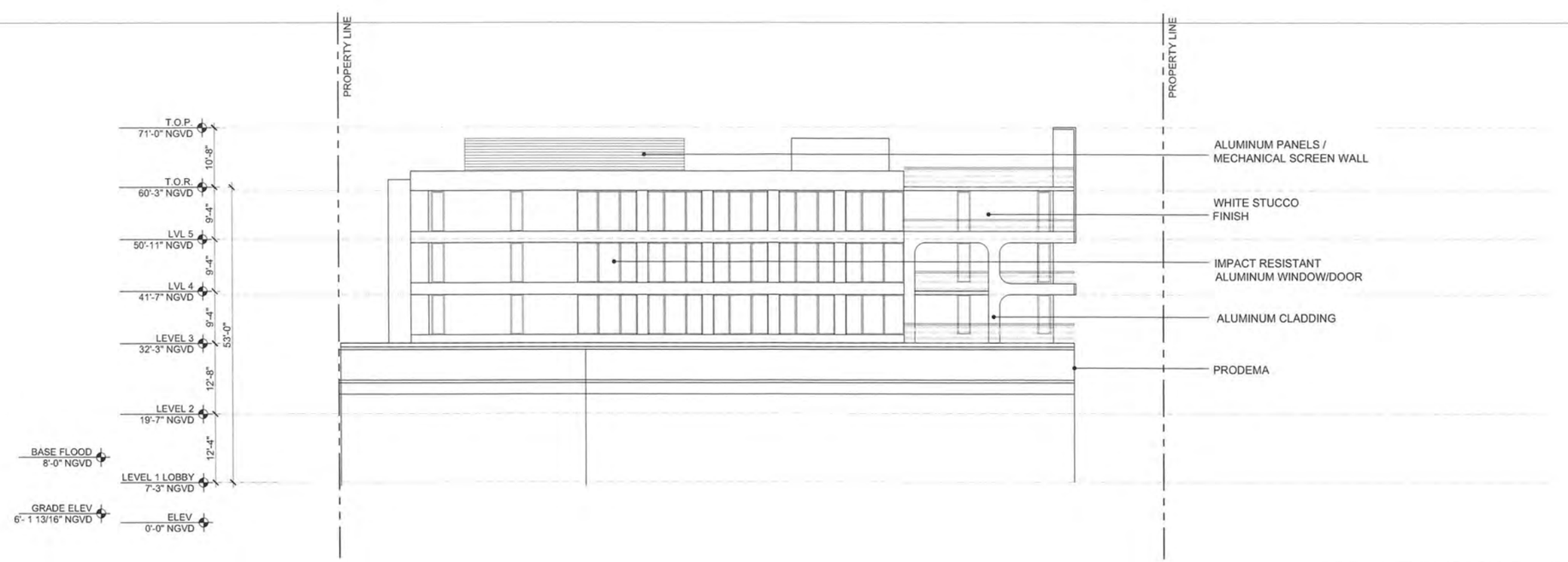
CHECKED BY:
DATE: APRIL 2012

A4.01



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

REVISIONS / SUBMISSIONS

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SOUTH ELEVATION

FINVARB GROUP

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OCT 20 2015

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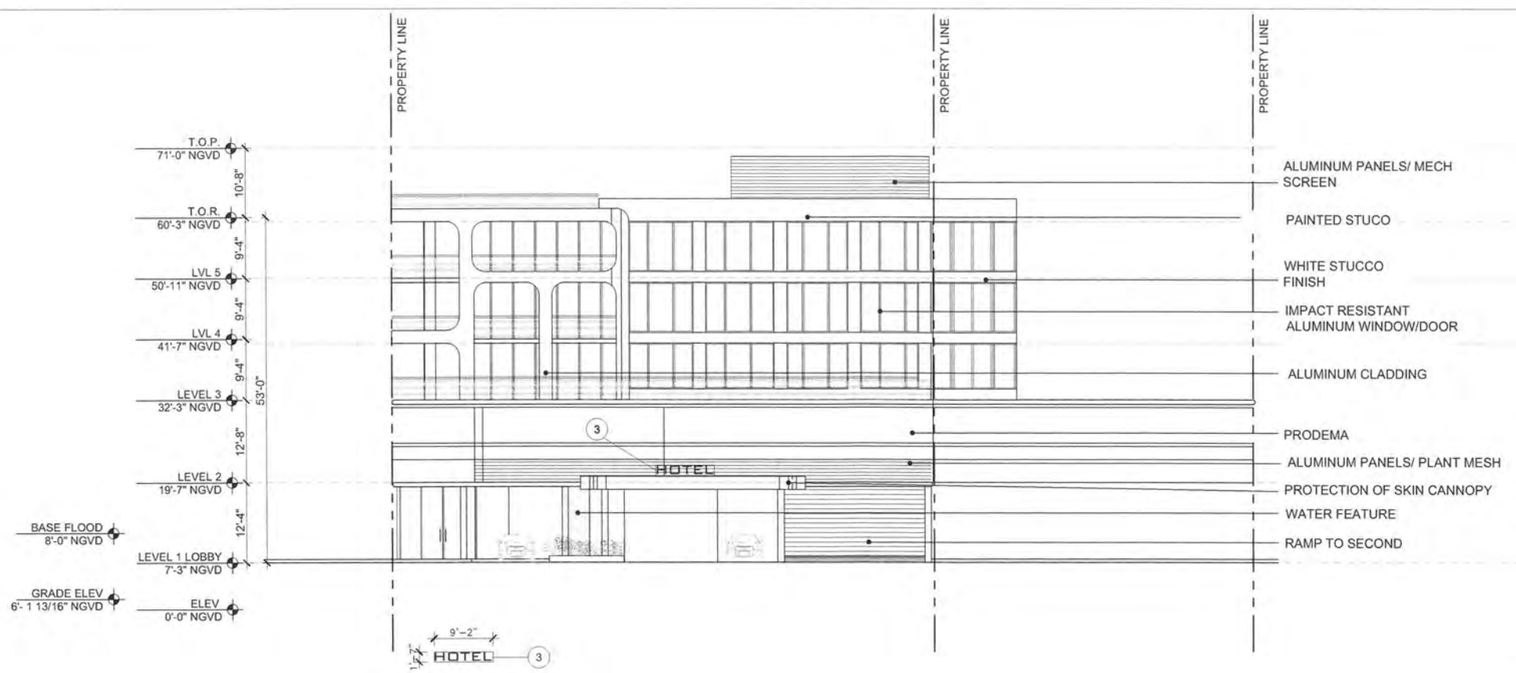
A4.02



WALL SIGN: 20 SF

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

REVISIONS / SUBMISSIONS

1384

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WEST ELEVATION

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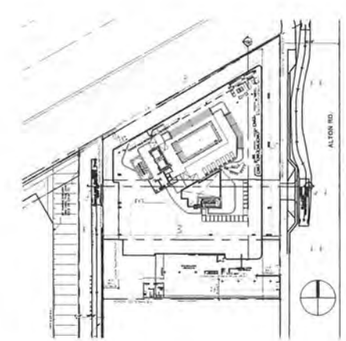
A4.03

A SECTION

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

B SECTION

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



1 KEY PLAN

Scale: N.T.S.

REVISIONS / SUBMISSIONS

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1384

1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

BUILDING SECTION

FINVARB GROUP

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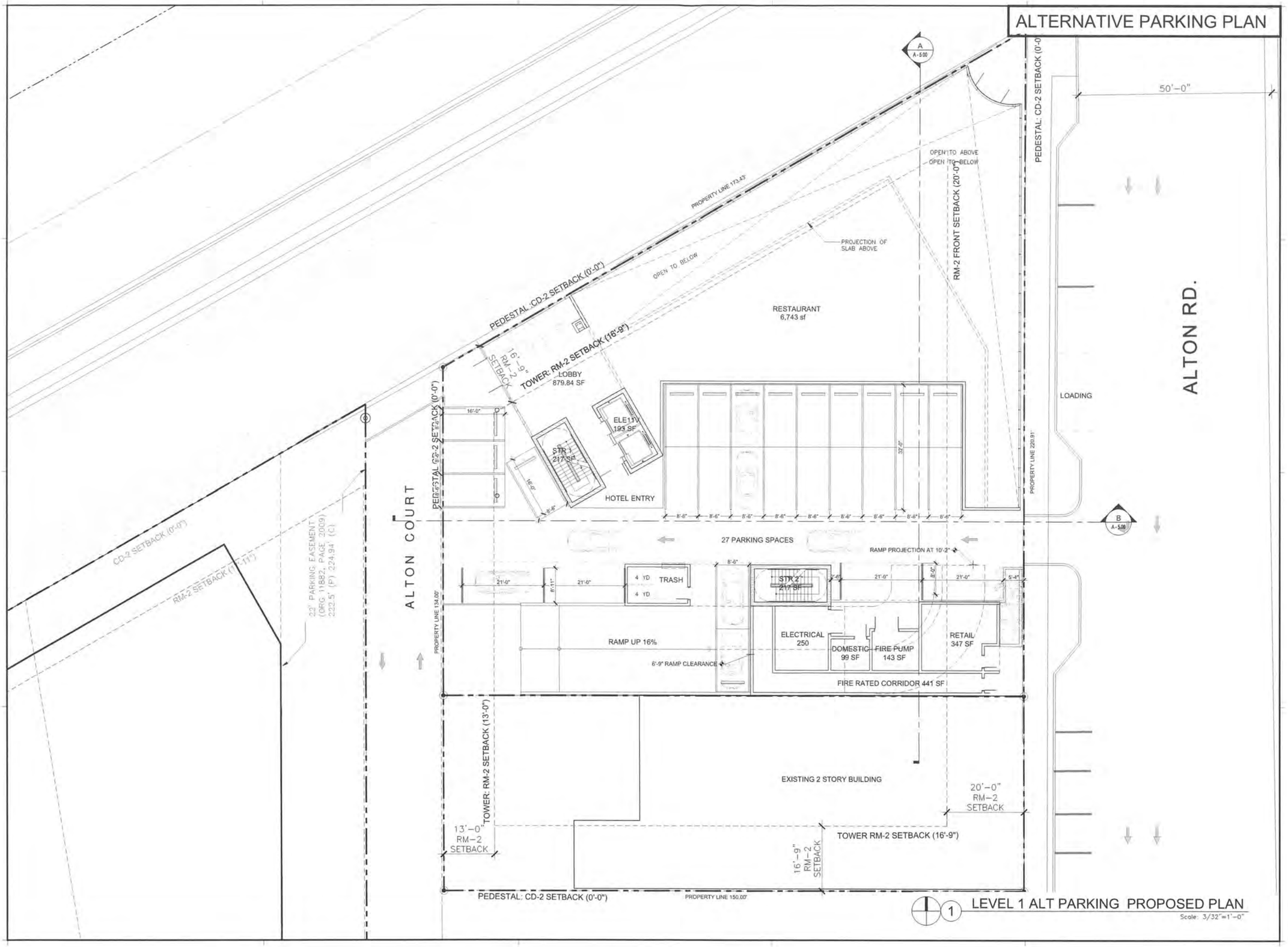
ALTERNATIVE PARKING PLAN



1 LEVEL 1 ALT PARKING PROPOSED PLAN

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

REVISIONS / SUBMISSIONS

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LEVEL 1 - ALT PARKING
PROPOSED PLAN

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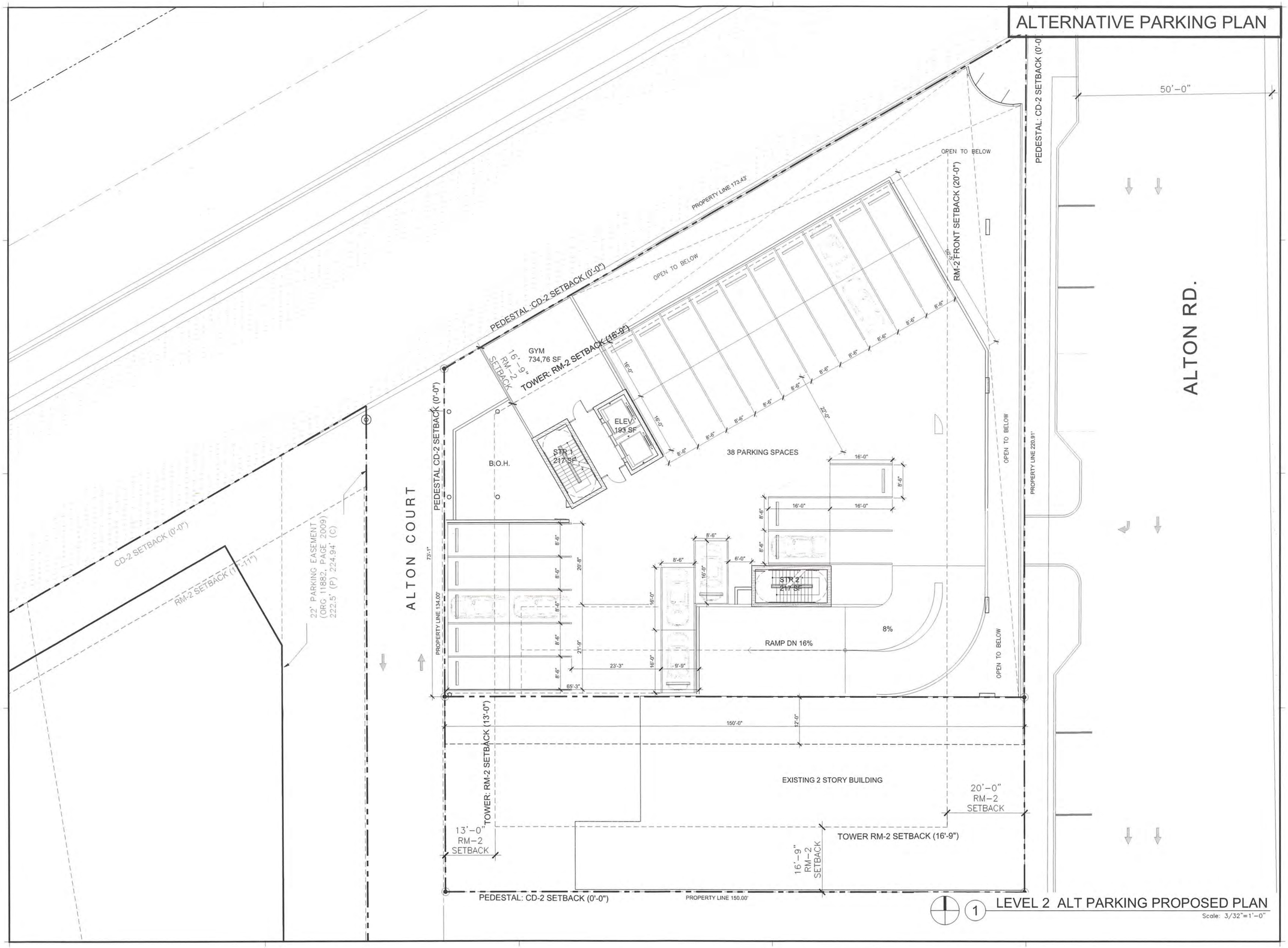
ALT 3.00

ALTERNATIVE PARKING PLAN



1 LEVEL 2 ALT PARKING PROPOSED PLAN

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

REVISIONS / SUBMISSIONS

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LEVEL 2 ALT PARKING
PROPOSED PLAN

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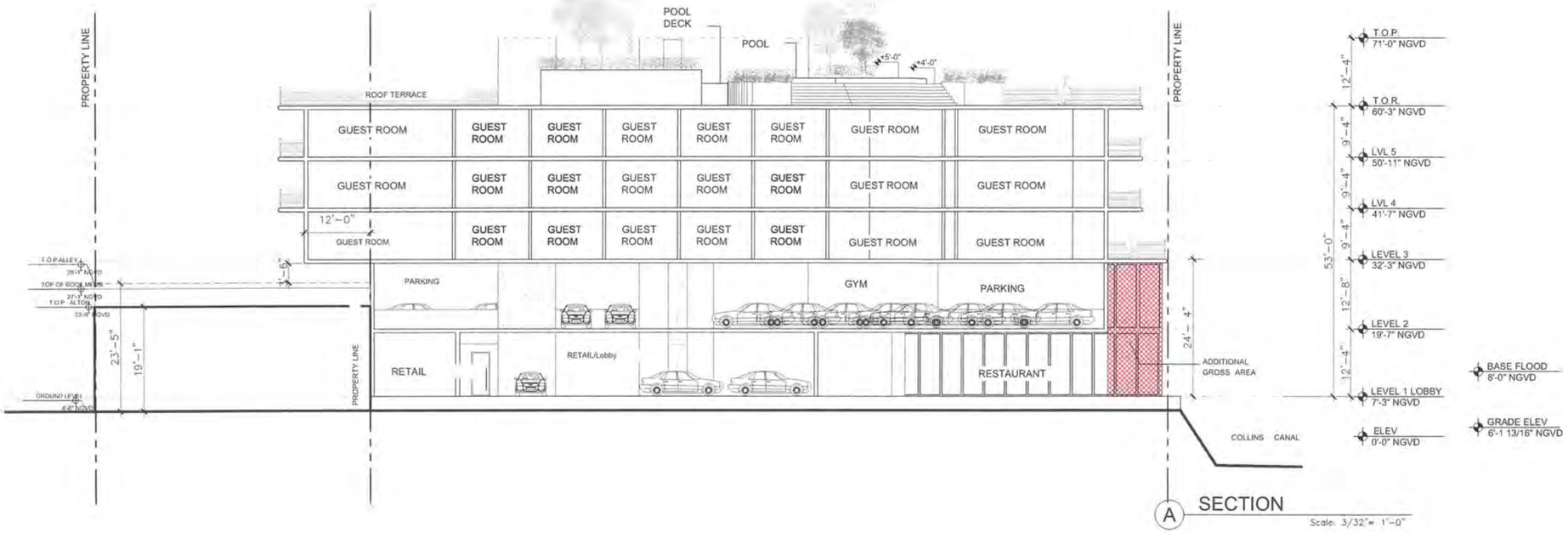
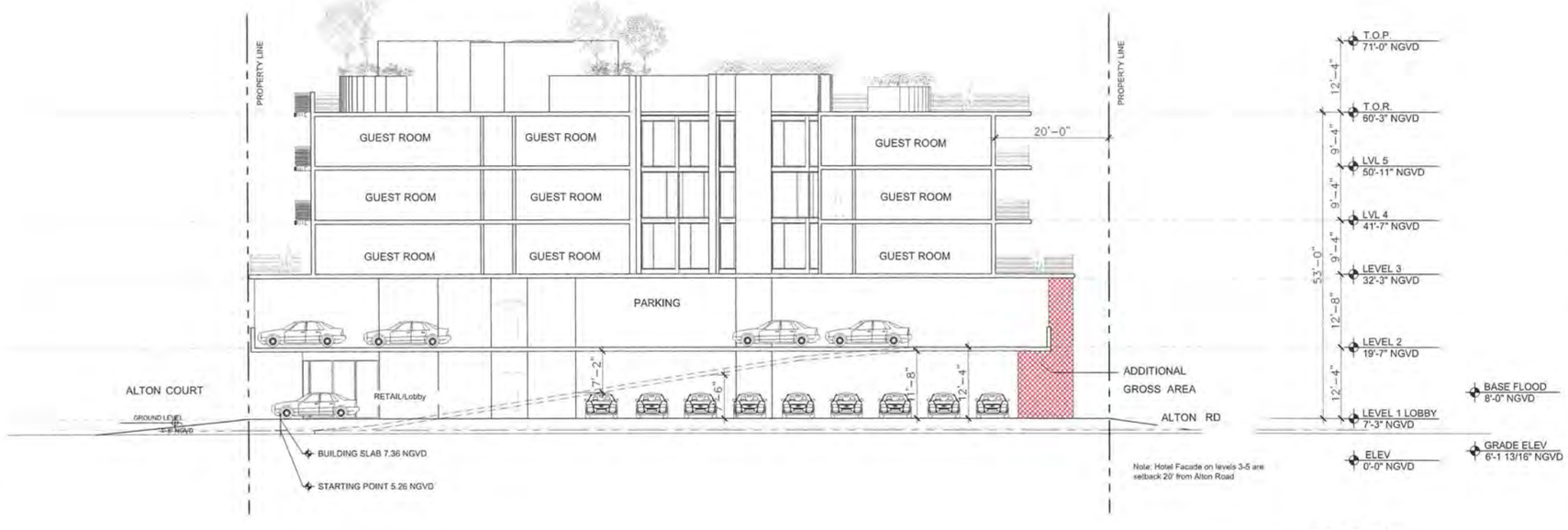
ALT 3.01

ALTERNATIVE PARKING PLAN



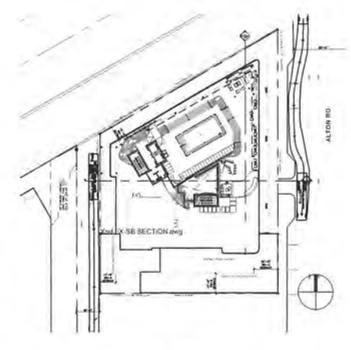
A SECTION

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



B SECTION

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



1 KEY PLAN

Scale: N.T.S.

REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

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1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

BUILDING SECTION
ALT. PARKING

FINVARB GROUP

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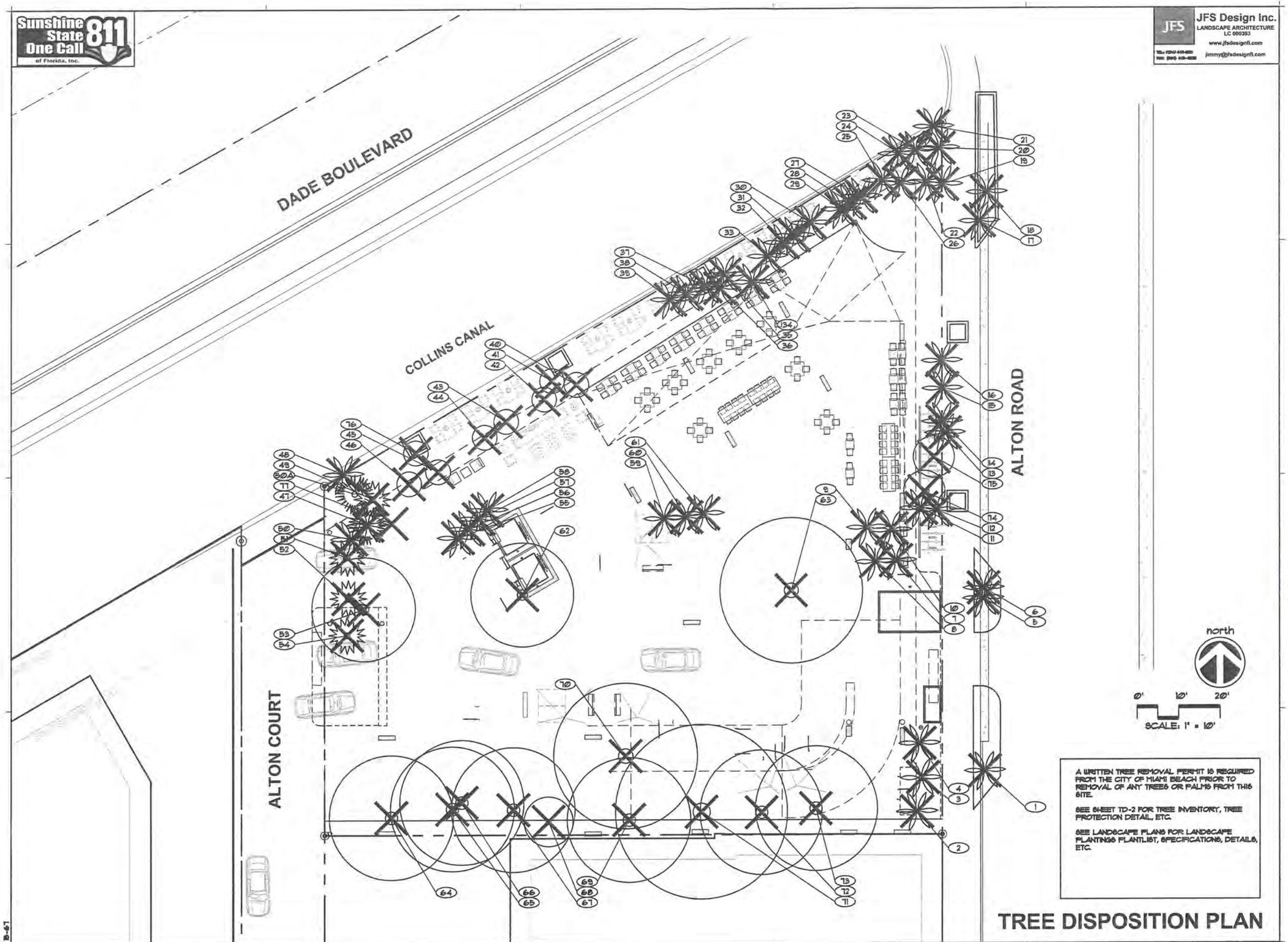
DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

ALT-5.00

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE SHEET TD-2 FOR TREE INVENTORY, TREE PROTECTION DETAIL, ETC.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS PLANTLIST, SPECIFICATIONS, DETAILS, ETC.

TREE DISPOSITION PLAN

REVISIONS / SUBMISSIONS

1 03-11-3-Per City Staff comments.
2 10-16-3-Per City Staff comments.
3
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17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB group

JAMES F. SCHAAF
FLA # 0001212
Lic. # AR0012578

ARCHITECTURE
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F: 305.573.3766
WWW.KOBIKARP.COM

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CHECKED BY:
DATE:

TD-1

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JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com

REVISIONS / SUBMISSIONS
1 09-11-15-Per City Staff comments.
2 10-16-15-Per City Staff comments.
3
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17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB GROUP

JAMES F. BOCCARD
FLA. # AR0012578
Lic. # AR0012578

ARCHITECTURE
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F: 305.573.3766
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CHECKED BY:
DATE:

TD-2

NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANT LIST, SPECIFICATIONS, DETAILS, ETC.
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (THE CITY OF MIAMI BEACH). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
5. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

1750 ALTON ROAD., MIAMI BEACH, FL., 33139

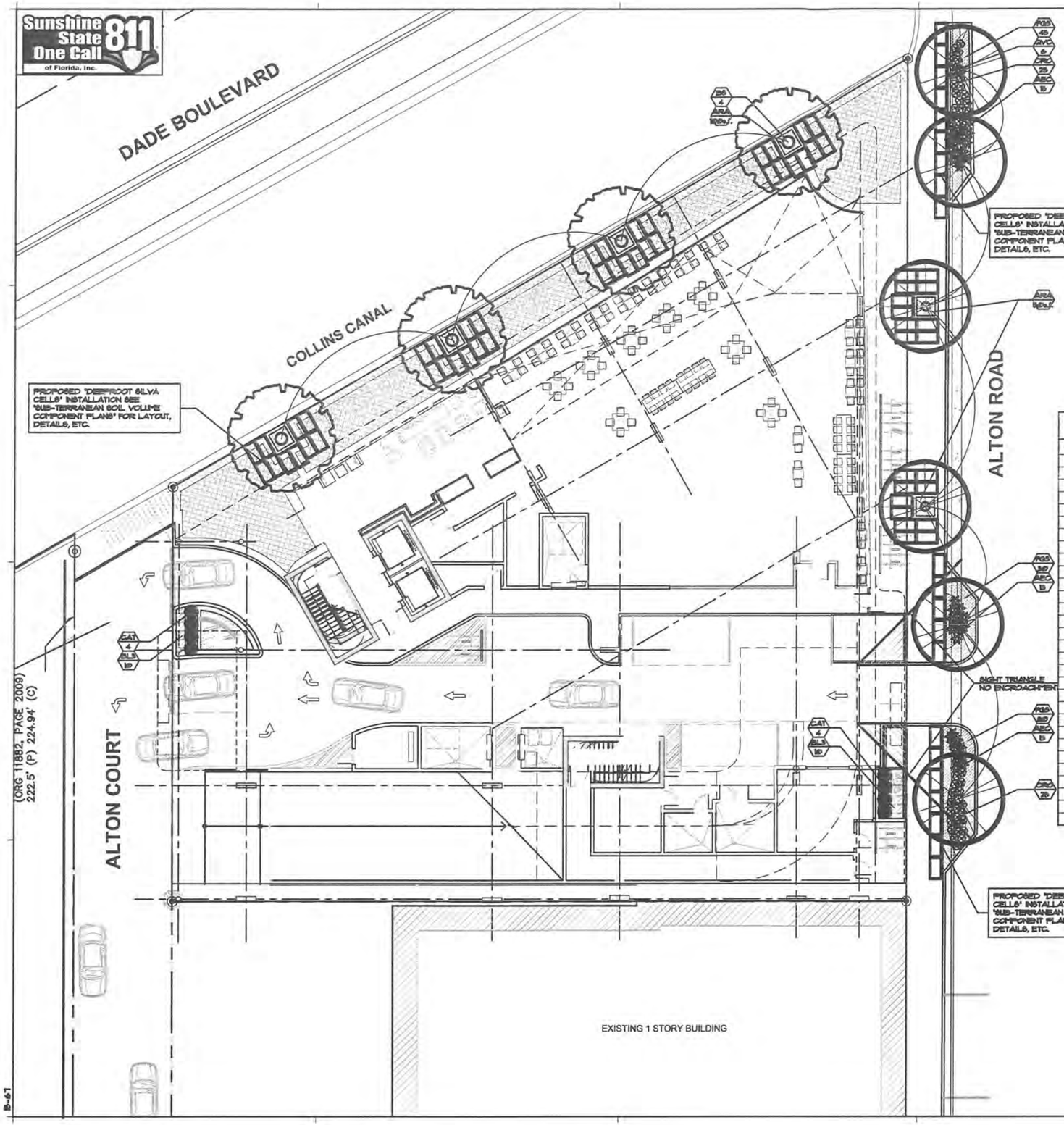
TREE NUM	SYM	COMMON NAME 17-Aug-15	BOTANICAL NAME	HEIGHT	SPREAD	DBH inches	STATUS	CANOPY	CANOPY LOSS
1	VM	MONTGOMERY PALM.	Veitchia montgomeryana	25	10	6	REMOVE	79	79
2	PE	SOLITARE PALM	Ptychosperma elegans	45	25	12	REMOVE	491	491
3	PE	SOLITARE PALM	Ptychosperma elegans	50	25	12	REMOVE	491	491
4	PE	SOLITARE PALM	Ptychosperma elegans	30	20	12	REMOVE	314	314
5	PE	SOLITARE PALM	Ptychosperma elegans	22	10	6	REMOVE	79	79
6	VM2	MONTGOMERY PALM.	Veitchia montgomeryana	18	10	6	REMOVE	79	79
7	RE	ROYAL PALM	Roystonea elata	30	10	6	REMOVE	79	79
8	PE	SOLITARE PALM	Ptychosperma elegans	22	10	5	REMOVE	79	79
9	PE	SOLITARE PALM	Ptychosperma elegans	10	10	3	REMOVE	79	79
10	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
11	PE	SOLITARE PALM	Ptychosperma elegans	20	10	4	REMOVE	79	79
12	PE	SOLITARE PALM	Ptychosperma elegans	42	15	15	REMOVE	177	177
13	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
14	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
15	PE	SOLITARE PALM	Ptychosperma elegans	18	10	3	REMOVE	79	79
16	PE	SOLITARE PALM	Ptychosperma elegans	18	10	3	REMOVE	79	79
17	VM	MONTGOMERY PALM.	Veitchia montgomeryana	20	10	4	REMOVE	79	79
18	VM	MONTGOMERY PALM.	Veitchia montgomeryana	18	10	3	REMOVE	79	79
19	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
20	PE	SOLITARE PALM	Ptychosperma elegans	25	10	4	REMOVE	79	79
21	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
22	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
23	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
24	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
25	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
26	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
27	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
28	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
29	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
30	PE	SOLITARE PALM	Ptychosperma elegans	22	10	3	REMOVE	79	79
31	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
32	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
33	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
34	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
35	PE	SOLITARE PALM	Ptychosperma elegans	22	10	4	REMOVE	79	79
36	PE	SOLITARE PALM	Ptychosperma elegans	20	10	4	REMOVE	79	79
37	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
38	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
39	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
40	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
41	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
42	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
43	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
44	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
45	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
46	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	79	79
47	BP	BABAL PALM	Sabal palmetto	70	20	17	REMOVE	314	314
48	WR	WASHINGTONIA PALM	Washingtonia robusta	45	10	8	REMOVE	79	79
49	WR	WASHINGTONIA PALM	Washingtonia robusta	35	10	8	REMOVE	79	79
50	WR	WASHINGTONIA PALM	Washingtonia robusta	35	10	8	REMOVE	79	79
51	WR	WASHINGTONIA PALM	Washingtonia robusta	45	10	10	REMOVE	177	177
52	WR	WASHINGTONIA PALM	Washingtonia robusta	45	10	10	REMOVE	177	177
53	BS	SLIMBO LIMBO	Bursera simaruba	20	25	15	REMOVE	491	491
54	WR	WASHINGTONIA PALM	Washingtonia robusta	45	20	12	REMOVE	314	314
55	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
56	PE	SOLITARE PALM	Ptychosperma elegans	22	10	3	REMOVE	79	79
57	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
58	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
59	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
60	PE	SOLITARE PALM	Ptychosperma elegans	22	10	3	REMOVE	79	79
61	PE	SOLITARE PALM	Ptychosperma elegans	25	10	3	REMOVE	79	79
62	BS	SLIMBO LIMBO	Bursera simaruba	20	25	15	REMOVE	491	491
63	SM	MAHOGANY	Swietenia mahagoni	45	35	11	REMOVE	962	962
64	CE	GREEN BUTTONWOOD	Conocarpus erectus	35	30	12	REMOVE	707	707
65	CE	GREEN BUTTONWOOD	Conocarpus erectus	30	30	12	REMOVE	707	707
66	CE	GREEN BUTTONWOOD	Conocarpus erectus	30	30	12	REMOVE	707	707
67	CE	GREEN BUTTONWOOD	Conocarpus erectus	22	30	10	REMOVE	707	707
68	CE	GREEN BUTTONWOOD	Conocarpus erectus	20	15	8	REMOVE	177	177
69	CE	GREEN BUTTONWOOD	Conocarpus erectus	30	30	14	REMOVE	962	962
70	BS	SLIMBO LIMBO	Bursera simaruba	40	35	15	REMOVE	962	962
71	CE	GREEN BUTTONWOOD	Conocarpus erectus	41	35	15	REMOVE	1,320	1,320
72	CE	GREEN BUTTONWOOD	Conocarpus erectus	30	30	12	REMOVE	707	707
73	CE	GREEN BUTTONWOOD	Conocarpus erectus	30	30	12	REMOVE	707	707
74	PE	SOLITARE PALM	Ptychosperma elegans	15	10	3	REMOVE	79	79
75	PE	SOLITARE PALM	Ptychosperma elegans	20	10	3	REMOVE	79	79
76	CE	GREEN BUTTONWOOD	Conocarpus erectus	20	8	8	REMOVE	28	28
77		DEAD		25	15	15	REMOVE	79	79
		TOTAL						16,456	16,456
		NOTE: TREE IDENTIFICATION, NUMBERING, DIMENSIONS AND LOCATIONS ARE PER SURVEY PROVIDED.							
		FIELD VERIFICATION BY JFS DESIGN INC. ON AUGUST 16, 2015.							

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS PLANT LIST, SPECIFICATIONS, DETAILS, ETC.

TREE DISPOSITION PLAN

B-61



JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
BS	YES	4	GUMBO LIMBO	Bursera simaruba	16' x 7' spr., 4" cal, 6' c.t.
QVC	YES	6	LIVE OAK 'Cathedral'	Quercus virginiana 'Cathedral'	16' x 7' spr., 4" cal, 6' c.t.
PALMS					
PHD		1	'MEDJOOL DATE' PALMS	Phoenix dactylifera 'Medjool'	12' c.t., full head, specimen
SHRUBS, GROUNDCOVERS AND ACCENT PLANTS					
ABC		41	ABCHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR		15	ABCHMEA 'LITTLE HARY'	Aechmea spp.	18", container, BULLIS
ARA		340 s.f.	PERENNIAL PEANUT	Arachis glabrata 'EcoTurf'	SOLID SOD, price per s.f.
BBS		2	BUDDHA'S BELLY	Bambusa ventricosa	25 gal, 8'-6'
CAT		5	CAT PALMS	Chamadorea cataractarum	7 gal, 36" x 2', 36" o.c.
CRO		75	CROTON 'PETRA'	Codiaeum variegatum	3 gal, 18" x 18", 18" o.c., full
DLS		30	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
FGS		200	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
TOPSOIL:			TOPSOIL/SAND MIX	50/50 TOPSOIL/SAND MIX, SPREAD IN PLACE	
		12 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
MULCHING:					
		20 C.Y.+/-	'FINE BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.		

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE SHEET L-2 FOR ROOF LEVEL LANDSCAPE PLANTINGS.

SEE SHEET L-3 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE SHEET L-4 FOR SILVA CELL DETAILS AND SPECIFICATIONS.

SITE LANDSCAPE PLAN

REVISIONS / SUBMISSIONS
1 09-11-15-Per City Staff comments.
2 10-13-15-Per City Staff comments.
3 -
4 -
5
6
8
9
10

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB GROUP

JAMES F. ECCLAND
R.L.A. # 6666666
Lic. # AR0012528

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DRAWN BY:
CHECKED BY:
DATE:

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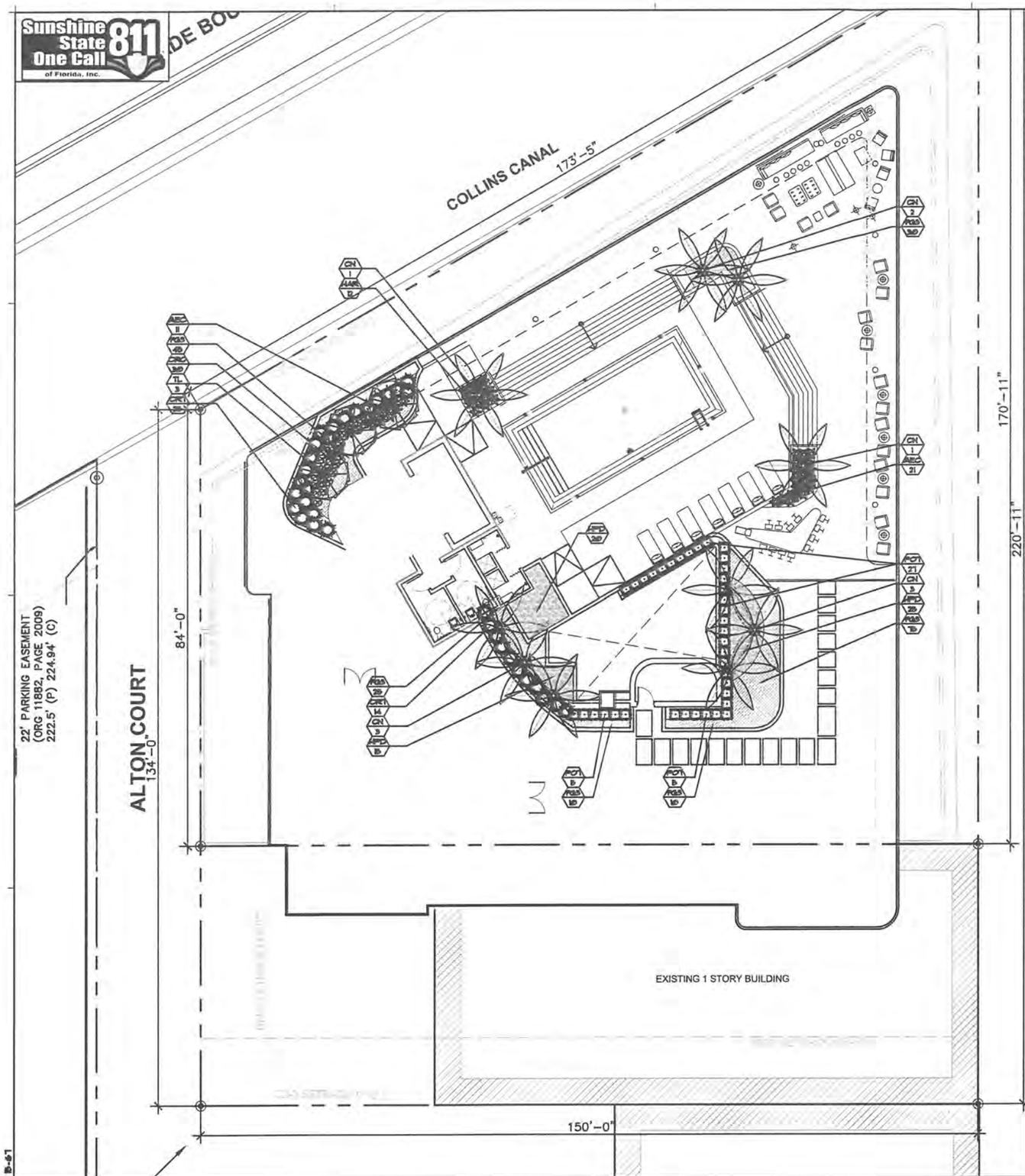

ALTON ROAD

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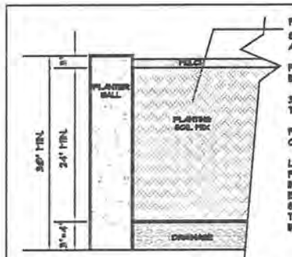

PLANTING SOIL:
SEE NOTE BELOW. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY "POLY FILTER" BY CARTHAGE MILLS INC., CINCINNATI, OH, OR APPROVED EQUAL.

3/4" BALLAST ROCK OR APPROVED EQUAL 3"-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCK, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE, POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOTI MATERIS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:
1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE "LANDSCAPE NOTES".

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
TL		3	TREE LIGUSTRUM	Ligustrum japonicum	FL, FANCY, 8' x 8' full crown
PALMS					
CN		10	GREEN MALAYAN COCONUTS	Cocos nucifera	20' o.a., 6' c.t., full head
SHRUBS, GROUNDCOVERS AND ACCENT PLANTS					
AEC		32	AECHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR		12	AECHMEA "LITTLE HARY"	Aechmea spp.	18", container, BULLIS
CRT		36	PITCH APPLE	Clusia rosea	7 GAL, 36" ht., 36" S.C., FTS.
CRD		140	CROTON "PETRA"	Codiaeum variegatum	3 gal, 18" x 18", 18" o.c., full
PGS		185	"GREEN ISLAND" FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
HPD	YES	640	DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18", 18" o.c.
POT		37	PODOCARPUS HEDGE	Podocarpus spp.	7 gal, 36" x 24", full heavy
TOPSOIL:					
		80 C.Y.	"SIGGI MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES		
			BASED UPON A 2' DEPTH-CONTRACTOR SHALL VERIFY DEPTH PRIOR TO PLANTING.		
MULCHING:					
		10 C.Y.+/-	PINE BARK NUGGETS		3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL
					PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.		

north

0' 10' 20'
SCALE: 1" = 10'

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE SHEET L-3 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

ROOF LEVEL SITE LANDSCAPE PLAN

REVISIONS / SUBMISSIONS
1 [illegible]-Per City Staff comments.
2 [illegible]-Per City Staff comments.
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB GROUP

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RLA # [illegible]
Lic. # AR0012578

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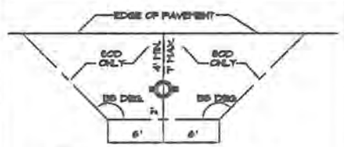


REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5012

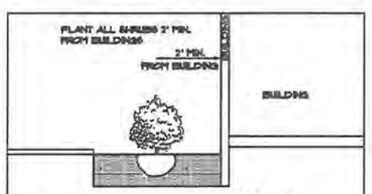
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), HAILSCREEN, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

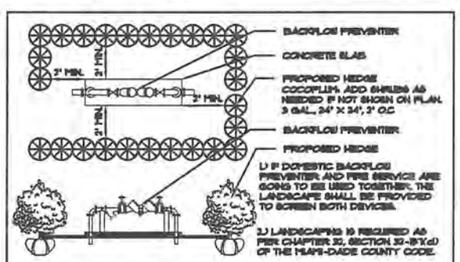
FIRE HYDRANT CLEAR ZONE

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.

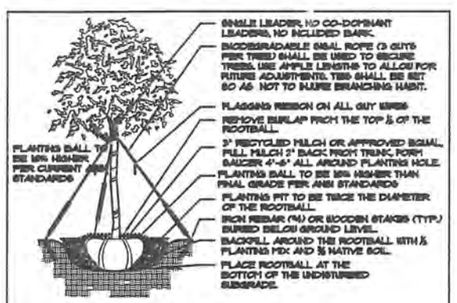
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMEROCK, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. SANDY TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

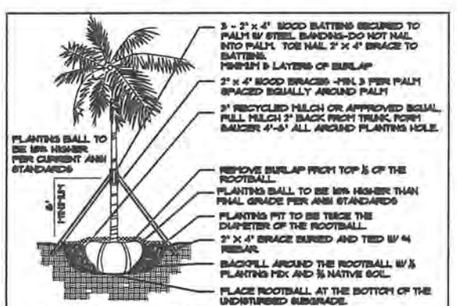
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE FREE ATLANTIC -AREC FERTILIZER & CHEMICAL (AREC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-06 (AREC # 5231) RATE: 1# LBS/ INCH OF DIA. @ DBH PALMS: 12-04-12 (AREC # 1216) RATE: 1# LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: 12-06-06 AREC # 5231) RATE: 1# OZ/ FT. OF HEIGHT



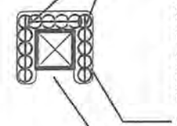
TREE PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL: 1 (888) 432-4770

PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.

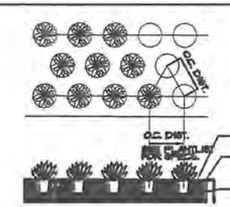
MINIMUM 8' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO "PROVIDE FOR MIN. 8' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL PALMS IS THE PALM FROND LENGTH PLUS TWO (2') FEET PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR SPECIFIC PALM FROND LENGTH.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

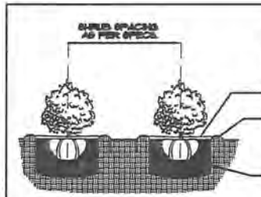
N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

GROUNDCOVER DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE SANDY TOPSOIL-SAND MIX; FREE OF CLAY, STONES, ROOTS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR SHRUBS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ SANDY TOPSOIL-AND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF SANDY TOPSOIL-AND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF SANDY MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE COULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL-AND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PREVIOUS GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 6-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PREVIOUS GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. MEDIANS OR WAYS, ISLANDS, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.

REVISIONS / SUBMISSIONS
1. 09-11-9-Per City Staff comments.
2. 10-12-9-Per City Staff comments.
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17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB GROUP

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SILVA CELL SYSTEM LAYOUT INSTRUCTIONS

DeepRoot

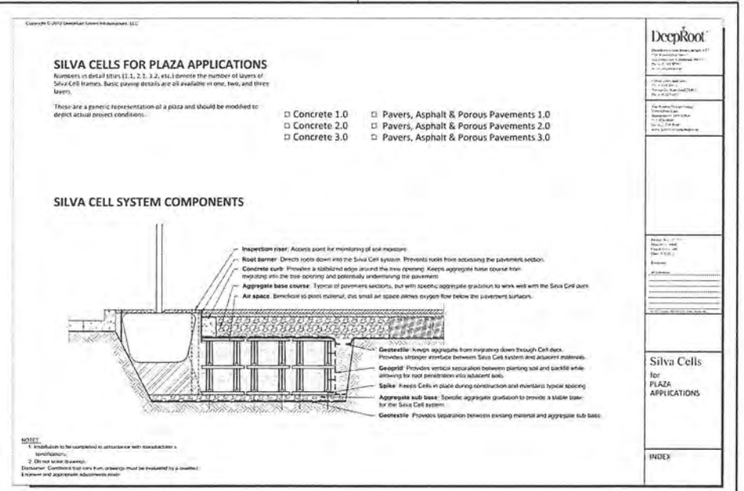
01

02

03

04

05



DeepRoot

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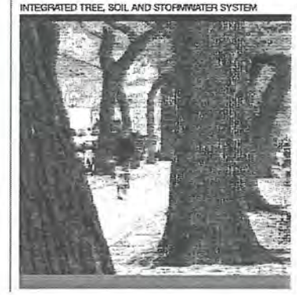
MATERIALS LIST

QTY.	NATIVE *	NAME	BOTANICAL NAME	SPECIFICATION
"DEEPROOT" SILVA CELLS				
	162	SILVA CELLS		"2X SILVA CELL 2' TO PROVIDE 12" DEPTH PER MANUFACTURER'S SPECIFICATIONS.
	46 cy.	"SOIL MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL		

CONTRACTOR SHALL MAKE PROVISIONS FOR ALL EXISTING AND PROPOSED UTILITIES, (ABOVE AND BELOW GROUND) AND SHALL BE RESPONSIBLE TO PROTECT THROUGHOUT THE CONSTRUCTION PROCESS.

DEEPROOT SILVA CELL

INTEGRATED TREE, SOIL AND STORMWATER SYSTEM



CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND INSTALL ALL COMPONENTS FOR "DEEPROOT SILVA CELL" PER MANUFACTURERS STANDARDS WITH INSPECTION AND APPROVAL TO BE SECURED BY THE PROJECT LANDSCAPE ARCHITECT AND THE CITY THROUGHOUT THE PROCESS, TO INCLUDE INSPECTION AND APPROVAL DURING, PRIOR TO SOIL BACKFILLING, AND ALL PHASES AS DEEMED NECESSARY BY THE PROJECT LANDSCAPE ARCHITECT AND THE CITY OF MIAMI BEACH.

CONTRACTOR SHALL CALL THE CITY OF MIAMI FOR A PRE-CONSTRUCTION CONFERENCE REGARDING ALL LANDSCAPE RELATED ITEMS TO INCLUDE SITE PREPARATION, DEEPROOT SILVA CELL INSTALLATION, LANDSCAPE AND IRRIGATION INSTALLATION AND ANY OTHER ITEMS RELATED TO THE LANDSCAPE COMPONENTS.

DEEPROOT SILVA CELLS, DETAILS, ETC.

REVISIONS / SUBMISSIONS

1. 05-11-15-Per City Staff comments.
2. 10-13-15-Per City Staff comments.
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17 STREET HOTEL
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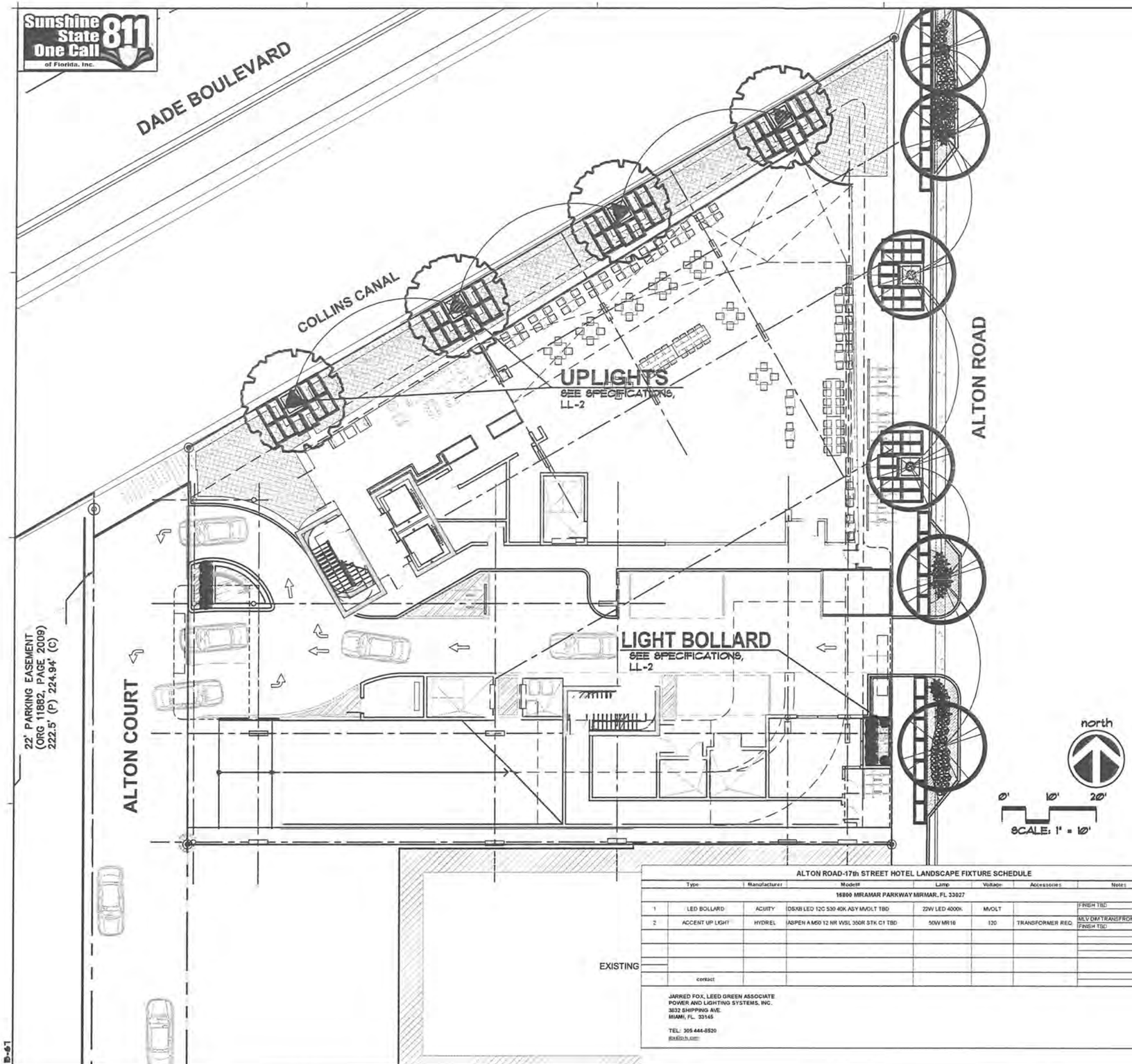

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LEGEND

	QUANTITY
LED BOLLARD MANUFACTURER: ACUITY MODEL:OSXB LED 12C 530 40K ASY MVOLT TBD	2
ACCENT UP LIGHT MANUFACTURER: HYDREL MODEL:ASPEN A M50 12 NR WSL 350R STK C1 TBD	4

NOTES:

1. LOCATIONS FOR ALL FIXTURES ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE ALL LOCATIONS WITH THE PROJECT SUPERINTENDENT FOR EXACT PLACEMENT AND SCHEDULING.
2. CONTRACTOR SHALL COORDINATE WITH PROJECT SUPERINTENDENT FOR ELECTRICAL SUPPLY, CONDUIT, ETC.
3. ALL WORK SHALL CONFORM TO LOCAL, STATE, AND NATIONAL ELECTRIC CODES.
4. ALL INSTALLATION TO BE PER MANUFACTURERS SPECIFICATIONS.
5. EXACT LOCATIONS OF ALL BOLLARDS ON THE ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. LIGHTING LAYOUT IS FOR PURPOSES OF ACCENT LIGHTING ONLY. ANY REQUIREMENTS FOR FOOT CANDLE STANDARDS OR LIGHTING FOR SAFETY, SECURITY SHALL BE PER A SEPARATE LIGHTING PLAN TO BE PROVIDED BY AN ELECTRICAL ENGINEER AND IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND REQUIREMENTS.
7. NO LIGHT SPILLAGE ONTO ADJACENT PROPERTIES SHALL EXCEED 0.5 (1/2) FOOT CANDLES.

ALTON ROAD-17th STREET HOTEL LANDSCAPE FIXTURE SCHEDULE

	Type	Manufacturer	Model#	Lamp	Voltage	Accessories	Notes
	16800 MIRAMAR PARKWAY MIRMAR, FL 33027						
1	LED BOLLARD	ACUITY	OSXB LED 12C 530 40K ASY MVOLT TBD	22W LED 4000K	MVOLT		FINISH TBD
2	ACCENT UP LIGHT	HYDREL	ASPEN A M50 12 NR WSL 350R STK C1 TBD	50W MR16	120	TRANSFORMER REQ.	MLV DMT TRANSFROMER REQ. FINISH TBD
EXISTING							
	contract						

JARRED FOX, LEED GREEN ASSOCIATE
POWER AND LIGHTING SYSTEMS, INC.
3032 SHIPPING AVE.
MIAMI, FL. 33145

TEL: 305 444-8520
jfox@pls.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE SHEET L-2 FOR ROOF LEVEL LANDSCAPE PLANTINGS.

SEE SHEET L-3 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

LANDSCAPE LIGHTING PLAN

DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS / SUBMISSIONS

1 [illegible] Per City Staff comments.
2 [illegible] Per City Staff comments.
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17 STREET HOTEL
-
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FINVARB GROUP

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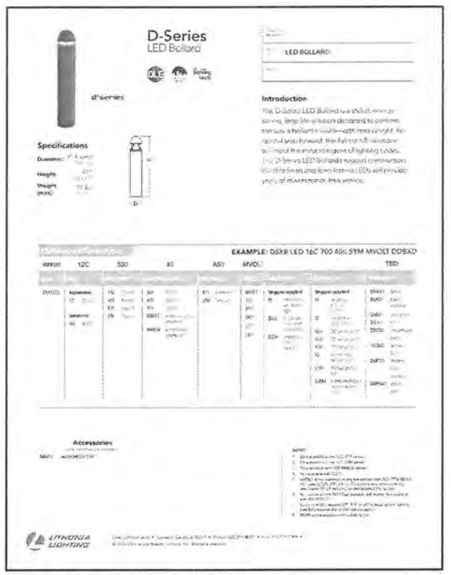

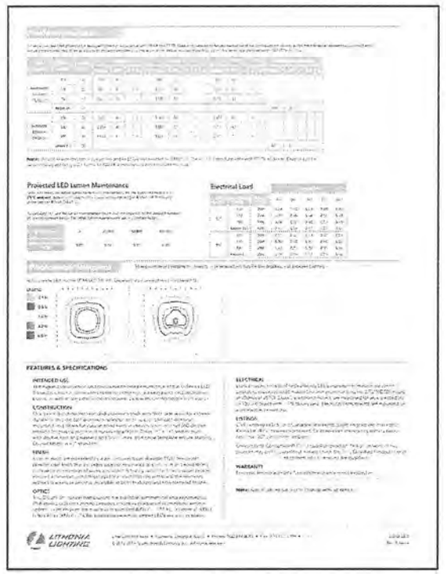

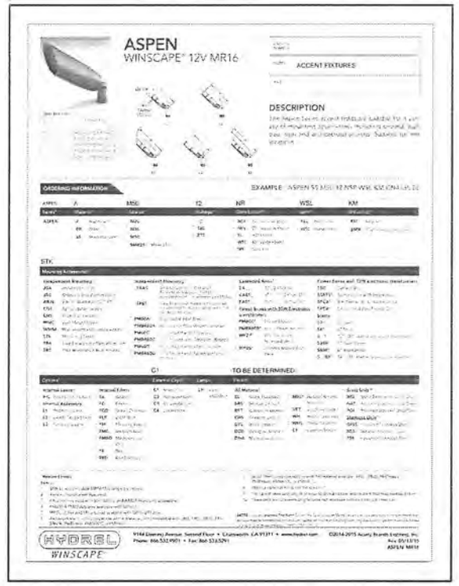

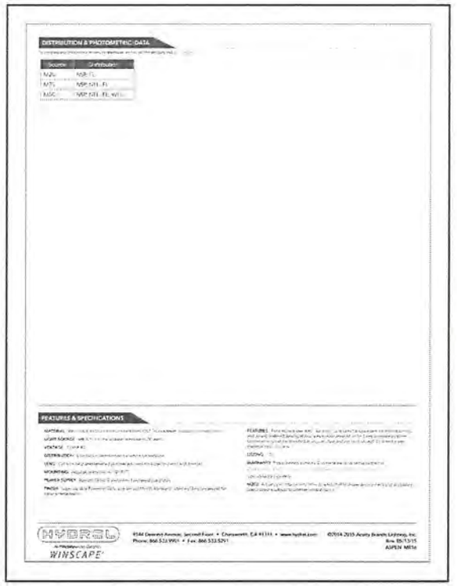

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SEE SHEET L-2 FOR ROOF LEVEL LANDSCAPE PLANTINGS.

SEE SHEET L-3 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

LANDSCAPE LIGHTING DETAILS

DRAWN BY:
CHECKED BY:
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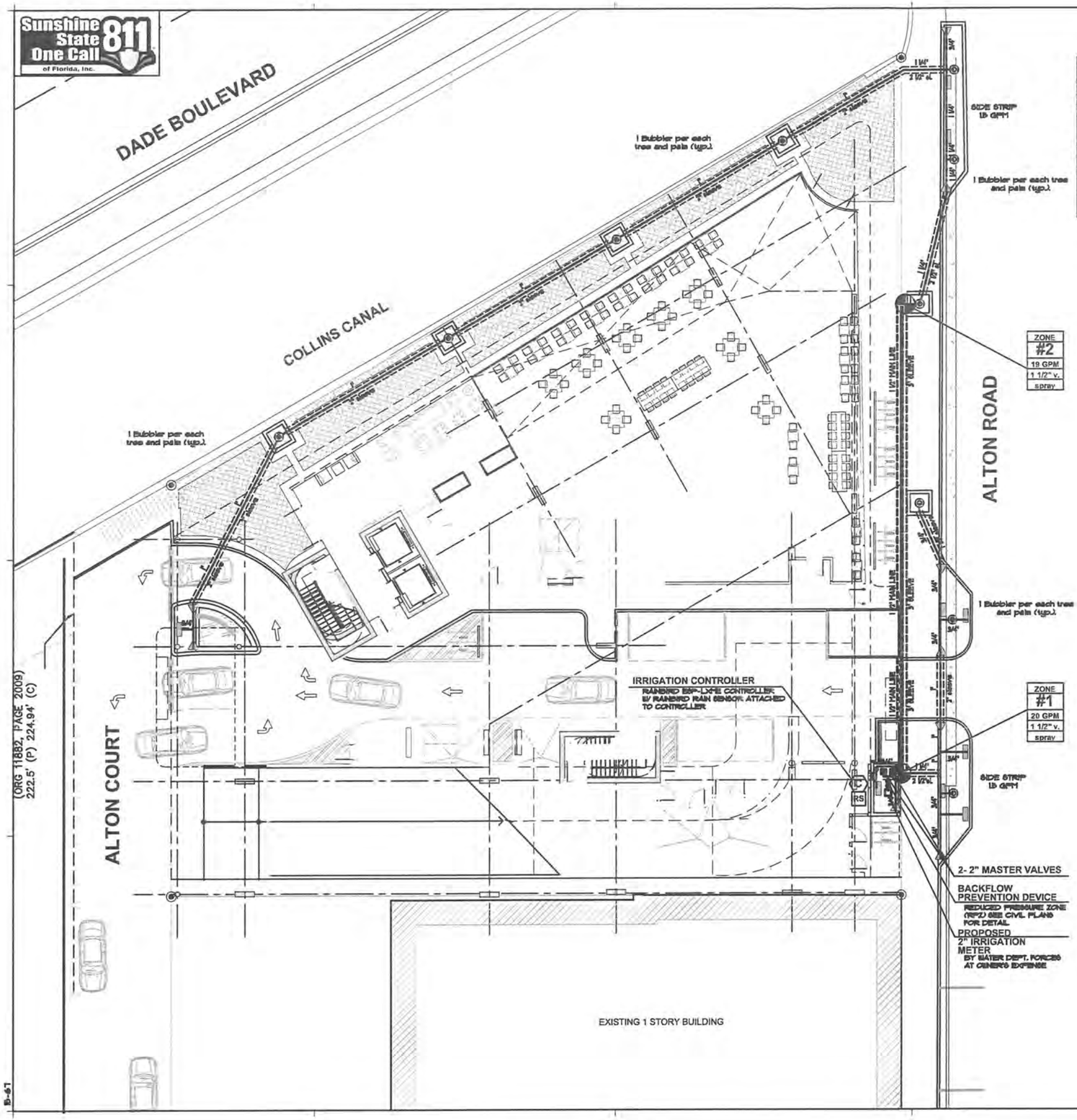

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FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 36"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

IRRIGATION LEGEND

- 2" IRRIGATION METER BY WATER DEPT. FORCES AT OWNER'S EXPENSE
- 2" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTOR
- 2 - 2" MASTER VALVES, ONE FOR GROUND LEVEL AND THE SECOND MV FOR THE ABOVE GROUND LEVEL PLANTERS
- 1 1/2" PVC Main Supply Line- Sch 40
- C — RAINBIRD ESP-LXME MODULAR SERIES W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JB — JUNCTION BOX W/ WATER PROOF CONNECTORS
- 1 1/2" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN JUMBO VALVE BOX
- LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE 4 / 26 GPM — ZONE DESIGNATION
- 15' radius, 10' radius, 5' radius — RAINBIRD 1800- U SERIES-PRS 4', 6', 12' POP-UP - HALF, QUARTER, FULL 10', 12', 15' RADIUS AS SHOWN
- RAINBIRD 1800 SERIES STRIP-TYPE BEST (END STRIP), 15 CST (CENTER STRIP)
- RAINBIRD -5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 15 GPM

SPECIAL NOTES:

A ROUGH INSPECTION IS REQUIRED BY THE CITY OF MIAMI BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER RESTRICTIONS -PHASE II MODIFIED - ARE IN EFFECT. ALL REQUIREMENTS FOR THESE REGULATIONS SHALL BE STRICTLY ENFORCED BY CONTRACTOR AND/OR OWNER TO BE RESPONSIBLE THROUGHOUT THIS PROJECT AND POST CERTIFICATE OF OCCUPANCY.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, DETAILS NOTES , SPECIFICATIONS, ETC.

SEE SHEET IRR-2 FOR IRRIGATION DETAILS, NOTES, SPECIFICATIONS, ETC.

SITE IRRIGATION PLAN

REVISIONS / SUBMISSIONS
1 05-11-15-Per City Staff comments.
2 10-15-15-Per City Staff comments.
3 -
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IRR-1

Sunshine State One Call of Florida, Inc. 811

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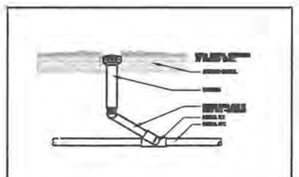
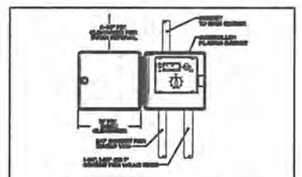
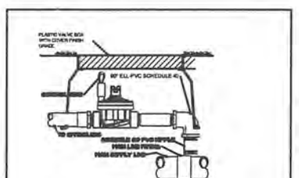
RAIN SENSOR DETAIL



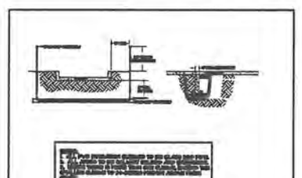
POP-UP SPRAY - ROTOR DETAIL



CONTROLLER DETAIL



VALVE DETAIL



SLEEVING AND TRENCH DETAIL

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR (IMPACT SPRAY OR BUBBLER) AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS, AND 12" POP-UPS FOR ALL PLANTINGS AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND ARCH
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL 811 (1-800-432-4770) 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL BLDG CODE, APPENDIX "P". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE INSTALLED DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 3 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE ADEQUATE 100% COVERAGE AND 100% OVERLAP
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 60-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 60-DAY PERIOD FROM THE DATE OF FINAL ACCEPTANCE
19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER"
20. TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SLEEVING AS NEEDED

IRRIGATION DETAILS, SPECIFICATIONS, NOTES, ETC.

DRAWN BY:
CHECKED BY:
DATE:

IRR-2

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