

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

1750 HOTEL - MIAMI BEACH

1750 ALTON ROAD, MIAMI BEACH, FL 33139

ORIG. SURVEY



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

PLANNING BOARD FINAL SUBMITTAL
OCTOBER 19, 2015

REVISIONS / SUBMISSIONS	
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ARCHITECTURE & INTERIOR DESIGN, INC. AIA #00000000

1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

COVER



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: (305) 573-1818
F: (305) 573-3766
WWW.KOBKARP.COM



DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 2012
A0.00	



20 % PARKING REDUCTION DIAGRAM

Scale: N.T.S.

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

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

LOADING REQUIRED		
LEVEL	AMOUNT	
	3	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 PROVIDED		
LEVEL	AMOUNT	
1	3	SPACES
	3	TOTAL

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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 area	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 District	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	
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1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

INDEX & DATA

FINVARE GROUP

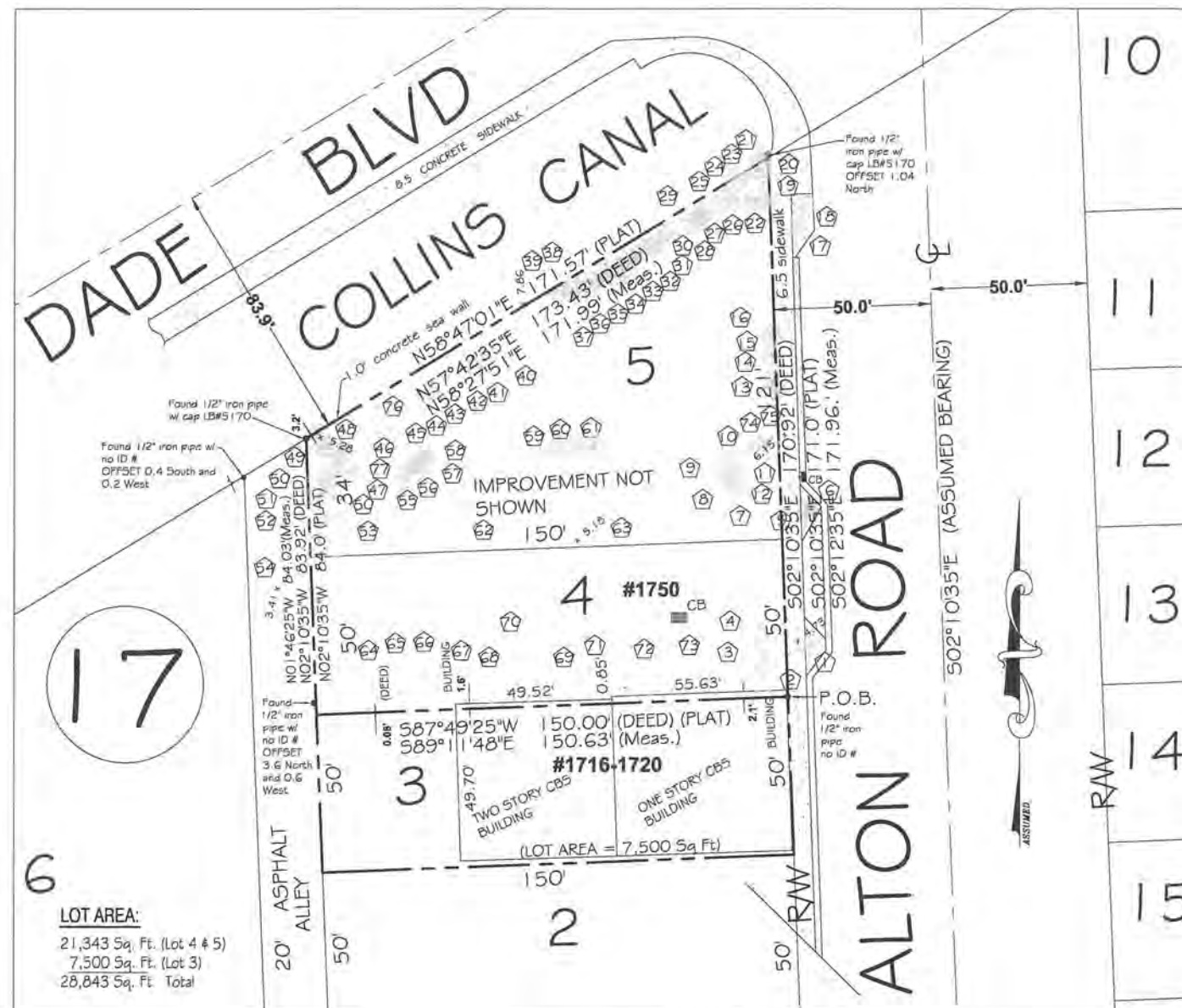
1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
Lic. # AR001258

ARCHITECTURE
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WWW.KOBIKARP.COM

KOBIKARP

DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.00



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.
- 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: 120BGC0317L 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

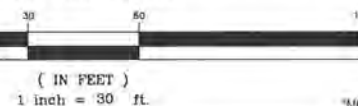


TREE NUMBER	DESCRIPTION	HT	CANOPY	DBH
1	PALM	28	10	8"
2	PALM	45	25	12"
3	PALM	50	25	12"
4	PALM	35	20	10"
5	PALM	22	10	8"
6	PALM	18	10	8"
7	PALM	30	10	4"
8	PALM	22	10	3"
9	PALM	15	10	3"
10	PALM	22	10	4"
11	PALM	22	10	3"
12	PALM	42	15	15"
13	PALM	22	10	4"
14	PALM	22	10	4"
15	PALM	18	10	3"
16	PALM	18	10	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	12"
68	TREE	28	12	8"
69	TREE	35	30	12"
70	GUMBO LIMBO	40	35	15"
71	TREE	41	42	12"
72	TREE	35	30	12"
73	TREE	35	30	12"
74	PALM	15	10	3"
75	PALM	22	10	3"
76	BOTTLE BRUSH	30	6	5"
77	PALM	45	10	15"

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.

GRAPHIC SCALE



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
 C.L. = 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
 O.E.L. = 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:



FIELD WORK: 8-14-2015

LEVEL TECH SURVEYORS, LLC

DONALD T. RAMSEY
 PROFESSIONAL LAND SURVEYOR, NO. 5051
 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: 305.261.8483
 FAX: 305.261.8781
 LB # 7154

SPECIFIC PURPOSE SURVEY

1750 ALTON ROAD, MIAMI BEACH FLORIDA 33139

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

CLIENT TELEPHONE:
 (305) 799-3708

CLIENT:
 RONALD FINVARB

NAME AND TYPE OF PROJECT:

SCALE: 1" = 30'

DATE: 08/14/2015

DRAWN BY: A.J.R.

FIELD BOOK: SKETCH

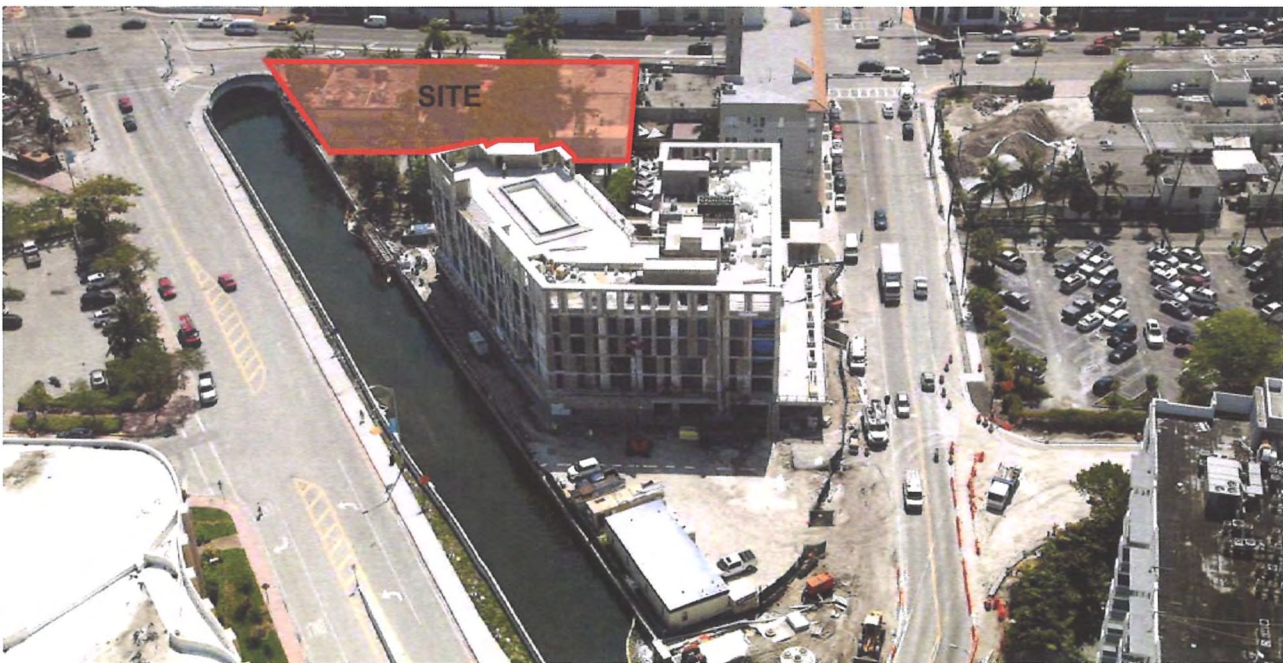
PROJECT No: 15-08-8182

SHEET: 1

OF 1 SHEETS



CANAL VIEW SOUTH



CANAL VIEW EAST

REVISIONS / SUBMISSIONS	
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1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

AERIAL MAP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
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F: 305.573.3766
WWW.KOBKARP.COM



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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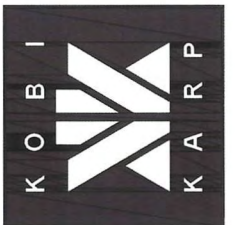
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1750 ALTON HOTEL
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MIAMI BEACH, FLORIDA 33139

CONTEXT PHOTOS



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DRAWN BY:
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DATE: APRIL 2012

A1.02



4 ALTON RD S.W. VIEW



5 SITE



6 ADJACENT SITE



KEY PLAN

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1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

CONTEXT PHOTOS

FINVARB
GROUP

Handwritten signature
OCT 20 2015
Lic. # AR001578

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K O B I
K A R P

DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.03



7 ALTON ROAD S.E. VIEW



8 ALTON RD S.E. VIEW



9 ADJACENT SITE



KEY PLAN

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CONTEXT PHOTOS



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WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A1.04



10 ALTON COURT LOOKING NORTH



11 ADJACENT PROPERTY 5 STORY HOTEL



12 WEST AVENUE BRIDGE / ADJACENT SITE



KEY PLAN

REVISIONS / SUBMISSIONS	
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CONTEXT PHOTOS

FINVAR
GROUP

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Lic. # AR0012578

JUL 29 2015

ARCHITECTURE
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F: 305.572.3766
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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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1750 ALTON ROAD
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CONTEXT PHOTOS



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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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19 ALTON COURT / ADJACENT SITE



20 ALTON COURT / ADJACENT SITE



21 ALTON COURT / ADJACENT SITE

08/12/2015



KEY PLAN

REVISIONS / SUBMISSIONS	
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CONTEXT PHOTOS

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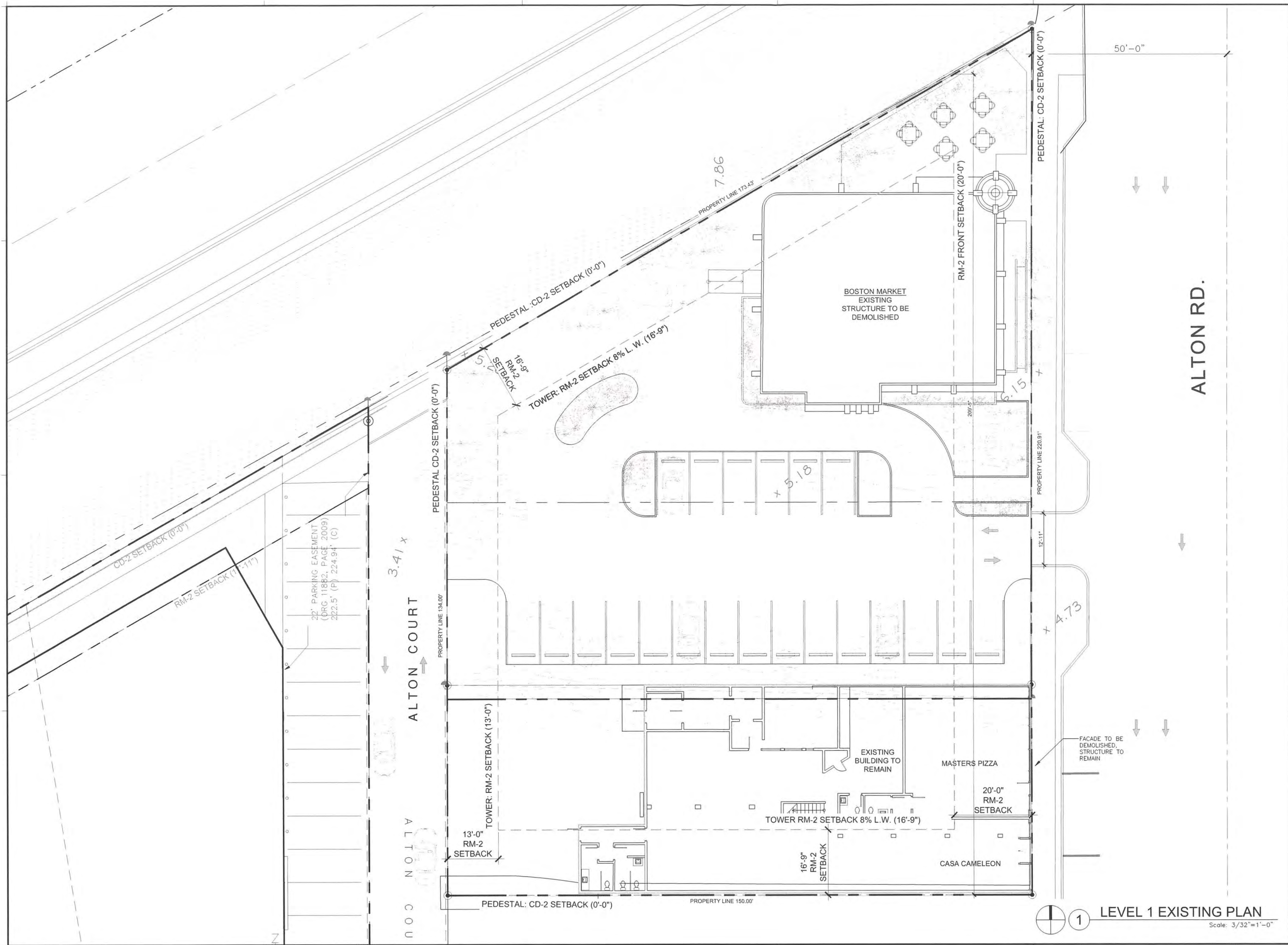
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1 LEVEL 1 EXISTING PLAN
Scale: 3/32"=1'-0"

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EXISTING CONDITION

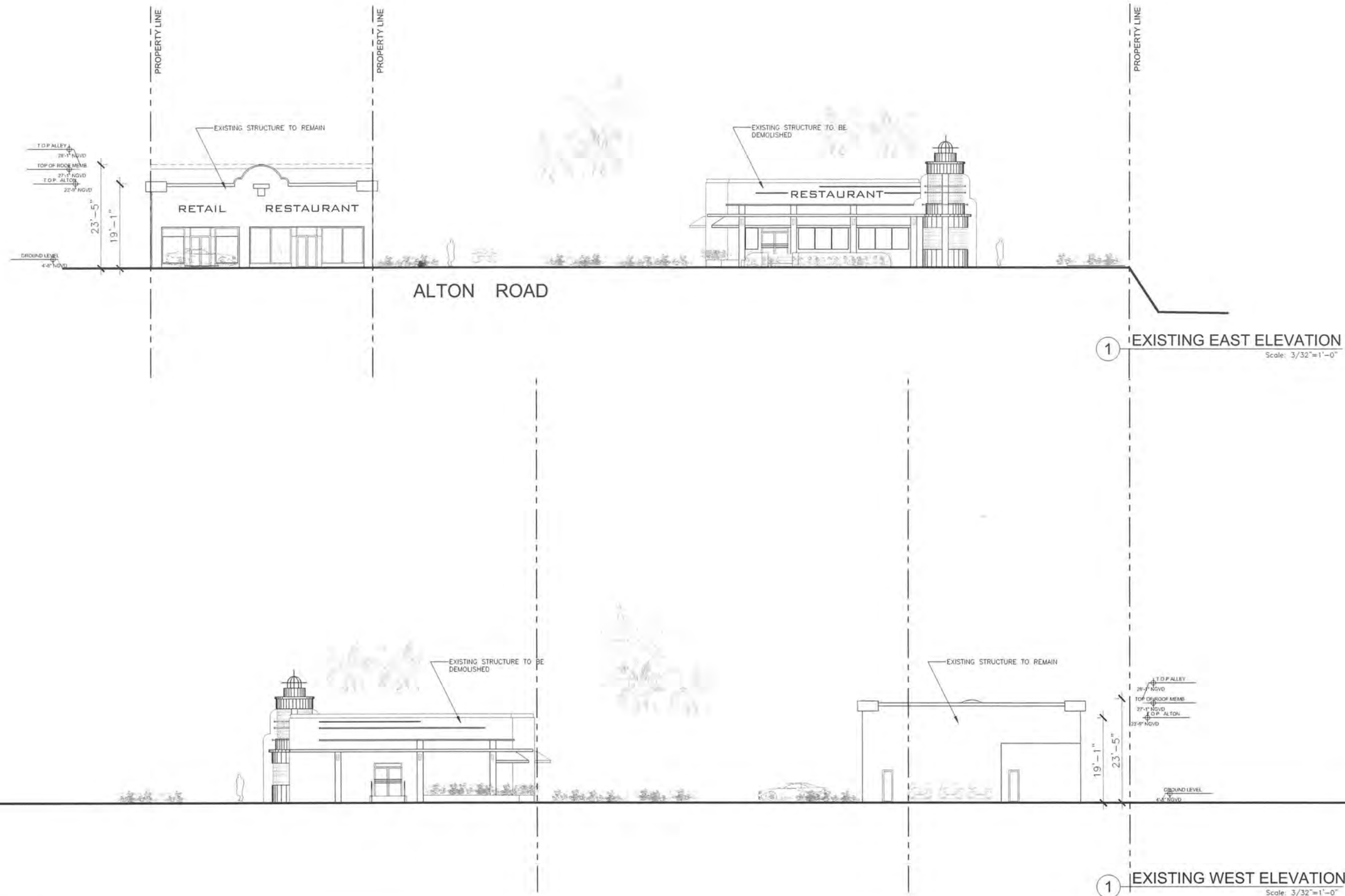


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1 EXISTING EAST ELEVATION
Scale: 3/32"=1'-0"

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

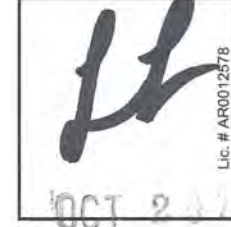
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EXISTING ELEVATIONS

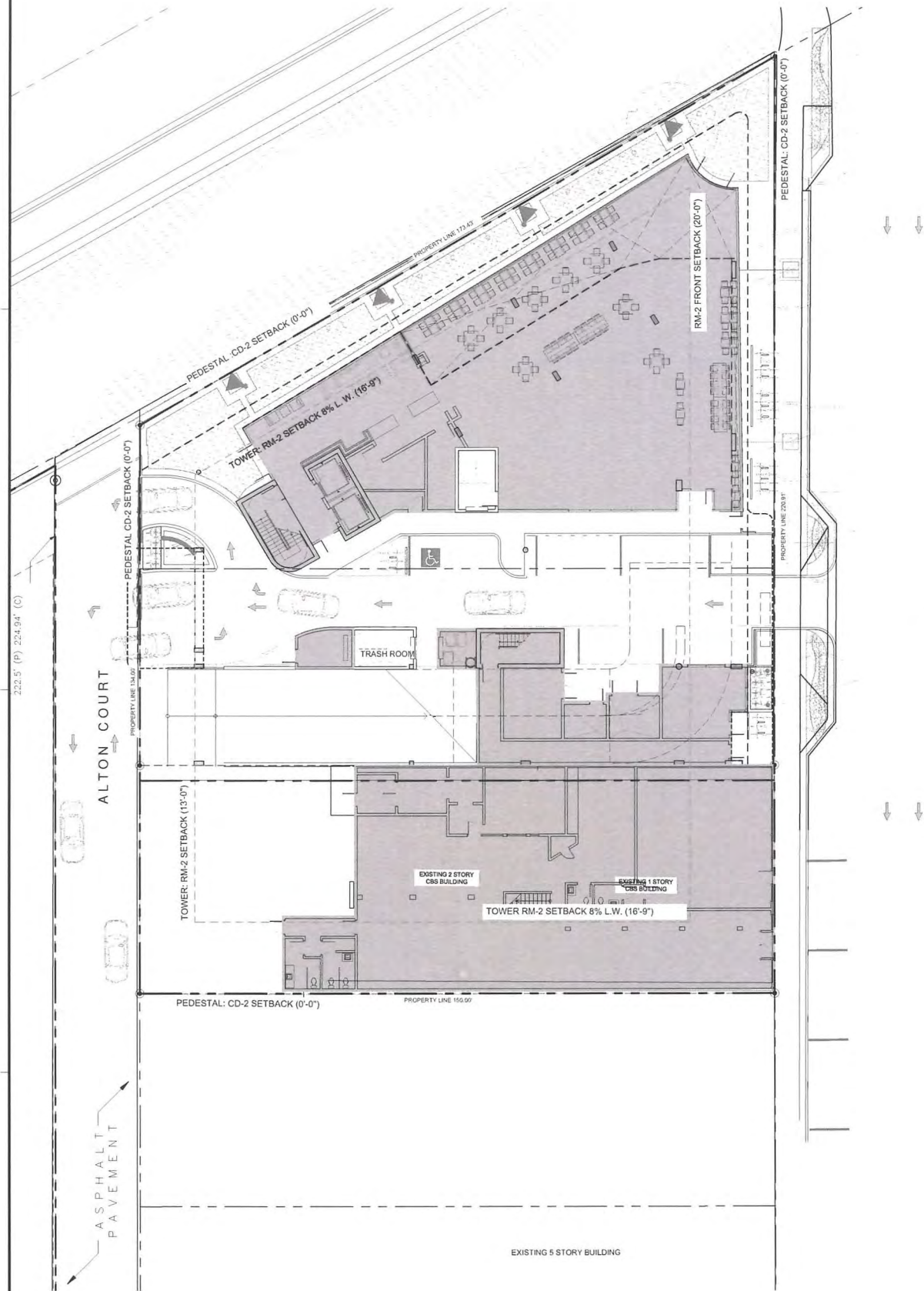


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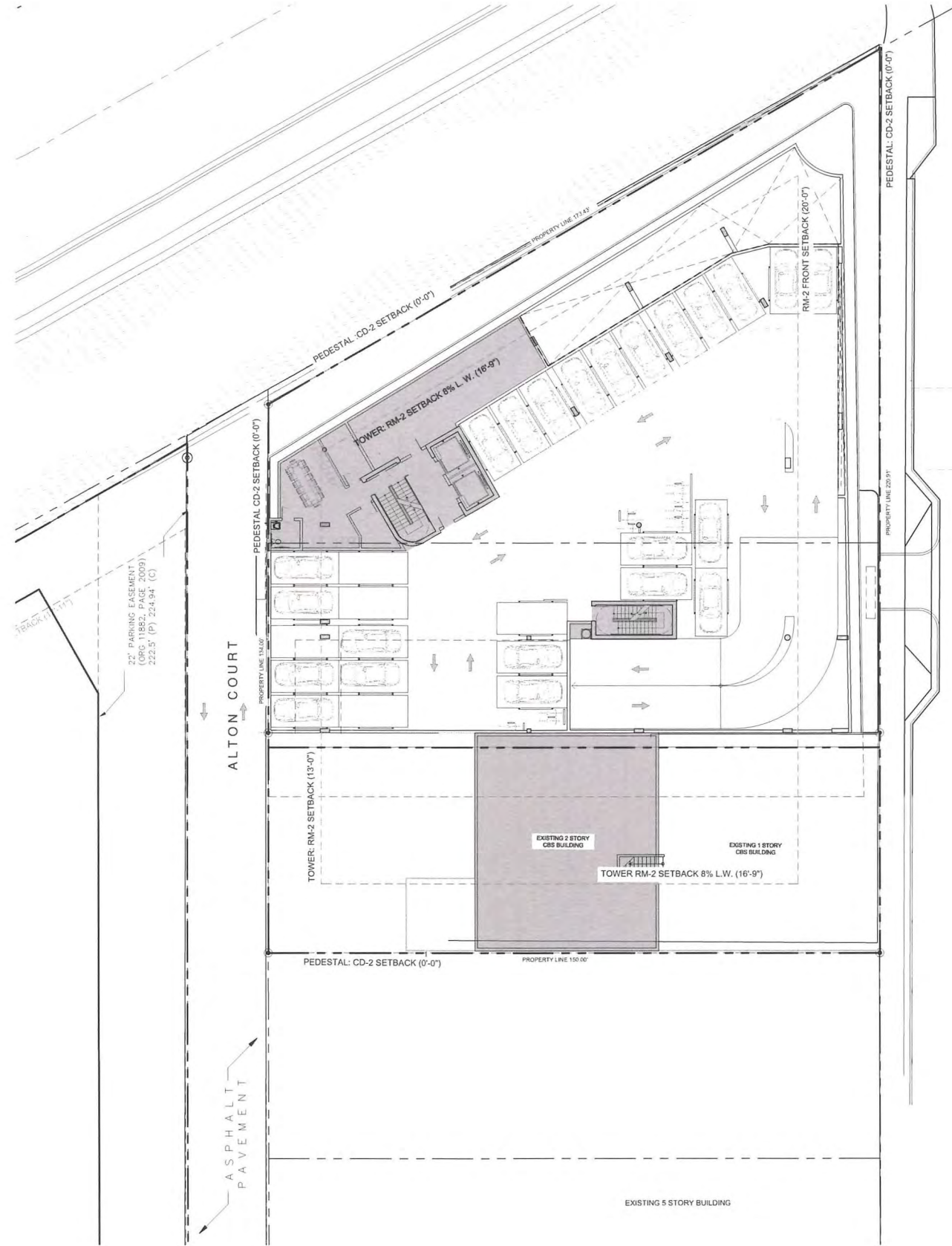
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1 LEVEL 1

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



2 LEVEL 2

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

NOTE
AREA CALCULATION DATA ON SHEET A1.13

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F.A.R. CALCULATIONS



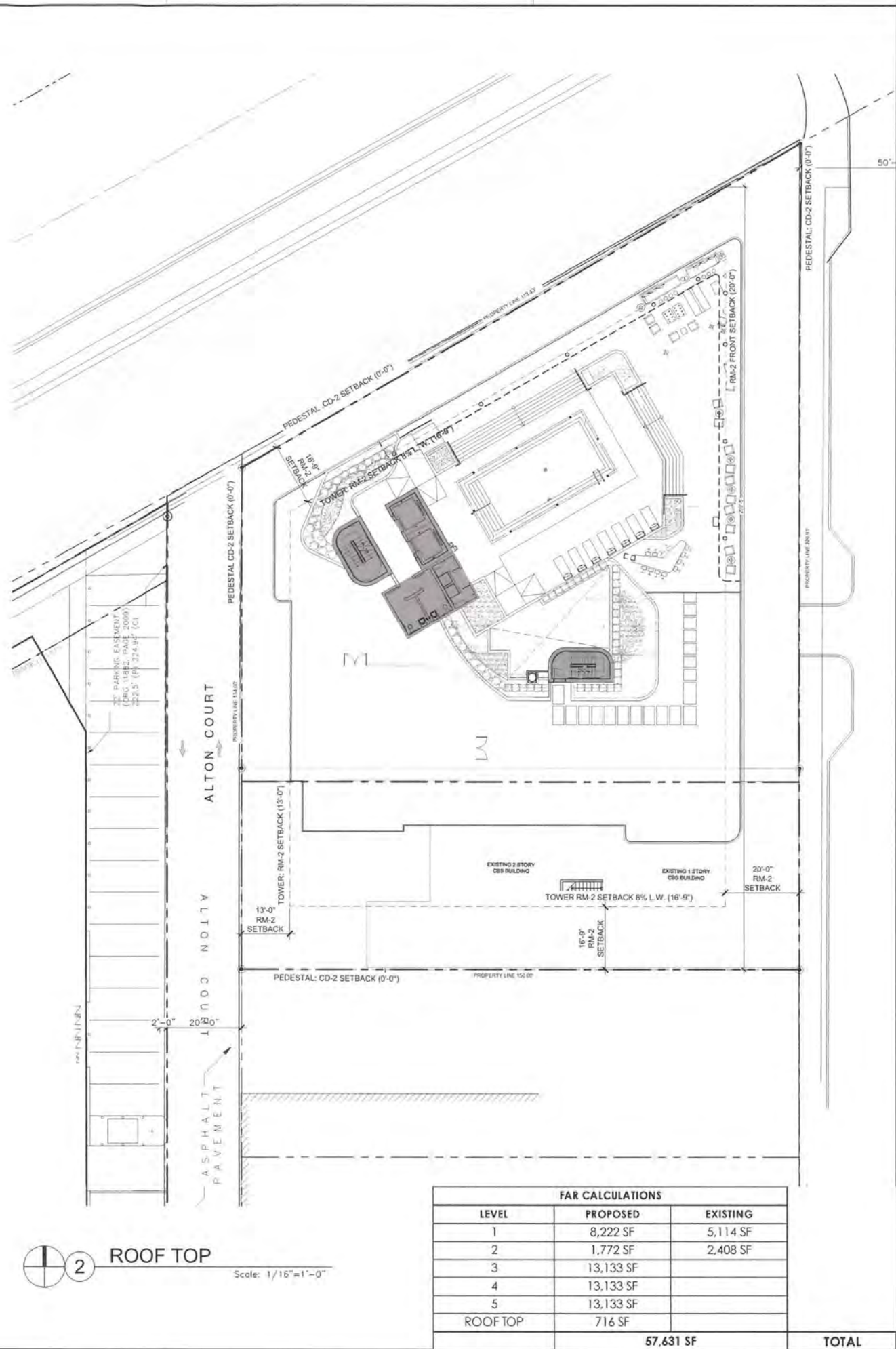
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A 1.12



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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F.A.R. CALCULATIONS



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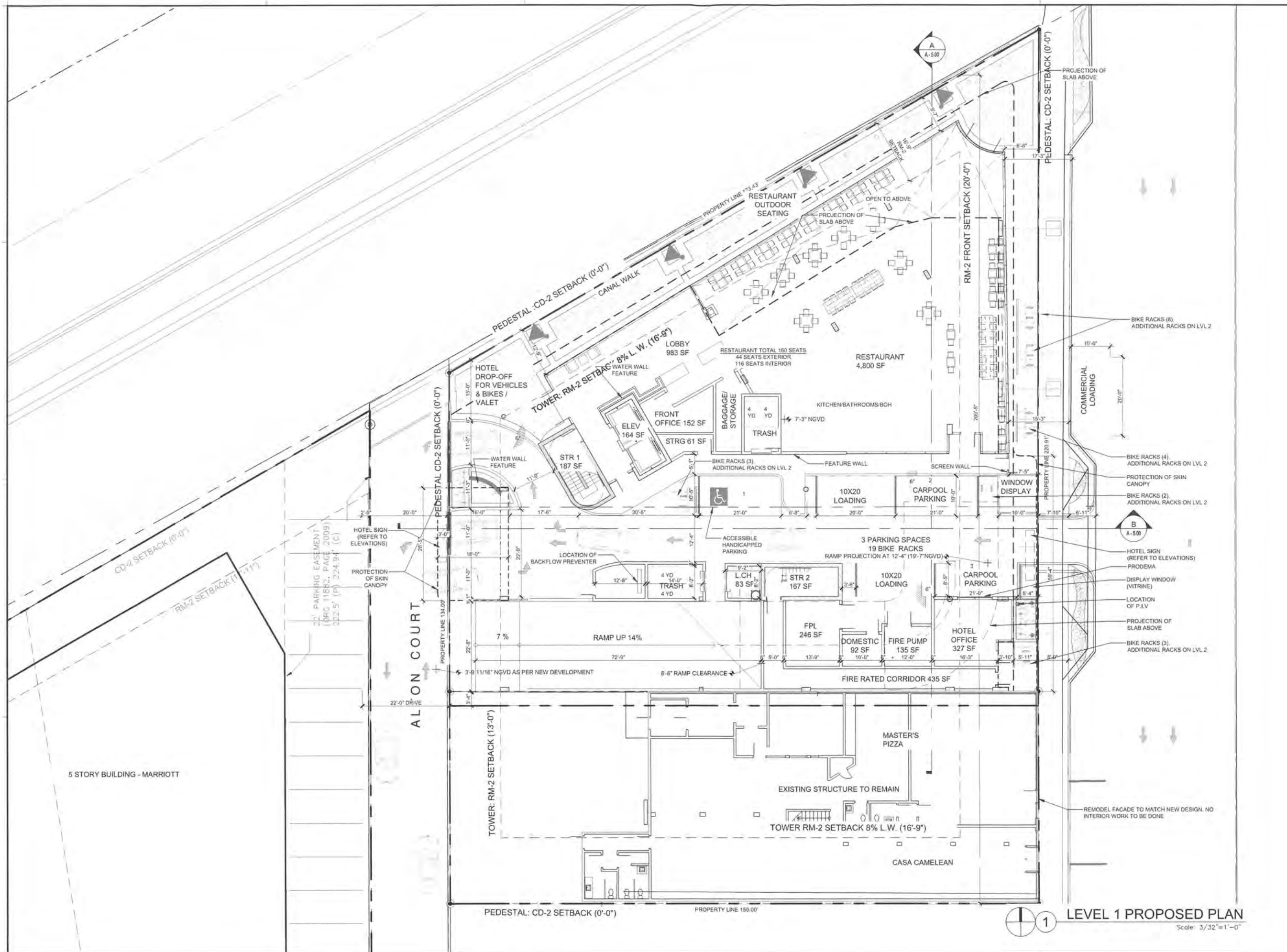


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A 1.13



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

REVISIONS / SUBMISSIONS	
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LEVEL 1



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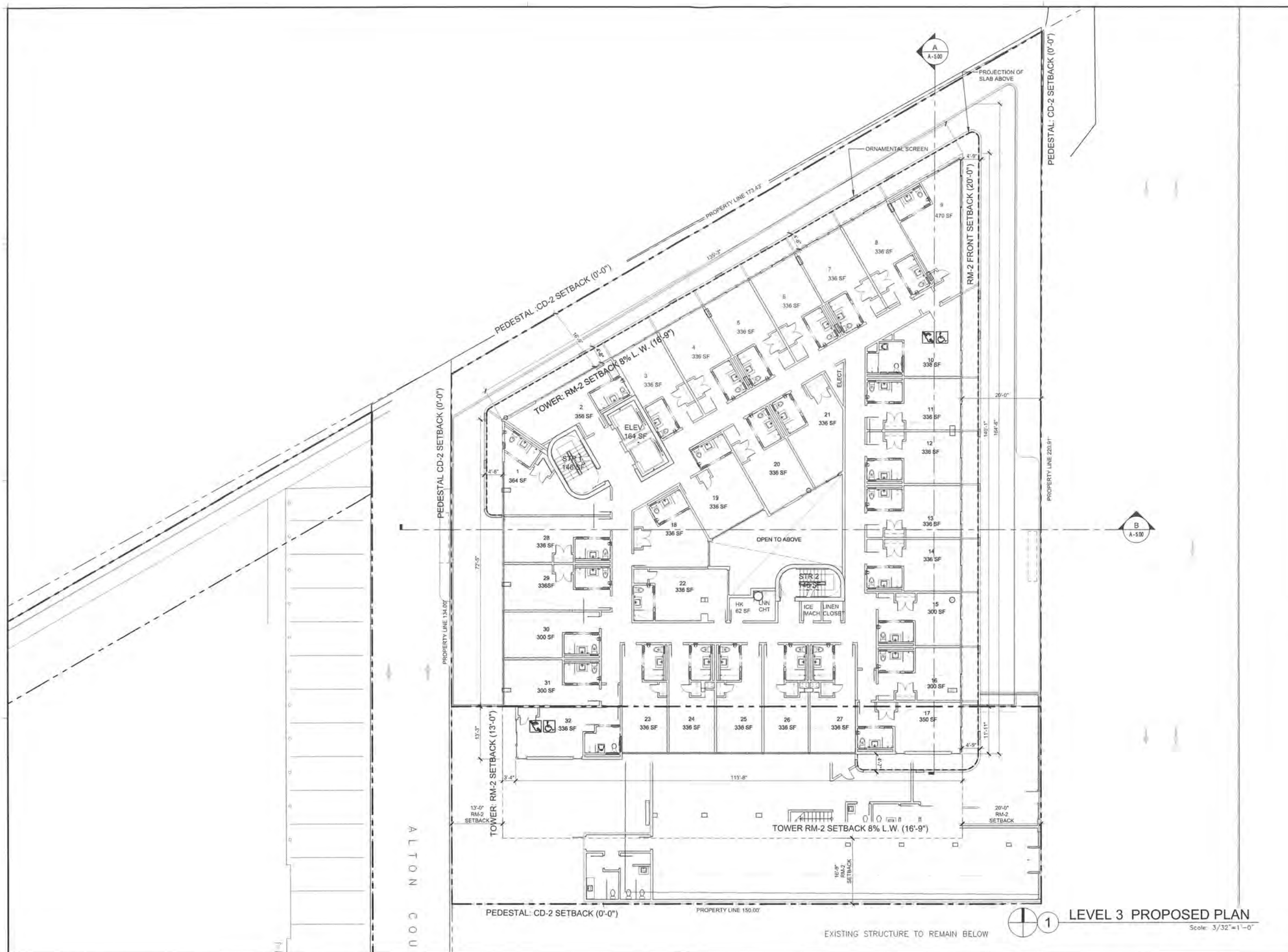


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A3.01

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



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LEVEL 3



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14

007 2

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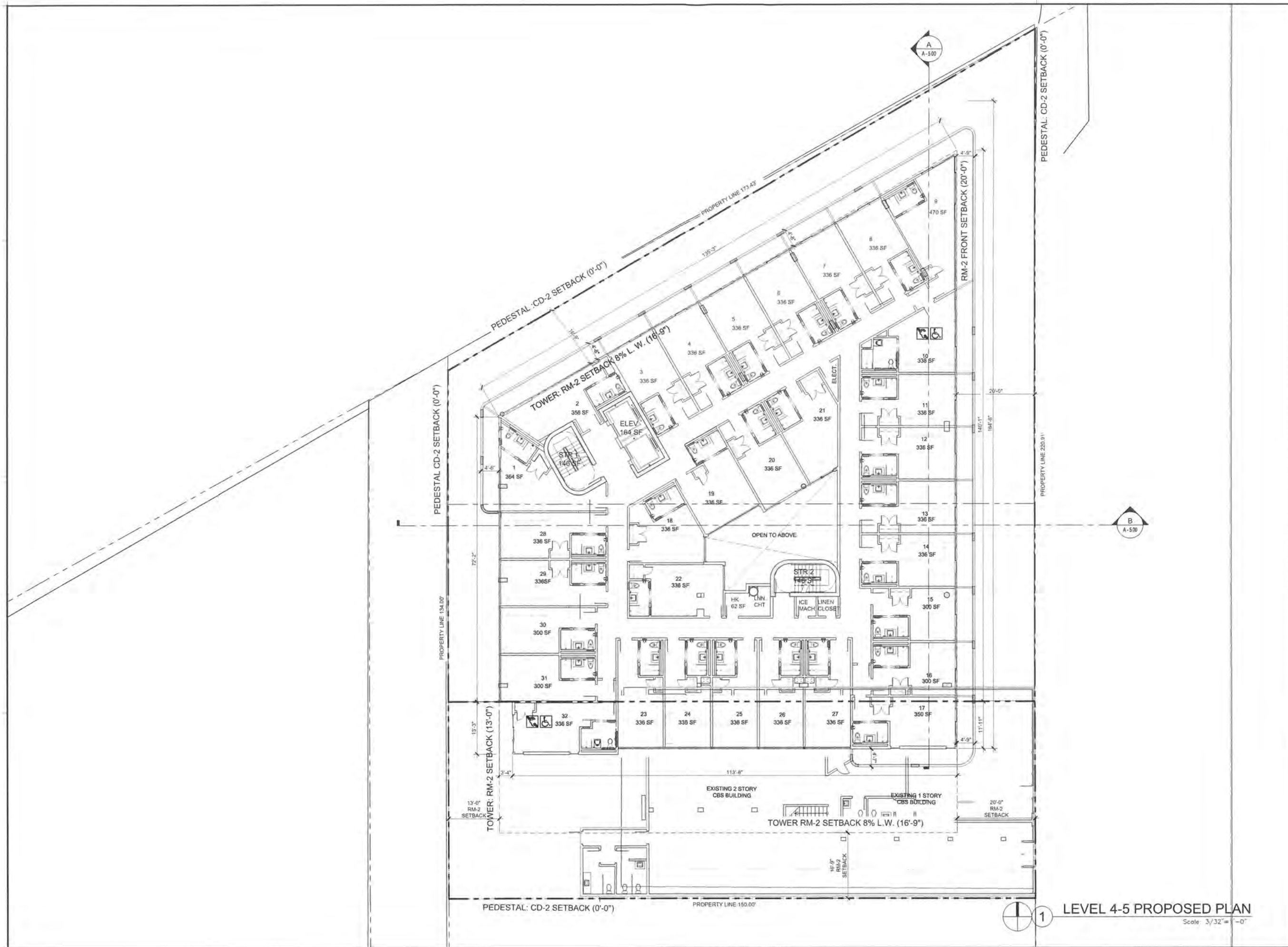
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LEVEL 4-5 PROPOSED PLAN
Scale: 3/32" = 1'-0"

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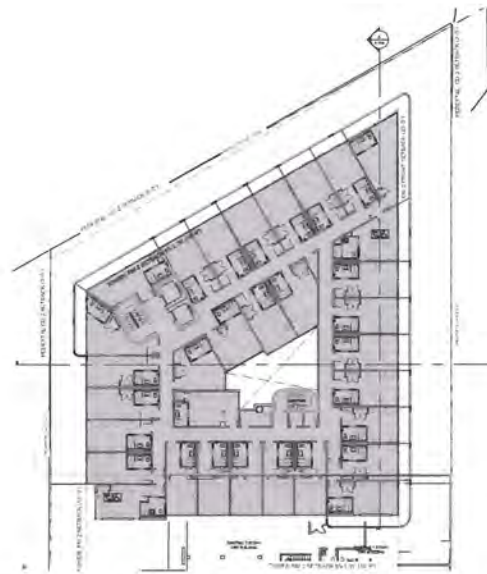
LEVEL 4-5



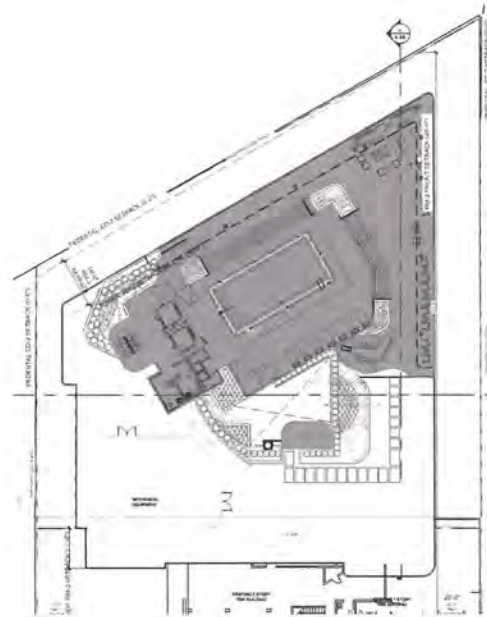
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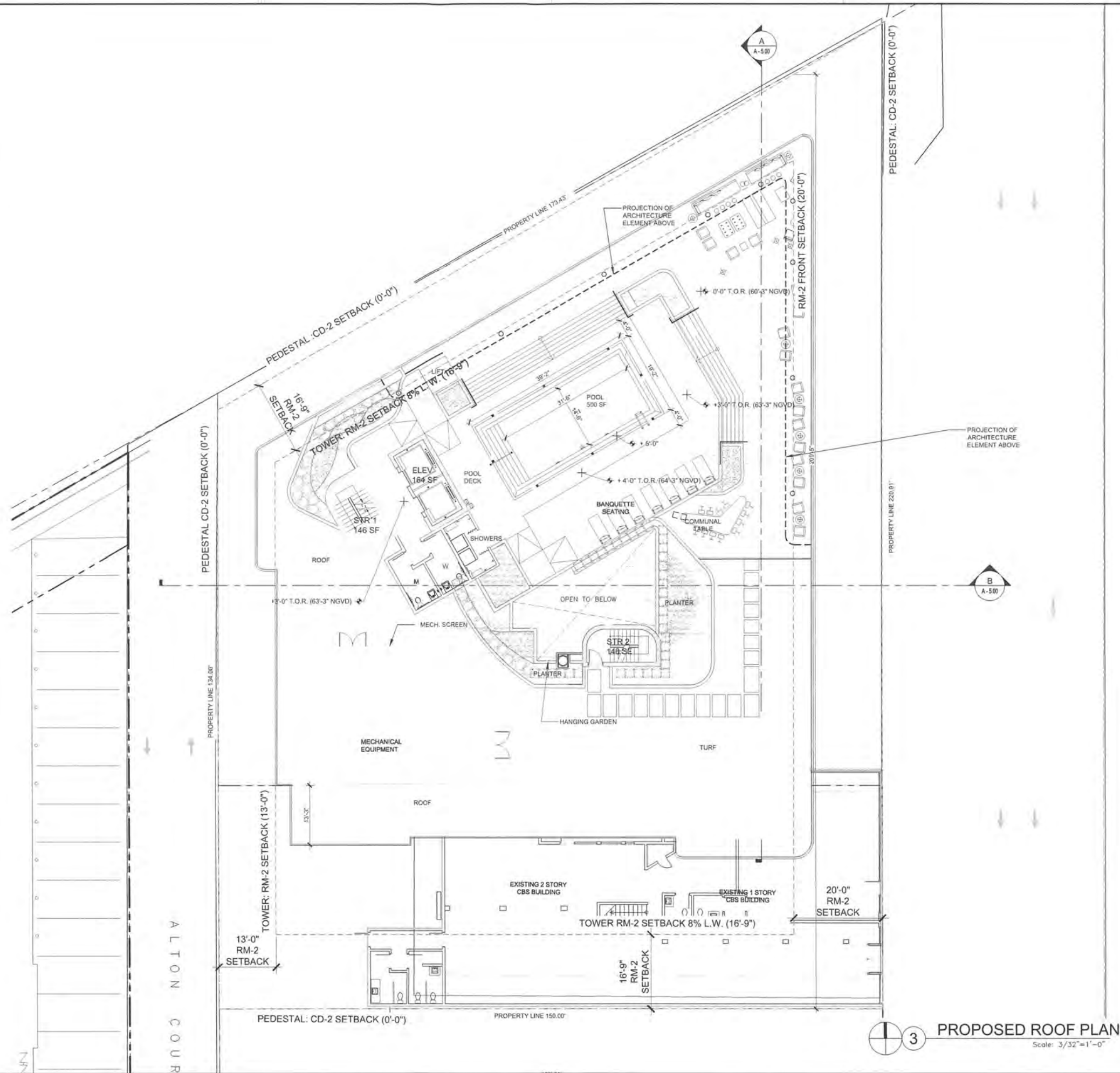
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AREA CALCULATION FOR ROOF DECK
 1 LEVEL 5 - 13,133 SF
 Scale: N.T.S.



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"

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ROOF PLAN

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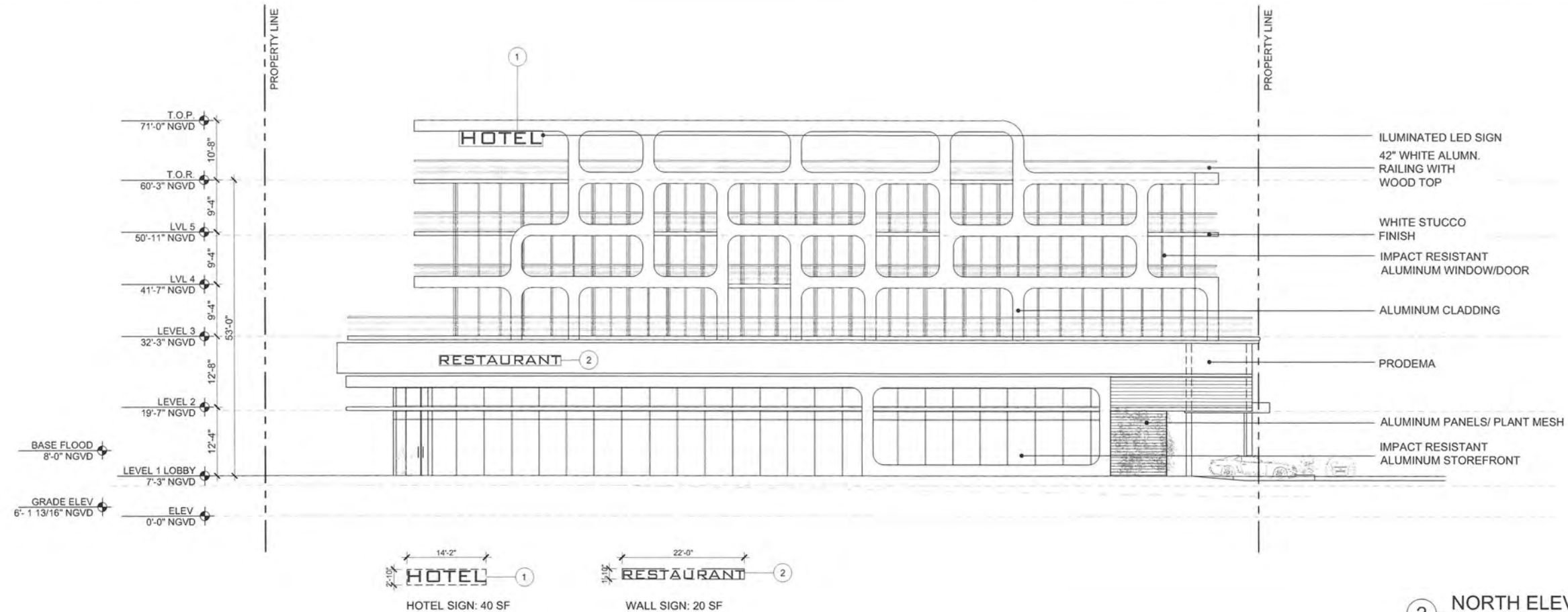
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2 NORTH ELEVATION
Scale: 3/32"=1'-0"

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NORTH ELEVATION

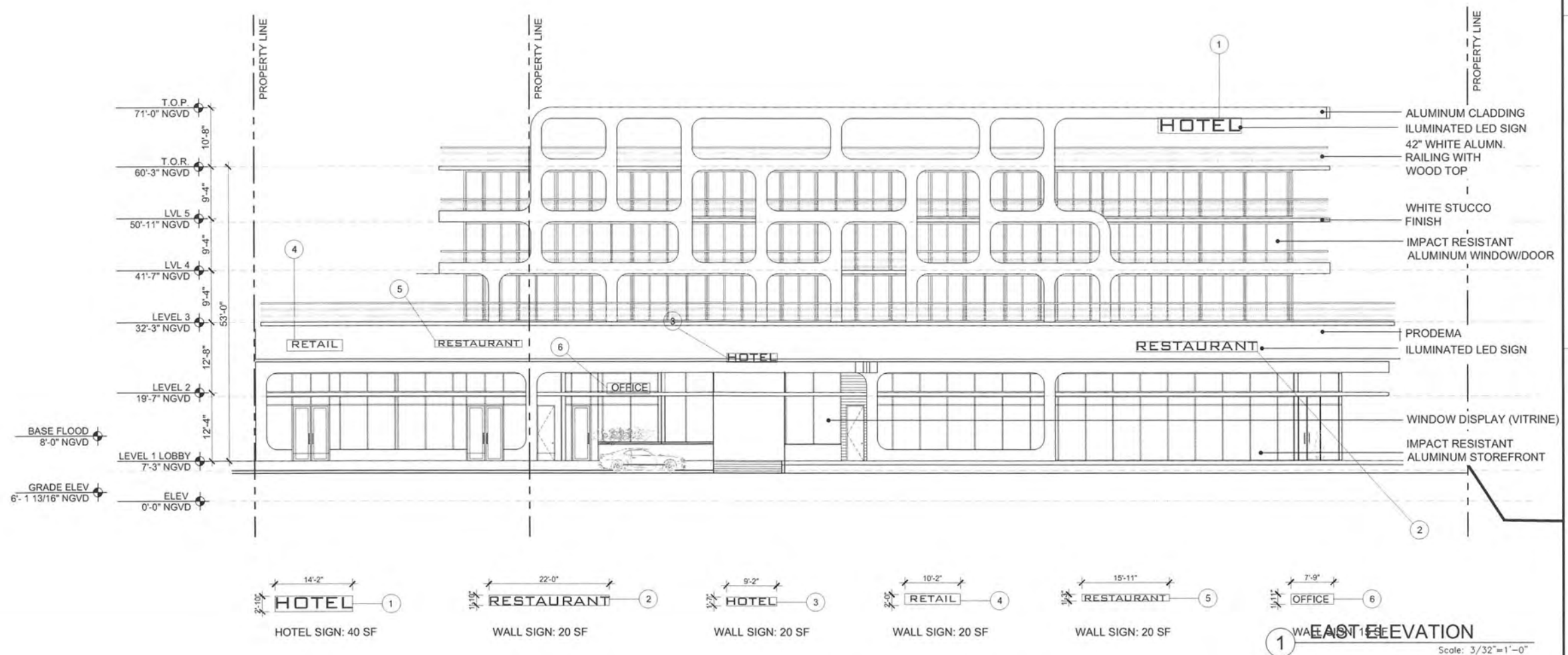


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EAST ELEVATION

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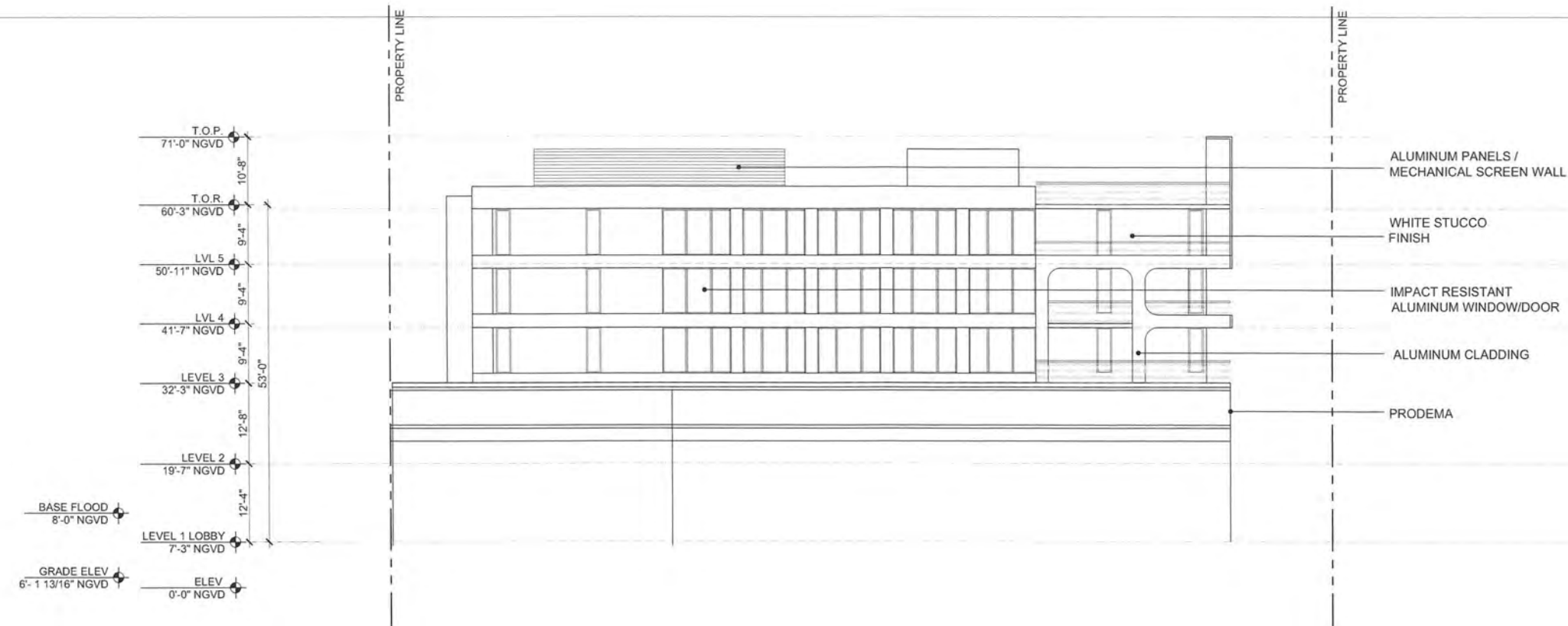
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1 SOUTH ELEVATION
Scale: 3/32"=1'-0"

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SOUTH ELEVATION

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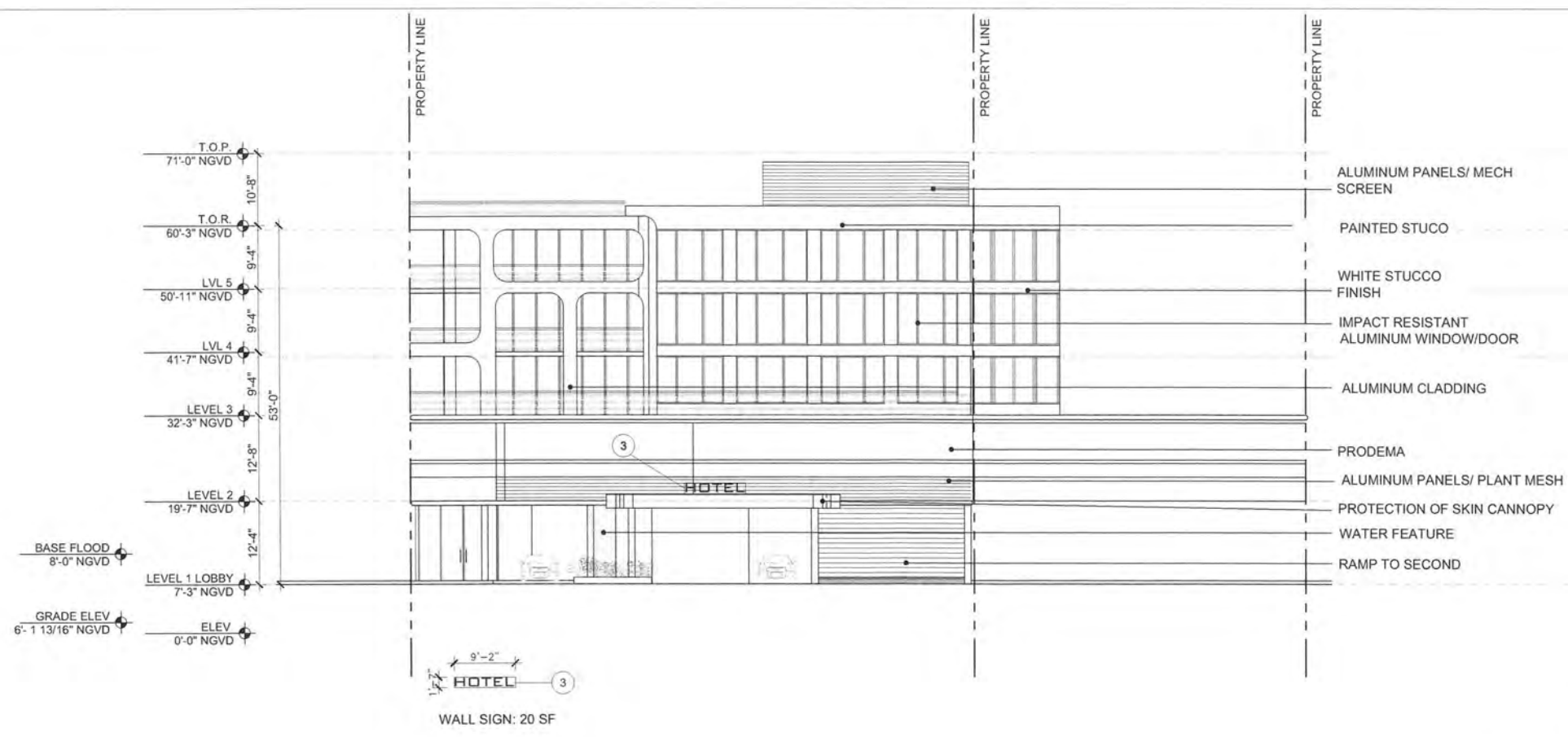
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1 WEST ELEVATION
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WEST ELEVATION



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BUILDING SECTION

FINVARB
GROUP

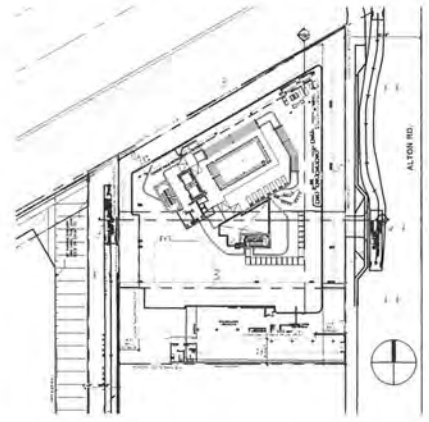
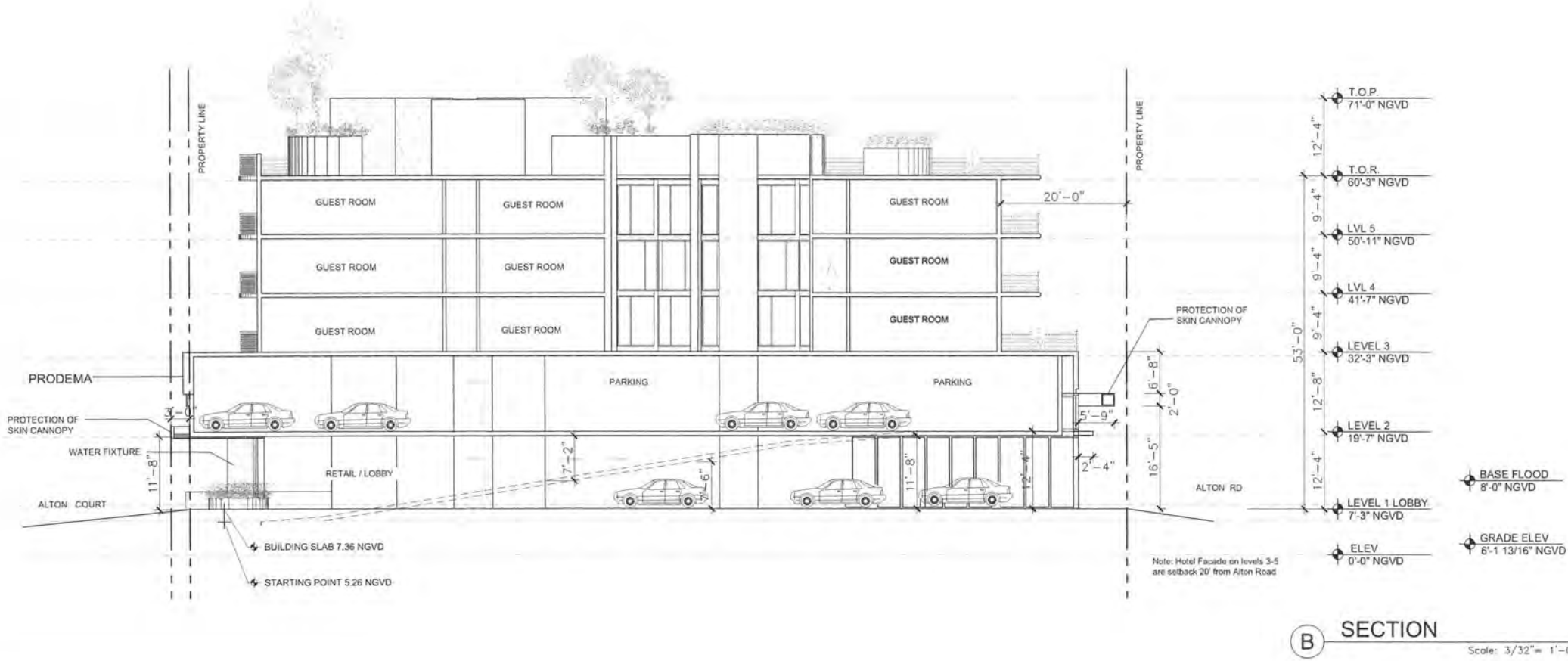
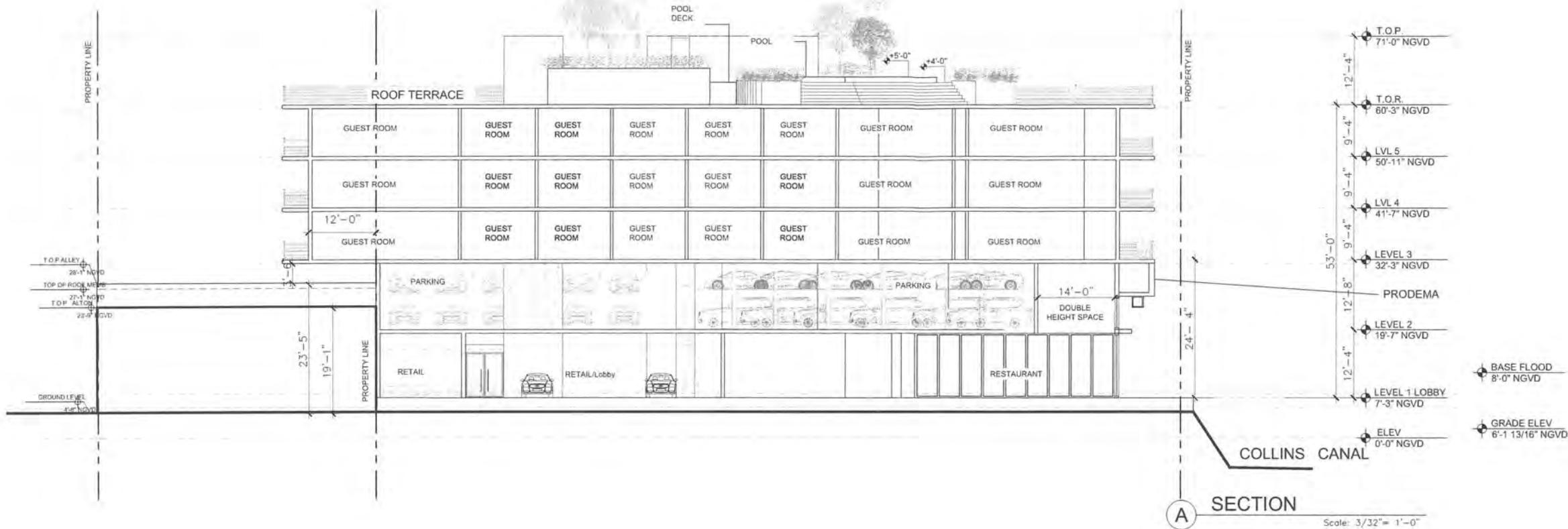
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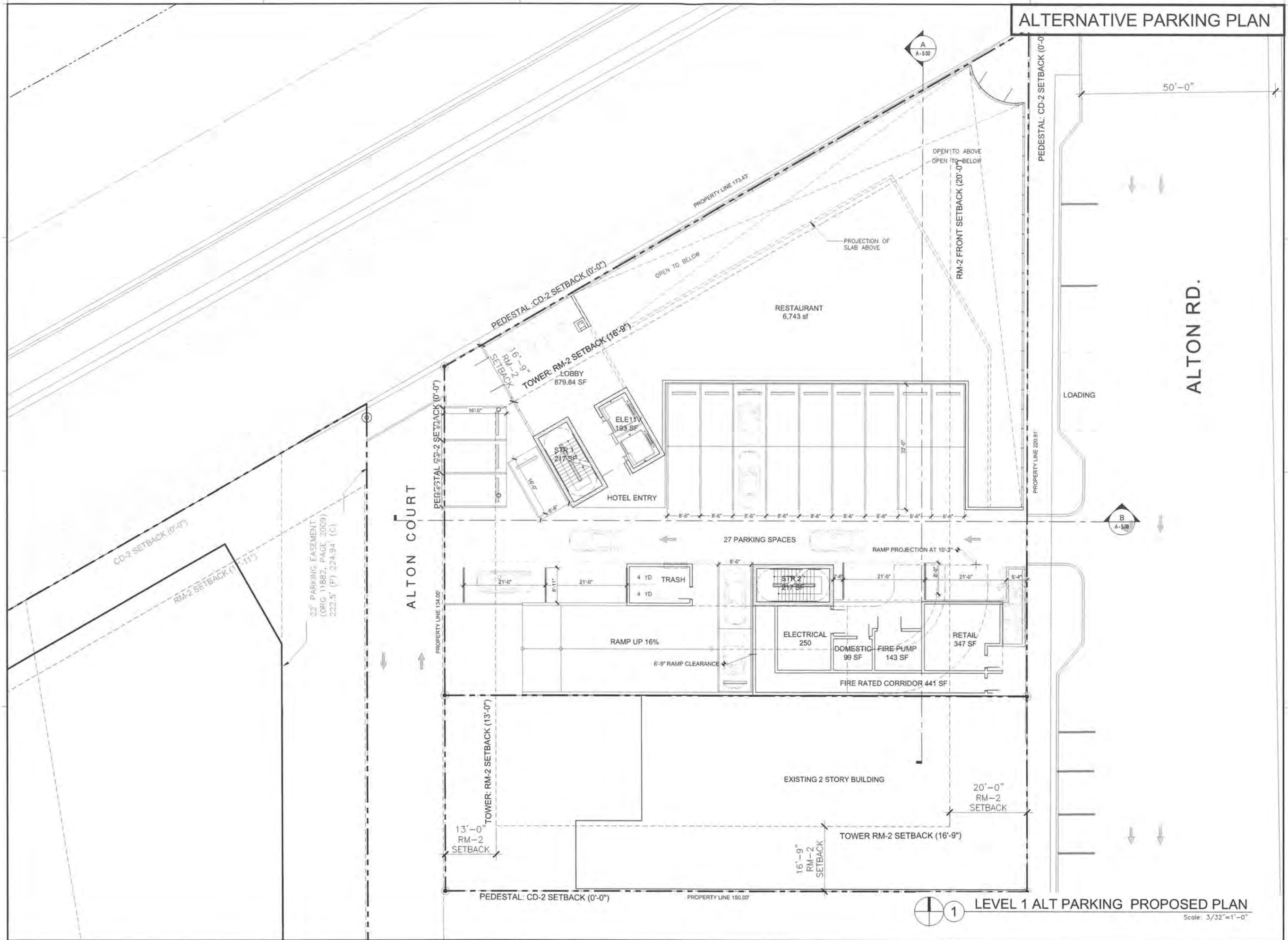
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ALTERNATIVE PARKING PLAN

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LEVEL 1 - ALT PARKING
PROPOSED PLAN

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APRIL 2012

ALT 3.00

LEVEL 1 ALT PARKING PROPOSED PLAN

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

ALTERNATIVE PARKING PLAN

REVISIONS / SUBMISSIONS		
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1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

LEVEL 2 ALT PARKING
PROPOSED PLAN

FINVARB
G R O U P


 Lic. # AR 0012578

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

AIA ASID NCARB

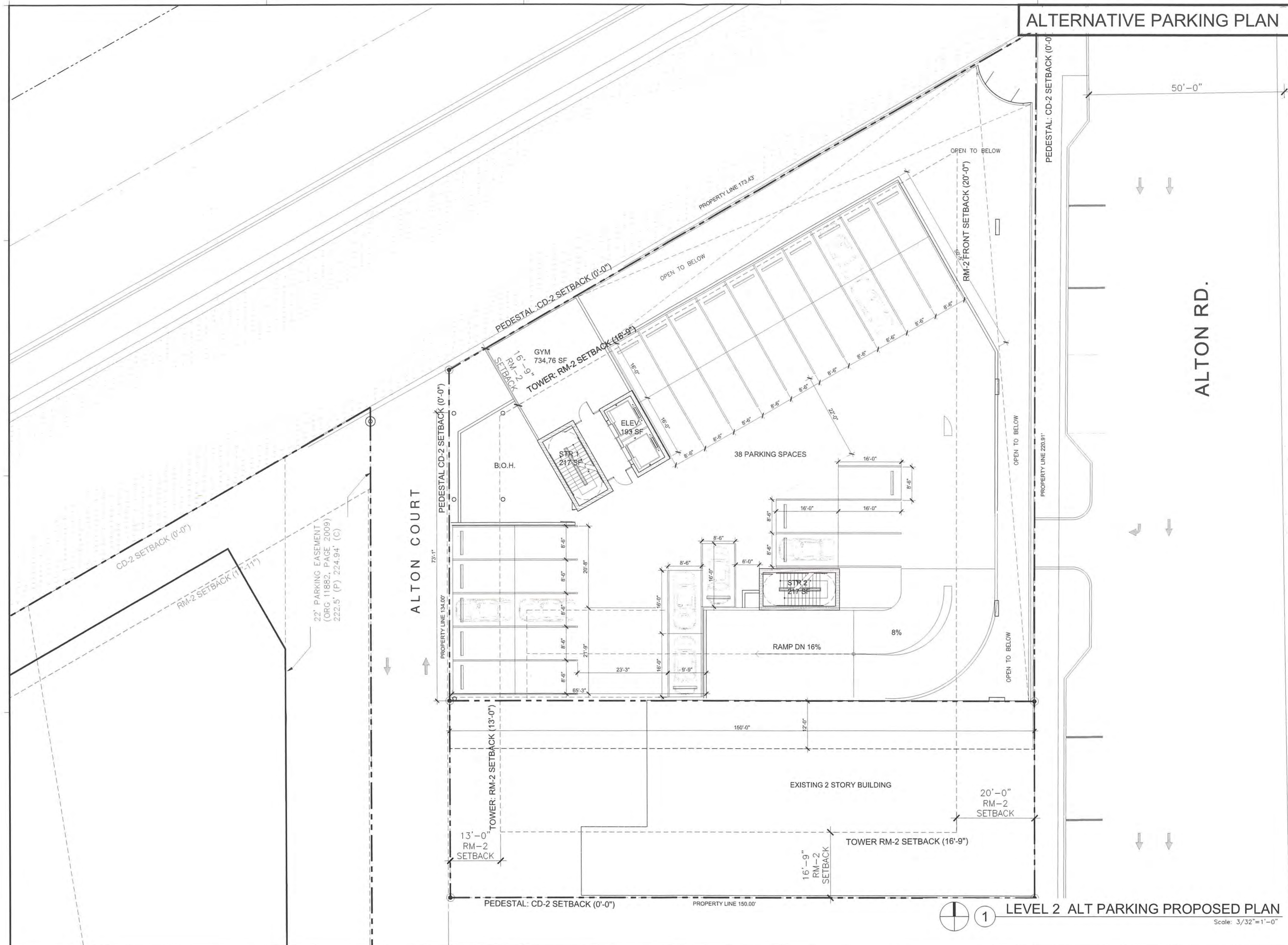
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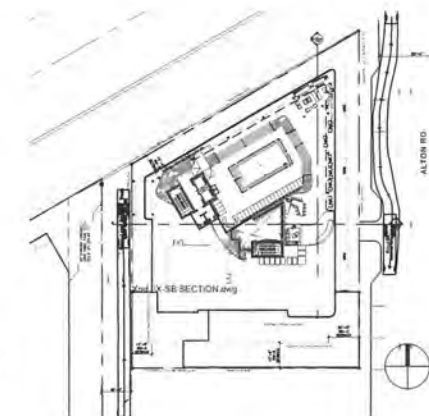
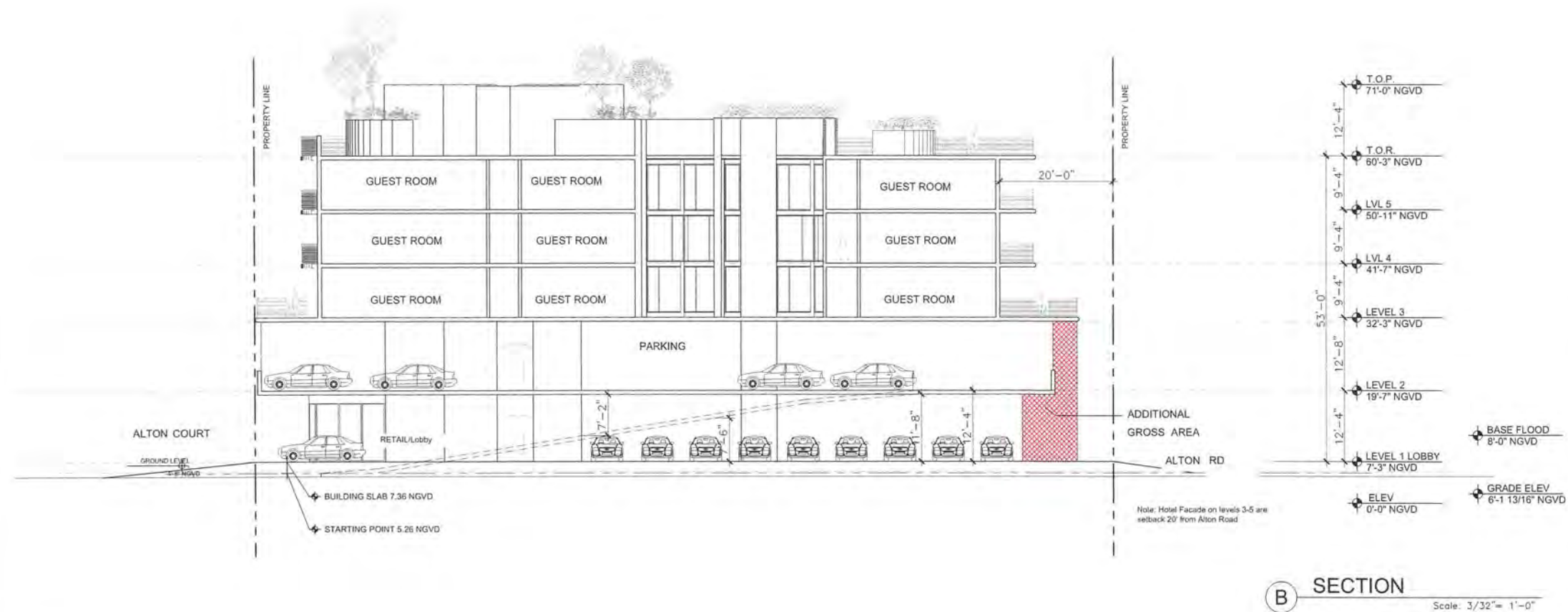
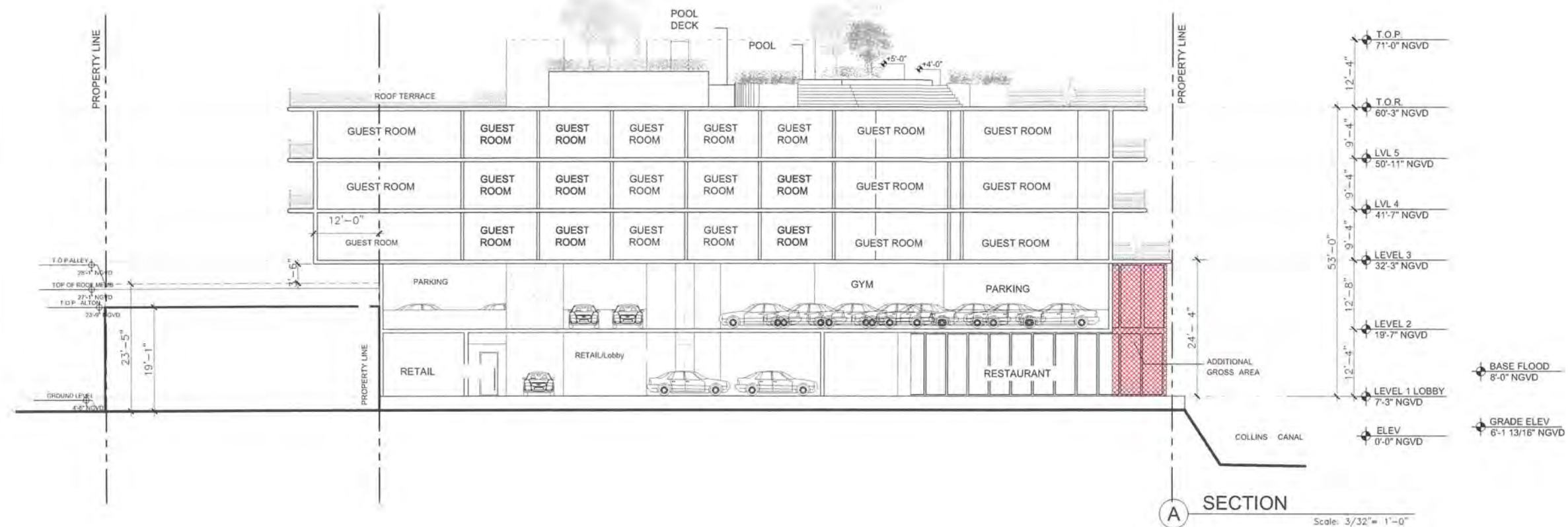


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CHECKED BY:	
DATE:	APRIL 2012

ALT 3.01



ALTERNATIVE PARKING PLAN



1 KEY PLAN

REVISIONS / SUBMISSIONS			
1			
2			
3			
4			
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1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

BUILDING SECTION
ALT. PARKING

FINVARB
GROUP

LF
OCT 20 2001
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

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DATE:	APRIL 2012

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REVISIONS / SUBMISSIONS	
1	5/11/18-Per City Staff comments.
2	5/11/18-Per City Staff comments.
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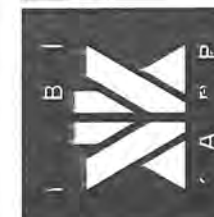
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17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

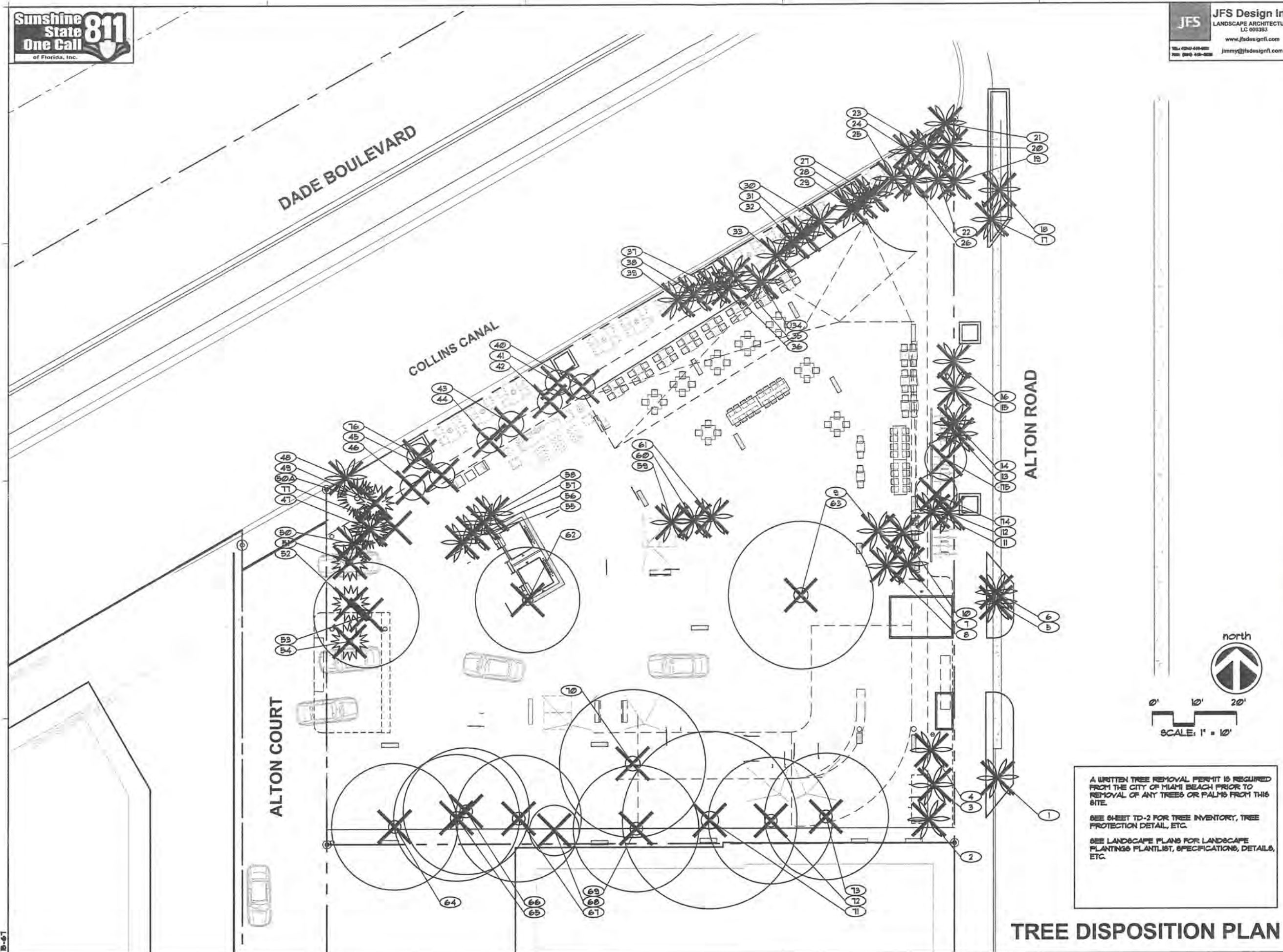
FINVARB

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TREE DISPOSITION PLAN

REVISIONS / SUBMISSIONS	
1	RE-THROW FOR CITY STAFF
2	RE-THROW FOR CITY STAFF
3	RE-THROW FOR CITY STAFF
4	RE-THROW FOR CITY STAFF
5	RE-THROW FOR CITY STAFF
6	RE-THROW FOR CITY STAFF
7	RE-THROW FOR CITY STAFF
8	RE-THROW FOR CITY STAFF
9	RE-THROW FOR CITY STAFF
10	RE-THROW FOR CITY STAFF

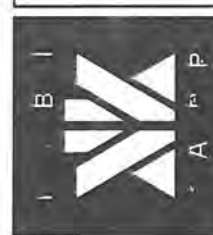
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17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVAR
GROUP

JAMES F. BOGARD
FLA. # 26282
Lic. # JF0012578

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DATE:

TD-2

NOTES:

- A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
- SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
- 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.
- 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.
- 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	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH	STATUS	CANOPY	CANOPY	
NUM	SYM		17-Aug-15		inches			LOSS	
1	VM	MONTGOMERY PALM	Washingtonia montealemaniana	25	10	8	REMOVE	75	75
2	PE	SOLITARE PALM	Psychosperma elegans	45	25	12	REMOVE	491	491
3	PE	SOLITARE PALM	Psychosperma elegans	50	25	12	REMOVE	491	491
4	PE	SOLITARE PALM	Psychosperma elegans	25	20	10	REMOVE	314	314
5	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
6	VM2	MONTGOMERY PALM	Washingtonia montealemaniana	18	10	6	REMOVE	75	75
7	RE	ROYAL PALM	Royal palm	50	10	6	REMOVE	75	75
8	PE	SOLITARE PALM	Psychosperma elegans	22	10	8	REMOVE	75	75
9	PE	SOLITARE PALM	Psychosperma elegans	15	10	5	REMOVE	75	75
10	PE	SOLITARE PALM	Psychosperma elegans	20	10	8	REMOVE	75	75
11	PE	SOLITARE PALM	Psychosperma elegans	20	10	8	REMOVE	75	75
12	PE	SOLITARE PALM	Psychosperma elegans	42	15	15	REMOVE	177	177
13	PE	SOLITARE PALM	Psychosperma elegans	22	10	8	REMOVE	75	75
14	PE	SOLITARE PALM	Psychosperma elegans	22	10	8	REMOVE	75	75
15	PE	SOLITARE PALM	Psychosperma elegans	18	10	8	REMOVE	75	75
16	PE	SOLITARE PALM	Psychosperma elegans	18	10	8	REMOVE	75	75
17	VM	MONTGOMERY PALM	Washingtonia montealemaniana	20	10	8	REMOVE	75	75
18	VM	MONTGOMERY PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
19	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
20	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
21	PE	SOLITARE PALM	Psychosperma elegans	22	10	8	REMOVE	75	75
22	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
23	PE	SOLITARE PALM	Psychosperma elegans	20	10	8	REMOVE	75	75
24	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
25	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
26	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
27	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
28	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
29	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
30	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
31	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
32	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
33	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
34	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
35	PE	SOLITARE PALM	Psychosperma elegans	22	10	8	REMOVE	75	75
36	PE	SOLITARE PALM	Psychosperma elegans	20	10	8	REMOVE	75	75
37	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
38	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
39	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
40	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
41	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
42	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
43	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75

44	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
45	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
46	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
47	NO	OLEANDER	Nerium oleander	15	10	5	REMOVE	75	75
48	VR	WASHINGTONIA PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
49	VR	WASHINGTONIA PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
50	VR	WASHINGTONIA PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
51	VR	WASHINGTONIA PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
52	VR	WASHINGTONIA PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
53	BL	GUANO LIMO	Guano limo	20	25	15	REMOVE	491	491
54	VR	WASHINGTONIA PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
55	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
56	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
57	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
58	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
59	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
60	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
61	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
62	BL	GUANO LIMO	Guano limo	20	25	15	REMOVE	491	491
63	VM	MONTGOMERY PALM	Washingtonia montealemaniana	15	10	8	REMOVE	75	75
64	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
65	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
66	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
67	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
68	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
69	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
70	BL	GUANO LIMO	Guano limo	20	25	15	REMOVE	491	491
71	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
72	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
73	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
74	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
75	PE	SOLITARE PALM	Psychosperma elegans	25	10	8	REMOVE	75	75
76	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
77	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
78	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
79	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
80	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
81	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
82	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
83	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
84	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
85	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
86	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
87	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
88	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
89	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
90	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
91	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
92	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
93	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
94	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
95	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
96	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
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99	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75
100	CE	GREEN BUTTWOOD	Condalia frutescens	15	10	10	REMOVE	75	75

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 PLANTLIST, SPECIFICATIONS, DETAILS, ETC.

TREE DISPOSITION PLAN

REVISIONS / SUBMISSIONS
1
2
3
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17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARS
GROUP

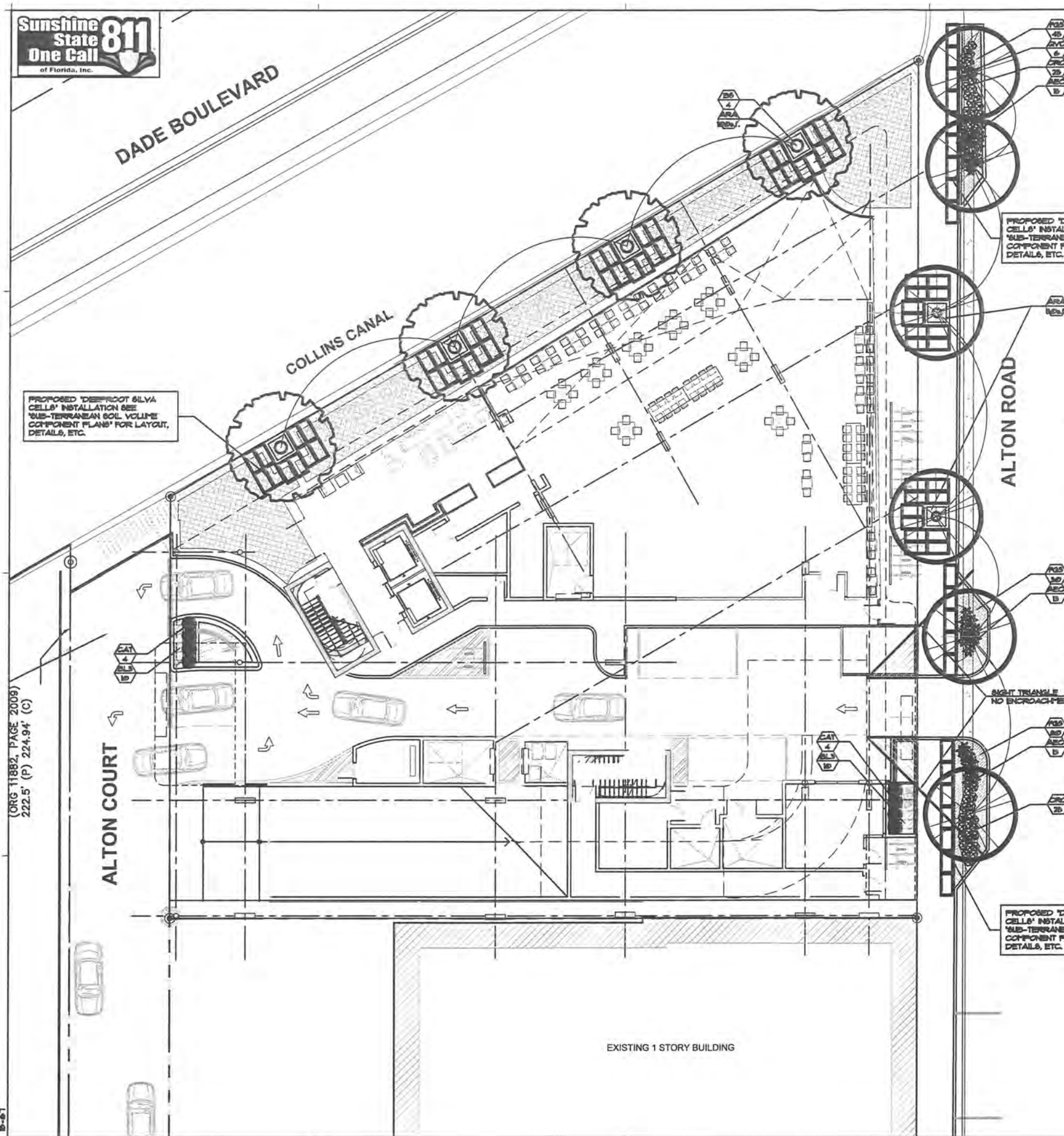
JAMES P. BOZMAN
KLA # 201950
Lic # A20012548

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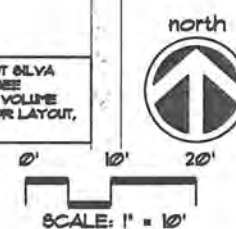


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DATE:

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PLANTLIST			
SYTL	NATIVE	NAME	SPECIFICATION
PROPOSED TREES			
DB	YES	4 GUPEO LIMBO	Bursaria stauruba 15' x 7' spr, 4' cal, 6' c.l.
GVC	YES	6 LIVE OAK 'Cathedral'	Quercus virginiana 'Cathedral' 15' x 7' spr, 4' cal, 6' c.l.
PALMS			
PRD		1 'REDUOL DATE' PALM	Phoenix dactylifera 'Reduol' 15' c.l. full head, specimen
SHRUBS, GROUNDCOVERS AND ACCENT PLANTS			
ABC	41	ASCHMEA BRODELIAD	Aschmea blanchetiana 'Orange' 3 gal, 15' x 15', BULLB
HAR	5	ASCHMEA 'LITTLE HARRY'	Aschmea spp. 15' container, BULLB
ARA	BD	PERDUAL PEANUT	Anacardium occidentale 'EcoTurf' SOLID SCD, price per sq. ft.
BBB	2	BUDCHA'S BELLY	Bambusa ventricosa 25 gal, 15' x 15'
CAT	1	CAT PALM	Chamaedorea catenulata 1 gal, 15' x 2', 35' c.l.
CRO	15	CROTON 'METRA'	Codiaeum variegatum 3 gal, 15' x 15', 15' c.l.
ELS	35	BLUEBERRY FLAX LILY	Dianella tasmanica 3 gal, 15' x 15', 15' c.l.
FGS	250	'GREEN ISLAND' FIGUS	Ficus 'Green Island' 3 gal, 15' x 15', 15' c.l.
TOPSOIL: TOPSOILBAND MIX 80% TOPSOILBAND MIX, SPREAD IN PLACE 2 CY. TREES, PALMS, SHRUBS AND GROUNDCOVERS			
MULCHING: 20 CY. TINE BARK MULCH 3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION --- TOPSOIL, SCD 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

22' PARKING EASEMENT
(ORG 11882, PAGE 2009)
222.5' (P) 224.94' (C)

ALTON COURT
134'-0"

84'-0"

COLLINS CANAL
173'-5"

170'-11"

220'-11"

ALTON ROAD

EXISTING 1 STORY BUILDING

150'-0"



TYPICAL LANDSCAPE PLANTER

N.T.A.

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 MIX. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE AND CONTAIN ADDENDIVES (PERLITE OR SFILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORTIFIED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAYINGS

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.

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.

WALL INTERFERENCE, 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 EXPEDIENT PROCESS.

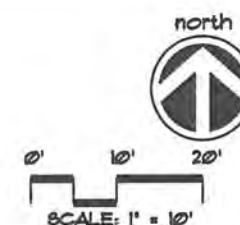
ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH OR AN APPROVED EQUAL SEE "LANDSCAPE NOTES".

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

PLANTLIST

SYTL	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
TL	3		TREE LIGUSTRUM	Ligustrum japonicum	FL. PANCY, 8' x 8' full crown
PALMS					
CH	10		GREEN MALAYAN COCONUTS	Coccothrinax	20' o.s., 6' o.s., full head
SHRUBS, GROUNDCOVERS AND ACCENT PLANTS					
ABC	32		AECHMEA BRACHYLADIS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR	12		AECHMEA 'LITTLE HARRY'	Aechmea spp.	10", container, BULLIS
CR1	36		PITCH APPLE	Cuscuta rosea	1 GAL, 36" h., 36" o.s., PTE.
CR2	30		CRITON 'TETRA'	Codaeum variegatum	3 gal, 18" x 18", 18" o.s., full
POS	105		'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.s., full
HPD	YES	60	DIAPY FRIBURN	Hemelia nodosa	3 gal, 18" x 18", 18" o.s.
POT	31		PODOCARPUS HEDGE	Podocarpus spp.	1 gal, 36" x 24", full heavy

TOPSOIL:	
80 C.Y.	'1600 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.M.	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.	



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	20-11-2-Per City Staff comments.
2	10-10-2-Per City Staff comments.
3	
4	
5	
6	
7	
8	
9	
10	

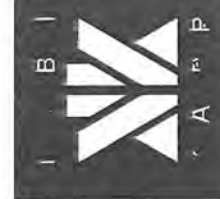
ALL DIMENSIONS AND MATERIALS ARE APPROVED BY THE ORIGINAL AND UNREVISED WORK OF KOBILKAR AND MAY NOT BE TAKEN AS A BASIS FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF KOBILKAR ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1111111111.

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB
GROUP

James P. Kobilkar
AIA #1111111111
Lic. # AR0012578

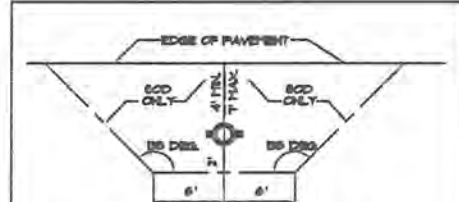
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
C: 305.573.1818
F: 305.573.3788
WWW.KOBILKAR.COM



DRAWN BY:
CHECKED BY:
DATE:

L-2

REVISIONS / SUBMISSIONS
1. 08-11-15 For City Staff
2. 08-11-15 For City Staff
3. 08-11-15 For City Staff
4. 08-11-15 For City Staff
5. 08-11-15 For City Staff
6. 08-11-15 For City Staff
7. 08-11-15 For City Staff
8. 08-11-15 For City Staff
9. 08-11-15 For City Staff
10. 08-11-15 For City Staff



REQUIREMENTS APPLY TO FIRE HYDRANTS, METER CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILITIES FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5033

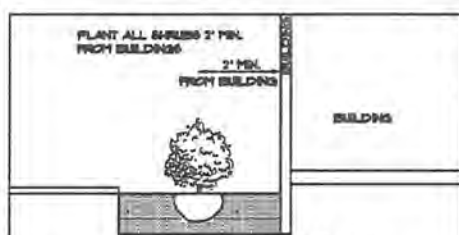
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOIL), MALLEABLES, PARSONS, LAMP-POSTS AND ALL OTHER OBJECTS.

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

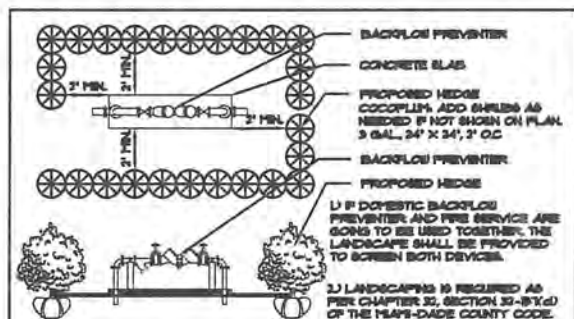
FIRE HYDRANT CLEAR ZONE

N.T.A.



SHRUB PLANTING BUILDING DETAIL

N.T.A.



TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.A.

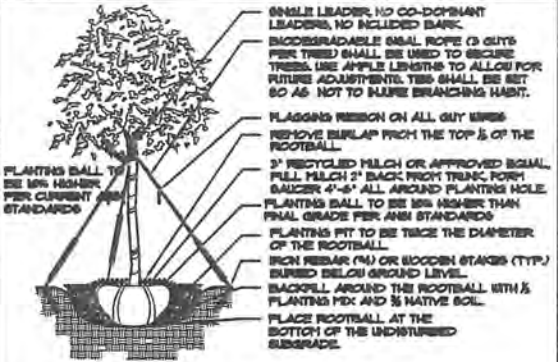
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 24" FOR REMOVAL OF ALL COMPACTED MATERIAL, LIME, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. BACKFILL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOIL AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

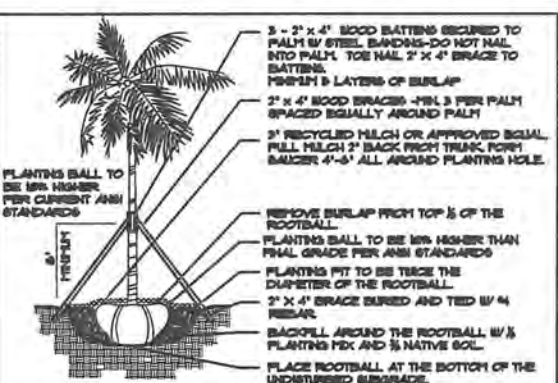
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -APREC FERTILIZER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

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 1-24" DBH (APREC) 10000 RATE: 15 LBS/1000 OF DIA. 4" DBH PALMS: 10-24" DBH (APREC) 10000 RATE: 15 LBS/1000 OF DIA. 4" DBH PALMS AND GROUNDCOVERS: 10-24" DBH (APREC) 10000 RATE: 15 LBS/1000 OF DIA.



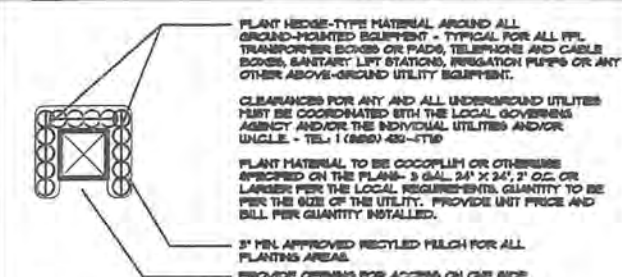
TREE PLANTING DETAIL

N.T.A.



PALM PLANTING DETAIL

N.T.A.



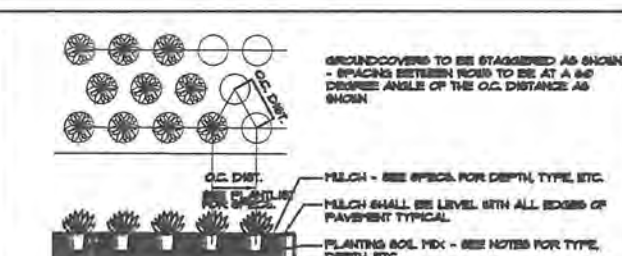
TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.A.



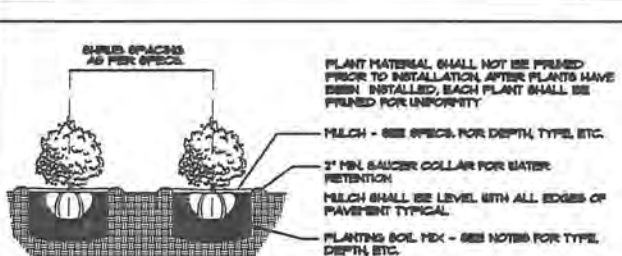
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.A.



GROUNDCOVER DETAIL

N.T.A.



SHRUB PLANTING DETAIL

N.T.A.

LANDSCAPE NOTES

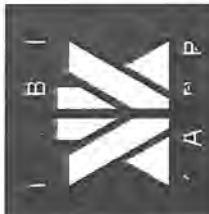
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL LABELIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE MINUS TOPSOIL AND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BEDS AND OTHER LANDSCAPE AREAS.
5. SODDED-LAWN AREAS:
2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
TREES, PALMS, SPECIFIC PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATER.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIME, ROCKS, DEBRIS, ETC. TO A DEPTH OF 24" AND BACKFILL WITH MINUS TOPSOIL AND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A BIRTH OF 36" FROM THE BUILDING BASE.
6. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF SODS TOPSOIL AND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
7. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND QUOTE AN ITEMIZED PRICE FOR THE 2" APPLICATION OF SODS MIX FOR ALL SOIL 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 SHALL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL AND MIX APPLICATION AND SUBSEQUENT PAYMENT.
8. OTHER PLANTING SOIL MIXES TO BE ADDED, IE FOR TREES, PALMS, SPECIFIC PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
9. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL BE NO CUTS AS REQUIRED BY LAW.
10. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH AN APPROVED RECYCLED MULCH BY THE FERTILIZATION GOVERNING AGENCY. NO HEAVY METALS, IE 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 OTHER ENVIRONMENTAL CONTAMINANTS.
11. SOD SHALL BE ARGENTINE 'DANSA' OR ST. AUGUSTINE FLORATANT 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.
12. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FOOT. SOD SHALL CARRY A 6-MONTH WARRANTY.
13. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
14. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA HURRICANE & GROUNDING ASSOCIATION (FHGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE FERTILIZATION 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.
15. 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.
16. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM BY RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 7.1 IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PERMANENT WATERING MATERIALS, RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
17. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
18. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
19. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS TYPICAL PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRAINAGE 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.
20. EXISTING TREES AND PALMS TO REMAIN SHALL BE TREATED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
21. ALL EXISTING TREES AND PALMS SHALL BE LIFTED AND THINNED TO PROVIDE FOR AN 8' MINIMUM CLEARANCE AND OR SUBSEQUENTLY PERMANENT BARRIERS AND A 1' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
22. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
23. ALL PLANTINGS IN NON-IRRIGATED AREAS, IE ROADS OF WAYS, BRIDGES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED-IN THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A PERIOD OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVAP

JAMES P. ROYER
FLA. # 100000000

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Broward Boulevard
Suite 200
Miami, Florida 33137
P. 305.573.3700
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY:
DATE:

L-3

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.

DeepRoot

1. **Problem:** A car is traveling at 60 miles per hour. How far will it travel in 3 hours?
2. **Given:** Speed = 60 miles per hour, Time = 3 hours.
3. **Formula:** Distance = Speed $\times$ Time.
4. **Calculation:** Distance = 60 miles per hour $\times$ 3 hours = 180 miles.
5. **Conclusion:** The car will travel 180 miles in 3 hours.

[illegible]

Q4

[illegible]

05

SYM. NATIVE #	NAME	BOTANICAL NAME	SPECIFICATION
	"DEEPROOT" SILVA CELLS		
162	SILVA CELLS	2X SILVA CELL 2" TO PROVIDE 12" DEPTH	
	PER MANUFACTURER'S SPECIFICATIONS.		
46 cu.	"DEEPROOT" FOR PLANTING-PER ATLAS FEAT 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.			

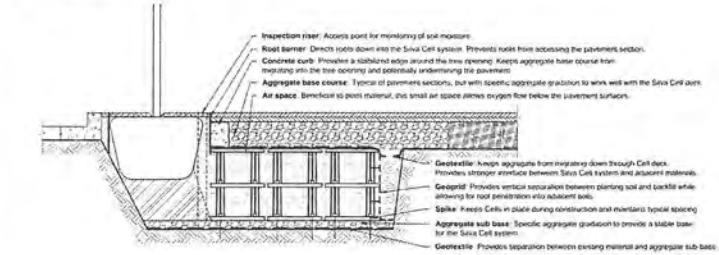
CONTRACTOR SHALL CALL THE CITY OF MIAMI FOR A PRE-CONSTRUCTION CONFERENCE REGARDING ALL LANDSCAPE RELATED ITEMS TO INCLUDE SITE PREPARATION, DEEPROOT SILVA CELL INSTALLATION, LANDSCAPE AND IRRIGATION INSTALLATION AND ANY OTHER ITEMS RELATED TO THE LANDSCAPE COMPONENTS.

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.

Numbers in detail titles (1.1, 2.1, 3.2, etc.) denote the number of layers of Silva Cell frames. Basic paving details are all available in one, two, and three layers.

These are a generic representation of a pizza and should be modified to depict actual project conditions.

- ☐ Concrete 1.0
- ☐ Concrete 2.0
- ☐ Concrete 3.0
- ☐ Pavers, Asphalt & Porous Pavements 1.0
- ☐ Pavers, Asphalt & Porous Pavements 2.0
- ☐ Pavers, Asphalt & Porous Pavements 3.0



NOTE:

1. Instructions to be completed in accordance with manufacturer's specifications.
2. Do not make drawings.

Disclaimer: Conditions that vary from drawings must be evaluated by a qualified Engineer and appropriate Adjustments made.

DeepRoot™
 (Dissolves in water, leaves no residue)
 "It's a powerful herb"
 —Dr. William A. Anderson, M.D.
 The #1 "Hot Herb"
 for all ailments

—"It's a powerful herb"
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Silva Cells
for
PLAZA
APPLICATIONS

INDEX

**DEEPROOT SILVA CELLS,
DETAILS, ETC.**

DADE BOULEVARD

COLLINS CANAL

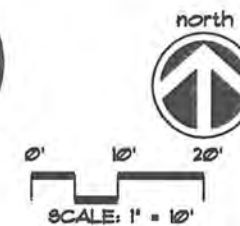
UPLIGHTS
SEE SPECIFICATIONS,
LL-2

ALTON ROAD

LIGHT BOLLARD
SEE SPECIFICATIONS,
LL-2

ALTON COURT

22' PARKING EASEMENT
(ORG 11882, PAGE 2009)
222.5' (P) 224.94' (C)



ALTON ROAD-17th STREET HOTEL LANDSCAPE FIXTURE SCHEDULE

Type	Manufacturer	Model#	Lamp	Voltage	Accessories	Notes
16800 MIRAMAR PARKWAY MIRAMAR, FL 33027						
1	LED BOLLARD	ACUTY	DSXB 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 5TK C1 TBD	50W MR16	120	TRANSFORMER REQ. FINISH TBD
EXISTING						
CORRECT						

JARRED FOX, LEED GREEN ASSOCIATE
POWER AND LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
TEL: 305 444-8520
jfx@jfx.com

REVISIONS / SUBMISSIONS
1. 08-11-10-Per City Staff comments.
2. 10-10-10-Per City Staff comments.
3. 11-10-10-Per City Staff comments.
4. 12-10-10-Per City Staff comments.
5. 12-10-10-Per City Staff comments.
6. 12-10-10-Per City Staff comments.
7. 12-10-10-Per City Staff comments.
8. 12-10-10-Per City Staff comments.
9. 12-10-10-Per City Staff comments.
10. 12-10-10-Per City Staff comments.

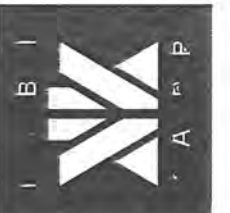
ALL DRAWINGS AND WRITTEN MATERIAL, INCLUDING ANY AND ALL CORRECTIONS, SHALL BE THE PROPERTY OF JFS DESIGN INC. AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF JFS DESIGN INC. ANY VIOLATION OF THIS POLICY SHALL BE SUBJECT TO LEGAL ACTION.

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB
GROUP

WILFRED F. KOBKARP
P.L.L.C. # AF0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
C: 305.573.1318
F: 305.573.3768
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE:

LL-1

LEGEND

	QUANTITY
LED BOLLARD MANUFACTURER: ACUTY MODEL# DSXB LED 12C 530 40K ASY MVOLT TBD	2
ACCENT UP LIGHT MANUFACTURER: HYDREL MODEL# ASPEN A M50 12 NR WSL 350R 5TK C1 TBD	4

NOTES:

- LOCATIONS FOR ALL FIXTURES ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE ALL LOCATIONS WITH THE PROJECT SUPERINTENDENT FOR EXACT PLACEMENT AND SCHEDULING.
- CONTRACTOR SHALL COORDINATE WITH PROJECT SUPERINTENDENT FOR ELECTRICAL SUPPLY, CONDUIT, ETC.
- ALL WORK SHALL CONFORM TO LOCAL, STATE, AND NATIONAL ELECTRIC CODES.
- ALL INSTALLATION TO BE PER MANUFACTURER'S SPECIFICATIONS.
- EXACT LOCATIONS OF ALL BOLLARDS ON THE ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- NO LIGHT SPILLAGE ONTO ADJACENT PROPERTIES SHALL EXCEED 0.5 (1/2) FOOT CANDLES.

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

[illegible][illegible]

DISTRIBUTION & PHOTOMETRIC DATA

For more information, contact your local distributor or call 800-445-2339.

Photometric Data	
Beam Angle	100°
Beam Spread	100°
Beam Diameter	100°
Beam Spread	100°

FEATURES & SPECIFICATIONS

OPTIONAL: Select from a variety of optional accessories including: 1" and 2" diameter mounting brackets, 1" and 2" diameter mounting brackets, 1" and 2" diameter mounting brackets, 1" and 2" diameter mounting brackets.

OPTIONAL: Select from a variety of optional accessories including:

OPTIONAL: Select from a variety of optional accessories including:

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OPTIONAL: Select from a variety of optional accessories including:

OPTIONAL: Select from a variety of optional accessories including:

FEATURES: This fixture is designed for use in a variety of applications including: 1" and 2" diameter mounting brackets, 1" and 2" diameter mounting brackets, 1" and 2" diameter mounting brackets, 1" and 2" diameter mounting brackets.

FEATURES: This fixture is designed for use in a variety of applications including:

FEATURES: This fixture is designed for use in a variety of applications including:

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FEATURES: This fixture is designed for use in a variety of applications including:

9140 Diamond Avenue, Sacramento, CA 95831 • www.hypertek.com

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www.acuitybrands.com

WINSCAPE

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.

DADE BOULEVARD

COLLINS CANAL

ALTON ROAD

ALTON COURT

EXISTING 1 STORY BUILDING

1 Bubble per each tree and palm (typ.)

1 Bubble per each tree and palm (typ.)

1 Bubble per each tree and palm (typ.)

1 Bubble per each tree and palm (typ.)

IRRIGATION CONTROLLER
RAINBIRD ESP-LINE CONTROLLER
W/ RAINBIRD RAIN SENSOR ATTACHED
TO CONTROLLER

2-2" MASTER VALVES
BACKFLOW PREVENTION DEVICE
REDUCED PRESSURE ZONE (RPZ) SEE CIVIL PLANS
FOR DETAIL
PROPOSED
2" IRRIGATION
METER
BY WATER DEPT. FORCES
AT OWNER'S EXPENSE

ZONE
#2
19 GPM
1 1/2" v.
SPRAY

ZONE
#1
20 GPM
1 1/2" v.
SPRAY

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	36" 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"	18" 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	
MINIMUM 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 FOR THE ABOVE
GROUND LEVEL PLANTERS
- 1 1/2" PVC Main Supply Line- 8ch 40
- RAINBIRD ESP-LINE MODULAR SERIES
W/ RAINBIRD RAIN SENSOR
- RAINBIRD RPD SERIES RAIN SENSOR
ATTACHED TO CONTROLLER
- JUNCTION BOX
W/ WATER-ROOF CONNECTORS
- 1 1/2" ELECTRIC VALVES-RAINBIRD RPD SERIES
OR APPROVED EQUAL, IN JUMBO VALVE BOX
- LATERAL LINE (8ch 140)
- PIPE IN SLEEVE (See Detail Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE DESIGNATION
- RAINBIRD M200- U SERIES-PIPS
1/2", 1", 1 1/2", 2", 3", 4", 6", 8", 10", 12", 16", 20", 24", 30", 36"
10', 12', 16', 20', 24', 30', 36" RADIUS AS SHOWN
- RAINBIRD M200 SERIES STRIP-TYPE
BEST (END STRIP), B-CST (CENTER STRIP)
- RAINBIRD -B SERIES, MPR STREAM BUBBLER
NOZZLES, 5' RADIUS, 10 GPM

SPECIAL NOTES:

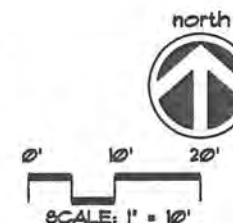
A RUSH INSPECTION IS REQUIRED BY THE CITY OF MIAMI
BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL
INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION
OF IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER
RESTRICTIONS -PHASE II MODIFIED - ARE IN EFFECT. ALL
REQUIREMENTS FOR THESE REGULATIONS SHALL BE
STRICTLY ENFORCED WITH 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	6-11-18-Per City Staff comments.
2	10-16-18-Per City Staff comments.
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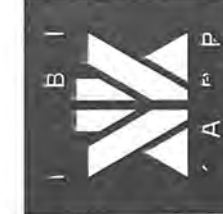
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DRAWER AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF JFS DESIGN INC.
PROJECT: 17 STREET HOTEL, MIAMI BEACH, FLORIDA 33139

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARR
GROUP

JAMES F. KOBKARP
P.L.A. # 60000
Lic. # AR0012578

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DRAWN BY:
CHECKED BY:
DATE:

IRR-1

REVISIONS / SUBMISSIONS	
1	08-11-18 Per City Staff comments.
2	10-16-18 Per City Staff comments.
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ALL DRAWINGS AND WRITTEN MATERIAL, INCLUDING BUT NOT LIMITED TO, CONTRACTS, SPECIFICATIONS, AND SCHEDULES, SHALL BE THE PROPERTY OF JFS DESIGN INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF JFS DESIGN INC. (JFS DESIGN INC. 08/11/18)

17 STREET HOTEL
MIAMI BEACH, FLORIDA 33139

FINVARB
C R O U P

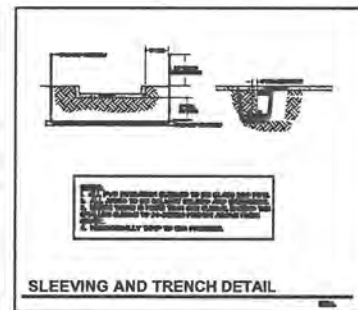
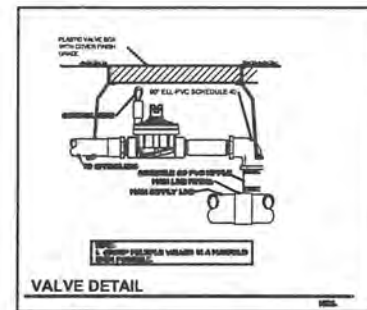
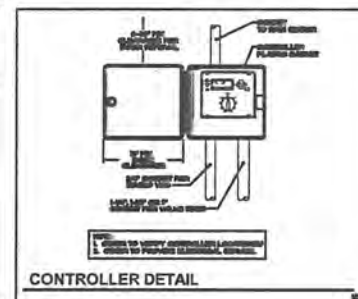
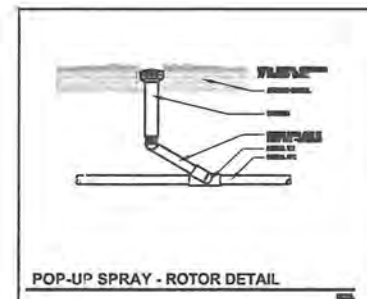
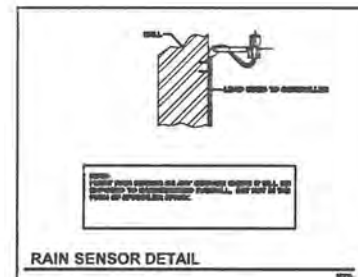
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DRAWN BY:
CHECKED BY:
DATE:

IRR-2



- GENERAL IRRIGATION NOTES**
- 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 (STWMD) REQUIREMENTS.
 - THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE DESIGNER AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
 - CONTRACTOR SHALL INSTALL A POP-UP SPRAY TYPE SHALL BE ROTOR SPRAY SPRAY OR BURBLER AND SHALL BE SO KNOWN TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES (E. ROADS, SIDEWALKS, ETC.) ALL FUTURES SHALL BE "TUBED", "BANKED" 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 SOOKEED AREAS, 1" FOR GROUND COVER PLANTINGS AND 1/2" POP-UPS FOR ALL PLANTINGS AND SHRUB BEDS. SPRAY HEADS OR RISERS SHALL ONLY BE REQUIRED PER THE LAND ARCH.
 - ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEDULE 40. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVES UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
 - CONTRACTOR SHALL CONSTRUCT CONCRETE THIRST BLOCES 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR REDUCES 45 DEGREES OR GREATER ON THE MAIN LINE.
 - MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
 - 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 (800) 432-4279, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCE'S.
 - THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SERVICE TO THE CONTROLLER, PUMP, ETC. AS REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. THE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
 - ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER F.L.B.D. CODE, APPENDIX 10. ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
 - THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) IN ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
 - ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE RUN DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR FUTURE SLEEVES FOR IRRIGATION WIRING.
 - ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST READING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITY, STRUCTURES & PLANTINGS TO PROVIDE AVOID HURDLE 100% COVERAGE AND 100% OVERLAP.
 - CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
 - 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.
 - 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 COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
 - THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD FROM THE DATE OF FINAL ACCEPTANCE.
 - ANY IRRIGATION WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED WITH PORTABLE WATER.
 - TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BURBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.

IRRIGATION DETAILS, SPECIFICATIONS, NOTES, ETC.