

1313 15th ST.



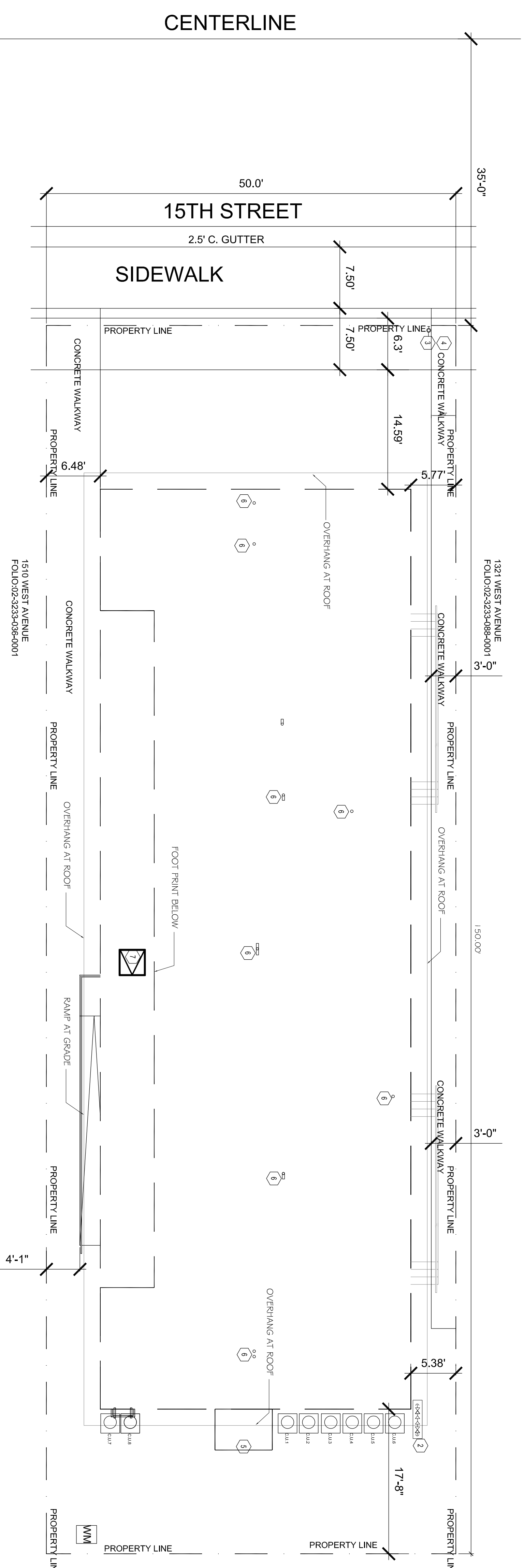
KEY PLAN
SCALE: N.T.S.



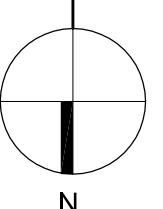
PLANNING NOTES:
THE LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED FOR REVIEW AND A SEPARATE PERMIT IS TO BE ISSUED AND INSTALLED PRIOR TO THE ISSUANCE OF A TCO, CO, TTC OR CC. PLEASE SEE THE AREA OF SITE DEMOLITION AND PROPOSED FUTURE LANDSCAPE/HARDSCAPE DESIGN TO COMPLY WITH SECTION 142-1105.

- GENERAL NOTES:**
- ALL EQUIPMENT SHALL BE INSTALLED ABOVE FLOOD PLAIN ELEVATION PLUS 1' AT 9'-0" BUILDING SHALL BE MAINTAINED AND OPERATED AS A HOTEL. ALL GUESTS MUST REGISTER AT THE CHECK-IN/REGISTRATION GUESTS/OCCUPANTS PROHIBITED WITHOUT REGISTRATION.
 - ANY WORK OR USE OF EQUIPMENT OR IMPROVEMENTS FROM/TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE PERMIT AND APPROVAL FROM CITY OF MIAMI BEACH AND PUBLIC WORKS.
 - FIRE SPRINKLER AND FIRE LINE SERVICES CONNECTION SHALL BE UNDER SEPARATE PERMIT AND SHOP DRAWINGS FOR APPROVAL.

- CONSTRUCTION NOTES:**
- NEW LOCATION OF CONDENSOR IN WEST SET BACK UNITS TO BE RELOCATED.
 - PROPOSED FIRE BACK FLOW PREVENTOR UNDER SEPARATE PROJECT.
 - PROPOSED POST INDICATOR P.I.V. AT EXTERIOR FRONT VISIBLE TO FIRE DEPT. NO LANDSCAPE OR FENCING COVERING IT.
 - FIRE DEPARTMENT CONNECTION TO BE POLISHED CHROME. PROVIDE MIAMI BEACH APPROVED SIGNAGE.
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 - BICYCLE BACK TO ACCOMMODATE HOTEL GUESTS (8) AND EMPLOYEES (2) PER BUILDING = TOTAL OF 10
 - MECHANICAL/PLUMBING PENETRATIONS AT ROOF
 - MAINTAIN EXISTING ROOF ACCESS OPENING



1 SITE PLAN
SCALE: 1/8" = 1'-0"

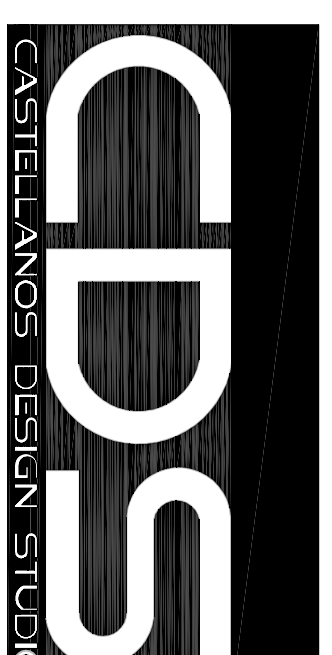


CLIENT:

1313 15th Street

Change of Use

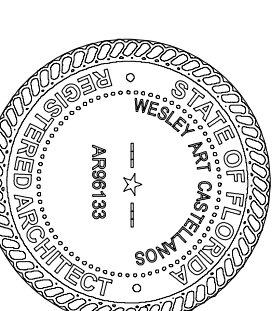
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No.	DATE	ISSUED / REVISED
1	22 AUG/16	CONSTRUCTION DOCUMENTS
2	24 OCT/19	PERMIT REV. & DESIGN CHANGE
3		
4		

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 98183
PROJECT NO: 2016-17

ARCHITECTURAL SITE PLAN

CHECKED BY: WGC
DRAWN BY: WGC
SCALE:
SHEET NO: AS-1
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