



ALDEN HOTEL

HPB FINAL SUBMITTAL 12-09-19

ALDEN HOTEL

2925 INDIAN CREEK

MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 BISCAYNE BLVD., S 305, 310

MIAMI, FL 33133, 33134

T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

ARCHITECT

305.559.1250

DWG. TITLE

A000 COVER

SCALE

VARIES

PROJECT NO.

2019-17

DATE

12-09-19

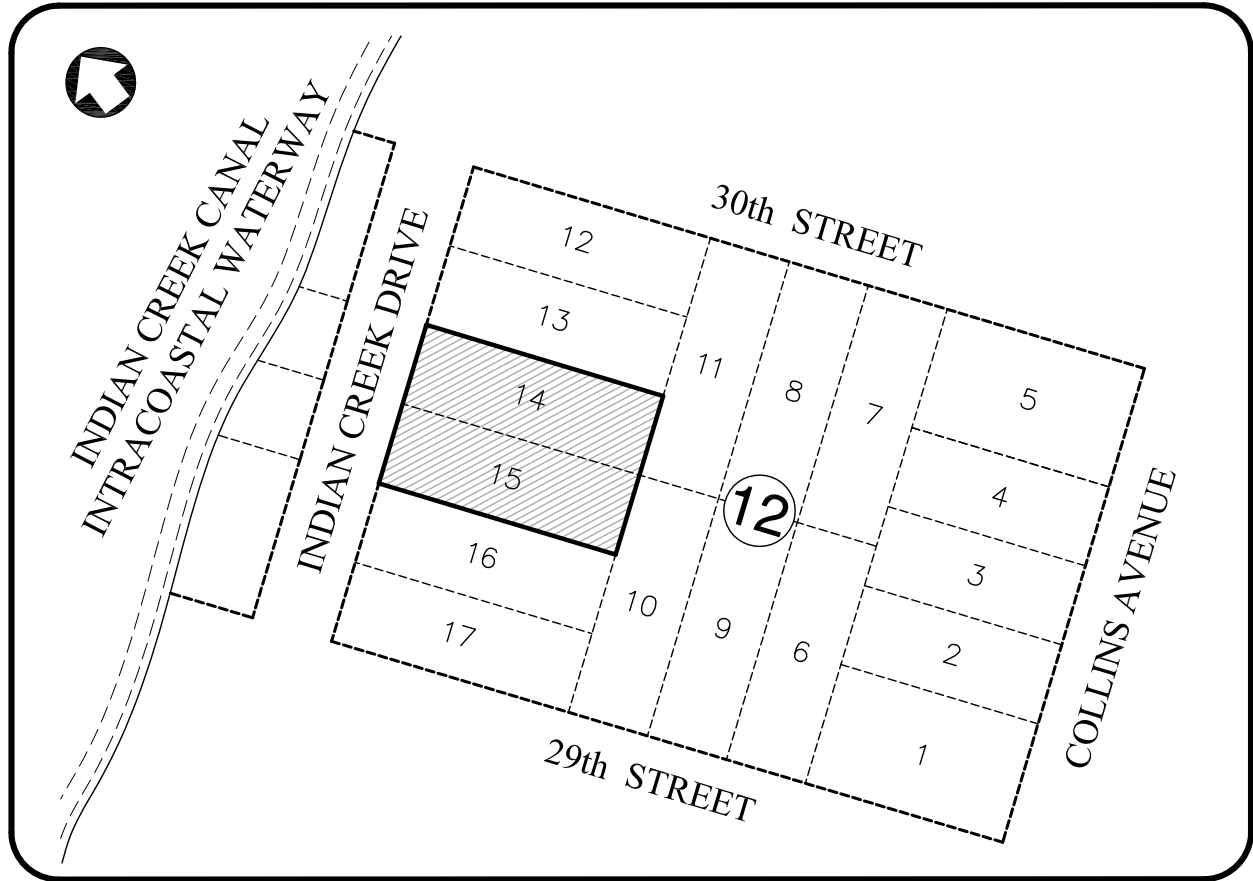
SHEET NUMBER

A 000

DATE

REVISION

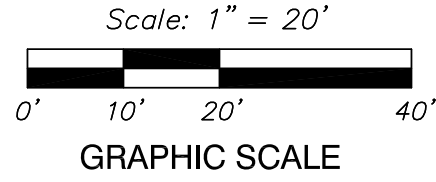




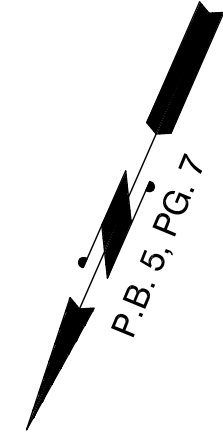
LOCATION SKETCH  
NOT TO SCALE

# ALTA/NSPS LAND TITLE SURVEY

2925 INDIAN CREEK DRIVE, MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA 33140  
FOLIO# 02-3226-001-1160

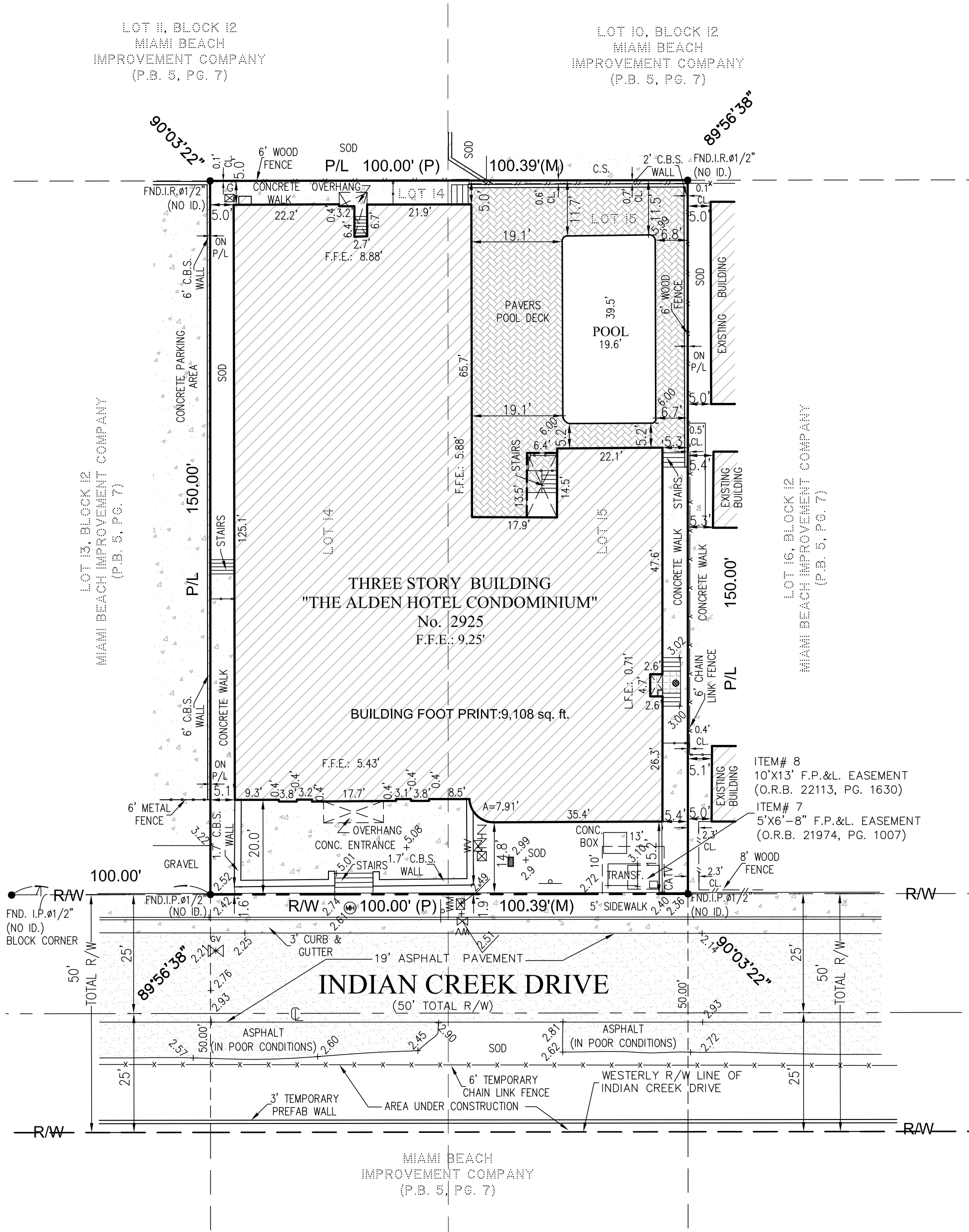


GRAPHIC SCALE



LOT 11, BLOCK 12  
MIAMI BEACH  
IMPROVEMENT COMPANY  
(P.B. 5, PG. 7)

LOT 10, BLOCK 12  
MIAMI BEACH  
IMPROVEMENT COMPANY  
(P.B. 5, PG. 7)



## SURVEYOR'S REPORT:

1. MAP OF ALTA/ASCM LAND TITLE SURVEY AND TREE SURVEY, Fieldwork date of data acquisition: June 6th, 2019.

## 2. LEGAL DESCRIPTION:

Lots 14 and 15, Block 12, of OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

## 3. AREA:

Folio# 02-3226-001-1160: Containing 15,039 Square Feet or 0.35 Acres more or less by calculations.

## 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

## 5. DATA OF SOURCES:

### HORIZONTAL CONTROL:

1.—The Legal Description was furnished by Fidelity National Title Insurance Company.

2.—North Arrow as per Plat Book 40, Page 63, of the Public Records of Miami-Dade County, Florida.

### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.

### Benchmark used:

—Miami-Dade County Benchmark No. B-313, Elevation=2.78' (N.A.V.D. 1988)  
located @ 36 Street and HWY A-1-A (Collins Ave)  
US C&G Brass Disc on top of concrete ramp directly over a Catch Basin.

—Miami-Dade County Benchmark No. D-105-R, Elevation=2.73' (N.A.V.D. 1988)  
located @ 25 Street and HWY A-1-A (Collins Ave)  
PK Nail and Aluminum washer in Catch Basin.

## 6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0317, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

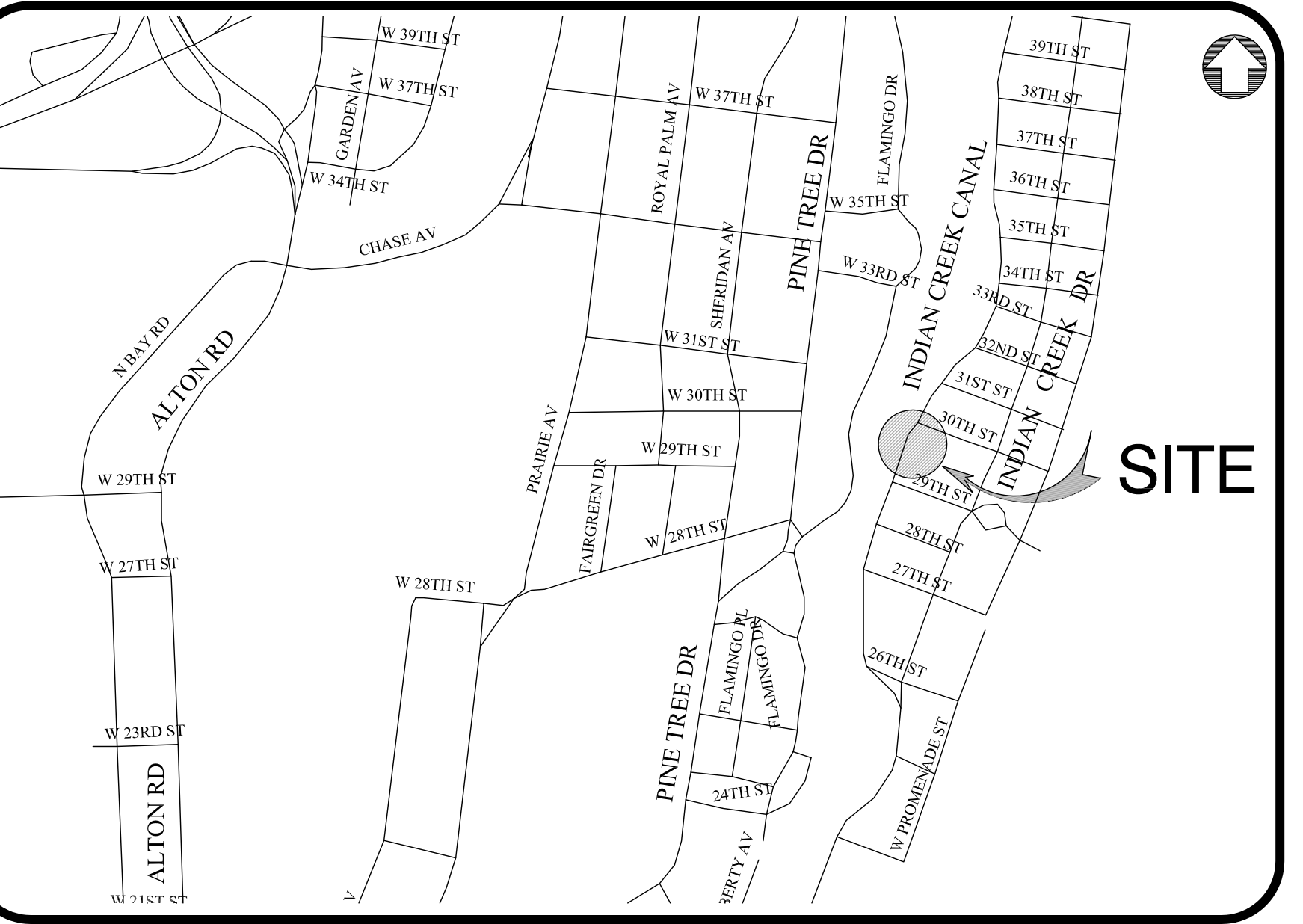
## 7. LIMITATIONS:

—Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami Dade County, or the records of any other public and private entities as their jurisdictions may appear.

—No determination was made as to how the site can be served with utilities.  
—Fences and walls ownership by visual means only, legal ownership not determined.  
—No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

## 8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.



VICINITY MAP  
NOT TO SCALE

## 9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

HAWKINS WAY CAPITAL  
100 Wishire Blvd #1750,  
Santa Monica, CA 90401  
P.H.: (310)997-5310

## 10. ADDITIONAL NOTES:

- Present Zoning: Zone: RM-2  
Description: Residential multifamily, medium intensity.
- No visible or apparent cemeteries lying within the subject property.
- Utilities available for this site as shown on Sketch, and should be verified before construction.
- Adequate ingress and egress to the premises is provided by Indian Creek Drive (Public Road).

## 11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

### SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment File No. 7663161, prepared by Fidelity National Title Insurance Company, effective date: June 3, 2019 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 5: Intentionally deleted.

Item # 6: Intentionally deleted.

Item # 7: Easement in favor of FLORIDA POWER & LIGHT COMPANY, recorded in Official Records Book 21974, Page 1007. Does apply to the Subject Property and is plotted hereon.

Item # 8: Easement in favor of FLORIDA POWER & LIGHT COMPANY, recorded in Official Records Book 22113, Page 1630. Does apply to the Subject Property and is plotted hereon.

Item # 9: Intentionally deleted.

Item # 10: Intentionally deleted.

Item # 11: Intentionally deleted.

Item # 12: Intentionally deleted.

Item # 13: Intentionally deleted.

Item # 14: Intentionally deleted.

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

## SURVEYOR'S CERTIFICATE:

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7, 8, 9, 11 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys were adopted by:  
Board of Governors, American Land Title Association on October 8, 2015.  
American Land Title Association, 1828 L. St. N.W. Suite 705, Washington, D.C. 20036. [www.alta.org](http://www.alta.org)

Board of Directors, National Society of Professional Surveyors on October 9, 2015.  
National Society of Professional Surveyors, Inc. 5119 Pegasus Court, Suite Q, Frederick, MD 21704 [www.nsps.us.com](http://www.nsps.us.com)

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.



**FormTech**  
Land Surveying, Inc.

State of Florida LB # 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph:(786)429-3029, (786)443-0285 and (786)443-0678  
[www.formtechsurveyors.com](http://www.formtechsurveyors.com) email:info@formtechsurveyors.com

Seal: Project # 18-06083  
Job # 19-06010

Date: 06-06-2019  
Eugenia L. Formoso, P.S.M.  
State of Florida LS # 6660

## ABBREVIATIONS & LEGEND

A	Arc	M	Measured	⊗	Unknown Manhole	⚡	Fire Hydrant	—x—x—	Chain Link Fence
FND	Found	Pg	Page	⊙	Sewer Manhole	⚡	Electric Box	—//—	Wood Fence
U.E.	Utility Easement	R/W	Right-of-Way	⊙	Telephone Manhole	⚡	Light Pole	—o—o—	Metal or plastic Fence
IP	Iron Pipe	CL	Center Line	⊙	Water Meter	⚡	Utility Pole	—o—o—	Overhead Utility line
IR	Iron Rebar	M	Monument Line	⊙	Water Valve	⚡	Concrete Light Pole	—o—o—	Spot Elevation
N&D	Nail & Disc	TBM	Temporary Benchmark	⊙	Catch basin	⚡	Property Corner	+	
COL	Column	PWY	Parkway	⊙		⚡			
P.B.	Plot Book	W/P	Water Pump	⊙		⚡			
P	Record Plat	ENC	Encroachment	⊙		⚡			



<b>A</b>	ACOUST. A.C. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
<b>B</b>	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
<b>C</b>	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR CAVATORY COUNTERSUNK COUNTER CERAMIC TILE CENTER
<b>D</b>	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOWN OPENING DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
<b>E</b>	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP0. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR
<b>F</b>	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET
<b>G</b>	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	G.A. GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
<b>H</b>	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
<b>I</b>	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
<b>J</b>	JAN. JST. JT.	JANITOR JOIST JOINT
<b>K</b>	KIT.	KITCHEN
<b>L</b>	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
<b>M</b>	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MINL. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
<b>N</b>	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
<b>O</b>	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSCURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
<b>P</b>	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT
<b>Q</b>	PTN. PTR. Q.T.	PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE
<b>R</b>	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. R.W. R.W.L.	RISER RADIUS ROOF DRAIN REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
<b>S</b>	S. SABF. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
<b>T</b>	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
<b>U</b>	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
<b>V</b>	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
<b>W</b>	W. WT. W/ W.C. WD. W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

insulation blanket	concrete pre cast	gravel or crushed stone	cement mortar plaster	concrete
glass large scale	insulation rigid	earth	tile	solid conc. mas. unit
marble	steel small scale	steel large scale	plywood	sheet metal
wood blocking continuous	wood blocking intermittent	brick large scale	wood finished	concrete mas. unit

OWNER:	2925 ALDEN DR, LLC 361 N. CANON DRIVE, SUITE 305 BEVERLY HILLS, CA 90210
DESIGN / PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS P.A. JOSE L. GOMEZ - AR 0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250 FAX. (305) 551.1740

G000	COVER SURVEY
G001	GENERAL NOTES, INDEX AND ZONING INFORMATION
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A003	INTERIOR SITE PICTURES
A004	ADDITIONAL LOBBY PICTURES
A005	ADDITIONAL LOBBY PICTURES
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A007	BUILDING PRESERVATION DETAILS
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E100	EXISTING BASEMENT FLOOR PLAN
E101	EXISTING FIRST FLOOR PLAN
E102	EXISTING SECOND FLOOR PLAN
E103	EXISTING THIRD FLOOR PLAN
E104	EXISTING FINISH FIRST FLOOR PLAN
E105	EXISTING FIRST FLOOR REFLECTED CEILING PLAN
E201	EXISTING EAST AND WEST ELEVATIONS
E202	EXISTING SOUTH ELEVATIONS
E203	EXISTING NORTH ELEVATIONS

	DOOR number		wall construction		wall type
	room name / finish schedule		room number		exterior & interior elevation symbol
	bldg. / partial & detail section symbol		detail number		sheet number
	notes		COLUMN REFERENCE		NUMBER OR LETTER
	notes		ELEVATION		EL. 0'-0" FINISH FLOOR
	DRAWING REVISION		REVISION NUMBER		

GOVERNING ZONING CODE:	CITY OF MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2017
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2017
STRUCTURAL:	FLORIDA BUILDING CODE 2017
PLUMBING:	FLORIDA BUILDING CODE 2017- PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2017 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2017 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2017 - ACCESSIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2017 6TH EDITION

PROJECT INFORMATION			
SCOPE OF WORK			
TENANT IMPROVEMENT OF INTERIOR AREAS OF THE HOTEL			
LEGAL DESCRIPTION			
MIAMI BEACH IMP CO SUB PB 5-7 LOTS 14 & 15 BLK 12 LOT SIZE 14029 SQ FT FAU 02 3226 049 0001 F&A THE ALDEN HOTEL CONDO N/A/U 02-3226-049-0001 THE ALDEN HOTEL CONDO			
ZONING SUMMARY			

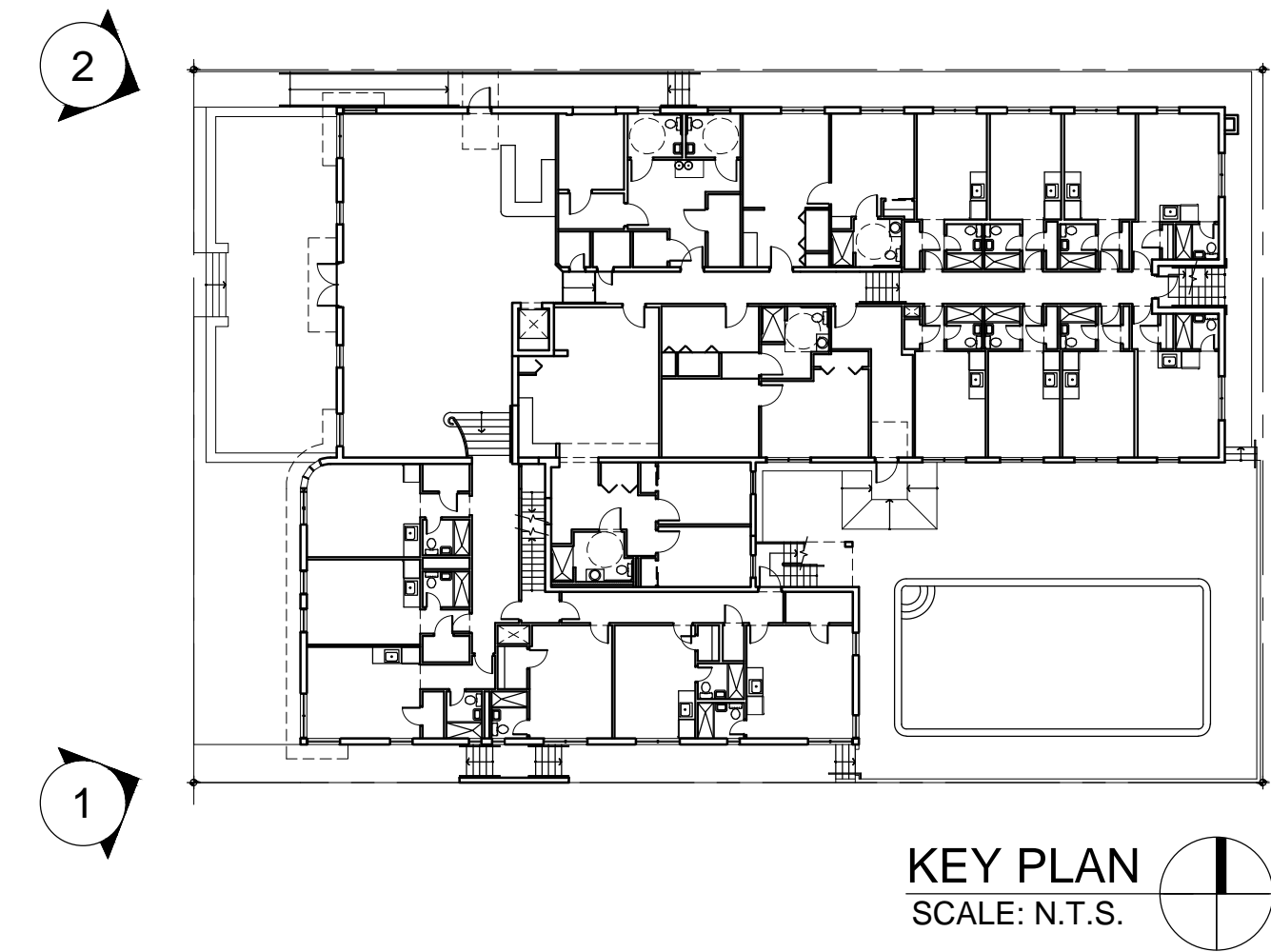
ITEM #	Zoning Information			
1	Address:	2925 INDIAN CREEK DR, MIAMI BEACH, FL. 33140		
2	Board and file numbers:			
3	Folio number(s):	02-3226-001-1160		
4	Year constructed:	1936 / 1940	Zoning District:	RM-2
5	Base Flood Elevation:	8.00'	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):		Lot Area (SF):	14,029.00
7	Lot width (FT):	100 (50 min. req.)	Lot Depth (FT):	150.00
8	Minimum Unit Size(SF):	200.00	Average Unit Size:	N/A
9	Existing use:	Hotel	Proposed use:	Hotel

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50'-0"	37'-8"	37'-8"	
11	Number of Stories:	-	3	3	
12	FAR:	2.00	2.12	2.00	
13	Gross square footage:	28,058.00	29,722.00	29,722.00	
14	Number of units Hotel:	N/A	71	76	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
15	Front Setback:	20'-0"	20'-0"	20'-0"	
16	Side / Interior Setback:	7'-6"	5'-4"	5'-4"	
17	Rear Setback:	15	5'-0"	5'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
18	Parking District No. 1	0.5 spaces per unit			
19	Total # of parking spaces:	0	0	0	
20	# of parking hotel rooms	0	0	0	
	# of parking bar at lobby	0	0	0	
21	Bicycle Racks				
22	Is this a contributing building?	Yes or no			
23	Located within a Local Historic District?	Yes or no			





1

2

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
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P.A.

8101 BISCAYNE BLVD., S 300, 310 MIAMI, FL 33133, 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

DWG. TITLE  
SITE PICTURES  
11-12-19  
SCALE  
N.T.S.  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

A002

CONSULTANT

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DATE REVISION

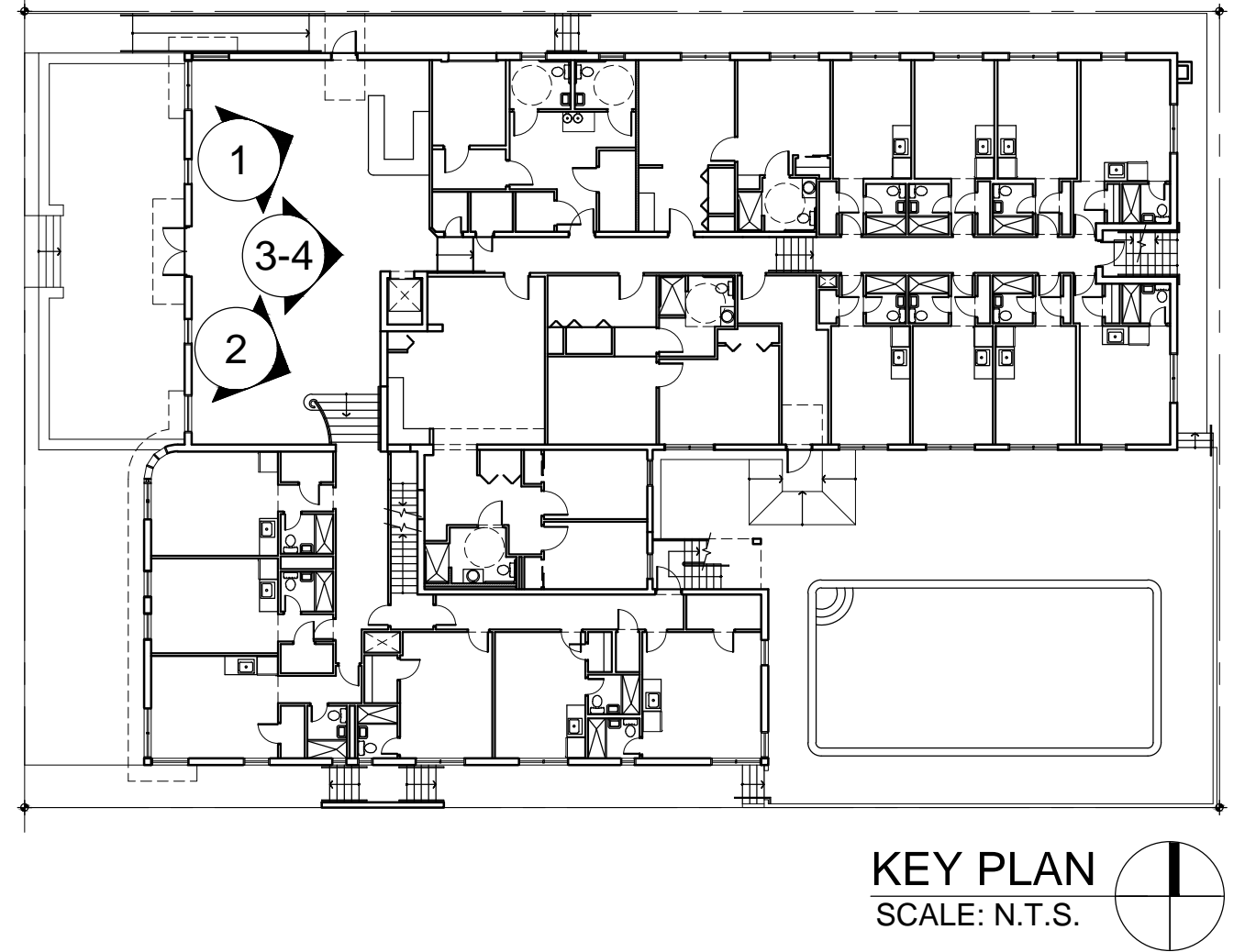




1



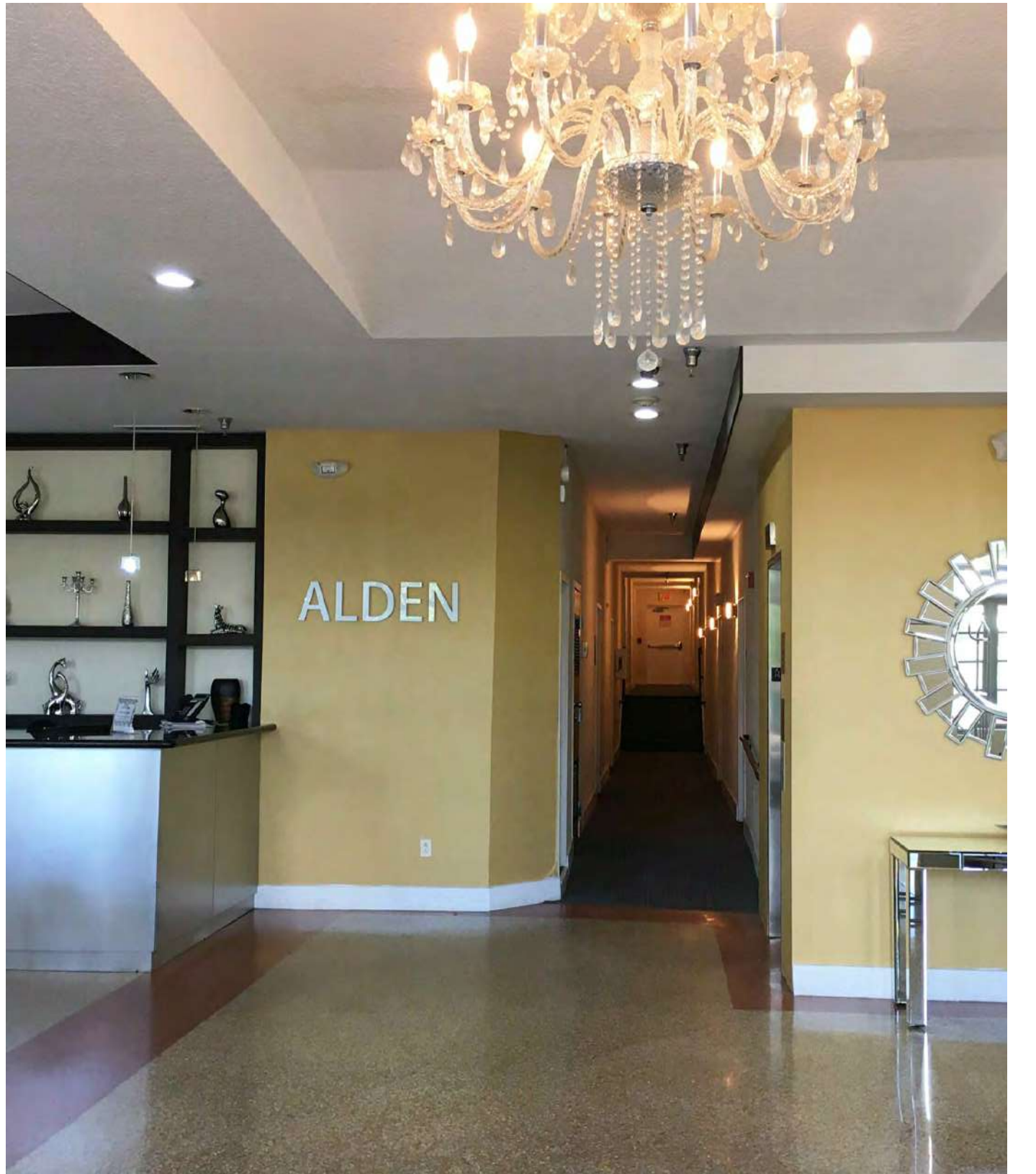
2



KEY PLAN  
SCALE: N.T.S.



3



4

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 BISCAYNE BLVD., S. 3309, 310  
MIAMI, FL. 33133, 46, 9, 2

ROSE L. GOMEZ

DWG. TITLE  
INTERIOR SITE  
PICTURES 11-12-19  
SCALE  
N.T.S.  
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A003

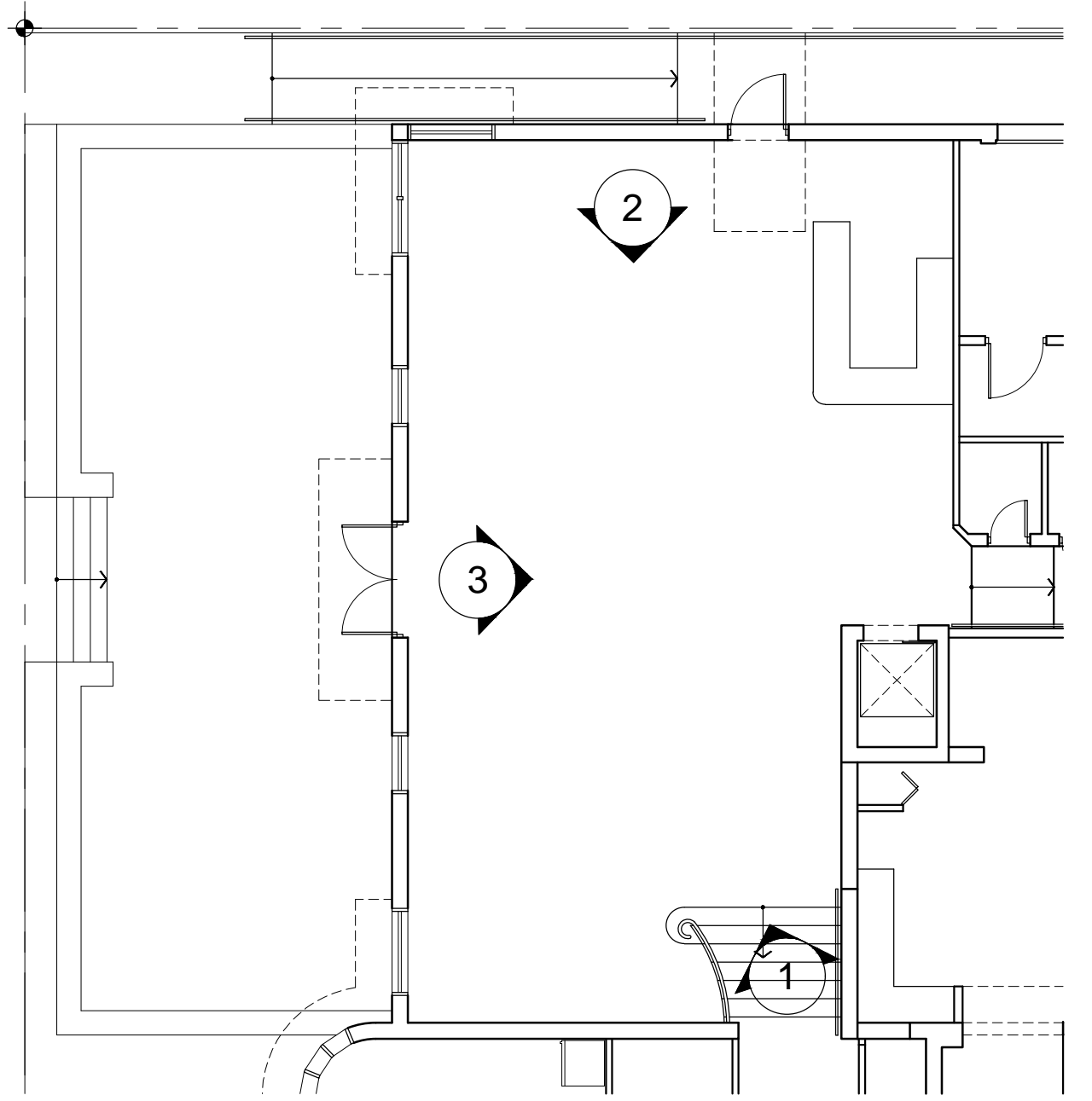




1



2



KEY PLAN  
SCALE: N.T.S.



3

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2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

ROSE L. GOMEZ

		DWG. TITLE
		ADDITIONAL LOBBY
		PICTURES 12-04-19
		SCALE
		VARIES
		PROJECT NO.
		2019-17
		DATE
		12-09-19
		SHEET NUMBER
		A004
△	DATE	REVISION

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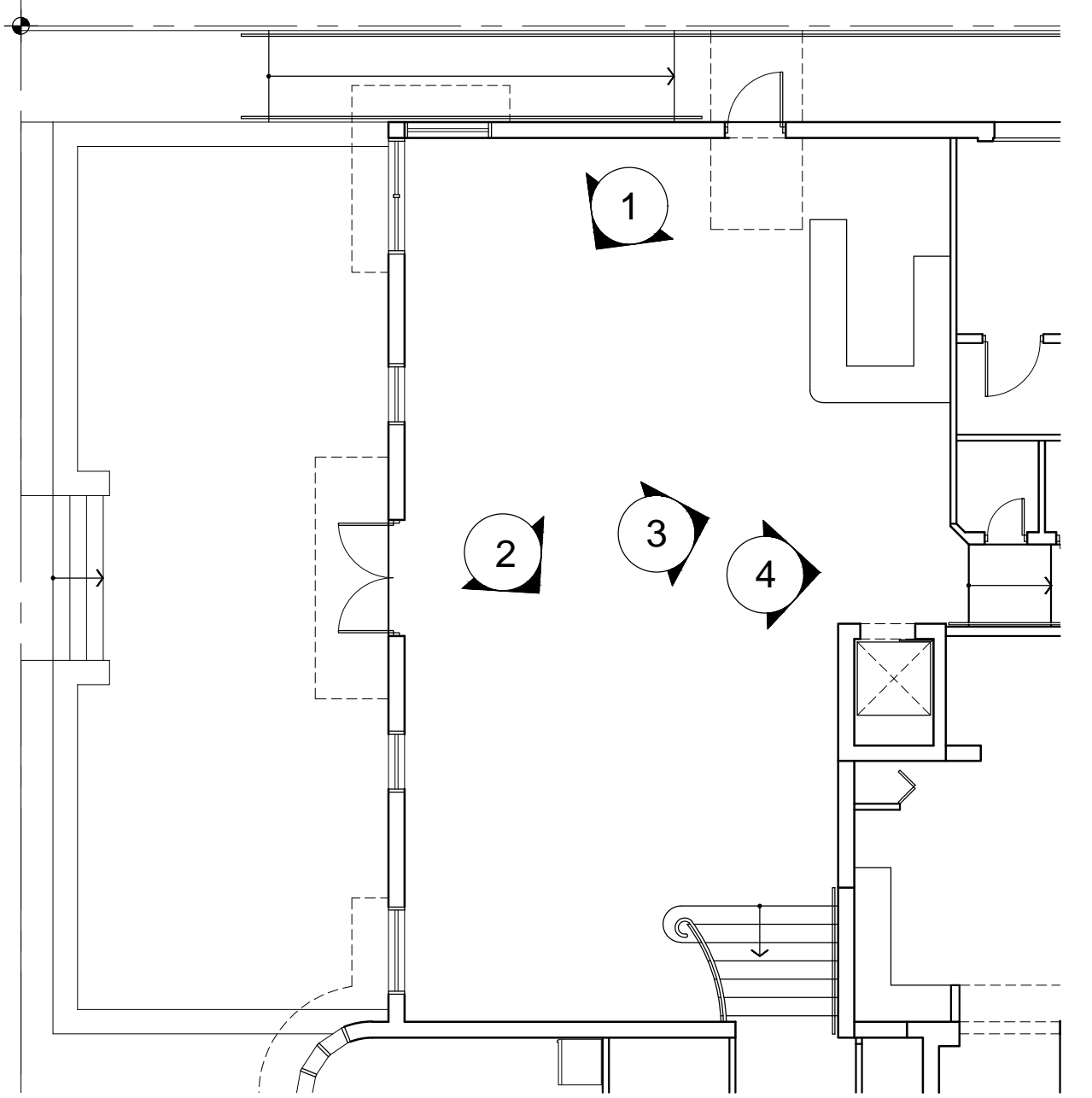




1



2



KEY PLAN  
SCALE: N.T.S.



3



4

**ALDEN HOTEL**  
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MIAMI BEACH, FL. 33140

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8101 BISCAYNE BLVD., S 3309, 310  
MIAMI, FL. 33133, 46, 9  
T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

		DWG. TITLE
		ADDITIONAL LOBBY
		PICTURES 12-04-19
		SCALE
		VARIES
		PROJECT NO.
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		A005
△	DATE	REVISION





- ARCHITECTURAL DETAILS TO BE PRESERVED:
1. FACADE, INCLUDING ALL ART DECO DETAILS AT TRIMS, EYEBROWS AND PILASTERS
  2. TERRAZZO FLOORING
  3. RAILINGS
  4. HOTEL SIGNAGE
  5. DOORS AND WINDOWS

1 2 4 5



2



3



3



3

2 4 5

# ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

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T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

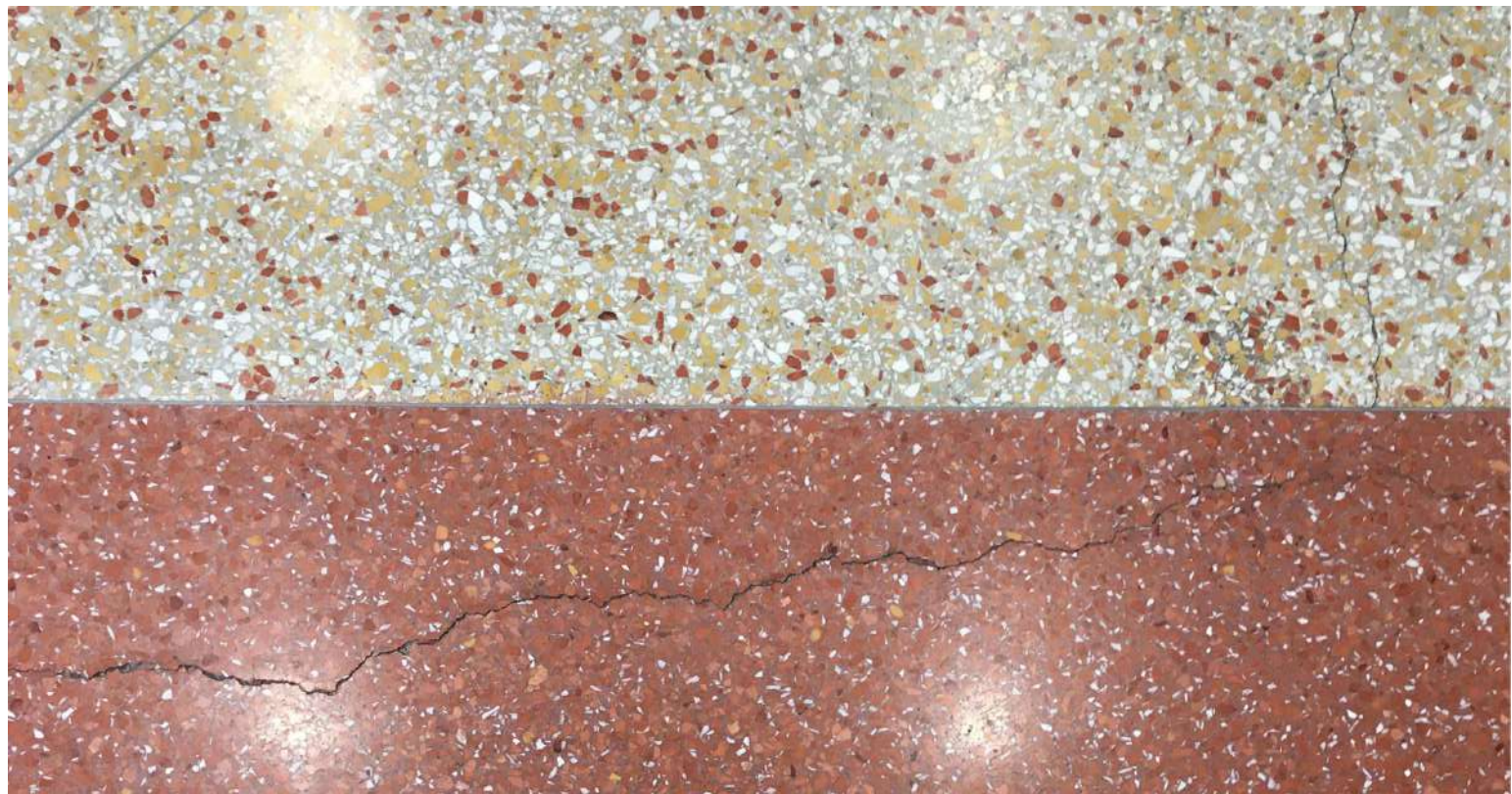
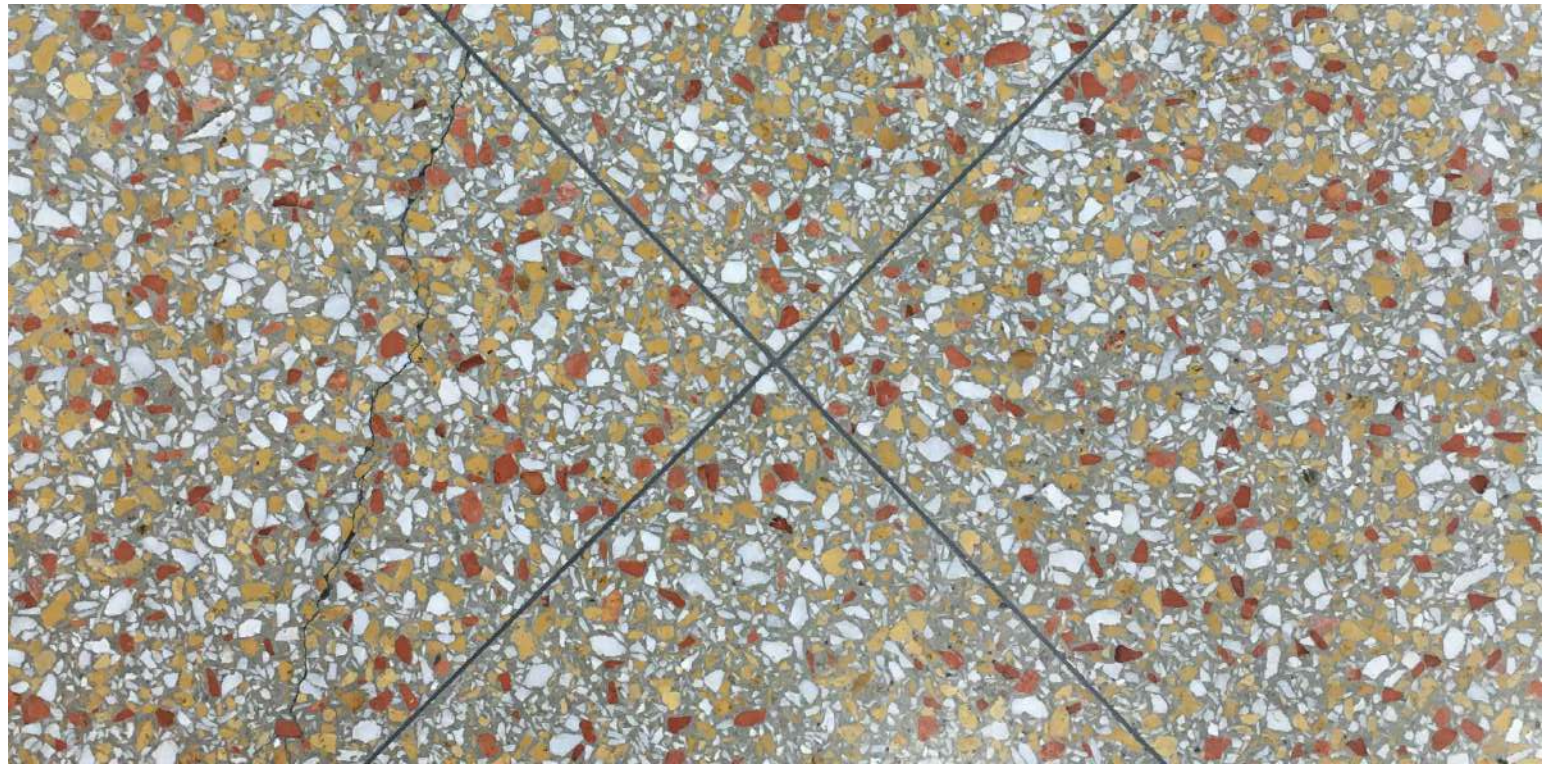
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BUILDING PRESERVATION  
DETAILS 11-12-19  
SCALE  
N.T.S.  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

A006





1



2

LOBBY ARCHITECTURAL DETAILS TO BE PRESERVED:

1. TERRAZZO FLOOR
2. STAIR- RAILING
3. DOORS AND WINDOWS



3



2

# ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

8101 BISCAYNE BLVD, S 3309, 310  
MIAMI, FL 33133, 310, 310, 310

ROSE L. GOMEZ

DWG. TITLE  
BUILDING PRESERVATION  
DETAILS 11-12-19  
SCALE  
N.T.S.  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

A007

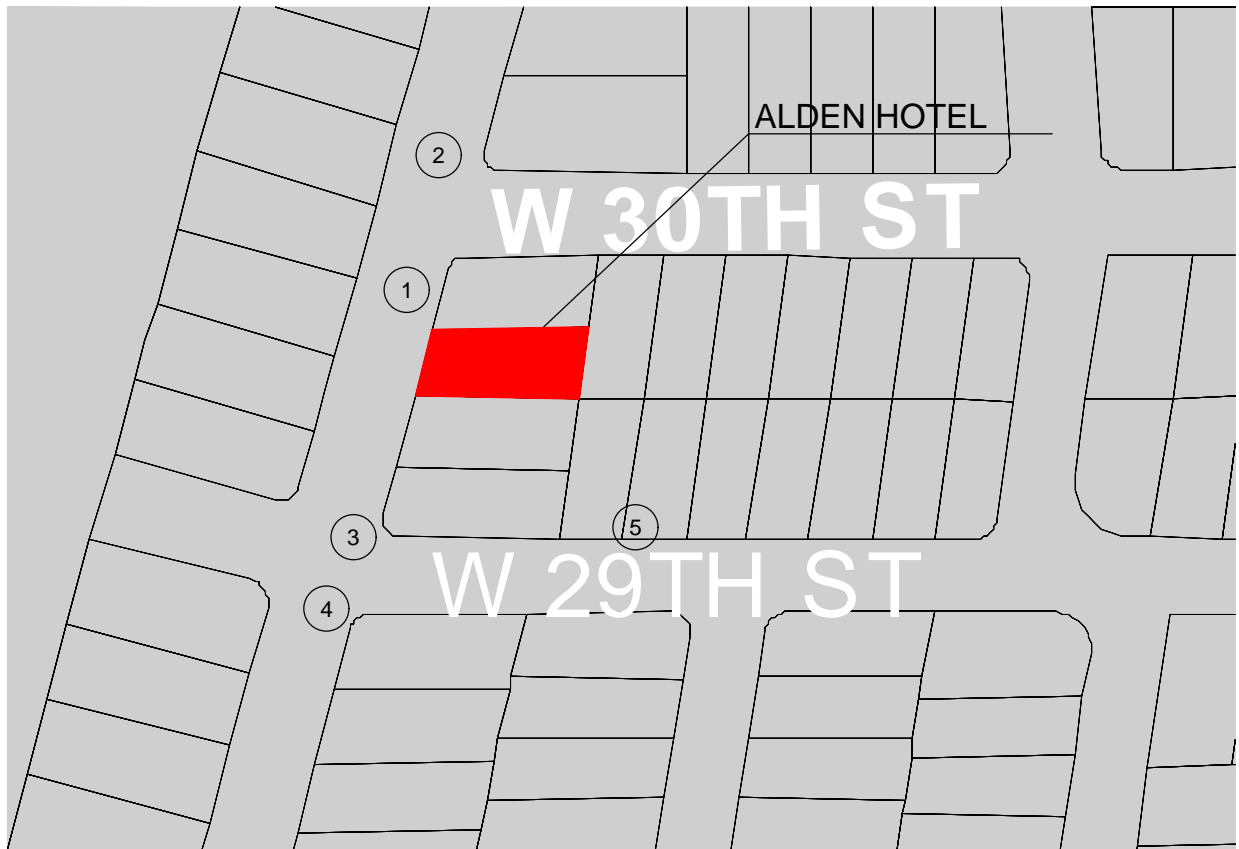




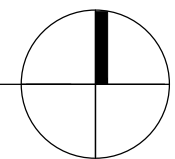
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2



KEY PLAN  
SCALE: N.T.S.



3



4



5

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD., S 309, 310  
MIAMI, FL. 33133, 33134, 33135

T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

ARCHITECT

ARCHITECTURE

ARCHITECTURE

DWG. TITLE  
CONTEXTUAL  
PICTURES 11-12-19  
SCALE  
N.T.S.  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

A008





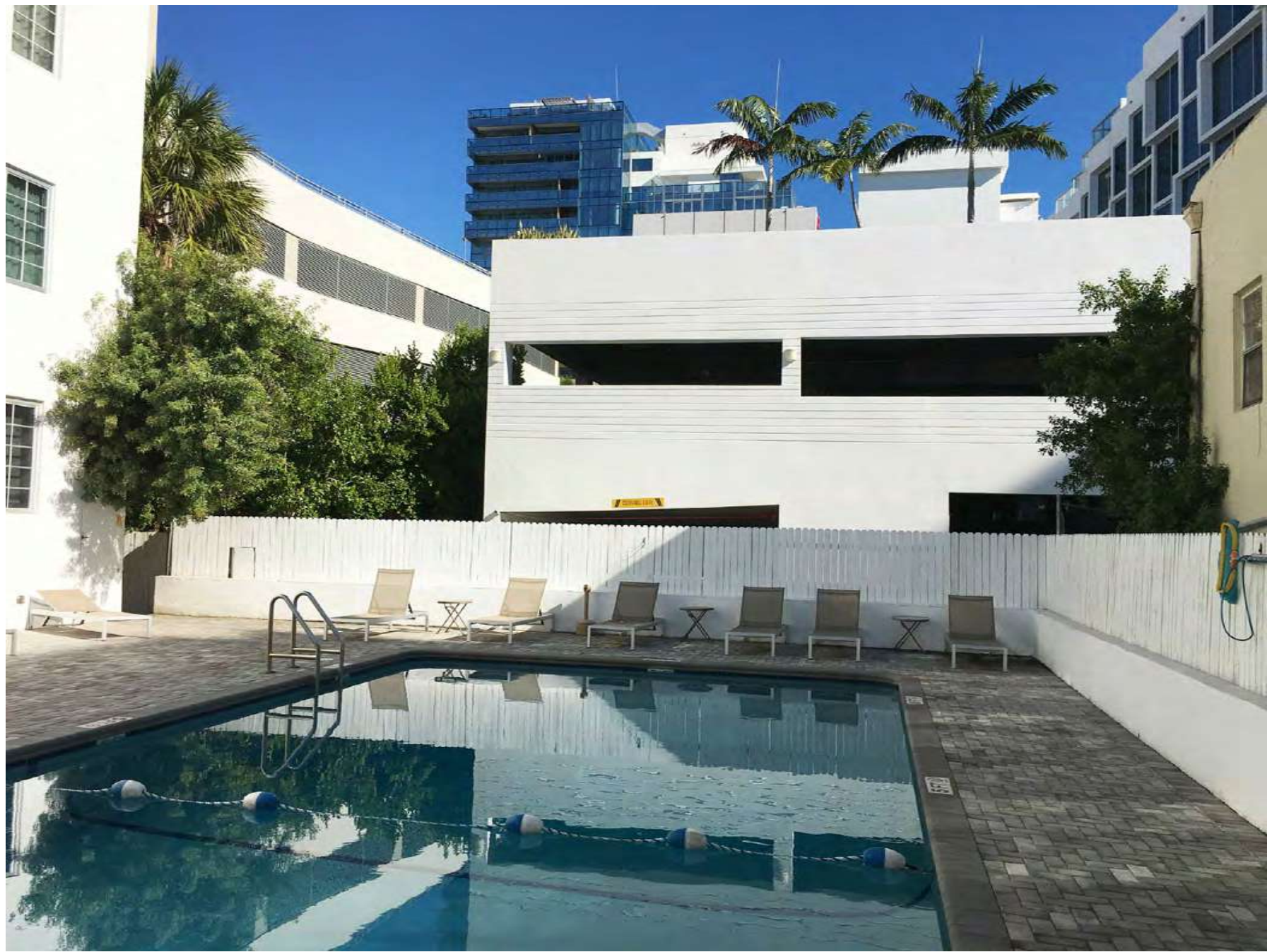
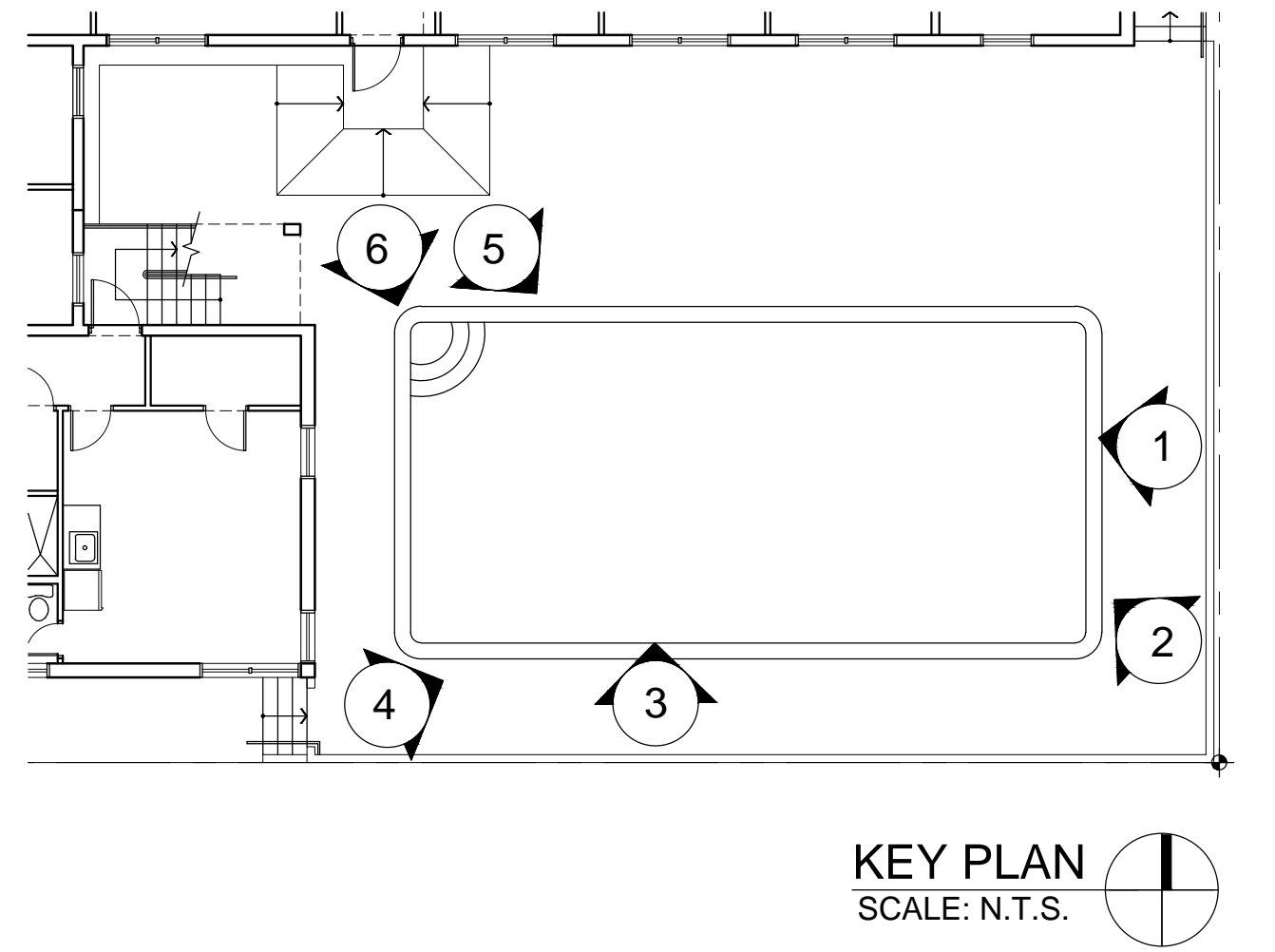
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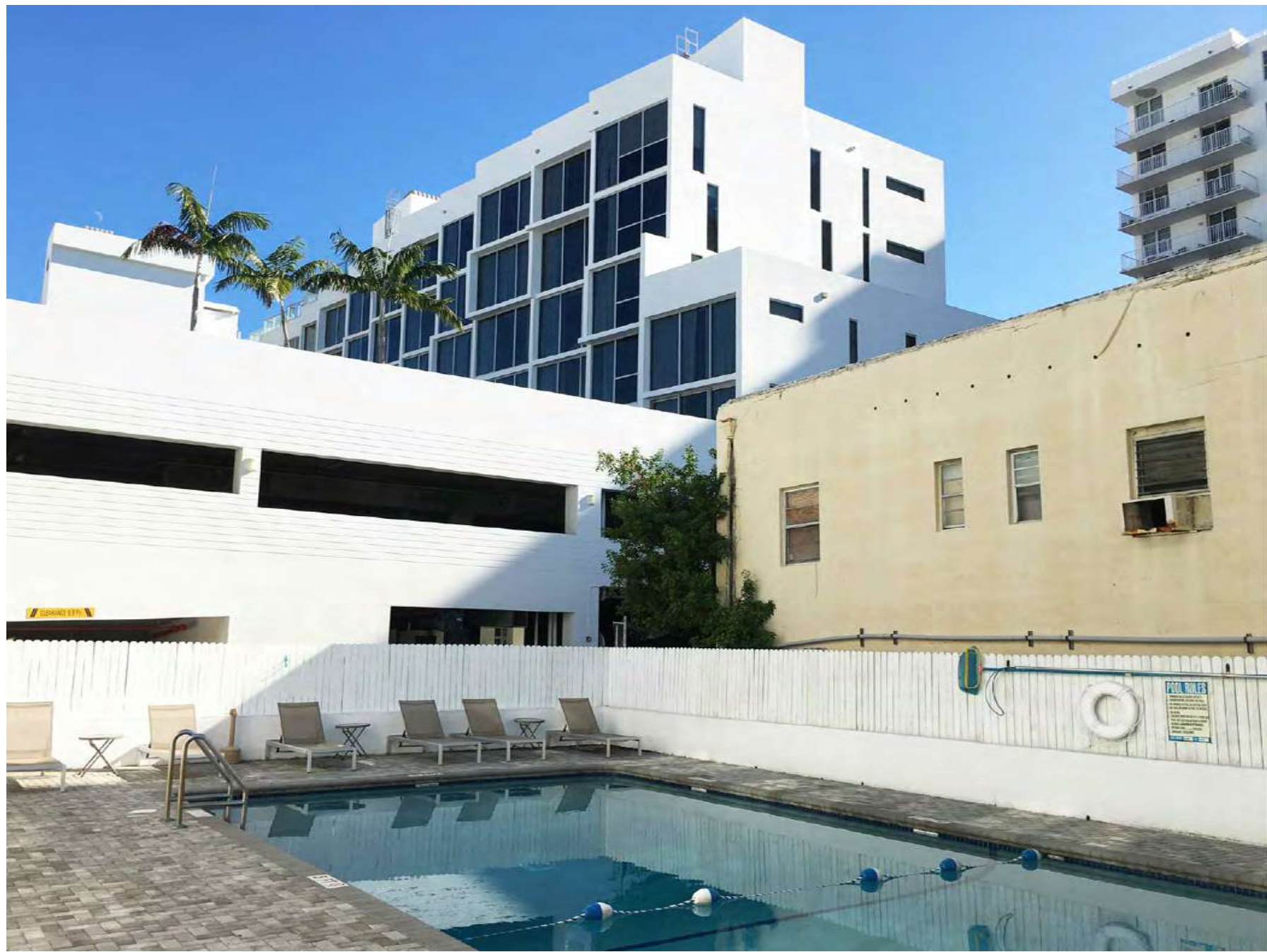
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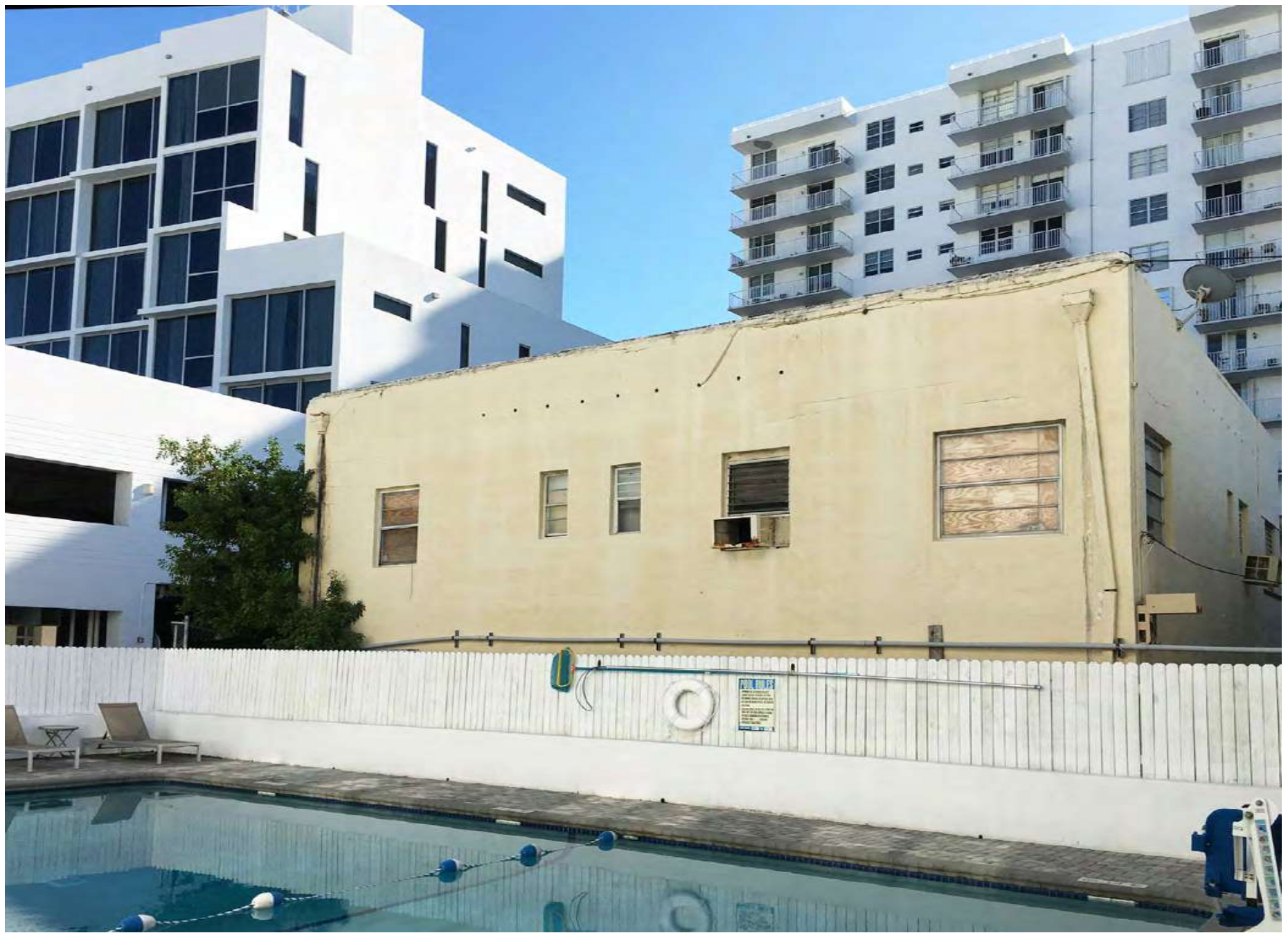
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4



5



6

## ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD. S 305.310

MIAMI, FL. 31381.46.9

T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

DWG. TITLE  
POOL AREA PICTURES  
12-04-19

SCALE  
VARIES

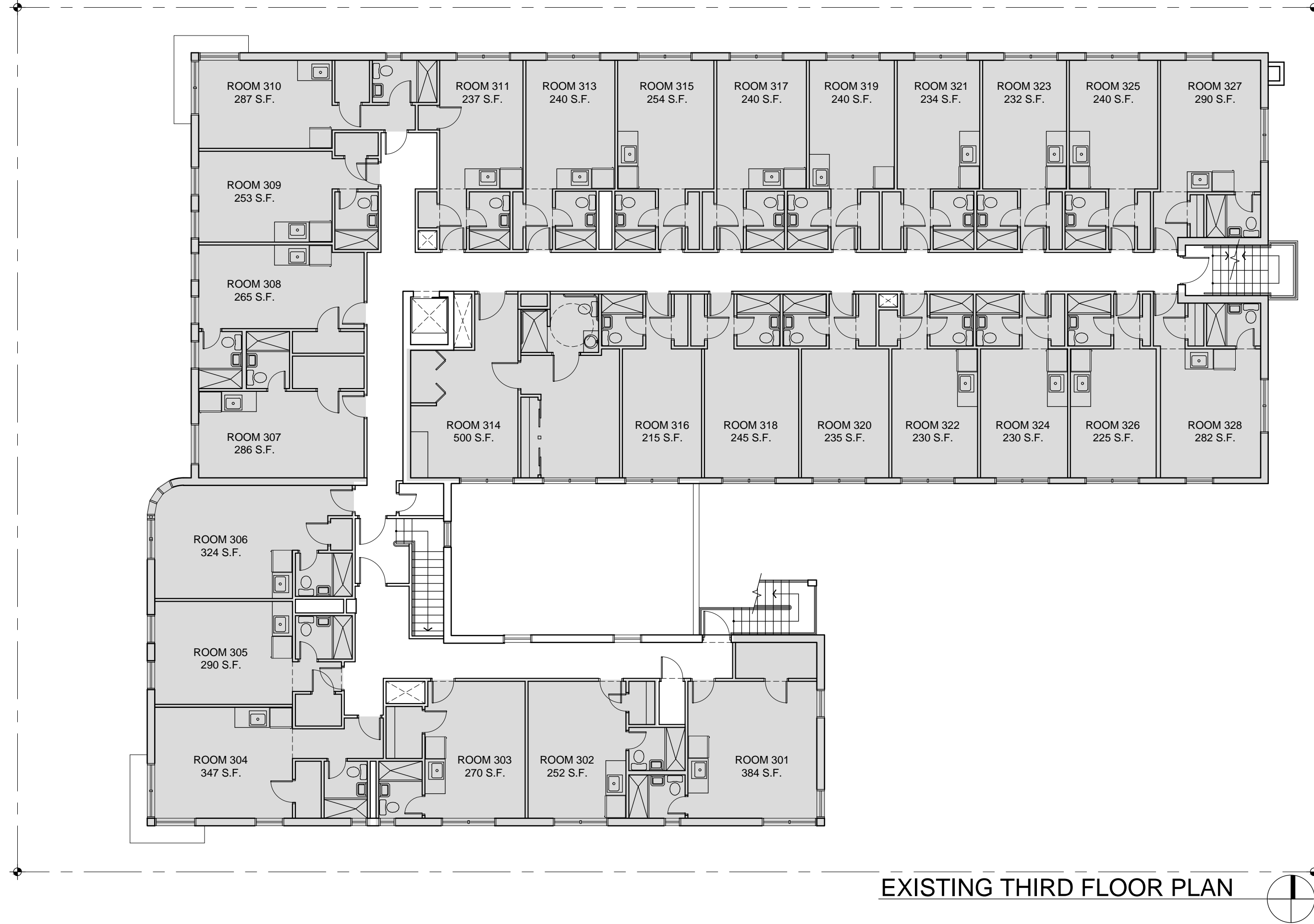
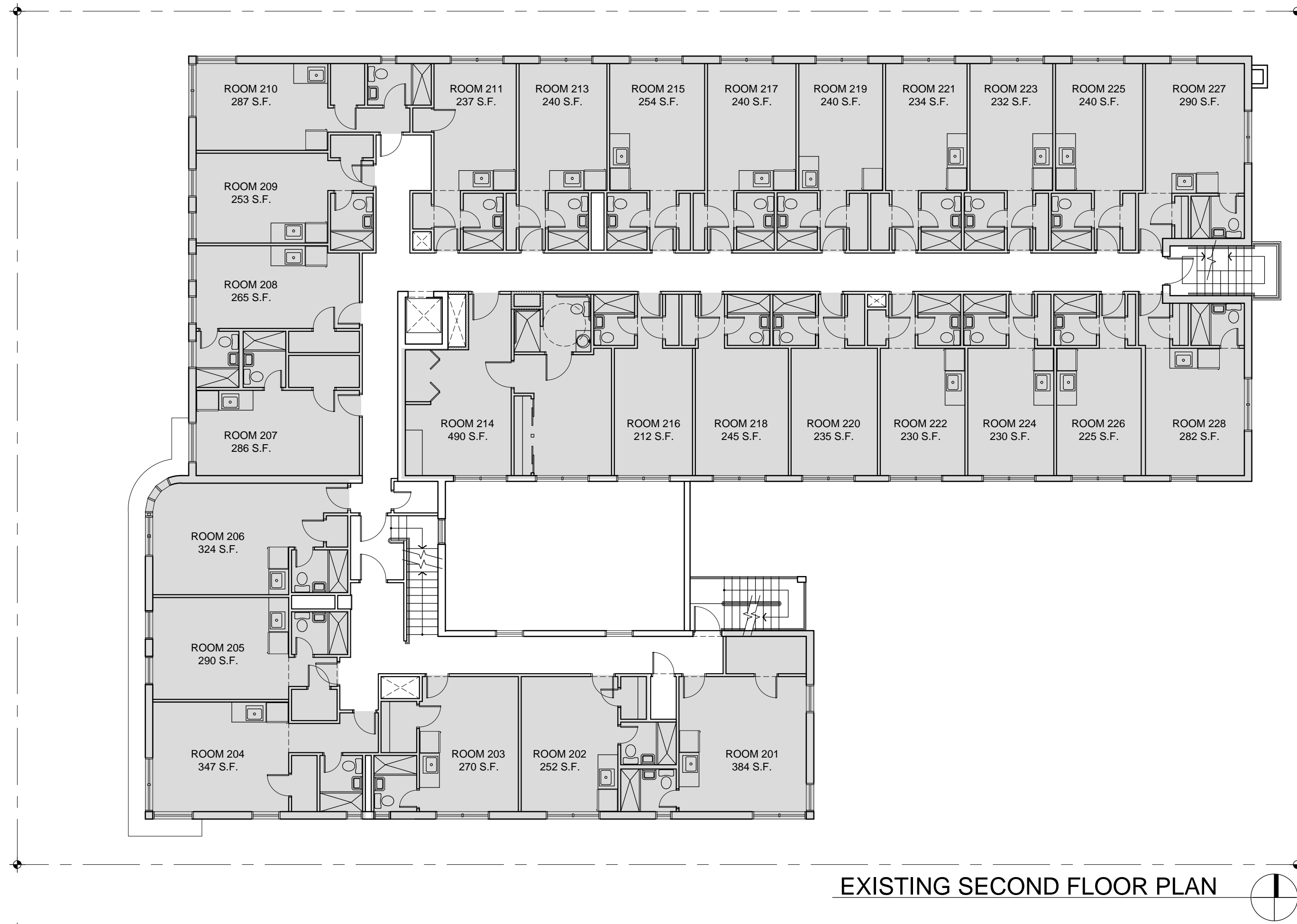
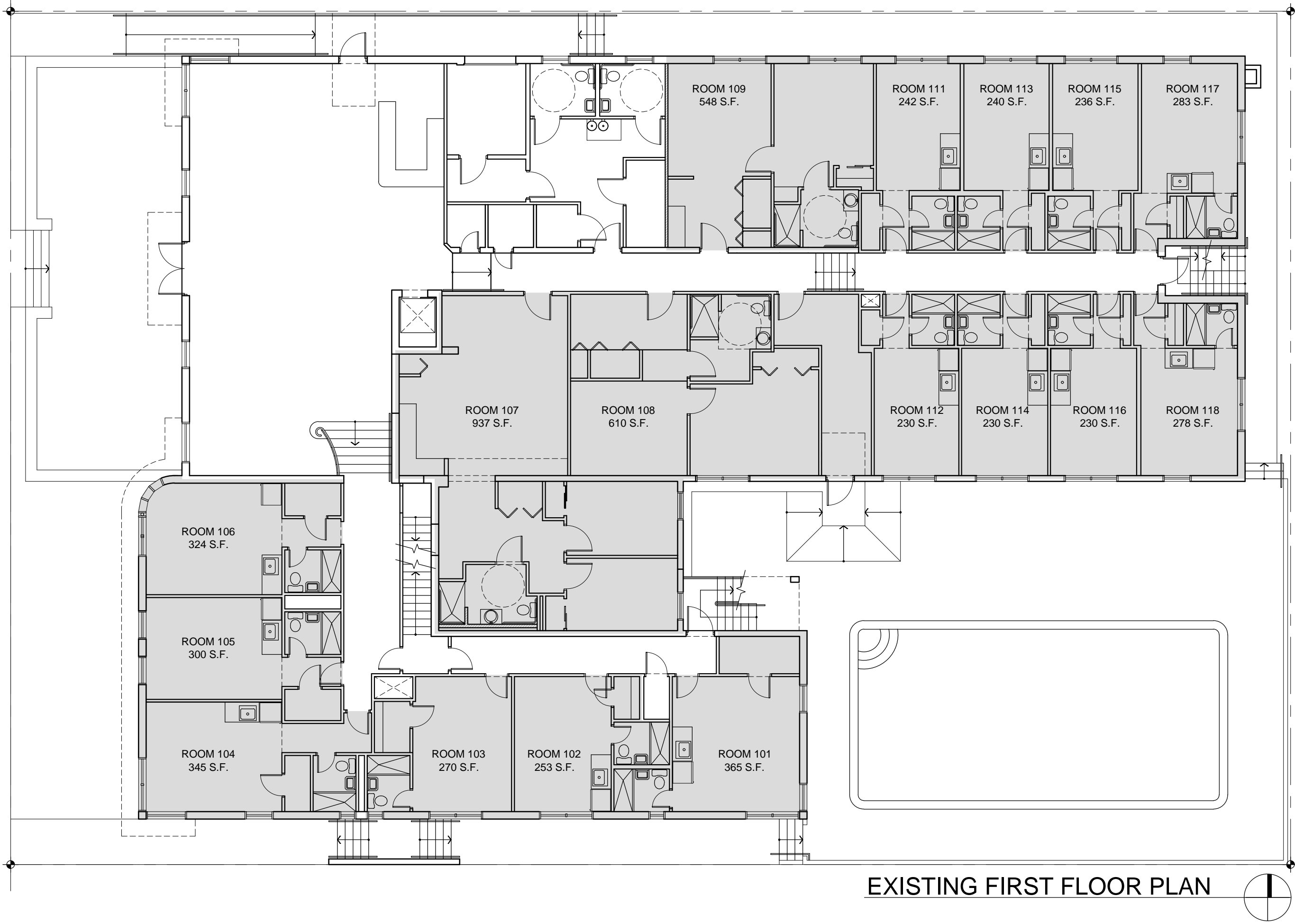
PROJECT NO.  
2019-17

DATE  
12-09-19

SHEET NUMBER  
A009

DATE REVISION





AREA ANALYSIS

LOT AREA 14,029 S.F.  
ALLOWED / PROPOSED FAR 2.00 / 28,058 S.F.  
TOTAL UNITS 71

BUILDING GROSS AREA	
LEVEL	AREA S.F.
FIRST FLOOR	9,055
SECOND FLOOR	9,055
THIRD FLOOR	8,555
TOTAL	26,665

UNITS AREA		
LEVEL	# OF UNITS	AREA S.F.
FIRST FLOOR	17	5,921
SECOND FLOOR	27	7,314
THIRD FLOOR	27	7,327
TOTAL	71	20,562

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

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P.A.

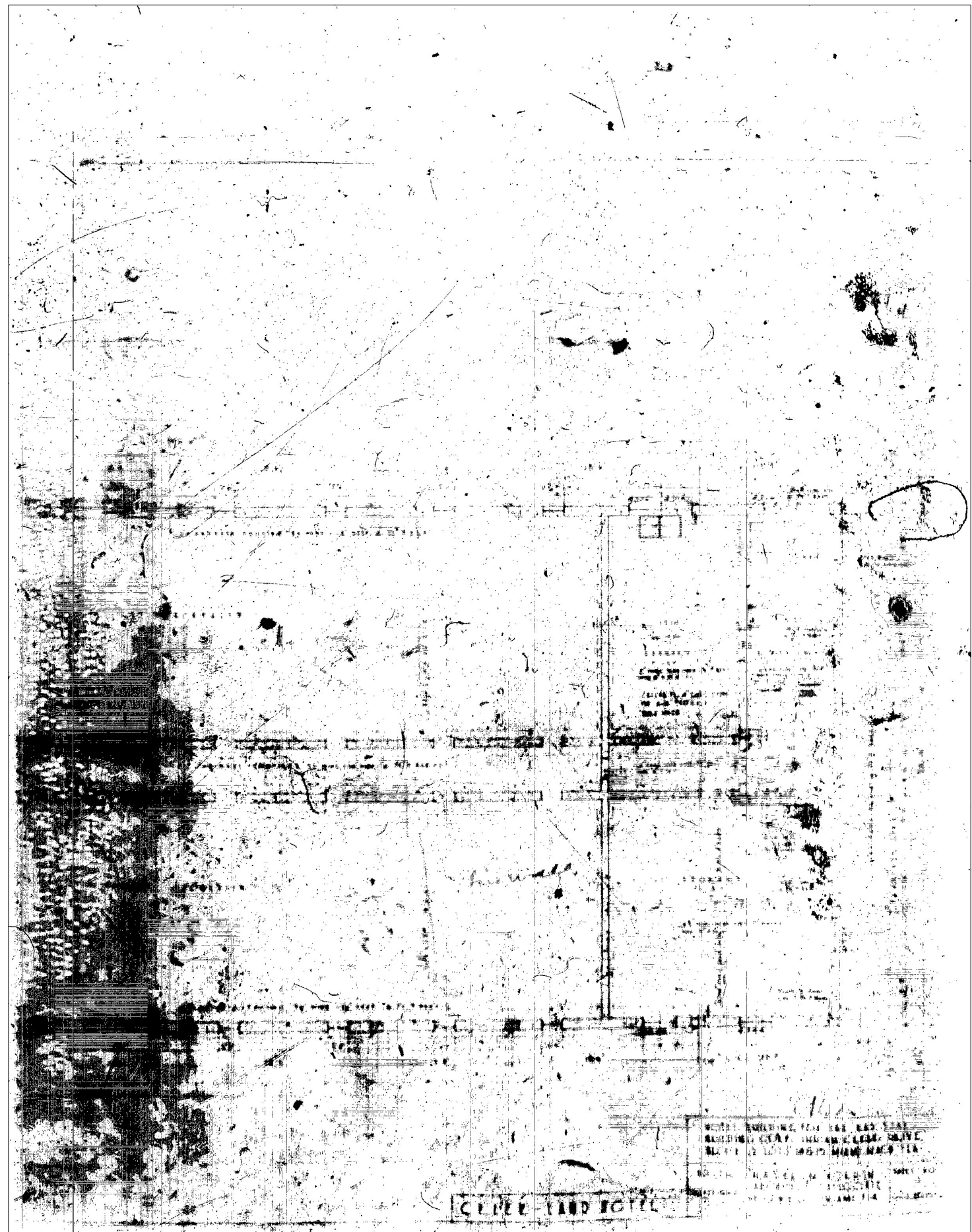
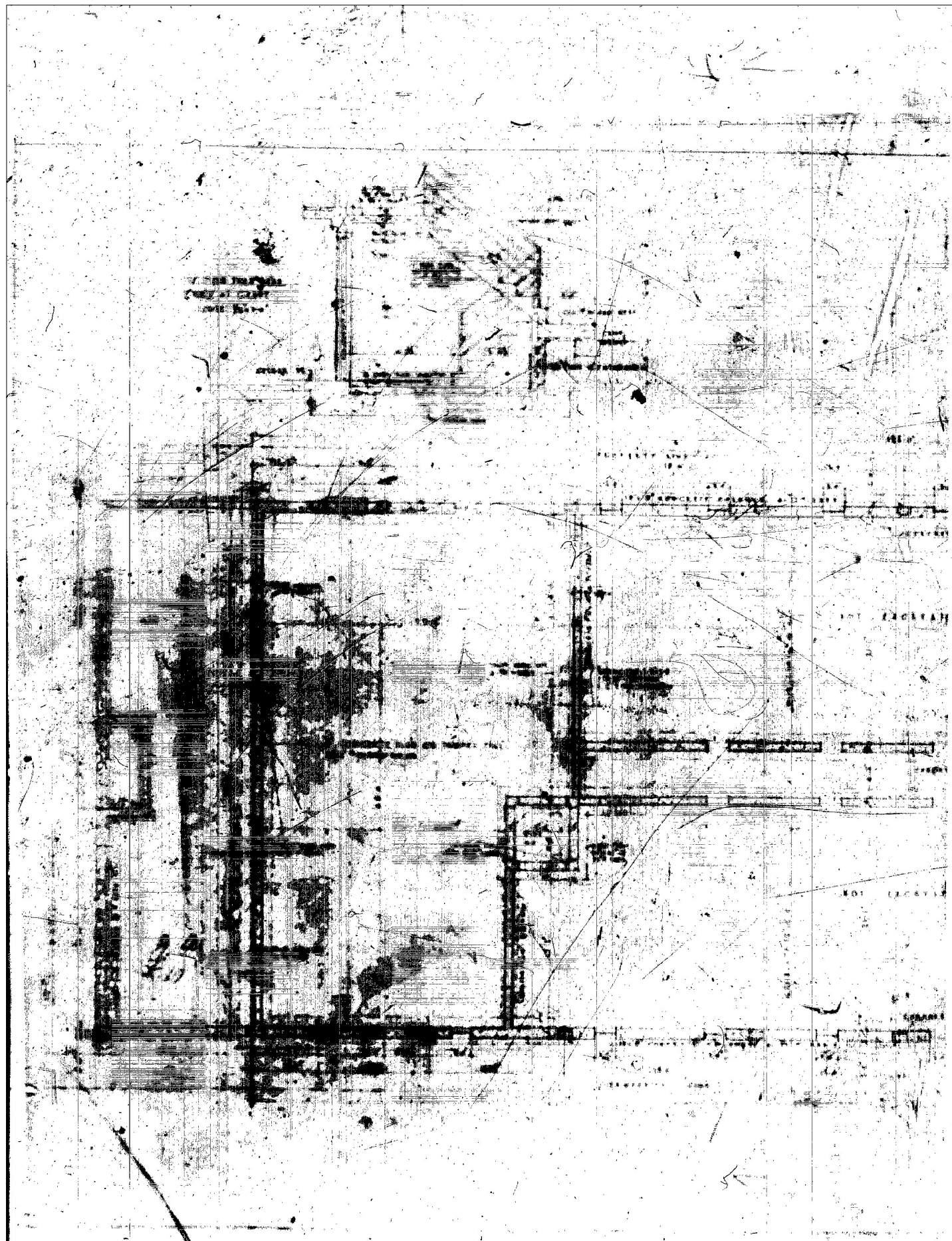
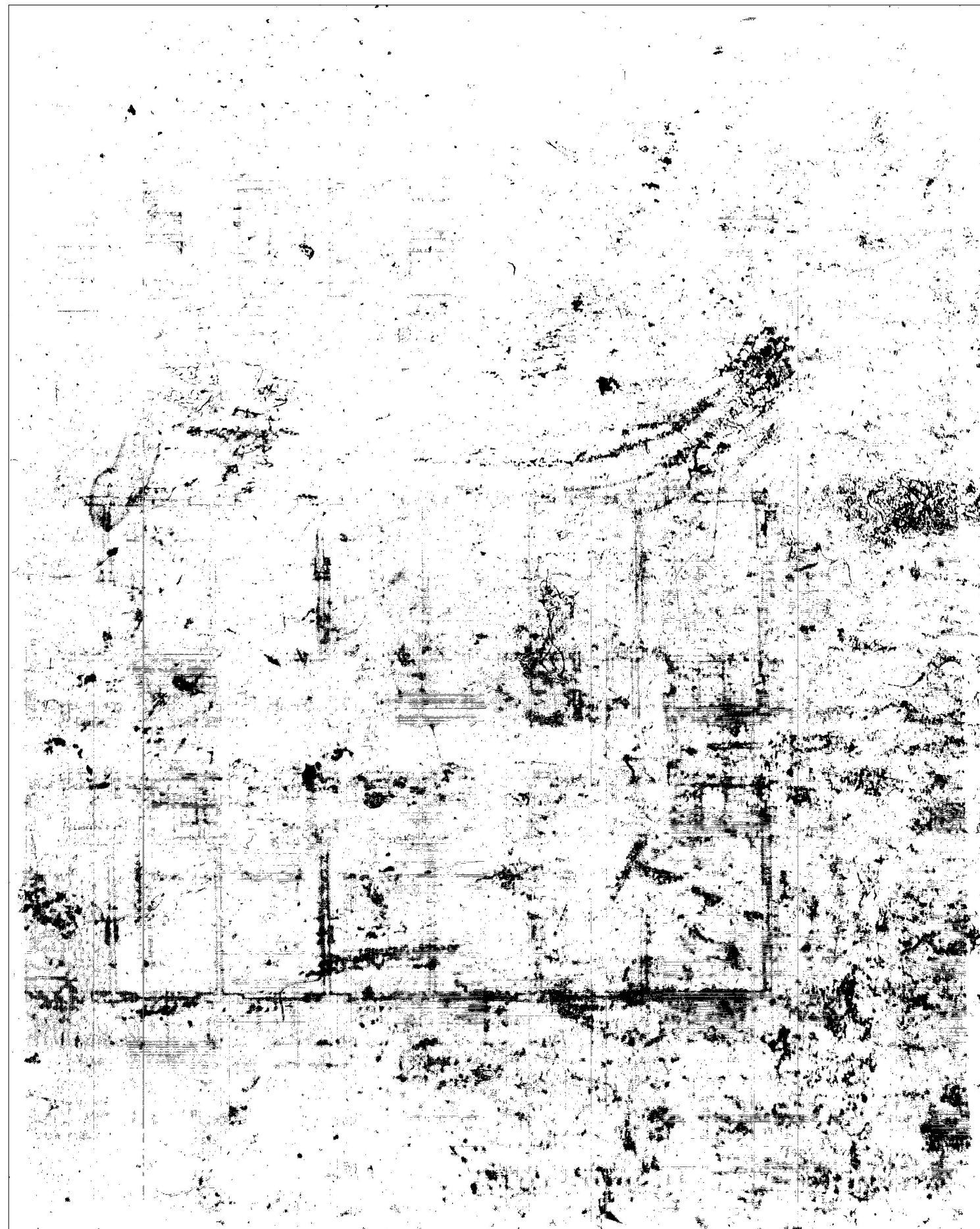
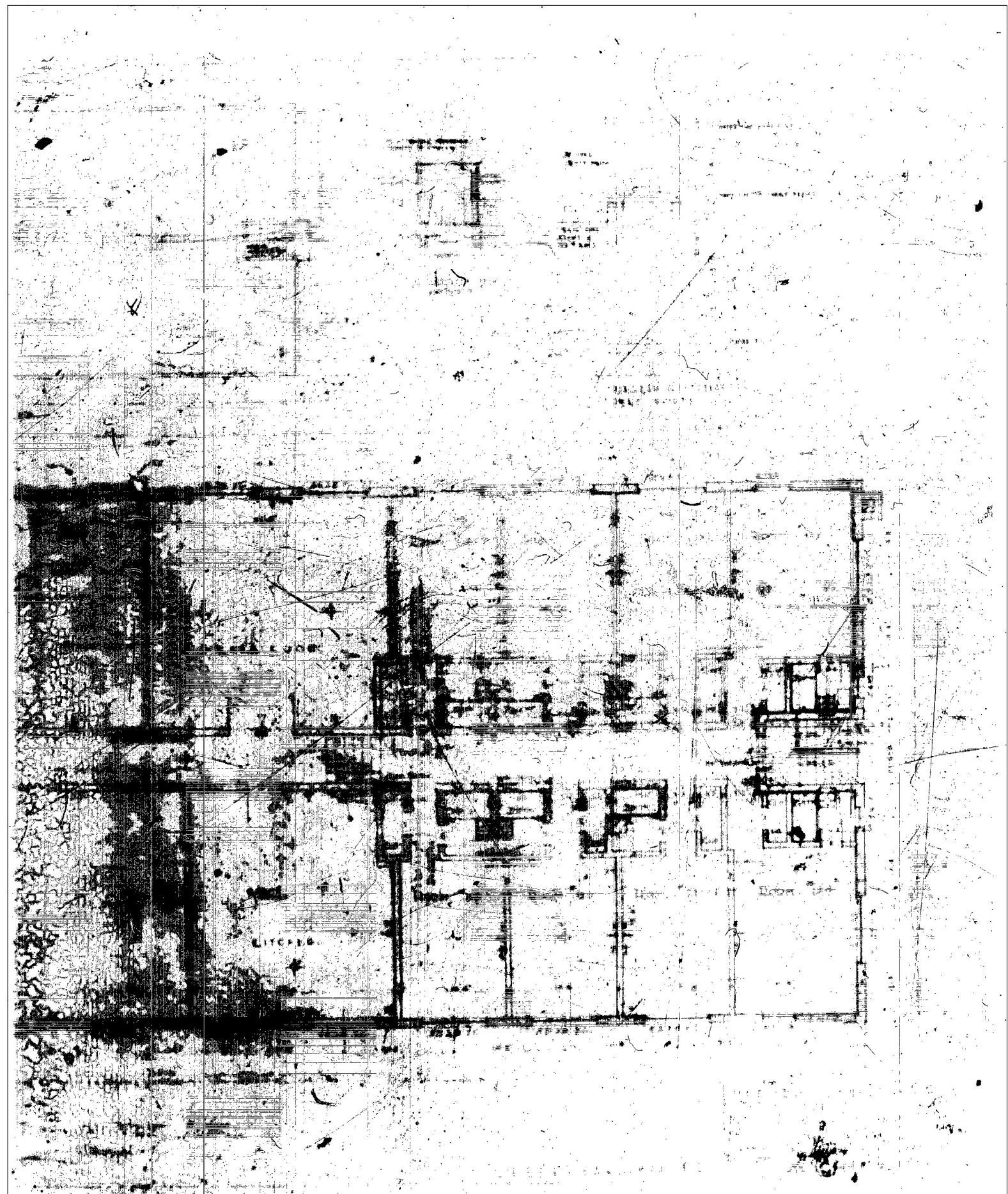
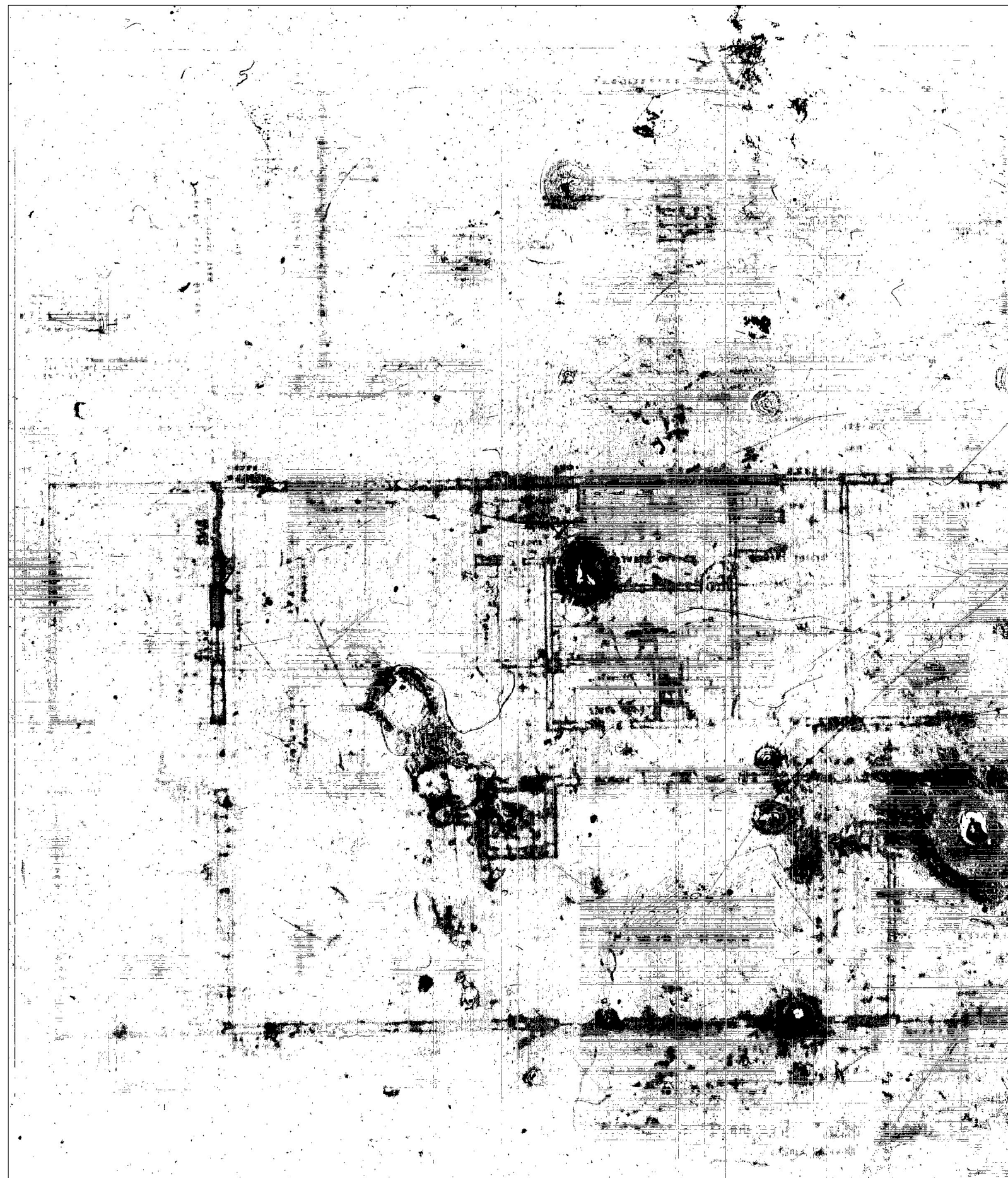
8101 BISCAYNE BLVD. S 309, 310  
MIAMI, FL 33133, A.S.C.  
T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

DWG. TITLE EXISTING AREA ANALYSIS  
SCALE 3/32"=1'-0"  
PROJECT NO. 2019-17  
DATE 12-09-19  
SHEET NUMBER

A010





ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
A001062

ROSE + GOMEZ

DWG. TITLE	ORIGINAL FLOOR PLANS
SCALE	N.T.S.
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	A012

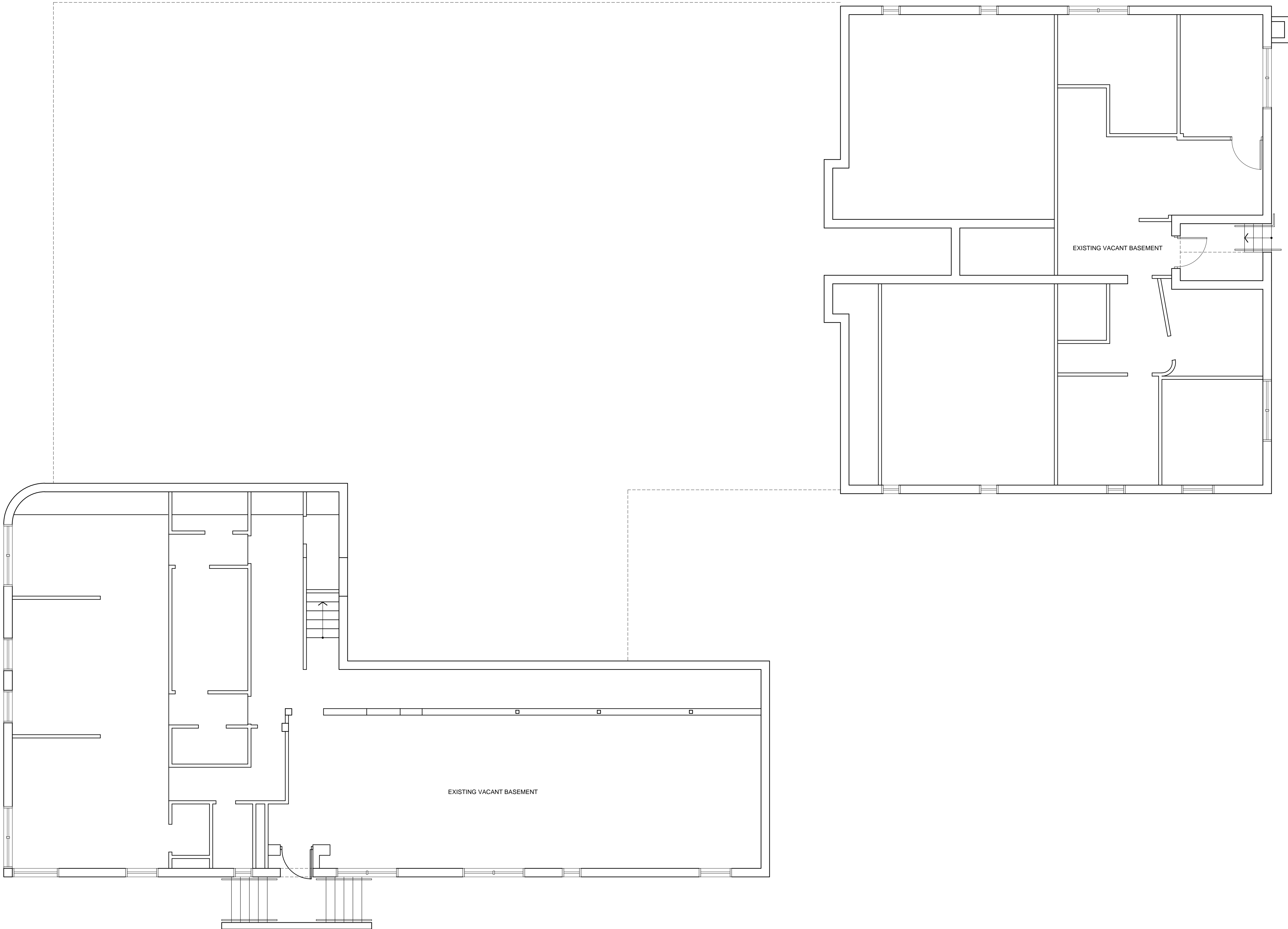


PROPERTY LINE: 150'-0"

PROPERTY LINE: 100'-0"

PROPERTY LINE: 100'-0"

PROPERTY LINE: 150'-0"



ALDEN HOTEL  
2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD. S 305.310

MIAMI, FL. 33138-2669

T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

ARCHITECT

2019-17

DWG. TITLE  
EXISTING BASEMENT  
FLOOR PLAN

SCALE  
3/16"=1'-0"

PROJECT NO.

2019-17

DATE

12-09-19

SHEET NUMBER

E100

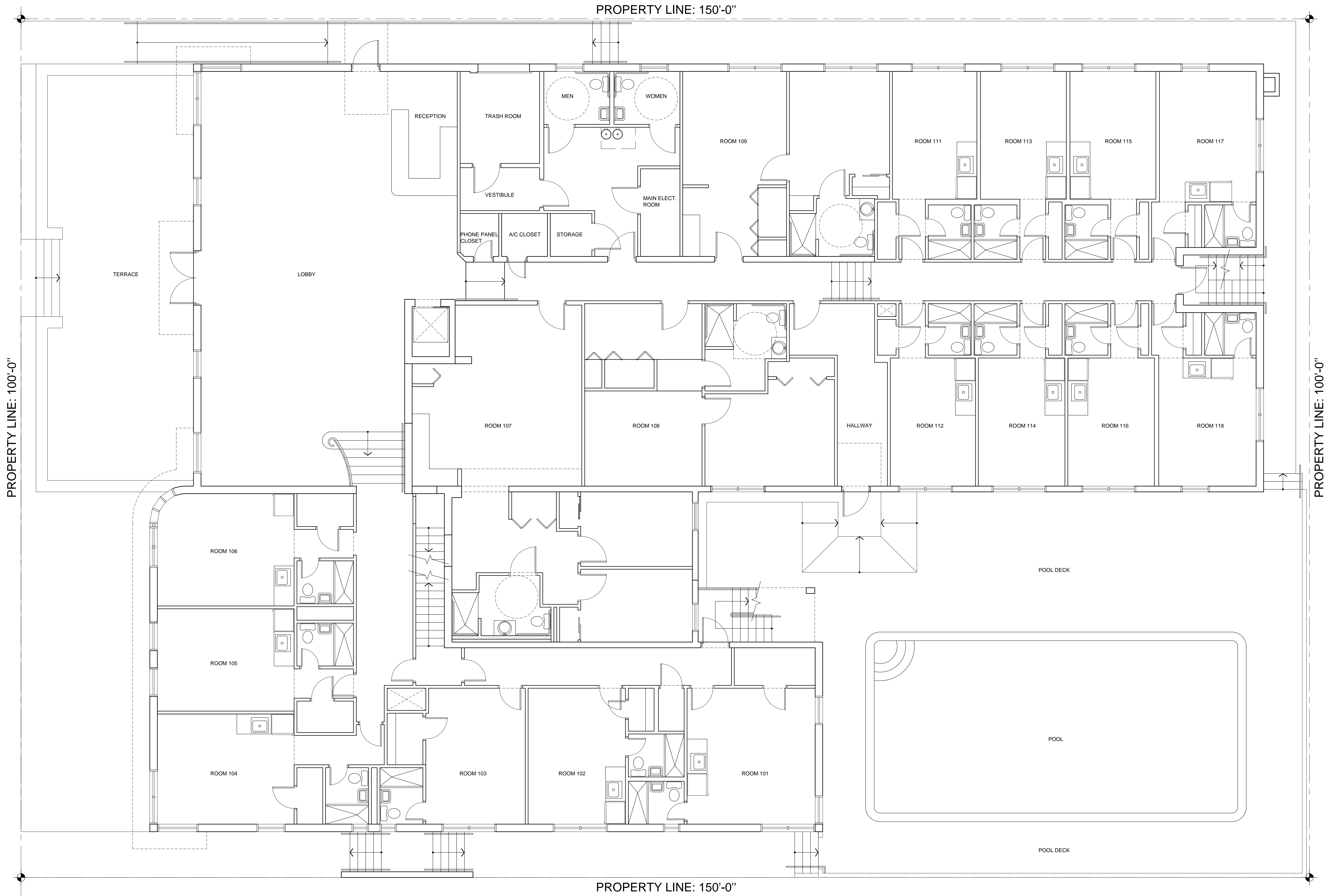
DATE

REVISION

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MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

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ROSE L GOMEZ

ARCHITECT

AR0010416

DWG. TITLE  
EXISTING FIRST  
FLOOR PLAN

SCALE  
3/16"=1'-0"

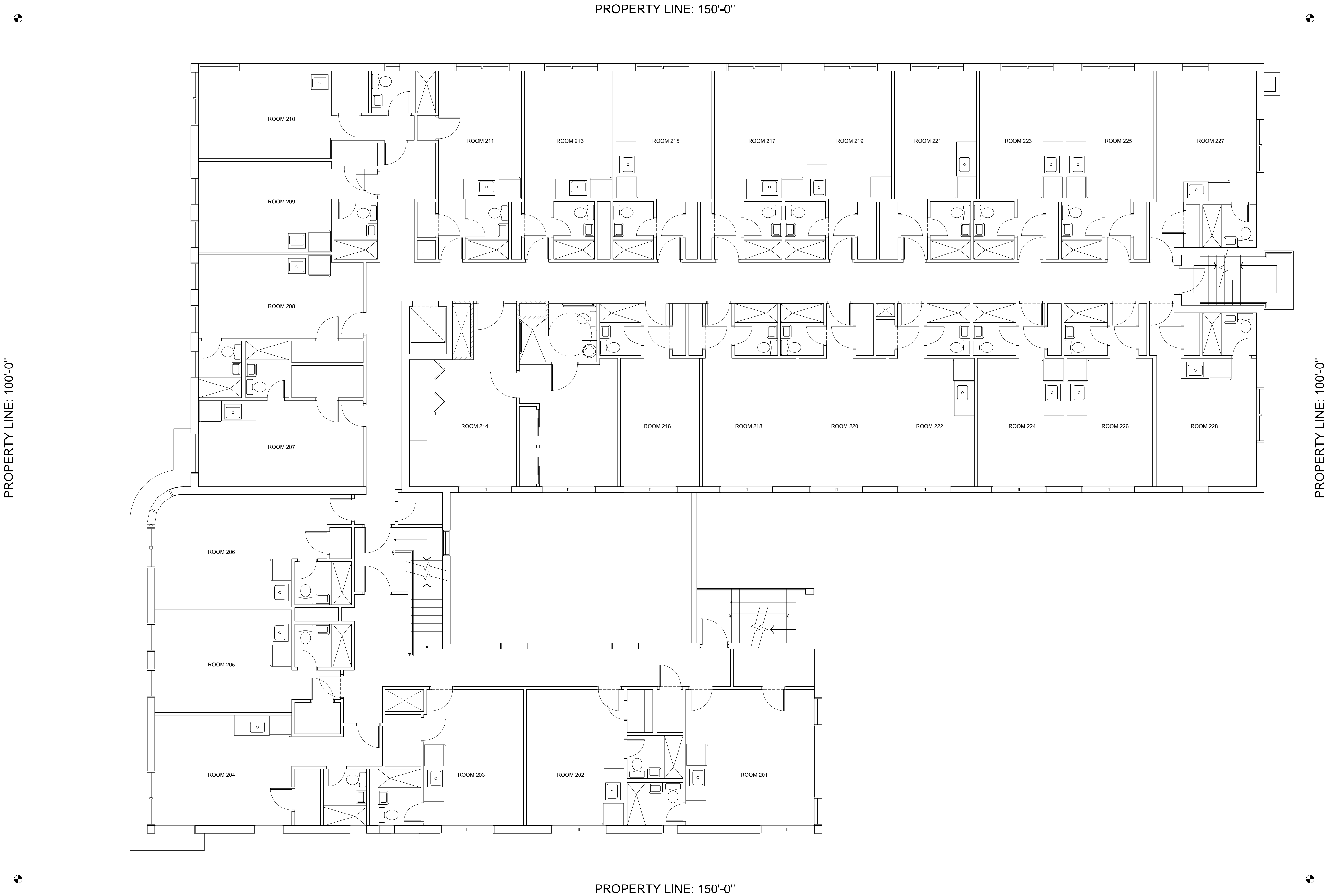
PROJECT NO.  
2019-17

DATE  
12-09-19

SHEET NUMBER  
E101

DATE REVISION





**ALDEN HOTEL**  
2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

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P.A.

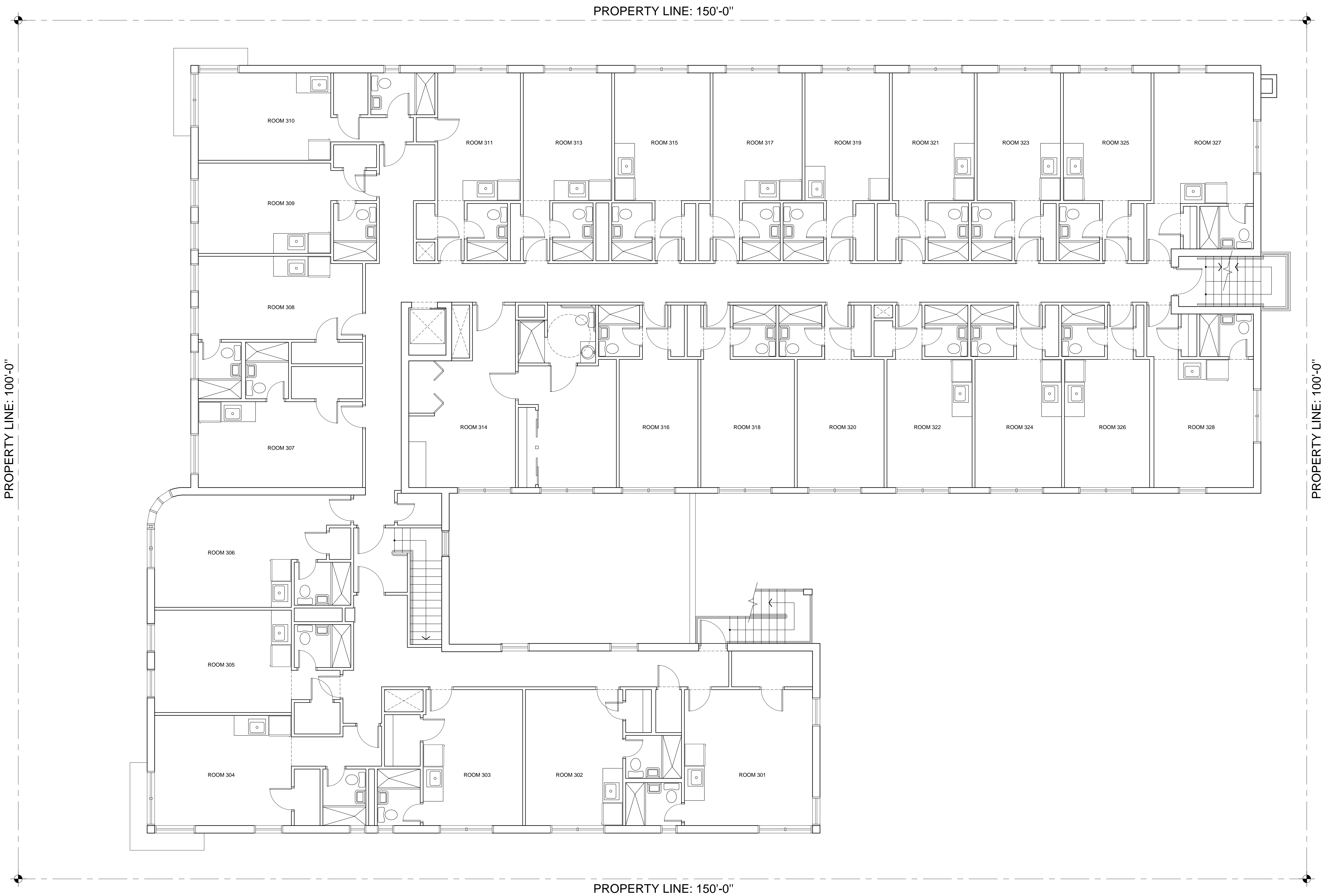
8101 BISCAYNE BLVD., S 305, 310  
MIAMI, FL 33138-4664  
T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

DWG. TITLE	EXISTING SECOND FLOOR PLAN
SCALE	3/16"=1'-0"
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	E102

DATE REVISION





**ALDEN HOTEL**  
2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
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ARCHITECTS P.A.

ARCHITECTURE

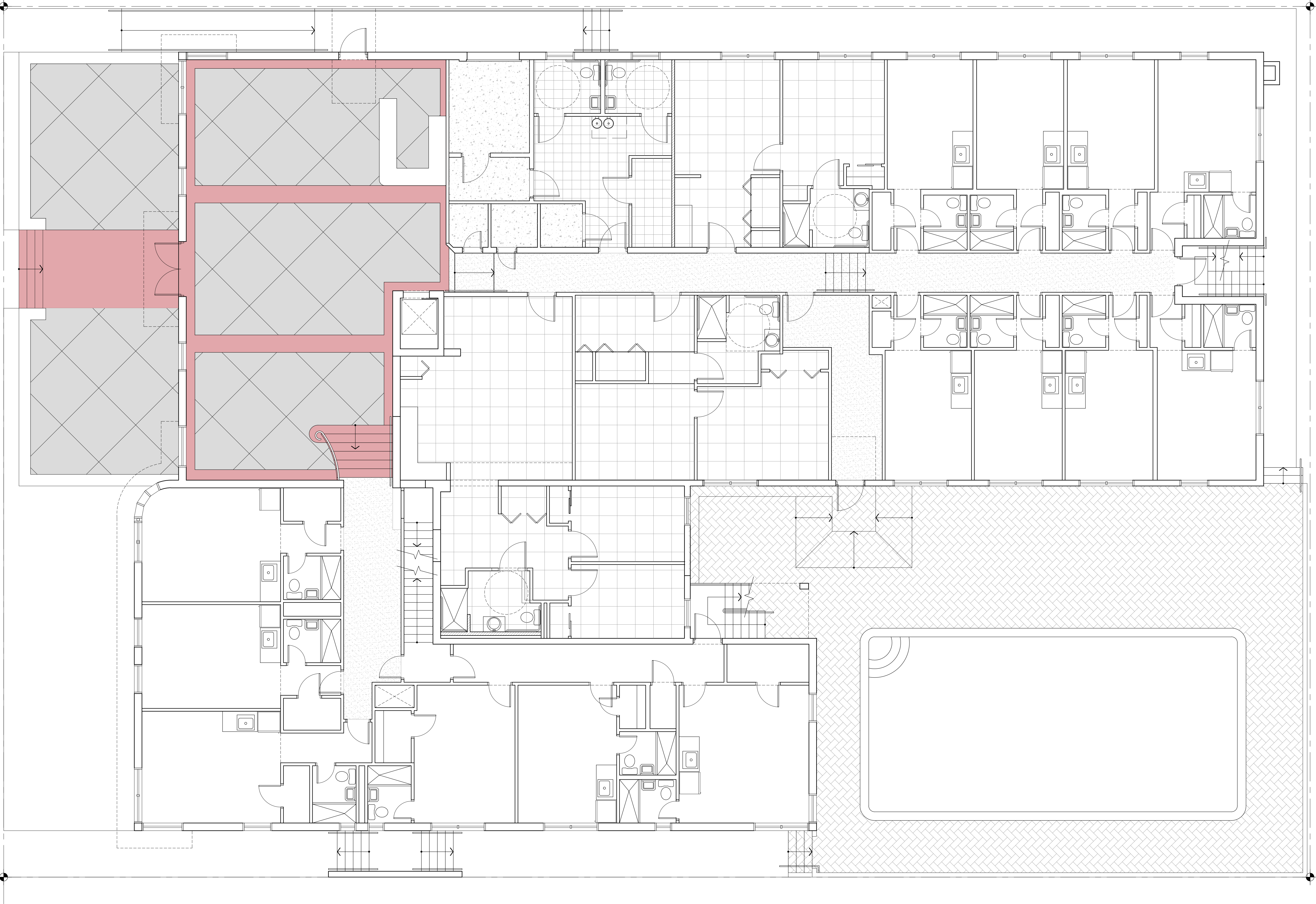
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8101 BISCAYNE BLVD, S 309, 310  
MIAMI, FL 33133  
T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

DWG. TITLE	EXISTING THIRD FLOOR PLAN
SCALE	3/16"=1'-0"
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	E103
DATE	REVISION





- LEGEND
- EXISTING TERRAZZO FLOORING
  - EXISTING TERRAZZO FLOORING
  - EXISTING CARPET OVER CONCRETE SLAB
  - EXISTING CERAMIC TILE
  - EXISTING PAVERS POOL DECK
  - EXISTING CONCRETE SLAB

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

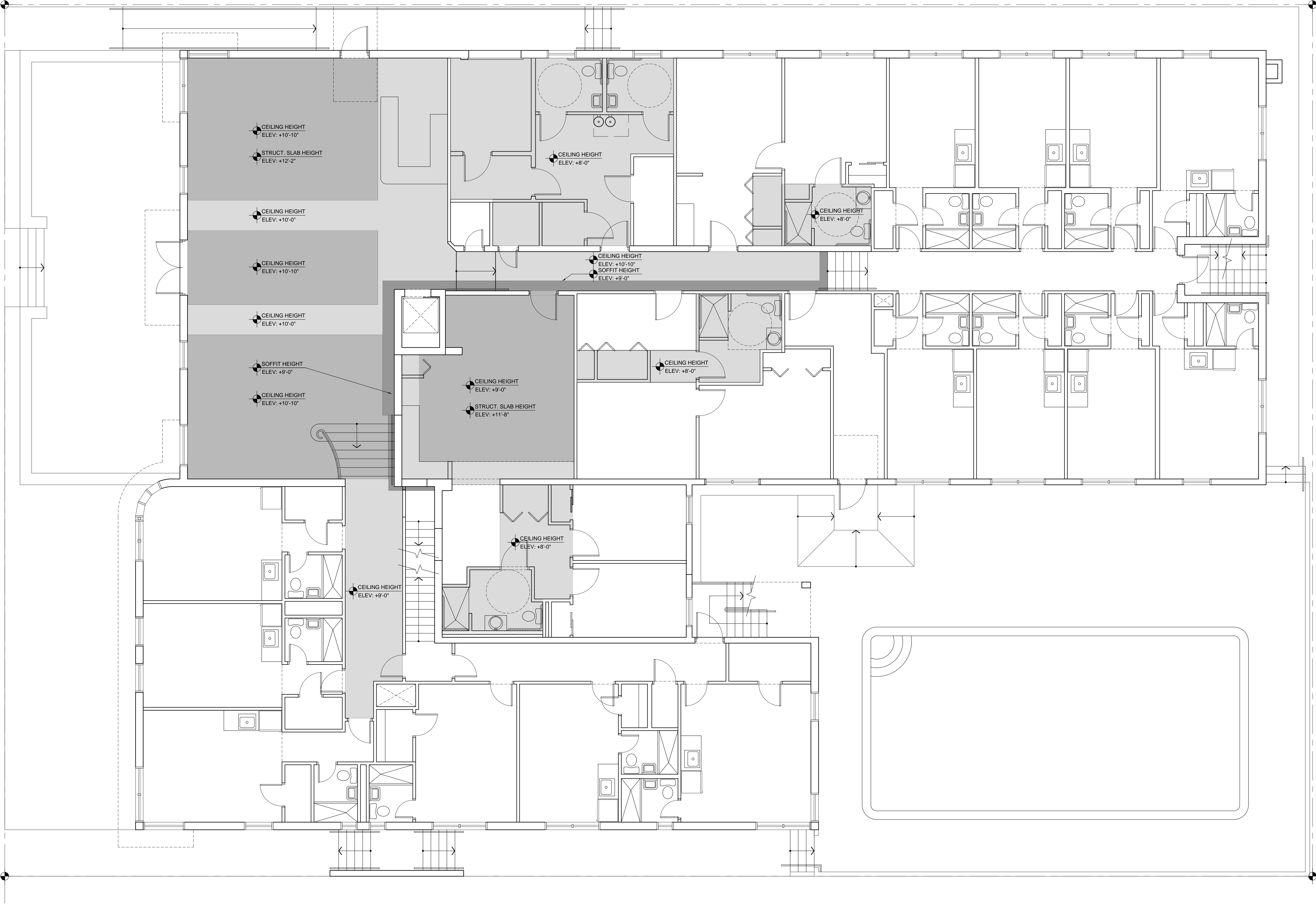
8101 BISCAYNE BLVD., S. 309, 310  
MIAMI, FL. 33133-4669  
T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

DWG. TITLE  
EXISTING FINISH FIRST  
FLOOR PLAN  
SCALE  
VARIES  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

E104





- LEGEND
- EXISTING SUSPENDED DRYWALL CEILING @ INDICATED HEIGHT A.F.F.
  - EXISTING SUSPENDED DRYWALL CEILING @ INDICATED HEIGHT A.F.F.
  - EXISTING SOFFIT @ INDICATED HEIGHT A.F.F.



EXISTING CEILING IN THE LOBBY - RECEPTION AREA  
PAINTED PLYWOOD BOARDS COVERS THE DROPPED CEILING AREAS



EXISTING CEILING IN THE LOBBY - ENTRANCE AREA  
PAINTED PLYWOOD BOARDS COVERS THE DROPPED CEILING AREAS



EXISTING SOFFIT IN THE LOBBY - STAIR AREA  
PAINTED PLYWOOD BOARDS COVERS THE DROPPED CEILING AREAS



EXISTING CEILING IN GUEST ROOMS

# ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

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MIAMI, FL. 33133-4689

T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

DWG. TITLE  
EXISTING FIRST FLOOR  
REFLECTED CEILING PLAN  
SCALE  
3/16"=1'-0"  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

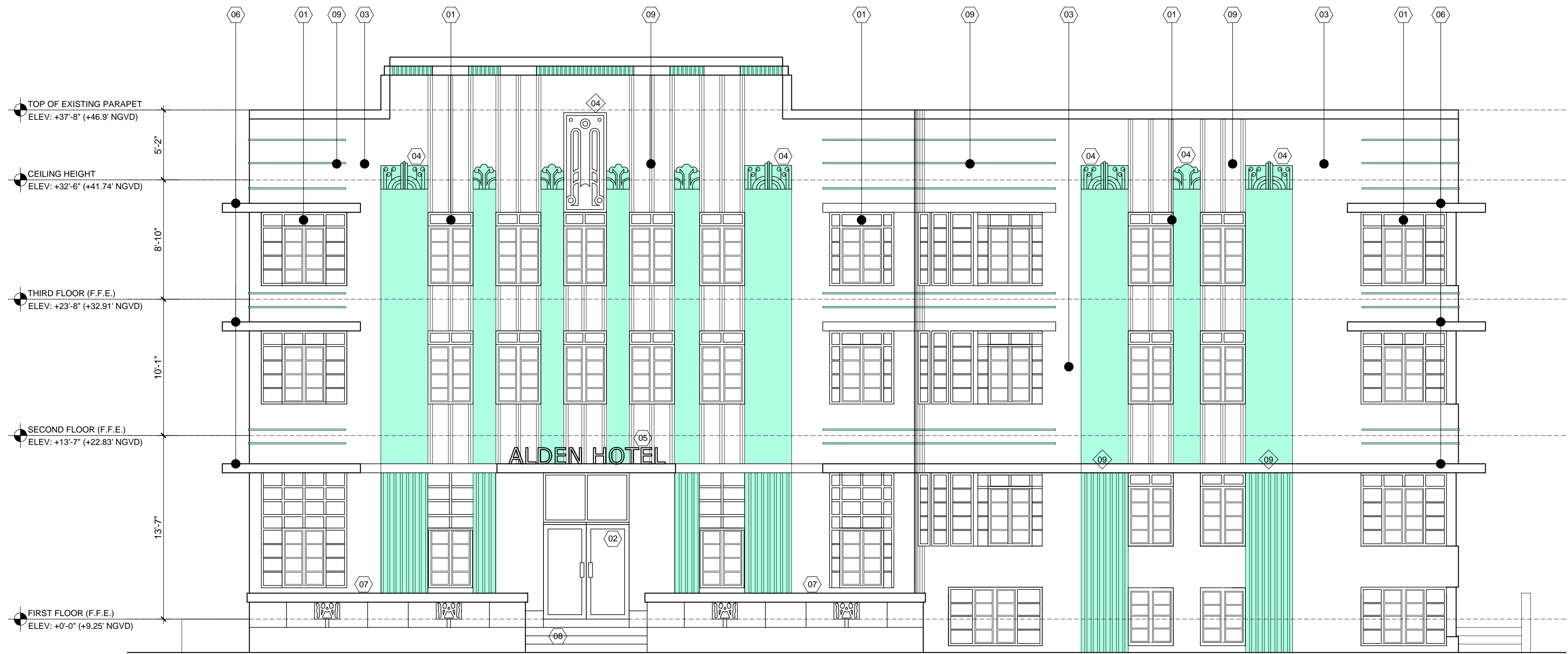
E105

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DATE REVISION

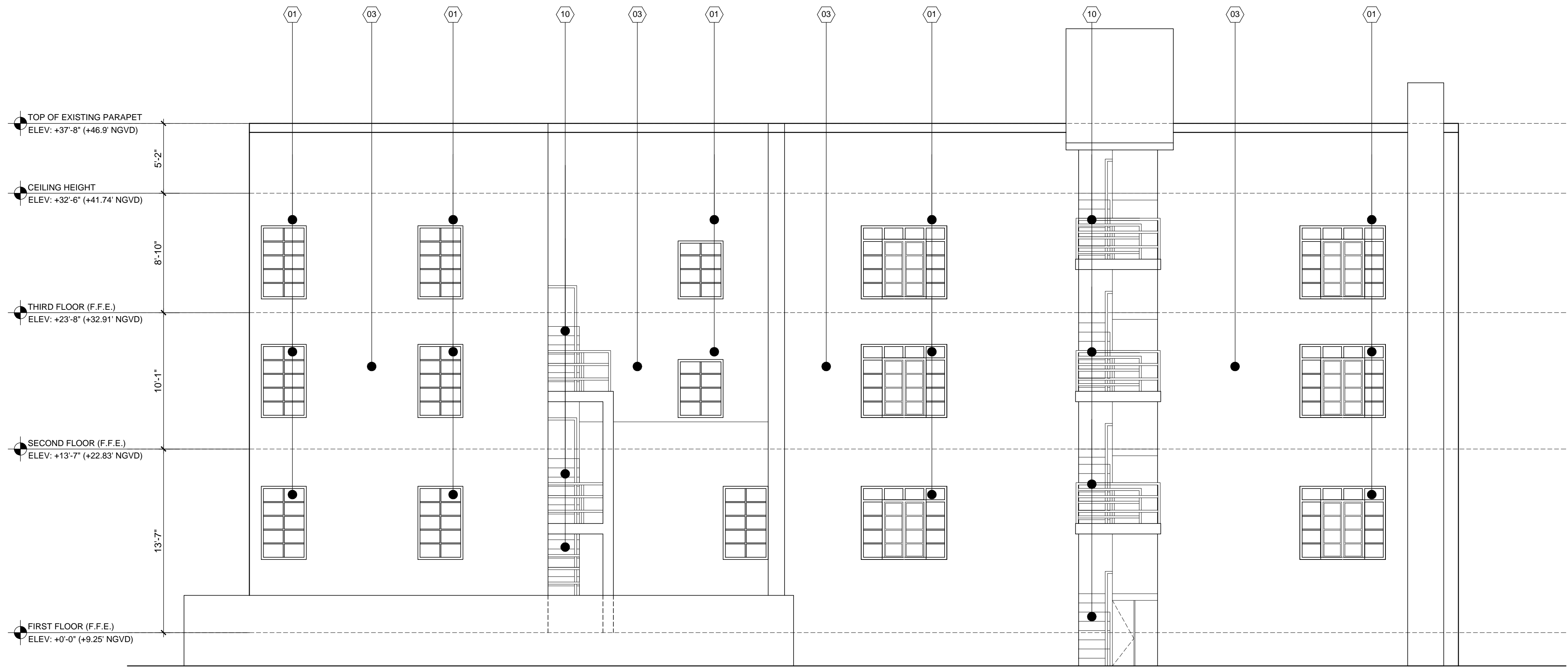




WEST ELEVATION

LEGEND

- 01 EXISTING CASEMENT WINDOWS TO REMAIN
- 02 EXISTING DOOR TO REMAIN
- 03 STUCCO FINISH TO REMAIN
- 04 FACADE DECORATIVE ELEMENTS TO REMAIN
- 05 EXISTING HOTEL SIGNAGE
- 06 EXISTING EYEBROWS TO REMAIN
- 07 TERRACE WALL-BENCH WITH HOTEL SIGNAGE TO REMAIN
- 08 TERRAZZO STAIR TO REMAIN
- 09 STUCCO BANDS TO REMAIN
- 10 EXISTING STAIR TO REMAIN



EAST ELEVATION

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

8101 BISCAYNE BLVD. S 309, 310  
MIAMI, FL. 33133  
T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

DWG. TITLE  
EXISTING EAST AND  
WEST ELEVATIONS

SCALE  
VARIES

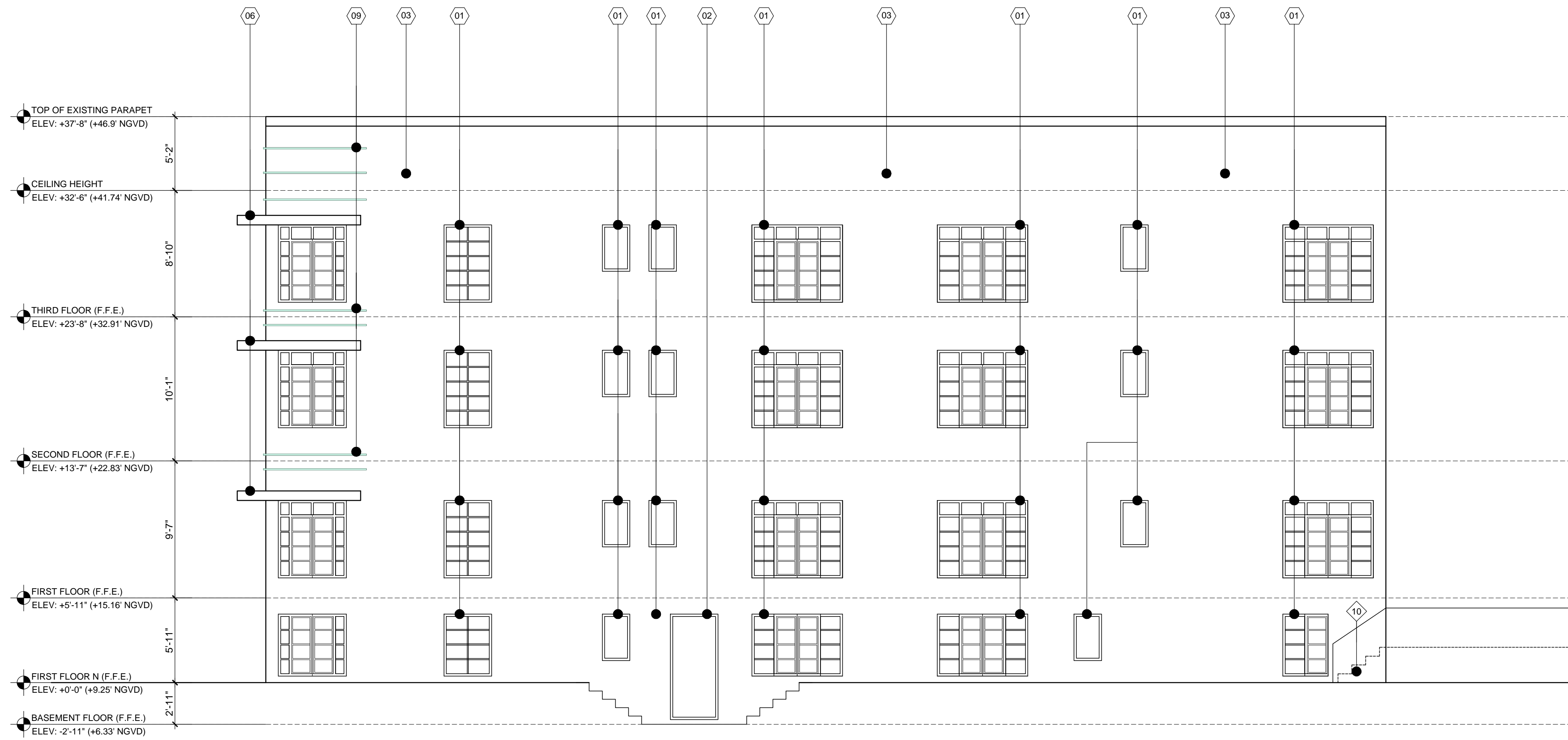
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2019-17

DATE  
12-09-19

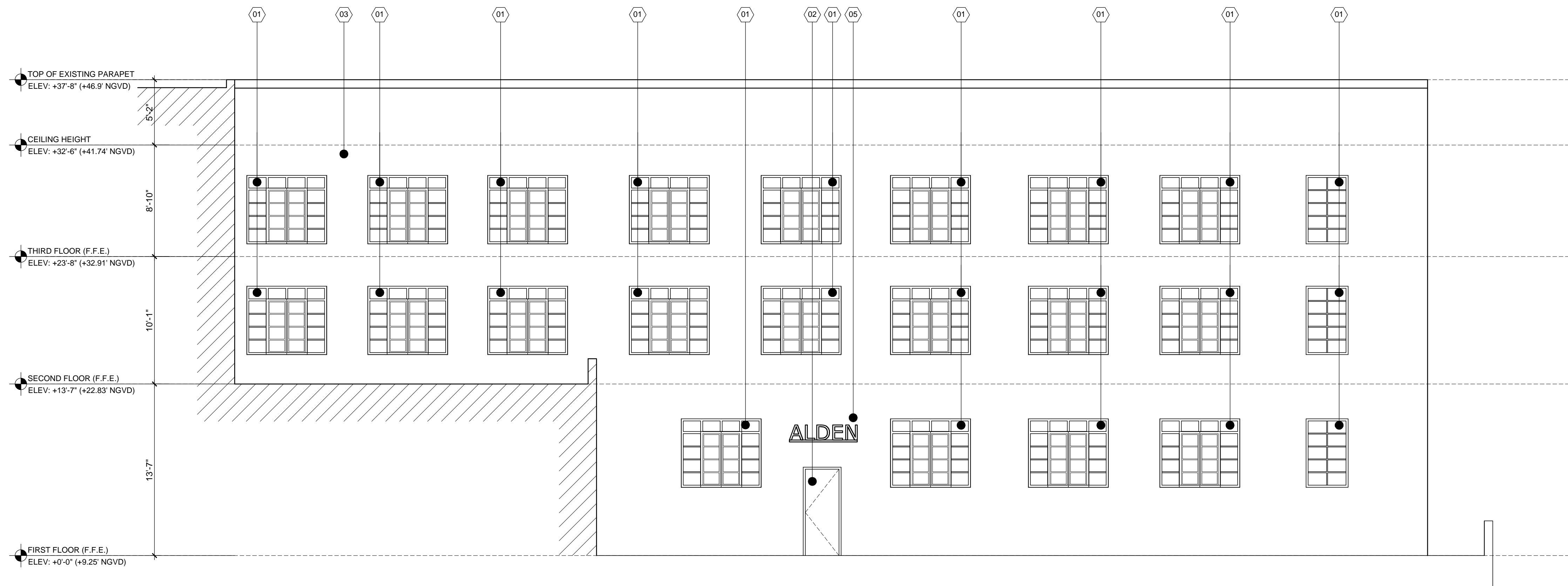
SHEET NUMBER  
E201

DATE REVISION





SOUTH ELEVATION



SOUTH ELEVATION

ALDEN HOTEL  
2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 BISCAYNE BLVD, S 309, 310  
MIAMI, FL 33133, U.S.A.  
T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

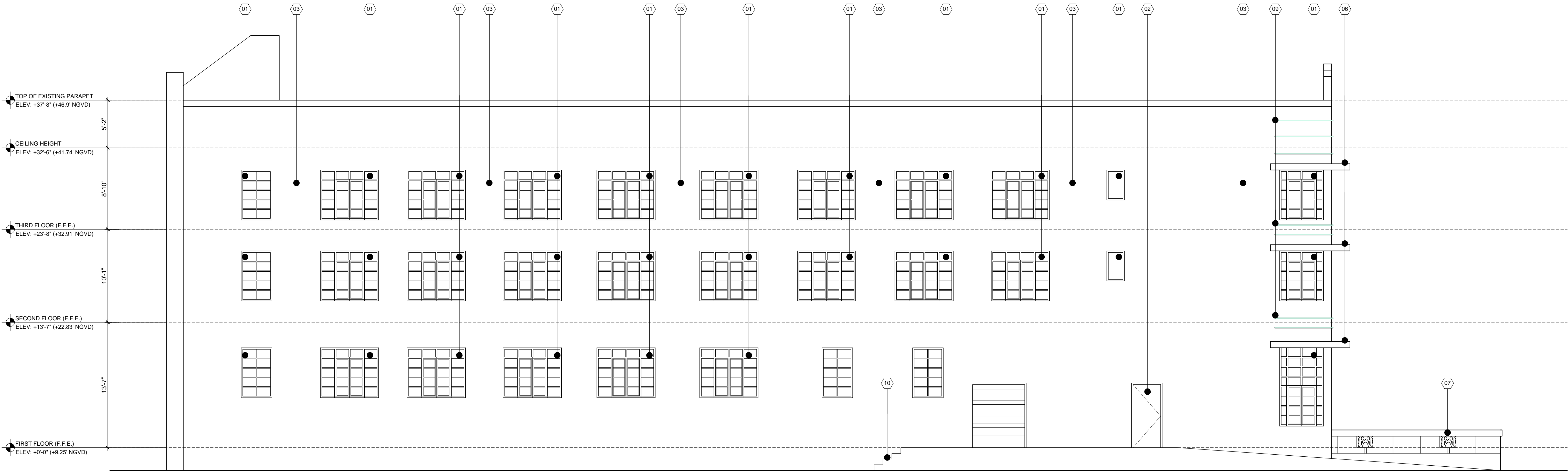
DWG. TITLE  
EXISTING SOUTH  
ELEVATIONS  
SCALE  
3/16"=1'-0"  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

E202



LEGEND

- 01 EXISTING CASEMENT WINDOWS TO REMAIN
- 02 EXISTING DOOR TO REMAIN
- 03 STUCCO FINISH TO REMAIN
- 04 FACADE DECORATIVE ELEMENTS TO REMAIN
- 05 EXISTING HOTEL SIGNAGE
- 06 EXISTING EYEBROWS TO REMAIN
- 07 TERRACE WALL-BENCH WITH HOTEL SIGNAGE TO REMAIN
- 08 TERRAZZO STAIR TO REMAIN
- 09 STUCCO BANDS TO REMAIN
- 10 EXISTING STAIR TO REMAIN



NORTH ELEVATION

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD, S 305.310

MIAMI, FL 33138-4664

T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

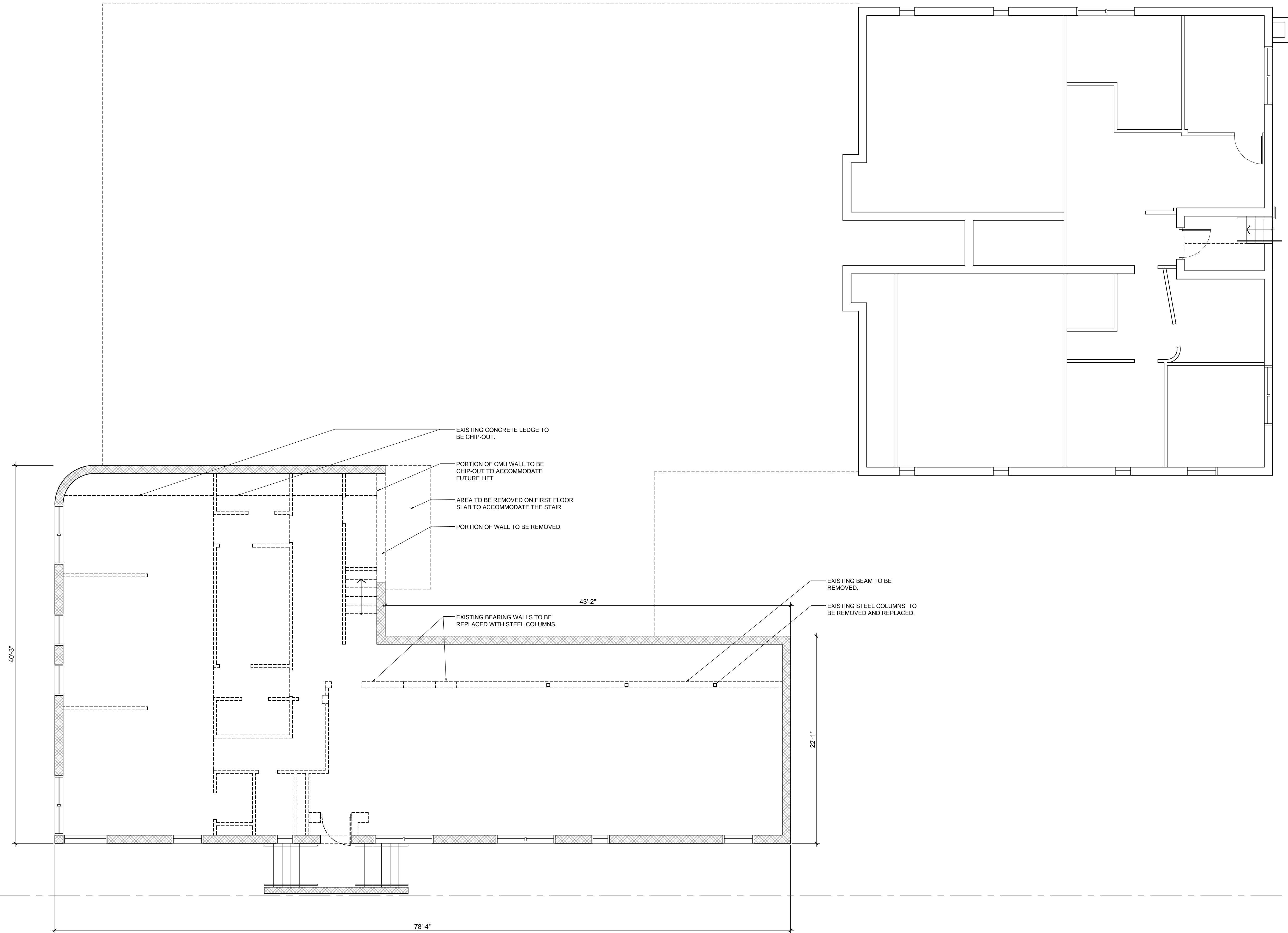
ARCHITECT

05019416

DWG. TITLE	EXISTING NORTH ELEVATIONS
SCALE	3/16"=1'-0"
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	E203

DATE REVISION





## ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.  
A A C 0 0 1 0 6 2

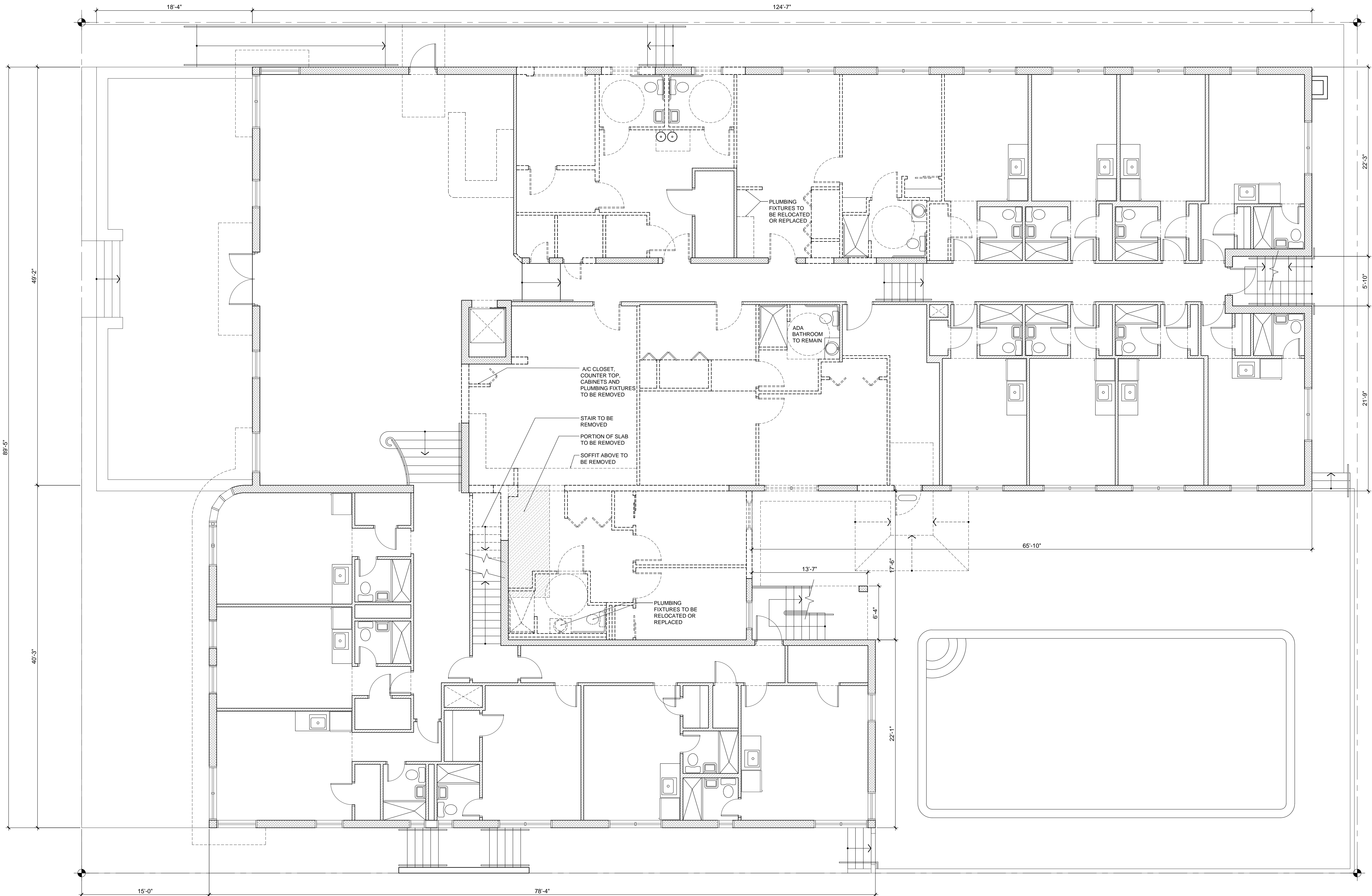
8101 BISCAYNE BLVD., S 300, 310  
MIAMI, FL. 33138, 33139

ROSE L. GOMEZ  
A R 0 0 1 5 4 1 6

DWG. TITLE  
DEMO BASEMENT  
FLOOR PLAN  
SCALE  
3/16"=1'-0"  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

D100





- LEGEND**
- EXISTING WALL / PARTITION TO BE REMOVED
  - EXISTING CMU WALL TO REMAIN
  - EXISTING INTERIOR PARTITION TO REMAIN

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

## ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD. S 300, 310  
MIAMI, FL. 33133, 33134, 33135  
T 305.559.1250 F 305.551.1740

ROSE L. GOMEZ

DWG. TITLE  
DEMO FIRST FLOOR PLAN

SCALE  
3/16"=1'-0"

PROJECT NO.  
2019-17

DATE  
12-09-19

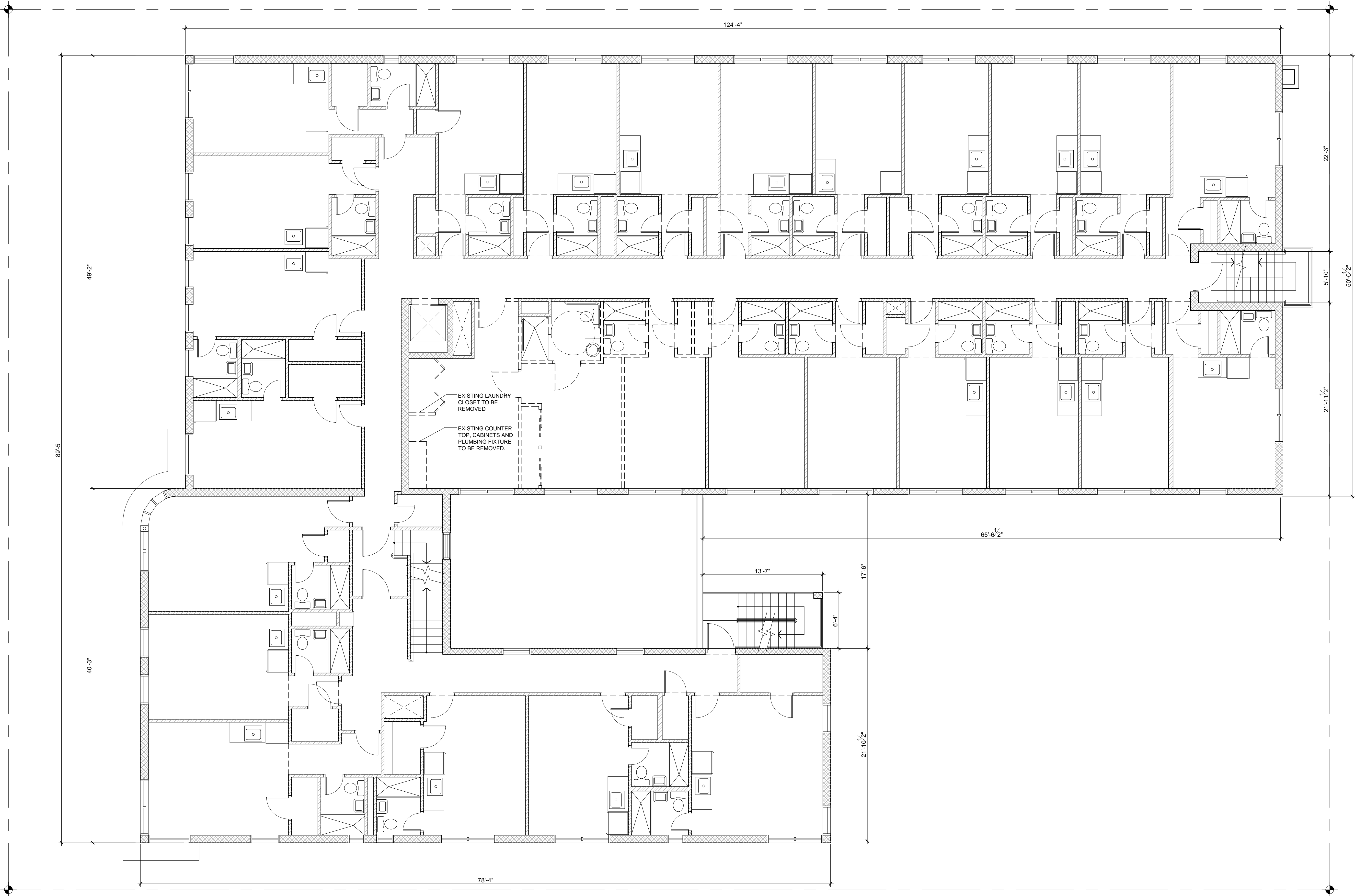
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D101

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LEGEND

- EXISTING INTERIOR PARTITION TO BE REMOVED
- EXISTING CMU WALL TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN

DIMENSION NOTE:

ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

ALDEN HOTEL

2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD. S 305.310

MIAMI, FL. 33138. 468.4

T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

ARCHITECT

AR0019416

DWG. TITLE  
DEMO SECOND FLOOR  
PLAN

SCALE  
3/16"=1'-0"

PROJECT NO.  
2019-17

DATE  
12-09-19

SHEET NUMBER  
D102

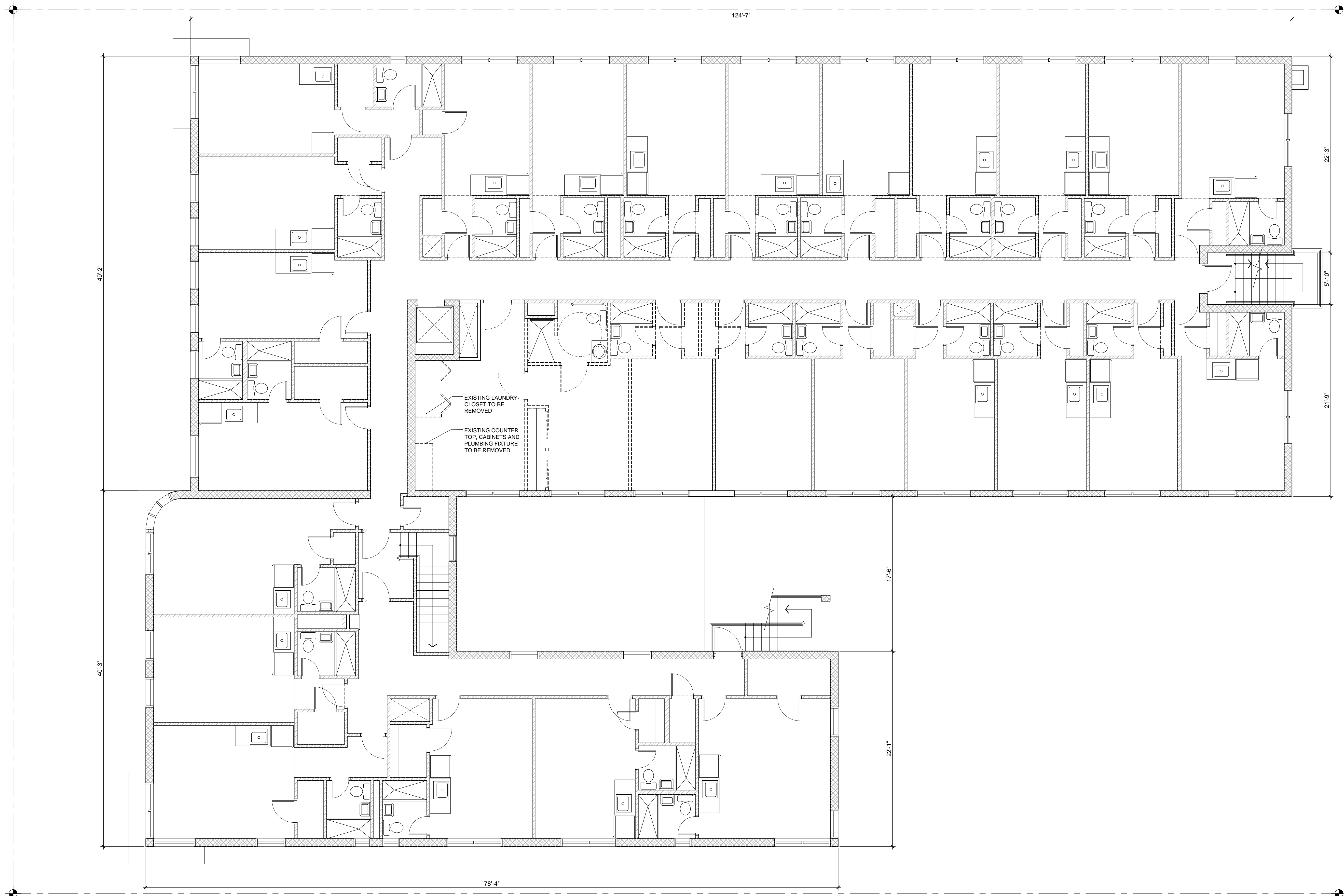
DATE

REVISION

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LEGEND

- EXISTING INTERIOR PARTITION TO BE REMOVED
- EXISTING CMU WALL TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN

DIMENSION NOTE:

ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

ALDEN HOTEL

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BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD. S 305.310

MIAMI, FL. 33133-2658

TEL 305.559.1250 FAX 305.551.1740

ROSE L. GOMEZ

DWG. TITLE  
DEMO THIRD FLOOR  
PLAN

SCALE  
3/16"=1'-0"

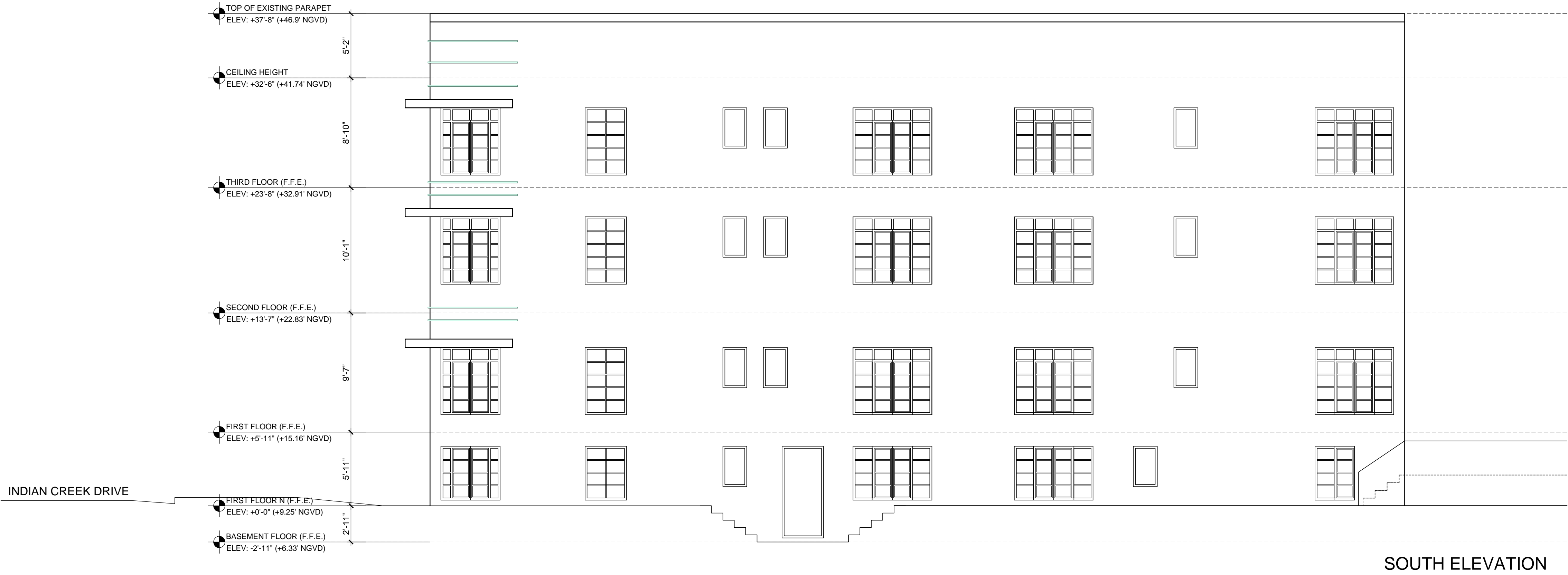
PROJECT NO.  
2019-17

DATE  
12-09-19

SHEET NUMBER

D103

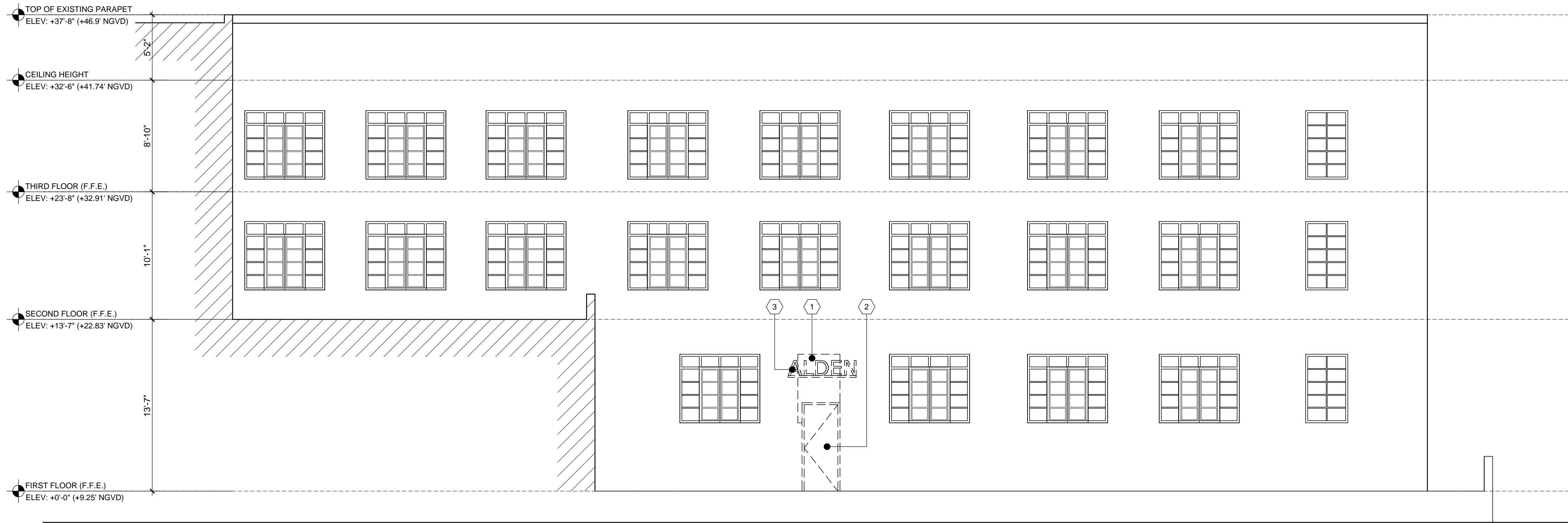




SOUTH ELEVATION

DEMOLITION KEY NOTES

- 1 PORTION OF WALL TO BE DEMOLISH TO ACCOMMODATE NEW WINDOW OR DOOR.
- 2 EXISTING DOOR TO BE REMOVED & REPLACE W/ NEW WINDOW. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
- 3 SIGNAGE TO BE REMOVED



SOUTH ELEVATION

ALDEN HOTEL  
2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

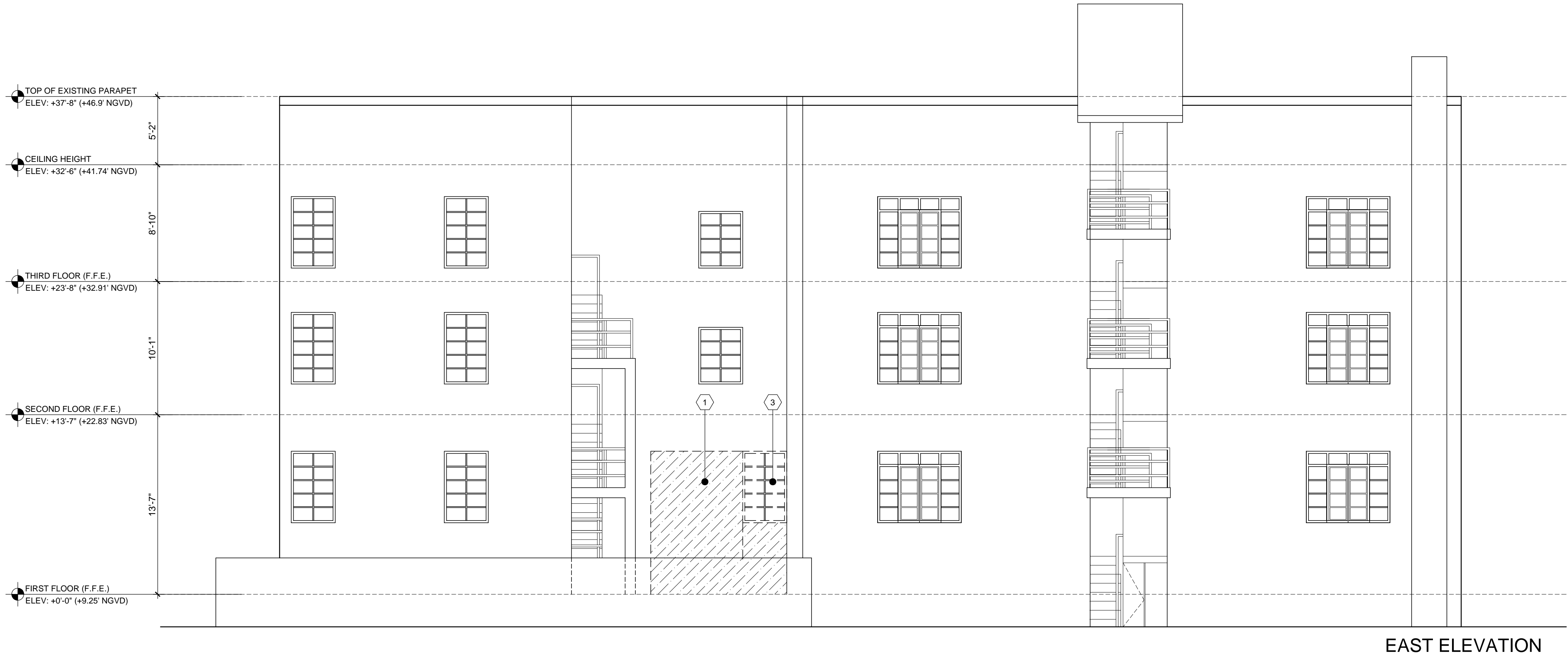
BEILINSON  
GOMEZ

ARCHITECTS P.A.  
ARCHITECTURE  
8101 BISCAYNE BLVD, S 305.310  
MIAMI, FL 33133, 305.559.1250  
F 305.551.1740  
N O S E I G O M E Z

DWG. TITLE  
DEMOLITION SOUTH  
ELEVATIONS  
SCALE  
3/16"=1'-0"  
PROJECT NO.  
2019-17  
DATE  
12-09-19  
SHEET NUMBER

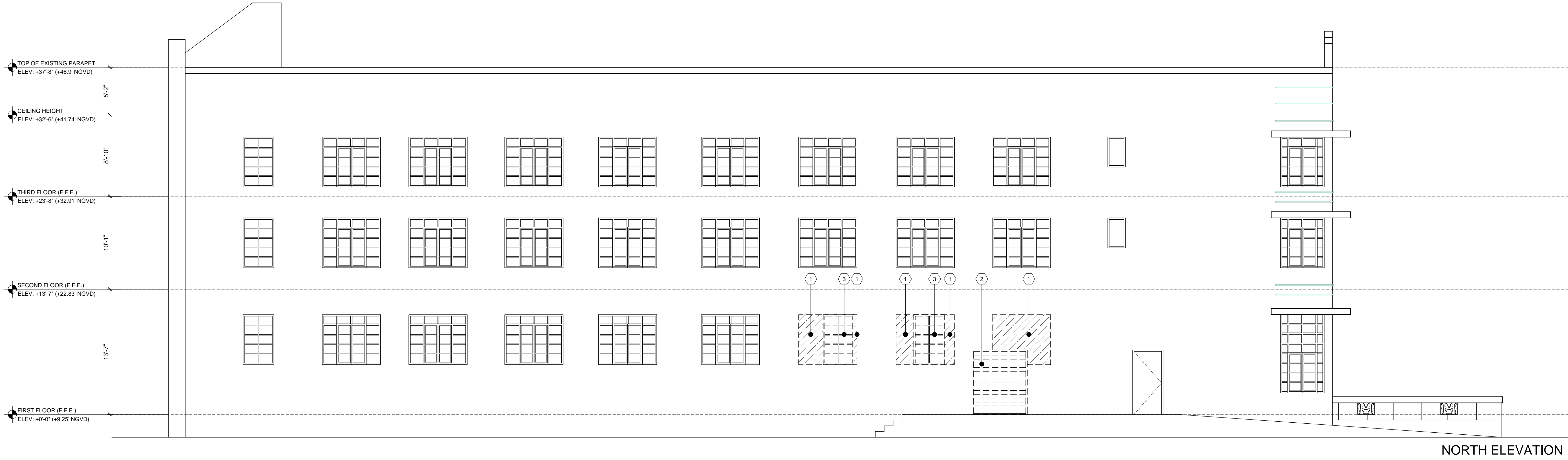
D201





DEMOLITION KEY NOTES

- 1 PORTION OF WALL TO BE DEMOLISHED TO ACCOMMODATE NEW WINDOW.
- 2 EXISTING DOOR TO BE REMOVED & REPLACE W/ NEW WINDOW. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
- 3 EXISTING WINDOW TO BE REMOVED & REPLACE W/ NEW WINDOW. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.



ALDEN HOTEL  
2925 INDIAN CREEK  
MIAMI BEACH, FL. 33140

BEILINSON  
GOMEZ

ARCHITECTS  
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ROSE L GOMEZ

DWG. TITLE  
DEMOLITION NORTH AND  
EAST ELEVATIONS

SCALE  
3/16"=1'-0"

PROJECT NO.  
2019-17

DATE  
12-09-19

SHEET NUMBER  
D202

DATE REVISION