



A L D E N H O T E L

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, 466.2

TEL 305.559.1250 F 305.551.1740

DWG. TITLE	A000 COVER
SCALE	VARIES
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	A 000

DRAWING INDEX

A	ACOUS.	ACOUSTICAL	C	GALV.	GAUGE	R	R.	RISER
	A.C.	AIR CONDITIONING		GALV.	GALVANIZED		RAD.	RADIUS
	A.D.	AREA DRAIN		G.B.	GRAB BAR		R.D.	ROOF DRAIN
	ADJ.	ADJUSTABLE		G.C.	GENERAL CONTRACTOR		REF.	REFERENCE
	AGGR.	AGGREGATE		GL.	GLASS		REFL.	REFLECTED
	AL.	ALUMINUM		GND.	GROUND		REFR.	REFRIGERATOR
	APPROX.	APPROXIMATE		GR.	GRADE		RF.	ROOF
	ARCH.	ARCHITECTURAL		GYP.	GYPSPUM		RGTR.	REGISTER
	ASB.	ASBESTOS		G.W.B.	GYPSPUM WALLBOARD		REINF.	REINFORCED
	ASPH.	ASPHALT					REQ.	REQUIRED
B	BD.	BOARD	F	H.B.	HOSE BIB	RESIL.	RESILIENT	
	BITUM.	BITUMINOUS		H.C.	HOLLOW CORE	RM.	ROOM	
	BLDG.	BUILDING		HDWD.	HARD WOOD	R.O.	ROUGH OPENING	
	BLK.	BLOCK		HDWE.	HARDWARE	RWD.	REDWOOD	
	BLKG.	BLOCKING		H.M.	HOLLOW METAL	R.W.L.	RAIN WATER LEADER	
	BLKHD.	BULKHEAD		HORIZ.	HORIZONTAL			
	BM.	BEAM		HR.	HOUR			
	BOT.	BOTTOM		HGT.	HEIGHT			
C	CAB.	CABINET	I	I.D.	INSIDE DIAMETER (DIM.)	S	S.	SOUTH
	CARP.	CARPET		IN.	INCH		SABF	SOUND ATTENUATION FIRE
	C.B.	CATCH BASIN		INSUL.	INSULATION		S.C.	SOLID CORE
	CEM.	CEMENT		INT.	INTERIOR		S.C.D.	SEAT COVER DISPENSER
	CER.	CERAMIC		INV.	INVERT		SCHED.	SCHEDULE
	C.I.	CAST IRON					S.D.	SOAP DISPENSER
	C.G.	CORNER GUARD					SECT.	SECTION
	CLG.	CEILING		JAN.	JANITOR		SH.	SHELF
	CLKG.	CAULKING		JST.	JOIST		SHR.	SHOWER
	CLO.	CLOSET		JT.	JOINT		SHT.	SHEET
CLR.	CLEAR			SIM.	SIMILAR			
C.M.U.	CONCRETE MASONRY UNIT			S.N.D.	SANITARY NAPKIN			
C.O.	CASED OPENING	K	KIT.	KITCHEN	S.N.R.	SANITARY NAPKIN		
COL.	COLUMN					RECEPTACLE		
CONC.	CONCRETE				SPEC.	SPECIFICATION		
CONN.	CONNECTION				SQ.	SQUARE		
CONSTR.	CONSTRUCTION				S.ST.	STAINLESS STEEL		
CONT.	CONTINUOUS		LAB.	LABORATORY	S.SK.	SERVICE SINK		
CORR.	CORRIDOR		LAM.	LAMINATE	STA.	STATION		
CTSK.	COUNTERSUNK		LAV.	LAVATORY	STD.	STANDARD		
CNTR.	COUNTER		L.F.	LINEAR FEET	STL.	STEEL		
C.T.	CERAMIC TILE		LKR.	LOCKER	STOR.	STORAGE		
CTR.	CENTER	LT.	LIGHT	STRL.	STRUCTURAL			
		LTWT.	LIGHT WEIGHT	SUSP.	SUSPEND			
				SYM.	SYMMETRICAL			
D	DBL.	DOUBLE	M	MAX.	MAXIMUM	T	TRD.	TREAD
	DEPT.	DEPARTMENT		M.C.	MEDICINE CABINET		T.B.	TOWEL BAR
	D.F.	DRINKING FOUNTAIN		MACH.	MACHINE		T.C.	TOP OF CURB
	DET.	DETAIL		MECH.	MECHANICAL		TEL.	TELEPHONE
	DIA.	DIAMETER		MEMB.	MEMBRANE		TEMP.	TEMPERED
	DIM.	DIMENSION		MET.	METAL		T. & G.	TONGUE AND GROOVE
	DISP.	DISPENSER		MFR.	MANUFACTURER		THK.	THICK
	DN.	DOWN		MH.	MANHOLE		TOIL.	TOILET
	D.O.	DOOR OPENING		MIN.	MINIMUM		T.P.	TOP OF PAVEMENT
	DR.	DOOR		MIR.	MIRROR		T.P.D.	TOILET PAPER DISPENSER
DWR.	DRAWER	MISC.	MISCELLANEOUS	T.V.	TELEVISION			
DS.	DOWN SPOUT	M.L.	MATCH LINE	T.W.	TOP OF WALL			
D.S.P.	DRY STANDPIPE	M.O.	MASONRY OPENING	TYP.	TYPICAL			
DWG.	DRAWING	MTD.	MOUNTED	T.O.B.	TOP OF BEAM			
		MUL.	MULLION	T.O.C.	TOP OF CONCRETE			
				T.O.S.	TOP OF SLAB			
E	E.	EAST	N	N.	NORTH	U	UNF.	UNFINISHED
	EA.	EACH		N.I.C.	NOT IN CONTRACT		U.O.N.	UNLESS OTHERWISE NOTED
	E.J.	EXPANSION JOINT		NOM. OR #	NUMBER		UR.	URINAL
	EL.	ELEVATION		NOM.	NOMINAL			UNDERWRITERS LAB
	ELEC.	ELECTRICAL		N.T.S.	NOT TO SCALE			
	ELEV.	ELEVATOR						
	EMER.	EMERGENCY						
	ENCL.	ENCLOSURE		O.A.	OVERALL		V.I.F.	VERIFY IN FIELD
	E.P.	ELECTRICAL PANEL BOARD		OBS.	OBSCURE		VERT.	VERTICAL
	EQ.	EQUAL		O.C.	ON CENTER		V.T.	VINYL TILE
EQPT.	EQUIPMENT	O.D.	OUTSIDE DIMENSION	VEST.	VESTIBULE			
E.S.	EMERGENCY OVERFLOW	OFF.	OFFICE	V.B.	VAPOR BARRIER			
	SCUPPER	OPNG.	OPENING					
E.W.C.	ELECTRIC WATER COOLER	OP. HD.	OPPOSITE HAND					
EXST.	EXISTING	OPP.	OPPOSITE					
EXP0.	EXPOSED	P	PRCST.	PRE-CAST	W	W.	WEST	
EXP.	EXPANSION		P.L.	PROPERTY LINE		WT.	WEIGHT	
EXT.	EXTERIOR		P.T.	PRESSURE TREATED		W/	WITH	
			PL.	PLATE		W.C.	WATER CLOSET	
			P.LAM.	PLASTIC LAMINATE		WD.	WOOD	
			PLAS.	PLASTER		W/O	WITHOUT	
			PLYWD.	PLYWOOD		WP.	WATERPROOF	
			POL.	POLISHED		WSCT.	WAINSCOT	
			PR.	PAIR				
			PT.	POINT				
		P.T.D.	PAPER TOWEL DISPENSER					
FLASH.	FLASHING							
FLUOR.	FLUORESCENT	PTN.	PARTITION					
F.O.C.	FACE OF CONCRETE	PTR.	PAPER TOWEL RECEPTACLE					
F.O.F.	FACE OF FINISH							
F.O.S.	FACE OF STUDS	Q	Q.T.	QUARRY TILE				
FFRF.	FIREPROOF							
F.S.	FULL SIZE							
FT.	FOOT OR FEET							
FTG.	FOOTING							
FURR.	FURRING							
FUT.	FUTURE							
F.V.	FIELD VERIFY							
F.V.C.	FIRE VALVE CABINET							

SCOPE OF WORK

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	

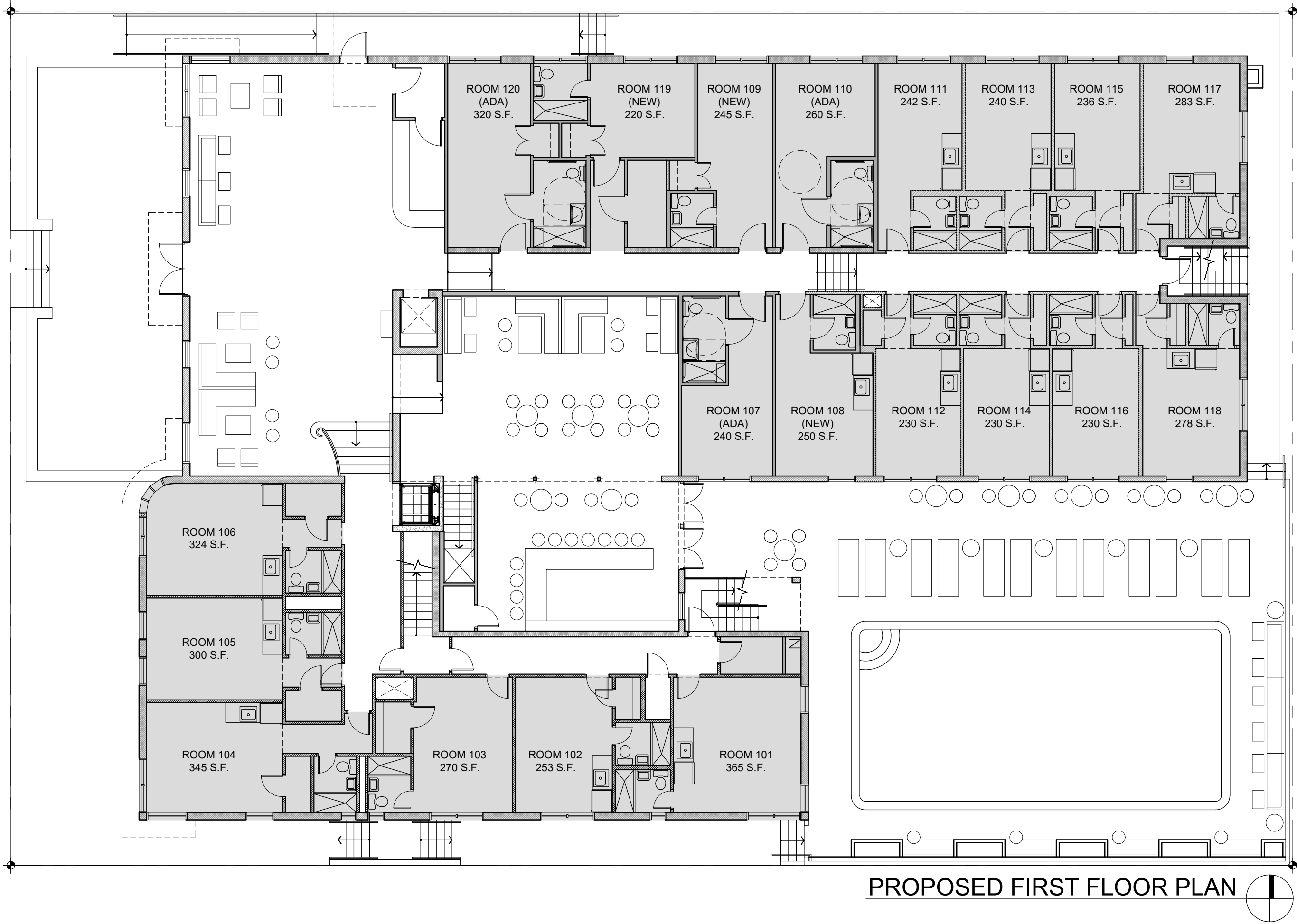
	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
15	Front Setback:	20'-0"	20'-0"	20'-0"	
16	Side / Interior Setback:	7'-6"	5'-4"	5'-4"	
17	Rear Setback:	15	5'-0"	5'-0"	

	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?	<u>Yes</u> or no			
23	Located within a Local Historic District?	<u>Yes</u> or no			

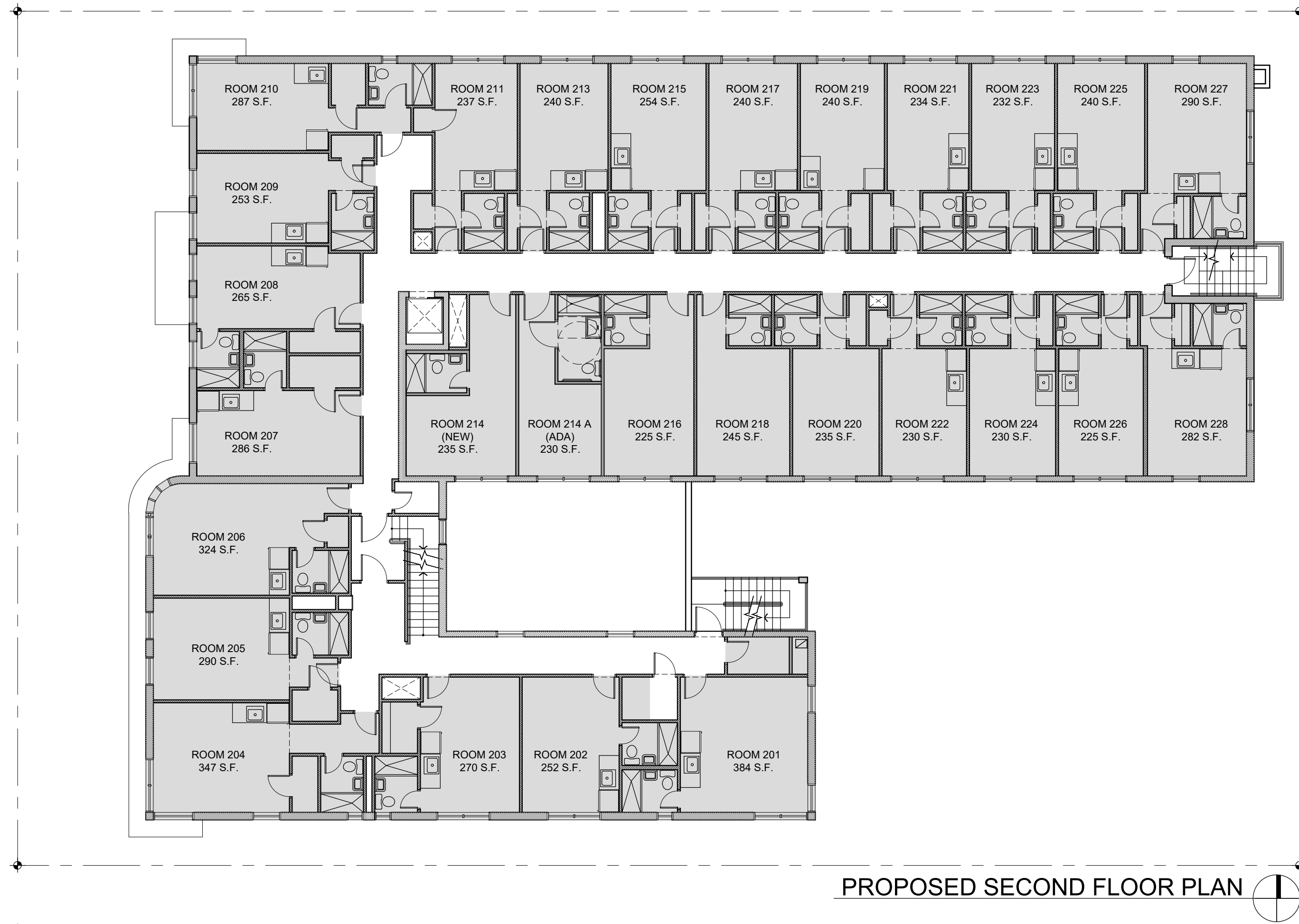
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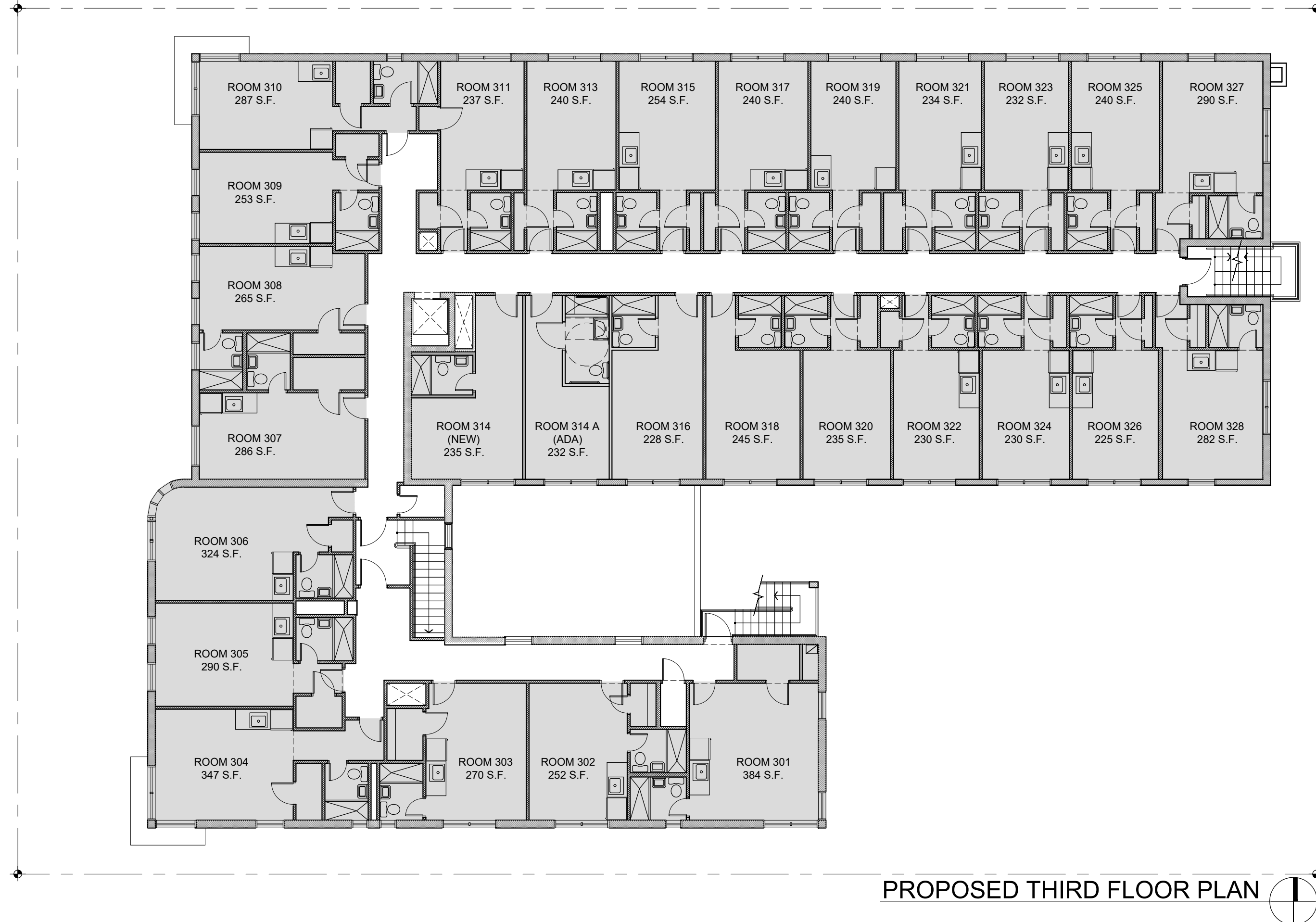
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PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

AREA ANALYSIS

LOT AREA 14,029 S.F.
ALLOWED / PROPOSED FAR 2.00 / 28,058 S.F.
TOTAL UNITS 76

BUILDING GROSS AREA		UNITS AREA		
LEVEL	AREA S.F.	LEVEL	# OF UNITS	AREA S.F.
FIRST FLOOR	9,055	FIRST FLOOR	20	5,611
SECOND FLOOR	9,055	SECOND FLOOR	28	7,307
THIRD FLOOR	8,555	THIRD FLOOR	28	7,315
TOTAL	26,665	TOTAL	76	20,233

ALDEN HOTEL

2925 INDIAN CREEK
MIAMI BEACH, FL. 33140

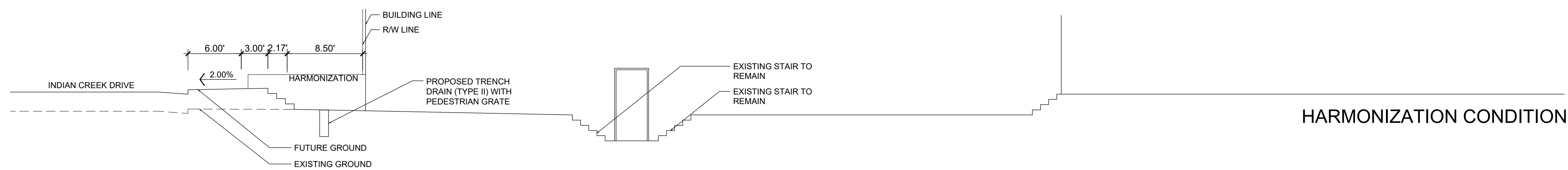
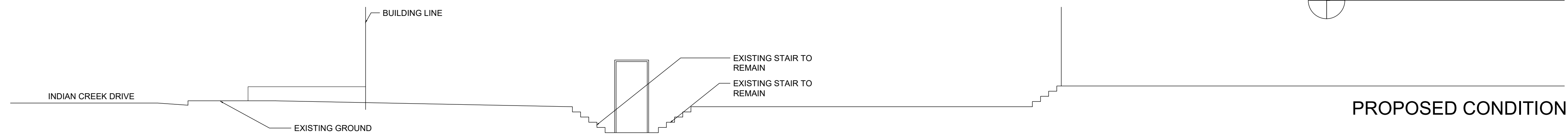
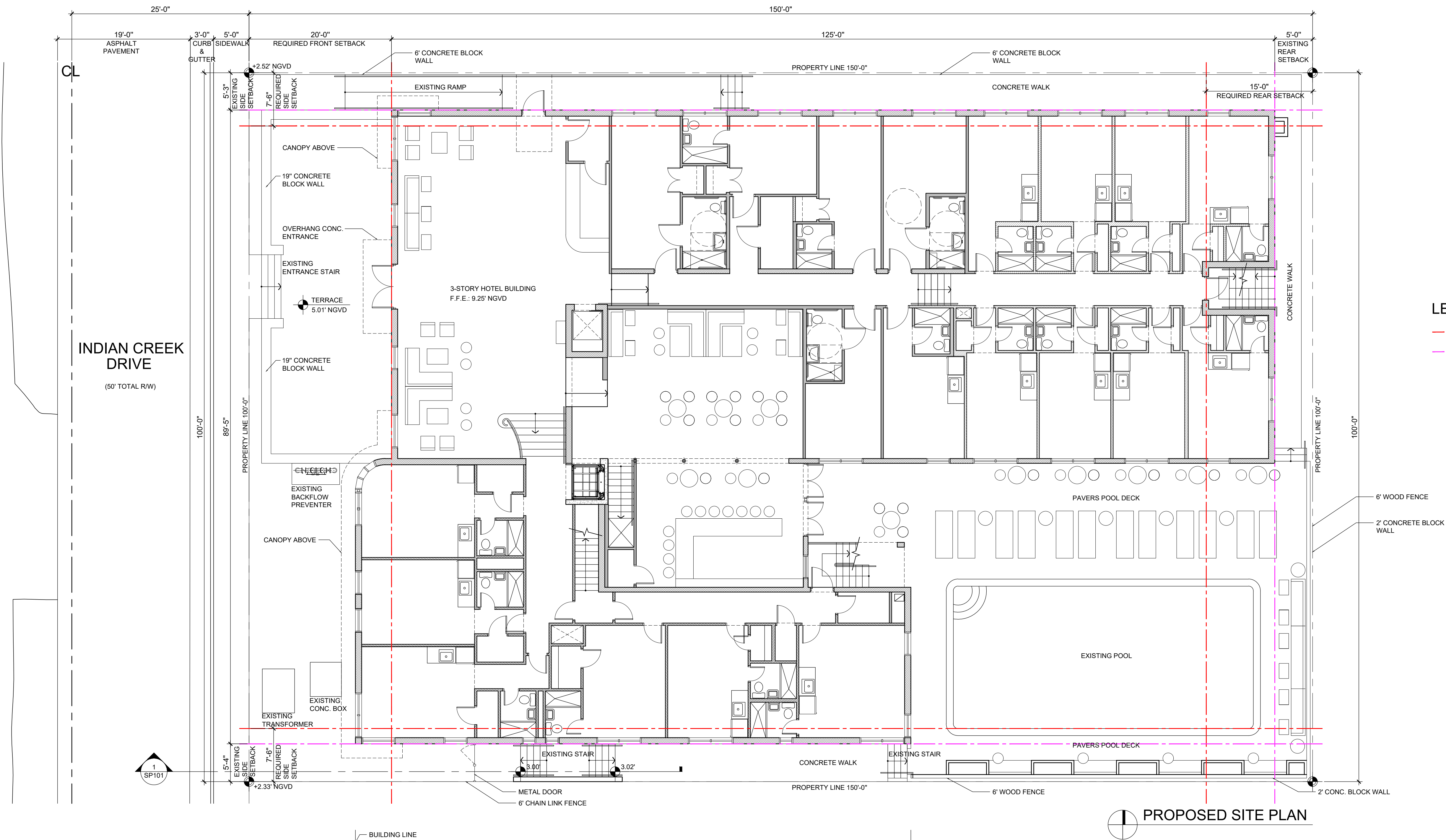
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DWG. TITLE	PROPOSED AREA ANALYSIS
SCALE	3/32"=1'-0"
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	A011

DATE REVISION



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ROSE L GOMEZ

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DWG. TITLE
PROPOSED SITE PLAN

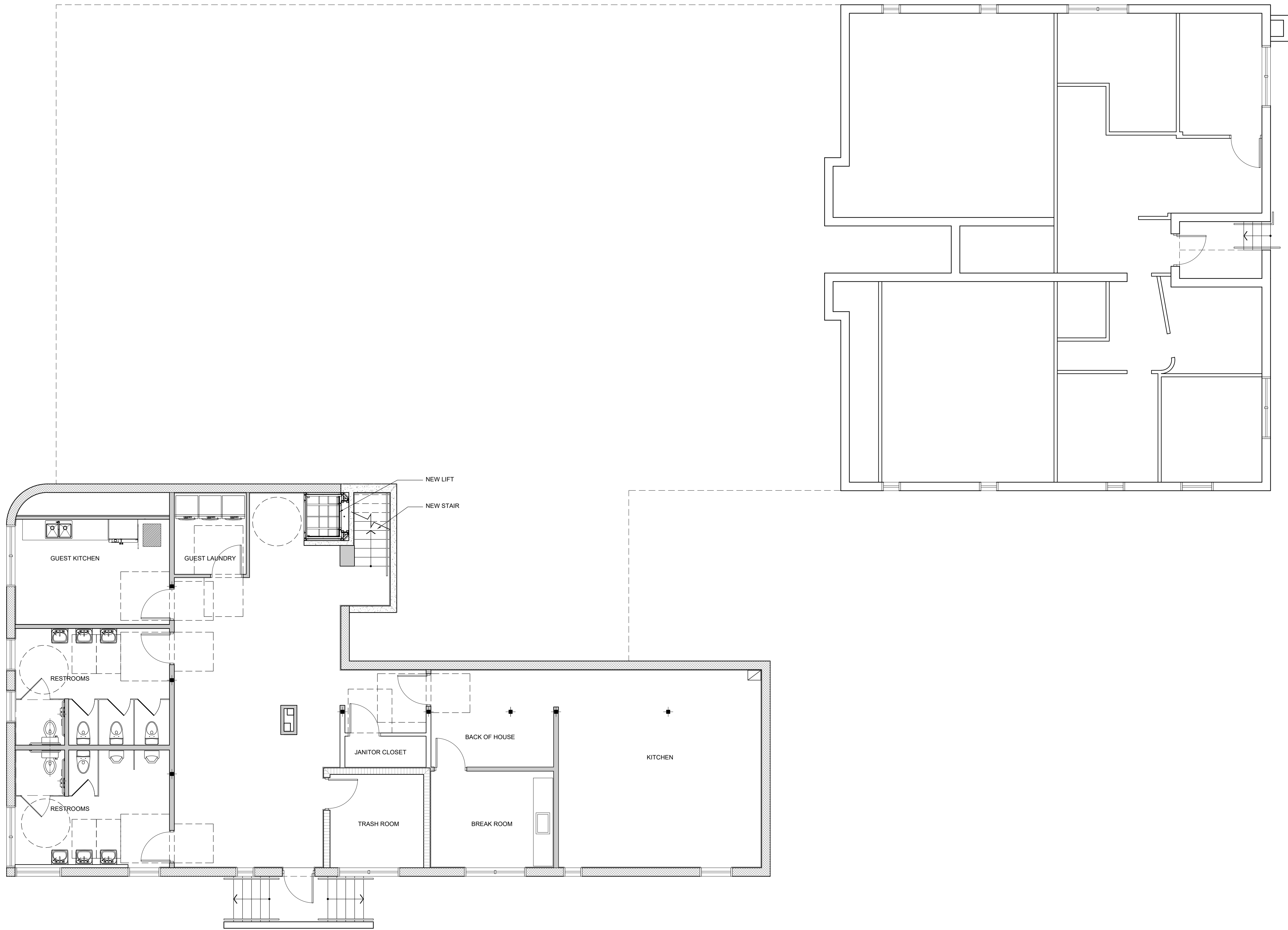
SCALE
1/8"=1'-0"

PROJECT NO.
2019-17

DATE
12-09-19

SHEET NUMBER
SP101

DATE REVISION



- LEGEND
- EXISTING 8"CMU WALL
 - NEW 8"CMU WALL
 - EXISTING INTERIOR PARTITION TO REMAIN
 - NEW INTERIOR PARTITION

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

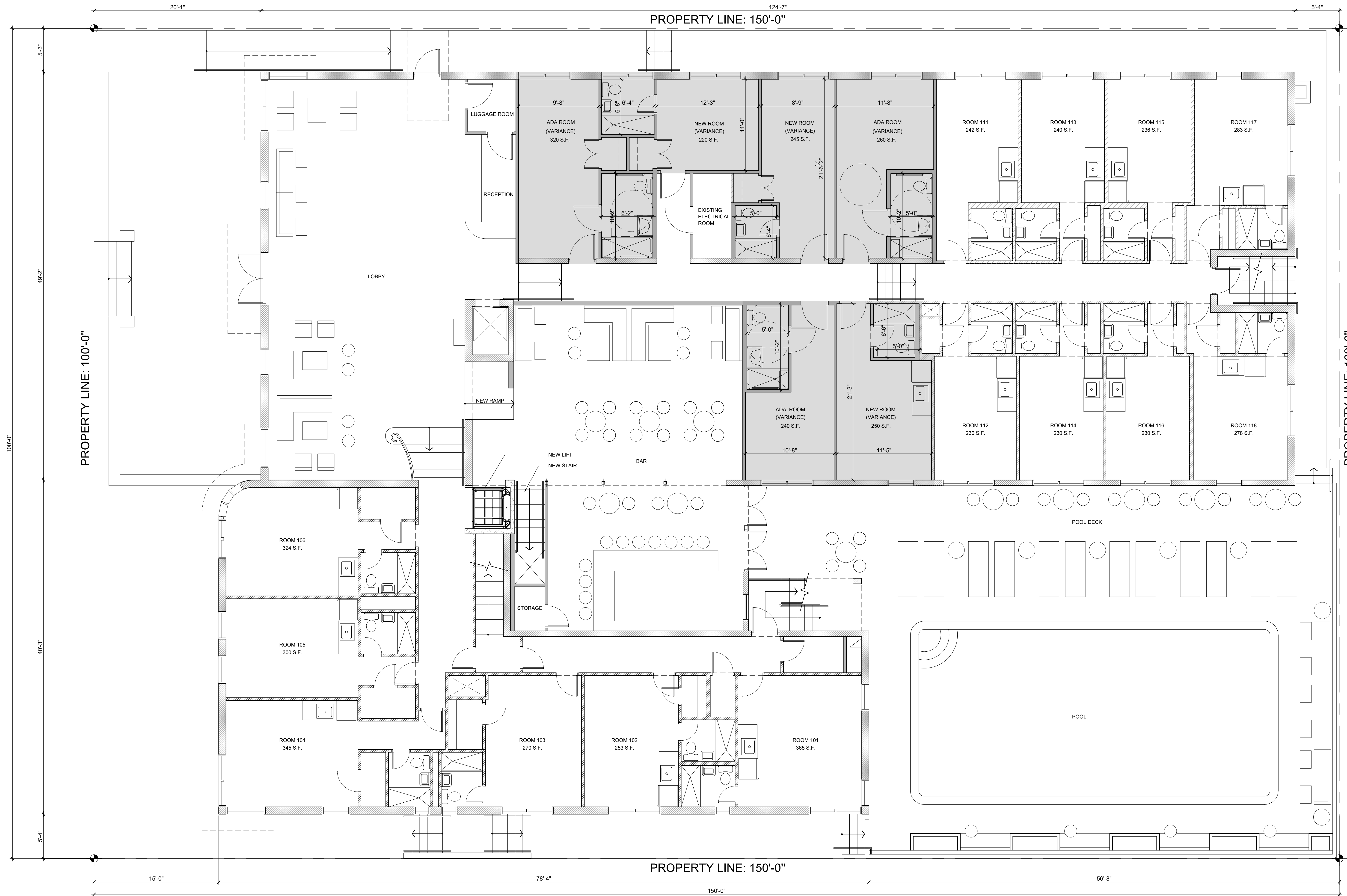
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ROSE L. GOMEZ

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

A100



LEGEND

- EXISTING 8"CMU WALL
- NEW 8"CMU WALL
- EXISTING INTERIOR PARTITION TO REMAIN
- NEW INTERIOR PARTITION
- NEW UNITS

DIMENSION NOTE:

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

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ROSE L GOMEZ

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

A101

PROPERTY LINE: 150'-0"

PROPERTY LINE: 100'-0"

PROPERTY LINE: 100'-0"

PROPERTY LINE: 150'-0"



LEGEND

- EXISTING 8" CMU WALL
- EXISTING INTERIOR PARTITION TO REMAIN
- NEW INTERIOR PARTITION

DIMENSION NOTE:

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

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2925 INDIAN CREEK
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ARCHITECTS P.A.
A A C 0 0 1 0 6 2

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ROSE L. GOMEZ

DWG. TITLE	PROPOSED SECOND FLOOR PLAN
SCALE	3/16"=1'-0"
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	A102

DATE REVISION

PROPERTY LINE: 150'-0"

PROPERTY LINE: 100'-0"

PROPERTY LINE: 100'-0"

PROPERTY LINE: 150'-0"



LEGEND

EXISTING 8\"/>

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

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ARCHITECTS
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ROSE L. GOMEZ

DWG. TITLE
PROPOSED THIRD
FLOOR PLAN

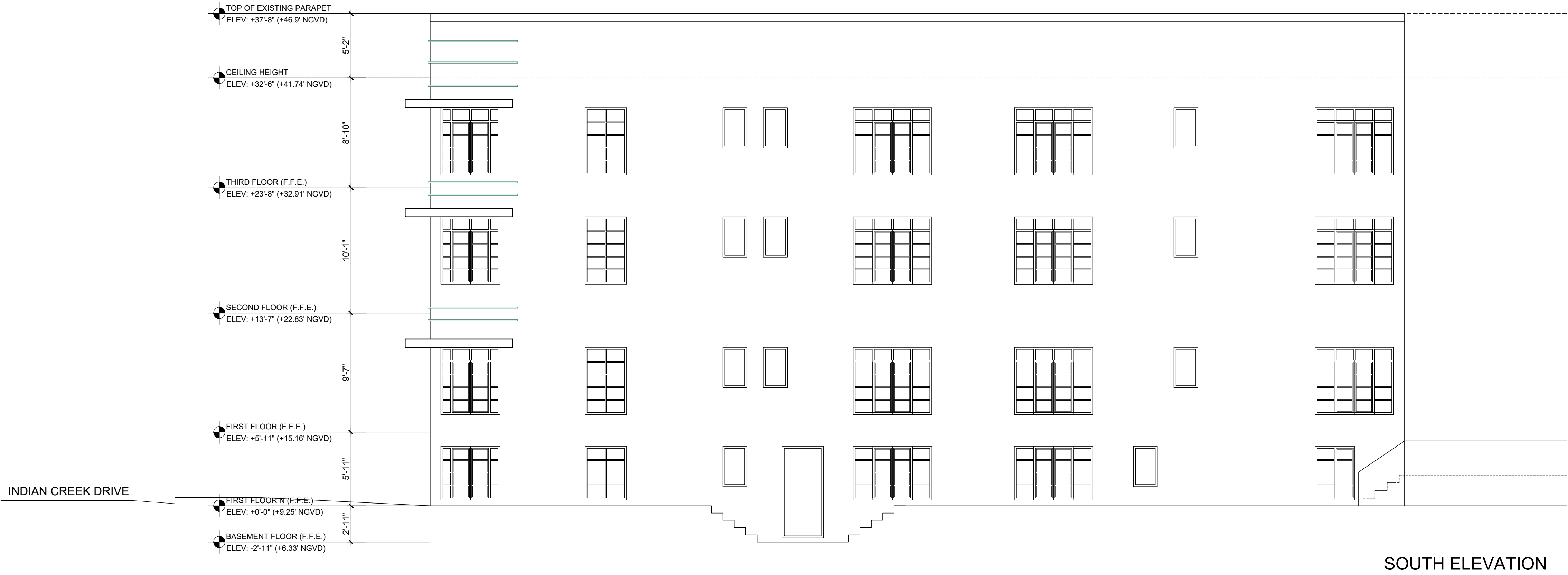
SCALE
3/16"=1'-0"

PROJECT NO.
2019-17

DATE
12-09-19

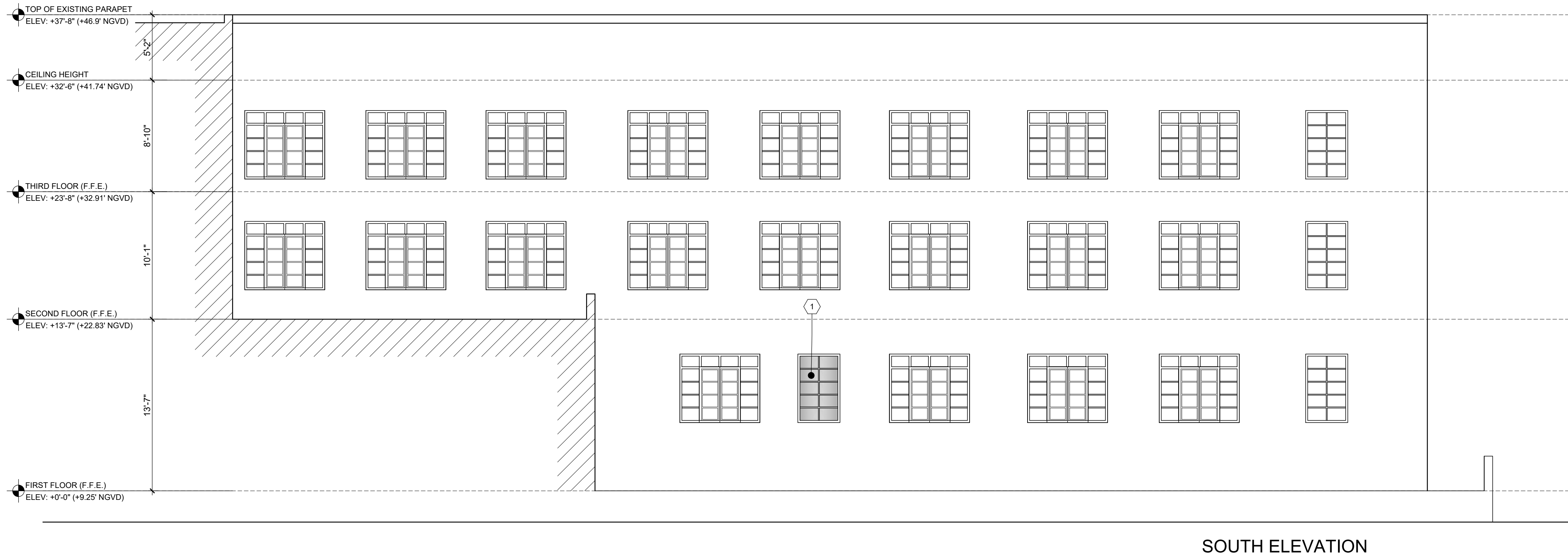
SHEET NUMBER

A103



LEGEND

01 NEW IMPACT RESISTANT WINDOWS. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.



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MIAMI BEACH, FL. 33140

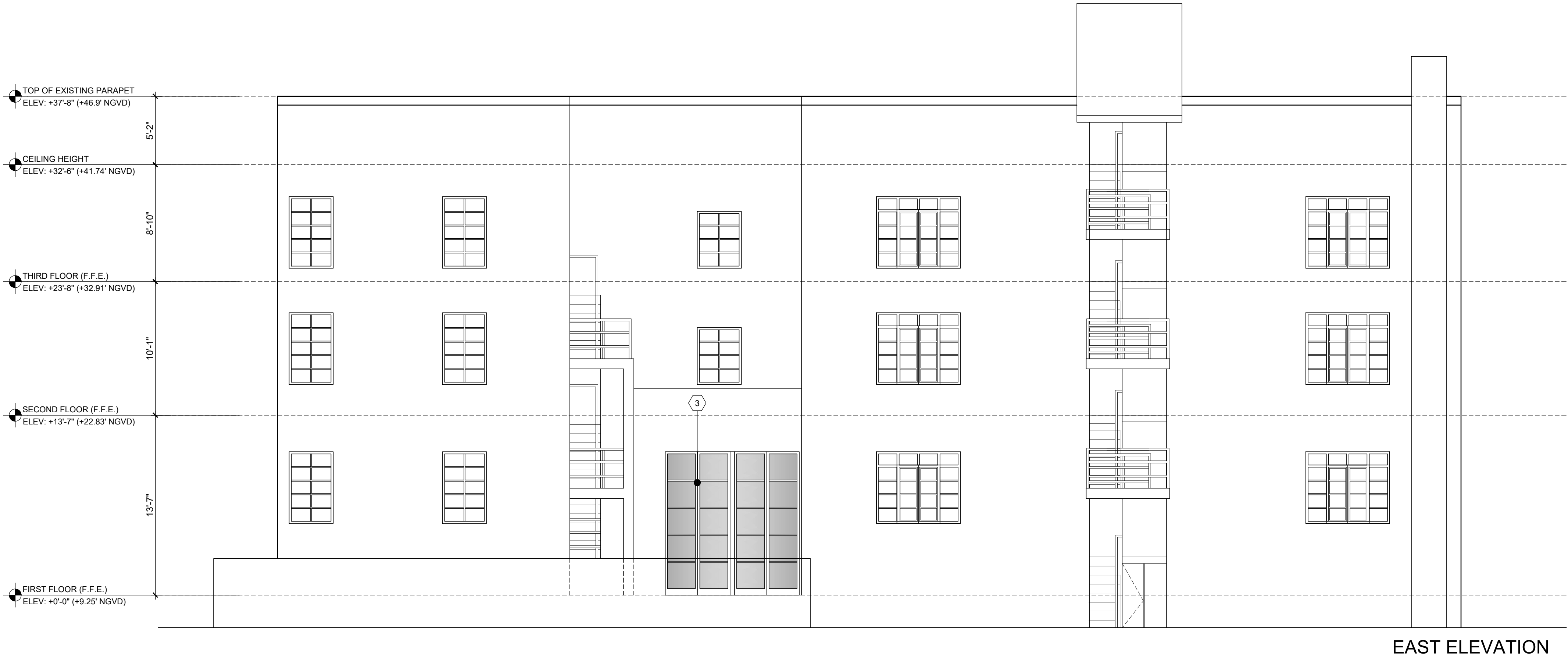
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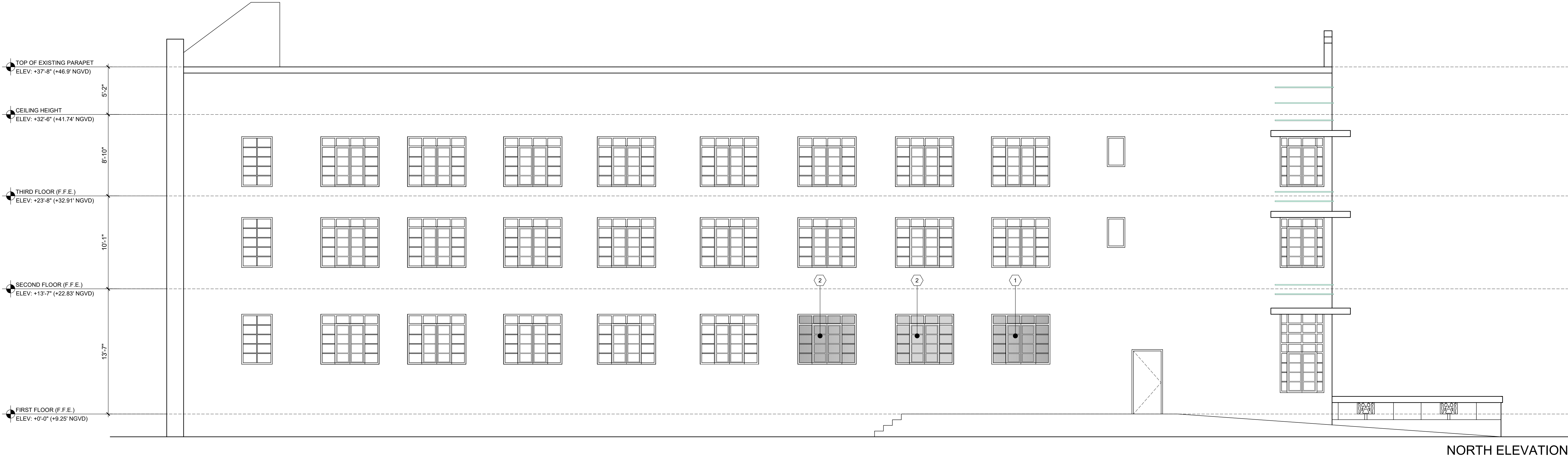
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DWG. TITLE	PROPOSED SOUTH ELEVATIONS
SCALE	VARIES
PROJECT NO.	2019-17
DATE	12-09-19
SHEET NUMBER	A201



- LEGEND**
- 01 NEW IMPACT RESISTANT WINDOWS. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
 - 02 NEW IMPACT RESISTANT WINDOWS TO REPLACE EXISTING WINDOWS. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
 - 03 NEW SWING DOOR TO REPLACE EXISTING WINDOWS. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.



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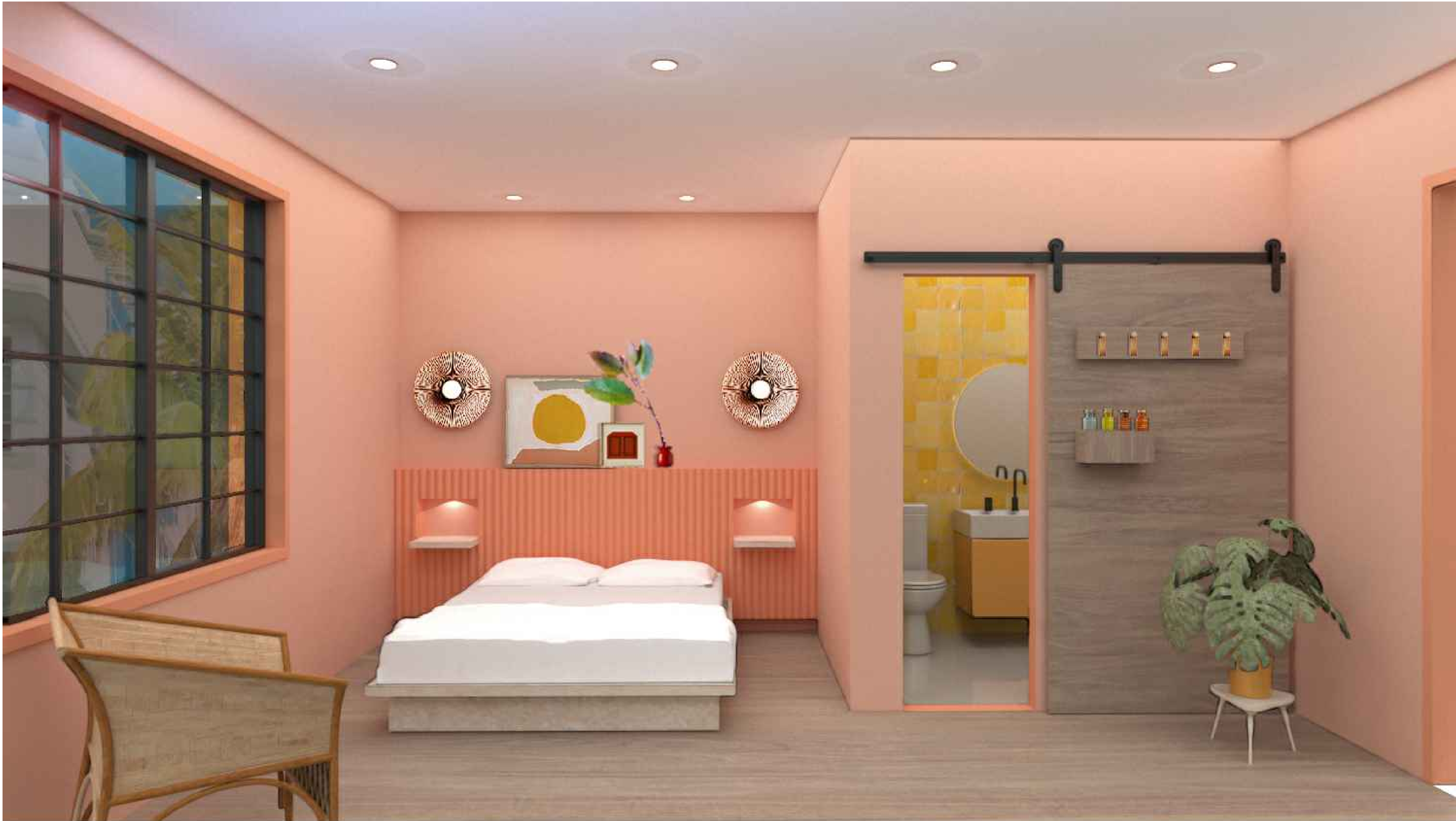
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ROSE L GOMEZ

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

A202

△ DATE | REVISION



GUESTROOMS VIEW: MINIMAL, BUT VIBRANT, WITH PUNCHY COLORS AND ART DECO DETAILS

ALDEN HOTEL

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ARCHITECTURE

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ROSE D. GOMEZ

DWG. TITLE
NEW UNITS
INTERIOR VIEW

SCALE
N.T.S.

PROJECT NO.
2019-17

DATE
12-09-19

SHEET NUMBER
A203

△ DATE REVISION