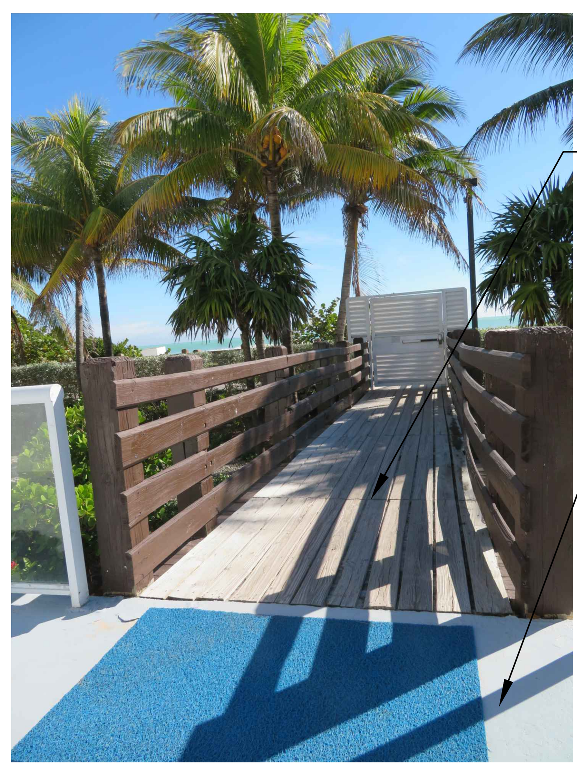
BEST WESTERN PLUS ATLANTIC BEACH RESORT
4101 COLLINS AVE, MIAMI BEACH, FLORIDA

HOTEL

SCOPE OF WORK:

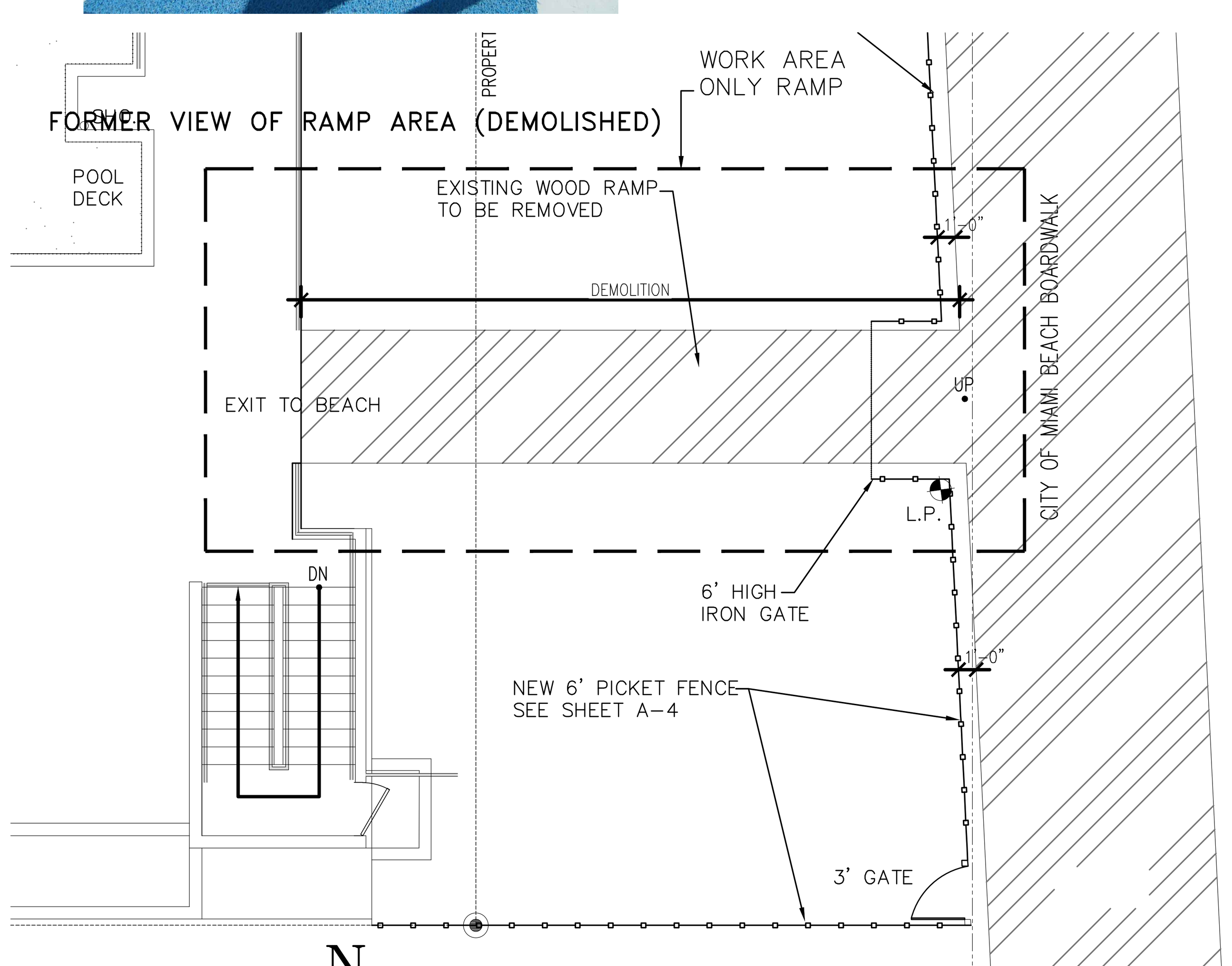
1– PROVIDE NEW ADA CONCRETE RAMP AS SHOWN.
2– PROVIDE CABLE RAILINGS AS SHOWN,
3– EXISTING WOOD RAMP TO BE REMOVED.
4– PROVIDE HORIZONTAL ALUM. FENCE & GATES AS SHOWN.
5– PROVIDE NEW WALK PAVERS MATCH NEW CITY BEACH WALK.
NOTE: NEW RAMP TO CONNECT TO NEW CITY
BEACH WALK COORDINATE WITH ARCHITECT.



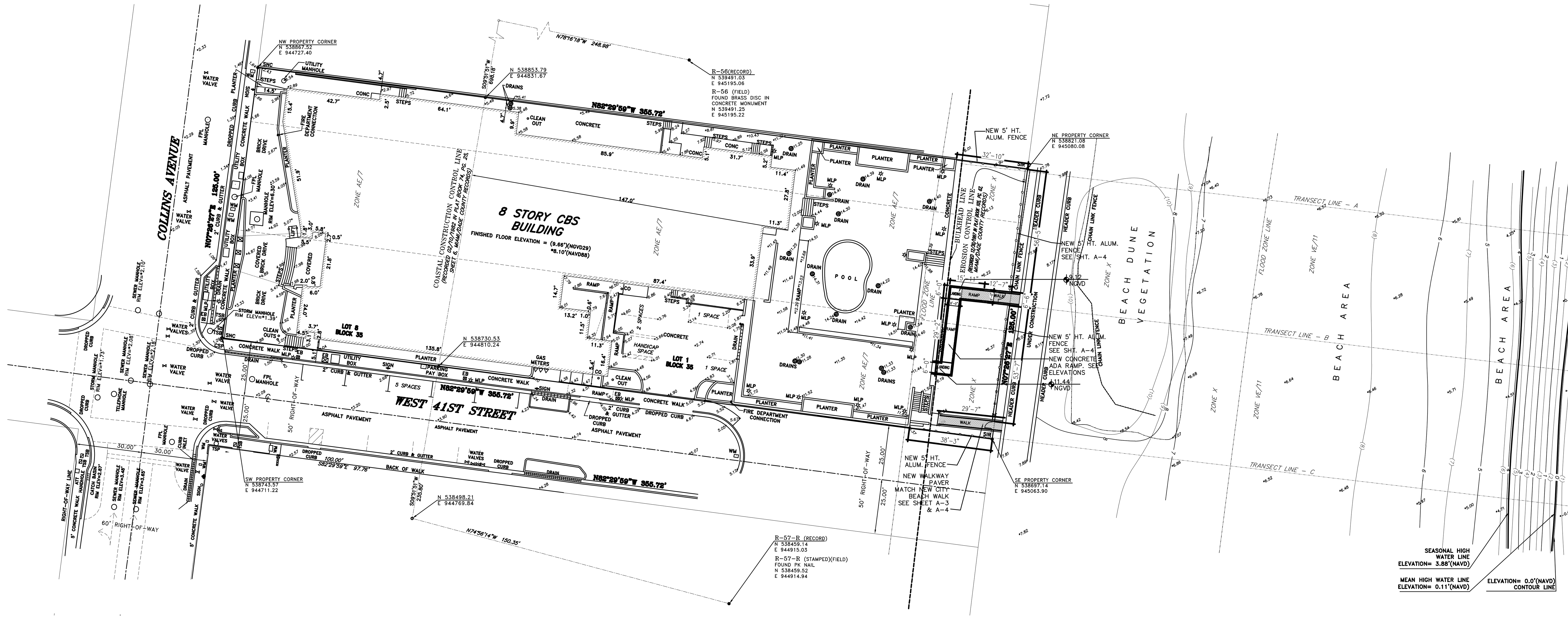
RAMP AND RAILINGS DEMOLISHED

EXISTING SLAB TO REMAIN.

FORMER VIEW OF RAMP AREA (DEMOLISHED)



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



N
SITE PLAN
SCALE: 1/32"=1'-0"

RAMP REFERENCE
RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH
405, FBC 2017 ACCESSIBILITY, 6TH ED.

PROJECT INFORMATION

ZONING INFORMATION:
LEGAL FOLIO: 02–3226–001–1980
FH: LUCERNE INVESTMENTS LLC/
LESSEE: SOKOLOV LTD
4101 COLLINS AVENUE, MIAMI BEACH 33140
41,750 S.F. (SURVEY)
AREA AND ZONING INFORMATION:
ZONING CLASSIFICATION: MULTIFAMILY–HOTEL–MOTEL
EXISTING CONSTRUCTION: 8 FLOORS CBS BUILDING
YEAR BUILT: 1955

ZONING DISTRICT: RM–3
HISTORIC DISTRICT: COLLINS WATERFRONT HISTORIC DISTRICT

LEGAL DESCRIPTION:

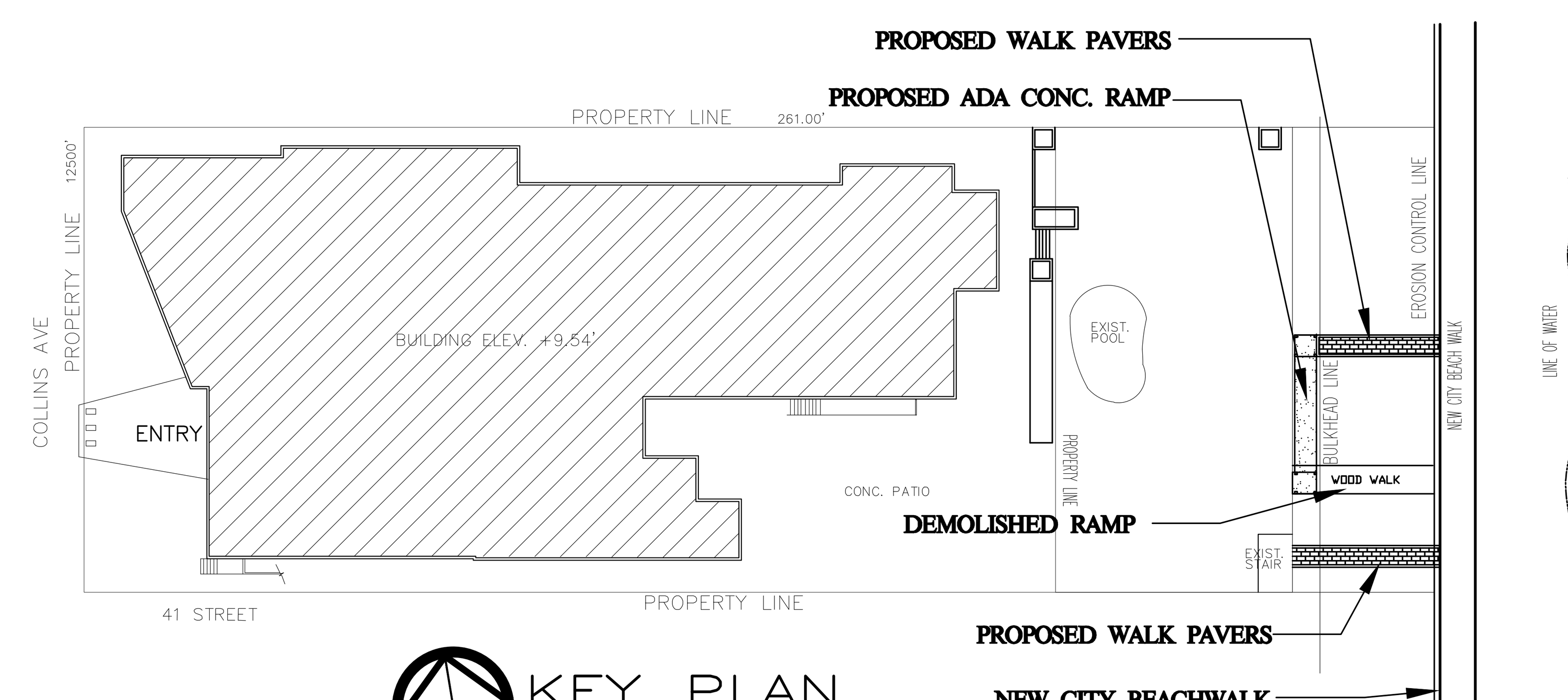
LOTS 1,2,7 AND 8, AND THE SOUTH 25 FEET OF LOT 3, AND THE SOUTH 25 FEET OF LOT 6, ALL IN BLOCK 35, OF "OCEANFRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, AND THAT CERTAIN TRACT, FORMERLY KNOWN AS A 16 FOOT ALLEYWAY, NOW CLOSED, SHOWN IN SAID PLAT, LYING BETWEEN LOTS 1 AND 2 AND THE SOUTH 1/2 OF LOT 3 ON THE EAST, AND LOTS 7 AND 8 AND THE SOUTH 1/2 OF LOT 6 ON THE WEST, IN BLOCK 35 OF AFORESAID SUBDIVISION, PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA
TAX FOLIO NUMBER: 02–3226–001–1980

PUBLIC WORKS NOTE:
ALL WORK, MATERIALS, AND EQUIPMENT ARE TO BE INSIDE PRIVATE PROPERTY.

FLORIDA BUILDING CODE 2017 EXISTING, 6th ED.
FLORIDA ACCESSIBILITY CODE (FBC 2017 ED.)
CITY OF MIAMI BEACH PROVISIONS

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING SIDEWALKS & REPLACE ALL DAMAGED SLAB IF CRACKED OR DAMAGED DURING CONSTRUCTION. AS PER MIAMI–DADE PUBLIC WORKS STANDARDS.
2. CONTRACTOR SHALL RELOCATE SPRINKLER LINES IF THEY INTERFERE W/ NEW CONSTRUCTION AND REPAIR/ REPLACE IF DAMAGED DURING CONSTRUCTION. SPRINKLER MUST BE OPERATIONAL.
3. CONTRACTOR SHALL REPLACE ALL DAMAGED SOD.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION.



KEY PLAN

HISTORIC PRESERVATION BOARD
FINAL SUBMITTAL
JANUARY 19, 2021

01-19-2021 COVER
1

DATE	SYM	REVISION/ RECORD	BY
	1		
	2		
	3		
	4		
	5		

PROJECT NAME: BEST WESTERN PLUS HOTEL
NEW ADA RAMP CONNECTION TO CITY BEACH WALK
OWNER: LUCERNE INVESTMENT LLC
ADDRESS: 4101 COLLINS AVE.
MIAMI BEACH, 33139
PHONE: 305 538 6301

IAA DESIGN ASSOCIATES PA
Ismael Allendes AR 94998
Architecture interior Design Planning
8280 sw 139 th terrace - miami, fl. 33158
phone:(305)322-9097e-mail:Isma2000@aol.com

SEAL

AA-26001915
A–1
SHEET 1 OF 4
SCALE: AS SHOWN
DATE:082620 DRAWN:AR

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