

BEILINSON
GOMEZ

ARCHITECTS *pa*

akerman

4000 COLLINS

SPOT 
VENTURES



4000 COLLINS AVENUE MIAMI BEACH, FL. 33140
 ARCHITECT HERBERT MATHES 1948

HPB22-0551

HPB FINAL SUBMITTAL 02-10-23

Spot On Ventures: Experience with Historic Hotels



Knickerbocker Hotel – NYC

- Designed in 1901 and opened in 1906.
- Largely designed in the Beaux-Arts style by Marvin & Davis, with Bruce Price as consultant.

Spot On Ventures: Experience with Historic Hotels



Boston Park Plaza – Boston

- Opened in 1927.
- A prototype of the grand American hotel. It was the first hotel in the world to offer in-room radio in every room.



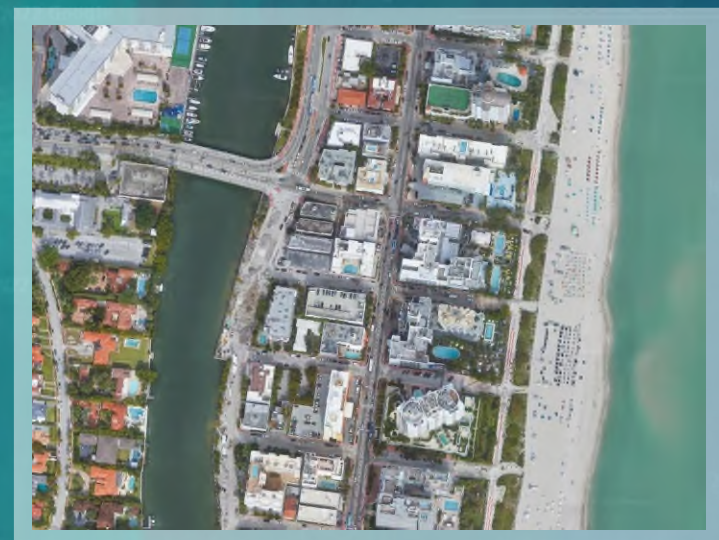
Spot On Ventures: Experience with Historic Hotels



Verb Hotel— Boston

- Opened in 1959 as the Fenway Motor Lodge one of the first new hotels to open post-WW2.
- Hosted entertainers such as Connie Francis, Jerry Vale and Tony Bennett.







01



02



03



04



KEY PLAN

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SOUTH-EAST VIEW



01



SOUTH-WEST VIEW



02



NORTH-WEST VIEW



03



NORTH-EAST VIEW



04



01



02



03



04



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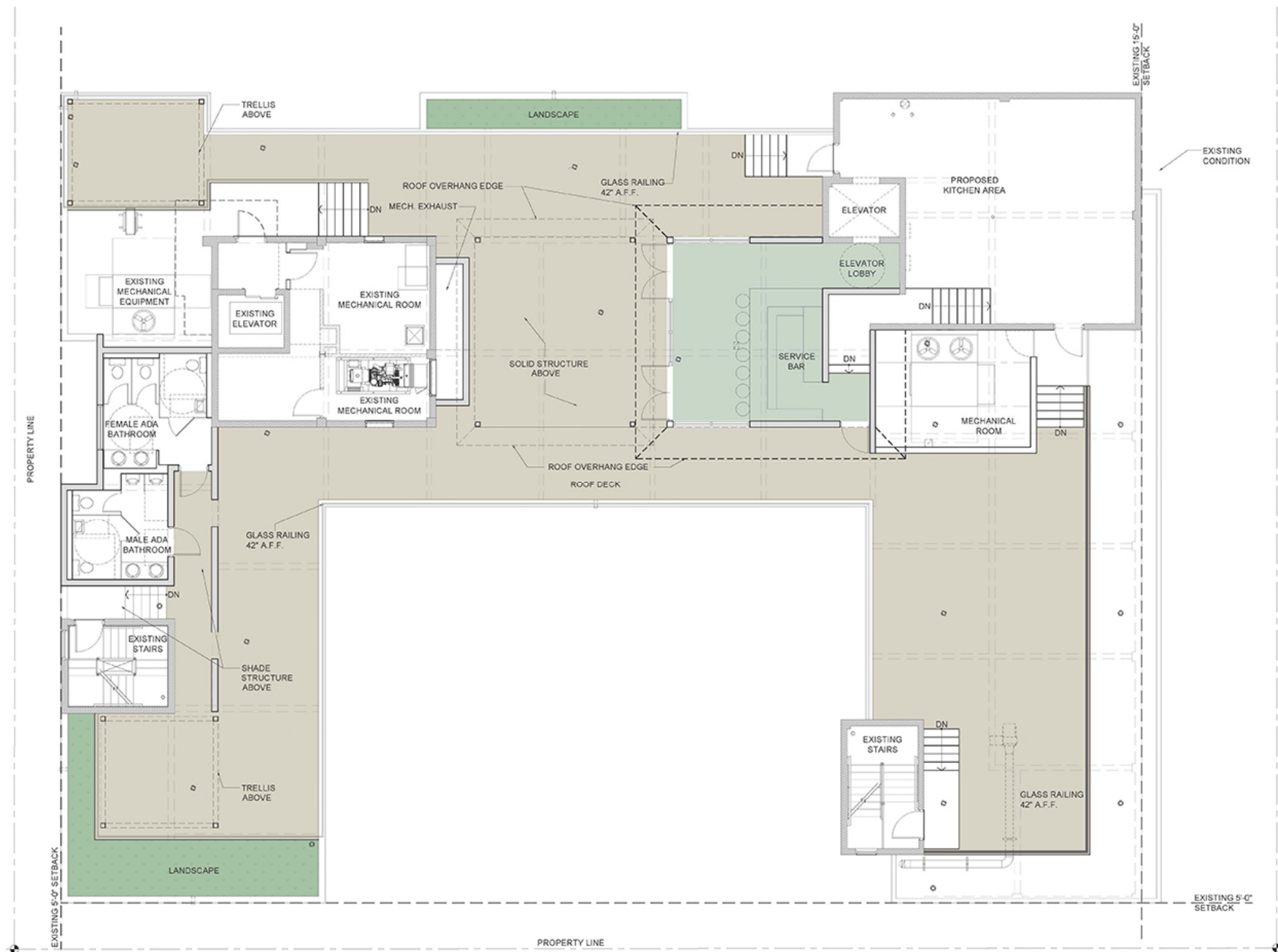


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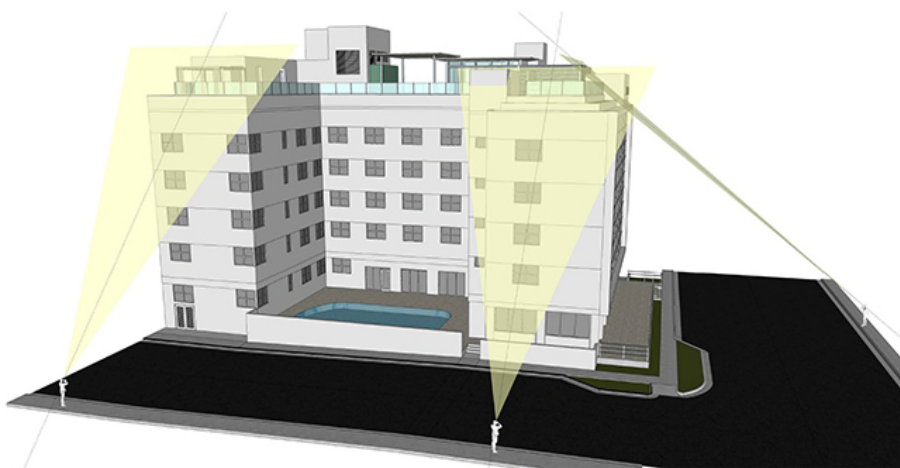
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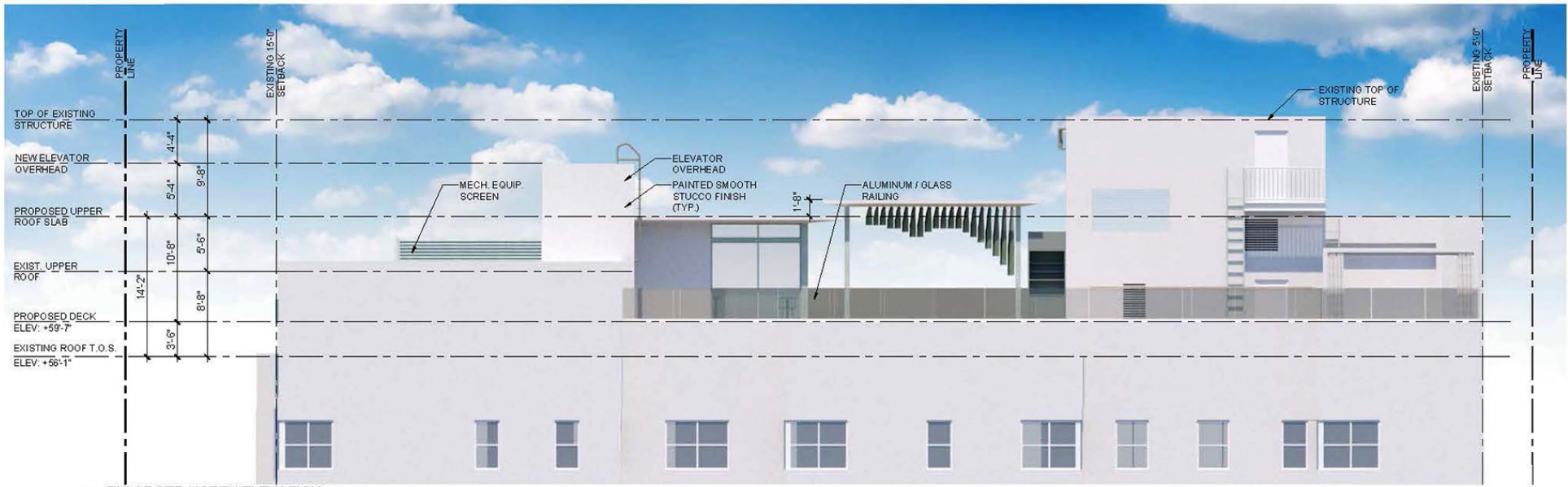


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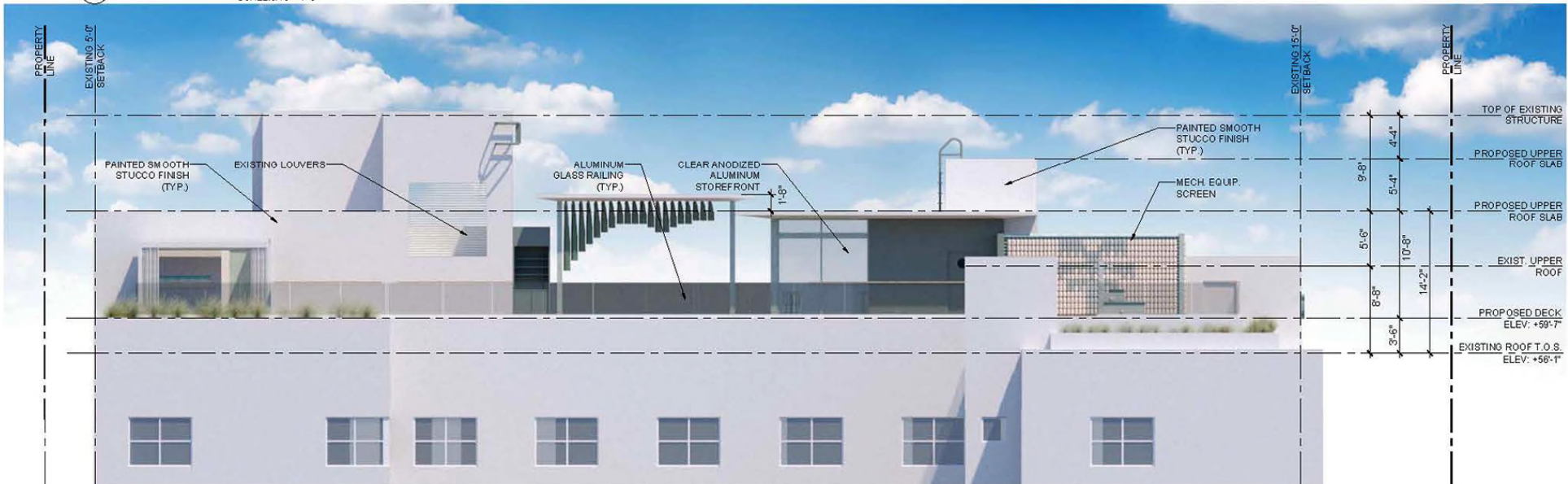
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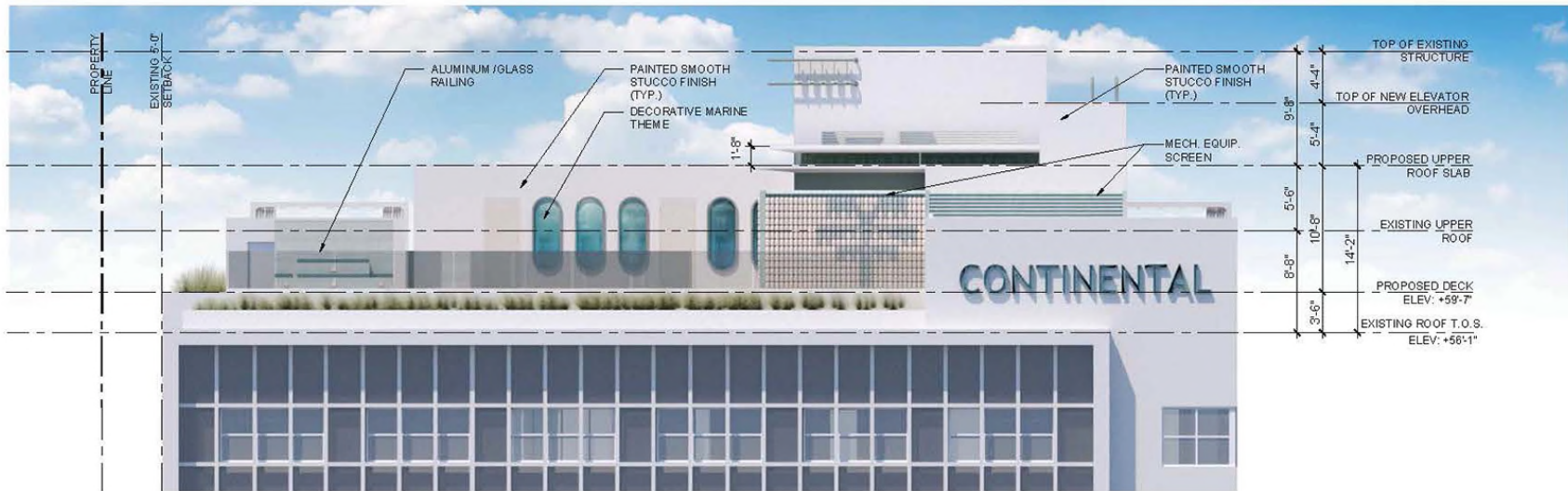
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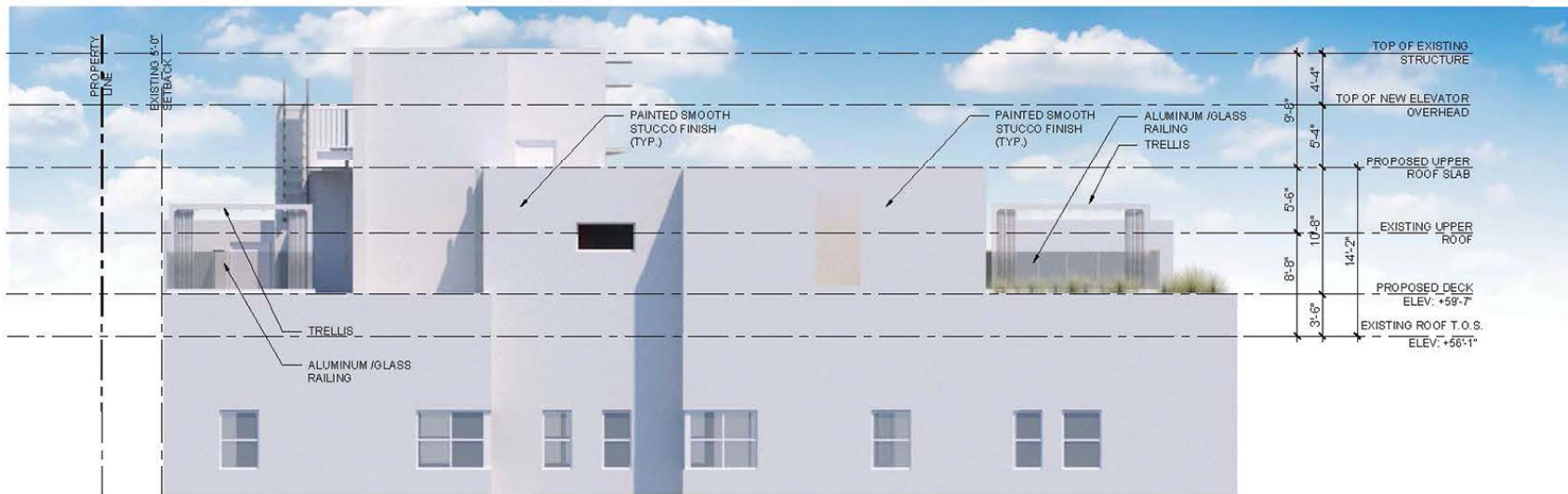
01 ENLARGED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



02 ENLARGED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



01 ENLARGED EAST ELEVATION
SCALE 3/16" = 1'-0"



02 ENLARGED WEST ELEVATION
SCALE 3/16" = 1'-0"

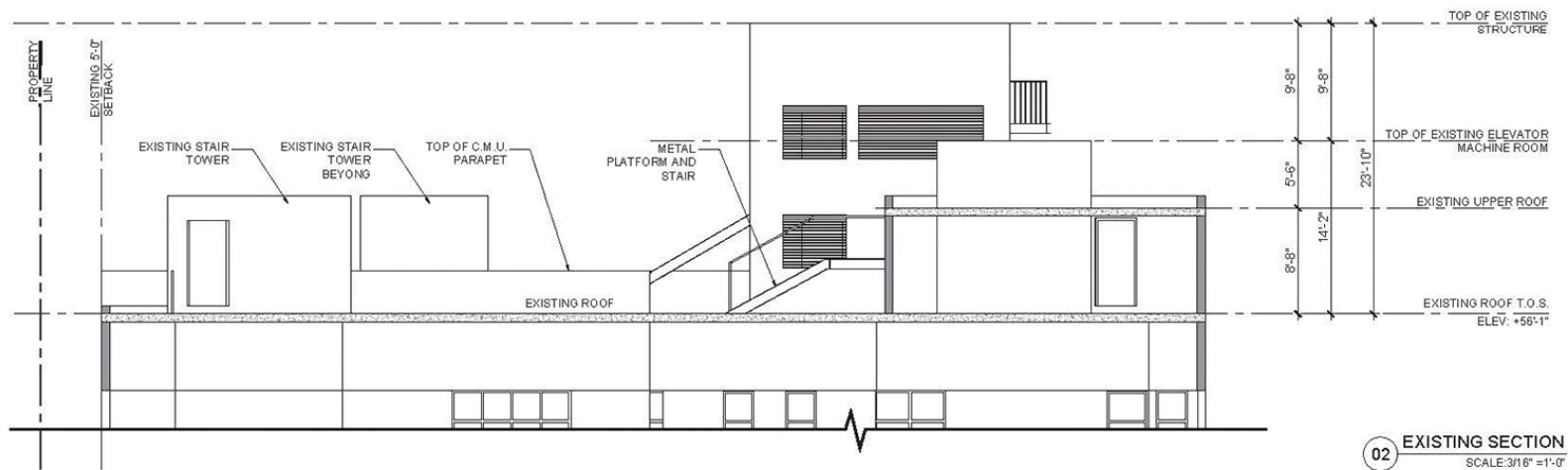
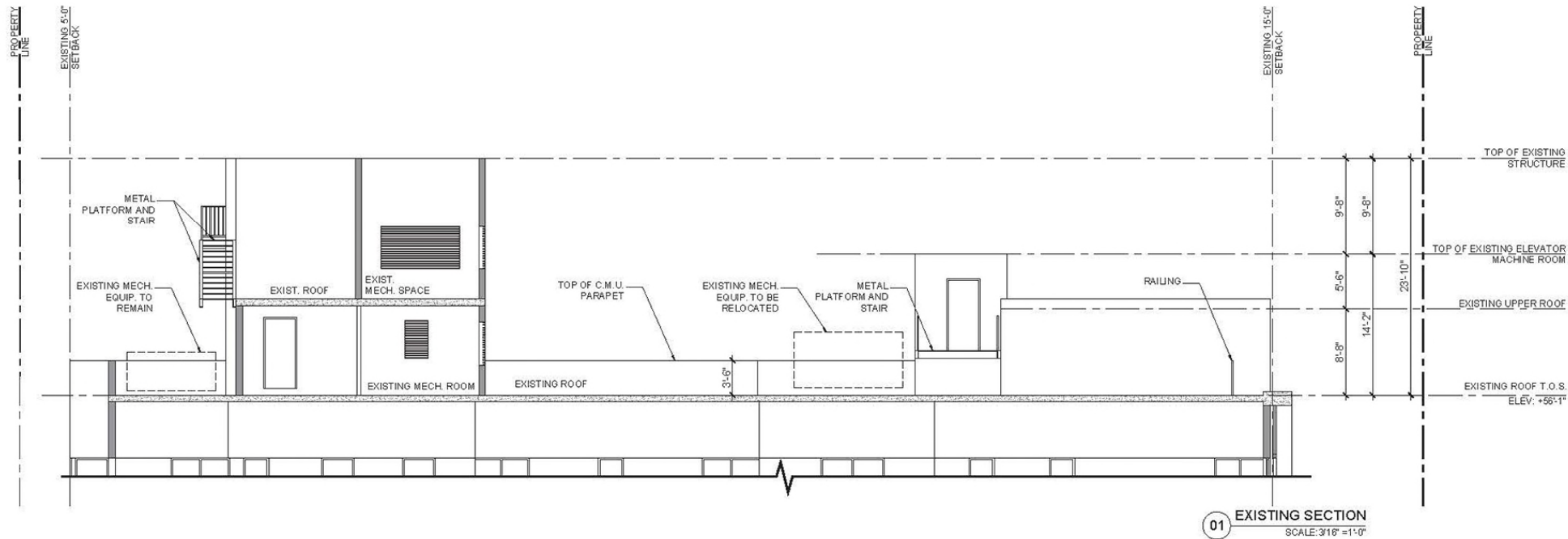
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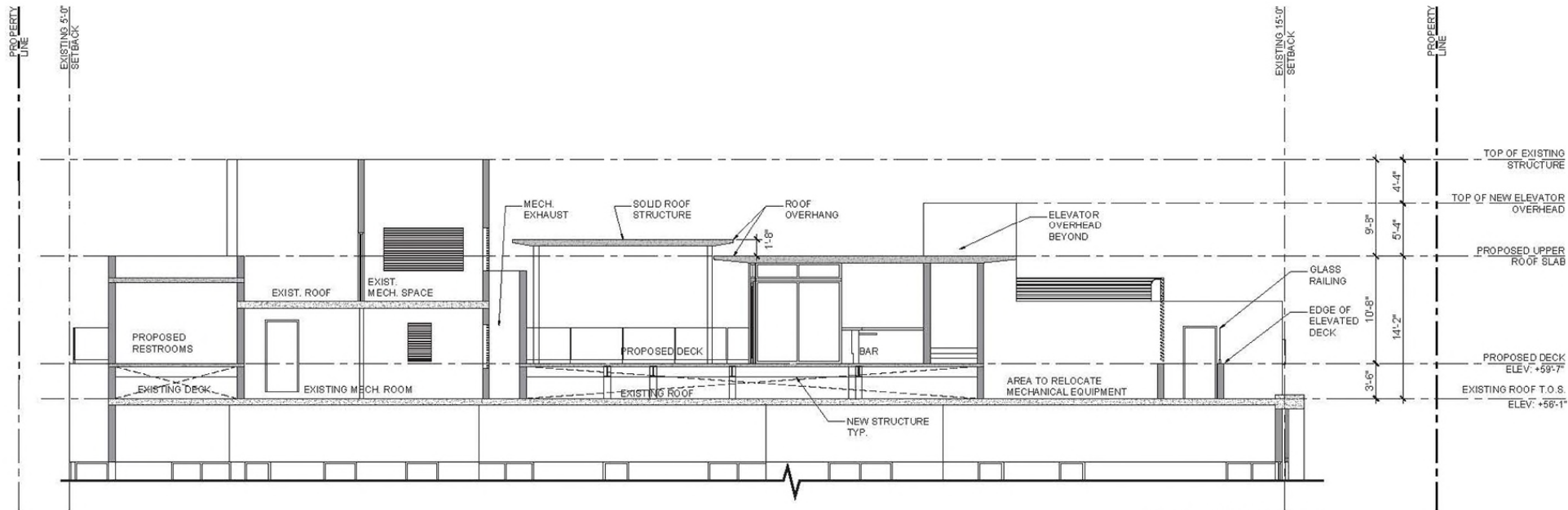
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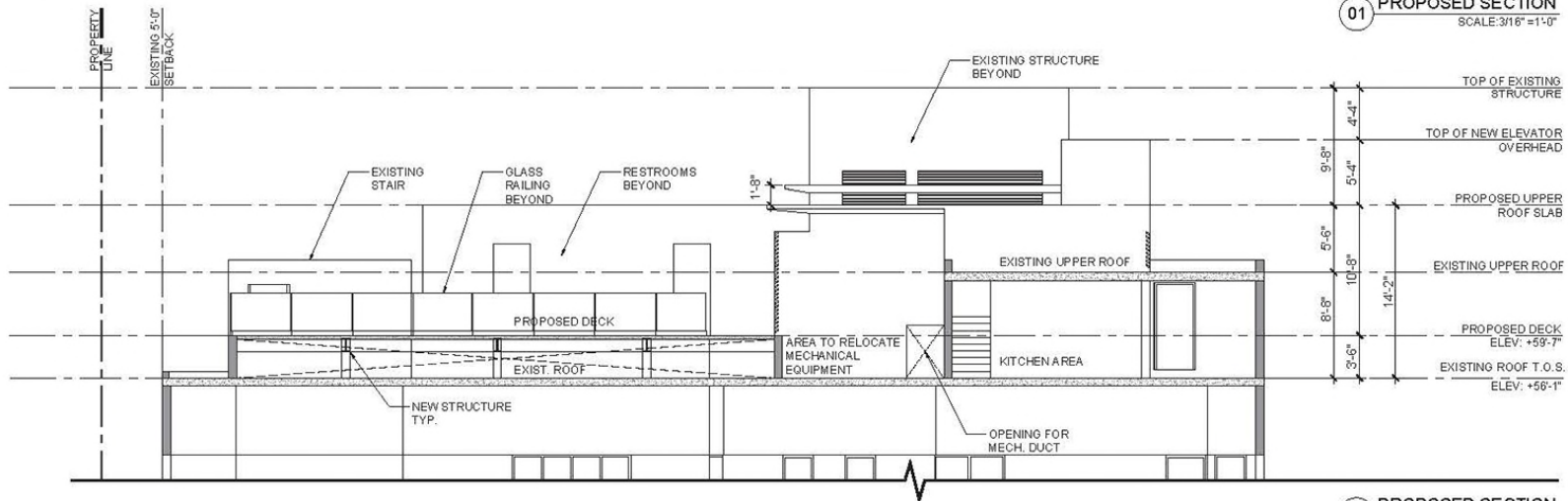
4000 COLLINS

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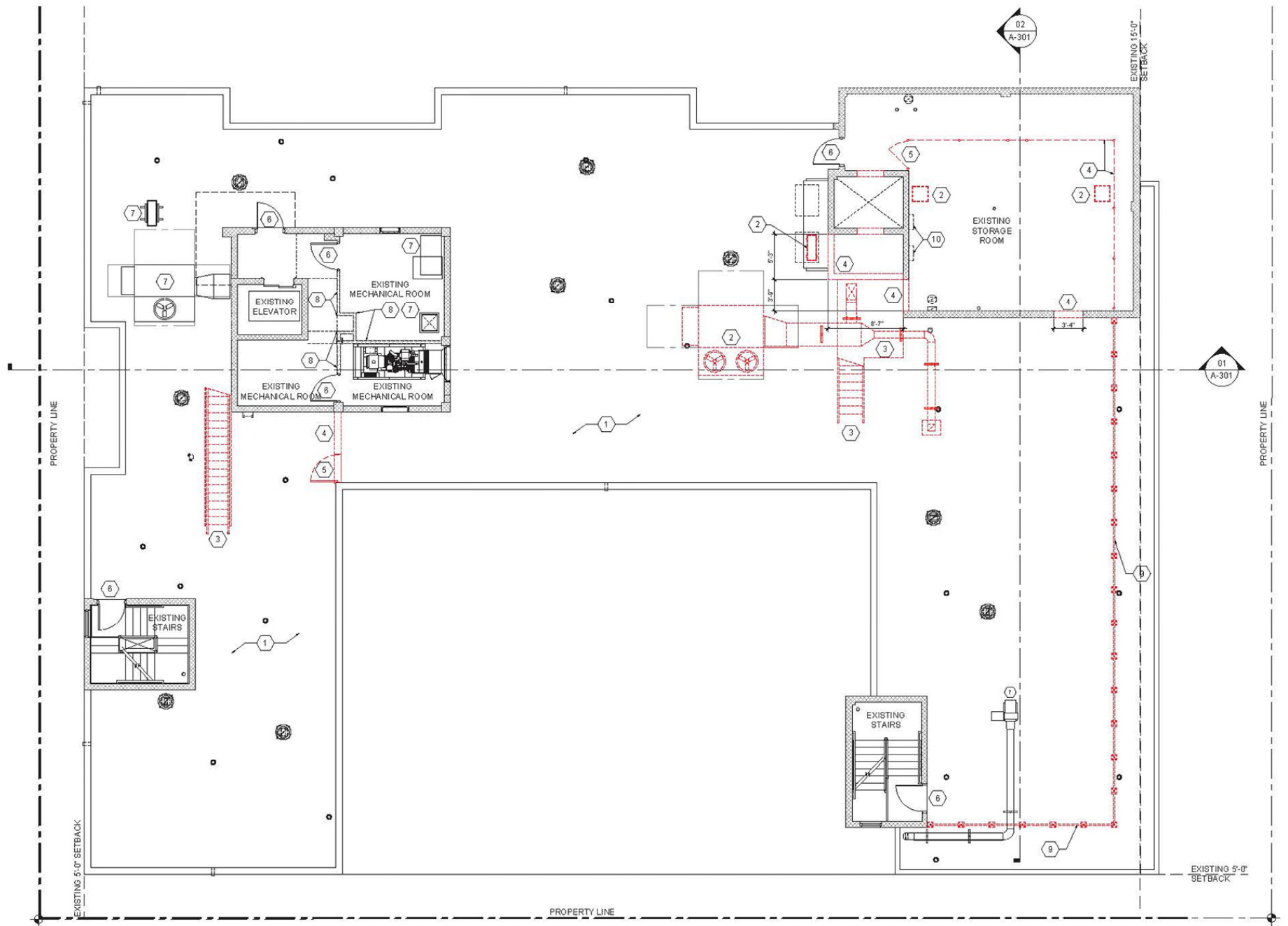


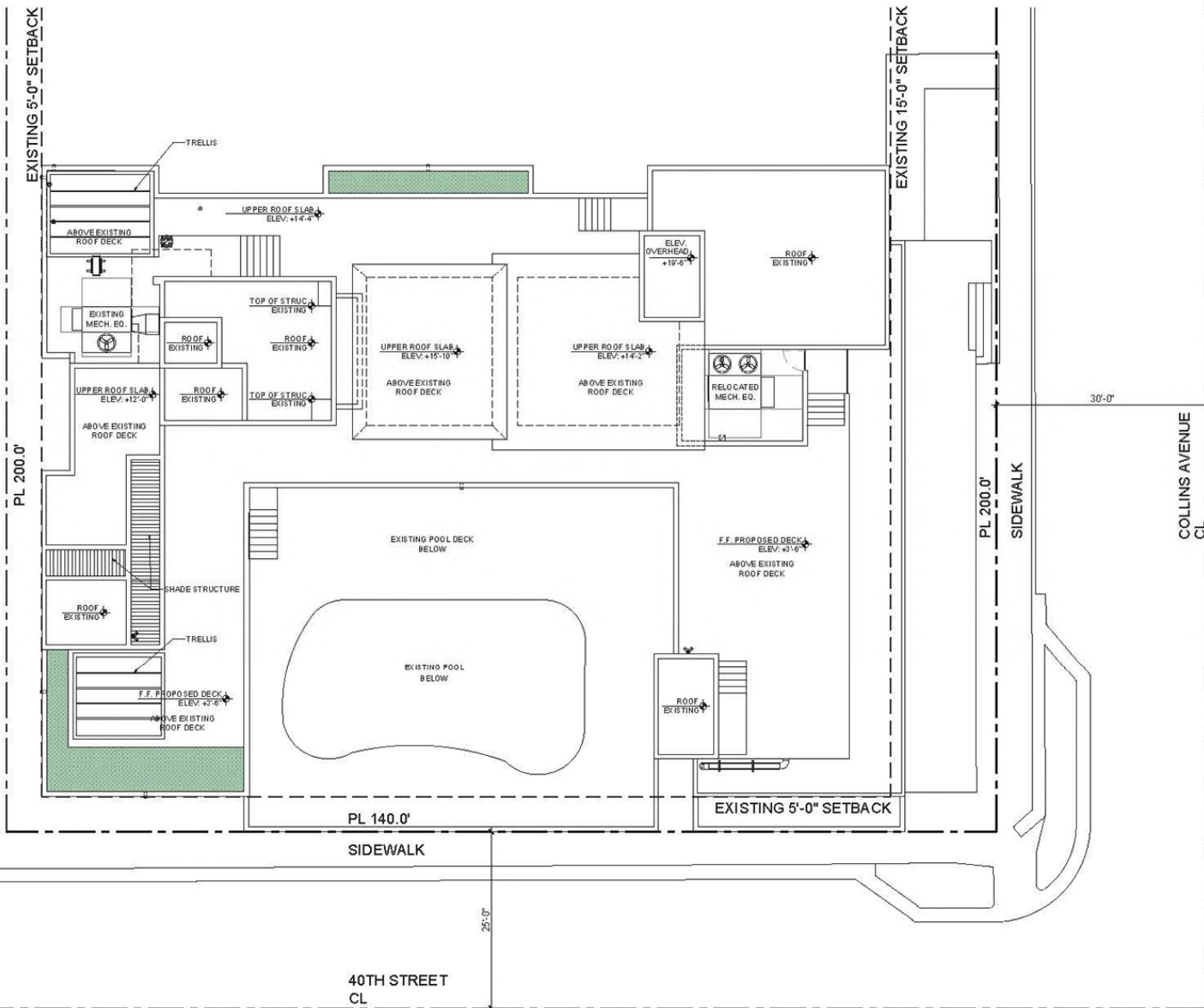


01 PROPOSED SECTION
SCALE: 3/16" = 1'-0"



02 PROPOSED SECTION
SCALE: 3/16" = 1'-0"





LEGAL DESCRIPTION

"HOTEL UNIT" OF 4000 COLLINS CONDOMINIUM , A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 33153, PAGE 4459, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

SAID PARCEL OF LAND WHOLLY WITHIN,

LOTS 10 THRU 15 INCLUSIVE ,BLOCK 34, LESS A PART OF LOT 13 AT THE NORTHEASTERLY CORNER THEREOF, BOUNDED BY THE TANGENTS TO AN ARC OF A CIRCULAR CURVE HAVING A CENTRAL ANGLE OF 90°00'00" ,A RADIUS OF 20.00 FEET, SAID EXCEPTED PART OF LOT 13 RECORDED IN DEED BOOK 2723, AT PAGE 294, DADE COUNTY, FLORIDA, ALL SHOWN ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO., PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

ANY AND ALL REAL PROPERTY INTERESTS PURSUANT TO THAT CERTAIN PARKING LICENSE AGREEMENT , AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF PARKING LICENSE AGREEMENT DATED __,2022, AND RECORDED IN BOOK __, PAGE __, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE:
ALL ELEVATIONS ARE SHOWN ABOVE EXISTING ROOF (EXISTING ROOF 0'-0")

1 SITE PLAN WITH PROPOSED ROOF DECK
SCALE 1/8" = 1'-0"

LOT SIZE 27,926 S.F.

MAX ALLOWED
FAR 2.0 = 55,852 S.F.

EXISTING FLOOR AREA

EXISTING HOTEL

BASEMENT (HALF)	1,374 S.F.
GROUND	7,820 S.F.
SECOND	8,185 S.F.
THIRD	8,185 S.F.
FOURTH	7,962 S.F.
FIFTH	7,962 S.F.
ROOF	860 S.F.

EXISTING PARKING GARAGE BLDG

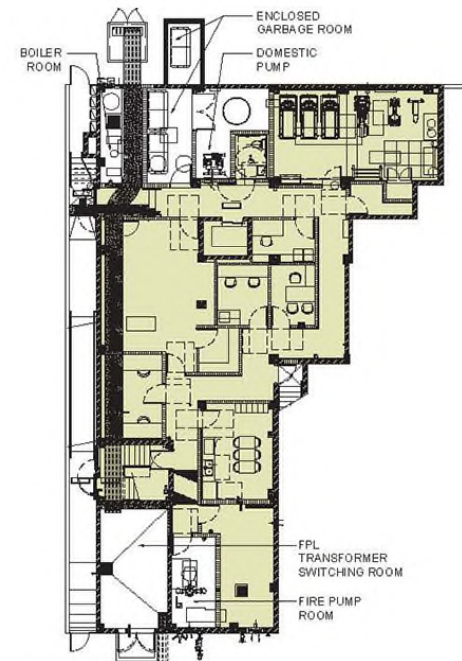
GROUND	7,750 S.F.
SECOND	2,462 S.F.
THIRD	443 S.F.
FOURTH	443 S.F.
ROOF	N/A

42,348 S.F.

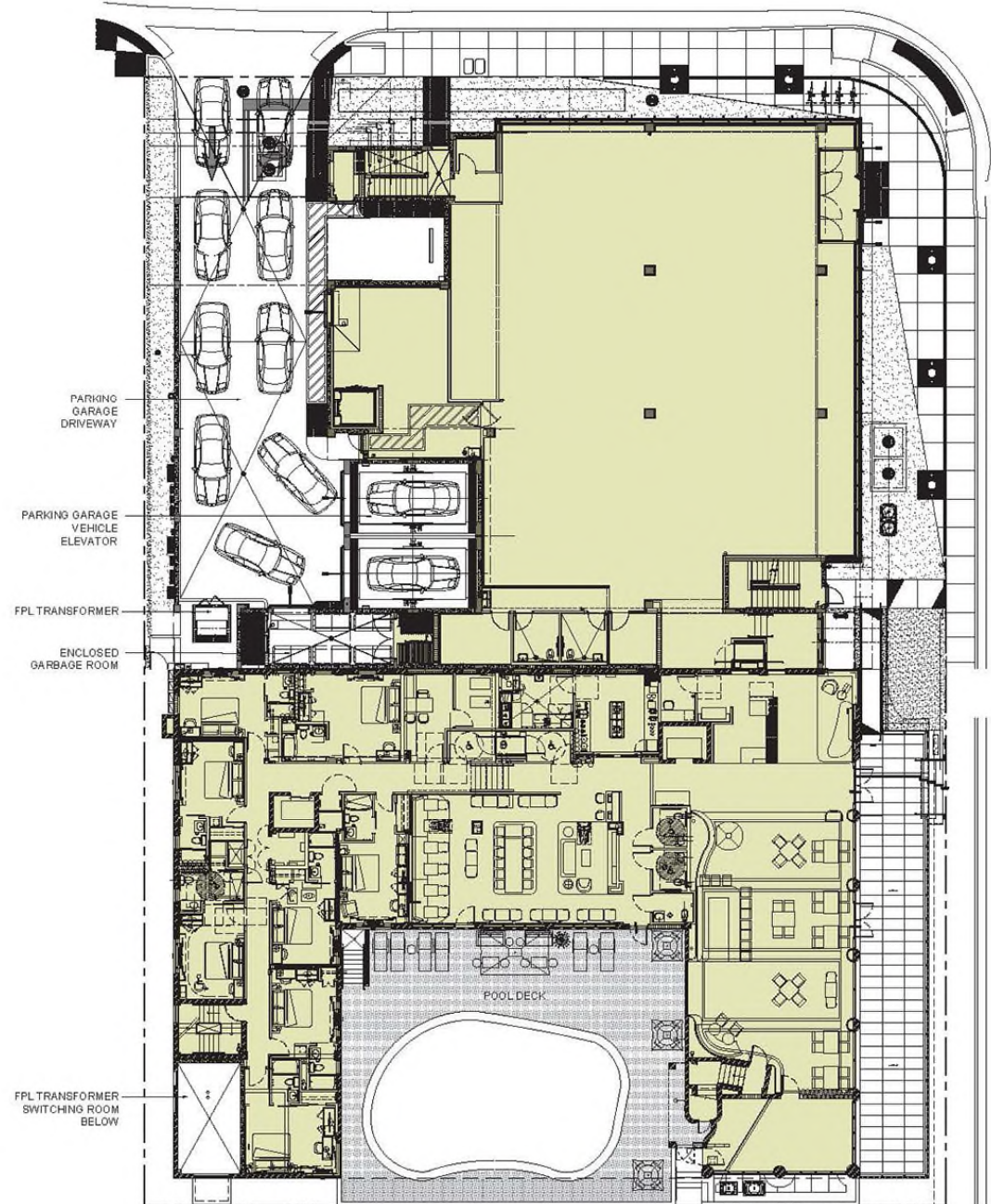
11,098 S.F.

TOTAL EXISTING FLOOR AREA 42,348+11,098 = 53,446 S.F.

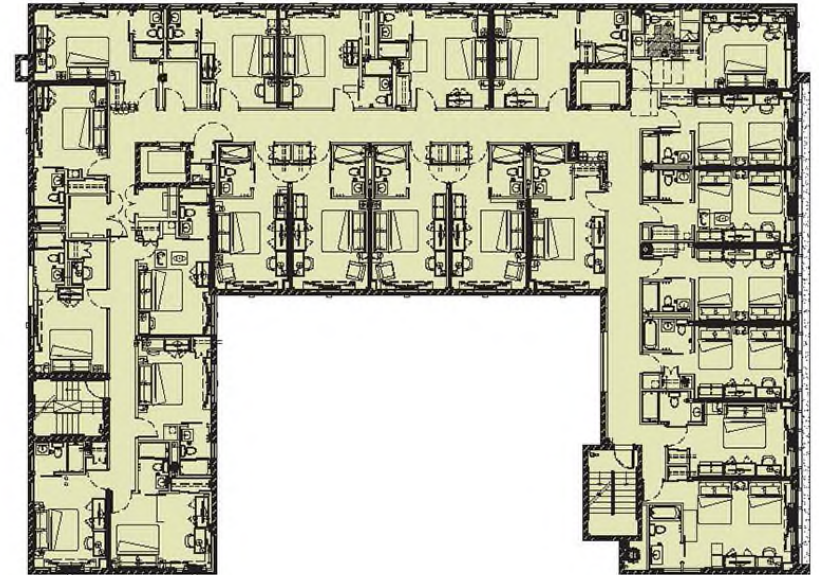
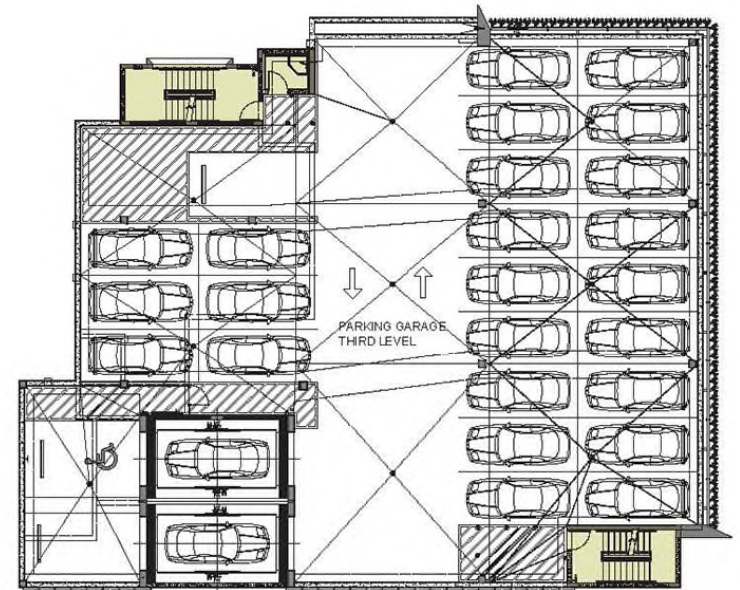
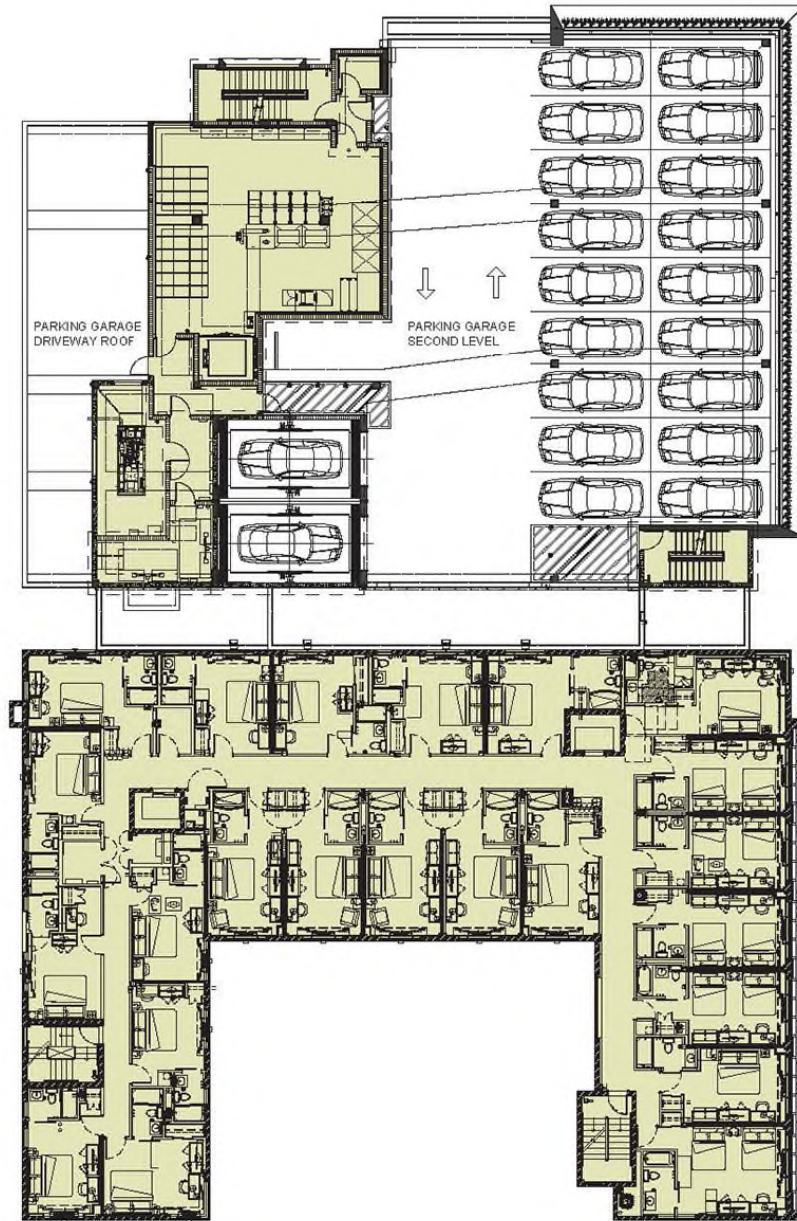
NOTE: SEE A-006.3 FOR PROPOSED FLOOR AREA CALCULATIONS.

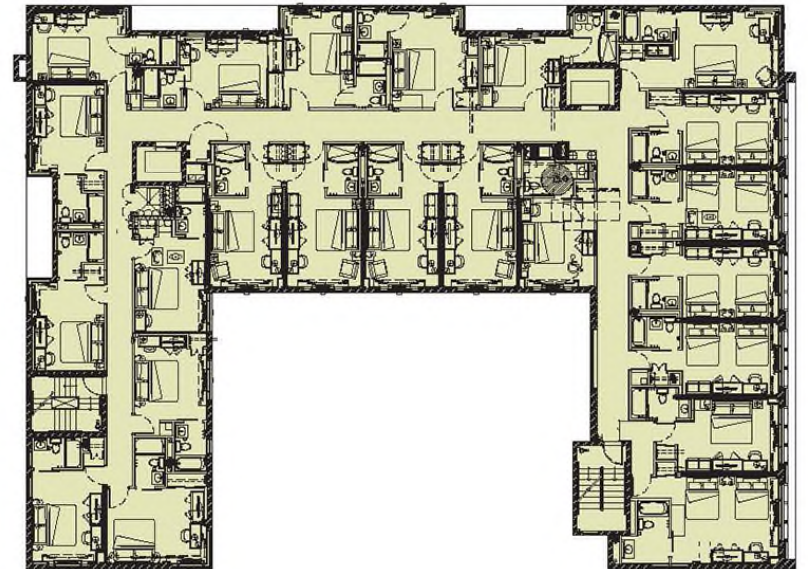
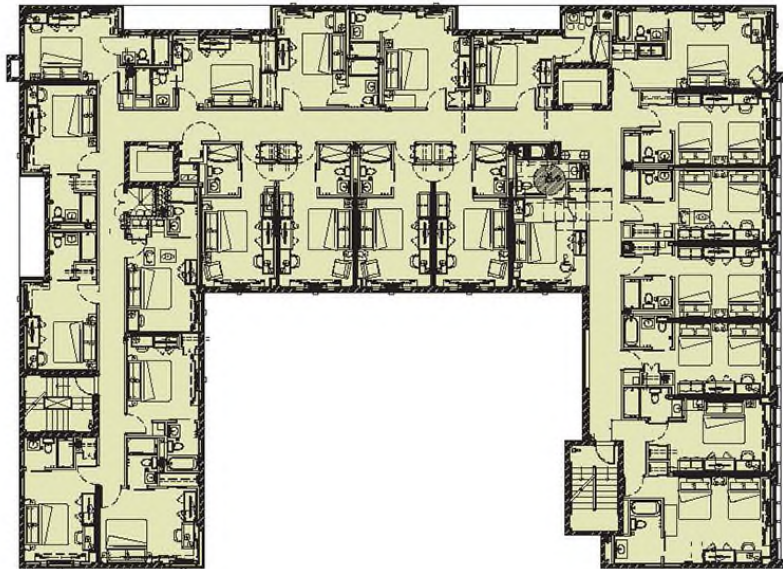
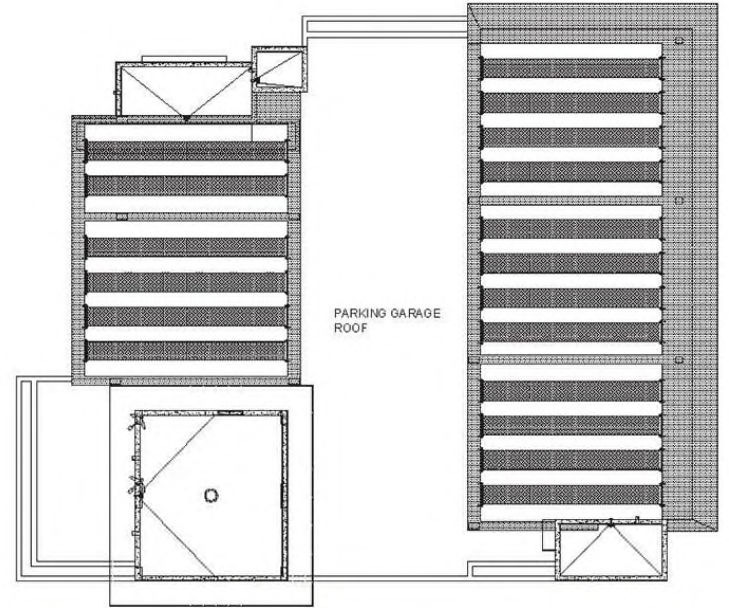
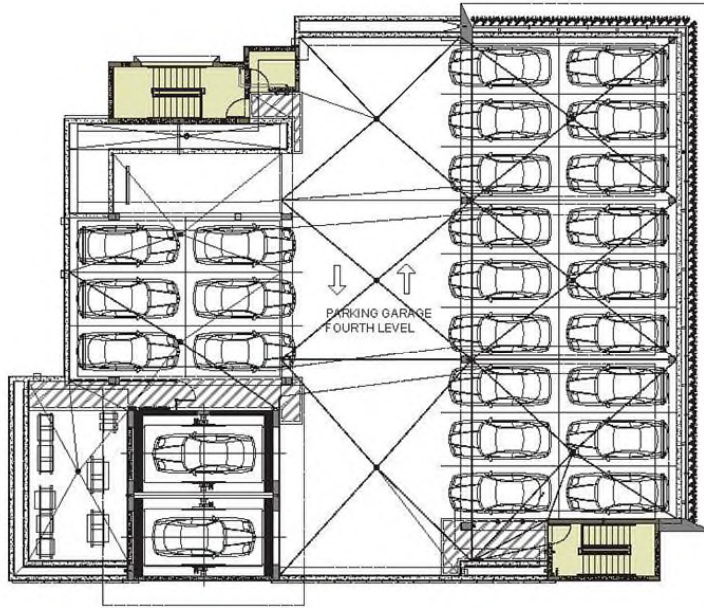


BASEMENT 1,374 S.F.



GROUND LEVEL 15,570 S.F.





PROPOSED FLOOR AREA			
EXISTING HOTEL		EXISTING	FAR PROPOSED 1.96
BASEMENT (HALF)	1,374 S.F.		
GROUND	7,820 S.F.		
SECOND	8,185 S.F.		
THIRD	8,185 S.F.		
FOURTH	7,962 S.F.		
FIFTH	7,962 S.F.		
PROPOSED ROOF	2,119 S.F.		
TOTAL	43,607 S.F.		

TOTAL PROPOSED FLOOR AREA 43,607 + 11,098 = 54,705 S.F.

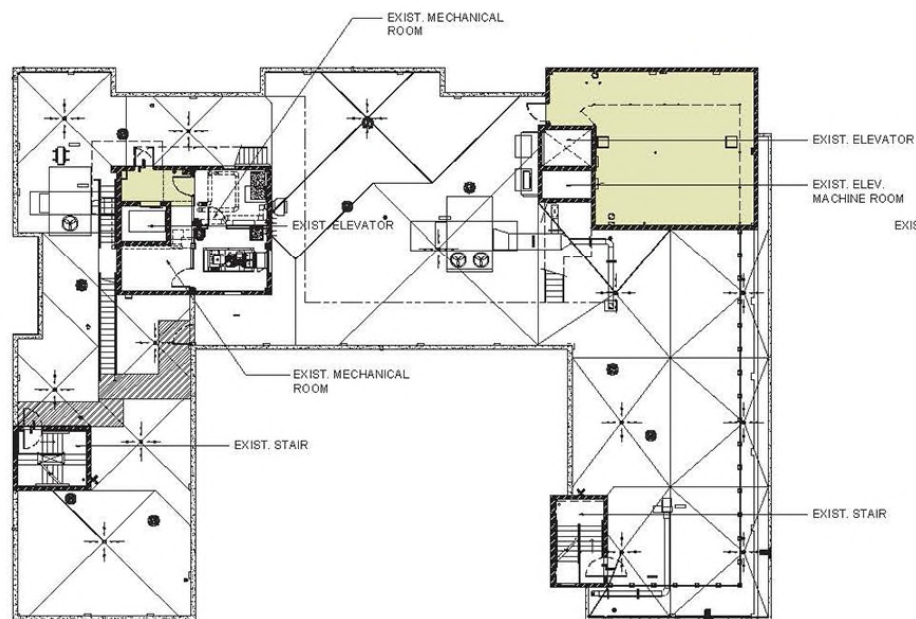


PROPOSED ROOF LEVEL 2,119 S.F.

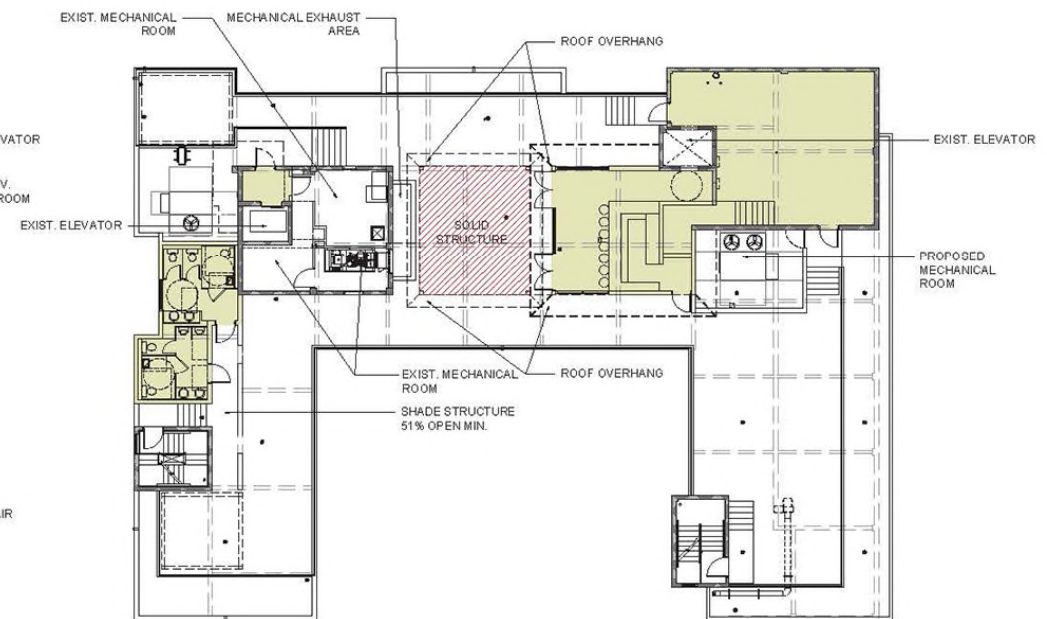
LOT AREA: 27,926 S.F.

MAX. ALLOWED: 55,852 S.F. (F.A.R. 2.0)

PROVIDED: 54,705 S.F. (F.A.R. 1.96)



EXISTING ROOF LEVEL 860 S.F.



SOLID CANOPY 375 S.F. + ENCLOSED SPACES 1,744 S.F. = TOTAL 2,119 S.F.
PROPOSED ROOF LEVEL 2,119 S.F.