



PROJECT ADDRESS:

3865 INDIAN CREEK DR. MIAMI BEACH, FL 33141

ZONING LEGEND:

USE:	NOT ALTERED
SETBACKS:	CURRENT: MULTIFAMILY RESIDENTIAL (R2)
SQUARE FOOTAGE:	NEW USE : HOTEL (R1)
	NOT ALTERED
	NOT ALTERED (NO ADDITIONAL AREA, NO REDUCTION IN AREA)

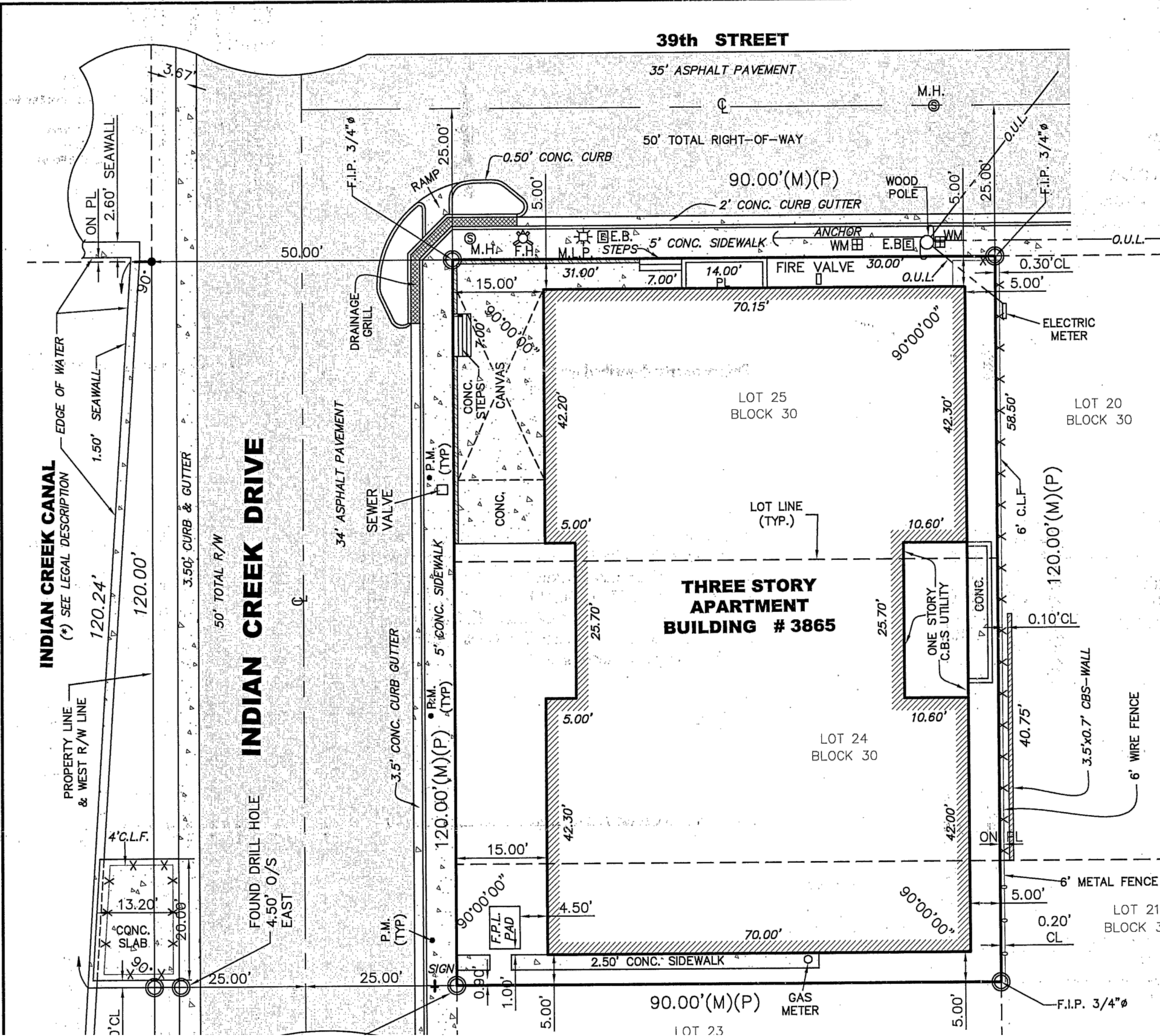
NOTE: THE BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND OR CONSTRUCTION.

EXISTING NUMBER OF UNITS: 51 (THIS IS THE EXISTING CONDITION, AS VERIFIED ON THE FIELD AT THE TIME OF PROJECT START UP, THERE WERE NO MICROFILMS ON RECORDS SHOWING FLOOR PLAN LAYOUTS OF THE UNITS OR THE BUILDING. REFER TO SHEETS A-2.00, A-2.01, AND A-2.02 FOR EXISTING, AS-BUILT FLOOR PLAN LAYOUT AND UNIT SIZES.

ALSO REFER TO TABLE BELOW AND SHEET A-1.02 FOR PROPOSED UNIT COUNT, UNIT AREAS, AND LAYOUT.

2 MOBILITY FEATURES ROOMS REQ. AS PER TABLE 224.2 OF ACCESSIBILITY CODE, 2 ROOMS PROVIDED (204 AND 214)							
4 COMMUNICATION FEATURES ROOMS REQ. AS PER TABLE 224.4 OF ACCESSIBILITY CODE, 4 ROOMS PROVIDED (112, 210, 214, and 305)							
HOTEL UNIT BREAKDOWN							
FLOOR	DOUBLE KING	KING	DOUBLE QUEEN	QUEEN	TOTAL	MOBILITY FEATURES	COMM. FEATURES
1st	2	9	2	1	14	0	1
2nd	1	11	4	2	18	2	2
3rd	2	11	3	2	18	0	1
TOTAL	5	31	9	5	50	2	4

NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."



DESIGN TEAM:

NOVUS

Archetype

architecture / interior / planning

NOVUS Archetype, LLC  
12721 S.W. 30TH ST., MIAMI, FL 33175  
PH: (305) 505-6910 E-mail: julio@novusarchetype.com  
AA26001460  
Qualifier : Julio Pulido AIA License #: AR93904

M/E/P/FIRE PROTECTION ENGINEER

NEC

Naranjo Engineering Consultants LLC  
Electrical Mechanical CA #2774  
Orlando Naranjo PE Florida Reg #65442  
7166 SW 47th Street Miami, FL 33155 W:  
305-632-7616 naranjo@yaho.com  
mail@NECEngineers.com

STRUCTURAL ENGINEER

JUAN FERNANDEZ-BARQUIN,P.E.  
STRUCTURAL ENGINEER P.E. # 40114  
THRESHOLD INSPECTOR # 0947  
2520 NW 97th AVENUE, SUITE #240  
DORAL, FLORIDA 33172  
PHONE: 786-336-0881, FAX: 786-336-0884  
E-MAIL: jfbeng@bellsouth.net  
www.juanfernandezbarquin.com

PROJECT:

VENEZIA HOTEL

3865 INDIAN CREEK DR. MIAMI BEACH FLORIDA.  
33140  
MECHANICAL SYSTEM REPLACEMENT AND  
EXTERIOR FACADE IMPROVEMENTS  
CHANGE OF USE TO HOTEL, INTERIOR  
REMODELING

MANAGEMENT:

#	REVISIONS	DATE

DATE :

03-07-2014

PROJECT No. :

14-002

DRAWN BY:

JP.SM.JS

CHECKED BY:

JP

COPYRIGHT NOVUS ARCHETYPE, LLC 2014

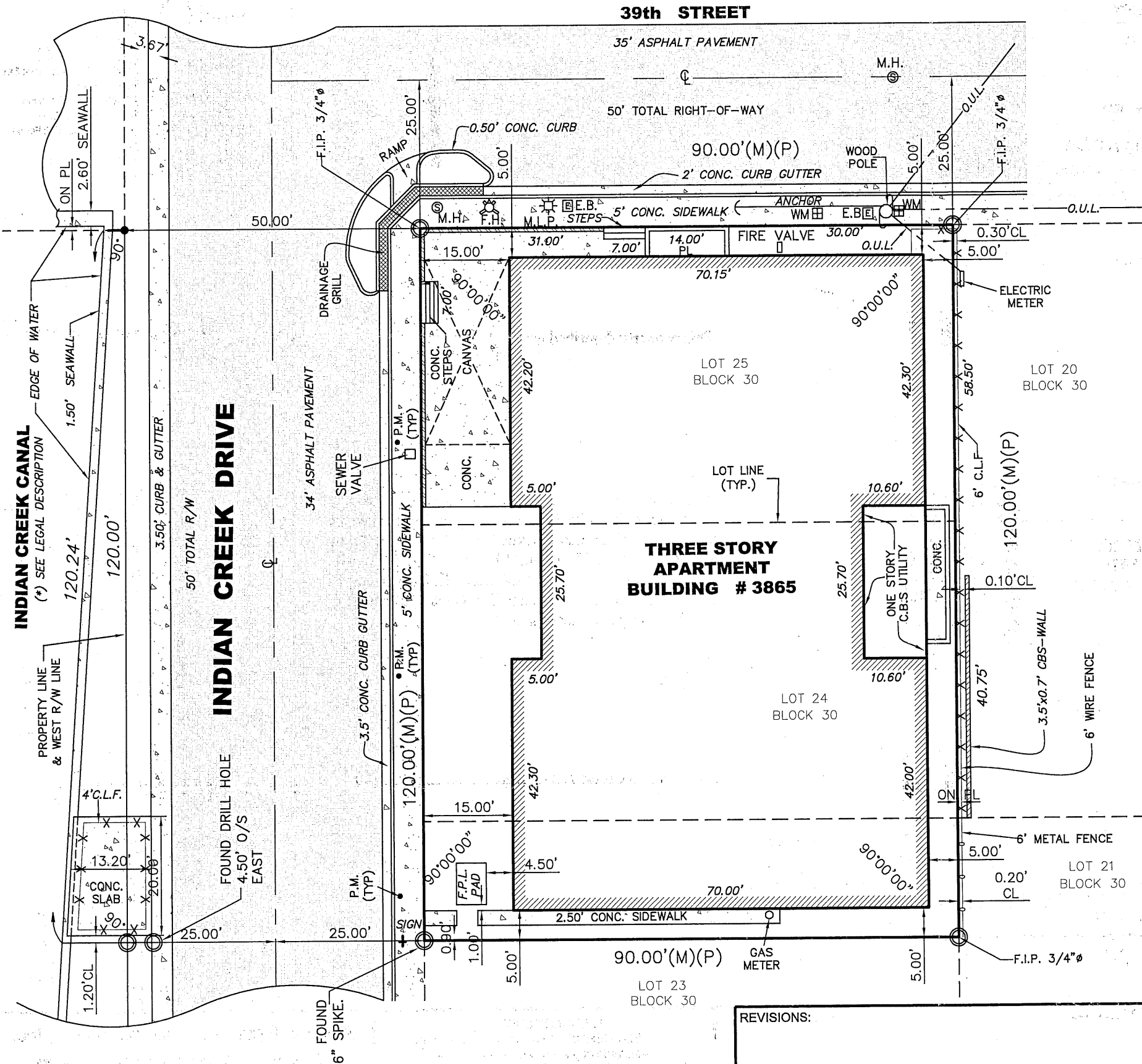
SHEET TITLE:

SITE PLAN, LOCATION  
MAP & GENERAL  
NOTES

SHEET No:

A-1.00





"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

This property described as:  
Lots 24 and 25 and the North 20.0 feet of Lot 23, Block 30, "AMENDED PLAT OF OCEAN FRONT OF MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page(s) 7 and 8, of the public records of Miami-dade county, Florida,  
also:  
(\*all that strip of land lying between Indian Creek Drive and Indian Creek which lies opposite or adjacent to Lots 24 and 25, and the North 20.0 feet of Lot 23, in Block 30, "OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page(s) 7 and 8, of the public records of Miami-Dade county, Florida.

CERTIFIED TO:  
Venezia Hotel, LLC.

3865 Indian Creek Drive, Miami Beach, FL 33140

REVISIONS:				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0336	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 7 FT N.G.V.D.		

BOUNDARY SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
  
RENE AIGUESVIVES 03/28/16  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 5701 S.W. 107th Avenue #204, Miami, FL 33173 Phone 305.385.0385 Fax 305.385.0623 L.B. No. 6867 / E-mail: fastsurveys@aol.com			
Field Date	Scale:	Drawn by:	Drwg. No.
03/11/16	1"= 20'	S.I.	16-22054

NOTE:

a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.

b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.

c) Code restrictions and title search not reflected in this survey

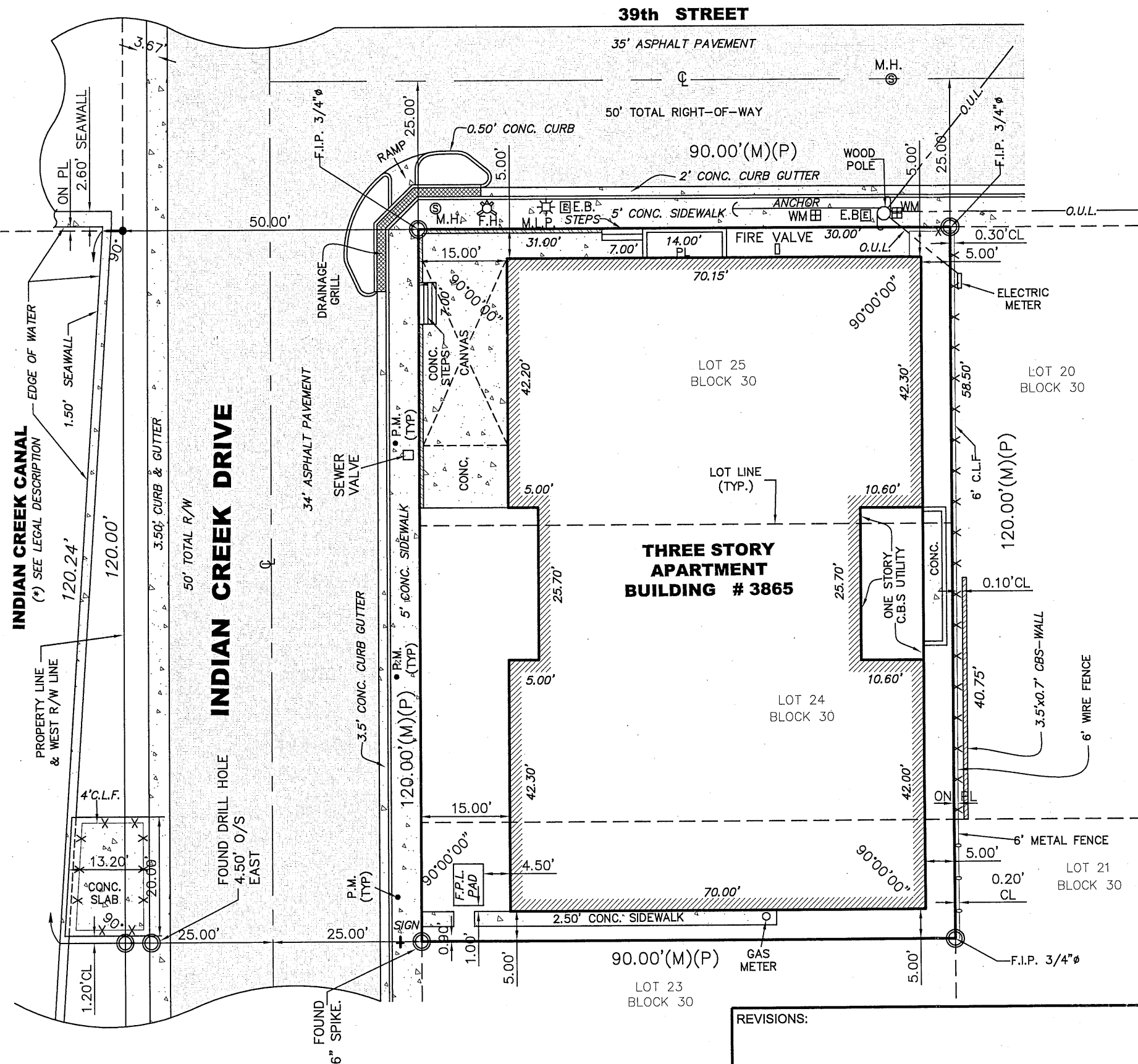
d) Underground utilities, improvements, footings and encroachments, if any not located.

e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

LEGEND

A = Arc  
ASPH = Asphalt  
BM = Bench Mark  
BRG = Bearing  
CATV = Catch basin  
CB = Catch basin  
CBS = Concrete Block Structure  
CH = Chord  
Chatta = Chattahoochee  
CL = Center Line  
CLF = Chain Link Fence  
CL = Clear  
CONC = Concrete  
D = Delta  
Ø = Diameter  
DH = Drill Hole  
DME = Drainage & Maintenance Easement  
E.B. = Electric Box  
Enc. = Encroachment  
F.F. = Finish Floor  
F.H. = Fire Hydrant  
F.I.R. = Found Iron Rebar  
FPL = Florida Power & Light  
F.I.P. = Found Iron Pipe  
FD. = Found  
L.P. = Light Pole  
M = Measured  
M.F. = Metal Fence  
M.H. = Manhole  
M = Monument Line  
MON. = Monument  
N/A = Not Applicable  
N/D = Nail & Disc  
NTS = Not to Scale  
O/S = Offset  
O.U.L. = Overhead Utility Lines  
OH = Overhang  
P = Plat  
PB = Plat Book  
PC = Point of Curvature  
P.C.C. = Point of Compound Curvature  
PCP = Permanent Control Point  
PG = Page  
P.I. = Point of Intersection  
P = Property Line  
PL = Planter  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
P.P. = Power Pole  
P.R.M. = Permanent Reference Monument  
P.R.C. = Point of Reverse Curvature  
PT = Point of Tangency  
R = Radius  
R/R = Railroad  
PSM = Professional Surveyor Mapper  
R/W = Right-of-Way  
SWK = Sidewalk  
Sec. = Section  
(TYP) = Typical  
T = Tangent  
U.E. = Utility Easement  
W.F. = Wood Fence  
W.M. = Water Meter  
W.V. = Water Valve  
XXX = Denotes Spot Elevations Taken



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

This property described as:  
Lots 24 and 25 and the North 20.0 feet of Lot 23, Block 30, "AMENDED PLAT OF OCEAN FRONT OF MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page(s) 7 and 8, of the public records of Miami-dade county, Florida,  
also:  
(\*all that strip of land lying between Indian Creek Drive and Indian Creek which lies opposite or adjacent to Lots 24 and 25, and the North 20.0 feet of Lot 23, in Block 30, "OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, at Page(s) 7 and 8, of the public records of Miami-Dade county, Florida.

**CERTIFIED TO:**  
Venezia Hotel, LLC.

3865 Indian Creek Drive, Miami Beach, FL 33140

REVISIONS:

FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0336	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09/11/09	F.I.R.M.INDEX 09/11/09	BASE ELEV. + 7 FT N.G.V.D.		

BOUNDARY SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
  
RENE AIGUESVIVES 03/28/16  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

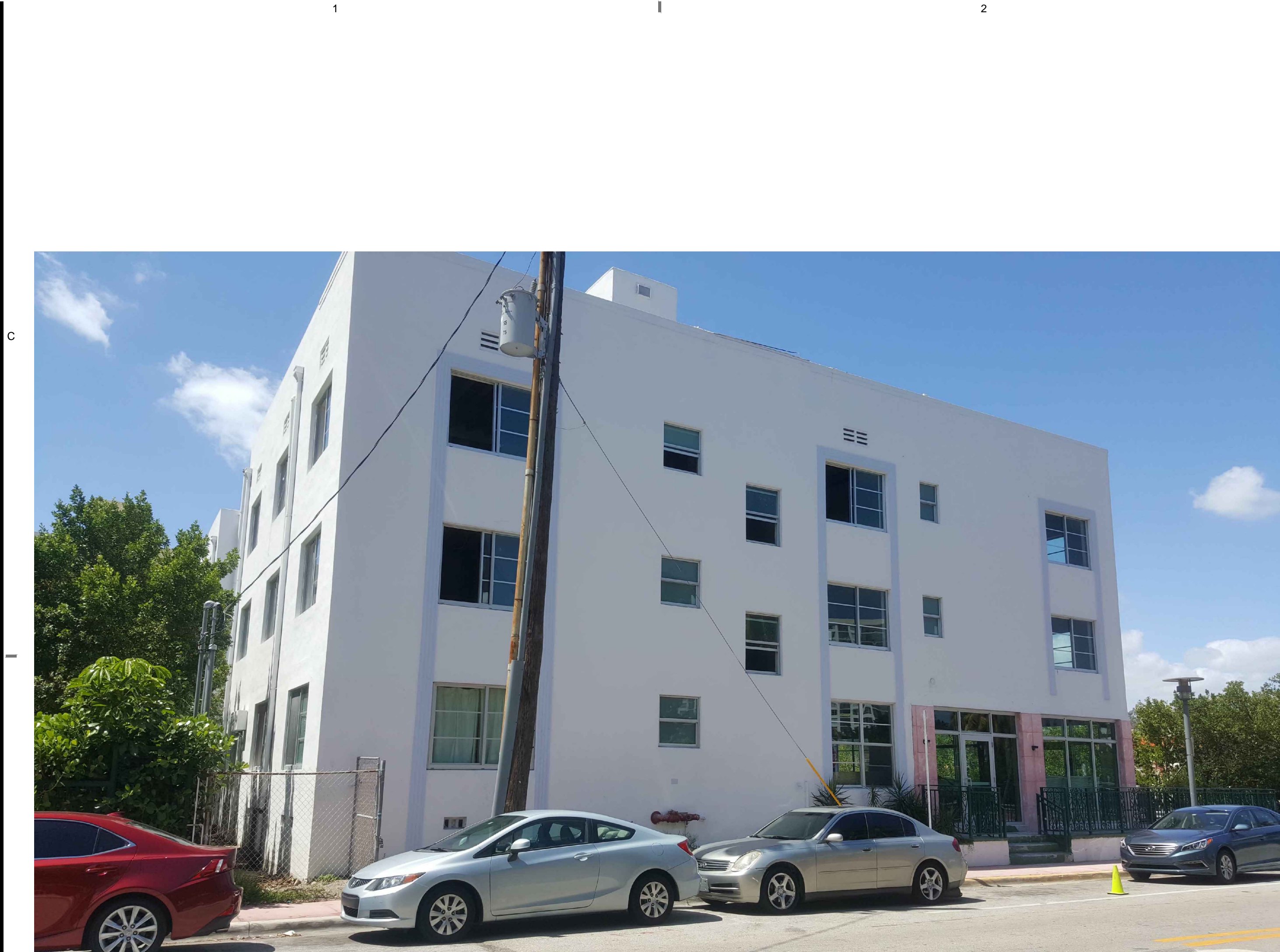
Alvarez, Aiguesvives and Associates, Inc.  
Surveyors, Mappers and Land Planners  
5701 S.W. 107th Avenue #204, Miami, FL 33173  
Phone 305.385.0385 Fax 305.385.0623  
L.B. No. 6867 / E-mail: fastsurveys@aol.com

Field Date 03/11/16	Scale: 1"= 20'	Drawn by: S.I.	Drwg. No. 16-22054
------------------------	-------------------	-------------------	-----------------------

- NOTE:
- All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
  - The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
  - Code restrictions and title search not reflected in this survey.
  - Underground utilities, improvements, footings and encroachments, if any not located.
  - The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
  - Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- g) All roads shown hereon are public unless otherwise noted.  
h) No identification cap found on property corners unless otherwise noted.  
i) Distance along boundary are record and measured unless otherwise noted.  
j) The graphic portions of this document are intended to be displayed at the graphic/home scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.  
k) Accuracy: The expected use of land as classified in the minimum technical standards (517-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND	
A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC.	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
ML	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PL	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
XX	= Denotes Spot Elevations Taken





39th STREET (NORTH)



39th STREET & INDIAN CREEK DR. (CORNER)



FRONT TERRACE



FRONT TERRACE

DESIGN TEAM:

**NOVUS**  
**Archetype**  
architecture / interior / planning  
**NOVUS Archetype, LLC**  
12721 S.W. 30TH ST., MIAMI, FL 33175  
PH: (305) 505-6910 E-mail: julio@novusarchetype.com  
AA26001460  
Qualifier : Julio Pulido AIA License #: AR93904

M/E/P/FIRE PROTECTION ENGINEER

**NEC**

Naranjo Engineering Consultants LLC  
Electrical Mechanical CA #2774  
Orlando Naranjo PE Florida Reg #65442  
7166 SW 47th Street Miami, FL 33155 W:  
305-632-7616 naranjope@yahoo.com  
mail@NECEngineers.com

STRUCTURAL ENGINEER

**JUAN FERNANDEZ-BARQUIN, P.E.**  
STRUCTURAL ENGINEER P.E. # 40114  
THRESHOLD INSPECTOR # 0947  
2520 NW 97th AVENUE, SUITE #240  
DORAL, FLORIDA 33172  
PHONE: 786-336-0881, FAX: 786-336-0884  
E-MAIL: jfbeng@bellsouth.net  
www.juanfernandezbarquinpe.com

PROJECT:

**VENEZIA HOTEL**  
3865 INDIAN CREEK DR. MIAMI BEACH FLORIDA.  
33140  
MECHANICAL SYSTEM REPLACEMENT AND  
EXTERIOR FACADE IMPROVEMENTS  
CHANGE OF USE TO HOTEL, INTERIOR  
REMODELING

MANAGEMENT:

#	REVISIONS	DATE

DATE : 03-07-2014

PROJECT No. : 14-002

DRAWN BY: JP.SM.JS

CHECKED BY: JP

COPYRIGHT NOVUS ARCHETYPE, LLC 2014

SHEET TITLE:

**EXISTING BUILDING  
PHOTOGRAPHS**

SHEET No:

**A-1.03**



1

C



INDIAN CREEK DR. PANORAMIC

B



INDIAN CREEK DR.

A

NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."

1

2

2

I

3

I



INTERIOR SIDE (SOUTH)

4

DESIGN TEAM:

**NOVUS**  
**Archetype**  
architecture / interior / planning  
NOVUS Archetype, LLC  
12721 S.W. 30TH ST., MIAMI, FL 33175  
PH: (305) 505-6910 E-mail: julio@novusarchetype.com  
AA26001460  
Qualifier : Julio Pulido AIA License #: AR93904

M/E/P/FIRE PROTECTION ENGINEER

**NEC**  
Naranjo Engineering Consultants LLC  
Electrical Mechanical CA #2774  
Orlando Naranjo PE Florida Reg #65442  
7166 SW 47th Street Miami, FL 33155 W:  
305-632-7616 naranjope@yahoo.com  
mail@NECEngineers.com

STRUCTURAL ENGINEER

JUAN FERNANDEZ-BARQUIN, P.E.  
STRUCTURAL ENGINEER P.E. # 40114  
THRESHOLD INSPECTOR # 0947  
2520 NW 97th AVENUE, SUITE #240  
DORAL, FLORIDA 33172  
PHONE: 786-336-0881, FAX: 786-336-0884  
E-MAIL: jfbeng@bellsouth.net  
www.juanfernandezbarquinpe.com

PROJECT:

**VENEZIA HOTEL**  
3865 INDIAN CREEK DR. MIAMI BEACH FLORIDA,  
33140  
MECHANICAL SYSTEM REPLACEMENT AND  
EXTERIOR FACADE IMPROVEMENTS  
CHANGE OF USE TO HOTEL, INTERIOR  
REMODELING

MANAGEMENT:

#	REVISIONS	DATE

DATE : 03-07-2014

PROJECT No. : 14-002

DRAWN BY: JP.SM.JS

CHECKED BY: JP

COPYRIGHT NOVUS ARCHETYPE, LLC 2014

SHEET TITLE:

**EXISTING BUILDING  
PHOTOGRAPHS**

SHEET No:

**A-1.04**

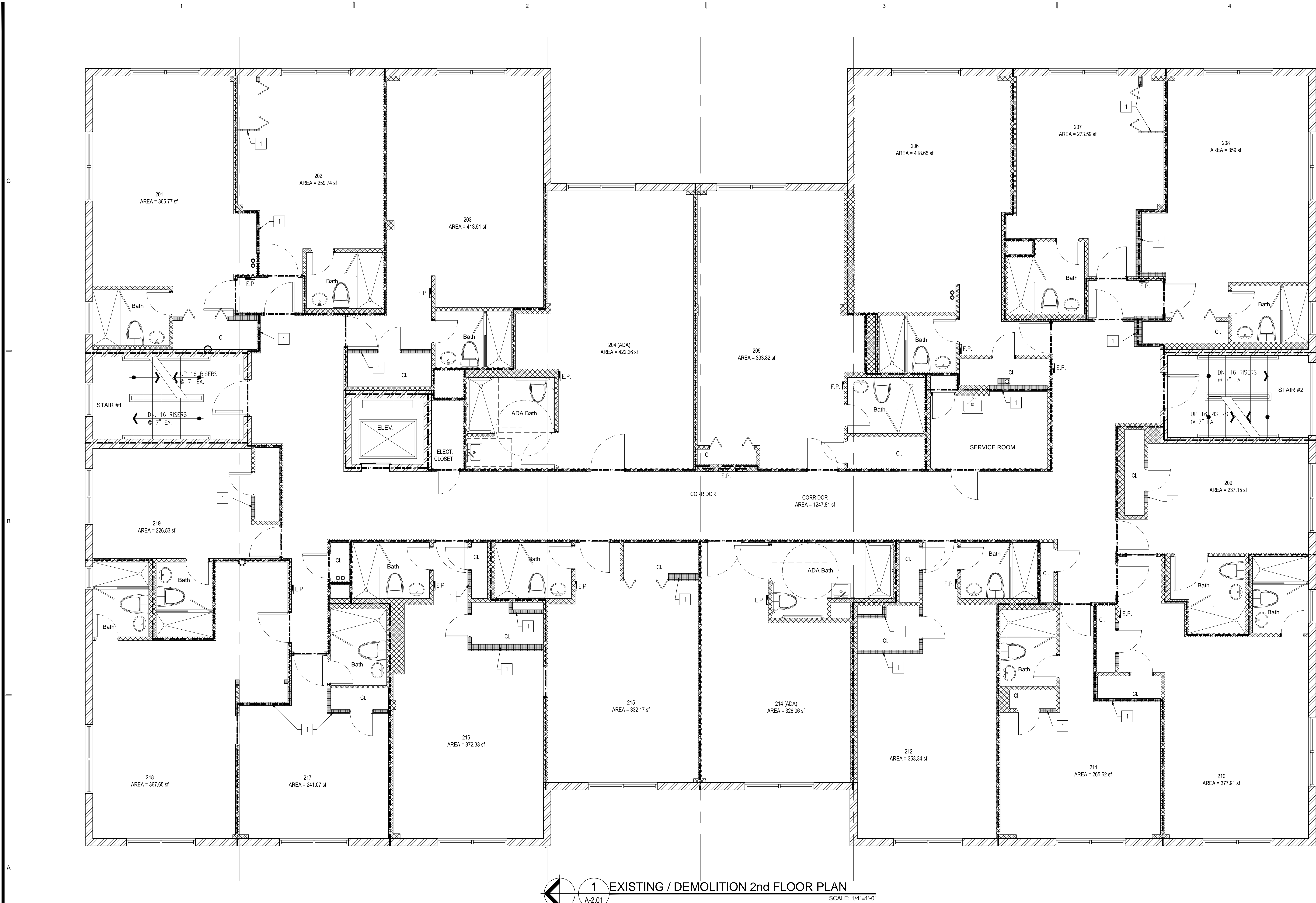




NEW SHEET


**A-2.00**

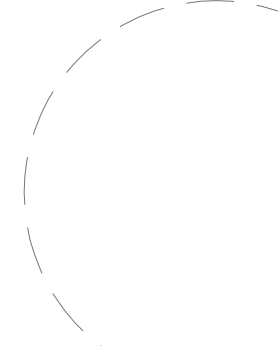




NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."

DESIGN TEAM:

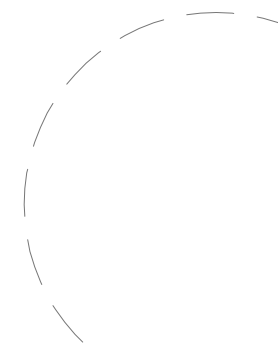
**NOVUS Archetype, LLC**  
12721 S.W. 30TH ST., MIAMI, FL. 33175  
PH: (305) 505-6910 E-mail: julio@novusarchetype.com  
AA26001460  
Qualifier : Julio Pulido AIA License # : AR93904



M/E/P/FIRE PROTECTION ENGINEER

**NEC**

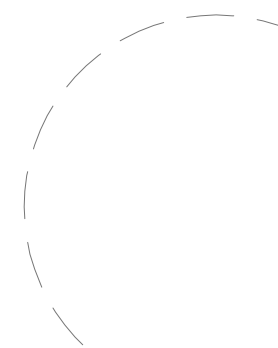
Naranjo Engineering Consultants LLC  
Electrical Mechanical CA #2774  
Orlando Naranjo PE Florida Reg #65442  
7166 SW 47th Street Miami, FL 33155 W:  
305-632-7616 naranjo@yaho.com  
mail@NECEngineers.com



STRUCTURAL ENGINEER

JUAN FERNANDEZ-BARQUIN, P.E.

STRUCTURAL ENGINEER P.E. # 40114  
THRESHOLD INSPECTOR # 0947  
2530 NW 97th AVENUE, SUITE #240  
DORAL, FLORIDA 33172  
PHONE: 786-336-0881, FAX: 786-336-0884  
E-MAIL: jfbeng@bellsouth.net  
www.juanfernandezbarquinpe.com



PROJECT:

**VENEZIA HOTEL**

3865 INDIAN CREEK DR. MIAMI BEACH FLORIDA. 33140  
MECHANICAL SYSTEM REPLACEMENT AND EXTERIOR FACADE IMPROVEMENTS  
CHANGE OF USE TO HOTEL, INTERIOR REMODELING

MANAGEMENT:

#	REVISIONS	DATE

DATE : 03-07-2014  
PROJECT No. : 14-002  
DRAWN BY: JP,SM,JS  
CHECKED BY: JP  
COPYRIGHT NOVUS ARCHETYPE, LLC 2014

SHEET TITLE:

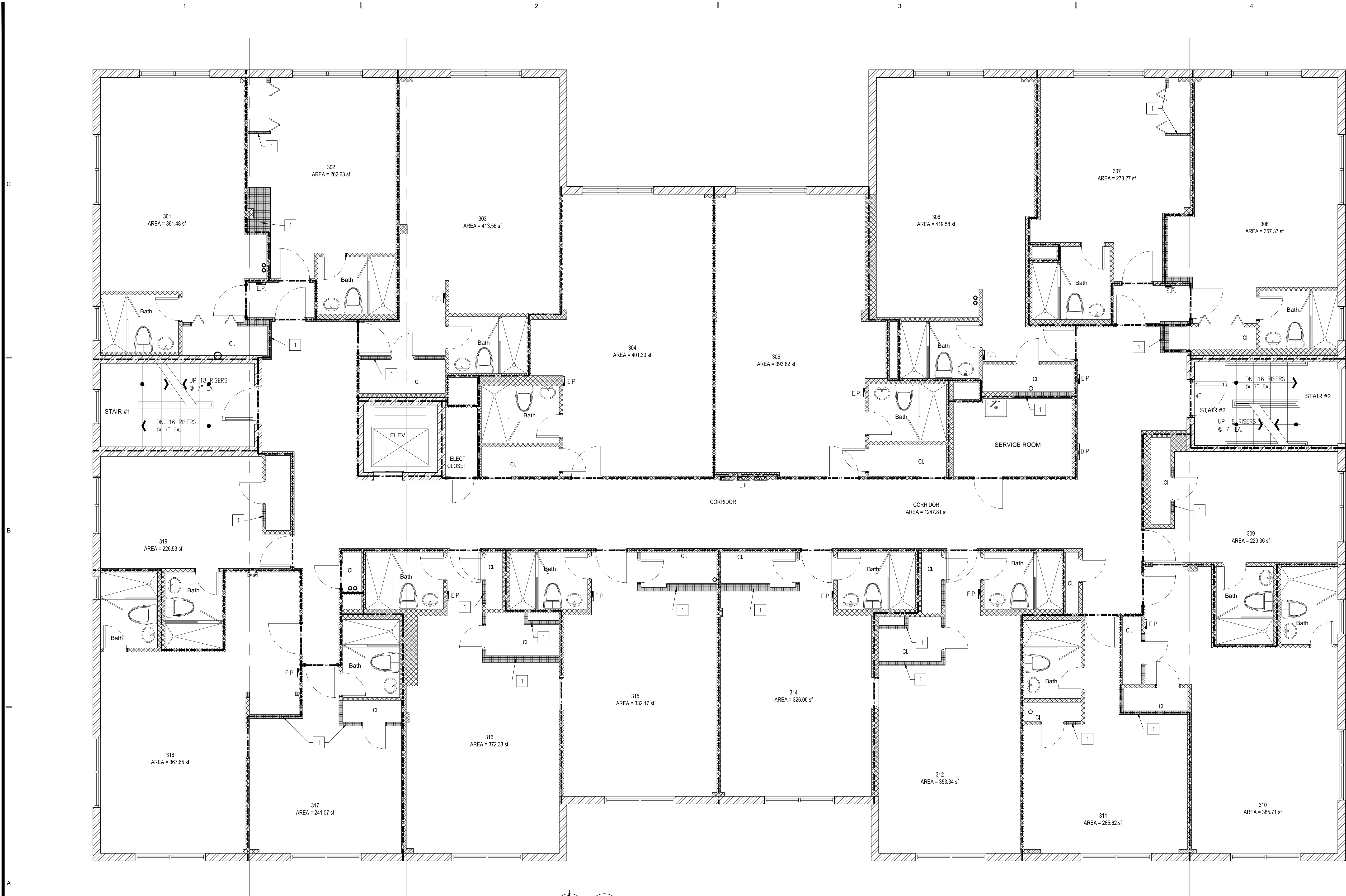
**EXISTING /  
DEMOLITION 2nd  
FLOOR PLAN**

SHEET No:

NEW SHEET

**A-2.01**





1 EXISTING / DEMOLITION 3rd FLOOR PLAN  
A-2.02  
SCALE: 1/4"=1'-0"

REFER TO A-2.00 FOR  
WALL LEGEND AND NOTES.

NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."

DESIGN TEAM:

**NOVUS**  
*Archetype*  
architecture / interior / planning

NOVUS Archetype, LLC  
12721 S.W. 30TH ST., MIAMI, FL. 33175  
PH: (305) 505-6910 E-mail: julio@novusarchetype.com  
AA26001460  
Qualifier: Julio Pulido AIA License #: AR93904

ME/P/FIRE PROTECTION ENGINEER

**NEC**  
Naranjo Engineering Consultants LLC  
Electrical Mechanical CA #2774  
Orlando Naranjo PE Florida Reg #65442  
7166 SW 47th Street Miami, FL 33155 W:  
305-632-7616 naranjo@nec.com  
mail@NECEngineers.com

STRUCTURAL ENGINEER

JUAN FERNANDEZ-BARQUIN, P.E.  
STRUCTURAL ENGINEER P.E. # 40114  
THRESHOLD INSPECTOR # 0947  
2520 NW 97th AVENUE, SUITE #240  
DORAL, FLORIDA 33172  
PHONE: 786-336-0881, FAX: 786-336-0884  
E-MAIL: jfbeng@bellsouth.net  
www.juanfernandezbarquinpe.com

PROJECT:

**VENEZIA HOTEL**  
3865 INDIAN CREEK DR. MIAMI BEACH FLORIDA.  
33140  
MECHANICAL SYSTEM REPLACEMENT AND  
EXTERIOR FACADE IMPROVEMENTS  
CHANGE OF USE TO HOTEL, INTERIOR  
REMODELING

MANAGEMENT:

#	REVISIONS	DATE

DATE : 03-07-2014  
PROJECT No. : 14-002  
DRAWN BY: JP, SM, JS  
CHECKED BY: JP

COPYRIGHT NOVUS ARCHETYPE, LLC 2014

SHEET TITLE:

**EXISTING /  
DEMOLITION 3rd  
FLOOR PLAN**

SHEET No:

NEW SHEET  
**A-2.02**





1 EXISITN / DEMOLITION FRONT (INDIAN CREEK DR. WEST) ELEVATION  
A-3.00  
SCALE: 1/4"=1'-0"

NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."

DESIGN TEAM:

**NOVUS Archetype**  
architecture / interior / planning  
NOVUS Archetype, LLC  
12721 S.W. 30TH ST., MIAMI, FL 33175  
PH: (305) 505-6910 E-mail: julio@novusarchetype.com  
AA26001460  
Qualifier : Julio Pulido AIA License #: AR93904

ME/P/FIRE PROTECTION ENGINEER

**NEC**  
Naranjo Engineering Consultants LLC  
Electrical Mechanical CA #2774  
Orlando Naranjo PE Florida Reg #65442  
7166 SW 47th Street Miami, FL 33155 W:  
305-632-7616 naranjope@yahoo.com  
mail@NECEngineers.com

STRUCTURAL ENGINEER

**JUAN FERNANDEZ-BARQUIN, P.E.**  
STRUCTURAL ENGINEER P.E. # 40114  
THRESHOLD INSPECTOR # 0947  
2520 NW 97th AVENUE, SUITE #240  
DORAL, FLORIDA 33172  
PHONE: 786-336-0881, FAX: 786-336-0884  
E-MAIL: jfbeng@bellsouth.net  
www.juanfernandezbarquinpe.com

PROJECT:

**VENEZIA HOTEL**  
3865 INDIAN CREEK DR. MIAMI BEACH FLORIDA, 33140  
MECHANICAL SYSTEM REPLACEMENT AND EXTERIOR FACADE IMPROVEMENTS  
CHANGE OF USE TO HOTEL, INTERIOR REMODELING

MANAGEMENT:

#	REVISIONS	DATE

DATE : 03-07-2014  
PROJECT No. : 14-002  
DRAWN BY: JP.SM.JS  
CHECKED BY: JP  
COPYRIGHT NOVUS ARCHETYPE, LLC 2014

SHEET TITLE:

**EXISTING ELEVATION**

SHEET No:

**A-3.00**