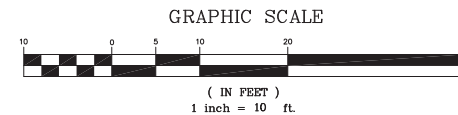
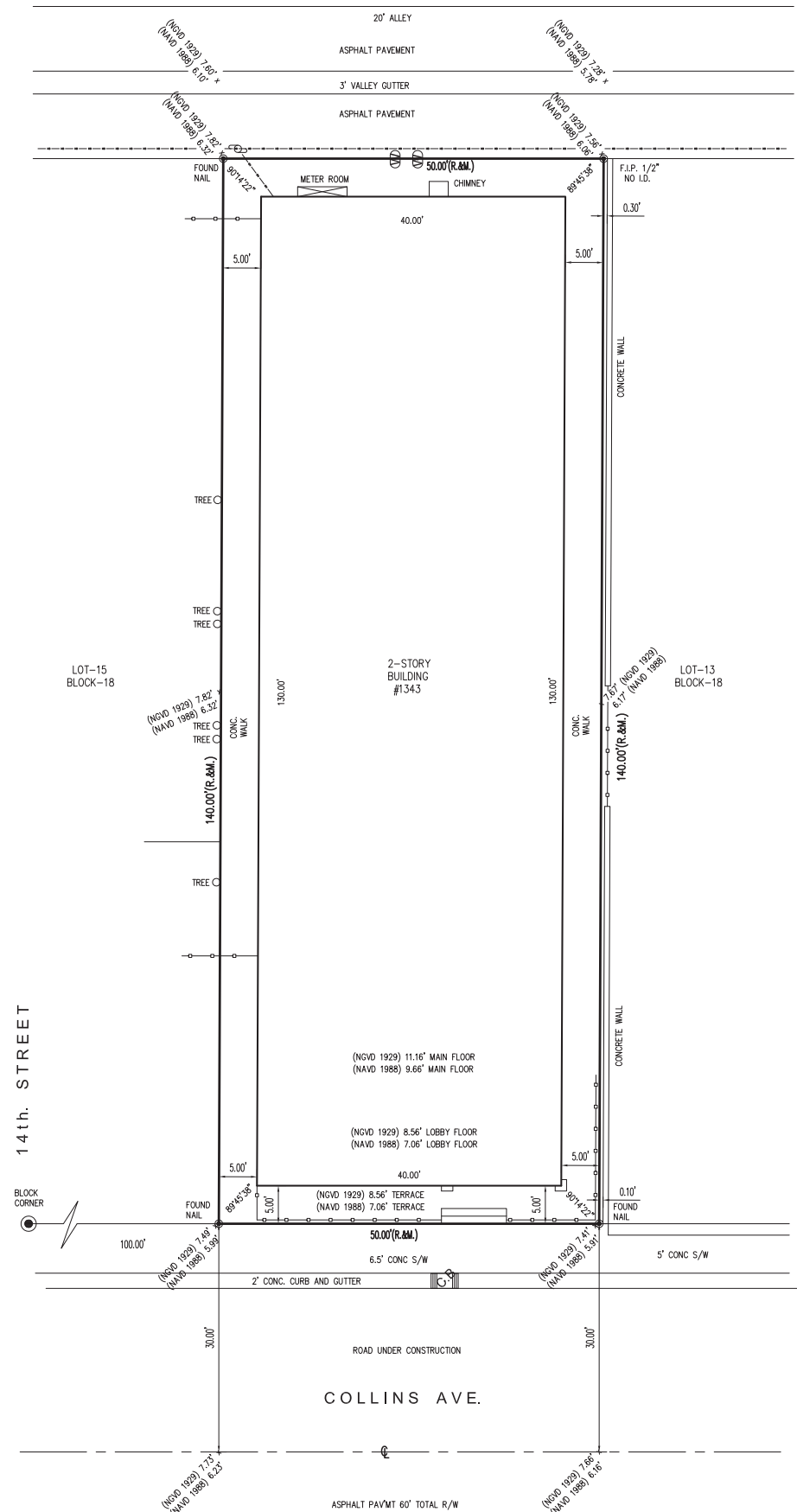

























CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

[illegible]



SYMBOL LEGEND

	CATCH BASIN		WATER METER
	FIRE HYDRANT		WATER VALVE
	WOOD POWER POLE		CONTROL VALVE
	LIGHT POLE		PARKING SIGN
	TRAFFIC METER		TRAFFIC SIGN
	STREET LIGHT METER		ELECTRIC METER
	TRAFFIC POLE		HANDICAP
	PHONE BOX		ALUMINUM FENCE
	CABLE BOX		OVERHEAD WIRE
	MANHOLE		CHAIN LINK FENCE
			WOOD FENCE

Abbreviations

FIR. 1/2" = FOUND IRON REBAR 1/2"
FIP. 1/2" = FOUND IRON PIPE 1/2"
F.N.&D. = FOUND NAIL & DISC.
CONC. = CONCRETE
P.R.M. = PERMANENT REFERENCE MONUMENT
(M) = MEASURE
(REC) = RECORD
O.R.B. = OFFICIAL RECORDS BOOK
NGVD 1929 = NATIONAL GEODETTIC VERTICAL DATUM 1929
NAVD 1988. = NORTH AMERICAN VERTICAL DATUM 1988.
U.E. = UTILITY EASEMENT
D = DIAMETER
C/L = CENTER LINE
R/W = RIGHT-OF-WAY
L = LENGTH
R = RADIUS
△ = DELTA

Property Address:
1343 Collins Avenue
Miami Beach, Florida 33139

Legal Description:

Lot 14, in Block 18, of "OCEAN BEACH FLA. ADDITION NO. 2"
according to the Plat thereof, as recorded in Plat Book 2, at Page 56, of the Public
Records of Miami-Dade County, Florida.

Surveyor's Notes:

1. No underground installations or improvements have been located.
2. Unless otherwise noted record and measured data are in substantial agreement.
3. The Street Right-of-Way abutting this property are physically open unless otherwise note.
4. This survey map or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
5. If elevations are shown, they are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929 and North American Vertical Datum 1988.
6. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. This property is located in the Mixed Use Entertainment District (MXE).
8. All exceptions from title commitment file number 13106897 ES prepared by Republic National Title Insurance Company Dated 11-02-2013, at 8:00 am, that is plotable, has been shown on this survey.

Surveyor's Certificate

*This Survey Certified to: 1343 Collins Avenue, LLC, a Delaware limited liability company
Hawkins Way Properties, LLC, a Delaware limited liability company
Old Republic National Title Insurance Company
Akerman LLP*

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 6a, 6b, 8, 9 and 11a of Table A thereof. Pursuant to the Accuracy Standard 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 Surveyor and Mapper registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
2. Said described property is located within an area having a Zone Designation AE Elevation 8.0' by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0317, with a date of identification of 09-11-09, for Community, No. 120651, in MIAMI-DADE County, State of FLORIDA, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

PREPARED FOR:

HAWKINS WAY
PROPERTIES, LLC

ALTA/ACSM LAND
TITLE SURVEY



MARTINEZ & MARTINEZ ENTERPRISES, INC.
7179 WEST 13th AVENUE, HIALEAH, FLORIDA 33014
Phone: 786-277-4851 plaperrt@yahoo.com
Business License # 7702

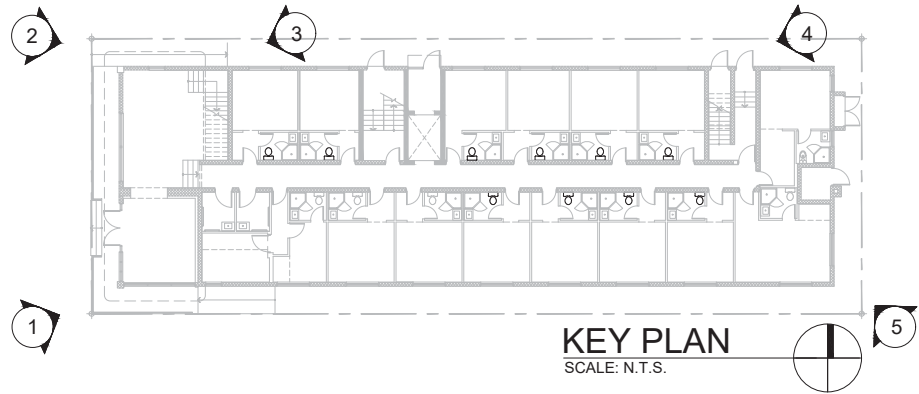
PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5443
STATE OF FLORIDA.

DRAWN BY: P.I.M.

CHECKED BY: P.L.M.

DATE: 10-09-2018

SHEET:



1



2



3



4



5

CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

DATE	REVISION
DWG. TITLE	
SITE PICTURES 10-01-18	
SCALE	
N.T.S.	
PROJECT NO.	
2018-18	
DATE	
10-15-18	
SHEET NUMBER	
A-002	

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LOBBY ARCHITECTURAL DETAILS TO BE PRESERVED

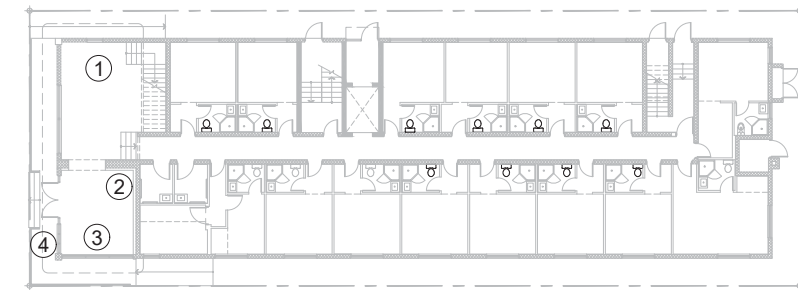
- * STAIR - RAILING
- * TERRAZZO FLOORS
- * WOODEN FLOORS
- * STONE WALL AT LOBBY
- * STORE FRONT



1



3



KEY PLAN
SCALE: N.T.S.



2



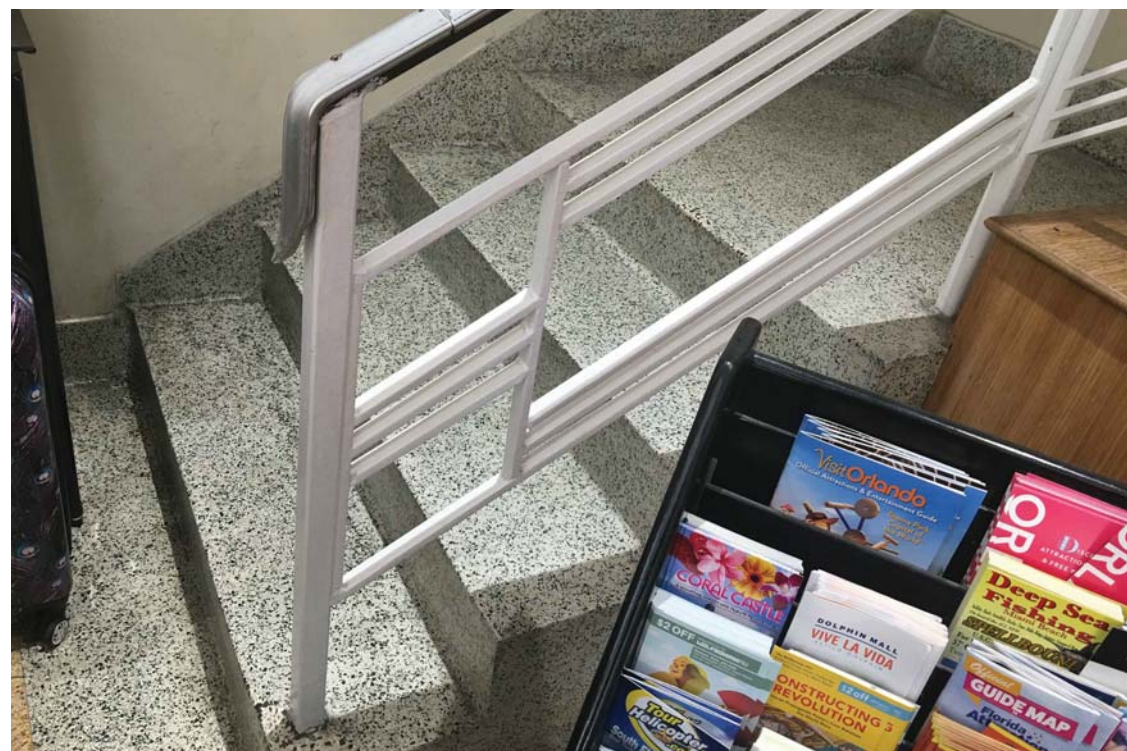
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LOBBY ARCHITECTURAL DETAILS TO BE PRESERVED

- * STAIR - RAILING
- * TERRAZZO FLOORS
- * WOODEN FLOORS
- * STONE WALL AT LOBBY
- * STORE FRONT



1



4



2



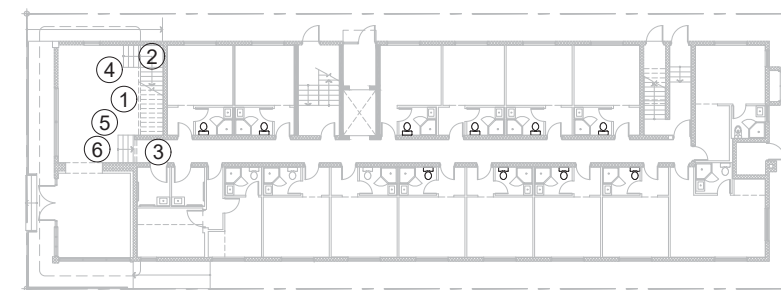
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3



6



KEY PLAN
SCALE: N.T.S.



BEILINSON
GOMEZ
ARCHITECTURE A/C001062
JOSE L GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

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MIAMI BEACH, FL 33139

A blank grid consisting of 6 horizontal lines and 2 vertical lines, creating a series of rectangular boxes for drawing.

DATE	REVISION

DWG. TITLE

INTERIOR SITE PICTURES
10-01-18

SCALE

PROJECT NO.	N.T.S.
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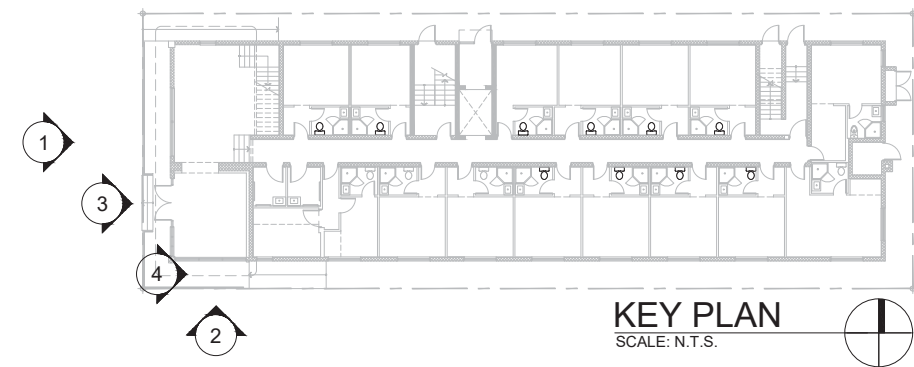
DATE	2018-18
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10-15-18

SHEET NUMBER

A-004

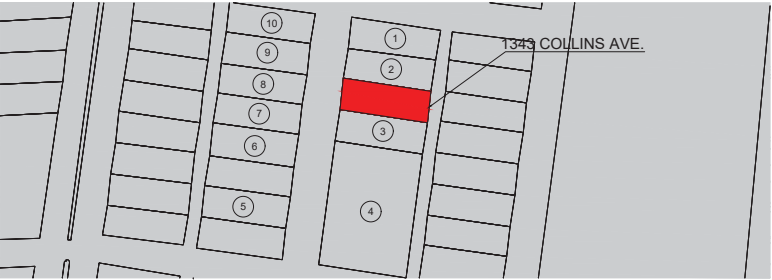
- * HOTEL SIGNAGE
- * DETAIL AT TRIMS, EYEBROWS AND COLUMNS
- * TERRACE RAILING
- * TERRAZZO FLOORS
- * STORE FRONT AND WINDOWS



BEILINSON
GOMEZ
ARCHITECTURE ACO01062
JOSE L. GOMEZ AR0015416
101 BISCAYNE BLVD.
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FAX (305) 551.1740
jlinsonarchitectspsa.com

CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

DATE	REVISION
TITLE	
DING PRESERVATION DETAILS 10-01-18	
N.T.S.	
ECT NO.	
2018-18	
10-15-18	
NUMBER	
A-005	



KEY PLAN
SCALE: N.T.S.



8



9



10

CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

DATE	REVISION
DWG. TITLE	
CONTEXTUAL PICTURES	
SCALE	
N.T.S.	
PROJECT NO.	
2018-18	
DATE	
10-15-18	
SHEET NUMBER	

1343 COLLINS AVE
MIAMI BEACH, FL 33139



LEVEL	AREA S.F.
1ST FLOOR	5,200
2ND FLOOR	5,200
1ST FLOOR	10,400

F.A.R.

[illegible]

△	DATE	REVISION
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DWG. TITLE

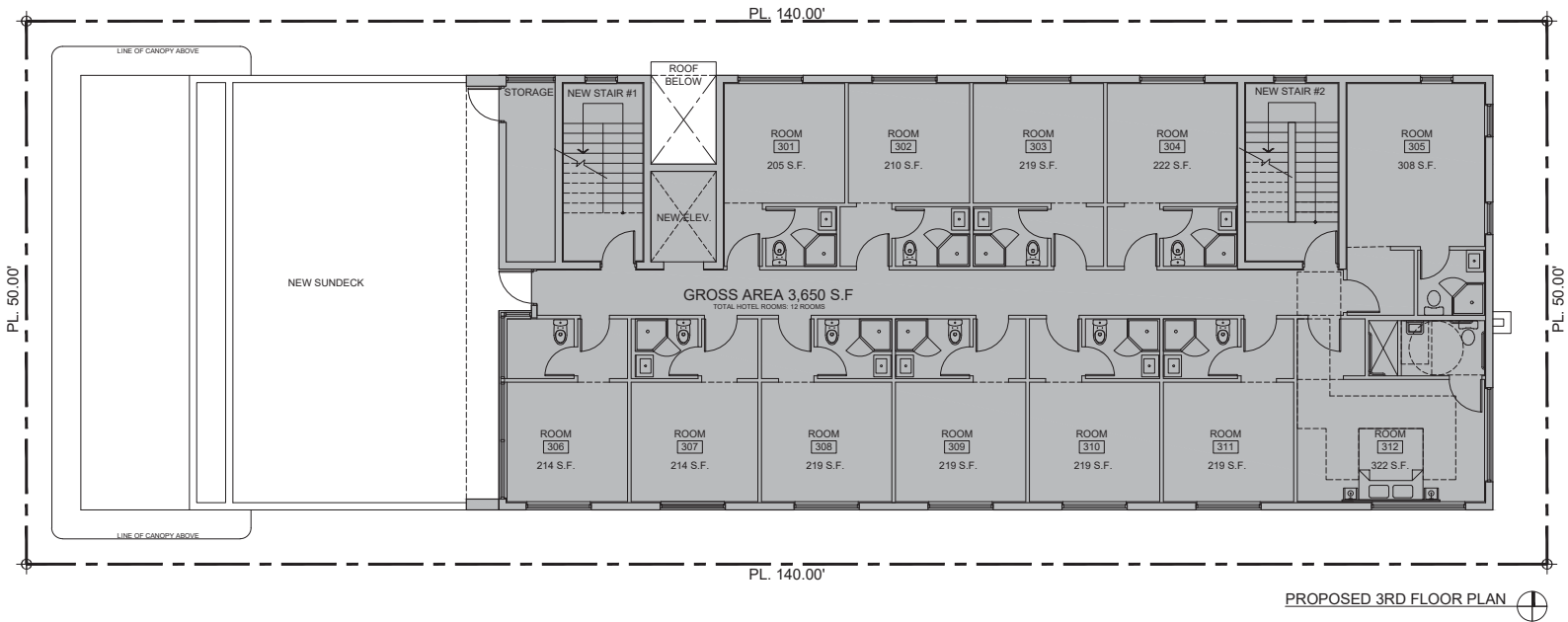
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PROJECT NO.

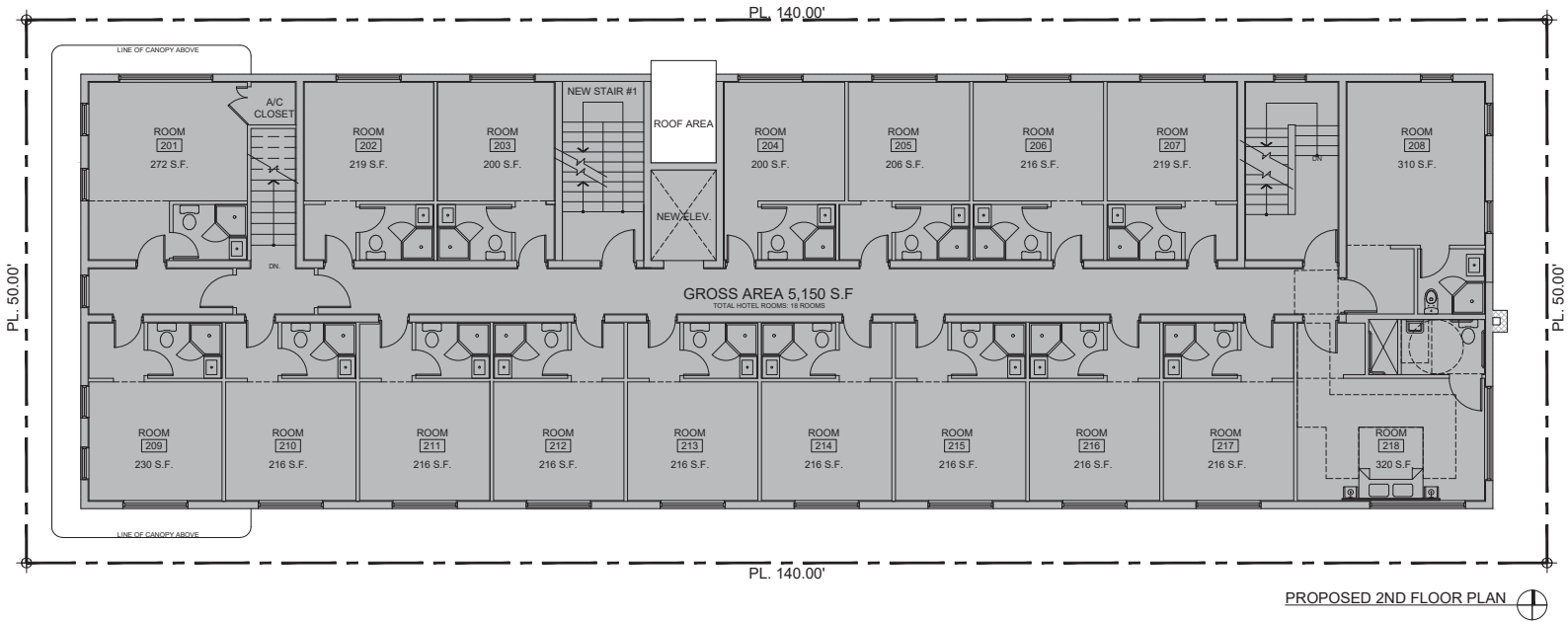
DATE _____

SHEET NUMBER

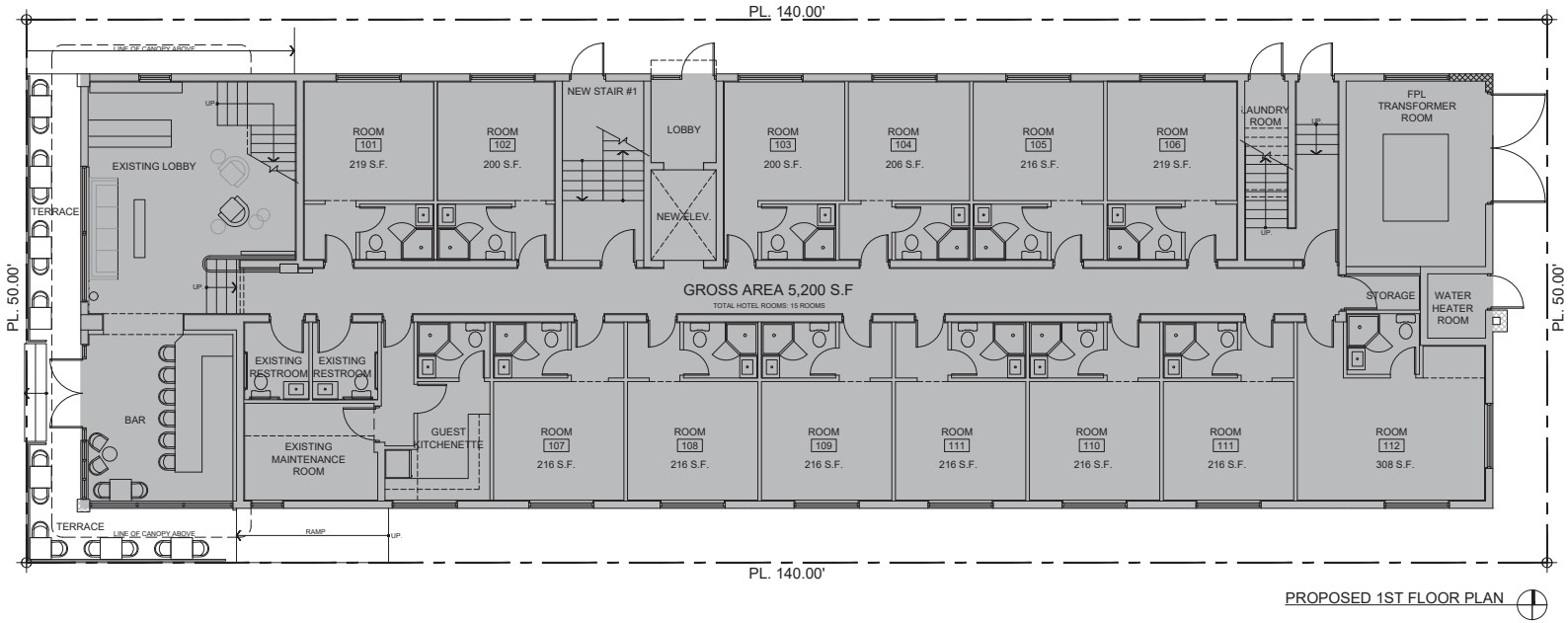
EXIST-AREA



PROPOSED 3RD FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

AREA ANALYSIS

LOT AREA	7,000 S.F.
ALLOWED / PROPOSED FAR	2.00 (14,000 SF)
TOTAL UNITS	44

BUILDING GROSS AREA

LEVEL	AREA S.F.
1ST FLOOR	5,200
2ND FLOOR	5,150
3RD FLOOR	3,650
1ST FLOOR	14,000

UNITS AREA

LEVEL	# OF UNITS	AREA S.F.
1ST FLOOR	13	2,864
2ND FLOOR	18	4,120
3RD FLOOR	12	2,790
TOTAL	43	10,052

	# OF UNITS
EXISTING ROOMS	34
1ST FL. TO DEMOLISH	-2
2ND FL. TO DEMOLISH	-1
PROPOSED @ 3RD FL.	+12
TOTAL	43

PARKING ANALYSIS

REQUIRED PARKING	SPACES #
TOTAL NEW ROOMS	12 units
*TOTAL SEATING @ LOBBY BAR	40 seats
TOTAL PARKING	6 spaces

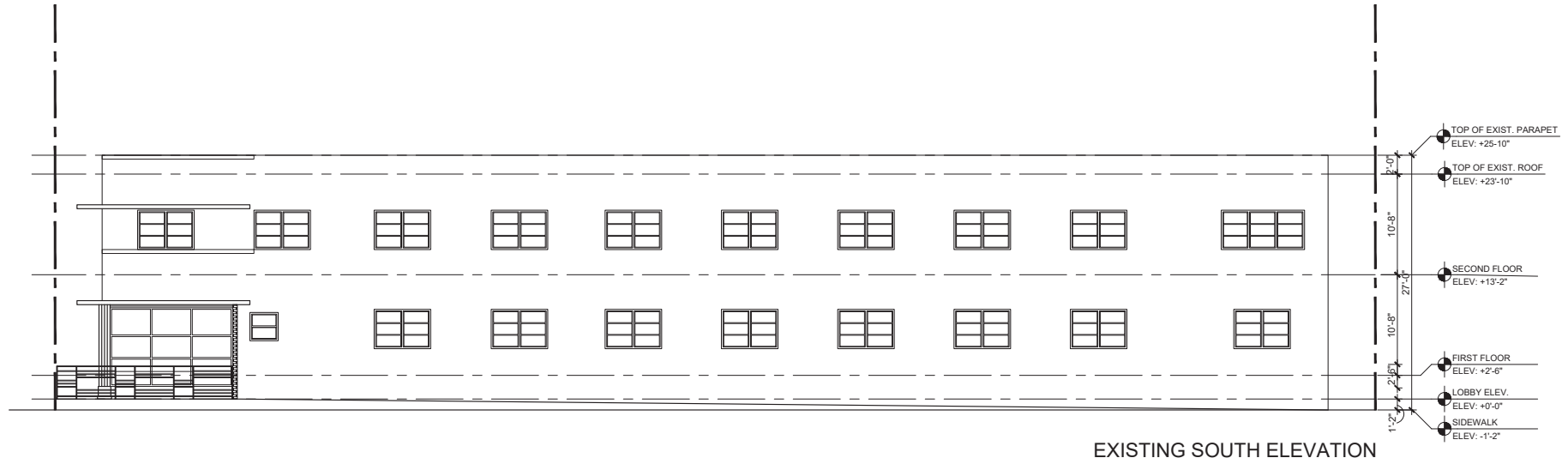
*TOTAL SEATING COUNT AS PER PERMITS BCU1400280 (15/01/14), BCO10075 (22/01/10), BCU1000291 (26/01/10) FOR NEW BAR AT LOBBY LEVEL WITH 40 SEATS.



DATE	REVISION
DWG. TITLE	PROPOSED AREA ANALYSIS
SCALE	1/8" = 1'-0"
PROJECT NO.	
DATE	2018-18
SHEET NUMBER	10-15-18



SHEET NUMBER
EXIST-101

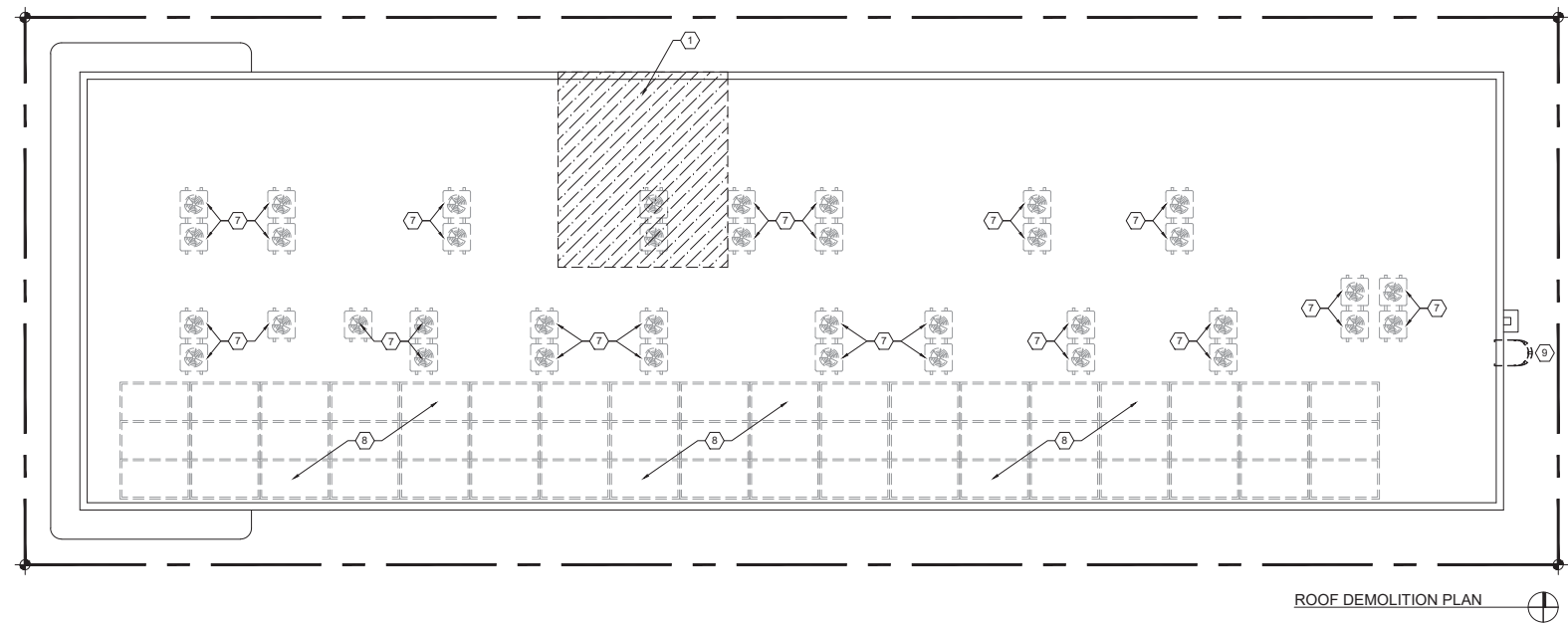


CLIFTON HOTEL
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MIAMI BEACH, FL 33139

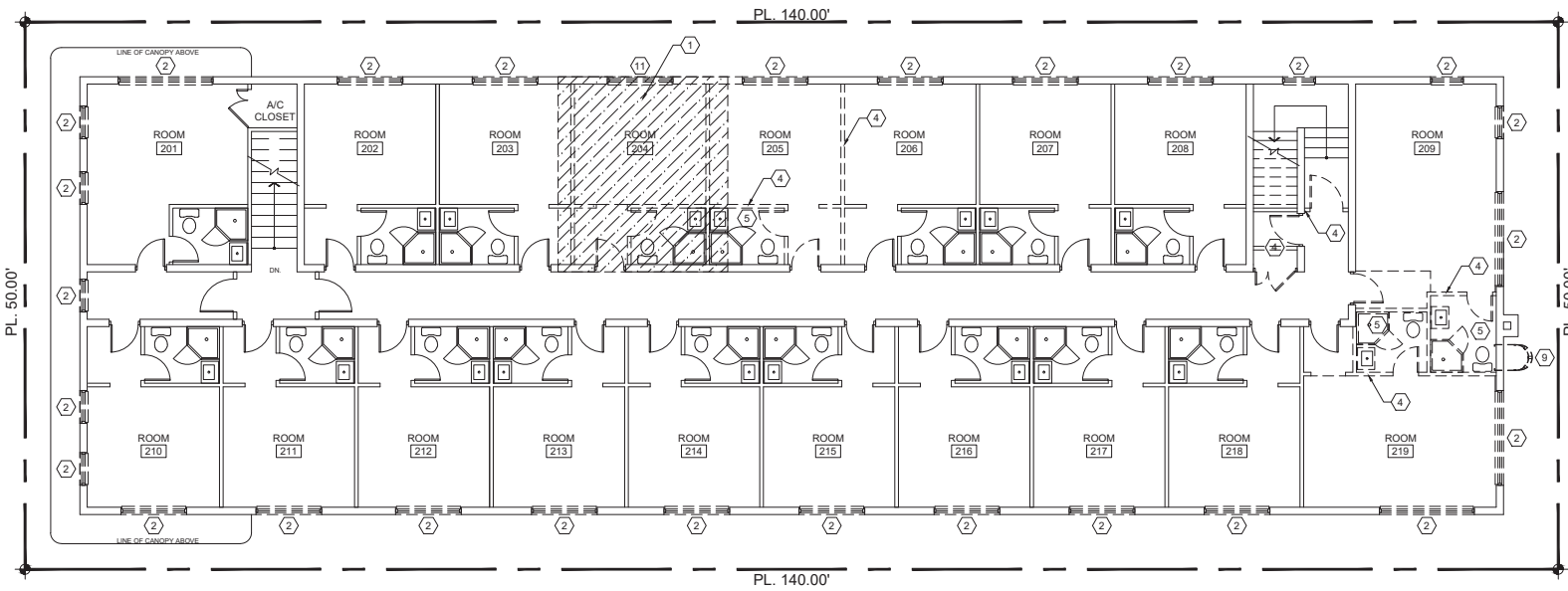
DATE	REVISION

DWG. TITLE	EXISTING ELEVATIONS
SCALE	1/8" = 1'-0"
PROJECT NO.	2018-18
DATE	10-15-18
SHEET NUMBER	EXIST-201

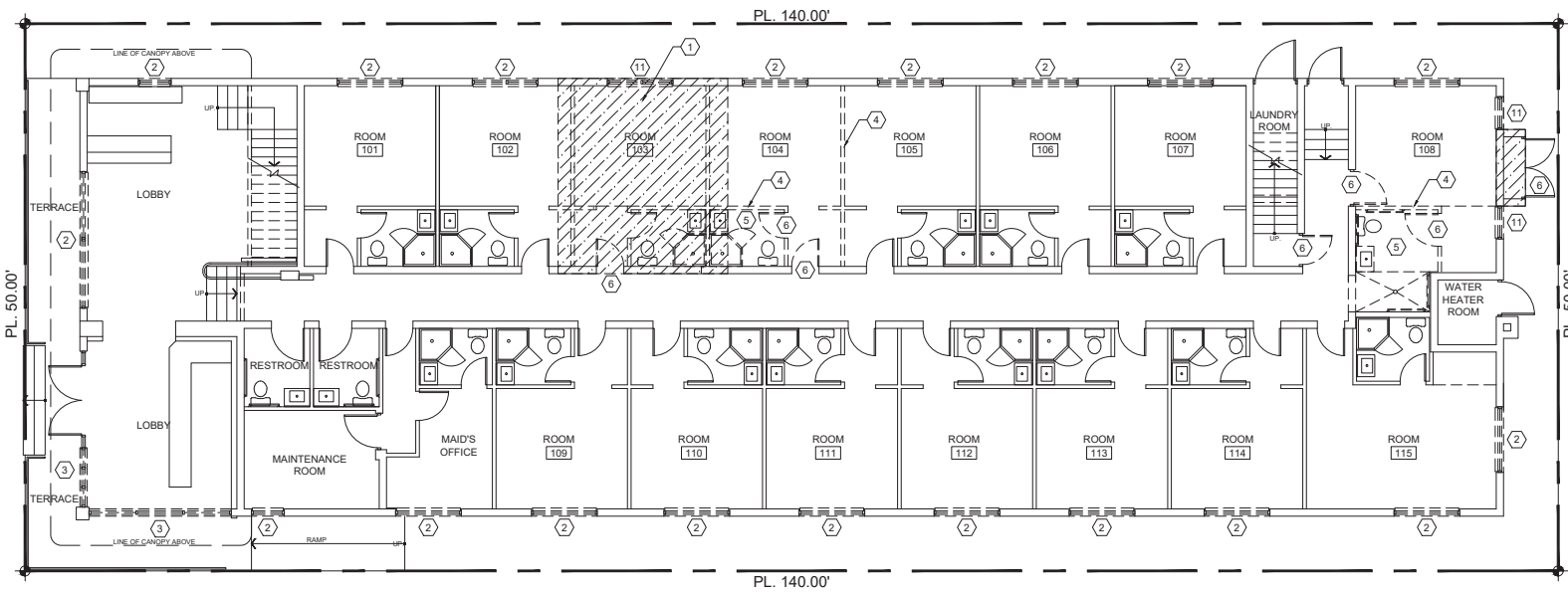
NOT TO SCALE. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE. THE PROPERTY OF BEILLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECTOR (WHICH THEY ARE) PREPARED OR EXISTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER, ON OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BEILLINSON GOMEZ ARCHITECTS P.A. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF BEILLINSON GOMEZ ARCHITECTS P.A. ANY VIOLATION OF THIS PROHIBITION SHALL BE SUBJECT TO LEGAL ACTION AND PENALTIES. BEILLINSON GOMEZ ARCHITECTS P.A. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS.



ROOF DEMOLITION PLAN



2ND FLOOR DEMOLITION PLAN



1ST FLOOR DEMOLITION PLAN

DEMOLITION KEY NOTES

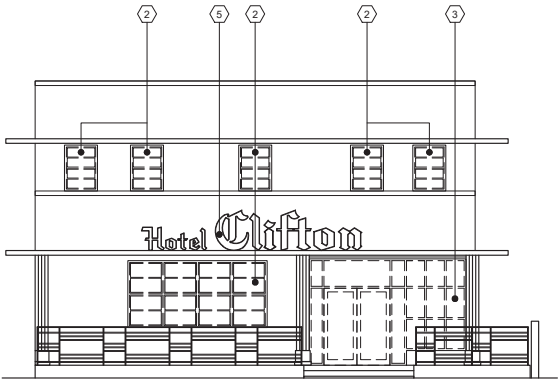
- 1 PORTION OF BUILDING TO BE DEMOLISH TO ACCOMMODATE NEW STAIR AND ELEVATOR SHAFT.
- 2 EXISTING WINDOW TO BE REMOVED & REPLACE W/ NEW CLEAR ANODIZED ALUMINUM & CLEAR GLASS HORIZONTAL ROLLING IMPACT RESISTANT WINDOWS, BEARING DADE COUNTING NOA. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
- 3 EXISTING STOREFRONT TO BE REMOVED & REPLACE W/ NEW CLEAR ANODIZED ALUMINUM & CLEAR GLASS STOREFRONT IMPACT RESISTANT SYSTEM, BEARING DADE COUNTING NOA. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
- 4 PARTION TO BE REMODED
- 5 BATH ROOM TO BE DEMOLISH
- 6 DOOR TO BE REMOVED
- 7 MECHANICAL EQUIPMENT TO BE REMOVED AND RELOCATED
- 8 SOLAR PANELS TO BE REMOVED AND RELOCATED
- 9 CAGE LADDER TO BE REMOVED
- 10 AREA TO BE DEMOLISH TO ACCOMMODATE FPL TRANSFORMER ROOM
- 11 WINDOW TO BE REMOVED

NOTE:
ALL TERRAZZO FLOORS AND NEON SIGNAGE TO BE RESTORE .

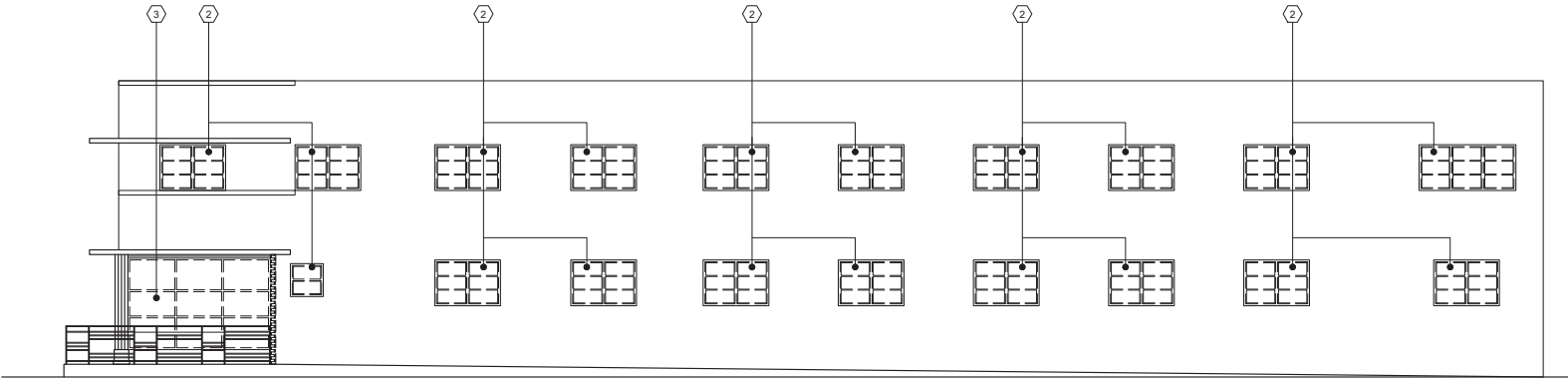
CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

DATE	REVISION

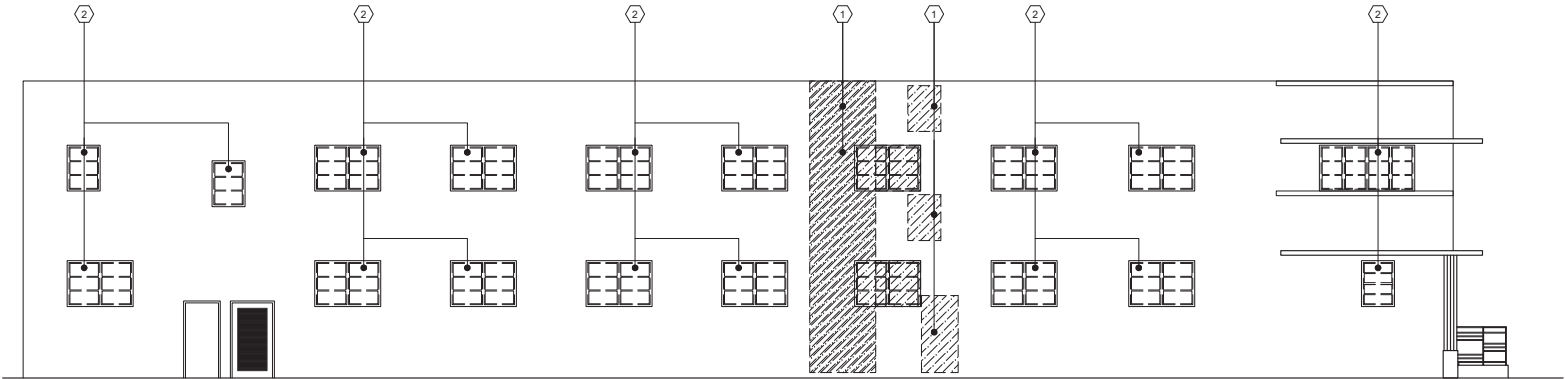
DWG. TITLE	DEMOLITION FLOOR PLANS
SCALE	1/8" = 1'-0"
PROJECT NO.	2018-18
DATE	10-15-18
SHEET NUMBER	D-101



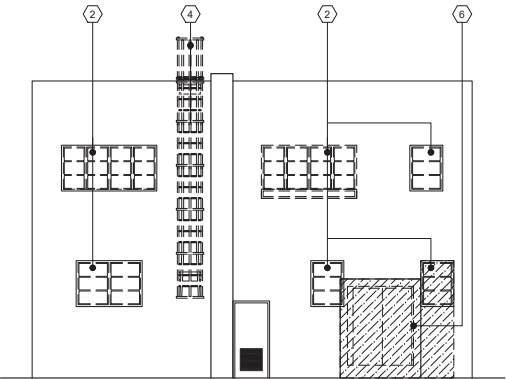
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

DEMOLITION KEY NOTES

- ① PORTION OF BUILDING TO BE DEMOLISH TO ACCOMMODATE NEW STAIR AND ELEVATOR SHAFT.
- ② EXISTING WINDOW TO BE REMOVED & REPLACE W/ NEW CLEAR ANODIZED ALUMINUM & CLEAR GLASS HORIZONTAL ROLLING IMPACT RESISTANT WINDOWS, BEARING DADE COUNTING NOA. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
- ③ EXISTING STOREFRONT TO BE REMOVED & REPLACE W/ NEW CLEAR ANODIZED ALUMINUM & CLEAR GLASS STOREFRONT IMPACT RESISTANT SYSTEM, BEARING DADE COUNTING NOA. MULLION CONFIGURATION TO BE CONSISTENT W/ AVAILABLE HISTORIC DOCUMENTATION.
- ④ CAGE LADDER TO BE REMOVED
- ⑤ SIGNAGE TO BE RESTORE
- ⑥ EXISTING TO BE REMOVED

NOTE:
ALL TERRAZZO FLOORS AND NEON SIGNAGE TO BE RESTORE .

CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

DATE	REVISION
DWG. TITLE	
DEMOLITION ELEVATIONS	
SCALE	
1/8" = 1'-0"	
PROJECT NO.	
2018-18	
DATE	
10-15-18	
SHEET NUMBER	
D-201	