BELLLINSON



DWG. TITLE

COVE

N.T.S.
PROJECT NO.

10-15-18

HPB FINAL SUBMITTAL 11-05-18



RADIUS

REFL. REFR. RF. RGTR. REINF REQ. RESIL. RM. R.O. RWD. R.W.L.

S. SABF

S.C. S.C.D.

SCHED

S.D. SECT.

SH. SHR. SHT. SIM. S.N.D.

S.N.R.

S

U

V

ROOF DRAIN

REFERENCE

REFLECTED REFRIGERATOR ROOF REGISTER

REINFORCED REQUIRED RESILIENT

ROUGH OPENING

REDWOOD RAIN WATER LEADER

SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE

SEAT COVER DISPENSER

SCHEDULE

SHELF

SHOWER

SIMILAR

RECEPTACLE

SERVICE SINK

SOAP DISPENSER SECTION

ROOM

cement mortar plaster

concrete pre cast

gravel or crushed

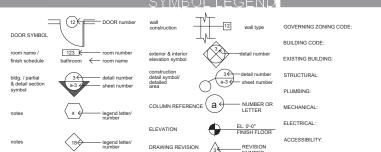
BELLLINSON GOMEZ

**ARCHITECTURAL** 

DEMOLITION FLOOR PLANS DEMOLITION ELEVATIONS PROPOSED SITE PLAN

A-000

DESIGN/PROJECT ARCHITECT:



MIAMI BEACHL ELORIDA CODE DE ORDINANCE

BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664

FLORIDA BUILDING CODE 2017 ELORIDA BUIL DING CODE: EXISTING BUILDING CODE 2017 FLORIDA BUILDING CODE 2017 FLORIDA BUILDING CODE 2017 - PLUMBING FLORIDA BUILDING CODE 2017 - MECHANICAL FLORIDA BUILDING CODE 2017 - CHAPTER 11 FACBO

#### SCOPE OF WORK

THE SCOPE OF THIS PROJECT IS THE ADDITION OF A THIRD FLOOR, WHICH WILL CONSIST OF 12 HOTEL ROOMS AND A TERRACE, WITH A TOTAL AREA OF 14,000 SF.
THIS WORK WILL ALSO INCLUDE EXTENSION OF THE EXISTING STAIRS TO THE NEW THIRD FLOOR AND ROOF AREAS AND AN ADDITION OF A NEW ELEVATOR AND STAIR CASE
FROM THE GROUND TO THE THIRD FLOOR.

#### 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, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA.

#### MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1343 COLLINS A	VENUE. MIAMI BEAG	CH, FL. 33139
2	Board and file numbers:			
3	Folio number(s):	02-3234-008-05	660	
4	Year constructed:	1948	Zoning District:	MXE - Mixed Use
5	Base Flood Elevation:	8.00'	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):		Lot Area (SF):	7,000.00
7	Lot width (FT):	50.00	Lot Depth (FT):	140.00
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"	27'-0"	40'-0"	
11	Number of Stories:	-	2.00	3.00	
12	FAR:	2.00	1.49	2.00	
13	Gross square footage:	14,000.00	10,400.00	14,000.00	
16	Number of units Hotel:	N/A	34	43	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
19	Front Setback:	10'-0"	5'-0"	5'-0"	
20	Side / Interior Setback:	5'-0"	5'-0"	5'-0"	
21	Rear Setback:	0'-0"	5'-0"	5'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
22	Parking District No. 1				
23	Total # of parking spaces:	6	0	0	6
	# of parking hotel rooms	6	0	0	
24	# of parking bar at lobby	0	0	0	
26	Bicycle Racks		3	3	

32	Is this a contributing building?	<u>Yes</u> or no
33	Located within a Local Historic District?	<u>Yes</u> or no

# **CLIFTON HOTEL** 1340 COLLINS AVE.

CLIFTON HOTEI 1343 COLLINS AVE MIAMI BEACH, FL 33139

DWG TITLE

PROJECT NO

SHEET NUMBER

PROJECT INFORMATION INDEX

A-001

SANITARY NAPKIN DISPENSER SANITARY NAPKIN SPECIFICATION SQUARE STAINLESS STEEL

SQ. S.ST. S.SK. STA. STD. STL. STOR STRL. SUSP. SYM. STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL TREAD TOWEL BAR TOP OF CURB TELEPHONE. TEMPERED

TRD. T.B. T.C. TONGUE AND GROOVE THK.
TOIL.
T.P.
T.P.D.
T.V.
T.W.
TYP.
T.O.B.
T.O.C.
T.O.S. TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM

TOP OF CONCRETE TOP OF SLAB UNF. U.O.N. UNFINISHED UNLESS OTHERWISE NOTED

UNDERWRITERS LAB

V.I.F. VERIFY IN FIELD VERT VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER

WEST WEIGHT WATER CLOSET WOOD W/O WITHOUT WATERPROOF WAINSCOT

32	Is this a contributing building?	<u>Yes</u> or no
33	Located within a Local Historic District?	<u>Yes</u> or no

## **HPB FINAL SUBMITTAL 11-05-18**

GA. GALV G.B. G.C.

GL. GND. GR. GYP.

G.W.B.

H.B. H.C.

HDWD

HDWE.

H.M. HORIZ

HR. HGT.

I.D.

INV.

LAW. L.F. LKR. LT. LTG. LTWT

MAX. M.C. MACH.

MECH

MET. MFR. MH. MIN. MIR. MISC

M.L. M.O. MTD. MUL.

NO. OR #

N.T.S.

O.A.
OBS.
O.C.
O.D.
OFF.
OPNG.
OP. HD.

PRCST

P.I.AM

1000

J.

1

-M

N

GAUGE

GLASS

GROUND GRADE

GYPSUM

HOSE BIB

HOLLOW CORE HARD WOOD

HOLLOW METAL HORIZONTAL

INSIDE DIAMETER (DIM.)

HARDWARE

INSULATION INTERIOR

HOUR

HEIGHT

INVERT

JANITOR

KITCHEN

LABORATORY

LINEAR FEET

LIGHT WEIGHT

MEDICINE CABINET

LAMINATE

LAVATORY

LOCKER

LIGHTING

MAXIMUM

MACHINE

MANHOLE

MINIMUM

MULLION

NORTH NOT IN CONTRACT

NUMBER

OVERALL OBSCURE

OFFICE OPENING

PRE-CAST PROPERTY LINE
PRESSURE TREATED
PLATE

PLASTER PLYWOOD POLISHED

PAPER TOWEL DISPENSER

PAPER TOWER

PARTITION

PLASTIC LAMINATE

ON CENTER

OUTSIDE DIMENSION

OPPOSITE HAND OPPOSITE

MECHANICAL

METAL MANUFACTURER

MISCELLANEOUS

MASONRY OPENING MOUNTED

MATCH LINE

GALVANIZED GRAB BAR

GENERAL CONTRACTOR

GYPSUM WALLBOARD

ACOUS.

ADJ.

AGGR.

ARCH. ASB.

BM. BOT.

CAB. CARP. C.B. CEM. CER.

CLO. CLR. C.M.U.

C.M.U.
C.O.
COL.
CONC.
CONN.
CONSTR.
CONT.
CORR.
CTSK.
CNTR.
C.T.
CTR.

D.S.P.

E.J.

ELEV. EMER.

ENCL. E.P. EQ.

E.S

E.W.C. EXST. EXP0. EXP. EXT.

FLASH FLUOR F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V.

 $\Box$ D

E

B

ACOUSTICAL

ADJUSTABLE

AGGREGATE

ASBESTOS

ASPHALT

BOARD

BLOCK

BLOCKING

воттом

CABINET

CERAMIC

CEILING

CLOSET CLEAR

CAULKING

COLUMN CONCRETE

CONNECTION CONSTRUCTION

CONTINUOUS

COUNTERSUNK

CERAMIC TILE

DOUBLE DEPARTMENT

DIAMETER

DISPENSER

DRAWER

DOOR OPENING

DOWN SPOUT

DRY STANDPIPE DRAWING

EXPANSION JOINT

ELEVATION ELECTRICAL

**ELEVATOR EMERGENCY** 

EQUAL

ENCLOSURE

FOUIPMENT

**EXPOSED** 

**EXPANSION** 

FIRE ALARM

FIRE EXTINGUISHER

FLUORESCENT FACE OF CONCRETE

FACE OF FINISH

FACE OF STUDS

FULL SIZE FOOT OR FEET

FIFLD VERIFY FIRE VALVE CABINET

FIRE EXTINGUISHER CAB FIRE HOSE CABINET

FLAT BAR FLOOR DRAIN FOUNDATION

FLOOR FLASHING.

EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING

DRINKING FOUNTAIN

CORRIDOR

COUNTER

CENTER

CASED OPENING

CONCRETE MASONRY UNIT

CAST IRON

CATCH BASIN CEMENT

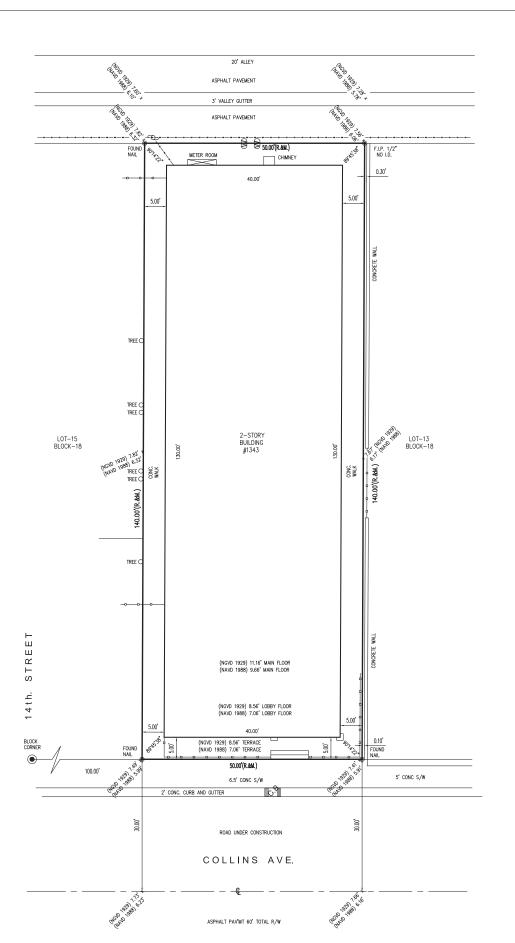
ARCHITECTURAL

AIR CONDITIONING AREA DRAIN

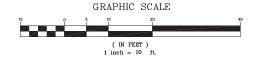
CHECKED BY: P.L.M. DATE: 10-09-2018

SHEET:

1 of 1







#### SYMBOL LEGEND

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 CATCH BASIN W WATER METER FIRE HYDRANT (V) WATER VALVE (V) CONTROL VALVE ○ WOOD POWER POLE O PARKING SIGN LIGHT POLE → TRAFFIC SIGN = RECORD TRAFFIC METER (REC) = RECORD
O.R.B. = OFFICIAL RECORDS BOOK
NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM 1929
NAVD 1988. = NORTH AMERICAN VERTICAL DATUM 1988.
U.E. = UTILITY EASEMENT
D = DIAMETER
C/L = CENTER LINE E ELECTRIC METER S STREET LIGHT METER & HANDICAP ○ TRAFFIC POLE — ALLIMINUM FENCE PHONE BOX to cable box - x - CHAIN LINK FENCE = RIGHT-OF-WAY -/- WOOD FENCE S MANHOLE

## Property Address: 1343 Collins Avenue Miami Beach, Florida 33139

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.

 $\triangle$ 

Abbreviations

= LENGTH = RADIUS

= DFLTA

- 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

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 exceeded that which is specified therein.

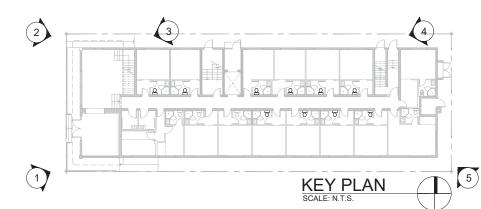
2. Said described property is located within an area having a Zone Designation AE Elevation 8.0' by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0317, with a date of identification of 09–11–09, for Community, No. 120651, in MIAMI-DADE County, State of FLORIDA, which is the current Flood Insurance Rate Map for the community in which said premises is situated.





3









CLIFTON HOTEL 1343 COLLINS AVE

BEILLINSON

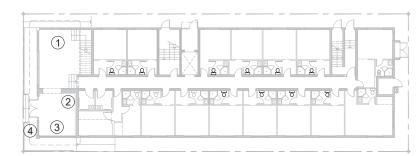
SHEET NUMBER
A-002

#### LOBBY ARCHITECTURAL DETAILS TO BE PRESERVED

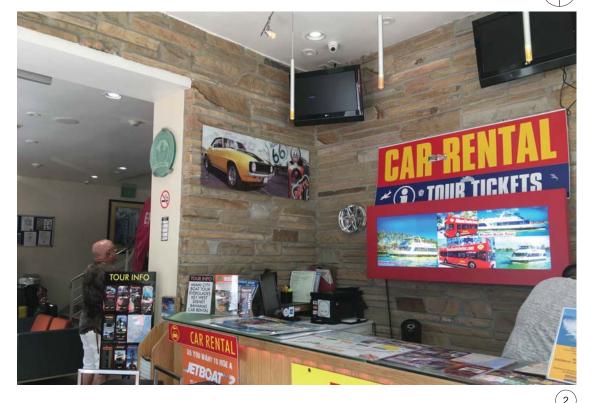
- \* STAIR RAILING
  \* TERRAZZO FLOORS
  \* WOODEN FLOORS
  \* STONE WALL AT LOBBY
  \* STORE FRONT













BEILLINSON

CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 33139

DWG. TITLE

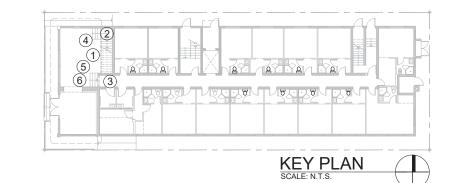
SHEET NUMBER A-003

3

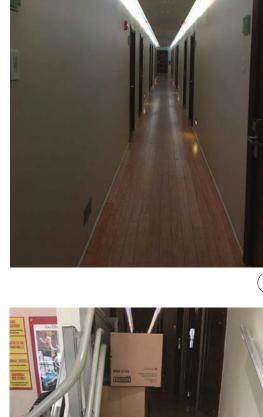
## LOBBY ARCHITECTURAL DETAILS TO BE PRESERVED \* STAIR - RAILING \* TERRAZZO FLOORS \* WOODEN FLOORS \* STONE WALL AT LOBBY \* STORE FRONT

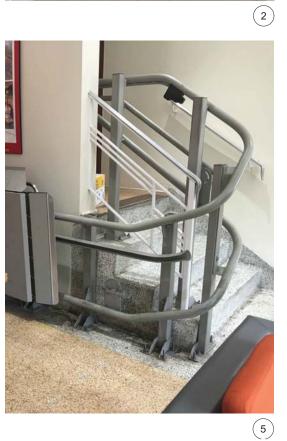














BEILLINSON

CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 33139



SHEET NUMBER

A-004

#### LOBBY ARCHITECTURAL DETAILS TO BE PRESERVED

- \* HOTEL SIGNAGE

  \* DETAIL AT TRIMS, EYEBROWS AND COLUMNS

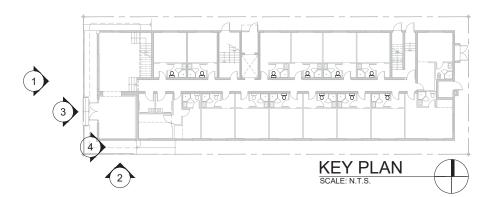
  \* TERRACE RAILING

  \* TERRAZZO FLOORS

  \* STORE FRONT AND WINDOWS











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CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 33139

DWG. TITLE

SHEET NUMBER

A-005











CLIFTON HOTEL
1343 COLLINS AVE
MAMM BEACH, FL 33139

BEILLINSON

DATE REVISION

DWG. TITLE

CONTEXTUAL PICTURES

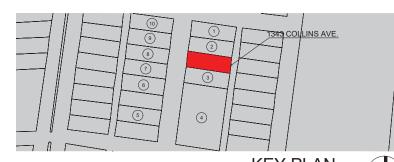
SCALE

PROJECT NO.

2018-1

10-15-18 SHEET NUMBER A-006

1343 COLLINS AVE.









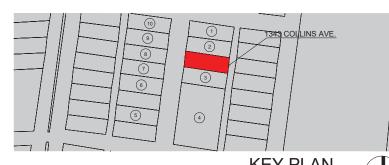




CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 23139

BELLILINSON

Â-007









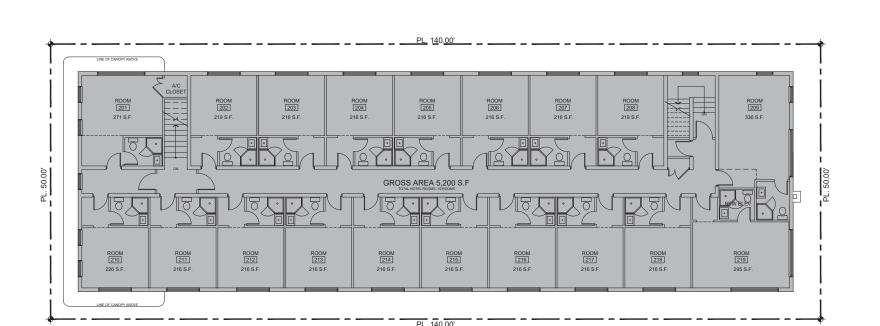
CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 23139

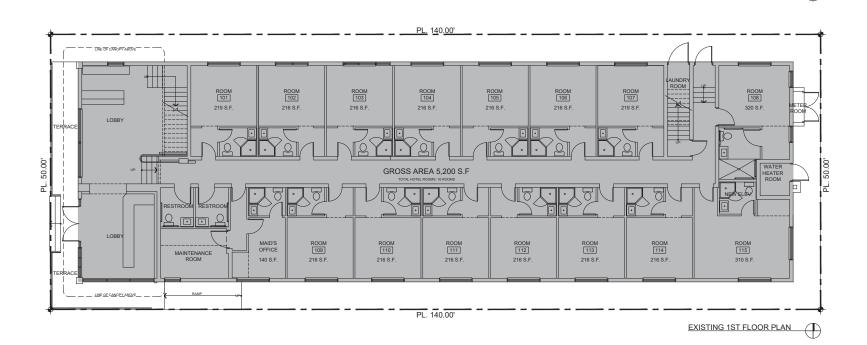
9

BELLILINSON

A-008

KEY PLAN SCALE: N.T.S.





## CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 33139

### **AREA ANALYSIS**

LOT AREA EXISTING FAR TOTAL UNITS 7,000 S.F. 1.48 (10,400 SF)

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

EXISTING 2ND FLOOR PLAN

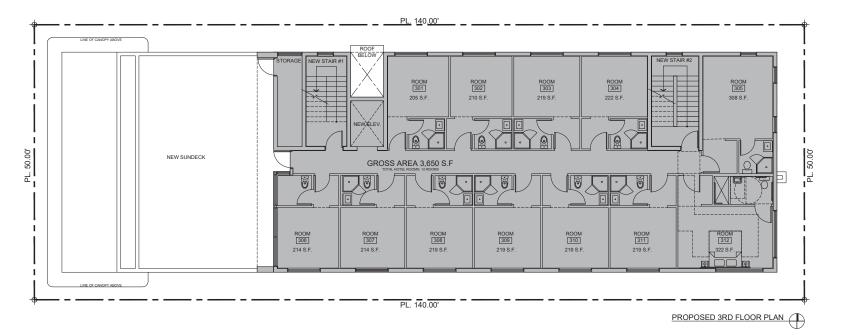
TOTAL	34	7,818
2ND FLOOR	19	4,374
1ST FLOOR	15	3,444
LEVEL	# OF UNITS	AREA S.
UNITS AREA		

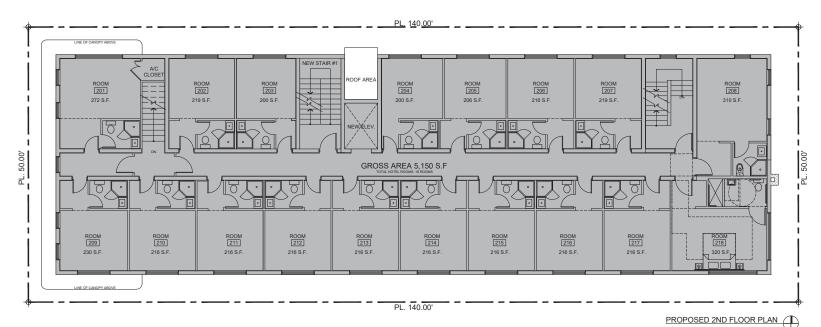


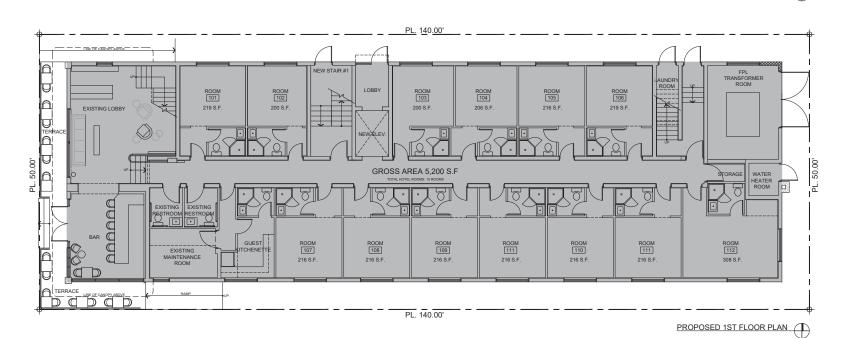
F.A.R.

DWG. TITLE PROJECT NO. SHEET NUMBER EXIST-AREA

BEILLINSON









#### AREA ANALYSIS

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

#### **BUILDING GROSS AREA**

AREA S.F.
5,200
5,150
3,650
14,000

#### UNITS AREA

00		
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

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

### PARKING ANALYSIS

REQUIRED PARKING		SPACES#
TOTAL NEW ROOMS	12 units	6 (.5 parking per unit) *Sec.130-32(26)
*TOTAL SEATING @ LOBBY BAR	40 seats	No parking spaces required
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 DWG. TITLE PROJECT NO

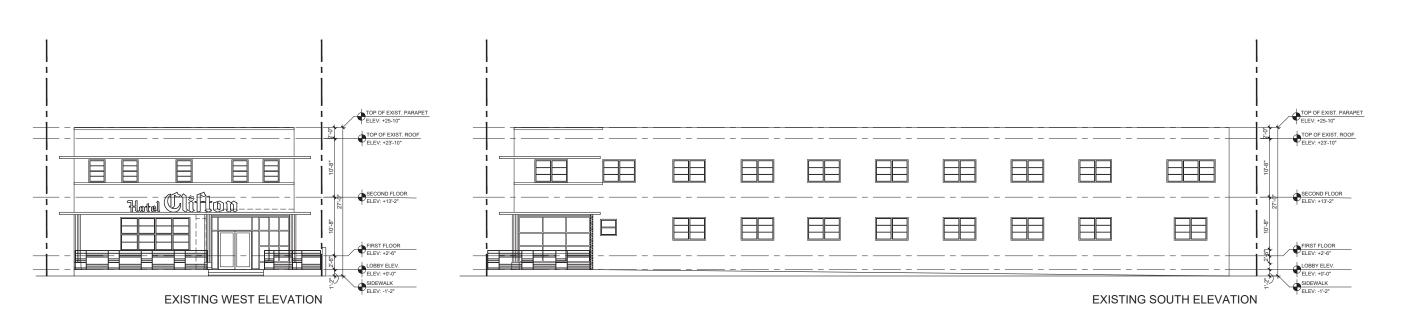
CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 33139

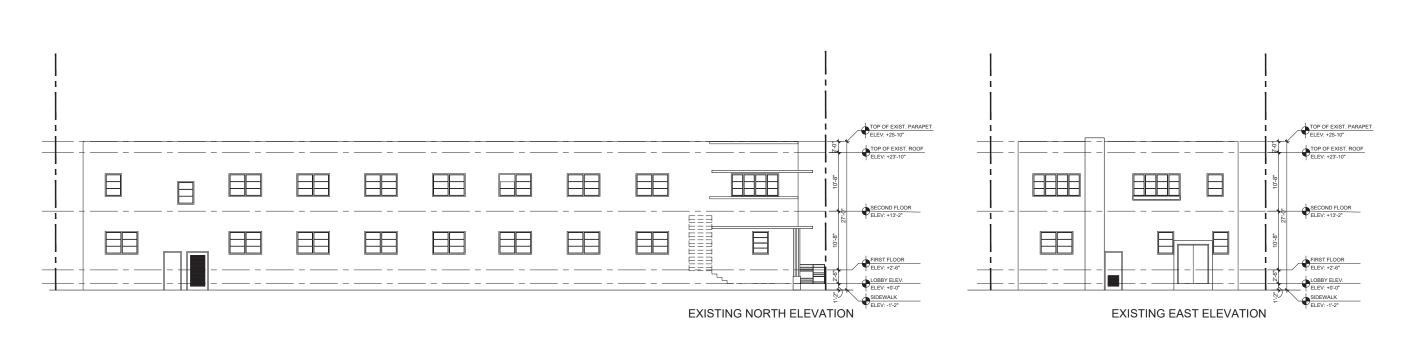
SHEET NUMBER A-AREA



BEILLINSON

SHEET NUMBER EXIST-101





BELLLINSON
GOMEZ
ARCHITECTURE AACO1162
JOSEL GOMEZ AR0015416

ARCHITECTURE AAC0010
JOSE L. GOMEZ AR00158101 BISCAYNE BLV.
SUITE 3
MIAMI FL 33138-46
TEL. (305) 559.12
FAX (305) 551.17
beilinsonarchitectspa.ce

CLIFTON HOTEL
1343 COLLINS AVE
MARMI BEACH, FL 33139

DWG. TITLE

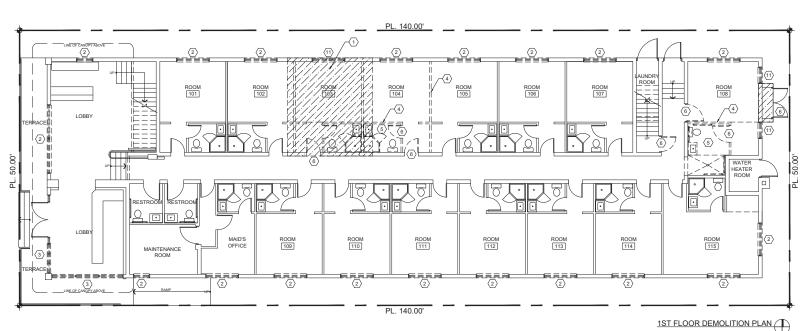
DWG. TITLE

EXISTING
ELEVATIONS

SCALE

PROJECT NO.

SHEET NUMBER EXIST-201





CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

#### **DEMOLITION KEY NOTES**

- SOLAR PANELS TO BE REMOVED AND RELOCATED
- CAGE LADDER TO BE REMOVED
- AREA TO BE DEMOLISH TO ACCOMMODATE FPL TRANSFORMER ROOM
- (11) WINDOW TO BE REMOVED

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

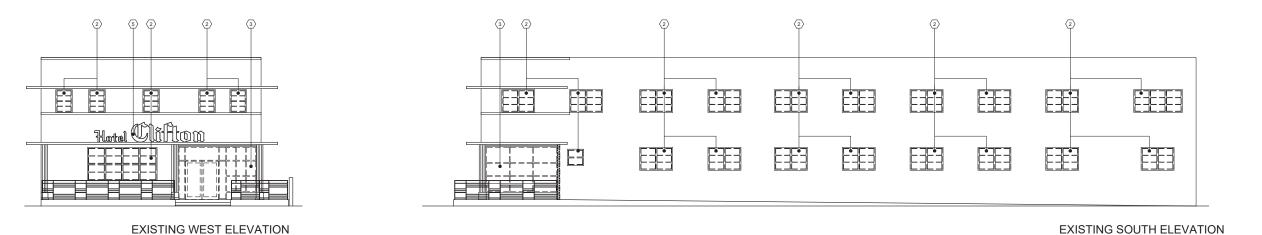
DATE DWG. TITLE

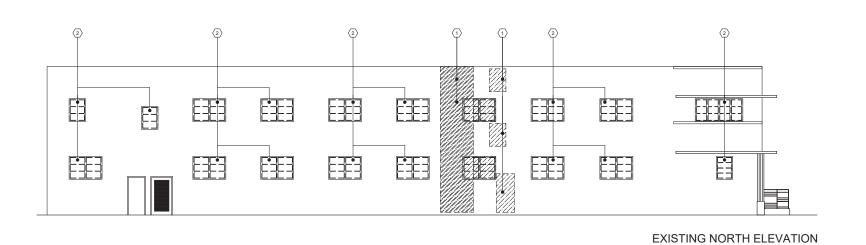
PROJECT NO

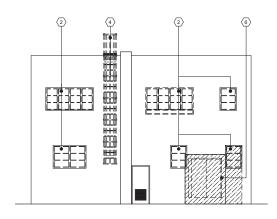
SHEET NUMBER D-101











**EXISTING EAST ELEVATION** 

#### **DEMOLITION KEY NOTES**

- 1 PORTION OF BUILDING TO BE DEMOLISH TO ACCOMMODATE NEW STAIR AND ELEVATOR SHATF.
- ISTING WINDOW TO BE REMOVED & REPLACE W/ NEW CLEAR ANODIZED ALUMINUM & CLEAR ASS HORIZONTAL ROLLING IMPACT RESISTANT WINDOWS, BEARING DADE COUNTING NOA. JULION CONFIGURATION TO BE CONSISTENT WI AVAILABLE HISTORIC DOCUMENTATION.

- 5 SIGNAGE TO BE RESTORE
- 6 EXISTING TO BE REMOVED

NOTE: ALL TERRAZZO FLOORS AND NEON SIGNAGE TO BE RESTORE DATE DWG. TITLE PROJECT NO

10-15-18

D-201

SHEET NUMBER

CLIFTON HOTEL 1343 COLLINS AVE MIAMI BEACH, FL 33139