CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
FIRST SUBMITTAL

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PARK AVENUE HOTEL
MIAMI BEACH

HISTORIC PRESERVATION BOARD
05.14.2019

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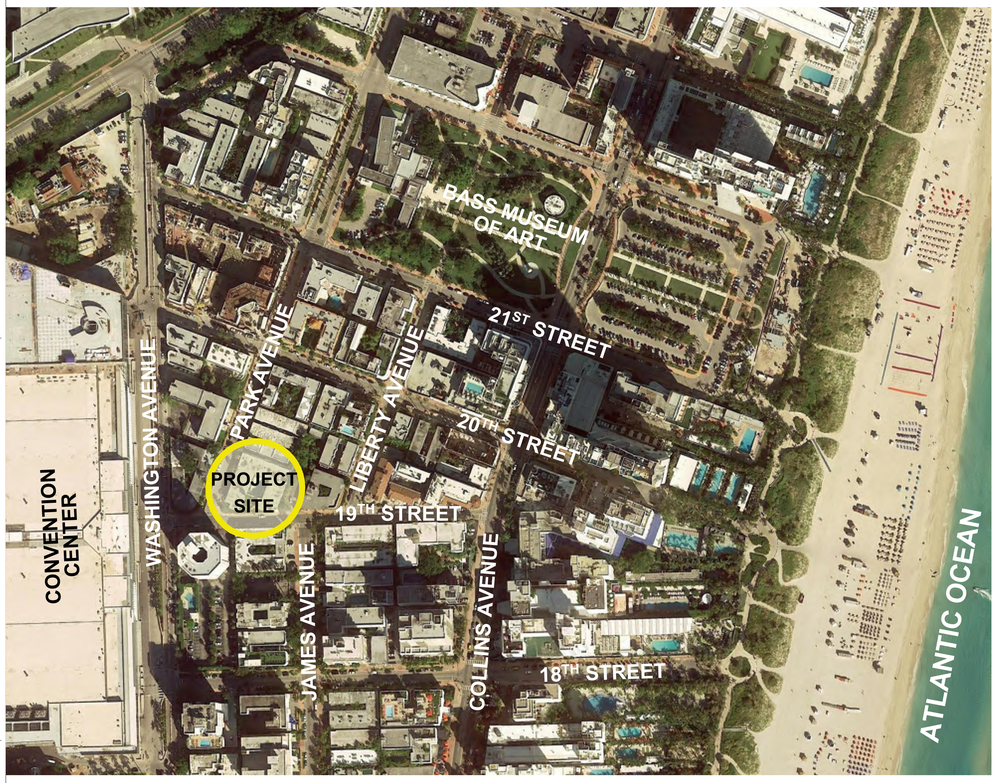

CITY OF MIAMI BEACH

MIAMI BEACH

LOCATION PLANS | 1

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File: Billfolder Not - Etc Server_1_Billfolder\Desk Of Alberto\Ao Jul 1962_Parks And Road_Parks And Etc_ By Address_Date 3/6/2019

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Project

PARK AVE. HOTEL

355 19th. Street
MIAMI BEACH, FLORIDA 33139

Revisions

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BUSLAM
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Consultant

Luis O. Revuelta
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SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
LOCATION PLAN

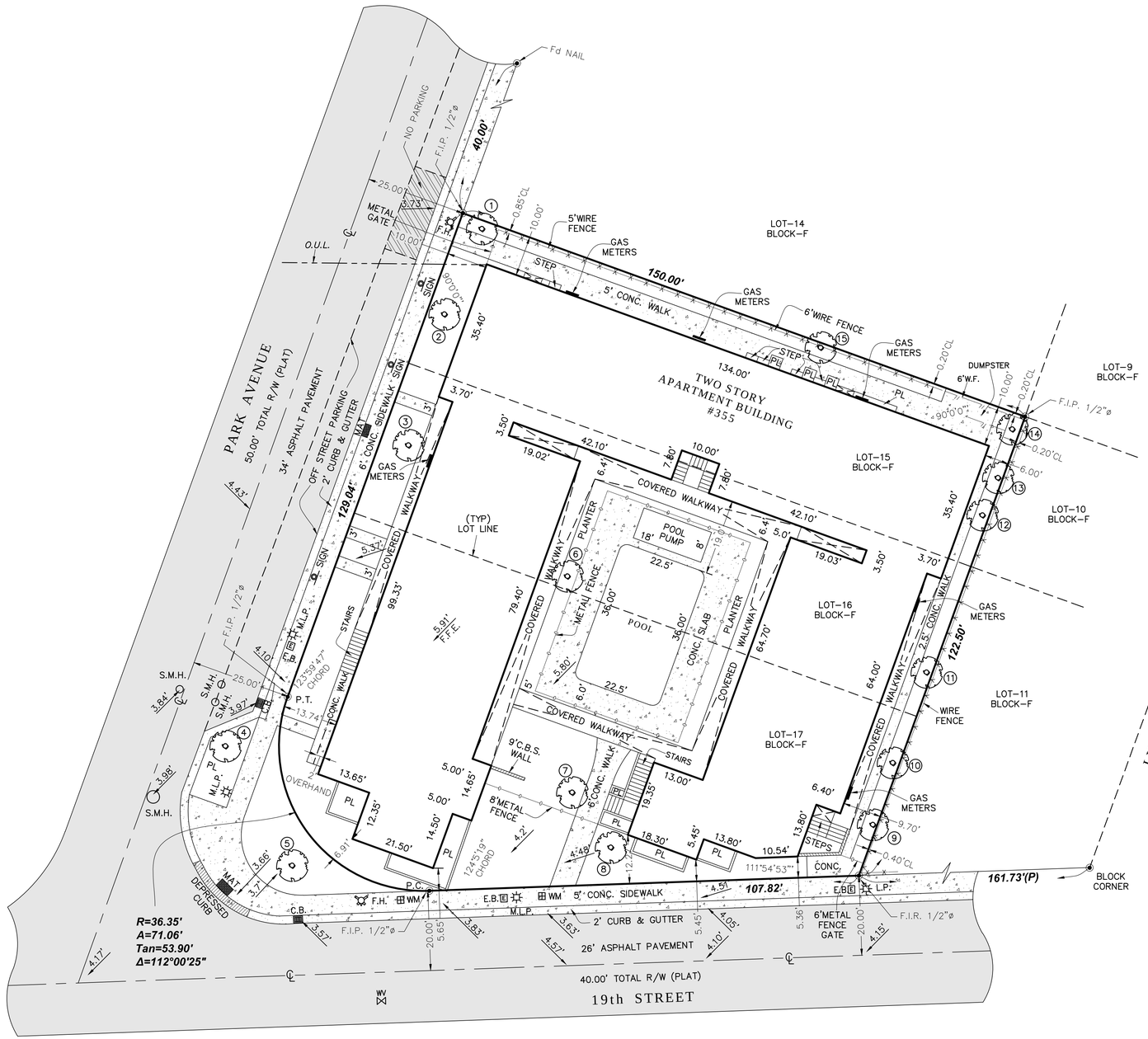
Sheet No.
A-001

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta. = Chattahoochee
℄ = 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
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
℗ = 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
X 12.34' = Denotes Spot Elevations Taken

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) The use 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 location of fences, overhead wires, hedges and walls may 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.

g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Dimensions shown hereon are measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) According to the intended use of land as classified in the minimum technical standards (5J17-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 the specified accuracy.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.



GRAPHIC SCALE
0 10 20 40 80
Scale: 1"=20'
(Scale in feet)

TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	COCONUT	12"	28'	15'
2	COCONUT	12"	25'	16'
3	COCONUT	12"	26'	15'
4	TREE	6"	9'	7'
5	DOGWOOD	7"	12'	13'
6	SABAL PALM	10"	4'	4'
7	SABAL PALM	14"	45'	8'
8	COCONUT	11"	21'	14'
9	SABAL	16"	12'	14'
10	GUMBO LIMBO	10"	9'	10'
11	SABAL PALM	15"	10'	8'
12	STRANGLER FIG	12"	12'	16'
13	SABAL	14"	12'	9'
14	SABAL PALM	5"	19'	6'

This property described as:
Lots 15, 16 and 17, Block F,
AMENDED MAP OF
THE OCEAN FRONT PROPERTY OF THE
MIAMI BEACH IMPROVEMENT COMPANY,
according to the Plat thereof
as recorded in Plat Book 5, Page 7,
of the Public Records of Miami-Dade County, Florida.

Certified to:
S A BINKOV & M BINKOV LESSOR
JOBROTAM DEV CORP LESSEE

Address:
355 19th Street, Miami Beach, FL 33139

Elevations shown refer to N.G.V.D. 1929.
BM # Y-310-R (MIAMI-DADE)
Elevation = 5.62 ft (N.G.V.D.)

"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

REVISIONS:
05/23/18 SURVEY UPDATE.
11/27/18 SURVEY UPDATE.
03/05/19 SURVEY UPDATE.

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:
AE	120651	0317	L
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.	
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.	

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

TOPOGRAPHIC 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 11/22/17
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/20/17	1"=20'	R.S.	17-19663

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File: Billboard_R4 - Billboard Based on Architect 22 Rev2 - Revit Architect 2022 - By: justina . Date: 2/8/2019

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PARK AVENUE HOTEL - MIAMI BEACH

Zoning Information					
1	Address:	355 19th Street Miami Beach, FL 33139			
2	Board and File Numbers:				
3	Folio Number(s):	02-3226-001-0290			
4	Year Constructed:	1951	Zoning District:	RM-2	
5	Based Flood Elevation:	8'-0" N.G.V.D.	Grade value in NGVD:	4.17' N.G.V.D.	
6	Adjusted grade (Flood+Grade/2):	6.08' (6'-1") N.G.V.D.	Lot Area:	**22,236.75 SF** (0.510485 ac.)	
7	Lot width:	150'-0"	Lot Depth:	152'-8" (Average)	
8	Minimum Unit Size (Hotel)	15%: 300 - 335 SF; 85%: 335 SF +	Average Unit Size (Hotel)	N/A	
9	Existing use:	Residential	Proposed use:	Hotel	

Building Data		**Maximum**	**Proposed**	**Deficiencies**
10	Height	50'-0"	50'-0"	
11	Number of Stories	N/A	5	
12	FAR (2.0)	44,473.5 SF	**44,402 SF**	
13	Gross square footage		Total Gross Area: 72,294 SF Proposed Area: 70,124 SF Existing Area: 2,170 SF	
14	Square Footage by use	N/A		
15	Number of units Residential	N/A		
16	Number of units Hotel	N/A	100 total = 14 units 300-335sf + 86 units 335sf+	
17	Number of seats	N/A		
18	Occupancy load			

Setbacks		**Required**	**Proposed**	**Deficiencies**
	Subterranean:			
19	Front Setback:	20'-0"	20'-0"	
20	Side Setback:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"	
21	Side Setback:	N/A		
22	Side Setback facing street:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"	
23	Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)	
	At Grade Parking:			
24	Front Setback:	20'-0"	20'-0"	
25	Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
26	Side Setback:	N/A		
27	Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
28	Rear Setback:	0'-0"	0'-0"	
	Pedestal:			
29	Front Setback:	20'-0"	20'-0"	16'-9" provided at SE corner (Variance)
30	Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
31	Side Setback	N/A		
32	Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
33	Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)	
	Tower:			
34	Front Setback:	N/A		
35	Side Setback:	N/A		
36	Side Setback:	N/A		
37	Side Setback facing street:	N/A		
38	Rear Setback:	N/A		

Parking		**Required**	**Proposed**	**Deficiencies**
39	Parking district	District No. 1		
40	Total # of parking spaces	**50** (Per Sec. 130-32 (26) = 0.5 spaces per room)	**36**	**14** (Impact Fee)
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	**49 Hotel** Restaurant excluded from calculation as it is located within existing building	**0**	**0**
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	36 (only one level)		
43	Parking Space Dimensions:	8'-6" x 18'-0" Regular 6" x 16'-0" Tandem	8'-6" x 18'-0" Regular 8'-6" x 16'-0" Tandem	
44	Parking Space configuration (45, 60, 90, Parallel)		90 Degrees	
45	ADA Spaces	2	2	
46	Tandem Spaces		30	
47	Drive aisle width: Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic.	22'-0" Two-Way; 11'-0" One-Way	22'-0"	
48	Valet drop off and pick up	Required	Provided	
49	Loading zones and Trash collection areas	3 (10'-0" x 20'-0" minimum over 50 units no more than 100- 2 loading spaces; over 100 no more than 200- 3 loading spaces)	Not Provided	Waiver Requested
50	Racks: Minimum short-term bicycle parking spaces = 1 per 10 units. Minimum long-term bicycle parking spaces = 1/10% employees	Short-term 10 Long-term 1	Short term 10 Long term 1	

ZONING DATA SUMMARY | 2

N.T.S.

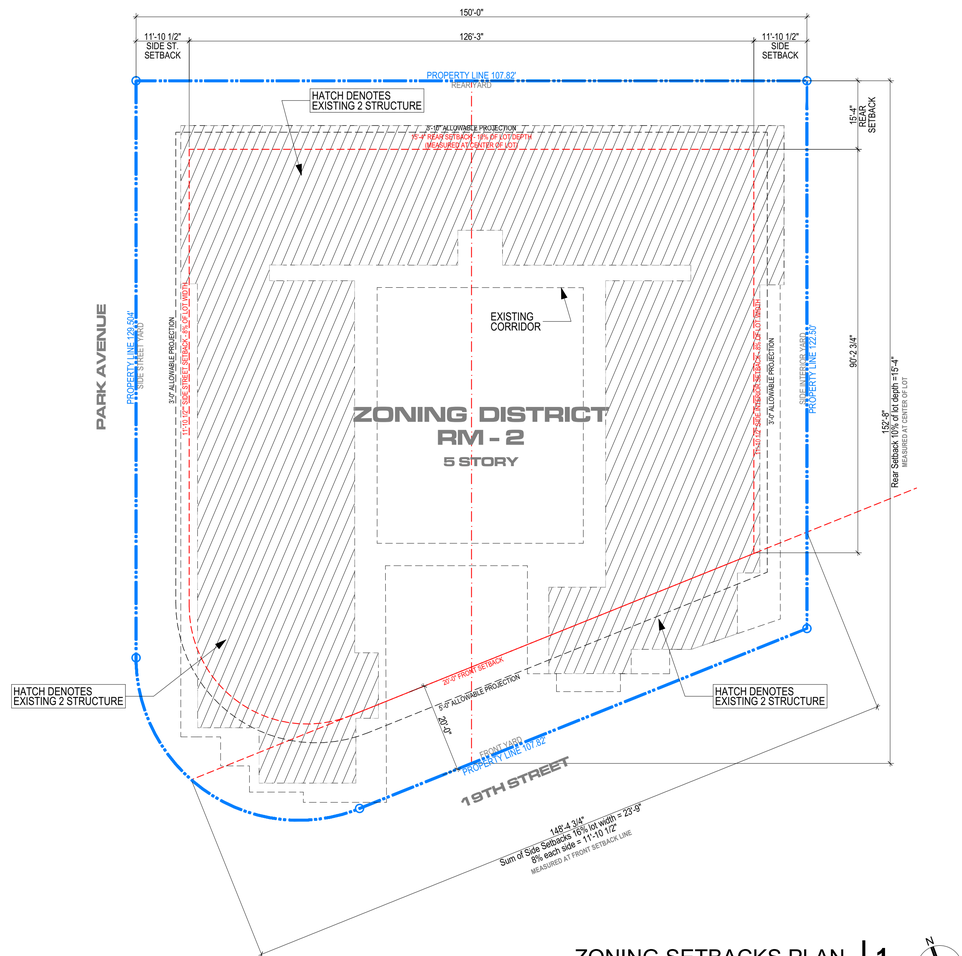
ROOMS BREAKDOWN

PARK AV. HOTEL	AREA SF	FLOORS L1	L2	L3	L4	L5	TOTAL PER ROOM TYPE	QUANTITIES OF ROOMS LESS AND ABOVE OF 335 SF: MIN. - 15% UNITS LESS THAN 335 SF	MAX. - 85% UNITS MORE THAN 335 SF
Standard Rooms									
King	300	6	6				12		
King Large	335.5			8	8	8	24		
Double Queen	335.5	11	13	13	13	9	59		
							0		
Special Rooms							0		
King ADA	300	1	1				2		
Double Queen ADA	333.5			1	1	1	3		
Florida Room							0	**14**	**86**
TOTAL GUESTROOMS		18	20	22	22	18	**100**		
								14%	**86%**

*Guest Rooms with communicationg features provided **9**

ROOMS BREAKDOWN | 3

N.T.S.



ZONING SETBACKS PLAN | 1

SCALE 1/16"=1'-0"

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Project

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Consultant

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SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
ZONING DATA

Sheet No.
A-003

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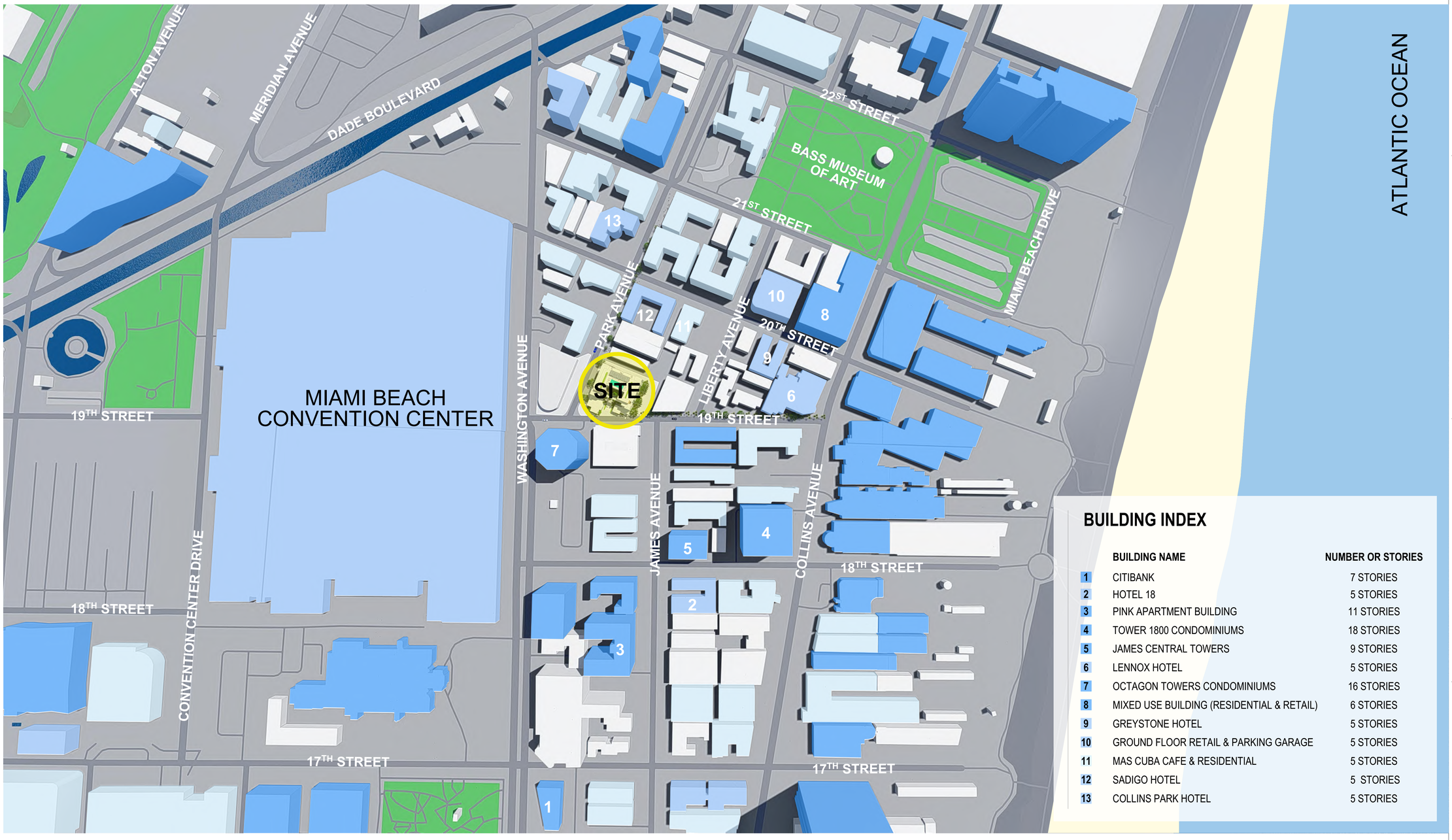

BUILDING INDEX

	BUILDING NAME	NUMBER OR STORIES
1	CITIBANK	7 STORIES
2	HOTEL 18	5 STORIES
3	PINK APARTMENT BUILDING	11 STORIES
4	TOWER 1800 CONDOMINIUMS	18 STORIES
5	JAMES CENTRAL TOWERS	9 STORIES
6	LENNOX HOTEL	5 STORIES
7	OCTAGON TOWERS CONDOMINIUMS	16 STORIES
8	MIXED USE BUILDING (RESIDENTIAL & RETAIL)	6 STORIES
9	GREYSTONE HOTEL	5 STORIES
10	GROUND FLOOR RETAIL & PARKING GARAGE	5 STORIES
11	MAS CUBA CAFE & RESIDENTIAL	5 STORIES
12	SADIGO HOTEL	5 STORIES
13	COLLINS PARK HOTEL	5 STORIES

= TALLER THAN 5 STORIES

= BUILDINGS 5 STORIES TALL

= BUILDINGS 3 TO 4 STORIES TALL

N

SITE PLAN - CONTEXT | 1

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File: Bilfinger Re4 - 8th Street (...) Bilfinger Board Of Architects/02-22-19/02_Park Ave Hotel_Park Ave Hotel - By Joshua - Date: 2/8/2019

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SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
SITE PLAN-CONTEXT

Sheet No.
A-004

NOT FOR CONSTRUCTION

BUILDING INDEX

	BUILDING NAME	NUMBER OR STORIES
1	CITIBANK	7 STORIES
2	HOTEL 18	5 STORIES
3	PINK APARTMENT BUILDING	11 STORIES
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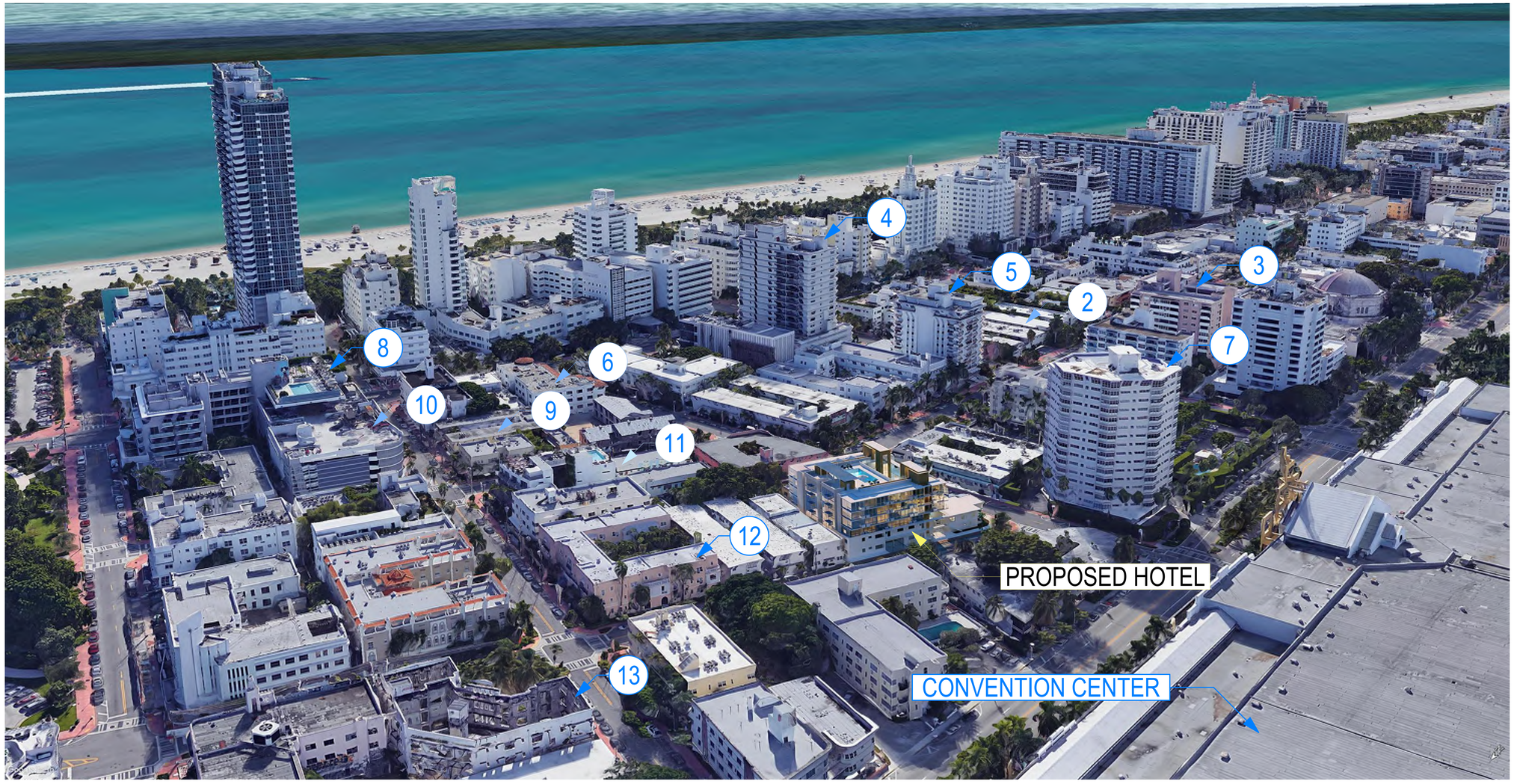
13	COLLINS PARK HOTEL	5 STORIES



SITE - CONTEXT | 1

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The Billboard Not Still Exist_ Billboard Base Is Attached To 357 Park Avenue_Park Avenue Hotel_ By extrinsic_ Date: 3/4/2019

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SCHEMATIC PHASE

Date
2/18/2019
Scale
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Project No.
1822
Sheet Name
LOCATION 3D VIEW
Sheet No.
A-005

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SITE - EXISTING STRUCTURES | 1

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The Bidder/s Are Responsible For Checking And Verifying All Existing Conditions And Dimensions Prior To Bid. By submitting a Bid/s

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SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
SITE- EXISTING STRUCTURES

Sheet No.
A-006

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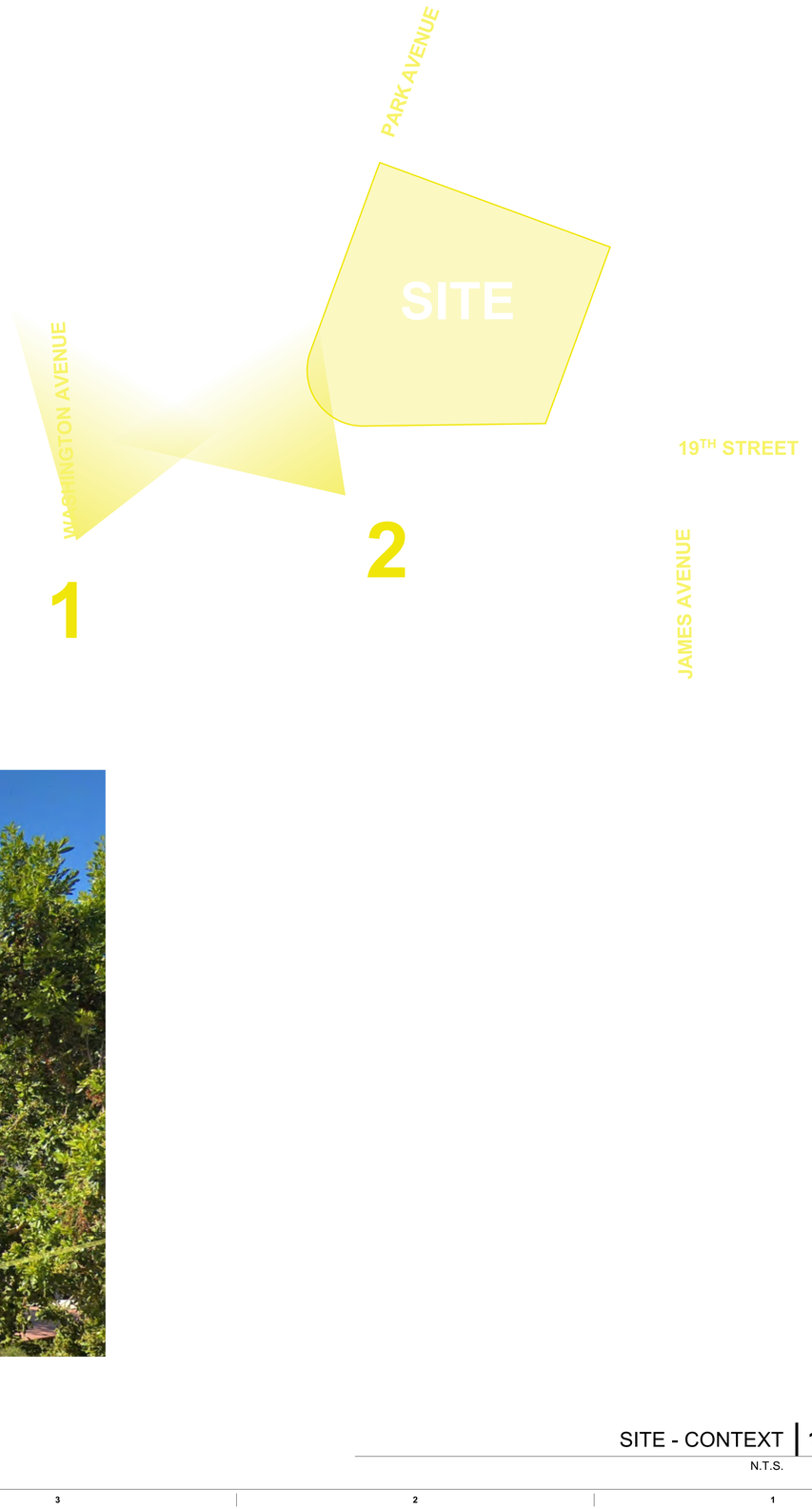

SITE - CONTEXT | 1

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File: BRoad_Rel_ BIM Sheet_1 - BRoad Sheet for Affect-AD 20_1822_Park Ave Hotel_Park Ave HOTEL - By:ashley Date: 3/8/2019

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1.888.515.3107

Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
SITE CONTEXT

Sheet No.
A-007

NOT FOR CONSTRUCTION

SITE - CONTEXT | 1

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File: Bilfiodad_Rev1_BIM Share_1_Bilfiodad Basic for Arch\22-22-1822_Park Ave Hotel_Park Ave Hotel_3y.rvtRev. Date: 3/8/2019

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Revisions

Owner Information

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Date
2/18/2019

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AS SHOWN

Project No.
1822

Sheet Name
SITE CONTEXT

Sheet No.
A-008

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SITE - CONTEXT | 1

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File: Billboard R4 - Site Survey 1 - Billboard Base on ARCHICAD 22 (62 - PARK AVENUE - By Jardine - Date: 2/8/2019

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Project No.
1822

Sheet Name
SITE CONTEXT

Sheet No.
A-009

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File: Billboard_Rev1_ENE Server_ Billboard Base Files\Archicad Rev 22\1822_Park Ave Hotel_Zoning Model.pln

1

2

SITE - CONTEXT | 1

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Project No.
1822

Sheet Name
SITE CONTEXT

Sheet No.
A-010

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SITE - CONTEXT | 1

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The Billboard Next - Exit Sheet_1_Billboard Best Of Miami Herald 2017 Best_Parks And Rec_Parks Of FL - By Address_Date_3/6/2019

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Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

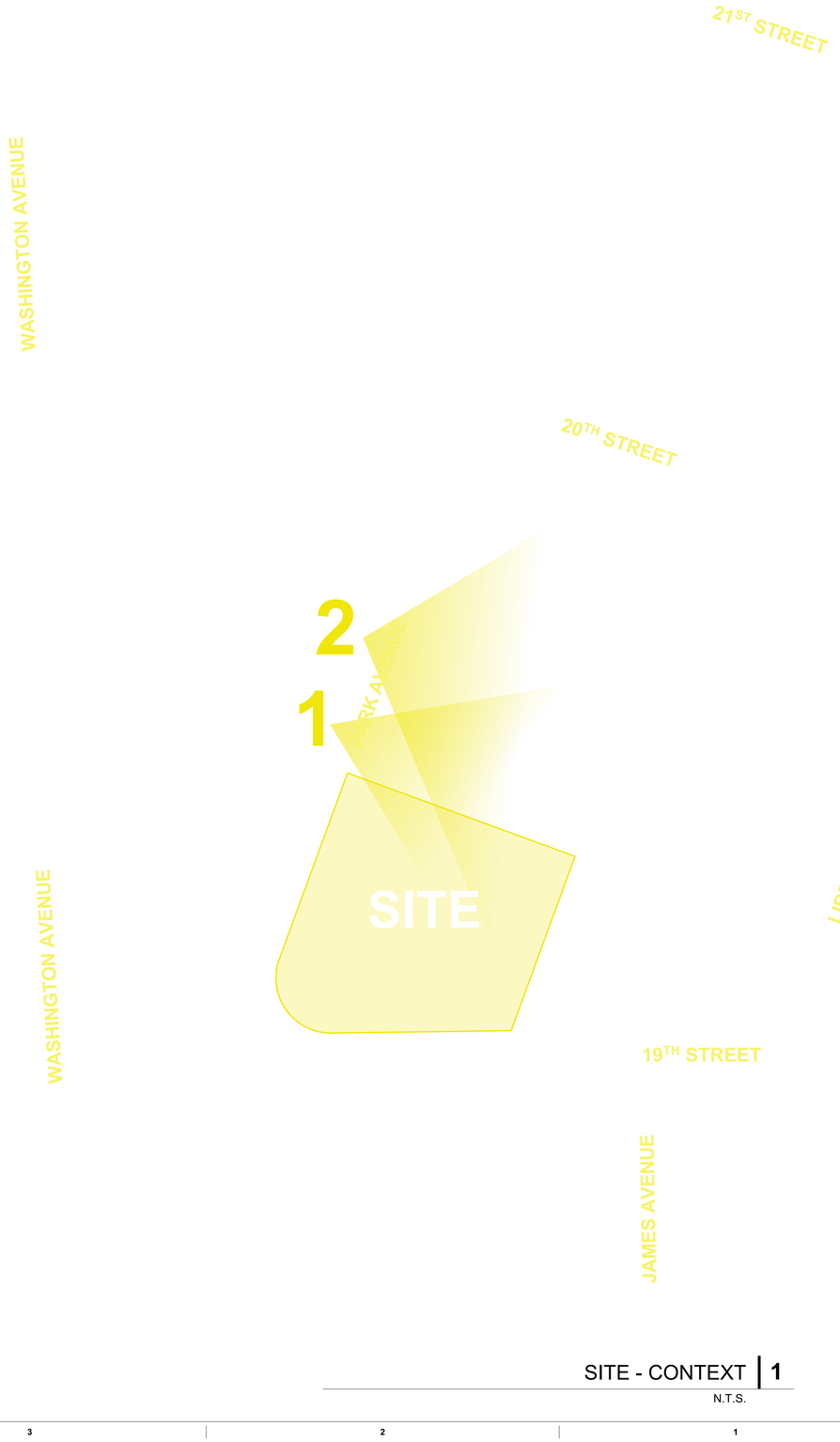
Sheet Name
SITE CONTEXT

Sheet No.
A-011

NOT FOR CONSTRUCTION

1

2



SITE - CONTEXT | 1

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The Silhouted Text: Elk Street_ Elkhound Beat Of Aftershock Act Deaf_ Park Avenue Fiction And Etc.. By extreme_ Lewis 3/4/2019

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SCHEMATIC PHASE

Date
2/18/2019

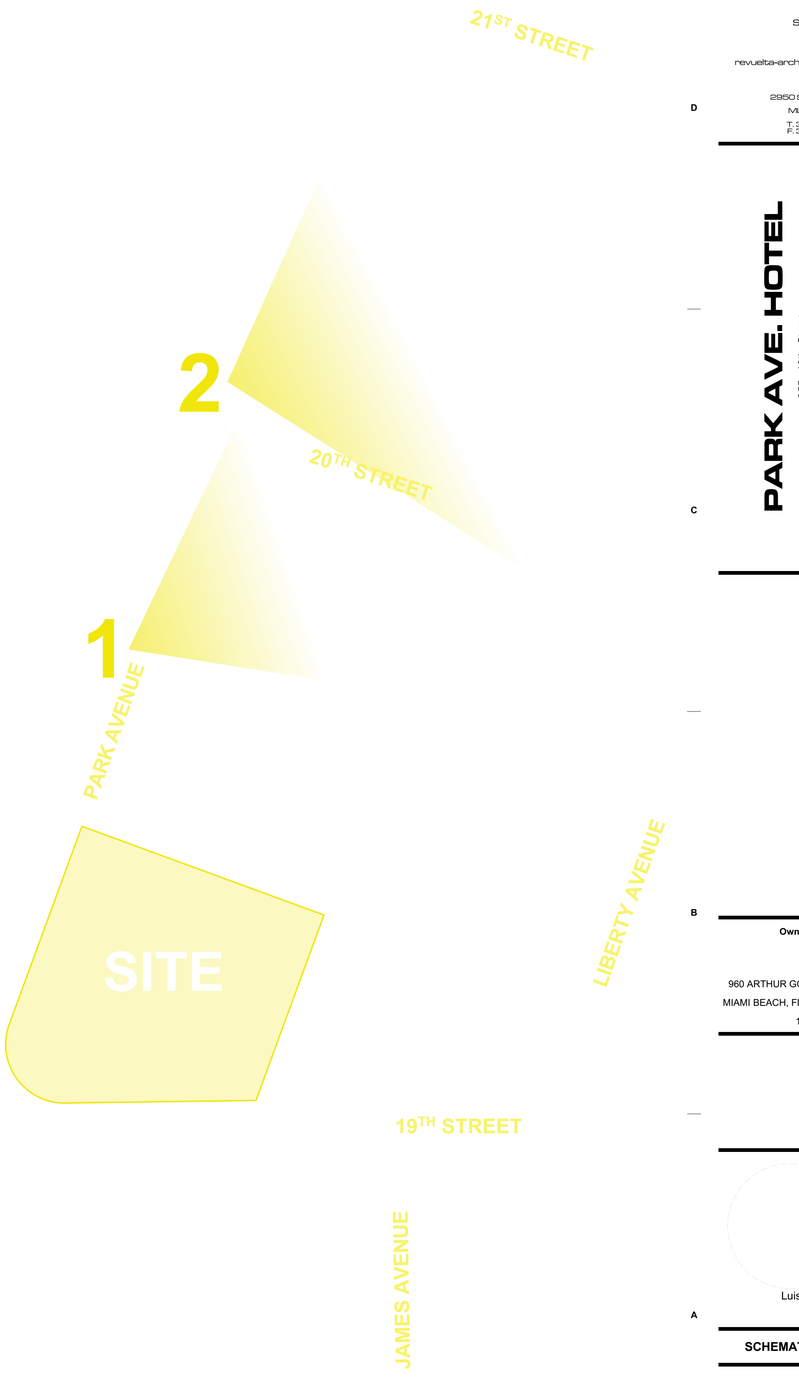
Scale
AS SHOWN

Project No.
1822

Sheet Name
SITE CONTEXT

Sheet No.
A-012

NOT FOR CONSTRUCTION



SITE - CONTEXT | 1

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File: &Revit_Central_Filename - Published Date: 2/6/2019 2:47:02 PM By: ZAHIA ARTILES - By zahiha.cortes 2/6/2019

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Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
SITE CONTEXT
Sheet No.
A-013

NOT FOR CONSTRUCTION

PARK AVENUE - CONTEXTUAL ELEVATION | 1

N.T.S.

19TH STREET - CONTEXTUAL ELEVATION | 2

N.T.S.

SITE - CONTEXTUAL ELEVATIONS | 1

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File Bilfiedol Rvt - Etd Server - Bilfiedol Best Of Archi\Rvt Jobs\1822_Park Ave\1822_Park Ave_Local_Etd_Bilfiedol.Rvt

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Project No.
1822

Sheet Name
CONTEXTUAL ELEVATIONS

Sheet No.
A-014

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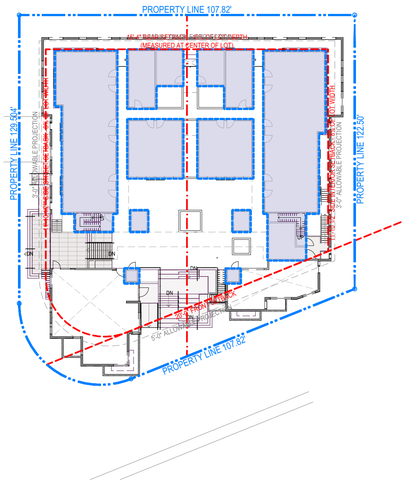
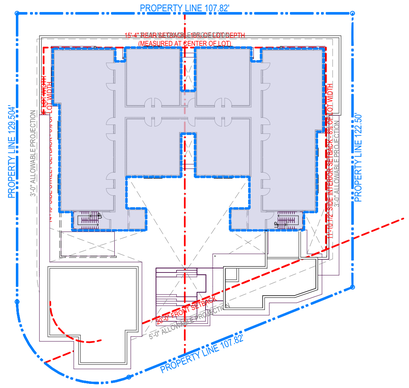
HISTORICAL LEVEL / HOTEL LOBBY | 1

SCALE 1/32"=1'-0"



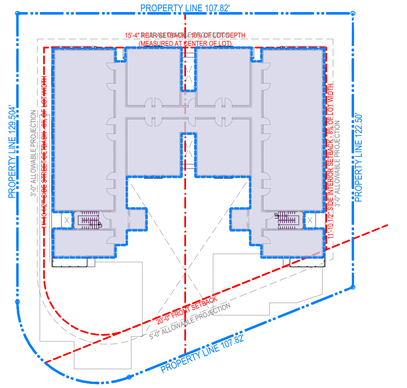
COURTYARD LEVEL / GUESTROOMS | 2

SCALE 1/32"=1'-0"



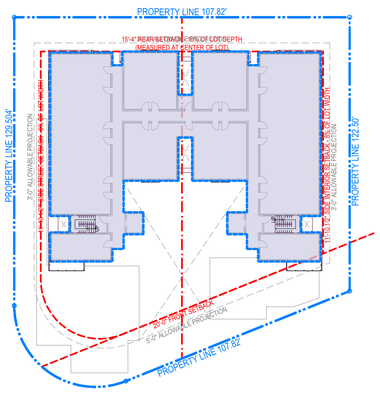
LEVEL 2 - GUESTROOMS | 3

SCALE 1/32"=1'-0"



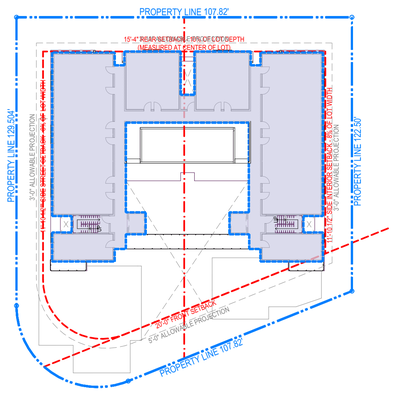
LEVEL 3 - GUESTROOMS | 4

SCALE 1/32"=1'-0"



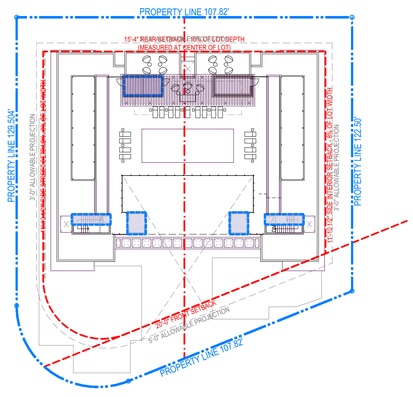
LEVEL 4 - GUESTROOMS | 5

SCALE 1/32"=1'-0"



LEVEL 5 - GUESTROOMS | 6

SCALE 1/32"=1'-0"



ROOF LEVEL | 7

SCALE 1/32"=1'-0"

F.A.R. CALCULATION

		SF	F.A.R. SF
LOT AREA		22,236.75	2.00
TOTAL F.A.R. AVAILABLE			**44,473.50**

			F.A.R.
PARKING - BOH	**GRADE LEVEL**	719.50 767.50 1,529.50	**3,016.50**
LOBBY - COURTYARD - GUESTROOI	**L1**	2,362.50 2,045.25 2,669.25	**7,077.00**
GUESTROOMS	**L2**	8,049.75	**8,049.75**
GUESTROOMS	**L3**	9,056.50	**9,056.50**
GUESTROOMS	**L4**	9,056.50	**9,056.50**
GUESTROOMS	**L5**	7,748.25	**7,748.25**
ROOF	**RL**	468.50	**468.50**
			44,473

F.A.R. CALCULATIONS | 7

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Owner Information

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Consultant

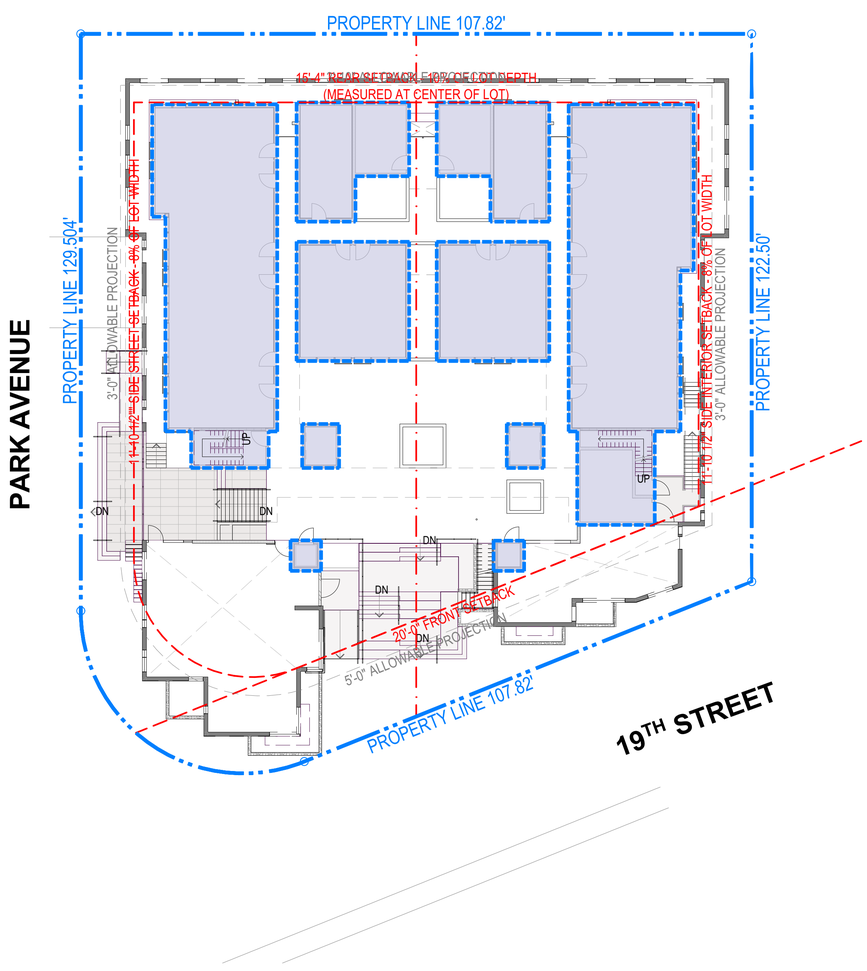
Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
F.A.R.
Sheet No.
A-015

HISTORICAL LEVEL / HOTEL LOBBY | 1

TOTAL FAR FOR THIS LEVEL: 2,940 SF SCALE 1/16"=1'-0"



COURTYARD LEVEL / GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 7,897.25 SF SCALE 1/16"=1'-0"

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The Billboard Text Shall Read: "...Billboard Based On Architectural Plans For PARK AVE. HOTEL - By Lettrea - Date: 2/8/2019

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Date
2/18/2019

Scale
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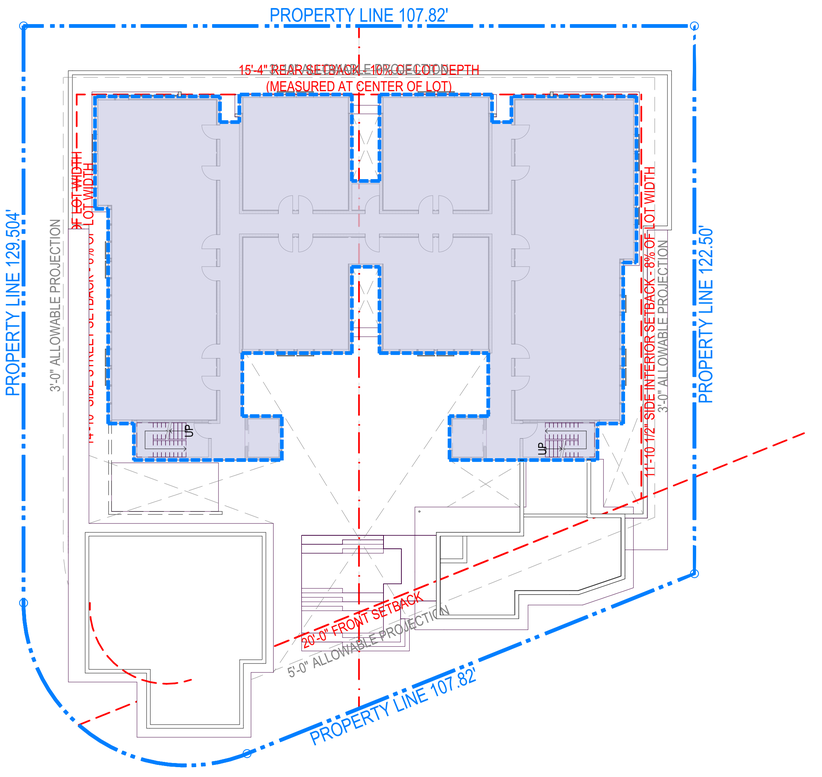
Project No.
1822

Sheet Name
F.A.R. ENLARGED

Sheet No.
A-016



LEVEL 2 - GUESTROOMS | 1

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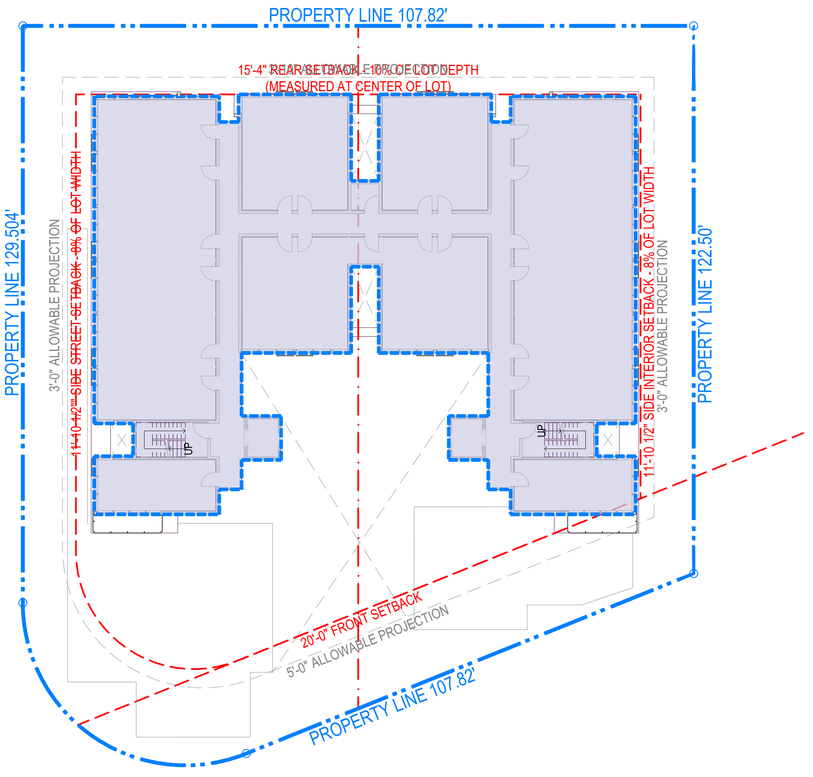

LEVELS 3 - GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 8,945 SF SCALE 1/16"=1'-0"

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File: Blitzkrieg Pkg - Bike Shed 1_ Blitzkrieg Basic.pln (Archicad 22) 2/6/2019 4:41:19 PM By: joshua Date: 2/6/2019

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Date
2/18/2019

Scale
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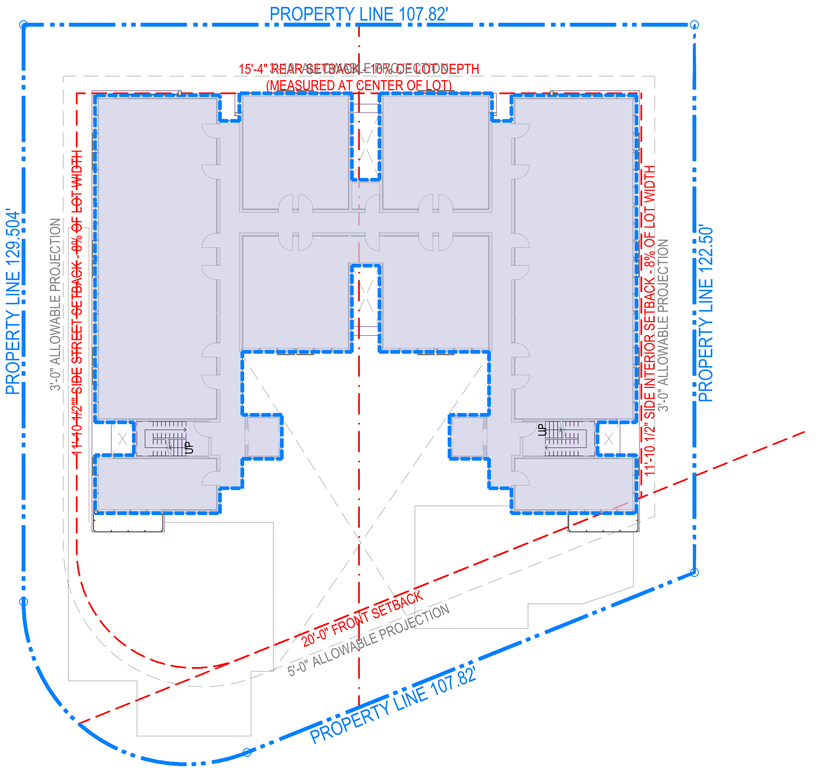
Project No.
1822

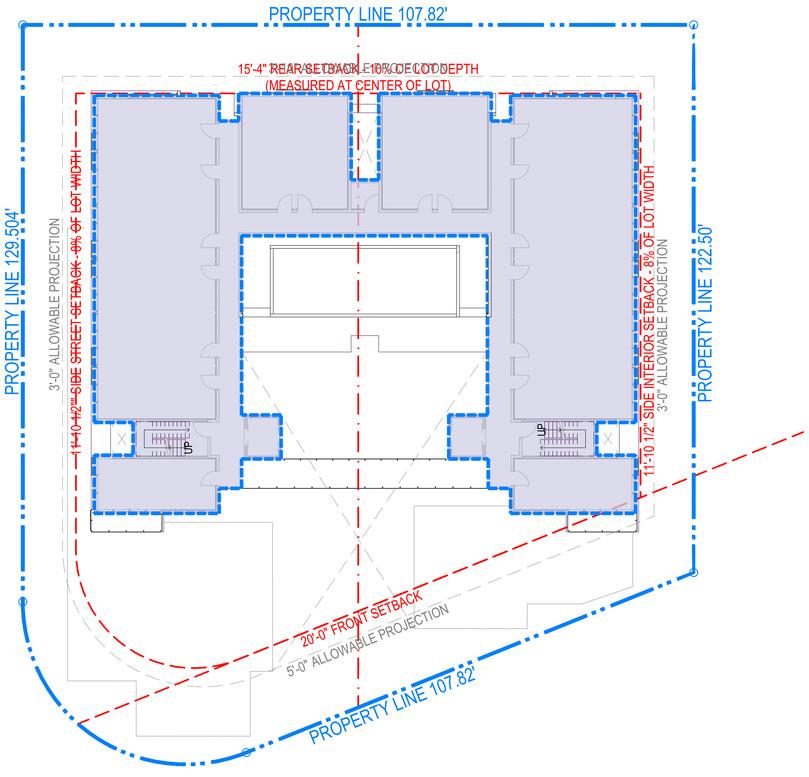
Sheet Name
F.A.R. ENLARGED

Sheet No.
A-017



LEVEL 4 - GUESTROOMS | 1

TOTAL FAR FOR THIS LEVEL: 8,945 SF SCALE 1/16"=1'-0"



LEVEL 5 - GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 7,630 SF SCALE 1/16"=1'-0"

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File: Billboard_Rev_Site Saved_1_Billboard Based On Affected As Of 2-22-2022_Park Ave Hotel_Park Ave HOTEL - By Joshua - Date: 3/8/2019

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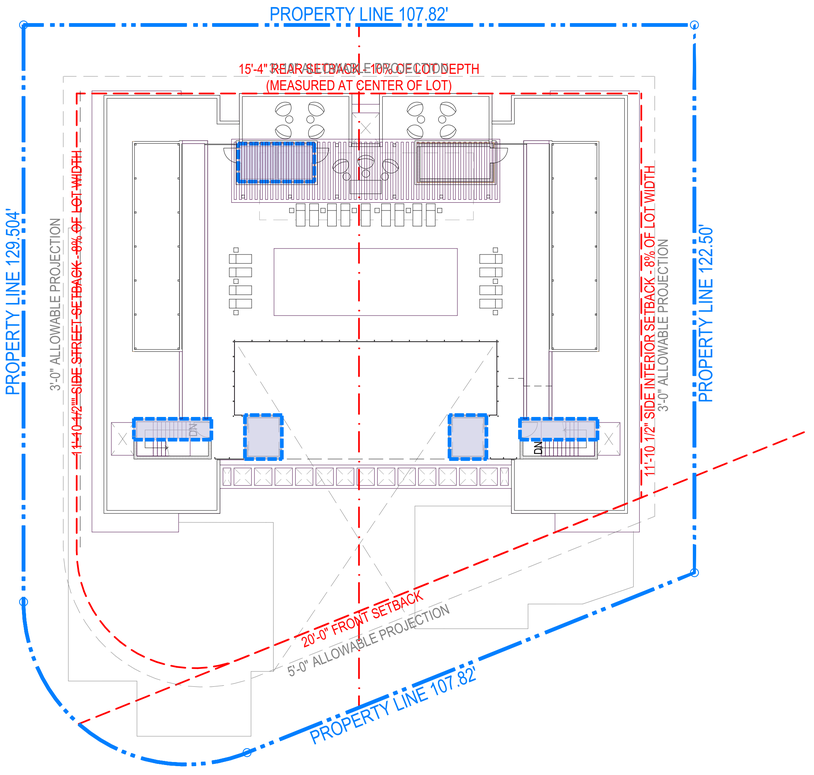
Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
F.A.R. ENLARGED
Sheet No.
A-018



ROOF LEVEL - POOL DECK | 1

TOTAL FAR FOR THIS LEVEL: 307 SF SCALE 1/16"=1'-0"

F.A.R. CALCULATION

		SF		F.A.R. SF
	LOT AREA	**22,236.75**	2.00	
	TOTAL F.A.R. AVAILABLE			**44,473.50**

		F.A.R.	
PARKING - BOH	**GRADE LEVEL**	719.50 767.50 1,529.50	**3,016.50**
LOBBY - COURTYARD - GUESTROOI	**L1**	2,362.50 2,045.25 2,669.25	**7,077.00**
GUESTROOMS	**L2**	8,049.75	**8,049.75**
GUESTROOMS	**L3**	9,056.50	**9,056.50**
GUESTROOMS	**L4**	9,056.50	**9,056.50**
GUESTROOMS	**L5**	7,748.25	**7,748.25**
ROOF	**RL**	468.50	**468.50**
			44,473

F.A.R. CALCULATIONS | 2

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File: Elliptical Rail Sweep 1 - Elliptical Rails for Deck.dwg 2/21/2019 2:49:56 PM By: Katrina Cotes 3/8/2019

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SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
F.A.R. ENLARGED
Sheet No.
A-019

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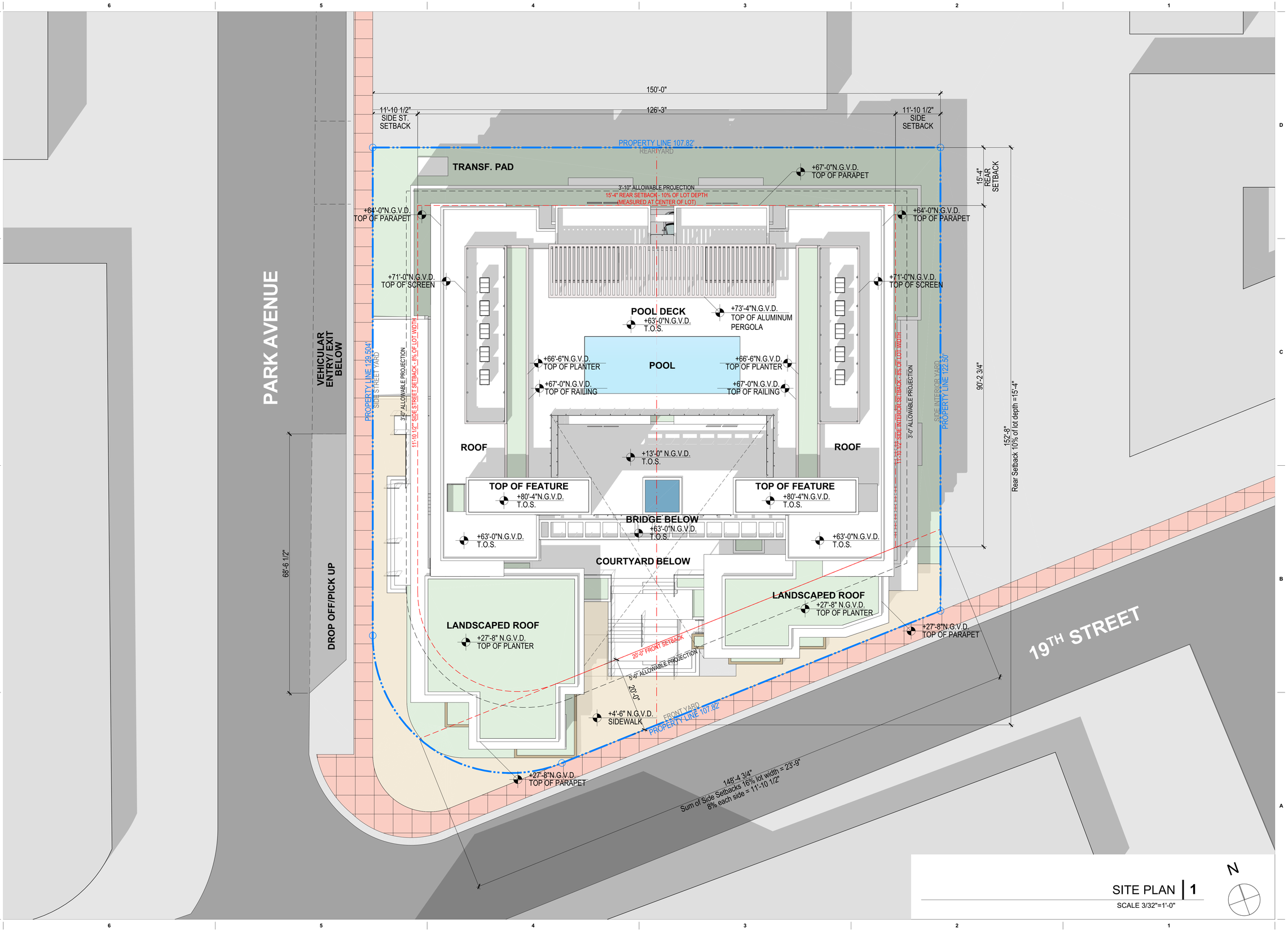

SITE PLAN | 1

SCALE 3/32"=1'-0"

N

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File: 6thStreet_Rev_18th Street_1_ElitStreet Block 42 Retrofit 2-20-1962_Parks And Rec_Parks And Rec_Parks And Rec.rvt Date: 3/8/2019

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Project

PARK AVE. HOTEL

355 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

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BUSLAM

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1.888.515.3107

Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
SITE PLAN

Sheet No.
A-020

NOT FOR CONSTRUCTION

GROUND LEVEL - SITE PLAN | 1

SCALE 3/32"=1'-0"

N

PARK AVENUE
50.00' TOTAL R/W (PLAT)
34' ASPHALT PAVEMENT
OFF STREET PARKING
2' CURB & GUTTER
NO PARKING
F.I.P. 1/2"Ø
40.00'
25.00'
10.00'
3.73'
ON-STREET PARKING
SIGN
F.H.
W.M.
E.B.
S.M.H.
C.L.
4.43'
3.97'
3.84'
4.10'
3.98'
3.66'
3.7'
3.57'
VEHICULAR ENTRY/EXIT BELOW
10 % RAMP DOWN TO +3'-0" N.G.V.D.
3'-0" ALLOWABLE PROJECTION
11'-10 1/2" SIDE ST. SETBACK
PROPERTY LINE 129.504'
SIDE STREET YARD
+4'-0" N.G.V.D. T.O.S.
UP
DN
PLTR
LOT-14 BLOCK-F
150'-0"
126'-3"
11'-10 1/2" SIDE SETBACK
PROPERTY LINE 107.82'
REARYARD
TRANSFORMER PAD
LANDSCAPE
19'-8"
15'-4" REAR SETBACK - 10% OF LOT DEPTH (MEASURED AT CENTER OF LOT)
ROOM
E.G.
OPEN
S.G.R.
PLANTER
+13'-0" N.G.V.D. T.O.S.
ELEV. 1
POND
ELEV. 2
COURTYARD
STAIR 1
STAIR 2
+5'-10" N.G.V.D. T.O.S.
+13'-0" N.G.V.D. T.O.S.
LIFT
PUMPS
OPEN TO LOBBY BELOW
+5'-10" N.G.V.D. T.O.S.
+10'-0" N.G.V.D. T.O.S.
+7'-0" N.G.V.D. T.O.S.
OPEN TO GYM BELOW
+5'-10" N.G.V.D. T.O.S.
+5'-10" N.G.V.D.
FLOOD PROOF PANELS
20'-0" FRONT SETBACK
5'-0" ALLOWABLE PROJECTION
20'-0"
FRONT YARD
PROPERTY LINE 107.82'
LANDSCAPE
DROP-OFF & PICK UP AREA
R=36.35'
A=71.06'
Tan=53.90'
A=112°00'25"
LOT-9 BLOCK-F
LOT-10 BLOCK-F
15'-4" REAR SETBACK
90'-2 3/4"
PROPERTY LINE 122.50'
122.50'
3'-0" ALLOWABLE PROJECTION
SIDE INTERIOR YARD
SURFACE MOUNTED BACKFLOW PREVENTERS
152'-8" Rear Setback 10% of lot depth =15'-4"
FLOOD PROOF PANELS
F.I.R. 1/2"Ø
BLOCK CORNER
161.73'(P)
20.00'
4.45'
4.05'
5.45'
5.36'
2' CONC. SIDEWALK
2' CURB & GUTTER
26' ASPHALT PAVEMENT
3.63'
4.57'
3.83'
5.65'
148'-4 3/4"
Sum of Side Setbacks 16% lot width = 23'-9"
8% each side = 11'-10 1/2"
19TH STREET

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File: Blitched Rvt - Blitz Saved Locally Blitched Back on ArchiCAD 22 (RC) - Park Ave Hotel - Park Ave Hotel_Blitz.pln Date: 3/8/2019

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Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

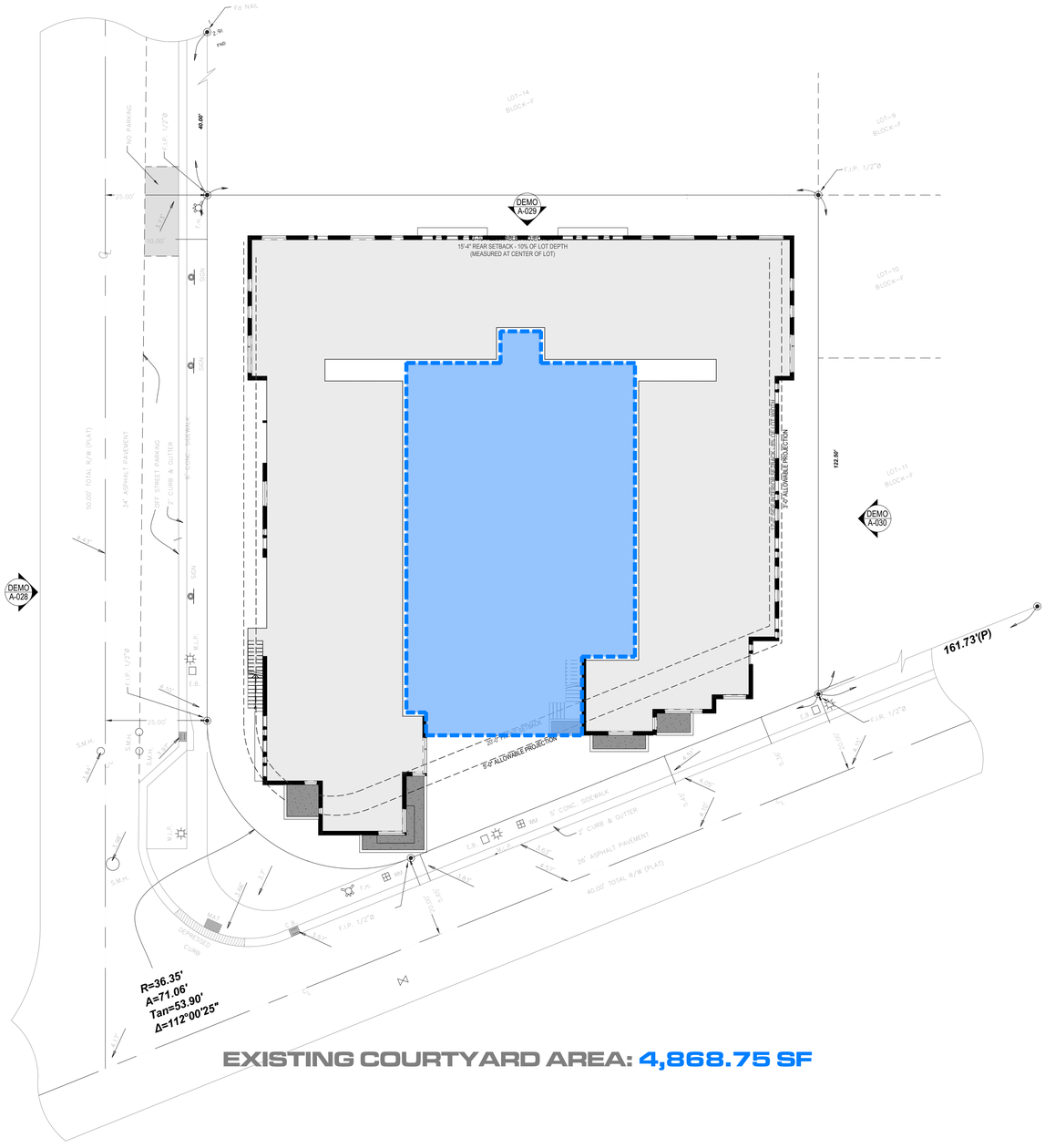
Scale
AS SHOWN

Project No.
1822

Sheet Name
SITE PLAN GROUND

Sheet No.
A-021

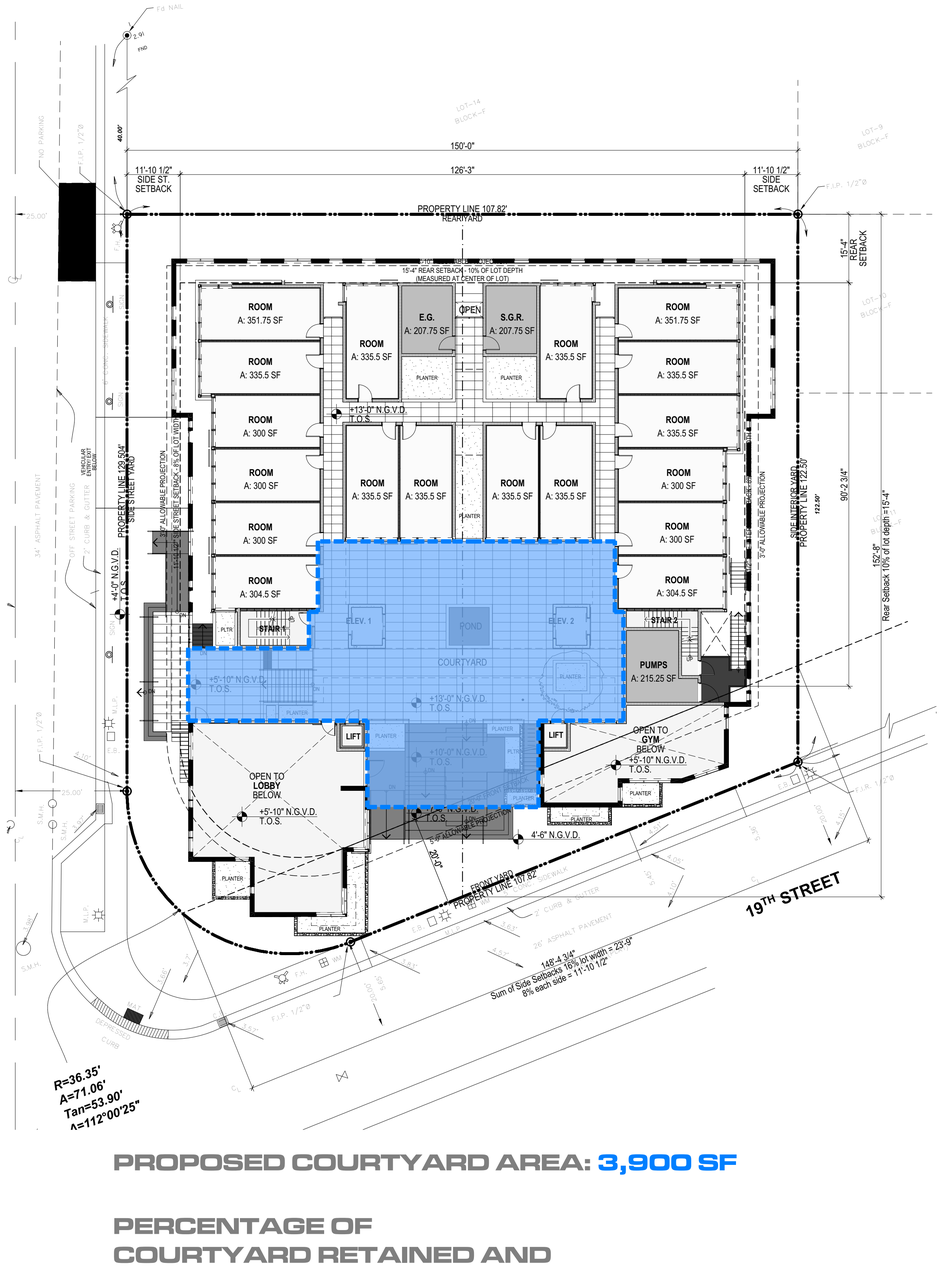
NOT FOR CONSTRUCTION



EXISTING COURTYARD AREA: 4,868.75 SF

CURRENT COURTYARD
COURTYARD AREA COMPARISON | 1

SCALE 1/16"=1'-0"



PROPOSED COURTYARD AREA: 3,900 SF

PERCENTAGE OF COURTYARD RETAINED AND REINTERPRETED = 80.10 %

PROPOSED COURTYARD
COURTYARD AREA COMPARISON | 2

SCALE 1/16"=1'-0"

N

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The Billboard Red Bird Street_1_Billboard Base On Architect-Dgn 2022_Park Ave Hotel_Park Ave Hotel - By zeffrey - Date: 2/8/2019

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SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
COURTYARD COMPARISON

Sheet No.
A-022

NOT FOR CONSTRUCTION

EXISTING WALLS TO BE RETAINED AND RESTORED

EXISTING STAIR TO BE DEMOLISHED

EXISTING POOL PUMP TO BE DEMOLISHED

ALL EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED

DEMO A-029

F.J.P. 1/2"Ø

25.00'

10.00'

F.H.

SIGN

EXISTING WALLS TO BE RETAINED AND RESTORED

5'-10" ALLOWABLE PROJECTION

15'-4" REAR SETBACK - 10% OF LOT DEPTH (MEASURED AT CENTER OF LOT)

EXISTING WALLS TO BE RETAINED AND RESTORED

PORTION OF EXISTING HISTORICAL FACADE TO BE DEMOLISHED FOR PARKING ENTRY/ EXIT

EXISTING WALLS TO BE DEMOLISHED

EXISTING SLAB ON GRADE TO BE DEMOLISHED

ALL EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED

EXISTING SLAB ON GRADE TO BE DEMOLISHED

EXISTING WALLS TO BE RETAINED AND RESTORED

122.50'

10'-0" FRONT SETBACK

5'-0" ALLOWABLE PROJECTION

ALL EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED

DEMO A-030

EXISTING POOL TO BE DEMOLISHED

PORTION OF EXISTING HISTORICAL FACADE TO BE DEMOLISHED AND REINTERPRETED

EXISTING CONCRETE SLAB ON GRADE TO BE DEMOLISHED

EXISTING STAIR TO BE DEMOLISHED

EXISTING EXTERIOR ENCLOSURE WALL TO BE DEMOLISHED

PORTION OF SLAB TO BE DEMOLISHED AND REBUILD WITH STRUCTURAL HYDROSTATIC SLAB TO MATCH HISTORICAL BUILDING ELEVATION

EXISTING STAIR TO BE DEMOLISHED AND REINTERPRETED

PORTION OF EXISTING STAIR TO REMAIN

PORTION OF EXISTING STAIR TO REMAIN

PORTION OF SLAB TO BE DEMOLISHED AND REBUILD WITH STRUCTURAL HYDROSTATIC SLAB TO MATCH HISTORICAL BUILDING ELEVATION

10'-0" FRONT SETBACK

5'-0" ALLOWABLE PROJECTION

EXISTING WALLS TO BE RETAINED AND RESTORED

EXISTING WALLS TO BE RETAINED AND RESTORED

EXISTING METAL FENCE TO BE REMOVED

EXISTING PLANTER TO REMAIN

EXISTING PLANTER TO REMAIN

EXISTING PLANTER TO REMAIN

EXISTING PLANTER TO REMAIN

EXISTING WALLS TO BE RETAINED AND RESTORED

M.L.P.

E.B.

F.H.

5' CONC. SIDEWALK

S.M.H.

DEMO A-028

DEMOLITION PLAN - FIRST FLOOR | 1

SCALE 1/8"=1'-0"

N

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Consultant

Luis O. Revuelta
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SCHEMATIC PHASE

Date
2/18/2019

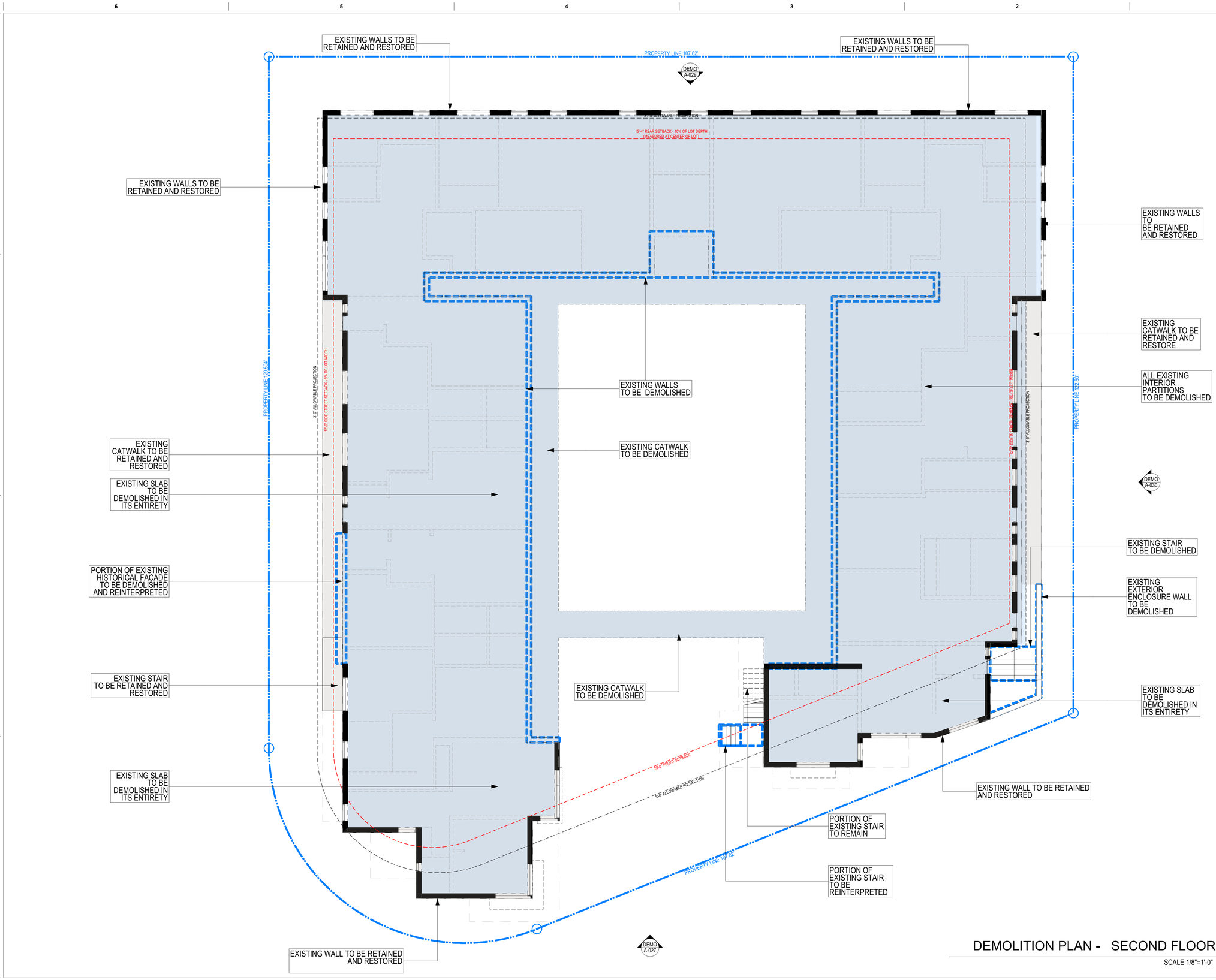
Scale
AS SHOWN

Project No.
1822

Sheet Name
DEMOLITION PLANS

Sheet No.
A-023

NOT FOR CONSTRUCTION



DEMOLITION PLAN - SECOND FLOOR | 1

SCALE 1/8"=1'-0"

N

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SCHEMATIC PHASE

Date
2/18/2019

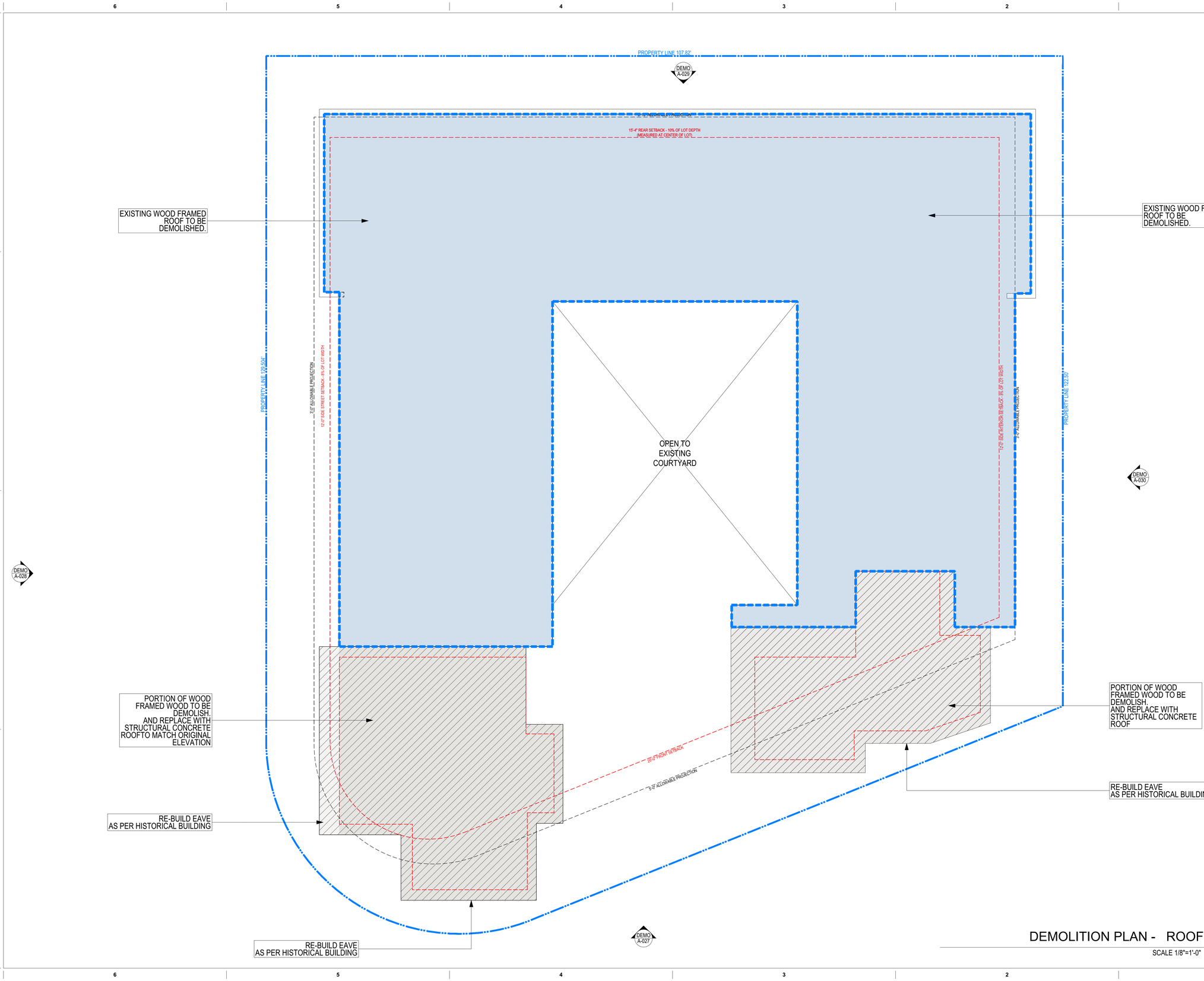
Scale
AS SHOWN

Project No.
1822

Sheet Name
DEMOLITION PLANS

Sheet No.
A-024

NOT FOR CONSTRUCTION



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Consultant

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AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
DEMOLITION PLAN - ROOF

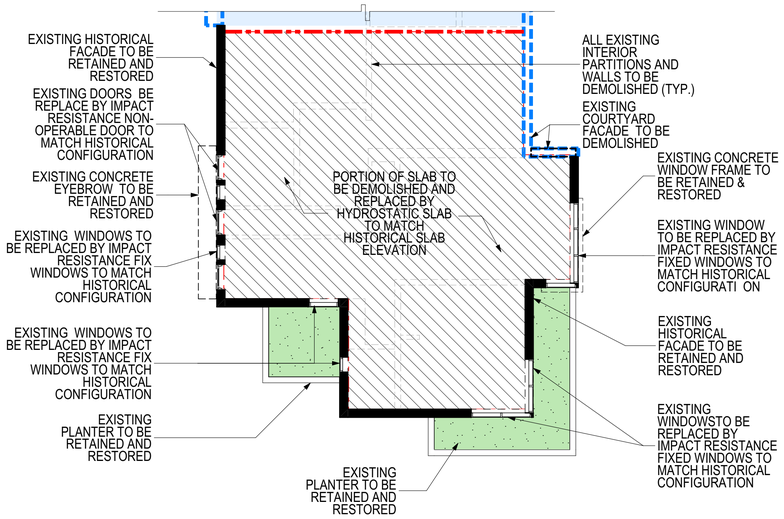
Sheet No.
A-025

DEMOLITION PLAN - ROOF | 1

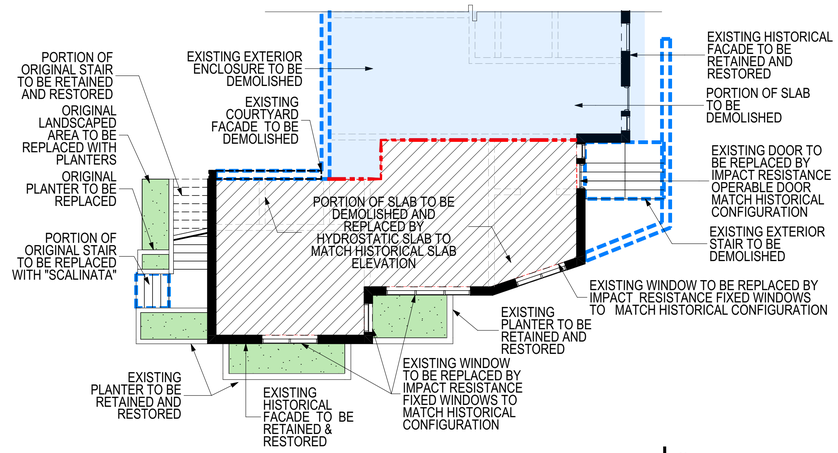
SCALE 1/8"=1'-0"

N

NOT FOR CONSTRUCTION

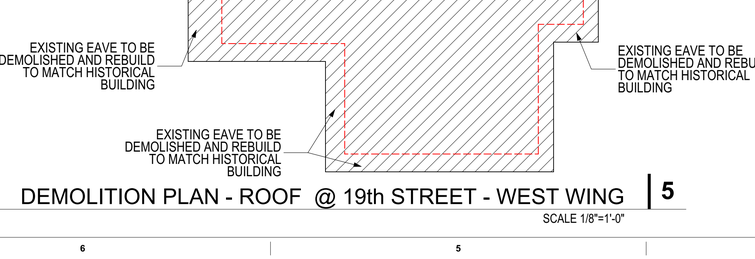


DEMOLITION PLAN - FIRST FLOOR @ 19th STREET - WEST WING | 1



DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - EAST WING | 2

SCALE 1/8"=1'-0"

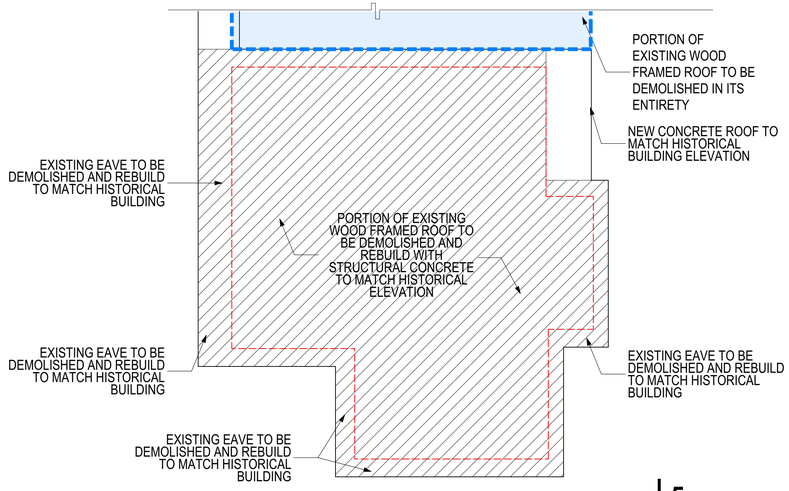


DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - WEST WING | 3

SCALE 1/8"=1'-0"

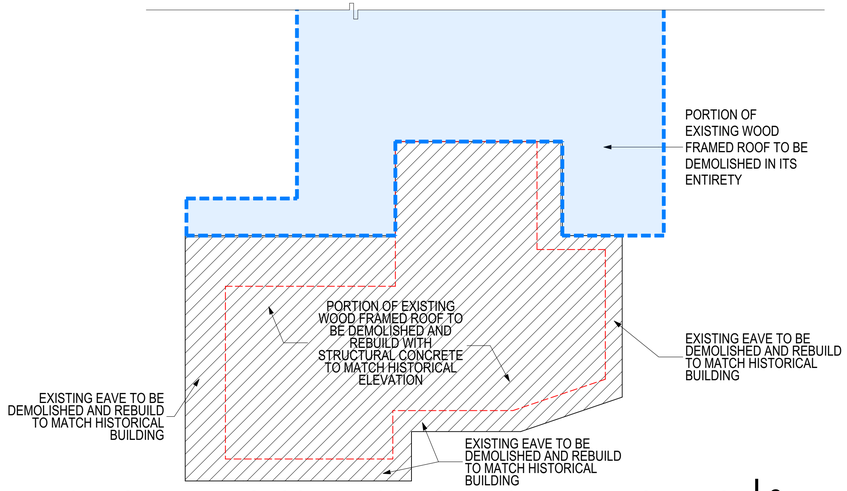
DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - EAST WING | 4

SCALE 1/8"=1'-0"



DEMOLITION PLAN - ROOF @ 19th STREET - WEST WING | 5

SCALE 1/8"=1'-0"



DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - EAST WING | 6

SCALE 1/8"=1'-0"

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Consultant

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SCHEMATIC PHASE

Date
2/18/2019

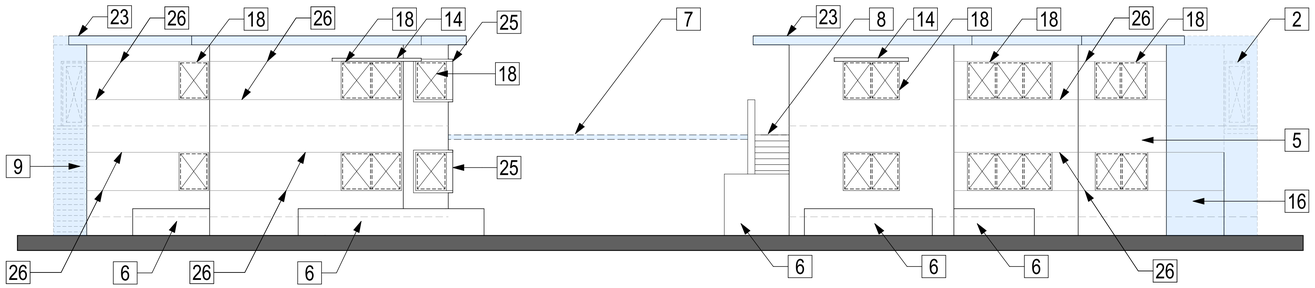
Scale
AS SHOWN

Project No.
1822

Sheet Name
DEMOLITION PLAN - ENLARGED

Sheet No.
A-026

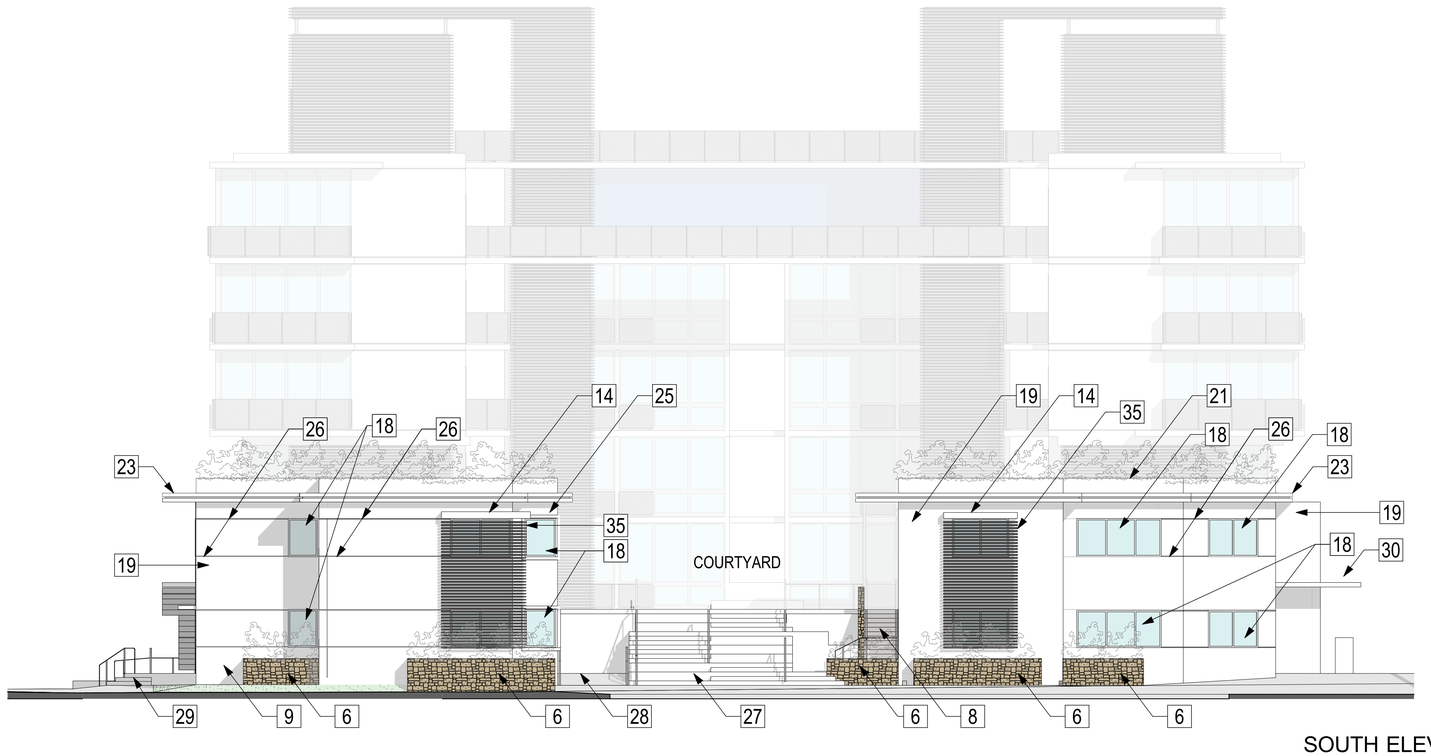
NOT FOR CONSTRUCTION



SOUTH ELEV. AREA =
3,631.25 SF

SOUTH ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



SOUTH ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

SOUTH ELEV. DEMO = 0 SF
EXIST. FACADE RETAINED = 100%

ELEVATION KEYNOTES

1. EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
2. EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
3. EXISTING ELECTRIC CLOSET TO BE REMOVED
4. REMOVE EXISTING STEPS (TYP.)
5. REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
6. EXISTING PLANTERS TO BE ***RETAINED AND RESTORED*** (TYP.)
7. EXISTING CATWALK TO BE DEMOLISHED
8. EXISTING STAIR TO BE ***RETAINED AND RESTORED***
9. PROPOSED REINTERPRETATION OF EXISTING STAIR IN PERFORATED ALUMINUM MESH.
10. PORTION OF HISTORICAL FACADE TO BE DEMOLISHED AND REINTERPRETED
11. FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
12. 10'-0" x 8'-0" OPENING FOR PARKING EXIT
13. EXISTING CONC. CLOSET TO BE REMOVED
14. EXISTING EYEBROWS TO BE ***RETAINED AND RESTORED*** (TYP.)
15. FILL-IN EXISTING DOOR OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
16. EXISTING EXTERIOR ENCLOSURE WALL TO BE DEMOLISHED
17. EXISTING STAIR TO BE DEMOLISHED
18. NEW IMPACT RESISTANT FIXED WINDOWS TO MATCH HISTORIC WINDOW CONFIGURATION (TYP.)
19. FACADE TO BE ***RETAINED, RESTORED*** AND REPAINTED WITH EXISTING STUCCO FINISH
20. NEW IMPACT RESISTANT OPERABLE DOOR TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)
21. NEW PARAPET-VEGETADED ROOF
22. NEW GLASSLESS WINDOW FRAMES TO MATCH HISTORIC WINDOW AND DOOR CONFIGURATION (TYP.)
23. EXISTING WOOD FRAMED ROOF AND EAVE TO BE DEMOLISHED AND REPRODUCED WITH STRUCTURAL CONCRETE AS PER HISTORICAL BUILDING.
24. PORTION OF EXISTING WOOD FRAMED ROOF TO BE DEMOLISHED
25. EXISTING PROJECTING WINDOW FRAMES TO BE ***RETAINED AND RESTORED***
26. EXISTING STUCCO SCORE LINES TO BE ***RETAINED AND RESTORED***
27. NEW "SCALINATA"
28. NEW ACCESIBLE RAMP
29. NEW ENTRY STAIR
30. EXISTING CATWALK TO BE ***RETAINED*** AND ***RESTORED***
31. NEW CONCRETE EAVE TO MATCH HISTORICAL OVERHANG
32. NEW ALUMINUN/GLASS STOREFRONT
33. DEMOLISH BUILDING OR SECTION OF BUILDING IN ITS ENTIRELY
34. PORTION OF ORIGINAL STAIR TO BE ***RETAINED AND RESTORED***
35. REINTERPRETATION OF ORIGINAL SCREENED ENCLOSURE WITH ARQUITECTURAL ALUMINUM FINS
36. NEW IMPACT RESISTANT WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)

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File: Billboard_Rev_Bill Saved_1_Billboard Backup Archive\2019-02-18\A2_PARK AVE HOTEL - Park Ave Hotel_ - By: estevez - Date: 2/18/2019

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SCHEMATIC PHASE

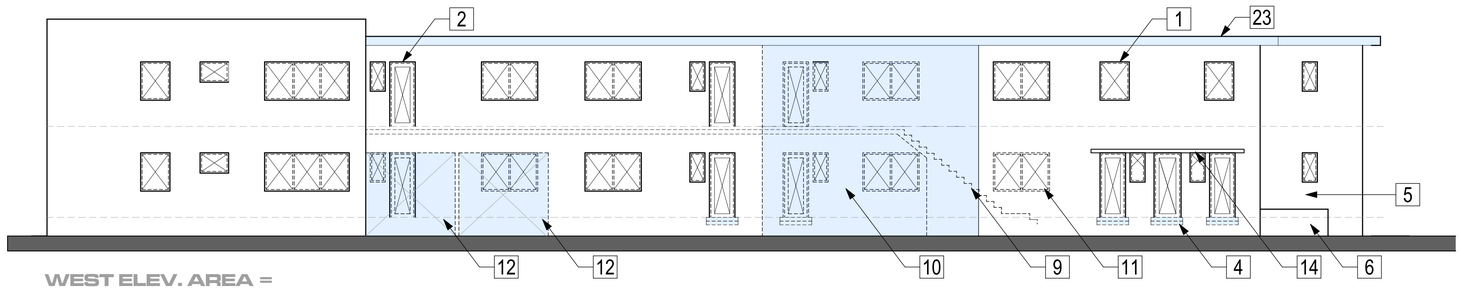
Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
ELEVATION DEMOLITION

Sheet No.
A-027



WEST ELEV. AREA =
3,102.75 SF

WEST ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"

WEST ELEV. DEMO = 626.50 SF EXIST. FACADE
RETAINED AND RESTORED = 79.1 %

WEST ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

ELEVATION KEYNOTES

1. EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
2. EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
3. EXISTING ELECTRIC CLOSET TO BE REMOVED
4. REMOVE EXISTING STEPS (TYP.)
5. REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
6. EXISTING PLANTERS TO BE ***RETAINED AND RESTORED*** (TYP.)
7. EXISTING CATWALK TO BE DEMOLISHED
8. EXISTING STAIR TO BE ***RETAINED AND RESTORED***
9. PROPOSED REINTERPRETATION OF EXISTING STAIR IN PERFORATED ALUMINUM MESH.
10. PORTION OF HISTORICAL FACADE TO BE DEMOLISHED AND REINTERPRETED
11. FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
12. 10'-0" x 8'-0" OPENING FOR PARKING EXIT
13. EXISTING CONC. CLOSET TO BE REMOVED
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Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
ELEVATION DEMOLITION

Sheet No.
A-028

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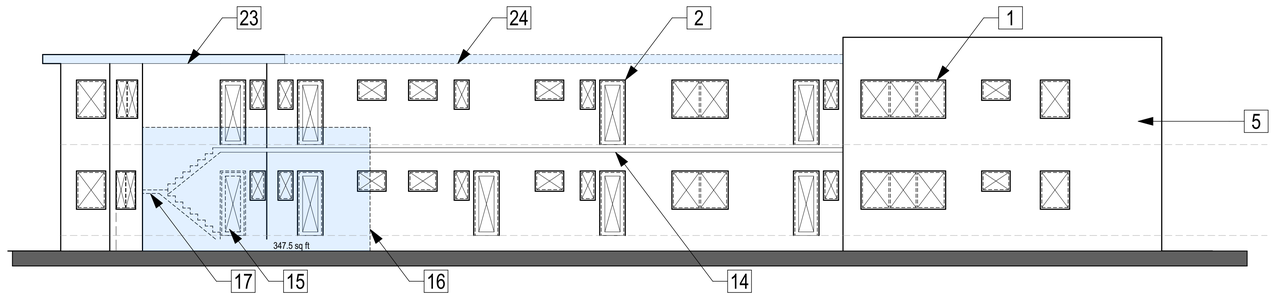
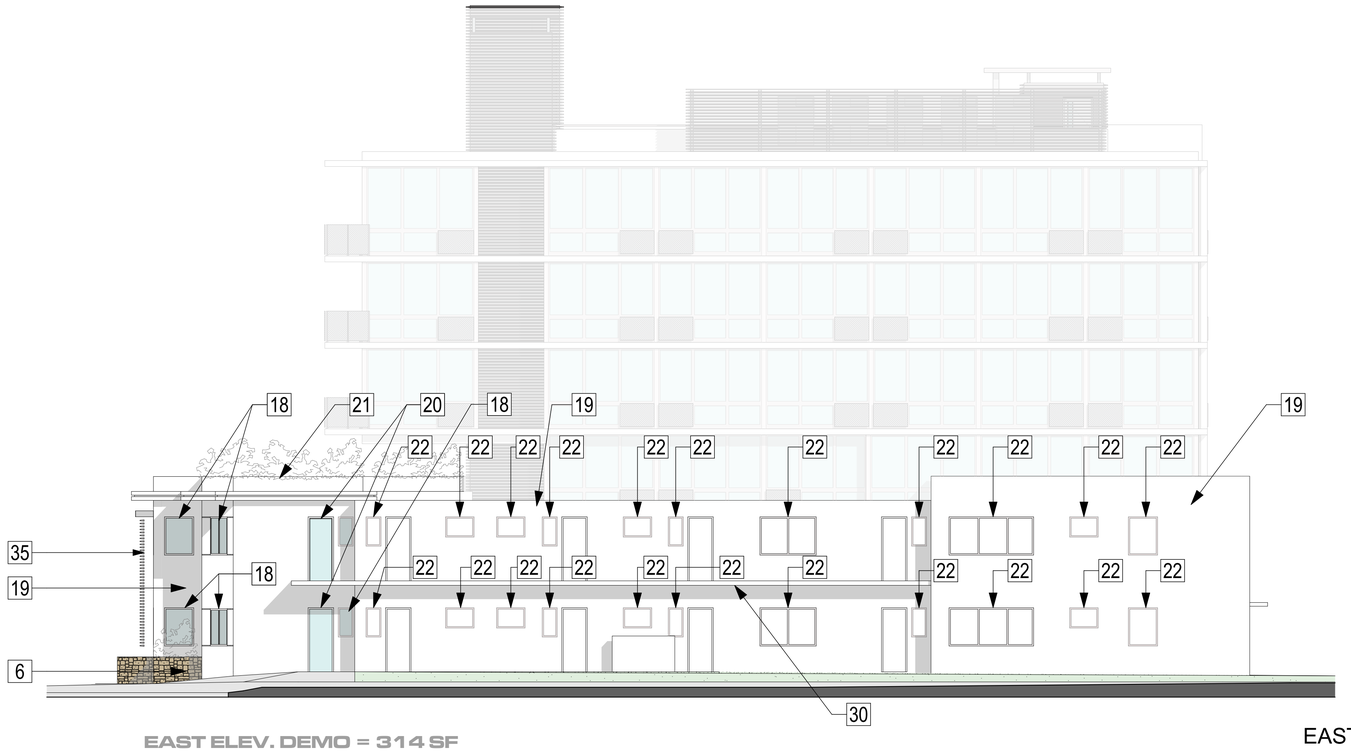


EAST ELEV. AREA =
2,419.25 SF

EAST ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



EAST ELEV. DEMO = 314 SF
EXIST. FACADE RETAINED AND RESTORED = 87.10 %

EAST ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

TOTAL ELEV. AREA = 9,151.42 SF
TOTAL ELEV. DEMO = 940.50 SF

TOTAL EXISTING FACADE RETAINED = 89.73 %

ELEVATION KEYNOTES

1. EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
2. EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
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File: Elitecast_Rev_Site Saved_I_Elitecast Base Cx-Archi-Dcad-20-2022_Park Ave Hotel_Park Ave Hotel_EL - By: estevez - Date: 9/9/2019

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Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

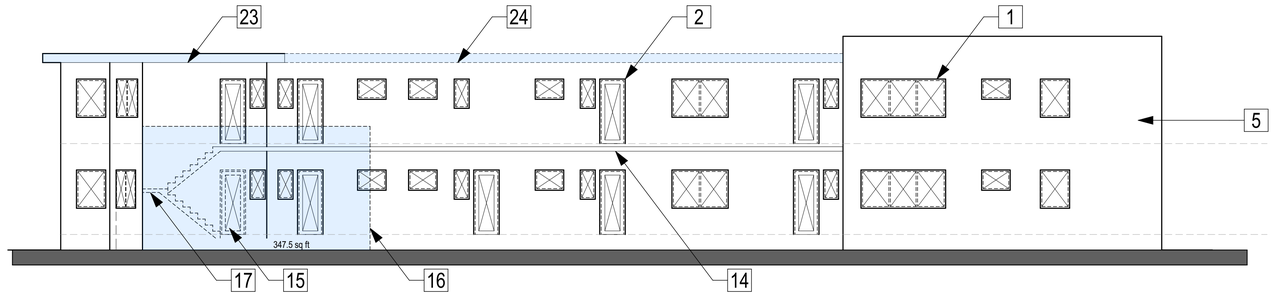
Scale
AS SHOWN

Project No.
1822

Sheet Name
ELEVATION DEMOLITION

Sheet No.
A-030

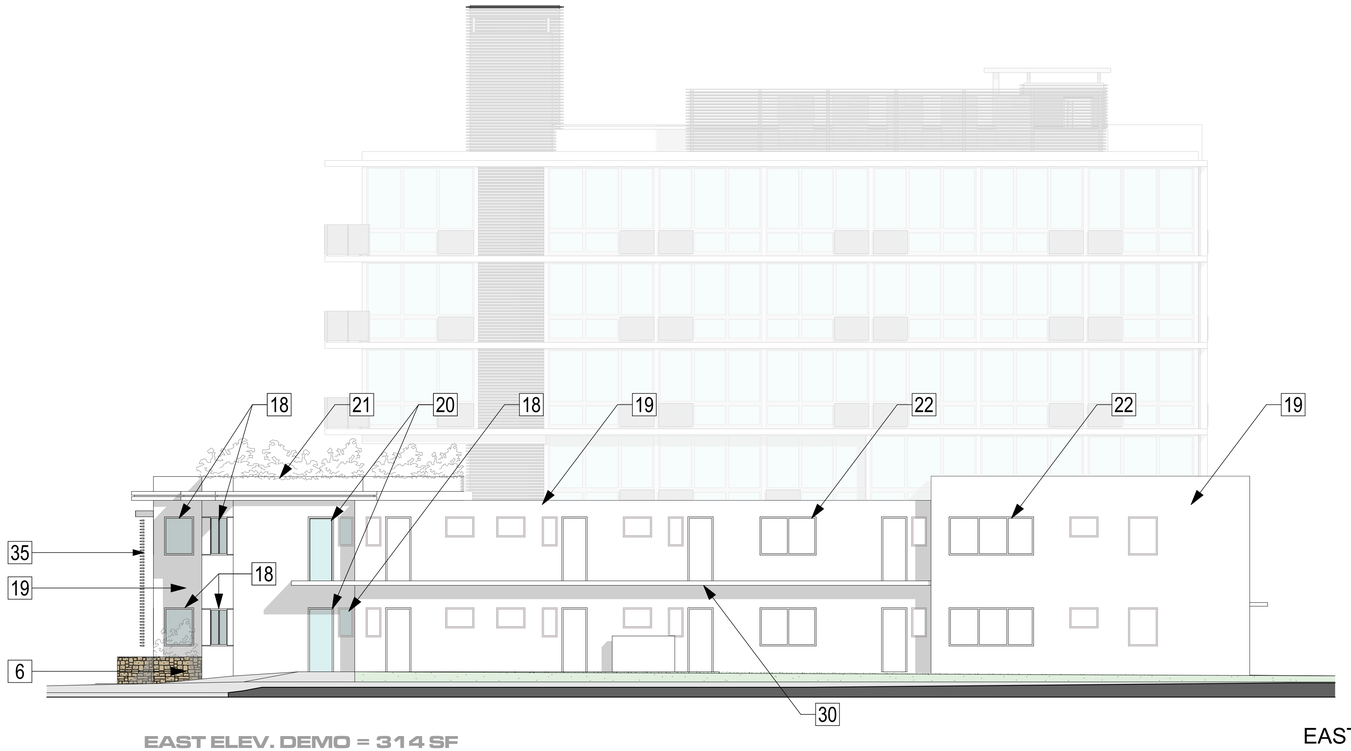
NOT FOR CONSTRUCTION



EAST ELEV. AREA =
2,419.25 SF

EAST ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



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EXIST. FACADE RETAINED AND RESTORED = 87.10 %

EAST ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

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File: Elitebeat_Rev_Elite Series_I_Elitebeat Basic Or Architectural 2021 Revit 2022_Park Ave Hotel_Central_Luis.rvt Plot Date: 3/8/2019

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Consultant

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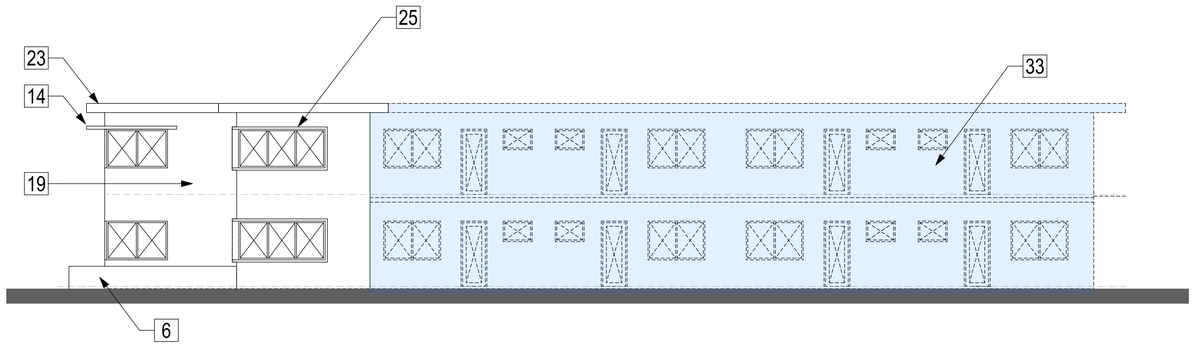
AR-0007972

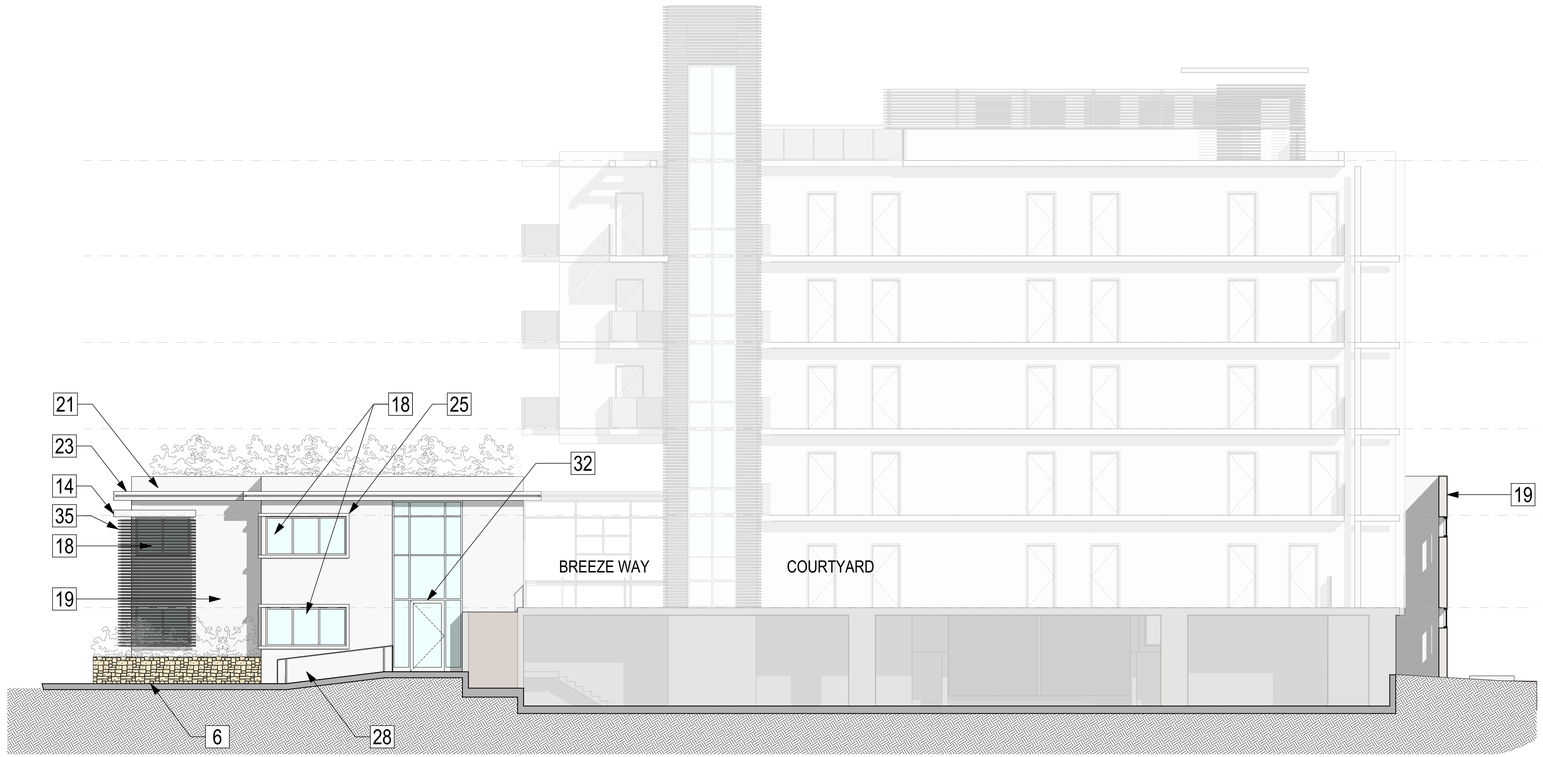
SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
ELEVATION DEMOLITION
Sheet No.
A-030



WEST COURTYARD ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



WEST COURTYARD ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

ELEVATION KEYNOTES

1. EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
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File: Billboard_R14_Site Sever_1_Billboard Based on ARCHICAD 22 REC_PARK AVE HOTEL - By Justina - Date: 2/8/2019

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Consultant

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SCHEMATIC PHASE

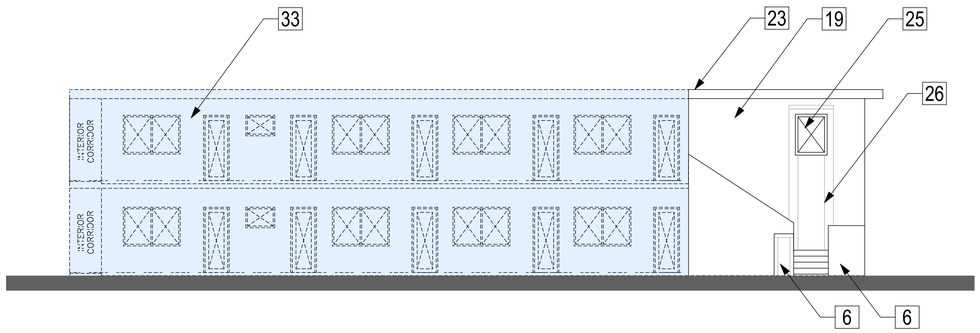
Date
2/18/2019

Scale
AS SHOWN

Project No.
1822

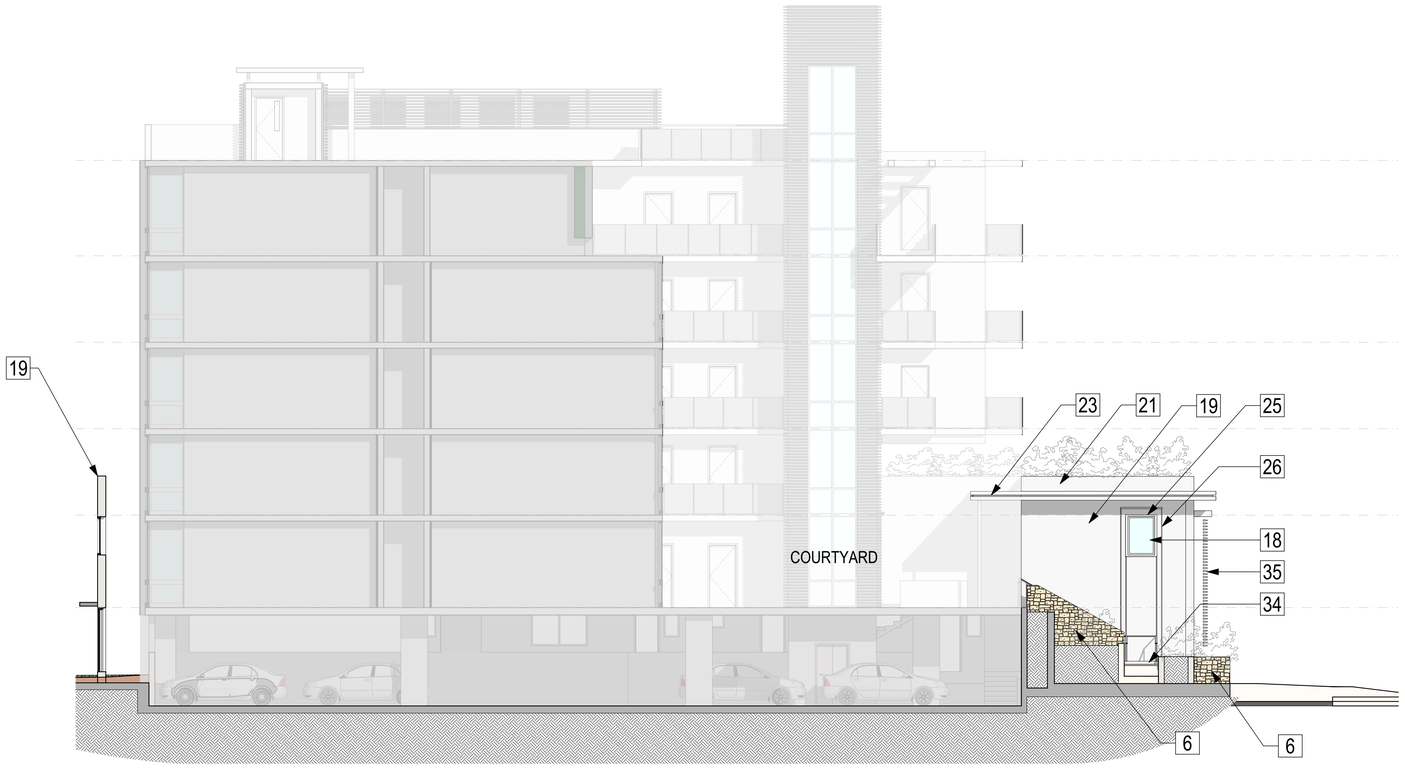
Sheet Name
COURTYARD DEMOLITON ELEVATIONS

Sheet No.
A-031



EAST COURTYARD ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



EAST COURTYARD ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

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Consultant

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AR-0007972

SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
COURTYARD DEMOLITION ELEVATION
Sheet No.
A-032

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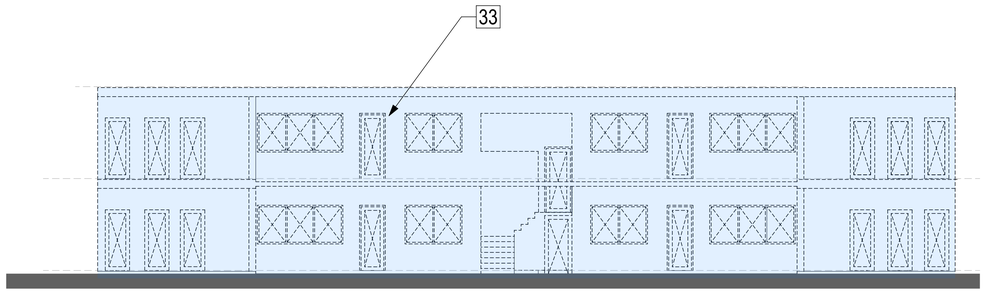
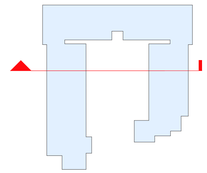
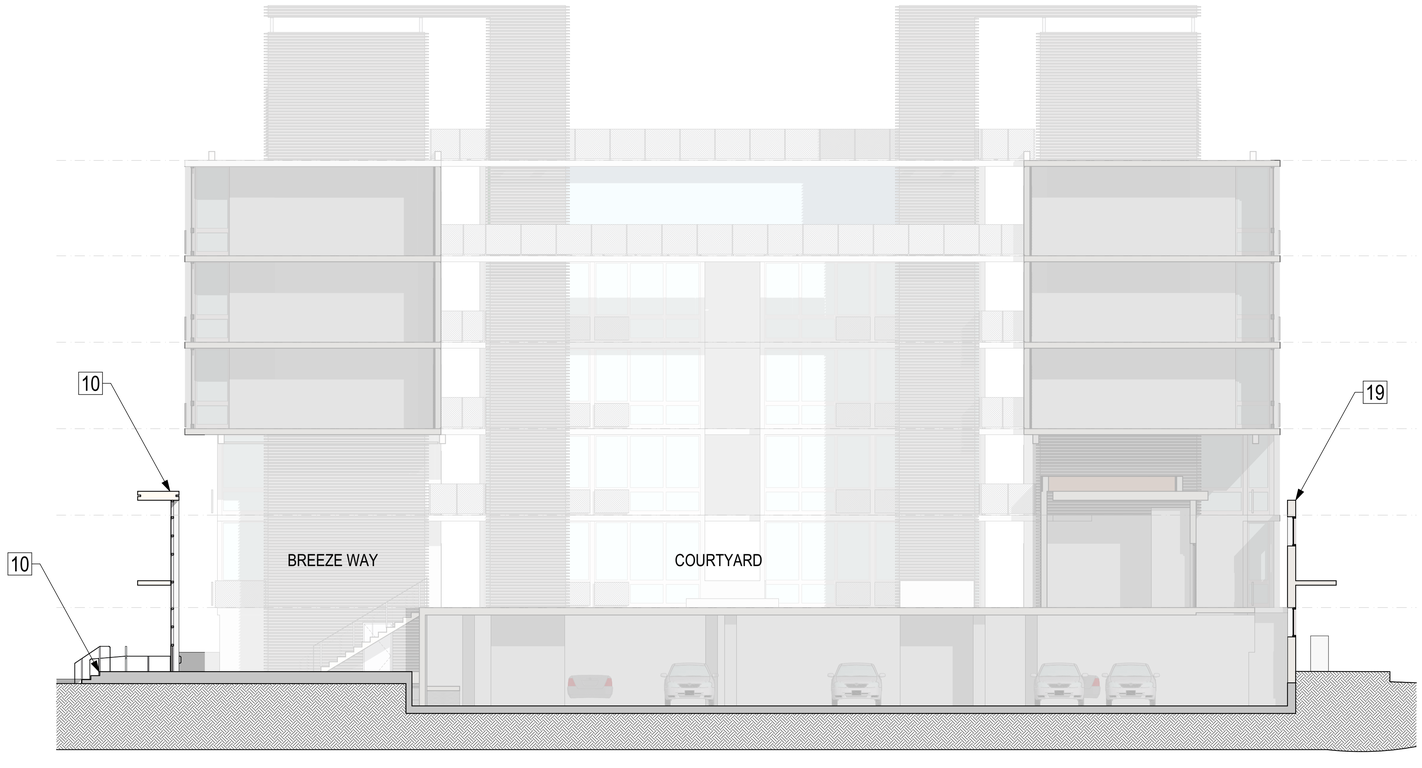




NORTH COURTYARD ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



NORTH COURTYARD ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

ELEVATION KEYNOTES

1. EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
2. EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
3. EXISTING ELECTRIC CLOSET TO BE REMOVED
4. REMOVE EXISTING STEPS (TYP.)
5. REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
6. EXISTING PLANTERS TO BE ***RETAINED AND RESTORED*** (TYP.)
7. EXISTING CATWALK TO BE DEMOLISHED
8. EXISTING STAIR TO BE ***RETAINED AND RESTORED***
9. PROPOSED REINTERPRETATION OF EXISTING STAIR IN PERFORATED ALUMINUM MESH.
10. PORTION OF HISTORICAL FACADE TO BE DEMOLISHED AND REINTERPRETED
11. FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
12. 10'-0" x 8'-0" OPENING FOR PARKING EXIT
13. EXISTING CONC. CLOSET TO BE REMOVED
14. EXISTING EYEBROWS TO BE ***RETAINED AND RESTORED*** (TYP.)
15. FILL-IN EXISTING DOOR OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
16. EXISTING EXTERIOR ENCLOSURE WALL TO BE DEMOLISHED
17. EXISTING STAIR TO BE DEMOLISHED
18. NEW IMPACT RESISTANT FIXED WINDOWS TO MATCH HISTORIC WINDOW CONFIGURATION (TYP.)
19. FACADE TO BE ***RETAINED, RESTORED*** AND REPAINTED WITH EXISTING STUCCO FINISH
20. NEW IMPACT RESISTANT OPERABLE DOOR TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)
21. NEW PARAPET-VEGETADED ROOF
22. NEW GLASSLESS WINDOW FRAMES TO MATCH HISTORIC WINDOW AND DOOR CONFIGURATION (TYP.)
23. EXISTING WOOD FRAMED ROOF AND EAVE TO BE DEMOLISHED AND REPRODUCED WITH STRUCTURAL CONCRETE AS PER HISTORICAL BUILDING.
24. PORTION OF EXISTING WOOD FRAMED ROOF TO BE DEMOLISHED
25. EXISTING PROJECTING WINDOW FRAMES TO BE ***RETAINED AND RESTORED***
26. EXISTING STUCCO SCORE LINES TO BE ***RETAINED AND RESTORED***
27. NEW "SCALINATA"
28. NEW ACCESIBLE RAMP
29. NEW ENTRY STAIR
30. EXISTING CATWALK TO BE ***RETAINED*** AND ***RESTORED***
31. NEW CONCRETE EAVE TO MATCH HISTORICAL OVERHANG
32. NEW ALUMINUN/GLASS STOREFRONT
33. DEMOLISH BUILDING OR SECTION OF BUILDING IN ITS ENTIRELY
34. PORTION OF ORIGINAL STAIR TO BE ***RETAINED AND RESTORED***
35. REINTERPRETATION OF ORIGINAL SCREENED ENCLOSURE WITH ARQUITECTURAL ALUMINUM FINS
36. NEW IMPACT RESISTANT WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)

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File: Billboard_Park_Ave_Street_1_Billboard Basic.rvt Archive2019-02-18\22_Park Ave Hotel_Park Ave Hotel.rvt - By: estevez - Date: 2/8/2019

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Owner Information

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Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019

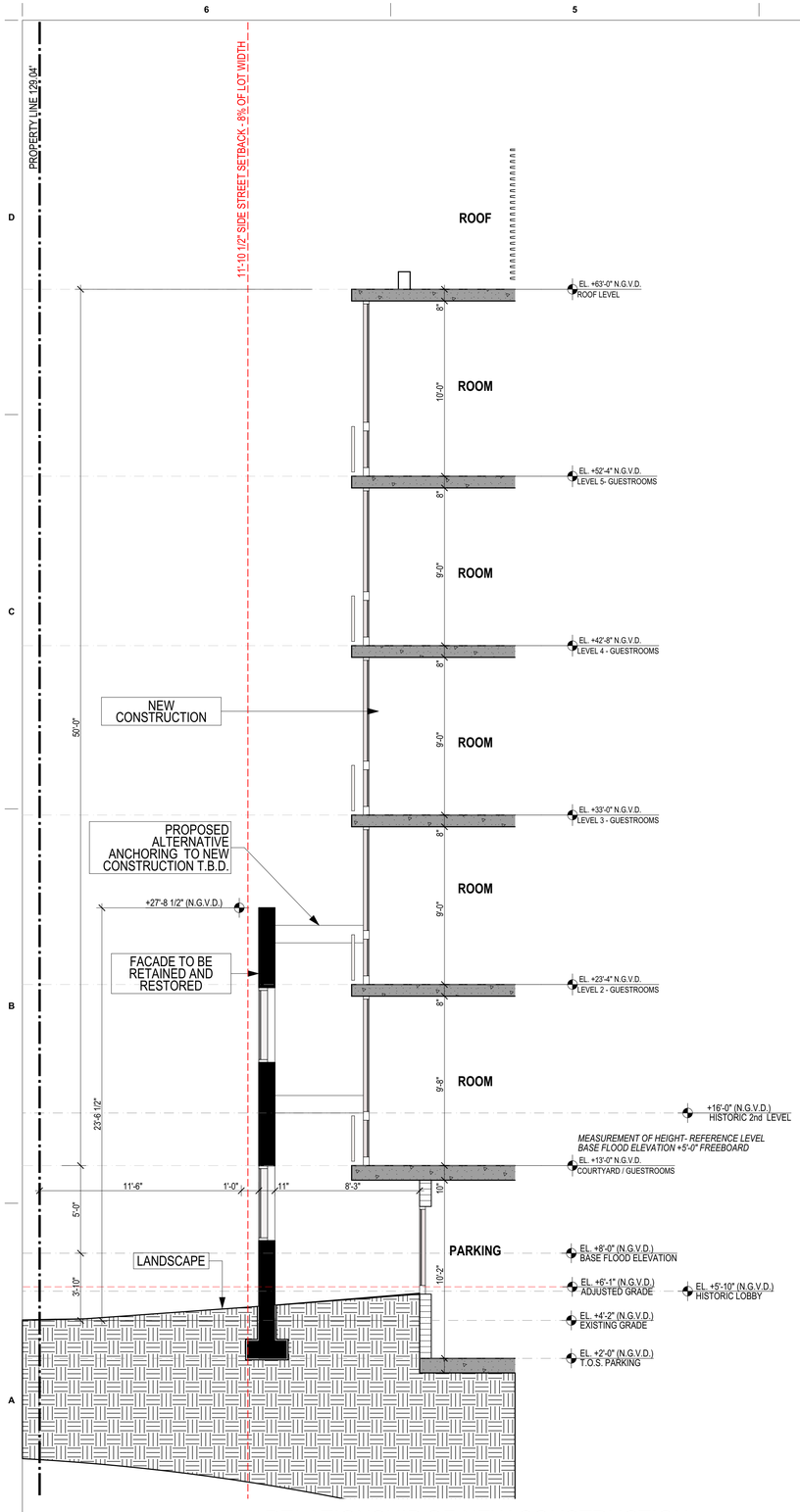
Scale
AS SHOWN

Project No.
1822

Sheet Name
COURTYARD DEMOLITION ELEVATION

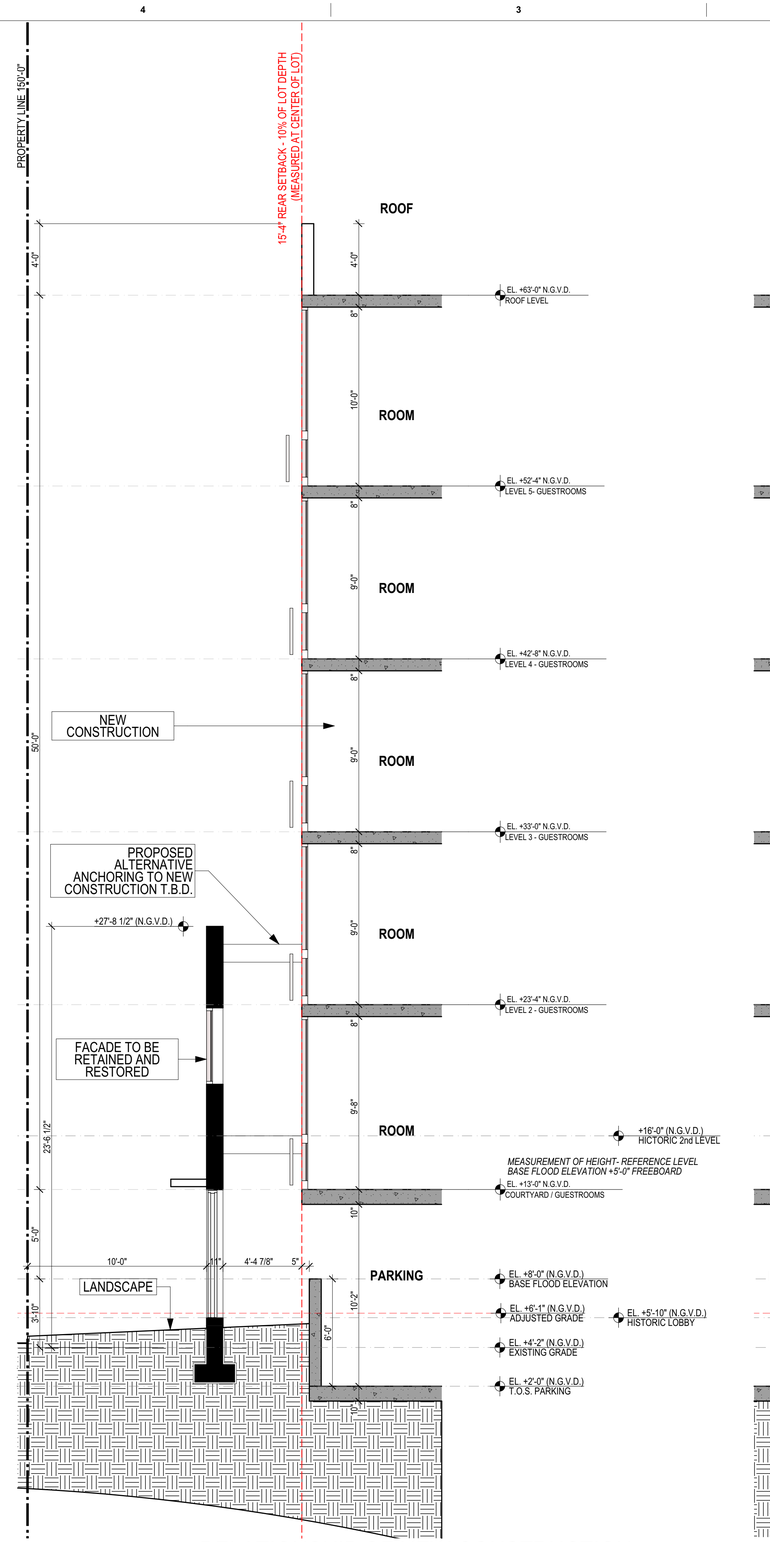
Sheet No.
A-033

NOT FOR CONSTRUCTION



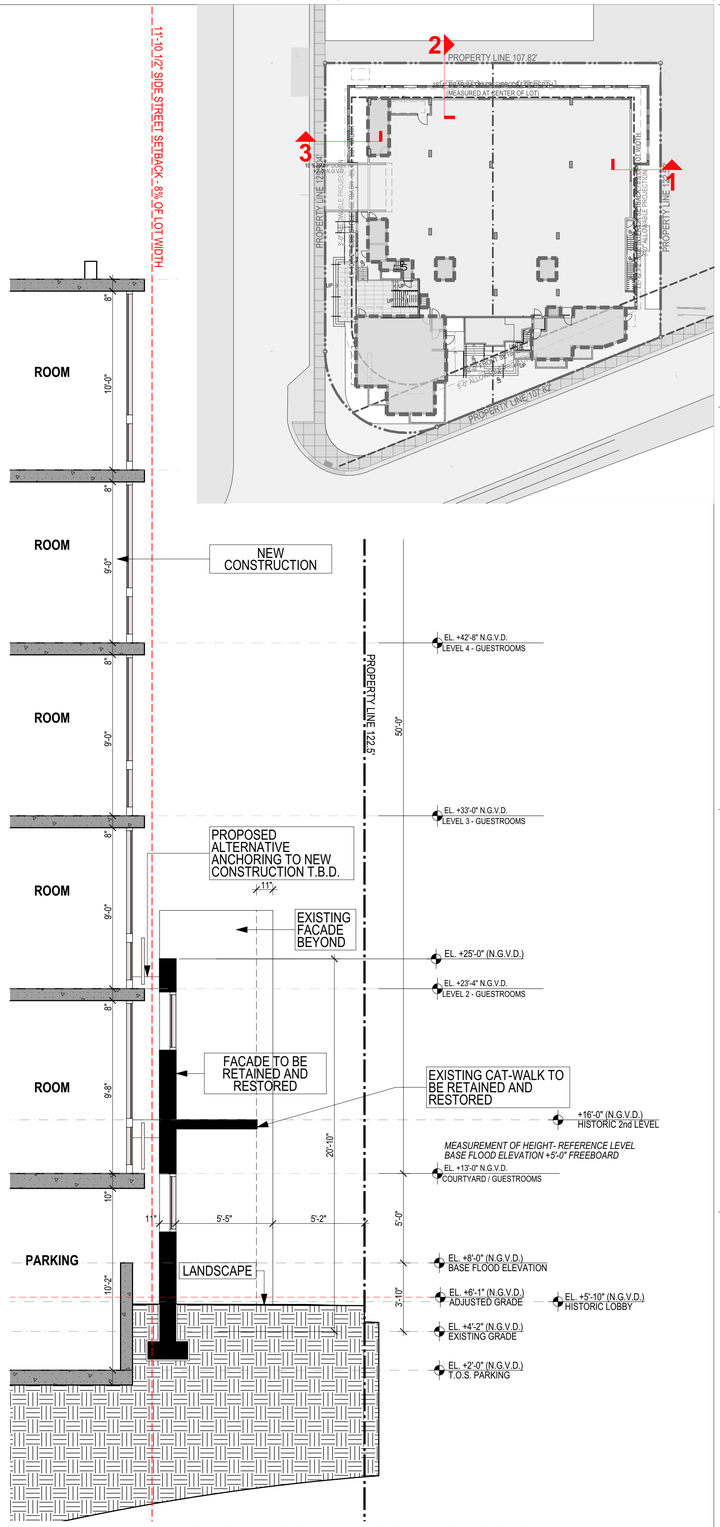
RELATIONSHIP OF NEW CONSTRUCTION AND EXTERIOR RETAINED - WEST | 3

SCALE 1/4"=1'-0"



RELATIONSHIP OF NEW CONSTRUCTION AND EXTERIOR RETAINED - NORTH | 2

SCALE 1/4"=1'-0"



RELATIONSHIP OF NEW CONSTRUCTION AND EXTERIOR RETAINED - EAST | 1

SCALE 1/4"=1'-0"

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File: Bilsbook Rvt - Bilt Sheet 1 - Bilsbook Based on Architect 2d 1902 - Park Ave Hotel 19 01 EL - By Jyothika - Date: 3/8/2019

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Date
2/18/2019

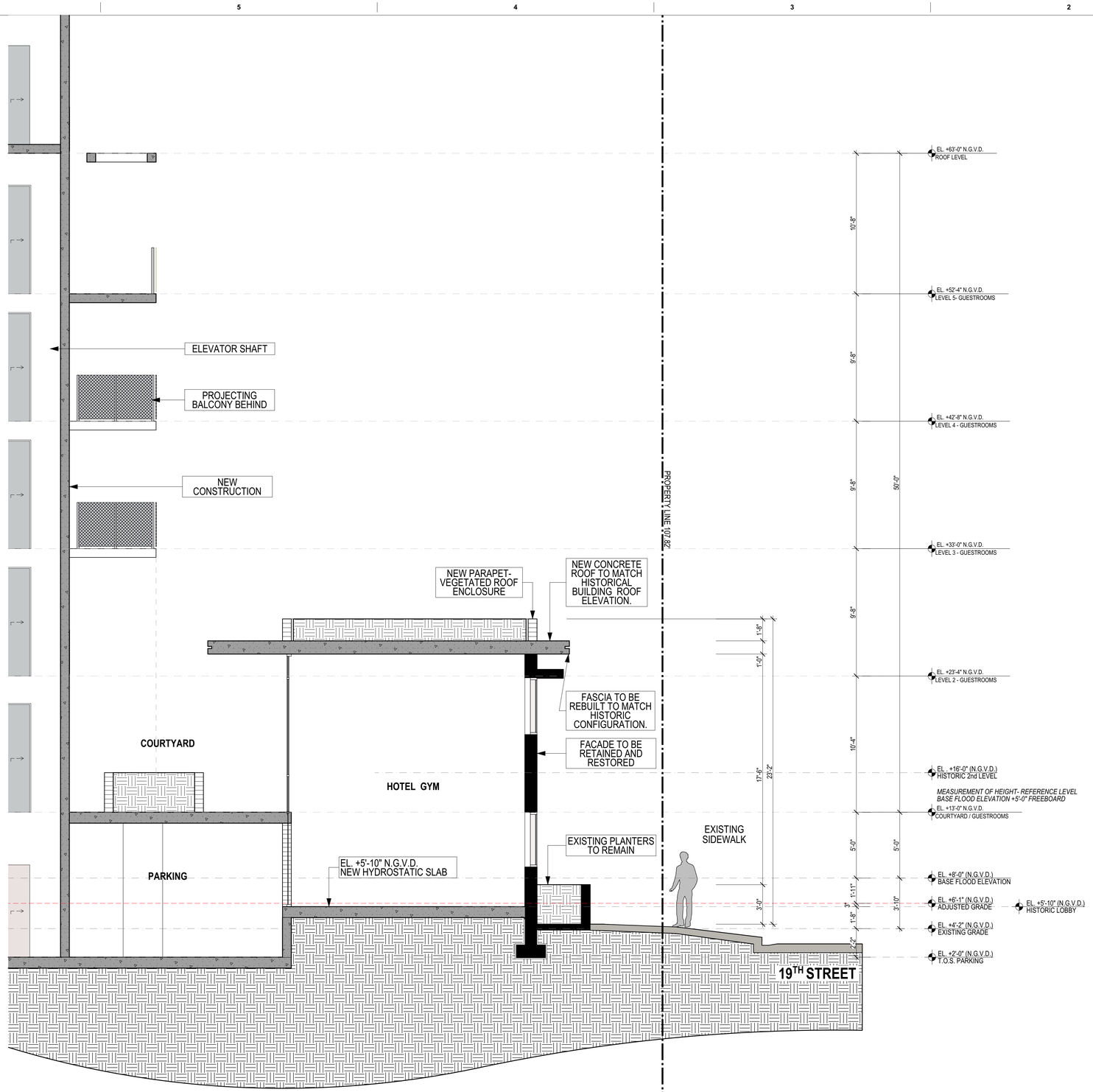
Scale
AS SHOWN

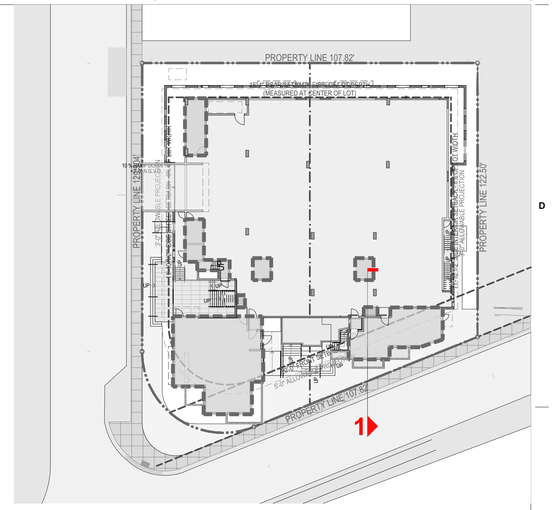
Project No.
1822

Sheet Name
PARTIAL SECTIONS

Sheet No.
A-034

NOT FOR CONSTRUCTION





RELATIONSHIP OF NEW CONSTRUCTION AND EXTERIOR RETAINED - SOUTH (EAST) | 1

SCALE 1/4"=1'-0"

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File: Bfield Rvt - Last Saved: 1 - Method Basis for Measured Building Information: Field Measurements - By Author - Date: 2/18/19

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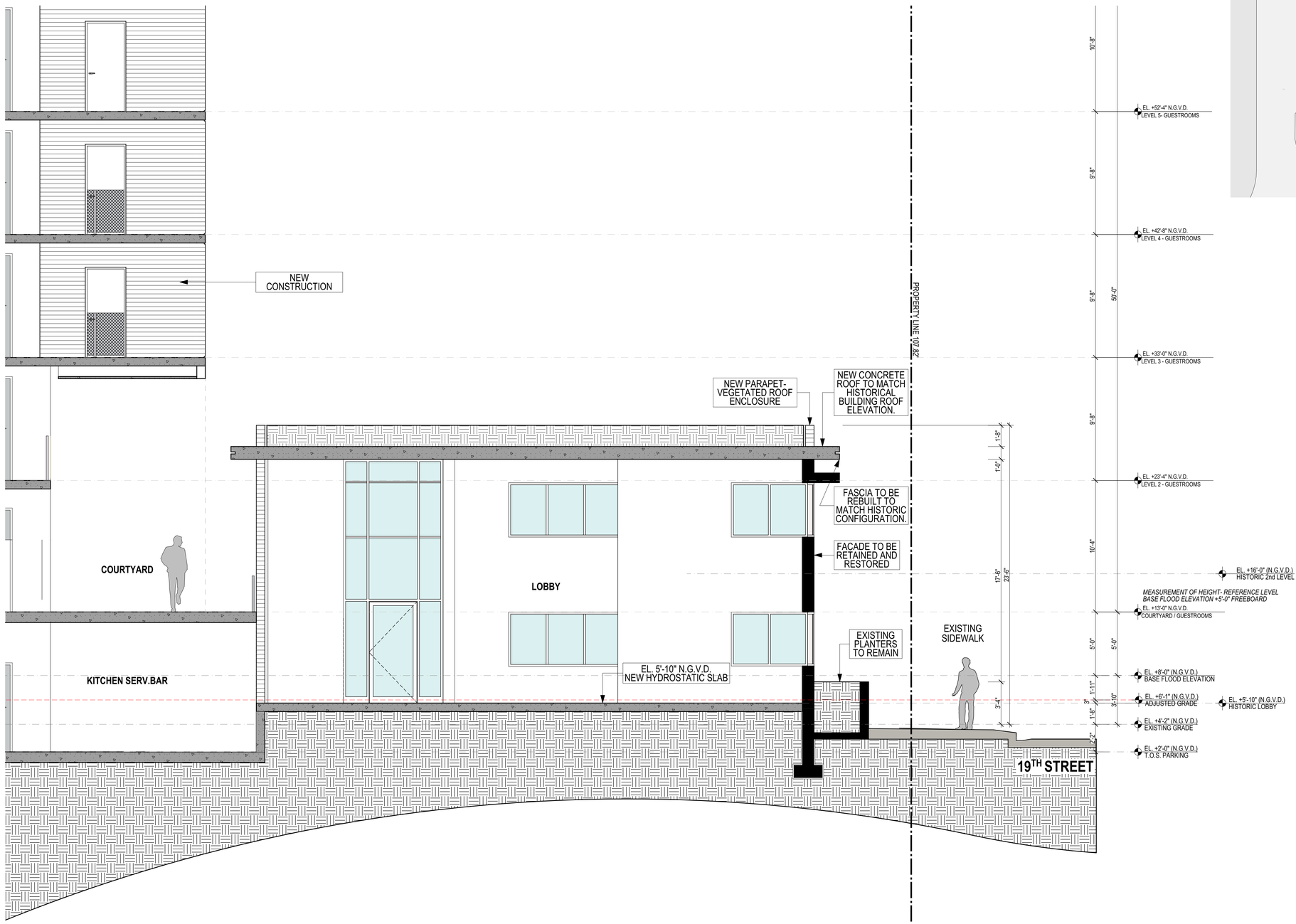
SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
PARTIAL SECTIONS
Sheet No.
A-035

NOT FOR CONSTRUCTION



RELATIONSHIP OF NEW CONSTRUCTION AND EXTERIOR RETAINED - SOUTH (WEST) | 1

SCALE 1/4"=1'-0"

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File: Elliwood Res. Unit Series 1 - Multifood Base for Architect 2017.rvt Plotted: 2/18/2019 4:14:47 PM By: sophia - Date: 3/5/2019

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Date
2/18/2019
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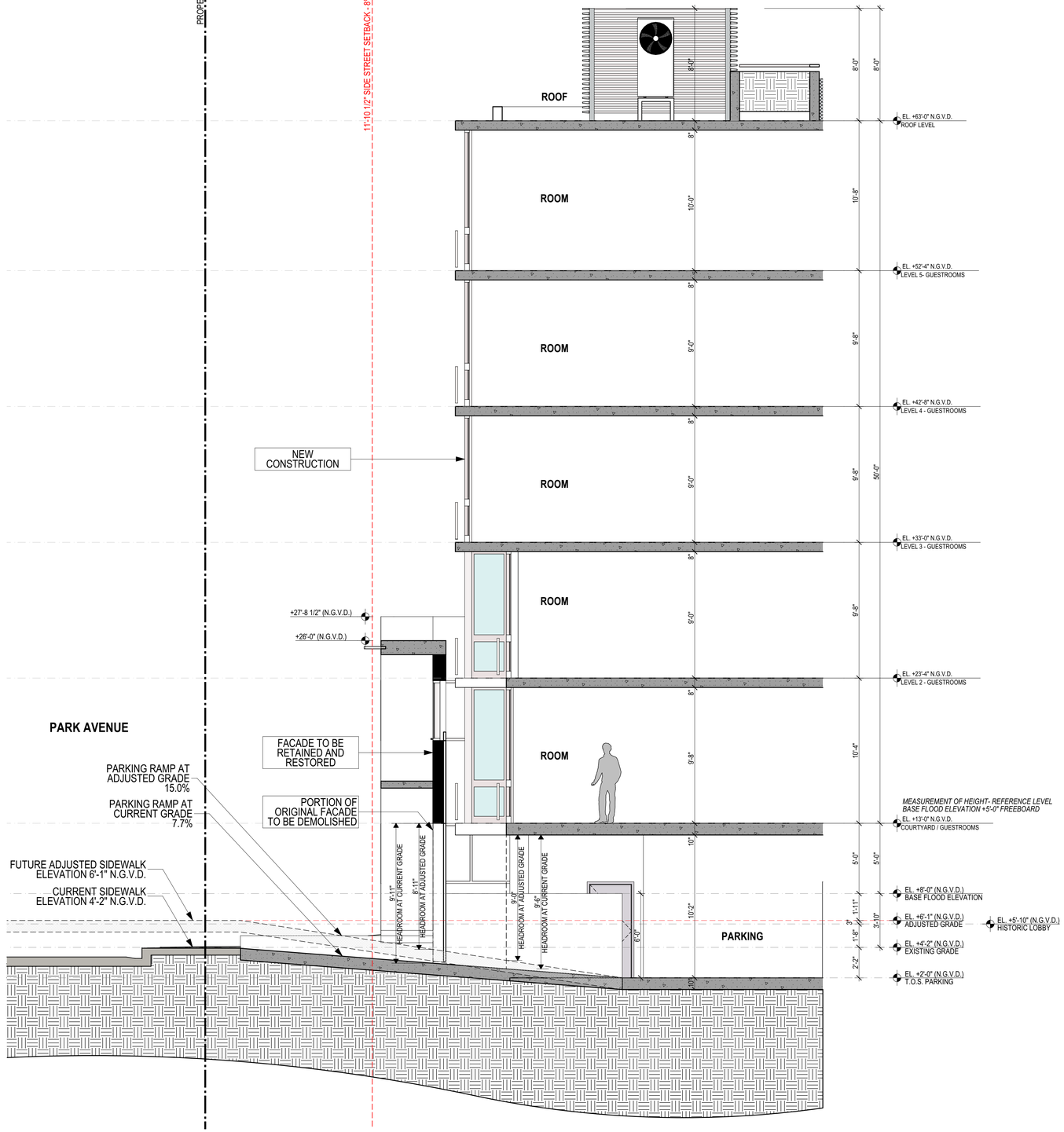
AS SHOWN
Project No.
1822
Sheet Name
PARTIAL SECTIONS
Sheet No.
A-036

NOT FOR CONSTRUCTION



PARTIAL WALL SECTION - WEST (PARKING RAMP) | 1

SCALE 1/4"=1'-0"

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The Billfold Text Shall Govern. Billfold Beats Architect 2x2 Text. Parks Ave Hotel - By Andres Lleal 3/8/2019

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Date
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Project No.
1822

Sheet Name
PARKING RAMP

Sheet No.
A-037

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The Billboard Text, Billboard Size, Billboard Location And Billboard Lighting Are Subject To Change By Exterior Laws. (Ord. 3172-03)

3D VIEW | 1

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Date
2/18/2019

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Project No.
1822

Sheet Name
3D VIEWS

Sheet No.
A-038

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3D VIEW - NO LANDSCAPE | 1

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The Bidder Must Read, Fill And Sign The Enclosed Bid Letter And Bid Form. Failure To Do So Will Result In Bid Rejection. - By Issuing a Bid, Bidder Agrees To All Terms Of The Bid Documents.

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Sheet Name
3D VIEWS

Sheet No.
A-038a

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3D VIEW | 1

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File: Billboard Rev. Site Scene 1 - Billboard Back for ARCHICAD 22 062_PARK AVE HOTEL - by jyothna - Date: 2/18/19

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Date
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Project No.
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Sheet Name
3D VIEWS

Sheet No.
A-039

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3D VIEW - NO LANDSCAPE | 1

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File: Billfold 36x18 Sided_1 Billfold Sided for Arch Block 24 Red_Park Ave Hotel.pln Red_Park Ave Hotel.pln - By: lyanitza - Date: 2/18/2019

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1822
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3D VIEWS
Sheet No.
A-039a

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File Attributes: File Name Server: \\Bilbao\Revit Projects\Archive\2018\2_Park Ave Hotel\PARK AVE HOTEL - By Sunshine - Detail_21.10.19

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Date
2/18/2019

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1822

Sheet Name
3D VIEWS

Sheet No.
A-040

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3D VIEW - NO LANDSCAPE | 1

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File: Billfold_Rvt - 8th Street_1 - Billfold Sets for Architect_2-21-19.rvt - Plotted: 2/21/2019 2:47:19 PM - By: esther_Date: 2/18/19

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Project No.
1822

Sheet Name
3D VIEWS

Sheet No.
A-040a

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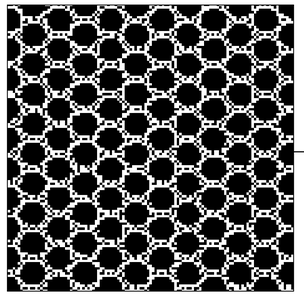
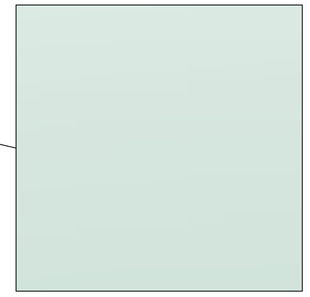
HORIZONTAL METAL LOUVERS-
RENSON OR SIMILAR- LINIUS



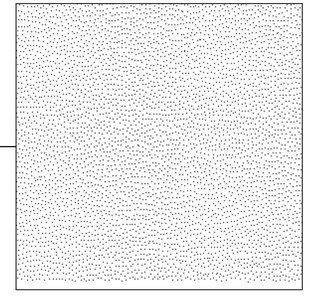
PERFORMATED METAL-
McNICHOLS OR SIMILAR

RAILING DETAIL

ALUMINUM FRAMES-
ARCADIA SILVER OR SIMILAR



LAMINATED GLASS-
VIRACON OR SIMILAR- GREEN



SMOOTH STUCCO PAINT FINISH-
WHITE

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The Silkwood Net - Bid Series" - Silkwood Bass Of Architects 227.doc - Park Ave Hotel - Park Ave Hotel.rvt - By estonia, Date: 3/6/2019

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SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
MATERIALS
Sheet No.
A-041

NOT FOR CONSTRUCTION

PROPERTY LINE 107.82'
REARYARD
SIDE ST. SETBACK
SIDE SETBACK
F.I.P. 1/2"Ø
TRANSFORMER PAD
LANDSCAPE
15'-4" REAR SETBACK - 10% OF LOT DEPTH
(MEASURED AT CENTER OF LOT)
15'-4" REAR SETBACK
LOT - 10
BLOCK - F
19'-8"
TRASH
7'-7"
TOP OF PERIMETER WALL 8'-0" N.G.V.D.
16'-0"
B.O.H.
+2'-0"
LANDSCAPE
ON-STREET PARKING
PARK AVENUE
50.00' TOTAL R/W (PLAT)
34' ASPHALT PAVEMENT
OFF STREET PARKING
2' CURB & GUTTER
6' CONC. SIDEWALK
VEHICULAR ENTRY/ EXIT BELOW
SIGN
PROPERTY LINE 129.504'
SIDE STREET YARD
10 % RAMP DOWN TO +2'-0" N.G.V.D.
12'-0"
5'-0"
6'-5"
8'-6"
1'-8"
1'-10"
28'-6"
FLOOD PROOF PANELS
PARKING
36 COUNTED PARKING SPACES
+2'-0"
FLOOD PROOF DOOR
BICYCLE RACK 6 SPACES
25'-10"
12'-10"
14'-2"
3'-0" ALLOWABLE PROJECTION
11'-10 1/2" SIDE STREET SETBACK - 8% OF LOT WIDTH
HR
+2'-0"
VALET
+2'-0"
STAIR 1
non accessible
ELEV. 1
ELEV. 2
13'-0"
SIDE INTERIOR YARD
PROPERTY LINE 122.50'
122.50'
90'-2 3/4"
152'-8" Rear Setback 10% of lot depth =15'-4"
SURFACE MOUNTED BACKFLOW PREVENTERS
+5'-10" N.G.V.D.
T.O.S.
FLOOD PROOF PANELS
DROP-OFF & PICK UP AREA
LIFT
NON-ACCESSIBLE
HOTEL GYM
A: 697 SF
MAXIMUM 50 OCCUPANTS
LOBBY
BAR
RESTAURANT
A: 1,345 SF
RECEPTION
20'-0" FRONT SETBACK
5'-0" ALLOWABLE PROJECTION
+4'-6" N.G.V.D.
20'-0"
FRONT YARD
PROPERTY LINE 107.82'
161.73'(P)
19TH STREET
148'-4 3/4"
40.00' TOTAL R/W (PLAT)
26' ASPHALT PAVEMENT
2' CURB & GUTTER
5' CONC. SIDEWALK
F.H.
W.M.
E.B.
M.L.P.
S.M.H.
PLANTER
UP

HISTORICAL LEVEL / HOTEL LOBBY | 1
SCALE 1/8"=1'-0"

N

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The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: Elliwood Rd. Mill Street - Multifood Sites for Architect 2017/02_PARK AVENUE HOTEL_By Katrina - Date: 3/6/2019

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Revisions

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Consultant

Luis O. Revuelta
AR-0007972

SCHEMATIC PHASE

Date
2/18/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
BUILDING FLOOR PLAN
Sheet No.
A-101