CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
FINAL SUBMITTAL

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PARK AVENUE HOTEL
MIAMI BEACH

06.04.2019

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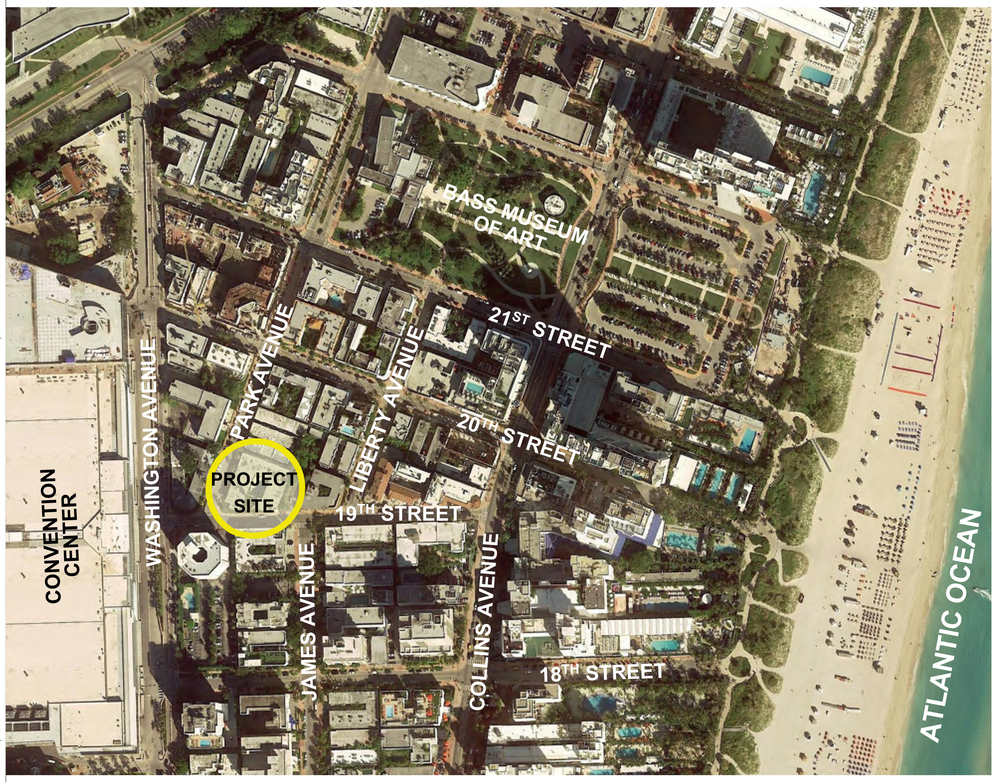
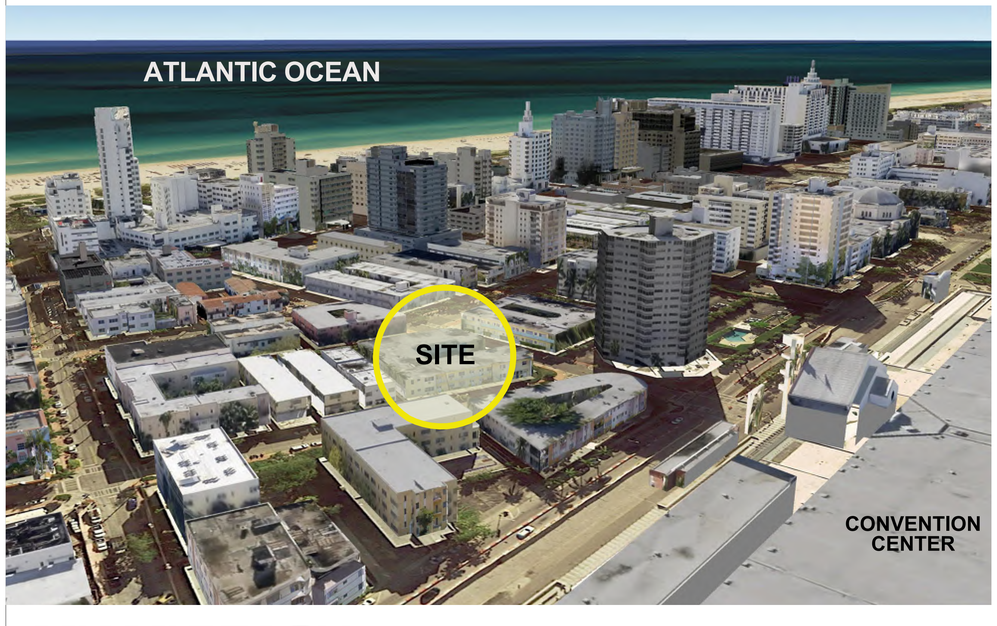


CITY OF MIAMI BEACH



MIAMI BEACH

N

LOCATION PLANS | 1

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File: Blitched Rev. 8th Street_1_Blitched Based on Architect(2-22-19)2_Park Ave Hotel_Park Ave Hotel_19_Eddie.rvt Last saved by: Date: 6/4/19

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Project

PARK AVE. HOTEL

355 19th. Street
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HPB SUBMITTAL

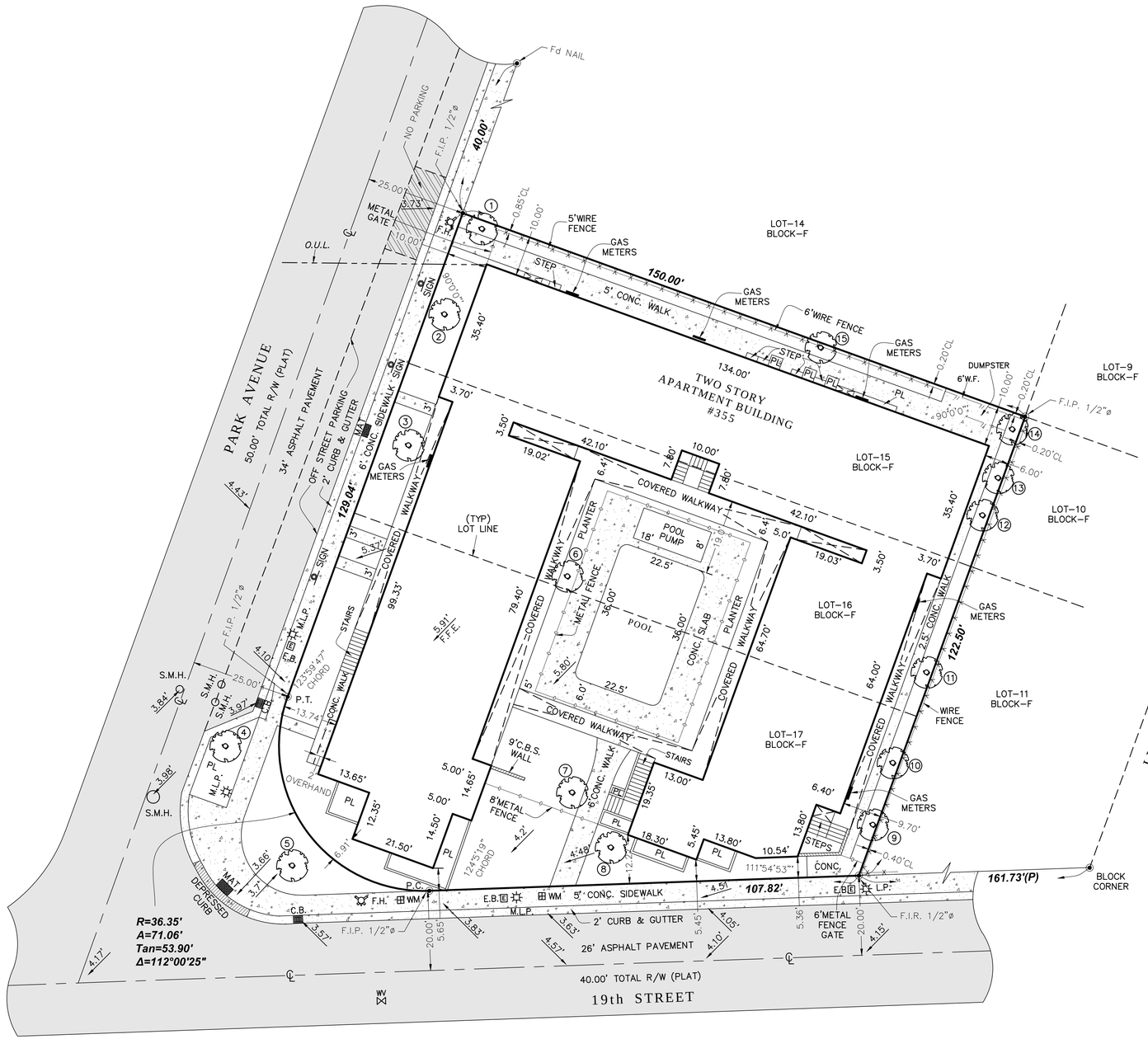
Date
06/04/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
LOCATION PLAN
Sheet No.
A-001

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_R14 - Bills Saved 1 - Billboard Bases for ARCHICAD 22\BB2_PARK AVENUE HOTEL - by Jules.pln Saved by: Date: 5/6/2019

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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'-6" N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	7'-10 1/2" 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)	44,471 SF	**44,466.07 SF**	
13	Gross square footage		**59,486 SF**	
14	Square Footage by use	N/A		
15	Number of units Residential	N/A		
16	Number of units Hotel	N/A	116 Hotel Rooms	
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"	17'-2" provided at SE corner
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		

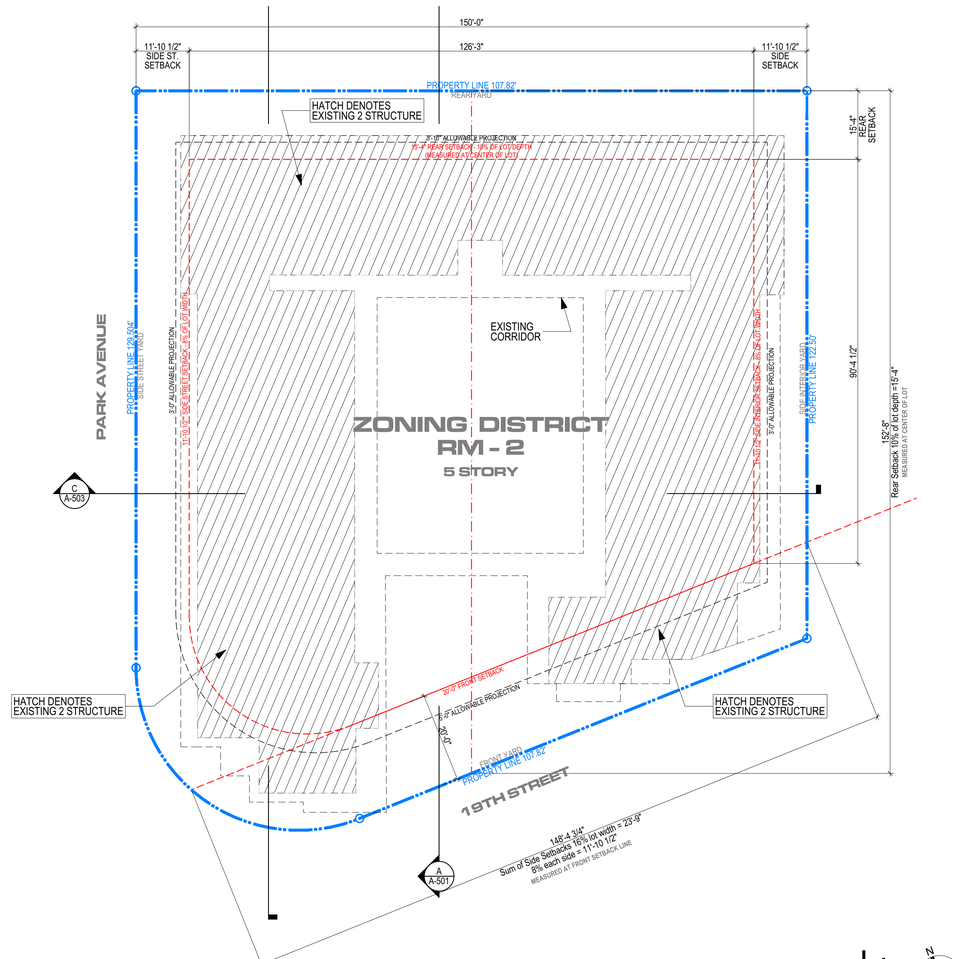
Parking		Required	Proposed	Deficiencies
39	Parking district	District No. 1		
40	Total # of parking spaces	**0** (Per Sec. 130-33 = 0 spaces per room)	N/A	**0**
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0	N/A	**0**
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	0	N/A	0
43	Parking Space Dimensions:	8'-6" x 18'-0" Regular; 8' 6" x 16'-0" Tandem	N/A	
44	Parking Space configuration (45, 60, 90, Parallel)		N/A	
45	ADA Spaces	2	N/A	
46	Tandem Spaces		N/A	
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	N/A	
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	
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	Not Provided	

ROOMS BREAKDOWN

PARK AV. HOTEL	AREA SF	FLOORS L1	L2	L3	L4	L5	TOTAL PER ROOM TYPE	% Total Type/Total Units	% Total King Rooms	% Total DQ Rooms
Standard Rooms										
King	255	10	10	10	10	10	50	42.60		
King Large	289.5	6	6	7	7	7	33	28.69		
DQ	289.5	1	1				2	1.65		
DQ Large	321	3	3	6	6	6	24	20.86		
Special Rooms							0			
King ADA	289.5	1	1	1	1	1	5	4.55		
Double Queen ADA	321	1	1				2	1.65		
Florida Room										
TOTAL GUESTROOMS		22	22	24	24	24	**116**		**75.84**	**24.16**

ROOMS BREAKDOWN | 3

N.T.S.



ZONING DATA SUMMARY | 2

N.T.S.

ZONING SETBACKS PLAN | 1

SCALE 1/16"=1'-0"

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REGISTERED ARCHITECT

Luis O. Revuelta

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HPB SUBMITTAL

Date
06/04/2019

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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The Billfold Text - Bill Sweet_1 Billfold Basic 12 Architect 32 1962 - Park Ave Hotel - By Kate Sweet 2 - Date 4/4/2019

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Project No.
1822

Sheet Name
SITE PLAN-CONTEXT

Sheet No.
A-004

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BUILDING INDEX

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

SITE - CONTEXT | 1

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File: BIMcloud Rev: BIM Server_1 BIMcloud Base: 0 Architect 2019 Folder: PARK AVE HOTEL - By Autodesk Revit 2019 (Localized For: ENGLISH)

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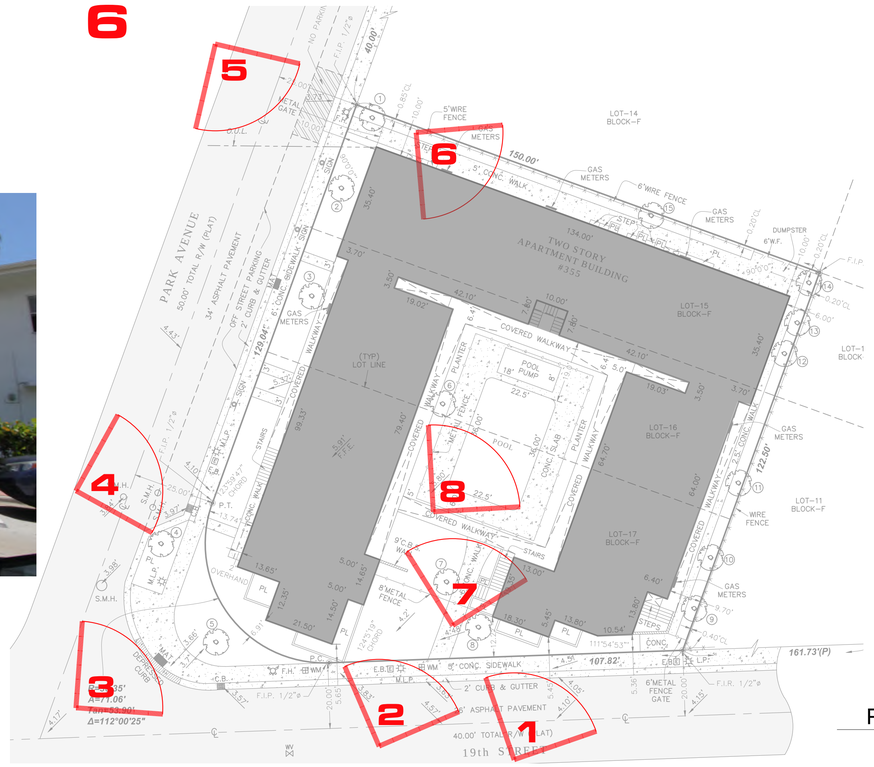
Date
06/04/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
LOCATION 3D VIEW
Sheet No.
A-005

NOT FOR CONSTRUCTION

5

6

4



8

7

3

2

1

EXISTING BUILDING
PHOTOGRAPHIC STUDY - EXISTING CONDITIONS | 1

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File: BMasud Rev. BIM Server_1_BMasud Saes Dr Archicad 22 / 1822_PARK AVENUE HOTEL_By Assistants / By_Date 6/6/2019

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Date
06/04/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
EXISTING BUILDING

Sheet No.
A-006

NOT FOR CONSTRUCTION

CORNER OF WASHINGTON AND 19th. - LOOKING EAST

1

CORNER OF PARK AVE. AND 19th. - LOOKING EAST

2

19th. STREET AT PROPERTY

3

19th. STREET VIEW FROM FRONT OF PROPERTY

4

19th. STREET - LOOKING NORTH-EAST

5

AT 19th. STREET MID-BLOCK LOOKING NORTH-EAST

6

CORNER OF LIBERTY AVE. AND 19th. STREET - LOOKING NORTH

7

FROM CORNER OF 19th. STREET AND LIBERTY - LOOKING WEST

8

FROM CORNER OF 19th. STREET AND JAMES - LOOKING NORTH-WEST

9

CONTEXT - PHOTOGRAPHIC WALKTHROUGH
19th. STREET BETWEEN PARK AVE. & LIBERTY AVE, | 1
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File Stamped Set - Bike Saved_1_Stamped Based on Architect's 2nd Rev 2 Park Ave Hot 1822_Park Ave Hot 1822.RTE - 9/13/2019 4:49:49 PM by Dave Arbogast

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Project

PARK AVE. HOTEL

355 19th. Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

BUSLAM
960 ARTHUR GODFREY Rd. # 206
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1.888.515.3107

Consultant

STATE OF FLORIDA
LUIS O. REVUELTA
AR0007972
REGISTERED ARCHITECT

Luis O. Revuelta
AR-0007972

HPB SUBMITTAL

Date
06/04/2019

Scale
AS SHOWN

Project No.
1822

Sheet Name
NEIGHBORHOOD 19th. STREET

Sheet No.
A-007

NOT FOR CONSTRUCTION

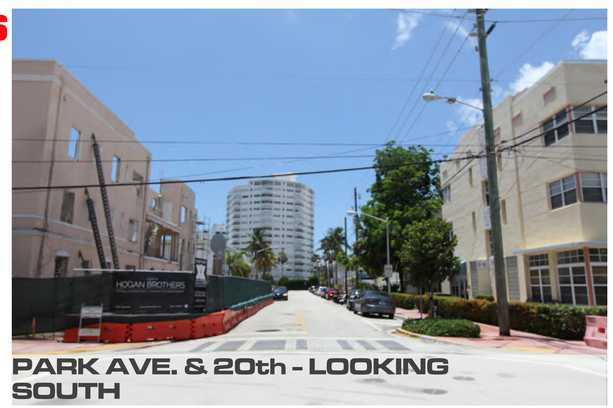
1 CORNER OF PARK AVE. & 19th STREET - EAST SIDE

2 CORNER OF PARK AVE. & 19th STREET - WEST SIDE

3 PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-WEST

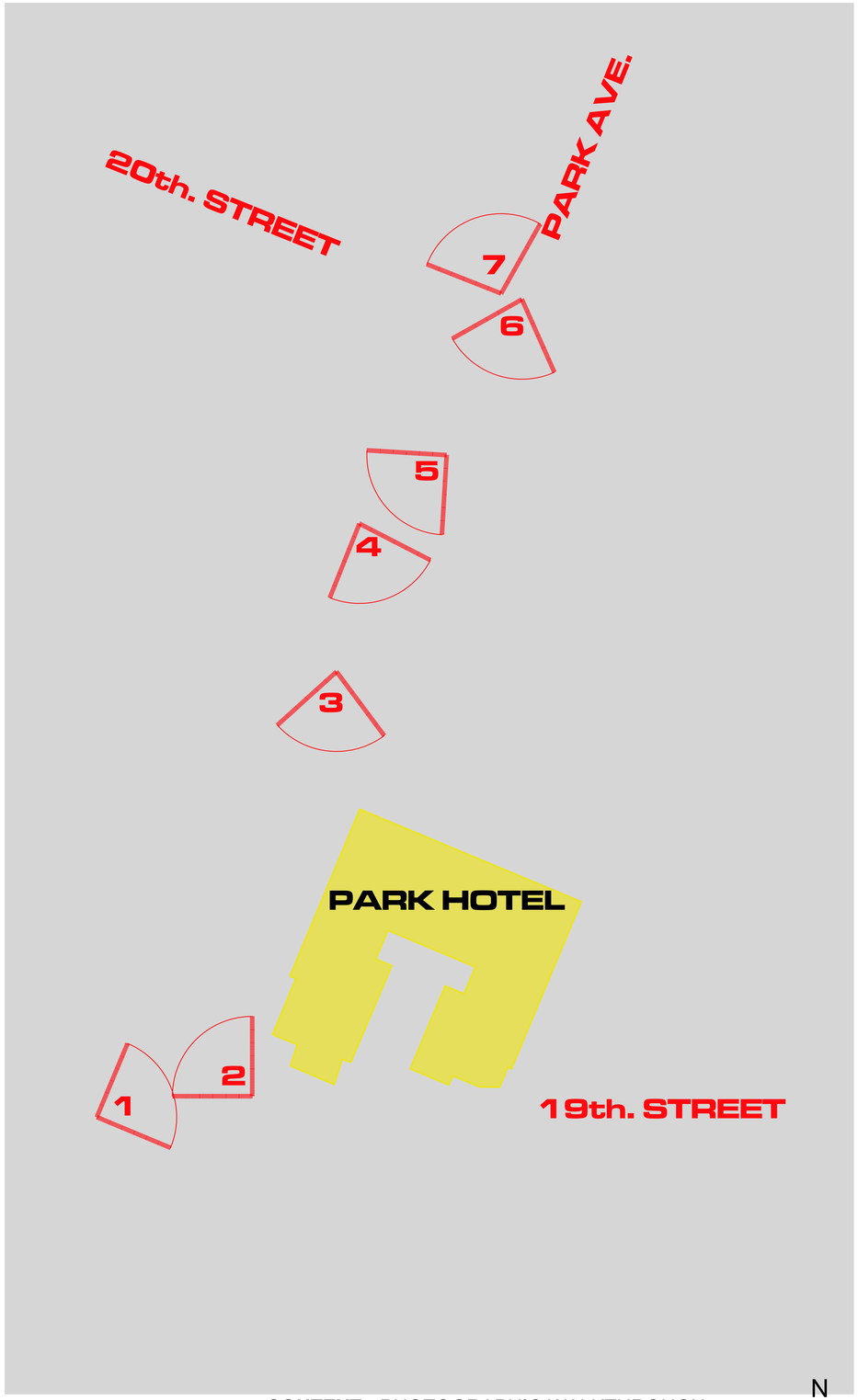
4 PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-EAST

5 PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-WEST



6 PARK AVE. & 20th - LOOKING SOUTH

7 PARK AVE. & 20th - LOOKING NORTH-WEST



CONTEXT - PHOTOGRAPHIC WALKTHROUGH
PARK AVE. BETWEEN 19th ST. & 2Oth ST. | 1
N.T.S.

N

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File: Blitstad Rez - Eliot Sorter_1_Blitstad Basic Dr Arch Cloud 2017 Rez_PARK AVE HOTEL_By Asef.rvt

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Project No.
1822

Sheet Name
NEIGHBORHOOD PARK AVE.

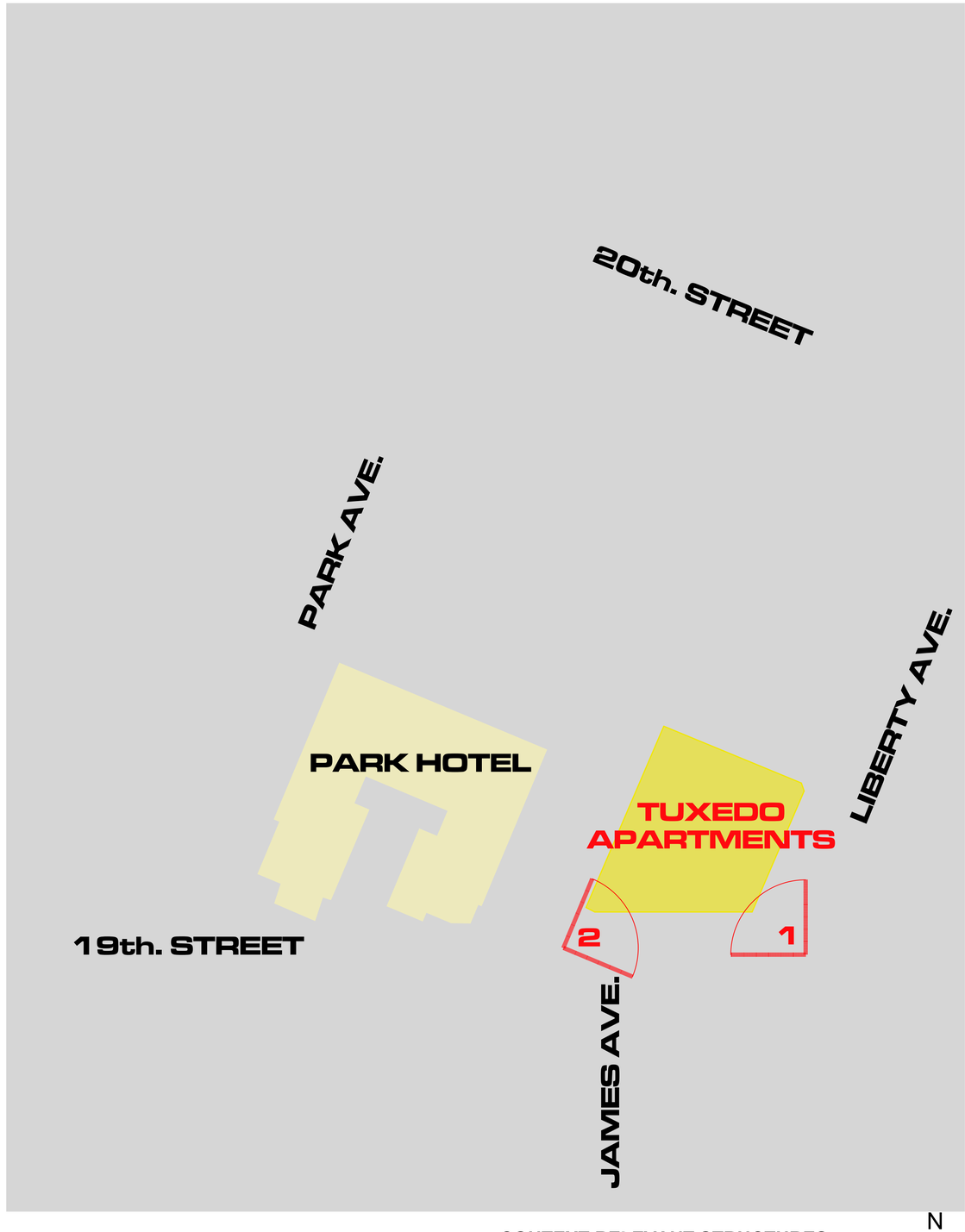
Sheet No.
A-008

NOT FOR CONSTRUCTION

TUXEDO PARK APARTMENTS

1

2



CONTEXT RELEVANT STRUCTURES | 1
TUXEDO APARTMENTS
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File: Billboard Text - Bid Sheet_1_Billboard Base Of Architect - 2017 - Park (Autosaved)_PARK(1).pln - Plotted: 6/6/2019 - By: Alex Sevilla

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AS SHOWN

Project No.
1822

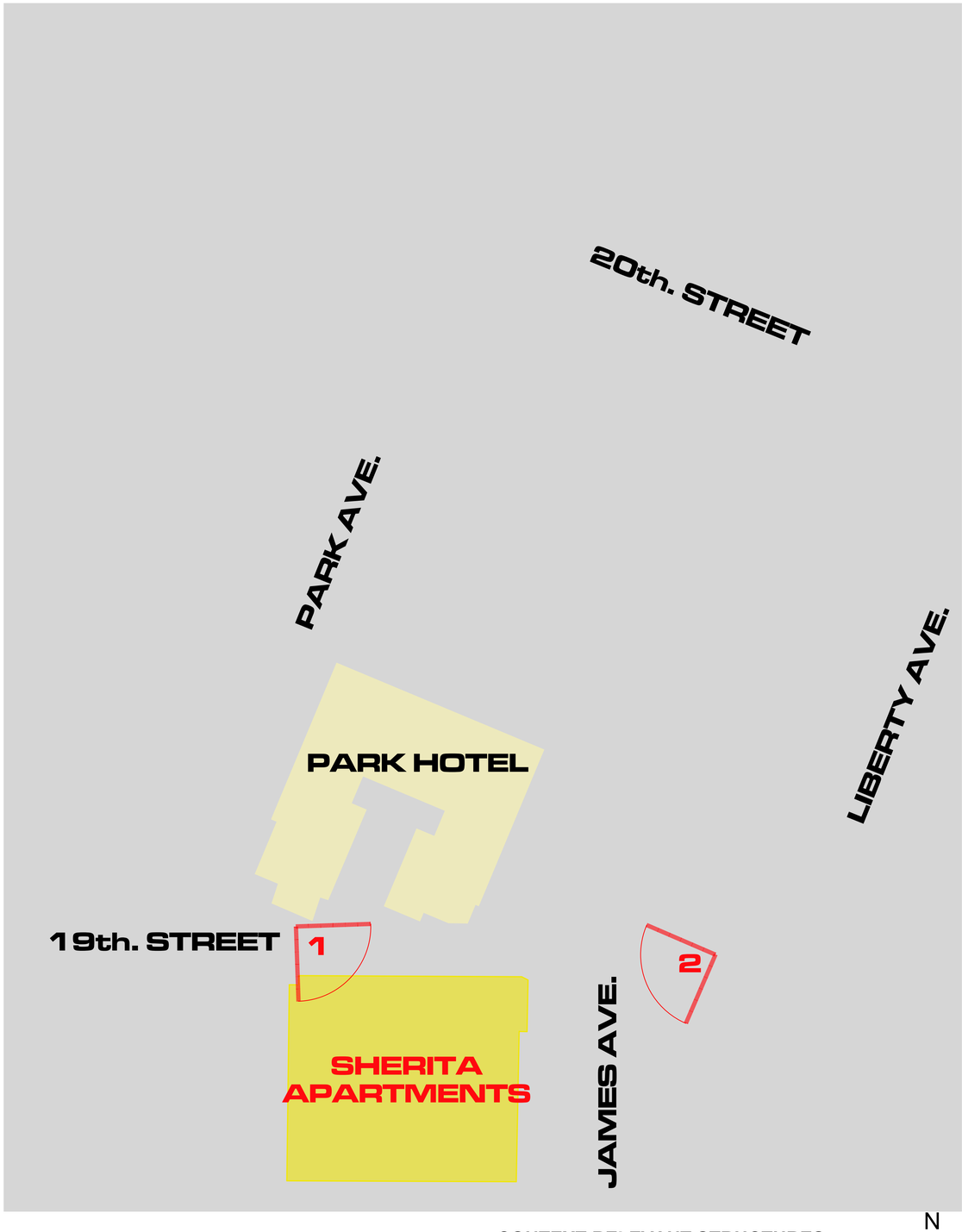
Sheet Name
CONTEXT RELEVANT STRUCTURES

Sheet No.
A-009

SHERITA APARTMENTS

1

2



CONTEXT RELEVANT STRUCTURES | 1
SHERITA APARTMENTS
N.T.S.

N

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File: Sherita Apt - Exhibits.pln Saved at: 6/4/2019 4:42:19 PM By: Plotted Date: 6/4/2019 Path: G:\Projects\1822 - Park Ave Hotel - Phase II\Arch\Exhibits\Sherita Apt - Exhibits.pln Plotted By: Alex Lastra

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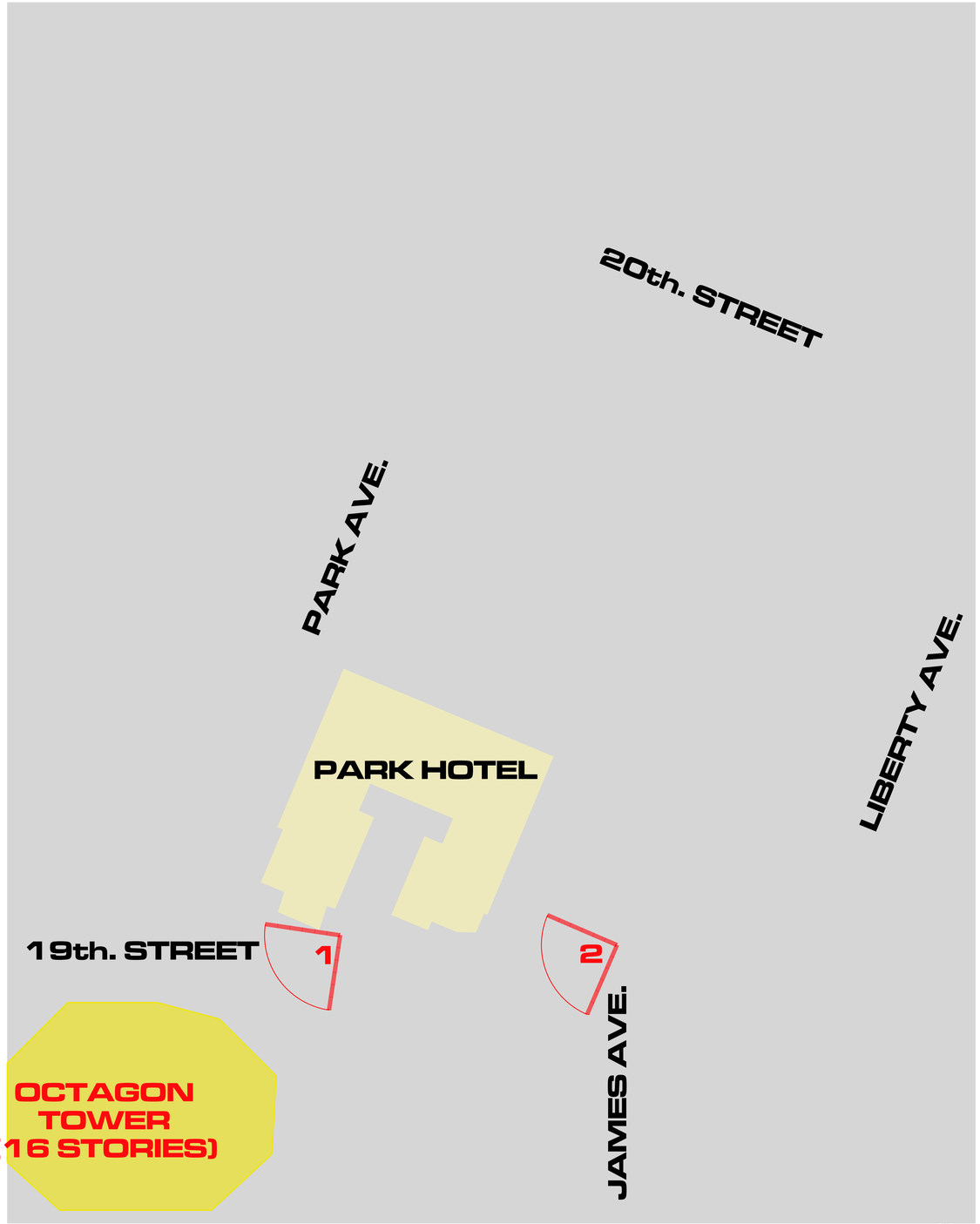
Date
06/04/2019
Scale
AS SHOWN
Project No.
1822
Sheet Name
CONTEXT RELEVANT STRUCTURES
Sheet No.
A-010

OCTAGON TOWER

1

2



CONTEXT RELEVANT STRUCTURES
OCTAGON TOWER | 1
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The Billfloodl Text Shall Serve As Reference For Architectural Plans Only. Park Avenue Hotel - 355 19th Street - Miami Beach, FL - By Flues Based By: Date: 6/6/2019

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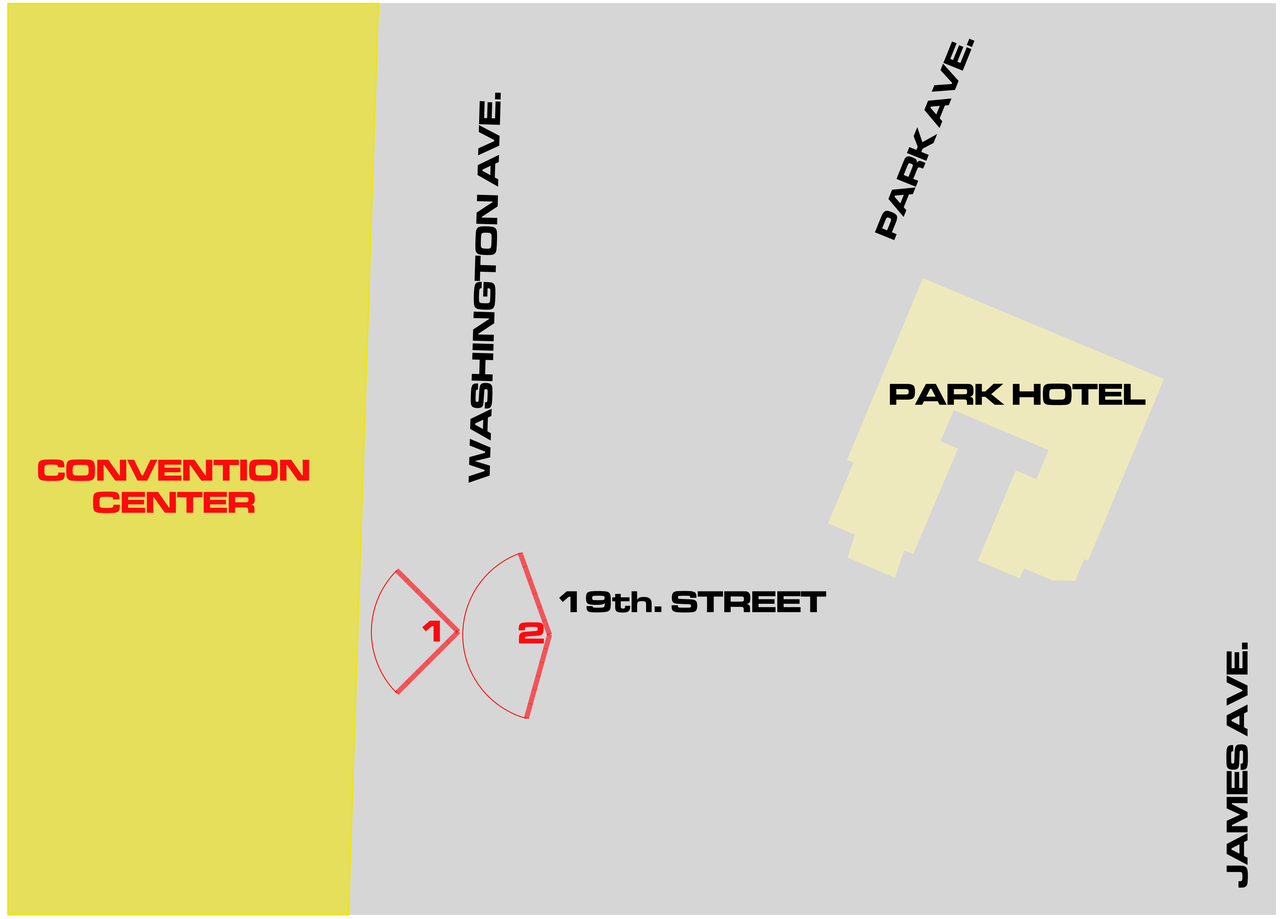
Project No.
1822

Sheet Name
CONTEXT RELEVANT STRUCTURES

Sheet No.
A-011

NOT FOR CONSTRUCTION

1



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N

CONTEXT RELEVANT STRUCTURES
MIAMI BEACH CONVENTION CENTER | 1
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File: Billboard Rev - Billboard Sheet 1 - Billboard Basic for Action Plot 20210622_2045.rvt Last Edited By: Daniel Kelley (Daniel.Kelley@revuelta-architecture.com)

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Project No.
1822

Sheet Name
CONTEXT RELEVANT STRUCTURES

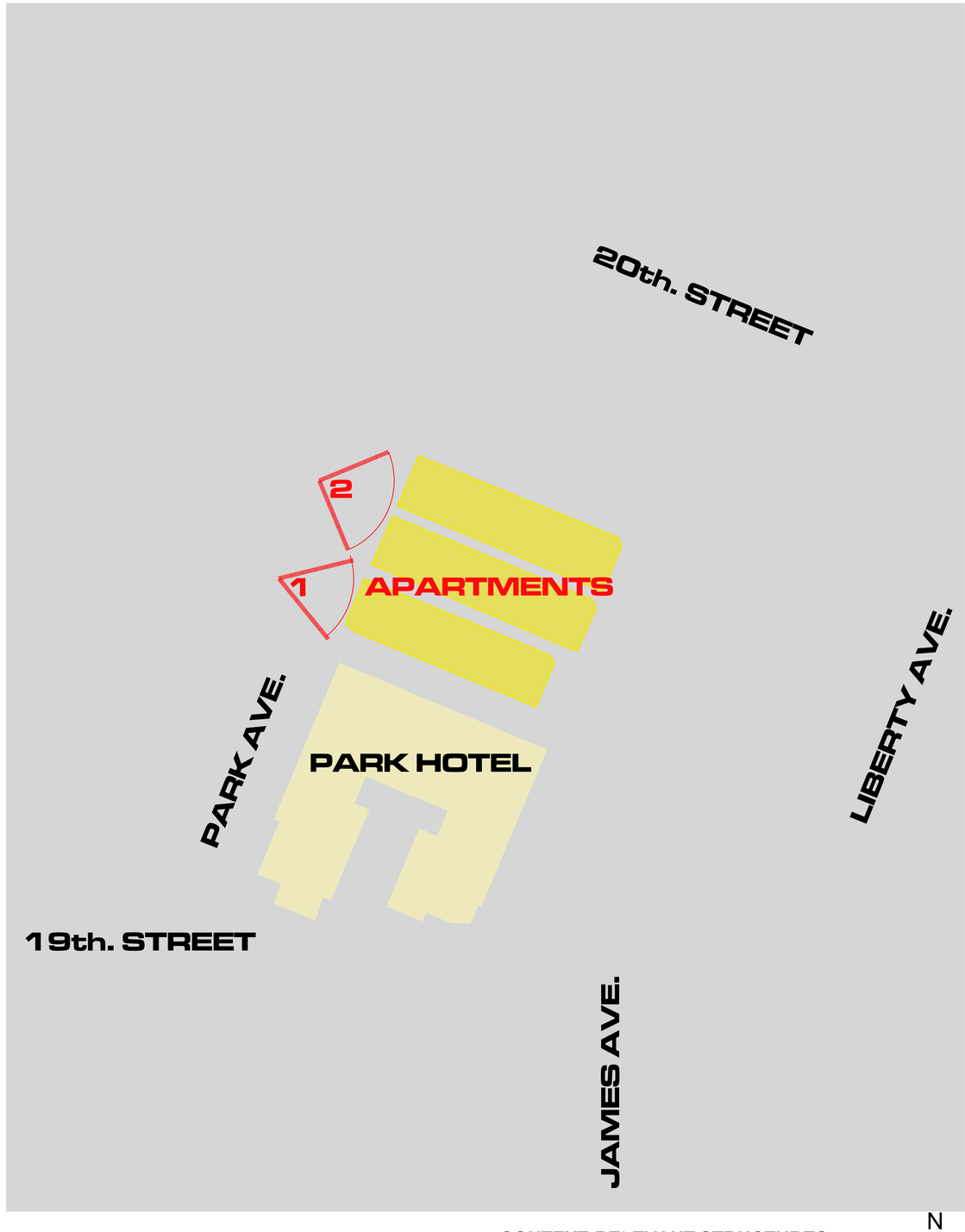
Sheet No.
A-012

NOT FOR CONSTRUCTION

APARTMENTS

1

2



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CONTEXT RELEVANT STRUCTURES
APARTMENTS | 1
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File: Bilfinger Not - Ent Server - Bilfinger\Desktop\Projects\Active\Projects\2018\1822_Park Ave Hotel_Permit\1822_Park Ave Hotel_Permit_Revit_2019_Central_detached.rvt By: Alex Lesko 6/6/2019

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Date
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Scale
AS SHOWN
Project No.
1822
Sheet Name
CONTEXT RELEVANT STRUCTURES
Sheet No.
A-013

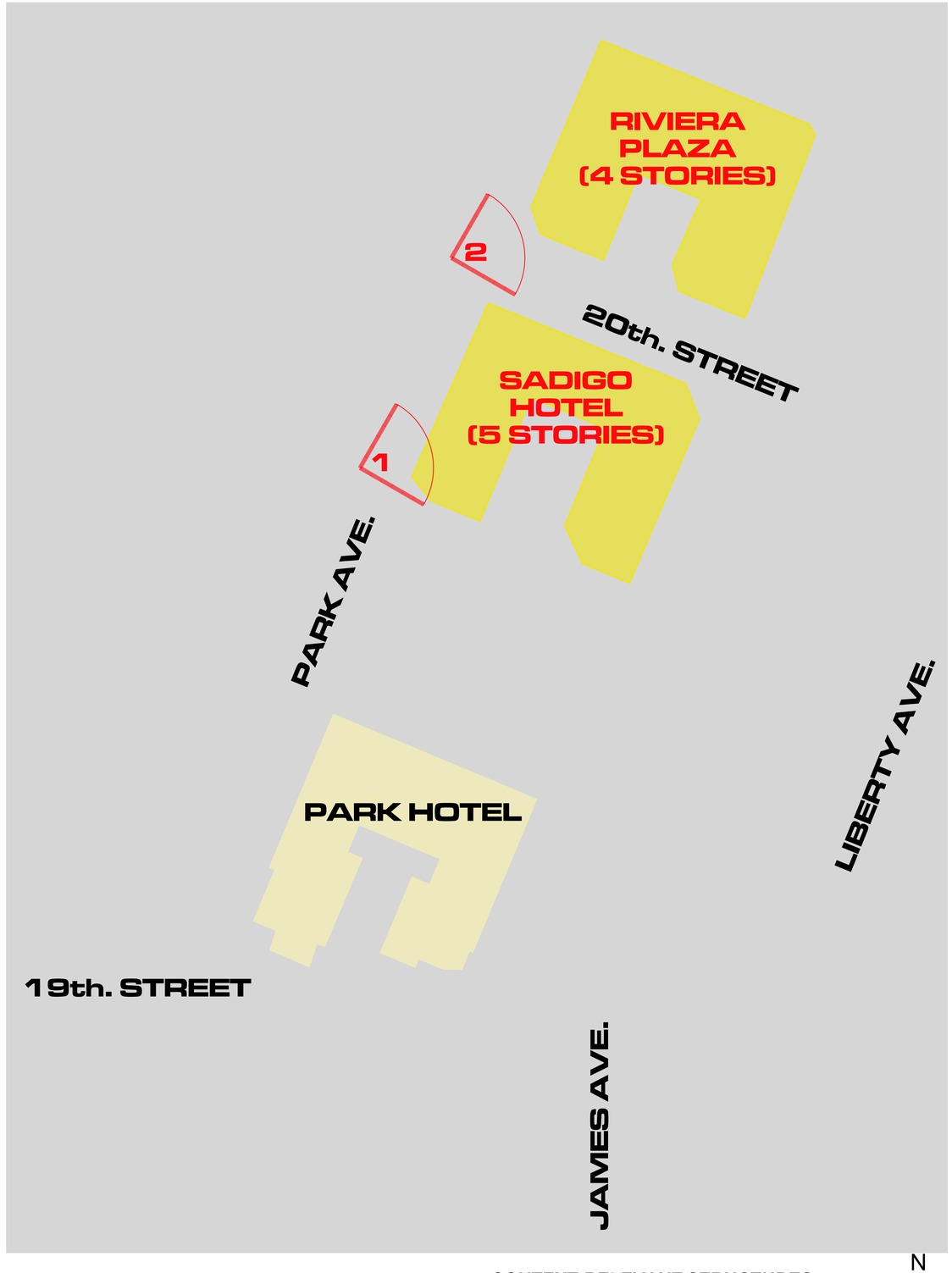
NOT FOR CONSTRUCTION

SADIGO HOTEL

1

RIVIERA PLAZA

2



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APARTMENTS | 1
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Date
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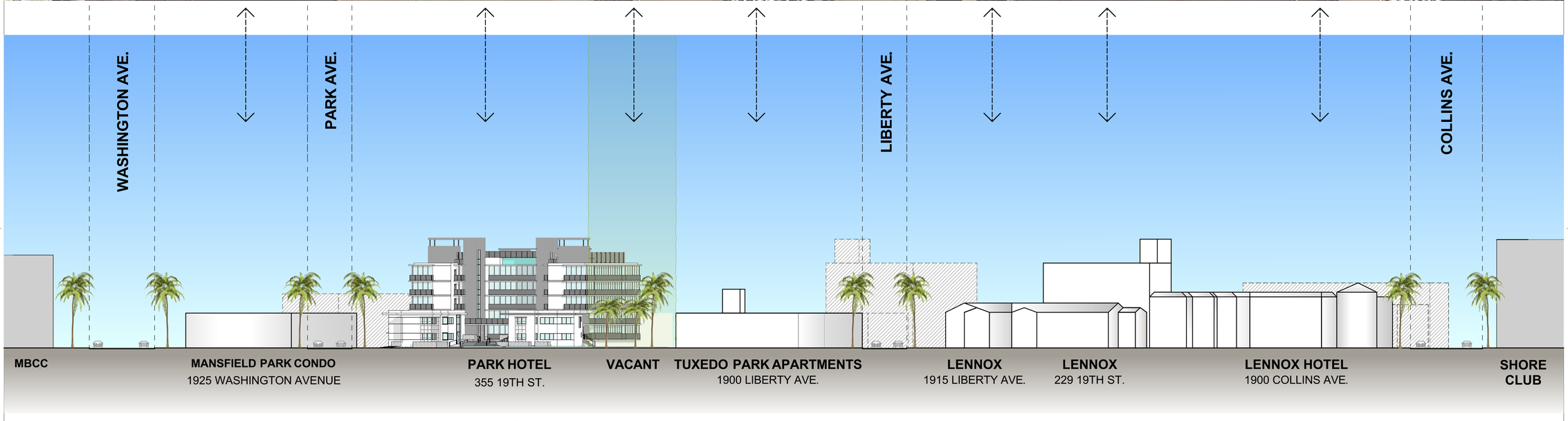
Scale
AS SHOWN

Project No.
1822

Sheet Name
CONTEXT RELEVANT STRUCTURES

Sheet No.
A-014



PROPOSED PROJECT

19TH STREET - CONTEXTUAL ELEVATION | 1

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File: Billboard Rd - Billboard Based on ARCHICAD 22 (682 - PARK AVE HOTEL - by Luis.pkm saved by - Date: 5/6/19

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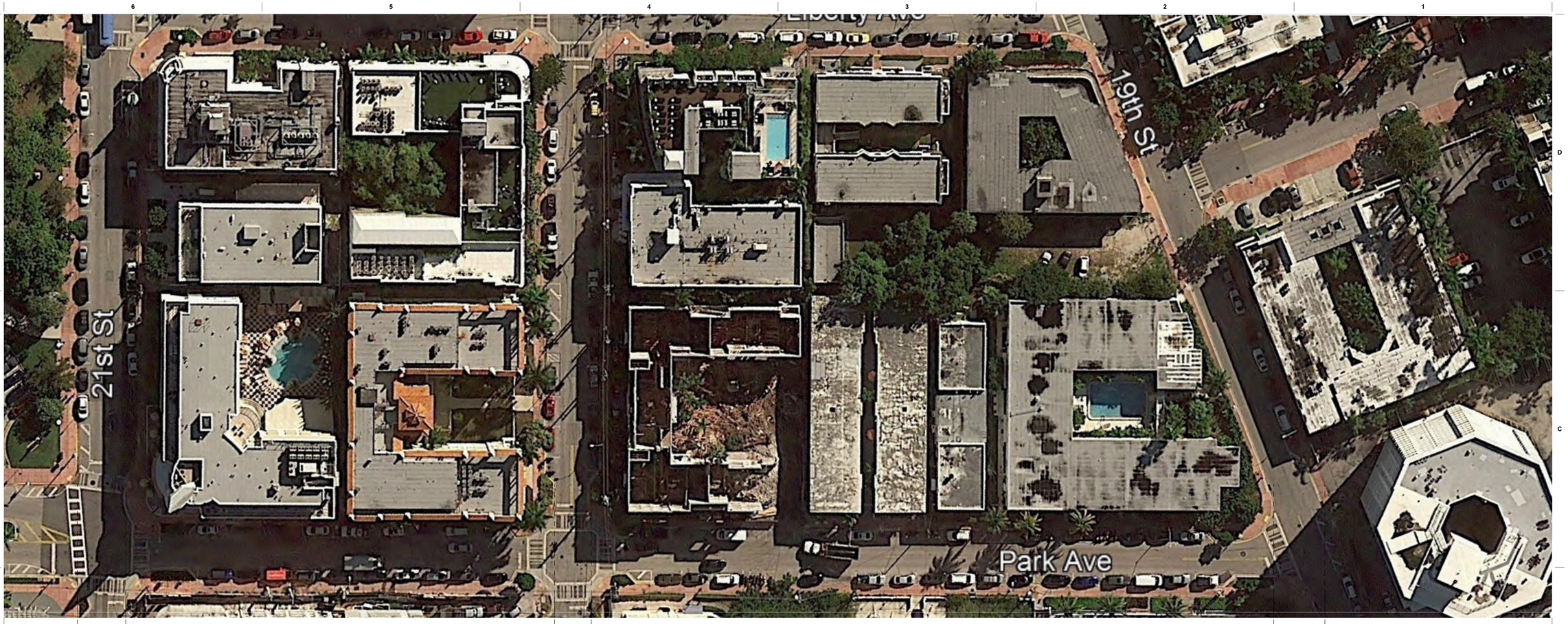
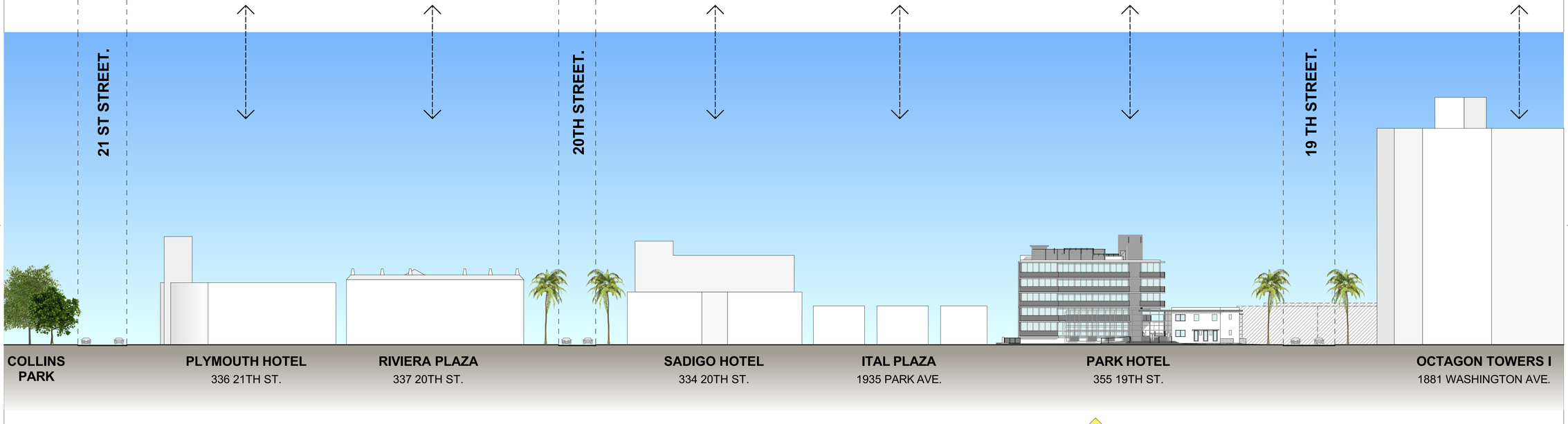
Project No.
1822

Sheet Name
CONTEXTUAL ELEVATIONS

Sheet No.
A-015





PROPOSED PROJECT

PARK AVENUE - CONTEXTUAL ELEVATION | 1

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File: 6thStreet_Ret - 6th Street_I - 6thStreet Basic Exterior.dgn 5/22/2019 2:45:19 PM Park Ave Hotel - By: Alex Leon By: Date: 6/4/2019

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Project No.
1822
Sheet Name
CONTEXTUAL ELEVATIONS
Sheet No.
A-016

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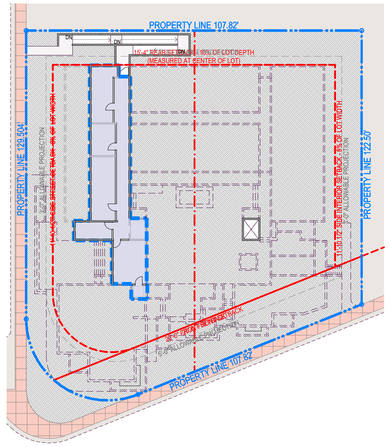
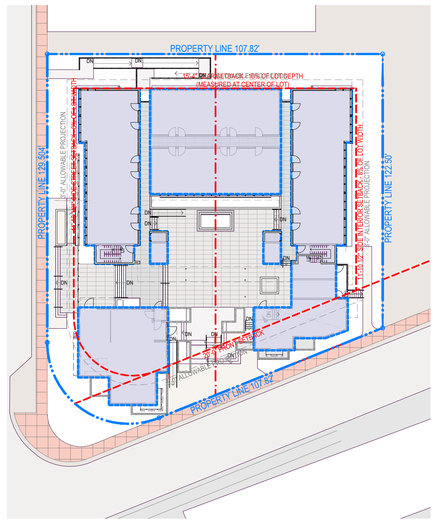


HISTORICAL LEVEL / HOTEL LOBBY | 1

SCALE 1/32"=1'-0"



COURTYARD LEVEL / GUESTROOMS | 2

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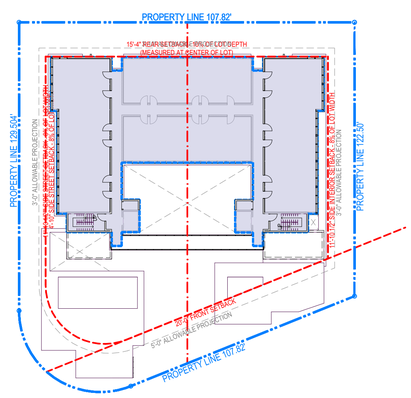

LEVEL 2 - GUESTROOMS | 3

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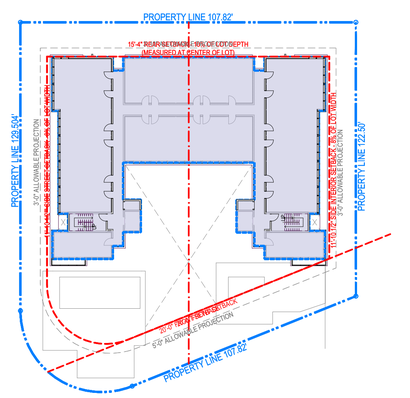

LEVEL 3 - GUESTROOMS | 4

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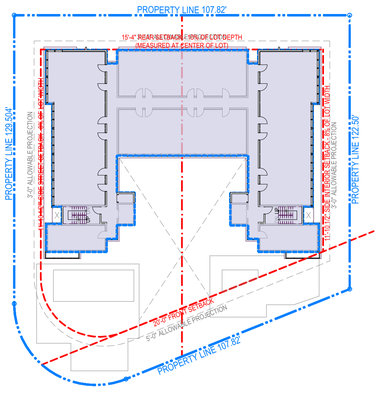
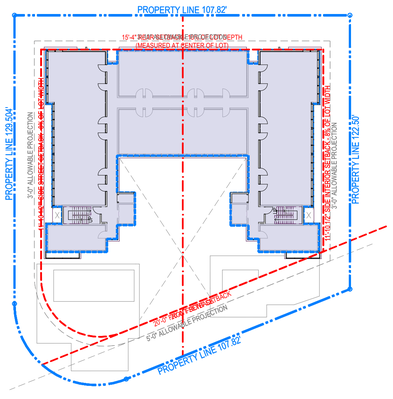


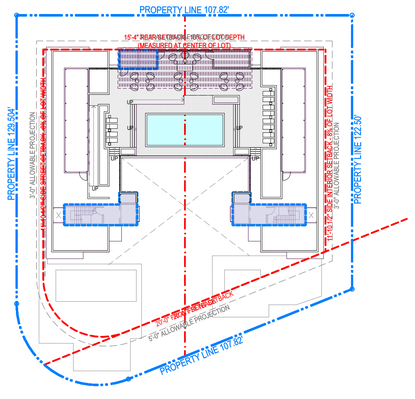
LEVEL 4 - GUESTROOMS | 5

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

	S.F.	RATIO	S.F. FAR ALLOWABLE
LOT AREA	22,236.75	2	**44,473.50**

LEVEL	AREA
BASEMENT B.O.H.	1,881.40
COURTYARD / GUESTROOMS	9,421.20
LEVEL 2 - GUESTROOMS	7,587.52
LEVEL 3 - GUESTROOMS	8,246.75
LEVEL 4 - GUESTROOMS	8,246.75
LEVEL 5- GUESTROOMS	8,246.75
ROOF LEVEL	835.70
	44,466.07 sq ft

F.A.R. CALCULATIONS | 7

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Project

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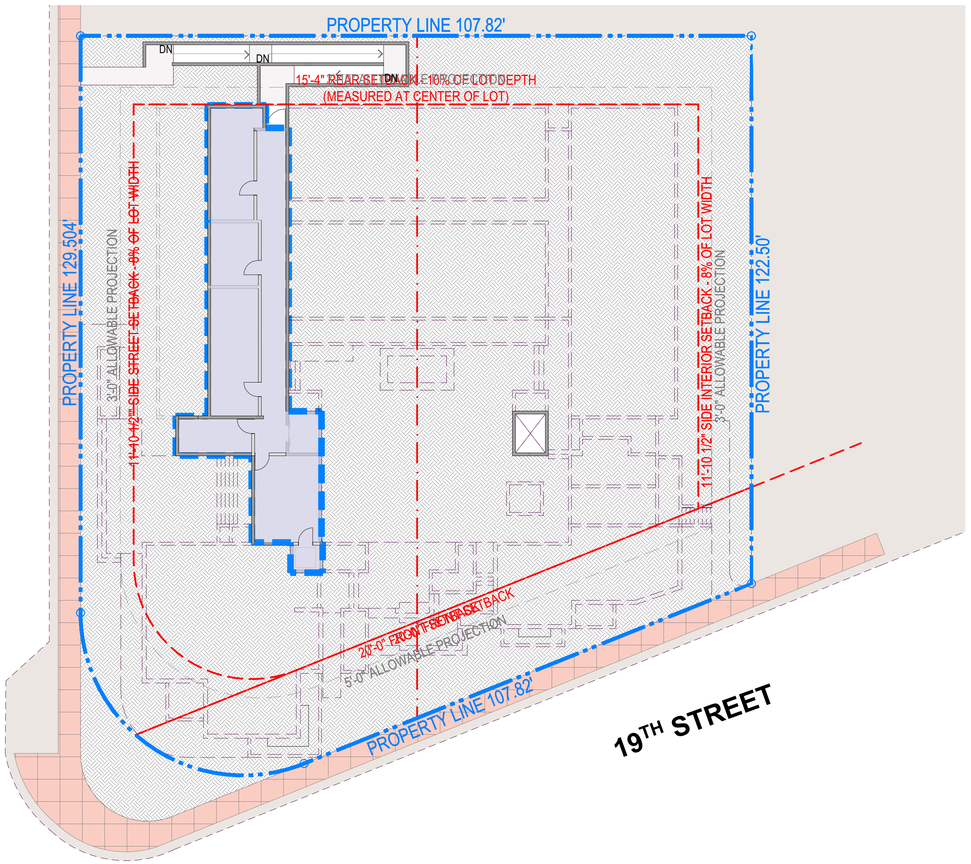
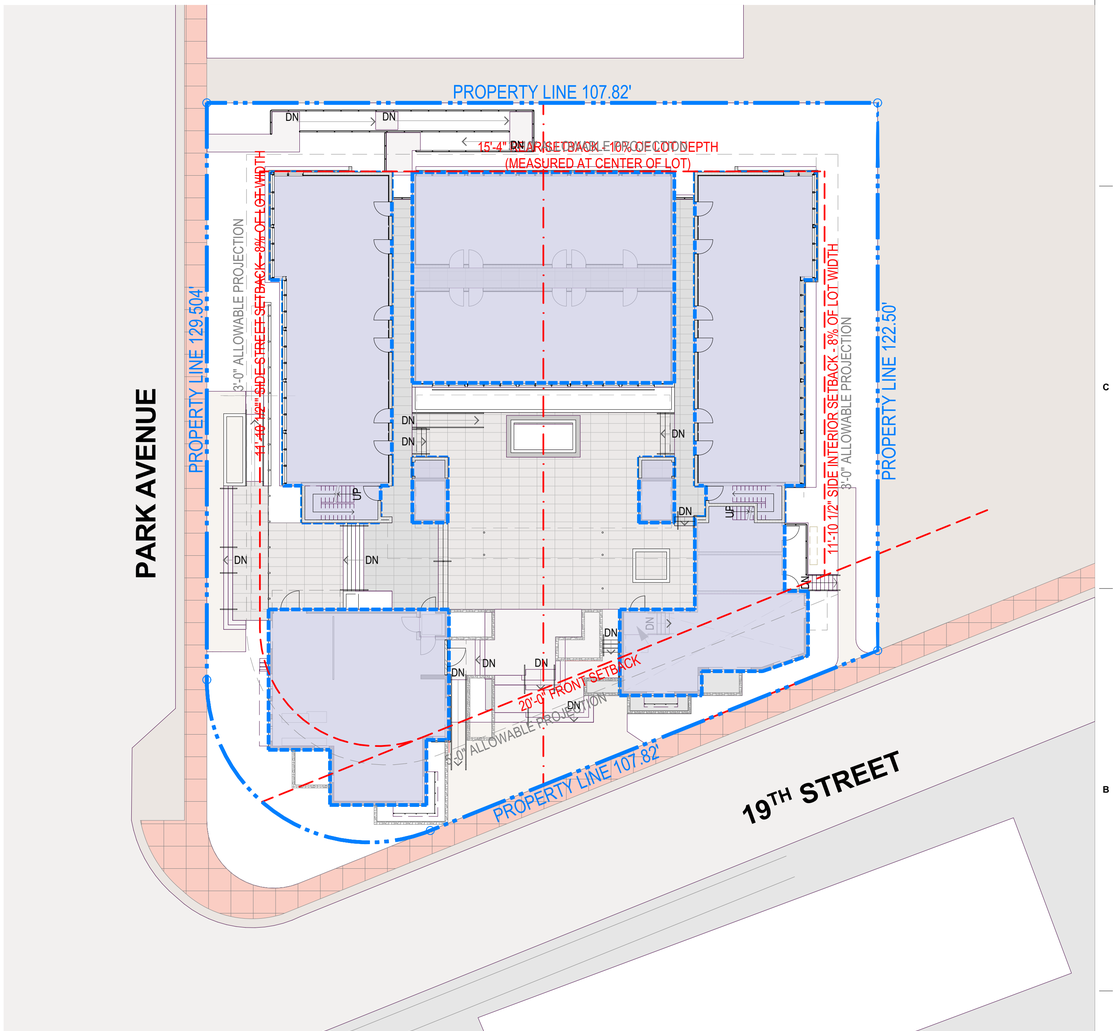
Date	06/04/2019
Scale	AS SHOWN
Project No.	1822
Sheet Name	F.A.R.
Sheet No.	**A-017**



BASEMENT LEVEL | 1

TOTAL FAR FOR THIS LEVEL: 1,881.40 SF SCALE 1/16"=1'-0"



GROUND FLOOR LEVEL
LOBBY / COURTYARD / GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 9,421.20 SF SCALE 1/16"=1'-0"

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File: Billfold.rvt - Billfold Sheet - Published Date: 6/4/2019 2:26:50 PM Eastern Daylight Time Printed: 6/4/2019 2:26:52 PM EDT By: Luis Revuelta

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Date
06/04/2019

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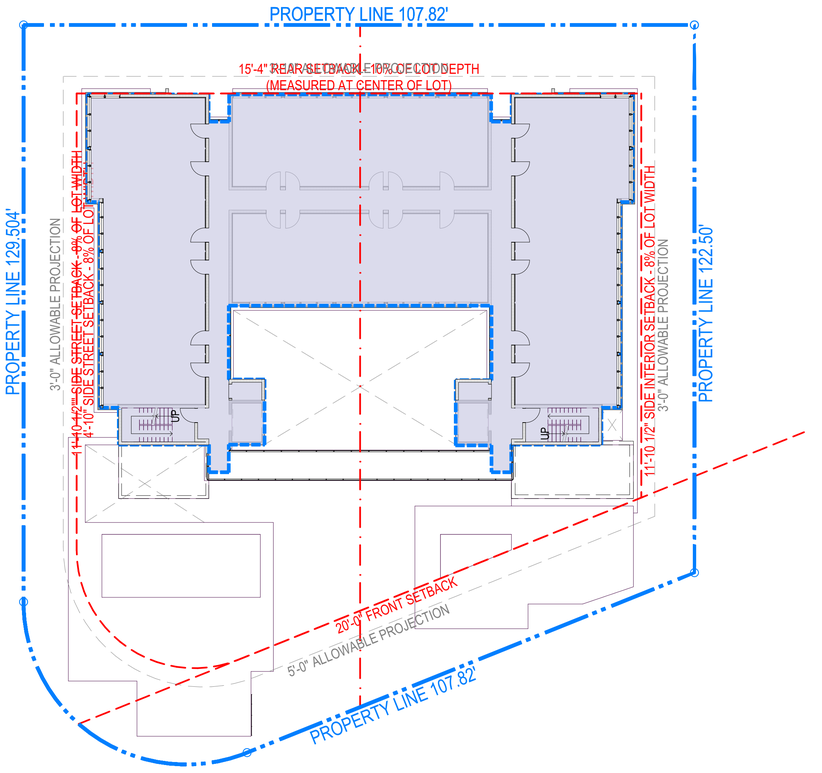
1822

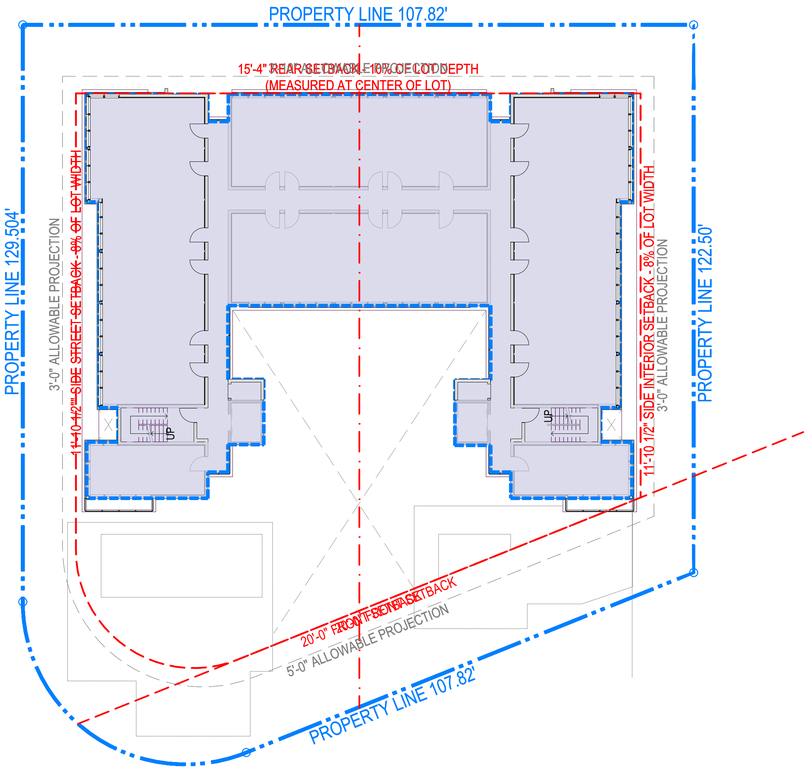
Sheet Name
F.A.R. ENLARGED

Sheet No.
A-018



LEVEL 2 - GUESTROOMS | 1

TOTAL FAR FOR THIS LEVEL: 7,587.52 SF SCALE 1/16"=1'-0"



LEVELS 3 THRU 5 - GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 8,246.75 SF SCALE 1/16"=1'-0"

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The Software Re-Sized, Edited Based on Architect's 24"x36" Sheet Arch1824_Park Ave.HOTEL - By Frank Sierra - Date: 6/4/2019

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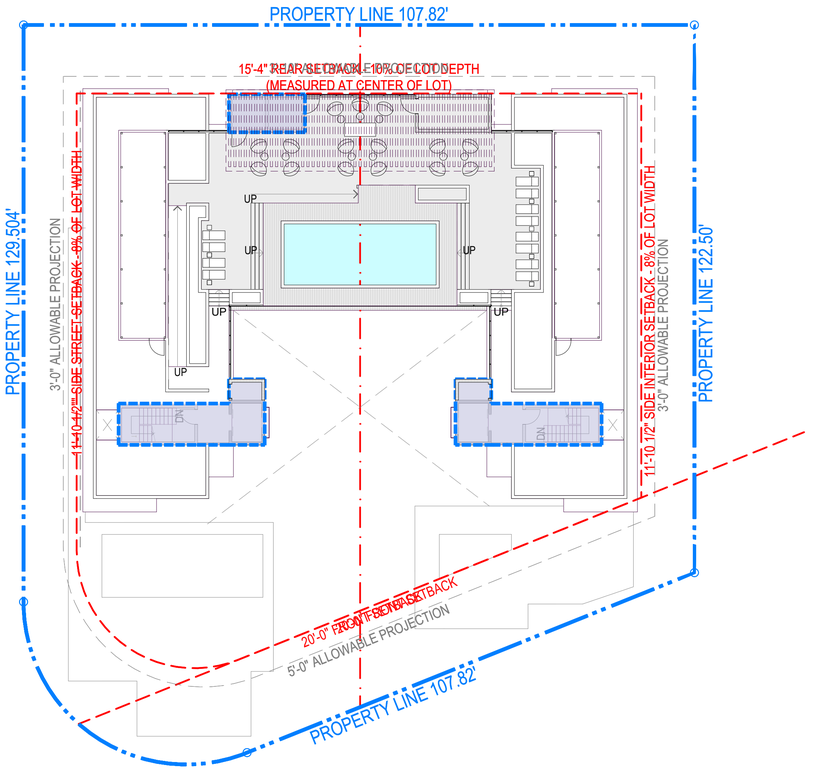

ROOF LEVEL - POOL DECK | 2

TOTAL FAR FOR THIS LEVEL: 835.70 SF SCALE 1/16"=1'-0"

F.A.R. CALCULATION			
	S.F.	RATIO	S.F. FAR ALLOWABLE
LOT AREA	22,236.75	2	**44,473.50**

LEVEL	AREA
BASEMENT B.O.H.	1,881.40
COURTYARD / GUESTROOMS	9,421.20
LEVEL 2 - GUESTROOMS	7,587.52
LEVEL 3 - GUESTROOMS	8,246.75
LEVEL 4 - GUESTROOMS	8,246.75
LEVEL 5- GUESTROOMS	8,246.75
ROOF LEVEL	835.70
	44,466.07 sq ft

F.A.R. CALCULATIONS | 1

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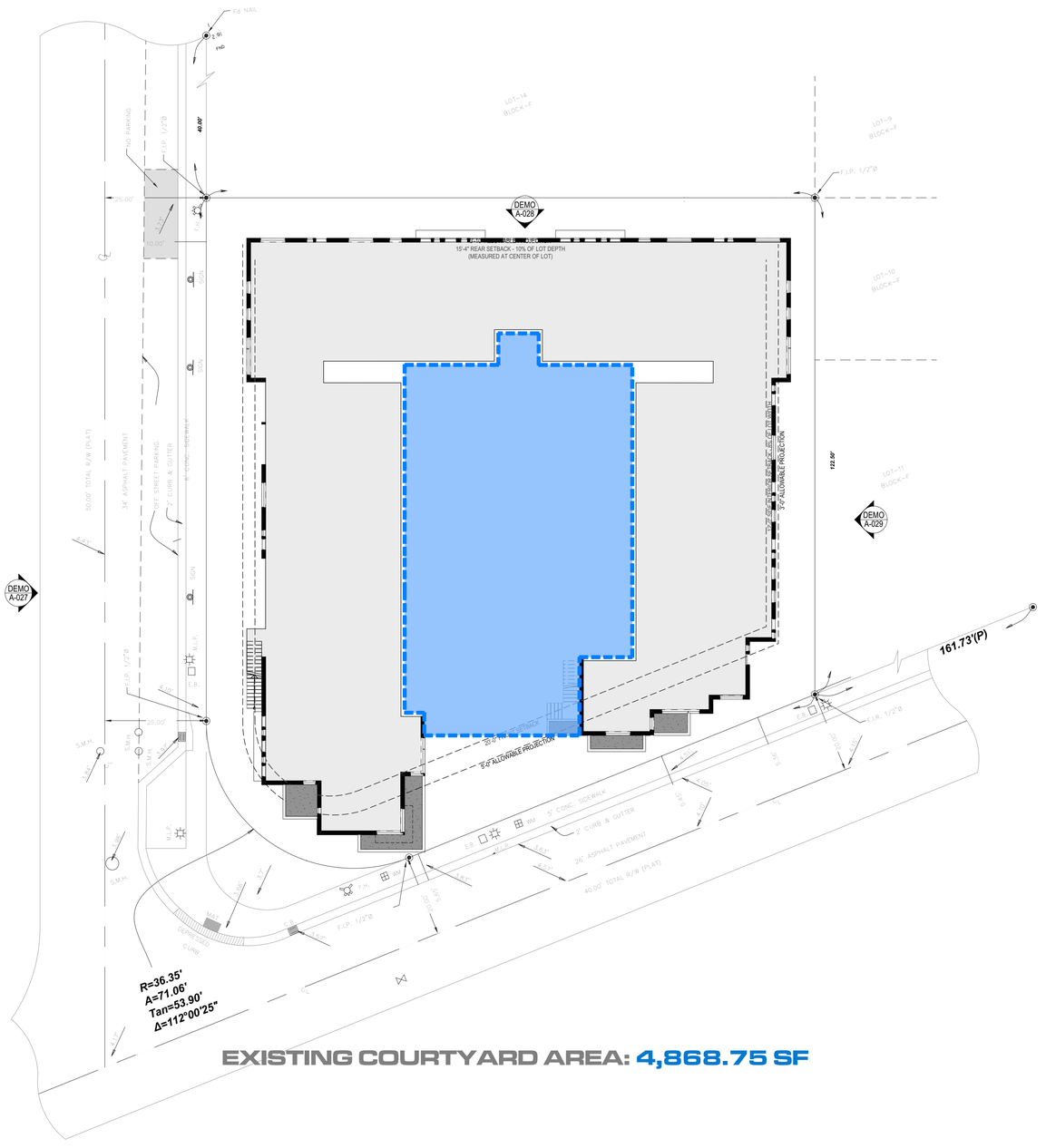
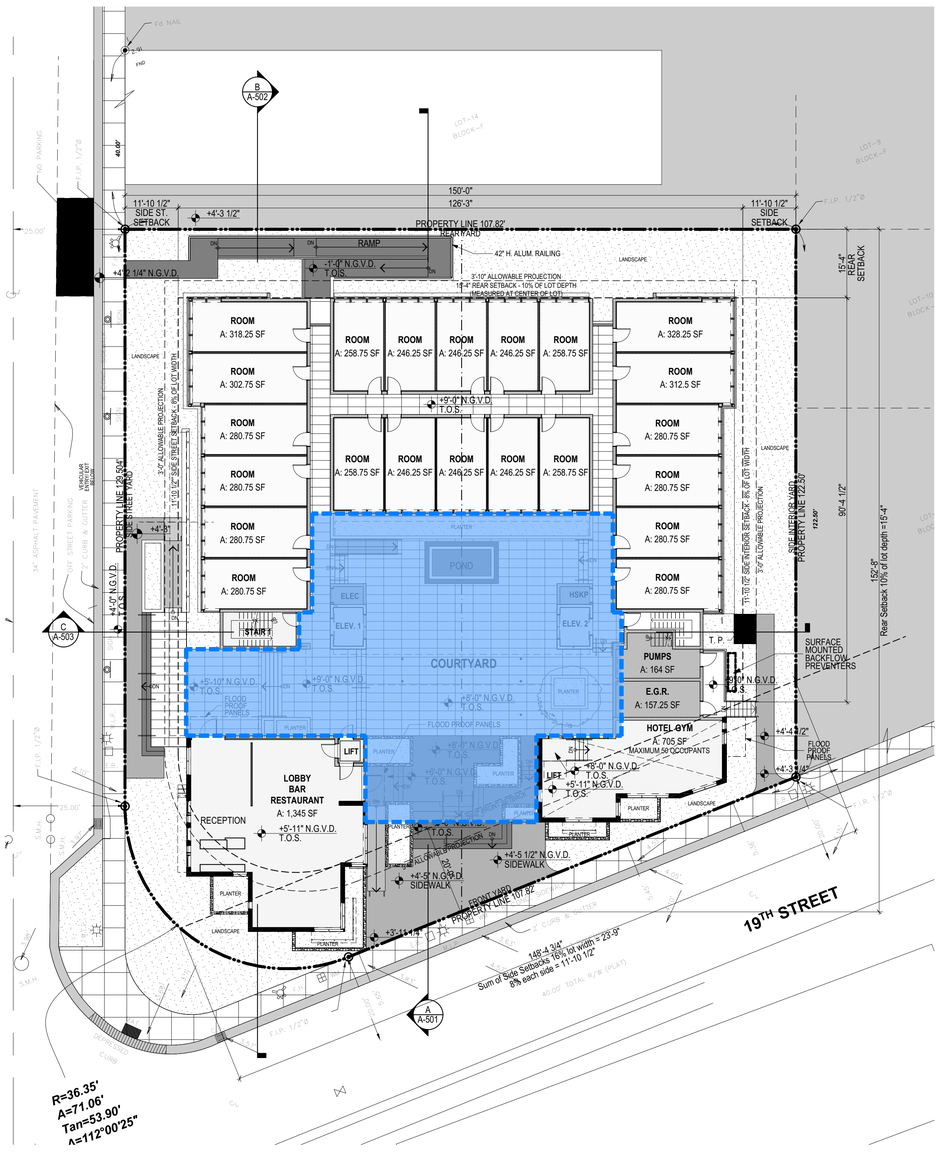


EXISTING COURTYARD AREA: 4,868.75 SF

CURRENT COURTYARD
COURTYARD AREA COMPARISON | 1

SCALE 1/16"=1'-0"



PROPOSED COURTYARD AREA: 4,104 SF

PERCENTAGE OF COURTYARD RETAINED AND REINTERPRETED = 84.30 %

PROPOSED COURTYARD
COURTYARD AREA COMPARISON | 2

SCALE 1/16"=1'-0"

N

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Sheet Name
COURTYARD COMPARISON

Sheet No.
A-021

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EXISTING EXTERIOR WALLS TO BE DEMOLISHED

EXISTING STAIR TO BE DEMOLISHED

EXISTING POOL PUMP TO BE DEMOLISHED

DEMO A-028

EXISTING EXTERIOR WALLS TO BE DEMOLISHED

EXISTING SLAB ON GRADE TO BE DEMOLISHED

ALL EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED

LINE DENOTES THE LIMIT OF THE COMPLETE DEMOLITION SCOPE AND THE PARTIAL DEMOLITION AND RENOVATION

PORTION OF EXISTING HISTORICAL FACADE TO BE DEMOLISHED AND REINTERPRETED

DEMO A-027

EXISTING STAIR TO BE DEMOLISHED

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

EXISTING WALLS TO BE RETAINED AND RESTORED

EXISTING PLANTER TO REMAIN

EXISTING WALLS TO BE RETAINED AND RESTORED

EXISTING EXTERIOR WALLS TO BE DEMOLISHED

EXISTING WALLS TO BE DEMOLISHED

EXISTING SLAB ON GRADE TO BE DEMOLISHED

ALL EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED

DEMO A-029

LINE DENOTES THE LIMIT OF THE COMPLETE DEMOLITION SCOPE AND THE PARTIAL DEMOLITION AND RENOVATION

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

STAIR TO BE DEMOLISHED AND REINTERPRETED

EXISTING METAL FENCE TO BE REMOVED

EXISTING PLANTER TO REMAIN

EXISTING WALLS TO BE RETAINED AND RESTORED

EXISTING POOL TO BE DEMOLISHED

EXISTING CONCRETE SLAB ON GRADE TO BE DEMOLISHED

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

20'-0" FRONT SETBACK

5'-0" ALLOWABLE PROJECTION

122.50'

73'(P)

DEMOLITION PLAN - FIRST FLOOR | 1

SCALE 1/8"=1'-0"

N

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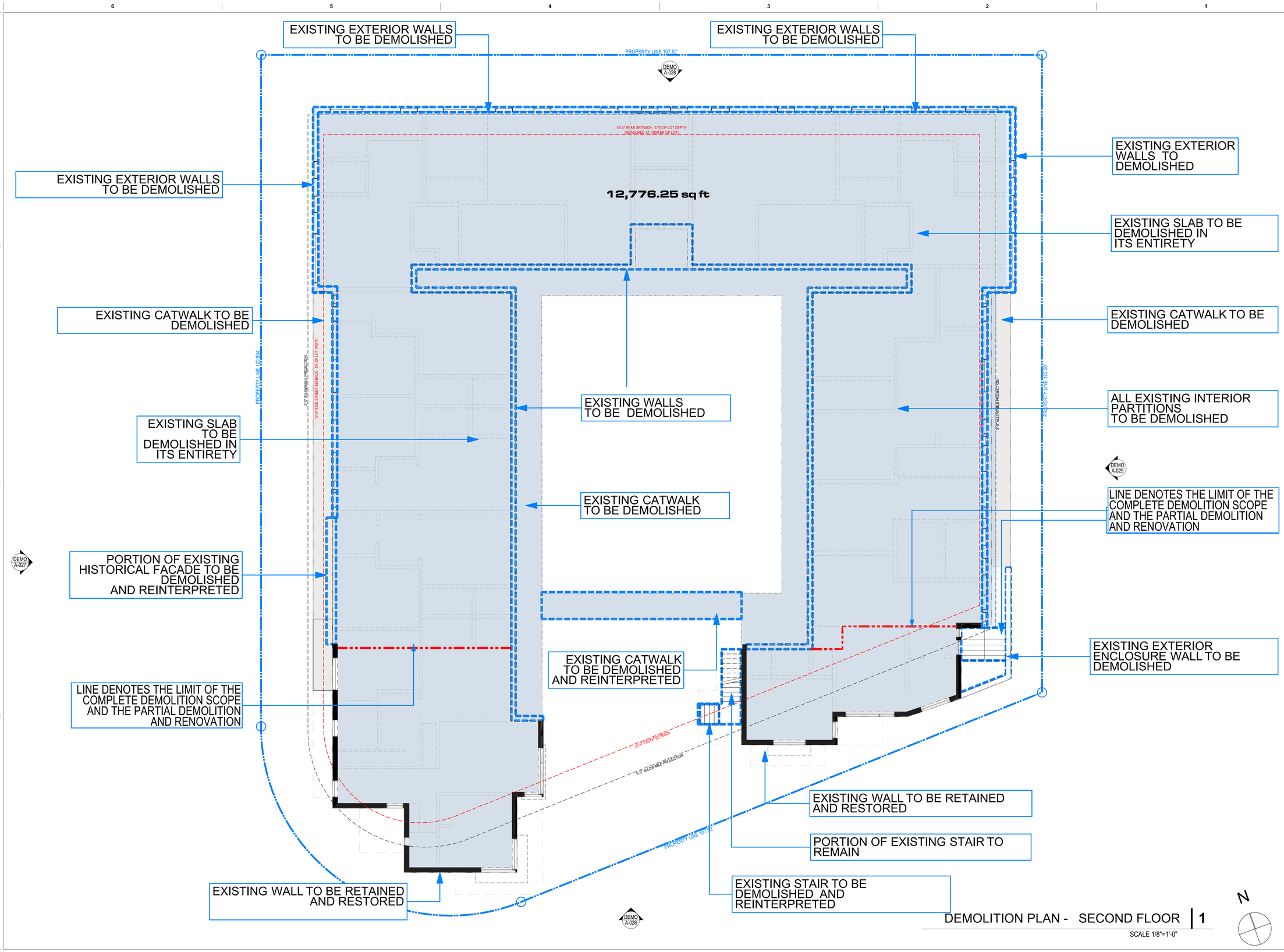

DEMOLITION PLAN - SECOND FLOOR | 1

SCALE 1/8"=1'-0"

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Sheet Name
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