ESSEX HOUSE: ANNEX & BRIDGE
1001 Collins Avenue
Miami Beach, FL 33139

SCOPE OF WORK
- Preservation of the existing three-story front wing of the Essex Annex.
- Demolition of the existing two-story center wing and rear wing of the Essex Annex.
- Construction of a new below-grade basement below the footprint of the existing center wing and rear wing, extending partially below the courtyard.
- Construction of a new three-story center wing with rooftop pool deck, including a reconstruction of the existing south facade of the center wing.
- Construction of a new four-story rear wing.
- Construction of a new bridge above the public alley (Ocean Court), connecting the new roof deck of the Essex Annex to the existing roof deck of the Cleveland Hotel.
- Construction of a new elevated courtyard between the Essex Annex and the existing Essex House (main hotel building).
- Proposed work in the Essex House will be limited to interior only; specifically, the conversion of existing back-of-house and administrative areas on the ground floor to additional hotel rooms. Existing lobby and front-of-house areas will be preserved in their existing condition.

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL
Application for HPB Certificate of Appropriateness for Partial Demolition, Design, and Variance Request
August 5th, 2019
STA Project #3810

INDEX OF DRAWINGS
A-0.0 Cover Sheet
A-1.1 Property Survey
A-1.2 Property Survey
A-1.3 Zoning Data
A-1.4 Context Location Plan
A-1.5 Historic Report
A-1.6 Historic Report
A-1.7 Historic Photos
A-1.8 Historic Photos
A-1.9 Building Card
A-1.10 Building Card
A-2.1 Exterior Photos: Existing Condition
A-2.2 Exterior Photos: Existing Condition
A-2.3 Exterior Photos: Existing Condition
A-2.4 Interior Photos: Existing Condition
A-2.5 Context Photos
A-2.6 Context Photos
A-2.7 Existing Site Plan
A-2.8 Existing Ground Floor Plan
A-2.9 Existing Second Floor Plan
A-2.10 Existing Third Floor Plan
A-2.11 Existing Roof Plan
A-2.12 Existing Elevations: Essex Annex
A-2.13 Existing Elevations: Essex House
A-2.14 Existing Elevations: Essex House
A-2.15 Conceptual Axonometric Diagram
A-2.16 Existing FAR Diagrams
A-2.17 Proposed FAR Diagrams
A-3.1 Demolition Ground Floor Plan
A-3.2 Demolition Second Floor Plan
A-3.3 Demolition Third Floor Plan
A-3.4 Demolition Roof Plan
A-3.5 Demolition Elevations
A-4.1 Rendering / Perspective View
A-4.2 Rendering / Perspective View
A-4.3 Rendering / Perspective View
A-4.4 Rendering / Perspective View
A-4.5 Rendering / Perspective View
A-5.1 Proposed Site Plan
A-5.2 Proposed Basement Plan
A-5.3 Proposed Ground Floor Plan
A-5.4 Proposed Second Floor Plan
A-5.5 Proposed Third Floor Plan
A-5.6 Proposed Fourth Floor Plan
A-5.7 Proposed Roof Plan
A-5.8 Proposed Building Elevations
A-5.9 Proposed Building Elevations
A-6.1 Variance Diagram: Ground Floor
A-6.2 Variance Diagram: Second Floor
A-6.3 Variance Diagram: Third Floor
A-6.4 Variance Diagram: Fourth Floor
LG Landscape/Hardscape General Notes
LH-1 Hardscape Plan: Ground Floor
LH-2 Hardscape Plan: Pool Deck
LP-1 Planting Plan: Ground Floor
LP-2 Planting Plan: Pool Deck
LP-3 Planting Material

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL, 08/05/2019
City of Miami Beach Planning Dept.
1700 Convention Center Drive
Miami Beach, FL 33139

COVER SHEET
Project # 3810
1001 Collins Avenue
Miami Beach, FL, 33139
### MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Proposed</th>
<th>Deficiencies</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Address: 1001 COLLINS AVE. MIAMI BEACH, FL 33139</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Boardland file numbers: 02-3234-008-0265</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Folio number(s):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Year constructed: 1957</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Zoning District: NE - MIXED USE ENTERTAINMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Adjusted grade (Foot-Grade2): 7.4' NDV3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Lot width: 149'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Minimum Unit Size: 206 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Existing use: MILO</td>
<td></td>
<td></td>
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#### Elevation

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<th>Deficiencies</th>
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<tbody>
<tr>
<td>10</td>
<td>50'-7&quot;</td>
<td>28'-7&quot; (Normal)</td>
<td>44'-2&quot; (Average)</td>
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#### Parking

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<th>Existing</th>
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<tr>
<td>30</td>
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<td>N/A</td>
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<tr>
<td>40</td>
<td>Total # of parking spaces</td>
<td>18</td>
<td>0</td>
<td>0</td>
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#### Zoning Data

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<tr>
<td>8</td>
<td>Bar</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>12</td>
<td>Rmix</td>
<td>2,041 SF</td>
<td>1.7% (16,000 SF)</td>
<td>2.04 (1,700 SF)</td>
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<tr>
<td>13</td>
<td>Gross square footage</td>
<td>N/A</td>
<td>6,741 (Aprox)</td>
<td>23,25 (Aprox)</td>
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#### Setbacks

<table>
<thead>
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<th>Proposed</th>
<th>Deficiencies</th>
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<tbody>
<tr>
<td>19</td>
<td>Front setback:</td>
<td>N/A</td>
<td>N/A</td>
<td>46'-7&quot;</td>
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<tr>
<td>20</td>
<td>Side setback:</td>
<td>N/A</td>
<td>N/A</td>
<td>5'-0&quot;</td>
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<td>21</td>
<td>Side setback:</td>
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<td>N/A</td>
<td>5'-0&quot;</td>
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<tr>
<td>22</td>
<td>Side setback facing street:</td>
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<td>N/A</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>23</td>
<td>Rear setback:</td>
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<td>N/A</td>
<td>0'-0&quot;</td>
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<tr>
<td>24</td>
<td>All grade parking:</td>
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<td>5'-0&quot;</td>
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<td>25</td>
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<td>N/A</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>26</td>
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<td>N/A</td>
<td>5'-0&quot;</td>
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<tr>
<td>27</td>
<td>Side setback facing street:</td>
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<td>5'-0&quot;</td>
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<tr>
<td>28</td>
<td>Rear setback:</td>
<td>N/A</td>
<td>N/A</td>
<td>5'-0&quot;</td>
</tr>
</tbody>
</table>

#### Notes

- If not applicable write N/A
- All other data information may be required and presented like the above format.
ESSEX HOUSE HOTEL
1001 COLLINS AVENUE, MIAMI BEACH

Occupying two lots at the northeast corner of Collins Avenue and Tenth Street, the three-story Essex House is an exemplary Art Deco-style hotel, designed in 1938 by renowned Miami Beach architect Henry Hohauser and associate Frederick A. Gibbs (see Biographies following). The original owners were Maurice L. Fleischman, who had previously built and operated movie theaters in the New York City area, and William G. Mechanic, from Baltimore.1

In 1937, Henry Hohauser had designed the Warwick Apartments for William Mechanic at 1021 Collins Avenue. After the Essex House was built next door, the two buildings were advertised together, and both were managed by Mechanic.2

The building permit for the Essex House, issued on September 1, 1938, identifies the owners as the “Hotel Essex Corporation,” but Hohauser’s original plans, most likely drawn earlier, name the hotel as the Ansonia. This name was probably rejected because the Ansonia Apartments had stood on 21st Street since 1921. In the 1930s, many Miami Beach hotels adopted the names of prestigious hotels in the north, and the famous Essex House in New York no doubt inspired this one.

At the time the Miami Beach Essex House was being planned, the futuristic designs for the much-anticipated 1939 World’s Fair in New York City had been completed and were being publicized. Hohauser himself said that they directly influenced his design of the Essex House: Mr. Hohauser calls the design his 1939 creation because, while it is of the modern architectural type, it shows distinct influences of the 1939 World’s Fair exposition plans. Even the uninitiated will gain this impression from the pylon-like illuminated signs.3

Three sheets of Hohauser’s original plans (#1507) were found in the Miami Beach Building Department records. These are partly fragmented and illegible, but include details of the hotel’s distinctive corner tower and signage pylon, a roof and plot plan, exterior and lobby interior elevations, and the second-floor plan. The building footprint is roughly L-shaped, with its setback along Tenth Street creating a large landscaped patio.4 The permit card indicates that in 1939, less than a year after the hotel’s completion, Henry Hohauser also designed the addition of a “Recreation Room and Card Room.” Its floor plan and south elevation were on Microfilm #12988. This small room was nestled into the crook of the “L,” to the east of the lobby, with its convex south wall projecting into the patio.

Shortly after the hotel’s completion, in February 1939, photographer Gleason Romer took several pictures of the Essex House that remain in the Miami Public Library (Romer archive #A4681, 1 and 2). The exterior view, seen from the southwest, shows the building’s rounded corner; towering signage pylon; decorative roundels, possibly of black Vitrolite, on the south and west parapets; casement windows, and three octagonal windows along Collins Avenue; eyewrows on all three stories; channel-letter signage over the corner entrance; and the front porch, supported by plain cylindrical columns.

Romer also took two pictures of the lobby, looking toward the south and east. Distinctive features here include the patterned terrazzo floor; a ceramic material called scagliola as facing on the reception desk, wainscoting, and mantel; decorative crown molding; decorative metalwork on the lobby staircase; a large window, etched with a tropical scene, that still survives at the southeast corner; and, above the convex, ziggurat-shaped faux fireplace, a magnificent mural of a Seminole poling a boat through the Everglades. This mural was painted by local artist Earl LaPan, who created another mural at the Victor Hotel.

2 Lorenzo More, Florida Hotel and Travel Guide. 1942, p. 371.
4 ibid.
During World War II, the Essex House was one of hundreds of Miami Beach buildings that were seized by the U.S. Army Air Forces to serve as training facilities for thousands of new recruits. Hotels became barracks, restaurants were mess halls, theaters became classrooms, and the troops trained on the beach and golf courses. The Essex House, with 65 rooms, housed 201 soldiers, in bunk beds. The hotel returned to civilian use on July 24, 1944. Subsequent alterations to the building were few. According to the permit card, in 1953 the card room and terrace were extended by architect Norman Gillert, but no plans were found on file. In 1957, original casement windows were replaced by jalousies.

Completed in early 1939, Hohausser's Essex House was the first of four distinctive "corner hotels" that lined up along this stretch of Collins Avenue. Architect L. Murray Dixon designed the other three, all in 1939: the Tiffany at Eighth Street, the Tudor at Eleventh Street, and the Senator (demolished in 1988) at Twelfth Street. All had rounded corners and soaring pylons, complementing the Essex House.

---Carolyn Klepser, researcher  
October 28, 2014

ARCHITECTS BIOGRAPHIES

Henry Hohausser (1889-1963)  
Born in New York City and educated at Pratt Institute in Brooklyn, N.Y.,  
Hohausser came to Miami in 1932. He was a practicing architect in Miami Beach for over 20 years and was one of the most prolific. His firm designed over 300 buildings in the Miami area and he is "generally credited with being the originator of modernism in Miami Beach." His fine execution of the Art Deco style in so many beveled buildings has contributed enormously to the success of the Miami Beach Architectural District and to its listing in the National Register of Historic Places in 1979.

Just a few o' Hohausser's buildings in Miami Beach's historic districts include:
- Park Central Hotel 640 Ocean Drive
- Colony Hotel 736 Ocean Drive
- Edison Hotel 960 Ocean Drive
- Cardoso Hotel 1300 Ocean Drive
- Collins Park Hotel 2000 Park Ave.
- Park Washington Hotel 1020 Washington Ave.

Frederick A. Gibbs was born in Miami in 1910 and studied at the Carnegie Institute of Technology in Pittsburgh. He returned to Miami and worked in association with Henry Hohausser, 1934-41. In 1944 he partnered with Edward A. MacKay, and between 1947 and 1965 the firm MacKay & Gibbs designed many fine buildings in the Postwar Modern style in Miami Beach, including:
- Sherborne Apts. 901 Collins Ave.
- Surfcomber/Seacoaster 1717-1737 Collins Ave.
- Tradewinds Apts. 2315-35 Piretree Dr.

Later in the 1960s, the firm of Gibbs & Wang designed several larger apartment buildings on upper Collins Avenue, including:
- Carriage Club South 5001 Collins Ave.
- Seacoast Towers West 5700 Collins Ave.

---

1 Howard Kleinberg, Miami Beach: A History: Centennial Press, Miami, 1994, p.129.
2 Application for AIA membership, "Gibbs, Frederick A.", AIA, Coral Gables, Fla.
HISTORIC PHOTOS

ESSEX HOUSE. 1001 COLLINS AVE, MIAMI BEACH, 1938.
ROMER ARCHIVE # A.468M. MIAMI-DADE PUBLIC LIBRARY
ESSEX HOUSE. LOBBY AND DESK.

ESSEX HOUSE Lobby, 1938.
ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY.

ESSEX HOUSE. 1001 COLLINS AVE, MIAMI BEACH, 1938.
COLLECTION ALLAN T. SHULMAN.

ESSEX HOUSE. 1001 COLLINS AVE, MIAMI BEACH, 1938.
ROMER ARCHIVE, MIAMI-DADE PUBLIC LIBRARY.

ESSEX HOUSE. LOBBY AND DESK.

ESSEX HOUSE. 1001 COLLINS AVE, MIAMI BEACH, 1938.
ROMER ARCHIVE # A.440g. MIAMI-DADE PUBLIC LIBRARY.
WARWICK APTS. EXTERIOR VIEW: 1021 COLLINS AVE. M.B TAKEN FOR HENRY HOHAUSER, ARCHT.
JUNE 22, 1940.

ESSEX HOUSE. LOBBY AND DESK.

ESSEX HOUSE Lobby, 1938.
ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY.

June 22, 1940.
ESSEX HOUSE

Handsome building of impressive ultra-modern architecture on splendid corner site, a few steps to beautiful Lummus Park and the ocean. Wide veranda circling three sides, palm patio on ocean side.

Spacious lobby and lounges with unusually attractive furnishings and striking tropical mural. Restful reading room, smart card room. Roof solarium, graduate masseuses and masseurs from Saratoga Spa. Inside patio.

Music, dancing, outings, games, parties arranged by congenial hostess and trained staff. Every form of amusement and activity in immediate vicinity. Guests may be served from rooms.

Luxurious guest rooms with ultra-modern furnishings, cross ventilation, inner-spring bedding, combination tub-shower baths, 24-hour telephone service, large closets with lounge doors, soothing illumination, venetian blinds, bed lamps, full carpeting.


COLLINS AVENUE AT 10TH STREET
EVANS HOTEL


FAIRMONT HOTEL
1000 Collins Ave. Built 1937. 3 floors, elevators. 60 rooms, all with bath. Open all year. Like $5-$6.50, double $6-$8.50.


VERSAILLES HOTEL


WALDROP TOWERS HOTEL
880 Ocean Drive. Built 1937, 3 floors, elevator. 50 rooms, all with bath. Open all year. M. Simon, manager.


MARRICK APARTMENTS

Rates (Season, Nov. 1-May 1) — Studio apartment. $250, apartment apts. $300, corner apts. $400. Also quotations shorter stays.

WHITE HOUSE
1461 Ocean Drive. Built 1929. 104 rooms, all with bath. Open all year. Leo Rafter, manager.


WESTCHESTER NORMANDY APARTMENTS
Delightful modern apartments on beautiful Normandy Isle—private swimming pool, deck, patio, beach facilities; the best way to live in Miami Beach and really enjoy it. For description and rates see Page 374.

10th Bay Drive
MIAMI BEACH
EXISTING SECOND FLOOR PLAN

EXIST. SIDE SETBACK
7'-0"

EXIST. FRONT SETBACK
3'-10"

EXIST. REAR SETBACK
1'-1"

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

SCALE: 1"=3'-0"

EXIST. ADMIN/BOH
EXIST. ADMIN/BOH
EXIST. ADMIN/BOH
EXISTING ELEVATIONS: ESSEX HOUSE

EXISTING ESSEX HOUSE SOUTH ELEVATION: FOR REFERENCE ONLY

EXISTING ESSEX HOUSE WEST ELEVATION: FOR REFERENCE ONLY
EXISTING ANNEX BUILDING

EXISTING 3-STORY, 3,666 SF FRONT WING

EXISTING 2-STORY, 4,170 SF CENTER WING

EXISTING 2-STORY, 2,176 SF REAR WING

PROPOSED SELECTIVE DEMOLITION

EXISTING FRONT WING TO REMAIN

EXISTING CENTER WING TO BE DEMOLISHED

EXISTING REAR WING TO BE DEMOLISHED

PROPOSED BASEMENT CONSTRUCTION

EXISTING FRONT WING TO REMAIN

NEW BELOW-GRADE BASEMENT

PROPOSED NEW CONSTRUCTION

EXISTING FRONT WING TO REMAIN

NEW 3RD FLOOR ADDITION & ROOFTOP POOL DECK @ CENTER WING

NEW 4-STORY REAR WING

HISTORIC CENTER WING SOUTH FACADE TO BE RECONSTRUCTED
**FLOOR AREA SUMMARY** (Square Feet)

<table>
<thead>
<tr>
<th>Floor</th>
<th>Existing</th>
<th>Additional</th>
<th>Total</th>
<th>Existing</th>
<th>Additional</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>8,371</td>
<td>-67</td>
<td>8,304</td>
<td>4,434</td>
<td>399</td>
<td>4,833</td>
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<tr>
<td>Second</td>
<td>8,720</td>
<td>Existing</td>
<td>8,720</td>
<td>4,434</td>
<td>409</td>
<td>4,843</td>
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<td>Third</td>
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<td>Existing</td>
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<td>3,637</td>
<td>4,843</td>
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<td>Fourth</td>
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<td>Existing</td>
<td>165</td>
<td>1,292</td>
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<tr>
<td>Total</td>
<td>25,976</td>
<td>-67</td>
<td>25,909</td>
<td>10,074</td>
<td>5,737</td>
<td>15,811</td>
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</table>

**TOTAL EXISTING FAR** 36,050
**TOTAL ADDITIONAL FAR** 5,670
**TOTAL PROPOSED FAR** 41,720

**MAXIMUM FAR** 20,860 sf (Lot Area 140' x 149') x 2.0 = 41,720

* "Floorarea", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.
New basement meets the criteria prescribed in Exemption #6 of 'Floor area' definition, and thus exempt from FAR calculations.
EXIST. SIDE SETBACK
7'-0"

EXIST. FRONT SETBACK
3'-10"

EXIST. WALLS TO BE RECONSTRUCTED

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

EXISTING EXTERIOR WALLS TO BE PRESERVED

EXISTING ROOF BELOW

EXIST. ROOF

EXISTING ROOF

EXISTING AREAS TO BE DEMOLISHED

EXIST. ROOF (MAIN BLDG)
TO BE PRESERVED

EXISTING TO REMAIN
NOT IN SCOPE OF WORK
EXISTING BALCONETTE & WINDOW TO BE RECONSTRUCTED

EXISTING WALLS TO BE PRESERVED
EXISTING WALLS TO BE RECONSTRUCTED
EXISTING AREAS TO BE DEMOLISHED
EXISTING SITEWORK TO BE DEMOLISHED
EXISTING ROOF BELOW

EXIST. ESSEX HOUSE ROOF TO REMAIN AS-IS

POOL DECK

GUESTROOM 1
375 SF

GUESTROOM 2
282 SF

PASSIVE POOL DECK
(NON-FAR)

2470 SF

CORRIDOR
79 SF

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EXIST. FRONT SETBACK
5'-0"

PROP. SIDE SETBACK
5'-0"

PROP. REAR SETBACK
0'-0"

3'-10"

ELEV.

STAIR #1

STAIR #2

ACCESSORY OUTDOOR BAR/COUNTER

POOL RESTROOMS

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

PROPOSED FOURTH FLOOR PLAN

SCALE: 1"=3'-0"

EXISTING TO REMAIN

20' PUBLIC ALLEY BELOW

PROJECT # 3810
1001 Collins Avenue
Miami Beach, FL, 33139

S T A R C H I T E C T U R A L G R O U P
3526 NORTH MIAMI AVE.
MIAMI, FL 33127
TEL: 305.571.1811

City of Miami Beach Planning Dept.
1700 Convention Center Drive
Miami Beach, FL, 33139

A-5.6
EXISTING ROOF BELOW

EXIST. FRONT SETBACK

EXIST. ESSEX HOUSE ROOF TO REMAIN AS-IS

EXISTING ROOF BELOW

SWIMMING POOL BELOW

EXIST. ESSEX HOUSE ROOF TO REMAIN AS-IS

EXIST. CLEVELAND HOTEL TO REMAIN AS-IS

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

PROPOSED ROOF PLAN

SCALE:
1 3/32" = 1'-0"

ROOFTOP MECH. EQUIP.
1,300 SF
(NON-FAR)

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE
MAX. ROOF HEIGHT
EL. 50'-0" (+59.0' NGVD)

T.O. THIRD LEVEL
EL. 20'-0" (+29.0' NGVD)

T.O. FOURTH LEVEL
EL. 34'-2" (+43.2' NGVD)

T.O. GROUND FL / DFE
EL. 0'-0" (+9.0' NGVD)

T.O. SECOND LEVEL
EL. 10'-0" (+19.0' NGVD)

T.O. ROOF LEVEL
EL. 44'-2" (+53.2' NGVD)

ELEVATION LEGEND

NEW STEEL BRIDGE W/ OLD GLASS GUARDRAIL
NEW PAINTED STUCCO EYEBROW
NEW STAINLESS STEEL CABLE RAILING
NEW CLEAR GLASS CASEMENT WINDOW, TYP.
EXISTING CASEMENT WINDOW, TYP.
EXISTING DECORATIVE STUCCO BANDS, TYP.
NEW DECORATIVE STUCCO BANDS, TYP.
NEW CLEAR GLASS FIXED WINDOW
EXISTING ORNAMENTAL RELIEF
RECONSTRUCTED DECORATIVE BALCONETTE
EXISTING ORNAMENTAL GEOMETRY TO BE REPAINTED TO MATCH HISTORIC
PROFILED RECESS IN ORIGINAL MASONRY OPENING
PAINTED STUCCO WALL, TYP.
NEW EDGE-LIT PROJECTING SIGN ON EXISTING EYEBROW
EXISTING DECORATIVE BALCONETTE

PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION
EXISTING ROOF BELOW

NEW BRID

GUESTROOM 1
375 SF

GUESTROOM 2
282 SF

CORRIDOR
79 SF

PROPERTY LINE

ELEV.
STAIR #1

POOL

RESTROOMS
151 SF

ESSEX HOUSE

ESSEX ANNEX

PROPERTY LINE

ELEG.
STAIR #2

VARIANCE DIAGRAM: FOURTH FLOOR

SCALE: 1/16"=1'-0"

PROJECT # 3810
1001 Collins Avenue
Miami Beach, FL, 33139

S T A R C H I T E C T U R A L G R O U P
3526 North Miami Ave.
Miami, FL 33127
Tel: 305.571.1811
Todd Tragash, A.I.A. Florida Registration Number #11053

City of Miami Beach Planning Dept.
1700 Convention Center Drive
Miami Beach, FL, 33139

VARIANCE DIAGRAM: FOURTH FLOOR

PROPOSED GUESTROOM FLOOR AREA* (Sq. Ft.)

<table>
<thead>
<tr>
<th>Floor</th>
<th>Guestroom</th>
<th>Area</th>
<th>Total</th>
<th>Guestroom</th>
<th>Area</th>
<th>Total</th>
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SUMMARY

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<thead>
<tr>
<th></th>
<th>Essex House</th>
<th>Essex Annex</th>
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<tbody>
<tr>
<td>Total Guestrooms</td>
<td>62</td>
<td>40</td>
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<tr>
<td>Total Area (SF)</td>
<td>16,099</td>
<td>11,151</td>
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<tr>
<td>Average Area (SF)</td>
<td>256</td>
<td>240</td>
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<td>Minimum Area (SF)</td>
<td>256</td>
<td>240</td>
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<tr>
<td># of Guestrooms &lt; 300 SF</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td># of Guestrooms ≥ 300 SF ≤ 350 SF</td>
<td>15</td>
<td>3</td>
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<tr>
<td># of Guestrooms &gt; 350 SF</td>
<td>2</td>
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</table>

* "Floor area" as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.
1. All work and material shall comply with the current edition of the Florida Building Code, and all other applicable codes.

2. The Contractor shall acquaint himself with the existing conditions of the site prior to construction.

3. Contractor to verify all dimensions and conditions before proceeding with work. Any discrepancies between existing conditions, improvements shown on the drawings and specifications, etc., should be identified and communicated in writing for resolution by the Owner, before work commences. Written dimensions govern over plan notes or unlimited dimensions. DO NOT SCALE DRAWINGS.

4. Coordination all work with all subcontractors for verification of locations and dimensions of all work required to avoid interference with progress of construction.

5. The Landscape Architect is not responsible or liable for the integrity or correctness of the existing conditions and its components. Project is based on plans and surveys provided by the Owner.

6. The Contractor will secure and do all existing and new openings at the site perimeter at the end of each work day.

7. The contractor will provide adequate protection to all existing work, furnishings and fixtures that are to be restored so that they will not be damaged. Any existing trees or palms specified for preservation or transplanting which are damaged or destroyed shall be replaced by GC.

8. Contractor to verify existing grades shown on the survey to coordinate work shown on the drawings.

9. All existing planting and other site features identified to remain or be preserved shall be properly preserved during the construction process, including plant canopy and root zones. Additionally, existing planting to be retained shall be watered regularly in case of drought conditions or if plants indicate they are being stressed due to lack of water.

10. All workmanship of Contractor shall be neat, clean, true, and correct.

11. All existing utilities (plumbing, gas, electrical) not reused shall be properly removed, capped and/or sealed.

12. Contractor shall obtain approval for substitutions made in specified equipment, planting, materials and colors.

13. All materials shall be new and shall bear Underwriters and Union labels where applicable.

14. Submit shop drawings for Owner's approval of all items requiring fabrication. Do not fabricate until approved.

15. Contractor shall familiarize him/herself with the limits of work and existing conditions and verify all underground utilities and other obstructions and coordinate with owner's representative in writing prior to commencing operations. Discrepancies shall be brought to the immediate attention of the Owner and Landscape Architect.

16. Insurance: Contractor shall keep full liability and workmen's compensation insurance for the project at all times during the construction. Contractor shall verify all dimensions and elevations on site prior to beginning construction, and any discrepancies shall be brought to the immediate attention of the Owner and Landscape Architect.

17. Storage of material: Contractor shall obtain owner approval for storing materials on the job site during construction.

18. All Planter dimensions indicate open planting zone, and do not include structural planter walls.

19. A fully automatic, zoned irrigation system, equipped with an approved rain sensor and providing 100% coverage of planting beds, shall be installed by the Contractor. Adjust sprinkler heads to avoid overspraying onto adjacent sidewalks, asphalt paving, and properties.

20. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be removed after the trees have been planted and the trees have reached their designated size and shape.

21. General Contractor shall submit photos to Landscape Architect for approval for all plant material 7 gallons or larger and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.

22. All plants to be furnished by the Landscape Contractor unless otherwise specified shall be Florida No. 1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.

23. All plants except for bidding.

24. Shrub and ground cover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (adjacent spacing). Plant centers to center distance (O.C.) are listed on the plant list.

25. The Contractor shall bear all costs of loading, unloading, and transportation of all materials.

26. All tree plantings to be done by a licensed arborist.any tree damaged during construction shall be replaced by trees of equal size and quality at cost to the City.

27. All trees and plants shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to replace any trees or palms damaged during construction.

28. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall be replaced by trees of equal size and quality at cost to the City.

29. All trees shall be guaranteed for one year from date of final acceptance.

30. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall be replaced by trees of equal size and quality at cost to the City.

31. General Contractor shall submit photos to Landscape Architect for approval for all plant material 7 gallons or larger unless otherwise specified.

32.しない全ての仕事は、工事現場での監督を受ける必要があります。
**ESSEX HOUSE - HARDSCAPE SCHEDULE**

<table>
<thead>
<tr>
<th>PATTERN</th>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1</td>
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<td>CONCRETE PAVERS</td>
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<tr>
<td>2</td>
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<td>GRAVEL</td>
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<tr>
<td>3</td>
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<td>CONCRETE PAVING - SALT FINISH</td>
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**HARDSCAPE PLAN AMENITY DECK**

EXISTING ROOF BELOW

Vine on ladder / Greenscreen system

PROPERTY LINE

EXIST. FRONT SETBACK

PROP. REAR SETBACK

PROP. SIDE SETBACK

3'-10"

5'-0"

5'-6"

5'-0"

5'-0"

5'-0"

5'-0"

Pool

Picket Fence

Container

Scale: 3/32" = 1'-0"
PLANTING PLAN GROUND FLOOR

EXIST PLANTER
30'-0"
PROPERTY LINE
19'-0"
SIDEWALK
3'-0"
EXIST PLANTER
3'-0"

1001 Collins Avenue
Miami Beach, FL, 33139

Pending tree survey

PROPERTY LINE

Plants & Palms Schedule

<table>
<thead>
<tr>
<th>Species &amp; Plate</th>
<th>Quantity</th>
<th>Botanical/Common Name</th>
<th>Container</th>
<th>DBH</th>
<th>Height</th>
<th>Spread</th>
<th>Remarks</th>
<th>Water Usage</th>
<th>Low Native</th>
</tr>
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</table>
| COD 1           | Ixora x `Petite Taiwan Red`
|                  | Dwarf Red Taiwan Ixora
|                  | 3 Gal. 8" - 12" OA 24" o.c. X
| JAP 6           | Jacquemontia pentantha
|                  | Skyblue Clustervine
|                  | 3 Gal. 12" - 18" OA 24" o.c. X
| LIM 51          | Liriope muscari `Evergreen Giant`
|                  | Evergreen Giant Border Grass
|                  | 3 Gal. 8" - 12" OA 24" o.c. X
| NEC 181         | Neomarica caerulea
|                  | Marica Iris
|                  | 1 Gal. 12" - 18" OA 18" o.c. X
| TRJ 3           | Trachelospermum jasminoides
|                  | Confederate Jasmine
|                  | 3 GAL. 12" - 18" OA 36" o.c. X
| NEC 181         | Neomarica caerulea
|                  | Marica Iris
|                  | 1 Gal. 12" - 18" OA 18" o.c. X
| LIM 51          | Liriope muscari `Evergreen Giant`
|                  | Evergreen Giant Border Grass
|                  | 3 Gal. 8" - 12" OA 24" o.c. X
| NEC 181         | Neomarica caerulea
|                  | Marica Iris
|                  | 1 Gal. 12" - 18" OA 18" o.c. X
| TRJ 3           | Trachelospermum jasminoides
|                  | Confederate Jasmine
|                  | 3 GAL. 12" - 18" OA 36" o.c. X

Total: 283

Trees & Palms Schedule

<table>
<thead>
<tr>
<th>Species &amp; Plate</th>
<th>Quantity</th>
<th>Botanical/Common Name</th>
<th>Container</th>
<th>DBH</th>
<th>Height</th>
<th>Spread</th>
<th>Remarks</th>
<th>Water Usage</th>
<th>Low Native</th>
</tr>
</thead>
</table>
| COU 1           | Coccoloba uvifera
|                  | Sea Grape B & B
|                  | 10" all trunks 12`- 14` Ht. 9`-10` Multi-trunk Specimen Character - Tree-form X
| CON 8           | Cocos nucifera `Green Malayan`
|                  | Coconut Palm B & B
|                  | 8` GW Matched trunks X
| DYC 7           | Dypsis cabadae
|                  | Cabada Palm B & B
|                  | 12`- 14` Ht. Multi-trunk, 5 trunk minimum. Specimen character
| BAV 40          | Bambusa vulgaris 'Vittata'
|                  | Golden Hawaiian Stripe Bamboo
|                  | 25 GAL. 14`- 16` Ht. 6 trunk min. Alternate Traveler's Palm

Total: 56

ESSEX HOUSE PLANTING SCHEDULE

SCALE: 3/32"=1'-0"

LP-1
SRR CH HOUSE PLANTING SCHEDULE

| TYPE & PLANT | QUANTITY | DIA. | HEIGHT | SPREAD | REMARKS | WATER\n|--------------|----------|------|--------|--------|---------|------|
| TRJ 3       |          |      |        |        |         |      |
| NEC 181     |          |      |        |        |         |      |
| LIM 51      |          |      |        |        |         |      |
| JAP 6       |          |      |        |        |         |      |
| IXP 42      |          |      |        |        |         |      |
| COU 1       |          |      |        |        |         |      |
| CON 4       |          |      |        |        |         |      |
| CON 4       |          |      |        |        |         |      |
| CON 4       |          |      |        |        |         |      |
| CON 4       |          |      |        |        |         |      |

**SHRUBS & GROUNDCOVERS QUANTITY**

- IXP 42: Ixora x `Petite Taiwan Red`
  - Dwarf Red Taiwan Ixora
  - 3 Gal.
  - 8" - 12" OA
  - 24" o.c.
- JAP 6: Jacquemontia pentantha
  - Skyblue Clustervine
  - 3 Gal.
  - 12" - 18" OA
  - 24" o.c.
- LIM 51: Liriope muscari `Evergreen Giant`
  - Evergreen Giant Border Grass
  - 3 Gal.
  - 8" - 12" OA
  - 24" o.c.
- NEC 181: Neomarica caerulea
  - Marica Iris
  - 1 gal.
  - 12" - 18" OA
  - 18" o.c.
- TRJ 3: Trachelospermum jasminoides
  - Confederate Jasmine
  - 3 GAL
  - 12" - 18" OA
  - 36" o.c.

**TOTAL SHRUBS & GROUNDCOVERS QUANTITY**: 283

**TREES & PALMS QUANTITY**

- COU 1: Coccoloba uvifera
  - Sea Grape B & B
  - 10" all trunks
  - 12` - 14` Ht.
  - Multi-trunk Specimen
- CON 8: Cocos nucifera `Green Malayan`
  - Coconut Palm B & B
  - 8` GW Matched trunks
- DYC 7: Dypsis cabadae
  - Cabada Palm B & B
  - 12` - 14` Ht.
  - Multi-trunk, 5 trunk minimum.
- BAV 40: Bambusa vulgaris 'Vittata'
  - Golden Hawaiian Stripe Bamboo
  - 25 GAL
  - 14` - 16` Ht.
  - 6 trunk min.

**TOTAL TREES & PALMS QUANTITY**: 56

**SCALE**: 3/32" = 1'-0"
PLANTING MATERIAL

TREES & PALMS

- Coccoloba uvifera
  - Sea Grape

- Cocos nucifera 'Green Malayan'
  - Coconut Palm

- Dypsis cabadae
  - Cabada Palm

- Bambusa vulgaris 'Vittata'
  - Golden Hawaiian Stripe Bamboo

SHRUBS, GROUNDCOVERS & VINES

- Red Ixora
  - Ixora coccinea

- Linopé muscari 'Evergreen Giant'
  - Evergreen Giant Border Grass

- Neomarica caerulea
  - Marica Iris

- Sea Lavender
  - Argusia gnaphalodes

- Confederate Jasmine
  - Trachelospermum jasminoides

- Jacquemontia pentantha
  - Skyblue Clustervine