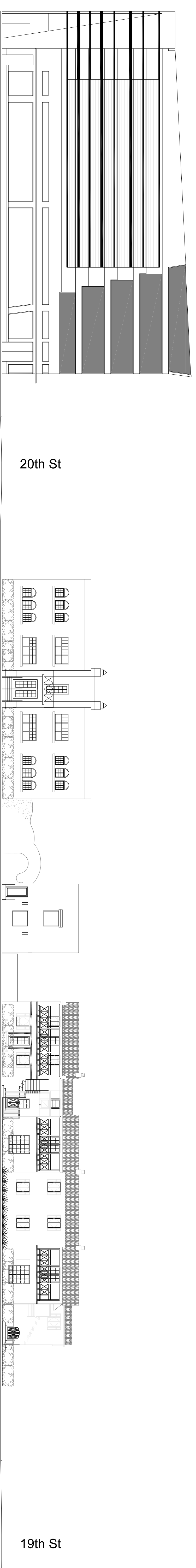


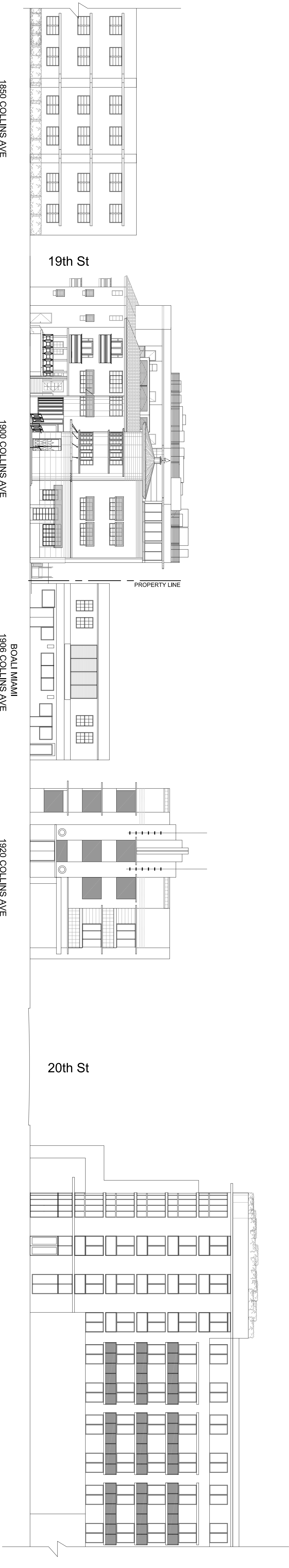
19th STREET CONTEXT ELEVATION

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



LIBERTY AVE CONTEXT ELEVATION

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



COLLINS AVE CONTEXT ELEVATION

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

BELLINSON GOMEZ
 ARCHITECTS P.A.
 ARCHITECTURE A40001062
 JOSE L. GOMEZ A400015416
 8101 BISCAYNE BLVD.
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THE PETER MILLER HOTEL (A LENNOX HOTEL)
 1900 COLLINS AVE, MIAMI BEACH, FL 33139
 BUILDING # 1

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

CONTEXTUAL ELEVATIONS

SCALE

AS SHOWN

PROJECT NO.

DATE

SHEET NUMBER

09-18-16

A0.08

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THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING # 1

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REVISIONS / SUBMISSIONS

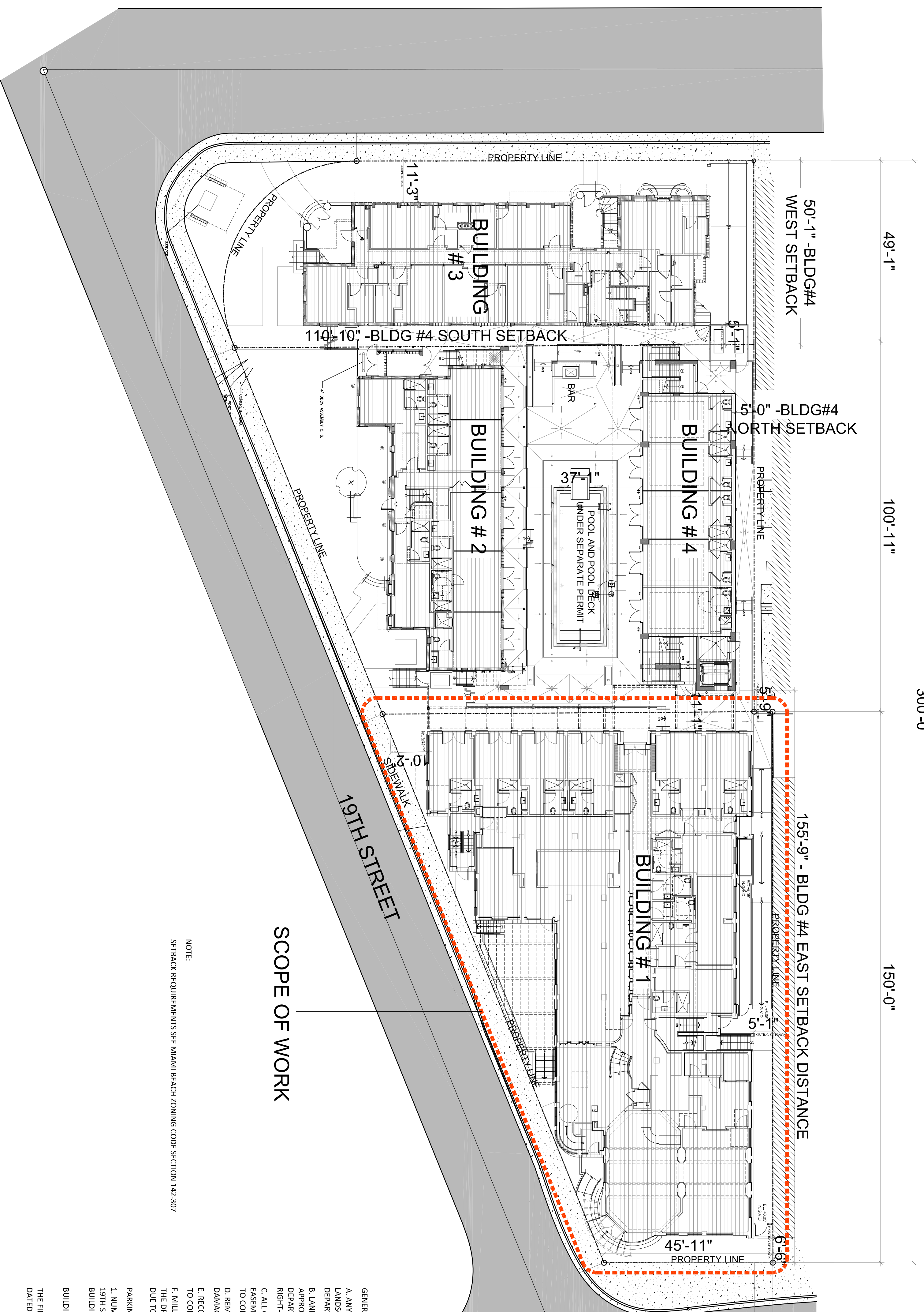
DWG. TITLE
OVERALL SITE PLAN
GROUND LEVEL

SCALE
AS SHOWN

PROJECT NO.
2014-31

DATE
08-18-16

SHEET NUMBER
A1.00



SCOPE OF WORK

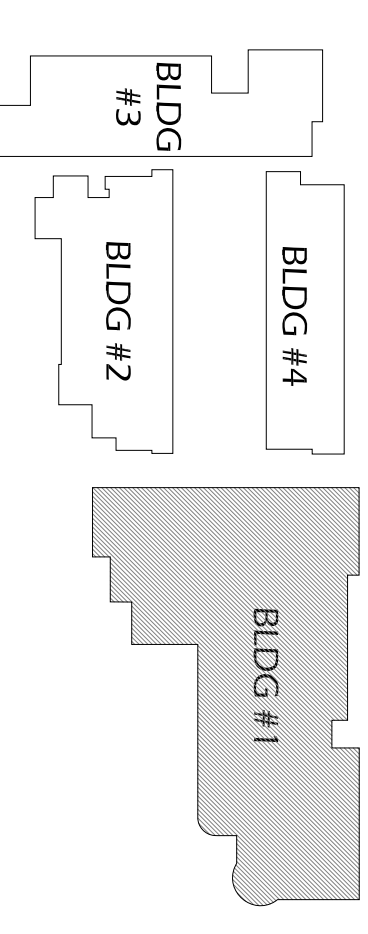
NOTE:
SETBACK REQUIREMENTS SEE MIAMI BEACH ZONING CODE SECTION 142.307

- GENERAL NOTES:**
- A. ANY WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
 - B. LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE CMB PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
 - C. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR ESSENTIALS SHALL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - D. REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY THAT IS DAMAGED DUE TO CONSTRUCTION.
 - E. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY THAT IS DAMAGED DUE TO CONSTRUCTION.
 - F. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY THAT IS DAMAGED DUE TO CONSTRUCTION.
- PARKING DATA:**
- 1. NUMBER OF PARKING SPACES APPROVED PER PERMIT #B1202593 OF BLDG#4 (227 19TH ST.) IS 25 PARKING SPACES, INCLUSIVE OF 3 - MECHANICAL PARKING LIFTS IN BUILDING #4 BASEMENT.
 - BUILDING HEIGHT: 50.08' INGD TO ROOF OVER LAST HABITABLE FH FLOOR.
 - THE FINAL HEIGHT OF BUILDING #1 SHALL BE IN COMPLIANCE WITH THE HPR # 7263 DATED MARCH 11, 2014.

OVERALL SITE PLAN

GROUND LEVEL

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



KEY PLAN

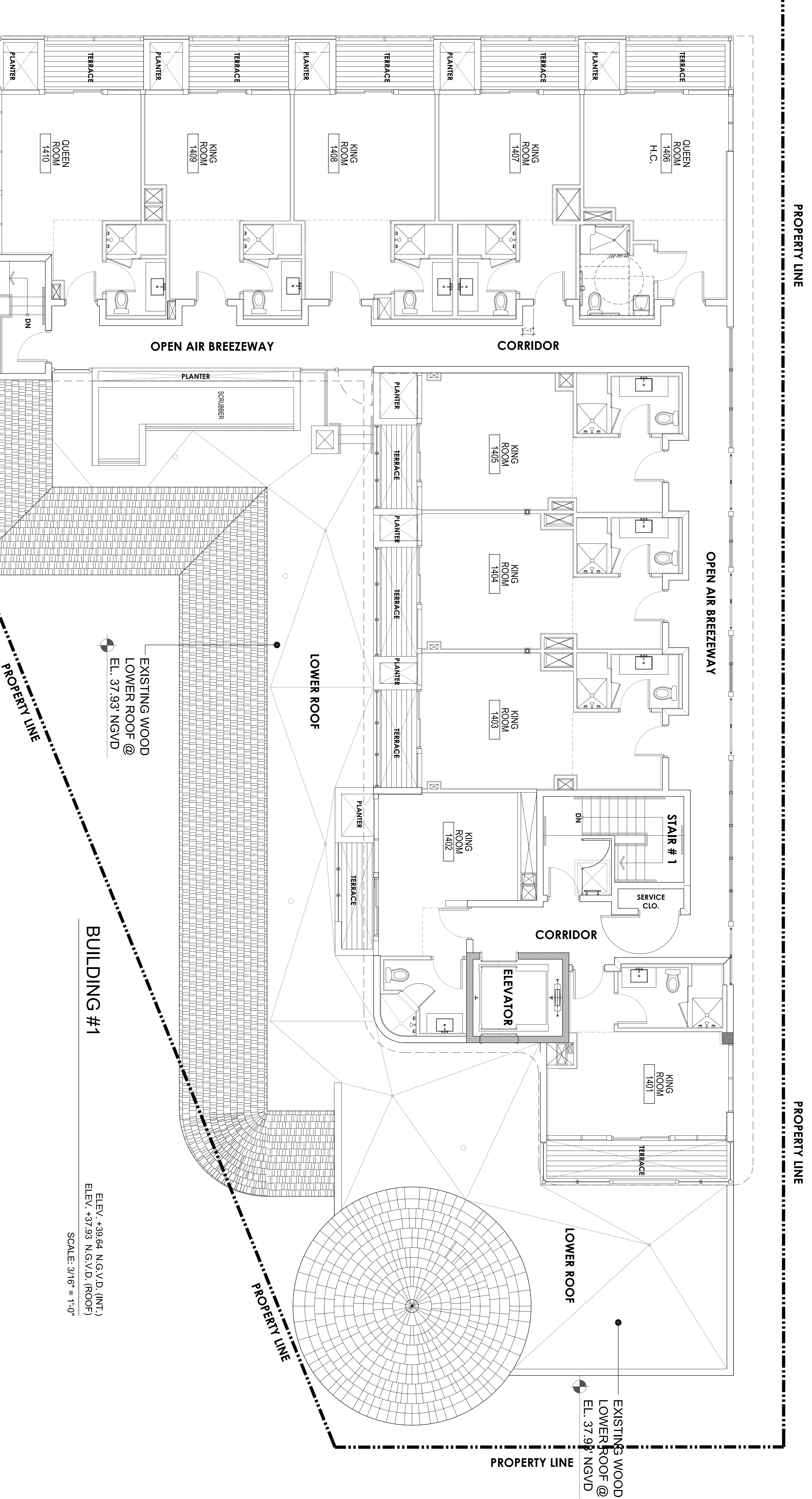
N.T.S.

APPROVED SITE PLAN
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)

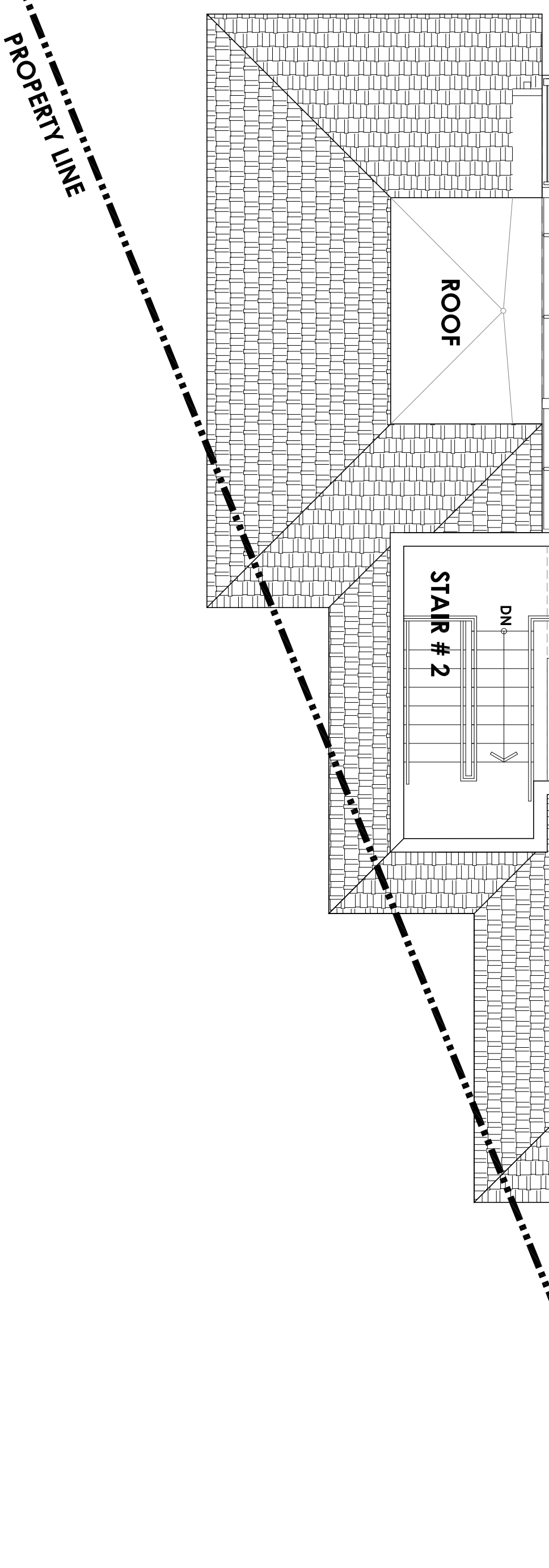


THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS



APPROVED PENTHOUSE LEVEL
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

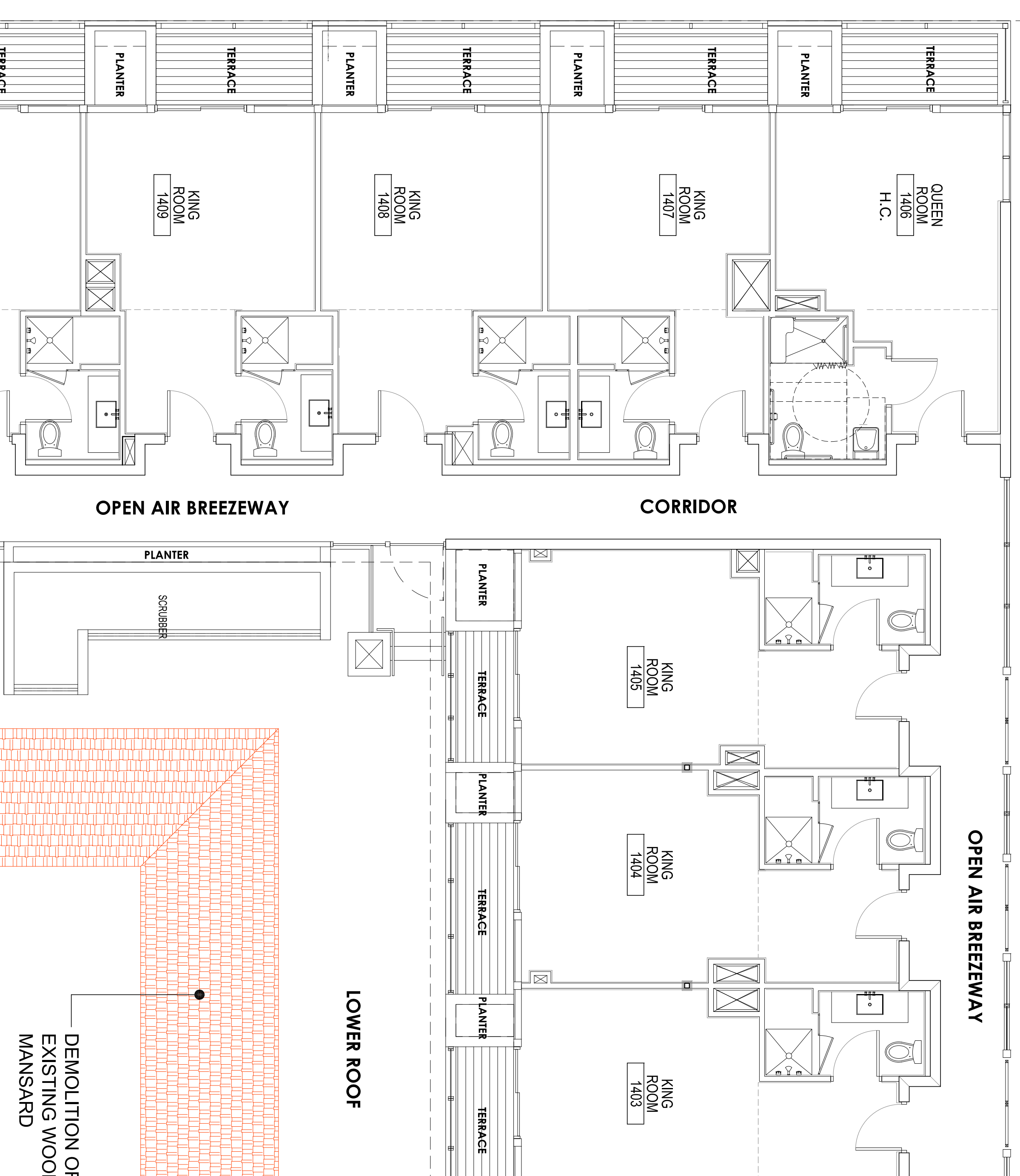
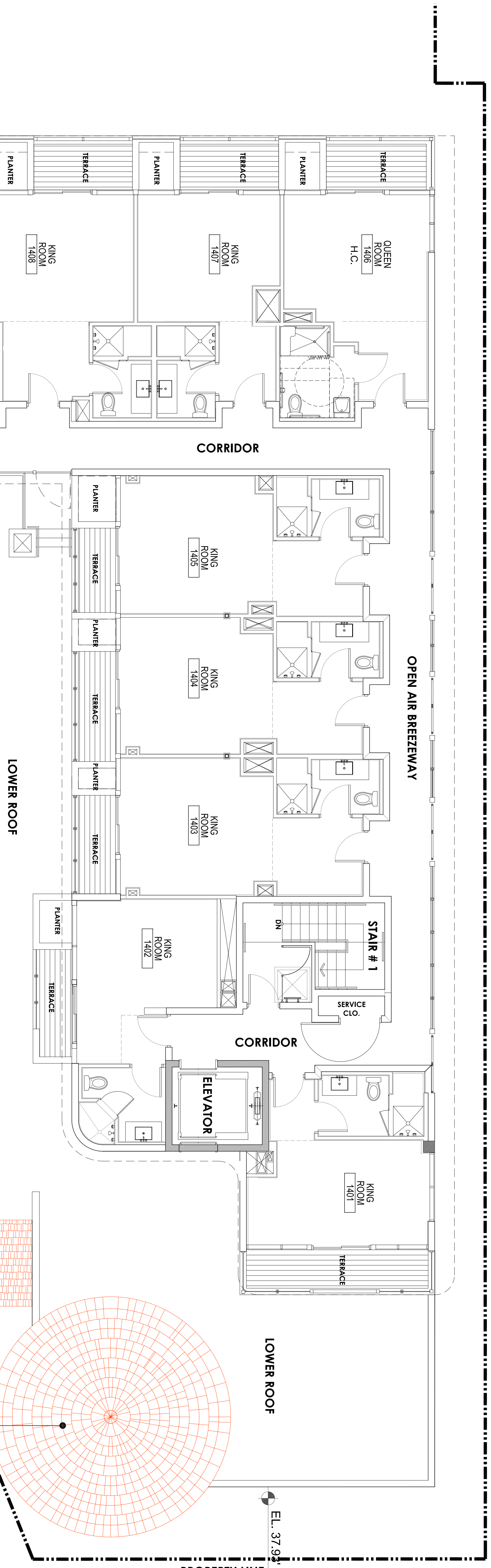
PROPERTY LINE

PROPERTY LINE

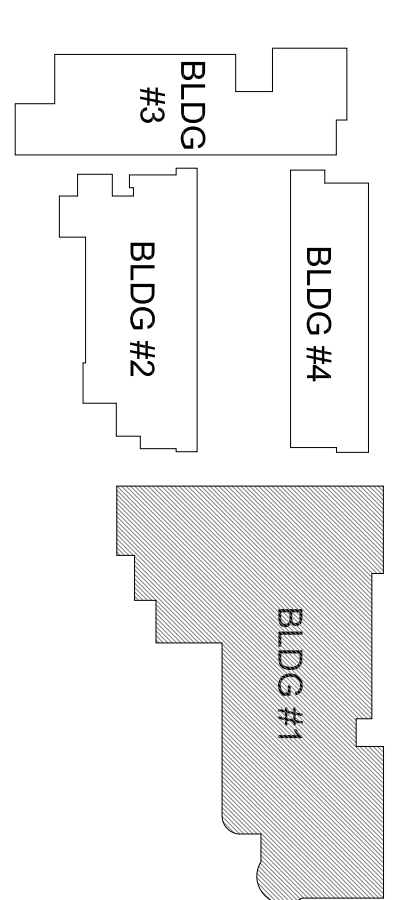
PROPERTY LINE

PROPERTY LINE

EL. 37.93' NGVD



BUILDING #1
 ELEV. +39.64' N.G.V.D. (INT.)
 ELEV. +37.93' N.G.V.D. (ROOF)
 SCALE: 3/16" = 1'-0"



APPROVED PENTHOUSE LEVEL
 (BUILDING PERMIT #B1502344, MARCH 31st, 2015)

REVISIONS / SUBMISSIONS	

DWG. TITLE
 APPROVED PENTHOUSE LEVEL DEMOLITION
 SCALE
 AS SHOWN
 PROJECT NO.
 2014-31
 DATE
 08-28-16
 SHEET NUMBER
 A2.01

THE PETER MILLER HOTEL (A LENNOX HOTEL)
 1900 COLLINS AVE. MIAMI BEACH, FL 33139
 BUILDING # 1



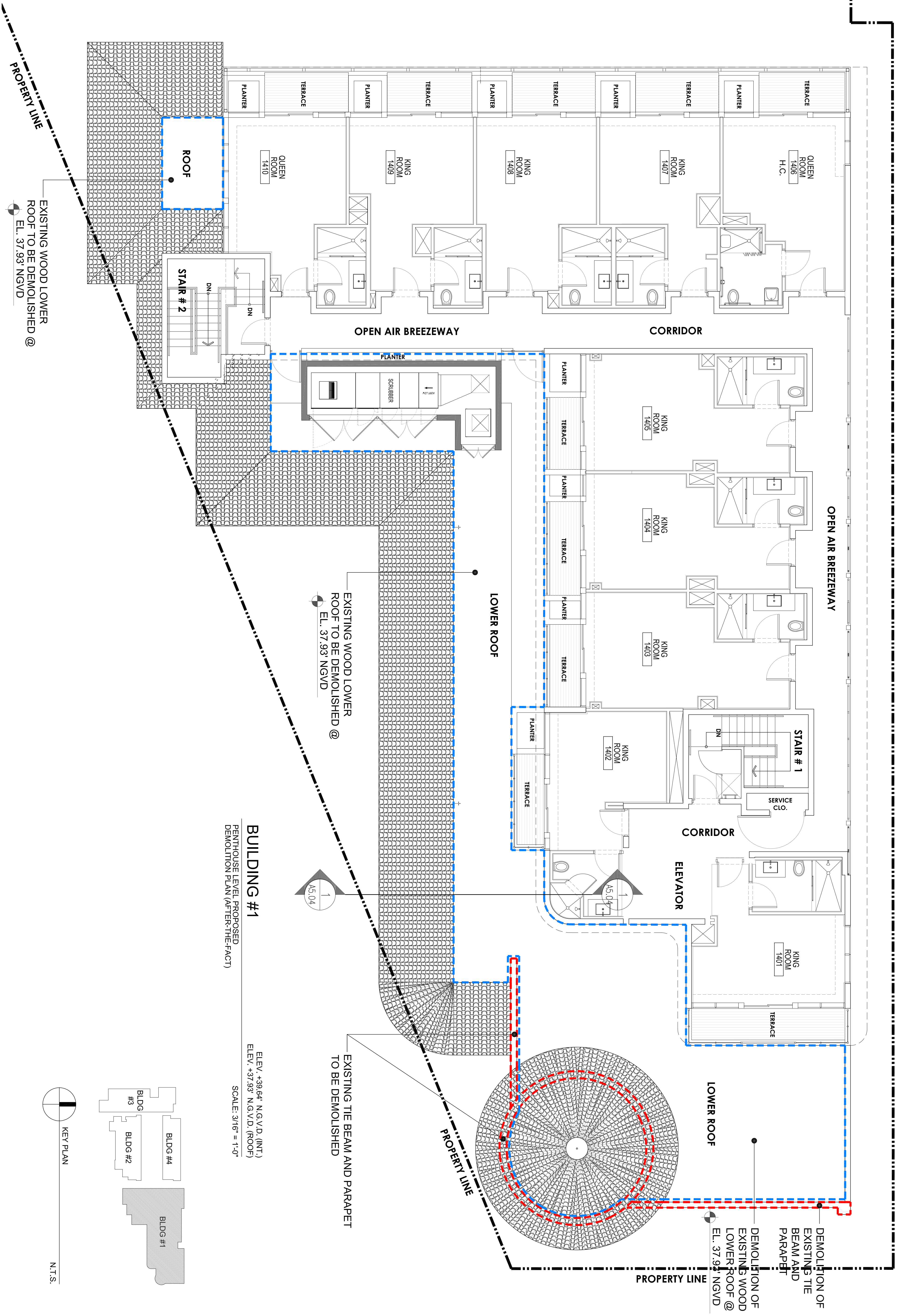
BELLINSON GOMEZ
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PROPERTY LINE

PROPERTY LINE

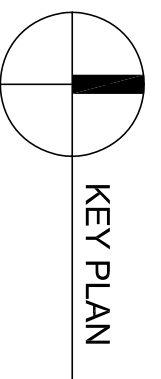
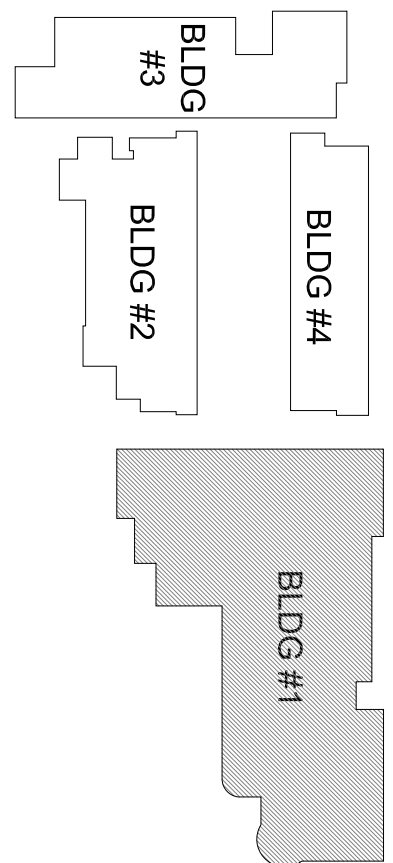
PROPERTY LINE

PROPERTY LINE



BUILDING #1
 PENTHOUSE LEVEL PROPOSED
 DEMOLITION PLAN (AFTER-THE-FACT)

ELEV. +39.64' N.G.V.D. (INT.)
 ELEV. +37.93' N.G.V.D. (ROOF)
 SCALE: 3/16" = 1'-0"



KEY PLAN

N.T.S.

EXISTING WOOD LOWER
 ROOF TO BE DEMOLISHED @
 EL. 37.93' NGVD

EXISTING WOOD LOWER
 ROOF TO BE DEMOLISHED @
 EL. 37.93' NGVD

EXISTING WOOD LOWER
 ROOF TO BE DEMOLISHED @
 EL. 37.93' NGVD

DEMOLITION OF
 EXISTING WOOD
 LOWER ROOF @
 EL. 37.93' NGVD

DEMOLITION OF
 EXISTING TIE
 BEAM AND
 PARAPET

EXISTING TIE BEAM AND PARAPET
 TO BE DEMOLISHED

THE PETER MILLER HOTEL (A LENNOX HOTEL)
 1900 COLLINS AVE, MIAMI BEACH, FL 33139
 BUILDING # 1

REVISIONS / SUBMISSIONS

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 bellinsonarchitects.com

DWG. TITLE	PENTHOUSE-LEVEL 4 PROPOSED DEMOLITION PLAN (AFTER-THE-FACT)
SCALE	AS SHOWN
PROJECT NO.	2014-31
DATE	08-18-16
SHEET NUMBER	A2.01.1

PROPERTY LINE

PROPERTY LINE

CORRIDOR

CORRIDOR

PROPERTY LINE

PROPOSED PEBBLES

PROPOSED PEBBLES

PROPERTY LINE

PROPERTY LINE

NEW ROOF STRUCTURE TO MATCH EXISTING/ORIGINAL CONFIGURATION, RAISED +0'-4" 7/8" ABOVE ORIGINAL ELEVATION

NEW MANSARD STRUCTURE TO MATCH EXISTING/ORIGINAL CONFIGURATION, RAISED +0'-4" 7/8" ABOVE ORIGINAL ELEVATION

NEW MANSARD STRUCTURE TO MATCH EXISTING/ORIGINAL CONFIGURATION, RAISED +0'-4" 7/8" ABOVE ORIGINAL ELEVATION

PROPOSED ARTIFICIAL GRASS TILE

PROPOSED ARTIFICIAL GRASS TILE

PROPOSED TILE

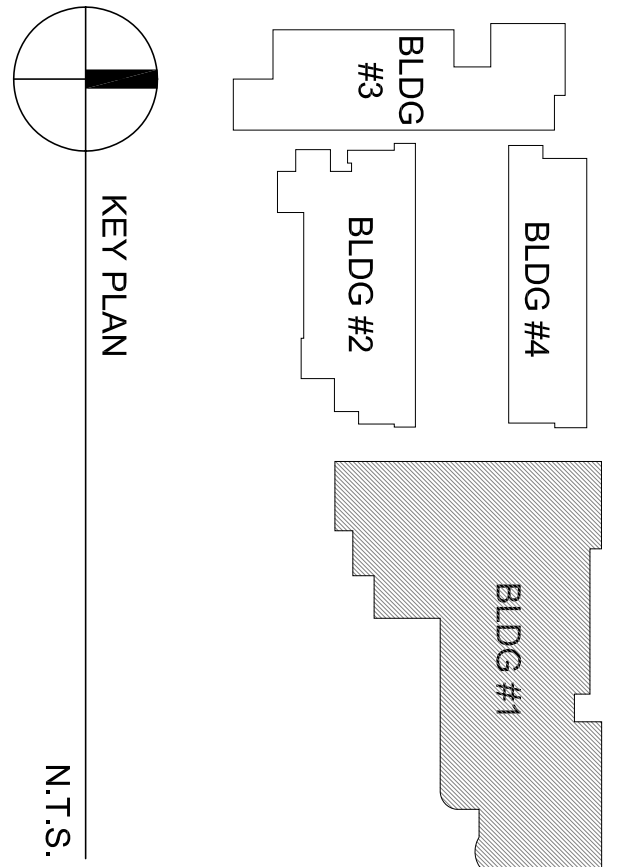
PROPERTY LINE



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING #1

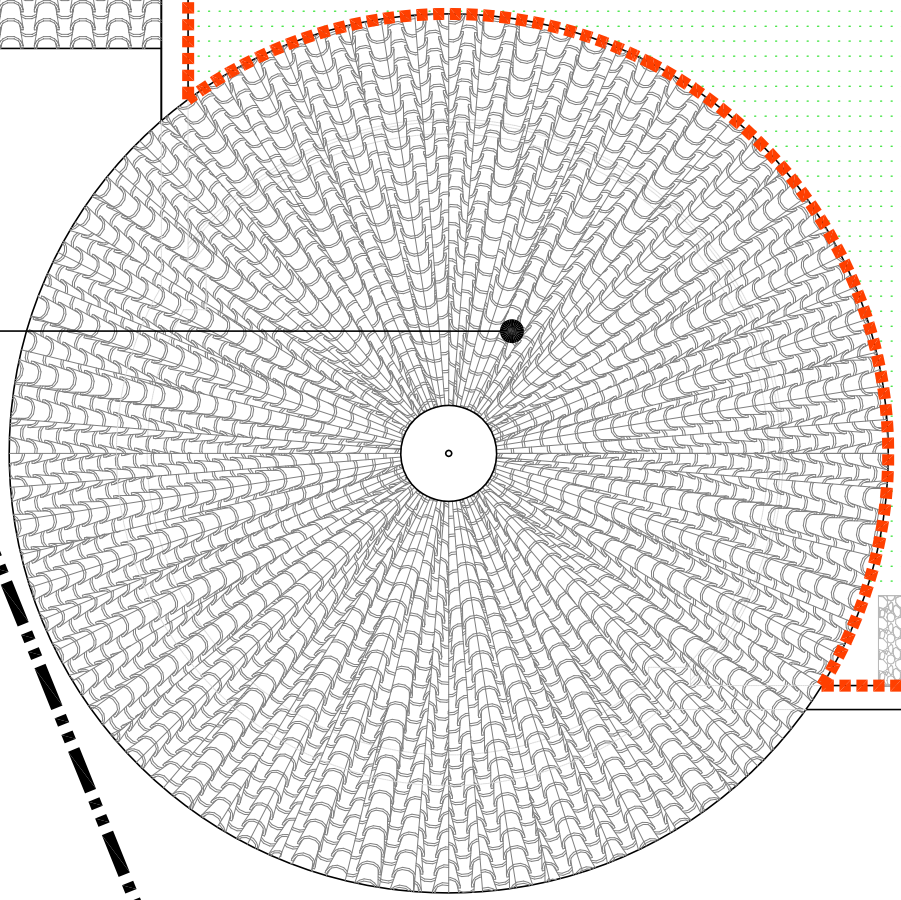
REVISIONS / SUBMISSIONS

DWG. TITLE	PROPOSED PENTHOUSE-LEVEL 4 FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	2014-31
DATE	08-18-16
SHEET NUMBER	A2.02

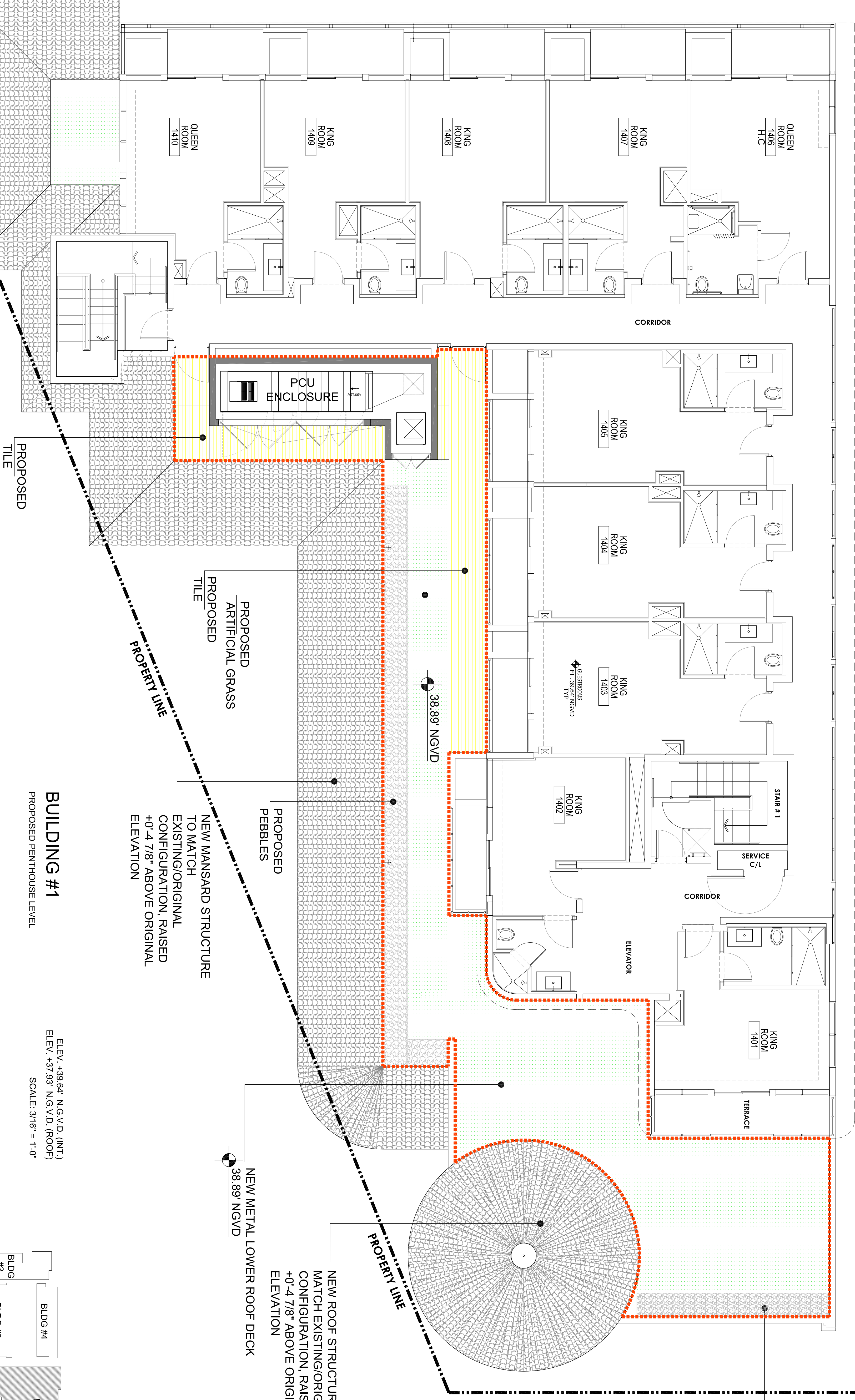


BUILDING #1
PROPOSED PENTHOUSE LEVEL
ELEV. +39.64' N.G.V.D. (INT.)
ELEV. +37.93' N.G.V.D. (ROOF)
SCALE: 3/16" = 1'-0"

NEW METAL LOWER ROOF DECK
38.89' NGVD



PROPOSED PEBBLES



PROPOSED ARTIFICIAL GRASS TILE

PROPOSED PEBBLES

PROPOSED TILE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

NEW ROOF STRUCTURE TO MATCH EXISTING/ORIGINAL CONFIGURATION, RAISED +0'-4" 7/8" ABOVE ORIGINAL ELEVATION

NEW MANSARD STRUCTURE TO MATCH EXISTING/ORIGINAL CONFIGURATION, RAISED +0'-4" 7/8" ABOVE ORIGINAL ELEVATION

NEW MANSARD STRUCTURE TO MATCH EXISTING/ORIGINAL CONFIGURATION, RAISED +0'-4" 7/8" ABOVE ORIGINAL ELEVATION

PROPOSED ARTIFICIAL GRASS TILE

PROPOSED ARTIFICIAL GRASS TILE

PROPOSED TILE

PROPERTY LINE



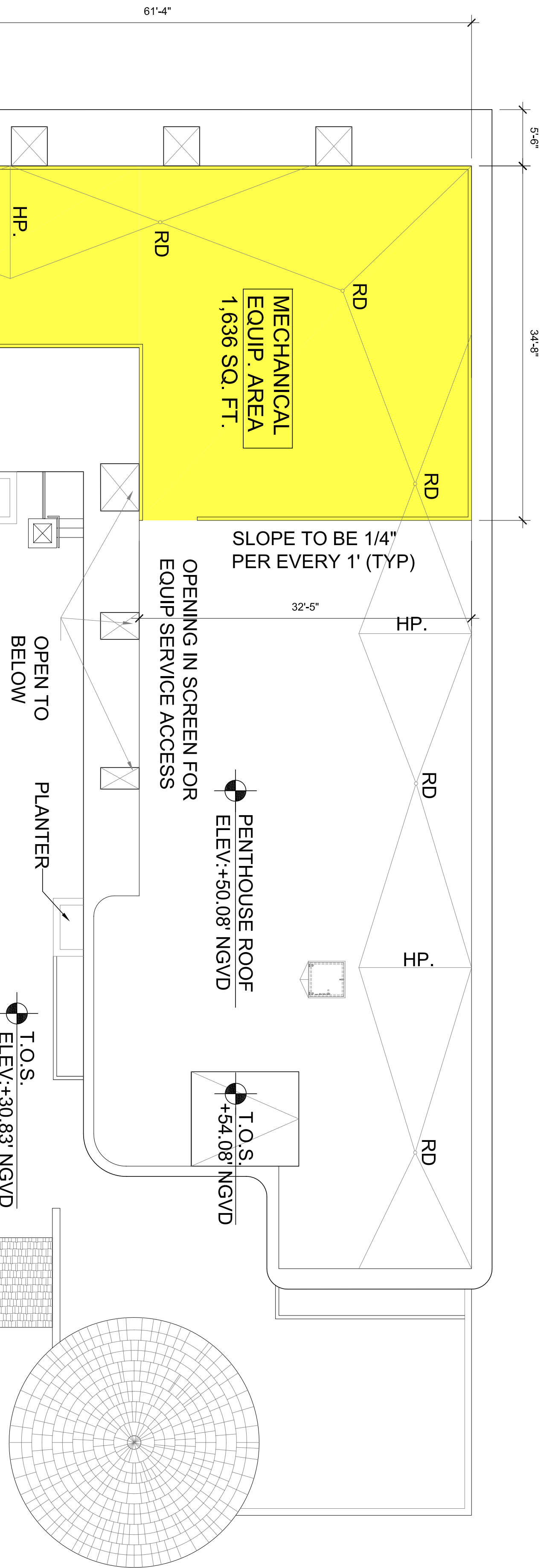
THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE., MIAMI BEACH, FL 33139
BUILDING # 1

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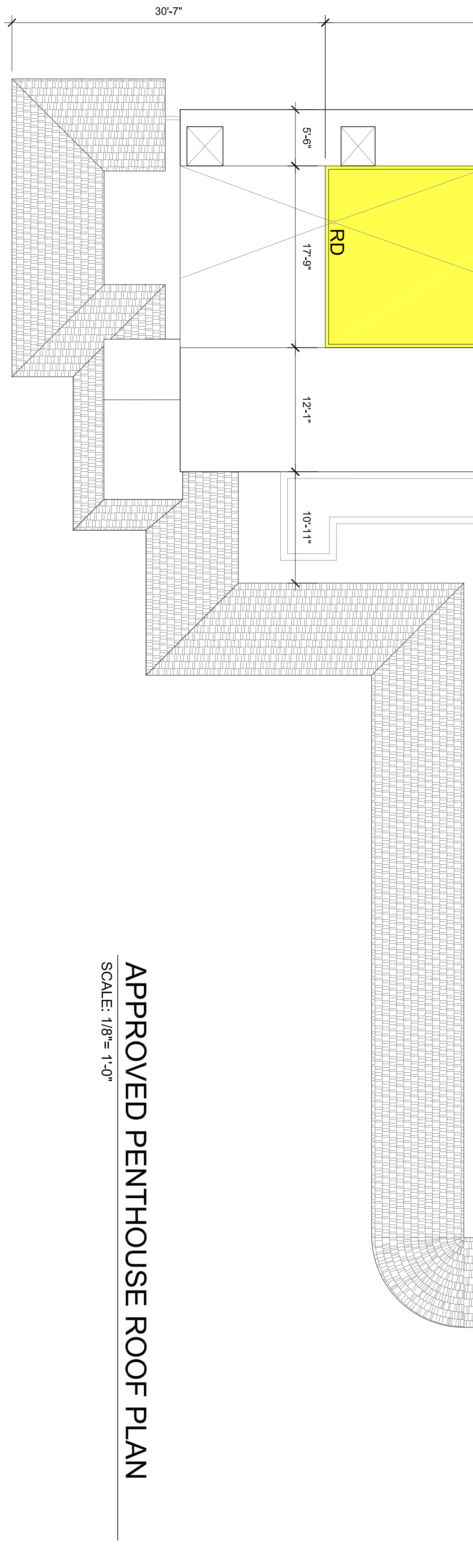
REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE	ROOF PLAN APPROVED
SCALE	AS SHOWN
PROJECT NO.	2014-31
DATE	2014-31
SHEET NUMBER	08-18-16 A3.01

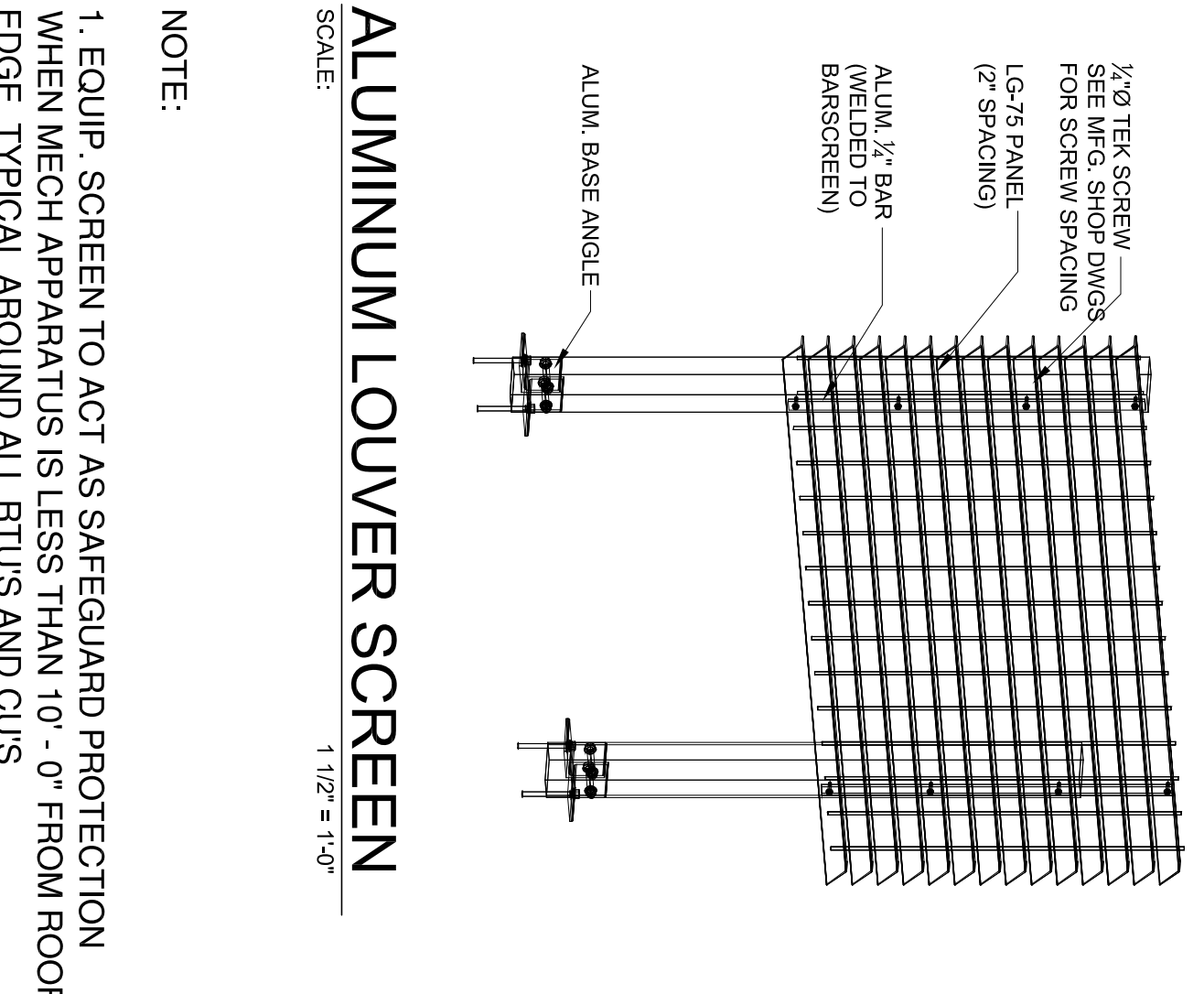


APPROVED PENTHOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"



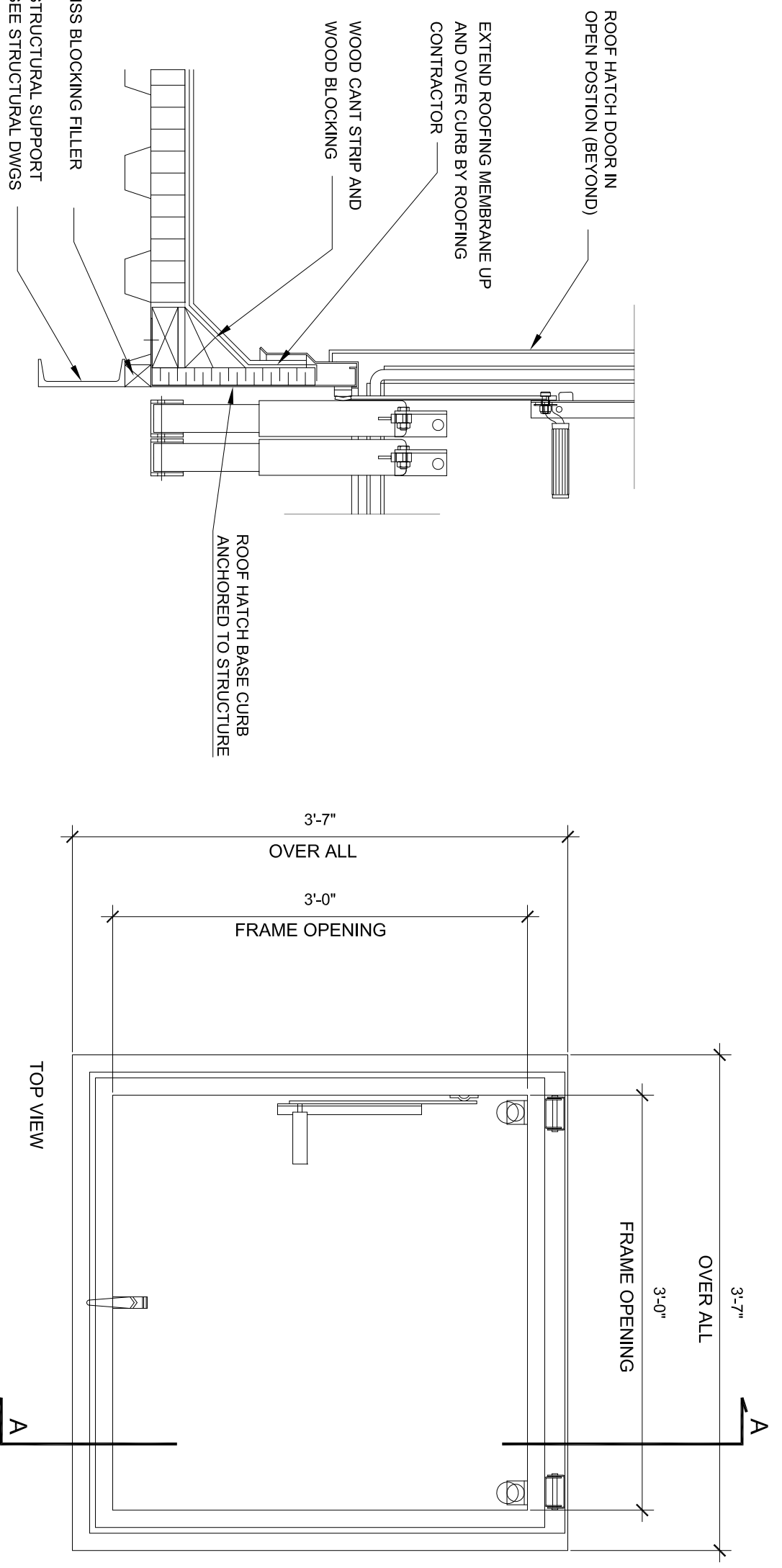
APPROVED ROOF PLAN
SCALE: 1/8" = 1'-0"

APPROVED PENTHOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

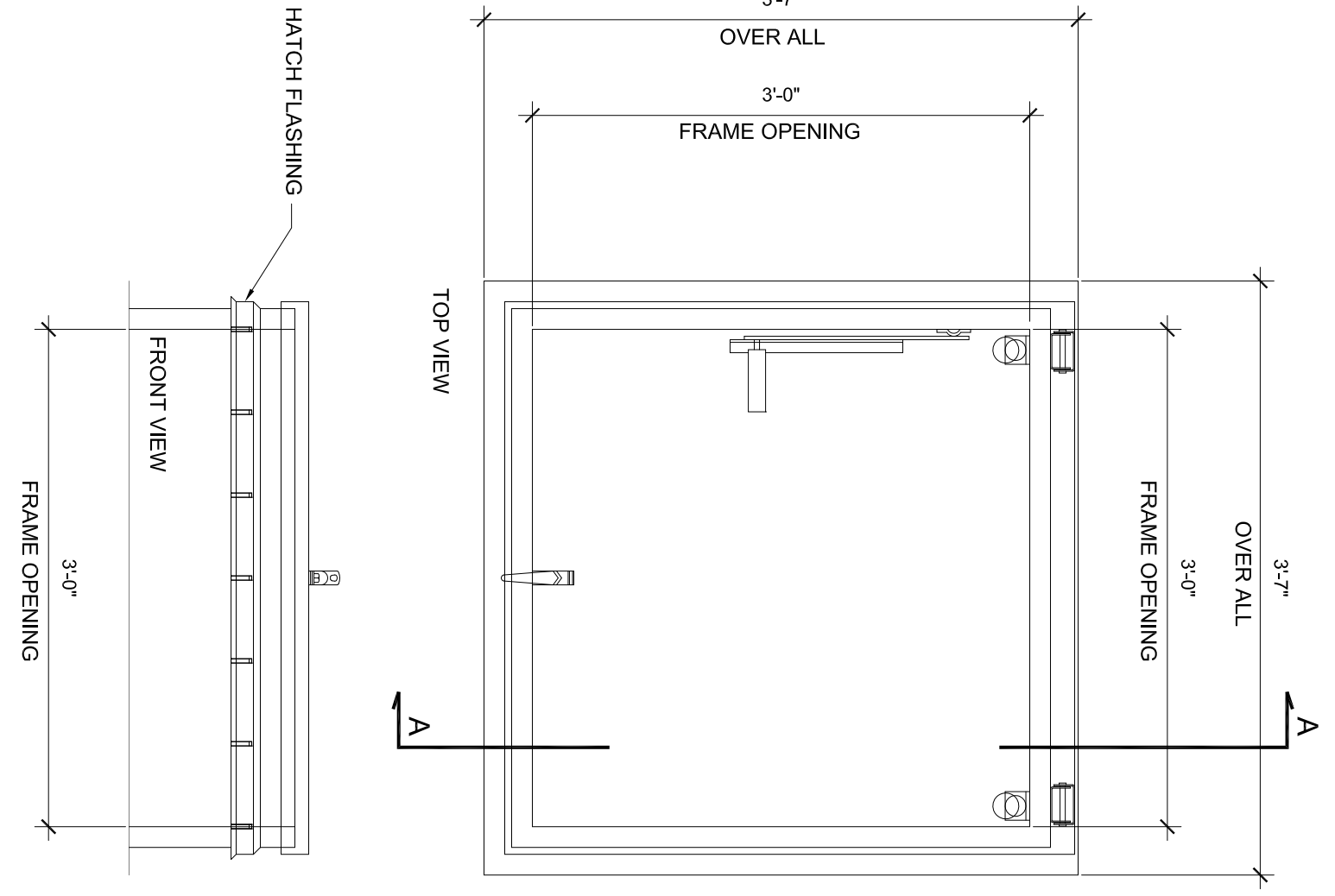


ALUMINUM LOUVER SCREEN
SCALE: 1 1/2\"/>

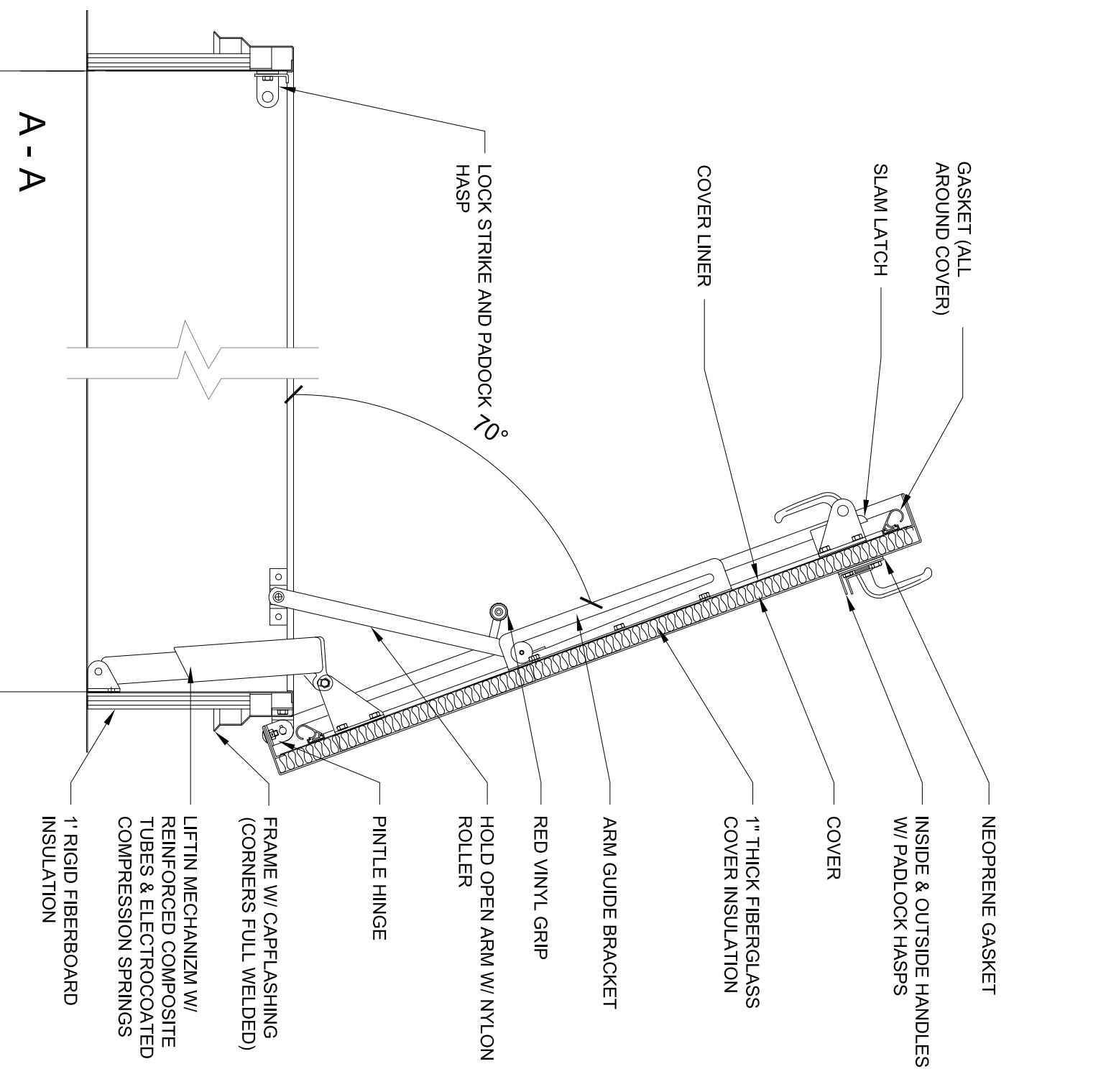
NOTE:
1. EQUIP. SCREEN TO ACT AS SAFEGUARD PROTECTION WHEN MECH APPARATUS IS LESS THAN 10'-0" FROM ROOF EDGE. TYPICAL AROUND ALL RTUS AND CUS.



ACCESS HATCH SECTION
SCALE: 1 1/2\"/>



ACCESS HATCH SECTION
SCALE: 1 1/2\"/>



ACCESS HATCH SECTION
SCALE: 1 1/2\"/>

APPROVED ROOF PLAN
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)



THE PETER MILLER HOTEL (A LENNOX HOTEL)
 1900 COLLINS AVE, MIAMI BEACH, FL 33139
 BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

PROPOSED PENTHOUSE ROOF

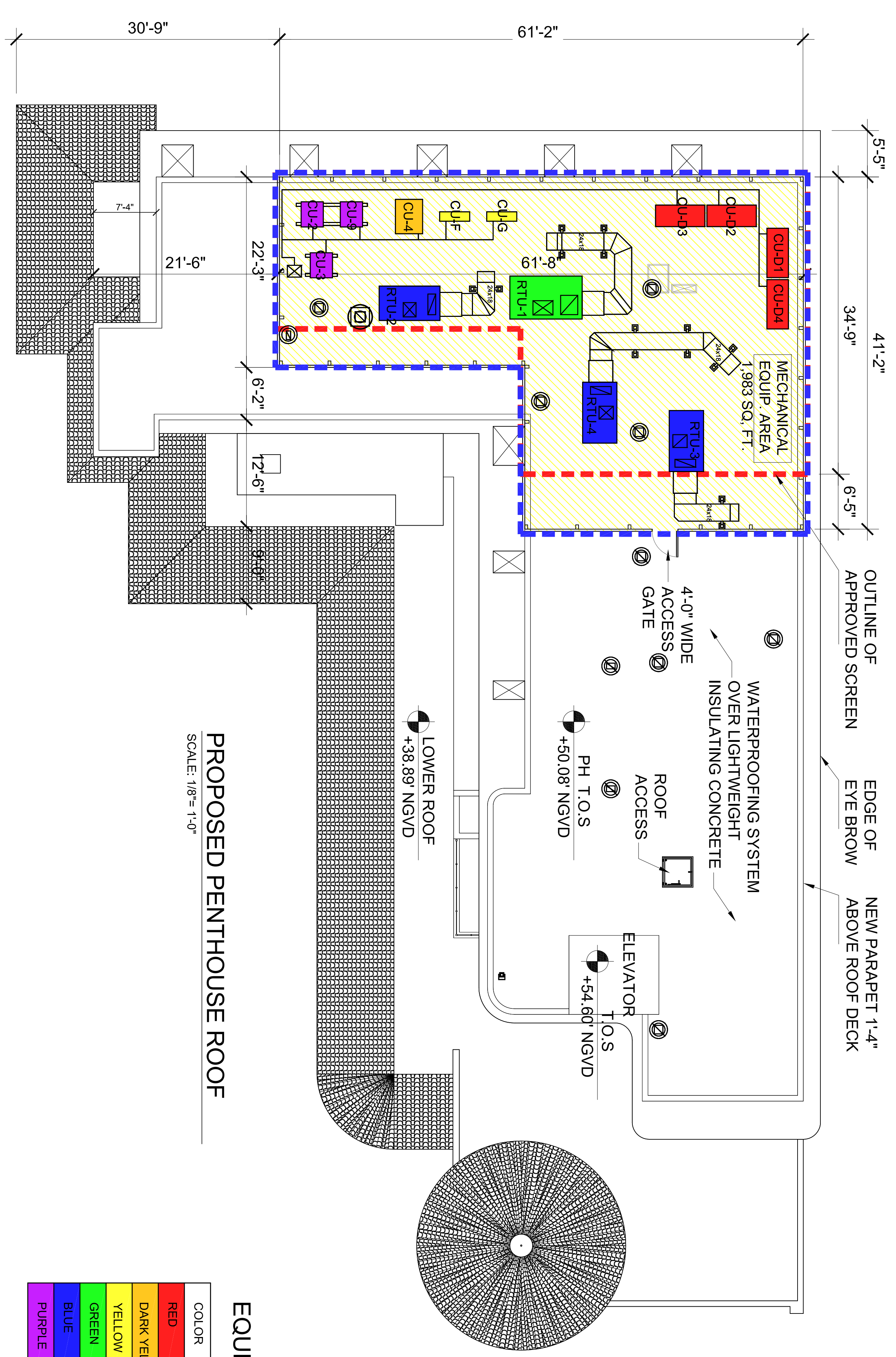
SCALE

PROJECT NO.

DATE

SHEET NUMBER

A3.02



PROPOSED PENTHOUSE ROOF

SCALE: 1/8" = 1'-0"

LEGEND :

- APPROVED MECHANICAL AREA BOUNDARY
- PROPOSED MECHANICAL AREA BOUNDARY

EQUIPMENT LEGEND :

COLOR	HEIGHT	EQUIPMENT
RED	82 3/4"	CU-D1, CU-D2, CU-D3, CU-D4
DARK YELLOW	72 3/4"	CU-4
YELLOW	66 13/16"	CU-6, CU-F
GREEN	65"	RTU1
BLUE	61"	RTU-2, RTU-4, RTU-3
PURPLE	55"	CU-3, CU-2, CU-9.

MECHANICAL EQUIPMENT AREA	S.F.
BUILDING PERMIT APPROVED, REV18(09-25-14)	1,672
PROPOSED EQUIP. AREA (2016)	1,983



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

DWG. TITLE

APPROVED EAST ELEVATION

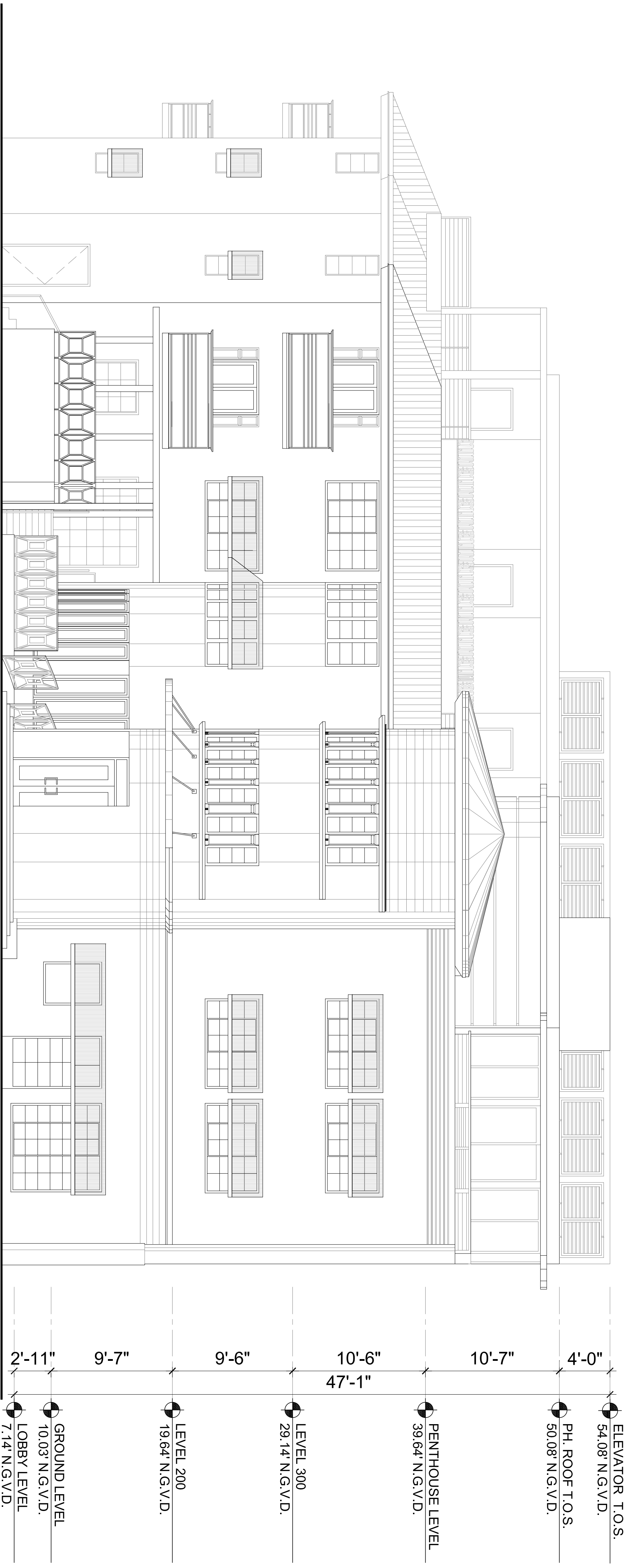
SCALE

PROJECT NO.

DATE

SHEET NUMBER

A4.01



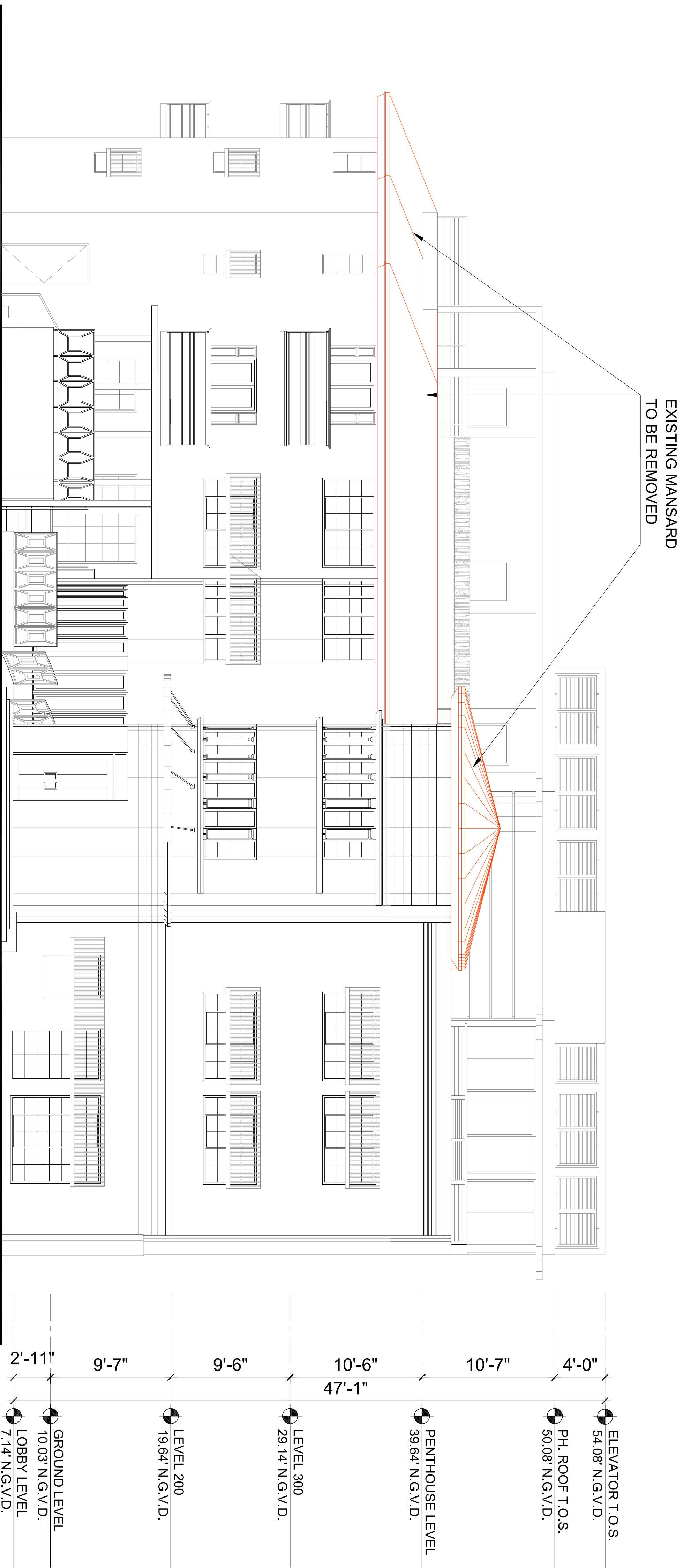
APPROVED EAST ELEVATION
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)

SCALE: 3/16" = 1'-0"



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE., MIAMI BEACH, FL 33139
BUILDING # 1

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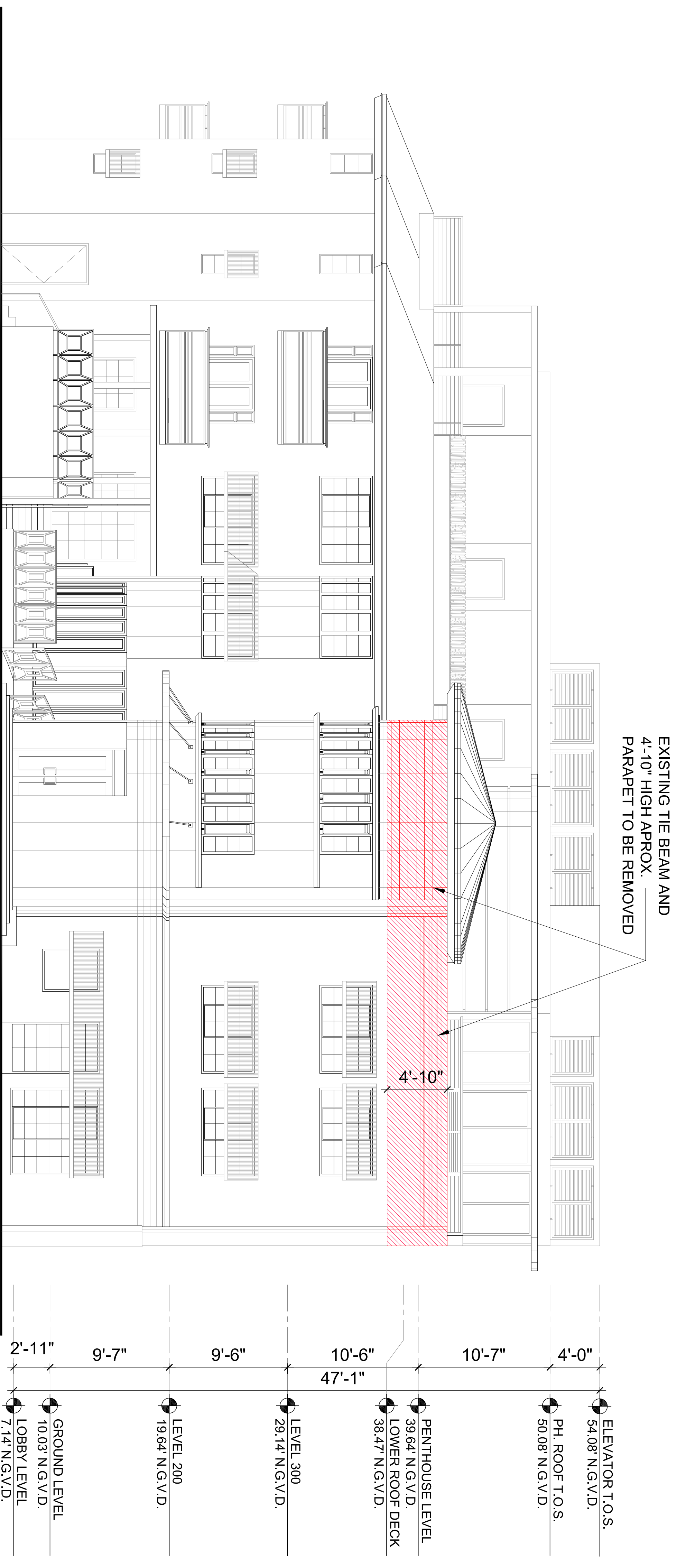


4'-0"	ELEVATOR T.O.S. 54.08' N.G.V.D.
10'-7"	PH. ROOF T.O.S. 50.08' N.G.V.D.
10'-6"	PENTHOUSE LEVEL 39.64' N.G.V.D.
47'-1"	LEVEL 300 29.14' N.G.V.D.
9'-6"	LEVEL 200 19.64' N.G.V.D.
9'-7"	GROUND LEVEL 10.03' N.G.V.D.
2'-11"	LOBBY LEVEL 7.14' N.G.V.D.

APPROVED EAST ELEVATION. DEMOLITION.
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)

SCALE: 3/16" = 1'-0"

DWG. TITLE	APPROVED EAST ELEVATION, DEMOLITION
SCALE	AS SHOWN
PROJECT NO.	2014-31
DATE	08-18-16
SHEET NUMBER	A4.02



EAST ELEVATION, PROPOSED DEMOLITION.
(AFTER-THE-FACT)

SCALE: 3/16" = 1'-0"

THE PETER MILLER HOTEL (A LENNOX HOTEL)

1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

EAST ELEVATION
PROPOSED DEMOLITION
(AFTER-THE-FACT)

SCALE

AS SHOWN

PROJECT NO.

2014-31

DATE

08-18-16

SHEET NUMBER

A4.02.1

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BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

PROPOSED
EAST ELEVATION

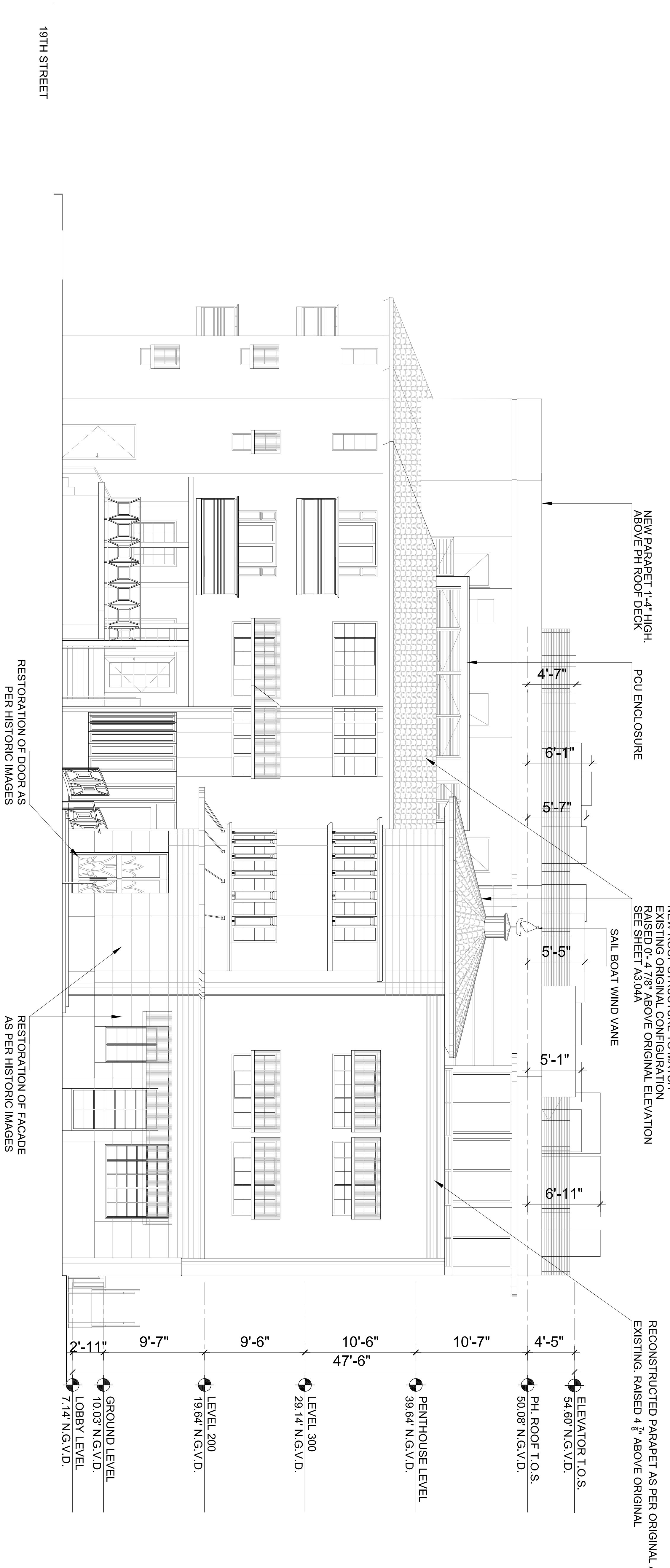
SCALE

PROJECT NO.

DATE

SHEET NUMBER

A4.03



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

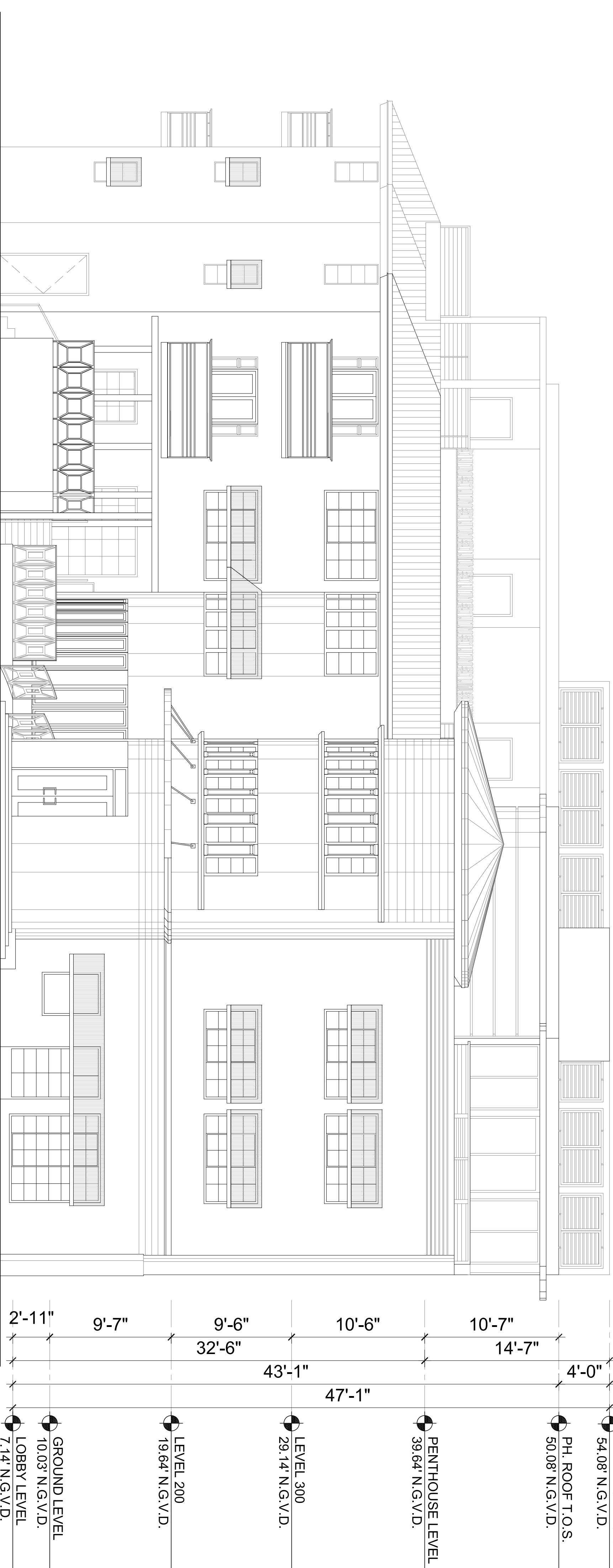
DWG. TITLE
EAST ELEVATION / COMPARATIVE

SCALE
AS SHOWN

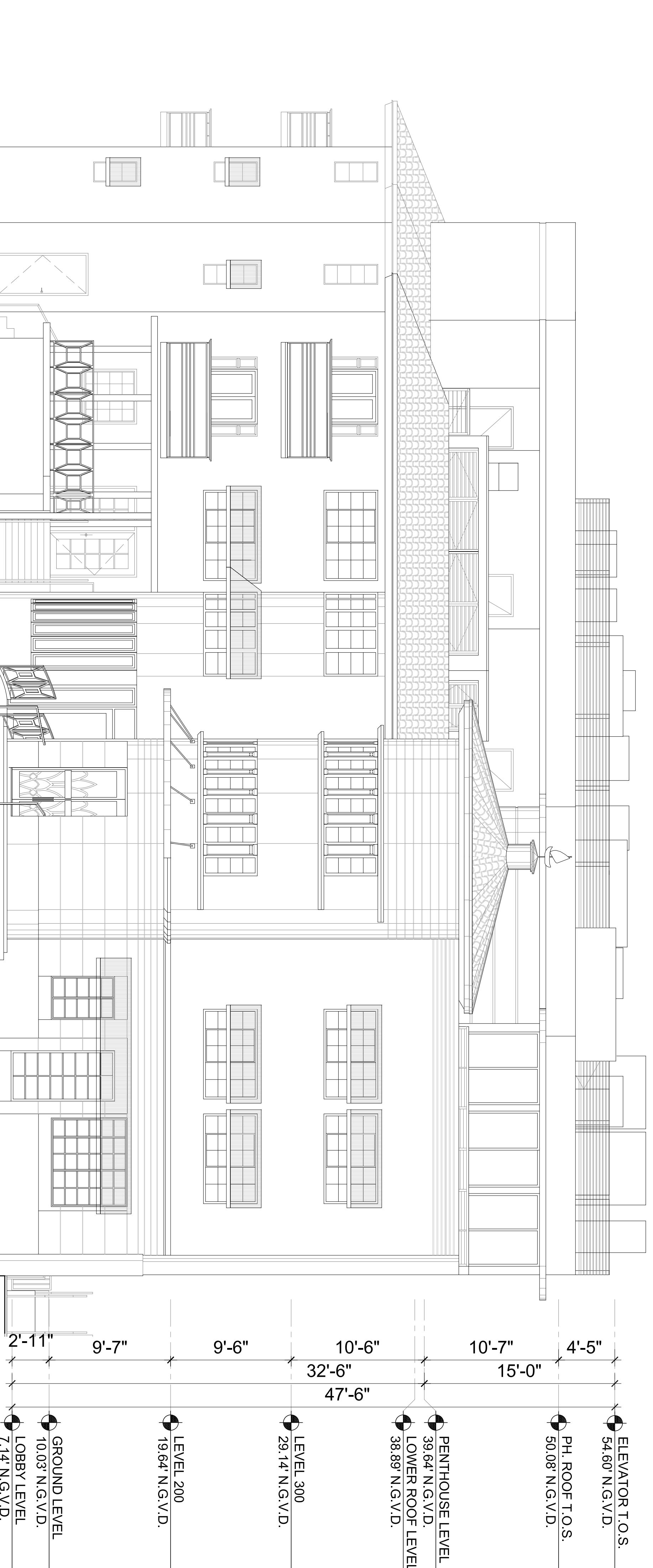
PROJECT NO.
2014-37

DATE
06-18-16

SHEET NUMBER
A4.04



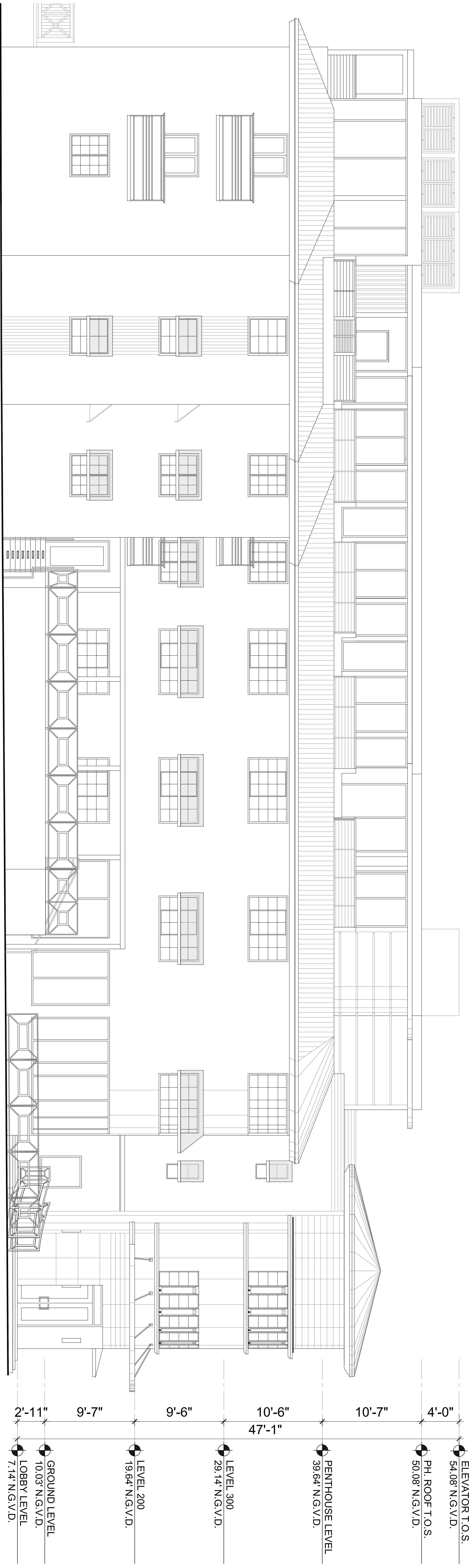
APPROVED EAST ELEVATION



PROPOSED EAST ELEVATION

COMPARATIVE EAST ELEVATION

SCALE: 3/16" = 1'-0"



2'-11"	9'-7"	9'-6"	10'-6"	10'-7"	4'-0"
			47'-1"		
●	●	●	●	●	●
LOBBY LEVEL 7.14' N.G.V.D.	GROUND LEVEL 10.03' N.G.V.D.	LEVEL 200 19.64' N.G.V.D.	LEVEL 300 29.14' N.G.V.D.	PENTHOUSE LEVEL 39.64' N.G.V.D.	ELEVATOR T.O.S. 54.08' N.G.V.D.
				PH. ROOF T.O.S. 50.08' N.G.V.D.	

APPROVED SOUTH ELEVATION
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)

SCALE: 3/16" = 1'-0"

THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE
APPROVED SOUTH ELEVATION

SCALE
AS SHOWN

PROJECT NO.
2014-31

DATE
08-18-16

SHEET NUMBER
A4.05

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THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

APPROVED SOUTH ELEVATION,
DEMOLITION PLAN

SCALE

AS SHOWN

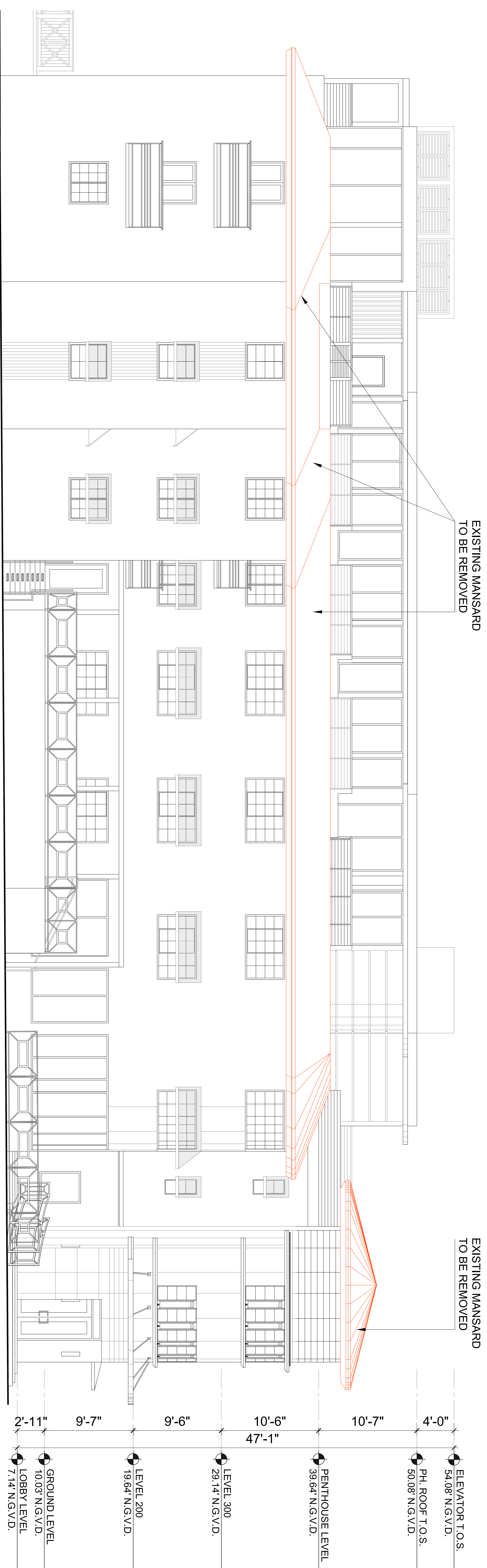
PROJECT NO.

DATE

SCALE: 3/16" = 1'-0"

SHEET NUMBER

A4.06



APPROVED SOUTH ELEVATION, DEMOLITION
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE., MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

SOUTH ELEVATION,
PROPOSED DEMOLITION
(AFTER-THE-FACT)

SCALE

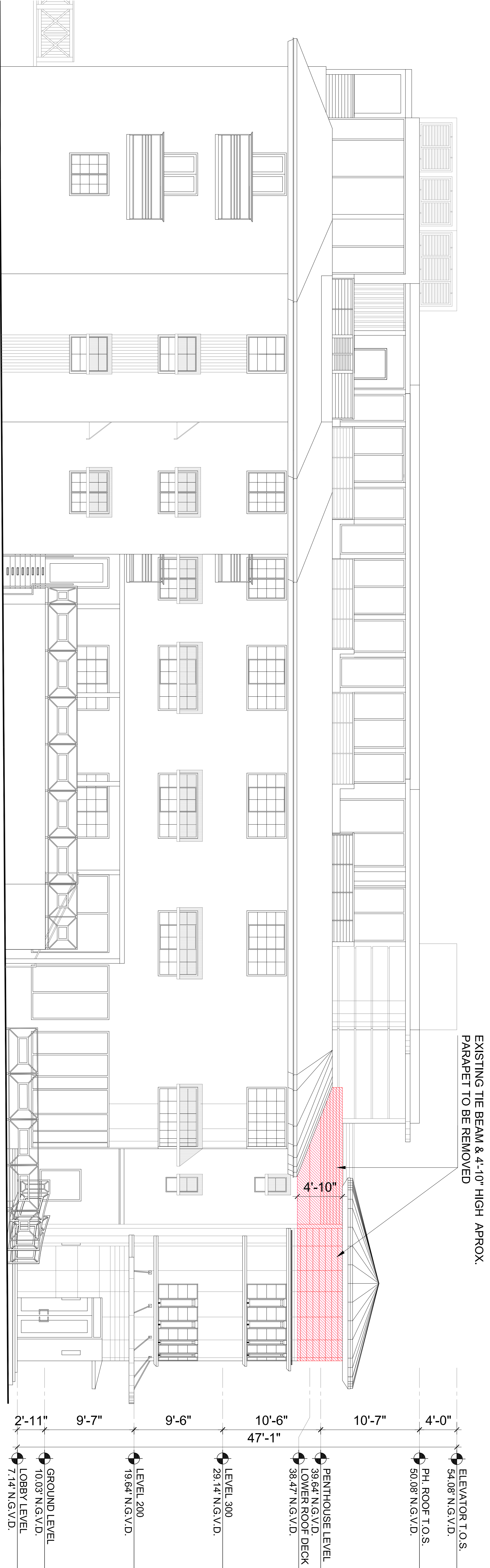
AS SHOWN

PROJECT NO.

DATE

SHEET NUMBER

A4.06.1



EXISTING TIE BEAM & 4'-10" HIGH APPROX.
PARAPET TO BE REMOVED

4'-10"

- 2'-11"
- 9'-7"
- 9'-6"
- 10'-6"
- 10'-7"
- 4'-0"
- 47'-1"
- GROUND LEVEL
- PH. ROOF T.O.S.
- ELEVATOR T.O.S.
- 54.08' N.G.V.D.
- 50.08' N.G.V.D.
- PENTHOUSE LEVEL
- 39.64' N.G.V.D.
- LOWER ROOF DECK
- 38.47' N.G.V.D.
- LEVEL 300
- 29.14' N.G.V.D.
- LEVEL 200
- 19.64' N.G.V.D.
- 10.03' N.G.V.D.
- LOBBY LEVEL
- 7.14' N.G.V.D.

**SOUTH ELEVATION, PROPOSED DEMOLITION
(AFTER-THE-FACT)**

SCALE: 3/16" = 1'-0"



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

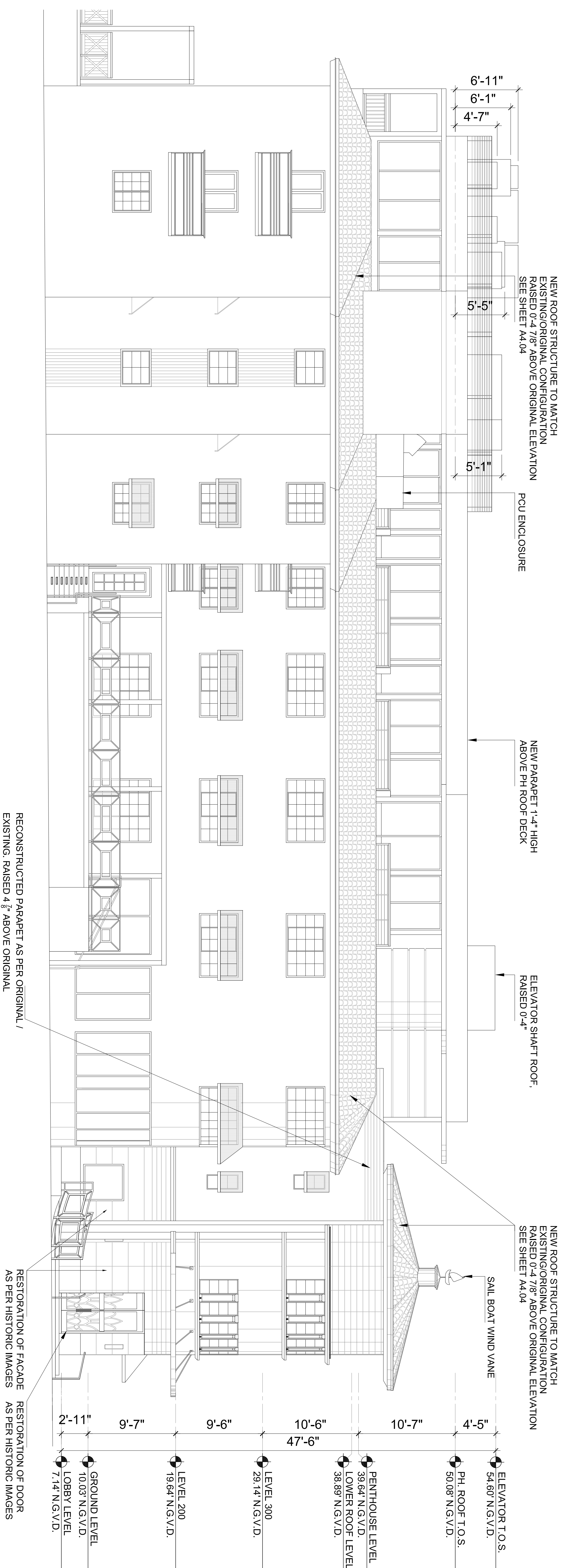
DWG. TITLE
PROPOSED SOUTH ELEVATION

SCALE
AS SHOWN

PROJECT NO.
2014-37

DATE
2014-37

SHEET NUMBER
09-18-16



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

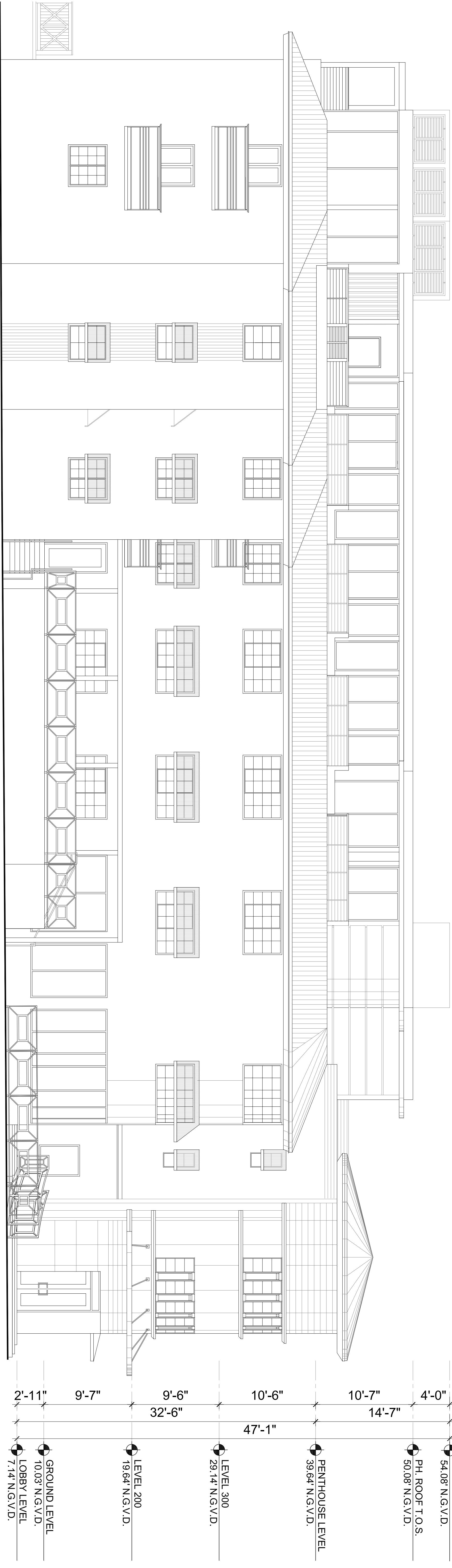


THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING # 1

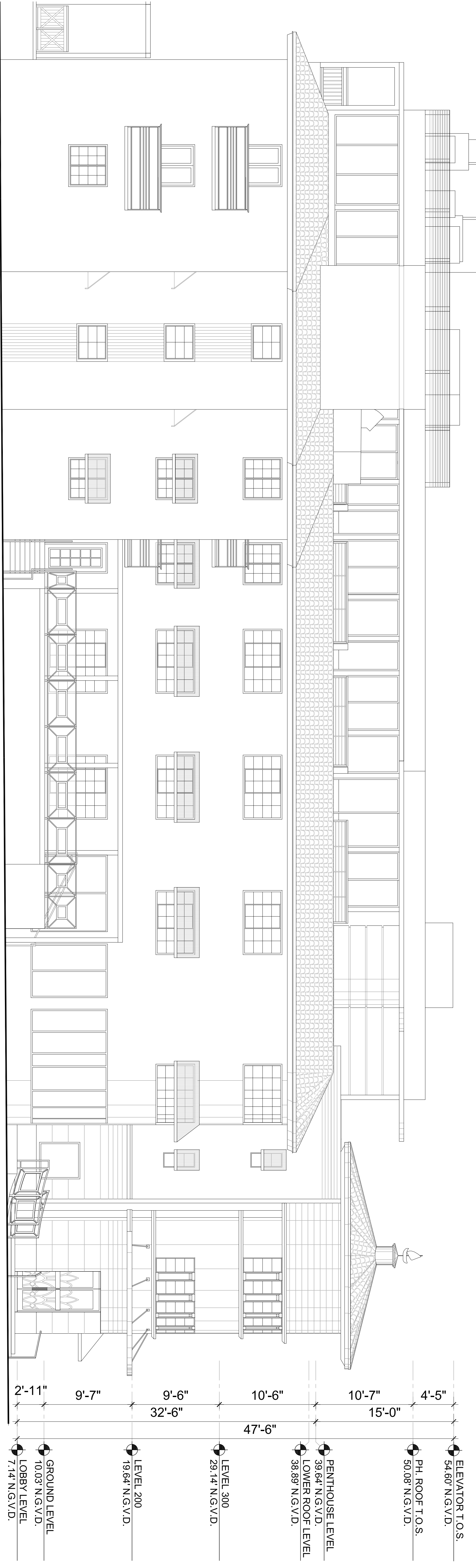
REVISIONS / SUBMISSIONS

DWG. TITLE
SOUTH ELEVATION
COMPARATIVE

SCALE AS SHOWN
PROJECT NO. 2014-37
DATE 09-18-16
SHEET NUMBER
A4.08



APPROVED SOUTH ELEVATION

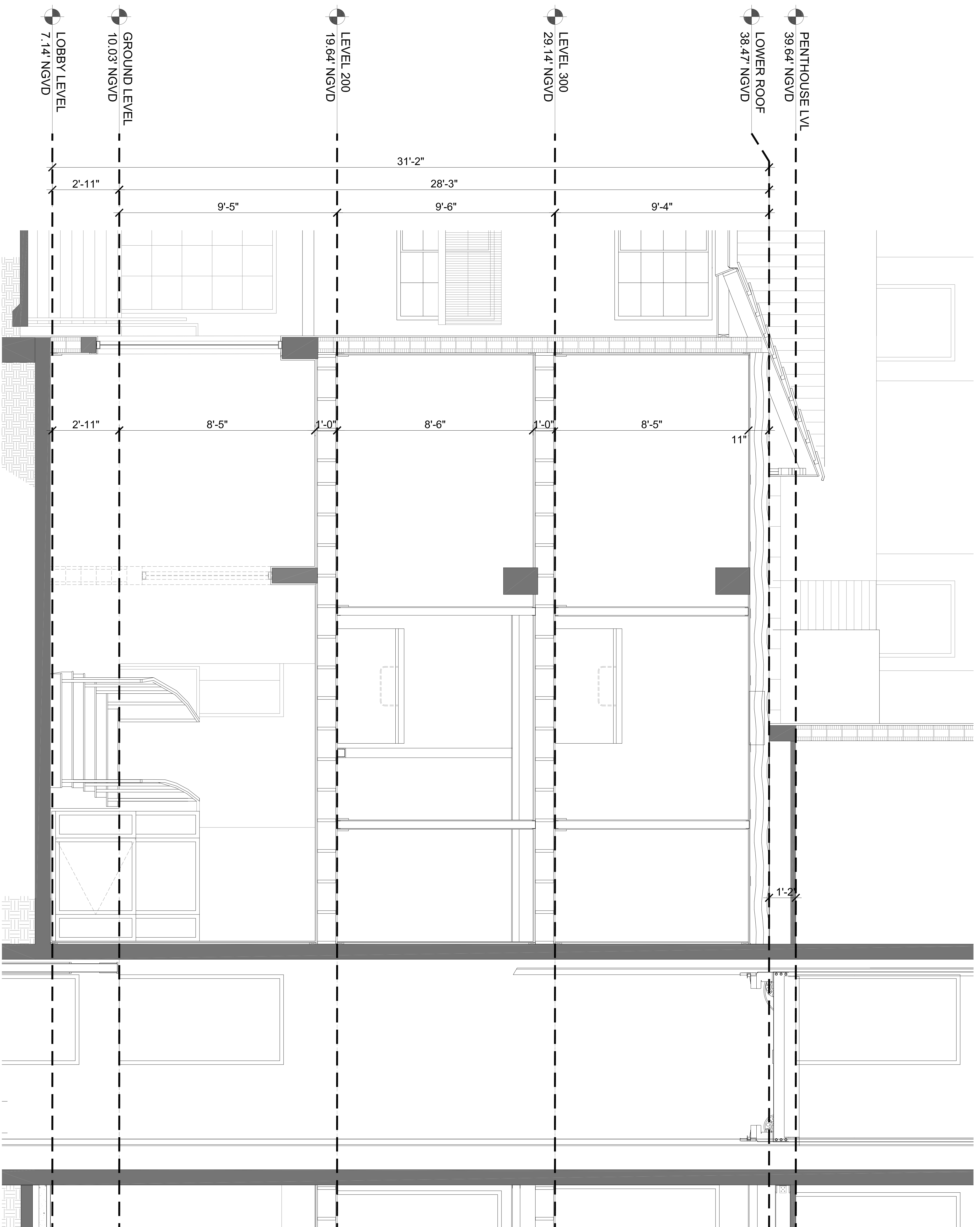


PROPOSED SOUTH ELEVATION

COMPARATIVE SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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APPROVED CROSS SECTION
(BUILDING PERMIT #B1502344, MARCH 31st, 2015)

SCALE: 1/2" = 1'-0"



THE PETER MILLER HOTEL (A LENNOX HOTEL)
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BUILDING # 1

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REVISIONS / SUBMISSIONS

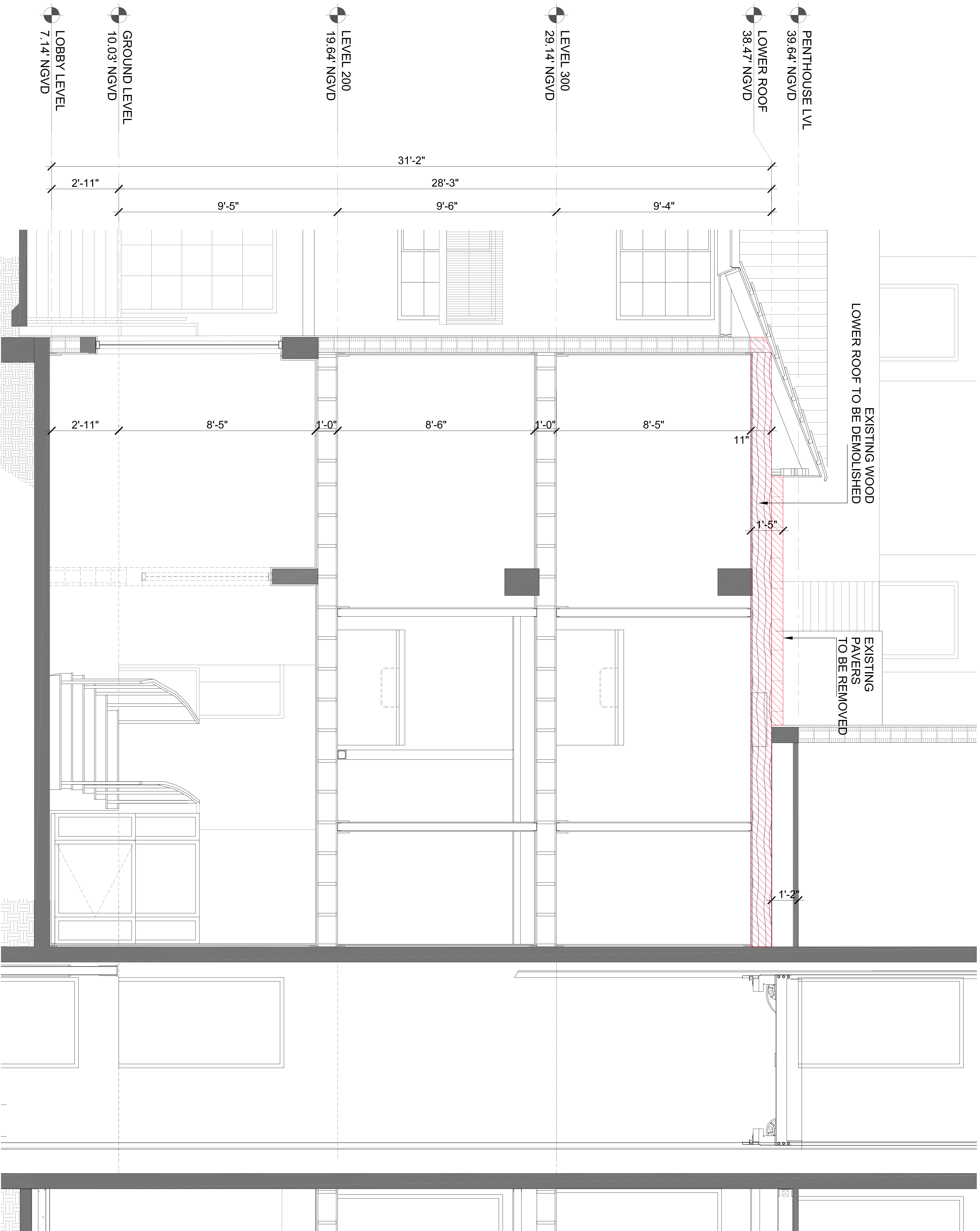
DWG. TITLE
APPROVED CROSS SECTION

SCALE
AS SHOWN

PROJECT NO.
2014-31

DATE
08-28-16

SHEET NUMBER
A5.01



**CROSS SECTION, PROPOSED DEMOLITION
(AFTER-THE-FACT)**

SCALE: 1/2" = 1'-0"

DWG. TITLE	CROSS SECTION, PROPOSED DEMOLITION (AFTER-THE-FACT)
SCALE	AS SHOWN
PROJECT NO.	
DATE	2014.31
SHEET NUMBER	08-18-16
	A5.01.1

REVISIONS / SUBMISSIONS

THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

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ARCHITECTURE ARCHITECTS
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8101 BISCAYNE BLVD.
MIAMI FL 33138-4854
TEL (305) 551-1740
FAX (305) 551-1740
bellinsonarchitects.com



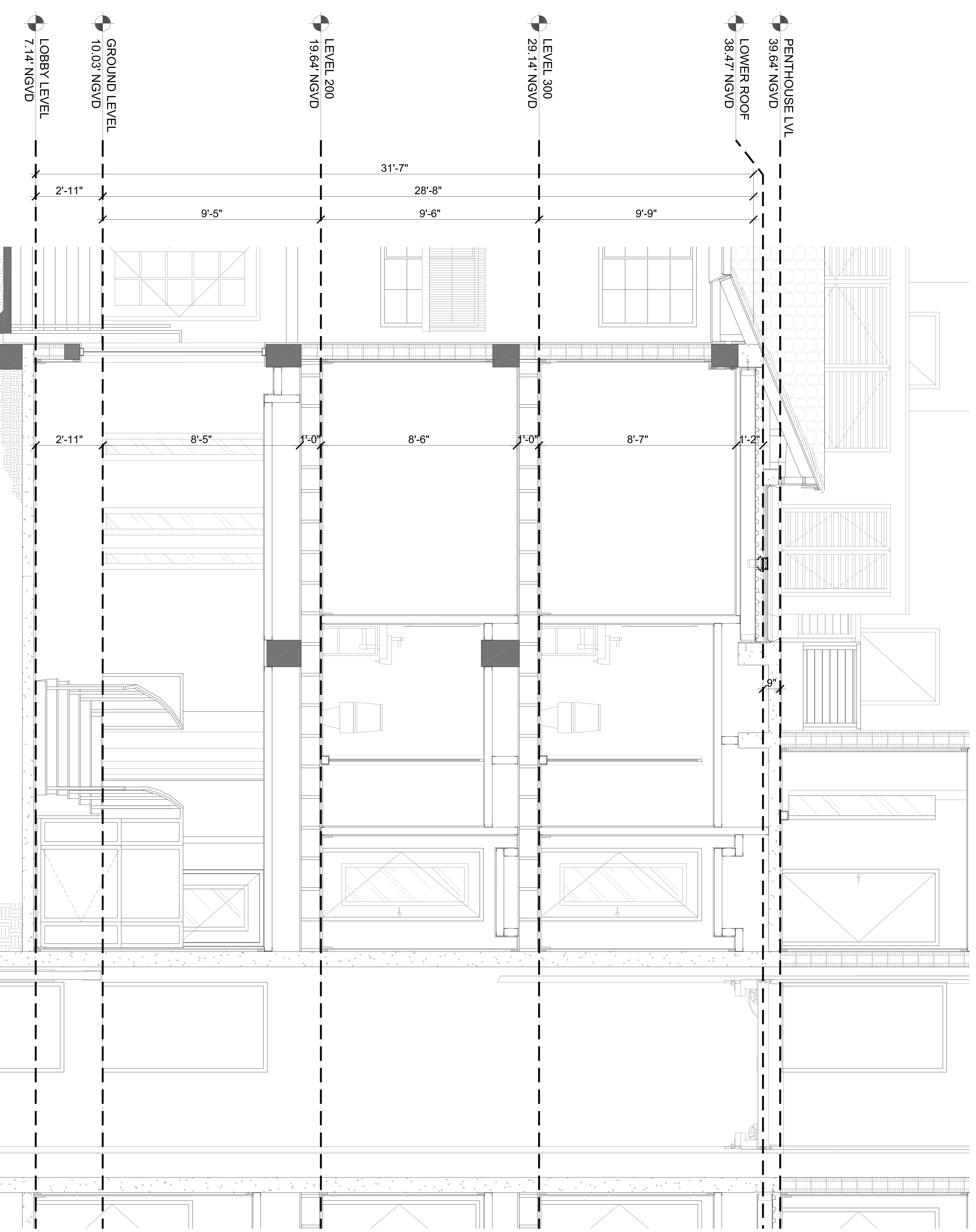
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bellinsonarchitects.com

THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS

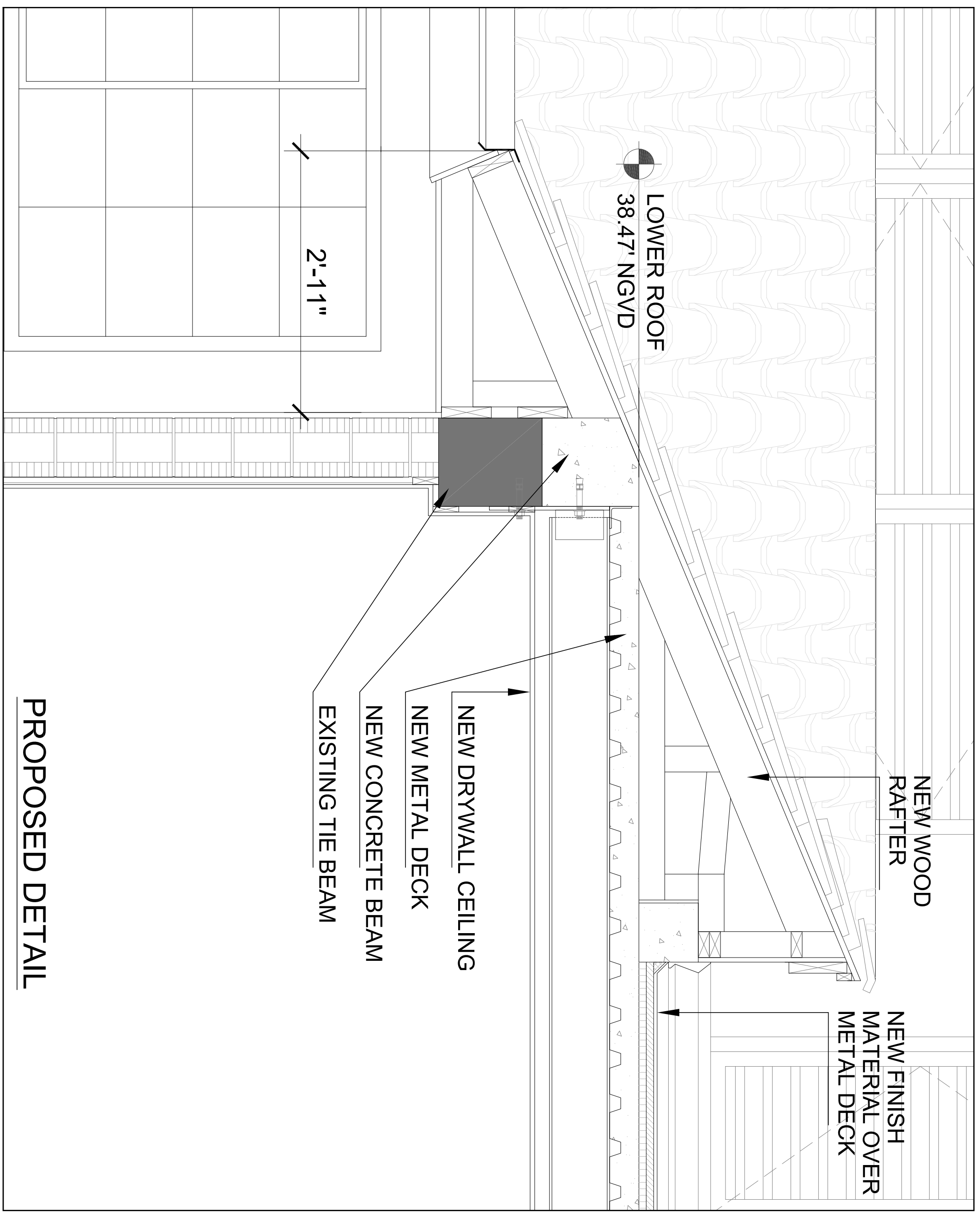
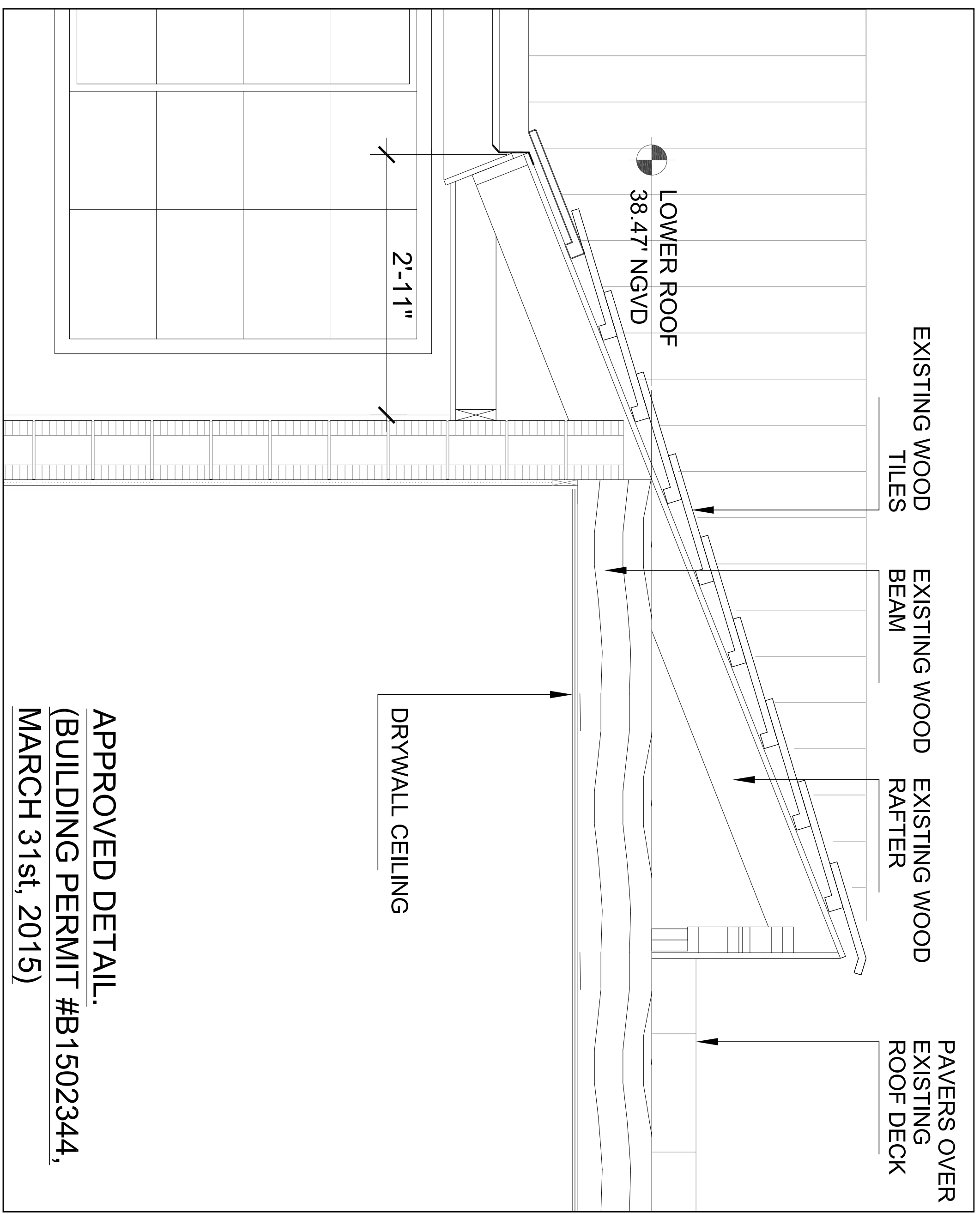
NO.	DATE	DESCRIPTION

DWG. TITLE
PROPOSED CROSS SECTION
SCALE
PROJECT NO. AS SHOWN
DATE 2014.31
SHEET NUMBER
A5.02



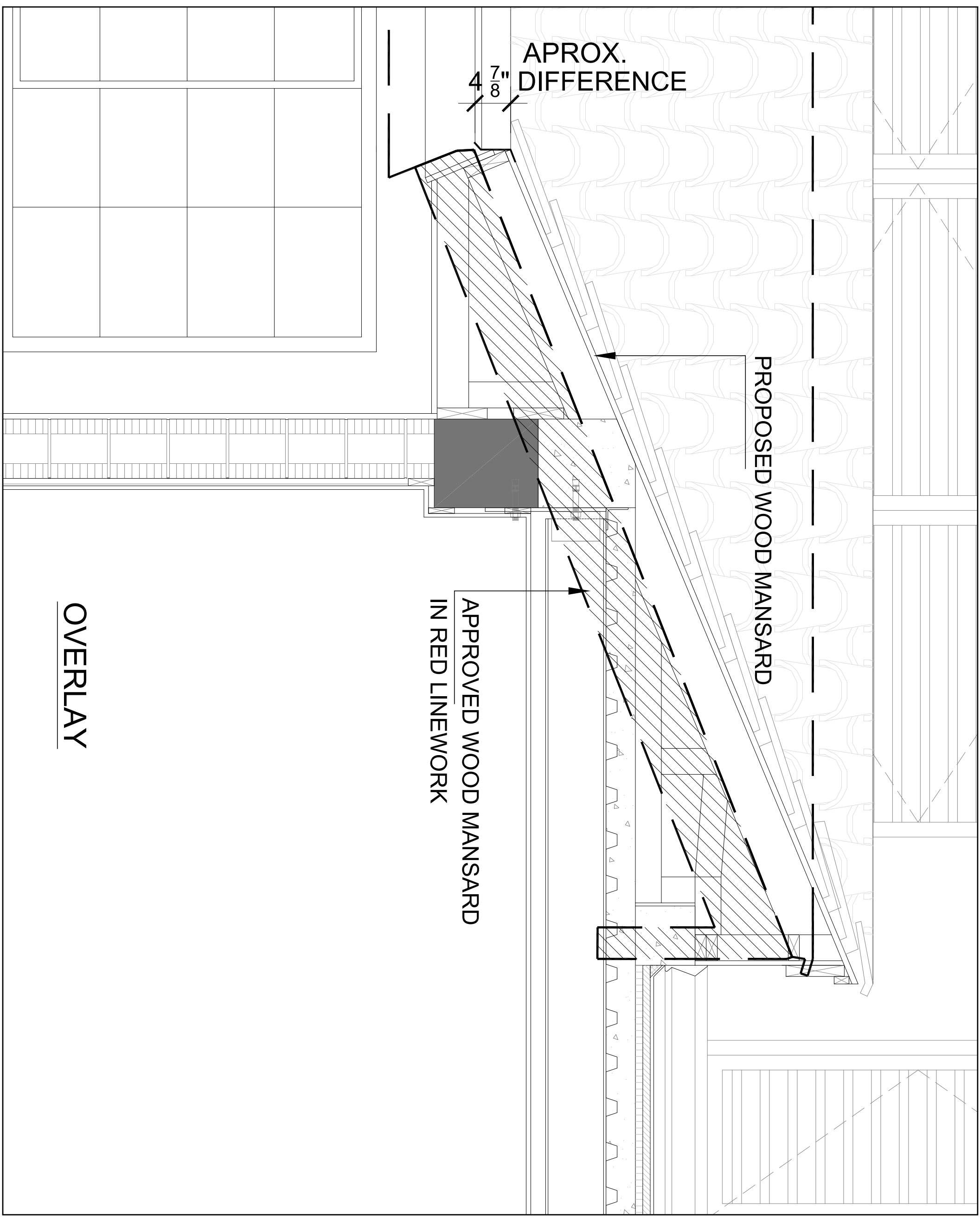
PROPOSED CROSS SECTION
SCALE: 1/2" = 1'-0"

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APPROVED DETAIL.
(BUILDING PERMIT #B1502344,
MARCH 31st, 2015)

PROPOSED DETAIL



OVERLAY



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

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REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE
COMPARATIVE DETAILS

SCALE
AS SHOWN

PROJECT NO.
2014-31
DATE
08-28-16
SHEET NUMBER
A5.03

COMPARATIVE DETAILS

SCALE: 1" = 1'-0"



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 1900 COLLINS AVE., MIAMI BEACH, FL 33139
 BUILDING # 1

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NO.	DATE	DESCRIPTION

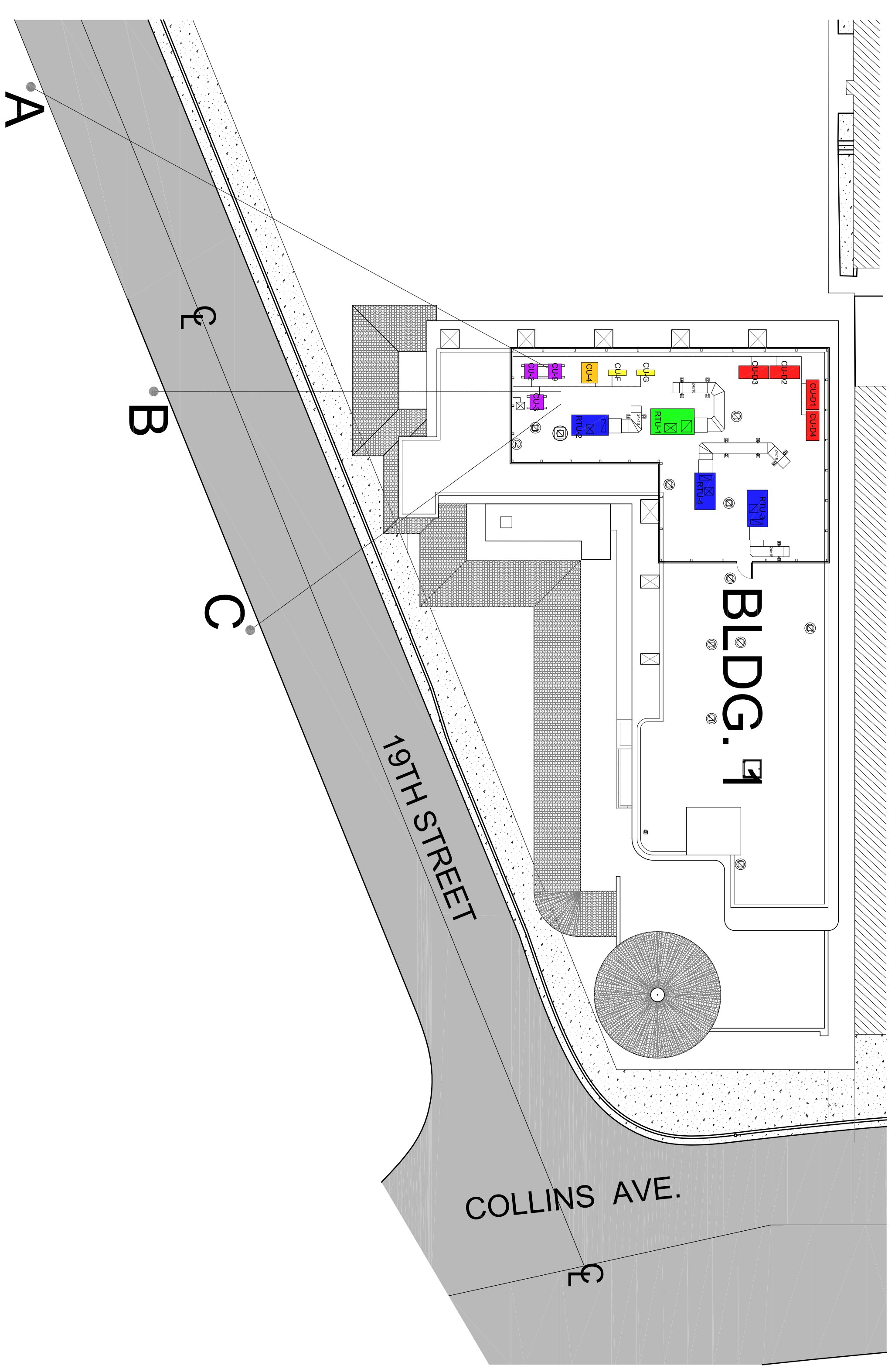
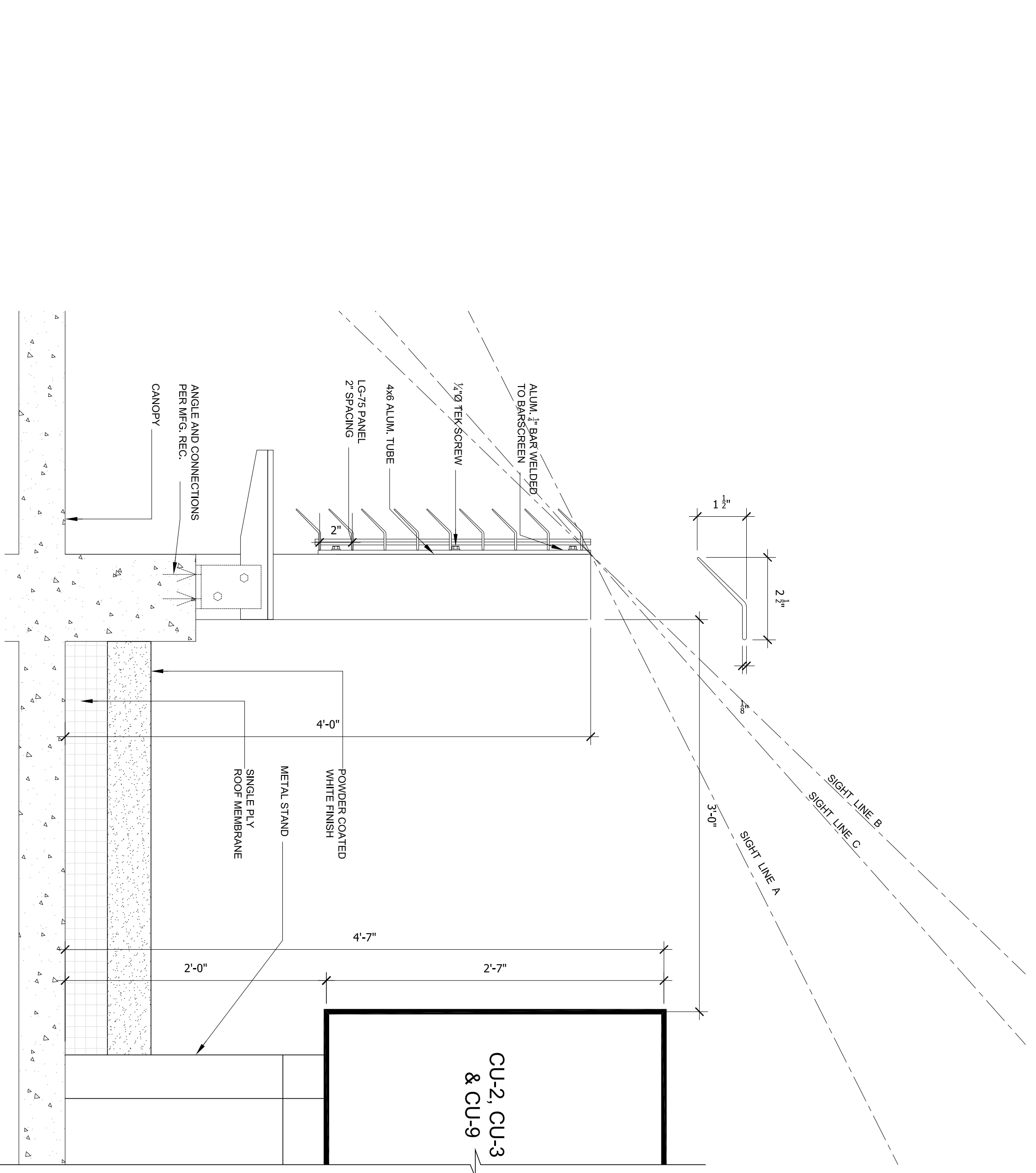
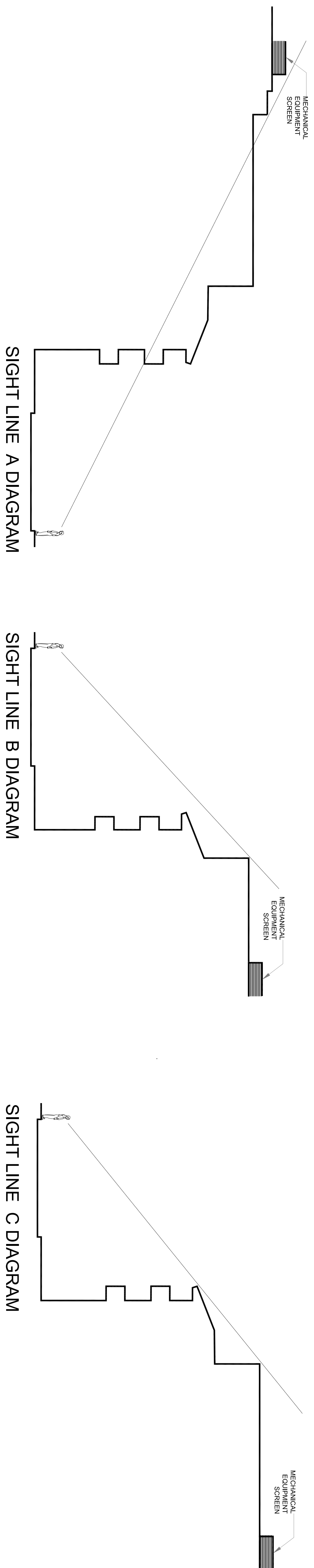
DWG. TITLE
SIGHT LINES

SCALE
AS SHOWN

PROJECT NO.
2014-37

DATE
09-18-16

SHEET NUMBER
A6.01



EQUIPMENT & SCREEN DETAIL

PENTHOUSE ROOF
SITE PLAN
SCALE: 1/16" = 1'-0"



THE PETER MILLER HOTEL (A LENNOX HOTEL)
1900 COLLINS AVE, MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

DWG. TITLE

SIGHT LINE ELEVATION

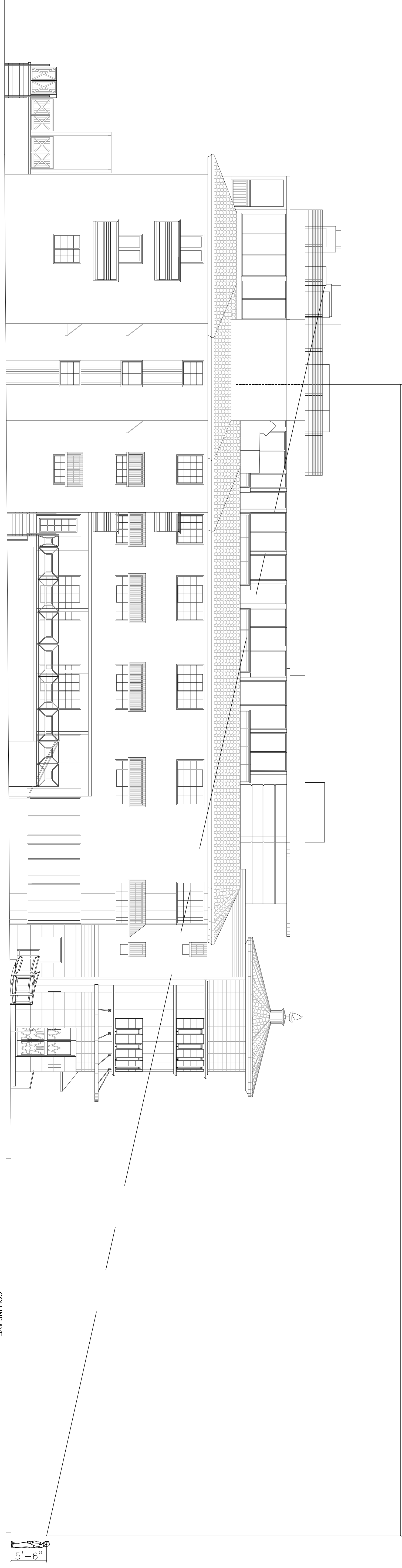
SCALE

PROJECT NO.

DATE

SHEET NUMBER

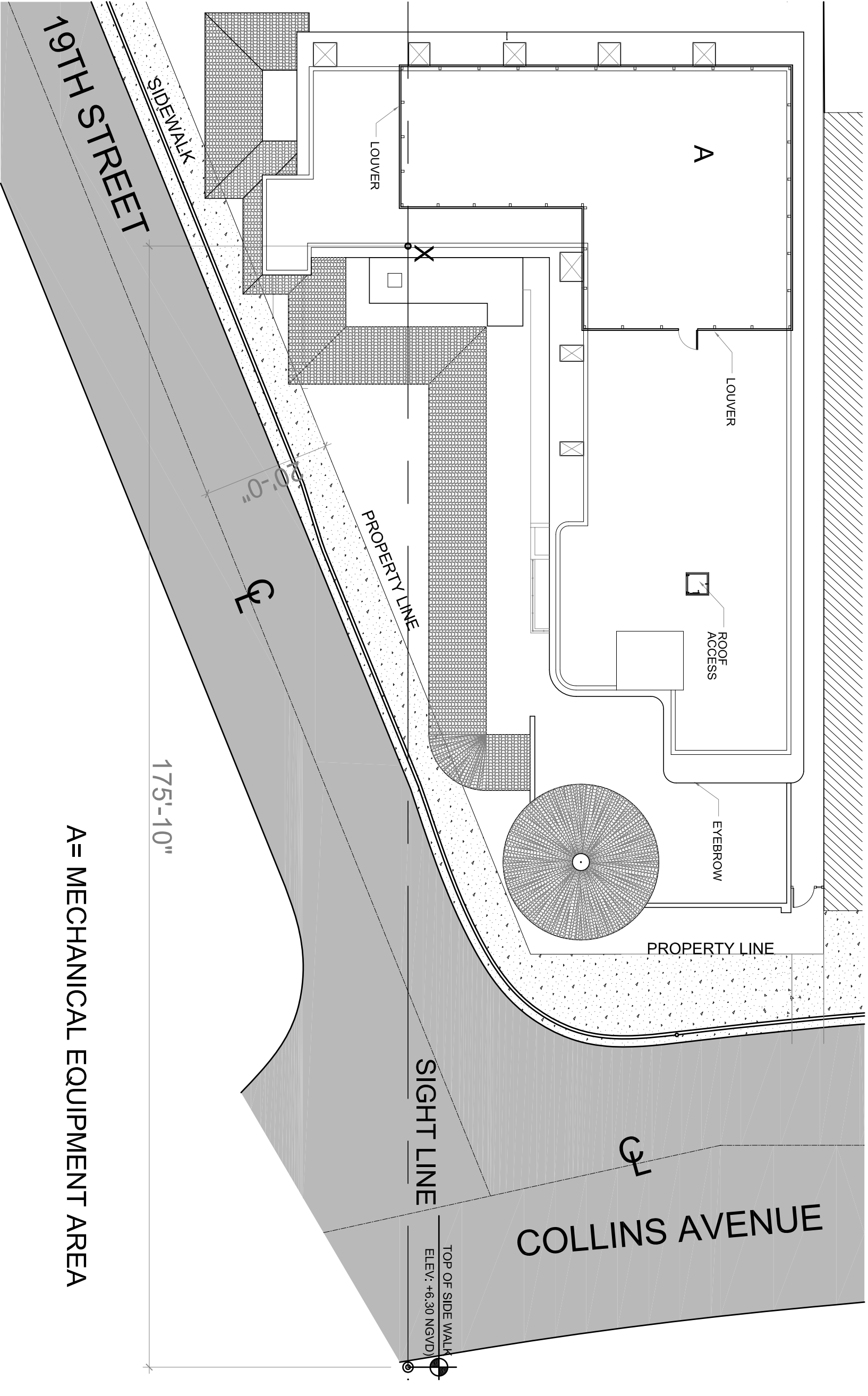
A6.02



THE PETER MILLER HOTEL
SOUTH SIGHT LINE ELEVATION SCALE: 1/8" = 1'-0"



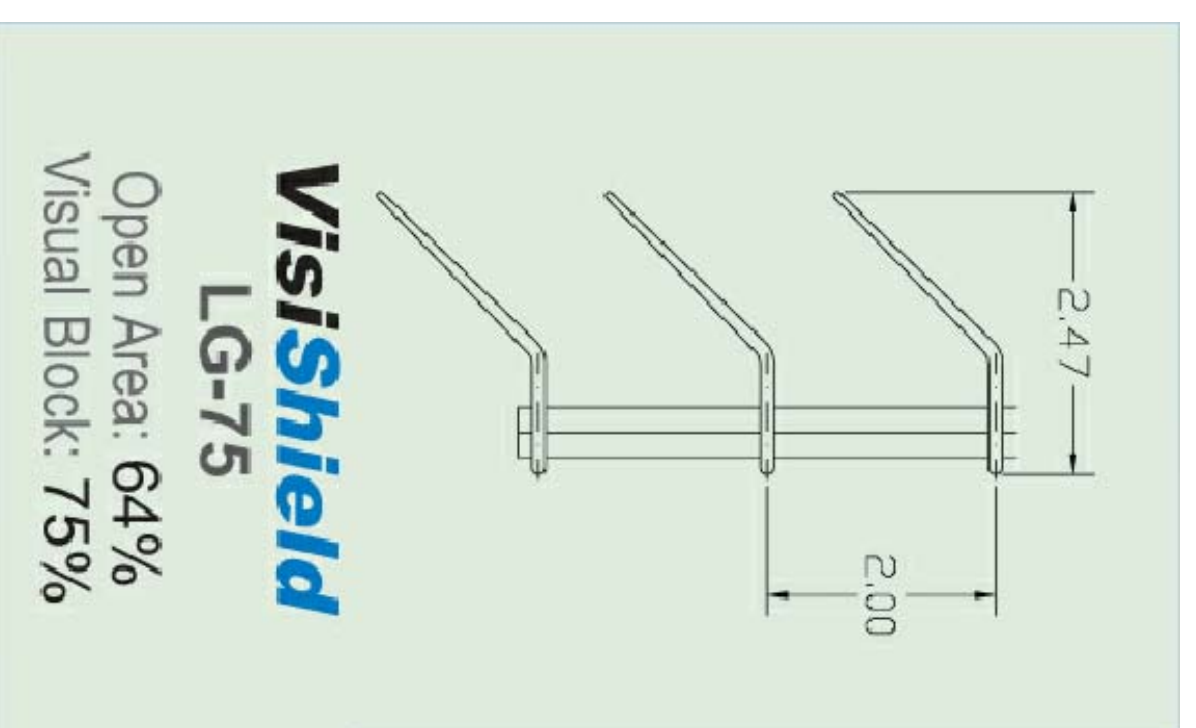
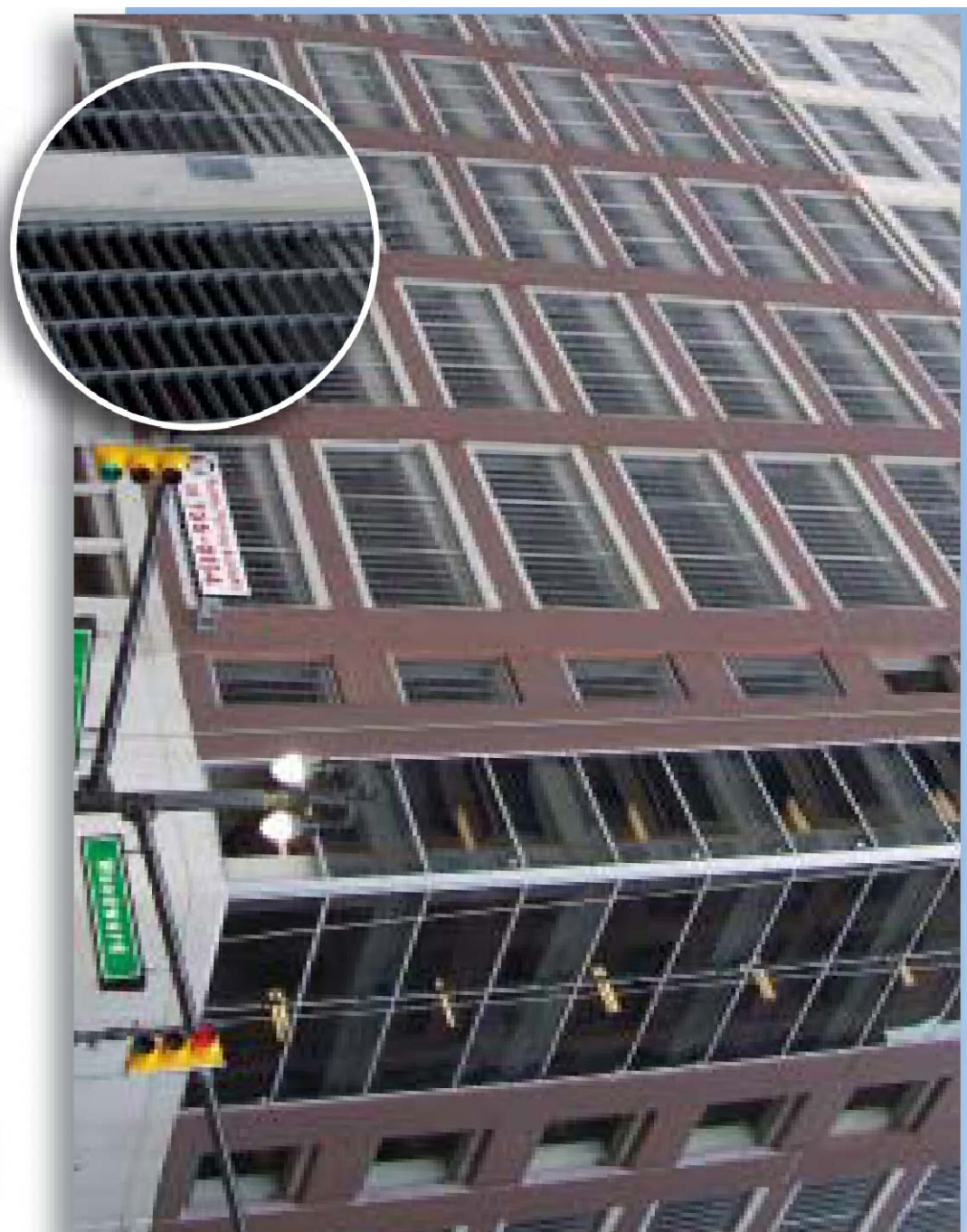
THE PETER MILLER HOTEL



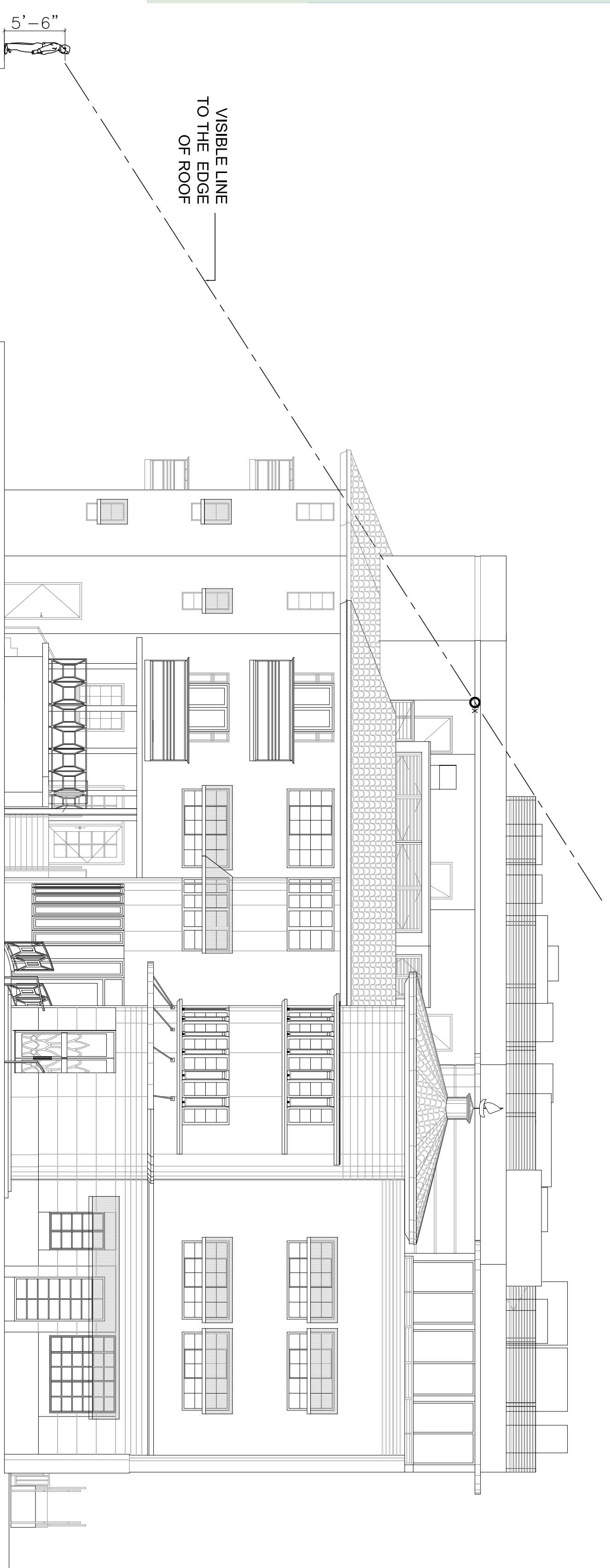
THE PETER MILLER HOTEL
SITE PLAN SCALE: 1/16" = 1'-0"

A = MECHANICAL EQUIPMENT AREA

Egg-Crate GRILLES...



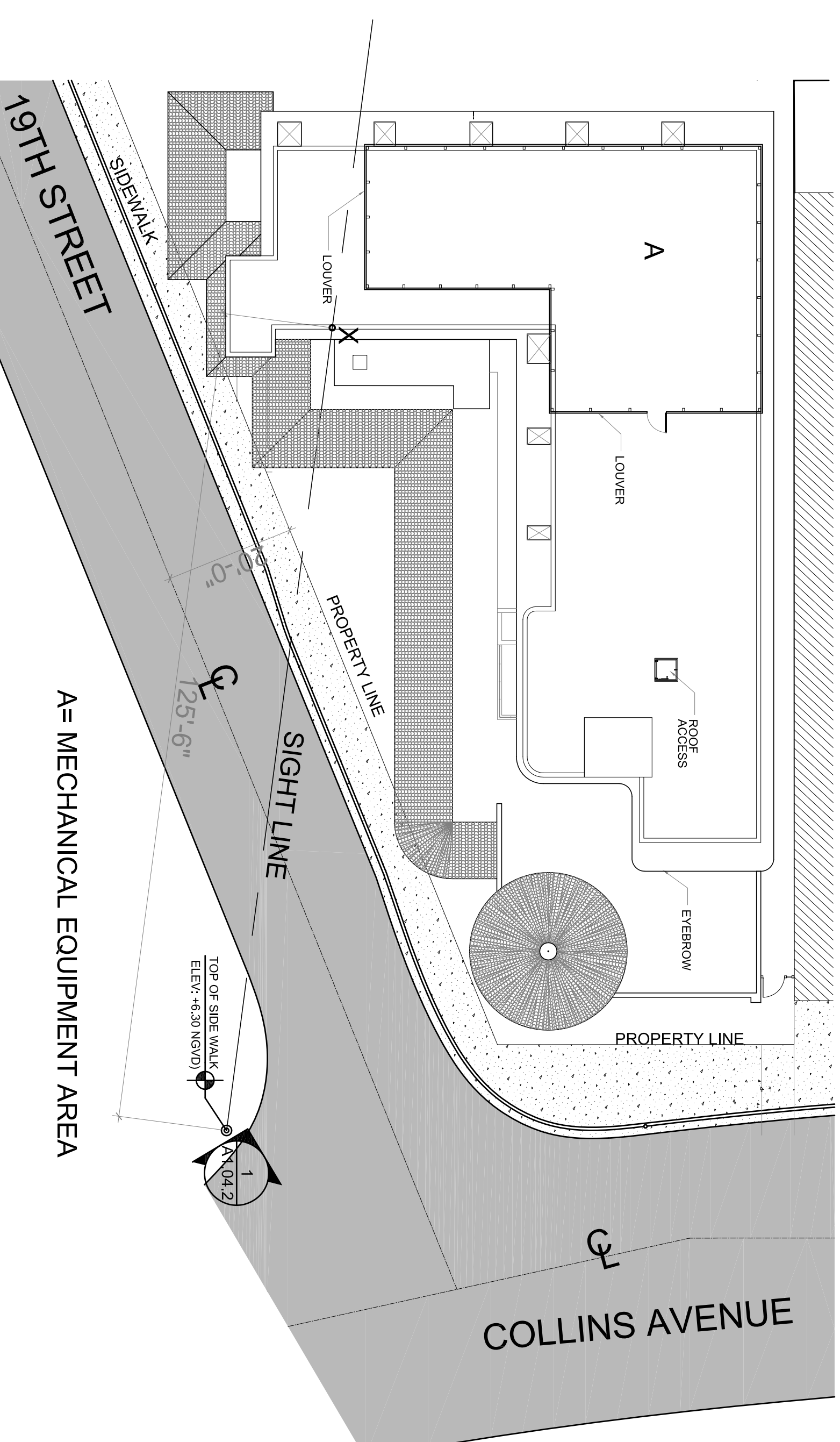
TOP OF EQUIPMENT ALUM. SCREEN



**THE PETER MILLER HOTEL
EAST ELEVATION**
SCALE: 1/8" = 1'-0"



THE PETER MILLER HOTEL



**THE PETER MILLER HOTEL
SITE PLAN**
SCALE: 1/16" = 1'-0"

THE PETER MILLER HOTEL (A LENNOX HOTEL)

1900 COLLINS AVE. MIAMI BEACH, FL 33139
BUILDING # 1

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

DWG. TITLE	SIGHT LINE ELEVATION
SCALE	AS SHOWN
PROJECT NO.	2014-31
DATE	08-28-16
SHEET NUMBER	A6.03

**BELLINSON
GOMEZ**

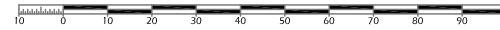
ARCHITECTS P.A.

REGISTERED ARCHITECTS
2005 AVENUE ANTOINETTE
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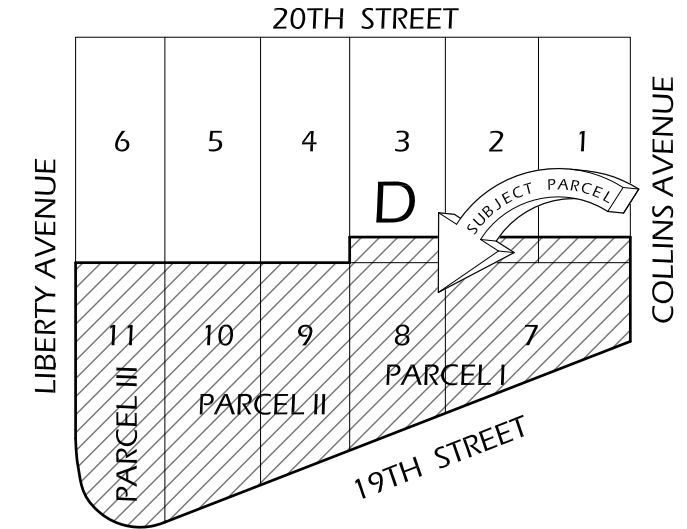
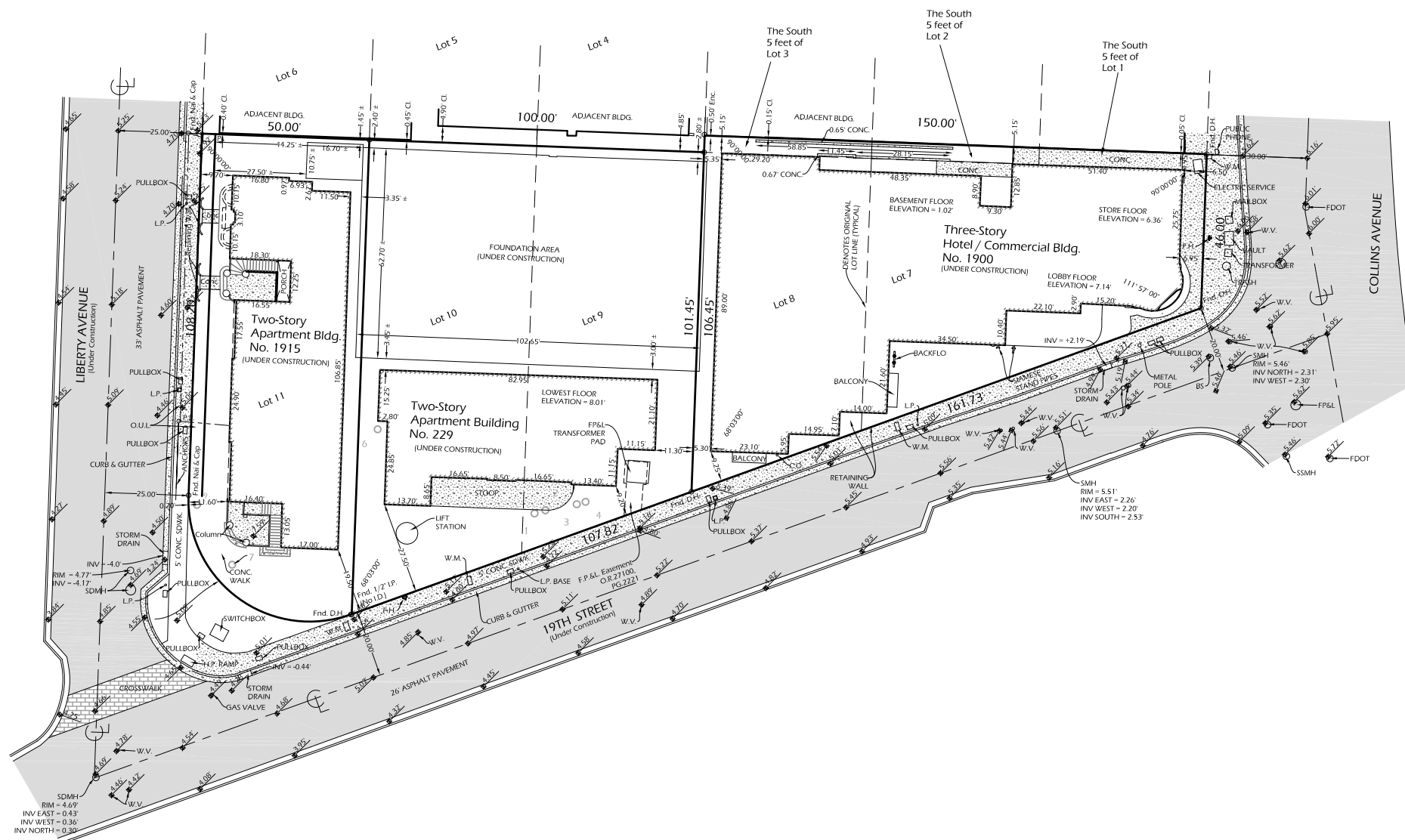
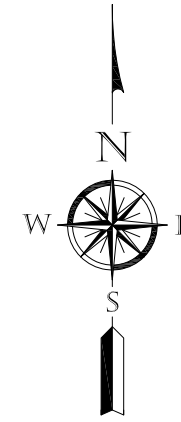
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BOUNDARY SURVEY

GRAPHIC SCALE



Scale: 1"=20'



LOCATION SKETCH
NTS

- Surveyor's Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
 - Underground utilities shown are based on field ground markings provided by others.
 - Bearings, if shown, are based on assumed meridian or Plat of Record.
 - Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
 - Legal description provided by client.
 - This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
 - There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
 - This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
 - This survey was based on the monuments found on the field.

LEGAL DESCRIPTION:
PARCEL I
 Lots 7 & 8 and the South 5 feet of Lots 1, 2 & 3, Block D, OCEAN FRONT PRPOERTY 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.
AND
PARCEL II
 Lots 9 & 10, Block D, OCEAN FRONT PRPOERTY 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.
AND
PARCEL III
 Lot 11, Block D, OCEAN FRONT PRPOERTY 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.

PREPARED FOR: Diego Arguello or assigns, 1900 Collins Avenue, Miami Beach, FL 33139

- Surveyor's Note:
- ♦ Denotes Spot Elevation at NGVD 1929
 - Elevations shown refer to City of Miami Beach Benchmark No. 20-02: Elevation = 5.45' Bay Datum [4.67' NGVD 1929].

<p>LEGEND</p> <ul style="list-style-type: none"> Δ - Central Angle A - Arc A/C - Air Conditioner ASH - Asphalt BS - Bellmouth Manhole C.B. - Catch Basin CBS - Concrete Block Structure CH - Chord Chatta - Chattahoochee CL - Center Line CLF - Chain Link Fence CL - Clear Conc. - Concrete D - Deed Ø - Diameter DH - Drill Hole DME - Drainage & Maintenance Easmt Easmt - Easement Enc. - Encroachment FDOT - Florida Department of Transportation Storm Manhole F.H. - Fire Hydrant FIR - Found 1/2" Iron Rebar FP&L - Florida Power & Light Manhole ID - Identification INV - Invert Elevation I.P. - Iron Pipe LB - Licensed Business LP - Light Pole L.S. - Land Surveyor M - Measured MAINT. - Maintenance ME - Maintenance Easement MH - Manhole M - Monument N/A - Not Applicable N/D - Nail & Disc N - Number NTS - Not to Scale O/S - Offset O.U.L. - Overhead Utility Lines P - Plat PB - Point of Beginning PC - Point of Curvature PCP - Permanent Control Point PG - Page P.I. - Point of Intersection N/D - Nail & Disc PKWY - Parkway PL - Planter PLS - Professional Land Surveyor P.O.B. - Point of Beginning P.O.C. - Point of Commencement P.P. - Power Pole PRC - Point of Reverse Curvature PRM - Point of Reference Monument PT - Point of Tangency R - Radius Res. - Residence R.L.S. - Registered Land Surveyor RNG - Range R/R - Railroad RSM - Registered Surveyor & Mapper R/W - Right-of-Way Sdwk - Sidewalk Sec. - Section SDMH - Storm Drain Manhole S.M.H. - Sanitary Manhole SSMH - Sanitary Sewer Manhole T - Tangent Trans. - Transformer U.E. - Utility Easement UTIL - Utility W.F. - Wood Fence W.M. - Water Meter W.V. - Water Valve 	<p>SURVEYOR'S SEAL Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.</p> <p>REVISOR: 01-21-12 07-08-16</p>	<p>MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, Florida 33256-0126 Tel. (305) 278-2494</p> <p><i>Nelson Mojarena</i> NELSON MOJARENA Registered Surveyor & Mapper No. 5504 State of Florida</p>	<p>FLOOD ZONE: AE DATE: 09-04-10 SCALE: 1" = 20' BASE: 8 DWN. BY: N.M. JOB NO.: 10-0191</p>
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ELEVATION CERTIFICATE

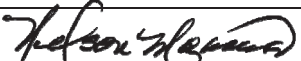
IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015


SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Diego Agnelli or assigns		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1900 Collins Avenue		Company NAIC Number:
City Miami Beach	State FL	ZIP Code 33139
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #02-3226-001-0140		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-residential</u>		
A5. Latitude/Longitude: Lat. <u>25.79514° N</u> Long. <u>-80.12946° W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>4</u>		
A8. For a building with a crawl space or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawl space or enclosure(s) <u>8390.5</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>N/A</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Miami Beach 120651		B2. County Name MIAMI-DADE		B3. State FL	
B4. Map/Panel Number 12086C 0317	B5. Suffix L	B6. FIRM Index Date 9/11/09	B7. FIRM Panel Effective/ Revised Date 9/11/09	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date ____/____/____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)			
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input checked="" type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.			
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized <u>City of MB BM#20-02</u> Vertical Datum <u>NGVD 1929</u>			
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.			
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>1 . 2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
b) Top of the next higher floor	<u>7 . 1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A .</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
d) Attached garage (top of slab)	<u>N/A .</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>9 . 9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5 . 6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)	<u>6 . 4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>6 . 2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION					
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.					
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.			Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Check here if attachments.					
Certifier's Name Nelson Mojarena		License Number 5504			
Title President	Company Name Mojarena & Associates, Inc.				
Address P.O. Box 56-0126	City Miami	State FL	Zip Code 33256-0126		
Signature 	Date 3/16/2016	Telephone (305) 278-2494	10-0191		

PLACE SEAL HERE



3/16/2016
RSM #5504

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1900 Collins Avenue			Policy Number:	
City Miami Beach	State FL	ZIP Code 33139	Company NAIC Number:	

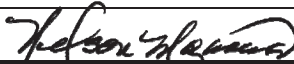
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments
C2. e) Type of Machinery Servicing Building = Bottom of Electric Meter

A5. Obtained Latitude/Longitude from <http://itouchmap.com/latlong.html> A8. d) Engineered flood openings information not provided.

C2. a) Top of bottom floor (including basement, crawl space, or enclosure floor) = Basement

Signature  Date **3/16/2016**

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawl space, or enclosure) is ___ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawl space, or enclosure) is ___ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ___ feet meters above or below the HAG.

E3. Attached garage (top of slab) is ___ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is ___ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: ___ feet meters Datum

G9. BFE or (in Zone AO) depth of flooding at the building site: ___ feet meters Datum

G10. Community's design flood elevation: ___ feet meters Datum

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1900 Collins Avenue			Policy Number:
City Miami Beach	State FL	ZIP Code 33139	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View 3/16/2016



Rear View 3/16/2016



Right Side View 3/16/2016



Left Side View 3/16/2016

PROJECT DATA

LEGAL DESCRIPTION

PARCEL I

Lots 7 & 8 and the south 5 feet of Lots 1,2 & 3, Block D, 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.

AND

PARCEL II

Lots 9 & 10, Block D, OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, Page 7 of the Public Records of MIAMI DADE County, Florida.

AND

PARCEL III

Lots 11, Block D, OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, Page 7 of the Public Records of MIAMI DADE County, Florida.

SITE PLAN INFORMATION

ZONING DESIGNATION: CD -2
 FLOOD ZONE: AE-8
 TYPE OF OCCUPANCY: HOTEL
 NET LOT AREA: 30,514 SF (0.70 ACRES)

BASE F.A.R.

BASE F.A.R.: 2.0

FLOOR AREA RATIO

	ALLOWED	PROVIDED	
30,514 SF X 2.0	61,028 SF	36,914 SF	EXISTING STRUCTURE
		21,001 SF	NEW CONSTRUCTION
		57,915 SF	TOTAL

BUILDING SETBACKS - BUILDINGS 1,2,3 EXISTING TO REMAIN

BUILDING 4		REQUIRED	PROVIDED
FRONT	19TH STREET:	20' - 0"	
SIDES	(TOTAL 16% MIN. 8%)		
	COLLINS AVENUE:	N/A	N/A
	LIBERTY AVENUE:	N/A	
N/A			
REAR	NORTH	8' - 3 ³ / ₄ "	5' - 0" (EXISTING STRUCTURE) 5' - 0" (NEW CONSTRUCTION)

BUILDING HEIGHT BUILDING # 4

ALLOWED	PROVIDED
50' - 0" FROM GRADE	48' - 4"
5 STORIES	5 STORIES

HOTEL UNIT COUNT: SQUARE FOOTAGE - VARIANCE REQUIRED

BUILDING #	NO. OF UNITS	UNIT SIZES: -300	UNIT SIZES 300 - 335	UNIT SIZES 335+
BUILDING 1	66	56	5	5
BUILDING 2	14	0	0	14
BUILDING 3	15	0	7	8
BUILDING 4	25	0	0	25

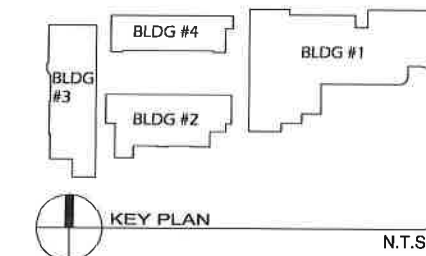
TOTAL # OF UNITS 120 UNITS

PARKING REQUIRED

HOTEL ROOMS (NEW CONSTRUCTION)
 BUILDING #1 10 UNITS X 1 SPACE/UNIT = 10 PARKING SPACES (5) UNDER PROPOSED
 PARKING AMENDMENT
 BUILDING #4 25 UNITS X 1 SPACE/UNIT = 25 PARKING SPACES (13) UNDER PROPOSED
 PARKING AMENDMENT

PARKING PROVIDED

25 PARKING SPACES



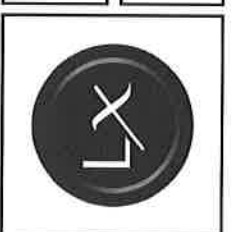
REVISIONS / SUBMISSIONS
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 1900 COLLINS AVENUE / 229 19th STREET
 1915 LIBERTY AVE. MIAMI BEACH, FL 33139

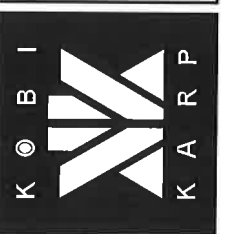
PROJECT DATA



Lic. # AR0012578

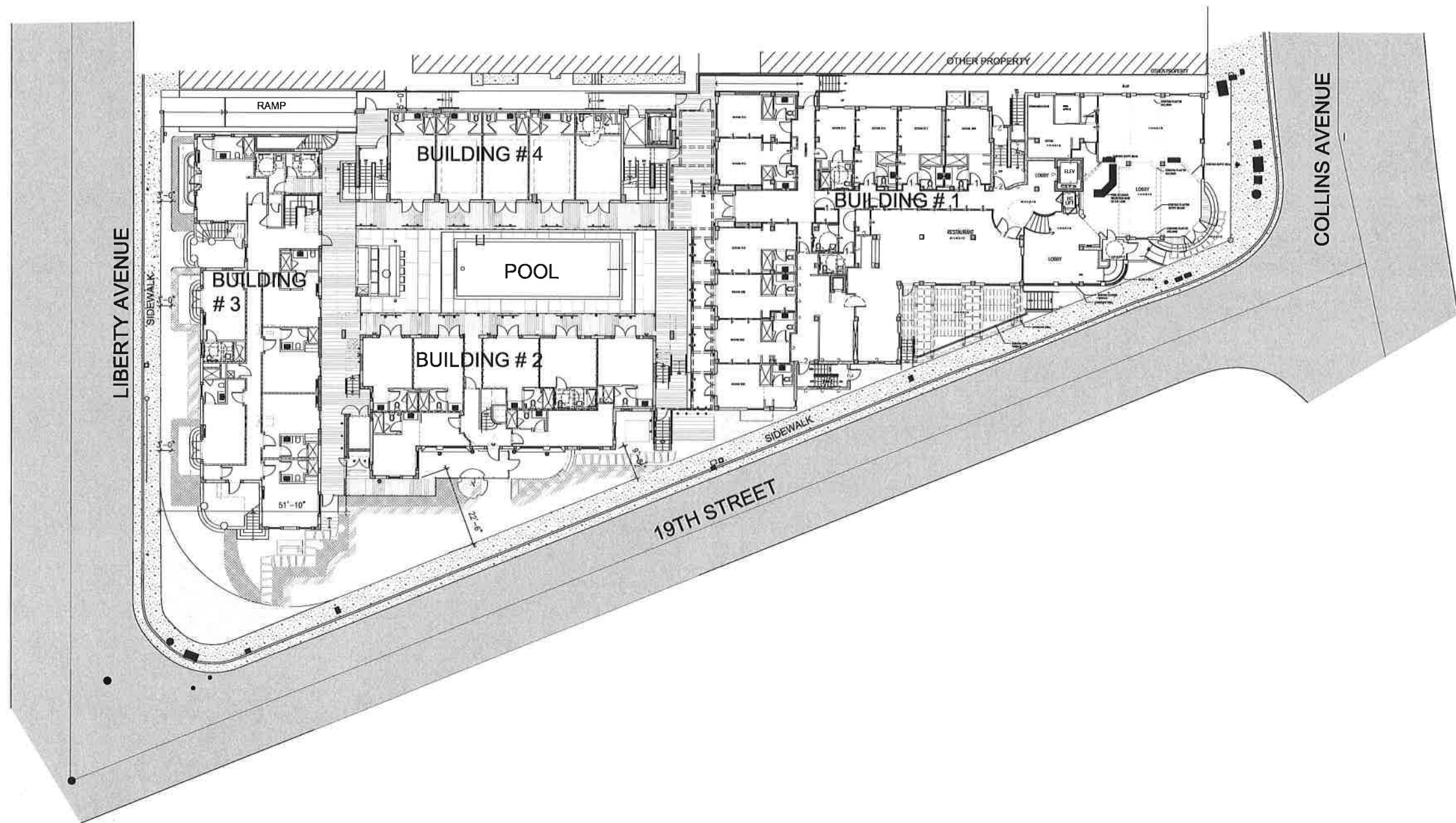
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2915 Biscayne Boulevard
 Suite 200
 Miami, FL 33137
 P: 305.573.1818
 F: 305.573.3766
 WWW.KOBKARP.COM



DRAWN BY:
 CHECKED BY:
 DATE: 04-18-2012

A0.02



PROPOSED SITE PLAN

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

-  18" HIGH LANDSCAPE BARRIER.
-  42" HIGH LANDSCAPE BARRIER.

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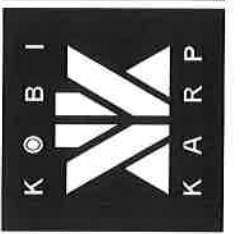
LENNOX HOTEL
229 19th STREET, MIAMI BEACH, FL 33139
BUILDING #2

OVERALL SITE PLAN
GROUND LEVEL



Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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Suite 200
Miami, FL 33137
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F: 305.573.3768
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 09-11-2012

A1.00

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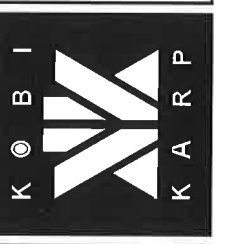
PROPOSED
 ROOF TOP LEVEL
 FLOOR PLAN



Lic. # AR0012578

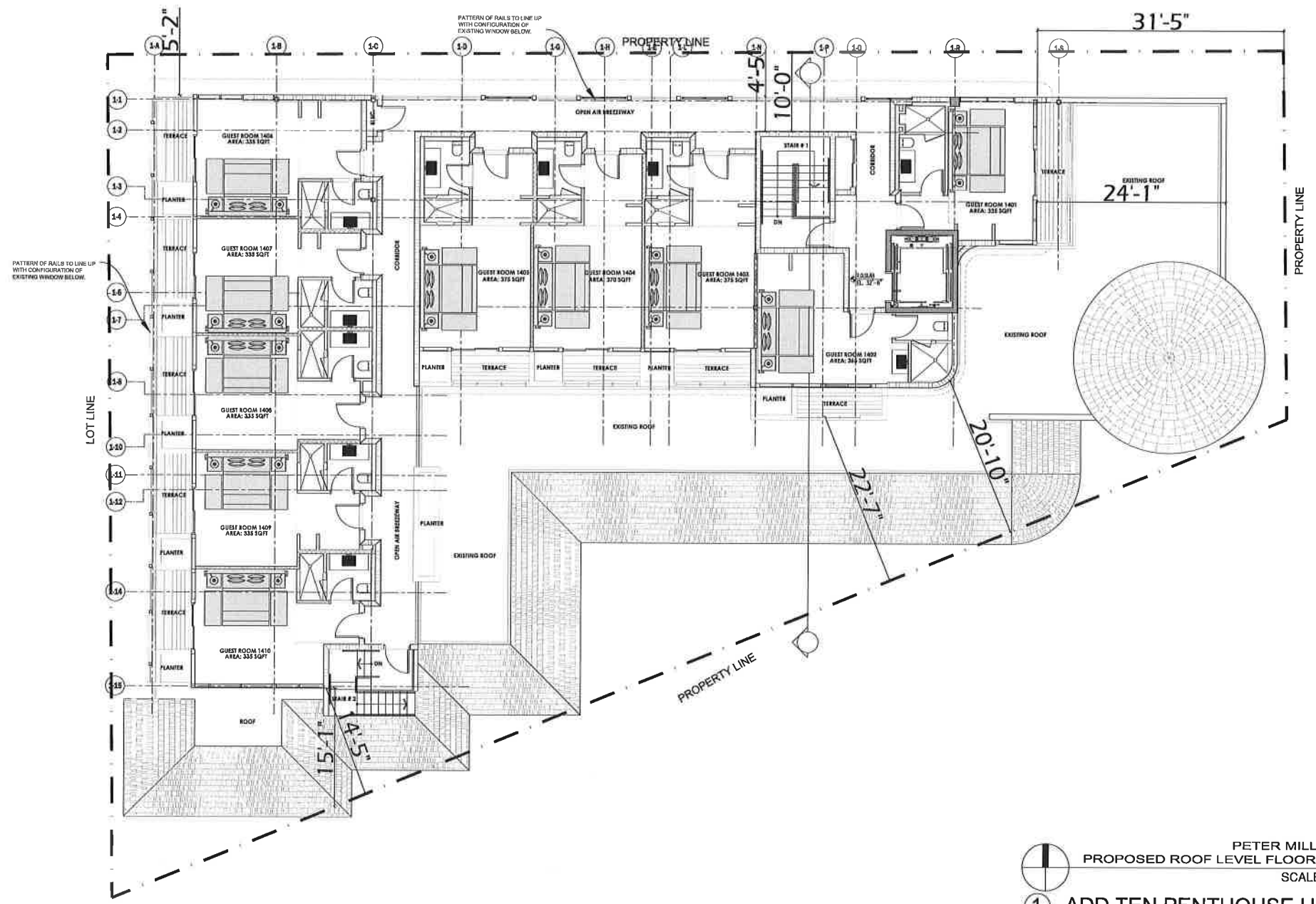
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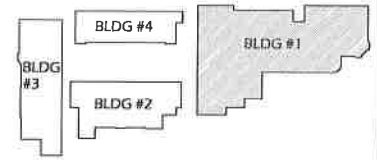
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 CHECKED BY:
 DATE: 10-19-2012

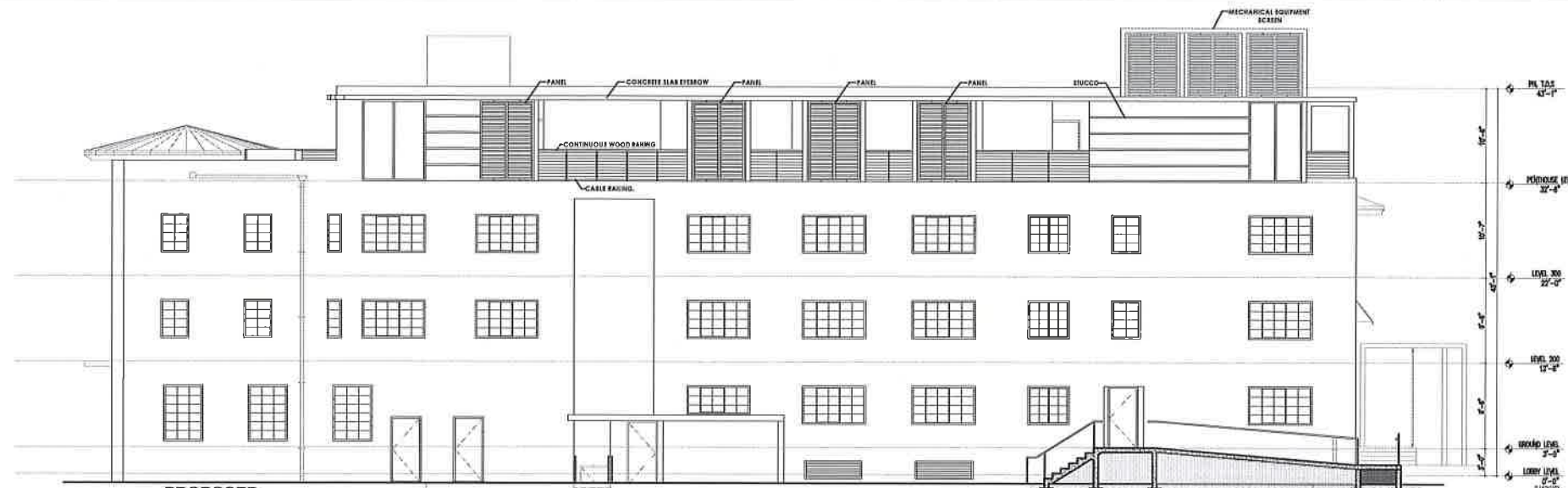
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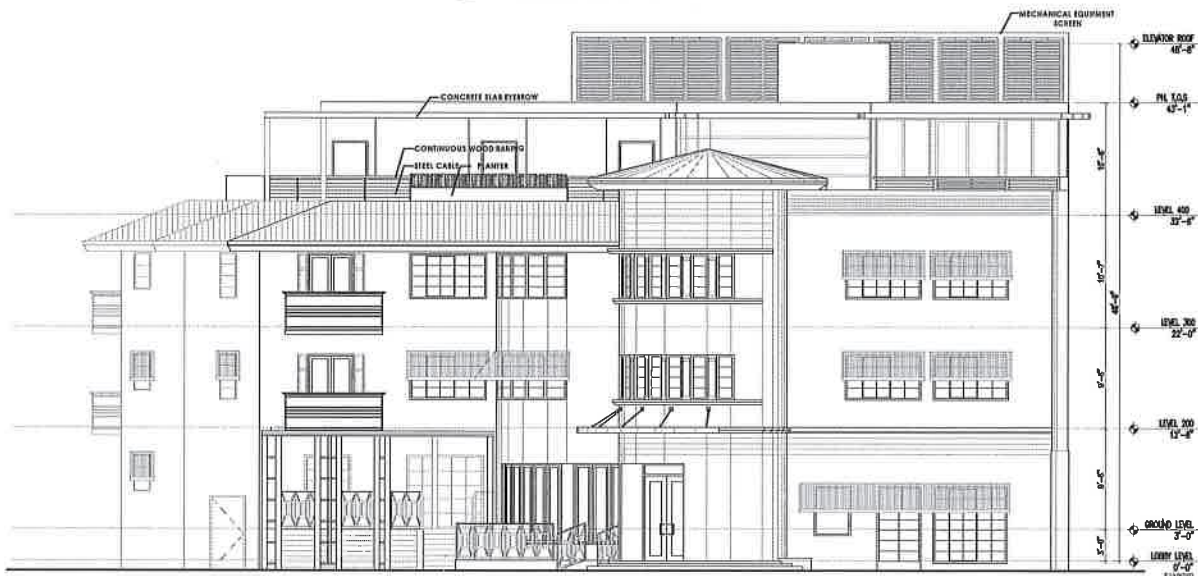
PETER MILLER HOTEL
 PROPOSED ROOF LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1 ADD TEN PENTHOUSE UNITS
 TO THE ROOF OF THE PETER
 MILLER.

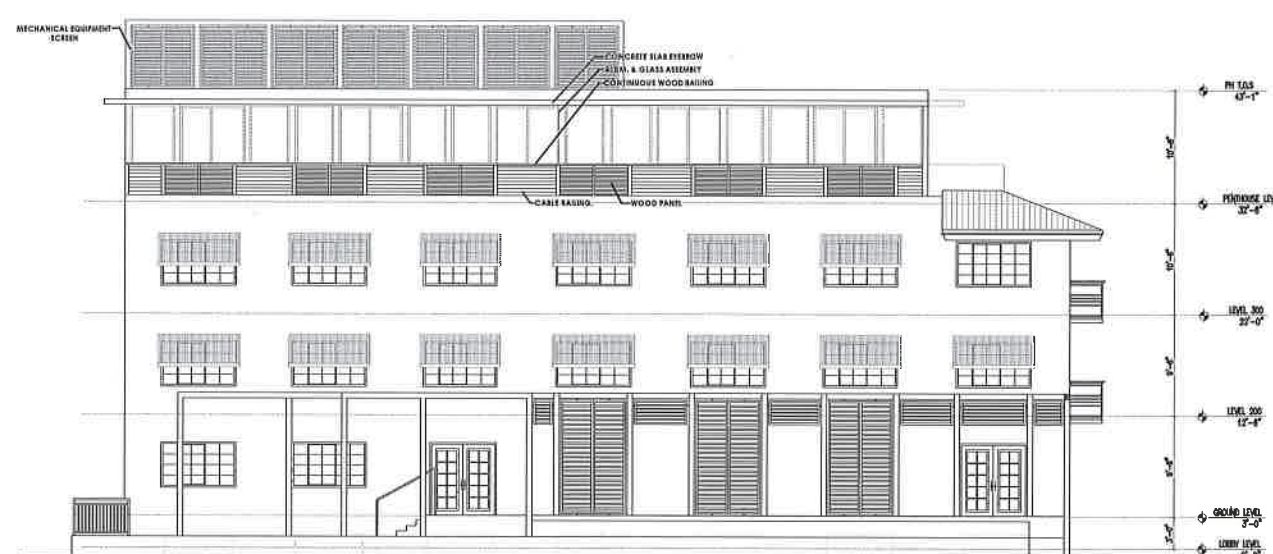




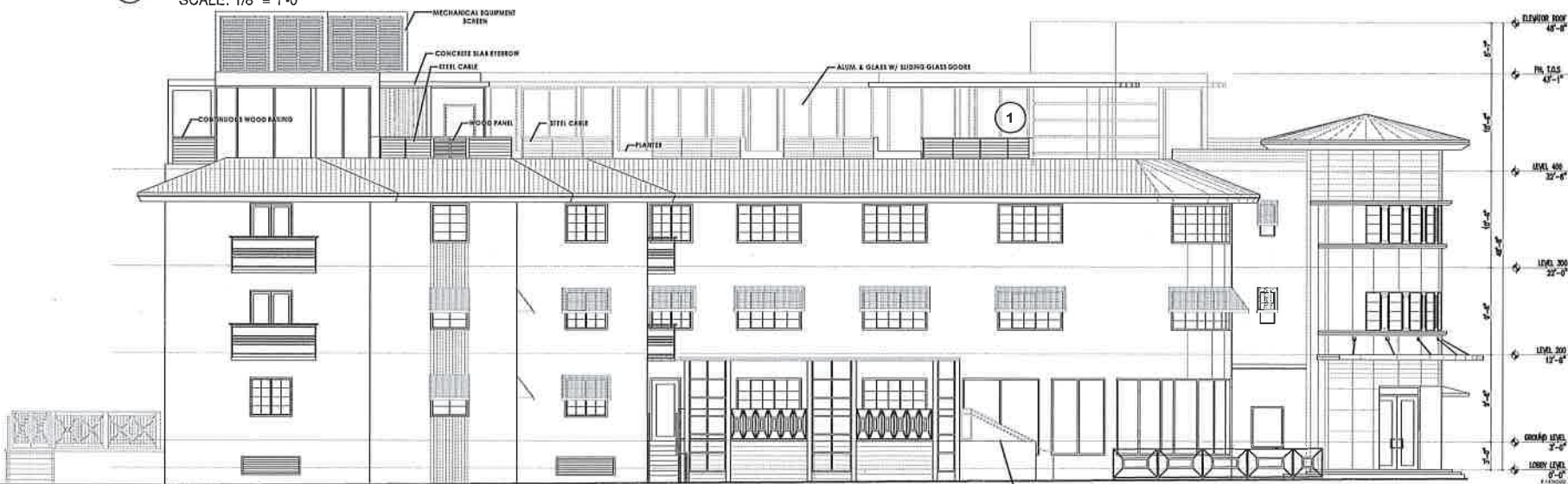
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PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"



4
PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 ADD TEN PENTHOUSES
UNITS @ ROOF OF
BUILDING No.1.

REVISIONS / SUBMISSIONS	
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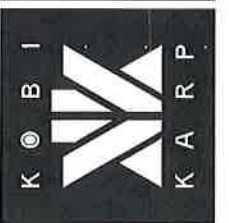
PETER MILLER HOTEL
ELEVATIONS



Lic. # AR0012578

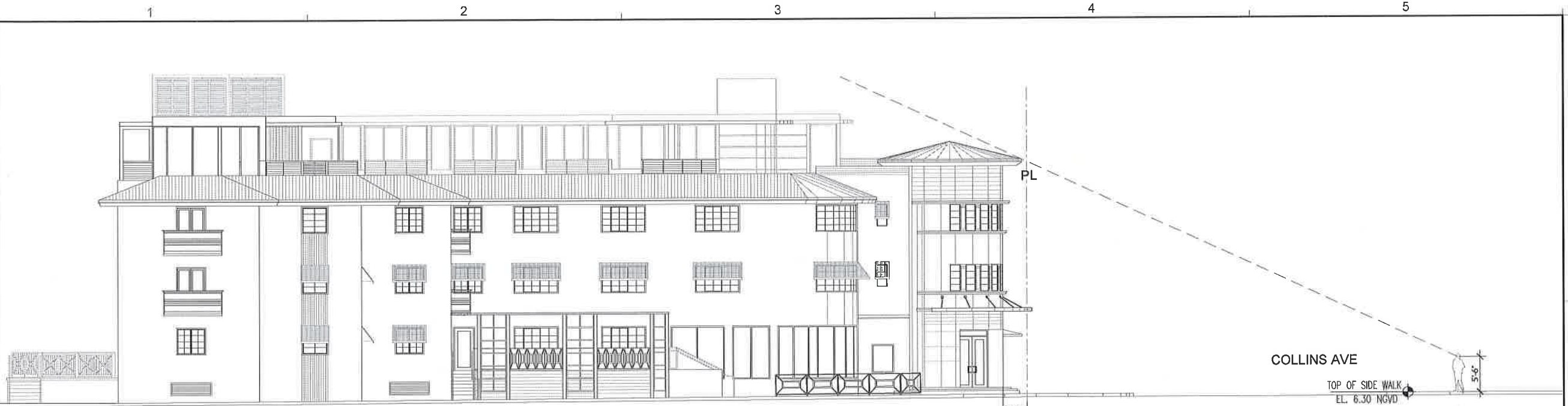
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DRAWN BY:
CHECKED BY:
DATE: 10-19-2012

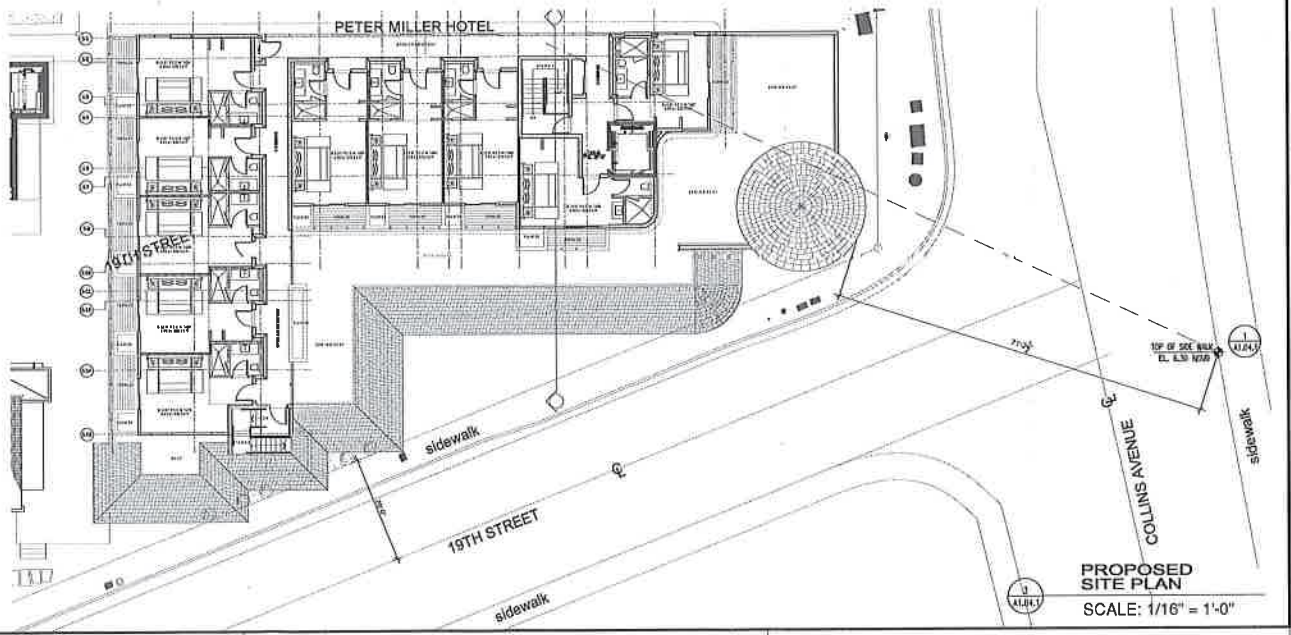
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PROPOSED SOUTH SITE LINE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



REVISIONS / SUBMISSIONS

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 1900 COLLINS AVENUE / 229 19th STREET
 1915 LIBERTY AVE. MIAMI BEACH, FL 33139

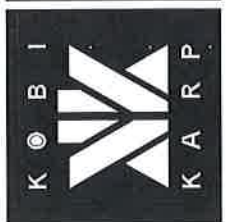
SITE LINE ELEVATION



Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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DRAWN BY:
 CHECKED BY:
 DATE: 10-19-2012

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REVISIONS / SUBMISSIONS	
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LENNOX HOTEL
1900 COLLINS AVENUE / 229 19th STREET
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SITE LINE ELEVATION



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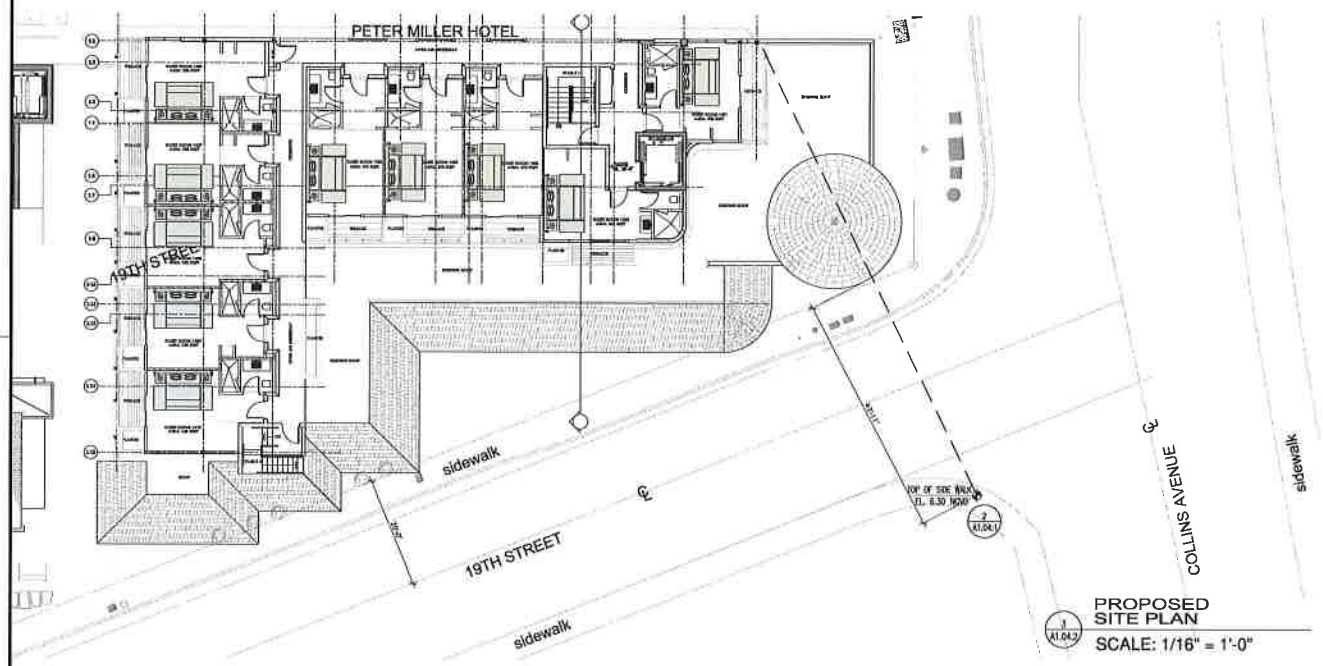
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PROPOSED EAST SITE LINE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"