MIAMI BEACH, FL 33139

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL (305) 559.1250
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BEILINSON



## NDEX **DRAWINGS**

N PLAN (AFTER-THE-FACT)

FTER-THE-FACT)

- A 0.00 COVER INDEX
  A 0.01 PROJECT INFORMATION
  A 0.02 HISTORICAL PHOTOS
  A 0.03 A0.07 CONTEXTUAL ELEVATIONS
  A 1.00 OVERALL SITE PLAN (APPROVED)
  A 2.01 APPROVED PENTHOUSE LEVEL
  A 2.01 APPROVED PENTHOUSE LEVEL
  A 2.01 APPROVED PENTHOUSE LEVEL
  A 3.01 PENTHOUSE LEVEL
  A 3.02 PROPOSED PENTHOUSE LEVEL
  A 3.01 PROPOSED PENTHOUSE ROOF
  A 4.01 EAST ELEVATION (APPROVED)
  A 4.02 EAST ELEVATION (APPROVED)
  A 4.03 EAST ELEVATION (PROPOSED DEMOLITION (AFTER-THE-FA
  A 4.04 EAST ELEVATION (APPROVED)
  A 4.05 SOUTH ELEVATION (APPROVED)
  A 4.06 SOUTH ELEVATION (APPROVED)
  A 4.07 SOUTH ELEVATION (PROPOSED DEMOLITION (AFTER-THE-FA
  A 1.08 SOUTH ELEVATION (PROPOSED)
  A 5.01 WALL SECTION (APPROVED)
  A 5.01 CROSSED SECTION (PROPOSED)
  A 5.01 WALL SECTION (PROPOSED)
  A 5.01 SIGHT LINES ELEV. & RENDERING (PROPOSED)
  SOUTH SIGHT LINES ELEV. & RENDERING (PROPOSED)
  SURVEY
  HPB PACKAGE FILE NO. MARCH 2013 RVEY B PACKAGE FILE No. MARCH 2013

(AFTER-THE-FACT)

OCEAN ENGINEERING, INC. 999 NE 2ND AVENUE SUITE 313

CIVIL ENGINEERING

MIAMI SHORES, FLORIDA 33138

1833 NW 140TH TERRACE PEMBROKE PINES, FLORIDA 33028

ANDSCAPE ARCHITECTS

JFS DESIGN, INC.

## H.P.B. FINAL SUBMITTAL 08-22-2016

### OWNER AND OPERATOR ALICIA M. DE JUSTO 1050 #133 C1107AAV PTO. MADERO LENNOX HOTELS

BUENOS AIRES, ARGENTINA

### OWNER'S REPRESENTATIVE 1035 NORTH MIAMI AVENUE PROJECT MANAGER CLARO DEVELOPMENT

SUITE 201 MIAMI, FLORIDA 33136 T: 305.324.4700

9- Restoration of cupola like structure with sail boat wind vane design as depicted on historic post card.

# SCOPE OF WORK:

1- After the Fact - Demolition of the existing lower roof deck (@ 37.93' NGVD) at penthouse level (existing Peter Miller Hotel), to be replaced with a new concrete deck at 38.89'NGVD. 2- After the Fact - Demolition of the existing parapets at penthouse level (existing Peter Miller Hotel) to be reconstructed to match the original configuration. Raised 4  $\frac{7}{8}$ " above original elevation.

3- The new lower roof deck to be finished with artificial grass, tiles and pebbles, instead of approved pavers.
4- Penthouse mechanical equipment area increased from 1672 SF to 1983 SF.
5- The height of the A/C units to extend up to 82 1/2"above the approved roof deck in lieu of 48" as originally approved.
6- Parapet on penthouse roof level increased 1'-4", from 50.08'NGVD to 51.41'NGVD.
7- Elevator roof increased 0'-4" In height, from 54.08' NGVD to 54.60'NGVD. pavers. rea increased from 1672

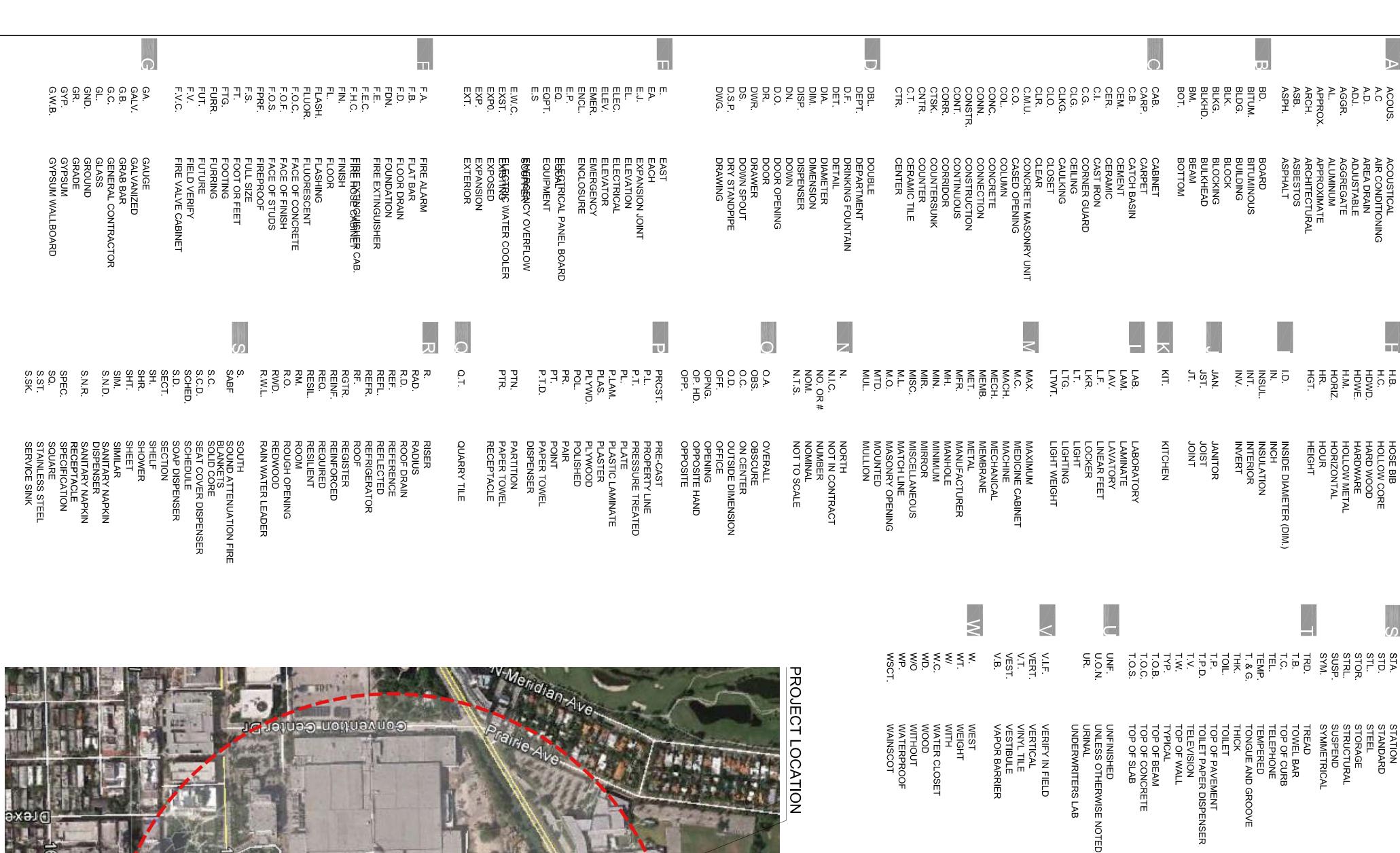
8- Restoration of east and partial south façade at Collins and 19th street as per historic images. All design features to be repaired or reconstructed with a smooth stucco finish as per as-built records or condition.

# BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR 0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FLORIDA 33138 T: 305. 559.1250 DORAL, FLORIDA 33172 T 305 477 8826

## DE LOS REYES ENGINE STRUCTURAL ENGINEERING 8726 NW 26TH STREET SUITE 1 ERING, INC.

### VIDAL & ASSOCIATES, MEP ENGINEERING 2234 NE 2ND AVENUE MIAMI, FLORIDA 33137 T: 305.571.1860 NC.

A0.00





OCATION ALTERATION CLASSIFICATION

COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR RIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS. KMANSHIP FOR A PERIOD OF ONE (1) YEAR RWISE NOTED. CONTRACTOR SHALL AT HIS PERIOD OF THE GUARANTEE. AND ACCEPTABLE TO THE MIAMI BEACH ING FABRICATION. DO NOT FABRICATE

VORK NOT SPECIFIED FOR REMOVAL WHICH RBED DURING CONSTRUCTION PERFORMED AT NO ADDITIONAL M (N.G.V.D.) OF 1929. OR TO EXCAVATION.

31. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON PLANS ARE TAKEN FROM SURVEY PREPARED BY MOJARENA & ASSOCIATES, INC. AS OF 09-04-2010, DRAWN BY N.M. 29. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

RIGHT OF WAY SHALL CONFORM WITH THE EPARTMENT OF TRANSPORTATION.

RIGHT OF WAY ARE TO BE PERFORMED BY

. ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIE CITY OF MIAMI BEACH WATER AND SEWER DEPARTMENT.

THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE ATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD SIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICE PARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEVIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE NEEDSTORMANCE OF SERVICES HEREUNDER.

GENERAL

24. CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISING WALL EXTEND TO THE BOTTOM OF THE FLOOR OF THE LANDLORD'S RESPONSIBILITY. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SUBSTRATES TO RECEIVE NEW SHES AND ALL EXISTING SURFACES AND FINISHES AS NECESSARY FOR A COMPLETE AND PER INSTALLATION.

26. CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO REVIEW, DESIGN, AND SEAL ALL CHANGES NECESSARY TO THE BUILDING STRUCTURE FOR THE INSTALLATION OF OR REVISION OF ALL CONTRACTOR INSTALLED MECHANICAL UNITS OR OTHER CONTRACTOR INSTALLED ELEMENTS SUPPORTED BY OR ANCHORED TO THE EXISTING STRUCTURE THE ENGINEER SHALL SUBSTANTIATE THE DESIGN MODIFICATIONS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.

27. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.

NOTES

28. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1.7. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN
TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA

23. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.

MEP ENGINEERING H. VIDAL & ASSOCIATES, INC. 2234 NE 2ND AVENUE MIAMI, FLORIDA 33137 T: 305.571.1860

APPLICABLE CODES

SYMBOL

GEND

REQUIRED PARKING

ZONING DISTRICT: PRESENT / PROPOS

OJECT ADDRESS

1900 COLLINS AVE., 229 19TH STREET 1915 LIBERTY AVE. MIAMI BEACH, FL. 33139

ZONING SUMMARY

EL. 0'-0" FINISH FLOOR

ALTERATION CLASSIFICATION

PLUMBING:

FLORIDA BUILDING CODE 2010 - PLUMBING

EXISTING BUILDING

DING CODE:

ELECTRICAL:

IRE PROTECTION:

FLORIDA FIRE PREVENTION CODE - 2010 EDITION

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
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FAX (305) 551.1740

REVIATIONS

MATERIA

FGEND

PROJECT

NEORMATION

LENNOX HOTELS
ALICIA M. DE JUSTO 1050 #133
C1107AAV PTO. MADERO
BUENOS AIRES, ARGENTINA
T: 54.11.4342.4050

BEILINSON

OWNER'S REPRESENTATIVE/ PROJECT MANAGER CLARO DEVELOPMENT 1035 NORTH MIAMI AVE. SUITE 201 MIAMI, FL 33138

BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR 0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FLORIDA 33138 11: 305. 559. 1250 / F: 305.551.1740

ANDSCAPE ARCHITECTS
JFS DESIGN, INC.
833 NW 140TH TERRACE
"EMBROKE PINES, FLORIDA 33028
"954.447.1852

EGAL DESCRIPTION

ARCEL I OTS 7 & 8 AND THE SOUTH 5 FEET OF LOTS 1, 2 & 3, BLOCK D, OCEAN FRONT PROPERTY OF THE MIAMI BEACH MPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE UBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

RCEL III T 11, BLOCK D, OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPRO' AT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY,

CEL II 3 9 & 10, BLOCK D, OCEAN FRONT PROPERTY OF THE MIAMI BEACH IM 1 AT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI DADE COUNT

DWG. TITLE PROJECT INFORMATION INDEX

PROJECT NO.

A0.01

NDLORD. MAKE ALL ROOF PENETRATIONS IN DF ALL ROOFING WARRANTEES.

LE FOR HAVING COMPLETE KNOWLEDGE OF KK FAILURE TO BE ACQUAINTED WITH THIS MING ALL WORK PROPERLY, ADDITIONAL TO BECOME FAMILIAR WITH THE ENTIRE

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER MITS AS MAY REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.

JILDING PERMIT. CONTRACTOR SHALL BE EMS AND PICKING UP THE PERMIT.



LENNOX HOTEL - BUILDING 1 HPB APPROVED FILE No. 7263 BETILITINSON | GOMEZ



BEILINSON T

LENNOX HOTEL - BUILDING 1



LENNOX HOTEL - BUILDING 1 HPB APPROVED FILE No. 7263 BETILTINSON T



LENNOX HOTEL - BUILDING 1

BELLINSON GOMEZ,



LENNOX HOTEL - BUILDING 1 HPB APPROVED FILE No. 7263 BEILINSON T



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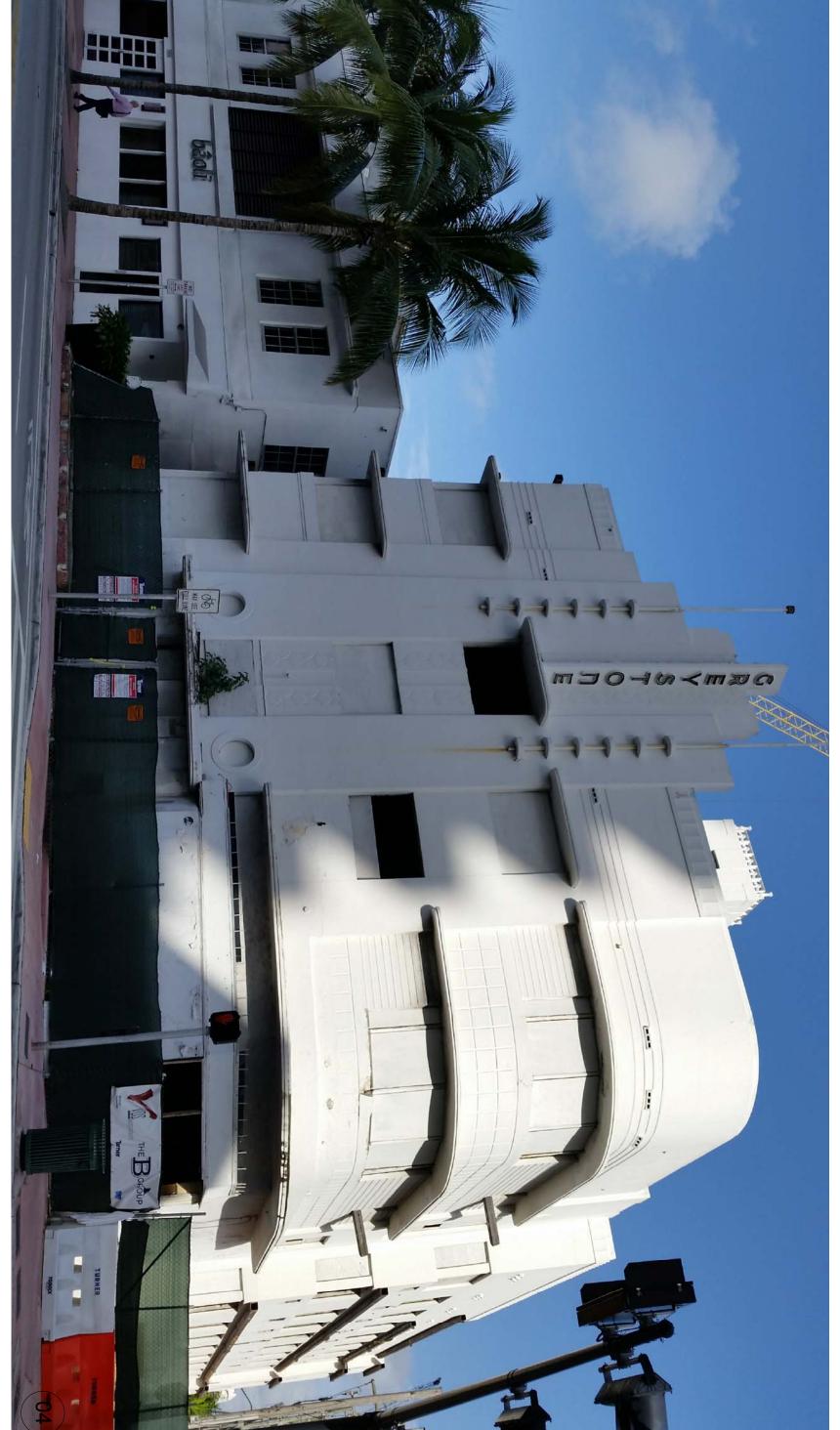




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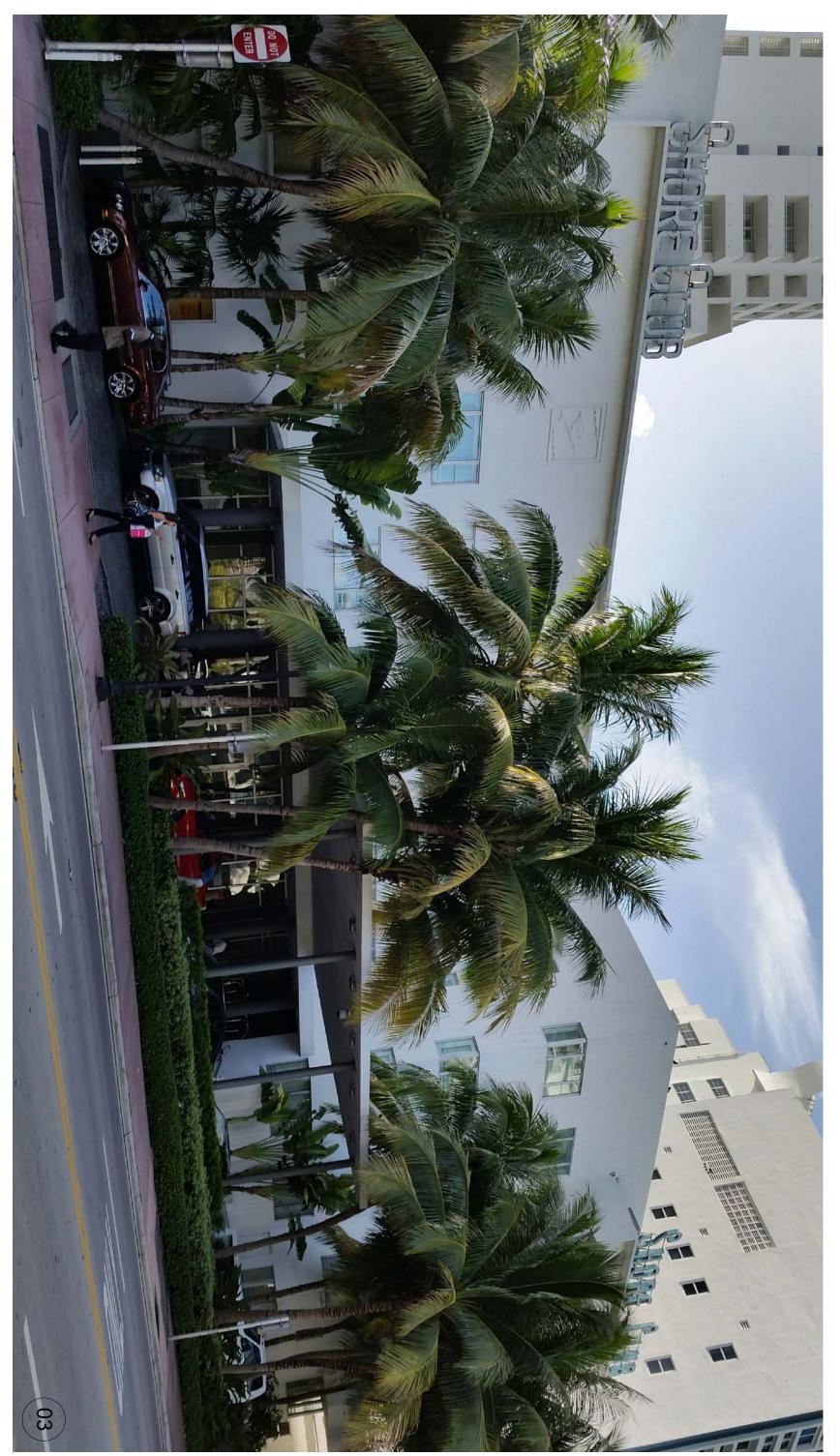




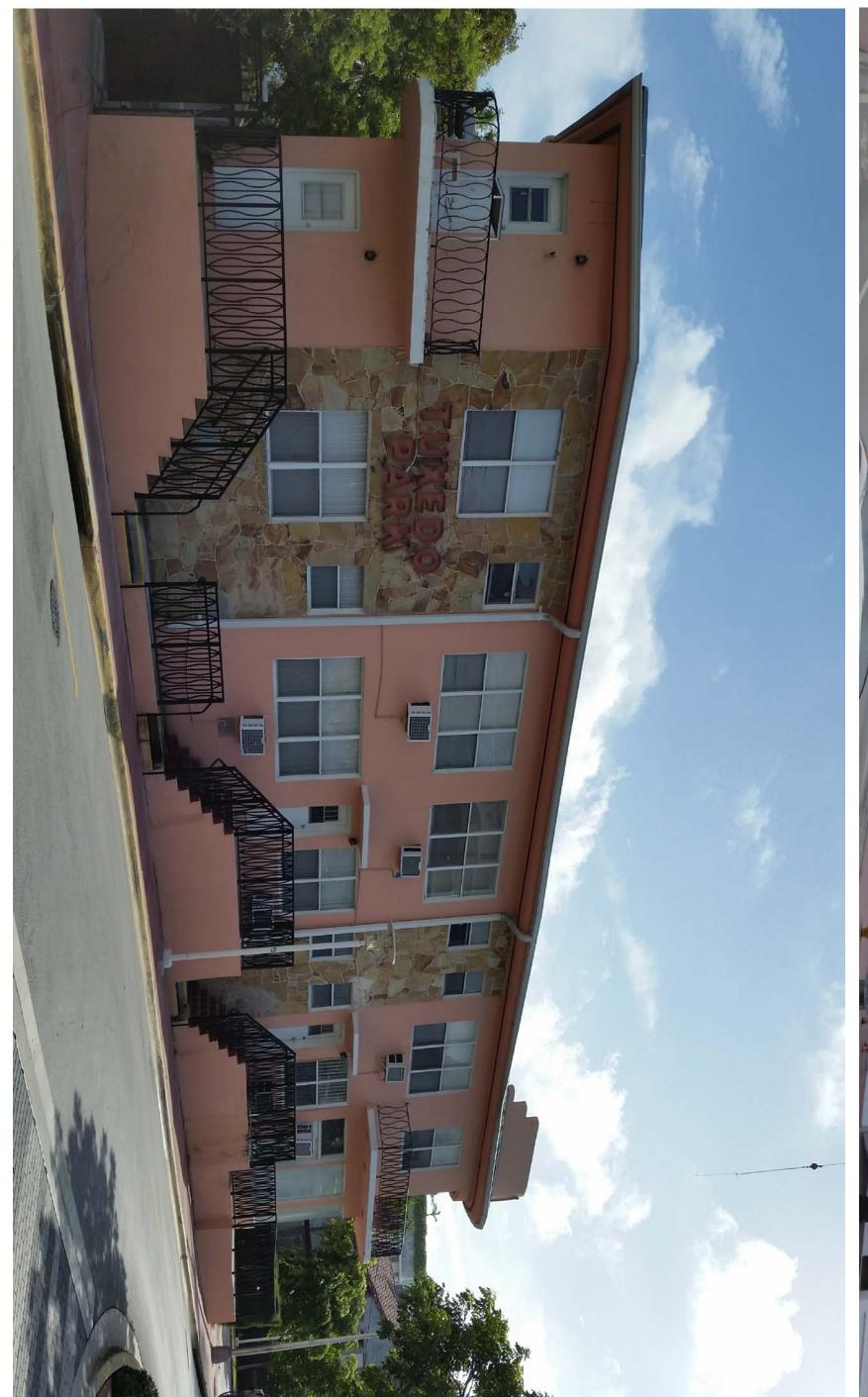




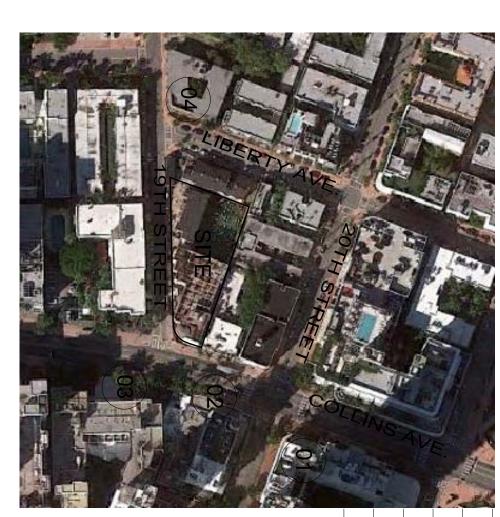




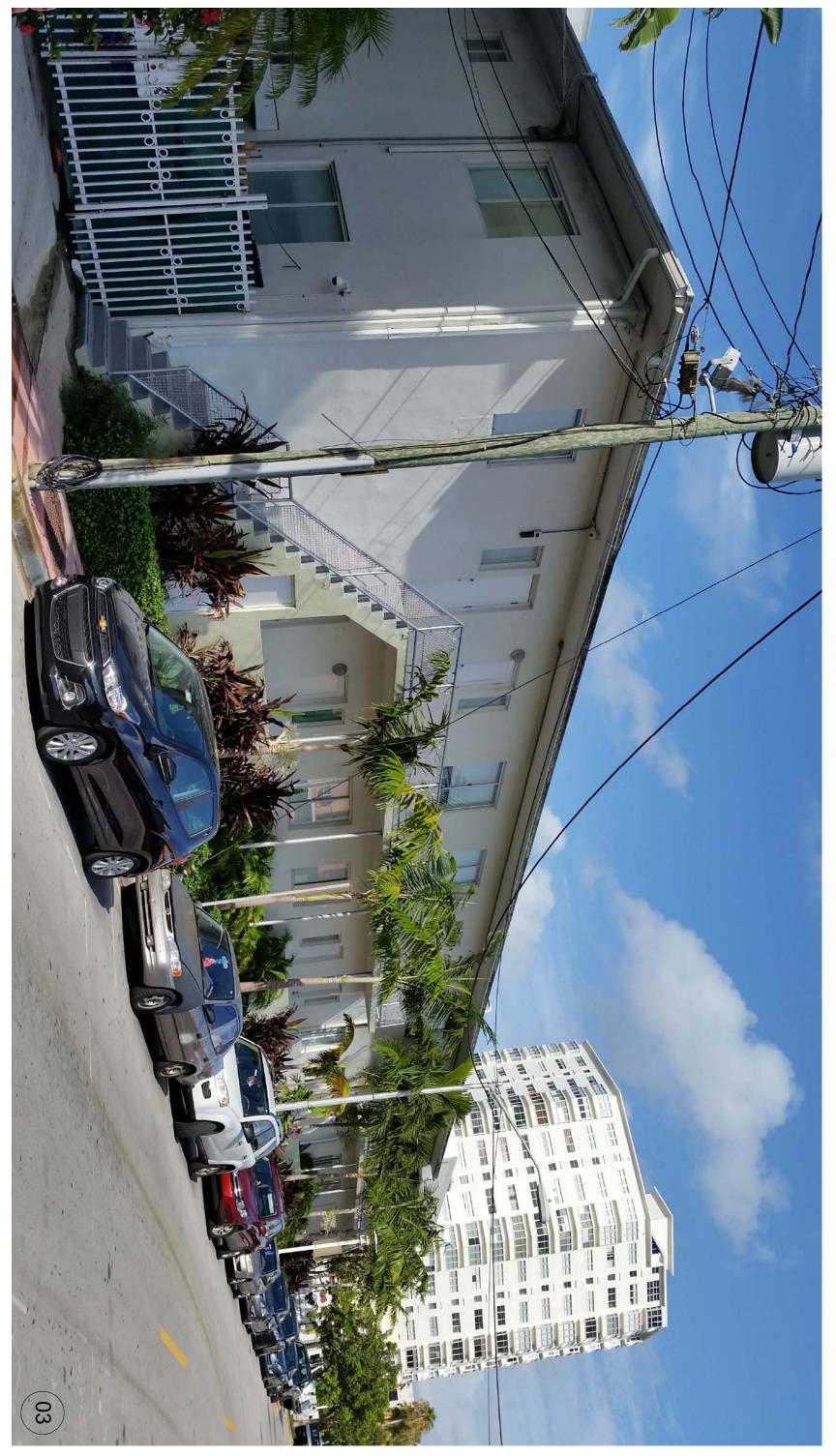




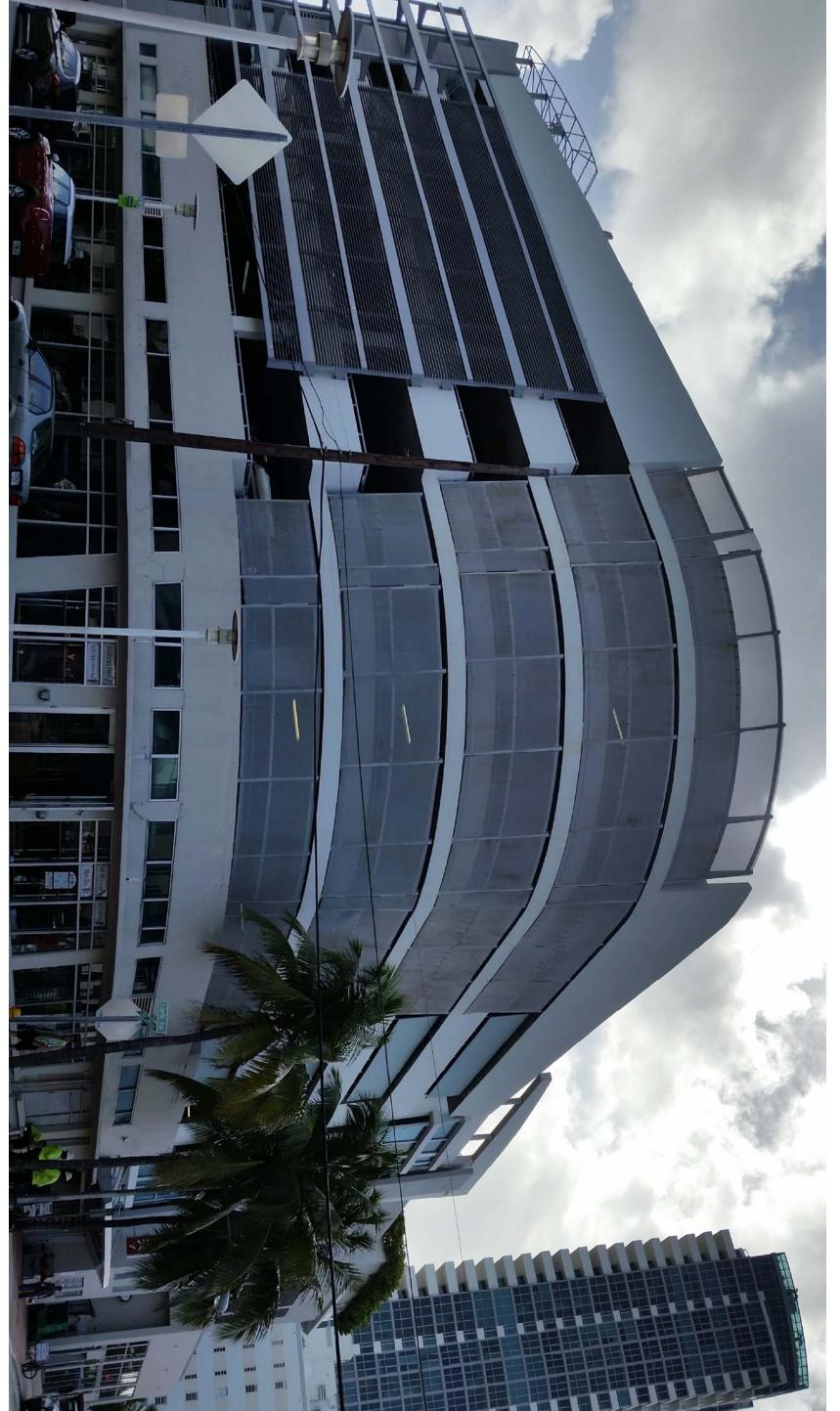




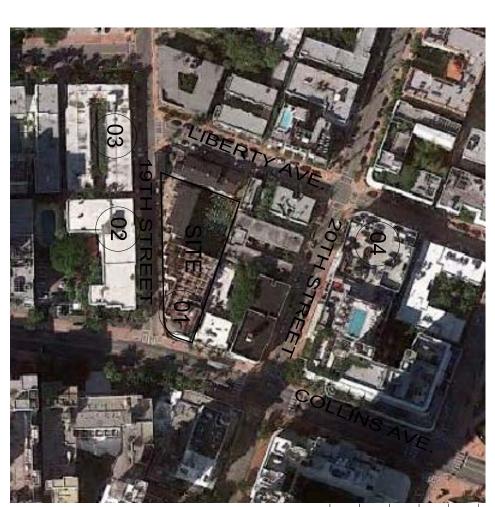












SHEET NUMBER A0.05







