

LEXINGTON HOTEL

4299 COLLINS AVE MIAMI BEACH FLORIDA 33140



N

SITE PLAN / LOCATION PLAN

N.T.S.

ZONING DISTRICT: RM-3

HISTORIC DISTRICT: COLLINS WATERFRONT HISTORIC DISTRICT

1

COLLINS AVE. BUILDING ID SIGN

2

SOUTH FRONT BUILDING ID SIGN

3

OCEANFRONT BUILDING ID SIGN

PROJECT NAME: LEXINGTON HOTEL
HISTORIC PRESERVATION BOARD
ID SUBMITTAL
AVP MIAMI BEACH, LLC.
4299 COLLINS AVE
MIAMI BEACH FLORIDA 33140
305-532-3311 305-532-2266

OWNER:
ADDRESS:
PHONE:

AA

IAA DESIGN ASSOCIATES PA
Ismael Allendes AR 94998
Architecture interior Design Planning
8280 sw 139 th terrace-miami, fl. 33158
phone: (305)322-9097e-mail:isma2000@aol.com

SEAL

AA-26001915

A-1

SHEET 2 OF 9

SCALE SHOWN

DATE:082216 DRAWN:AR

DATE

SYM

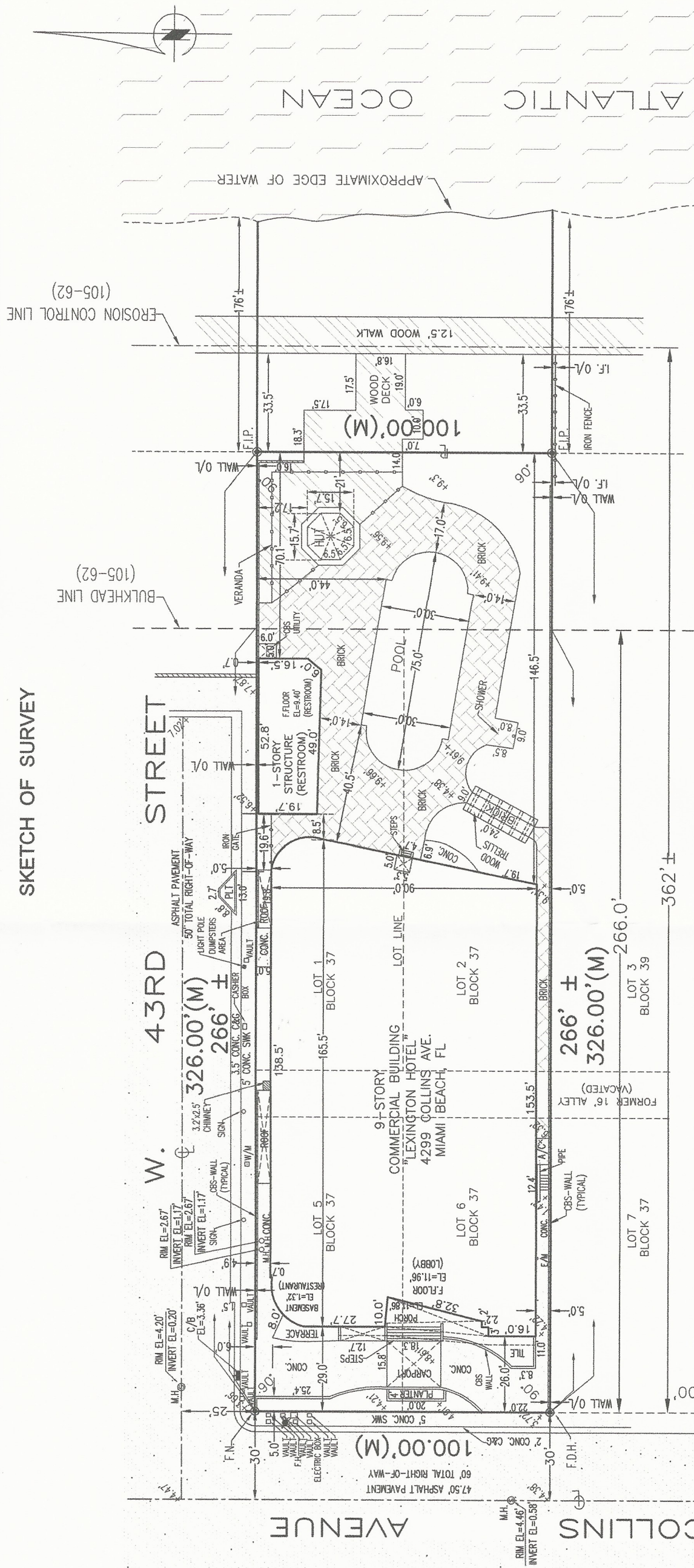
REVISION-RECORD

DWG

CHK

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable code, codes, and the like. These plans are and shall remain the property of Mr.Allendes and shall not be sold or reproduced without its prior written consent. Mr.Allendes shall be notified of any changes req'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

SKETCH OF SURVEY

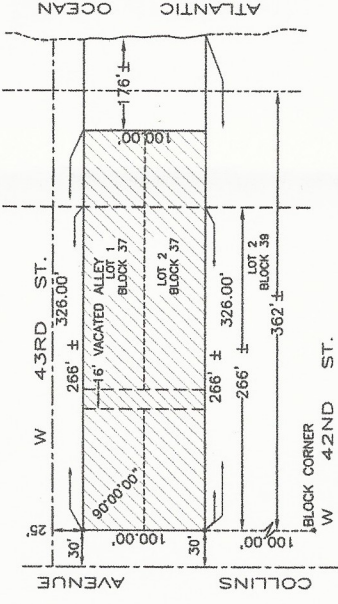


NOTES:

NO PLATTED EASEMENTS IN THESE LOTS
NO EASEMENTS PROVIDED, IF ANY
-DENOTES ELEVATIONS TAKEN

LOT AREA = 32,588 sq. ft.

LOCATION SKETCH (N.T.S.)



LEGAL DESCRIPTION:
LOTS 1, 2, 5 AND 6 AND THAT CERTAIN 16 FOOT STRIP OF LAND FORMERLY PART OF THE ALLEYWAY (NOW VACATED) BOUNDED AND LYING BETWEEN SAID LOTS, ALL IN BLOCK 37, OF THE "OCEAN FRONT" PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOT VALID UNLESS
IT BEARS THE
SIGNATURE AND
THE ORIGINAL
RAISED SEAL OF
FLORIDA LICENSED
SURVEYOR AND
MAPPER

BOUNDARY SURVEY

hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Field Date: 08/02/16


SCOTT J. FRANCO

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453
682 East 21st Street, Hialeah, FL 33013
(786) 468-0090 Office
(305) 408-6276 Fax
(305) 333-3328 Cell

				JOB No.	CG-1607-517
REVISU TO ADD LOT AREA:09/01/16	BASIS OF BEARINGS:	N/A	SCALE:	1"=40'	
REVISED TO CORRECT LEGAL DESC.:09/01/16					

BASE FLOOD ELEV. 7.0'
 BASE FLOOD ELEV. 7.0'
 DATE OF FIRM 09/11/2009
 COUNTY MIAMI-DADE
 ELEVATION 6.17 F
 FIRM MIAMI-DADE

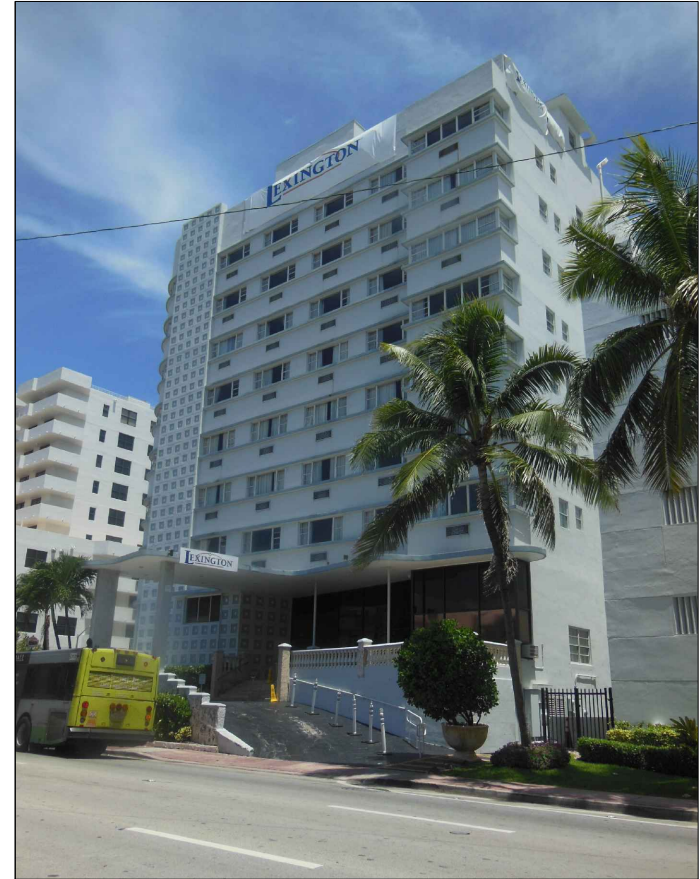
NOTES:	
a	
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SITE PHOTOGRAPHS

AUGUST 12, 2016



WEST FAÇADE — COLLINS AVE



WEST FAÇADE — COLLINS AVE

SITE PHOTOGRAPHS

AUGUST 12, 2016



NORTH FAÇADE – 43rd STREET



NORTH FAÇADE – 43rd STREET

SITE PHOTOGRAPHS

AUGUST 12, 2016

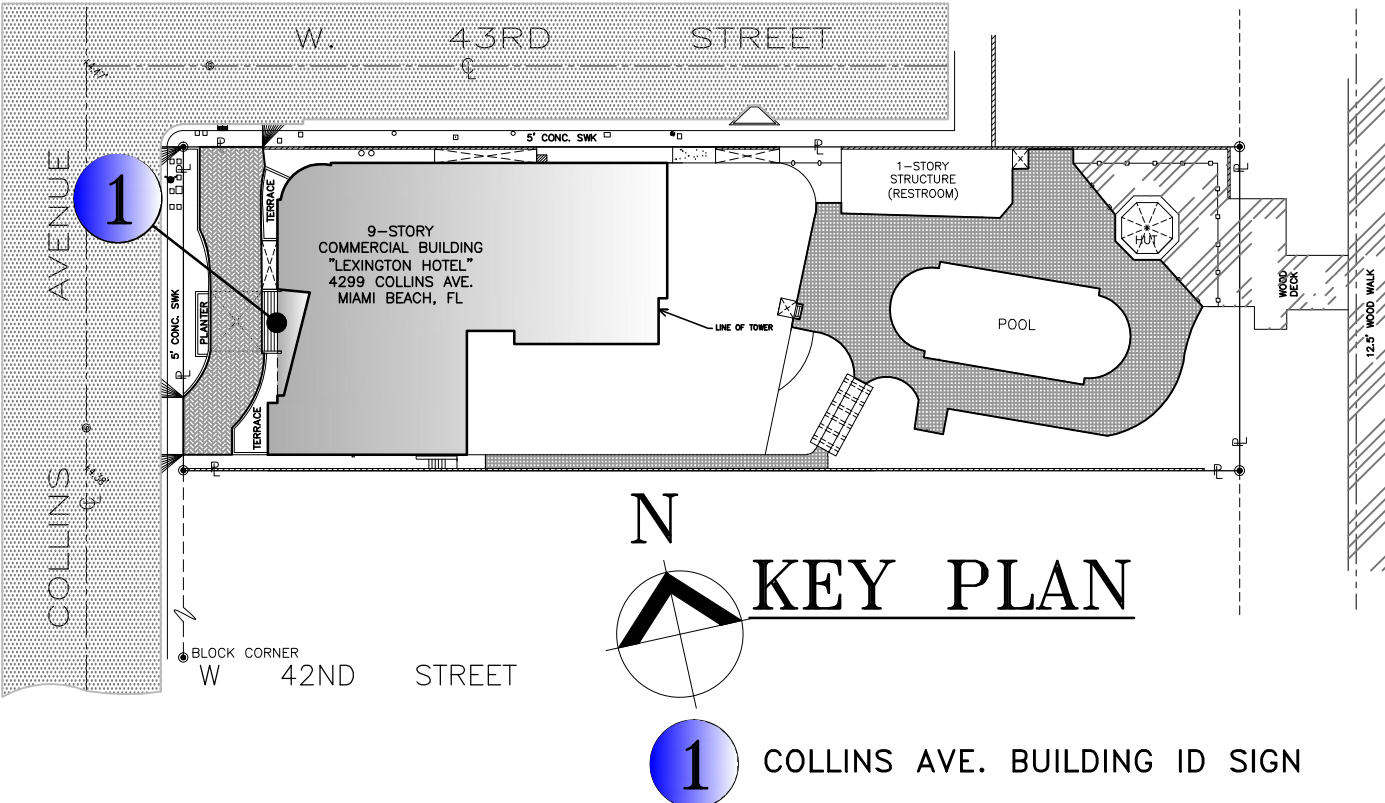
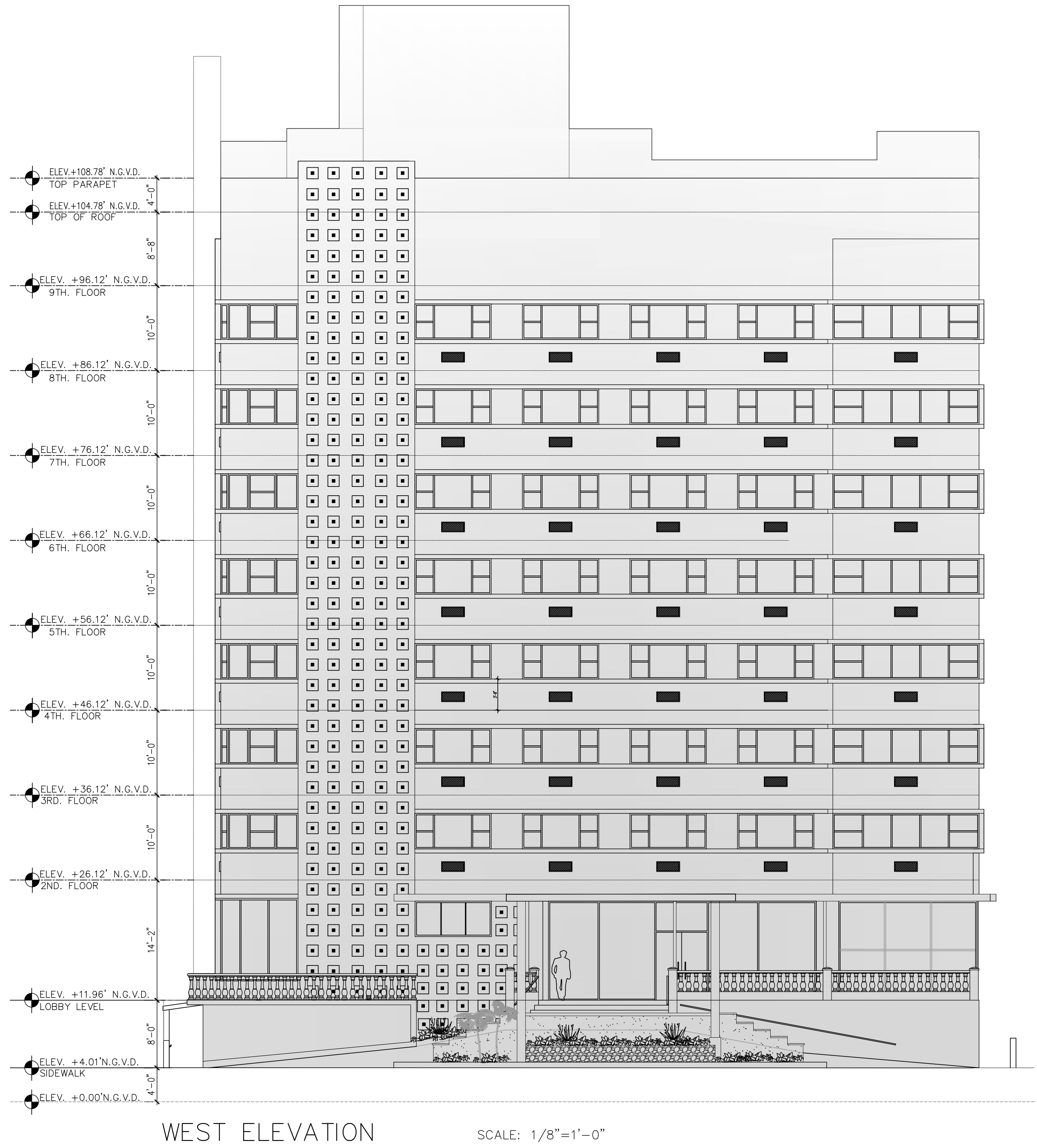


SOUTH FACADE



EAST FACADE — OCEAN FRONTAGE

LEXINGTON HOTEL WEST ELEVATION

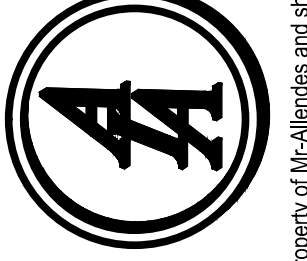


ATLANTIC OCEAN

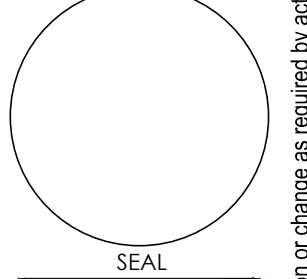
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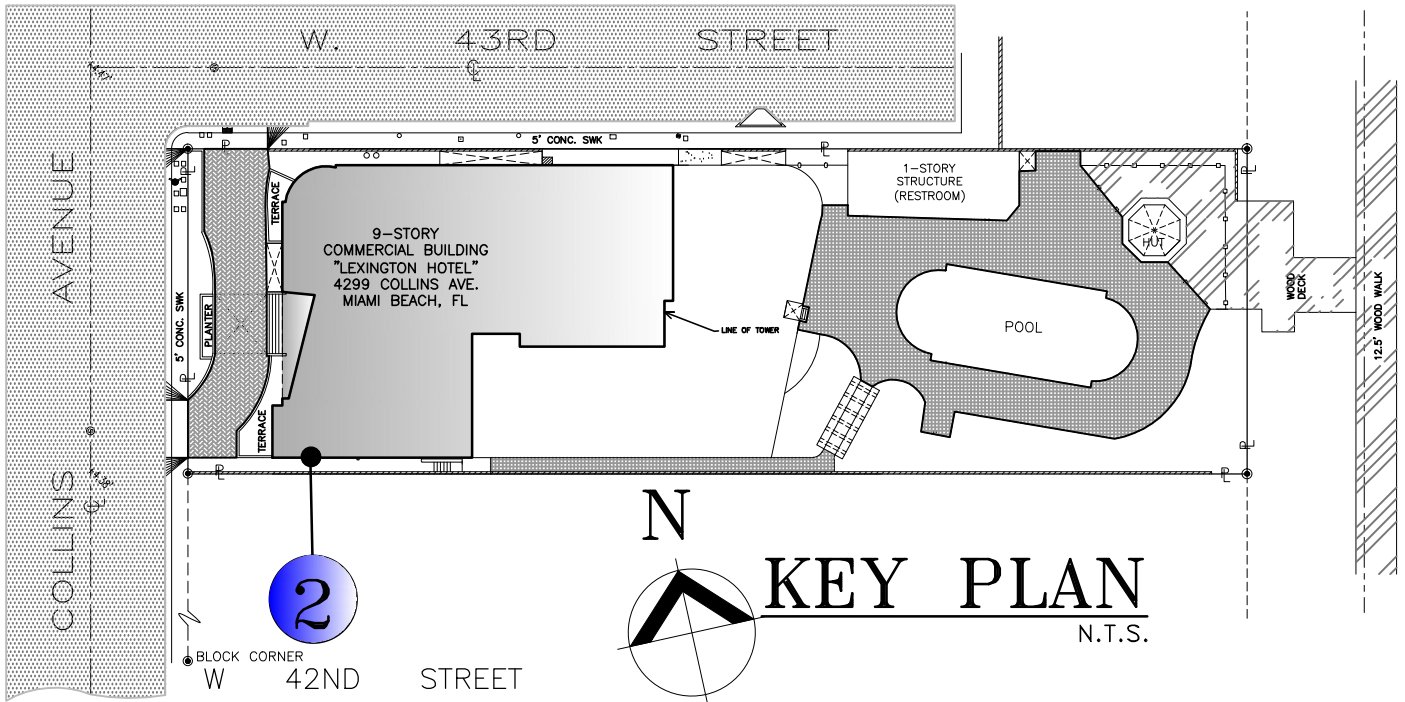
AA-26001915
A-5
SHEET 6 OF 9
SCALE SHOWN
DATE:082216 DRAWN:AR

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LEXINGTON HOTEL SOUTH ELEVATION



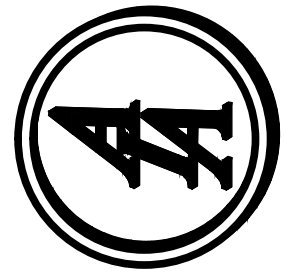
SOUTH ELEVATION SCALE: 1/8"=1'-0"



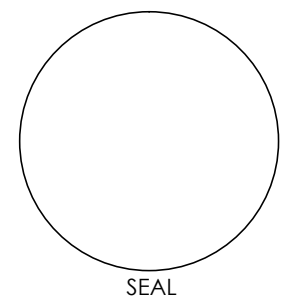
2 SOUTH FRONT BUILDING ID SIGN

DATE	SYM	REVISION-RECORD	DR	CK

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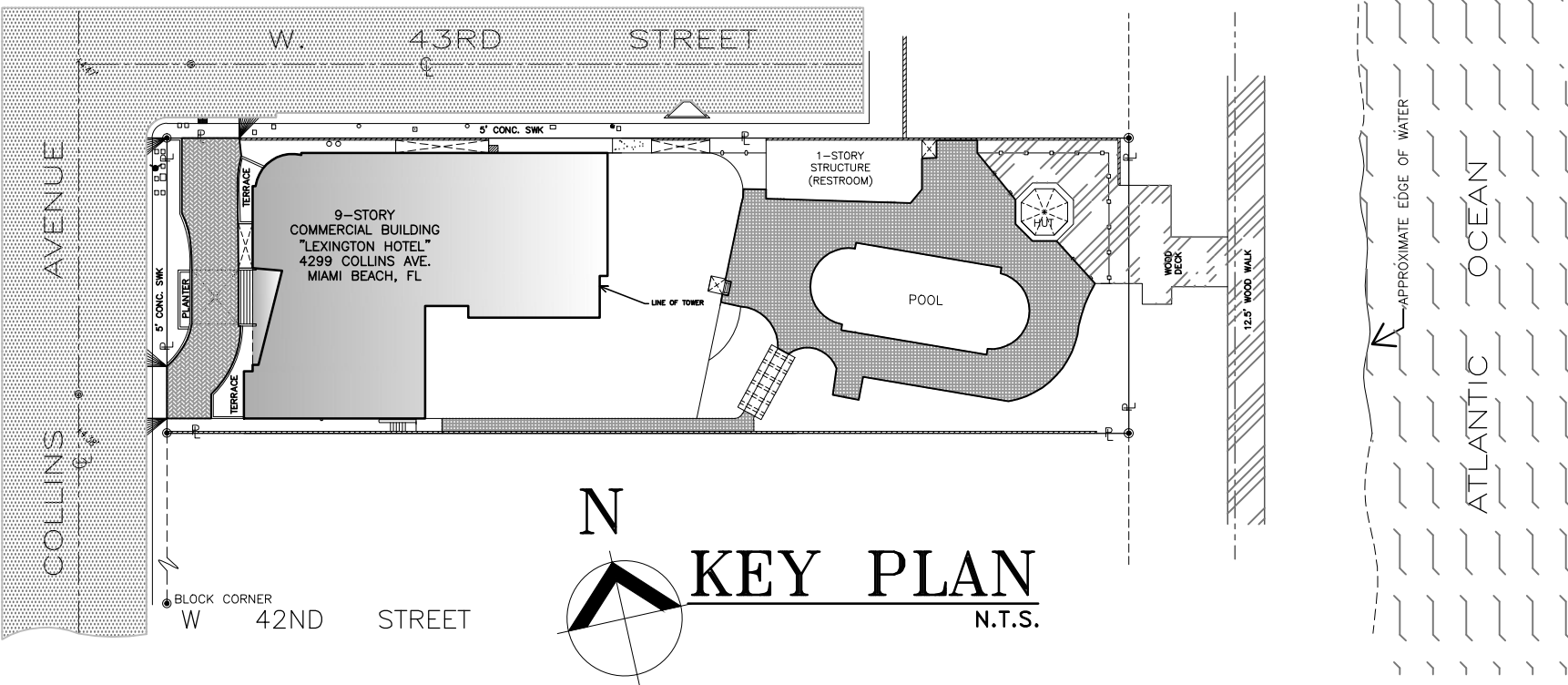
AA-26001915
A-6
SHEET 7 OF 9
SCALE SHOWN
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LEXINGTON HOTEL NORTH ELEVATION

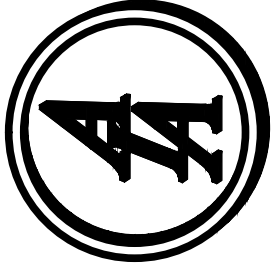


NORTH ELEVATION SCALE: 1/8"=1'-0"

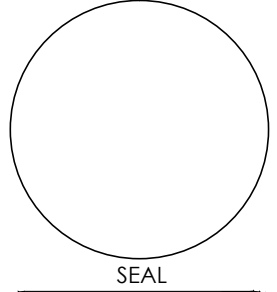


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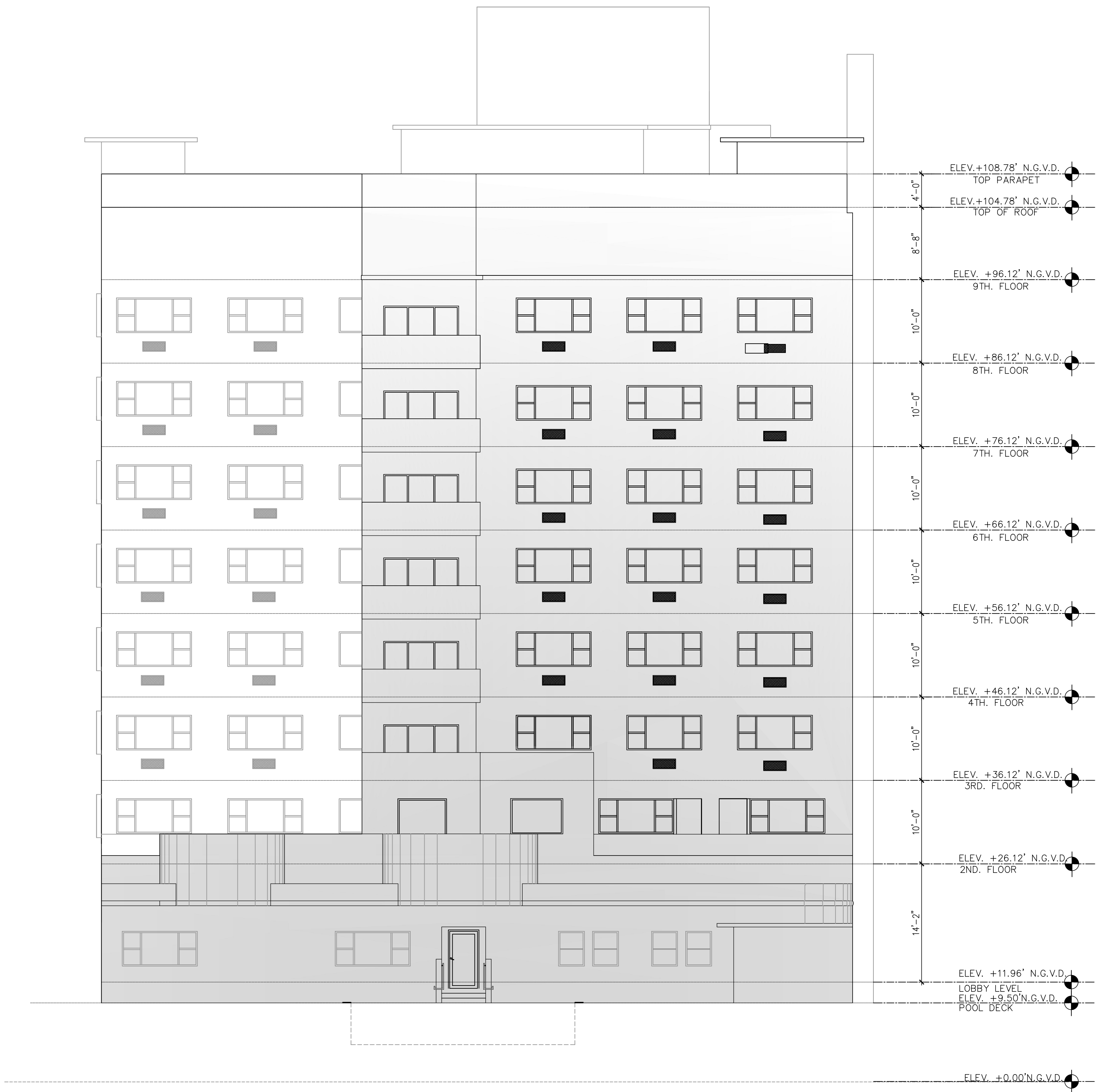
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AA-26001915
A-7
SHEET 8 OF 9
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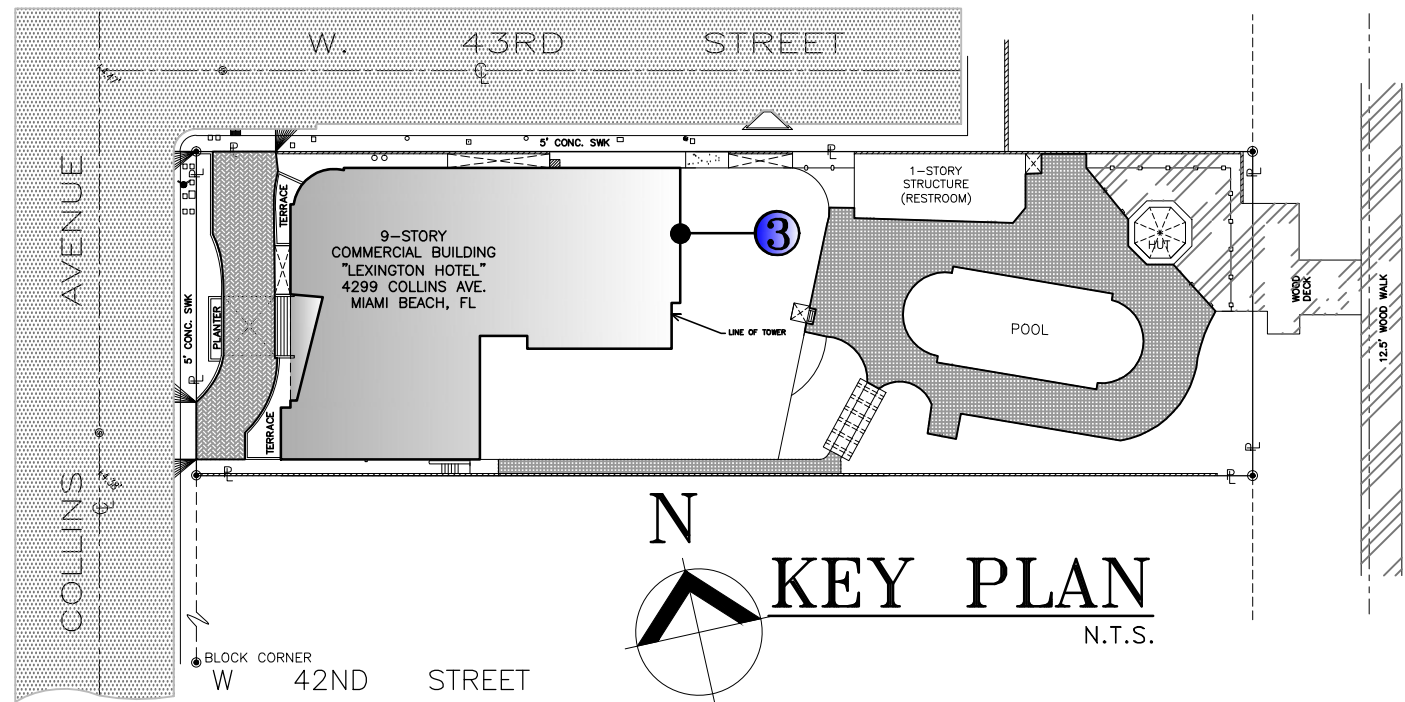
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LEXINGTON HOTEL EAST ELEVATION



EAST ELEVATION

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



KEY PLAN
N.T.S.

3

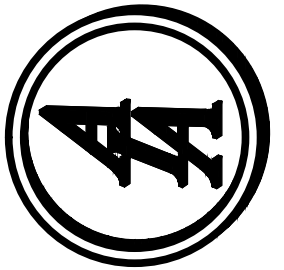
OCEANFRONT BUILDING ID SIGN

ATLANTIC OCEAN

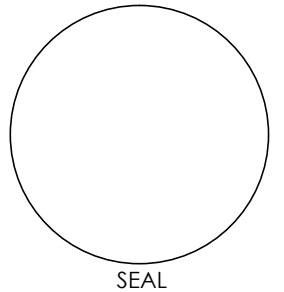
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AA-26001915
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SHEET 9 OF 9
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