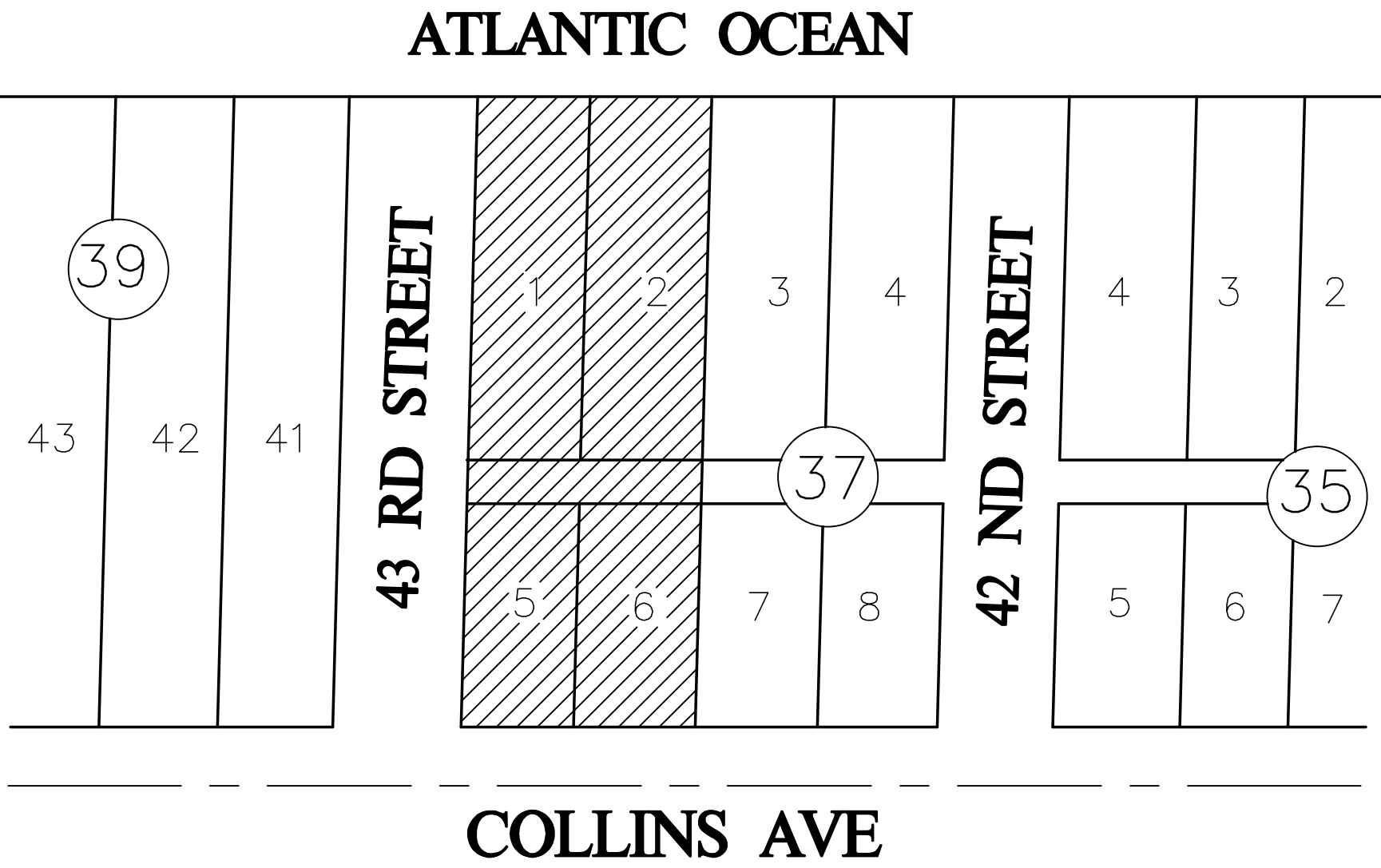


LEXINGTON HOTEL
4299 COLLINS AVE MIAMI BEACH FLORIDA 33140



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

LOT 1, 2, 5, 6 BLOCK 37, OCEAN FRONT PROPERTY
OF MIAMI BEACH IMPROVEMENTS, PB 5, PAGES 7 & 8
MIAMI-DADE COUNTY RECORDS, FLORIDA.

FOLIO# 02-3226-001-2060

BUILDING DATA:
LOT SIZE: 32,000 S.F.
ADJUSTED AREA: 86,981 S.F.
YEAR BUILT: 1950

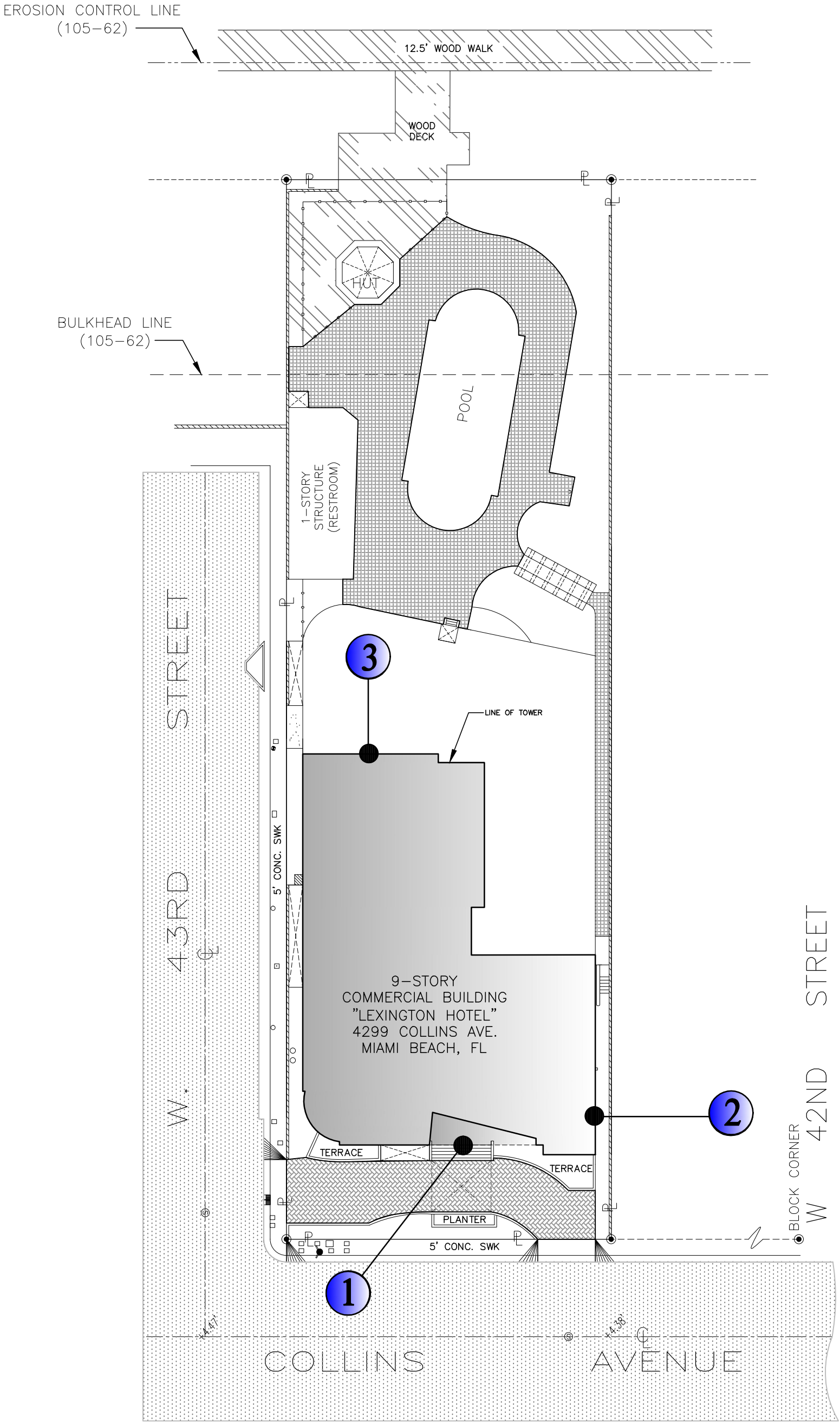
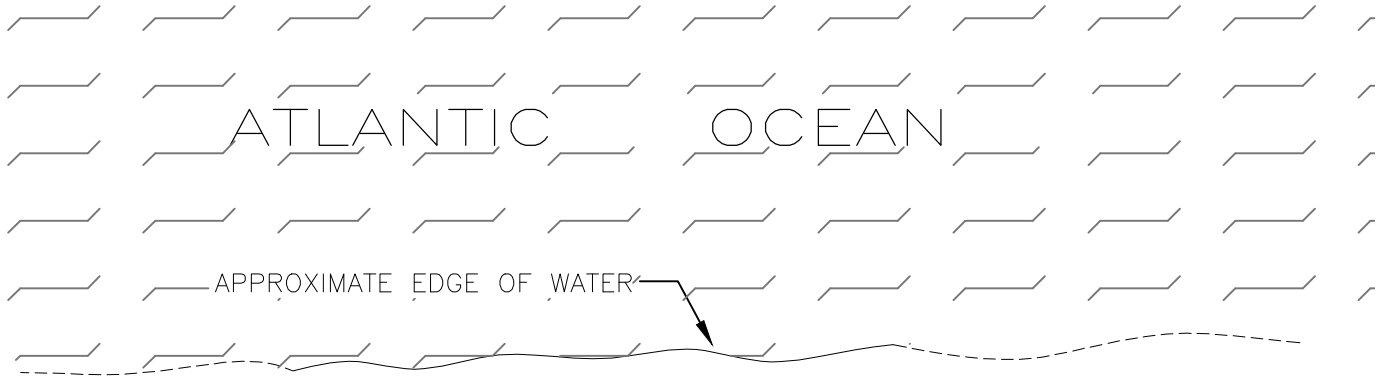
SCOPE OF WORK:
REQUEST FOR HPB APPROVAL OF THE FOLLOWING:
1- BUILDING IDENTIFICATION SIGN ON COLLINS AVE.
FRONTAGE.
2-BUILDING IDENTIFICATION SIGN ON SOUTH FACADE.
3-BUILDING IDENTIFICATION SIGN ON OCEANFRONT.



HOTEL VIEW- NORTH WEST FACADE MAIN ENTRY

INDEX OF DRAWINGS

- A-0 COVER PAGE, SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION.
- A-1 LOCATION MAP/ SITE PLAN
- A-2 WEST ELEVATION - COLLINS AVE. BUILDING ID SIGN
- A-3 SOUTH ELEVATION - FACING SOUTH BUILDING ID SIGN
- A-4 EAST ELEVATION - OCEANFRONT BUILDING ID SIGN
- A-5 WEST ELEVATION
- A-6 SOUTH ELEVATION
- A-7 NORTH ELEVATION
- A-8 EAST ELEVATION

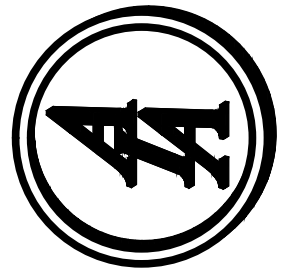


- 1 COLLINS AVE. BUILDING ID SIGN
- 2 SOUTH FRONT BUILDING ID SIGN
- 3 OCEANFRONT BUILDING ID SIGN

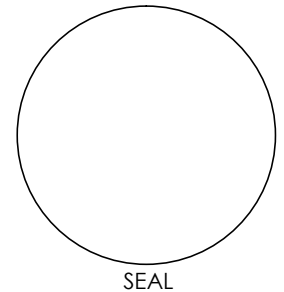
HISTORIC PRESERVATION BOARD
FINAL SUBMITTAL
SEPTEMBER 26, 2016

DATE	SYN	REVISION-RECORD	DR	CK

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



IAA DESIGN ASSOCIATES PA
Ismael Aiendes AR 94998
Interior Design Planning
Architecture
8280 SW 139th Terrace-Miami, FL 33158
phone: (305) 322-9097 e-mail: isma2000@aol.com



AA-26001915
A-0
SHEET 1 OF 9
SCALE SHOWN
DATE: 08/22/16 DRAWN: AR

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

LEXINGTON HOTEL

4299 COLLINS AVE MIAMI BEACH FLORIDA 33140



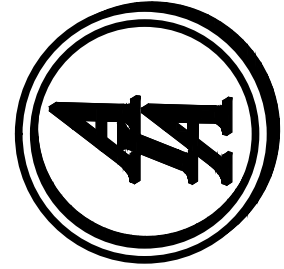
N
SITE PLAN / LOCATION PLAN
N.T.S.

ZONING DISTRICT: RM-3
HISTORIC DISTRICT: COLLINS WATERFRONT HISTORIC DISTRICT

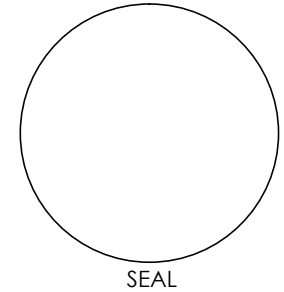
- 1 COLLINS AVE. BUILDING ID SIGN
- 2 SOUTH FRONT BUILDING ID SIGN
- 3 OCEANFRONT BUILDING ID SIGN

DATE	SYM	REVISION-RECORD	DWG	CHK

PROJECT NAME: LEXINGTON HOTEL
HISTORIC PRESERVATION BOARD
ID SUBMITTAL
OWNER: AVP MIAMI BEACH, LLC.
ADDRESS: 4299 COLLINS AVE
MIAMI BEACH FLORIDA 33140
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AA-26001915
A-1
SHEET 2 OF 9
SCALE SHOWN
DATE:082216 DRAWN:AR

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.

LEXINGTON HOTEL

WEST ELEVATION - COLLINS AVE BUILDING ID SIGN



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



EXISTING

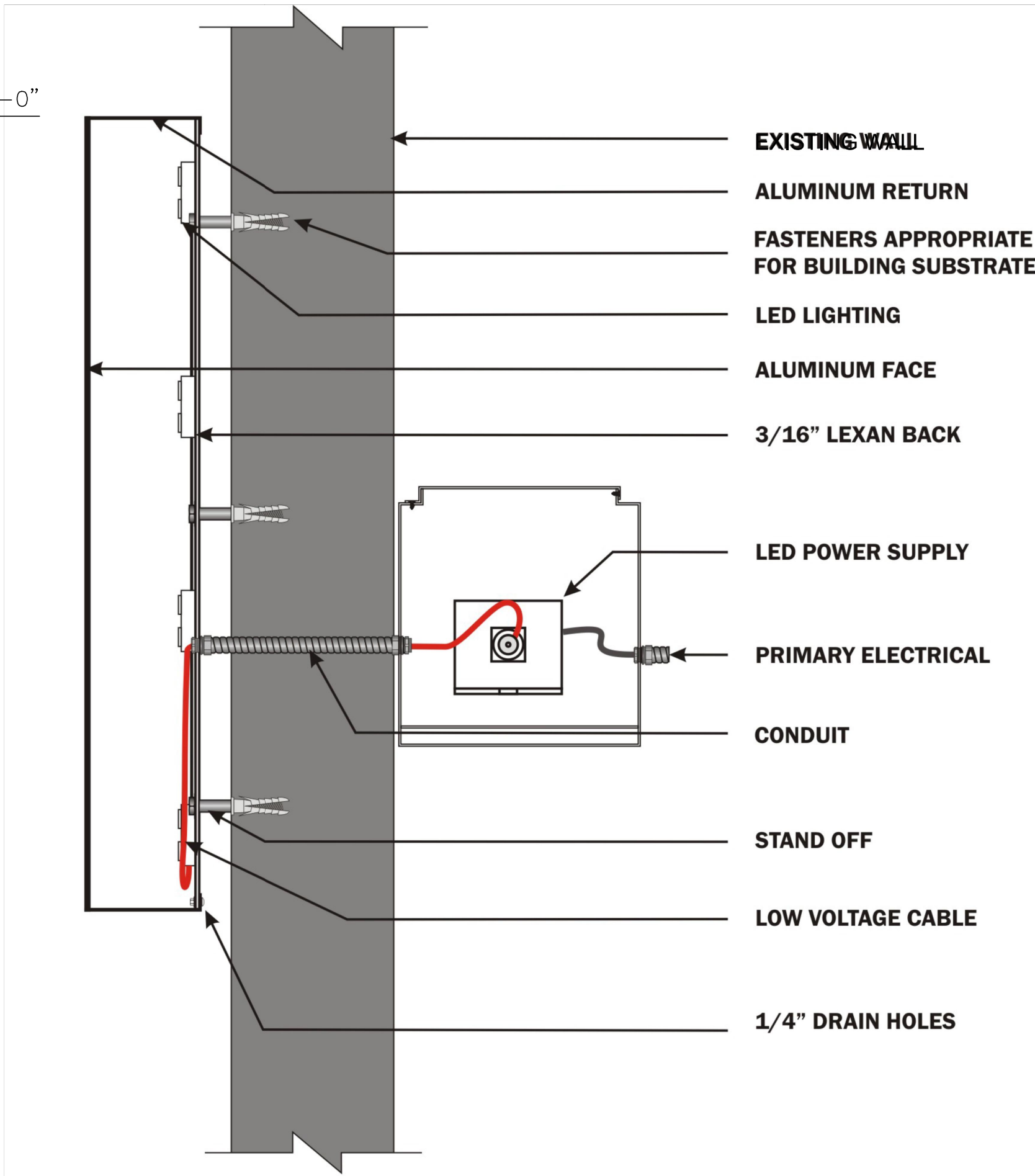


PROPOSED



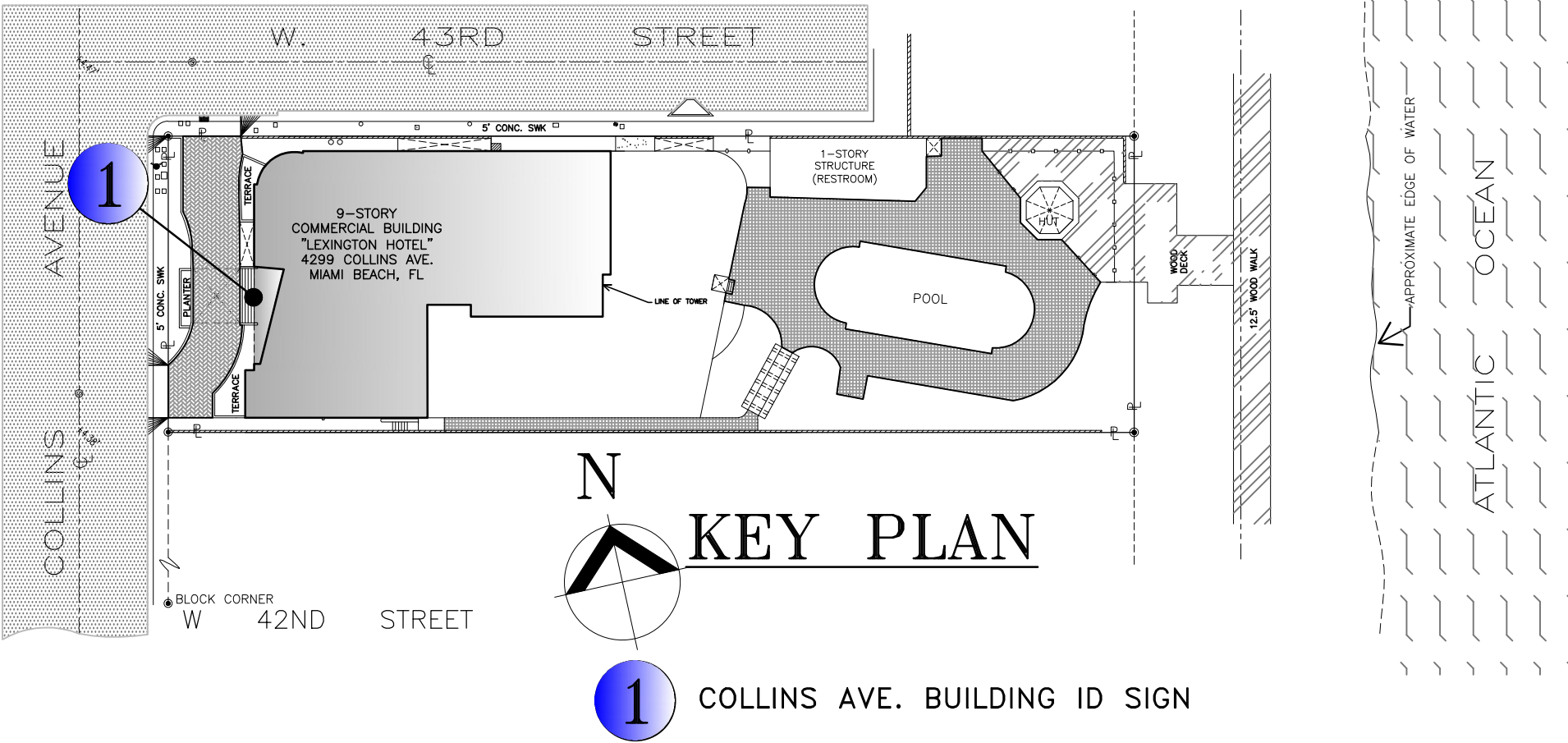
GRAPHIC DETAIL SCALE: 1/2"=1'-0"

SIGN TYPE ZONING DATA
WEST ELEVATION FRONTAGE AREA: 10,267 SF
ALLOWANCE BUILDING SIGN AREA: 1% = 102 SF
PROPOSED SIGN AREA: 98.50 SF



Reverse Channel - LED Halo Illuminated N.T.S.

NOTE: LETTER SET ON PARAPET AS SHOWN. RACEWAY AND ELECTRICAL TO BE BEHIND PARAPET WALL

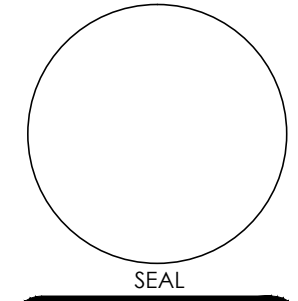


DATE	SYM	REVISION-RECORD	DR	CK

PROJECT NAME: LEXINGTON HOTEL HISTORIC PRESERVATION BOARD ID SUBMITTAL
OWNER: AVP MIAMI BEACH, LLC.
ADDRESS: 4299 COLLINS AVE. MIAMI BEACH, FLORIDA 33140
PHONE: 305-632-3311 305-632-2866



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AA-26001915
A-2
SHEET 3 OF 9
SCALE SHOWN
DATE: 08/22/16 DRAWN: AR

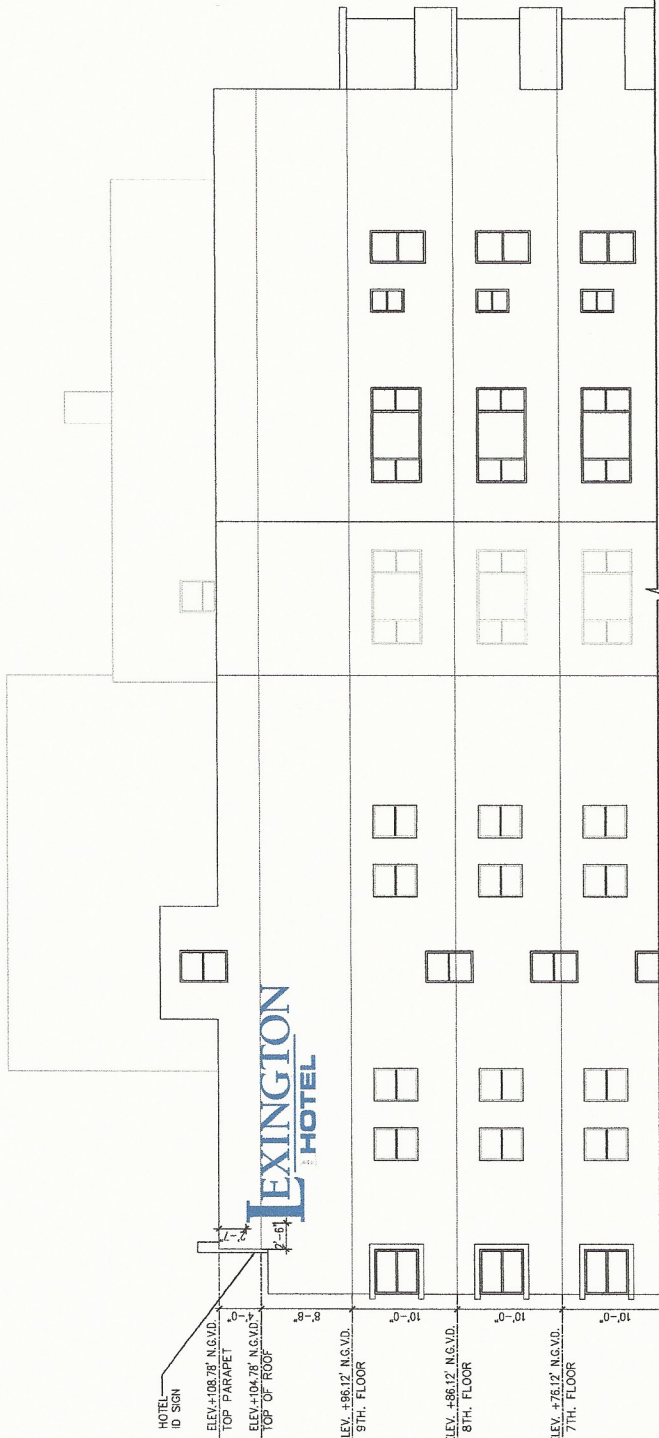
Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Mr. Allendes and shall not be sold or reproduced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

LEXINGTON HOTEL
SOUTH ELEVATION - BUILDING ID SIGN

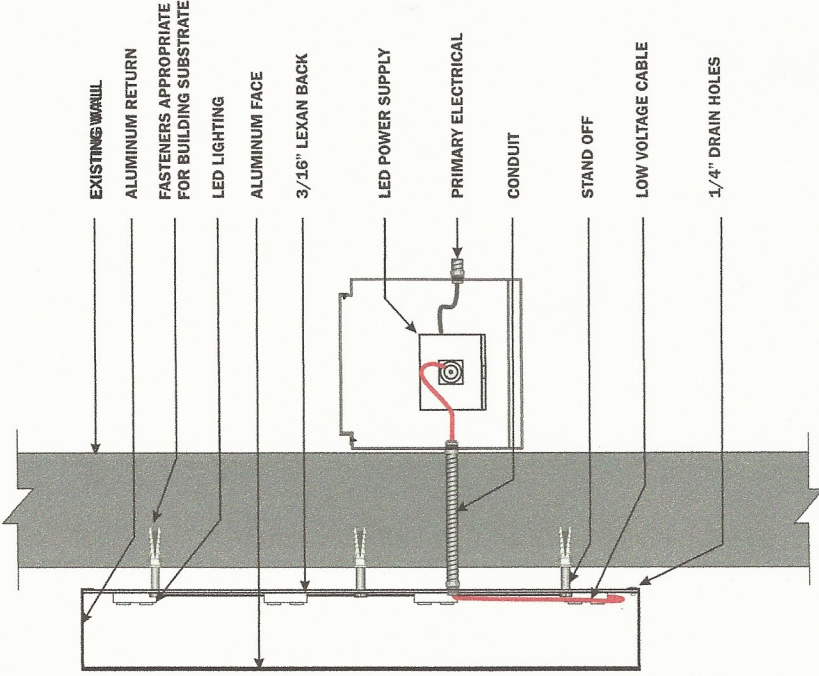


GRAPHIC DETAIL SCALE: 1/2"=1'-0"

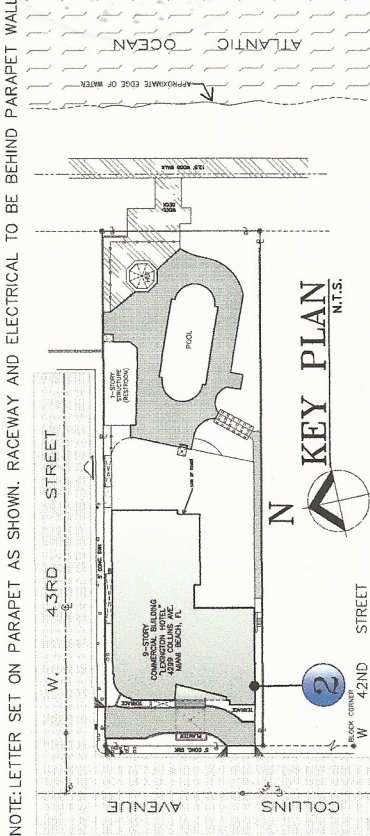
SIGN TYPE ZONING DATA
SOUTH ELEVATION FRONTAGE AREA: 13,621 SF *
ALLOWANCE BUILDING SIGN AREA: 1% = 136 SF
PROPOSED SIGN AREA: 98.50 SF
FROM NORTH FAÇADE SF
***(TRANSFERRED) I.A.**



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



Reverse Channel - LED Halo Illuminated



NOTE: LETTER SET ON PARAPET AS SHOWN. RACEWAY AND ELECTRICAL TO BE BEHIND PARAPET WALL



PROPOSED



EXISTING

LEXINGTON HOTEL

EAST ELEVATION - OCEANFRONT BUILDING ID SIGN



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



EXISTING

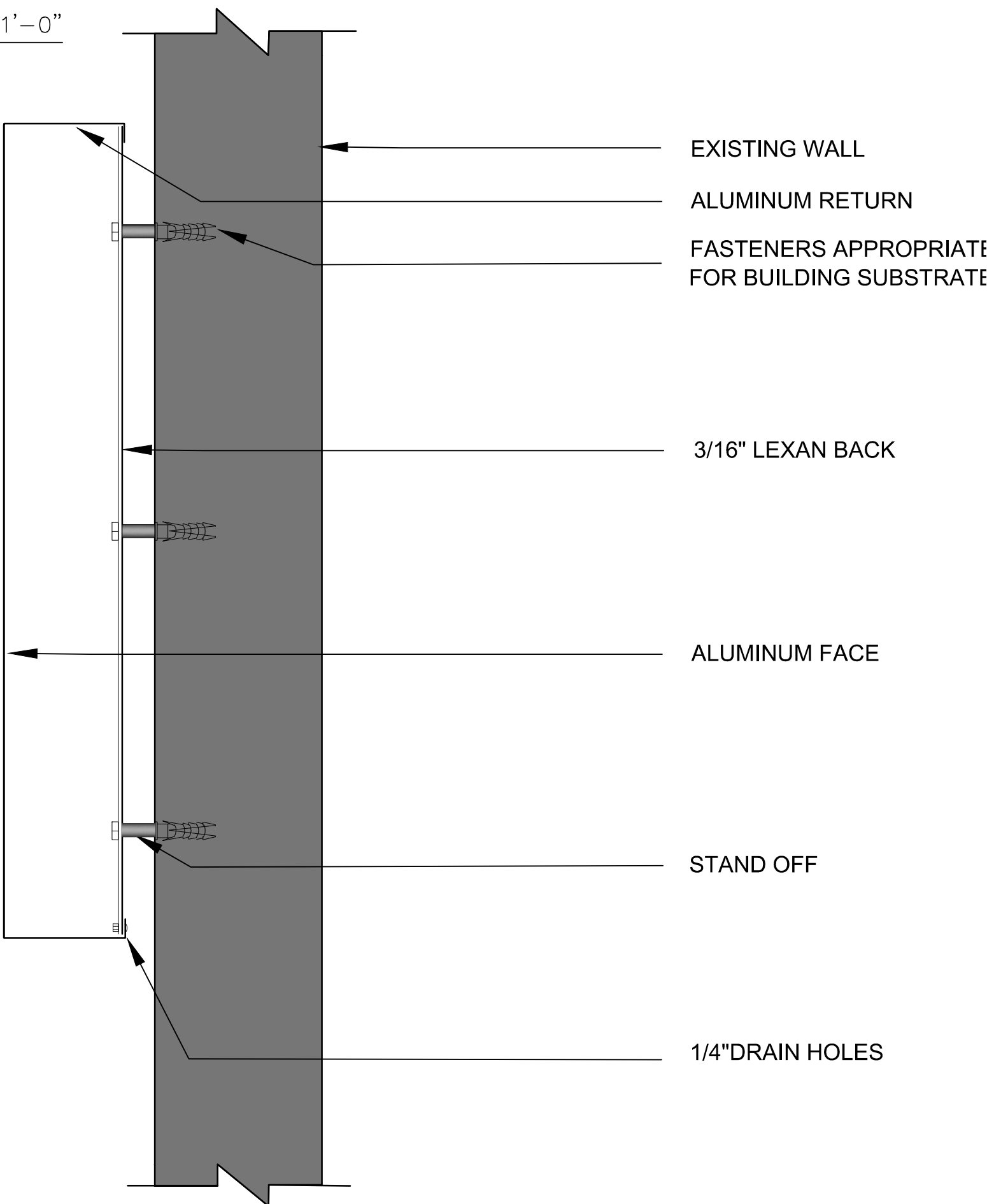


PROPOSED



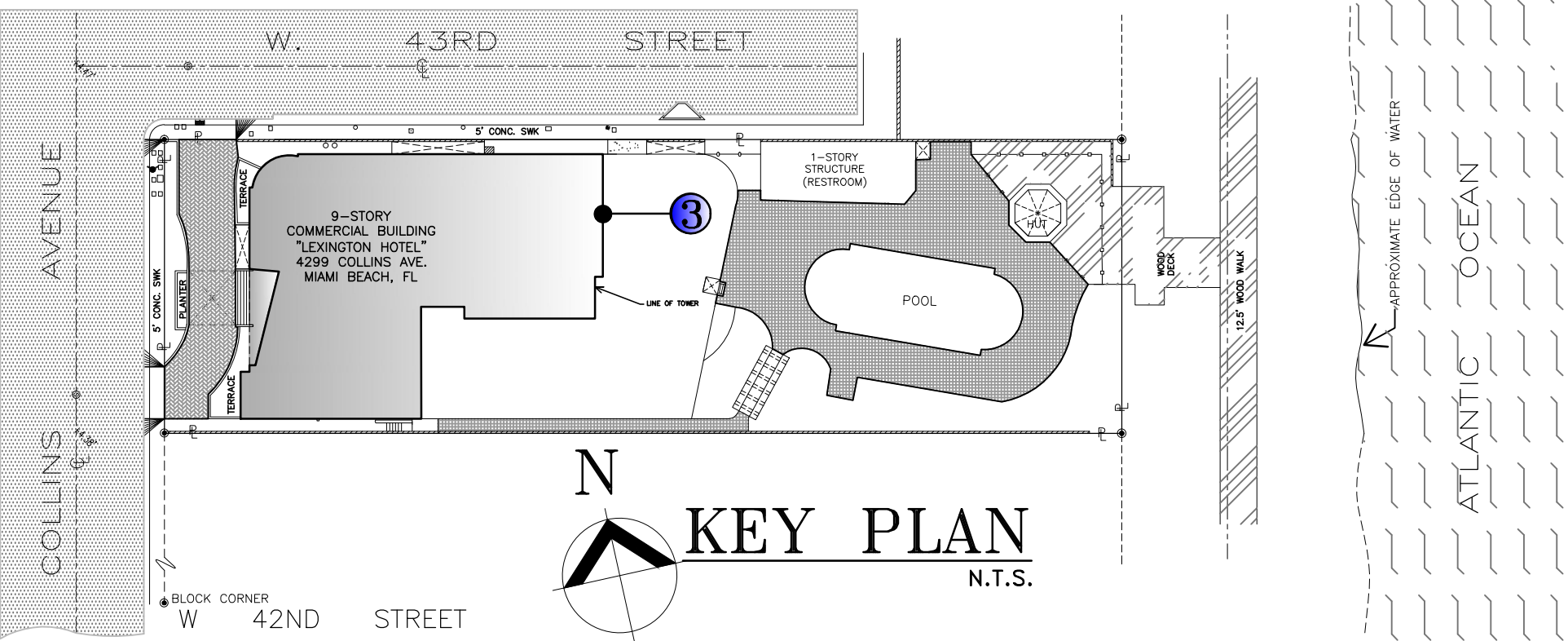
GRAPHIC DETAIL SCALE: 1/2"=1'-0"

SIGN TYPE ZONING DATA
EAST ELEVATION OCEANFRONT AREA: 6,450 SF
ALLOWANCE BUILDING SIGN AREA: 1%=64.50 SF
PROPOSED SIGN AREA: 63.30 SF



SIGN DETAIL - NON -ILLUMINATED

NOTE: LETTER SET ON PARAPET AS SHOWN. RACEWAY AND ELECTRICAL TO BE BEHIND PARAPET WALL



3 OCEANFRONT BUILDING ID SIGN

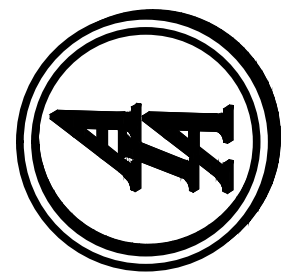
DATE	SYM	REVISION-RECORD	DRI	CK

PROJECT NAME: LEXINGTON HOTEL HISTORIC PRESERVATION BOARD ID SUBMITTAL

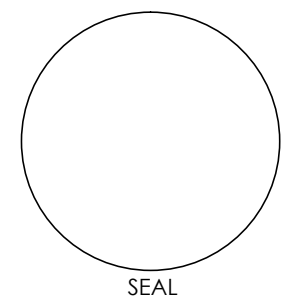
OWNER: AVP MIAMI BEACH, LLC.

ADDRESS: 4299 COLLINS AVE MIAMI BEACH FLORIDA 33140

PHONE: 305-532-3311 305-532-2266



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AA-26001915

A-4

SHEET 5 OF 9

SCALE SHOWN

DATE:082216 DRAWN:AR

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

[illegible]

PROJECT NAME:	HISTORIC PRESERVATION BOARD ID SUBMITTAL AVP MIAMI BEACH, LLC.
OWNER:	4299 COLLINS AVE MIAMI BEACH FLORIDA 33140
PHONE:	305-682-3311 305-582-2266



ISAAC ALLENDES AR 94998
 AIA DESIGN ASSOCIATES PA
 Architect
 Interior Design
 680 SW 139 th terrace-miami, fl. 331 58
 phone:(305)322-9097 e-mail:isma200@aol.com
 information, advanced industry practices in light of existing structural and other conditions, applicable codes, codes, and the like. These plans are and shall remain

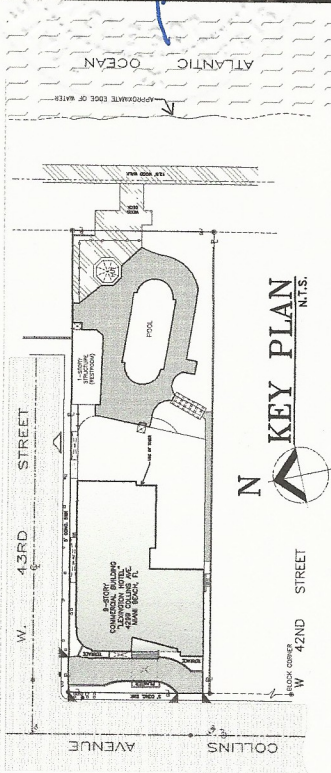
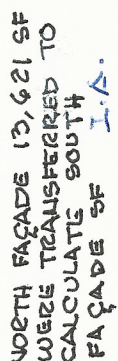
SEAL

A-26001915

A-7

SHEET 8 OF 9

SALE	SHOWN
TEL:082216	DRAWN:AR



NORTH ELEVATION