

# CIRCA 39

3900 COLLINS AVE  
MIAMI BEACH, FLORIDA

FINAL SUBMITTAL  
02.07.2022

**OWNER:**

AMS HOSPITALITY  
3350 RIVERWOOD PKWY #2110  
ATLANTA, GA 30339

**ARCHITECT:**

BAKER BARRIOS ARCHITECTS  
400 ASHLEY DRIVE, SUITE 800  
TAMPA, FL 33602

**INTERIOR DESIGNER:**

EDGE OF ARCHITECTURE  
1929 PONCE DE LEON  
CORAL GABLES, FL 33143

**LANDSCAPE ARCHITECT:**

NATURALFICIAL  
6915 RED ROAD, SUITE 224  
CORAL GABLES, FL 33143

**SCOPE of WORK:**

VARIANCE REQUEST:

NEW TRELLIS WITHIN REQUIRED FRONT AND SIDE YARD SETBACK

MODIFICATION TO SOUTH FACADE:

NEW COLLAPSIBLE WALL. BASIS OF DESIGN: NANAWALL

INTERIOR MODIFICATIONS:

RENOVATED LOBBY AND RESTAURANT AREAS

EXTERIOR MODIFICATIONS:

RENOVATED HARDSCAPE + LANDSCAPE PLANS  
NEW TRELLIS WITH FABRIC COVERINGS  
MODIFY EXISTING POOL (TWO NEW PLUNGE POOLS)  
REPLACE FABRIC COVERING AT EXISTING ENTRY AWNING

**INDEX of DRAWINGS**

GENERAL:

G001 COVER SHEET  
G002 SITE LOCATION MAP  
G003 SITE SURVEY  
G004 PROPERTY LEGAL DESCRIPTION  
G005 EXISTING SITE PLAN  
G006 EXISTING PHOTOS - EXTERIOR  
G007 EXISTING PHOTOS - EXTERIOR  
G008 EXISTING PHOTOS - EXTERIOR  
G009 LOBBY PHOTO KEY  
G010 EXISTING PHOTOS - INTERIOR  
G011 EXISTING PHOTOS - INTERIOR  
G012 EXISTING PHOTOS - INTERIOR

INTERIOR DESIGN

ID001 EXISTING FLOOR PLAN  
ID002 DEMOLITION FLOOR PLAN  
ID003 RENOVATED FLOOR PLAN  
ID004 EXISTING/DEMO LOBBY REFLECTED CEILING PLAN  
ID005 RENOVATED LOBBY REFLECTED CEILING PLAN  
ID006 INTERIOR ELEVATION - COLLAPSIBLE WALL  
ID007 INTERIOR ELEVATION - RETAIL  
ID008 INTERIOR ELEVATION - RECEPTION  
ID009 INTERIOR ELEVATION - LOBBY BAR  
ID010 INTERIOR ELEVATION - LOBBY BAR  
ID011 INTERIOR PERSPECTIVES  
ID012 INTERIOR PERSPECTIVES  
ID013 INTERIOR PERSPECTIVES

ARCHITECTURE

A001 SOUTH FACADE EXISTING/DEMOLITION ELEVATION  
A002 SOUTH FACADE RENOVATED ELEVATION

LANDSCAPE

L001 HARDSCAPE PLAN  
L002 VARIANCE DIAGRAM - TRELLIS  
L003 TREE DISPOSITION  
L004 LANDSCAPE PLAN  
L005 PLANT IMAGES

BISCAYNE BAY



39th STREET

3900 COLLINS AVE





**SURVEYOR'S CERTIFICATE:**

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-2. SETBACKS ARE AS ZONING REPORT AS PER PZR REPORT, SITE NUMBER 145150-1, DATED DRAFT: 1 04/09/2021, DRAFT: 04/16/2021:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

1. Building Set-Back Lines		
	Required	Existing
a. Front:	20 Feet	Collins Avenue: 14.78 Feet (Per Survey)
b. Street Side:	10 Feet or 8% of the Lot Width, whichever is greater (10 Feet required)	39 <sup>th</sup> Street: 4.83 Feet (Per Survey)
c. Interior Side:	10 Feet or 8% of the Lot Width, whichever is greater (10 Feet required)  The sum of the Side Yards shall equal 16% of the Lot Width (100 Feet x 0.16 = 16 Feet)	North Lot Line: 5 Feet (Per Survey)  Sum of Side Yards: 9.83 Feet (Per Survey)
d. Rear:	10% of the Lot Depth for Non-Oceanfront Lots (220 Feet x 0.1 = 22 Feet)	West Lot Line: 4.81 Feet (Per Survey)

3. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS COLLINS AVENUE AND 39th STREET.

4. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

5. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

6. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120651 PANEL NO. 0336, SUFFIX "L", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF 09/11/09.

7. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±34,000 SQUARE FEET OR ±0.78 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

8. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 11,699.18 SQUARE FEET.

9. THERE ARE 36 REGULAR PARKING SPACES AND 2 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988, CITY OF MIAMI BEACH BENCH MARK ID: CMB 40-01-06; ELEVATION IS 2.10 FEET OF N.A.V.D. OF 1988.

11. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

12. FLOOR ELEVATION OF EXISTING BUILDING ALONG THE NORTHEAST SIDE OF PARCEL 1 IS 8.20 FEET(HIGHEST) AND 4.10 FEET(LOWEST).

13. THERE IS VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15. THERE IS NO VISIBLE OBSERVED PARTY WALLS. ALL DIVISIONAL WALLS ADJACENT TO THE PROPERTY ARE SHOWN ON SURVEY.

16. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (FEE)

LOTS 10, 11, 15, 16 AND 19, BLOCK 32, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD)

LOTS 17, 19 AND 20, BLOCK 30, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LEASEHOLD ESTATE CONTAINED IN THAT CERTAIN UNRECORDED LEASE BETWEEN MICHAEL SIMON AND PIRHIA SIMON, AS LESSOR, AND COPLEY PLAZA INC., A FLORIDA CORPORATION, AS LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 21079, PAGE 79 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21529, PAGE 3335; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 26378, PAGE 3193, OF THE PUBLIC RECORDS OF MIAMI-DADE, COUNTY, FLORIDA, DEMISING ALL OR A PORTION OF THE AFOREDESCRIBED PREMISES.

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :**

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

**TITLE COMMITMENT NOTES:**

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF THE TITLE COMMITMENT. COMMITMENT FILE NUMBER NCS-1056386-ATL, CUSTOMER REFERENCE NUMBER: NCS-1056386-ATL, DATED MARCH 03, 2021, AT 7:30 A.M.;

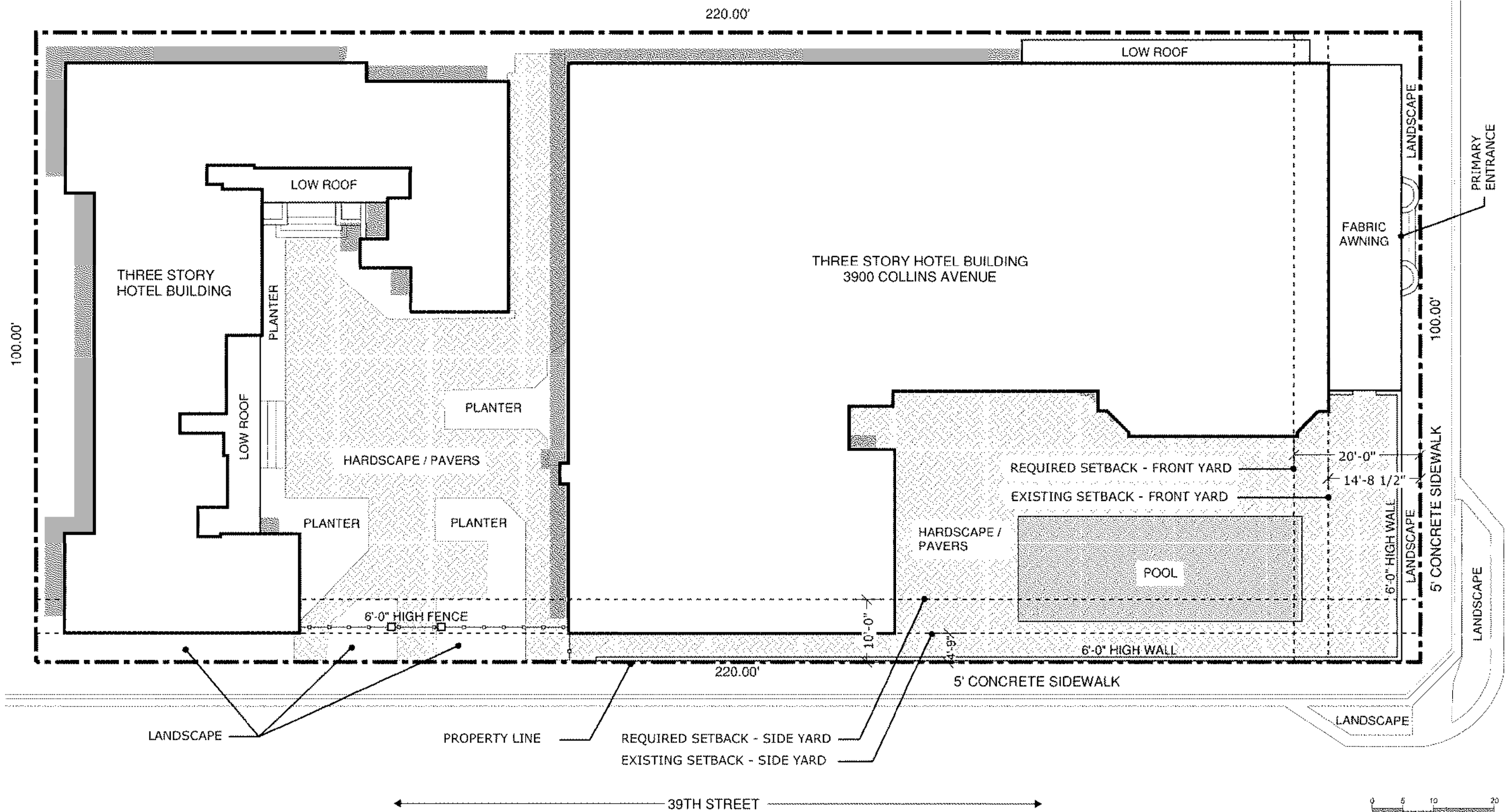
10. MATTERS SHOWN ON THE PLAT OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE(S) 7 AND 8. REFER TO SURVEY FOR ANY PLAT MATTERS.

11. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2160, PAGE 63. SEE MAP OF SURVEY.

12. THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN MICHAEL SIMON AND PIRHIA SIMON, LESSOR, AND COPLEY PLAZA INC., A FLORIDA CORPORATION, LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 21079, PAGE 79 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21529, PAGE 3335; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE GIVEN IN FAVOR OF THIRTYNINE COLLINS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 26378, PAGE 3193. SEE MAP OF SURVEY.

13. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN UNITY OF TITLE, RECORDED IN OFFICIAL RECORDS BOOK 21620, PAGE 196 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21758, PAGE 3391. AFFECTS PROPERTY BUT BLANKET IN NATURE.

14. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN HISTORIC PRESERVATION BOARD ORDER BY CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 21929, PAGE 485. AFFECTS PROPERTY BUT BLANKET IN NATURE.





SOUTHEAST CORNER - 01.14.2022



EAST FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



NORTH FACADE - 01.14.2022



FRONT PORCH FACING EAST - 01.14.2022



FRONT PORCH FABRIC AWNING- 01.14.2022



INTERIOR COURTYARD LOOKING EAST- 01.14.2022



INTERIOR COURTYARD LOOKING SOUTH- 01.14.2022



INTERIOR COURTYARD LOOKING WEST- 01.14.2022



INTERIOR COURTYARD LOOKING NORTH 01.14.2022



INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022

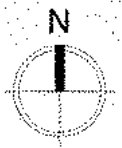
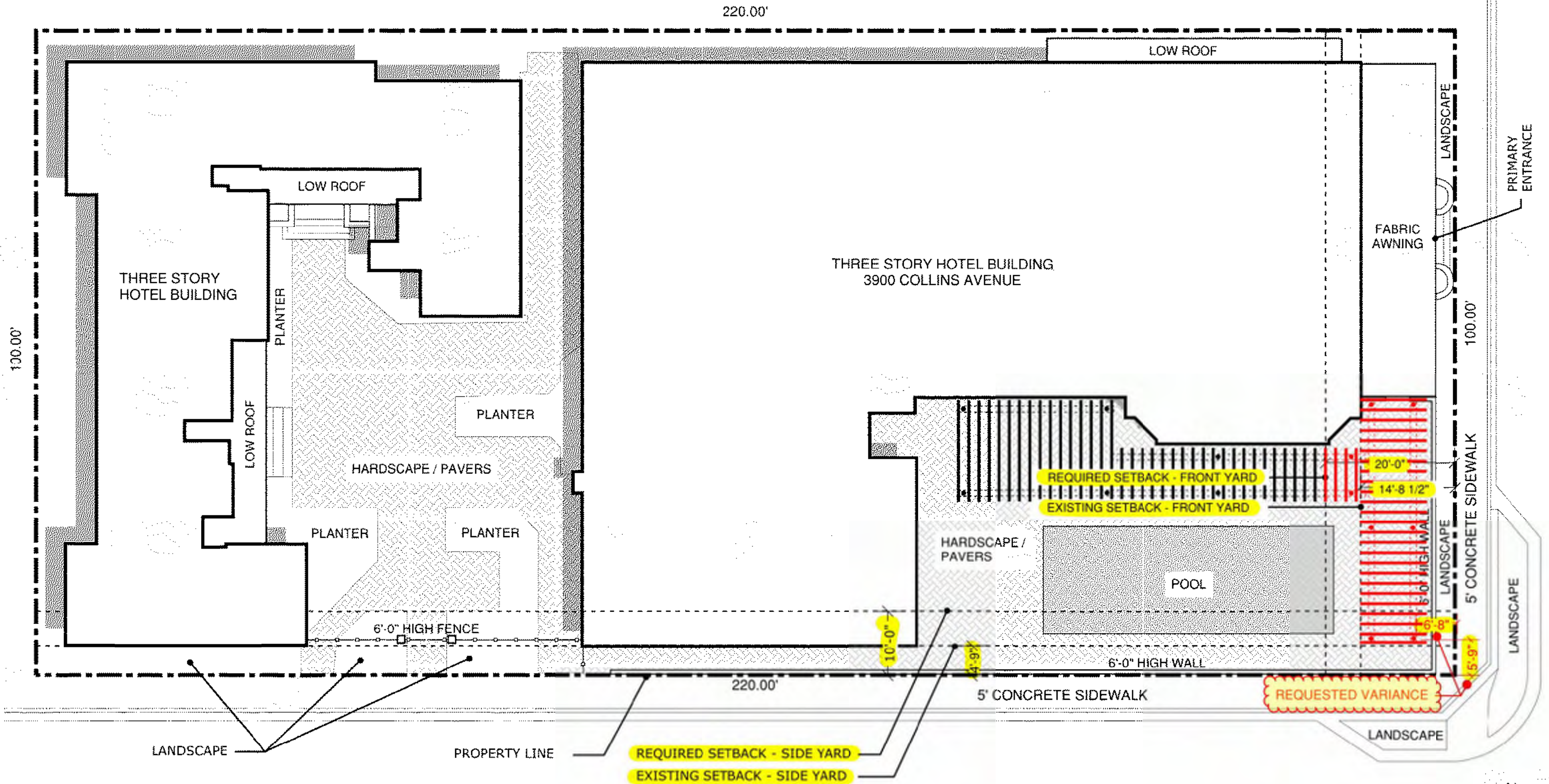


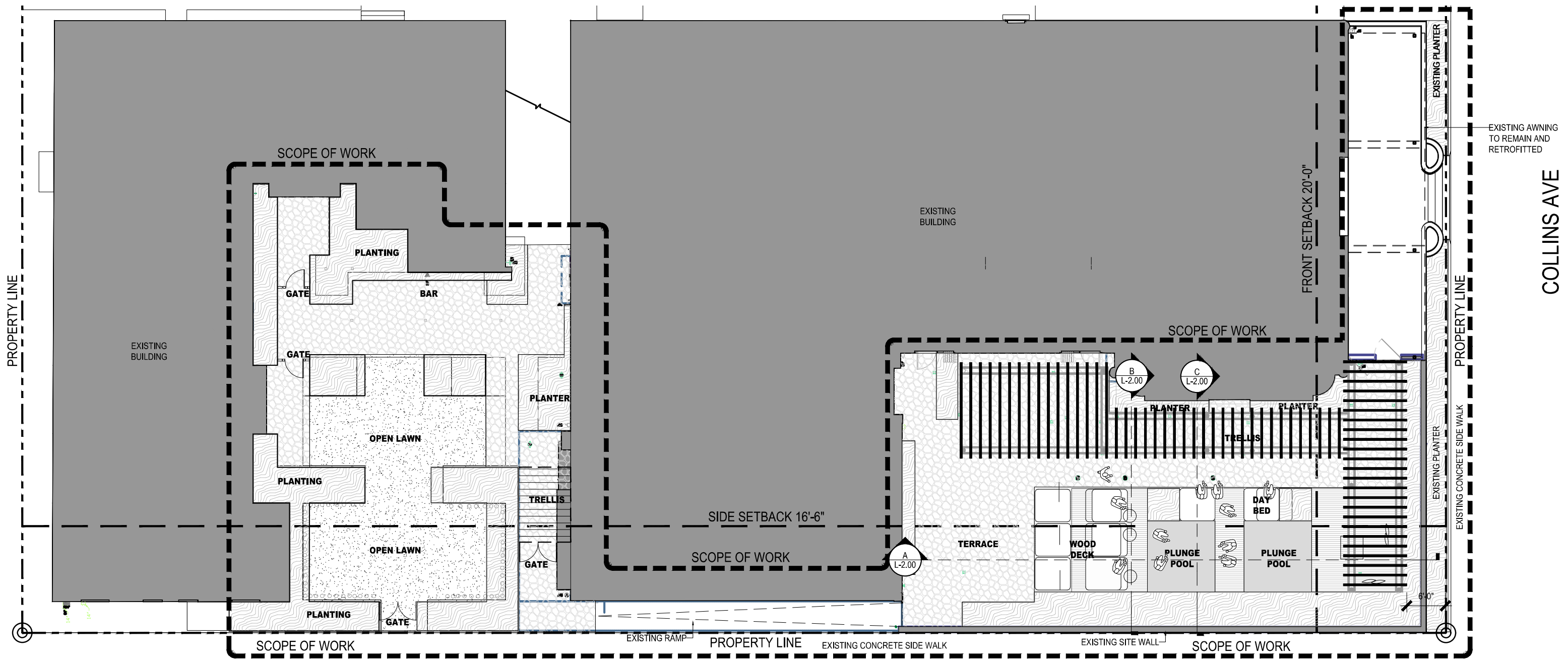
INTERIOR COURTYARD - 01.14.2022



INTERIOR COURTYARD - 01.14.2022







OVERALL HARDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

39TH STREET

NOTE:

**COURTYARD:**

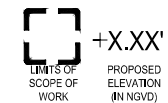
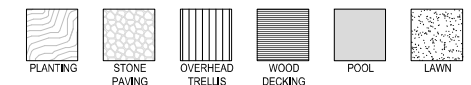
EXISTING OPEN GREEN SPACE: 890 SF  
 PROPOSED OPEN GREEN SPACE: 999 SF  
 NEW LAWN SPACE: 857 SF

NOTE:

**POOL DECK:**

EXISTING OPEN GREEN SPACE: 168 SF  
 PROPOSED OPEN GREEN SPACE: 648 SF

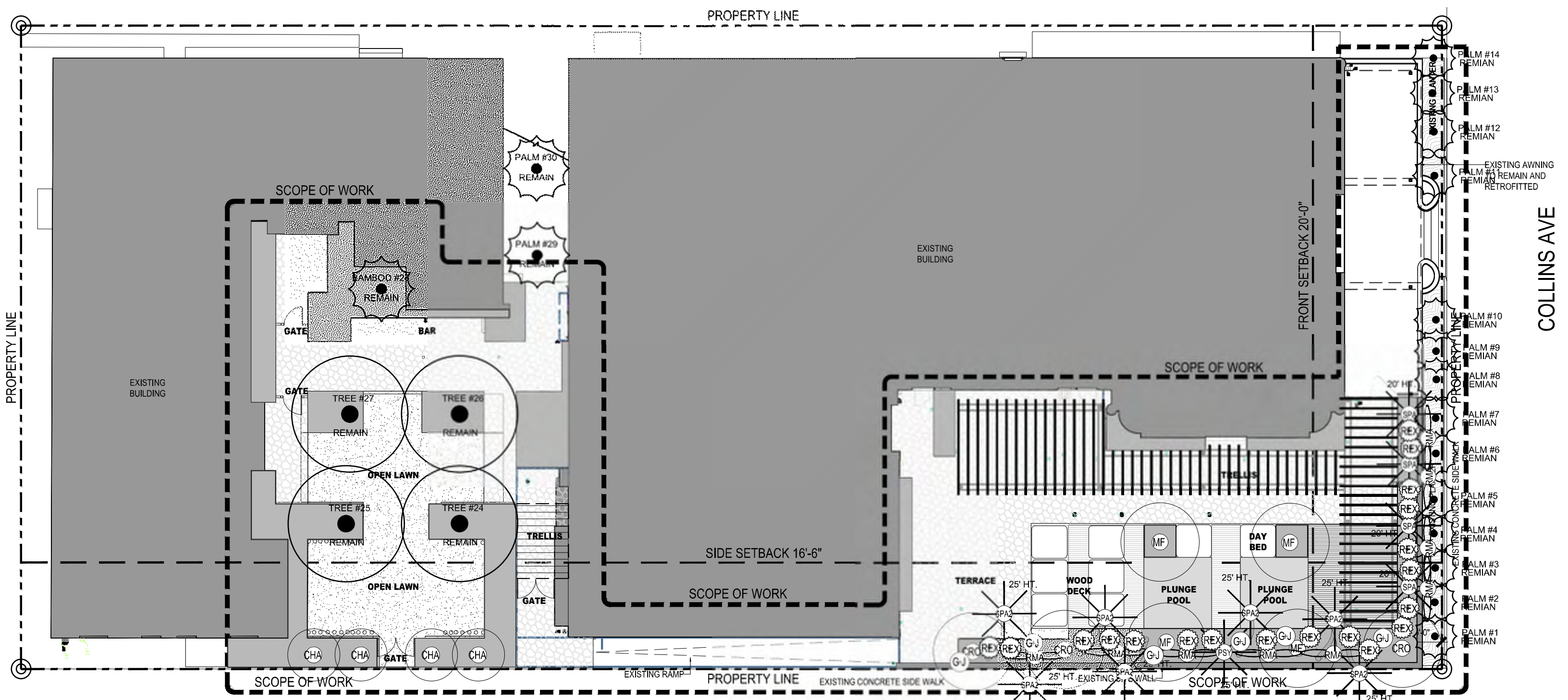
GRAPHIC LEGEND



GENERAL ABBREVIATIONS

TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AFF	ABOVE FINISH FLOOR	ENG	ENGINEER
P.L.	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
M	MONUMENT LINE	EXST	EXISTING
C	CENTER LINE	HSCP	HARDSCAPE
ML	MATCH LINE	LSCP	LANDSCAPE
EL	ENLARGED PLAN	PLNT	PLANTING
OA	OVERALL PLAN		

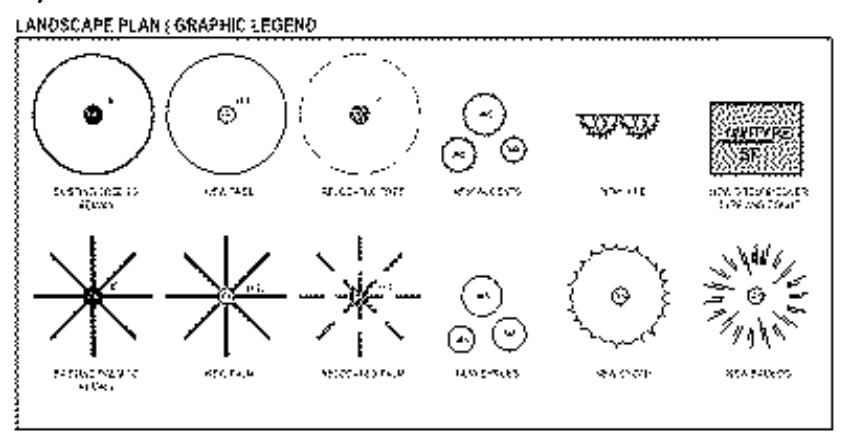


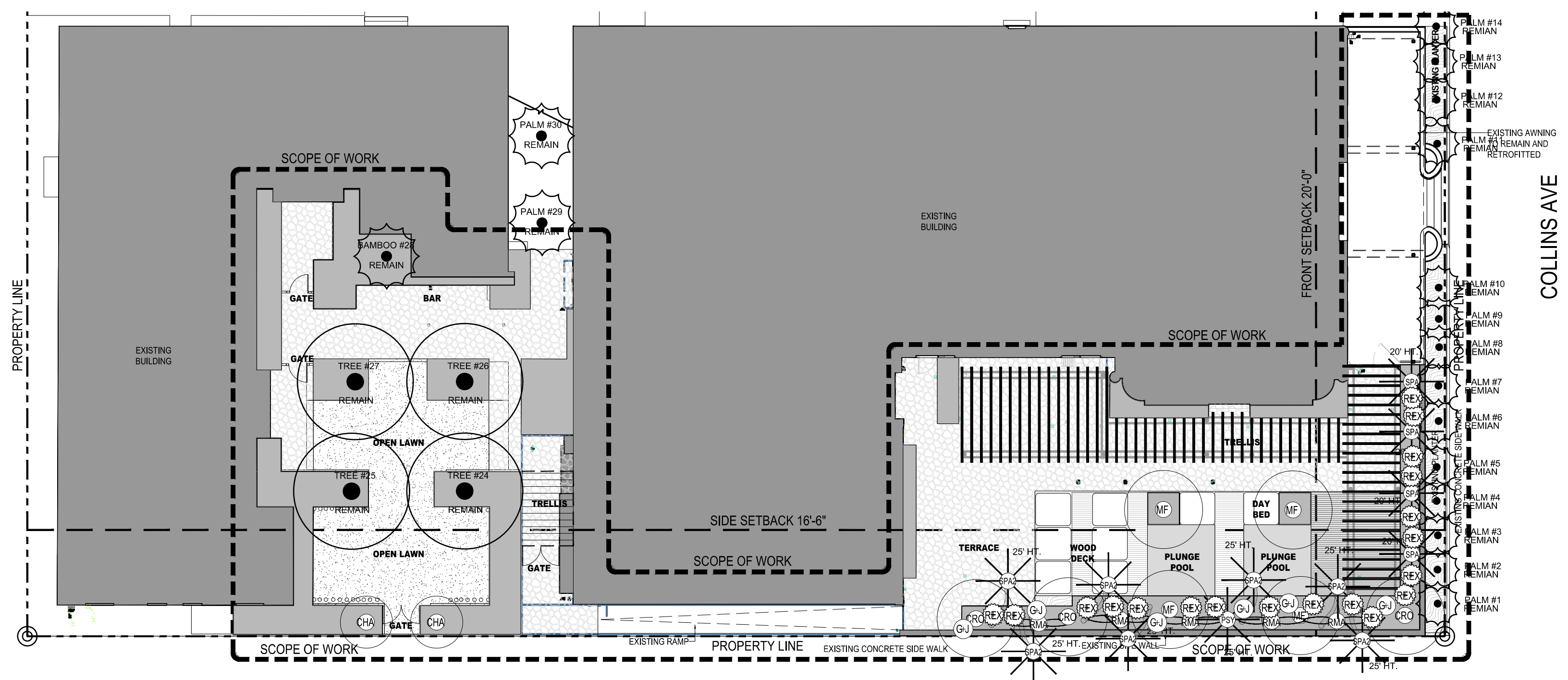


NATURALFICIAL, INC. | CIRCA 39 | PLANT LIST: DATE: 2022.02.04

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		BROUGHT TOLENTANT		
					YES	NO	YES	NO	
<b>TREES</b>									
4	CHA	<i>Calliandra naumanniophila</i>	Pink Powder Puff Bush	12' HT. Multi branched, Field Grown		X	X		
3	CRO	<i>Clusia rosea</i>	Autograph Tree	18' HT	X		X		
4	MF	<i>Mycocarpus fragrans</i>	Simpson Stopper	25' HT Multi Branch, Collected Specimen	X		X		
<b>PALMS</b>									
4	SPA	<i>Sabal palmello</i>	Sabal Palm	20' HT. Spotted	X		X		
7	SPA2	<i>Sabal palmello</i>	Sabal Palm (crooked trunk)	10 @ 25' x 1.3 @ 20 HT	X		X		
1	PSY	<i>Phoenix syntrochus</i>	Sylvestria / Wild Date Palm	25' DIA. MIN		X	X		
9	RMA	<i>Ravenala madagascariensis</i>	Traveler's Palm	10' HT	X		X		
<b>SHRUBS</b>									
4	CD	<i>Clusia discolor</i>	Urecaole	25G	X		X		
7	CG	<i>Clusia guianensis</i>	Small Leaf Clusia	7 @ 8' HT.	X		X		
6	GJ	<i>Gardenia jasminoides</i>	Gardenia Bush	25G		X		X	
19	REX	<i>Rhapis excelsa</i>	Lady Palm	25G		X	X		
84	CN	<i>Clusia nana</i>	Dwarf Clusia	24" HT	X		X		

39TH STREET





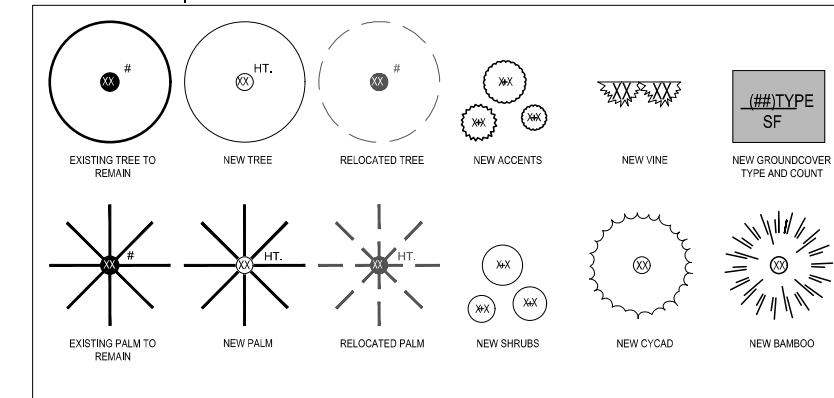
OVERALL LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

39TH STREET

2021.12.01

TREES	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
		YES	NO	YES	NO
1 CRO <i>Gliricidia sepium</i>	Photograph Tree	X		X	
1 M <i>Miconia splendens</i>	Simple Stunner				
1 CRO <i>Cratogeomys</i>	25' HT, Collected	X		X	
1 PALM #1	20' HT, Booted	X		X	
1 PALM #2	10 @ 25' HT. 3 @ 20 HT.	X		X	
1 PALM #3	25' OA. MIN		X	X	
1 SHRUBS					
4 CD <i>Cratogeomys</i>	Lechechillo	X		X	

LANDSCAPE PLAN | GRAPHIC LEGEND



TREES



*Calliandra haematocephala*  
Pink Powder Puff Bush



*Clusia rosea*  
Autograph Tree



*Myrcianthes fragrans*  
Simpson Stopper



*Tabebuia guayacan*  
Guyacan - Yellow Tabebuia

PALMS



*Sabal palmetto*  
Sabal Palm

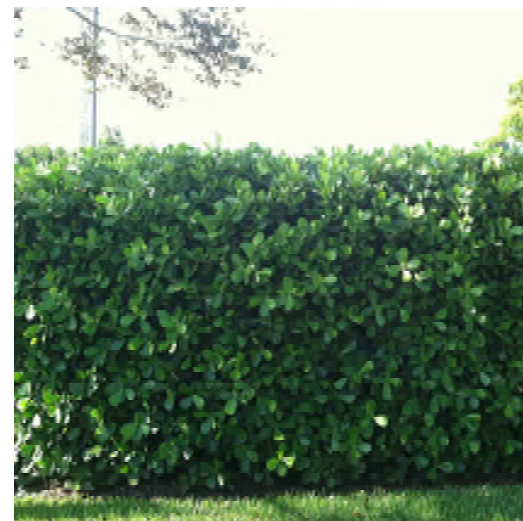


*Phoenix sylvestris*  
Sylvestris / Wild Date Palm

SHRUBS



*Croton discolor*  
Lechecillo



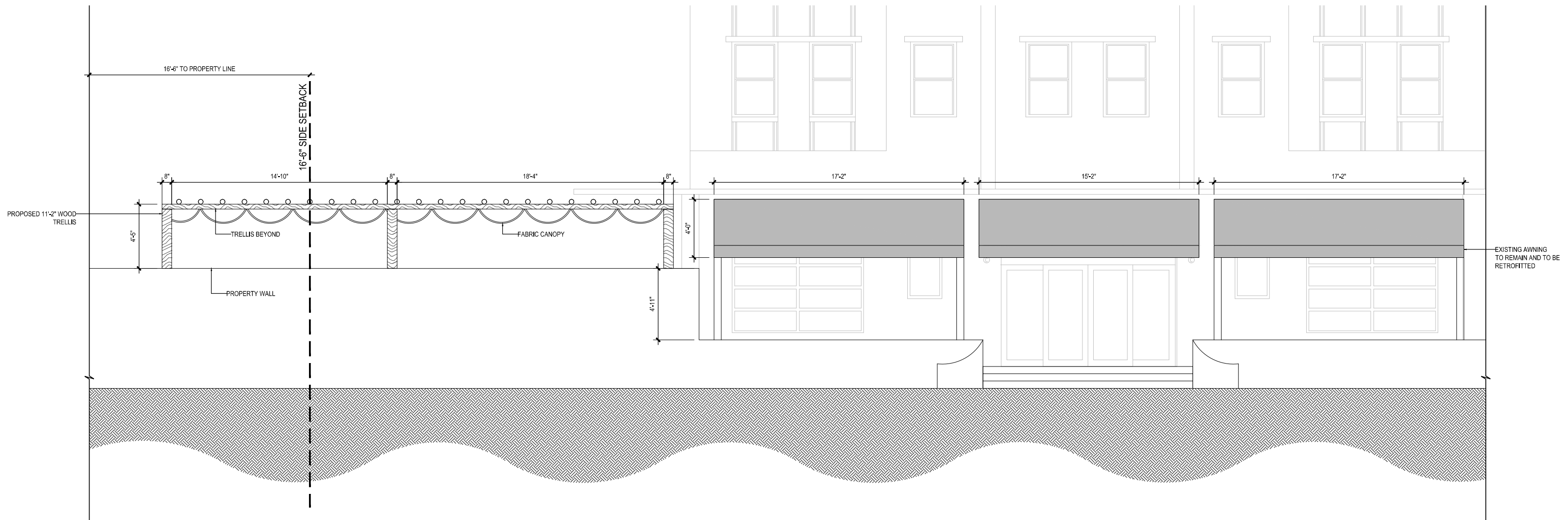
*Clusia guttifera*  
Small Leaf Clusia



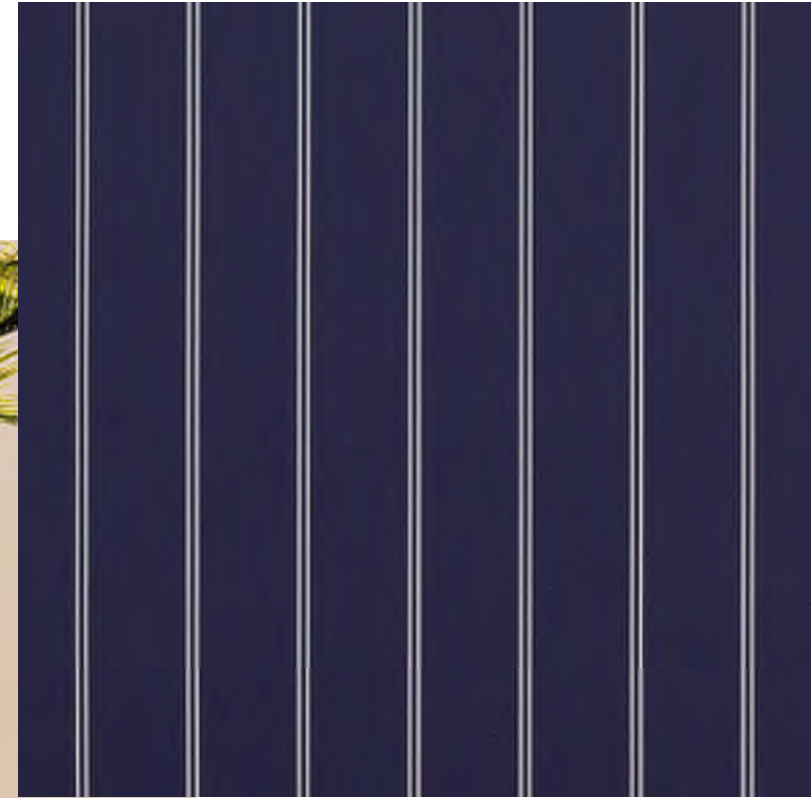
*Gardenia jasminoides*  
Gardenia Bush



*Rhaps excelsa*  
Lady Palm



**A FRONT ENTRY ELEVATION**  
 SCALE: 1/4" = 1'-0"

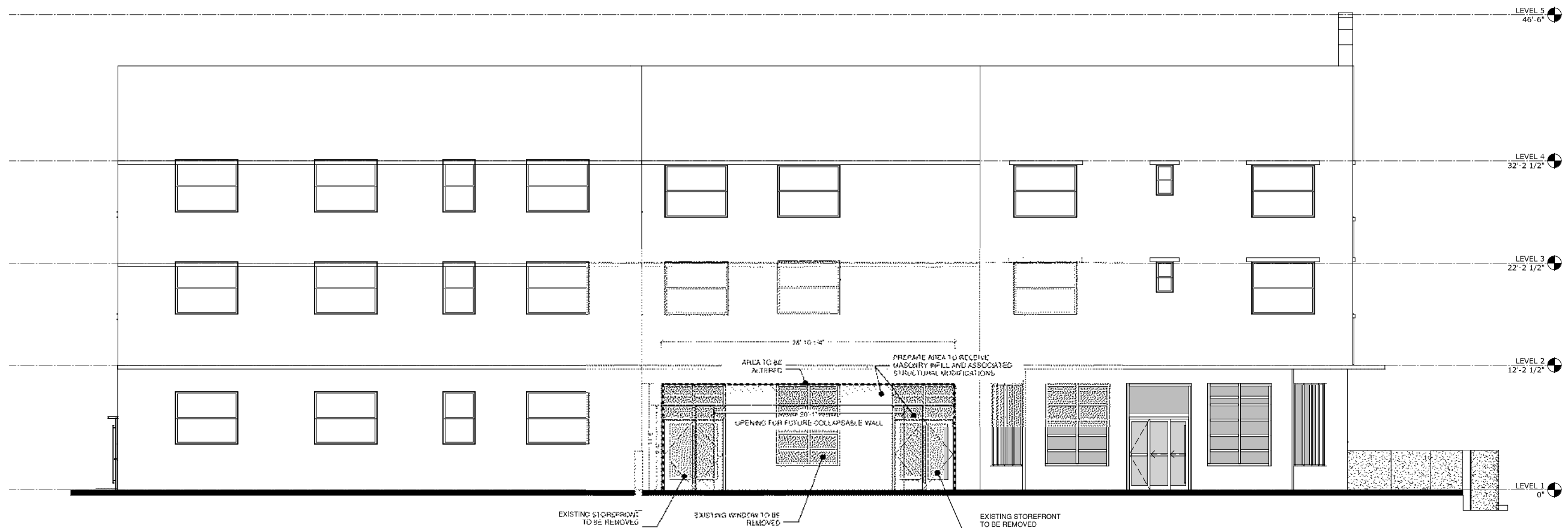


PROPOSED AWNING FABRIC:  
COLOR: COOPER NAVY  
MANUFACTURER: SUMBRELLA

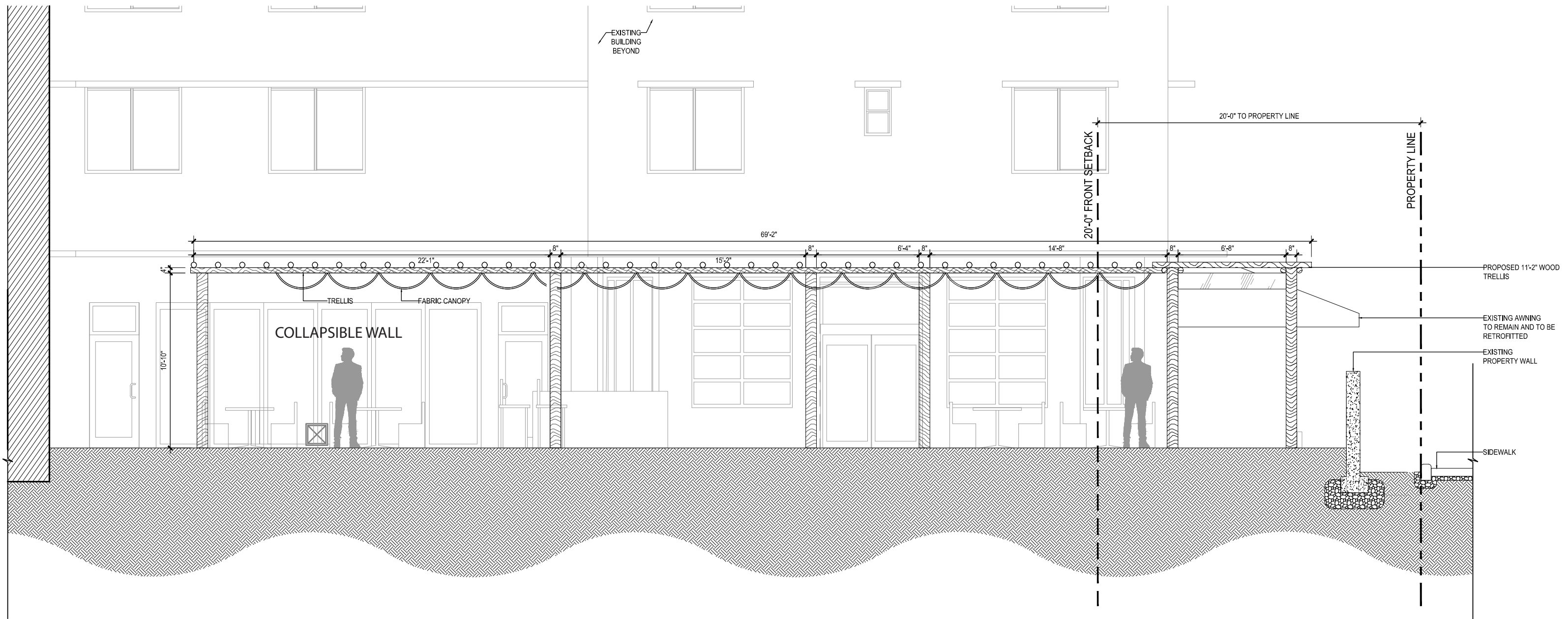




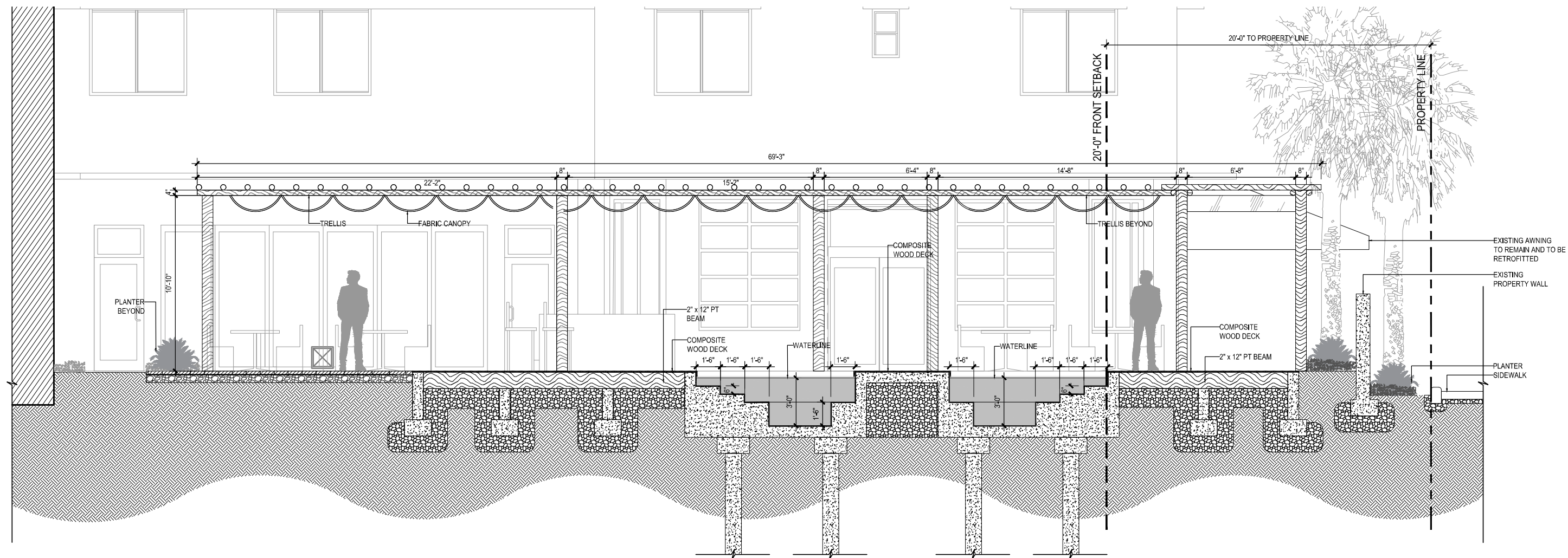




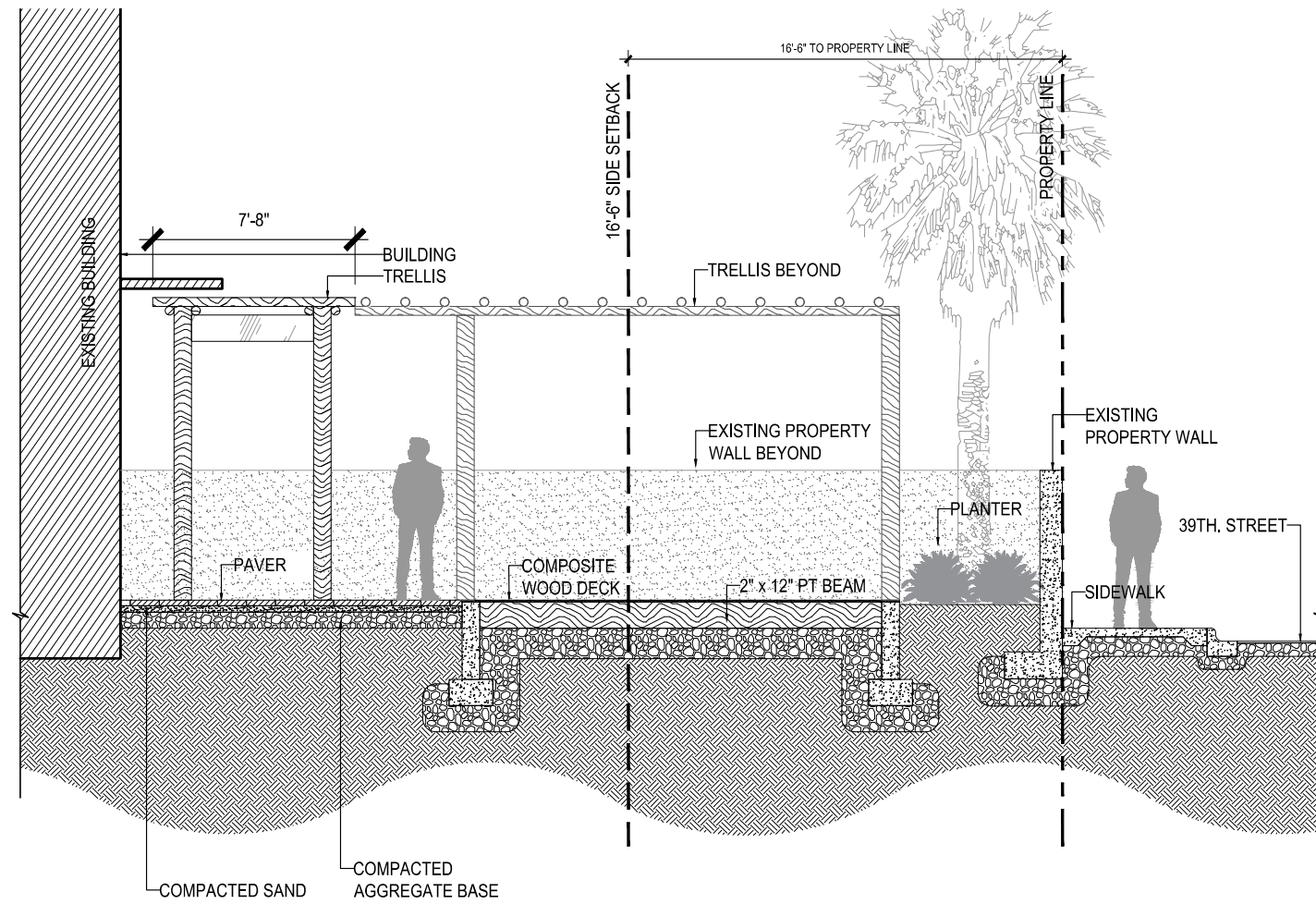




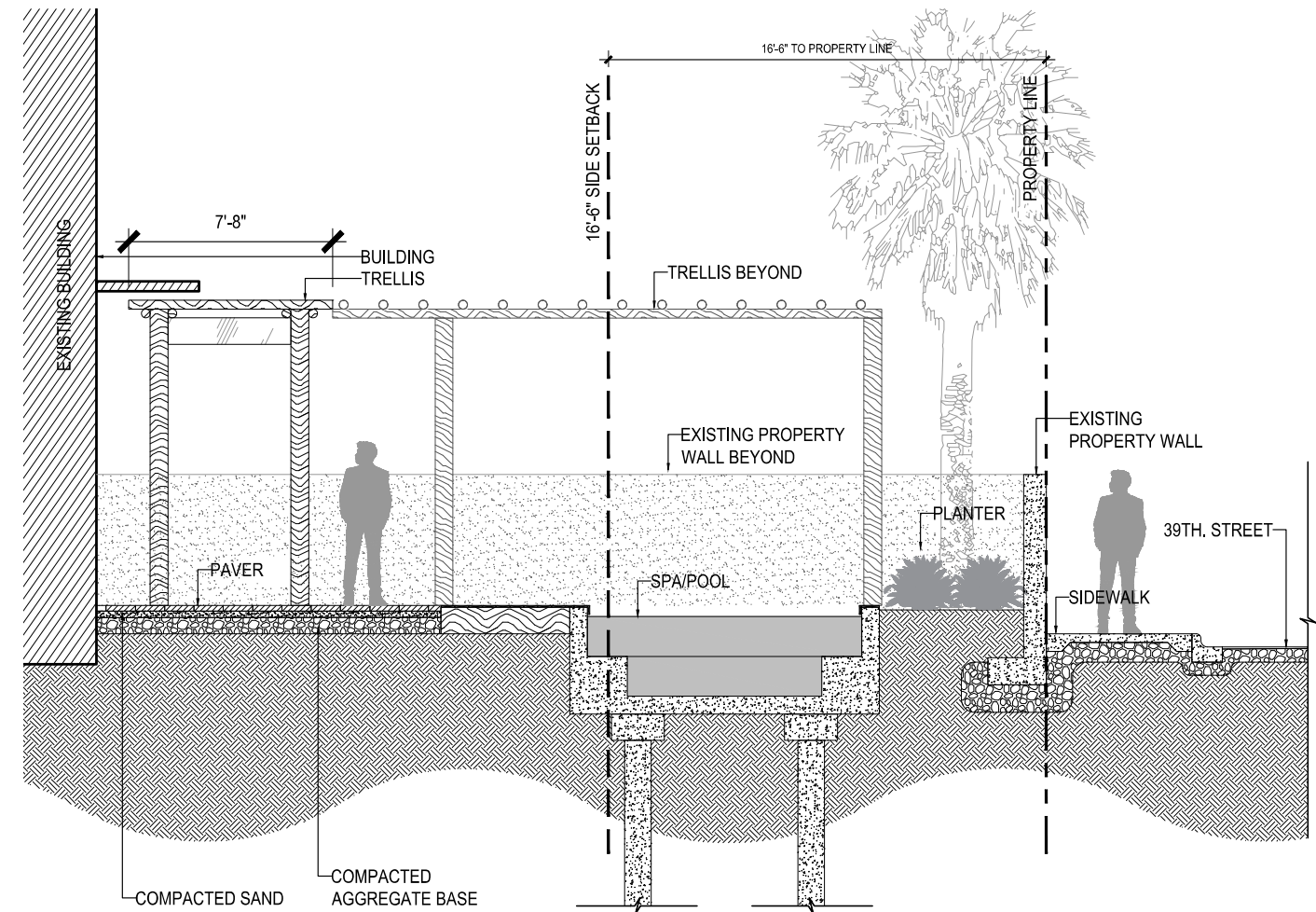
**B** DINING AREA TRELLIS ELEVATION  
SCALE: 1/4" = 1'-0"



**A POOL SECTION**  
 SCALE: 1/4" = 1'-0"



**B** WOOD DECK SECTION  
SCALE: 1/4" = 1'-0"

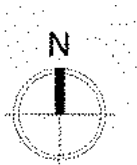
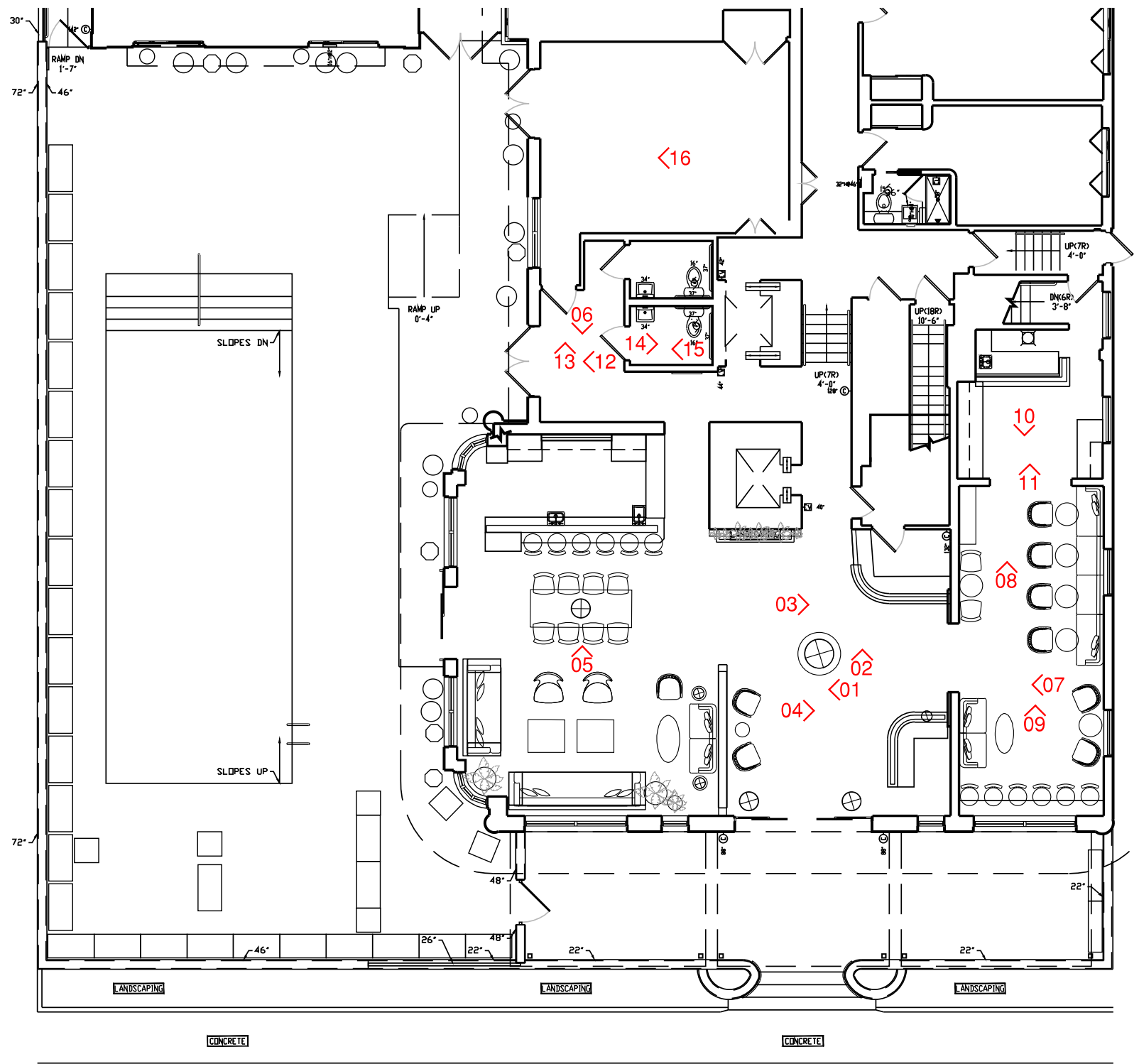


**C** POOL SECTION  
SCALE: 1/4" = 1'-0"







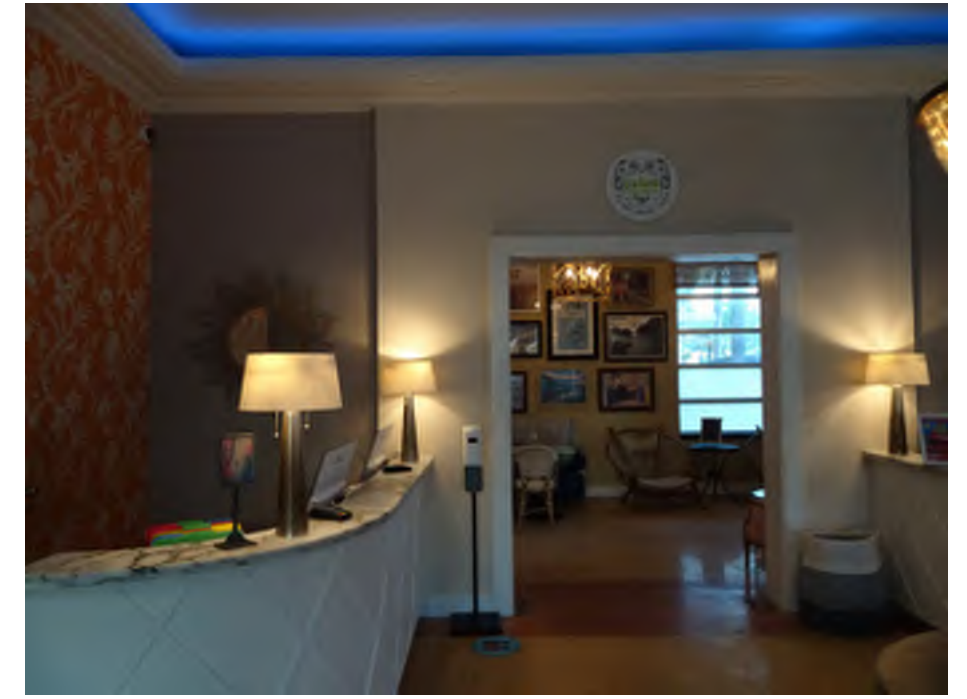




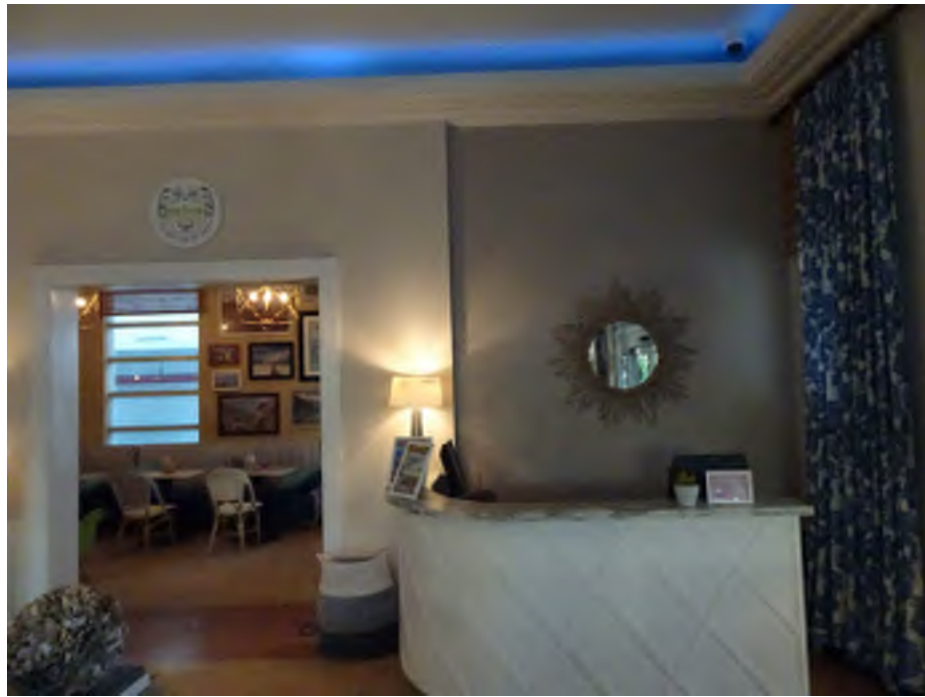
01 - LOBBY - 01.14.2022



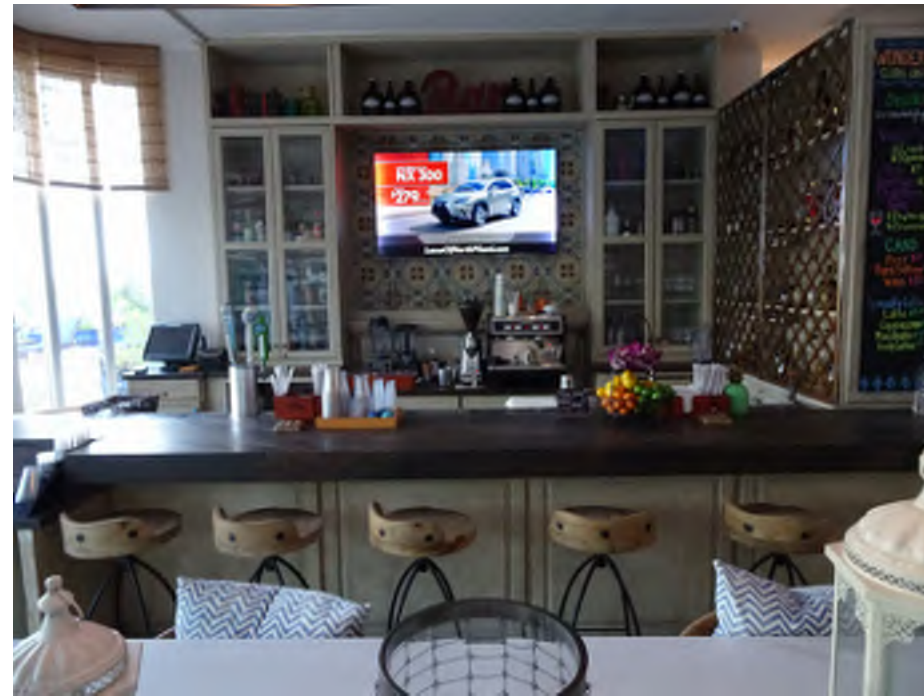
02 - LOBBY / RECEPTION - 01.14.2022



03 - RECEPTION / RETAIL - 01.14.2022



04 - RECEPTION / RETAIL - 01.14.2022



05 - LOBBY / BAR- 01.14.2022



06 - LOBBY - 01.14.2022



07 - LOBBY - 01.14.2022



08 - RESTAURANT- 01.14.2022



09 - RESTAURANT - 01.14.2022



10 - RESTAURANT- 01.14.2022



11 - RESTAURANT- 01.14.2022



12 - POOL ACCESS - 01.14.2022



13 - MEETING ROOMS- 01.14.2022



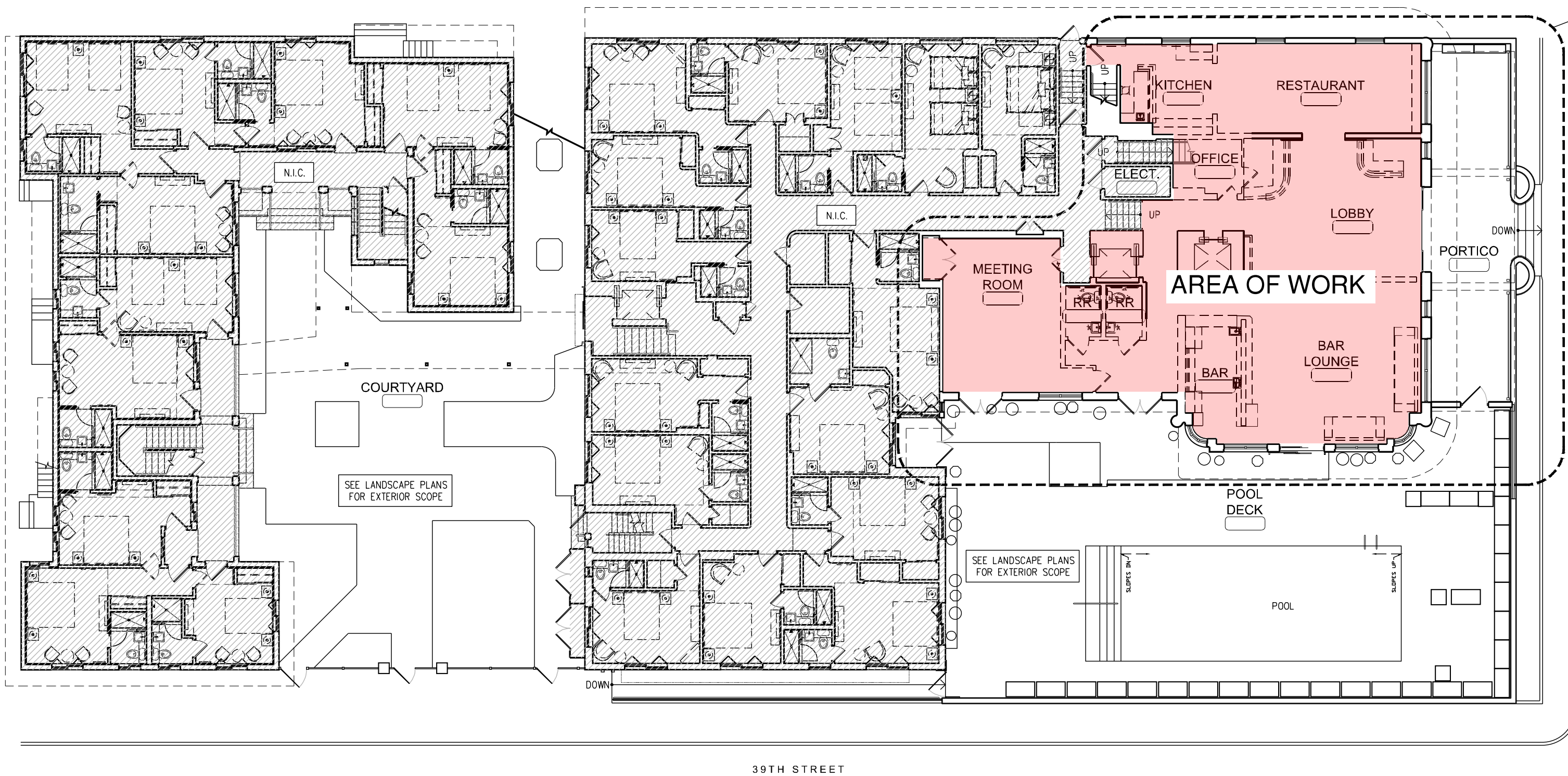
14 - RESTROOMS- 01.14.2022



15 - RESTROOMS- 01.14.2022

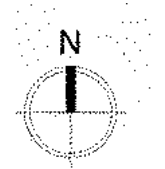


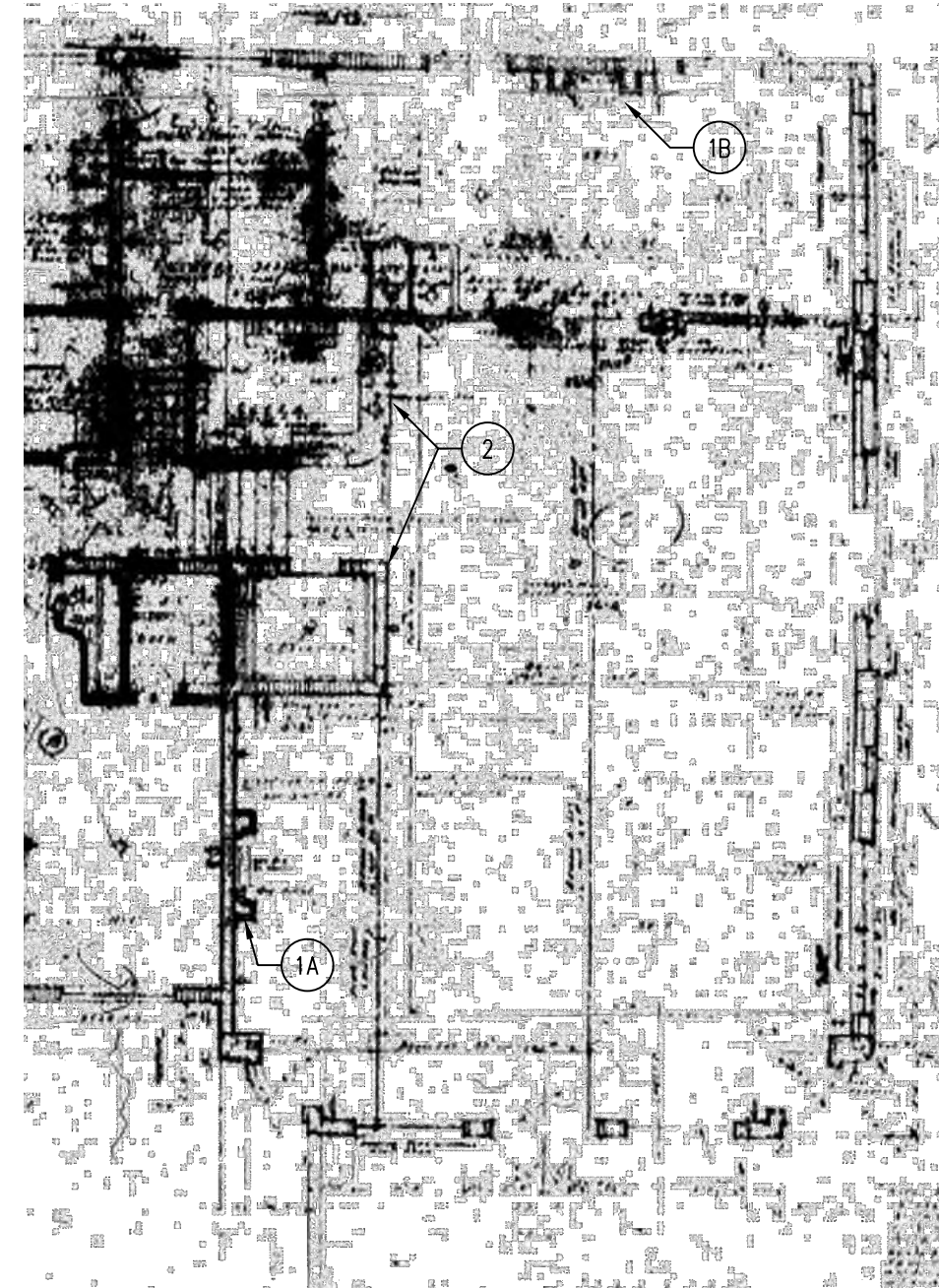
16 - MEETING ROOMS- 01.14.2022



COLLINS AVENUE

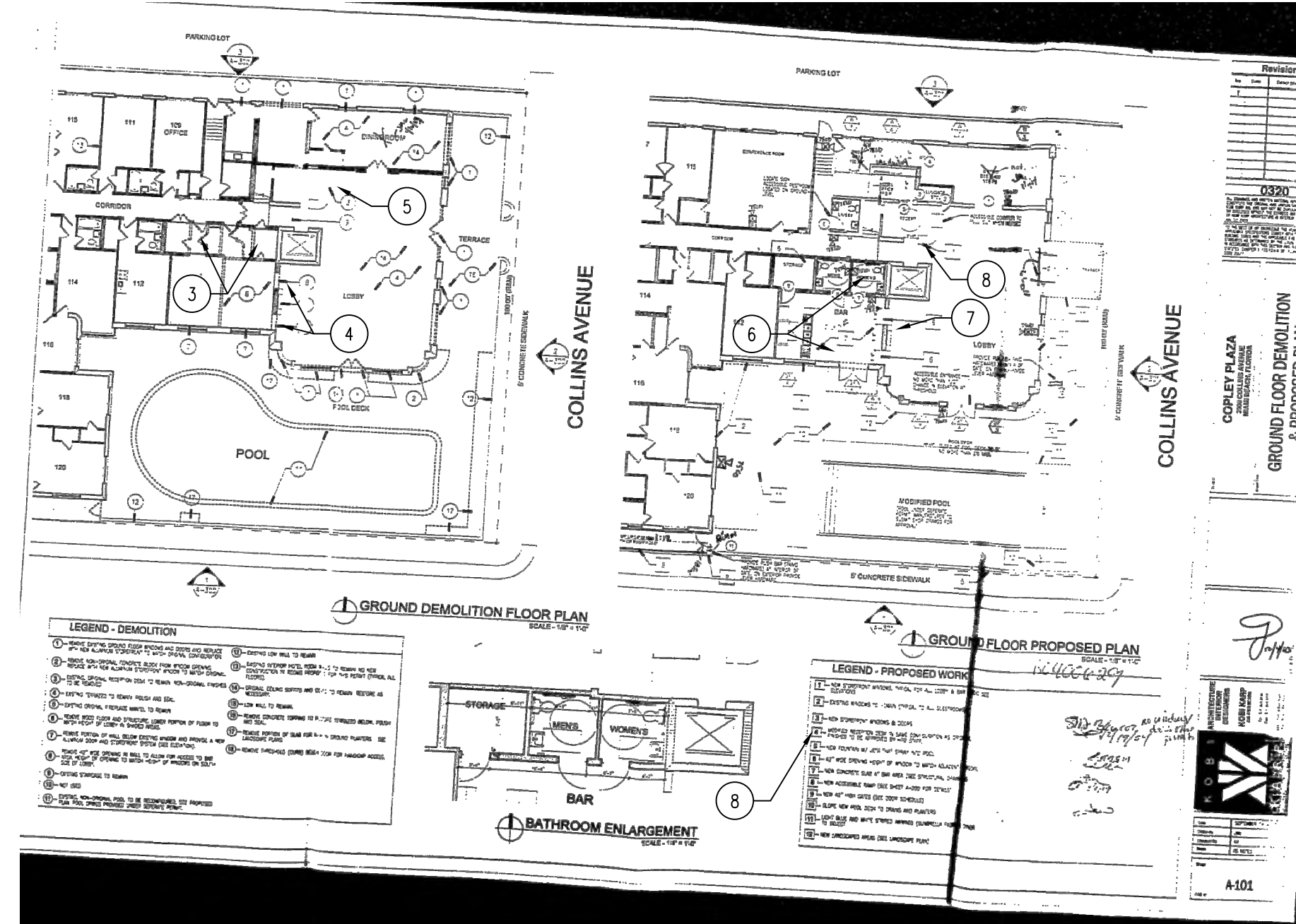
39TH STREET





**1D** 1940 MICROFILM COPY OF PARTIAL FLOOR PLAN

NTS



**2D** 2003 (B0400629) DEMOLITION AND CONSTRUCTION PLANS (A-101)

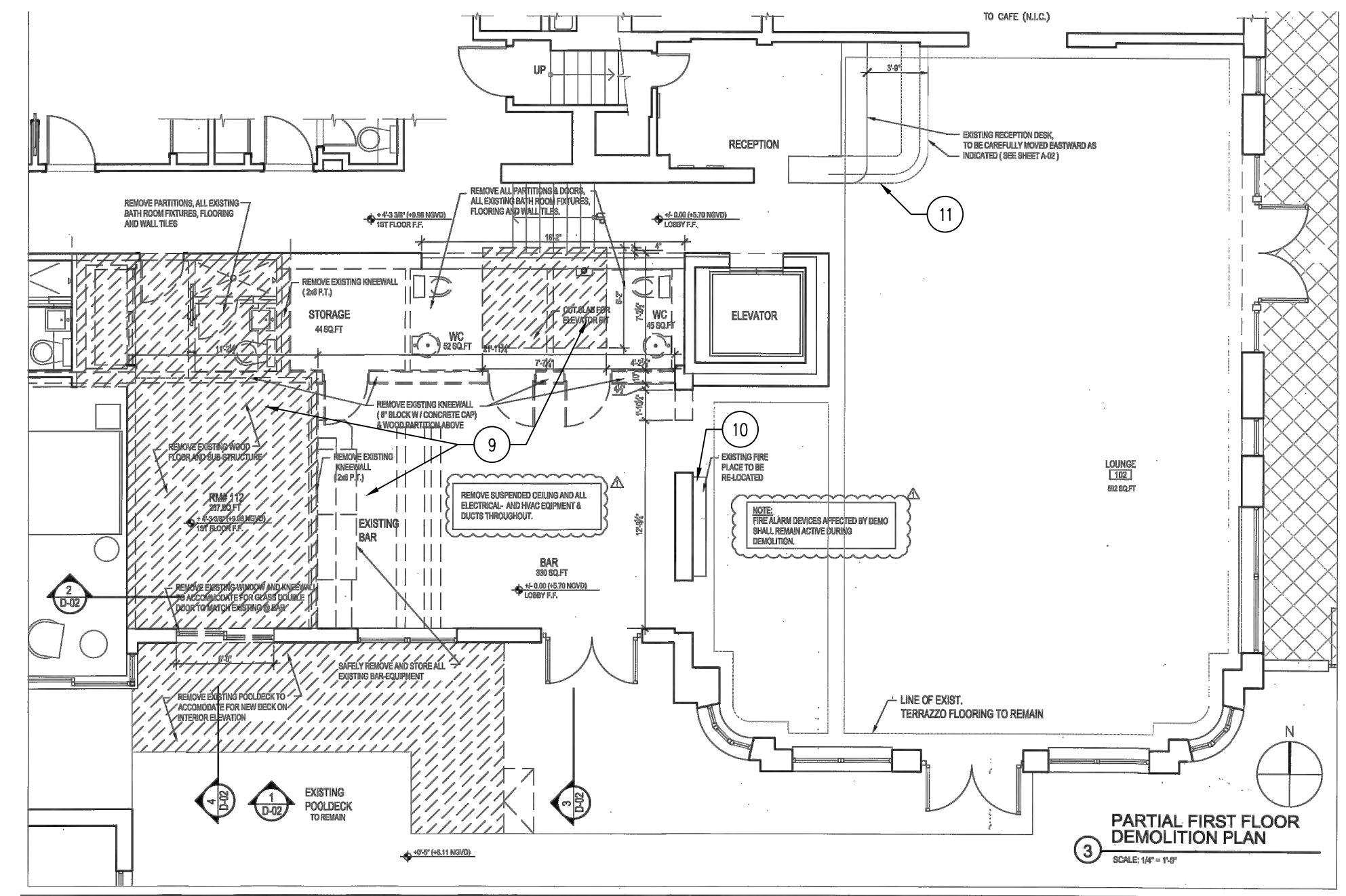
NTS

**1940 PLANS**

- 1) EXISTING FIRE PLACES,
  - A) WEST WALL OF LOBBY,
  - B) NORTH WALL OF ROOM "DINING ROOM"
- 2) EXISTING DESK. NOTE LOCATION IS IN LINE WITH EDGE OF ELEVATOR WALL.

**2003 SCOPE OF WORK**

- DEMOLITION PLAN (DRAWING ON LEFT) ILLUSTRATES
- 3) DEMOLITION OF EXISTING GUEST ROOMS AND LOBBY TO ACCOMMODATE NEW BAR, RESTROOMS AND STORAGE. REMOVAL OF FRENCH DOORS INTO DINING ROOM.
  - 4) EXISTING FIRE PLACE AT WEST WALL OF LOBBY REMAINS. EXISTING FIRE PLACE IN DINING ROOM NO LONGER SHOWN ON PLANS.
  - 5) EXISTING RECEPTION DESK NOTED TO HAVE NON HISTORIC FINISHES REMOVED. NOTE THAT THE PLACEMENT OF THE DESK IS NOT IN THE SAME LOCATION AS THE 1940 PLANS. THE FACE OF THE DECK IS PROUD OF THE ELEVATOR WALL.
- CONSTRUCTION PLAN (DRAWING ON RIGHT) ILLUSTRATES
- 6) NEW BAR AND RESTROOMS.
  - 7) FIRE PLACE WITH OPENINGS TO EITHER SIDE OF THE FIRE PLACE OPEN TO THE BAR.
  - 8) RECEPTION DESK NOTED: "MODIFIED RECEPTION DESK IN SAME CONFIGURATION AS ORIGINAL. FINISHES TO BE APPROVED BY STAFF." NOTE THAT PLACEMENT IS FORWARD OF THE ELEVATOR WALL ENCRONCHING FURTHER TO THE EAST.



**4D** 2014 RENOVATION (B1306446) LOBBY DEMOLITION PLAN (D-01)

NTS



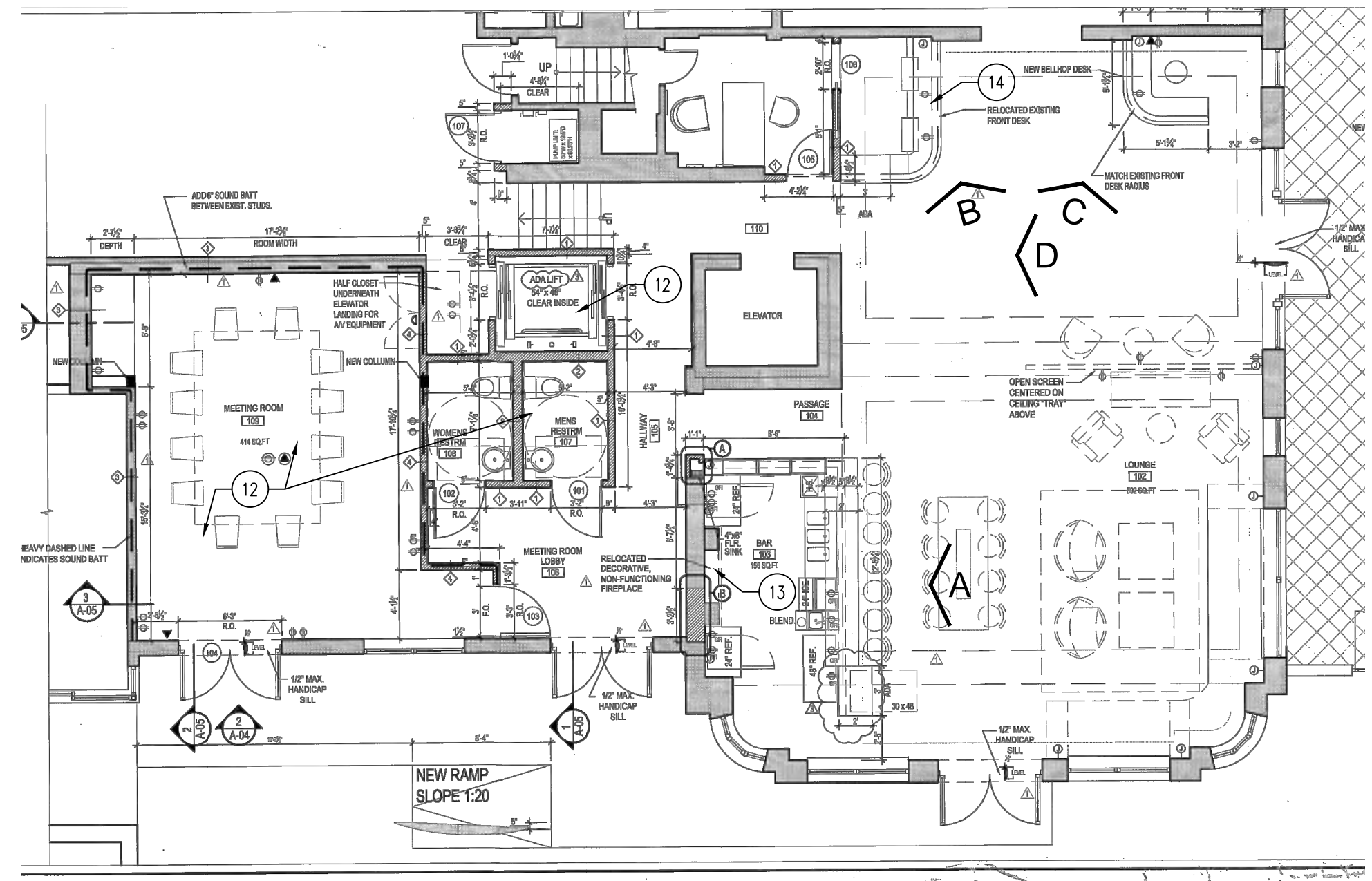
**1B** PHOTO A 2021: BAR / LOBBY LOOKING WEST



**2B** PHOTO A ENLARGED 2021: DECORATIVE FIRE PLACE

**2014 SCOPE OF WORK**

- DEMOLITION PLAN D-01, (DRAWING TOP RIGHT) ILLUSTRATES
- 9) DEMOLITION OF EXISTING BAR, RESTROOMS AND GUEST ROOM TO ACCOMMODATE ACCESSIBLE LIFT AND NEW ACCESSIBLE RESTROOMS
  - 10) EXISTING FIRE PLACE AT WEST WALL OF LOBBY SHOWN TO BE RELOCATED.
  - 11) EXISTING RECEPTION DESK NOTED TO BE MOVED EASTWARD TO NEW LOCATION TO ACCOMMODATE SPACE FOR OFFICE AND TO REMOVE FROM LOBBY VIEW EXISTING FIRE COMMAND PANEL AND ELECTRIC PANELS.
- CONSTRUCTION PLAN A-02, (DRAWING BOTTOM RIGHT) ILLUSTRATES
- 12) NEW BAR, RESTROOMS, MEETING SPACE AND ACCESSIBLE LIFT.
  - 13) NON-FUNCTIONING FIRE PLACE SHOWN AT WEST WALL OF LOBBY BEHIND BAR. NOTE USE OF NON-FUNCTIONING TO DESCRIBE FIRE PLACE AS A NON-WORKING ELEMENT ONLY SHOWN AS A DECORATIVE ELEMENT, WHICH IS HIDDEN FROM VIEW BEHIND THE BAR.
  - 14) EXISTING RECEPTION DESK RELOCATED EASTWARD WITH NEW OFFICE SPACE AND THE ADDITION OF A 2ND RECEPTION DESK. BOTH NOW SIT WITH IN THE LOBBY SPACE AND OBSCURE THE VIEW OF THE TERRAZZO BORDER. SEE PHOTOS BELOW.

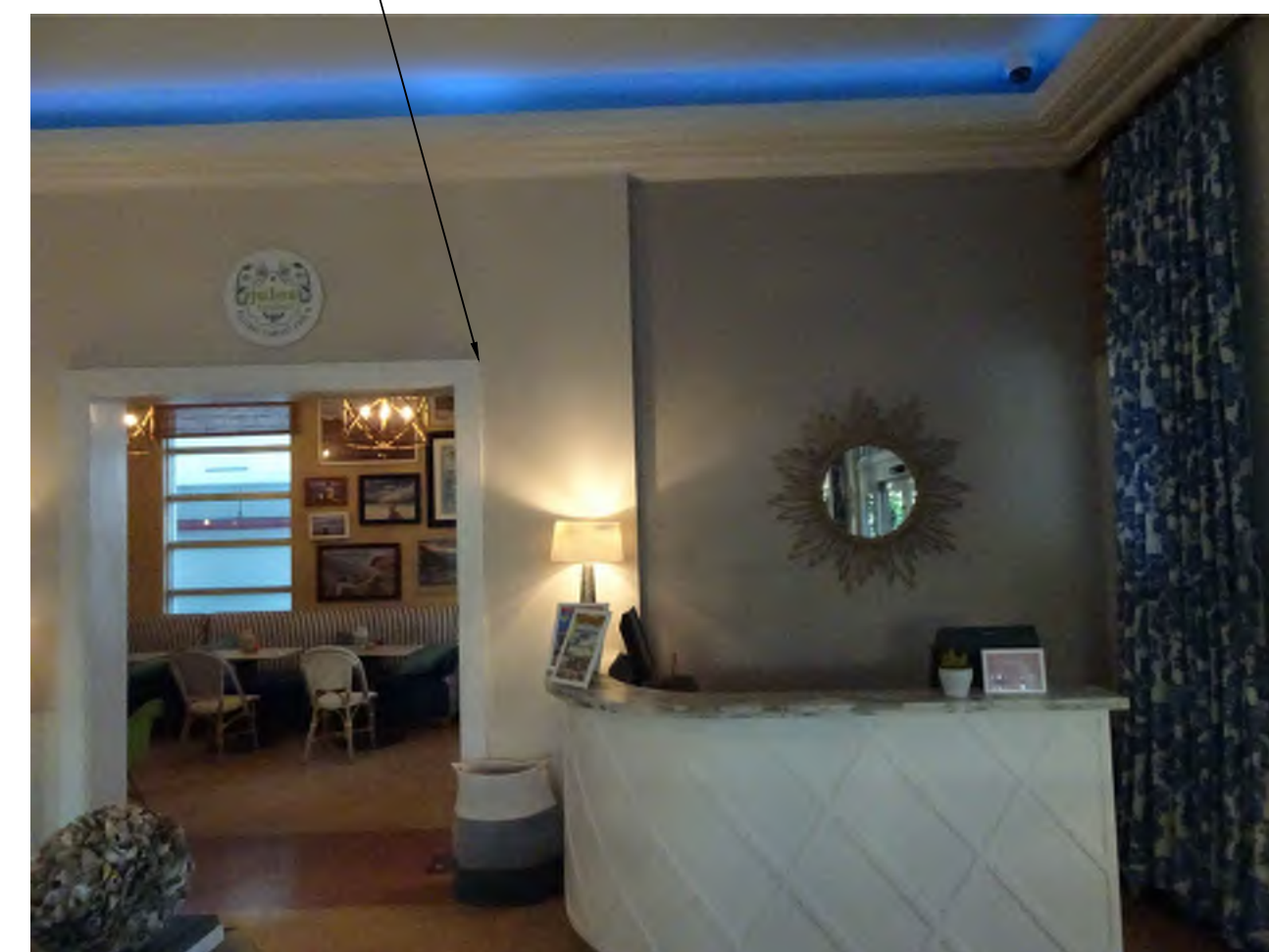


**4B** 2014 RENOVATION (B1306446) LOBBY CONSTRUCTION PLAN (A-02)

NTS



**1A** PHOTO B 2021: RECEPTION DESK / OPENING TO DINING



**2A** PHOTO C 2021: CONCIERGE DESK / OPENING TO DINING



**3A** PHOTO D 2021: RECEPTION DESK / OPENING TO STAIR

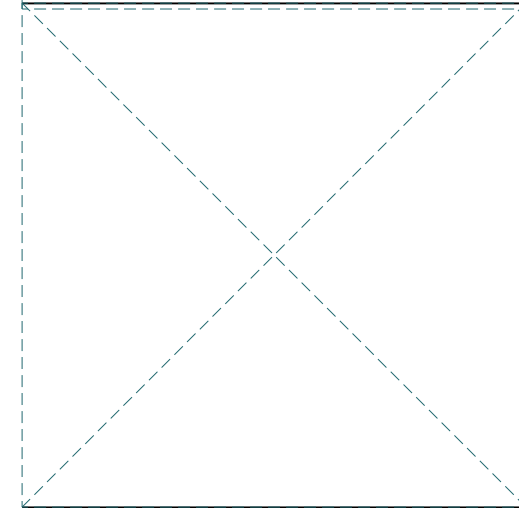
SEE FOLLOWING SHEETS FOR PROPOSED DEMOLITION, CONSTRUCTION AND FURNITURE PLANS WITH FURTHER NOTATIONS IN RESPONSE TO HPB COMMENTS DATED 1/28/22



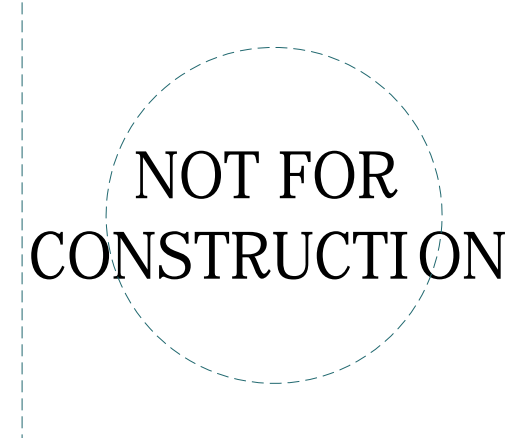
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Δ	DATE	SUBMISSION

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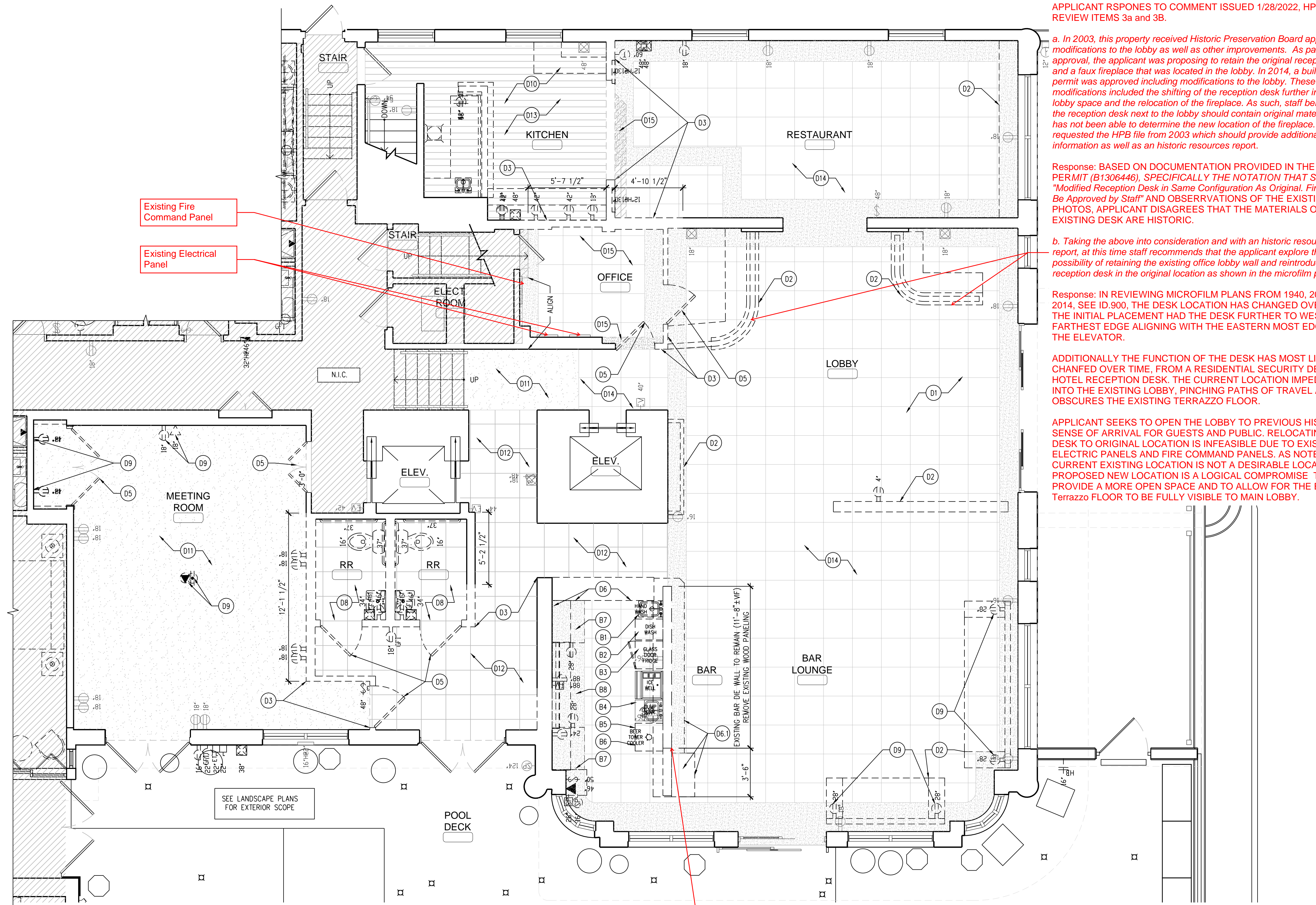
**ALLEN MORRIS COMPANY/AMS HOSPITALITY**  
Circa 39

213626  
CIRCA 39  
MIAMI, FL  
PROJECT NO:

210273.00  
HISTORIC PLANS  
FIREPLACE &  
RECEPTION DESK

SHEET NUMBER:  
**ID-9.00**

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SHEETS ORIGINAL PAGE SIZE



**1B ENLARGED LEVEL 01- LOBBY DEMOLITION PLAN**  
1/4"=1'-0"

APPLICANT RSPONES TO COMMENT ISSUED 1/28/2022, HPB PLAN REVIEW ITEMS 3a and 3B.

a. In 2003, this property received Historic Preservation Board approval for modifications to the lobby as well as other improvements. As part of that approval, the applicant was proposing to retain the original reception desk and a faux fireplace that was located in the lobby. In 2014, a building permit was approved including modifications to the lobby. These modifications included the shifting of the reception desk further into the lobby space and the relocation of the fireplace. As such, staff believes that the reception desk next to the lobby should contain original materials. Staff has not been able to determine the new location of the fireplace. Staff has requested the HPB file from 2003 which should provide additional information as well as an historic resources report.

Response: BASED ON DOCUMENTATION PROVIDED IN THE 2003 PERMIT (B1306446), SPECIFICALLY THE NOTATION THAT STATES, "Modified Reception Desk in Same Configuration As Original. Finishes To Be Approved by Staff" AND OBSERVATIONS OF THE EXISTING PHOTOS, APPLICANT DISAGREES THAT THE MATERIALS OF THE EXISTING DESK ARE HISTORIC.

b. Taking the above into consideration and with an historic resources report, at this time staff recommends that the applicant explore the possibility of retaining the existing office lobby wall and reintroducing the reception desk in the original location as shown in the microfilm plans.

Response: IN REVIEWING MICROFILM PLANS FROM 1940, 2003 AND 2014, SEE ID.900, THE DESK LOCATION HAS CHANGED OVER TIME. THE INITIAL PLACEMENT HAD THE DESK FURTHER TO WEST, THE FARTHEST EDGE ALIGNING WITH THE EASTERN MOST EDGE OF THE ELEVATOR.

ADDITIONALLY THE FUNCTION OF THE DESK HAS MOST LIKELY CHANGED OVER TIME, FROM A RESIDENTIAL SECURITY DESK TO A HOTEL RECEPTION DESK. THE CURRENT LOCATION IMPEDES FAR INTO THE EXISTING LOBBY, PINCHING PATHS OF TRAVEL AND OBSCURES THE EXISTING TERRAZZO FLOOR.

APPLICANT SEEKS TO OPEN THE LOBBY TO PREVIOUS HISTORIC SENSE OF ARRIVAL FOR GUESTS AND PUBLIC. RELOCATING THE DESK TO ORIGINAL LOCATION IS INFEASIBLE DUE TO EXISTING ELECTRICAL PANELS AND FIRE COMMAND PANELS. AS NOTED CURRENT EXISTING LOCATION IS NOT A DESIRABLE LOCATION. PROPOSED NEW LOCATION IS A LOGICAL COMPROMISE TO PROVIDE A MORE OPEN SPACE AND TO ALLOW FOR THE EXISTING Terrazzo FLOOR TO BE FULLY VISIBLE TO MAIN LOBBY.

APPLICANT RSPONES TO COMMENT ISSUED 1/28/2022, HPB PLAN REVIEW ITEM 3a:  
Staff recommends that the proposed bar within the lobby be further refined so that the terrazzo border is completely visible from the lobby.

BAR DEMOLITION REVISED TO MAINTAIN LOCATION OF EXISTING BARDIE WALL SO THAT TERRAZZO BORDER IS COMPLETELY VISIBLE FROM LOBBY.

**DEMOLITION NOTES:**

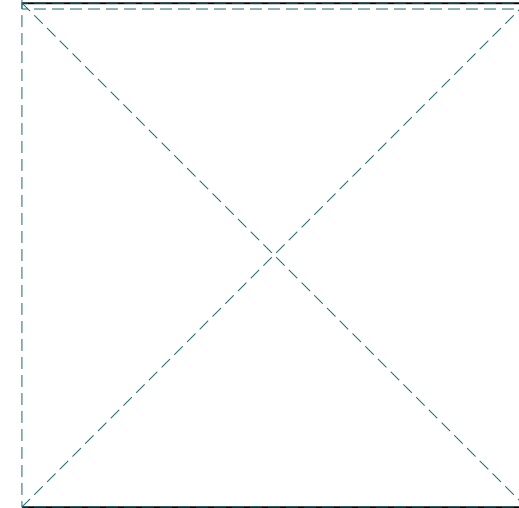
D1	GC TO REMOVE ALL EXISTING FF&E THROUGHOUT, TYP. UNLESS OTHERWISE NOTED.
D2	GC TO REMOVE EXISTING MILLWORK. GC TO PROTECT ADJACENT WALLS AS NEEDED TO AVOID DAMAGE. GC TO PREPARE WALLS FOR NEW PAINT FINISH.
D3	GC TO REMOVE EXISTING PORTION OF GWB WALL. GC TO PROTECT ADJACENT WALLS AND FLOORING FROM DAMAGE, PATCH AND REPAIR AS NEEDED. REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION.
D4	GC TO REMOVE EXISTING WALL FINISHES. GC TO PREPARE WALL FOR NEW APPLIED FINISH. REFER TO CONSTRUCTION PLAN AND ELEVATIONS FOR MORE INFORMATION.
D5	GC TO REMOVE EXISTING DOOR AND FRAME.
D6	EXISTING BACK BAR COUNTER TOP, CABINETS AND SHELVING TO BE DEMOLISHED. EXISTING SIDE BAR CABINETS, SHELVING AND WINE STORAGE CABINET TO BE DEMOLISHED. REMOVE EXISTING TV ABOVE BACK BAR AND COORDINATE WITH OWNER AND PROPERTY GM. EXISTING CONC. CURB UNDER BACK BAR FRIGDES TO BE DEMOLISHED. GC TO REFER TO BAR EXISTING EQUIPMENT LIST BELOW AND COORDINATE WORK ACCORDINGLY. REFER TO CONSTRUCTION PLAN AND FINISH SCHEDULE FOR MORE INFORMATION.
D6.1	AT EXISTING FRONT BAR, REMOVE EXISTING STONE TOP, DRINK RAIL, EXISTING LOWER ACCESSIBLE SEAT COUNTER TOP AND SIDE SUPPORTS, EXISTING WOOD PANELING, EXISTING FOOT RAIL, AND PORTION OF EXISTING BAR DIE WALL AS DIMENSIONED. GC TO REFER TO BAR EXISTING EQUIPMENT LIST BELOW AND COORDINATE WORK ACCORDINGLY. REFER TO CONSTRUCTION PLAN AND FINISH SCHEDULE FOR MORE INFORMATION.
D6.2	PORTION OF EXISTING BAR DIE WALL TO REMAIN. REMOVE EXISTING WOOD PANELING. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D7	GC TO REMOVE EXISTING PORTION OF FENCE AND GATE. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D8	GC TO DEMOLISH EXISTING PUBLIC RESTROOMS. REMOVE ALL EXISTING FINISHES, FIXTURES, ACCESSORIES, AND WALLS AS SHOWN. EXISTING PLUMBING LINES TO BE REMOVED AND RELOCATED TO NEW LOCATIONS AS REQUIRED. SEE ARCHITECTURAL, MEP ENGINEERING, AND PROPOSED DRAWINGS FOR MORE INFORMATION.
D9	GC TO REMOVE ELECTRICAL OUTLET(S) AT LOCATION(S) SHOWN. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
D10	GC TO REMOVE EXISTING KITCHEN EQUIPMENT, PLUMBING, FIXTURES, ELECTRICAL OUTLETS THROUGHOUT. REFER TO ID RCP, ARCHITECTURAL, AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
D11	GC TO REMOVE EXISTING CARPET AND CARPET PAD, AND PREPARE SLAB TO RECEIVE NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D12	GC TO REMOVE EXISTING WHITE TILE FLOORING AND PREPARE SLAB FOR NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D13	GC TO REMOVE EXISTING WOOD LOOK RESILIENT FLOORING AND PREPARE SLAB FOR NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D14	EXISTING TWO TONE TERRAZZO FLOORING TO REMAIN. GC TO PROTECT DURING DEMOLITION AND CONSTRUCTION PHASE.
D15	PORTION OF EXISTING TERRAZZO FLOORING TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR NEW FLOOR FINISH AND LAYOUT.

**BAR EQUIPMENT LIST:**

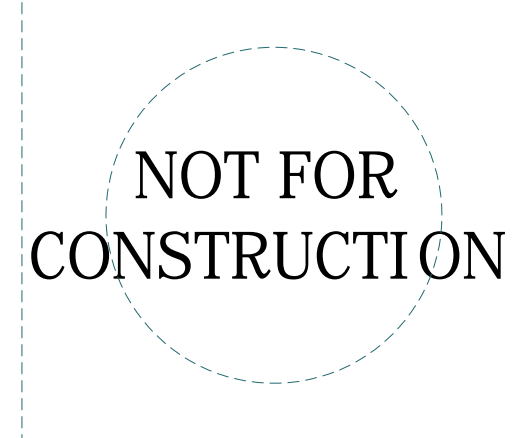
	FOR ALL EXISTING FIXTURES AND EQUIPMENT TO BE RE-USED, GC TO DISCONNECT FROM ROUGH PLUMBING AND COORDINATE WITH OWNER AND PROPERTY. COORDINATE NEW ELECTRICAL AND RELOCATED ROUGH PLUMBING AS NEEDED FOR RELOCATED EXISTING EQUIPMENT. RECONNECT ALL FIXTURES AND EQUIPMENT. SEE ENLARGED BAR PLAN FOR MORE INFORMATION.
	GC TO COORDINATE EQUIPMENT WITH ALL TRADES AND SHOP DRAWING FOR BAR, INCLUDING MILLWORK, STONE AND WALL LAYOUT.
B1	HAND WASH SINK TO BE RE-USED AND RELOCATED. SEE PROPOSED PLAN AND COORDINATE RELOCATION OF PLUMBING SUPPLY AND DRAIN WITH NEW BAR DIE WALL. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
B2	ECOLAB DISH WASH MACHINE TO BE REMOVED AND REPLACED WITH NEW AT EXISTING LOCATION. GC TO COORDINATE WITH OWNER AND PROPERTY MANAGEMENT FOR NEW UNIT AND CONFIRM EXISTING ELECTRICAL, DRAINAGE AND WATER SUPPLY CAN BE RE-USED.
B3	GLASS SINGLE DOOR REACH IN FRIDGE TO BE RE-USED AND RELOCATED. GC TO COORDINATE WITH OWNER AND PROPERTY MANAGEMENT TO CONFIRM NEW LOCATION AND ANY NEW POWER REQUIRED AT LOCATION.
B4	DRINK WELL TO BE RE-USED AT EXISTING LOCATION. GC TO CONFIRM EXISTING LOCATION WILL NOT CONFLICT WITH UPDATED BAR DIE WALL AT ACCESSIBLE COUNTER, RELOCATE AS NEEDED.
B5	DUMP SINK TO BE RE-USED AT EXISTING LOCATION. GC TO CONFIRM EXISTING LOCATION WILL NOT CONFLICT WITH UPDATED BAR DIE WALL AT ACCESSIBLE COUNTER, RELOCATE AS NEEDED. NOTE EXISTING DRINK RAIL HAS INTEGRATED DRAIN CONNECTED TO WASTE OF DUMP SINK. AS NOTED EXISTING DRINK RAIL TO BE REMOVED AND REPLACED WITH NEW. GC TO PROVIDE NEW DRINK RAIL AND INTEGRATED DRAIN AND CONNECT TO EXISTING DRAIN. REFER TO PLUMBING DRAWINGS.
B6	THREE (X3) DRAFT BEER COOLER TO BE RE-USED AND RELOCATED AS EXISTING LOCATION WILL CONFLICT WITH NEW ACCESSIBLE COUNTER TOP. RELOCATE TO LEFT OF ICE WELL, SEE PROPOSED BAR PLAN. RELOCATE PLUMBING BEER LINES AS REQUIRED.
B7	EXISTING SINGLE DOOR WOOD paneled FRIDGE(S) TO BE REMOVED. FRIGDES LOCATED AT BACK BAR, UNDERNEATH 42"(H) COUNTER TOP ON EITHER SIDE OF LOWER CENTER COUNTER. SEE PROPOSED PLAN FOR NEW FRIDGE AT NEW LOCATION. GC TO COORDINATE WITH OWNER AND PROPERTY MANAGEMENT ON SPECIFICATION FOR NEW FRIDGE. SEE ELECTRICAL DRAWINGS FOR NEW POWER.
B7.1	PROPOSED NEW LOCATION FOR BAR REFRIGERATION. COORDINATE WITH OWNER AND PROPERTY MANAGER ON NEW FRIDGE SPECIFICATION AND COORDINATE NEW ELECTRICAL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION. SHOWN FOR REFERENCE 24"(D)x48"(W) DOUBLE DOOR UNDER COUNTER FRIDGE, COUNTERTOP AT THIS LOCATION IS 42"(H)
B8	EXISTING FREEZER TO BE REMOVED AND REPLACED WITH NEW. COORDINATE WITH OWNER AND PROPERTY MANAGER ON NEW SPECIFICATION AND COORDINATE WITH INFORMATION NOTED BELOW B8.1 AND B8.2. PROVIDE NEW ELECTRICAL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
B8.1	PROPOSED NEW LOCATION FOR FREEZER SHOWN FOR REFERENCE 24"(D)x24"(W) UNDER COUNTER FRIDGE, COUNTERTOP AT THIS LOCATION IS 42"(H)
B8.2	PROPOSED NEW LOCATION FOR FREEZER SHOWN FOR REFERENCE 24"(D)x30"(W) UNDER COUNTER FRIDGE, COUNTERTOP AT THIS LOCATION IS 34"(H); UNIT CANNOT BE TALLER THAN 32.25"(H)
B9	ESPRESSO MACHINE - GC TO COORDINATE WITH OWNER AND PROPERTY MANAGER ON RE-USE OF EXISTING UNIT OR IF NEW UNIT WILL BE PROVIDED. SEE PROPOSED PLAN FOR NEW LOCATION.
B10	BLENDERS - GC TO COORDINATE WITH OWNER AND PROPERTY MANAGER AND PROVIDE POWER AT BACK BAR LIQUOR DISPLAY FOR EQUIPMENT. SEE PROPOSED PLAN FOR NEW LOCATION



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DATE	SUBMISSION

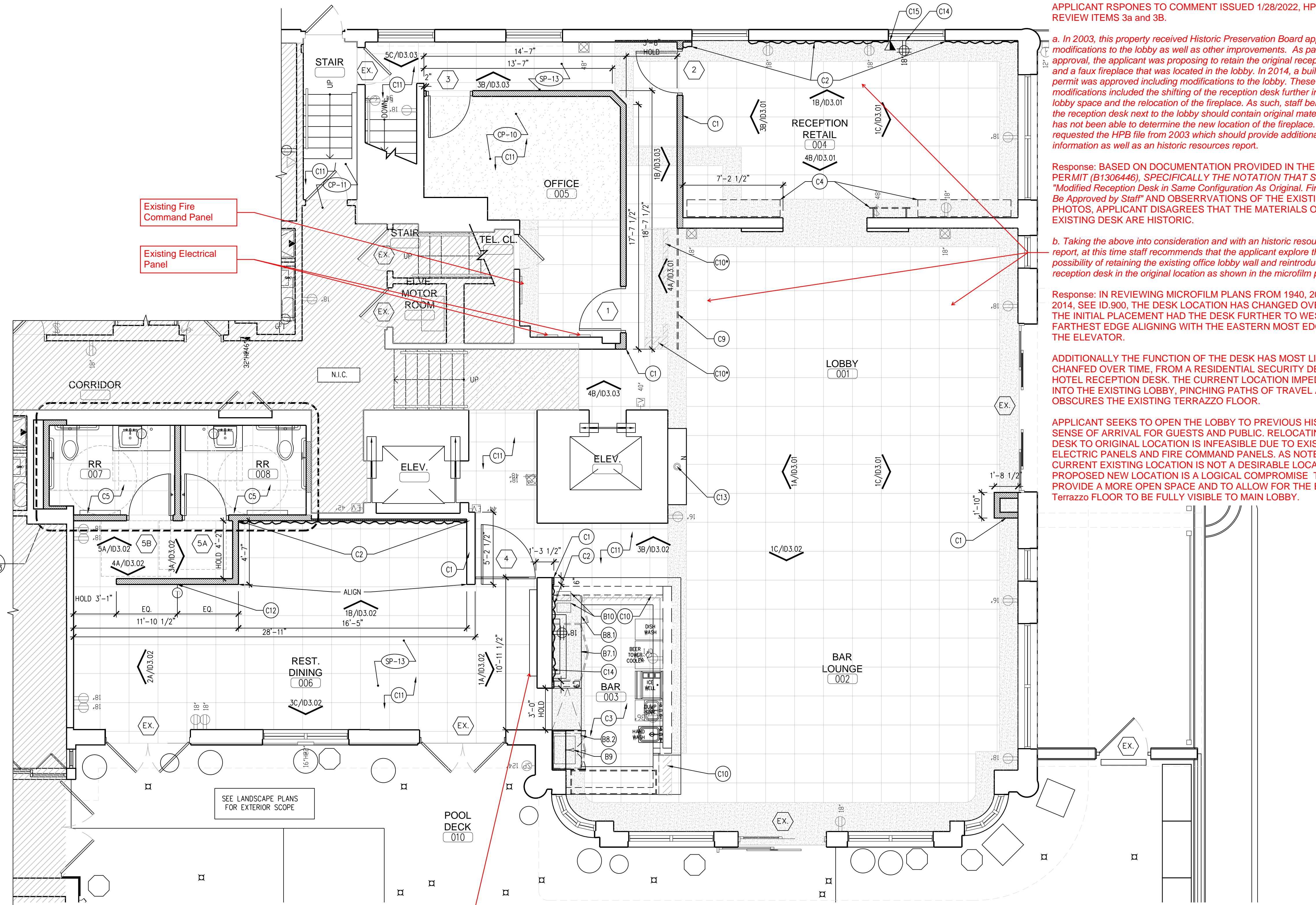
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**ALLEN MORRIS COMPANY/AMS HOSPITALITY**  
Circa 39

213626  
CIRCA 39  
MIAMI, FL  
PROJECT NO:  
**210273.00**  
**ENLARGED LEVEL 01- DEMOLITION PLAN**

SHEET NUMBER:  
**ID-2.01**

THE LINE SHOWN ABOVE THIS SHEET IS ORIGINAL PAGE SIZE



**1B ENLARGED LEVEL 01- LOBBY CONSTRUCTION PLAN**  
1/4"=1'-0"

APPLICANT RESPONSE TO COMMENT ISSUED 1/28/2022, HPB PLAN REVIEW ITEM 3c: Additionally, staff recommends that the applicant locate the fireplace and reincorporate it in its original location. Further, staff would note that the microfilm shows a second fireplace in the room to the north of the lobby. Staff recommends that the application explore reintroducing this element as well. The 2003 historic resources report that staff has requested from storage should have photos of the lobby fireplace.

PROPOSED LOCATION FOR DECORATIVE NON-FUNCTIONING FIREPLACE MANTLE. EXISTING LOCATION IS HIDDEN BY BACK BAR. REMOVING BACK BAR EQUIPMENT WILL STILL LEAVE THE ELEMENT HIDDEN BEHIND THE BAR. THE PROPOSED NEW LOCATION ALLOWS FOR THE FEATURE TO BECOME A VISIBLE FEATURE INSIDE THE NEW DINING ROOM.

APPLICANT RESPONSE TO COMMENT ISSUED 1/28/2022, HPB PLAN REVIEW ITEMS 3a and 3B.

a. In 2003, this property received Historic Preservation Board approval for modifications to the lobby as well as other improvements. As part of that approval, the applicant was proposing to retain the original reception desk and a faux fireplace that was located in the lobby. In 2014, a building permit was approved including modifications to the lobby. These modifications included the shifting of the reception desk further into the lobby space and the relocation of the fireplace. As such, staff believes that the reception desk next to the lobby should contain original materials. Staff has not been able to determine the new location of the fireplace. Staff has requested the HPB file from 2003 which should provide additional information as well as an historic resources report.

Response: BASED ON DOCUMENTATION PROVIDED IN THE 2003 PERMIT (B1306446), SPECIFICALLY THE NOTATION THAT STATES, "Modified Reception Desk in Same Configuration as Original. Finishes To Be Approved by Staff" AND OBSERVATIONS OF THE EXISTING PHOTOS, APPLICANT DISAGREES THAT THE MATERIALS OF THE EXISTING DESK ARE HISTORIC.

b. Taking the above into consideration and with an historic resources report, at this time staff recommends that the applicant explore the possibility of retaining the existing office lobby wall and reintroducing the reception desk in the original location as shown in the microfilm plans.

Response: IN REVIEWING MICROFILM PLANS FROM 1940, 2003 AND 2014, SEE ID.900, THE DESK LOCATION HAS CHANGED OVER TIME. THE INITIAL PLACEMENT HAD THE DESK FURTHER TO WEST, THE FARTHEST EDGE ALIGNING WITH THE EASTERN MOST EDGE OF THE ELEVATOR.

ADDITIONALLY THE FUNCTION OF THE DESK HAS MOST LIKELY CHANGED OVER TIME, FROM A RESIDENTIAL SECURITY DESK TO A HOTEL RECEPTION DESK. THE CURRENT LOCATION IMPEDES FAR INTO THE EXISTING LOBBY, PINCHING PATHS OF TRAVEL AND OBSCURES THE EXISTING TERRAZZO FLOOR.

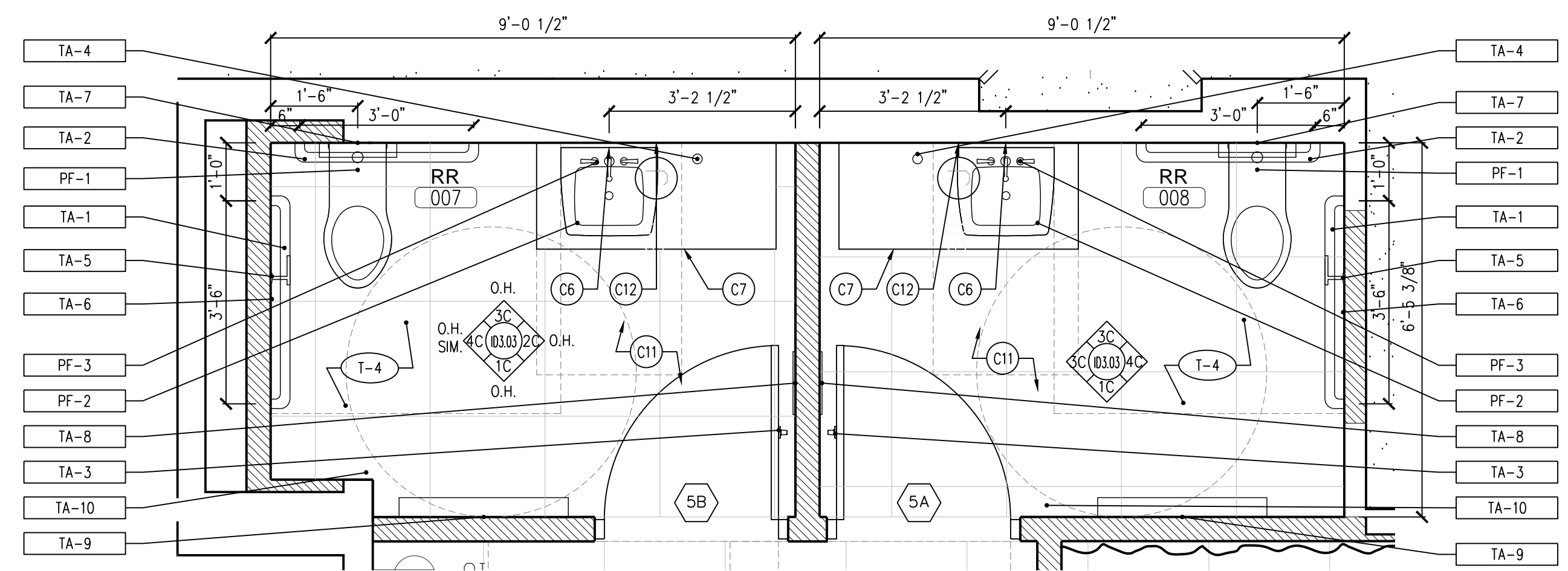
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**CONSTRUCTION NOTES:**

C1	NEW GWB WALL. GC TO PROVIDE NEW METAL FRAMING AND GWB. PROTECT EXISTING FLOORING AND ADJACENT WALLS, AND PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING AND NEW WALLS. REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION ON WALL TYPES AND WALL FRAMING DETAILS. SEE PLANS FOR DIMENSIONS AND NOTE ALL DIMENSIONS ARE ± VF UNLESS OTHERWISE NOTED. SEE GENERAL NOTES AND PROVIDE NOTED LAYOUT FOR ARCHITECT AND ID APPROVAL PRIOR TO INSTALLING WALL FRAMING.
C2	GC TO PROVIDE NEW WALL APPLIED FINISH. REFER TO ELEVATIONS AND FINISH SCHEDULE FOR MORE INFORMATION.
C3	GC TO PROVIDE NEW ELECTRICAL CONNECTIONS FOR NEW BAR EQUIPMENT. REFER TO ARCHITECTURAL, ELECTRICAL, AND F&B CONSULTANT PLANS FOR MORE INFORMATION.
C4	NEW WALL MOUNTED MILLWORK UNIT. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION.
C5	NEW PUBLIC RESTROOM. REFER TO ENLARGED PLAN FOR NEW PLUMBING LOCATIONS, FINISHES, PLUMBING FIXTURES AND ACCESSORIES.
C6	NEW RESTROOM VANITY FF&E (OFCI) MIRROR WITH LED LIGHTING. PROVIDE REQUIRED ELECTRICAL CONNECTION. REFER TO ARCHITECTURAL AND ELECTRICAL DOCUMENTS. GC TO COORDINATE INSTALLATION BASED ON APPROVED SHOP DRAWINGS FROM MANUFACTURER.
C7	NEW VANITY, SINK AND FAUCET. PROVIDE STONE COUNTERTOP, MARINE GRADE PLYWOOD SUBSTRATE, REQUIRED WALL BLOCKING AND BRACKETS. REFER TO DRAWING DETAILS AND SCHEDULES. GC TO PROVIDE BLOCKING AND INSTALL NEW PLUMBING FIXTURES.
C8	GC TO PROVIDE NEW FENCE AND GATE. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION.
C9	NEW FF&E (OFCI) MILLWORK SCREEN TO BE ATTACHED TO FLOOR, CEILING AND WALL. GC TO PROVIDE REQUIRED IN-WALL AND IN-CEILING BLOCKING. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION.
C10	GC TO PROVIDE FLOOR FINISH TO MATCH EXISTING TERRAZZO FLOORING. *AT LOCATIONS WHERE EXISTING WALLS WERE REMOVED, EXISTING TERRAZZO FLOOR MAY BE HIDDEN BY WALL FRAMING. PROVIDE CONFIRMATION IN WRITING TO ARCHITECT AND OWNER. AT THESE LOCATIONS, CLEAN AND FLOOR AND REFINISH TO NEW CONDITION.
C11	GC TO PROVIDE NEW FLOOR FINISH. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
C12	GC TO PROVIDE NEW WALL MOUNTED J-BOX FOR FF&E (OFCI) ELECTRIC MIRROR. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C13	GC TO PROVIDE NEW FLOOR UP LIGHT FIXTURE. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C14	GC TO PROVIDE NEW QUAD. OUTLET AT WALL. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C15	GC TO PROVIDE DATA OUTLET AT WALL. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

**BAR EQUIPMENT LIST:**

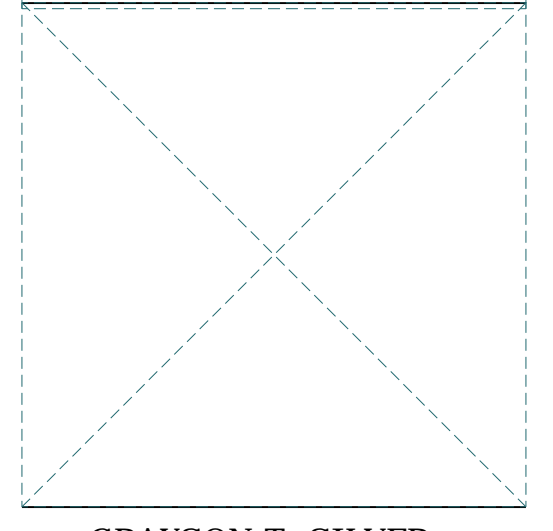
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B1	HAND WASH SINK TO BE RE-USED AND RELOCATED. SEE PROPOSED PLAN AND COORDINATE RELOCATION OF PLUMBING SUPPLY AND DRAIN WITH NEW BAR DIE WALL. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
B2	ECOLAB DISH WASH MACHINE TO BE REMOVED AND REPLACED WITH NEW AT EXISTING LOCATION. GC TO COORDINATE WITH OWNER AND PROPERTY MANAGEMENT FOR NEW UNIT AND CONFIRM EXISTING, ELECTRICAL, DRAINAGE AND WATER SUPPLY CAN BE RE-USED.
B3	GLASS SINGLE DOOR REACH IN FRIDGE TO BE RE-USED AND RELOCATED. GC TO COORDINATE WITH OWNER AND PROPERTY MANAGEMENT TO CONFIRM NEW LOCATION AND ANY NEW POWER REQUIRED AT LOCATION.
B4	DRINK WELL TO BE RE-USED AT EXISTING LOCATION. GC TO CONFIRM EXISTING LOCATION WILL NOT CONFLICT WITH UPDATED BAR DIE WALL AT ACCESSIBLE COUNTER, RELOCATE AS NEEDED.
B5	DUMP SINK TO BE RE-USED AT EXISTING LOCATION. GC TO CONFIRM EXISTING LOCATION WILL NOT CONFLICT WITH UPDATED BAR DIE WALL AT ACCESSIBLE COUNTER. RELOCATE AS NEEDED. NOTE EXISTING DRAIN RAIL HAS INTEGRATED DRAIN CONNECTED TO WASTE OF DUMP SINK. AS NOTED EXISTING DRAIN RAIL TO BE REMOVED AND REPLACED WITH NEW. GC TO PROVIDE NEW DRAIN RAIL AND INTEGRATED DRAIN AND CONNECT TO EXISTING DRAIN. REFER TO PLUMBING DRAWINGS.
B6	THREE (X3) DRAFT BEER COOLER TO BE RE-USED AND RELOCATED AS EXISTING LOCATION WILL CONFLICT WITH NEW ACCESSIBLE COUNTER TOP. RELOCATE TO LEFT OF ICE WELL. SEE PROPOSED BAR PLAN. RELOCATE PLUMBING BEER LINES AS REQUIRED.
B7	EXISTING SINGLE DOOR WOOD paneled FRIDGE(S) TO BE REMOVED. FRIGES LOCATED AT BACK BAR, UNDERNEATH 42"(H) COUNTER TOP ON EITHER SIDE OF LOWER CENTER COUNTER. SEE PROPOSED PLAN FOR NEW FRIDGE AT NEW LOCATION. GC TO COORDINATE WITH OWNER AND PROPERTY MANAGEMENT ON SPECIFICATION FOR NEW FRIDGE. SEE ELECTRICAL DRAWINGS FOR NEW POWER.
B7.1	PROPOSED NEW LOCATION FOR BAR REFRIGERATION. COORDINATE WITH OWNER AND PROPERTY MANAGER ON NEW FRIDGE SPECIFICATION AND COORDINATE NEW ELECTRICAL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION. SHOWN FOR REFERENCE 24"(D)x48"(W) DOUBLE DOOR UNDER COUNTER FRIDGE. COUNTERTOP AT THIS LOCATION IS 42"(H)
B8	EXISTING FREEZER TO BE REMOVED AND REPLACED WITH NEW. COORDINATE WITH OWNER AND PROPERTY MANAGER ON NEW SPECIFICATION AND COORDINATE WITH INFORMATION NOTED BELOW B8.1 AND B8.2. PROVIDE NEW ELECTRICAL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
B8.1	PROPOSED NEW LOCATION FOR FREEZER SHOWN FOR REFERENCE 24"(D)x24"(W) UNDER COUNTER FRIDGE. COUNTERTOP AT THIS LOCATION IS 42"(H)
B8.2	PROPOSED NEW LOCATION FOR FREEZER SHOWN FOR REFERENCE 24"(D)x30"(W) UNDER COUNTER FRIDGE. COUNTERTOP AT THIS LOCATION IS 34"(H); UNIT CANNOT BE TALLER THAN 32.25"(H)
B9	ESPRESSO MACHINE - GC TO COORDINATE WITH OWNER AND PROPERTY MANAGER ON RE-USE OF EXISTING UNIT OR IF NEW UNIT WILL BE PROVIDED. GC TO COORDINATE ELECTRICAL AND PLUMBING TO NEW UNIT LOCATION AS NEEDED. SEE ENGINEERING DRAWINGS. UNIT TO BE LOCATED ON TOP OF LOW 34"(H) COUNTERTOP WITH IN OPEN NICHE AT BOTTOM OF CUSTOM MILLWORK CABINET. SEE BAR AND MILLWORK DETAILS.
B10	BLENDEERS - GC TO COORDINATE WITH OWNER AND PROPERTY MANAGER AND PROVIDE POWER AT BACK BAR LIQUOR DISPLAY FOR EQUIPMENT



**3A ENLARGED LEVEL 01- PUBLIC RESTROOMS PLAN**  
1/2"=1'-0"



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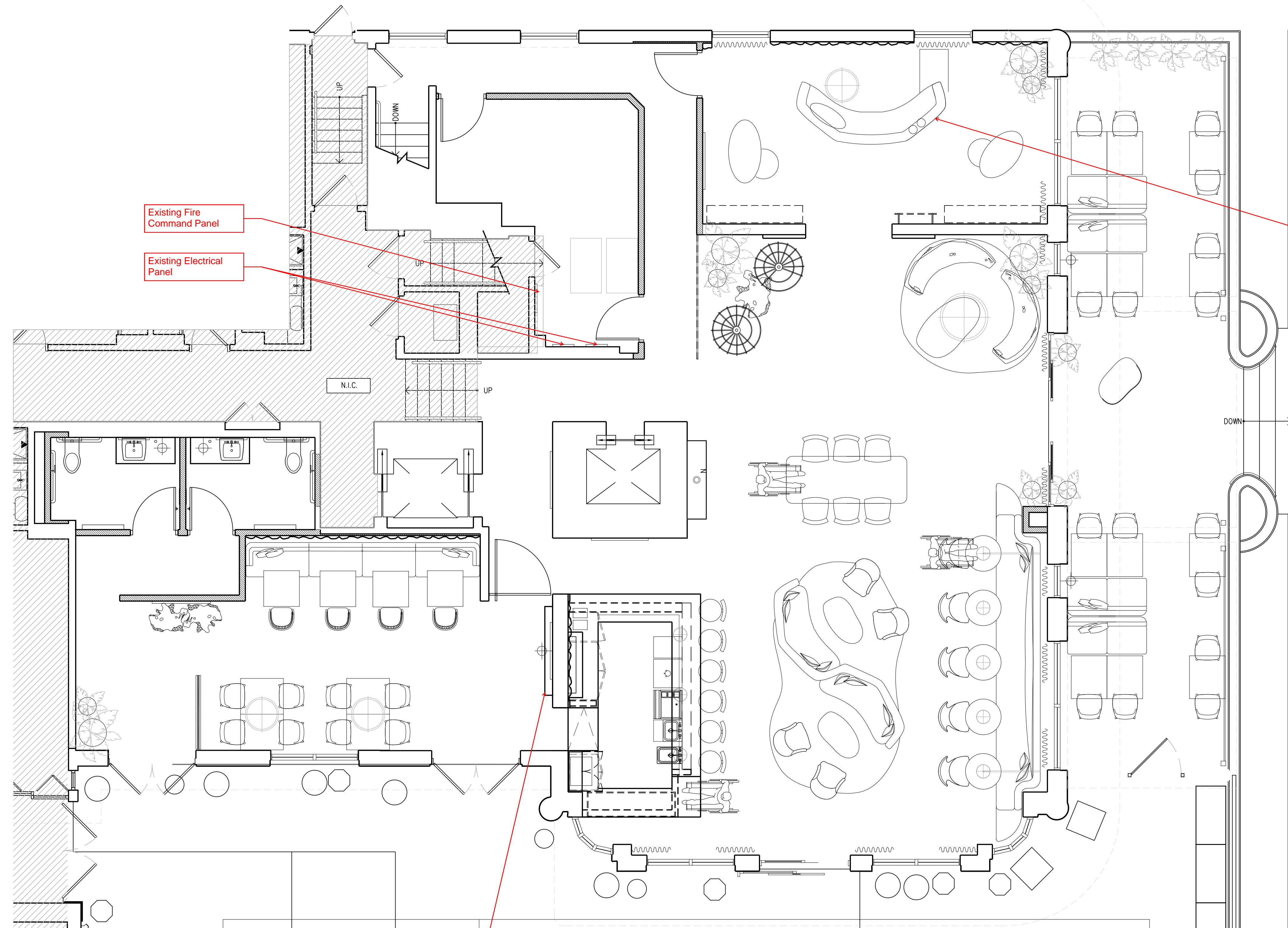
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**ENLARGED LEVEL 01- CONSTRUCTION PLAN**

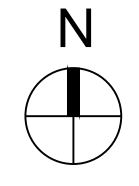


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# 1B ENLARGED LEVEL 01- LOBBY FURNITURE PLAN

1/4"=1'-0"



APPLICANT RESPONSE TO COMMENT ISSUED 1/28/2022, HPB PLAN REVIEW ITEM 3c: Additionally, staff recommends that the applicant locate the fireplace and reincorporate it in its original location. Further, staff would note that the microfilm shows a second fireplace in the room to the north of the lobby. Staff recommends that the application explore reintroducing this element as well. The 2003 historic resources report that staff has requested from storage should have photos of the lobby fireplace.

PROPOSED LOCATION FOR DECORATIVE NON-FUNCTIONING FIREPLACE MANTLE. EXISTING LOCATION IS HIDDEN BY BACK BAR. REMOVING BACK BAR EQUIPMENT WILL STILL LEAVE THE ELEMENT HIDDEN BEHIND THE BAR. THE PROPOSED NEW LOCATION ALLOWS FOR THE FEATURE TO BECOME A VISIBLE FEATURE INSIDE THE NEW DINING ROOM.

APPLICANT RESPONSE TO COMMENT ISSUED 1/28/2022, HPB PLAN REVIEW ITEMS 3a and 3B.

a. In 2003, this property received Historic Preservation Board approval for modifications to the lobby as well as other improvements. As part of that approval, the applicant was proposing to retain the original reception desk and a faux fireplace that was located in the lobby. In 2014, a building permit was approved including modifications to the lobby. These modifications included the shifting of the reception desk further into the lobby space and the relocation of the fireplace. As such, staff believes that the reception desk next to the lobby should contain original materials. Staff has not been able to determine the new location of the fireplace. Staff has requested the HPB file from 2003 which should provide additional information as well as an historic resources report.

Response: BASED ON DOCUMENTATION PROVIDED IN THE 2003 PERMIT (B1306446), SPECIFICALLY THE NOTATION THAT STATES, "Modified Reception Desk in Same Configuration As Original. Finishes To Be Approved by Staff" AND OBSERVATIONS OF THE EXISTING PHOTOS, APPLICANT DISAGREES THAT THE MATERIALS OF THE EXISTING DESK ARE HISTORIC.

b. Taking the above into consideration and with an historic resources report, at this time staff recommends that the applicant explore the possibility of retaining the existing office lobby wall and reintroducing the reception desk in the original location as shown in the microfilm plans.

Response: IN REVIEWING MICROFILM PLANS FROM 1940, 2003 AND 2014, SEE ID.900, THE DESK LOCATION HAS CHANGED OVER TIME. THE INITIAL PLACEMENT HAD THE DESK FURTHER TO WEST, THE FARTHEST EDGE ALIGNING WITH THE EASTERN MOST EDGE OF THE ELEVATOR.

ADDITIONALLY THE FUNCTION OF THE DESK HAS MOST LIKELY CHANGED OVER TIME, FROM A RESIDENTIAL SECURITY DESK TO A HOTEL RECEPTION DESK. THE CURRENT LOCATION IMPEDES FAR INTO THE EXISTING LOBBY, PINCHING PATHS OF TRAVEL AND OBSCURES THE EXISTING TERRAZZO FLOOR.

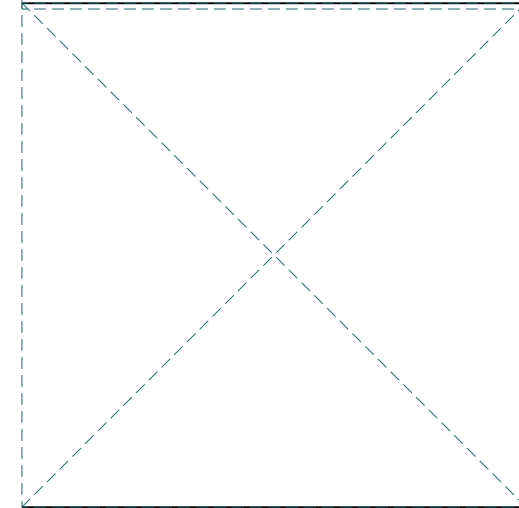
APPLICANT SEEKS TO OPEN THE LOBBY TO PREVIOUS HISTORIC SENSE OF ARRIVAL FOR GUESTS AND PUBLIC. RELOCATING THE DESK TO ORIGINAL LOCATION IS INFEASIBLE DUE TO EXISTING ELECTRIC PANELS AND FIRE COMMAND PANELS. AS NOTED CURRENT EXISTING LOCATION IS NOT A DESIRABLE LOCATION. PROPOSED NEW LOCATION IS A LOGICAL COMPROMISE TO PROVIDE A MORE OPEN SPACE AND TO ALLOW FOR THE EXISTING Terrazzo FLOOR TO BE FULLY VISIBLE TO MAIN LOBBY.



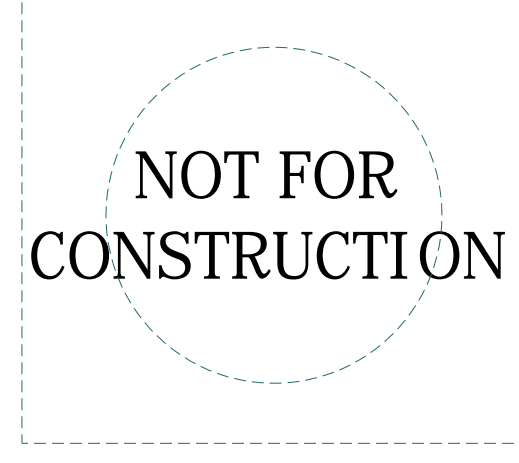
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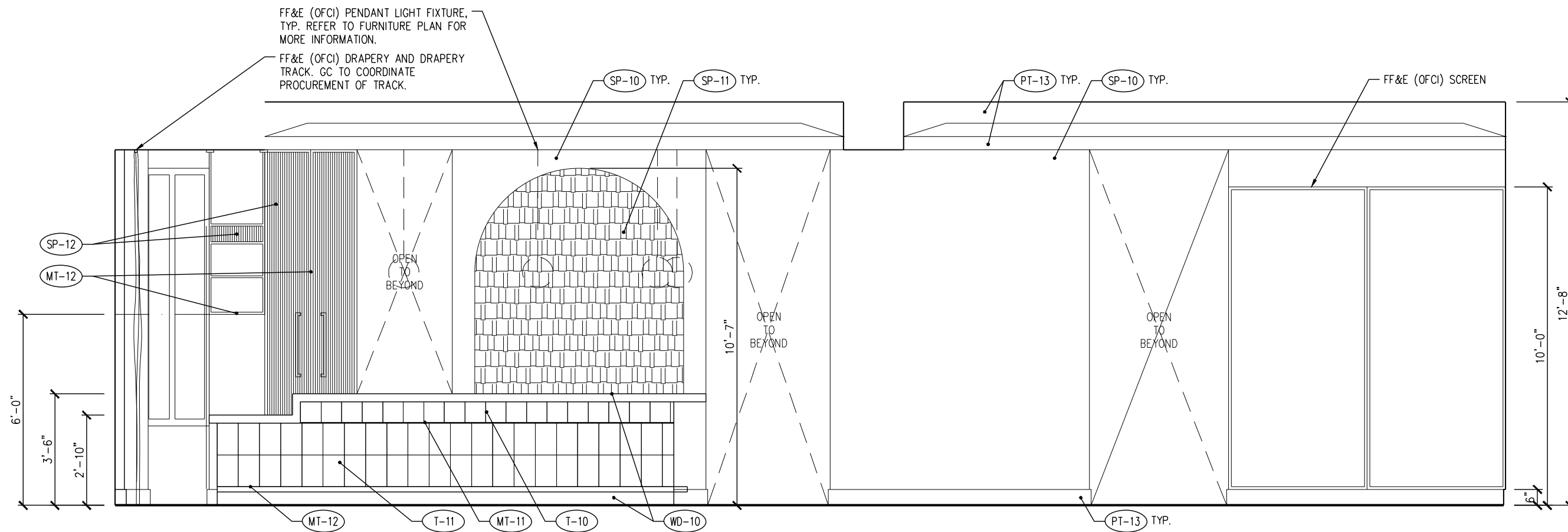
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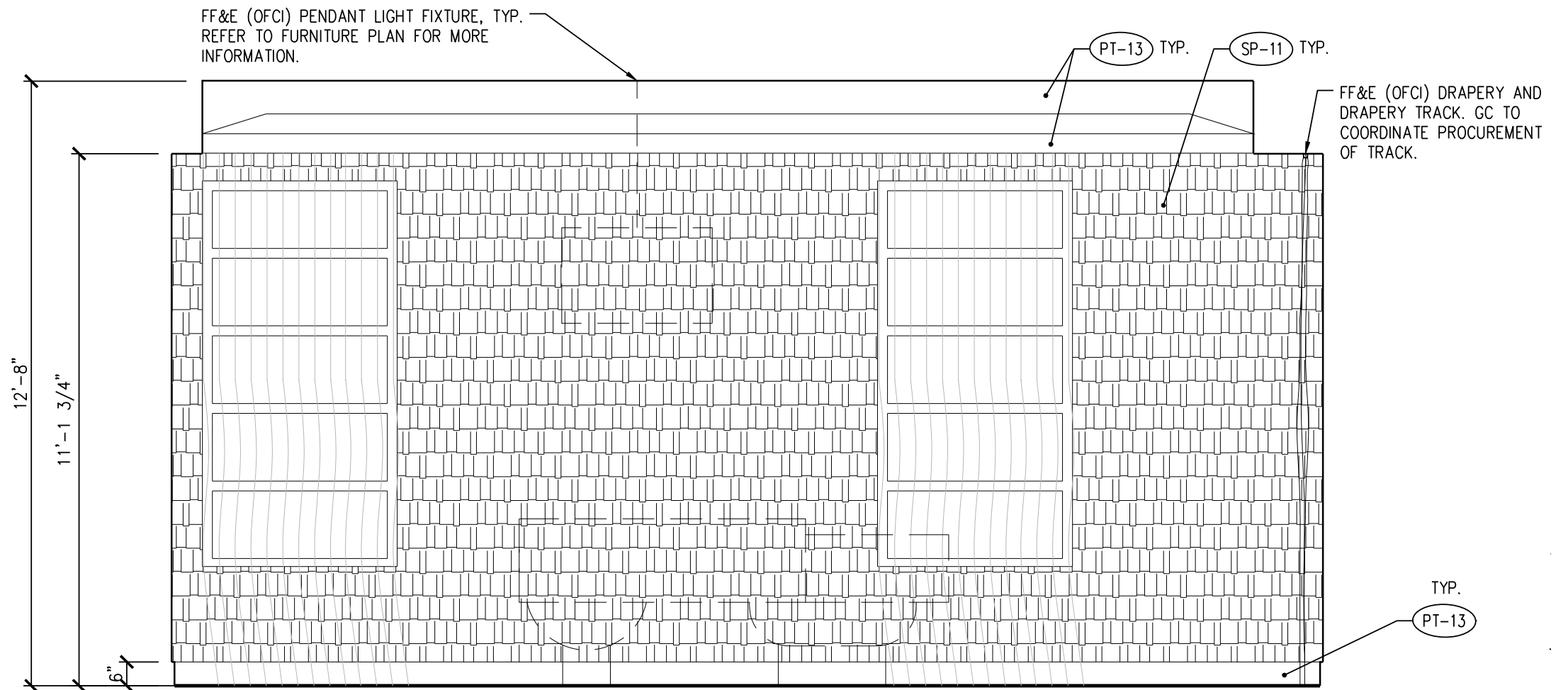
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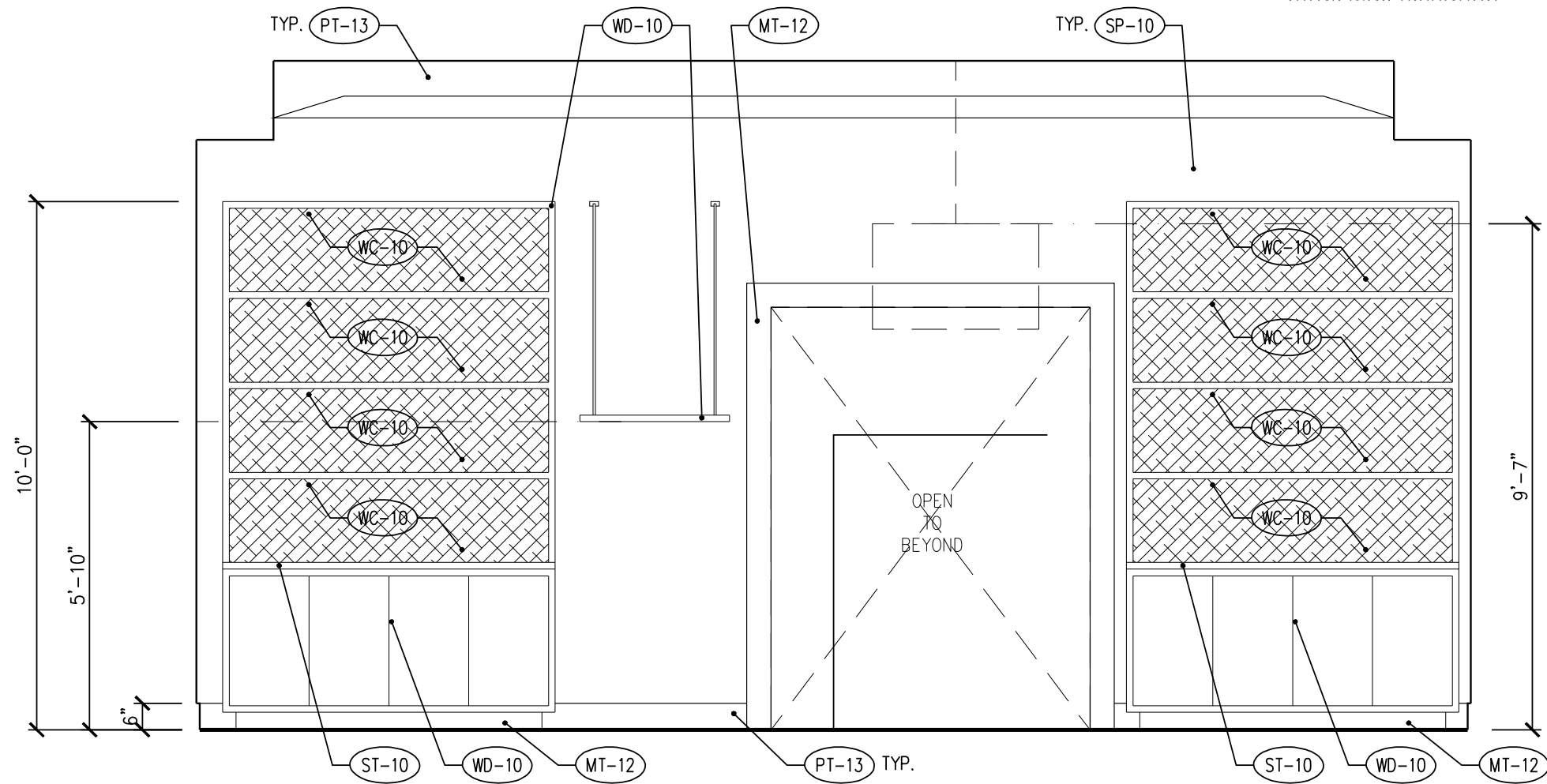


reception wall elevation



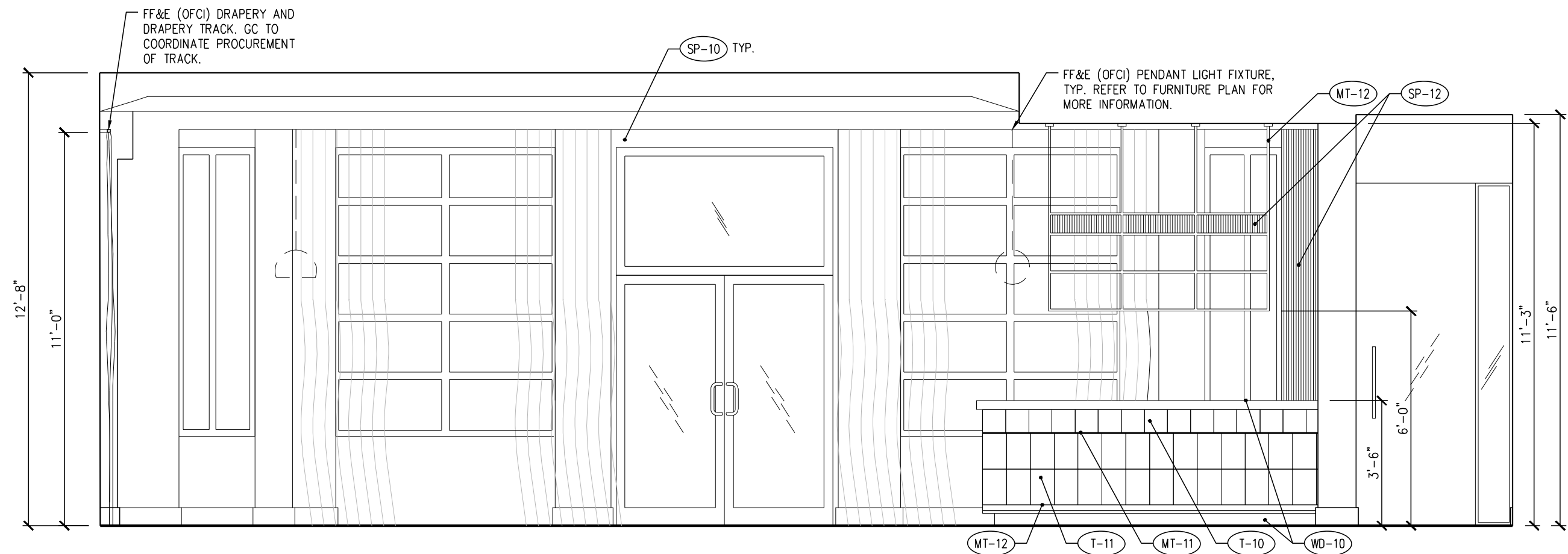


retail wall elevation

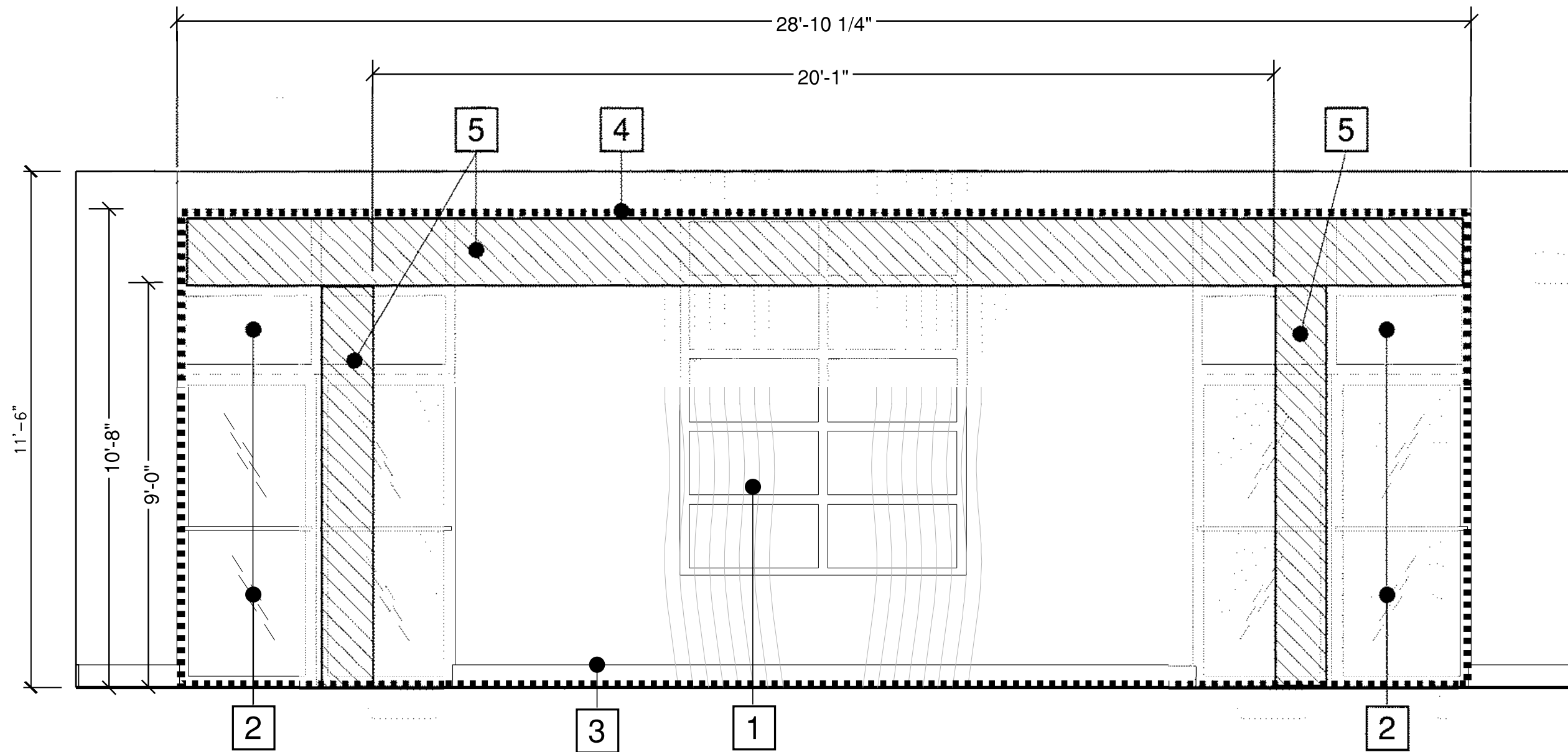


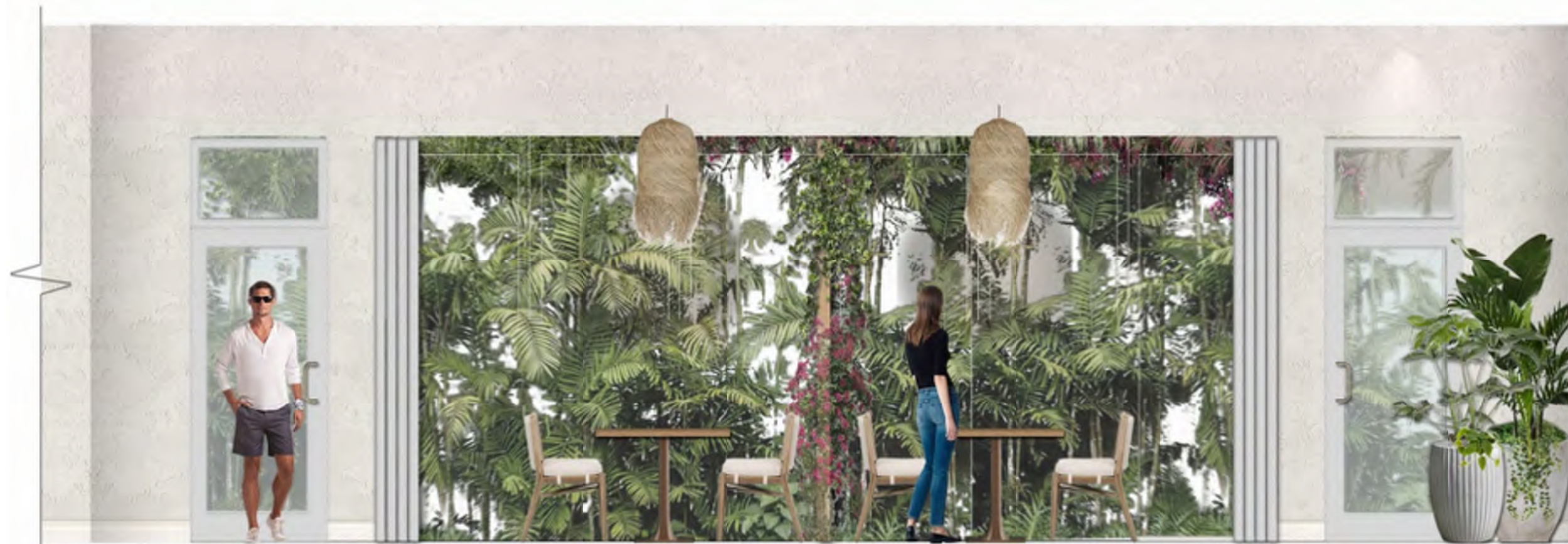


lobby/bar elevation

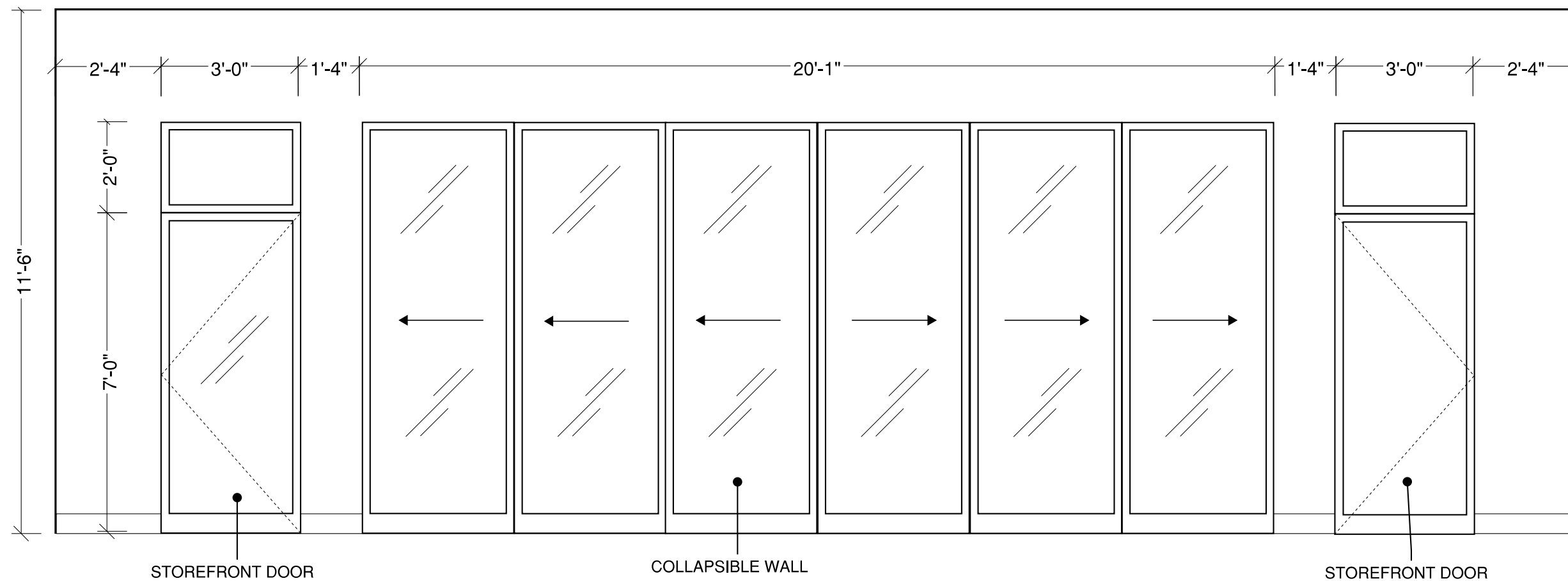


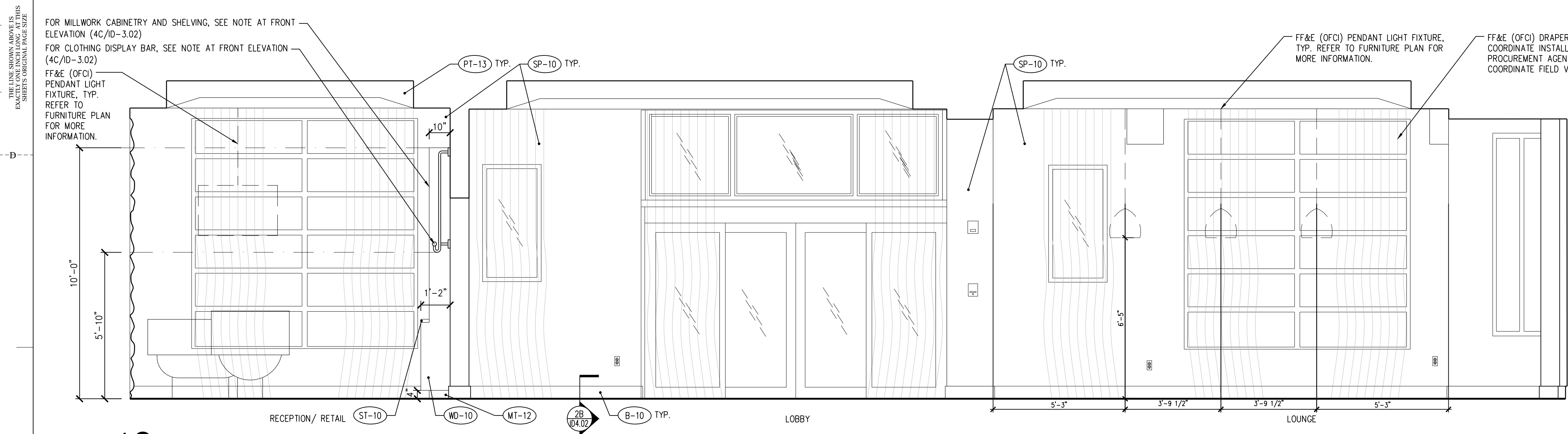
- 1 EXISTING WINDOW TO BE REMOVED
- 2 EXISTING STOREFRONT TO BE REMOVED
- 3 EXISTING BASE BOARD TO BE REMOVED
- 4 DASHED LINE REPRESENTS AREA OF MASONRY WALL TO BE REMOVED. SCOPE OF WORK INCLUDES ALL ELECTRICAL DEVICES
- 5 PREPARE AREA TO RECIEVE NEW MASONRY INFILL AND ASSOCIATED STRUCTURAL MODIFICATIONS





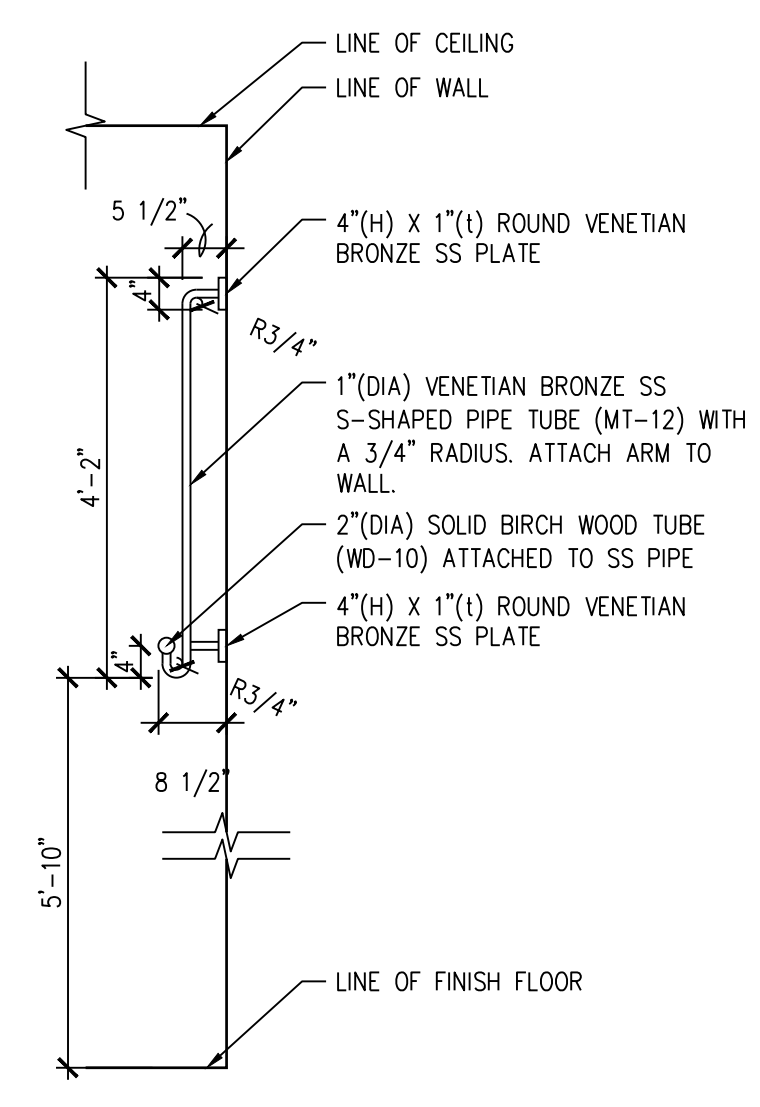
restaurant dining terrace elevation





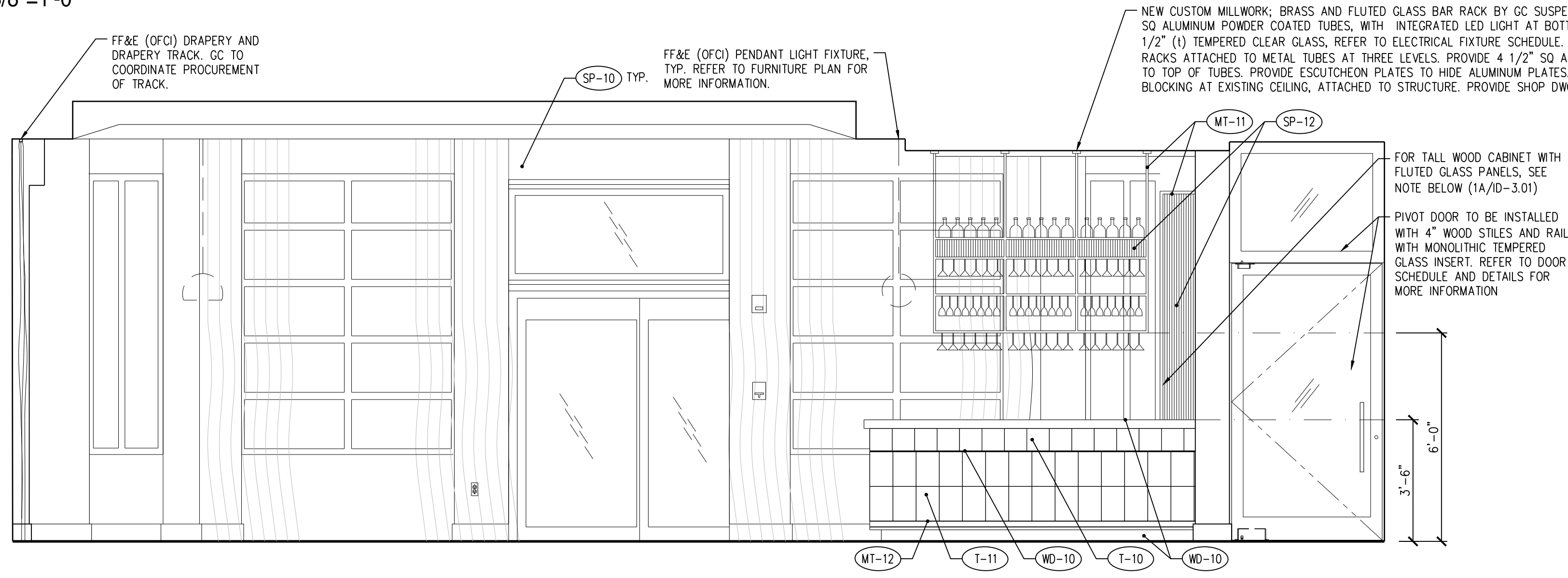
**1C LEVEL 01- EAST LOBBY ELEVATION**

3/8"=1'-0"



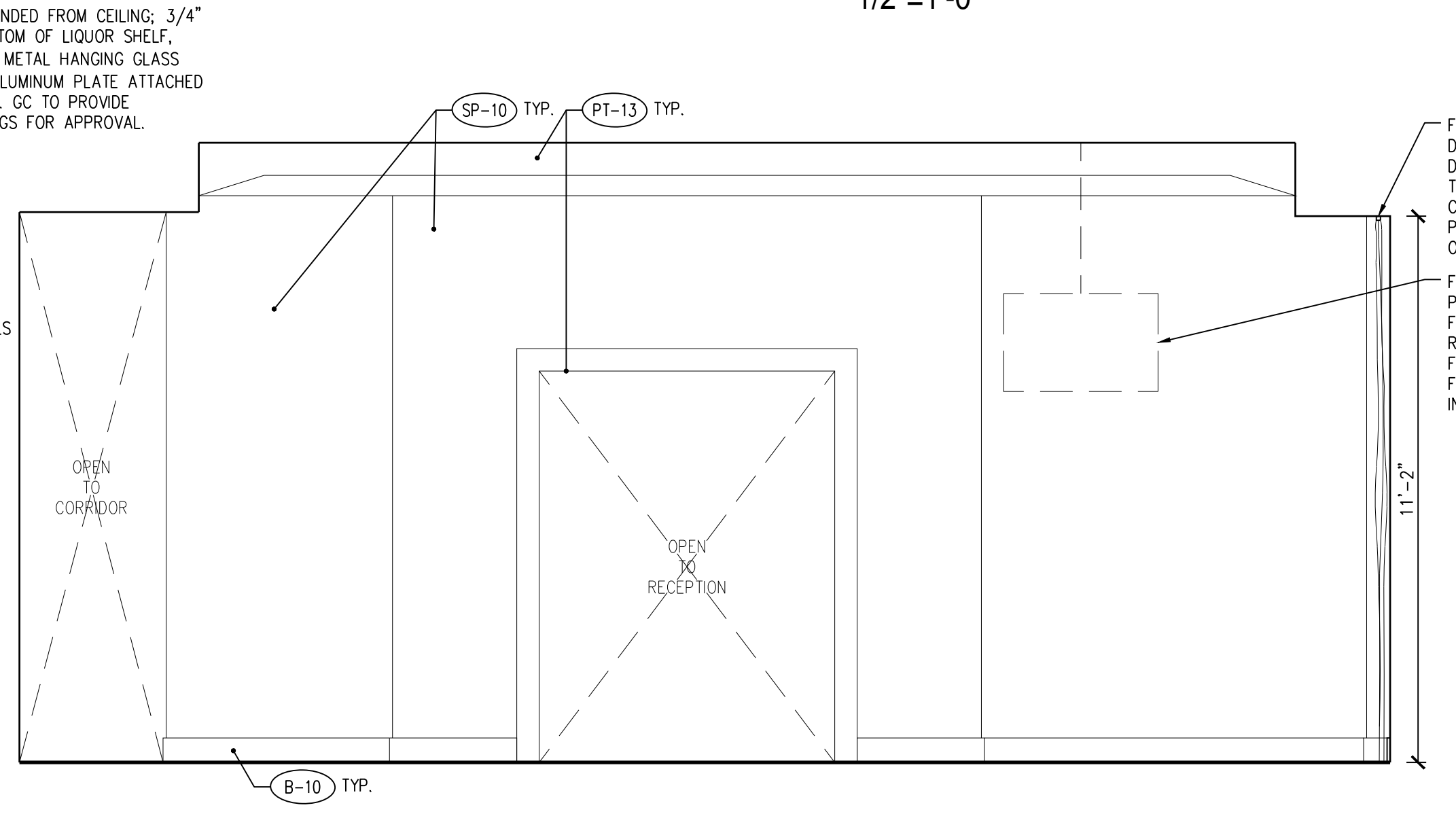
**5C CLOTHING DISPLAY BAR DETAIL**

1/2"=1'-0"



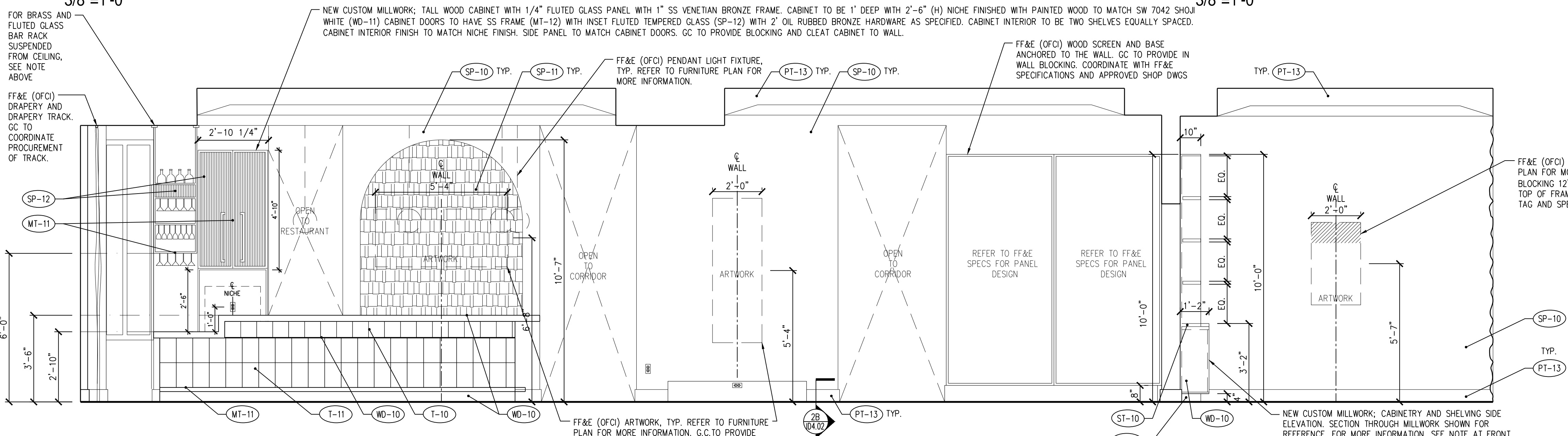
**1B LEVEL 01- SOUTH LOBBY ELEVATION**

3/8"=1'-0"



**4B LEVEL 01- NORTH LOBBY ELEVATION**

3/8"=1'-0"



**1A LEVEL 01- WEST LOBBY ELEVATION**

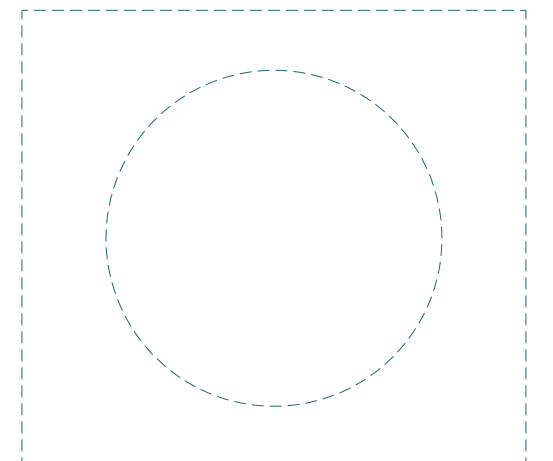
3/8"=1'-0"



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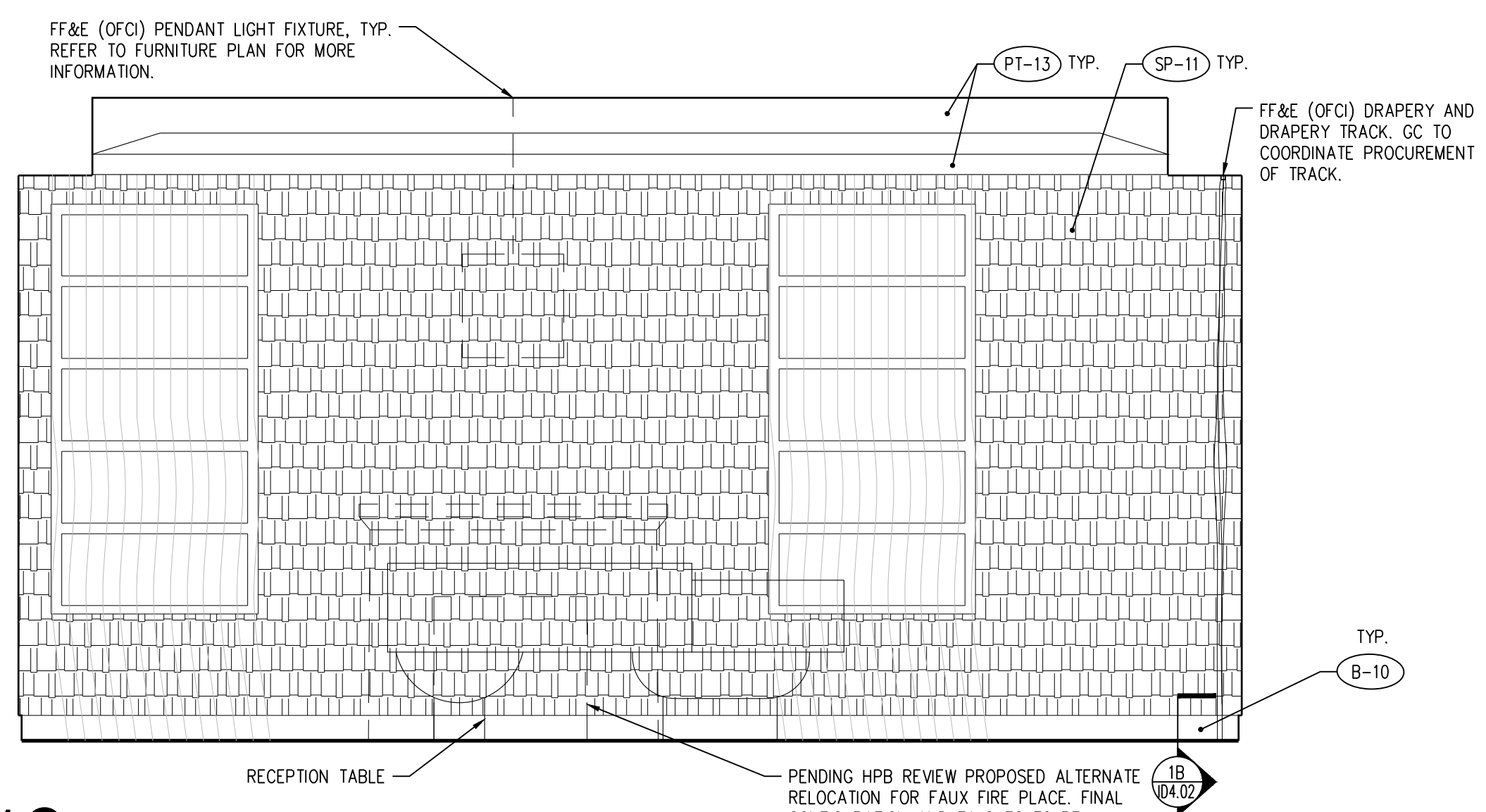
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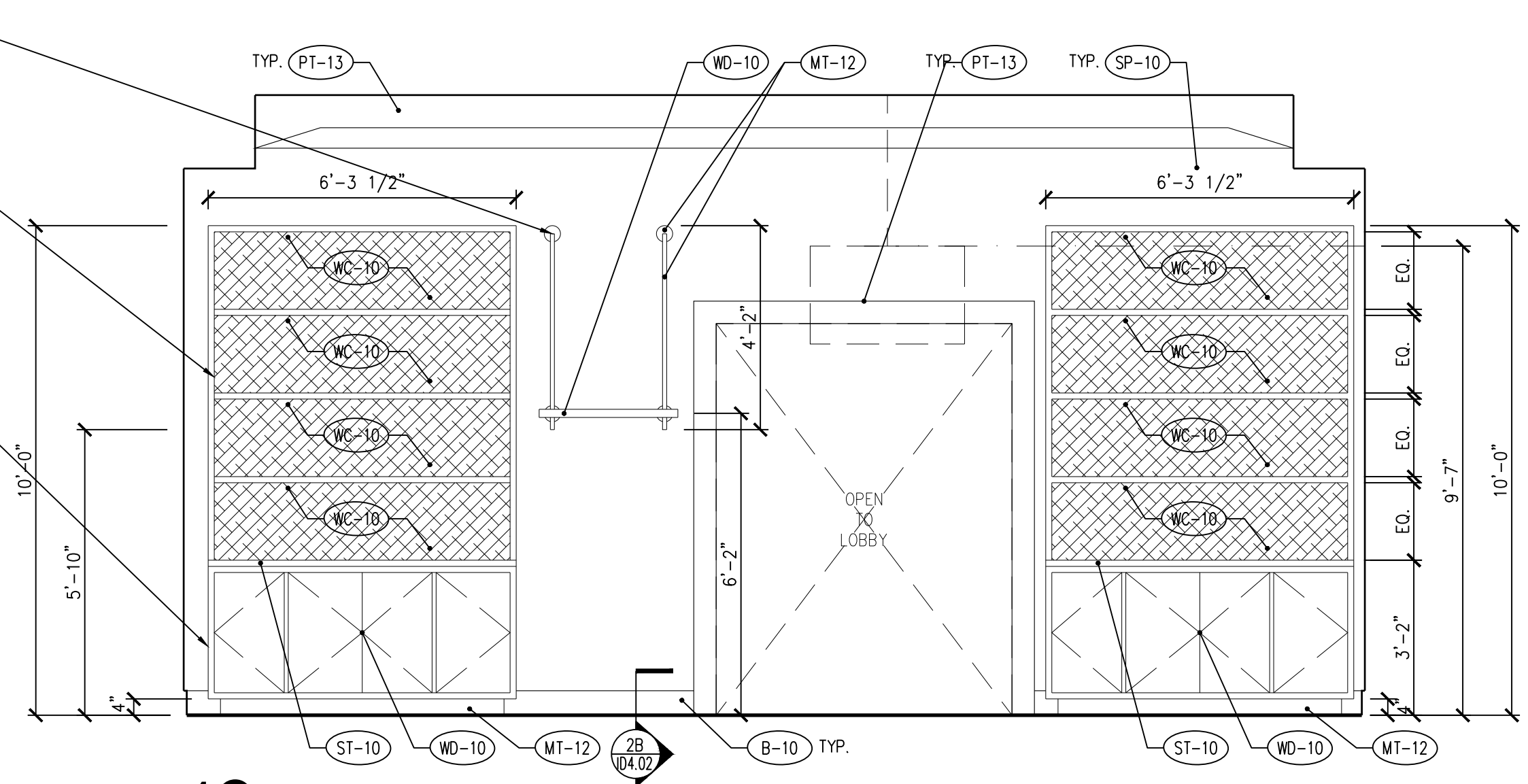


**1C LEVEL 01- RECEPTION NORTH ELEVATION**  
3/8"=1'-0"

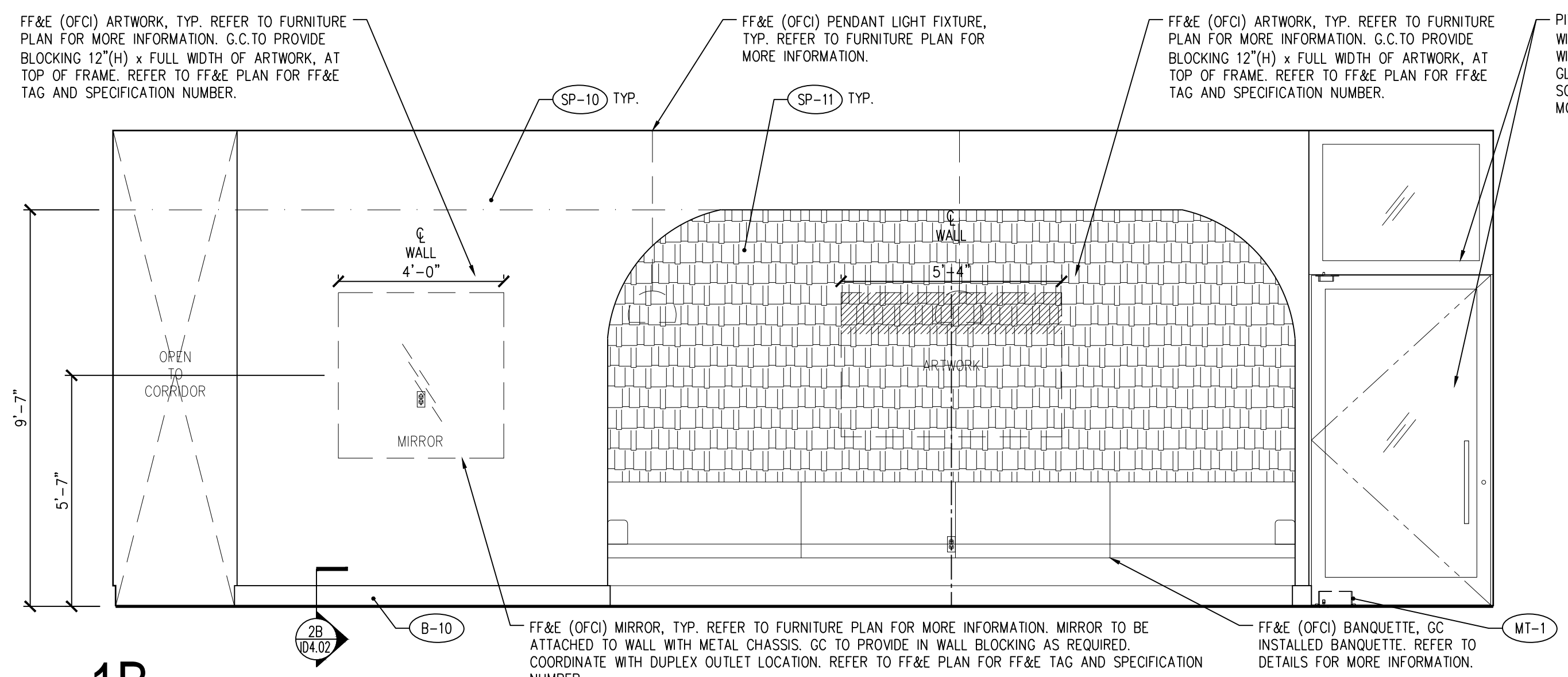
NEW CUSTOM MILLWORK; CLOTHING DISPLAY BAR. PROVIDE 1" SS S-SHAPED PIPE TUBE 4'-2" LONG FINISHED VENETIAN BRONZE (MT-12). 8 1/2" LONG PIPE RETURNING TO WALL. ANCHOR S-SHAPED ARM TO WALL WITH 4" ROUND SS PLATE FINISHED VENETIAN BRONZE (MT-12). PROVIDE BLOCKING IN WALL. REFER TO SIDE ELEVATION FOR MORE INFORMATION.

NEW CUSTOM MILLWORK; TALL CABINET WITH OPEN SHELVING 10" DEEP. 1 1/2" SOLID WOOD TRIM WITH WOOD VENEER SIDE PANELS AND BACK PANEL COVERED WITH WALLCOVERING (WC-10). WALLCOVERING TO BE INSTALLED IN BACK PANEL AS ONE PIECE PRIOR TO SHELVING INSTALLATION. WOOD SHELVES (X3) TO BE EQUALLY SPACED WITH 1/2" GAP FROM BACK PANEL. 1 1/2" WIDE BY 3/4"(L) SOLID WOOD TRIM AT FRONT EDGE AND WOOD VENEER OVER TWO LAYERS 3/4" SUBSTRATE. GC TO PROVIDE BLOCKING AS REQUIRED AND CLEAT CABINET AND SHELVING TO WALL.

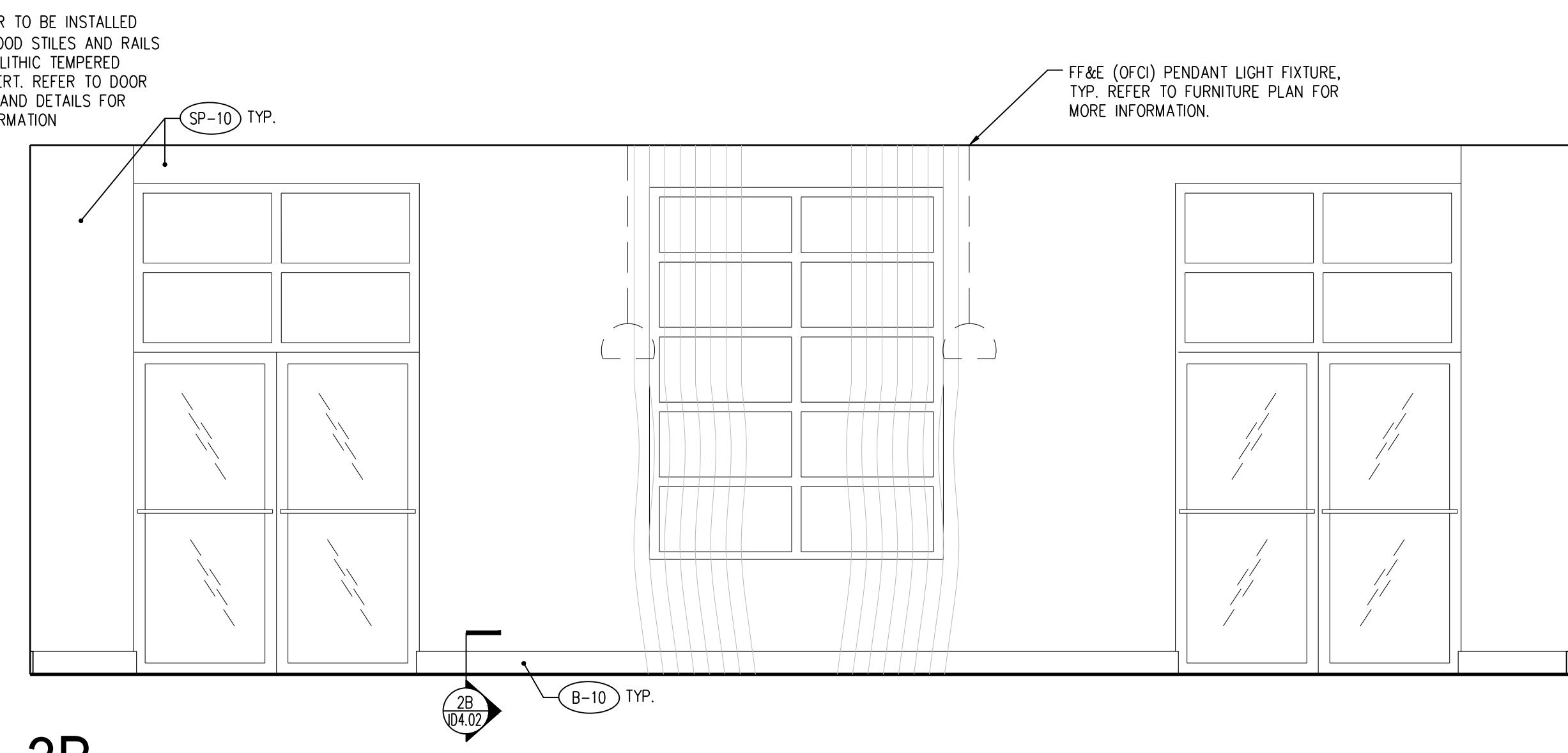
NEW CUSTOM MILLWORK; WOOD CABINET WITH STONE TOP AND WOOD DOORS. PROVIDE 1 1/2" STONE TOP WITH FLAT FRONT BULL NOSE WITH WOOD VENEER DOORS (WD-10) AND 1 1/2" WIDE SOLID WOOD TRIM. PROVIDE WOOD BASE 4" (H), RECESSED 4" FROM FACE OF CABINET. PROVIDE VERTICAL RECESSED FINGER PULL AT CABINET DOORS



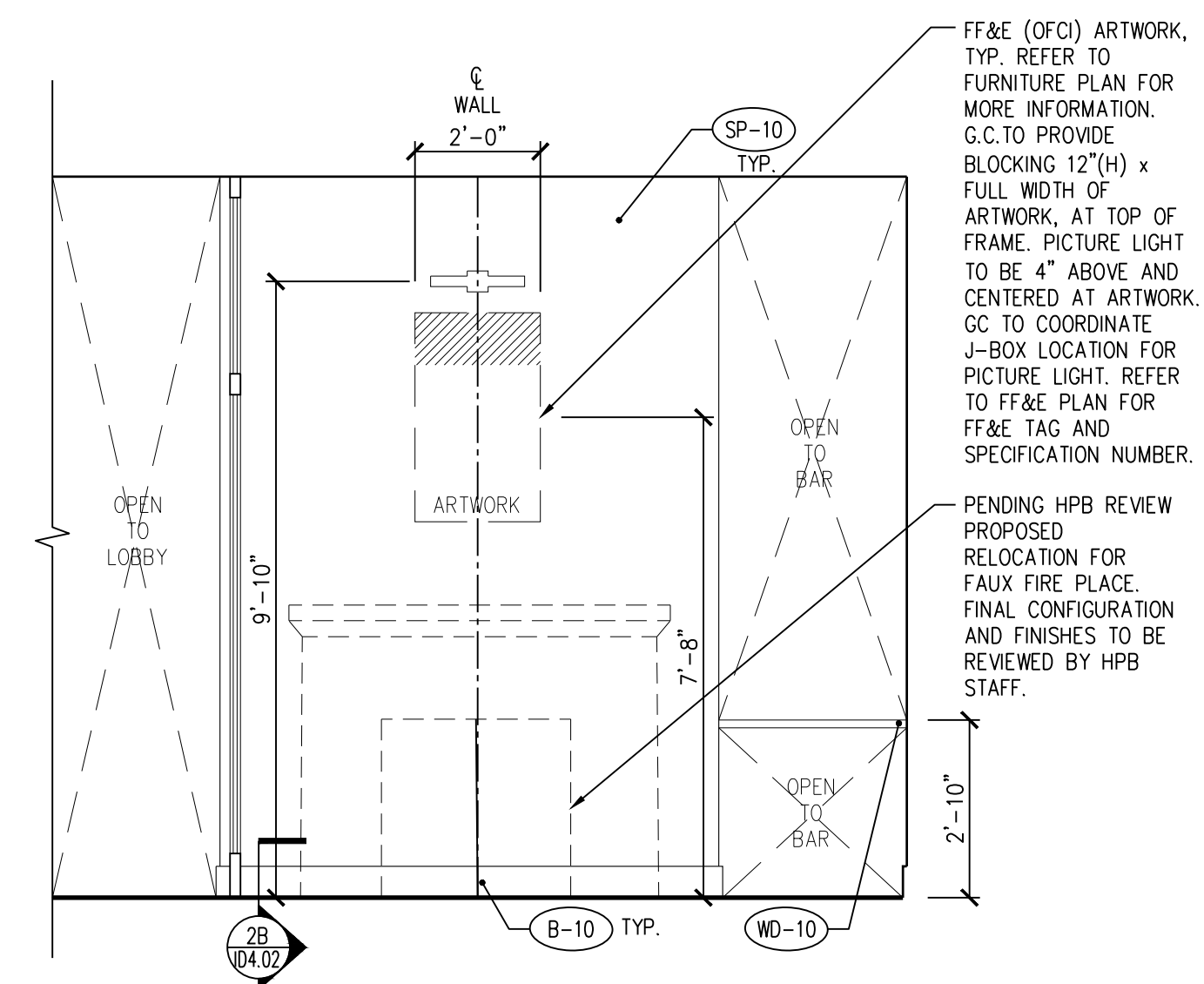
**4C LEVEL 01- RECEPTION SOUTH ELEVATION**  
3/8"=1'-0"



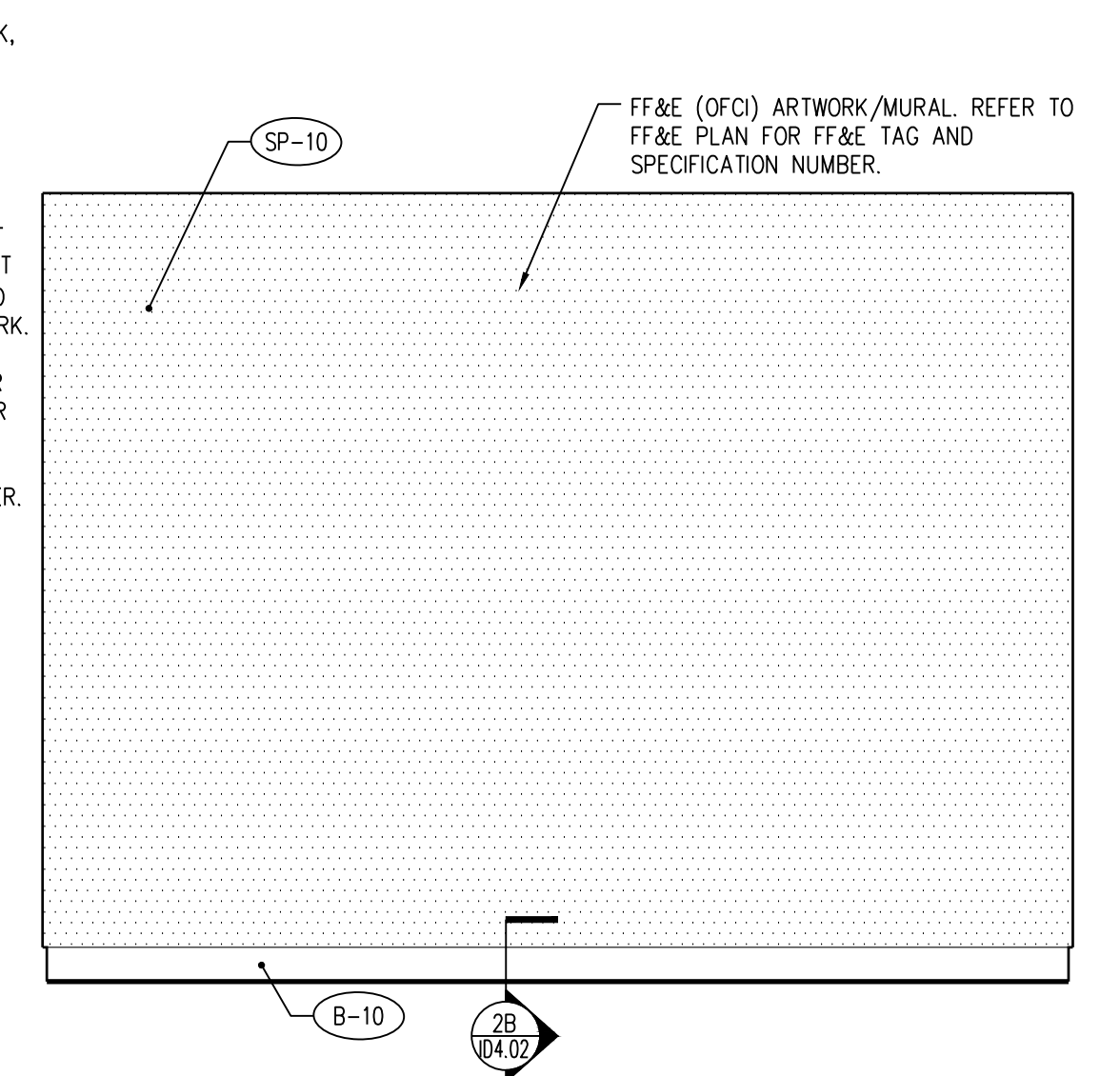
**1B LEVEL 01- RESTAURANT NORTH ELEVATION**  
3/8"=1'-0"



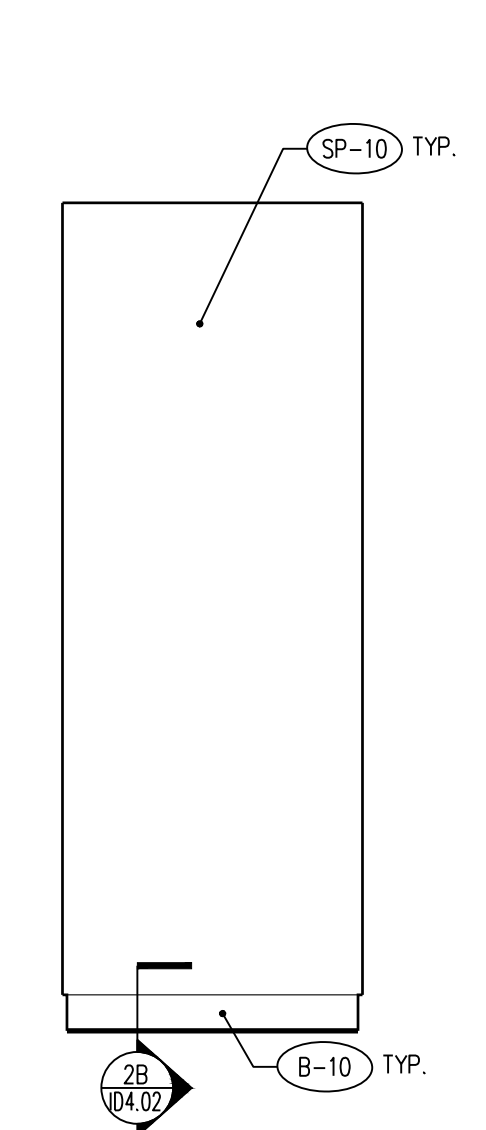
**3B LEVEL 01- RESTAURANT SOUTH ELEVATION**  
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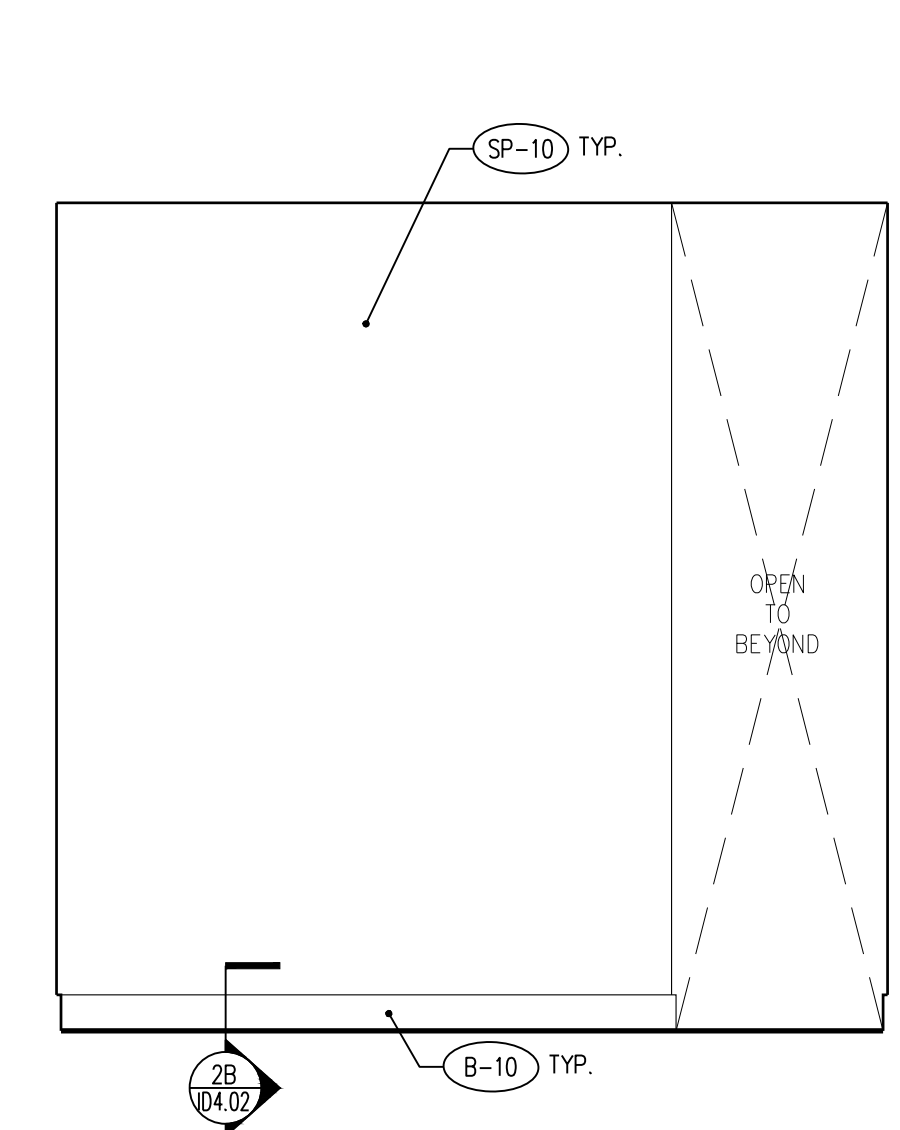
**1A LEVEL 01- RESTAURANT EAST ELEVATION**  
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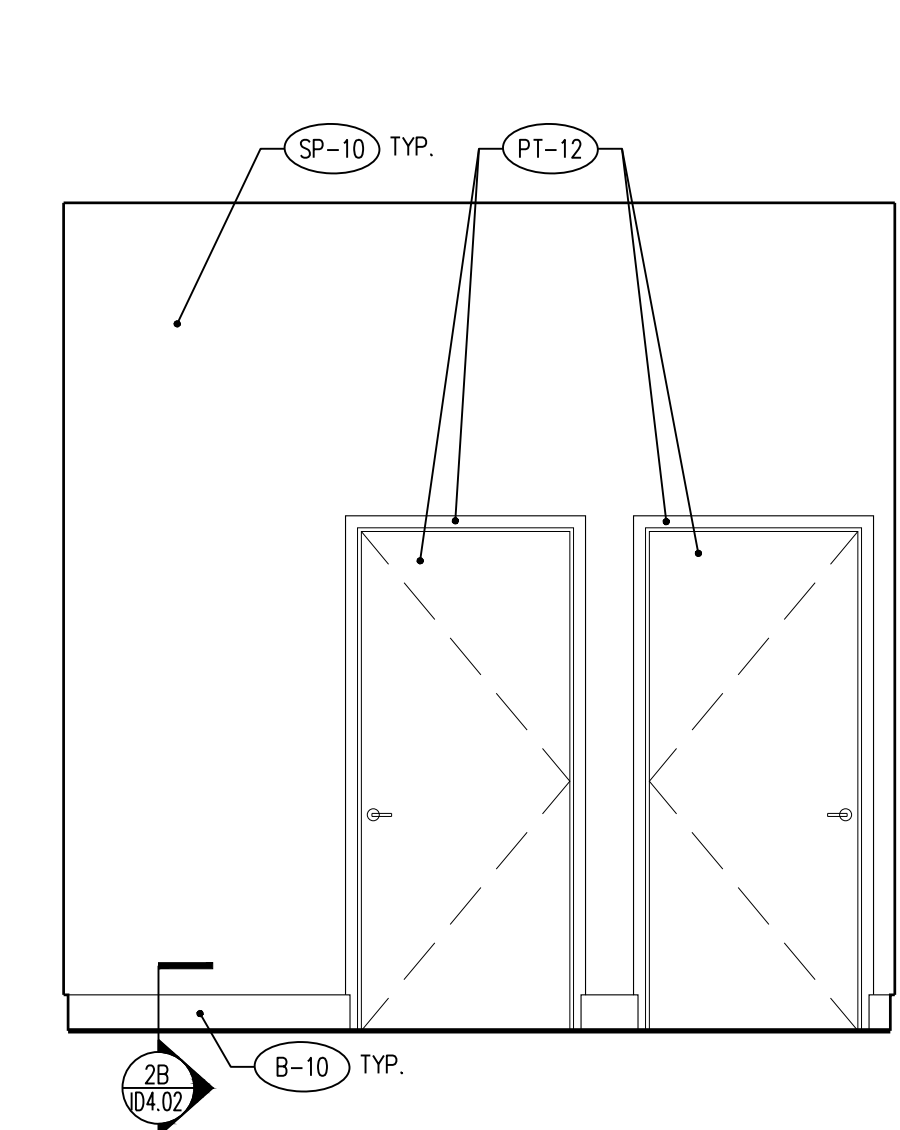
**2A LEVEL 01- RESTAURANT WEST ELEVATION**  
3/8"=1'-0"



**3A LEVEL 01 RR CORRIDOR ELEV.**  
3/8"=1'-0"



**4A LEVEL 01 RR CORRIDOR ELEV.**  
3/8"=1'-0"



**5A LEVEL 01 RR CORRIDOR ELEV.**  
3/8"=1'-0"

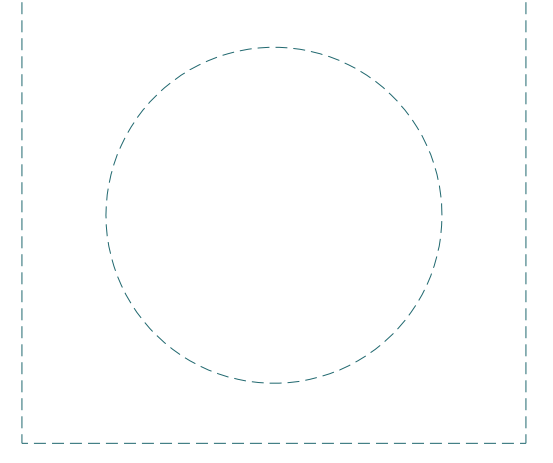


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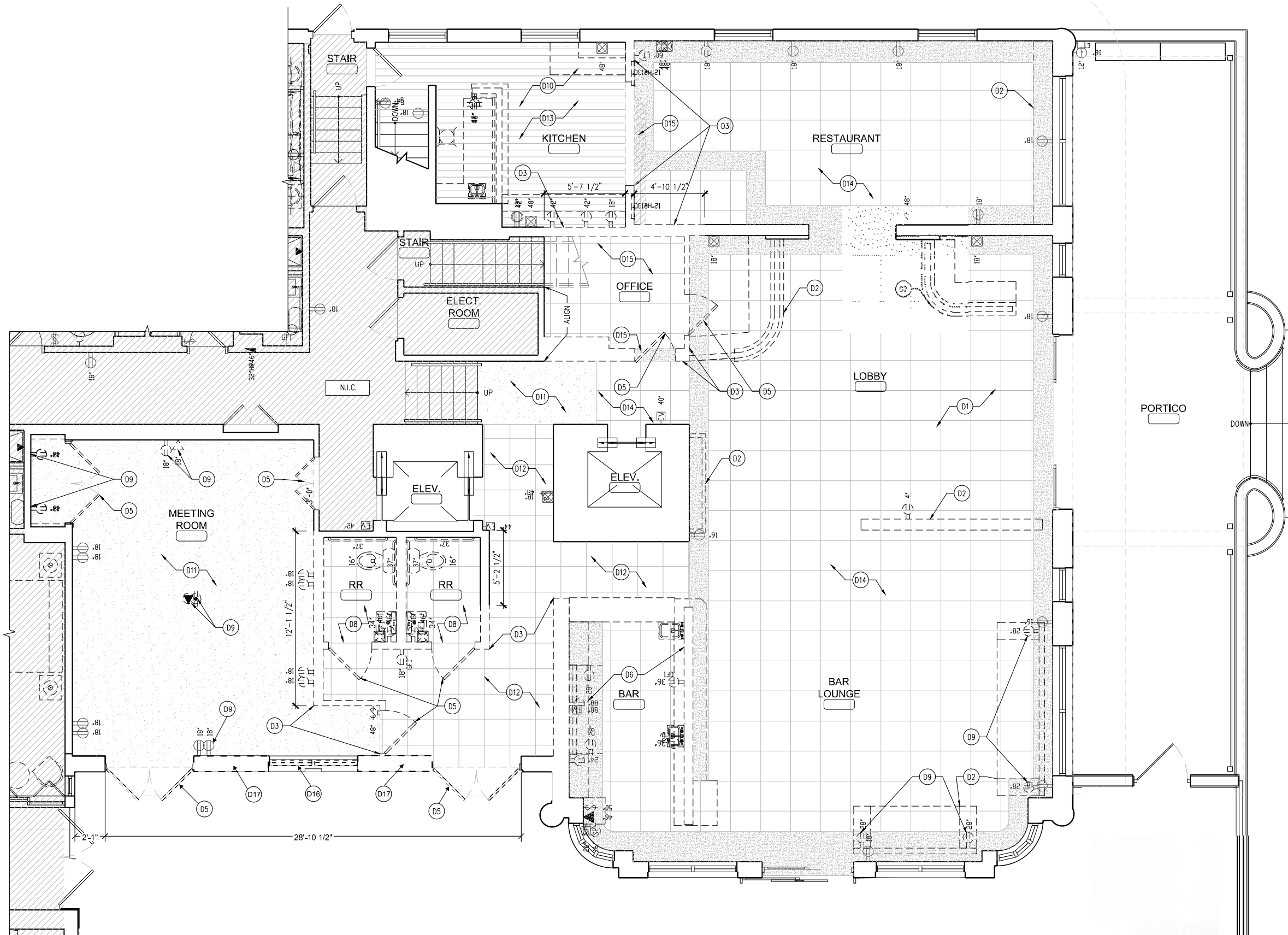
LEVEL 01 ELEVATIONS

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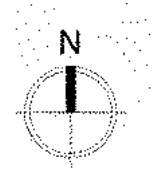


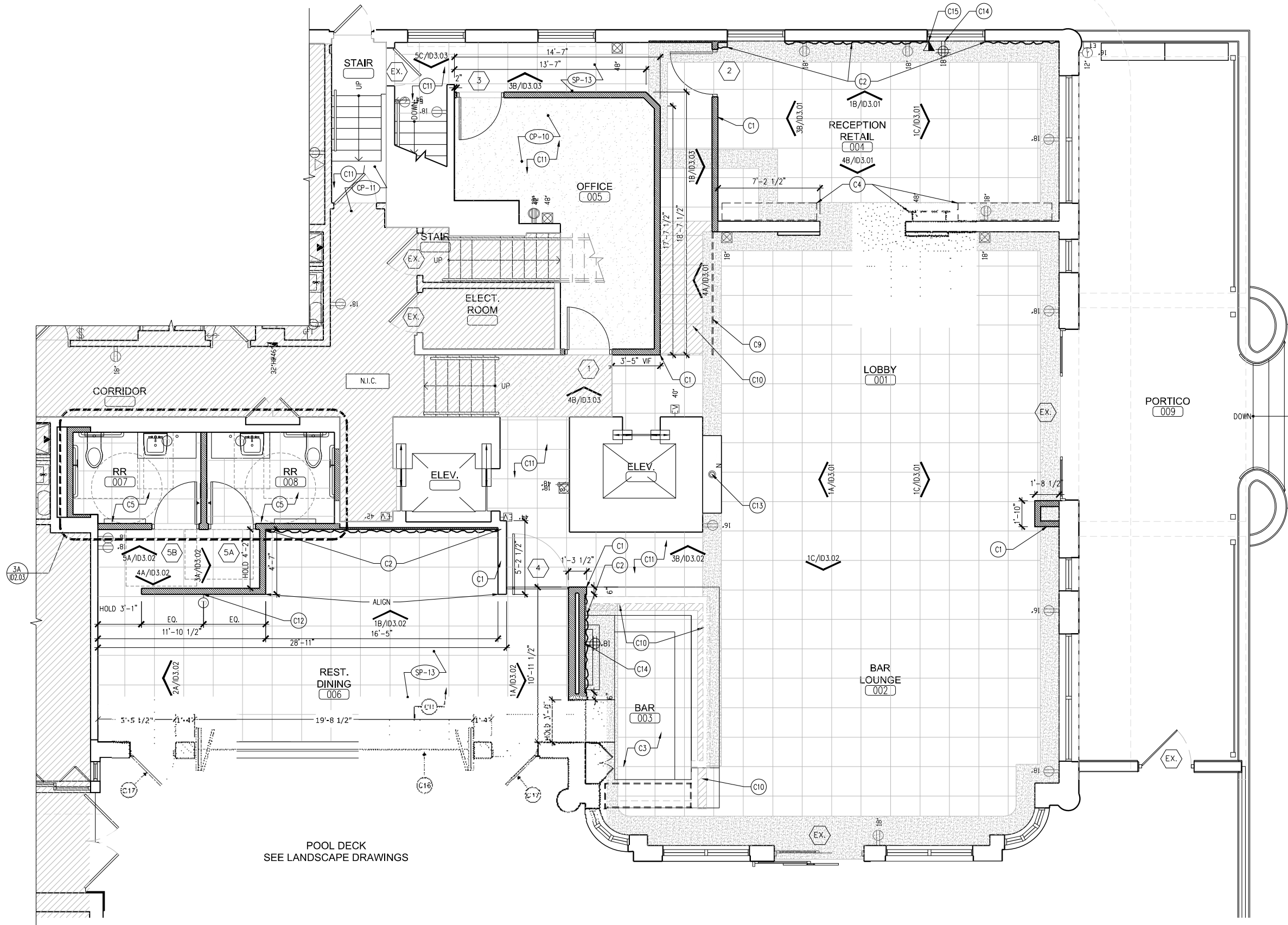


**DEMOLITION NOTES:**

D01	GC TO REMOVE ALL EXISTING FF&E THROUGHOUT, TYP. UNLESS OTHERWISE NOTED.
D02	GC TO REMOVE EXISTING MILLWORK. GC TO PROTECT ADJACENT WALLS AS NEEDED TO AVOID DAMAGE. GC TO PREPARE WALLS FOR NEW PAINT FINISH.
D03	GC TO REMOVE EXISTING PORTION OF GWB WALL. GC TO PROTECT ADJACENT WALLS AND FLOORING FROM DAMAGE, PATCH AND REPAIR AS NEEDED. REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION.
D04	GC TO REMOVE EXISTING WALL FINISHES. GC TO PREPARE WALL FOR NEW APPLIED FINISH. REFER TO CONSTRUCTION PLAN AND ELEVATIONS FOR MORE INFORMATION.
D05	GC TO REMOVE EXISTING DOOR AND FRAME.
D06	EXISTING BAR COUNTER TOP, BAR DIE WALL, CABINETS AND EQUIPMENT TO BE DEMOLISHED. REFER TO CONSTRUCTION PLAN AND FINISH SCHEDULE FOR MORE INFORMATION.
D07	GC TO REMOVE EXISTING PORTION OF FENCE AND GATE. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D08	GC TO DEMOLISH EXISTING PUBLIC RESTROOMS. REMOVE ALL EXISTING FINISHES, FIXTURES, ACCESSORIES, AND WALLS AS SHOWN. EXISTING PLUMBING LINES TO BE REMOVED AND RELOCATED TO NEW LOCATIONS AS REQUIRED. SEE ARCHITECTURAL, MEP ENGINEERING, AND PROPOSED DRAWINGS FOR MORE INFORMATION.
D09	GC TO REMOVE ELECTRICAL OUTLET(S) AT LOCATION(S) SHOWN. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
D10	GC TO REMOVE EXISTING KITCHEN EQUIPMENT, PLUMBING, FIXTURES, ELECTRICAL OUTLETS THROUGHOUT. REFER TO ID RCP, ARCHITECTURAL, AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
D11	GC TO REMOVE EXISTING CARPET AND CARPET PAD, AND PREPARE SLAB TO RECEIVE NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D12	GC TO REMOVE EXISTING WHITE TILE FLOORING AND PREPARE SLAB FOR NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D13	GC TO REMOVE EXISTING WOOD LOOK RESILIENT FLOORING AND PREPARE SLAB FOR NEW FINISH. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
D14	EXISTING TWO TONE TERRAZZO FLOORING TO REMAIN. GC TO PROTECT DURING DEMOLITION AND CONSTRUCTION PHASE.
D15	PORTION OF EXISTING TERRAZZO FLOORING TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR NEW FLOOR FINISH AND LAYOUT.
D16	GC TO REMOVE EXISTING WINDOW. PROVIDE TEMPORARY PROTECTION TO OUTSIDE.
D17	GC TO REMOVE EXISTING EXTERIOR WALL. REFER TO DEMOLITION ELEVATIONS FOR ADDITIONAL INFORMATION. PROVIDE TEMPORARY PROTECTION TO OUTSIDE.

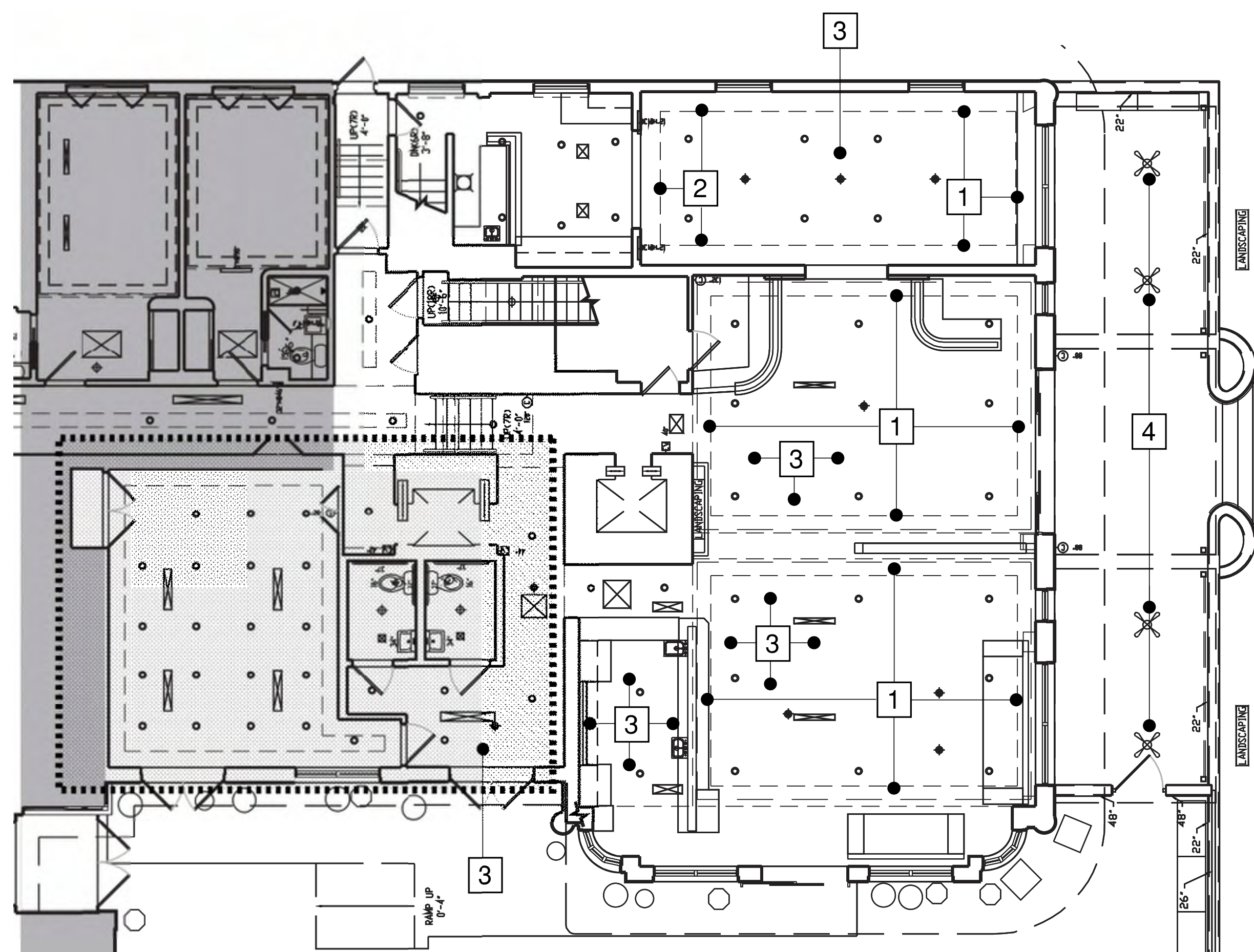
COLLINS AVENUE



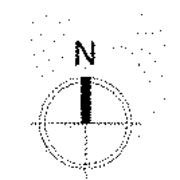


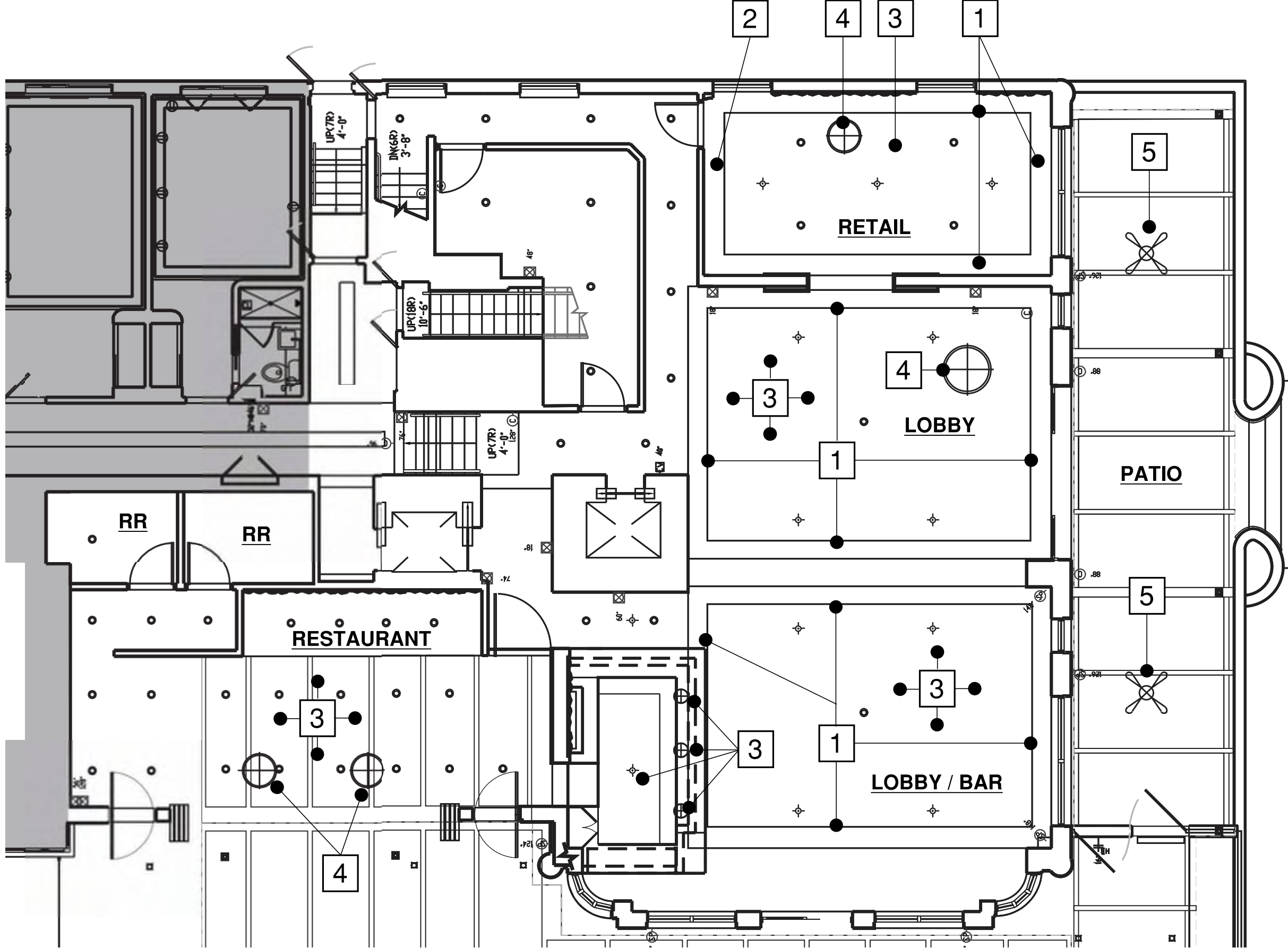
**CONSTRUCTION NOTES:**

C1	NEW GWB WALL. GC TO PROVIDE NEW METAL FRAMING AND GWB. SEE PLANS FOR DIMENSIONS. PROTECT EXISTING FLOORING AND ADJACENT WALLS, AND PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING AND NEW WALLS. REFER TO ARCHITECTURAL DOCUMENTS FOR MORE INFORMATION ON WALL TYPES AND WALL FRAMING DETAILS.
C2	GC TO PROVIDE NEW WALL APPLIED FINISH. REFER TO ELEVATIONS AND FINISH SCHEDULE FOR MORE INFORMATION.
C3	GC TO PROVIDE NEW ELECTRICAL CONNECTIONS FOR NEW BAR EQUIPMENT. REFER TO ARCHITECTURAL, ELECTRICAL, AND F&B CONSULTANT PLANS FOR MORE INFORMATION.
C4	NEW WALL MOUNTED MILLWORK UNIT. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION.
C5	NEW PUBLIC RESTROOM. REFER TO ENLARGED PLAN FOR NEW PLUMBING LOCATIONS, FINISHES, PLUMBING FIXTURES AND ACCESSORIES.
C6	NEW RESTROOM VANITY FF&E (OFCI) MIRROR WITH LED LIGHTING. PROVIDE REQUIRED ELECTRICAL CONNECTION. REFER TO ARCHITECTURAL AND ELECTRICAL DOCUMENTS. GC TO COORDINATE INSTALLATION BASED ON APPROVED SHOP DRAWINGS FROM MANUFACTURER.
C7	NEW VANITY, SINK AND FAUCET. PROVIDE STONE COUNTERTOP, MARINE GRADE PLYWOOD SUBSTRATE, REQUIRED WALL BLOCKING AND BRACKETS. REFER TO DRAWING DETAILS AND SCHEDULES. GC TO PROVIDE BLOCKING AND INSTALL NEW PLUMBING FIXTURES.
C8	GC TO PROVIDE NEW FENCE AND GATE. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION.
C9	NEW FF&E (OFCI) MILLWORK SCREEN TO BE ATTACHED TO FLOOR, CEILING AND WALL. GC TO PROVIDE REQUIRED IN-WALL AND IN-CEILING BLOCKING. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION.
C10	GC TO PROVIDE FLOOR FINISH TO MATCH EXISTING TERRAZZO FLOORING.
C11	GC TO PROVIDE NEW FLOOR FINISH. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
C12	GC TO PROVIDE NEW WALL MOUNTED J-BOX FOR FF&E (OFCI) ELECTRIC MIRROR. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C13	GC TO PROVIDE NEW FLOOR UP LIGHT FIXTURE. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C14	GC TO PROVIDE NEW QUAD. OUTLET AT WALL. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C15	GC TO PROVIDE DATA OUTLET AT WALL. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
C16	NEW COLLAPSIBLE WALL SYSTEM - BASIS OF DESIGN, "NANAWALL"
C17	NEW ALUMINUM ENTRY DOOR



- 1 EXISTING LIGHT COVE TO REMAIN
- 2 EXISTING LIGHT COVE TO BE MODIFIED. SEE RENOVATED FLOOR PLAN AND RENOVATED REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION. MODIFIED LIGHT COVE IS TO BE RECONSTRUCTED TO MATCH THE HISTORICAL INTENT OF THE EXISTING CONDITION.
- 3 EXISTING DOWNLIGHTS TO BE RECONFIGURED TO MEET THE DESIGN INTENT OF THE RENOVATED FLOOR PLAN. REFERENCE THE RENOVATED FLOOR PLAN AND RENOVATED REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 4 REMOVE EXISTING CEILING FANS.





- 1 EXISTING LIGHT COVE TO REMAIN
- 2 REVISED LIGHT COVE TO MATCH EXISTING
- 3 NEW / REVISED DOWNLIGHT AND PENDANT LIGHT LAYOUT
- 4 NEW ARCHITECTURAL LIGHT FIXTURE
- 5 NEW OUTDOOR CEILING FAN

