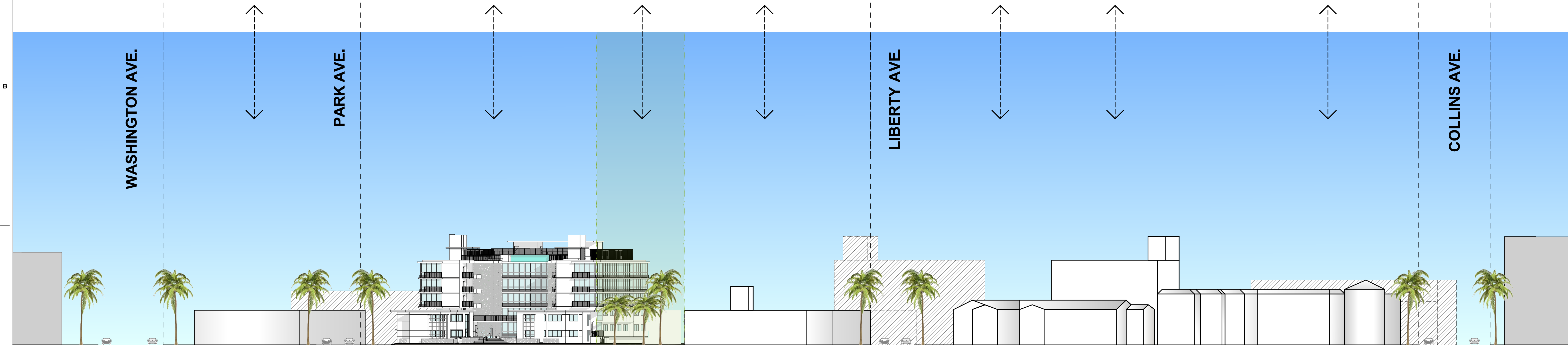
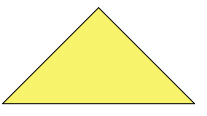


NOT FOR CONSTRUCTION



A	MBCC	MANSFIELD PARK CONDO 1925 WASHINGTON AVENUE	PARK HOTEL 355 19TH ST.	VACANT	TUXEDO PARK APARTMENTS 1900 LIBERTY AVE.	LENNOX 1915 LIBERTY AVE.	LENNOX 229 19TH ST.	LENNOX HOTEL 1900 COLLINS AVE.	SHORE CLUB
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PROPOSED PROJECT

19TH STREET - CONTEXTUAL ELEVATION | 1
 N.T.S.

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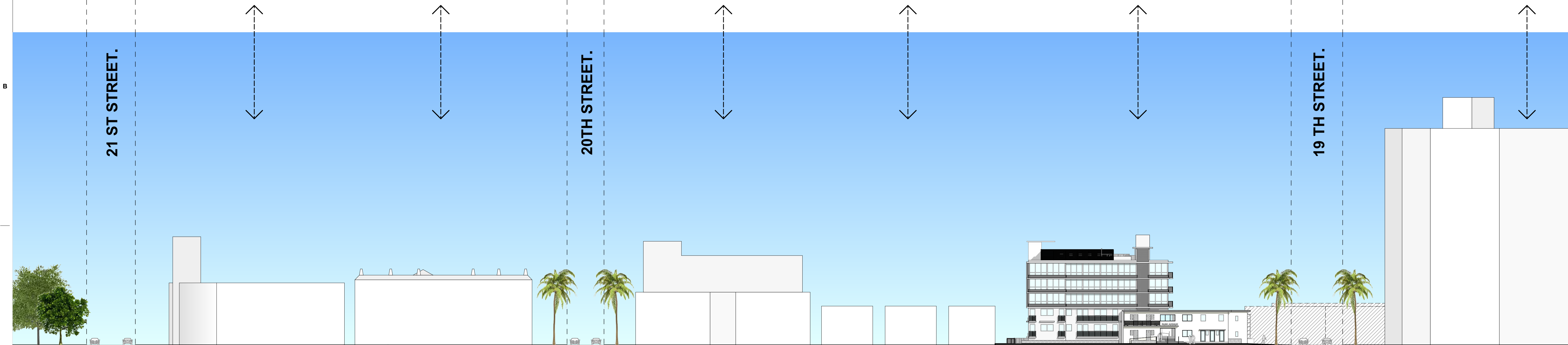
Revisions

Owner Information
PARK HOTEL LLC
 800 SE 4th AVENUE, SUITE 704
 HALLANDALE BEACH, FL 33009
 1.305.984.3092
 Consultant

Luis O. Revuelta
 AR-007972
HPB SUBMITTAL

Date
 05/08/2023
 Scale
 AS SHOWN
 Project No.
 1822
 Sheet Name
 CONTEXTUAL ELEVATIONS
 Sheet No.

NOT FOR CONSTRUCTION



COLLINS PARK	PLYMOUTH HOTEL 336 21TH ST.	RIVIERA PLAZA 337 20TH ST.	SADIGO HOTEL 334 20TH ST.	ITAL PLAZA 1935 PARK AVE.	PARK HOTEL 355 19TH ST.	OCTAGON TOWERS I 1881 WASHINGTON AVE.
---------------------	---------------------------------------	--------------------------------------	-------------------------------------	-------------------------------------	-----------------------------------	-------------------------------------------------

PROPOSED PROJECT

PARK AVENUE - CONTEXTUAL ELEVATION | 1
N.T.S.

PARK AVE. HOTEL
355 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

PARK HOTEL LLC
800 SE 4th AVENUE, SUITE 704
HALLANDALE BEACH, FL 33009
1.305.984.3092

Consultant

Luis O. Revuelta
AR-007972

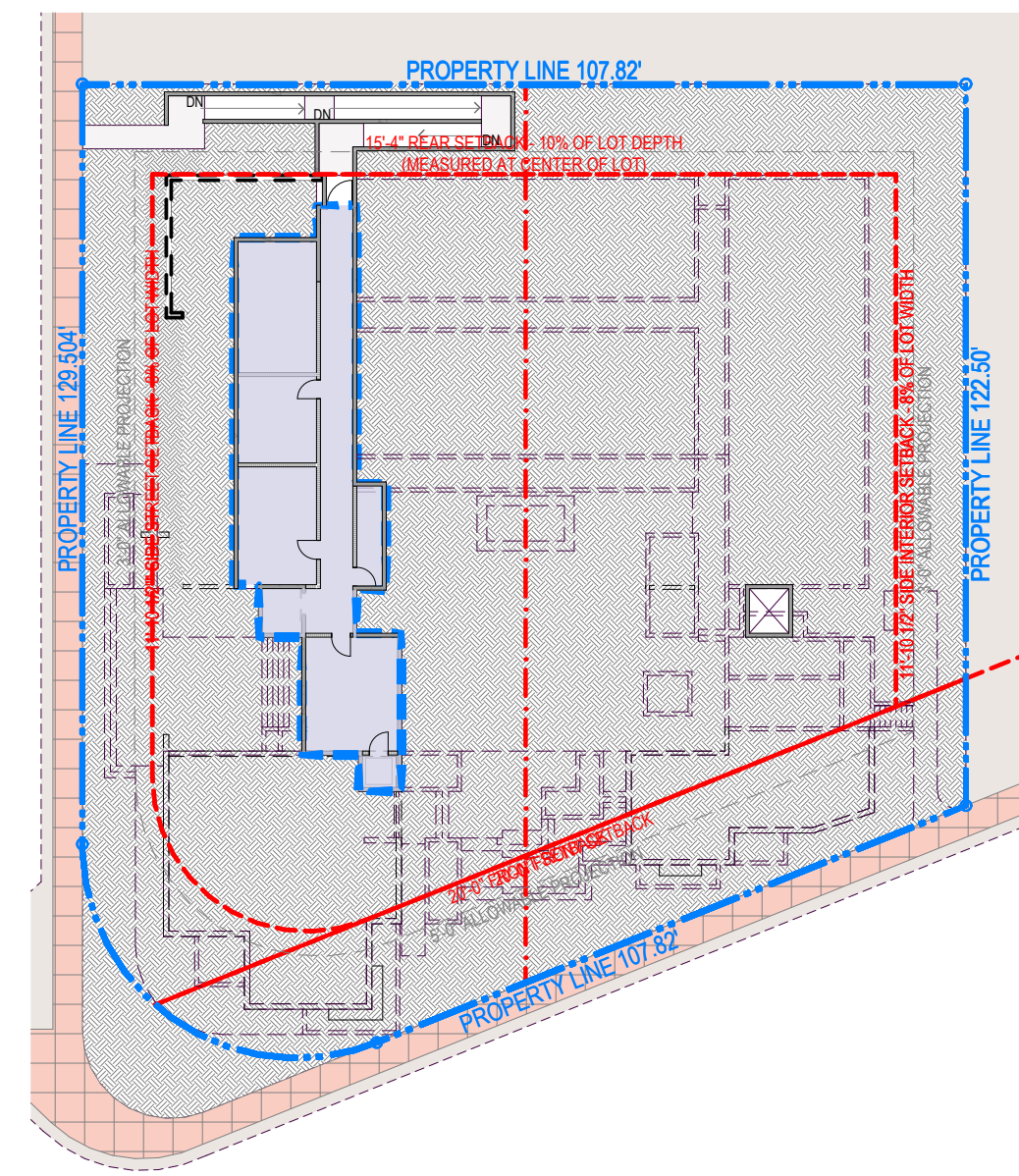
HPB SUBMITTAL

Date
05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
CONTEXTUAL ELEVATIONS
Sheet No.

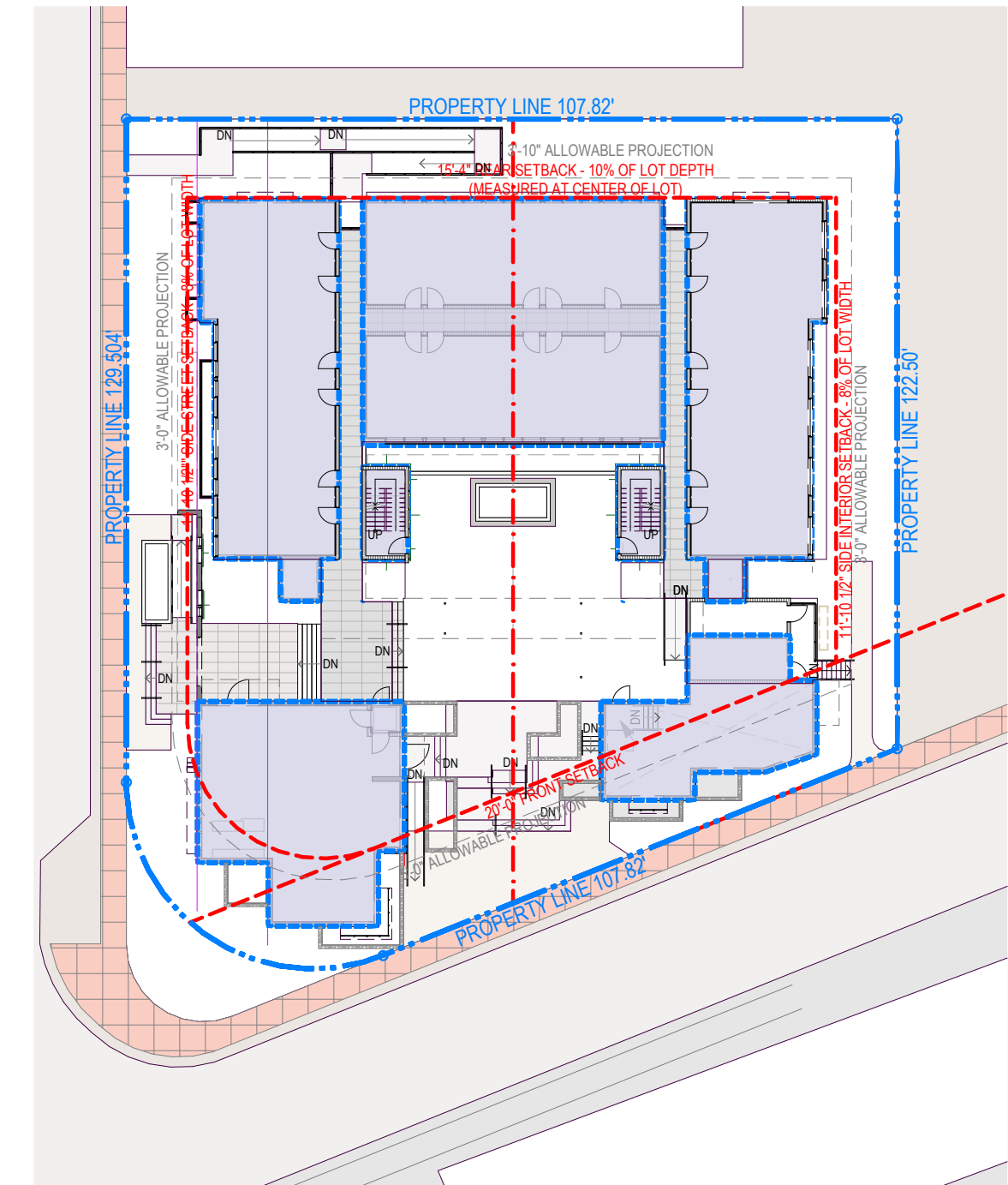
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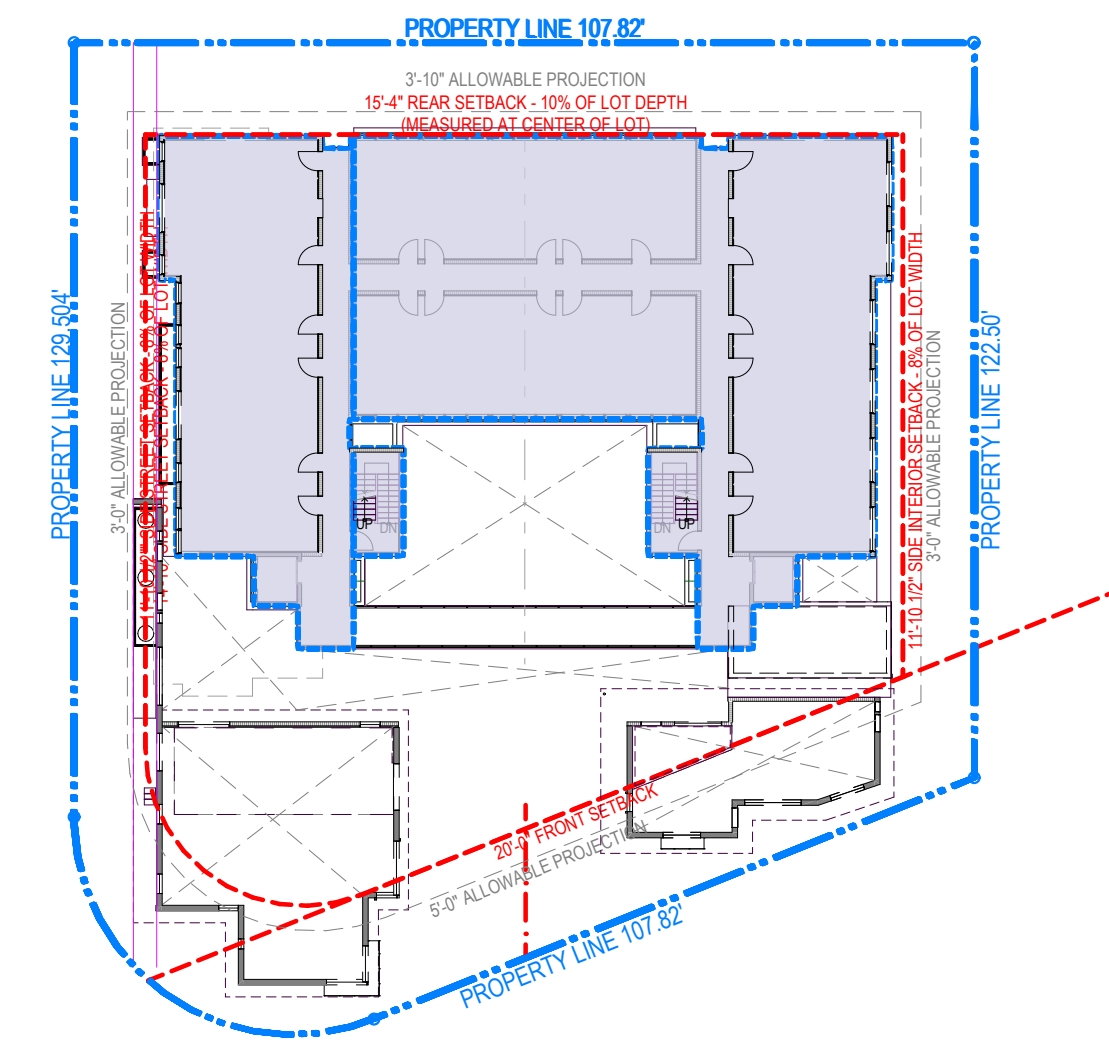
AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. HPB18-0252



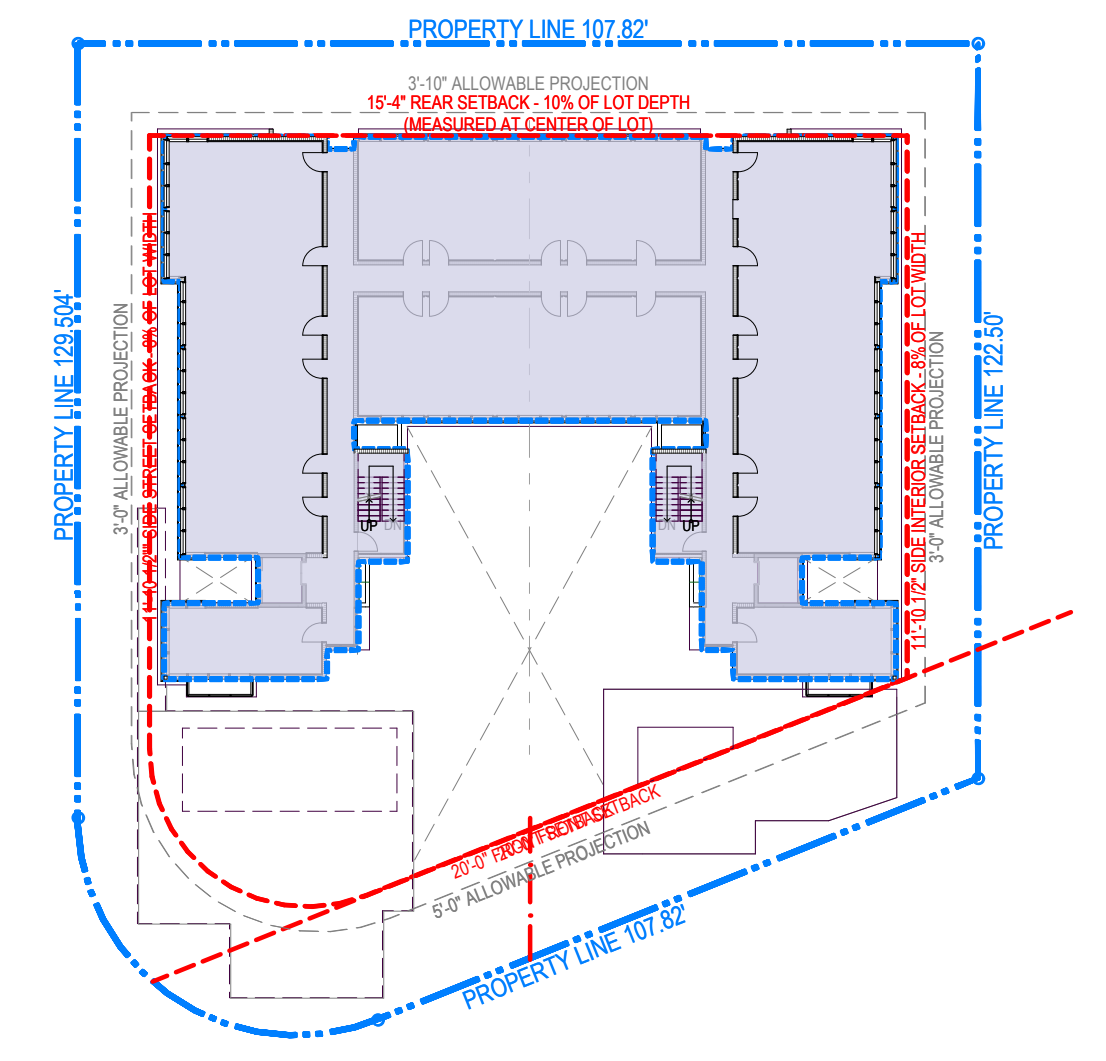
HISTORICAL LEVEL / HOTEL LOBBY | 1
SCALE 1/32"=1'-0"



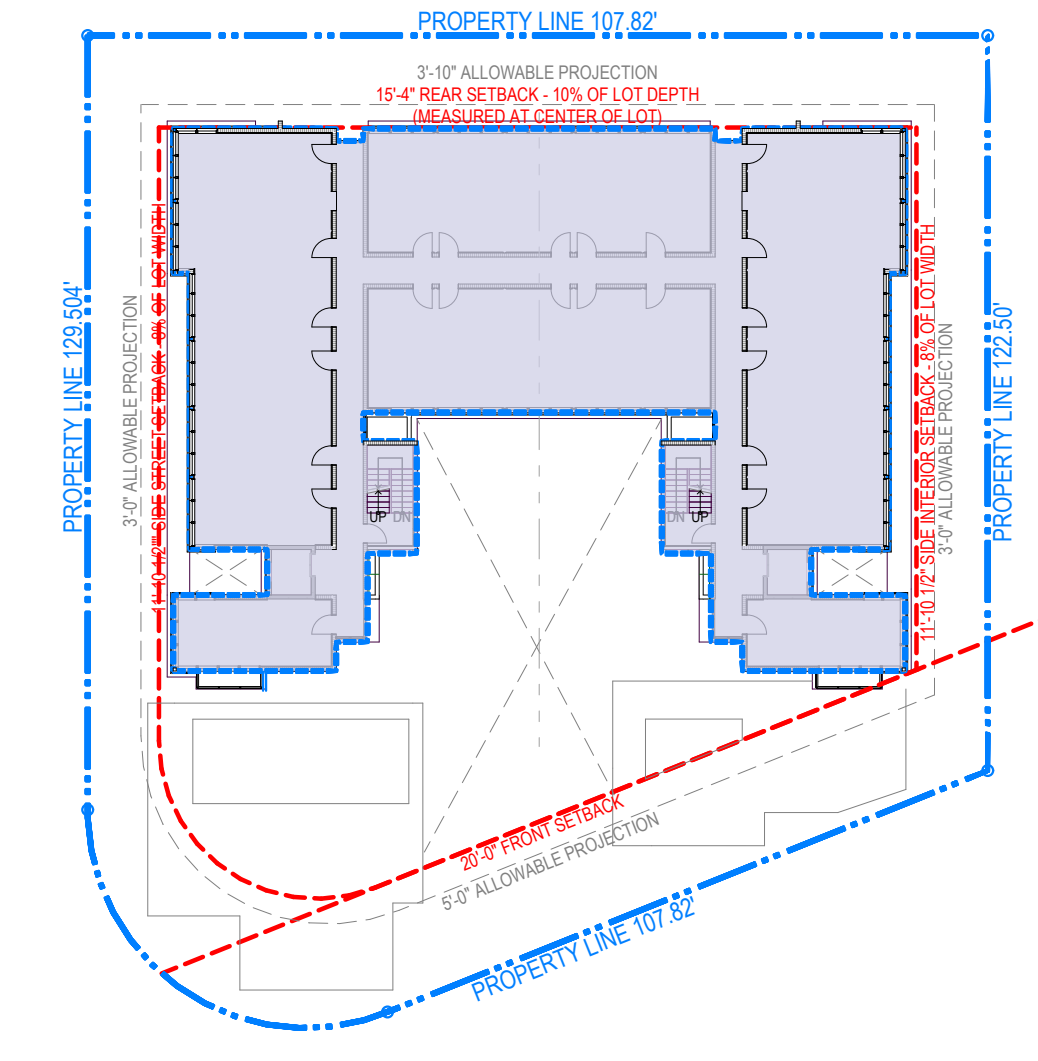
COURTYARD LEVEL / GUESTROOMS | 2
SCALE 1/32"=1'-0"



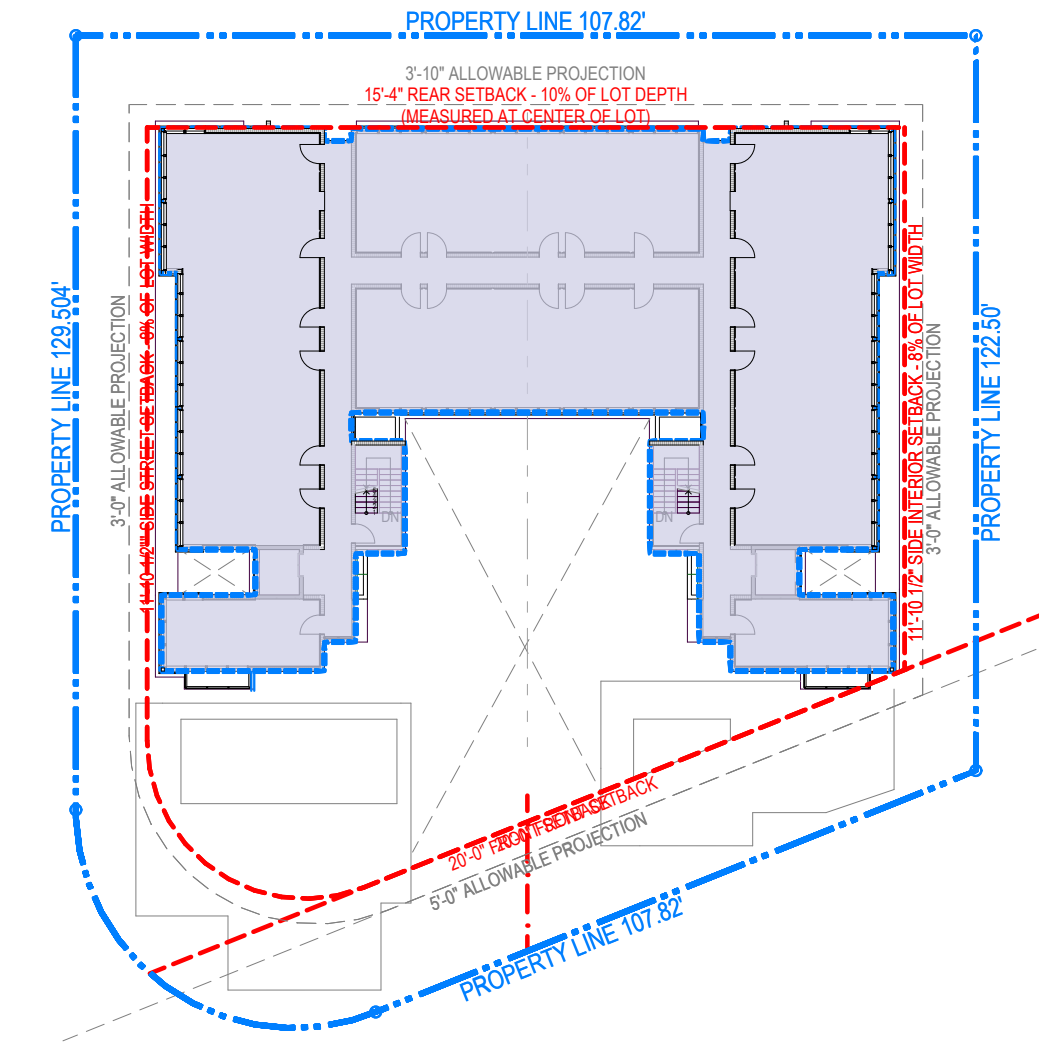
LEVEL 2 - GUESTROOMS | 3
SCALE 1/32"=1'-0"



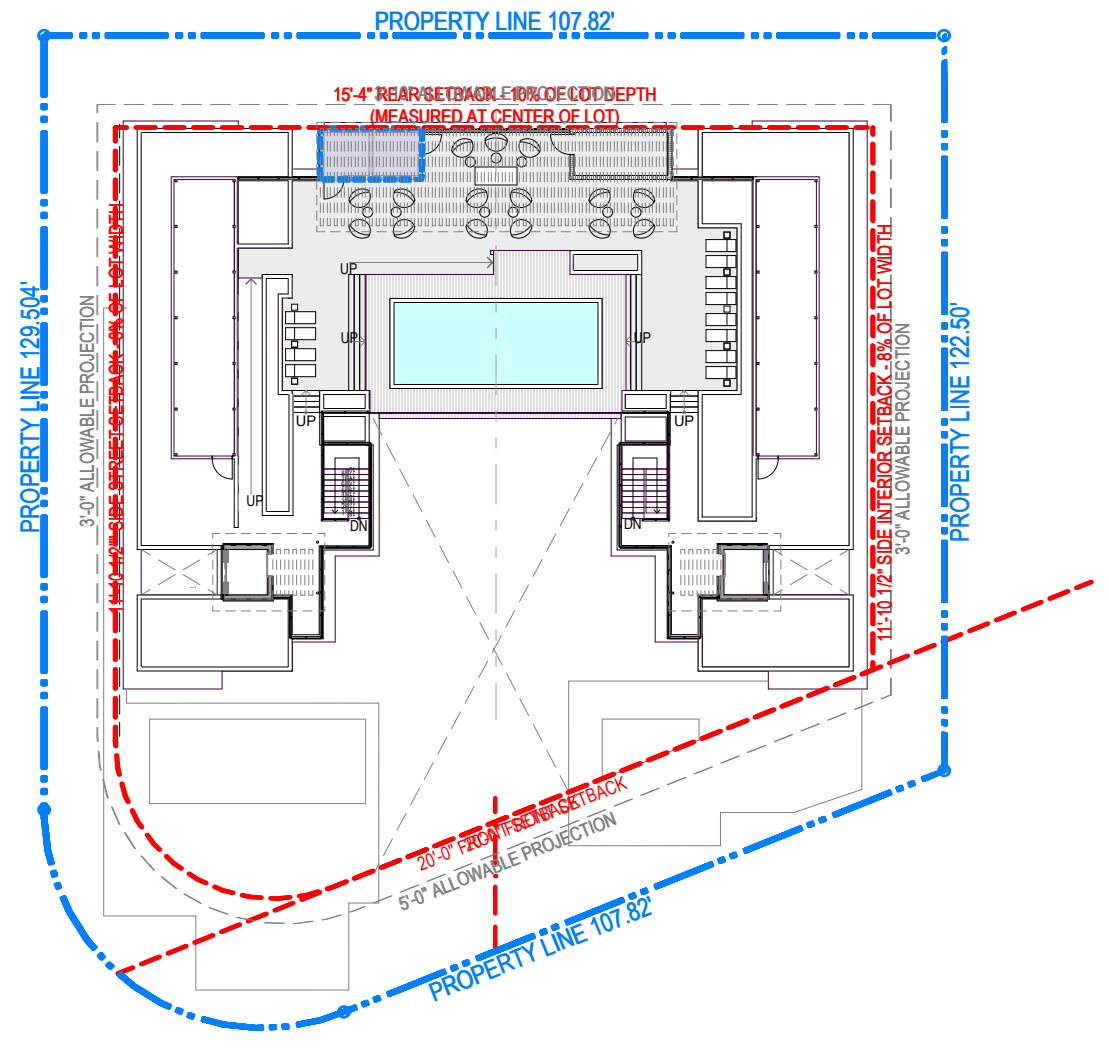
LEVEL 3 - GUESTROOMS | 4
SCALE 1/32"=1'-0"



LEVEL 4 - GUESTROOMS | 5
SCALE 1/32"=1'-0"



LEVEL 5 - GUESTROOMS | 6
SCALE 1/32"=1'-0"



ROOF LEVEL | 7
SCALE 1/32"=1'-0"

F.A.R. CALCULATION			
	S.F.	RATIO	S.F. FAR ALLOWABLE
LOT AREA	22,236.75	2	44,473.50

LEVEL	AREA
BASEMENT B.O.H.	1,893.98
COURTYARD / GUESTROOMS	9,255.28
LEVEL 2 - GUESTROOMS	7,660.15
LEVEL 3 - GUESTROOMS	8,306.37
LEVEL 4 - GUESTROOMS	8,306.37
LEVEL 5 - GUESTROOMS	8,306.37
ROOF LEVEL	144.50
	43,873.02 ft²

F.A.R. CALCULATIONS | 7
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1.305.984.3092
Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

Date
05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
F.A.R.
Sheet No.
A-017

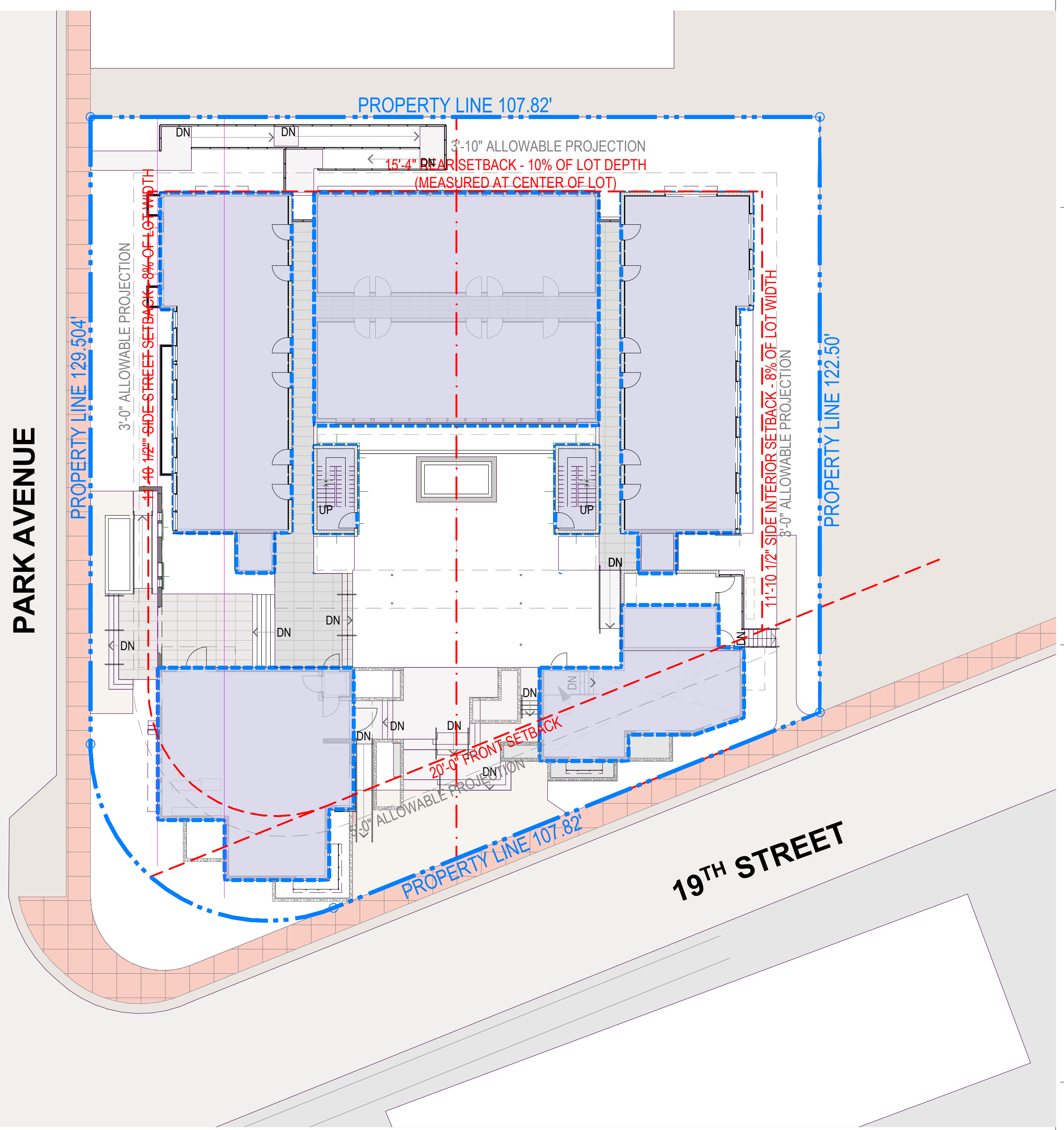
PARK AVENUE



BASEMENT LEVEL | 1

TOTAL FAR FOR THIS LEVEL: 1,893.98 SF SCALE 1/16"=1'-0"

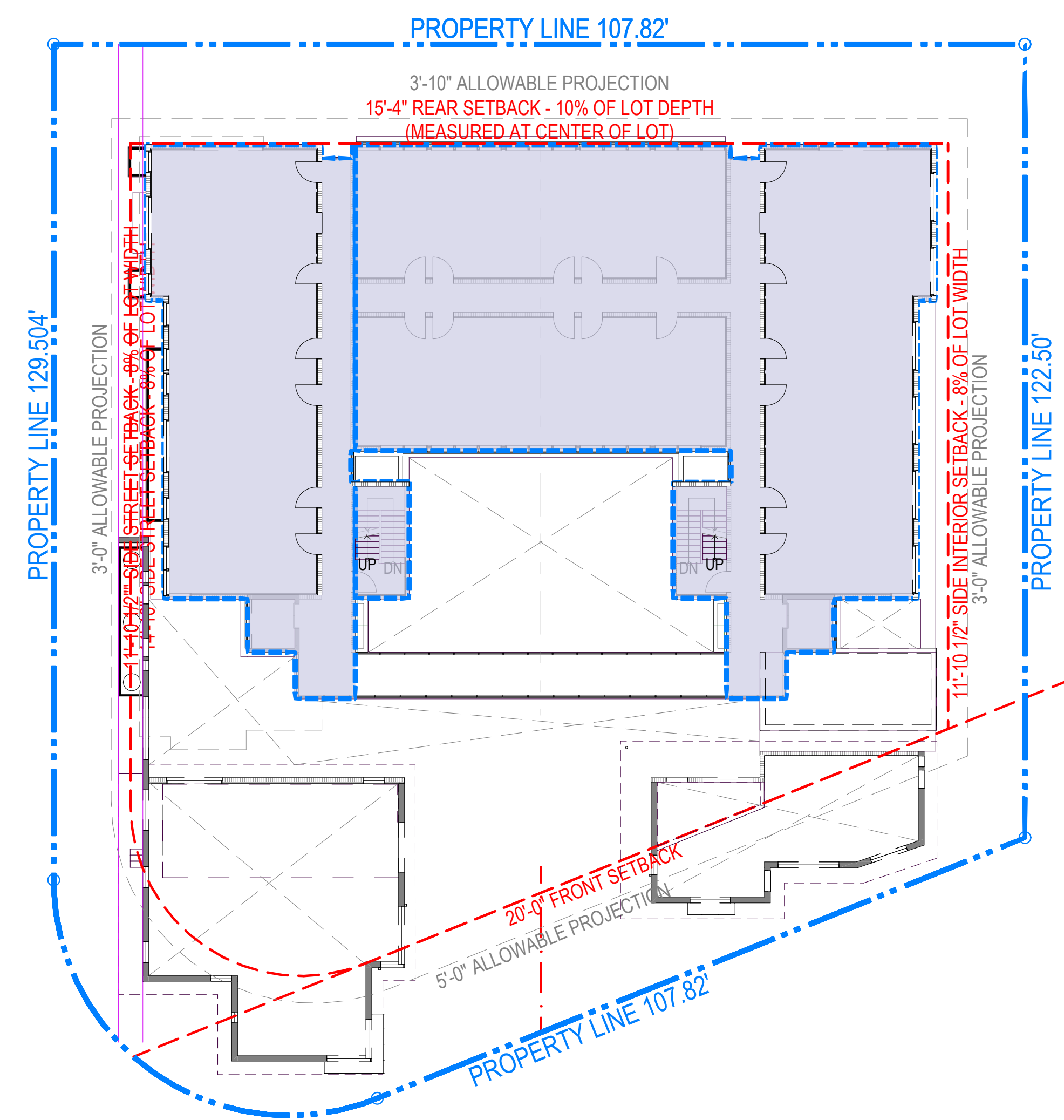
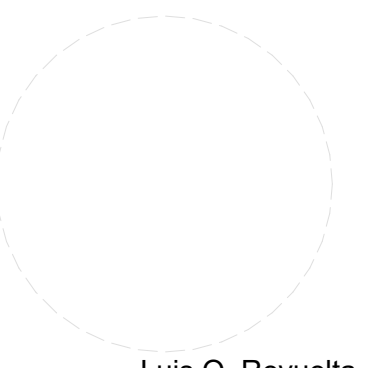
PARK AVENUE



**GROUND FLOOR LEVEL
LOBBY / COURTYARD / GUESTROOMS | 2**

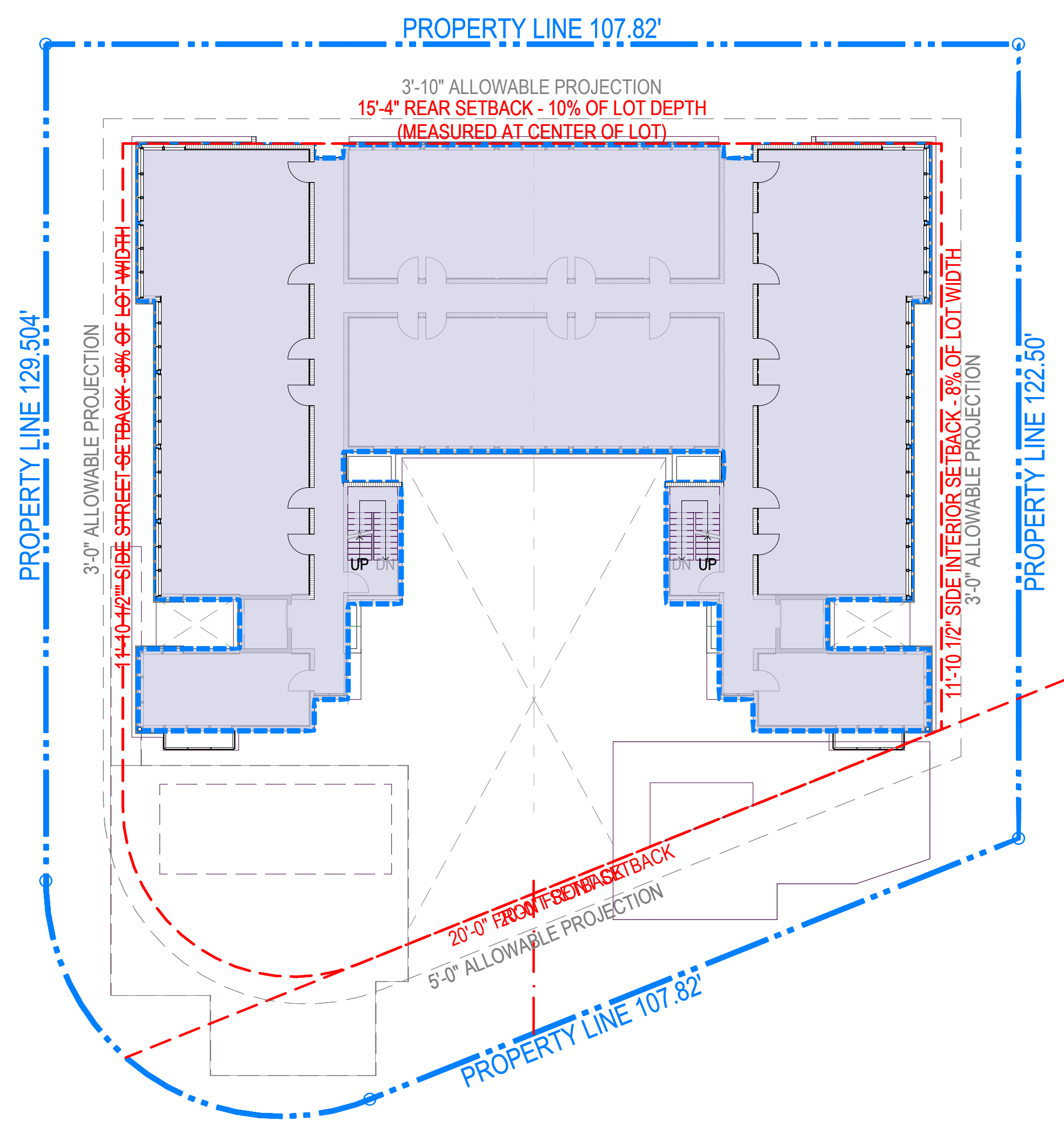
TOTAL FAR FOR THIS LEVEL: 9,392.90 SF SCALE 1/16"=1'-0"

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LEVEL 2 - GUESTROOMS | 1

TOTAL FAR FOR THIS LEVEL: 7,660.15 SF SCALE 1/16"=1'-0"

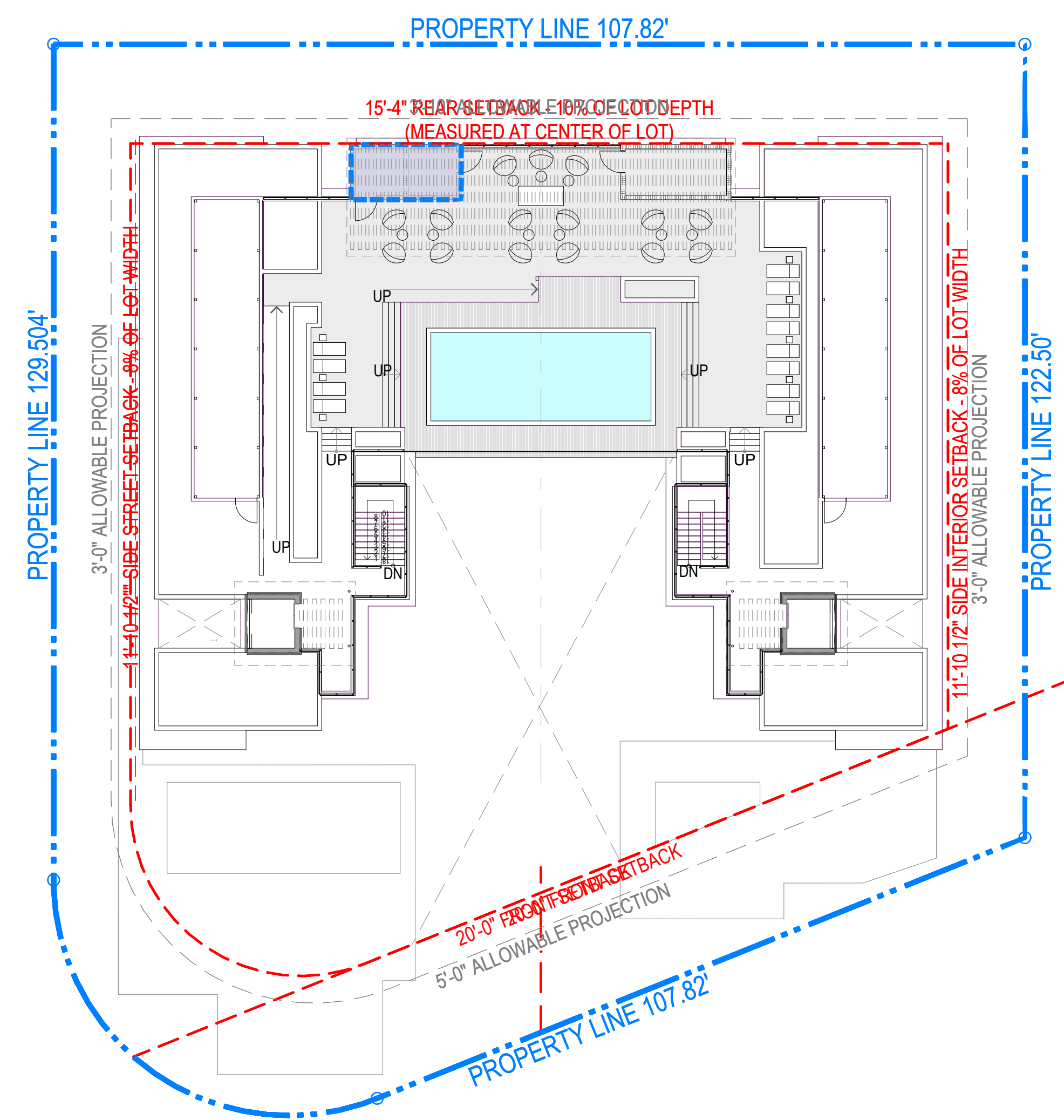


LEVELS 3 THRU 5 - GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 8,306.17 SF SCALE 1/16"=1'-0"

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ROOF LEVEL - POOL DECK | 2
TOTAL FAR FOR THIS LEVEL: 595.64 SF SCALE 1/16"=1'-0"

F.A.R. CALCULATION			
	S.F.	RATIO	S.F. FAR ALLOWABLE
LOT AREA	22,236.75	2	44,473.50

LEVEL	AREA
BASEMENT B.O.H.	1,893.98
COURTYARD / GUESTROOMS	9,255.28
LEVEL 2 - GUESTROOMS	7,660.15
LEVEL 3 - GUESTROOMS	8,306.37
LEVEL 4 - GUESTROOMS	8,306.37
LEVEL 5 - GUESTROOMS	8,306.37
ROOF LEVEL	144.50
	43,873.02 ft²

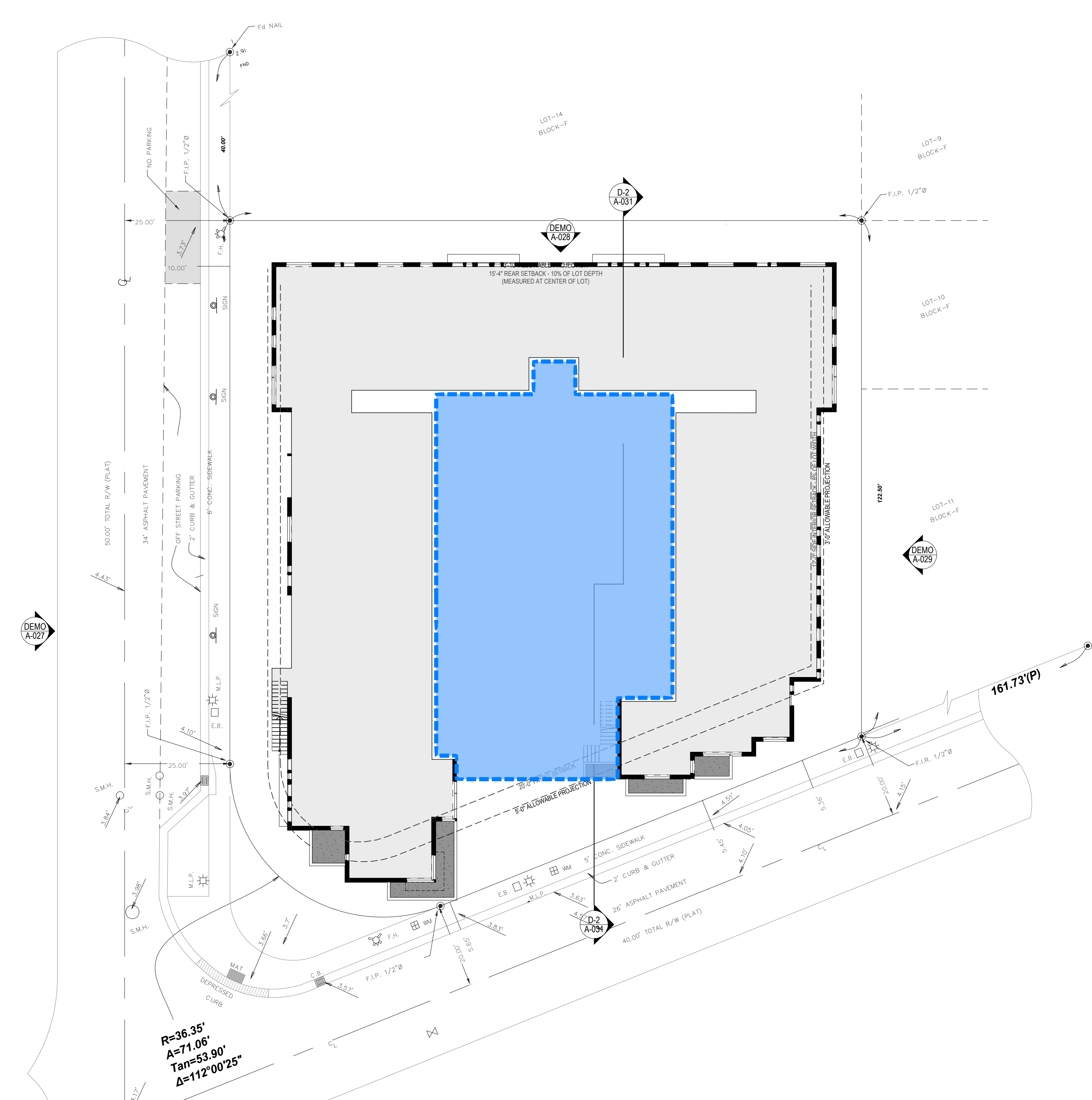
F.A.R. CALCULATIONS | 1
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 The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not to be Scaled.
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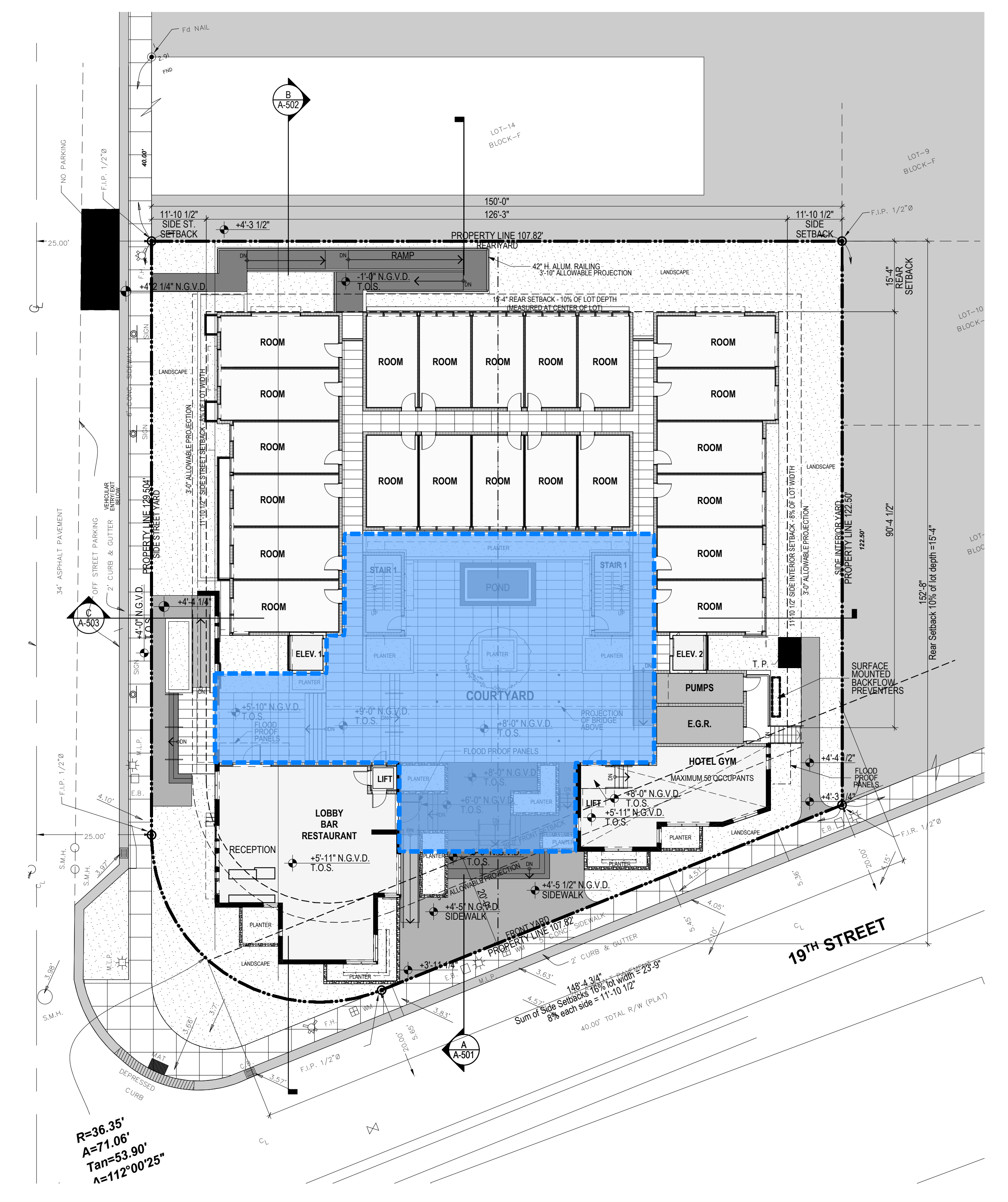
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 SEPTEMBER 9, 2019 - FILE No. HPB18-0252



CURRENT COURTYARD
 COURTYARD AREA COMPARISON | 1

SCALE 1/16"=1'-0"



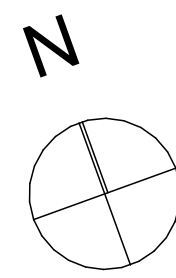
PROPOSED COURTYARD AREA: 4,104 SF

PERCENTAGE OF
 COURTYARD RETAINED AND
 REINTERPRETED =

84.30 %

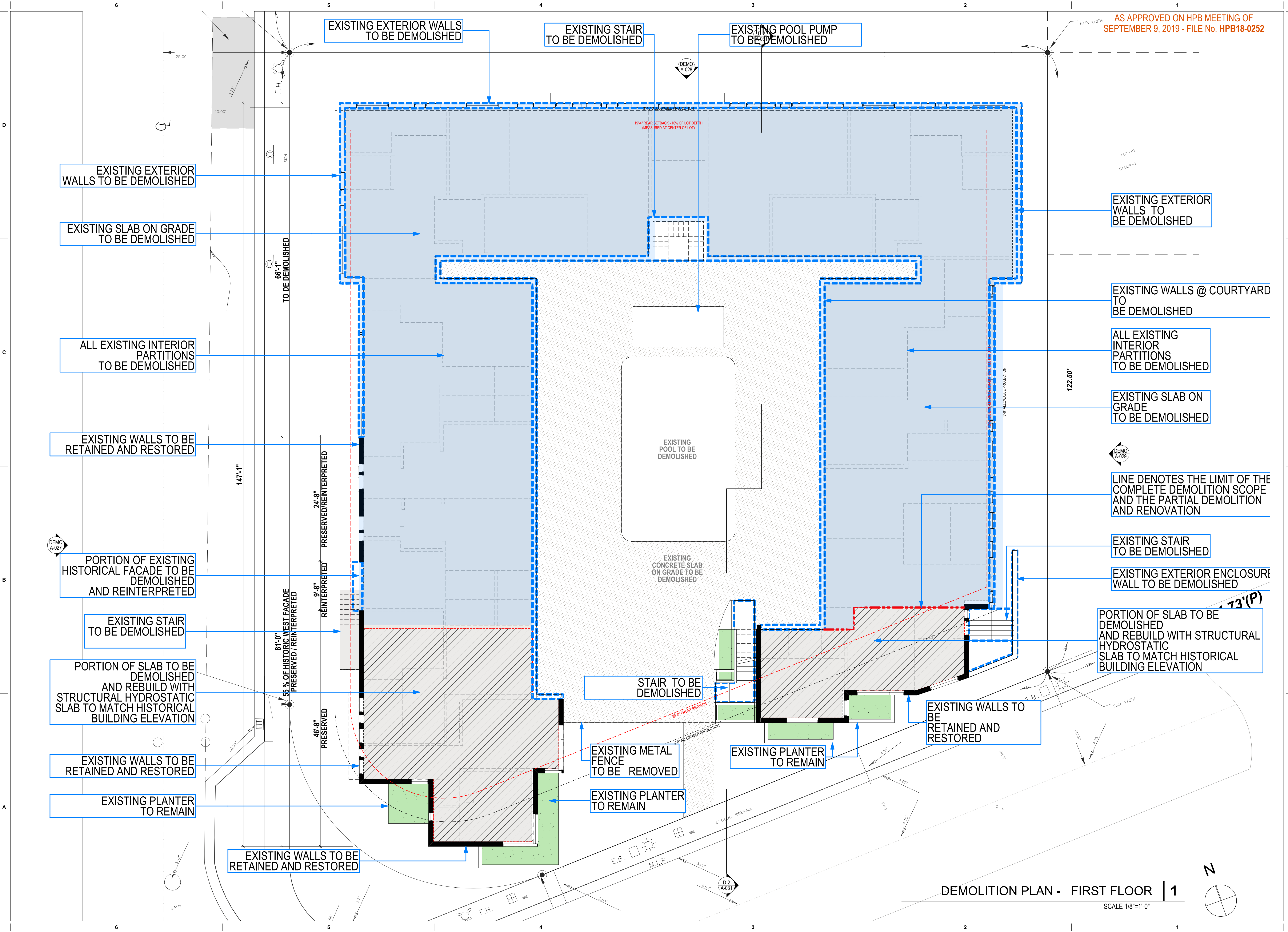
PROPOSED COURTYARD
 COURTYARD AREA COMPARISON | 2

SCALE 1/16"=1'-0"



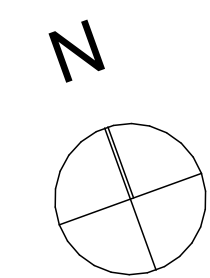
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AS APPROVED ON HPB MEETING OF SEPTEMBER 9, 2019 - FILE No. HPB18-0252



DEMOLITION PLAN - FIRST FLOOR | 1

SCALE 1/8"=1'-0"

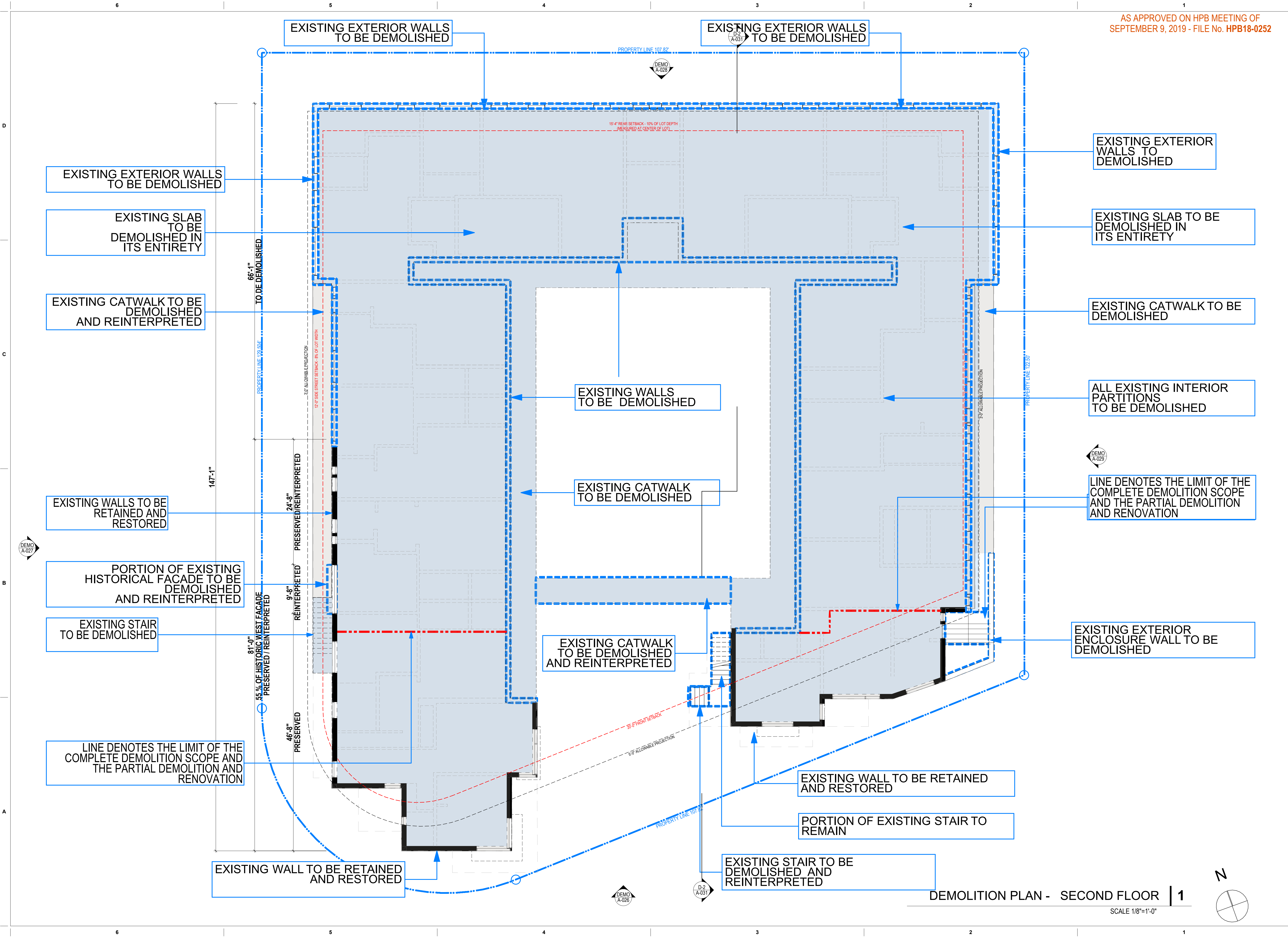


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SEPTEMBER 9, 2019 - FILE No. **HPB18-0252**

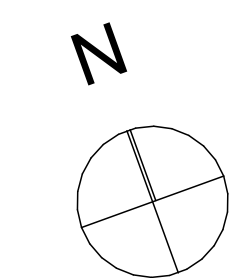
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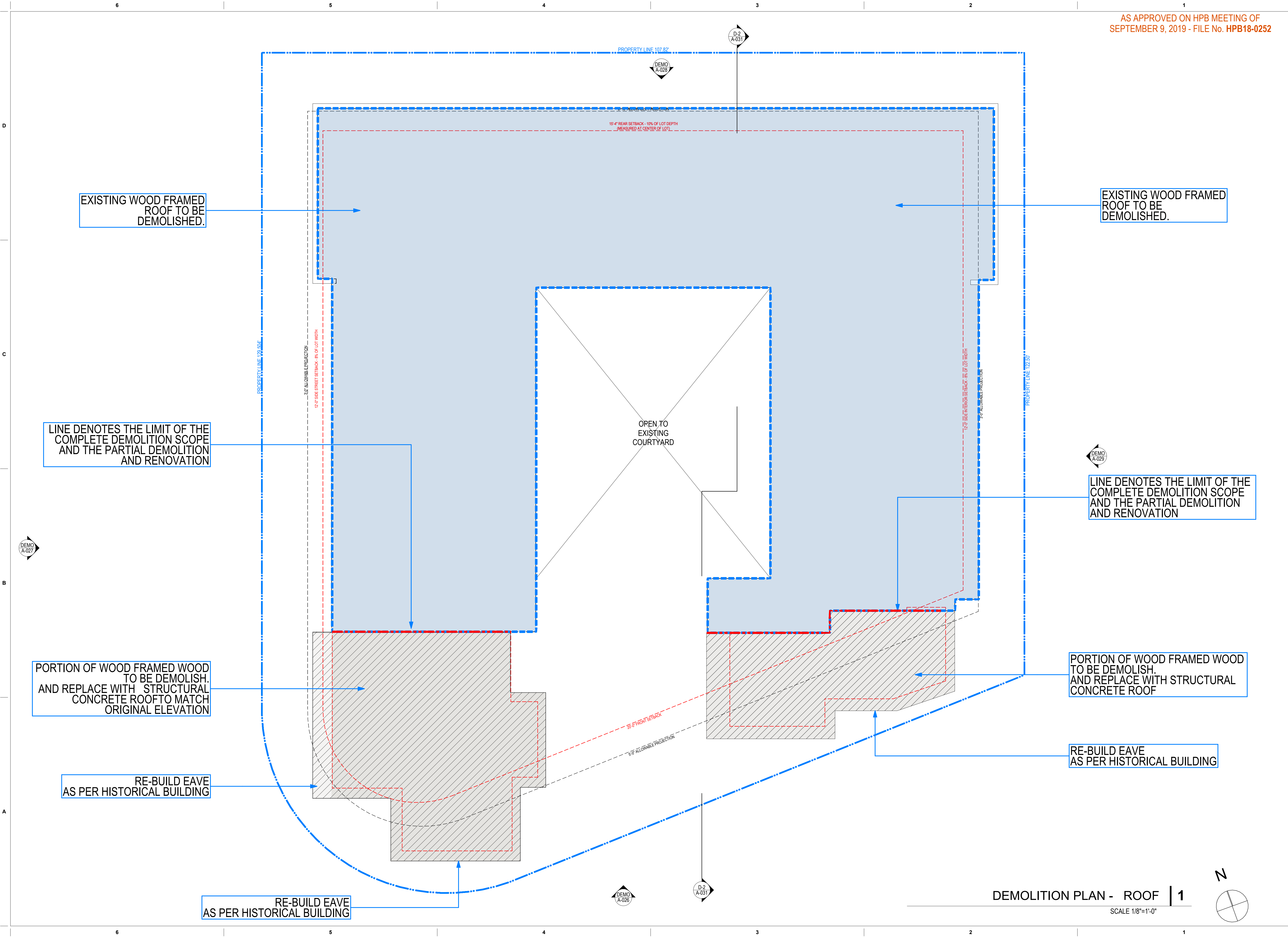
DEMOLITION PLAN - SECOND FLOOR | 1

SCALE 1/8"=1'-0"



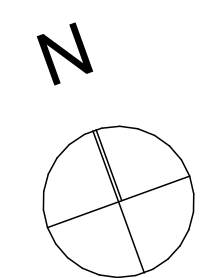
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DEMOLITION PLAN - ROOF | 1

SCALE 1/8"=1'-0"



D

C

B

A

6

5

4

3

2

1

6

5

4

3

2

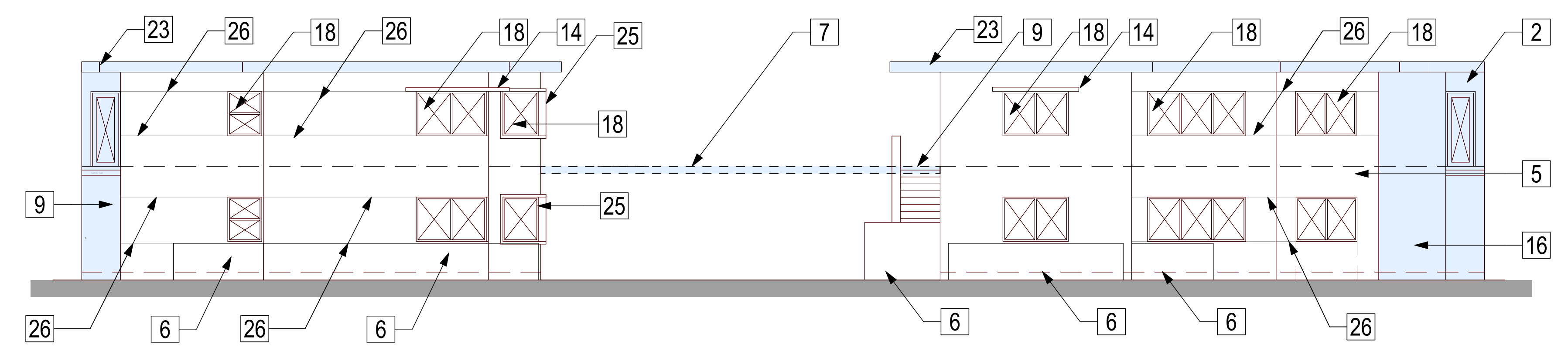
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SEPTEMBER 9, 2019 - FILE No. **HPB18-0252**

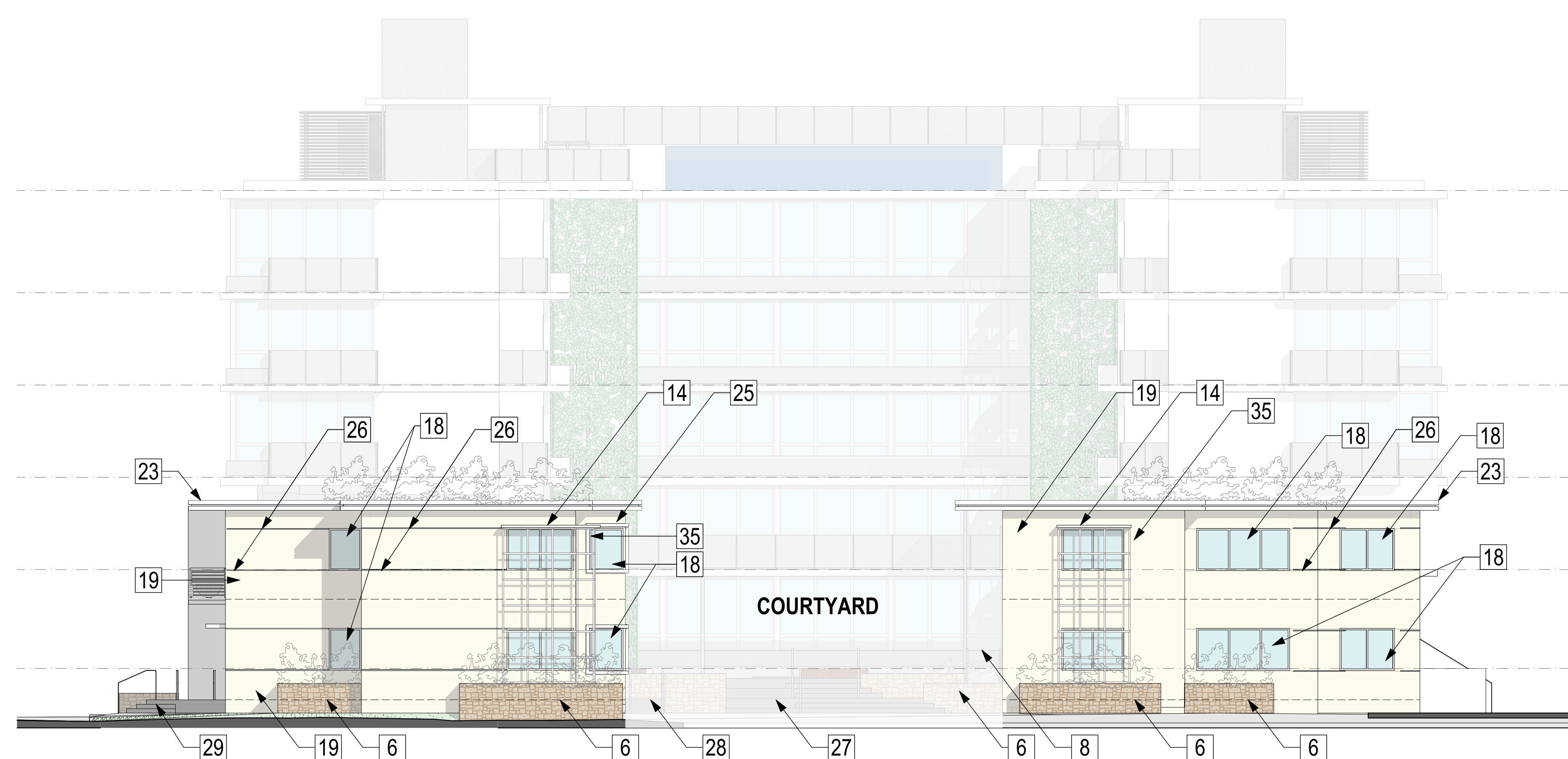
ELEVATION KEYNOTES

- 1 EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
- 2 EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
- 3 EXISTING ELECTRIC CLOSET TO BE REMOVED
- 4 REMOVE EXISTING STEPS (TYP.)
- 5 REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
- 6 EXISTING PLANTERS TO BE **RETAINED AND RESTORED** (TYP.)
- 7 EXISTING CATWALK TO BE DEMOLISHED AND REINTERPRETED
- 8 EXISTING STAIR TO BE PARTIALLY RETAINED AND REINTERPRETED
- 9 EXISTING STAIR TO BE DEMOLISHED
- 10 STEEL FRAMED WALL AS RESEMBLANCE OF EXISTING FACADE
- 11 FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- 12 10'-0" x 8'-0" OPENING FOR PARKING EXIT (NOT IN USE)
- 13 EXISTING CONC. CLOSET TO BE REMOVED
- 14 EXISTING EYEBROWS TO BE **RETAINED AND RESTORED** (TYP.)
- 15 FILL-IN EXISTING DOOR OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- 16 EXISTING EXTERIOR ENCLOSURE WALL TO BE DEMOLISHED
- 17 EXISTING STAIR TO BE DEMOLISHED
- 18 NEW IMPACT RESISTANT FIXED WINDOWS TO MATCH HISTORIC WINDOW CONFIGURATION (TYP.)
- 19 FACADE TO BE **RETAINED, RESTORED** AND REPAINTED WITH EXISTING STUCCO FINISH
- 20 EXISTING DOOR TO BE REMOVE AND REPLANCE BY HIGH IMPACT RESISTANT FIX WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)
- 21 NEW PARAPET-VEGETATED ROOF (NOT IN USED)
- 22 NEW GLASSLESS WINDOW FRAMES TO MATCH HISTORIC WINDOW AND DOOR CONFIGURATION (TYP.)
- 23 EXISTING WOOD FRAMED ROOF AND EAVE TO BE DEMOLISHED AND REPRODUCED WITH STRUCTURAL CONCRETE AS PER HISTORICAL BUILDING.
- 24 PORTION OF EXISTING WOOD FRAMED ROOF TO BE DEMOLISHED
- 25 EXISTING PROJECTING WINDOW FRAMES TO BE **RETAINED AND RESTORED**
- 26 EXISTING STUCCO SCORE LINES TO BE **RETAINED AND RESTORED**
- 27 NEW "SCALINATA"
- 28 NEW ACCESIBLE RAMP
- 29 NEW ENTRY STAIR
- 30 EXISTING CATWALK TO BE **RETAINED AND RESTORED**
- 31 NEW CONCRETE EAVE TO MATCH HISTORICAL OVERHANG
- 32 NEW ALUMINUM/GLASS STOREFRONT
- 33 DEMOLISH BUILDING OR SECTION OF BUILDING IN ITS ENTIRELY
- 34 PORTION OF ORIGINAL STAIR TO BE **RETAINED AND RESTORED**
- 35 REINTERPRETATION OF ORIGINAL SCREENED ENCLOSURE WITH ARQUITECTURAL ALUMINUM FINS
- 36 NEW IMPACT RESISTANT WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)



SOUTH ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



SOUTH ELEVATION - PROPOSED | 1

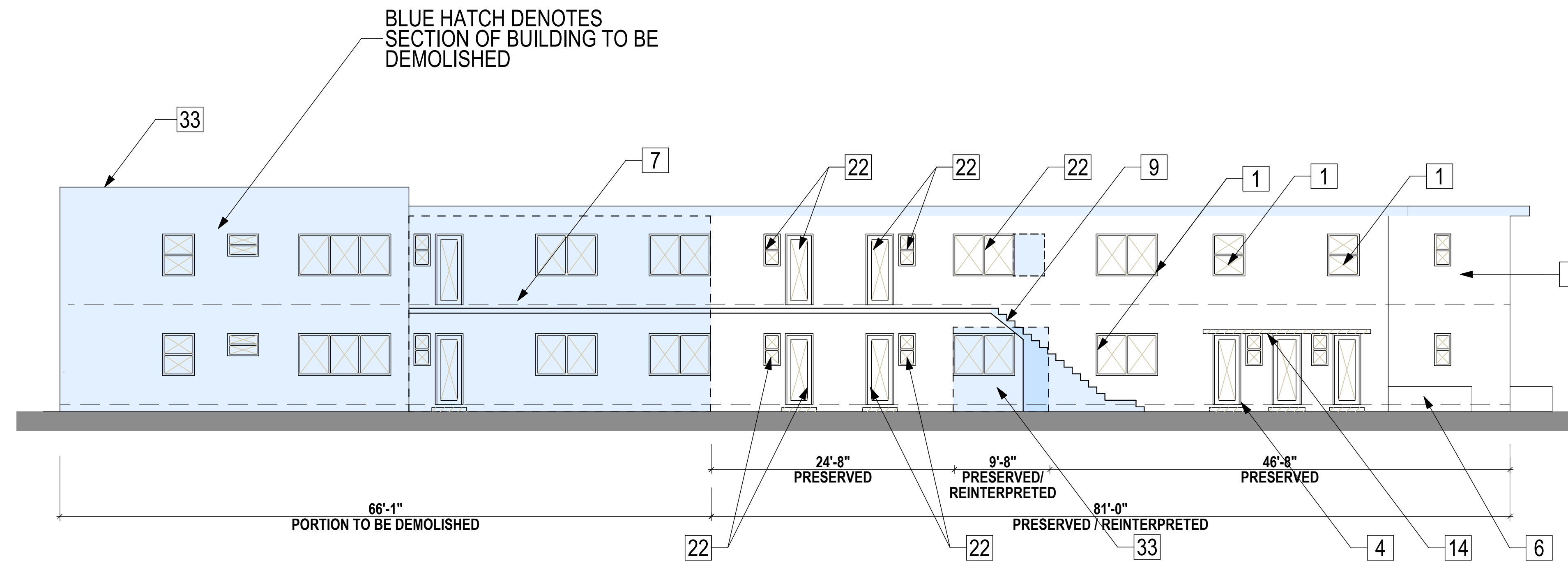
SCALE 1/8"=1'-0"

**SOUTH ELEV. DEMO = 0 SF
EXIST. FACADE RETAINED = 100%**

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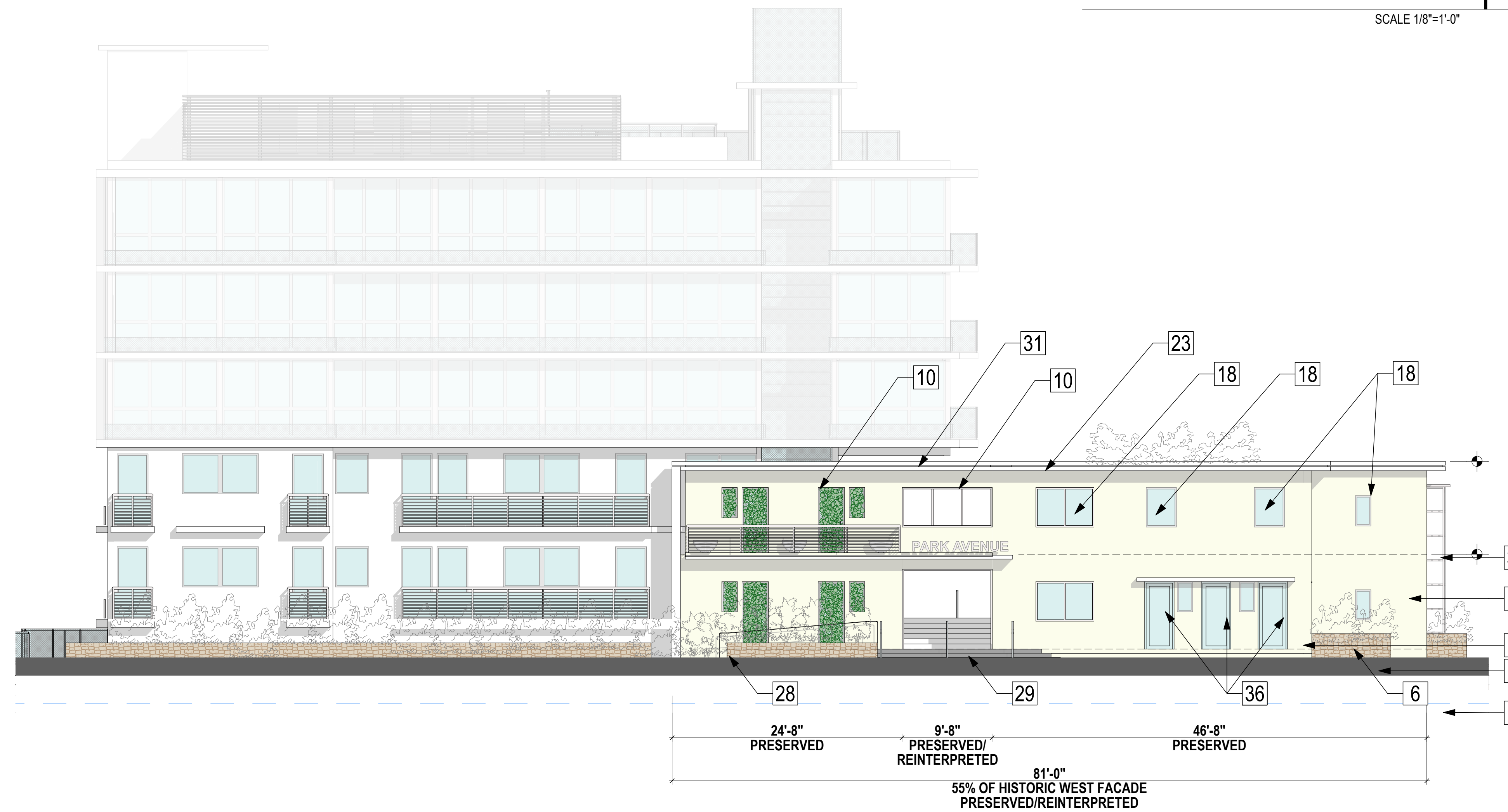
ELEVATION KEYNOTES

- 1 EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
- 2 EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
- 3 EXISTING ELECTRIC CLOSET TO BE REMOVED
- 4 REMOVE EXISTING STEPS (TYP.)
- 5 REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
- 6 EXISTING PLANTERS TO BE **RETAINED AND RESTORED** (TYP.)
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- 26 EXISTING STUCCO SCORE LINES TO BE **RETAINED AND RESTORED**
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- 30 EXISTING CATWALK TO BE **RETAINED AND RESTORED**
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- 34 PORTION OF ORIGINAL STAIR TO BE **RETAINED AND RESTORED**
- 35 REINTERPRETATION OF ORIGINAL SCREENED ENCLOSURE WITH ARQUITECTURAL ALUMINUM FINS
- 36 NEW IMPACT RESISTANT WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)



WEST ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



WEST ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

EXIST. WEST FACADE RETAINED = 55%

NOT FOR CONSTRUCTION

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Miami
Santiago, Chile

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Revisions

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HALLANDALE BEACH, FL 33009
1.305.984.3092

Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

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Sheet Name

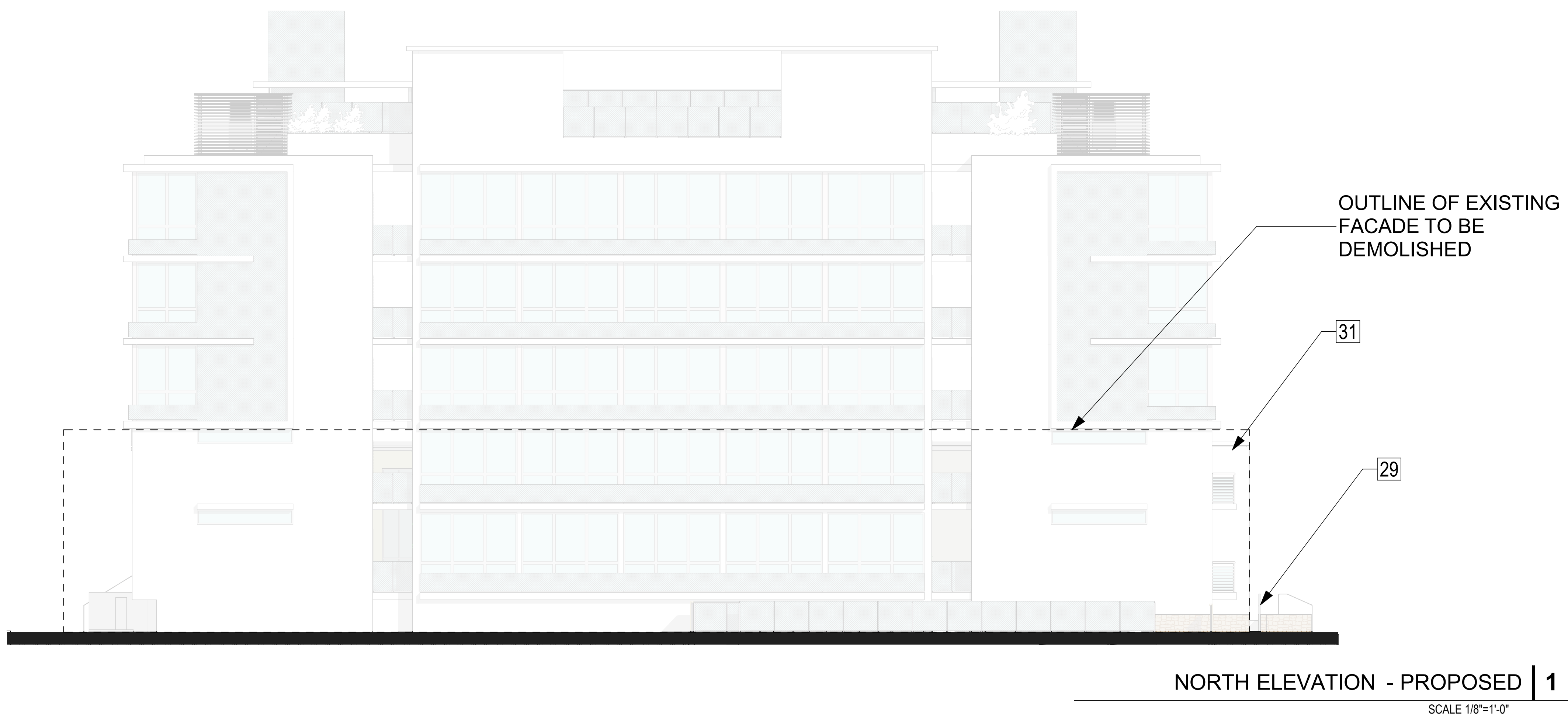
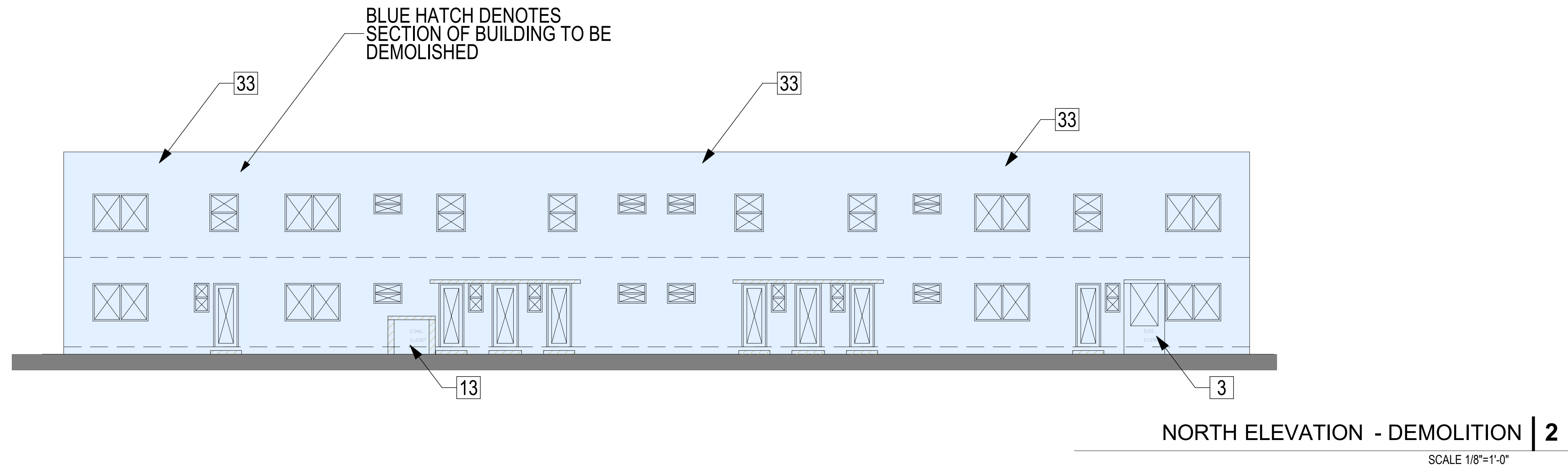
ELEVATION DEMOLITION
Sheet No.

A-027

AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. **HPB18-0252**

ELEVATION KEYNOTES

- 1 EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
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- 4 REMOVE EXISTING STEPS (TYP.)
- 5 REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
- 6 EXISTING PLANTERS TO BE **RETAINED AND RESTORED** (TYP.)
- 7 EXISTING CATWALK TO BE DEMOLISHED AND REINTERPRETED
- 8 EXISTING STAIR TO BE PARTIALLY RETAINED AND REINTERPRETED
- 9 EXISTING STAIR TO BE DEMOLISHED
- 10 STEEL FRAMED WALL AS RESEMBLANCE OF EXISTING FACADE
- 11 FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- 12 10'-0" x 8'-0" OPENING FOR PARKING EXIT (NOT IN USE)
- 13 EXISTING CONC. CLOSET TO BE REMOVED
- 14 EXISTING EYEBROWS TO BE **RETAINED AND RESTORED** (TYP.)
- 15 FILL-IN EXISTING DOOR OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
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- 17 EXISTING STAIR TO BE DEMOLISHED
- 18 NEW IMPACT RESISTANT FIXED WINDOWS TO MATCH HISTORIC WINDOW CONFIGURATION (TYP.)
- 19 FACADE TO BE **RETAINED, RESTORED** AND REPAINTED WITH EXISTING STUCCO FINISH
- 20 EXISTING DOOR TO BE REMOVE AND REPLANCE BY HIGH IMPACT RESISTANT FIX WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)
- 21 NEW PARAPET-VEGETATED ROOF (NOT IN USED)
- 22 NEW GLASSLESS WINDOW FRAMES TO MATCH HISTORIC WINDOW AND DOOR CONFIGURATION (TYP.)
- 23 EXISTING WOOD FRAMED ROOF AND EAVE TO BE DEMOLISHED AND REPRODUCED WITH STRUCTURAL CONCRETE AS PER HISTORICAL BUILDING.
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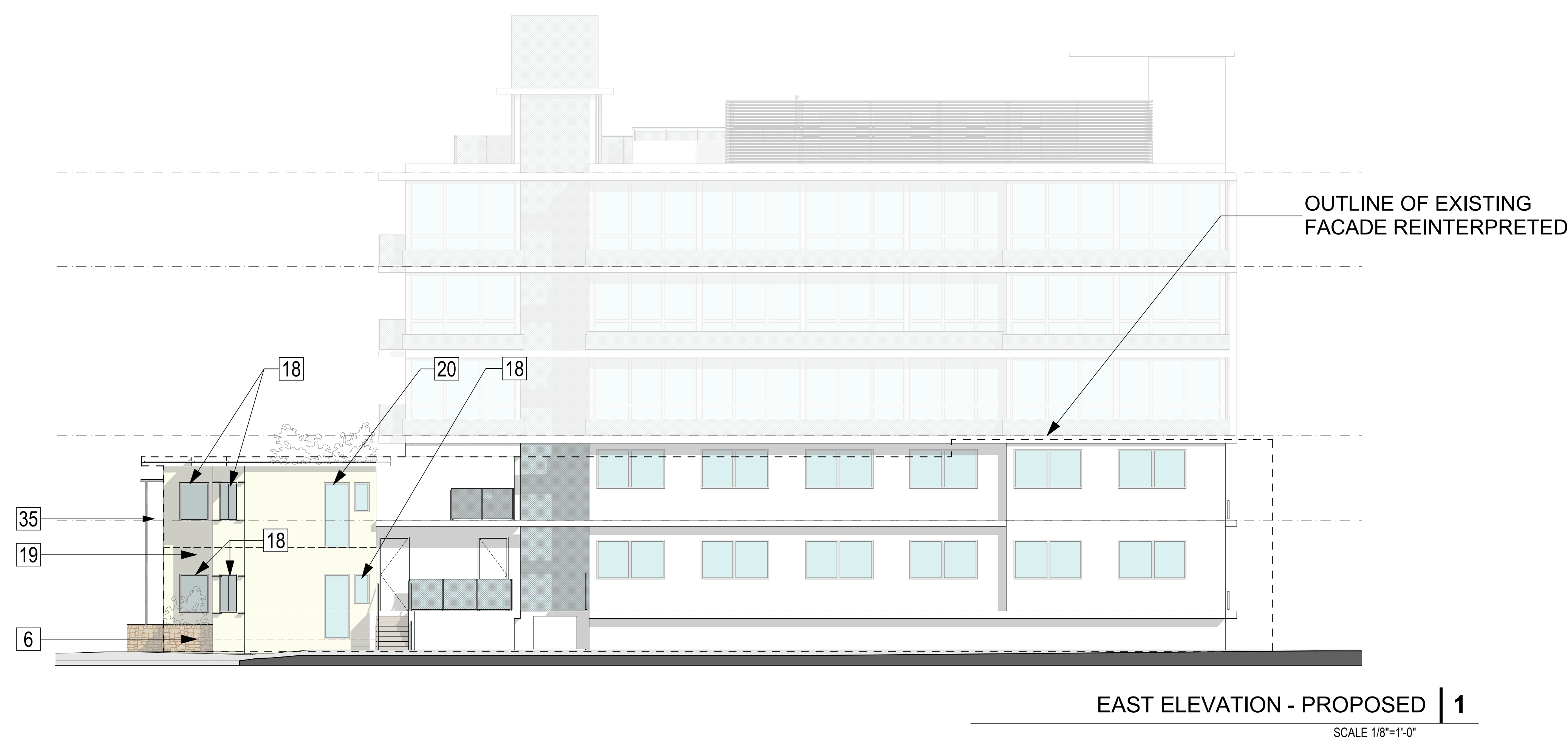
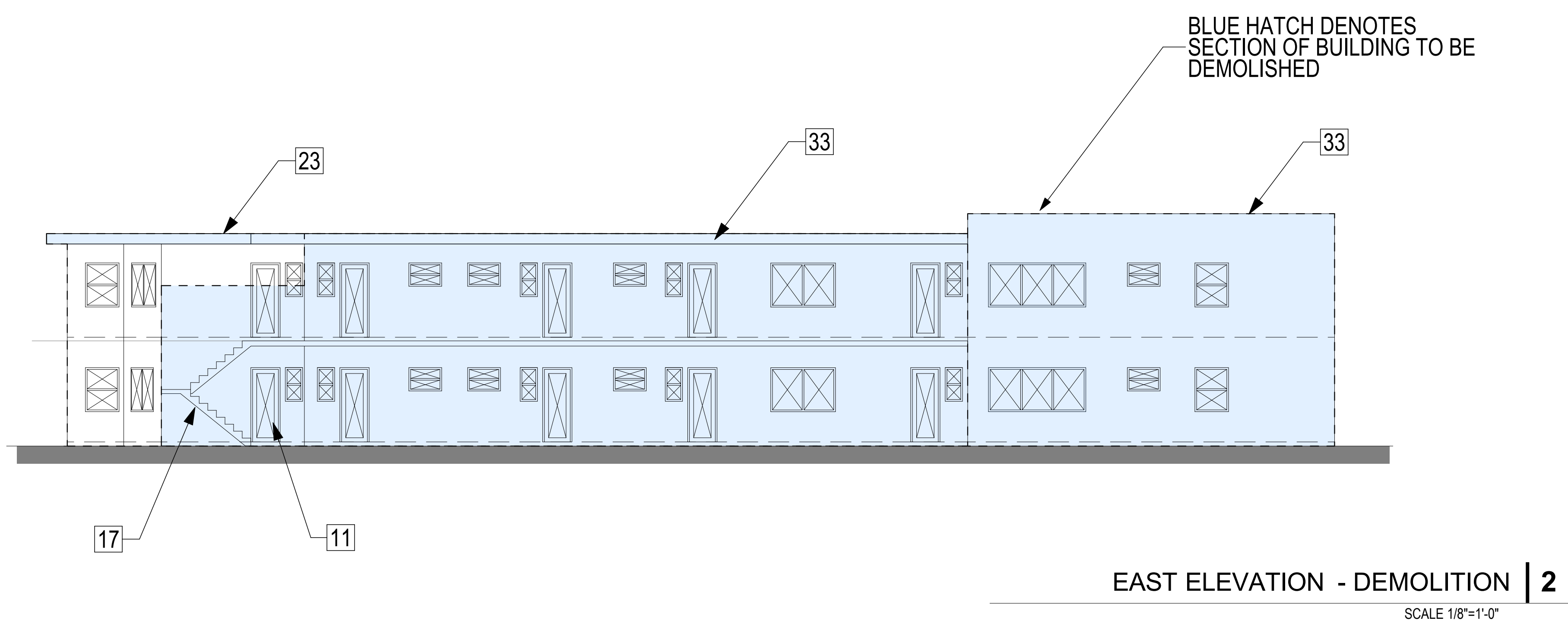
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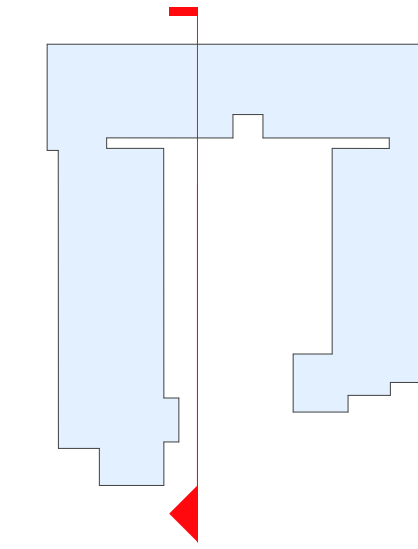
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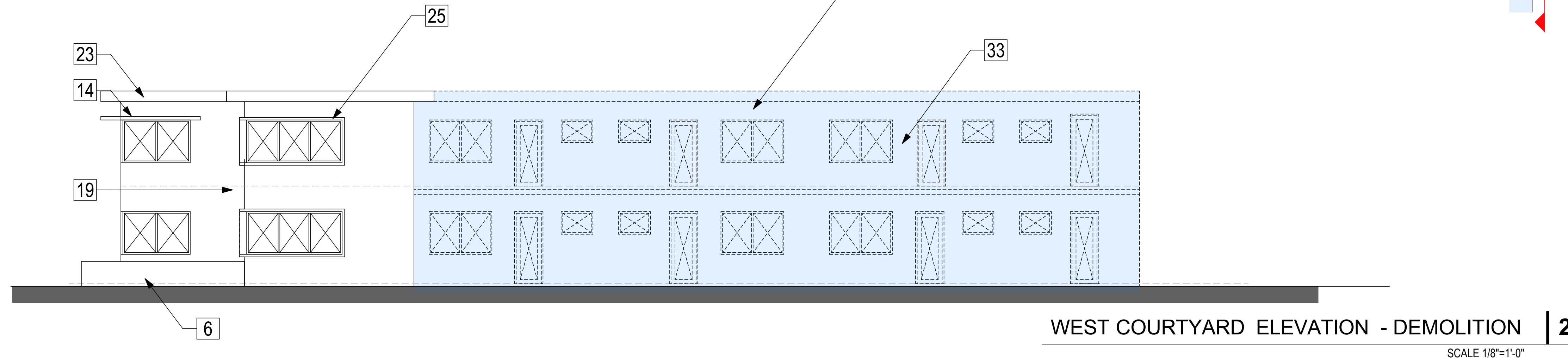
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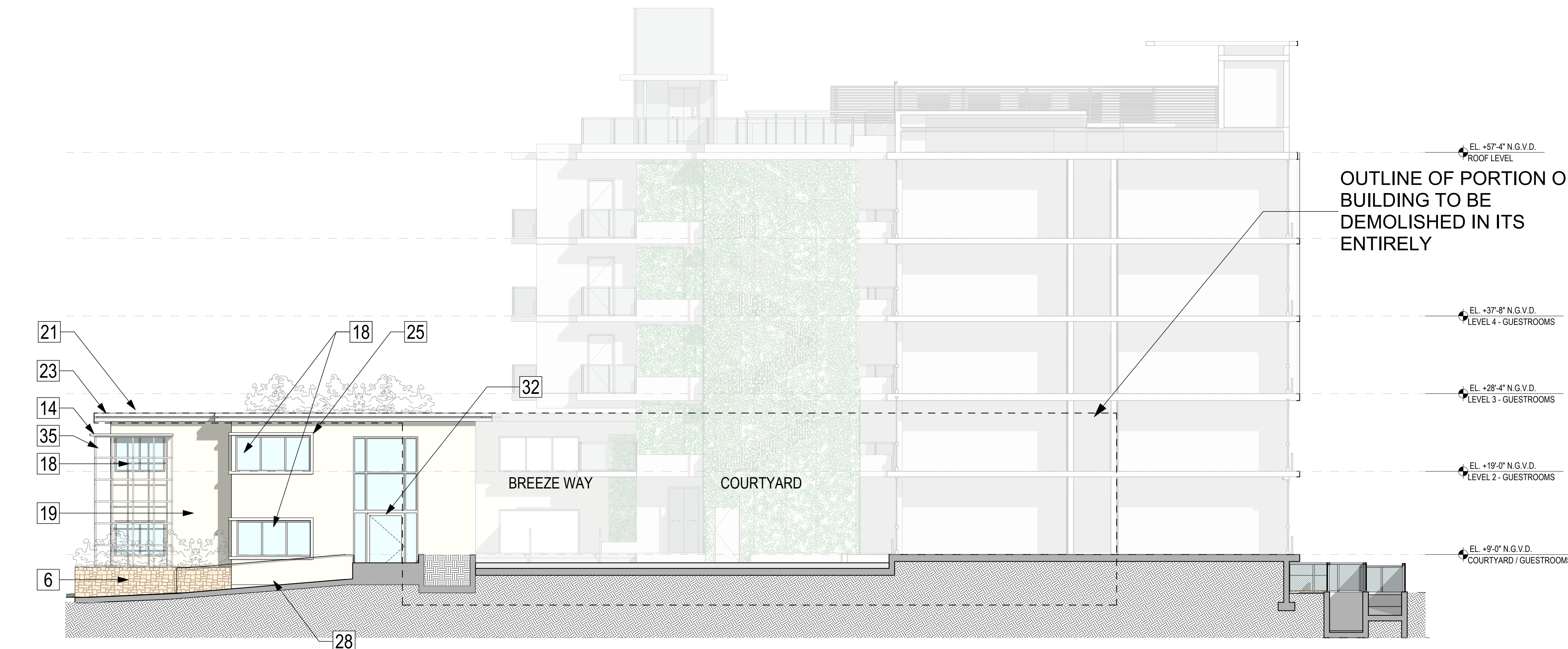


BLUE HATCH DENOTES SECTION OF BUILDING TO BE DEMOLISHED



WEST COURTYARD ELEVATION - DEMOLITION | 2
SCALE 1/8"=1'-0"

OUTLINE OF PORTION OF BUILDING TO BE DEMOLISHED IN ITS ENTIRELY



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

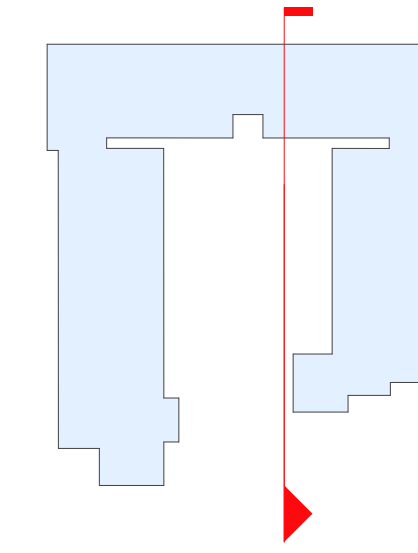
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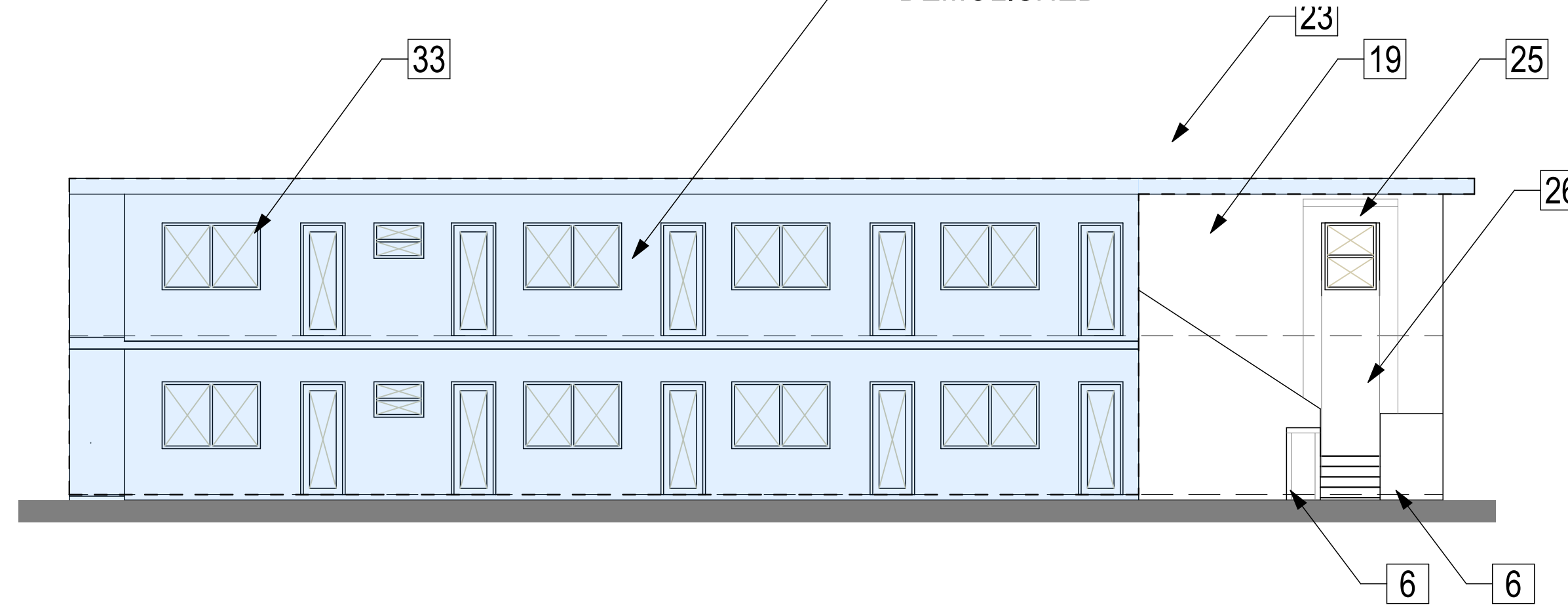
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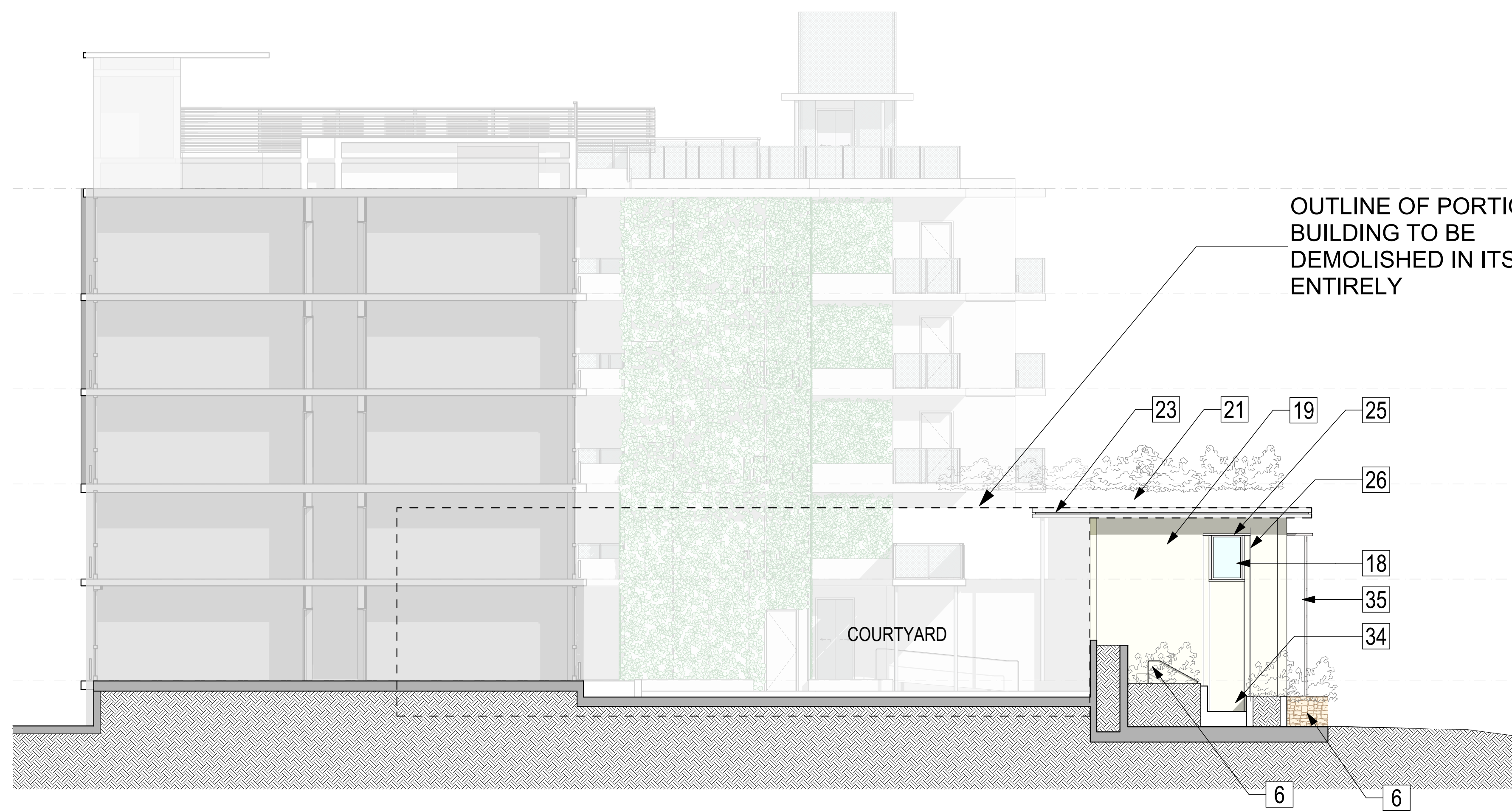


BLUE HATCH DENOTES SECTION OF BUILDING TO BE DEMOLISHED



EAST COURTYARD ELEVATION - DEMOLITION | 2
SCALE 1/8"=1'-0"

OUTLINE OF PORTION OF BUILDING TO BE DEMOLISHED IN ITS ENTIRELY



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

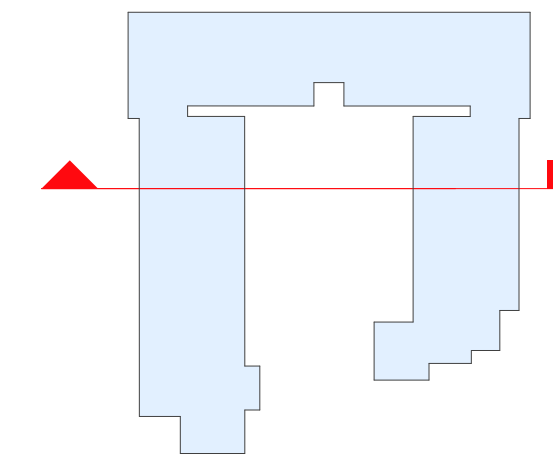
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BLUE HATCH DENOTES SECTION OF BUILDING TO BE DEMOLISHED

33



NORTH COURTYARD ELEVATION - DEMOLITION | 2

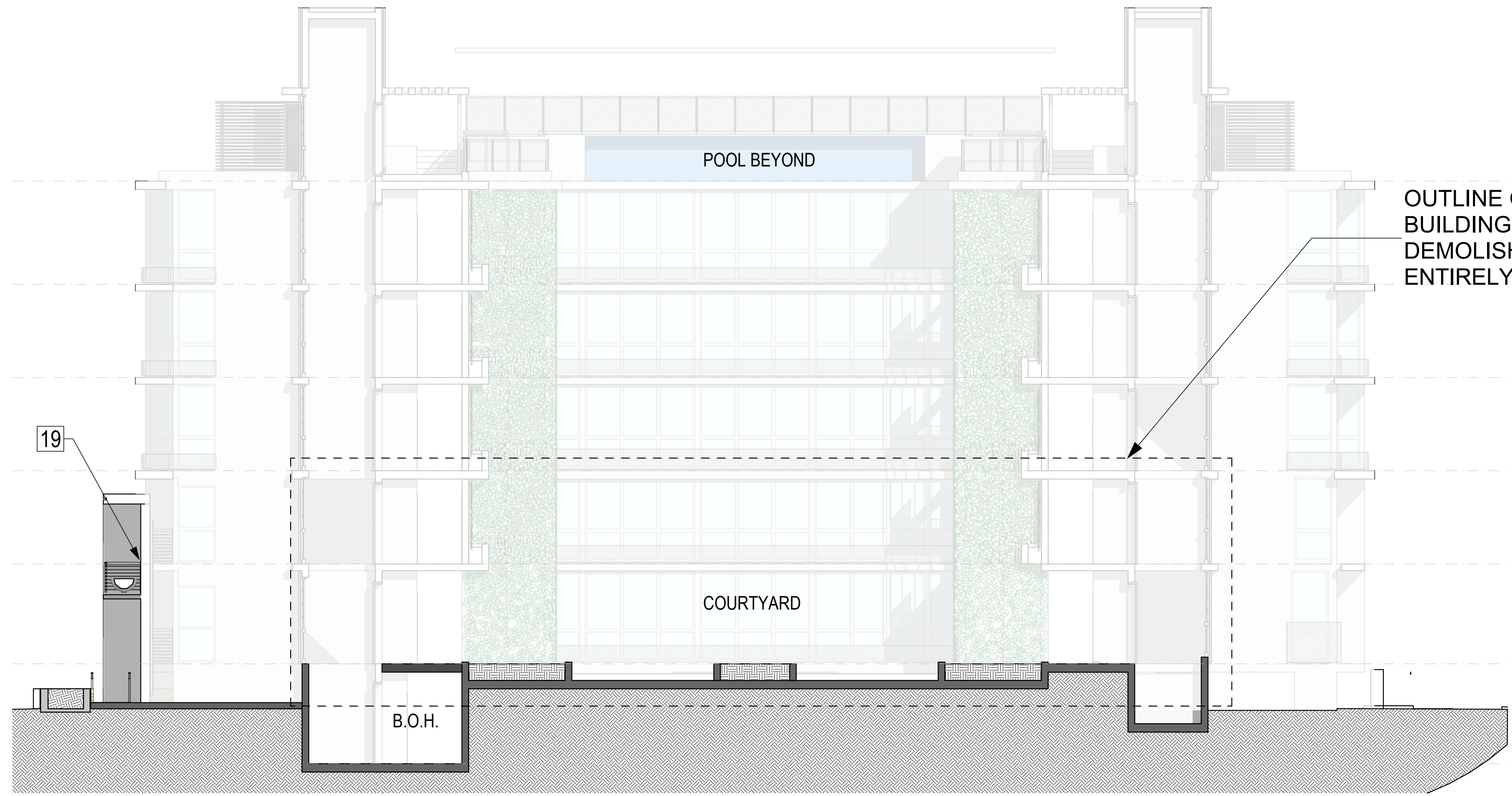
SCALE 1/8"=1'-0"

OUTLINE OF PORTION OF BUILDING TO BE DEMOLISHED IN ITS ENTIRELY

POOL BEYOND

COURTYARD

B.O.H.



NORTH COURTYARD ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

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PARK AVE. HOTEL

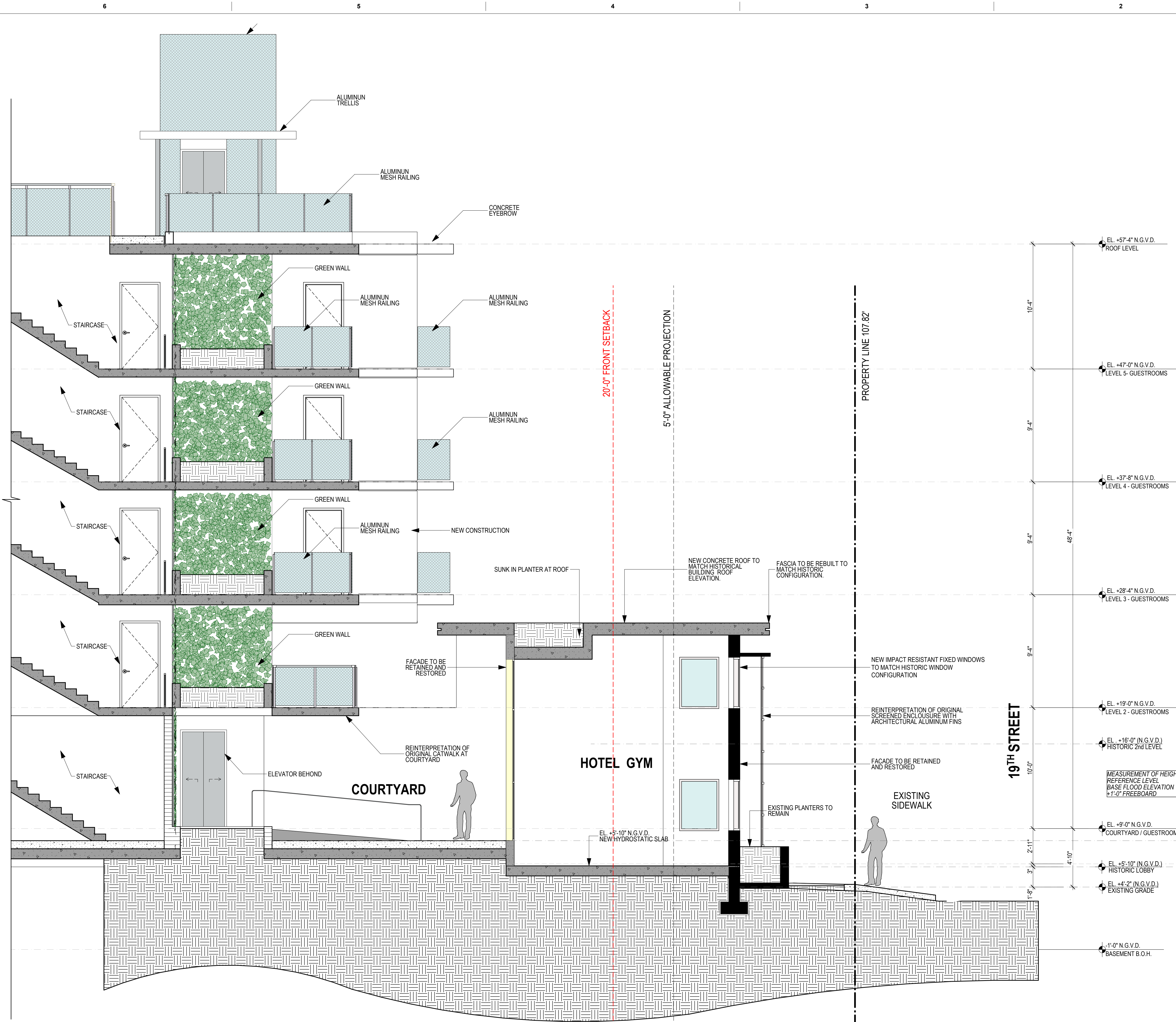
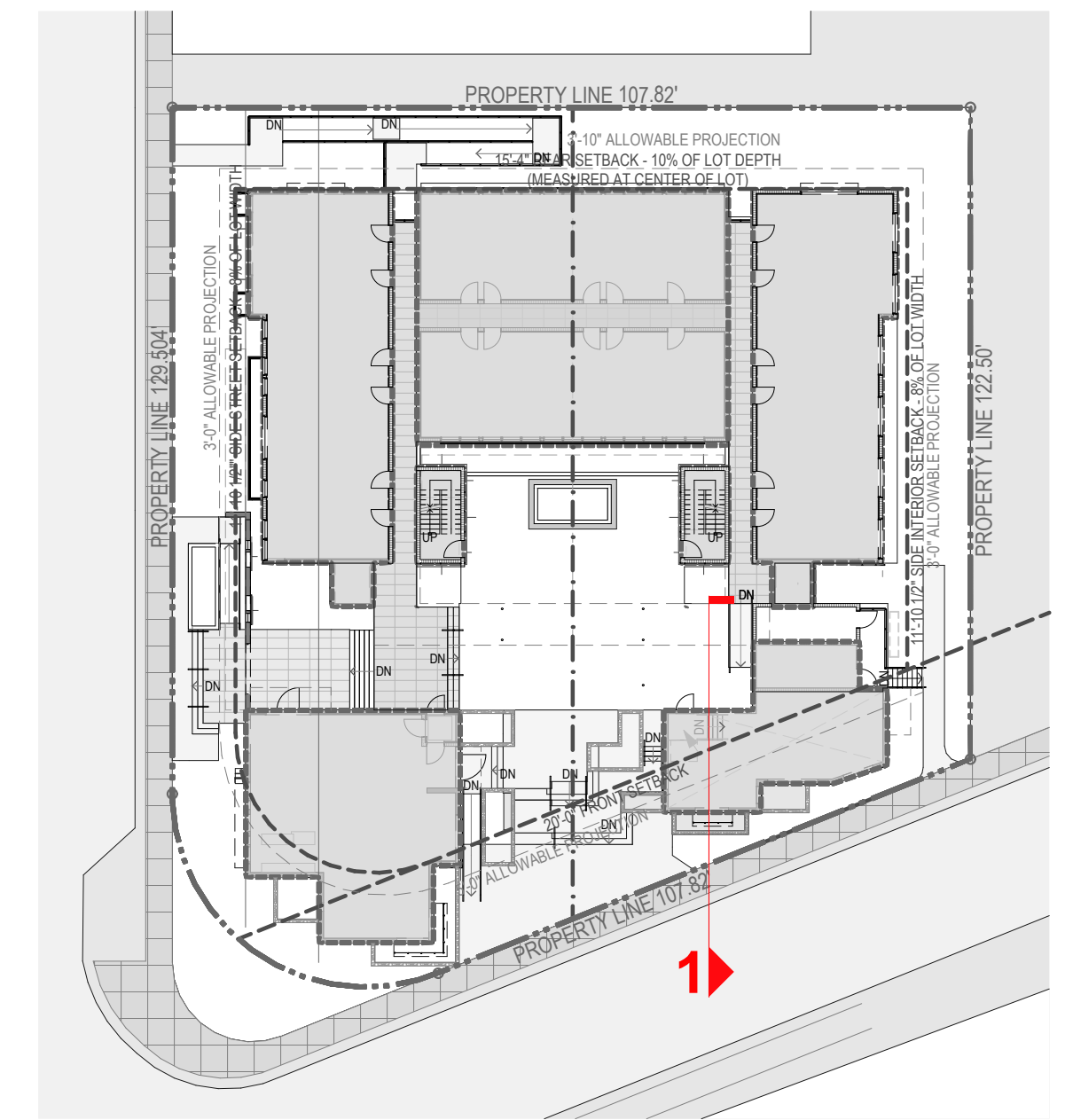
355 - 19th Street
MIAMI BEACH, FLORIDA 33139

PARK HOTEL LLC
800 SE 4th AVENUE, SUITE 704
HALLANDALE BEACH, FL 33009
1.305.984.3092

Luis O. Revuelta
AR-007972

Date
05/08/2023
Scale
AS SHOWN
Project No.
1822

AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. HPB18-0252



RELATIONSHIP OF NEW CONSTRUCTION
AND EXTERIOR RETAINED - SOUTH (EAST) | 1

SCALE 1/4"=1'-0"

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PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

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HALLANDALE BEACH, FL 33009
1.305.984.3092

Consultant

Luis O. Revuelta
AR-007972

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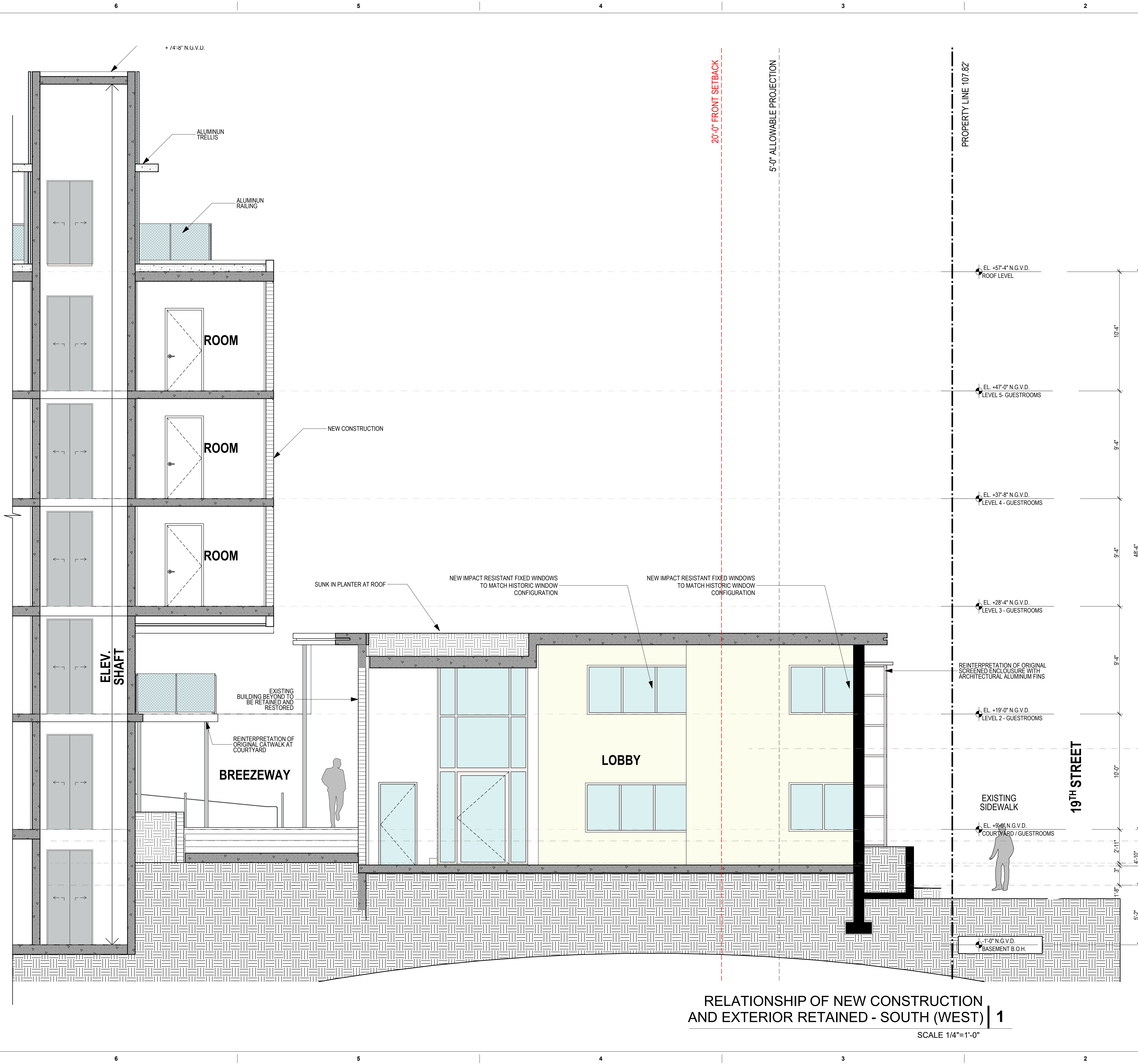
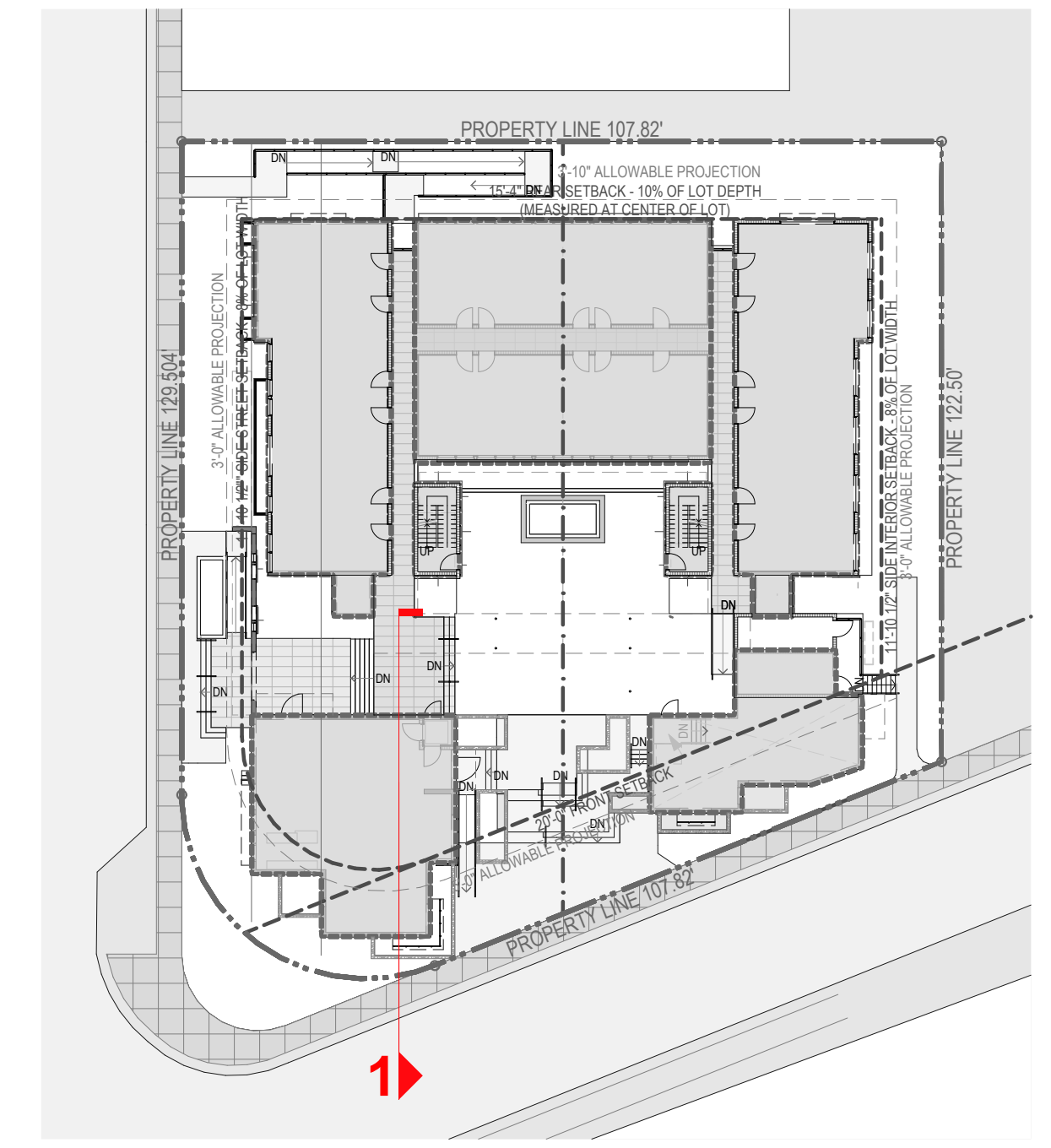
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05/08/2023
Scale
AS SHOWN
Project No.
1822

Sheet Name
PARTIAL SECTIONS

Sheet No.

A-034

AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. HPB18-0252



RELATIONSHIP OF NEW CONSTRUCTION
AND EXTERIOR RETAINED - SOUTH (WEST) | 1

SCALE 1/4"=1'-0"

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Revisions

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Consultant

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AR-007972

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05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
FRONT VIEW AT 19th. STREET
Sheet No.

A-035



FRONT VIEW - 19th. STREET | 1
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Revisions

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Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

Date
05/08/2023

Scale
AS SHOWN

Project No.
1822

Sheet Name

VIEW AT PARK AVE

Sheet No.

A-036



VIEW FROM CORNER OF PARK AVE. AND 19th. STREET
LOOKING NORTH-EAST | 1
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Date
05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
3D VIEWS
Sheet No.

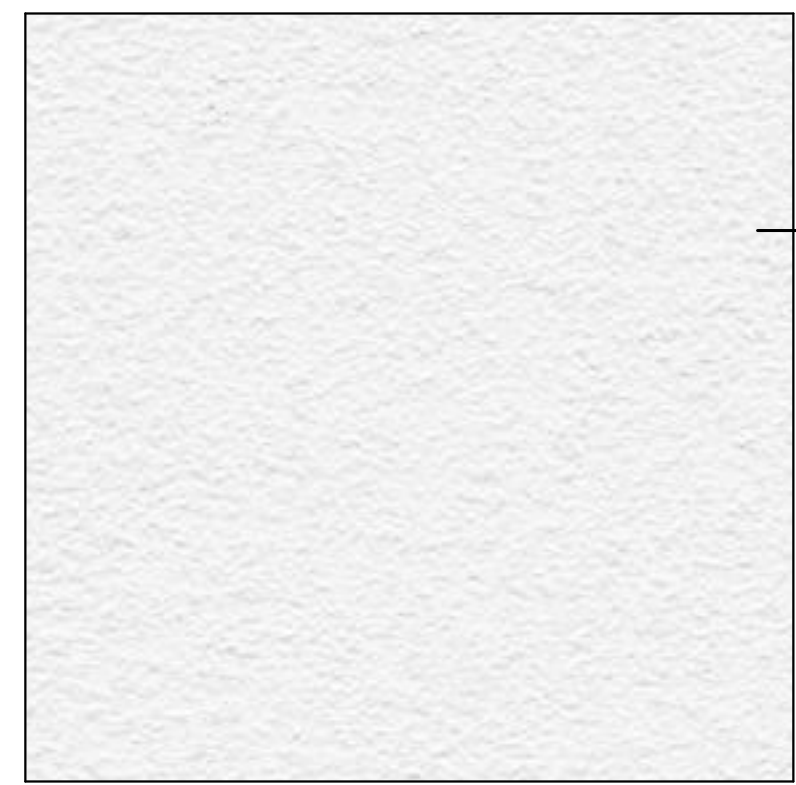
A-037



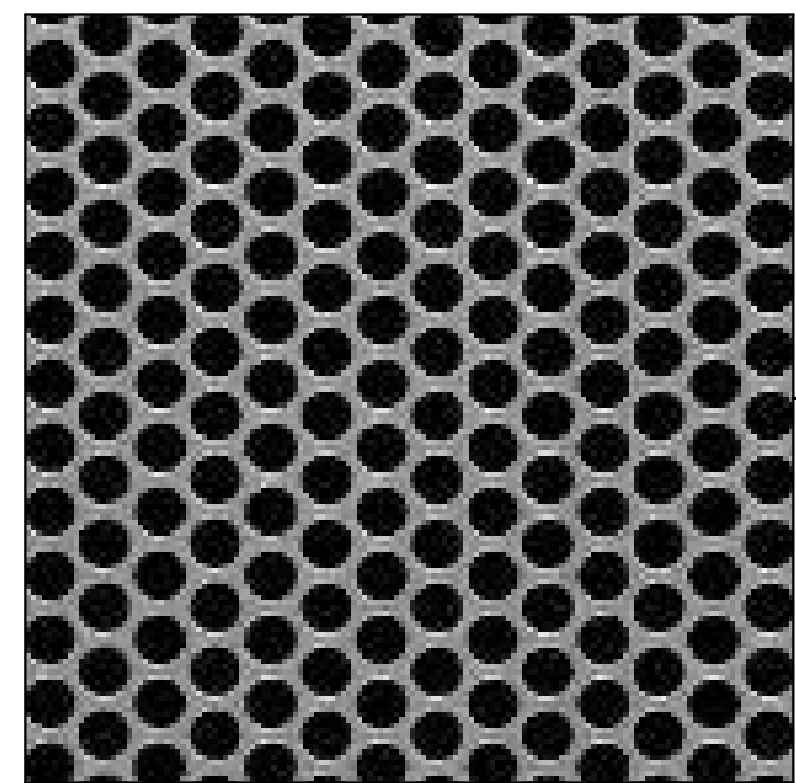
VIEW OF BREEZEWAY AND DROP-OFF AREA AT PARK AVE. | 1
N.T.S.

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NEW CONSTRUCTION - SMOOTH
STUCCO PAINT FINISH- WHITE



PERFORATED METAL-
McNICHOLS OR SIMILAR



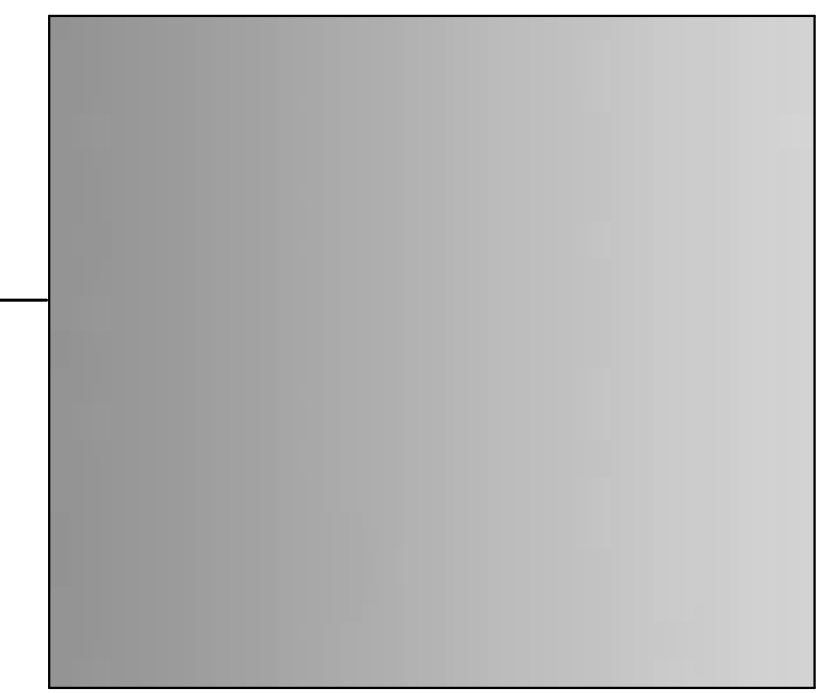
RAILING DETAIL



24"x24" CONCRETE PAVERS WITH CRUSHED
SHELLS INSIDE PROPERTY. MIAMI BEACH
STANDARD RED CONCRETE ON SIDE WALK



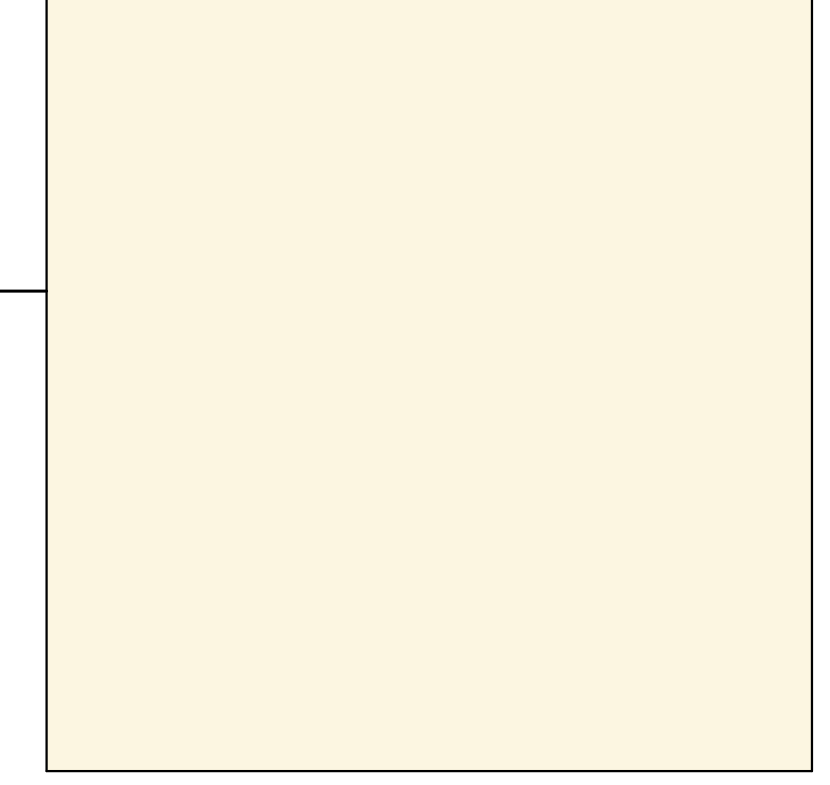
EXISTING ORCHARD STONE PLANTERS
TO MAINTAIN AND RESTORE



ALUMINUM FRAMES-
ARCADIA SILVER OR SIMILAR



LAMINATED GLASS-
VIRACON OR SIMILAR- GREEN



HISTORIC BUILDINGS - SMOOTH
STUCCO PAINT FINISH-
BENJAMIN MOORE 302

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