

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

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PARK AVENUE HOTEL MIAMI BEACH

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

HISTORIC PRESERVATION BOARD MIAMI BEACH, FLORIDA

UPDATED FINAL SUBMITTAL
FILE NUMBER: HPB23-0581

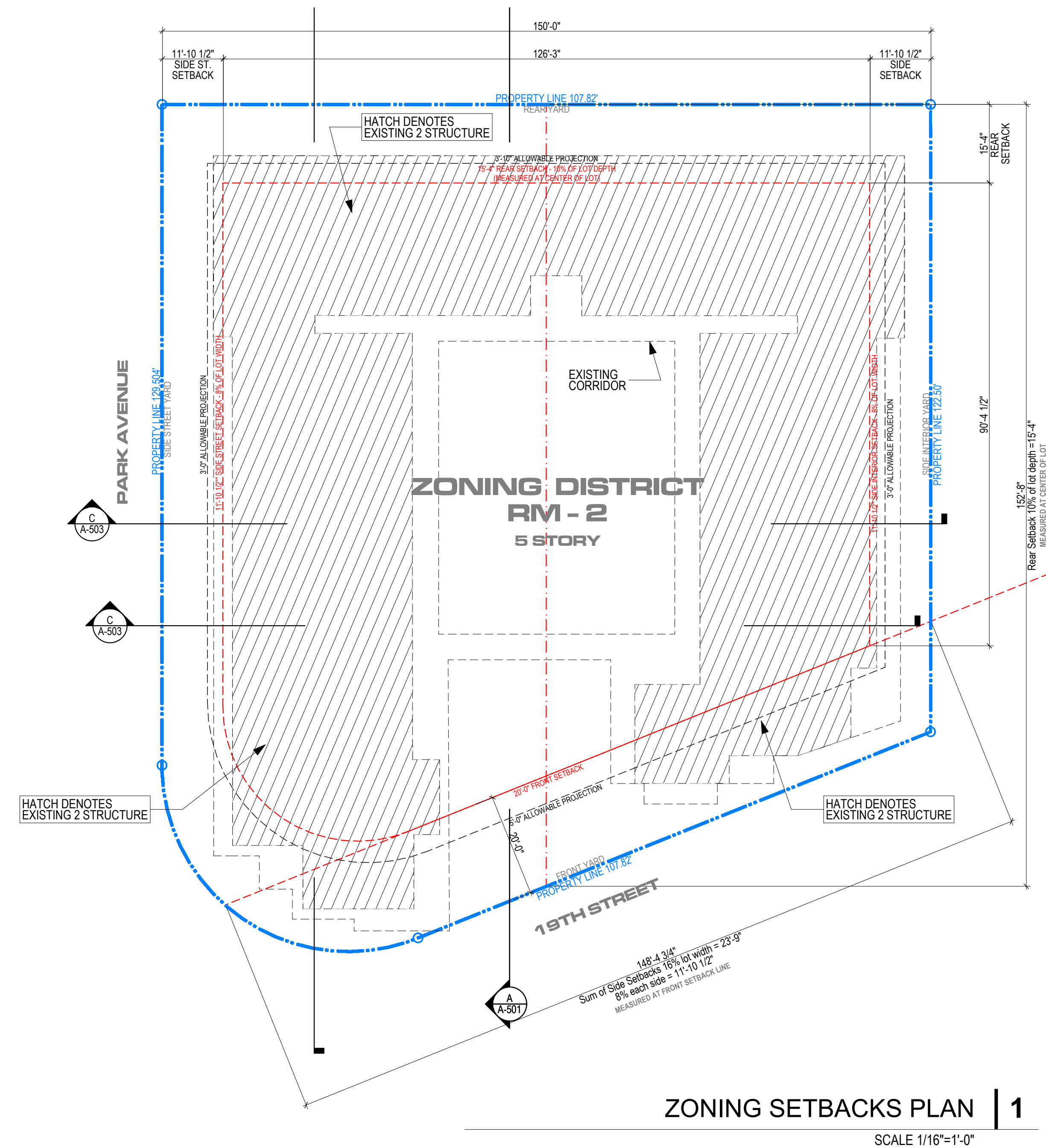
05.08.2023

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

	AREA SF	FLOORS					TOTAL PER ROOM TYPE	% Total Type/Total Units	% Total King Rooms	% Total DQ Rooms
		L1	L2	L3	L4	L5				
PARK AV. HOTEL										
Standard Rooms										
King	255	10	10	10	10	10	50	42.60		
King Large	289.5	6	6	7	7	7	33	28.69		
DQ	289.5	1	1				2	1.65		
DQ Large	321	3	3	6	6	6	24	20.86		
Special Rooms										
King ADA	289.5	1	1	1	1	1	5	4.55		
Double Queen ADA	321	1	1				2	1.65		
Florida Room										
TOTAL GUESTROOMS		22	22	24	24	24	116		75.84	24.16

ROOMS BREAKDOWN | 3

N.T.S.



ZONING SETBACKS PLAN | 1

SCALE 1/16"=1'-0"

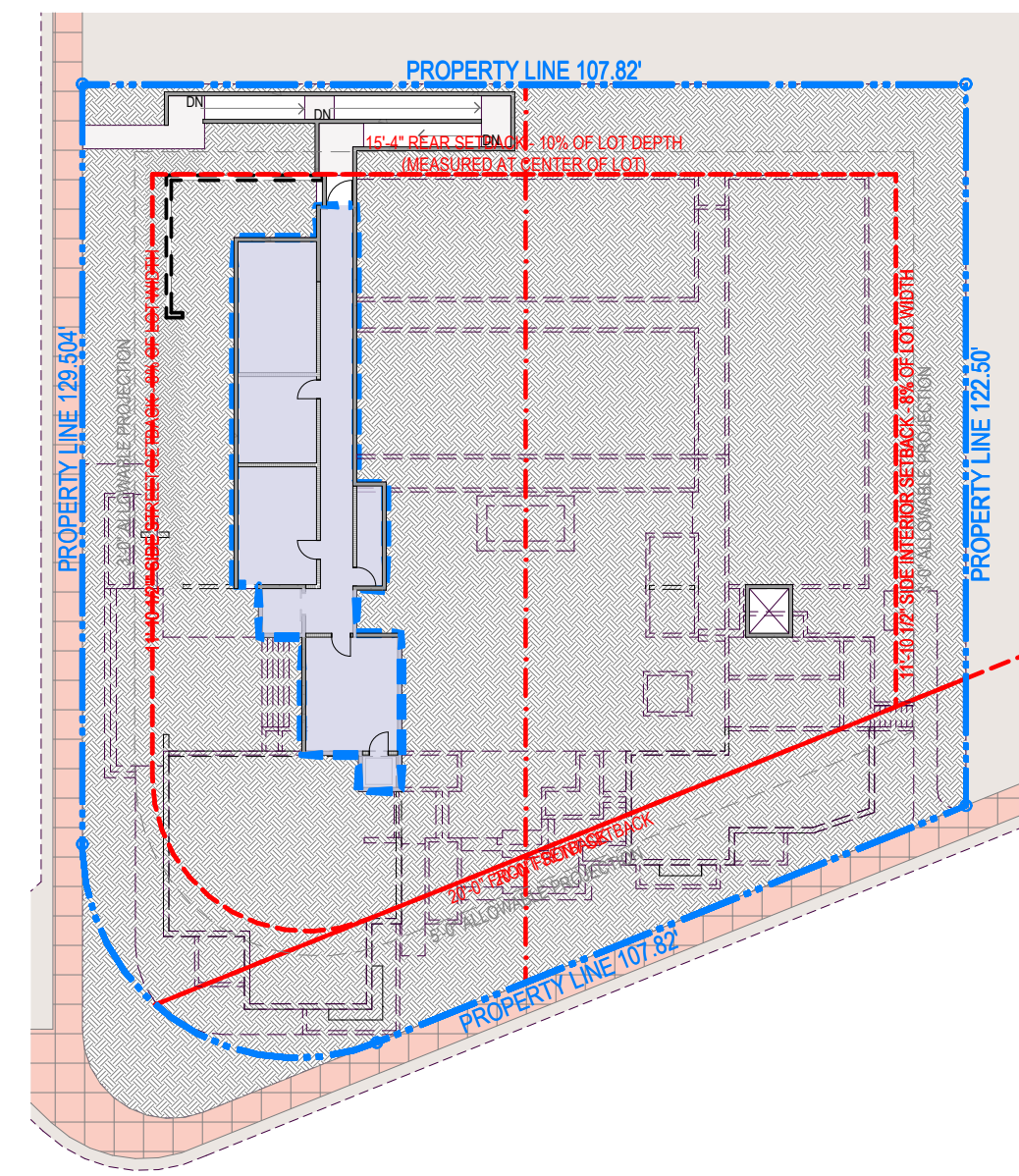
ZONING DATASUMMARY | 2

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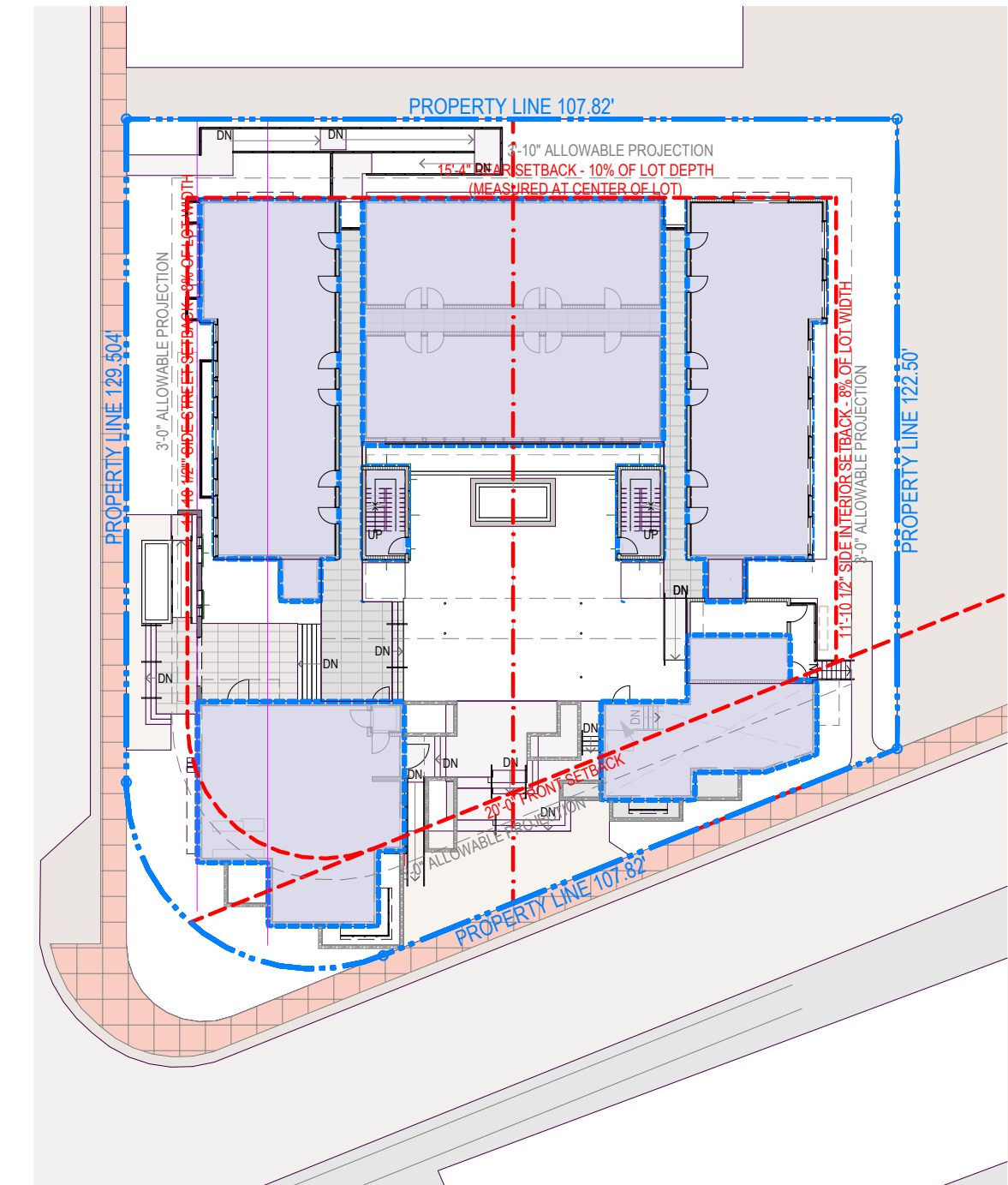
7/29/2019 revuelta architecture international p.a.			
PARK AVENUE HOTEL - MIAMI BEACH			
Zoning Information			
1 Address:	355 19th Street Miami Beach, FL 33139		
2 Board and File Numbers:			
3 Folio Number(s):	02-3226-001-0290	Zoning District:	RM-2
4 Year Constructed:	1951	Grade value in NGVD:	4'-6" N.G.V.D.
5 Based Flood Elevation:	8'-0" N.G.V.D.	Lot Area:	22,236.75 SF (0.510485 ac.)
6 Adjusted grade (Flood+Grade/2):	7'-10 1/2" N.G.V.D.	Lot Depth:	152'-8" (Average)
7 Lot width:	150'-0"	Average Unit Size (Hotel)	N/A
8 Minimum Unit Size (Hotel)	15%: 300 - 335 SF; 85%: 335 SF +	Proposed use:	Hotel
9 Existing use:	Residential		
Building Data			
10 Height	Maximum	Proposed	Deficiencies
11 Number of Stories	N/A	5	
12 FAR (2.0)	44,473.5 SF	44,461.78	61,074.50
13 Gross square footage			
14 Square Footage by use	N/A		
15 Number of units Residential	N/A		
16 Number of units Hotel	N/A	116 Hotel Rooms	
17 Number of seats	N/A		
18 Occupancy load			
Setbacks			
	Required	Proposed	Deficiencies
Subterranean:			
19 Front Setback:	20'-0"	20'-0"	
20 Side Setback:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"	
21 Side Setback:	N/A		
22 Side Setback facing street:	12'-0" (8% of lot width, minimum 7'-6")	12'-0"	
23 Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)	
At Grade Parking:			
24 Front Setback:	20'-0"	20'-0"	
25 Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
26 Side Setback:	N/A		
27 Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
28 Rear Setback:	0'-0"	0'-0"	
Pedestal:			
29 Front Setback:	20'-0"	20'-0"	17'-2" provided at SE corner
30 Side Setback:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
31 Side Setback:	N/A		
32 Side Setback facing street:	11'-10 1/2" (8% of lot width, minimum 10'-0")	11'-10 1/2"	
33 Rear Setback:	15'-4" (Average) (10% of lot depth)	15'-4" (Average)	
Tower:			
34 Front Setback:	N/A		
35 Side Setback:	N/A		
36 Side Setback:	N/A		
37 Side Setback facing street:	N/A		
38 Rear Setback:	N/A		
Parking			
39 Parking district	Required	Proposed	Deficiencies
40 Total # of parking spaces	District No. 1 0 Sec. 130-33 = 0 spaces per room	N/A	0
41 # of parking spaces per use (Provide a 0 separate chart for a breakdown calculation)		N/A	0
42 # of parking spaces per level (Provide a 0 separate chart for a breakdown calculation)		N/A	0
43 Parking Space Dimensions:	8'-6" x 18'-0" Regular; 6" x 16'-0" Tandem	8'	
44 Parking Space configuration (45, 60, 90, Parallel)		N/A	
45 ADA Spaces	2	N/A	
46 Tandem Spaces		N/A	
47 Drive aisle width: shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic.	Drives 22'-0" Two-Way; 11'-0" One-Way	N/A	
48 Valet drop off and pick up	Required	Provided	
49 Loading zones and Trash collection areas	3 (10'-0" x 20'-0" minimum over 50 units no more than 100- 2 loading spaces; over 100 no more than 200- 3 loading spaces)	Not Provided	
50 Racks: Minimum short-term bicycle parking spaces = 1 per 10 units. Minimum long-term bicycle parking spaces = 1/10% employees	Short-term 10 Long-term 1	Not Provided	

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 The S.I. Properties 1892 - PARK AVENUE HOTEL HPB 2023050802.dwg - By: Yelena C. Dahn 1/7/2023

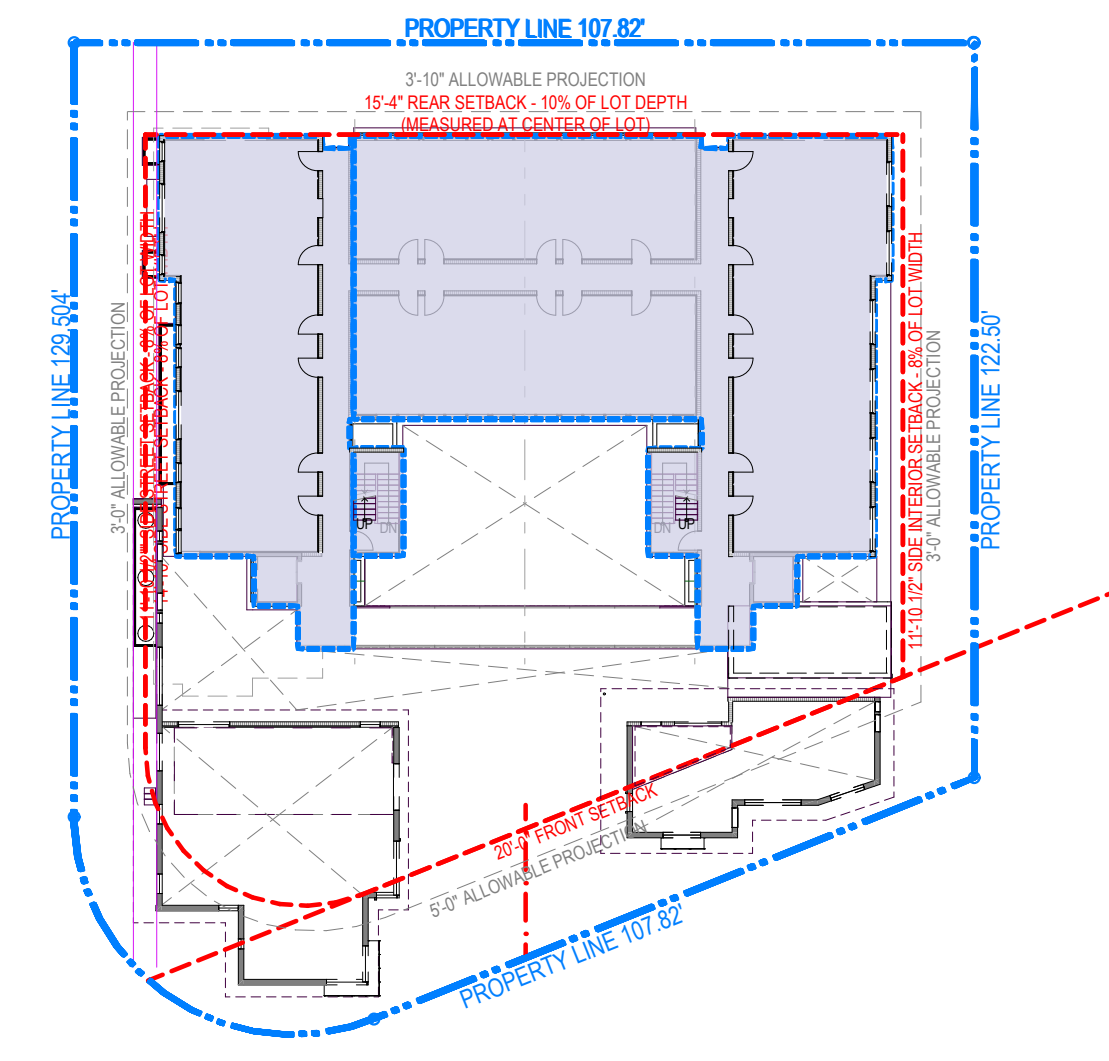
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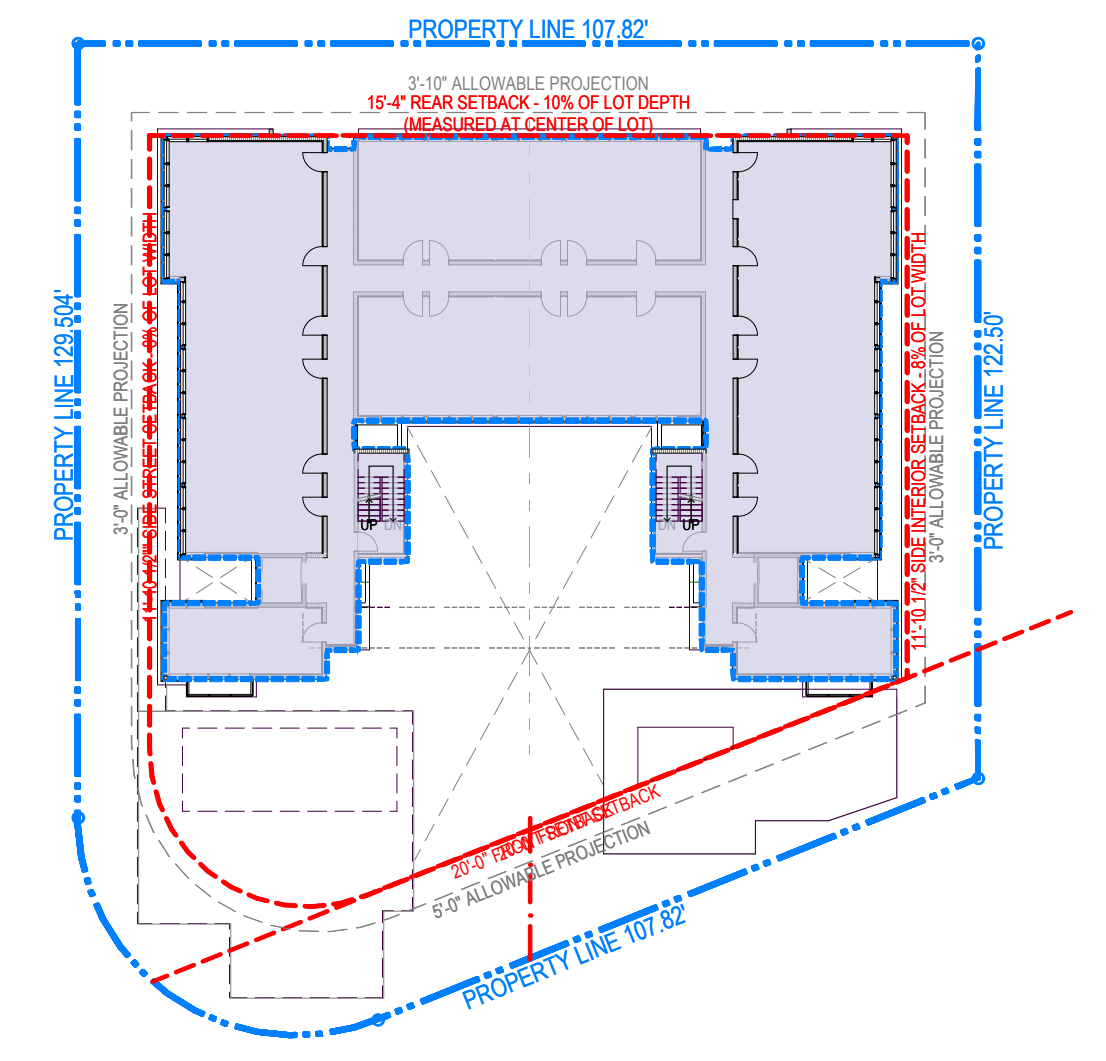
HISTORICAL LEVEL / HOTEL LOBBY | 1
SCALE 1/32"=1'-0"



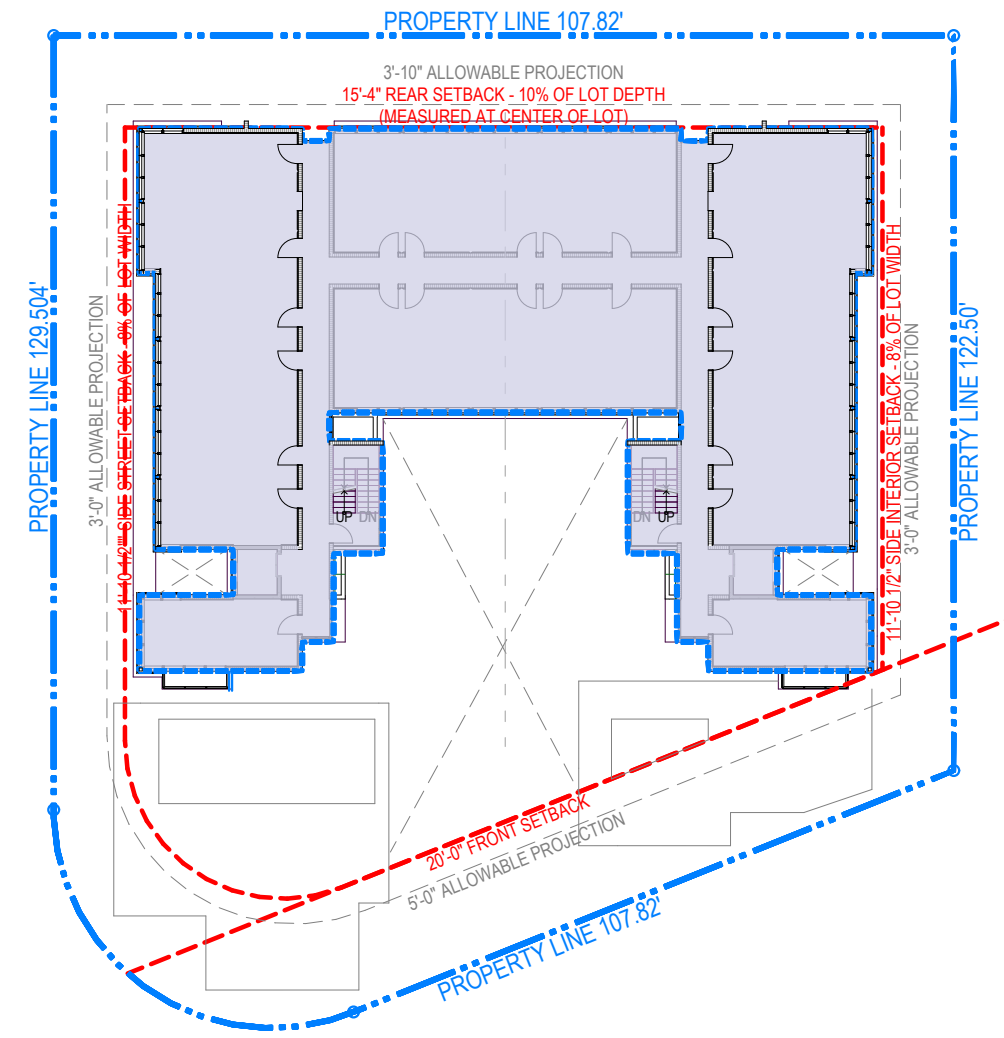
COURTYARD LEVEL / GUESTROOMS | 2
SCALE 1/32"=1'-0"



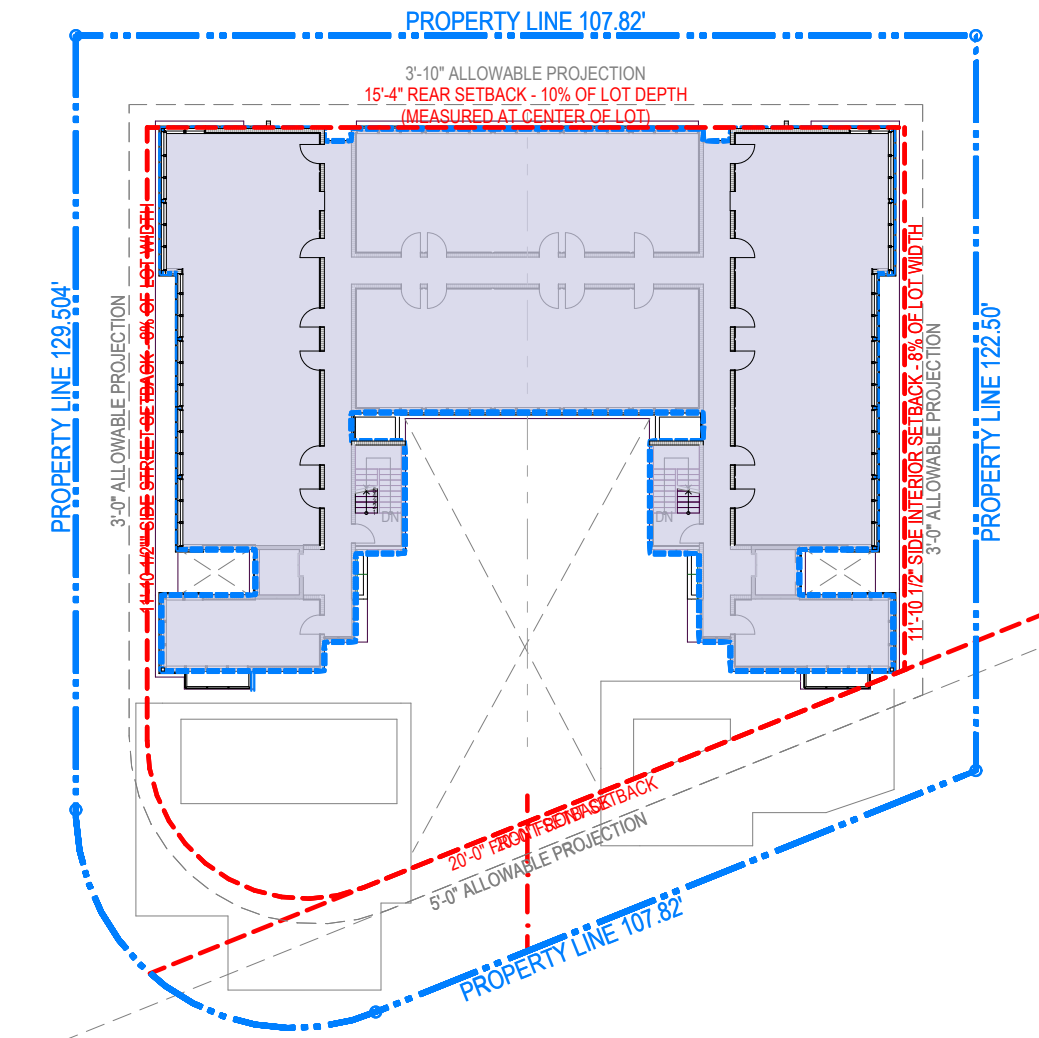
LEVEL 2 - GUESTROOMS | 3
SCALE 1/32"=1'-0"



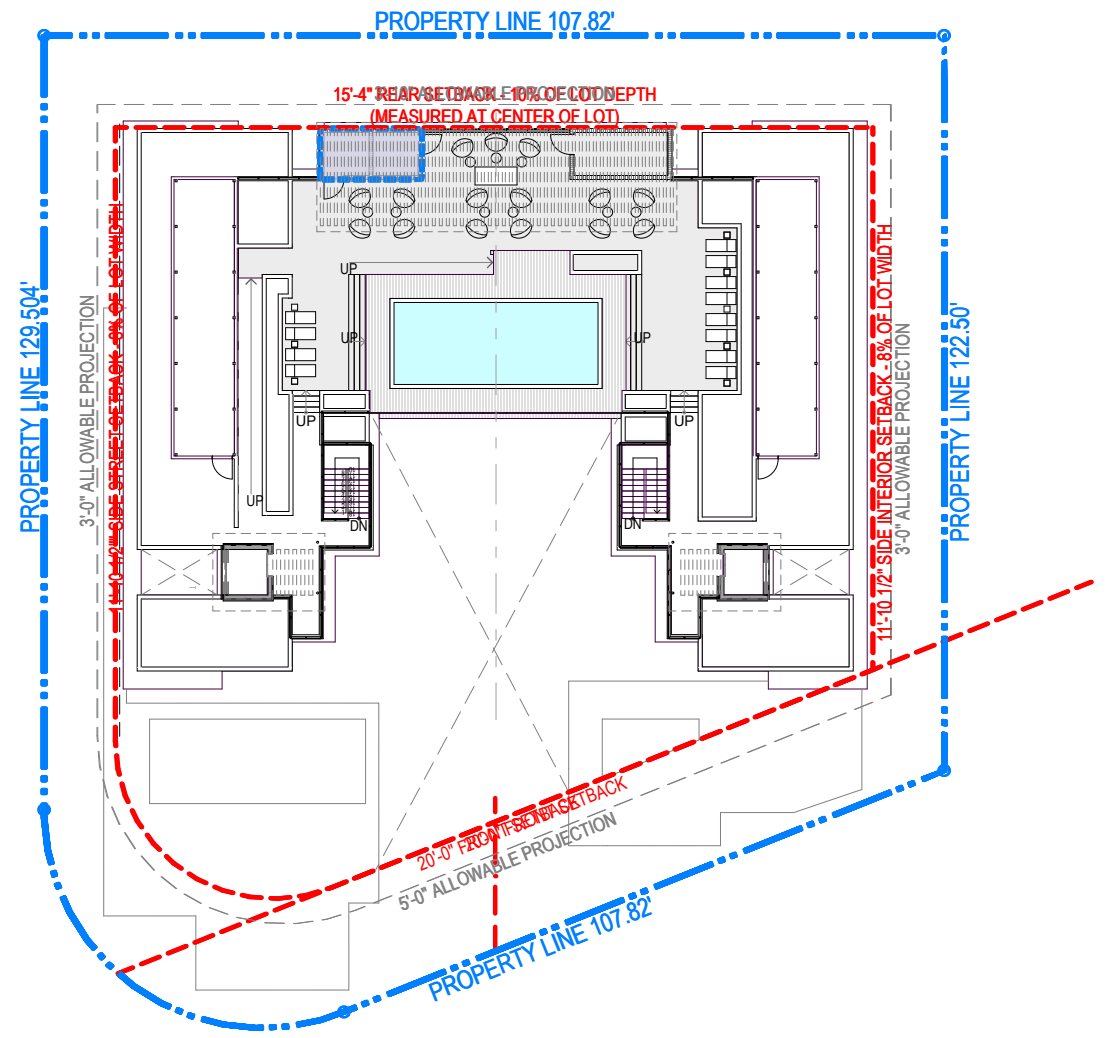
LEVEL 3 - GUESTROOMS | 4
SCALE 1/32"=1'-0"



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



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



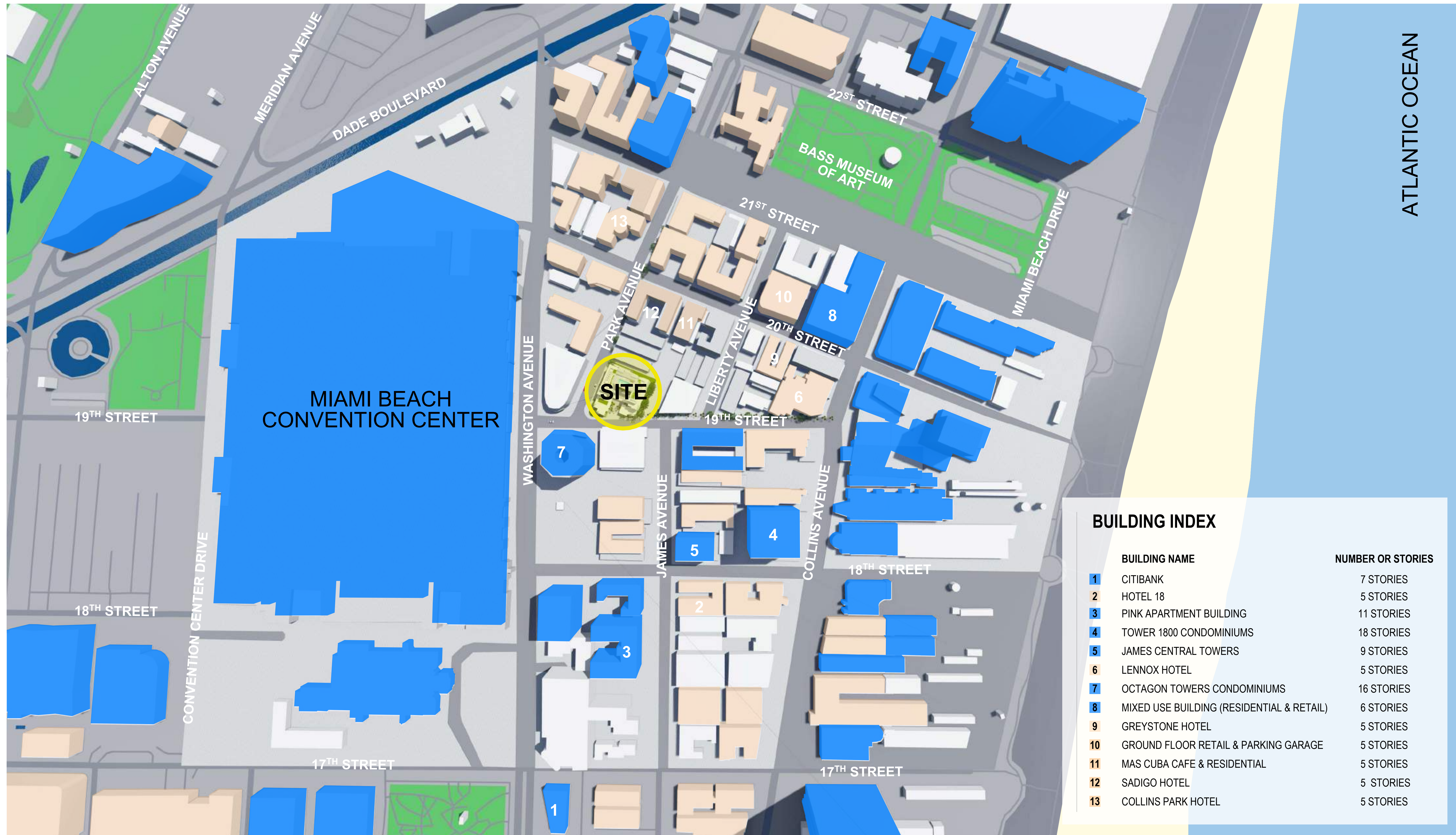
ROOF LEVEL | 7
SCALE 1/32"=1'-0"

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

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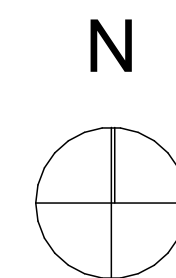
BUILDING INDEX

BUILDING NAME	NUMBER OR STORIES
1 CITIBANK	7 STORIES
2 HOTEL 18	5 STORIES
3 PINK APARTMENT BUILDING	11 STORIES
4 TOWER 1800 CONDOMINIUMS	18 STORIES
5 JAMES CENTRAL TOWERS	9 STORIES
6 LENNOX HOTEL	5 STORIES
7 OCTAGON TOWERS CONDOMINIUMS	16 STORIES
8 MIXED USE BUILDING (RESIDENTIAL & RETAIL)	6 STORIES
9 GREYSTONE HOTEL	5 STORIES
10 GROUND FLOOR RETAIL & PARKING GARAGE	5 STORIES
11 MAS CUBA CAFE & RESIDENTIAL	5 STORIES
12 SADIGO HOTEL	5 STORIES
13 COLLINS PARK HOTEL	5 STORIES

- = TALLER THAN 5 STORIES
- = BUILDINGS 5 STORIES TALL
- = BUILDINGS 3 TO 4 STORIES TALL

SITE PLAN - CONTEXT | 1

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PARK AVE. HOTEL
365 - 19th Street
MIAMI BEACH, FLORIDA 33139

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



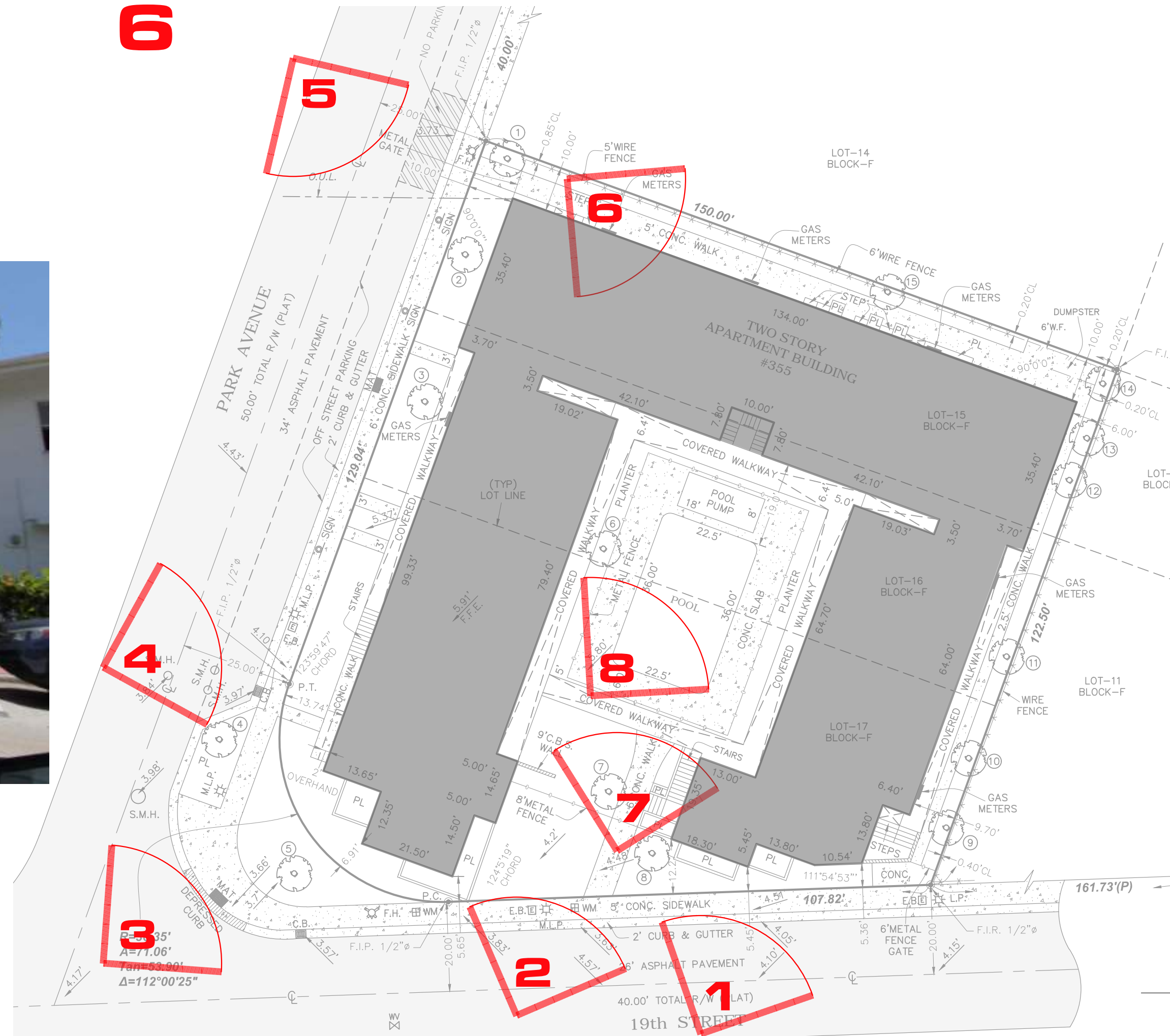
8



7



6



5



4



3

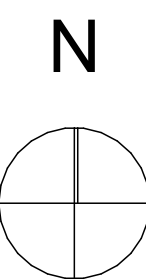


2



1

EXISTING BUILDING
PHOTOGRAPHIC STUDY - EXISTING CONDITIONS | 1
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PARK AVE. HOTEL

365 - 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

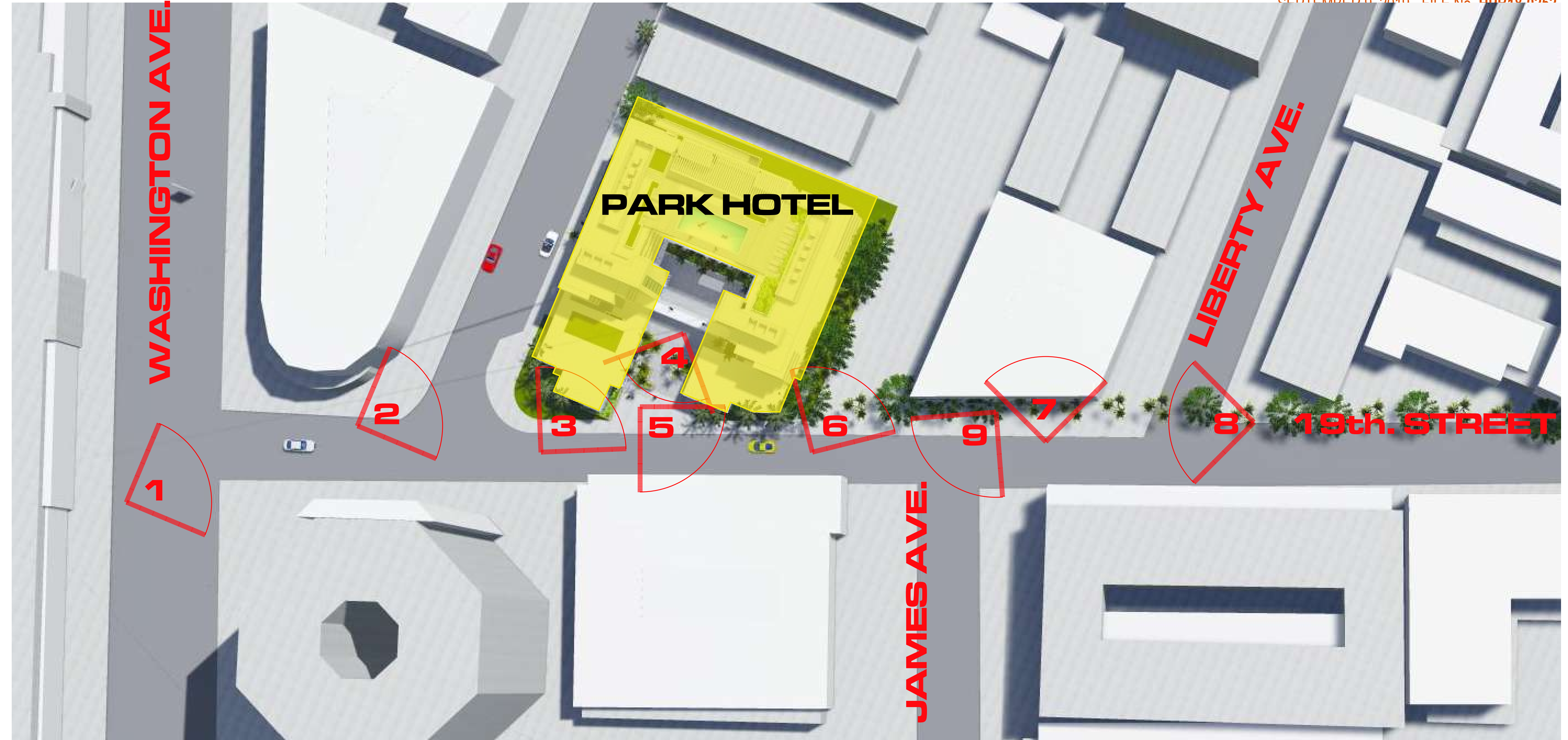
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NEIGHBORHOOD 19th. STREET

Sheet No.

A-007

AS APPROVED ON HPB MEETING OF
SEPTEMBER 0, 2010. FILE #A: HPB19-0059



CORNER OF WASHINGTON AND 19th. - LOOKING EAST

1



CORNER OF PARK AVE. AND 19th. - LOOKING EAST

2



19th. STREET AT PROPERTY

3



CORNER OF LIBERTY AVE. AND 19th. STREET - LOOKING NORTH

7



19th. STREET VIEW FROM FRONT OF PROPERTY

4



19th. STREET - LOOKING NORTH-EAST

5



AT 19th. STREET MID-BLOCK LOOKING NORTH-EAST

6



FROM CORNER OF 19th. STREET AND LIBERTY - LOOKING WEST

8

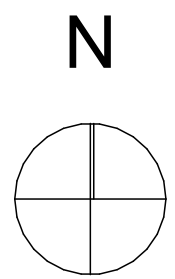


FROM CORNER OF 19th. STREET AND JAMES - LOOKING NORTH-WEST

9

CONTEXT - PHOTOGRAPHIC WALKTHROUGH
19th. STREET BETWEEN PARK AVE. & LIBERTY AVE.

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CORNER OF PARK AVE. & 19th STREET - EAST SIDE



CORNER OF PARK AVE. & 19th STREET - WEST SIDE



PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-WEST



PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-EAST



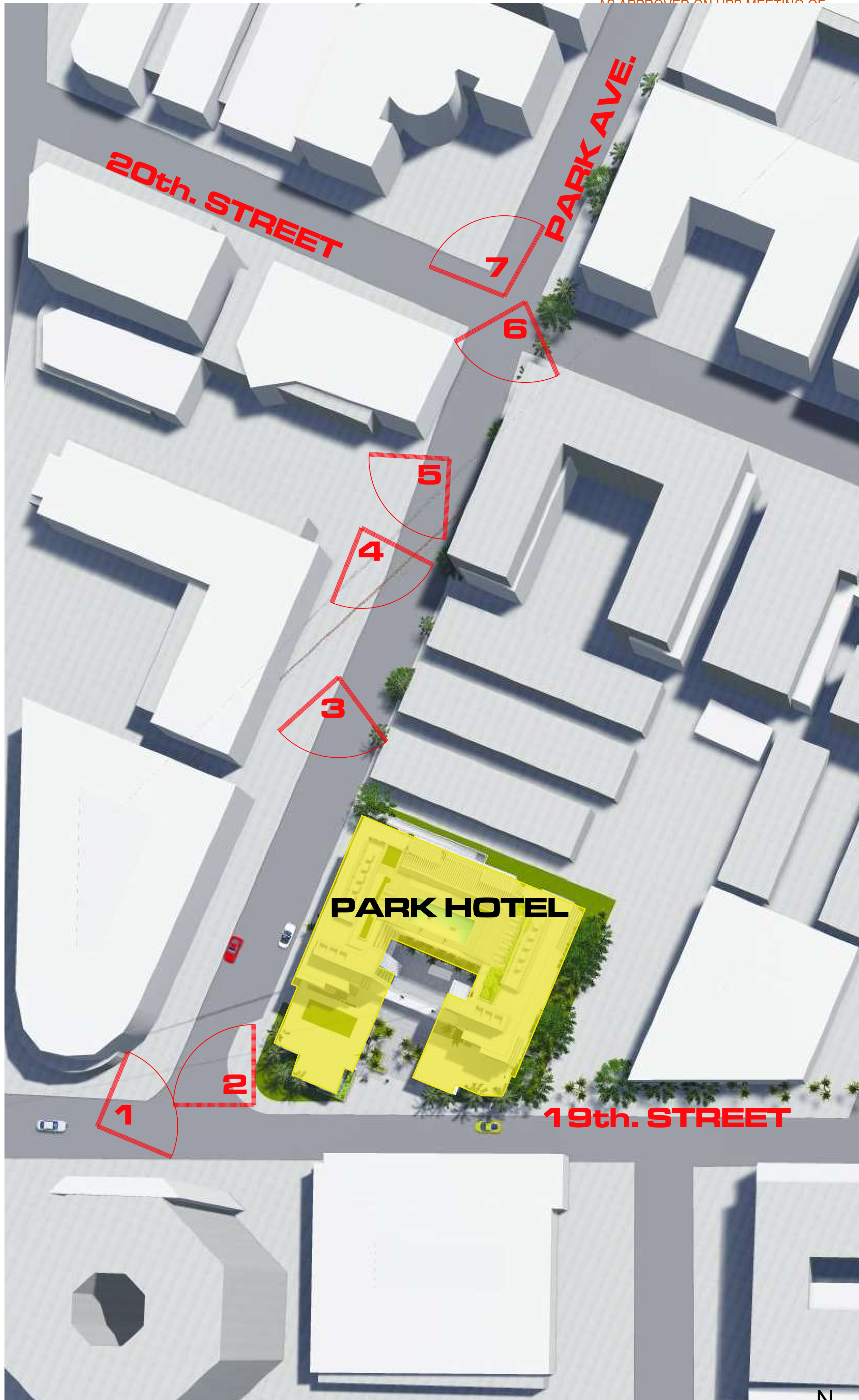
PARK AVE. BETWEEN 19th & 20th LOOKING SOUTH-WEST



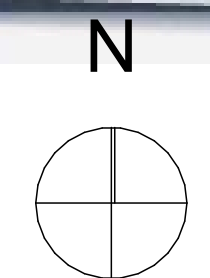
PARK AVE. & 20th - LOOKING SOUTH



PARK AVE. & 20th - LOOKING NORTH-WEST



CONTEXT - PHOTOGRAPHIC WALKTHROUGH PARK AVE. BETWEEN 19th ST. & 20th ST. 1 N.T.S.



PARK AVE. HOTEL
365 - 19th Street
MIAMI BEACH, FLORIDA 33139

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1.305.984.3092
Consultant

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AR-007972

HPB SUBMITTAL

Date
05/08/2023

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Project No.
1822

Sheet Name
NEIGHBORHOOD PARK AVE

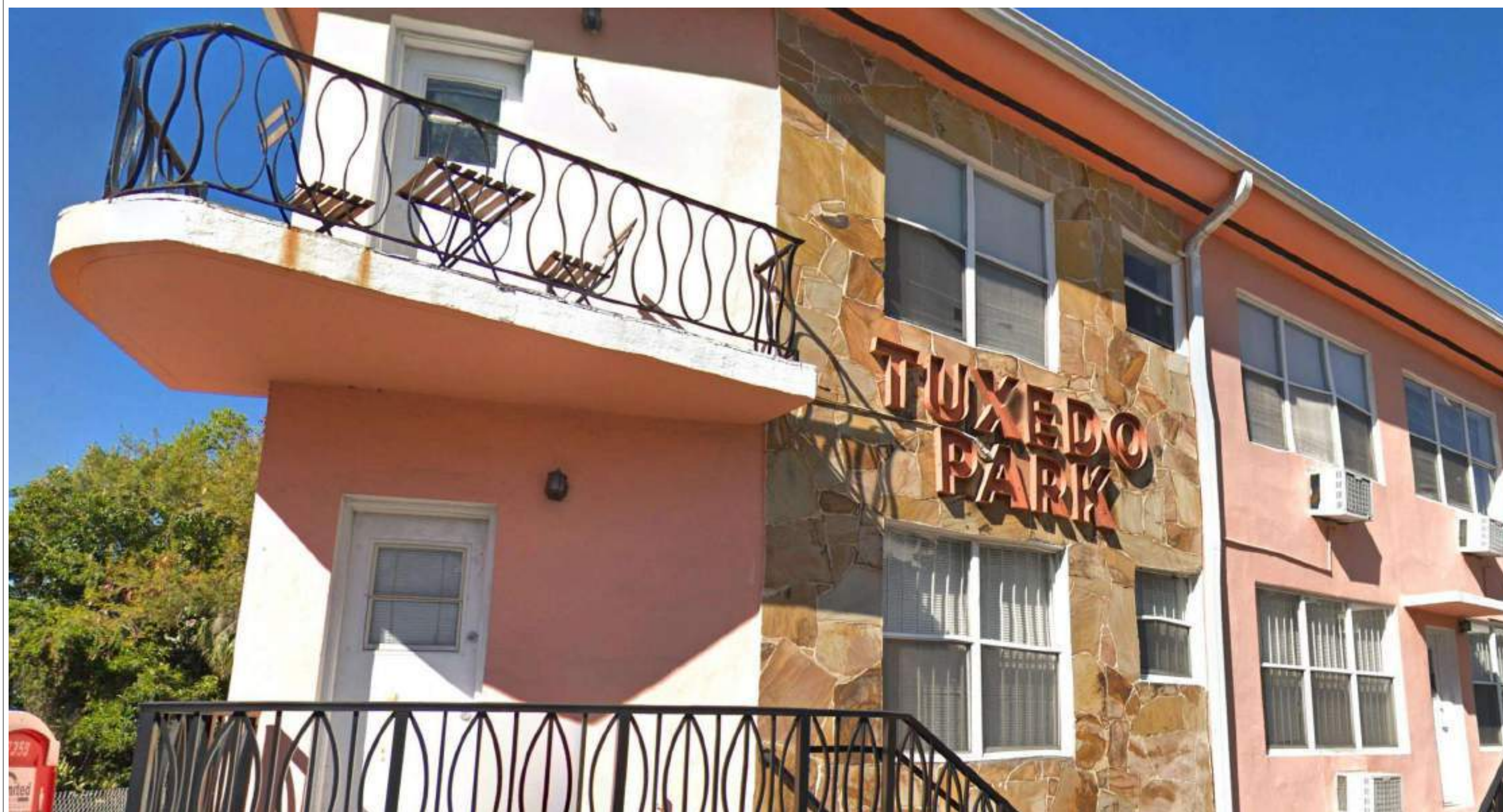
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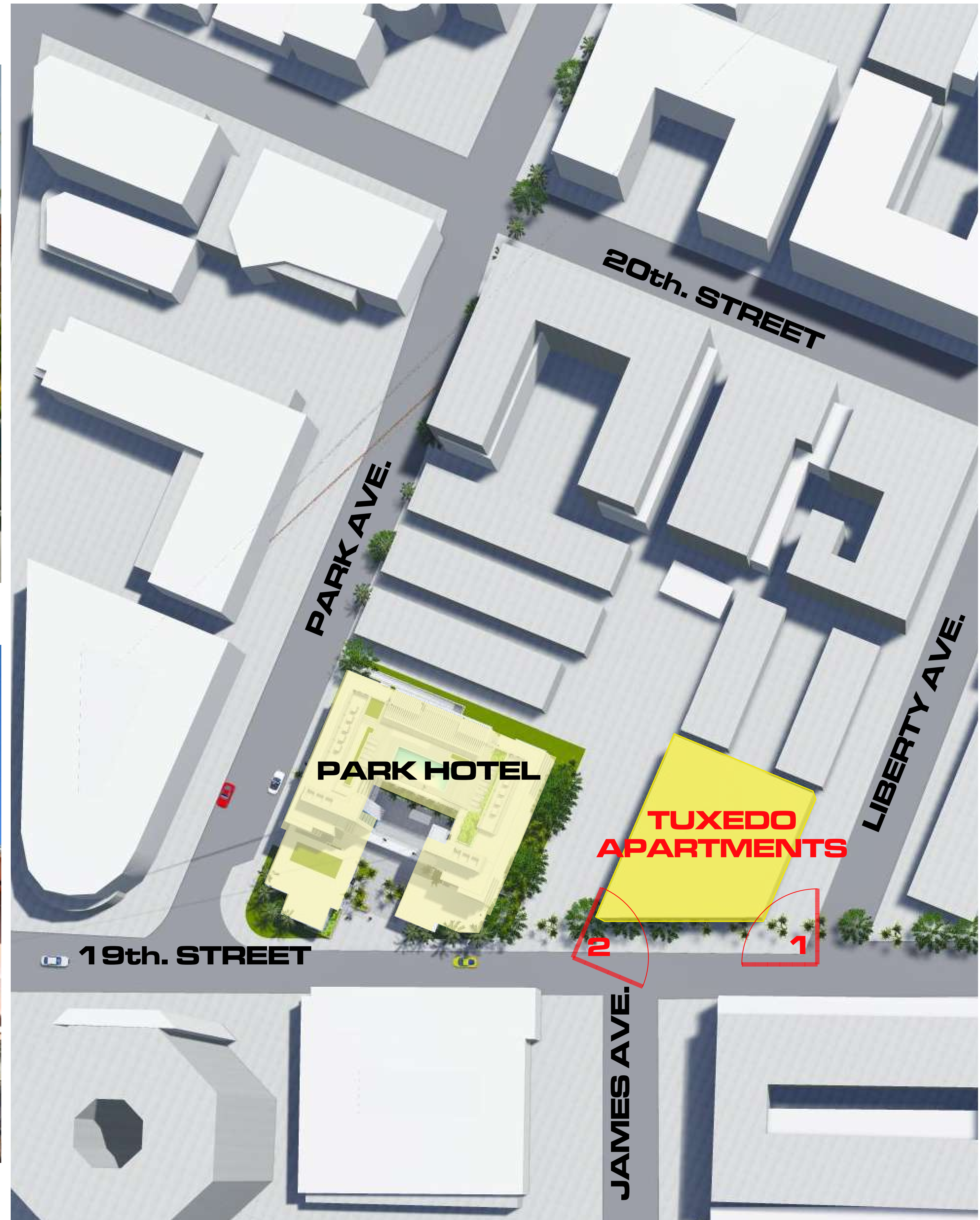
TUXEDO PARK APARTMENTS



1

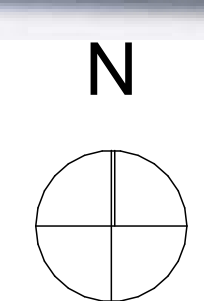


2



CONTEXT RELEVANT STRUCTURES
TUXEDO APARTMENTS | 1

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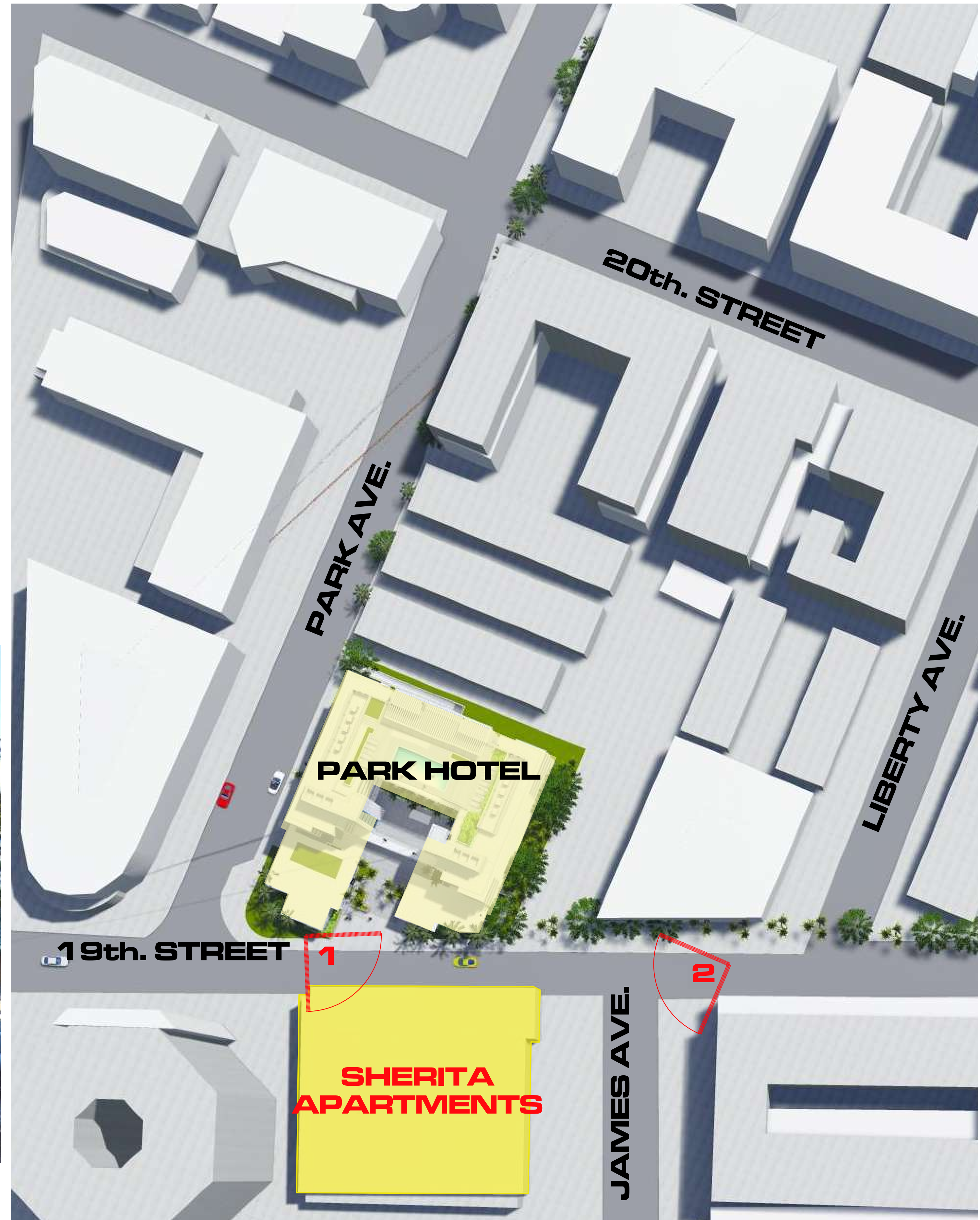
SHERITA APARTMENTS



1

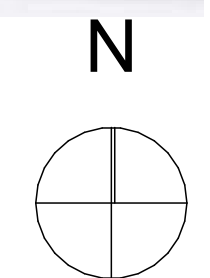


2



CONTEXT RELEVANT STRUCTURES
SHERITA APARTMENTS | 1

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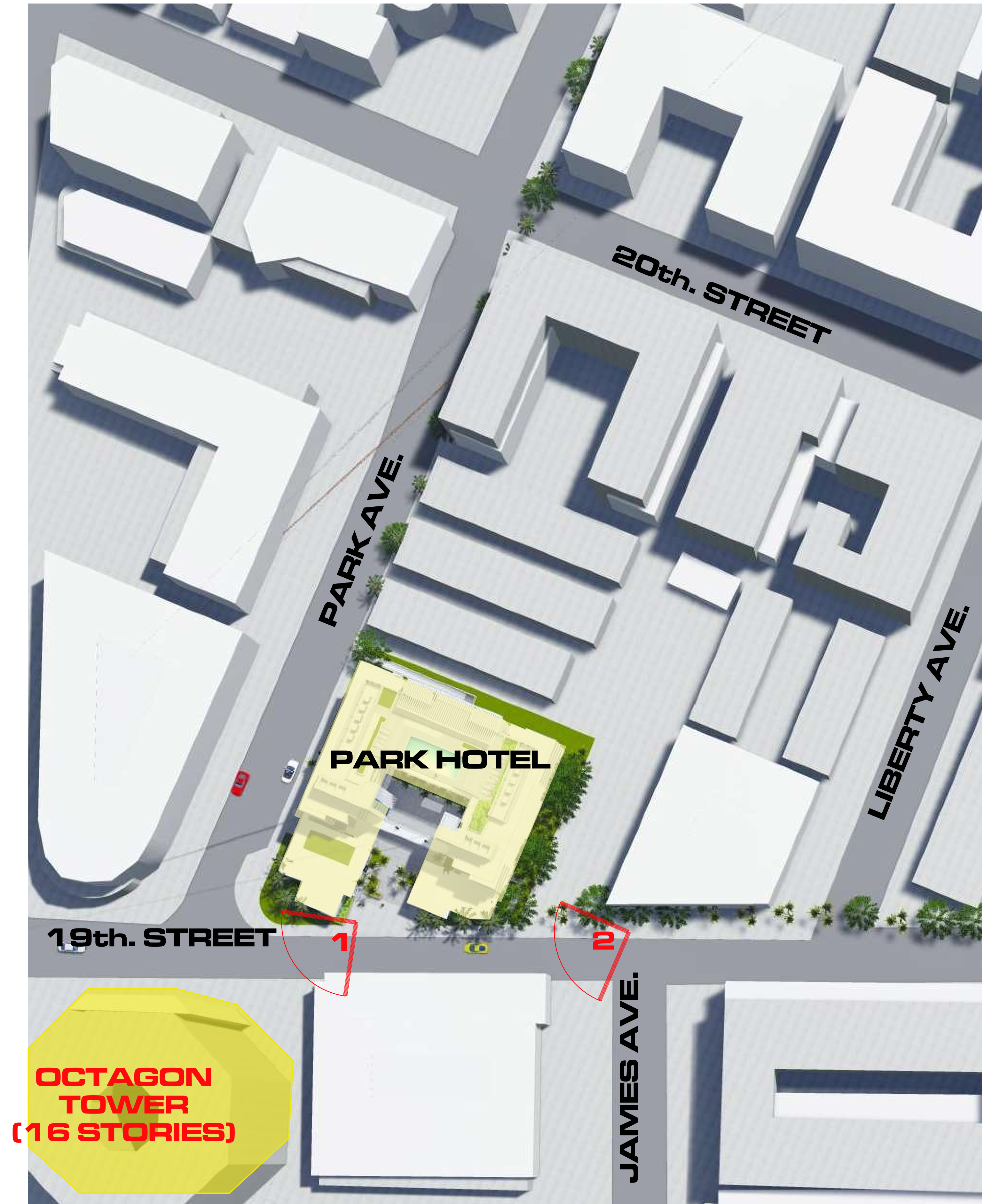
OCTAGON TOWER



1



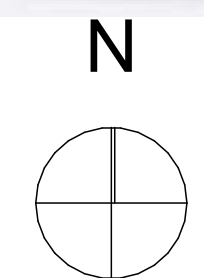
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**OCTAGON
TOWER
(16 STORIES)**

CONTEXT RELEVANT STRUCTURES
OCTAGON TOWER | 1

N.T.S.

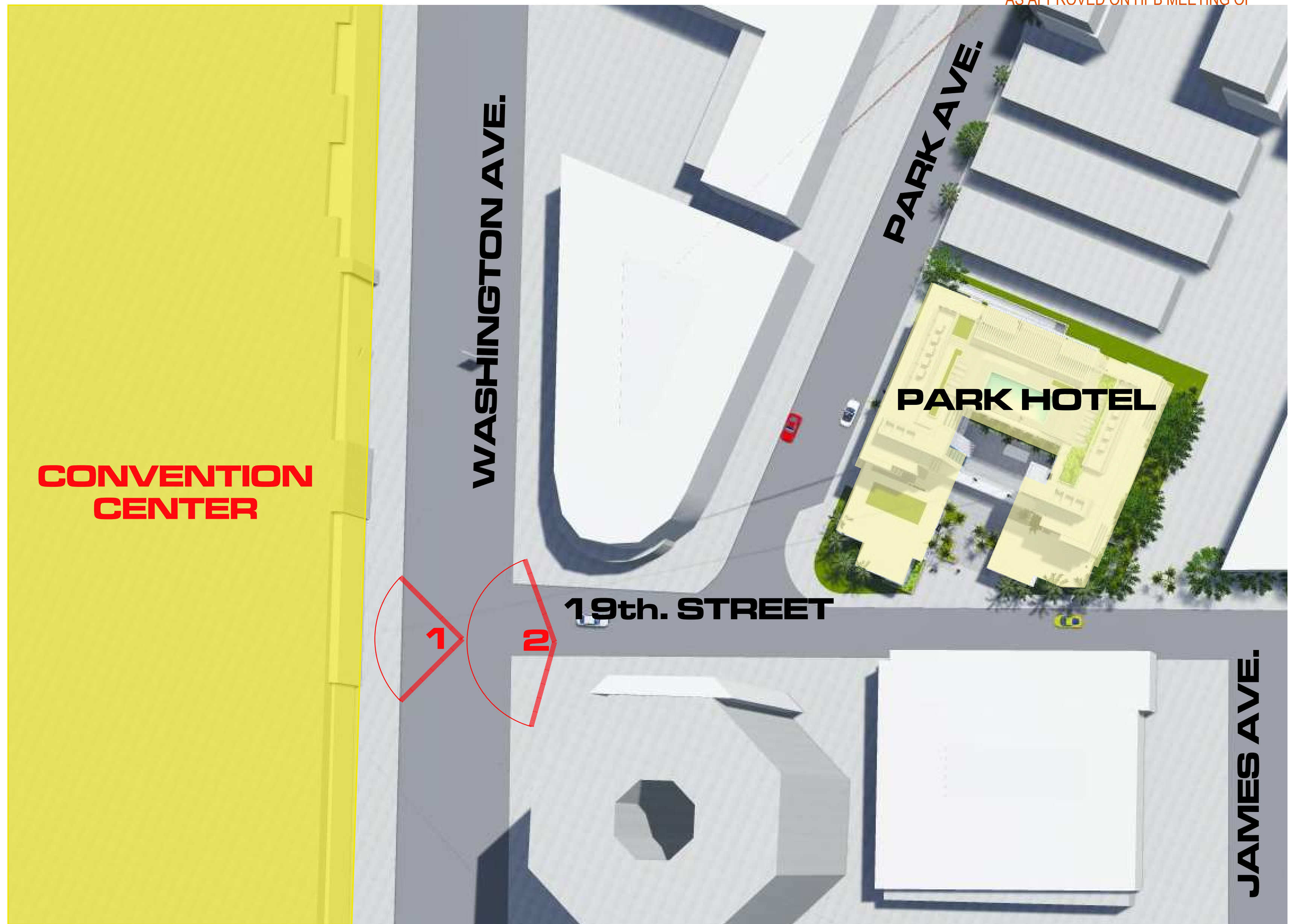


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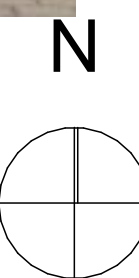


1



2

CONTEXT RELEVANT STRUCTURES
MIAMI BEACH CONVENTION CENTER | 1
N.T.S.



AS APPROVED ON HPB MEETING OF

PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

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1.305.984.3092

Consultant

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Project No.
1822

Sheet Name
CONTEXT RELEVANT
STRUCTURES

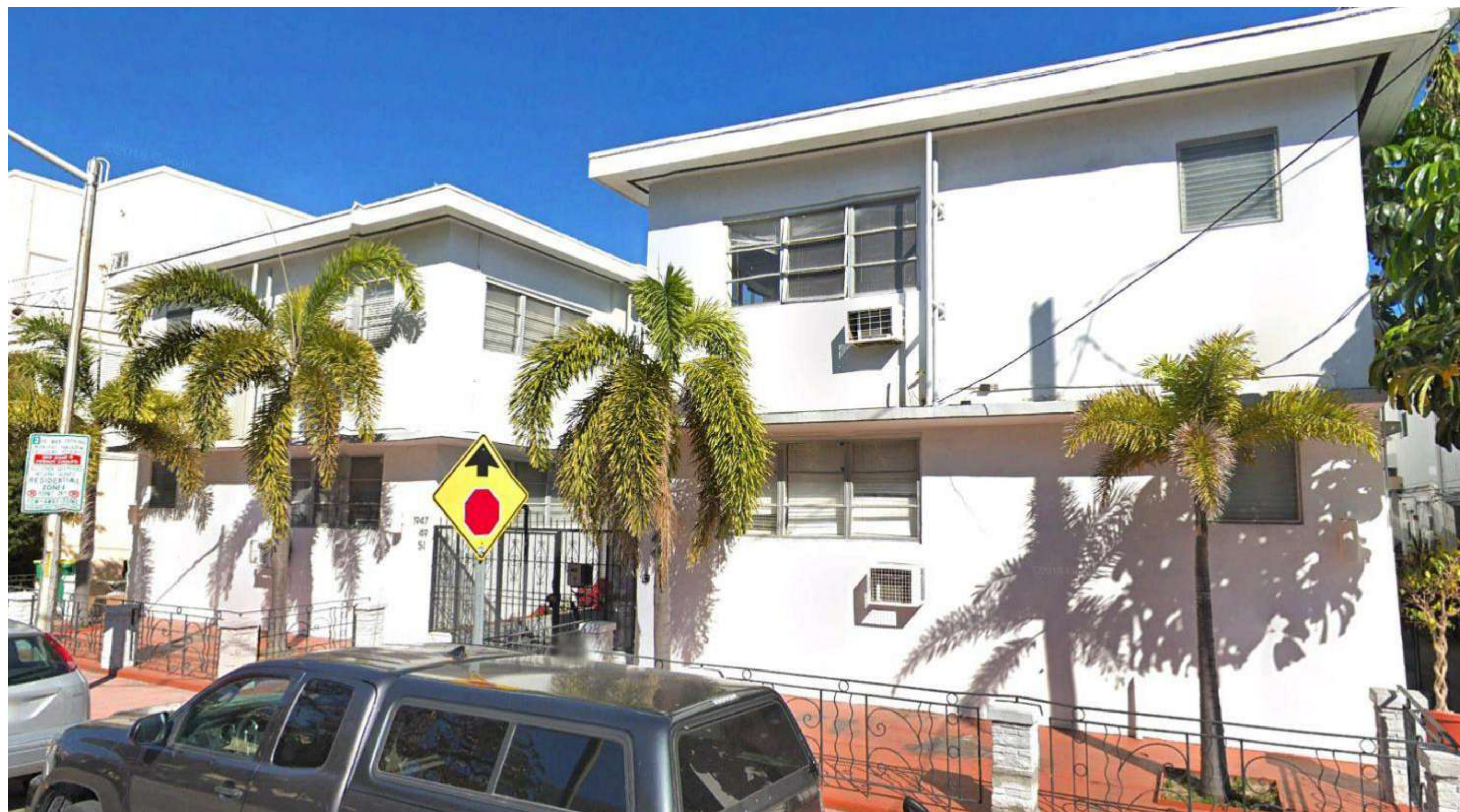
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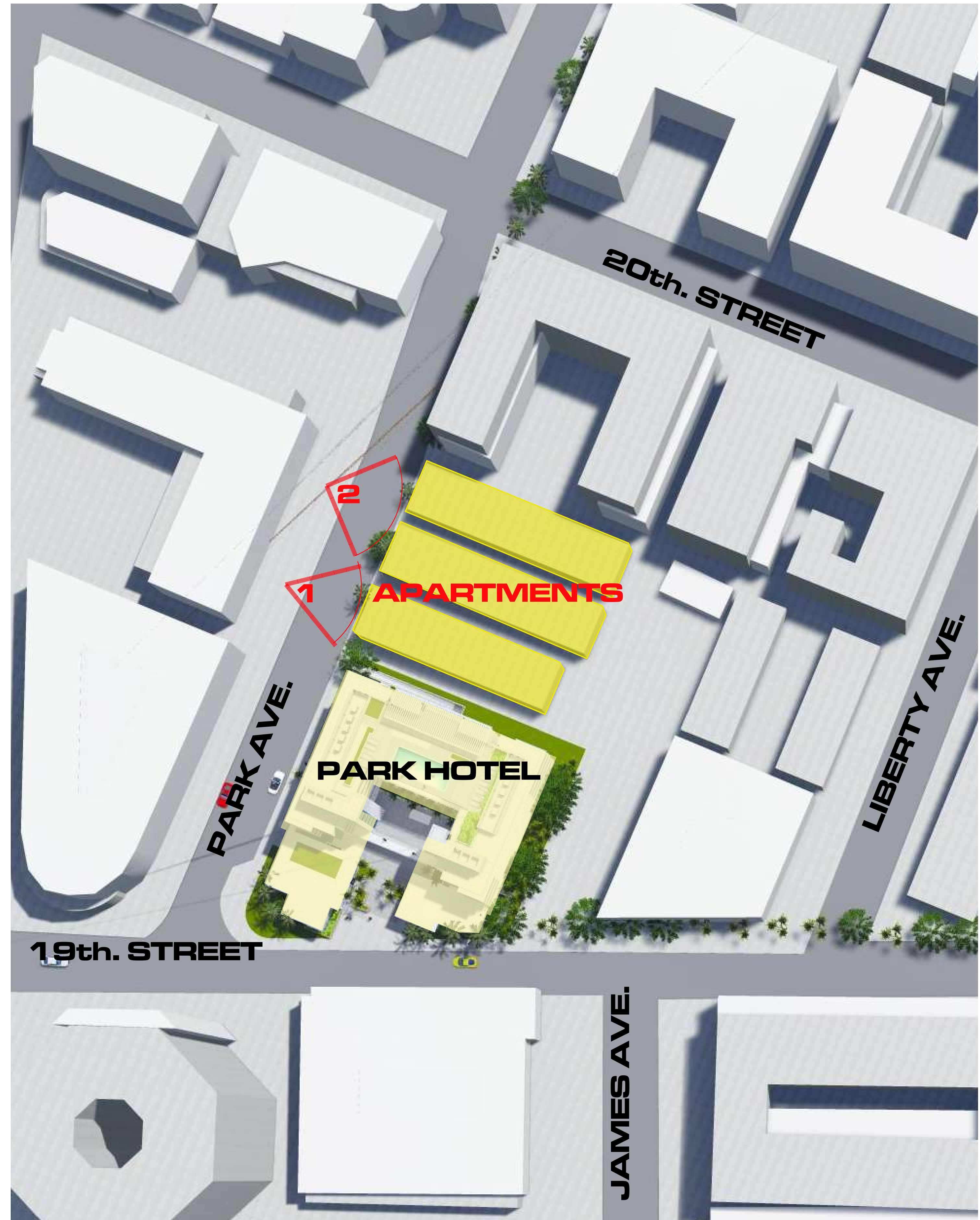
APARTMENTS



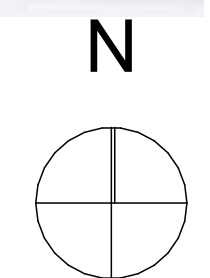
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2



CONTEXT RELEVANT STRUCTURES
APARTMENTS | 1
N.T.S.



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SADIGO HOTEL



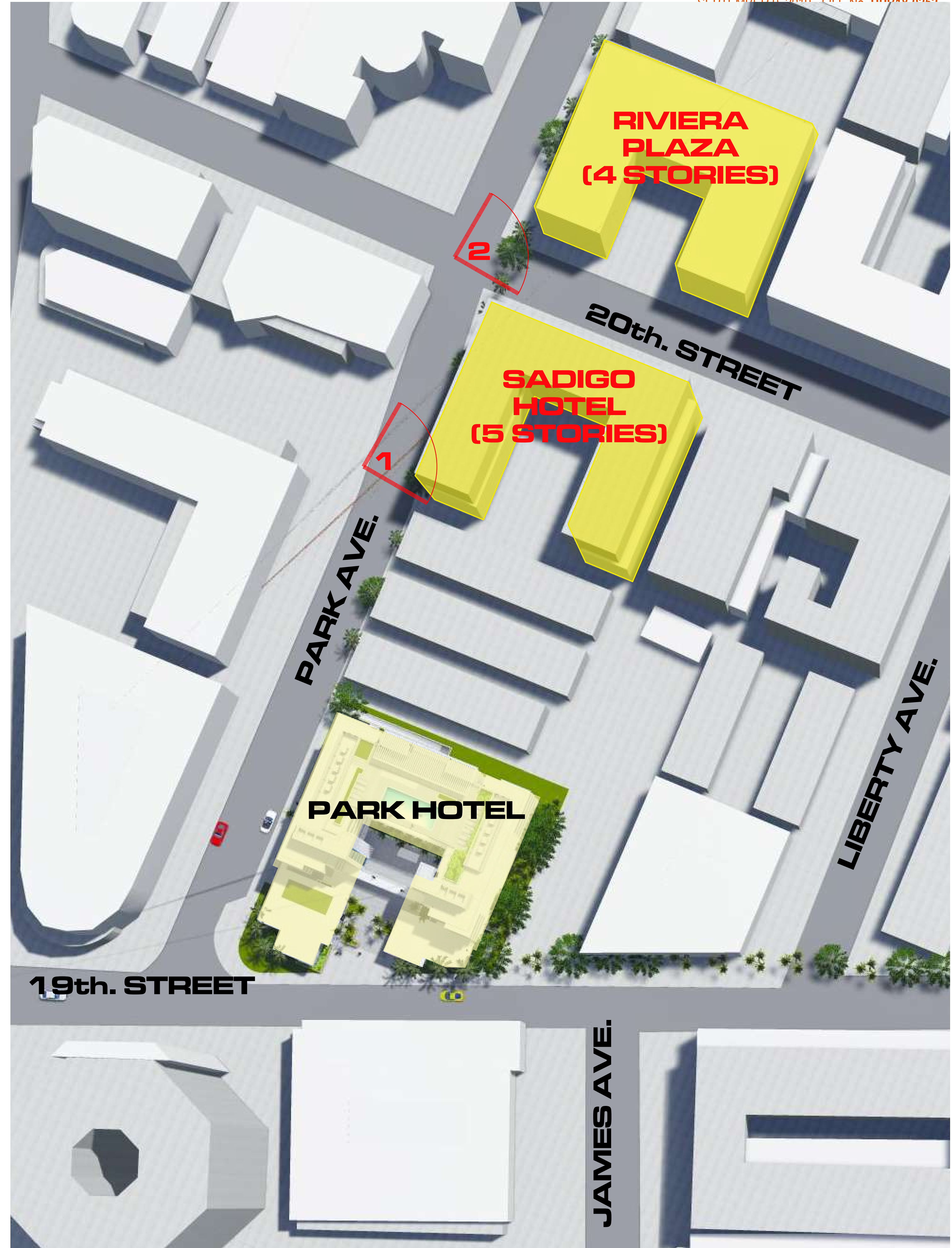
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RIVIERA PLAZA

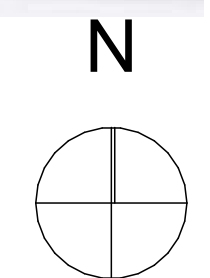


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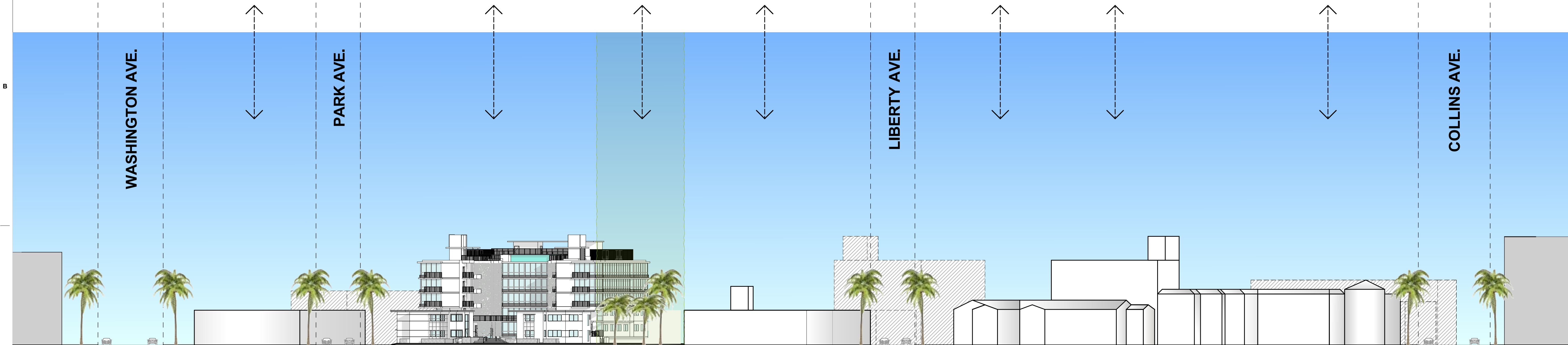
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SEPTEMBER 2010 - FILE # 110049-0050



CONTEXT RELEVANT STRUCTURES
APARTMENTS | 1
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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	A
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PROPOSED PROJECT

19TH STREET - 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.

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

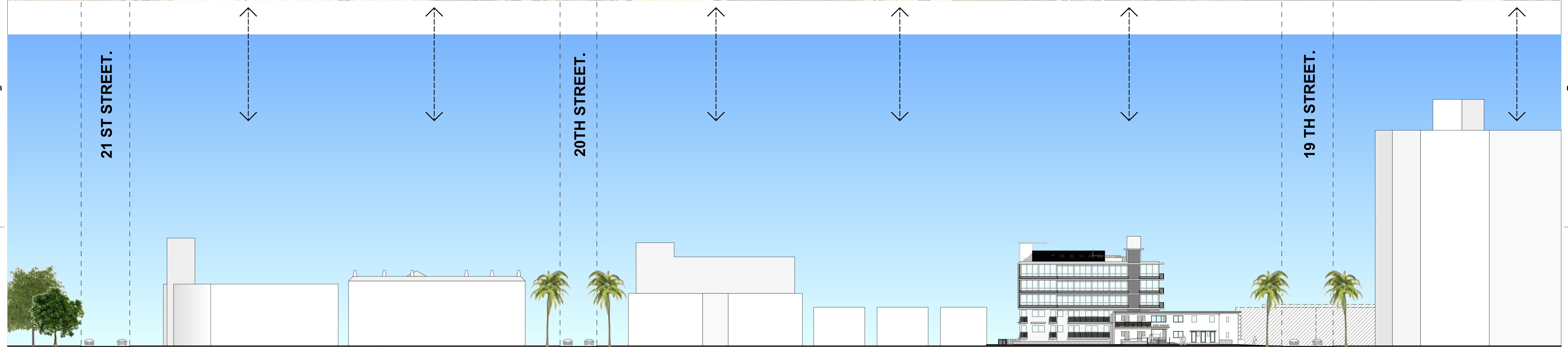
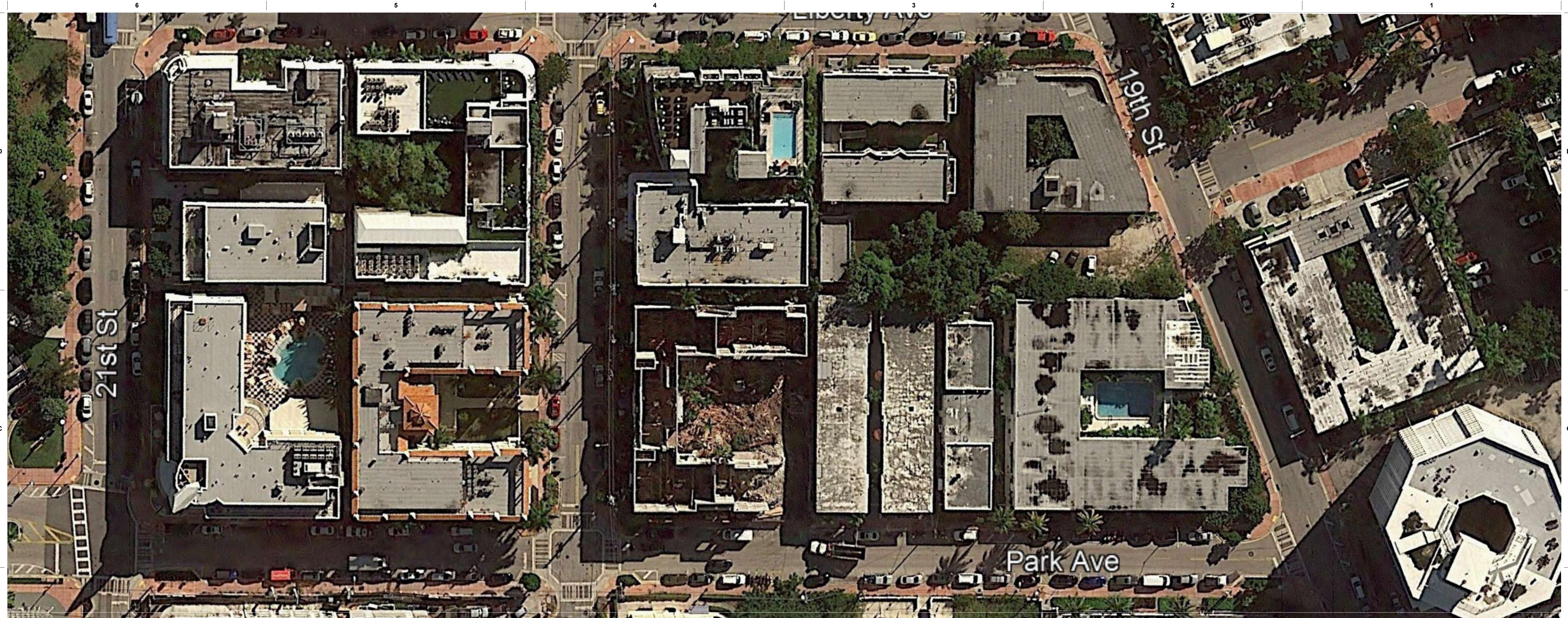
Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

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

A-016



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
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PARK AVE. HOTEL

365 - 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

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Date
05/08/2023

Scale
AS SHOWN

Project No.
1822

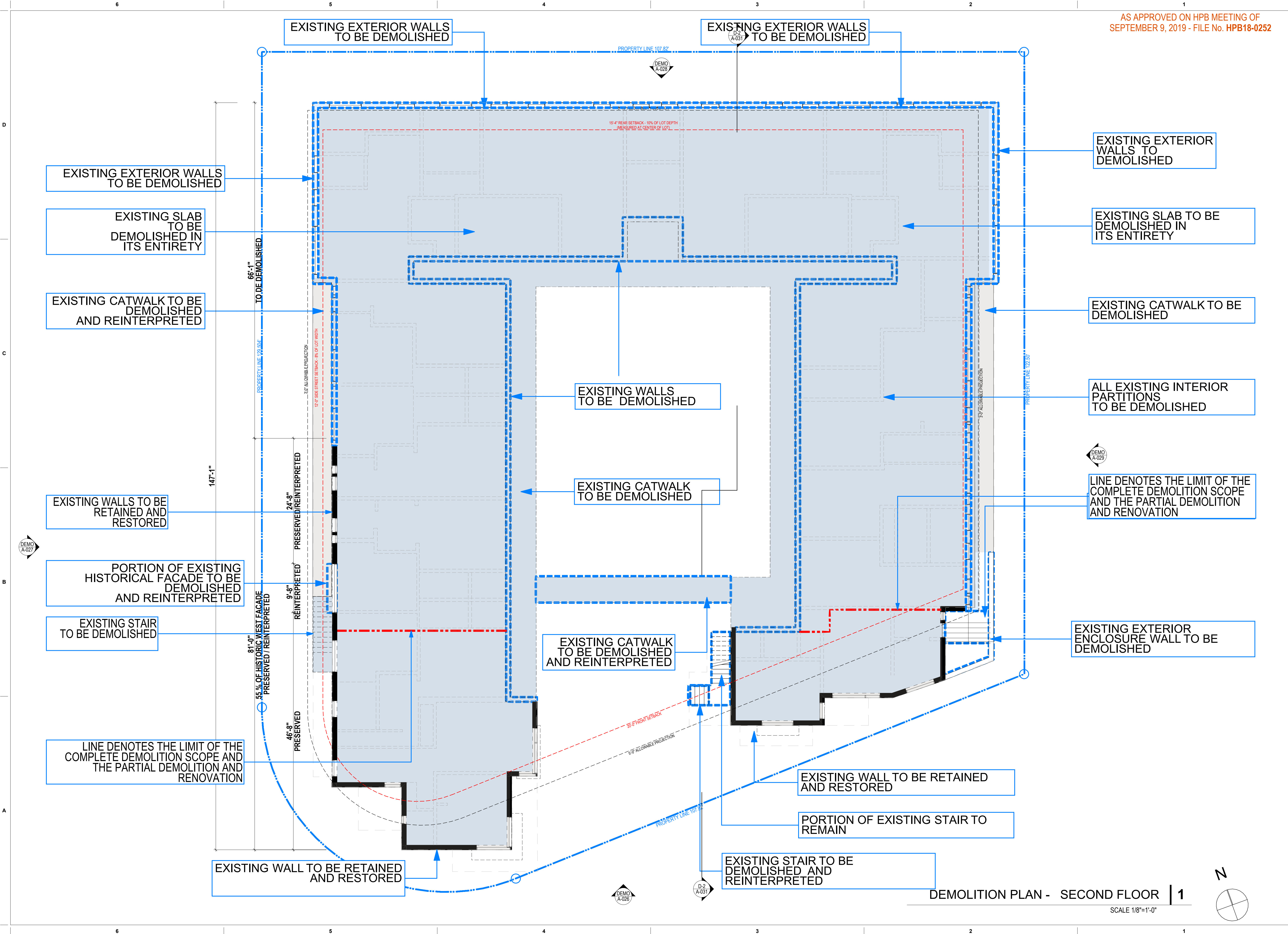
Sheet Name
DEMOLITION PLANS

Sheet No.
A-023

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

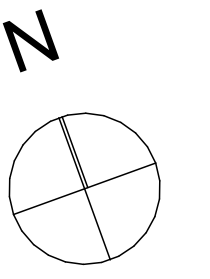
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DEMOLITION PLAN - SECOND FLOOR | 1

SCALE 1/8"=1'-0"



PARK AVE. HOTEL

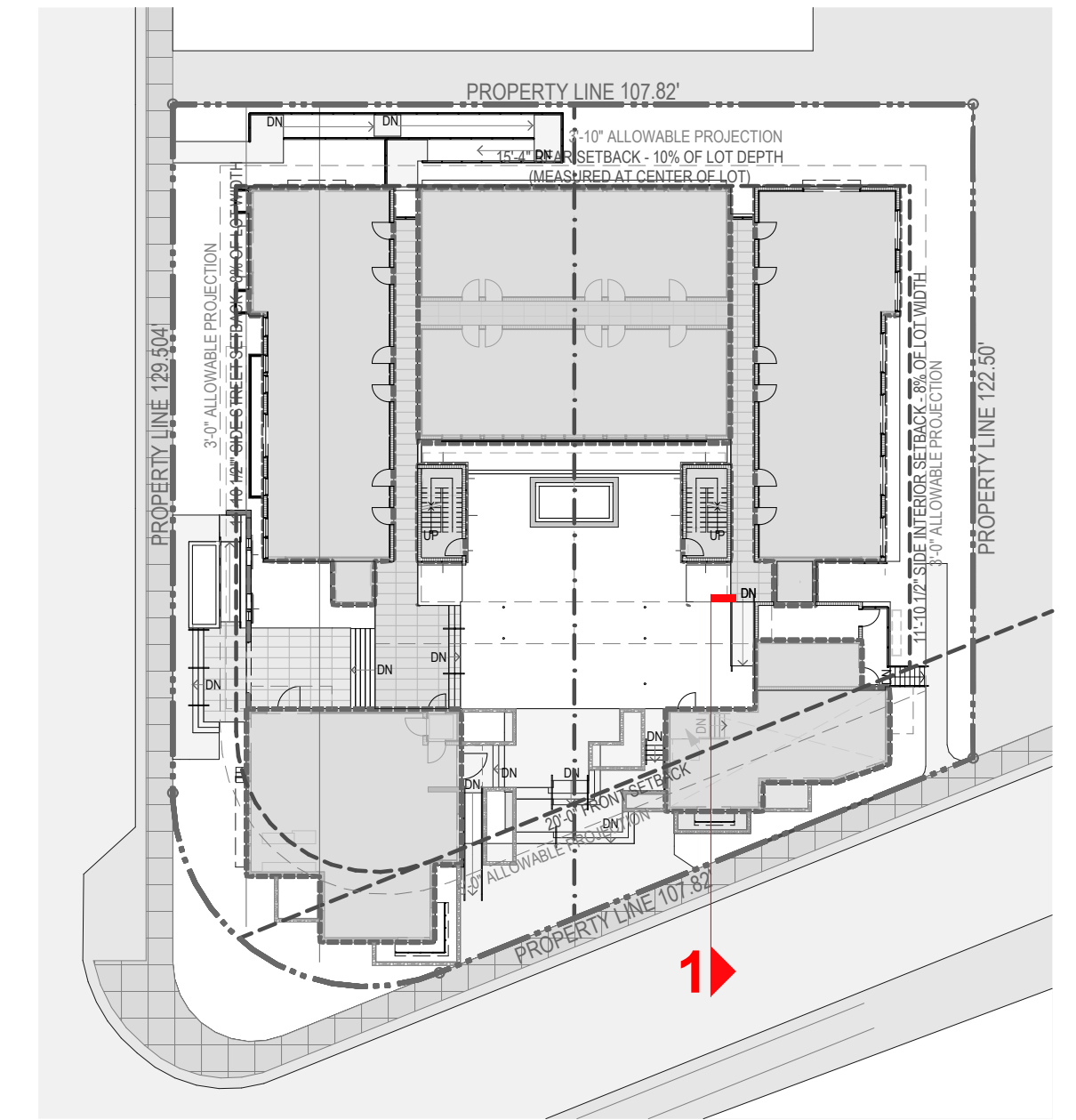
365 - 19th Street
MIAMI BEACH, FLORIDA 33139

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
Sheet Name
PARTIAL SECTIONS
Sheet No.

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

Owner Information

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

Luis O. Revuelta
AR-007972

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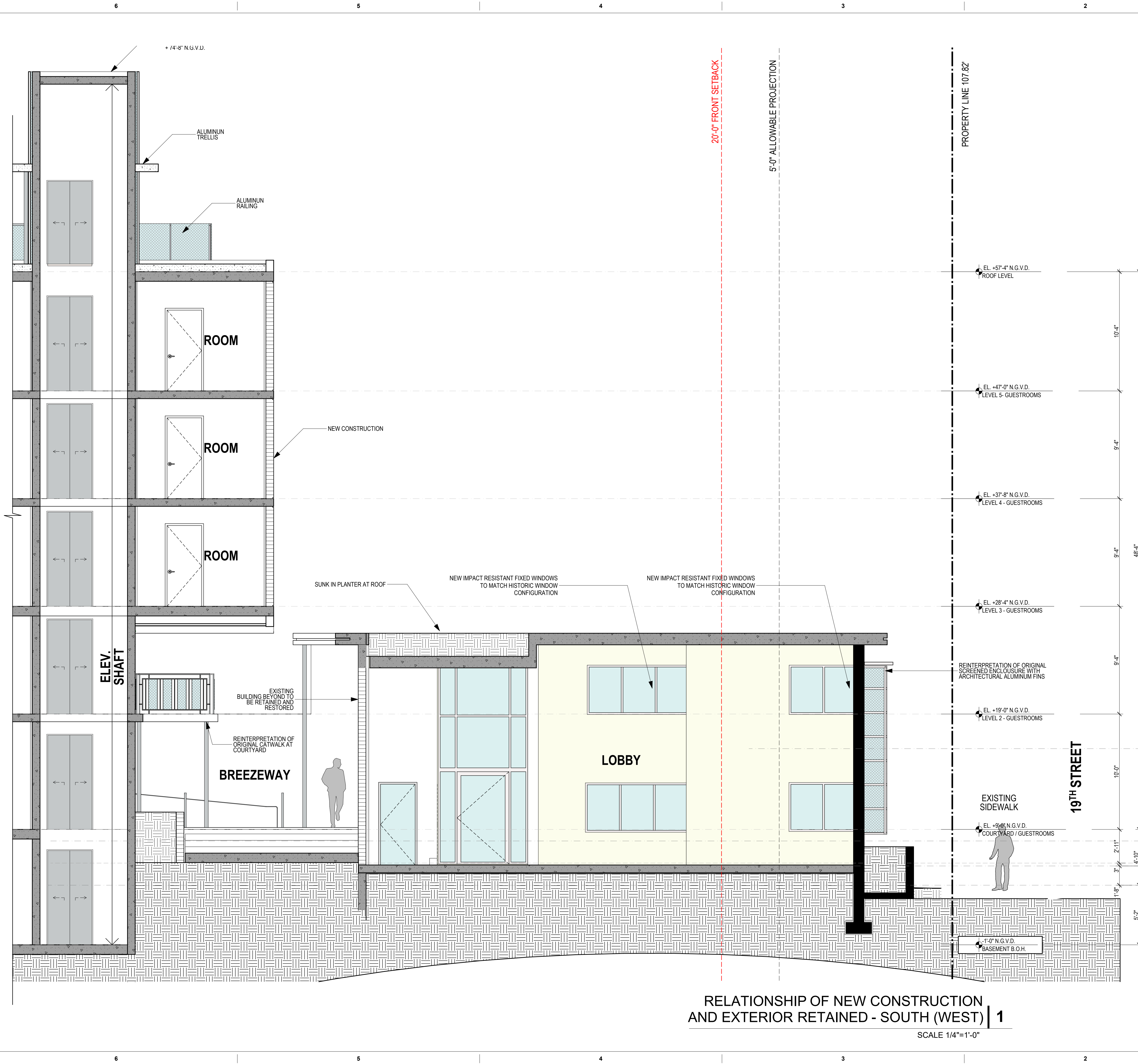
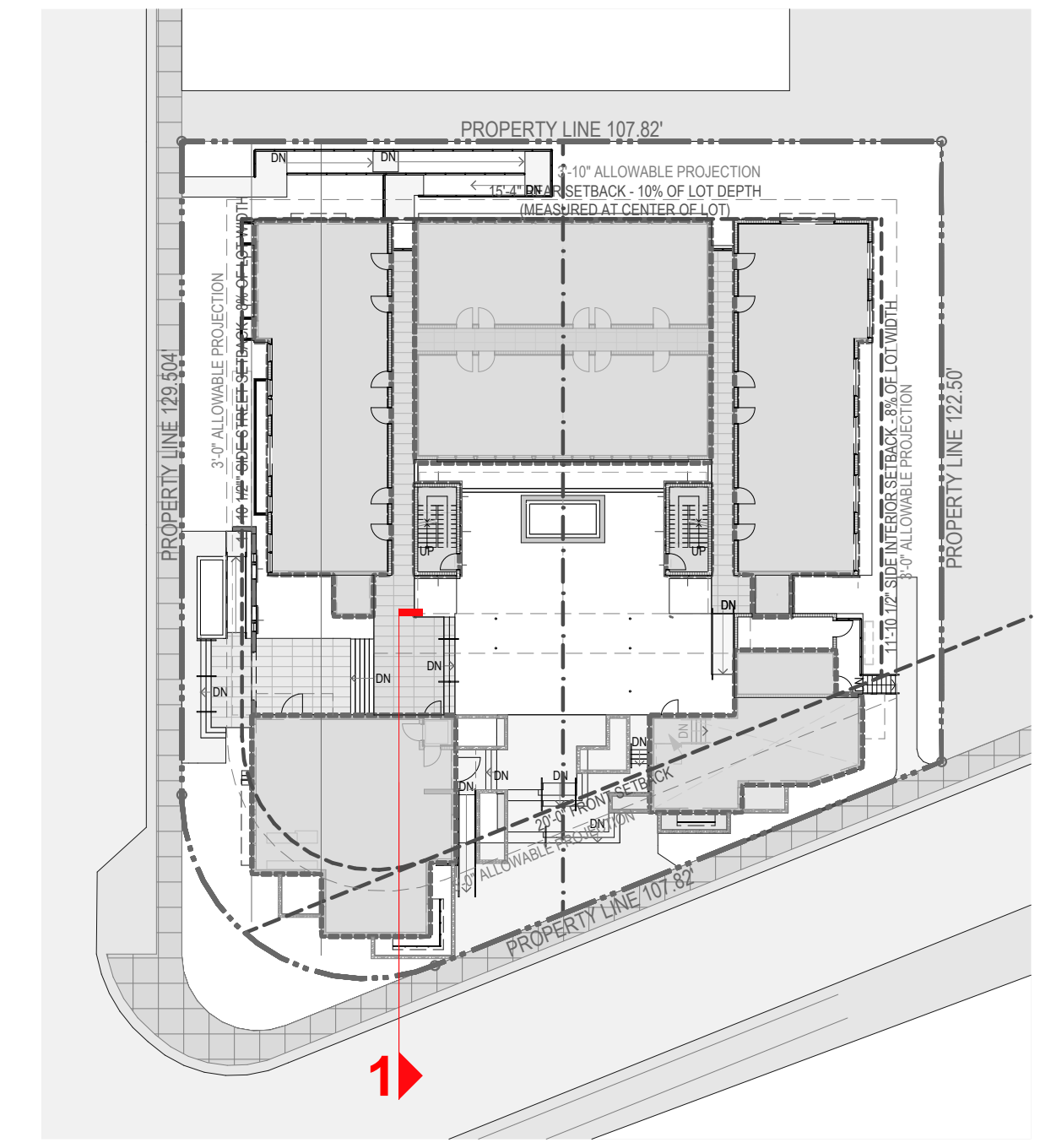
Date
05/08/2023
Scale
AS SHOWN
Project No.
1822

Sheet Name
PARTIAL SECTIONS

Sheet No.

A-034

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



SCALE 1/4"=1'-0"

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architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

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SUITE 110
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Project

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

FRONT VIEW AT 19th. STREET

Sheet No.

A-035



FRONT VIEW - 19th. STREET | 1
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PARK AVE. HOTEL

365 - 19th Street
 MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

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 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

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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PARK AVE. HOTEL

365 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

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Consultant

Luis O. Revuelta
AR-007972

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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
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PARK AVE. HOTEL
365 - 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

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

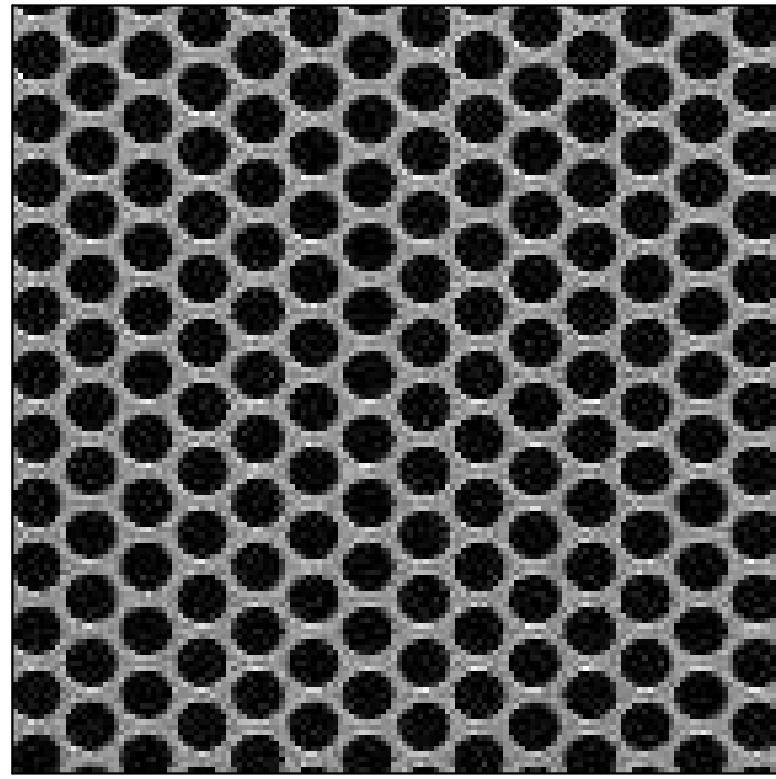
Sheet Name
MATERIALS
Sheet No.

A-038

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



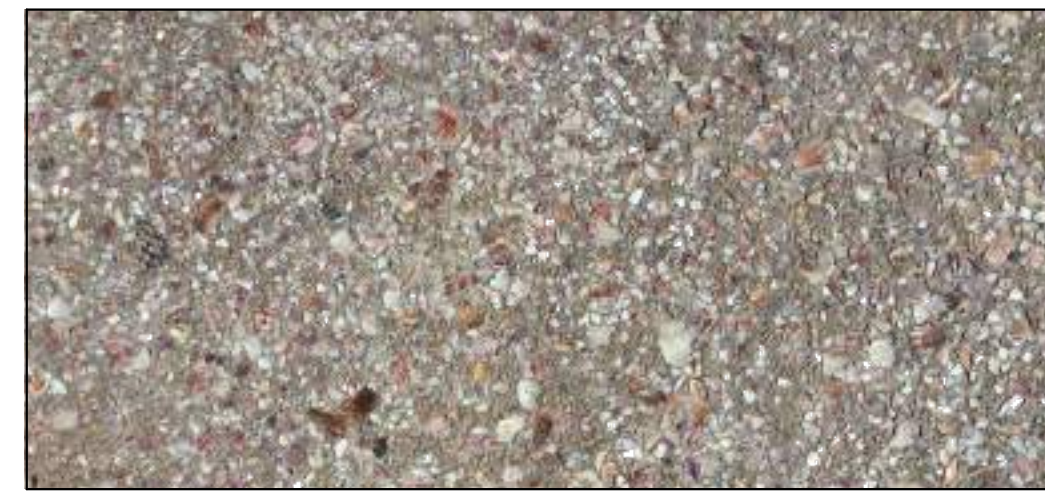
NEW CONSTRUCTION - SMOOTH
STUCCO PAINT FINISH- WHITE



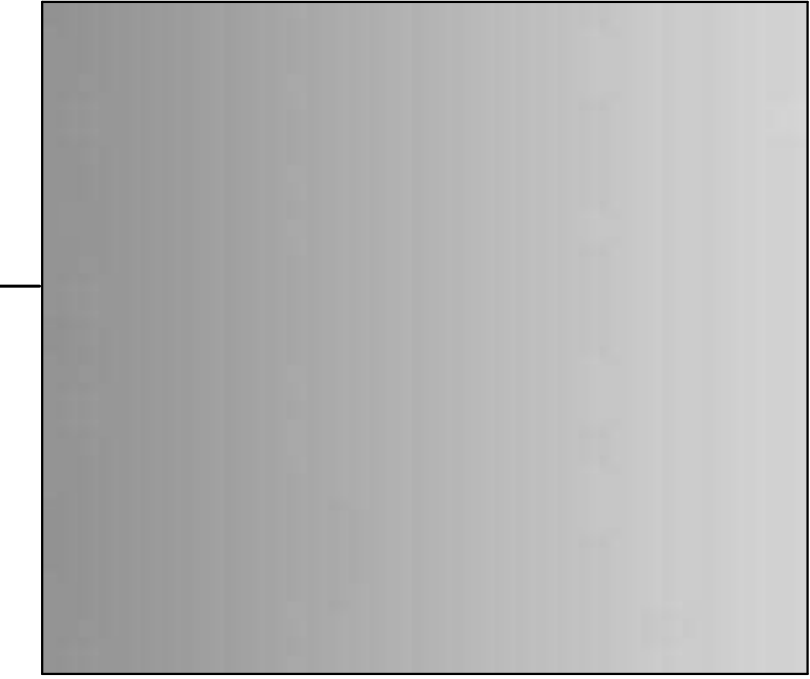
PERFORATED METAL-
McNICHOLS OR SIMILAR



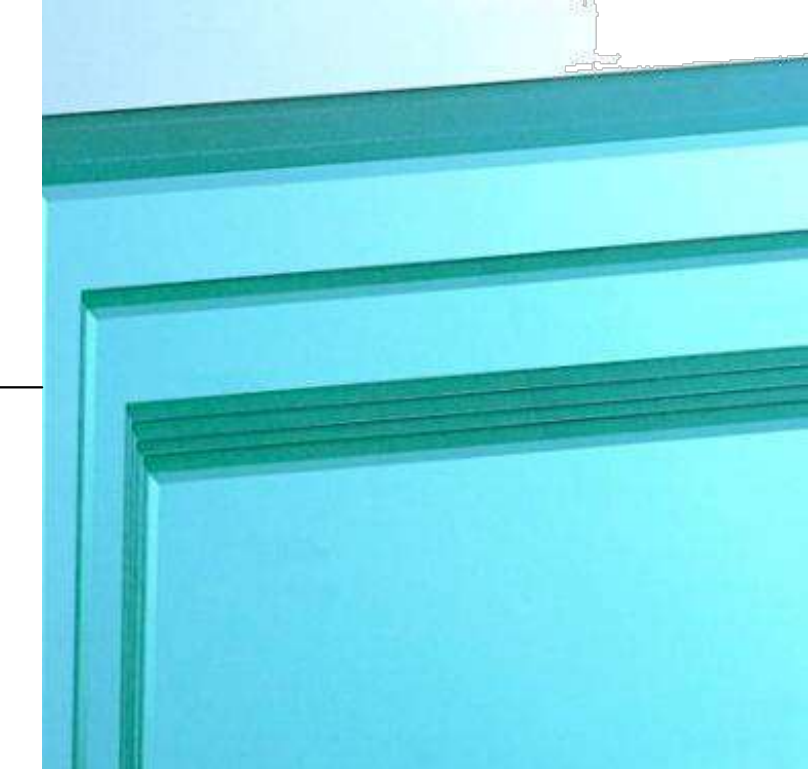
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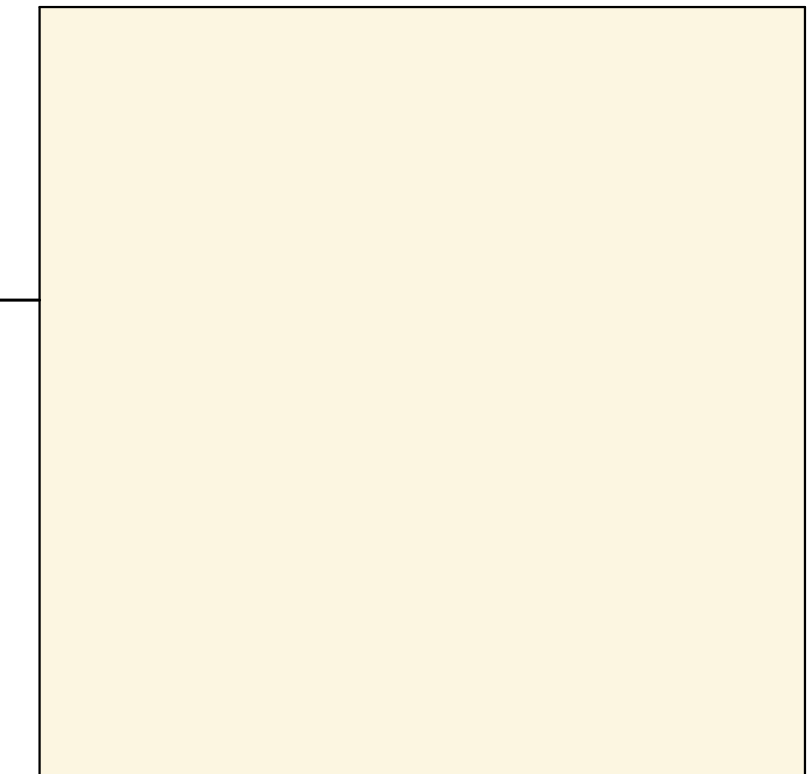
24"x24" CONCRETE PAVERS WITH CRUSHED
SHELLS INSIDE PROPERTY. MIAMI BEACH
STANDARD RED CONCRETE ON SIDE WALK



ALUMINUM FRAMES-
ARCADIA SILVER OR SIMILAR



LAMINATED GLASS-
VIRACON OR SIMILAR- GREEN



HISTORIC BUILDINGS - SMOOTH
STUCCO PAINT FINISH-
BENJAMIN MOORE 302



EXISTING ORCHARD STONE PLANTERS
TO MANTAIN AND RESTORE

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PARK AVE. HOTEL
365 - 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

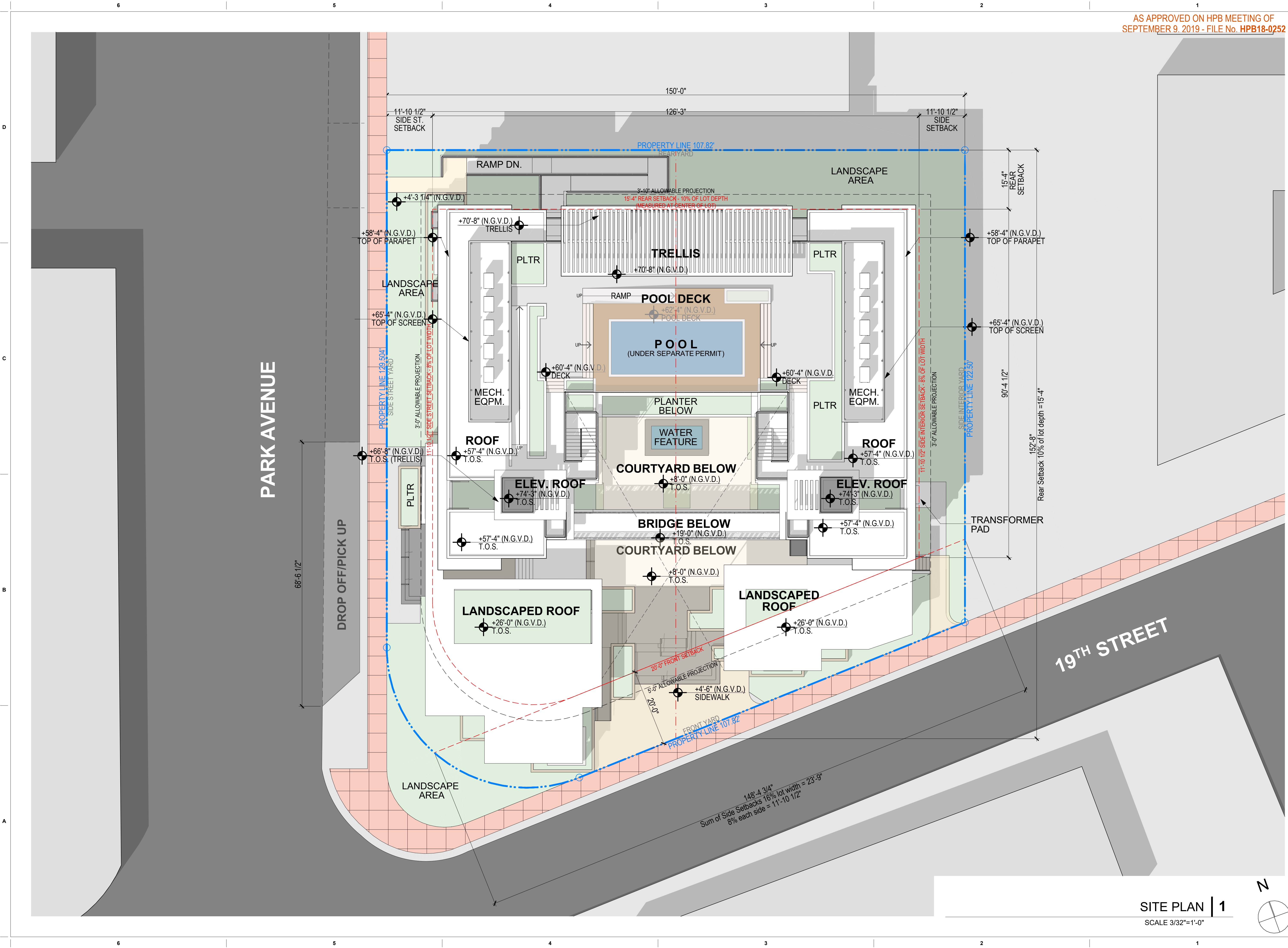
HPB SUBMITTAL

Date
05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
SITE PLAN
Sheet No.

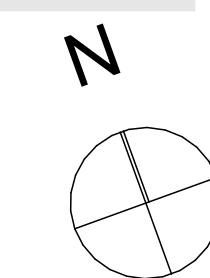
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SITE PLAN | 1
SCALE 3/32"=1'-0"



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MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

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HALLANDALE BEACH, FL 33009
1.305.984.3092

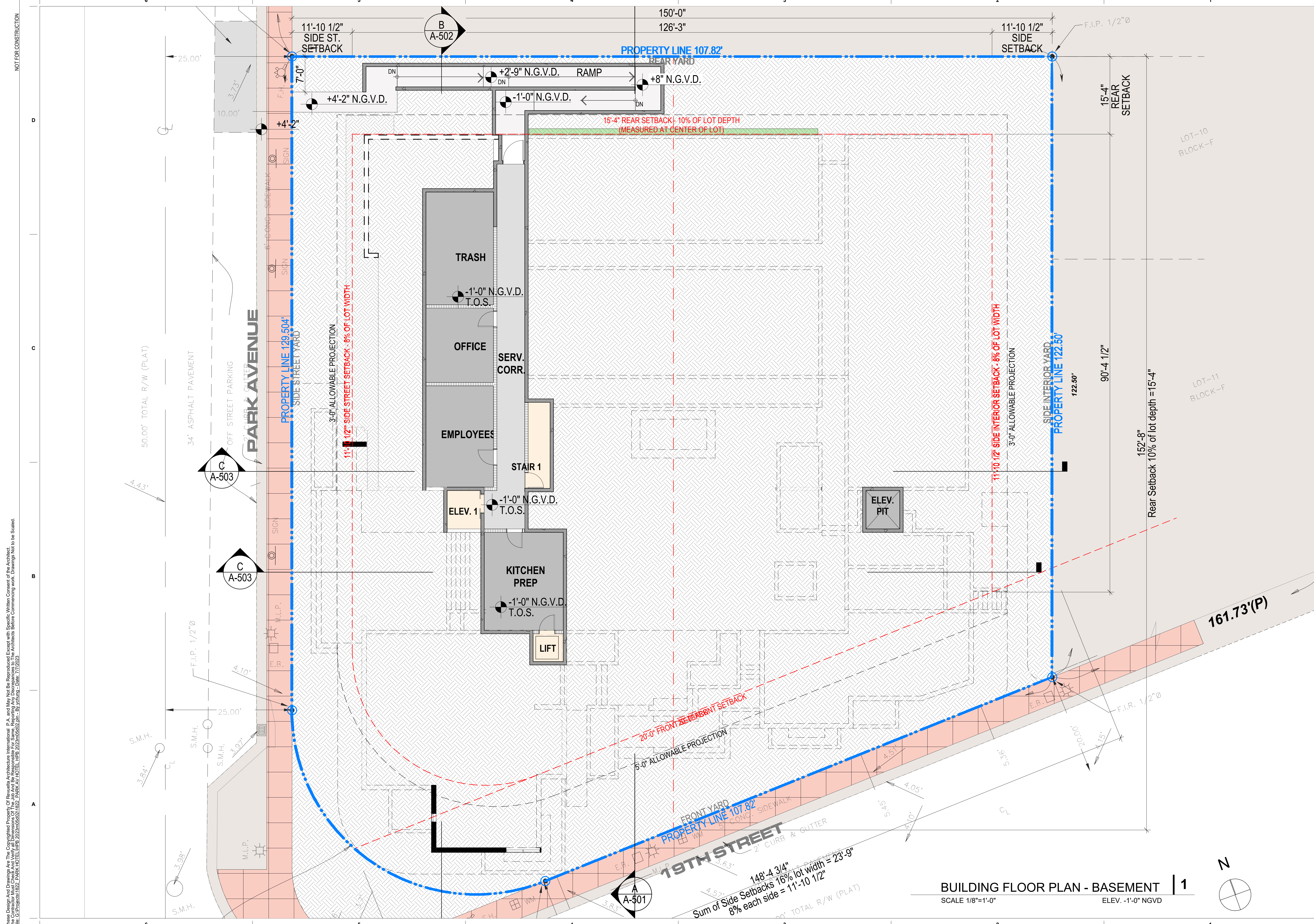
Consultant

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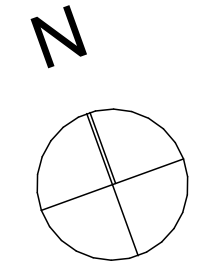
Date
05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
BUILDING FLOOR PLAN
Sheet No.

A-101



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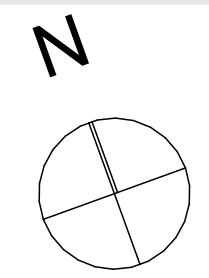
BUILDING FLOOR PLAN - BASEMENT | 1
SCALE 1/8"=1'-0" ELEV. -1'-0" NGVD



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



BUILDING FLOOR PLAN
COURTYARD LEVEL / GUESTROOMS | 1
SCALE 1/8"=1'-0"
ELEV. +9'-0" NGVD



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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

BUILDING FLOOR PLAN

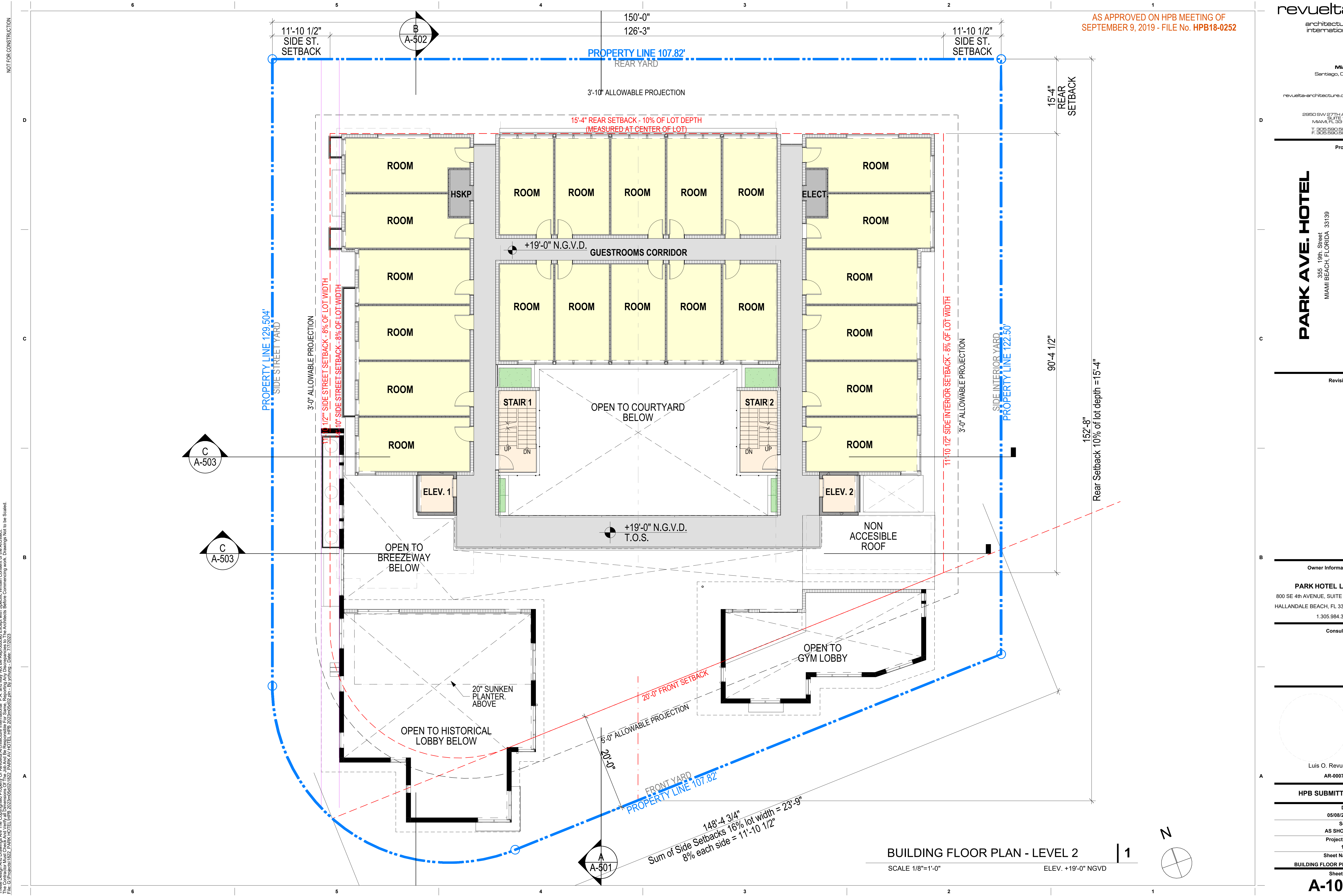
Sheet No.

A-103

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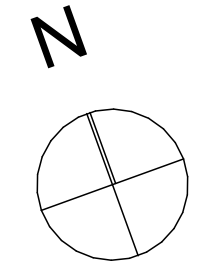


BUILDING FLOOR PLAN - LEVEL 2

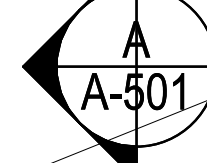
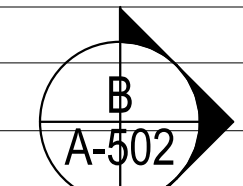
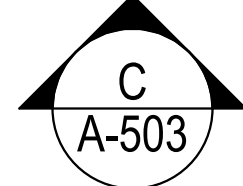
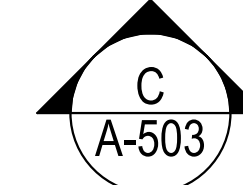
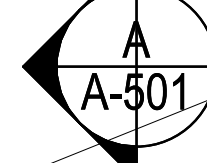
SCALE 1/8"=1'-0"

ELEV. +19'-0" NGVD

1



148'-4 3/4"
Sum of Side Setbacks 16% lot width = 23'-9"
8% each side = 11'-10 1/2"



PARK AVE. HOTEL

365 - 19th Street
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

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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

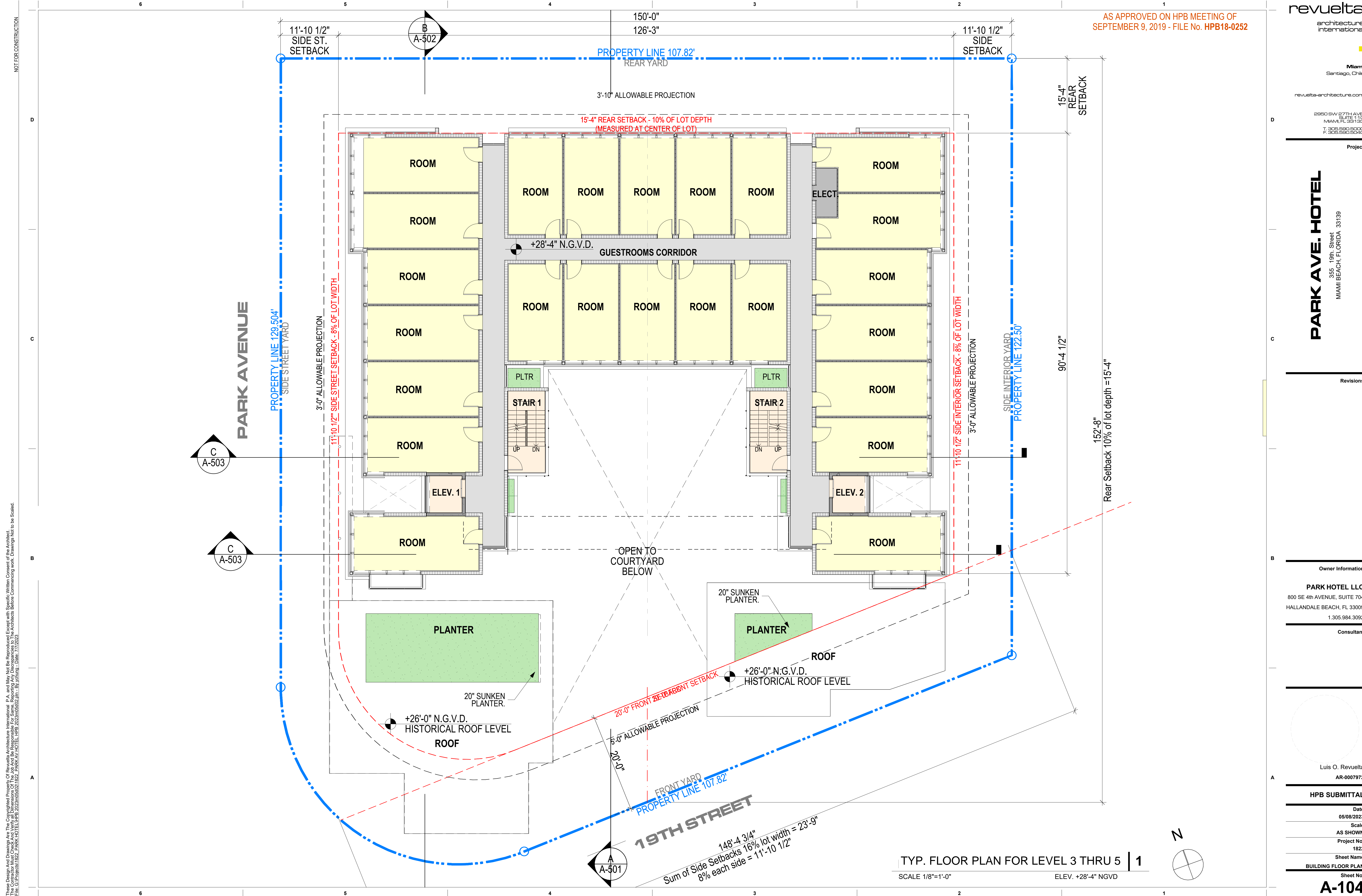
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1822

Sheet Name
BUILDING FLOOR PLAN

Sheet No.

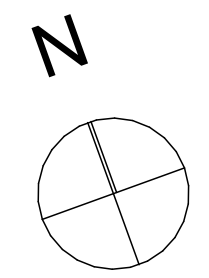
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AS APPROVED ON HPB MEETING OF
SEPTEMBER 9, 2019 - FILE No. **HPB18-0252**

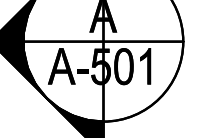


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TYP. FLOOR PLAN FOR LEVEL 3 THRU 5 | 1
SCALE 1/8"=1'-0" ELEV. +28'-4" NGVD



19TH STREET
PROPERTY LINE 107.82'



Sum of Side Setbacks 16% lot width = 23'-9"
8% each side = 11'-10 1/2"

Rear Setback 10% of lot depth = 15'-4"

90'-4 1/2"

15'-4" REAR SETBACK

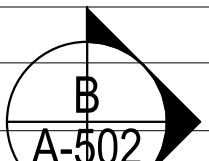
SIDE INTERIOR YARD
PROPERTY LINE 122.50'

11'-10 1/2" SIDE INTERIOR SETBACK - 8% OF LOT WIDTH
3'-0" ALLOWABLE PROJECTION

11'-10 1/2" SIDE SETBACK

PROPERTY LINE 107.82'
REAR YARD
3'-10" ALLOWABLE PROJECTION

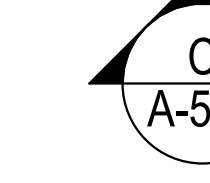
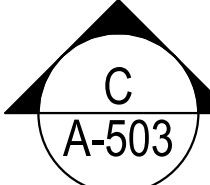
150'-0"
126'-3"



11'-10 1/2" SIDE ST. SETBACK

PROPERTY LINE 129.504'
SIDE STREET YARD

PARK AVENUE



3'-0" ALLOWABLE PROJECTION
11'-10 1/2" SIDE STREET SETBACK - 8% OF LOT WIDTH

PLANTER

+26'-0" N.G.V.D.
HISTORICAL ROOF LEVEL

20" SUNKEN PLANTER.

PLANTER

PLANTER

+26'-0" N.G.V.D.
HISTORICAL ROOF LEVEL

20" SUNKEN PLANTER.

ROOF

OPEN TO COURTYARD BELOW

PLTR

STAIR 1
UP DN

PLTR

STAIR 2
DN UP

ELEV. 1

ELEV. 2

ROOM

ROOM

ROOM

ROOM

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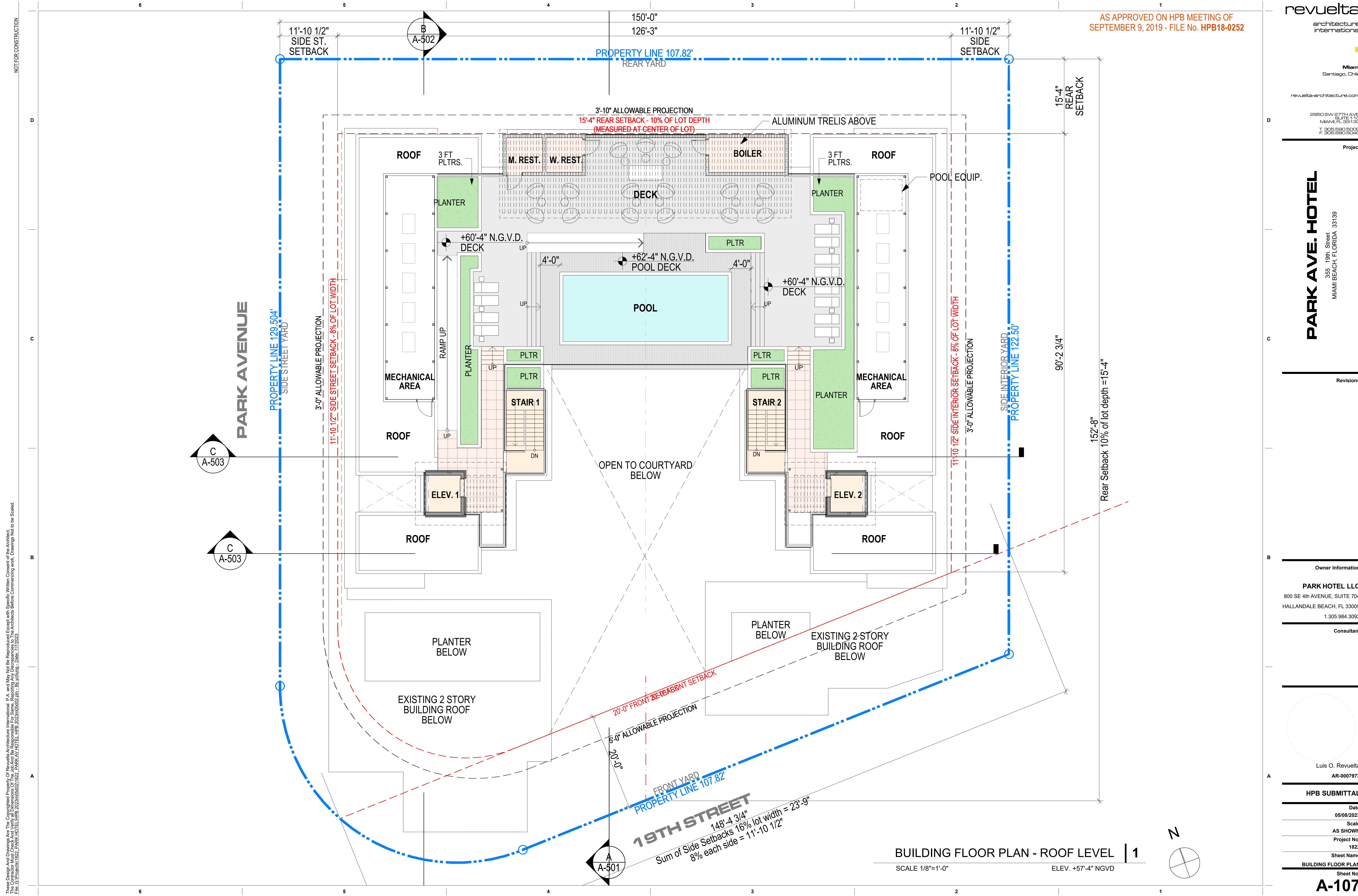
ROOM

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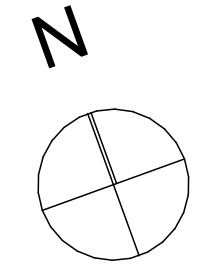
ELECT

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



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BUILDING FLOOR PLAN - ROOF LEVEL | 1
SCALE 1/8"=1'-0" ELEV. +57'-4" NGVD



PARK AVE. HOTEL

365 - 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

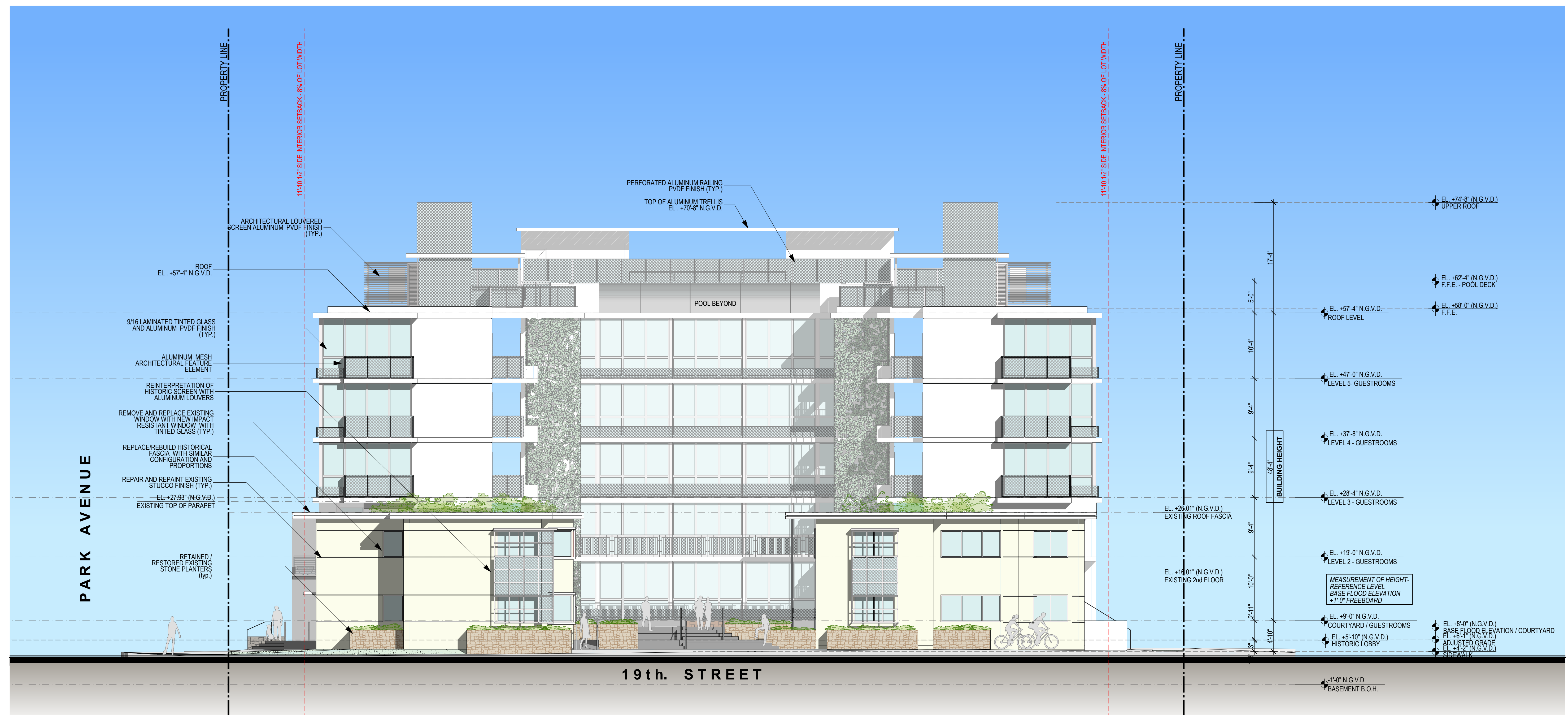
Sheet Name

SOUTH ELEVATION

Sheet No.

A-401

NOT FOR CONSTRUCTION



BUILDING ELEVATION - SOUTH | 1
SCALE 1/8"=1'-0"

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PARK AVE. HOTEL

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Revisions

Owner Information

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Consultant

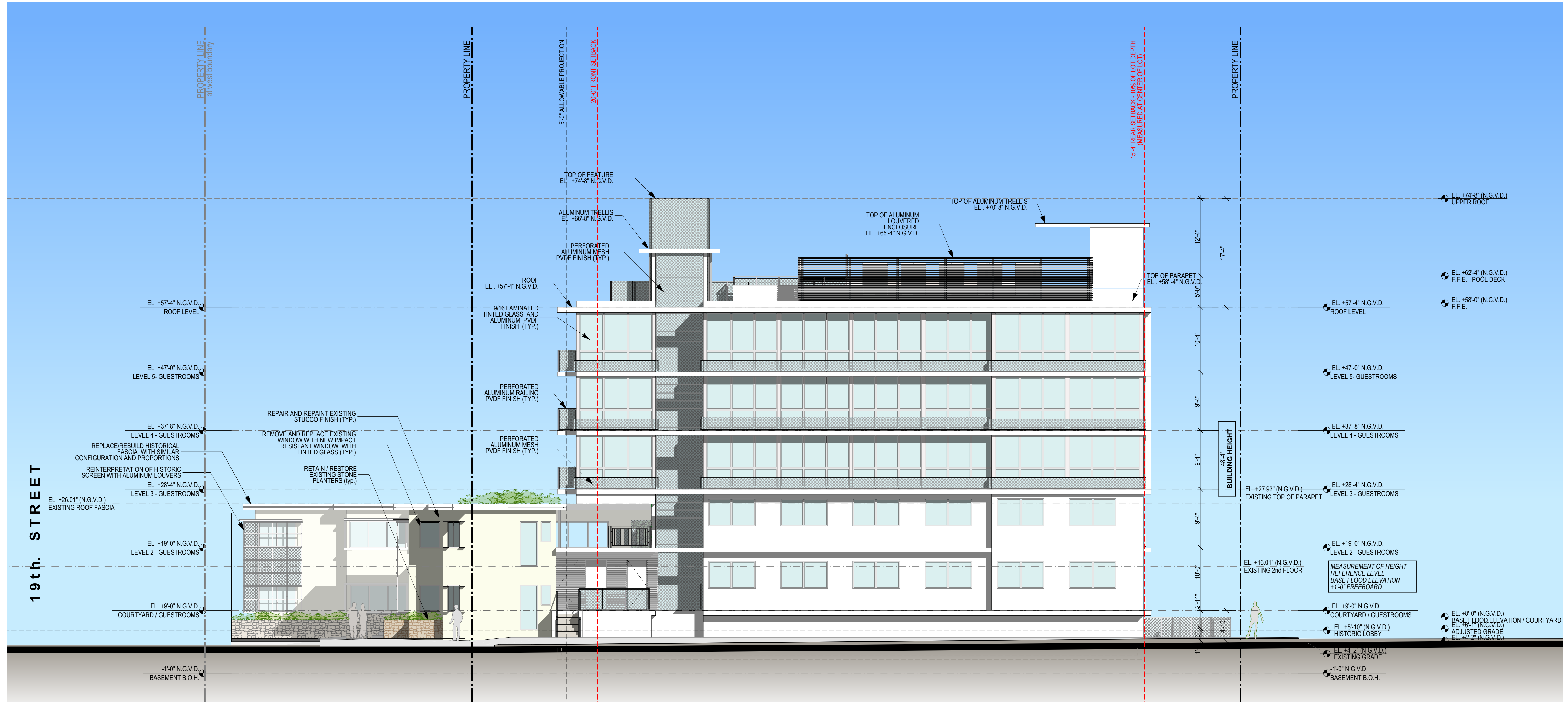
Luis O. Revuelta
AR-007972

HPB SUBMITTAL

Date
05/08/2023
Scale
AS SHOWN
Project No.
1822
Sheet Name
EAST ELEVATION
Sheet No.

A-402

NOT FOR CONSTRUCTION



BUILDING ELEVATION - EAST | 1

SCALE 1/8"=1'-0"

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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.

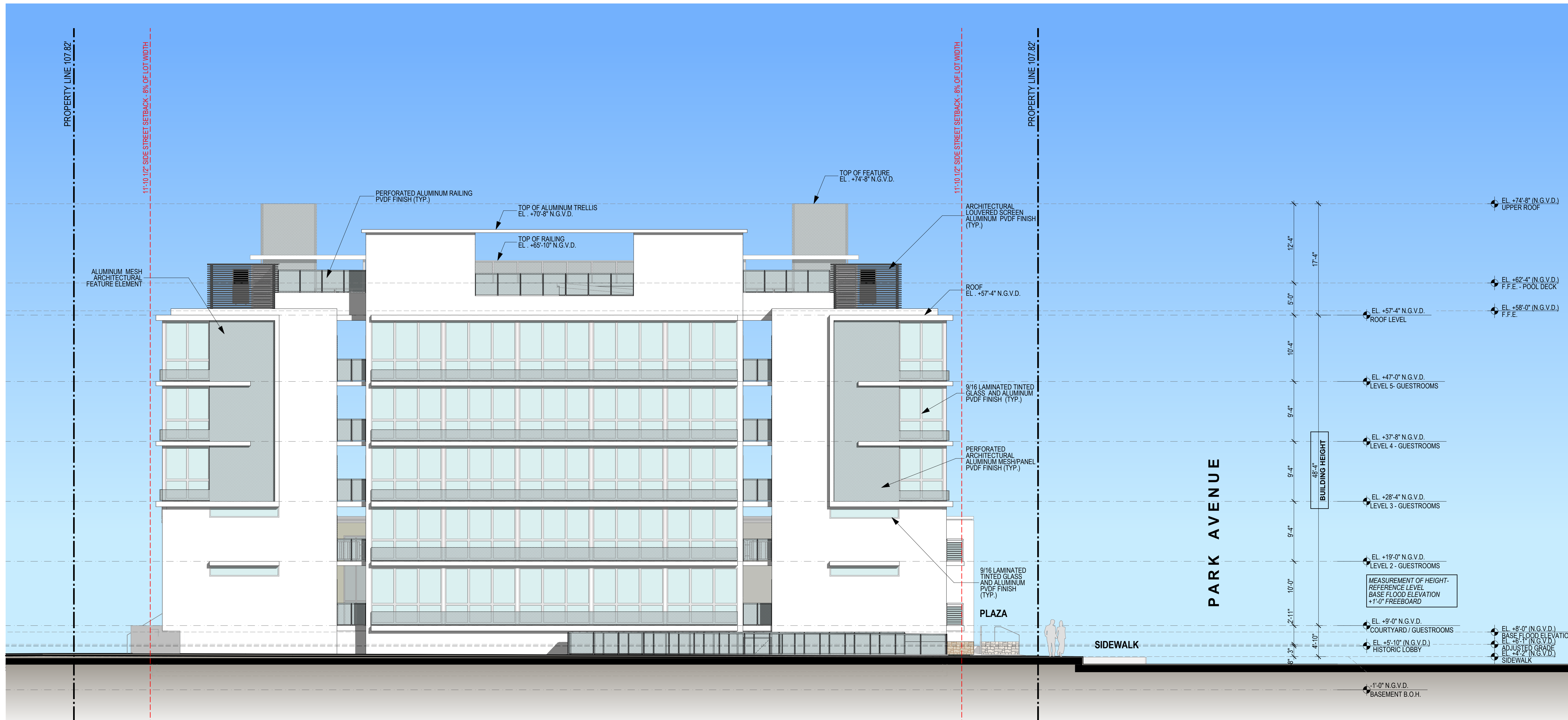
1822

Sheet Name

NORTH ELEVATION

Sheet No.

A-403



BUILDING ELEVATION - NORTH | 1

SCALE 1/8"=1'-0"

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PARK AVE. HOTEL

365 19th Street
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1.305.984.3092

Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

Date

05/08/2023

Scale

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Project No.

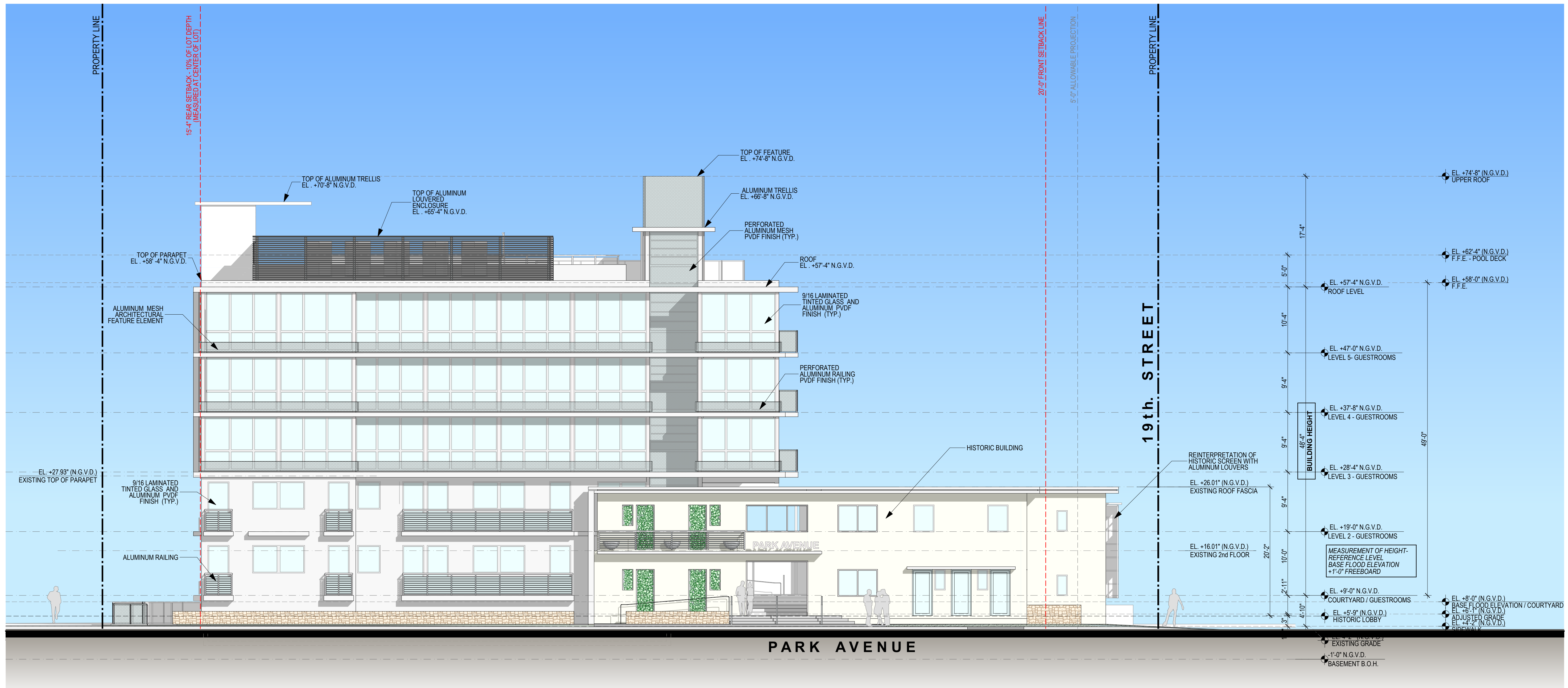
1822

Sheet Name

WEST ELEVATION

Sheet No.

A-404



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

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AR-007972

HPB SUBMITTAL

Date

05/08/2023

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Project No.

1822

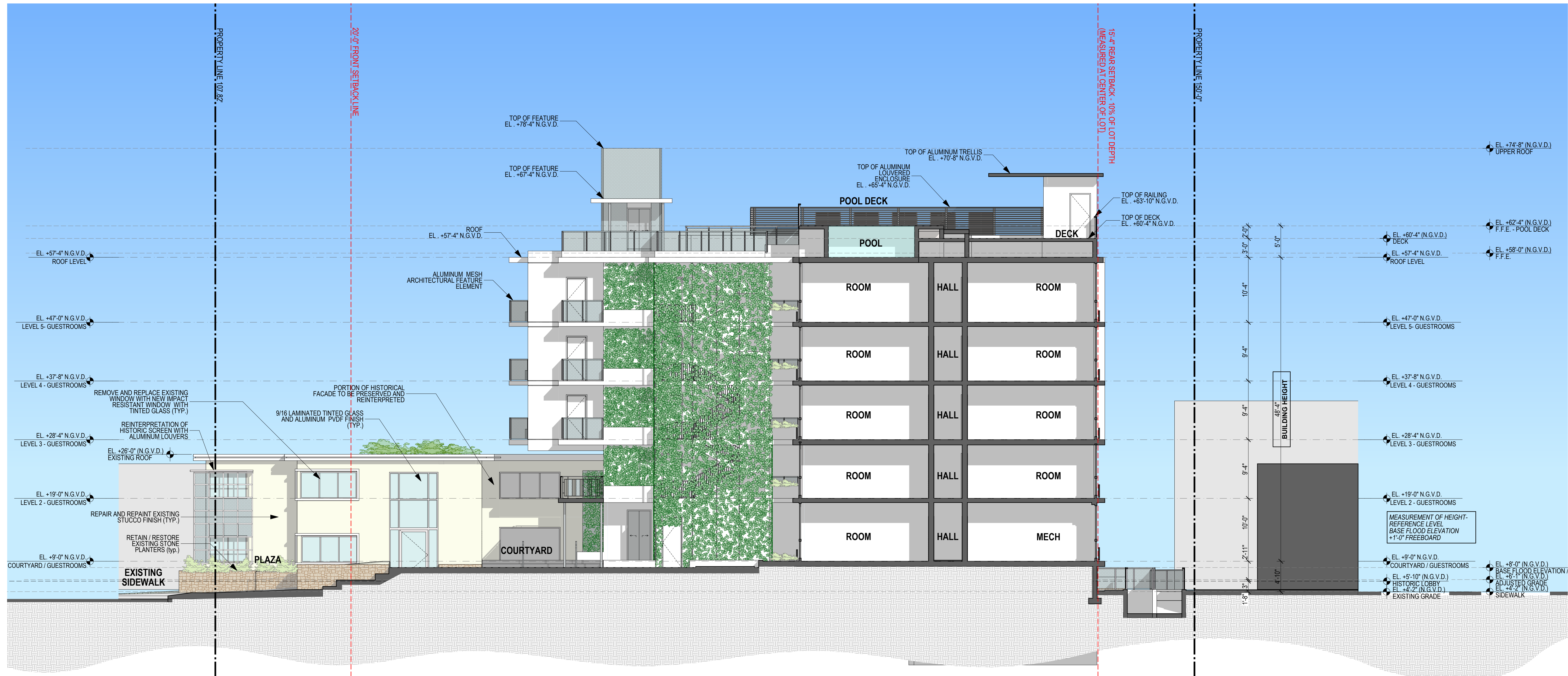
Sheet Name

SECTION A

Sheet No.

A-501

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BUILDING SECTION A-A | 1

SCALE 1/8"=1'-0"

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 File: S:\Projects\1822 - PARK HOTEL\HPB\20230508\02.dwg; Plot: 20230508\02.dwg; Plot Date: 05/08/2023

PARK AVE. HOTEL

365 19th Street
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Consultant

Luis O. Revuelta
AR-007972

HPB SUBMITTAL

Date

05/08/2023

Scale

AS SHOWN

Project No.

1822

Sheet Name

SOUTH ELEVATION

Sheet No.

ADDITIONAL SHEET



SOUTH ELEVATION

SCALE 3/16" = 1'-0"



VIEW OF 19th STREET

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COCONUT PALM



SABAL PALM



CABADA PALM



MACARTHUR PALM



SIMPSON'S STOPPER



NATIVE TREE (PARADISE TREE)



PIGEON PLUM TREE



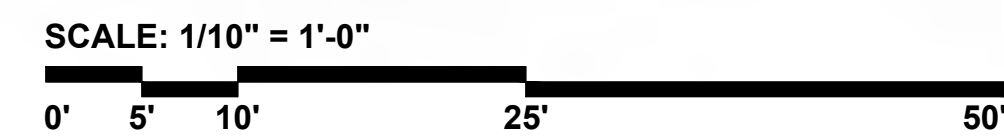
ALPHONSE KARR BAMBOO



PHILODENDRON 'WEEKS RED'



DWARF FAKAHATCHEE GRASS



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THANK YOU