

HISTORIC PRESERVATION BOARD APPLICATION SCOPE OF WORK

THIS APPLICATION IS IN REGARD TO THE PROPOSED REMODEL OF AN EXISTING COMMERCIAL SPACE (FORMERLY A LIQUOR STORE) INTO A NEW RESTAURANT WITHIN THE EXISTING, CONTRIBUTING HOTEL STRUCTURE WHICH WAS DESIGNED BY ARCHITECT HARRY O. NELSON AND BUILT IN 1935. THE PROPOSED WORK WE ARE SEEKING HISTORIC PRESERVATION BOARD APPROVAL FOR CONSISTS OF THE FOLLOWING ALTERATIONS:

- CREATION OF (3) THREE NEW 9'-0" WIDE OPENINGS IN THE EXISTING 39' LONG INTERIOR TENANT SEPARATION WALL BETWEEN THE EXISTING TENANT SPACE AND THE EXISTING HOTEL LOBBY CORRIDOR. THE NEW OPENINGS SHALL MATCH THE LOBBY'S EXISTING INTERIOR OPENINGS IN HISTORICAL DETAIL, FINISH AND DECORATION.
- MODIFY AND REPURPOSE THE EXISTING 181 SF FLAT ROOF STORAGE STRUCTURE IN THE REAR HOTEL COURTYARD INTO A COVERED OPEN BAR WHICH WILL BE AN ACCESSORY TO THE NEW RESTAURANT SPACE. THIS FLAT ROOF STRUCTURE WAS A LATER ADD-ON AND IS NOT DESIGNATED HISTORIC.
- REPLACEMENT OF THE EXISTING GLASS MAIN ENTRANCE DOOR TO THE TENANT SPACE WHICH IS LOCATED ON THE NORTH RECESSED CORNER OF THE FRONT BUILDING FACADE FACING COLLINS AVENUE.
- A CANOPY ADDITION AND GATE AT THE COLLINS AVENUE ENTRANCE OF THE NEW RESTAURANT (NORTHWEST CORNER OF BUILDING).
- REMOVAL OF THE INVASIVE TREE AND IN-GROUND PLANTINGS ADJACENT & IN FRONT OF THE NEW RESTAURANT.
- REMOVAL OF THE EXISTING FRONT, VERTICAL, NON-CONFORMING 'HENROSA' BLADE SIGN.
- REPLACEMENT OF EXISTING FRONT, HORIZONTAL 'HENROSA' SIGN TO READ '*THE BIARRITZ*' (A CHANGE BACK TO THE ORIGINAL 1935 HISTORICAL BIARRITZ HOTEL NAME).
- NEW WHITE 6' HIGH FENCE IN THE REAR PATIO OF THE HOTEL TO REPLACE THE EXISTING CHAIN-LINK FENCE



HENROSA HOTEL

HPB CAP FINAL SUBMITTAL: 12.10.2023

HPB23-0599

1435 COLLINS AVENUE
MIAMI BEACH, FL 33139
BUILT: 1935

9b - Survey

BOUNDARY SURVEY

SURVEY NOTES
 CONCRETE CROSSING PROPERTY BOUNDARY ON
 NORTHERLY, WESTERLY & SOUTHERLY SIDES OF LOT

CONCRETE AND FENCES CROSSING INTO 6.0' FPL
 UNDERGROUND BUSINESS EASEMENT AT EASTERLY SIDE OF LOT

LEGAL DESCRIPTION AS PROVIDED CONTAINS THE FOLLOWING
 REPEATED CALL: "SAID PIPE BEING 54.89 FEET EASTERLY OF A POINT
 WHERE LINE OF THE SOUTH 5 FEET OF LOT 10 OF THE AFORESAID SUBDIVISION"

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = MISC. FENCE
- = CENTERLINE ROAD
- = PROPERTY CORNER
- = COVERED AREA
- = UTILITY BOX
- = EXISTING ELEVATION
- = UTILITY POLE
- = HYDRANT
- = WATER METER
- = MANHOLE
- = WELL
- = METAL FENCE
- = WOOD FENCE

COMMUNITY NUMBER: 120651
 PANEL: 12086C0317
 SUFFIX: L
 F.I.R.M. DATE: 9/11/2009
 FLOOD ZONE: AE (29)
 FIELD WORK: 12.17.2018

CERTIFIED TO:
 JAIME N. CALAF;
 OCEAN BANK, A FLORIDA BANKING CORPORATION,
 ITS SUCCESSORS AND/OR ASSIGNS, AS THEY MAY APPEAR.

PROPERTY ADDRESS:
 1435 COLLINS AVENUE
 MIAMI BEACH, FL 33139

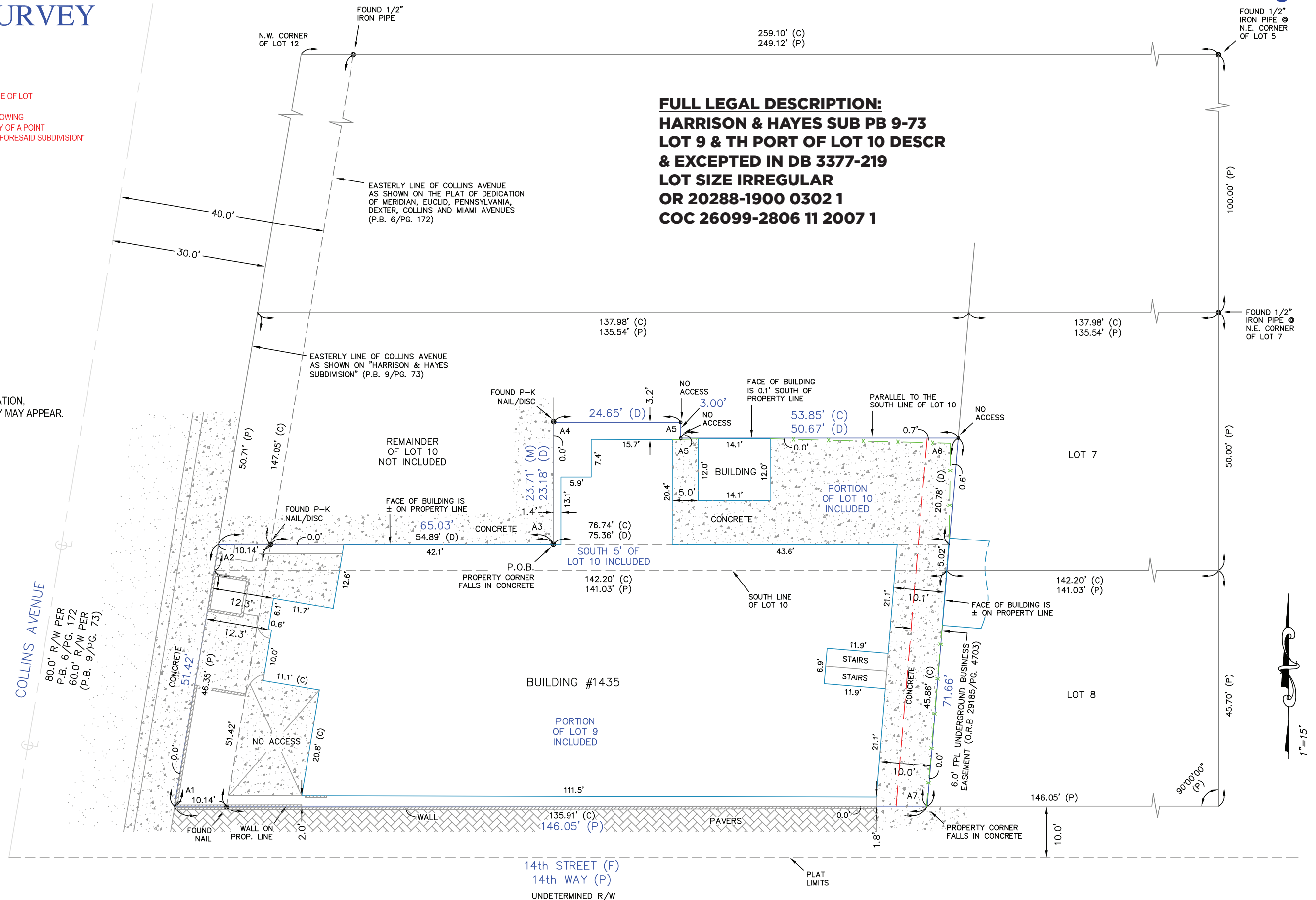
SURVEY NUMBER: 351869

CLIENT FILE NUMBER: 18127045

ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- C CENTERLINE
- Δ CENTRAL / DELTA ANGLE
- I.D. IDENTIFICATION
- L LENGTH
- LB LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- OHL OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P-K PARKER KYLON NAIL
- P.R.C. POINT OF REVERSE CURVE
- PSM PROFESSIONAL SURVEYOR MAPPER
- P.T. POINT OF TANGENCY
- R RADIAL / RADIUS
- R/W RIGHT OF WAY

- A1= 80°25'45" (P)
- A2= 99°34'15" (P)
- A3= 90°01'28" (C)
- 89°52'00" (D)
- A4= 90°01'28" (C)
- 90°17'00" (D)
- A5= 89°34'00" (D)
- A6= 85°10'51" (C)
- A7= 94°49'09" (C)



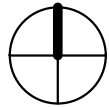
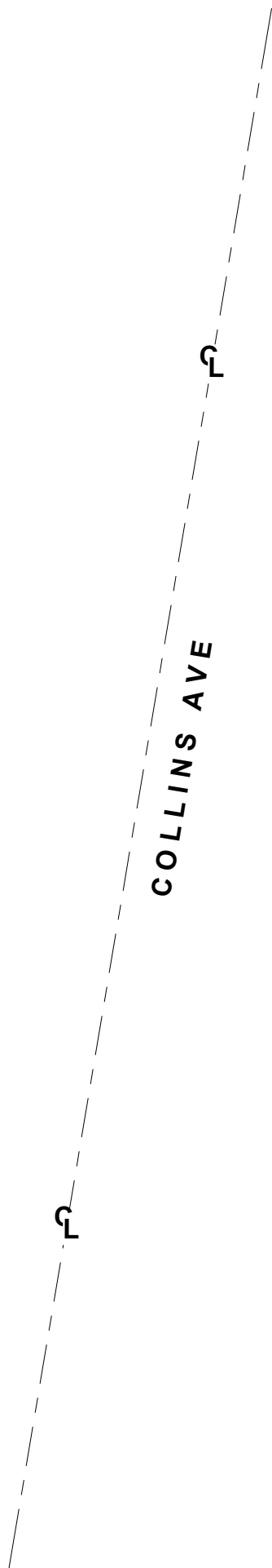
FULL LEGAL DESCRIPTION:
HARRISON & HAYES SUB PB 9-73
LOT 9 & TH PORT OF LOT 10 DESCR
& EXCEPTED IN DB 3377-219
LOT SIZE IRREGULAR
OR 20288-1900 0302 1
COC 26099-2806 11 2007 1

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

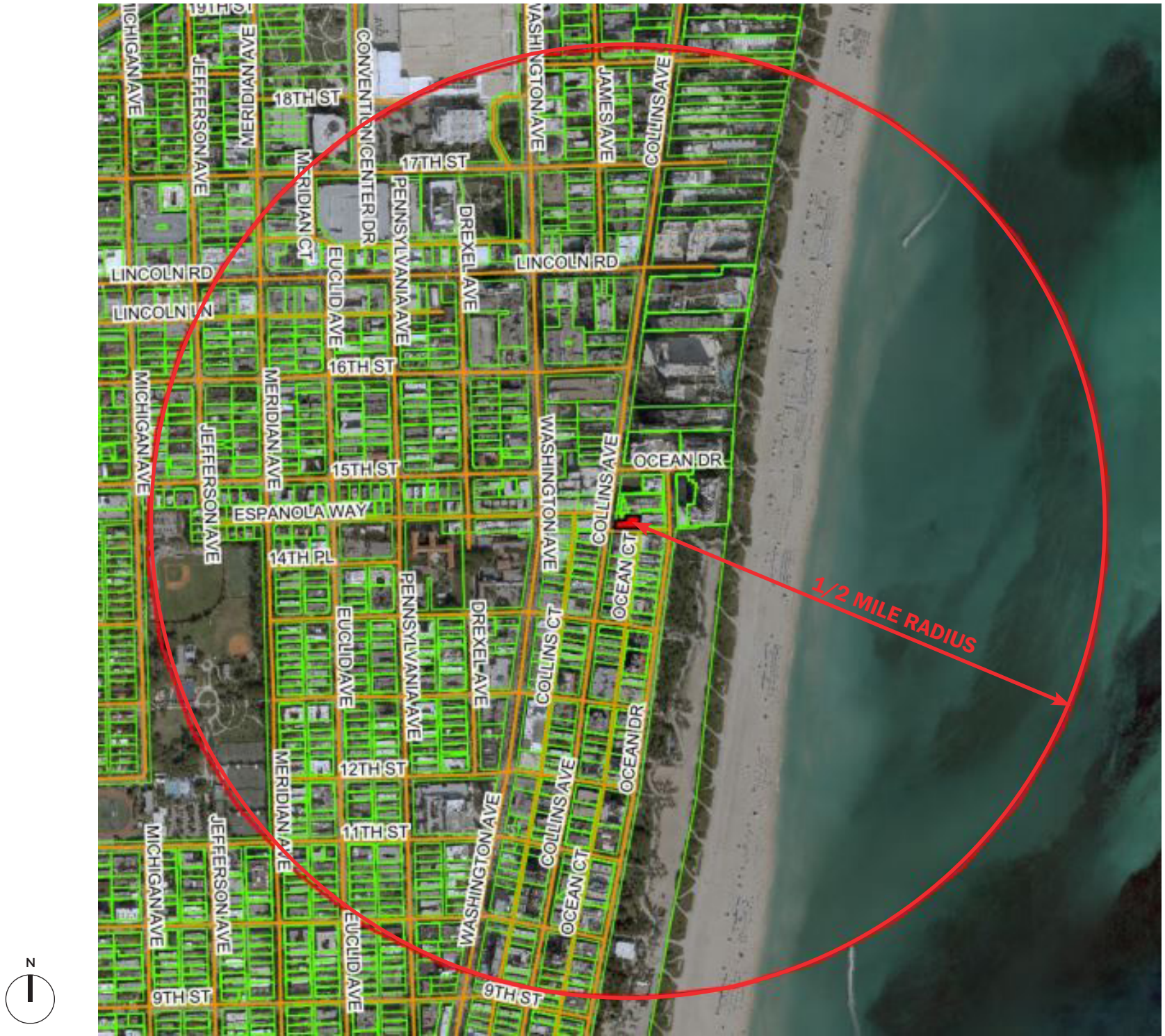
ITEM #	Project Information				
1	Address: 1435 COLLINS AVE	Folio number(s):	2-3234-012-0040	Year built:	1935
2	Board file number(s), Determination of Architectural Significance:	HPB23-0599		Lot Area:	9,095 SF
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	MXE	Lot width:	51.42'
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	146.05'
5	Base Flood Elevation:	AE 8	Grade value in NGVD:	7.2	
6	Adjusted grade (BFE+Grade / 2):	7.6	Free board:	1	
7	Proposed Use:	Ground Floor Restaurant			
8	Proposed Accesory Use:	Exterior Bar			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	EX	EX	-	
14	Building Height	50'	37'	-	
15	At grade parking lot on the same lot	N/A	N/A	-	
a	Front setbacks	N/A	N/A	-	
b	Side interior setback	N/A	N/A	-	
c	Side facing street setback	N/A	N/A	-	
d	Rear setback	N/A	N/A	-	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	10.00'	12.30'	N/A	
b	Side interior setback	5.00'	0.00'	N/A	
c	Side facing street setback	5.00'	1.83'	N/A	
d	Rear setback	10.00'	10.00'	N/A	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	-	
b	Side interior setback	N/A	N/A	-	
c	Side facing street setback	N/A	N/A	-	
d	Rear setback	N/A	N/A	-	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	-	
b	Rehabilitated Buildings	N/A	N/A	-	
c	Hotel Unit	N/A	N/A	-	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	-	
b	Rehabilitated Buildings	N/A	N/A	-	
c	Hotel Unit	N/A	N/A	-	
20	Required Open-space ratio (RPS, CPS)	EX	EX	-	
21	Parking	N/A	N/A	-	
22	Loading	N/A	N/A	-	

Notes: Indicate N/A if not applicable.



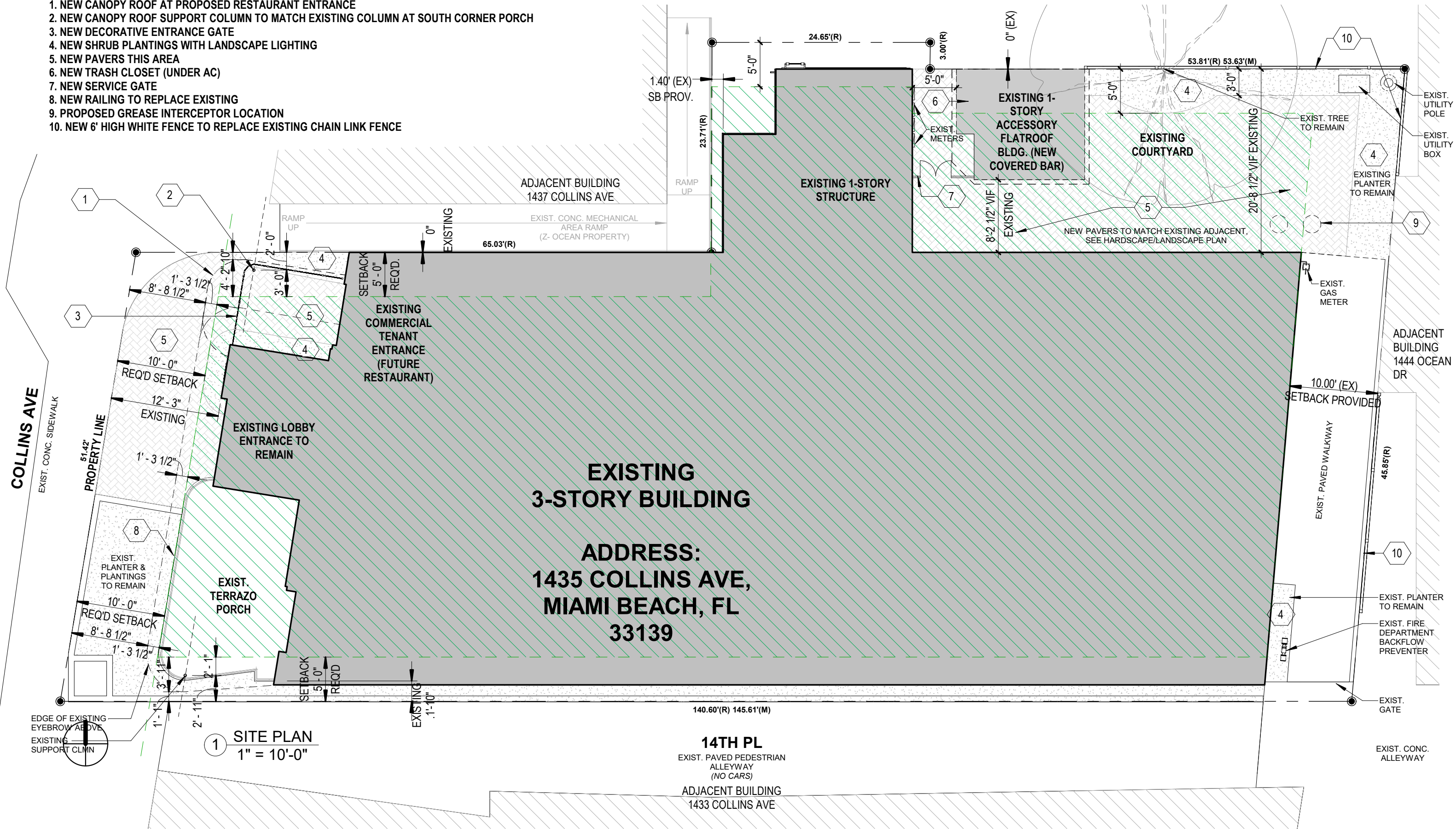
1 VARIANCE DIAGRAM
1/8" = 1'-0"

9d - Context Location Plan

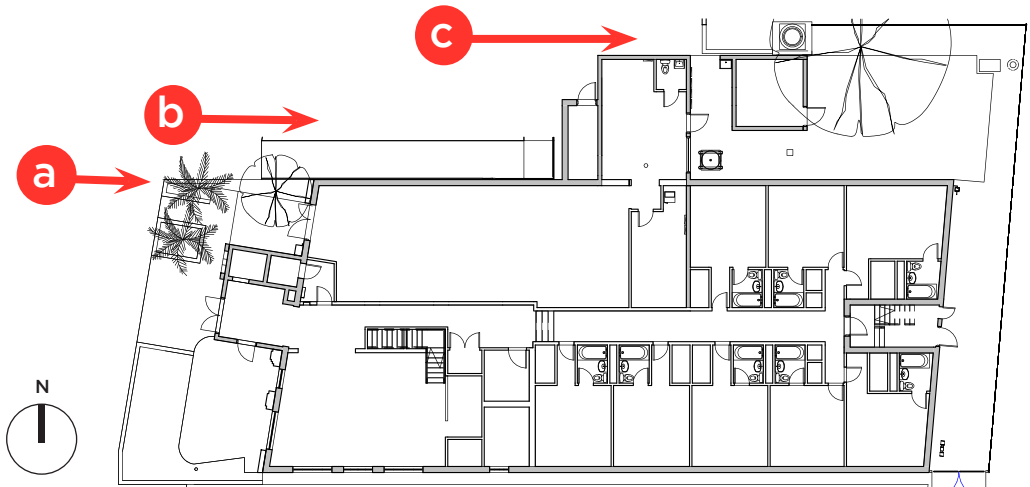


SITE PLAN KEY NOTES

1. NEW CANOPY ROOF AT PROPOSED RESTAURANT ENTRANCE
2. NEW CANOPY ROOF SUPPORT COLUMN TO MATCH EXISTING COLUMN AT SOUTH CORNER PORCH
3. NEW DECORATIVE ENTRANCE GATE
4. NEW SHRUB PLANTINGS WITH LANDSCAPE LIGHTING
5. NEW PAVERS THIS AREA
6. NEW TRASH CLOSET (UNDER AC)
7. NEW SERVICE GATE
8. NEW RAILING TO REPLACE EXISTING
9. PROPOSED GREASE INTERCEPTOR LOCATION
10. NEW 6' HIGH WHITE FENCE TO REPLACE EXISTING CHAIN LINK FENCE



9i - Site Photos - North side of Property



FRONT ENTRANCE OF THE UNOCCUPIED COMMERCIAL TENANT SPACE. FORMER ENTRANCE TO THE BIATRIZZ HOTEL'S (HENROSA) CARD ROOM & KITCHEN.



ADJACENT RAMP TO NEIGHBORING Z'OCEAN HOTEL (NORTH SIDE OF PROPERTY)



NORTH PROPERTY LINE BETWEEN Z'OCEAN HOTEL AND HENROSA HOTEL

9i - Site Photos - Rear Courtyard



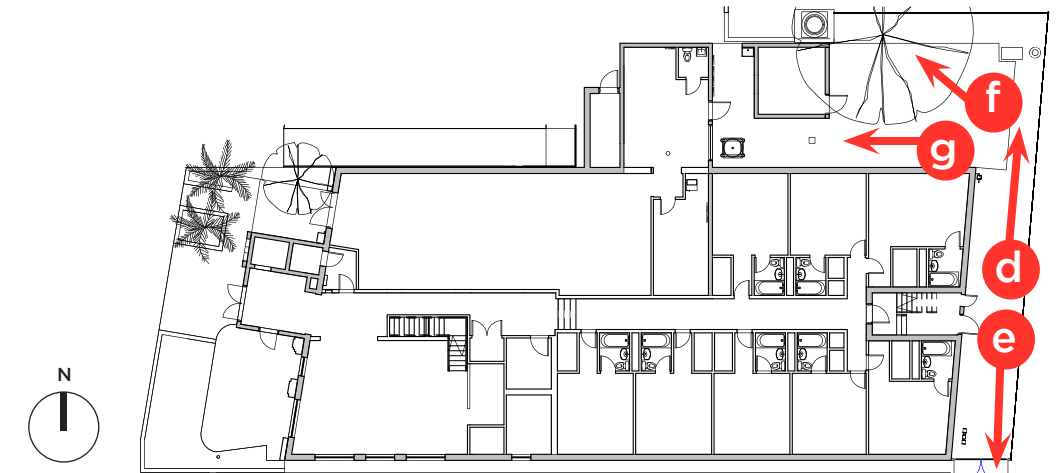
REAR PROPERTY VIEW ADJACENT TO ALLEY FACING NORTH



REAR PROPERTY VIEW ADJACENT TO ALLEY FACING NORTH

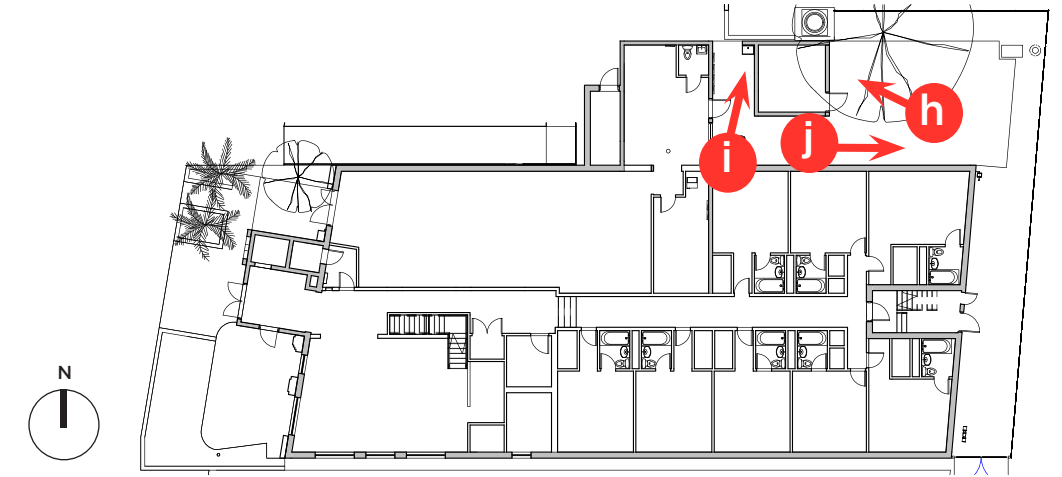


REAR PROPERTY VIEW ADJACENT TO ALLEY FACING SOUTH (TOWARD THE BETSY)



REAR PATIO FACING WEST. PROPOSED OUTDOOR BAR STRUCTURE TO BE WITHIN EXISTING SMALL STORAGE STRUCTURE ON THE RIGHT

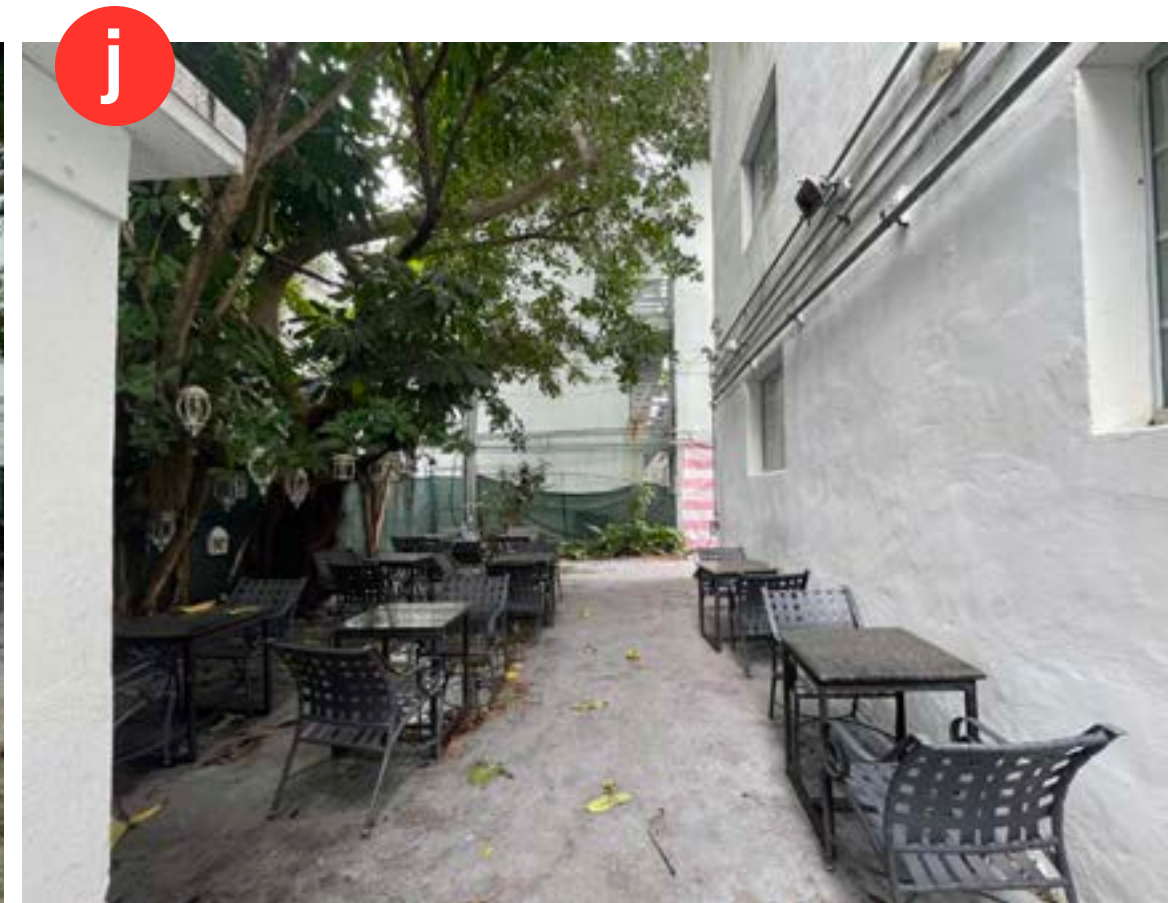
9i - Site Photos - Storage Structure



EXISTING STORAGE ROOM EAST WALL
(PROPOSED OUTDOOR BAR STRUCTURE LOCATION)



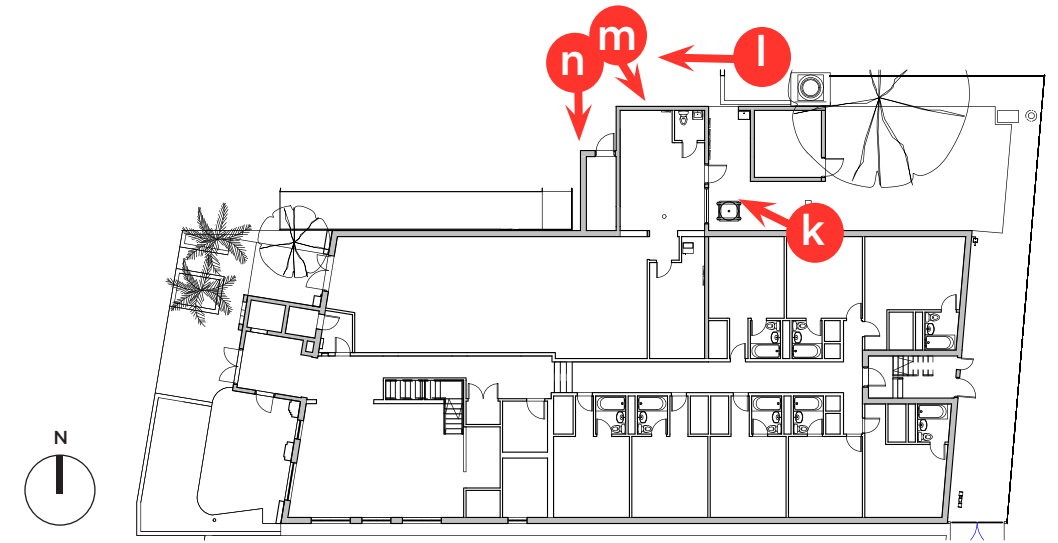
CORNER VIEW OF EXISTING STORAGE ROOM - NORTHEAST VIEW



COURTYARD EAST VIEW - STORAGE ROOM ON LEFT

CLOSEUP VIEW OF EXISTING STORAGE ROOM WEST WALL

9i - Site Photos - North side mechanical area



VIEW OF EXISTING MECHANICAL SCREEN ON ROOF WEST OF EXISTING STORAGE ROOM



VIEW OF EXISTING MECHANICAL SCREEN ON ROOF NEXT TO Z' OCEAN HOTEL FACING HENROSA'S NORTH PROPERTY LINE



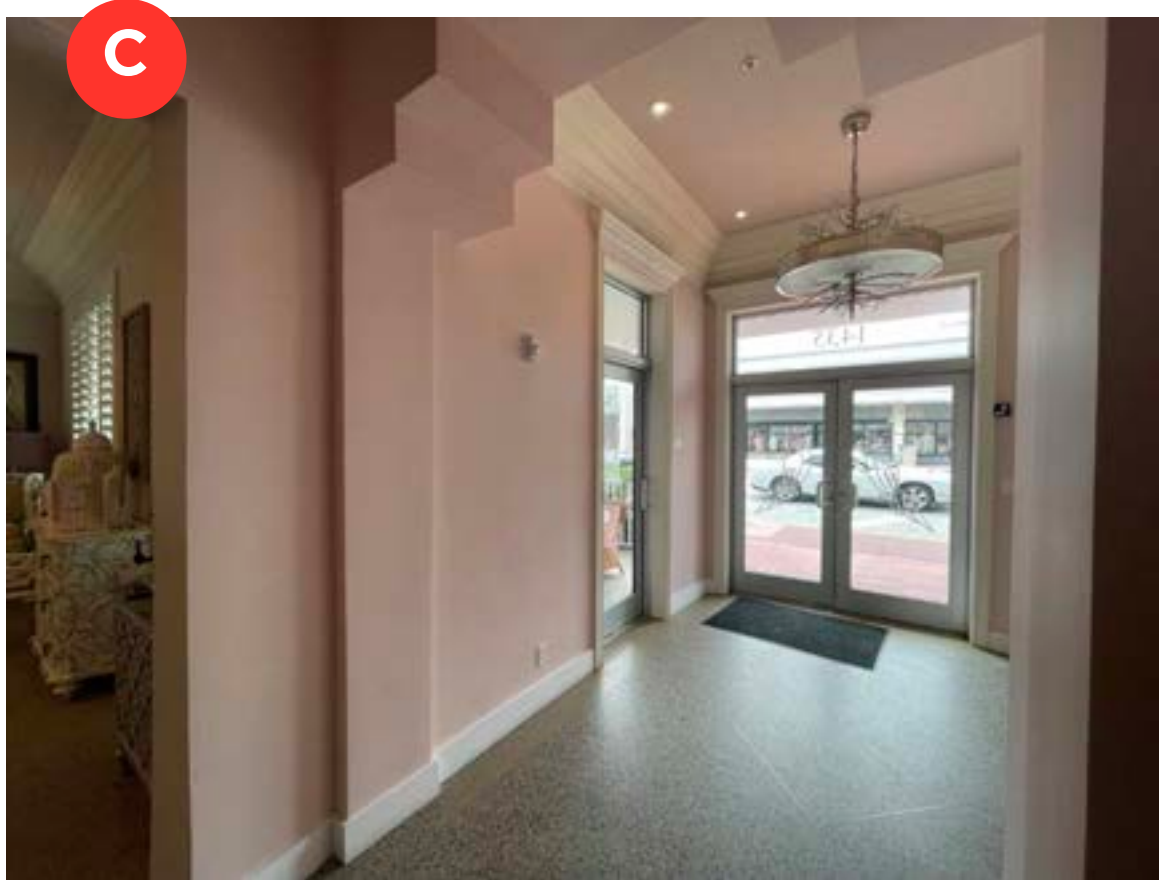
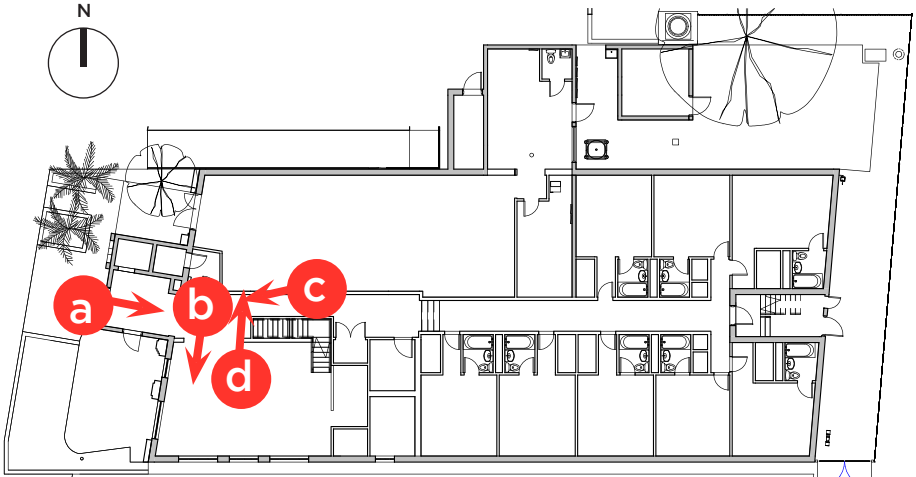
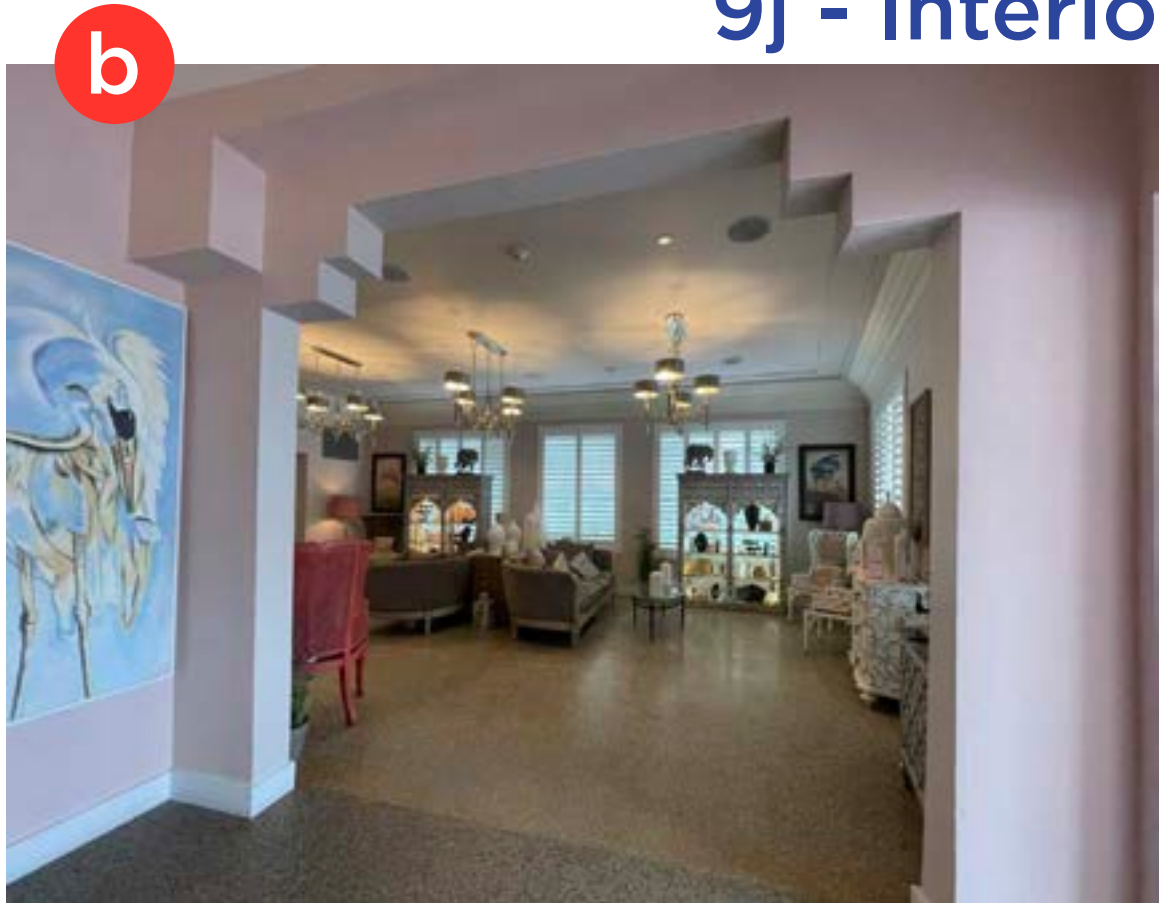
CORNER VIEW OF THE SAME MECHANICAL SCREEN



DOOR TO EXISTING BOILER ROOM

9j - Interior Photos - Hotel Lobby

LOBBY
ENTRANCE

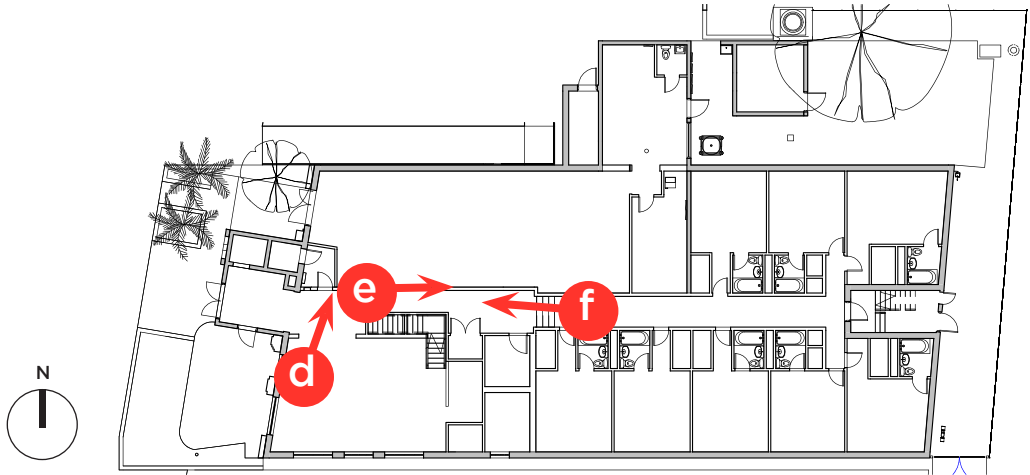


VIEW UPON ENTERING HOTEL (1951 LOBBY ENTRANCE ADDITION)

VIEW FROM LOBBY CORRIDOR TOWARD HOTEL ENTRANCE DOORS

VIEW FROM LOBBY TOWARD TENANT SEPARATION WALL

9j - Interior Photos - Hotel Lobby

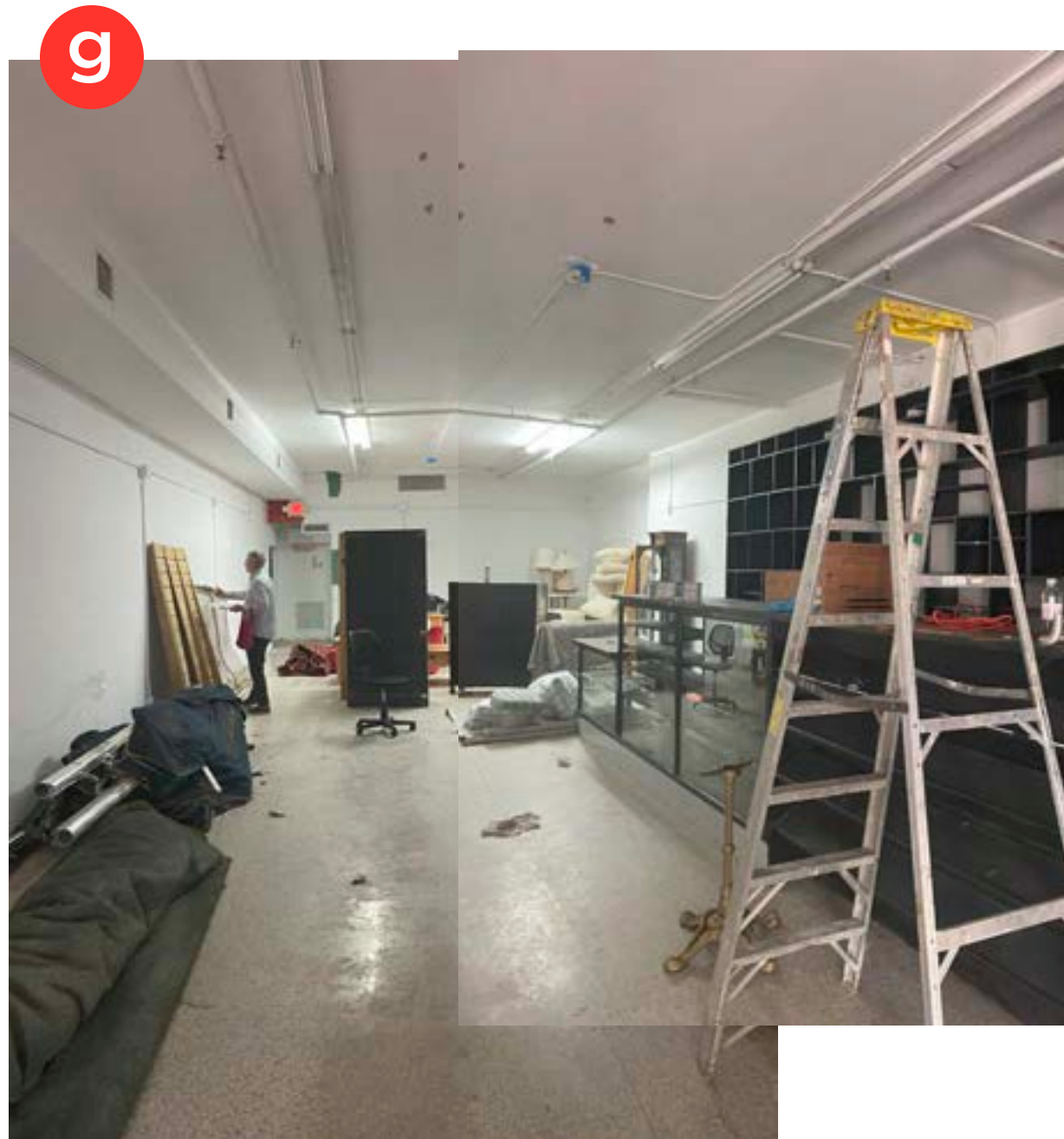
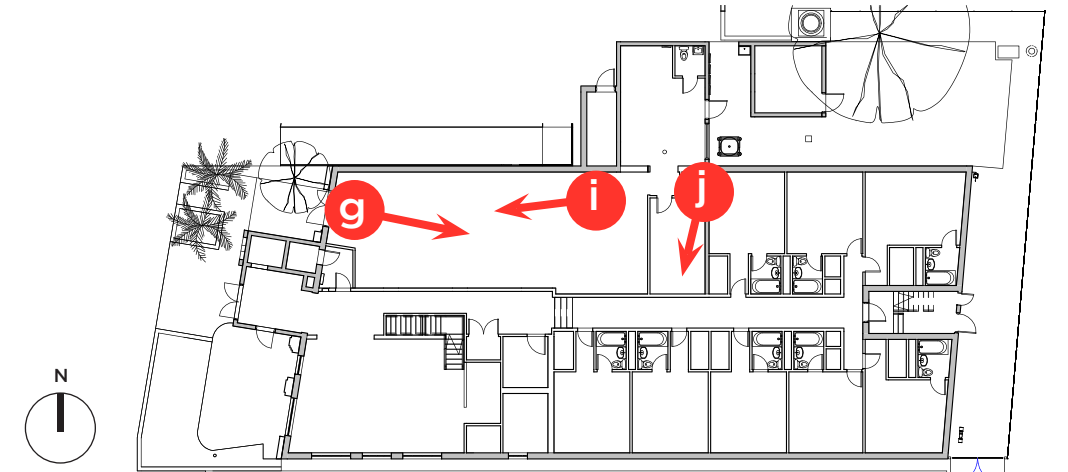


VIEW DOWN CORRIDOR BETWEEN TENANT SEPERATION WALL (LEFT) VIEW OF TENANT SEPERATION WALL FACING EAST AND LOBBY (TO THE RIGHT)



VIEW DOWN CORRIDOR BETWEEN TENANT SEPERATION WALL (RIGHT) AND LOBBY, FACING WEST TOWARDS HOTEL ENTRANCE

9j - Interior Photos - Commercial Tenant Space



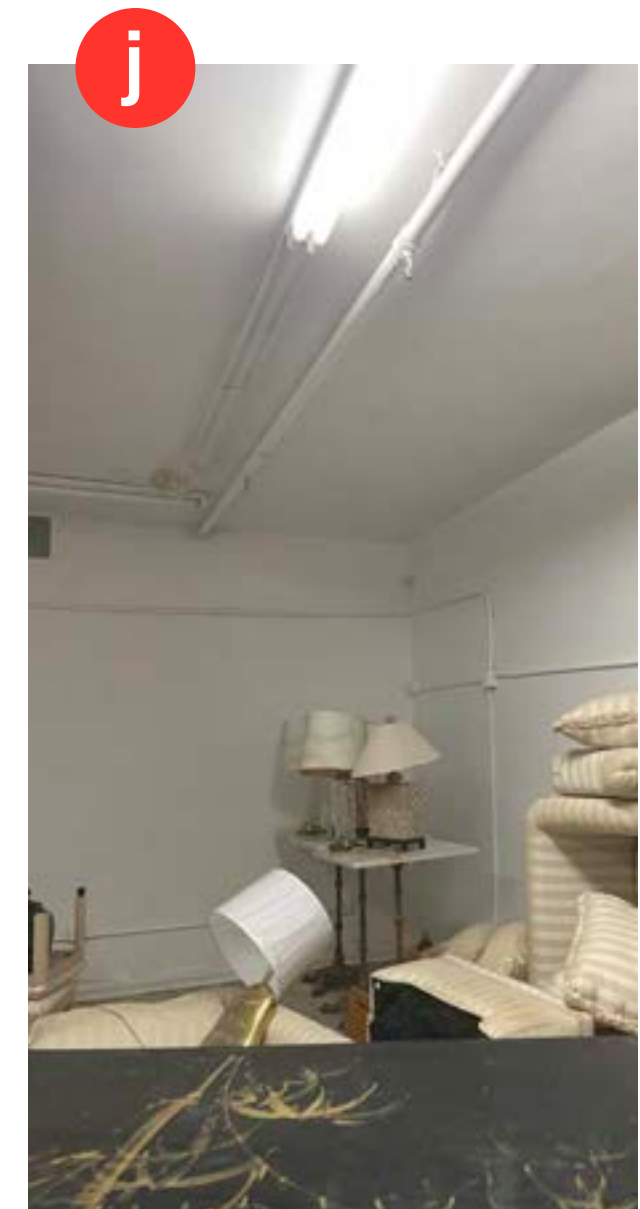
VIEW UPON ENTERING UNOCCUPIED TENANT SPACE (FORMER HOTEL CARD ROOM & KITCHEN)



VIEW UPON ENTERING UNOCCUPIED TENANT SPACE (FORMER HOTEL CARD ROOM & KITCHEN)

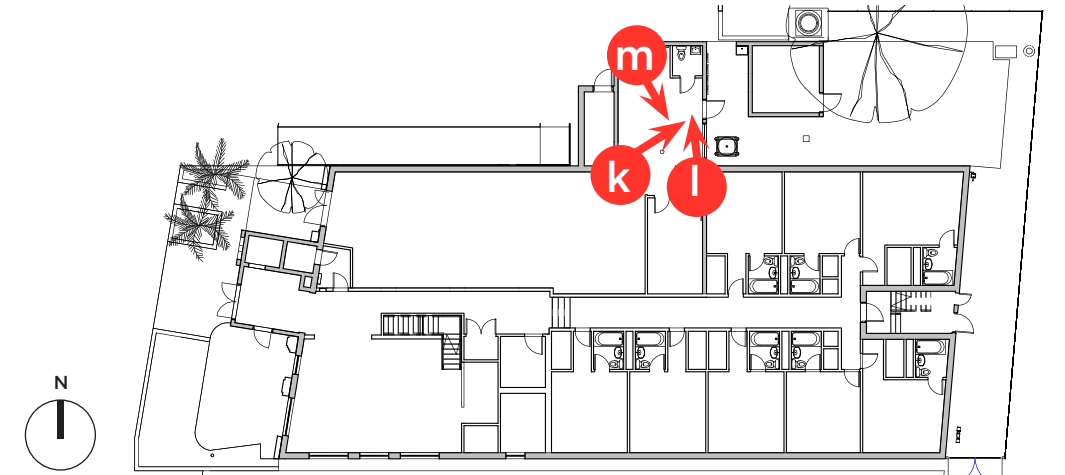


VIEW BACK TOWARD ENTRANCE OF THE UNOCCUPIED TENANT SPACE (FACING WEST)



VIEW UPON ENTERING UNOCCUPIED TENANT SPACE (FORMER HOTEL CARD ROOM & KITCHEN)

9j - Interior Photos - Commercial Tenant Space



VIEW OF UNOCCUPIED TENANT SPACE (NON-CONTRIBUTING ADDITION PORTION)

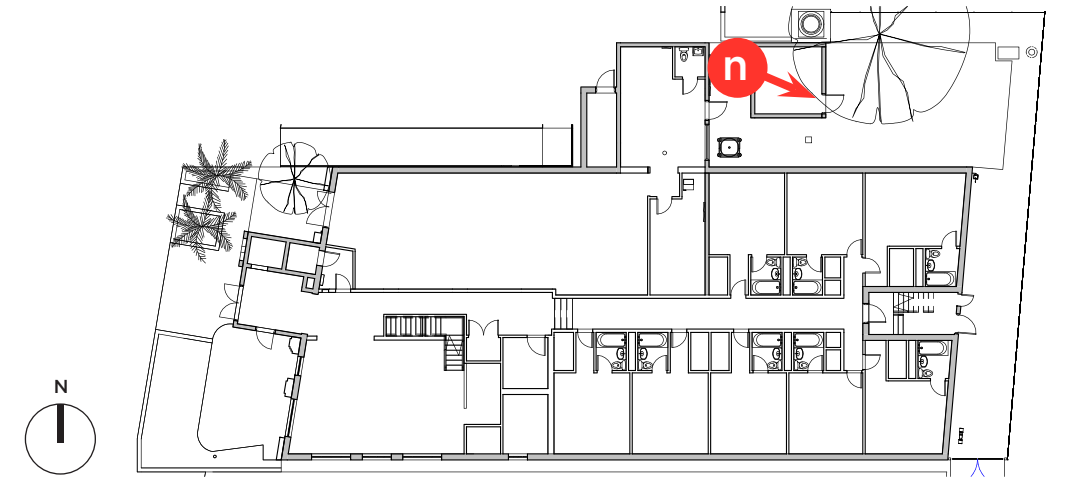


VIEW AT RESTROOM FOR PROPOSED DEMOLITION

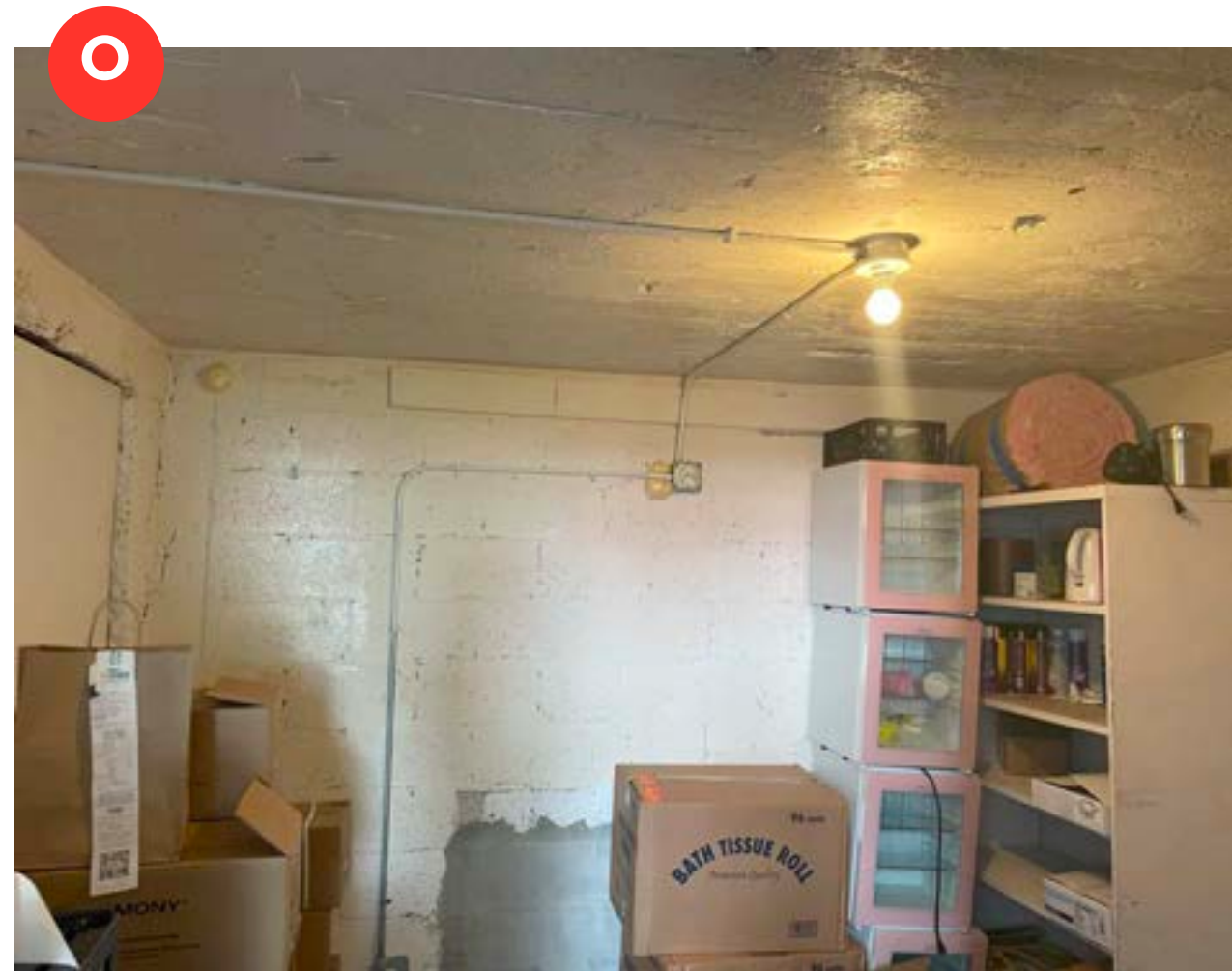


VIEW OF UNOCCUPIED TENANT SPACE (NON-CONTRIBUTING ADDITION PORTION) FACING SOUTH TOWARD PROPOSED RESTAURANT KITCHEN AREA *TERRAZZO FLOOR BEYOND INDICATES THE LINE BETWEEN DECO CONTRIBUTING STRUCTURE AND NON-CONTRIBUTING STRUCTURE)

9j - Interior Photos - Storage Structure



VIEW INSIDE REAR STORAGE ROOM
(PROPOSED OUTDOOR COVERED BAR LOCATION)



VIEW INSIDE REAR STORAGE ROOM
(PROPOSED OUTDOOR COVERED BAR LOCATION)

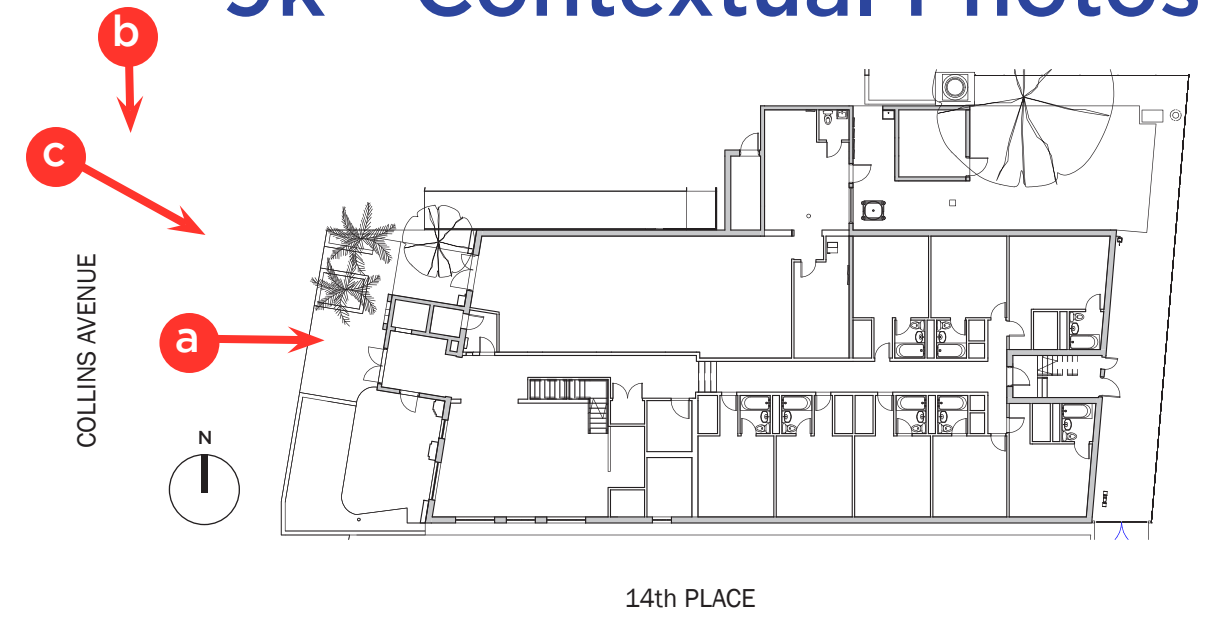


VIEW INSIDE REAR STORAGE ROOM
(PROPOSED OUTDOOR COVERED BAR LOCATION)



COLLINS AVENUE ELEVATION (FRONT)

9k - Contextual Photos



COLLINS AVENUE ELEVATION (FRONT)



COLLINS AVE AT ESPANOLA WAY - SOUTH VIEW (HENROSA HOTEL ON LEFT)



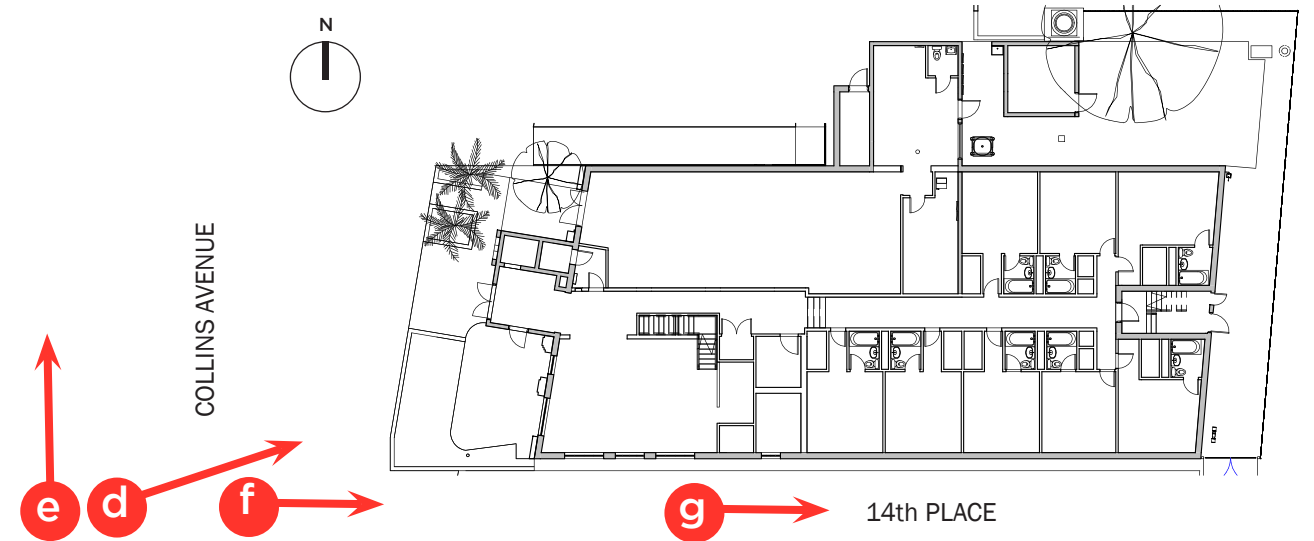
COLLINS AVE AT ESPANOLA WAY - SOUTHEAST VIEW
(Z OCEAN HOTEL ON LEFT, HENROSA HOTEL IN MIDDLE, BETSY HOTEL ON RIGHT)

d



COLLINS AVENUE ELEVATION - NORTHEAST VIEW

9k - Contextual Photos



e



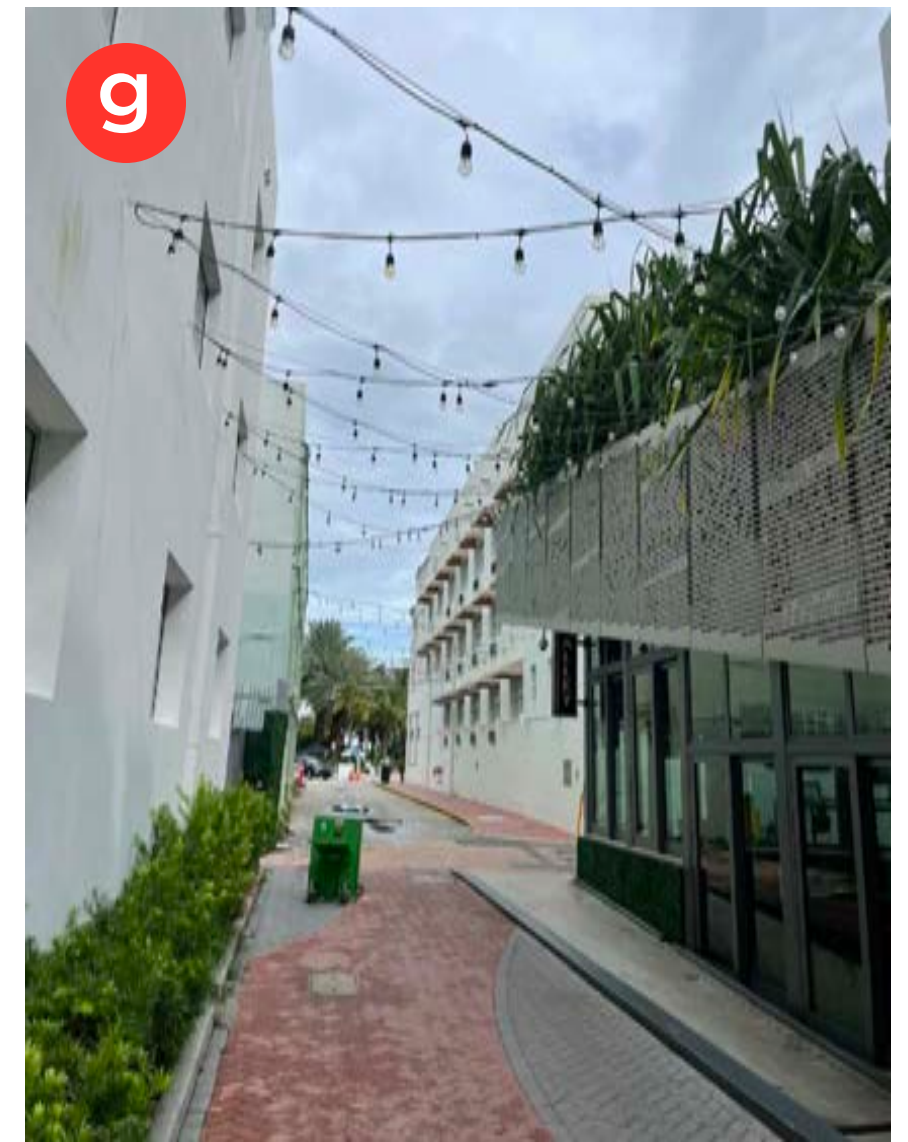
COLLINS AVENUE - NORTH VIEW (HENROSA HOTEL ON RIGHT)

f



COLLINS AVENUE AND 14TH PLACE - EAST VIEW (HENROSA HOTEL ON LEFT)

g

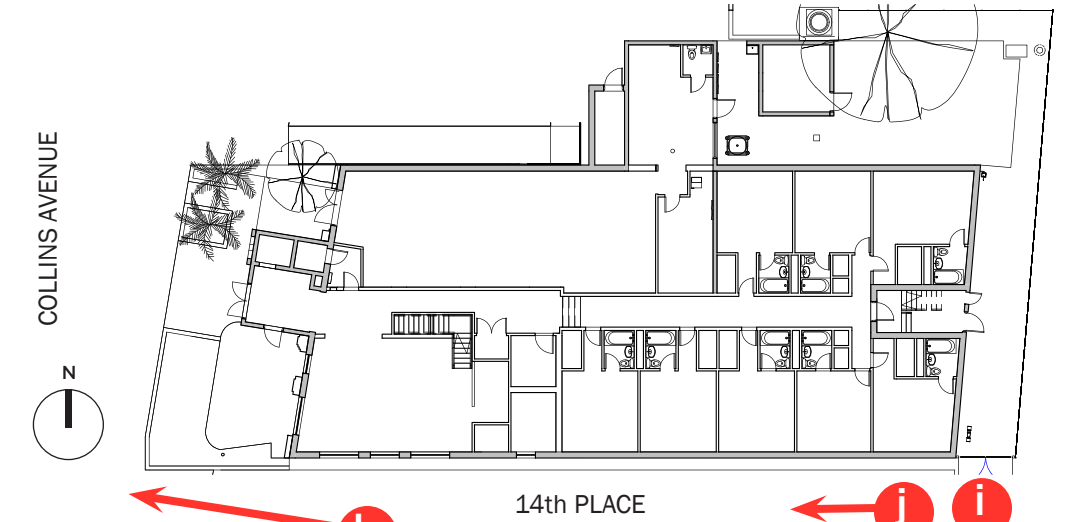


14TH PLACE - EAST VIEW TOWARDS OCEAN DRIVE (HENROSA HOTEL ON LEFT) (BETSY HOTEL ON RIGHT)

9k - Contextual Photos



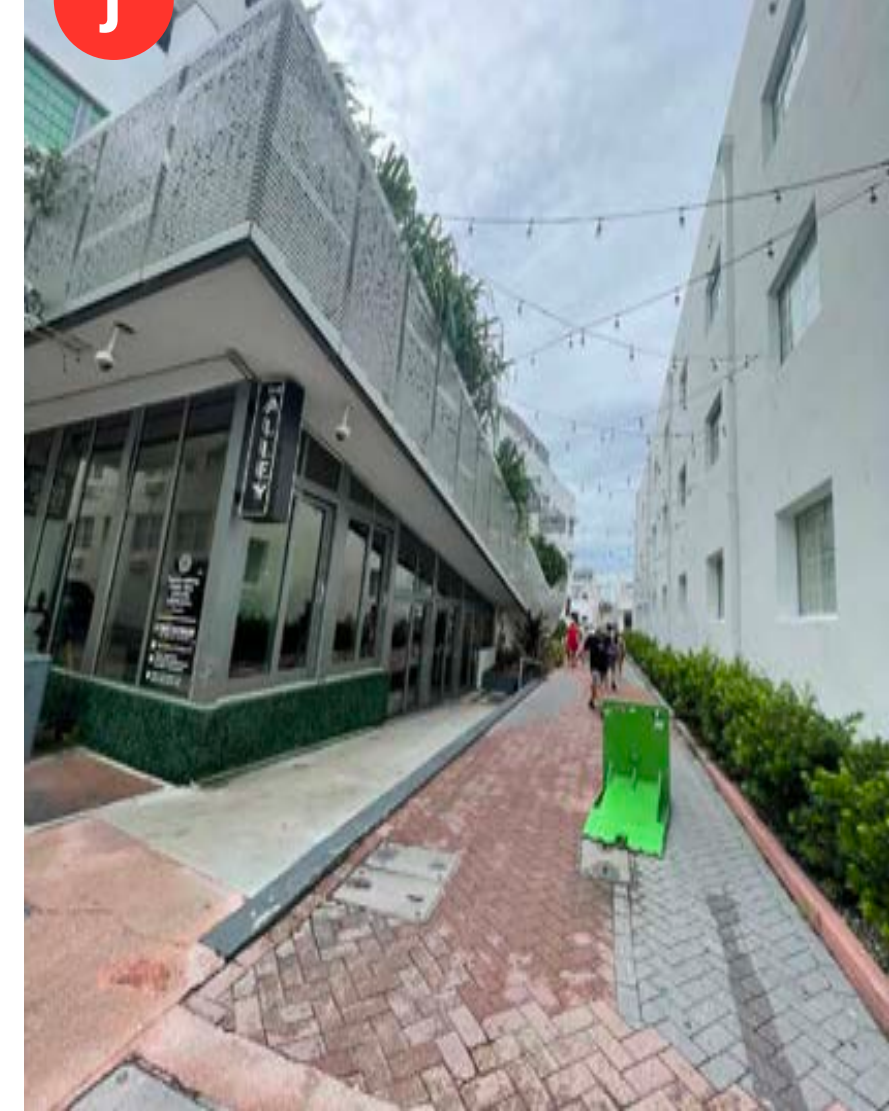
14TH PLACE ENDING AT COLLINS AVE - WEST VIEW
(SOUTHWEST CORNER OF HENROSA HOTEL)



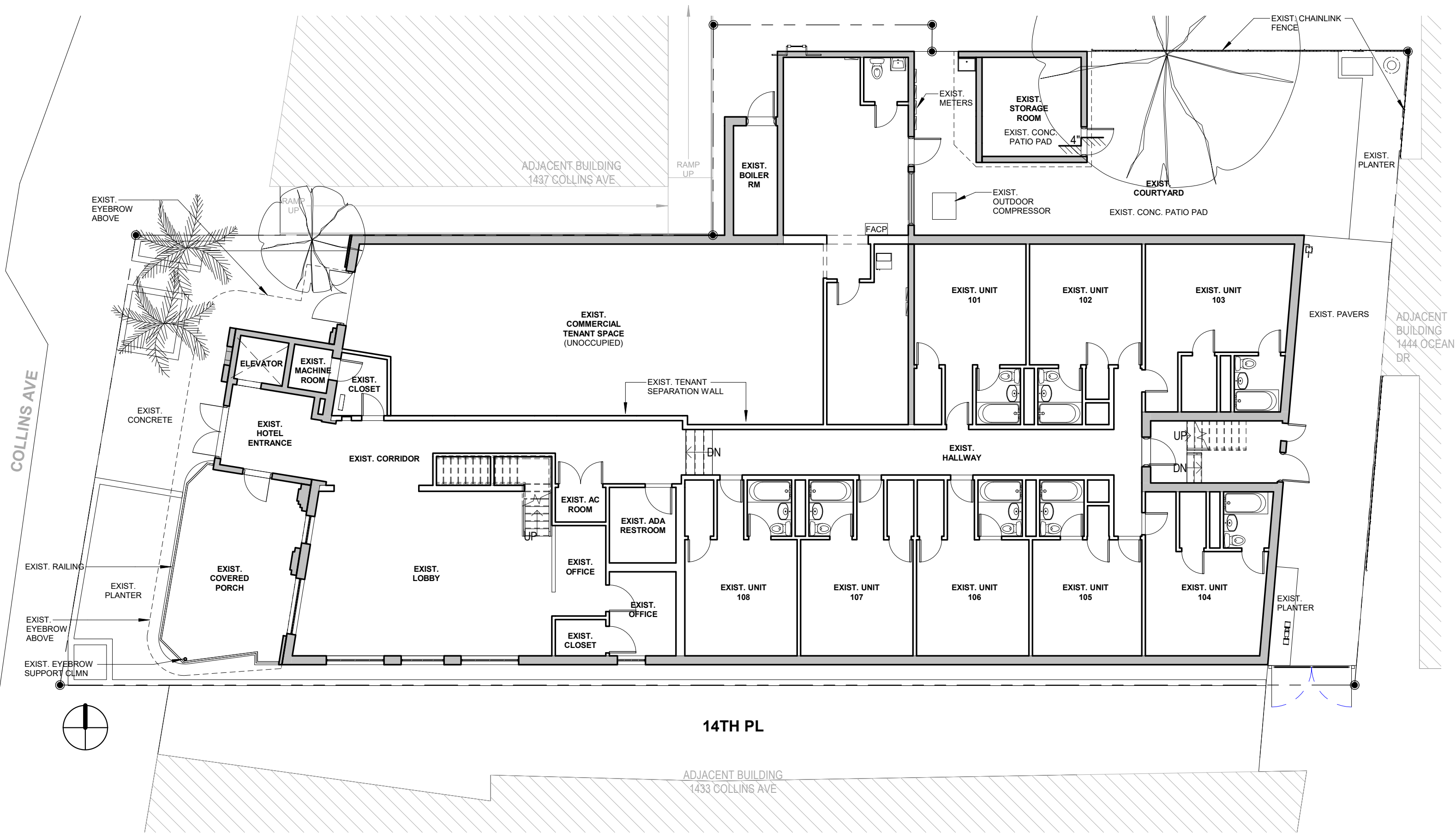
ALLEY ENDING AT 14TH PLACE - NORTH VIEW
HENROSA HOTEL REAR COURTYARD BEYOND THE GATE



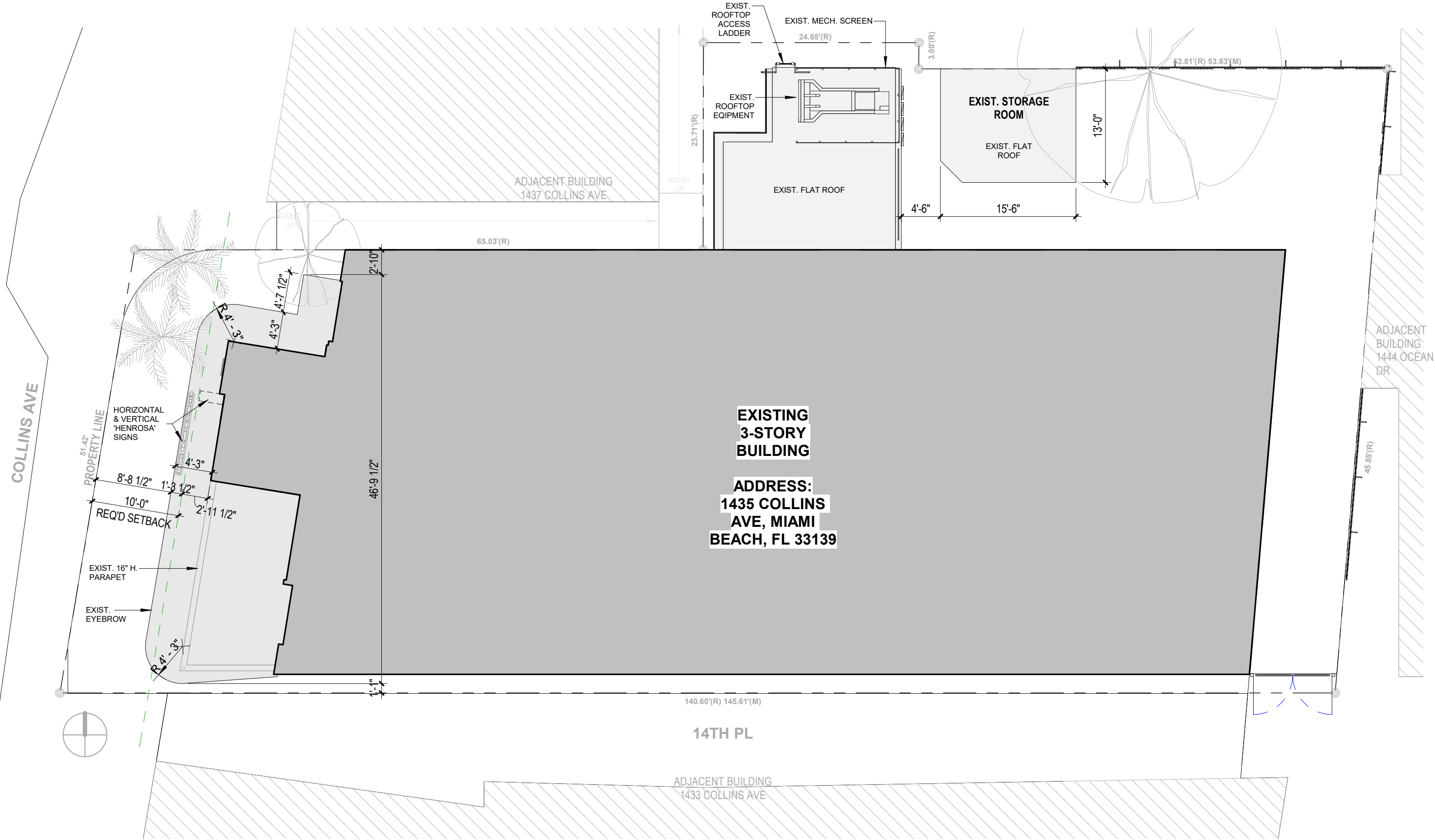
ALLEY VIEW AT 14TH PLACE - SOUTH VIEW FROM THE HENROSA COURTYARD
(BETSY HOTEL ON RIGHT)



14TH PLACE - WEST VIEW TOWARDS COLLINS AVENUE
(HENROSA HOTEL ON RIGHT, BETSY HOTEL ON LEFT)



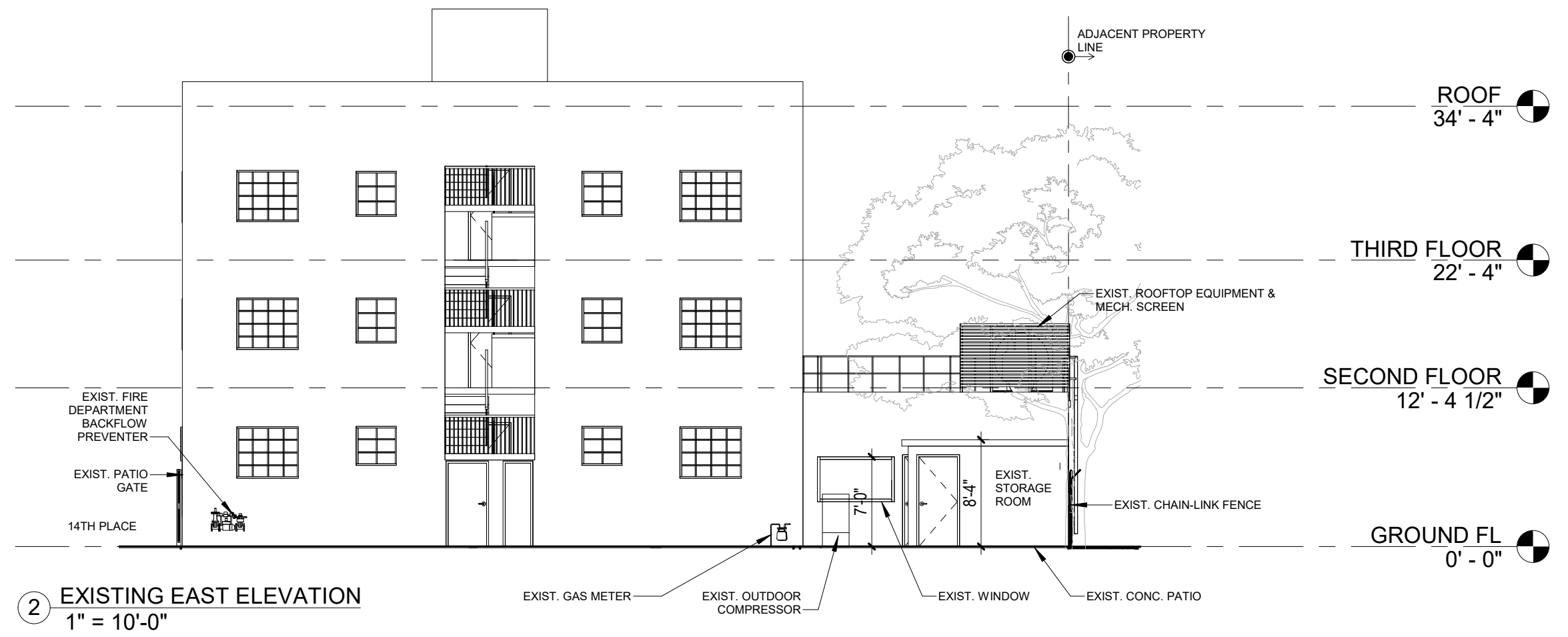
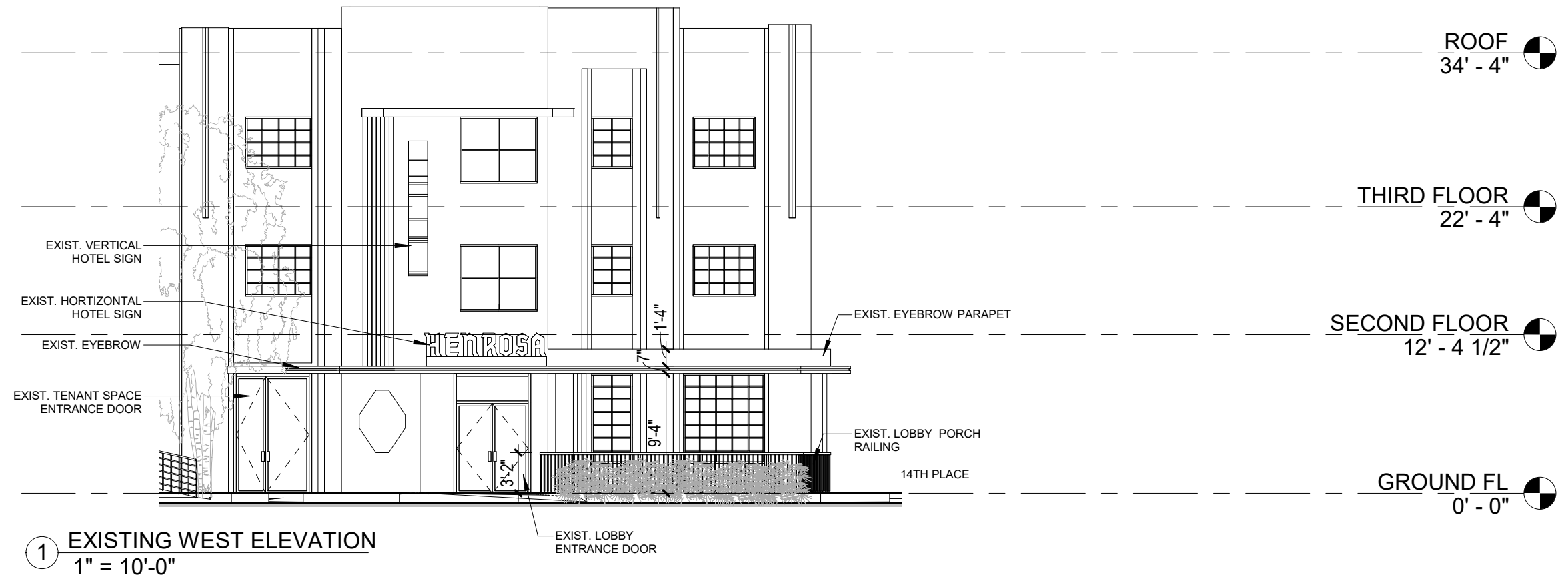
1 GROUND FLOOR PLAN EXISTING
1" = 10'-0"

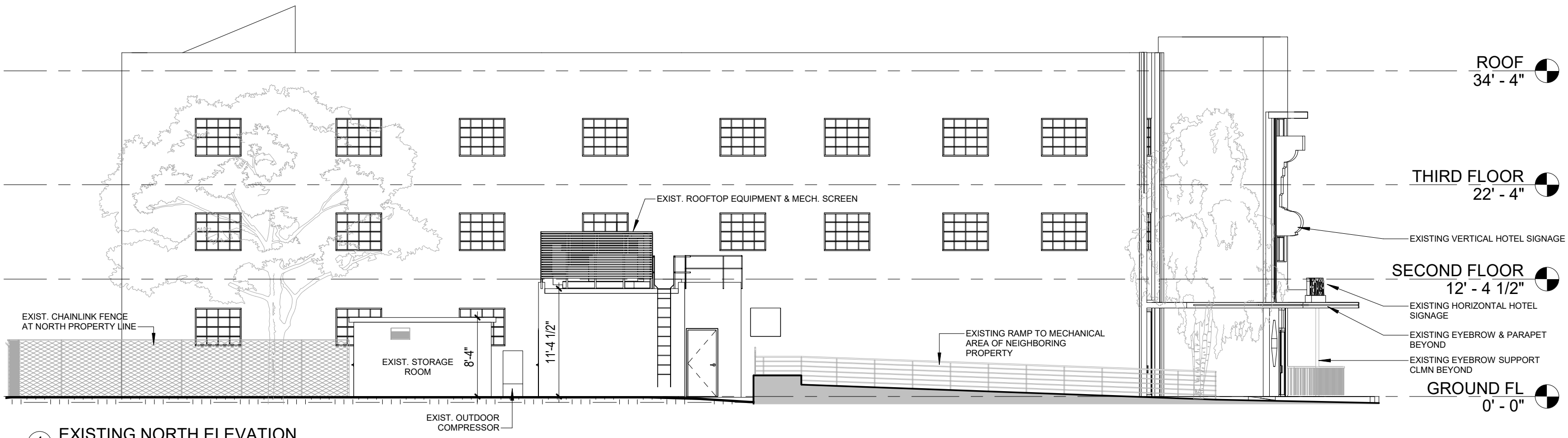


**EXISTING
3-STORY
BUILDING**

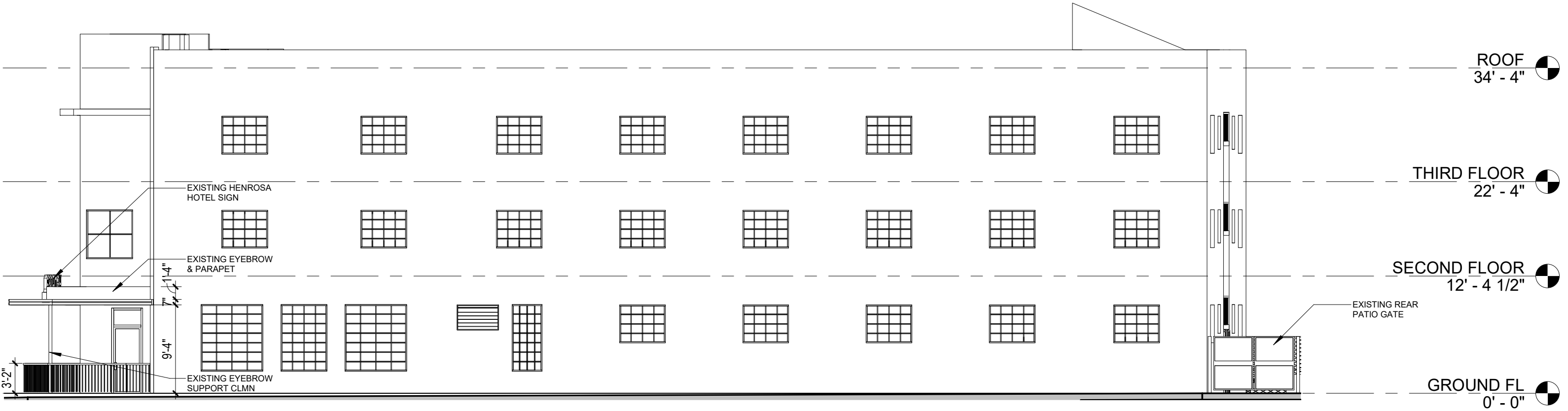
**ADDRESS:
1435 COLLINS
AVE, MIAMI
BEACH, FL 33139**

① LOWER ROOF PLAN EXISTING
1" = 10'-0"





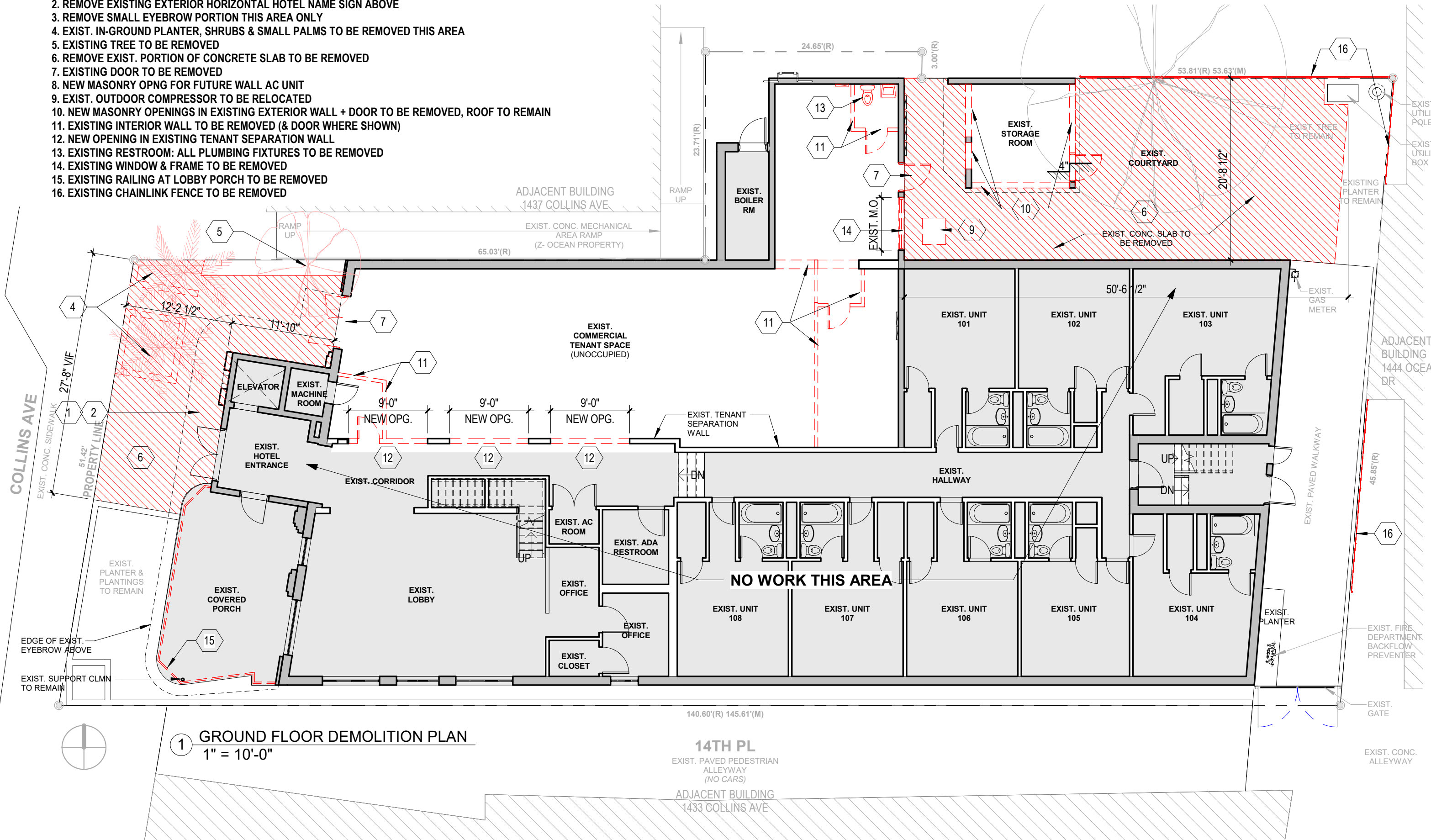
1 EXISTING NORTH ELEVATION
1" = 10'-0"



2 EXISTING SOUTH ELEVATION
1" = 10'-0"

DEMO KEY NOTES

1. REMOVE EXISTING EXTERIOR NON-CONFORMING VERTICAL HOTEL SIGN ABOVE
2. REMOVE EXISTING EXTERIOR HORIZONTAL HOTEL NAME SIGN ABOVE
3. REMOVE SMALL EYEBROW PORTION THIS AREA ONLY
4. EXIST. IN-GROUND PLANTER, SHRUBS & SMALL PALMS TO BE REMOVED THIS AREA
5. EXISTING TREE TO BE REMOVED
6. REMOVE EXIST. PORTION OF CONCRETE SLAB TO BE REMOVED
7. EXISTING DOOR TO BE REMOVED
8. NEW MASONRY OPNG FOR FUTURE WALL AC UNIT
9. EXIST. OUTDOOR COMPRESSOR TO BE RELOCATED
10. NEW MASONRY OPENINGS IN EXISTING EXTERIOR WALL + DOOR TO BE REMOVED, ROOF TO REMAIN
11. EXISTING INTERIOR WALL TO BE REMOVED (& DOOR WHERE SHOWN)
12. NEW OPENING IN EXISTING TENANT SEPARATION WALL
13. EXISTING RESTROOM: ALL PLUMBING FIXTURES TO BE REMOVED
14. EXISTING WINDOW & FRAME TO BE REMOVED
15. EXISTING RAILING AT LOBBY PORCH TO BE REMOVED
16. EXISTING CHAINLINK FENCE TO BE REMOVED

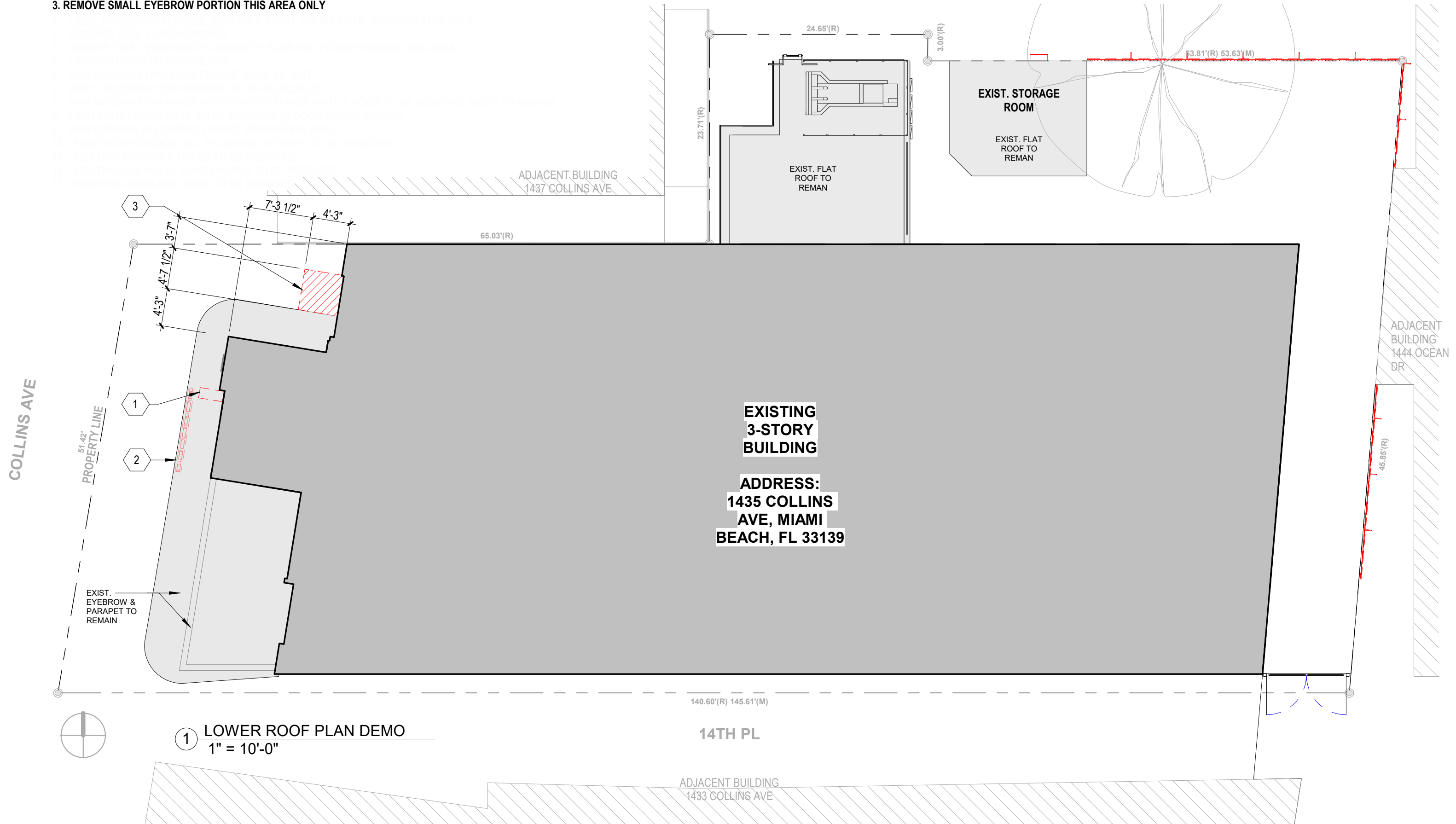


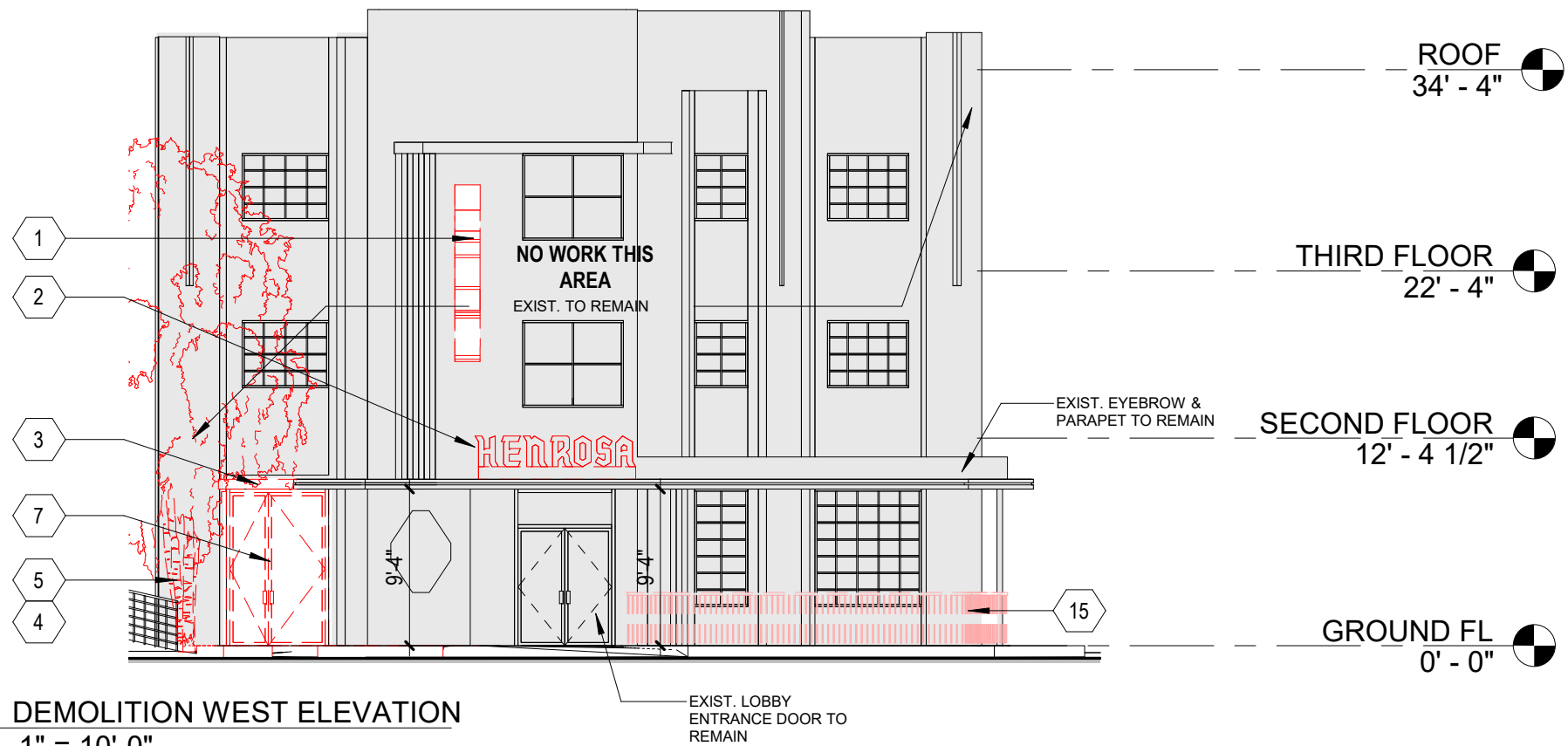
1 GROUND FLOOR DEMOLITION PLAN
1" = 10'-0"

14TH PL
EXIST. PAVED PEDESTRIAN ALLEYWAY (NO CARS)
ADJACENT BUILDING 1433 COLLINS AVE

DEMO KEY NOTES

1. REMOVE EXISTING EXTERIOR NON-CONFORMING VERTICAL HOTEL SIGN ABOVE
2. REMOVE EXISTING EXTERIOR HORIZONTAL HOTEL NAME SIGN ABOVE
3. REMOVE SMALL EYEBROW PORTION THIS AREA ONLY

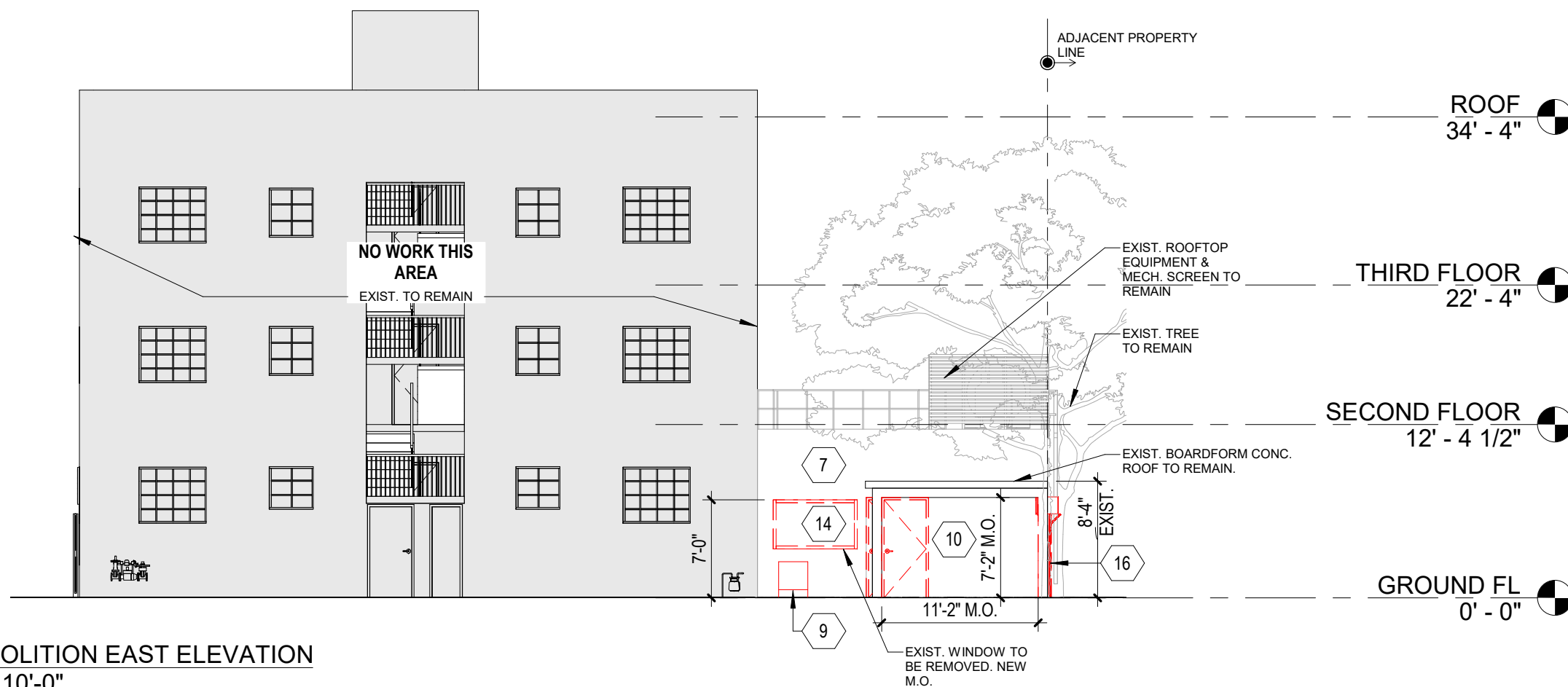




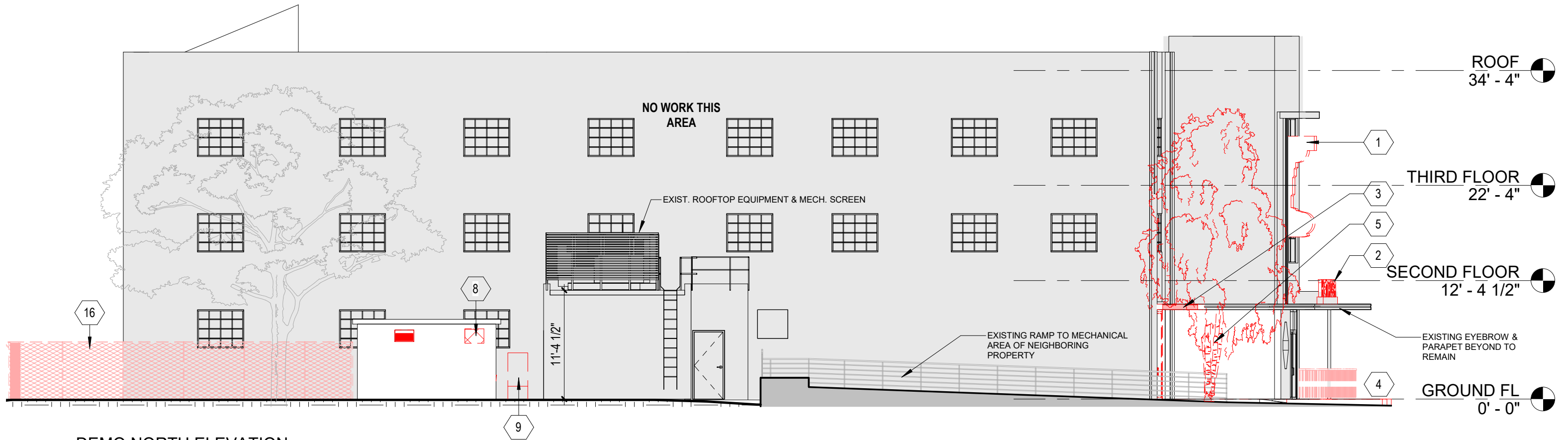
1 DEMOLITION WEST ELEVATION
1" = 10'-0"

DEMO KEY NOTES

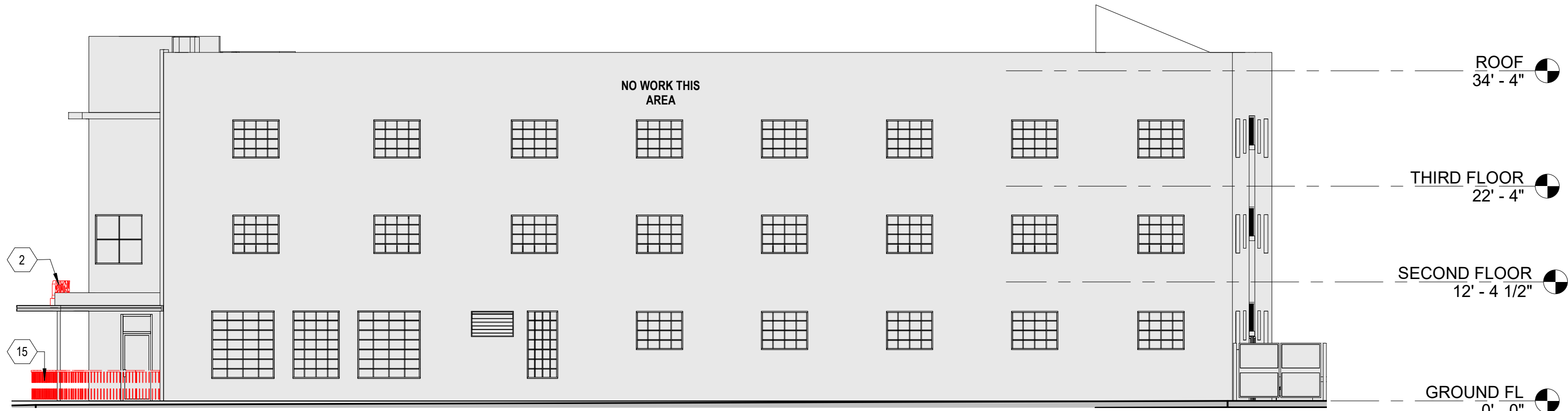
1. REMOVE EXISTING EXTERIOR NON-CONFORMING VERTICAL HOTEL SIGN ABOVE
2. REMOVE EXISTING EXTERIOR HORIZONTAL HOTEL NAME SIGN ABOVE
3. REMOVE SMALL EYEBROW PORTION THIS AREA ONLY
4. EXIST. IN-GROUND PLANTER, SHRUBS & SMALL PALMS TO BE REMOVED THIS AREA
5. EXISTING TREE TO BE REMOVED
6. REMOVE EXIST. PORTION OF CONCRETE SLAB TO BE REMOVED
7. EXISTING DOOR TO BE REMOVED
8. NEW MASONRY OPNG FOR FUTURE WALL AC UNIT
9. EXIST. OUTDOOR COMPRESSOR TO BE RELOCATED
10. NEW MASONRY OPENINGS IN EXISTING EXTERIOR WALL + DOOR TO BE REMOVED, ROOF TO REMAIN
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15. EXISTING RAILING AT LOBBY PORCH TO BE REMOVED
16. EXISTING CHAINLINK FENCE TO BE REMOVED



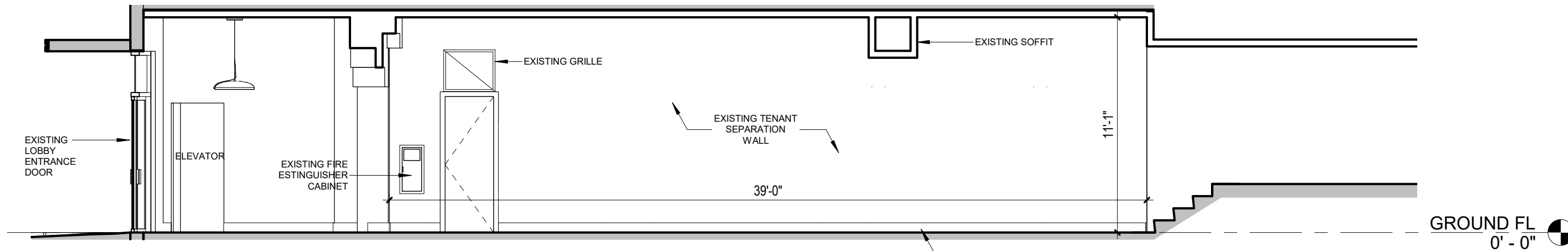
2 DEMOLITION EAST ELEVATION
1" = 10'-0"



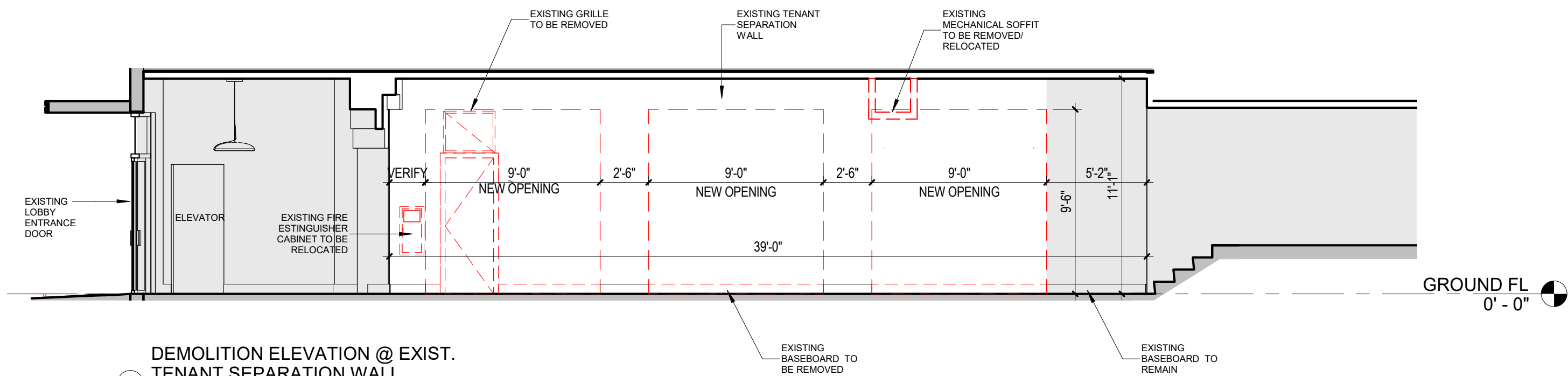
1 DEMO NORTH ELEVATION
1" = 10'-0"



2 DEMO SOUTH ELEVATION
1" = 10'-0"



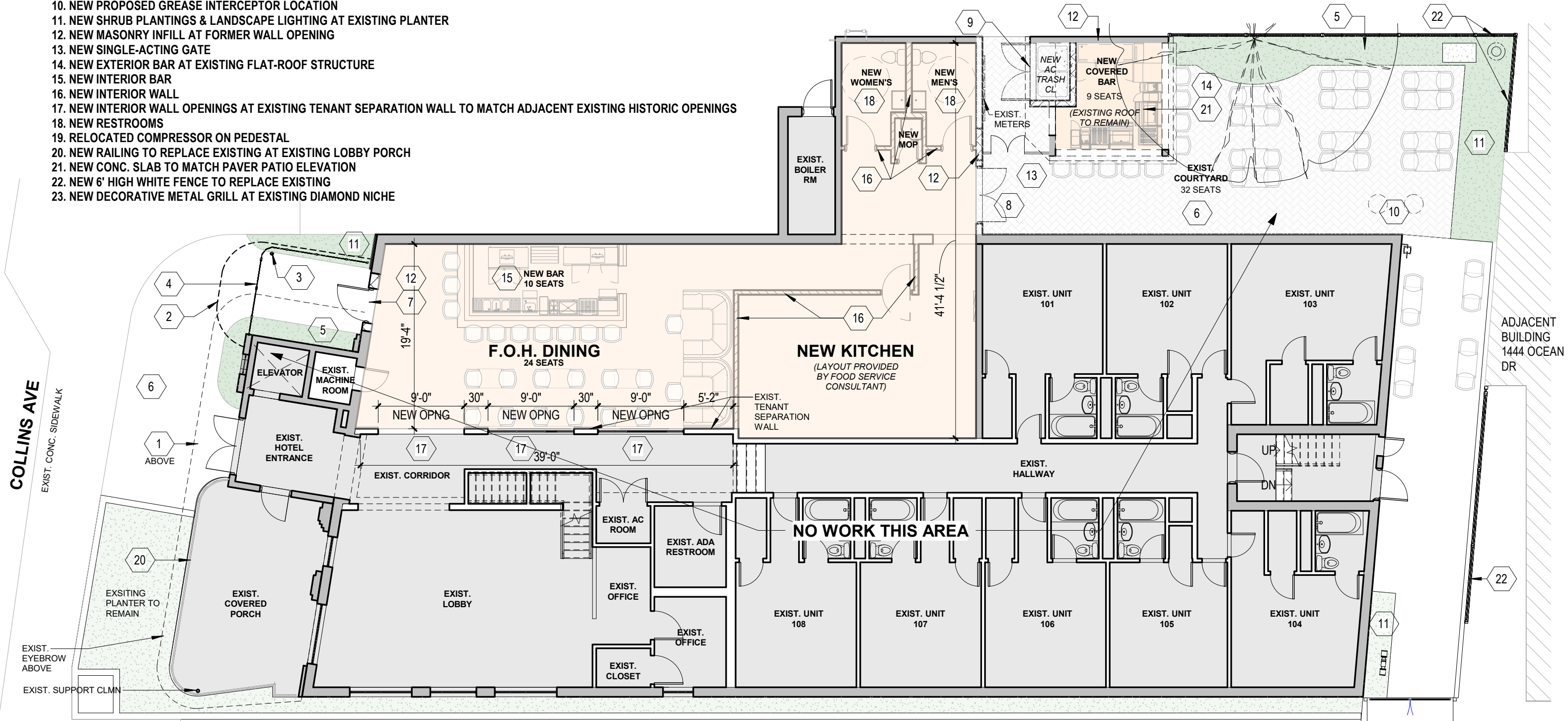
① EXISTING ELEVATION @ EXIST. TENANT SEPARATION WALL
3/16" = 1'-0"



② DEMOLITION ELEVATION @ EXIST. TENANT SEPARATION WALL
3/16" = 1'-0"

PROPOSED KEY NOTES

1. NEW EXTERIOR ALUMINUM CHANNEL LETTERS, FRONT-LIT TO READ 'THE BIARRITZ'; SIGNAGE SHALL CONFORM TO LOCAL REGULATORY REQUIREMENTS
2. NEW CANOPY ROOF AT PROPOSED RESTAURANT ENTRANCE
3. NEW CANOPY ROOF SUPPORT COLUMN TO MATCH EXISTING COLUMN AT SOUTH CORNER PORCH
4. NEW DECORATIVE GATE AT PROPOSED RESTAURANT ENTRANCE
5. NEW IN-GROUND PLANTER WITH SHRUBS & LANDSCAPE LIGHTING
6. NEW PAVERS THIS AREA
7. NEW SINGLE-GLASS ENTRANCE DOOR
8. NEW DOUBLE-GLASS DOOR
9. NEW EXTERIOR MASONRY CONSTRUCTION AND DOOR AT EXISTING ONE-STORY FLAT ROOF STRUCTURE
10. NEW PROPOSED GREASE INTERCEPTOR LOCATION
11. NEW SHRUB PLANTINGS & LANDSCAPE LIGHTING AT EXISTING PLANTER
12. NEW MASONRY INFILL AT FORMER WALL OPENING
13. NEW SINGLE-ACTING GATE
14. NEW EXTERIOR BAR AT EXISTING FLAT-ROOF STRUCTURE
15. NEW INTERIOR BAR
16. NEW INTERIOR WALL
17. NEW INTERIOR WALL OPENINGS AT EXISTING TENANT SEPARATION WALL TO MATCH ADJACENT EXISTING HISTORIC OPENINGS
18. NEW RESTROOMS
19. RELOCATED COMPRESSOR ON PEDESTAL
20. NEW RAILING TO REPLACE EXISTING AT EXISTING LOBBY PORCH
21. NEW CONC. SLAB TO MATCH PAVER PATIO ELEVATION
22. NEW 6' HIGH WHITE FENCE TO REPLACE EXISTING
23. NEW DECORATIVE METAL GRILL AT EXISTING DIAMOND NICHE

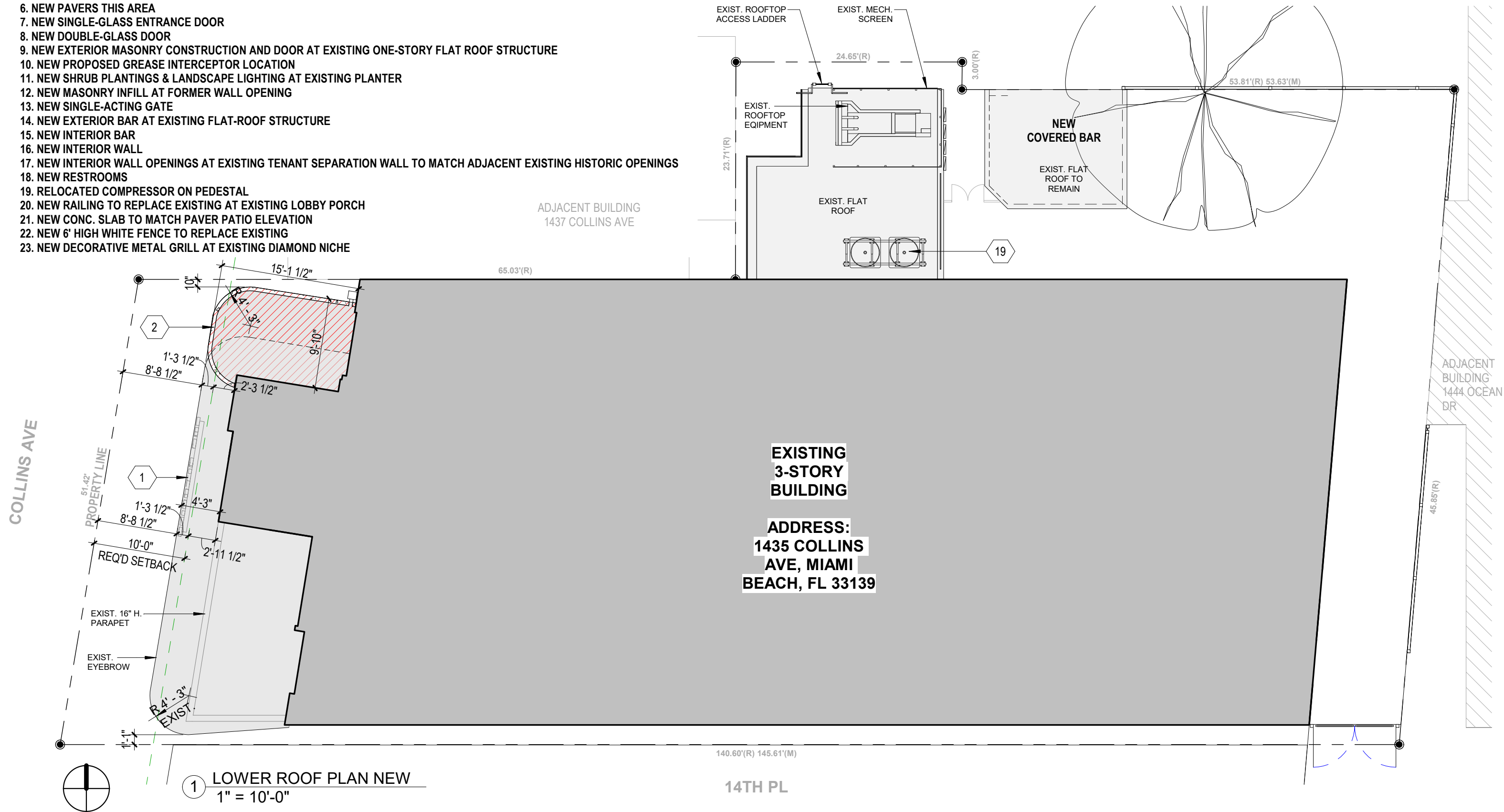


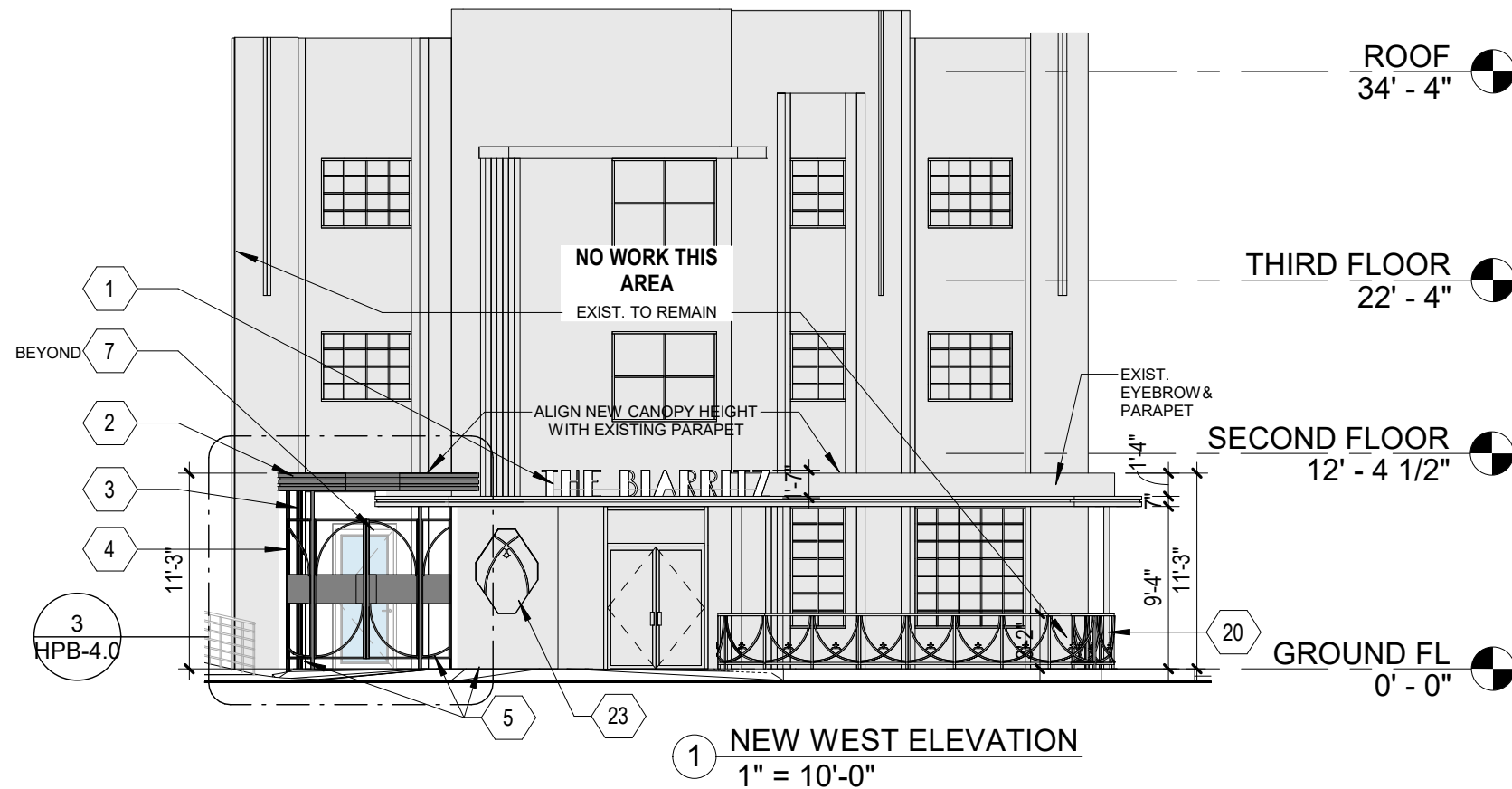
1 NEW GROUND FLOOR PLAN
1" = 10'-0"

14TH PL
EXIST. PAVED PEDESTRIAN ALLEYWAY (NO CARS)

PROPOSED KEY NOTES

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6. NEW PAVERS THIS AREA
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23. NEW DECORATIVE METAL GRILL AT EXISTING DIAMOND NICHE



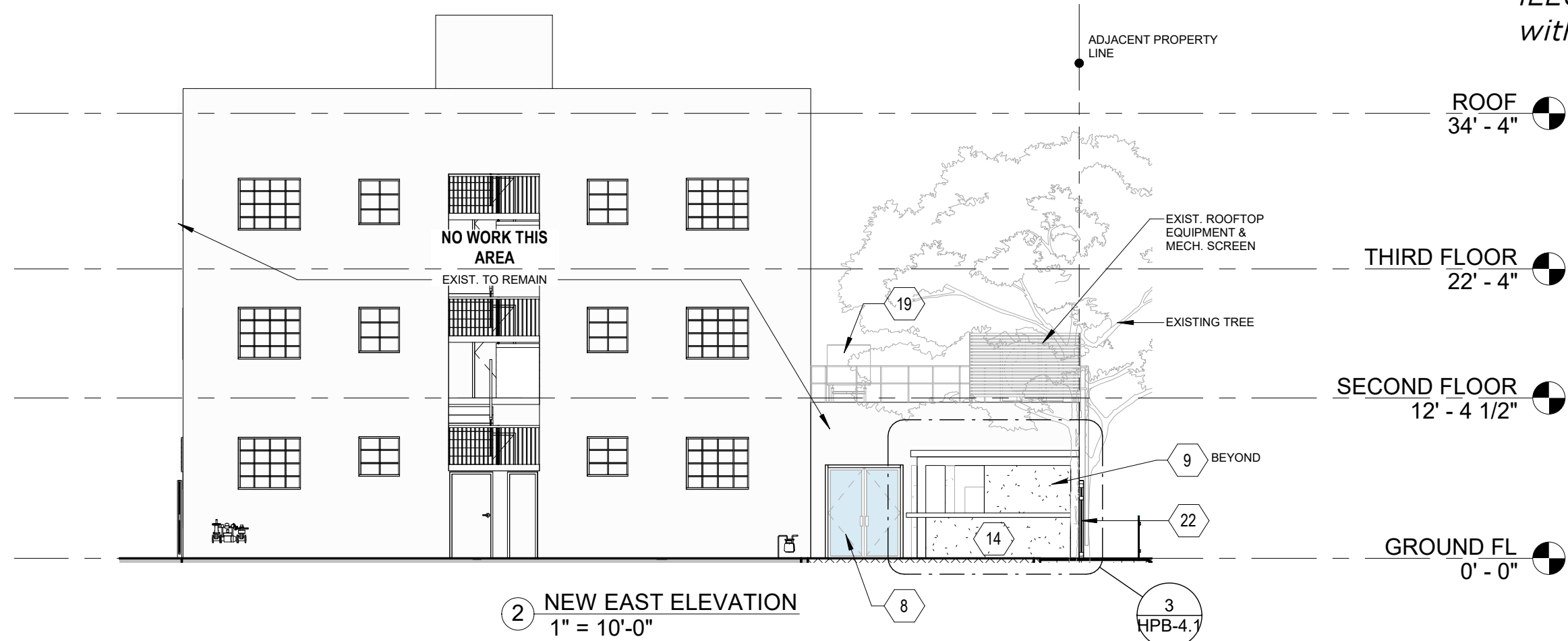


1 NEW WEST ELEVATION
1" = 10'-0"

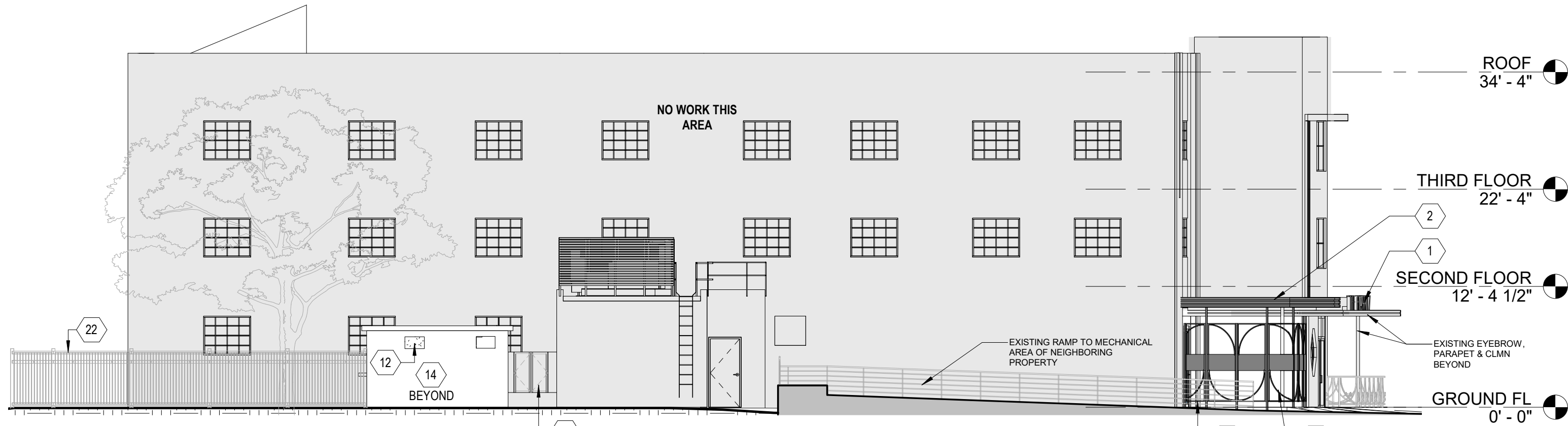
PROPOSED KEY NOTES

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23. NEW DECORATIVE METAL GRILL AT EXISTING DIAMOND NICHE

**ELEVATIONS THIS SHEET ILLUSTRATE THE NEW CANOPY with Historic Gate Design Option A*

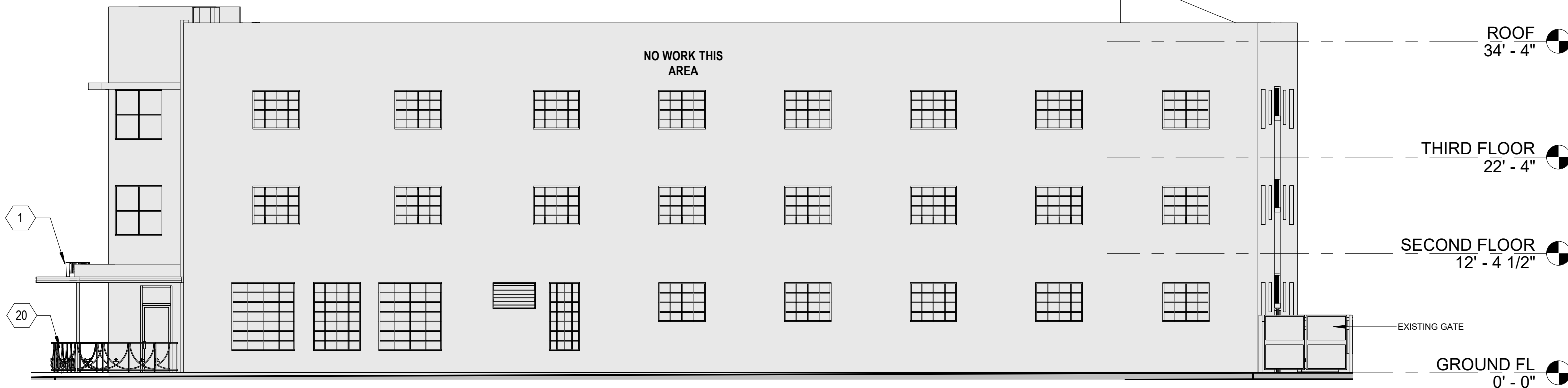


2 NEW EAST ELEVATION
1" = 10'-0"

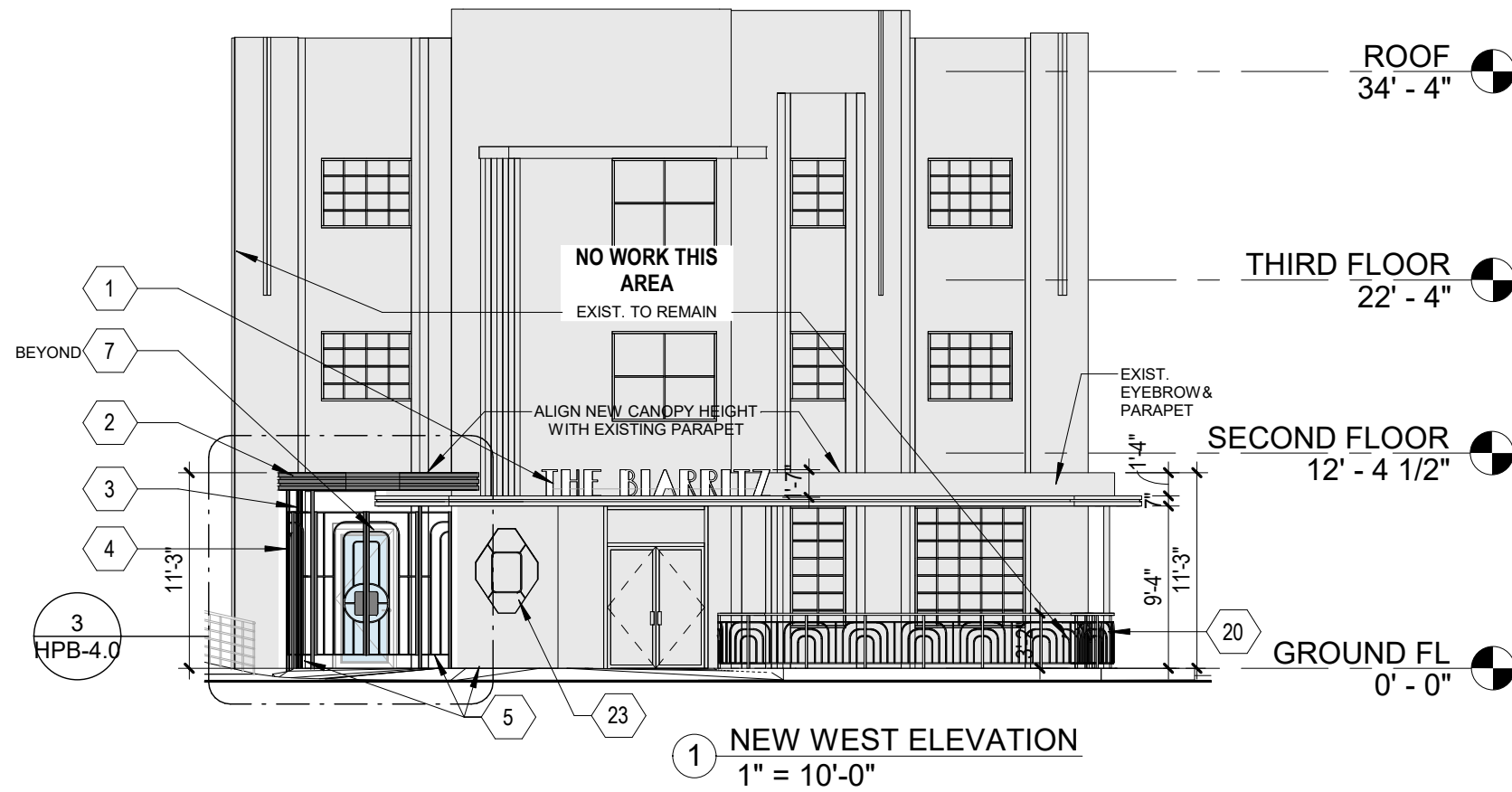


1 NEW NORTH ELEVATION
1" = 10'-0"

**ELEVATIONS THIS SHEET
ILLUSTRATE THE NEW CANOPY
with Historic Gate Design Option A*



2 NEW SOUTH ELEVATION
1" = 10'-0"

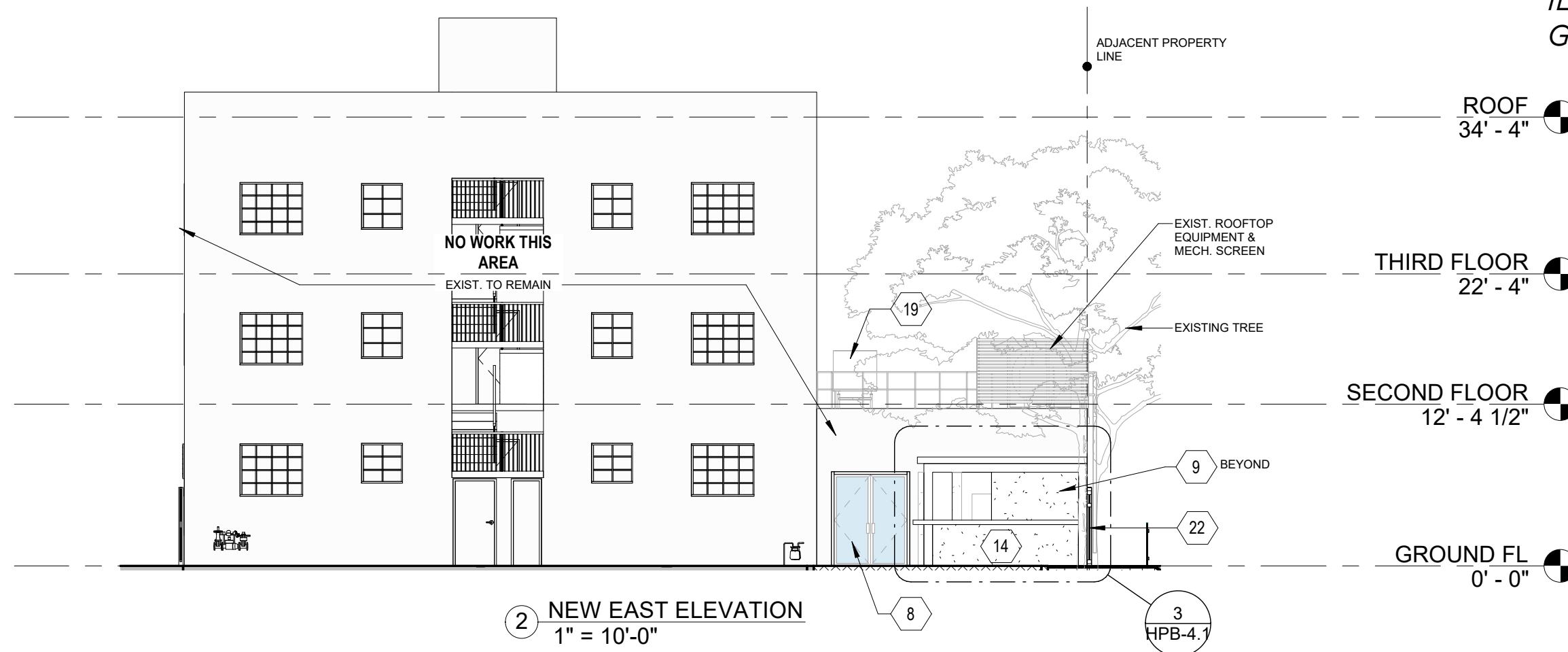


1 NEW WEST ELEVATION
1" = 10'-0"

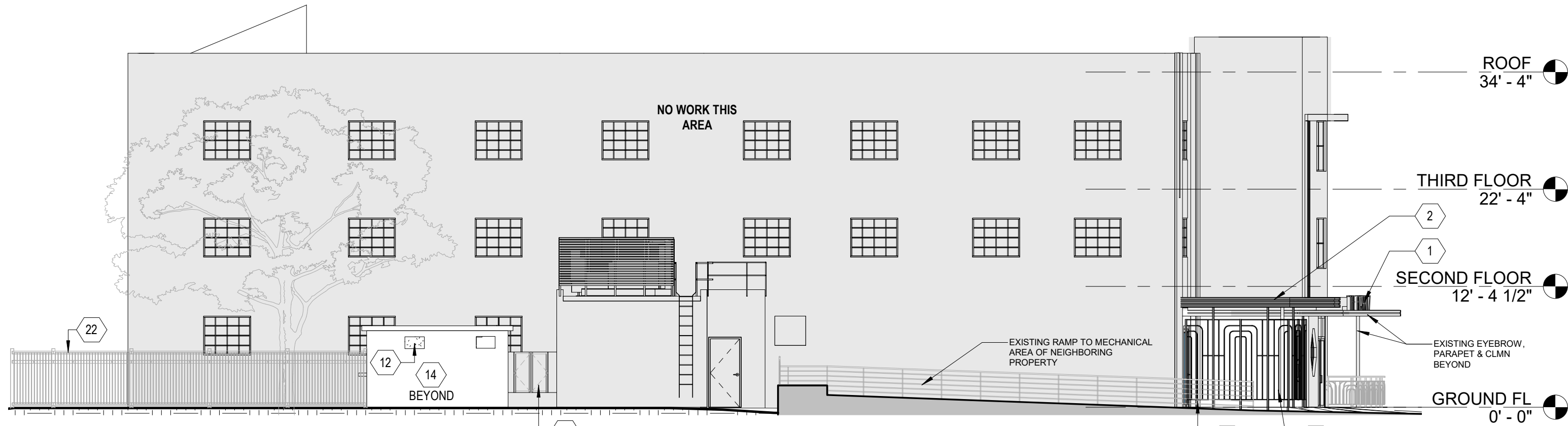
PROPOSED KEY NOTES

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22. NEW 6' HIGH WHITE FENCE TO REPLACE EXISTING
23. NEW DECORATIVE METAL GRILL AT EXISTING DIAMOND NICHE

**ELEVATIONS THIS SHEET ILLUSTRATE THE NEW CANOPY Gate Design Option B*

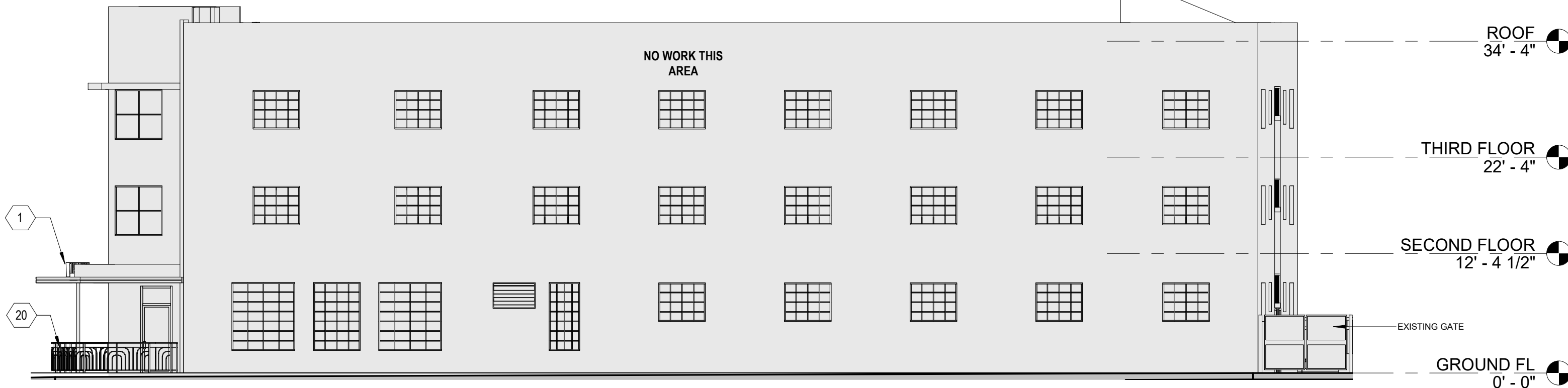


2 NEW EAST ELEVATION
1" = 10'-0"

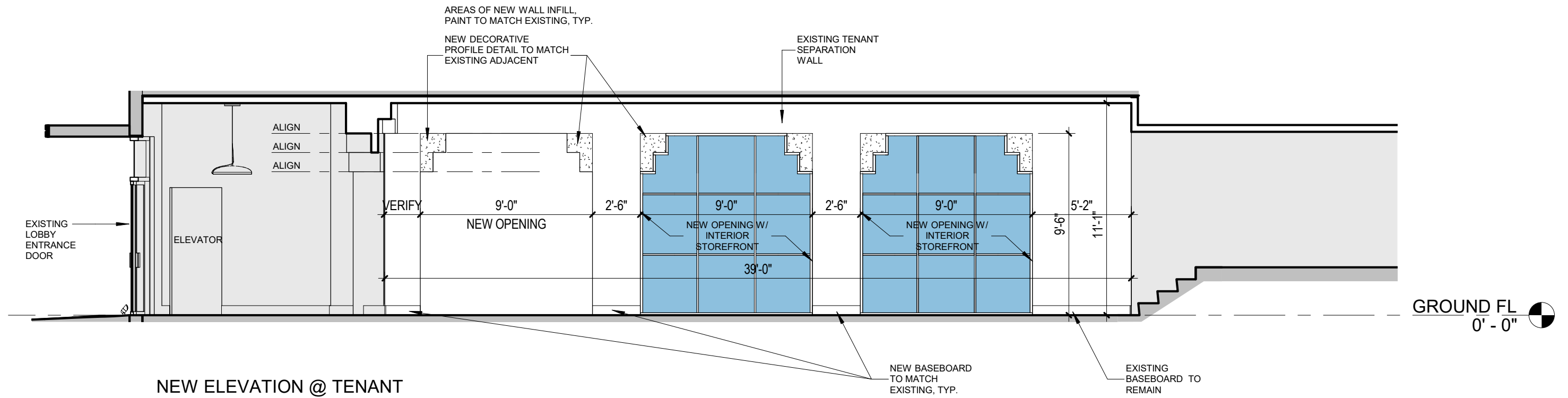


① NEW NORTH ELEVATION
1" = 10'-0"

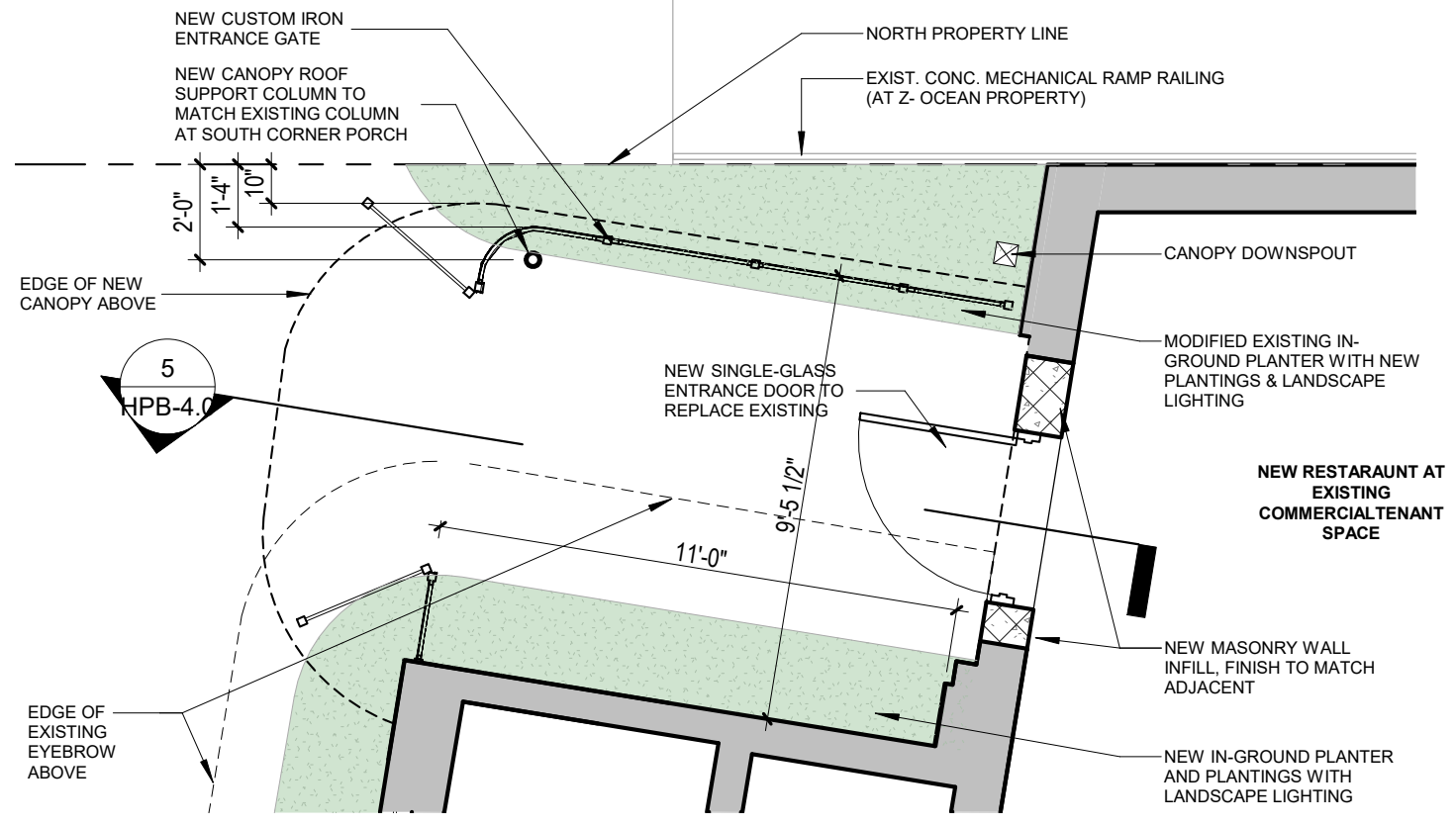
**ELEVATIONS THIS SHEET
ILLUSTRATE THE NEW CANOPY
Gate Design Option B*



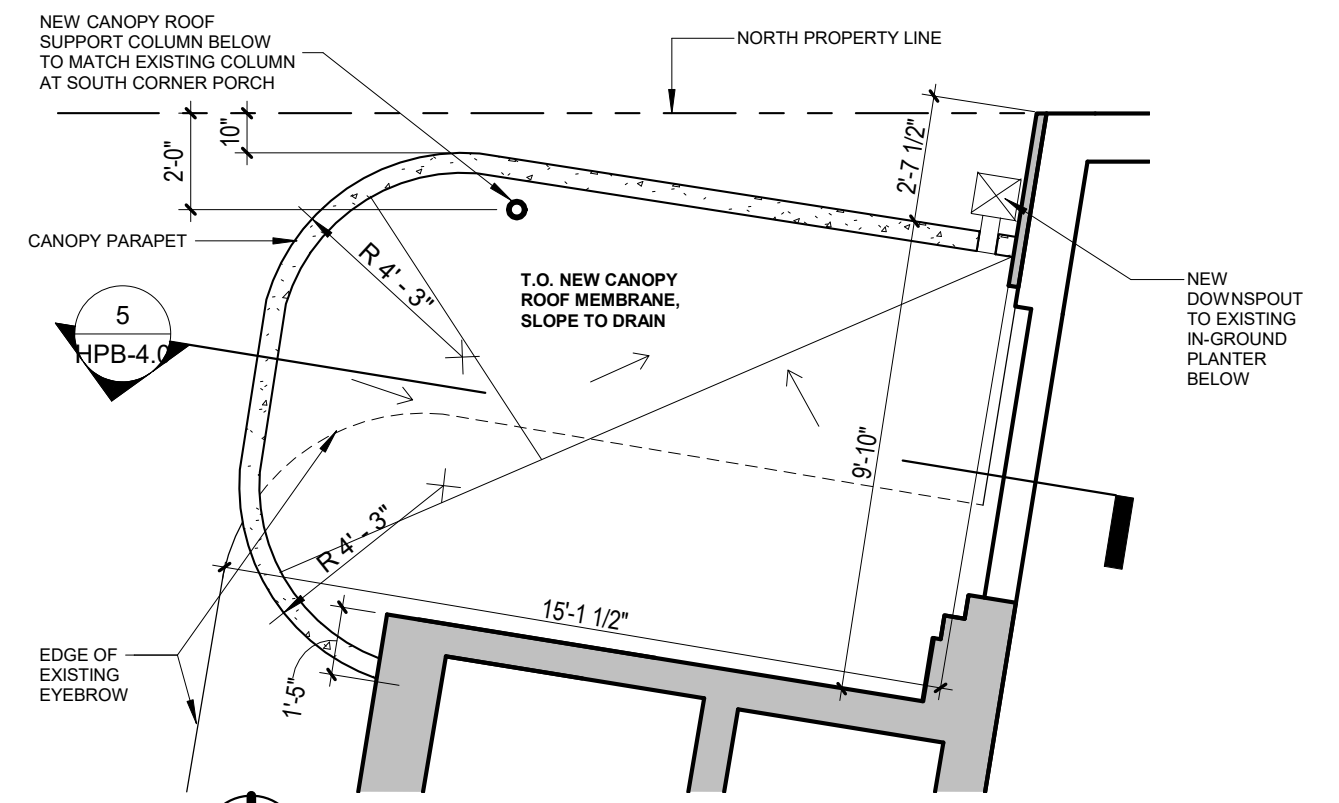
② NEW SOUTH ELEVATION
1" = 10'-0"



1 NEW ELEVATION @ TENANT SEPARATION WALL
3/16" = 1'-0"

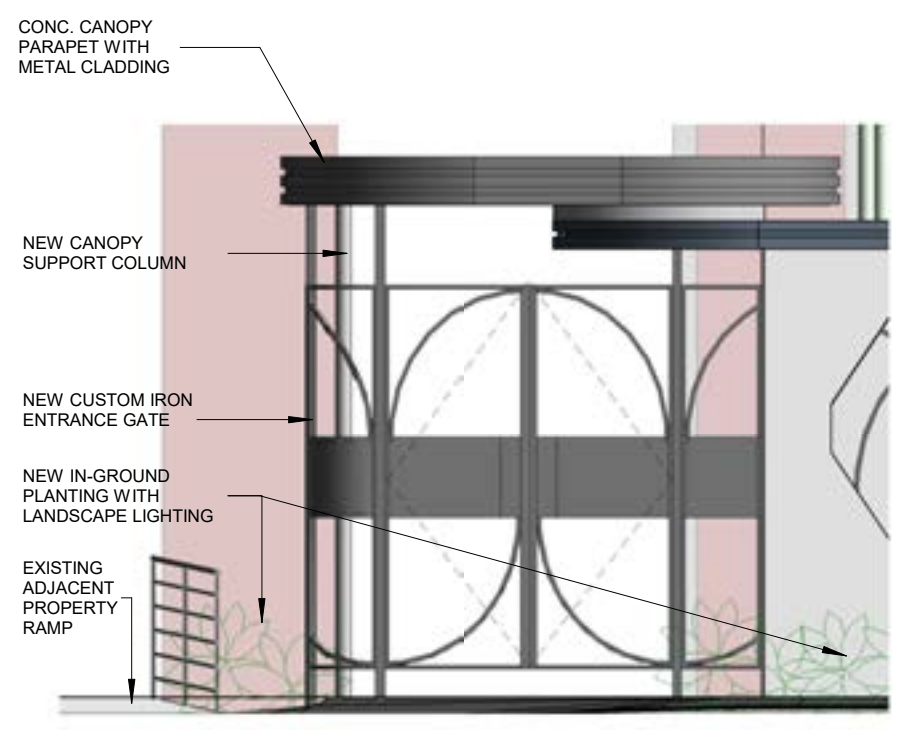


1 FLOOR PLAN AT NEW CANOPY AREA
 1/4" = 1'-0"

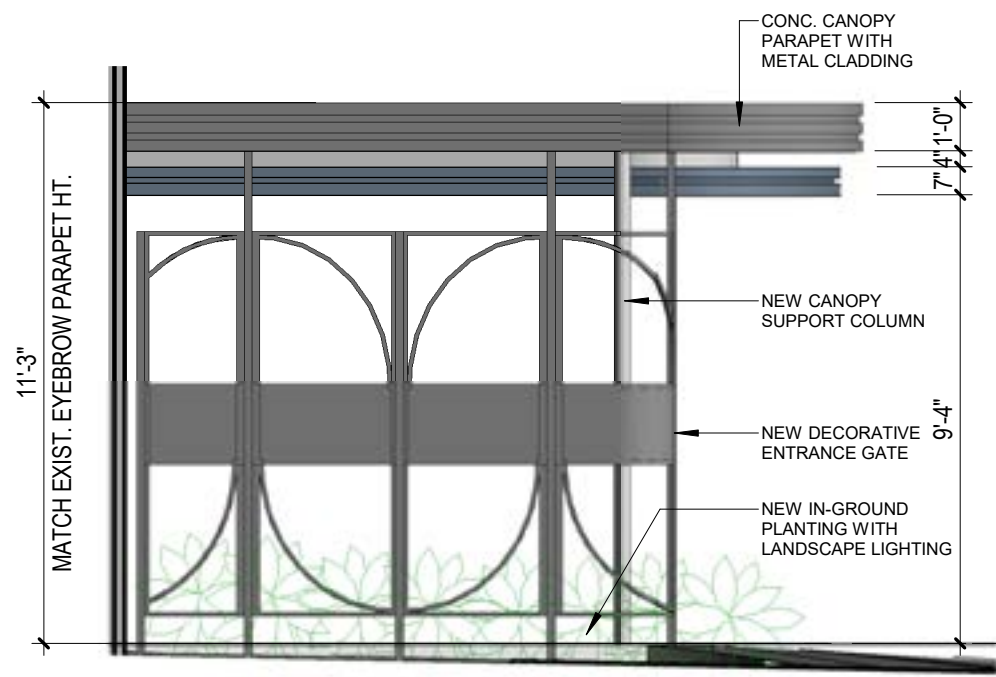


2 NEW CANOPY ROOF PLAN
 1/4" = 1'-0"

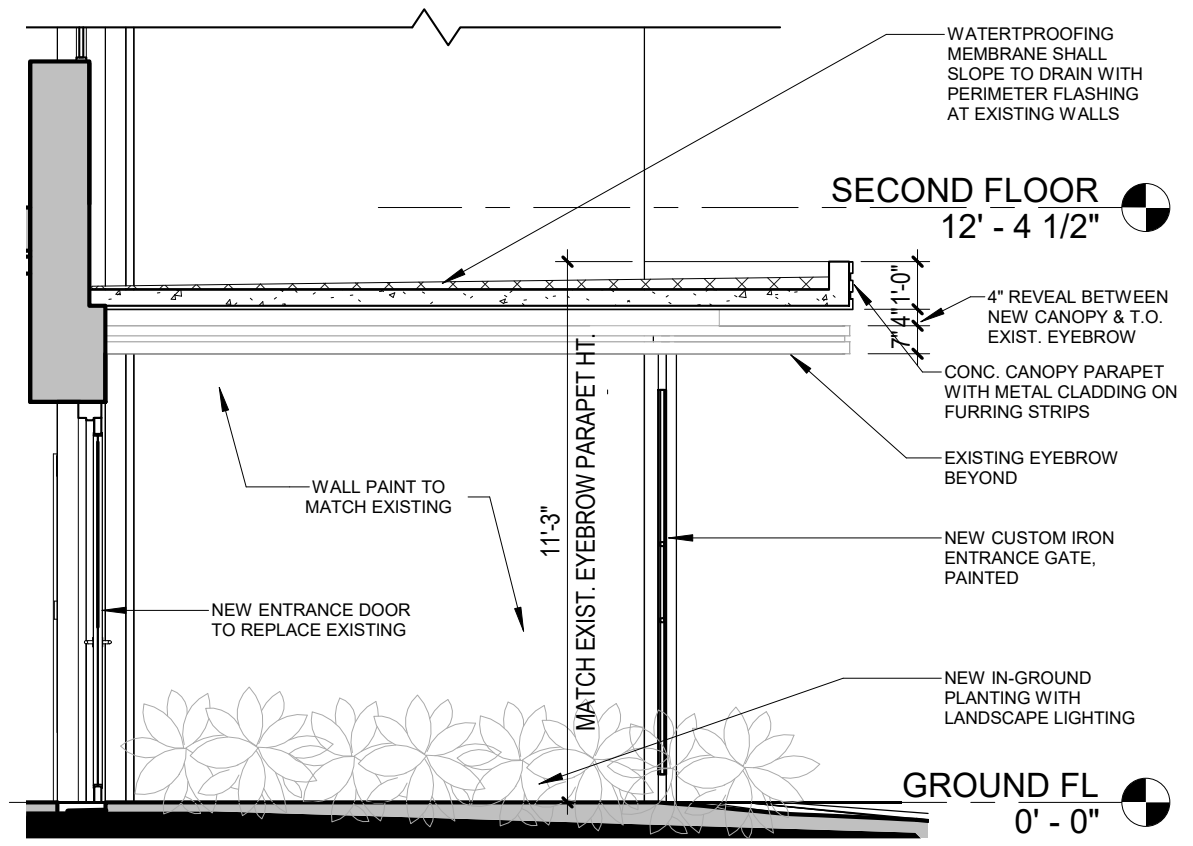
CANOPY: (with Historic Gate Design Option A)



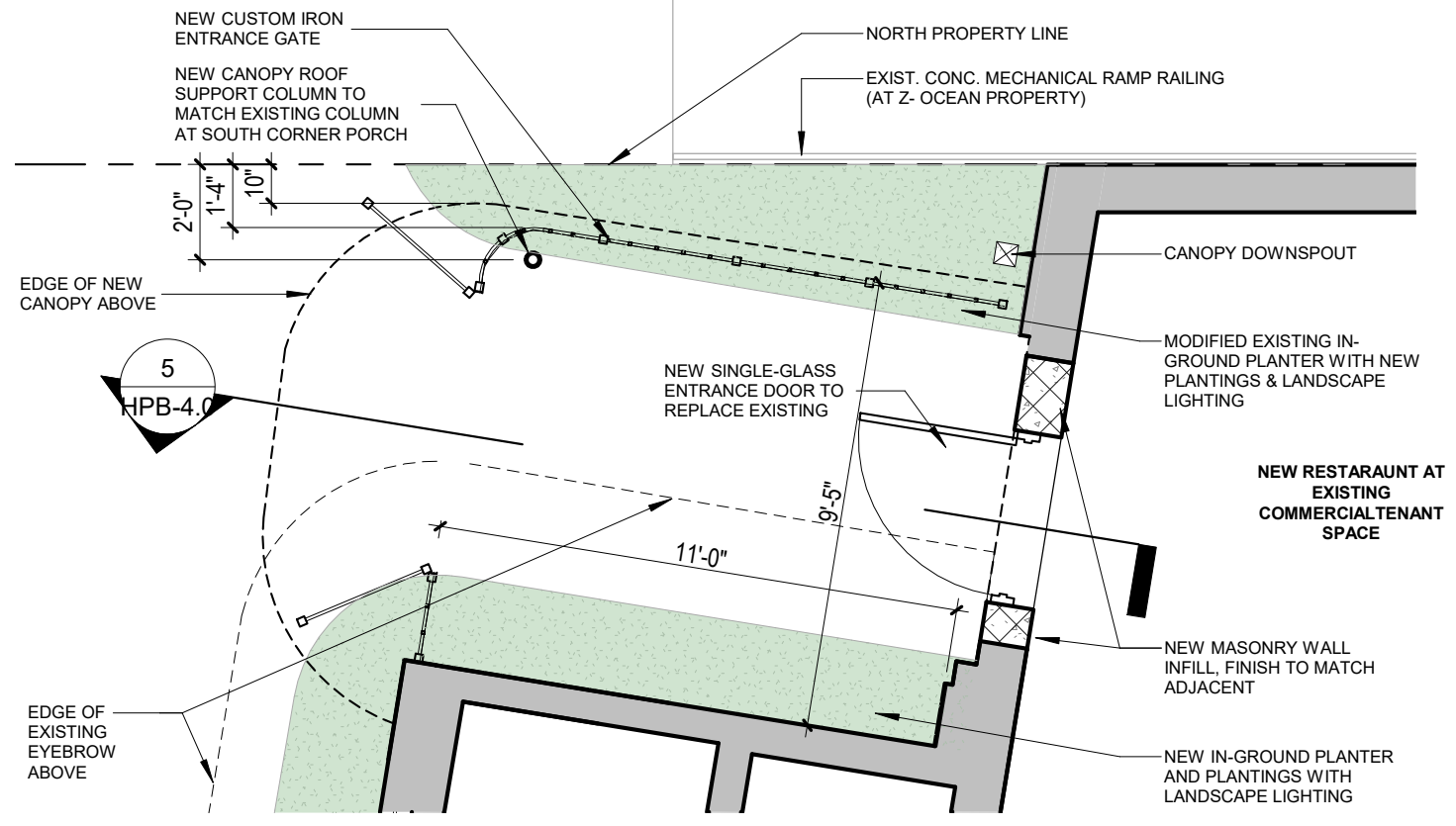
3 FRONT ELEV. OF GATE @ CANOPY
 1/4" = 1'-0"



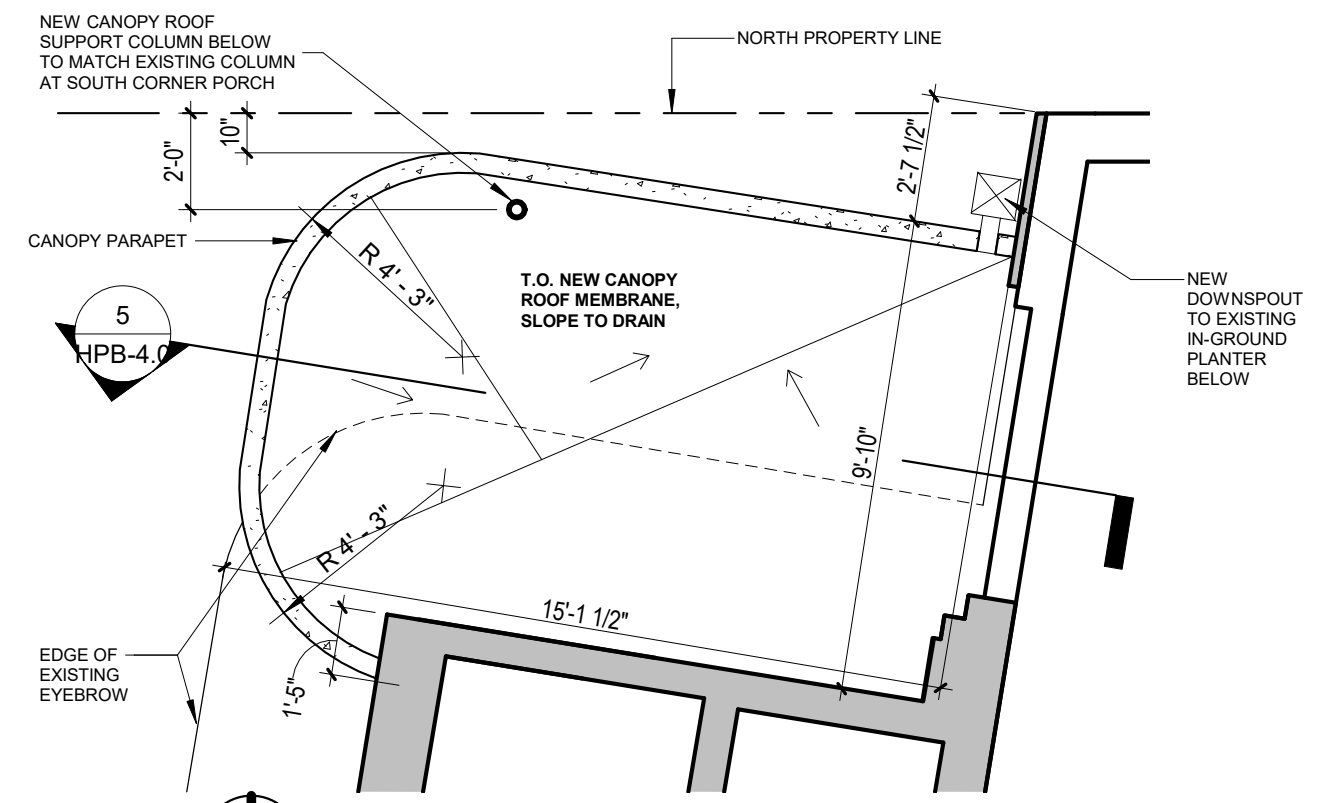
4 SIDE ELEVATION OF GATE @ CANOPY
 1/4" = 1'-0"



5 NEW CANOPY AREA SECTION
 1/4" = 1'-0"

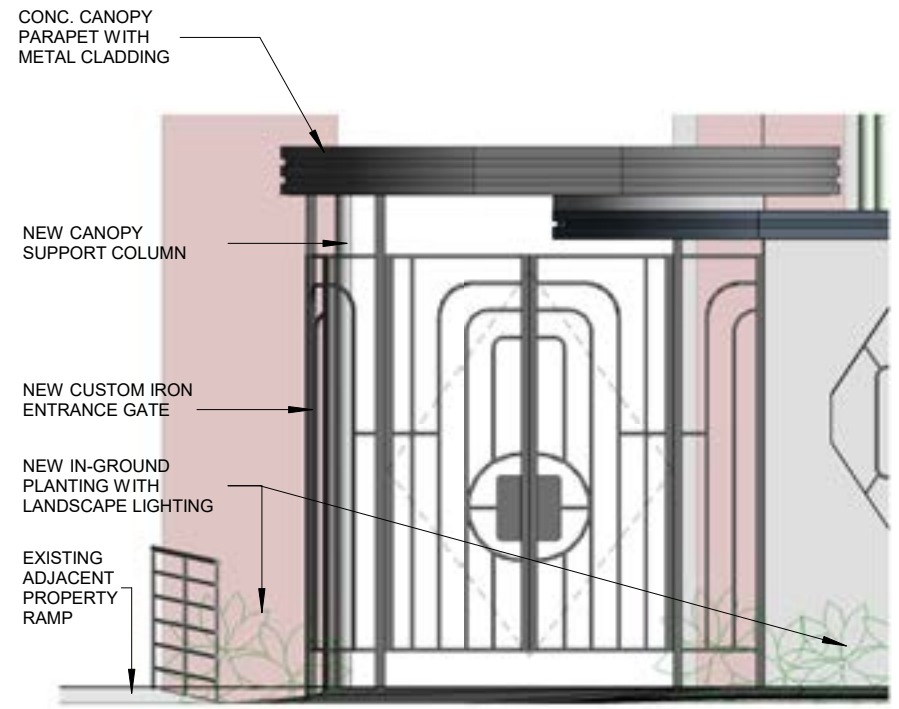


1 FLOOR PLAN AT NEW CANOPY AREA
 1/4" = 1'-0"

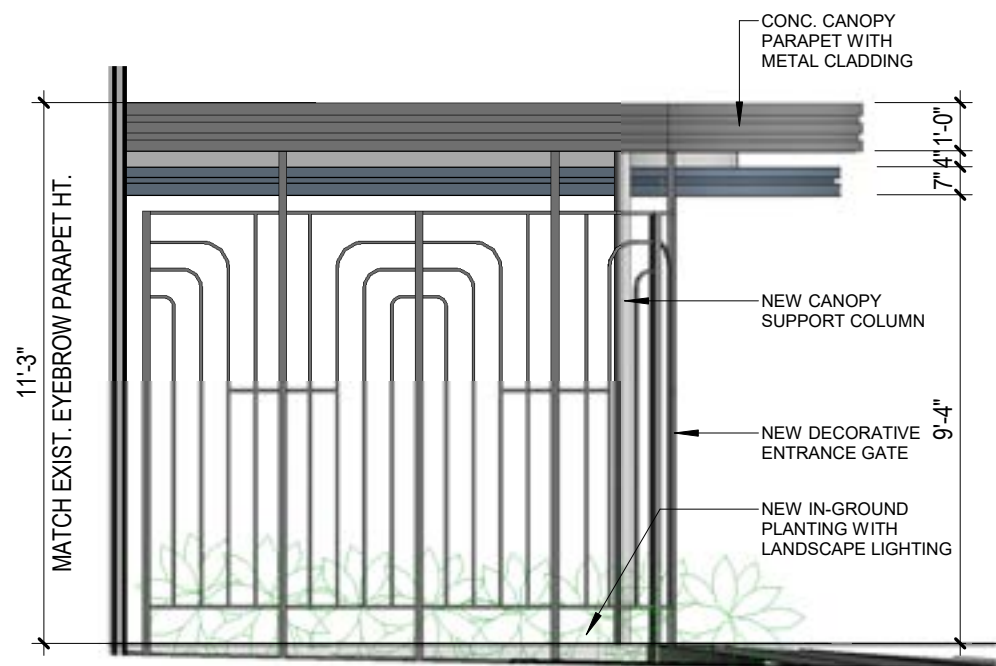


2 NEW CANOPY ROOF PLAN
 1/4" = 1'-0"

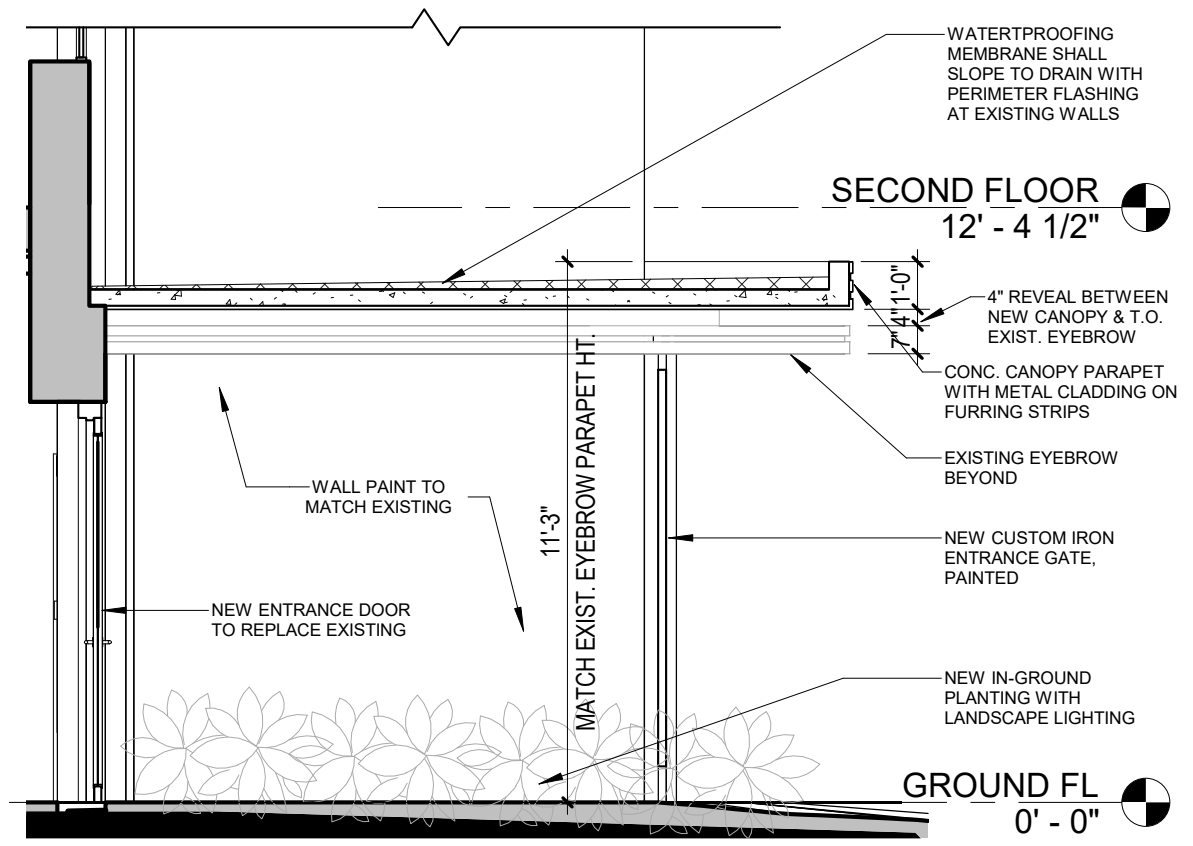
CANOPY: (with Gate Design Option B)



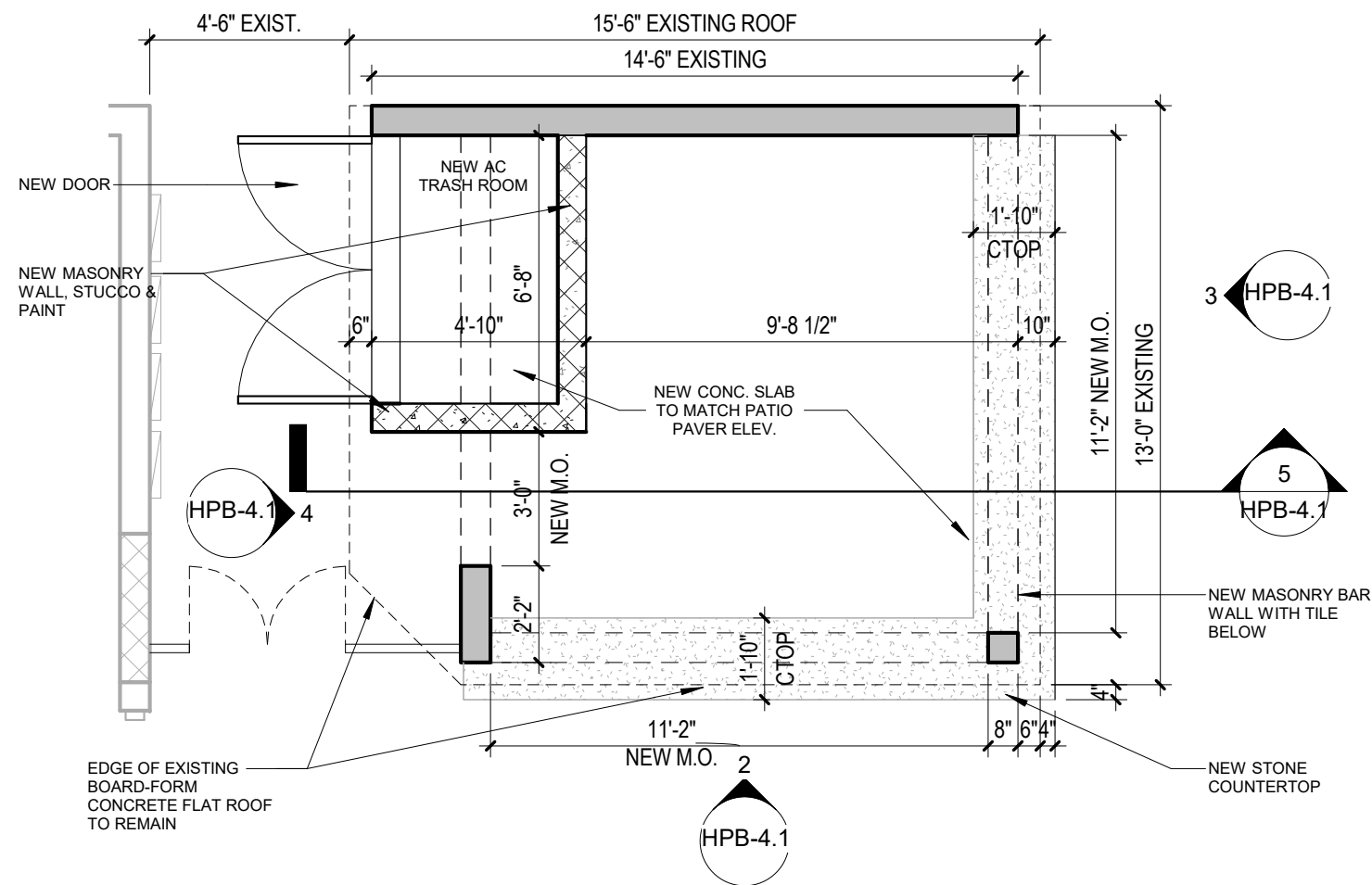
3 FRONT ELEV. OF GATE @ CANOPY
 1/4" = 1'-0"



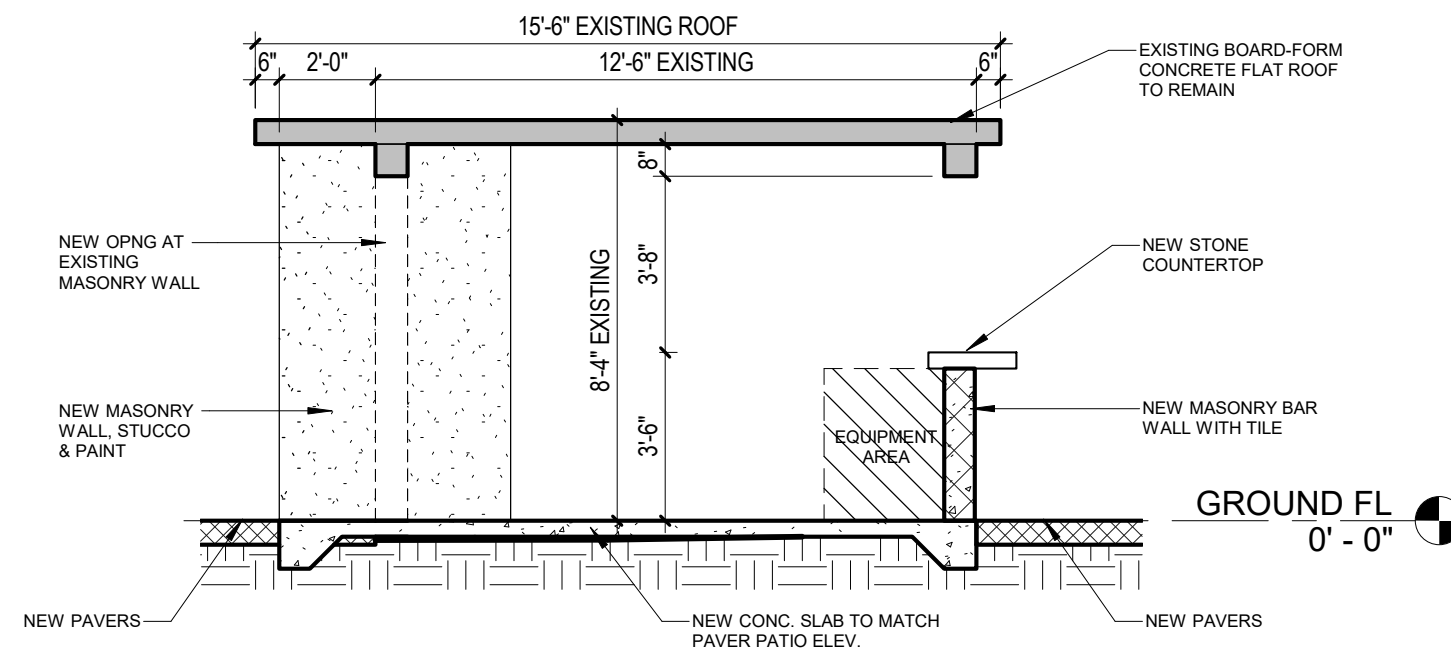
4 SIDE ELEVATION OF GATE @ CANOPY
 1/4" = 1'-0"



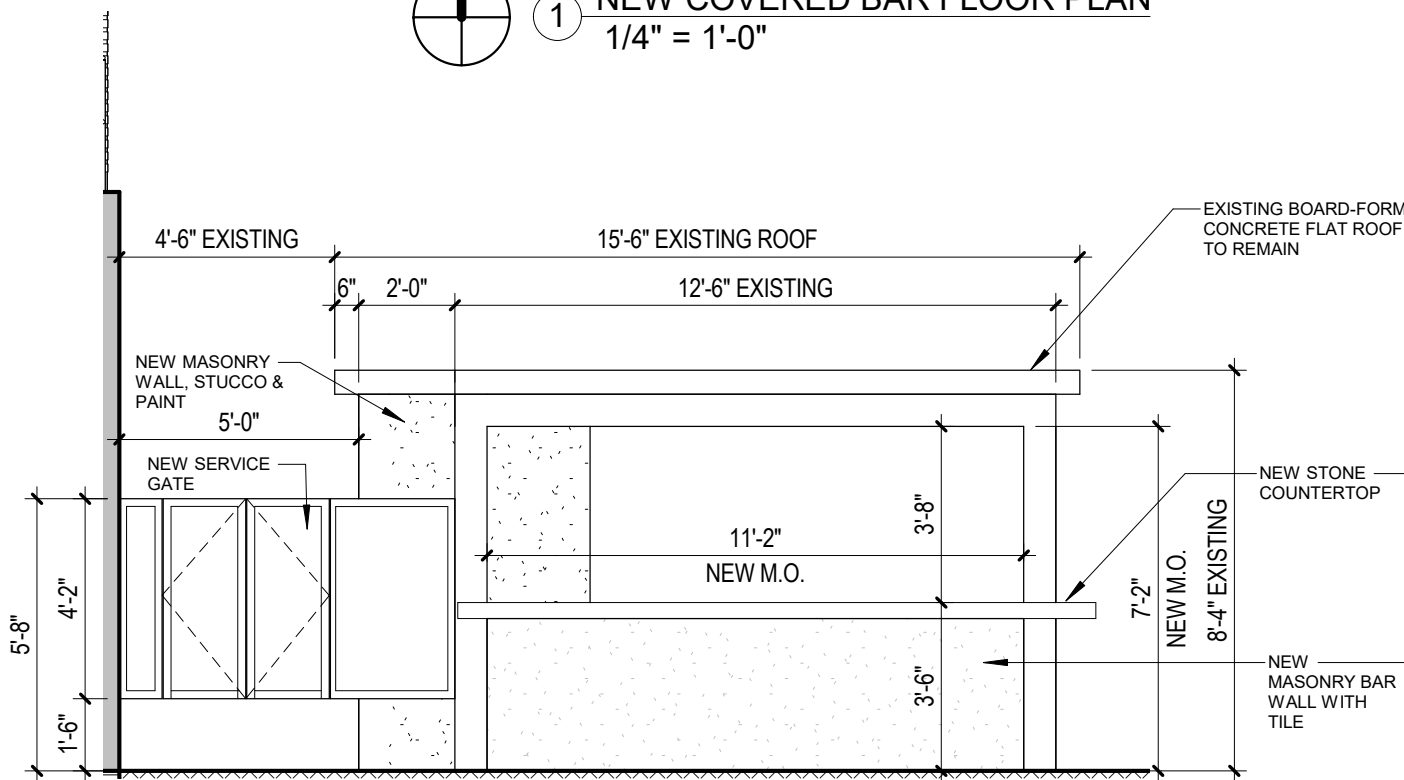
5 NEW CANOPY AREA SECTION
 1/4" = 1'-0"



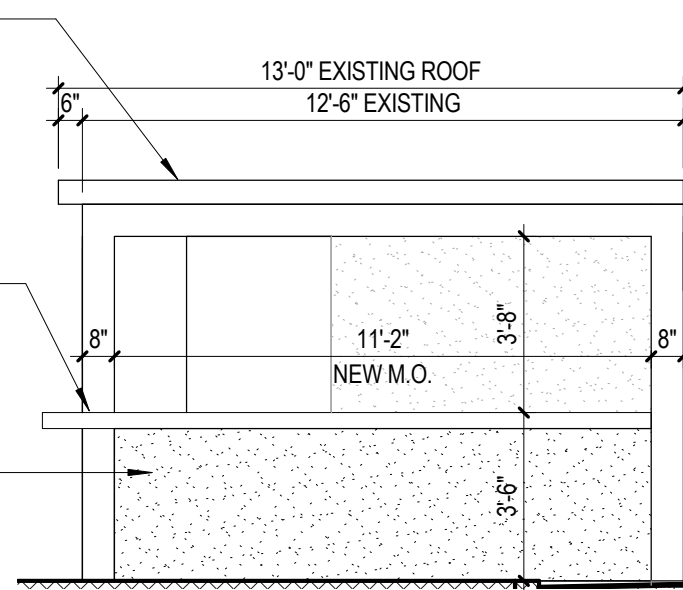
① NEW COVERED BAR FLOOR PLAN
1/4" = 1'-0"



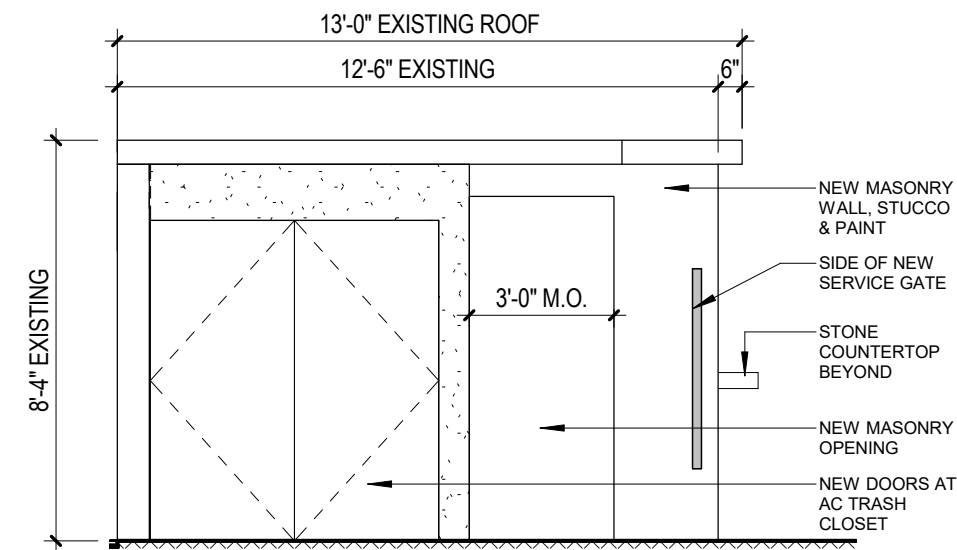
⑤ SECTION AT COVERED BAR
1/4" = 1'-0"



② NEW COVERED BAR SOUTH ELEVATION
1/4" = 1'-0"



③ NEW COVERED BAR EAST ELEVATION
1/4" = 1'-0"



④ NEW COVERED BAR WEST ELEVATION
1/4" = 1'-0"

Exterior Rendering - Front (Historic Version Option A)



Exterior Rendering - Front (Historic Version Option A)



Exterior Rendering - Front (Option B)



Exterior Rendering - Front (Option B)



Exterior Courtyard Rendering



Interior Rendering



Material Palette

CURRENT APPROVED HOTEL FACADE PAINT TRIM COLORS:

- OLE PINK S170-1
- LEISURE GREEN BM2035-60



PROPOSED METAL CLAD CANOPY MATERIAL:



PROPOSED PAINT COLOR OPTIONS FOR NEW IRON GATE & RAILING:

- LADY LIBERTY BM585
- GREEN JEWEL SW6985



SCALE, COLOR & PATTERNING OF NEW PAVERS TO MATCH ADJACENT 14TH PLACE AND REAR HOTEL PAVERS

