

## 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 HEARING: FEBRUARY 13, 2024

### HPB23-0599

1435 COLLINS AVENUE MIAMI BEACH, FL  
33139 BUILT: 1935-1939

# Historic Resources Summary

1939



*Hotel Biarritz ca 1939-1950*

The Henrosa Hotel is a 40 room, 3-story hotel designed in the Art Deco style by Architect Harry O. Nelson. Built in 1935, originally called Biarritz Hotel, with the last renovation of the lobby entrance added in 1951 by Harry O. Nelson. Dorothy Sebastian, a silent screen actress who married Herman Shapiro, bought the hotel in the 1950's. Recognized by the Miami Beach Architectural District 1979 and Miami Design Preservation League, in addition to Art Deco Historic Preservation.

Henrosa Hotel features an asymmetrical façade design, continuous eyebrows of the rounded hotel architecture, vertical racing stripes across the west elevation, neon signage, with a stretched octagonal porthole relief at first floor level.

Henrosa Hotel is 35' high and rectangular in plan. The structural system is concrete block construction with exterior stucco finish. The foundation is reinforced concrete. The building's roof is flat with a parapet. The original windows were jalousie and have been replaced with impact rated units.

The front entry door to the Lobby is a double-glass door, framed in aluminum with a fixed glass transom above. The double-glass entry door, on the North recessed corner of the front facade, is also framed in aluminum and accessed the old 'Card Room' and kitchen. Today this door is the primary entry for the existing commercial tenant space.

In the 90's, part of the ground floor was converted into the commercial tenant space for a scooter rental shop. Then in 2011, the space was converted to mercantile as a liquor store. During this era, the hotel was in need of repair and lay unoccupied for several years, but the liquor store remained. It was purchased in 2014 by its current owners, Ventura Way, and reopened after a large hotel renovation of all floors was undertaken.

Status of Historic Designation:  
Designated at National level : Miami Beach Architectural District, 1979  
Designated at Local level : Ocean Drive/Collins Avenue District, 1986

1952

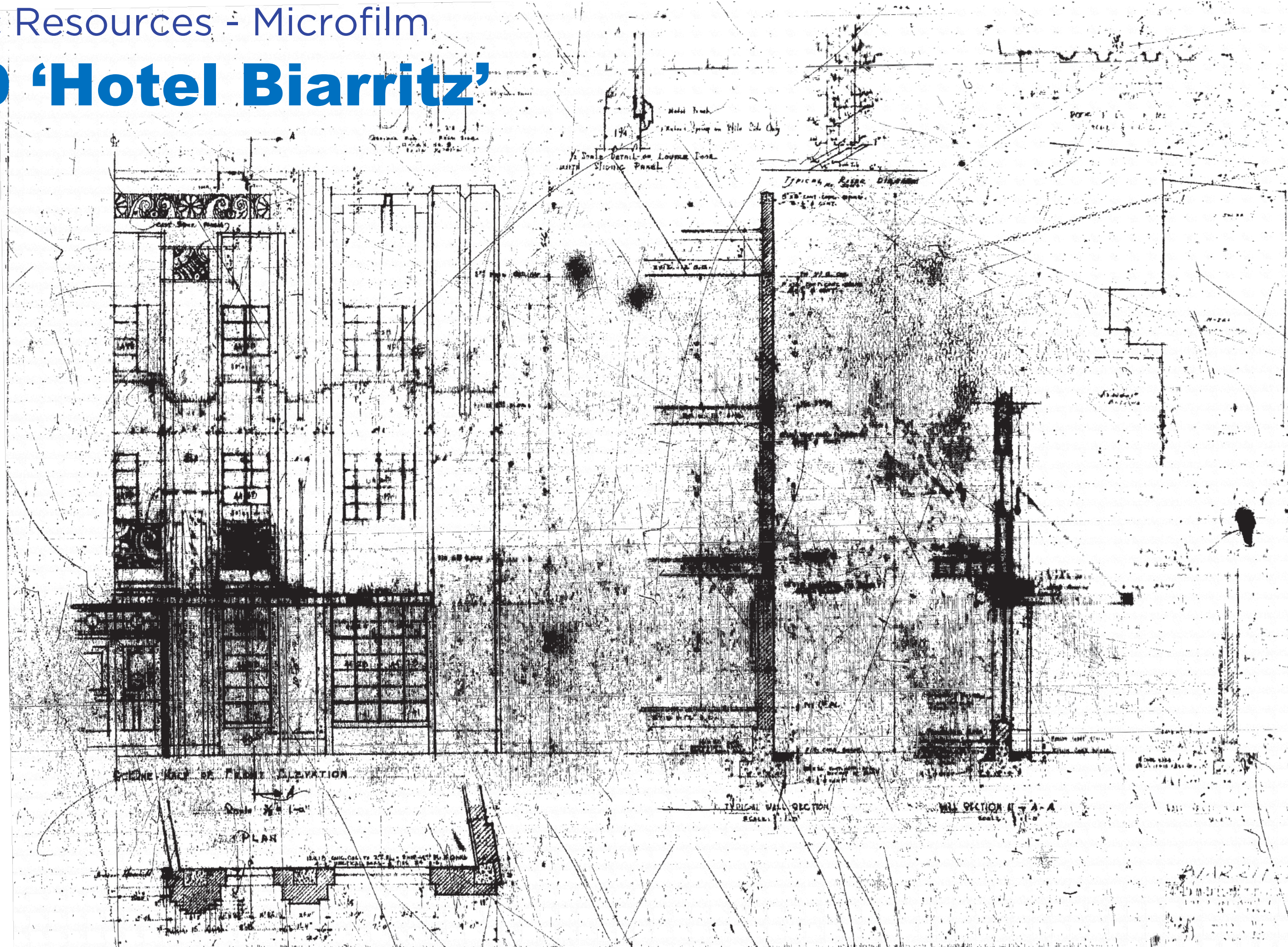


*Hotel Henrosa ca 1952*

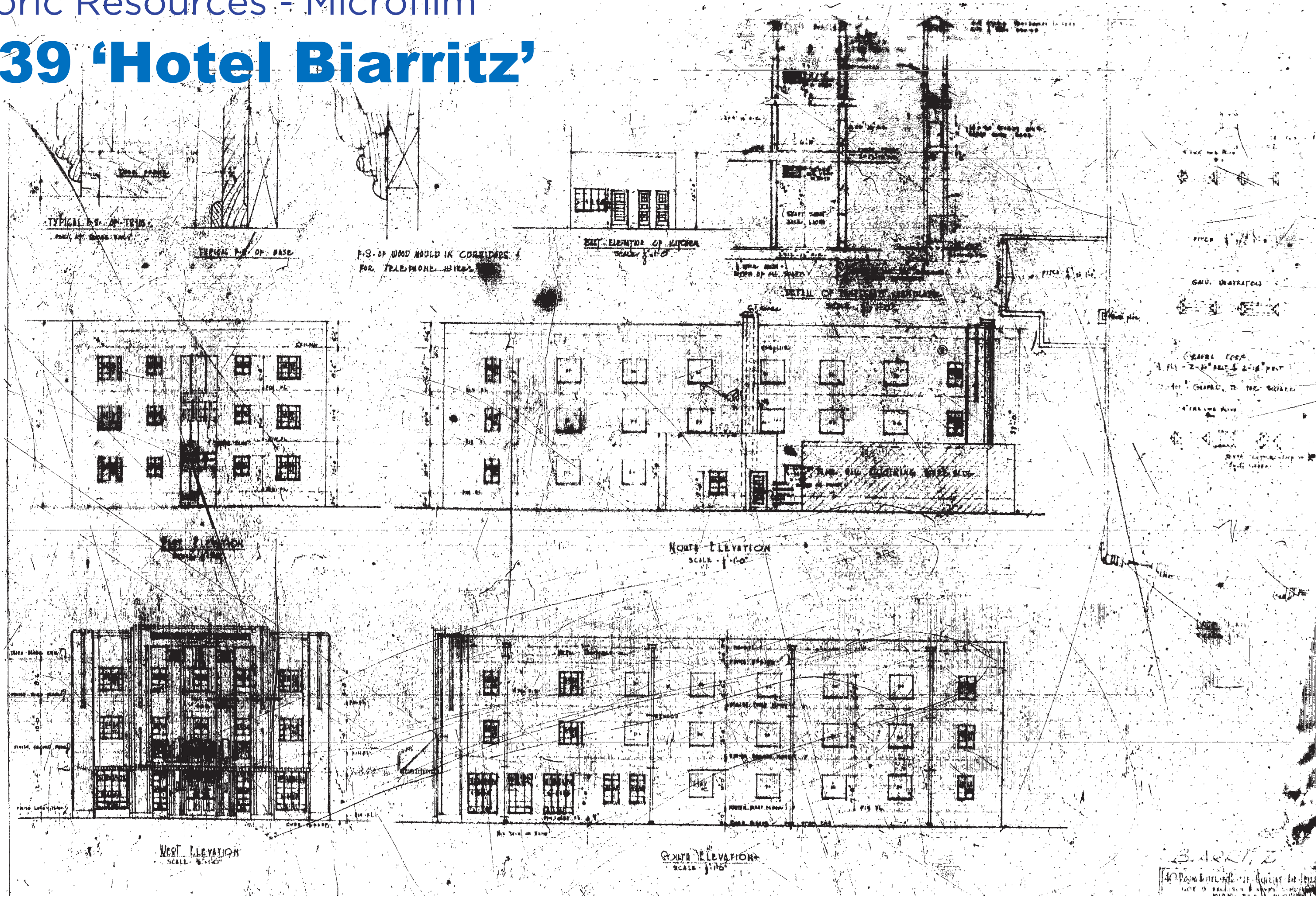


TODAY

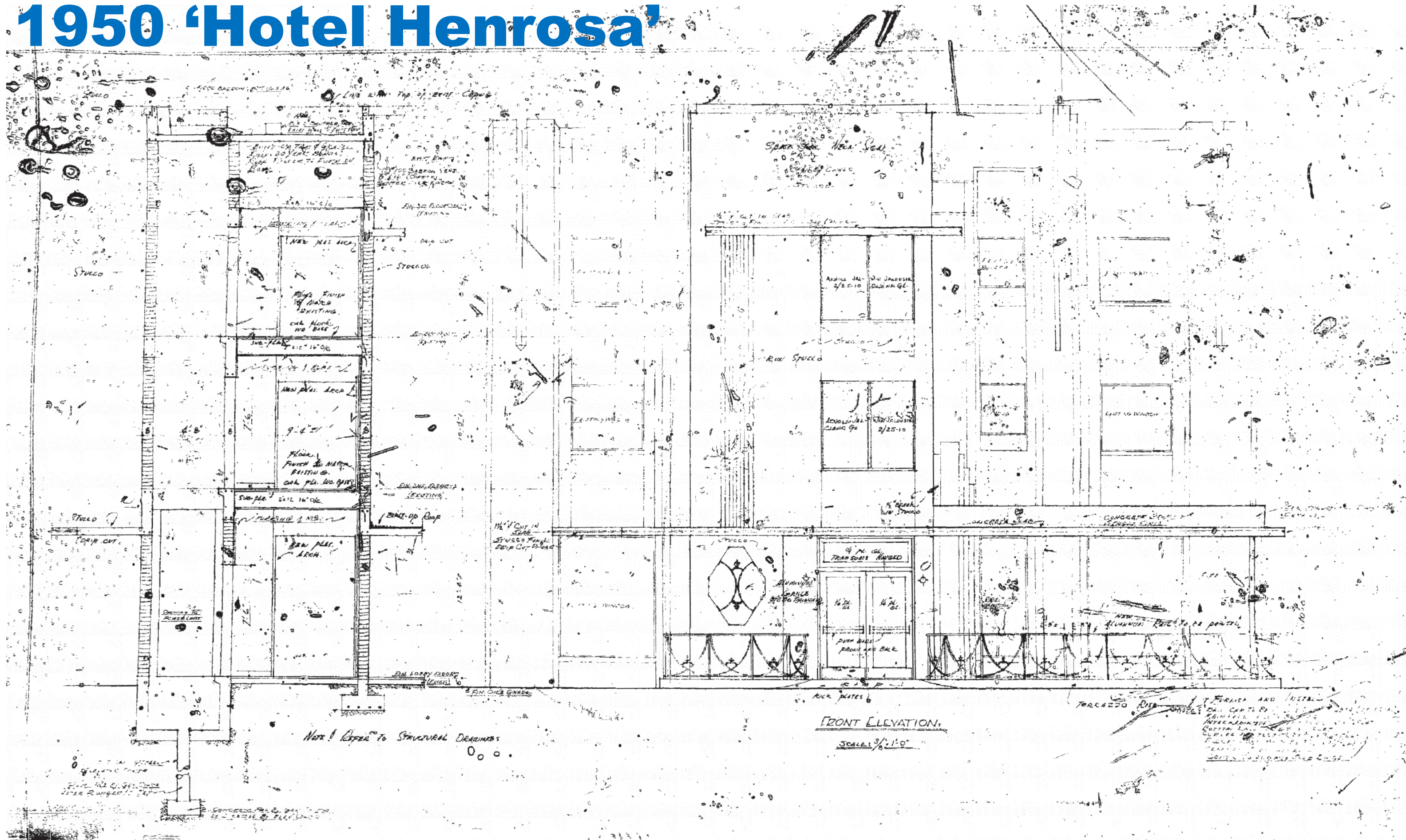
# 1939 'Hotel Biarritz'



# 1939 'Hotel Biarritz'



# 1950 'Hotel Henrosa'



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

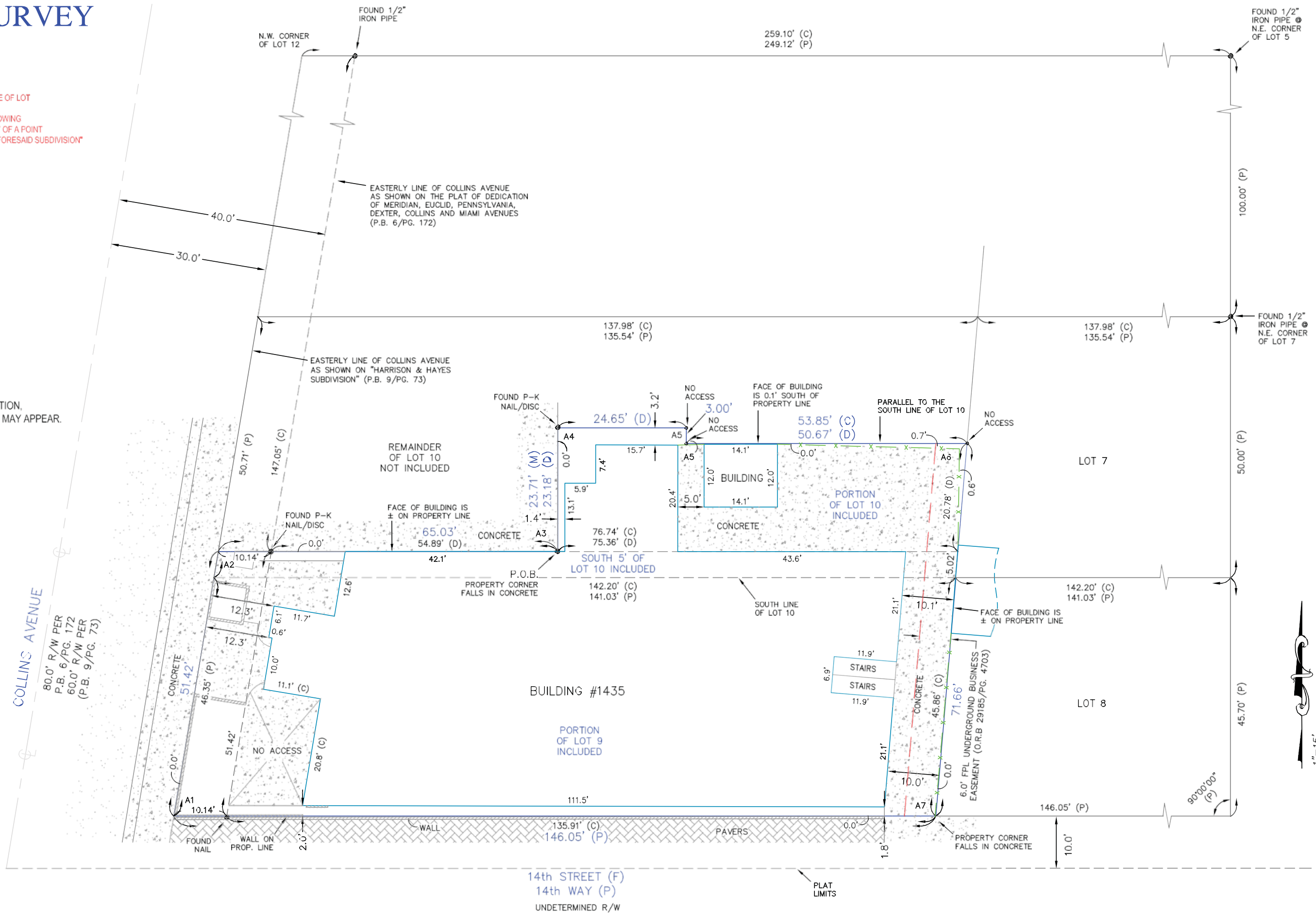
SURVEY NUMBER: 351869

CLIENT FILE NUMBER: 18127045

## ABBREVIATION DESCRIPTION:

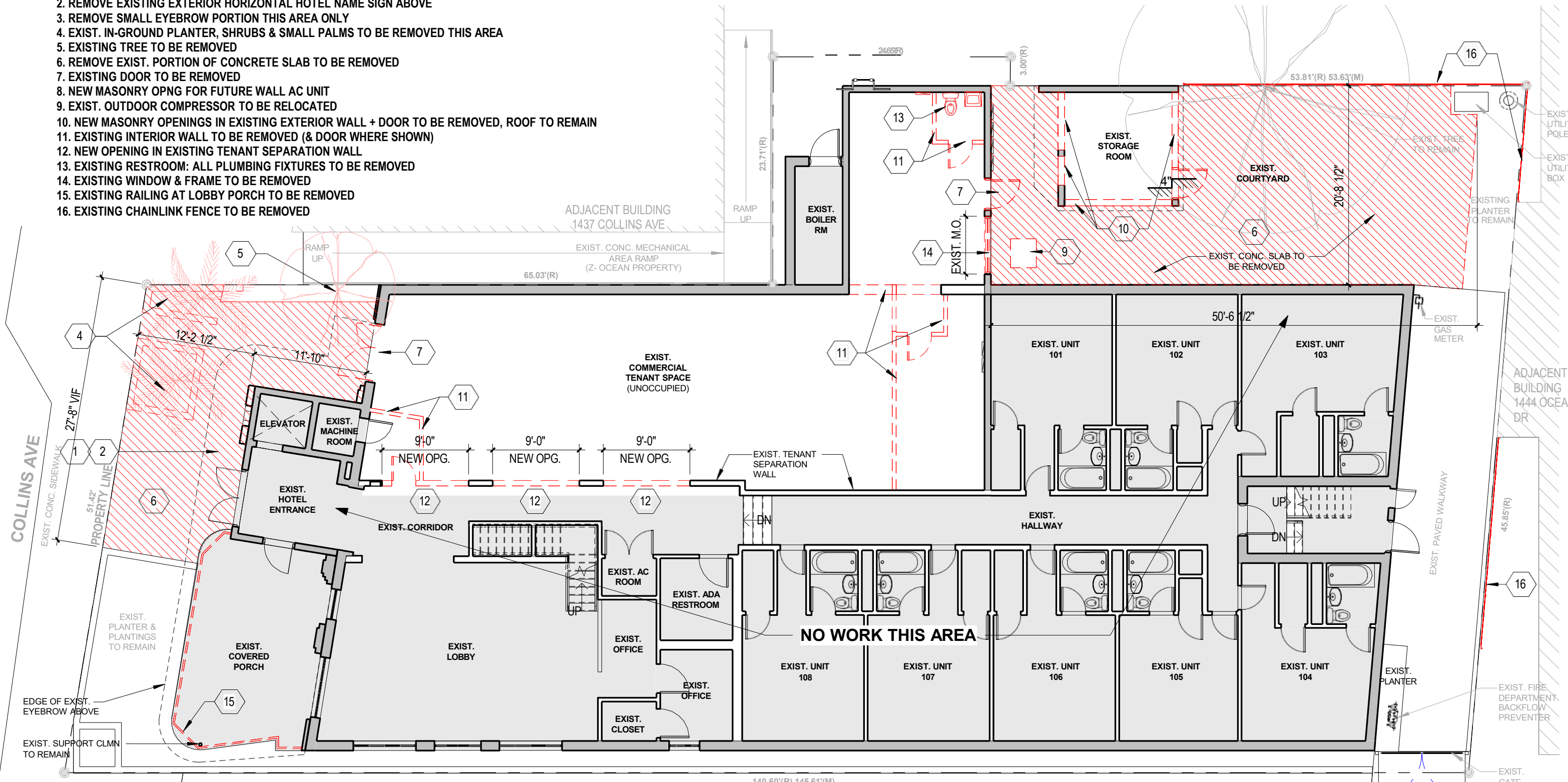
- A/C AIR CONDITIONER
- C CENTERLINE
- Δ CENTRAL / DELTA ANGLE
- I.D. IDENTIFICATION
- L LENGTH
- LB LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- OHL OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P-K PARKER 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)



# 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"

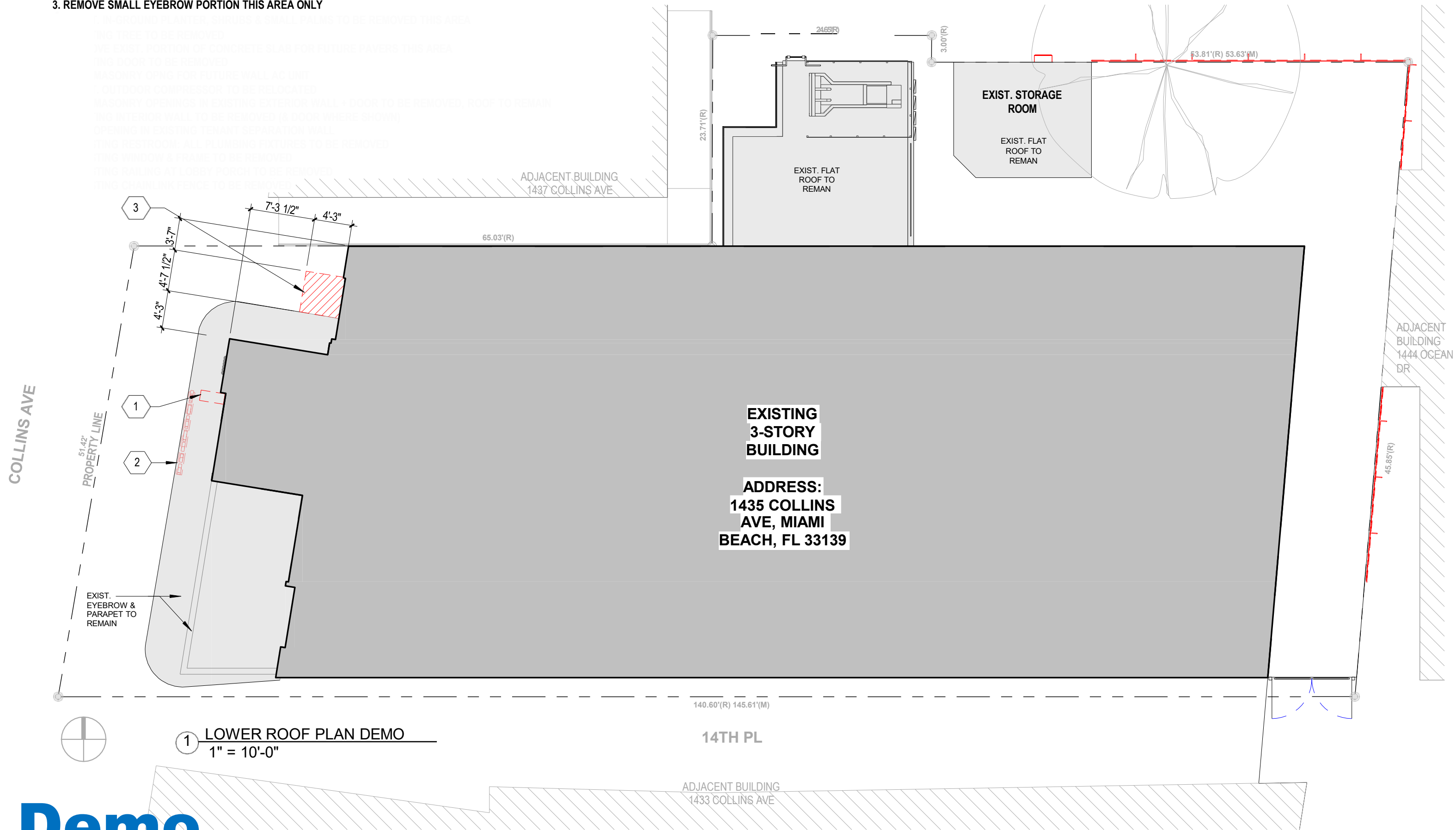
14TH PL  
EXIST. PAVED PEDESTRIAN ALLEYWAY (NO CARS)  
ADJACENT BUILDING 1433 COLLINS AVE



**DEMO KEY NOTES**

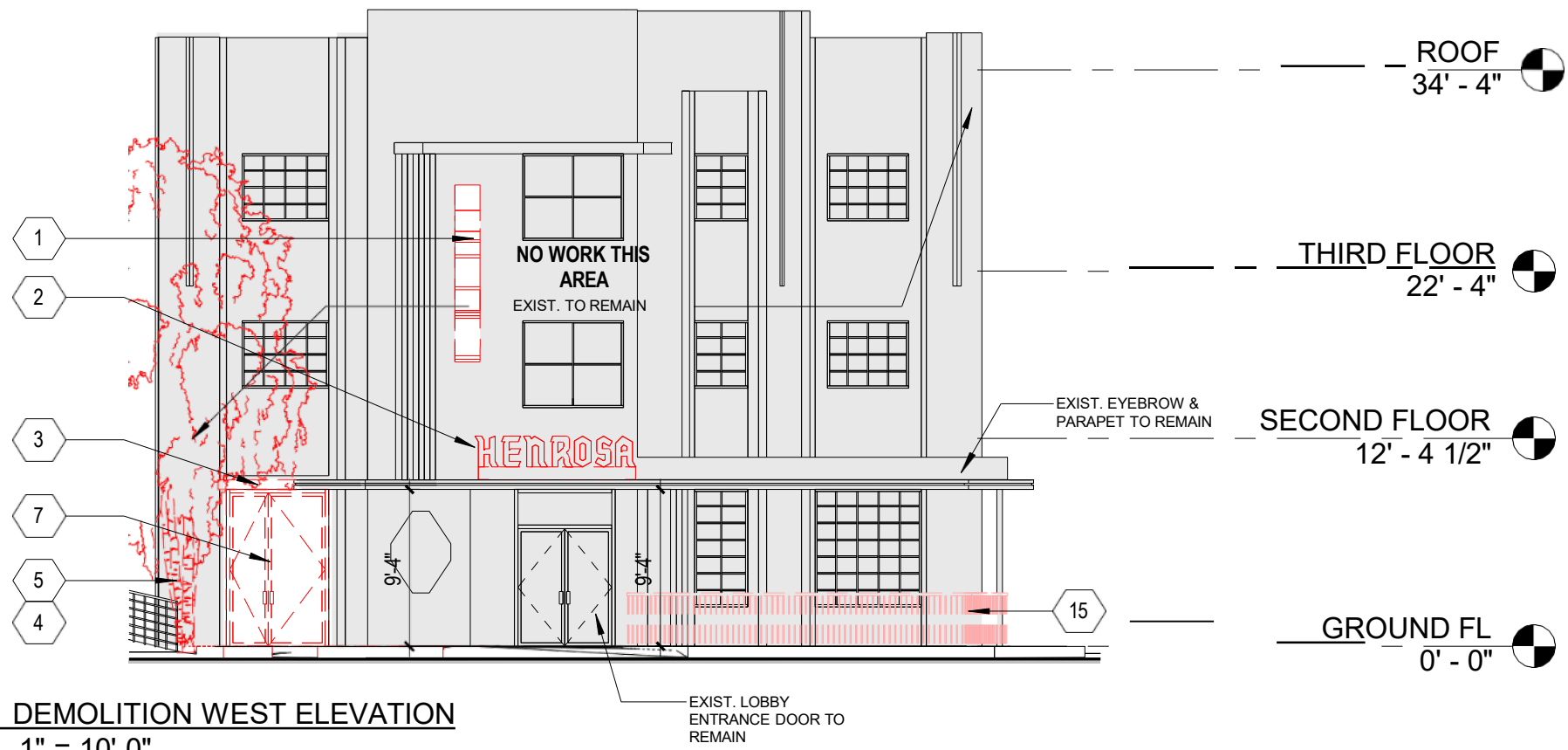
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 REMOVE SMALL EYEBROW PORTION THIS AREA ONLY



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

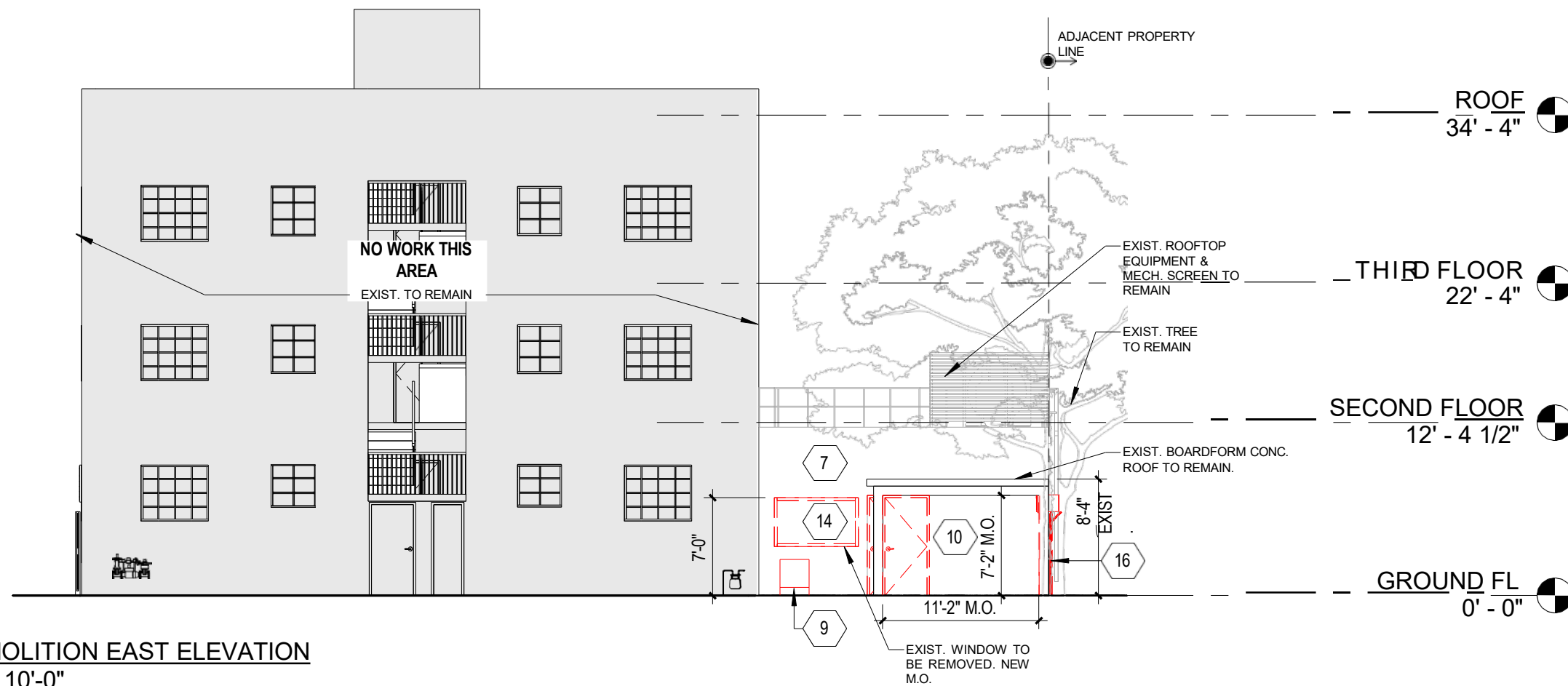




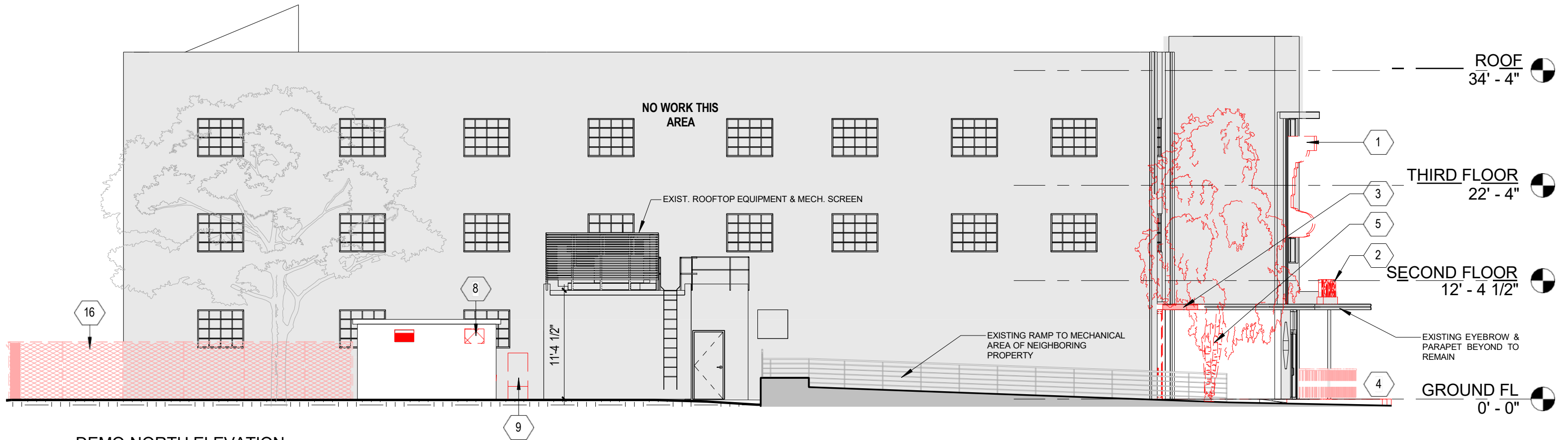
1 DEMOLITION WEST ELEVATION  
1" = 10'-0"

**DEMO KEY NOTES**

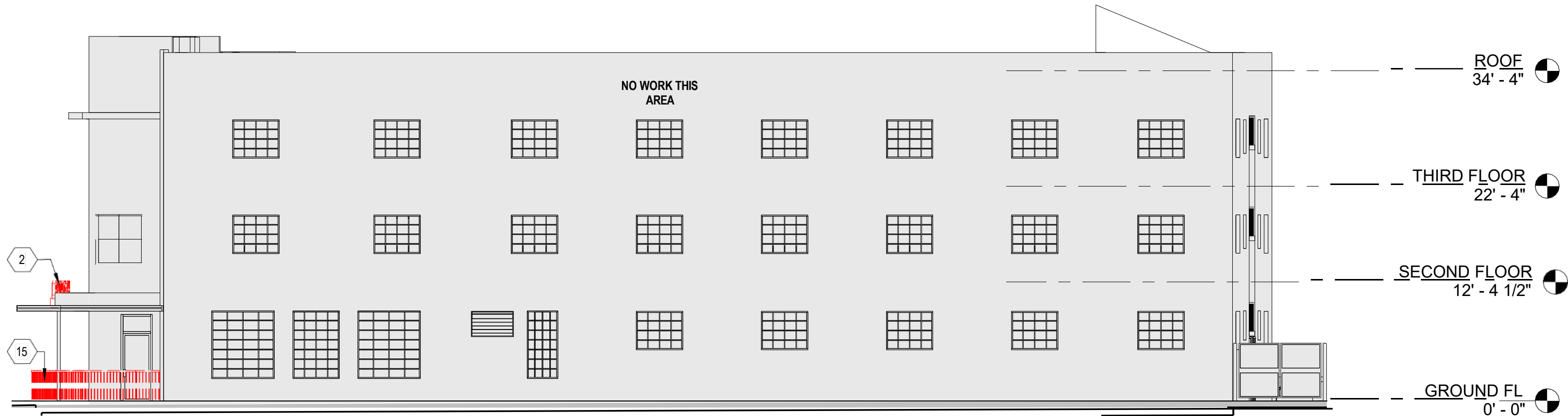
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15. EXISTING RAILING AT LOBBY PORCH TO BE REMOVED
16. EXISTING CHAINLINK FENCE TO BE REMOVED



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

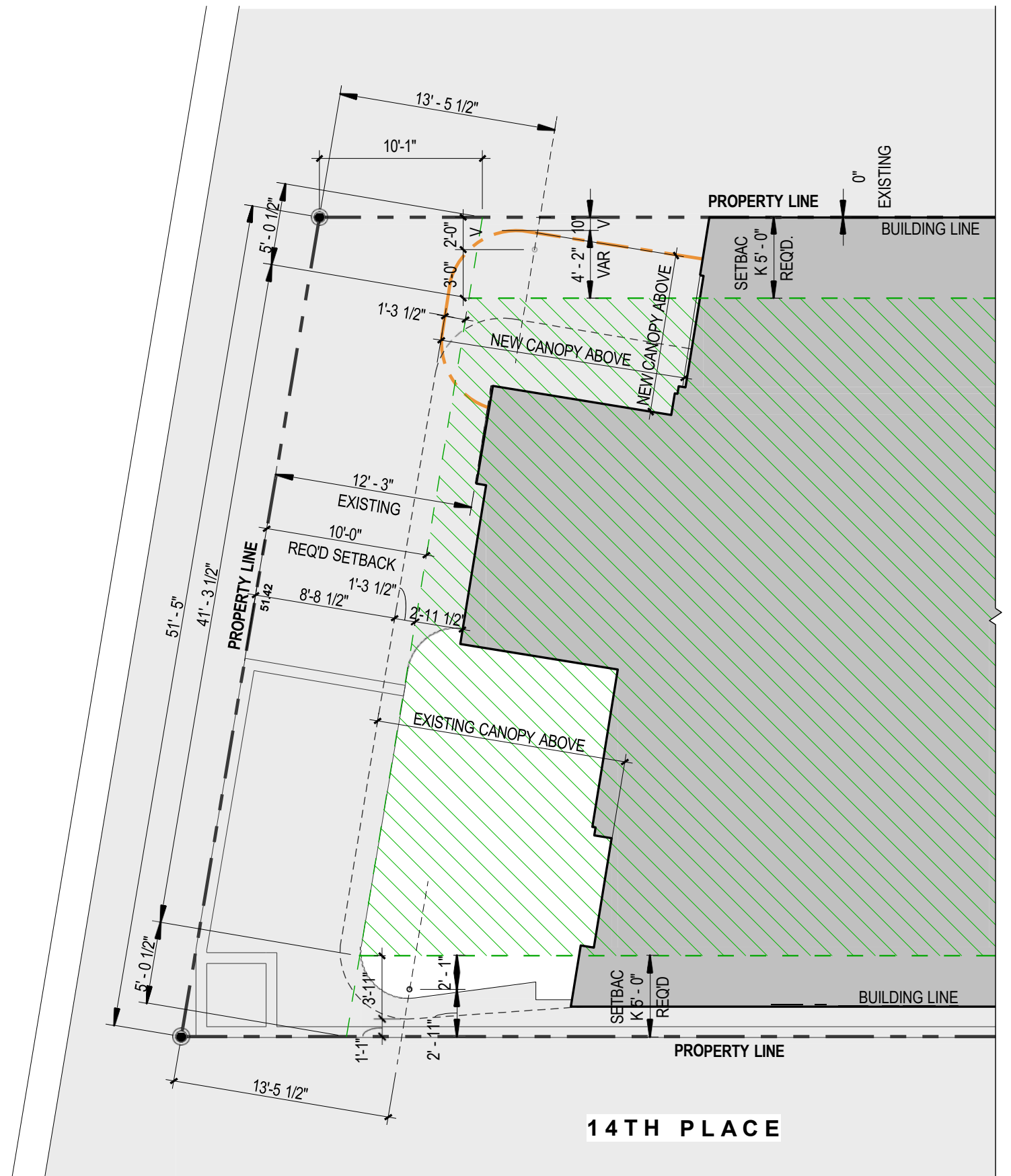
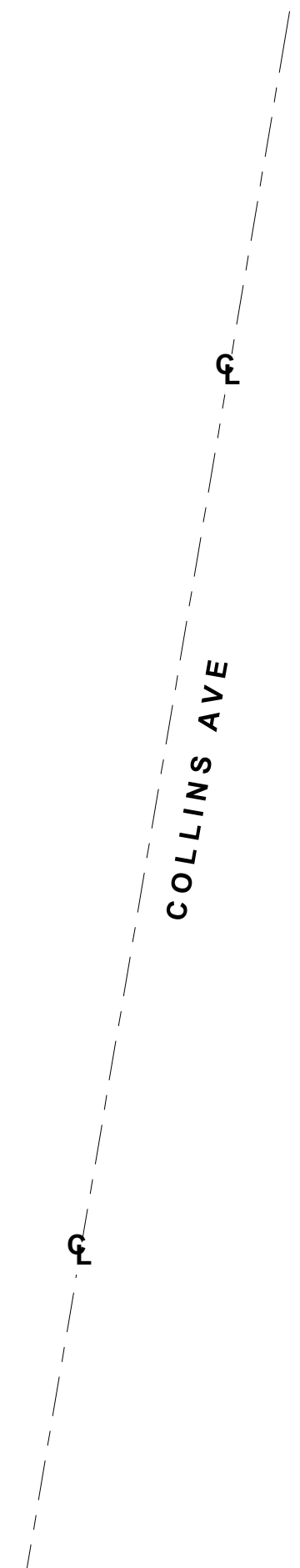


1 DEMO NORTH ELEVATION  
1" = 10'-0"



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

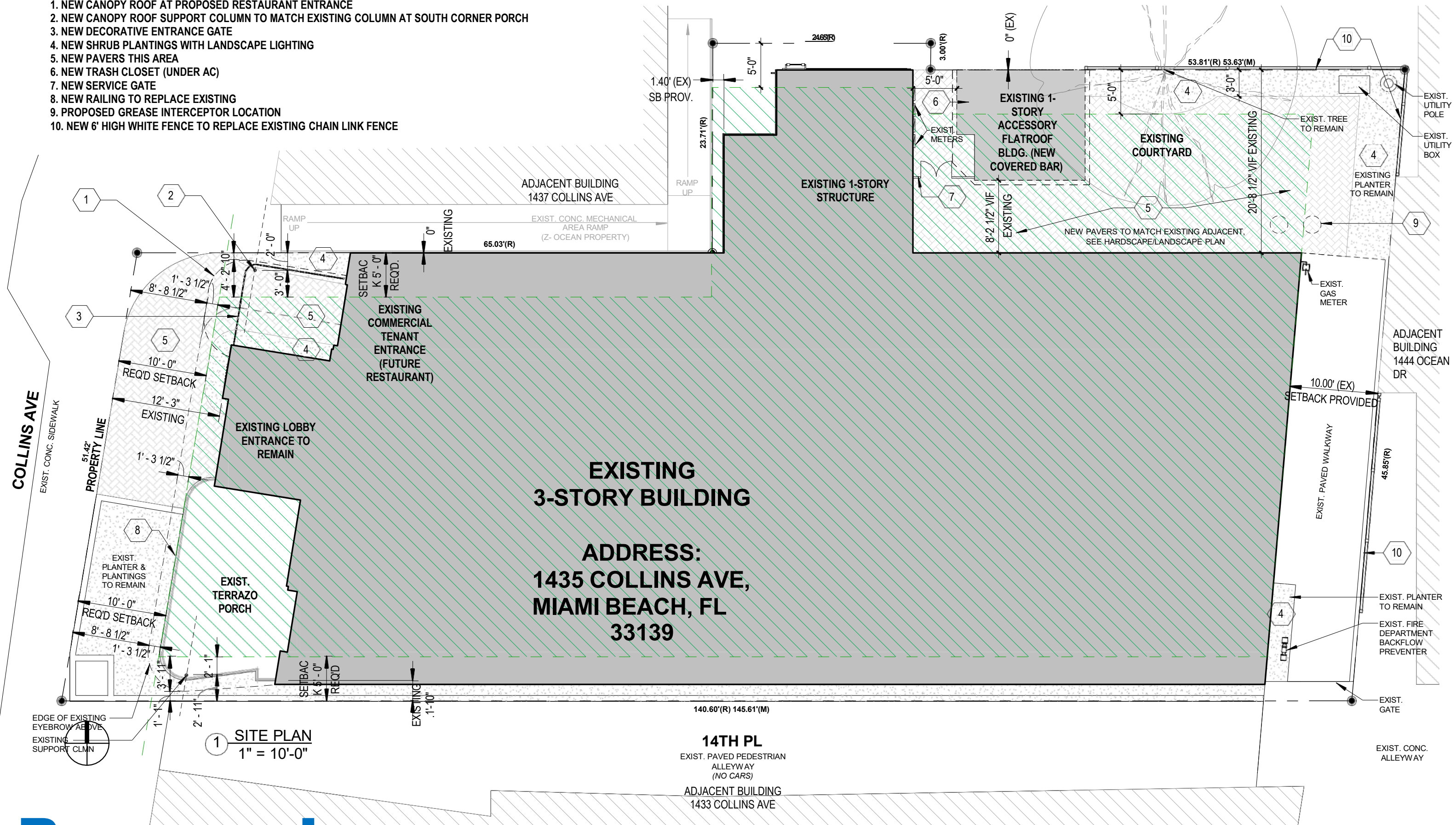
# Proposed Variance



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

**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



**1 SITE PLAN**  
1" = 10'-0"

**Proposed**

**EXISTING  
3-STORY BUILDING**

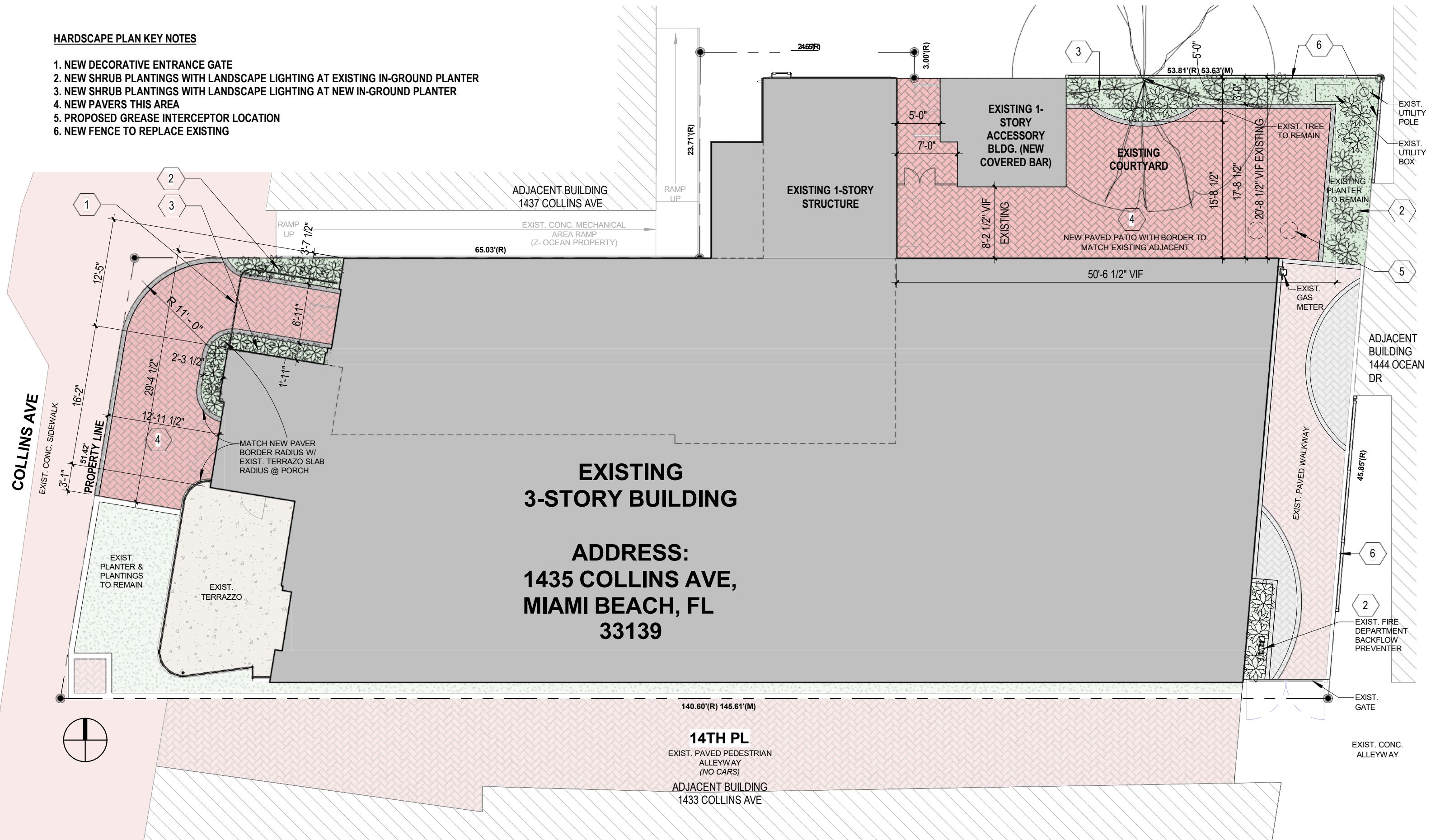
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MIAMI BEACH, FL  
33139**

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

ADJACENT BUILDING  
1433 COLLINS AVE

**HARDSCAPE PLAN KEY NOTES**

1. NEW DECORATIVE ENTRANCE GATE
2. NEW SHRUB PLANTINGS WITH LANDSCAPE LIGHTING AT EXISTING IN-GROUND PLANTER
3. NEW SHRUB PLANTINGS WITH LANDSCAPE LIGHTING AT NEW IN-GROUND PLANTER
4. NEW PAVERS THIS AREA
5. PROPOSED GREASE INTERCEPTOR LOCATION
6. NEW FENCE TO REPLACE EXISTING



**EXISTING  
3-STORY BUILDING**

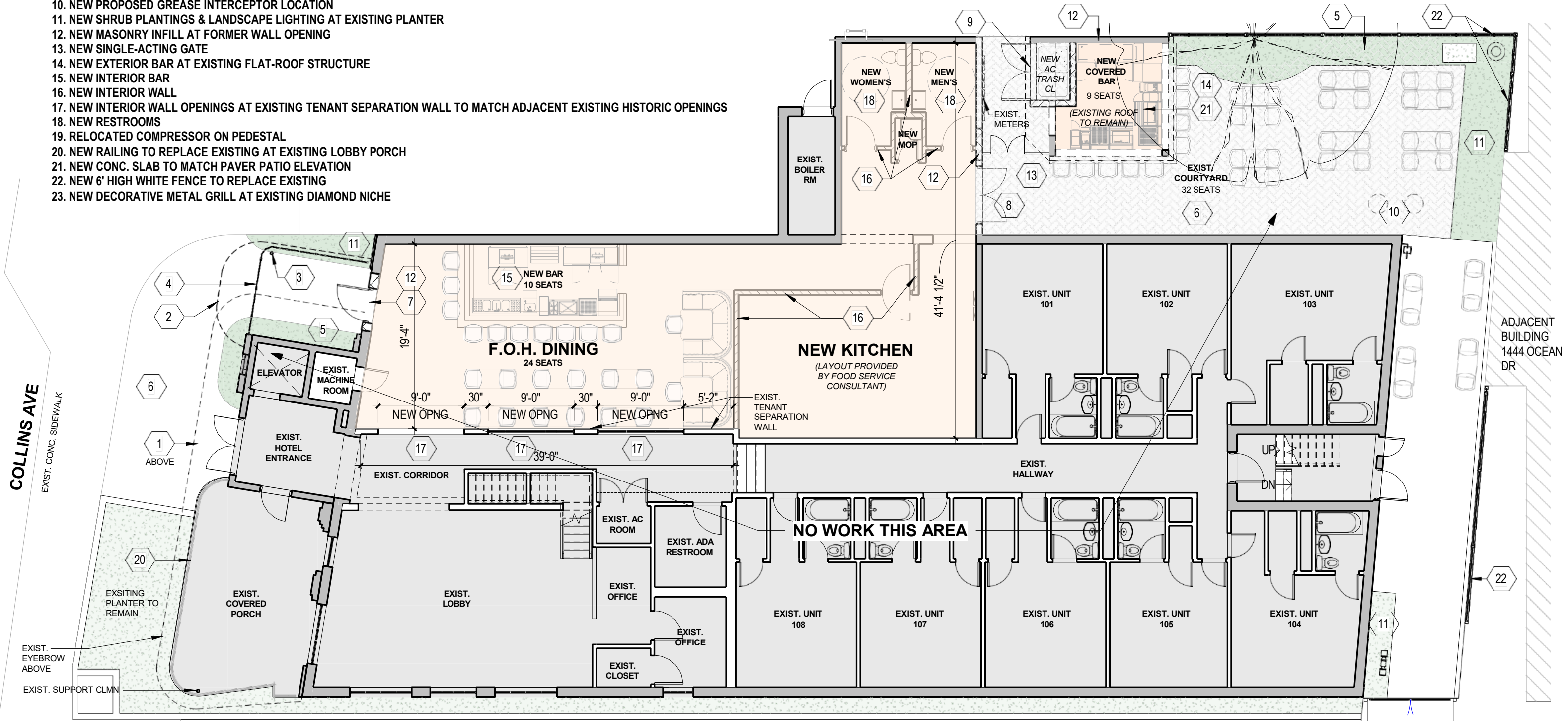
**ADDRESS:  
1435 COLLINS AVE,  
MIAMI BEACH, FL  
33139**

1 **NEW HARDSCAPE + LANDSCAPE PLAN**  
1" = 10'-0"

**Proposed**

**PROPOSED KEY NOTES**

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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



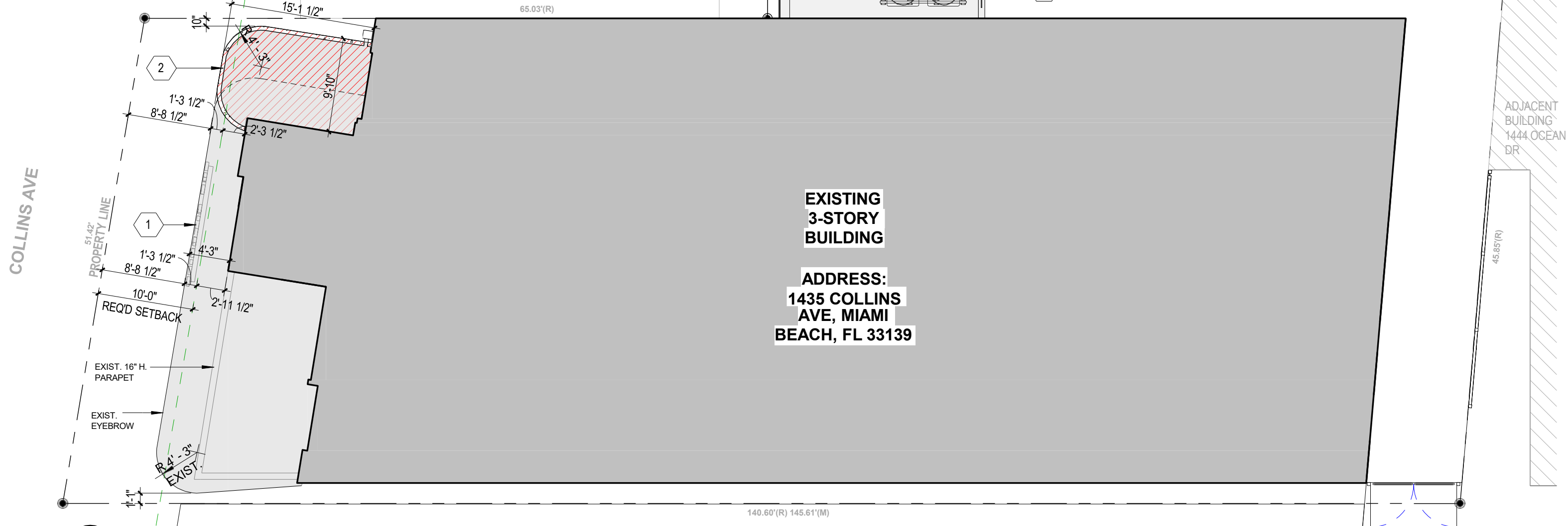
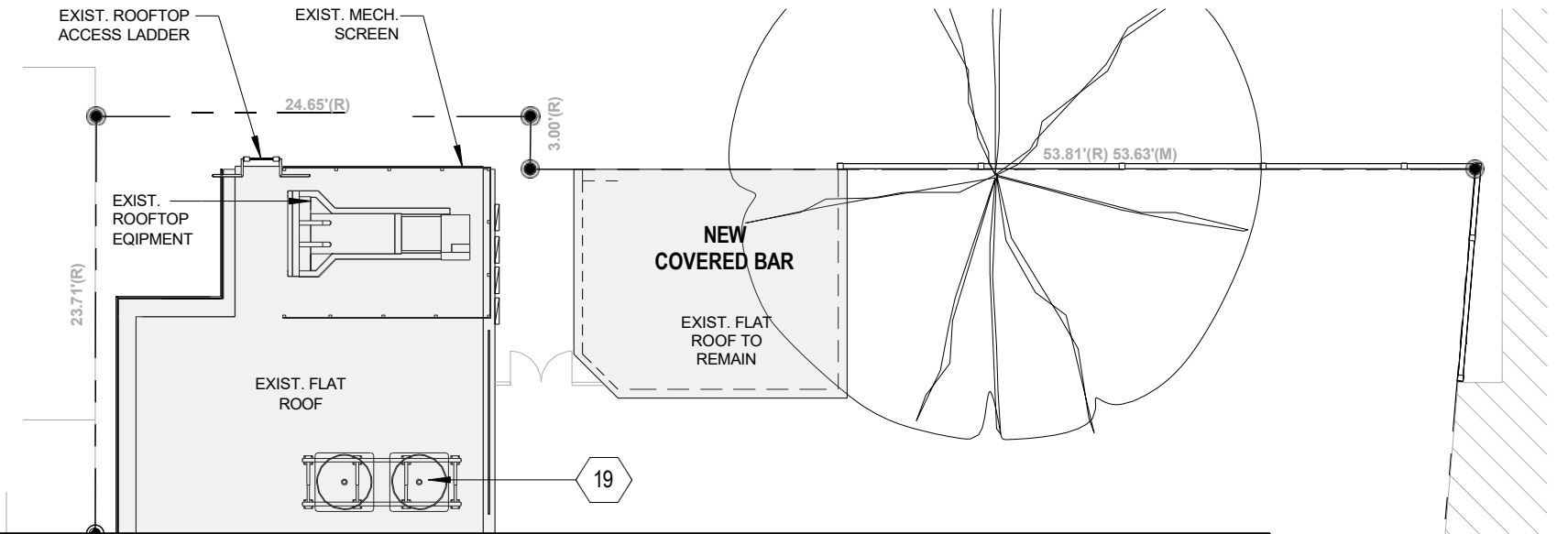
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1" = 10'-0"

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

**Proposed**

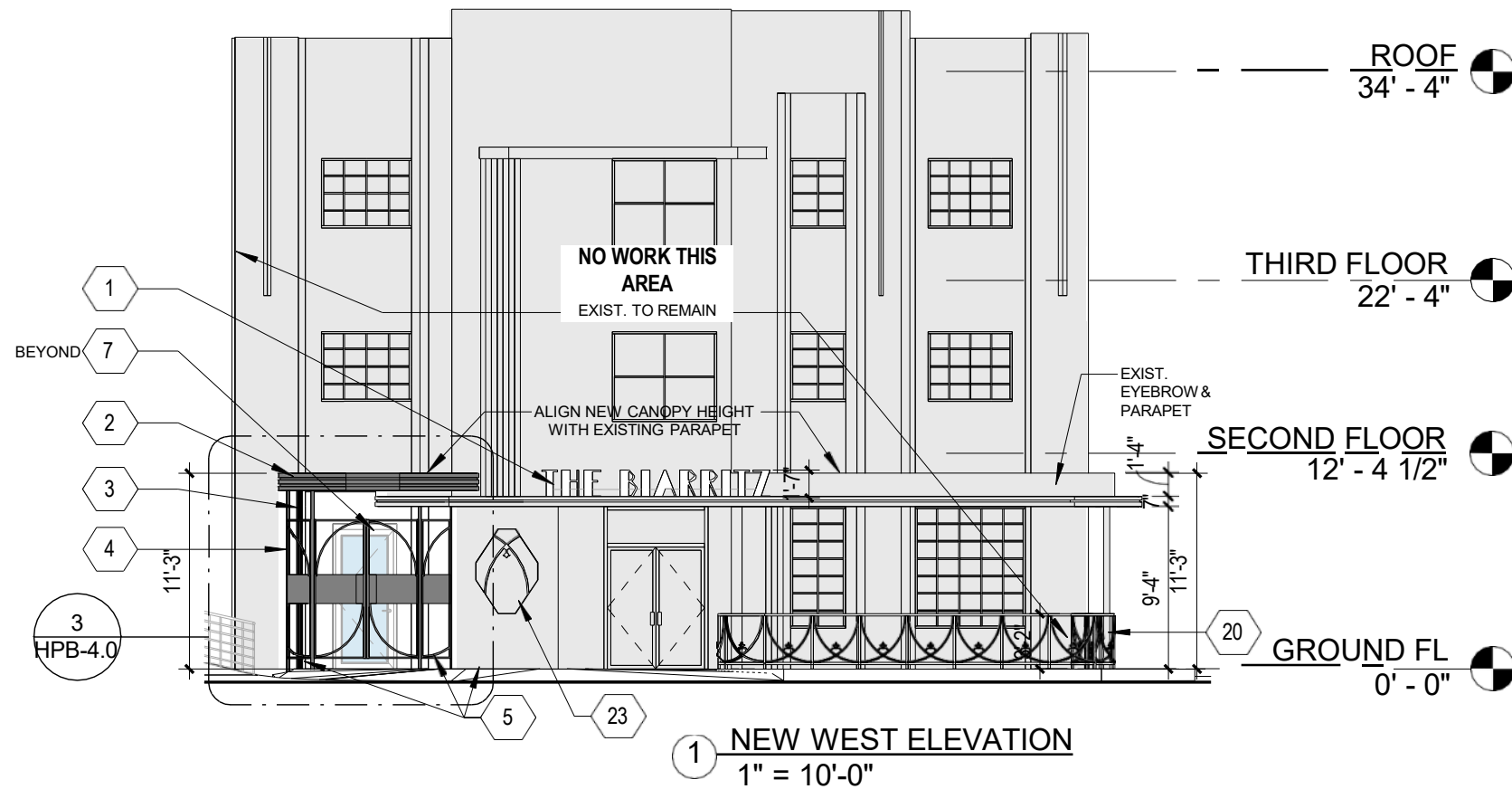
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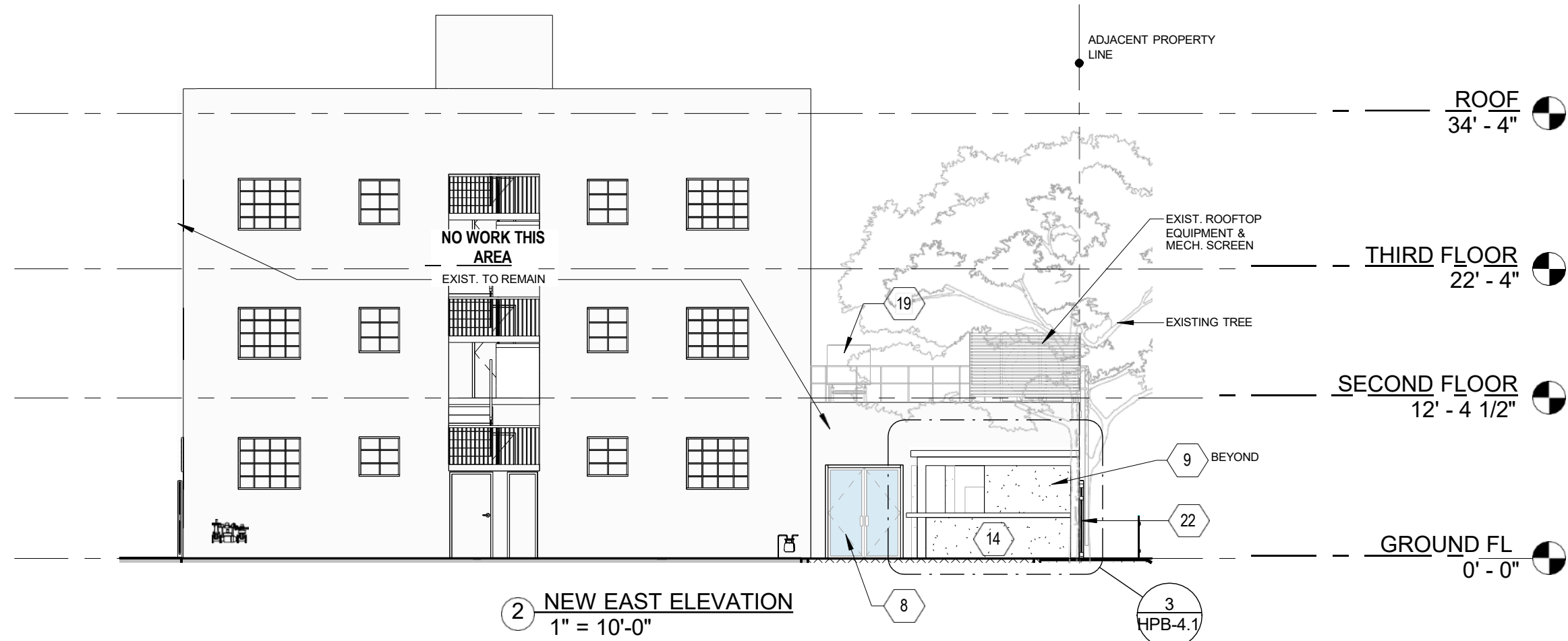
1 LOWER ROOF PLAN NEW  
1" = 10'-0"

**Proposed**



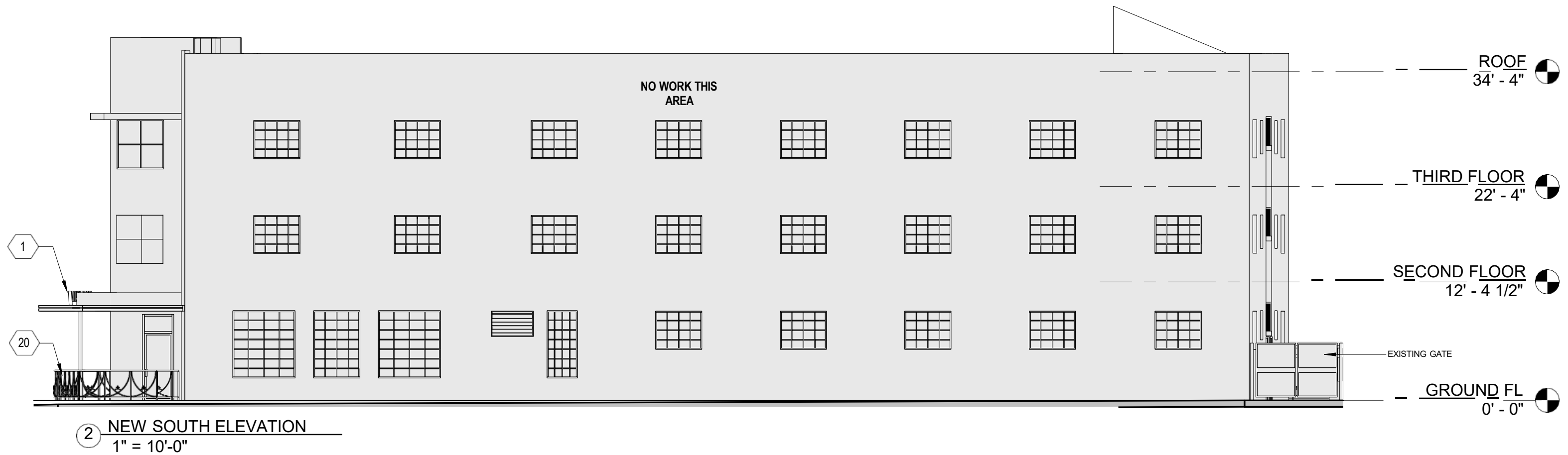
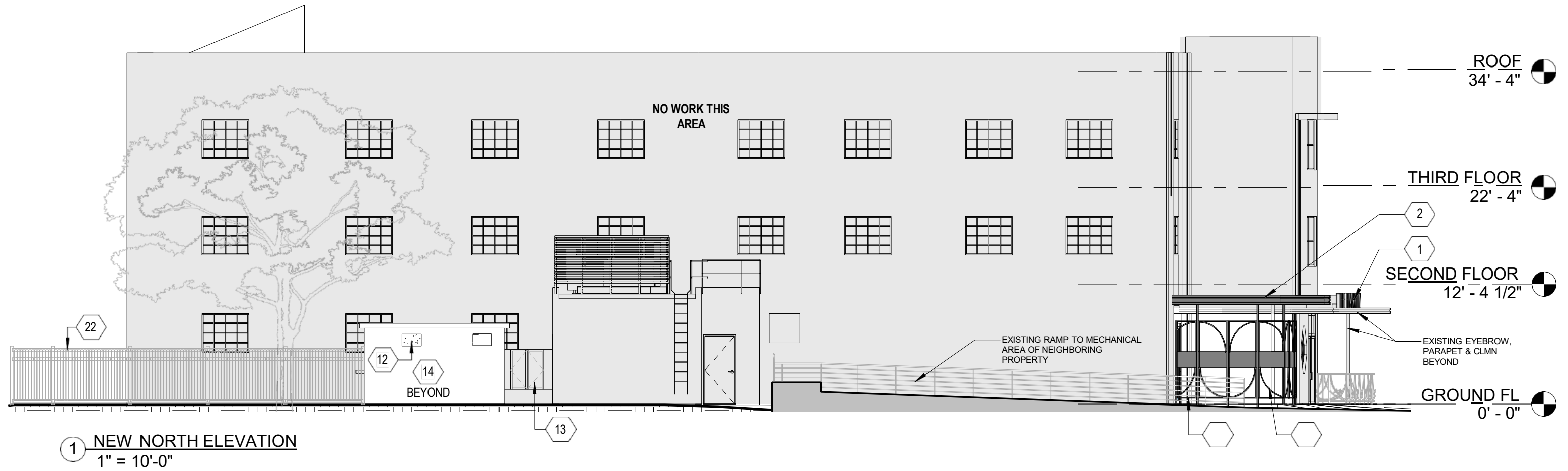
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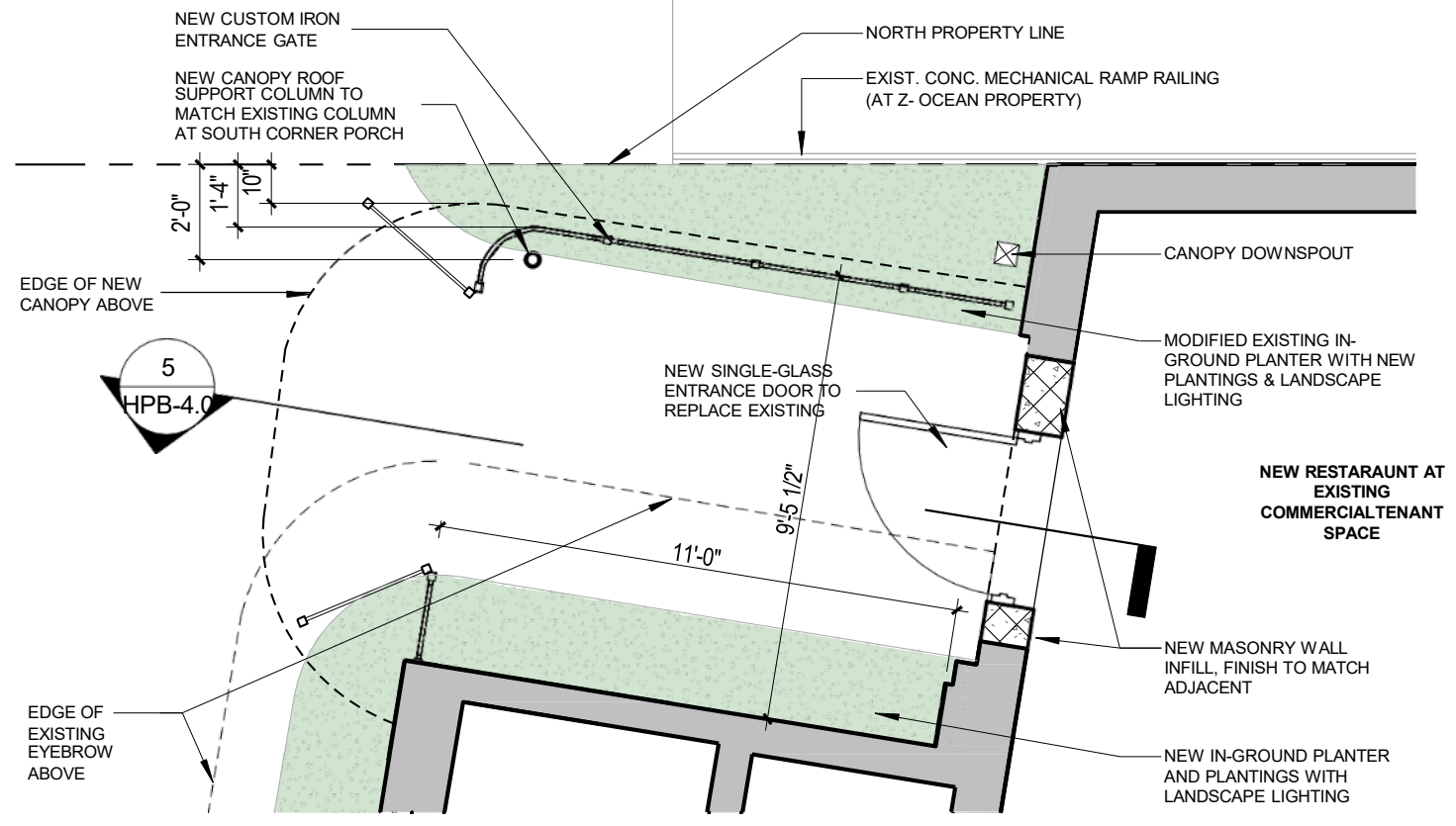


**Proposed with Gate A Option: *Non-preferred option***

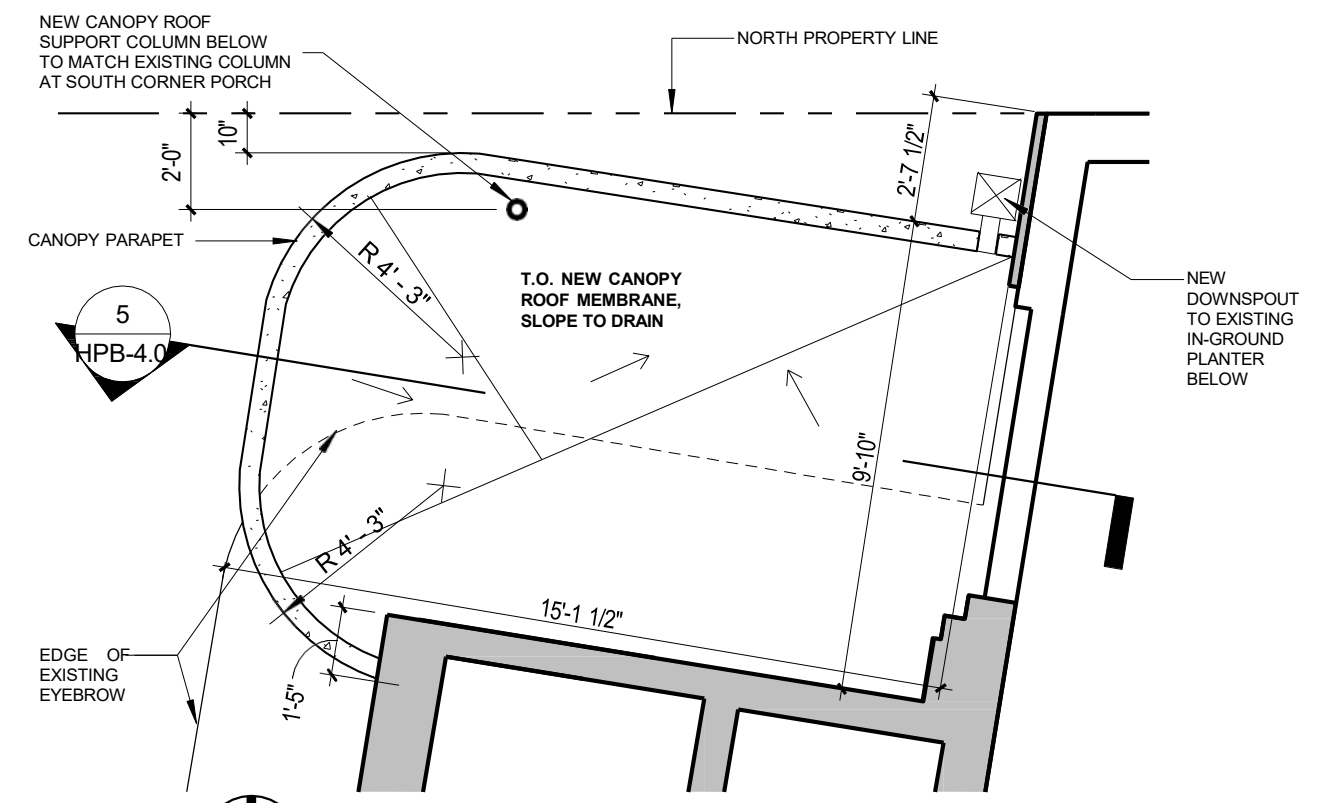




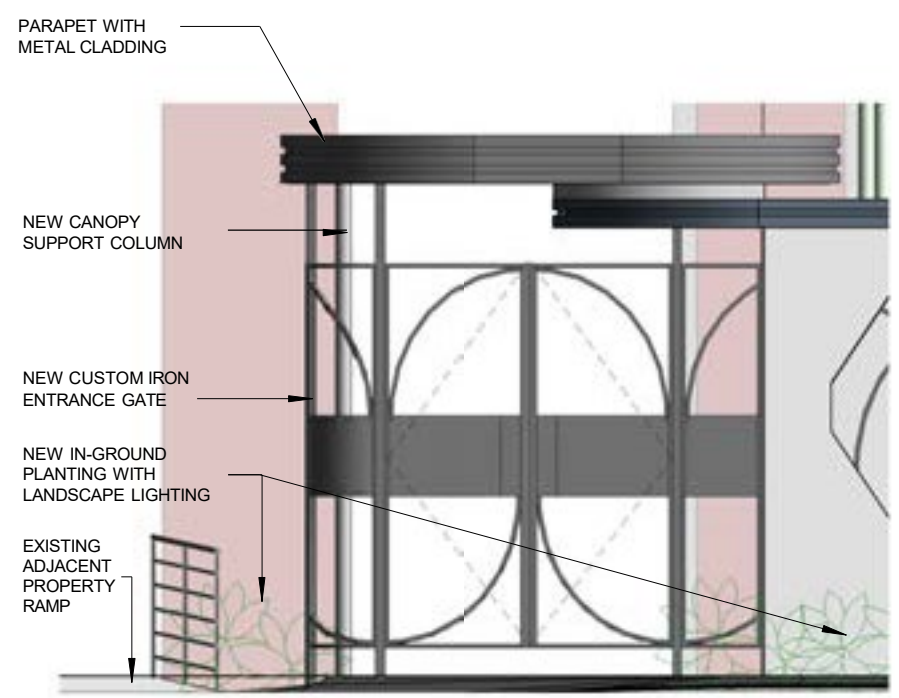
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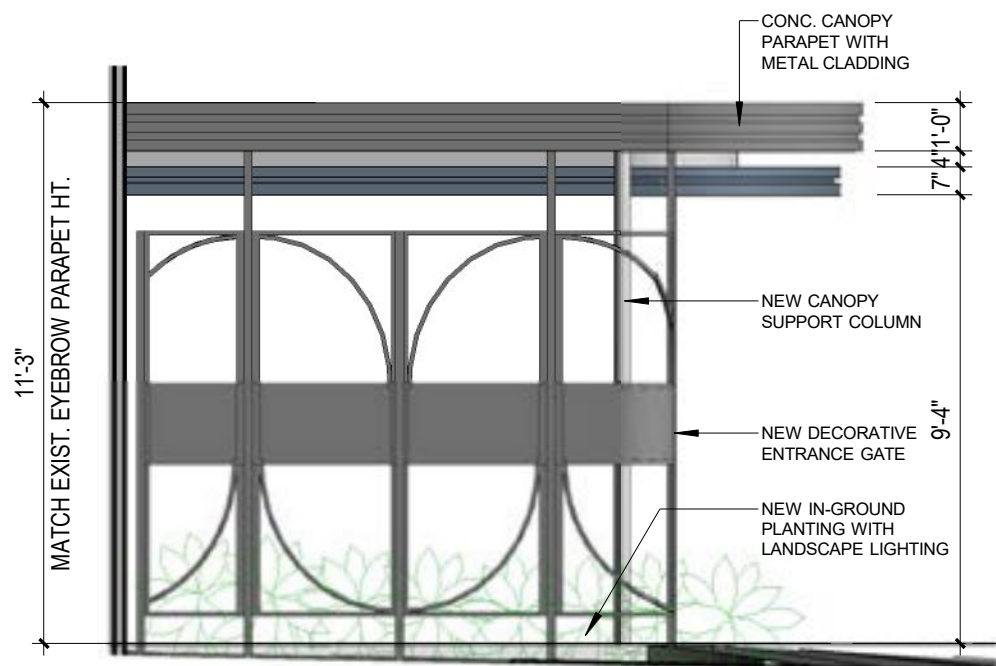
1 FLOOR PLAN AT NEW CANOPY AREA  
 1/4" = 1'-0"



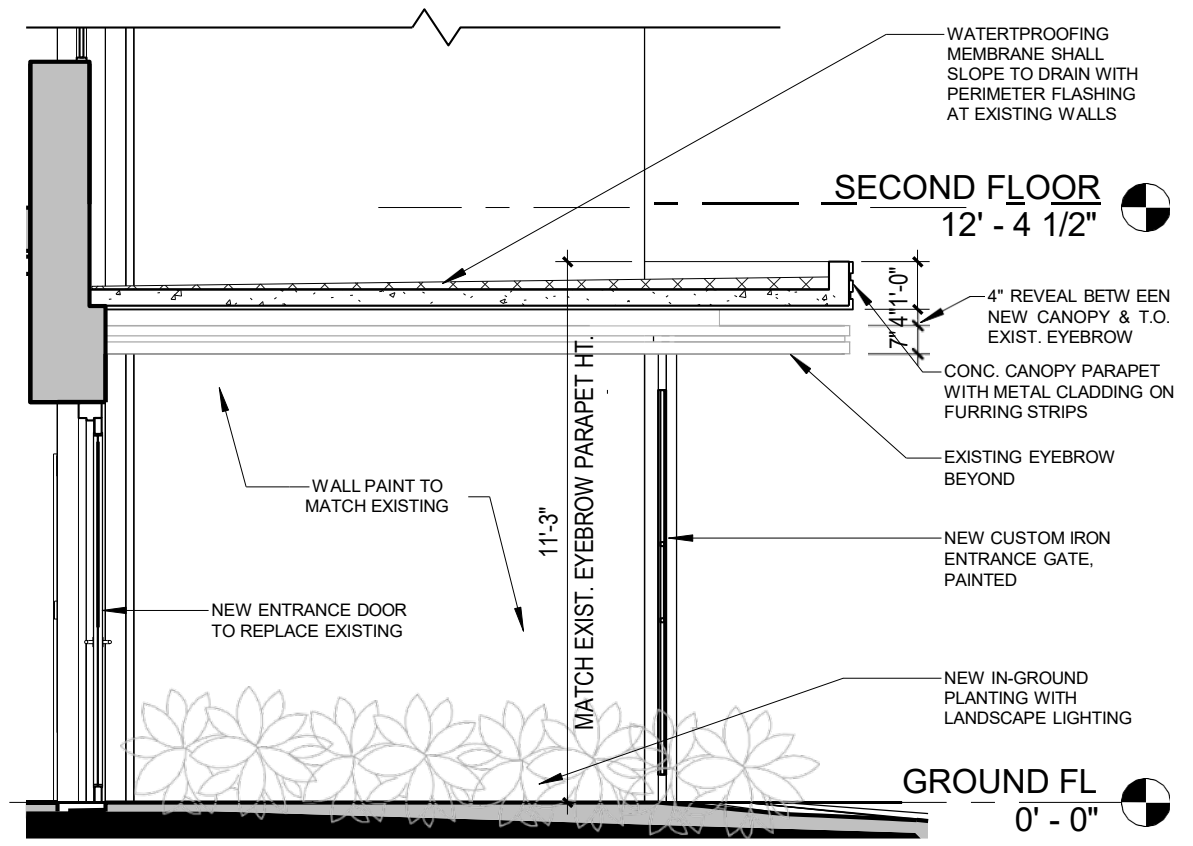
2 NEW CANOPY ROOF PLAN  
 1/4" = 1'-0"



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"

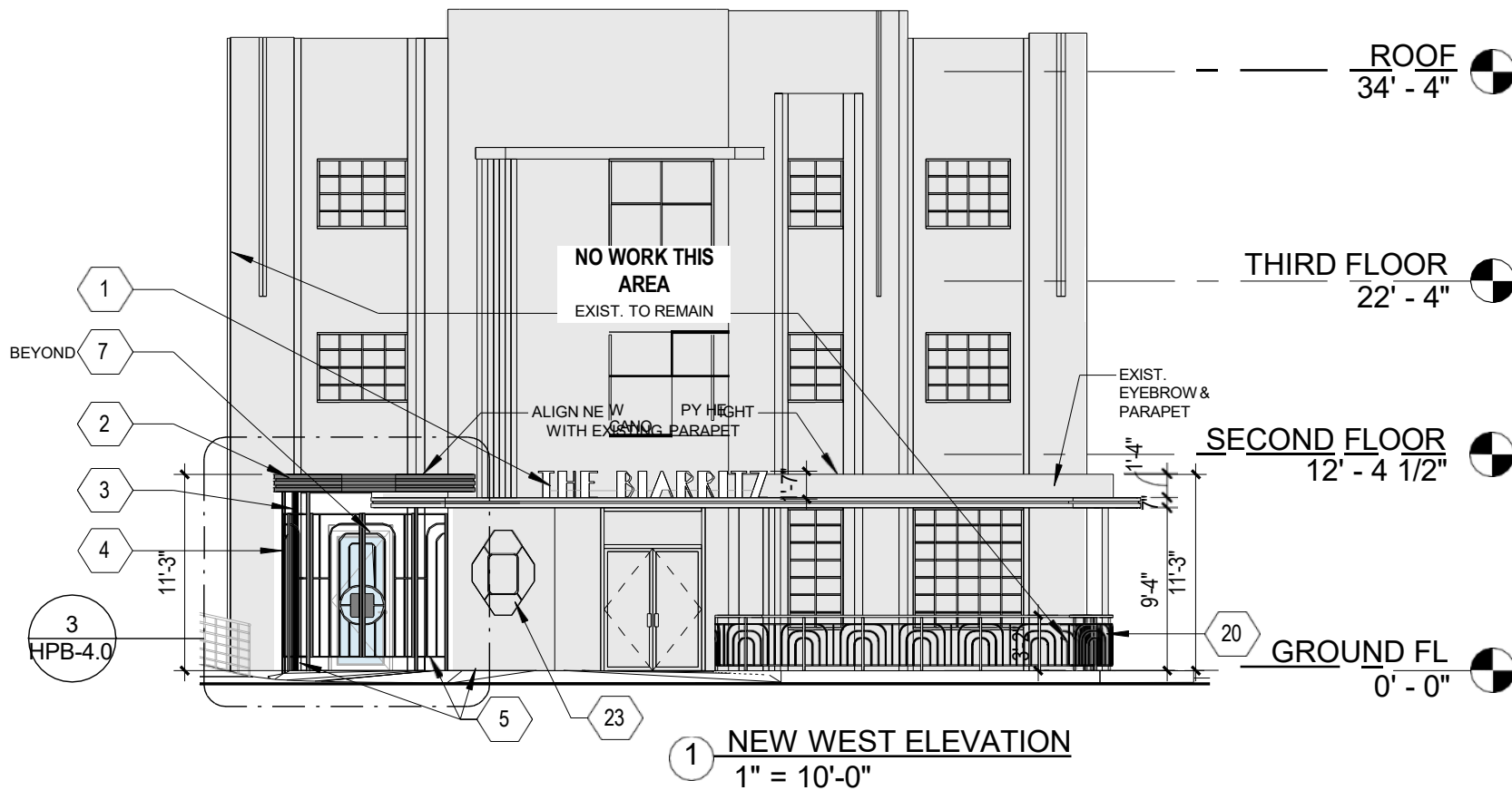
**Proposed with Gate A Option: *Non-preferred option***

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**Proposed with Gate A Option: *Non-preferred option***



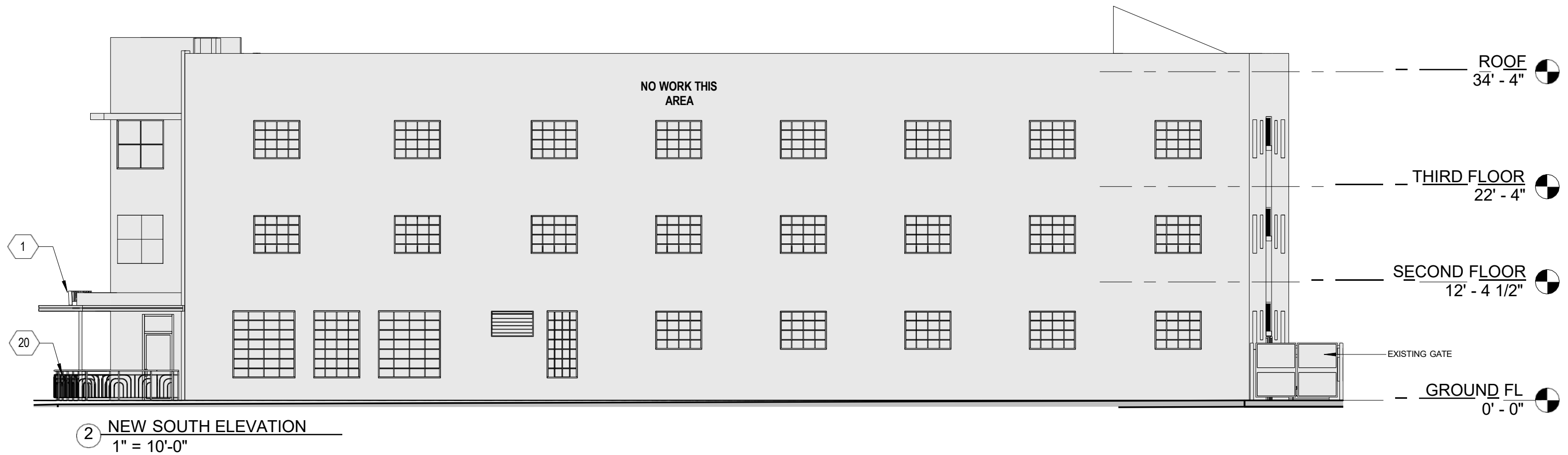
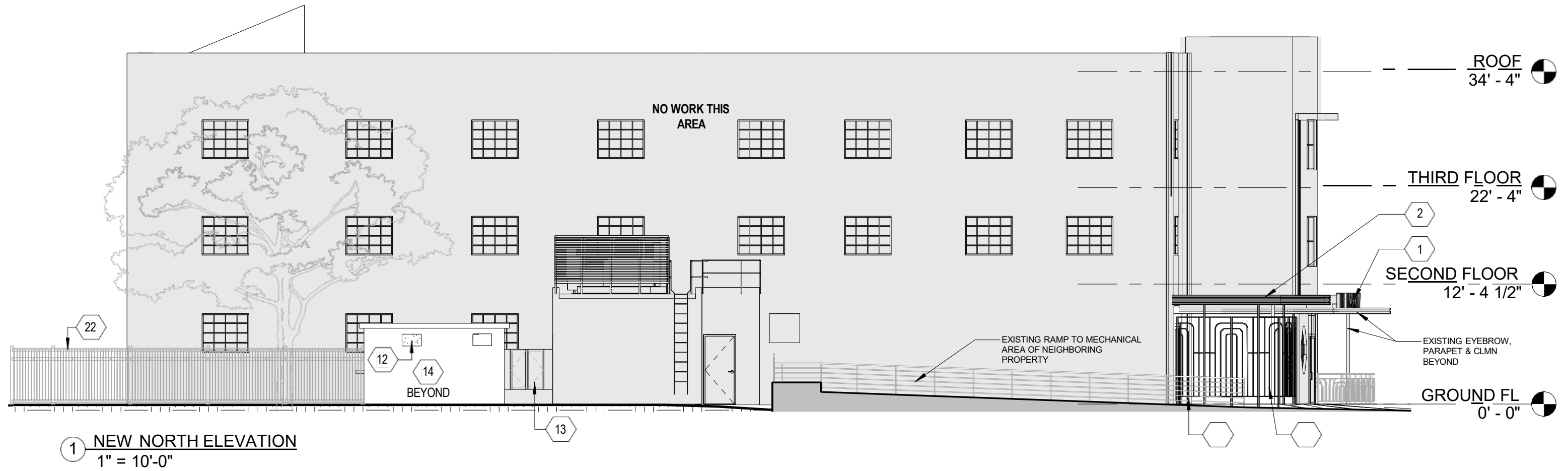


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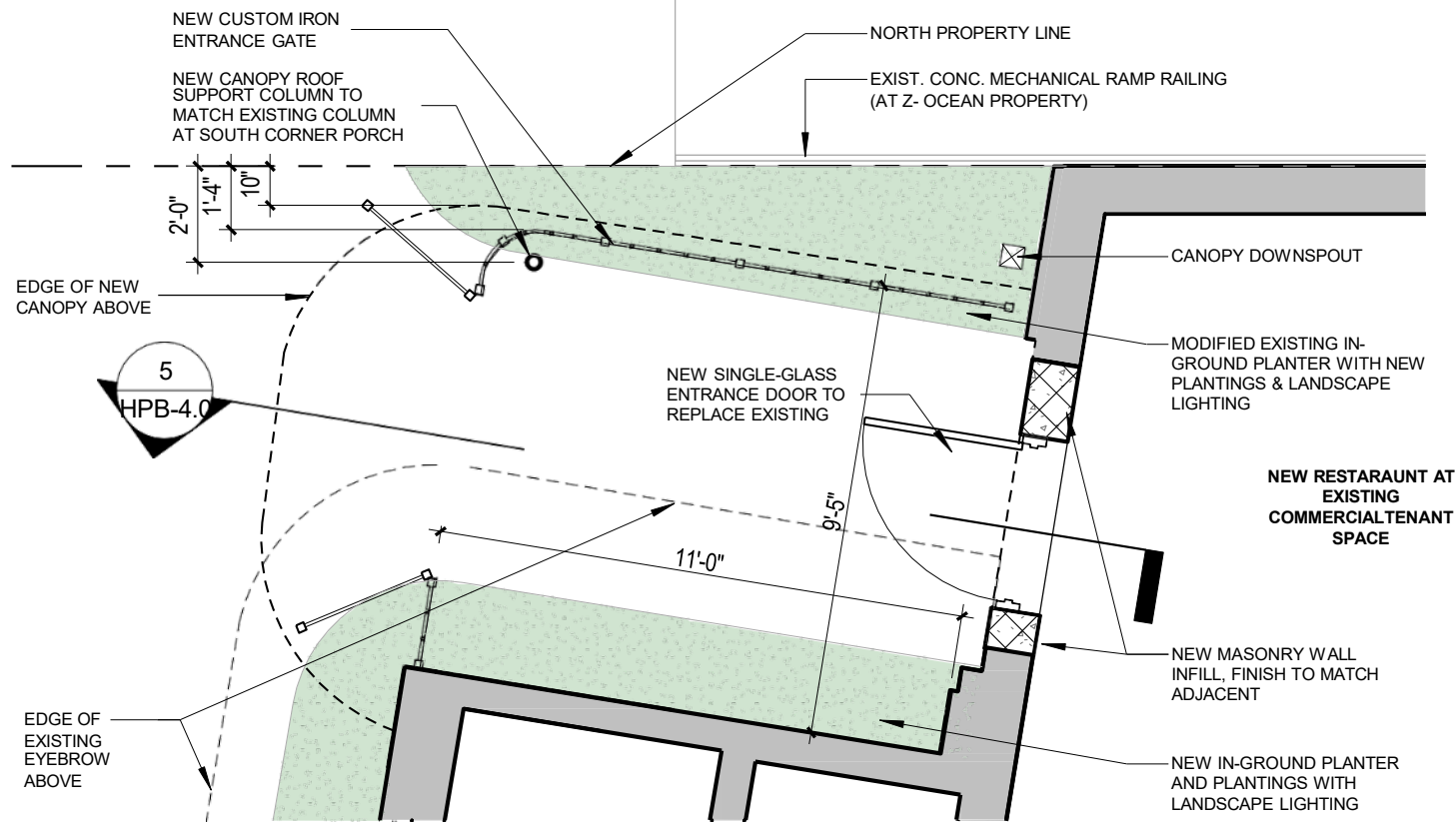
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5. NEW IN-GROUND PLANTER WITH SHRUBS & LANDSCAPE LIGHTING
6. NEW PAVERS THIS AREA
7. NEW SINGLE-GLASS ENTRANCE DOOR
8. NEW DOUBLE-GLASS DOOR
9. NEW EXTERIOR MASONRY CONSTRUCTION AND DOOR AT EXISTING ONE-STORY FLAT ROOF STRUCTURE
10. NEW PROPOSED GREASE 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



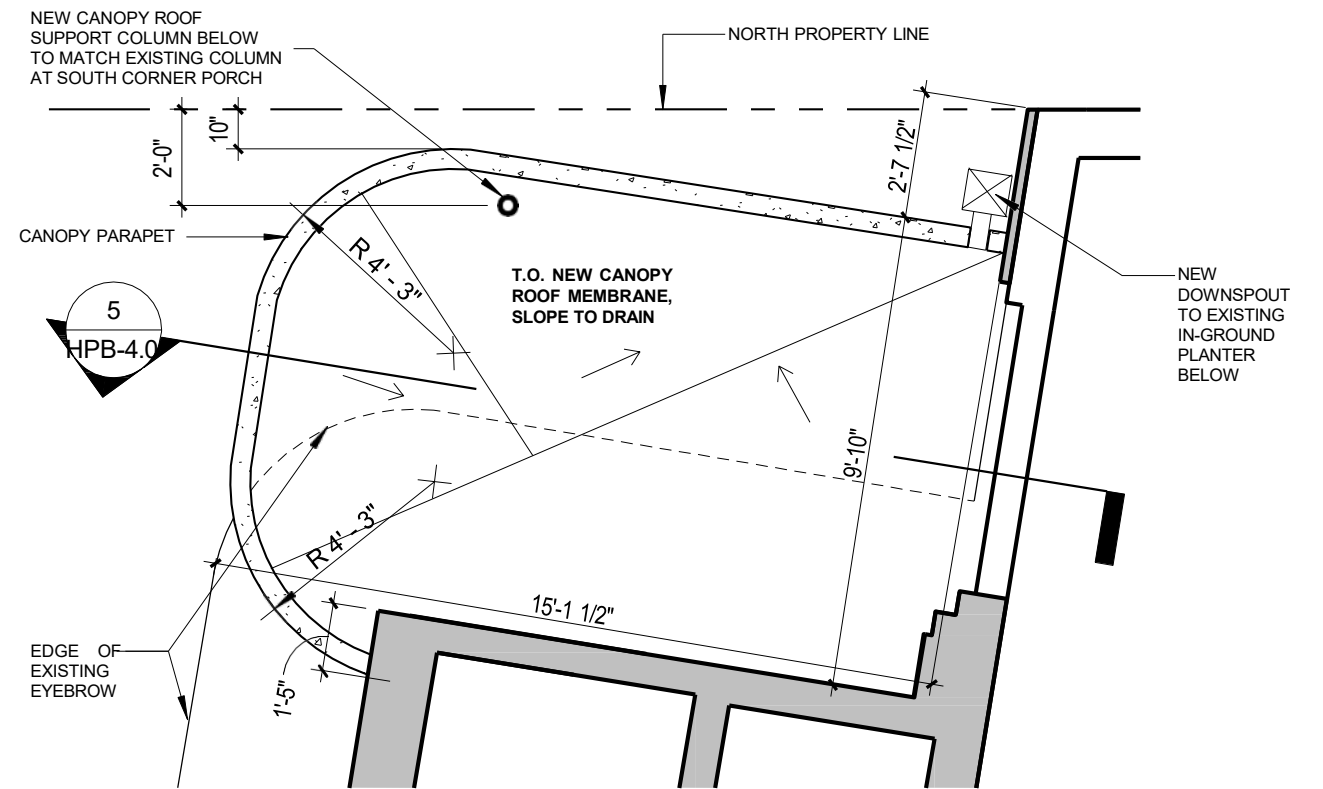
**\*Proposed with Gate B Option: Preferred option**



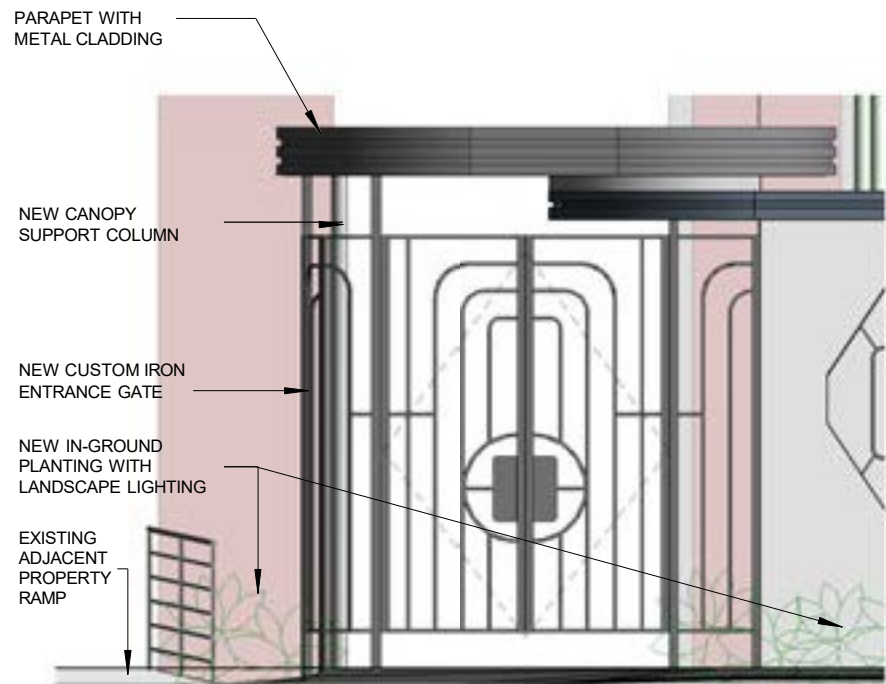
**\*Proposed with Gate B Option: Preferred option**



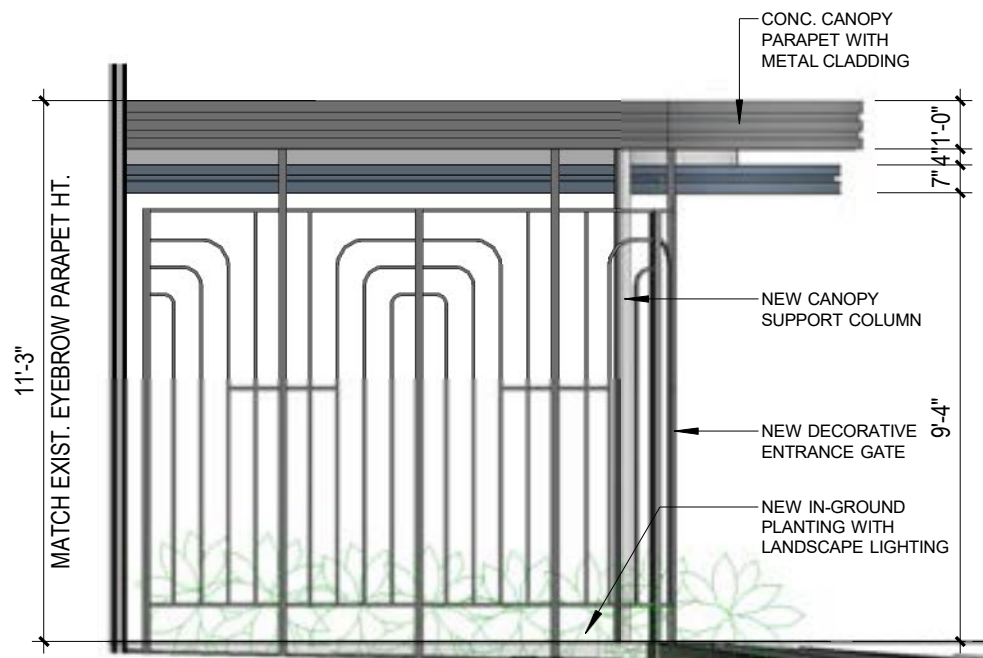
1 FLOOR PLAN AT NEW CANOPY AREA  
 1/4" = 1'-0"



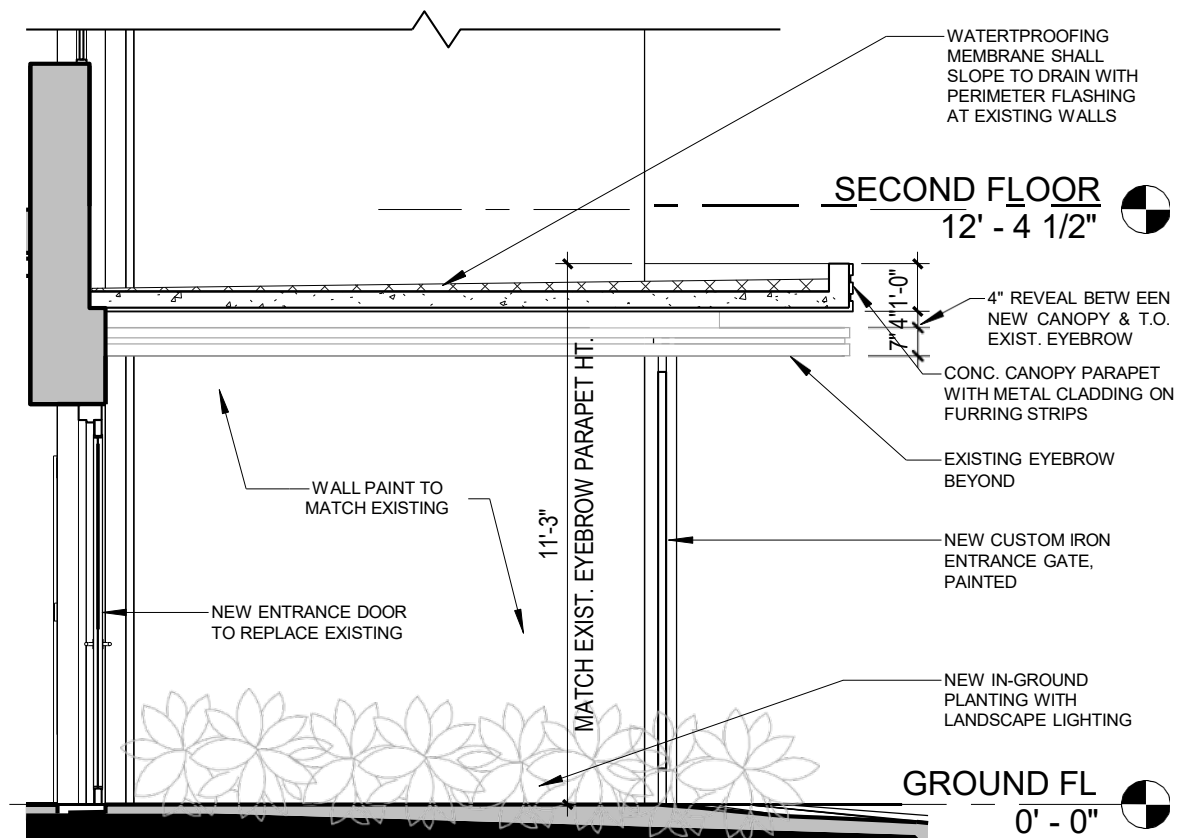
2 NEW CANOPY ROOF PLAN  
 1/4" = 1'-0"



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"

**\*Proposed with Gate B Option: Preferred option**

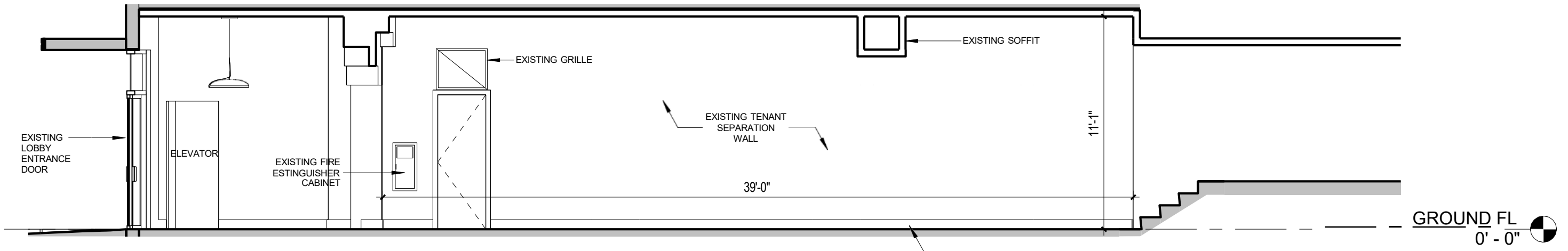
**\*Proposed with Gate B Option: *Preferred option***





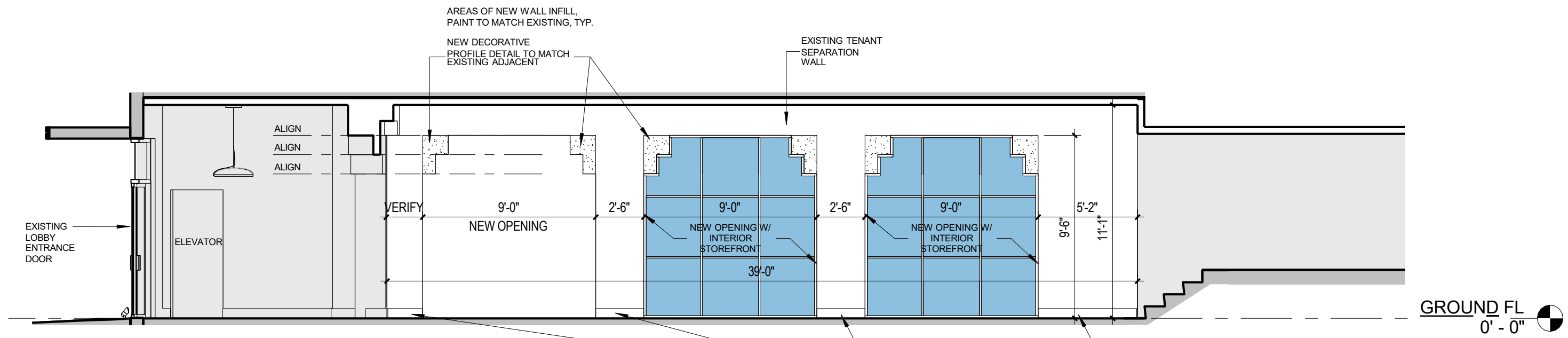
**\*Proposed with Gate B Option: *Preferred option***





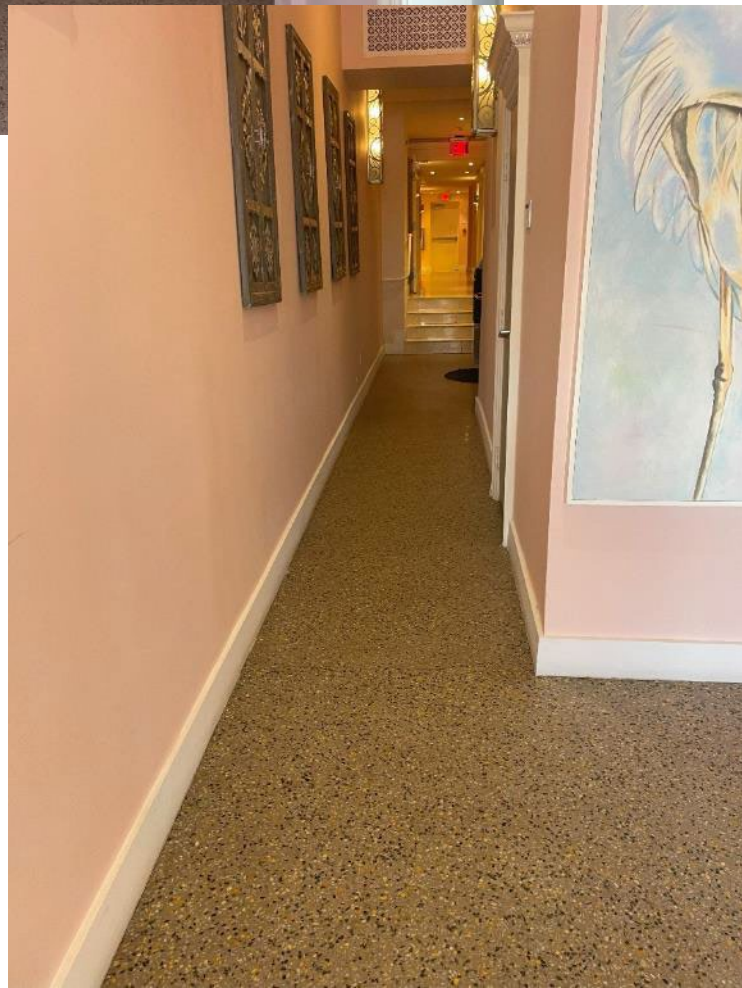
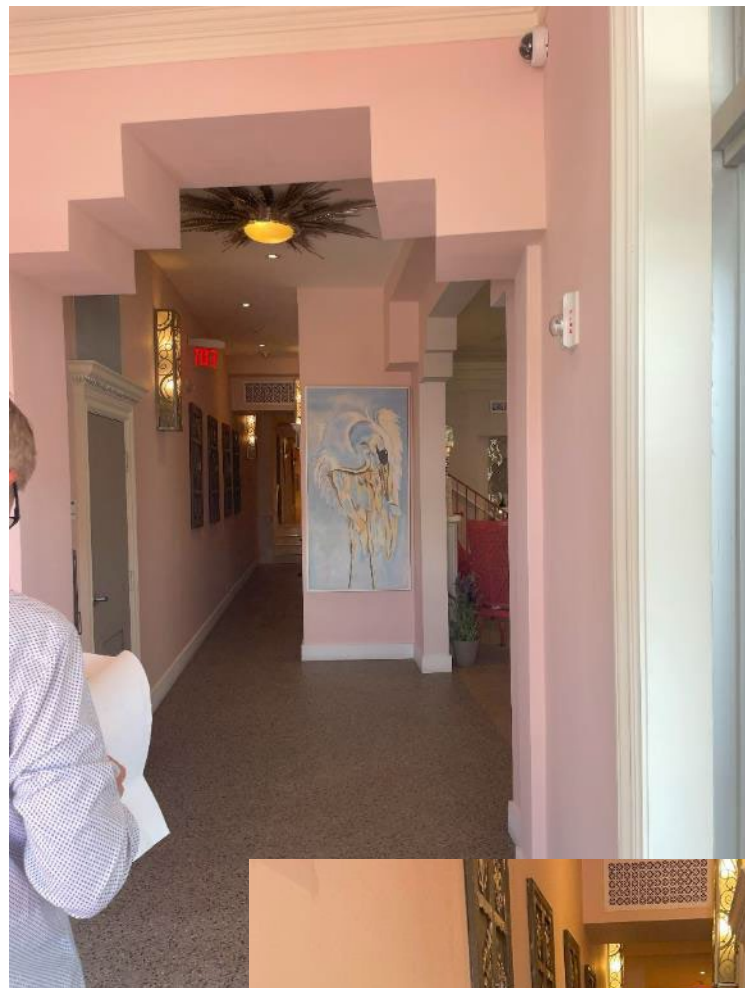
1 EXISTING ELEVATION @ EXIST. TENANT SEPARATION WALL  
3/16" = 1'-0"

## Existing Interior Tenant Separation Wall



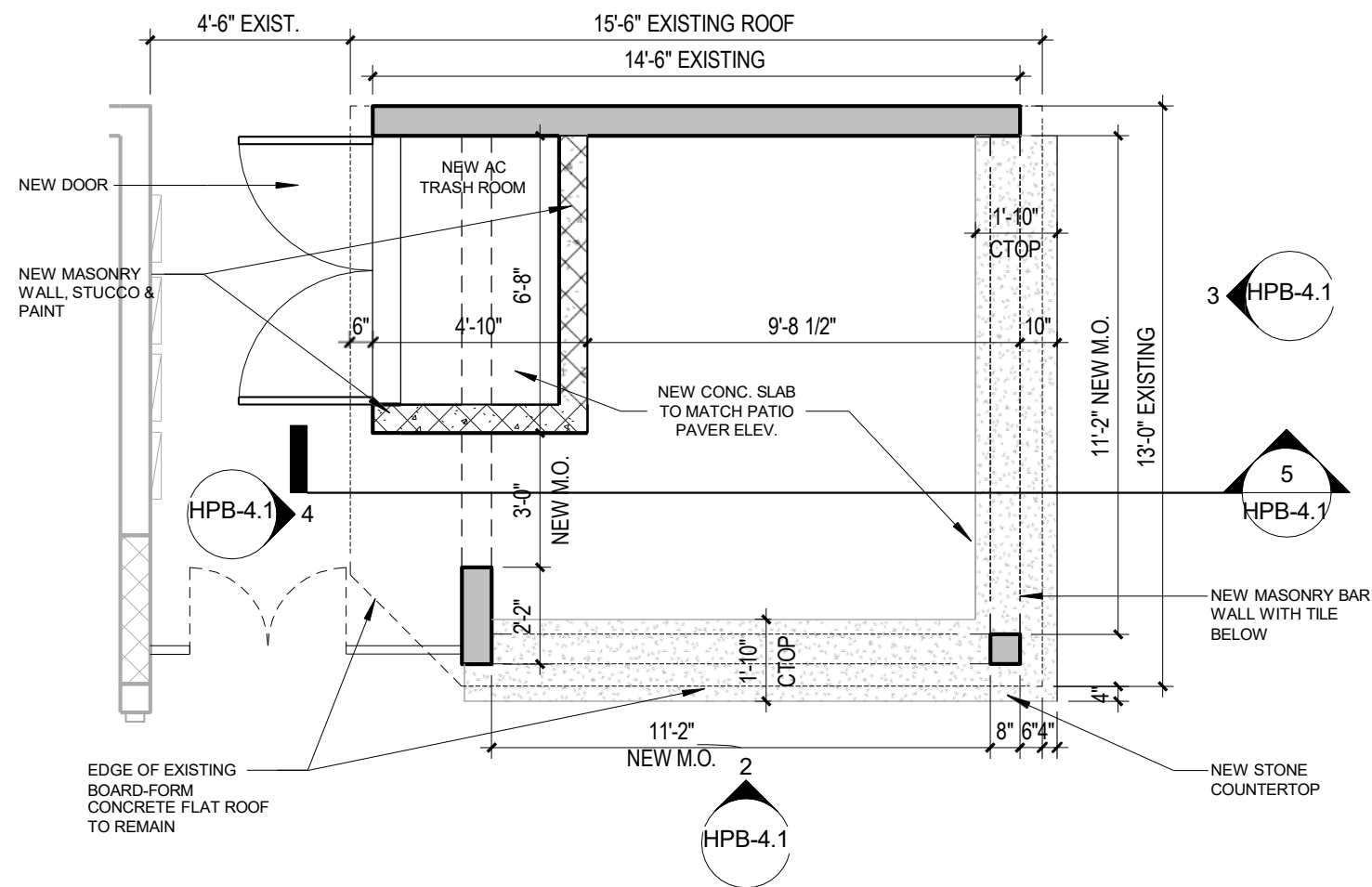
2 NEW ELEVATION @ TENANT SEPARATION WALL  
3/16" = 1'-0"

## Proposed Interior Tenant Separation Wall

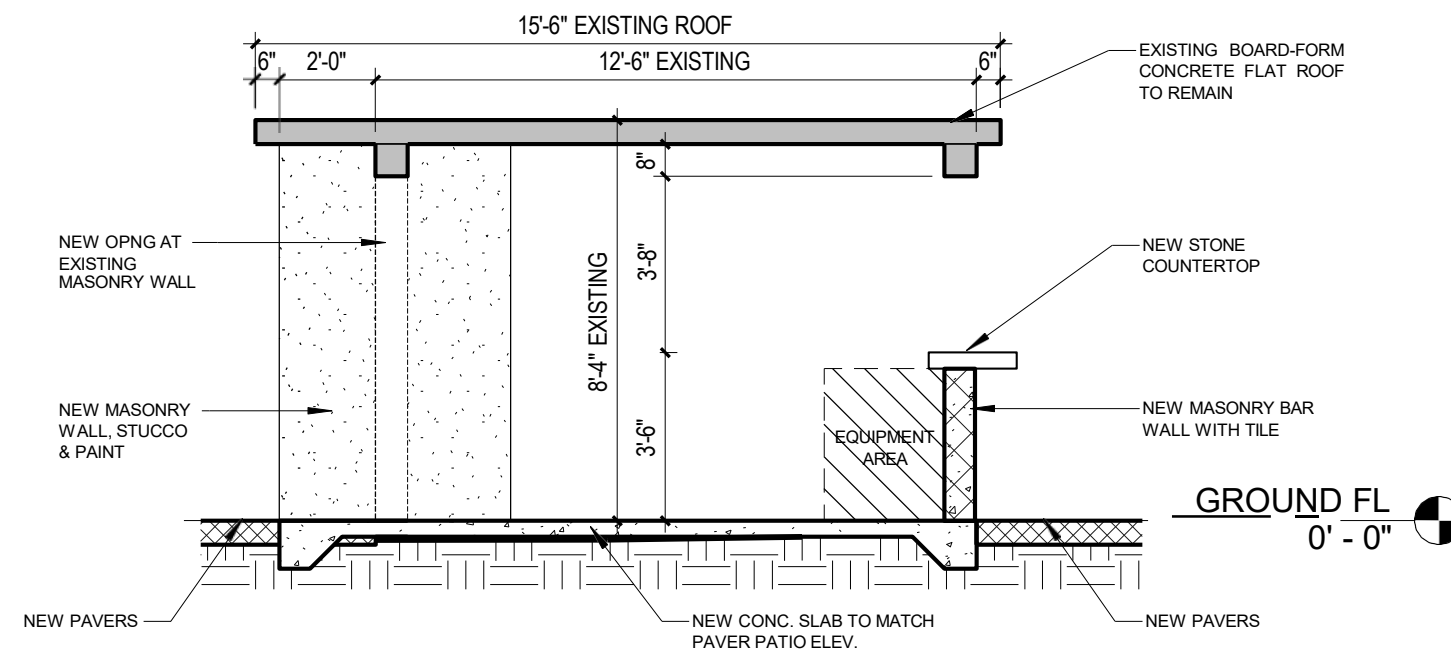


**Proposed Interior Tenant Sep. Wall**

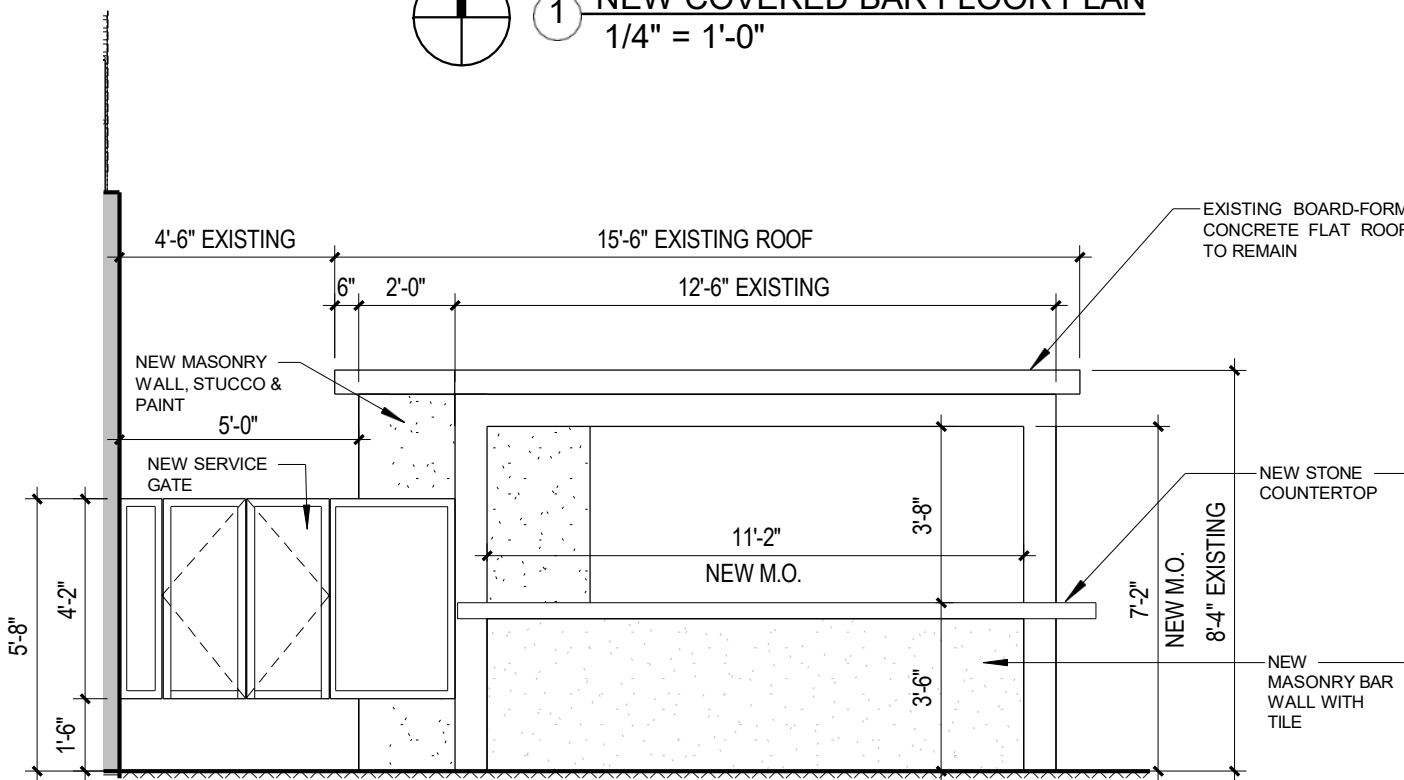
**Existing Interior Tenant Sep. Wall**



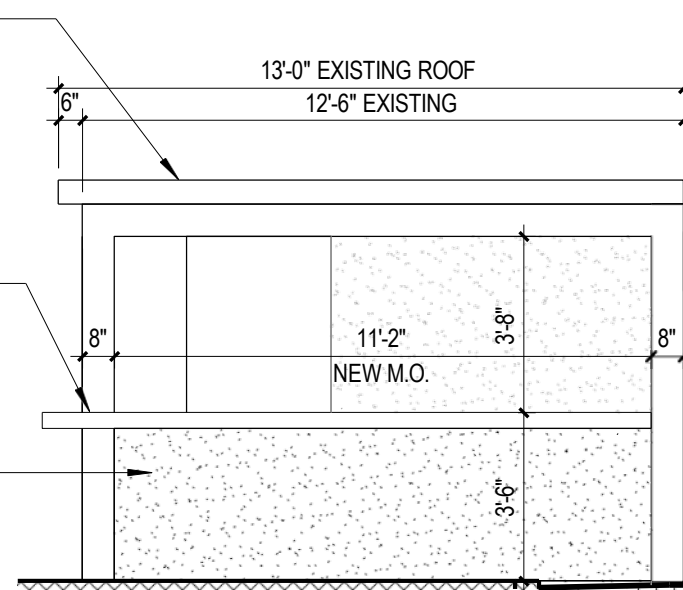
1 NEW COVERED BAR FLOOR PLAN  
1/4" = 1'-0"



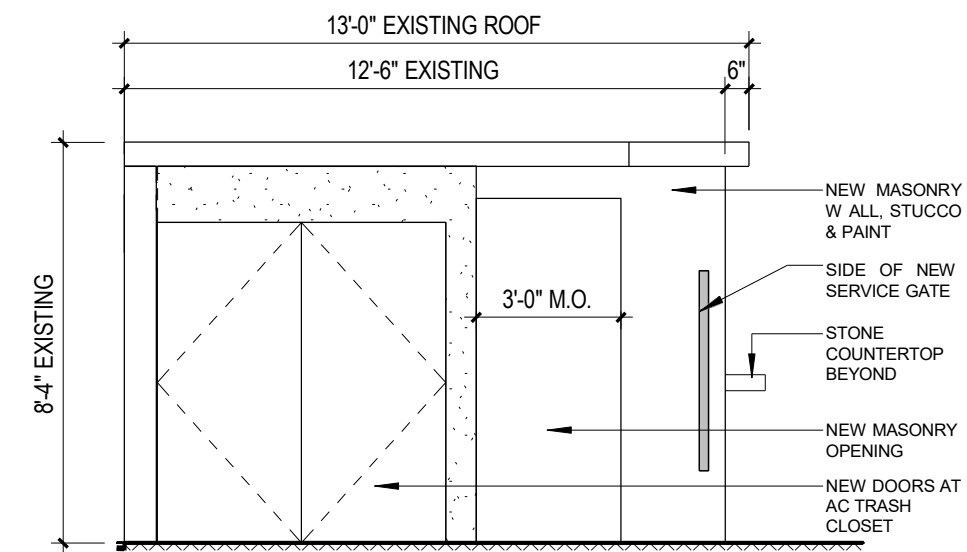
5 SECTION AT COVERED BAR  
1/4" = 1'-0"



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"

# Proposed exterior rear bar

## Proposed exterior rear bar



Benjamin Moore Behr  
Pleasant Pink vs Ole Pink  
(2094-60) (S170-1)

Luxure Green (2035-60)  
Benjamin Moore

## Existing colors to remain

Lady Liberty (BM585)  
Benjamin Moore

## Proposed at new gate/railing

PROPOSED PAINT COLOR OPTIONS FOR NEW IRON  
GATE & RAILING:

- LADY LIBERTY BM585 OR
- GREEN JEWEL SW6985





**Proposed  
canopy cladding**



**Proposed  
pavers**

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

