



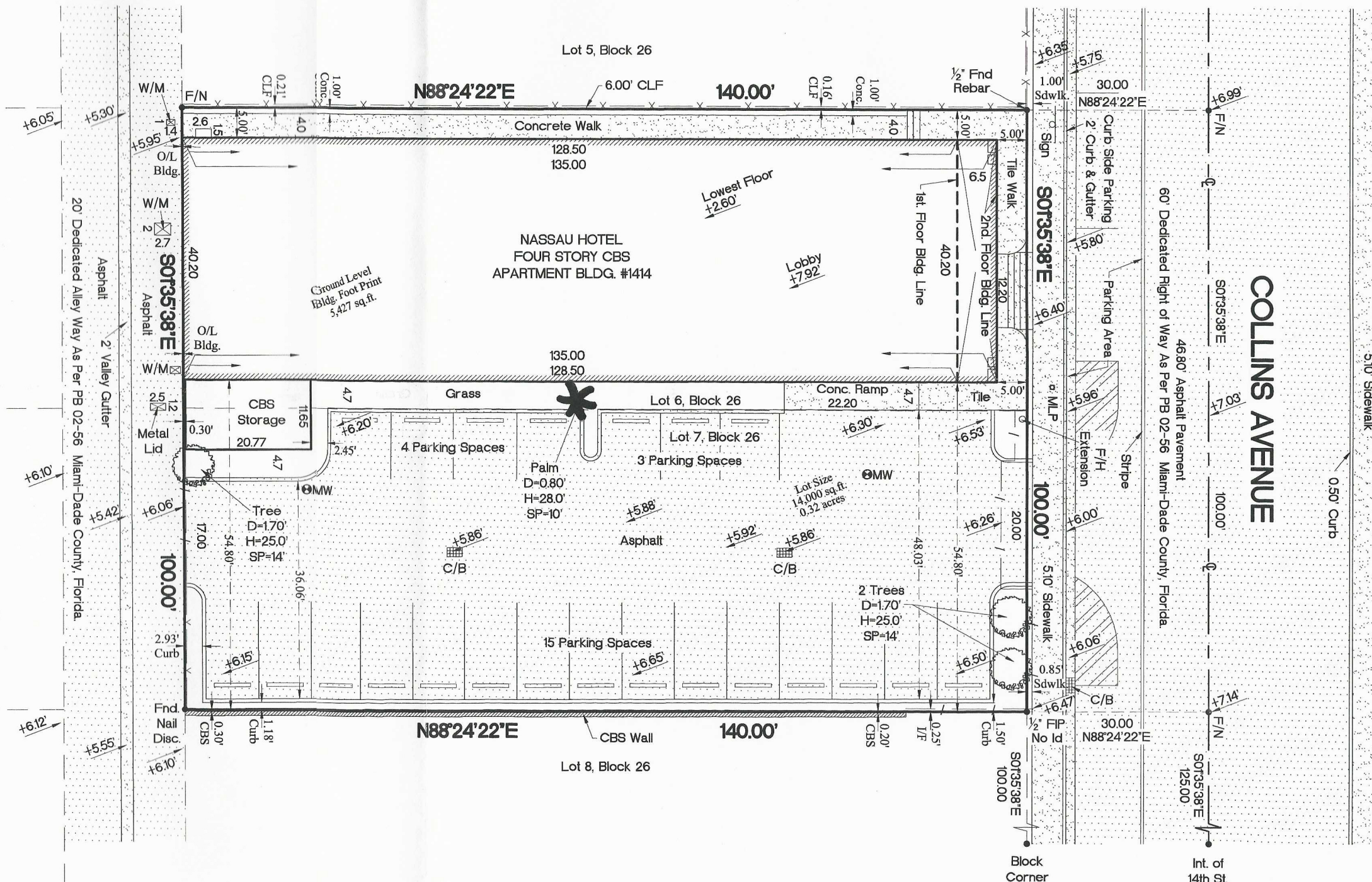
Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

Abbreviations of Legend

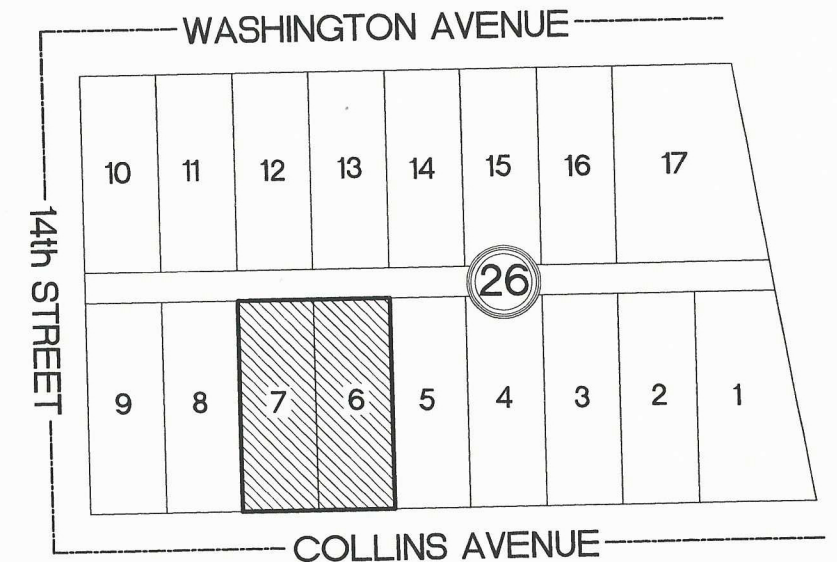
AVE. = AVENUE
ASPH. = ASPHALT
A/W = AIR WIRE
A/C = AIR CONDITIONER
BLDG. = BUILDING
B.COR. = BLOCK CORNER
CAL. = CALCULATED
C.B. = CATCH BASIN
CLF. = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS. = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D. = DELTA
D/W. = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
D/H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D. = FOUND DISC
F/N. = FOUND NAIL
I/F. = IRON FENCE
L. = LENGTH
L.M.E. = LAKE MAINTENANCE EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M/L. = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L. = ON LINE
P.C.P. = PERMANENT CONTROL POINT
P.M. = PARKING METER
P.C. = POINT OF CURVATURE
P.W. = PARKWAY
PL. = PLANTER
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R. = RADIUS
RES. = RESIDENCE
R/W. = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.N. = SET NAIL
S.I.P. = SET IRON PIPE
SDWLK. = SIDEWALK
ST. = STREET
T. = TANGENT
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
W.F. = WOOD FENCE
I.F. = IRON FENCE
C.B. = CATCH BASIN
C.B. = CATCH BASIN
O.H.B. = OVERHEAD BLDG.
C.L. = CENTER LINE
E. = EASEMENT
D. = DENOTES ELEVATIONS
B. = BUILDING
D. = DISTANCE
C.B. = CATCH BASIN
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
S.R. = STATE ROAD
U.S. = US HIGHWAY
I. = INTERSTATE
M.W. = MONITORY WELL

Boundary Survey

Graphic Scale 1" = 20'



Location Sketch N.T.S.



CERTIFIED ONLY TO:

Nassau Investments Corp.

LEGAL DESCRIPTION:

Lots 6 and 7, Block 26 of: "OCEAN BEACH ADDITION NO. 2" according to the Plat Thereof as Recorded in Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel 120651
Panel # 0317
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 7.92'
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

JOB #	17-117
DATE	02-09-2017
PB	2-56

Surveyors Notes:

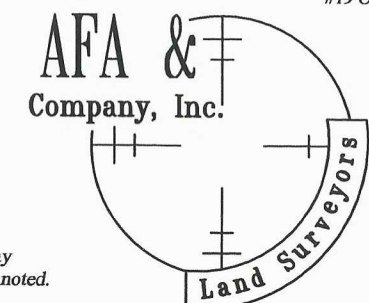
- #1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. BM Loc. 4220 NW; Name: D-148; Elev. +5.91'
- #3 Bearings as Shown hereon are Based upon Collins Avenue and S01°35'38"E
- #4 Please See Abbreviations
- #5 Drawn By A. Torres
- #6 Date: 4-16-09; 6-25-15; 2-9-17
- #7 Completed Survey Field Date: 4-16-09; 6-24-15; 2-8-17
- #8 Disc No 2017, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not deterrent

PROPERTY ADDRESS:

1414 Collins Avenue
Miami Beach, Florida 33139

Surveyor's Notes:

- #11 the herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. It is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
The expected use of land, as classified in the Minimum technical standards (51-17.050), is residential. the minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title.



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

PROPOSED SITE PICTURES

1414 COLLINS AVE



East Elevation – Front, 02/15/2017



West Elevation – Back, 02/15/2017



Vacant Lot on South Side, 02/15/2017



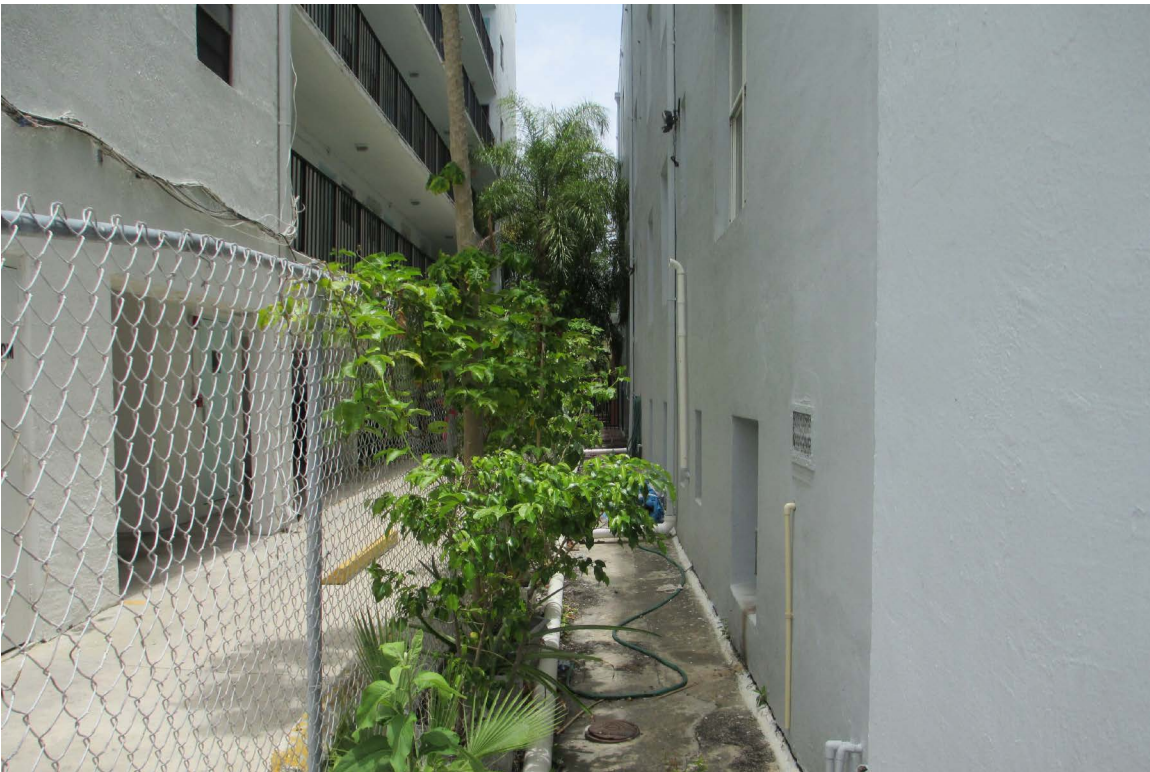
South Elevation – Side, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



PROPOSED SITE PICTURES

1414 COLLINS AVE



North Elevation – Side, 02/15/2017



Roof, 02/15/2017



Veranda, 02/15/2017



Veranda, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



PROPOSED SITE PICTURES

1414 COLLINS AVE



Lobby, 02/15/2017



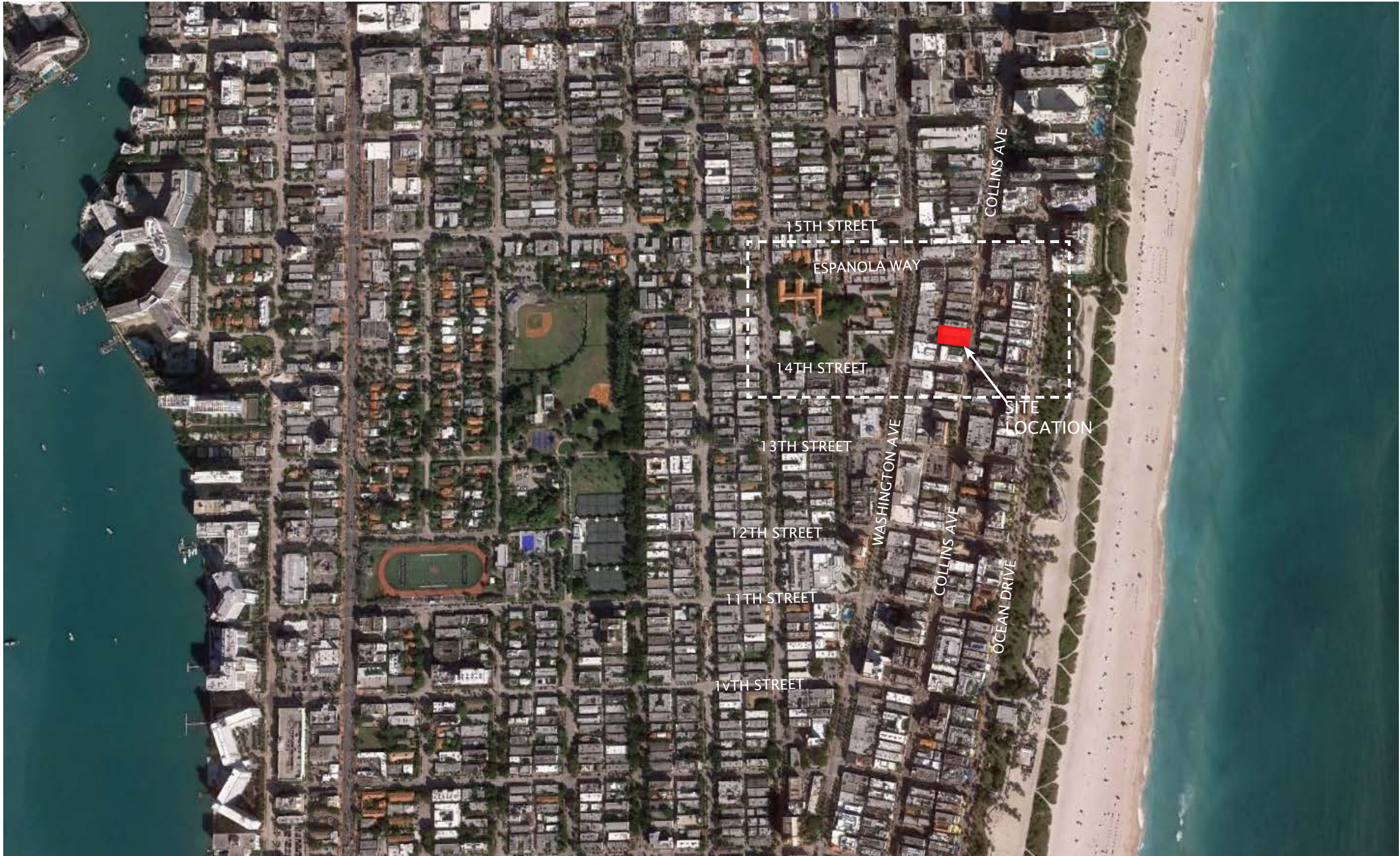
Lobby, 02/15/2017



Corridor, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769

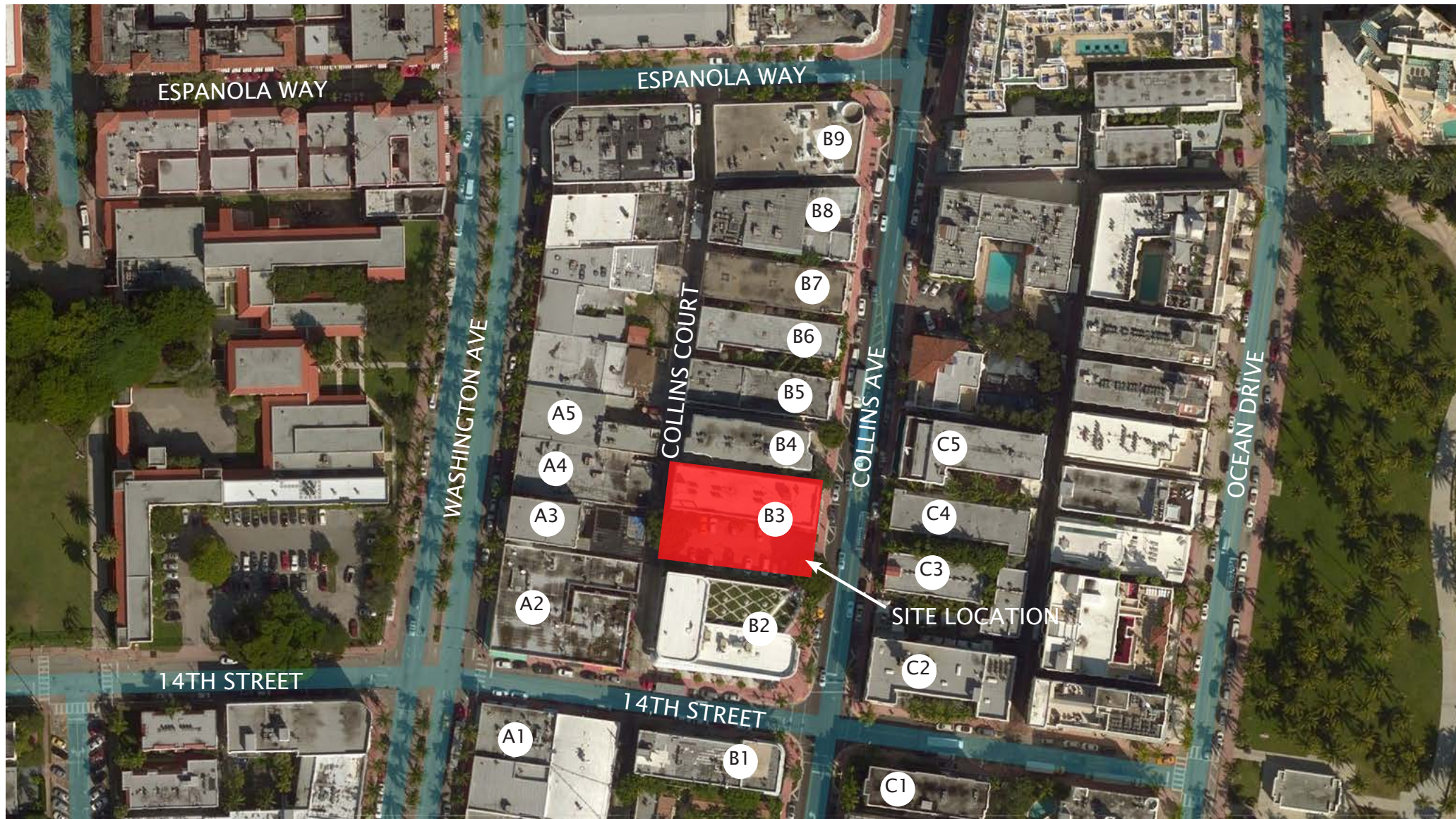




LOCATION PLAN / AERIAL
1/2 MILE RADIUS

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769

DN'A
DESIGN
& ARCHI
TECTURE



NEIGHBORING BUILDINGS MAP

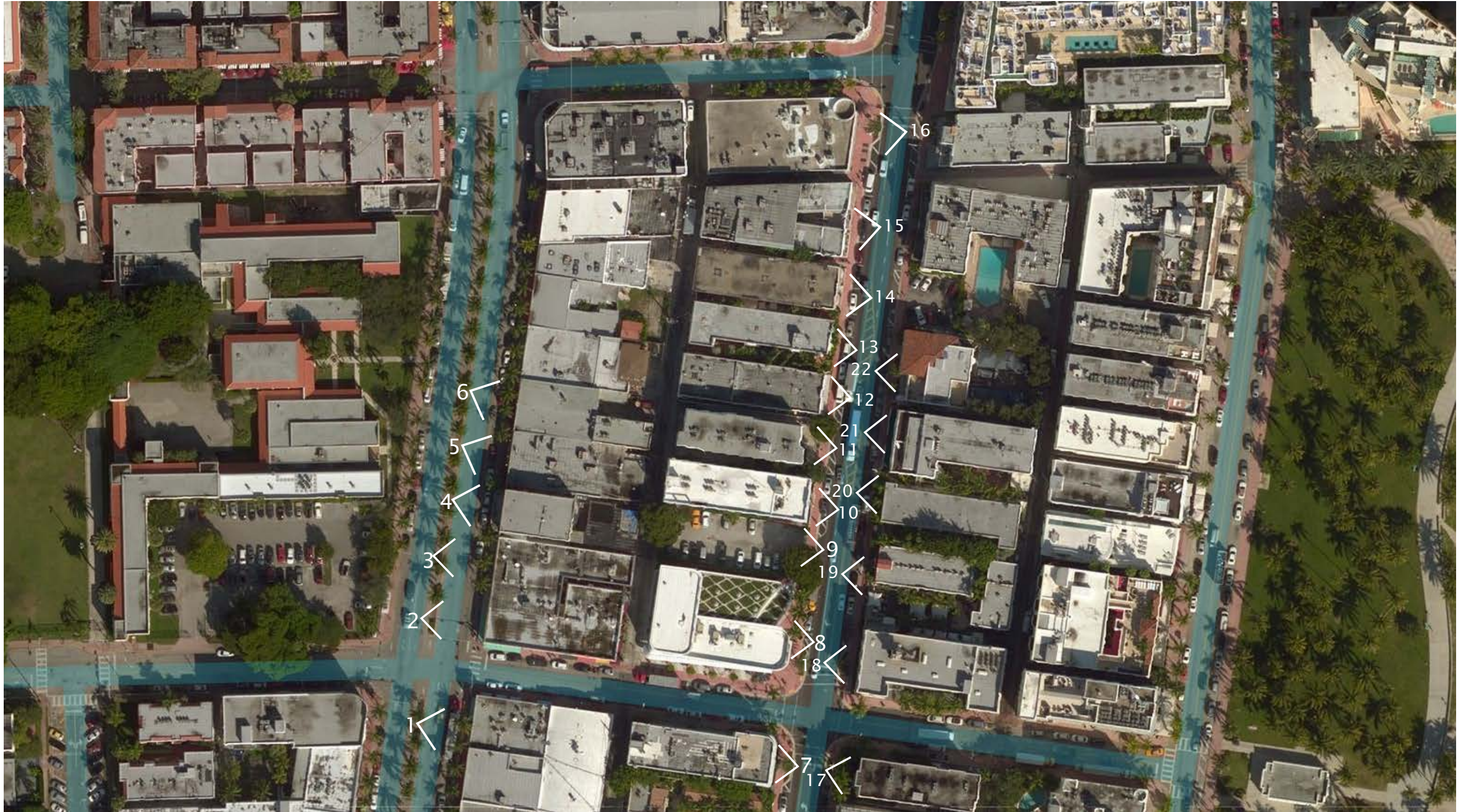
A1. 1359 WASHINGTON AVE
 A2. 1407 WASHINGTON AVE
 A3. 1409 WASHINGTON AVE
 A4. 1413 WASHINGTON AVE
 A5. 1417 WASHINGTON AVE

B1. 1360 COLLINS AVE
 B2. 1400 COLLINS AVE
 B3. 1414 COLLINS AVE (SITE)
 B4. 1418 COLLINS AVE
 B5. 1420 COLLINS AVE
 B6. 1424 COLLINS AVE
 B7. 1428 COLLINS AVE
 B8. 1434 COLLINS AVE
 B9. 1438 COLLINS AVE

C1. 1357 COLLINS AVE
 C2. 1401 COLLINS AVE
 C3. 1411 COLLINS AVE
 C4. 1415 COLLINS AVE
 C5. 1423 COLLINS AVE

Architect:
 DN'A Design and Architecture
 1333 South Miami Ave, Suite 303
 Miami, FL 33130
 T 305-350-2993
 F 305-350-2524
 W www.dna-arc.com
 AA2600769

DN'A
 DESIGN
 & ARCHITECTURE



KEY DIRECTIONAL PLAN
FOR SITE PICTURES

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



SITE PICTURES
NEIGHBORING BUILDINGS



1- A1. 1395 Washington Ave, 02/15/2017



2- A2. (1) 1407 Washington Ave, 02/15/2017



3- A2. (2) 1407 Washington Ave, 02/15/2017



4- A3. 1409 Washington Ave, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



SITE PICTURES

NEIGHBORING BUILDINGS



5- A4. 1413 Washington Ave, 02/15/2017



6- A5. 1417 Washington Ave, 02/15/2017



7- B1. 1360 Collins Ave, 02/15/2017



8- B2. 1400 Collins Ave, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



SITE PICTURES

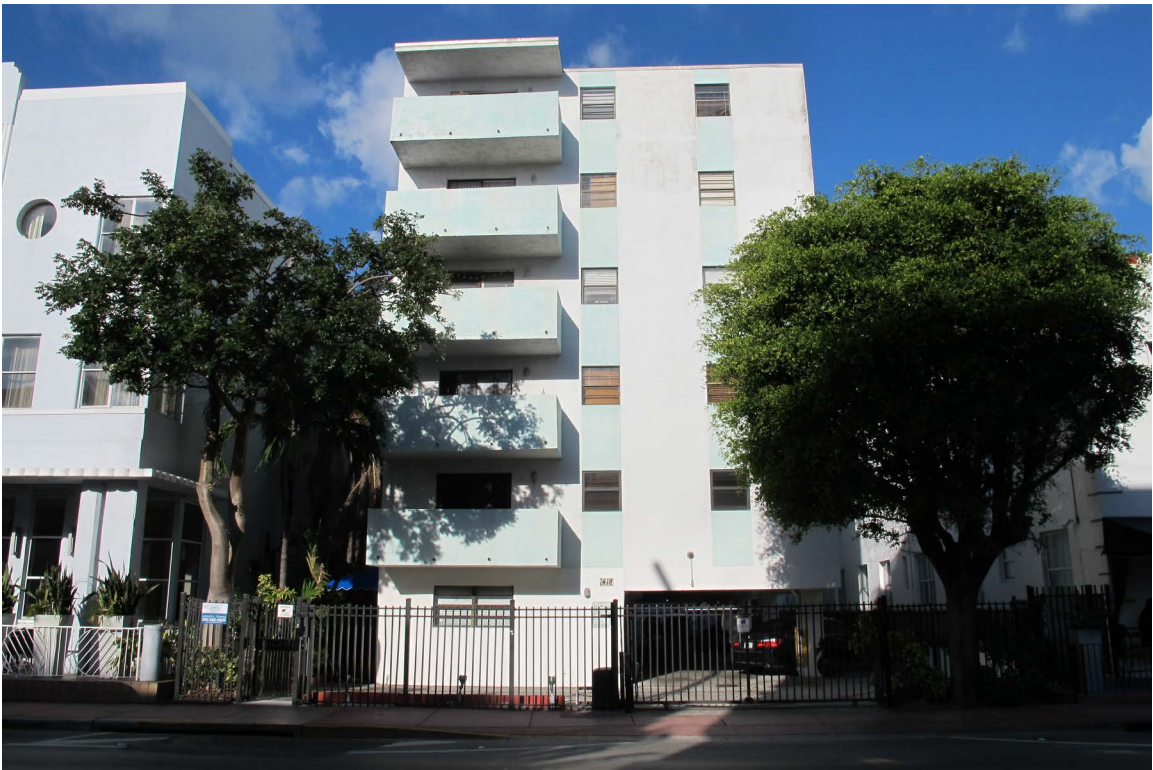
NEIGHBORING BUILDINGS



9- B3. (1) 1414 Collins Ave (SITE), 02/15/2017



10- B3. (2) 1414 Collins Ave (SITE), 02/15/2017



11- B4. 1418 Collins Ave, 02/15/2017



12- B5. 1420 Collins Ave, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



SITE PICTURES
NEIGHBORING BUILDINGS



13- B6. 1424 Collins Ave, 02/15/2017



14- B7. 1428 Collins Ave, 02/15/2017



15- B8. 1434 Collins Ave, 02/15/2017



16- B9. 1438 Collins Ave, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



SITE PICTURES
NEIGHBORING BUILDINGS



17- C1. 1357 Collins Ave, 02/15/2017



18- C2. 1401 Collins Ave, 02/15/2017



19- C3. 1411 Collins Ave, 02/15/2017



20- C4. 1415 Collins Ave, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769



SITE PICTURES

NEIGHBORING BUILDINGS



21- C5. 1423 Collins Ave, 02/15/2017

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769

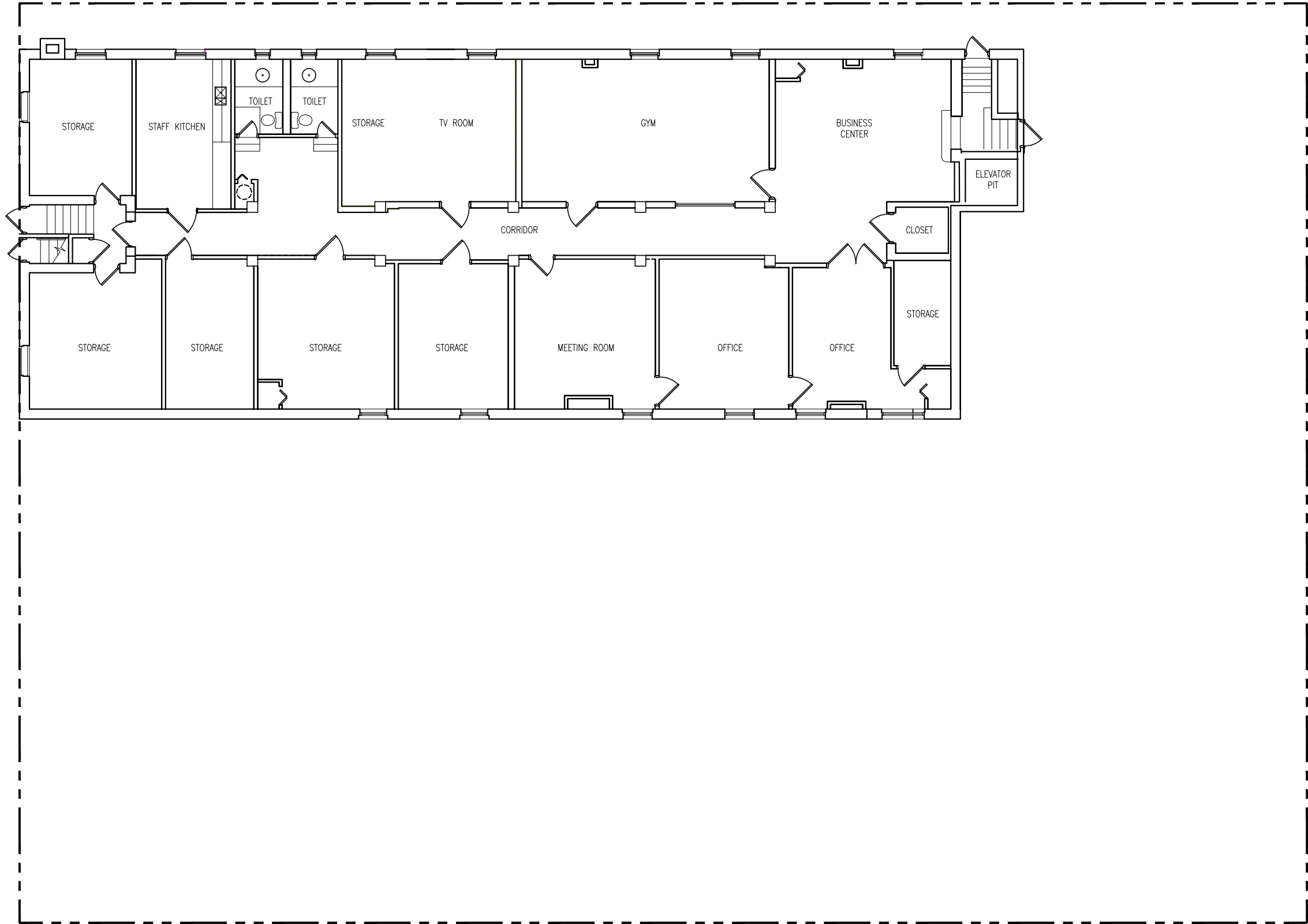


PANORAMIC VIEW
FROM COLLINS AVENUE 02/15/17



Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
F 305-350-2524
W www.dna-arc.com
AA2600769





1 BASEMENT PLAN - EXISTING
3/16"=1'-0"

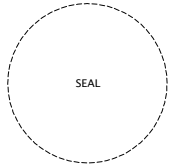


1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789
Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

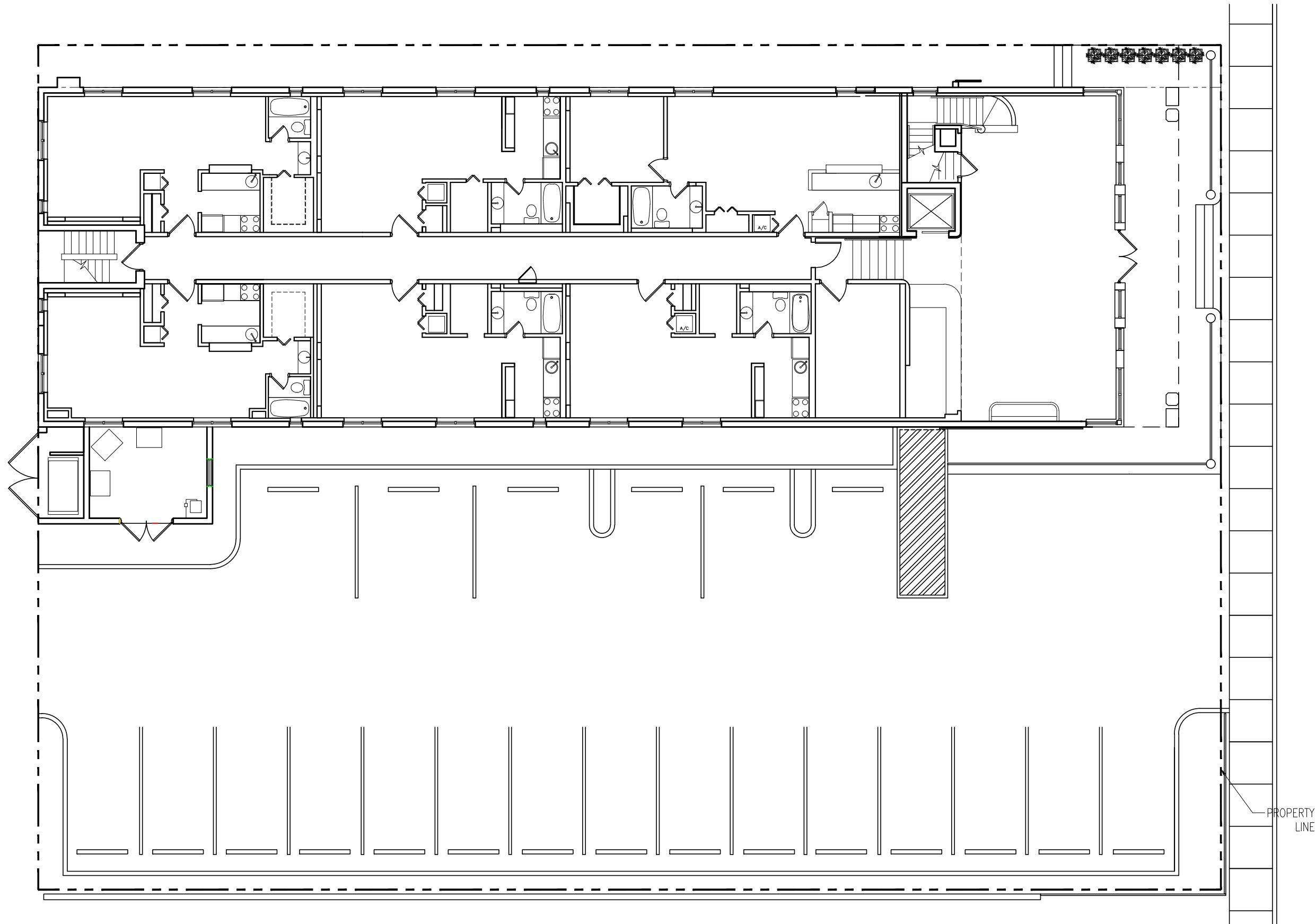
Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



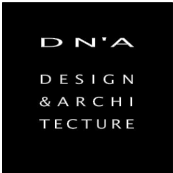
Date: 02/28/2017	
Job Number	
Drawing History	
No.	Date

Sheet Title
EXISTING
BASEMENT PLAN
Sheet

E-0
Historical Preservation Board
Submittal
Date: 02/28/2017



1 GROUND FLOOR PLAN - EXISTING
3/16"=1'-0"



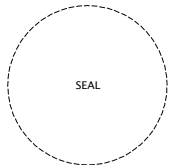
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written
materials herein constitute
original work of the architect
and may only be duplicated
with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

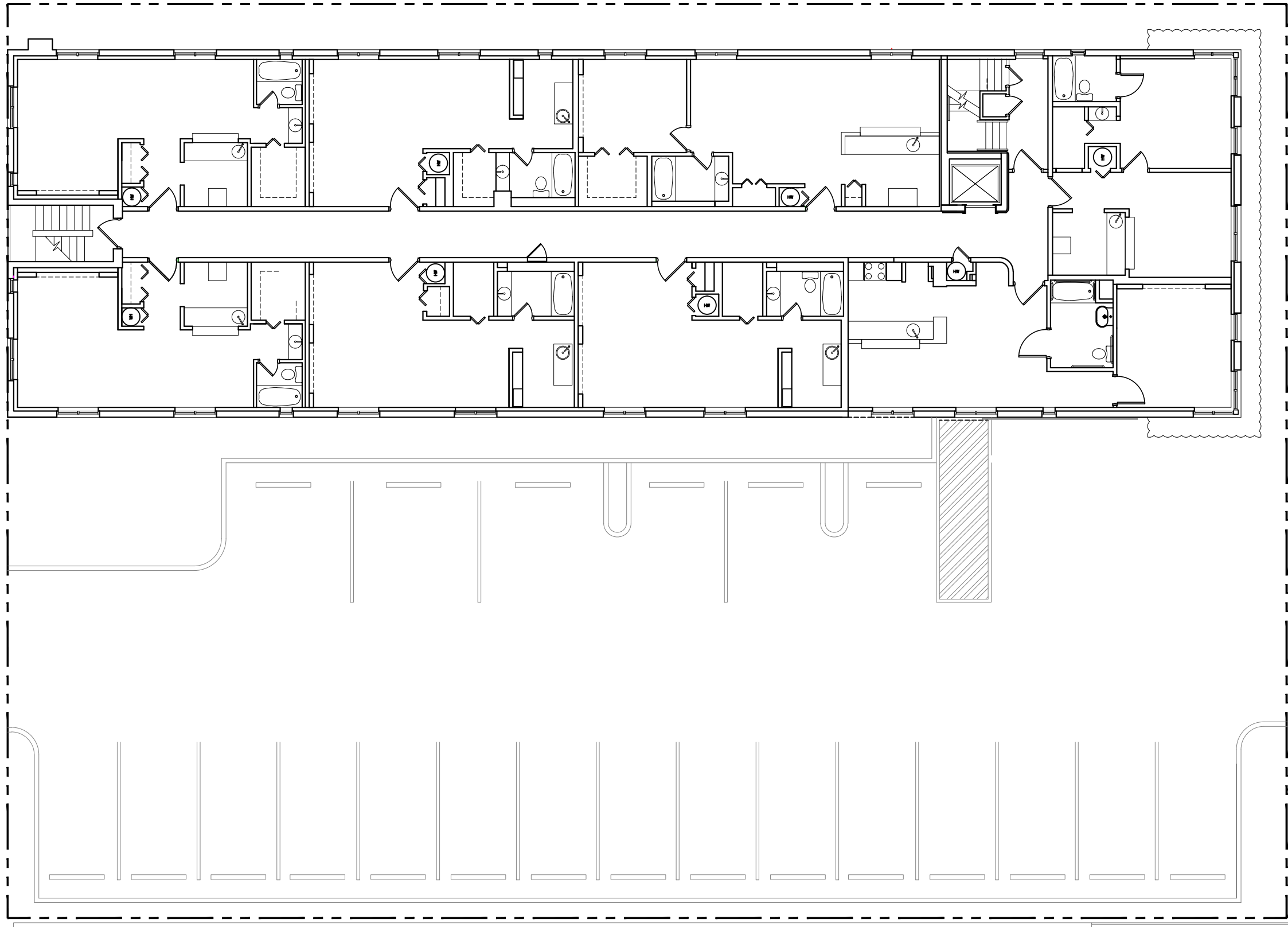
Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017	
Job Number	
Drawing History	
No.	Issue
Date	

Sheet Title
EXISTING
GROUND FLOOR PLAN
Sheet

E-1
Historical Preservation Board
Submittal
Date: 02/28/2017



1 2ND & 3RD FLOOR PLAN - EXISTING
3/16"=1'-0"



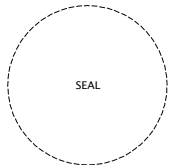
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017
Job Number
Drawing History

No.	Issue	Date

Sheet Title
EXISTING 2ND & 3RD
FLOOR PLANS

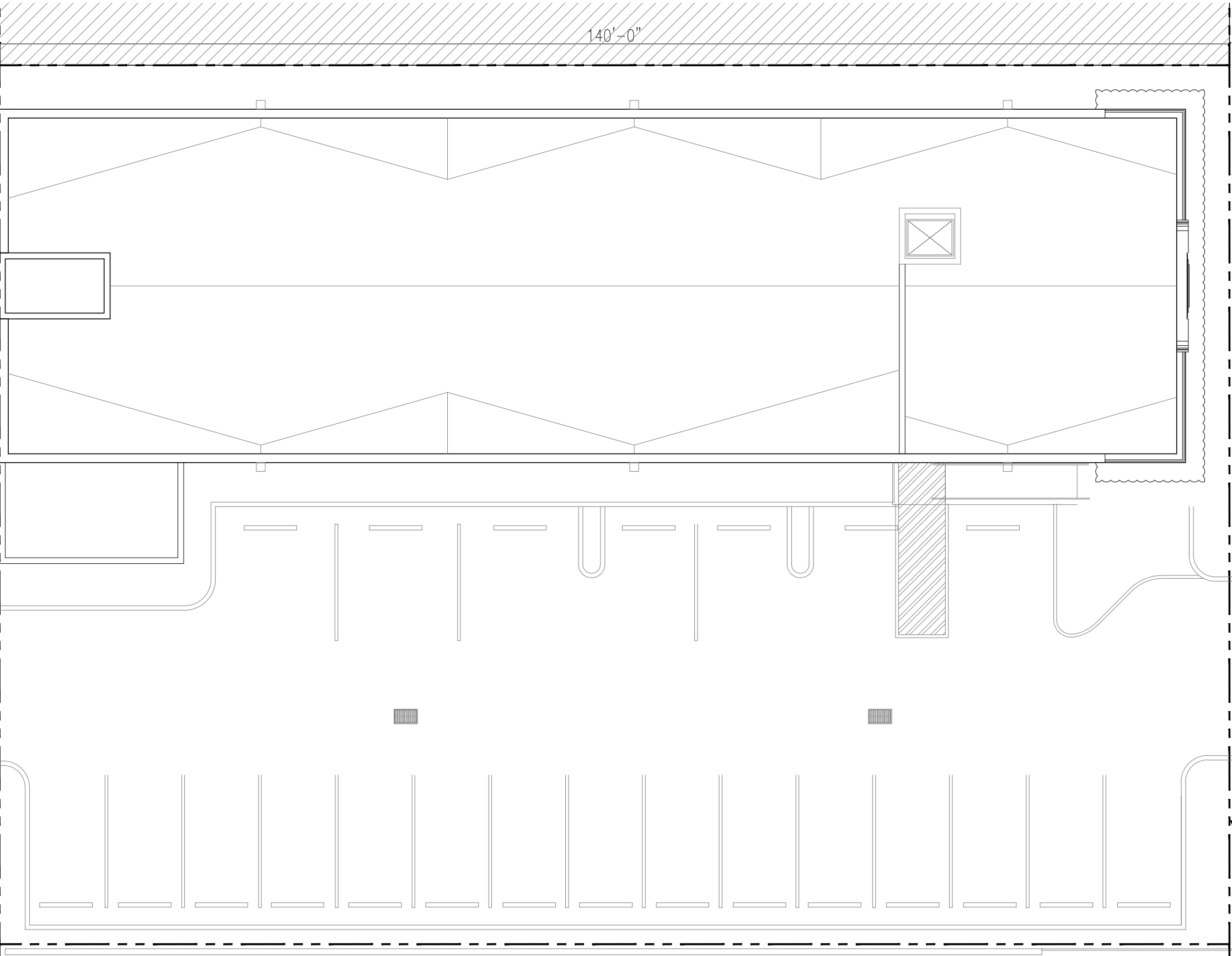
Sheet

E-2
Historical Preservation Board
Submittal
Date: 02/28/2017

COLLINS COURT

100'-0"

140'-0"



PROPERTY LINE

1 ROOF PLAN - EXISTING
3/16"=1'-0"



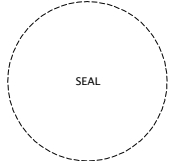
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written
materials herein constitute
original work of the architect
and may only be duplicated
with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017	
Job Number	
Drawing History	
No. Issue	Date

Sheet Title

EXISTING ROOF PLAN

Sheet

E-3

Historical Preservation Board
Submittal
Date: 02/28/2017



All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

**THE NASSAU SUITE HOTEL
ADDITION & RENOVATION**

1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532|0043

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



No.	Issue	Date
-----	-------	------

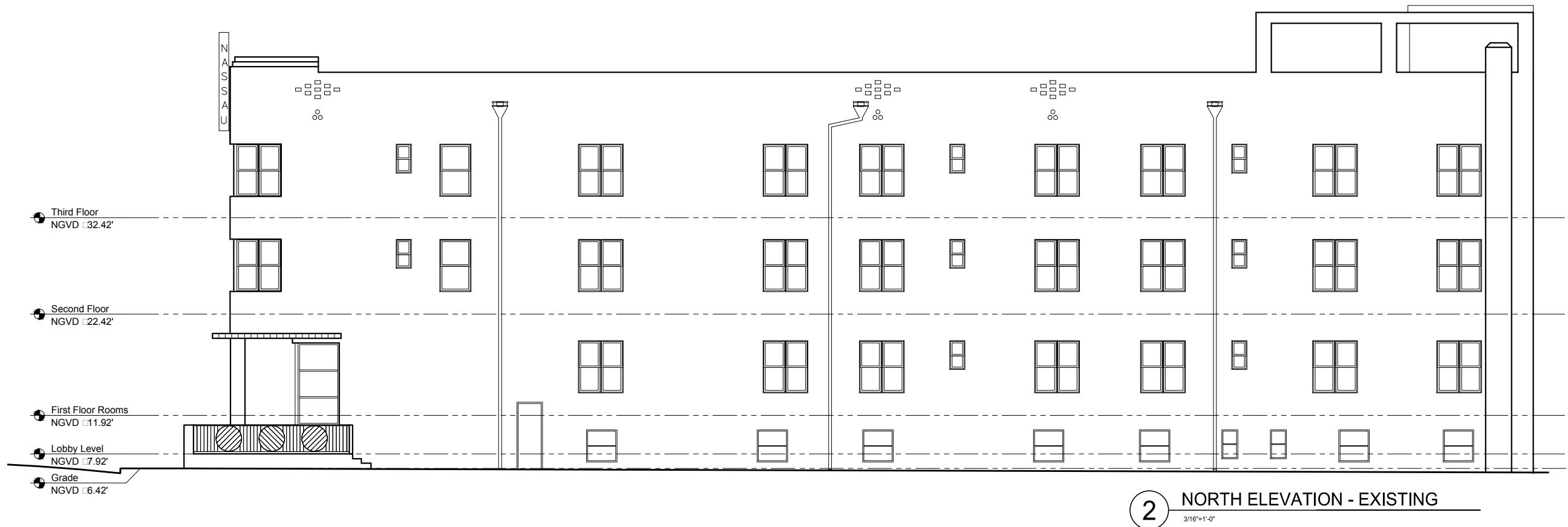
Sheet Title

EXISTING ELEVATIONS

Sheet

E-4

Historical Preservation Board
Submittal
Date: 02/28/2017





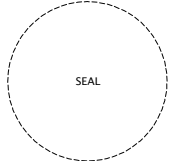
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017
Job Number
Drawing History

No.	Issue	Date

Sheet Title
EXISTING ELEVATIONS

Sheet

E-5

Historical Preservation Board
Submittal
Date: 02/28/2017





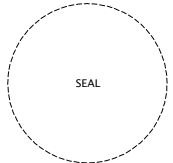
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

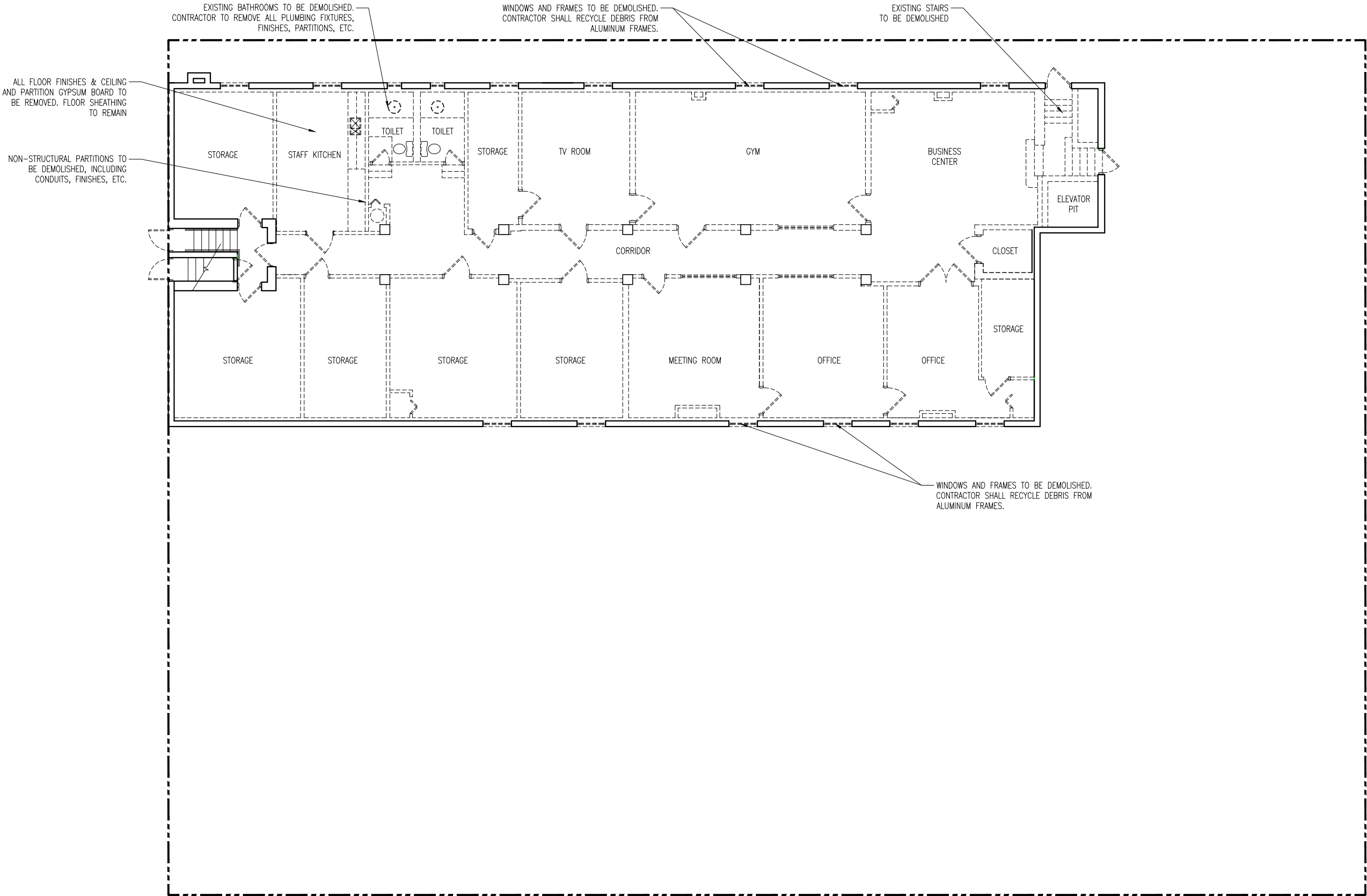
Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017	
Job Number	
Drawing History	
No.	Date

Sheet Title
BASEMENT
DEMOLITION PLAN
Sheet

D-0
Historical Preservation Board
Submittal
Date: 02/28/2017



1 BASEMENT DEMOLITION PLAN
3/16"=1'-0"



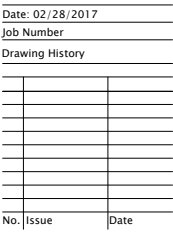
All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

**THE NASSAU SUITE HOTEL
ADDITION & RENOVATION**

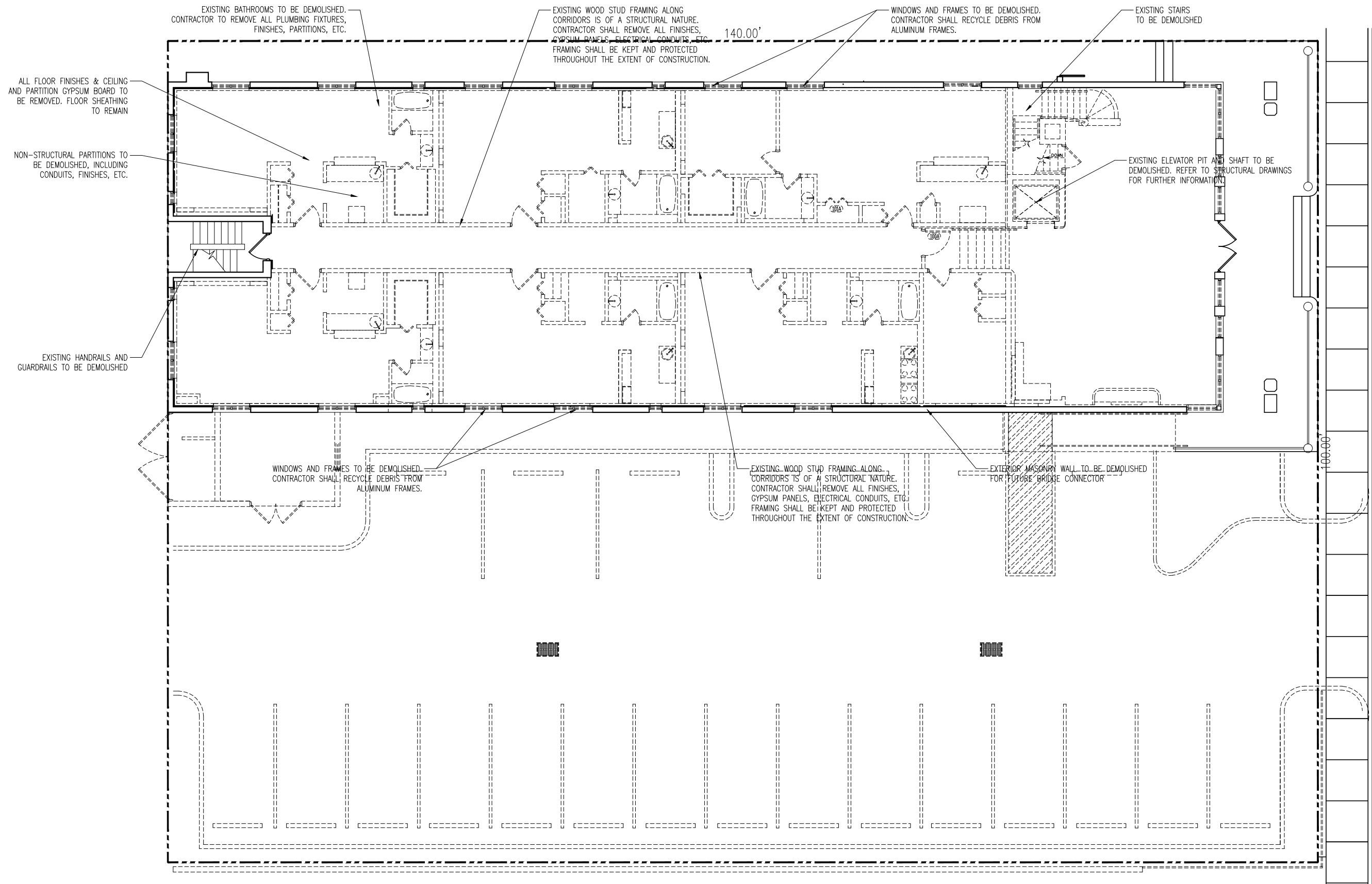
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532|0043

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Historical Preservation Board
Submittal
Date: 02/28/2017



1 GROUND FLOOR DEMOLITION PLAN
3/16"=1'-0"



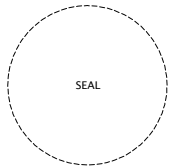
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



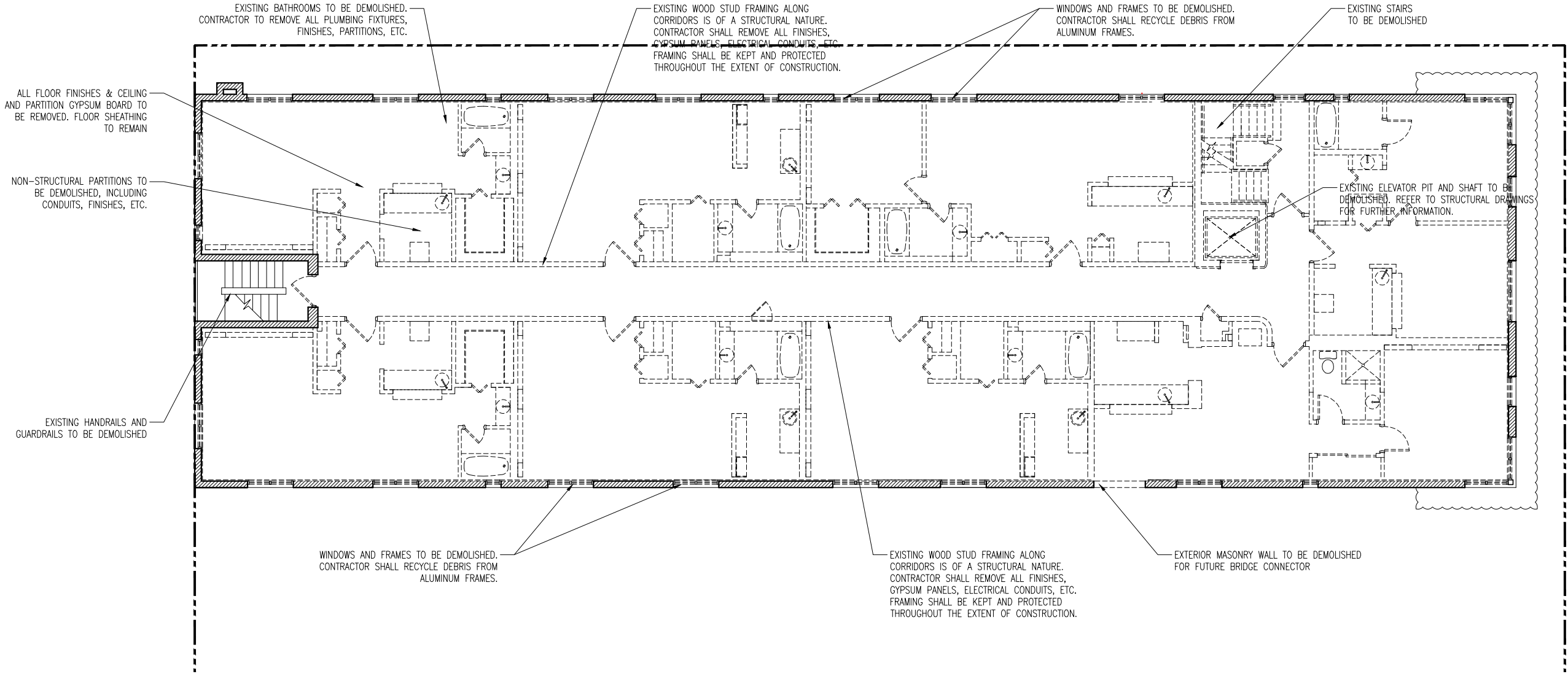
Date: 02/28/2017																					
Job Number																					
Drawing History																					
<table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					
No.	Issue																				
Date																					

Sheet Title
2ND, 3RD & ROOF
DEMOLITION PLANS

Sheet

D-2

Historical Preservation Board
Submittal
Date: 02/28/2017



1 2ND & 3RD FLOOR DEMOLITION PLANS
3/16"=1'-0"



1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com

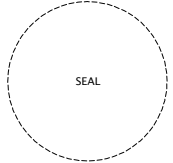
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017

Job Number

Drawing History

No.	Issue	Date

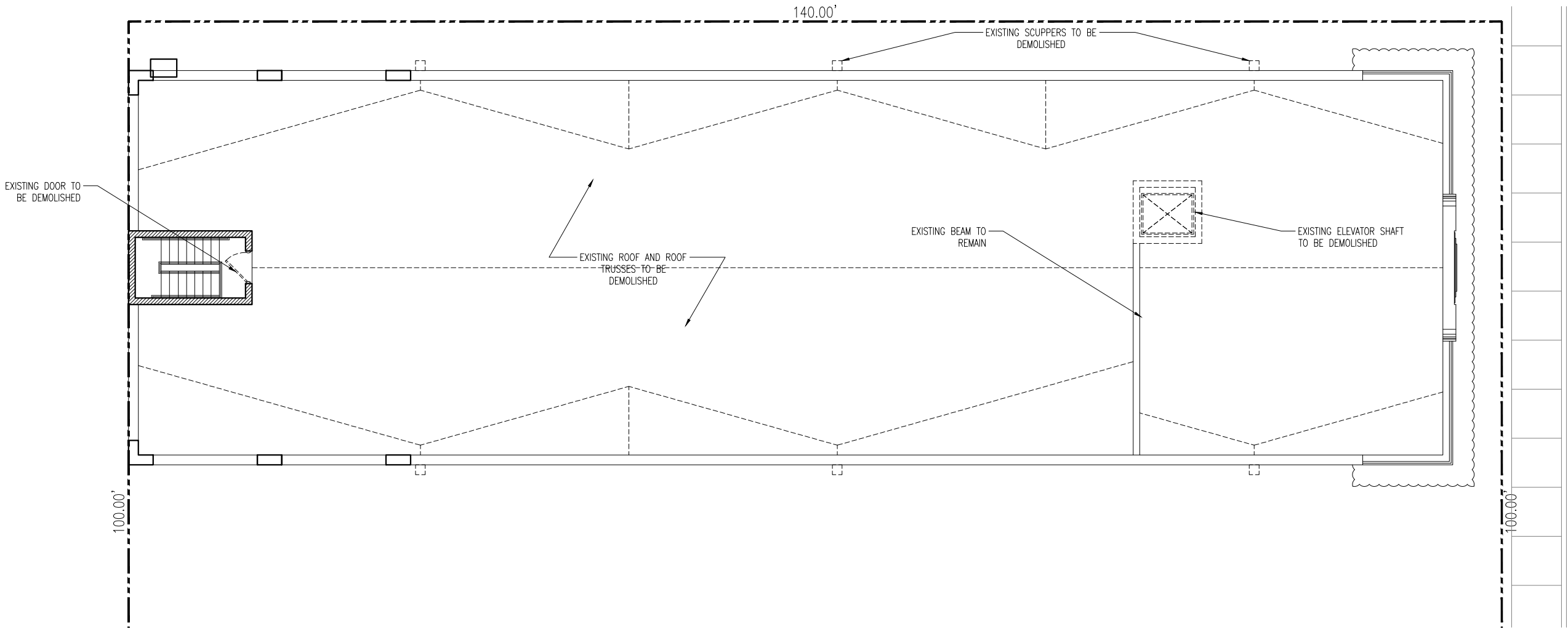
Sheet Title

ROOF
DEMOLITION PLAN

Sheet

D-3

Historical Preservation Board
Submittal
Date: 02/28/2017



1 ROOF DEMOLITION PLANS
3/16"=1'-0"



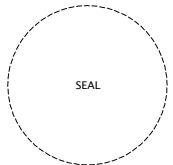
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written
materials herein constitute
original work of the architect
and may only be duplicated
with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



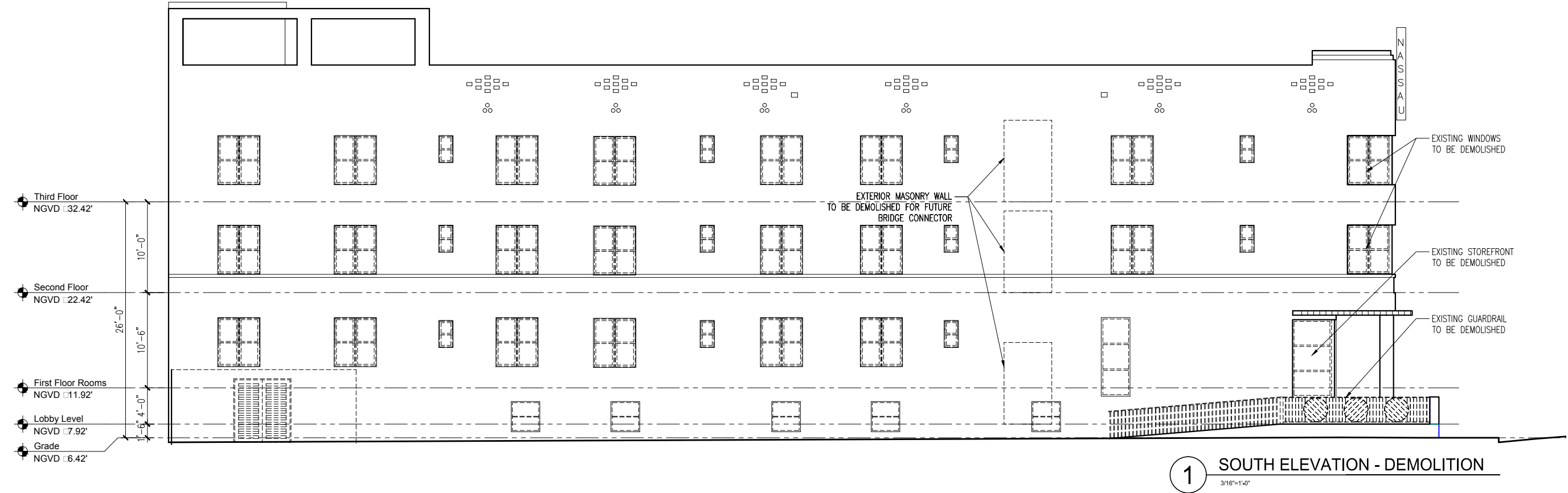
Date: 02/28/2017
Job Number
Drawing History

No.	Issue	Date

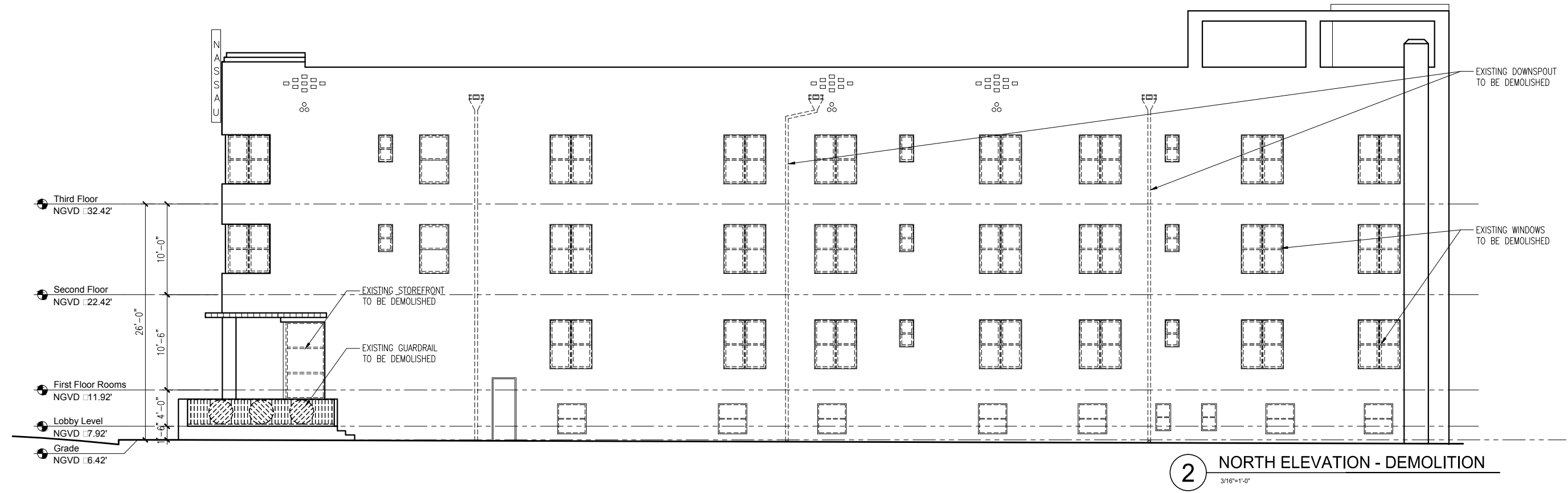
Sheet Title
ELEVATION
DEMOLITION PLANS

Sheet
D-4

Historical Preservation Board
Submittal
Date: 02/28/2017



1 SOUTH ELEVATION - DEMOLITION
3/16"=1'-0"



2 NORTH ELEVATION - DEMOLITION
3/16"=1'-0"



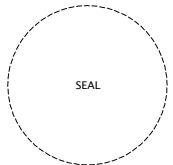
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017
Job Number
Drawing History

No.	Issue	Date

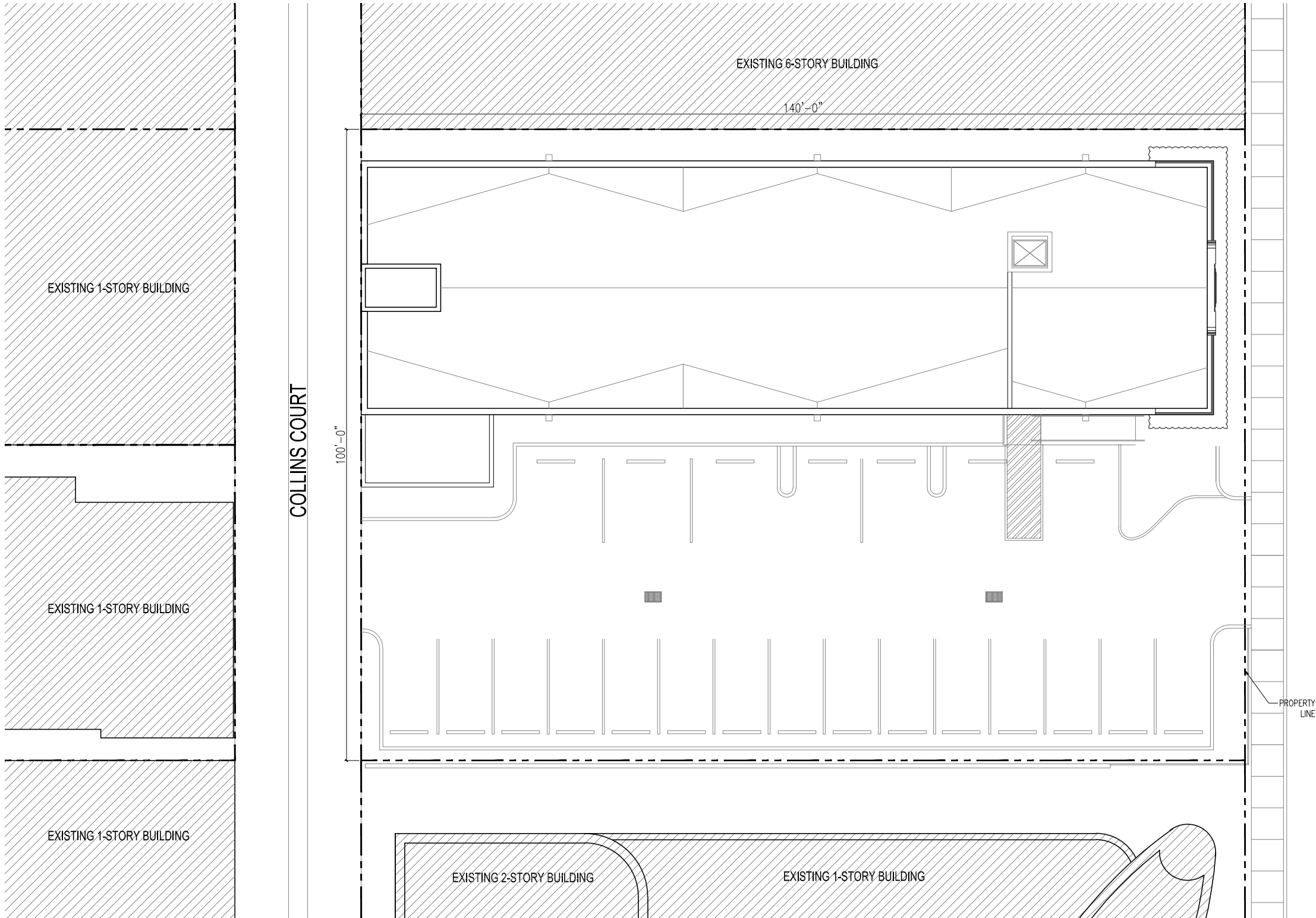
Sheet Title
ELEVATION
DEMOLITION PLANS

Sheet

D-5

Historical Preservation Board
Submittal
Date: 02/28/2017





1 BASEMENT PLAN - EXISTING

3/16"=1'-0"



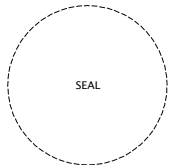
1333 South Miami Ave
Suite 303
Miami, FL 33130
T 305/350-2993
F 305/350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written
materials herein constitute
original work of the architect
and may only be duplicated
with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017	
Job Number	
Drawing History	
No.	Issue
Date	

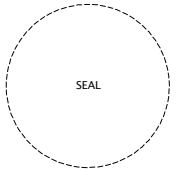
Sheet Title
EXISTING
SITE PLAN
Sheet

S-1
Historical Preservation Board
Submittal
Date: 02/28/2017

All drawing and written
materials herein constitute
original work of the architect
and may only be duplicated
with their written consent.

THE NASSAU SUITE HOTEL
ADDITION & RENOVATION
1414 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

Client:
The Nassau Suite Hotel
Contact:
Juan Pablo D'Onofrio
305 532/0043
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date: 02/28/2017	
Job Number	
Drawing History	
No. Issue	Date

Sheet Title
EXISTING FAR
CALCUALTIONS

Sheet
F-1

Historical Preservation Board
Submittal
Date: 02/28/2017

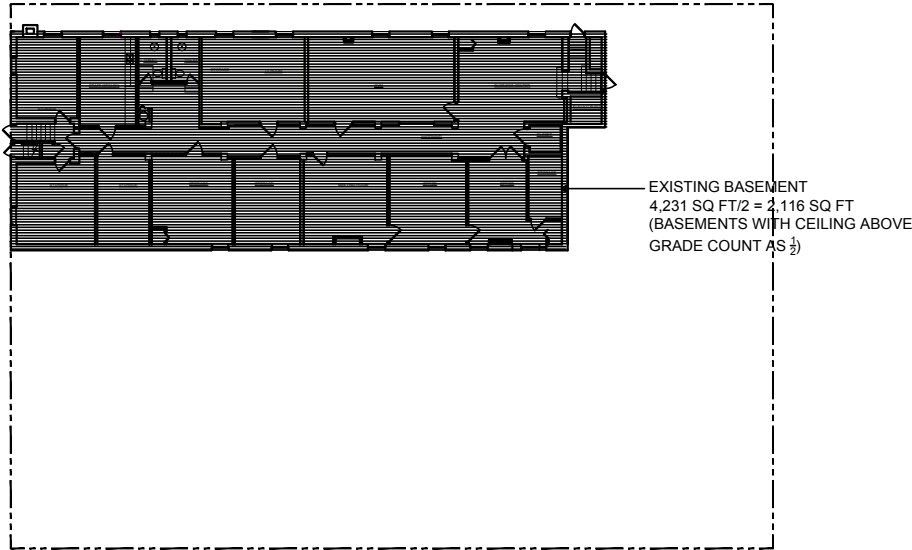
ALLOWABLE FLOOR AREA

FAR 2.0 X 100' X 140' = 28,000 Sq Ft

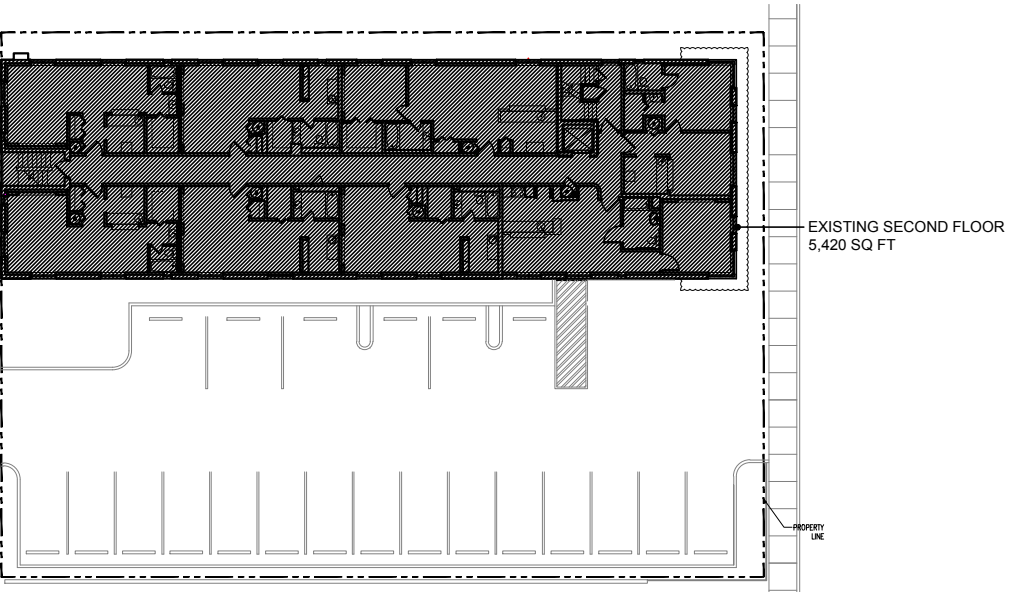
EXISTING FLOOR AREA

BASEMENT: 4,231 Sq Ft/2 = 2,116 Sq Ft
FIRST FLOOR PLAN: 5,167 Sq Ft
SECOND FLOOR PLAN: 5,420 Sq Ft
ROOF TERRACE PLAN: 0 Sq Ft

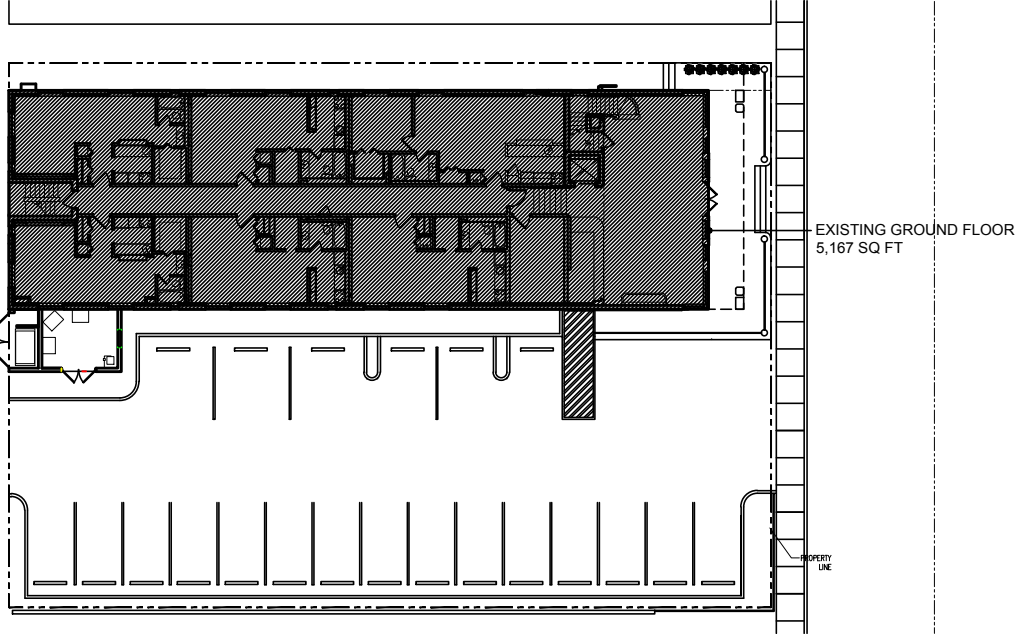
TOTAL FLOOR AREA: 12,703 Sq Ft



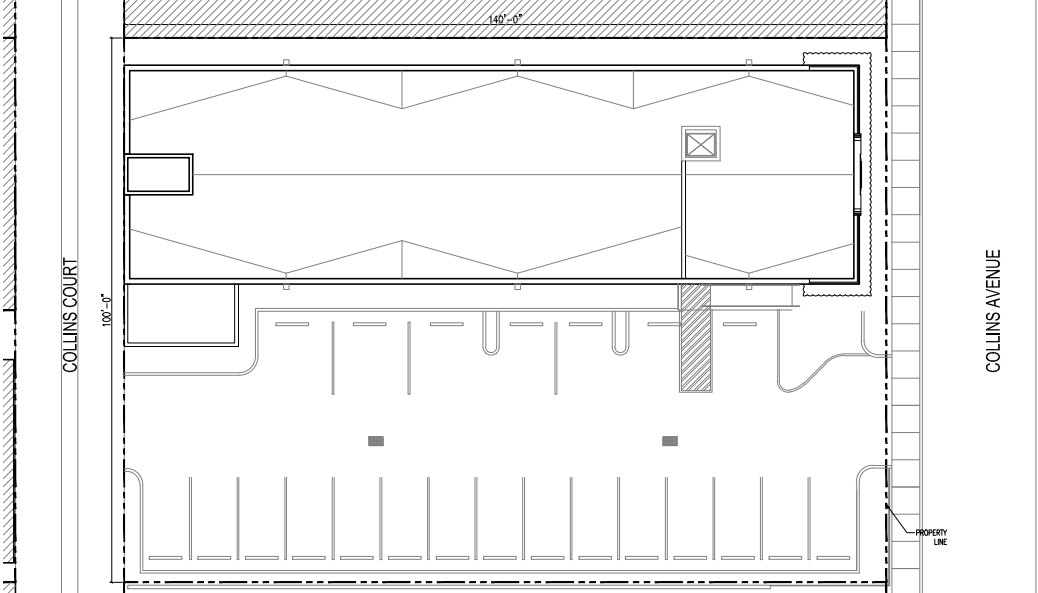
1 BASEMENT FLOOR PLAN
1/16"=1'-0"



3 SECOND FLOOR PLAN
1/16"=1'-0"



2 GROUND FLOOR PLAN
1/16"=1'-0"



4 ROOF PLAN
1/16"=1'-0"