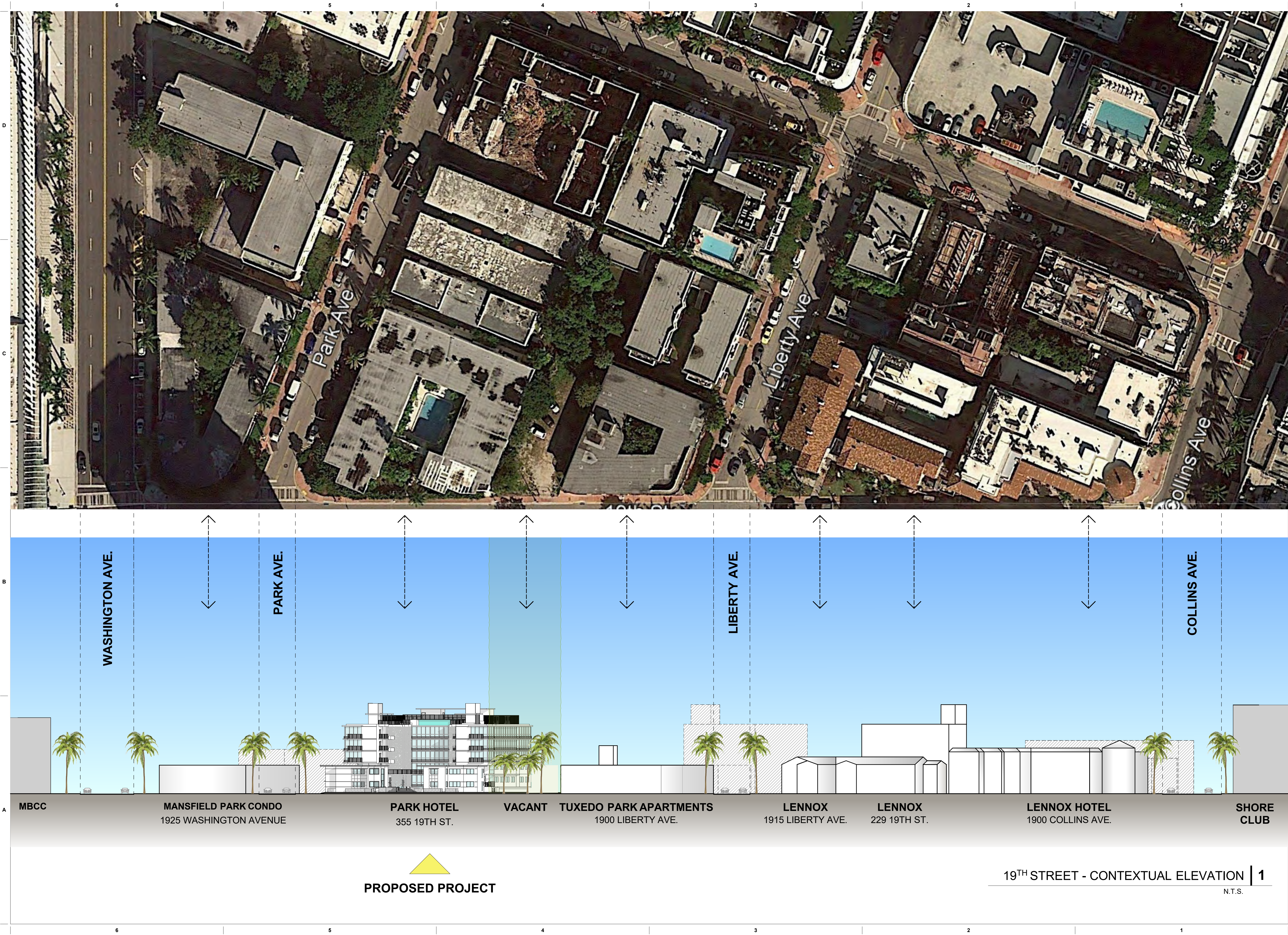


05/05/2023

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing work. Drawings Not to be Scaled. The S/P Projects 1822, PARK HOTEL HPB 2023/05/05/2023. By Xeluna - Date: 3/2/2023



revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE  
SUITE 1110  
MIAMI, FL 33139  
T: 305.590.5000  
F: 305.590.5044

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

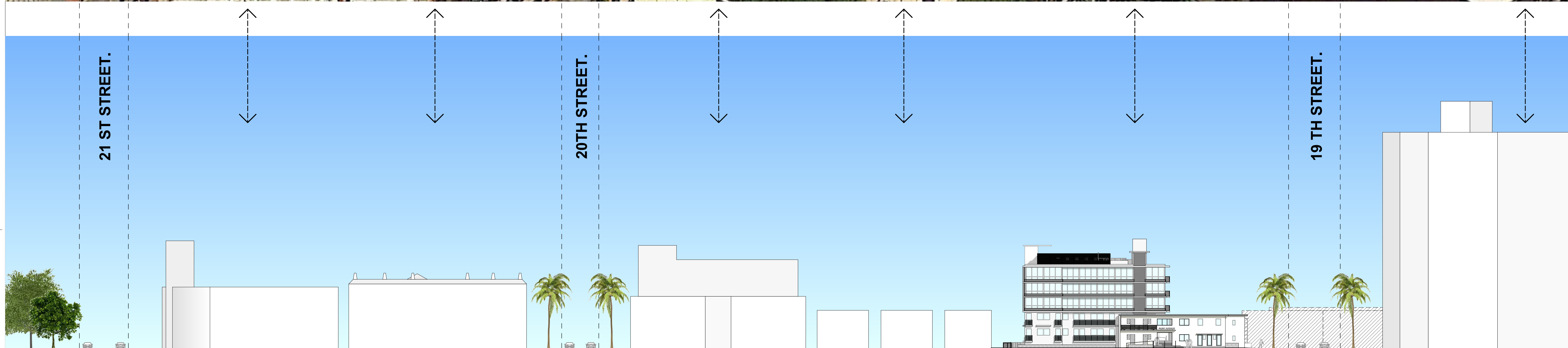
Scale  
AS SHOWN

Project No.  
1822

Sheet Name  
CONTEXTUAL ELEVATIONS

Sheet No.  
**A-015**







**PROPOSED PROJECT**

**PARK AVENUE - CONTEXTUAL ELEVATION | 1**

N.T.S.

6

5

4

3

2

1

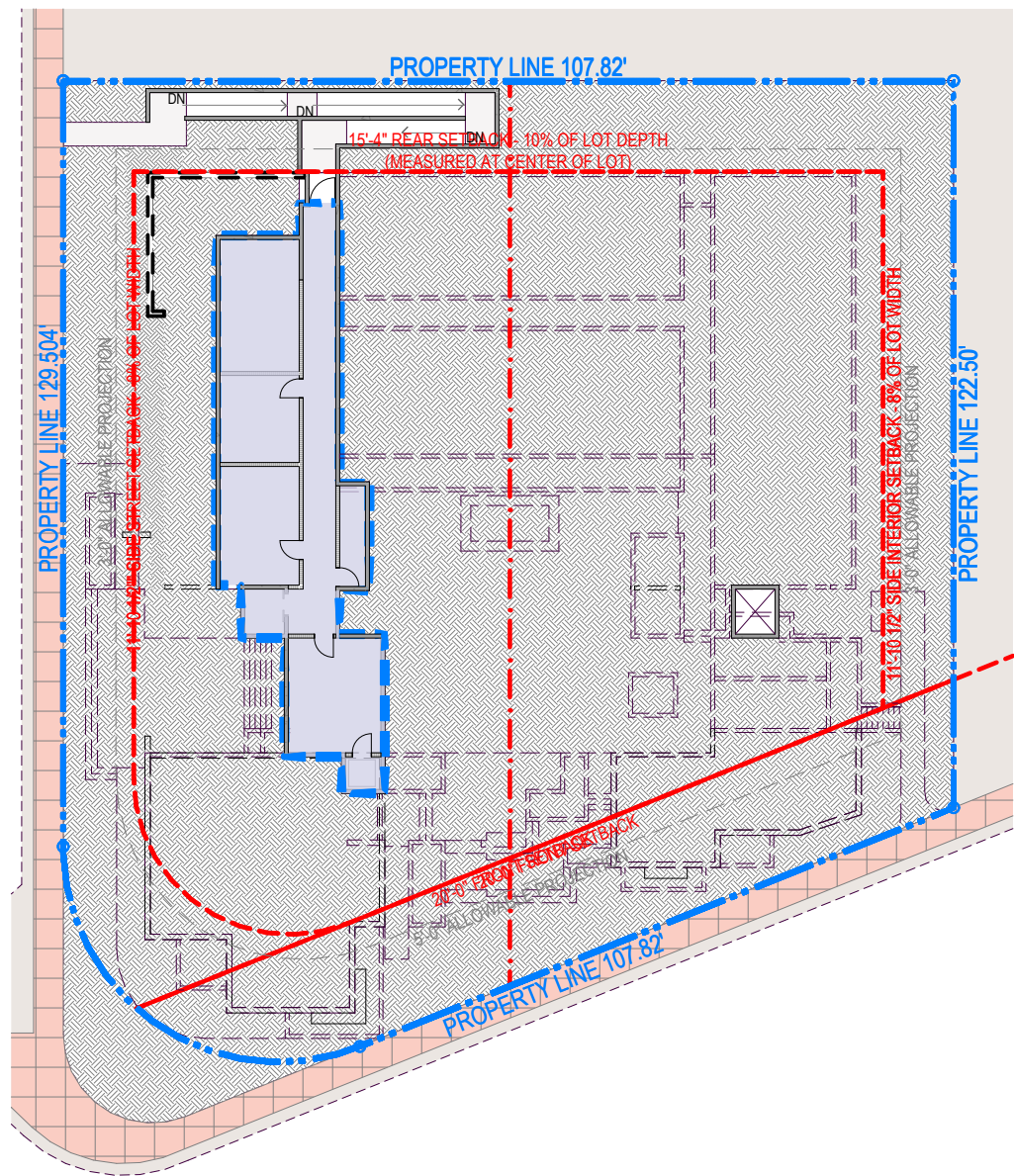


5/05/2023

NOT FOR CONSTRUCTION

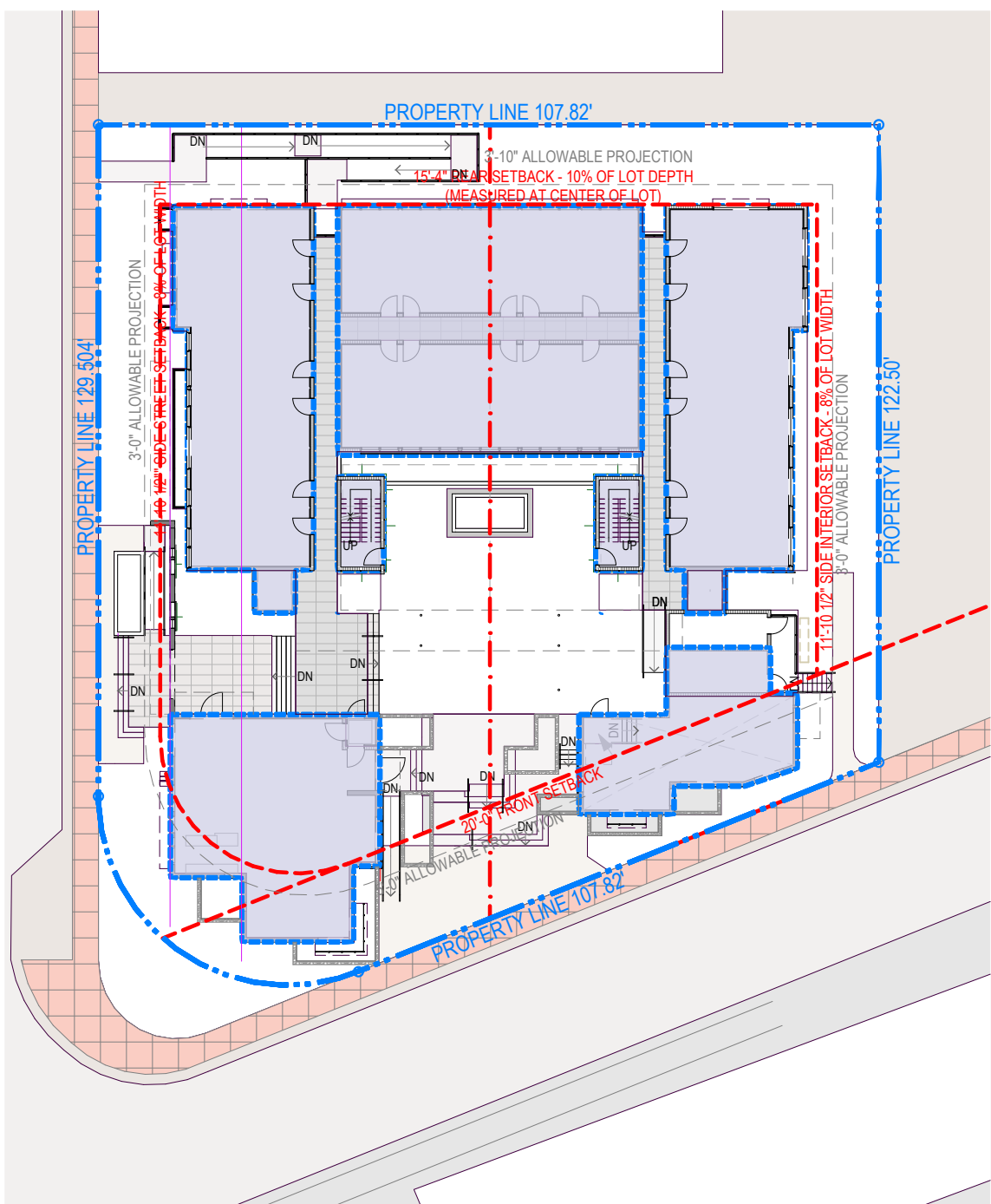
These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced, Excerpted, or Used in Any Manner Without the Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not To Be Scaled.

The S.I.P. Project 1822, PARK HOTEL HPB 2023/05/05/2023, P.A. By Xeluma, C. 3926283



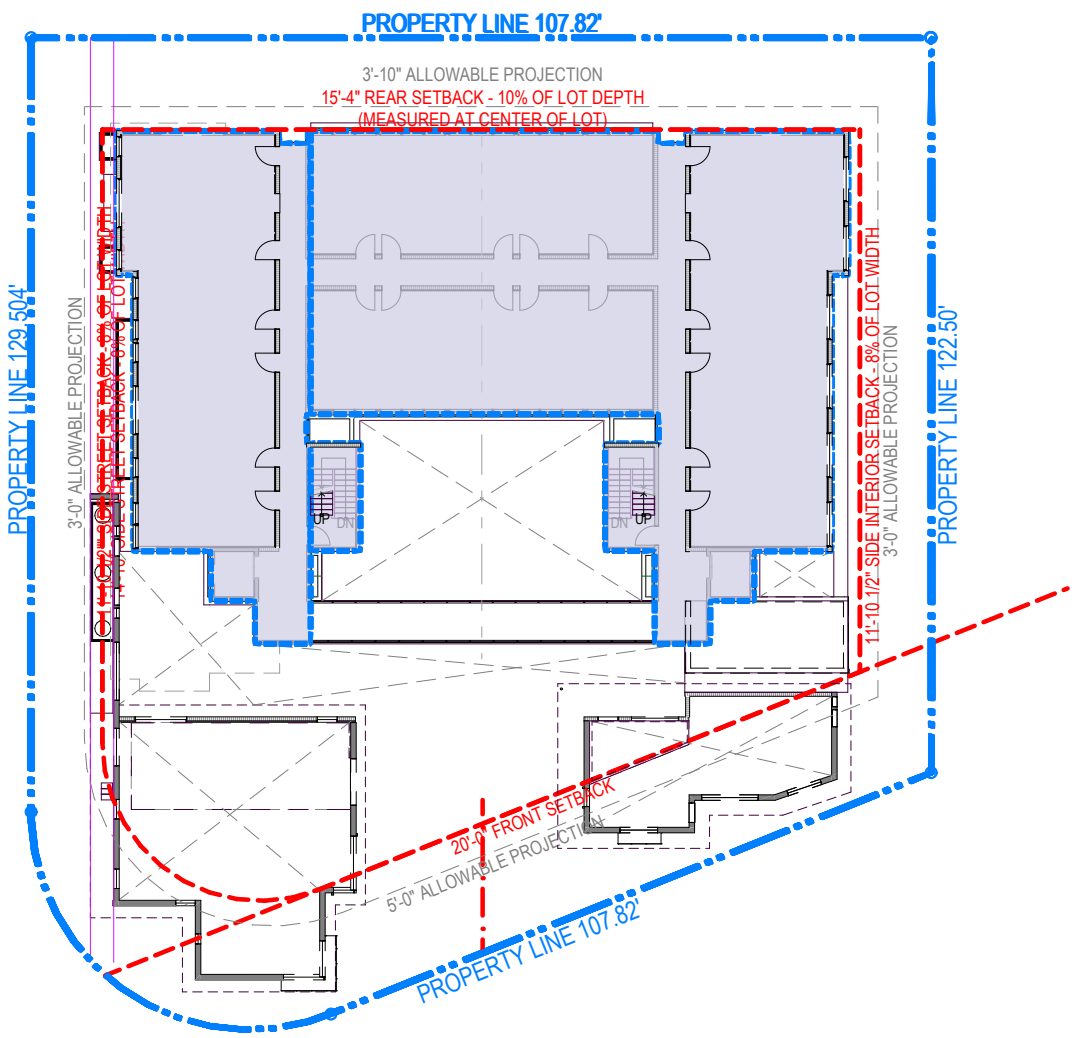
HISTORICAL LEVEL / HOTEL LOBBY | 1

SCALE 1/32"=1'-0"



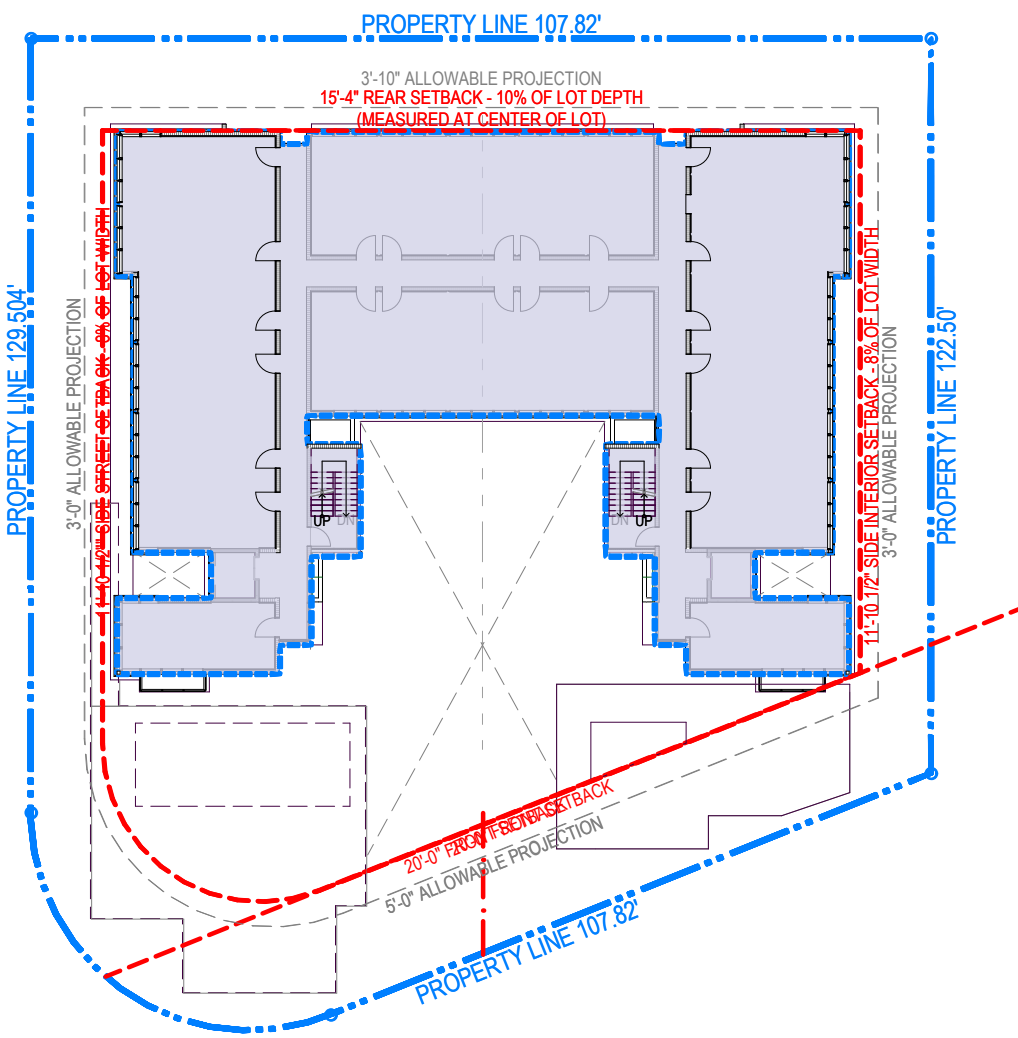
COURTYARD LEVEL / GUESTROOMS | 2

SCALE 1/32"=1'-0"



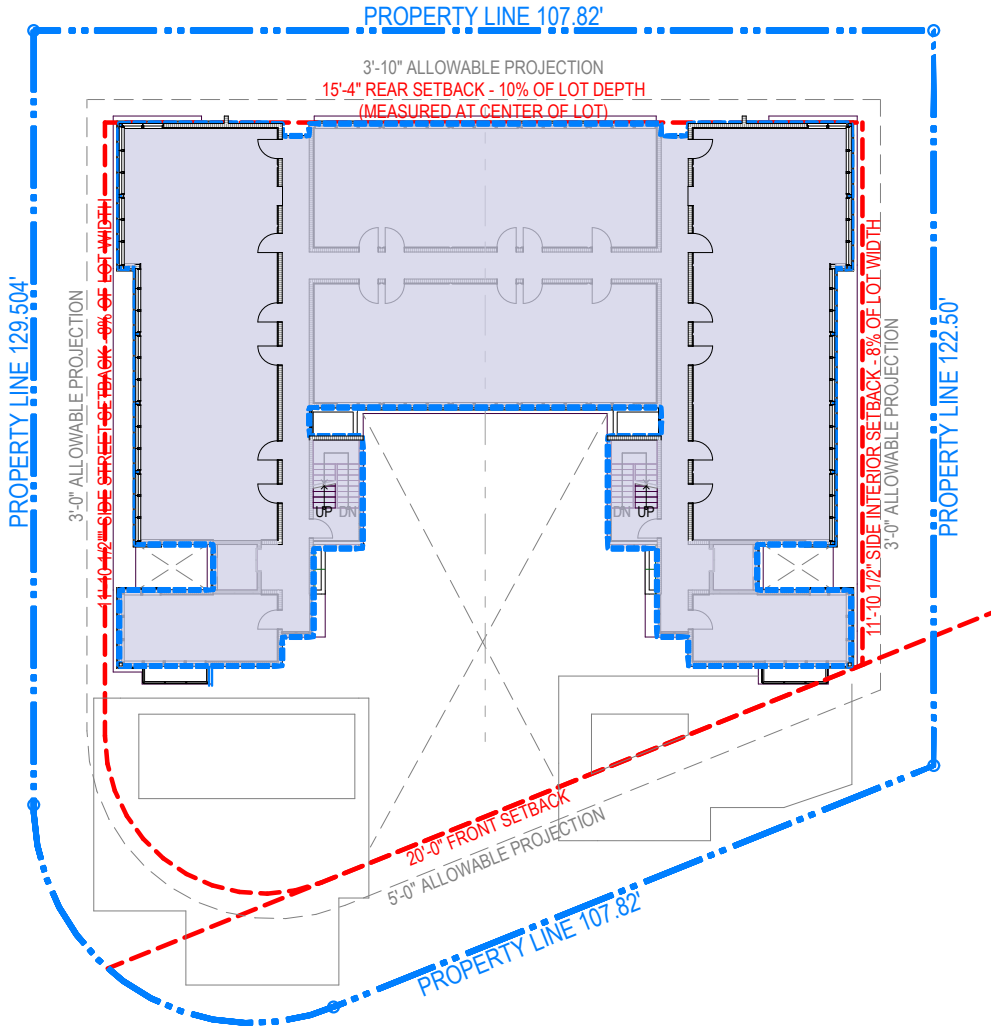
LEVEL 2 - GUESTROOMS | 3

SCALE 1/32"=1'-0"



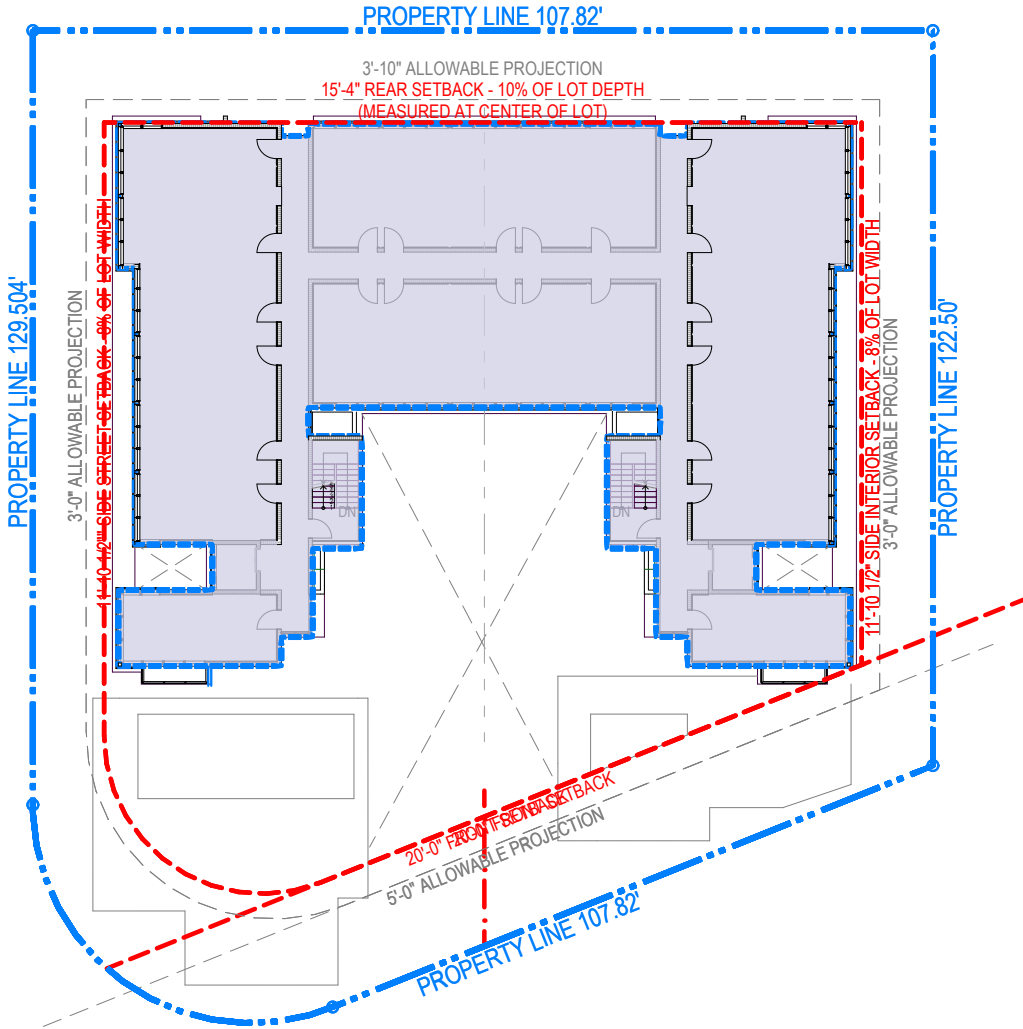
LEVEL 3 - GUESTROOMS | 4

SCALE 1/32"=1'-0"



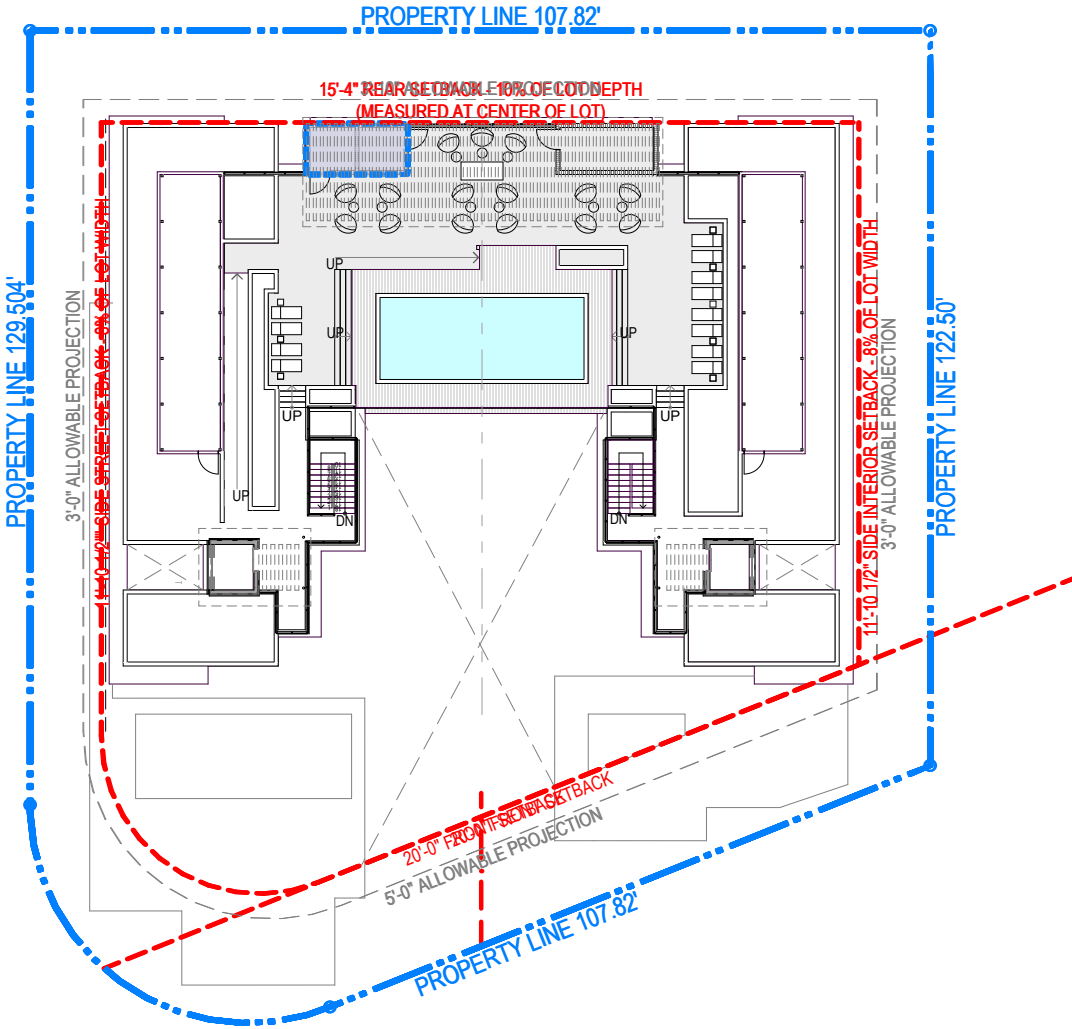
LEVEL 4 - GUESTROOMS | 5

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.<br>FAR ALLOWABLE |
|----------|-----------|-------|-----------------------|
| LOT AREA | 22,236.75 | 2     | <b>44,473.50</b>      |

| 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                          |
|                        | <b>43,873.02 ft<sup>2</sup></b> |

## F.A.R. CALCULATIONS | 7

N.T.S.

## PARK AVE. HOTEL

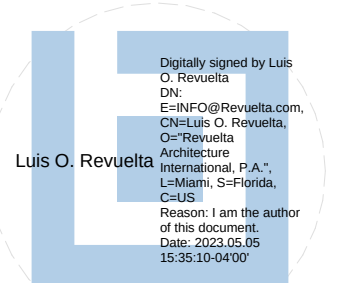
365 - 19th Street  
MIAMI BEACH, FLORIDA 33139

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-0007972

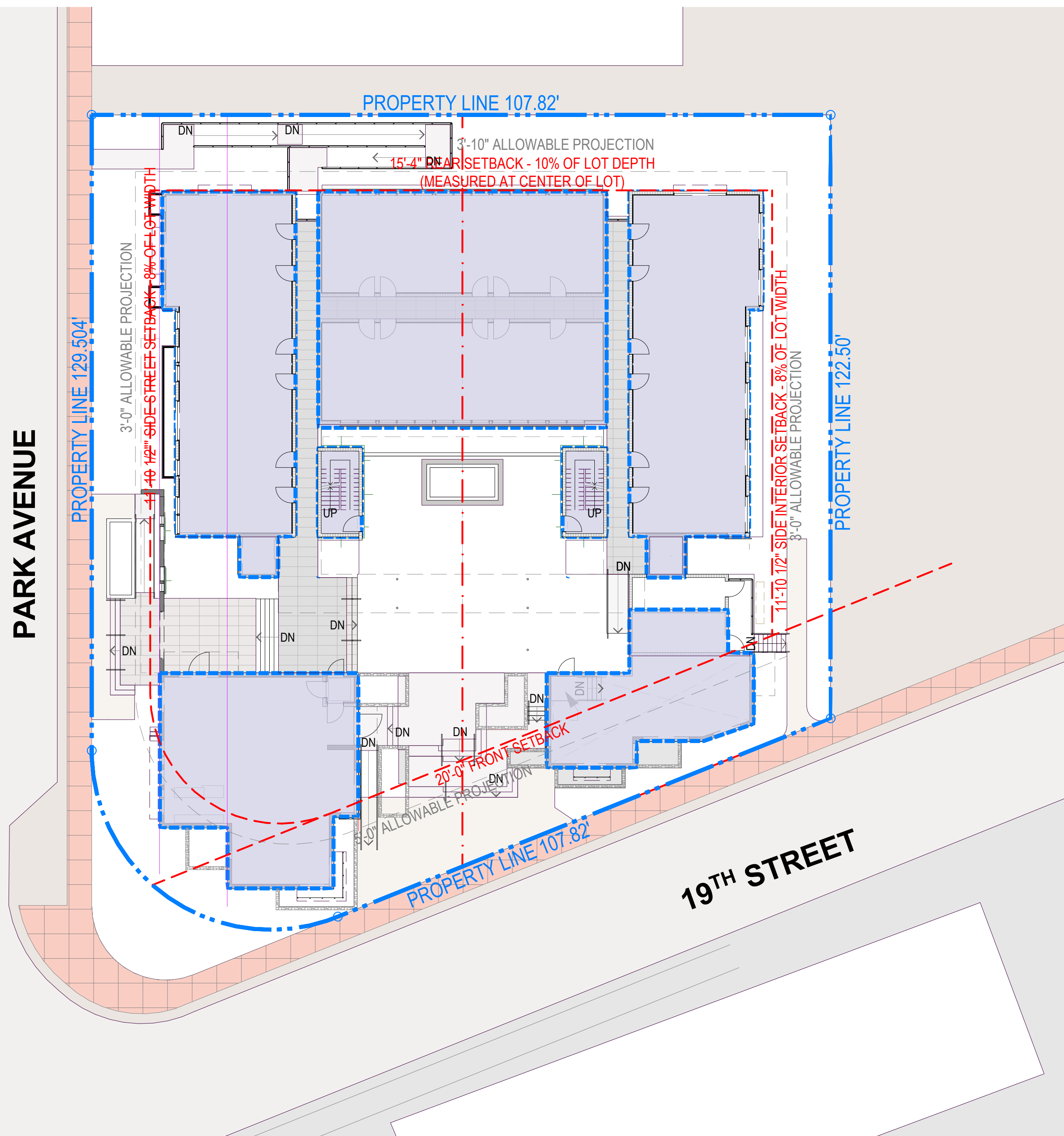
### HPB SUBMITTAL

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





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



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

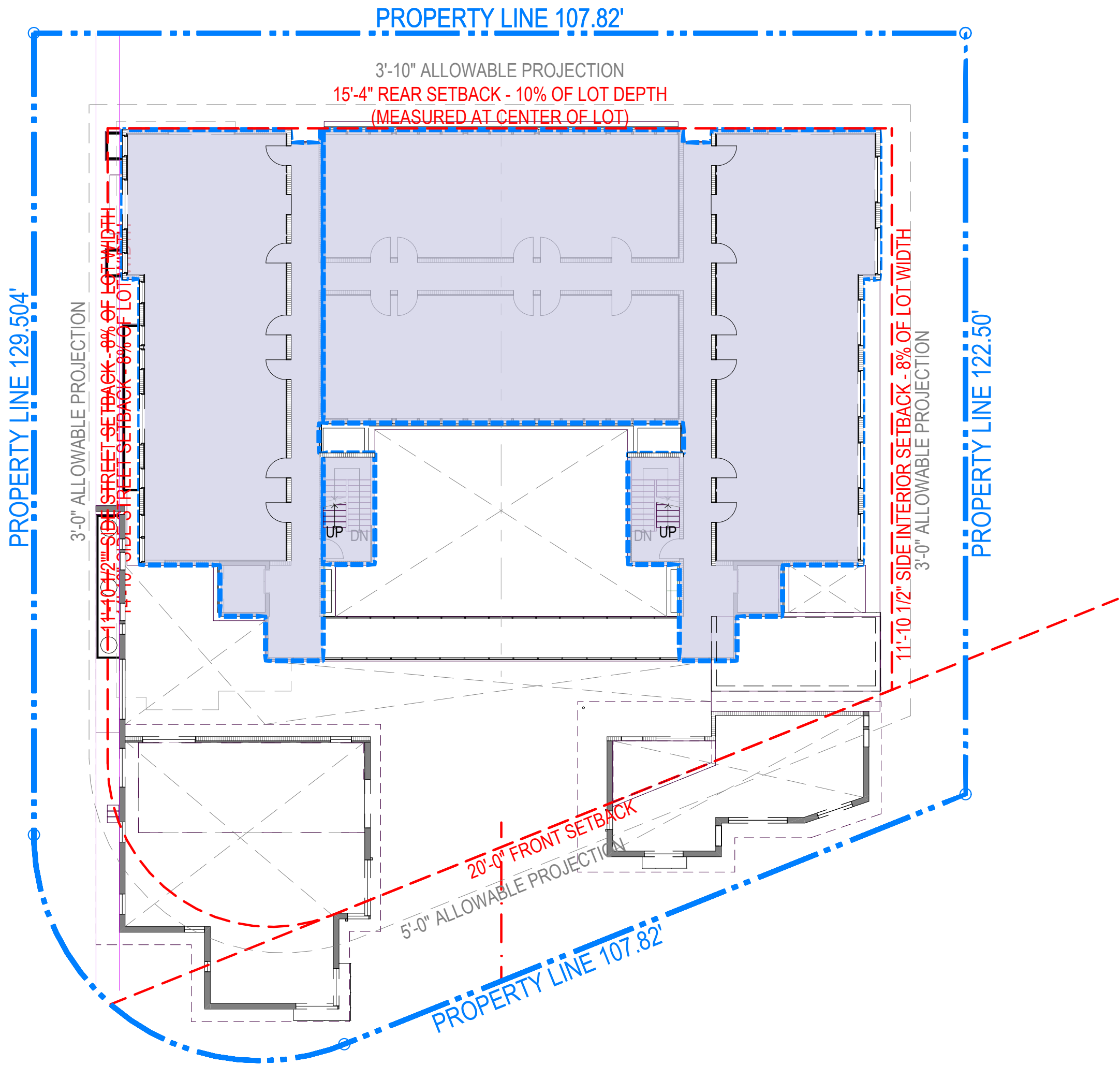


5/05/2023

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing work. Drawings Not to be Scaled.

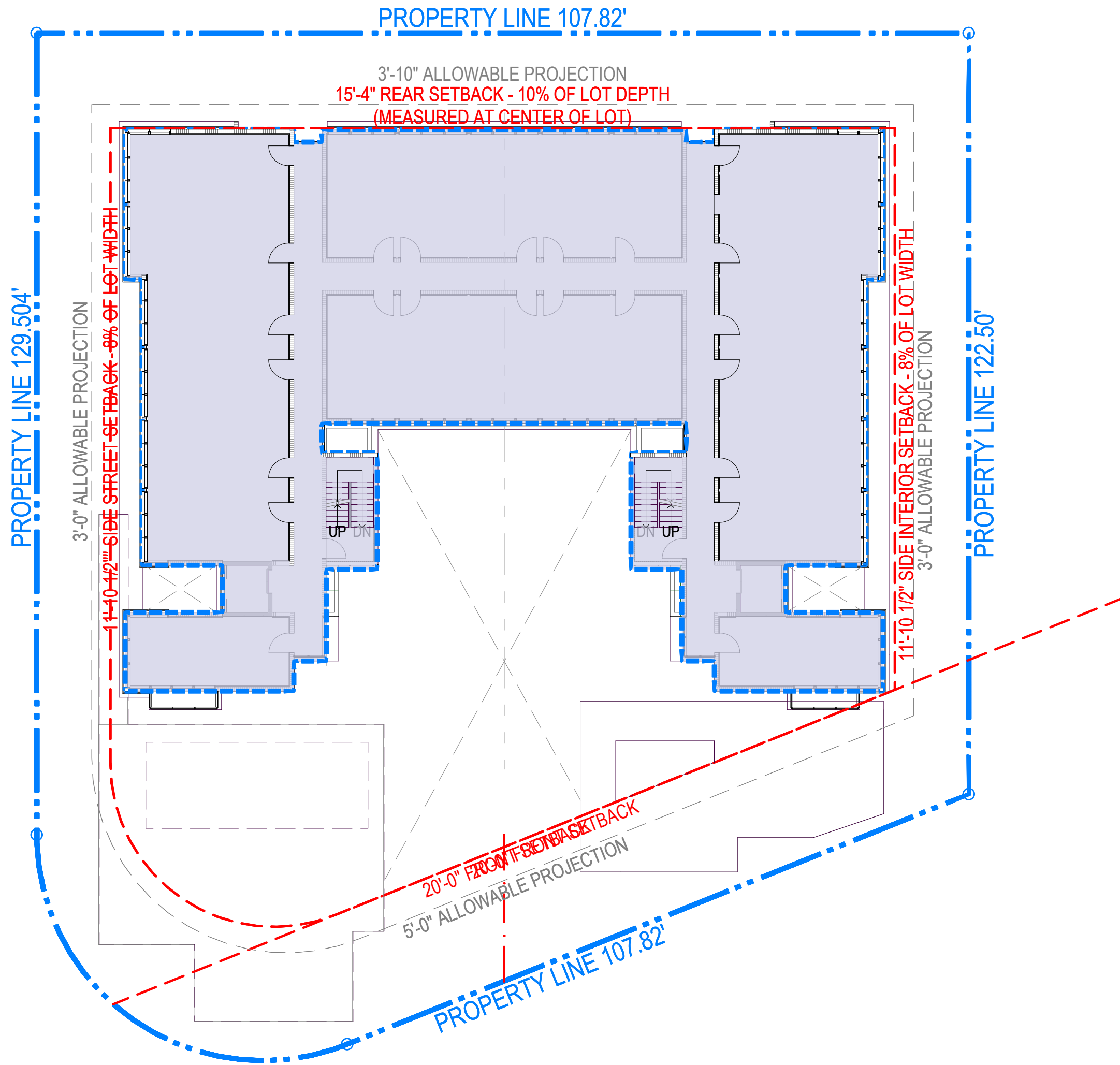
The S:\Projects\1822\_PARK HOTEL\HPB 2023\050523.dwg - By Xituma - Date: 3/23/2023



LEVEL 2 - GUESTROOMS | 1

TOTAL FAR FOR THIS LEVEL: 7,660.15 SF

SCALE 1/16"=1'-0"



LEVELS 3 THRU 5 - GUESTROOMS | 2

TOTAL FAR FOR THIS LEVEL: 8,306.17 SF

SCALE 1/16"=1'-0"

revuelta

architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE  
SUITE 1110  
MIAMI, FL 33133  
T: 305.590.5000  
F: 305.590.5044

Project

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

Digitally signed by Luis O. Revuelta

DN: cn=

mailto:info@revuelta.com,

o=revuelta

architecture

international, st=FL,

location=Santiago,

email=info@revuelta.com

Reason: I am the author of this document

Date: 2023.05.05 13:29:23 -0500

Luis O. Revuelta

Luis O. Revuelta  
AR-0007972

HPB SUBMITTAL

Date  
05/08/2023

Scale  
AS SHOWN

Project No.  
1822

Sheet Name  
F.A.R. ENLARGED

Sheet No.  
A-019



## Project

355 19th. Street  
MIAMI BEACH, FLORIDA 33139

## Revisions

### Consultant



Sheet No.

N.T.S.





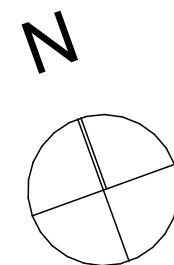
CURRENT COURTYARD  
COURTYARD AREA COMPARISON | 1

SCALE 1/16"=1'-0"



|   |                                                                                                                                                                                                       |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>revuelta</b><br>architecture<br>international                                                                                                                                                      |
|   | Miami<br>Santiago, Chile                                                                                                                                                                              |
|   | revuelta-architecture.com                                                                                                                                                                             |
| D | 2950 SW 27TH AVE.<br>SUITE 110<br>MIAMI, FL 33133<br><br>T: 305.590.5000<br>F: 305.590.5040                                                                                                           |
|   | Project                                                                                                                                                                                               |
| C | PARK AVE. HOTEL<br><br>355 19th Street<br>MIAMI BEACH, FLORIDA 33139                                                                                                                                  |
|   | Revisions                                                                                                                                                                                             |
| B | Owner Information<br><br>PARK HOTEL LLC<br>800 SE 4th AVENUE, SUITE 704<br>HALLANDALE BEACH, FL 33009<br><br>1.305.984.3092<br><br>Consultant                                                         |
| A | Luis O. Revuelta<br><br>AR-0007972<br><br>HPB SUBMITTAL<br><br>Date _____<br>Scale _____<br>AS SHOWN<br>Project No. _____<br>Sheet Name _____<br>COURTYARD COMPARISON<br>Sheet No. _____<br><br>A-021 |







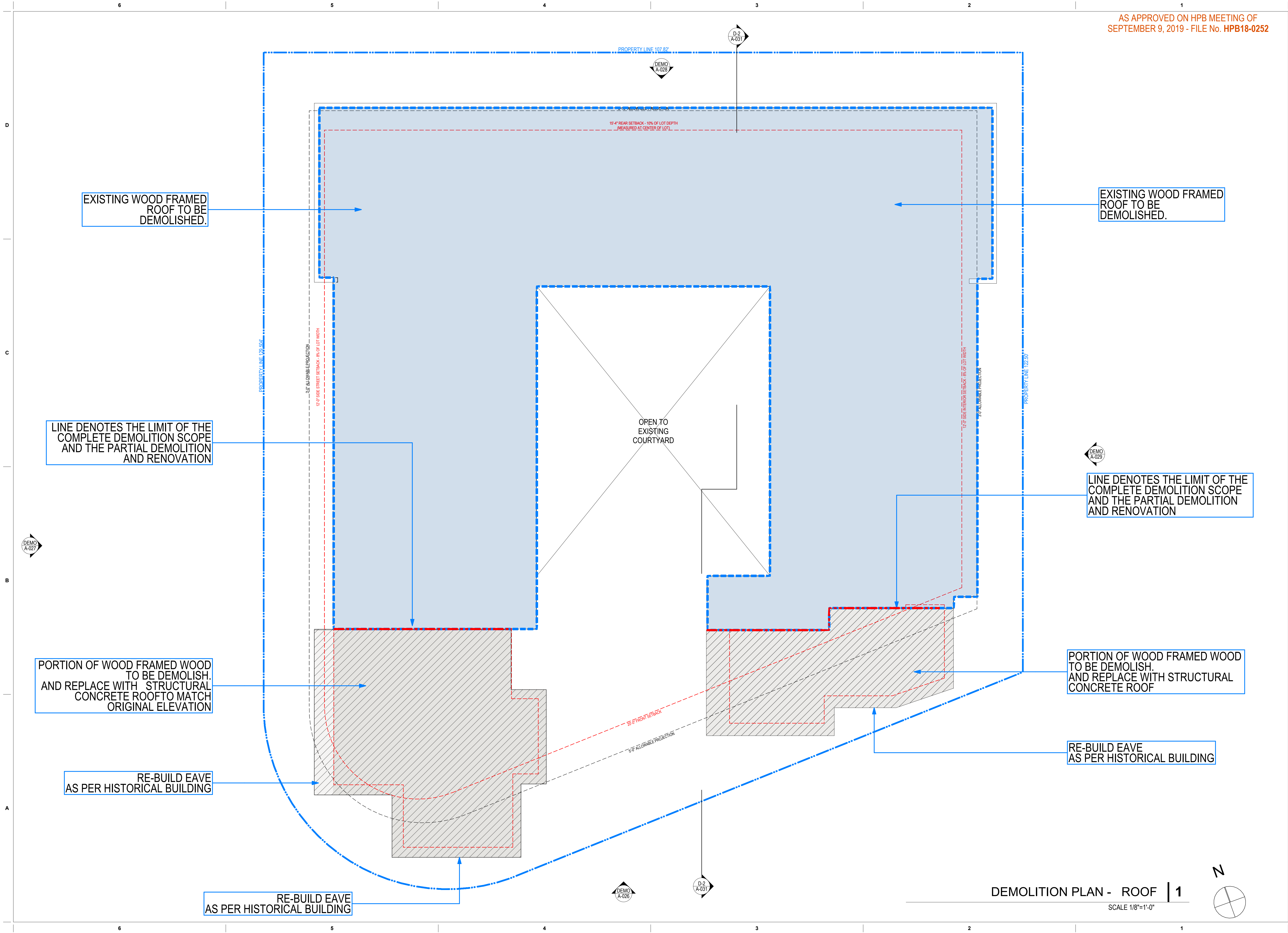




5/05/2023

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced, Excerpted, or Modified Without Specific Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not To Be Scaled. The Site Project: 1822, PARK HOTEL HPB 2623M58562.1822, PARK HOTEL HPB 2623M58562.1822, BY XELUNA, DATE: 3/15/2023



revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE  
SUITE 1110  
MIAMI, FL 33133  
T: 305.590.5000  
F: 305.590.5040

Project

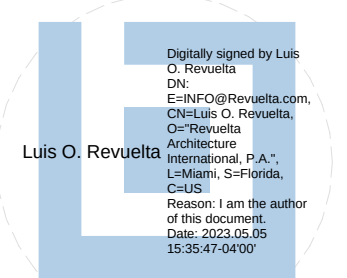
**PARK AVE. HOTEL**  
365 - 19th Street  
MIAMI BEACH, FLORIDA 33139

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-0007972

**HPB SUBMITTAL**

Date  
05/08/2023

Scale  
AS SHOWN

Project No.  
1822

Sheet Name  
DEMOLITION PLAN - ROOF

Sheet No.  
**A-024**

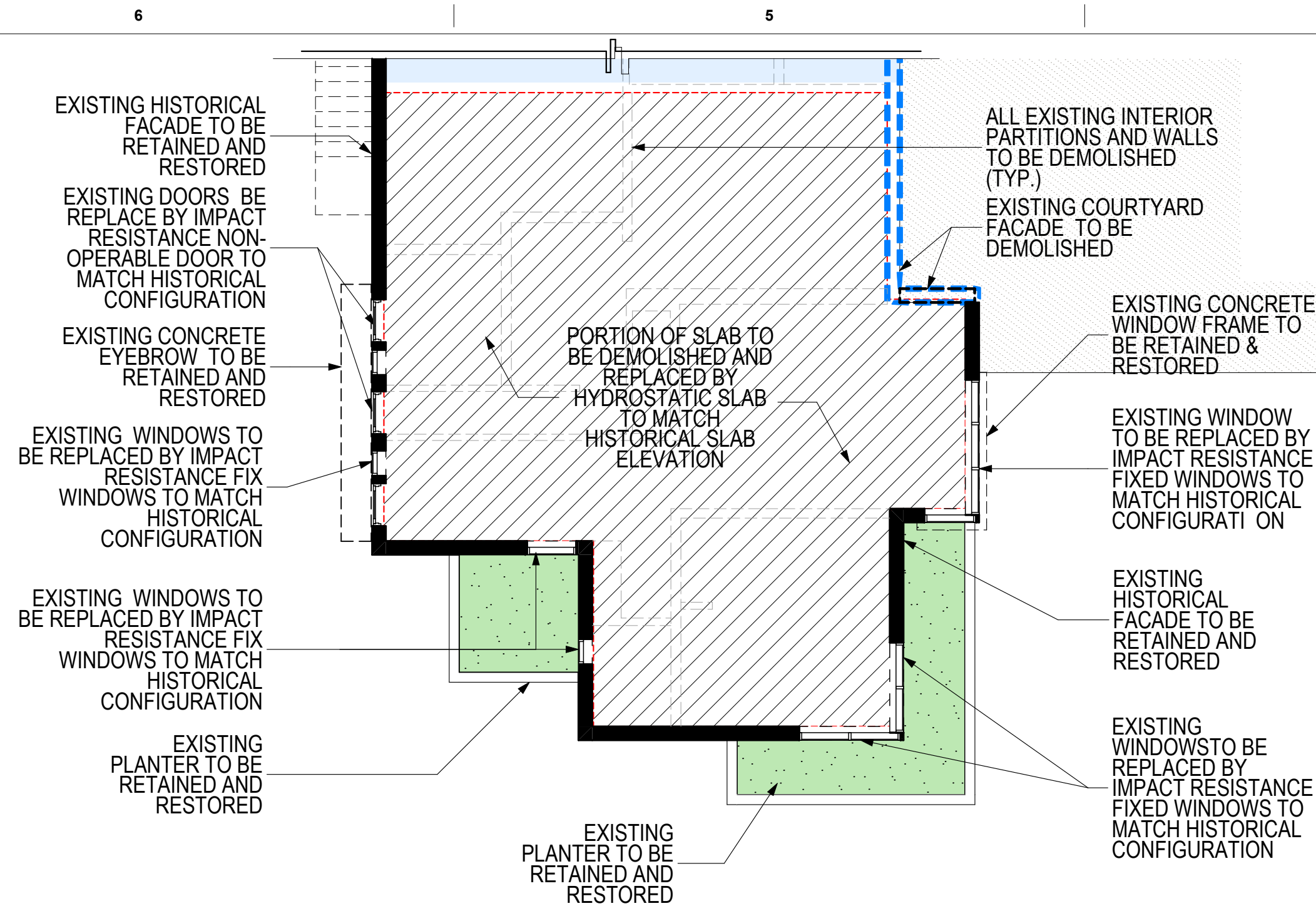


05/05/2023

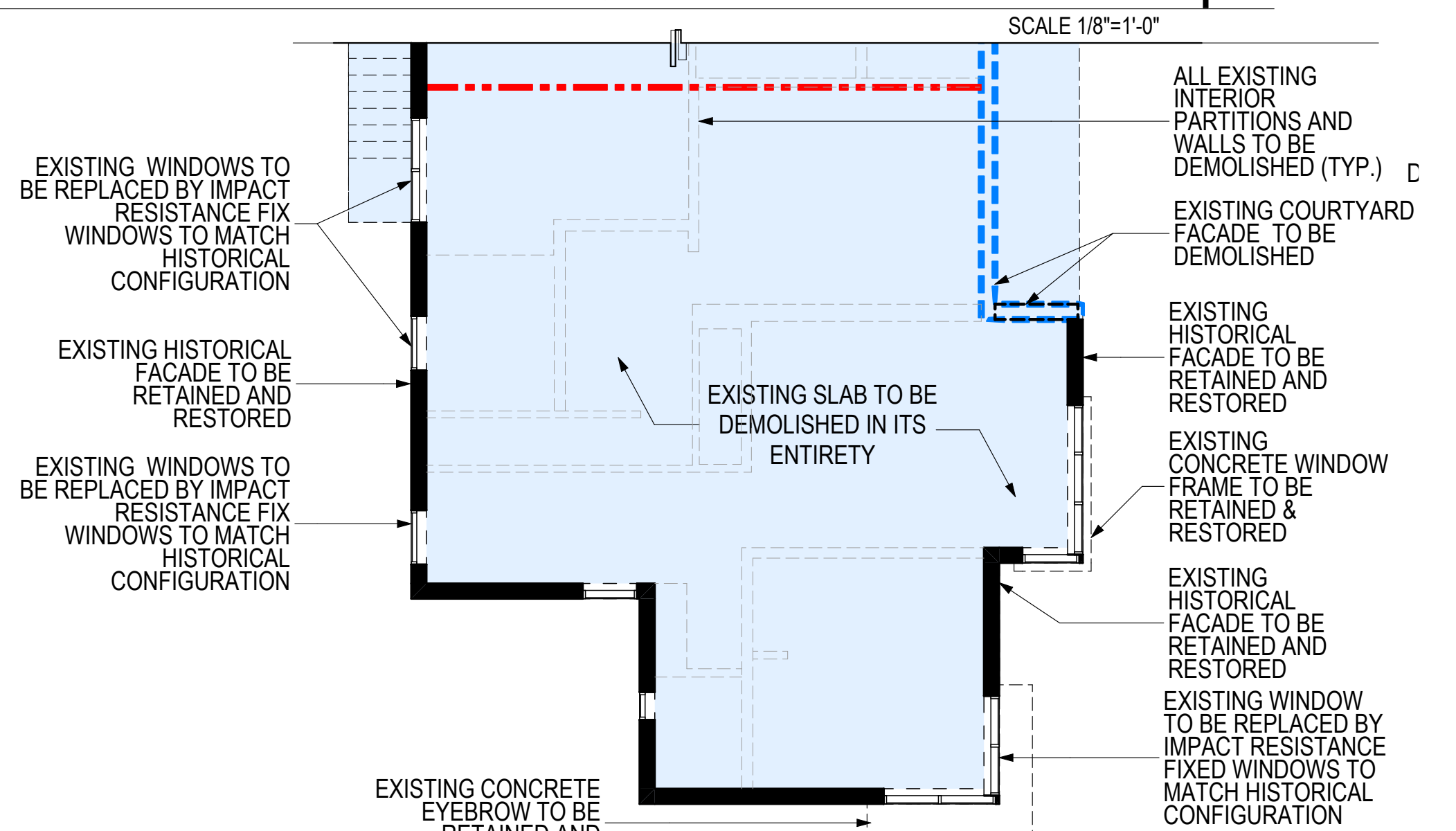
NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not To Be Scaled.

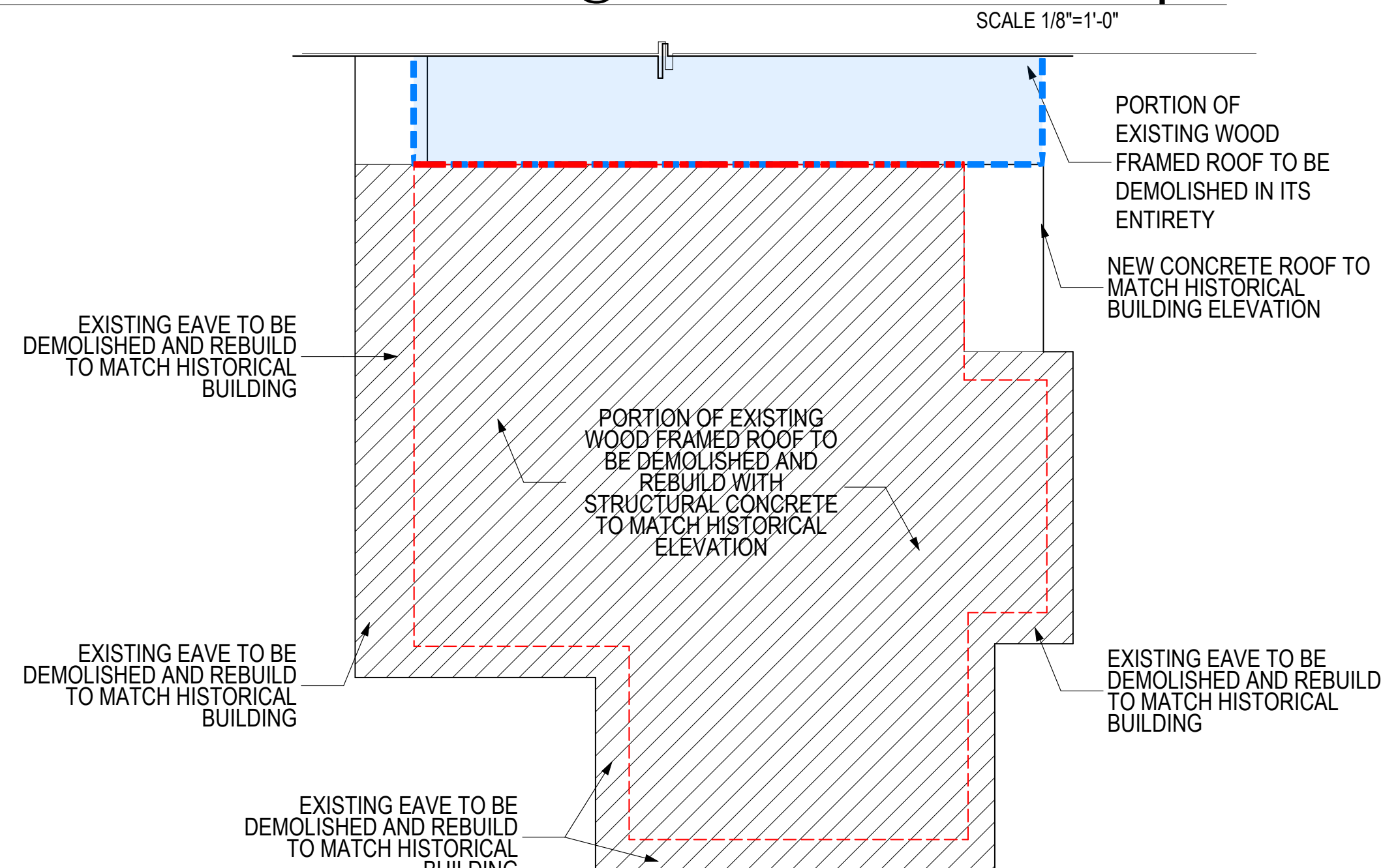
The S:\Projects\1822\_PARK HOTEL\HPB 2023\050523.dwg - By: Yelena - Date: 05/05/2023



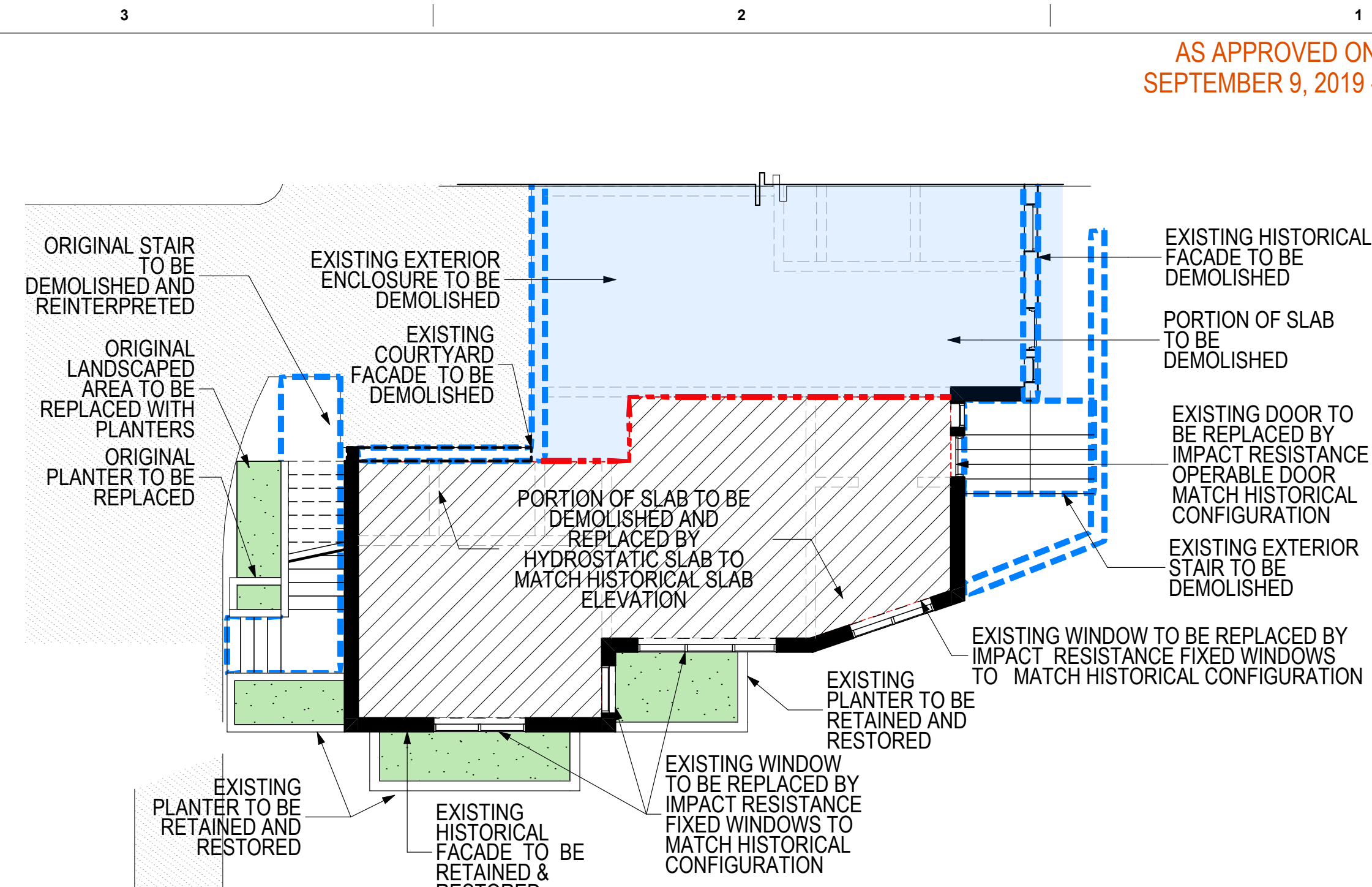
DEMOLITION PLAN - FIRST FLOOR @ 19th STREET - WEST WING | 1



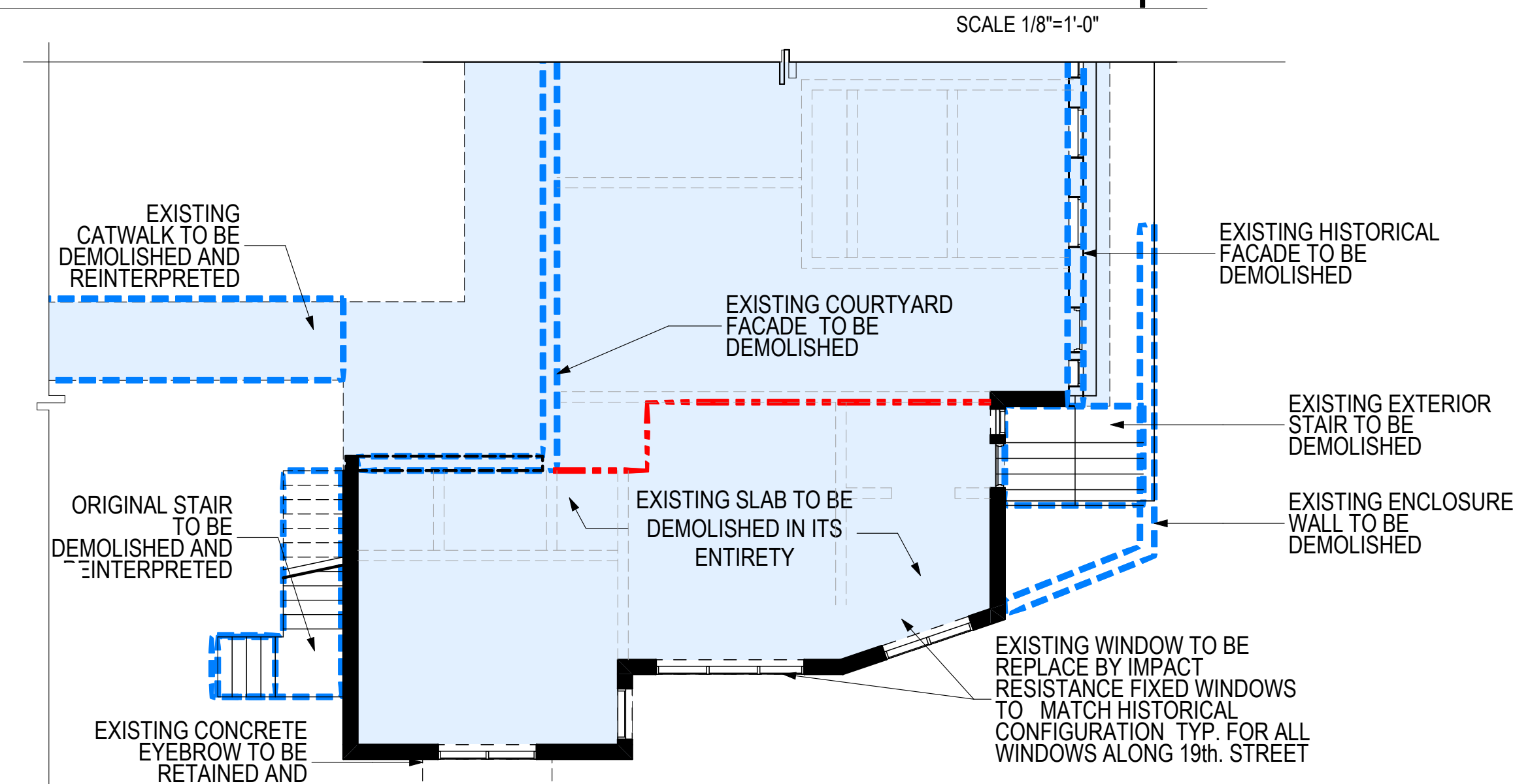
DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - WEST WING | 3



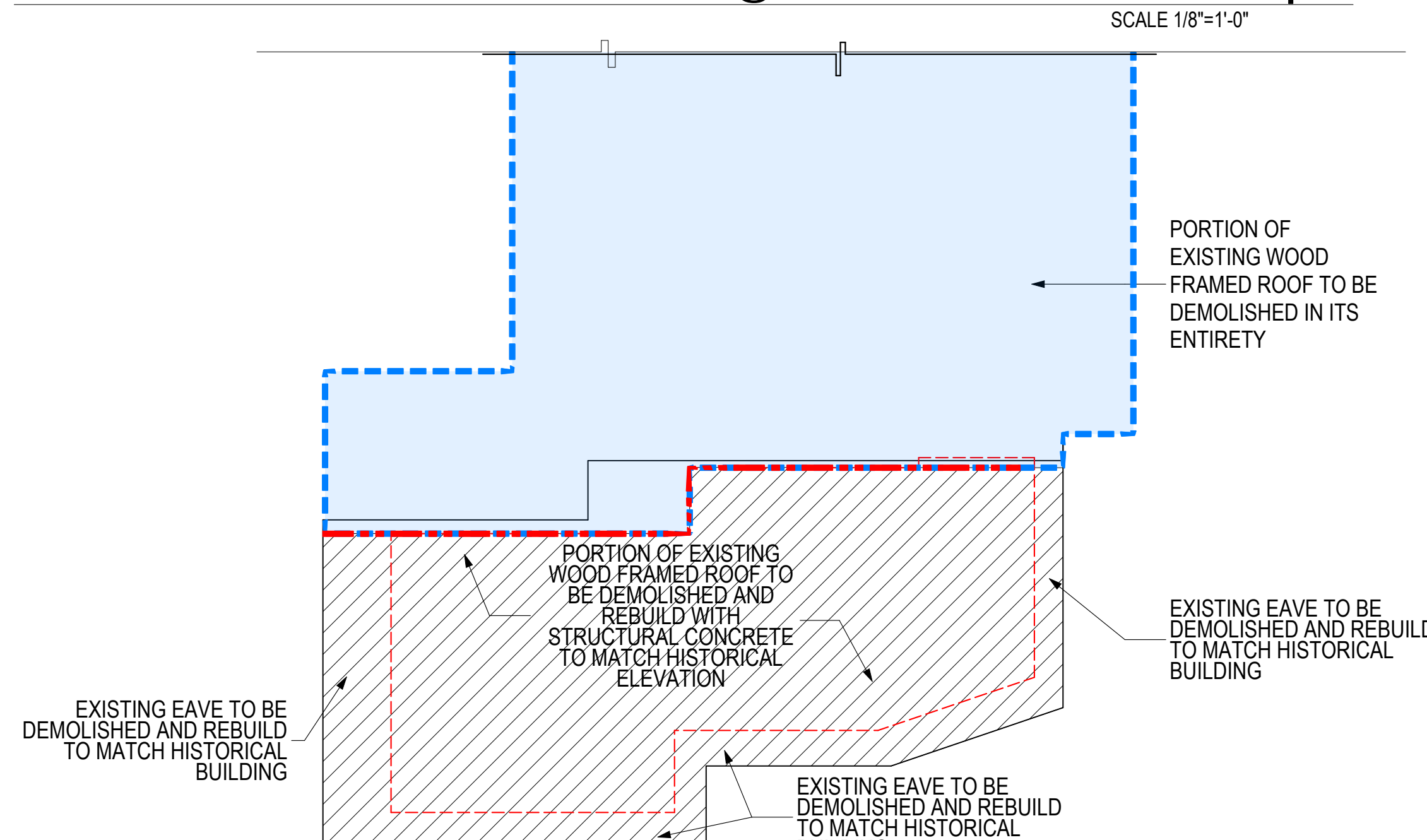
DEMOLITION PLAN - ROOF @ 19th STREET - WEST WING | 5



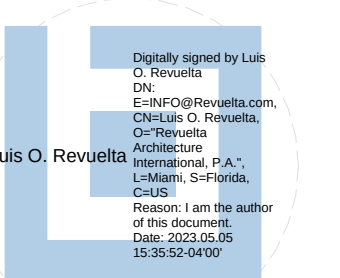
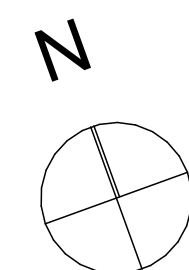
DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - EAST WING | 2



DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - EAST WING | 4



DEMOLITION PLAN - SECOND FLOOR @ 19th STREET - EAST WING | 6







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

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

**consultant**

R-0007972

Date \_\_\_\_\_

Scale

**S SHOWN**

1822

Sheet Name

## ABOLITION

Sheet No.

**A-026**





## visions

### Further Information

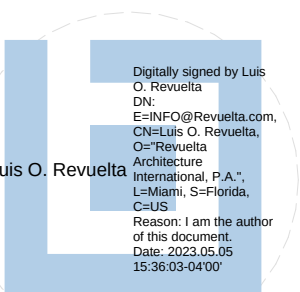
PARK HOTEL LLC

300 SE 4th AVENUE, SUITE 704

MALLANDALE BEACH, FL 33009

305.984.3092

\_\_\_\_\_



Luis O. Revuelta

**R-0007972**

## HPB SUBMITTAL

Date \_\_\_\_\_

15/08/2023

**Scale**

## OWN

No.  
922

Sheet Name

EVALUATION DEMOLITION

Sheet No.

**A-027**



SCALE 1/8"=1'-0"

BLUE HATCH DENOTES SECTION OF BUILDING TO BE DEMOLISHED

33

33

33

13

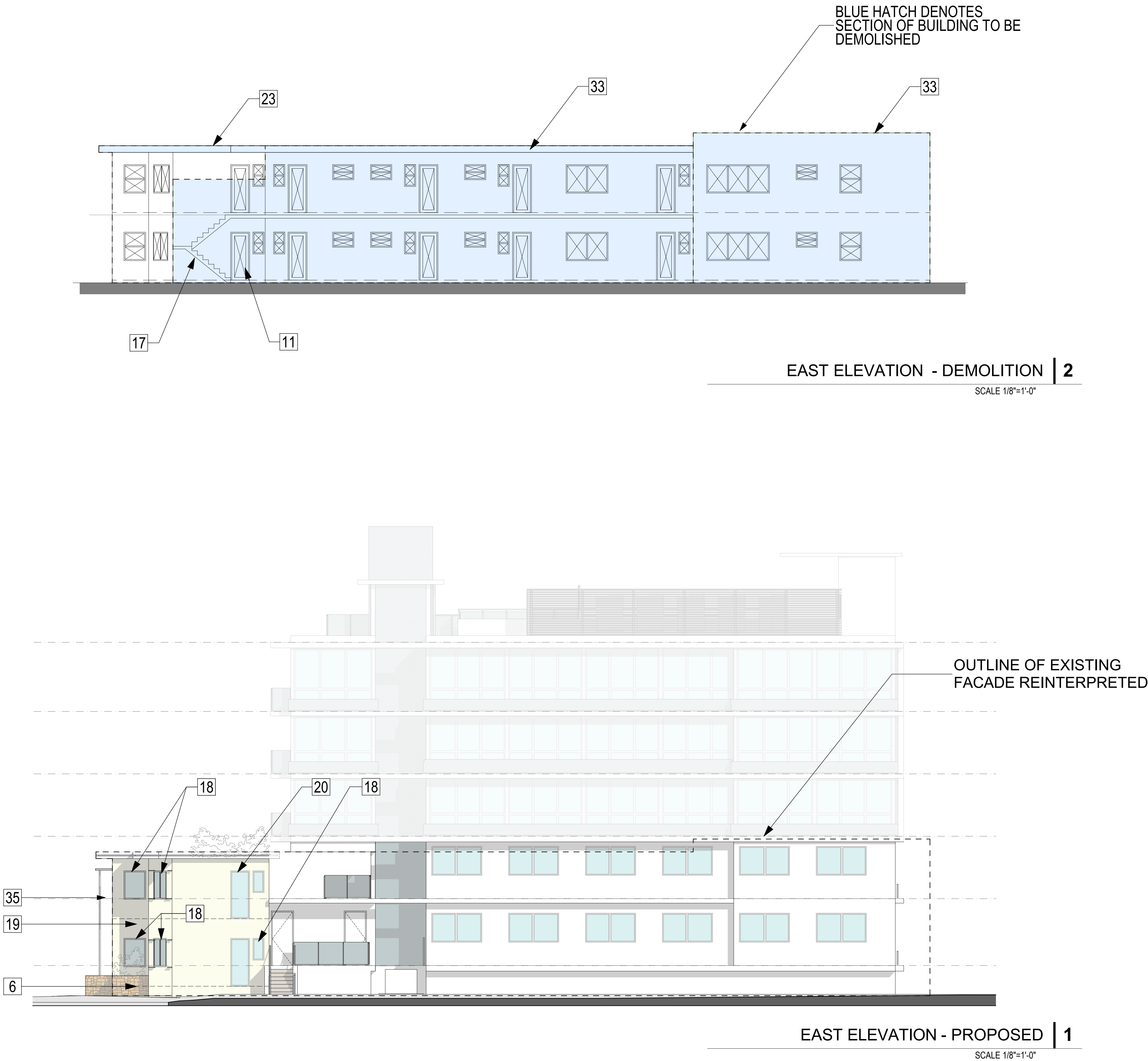
3



5/05/2023

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced, Excerpted, or Modified Without Specific Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not To Be Scaled. The S.I. Project 1822, PARK HOTEL HPB 2023/05/05/2023, P.A. and May Not Be Reproduced, Excerpted, or Modified Without Specific Written Consent of the Architect. 3/23/2023



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

## ELEVATION KEYNOTES

- EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
- EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
- EXISTING ELECTRIC CLOSET TO BE REMOVED
- REMOVE EXISTING STEPS (TYP.)
- REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
- EXISTING PLANTERS TO BE **RETAINED AND RESTORED** (TYP.)
- EXISTING CATWALK TO BE DEMOLISHED AND REINTERPRETED
- EXISTING STAIR TO BE PARTIALLY RETAINED AND REINTERPRETED
- EXISTINTING STAIR TO BE DEMOLISHED
- STEEL FRAMED WALL AS RESEMBLANCE OF EXISTING FACADE
- FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- 10'-0" x 8'-0" OPENING FOR PARKING EXIT (NOT IN USE)
- EXISTING CONC. CLOSET TO BE REMOVED
- EXISTING EYEBROWS TO BE **RETAINED AND RESTORED** (TYP.)
- FILL-IN EXISTING DOOR OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- EXISTING EXTERIOR ENCLOSURE WALL TO BE DEMOLISHED
- EXISTING STAIR TO BE DEMOLISHED
- NEW IMPACT RESISTANT FIXED WINDOWS TO MATCH HISTORIC WINDOW CONFIGURATION (TYP.)
- FACADE TO BE **RETAINED, RESTORED** AND REPAINTED WITH EXISTING STUCCO FINISH
- EXISTING DOOR TO BE REMOVE AND REPLANCE BY HIGH IMPACT RESISTANT FIX WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)
- NEW PARAPET-VEGETADED ROOF (NOT IN USED)
- NEW GLASSLESS WINDOW FRAMES TO MATCH HISTORIC WINDOW AND DOOR CONFIGURATION (TYP.)
- EXISTING WOOD FRAMED ROOF AND EAVE TO BE DEMOLISHED AND REPRODUCED WITH STRUCTURAL CONCRETE AS PER HISTORICAL BUILDING.
- PORTION OF EXISTING WOOD FRAMED ROOF TO BE DEMOLISHED
- EXISTING PROJECTING WINDOW FRAMES TO BE **RETAINED AND RESTORED**
- EXISTING STUCCO SCORE LINES TO BE **RETAINED AND RESTORED**
- NEW "SCALINATA"
- NEW ACCESIBLE RAMP
- NEW ENTRY STAIR
- EXISTING CATWALK TO BE **RETAINED AND RESTORED**
- NEW CONCRETE EAVE TO MATCH HISTORICAL OVERHANG
- NEW ALUMINUN/GLASS STOREFRONT
- DEMOLISH BUILDING OR SECTION OF BUILDING IN ITS ENTIRELY
- PORTION OF ORIGINAL STAIR TO BE **RETAINED AND RESTORED**
- REINTERPRETATION OF ORIGINAL SCREENED ENCLOSURE WITH ARQUITECTURAL ALUMINUM FINS
- NEW IMPACT RESISTANT WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE  
SUITE 1110  
MIAMI, FL 33133  
T: 305.590.5000  
F: 305.590.5044

Project

**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

Digitally signed by Luis O. Revuelta  
DN: cn=Luis O. Revuelta, email=lor@revuelta.com, ou=Revuelta Architecture International, P.A., location=Santiago, Chile  
Reason: I am the author of this document  
Date: 2023.05.05 15:45:23 -0500

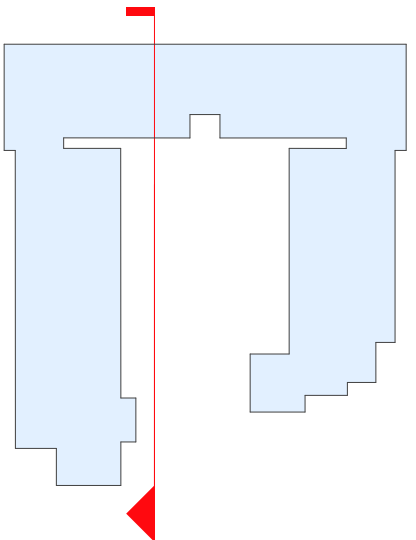
Luis O. Revuelta  
AR-0007972

HPB SUBMITTAL

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

**A-029**





SCALE 1/8"=1'-0"



SCALE 1/8"=1'-0"

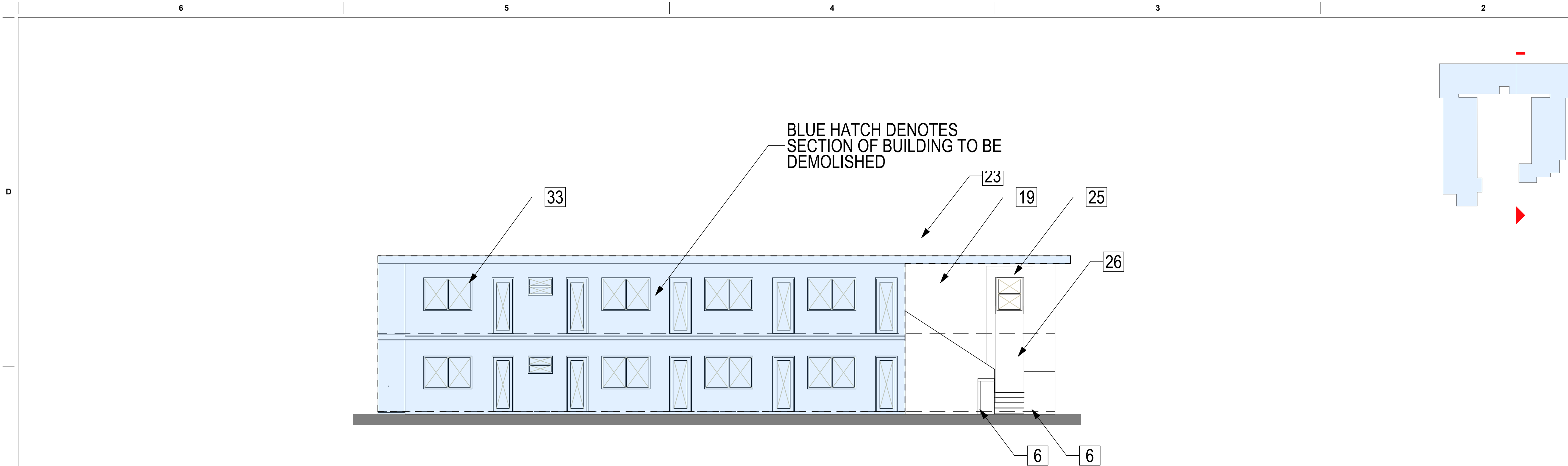
- 1 EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
- 2 EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
- 3 EXISTING ELECTRIC CLOSET TO BE REMOVED
- 4 REMOVE EXISTING STEPS (TYP.)
- 5 REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
- 6 EXISTING PLANTERS TO BE **RETAINED AND RESTORED**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



5/05/2023

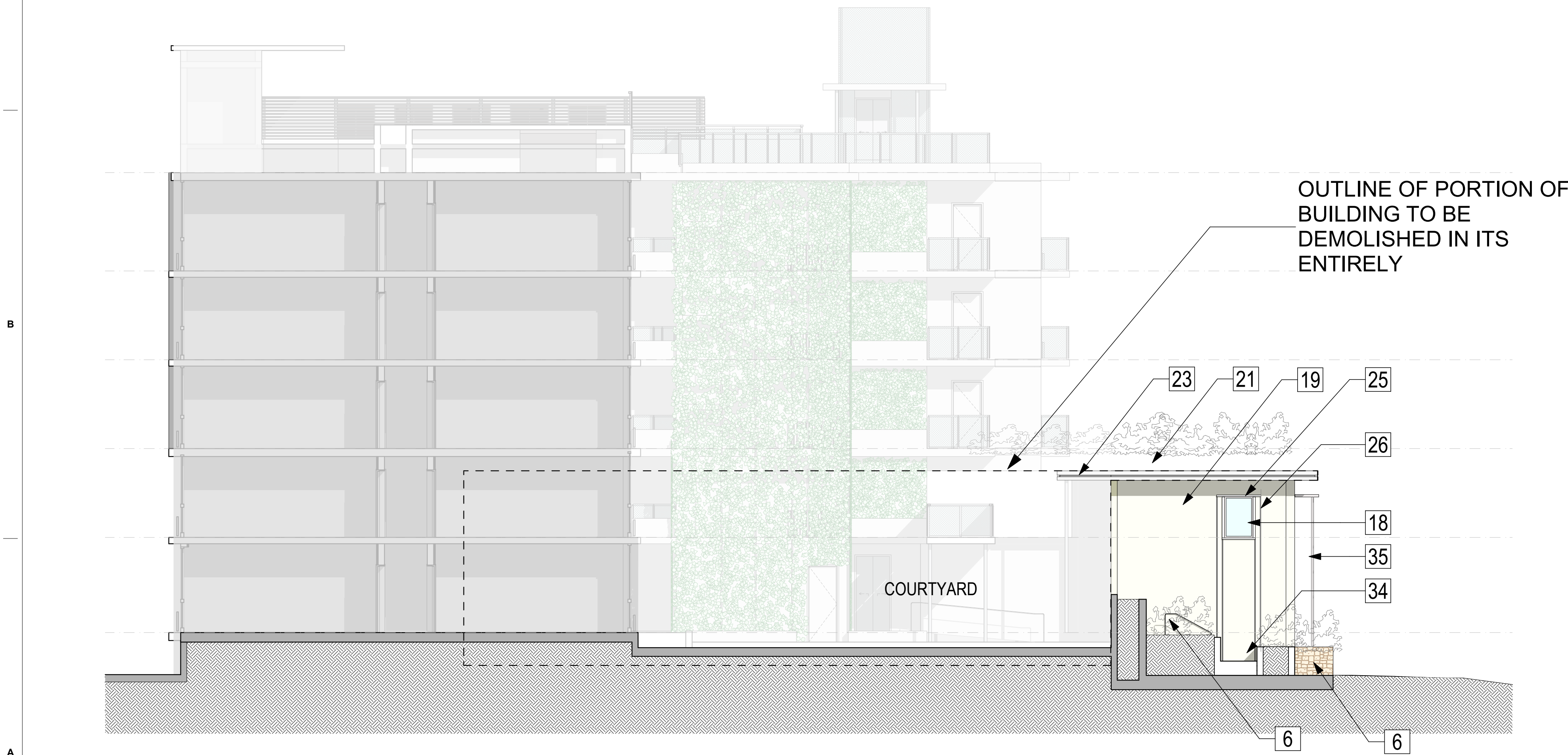
NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced, Excerpted, or Modified Without the Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not To Be Scaled. The S.I. Project 1822, PARK HOTEL HPB 2023050502.dwg - By Xylura - Date: 3/22/2023



EAST COURTYARD ELEVATION - DEMOLITION | 2

SCALE 1/8"=1'-0"



EAST COURTYARD ELEVATION - PROPOSED | 1

SCALE 1/8"=1'-0"

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

### ELEVATION KEYNOTES

- EXISTING WINDOWS AND WINDOW FRAME TO BE REMOVED (TYP.)
- EXISTING DOORS AND DOOR FRAMES TO BE REMOVED (TYP.)
- EXISTING ELECTRIC CLOSET TO BE REMOVED
- REMOVE EXISTING STEPS (TYP.)
- REMOVE ALL EXPOSED PIPES, DOWNSPOUTS, AND ELECTRICAL CONDUITS
- EXISTING PLANTERS TO BE **RETAINED AND RESTORED** (TYP.)
- EXISTING CATWALK TO BE DEMOLISHED AND REINTERPRETED
- EXISTING STAIR TO BE PARTIALLY RETAINED AND REINTERPRETED
- EXISTINTING STAIR TO BE DEMOLISHED
- STEEL FRAMED WALL AS RESEMBLANCE OF EXISTING FACADE
- FILL-IN EXISTING WINDOW OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- 10'-0" x 8'-0" OPENING FOR PARKING EXIT (NOT IN USE)
- EXISTING CONC. CLOSET TO BE REMOVED
- EXISTING EYEBROWS TO BE **RETAINED AND RESTORED** (TYP.)
- FILL-IN EXISTING DOOR OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT.
- EXISTING EXTERIOR ENCLOSURE WALL TO BE DEMOLISHED
- EXISTING STAIR TO BE DEMOLISHED
- NEW IMPACT RESISTANT FIXED WINDOWS TO MATCH HISTORIC WINDOW CONFIGURATION (TYP.)
- FACADE TO BE **RETAINED, RESTORED** AND REPAINTED WITH EXISTING STUCCO FINISH
- EXISTING DOOR TO BE REMOVE AND REPLANCE BY HIGH IMPACT RESISTANT FIX WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)
- NEW PARAPET-VEGETADED ROOF (NOT IN USED)
- NEW GLASSLESS WINDOW FRAMES TO MATCH HISTORIC WINDOW AND DOOR CONFIGURATION (TYP.)
- EXISTING WOOD FRAMED ROOF AND EAVE TO BE DEMOLISHED AND REPRODUCED WITH STRUCTURAL CONCRETE AS PER HISTORICAL BUILDING.
- PORTION OF EXISTING WOOD FRAMED ROOF TO BE DEMOLISHED
- EXISTING PROJECTING WINDOW FRAMES TO BE **RETAINED AND RESTORED**
- EXISTING STUCCO SCORE LINES TO BE **RETAINED AND RESTORED**
- NEW "SCALINATA"
- NEW ACCESIBLE RAMP
- NEW ENTRY STAIR
- EXISTING CATWALK TO BE **RETAINED AND RESTORED**
- NEW CONCRETE EAVE TO MATCH HISTORICAL OVERHANG
- NEW ALUMINUN/GLASS STOREFRONT
- DEMOLISH BUILDING OR SECTION OF BUILDING IN ITS ENTIRELY
- PORTION OF ORIGINAL STAIR TO BE **RETAINED AND RESTORED**
- REINTERPRETATION OF ORIGINAL SCREENED ENCLOSURE WITH ARQUITECTURAL ALUMINUM FINS
- NEW IMPACT RESISTANT WINDOW TO MATCH HISTORIC DOOR CONFIGURATION (TYP.)

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE  
SUITE 1110  
MIAMI, FL 33133  
T: 305.590.5000  
F: 305.590.5044

Project

PARK AVE. HOTEL

365 - 19th Street  
MIAMI BEACH, FLORIDA 33139

Revisions

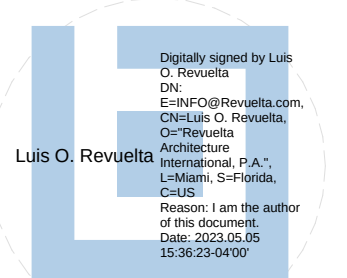
Owner Information

PARK HOTEL LLC

800 SE 4th AVENUE, SUITE 704  
HALLANDALE BEACH, FL 33009

1.305.984.3092

Consultant



Luis O. Revuelta

AR-0007972

HPB SUBMITTAL

Date

05/08/2023

Scale

AS SHOWN

Project No.

1822

Sheet Name  
COURTYARD DEMOLITION  
ELEVATION

Sheet No.

A-031







SCALE 1/4"=1'-0"











355 19th. Street  
MIAMI BEACH, FLORIDA 33139

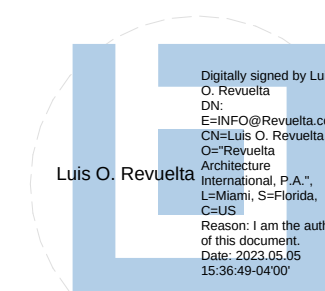
## Revisions

### Owner Information

**PARK HOTEL LLC**

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

**Consultant**



Luis O. Revuelta  
AR-0007972

## HPB SUBMITTAL

Date \_\_\_\_\_

05/08/2023

**Scale**

AS SHOWN

Project No.

1822

Sheet Name

**PARK AVE.**

Sheet No.

**A-036**



VIEW FROM CORNER OF PARK AVE. AND 19th. STREET  
LOOKING NORTH-EAST



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced, Excerpted, or Used in Any Manner Without the Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not to be Scaled. The S.I. Project 1822, PARK HOTEL HPB 2623MS02.1822, PARK HOTEL HPB 2623MS02.1822, BY XELUNA, C. 08/11/2019, 3:52:23



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

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

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE  
SUITE 1110  
MIAMI, FL 33139  
T: 305.590.5000  
F: 305.590.5044

Project

PARK AVE. HOTEL

365 - 19th Street  
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

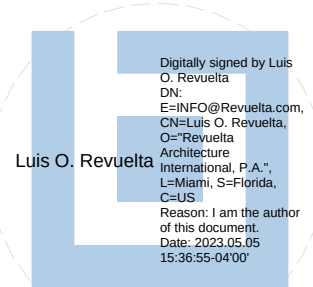
PARK HOTEL LLC

800 SE 4th AVENUE, SUITE 704

HALLANDALE BEACH, FL 33009

1.305.984.3092

Consultant



Luis O. Revuelta

AR-0007972

HPB SUBMITTAL

Date

05/08/2023

Scale

AS SHOWN

Project No.

1822

Sheet Name

3D VIEWS

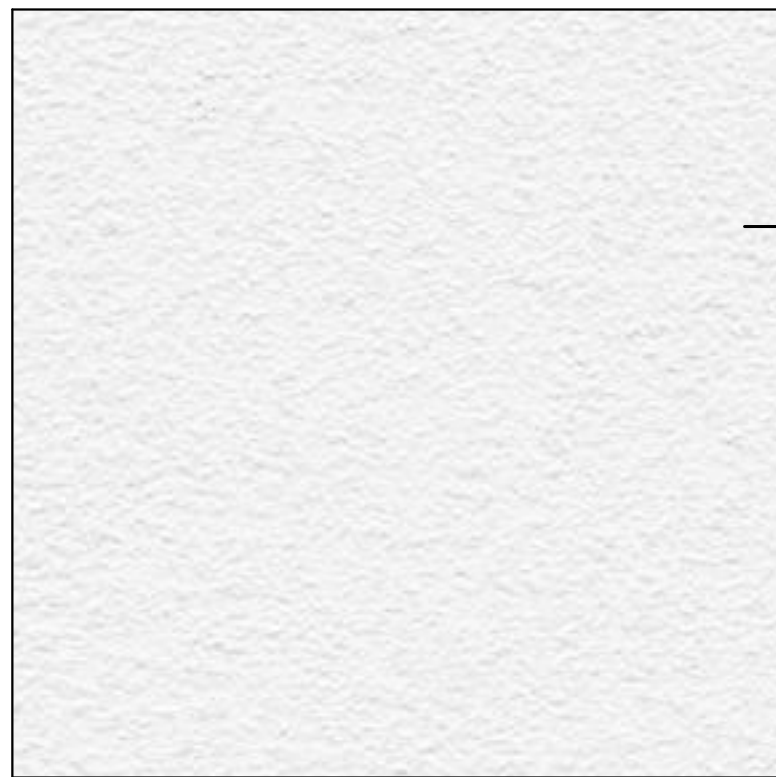
Sheet No.

A-037

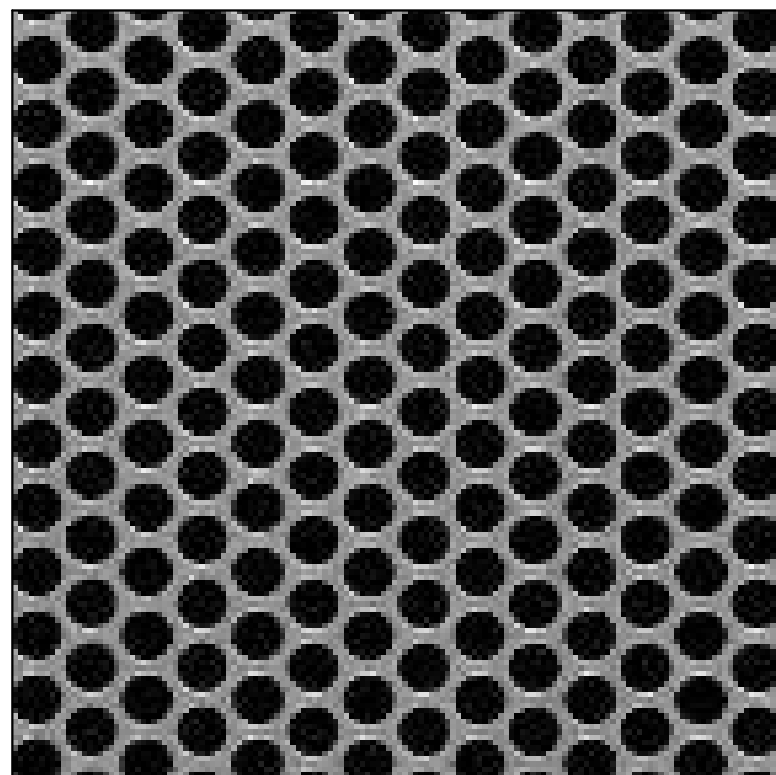


These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International. P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawings Not To Be Scaled. The S.I.P. Project 1822, PARK HOTEL HPB 2635MI0502, 1822, PARK HOTEL HPB 2635MI0502, 1822, BY XYLUNA, DATE: 3/15/2023

NOT FOR CONSTRUCTION



NEW CONSTRUCTION - SMOOTH  
STUCCO PAINT FINISH- WHITE



PERFORATED METAL-  
McNICHOLS OR SIMILAR



RAILING DETAIL



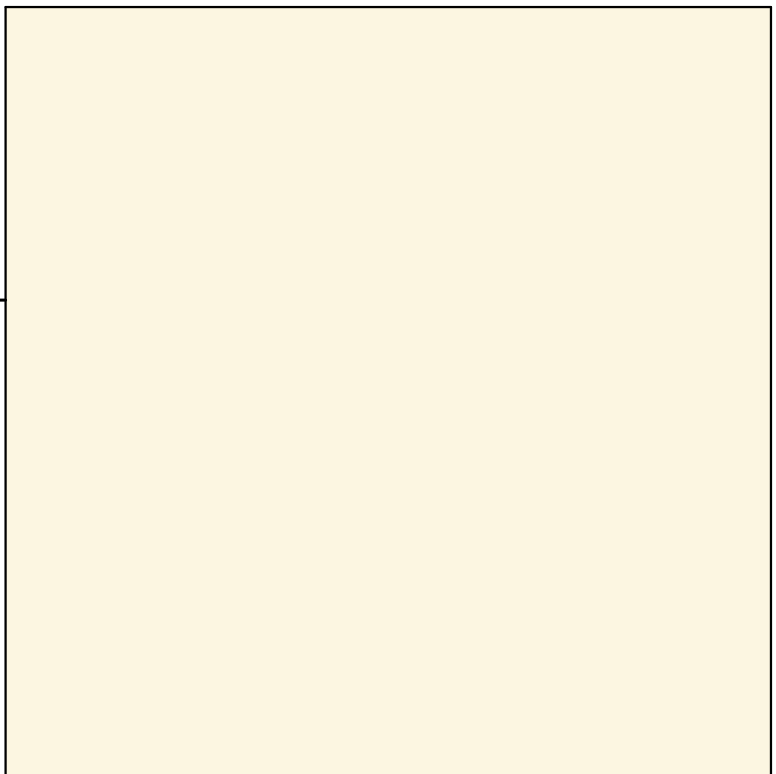
24"x24" CONCRETE PAVERS WITH CRUSHED  
SHELLS INSIDE PROPERTY. MIAMI BEACH  
STANDARD RED CONCRETE ON SIDE WALK



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