

SCOPE OF WORK

1826 COLLINS AVENUE
MIAMI BEACH .FL

DEMOLITION OF EXISTING PARKING AND COMMERCIAL
STRUCTURE

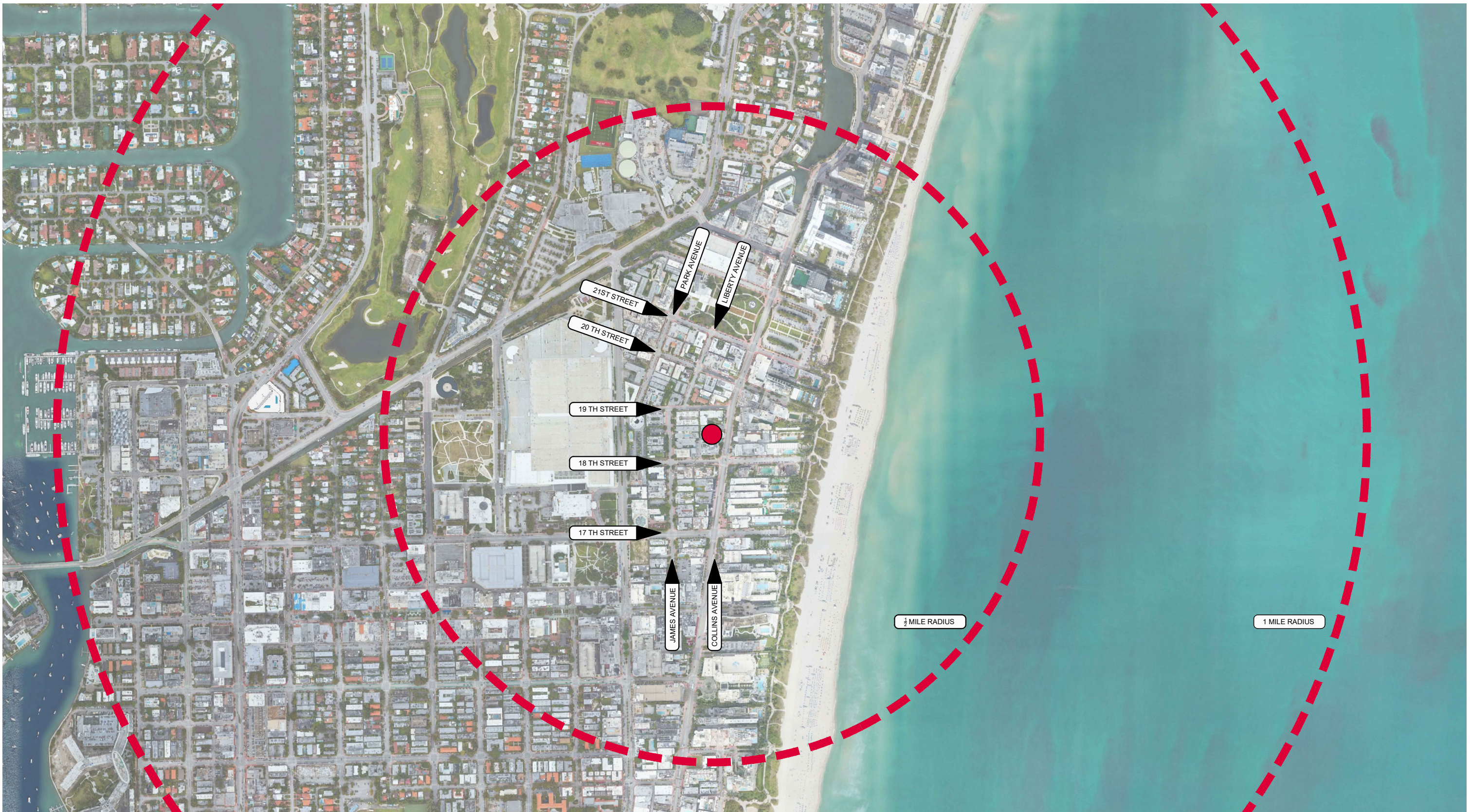
HISTORIC PRESERVATION BOARD
FIRST SUBMITTAL MARCH 16, 2025
HPB25-0650



LIST OF DRAWINGS

PAGE 1	COVER SHEET SURVEY
PAGE 3	CONTEXT LOCATION PLAN, ½ MILE
PAGE 4	CONTEXT LOCATION PLAN, 1 MILE
PAGE 5	EXISTING BUILDING FAR DIAGRAMS
PAGE 11	EXISTING CONDITIONS PHOTOGRAPHS
PAGE 12	EXISTING CONDITIONS PHOTOGRAPHS
PAGE 13	EXISTING CONDITIONS
PAGE 14	EXISTING CONDITIONS
PAGE 15	EXISTING CONDITIONS
PAGE 16	PROPOSED DEMOLITION PLAN

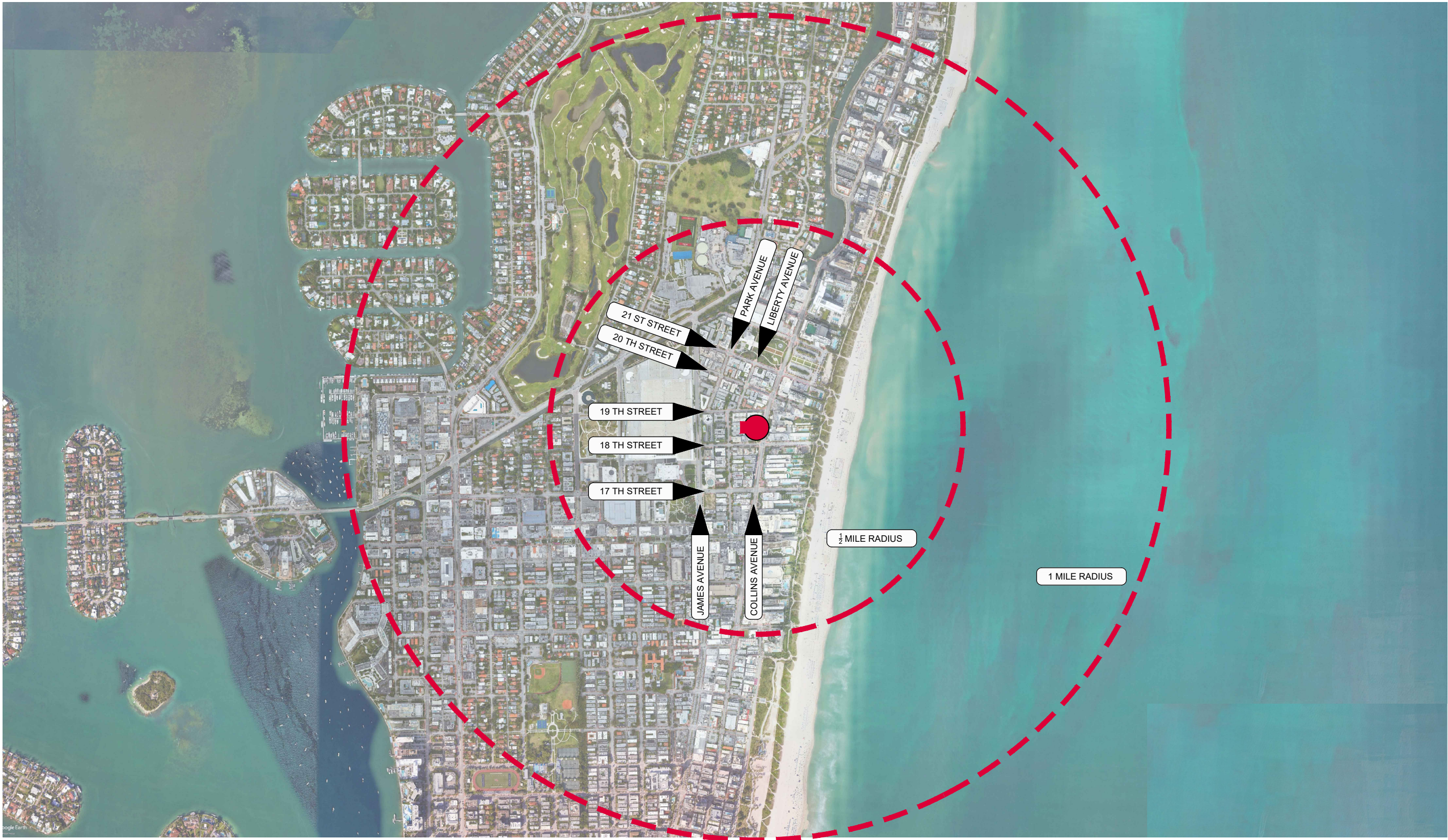




1/2 MILE RADIUS

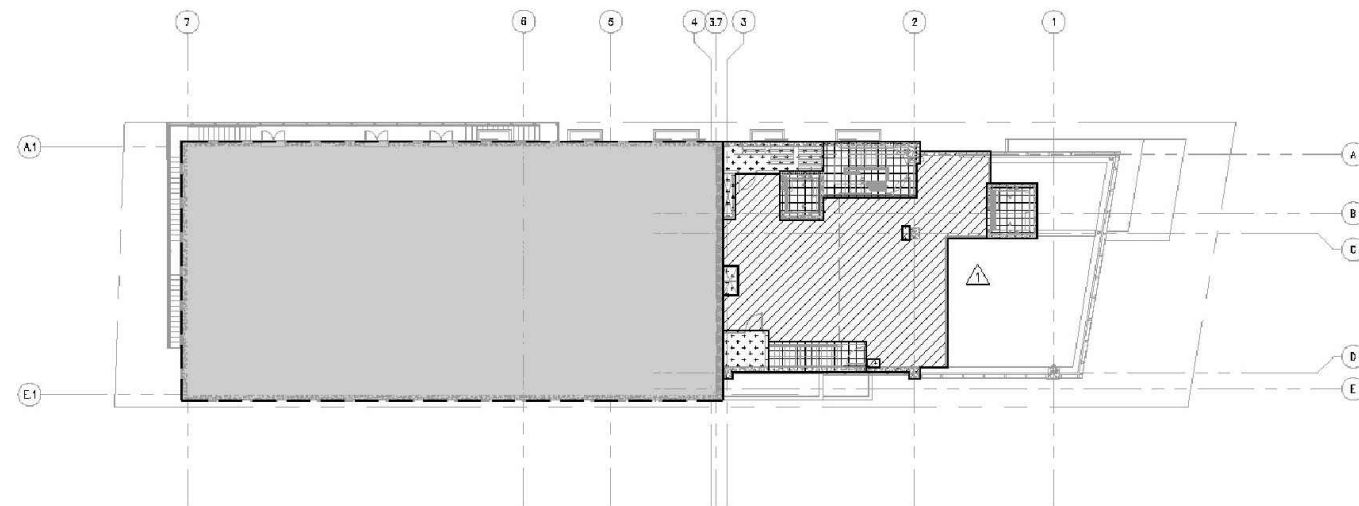
FIRST SUBMITTAL 03.16.25

BUILT FORM
ARCHITECTURE



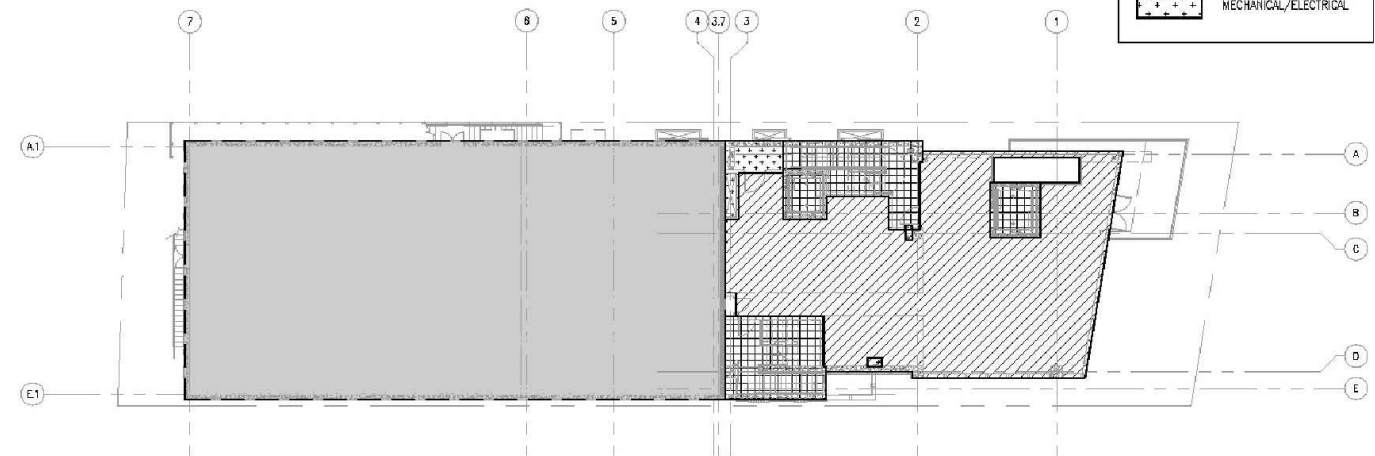
1 MILE RADIUS

	PARKING
	VERTICAL CIRCULATION
	COMMERCIAL
	LOBBY
	MECHANICAL/ELECTRICAL



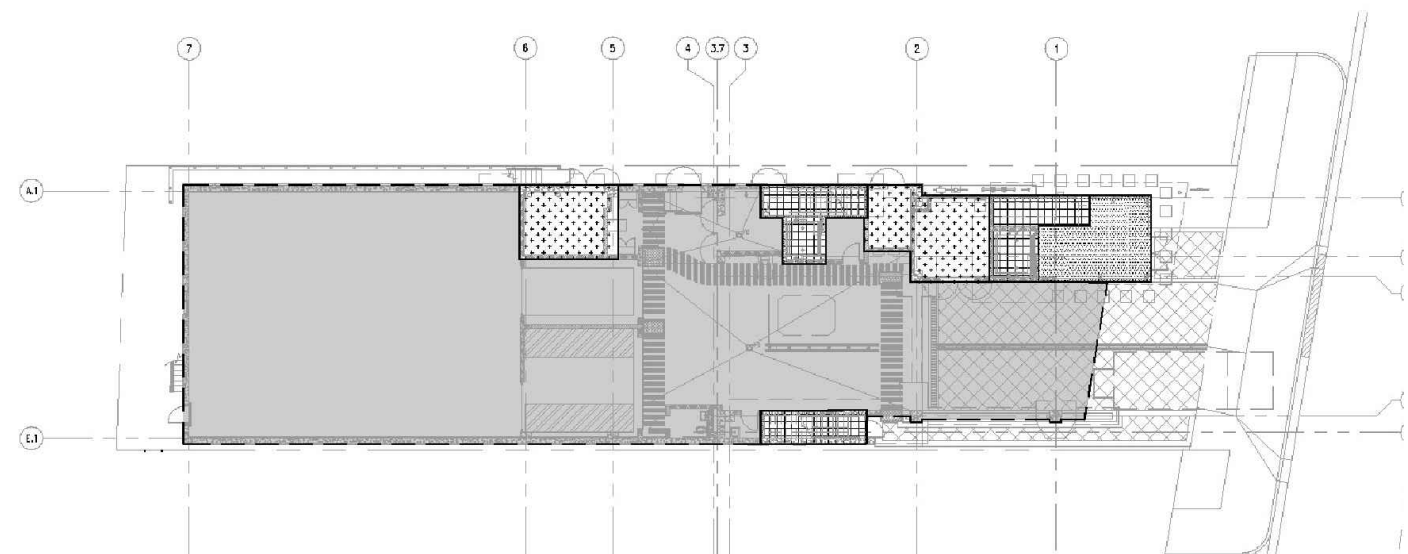
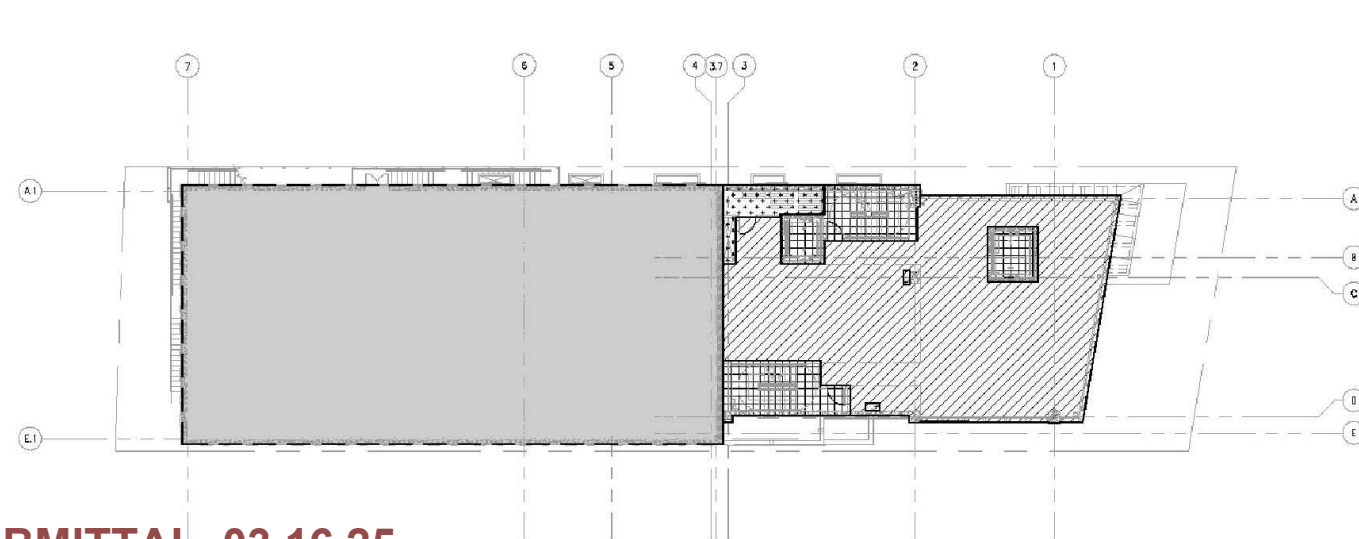
4 AREAS- FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FOURTH LEVEL- AREA BREAKDOWN	
TYPE	SQ. FT.
VERTICAL CIRCULATION	407 SQ. FT.
PARKING	0 SQ. FT.
COMMERCIAL	1,191 SQ. FT.
MECH./ELEC.	191 SQ. FT.
TOTAL	1,789 SQ. FT.



2 AREAS- SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

SECOND LEVEL- AREA BREAKDOWN	
TYPE	SQ. FT.
VERTICAL CIRCULATION	640 SQ. FT.
PARKING	0 SQ. FT.
COMMERCIAL	1,968 SQ. FT.
MECH./ELEC.	87 SQ. FT.
TOTAL	2,695 SQ. FT.



FIRST SUBMITTAL 03.16.25



02



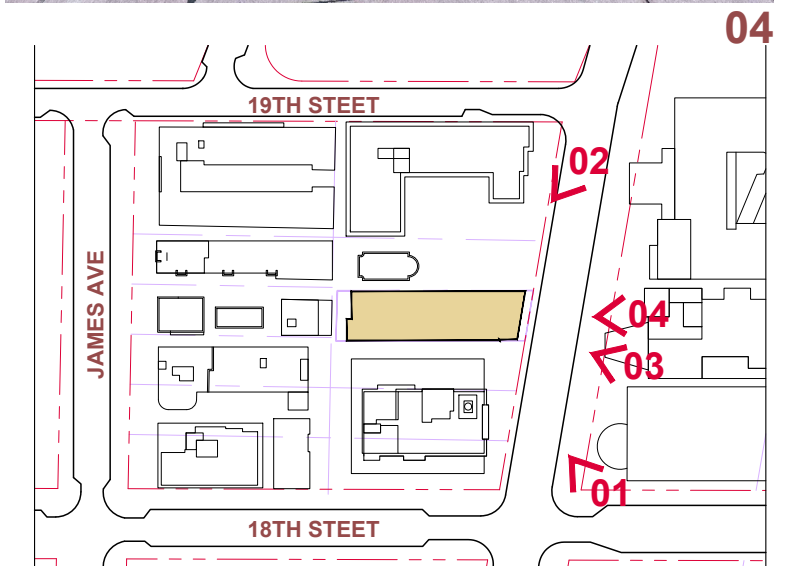
03



04



01



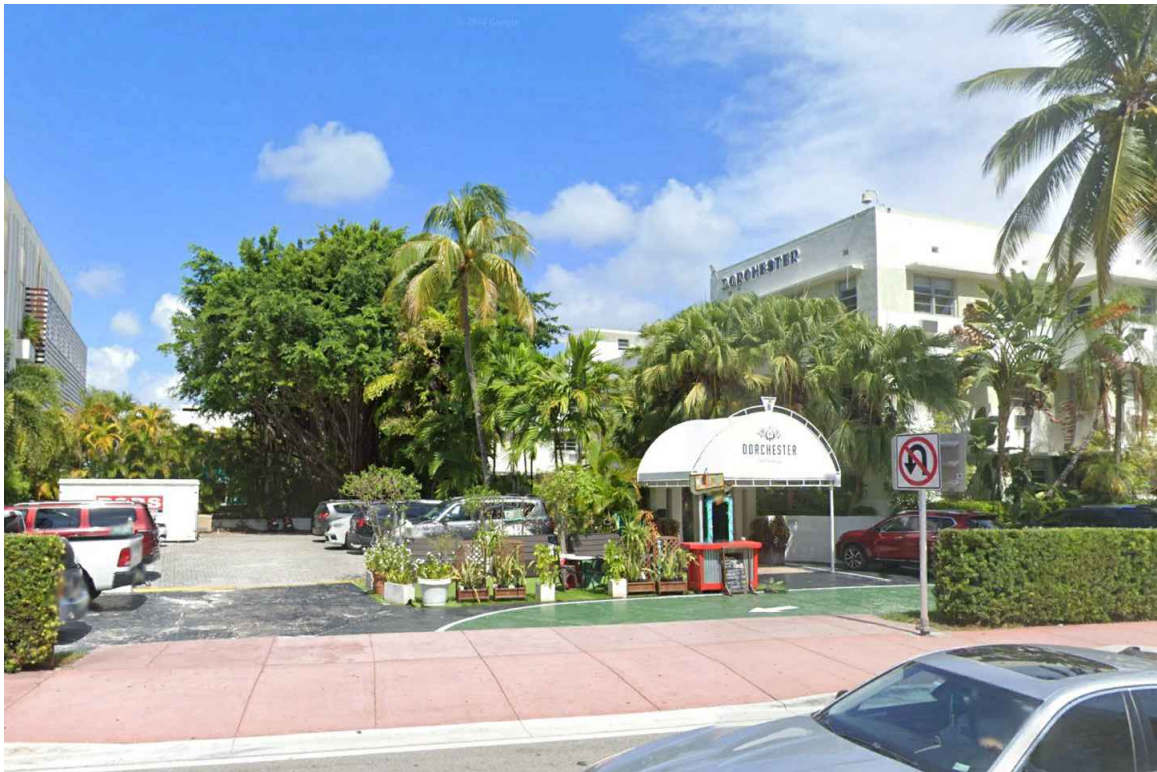
KEY PLAN

BUILT FORM
ARCHITECTURE



LEFFERTS

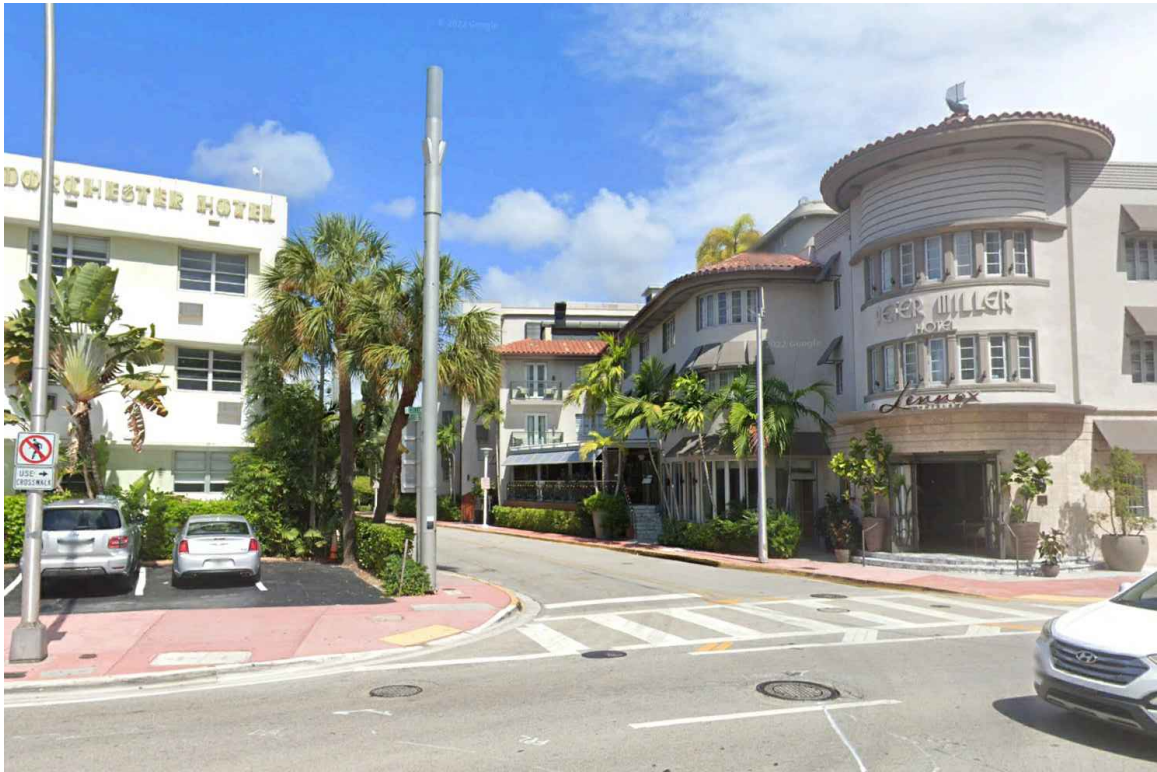
FIRST SUBMITTAL 03.16.25



06



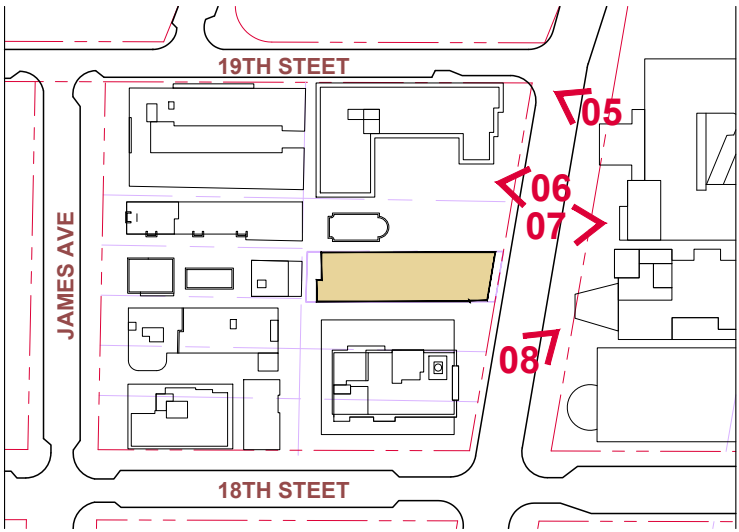
07



05



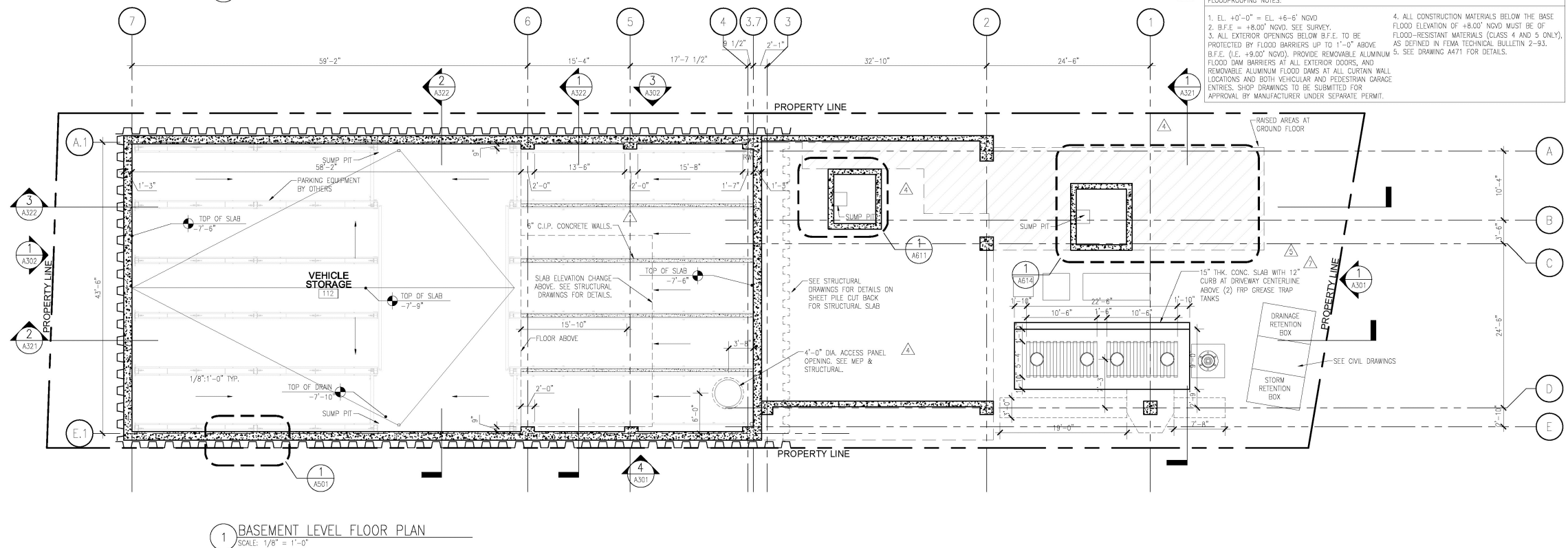
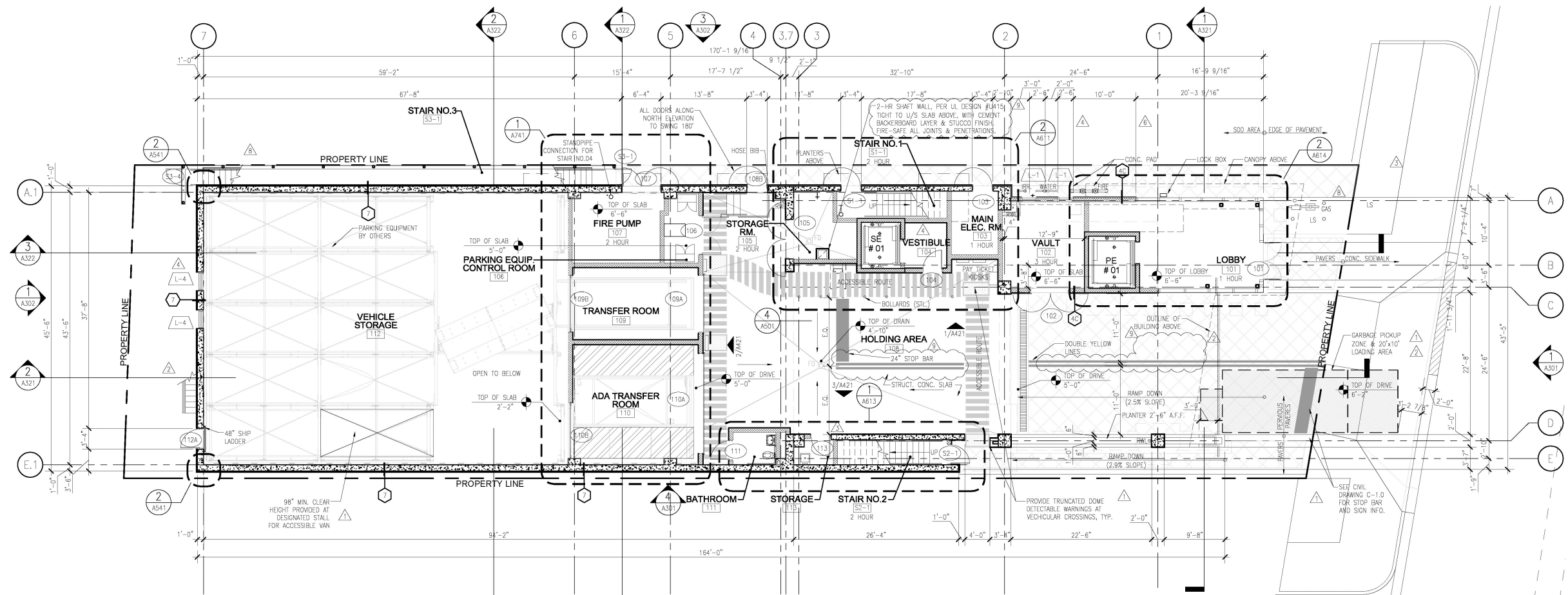
08



KEY PLAN

BUILT FORM
ARCHITECTURE

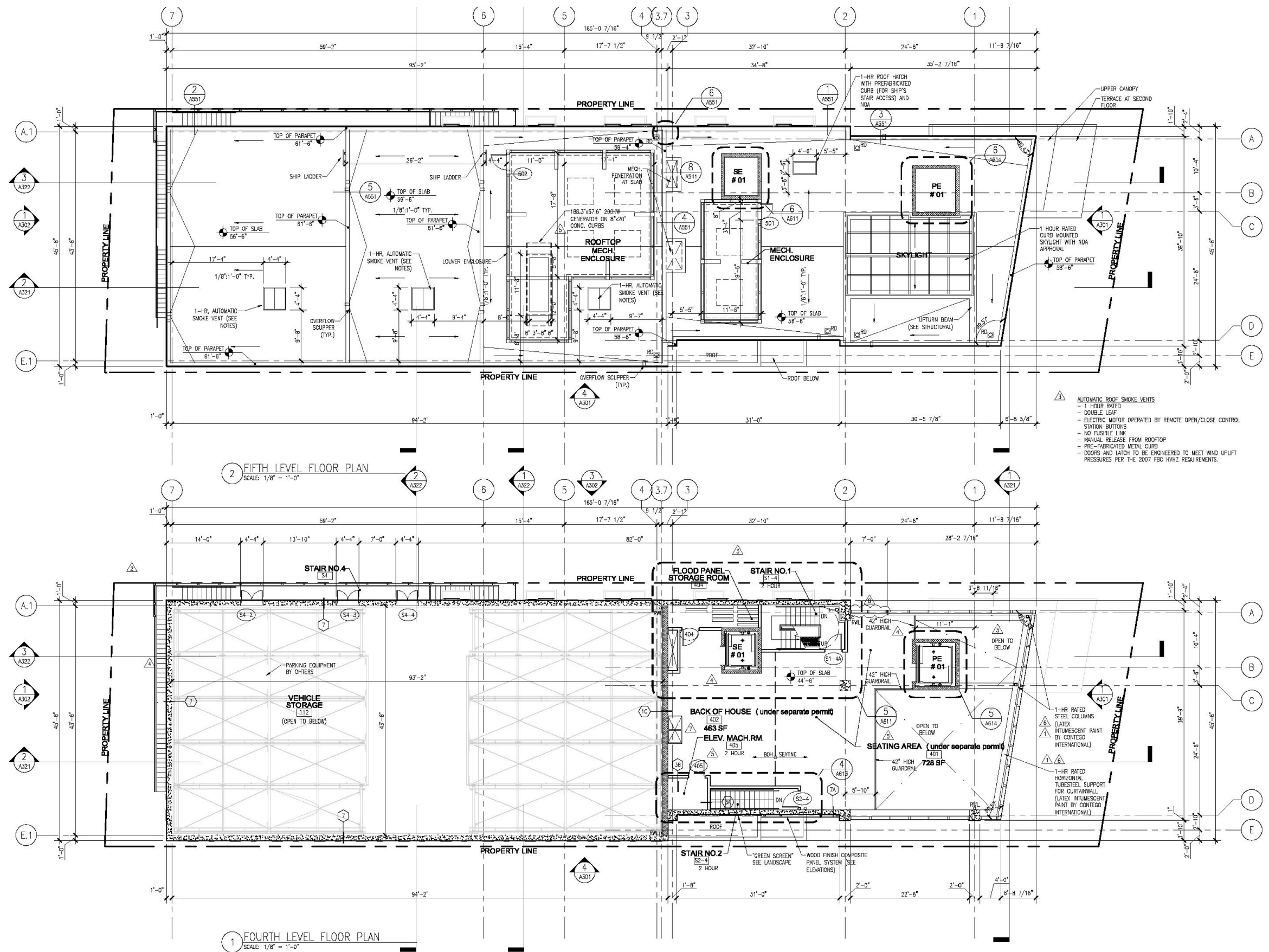
FIRST SUBMITTAL 03.16.25



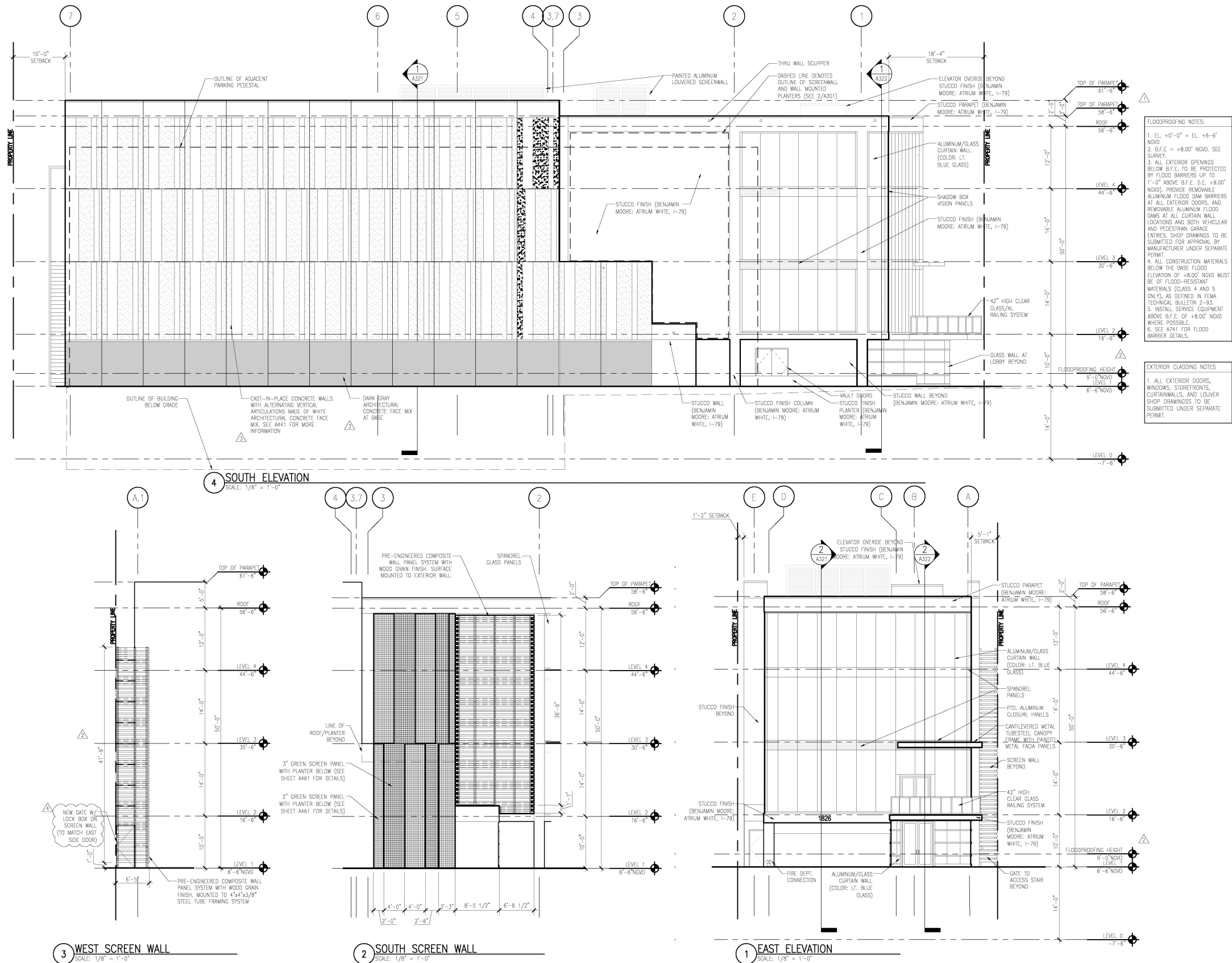
FLOODPROOFING NOTES:

1. EL. +0'-0" = EL. +6'-6" NGVD
2. B.F.E. = +8.00' NGVD, SEE SURVEY.
3. ALL EXTERIOR OPENINGS BELOW B.F.E. TO BE PROTECTED BY FLOOD BARRIERS UP TO 1'-0" ABOVE B.F.E. (I.E. +9.00' NGVD). PROVIDE REMOVABLE ALUMINUM FLOOD DAM BARRIERS AT ALL EXTERIOR DOORS, AND REMOVABLE ALUMINUM FLOOD DAMS AT ALL CURTAIN WALL LOCATIONS AND BOTH VEHICULAR AND PEDESTRIAN GARAGE ENTRIES. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY MANUFACTURER UNDER SEPARATE PERMIT.
4. ALL CONSTRUCTION MATERIALS BELOW THE BASE FLOOD ELEVATION OF +8.00' NGVD MUST BE OF FLOOD-RESISTANT MATERIALS (CLASS 4 AND 5 ONLY), AS DEFINED IN FEMA TECHNICAL BULLETIN 2-91.
5. SEE DRAWING A471 FOR DETAILS.

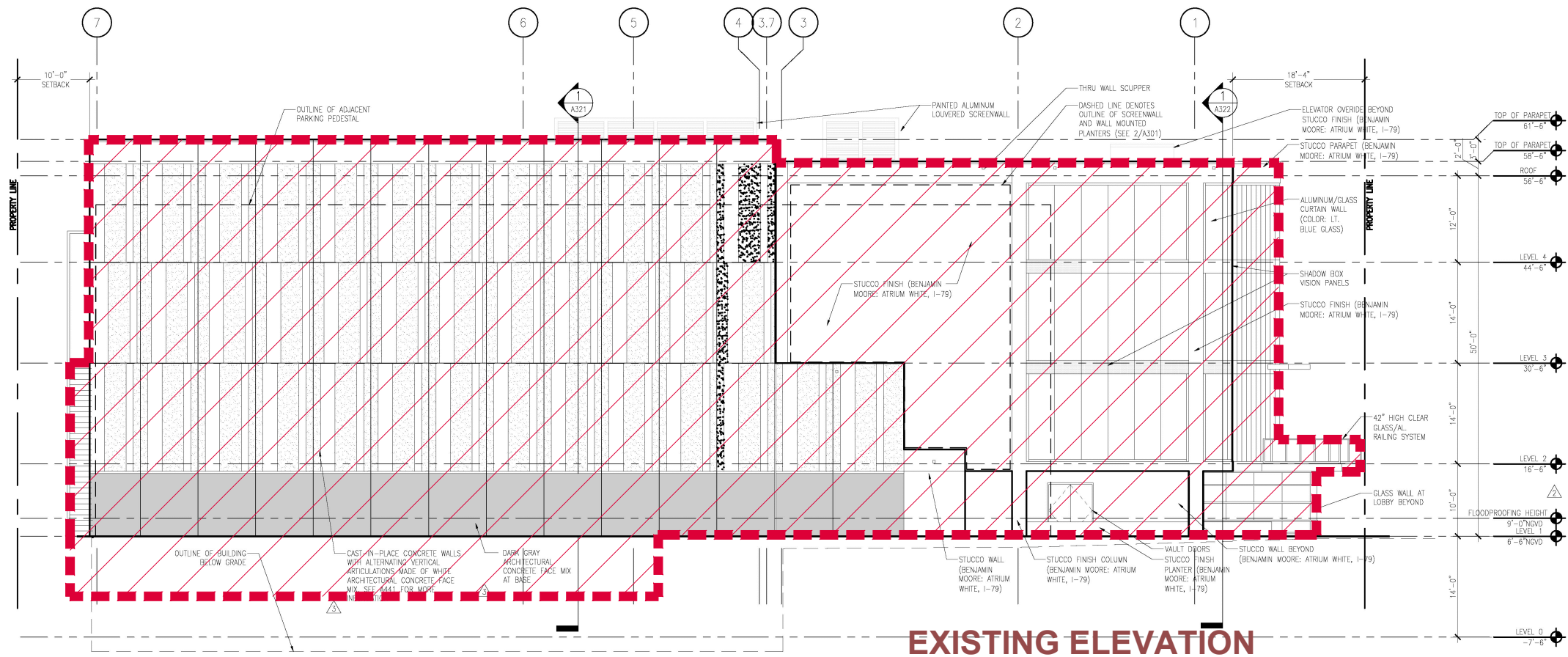
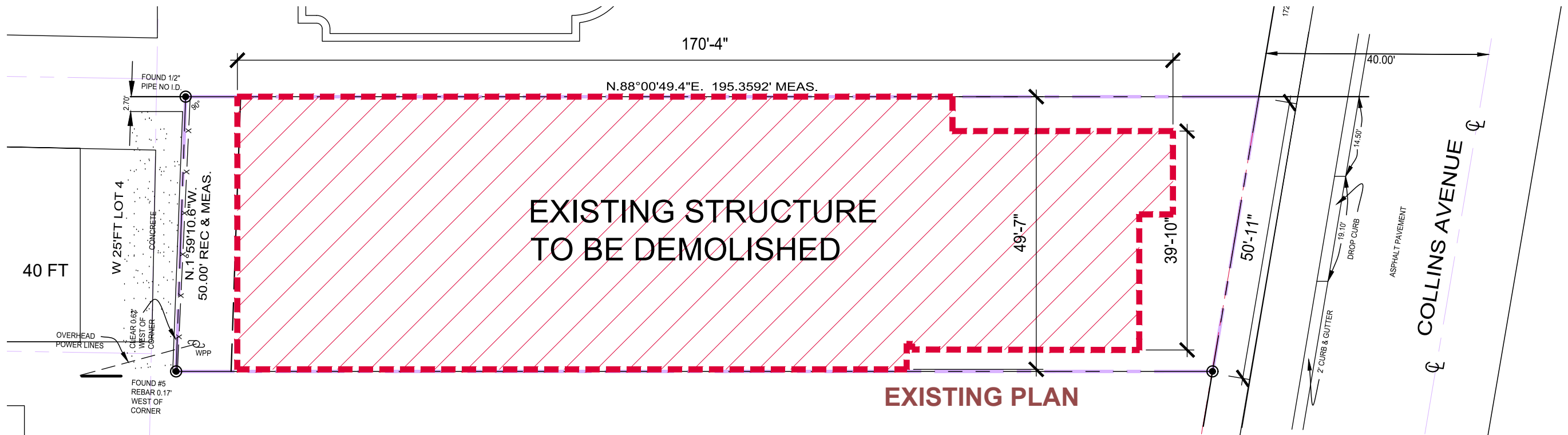
FIRST SUBMITTAL 03.16.25



FIRST SUBMITTAL 03.16.25



FIRST SUBMITTAL 03.16.25



FIRST SUBMITTAL 03.16.25

BUILT FORM
ARCHITECTURE