

# THE JAMES NAUTILUS MIAMI BEACH

1825 COLLINS AVENUE | MIAMI BEACH, FLORIDA



## HISTORIC PRESERVATION BOARD APPLICATION FINAL SUBMITTAL

01.05.2025

### PROJECT SCOPE OF WORK:

#### **LEVEL 01:**

##### *AREA 01:*

- REPLACEMENT OF DRIVEWAY PAVERS
- REPLACEMENT OF FRONT DESK MILLWORK IN ORIGINAL LOCATION
- NEW LOBBY CAFÉ COUNTER
- NEW PARTIALLY GLAZED PARTITION BETWEEN LOBBY AND LOUNGE

##### *AREA 03:*

- RECONFIGURATION OF BAR AREA TO PROVIDE A NEW SEMI-PRIVATE MEETING OPTION
- RECONFIGURATION OF BAR TO PROVIDE NEW INTERIOR/EXTERIOR SEATING
- REPLACE EXISTING EXTERIOR WINDOWS WITH NEW SLIDING WINDOW SYSTEM
- EXTENSION OF EXISTING RAISED EXTERIOR DECK

##### *AREA 04:*

- REFURBISHMENT OF EXISTING POOL CABANAS
- REFURBISHMENT OF EXISTING WOOD POOL DECK

##### *AREA 05:*

- RE-ORIENTATION OF EXTERIOR BAR AND ADDITION OF NEW OPEN-AIR TRELLIS STRUCTURES

#### **LEVEL 02:**

- REVISE TWO EXISTING WINDOWS INTO DOORS FOR ACCESS TO THE EXISTING TERRACE





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ATTACHMENTS

- 01-05-2025 SURVEY
- 01-05-2025 LANDSCAPE TREE DISPOSITION AND PLANTING PLANS
- 01-05-2025 LANDSCAPE ARBORIST REPORT
- 01-05-2025 LANDSCAPE TREE SURVEY



TABLE OF CONTENTS

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: 1825 COLLINS AVENUE, MIAMI BEACH, FL	Folio number(s):	02-3234-019-0030	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:	5643/7308, MIMO (MIAMI MODERN)		Lot Area:	61,468
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RM-3	Lot width:	101.23'
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	646.57'
5	Base Flood Elevation:	+8.0 NGVD	Grade value in NGVD:		+7.43 NGVD
6	Adjusted grade (BFE+Grade / 2):	+7.715 NGVD	Free board:		
7	Proposed Use:	R1 HOTEL (TRANSIENT)			
8	Proposed Accesory Use:	ACOHOLIC BEVERAGE ESTABLISHMENT, ACCESSORY OUTDOOR BAR			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	122,936 GSF	142,253 GSF	N/A	N/A
14	Building Height	150'	102'	N/A	N/A
15	At grade parking lot on the same lot	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20'	N/A	N/A	N/A
b	Side interior setback	5'	N/A	N/A	N/A
c	Side facing street setback	5'	N/A	N/A	N/A
d	Rear setback	5'	N/A	N/A	N/A
16	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	70'	35'-8"	N/A	N/A
b	Side interior setback	15' (AGGREGATE)	11' (AGGREGATE)	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	50'	338'-3"	N/A	N/A
17	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	200 SF	200 SF	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	275 SF	330 SF	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	80% (49,174 GSF)	±61% (37,533 GSF)	N/A	N/A
21	Parking	NOT REQUIRED	NONE	N/A	N/A
22	Loading	NOT REQUIRED	NONE	N/A	N/A

NOTES: Indicate N/A if not applicable.

NOTE 1: EXISTING SITE DOES NOT INCLUDE AT GRADE PARKING ON SAME LOT

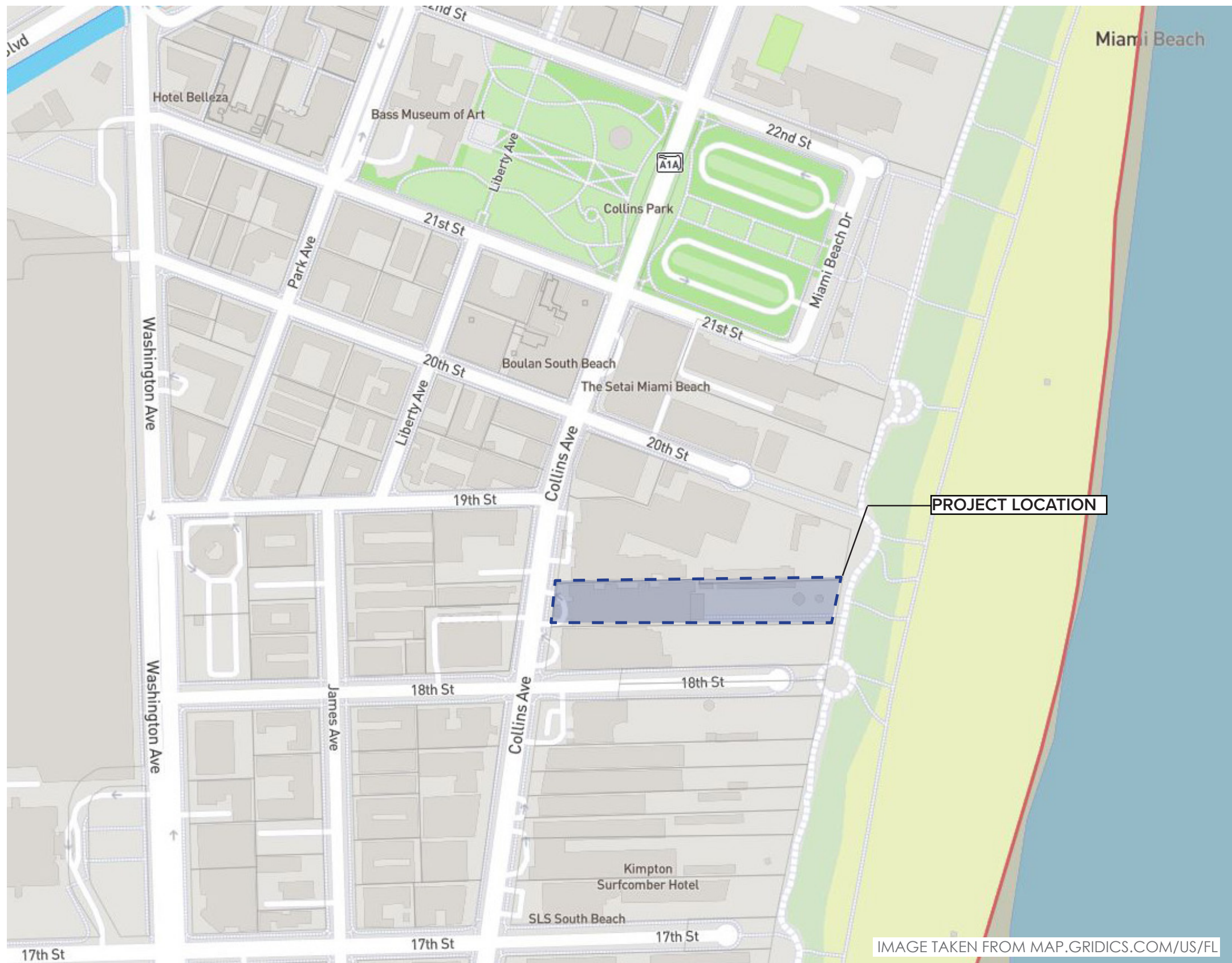
NOTE 2: INFORMATION IN THIS SECTION APPLIES TO EXISTING PEDESTAL & TOWER (MORE STRINGENT REQUIREMENT NOTED), WHICH ARE IN THE SAME VERTICAL PLANE.

NOTE 3: SUBJECT PROPERTY WAS CONSTRUCTED IN 1950, WHICH PREDATES THE CURRENT ZONING REGULATIONS, AND IS CONSIDERED PRE-EXISTING LEGAL NONCONFORMING (REFER TO ARTICLE IX-NONCONFORMANCES).



ZONING INFORMATION





## LOCATION PLAN

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01 EXTERIOR - ENTRANCE (WEST) FACADE - 01.03.24



02 EXTERIOR - PORT COCHERE - 01.03.24



03 EXTERIOR - MAIN ENTRANCE & PORT COCHERE - 01.03.24



## SITE & EXTERIOR PHOTOS

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04 EXTERIOR - BACKYARD AREA (POOL & BARLUME BEACH) - 02.29.24



06 EXTERIOR - POOL, LOOKING TOWARDS BEACH - 02.29.24



05 EXTERIOR - EXTERIOR RAISED DECK AT BEACH (EAST) FACADE - 01.03.24



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07 EXTERIOR - EXTERIOR RAISED DECK @ BEACK (EAST) FACADE - 02.29.24



06 EXTERIOR - POOL, LOOKING TOWARDS BEACH - 02.29.24



09 EXTERIOR - POOL, LOOKING TOWARDS HOTEL - 02.29.24



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10 EXTERIOR - BARLUME BEACH, LOOKING TOWARDS BEACH - 02.29.24



04 EXTERIOR - EXISTING BAR AT BARLUME BEACH, LOOKING TOWARDS HOTEL - 02.29.24



11 EXTERIOR - EXISTING BAR AT BARLUME BEACH, LOOKING TOWARDS BEACH - 02.29.24



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**01 INTERIOR** - ARRIVAL/LOBBY, LOOKING WEST - 02.29.24



**02 INTERIOR** - ARRIVAL/LOBBY, LOOKING NORTH TOWARDS FRONT DESK  
01.03.24



## INTERIOR PHOTOS

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**03 INTERIOR** - ARRIVAL/LOBBY, LOOKING SOUTH - 01.03.24



**04 INTERIOR** - SUNKEN BAR/LOUNGE, LOOKING EAST TOWARDS BACKYARD  
01.03.24



**05 INTERIOR** - SUNKEN BAR/LOUNGE, LOOKING NORTHEAST - 01.03.24



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**06 INTERIOR** - TRANSITION BETWEEN ARRIVAL/LOBBY & SUNKEN BAR/ LOUNGE, LOOKING NORTH - 01.03.24



**07 INTERIOR** - SUNKEN BAR/LOUNGE, LOOKING EAST - 01.03.24



**08 INTERIOR** - SUNKEN BAR/LOUNGE, LOOKING NORTH - 01.03.24



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09 INTERIOR - SUNKEN BAR/LOUNGE, LOOKING NORTHEAST - 02.29.24



11 INTERIOR - CONFERENCE ROOM, LOOKING NORTH - 02.29.24



10 INTERIOR - CONFERENCE ROOM, LOOKING WEST - 02.29.24



12 INTERIOR - RESTAURANT ENTRANCE - 02.29.24



# INTERIOR PHOTOS

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13 INTERIOR - RESTAURANT, LOOKING WEST TOWARDS ARRIVAL/LOBBY - 02.29.24



15 INTERIOR - RESTAURANT, LOOKING NORTH, ADJACENT TO EXTERIOR STOREFRONT - 02.29.24



14 INTERIOR - RESTAURANT, LOOKING NORTHEAST TOWARDS BACKYARD - 02.29.24



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01 CONTEXT - PROPERTIES ACROSS COLLINS AVE. - 02.29.24



02 CONTEXT - PROPERTIES ACROSS COLLINS AVE. - 02.29.24



03 CONTEXT - PROPERTY ADJACENT TO NAUTILUS - 01.03.24



04 CONETXT - PROPERTY ADJACENT TO NAUTILUS - 02.29.24



# CONTEXT (SURROUNDING AREA) PHOTOS

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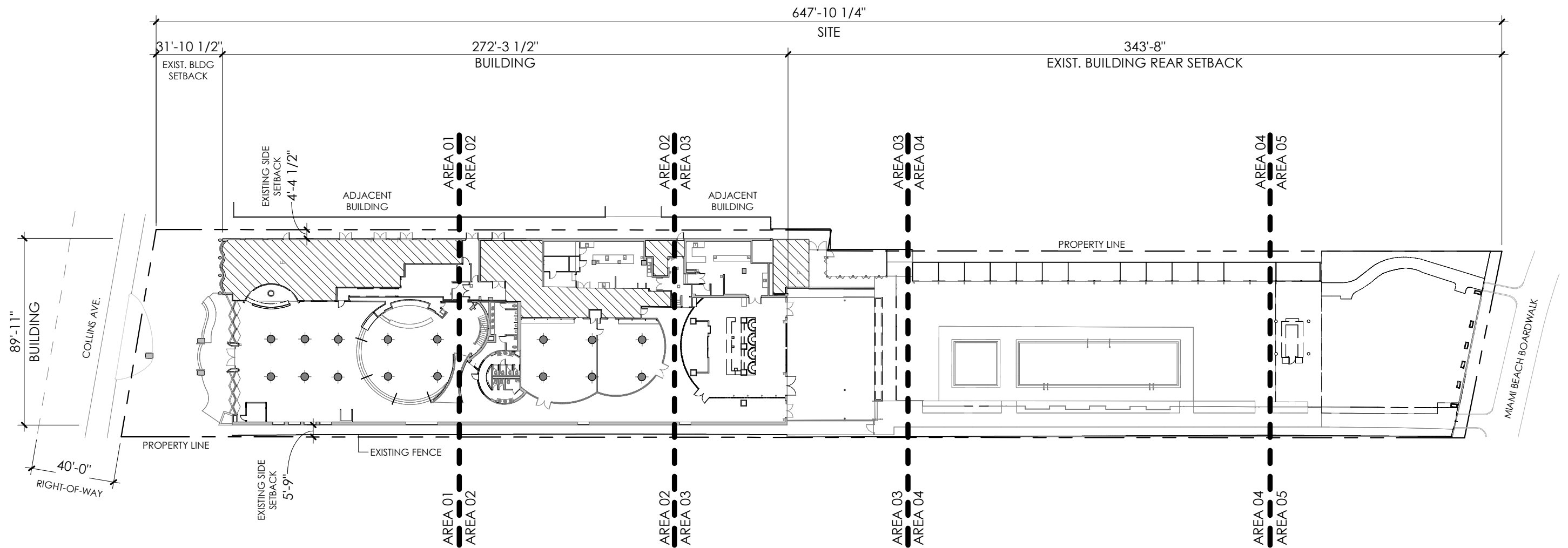
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## LEVEL 01 - EXISTING SITE/OVERALL PLAN

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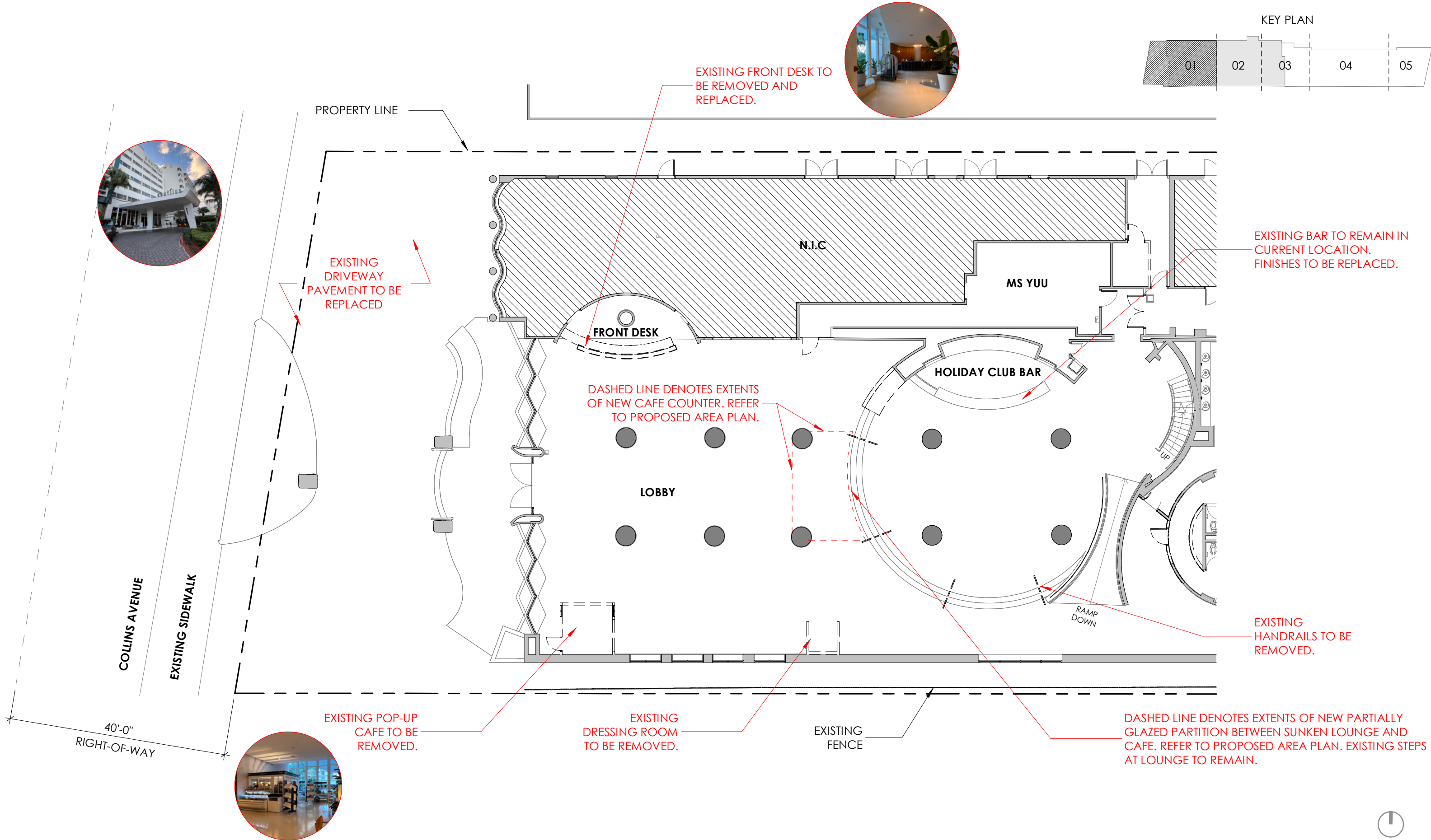


SCALE 1" = 50'-0"

DATE: 01.05.2025

HPB-AD001





## LEVEL 01 AREA 1 - DEMOLITION PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

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SCALE 1/16" = 1'-0"

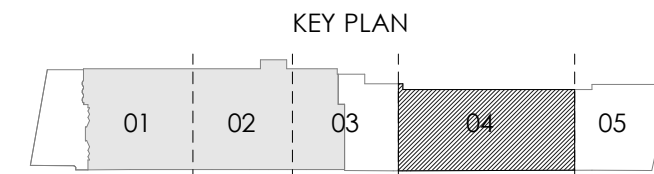
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HPB-AD201.01









REFURBISH AND REPAIR EXISTING CABANAS



PERIMETER OF EXISTING EXTERIOR RAISED DECK TO BE EXTENDED TOWARDS OPEN AIR POOL DECK. REFER TO PROPOSED AREA PLAN FOR NEW EXTENTS.

PROPERTY LINE

EXISTING WOOD POOL DECK TO BE REFINISHED.

POOL

POOL DECK

PROPOSED BAR COUNTER

EXISTING POOL BAR AND OVERHEAD STRUCTURE TO BE REMOVED.



EXISTING WOOD WALKWAY

GENERAL NOTE: REFER TO ATTACHMENTS B AND C FOR LANDSCAPE INFORMATION.



## LEVEL 01 AREA 4 - DEMOLITION PLAN (BARLUME POOL)

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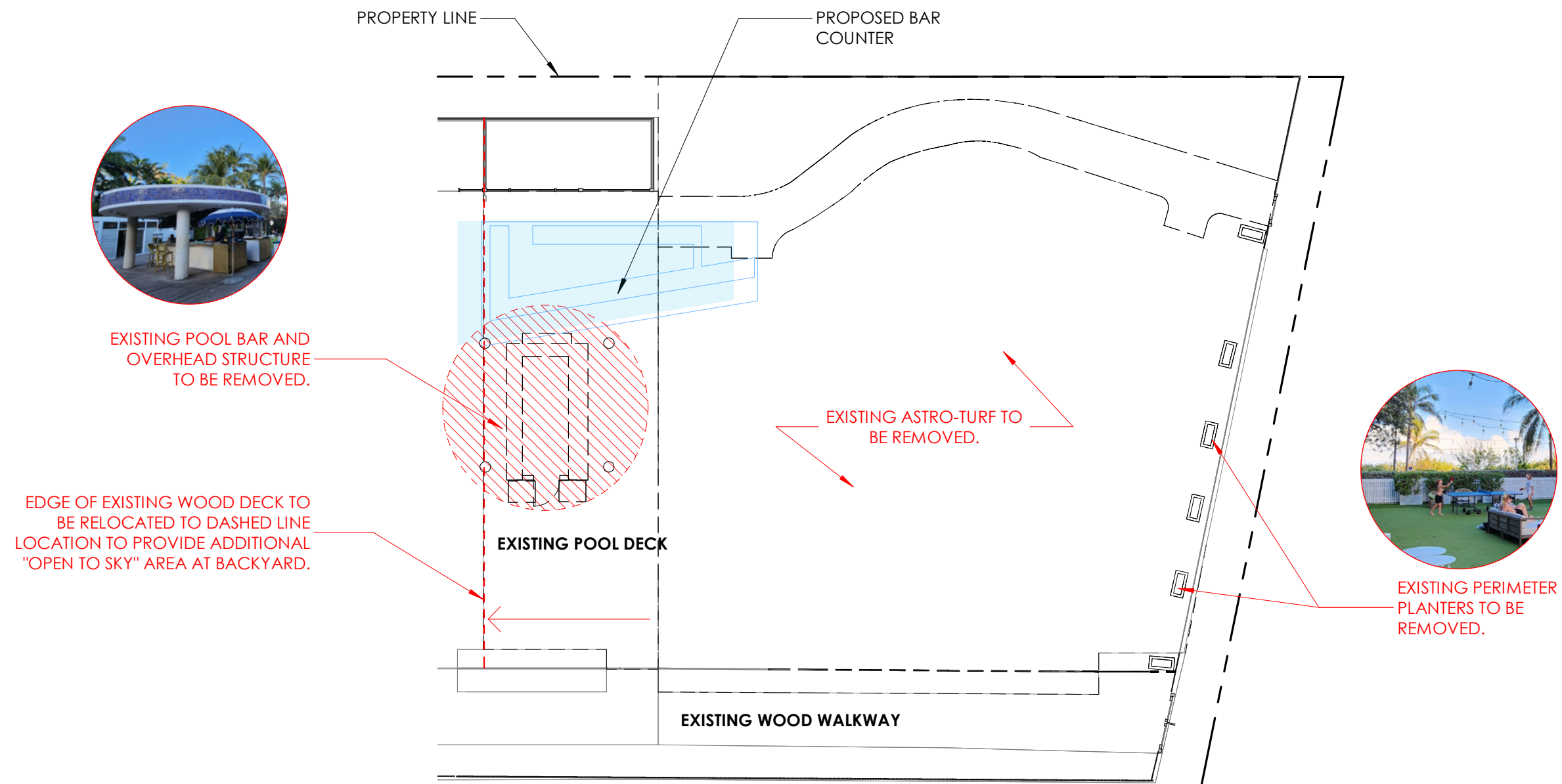
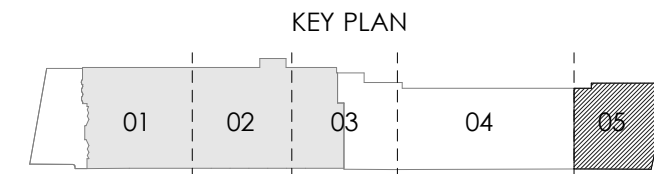
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GENERAL NOTE: REFER TO ATTACHMENTS B AND C FOR LANDSCAPE INFORMATION.

REFER TO HPB-A250.01 FOR OVERLAYS AND SETBACKS



## LEVEL 01 AREA 5 - DEMOLITION PLAN (BARLUME BEACH)

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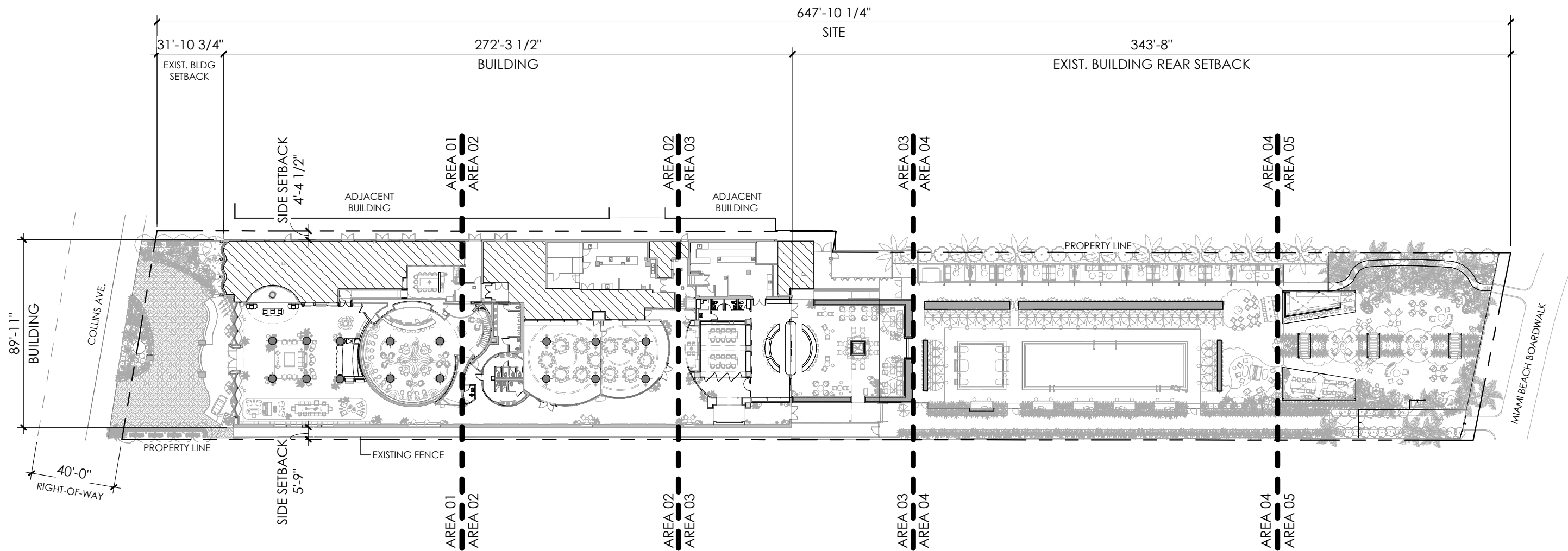
SCALE 1/16" = 1'-0"

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## LEVEL 01 - PROPOSED SITE/OVERALL PLAN

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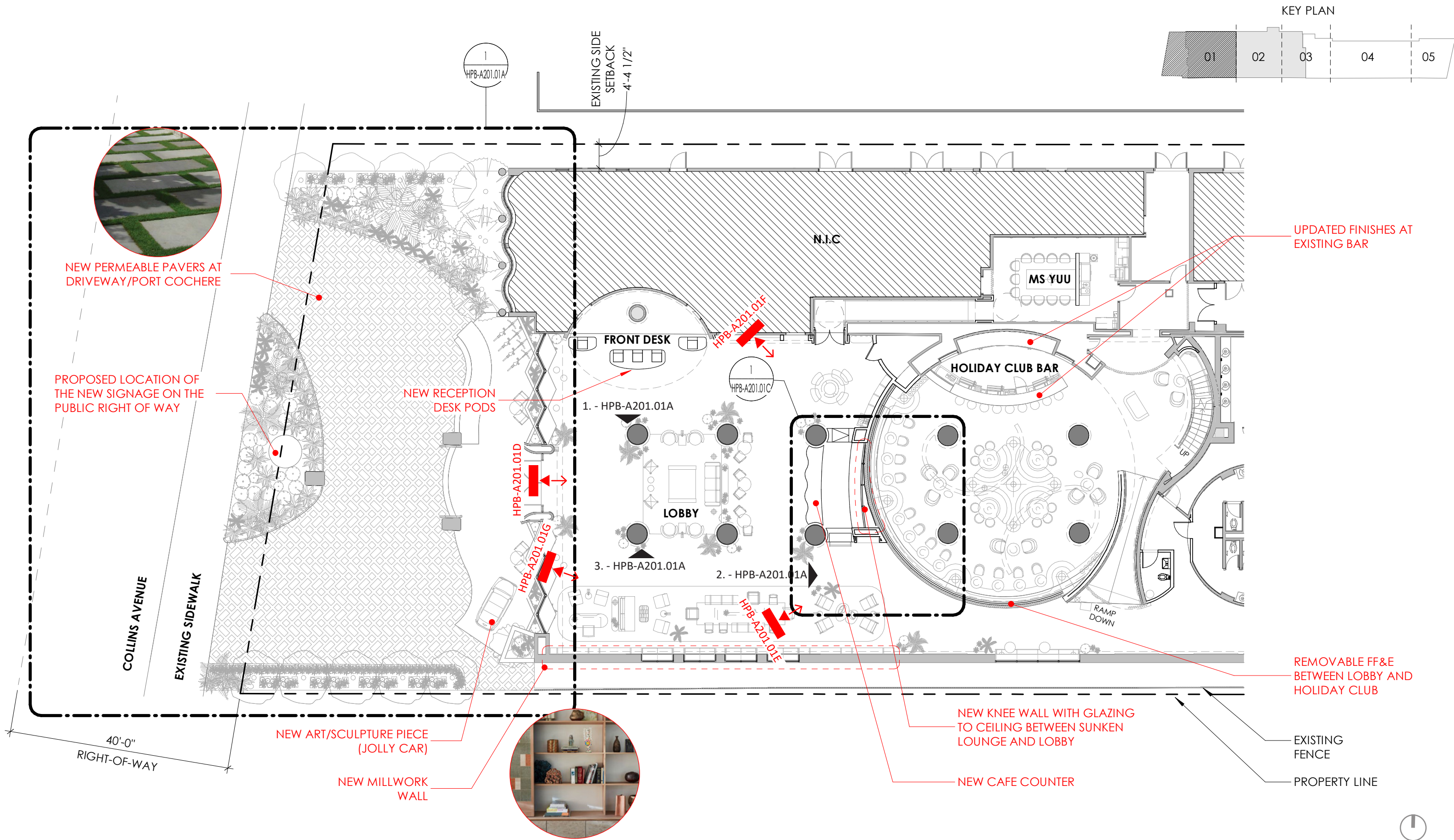


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HPB-A001





## LEVEL 01 AREA 1 - PROPOSED PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

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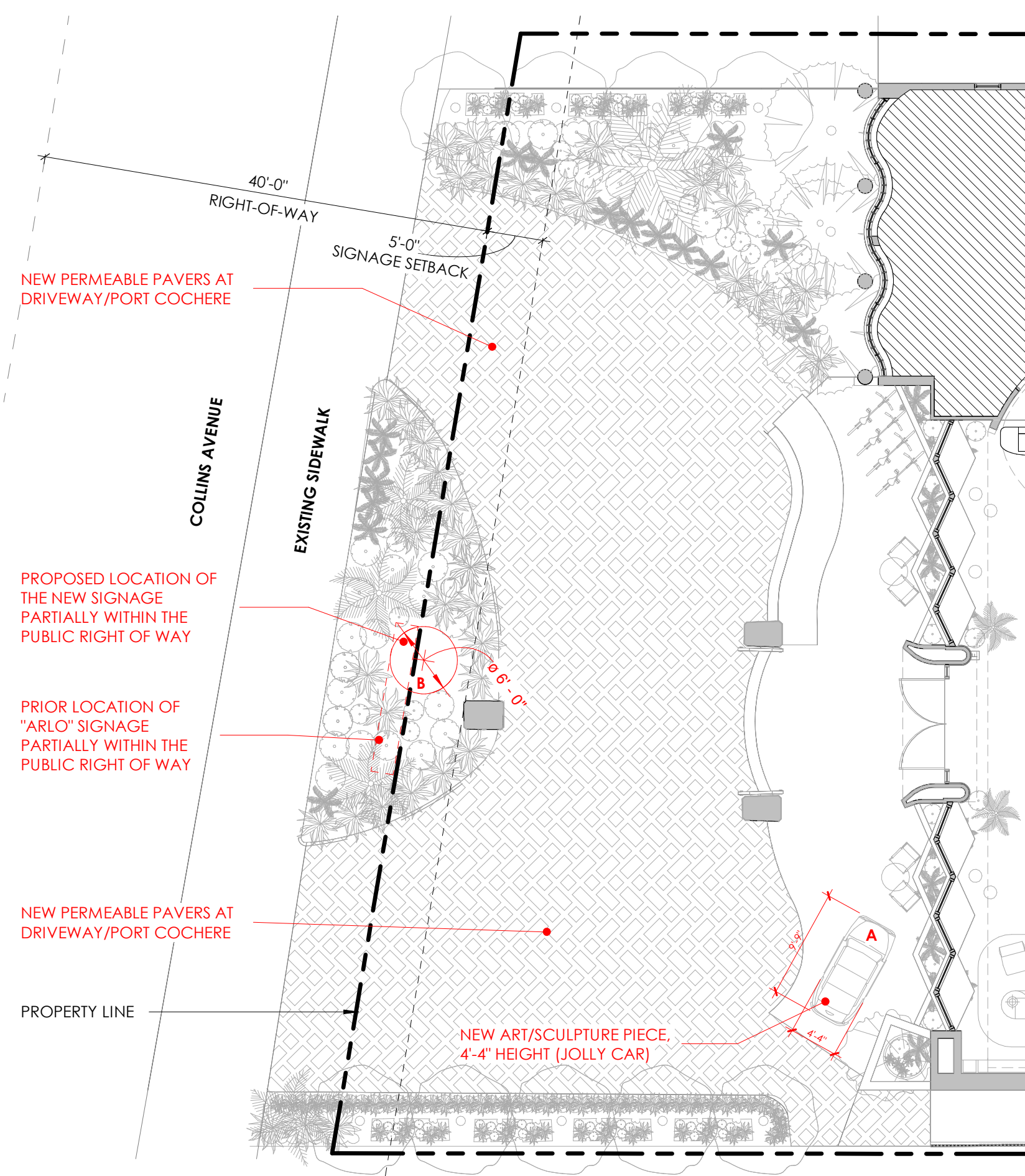
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SCALE 1/16" = 1'-0"

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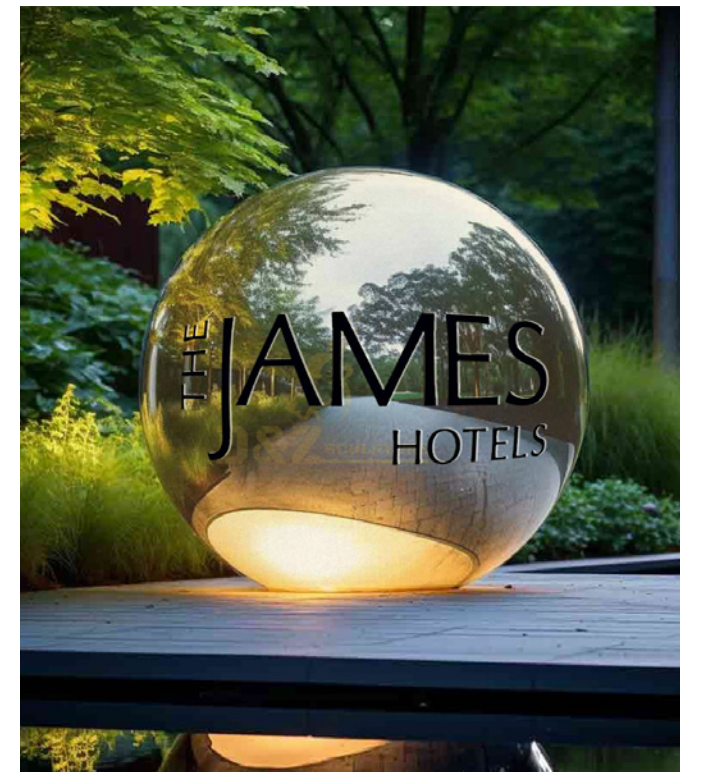
PREVIOUS TEMPORARY SIGNAGE, JULY 2022  
SOURCE: GOOGLE MAPS



A - JOLLY CAR CONCEPT IMAGE



PREVIOUS SIGNAGE, MARCH 2018  
SOURCE: GOOGLE MAPS



B - SIGNAGE CONCEPT IMAGE (6' DIAMETER)



## LEVEL 01 AREA 1 - ENLARGED PORTE COCHERE PLAN

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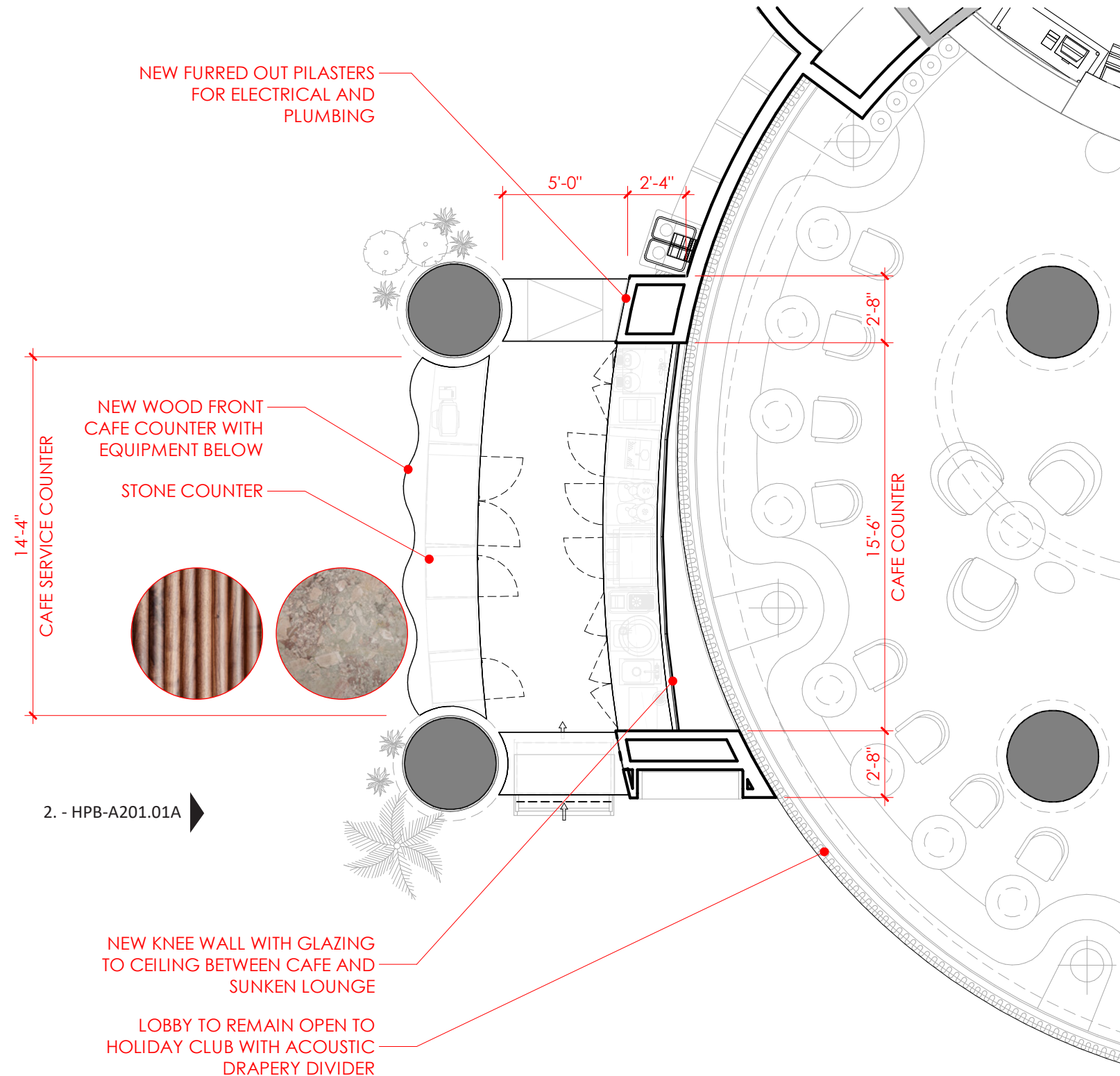
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HPB-A201.01A







### CAFE DESIGN

THE PROPOSED CAFE DESIGN IS INSPIRED BY THE SHAPES AND PATTERNS SEEN IN MANY OF MORRIS LAPIDUS' PROJECTS. REFERENCE THE IMAGERY BELOW FOR EXAMPLES OF CIRCLES, "ZIG-ZAGS" AND WAVE MOTIFS.



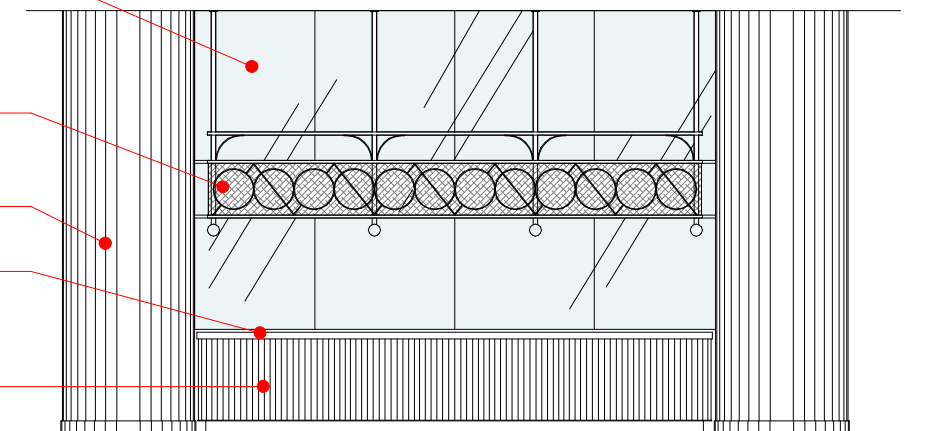
NEW KNEE WALL WITH GLAZING TO CEILING FOR VISIBILITY BETWEEN LOBBY AND HOLIDAY CLUB

NEW METAL AND TEXTURED GLASS SUSPENDED SHELVING SYSTEM

EXISTING COLUMNS

STONE COUNTER

NEW WOOD FRONT CAFE COUNTER WITH EQUIPMENT BELOW



### ENLARGED CAFE ELEVATION

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



## LEVEL 01 AREA 1 - ENLARGED CAFE PLAN

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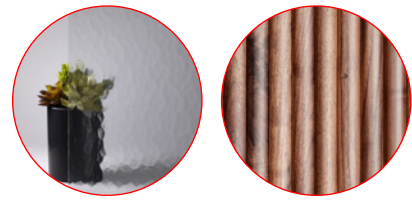
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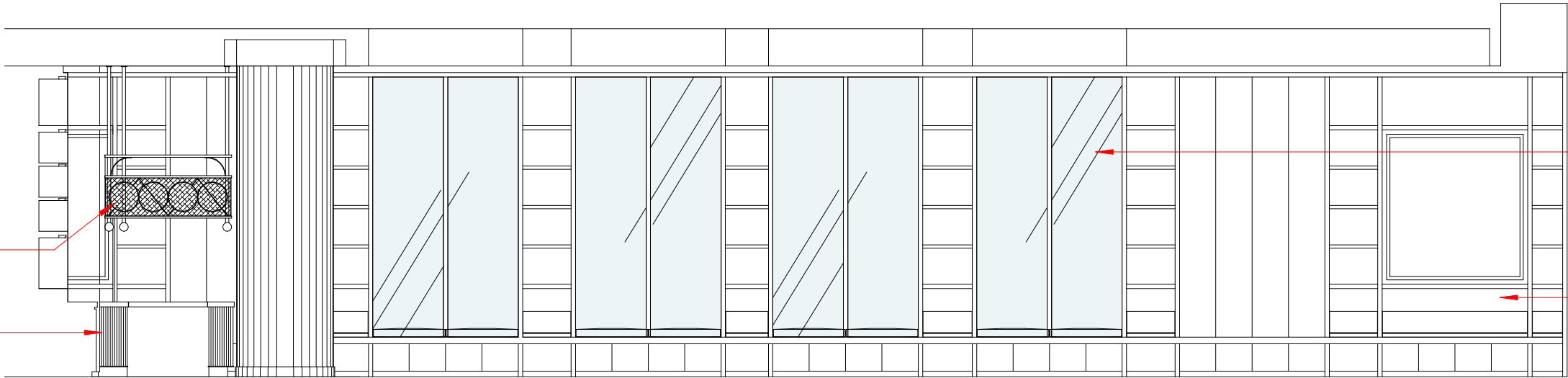






METAL AND CLEAR  
TEXTURED GLASS  
SUSPENDED SHELVING UNIT

NEW WOOD FRONT CAFE  
COUNTER BETWEEN EXISTING  
LOBBY COLUMNS



EXTERIOR WINDOWS

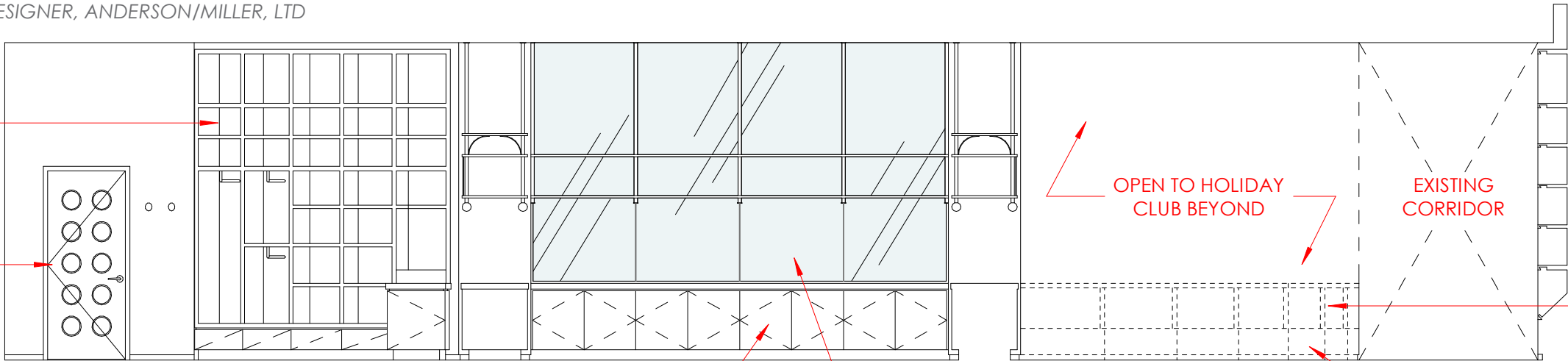
NEW MILLWORK WALL

### 1. LOBBY/CAFE (LOOKING SOUTH)

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD

RETAIL MILLWORK

DOOR TO STORAGE



OPEN TO HOLIDAY  
CLUB BEYOND

EXISTING  
CORRIDOR

GUARDRAIL TO BE PROVIDED  
BETWEEN LOBBY AND  
HOLIDAY CLUB

### 2. LOBBY/CAFE (LOOKING EAST TOWARDS HOLIDAY CLUB)

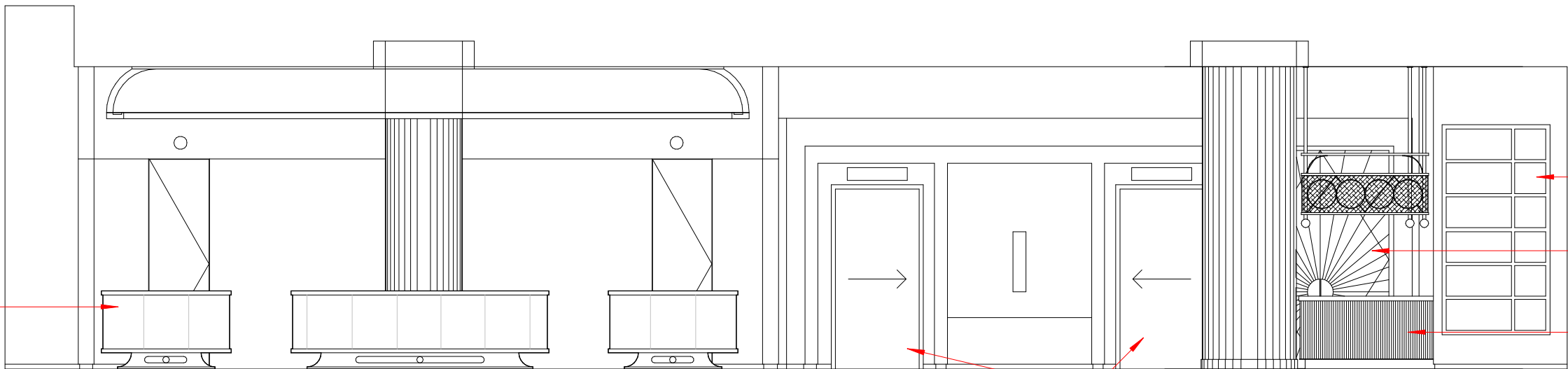
ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD

NEW CAFE LOCATION BETWEEN  
EXISTING LOBBY COLUMNS

GLAZING AT NEW WALL TO SUPPORT DIRECT  
VIEWS INTO HOLIDAY CLUB BEYOND

REMOVABLE FF&E BETWEEN  
LOBBY AND HOLIDAY CLUB

RECEPTION DESK  
PODS



GRAB & GO MILLWORK  
STATION

DOORS TO PRIVATE DINING  
(BEYOND)

NEW CAFE LOCATION BETWEEN  
EXISTING LOBBY COLUMNS

ELEVATORS

### 3. LOBBY/CAFE (LOOKING NORTH)

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



## LEVEL 01 AREA 1 - LOBBY /CAFÉ INTERIOR ELEVATIONS

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IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



## LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING EAST TOWARDS HOLIDAY CLUB)

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IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



## LEVEL 01 AREA 1 - LOBBY RENDERING (LOOKING TOWARDS HOLIDAY CLUB)

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IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



## LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING SOUTH)

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## LEVEL 01 AREA 1 - MILLWORK WALL RENDERING

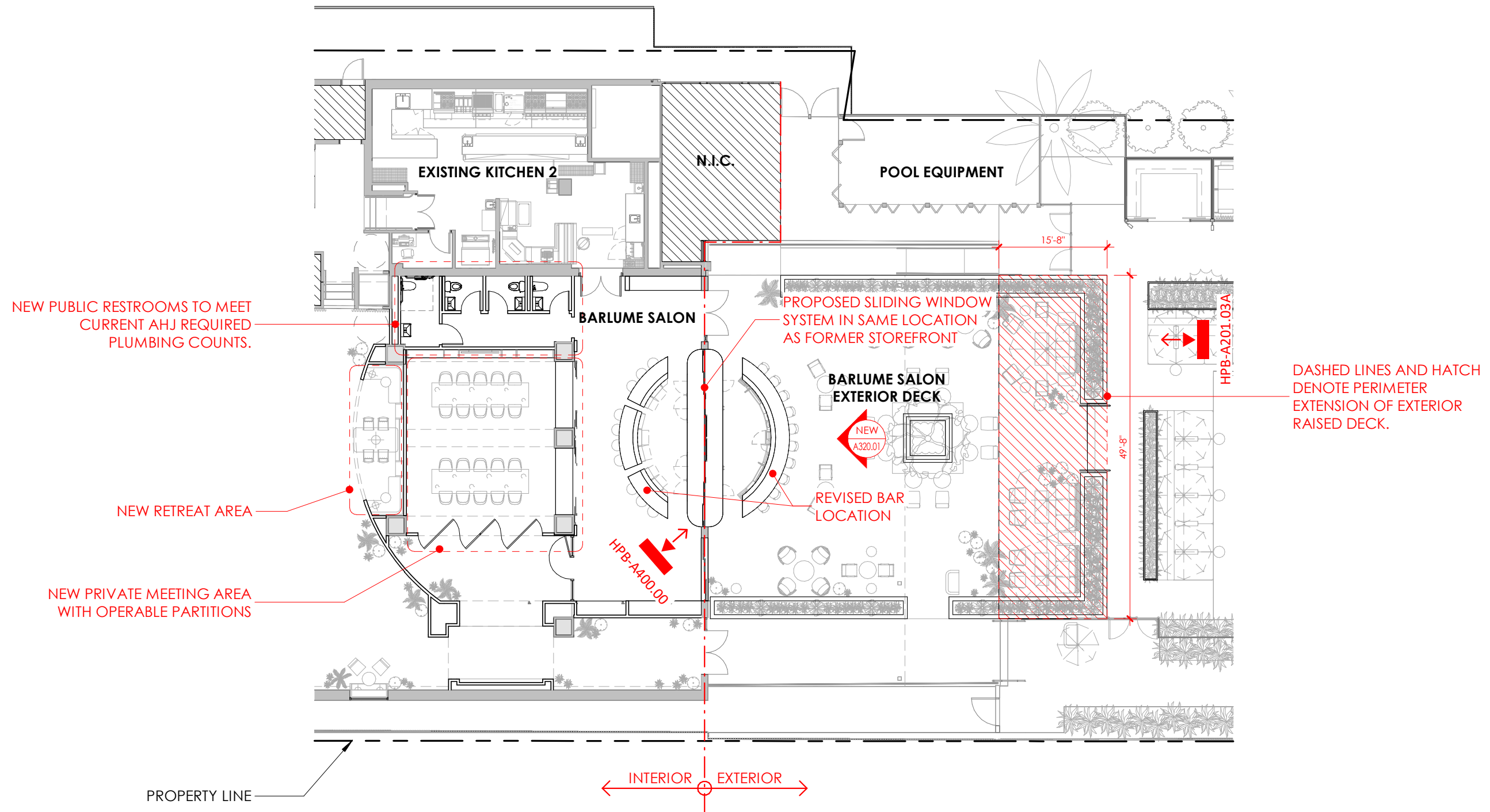
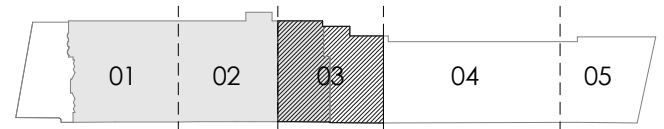
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## LEVEL 01 AREA 3 - PROPOSED PLAN (RESTAURANT/BARLUME SALON)

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EXISTING CANVAS CANOPY TO BE REFURBISHED.  
CANOPY STRUCTURE TO REMAIN.  
CANVAS TO BE REPLACED IN-KIND.

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## LEVEL 01 AREA 3 - EXTENDED EXTERIOR RAISED DECK RENDERING

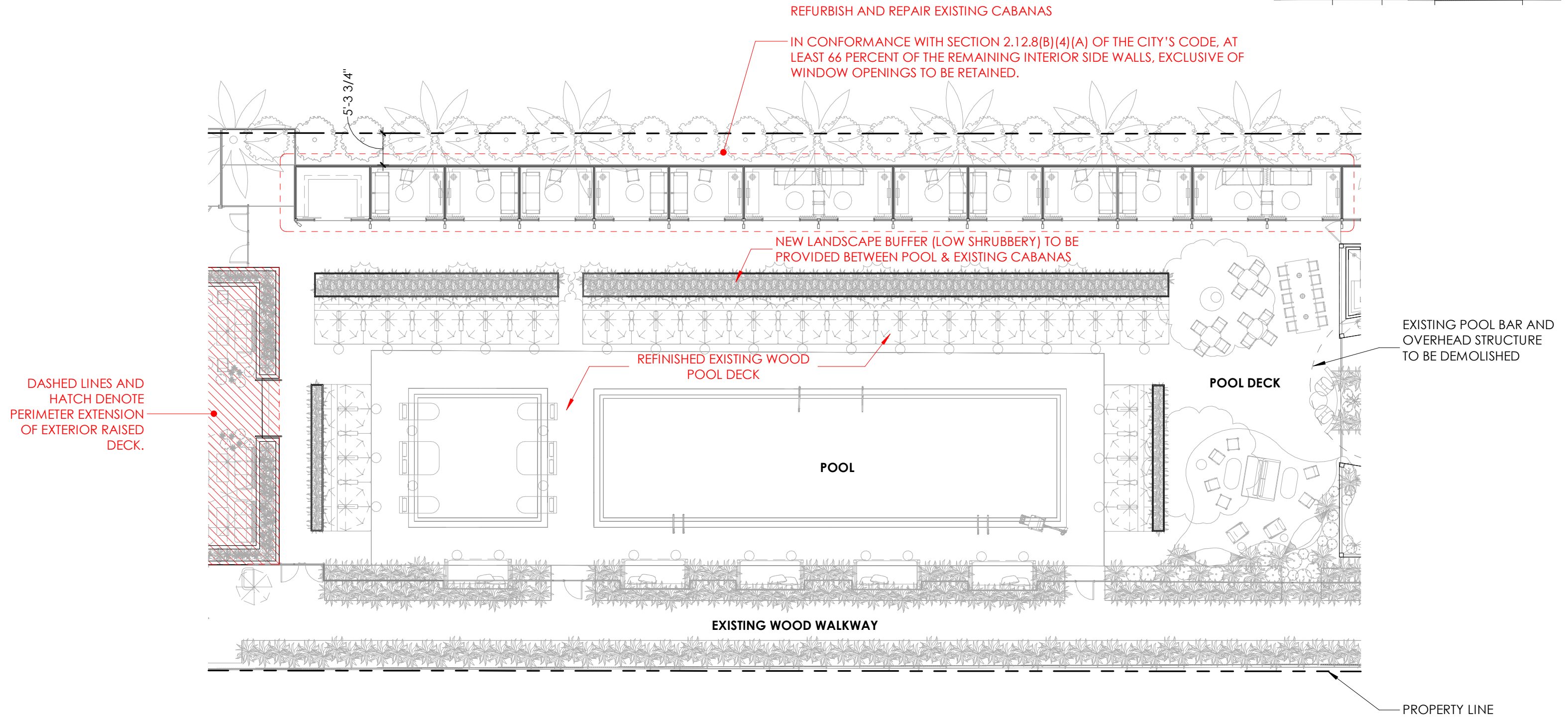
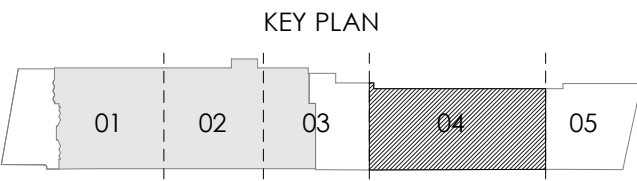
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LEVEL 01 AREA 4 - PROPOSED PLAN (BARLUME POOL)

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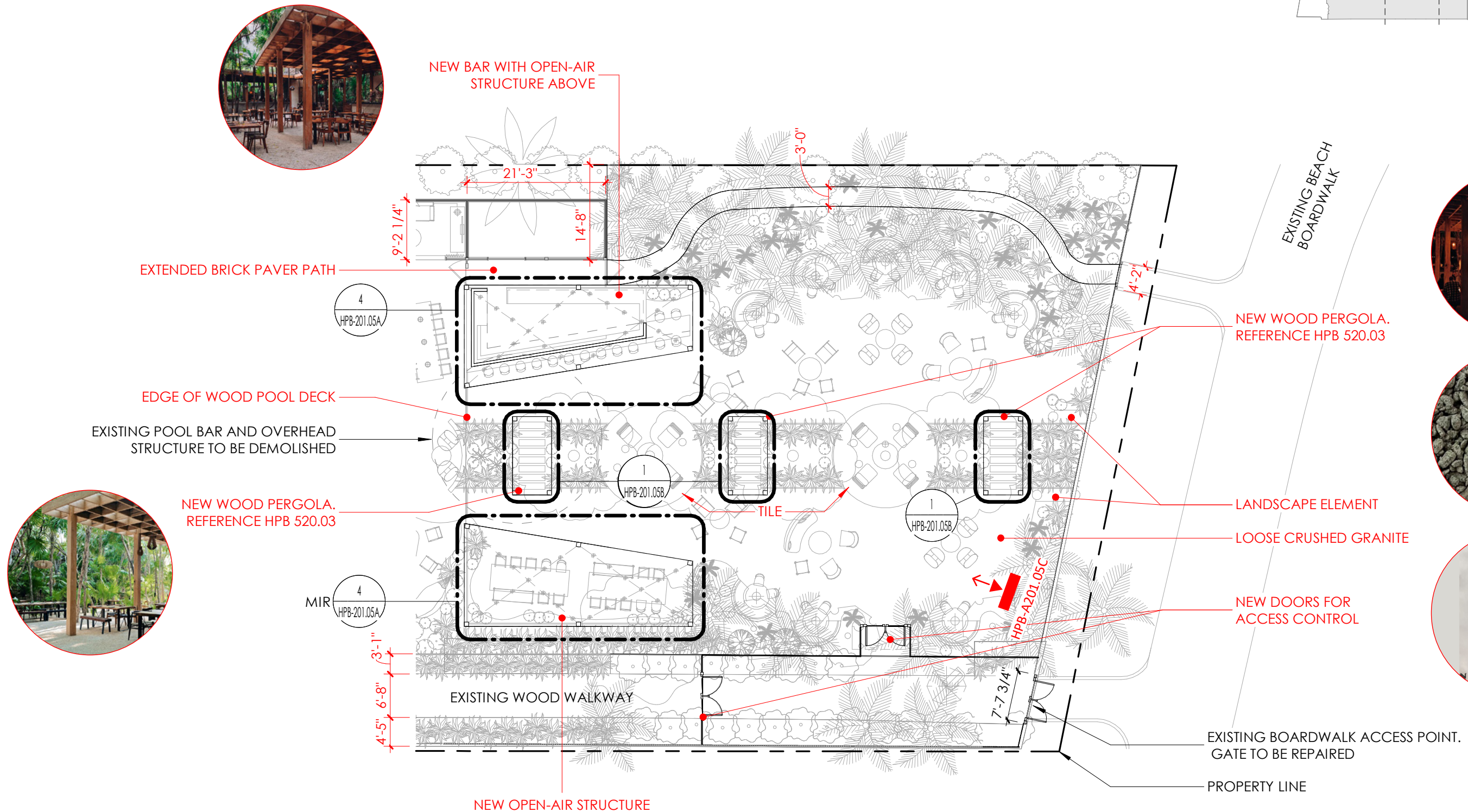
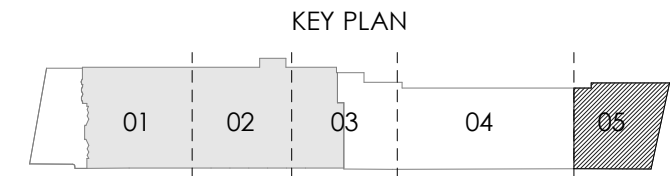
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GENERAL NOTE: REFER TO ATTACHMENTS B AND C FOR LANDSCAPE INFORMATION.



## LEVEL 01 AREA 5 - PROPOSED PLAN (BARLUME BEACH)

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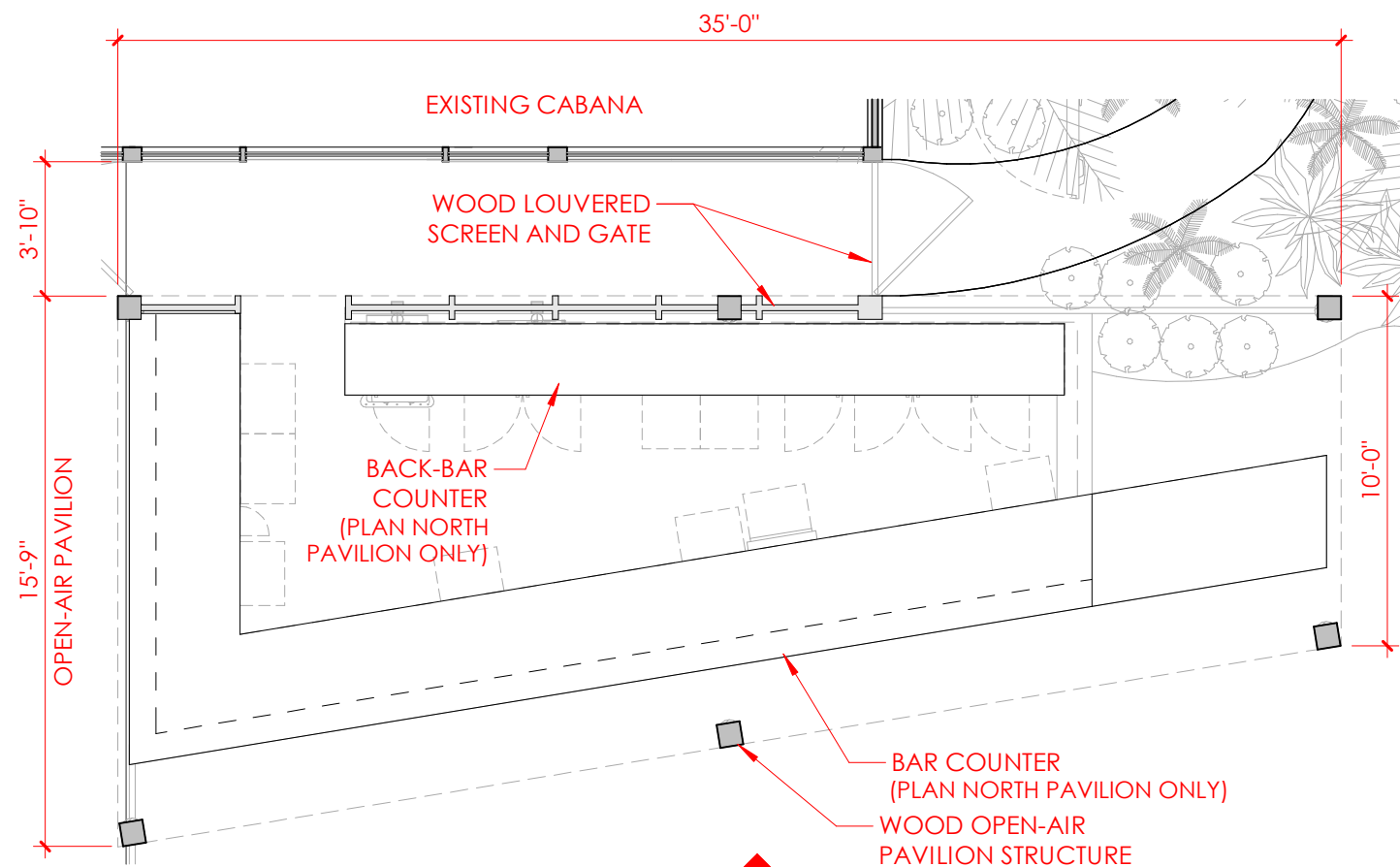
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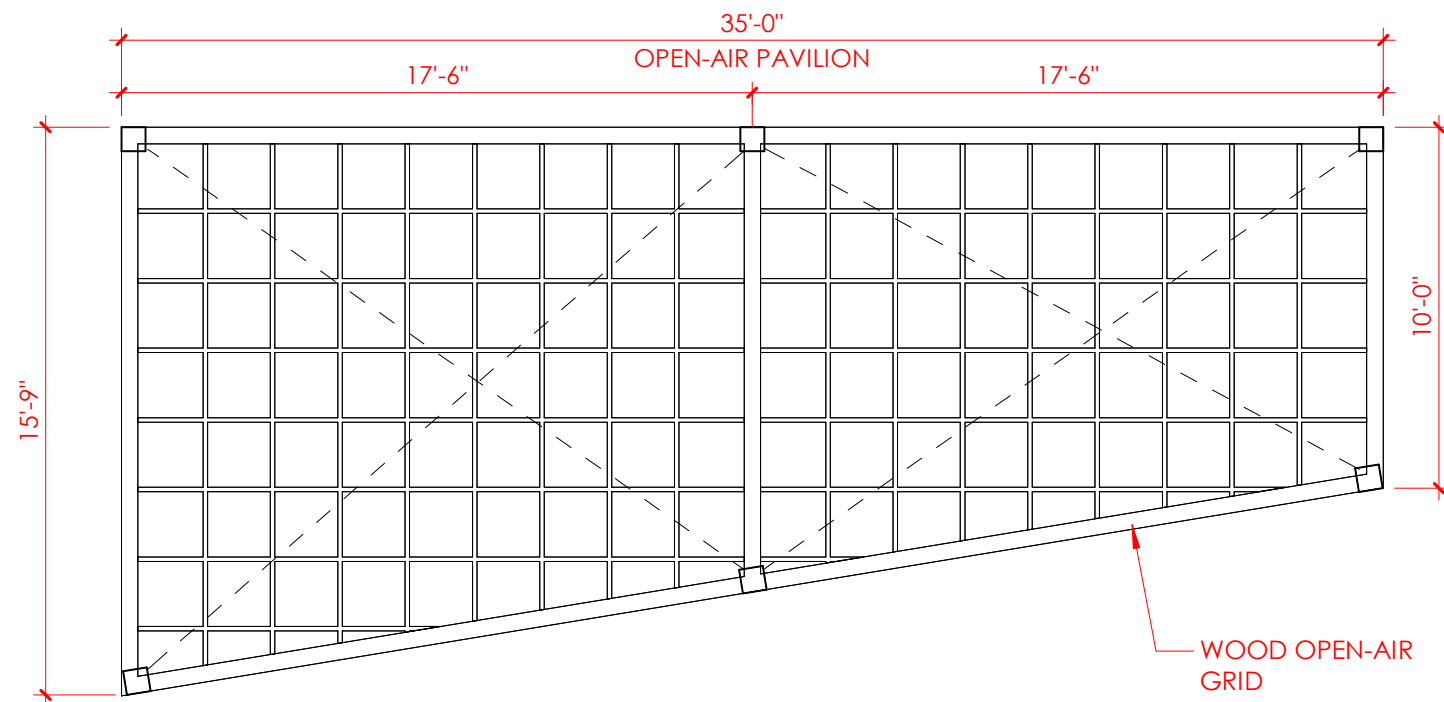
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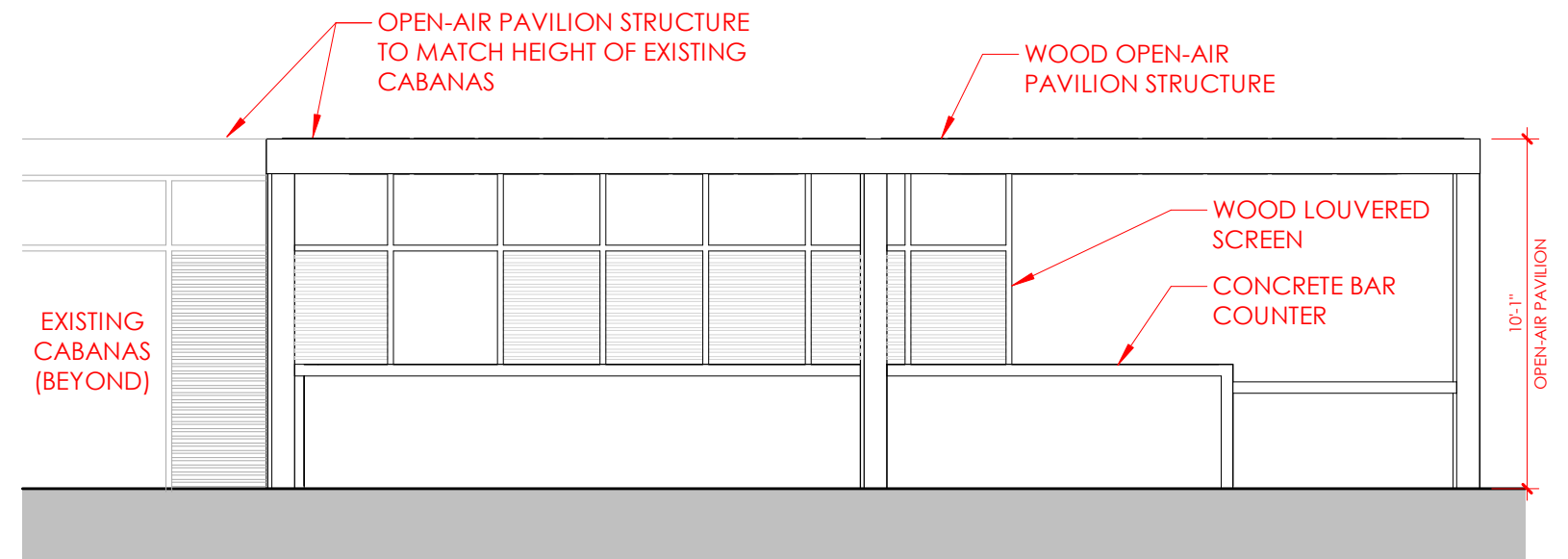




**PAVILION FLOOR PLAN**



**PAVILION REFLECTED CEILING PLAN**



**PAVILION ELEVATION**



## LEVEL 01 ENLARGED PLAN AND ELEVATIONS - REAR YARD OPEN-AIR PAVILION

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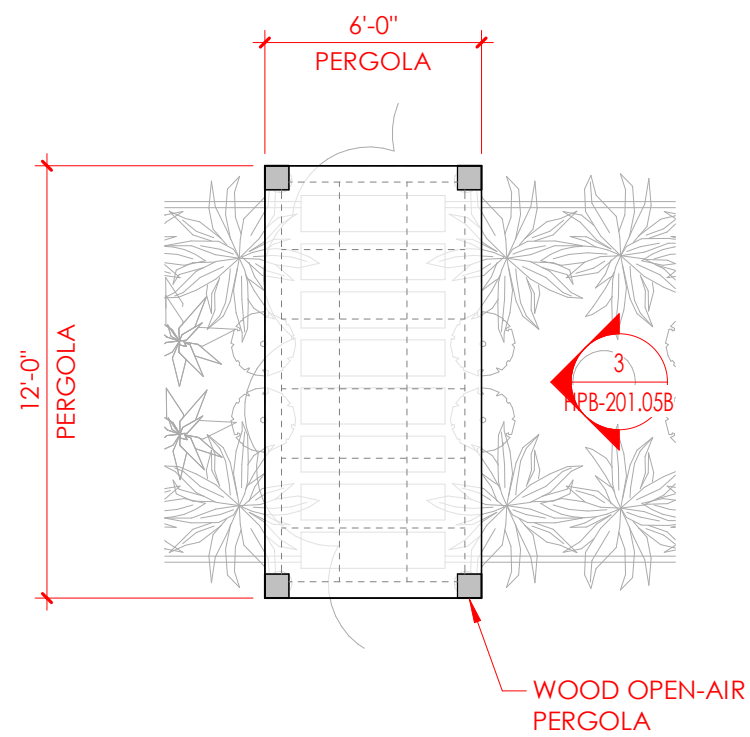
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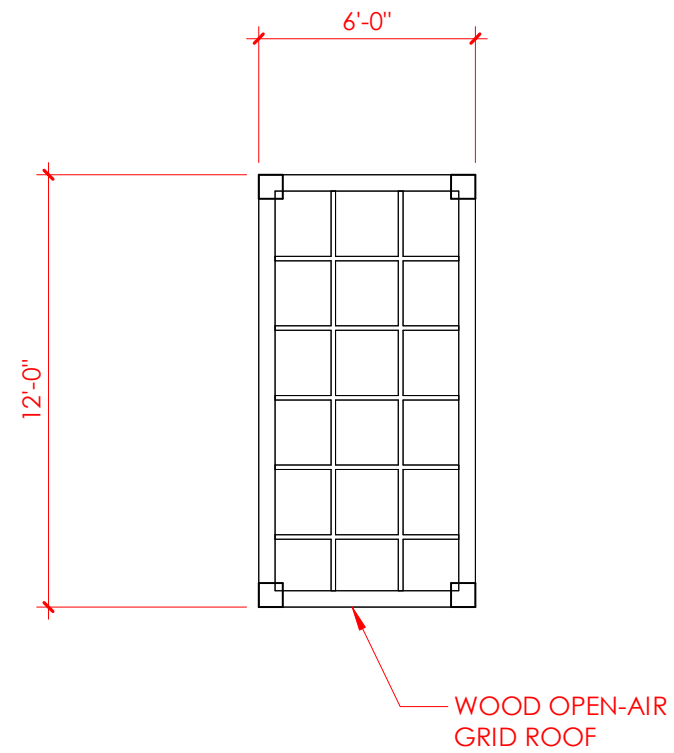
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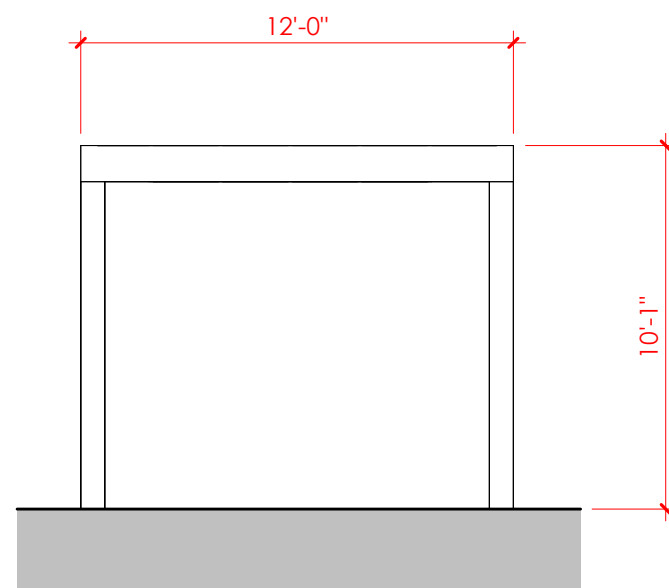




**PERGOLA FLOOR PLAN**



**PERGOLA REFLECTED CEILING PLAN**



**PERGOLA ELEVATION**

**NOTE:** PERGOLA HEIGHT TO MATCH HEIGHT OF EXISTING CABANAS



PERGOLA CONCEPT IMAGE



## LEVEL 01 ENLARGED PLAN AND ELEVATIONS - REAR YARD OPEN-AIR PERGOLA

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## LEVEL 01 AREA 5 - BARLUME BEACH RENDERING

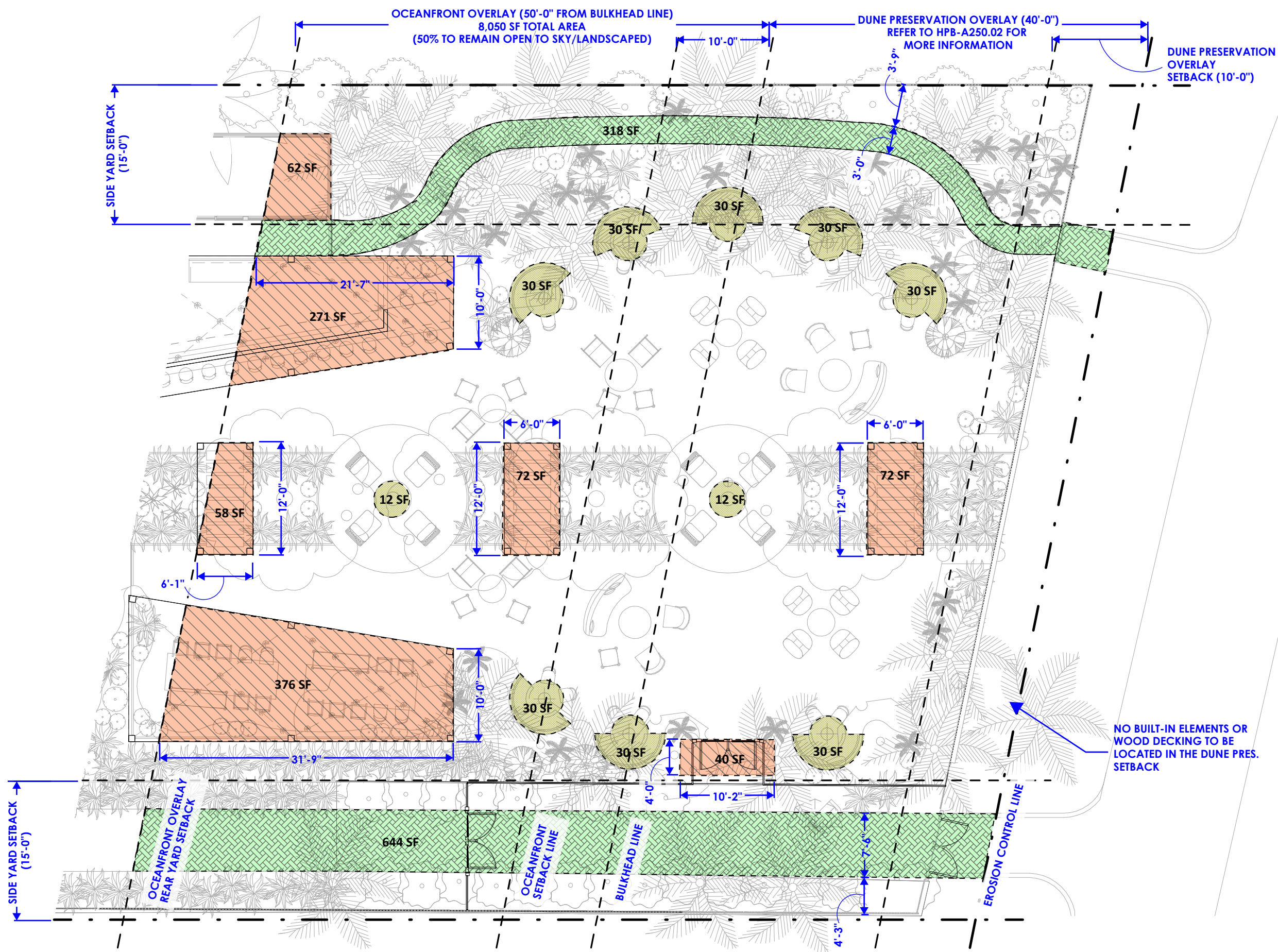
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**LEGEND**

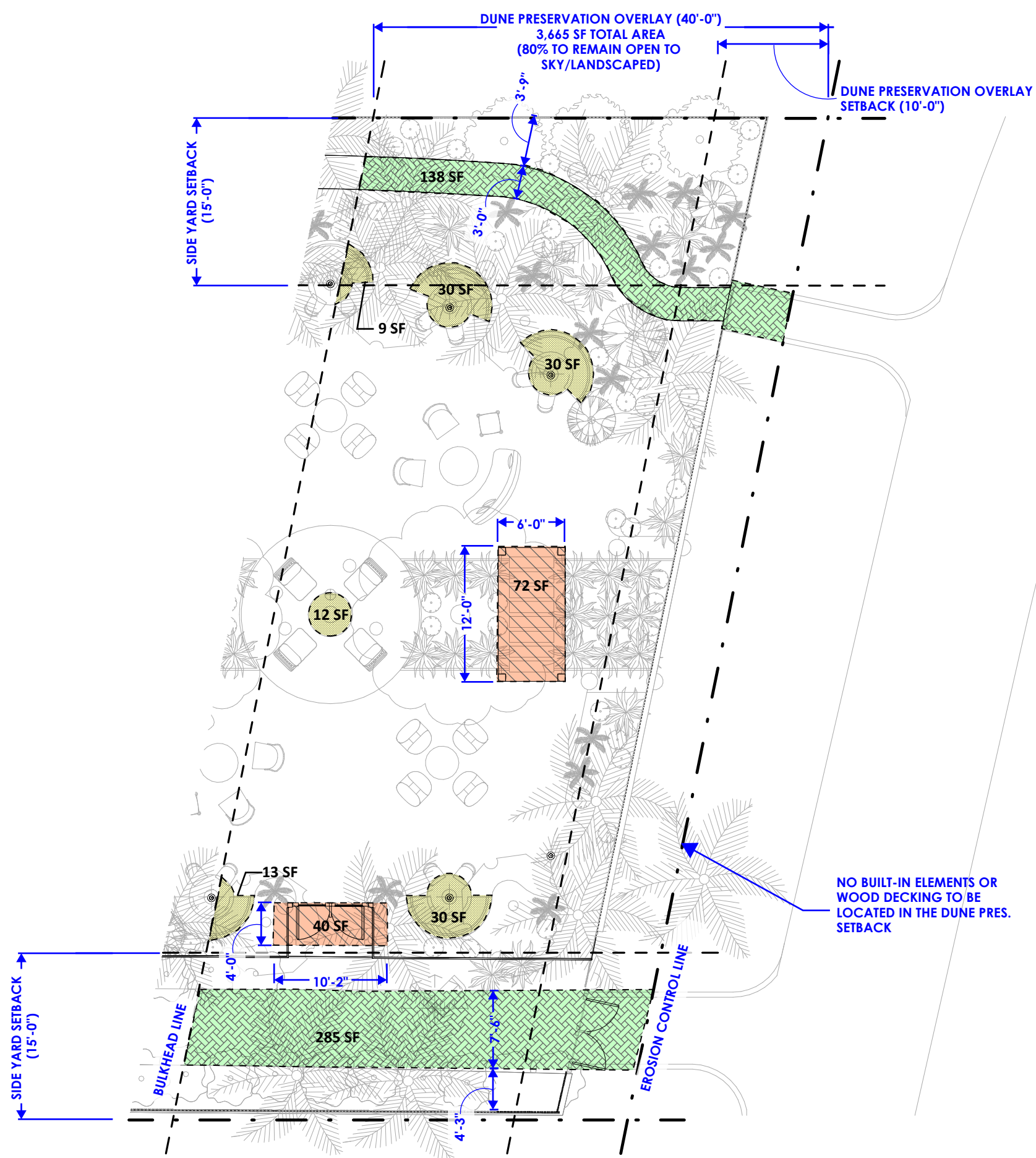
- BUILT-IN FF&E ELEMENTS
- TRELLIS STRUCTURES
- WOOD DECK SURFACE/ WALKWAY

**OCEANFRONT OVERLAY  
OPEN SPACE CALCULATIONS:**

ALLOWABLE ENCROACHMENTS (50% OF OVERALL SF):	4,025 SF
BUILT-IN FF&E:	264 SF
TRELLIS STRUCTURES:	951 SF
WOOD DECK SURFACES/WALKWAYS:	962 SF
<b>TOTAL ENCROACHMENTS:</b>	<b>2,177 SF</b>







LEGEND	
	BUILT-IN FF&E ELEMENTS
	TRELLIS STRUCTURES
	WOOD DECK SURFACE/ WALKWAY

DUNE PRESERVATION OVERLAY OPEN SPACE CALCULATIONS:	
ALLOWABLE ENCROACHMENTS (20% OF OVERALL SF):	733 SF
BUILT-IN FF&E:	124 SF
TRELLIS STRUCTURES:	112 SF
WOOD DECK SURFACES/WALKWAYS:	423 SF
<b>TOTAL ENCROACHMENTS:</b>	<b>659 SF</b>



## REAR YARD OPEN SPACE DIAGRAM AT DUNE PRESERVATION OVERLAY

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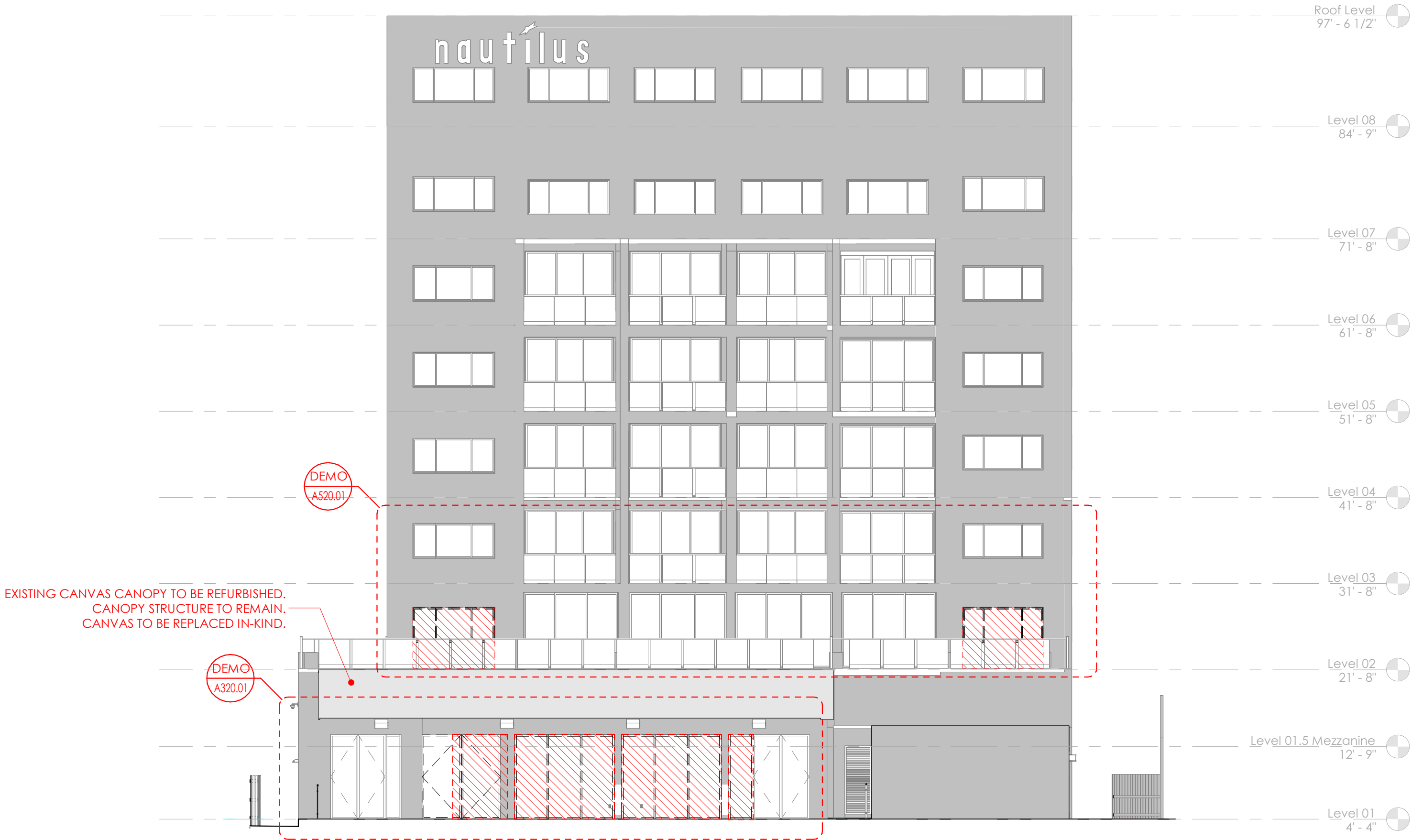
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SCALE 3/32" = 1'-0"

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# EAST ELEVATION - OVERALL DEMOLITION SCOPE

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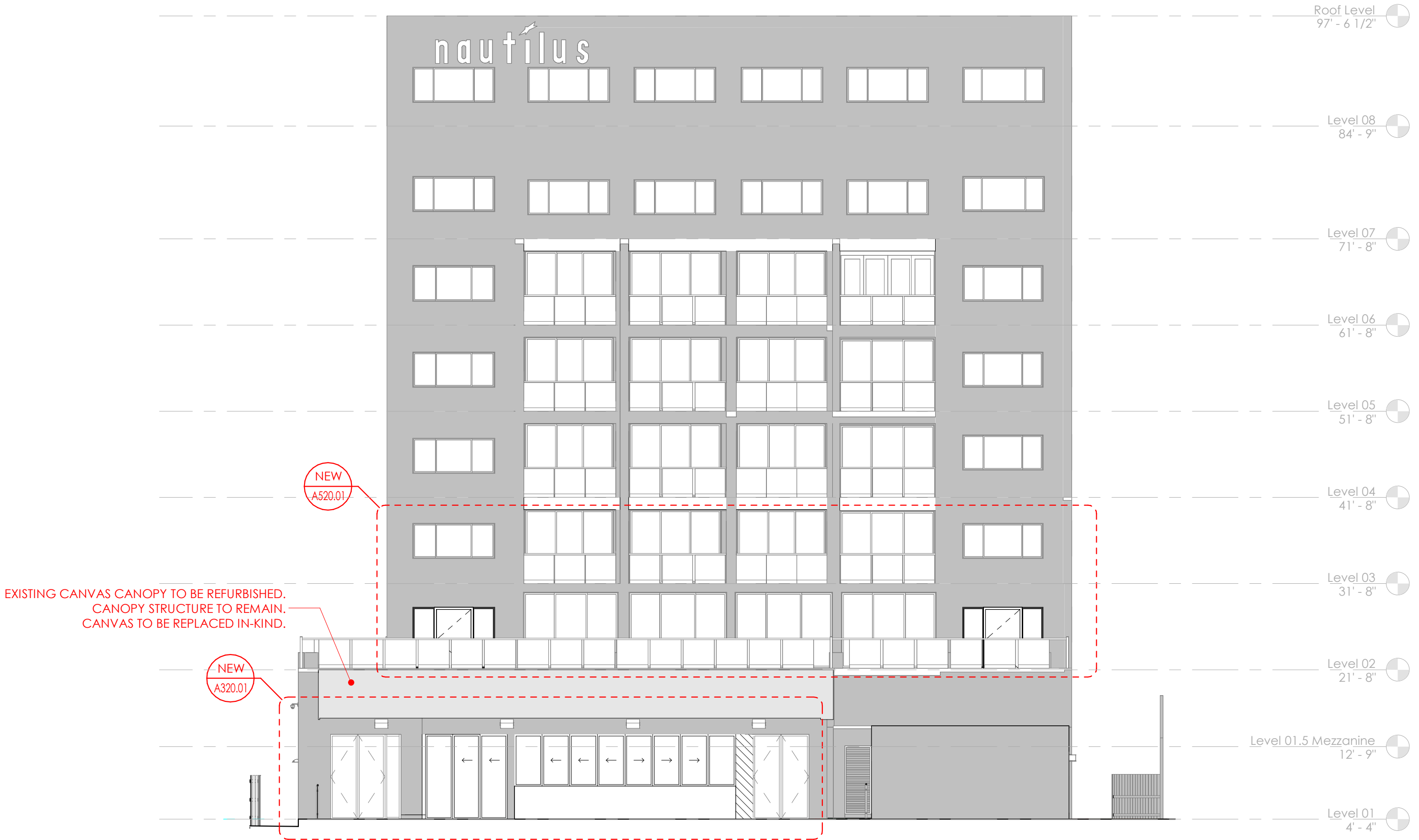
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SCALE 3/32" = 1'-0"

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## EAST ELEVATION - OVERALL PROPOSED SCOPE

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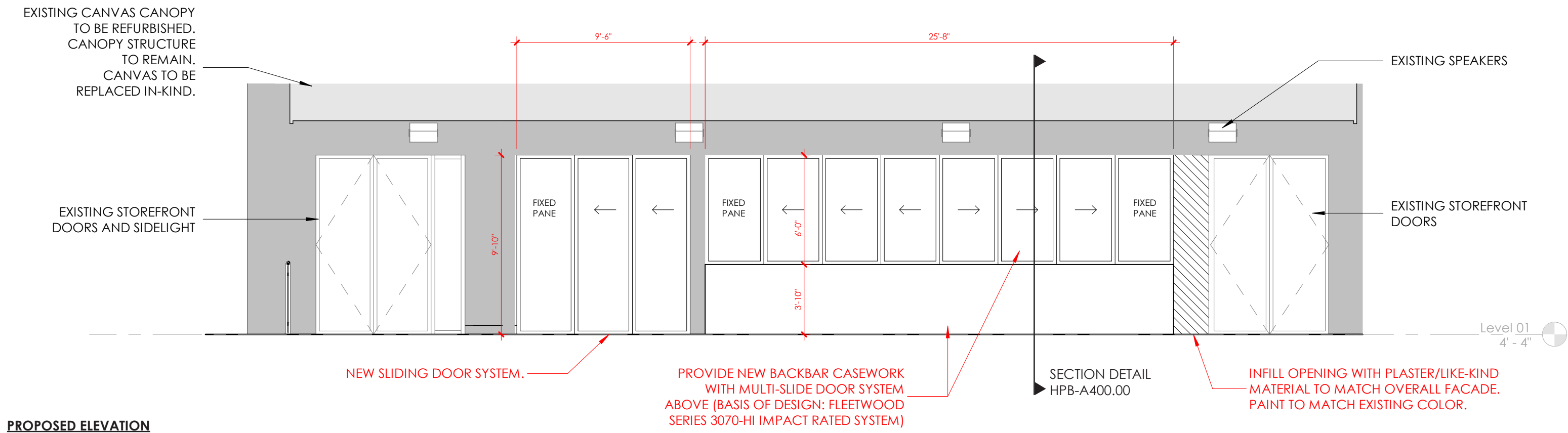
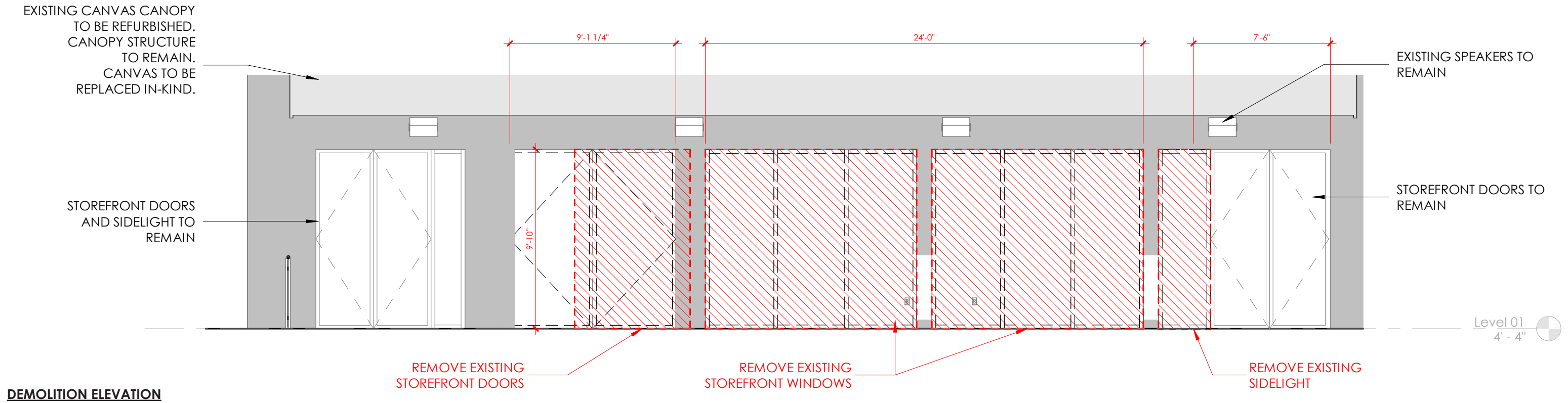
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SCALE 3/32" = 1'-0"

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## LEVEL 01 ENLARGED ELEVATIONS - EAST FACADE (BARLUME SALON EXTERIOR)

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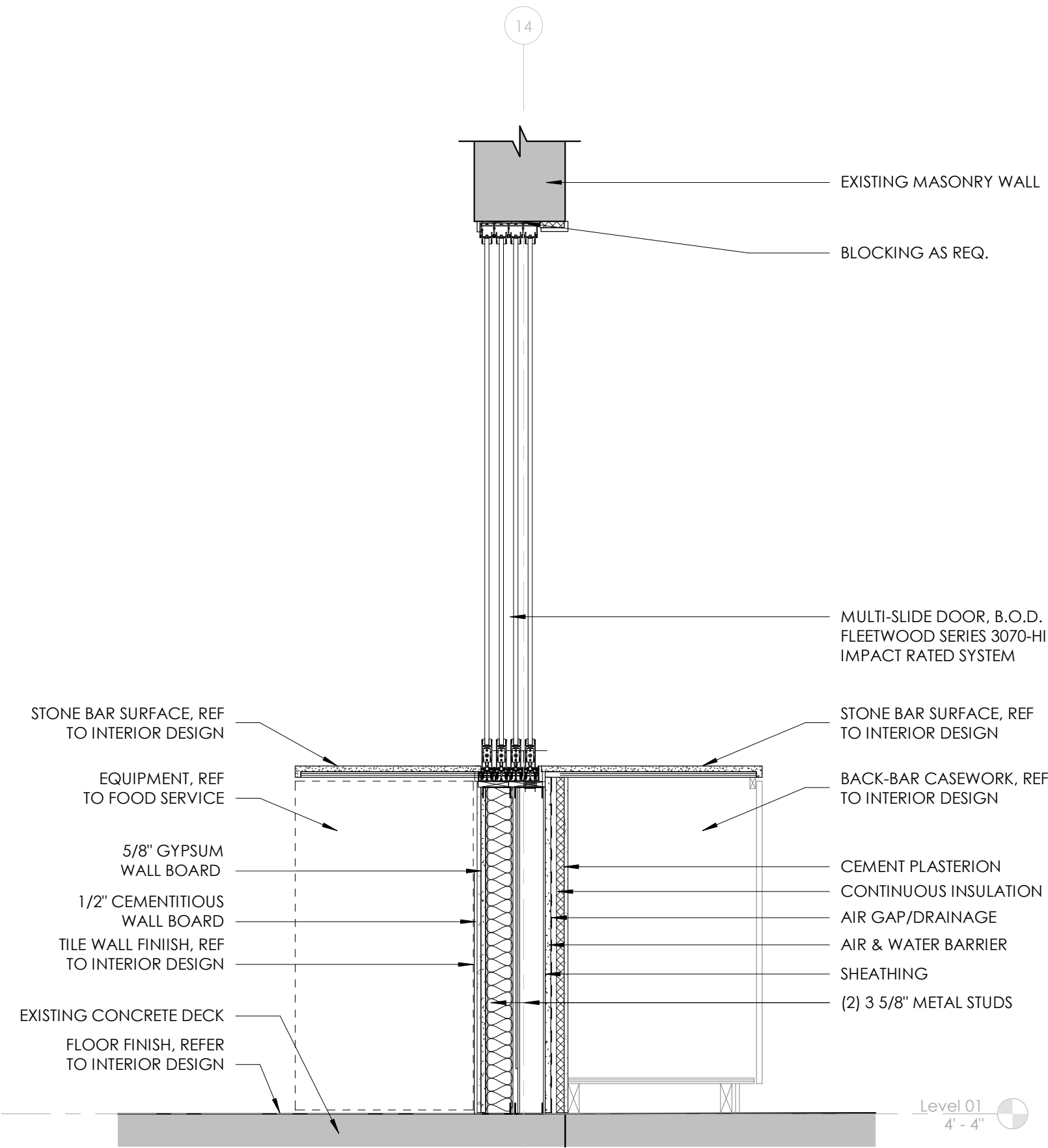
HPB-A320.01





**BARLUME SALON BAR LOOKING TOWARDS TERRACE**

IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



**SECTION DETAIL AT BARLUME SALON BAR - NOT TO SCALE**



## LEVEL 01 ENLARGED BARLUME SALON EXTERIOR RENDERINGS & DETAILS

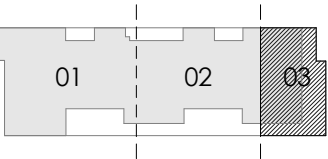
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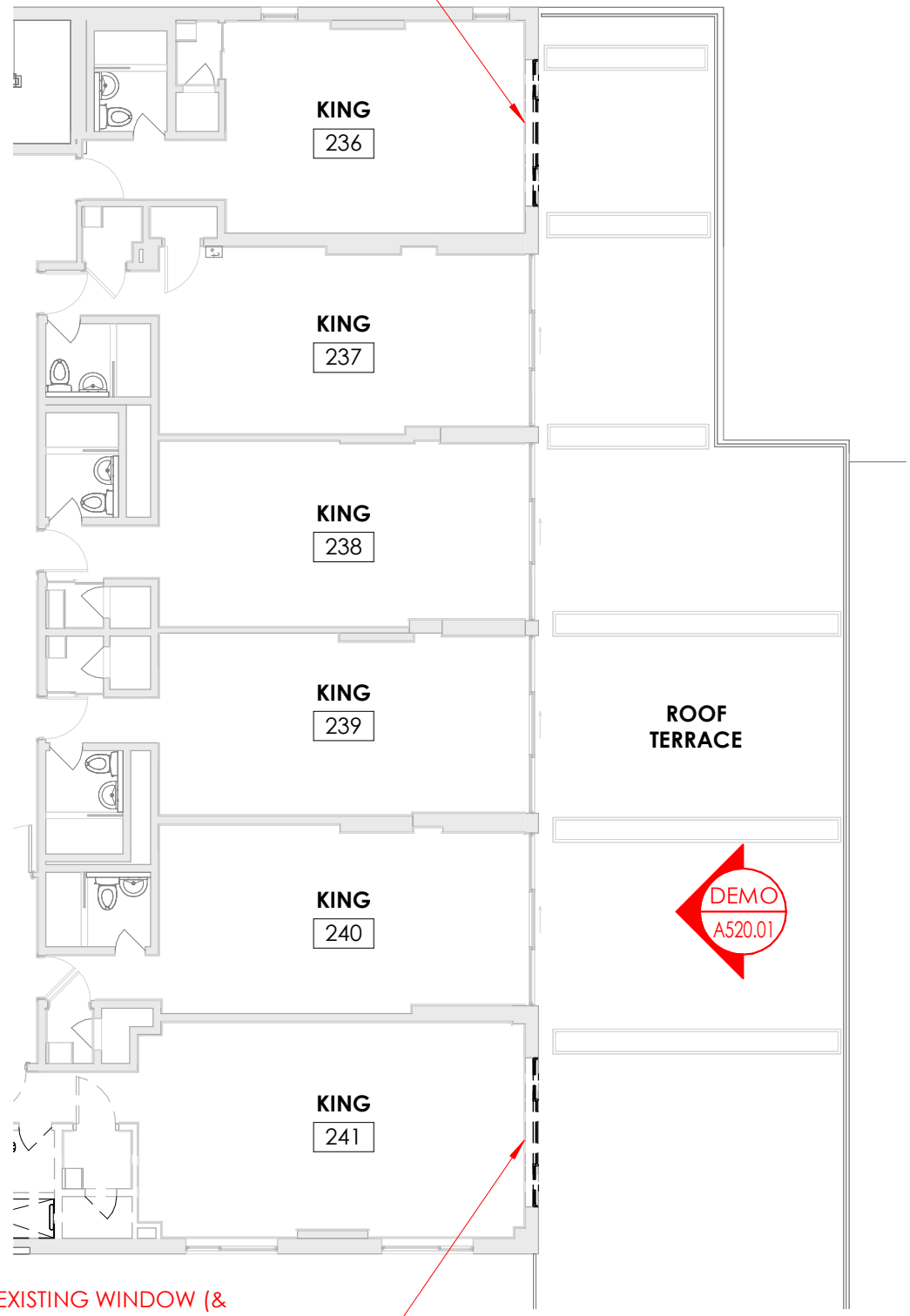
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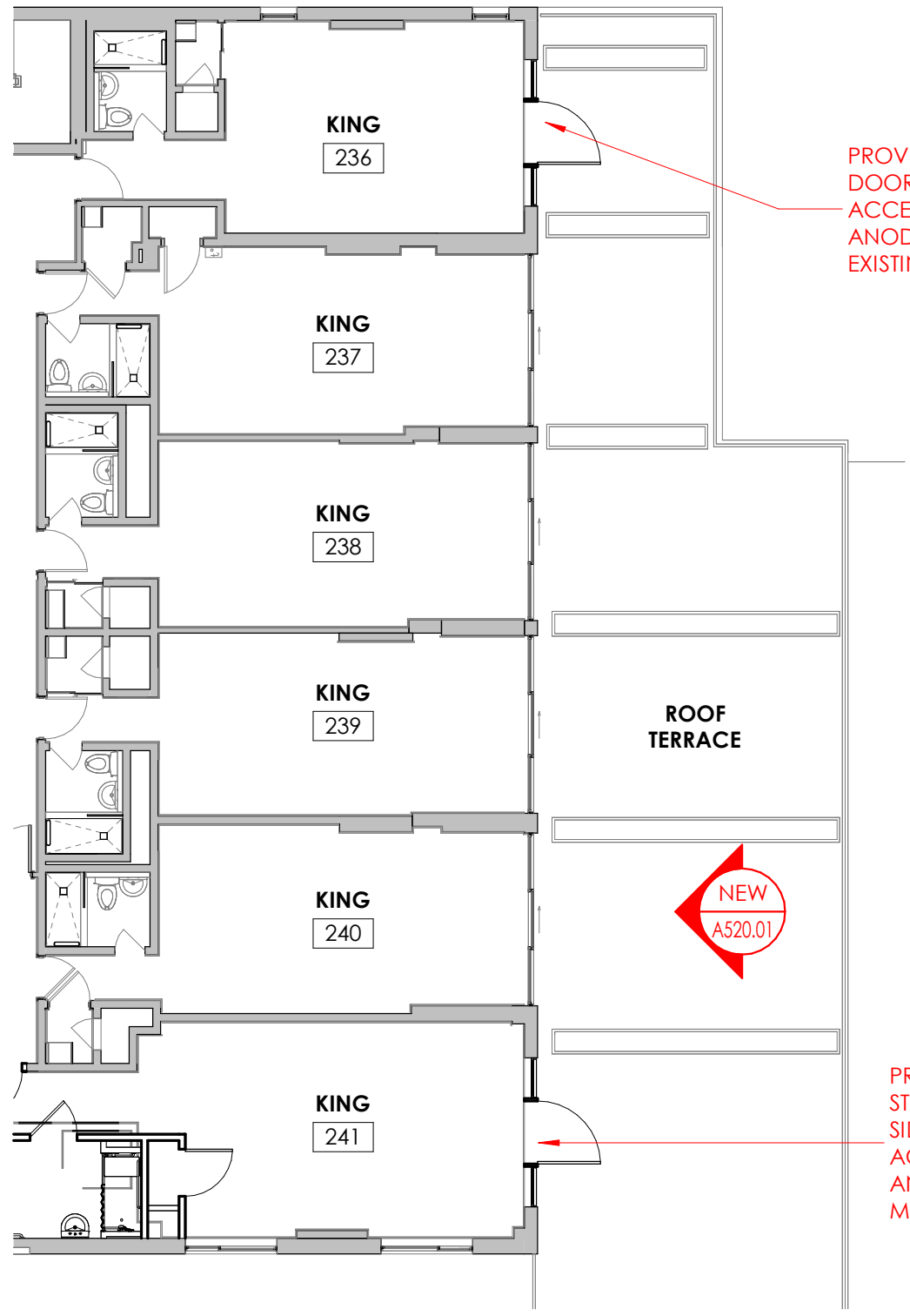
REMOVE EXISTING WINDOW (&  
SILL WALL BELOW) DOWN TO  
LEVEL 02 SLAB



REMOVE EXISTING WINDOW (&  
SILL WALL BELOW) DOWN TO  
LEVEL 02 SLAB

LEVEL 2 - DEMOLITION PLAN

PROVIDE NEW FULL-LITE STOREFRONT  
DOOR WITH SIDELIGHTS FOR TERRACE  
ACCESS. FRAME COLOR TO BE  
ANODIZED ALUMINUM TO MATCH  
EXISTING WINDOWS.



PROVIDE NEW FULL-LITE  
STOREFRONT DOOR WITH  
SIDELIGHTS FOR TERRACE  
ACCESS. FRAME COLOR TO BE  
ANODIZED ALUMINUM TO  
MATCH EXISTING WINDOWS.

LEVEL 2 - PROPOSED PLAN



# LEVEL 02 ENLARGED PLANS - EAST FACADE TERRACE ACCESS

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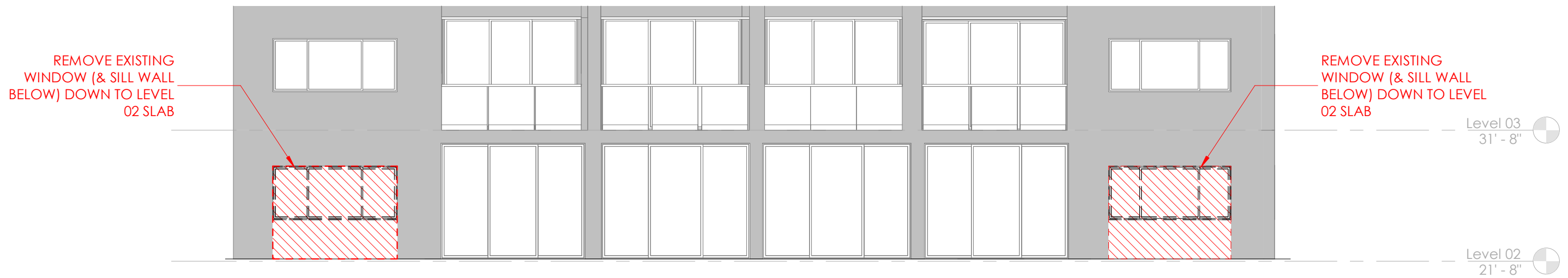
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SCALE 3/32" = 1'-0"

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DEMOLITION ELEVATION



PROPOSED ELEVATION



## LEVEL 02 ENLARGED ELEVATIONS - EAST FACADE TERRACE ACCESS

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SCALE 1/8" = 1'-0"

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THANK YOU

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