

# 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
- REPLACE EXISTING EXTERIOR WINDOWS WITH NEW SLIDING DOOR SYSTEM

##### *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 TRELIS STRUCTURES

#### **LEVEL 02:**

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

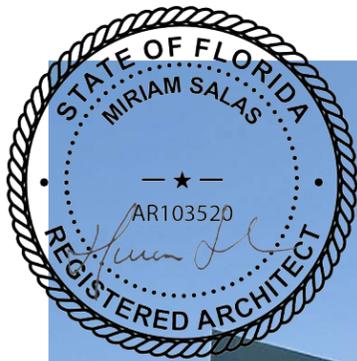


TABLE OF CONTENTS	HPB-G002.00
ZONING INFORMATION	HPB-G003.00
LOCATION PLAN	HPB-G004.00
SITE & EXTERIOR PHOTOS	HPB-G007.01A-D
INTERIOR PHOTOS	HPB-G007.02A-E
CONTEXT (SURROUNDING AREA) PHOTOS	HPB-G007.03
HISTORIC LOBBY PLAN	HPB-G008.00
LEVEL 01 - EXISTING SITE/OVERALL PLAN	HPB-AD001
LEVEL 01 AREA 1 - DEMOLITION PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)	HPB-AD201.01
LEVEL 01 AREA 3 - DEMOLITION PLAN (RESTAURANT/BARLUME SALON)	HPB-AD201.03
LEVEL 01 AREA 4 - DEMOLITION PLAN (BARLUME POOL)	HPB-AD201.04
LEVEL 01 AREA 5 - DEMOLITION PLAN (BARLUME BEACH)	HPB-AD201.05
LEVEL 01 - PROPOSED SITE/OVERALL PLAN	HPB-A001
LEVEL 01 AREA 1 - PROPOSED PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)	HPB-A201.01
LEVEL 01 AREA 1 - ENLARGED PORTE COCHERE PLAN	HPB-A201.01A
LEVEL 01 AREA 1 - ENLARGED CAFE PLAN	HPB-A201.01B
LEVEL 01 AREA 1 - LOBBY/CAFE INTERIOR ELEVATIONS	HPB-A201.01C
LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING EAST TOWARDS HOLIDAY CLUB)	HPB-A201.01D
LEVEL 01 AREA 1 - LOBBY RENDERING (LOOKING TOWARDS HOLIDAY CLUB)	HPB-A201.01E
LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING SOUTH)	HPB-A201.01F
LEVEL 01 AREA 1 - MILLWORK PERSPECTIVE	HPB-A201.01G
LEVEL 01 AREA 3 - PROPOSED PLAN (RESTAURANT/BARLUME SALON)	HPB-A201.03
LEVEL 01 AREA 3 - EXTERIOR RAISED DECK PERSPECTIVE	HPB-A201.03A
LEVEL 01 AREA 4 - PROPOSED PLAN (BARLUME POOL)	HPB-A201.04
LEVEL 01 AREA 5 - PROPOSED PLAN (BARLUME BEACH)	HPB-A201.05
LEVEL 01 ENLARGED ELEVATIONS - REAR YARD OPEN-AIR PAVILION	HPB-A201.05A
LEVEL 01 ENLARGED ELEVATIONS - REAR YARD OPEN-AIR PERGOLA	HPB-A201.05B
LEVEL 01 AREA 5 - BARLUME BEACH PERSPECTIVE	HPB-A201.05C
REAR YARD OPEN SPACE DIAGRAM AT OCEANFRONT OVERLAY	HPB-A250.01
REAR YARD OPEN SPACE DIAGRAM AT DUNE PRESERVATION OVERLAY	HPB-A250.02
EAST ELEVATION - OVERALL DEMOLITION SCOPE	HPB-A300.01
EAST ELEVATION - OVERALL PROPOSED SCOPE	HPB-A300.02
LEVEL 01 ENLARGED ELEVATIONS - EAST FACADE (BARLUME SALON EXTERIOR)	HPB-A320.01
LEVEL 01 ENLARGED BARLUME SALON EXTERIOR RENDERINGS & DETAILS	HPB-A400.00
LEVEL 02 ENLARGED PLANS - EAST FACADE TERRACE ACCESS	HPB-A500.01
LEVEL 02 ENLARGED ELEVATIONS - EAST FACADE TERRACE ACCESS	HPB-A520.01

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



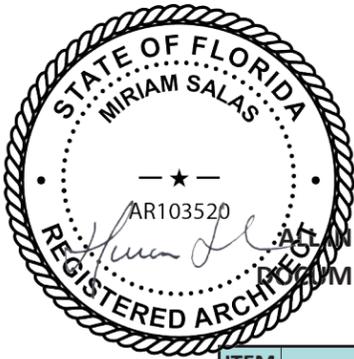
TABLE OF CONTENTS

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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 Accessory 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	Subterranean, 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	Subterranean, 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

NOTE 3

NOTE 1

NOTE 2

NOTE 3

NOTE 3

NOTE 3

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

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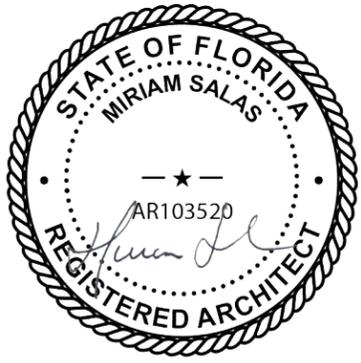


IMAGE TAKEN FROM MAP.GRIDICS.COM/US/FL



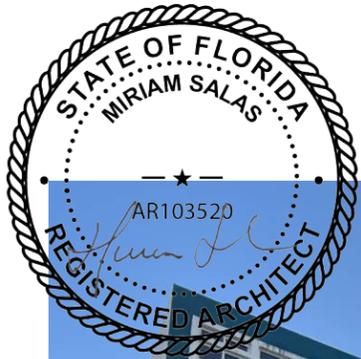
## LOCATION PLAN

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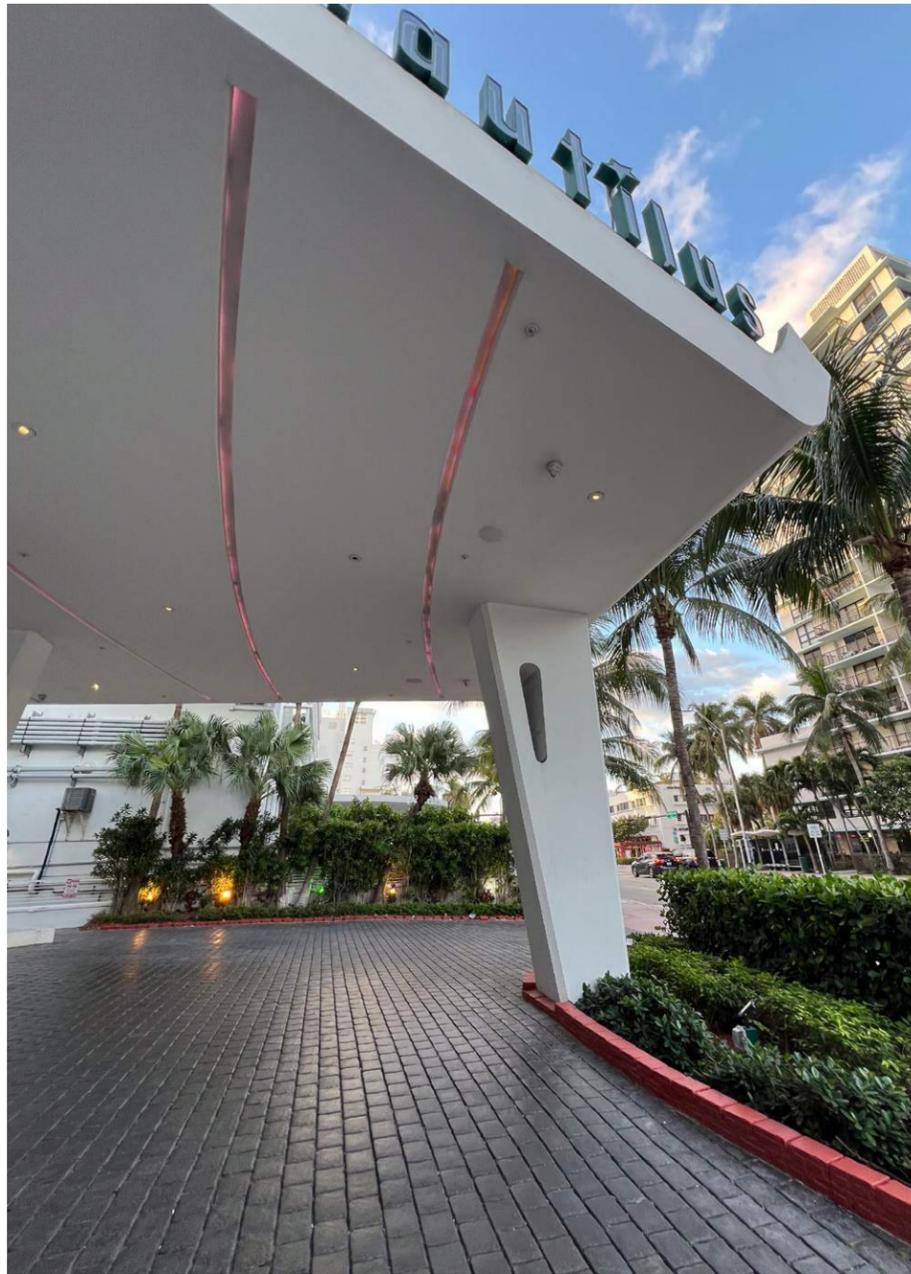
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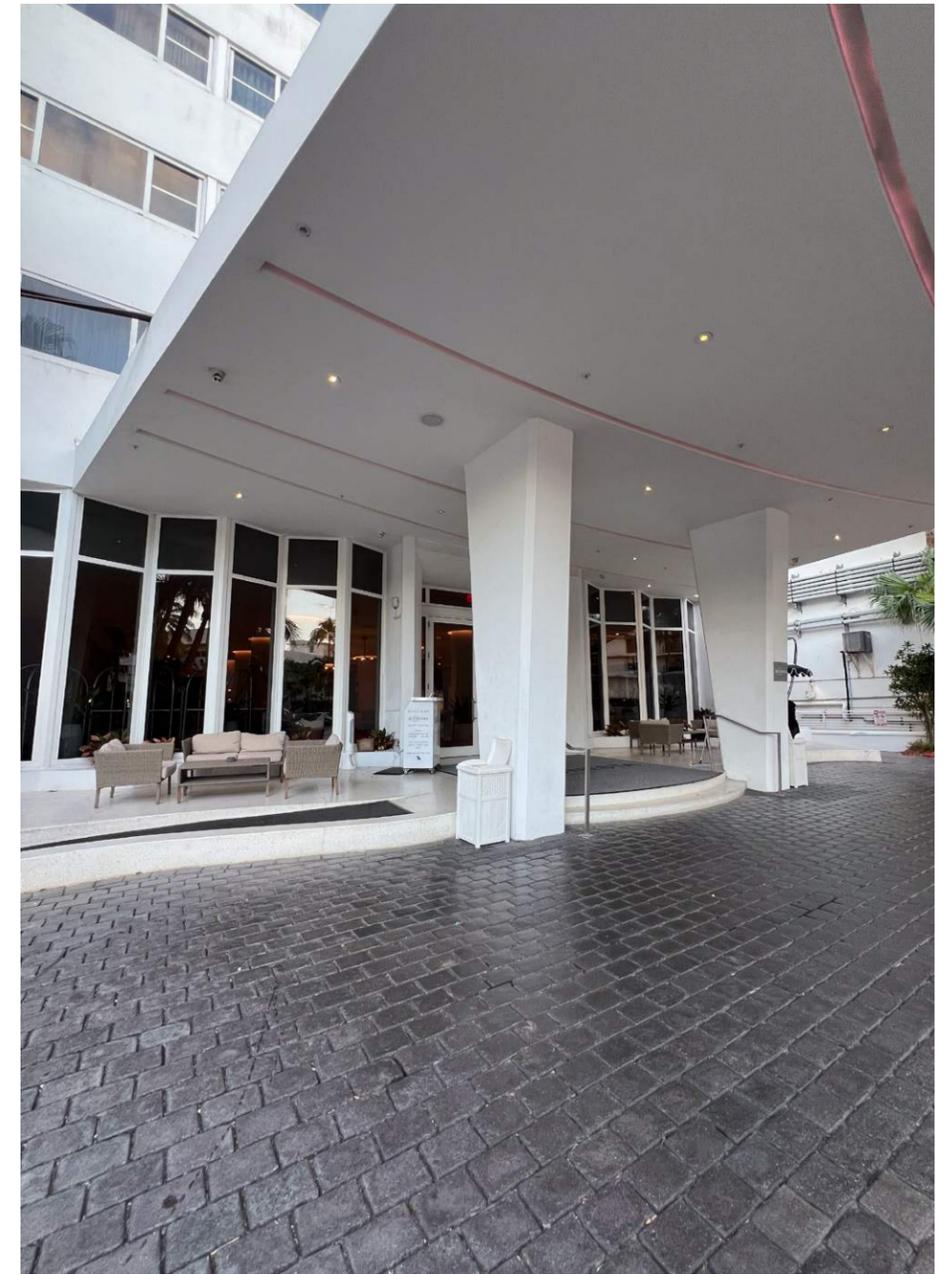
HPB-G004.00



01 EXTERIOR - ENTRANCE (WEST) FACADE - 01.03.24



02 EXTERIOR - PORT COCHERE - 01.03.24



03 EXTERIOR - MAIN ENTRANCE & PORT COCHERE - 01.03.24



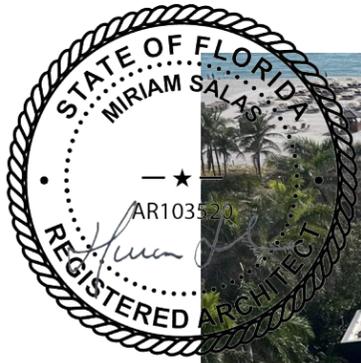
## SITE & EXTERIOR PHOTOS

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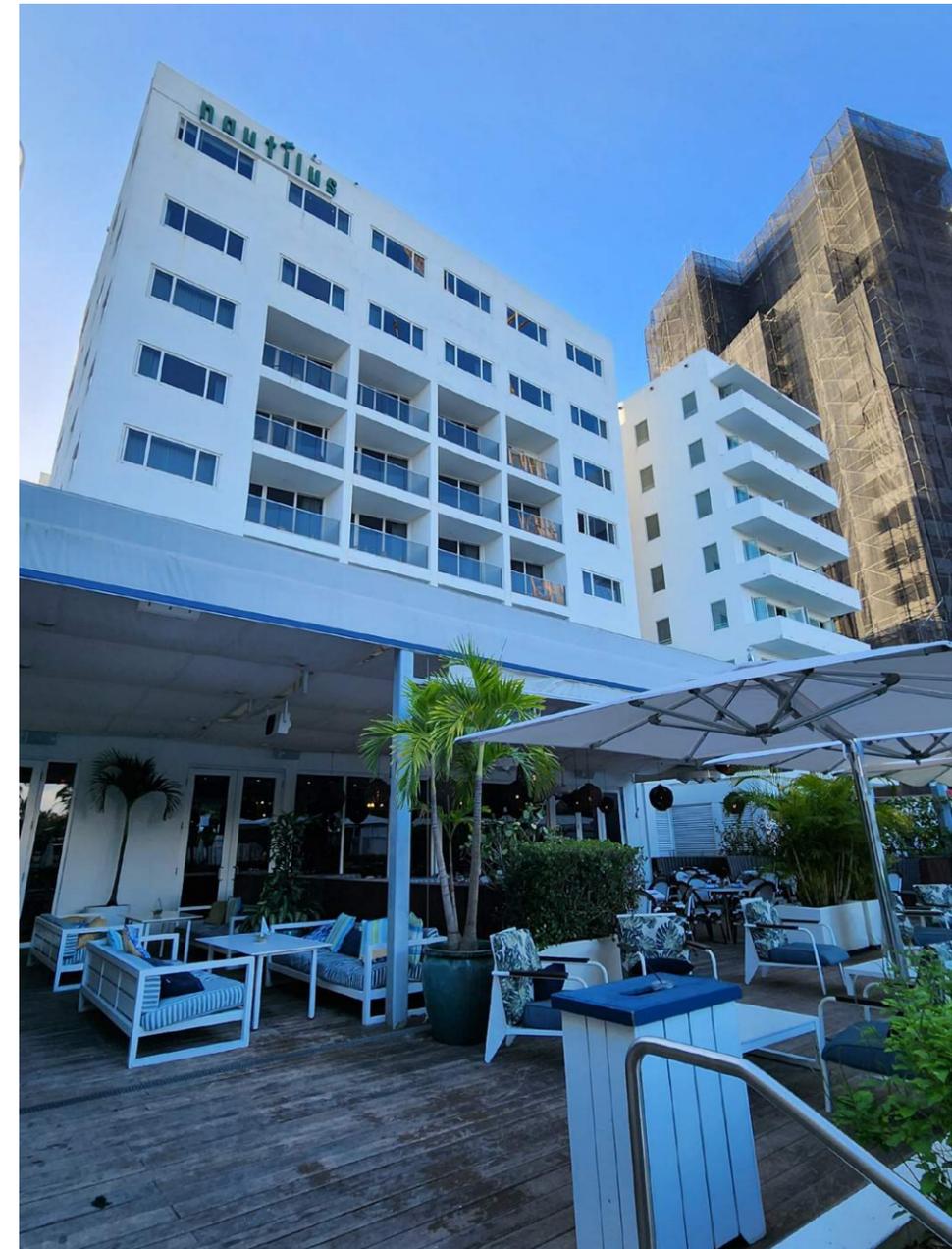
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04 EXTERIOR - BACKYARD AREA (POOL & BARLUME BEACH) - 02.29.24



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



06 EXTERIOR - POOL, LOOKING TOWARDS BEACH - 02.29.24



## SITE & EXTERIOR PHOTOS

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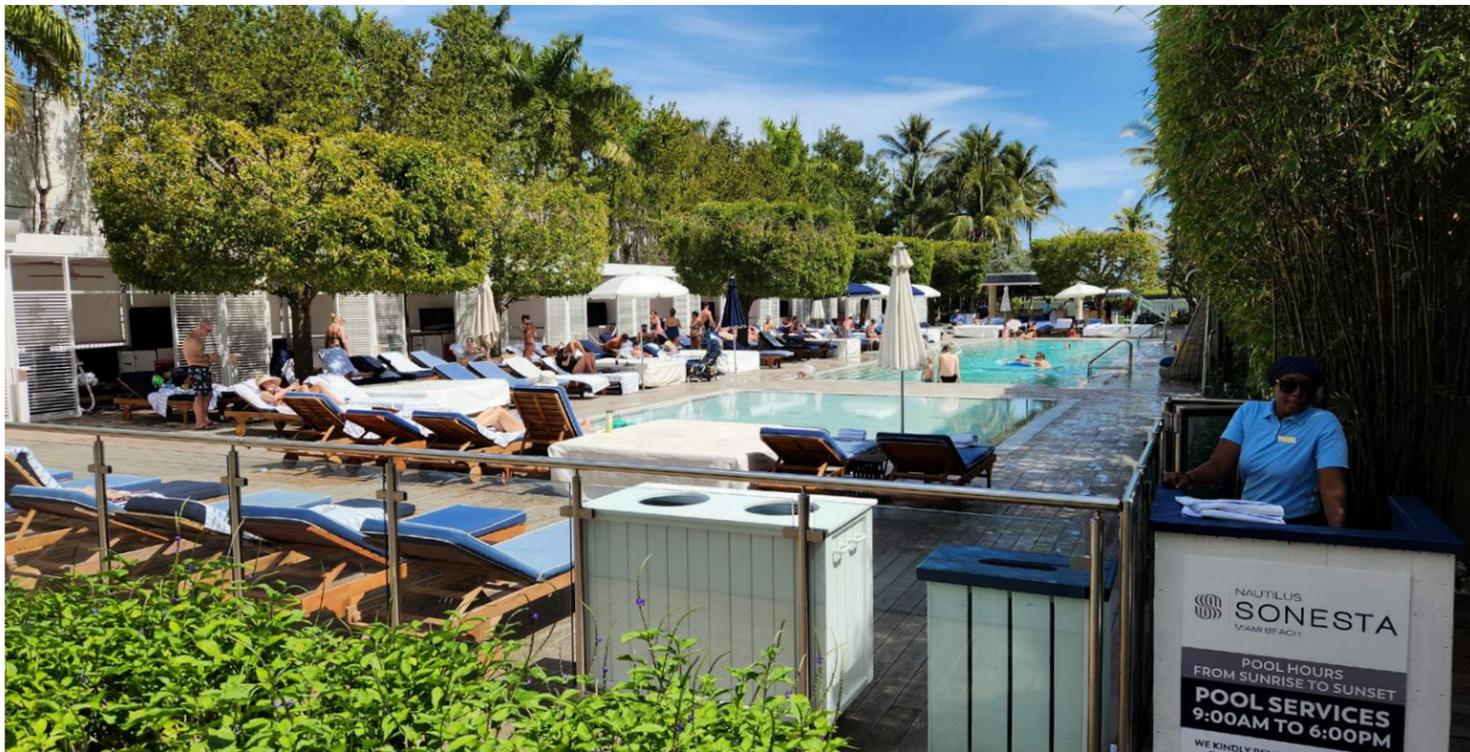
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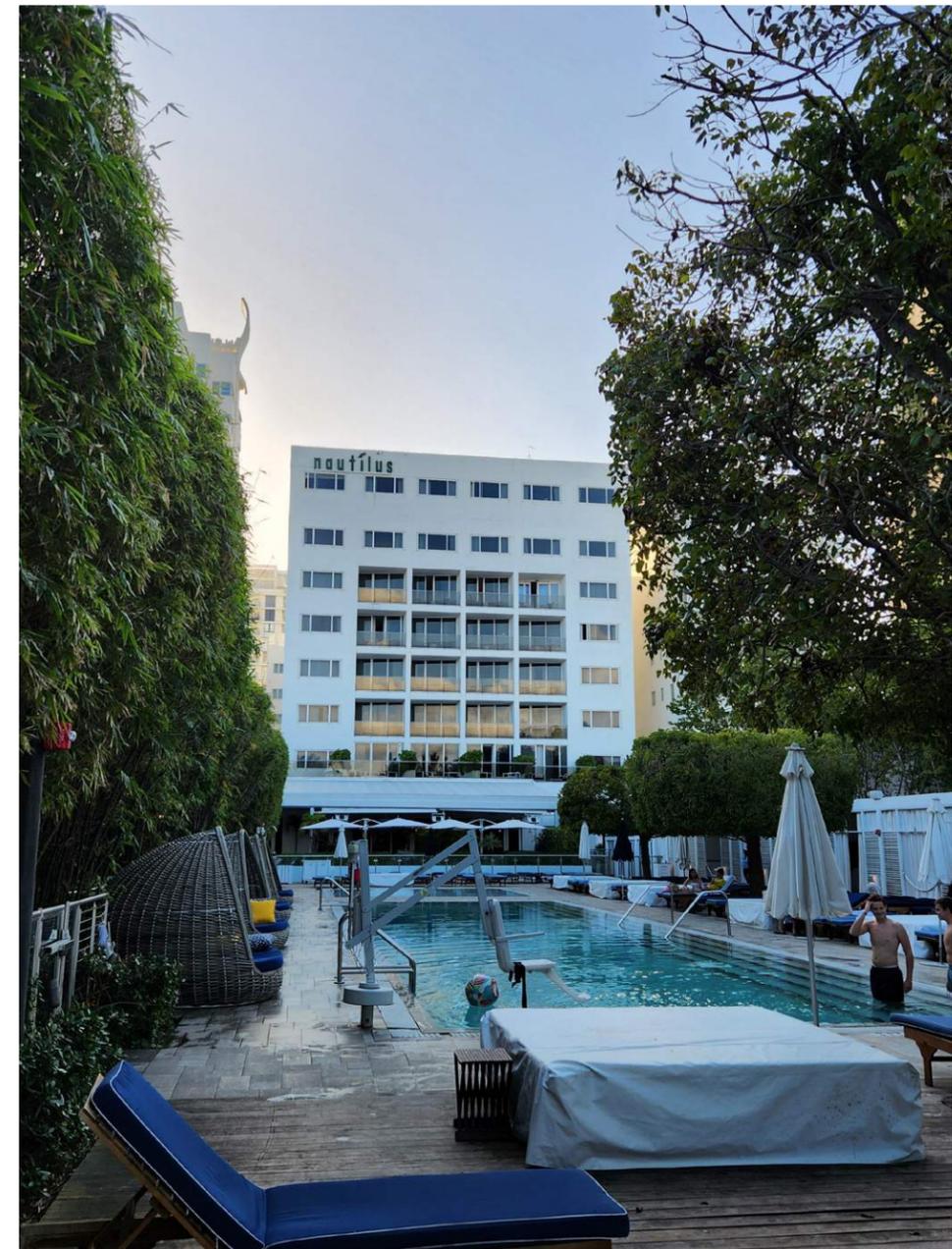
HPB-G007.01B



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



06 EXTERIOR - POOL, LOOKING TOWARDS BEACH - 02.29.24



09 EXTERIOR - POOL, LOOKING TOWARDS HOTEL - 02.29.24



## SITE & EXTERIOR PHOTOS

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10 EXTERIOR - BARLUME BEACH, LOOKING TOWARDS BEACH - 02.29.24



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



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



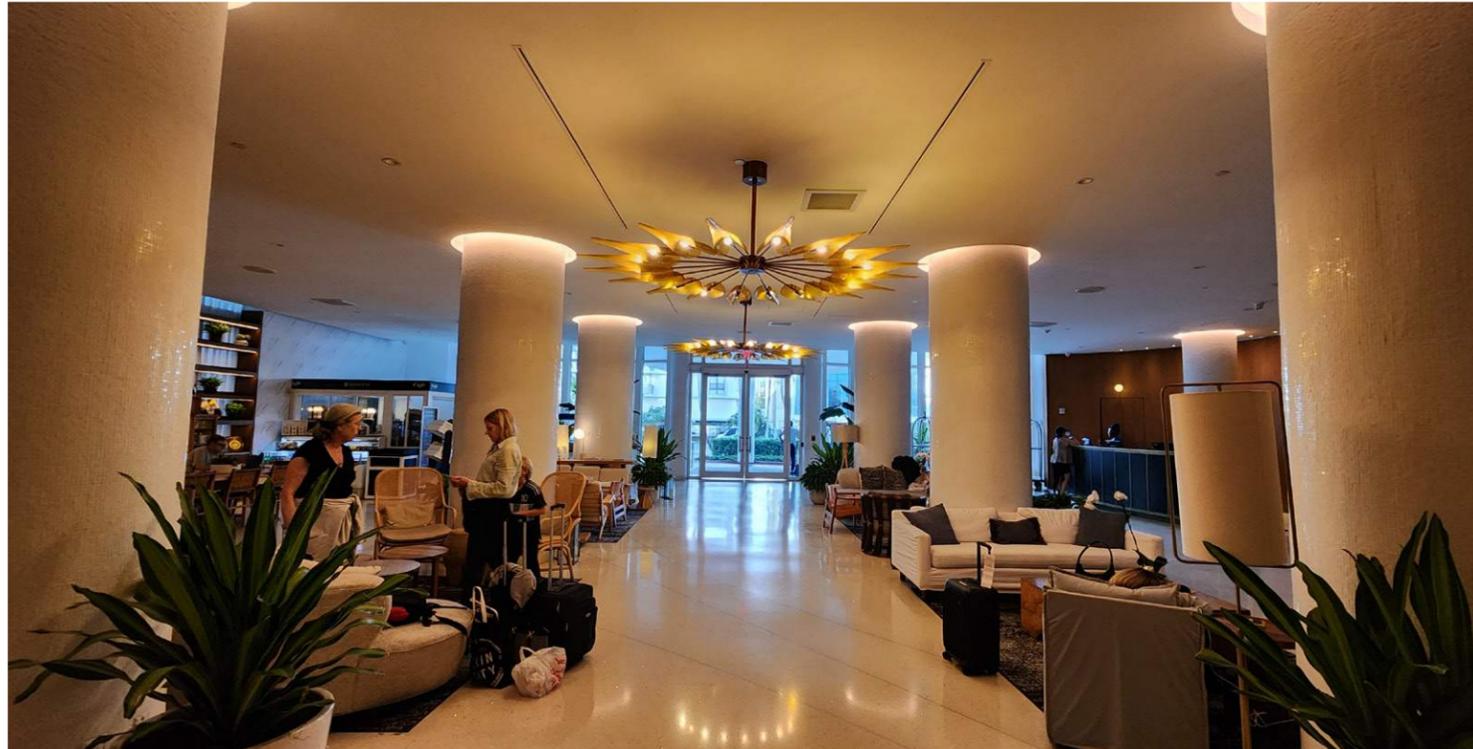
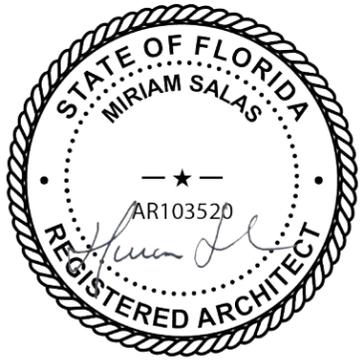
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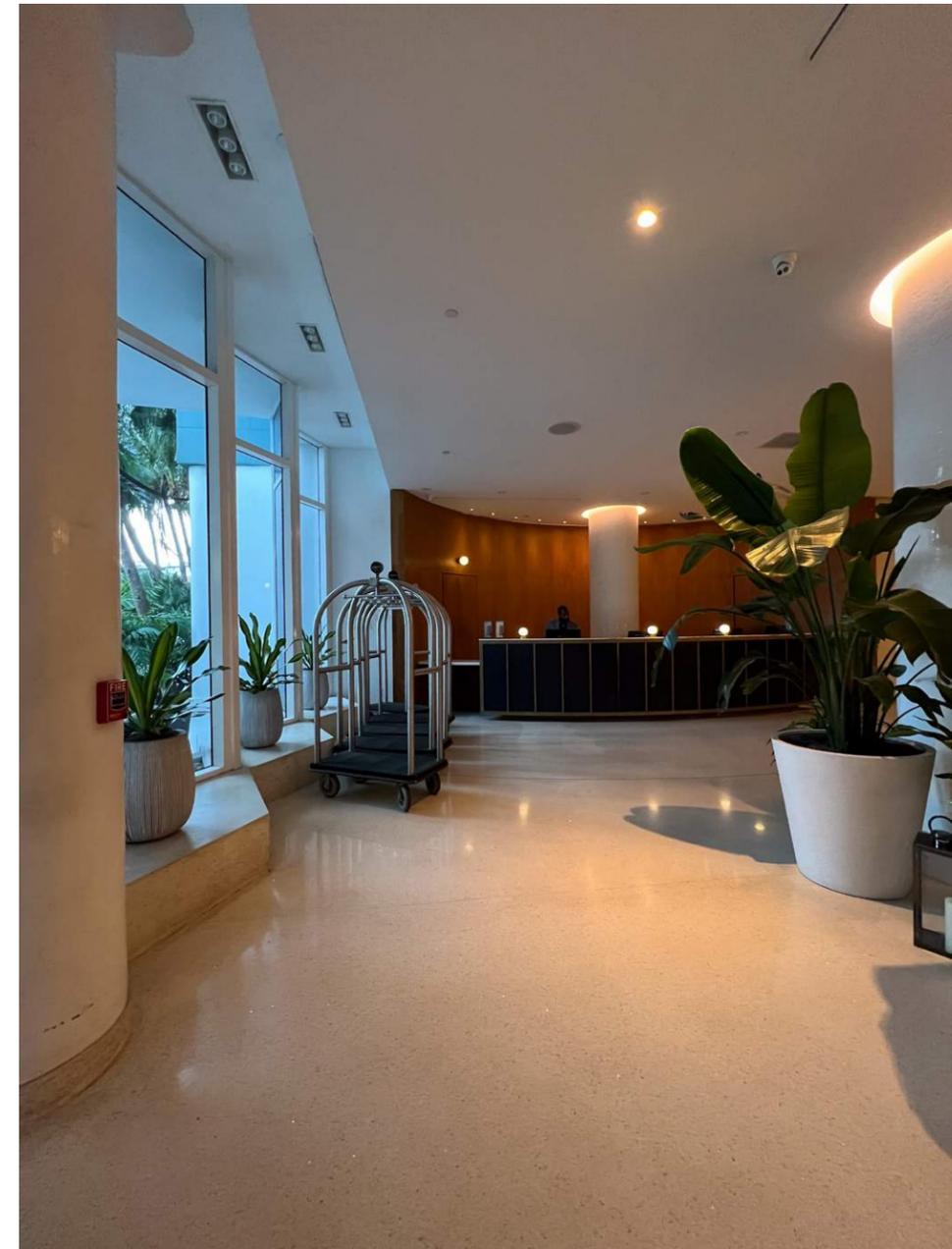
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01 INTERIOR - ARRIVAL/LOBBY, LOOKING WEST - 02.29.24



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



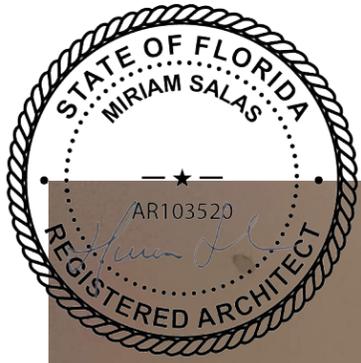
## INTERIOR PHOTOS

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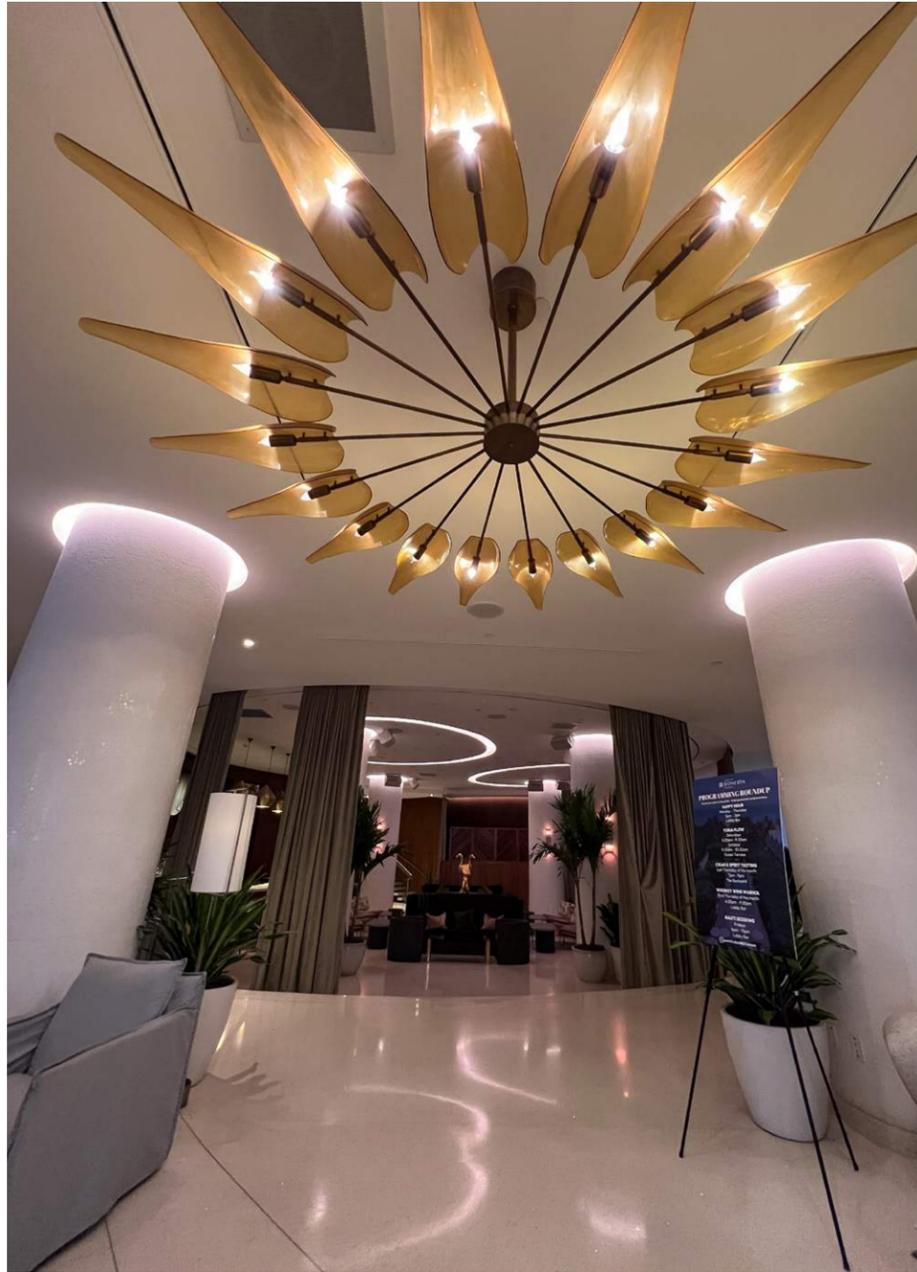
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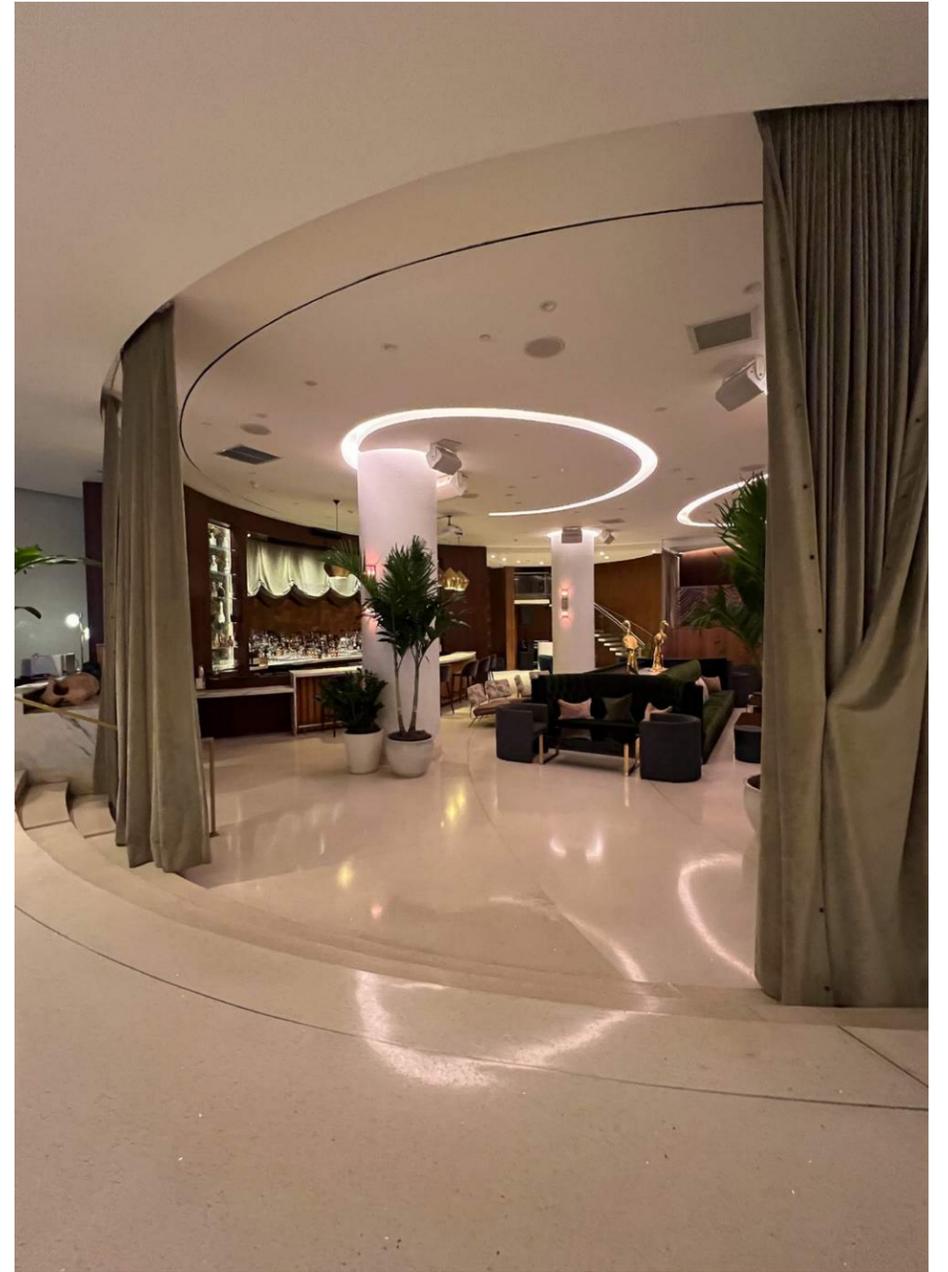
HPB-G007.02A



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



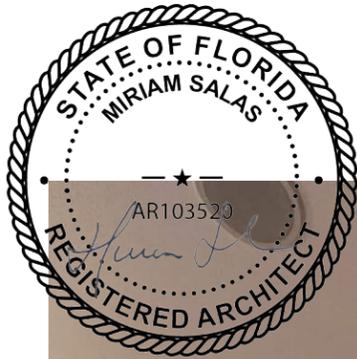
## INTERIOR PHOTOS

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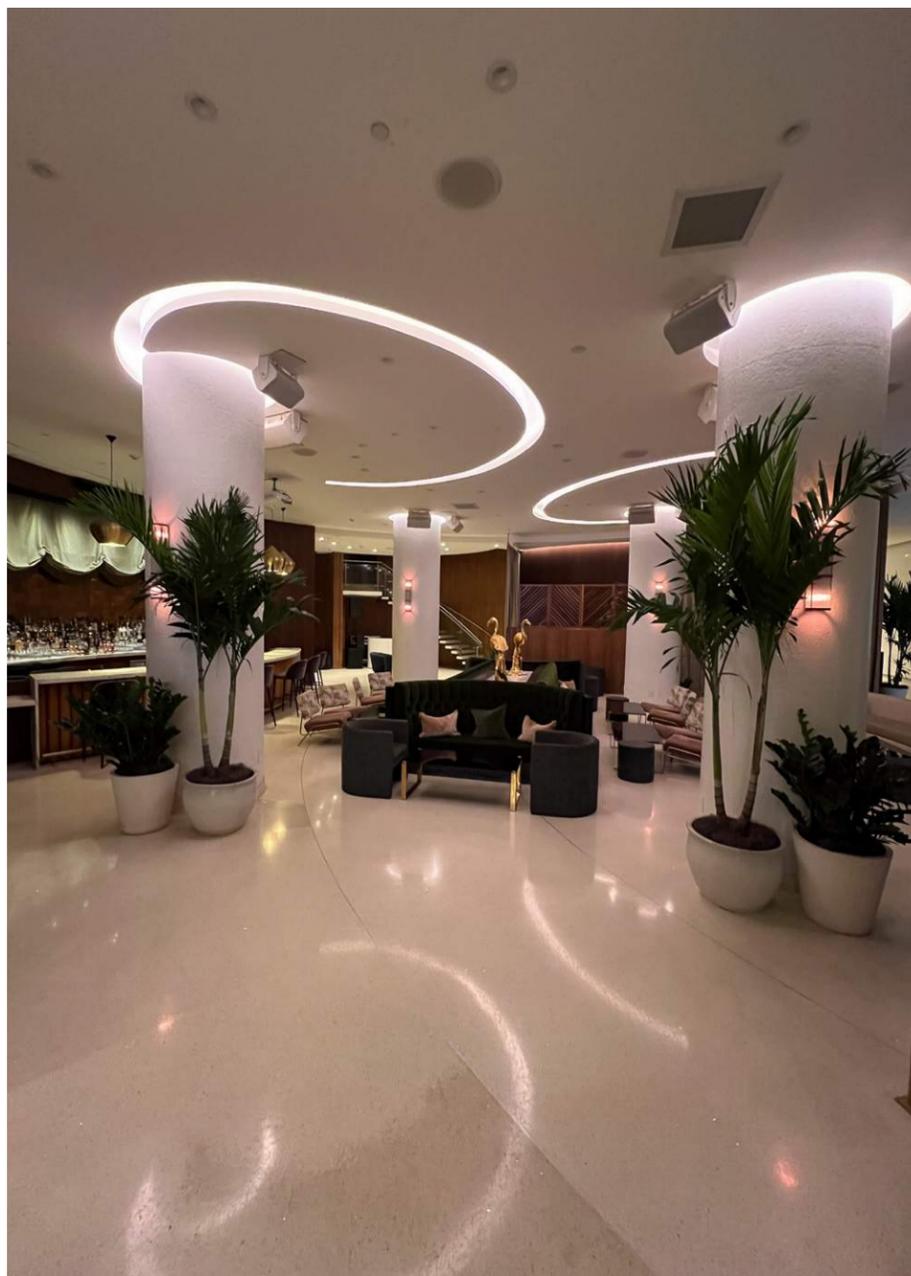
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06 INTERIOR - TRANSITION BETWEEN ARRIVAL/LOBBY & SUNKEN BAR/ LOUNGE, LOOKING NORTH - 01.03.24



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



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



## INTERIOR PHOTOS

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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



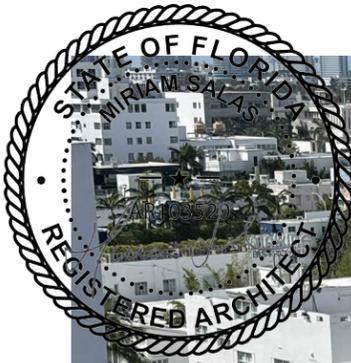
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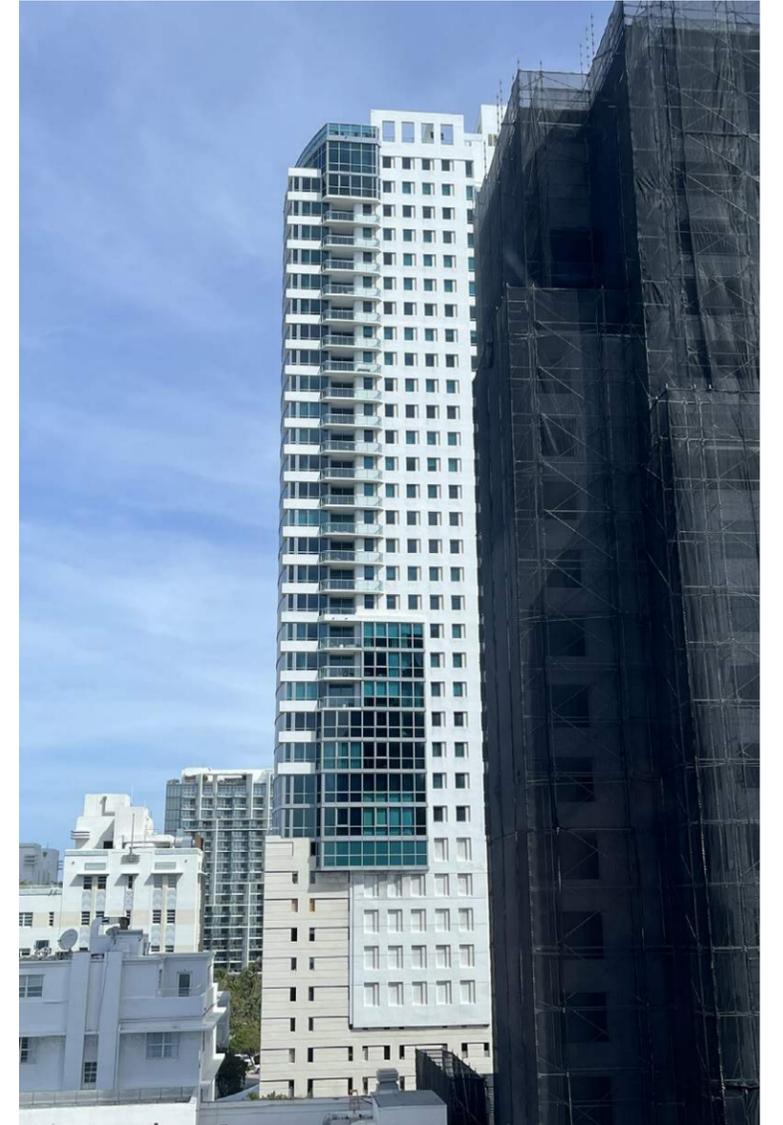
01 CONTEXT - PROPERTIES ACROSS COLLINS AVE. - 02.29.24



02 CONTEXT - PROPERTIES ACROSS COLLINS AVE. - 02.29.24



03 CONTEXT - PROPERTY ADJACENT TO NAUTILUS - 01.03.24



04 CONTEXT - PROPERTY ADJACENT TO NAUTILUS - 02.29.24



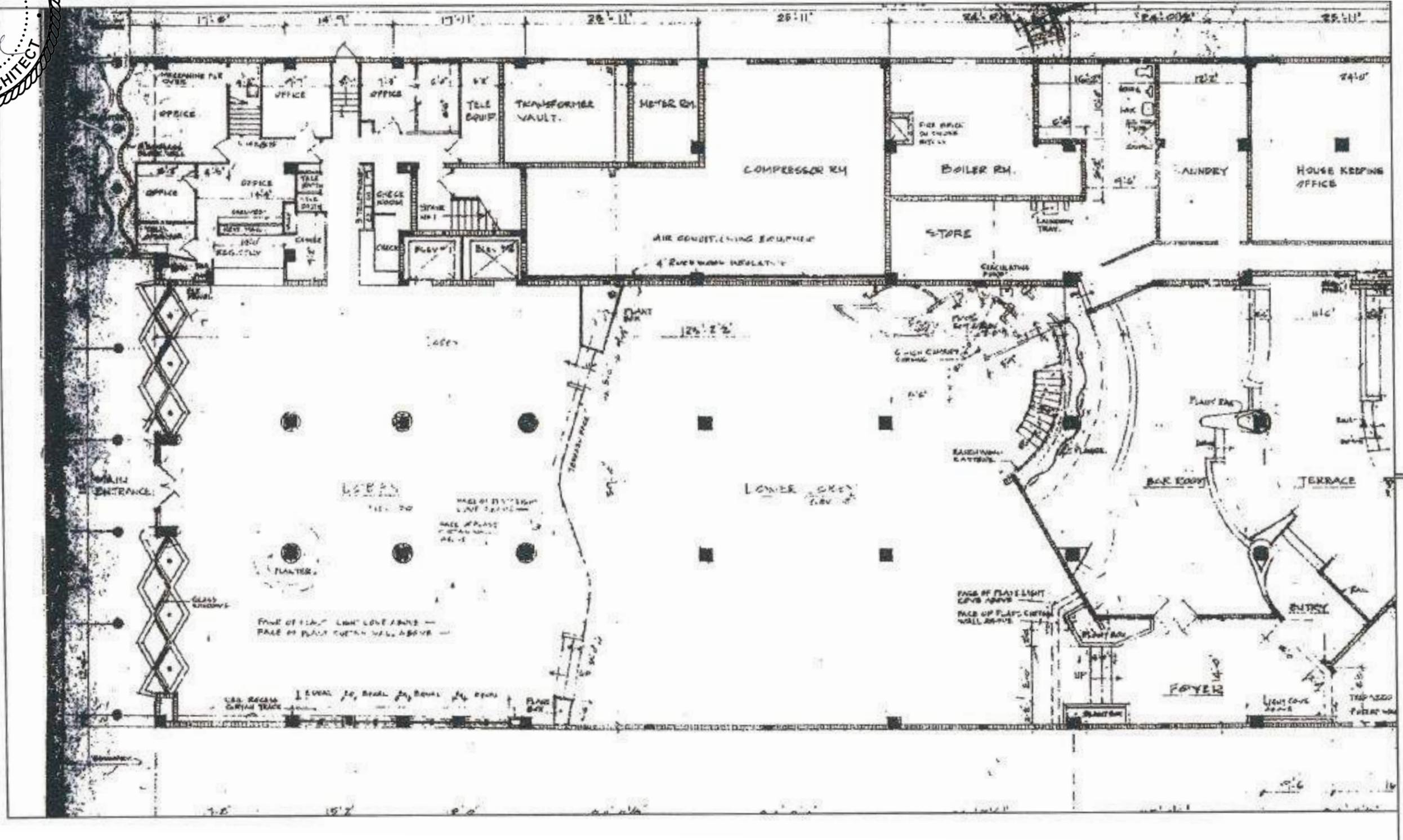
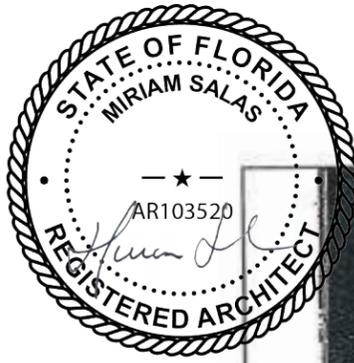
## CONTEXT (SURROUNDING AREA) PHOTOS

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# HISTORIC LOBBY PLAN

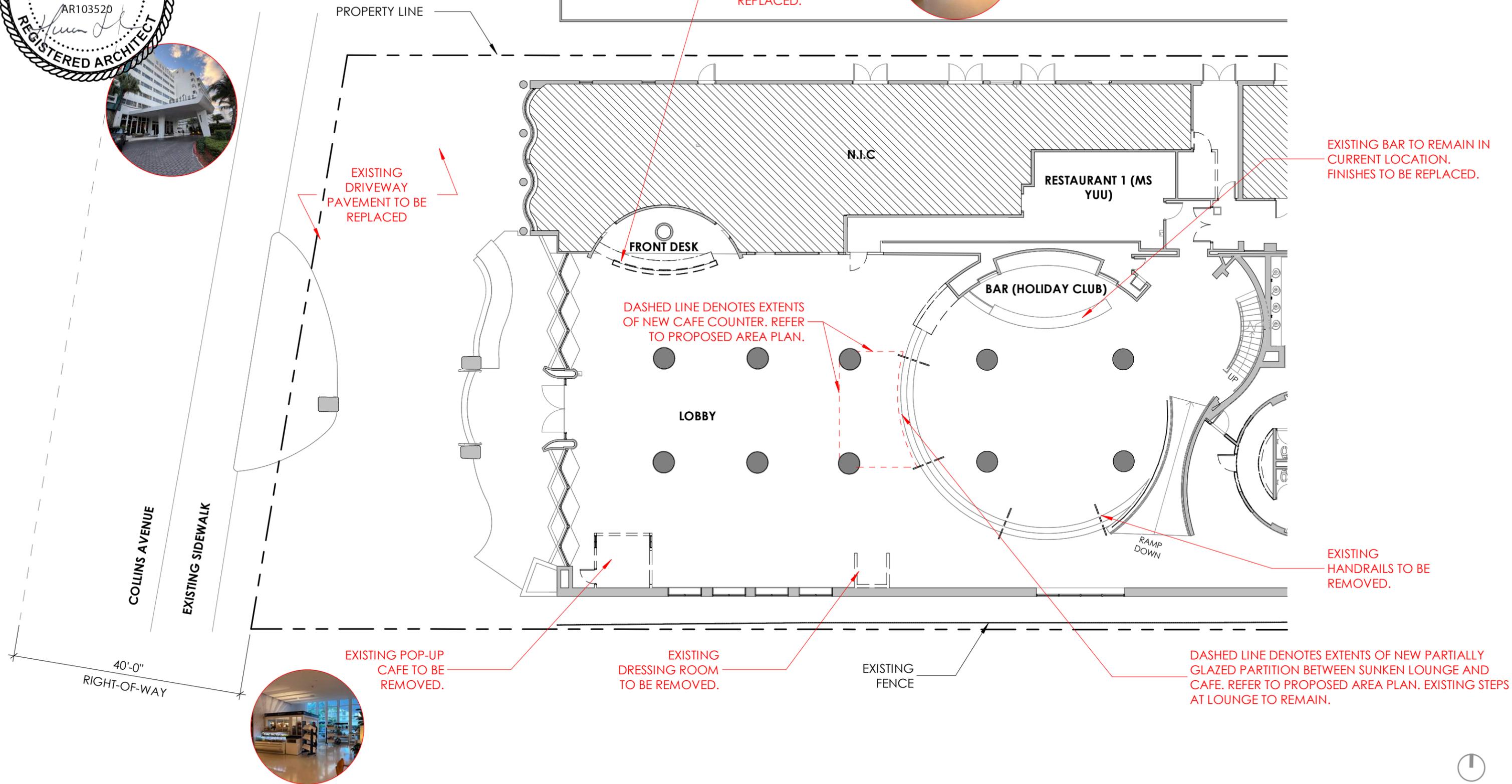
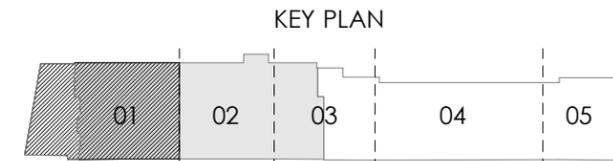
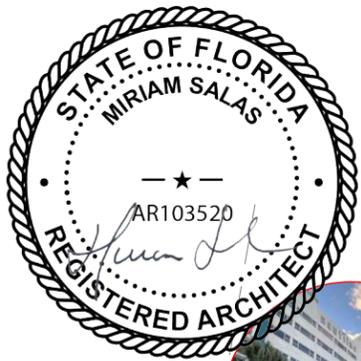
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# LEVEL 01 AREA 1 - DEMOLITION PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

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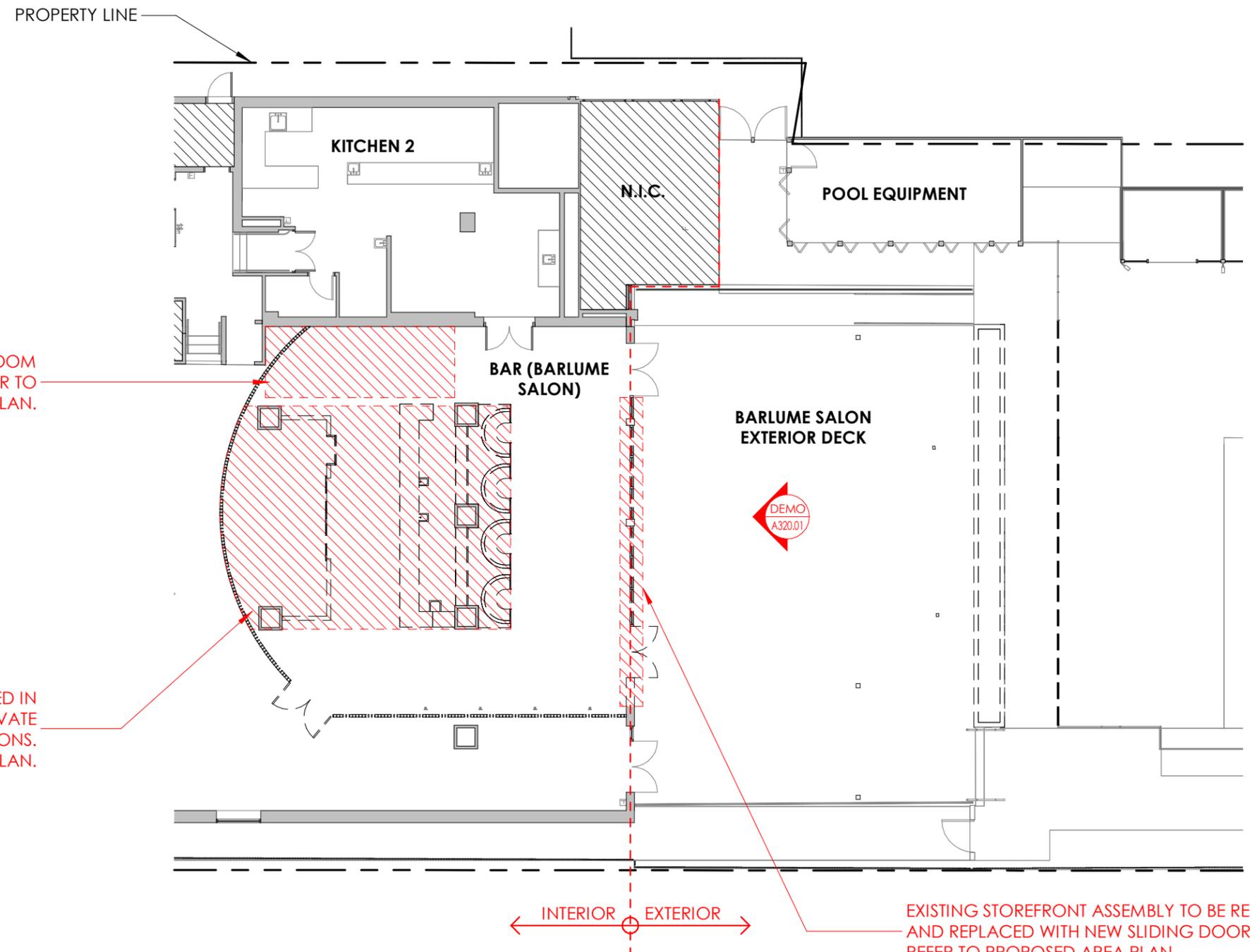
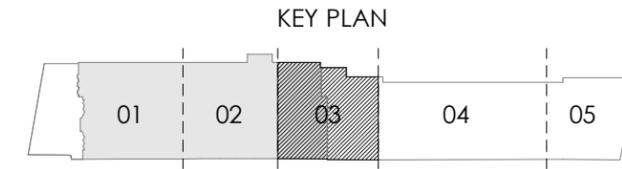
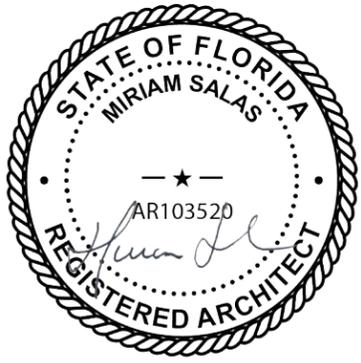
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SCALE 1/16" = 1'-0"

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NEW PUBLIC RESTROOM CONFIGURATIONS. REFER TO PROPOSED AREA PLAN.



WALLS & BAR TO BE REMOVED IN THIS AREA FOR REVISED PRIVATE MEETING CONFIGURATIONS. REFER TO PROPOSED AREA PLAN.



EXISTING STOREFRONT ASSEMBLY TO BE REMOVED AND REPLACED WITH NEW SLIDING DOOR SYSTEM. REFER TO PROPOSED AREA PLAN.

INTERIOR EXTERIOR



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

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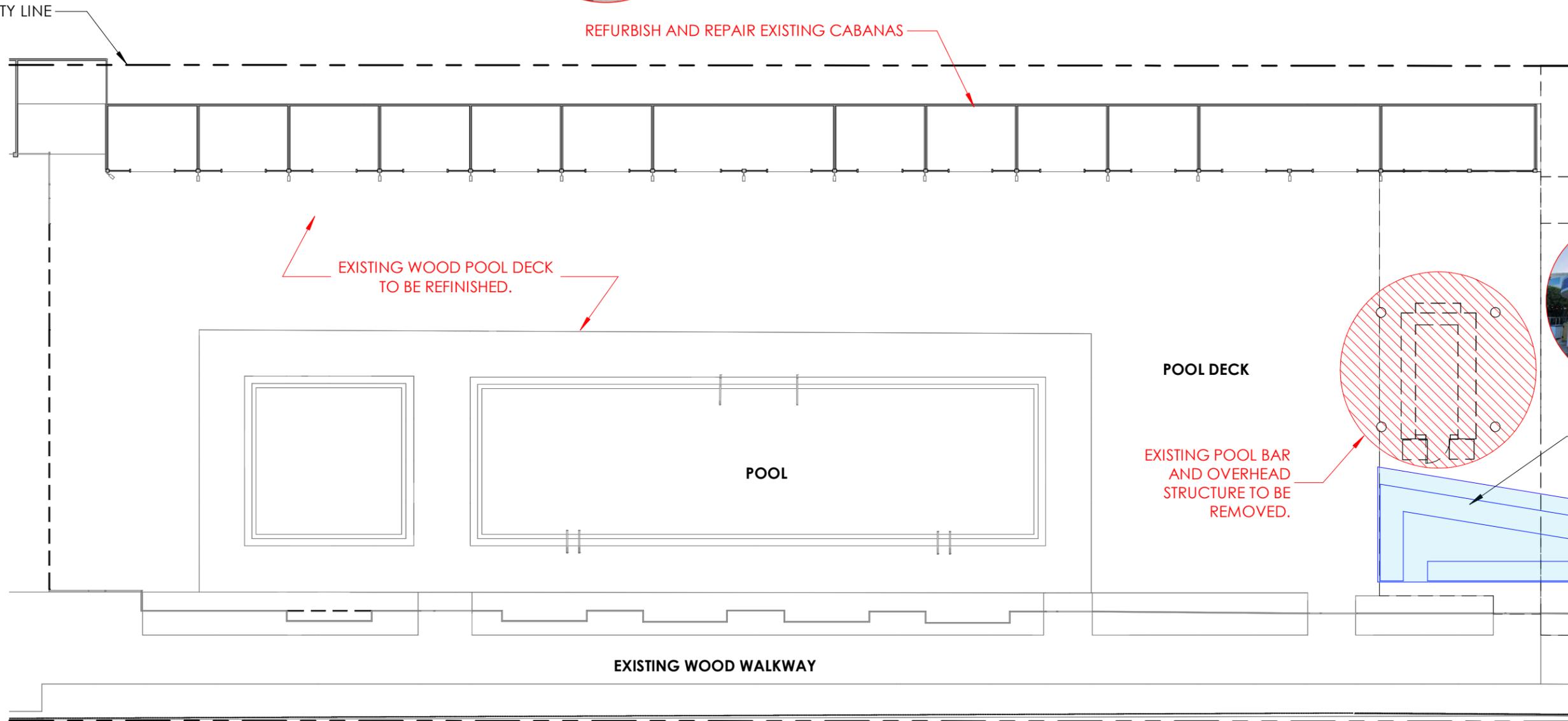
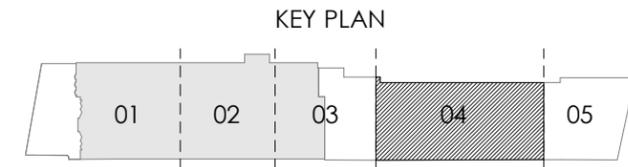
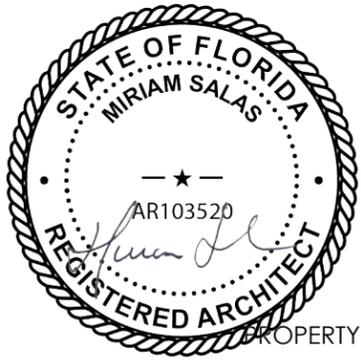
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SCALE 1/16" = 1'-0"

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



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

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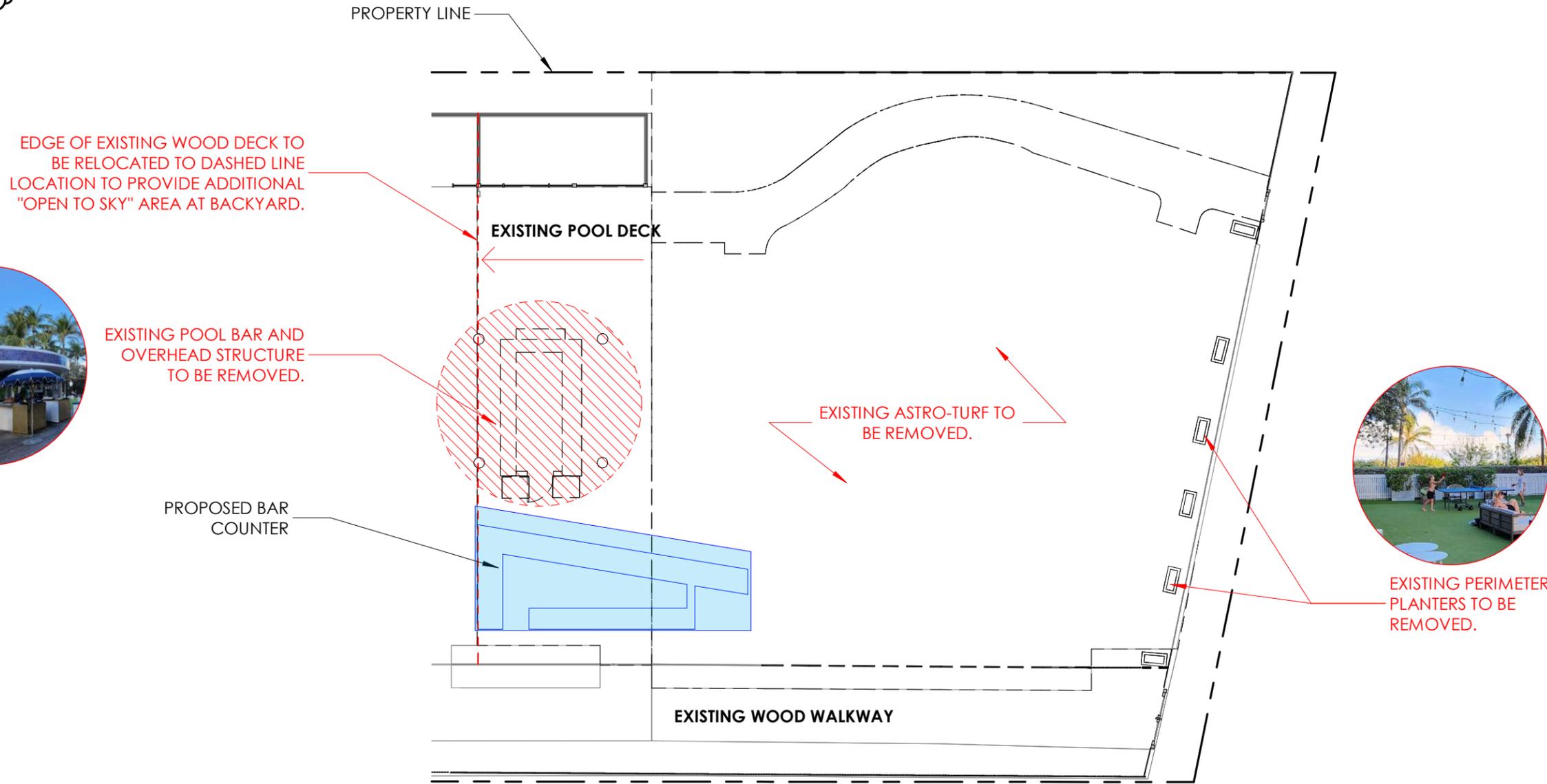
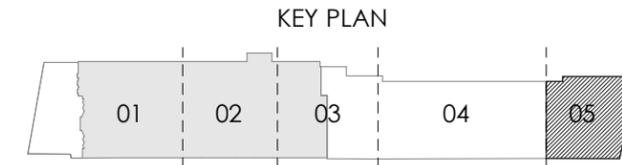
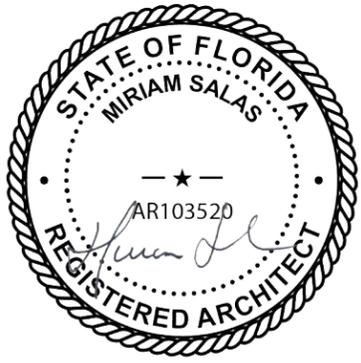
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SCALE 1/16" = 1'-0"

DATE: 01.05.2025

HPB-AD201.04





**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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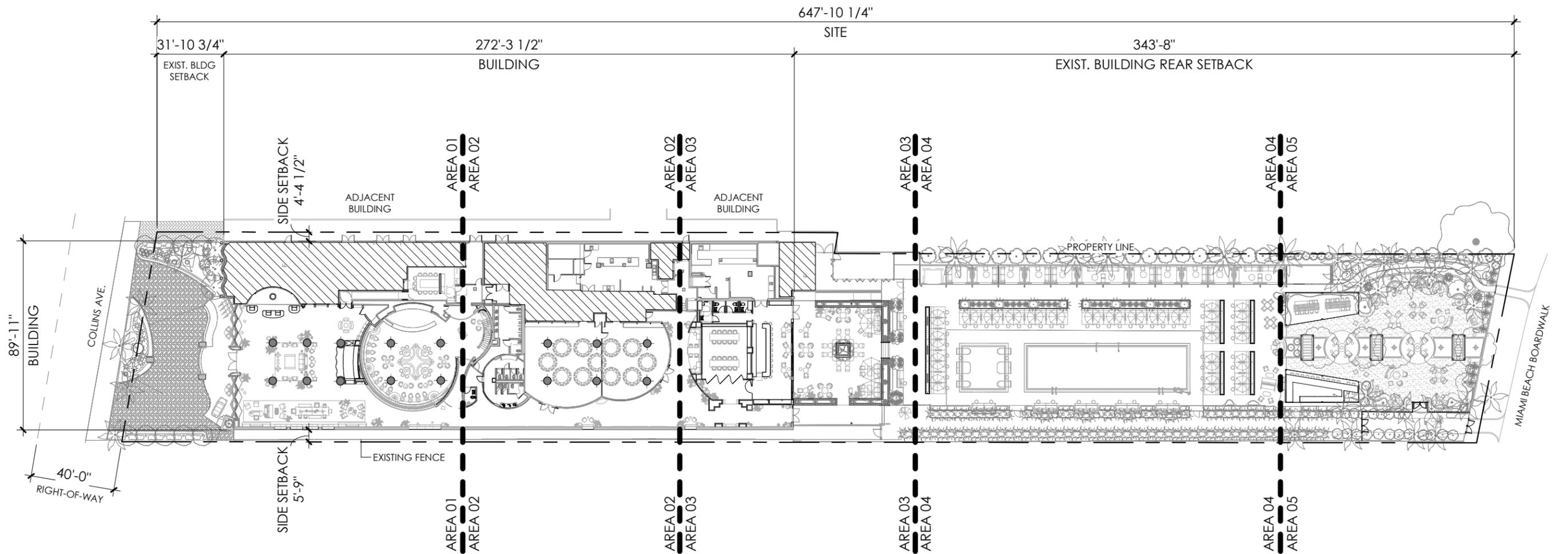
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SCALE 1/16" = 1'-0"

DATE: 01.05.2025

HPB-AD201.05





LEVEL 01 - PROPOSED SITE/OVERALL PLAN

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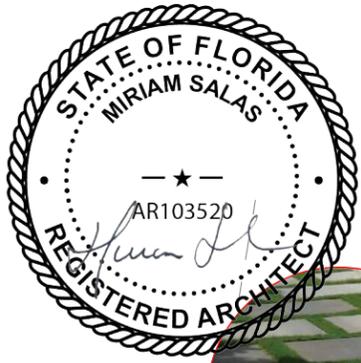
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SCALE 1" = 50'-0"

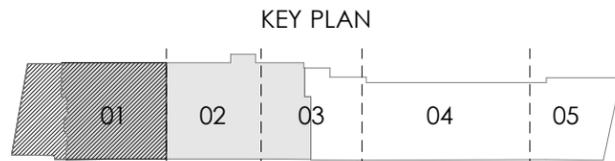
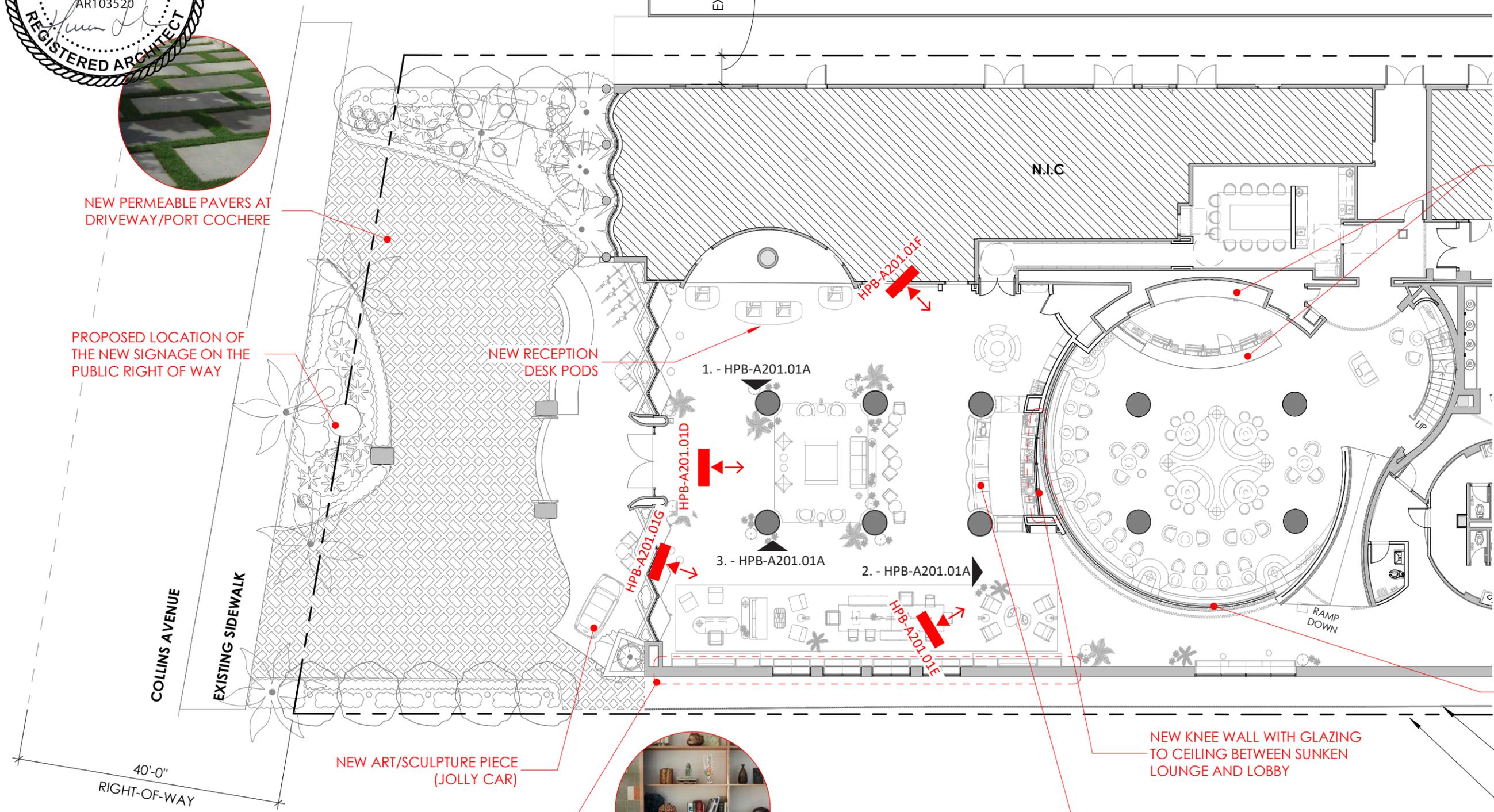
DATE: 01.05.2025

HPB-A001



NEW PERMEABLE PAVERS AT DRIVEWAY/PORT COCHERE

PROPOSED LOCATION OF THE NEW SIGNAGE ON THE PUBLIC RIGHT OF WAY



UPDATED FINISHES AT EXISTING BAR

REMOVABLE FF&E BETWEEN LOBBY AND HOLIDAY CLUB

EXISTING FENCE

PROPERTY LINE

COLLINS AVENUE

EXISTING SIDEWALK

40'-0" RIGHT-OF-WAY

NEW ART/SCULPTURE PIECE (JOLLY CAR)

NEW MILLWORK WALL



NEW KNEE WALL WITH GLAZING TO CEILING BETWEEN SUNKEN LOUNGE AND LOBBY

NEW CAFE COUNTER

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

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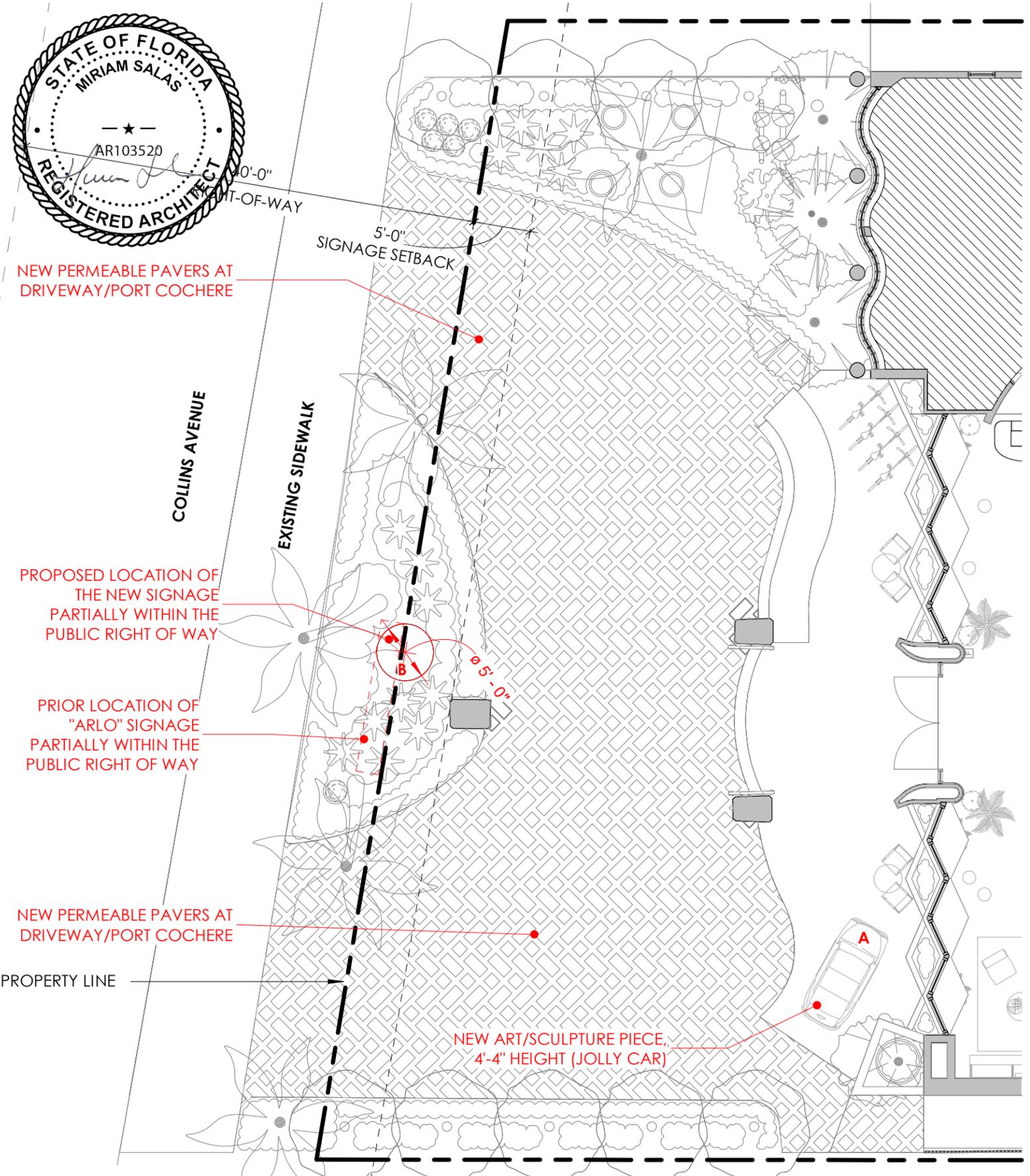
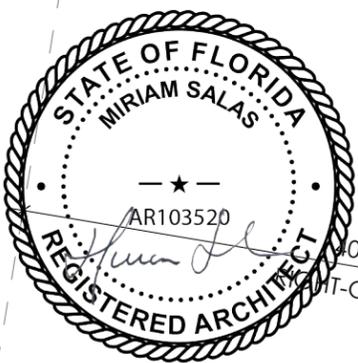
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SCALE 1/16" = 1'-0"

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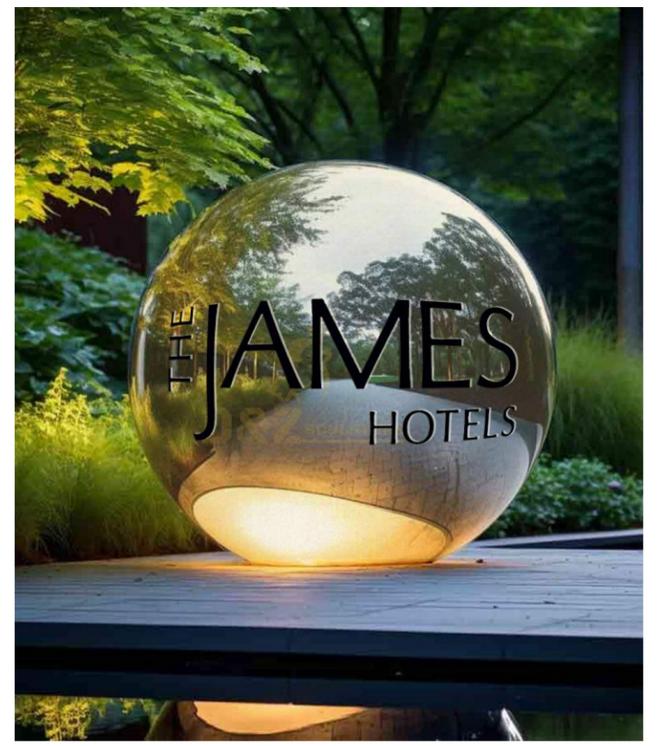
PREVIOUS TEMPORARY SIGNAGE, JULY 2022  
SOURCE: GOOGLE MAPS



A - JOLLY CAR CONCEPT IMAGE



PREVIOUS SIGNAGE, MARCH 2018  
SOURCE: GOOGLE MAPS



B - SIGNAGE CONCEPT IMAGE (5' DIAMETER)



LEVEL 01 AREA 1 - ENLARGED PORTE COCHERE PLAN

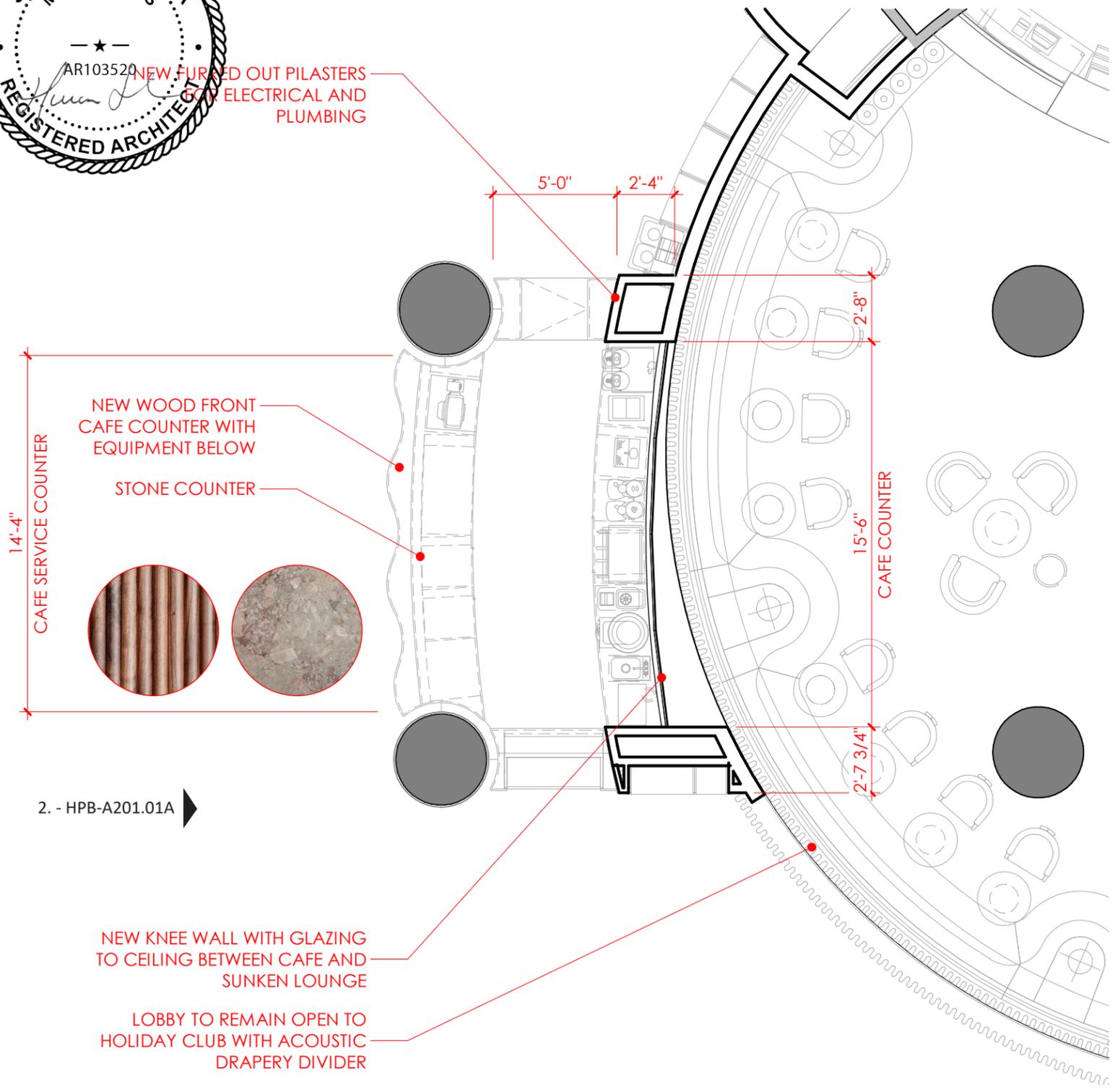
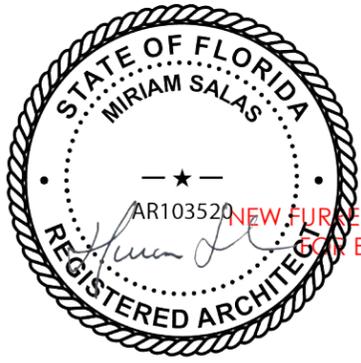
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SCALE 3/32" = 1'-0"

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**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.



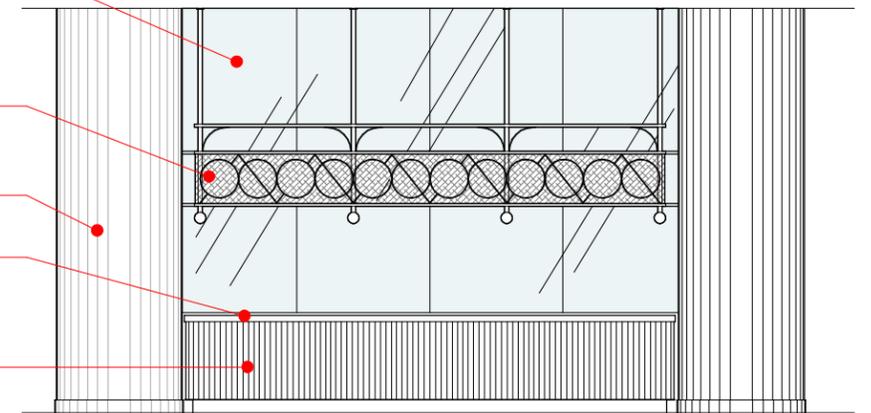
NEW KNEE WALL WITH GLAZING TO CEILING FOR VISIBILITY BETWEEN LOBBY AND HOLIDAY CLUB

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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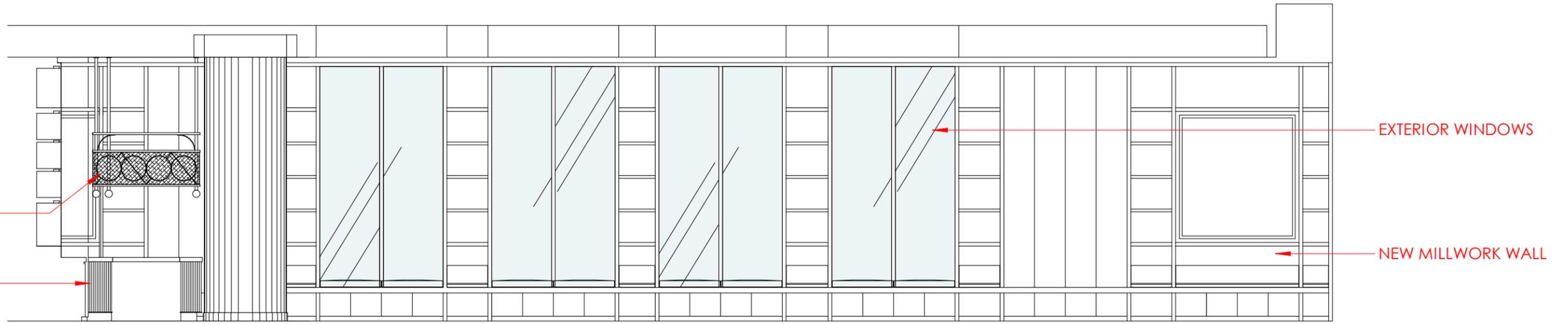
HPB-A201.01B





METAL AND CLEAR  
 SUSPENDED GLASS  
 SUSPENDED SHELVING UNIT

NEW WOOD FRONT CAFE  
 COUNTER BETWEEN EXISTING  
 LOBBY COLUMNS

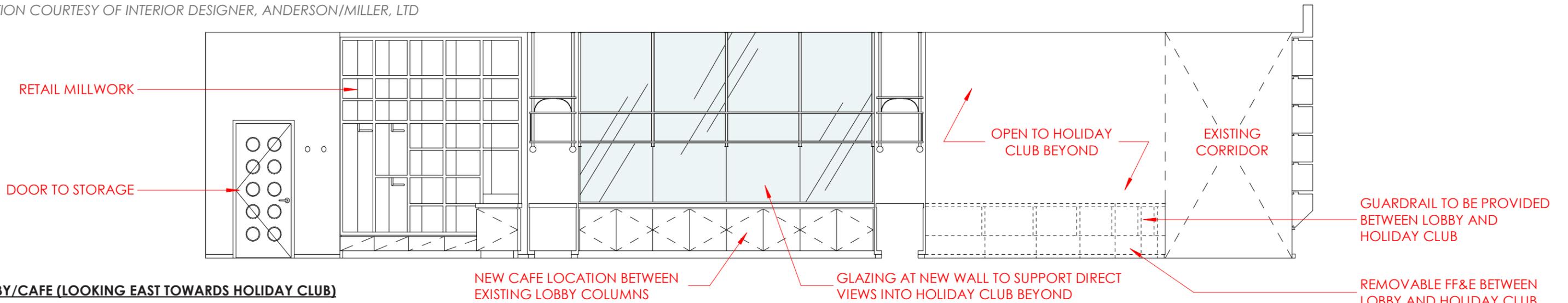


EXTERIOR WINDOWS

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

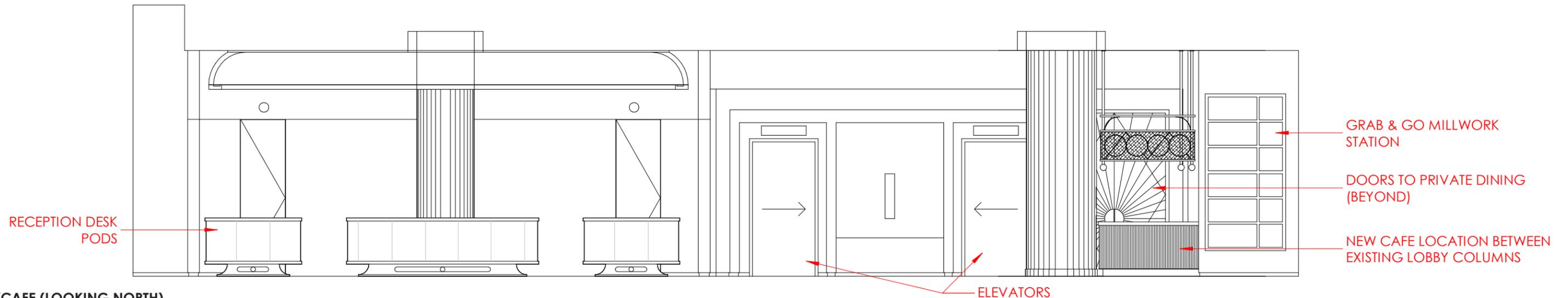
NEW CAFE LOCATION BETWEEN  
 EXISTING LOBBY COLUMNS

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

REMOVABLE FF&E BETWEEN  
 LOBBY AND HOLIDAY CLUB

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

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



RECEPTION DESK  
 PODS

ELEVATORS

GRAB & GO MILLWORK  
 STATION

DOORS TO PRIVATE DINING  
 (BEYOND)

NEW CAFE LOCATION BETWEEN  
 EXISTING LOBBY COLUMNS

**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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SCALE 3/16" = 1'-0"

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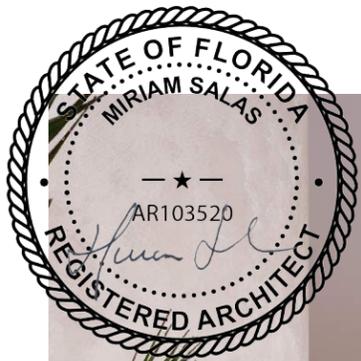


IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



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

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HPB-A201.01D

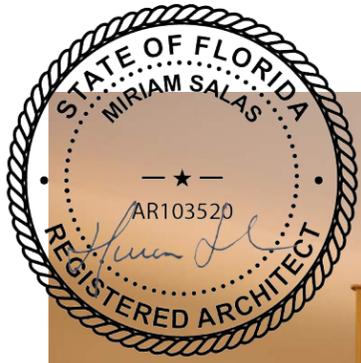


IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



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

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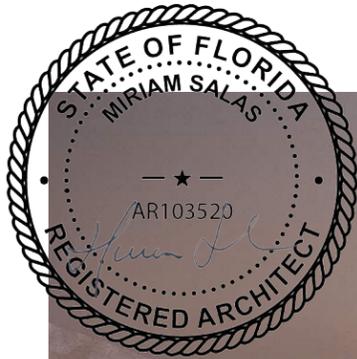


IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



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

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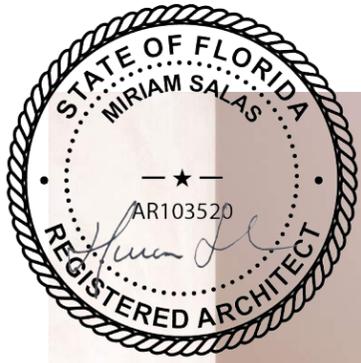


IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



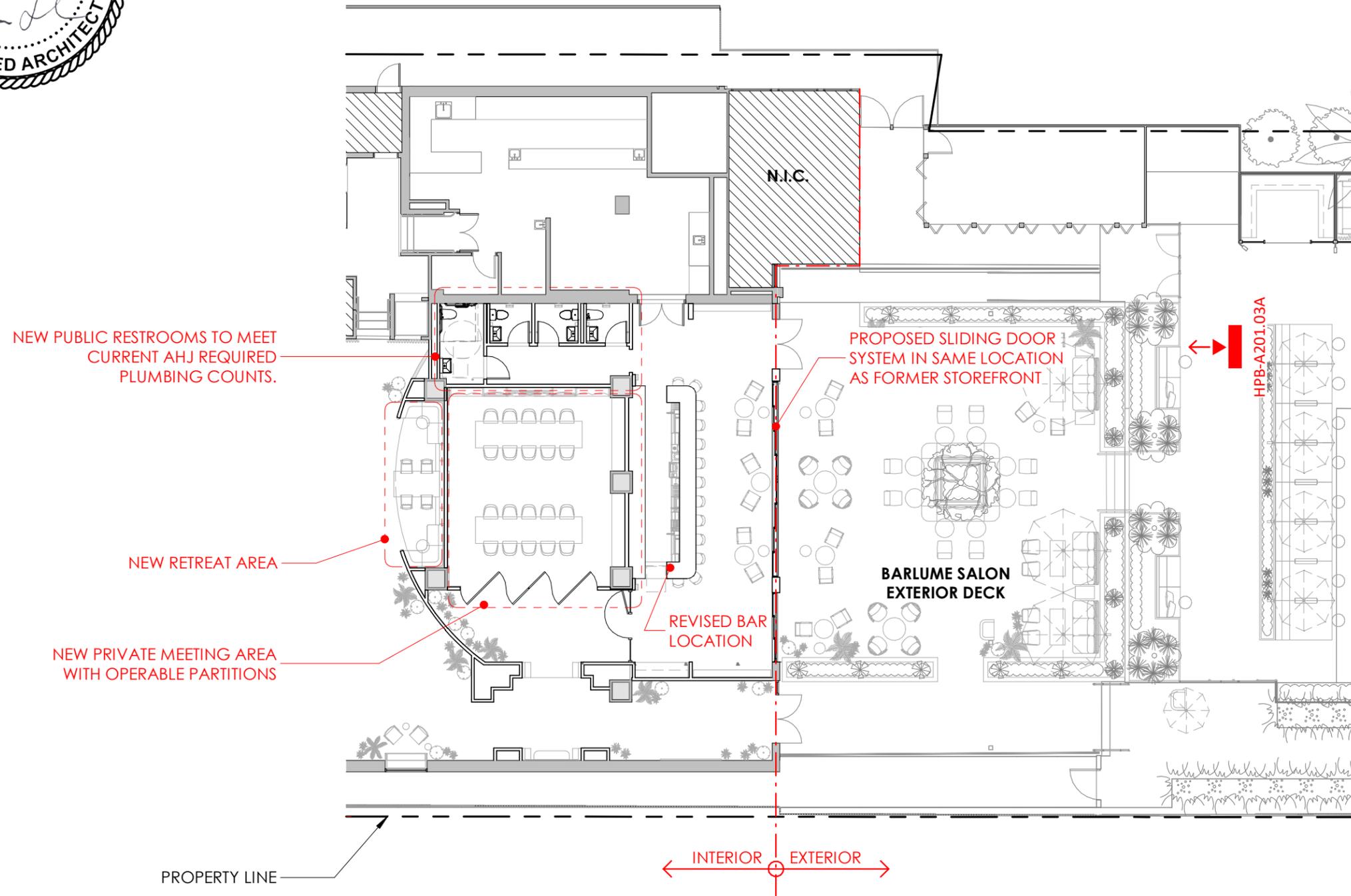
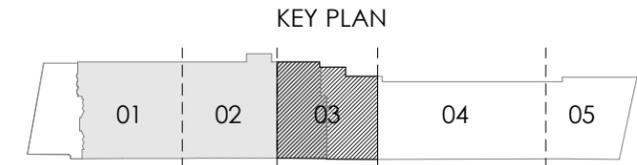
## LEVEL 01 AREA 1 - MILLWORK WALL RENDERING

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

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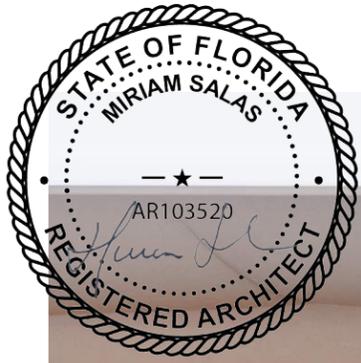
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SCALE 1/16" = 1'-0"

DATE: 01.05.2025

HPB-A201.03





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



IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD

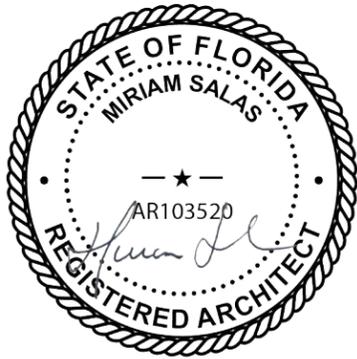
## LEVEL 01 AREA 3 - EXTERIOR RAISED DECK RENDERING

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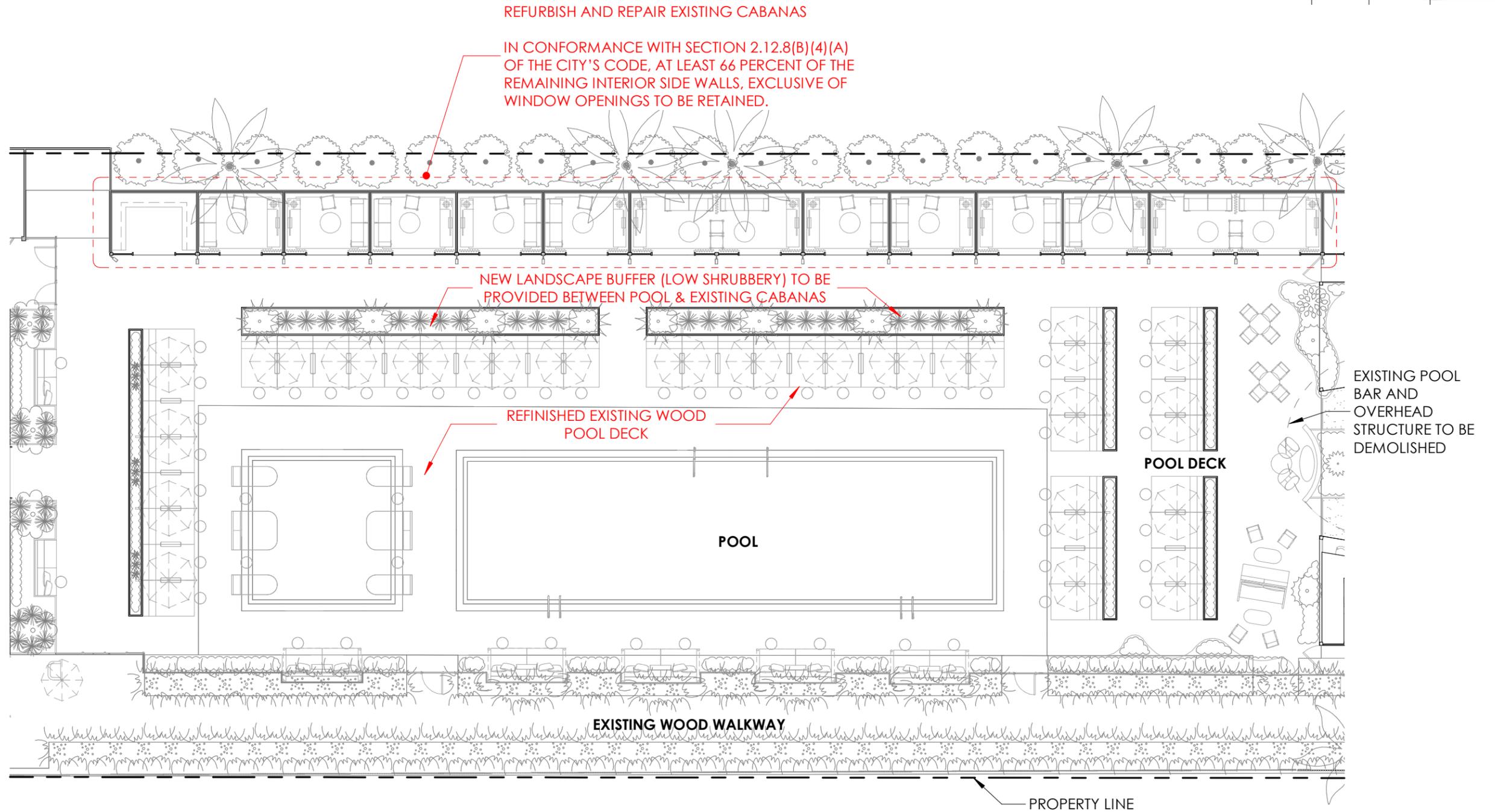
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KEY PLAN



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



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

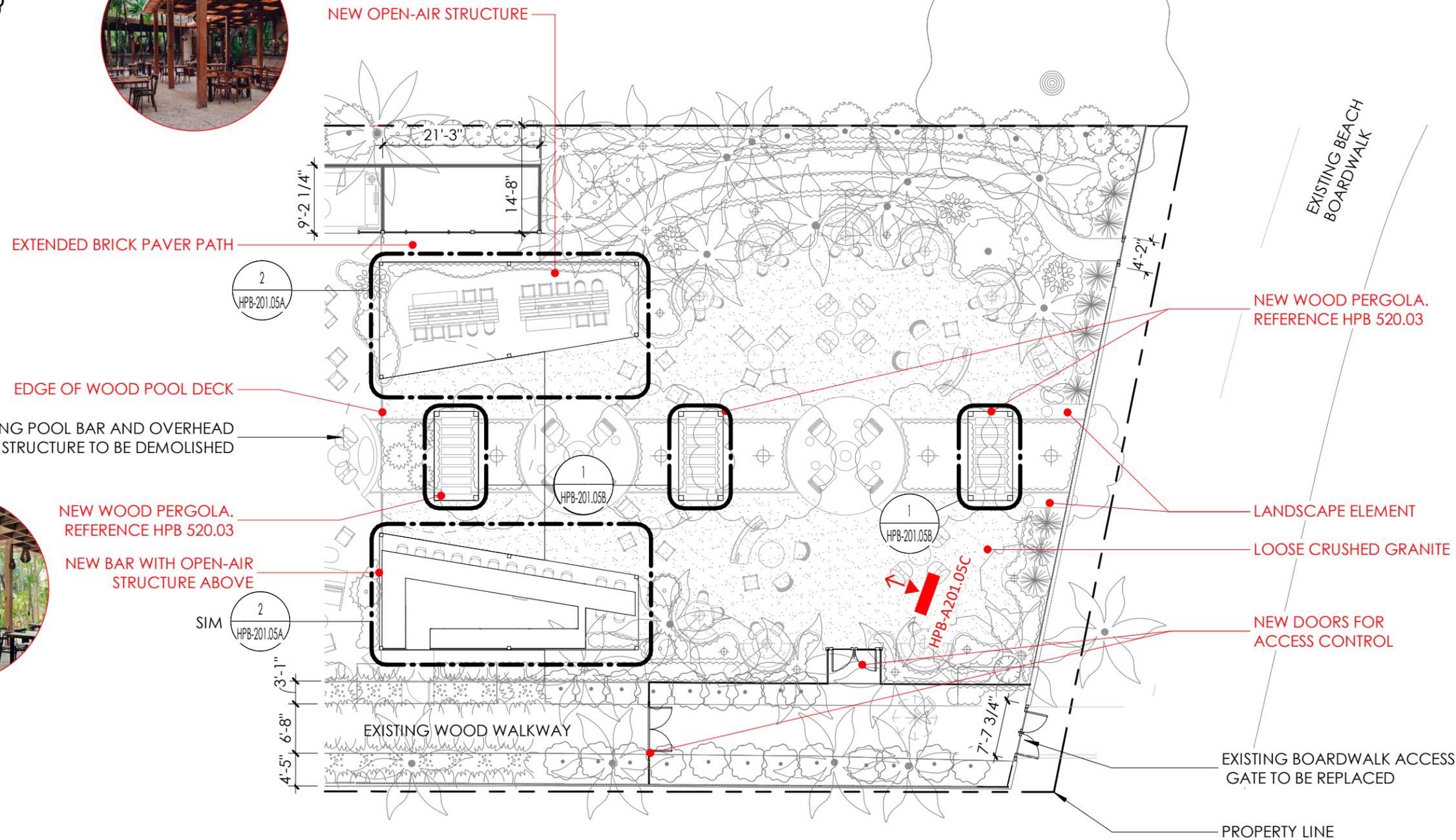
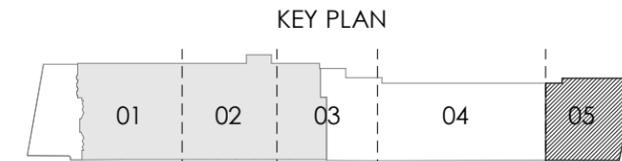
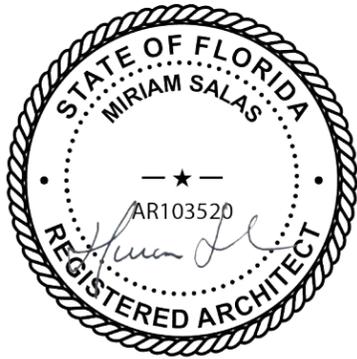
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SCALE 1/16" = 1'-0"

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



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

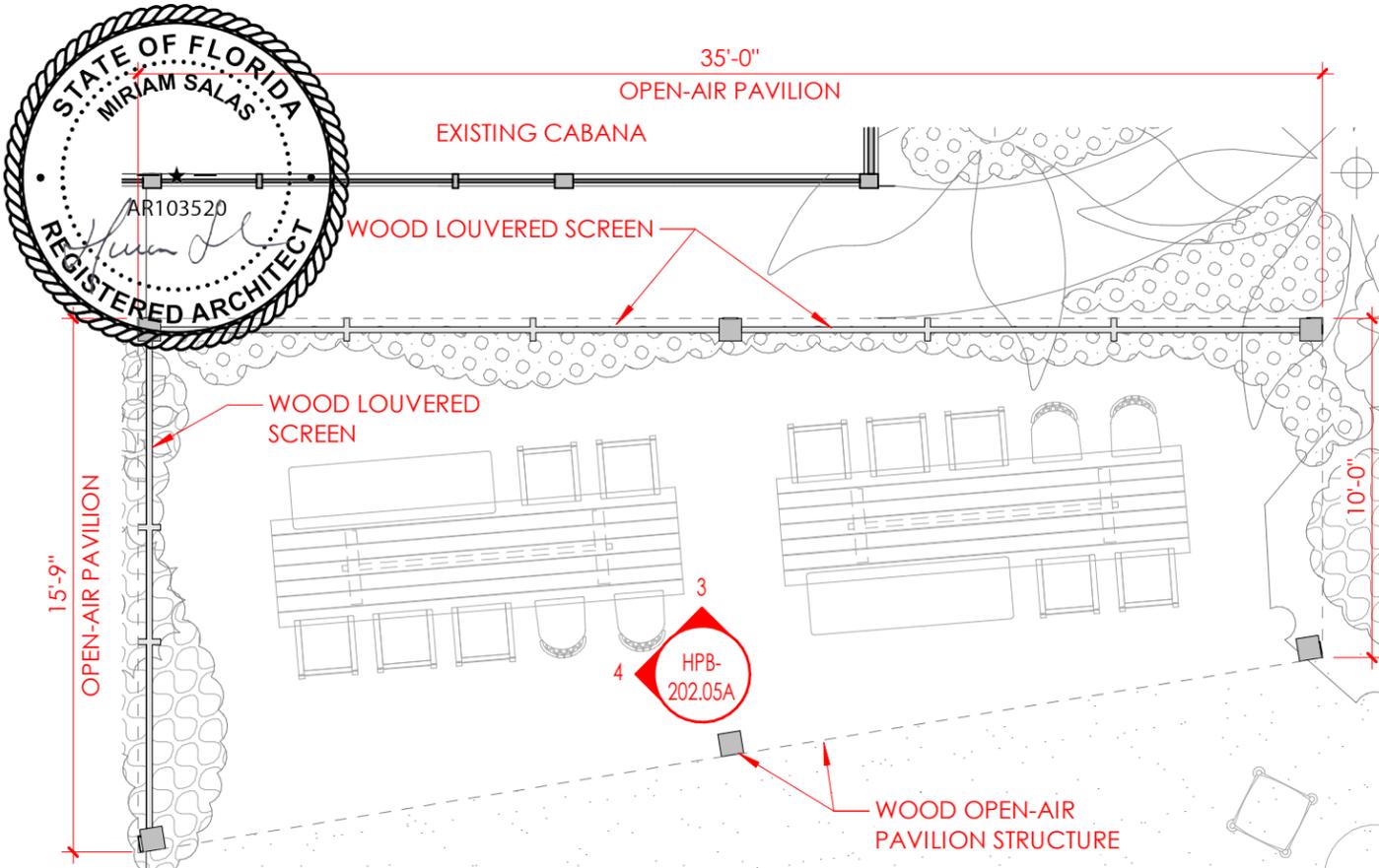
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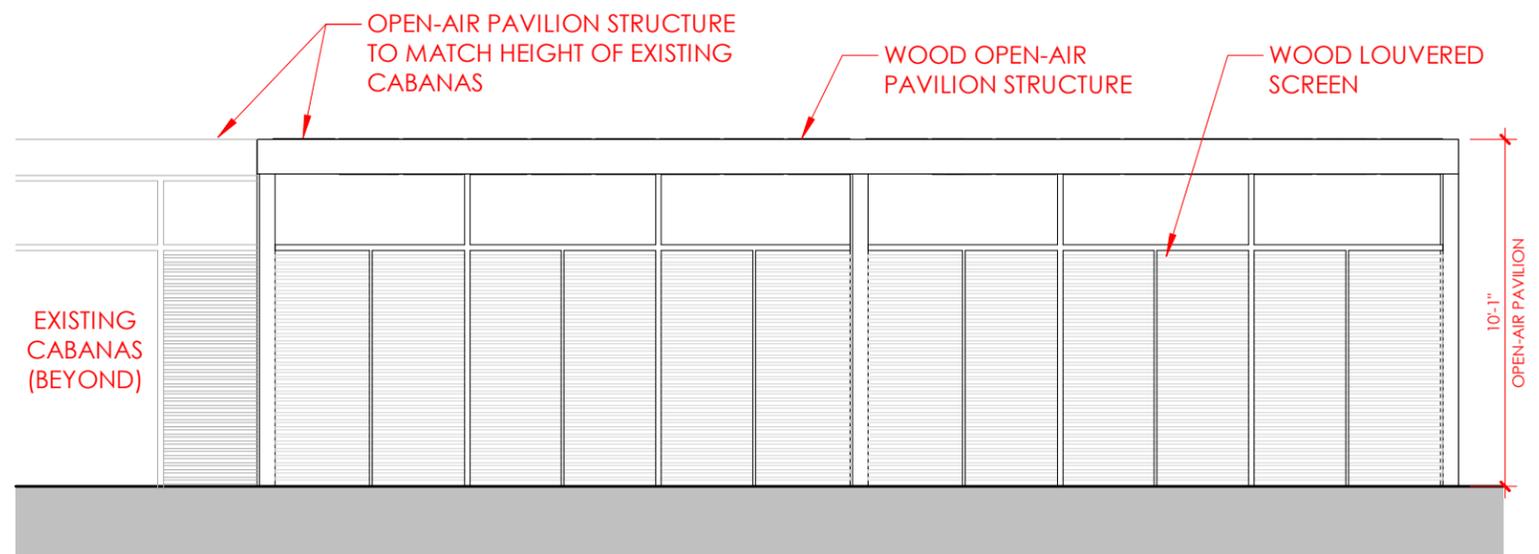
SCALE 1/16" = 1'-0"

DATE: 01.05.2025

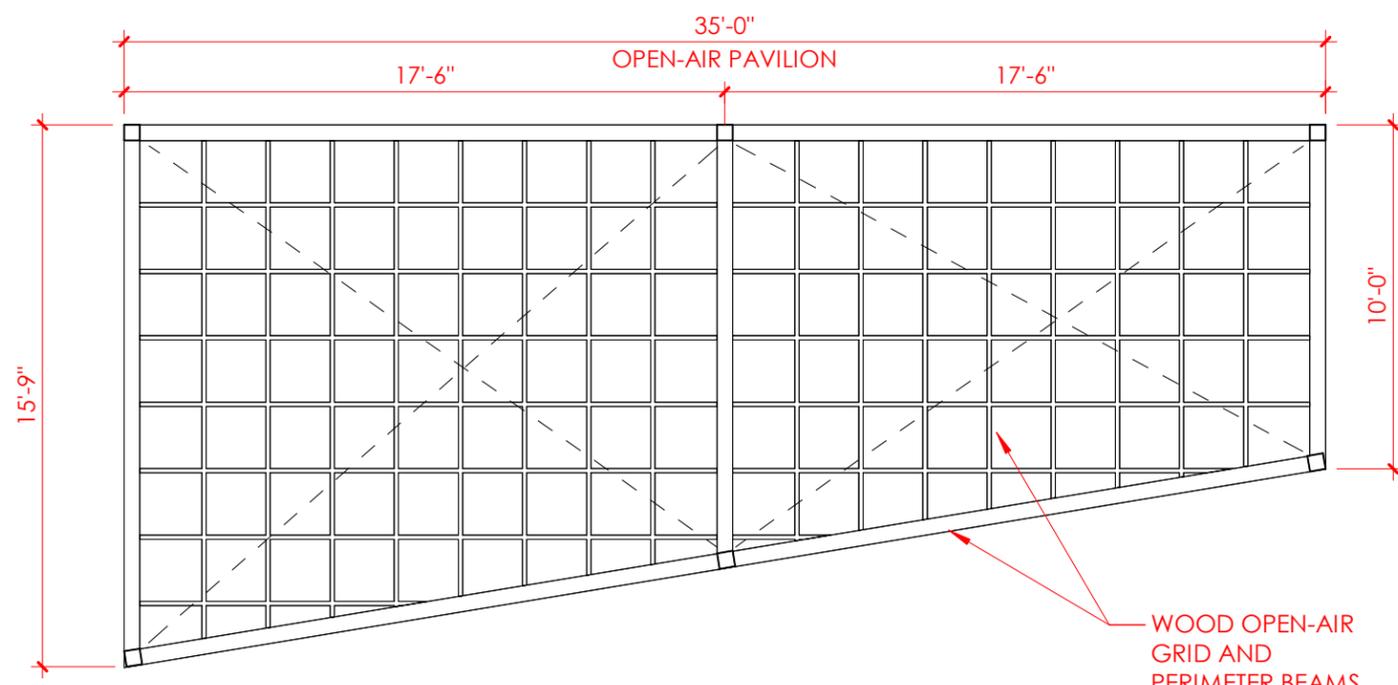
HPB-A201.05



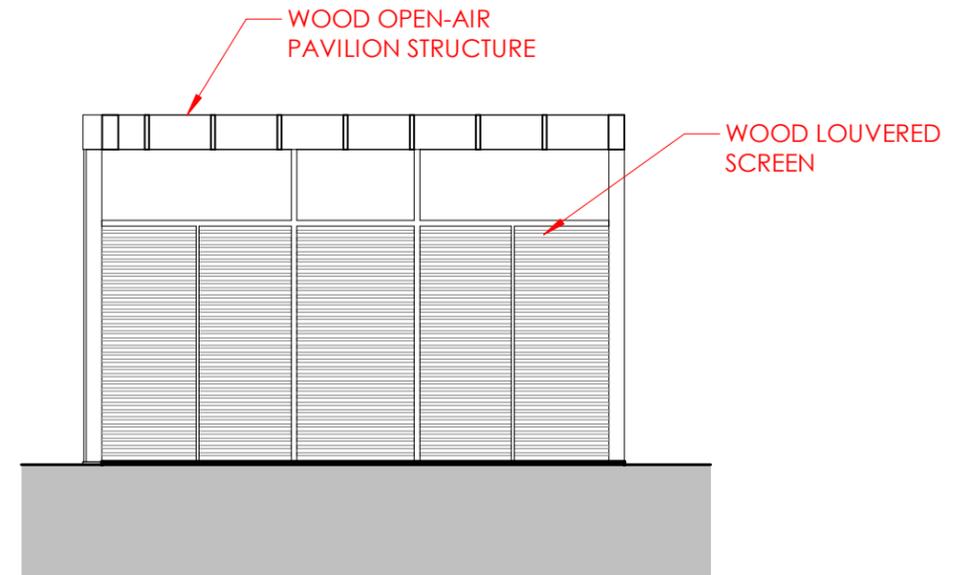
**2 - PAVILION FLOOR PLAN**



**3 - PAVILION ELEVATION**



**1 - PAVILION REFLECTED CEILING PLAN**



**4 - PAVILION ELEVATION**



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

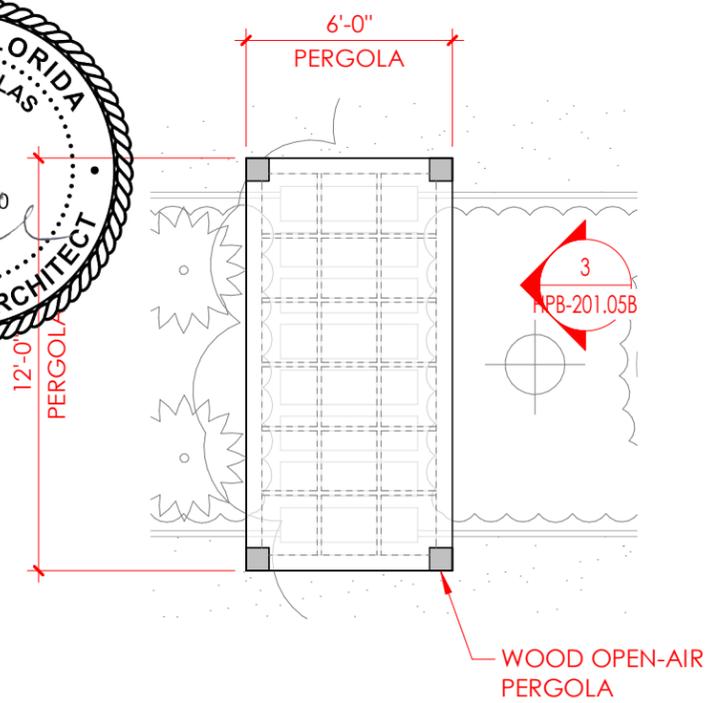
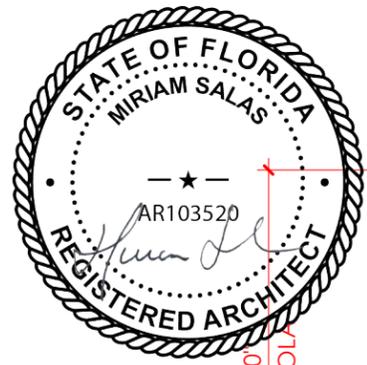
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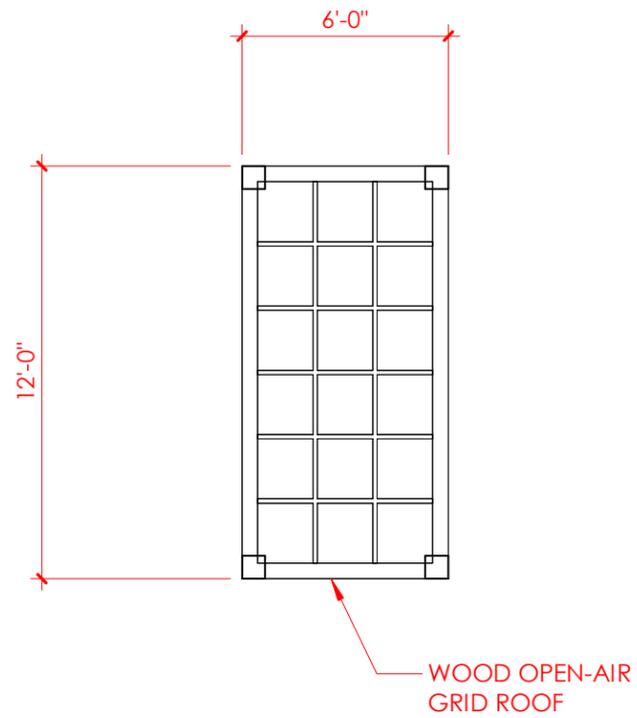
SCALE 3/16" = 1'-0"

DATE: 01.05.2025

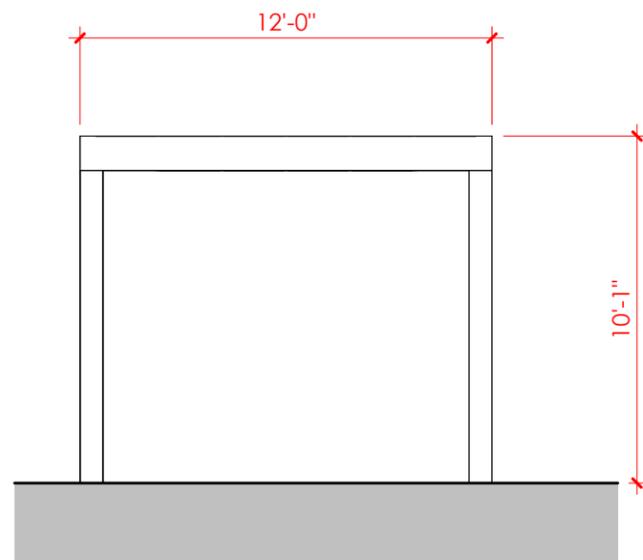
HPB-A201.05A



**PERGOLA FLOOR PLAN**

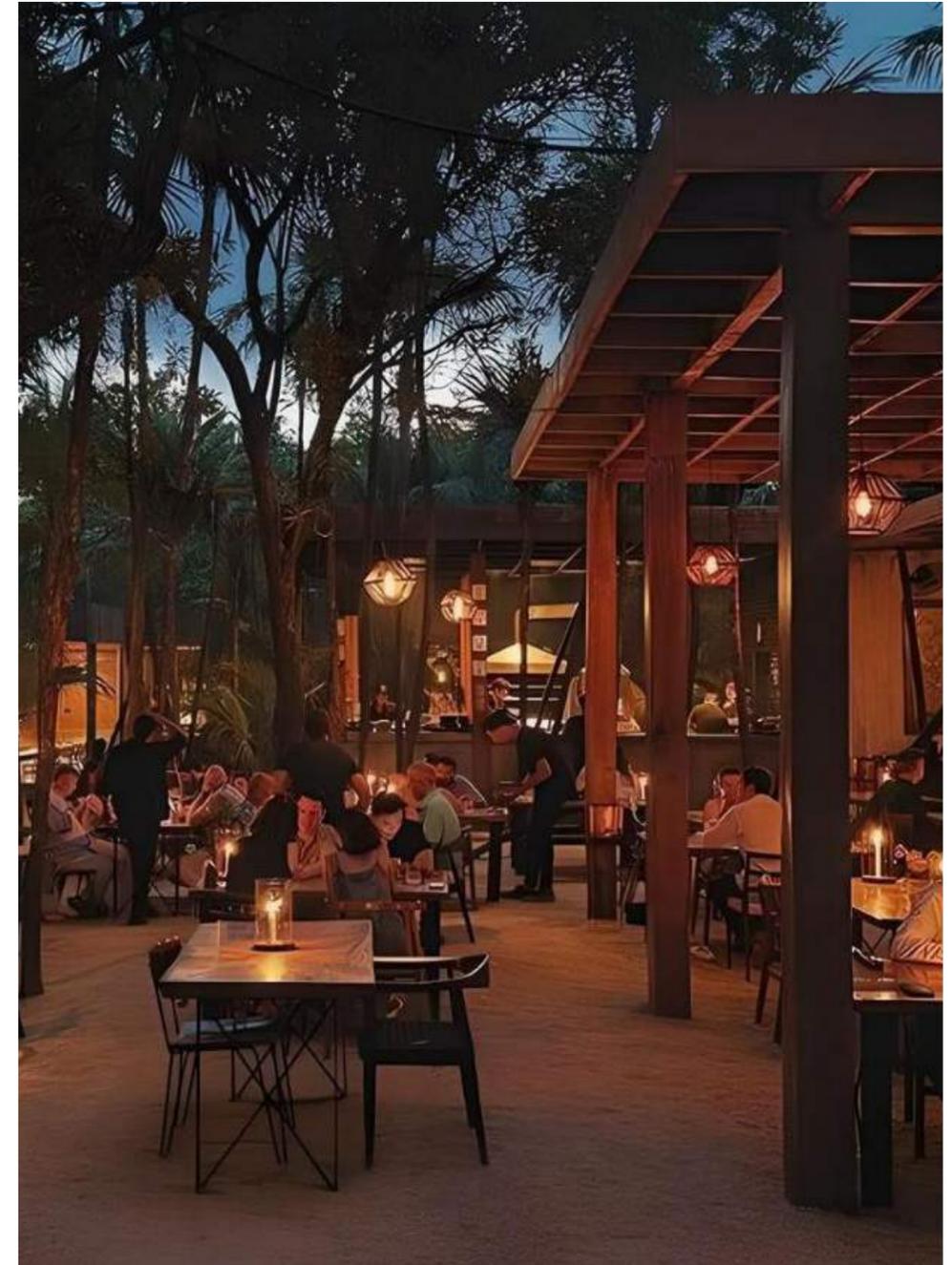


**PERGOLA REFLECTED CEILING PLAN**



**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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SCALE 3/16" = 1'-0"

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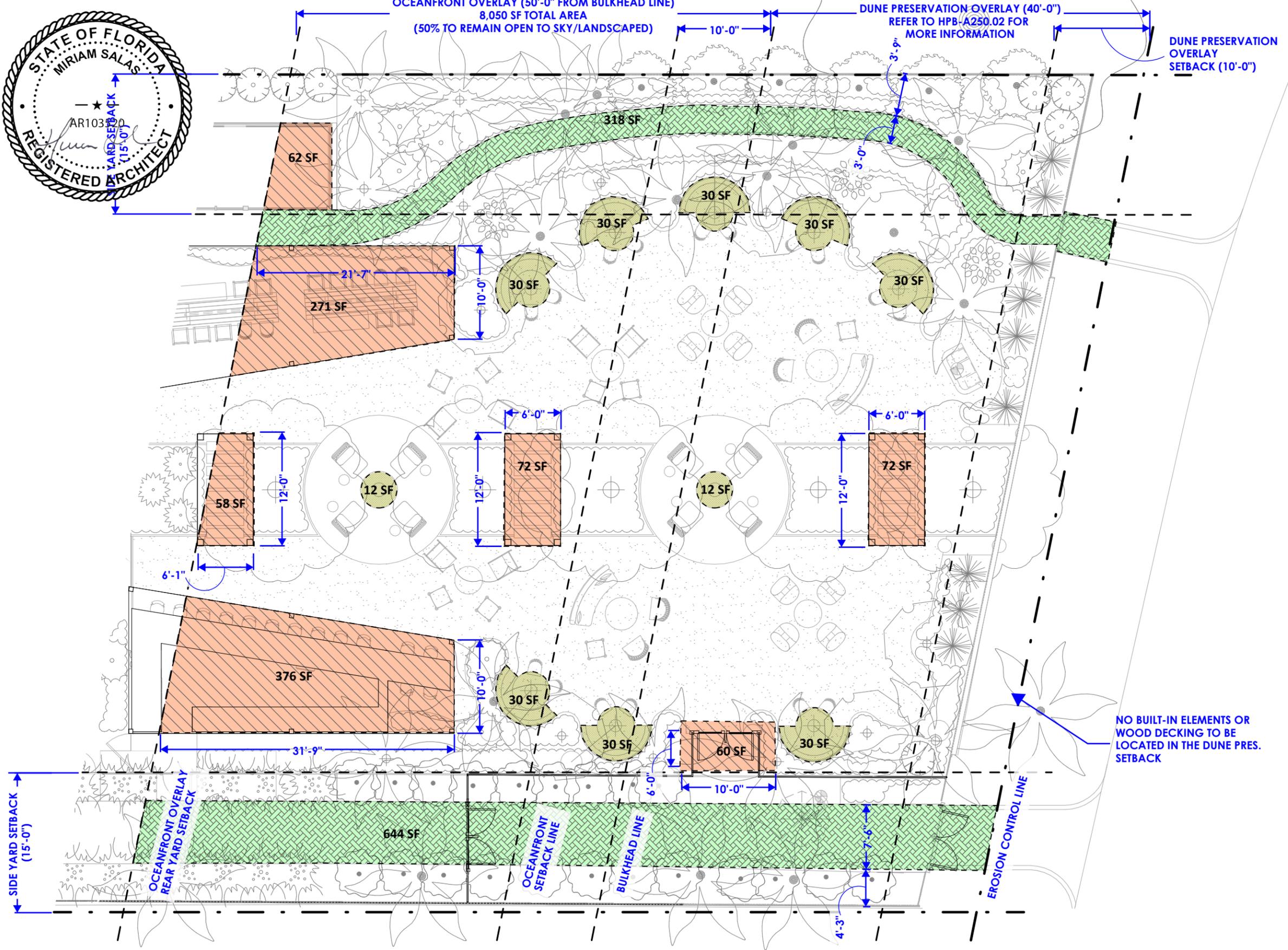
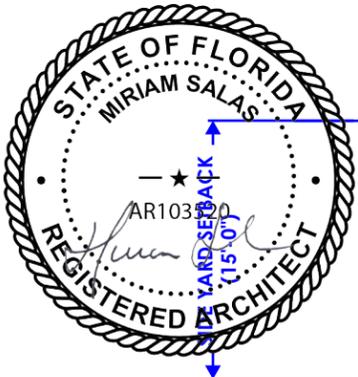
## LEVEL 01 AREA 5 - BARLUME BEACH RENDERING

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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:	971 SF
WOOD DECK SURFACES/WALKWAYS:	962 SF
<b>TOTAL ENCROACHMENTS:</b>	<b>2,197 SF</b>

NO BUILT-IN ELEMENTS OR WOOD DECKING TO BE LOCATED IN THE DUNE PRES. SETBACK



REAR YARD OPEN SPACE DIAGRAM AT OCEANFRONT OVERLAY

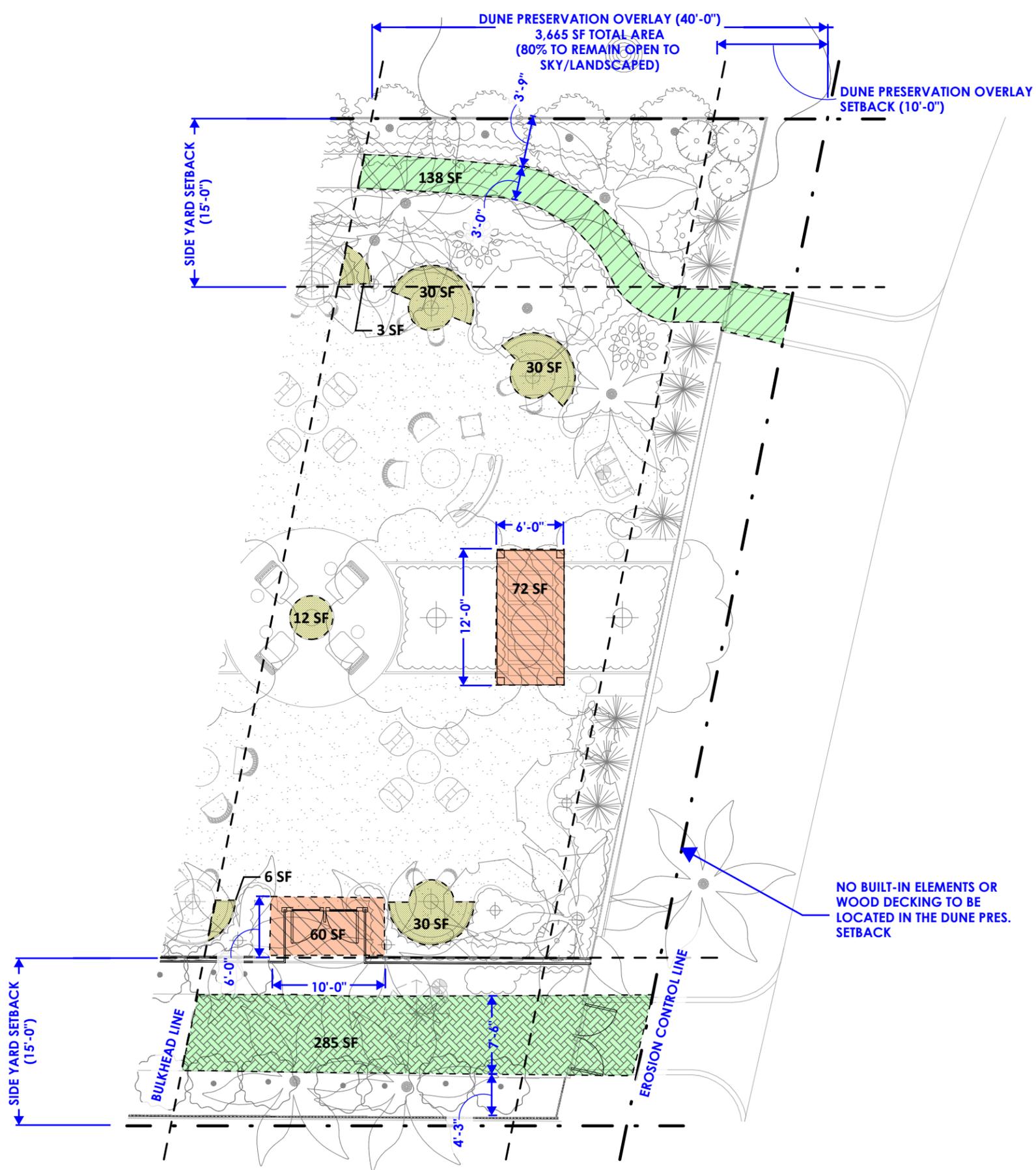
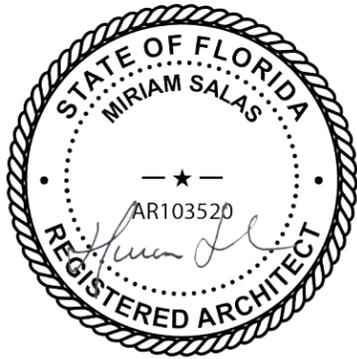
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SCALE 3/32" = 1'-0"

DATE: 01.05.2025

HPB-A250.01



**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:	111 SF
TRELLIS STRUCTURES:	132 SF
WOOD DECK SURFACES/WALKWAYS:	423 SF
<b>TOTAL ENCROACHMENTS:</b>	<b>666 SF</b>



REAR YARD OPEN SPACE DIAGRAM AT DUNE PRESERVATION OVERLAY

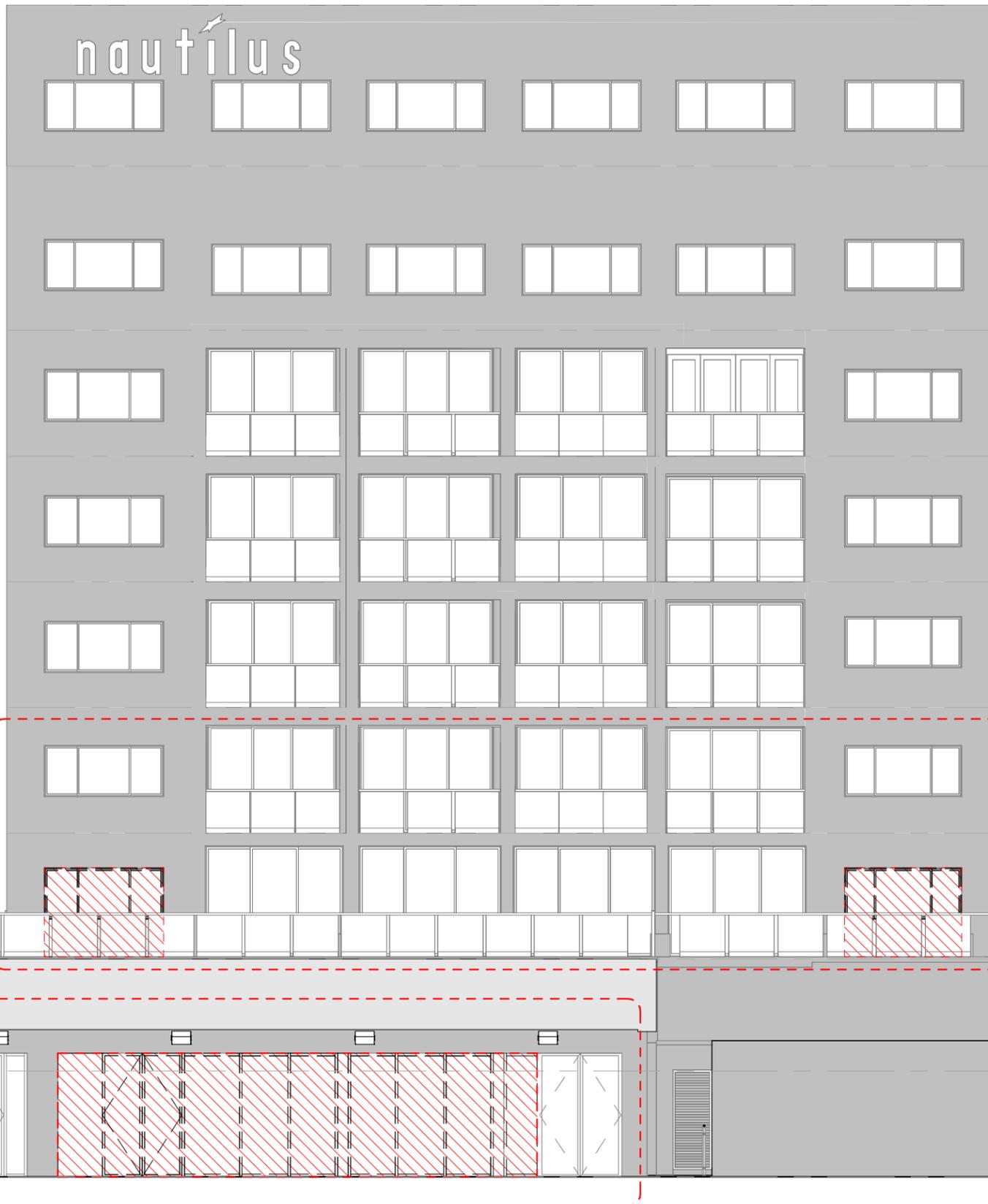
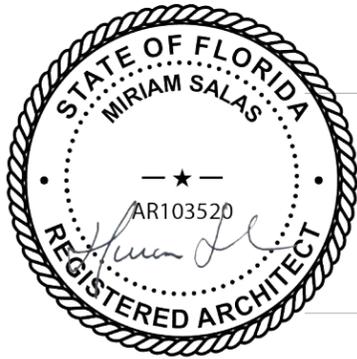
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SCALE 3/32" = 1'-0"

DATE: 01.05.2025

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Roof Level  
97' - 6 1/2"

Level 08  
84' - 9"

Level 07  
71' - 8"

Level 06  
61' - 8"

Level 05  
51' - 8"

Level 04  
41' - 8"

Level 03  
31' - 8"

Level 02  
21' - 8"

Level 01.5 Mezzanine  
12' - 9"

Level 01  
4' - 4"

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

DEMO  
A520.01

DEMO  
A320.01



EAST ELEVATION - OVERALL DEMOLITION SCOPE

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SCALE 3/32" = 1'-0"

DATE: 01.05.2025

HPB-A300.01



- Roof Level  
97' - 6 1/2"
- Level 08  
84' - 9"
- Level 07  
71' - 8"
- Level 06  
61' - 8"
- Level 05  
51' - 8"
- Level 04  
41' - 8"
- Level 03  
31' - 8"
- Level 02  
21' - 8"
- Level 01.5 Mezzanine  
12' - 9"
- Level 01  
4' - 4"

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

NEW  
A520.01

NEW  
A320.01



EAST ELEVATION - OVERALL PROPOSED SCOPE

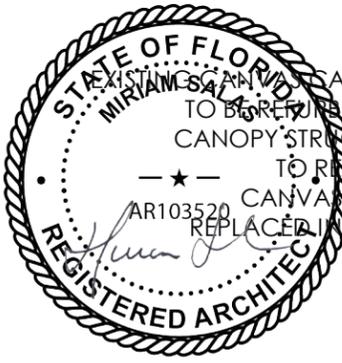
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SCALE 3/32" = 1'-0"

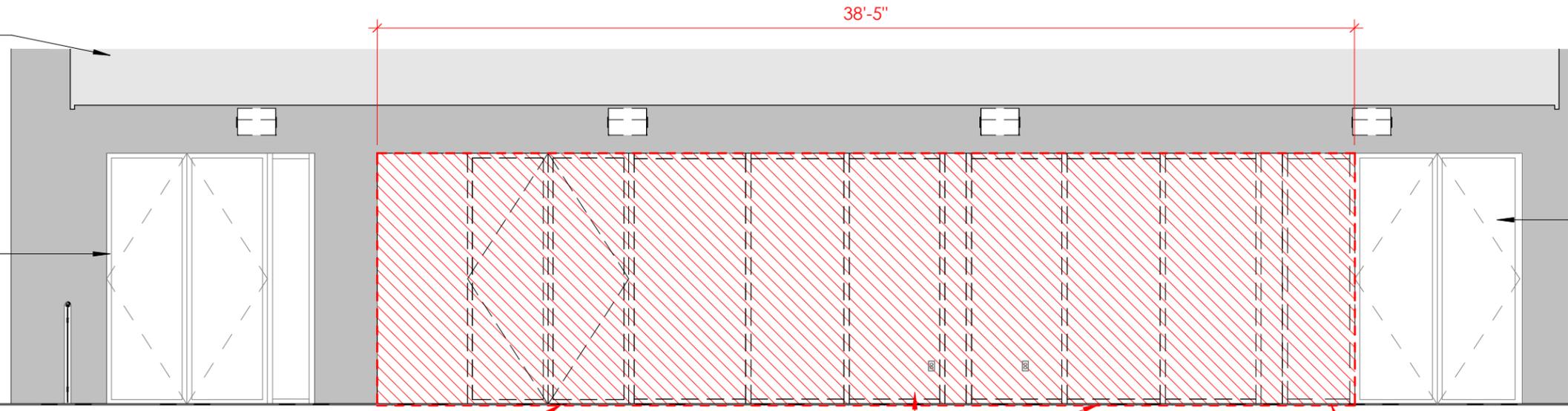
DATE: 01.05.2025

HPB-A300.02



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

STOREFRONT DOORS AND SIDELIGHT TO REMAIN



STOREFRONT DOORS TO REMAIN

Level 01  
4' - 4"

REMOVE EXISTING STOREFRONT DOORS

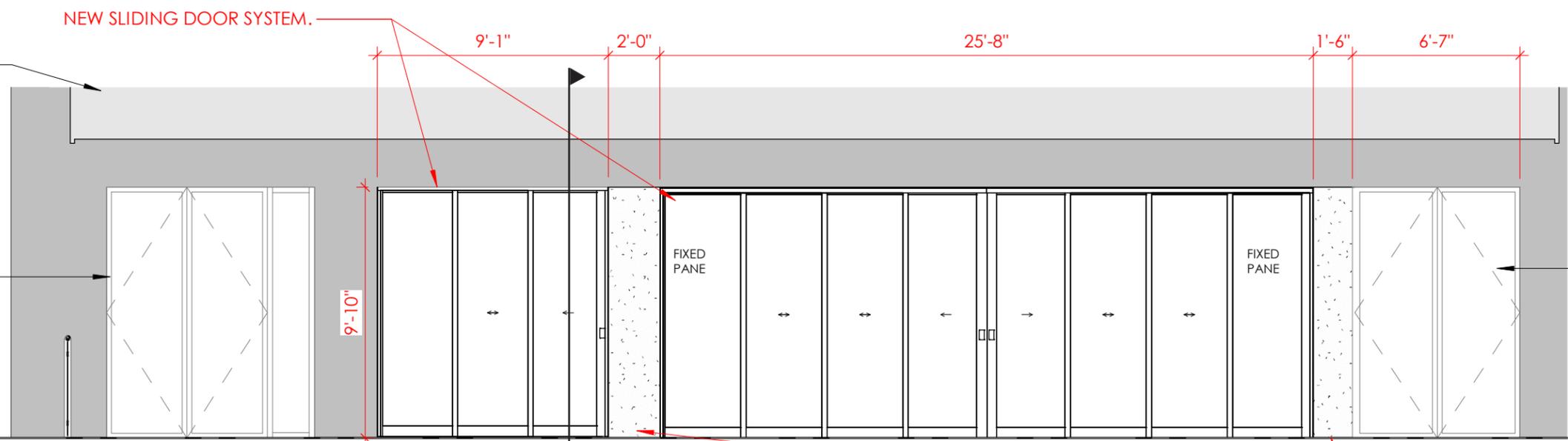
REMOVE EXISTING STOREFRONT WINDOWS

REMOVE EXISTING SIDELIGHT

**DEMOLITION ELEVATION**

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

EXISTING STOREFRONT DOORS AND SIDELIGHT



EXISTING STOREFRONT DOORS

Level 01  
4' - 4"

INFILL OPENING WITH PLASTER/LIKE-KIND MATERIAL TO MATCH OVERALL FACADE. PAINT TO MATCH EXISTING COLOR.

SECTION DETAIL  
HPB-A400.00

**PROPOSED ELEVATION**



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

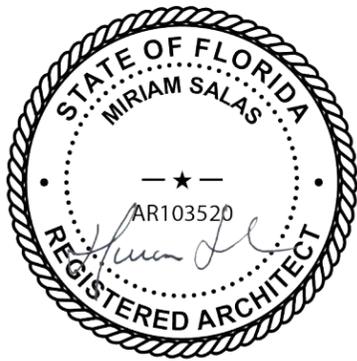
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SCALE 3/16" = 1'-0"

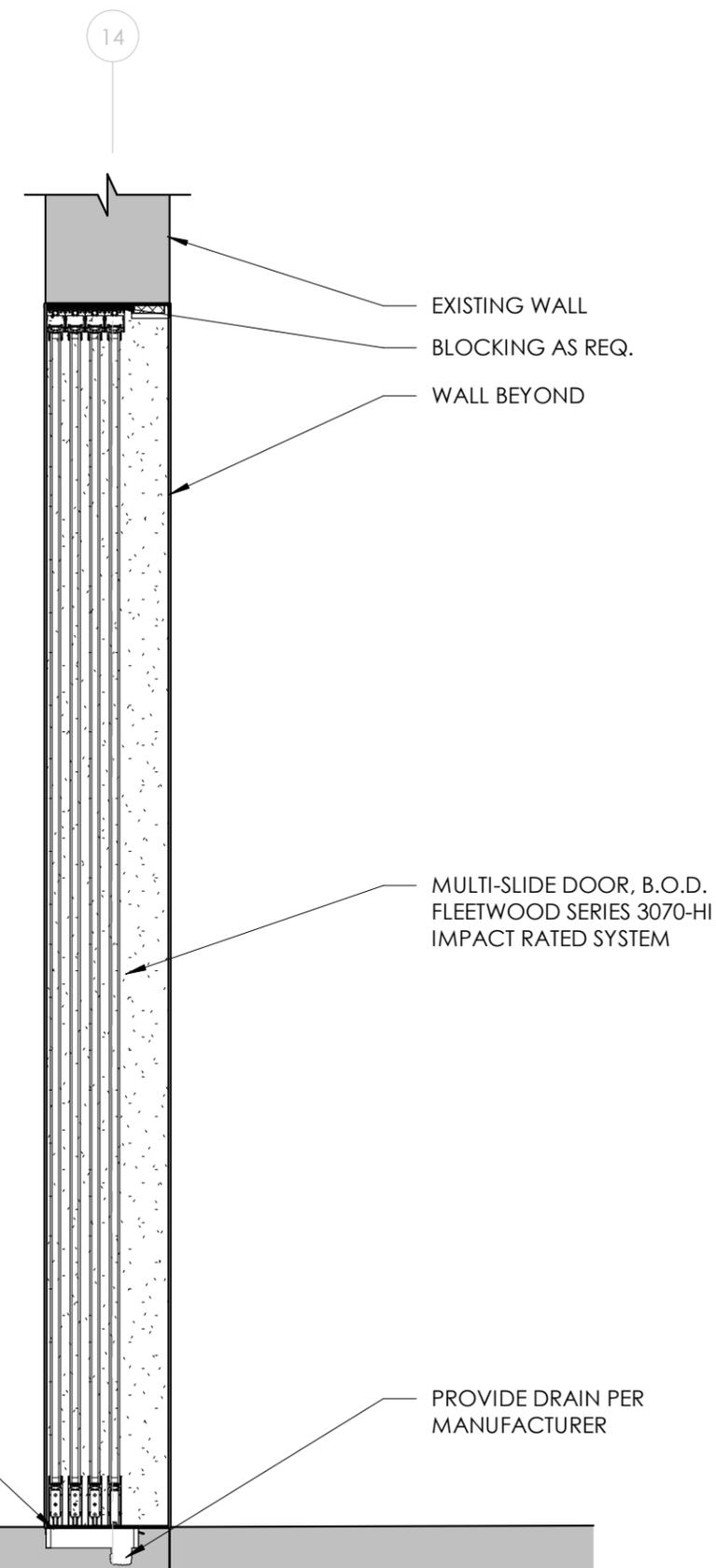
DATE: 01.05.2025

HPB-A320.01



**BARLUME SALON RENDERING**

IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



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



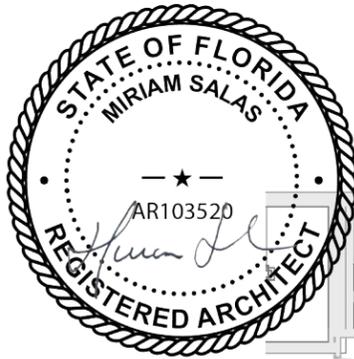
LEVEL 01 ENLARGED BARLUME SALON EXTERIOR RENDERINGS & DETAILS

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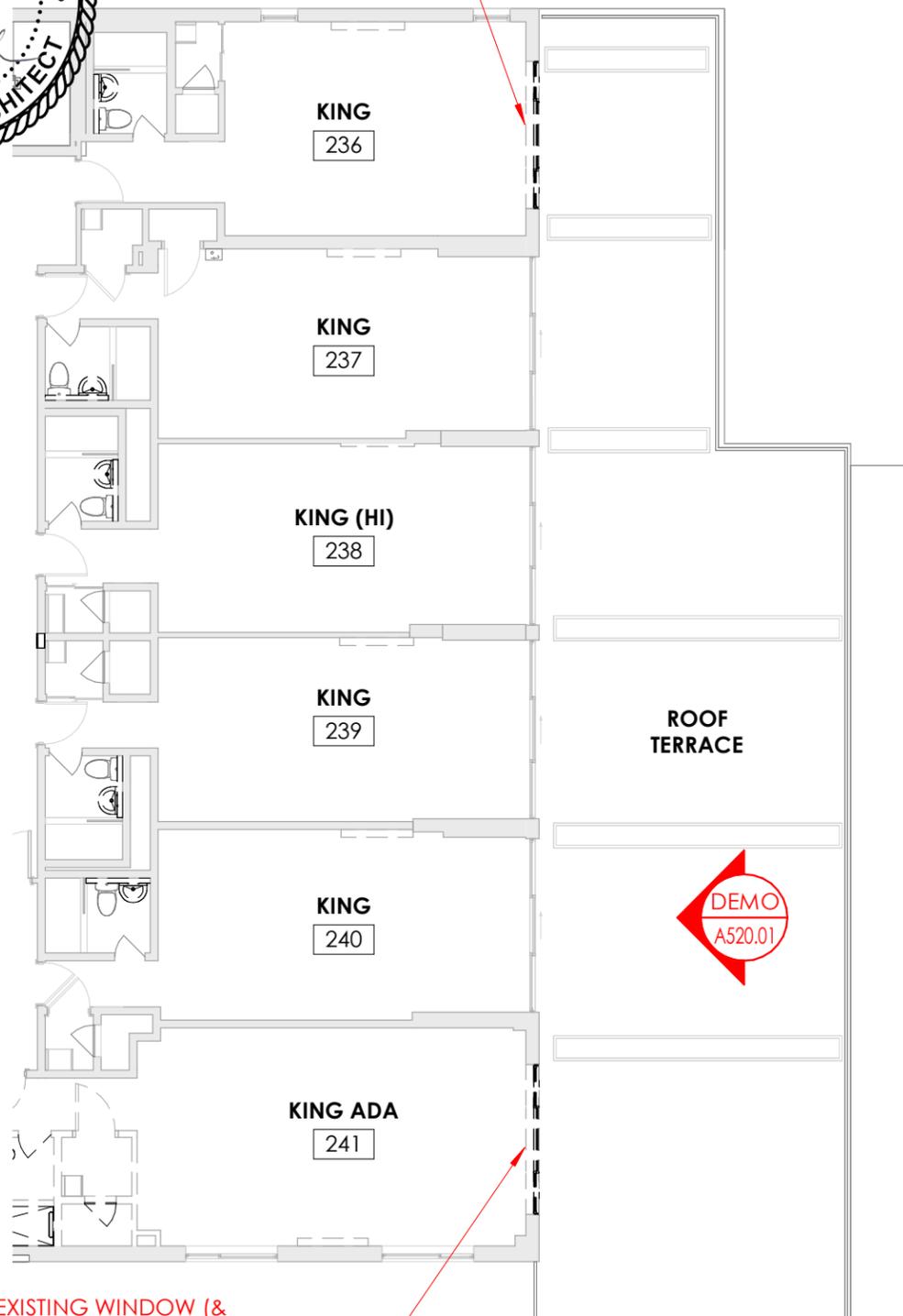
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REMOVE EXISTING WINDOW (& SILL WALL BELOW) DOWN TO LEVEL 02 SLAB

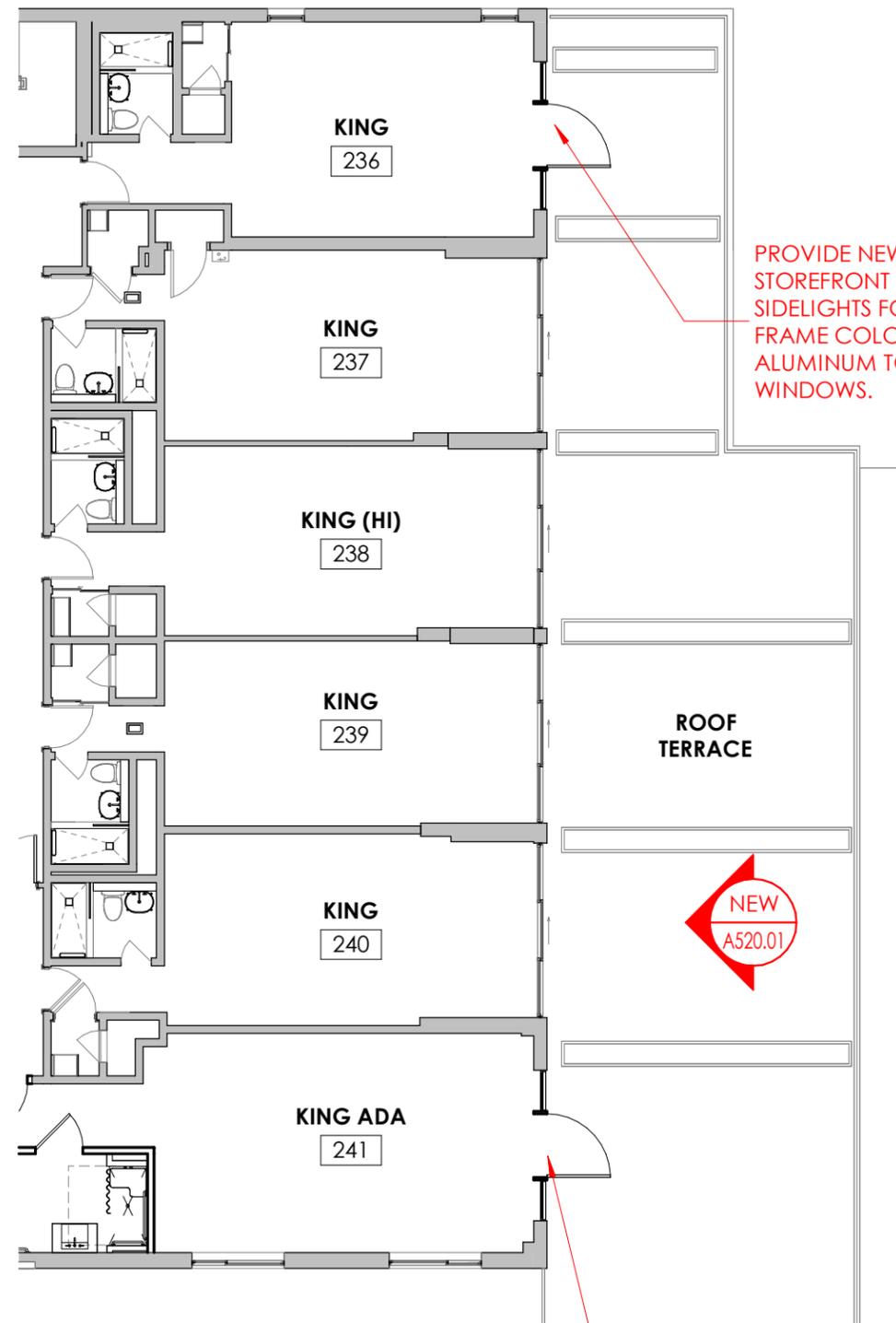
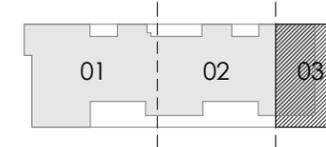


REMOVE EXISTING WINDOW (& SILL WALL BELOW) DOWN TO LEVEL 02 SLAB



LEVEL 2 - DEMOLITION PLAN

KEY 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

LEVEL 2 - PROPOSED PLAN



LEVEL 02 ENLARGED PLANS - EAST FACADE TERRACE ACCESS

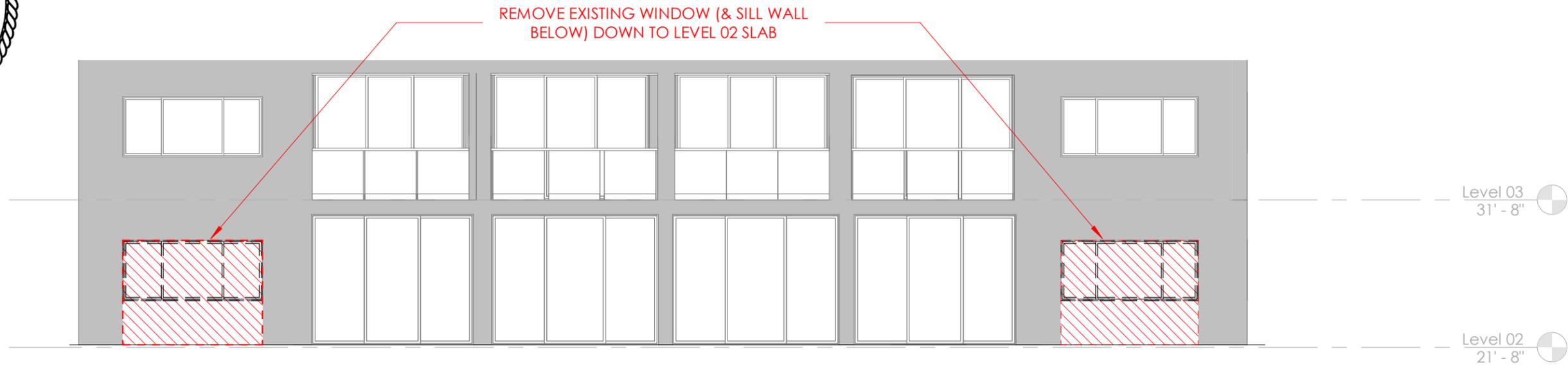
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SCALE 3/32" = 1'-0"

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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

CAMPO ARCHITECTURE & INTERIOR DESIGN

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