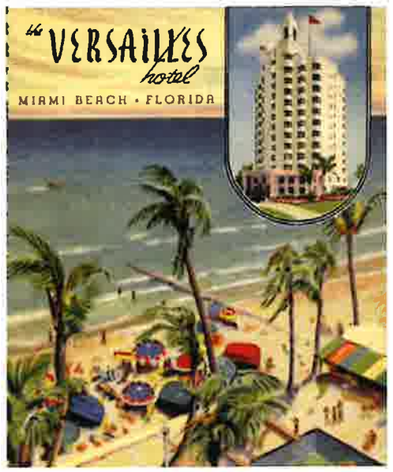












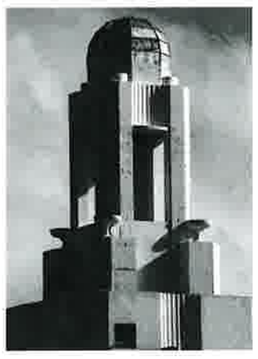















revuelta

architecture
international

**Miami**
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

FINAL SUBMITTAL 02/10/2020

REVISION TO:

HPB ORDER No. 7490
MARCH 08,2016

PROPOSED SCOPE UNDER THIS REVISION:

RESTORATION OF ROOF TOP HISTORICAL MECHANICAL AREAS AND STAIR AND REVISED ROOF TOP ADDITION

EXPANSION OF TYPICAL LEVELS ENVELOPE AND BALCONIES

PROPOSED RESTORATION OF HISTORICAL DINING ROOM AND REVISED LOBBY DESIGN

ĀMAN

# AMAN RESORT

AT THE HISTORIC VERSAILLES HOTEL
3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD
APRIL 14TH, 2020

## LIST OF DRAWINGS

| ID | NAME |
|---|---|
| | COVER SHEET |
| | INDEX |
| A-001 | ZONING DATA |
| A-002 | SURVEY |
| A-003 | PREVIOUSLY APPROVED SITE PLAN AND SCOPE OF WORK |
| A-004 | PROPOSED GROUND LEVEL SITE PLAN |
| A-005 | OVERALL SITE PLAN |
| A-006 | F.A.R. DIAGRAMS - APPROVED HPB PLANS (1 OF 2) |
| A-007 | F.A.R. DIAGRAMS - APPROVED HPB PLANS (2 OF 2) |
| A-008 | F.A.R. DIAGRAMS - PROPOSED PLANS (1 OF 2) |
| A-009 | F.A.R. DIAGRAMS - PROPOSED PLANS (2 OF 2) |
| A-010 | HISTORICAL DISTRICT MAP |
| A-011 | PHOTOS - CURRENT CONDITION - EXTERIOR |
| A-012 | PHOTOS - CURRENT CONDITION - EXTERIOR |
| A-013 | PHOTOS - CURRENT CONDITION - EXTERIOR |
| A-014 | PHOTOS - CURRENT CONDITION - EXTERIOR |
| A-015 | PHOTOS - CURRENT CONDITION - INTERIOR |
| A-016 | PHOTOS - CURRENT CONDITION - INTERIOR |
| A-017 | PHOTOS - CURRENT CONDITION - INTERIOR |
| A-101 | HISTORIC ROOF PLANS |
| A-102 | CURRENT ROOF PLANS |
| A-103 | APPROVED ROOF PLANS |
| A-104 | PROPOSED ROOF TOP ADDITION FLOOR PLAN |
| A-105 | APPROVED ROOF TOP ADDITION LINE OF SIGHT STUDY |
| A-106 | PROPOSED ROOF TOP ADDITION LINE OF SIGHT STUDY |
| A-107 | HISTORIC PLATE |
| A-108 | HISTORIC TYPICAL LEVEL LAYOUT |
| A-109 | APPROVED PLATE |
| A-110 | AMAN PROPOSED EXPANDED PLATE |
| A-111 | HISTORIC LOBBY |
| A-112 | APPROVED LOBBY |
| A-113 | AMAN PROPOSED LOBBY |
| A-114 | HISTORIC BASEMENT |
| A-115 | APPROVED BASEMENT |
| A-116 | AMAN PROPOSED BASEMENT |
| A-401 | HISTORICAL ELEVATIONS |
| A-402 | HISTORICAL ELEVATION |
| A-403 | HISTORICAL ELEVATION |
| A-404 | APPROVED ELEVATIONS |
| A-405 | APPROVED ELEVATION |
| A-406 | APPROVED ELEVATION |
| A-407 | PROPOSED ELEVATIONS |
| A-408 | PROPOSED ELEVATION |
| A-409 | PROPOSED ELEVATION |
| A-410 | PROPOSED EAST ELEVATION - ENLARGED |
| A-411 | PROPOSED SOUTH ELEVATION - ENLARGED |
| A-501 | HISTORICAL SECTION |
| A-502 | APPROVED SECTION |
| A-503 | PROPOSED SECTION |
| A-504 | PROPOSED SECTION |
| A.600 | PREVIOUSLY APPROVED SOUTH WEST VIEW OF ROOF TOP ... |
| A.601 | PROPOSED SOUTH WEST VIEW OF ROOF TOP ADDITION |
| A.602 | PREVIOUSLY APPROVED NORTH EAST VIEW OF ROOF TOP ... |
| A.603 | PROPOSED NORTH EAST VIEW OF ROOF TOP ADDITION |
| A.604 | PROPOSED SOUTH WEST - RENDERING |
| A.605 | PROPOSED NORTH EAST - RENDERING |
| A.606 | PROPOSED SOUTH EAST - RENDERING |
| D-100 | DEMOLITION - APPROVED |
| D-101 | DEMOLITION - APPROVED |
| D-102 | DEMOLITION - APPROVED |
| D-103 | DEMOLITION - APPROVED |
| D-104 | DEMOLITION - APPROVED |
| D-105 | DEMOLITION - APPROVED |
| D-106 | DEMOLITION - APPROVED |
| D-107 | DEMOLITION - APPROVED |
| D-108 | DEMOLITION - APPROVED |
| D-109 | PROPOSED REMOVAL |
| D-110 | PROPOSED REMOVAL |
| D-111 | PROPOSED REMOVAL |
| D-112 | PROPOSED REMOVAL |
| D-113 | PROPOSED REMOVAL |

INDEX

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revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2250 SW 27TH AVE
SUITE 115
MIAMI, FL 33133
T. 305.560.5000
F. 305.560.5040

Project

VERSAILLES
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

OKO GROUP
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
INDEX

Sheet No.

NOT FOR CONSTRUCTION

# ZONING DATA

## SITE ADDRESS
3425 COLLINS AVENUE, MIAMI BEACH, FL. 33140

## SITE DATA
ZONING DESIGNATION: RM-3 (RESIDENTIAL MULTIFAMILY, HIGH INTENSITY)
FLOOD ZONE: "AE" (ELEV. 8 NGVD29)
"X" ( FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0336 L COMMUNITY NUMBER 120635, MIAMI-DADE COUNTY UNINCORPORATED AREAS. EFFECTIVE DATE SEPTEMBER 11, 2009
BASE FLOOD ELEVATION: 8.0', N.G.V.D. 1929

## BLDG. DATA
BUILDING HEIGHT: ALLOWED: 200'-0" ABOVE BASE FLOOD ELEVATION + 12".
ESTABLISHED BFE: 8'-0"
PROPOSED: 210'-6" N.G.V.D. (NEW TOWER)
EXISTING TOWER: 161'-0" T.O. ROOF SLAB N.G.V.D.
EXISTING TOWER: 200'-0" T.O. CUPOLA N.G.V.D.

PROPOSED RESIDENTIAL:
NEW TOWER 41 UNITS
EXISTING TOWER 22 UNITS

## OVERLAY AREAS
**DUNE PRESERVATION OVERLAY**: RECREATIONAL AND OPEN SPACE
WEST OF THE EROSION CONTROL LINE ( ECL)
EAST OF THE BULKHEAD LINE

REQUIRED: 80%
TOTAL AREA: 5,073 SF
IMPERVIOUS AREA: 6.18%
MAX.PER CODE: 20%
PERVIOUS AREA: 93.82%

MINIMUM YARDS
- BULKHEAD LINE 0 FT
- SIDE PROPERTY LINE 15 FT
- MUNICIPAL PARK 15 FT
- STREET END 15 FT
- ROW 15 FT
- EROSION CONTROL LINE 10-15 FT STRUCTURES W/ FIN. FLR. ELEV. 3 FT OR LESS ABOVE T.O. DUNE
  ADD 1 FT FOR EVERY FOOT INCREASE IN FIN. FLR. ELEV.

FINISHED FLOOR ELEVATION MAX 2 .5 FT ABOVE DUNE
MAX. BUILDING HEIGHT ONE STORY OR 12 FT
MAX. DENSITY ZERO
PARKING REGULATIONS NO PARKING REQUIREMENT

**OCEANFRONT OVERLAY**: WEST OF BULKHEAD LINE
SETBACKS
- REAR 50 FT FRONT BULKHEAD LINE - DWELLING CONSTRUCTION AT GRADE AND SUBTERRANEAN LEVELS
- SIDE LOT LINE 15 FT
- BULKHEAD LINE 10 FT

MAX HEIGHT 30 FT ABOVE GRADE
FINISHED FLOOR ELEVATION 2.5 FT ABOVE T.O. DUNE
FAR 0.5 OF SETBACK AREA
LOT COVERAGE 50 % OF REQUIRED REAR YARD SETBACK OPEN TO SKY
VIEW CORRIDOR 50 % OF REQUIRED REAR YARD SETBACK OPEN APART FROM LANDSCAPE FROM E.C.L. TO REAR SETBACK LINE

REQUIRED: 50%
TOTAL AREA: 10,000 SF
IMPERVIOUS AREA: 50%
MAX PER CODE: 50%
PERVIOUS AREA: 50%
REQUIRED BY CODE: 50%

**RM-3 OVERLAY ZONE:** TOTAL AREA: 58,680 SF

## LOT AREA
AREA PARCEL 1 : 68,736 S.F. (1.5780 ACRES)
AREA PARCEL 2 : 5,076 S.F. (0.1165 ACRES)
73,812 S.F (1.6945 ACRES)

## MAX F.A.R.
3.0 X 73,812 S.F. = 221,436 S.F.

## MAX LOT WIDTH
REQUIRED 50 FT
EXCEEDS CRITERIA AT 200 FT

## MIN. LOT AREA
REQUIRED 7000 S.F. - EXCEEDS CRITERIA AT 73,812 SF

## MINIMUM UNIT SIZE
NEW CONSTRUCTION 800 SF - MEETS CRITERIA
HISTORIC TOWER AVERAGE UNIT SIZE=1897 SF
NEW TOWER AVERAGE UNIT SIZE= 2450 SF

## MAXBUILDING HEIGHT
OCEANFRONT LOTS 200 FT
HISTORIC TOWER = 200 FT TO T.O. ROOF SLAB + MECHANICAL ROOF
NEW TOWER= 211'-0" FT (NGVD) TO TOP OF OUTDOOR KITCHEN COUNTER

## MAX NUMBER OF STORIES
OCEANFRONT LOTS 22 STORIES - MEETS CRITERIA
HISTORIC TOWER - 11 RESIDENTIAL LEVELS + LOBBY + MEZZANINE + BASEMENT
NEW TOWER - 15 RESIDENTIAL LEVELS + LOBBY+ MEZZANINE + BASEMENT

## NEW CONSTRUCTION ADDITIONAL REGULATIONS
ALL FLOORS OF A BUILDING CONTAINING PARKING SPACES SHALL INCORPORATE RESIDENTIAL OR COMMERCIAL USES AT THE FIRST LEVEL ALONG EVERY FACADE FACING A STREET, SIDEWALK OR WATERWAY.

## PREVIOUSLY APPROVED HPB ORDER: 7490
## F.A.R. STUDY

| HISTORIC TOWER | NEW TOWER |
|---|---|
| | ROOF– 1,254 S.F. |
| | L18 – 8,913 S.F. |
| | L17 – 9,140 S.F. |
| | L16 – 9,300 S.F. |
| | L15 – 9,301 S.F. |
| L14 – 3,060 S.F. | L14 – 9,301 S.F. |
| L12 –4,903 S.F. | L12 – 9,302 S.F. |
| L11 –5,930 S.F. | L11 – 9,304 S.F. |
| L10 –5,931 S.F. | L10 – 9,304 S.F. |
| L09 –5,931 S.F. | L09 – 9,304 S.F. |
| L08 –5,931 S.F. | L08 – 9,304 S.F. |
| L07 –5,930 S.F. | L07 – 9,304 S.F. |
| L06– 5,931 S.F. | L06 – 9,307 S.F. |
| L05 –5,931 S.F. | L05 – 9,093 S.F. |
| L04 –5,930 S.F. | L04 – 9,089 S.F. |
| L03 –5,930 S.F. | L03 – 9,093 S.F. |
| L02 –3,796 S.F. | L02 – 1,013 S.F. |
| L01 –7,476 S.F. | L01 – 6,096 S.F. |
| LB1 –2,092 S.F. | LB1 – N/A S.F. |
| 74,702 S.F. | 146,723 SF |

TOTAL FAR=221,426 S.F.
* F.A.R.=(3) 221,426/73,812 S.F.=(2.99)
* MAX. F.A.R. ALLOWED: (3X73,812)=221,436 S.F.
TOTAL REMAINING FAR=10 S.F.

## PROPOSED
## F.A.R. STUDY

| HISTORIC TOWER | NEW TOWER |
|---|---|
| | ROOF– N/A S.F. |
| | L17 – 8,913 S.F. |
| | L16 – 9,300 S.F. |
| | L15 – 9,301 S.F. |
| L14 – 4,567 S.F. | L14 – 9,301 S.F. |
| L12 – 6,647 S.F. | L12 – 9,302 S.F. |
| L11 – 6,647 S.F. | L11 – 9,304 S.F. |
| L10 – 6,647 S.F. | L10 – 9,304 S.F. |
| L09 – 6,647 S.F. | L09 – 9,304 S.F. |
| L08 – 6,647 S.F. | L08 – 9,304 S.F. |
| L07 – 6,647 S.F. | L07 – 9,304 S.F. |
| L06– 6,647 S.F. | L06 – 9,307 S.F. |
| L05 – 6,647 S.F. | L05 – 9,093 S.F. |
| L04 – 6,647 S.F. | L04 – 9,089 S.F. |
| L03 – 6,647 S.F. | L03 – 9,093 S.F. |
| L02 – 2,550 S.F. | L02 – 250 S.F. |
| L01 – 10,182 S.F. | L01 – 6,069 S.F. |
| LB1 – 2,092 S.F. | LB1 – N/A S.F. |
| 85,861 S.F. | 135,565 S.F. |

TOTAL FAR=221,426 S.F.
* F.A.R.=(3) 221,426/73,812 S.F.=(2.99)
* MAX. F.A.R. ALLOWED: (3X73,812)=221,436 S.F.
TOTAL REMAINING FAR=10 S.F.

## SETBACK REQUIREMENTS

| | FRONT (WEST-COLLINS AVE.) | | | SIDE, FACING A STREET NORTH & SOUTH | | | REAR (EAST- BEACH) | | |
|---|---|---|---|---|---|---|---|---|---|
| | REQUIRED | PROVIDED HIST. TOWER | PROVIDED NEW TOWER | REQUIRED | PROVIDED (N) HIST. TOWER | PROVIDED (S) NEW TOWER | REQUIRED | PROVIDED HIST. TOWER | PROVIDED NEW TOWER |
| SUB TERRANEAN | 20'-0" | 41'-9" | 41'-9" | 5' OR 5% OF LOT WIDTH, WHICHEVER IS GREATER = 10 FT RED'Q | 0'-0" AT EXTERIOR STAIR TO BSMNT. | 1'-10" **VARIANCE REQ'D.** | 50 FEET FROM BULKHEAD LINE | EXCEEDS DISTANCE | 52 '-5" FROM BULKHEAD 77'-5" FROM E.C.L. |
| PEDESTAL | 20'-0" | 41'-9" | EXCEEDS DIST.TO LOBBY WALL | SUM OF SIDE YARDS = 16% OF LOT WIDTH. MIN. 7'-6" or 8 % OF LOT WIDTH, WHICHEVER IS GREATER. REQ'D= 16/32 FT | 0'-0" AT NORTH SIDE | 8" AT SOUTH SIDE **VARIANCE REQ'D** | GREATER OF 20% OF LOT DEPTH OR 50' FROM BULKHEAD LINE REQ'D=73'-10" | EXCEEDS DIST. FROM E.C.L. EXCEEDS DIST.FROM BULKHEAD | EXCEEDS DIST.FROM E.C.L. EXCEEDS DIST.FROM BULKHEAD |
| TOWER | 20 FEET+ 1 FT FOR EVERY 1 FT INCREASE IN HEIGHT ABOVE 50 FT TO A MAXIMUM OF 50 FT, THEN SHALL REMAIN CONSTANT 50 FT REQ'D | 59'-6" | EXCEEDS DIST. FACE OF BALCONY | SUM OF SIDE YARDS = 16% OF LOT WIDTH. MIN. 7'-6" OR 8% OF LOT WIDTH, WHICHEVER IS GREATER. REQ'D=16/32 FT | 5'-8" AT NORTH SIDE | 8" AT SOUTH SIDE **VARIANCE REQ'D** | GREATER OF 25% OF LOT DEPTH OR 75' FROM BULKHEAD LINE, REQ'D=92.25 FT | EXCEEDS DIST.FROM E.C.L. EXCEEDS DIST. FROM BULKHEAD | EXCEEDS DIST. FORM E.C.L. EXCEEDS DIST. FROM BULKHEAD |

## PARKING DATA

| NEW CONSTRUCTION PARKING DISTRICT NO. 1 | | |
|---|---|---|
| RESIDENTIAL TOWER | | |
| DESCRIPTION | TOTAL UNITS | SPACES REQUIRED |
| 550 SF - 999 SF 1.5 SPACES/UNIT | 0 | 0 |
| 1000 SF - 1200 SF 1.75 SPACES/UNIT | 4 | 7 |
| > 1200 SF 2 SPACES/UNIT | 37 | 74 |
| **SUB TOTAL** | 41 | 81 |
| **VISITORS PARKING** | **NA** | **90** |
| **TOTAL PARKING REQUIRED = 90 SPACES TOTAL PARKING PROVIDED = 91 SPACES** | | |

DESIGNATED HISTORIC BUILDING
NO OFF-STREET PARKING IS REQUIRED FOR MAIN OR ACCESSORY USES ASSOCIATED WITH AN INDIVIDUALLY DESIGNATED HISTORIC BUILDING.

DESIGNATED GUEST PARKING:
DEVELOPMENTS WITH MORE THAN 20 UNITS 10% OF REQUIRED PRESIDENTIAL PARKING

OFF- STREET PARKING DESIGN STANDARDS
8.5' X 18' MULTI- FAMILY RESIDENTIAL BUILDING 8.5 FT X 16 FT -100 % VALET ONLY GOVERNED BY A RESTRICTIVE COVENANT TANDEM MAXIMUM STACKING OF 2 PARKING AISLE MIN. 22 FT

TANDEM PARKING
MAY BE UTILIZED FOR SELF- PARKING IN MULTI FAMILY RESIDENTIAL BUILDINGS WITH RESTRICTIVE COVENANT LIMITING USE OF EACH TANDEM PARKING SPACE TO THE SAME UNIT OWNER.

AISLE DRIVES
TWO WAY TRAFFIC 22 FT WIDE
ONE WAY TRAFFIC 11 FT WIDE
DRIVEWAY ENTRANCE AND ENTRY CURB CUT-MIN. 12 FT
DRIVE COLUMNS FOR 90 DEGREES LAYOUT SET BACK 1'-6" MEASURED FROM EDGE OF THE REQUIRED INTERIOR DRIVE TO THE FACE OF THE COLUMN

OFF-STREET LOADING
RESIDENTIAL BUILDING
OVER 36 UNITS BUT LESS THAN 50 UNITS: 1 SPACE
OVER 50 UNITS BUT NOT MORE THAN 100 UNITS: 2 SPACES
DESIGN STANDARD-WITHIN THE SAME LOT LOGICALLY AND CONVENIENTLY LOCATED FOR BULK PICK UPS AND DELIVERIES SCALED FOR EXPECTED DELIVERIES 10 X 20 FT

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revuelta
architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2250 SW 27TH AVE SUITE 110 MIAMI, FL 33133
T. 305.860.8000
F. 305.860.8040

Project
**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information
**OKO GROUP**
4100 N.E. 2ND AVENUE MIAMI, FL FL 33137
#Client Phone Number

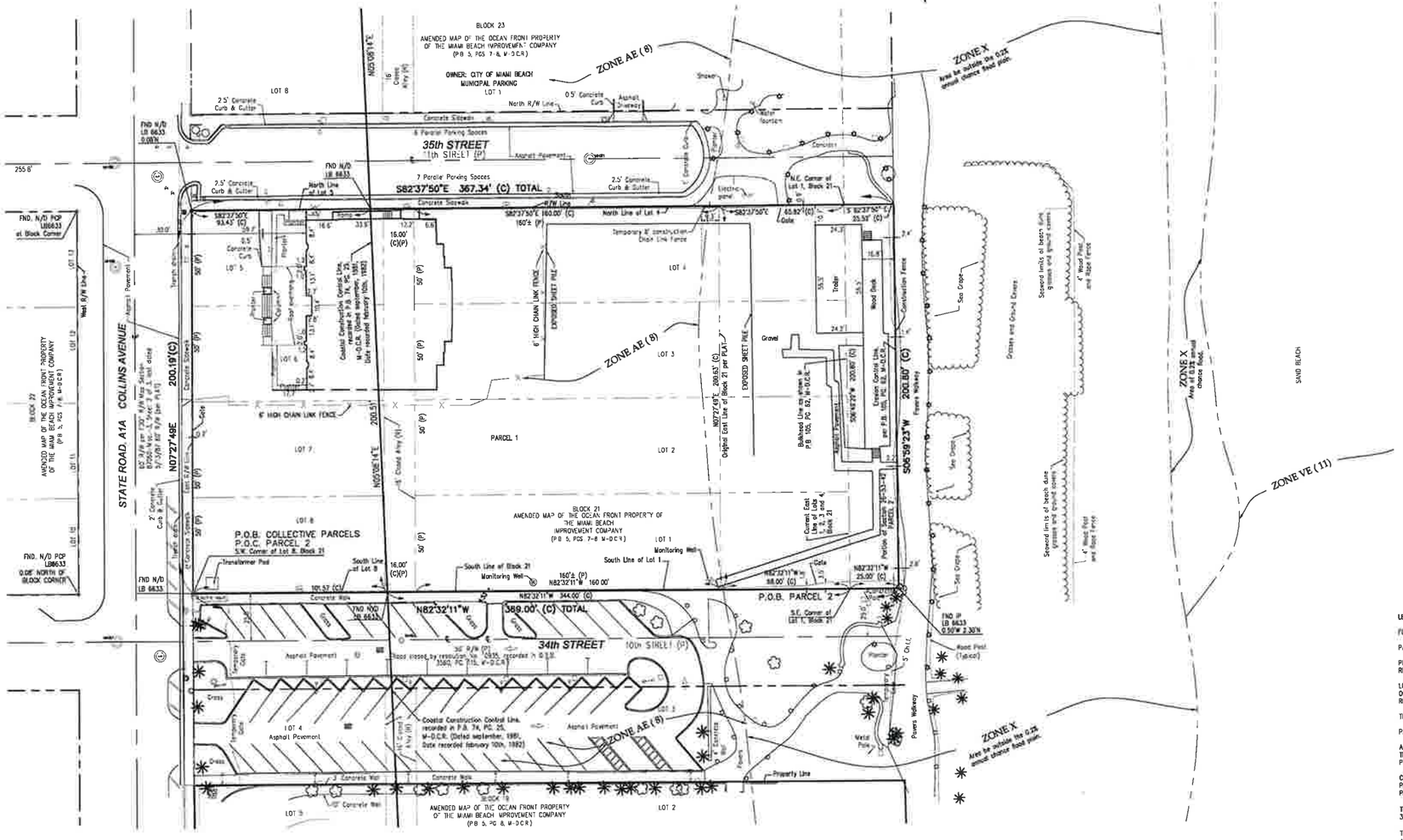
Consultant

Luis O. Revuelta
AR-0007972

**PROJECT PHASE**
Date 2/20/2020
Scale AS SHOWN
Project No. 1801
Sheet Name ZONING DATA
Sheet No. **A-001**

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft


BLOCK 23
AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY (PB 5, PGS 7-8 M-DCR)
OWNER: CITY OF MIAMI BEACH MUNICIPAL PARKING
LOT 1
ZONE AE (8)
ZONE X
Area no outside the 0.2% annual chance flood plain
35th STREET
(11th STREET (P))
7 Parallel Parking Spaces
S82°37'50"E 367.34' (C) TOTAL
7 Parallel Parking Spaces
S82°37'50"E 360.00' (C)
150'± (P)
North Line of Lot 4
FND N/D LB 6633
North Line of Lot 5
FND N/D PCP LB6633 at Block Corner
STATE ROAD A1A COLLINS AVENUE
AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY (PB 5, PGS 7-8 M-DCR)
BLOCK 22
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
PARCEL 1
N07°27'48"E
200.19'(C)
200.51'
N05°09'14"E
N05°08'14"E
S05°59'23"W 200.80' (C)
Ocean Front Line of Block 21 per PLAT
EXPOSED SHEET PILE
6' HIGH CHAIN LINK FENCE
Coastal Construction Control Line, recorded in P.B. 74, PG. 25, M-D.C.R. (Dated September, 1981, Date recorded February 10th, 1982)
Erosion Control Line, per P.B. 105, PG. 62, M-D.C.R.
Bulkhead Line as shown in P.B. 105, PG. 62, M-D.C.R.
Current East Line of Lots 1, 2, 3 and 4, Block 21
Temporary 8' construction Chain Link Fence
Combination Fence
Trailer
Wood Deck
Gravel
Asphalt Pavement
Sea Grape
Grass and Ground Cover
Seaward limits of beach dune, grasses and ground covers
4' Wood Post and Rope Fence
SAND BEACH
ZONE X
Area of 0.2% annual chance flood
ZONE VE (11)
BLOCK 21
AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY (PB 5, PGS 7-8 M-DCR)
P.O.B. COLLECTIVE PARCELS
P.O.C. PARCEL 2
S.W. Corner of Lot 8, Block 21
FND. N/D PCP LB6633 0.08' NORTH OF BLOCK CORNER
Transformer Pad
South Line of Lot 8
South Line of Block 21
Monitoring Well
South Line of Lot 1
160'± (P) N82°32'11"W 160.00'
N82°32'11"W 25.00' (C)
N82°32'11"W 344.00' (C)
N82°32'11"W 389.00' (C) TOTAL
P.O.B. PARCEL 2
S.E. Corner of Lot 1, Block 21
FND JP LB 6633 0.50'W 2.30'N
Road Post (1-pico)
34th STREET
10th STREET (P)
Road closed by resolution No. 13935, recorded in O.R.B. 3582, PG. 715, M-D.C.R.
Coastal Construction Control Line, recorded in P.B. 74, PG. 25, M-D.C.R. (Dated September, 1981, Date recorded February 10th, 1982)
Property Line
Metal Pole
Power Hallway
Sea Oats
Sand Dune
Concrete Wall
Concrete Walk
Asphalt Pavement
Concrete Sidewalk
2.5' Concrete Curb & Gutter
0.5' Concrete Curb
Asphalt Driveway
Water Fountain
Electric panel
Shower
Trash Can
Bench
Flagpole
Planter
Cross
Fence
Gate
Utility Pole
Traffic Light
Traffic Sign
Fire Hydrant
Sewer Manhole
Storm Drain
Catch Basin
Monument
Concrete Pad
Transformer
Generator
Air Conditioner
Pool Equipment
Pool Deck
Pool
Spa
Jacuzzi
Pool Ladder
Pool Light
Pool Drain
Pool Skimmer
Pool Heater
Pool Pump
Pool Filter
Pool Control
Pool Valve
Pool Meter
Pool Motor
Pool Switch
Pool Timer
Pool Thermometer
Pool Vacuum
Pool Brush
Pool Net
Pool Chemicals
Pool Cleaning Equipment
Pool Maintenance
Pool Repair
Pool Service
Pool Company
Pool Contractor
Pool Builder
Pool Designer
Pool Architect
Pool Engineer
Pool Surveyor
Pool Inspector
Pool Permit
Pool Code
Pool Regulation
Pool Safety
Pool Fence
Pool Gate
Pool Alarm
Pool Cover
Pool Enclosure
Pool Screen
Pool Lighting
Pool Heating
Pool Cooling
Pool Filtration
Pool Circulation
Pool Chemical
Pool Water

NOT FOR CONSTRUCTION

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**

**PROPOSED SCOPE**
**INCLUDED IN THIS REVISION**

**NOT A PART OF THIS REVISION**

**BOA VARIANCE 14**

**NEW VARIANCE** - TO EXCEED BY 10.6% (9'-5") THE MAXIMUM PERMITTED WIDTH OF 30% (26'-7") OF THE BUILDING'S **CORE FRONTAGE** FOR A PORTE-COCHERE WITH A WIDTH OF 40.6% (36'-0") OF TEH BUILDINGS CORE FRONTAGE

**NEW VARIANCE** - TO WAIVE 11'-6" OF THE MIN. REQUIRED AT GRADE FRONT YARD SETBACK OF 20'-0" IN ORDER TO ALLOW THE DRIVEWAY FOR THE HISTORIC TOWER TO BE SETBACK AT 8'-6" FROM THE FRONT PROPERTY LINE.

35th STREET

**BOA VARIANCE 3A**

**SAME VARIANCE FOR DIFFERENT PART OF THE STRUCTURE** TO WAIVE ALL OF THE MIN. REQ'D. **PEDESTAL STREET SIDE** SETBACK OF 16'-0" TO CONSTRUCT A NEW STAIRWELL ATTACHED TO THE EXISTING BUILDING, NEW STAIRS AND RAMP TO THE BASEMENT, AND NEW STAIRS TO THE ORANGERIE.

VALET PARKING GARAGE ENTRY

FENCE

5'-7" SURVEY DIM.

PROPOSED OUTDOOR UNCOVERED TERRACE

5' 6 3/8" SURVEY DIM.

5'-10" TO EDGE OF STEP

14'-2" TO SETBACK

8'-6" TO EDGE OF DRIVE

11'-6" TO SETBACK

HISTORIC TOWER ARRIVAL DRIVE

FRONT TOWER SETBACK LINE

OUTDOOR TERRACE

8'-6"

9'-2"

IMAGINARY INTERIOR PROPERTY LINE

POOL DECK

BEACHWALK

PROPOSED SWIMMING POOL

FENCE

COLLINS AVENUE

BEACH / ATLANTIC OCEAN

DECREASED VARIANCE TO WAIVE 25'-9" OF THE MIN REQ'D TOWER SUM OF THE SIDE SETBACKS OF 32'-0" TO PROVIDE A SUM OF THE SIDE YARDS OF 6'-3"

BOA VARIANCE 8

DECREASED VARIANCE TO WAIVE 31'-4" OF THE MIN REQ'D PEDESTAL SUM OF THE SIDE SETBACKS OF 32'-0" TO PROVIDE A SUM OF THE SIDE YARDS OF 6'-6"

BOA VARIANCE 5

BASEMENT OUTLINE

NEW TOWER ARRIVAL DRIVE

OCEANFRONT OVERLAY
50 FT FROM BULKHEAD LINE

DUNE PRESERVATION OVERLAY

PROPOSED SPA

PROPERTY LINE

2'-0"

REQ. 20'-0" SUBTERRANEAN FRONT-YARD SETBACK

6'-11" MIN FROM

FENCE MIN 8'-0"

FENCE

6"

VALET PARKING GARAGE EXIT

N

# PREVIOUSLY APPROVED SITE PLAN AND SCOPE OF WORK

SCALE: 1/32" = 1'-0"

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MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PREVIOUSLY APPROVED SITE PLAN AND SCOPE OF WORK
Sheet No.
**A-003**

NOT FOR CONSTRUCTION

**PROPOSED SCOPE INCLUDED IN THIS REVISION**

WAIVER PREVIOUSLY GRANTED TO BE APPLICABLE FOR THE PROPOSED RECONSTRUCTION OF THE "HISTORICAL DINING ROOM" (GULF STREAM ROOM)

35TH STREET

PROPERTY LINE (367.39')

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SETBACK LINE

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK LINE

HISTORIC DINING ROOM RECONSTRUCTION

PROPOSED RECONSTRUCTION OF PREVIOUSLY DEMOLISHED HISTORIC DINING ROOM

PROPOSED LOBBY EXTENT PER PREVIOUSLY APPROVED PLAN

EL. +9'-0" N.G.V.D.

EL. +9'-0" N.G.V.D.

IMAGINARY INTERIOR PROPERTY LINE

COLLINS AVENUE

PROPERTY LINE (200.19')

20'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN/PEDESTAL FRONT SETBACK LINE

TOWER/PEDESTAL FRONT SETBACK LINE

NEW TOWER ARRIVAL DRIVE

PROPERTY LINE (369.00')

34TH STREET

PROPERTY LINE AND EROSION CONTROL LINE (200.76')

POOL DECK

PROPOSED SWIMMING POOL

PROPOSED SPA

OCEANFRONT OVERLAY 50 FT FROM BULKHEAD LINE

DUNE PRESERVATION OVERLAY

BOA VARIANCE 6

BOA VARIANCE 5

SEAWALK

FENCE

ATLANTIC OCEAN

BEACH / ATLANTIC OCEAN

**NOT A PART OF THIS REVISION**

# PROPOSED GROUND LEVEL SITE PLAN

SCALE: 1/32" = 1'-0"

N

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Miami
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revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.560.5000
F. 305.560.5040

Project

**VERSAILLES**
Miami Beach, FL
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Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020

Scale
AS SHOWN

Project No.
1601

Sheet Name
PROPOSED GROUND LEVEL SITE PLAN

Sheet No.
A-004

NOT FOR CONSTRUCTION

**PROPOSED SCOPE INCLUDED IN THIS REVISION**

**NOT A PART OF THIS REVISION**

WAIVER PREVIOUSLY GRANTED TO BE APPLICABLE FOR THE PROPOSED RECONSTRUCTION OF THE "HISTORICAL DINING ROOM" (GULF STREAM ROOM)

35TH STREET

PROPERTY LINE (367.39')

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SETBACK LINE

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK LINE

HISTORIC DINING ROOM RECONSTRUCTION

TOP OF ROOF EL. +143'-0" N.G.V.D.

TOP OF ROOF EL. +151'-0" N.G.V.D.

TOP OF CUPOLA EL. +209'-0" N.G.V.D.

TOWER BASE EL. +161'-0" N.G.V.D.

PROPOSED RECONSTRUCTION OF PREVIOUSLY DEMOLISHED HISTORIC DINING ROOM

PROPOSED LOBBY EXTENT PER PREVIOUSLY APPROVED PLAN

EL. +9'-0" N.G.V.D.

IMAGINARY INTERIOR PROPERTY LINE

COLLINS AVENUE

PROPERTY LINE (200.19')

20'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SETBACK LINE

50'-0" REQUIRED MAXIMUM FRONT TOWER SETBACK LINE

92'-3" REQUIRED TOWER REAR YARD SETBACK LINE

73'-10" REQUIRED PEDESTAL REAR YARD SETBACK LINE

50'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN REAR YARD SETBACK LINE

BULKHEAD LINE

PROPERTY LINE AND EROSION CONTROL LINE (200.76')

MIAMI BEACH BOARDWALK

ATLANTIC OCEAN

BEACH / ATLANTIC OCEAN

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK LINE

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SETBACK LINE

PROPERTY LINE (369.00')

34TH STREET

N

# OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"


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SUITE 110
MIAMI, FL 33133

T. 305.520.5000
F. 305.520.5040


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Revisions

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#Client Phone Number

Consultant

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AR-0007972

PROJECT PHASE

Date
2/20/2020

Scale
AS SHOWN

Project No.
1801

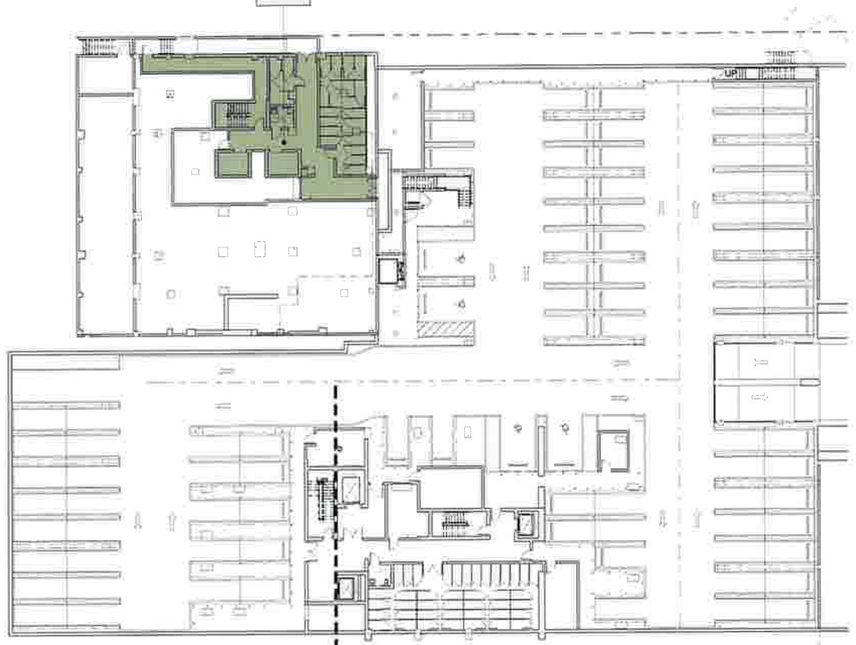
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OVERALL SITE PLAN

Sheet No.
**A-005**

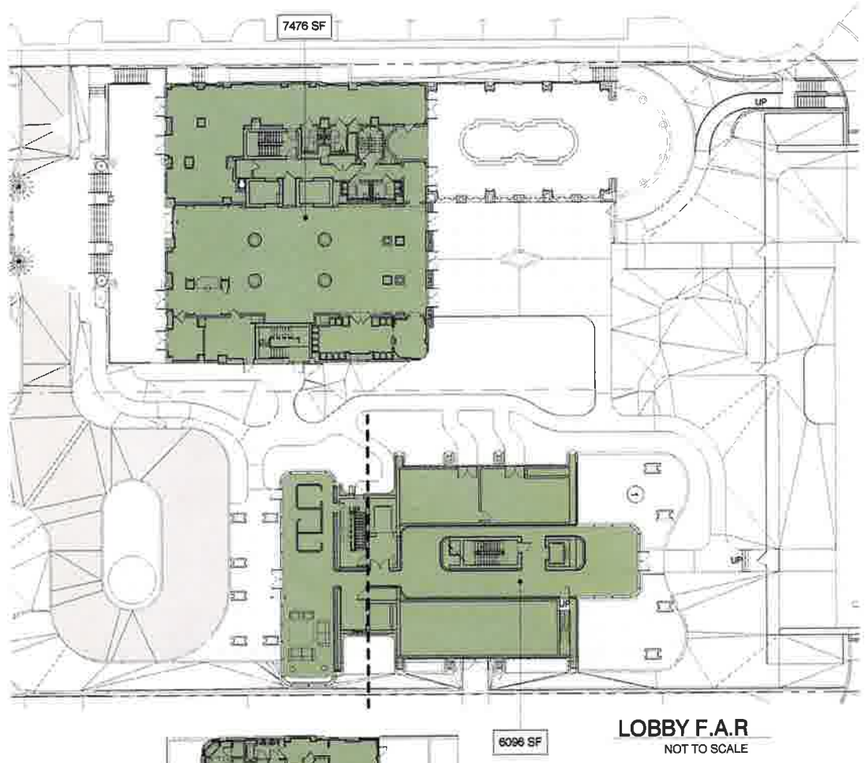

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# HPB ORDER: 7603

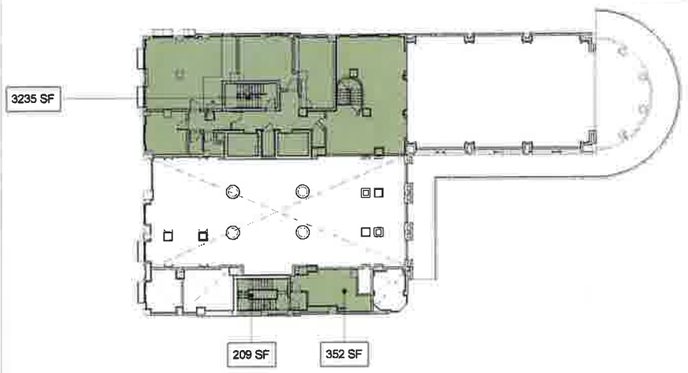



BASEMENT F.A.R
NOT TO SCALE

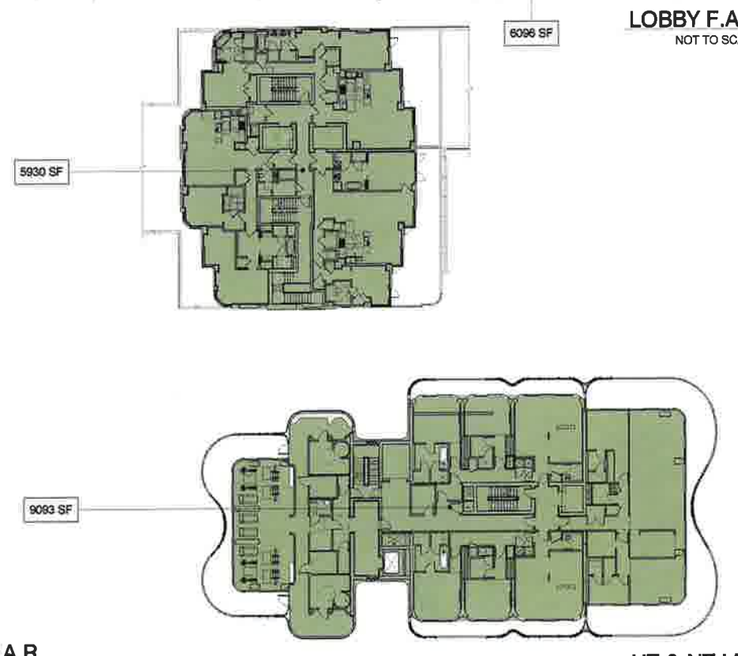



LOBBY F.A.R
NOT TO SCALE

| F.A.R. VERSAILLES TOWER | | |
|---|---|---|
| Level | Area | Name |
| HT BASEMENT | 2,092 SF | HT-F.A.R. |
| LOBBY | 7,476 SF | HT-F.A.R. |
| MEZZANINE | 3,796 SF | HT-F.A.R. |
| HT LEVEL 03 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 04 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 05 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 06 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 07 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 08 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 09 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 10 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 11 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 12 | 4,903 SF | HT-F.A.R. |
| HT LEVEL 14 | 3,060 SF | HT-F.A.R. |
| | 74,702 SF | |
| BASEMENT | 0 SF | NT-F.A.R. |
| NT LOBBY | 6,096 SF | NT-F.A.R. |
| MEZZANINE | 1,013 SF | NT-F.A.R. |
| NT LEVEL 03 | 9,093 SF | NT-F.A.R. |
| NT LEVEL 04 | 9,089 SF | NT-F.A.R. |
| NT LEVEL 05 | 9,093 SF | NT-F.A.R. |
| NT LEVEL 06 | 9,307 SF | NT-F.A.R. |
| NT LEVEL 07 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 08 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 09 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 10 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 11 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 12 | 9,302 SF | NT-F.A.R. |
| NT LEVEL 14 | 9,301 SF | NT-F.A.R. |
| NT LEVEL 15 | 9,301 SF | NT-F.A.R. |
| NT LEVEL 16 | 9,300 SF | NT-F.A.R. |
| NT LEVEL 17 | 9,140 SF | NT-F.A.R. |
| NT LEVEL 18 | 8,913 SF | NT-F.A.R. |
| NT ROOF | 1,254 SF | NT-F.A.R. |
| | 148,723 SF | |
| Grand total: 38 | 221,426 SF | |




HT MEZZANINE & LEVEL 02 NEW TOWER - F.A.R
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HT & NT LEVEL 03 F.A.R- HPB
NOT TO SCALE

# F.A.R. DIAGRAMS - APPROVED HPB PLANS (1 OF 2)

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revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133

T: 305.580.5000
F: 305.580.5040

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Miami Beach, FL
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Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

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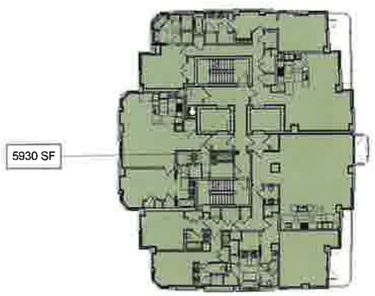
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AR-0007972

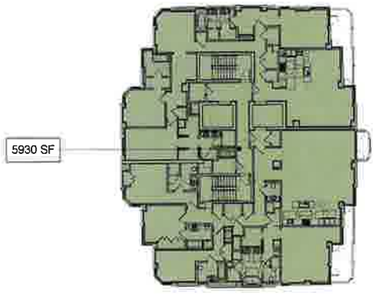
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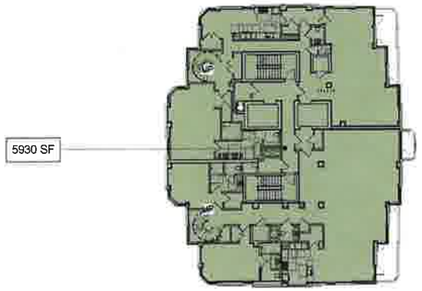
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2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
F.A.R. DIAGRAMS - APPROVED HPB PLANS (1 OF 2)
Sheet No.
**A-006**

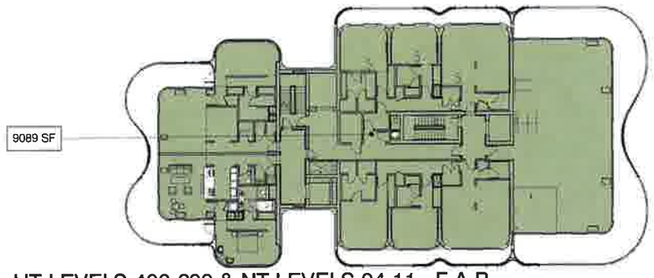
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**PREVIOUSLY APPROVED**
**HPB ORDER: 7603**

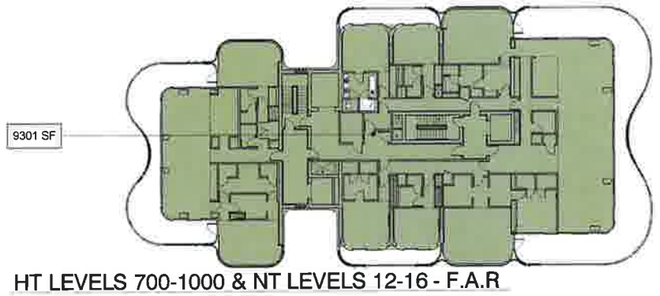


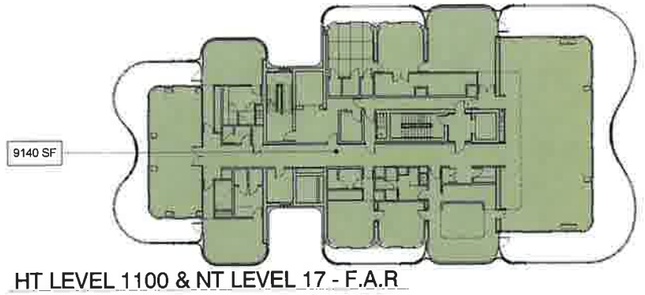



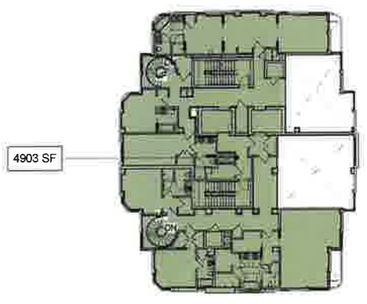

HT LEVELS 400-600 & NT LEVELS 04-11 - F.A.R
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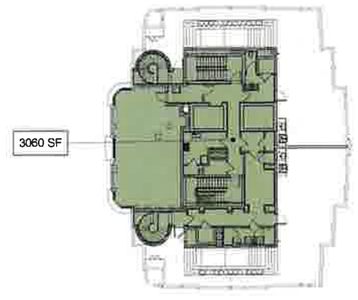



HT LEVELS 700-1000 & NT LEVELS 12-16 - F.A.R
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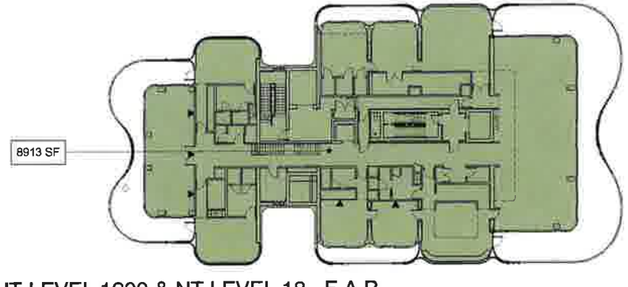



HT LEVEL 1100 & NT LEVEL 17 - F.A.R
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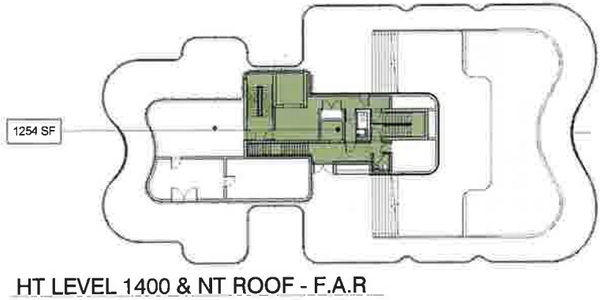



| F.A.R. VERSAILLES TOWER | | |
|---|---|---|
| Level | Area | Name |
| HT BASEMENT | 2,092 SF | HT-F.A.R. |
| LOBBY | 7,476 SF | HT-F.A.R. |
| MEZZANINE | 3,796 SF | HT-F.A.R. |
| HT LEVEL 03 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 04 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 05 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 06 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 07 | 5,930 SF | HT-F.A.R. |
| HT LEVEL 08 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 09 | 5,931 SF | HT-F.A.R. |
| HT LEVEL 10 | 5,931 SF | HT-F.A.R. |
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| NT LEVEL 17 | 9,140 SF | NT-F.A.R. |
| NT LEVEL 18 | 8,913 SF | NT-F.A.R. |
| NT ROOF | 1,254 SF | NT-F.A.R. |
| | 146,723 SF | |
| Grand total: 38 | 221,426 SF | |




HT LEVEL 1200 & NT LEVEL 18 - F.A.R
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HT LEVEL 1400 & NT ROOF - F.A.R
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# F.A.R. DIAGRAMS - APPROVED HPB PLANS (2 OF 2)

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2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133

T. 305 520 5000
F. 305 520 5040

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Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020

Scale
AS SHOWN

Project No.
1801

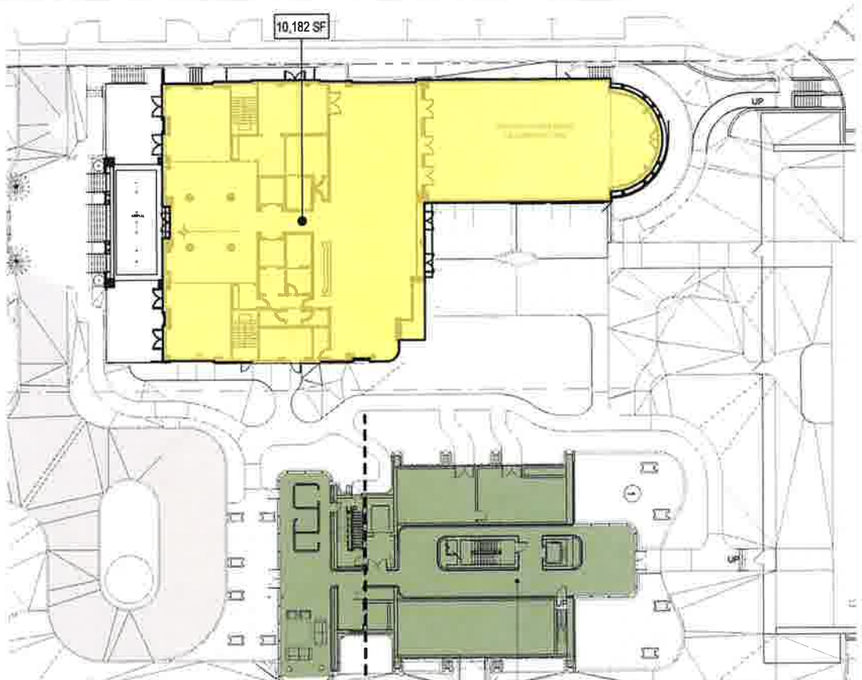
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Sheet No.
**A-007**

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BASEMENT F.A.R
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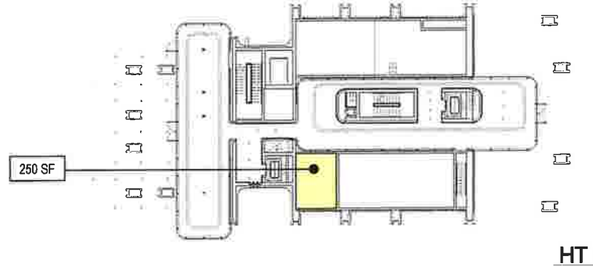



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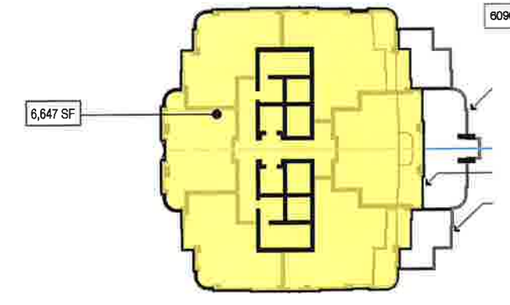
| Level | Area | Name |
|---|---|---|
| HT BASEMENT | 2,092 SF | HT-F.A.R. |
| LOBBY | 10,182 SF | HT-F.A.R. |
| MEZZANINE | 2,550 SF | HT-F.A.R. |
| HT LEVEL 03 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 04 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 05 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 06 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 07 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 08 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 09 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 10 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 11 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 12 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 14 | 4,567 SF | HT-F.A.R. |
| | 85,861 SF | |

| | | |
|---|---|---|
| BASEMENT | 0 SF | NT-F.A.R. |
| NT LOBBY | 6,096 SF | NT-F.A.R. |
| MEZZANINE | 250 SF | NT-F.A.R. |
| NT LEVEL 03 | 9,093 SF | NT-F.A.R. |
| NT LEVEL 04 | 9,089 SF | NT-F.A.R. |
| NT LEVEL 05 | 9,093 SF | NT-F.A.R. |
| NT LEVEL 06 | 9,307 SF | NT-F.A.R. |
| NT LEVEL 07 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 08 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 09 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 10 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 11 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 12 | 9,302 SF | NT-F.A.R. |
| NT LEVEL 14 | 9,301 SF | NT-F.A.R. |
| NT LEVEL 15 | 9,301 SF | NT-F.A.R. |
| NT LEVEL 16 | 9,300 SF | NT-F.A.R. |
| NT LEVEL 17 | 8,913 SF | NT-F.A.R. |
| NT ROOF | 0 SF | NT-F.A.R. |
| | 135,565 SF | |
| Grand total: 38 | 221,426 SF | |



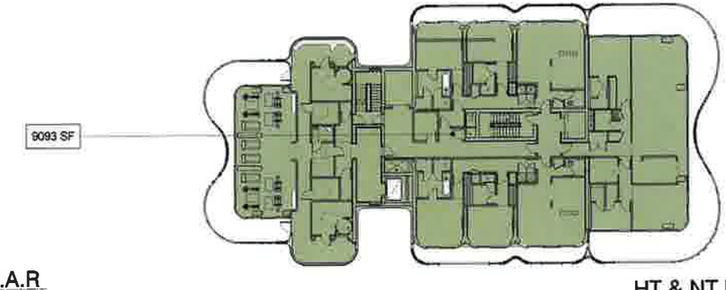




HT MEZZANINE & LEVEL 02 NEW TOWER - F.A.R
NOT TO SCALE




LOBBY F.A.R
NOT TO SCALE

F.A.R. AS APPROVED BY THE HPB (NOT MODIFIED)
PROPOSED F.A.R.




HT & NT LEVEL 03 F.A.R- HPB
NOT TO SCALE

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

**VERSAILLES**
Miami Beach, FL
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Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

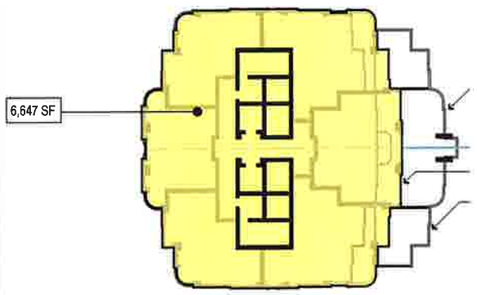
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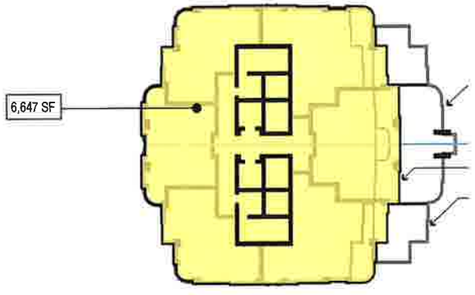
Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
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Project No.
1801
Sheet Name
F.A.R. DIAGRAMS - PROPOSED PLANS (1 OF 2)
Sheet No.
**A-008**

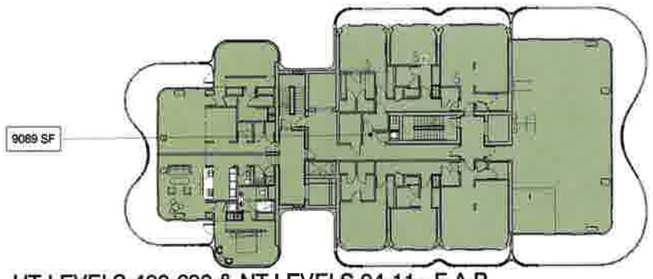
NOT FOR CONSTRUCTION



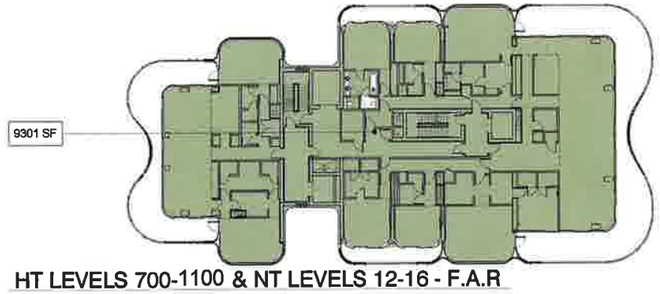

F.A.R. AS APPROVED BY THE HPB (NOT MODIFIED)

PROPOSED F.A.R.



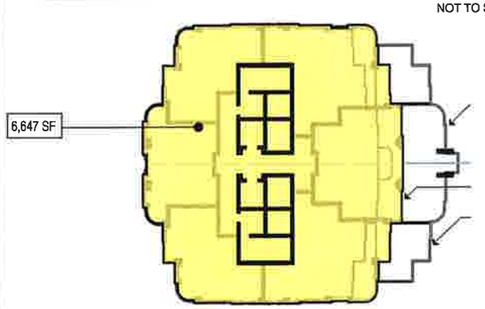

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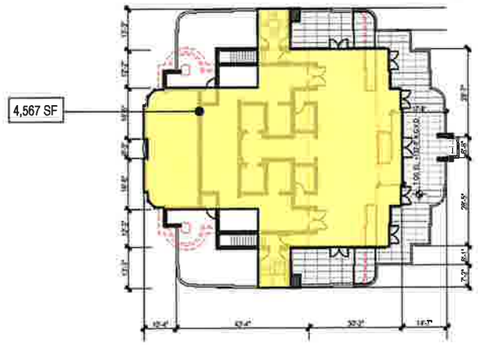
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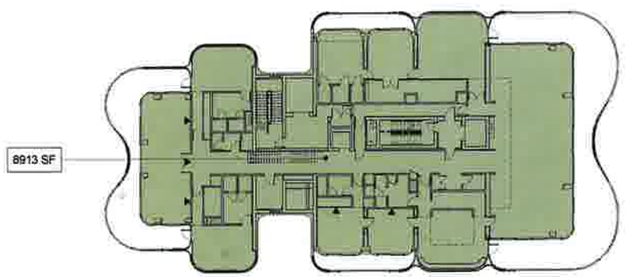



HT LEVELS 700-1100 & NT LEVELS 12-16 - F.A.R

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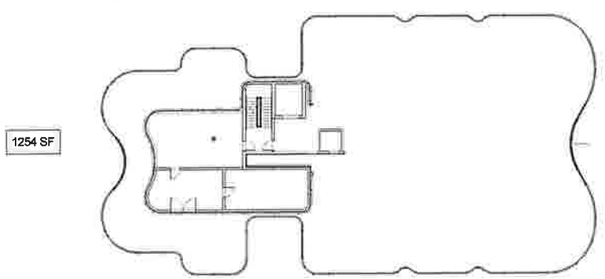



HT LEVEL 1200 & NT LEVEL 17 - F.A.R

NOT TO SCALE




HT LEVEL 1400 & NT ROOF - F.A.R

NOT TO SCALE

| F.A.R. VERSAILLES TOWER | | |
|---|---|---|
| Level | Area | Name |
| HT BASEMENT | 2,092 SF | HT-F.A.R. |
| LOBBY | 10,182 SF | HT-F.A.R. |
| MEZZANINE | 2,550 SF | HT-F.A.R. |
| HT LEVEL 03 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 04 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 05 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 06 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 07 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 08 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 09 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 10 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 11 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 12 | 6,647 SF | HT-F.A.R. |
| HT LEVEL 14 | 4,567 SF | HT-F.A.R. |
| | 85,861 SF | |

| | | |
|---|---|---|
| BASEMENT | 0 SF | NT-F.A.R. |
| NT LOBBY | 6,096 SF | NT-F.A.R. |
| MEZZANINE | 250 SF | NT-F.A.R. |
| NT LEVEL 03 | 9,093 SF | NT-F.A.R. |
| NT LEVEL 04 | 9,089 SF | NT-F.A.R. |
| NT LEVEL 05 | 9,093 SF | NT-F.A.R. |
| NT LEVEL 06 | 9,307 SF | NT-F.A.R. |
| NT LEVEL 07 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 08 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 09 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 10 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 11 | 9,304 SF | NT-F.A.R. |
| NT LEVEL 12 | 9,302 SF | NT-F.A.R. |
| NT LEVEL 14 | 9,301 SF | NT-F.A.R. |
| NT LEVEL 15 | 9,301 SF | NT-F.A.R. |
| NT LEVEL 16 | 9,300 SF | NT-F.A.R. |
| NT LEVEL 17 | 8,913 SF | NT-F.A.R. |
| NT ROOF | 0 SF | NT-F.A.R. |
| | 135,565 SF | |
| Grand total: 38 | 221,426 SF | |

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SUITE 115
MIAMI, FL 33133

T. 305.560.5000
F. 305.560.5040

Project

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Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**

4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020

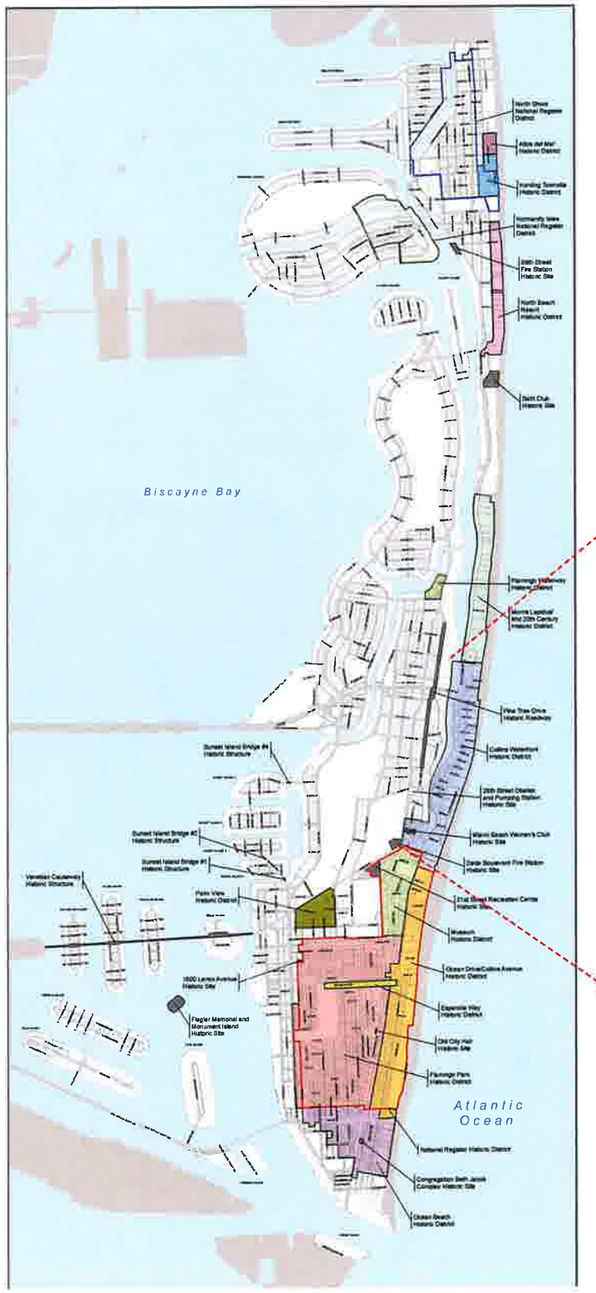
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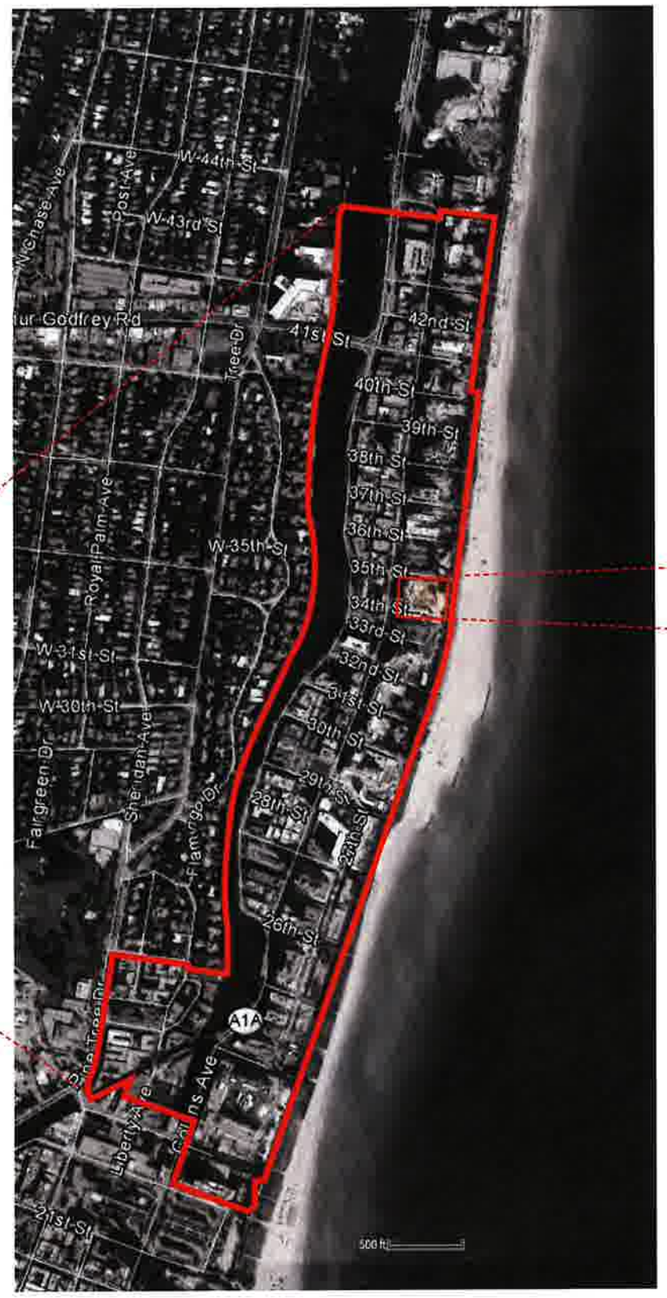
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Sheet Name
F.A.R. DIAGRAMS - PROPOSED PLANS (2 OF 2)

Sheet No.
**A-009**

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# HISTORICAL DISTRICT MAP

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MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

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Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

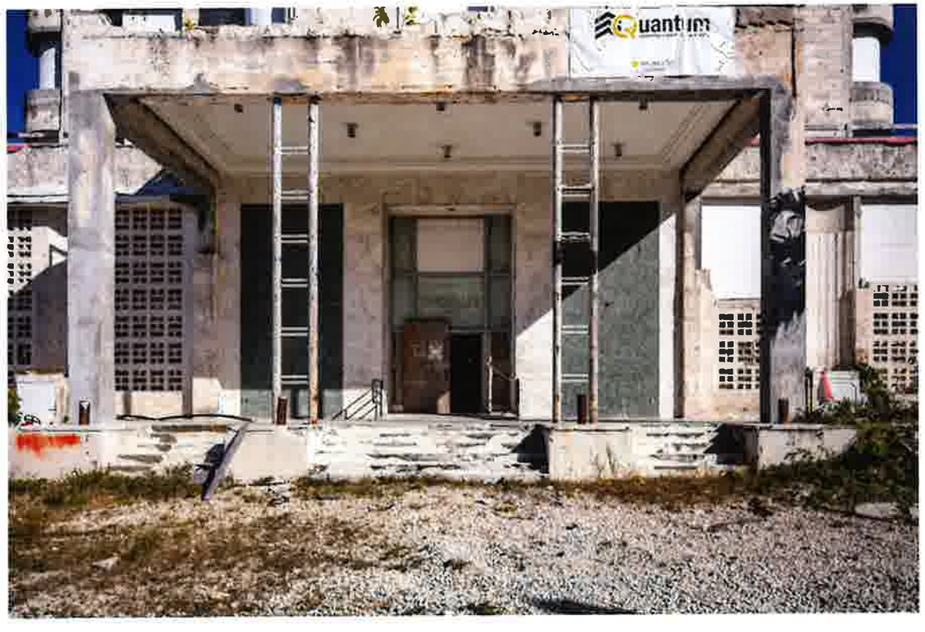
PROJECT PHASE

Date
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Scale
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Project No.
1801
Sheet Name
HISTORICAL DISTRICT MAP

Sheet No.
**A-010**










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**Revisions**

**Client Information**

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MIAMI, FL FL 33137

#Client Phone Number

**Consultant**

Luis O. Revuelta
AR-0007972

**PROJECT PHASE**

**Date**
2/20/2020

**Scale**
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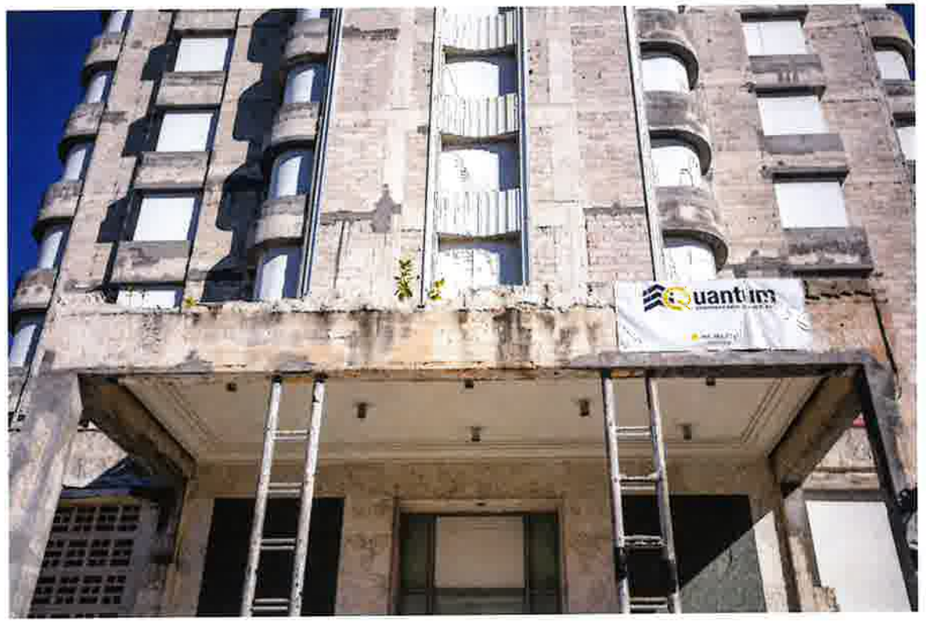
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**Sheet Name**
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**Sheet No.**
A-011

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F. 305.590.5040

Project

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Miami Beach, FL
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Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
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#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

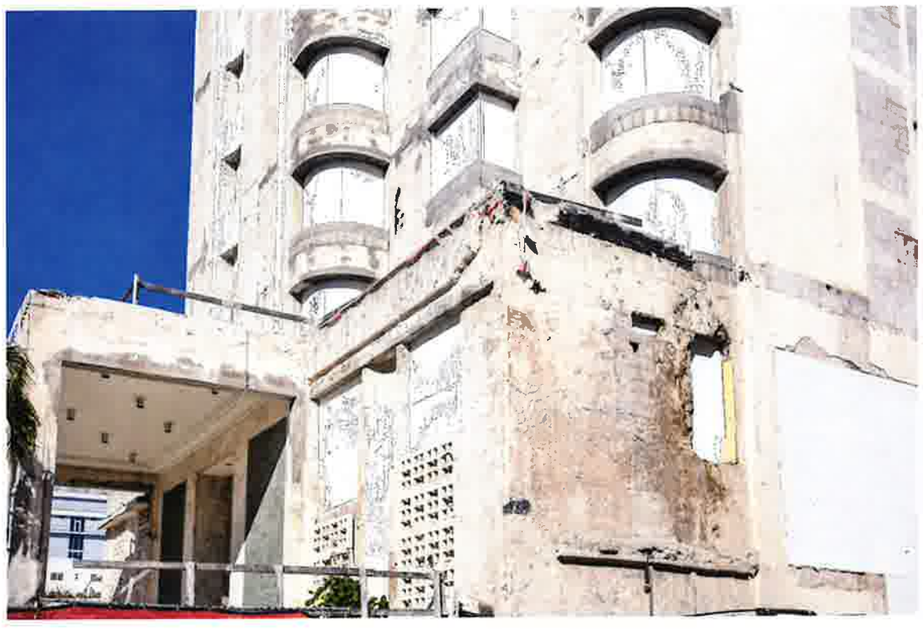
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PHOTOS - CURRENT CONDITION - EXTERIOR
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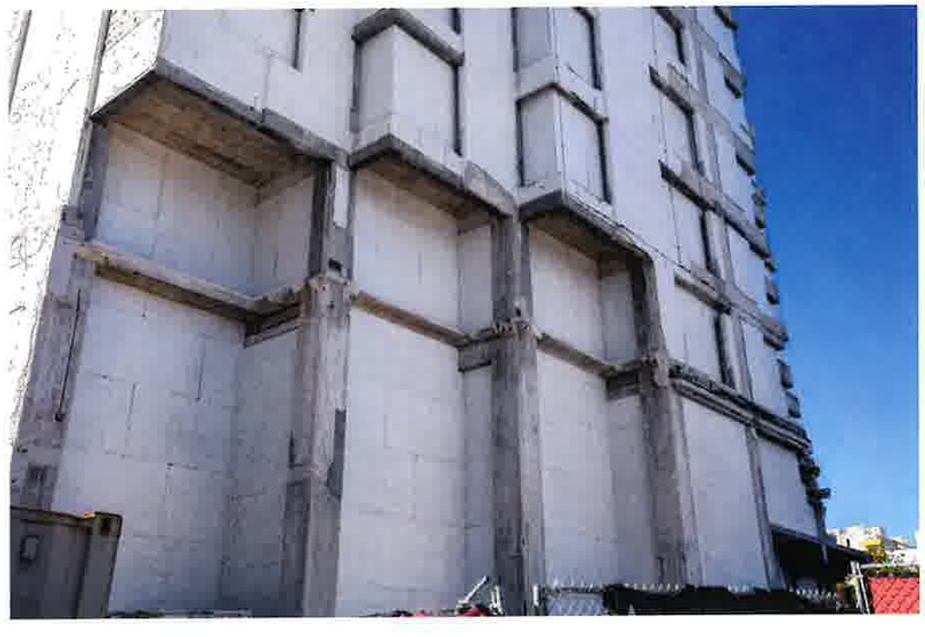
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SUITE 110
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F. 305.590.5040

Project

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Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
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Project No.
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PHOTOS - CURRENT CONDITION - EXTERIOR
Sheet No.
**A-013**

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**Revisions**

**Client Information**

**OKO GROUP**
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#Client Phone Number

**Consultant**

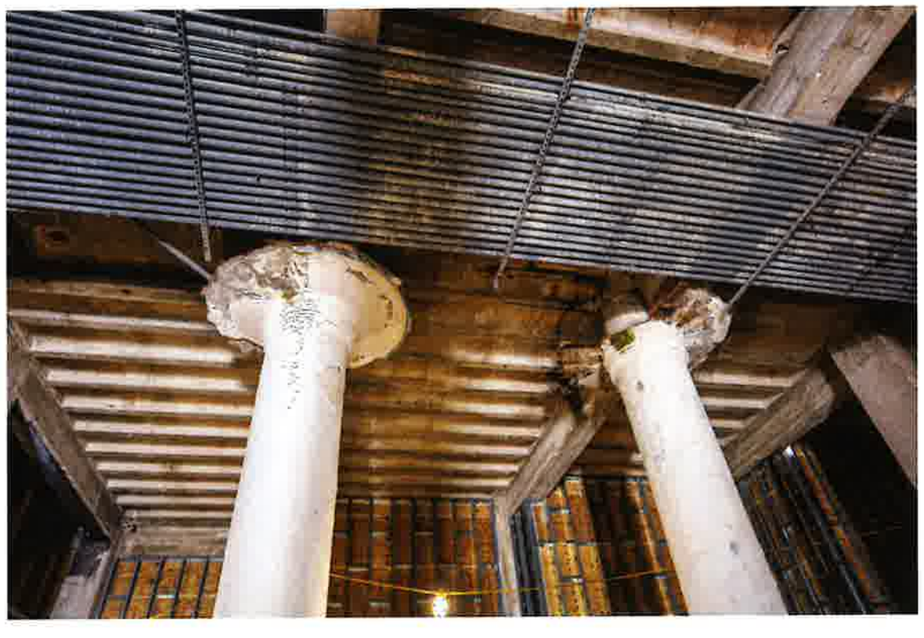
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AR-0007972

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Sheet No.
**A-014**









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**Revisions**

**Client Information**

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4100 N.E. 2ND AVENUE
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#Client Phone Number

**Consultant**

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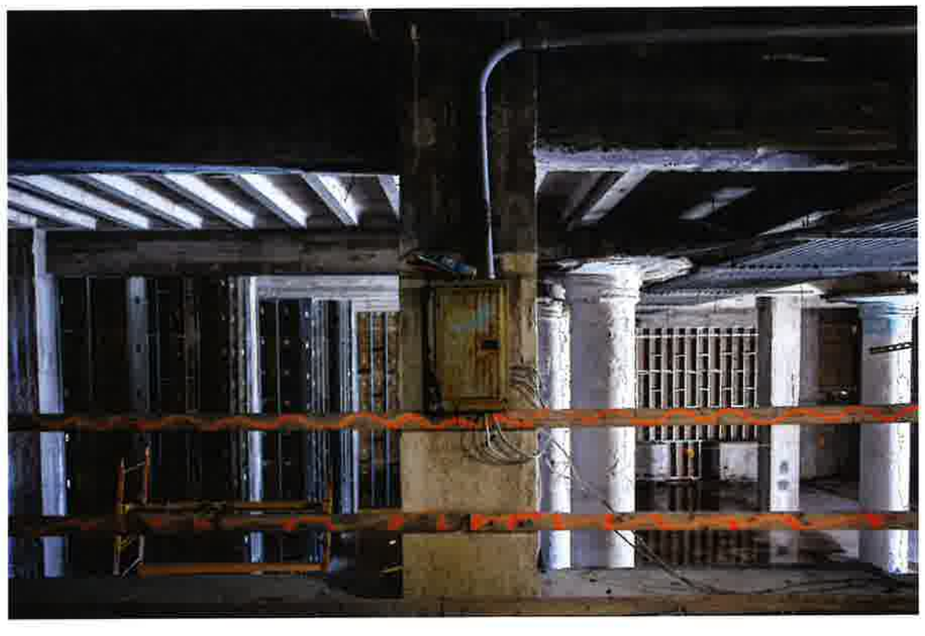
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1801
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PHOTOS - CURRENT CONDITION - INTERIOR
**Sheet No.**
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File: 0/Architect RA1 - Bim Server_1 - 0/Masout base for ARCHICAD 22/1933_ZERO Miami Beach/1933_VERSAILLES_3455 COLLINS AVE - HOTEL HRB FINAL - By Alan.wwd by: - Date: 2/20/2020

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**Revisions**

**Client Information**

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MIAMI, FL FL 33137

#Client Phone Number

**Consultant**

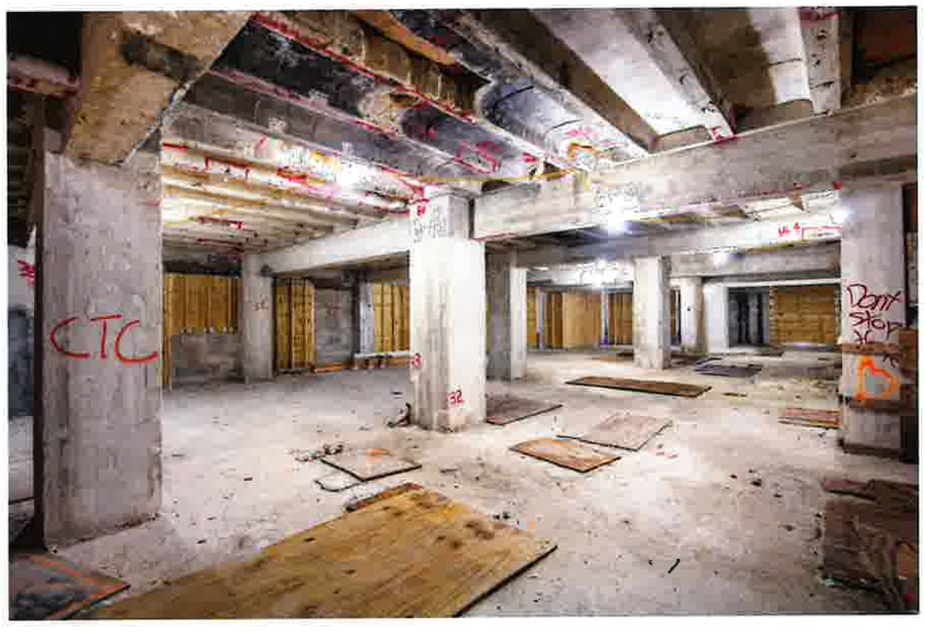
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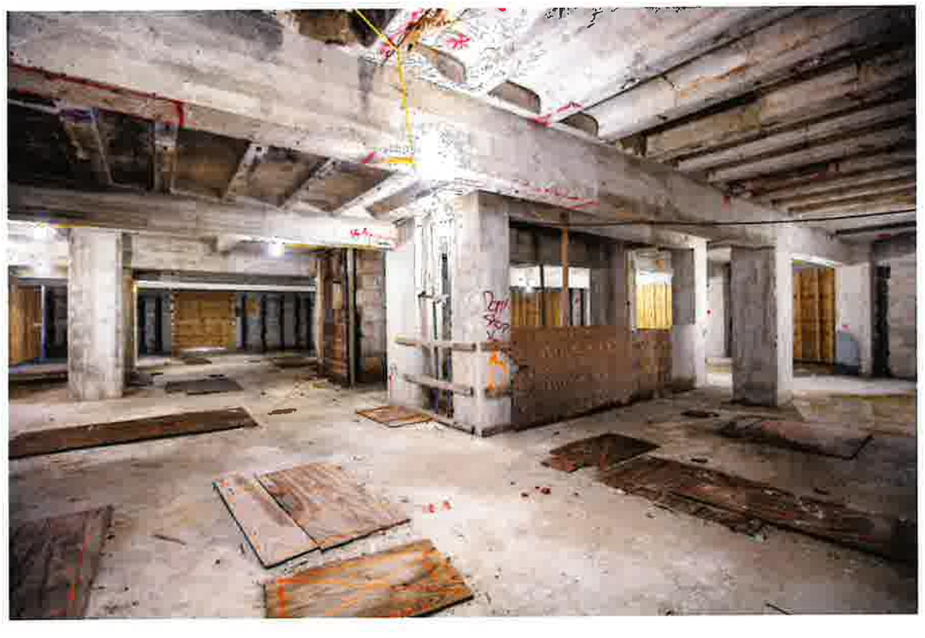
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**Date**
2/20/2020
**Scale**
AS SHOWN
**Project No.**
1801
**Sheet Name**
PHOTOS - CURRENT CONDITION - INTERIOR
**Sheet No.**
A-016







# PHOTOS - CURRENT CONDITION - INTERIOR

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**Revisions**

**Client Information**

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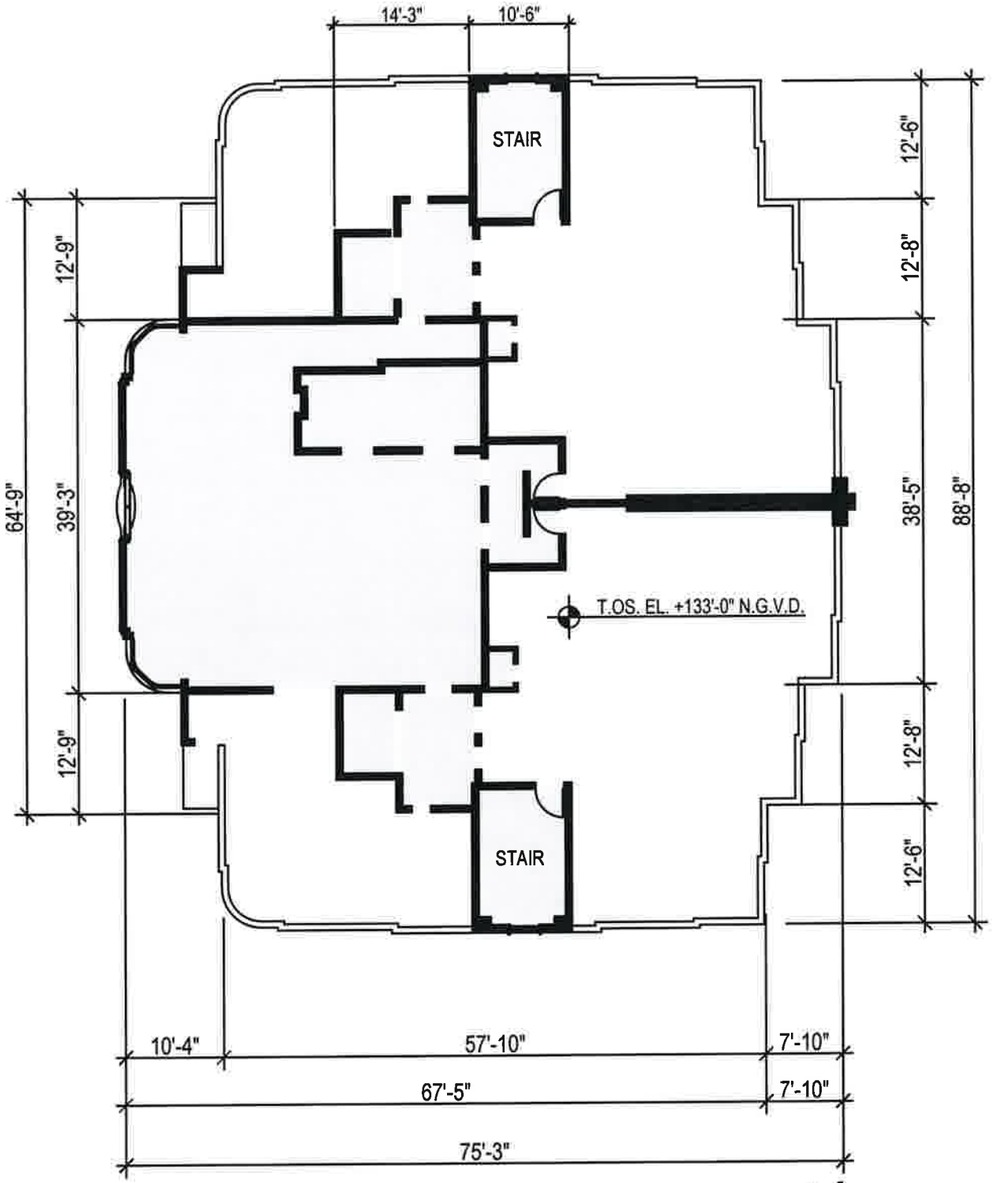
**Consultant**

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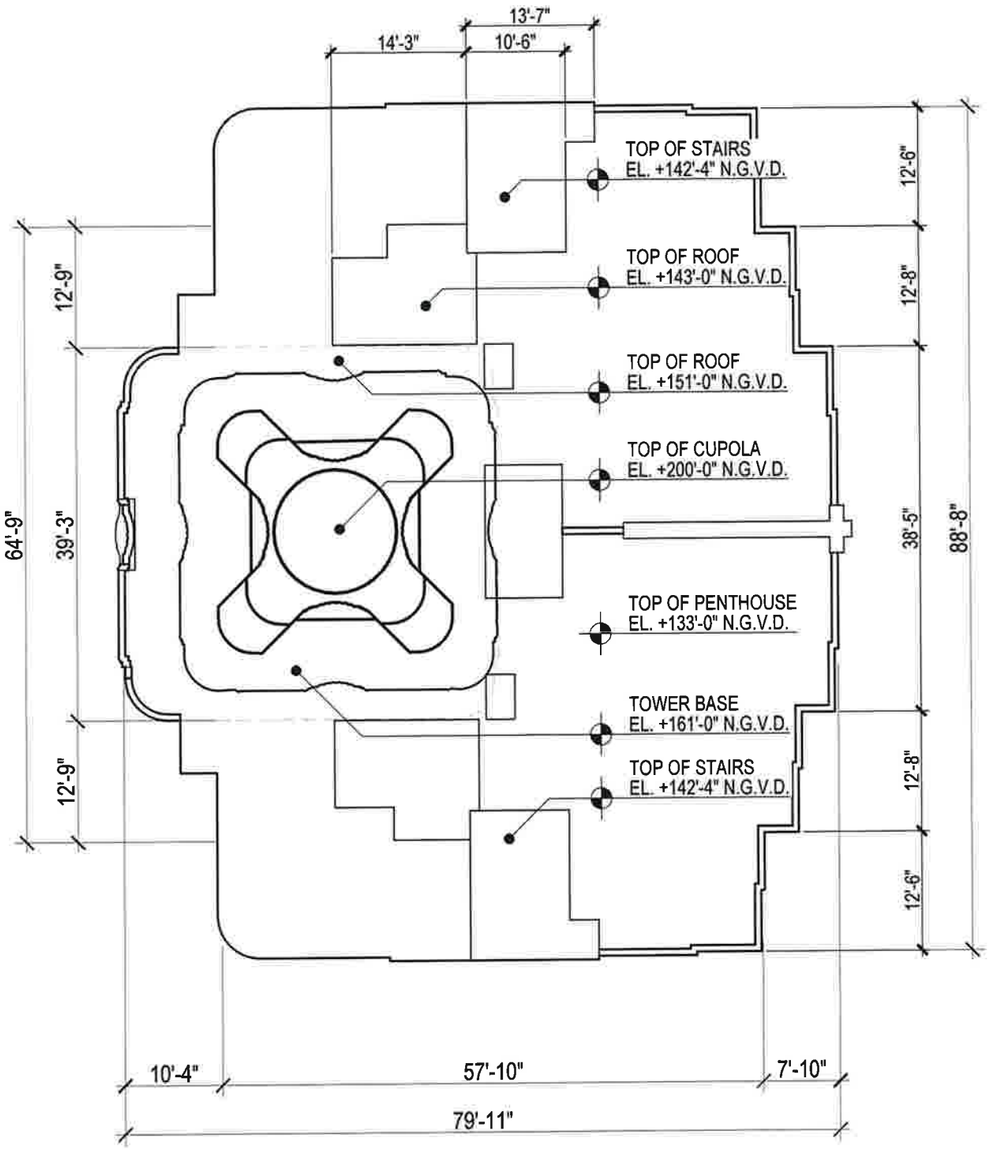
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**Sheet Name**
PHOTOS - CURRENT CONDITION - INTERIOR
**Sheet No.**
A-017

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## HISTORICAL ROOF PLAN

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




## HISTORICAL OVERALL ROOF PLAN

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

# HISTORIC ROOF PLANS

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MIAMI, FL 33133
T. 305.560.5000
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Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

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Consultant

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AR-0007972

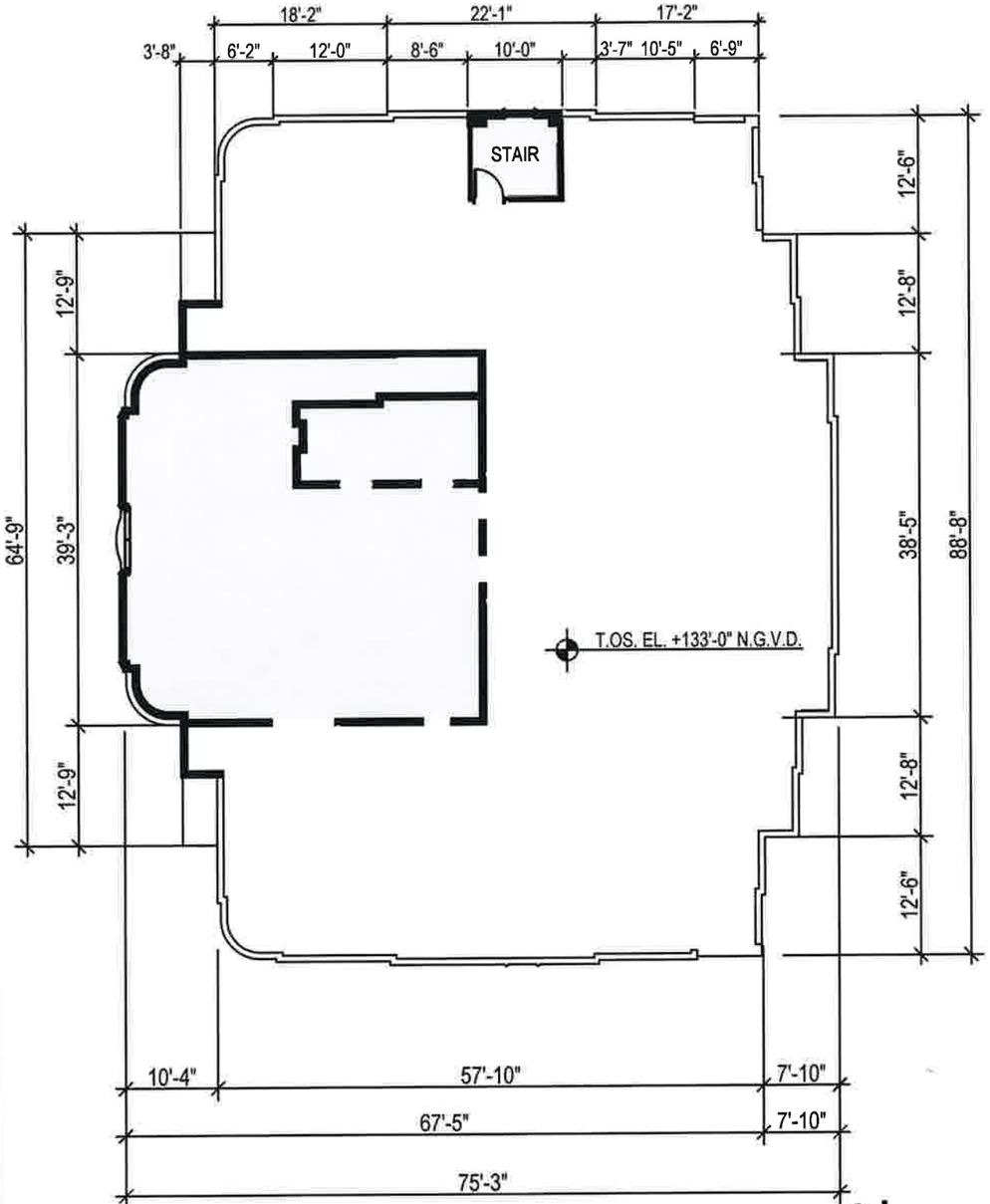
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Project No.
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Sheet Name
HISTORIC ROOF PLANS

Sheet No.
**A-101**

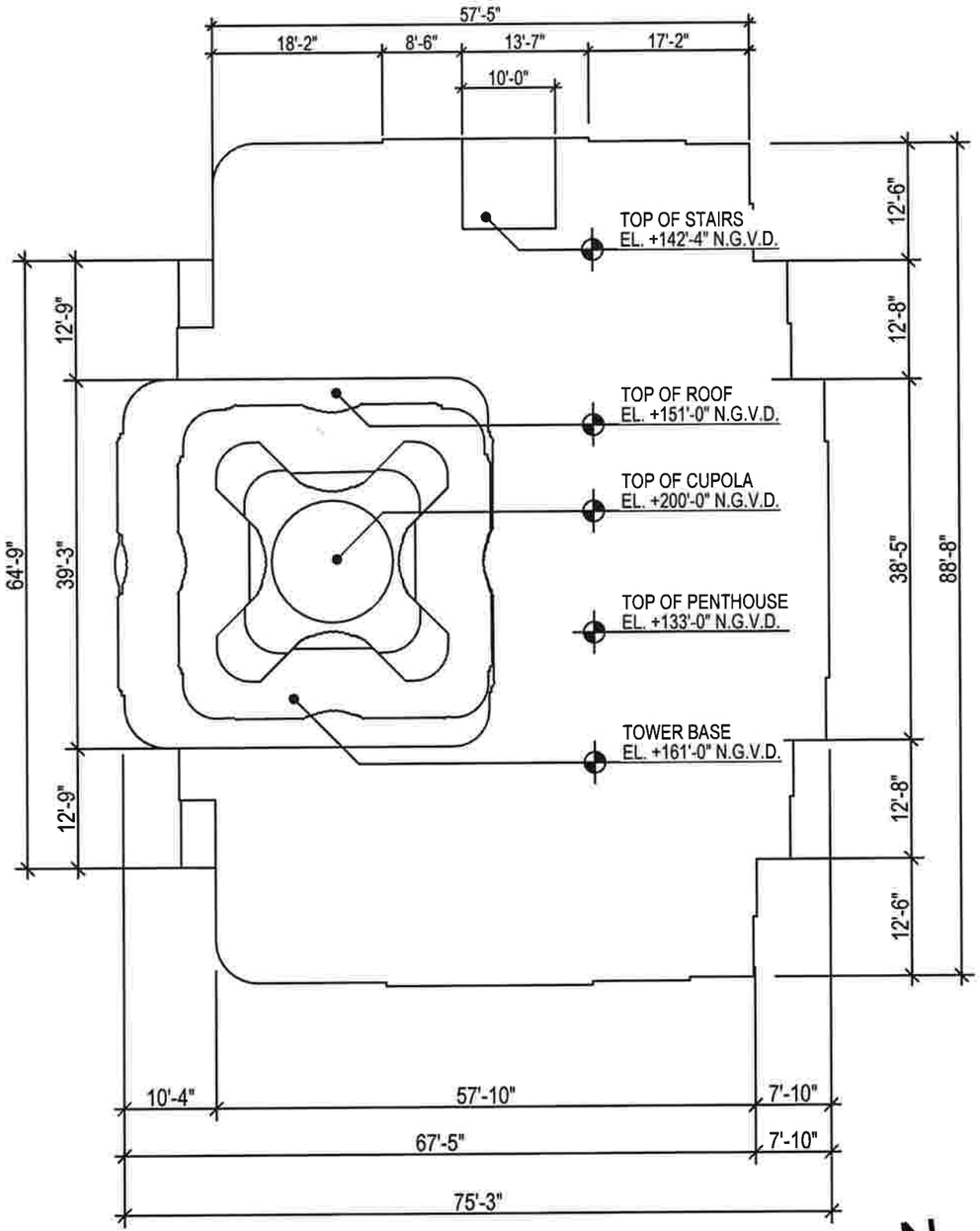
HOT FOR CONSTRUCTION

CURRENT CONDITION




## CURRENT ROOF PLAN

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




## CURRENT OVERALL ROOF PLAN

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

# CURRENT ROOF PLANS

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

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Miami Beach, FL
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Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

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AR-0007972

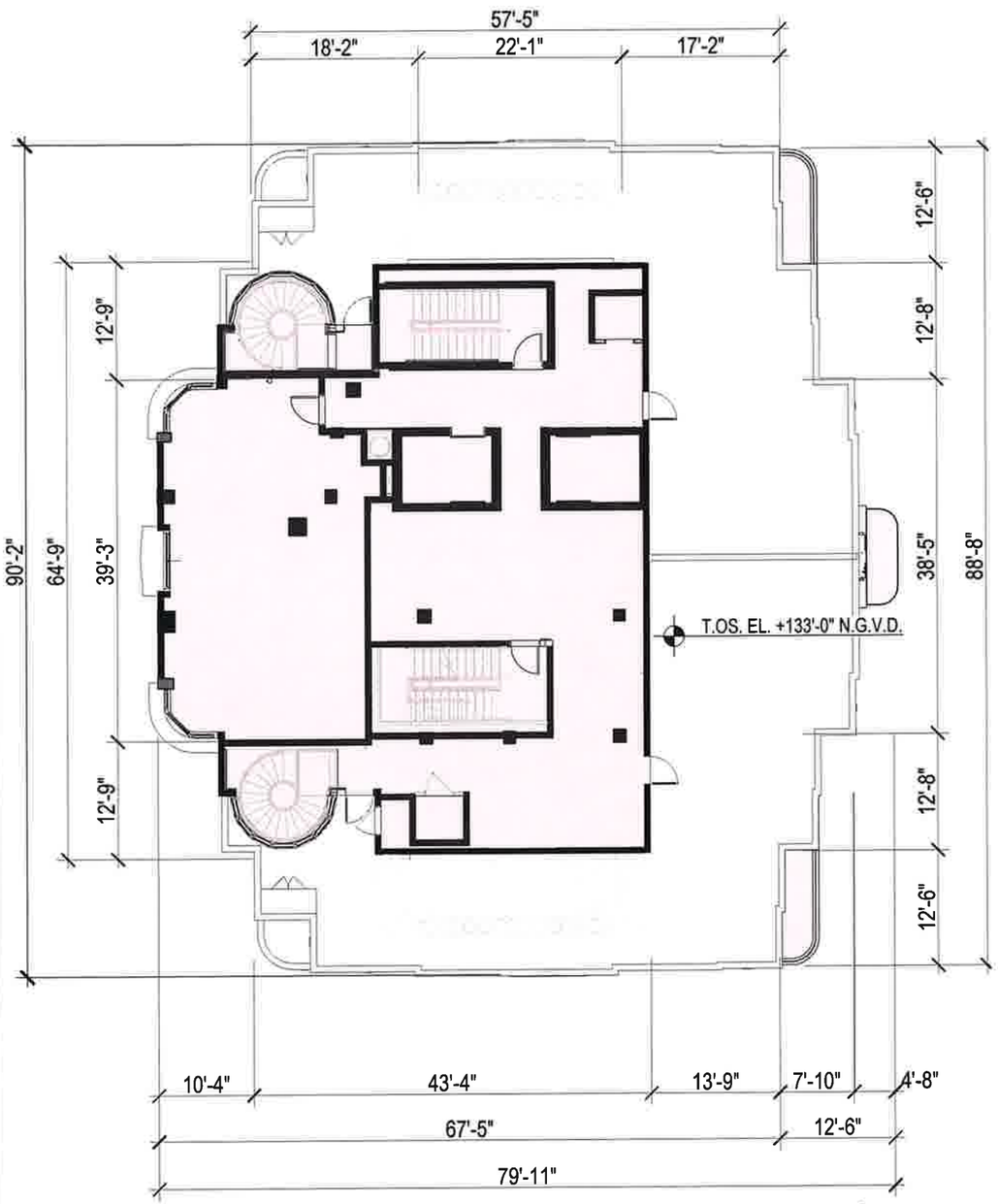
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Scale
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Project No.
1801
Sheet Name
CURRENT ROOF PLANS

Sheet No.
**A-102**

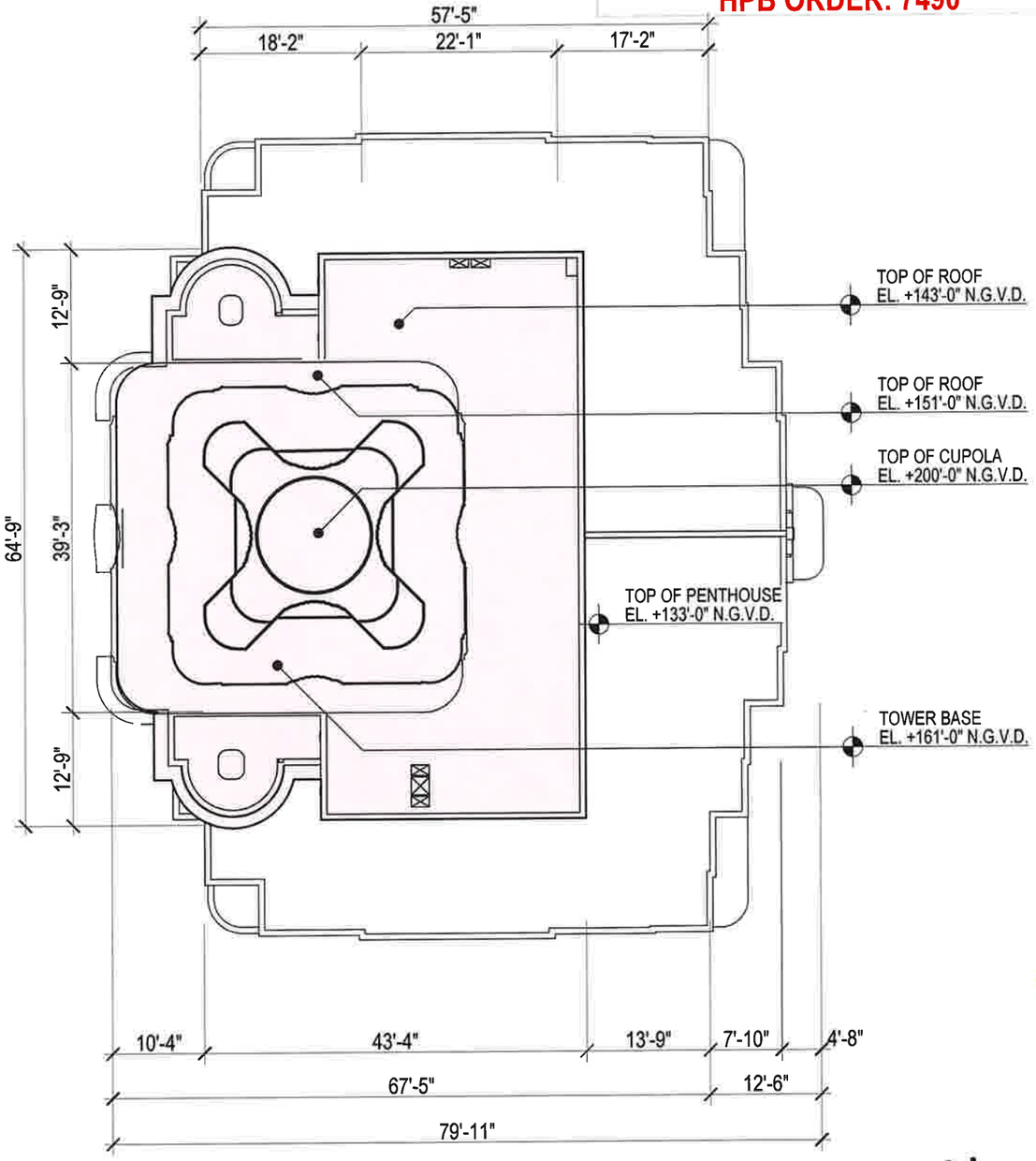
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**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**




## PREVIOUSLY APPROVED ROOF PLAN

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




## PREVIOUSLY APPROVED OVERALL ROOF PLAN

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

# APPROVED ROOF PLANS

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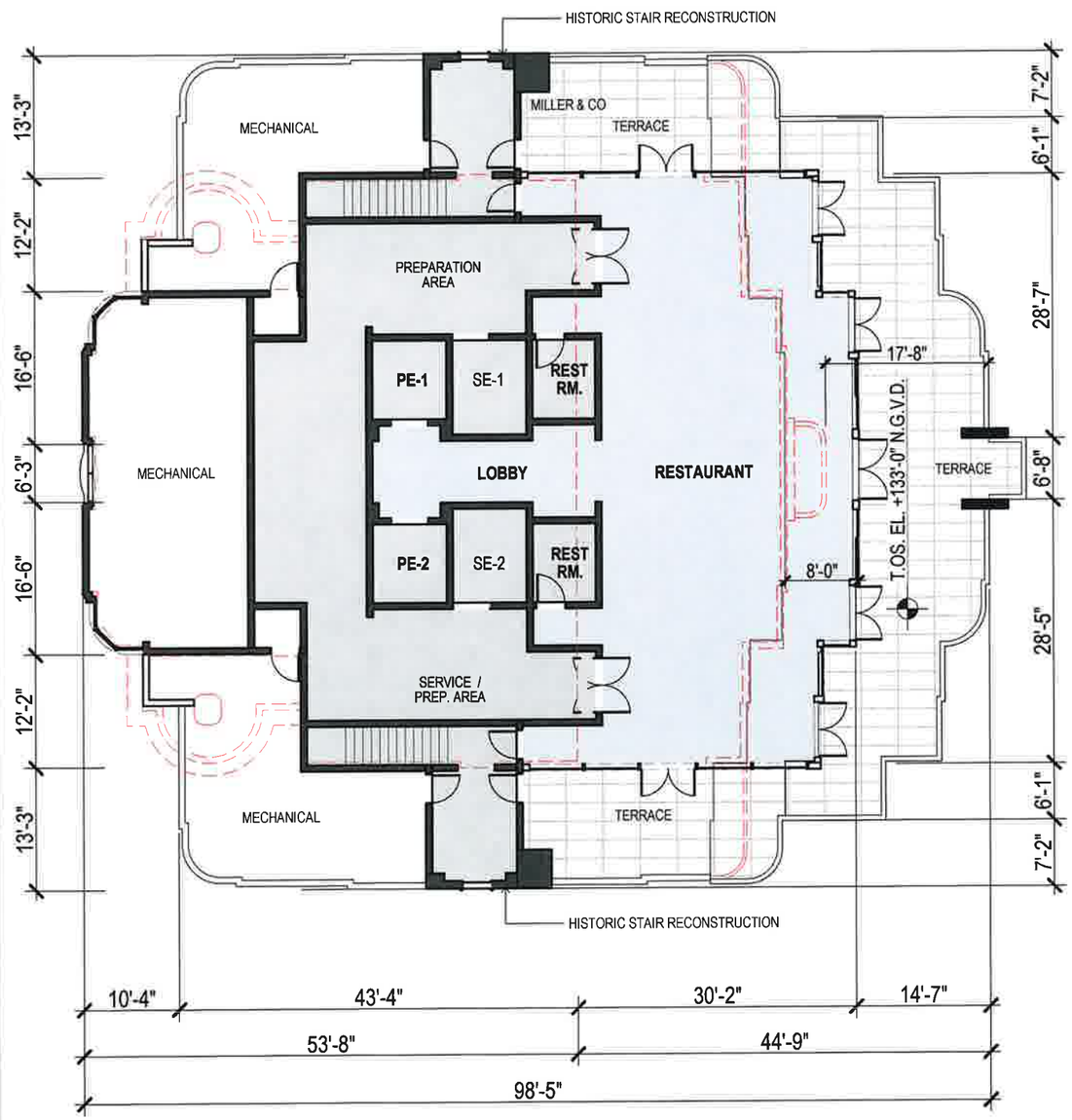
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APPROVED ROOF PLANS

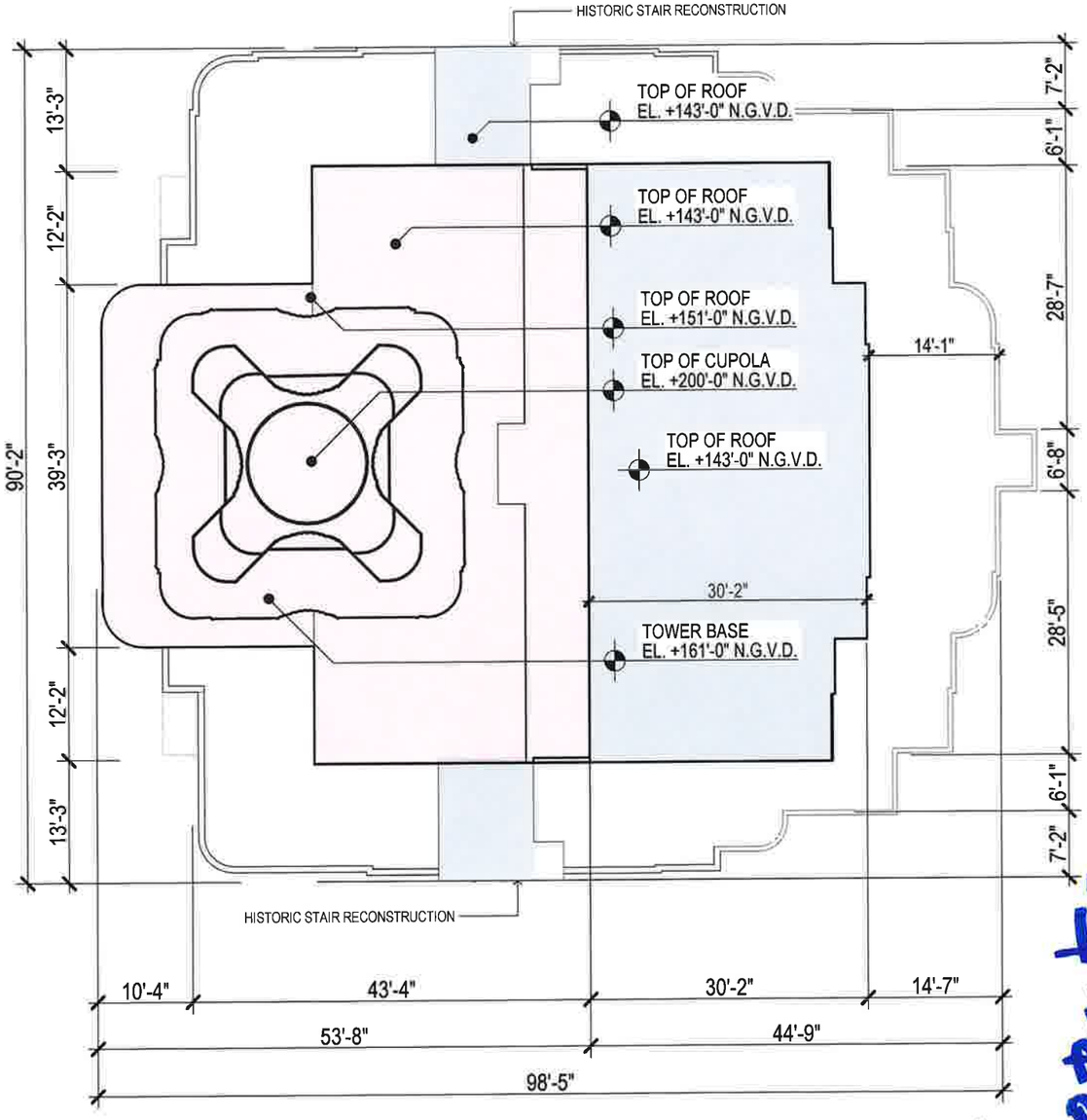
Sheet No.
**A-103**

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## PROPOSED ROOF PLAN

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




## PROPOSED OVERALL ROOF PLAN

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

# PROPOSED ROOF TOP ADDITION FLOOR PLAN

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MIAMI, FL 33133
T. 305.560.5000
F. 305.560.5040

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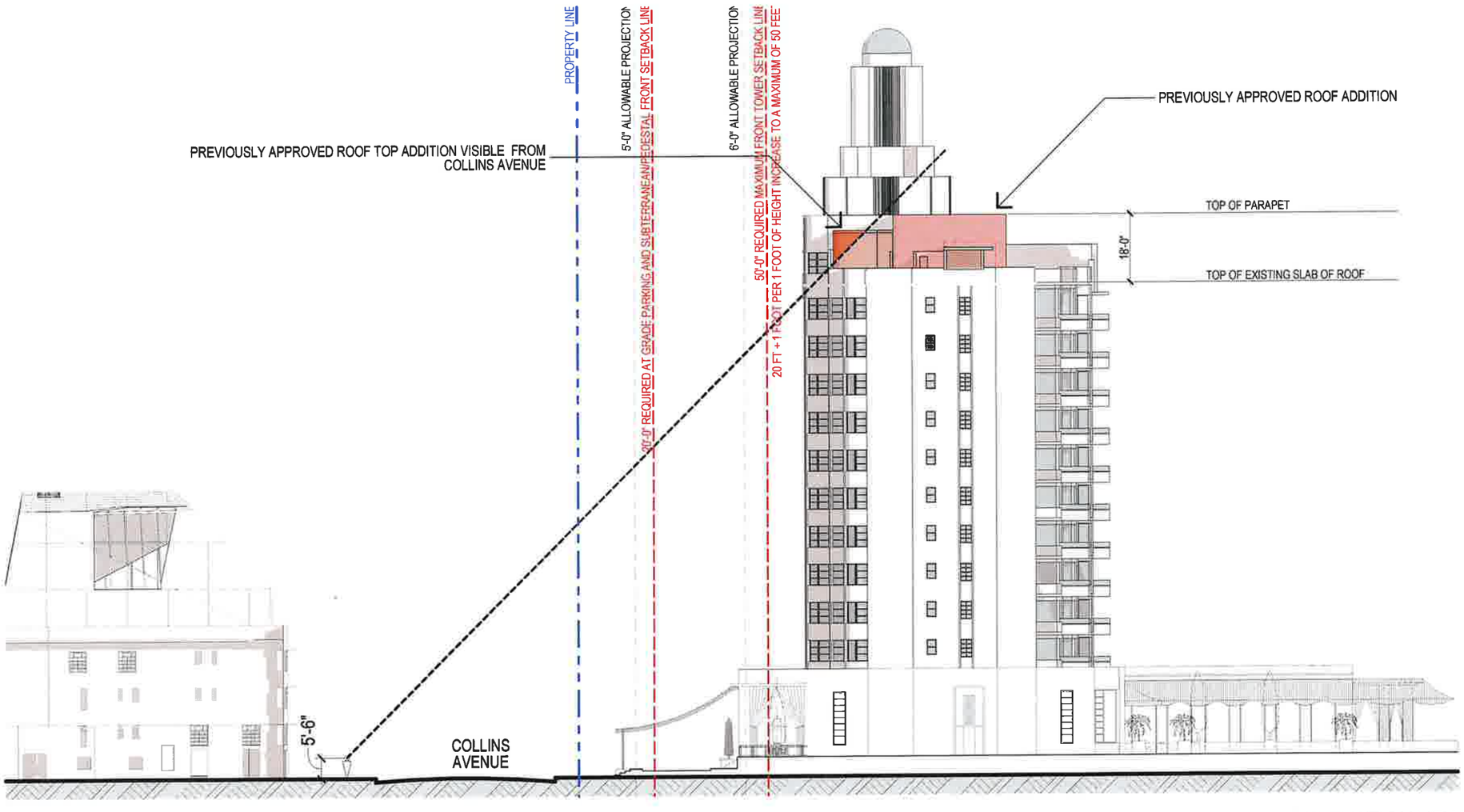
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Date
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Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED ROOF TOP ADDITION FLOOR PLAN

Sheet No.
**A-104**

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SOUTH ELEVATION VEW

# APPROVED ROOF TOP ADDITION LINE OF SIGHT STUDY

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MIAMI, FL 33133
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Project

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Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
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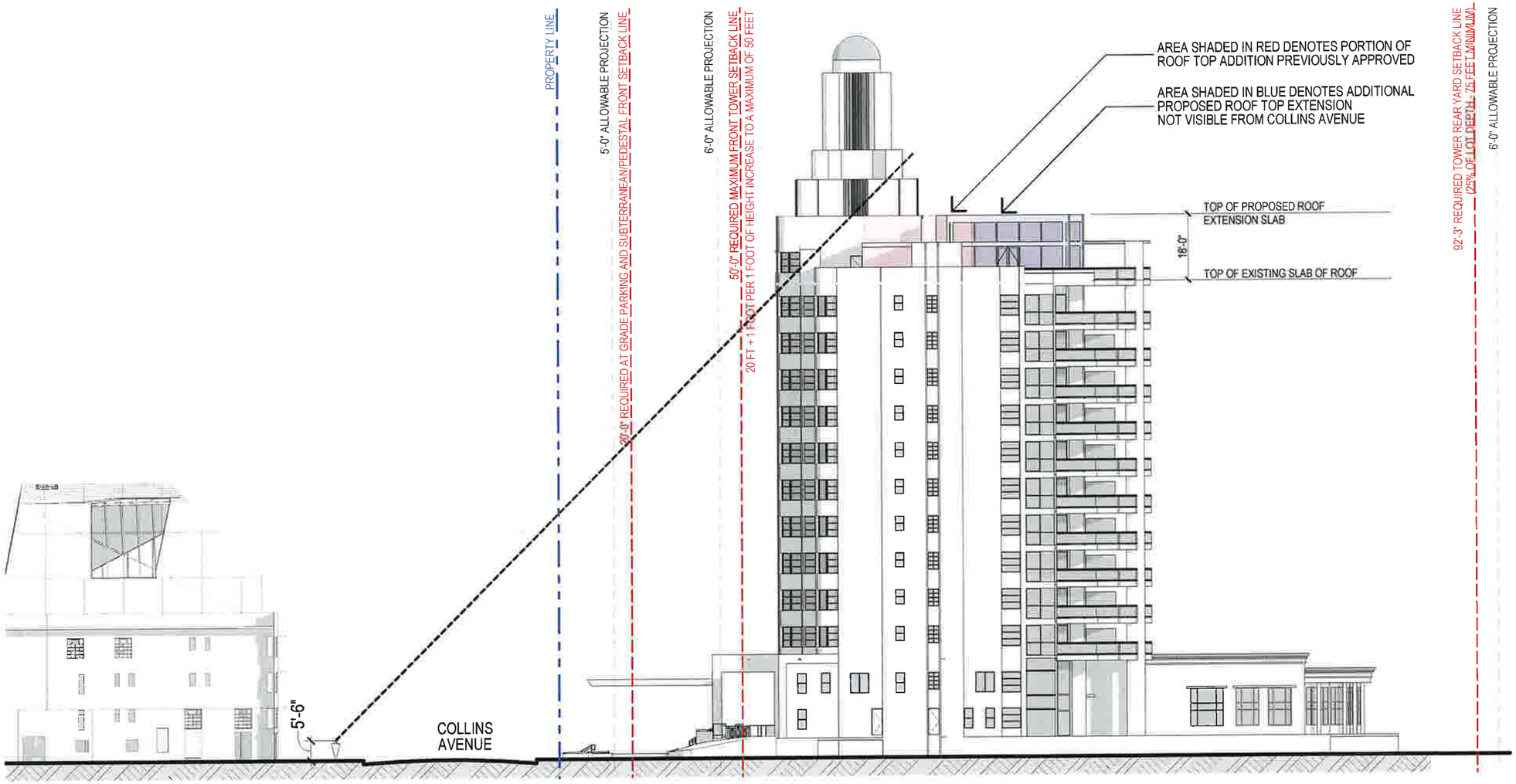
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Scale
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Project No.
1801
Sheet Name
APPROVED ROOF TOP ADDITION LINE OF SIGHT STUDY
Sheet No.
**A-105**

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SOUTH ELEVATION VEW

# PROPOSED ROOF TOP ADDITION LINE OF SIGHT STUDY

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MIAMI, FL 33133
T. 305 860 5000
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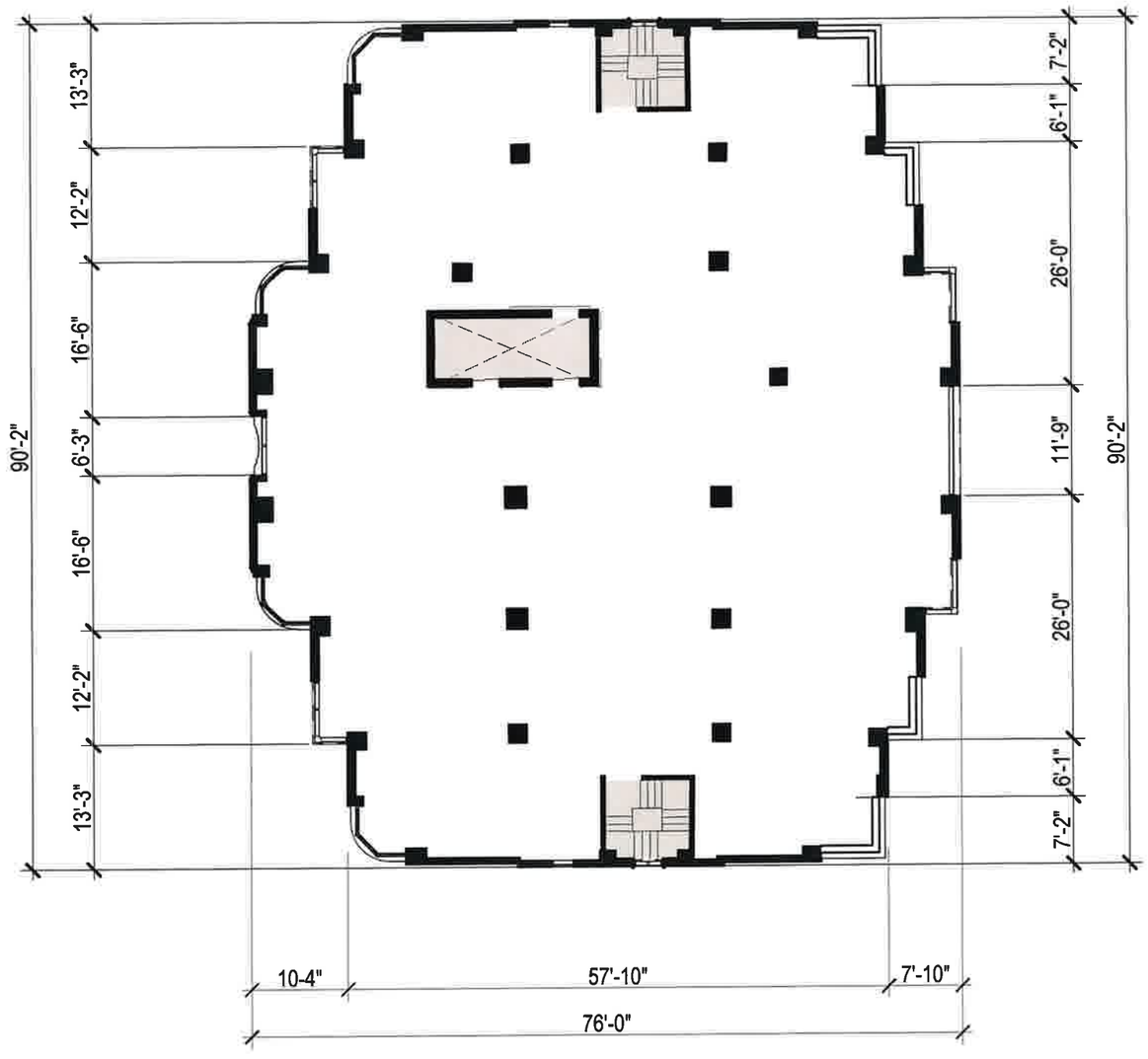
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Scale
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Project No.
1801
Sheet Name
PROPOSED ROOF TOP ADDITION LINE OF SIGHT STUDY
Sheet No.
**A-106**




## HISTORIC PLATE NO EXISTING BALCONIES FLOOR PLAN

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

N

# HISTORIC PLATE

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MIAMI, FL 33133
T. 305.560.5000
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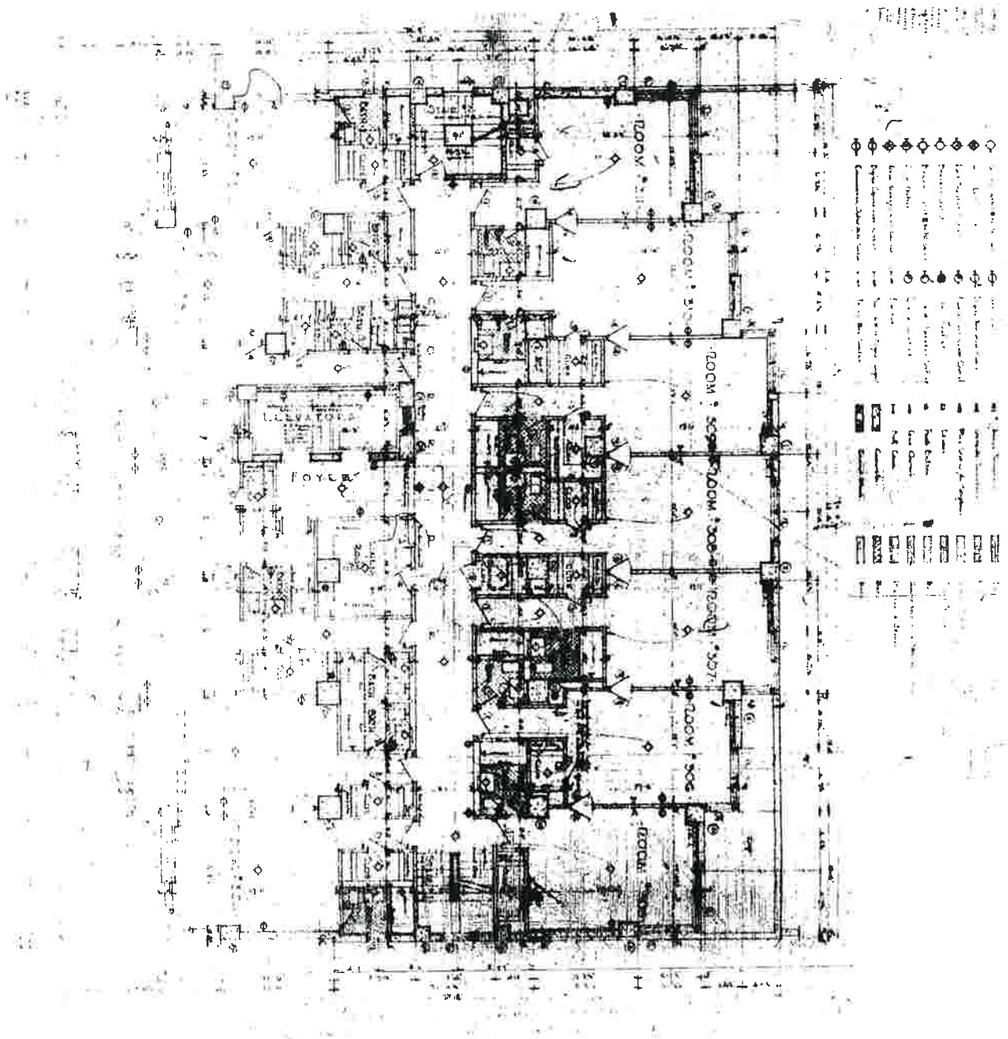
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1801
Sheet Name
HISTORIC PLATE

Sheet No.
**A-107**

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# HISTORIC TYPICAL LEVEL FLOOR PLAN

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

N

# HISTORIC TYPICAL LEVEL LAYOUT

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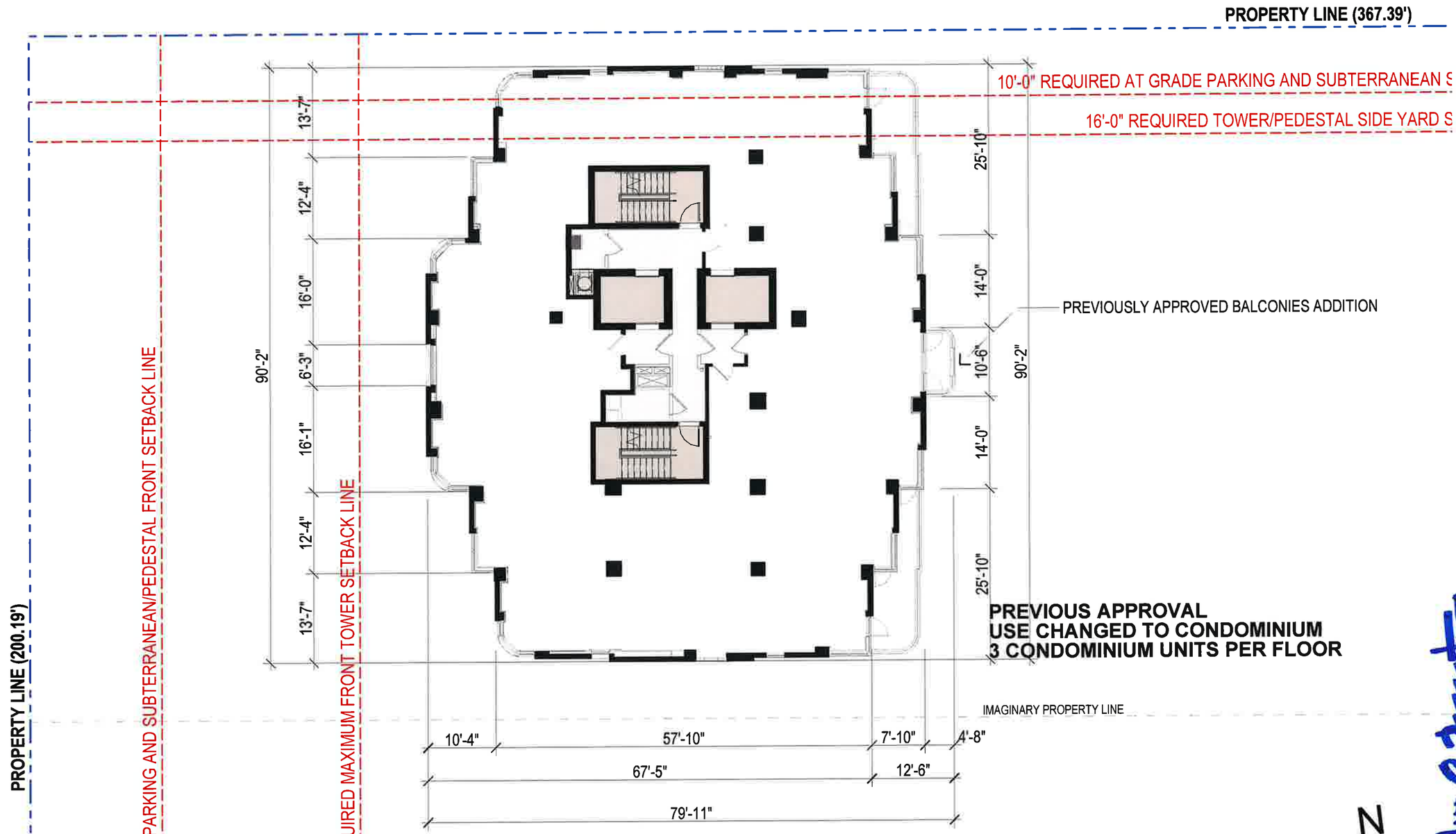
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HISTORIC TYPICAL LEVEL LAYOUT

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**A-108**

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## PREVIOUSLY APPROVED PLATE WITH APPROVED BALCONIES FLOOR PLAN

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

N

APPROVED PLATE

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T. 305.590.5000
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Client Information

**OKO GROUP**
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# 35TH STREET

PROPERTY LINE (367.39')

10'-0" REQUIRED AT GRADE PARKING AN
SIDE YARD SETBACK LI

16'-0" REQUIRED TOWER/PEDESTAL SIDE Y

PROPOSED BALCONIES EXTENSION

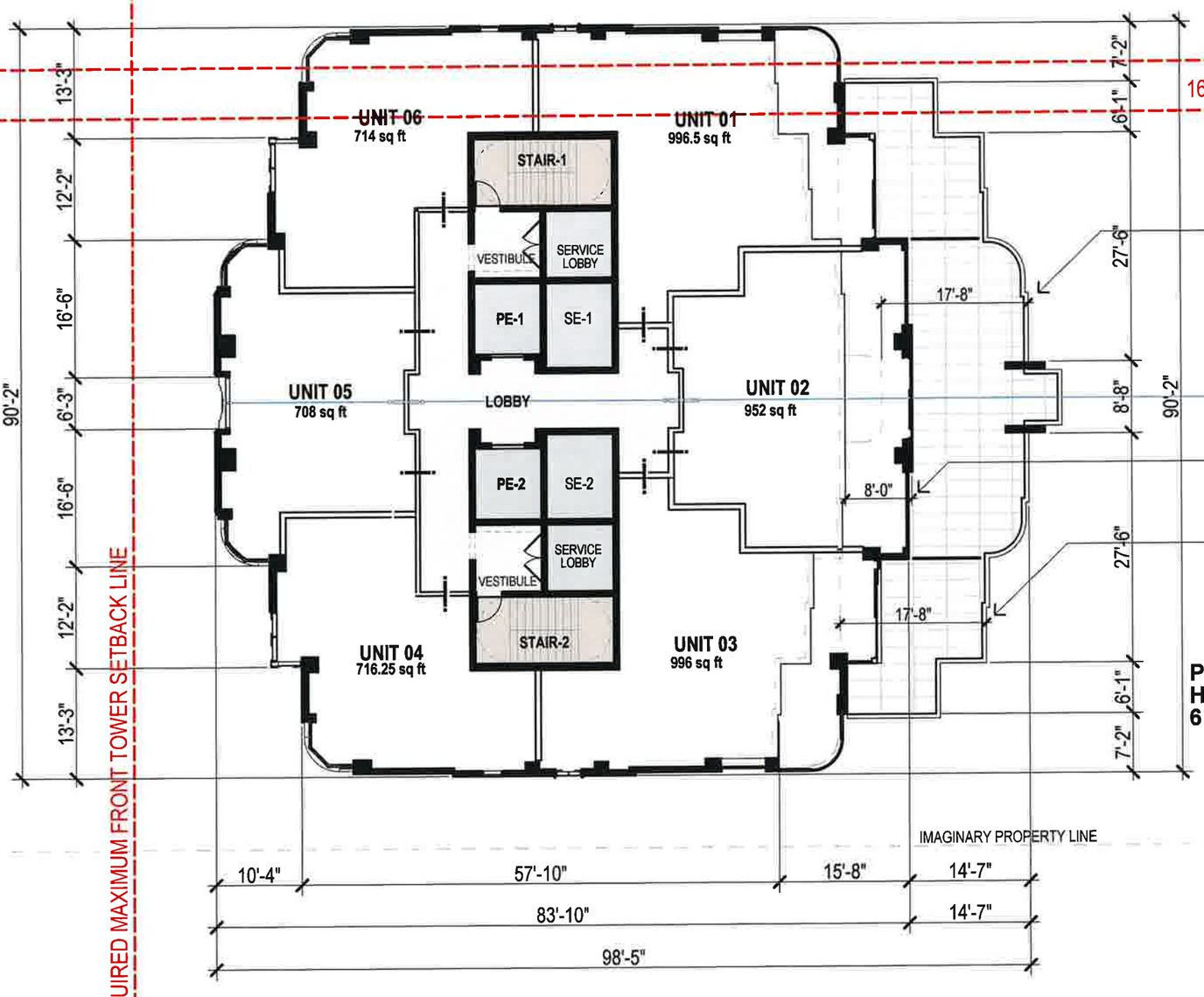
PROPOSED ENVELOPE EXTENSION

PROPOSED BALCONIES EXTENSION

PROPERTY LINE (200.19')

DE PARKING AND SUBTERRANEAN/PEDESTAL FRONT SETBACK LINE

REQUIRED MAXIMUM FRONT TOWER SETBACK LINE




IMAGINARY PROPERTY LINE

10'-4" | 57'-10" | 15'-8" | 14'-7"

83'-10" | 14'-7"

98'-5"

PROPOSED TO RESTORE HISTORICAL HOTEL USE
6 HOTEL GUESTROOMS PER FLOOR

## PROPOSED EXPANDED PLATE FLOOR PLAN

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

N

# AMAN PROPOSED EXPANDED PLATE

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MIAMI, FL 33133
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AMAN PROPOSED EXPANDED PLATE
Sheet No.
A-110

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35TH STREET

PROPERTY LINE (367.39')

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SET

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK LINE

HISTORIC ORANGERIE

PROJECTED LINE OF TOWER ABOVE

PROPERTY LINE (200.19')

20'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN/PEDESTAL FRONT SETBACK LINE

50'-0" REQUIRED MAXIMUM FRONT TOWER SETBACK LINE

TOWER ABOVE

IMAGINARY PROPERTY LINE

106'-1"

16'-8"

37'-6"

160'-3"

N

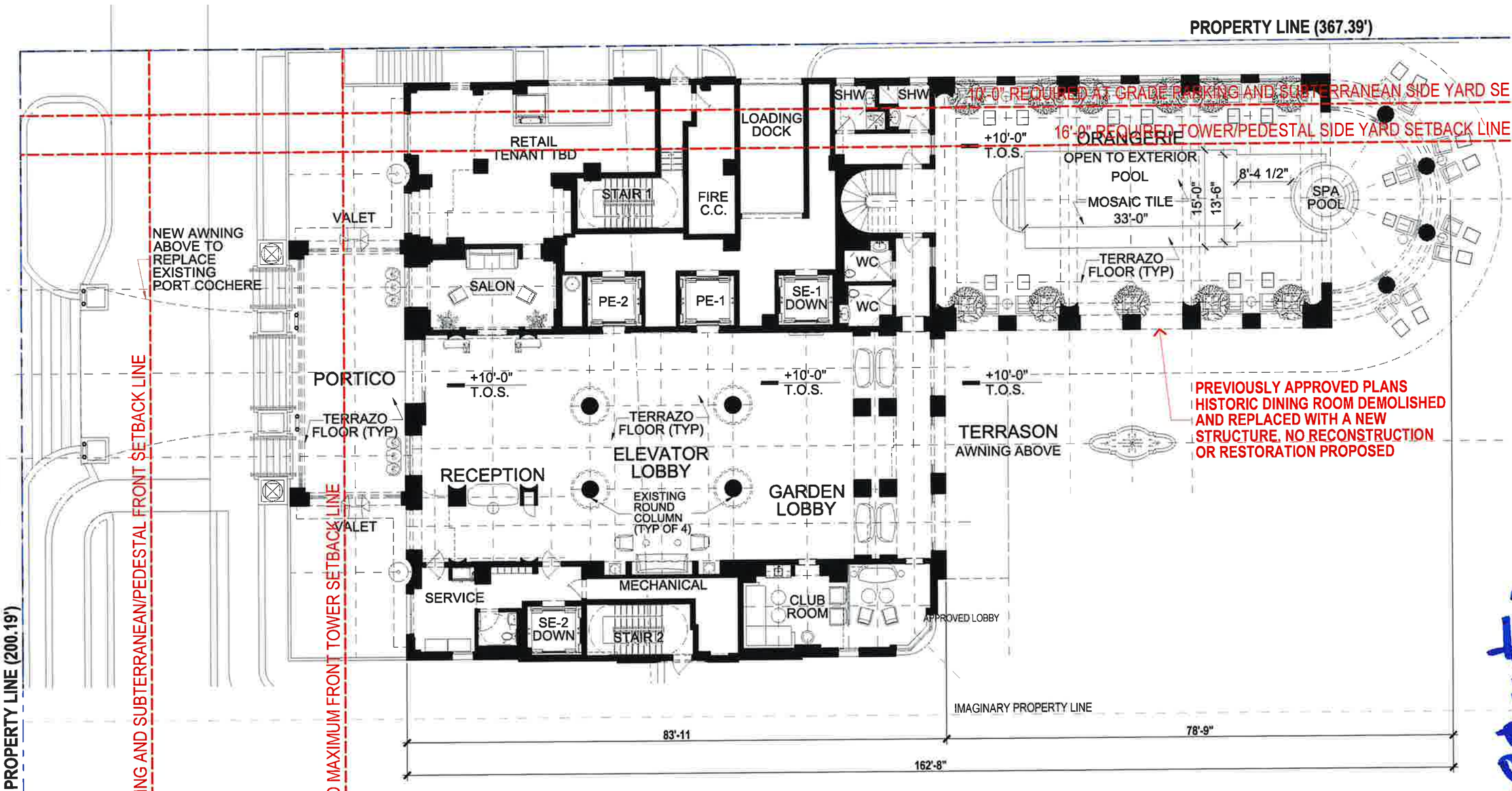
## HISTORIC LOBBY FLOOR PLAN

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

# HISTORIC LOBBY

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## APPROVED LOBBY FLOOR PLAN

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

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Miami
Santiago, Chile
revuelta-architecture.com
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SUITE 110
MIAMI, FL 33133
T. 305.590.3000
F. 305.590.3040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
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Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
APPROVED LOBBY

Sheet No.
**A-112**

WAIVER PREVIOUSLY GRANTED TO BE APPLICABLE FOR THE PROPOSED RECONSTRUCTION OF THE "HISTORICAL DINING ROOM" (GULF STREAM ROOM)

35TH STREET

PROPERTY LINE (367.39')

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YAR

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK

HISTORIC DINING ROOM RECONSTRUCTION

PROPOSED RECONSTRUCTION OF PREVIOUSLY DEMOLISHED HISTORIC DINING ROOM

PROPOSED LOBBY EXTENT PER PREVIOUSLY APPROVED PLAN

EL. +9'-0" N.G.V.D.

RESTAURANTS LOBBY
17.63 sqm

RETAIL
51.43 sqm

STAIR-2

RESTAURANT ELEVATOR LOBBY

SERVICE LOBBY

PE-1

SE-1

ARRIVAL

LOBBY

EL. +9'-0" N.G.V.D.

LIFT LOBBY

RESTAURANT BAR LOUNGE

PE-2

SE-2

BAR

VESTIBULE TO WC IN BASEMENT

SERVICE LOBBY

RECEPTION
50.35 sqm

STAIR-2

ADA TOILET

ADA TOILET

FIRE COMMAND CENTER

STORAGE

UP

PROPERTY LINE (200.19')

AT GRADE PARKING AND SUBTERRANEAN/PEDESTAL FRONT SETBACK LINE

50'-0" REQUIRED MAXIMUM FRONT TOWER SETBACK LINE

6
A-105

IMAGINARY PROPERTY LINE

160'-3"

160'-3"

N

## AMAN PROPOSED LOBBY - EXPANDED PLATE FLOOR PLAN

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

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MIAMI, FL 33133
T: 305.860.5000
F: 305.860.5040

Project

VERSAILLES
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

OKO GROUP
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

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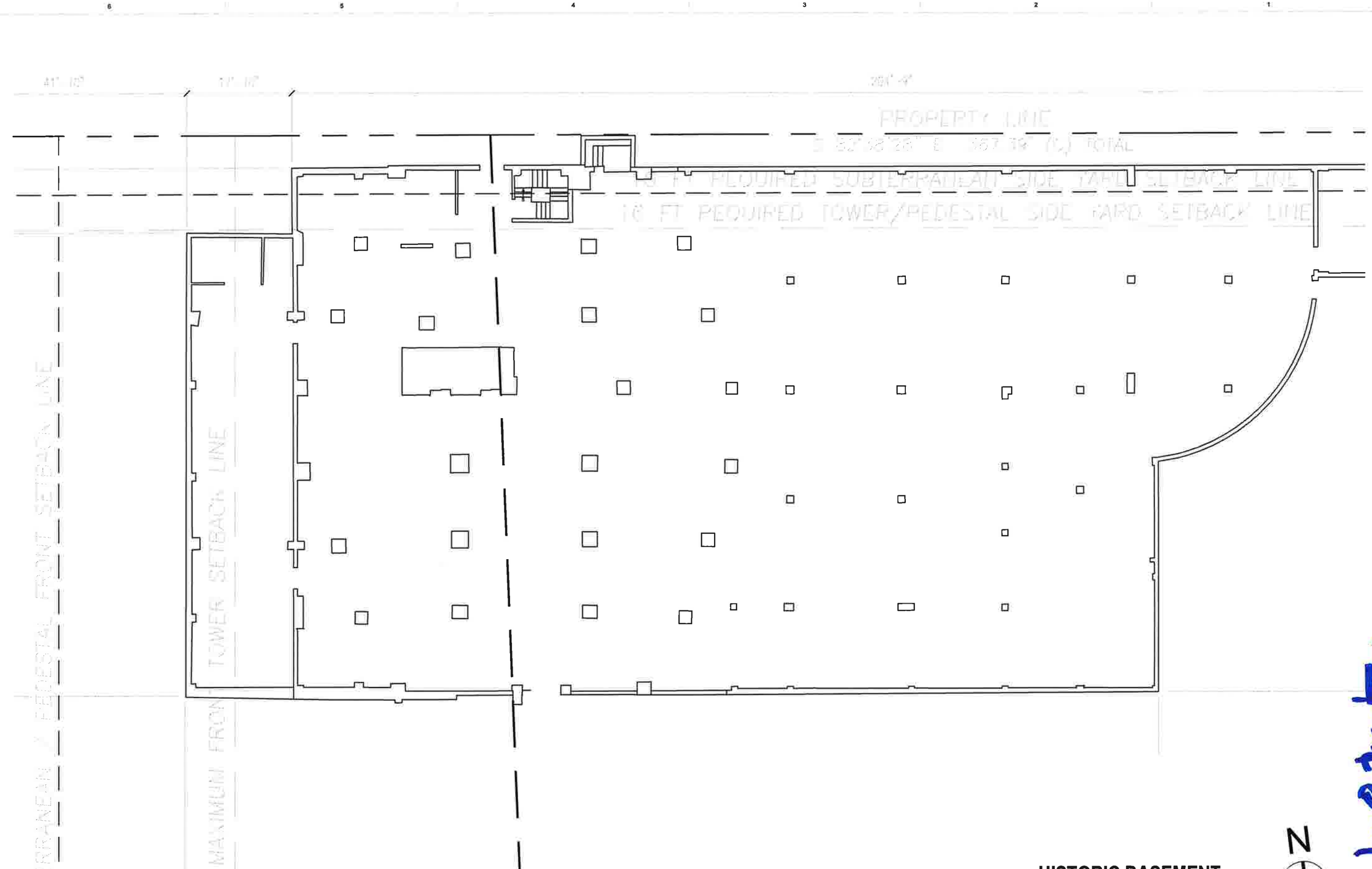
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Scale
AS SHOWN

Project No.
1801

Sheet Name
AMAN PROPOSED LOBBY

Sheet No.
A-113




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## HISTORIC BASEMENT

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

# HISTORIC BASEMENT

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MIAMI, FL 33133
T 305.590.5500
F. 305.590.5040

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Miami Beach, FL
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**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

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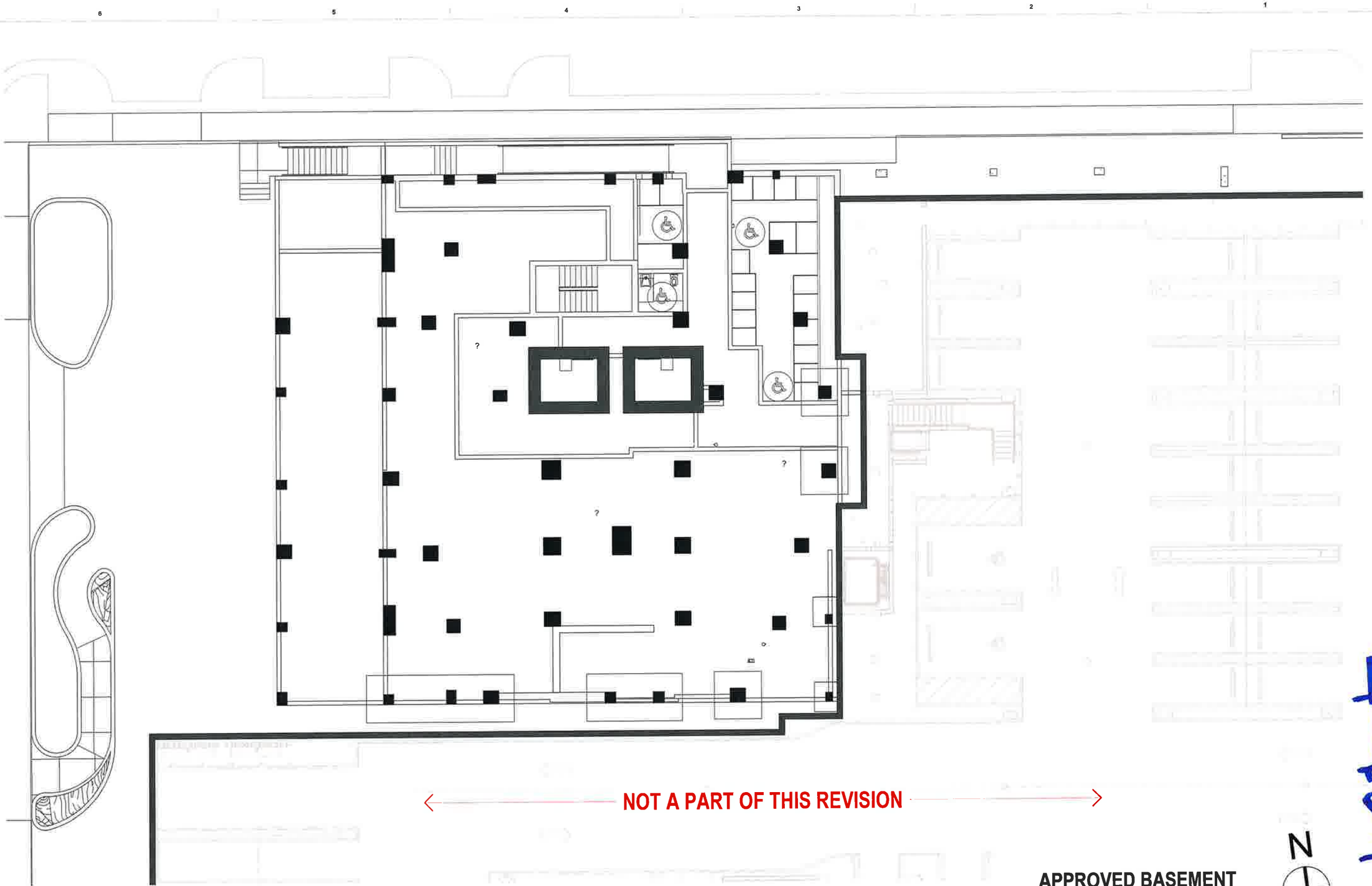
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**Project No.**
1801
**Sheet Name**
HISTORIC BASEMENT

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**A-114**

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

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MIAMI, FL 33133
T. 305.560.5000
F. 305.560.5040

**Project**

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

**Revisions**

**Client Information**

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

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AR-0007972

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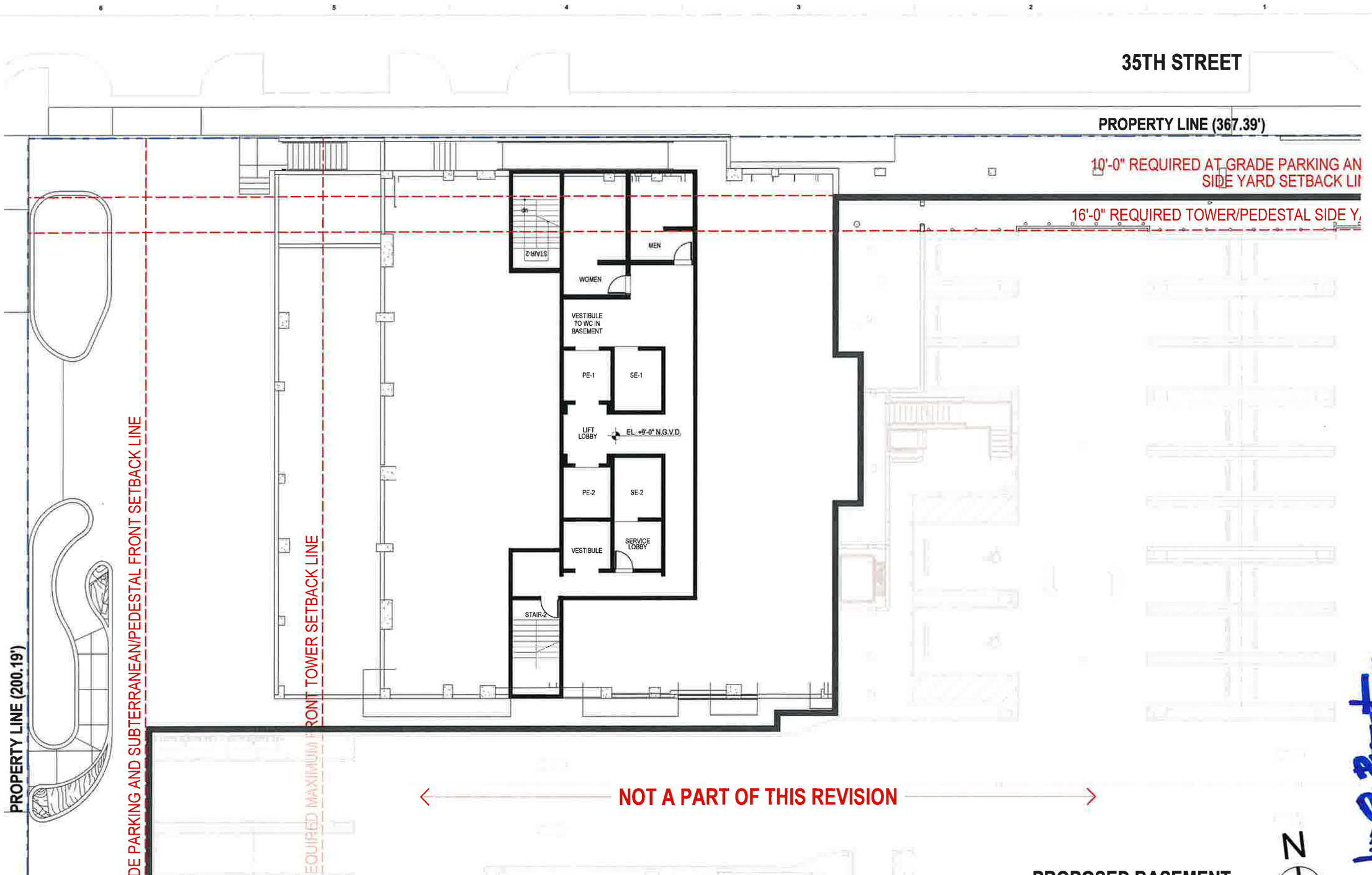
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**Project No.**
1801

**Sheet Name**
APPROVED BASEMENT

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A-115

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## PROPOSED BASEMENT

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

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Miami
Santiago, Chile

revuelta-architecture.com

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SUITE 110
MIAMI, FL 33133
T. 305.560.5000
F. 305.560.5040

Project

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Miami Beach, FL
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**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
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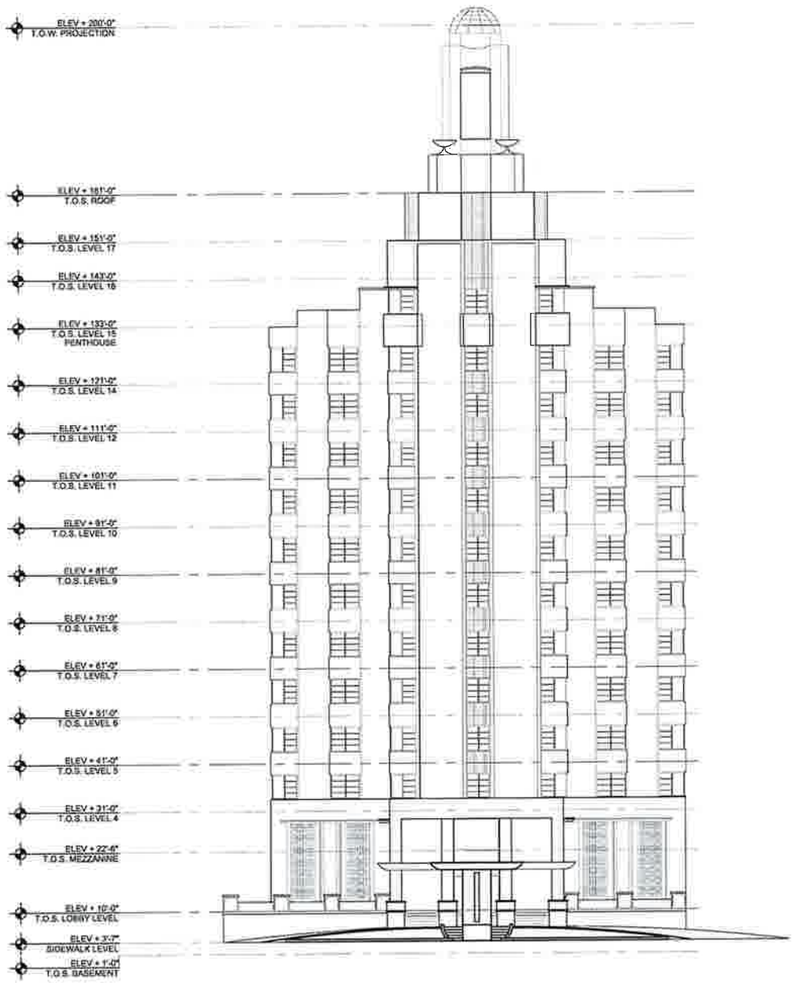
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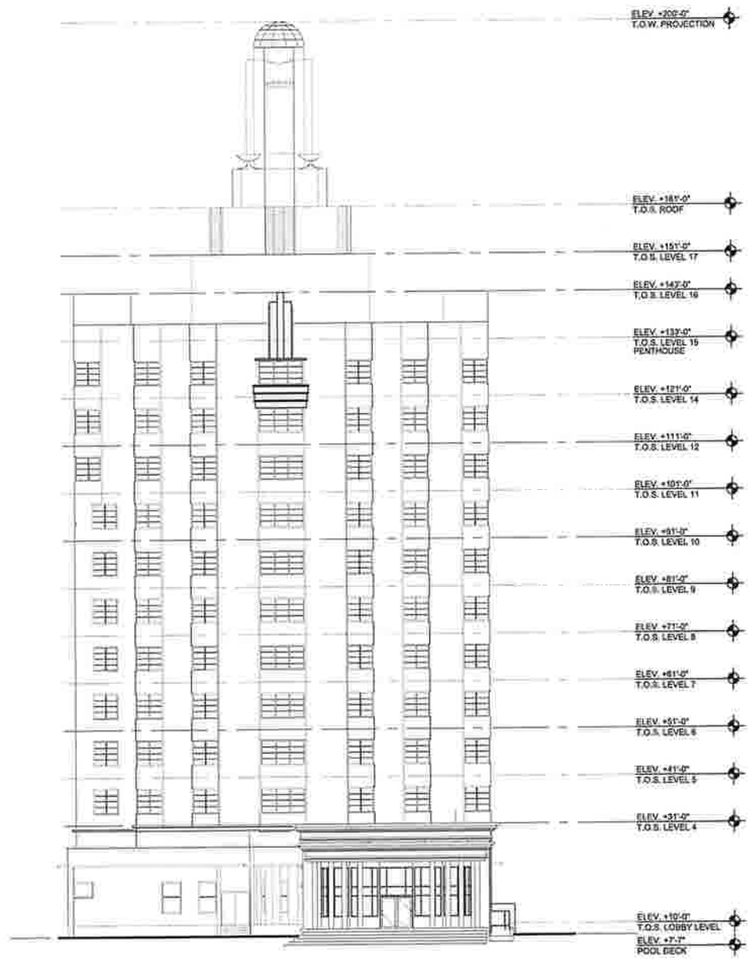
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Project No.
1801
Sheet Name
AMAN PROPOSED BASEMENT

Sheet No.
**A-116**




## HISTORICAL WEST ELEVATION

SCALE: 1/32" = 1'-0"




## HISTORICAL EAST ELEVATION

SCALE: 1/32" = 1'-0"

# HISTORICAL ELEVATIONS

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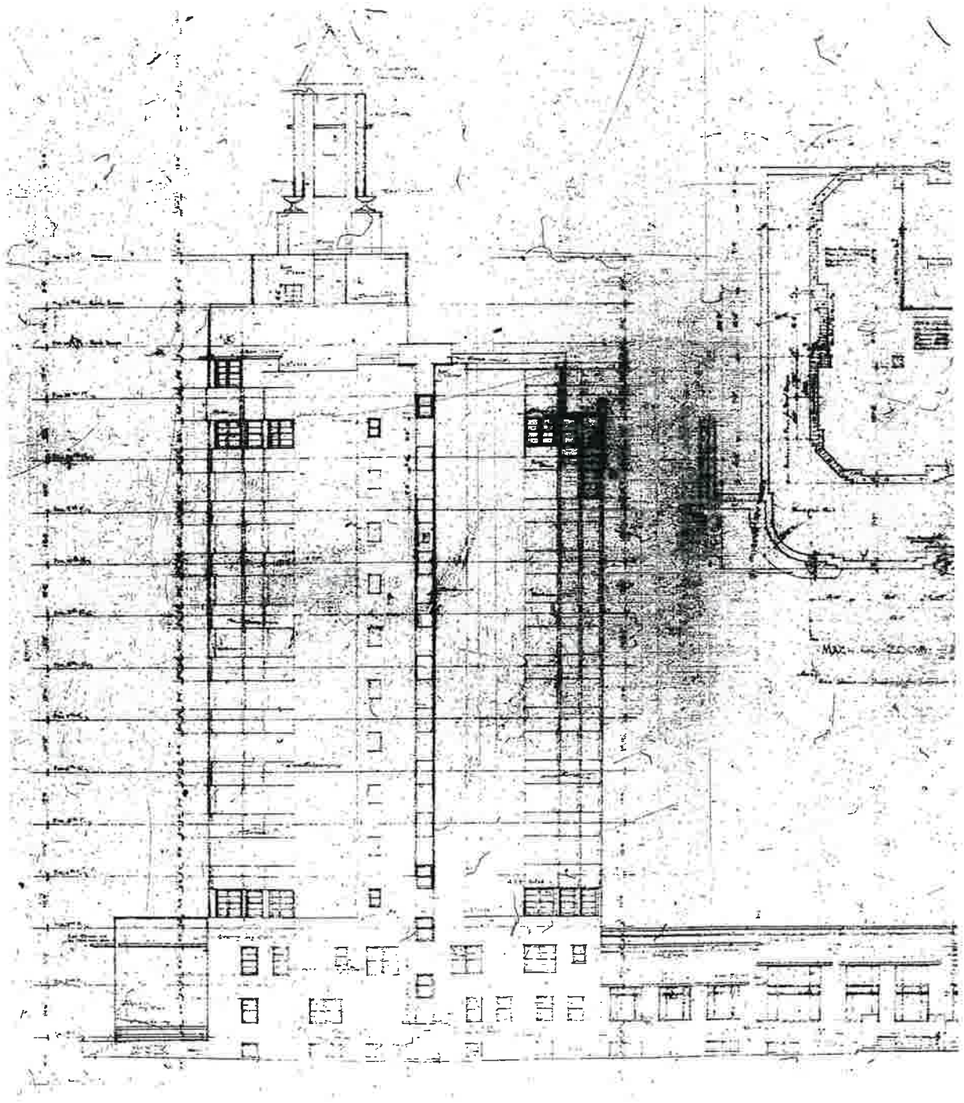
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Date
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Scale
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Project No.
1801
Sheet Name
HISTORICAL ELEVATIONS

Sheet No.
**A-401**



## HISTORICAL SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

# HISTORICAL ELEVATION

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MIAMI, FL 33133
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F. 305.920.5040

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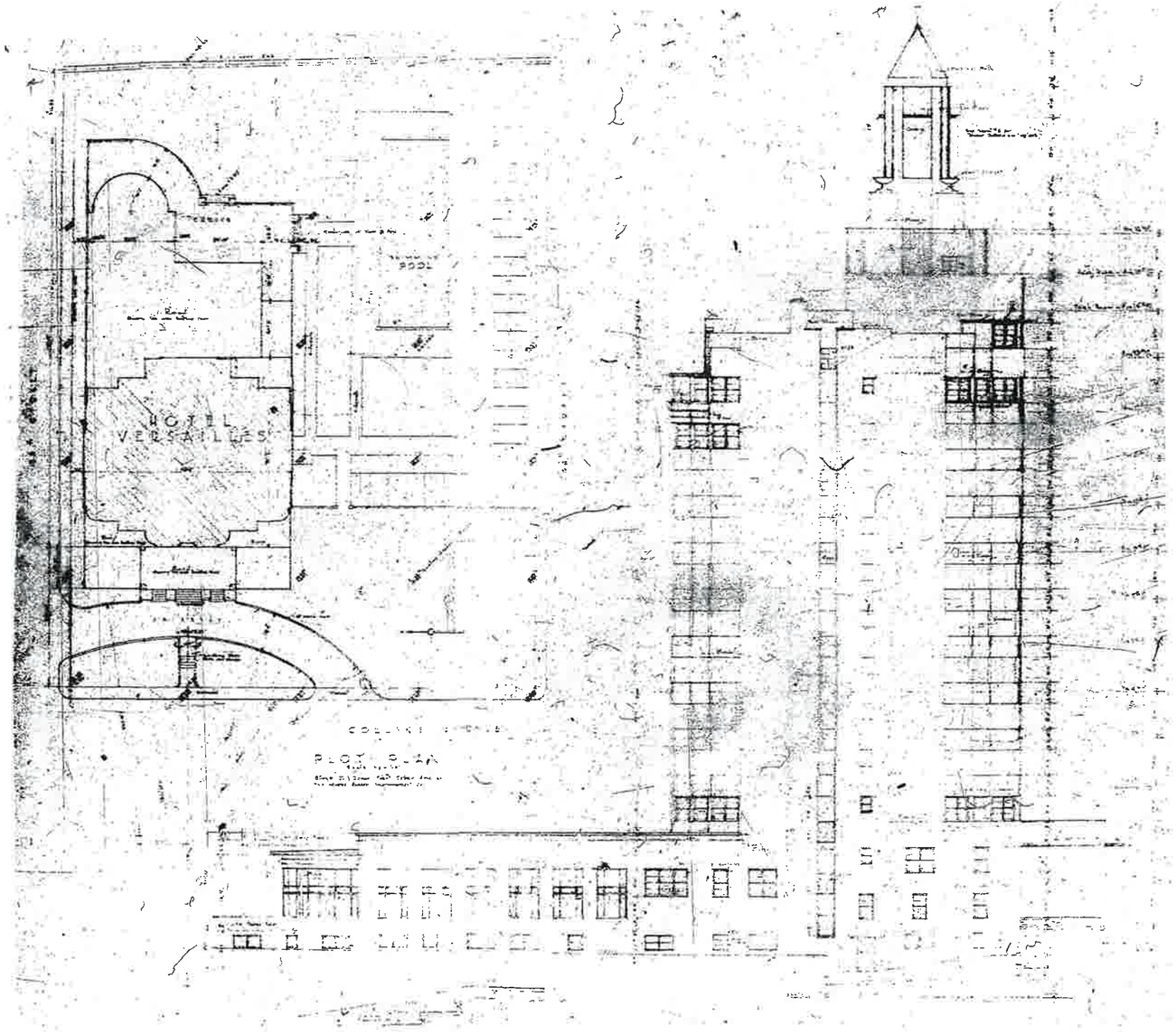
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1801
**Sheet Name**
HISTORICAL ELEVATION

**Sheet No.**
**A-402**




## HISTORICAL NORTH ELEVATION

SCALE: 1/32" = 1'-0"

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MIAMI, FL 33133
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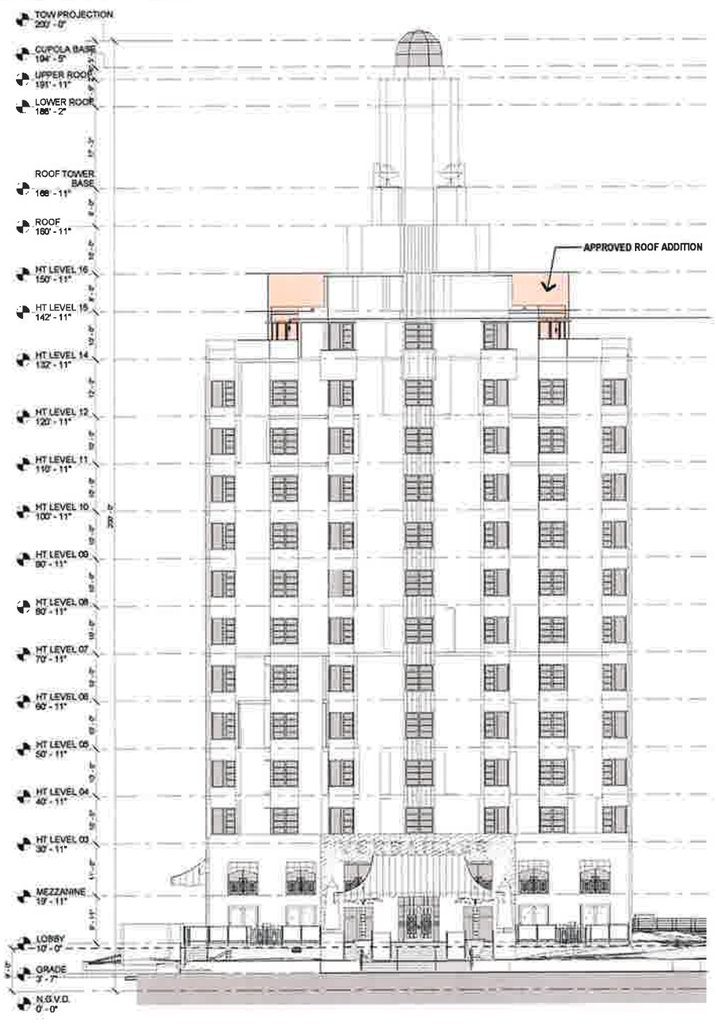
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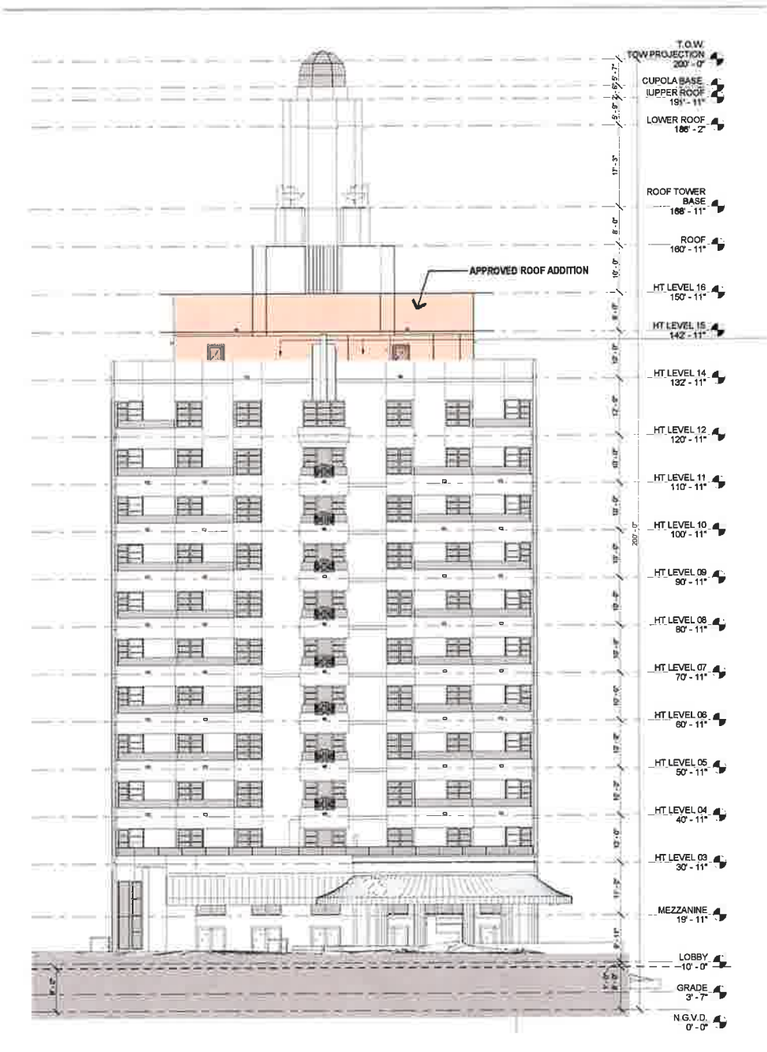
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**A-403**

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## APPROVED WEST ELEVATION

SCALE: 1/32" = 1'-0"




## APPROVED EAST ELEVATION

SCALE: 1/32" = 1'-0"

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T. 305.590.9000
F. 305.590.9040

**Project**

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

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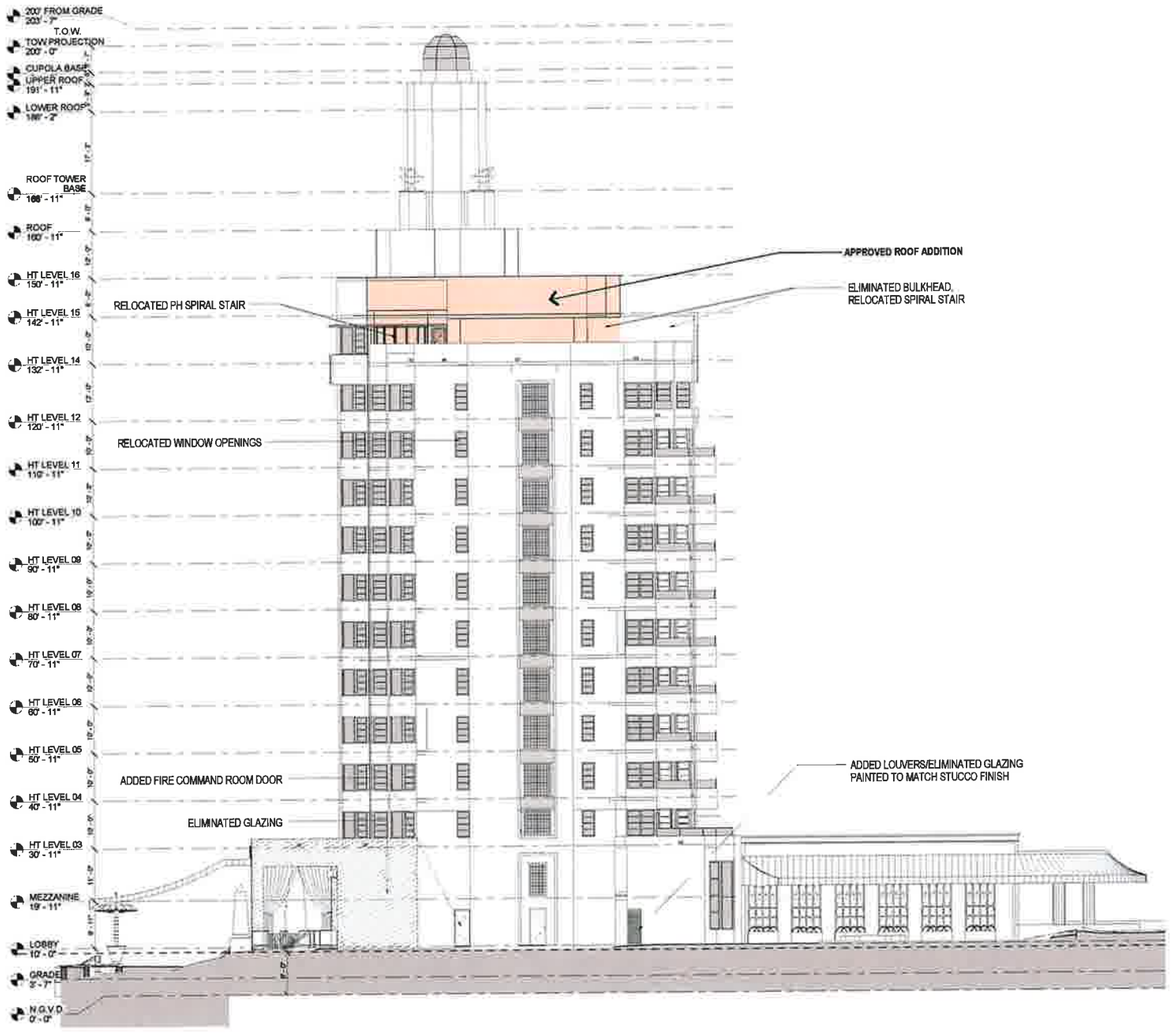
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APPROVED ELEVATIONS

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## APPROVED SOUTH ELEVATION

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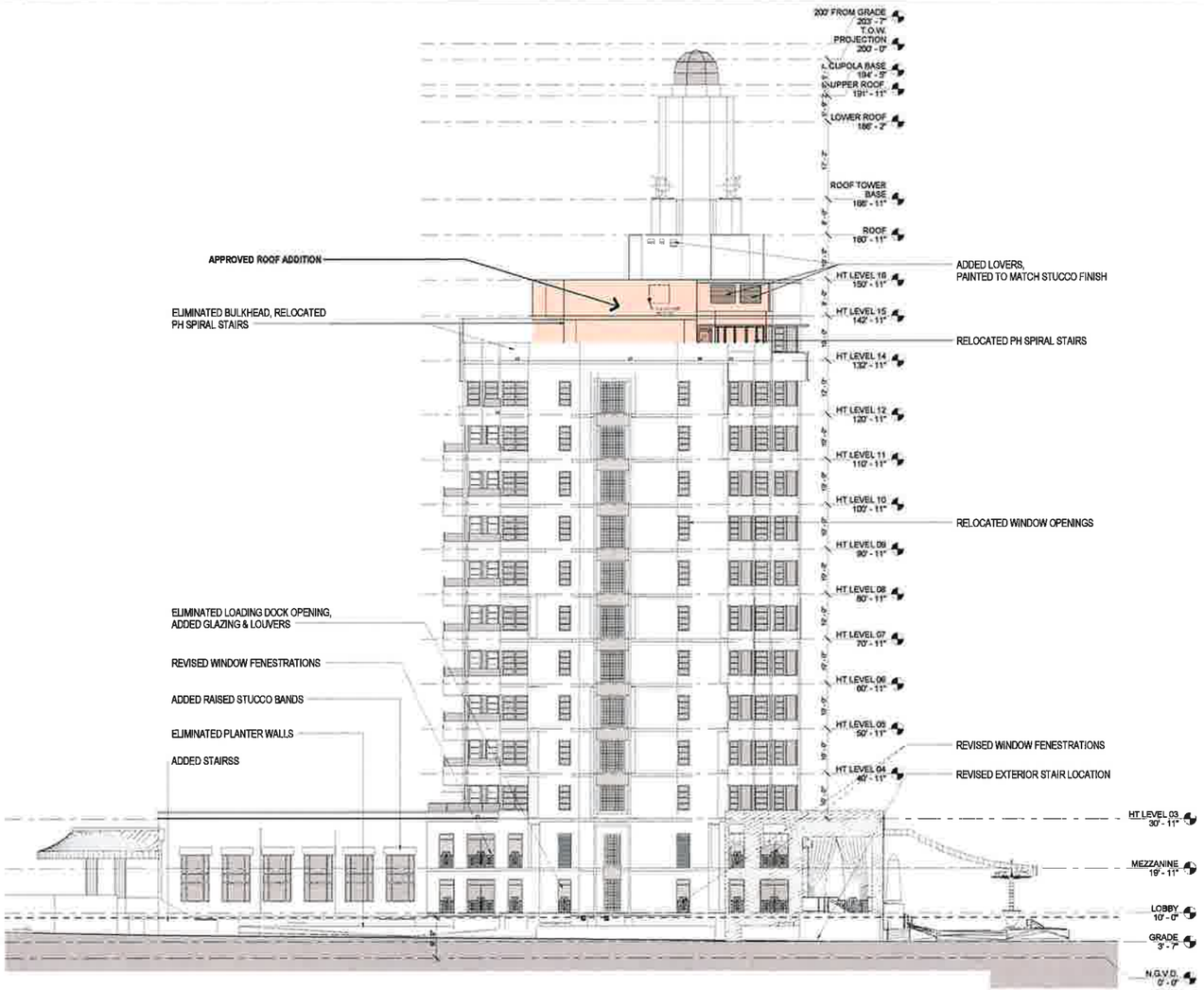
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1801
Sheet Name
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Sheet No.
**A-405**

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## APPROVED NORTH ELEVATION

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T. 305.850.5000
F. 305.850.5040

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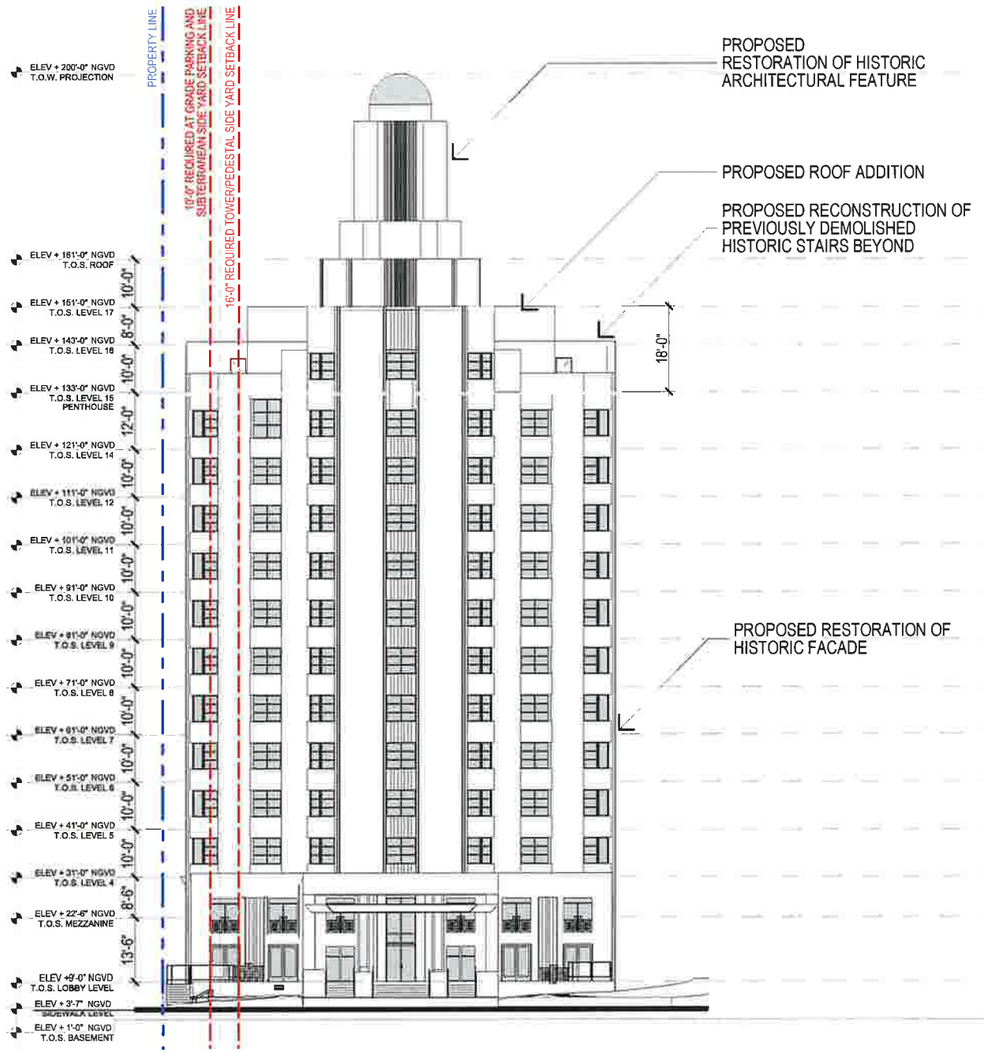
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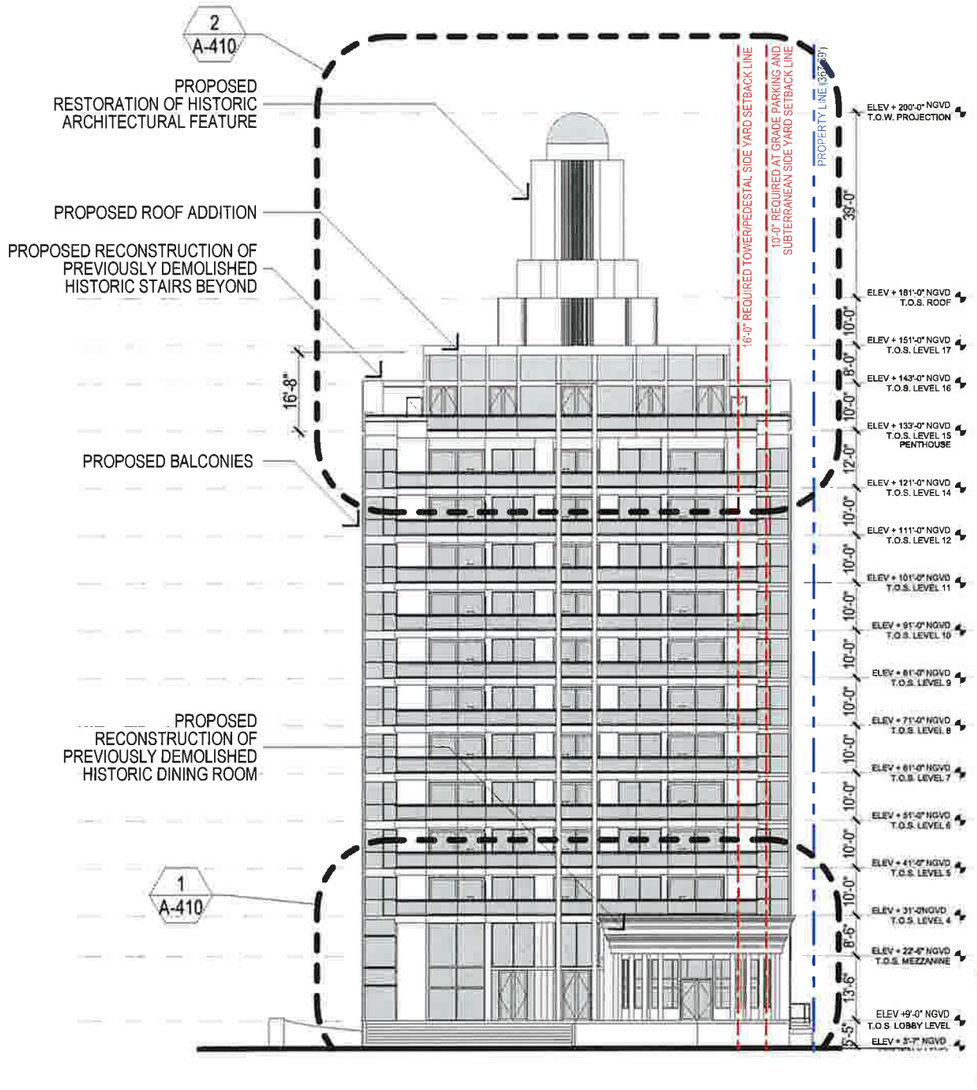
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**Sheet Name**
APPROVED ELEVATION

**Sheet No.**
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## AMAN PROPOSED WEST ELEVATION

SCALE: 1/32" = 1'-0"




## AMAN PROPOSED EAST ELEVATION

SCALE: 1/32" = 1'-0"

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T. 305.560.5000
F. 305.560.5040

Project

**VERSAILLES**
Miami Beach, FL
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Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
#Client Phone Number

Consultant

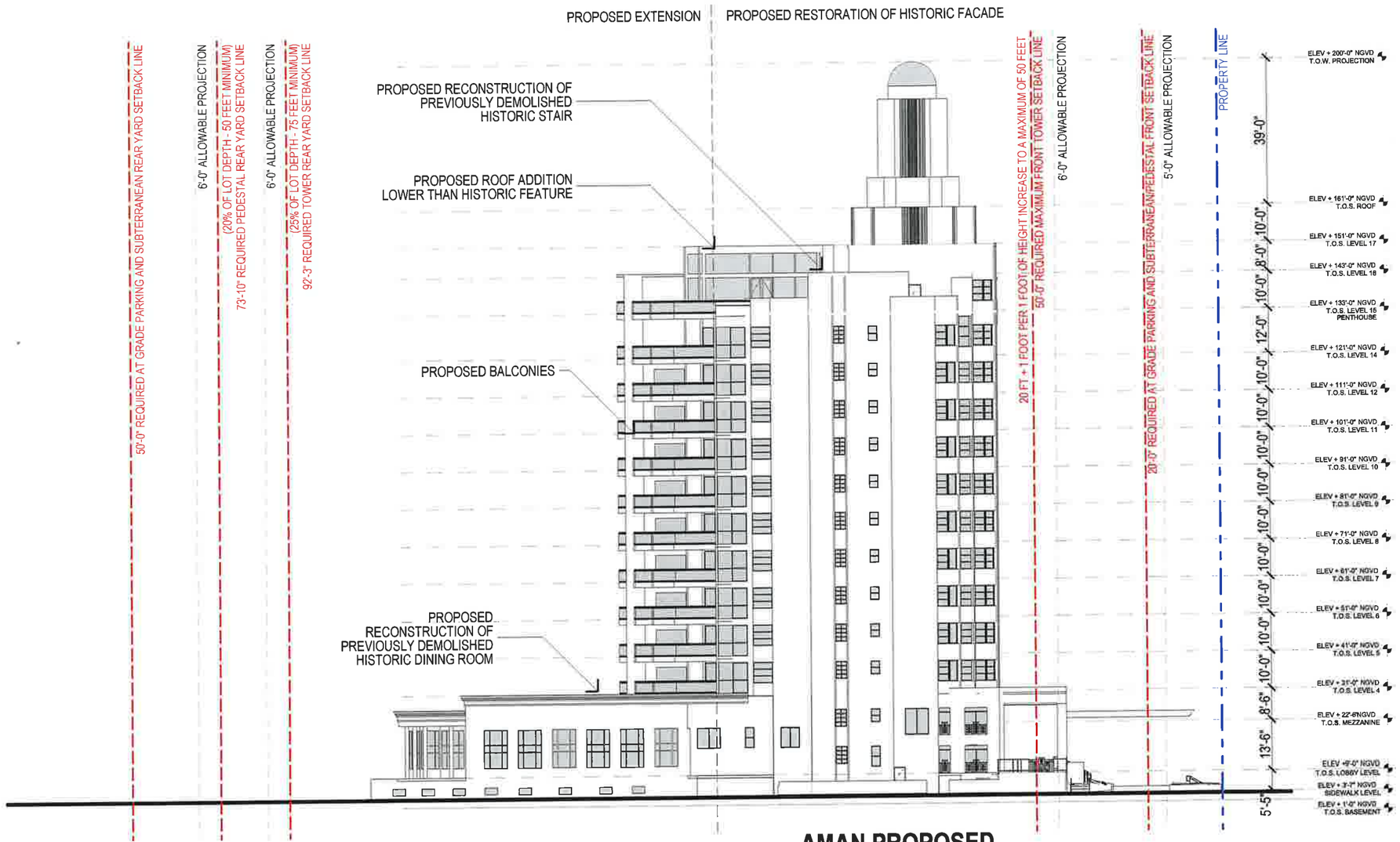
Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED ELEVATIONS

Sheet No.
**A-407**

HOT FOR CONSTRUCTION




## AMAN PROPOSED NORTH ELEVATION

SCALE: 1/32" = 1'-0"

# PROPOSED ELEVATION

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architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE, SUITE 1105
MIAMI, FL 33133
T. 305.520.5000
F. 305.520.5020

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

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Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
#Client Phone Number

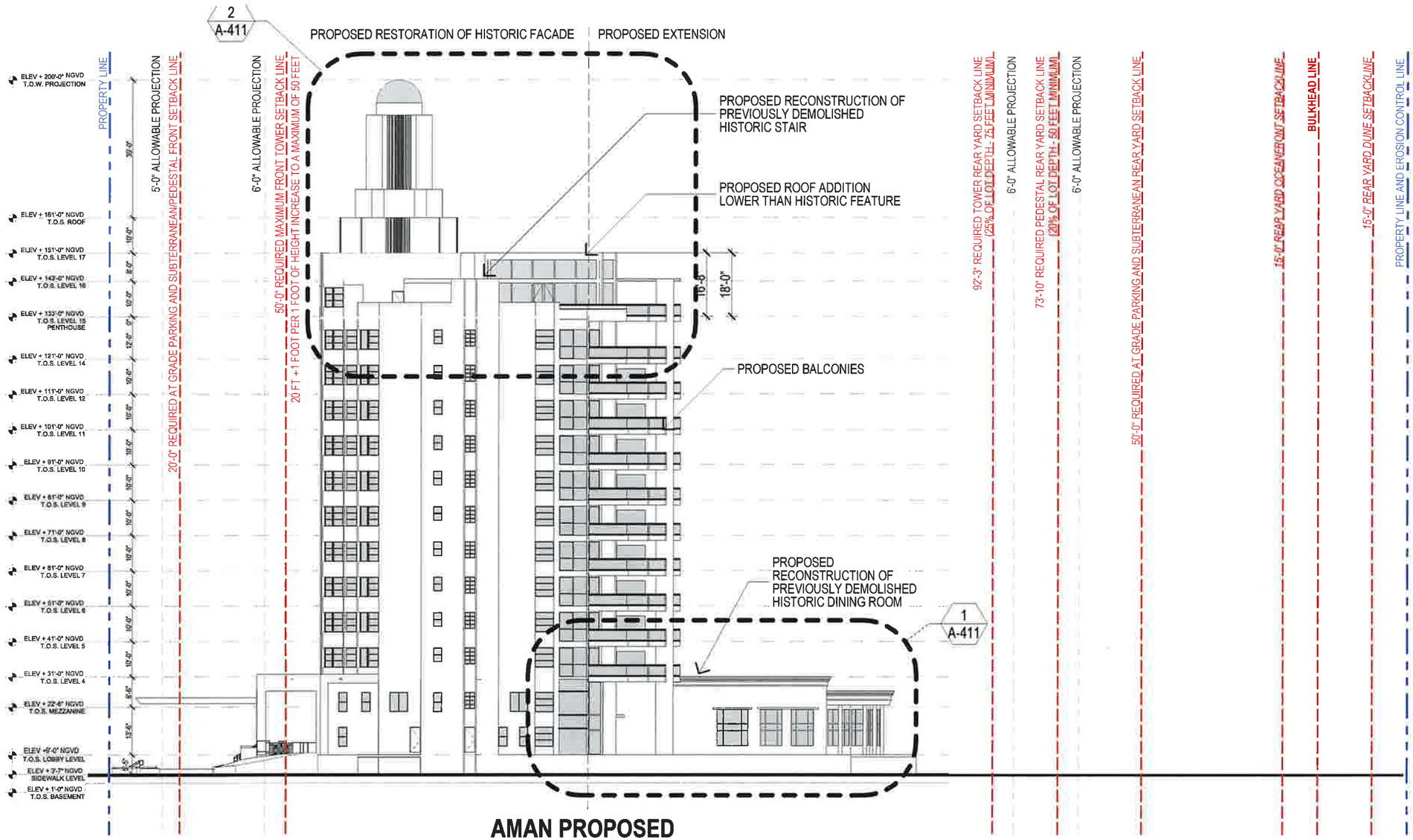
Consultant

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AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED ELEVATION

Sheet No.
**A-408**




# AMAN PROPOSED SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

# PROPOSED ELEVATION

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architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 100
MIAMI, FL 33133
T: 305 520 5000
F: 305 520 5040

Project

**VERSAILLES**
Miami Beach, FL
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**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

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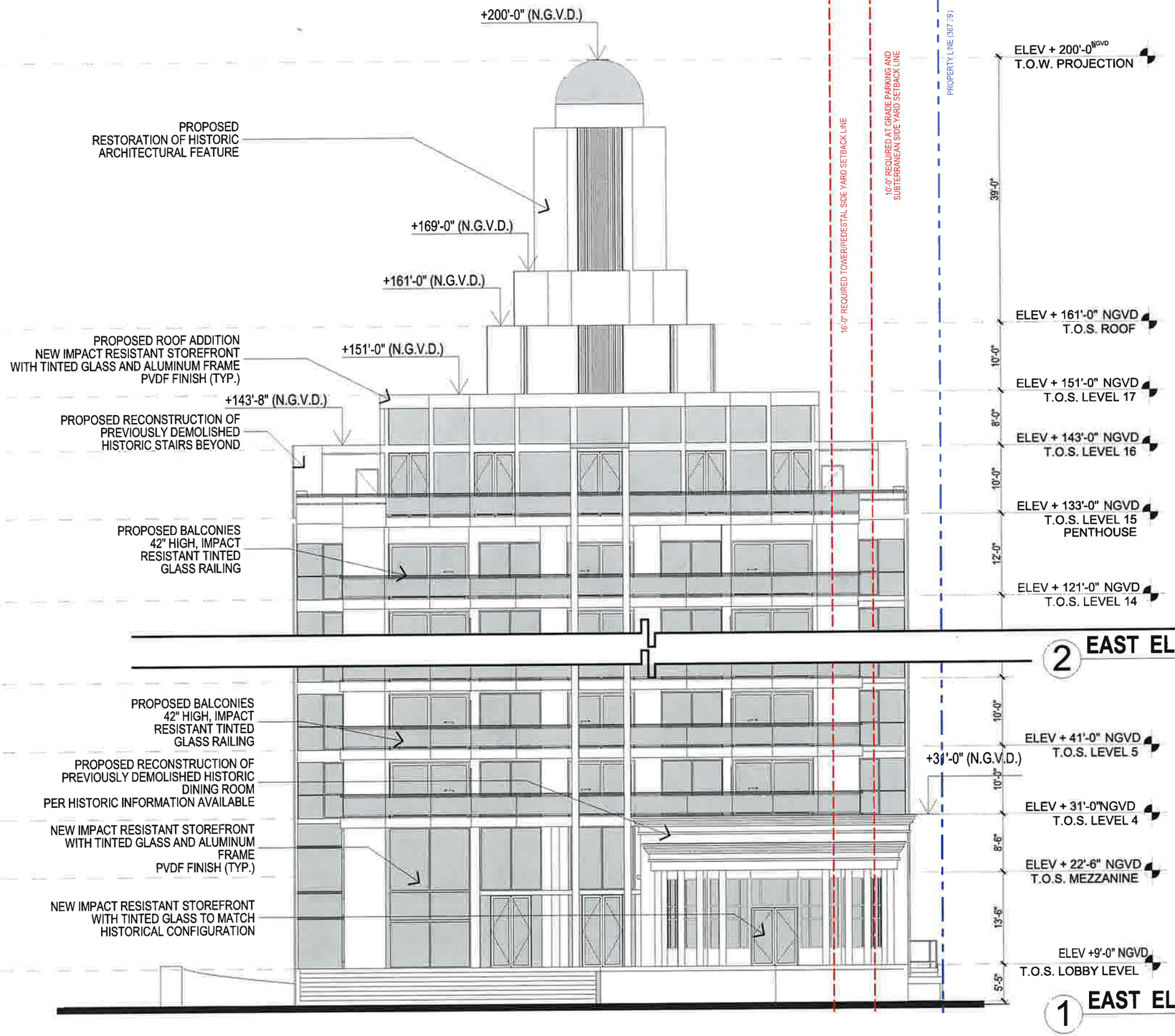
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PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1901
Sheet Name
PROPOSED ELEVATION

Sheet No.
**A-409**




2 **EAST ELEVATION ENLARGED**
SCALE: 1/16" = 1'-0"

1 **EAST ELEVATION ENLARGED**
SCALE: 1/16" = 1'-0"

# PROPOSED EAST ELEVATION - ENLARGED

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architecture international

Miami
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MIAMI, FL 33133
T: 305.560.5000
F: 305.560.5040

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Miami Beach, FL
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**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

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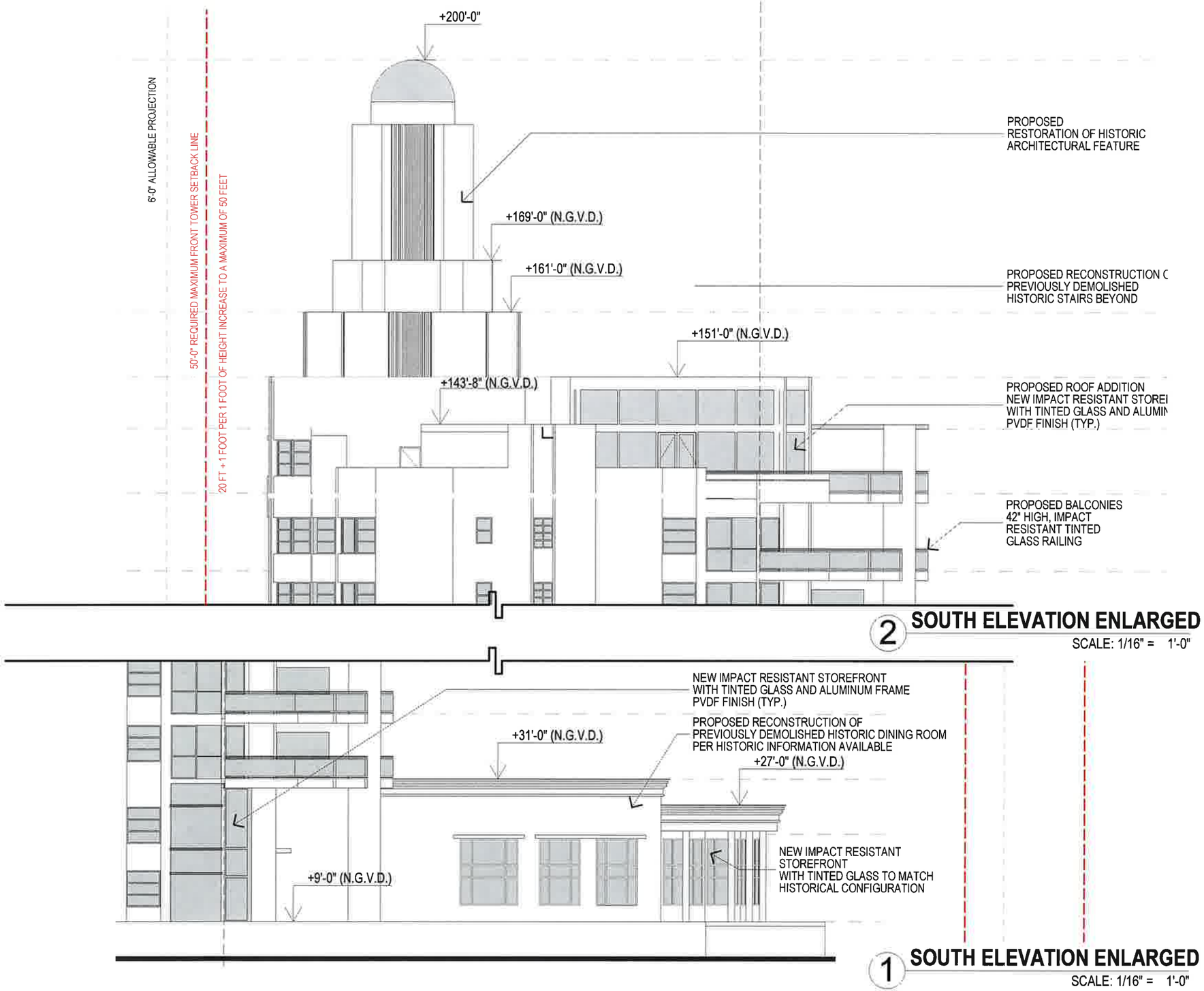
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PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1601
Sheet Name
PROPOSED EAST ELEVATION - ENLARGED
Sheet No.
**A-410**

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2 **SOUTH ELEVATION ENLARGED**
SCALE: 1/16" = 1'-0"

1 **SOUTH ELEVATION ENLARGED**
SCALE: 1/16" = 1'-0"

# PROPOSED SOUTH ELEVATION - ENLARGED

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architecture international

Miami
Santiago, Chile
revuelta-architecture.com

2850 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.560.5000
F. 305.560.5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
#Client Phone Number

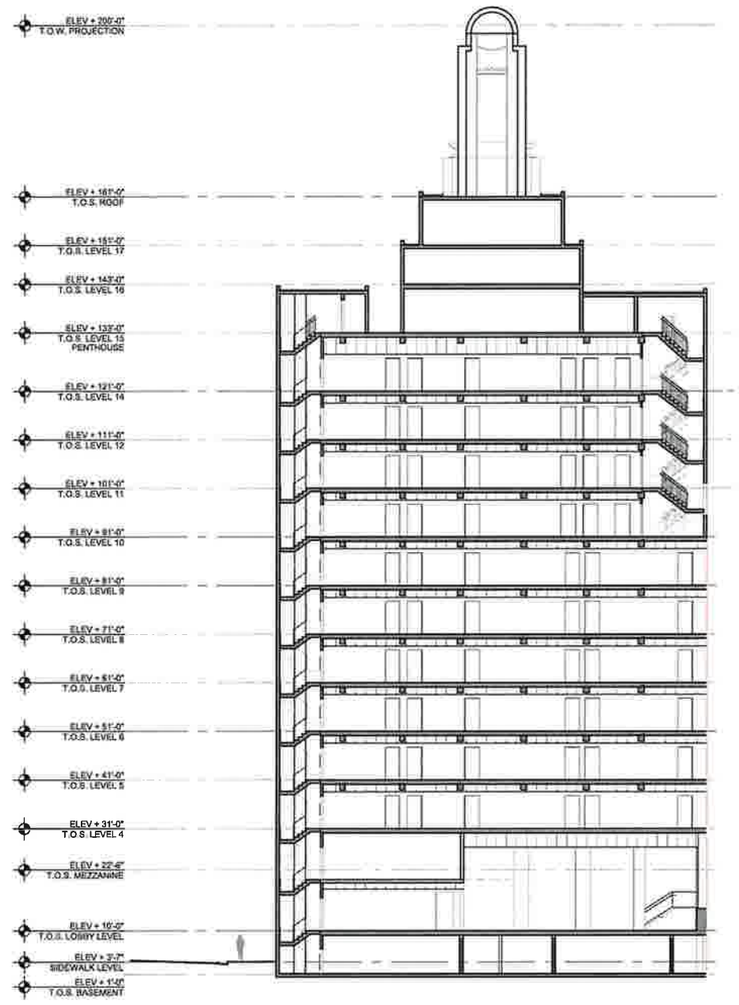
Consultant

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PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED SOUTH ELEVATION - ENLARGED
Sheet No.
**A-411**

NOT FOR CONSTRUCTION




## HISTORIC BUILDING SECTION

NORTH - SOUTH SCALE: 6" = 1'-0"

# HISTORICAL SECTION

(AS PER PREVIOUS APPROVAL INFORMATION)
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**Miami**
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.560.5000
F. 305.560.5040

**Project**

**VERSAILLES**
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#Site City, #Site State #Site Postcode

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**Client Information**

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

**Consultant**

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AR-0007972

**PROJECT PHASE**

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
HISTORICAL SECTION

Sheet No.
**A-501**

NOT FOR CONSTRUCTION

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**

16' REQ. TOWER/PEDESTAL SIDE YARD SETBACK

10' REQ. SUBTERRANEAN SIDE YARD SETBACK

PROPERTY LINE

16' - 0"

TOWER LEVEL SUM OF SIDE-YARDS
32'-0" VARIANCE REQUIRED **NO.7**

PEDESTAL LEVEL SUM OF SIDE-YARDS
32'-0" VARIANCE REQUIRED **NO.5**

6' - 0" 10' - 0"

16' REQ. TOWER/PEDESTAL SIDE YARD SETBACK

10' REQ. SUBTERRANEAN SIDE YARD SETBACK

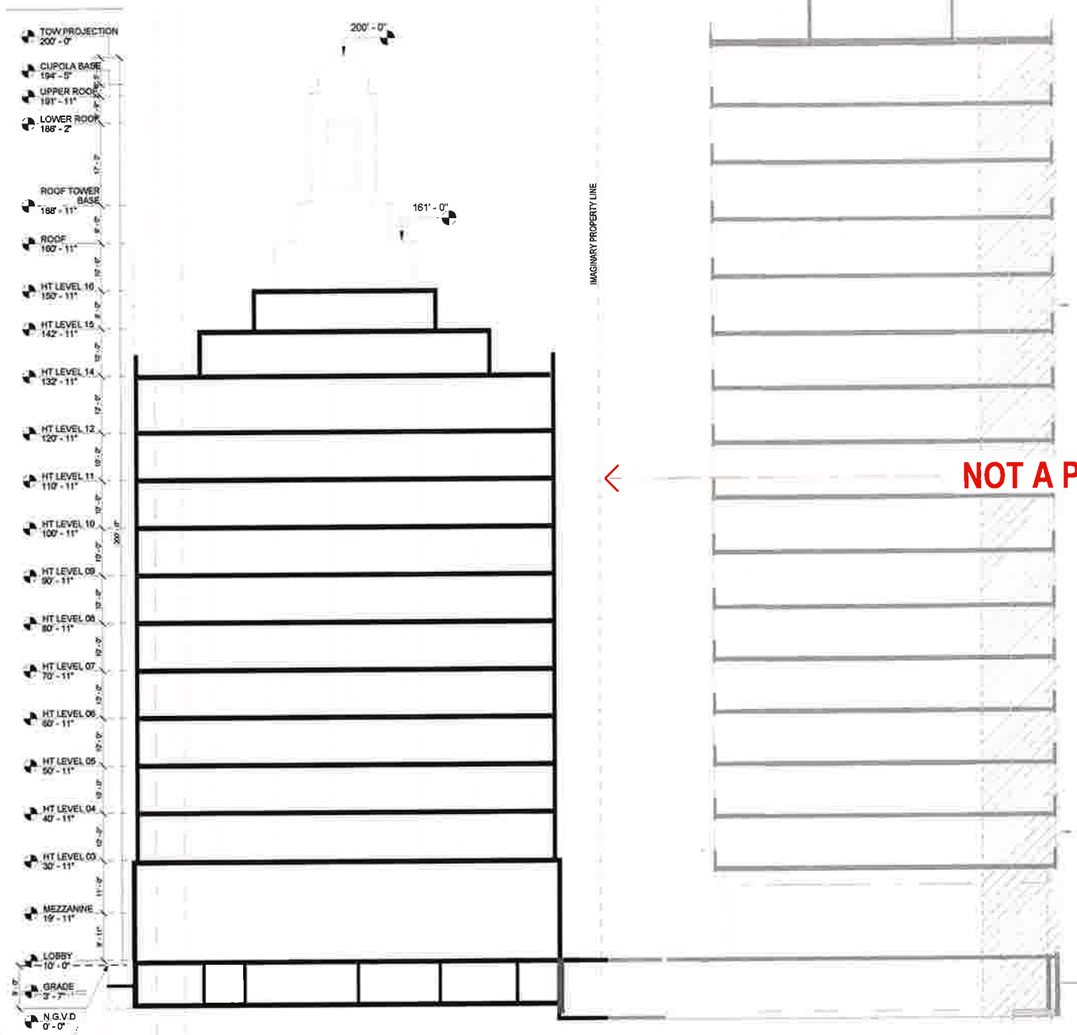
SOUTH SIDE-YARD PROPOSED PEDESTAL SETBACK: 0'-0"

SOUTH SIDE-YARD PROPOSED TOWER SETBACK: 0'-0"

PROPERTY LINE

16' - 0"

0'-0" PROPOSED TOWER SIDE SETBACK
16'-0" VARIANCE REQUIRED **NO.6**




3'-0" PROPOSED BUILDING HEIGHT VARIANCE REQUIRED

100% BUILDING PROJECTION INTO SOUTH SIDE-YARD TOWER SETBACK
16'-0" VARIANCE REQUIRED NO.11

**NOT A PART OF THIS REVISION**

100% BUILDING PROJECTION INTO SOUTH SIDE-YARD PEDESTAL SETBACK
16'-0" VARIANCE REQUIRED NO.10
0'-0" PROPOSED PEDESTAL SETBACK
16'-0" VARIANCE REQUIRED NO.3

0'-0" PROPOSED PEDESTAL NORTH SIDE-YARD SETBACK
FOR NEW STAIR ENCLOSURE ATTACHED TO EXISTING BUILDING
16'-0" VARIANCE REQUIRED NO.4

100% TERRACE PROJECTION (BEYOND) INTO SIDE-YARD
16'-0" VARIANCE REQUIRED NO.1

1'-10" PROPOSED SUBTERRANEAN SIDE-YARD SETBACK
8'-2" VARIANCE REQUIRED NO.2

## APPROVED BUILDING SECTION (AS PER PREVIOUS APPROVAL INFO.)

NORTH - SOUTH SCALE: 1/32" = 1'-0"

# APPROVED SECTION

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architecture international

Miami
Santiago, Chile

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2850 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T 305 560 5000
F 305 560 5000

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

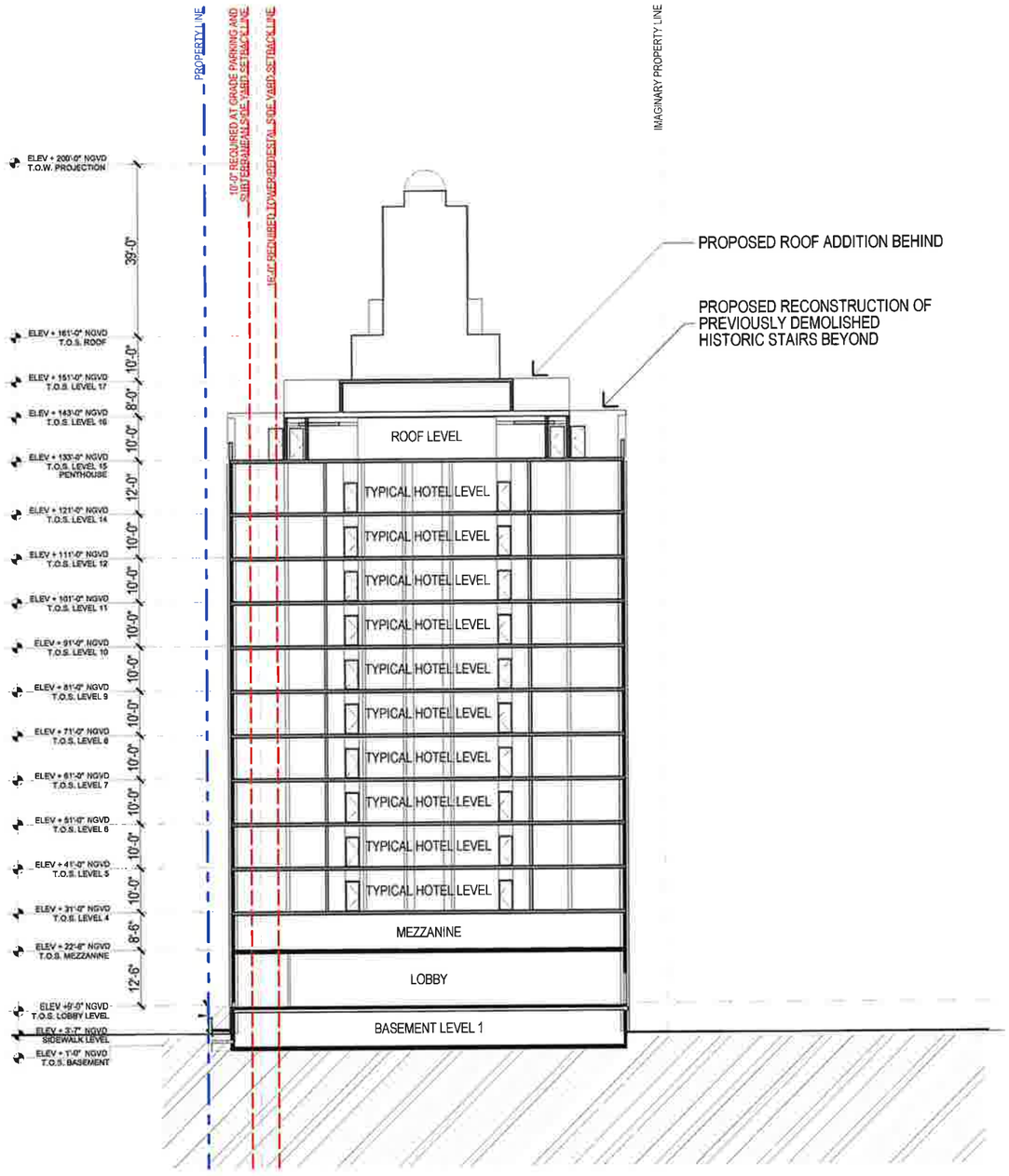
Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
APPROVED SECTION

Sheet No.
**A-502**

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NORTH - SOUTH

## PROPOSED BUILDING SECTION

SCALE: 1/32" = 1'-0"

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SUITE 110
MIAMI, FL 33133
T. 305 520 5000
F. 305 520 5050

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
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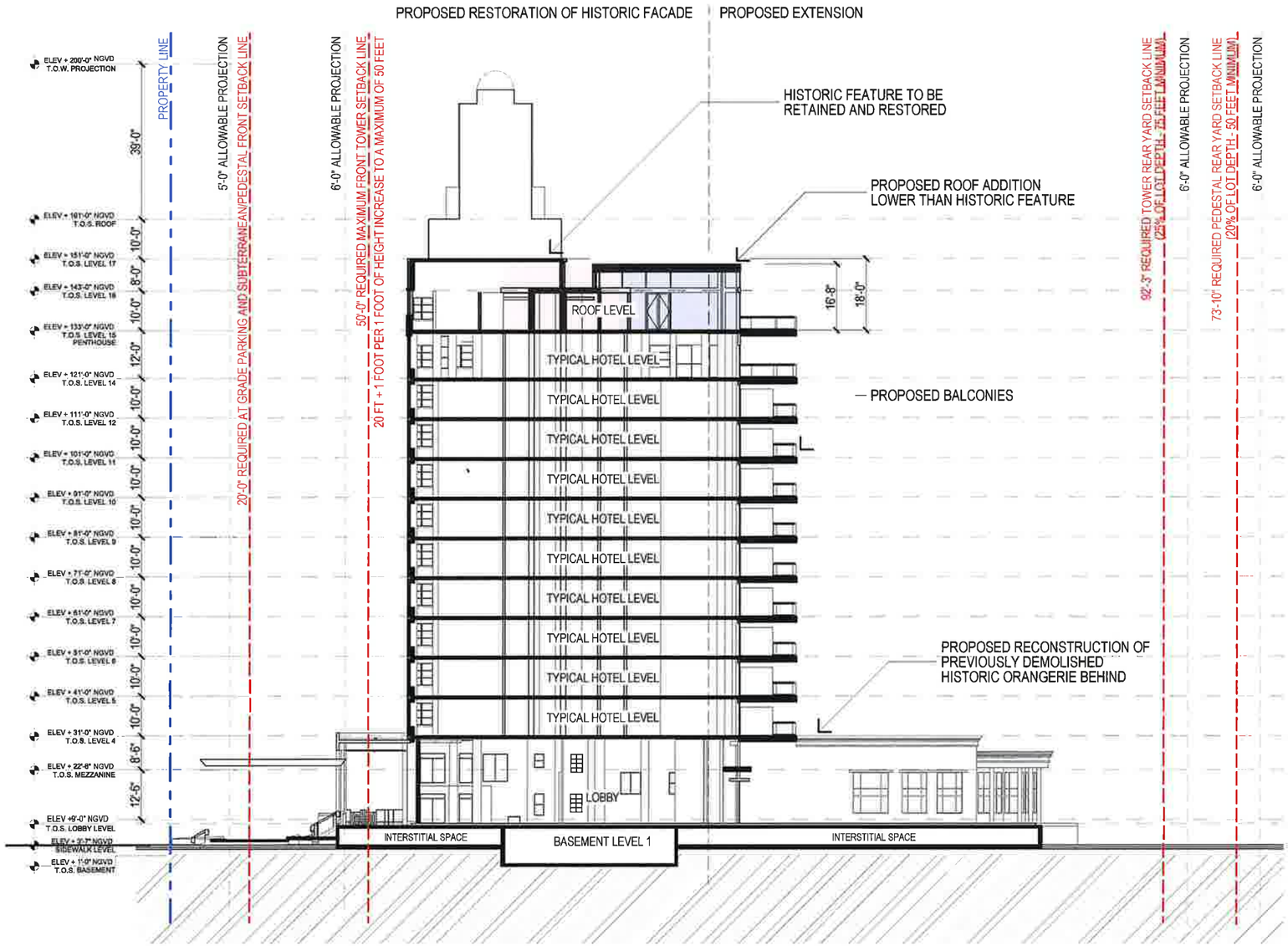
Consultant

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PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED SECTION

Sheet No.
**A-503**




## AMAN PROPOSED SECTION

SCALE: 1/32" = 1'-0"

# PROPOSED SECTION

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SUITE 100
MIAMI, FL 33133
T 305 860 6000
F 305 860 6040

Project

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Miami Beach, FL
#Site City, #Site State #Site Postcode

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4100 N.E. 2ND AVENUE
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AR-0007972

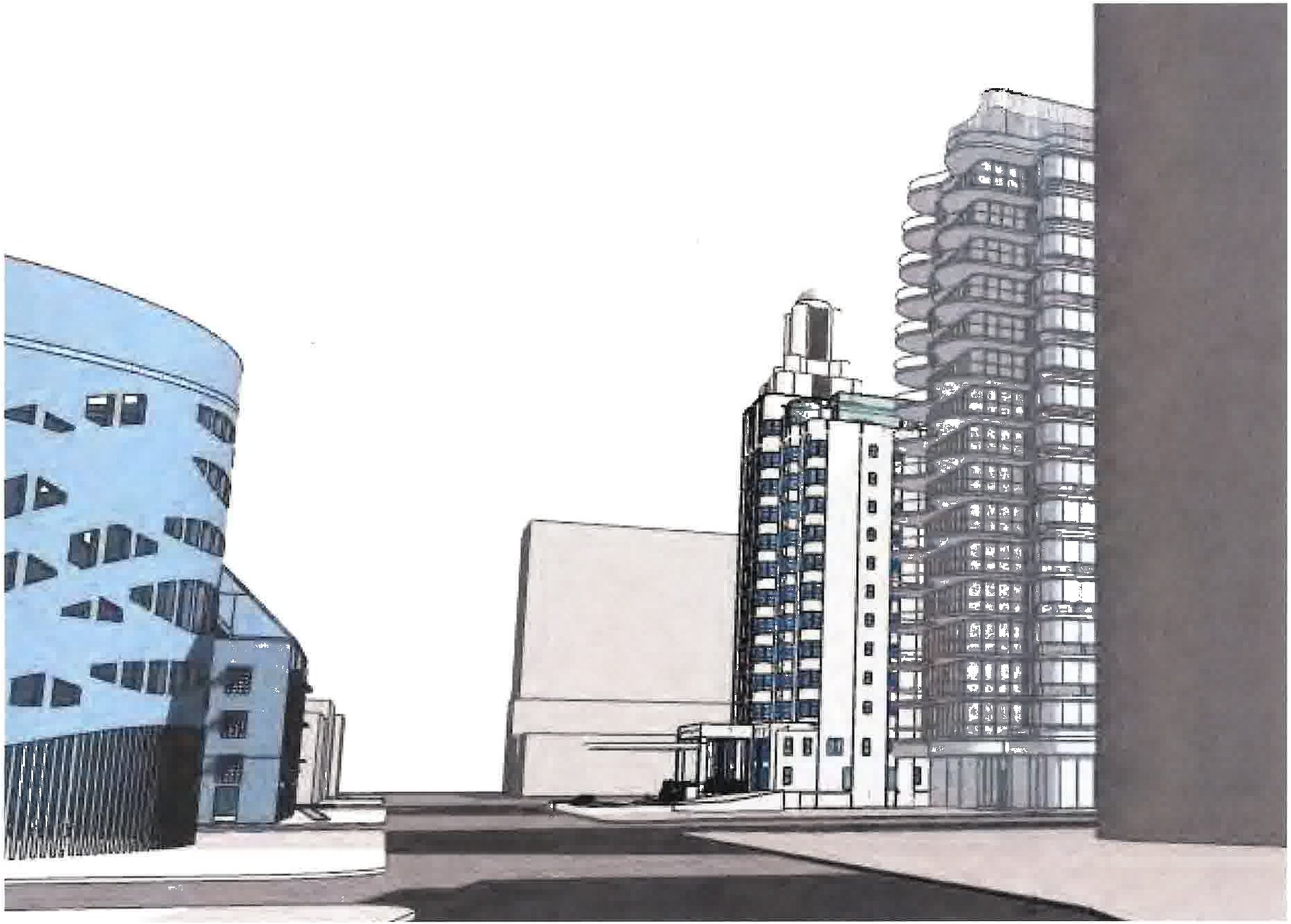
PROJECT PHASE

Date
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Project No.
1801
Sheet Name
PROPOSED SECTION

Sheet No.
**A-504**

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**HPB ORDER: 7490**



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SUITE 110
MIAMI, FL 33133
T. 305.520.5000
F. 305.520.5040

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**OKO GROUP**
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**Date**
2/20/2020

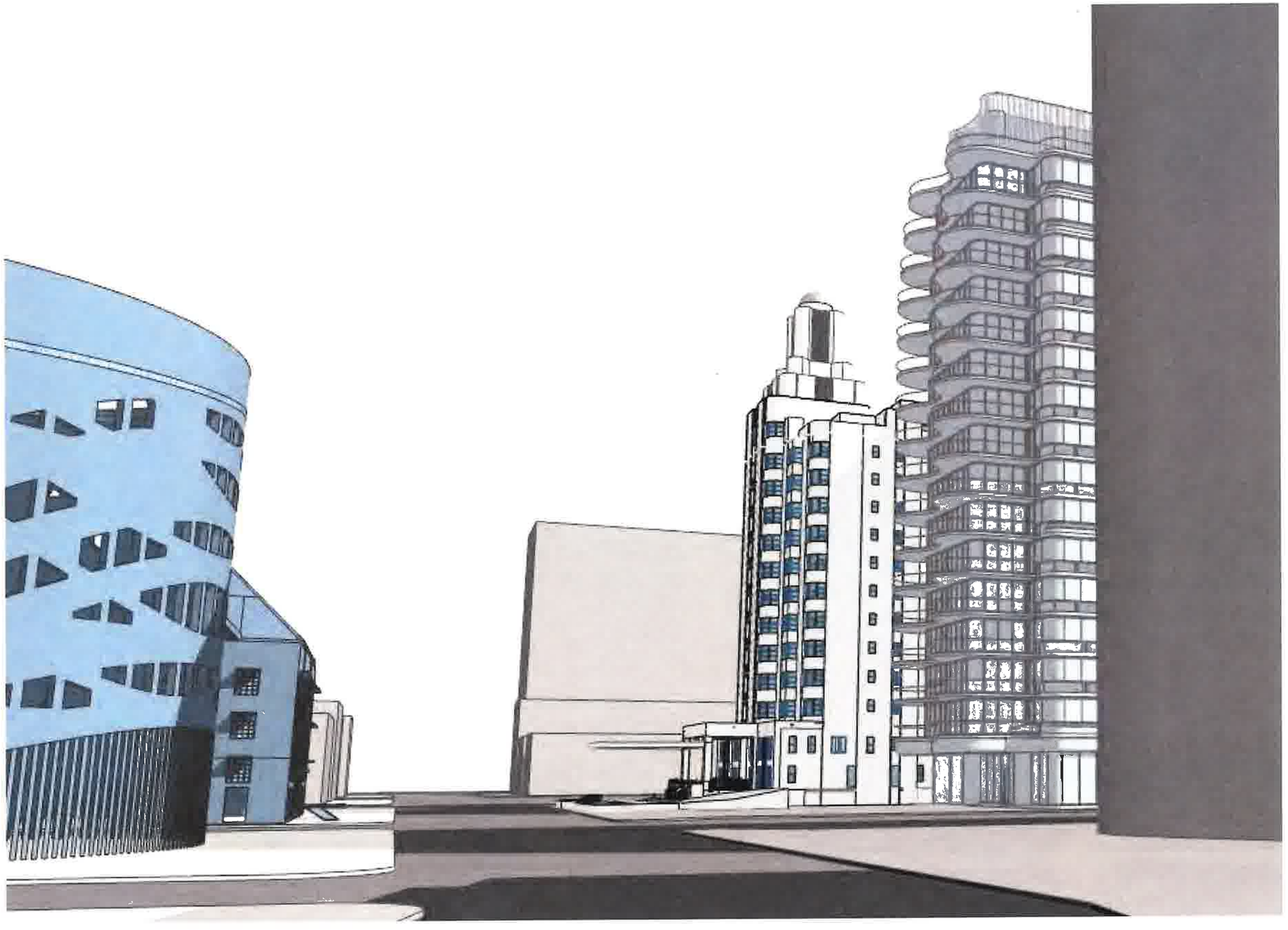
**Scale**
AS SHOWN

**Project No.**
1801

**Sheet Name**
PREVIOUSLY APPROVED SOUTH WEST VIEW OF ROOF TOP ADDITION

**Sheet No.**
**A.600**

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T. 305 520 5000
F. 305 520 5050

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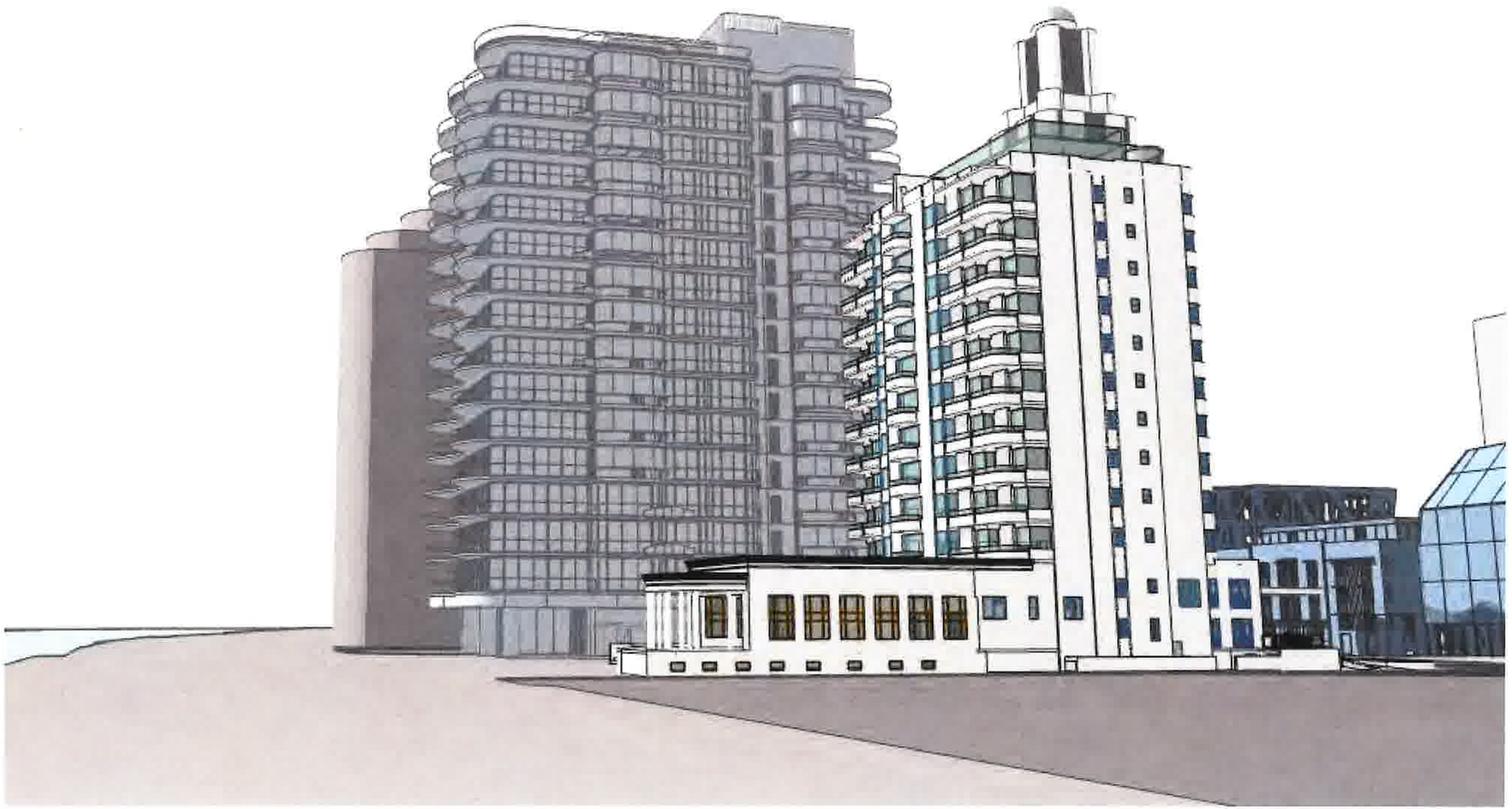
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**PROJECT PHASE**

**Date**
2/20/2020
**Scale**
AS SHOWN
**Project No.**
1801
**Sheet Name**
PROPOSED SOUTH WEST VIEW OF ROOF TOP ADDITION
**Sheet No.**
**A.601**

**PREVIOUSLY APPROVED**
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# PREVIOUSLY APPROVED NORTH EAST VIEW OF ROOF TOP ADDITION

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international

**Miami**
Santiago, Chile

revuelta-architecture.com

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

**Project**

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

**Revisions**

**Client Information**

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

**Consultant**

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AR-0007972

**PROJECT PHASE**

**Date**
2/20/2020
**Scale**
AS SHOWN
**Project No.**
1801
**Sheet Name**
PREVIOUSLY APPROVED NORTH EAST VIEW OF ROOF TOP ADDITION
**Sheet No.**
**A.602**

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international

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Santiago, Chile

revuelta-architecture.com

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SUITE 110
MIAMI, FL 33133
T. 305.553.5000
F. 305.553.5045

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**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

**Revisions**

**Client Information**

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

**Consultant**

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AR-0007972

**PROJECT PHASE**

Date
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Project No.
1801
Sheet Name
PROPOSED NORTH EAST VIEW OF ROOF TOP ADDITION
Sheet No.
**A.603**

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# PROPOSED SOUTH WEST - RENDERING

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Santiago, Chile

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SUITE 110
MIAMI, FL 33133
T. 305 520 5000
F. 305 520 5050

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**VERSAILLES**
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#Site City, #Site State #Site Postcode

**Revisions**

**Client Information**

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

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**PROJECT PHASE**

**Date**
2/20/2020

**Scale**
AS SHOWN

**Project No.**
1801

**Sheet Name**
PROPOSED SOUTH WEST - RENDERING

**Sheet No.**
**A.604**

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Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE,
SUITE 110
MIAMI, FL 33133
T. 305.520.5000
F. 305.520.5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED NORTH EAST - RENDERING
Sheet No.
**A.605**



# PROPOSED SOUTH EAST - RENDERING

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Santiago, Chile

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2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.520.5000
F. 305.520.5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED SOUTH EAST - RENDERING
Sheet No.
**A.606**

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**

STRUCTURAL FRAMING OF ORANGERIE NORTH FACADE TO REMAIN. MASONRY WALLS & GLAZING ASSEMBLIES TO BE REMOVED. SEE STRUCTURAL ~~DEMOLITION DWGS.~~

PROPERTY LINE
S 82°38'28" E 367.39' (C) TOTAL

PREVIOUSLY APPROVED DEMOLITION OF HISTORIC ORANGERIE

TYP. @ ORANGERIE UNLESS OTHERWISE NOTED. SEE STRUCT. DWGS.

TYP.

PROPERTY LINE
N 07°26'48" E 200.19' (C)

CCCL

50 FT REQUIRED SUBTERRANEAN REAR YARD SETBACK LIN

OCEANFRONT OVERLAY

BULKHEAD LINE

N 82°33'12" W 369.00' (C) TOTAL
PROPERTY LINE

**EXISTING POOL TO BE REMOVED**
(NOTE: POOL HAS BEEN FILLED WITH SAND/DIRT AS PER CLIENT UNABLE TO LOCATE - APPROXIMATE LOCATION BASED ON AERIAL PHOTOGRAPH TIES TO C.C.C.L. ARE APPROXIMATE)

# GROUND LEVEL PLAN
# PREVIOUSLY APPROVED DEMOLITION

## DEMOLITION - APPROVED

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revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.520.5000
F. 305.520.5045

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

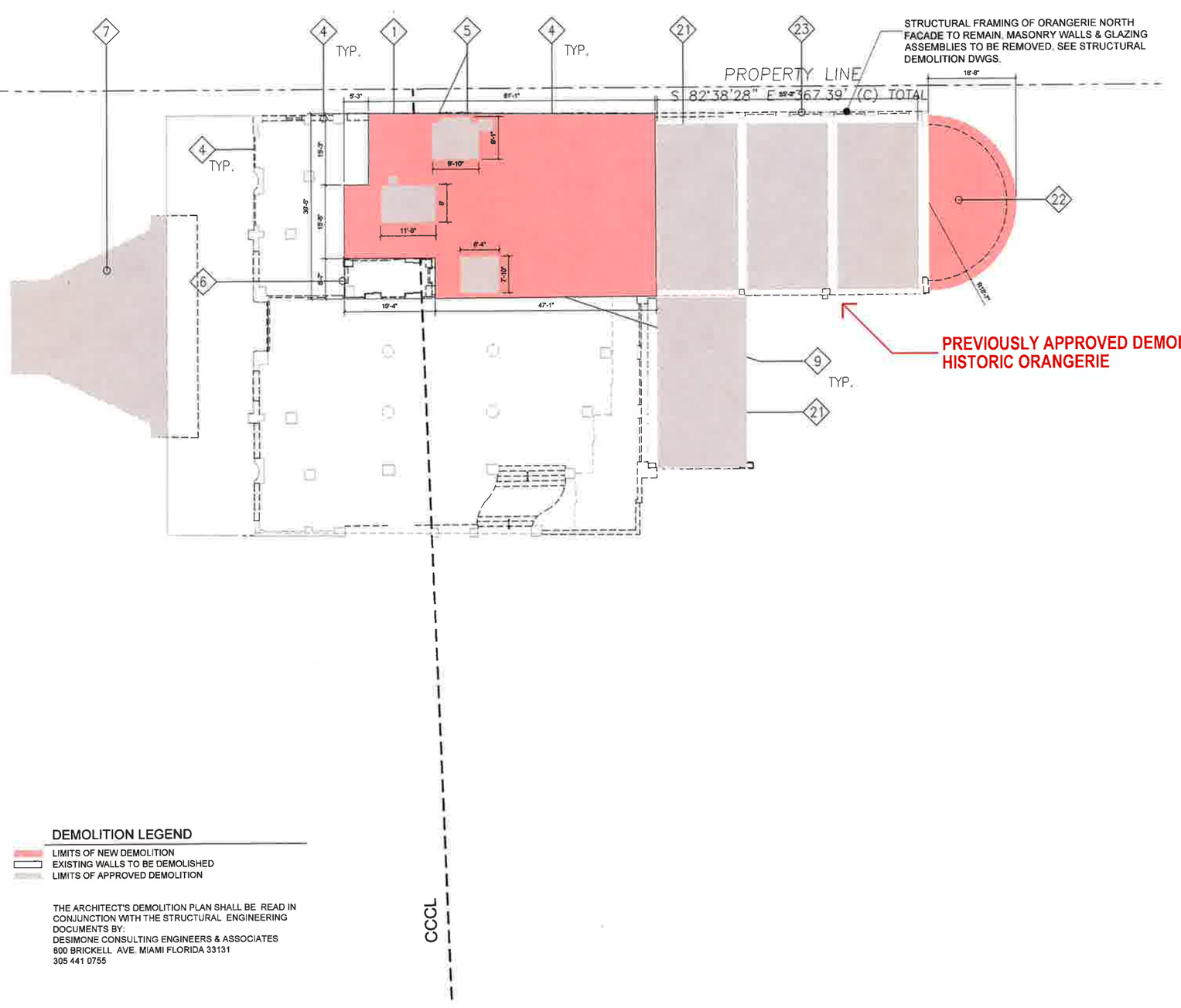
Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-100**

# PREVIOUSLY APPROVED HPB ORDER: 7490




## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
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305 441 0755

## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS, ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18 2014
FILE NO. 7490
CFN 20150065684 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 6 2015
FILE NO. 3750
CFN 20150068727 BOOK 29502 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE.

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHICH NECESSARY.

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

2 CONDITIONS AND CORRELATE WITH REQUIREMENTS AND EXTENT OF BUILDING DEMOLITION REQUIRED

T RECORD DOCUMENTS OF EXISTING CONSTRUCTION ER OWNER DOES NOT GUARANTEE THAT EXISTING SAME OF THOSE INDICATED IN THE PROJECT RECORD

RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN ACCURATE DETAIL PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

16 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED AS INDICATED ON THIS DEMO PLANS/DETAILS, AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHOD TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS.

18 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.

17 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS COMPLY WITH APPLICABLE REGULATIONS LAWS AND ORDINANCES CONCERNING REMOVAL HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK REMOVE TOOLS EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON-LOAD BEARING GLAZING ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA 101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS.

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK.

22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

25 ALL UTILITIES INCLUDING WATER SEWER ELECTRIC GAS AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

29 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION- GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE. ELEVATOR CAB DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING. |
| 11 | REMOVE EXISTING CONCRETE DRIVE. |
| 12 | REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE |
| 13 | REMOVES EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER. RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL. |
| 15 | REMOVE FRAMED EYEBROWS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM. |
| 17 | REMOVE DOOR AND FRAME TO EXISTING F/L VAULT. VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE. |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF ORANGERY ON EAST, SOUTH WALLS & ROOF ONLY. REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF ORANGERY NORTH FACADE TO REMAIN. MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL. |
| 25 | REMOVE EXISTING CONCRETE CURB. |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL. TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY. |
| 28 | REMOVE EXISTING BEAMS. SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNS PILLAR. RETAIN FOR FUTURE REFERENCE. |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM CONTROL WIRING ETC

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-1770

# MEZZANINE LEVEL PLAN
# PREVIOUSLY APPROVED DEMOLITION

## DEMOLITION - APPROVED

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File: 01Mezzanine RAI - BIM Server_1 - 01Mezzanine Basic for ARCHICAD 22/1933_OKO Miami Beach/1933_VERSAILLES_3429 COLLINS AVE - HOTEL HPB FINAL - By Kaleb.wvd by : Date: 2/20/2020

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international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305 5605500
F. 305 5605040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

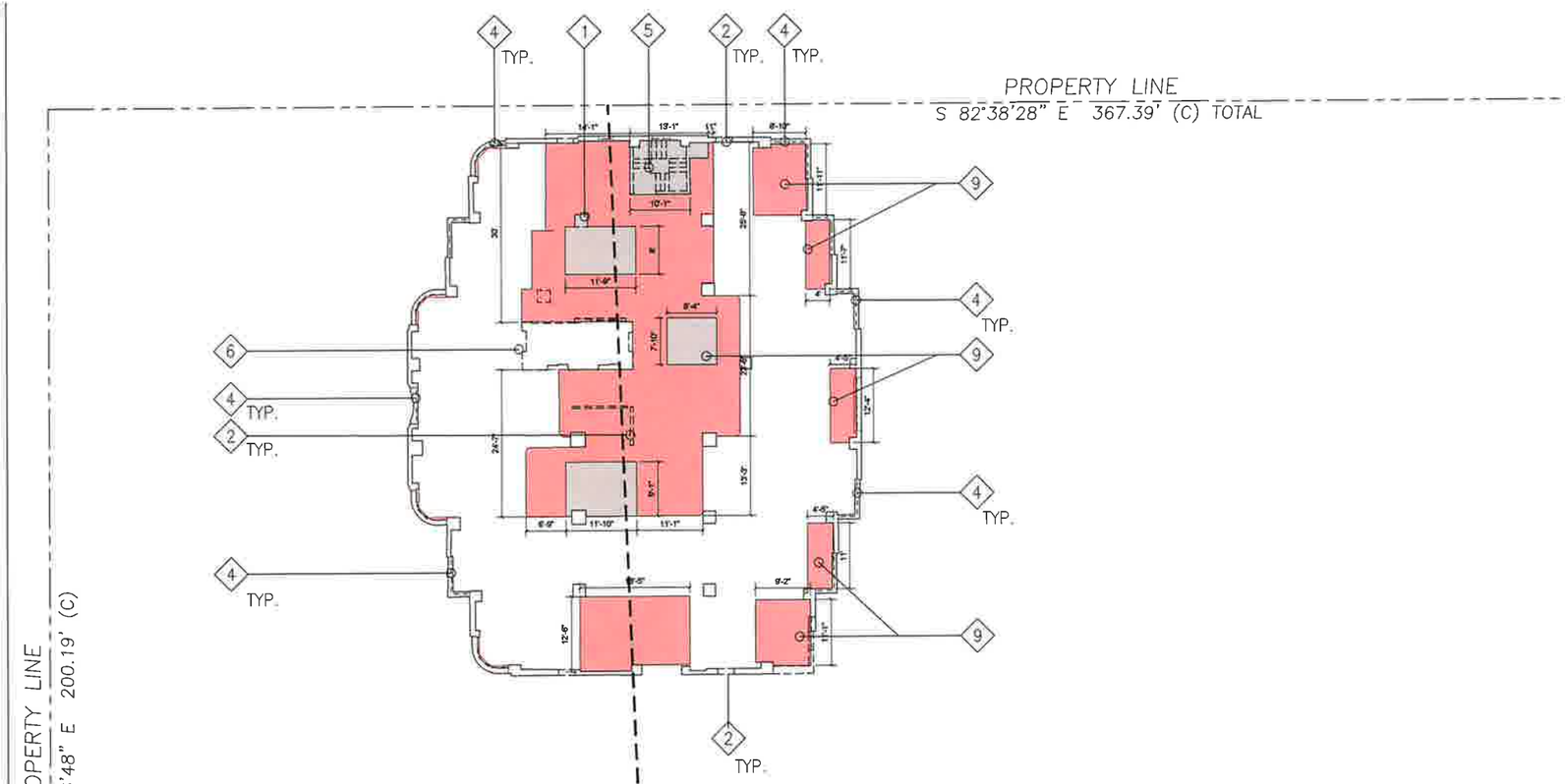
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Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-101**

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**HPB ORDER: 7490**




## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
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305 441 0755

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE: NOVEMBER 18, 2014
FILE NO.: 7490
CFN: 20150058084 BOOK 29451 PAGE 1642

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE: FEBRUARY 6, 2015
FILE NO.: 3750
CFN: 20150306727 BOOK 29503 PAGE 1303

1. EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2. TYPES OF SELECTIVE DEMOLITION WORK: DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS. REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE". REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE". RELATED WORK SPECIFIED ELSEWHERE.

3. CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4. PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED BUT OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6. PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8. ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

9. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

10. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.

11. CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12. SURVEY EXISTING CONDITIONS AND CORROLATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13. REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS.

14. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

16. THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED, AS INDICATED ON THE DEMO PLANS/DETAILS, AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS.

16. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

17. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

18. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

19. BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE

20. CLEAN-UP AND REPAIR: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.

22. REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES

23. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES. STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS.

24. ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE (FPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

26. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS.

27. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES.

28. CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29. UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION, AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORSEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT.

30. REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK.

22. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS.

23. ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS.

24. PROPER COORDINATION WITH F.P.& L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT.

25. REFER TO PLANS & ELEVATIONS

| | |
|---|---|
| 1 | REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINED WALL IS LOAD BEARING, PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE, ELEVATION CAB, DOORS AND ALL ASSOCIATED HOISTING EQUIPMENT. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING |
| 11 | REMOVE EXISTING CONCRETE DRIVE. |
| 12 | REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE. |
| 13 | REMOVED EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER. RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL. |
| 15 | REMOVE FRAMED EYEBROWS. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT. VAULT TO BE ABANDONED AFTER CONSTRUCTION. |
| 18 | REMOVE EXISTING TANGERINE VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE. |
| 20 | REMOVE EXISTING PIPE COLUMNS. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF CRANBERRY ON EAST, SOUTH WALLS & ROOF ONLY. REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF CRANBERRY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB. |
| 26 | REMOVE EXISTING CONCRETE RAMP. |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL. TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAMS. SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS. |
| 30 | REMOVE EXISTING SIGNS PILLAR. RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

### ELECTRICAL DEMOLITION GENERAL NOTES

1. ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT. IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW.
2. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS (SUCH AS FIRE ALARM CONTROL WIRING, ETC.
3. CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION
4. CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.
5. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES
6. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

1-800-432-4770

# TYPICAL LEVEL PLAN
# PREVIOUSLY APPROVED DEMOLITION

## DEMOLITION - APPROVED

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revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.930.0500
F. 305.930.0505

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

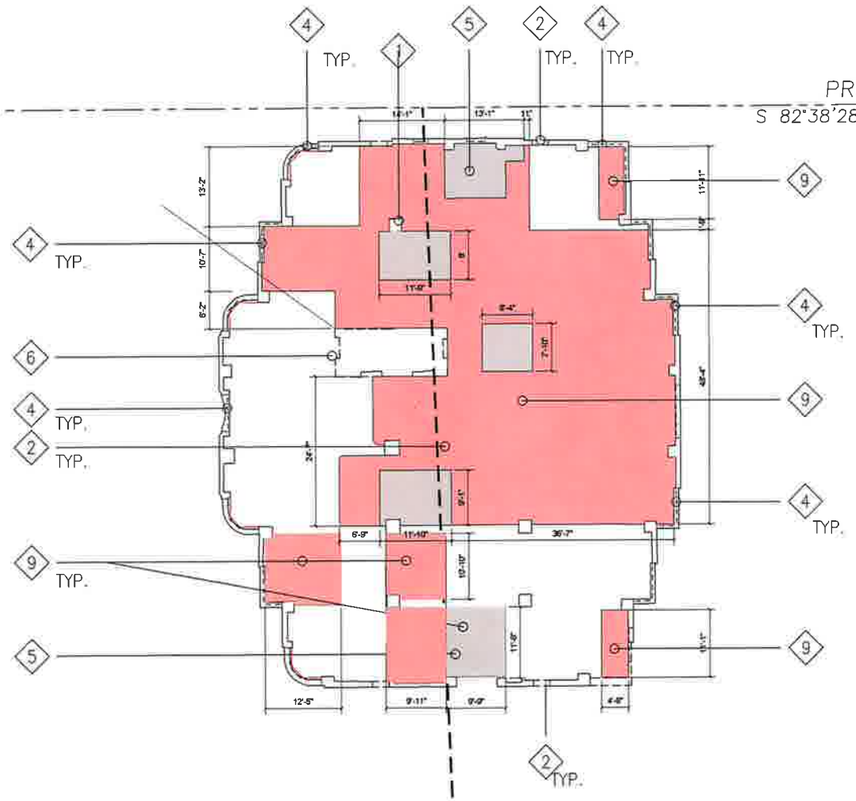
Luis O. Revuelta
AR-0007972

PROJECT PHASE

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2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-102**

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**




## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

### DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS, ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18 2014
FILE NO : 7490
CFN 20150093564 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 6 2015
FILE NO 3728
CFN 20150095727 BOOK 29503 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE", RELATED WORK SPECIFIED ELSEWHERE.

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED.

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE WORK ON EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

14 INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

16 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED, AS INDICATED ON THE DEMO PLANS/DETAILS AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS

16 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.

17 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE, REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING SLAB/WALL ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES. STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS.

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK

22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER SEWER ELECTRIC GAS AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P S I SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

25 REFER TO PLANS & ELEVATIONS

### DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING, PROVIDE SHORING. |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE, ELEVATOR CAB, DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE (AT/S ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS. |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING |
| 11 | REMOVE EXISTING CONCRETE DRIVE. |
| 12 | REMOVE EXISTING ROOFING SYSTEM DOWN TO STRUCTURAL SUBSTRATE |
| 13 | REMOVED EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL |
| 15 | REMOVE FRAMED STOREFRONTS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM. |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE. |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE, REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF ORANGERY ON EAST, SOUTH WALLS & ROOF ONLY REFER TO STRUCTURAL DRAWINGS. |
| 23 | STRUCTURAL FRAME OF ORANGERY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL. |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAMS SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNS RELIEF RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

### ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM, CONTROL WIRING, ETC.

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES

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# PREVIOUSLY APPROVED DEMOLITION

# DEMOLITION - APPROVED

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133

T. 305 529 5000
F. 305 529 5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

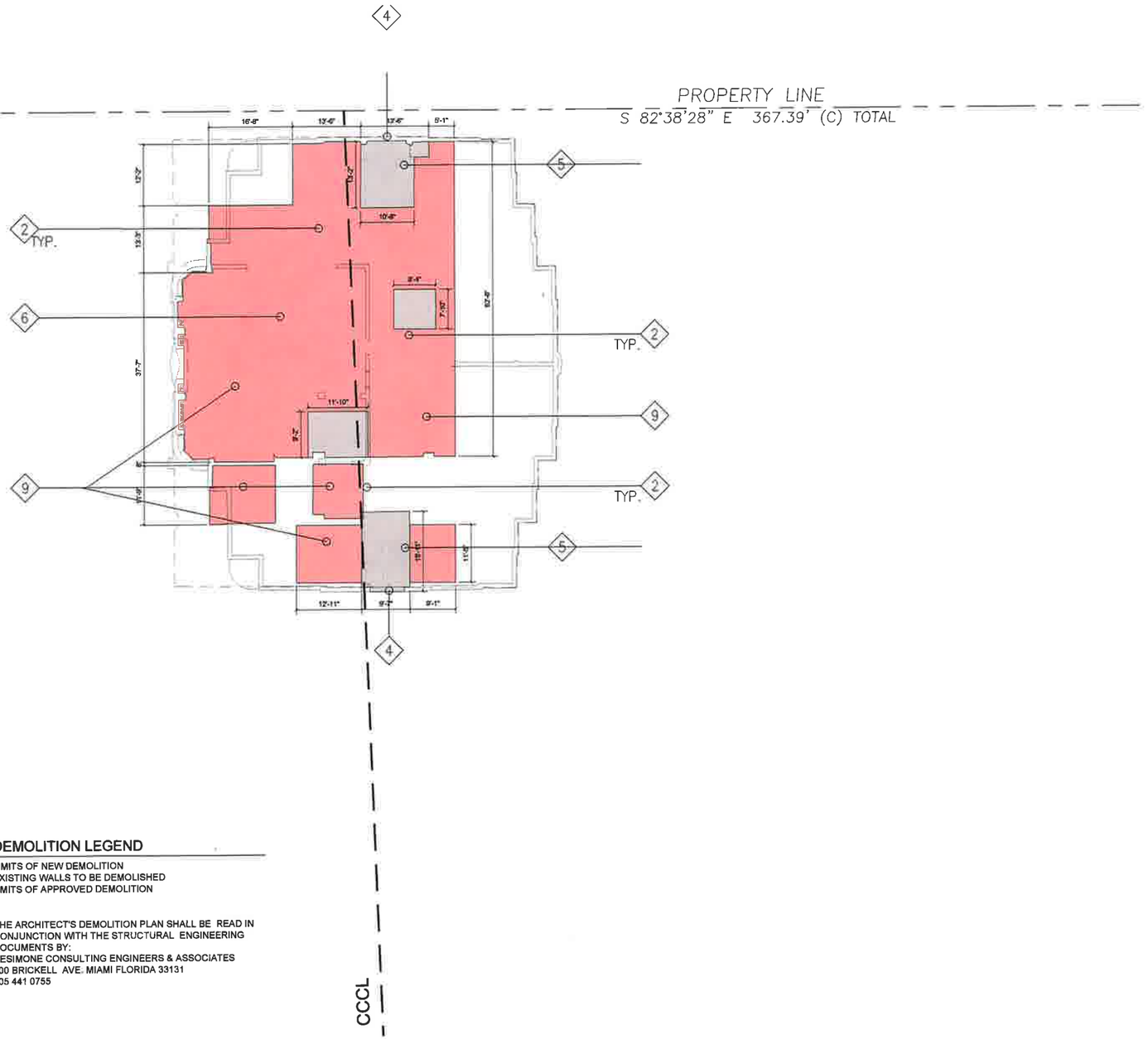
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2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-103**

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**HPB ORDER: 7490**




## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

### DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS
ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE: NOVEMBER 15, 2014
FILE NO.: 7490
CFN: 20150055084 BOOK 28451 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE: FEBRUARY 6, 2015
FILE NO: 3750
CFN: 20150098727 BOOK 28602 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK: DEMOLITION REQUIRED THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS; REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE

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7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS.

14 INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

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16 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

17 DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE

20 CLEAN-UP AND REPAIR: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD-BEARING GLAZING ASSEMBLIES.

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES. STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS.

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES "TO REMAIN" TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

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27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

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22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS.

24 PROPER COORDINATION WITH F.P.& L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT.

25 REFER TO PLANS & ELEVATIONS

### DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE, ELEVATOR CAB DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
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| 12 | REMOVE EXISTING ROOFING SYSTEM DOWN TO STRUCTURAL SUBSTRATE |
| 13 | REMOVED EXISTING GREEN CLADDING TO EXPOSE CONCRETE PIPE COLUMNS |
| 14 | REMOVE STONE VENEER. RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL |
| 15 | REMOVE FRAMED EYEBROWS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAMES OF CRANKOUT UNITS, SOUTH WALLS & ROOF ONLY. REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF CRANKOUT NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL. |
| 25 | REMOVE EXISTING CONCRETE CURB. |
| 26 | REMOVE EXISTING CONCRETE RAMP. |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL. TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAMS SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS. |
| 30 | REMOVE EXISTING SIGNS PYLON. RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

### ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW.

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS (SUCH AS FIRE ALARM, CONTROL WIRING, ETC.

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-4770

# LEVEL 14
# PREVIOUSLY APPROVED DEMOLITION

# DEMOLITION - APPROVED


revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133

T. 305.860.8700
F. 305.860.8705


Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

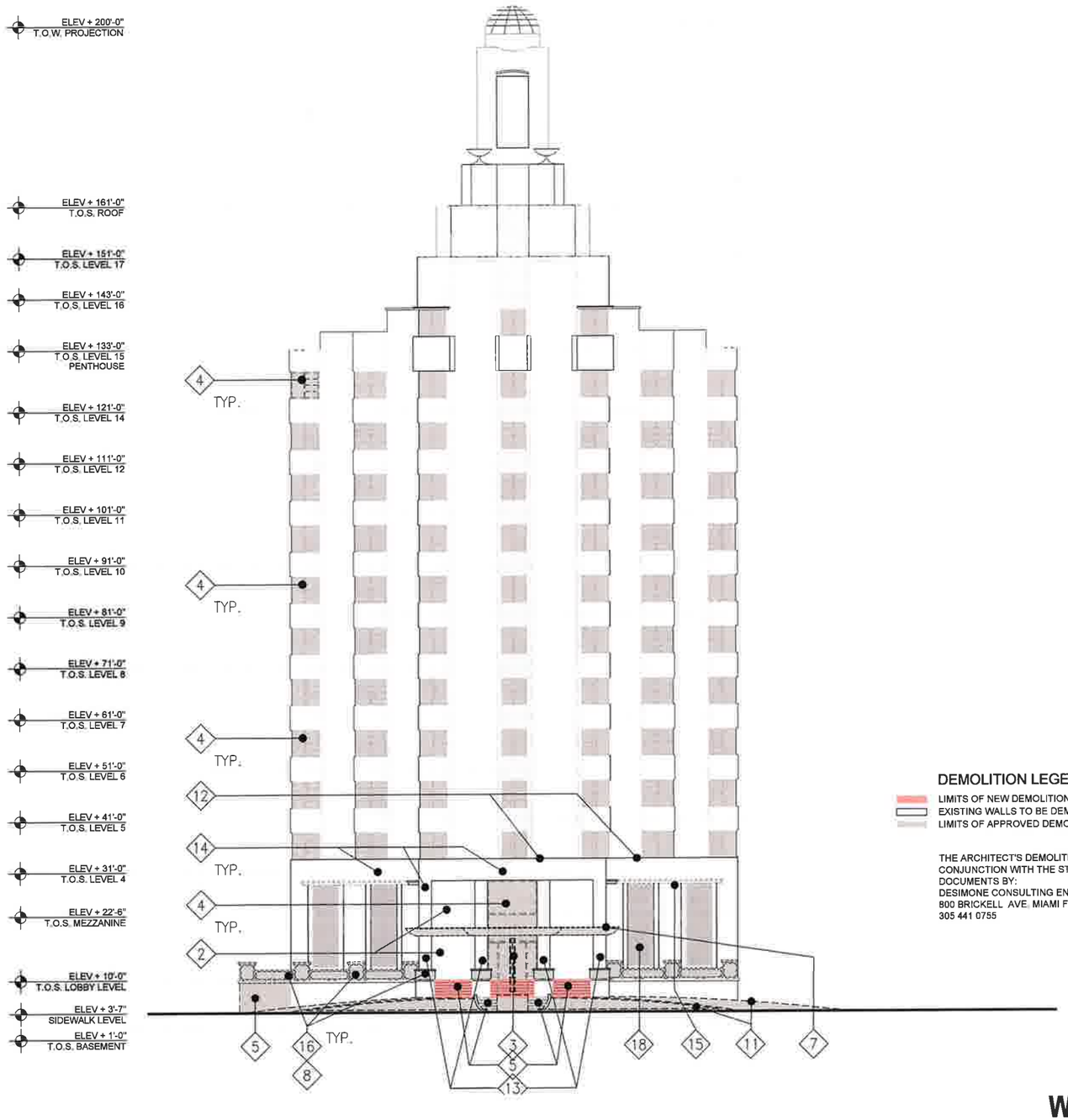
Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-104**


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## DEMOLITION LEGEND

LIMITS OF NEW DEMOLITION
EXISTING WALLS TO BE DEMOLISHED
LIMITS OF APPROVED DEMOLITION

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS, ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18, 2014
FILE NO. 7490
CFN 20150035084 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 6 2015
FILE NO 3750
CFN 20150056727 BOOK 29502 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

14 INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT SUBMIT REPORT IN WRITING TO OWNER'S REPRESENTATIVE IN WRITTEN ACCURATE DETAIL PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

16 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED, AS INDICATED ON THE DEMO PLANS/DETAILS, AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS.

18 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

17 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS COMPLY WITH APPLICABLE REGULATIONS LAWS AND ORDINANCES CONCERNING REMOVAL HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK REMOVE TOOLS EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (6TH12 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK.

22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER SEWER ELECTRIC GAS AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT.

25 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION / GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE, ELEVATOR CAB, DOORS AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS. |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING |
| 11 | REMOVE EXISTING CONCRETE DRIVE. |
| 12 | REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE. |
| 13 | REMOVED EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER RETAIN SAMPLES FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL |
| 15 | REMOVE FRAMED EYEBROWS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY UCHT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF CRANGERY ON EAST, SOUTH WALLS & ROOF ONLY REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF CRANGERY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE, OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL, TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAM SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNS PILLAR RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS. |

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM CONTROL WIRING ETC

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-4770

# WEST ELEVATION
# PREVIOUSLY APPROVED DEMOLITION

# DEMOLITION - APPROVED

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**


revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 410
MIAMI, FL 33133
T. 305 590 5000
F. 305 590 5040


Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

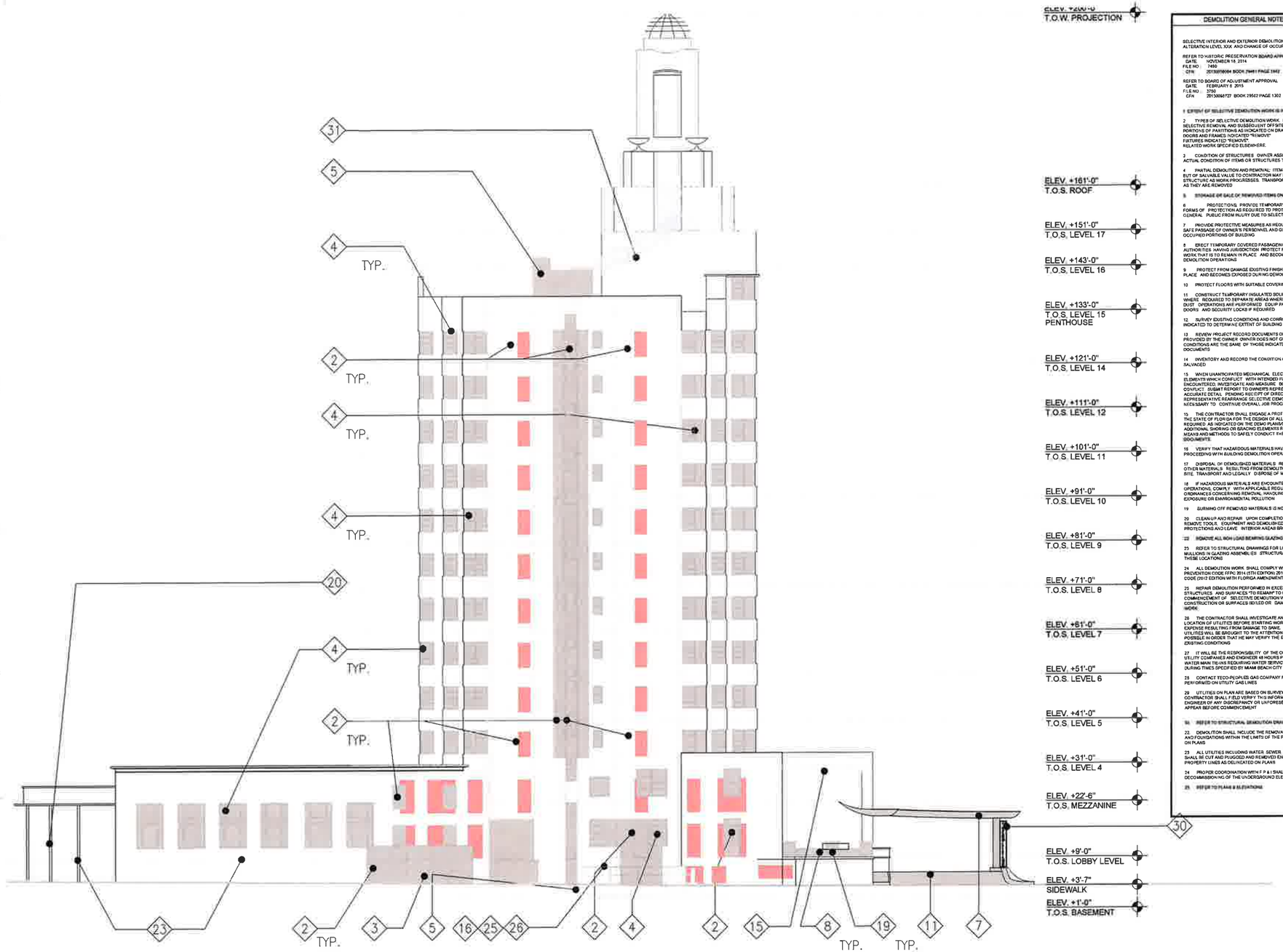
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2/20/2020
Scale
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Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-105**


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## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE: NOVEMBER 19, 2014
FILE NO.: 7490
CFN: 20130070004 BOOK 29481 PAGE 3942

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE: FEBRUARY 6, 2015
FILE NO.: 3750
CFN: 20150060727 BOOK 29502 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS. REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE". RELATED WORK SPECIFIED ELSEWHERE.

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6 PROTECTIONS. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE DUST OR EXTENSIVE DUST OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

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17 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

18 DISPOSAL OF DEMOLISHED MATERIALS. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE

19 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS LAWS AND ORDINANCES CONCERNING REMOVAL HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

20 BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

21 CLEAN UP AND REPAIR. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES. STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES DISLED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

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22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER SEWER, ELECTRIC GAS AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

25 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING, PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 6 | REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE, ELEVATOR CAB DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
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| 15 | REMOVE FRAMED EYEBROWS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT. VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY CRAT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PIPE COLUMNS. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF ORANGERY ON EXIST. SOUTH WALLS & ROOF ONLY. REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF ORANGERY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL. TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY. |
| 28 | REMOVE EXISTING BEAMS. SEE STRUCTURAL DWGS. |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNA PILLAR. RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM CONTROL WIRING, ETC

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-4770

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

# NORTH ELEVATION
# PREVIOUSLY APPROVED DEMOLITION

# DEMOLITION - APPROVED

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The Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job. The Architect Must Be Notified Of Any Variations From The Dimensions And Conditions Shown By These Plans Prior To Start Of Any Work.
File: BMascuit: RAI - BIM Server_1 - BMascuit Basic for ARCHICAD 22/1903_DWG Miami Beach/1903_VERSAILLES_3429 COLLINS AVE - HOTEL HPB FINAL - By Akash saved by: - Date: 2/20/2020

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133

T. 305 592 5000
F. 305 592 5002

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

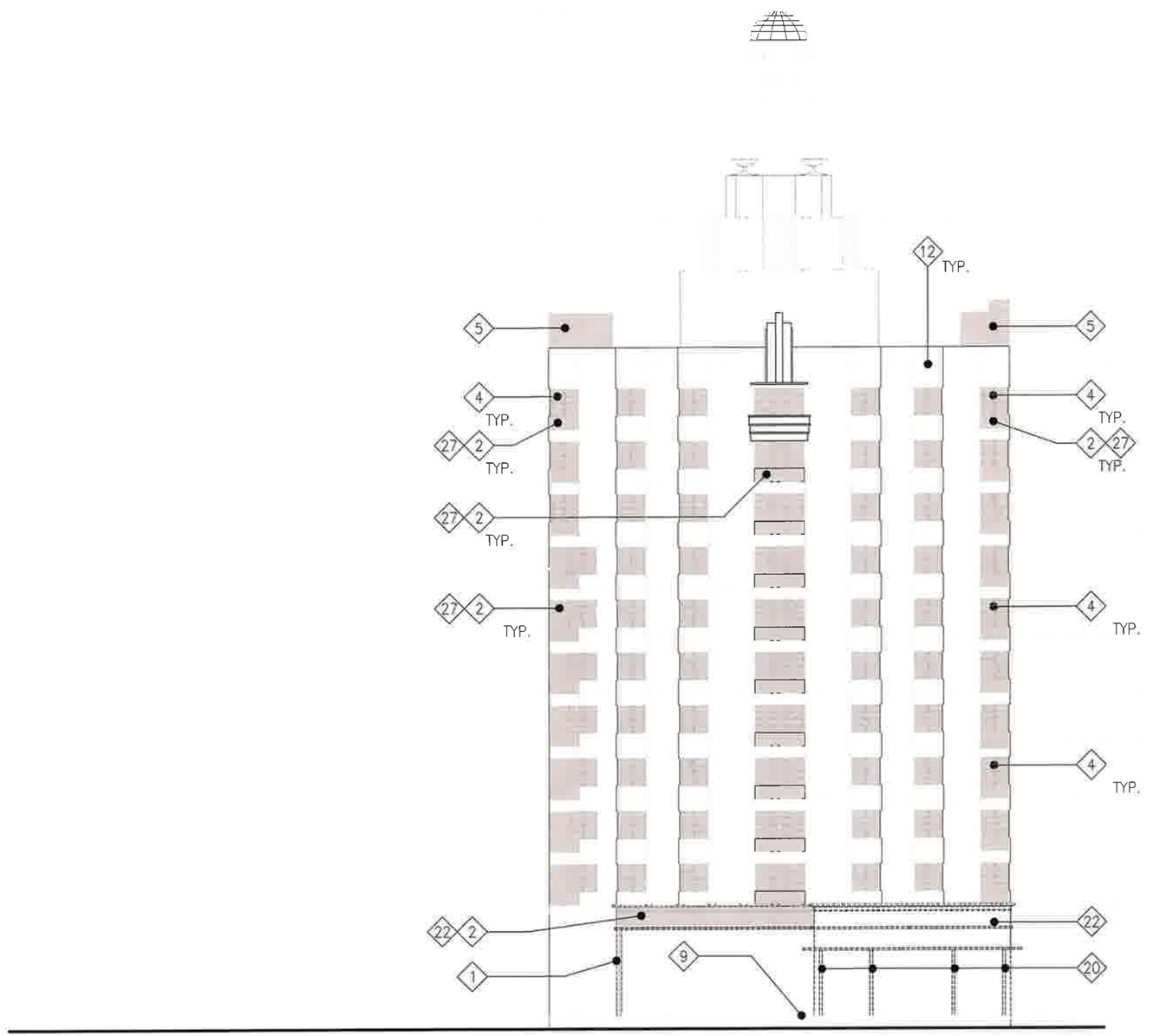
PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-106**

HOT FOR CONSTRUCTION

# PREVIOUSLY APPROVED
# HPB ORDER: 7490




ELEV. +200'-0"
T.O.W. PROJECTION

ELEV. +161'-0"
T.O.S. ROOF

ELEV. +151'-0"
T.O.S. LEVEL 17

ELEV. +143'-0"
T.O.S. LEVEL 16

ELEV. +133'-0"
T.O.S. LEVEL 15
PENTHOUSE

ELEV. +121'-0"
T.O.S. LEVEL 14

ELEV. +111'-0"
T.O.S. LEVEL 12

ELEV. +101'-0"
T.O.S. LEVEL 11

ELEV. +91'-0"
T.O.S. LEVEL 10

ELEV. +81'-0"
T.O.S. LEVEL 9

ELEV. +71'-0"
T.O.S. LEVEL 8

ELEV. +61'-0"
T.O.S. LEVEL 7

ELEV. +51'-0"
T.O.S. LEVEL 6

ELEV. +41'-0"
T.O.S. LEVEL 5

ELEV. +31'-0"
T.O.S. LEVEL 4

ELEV. +10'-0"
T.O.S. LOBBY LEVEL

ELEV. +7'-7"
POOL DECK

## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS, ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18, 2014
FILE NO 7490
CFN 20150055084 BOOK 28461 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 6, 2015
FILE NO 3750
CFN 20150068727 BOOK 28502 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE.

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DYIT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORROLATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

14 INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN ACCURATE DETAIL PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

16 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED, AS INDICATED ON THE DEMO PLANS/DETAILS AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS

17 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

18 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

19 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE, REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (20 12 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMARK TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES.

28 CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES.

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK.

22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F.P.& L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT.

25 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINES WALLS IS LOAD BEARING, PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - SLABS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOISTWAY WALL ENCLOSURE, ELEVATOR CAB, DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING |
| 11 | REMOVE EXISTING CONCRETE DRIVE. |
| 12 | REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE |
| 13 | REMOVE EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER. RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL. |
| 15 | REMOVE FRAMED WINDOWS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT. VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF GRANDSTRY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF GRANDSTRY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE, OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL, TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY. |
| 28 | REMOVE EXISTING BOWL SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNS PYLLAR. RETAIN FOR FUTURE REFERENCE. |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM CONTROL WIRING, ETC

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES.

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED COORDINATION WITH OTHER WORK IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-4770

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DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

# EAST ELEVATION
# PREVIOUSLY APPROVED DEMOLITION

# DEMOLITION - APPROVED

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 115
MIAMI, FL 33133

T. 305 520 5000
F. 305 560 5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

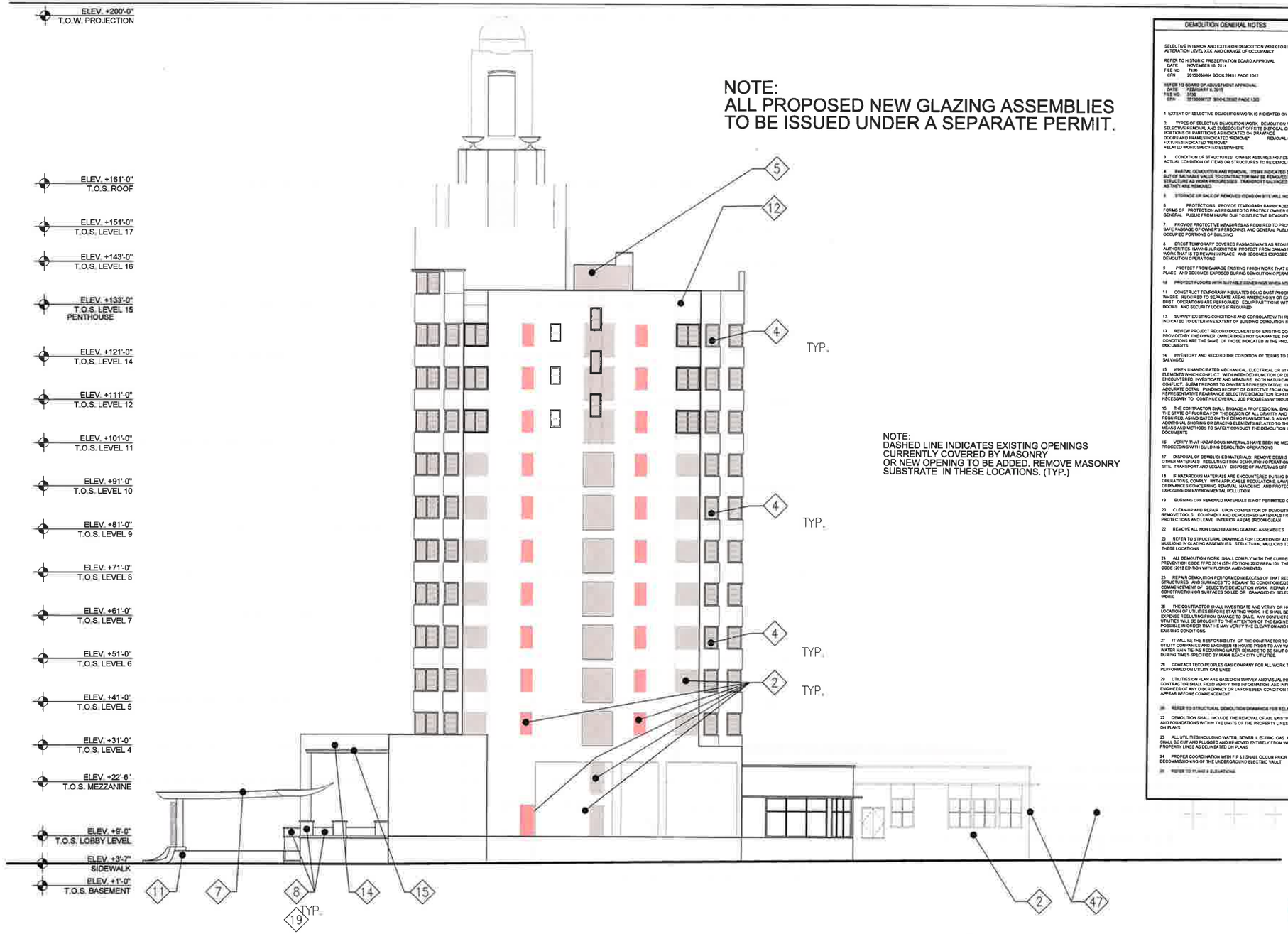
Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-107**

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File: 9/default; RAI - BIM Server_1 - [9/default Basic for ARCHICAD 22/1903, OKO Miami Beach/1903_VERSAILLES_3425 COLLINS AVE - HOTEL HPB FINAL - By /Last saved by:, Date: 2/20/2020

NOT FOR CONSTRUCTION

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**




NOTE:
ALL PROPOSED NEW GLAZING ASSEMBLIES TO BE ISSUED UNDER A SEPARATE PERMIT.

NOTE:
DASHED LINE INDICATES EXISTING OPENINGS CURRENTLY COVERED BY MASONRY OR NEW OPENING TO BE ADDED. REMOVE MASONRY SUBSTRATE IN THESE LOCATIONS. (TYP.)

## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18 2014
FILE NO 7490
CFN 20150058064 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 8, 2019
FILE NO. 3790
CFN 20190087127 BOOK 31602 PAGE 1303

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED OUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

14 INVENTORY AND RECORD THE CONDITION OF TERMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

16 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED, AS INDICATED ON THE DEMO PLANS/DETAILS, AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS

16 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

17 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA 101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR SLABS WORK

32 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

30 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING, PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 6 | REMOVE EXISTING ELEVATOR HOISTWAY WALL ENCLOSURE, ELEVATOR CAB, DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT. REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING |
| 11 | REMOVE EXISTING CONCRETE DRIVE |
| 12 | REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE |
| 13 | REMOVED EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL |
| 15 | REMOVE FRAMED SYSTEMS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 21 | REMOVE EXISTING ROOF STRUCTURE REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF ORANGERY ON EAST, SOUTH WALLS & ROOF ONLY REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF ORANGERY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENINGS TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAMS, SEE STRUCTURAL DWGS. |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNS PILLAR RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM, CONTROL WIRING ETC.

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-4770

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

# SOUTH ELEVATION
# PREVIOUSLY APPROVED DEMOLITION

# DEMOLITION - APPROVED

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revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T 305 860 8000
F 305 860 8040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

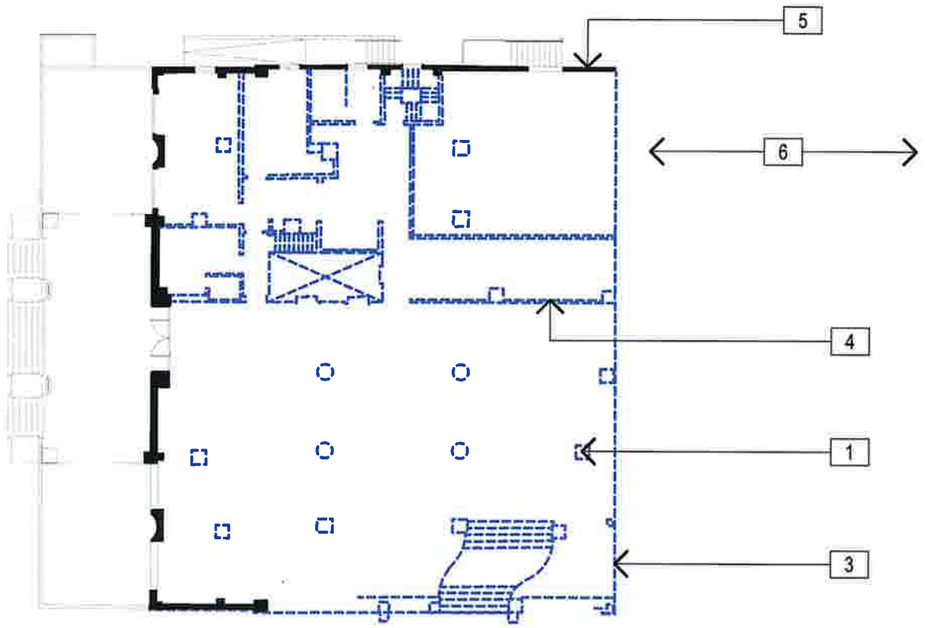
Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
DEMOLITION - APPROVED

Sheet No.
**D-108**

NOT FOR CONSTRUCTION




1 EXISTING COLUMNS TO BE REMOVED

2 EXISTING SLAB TO BE REMOVED

3 EXISTING EXTERIOR WALLS TO BE REMOVED

4 ALL EXISTING INTERIOR PARTITIONS TO BE REMOVED

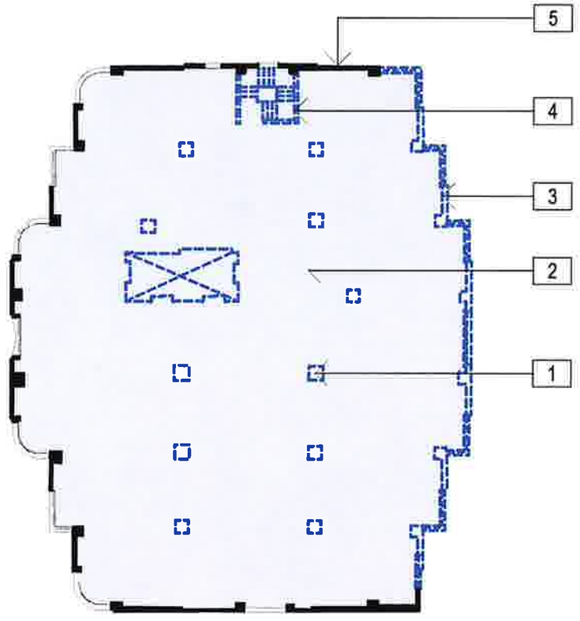
5 EXISTING WALLS TO BE RETAINED AND RESTORED

6 HISTORIC DINING ROOM (ORANGERIE) CURRENTLY DEMOLISHED TO BE RECONSTRUCTED

7 HISTORIC CURRENTLY DEMOLISHED TO BE RECONSTRUCTED

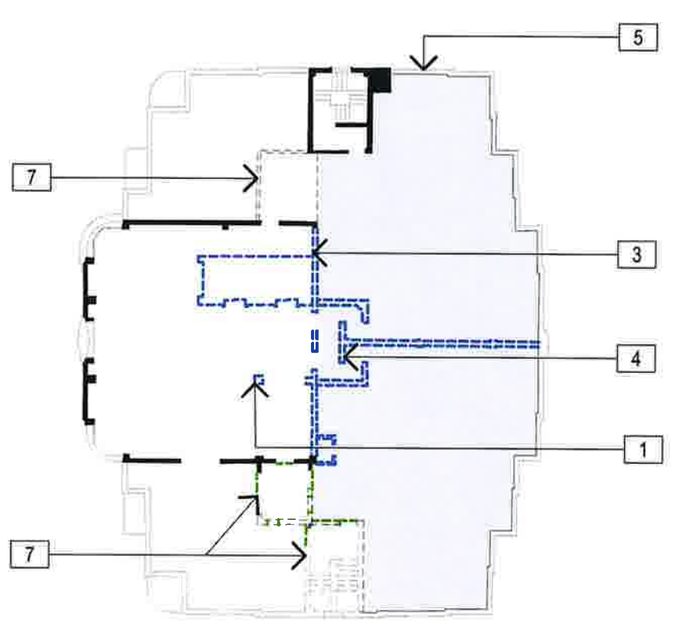
## PROPOSED DEMOLITION - LOBBY LEVEL

SCALE: 1:300




## PROPOSED DEMOLITION - TYPICAL LEVEL

SCALE: 1:300




## PROPOSED DEMOLITION - ROOF LEVEL

SCALE: 1:300

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architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.593.5000
F. 305.593.5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

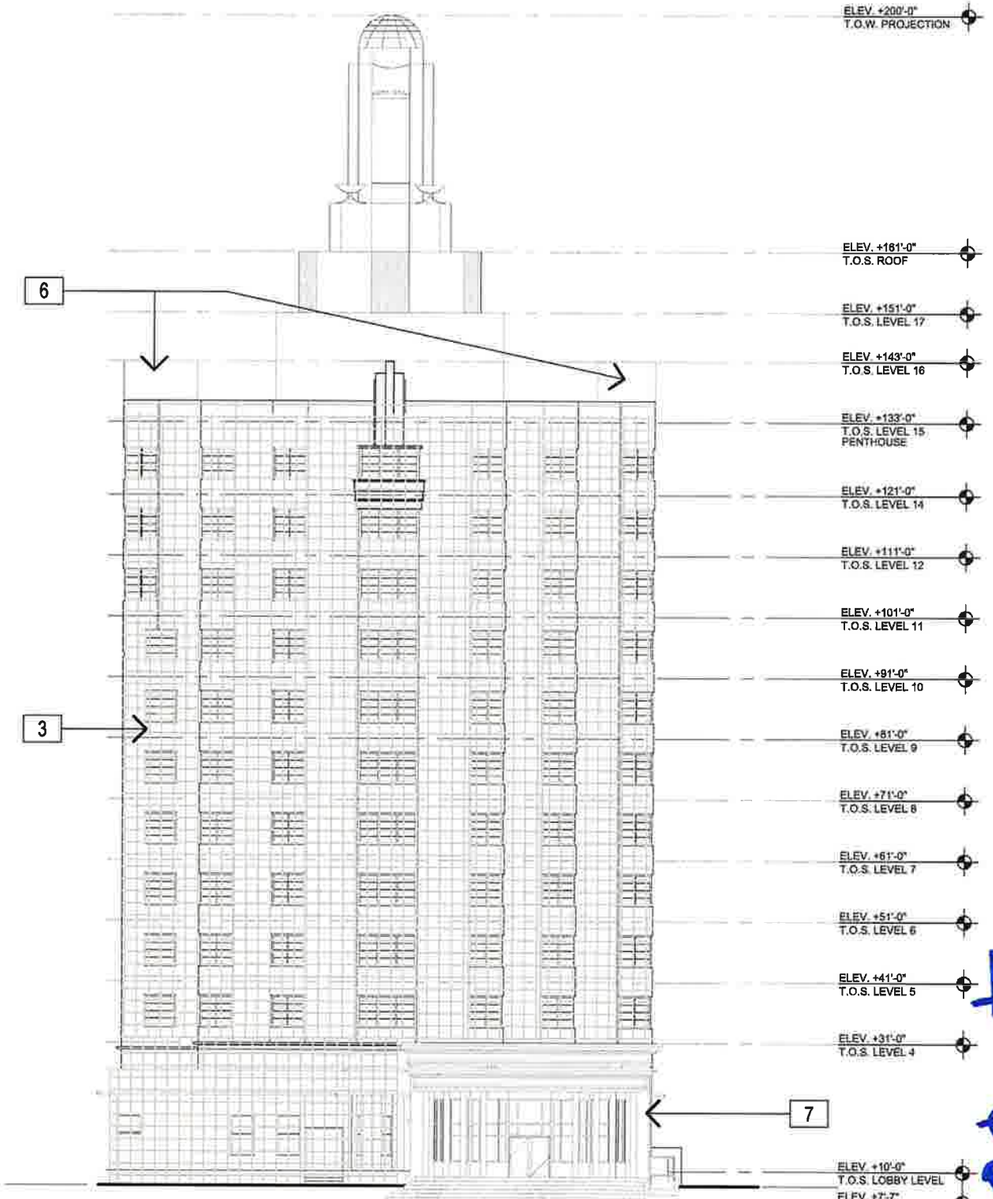
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AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED REMOVAL

Sheet No.
**D-109**

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1 EXISTING COLUMNS TO BE REMOVED

2 EXISTING SLAB TO BE REMOVED

3 EXISTING EXTERIOR WALLS TO BE REMOVED

4 ALL EXISTING INTERIOR PARTITIONS TO BE REMOVED

5 EXISTING WALLS TO BE RETAINED AND RESTORED

6 HISTORIC DINING ROOM (ORANGERIE) CURRENTLY DEMOLISHED TO BE RECONSTRUCTED

7 HISTORIC CURRENTLY DEMOLISHED TO BE RECONSTRUCTED

**NOTE:**
1) ALL OTHER PERIMETER WALLS WILL BE RETAINED AND RESTORED

PROPOSED DEMOLITION - EAST ELEVATION

SCALE: 1:300

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revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2250 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.529.5005
F. 305.529.5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
#Client Phone Number

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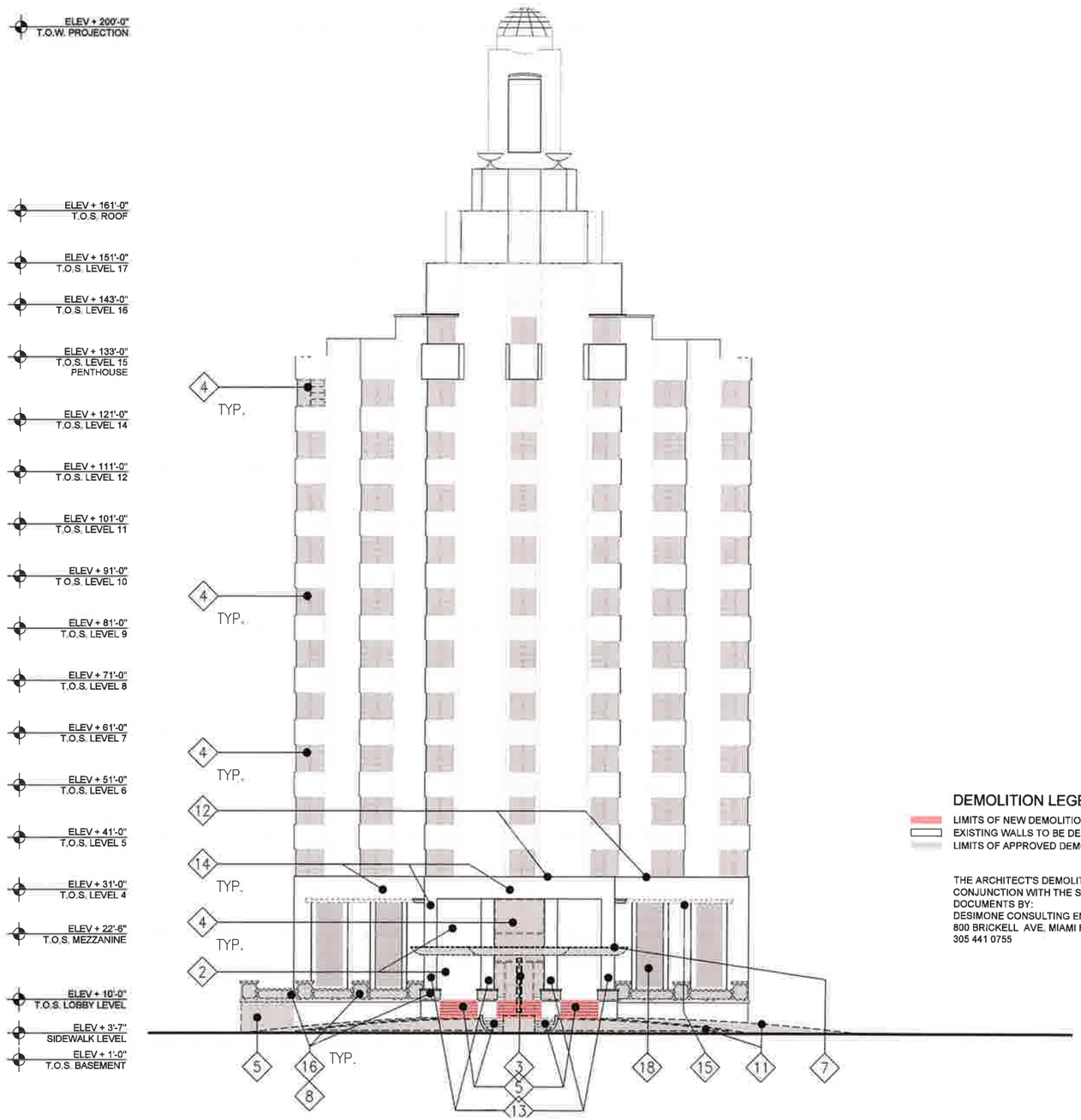
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PROJECT PHASE

Date
2/20/2020
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AS SHOWN
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PROPOSED REMOVAL

Sheet No.
**D-110**

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## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS, ALTERATION LEVEL 3/2/2, AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18 2014
FILE NO 7490
CFN 20150058034 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 6, 2015
FILE NO 3750
CFN 20150099727 BOOK 29502 PAGE 1322

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE" REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

14 INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN ACCURATE DETAIL PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

16 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED AS INDICATED ON THE DEMOLITION PLANS AS WELL AS ALL ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS

16 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

17 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS COMPLY WITH APPLICABLE REGULATIONS LAWS AND ORDINANCES CONCERNING REMOVAL HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK REMOVE TOOLS EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA 101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE WATER MAIN TIE INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT TECO-PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK

22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER SEWER, ELECTRIC, GAS AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

25 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK, IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING, PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
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| 14 | REMOVE STONE VENEER RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL |
| 15 | REMOVE FRAMED EYEBROWS, REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 16 | REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PIPE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 21 | REMOVE EXISTING ROOF STRUCTURE REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF DRANGERY ON EAST, SOUTH WALLS & ROOF ONLY REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF DRANGERY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL, TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAMS SEE STRUCTURAL DWGS. |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGN PYLON RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

## ELECTRICAL DEMOLITION GENERAL NOTES

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## DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

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DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

**NOTE:**
1) ALL OTHER PERIMETER WALLS WILL BE RETAINED AND RESTORED

**NO ADDITIONAL DEMOLITION PROPOSED**

# WEST ELEVATION PREVIOUSLY APPROVED DEMOLITION

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2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305 520 5000
F. 305 520 5020

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

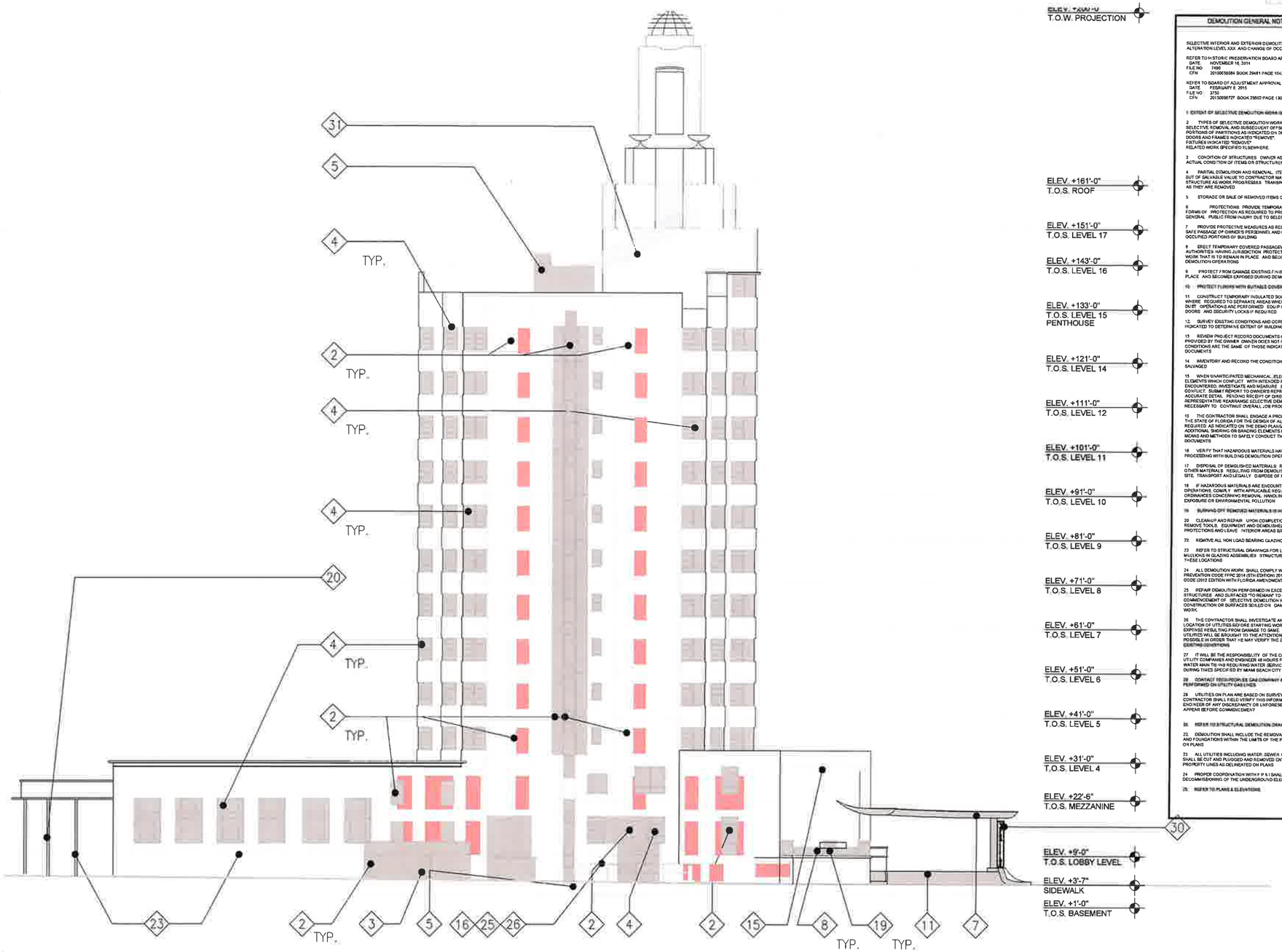
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Scale
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Project No.
1801
Sheet Name
PROPOSED REMOVAL

Sheet No.
**D-111**

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ELEV. +190'-0"
T.O.W. PROJECTION

ELEV. +161'-0"
T.O.S. ROOF

ELEV. +151'-0"
T.O.S. LEVEL 17

ELEV. +143'-0"
T.O.S. LEVEL 16

ELEV. +133'-0"
T.O.S. LEVEL 15
PENTHOUSE

ELEV. +121'-0"
T.O.S. LEVEL 14

ELEV. +111'-0"
T.O.S. LEVEL 12

ELEV. +101'-0"
T.O.S. LEVEL 11

ELEV. +91'-0"
T.O.S. LEVEL 10

ELEV. +81'-0"
T.O.S. LEVEL 9

ELEV. +71'-0"
T.O.S. LEVEL 8

ELEV. +61'-0"
T.O.S. LEVEL 7

ELEV. +51'-0"
T.O.S. LEVEL 6

ELEV. +41'-0"
T.O.S. LEVEL 5

ELEV. +31'-0"
T.O.S. LEVEL 4

ELEV. +22'-6"
T.O.S. MEZZANINE

ELEV. +9'-0"
T.O.S. LOBBY LEVEL

ELEV. +3'-7"
SIDEWALK

ELEV. +1'-0"
T.O.S. BASEMENT

## DEMOLITION GENERAL NOTES

SELECTIVE INTERIOR AND EXTERIOR DEMOLITION WORK FOR REPAIRS
ALTERATION LEVEL XXX AND CHANGE OF OCCUPANCY

REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18, 2014
FILE NO 7490
CFN 20150056584 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 6 2015
FILE NO 3750
CFN 20150096727 BOOK 29502 PAGE 1302

1 EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS

2 TYPES OF SELECTIVE DEMOLITION WORK DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING PORTIONS OF PARTITIONS AS INDICATED ON DRAWINGS REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE". REMOVAL OF PLUMBING FIXTURES INDICATED "REMOVE" RELATED WORK SPECIFIED ELSEWHERE.

3 CONDITION OF STRUCTURES OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED

4 PARTIAL DEMOLITION AND REMOVAL ITEMS INDICATED TO BE REMOVED BUT OF SALVAGE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED

5 STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED

6 PROTECTIONS PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7 PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING

8 ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

9 PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS

10 PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY

11 CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED

12 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF BUILDING DEMOLITION REQUIRED

13 REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY THE OWNER OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME OF THOSE INDICATED IN THE PROJECT RECORD DOCUMENTS

14 INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED

15 WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN ACCURATE DETAIL PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY

15 THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL GRAVITY AND LATERAL SHORING REQUIRED AS INDICATED ON THE DEMO PLANS/DETAILS AS WELL AS ANY ADDITIONAL SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS

16 VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN RE MEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS

17 DISPOSAL OF DEMOLISHED MATERIALS REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

18 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS LAWS AND ORDINANCES CONCERNING REMOVAL HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION

19 BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

20 CLEAN-UP AND REPAIR UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN

22 REMOVE ALL NON LOAD BEARING GLAZING ASSEMBLIES.

23 REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL LOAD BEARING MULLIONS IN GLAZING ASSEMBLIES STRUCTURAL MULLIONS TO REMAIN IN THESE LOCATIONS

24 ALL DEMOLITION WORK SHALL COMPLY WITH THE CURRENT FLORIDA FIRE PREVENTION CODE FFPC 2014 (5TH EDITION) 2012 NFPA-101 THE LIFE SAFETY CODE (2012 EDITION WITH FLORIDA AMENDMENTS)

25 REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

26 THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS

27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT FEDERAL GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

30 REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR RELATED WORK.

22 DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING STRUCTURES AND FOUNDATIONS WITHIN THE LIMITS OF THE PROPERTY LINES AS DELINEATED ON PLANS

23 ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

25 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE COLUMNS
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
2. PARTIALLY REMOVE EXISTING MASONRY WALL
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK. IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING PROVIDE SHORING
3. REMOVE EXISTING DOOR
4. REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT
5. REMOVE EXISTING STAIR
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
6. REMOVE EXISTING ELEVATOR HOIST WAY WALL ENCLOSURE, ELEVATOR CAB DOORS AND ALL ASSOCIATED HOISTING EQUIPMENT
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
7. REMOVE CANOPY & SUPPORTING STRUCTURE INTO ENTIRETY.
8. REMOVE EXISTING PLASTERS.
9. PARTIALLY REMOVE EXISTING CONCRETE SLAB
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
10. REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING.
11. REMOVE EXISTING CONCRETE DRIVE
12. REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE
13. REMOVED EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS
14. REMOVE STONE VENEER RETAIN SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL
15. REMOVE FRAMED EYEBROWS
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
16. REMOVE EXISTING METAL OR CONCRETE GUARDRAIL SYSTEM
17. REMOVE DOOR AND FRAME TO EXISTING FPL VAULT VAULT TO BE ABANDONED AFTER CONSTRUCTION
18. REMOVE EXISTING MASONRY VENT SCREEN
19. REMOVE EXISTING MASONRY BALUSTRADE
20. REMOVE EXISTING PIPE COLUMNS
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
21. REMOVE EXISTING ROOF STRUCTURE
REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK.
22. REMOVE EXISTING STRUCTURAL FRAME OF CANOPY ON EAST, SOUTH WALLS & ROOF ONLY REFER TO STRUCTURAL DRAWINGS
23. STRUCTURAL FRAME OF CANOPY NORTH FACADE TO REMAIN
MASONRY WALL AND ASSEMBLY TO BE REMOVED
REFER TO STRUCTURAL DRAWINGS
24. REMOVE EXISTING GATE, FENCE OR PERIMETER WALL
25. REMOVE EXISTING CONCRETE CURB
26. REMOVE EXISTING CONCRETE RAMP
27. EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY
28. REMOVE EXISTING BEAMS SEE STRUCTURAL DWGS
29. REMOVE EXISTING MECHANICAL VENTS & LOUVERS
30. REMOVE EXISTING SIGNS PILLAR RETAIN FOR FUTURE REFERENCE
31. REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM, CONTROL WIRING, ETC

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK.

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

## DEMOLITION LEGEND

LIMITS OF NEW DEMOLITION
EXISTING WALLS TO BE DEMOLISHED
LIMITS OF APPROVED DEMOLITION

**NOTE:**
1) ALL OTHER PERIMETER WALLS WILL BE RETAINED AND RESTORED

**NO ADDITIONAL DEMOLITION PROPOSED**

# NORTH ELEVATION PREVIOUSLY APPROVED DEMOLITION

# PROPOSED REMOVAL

**PREVIOUSLY APPROVED**
**HPB ORDER: 7490**

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305 560 5000
F. 305 560 5040

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

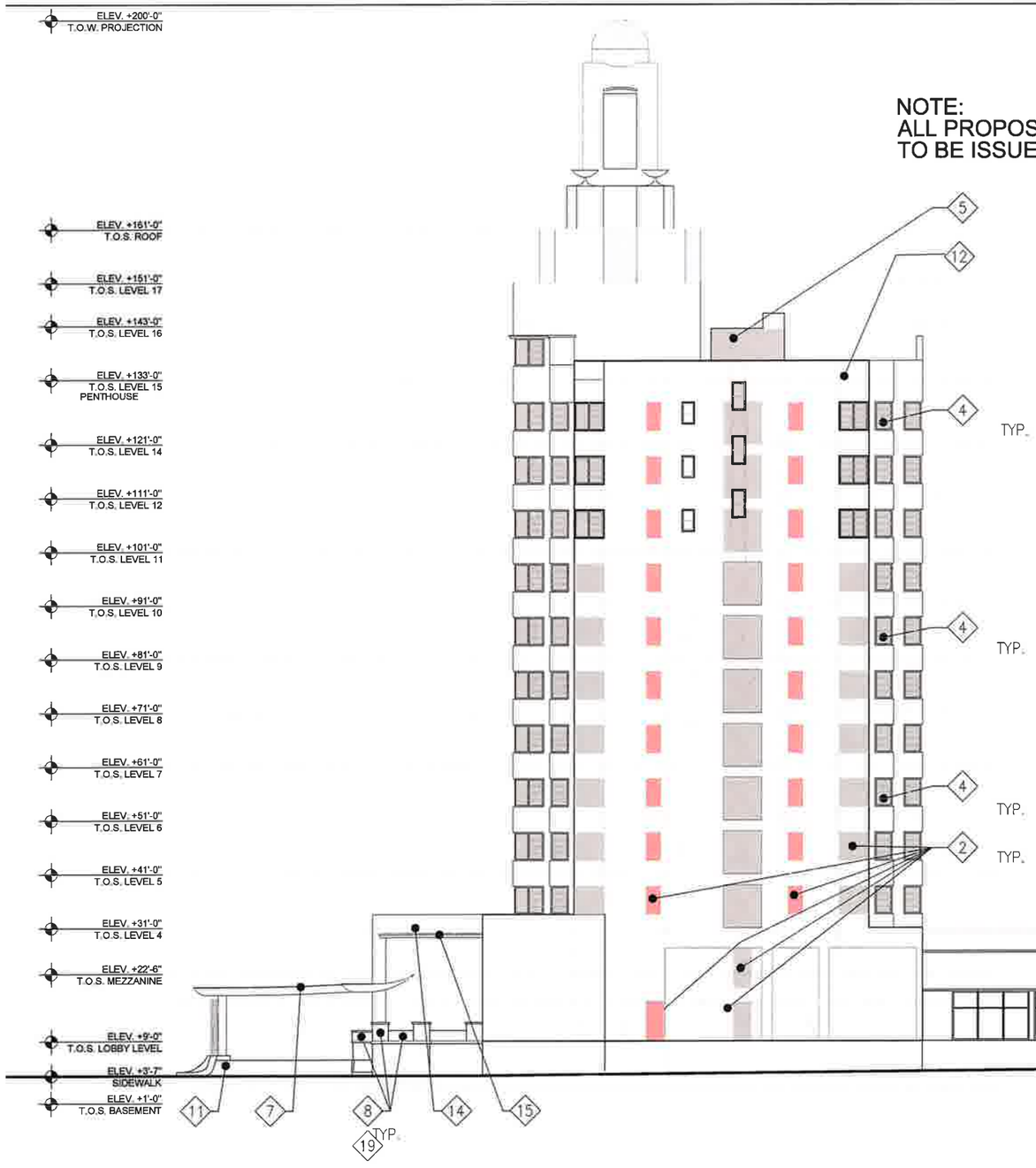
Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED REMOVAL
Sheet No.
**D-112**

NOT FOR CONSTRUCTION




NOTE:
ALL PROPOSED NEW GLAZING ASSEMBLIES TO BE ISSUED UNDER A SEPARATE PERMIT.

NOTE:
DASHED LINE INDICATES EXISTING OPENINGS CURRENTLY COVERED BY MASONRY OR NEW OPENING TO BE ADDED. REMOVE MASONRY SUBSTRATE IN THESE LOCATIONS. (TYP.)

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REFER TO HISTORIC PRESERVATION BOARD APPROVAL
DATE NOVEMBER 18, 2014
FILE NO. 7490
CFN 20150036044 BOOK 29481 PAGE 1042

REFER TO BOARD OF ADJUSTMENT APPROVAL
DATE FEBRUARY 9 2015
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CFN 20150099727 BOOK 29502 PAGE 1302

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27 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CITY UTILITY CONTRACTS AND ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY MIAMI BEACH CITY UTILITIES

28 CONTACT TECO PEOPLES GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES

29 UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT

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23 ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES AS DELINEATED ON PLANS

24 PROPER COORDINATION WITH F P & L SHALL OCCUR PRIOR TO THE DECOMMISSIONING OF THE UNDERGROUND ELECTRIC VAULT

25 REFER TO PLANS & ELEVATIONS

## DEMOLITION NOTES

| | |
|---|---|
| 1 | REMOVE EXISTING CONCRETE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 2 | PARTIALLY REMOVE EXISTING MASONRY WALL REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK IF STRUCTURAL ENGINEER DETERMINES WALL IS LOAD BEARING PROVIDE SHORING |
| 3 | REMOVE EXISTING DOOR |
| 4 | REMOVE EXISTING FENESTRATION - GLASS WINDOW & STOREFRONT |
| 5 | REMOVE EXISTING STAIR REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 6 | REMOVE EXISTING ELEVATOR (MOST MAY SHAFT ENCLOSURE, ELEVATOR CAR, DOORS, AND ALL ASSOCIATED HOISTING EQUIPMENT REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 7 | REMOVE CANOPY & SUPPORTING STRUCTURE IN ITS ENTIRETY |
| 8 | REMOVE EXISTING PLANTERS |
| 9 | PARTIALLY REMOVE EXISTING CONCRETE SLAB REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 10 | REMOVE EXISTING CONCRETE WALKS AND LANDSCAPING |
| 11 | REMOVE EXISTING CONCRETE DRIVE |
| 12 | REMOVE EXISTING ROOFING SYSTEMS DOWN TO STRUCTURAL SUBSTRATE |
| 13 | REMOVE EXISTING GREEN CLADDING TO EXPOSE CONCEALED PIPE COLUMNS |
| 14 | REMOVE STONE VENEER WITH A SAMPLE FOR REPLACEMENT WITH MATCHING ORIGINAL MATERIAL |
| 15 | REMOVE FRAMED EYEBROWS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 16 | REMOVE EXISTING METAL OR CONCRETE CANOPY& SYSTEM |
| 17 | REMOVE DOOR AND FRAME TO EXISTING FPL VAULT VAULT TO BE ABANDONED AFTER CONSTRUCTION |
| 18 | REMOVE EXISTING MASONRY VENT SCREEN |
| 19 | REMOVE EXISTING MASONRY BALUSTRADE |
| 20 | REMOVE EXISTING PYE COLUMNS REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 21 | REMOVE EXISTING ROOF STRUCTURE REFER TO STRUCTURAL DRAWINGS TO COORDINATE WORK |
| 22 | REMOVE EXISTING STRUCTURAL FRAME OF GRANDERY ON EAST, SOUTH WALLS & ROOF ONLY REFER TO STRUCTURAL DRAWINGS |
| 23 | STRUCTURAL FRAME OF GRANDORY NORTH FACADE TO REMAIN MASONRY WALL AND ASSEMBLY TO BE REMOVED REFER TO STRUCTURAL DRAWINGS |
| 24 | REMOVE EXISTING GATE, FENCE OR PERIMETER WALL |
| 25 | REMOVE EXISTING CONCRETE CURB |
| 26 | REMOVE EXISTING CONCRETE RAMP |
| 27 | EXISTING WINDOW OPENING TO BE ENLARGED BY REMOVAL OF SILL TO SLAB LEVEL, TYPICAL ON NORTH & SOUTH ENDS OF CENTER BAY OF EAST FACADE ONLY |
| 28 | REMOVE EXISTING BEAMS SEE STRUCTURAL DWGS |
| 29 | REMOVE EXISTING MECHANICAL VENTS & LOUVERS |
| 30 | REMOVE EXISTING SIGNS PULAR RETAIN FOR FUTURE REFERENCE |
| 31 | REMOVE EXISTING TOWER ROOF METAL ACCESS STAIRS |

## ELECTRICAL DEMOLITION GENERAL NOTES

1 ALL ELECTRICAL HAS BEEN REMOVED UNDER SEPARATE PERMIT IN THE EVENT OF MISCELLANEOUS ELECTRICAL WORK PLEASE SEE NOTES BELOW

2 PRIOR TO COMMENCING WORK CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM, CONTROL WIRING ETC

3 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION

4 CONTRACTOR SHALL PROVIDE TEMPORARY POWER DURING DEMOLITION WORK AND CONSTRUCTION SCOPE OF WORK

5 ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES

6 THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES

1-800-432-4770

THE ARCHITECT'S DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DOCUMENTS BY:
DESIMONE CONSULTING ENGINEERS & ASSOCIATES
800 BRICKELL AVE. MIAMI FLORIDA 33131
305 441 0755

### DEMOLITION LEGEND

- LIMITS OF NEW DEMOLITION
- EXISTING WALLS TO BE DEMOLISHED
- LIMITS OF APPROVED DEMOLITION

**NOTE:**
1) ALL OTHER PERIMETER WALLS WILL BE RETAINED AND RESTORED

**NO ADDITIONAL DEMOLITION PROPOSED**

# SOUTH ELEVATION PREVIOUSLY APPROVED DEMOLITION

# PROPOSED REMOVAL

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305 520 8200
F. 305 520 8282

Project

**VERSAILLES**
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information

**OKO GROUP**
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED REMOVAL

Sheet No.
**D-113**

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File: \\Mac\cud (RAI - BM Server_1 - BM\cloud Basic for ARCHICAD 22\1933_OKO Miami Beach\1933_VERSAILLES_3400 COLLINS AVE - HOTEL HPB FINAL - By #Last saved by - Date: 2/20/2020