

THE SHELBORNE HOTEL

City of Miami Beach
Historic Preservation Board
HPB File No. HPB20-0443 | February 8, 2021
FINAL SUBMITTAL



OWNER:

Shelborne Hotel Partners WC LP
1801 Collins Avenue
Miami Beach, FL 33139

claro
development

PROJECT MANAGER:

Claro Development
1035 N. Miami Ave, Suite 201
Miami, FL 33136

BA
Bermello Ajamil & Partners

ARCHITECT OF RECORD:

Bermello Ajamil & Partners
2601 S. Bayshore Drive, 10th Floor
Miami, FL 33133

MARTIN
BRUDNIZKI
DESIGN
STUDIO

INTERIOR DESIGNER:

Martin Brudnizki Design Studio
227 West 29th Street, 13th Floor
New York, NY 10010

HERITAGE
ARCHITECTURAL
ASSOCIATES

HISTORIC ARCHITECT:

Heritage Architectural Associates
4770 Alton Road
Miami Beach, FL 33140

L & N D

LANDSCAPE ARCHITECT:

L&ND
7294 NW 1st Court
Miami, FL 33150



RAI A. FERNANDEZ R.A.
AR 0012637

SCOPE OF WORK

- Remove non-historic Ground Level Lobby Townhomes
- Remodel Ground & Mezzanine Public Areas
- Renovate South Facade at Ground Level (Previous Townhomes location)
- Add Retractable Awnings over Existing Mezz. Terrace
- Add New Pool and Garden at Eastern Portion of Site
- Add Operable Windows to Penthouse Unit

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“Elements of the MiMo style were featured in the design palette for many hotels in Miami and Miami Beach from the mid-1940s to the late 1960s.”



HISTORIC OVERVIEW

Although the drastic impact of the Great Depression was felt throughout the country, the economic recovery in South Florida preceded that of many major U.S. cities. In the 1930s and early 1940s, many new Art Deco-style hotels began rising in Miami Beach. By the early 1940s the influence of the Bauhaus in Germany and the resulting International style had begun to shape the Modernist movement. Architects working in South Florida employed the simple lines of the International style but added color, angles, curves, restrained ornament and climate-specific elements to their designs to create a regional sub-category of Modernism now known as Miami Modern (MiMo). Elements of the MiMo style were featured in the design palette for many hotels in Miami and Miami Beach from the mid-1940s to the late 1960s.

The 14-story Shelborne Hotel, designed by Igor Plevitzky and his partner Thomas Triplett Russell, was constructed in 1940. An early example of the MiMo style, the Shelborne was the first hotel in Miami Beach that was oriented toward the arrival of guests by automobile and featured a long drive off Collins Avenue. The design placed the public areas at the eastern end of the hotel to maximize ocean views, while parking and service features were located to the west, away from the water. The hotel contained 150 guest rooms, and 11 of the 13 rooms on each level featured a view of the ocean.

In 1958, Morris Lapidus designed an 8-story addition to the west of the original hotel that contained a ballroom, new lobby and 103 additional guestrooms. A new entrance was emphasized by a neon-lit, circular porte-cochere. Lapidus, architect for the Fontainebleau and many other hotels, is widely considered to be the pre-eminent designer of MiMo resort architecture. In the last few decades, the hotel has undergone further modifications that are outside the era of historic significance.

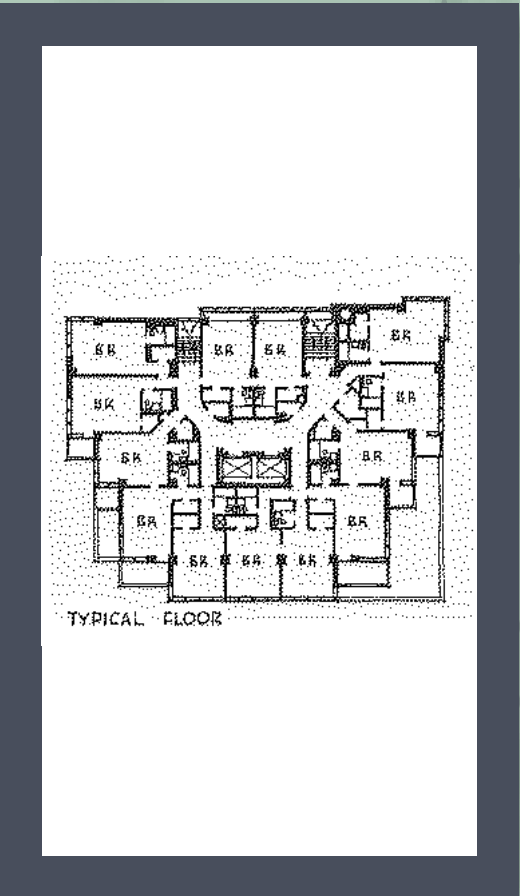
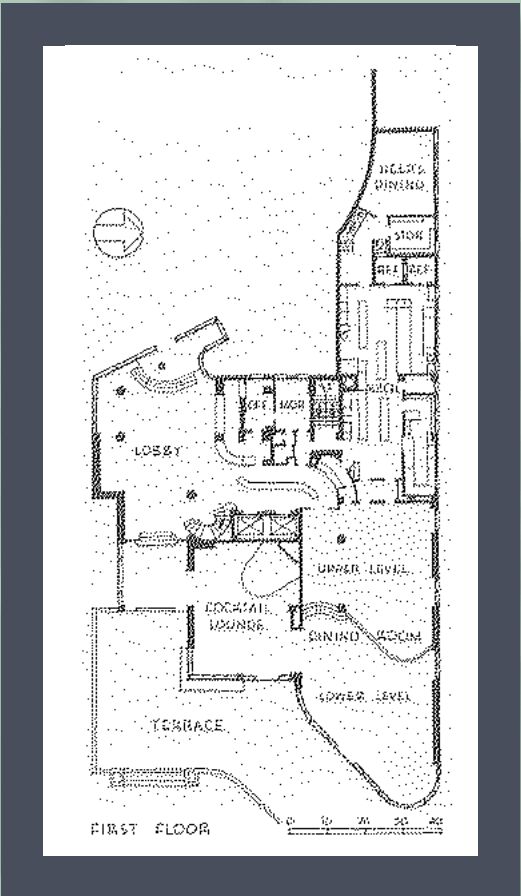
HISTORIC OVERVIEW

ERA OF HISTORIC SIGNIFICANCE

The Great Depression represented a period of economic hardship for most Americans. However, Florida’s economy was improving at a faster rate. The 1930s and 40s in South Florida saw new hotels being built. It was a culture defined by the automobile with architectural styles based on the International and Art Deco styles.

The Shelborne Hotel designed by Igor Polevitzky followed the International Style of Architecture. This was a 14 story 150 room hotel. It was the first oceanfront hotel in Miami Beach designed for the auto culture. The building was functionally oriented to focus on ocean views. Public spaces were located at the rear of the building overlooking the pool and ocean while parking and service functions were located at the front of the building and 11 of the 13 rooms at each upper level had views of the ocean.

1st
oceanfront hotel
in Miami Beach
designed for the
auto culture



HISTORIC OVERVIEW

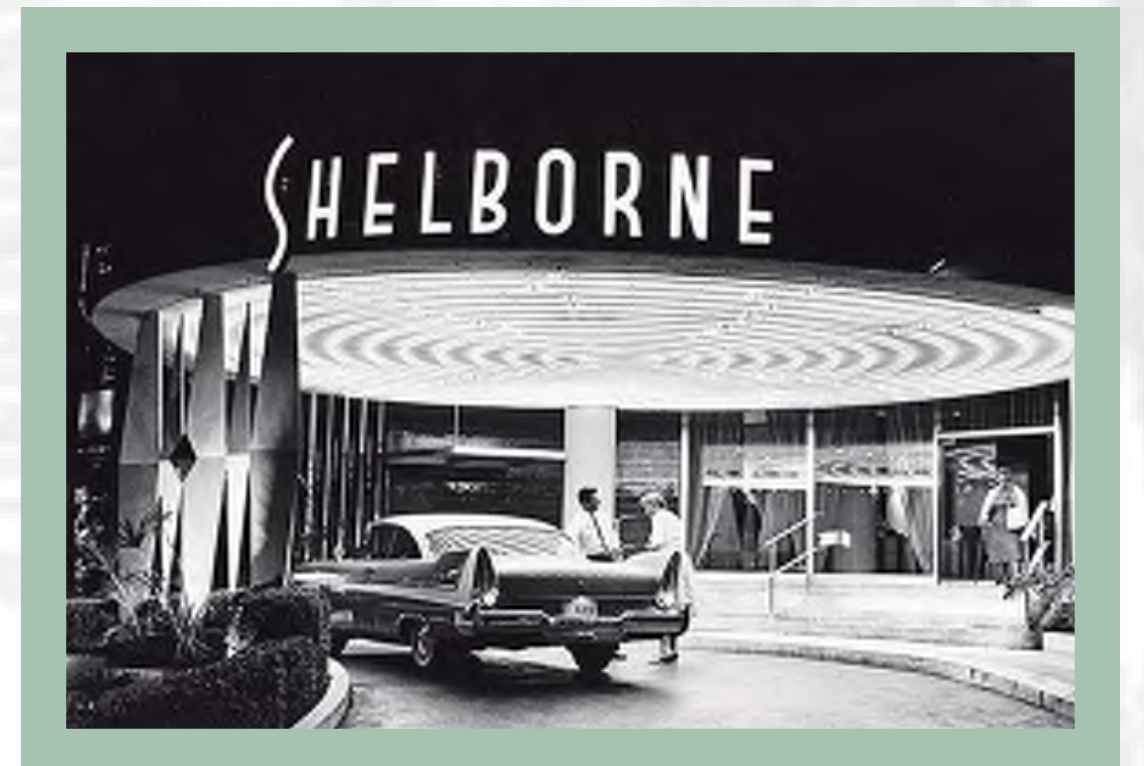
ERA OF HISTORIC SIGNIFICANCE

The 1950's were a period of Post-war prosperity. The automobile represented freedom, mobility and a symbol of a rising middle class in America. South Florida continued to experience growth and opportunity. The MiMo style of architecture was an exuberant regionalist interpretation of the International Style, incorporating themes of glamour and fun through the use of bright colors, angles, sweeping curves and wall cutouts.

The addition by Morris Lapidus in 1958 to the original Shelborne Hotel was representation of this exuberance. The building was constructed on the front portion of a lot adjacent to Collins Avenue. This was an 8 story, 103 rooms addition with a new lobby, ball room and coffee shop. The new approach to the building was reoriented to a front entrance with a curved porte-cochere.



“Incorporating themes of glamour and fun through the use of bright colors, angles, sweeping curves and wall cutouts.”

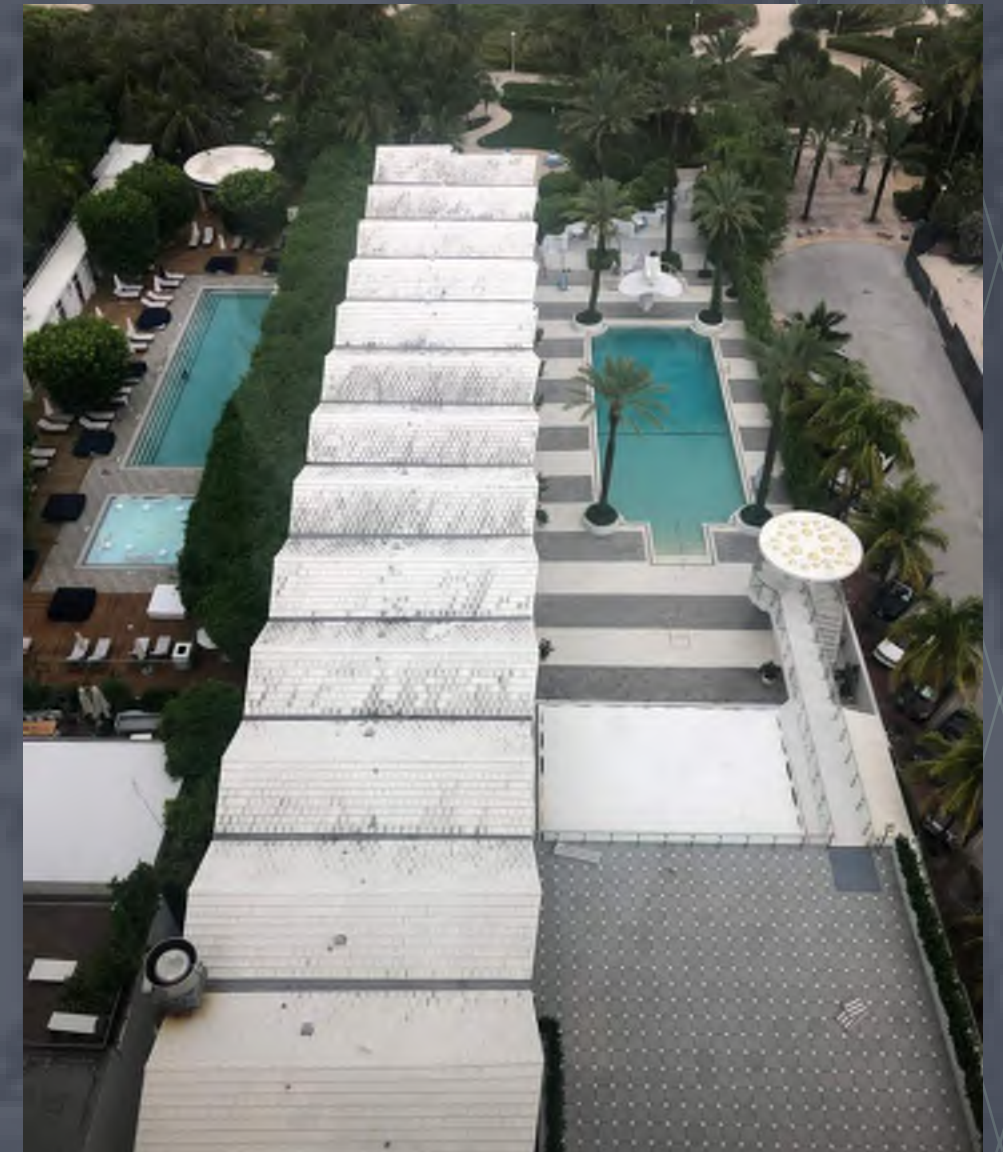


HISTORIC OVERVIEW

NOT IN ERA OF HISTORIC SIGNIFICANCE

The success of the Shelborne Hotel ensured that future additions would be built. In 1993, pool side cabanas and townhouses were added. In 2010, the building went through a code upgrade, interior remodeling, and new entrance. In 2014, a new restaurant additional building code updates and remodeling work was performed.

“The success of the Shelborne Hotel ensured that future additions would be built.”

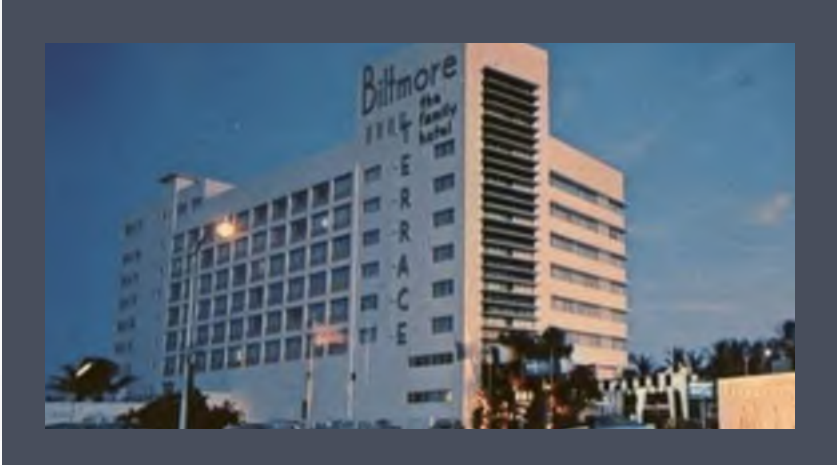


MIMO RESORT ARCHITECTURE

*Sherry Frontenac Hotel
Henry Hohauser, 1946*



*Deauville Hotel
Melvin Grossman, 1957*

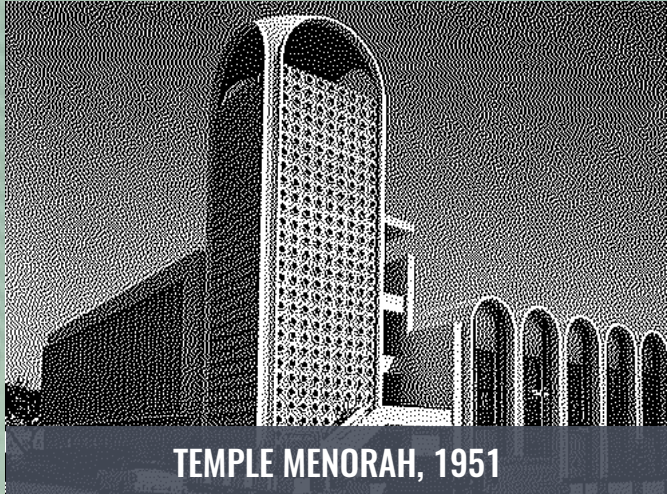


*Biltmore Terrace Hotel
Albert Anis, 1951*



*Casablanca Hotel
Roy France, 1949*

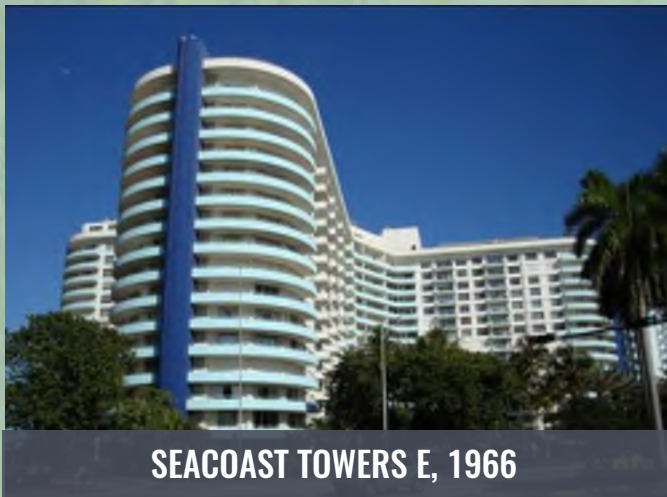
PROJECTS DESIGNED BY MORRIS LAPIDUS



TEMPLE MENORAH, 1951



EDEN ROC HOTEL, 1956



SEACOAST TOWERS E, 1966



TEMPLE JUDEA, 1966



AMERICANA HOTEL, 1957

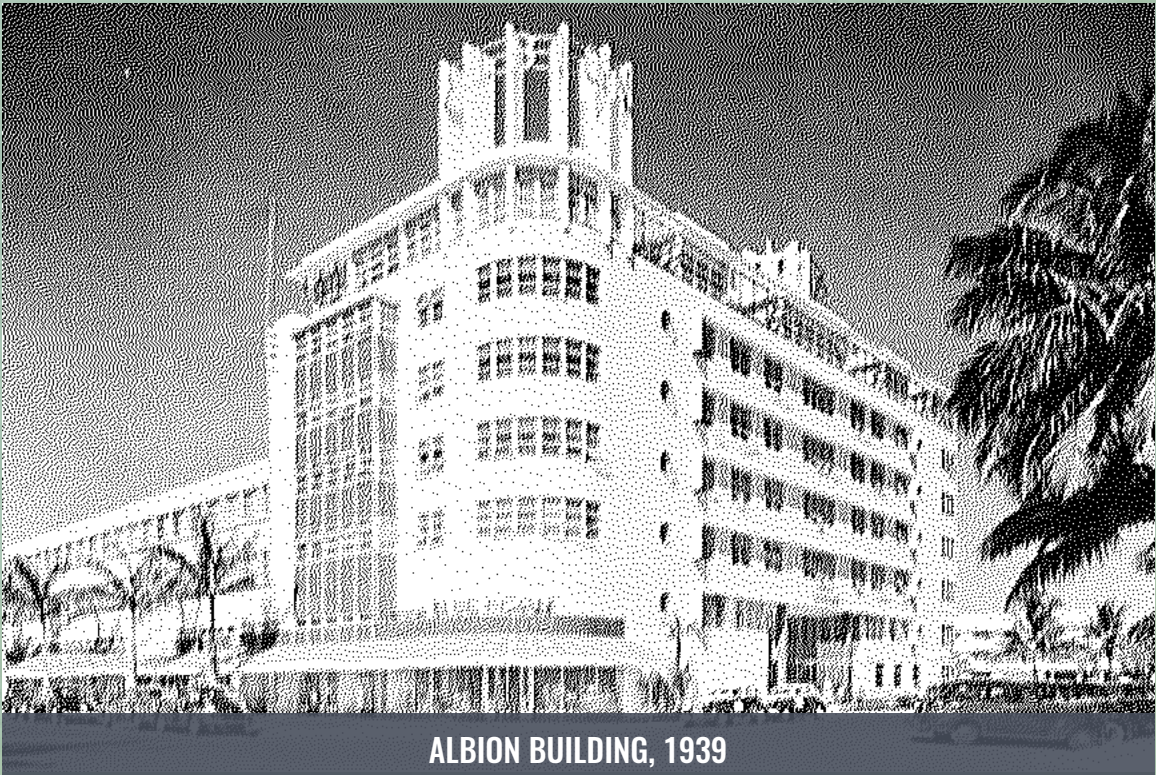


FONTAINEBLEAU HOTEL, 1954

PROJECTS DESIGNED BY IGOR POLEVITZKY



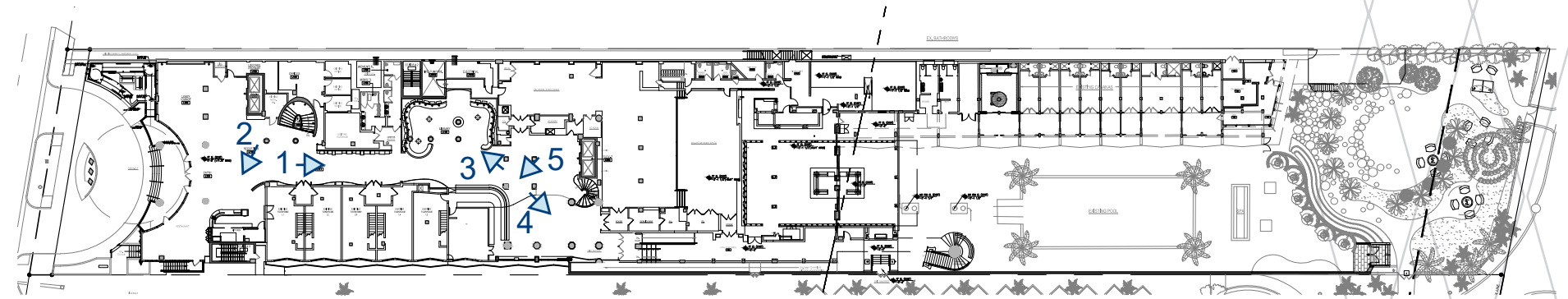
TRITON HOTEL, 1938



ALBION BUILDING, 1939

PROJECT SCOPE OF WORK

The scope of work for this project will include remodeling of the ground level public areas. The existing ground level (added into the original Moris Lapidus addition in the 1990s) townhomes located in the lobby of the hotel will be demolished and the exterior adjoining wall will be redesigned in the spirit of the original Lapidus design. A new retractable Awning will provide shade over the existing mezzanine terrace located above the ground level restaurant. A new pool and garden will be introduced at the eastern part of the site.

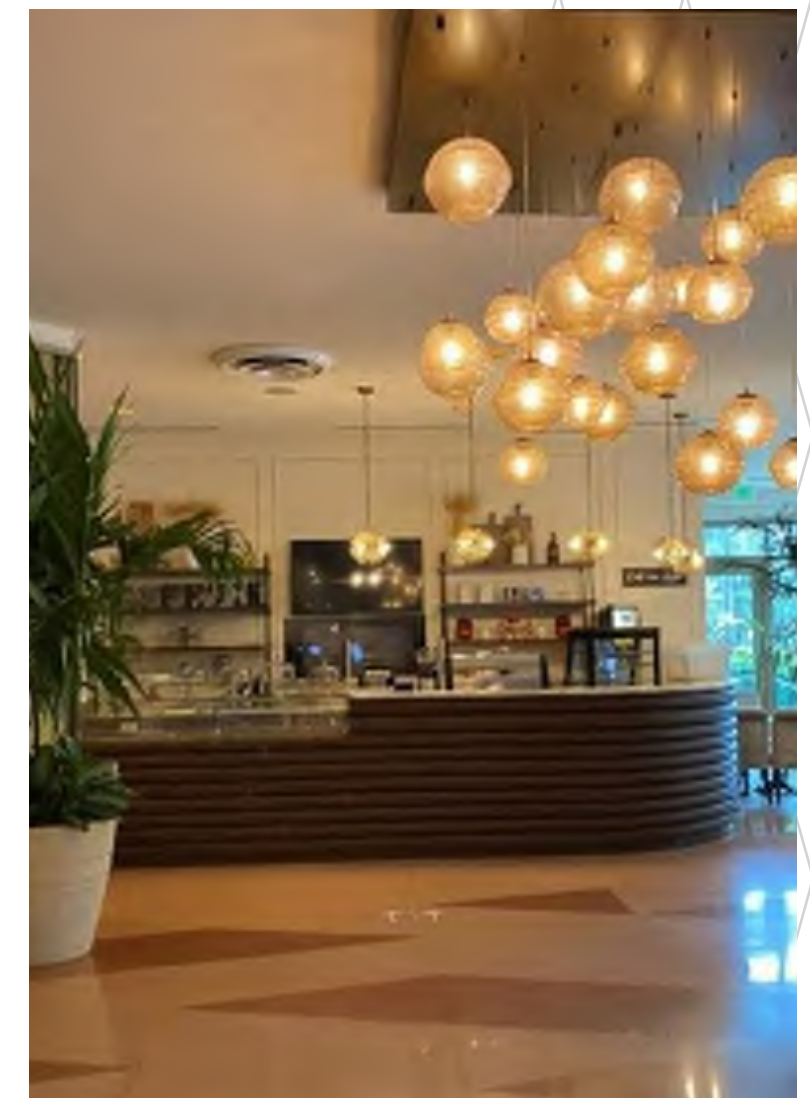


INTERIOR SCOPE OF WORK

- Removing the Ground Level Lobby Townhomes - Image 1
- Remodeling the Lobby Cafe - Image 2



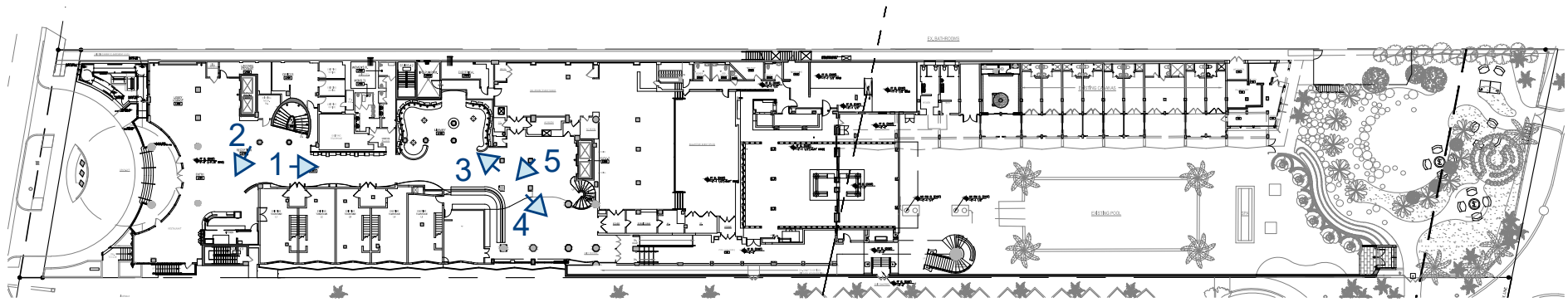
1. LOBBY CORRIDOR



2. LOBBY CAFE

INTERIOR SCOPE OF WORK

- Remodeling Library Lounge and Interior Bar - Image 3
- Remodeling the Ground & Mezzanine Public Areas - Image 4
- Upgrading Finishes within the Units



3. LIBRARY LOUNGE AREA



4. REAR LOBBY LOUNGE



5. INTERIOR BAR

PROJECT SCOPE OF WORK

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EXTERIOR SCOPE OF WORK

- Redesigning the Exterior Accordion profile South Facade - Recalling the original Lapidus design feature - Image 1
- Adding a Retractable Awnings
 - Over the Existing Mezzanine Level Terrace
 - Ground Level Restaurant - Image 2



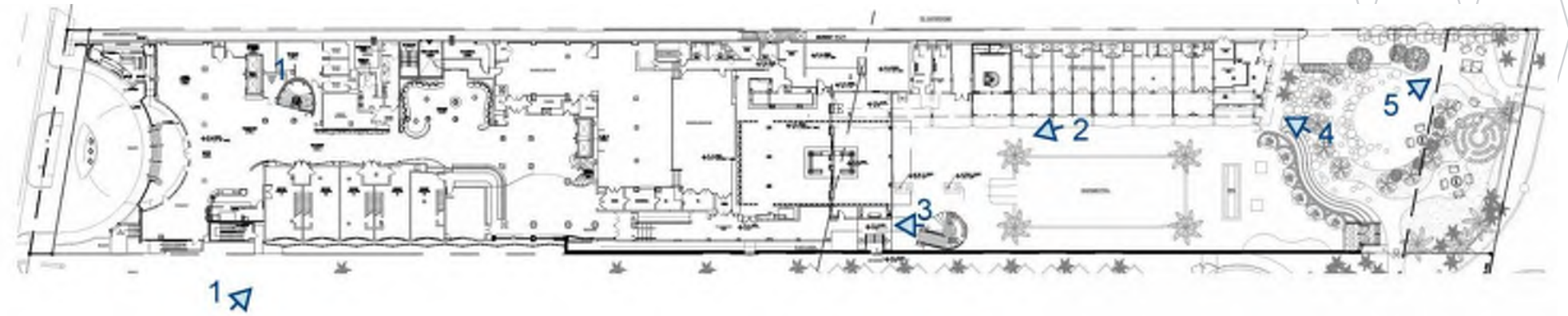
1. SOUTH FACADE



2. POOL DECK

EXTERIOR SCOPE OF WORK

- Adding a Retractable Awnings
 - Over the Existing Mezzanine Level Terrace - Image 3
 - Ground Level Restaurant
- Adding a New Pool and Garden Eastern Portion of the Site - Image 5
- Expand Pool Cafe - Image 4
- Adding Operable Windows to the Penthouse Unit



SITE PLAN & URBAN CONTEXT



CONTEXT

SURROUNDING BUILDINGS



CONTEXT

SURROUNDING BUILDINGS



CONTEXT

SURROUNDING BUILDINGS



EXISTING PHOTOS



LAPIDUS, SHELBORNE ADDITION, 1958



VIEW EAST SOUTH FACADE



POLEVITZKY, ORIGINAL BUILDING, 1940



VIEW OF SOUTH FACADE

EXISTING PHOTOS



VIEW OF SOUTH ARCADE



VIEW OF RESTAURANT



VIEW OF EAST SIDE OUTDOOR AREA

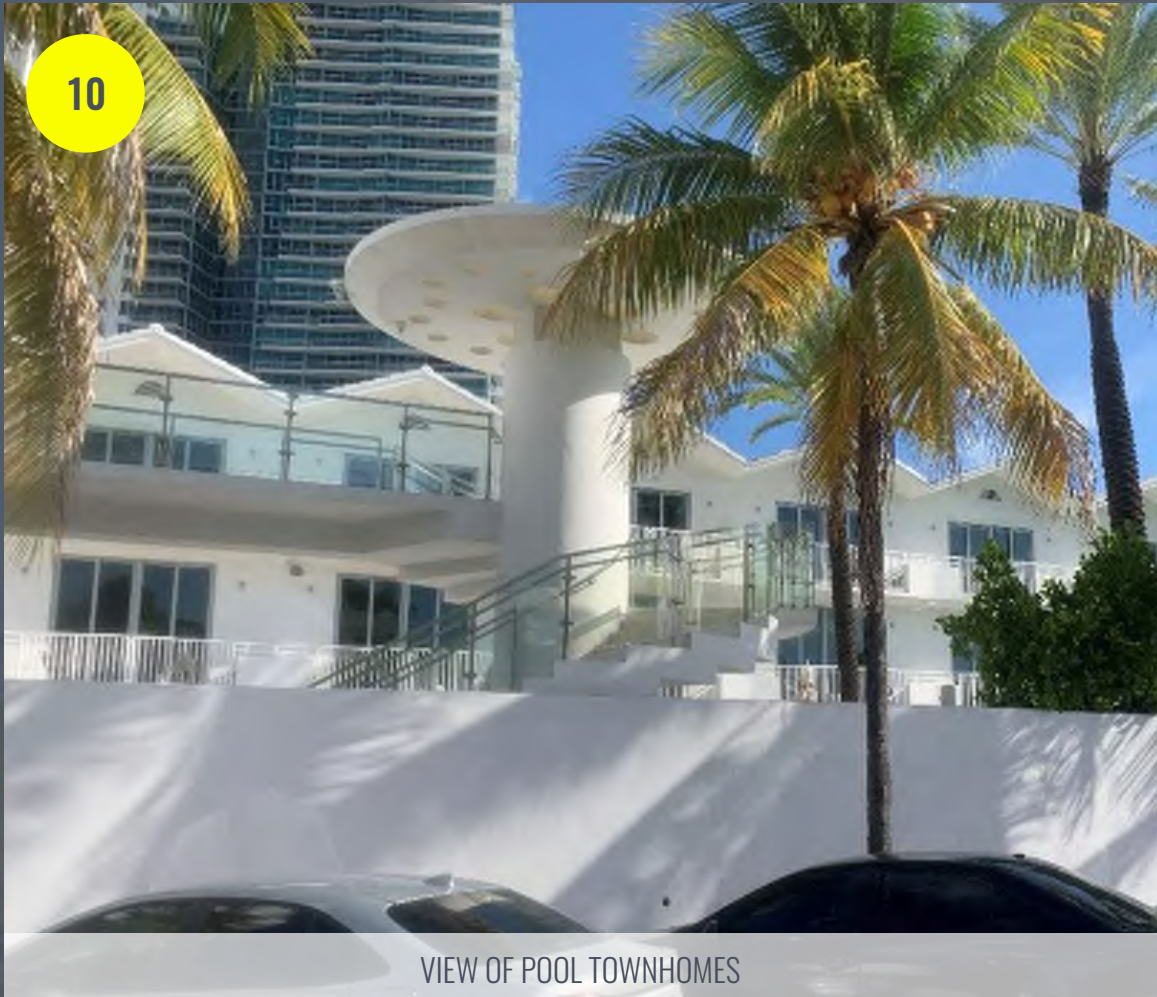


VIEW OF POOL

EXISTING PHOTOS



VIEW OF MEZZANINE OUTDOOR EVENT TERRACE



VIEW OF POOL TOWNHOMES

SITE PLAN SHOWING REQUIRED VS. EXISTING PEDESTAL SETBACKS



ZONING INFORMATION

- Site Zoning RM3
- Site FAR 2.0
- FEMA-AE 8.0 NGVD
- Lot Dimensions-
 - North Property Line 646.64'
 - South Property Line 643.35'
 - West Property Line 101.41'
 - East Property Line 102.00'
- Site Area-64,500
- Allowable FAR 129,000
- Existing FAR 178,227
- Proposed FAR 175,043
- Reduction in FAR 3,184
- Height of East Tower-157'-8" NGVD
 - Building Height from FEMA +1 equals 148'-8"
- Height of West Tower-97'-2"NGVD
 - Building Height from FEMA +1 equals 88'-2"

SETBACKS PEDESTAL

- Front Setback
Required 20' Provided 32'-4" *
- Interior Side Yard Setback
Required 8'-2" Provided 4'-10" *
- Street Side Yard Setback
Required 8'-2" Provided 5'-1" *
- Rear Setback
Required 129'-4" Provided 119'-3" *

** All Provided Setbacks are Existing*

TOWER

- Front Setback
Required 58'-2" Provided 23'-9" *
- Interior Side Yard Setback
Required 23'-9" Provided 4'-10" *
- Street Side Yard Setback
Required 8'-2" Provided 5'-1" *
- Rear Setback
Required 161'-8" Provided 390'-7" *

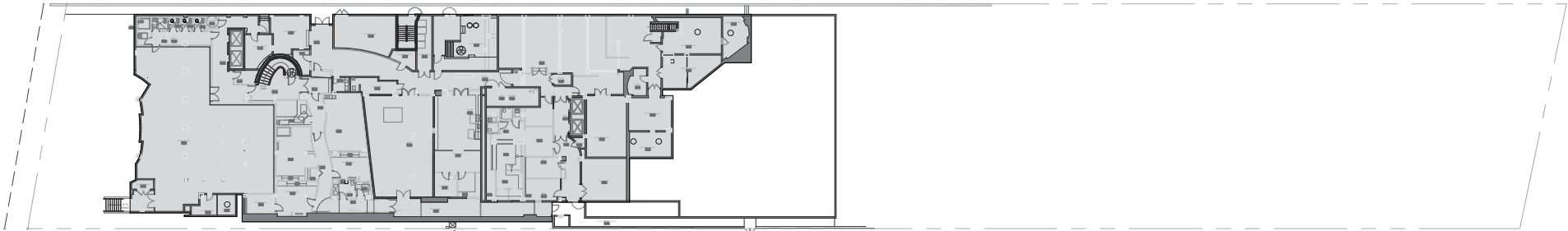
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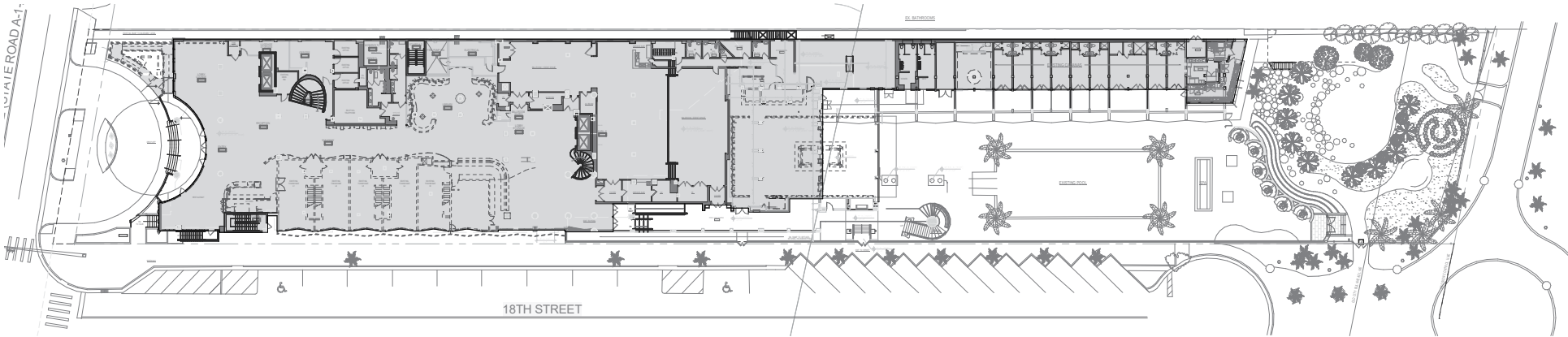
EXISTING AREA RATIO PLANS (FAR)

LEVEL	EXISTING FAR SQ. FT	NOTES
BASEMENT	10,623	50% of 21,245 sq. ft counted toward FAR
LEVEL 01	30,166	
LEVEL 02 MEZZ.	22,171	
LEVEL 03	11,850	
LEVEL 04-09	69,230	5,364 sq. ft per floor
LEVEL 10	7,195	
LEVEL 11-16 *	21,456	
LEVEL 17	1,552	
TOTAL	174,243	

BASEMENT LEVEL



GROUND LEVEL

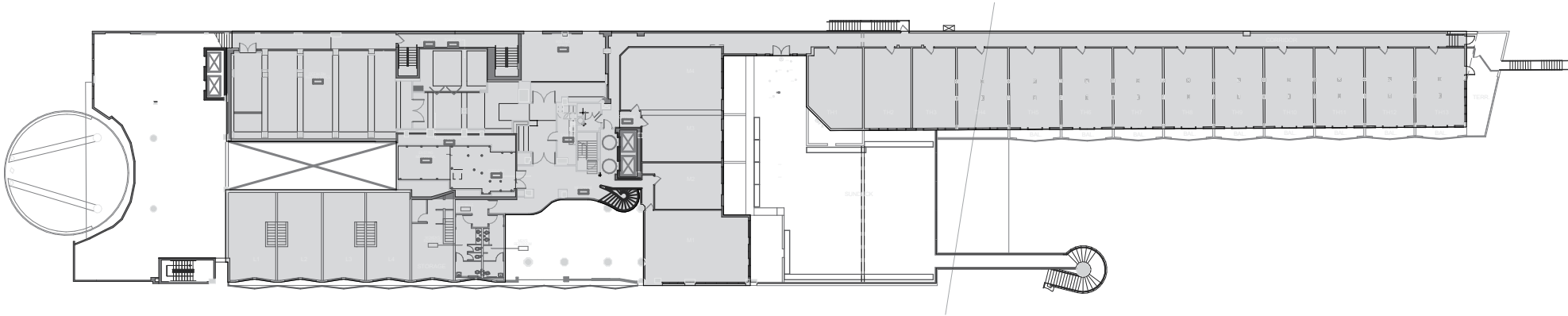


* NOT TO SCALE

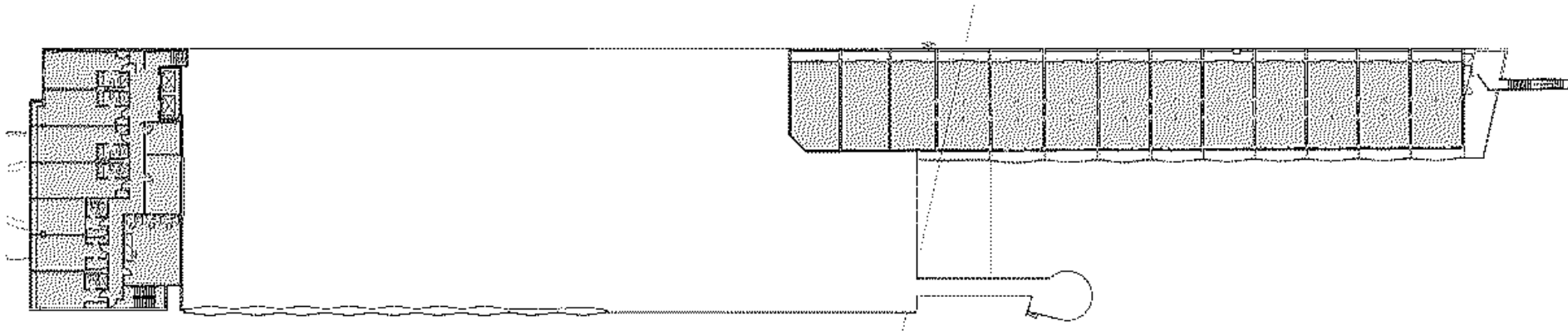
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MEZZANINE LEVEL



LEVEL 3



* NOT TO SCALE

EXISTING AREA RATIO PLANS (FAR)

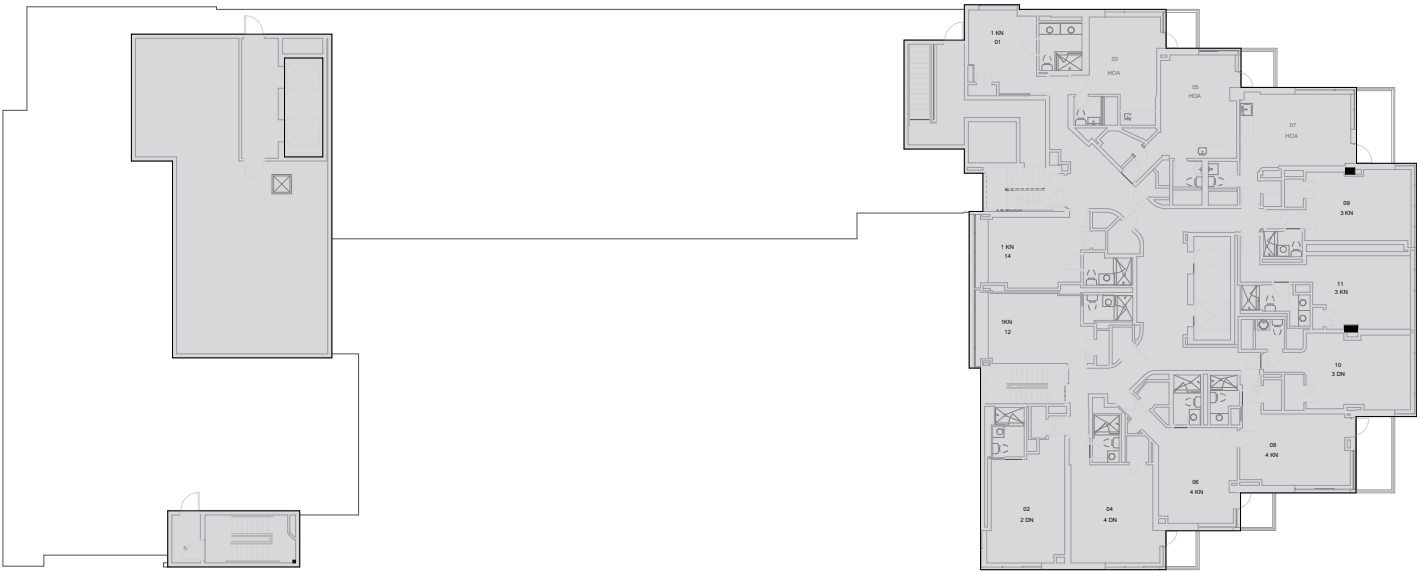
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*13TH LEVEL NOT INCLUDED

LEVEL 4-9



LEVEL 10



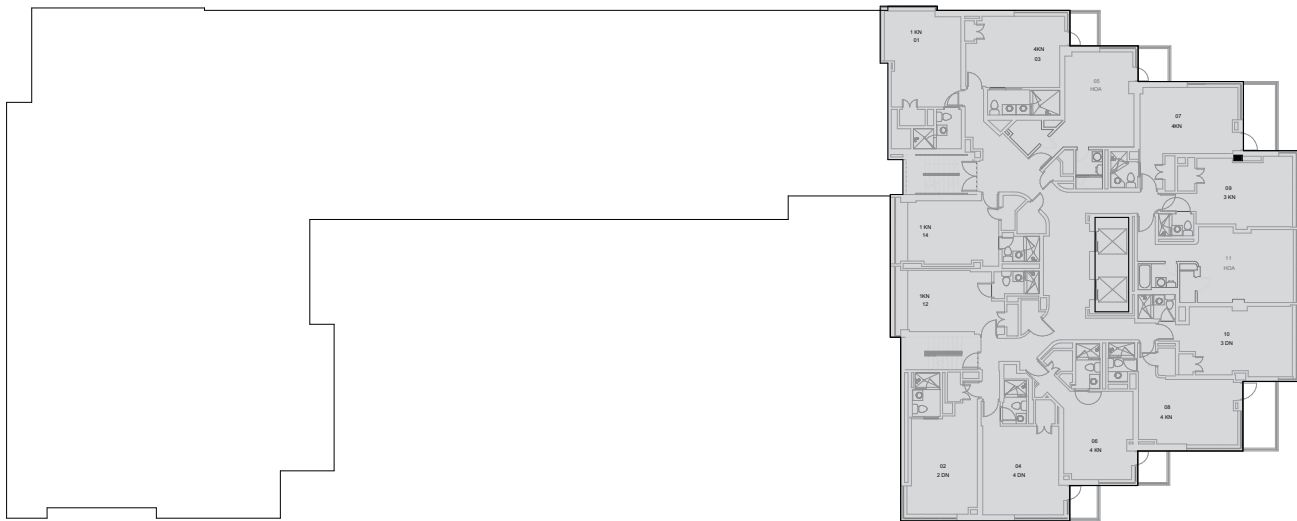
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EXISTING AREA RATIO PLANS (FAR)

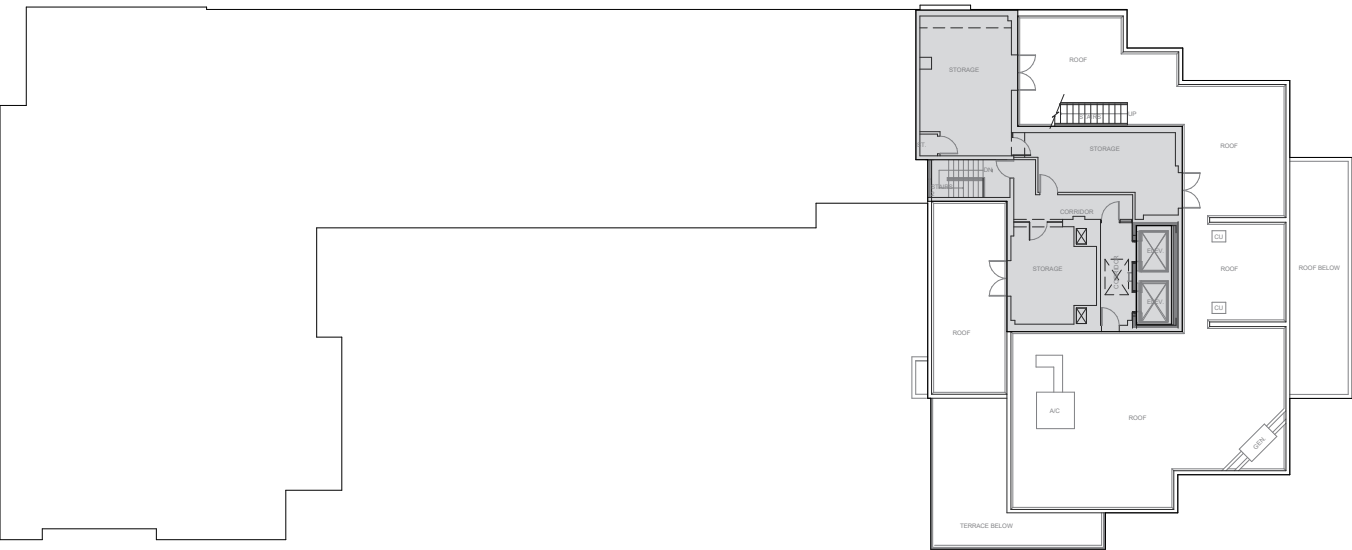
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LEVEL 11-16 *



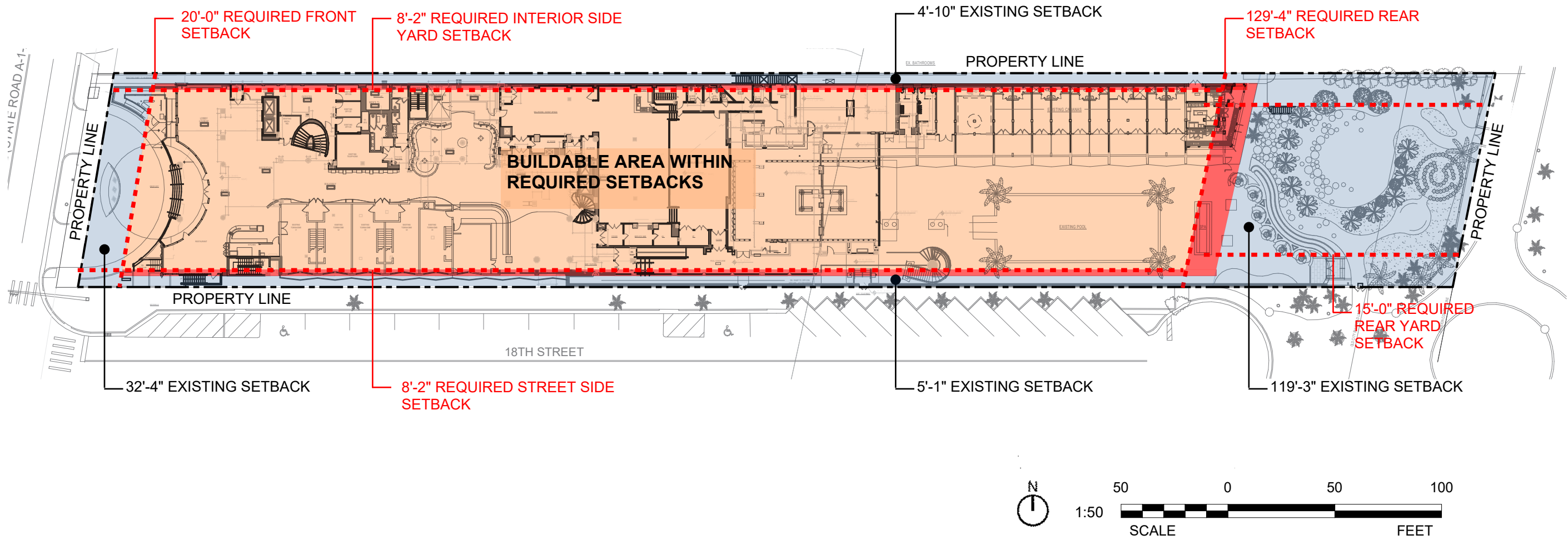
LEVEL 17

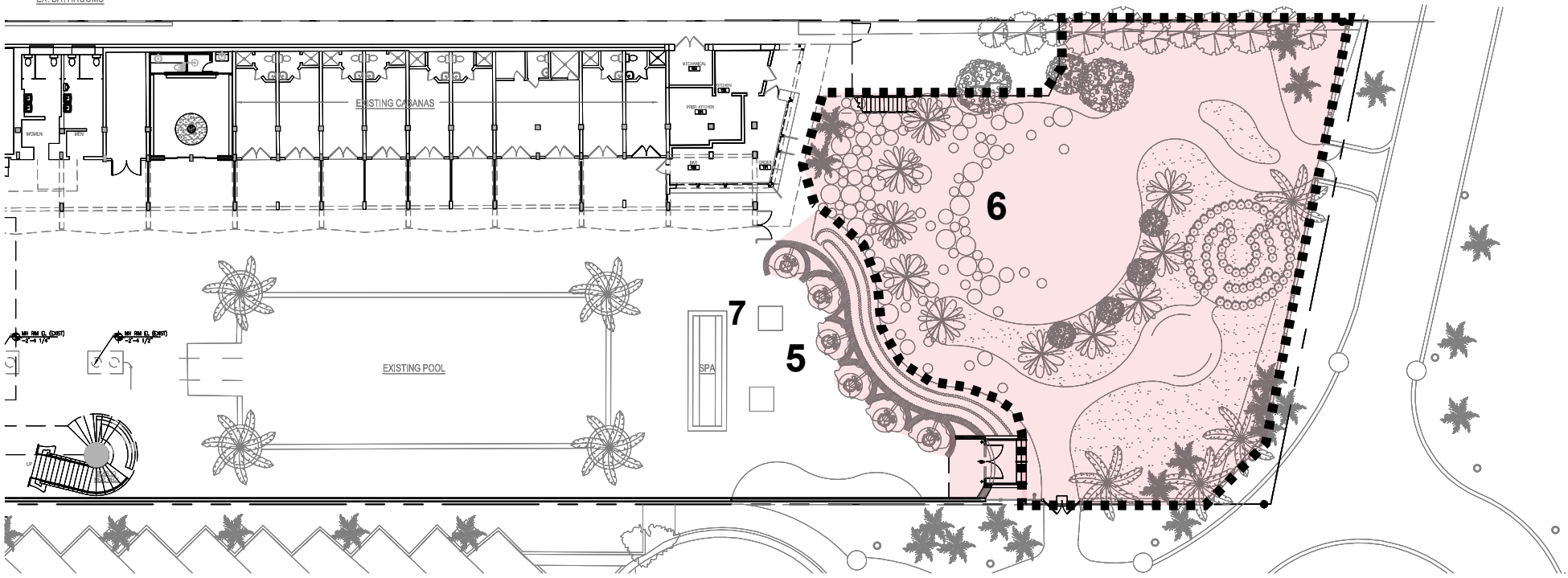
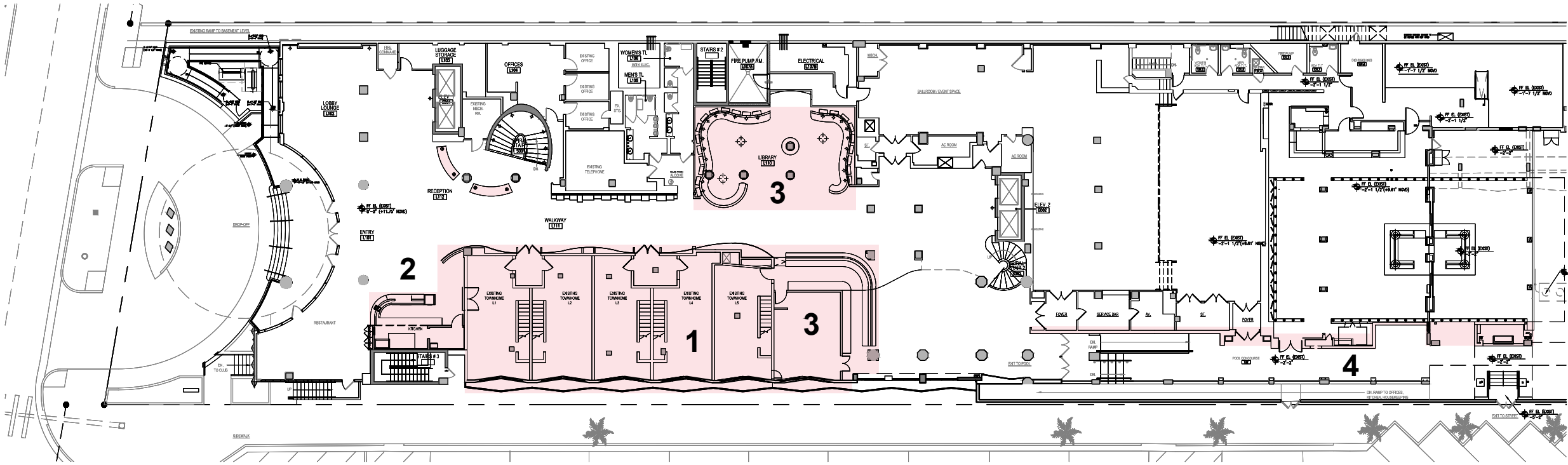


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EXISTING SITE PLAN SETBACKS

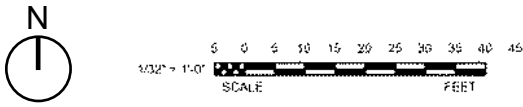
SITE PLAN SHOWING REQUIRED VS. EXISTING PEDESTAL SETBACKS





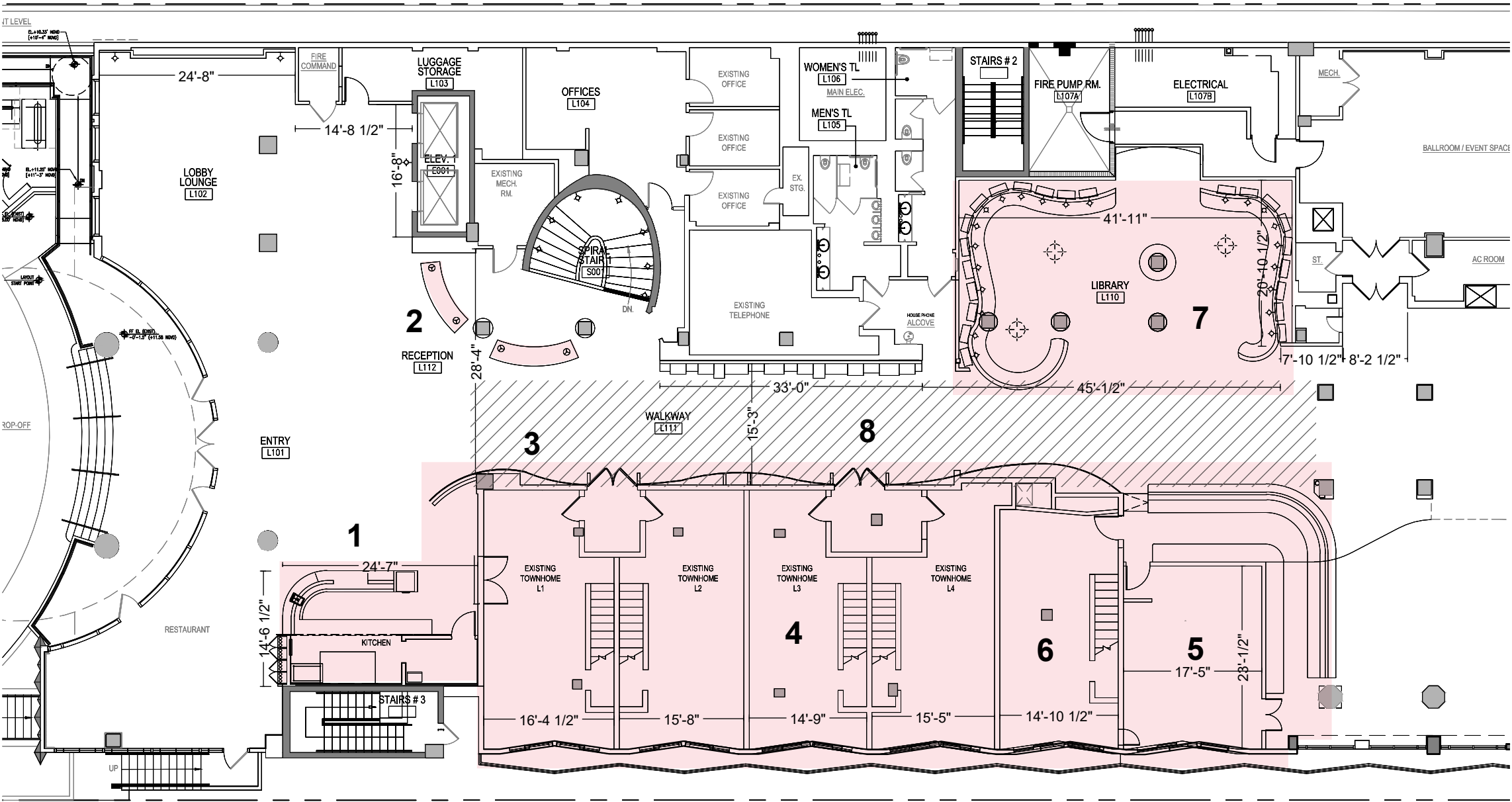
- SCOPE OF WORK:**
- 1. LOBBY TOWNHOUSES
 - 2. LOBBY CAFE
 - 3. BAR AND PRIVATE SITTING AREA
 - 4. EXTERIOR ARCADE
 - 5. UNDULATING SCALLOP SITTING AREA
 - 6. EXISTING PAVERS AND LANDSCAPE
 - 7. SPA TO BE REMOVED

AREAS TO BE RENOVATED



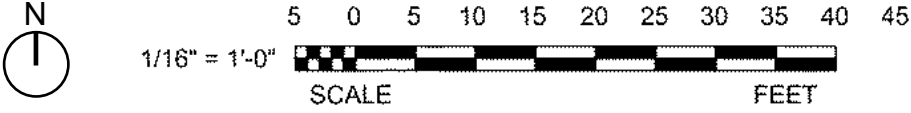
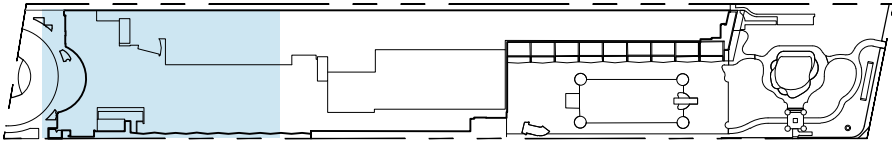
EXISTING PLANS

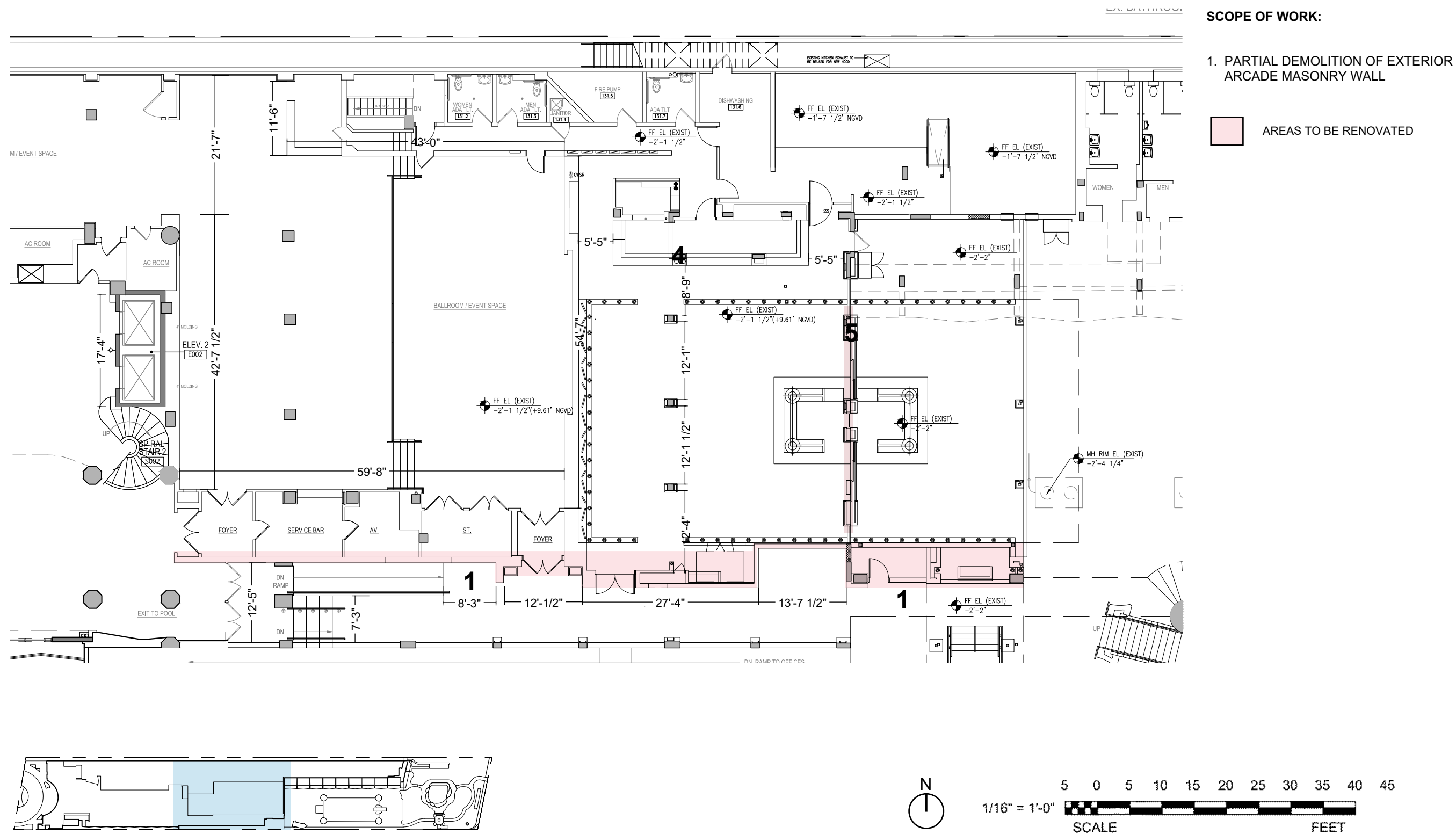
ENLARGED GROUND FLOOR PLAN SHOWING AREAS TO BE RENOVATED

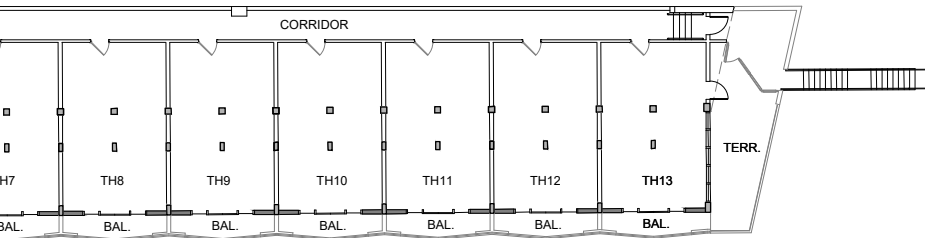
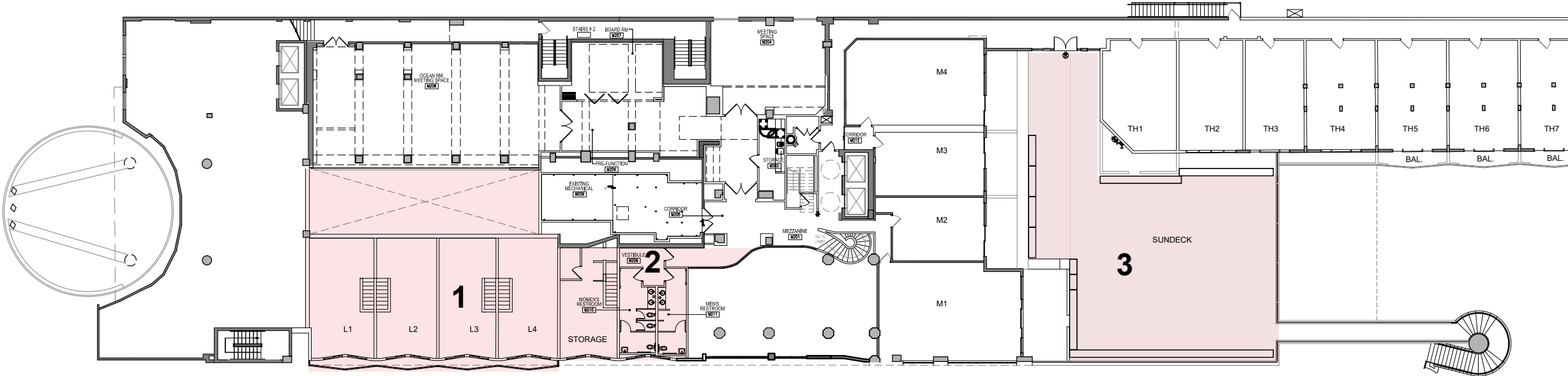


- SCOPE OF WORK:**
- 1. CAFE BAR
 - 2. CONCIERGE DESKS
 - 3. LOBBY LOUVERED WALL
 - 4. TOWNHOMES
 - 5. BAR
 - 6. STORAGE ROOM
 - 7. LIBRARY SITTING AREA
 - 8. SCOPE OF EXISTING TERRAZZO TO BE ALTERED

AREAS TO BE RENOVATED



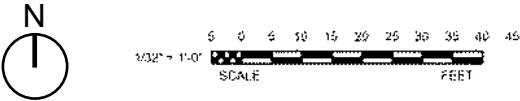




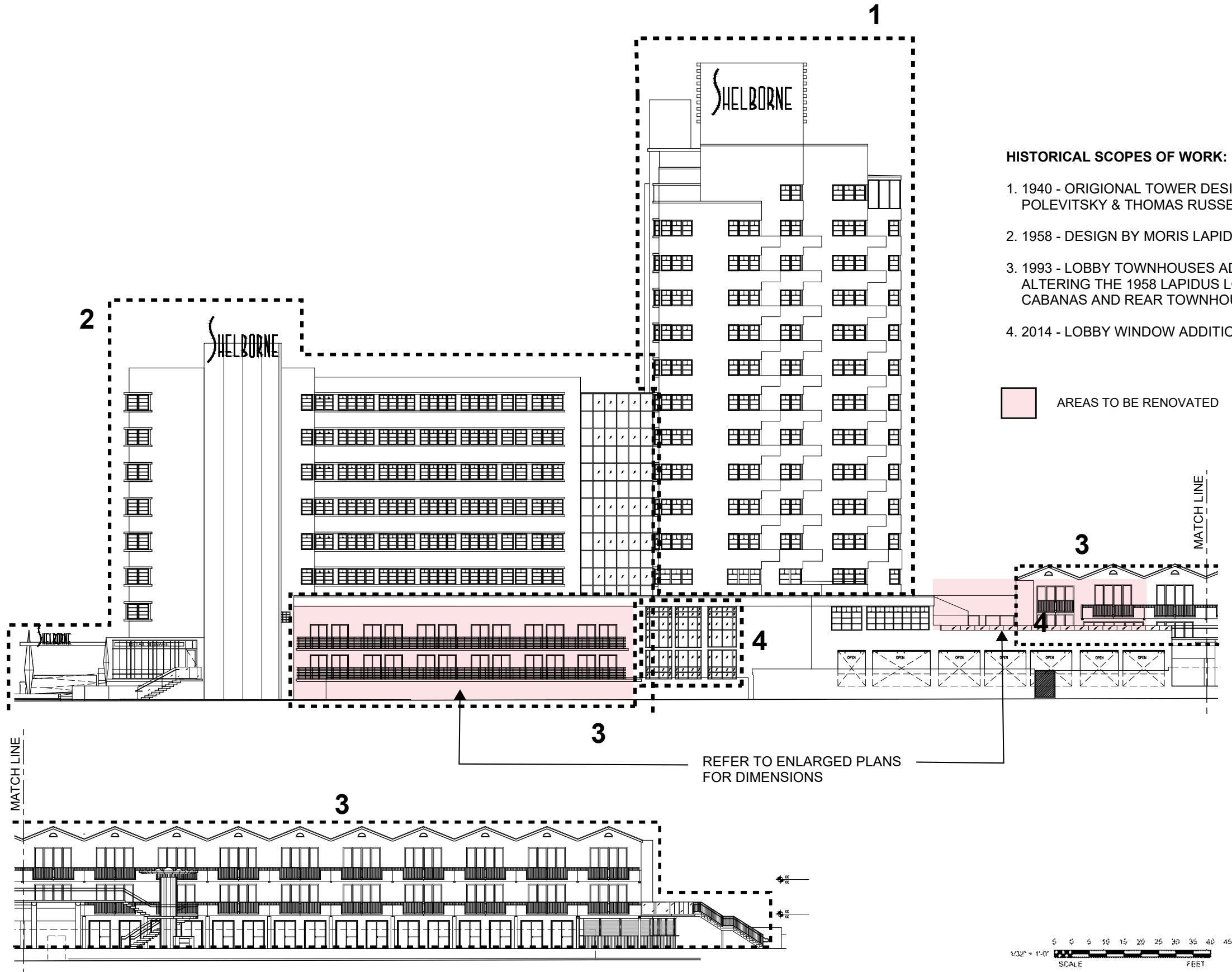
SCOPE OF WORK:

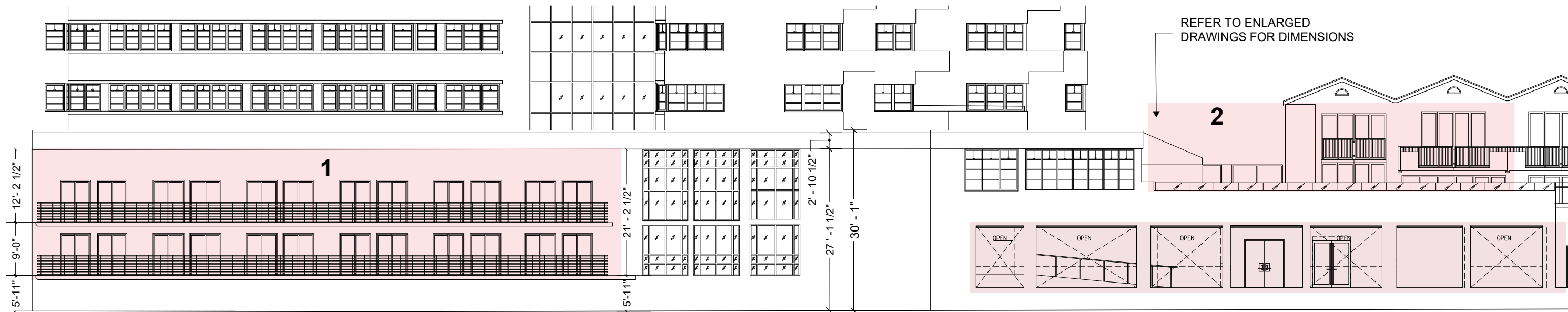
- 1. TOWNHOMES SECOND LEVEL
- 2. RESTROOMS
- 3. EXTERIOR TERRACE

AREAS TO BE RENOVATED




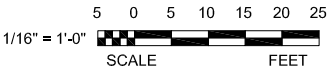
Shelborne Hotel Partners WC LP ♦ Bermello Ajamil & Partners ♦ Martin Brudnizki Design Studio ♦ Heritage Architectural Associates ♦ L&ND





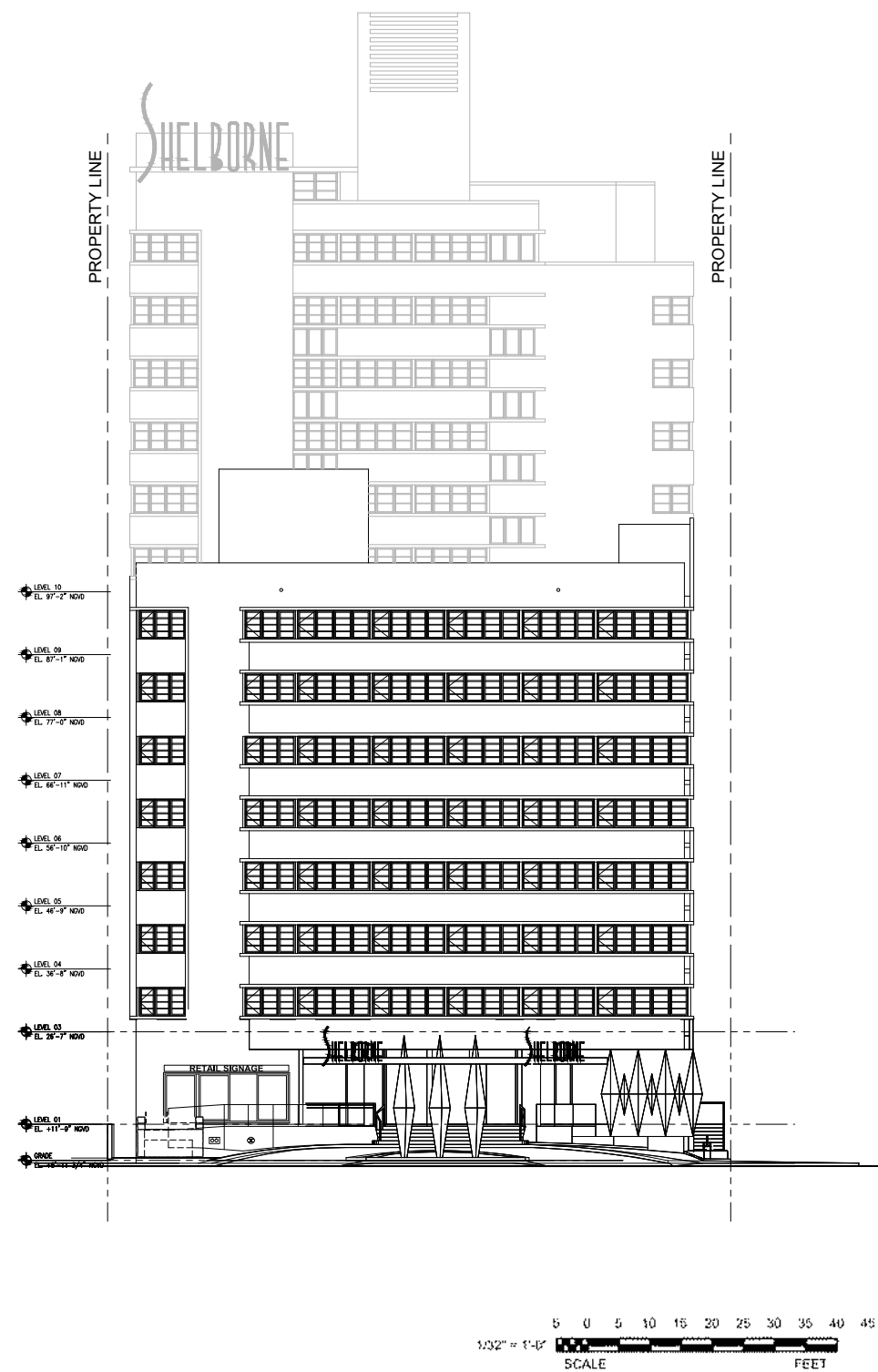
- SCOPE OF WORK:**
- 1. SOUTH FACADE EXTERIOR WALL, DOORS AND BALCONIES
 - 2. NEW RETRACTABLE AWNING AT MEZZANINE EVENT TERRACE

 AREAS TO BE RENOVATED



EXISTING ELEVATIONS

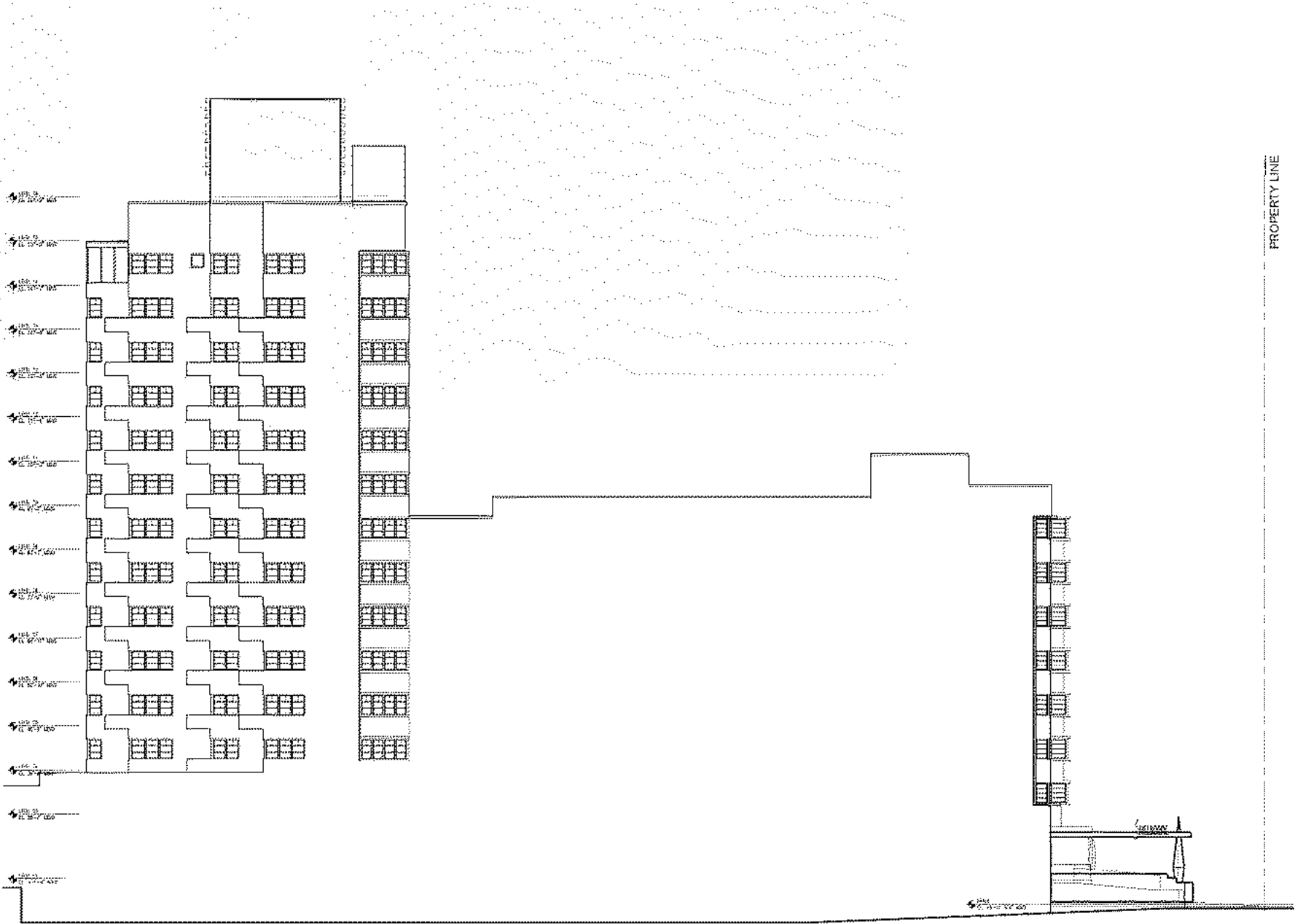
EXISTING WEST FRONT ELEVATION



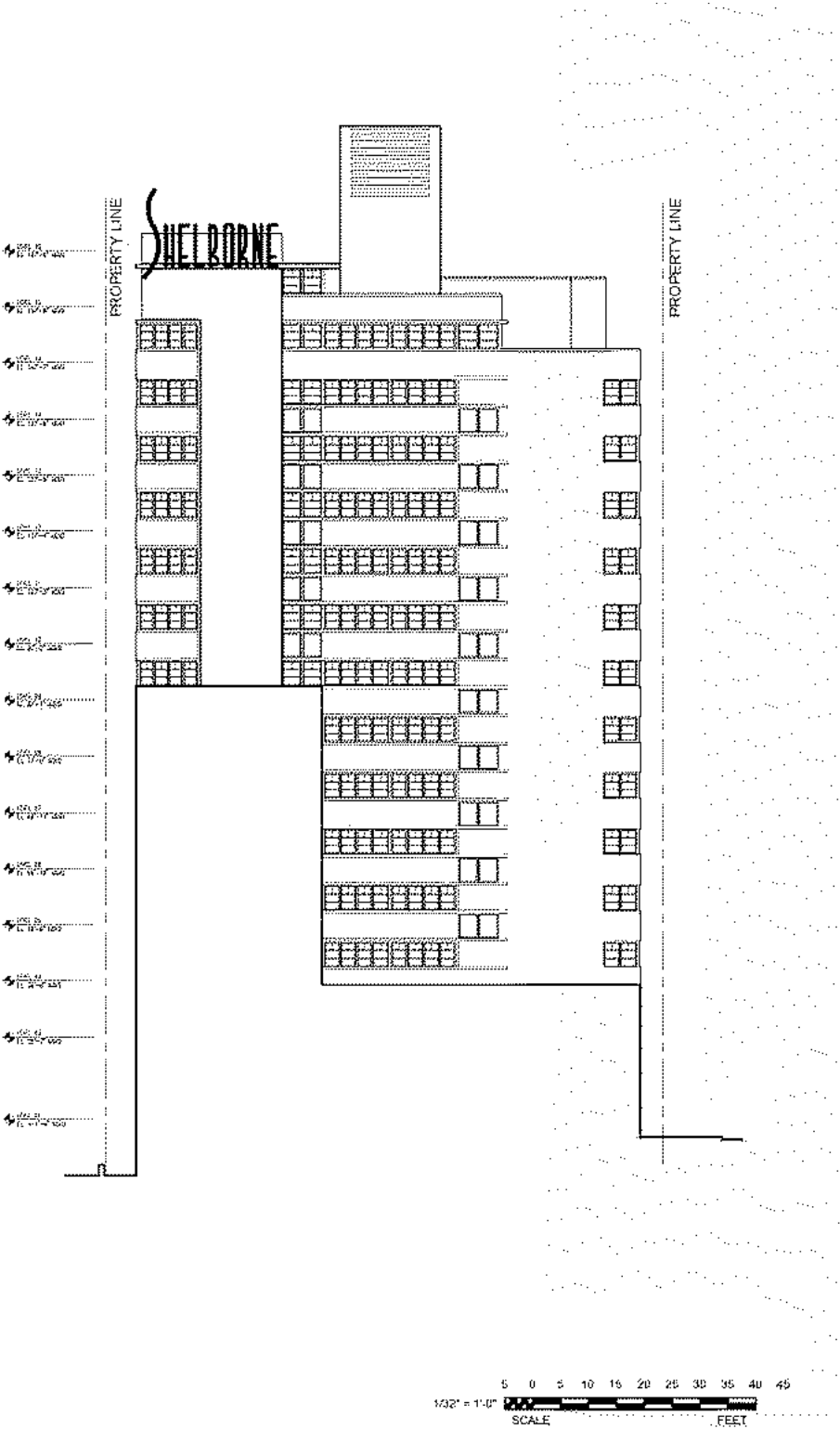
EXISTING WEST ELEVATION
NO PROPOSED CHANGES



EXISTING ELEVATIONS

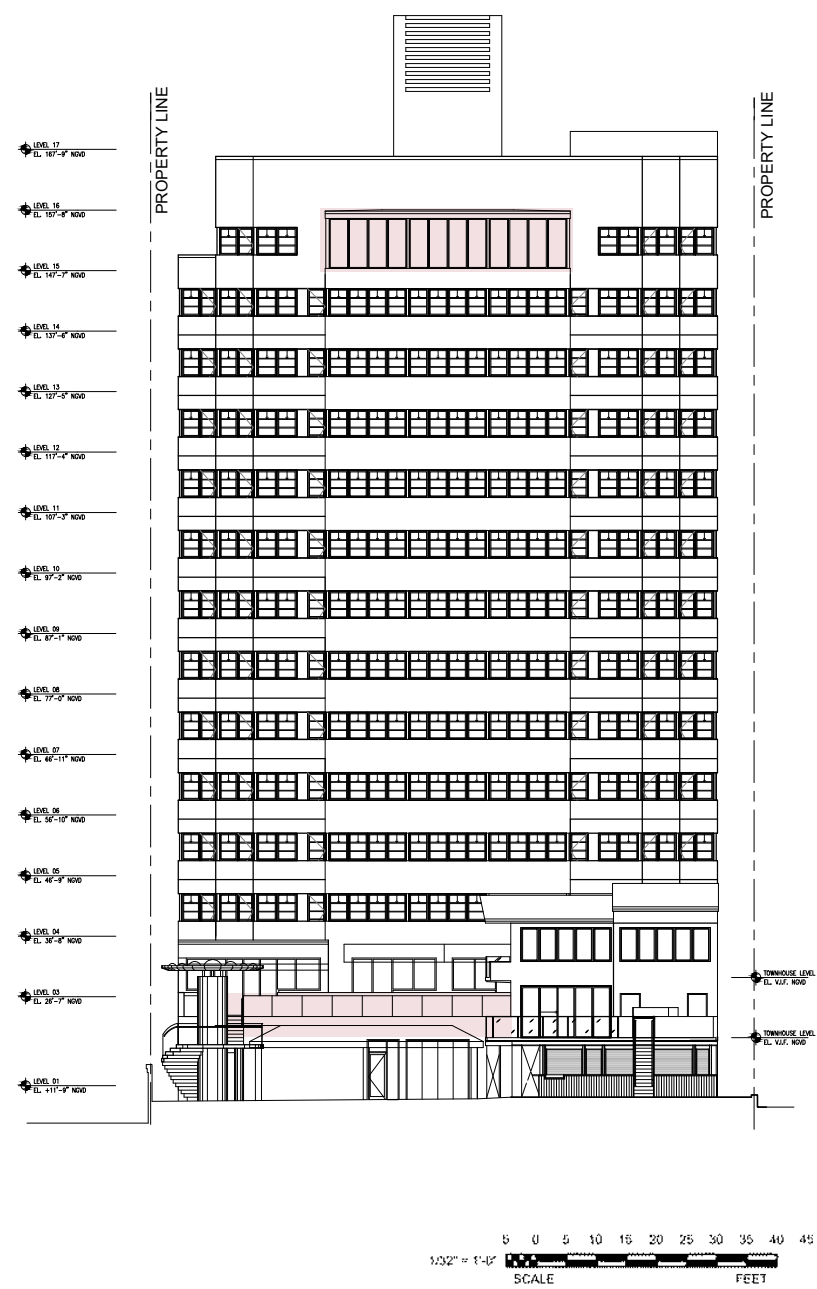


EXISTING NORTH ELEVATION
NO PROPOSED CHANGES



EXISTING WEST REAR ELEVATION
NO PROPOSED CHANGES

EXISTING ELEVATIONS

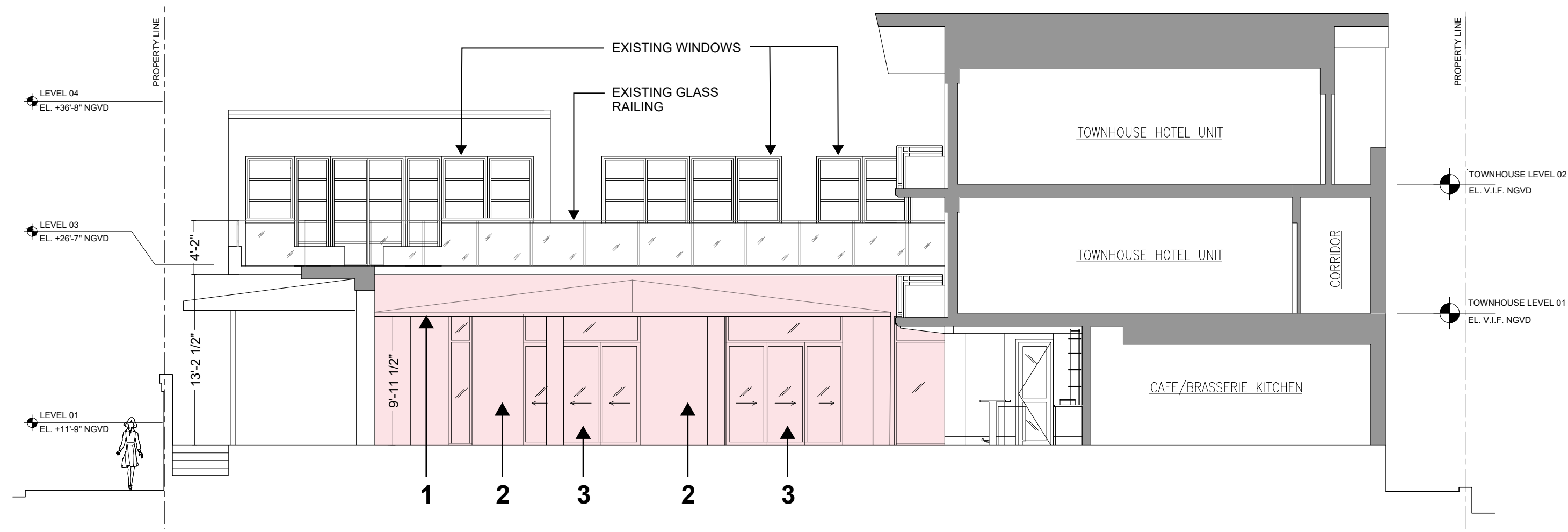


SCOPE OF WORK
1. NEW TERRACE RETRACTABLE AWNING
AND GROUND LEVEL RESTAURANT

EXISTING EAST REAR ELEVATION

EXISTING EAST REAR ELEVATION

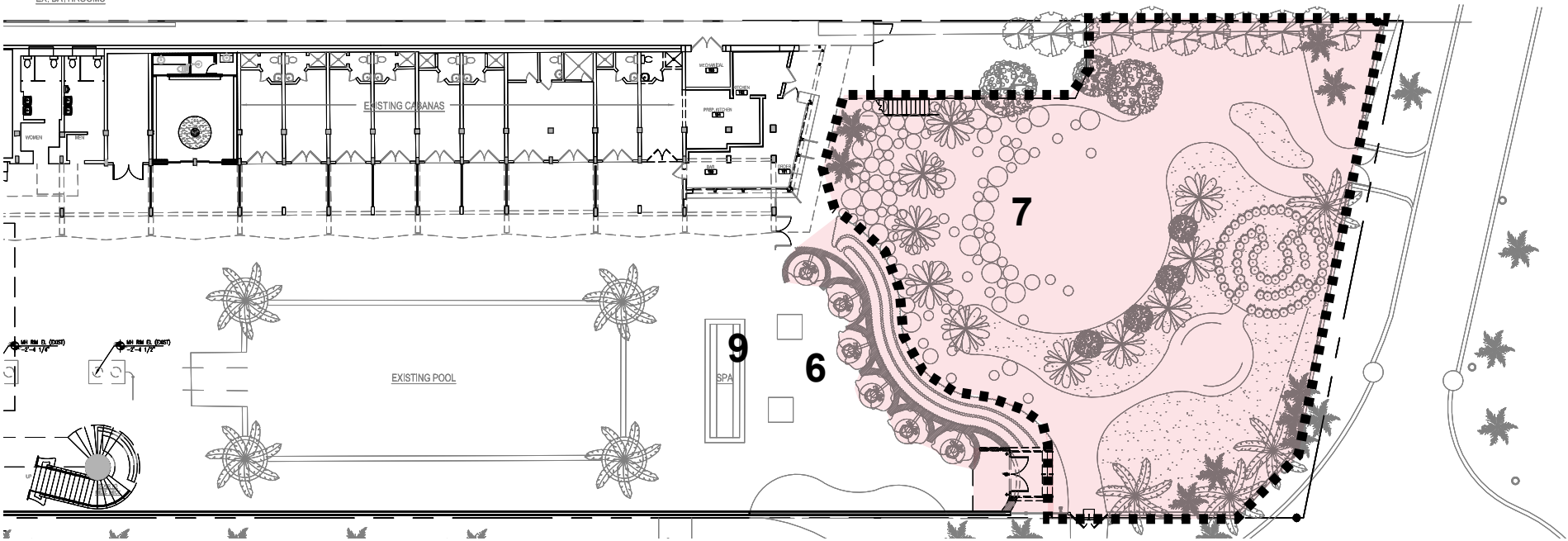
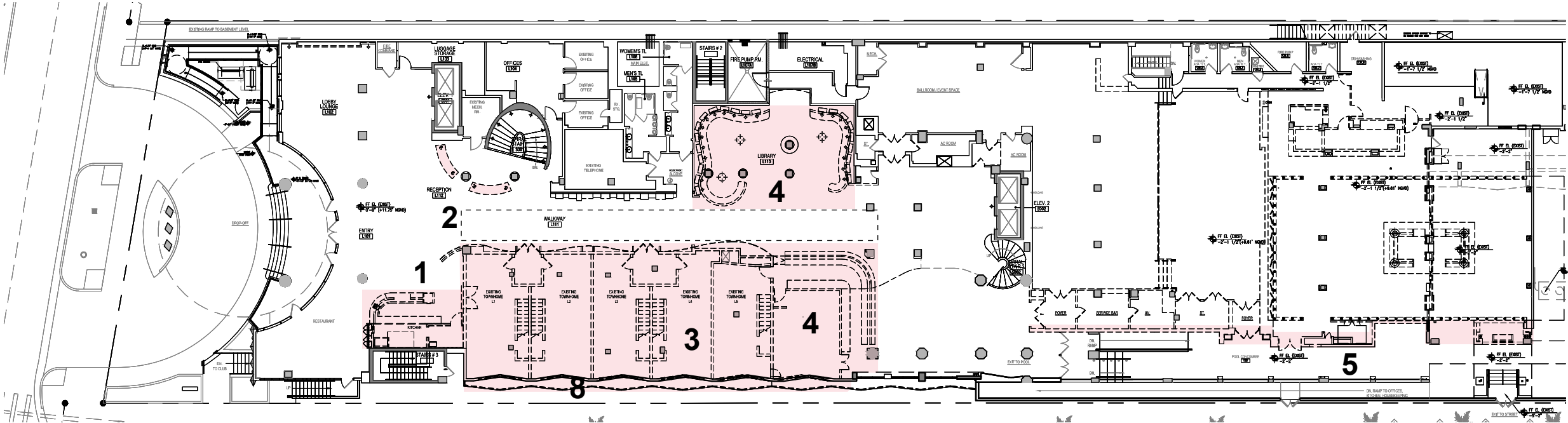




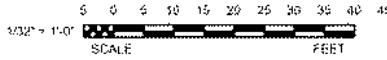


SCOPE OF WORK:

- 1. REMOVE EXISTING AWNING
- 2. RESTAURANT NON STRUCTURAL FACADE TO BE RENOVATED
- 3. DOORS TO BE REMOVED

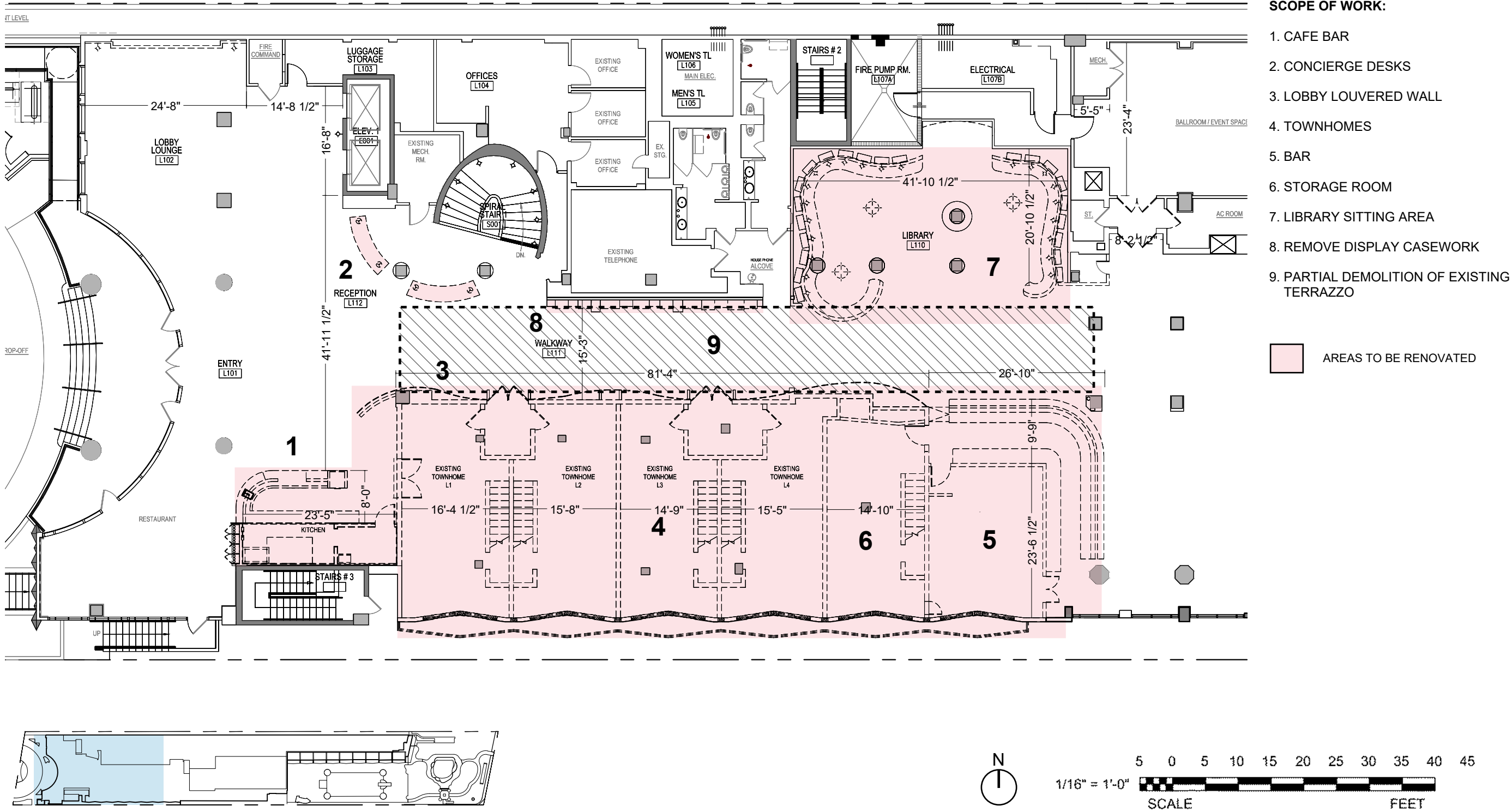
AREAS TO BE RENOVATED



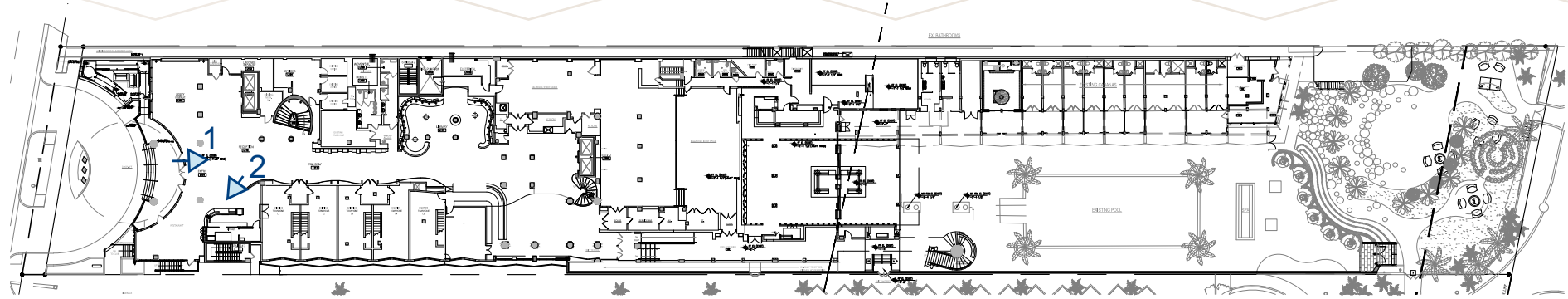
- SCOPE OF WORK:**
- 1. CAFE TO BE DEMOLISHED
 - 2. PARTIAL DEMOLITION OF TERRAZZO FLOORING
 - 3. LOBBY TOWNHOUSES TO BE DEMOLISHED
 - 4. DEMOLISH BAR AND PRIVATE SITTING AREA
 - 5. PARTIAL DEMOLITION OF ARCADE WALL
 - 6. DEMOLITION OF UNDULATING SCALLOP SITTING AREA
 - 7. REMOVE PAVERS AND LANDSCAPE. RELOCATE TREES ACCORDING TO LANDSCAPE DRAWINGS
 - 8. ACCORDION PROFILE WALL TO BE PARTIALLY DEMOLISHED
 - 9. SPA TO BE REMOVED
-  AREAS TO BE RENOVATED
-  N
-  1/32" = 1'-0"
SCALE
FEET

DEMOLITION PLAN

ENLARGED GROUND LEVEL SHOWING AREAS TO BE DEMOLISHED



SCOPE OF WORK PHOTOS

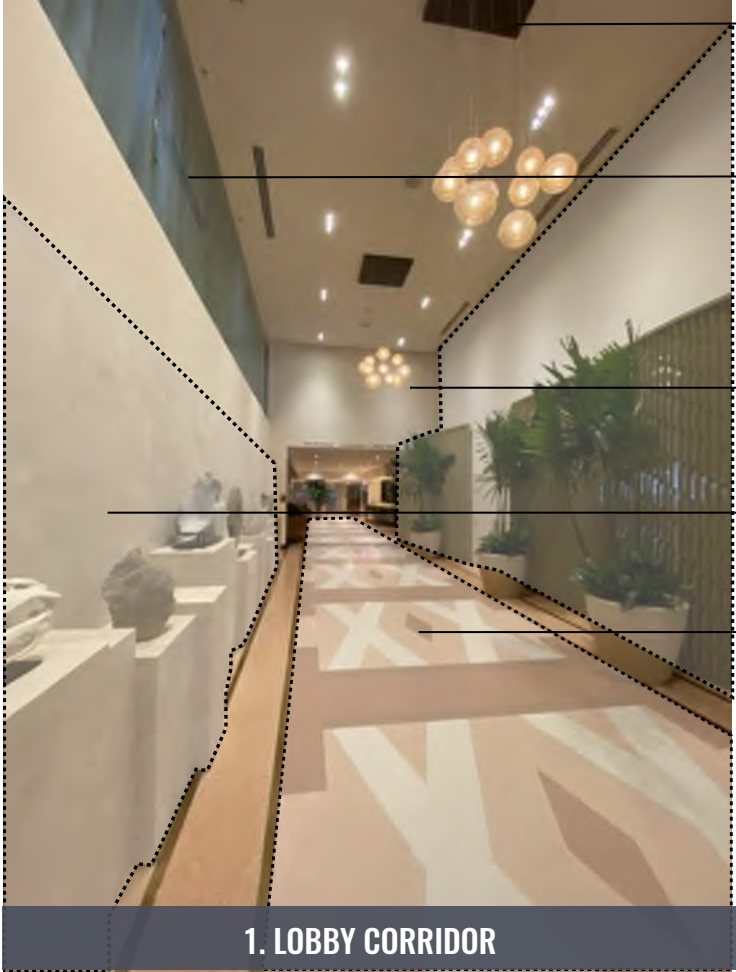
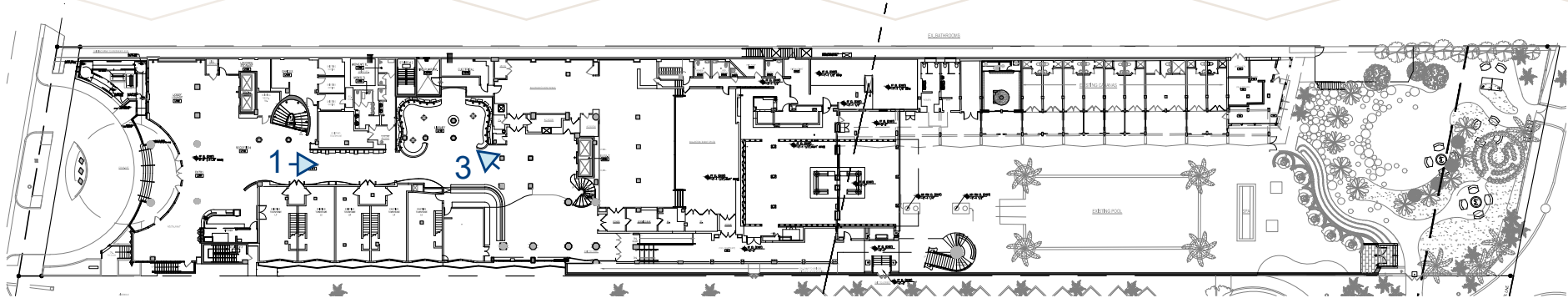


1. VIEW OF LOBBY



2. LOBBY CAFE

SCOPE OF WORK PHOTOS



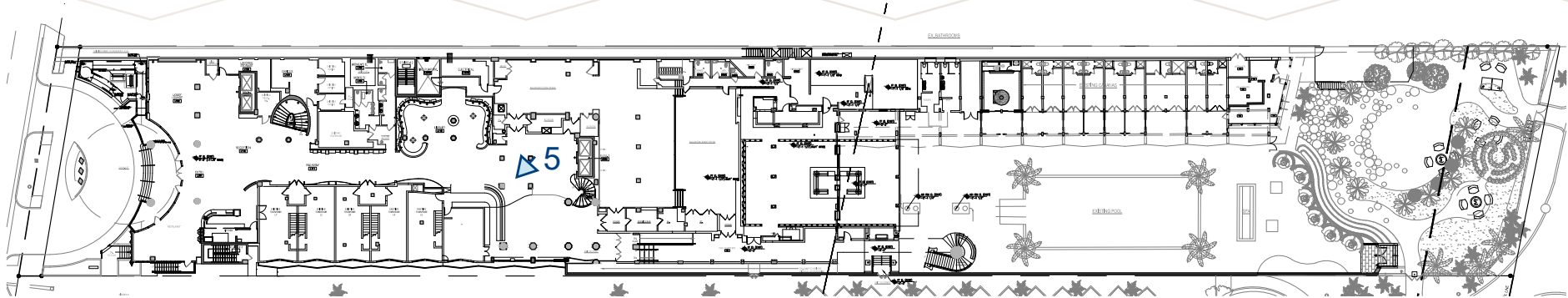
1. LOBBY CORRIDOR

- LIGHTING FIXTURES TO BE REMOVED
- INTERIOR GLAZED WALL TO REMAIN
- LIBRARY BAR TO BE FULLY RENOVATED
- MECHANICAL ROOM WALL TO REMAIN
- DECORATIVE MARBLE ART WALL AND PEDESTALS BE REMOVED
- PARTIAL DEMOLITION OF EXISTING TERRAZO FLOORING, NEW TERRAZO FLOORING TO BE INSTALLED



3. LIBRARY LOUNGE AREA

SCOPE OF WORK PHOTOS



MEZZANINE FLOOR
PLATE TO BE DEMOLISHED

SOFFIT TO BE REMOVED

BAR WALL AND STORAGE ROOM
BEYOND TO BE DEMOLISHED

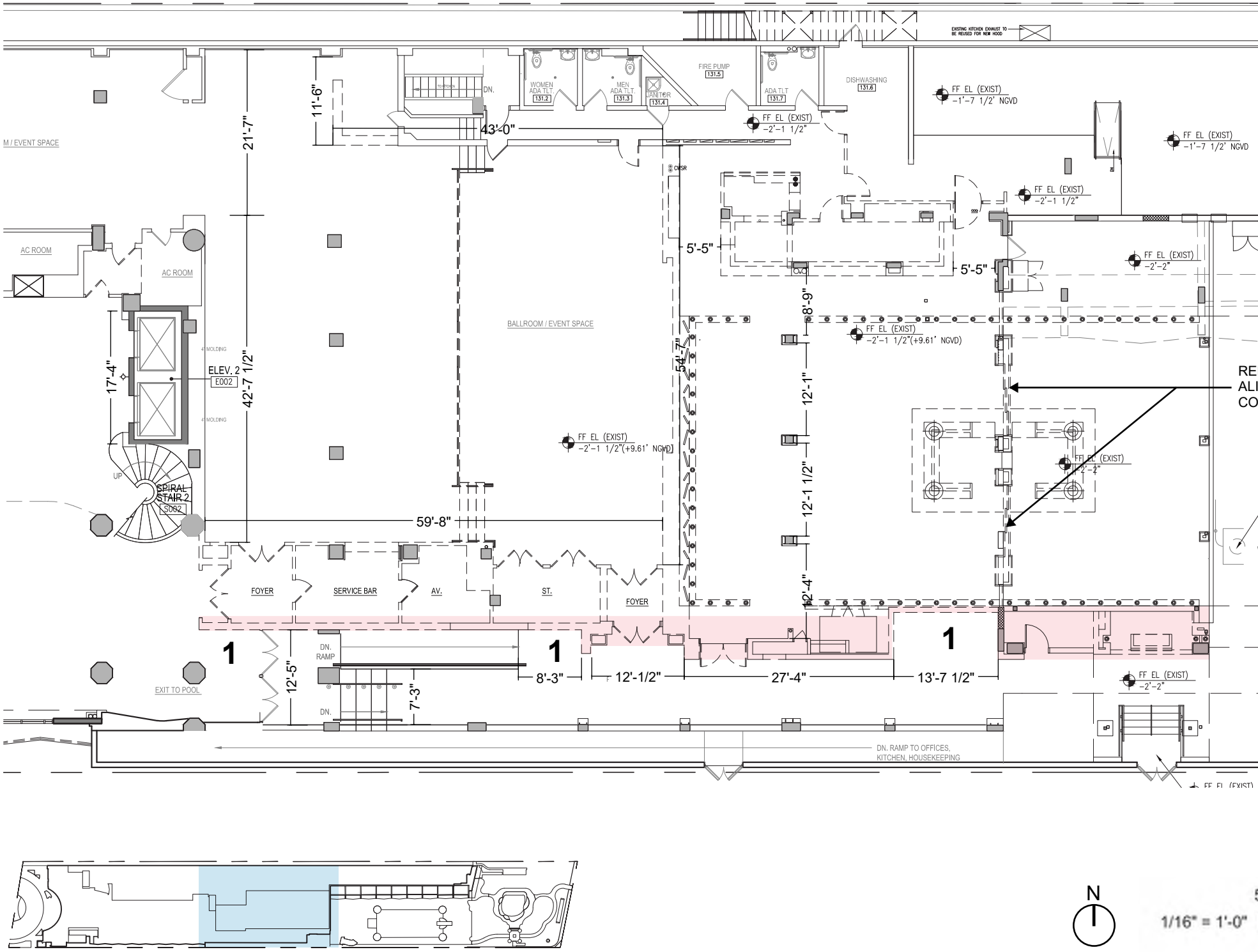
PARTIAL DEMOLITION OF EXISTING TERRAZZO
FLOORING, NEW TERRAZO FLOORING TO BE
INSTALLED

5. INTERIOR BAR




DEMOLITION PLAN

ENLARGED GROUND LEVEL SHOWING AREAS TO BE DEMOLISHED



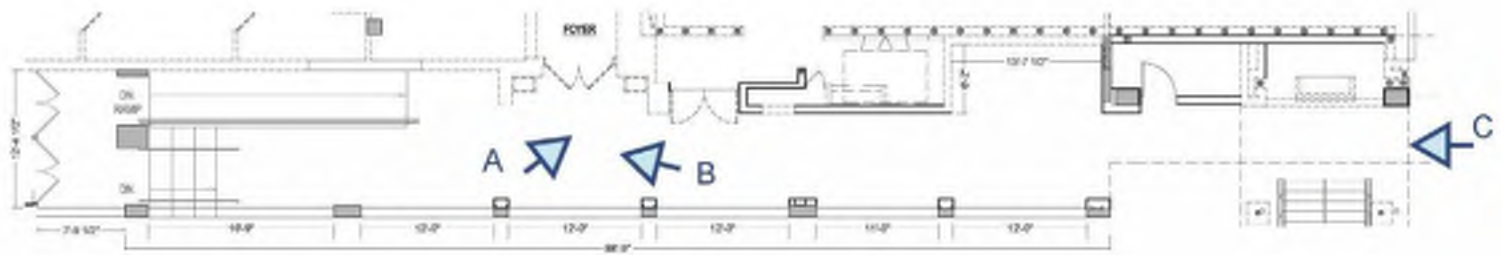
SCOPE OF WORK:

- 1. PARTIAL DEMOLITION OF EXTERIOR ARCADE MASONRY WALL

 AREAS TO BE RENOVATED

RELOCATING WINDOWS TO
ALIGN WITH NEW CANOPY
COLUMNS

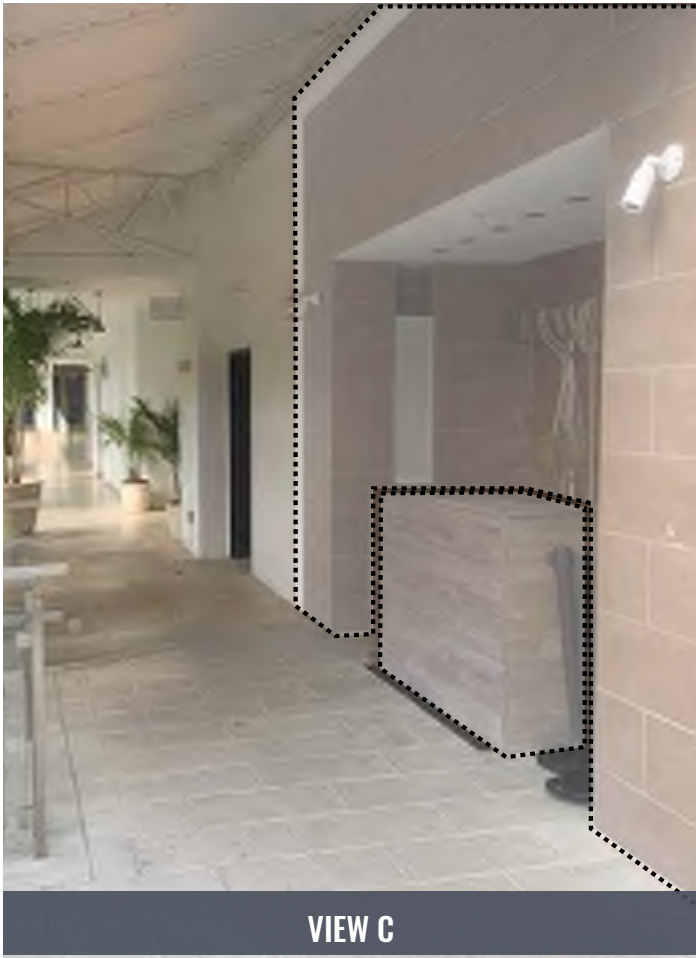
SCOPE OF WORK PHOTOS



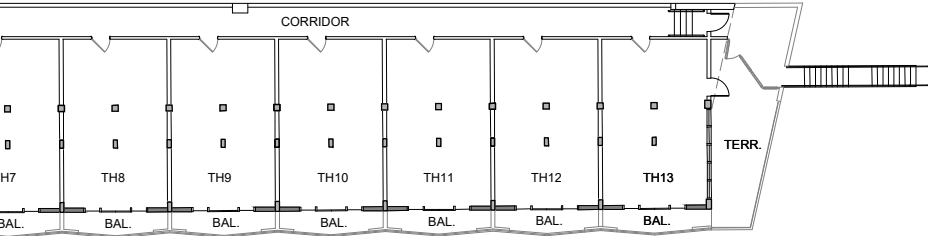
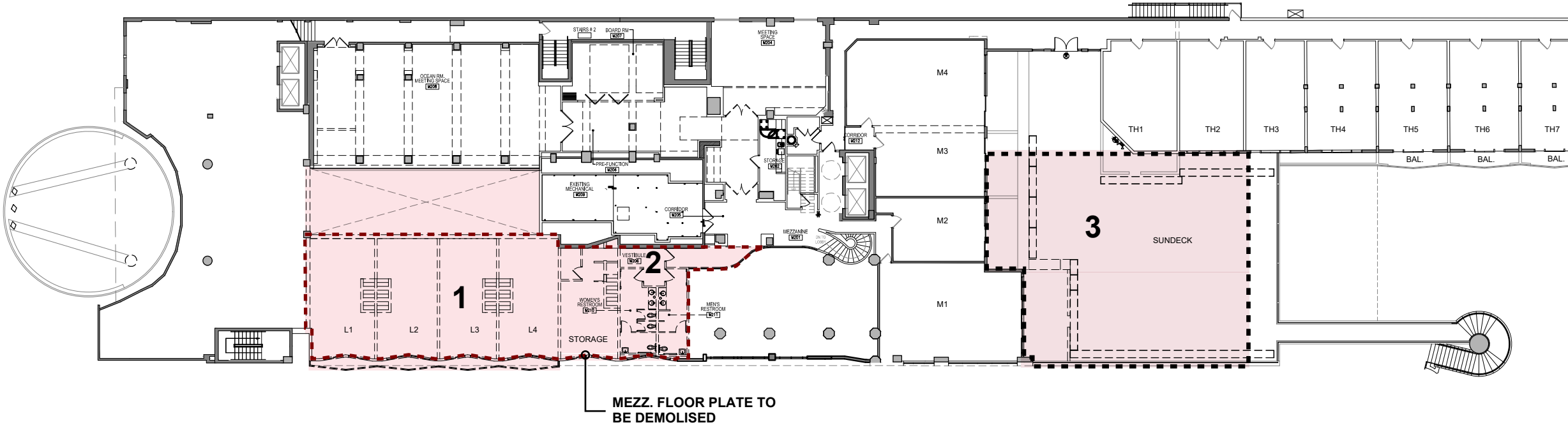
VIEW B



VIEW A

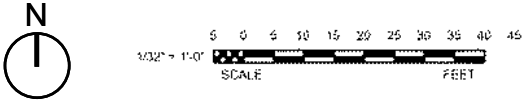


VIEW C



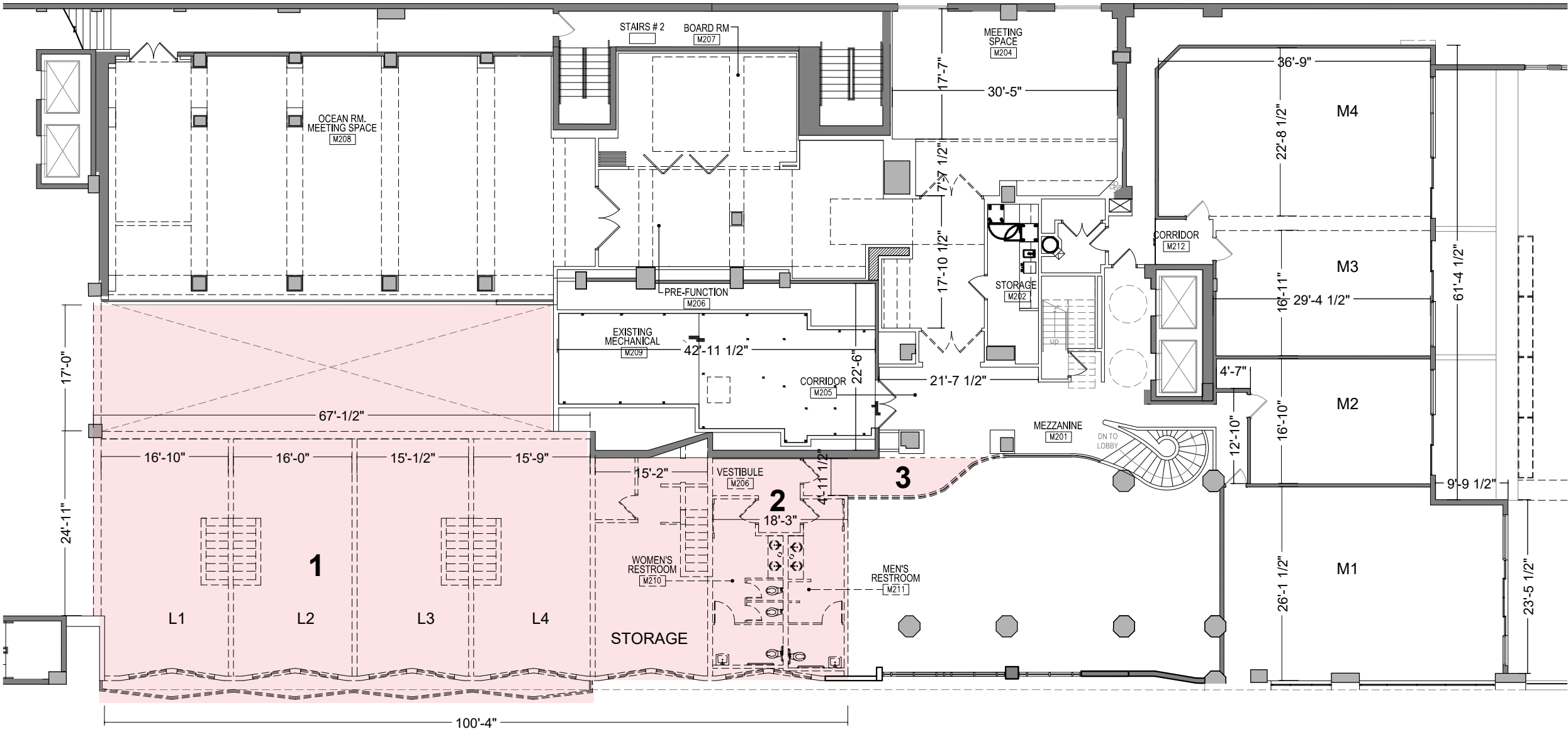
- SCOPE OF WORK:**
- 1. DEMOLISH SECOND LEVEL OF TOWNHOMES
 - 2. DEMOLISH AND RELOCATE RESTROOMS - FLOOR PLATE TO BE REMOVED
 - 3. PREPARE EXTERIOR TERRACE FOR FUTURE RETRACTABLE AWNING FRAME

AREAS TO BE RENOVATED




DEMOLITION PLAN

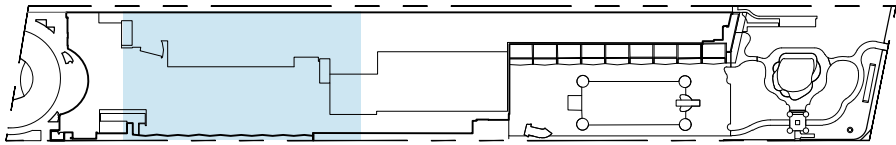
ENLARGED MEZZANINE LEVEL SHOWING AREAS TO BE DEMOLISHED



SCOPE OF WORK:

1. DEMOLISH TOWNHOME, WALLS, FLOOR AND CEILING
2. DEMOLISH RESTROOM
3. REMOVE CURVED RAILING AND FLOOR SLAB

 AREAS TO BE RENOVATED



SOUTH LOBBY FACADE RENOVATION

The existing south accoridian facade profile will be partially demolished and reconstructed to be in keeping with the spirit of the original Moris Lapidus design.



FACADE RENOVATION HISTORICAL RENOVATIONS



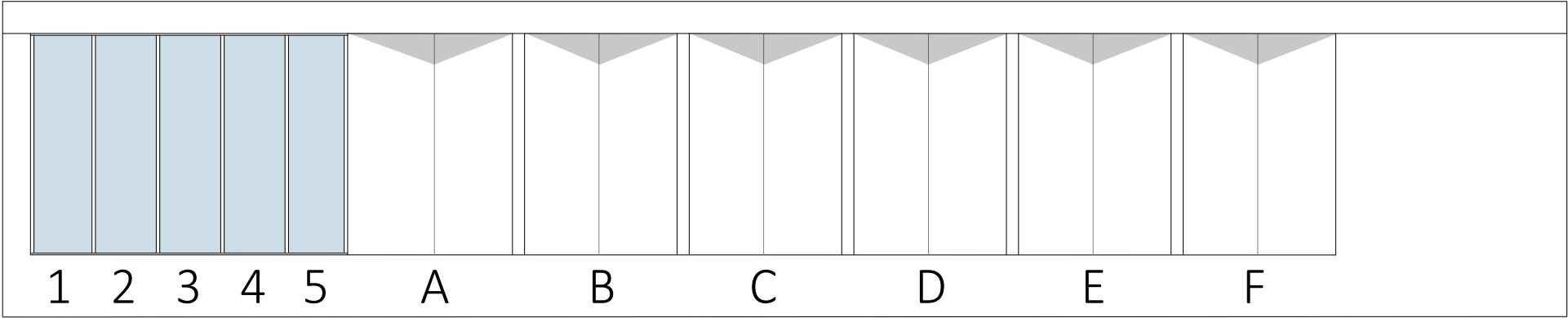
1940 - ORIGINAL DESIGN

1958 MORIS LAPIDUS DESIGN

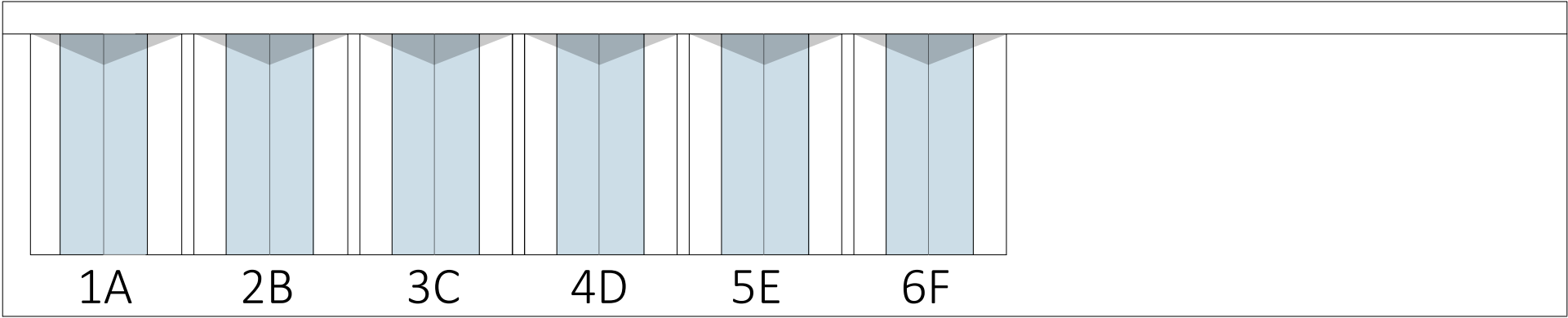


DESIGN EVOLUTION DIAGRAM

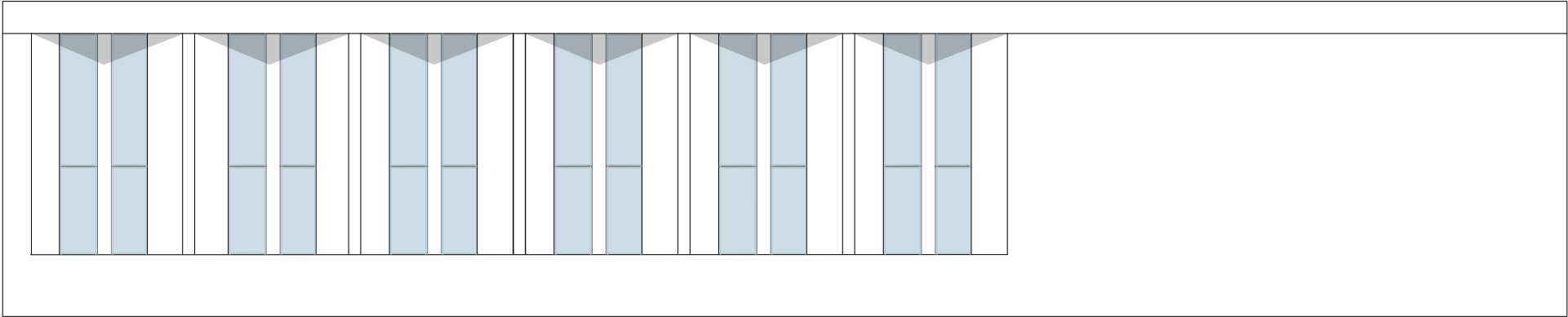
SOUTH FACADE ELEVATION - ENLARGED



MORRIS LAPIDUS DESIGN 1958



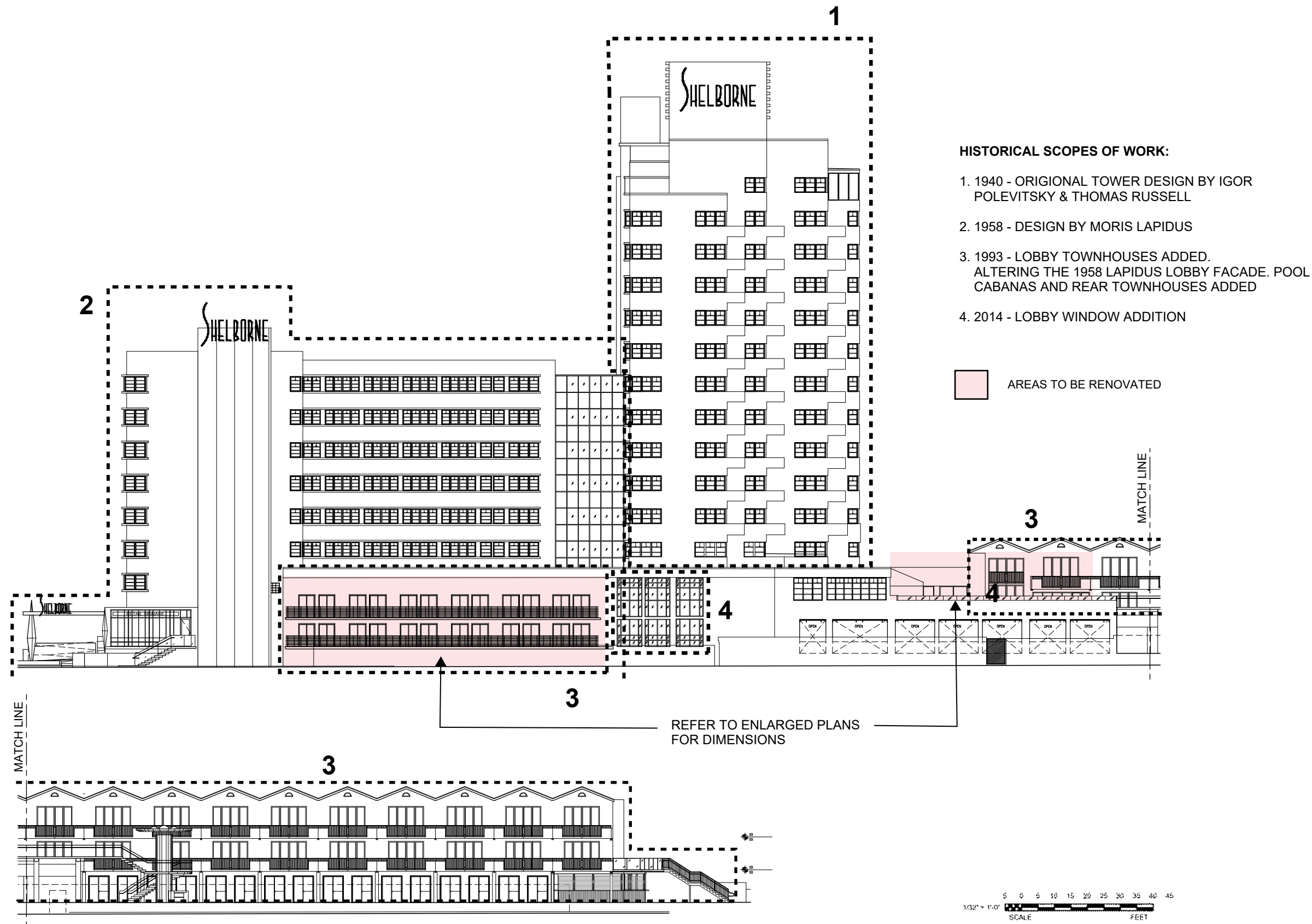
INTEGRATION OF GLAZING WITH “V” SHAPE PANEL



PROPOSED DESIGN

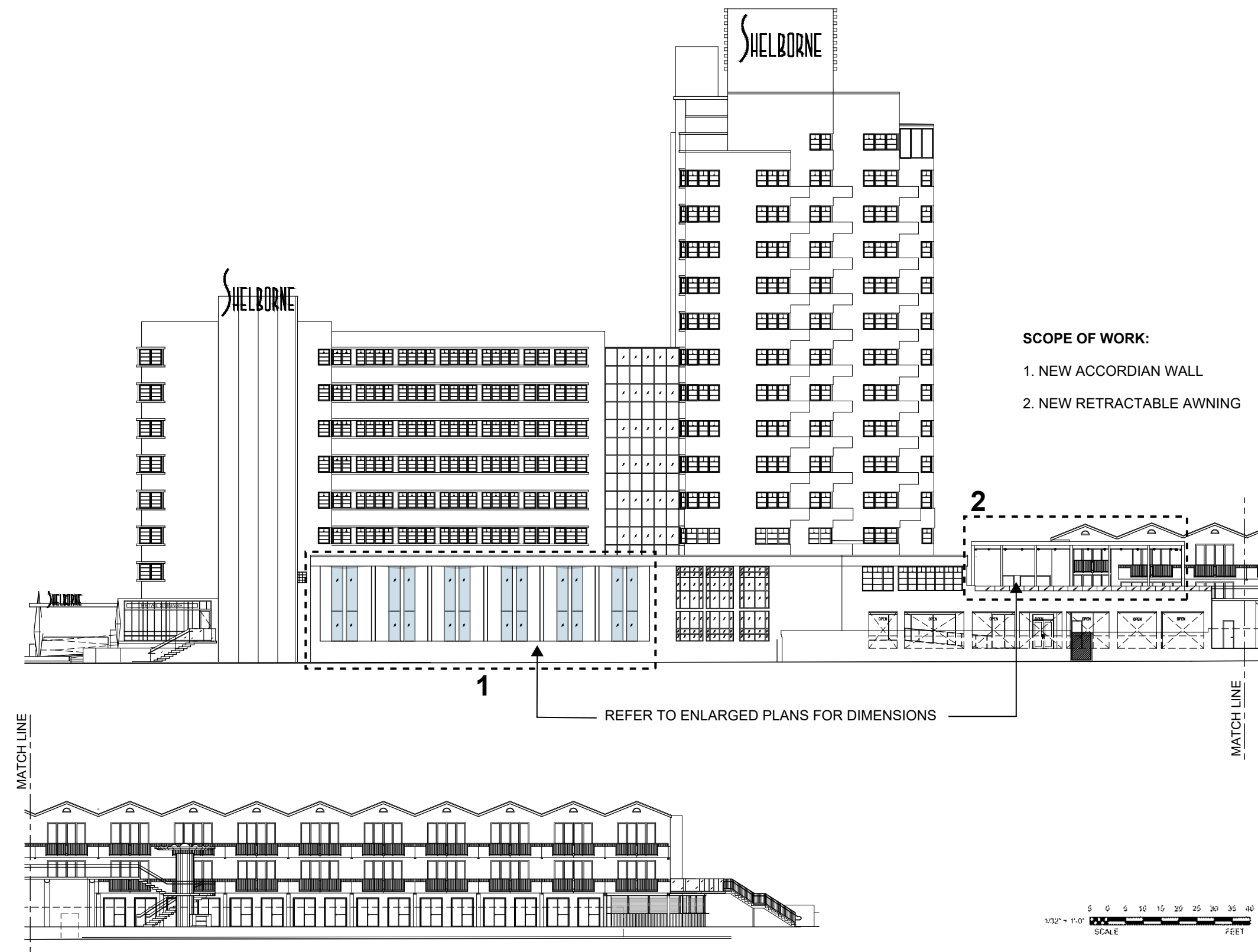
EXISTING VERSUS PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION



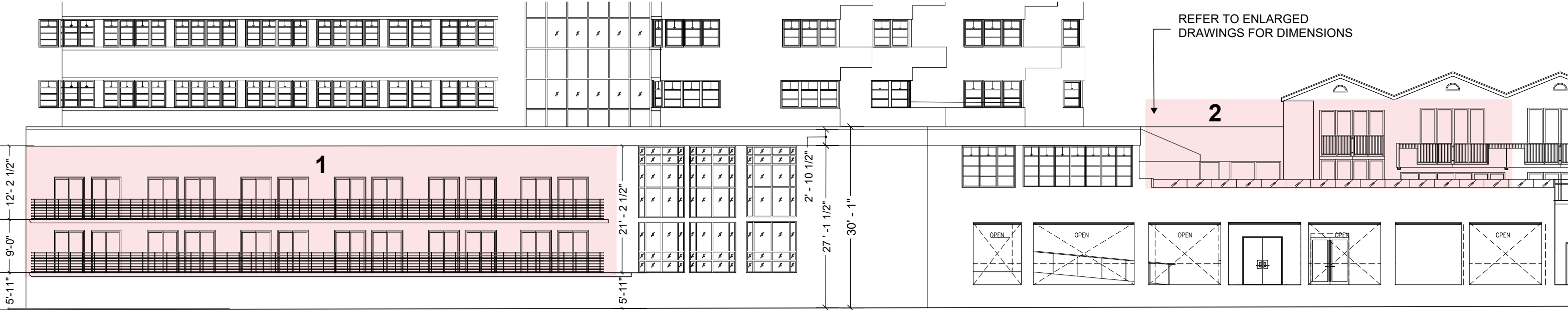
EXISTING VERSUS PROPOSED SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



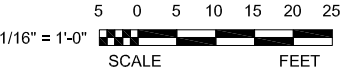
EXISTING ENLARGED SOUTH ELEVATION

EXISTING SOUTH ELEVATION - ENLARGED



- SCOPE OF WORK:**
- 1. SOUTH FACADE EXTERIOR WALL, DOORS AND BALCONIES
 - 2. NEW RETRACTABLE AWNING AT MEZZANINE EVENT TERRACE

 AREAS TO BE RENOVATED



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PROPOSED SOUTH ELEVATION - ENLARGED



5 0 5 10 15 20 25
1/16" = 1'-0"
SCALE FEET

EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION - SCOPE PHOTOGRAPHS



1. SOUTH ACCORDIAN FACADE -



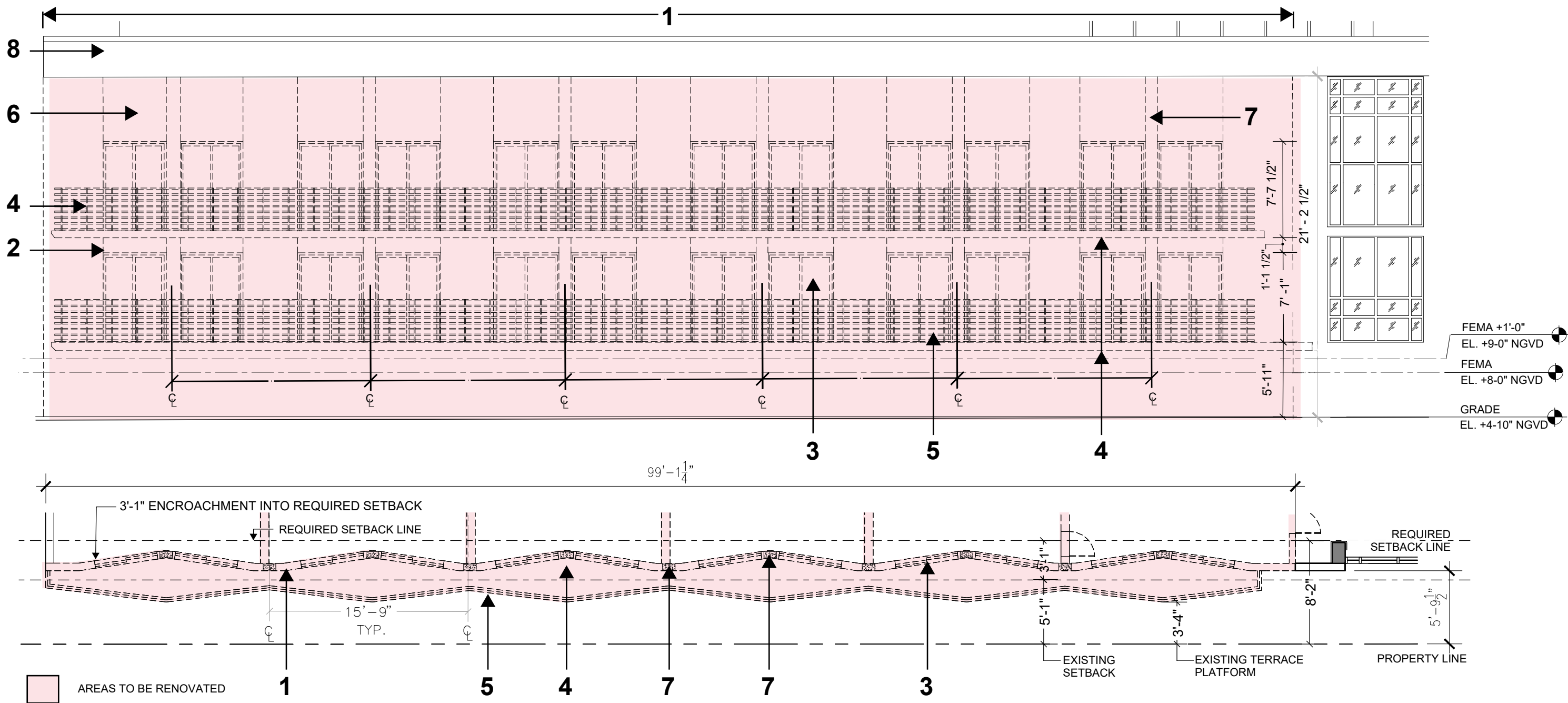
2. MEZZANINE EVENT TERRACE

SCOPE OF WORK:

- 1. SOUTH FACADE EXTERIOR WALL, DOORS AND BALCONIES
- 2. NEW RETRACTABLE AWNING AT MEZZANINE EVENT TERRACE

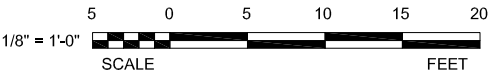
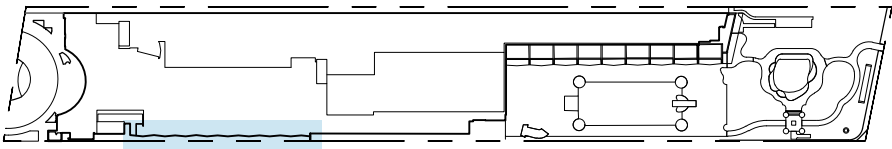
ENLARGED SOUTH LOBBY FACADE

DEMOLITION ELEVATION - ENLARGED



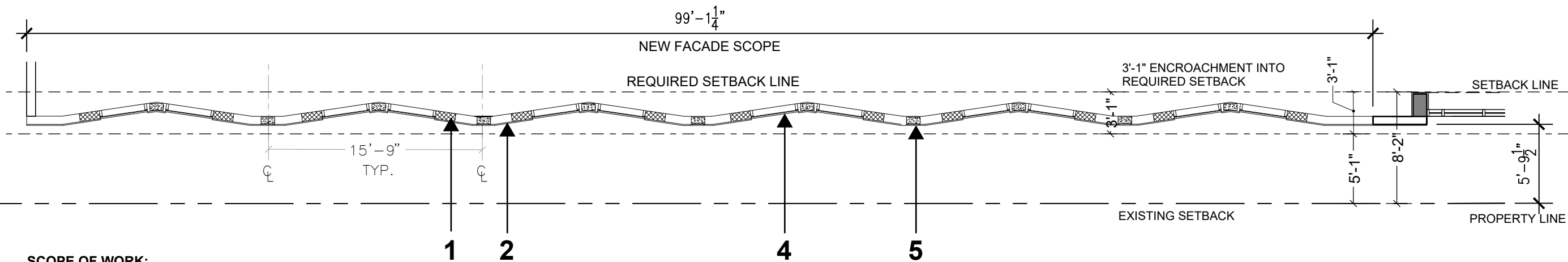
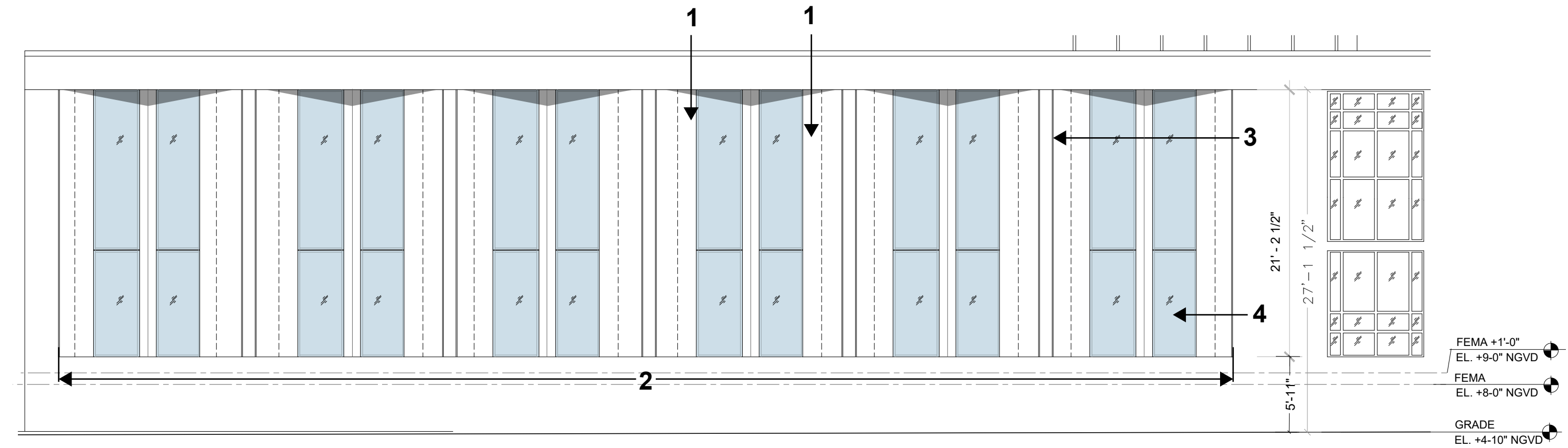
SCOPE OF WORK:

1. DEMOLISH MASONRY WALL
2. DEMOLISH HEADER BEAMS ABOVE SLIDING DOORS
3. REMOVE SLIDING GLASS DOORS
4. DEMOLISH BALCONY SLABS
5. REMOVE ALL RAILINGS
6. DEMOLISH BLOCK INFILL ABOVE SLIDING DOORS
7. CONCRETE STRUCTURAL COLUMNS TO REMAIN
8. STRUCTURE AND STUCCO BAND EXISTING TO REMAIN



ENLARGED SOUTH LOBBY FACADE

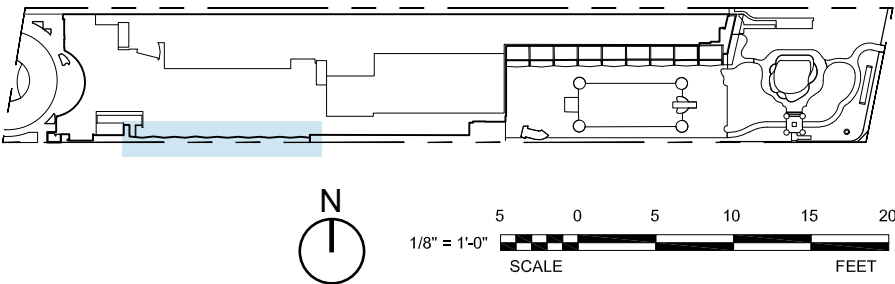
PROPOSED ELEVATION - ENLARGED



SCOPE OF WORK:

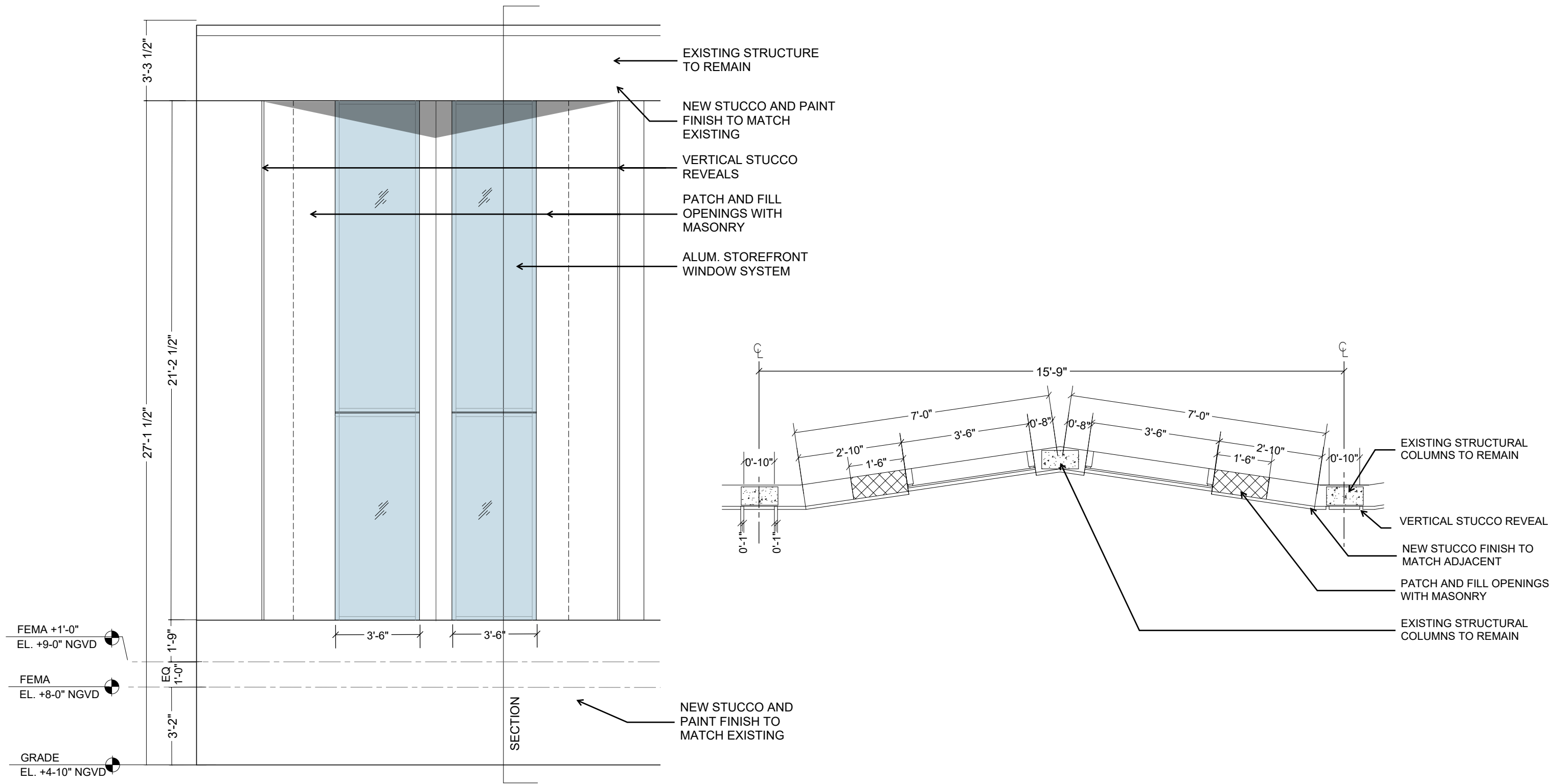
1. PATCH AND FILL OPENINGS WITH MASONRY
2. NEW STUCCO FINISH TO MATCH ADJACENT
3. VERTICAL STUCCO REVEAL
4. NEW STRUCTURALLY GLAZED WINDOWS
5. EXISTING TO REMAIN STRUCTURAL COLUMNS

SETBACK VARIANCE BEING REQUESTED, REFER TO VARIANCE SECTION FOR ADDITIONAL DETAILS



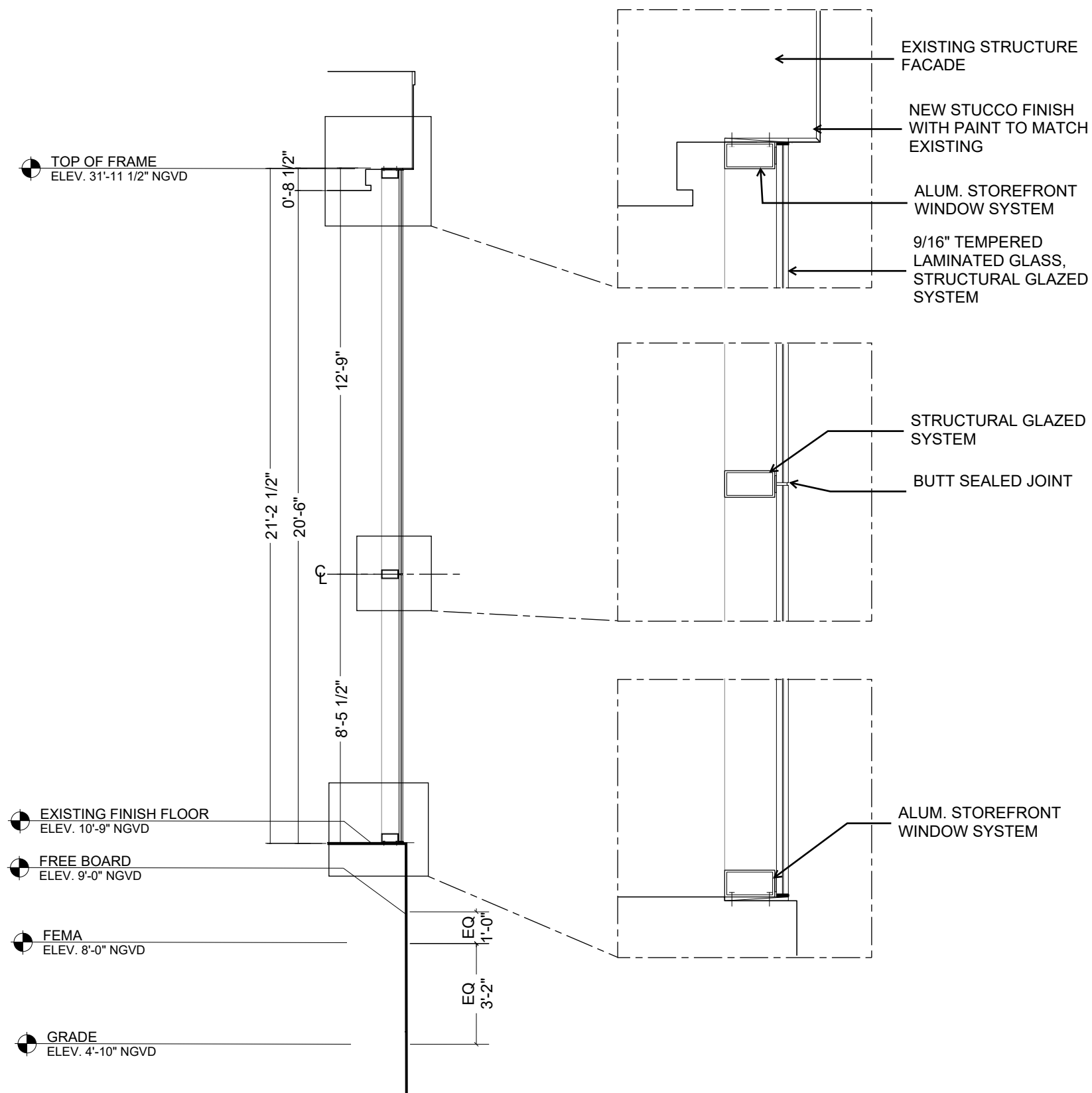
ENLARGED SOUTH LOBBY FACADE

ELEVATION AND PLAN DETAIL

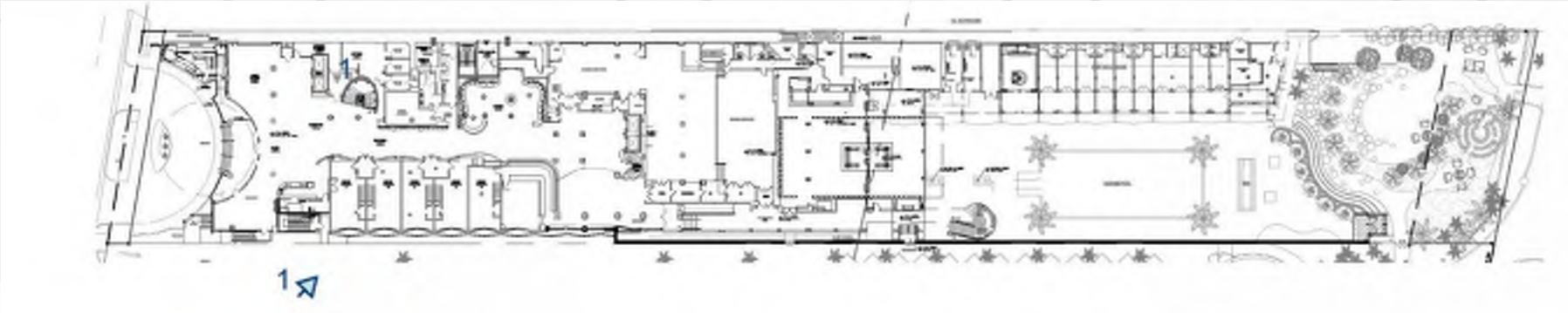


ENLARGED SOUTH LOBBY WALL

SECTION DETAILS



EXTERIOR RENDERINGS



EXISTING SOUTH FACADE



PROPOSED SOUTH FACADE



EXTERIOR RENDERINGS

PROPOSED SOUTH FACADE



EVENT TERRACE RETRACTABLE AWNING

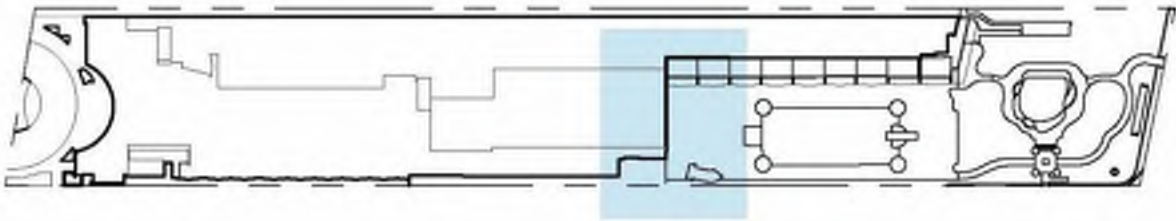


EVENT TERRACE FROM 18TH STREET



EVENT TERRACE FROM CATWALK

EXISTING OUTDOOR EVENT TERRACE



EVENT TERRACE - EAST TOWER AND MEETING ROOMS

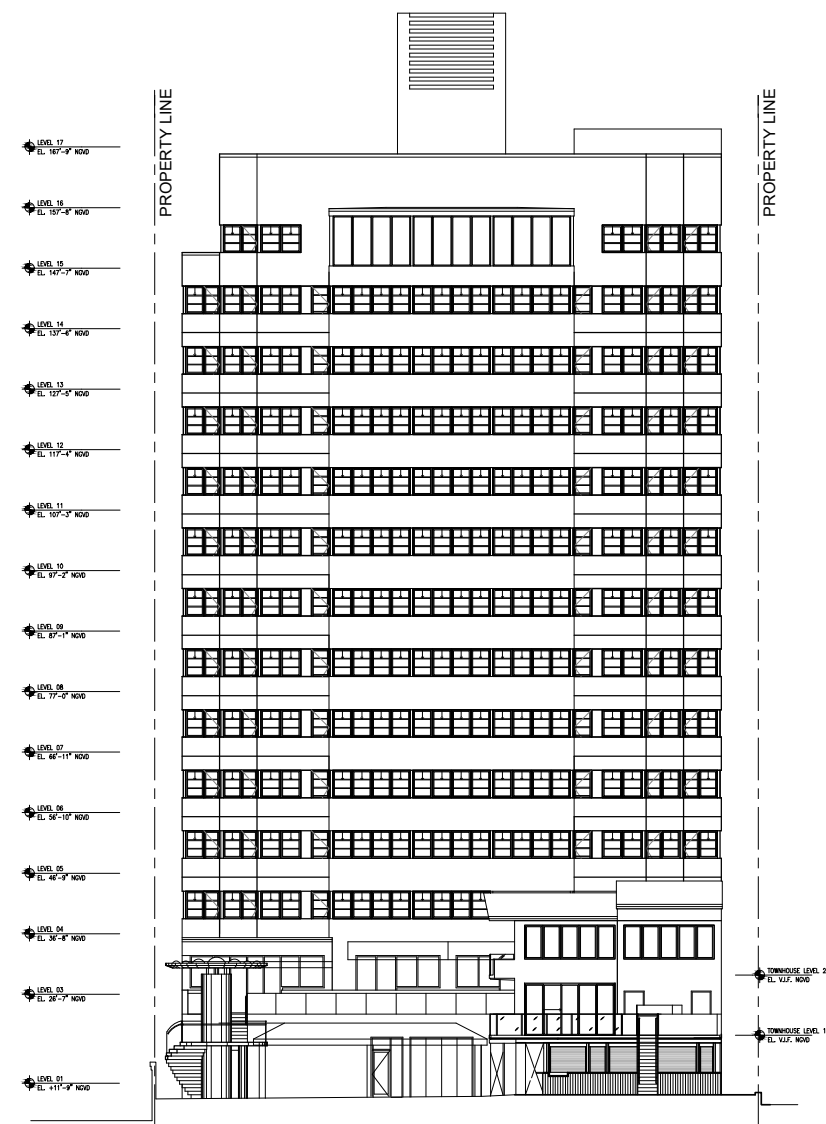


EVENT TERRACE - TOWNHOUSES

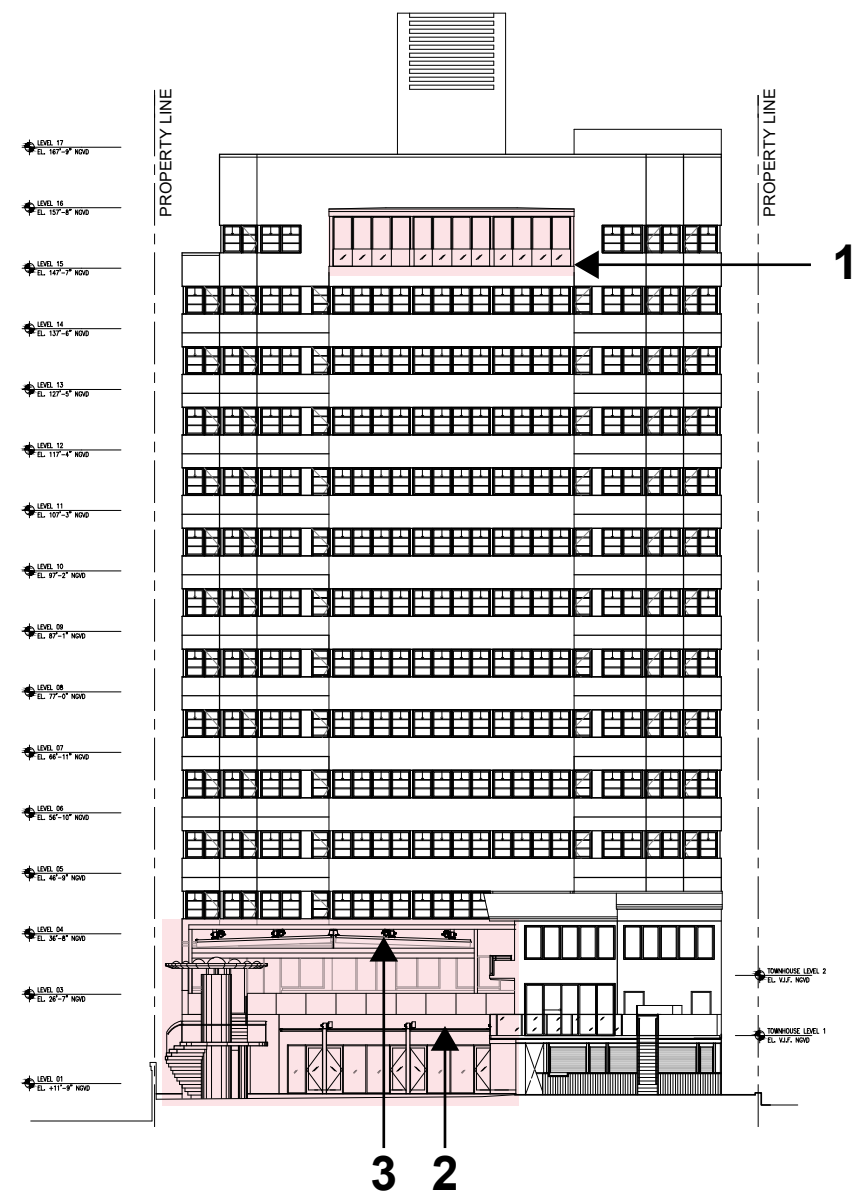
DESIGN INSPIRATION FOR RETRACTABLE AWNING



EXISTING VERSUS PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



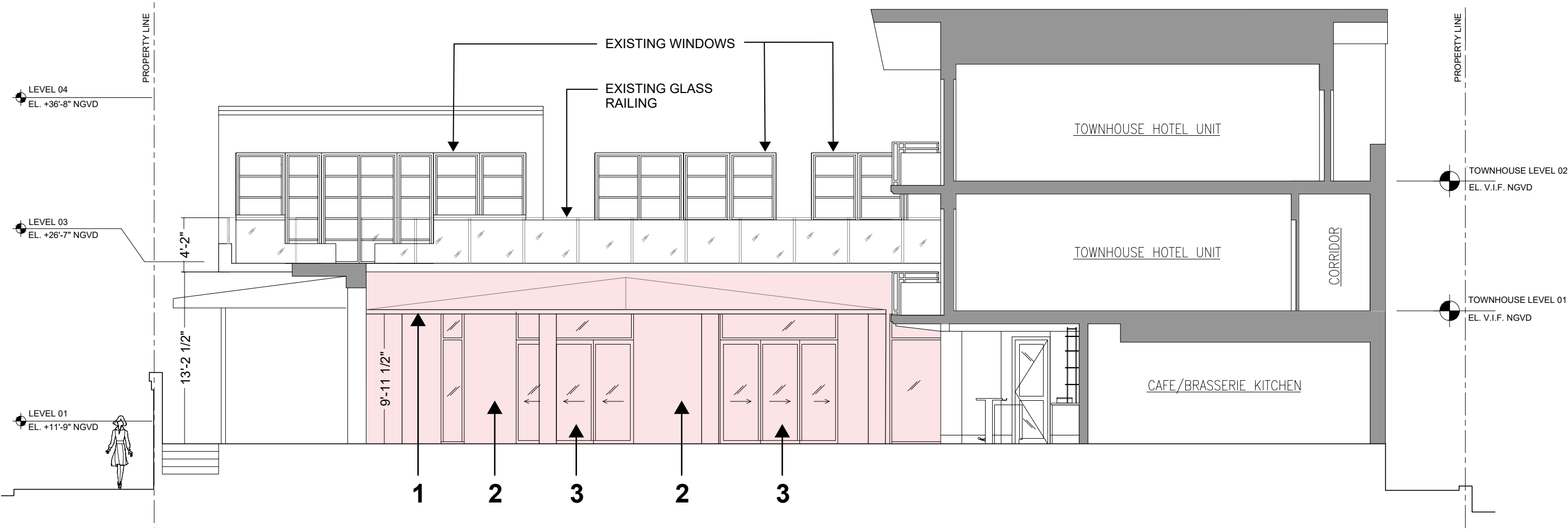
PROPOSED EAST ELEVATION

- SCOPE OF WORK:**
1. AT PENTHOUSE REPLACE FIXED WINDOWS WITH SLIDING WINDOWS. ADD GLASS RAILING.
 2. NEW RETRACTABLE AWNING AT GROUND FLOOR RESTAURANT
 3. NEW RETRACTABLE AWNING AT MEZZANINE EVENT TERRACE

AREAS TO BE RENOVATED


EXISTING ELEVATION

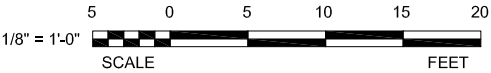
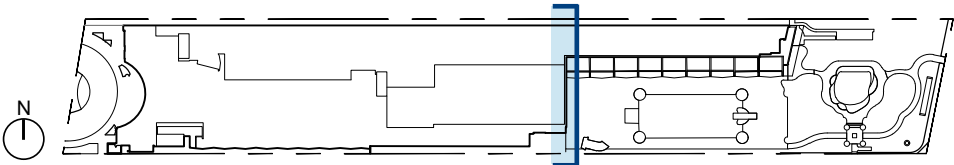
EVENT TERRACE AND RESTAURANT AWNING



SCOPE OF WORK:

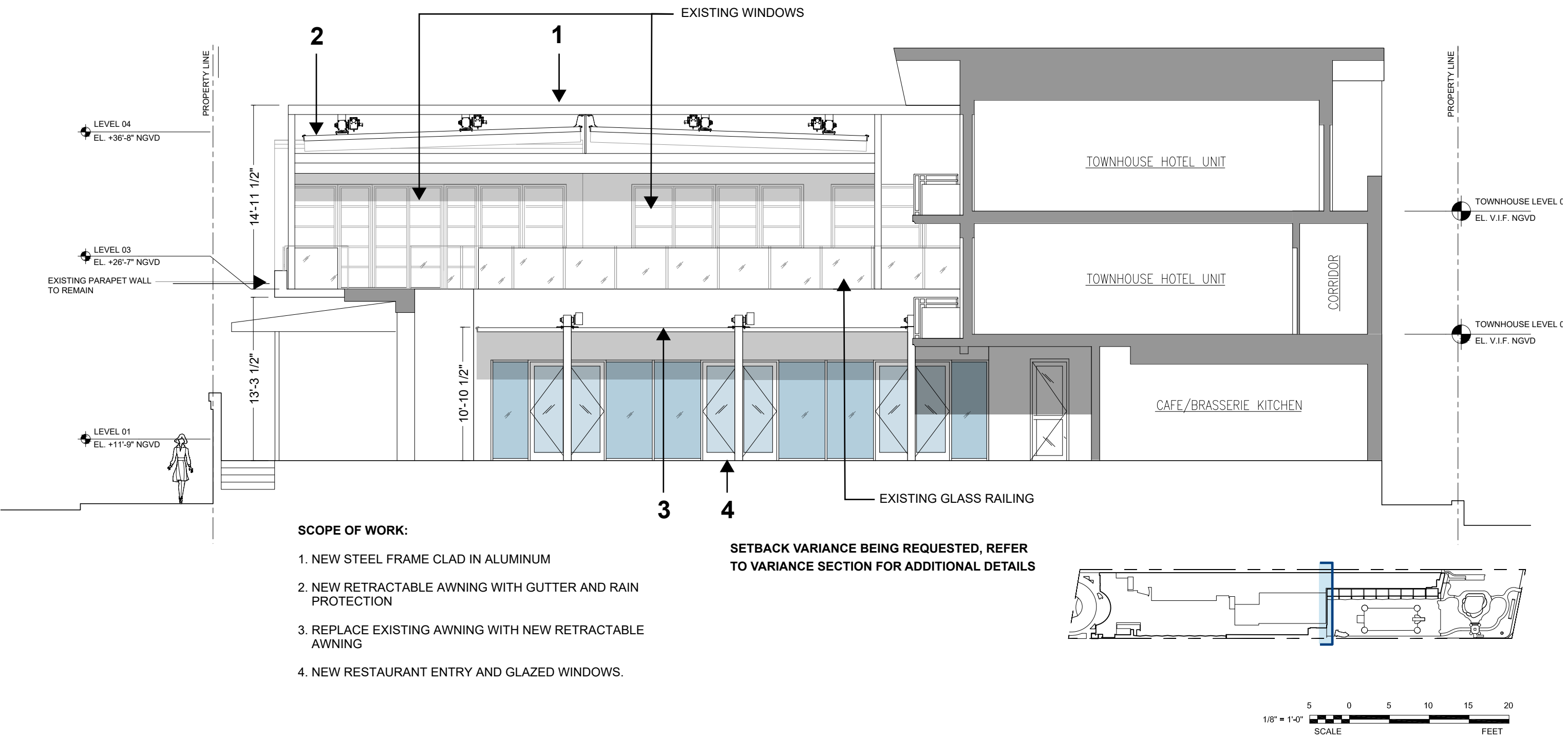
- 1. REMOVE EXISTING AWNING
- 2. RESTAURANT NON STRUCTURAL FACADE TO BE RENOVATED
- 3. DOORS TO BE REMOVED

 AREAS TO BE RENOVATED



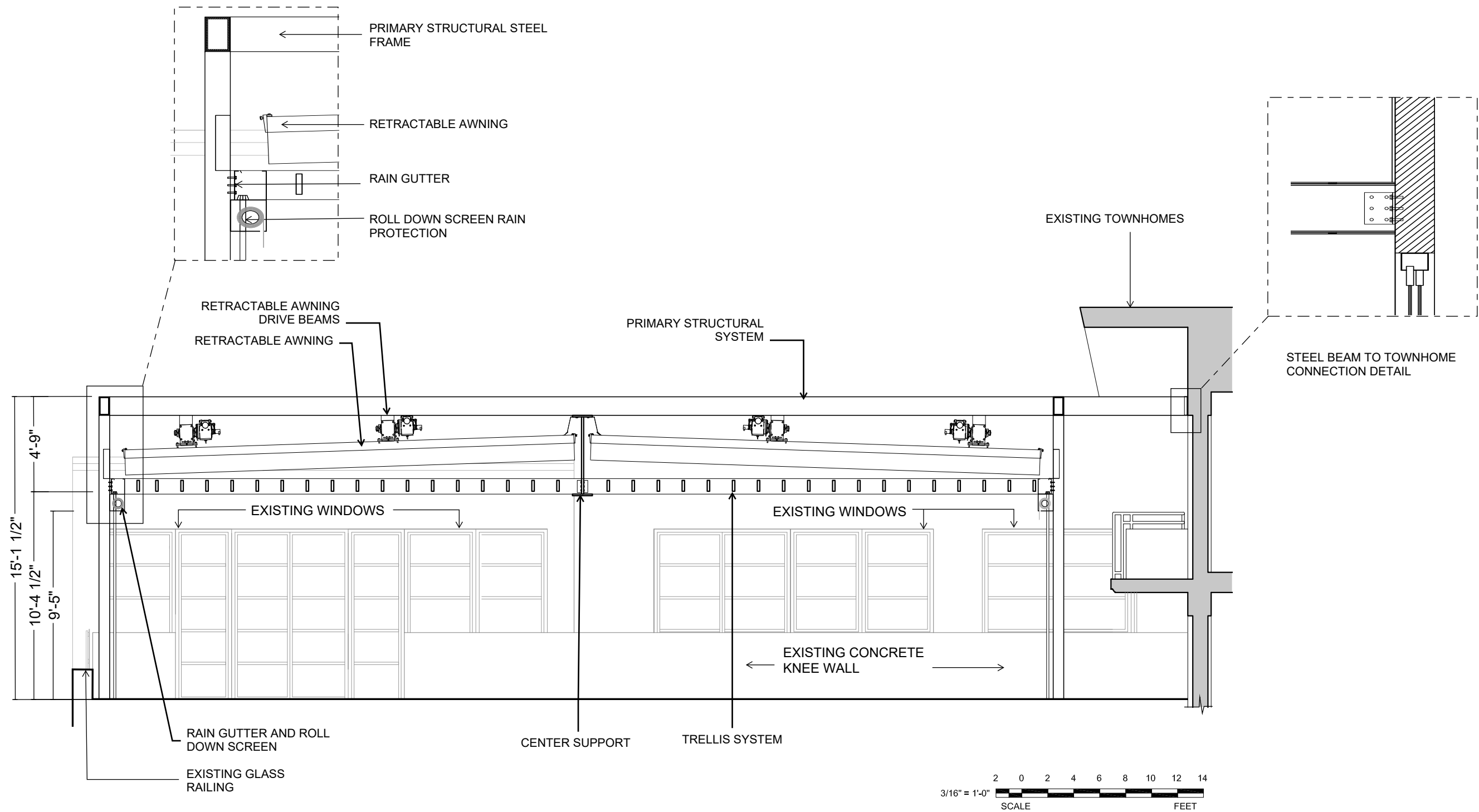
PROPOSED RETRACTABLE AWNING ELEVATION

EVENT TERRACE AND RESTAURANT AWNING



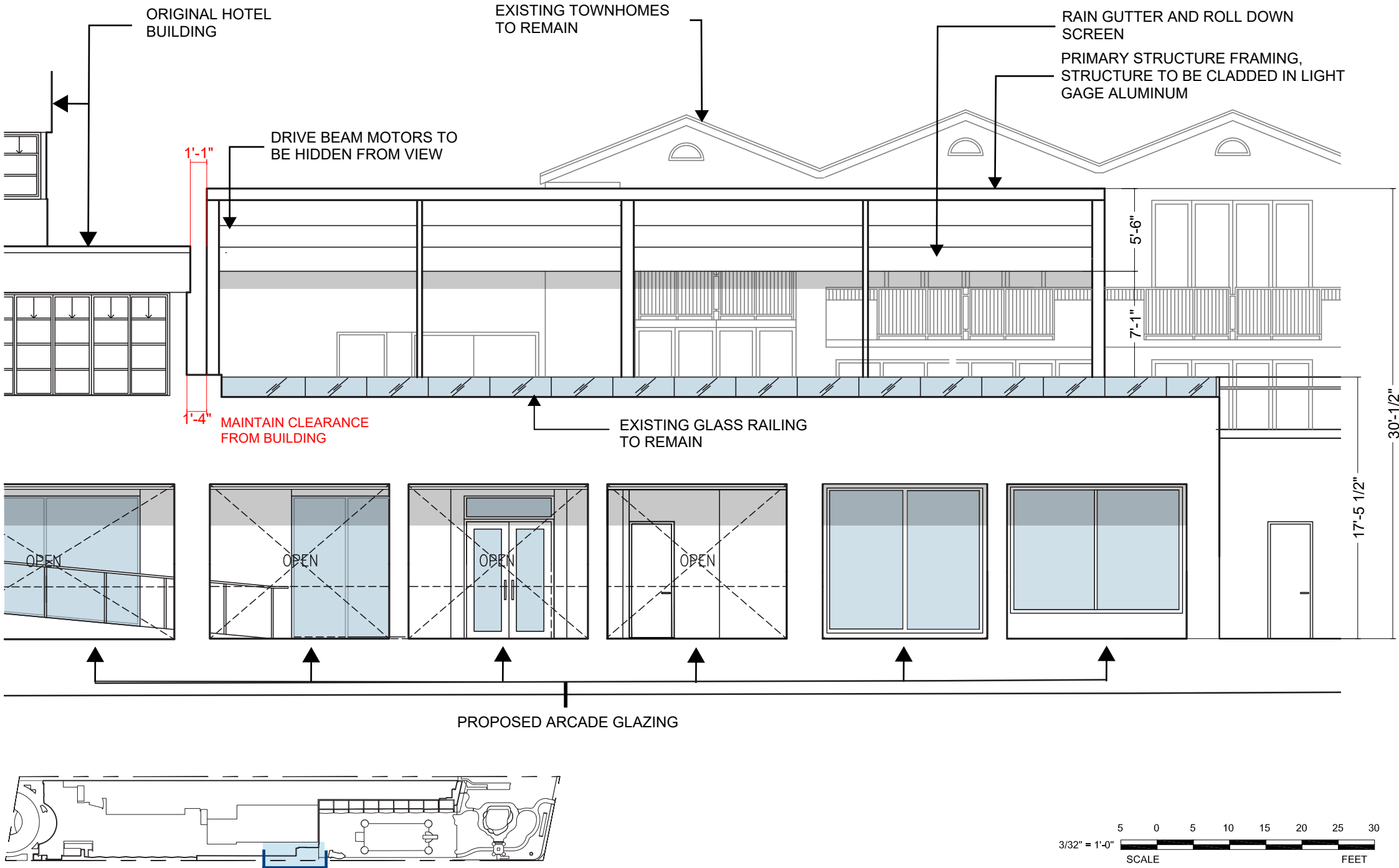
PROPOSED RETRACTABLE AWNING SECTION

EVENT TERRACE AWNING - EAST SECTION



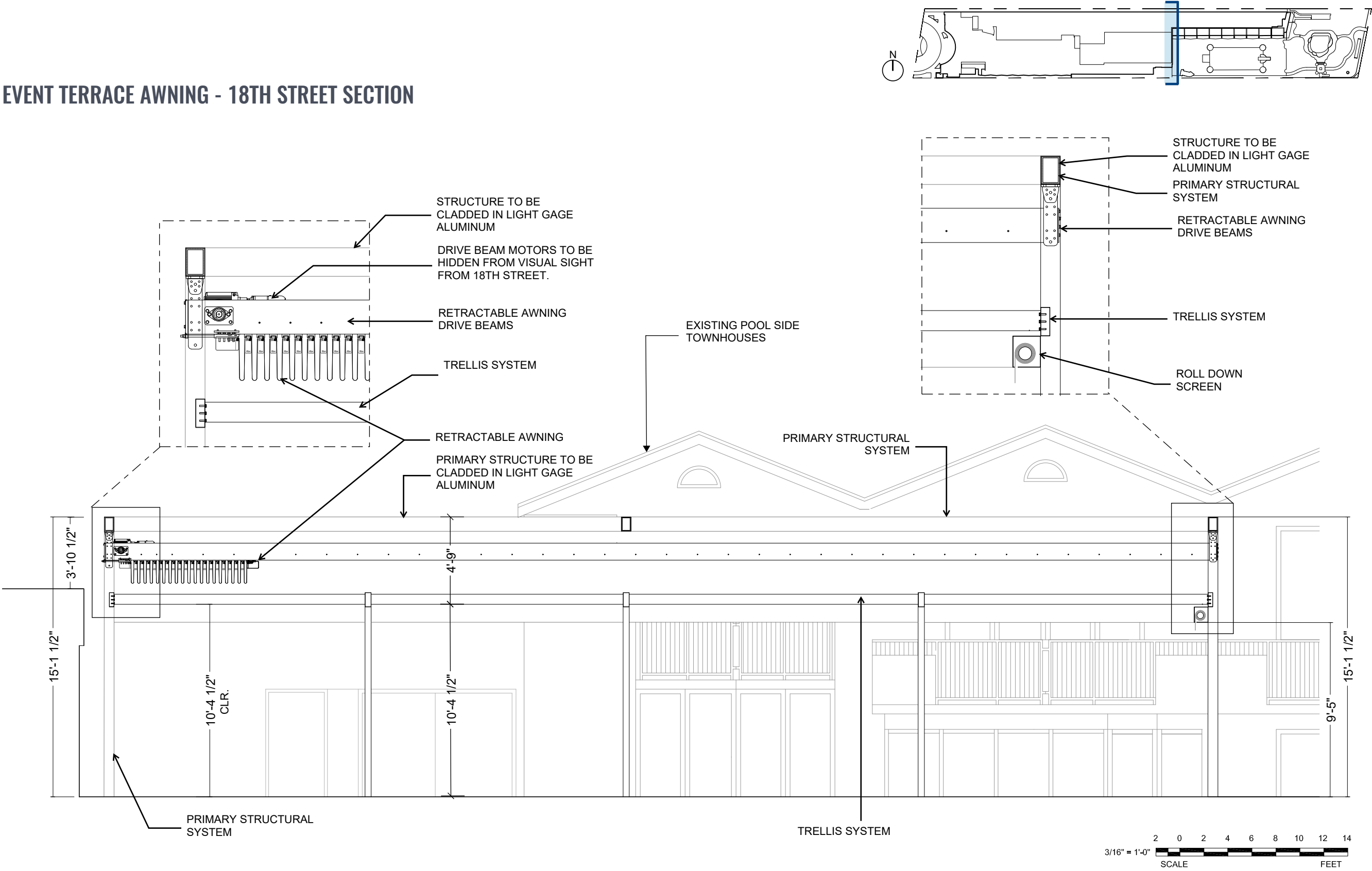
PROPOSED RETRACTABLE AWNING ELEVATION

EVENT TERRACE AWNING - 18TH STREET ELEVATION



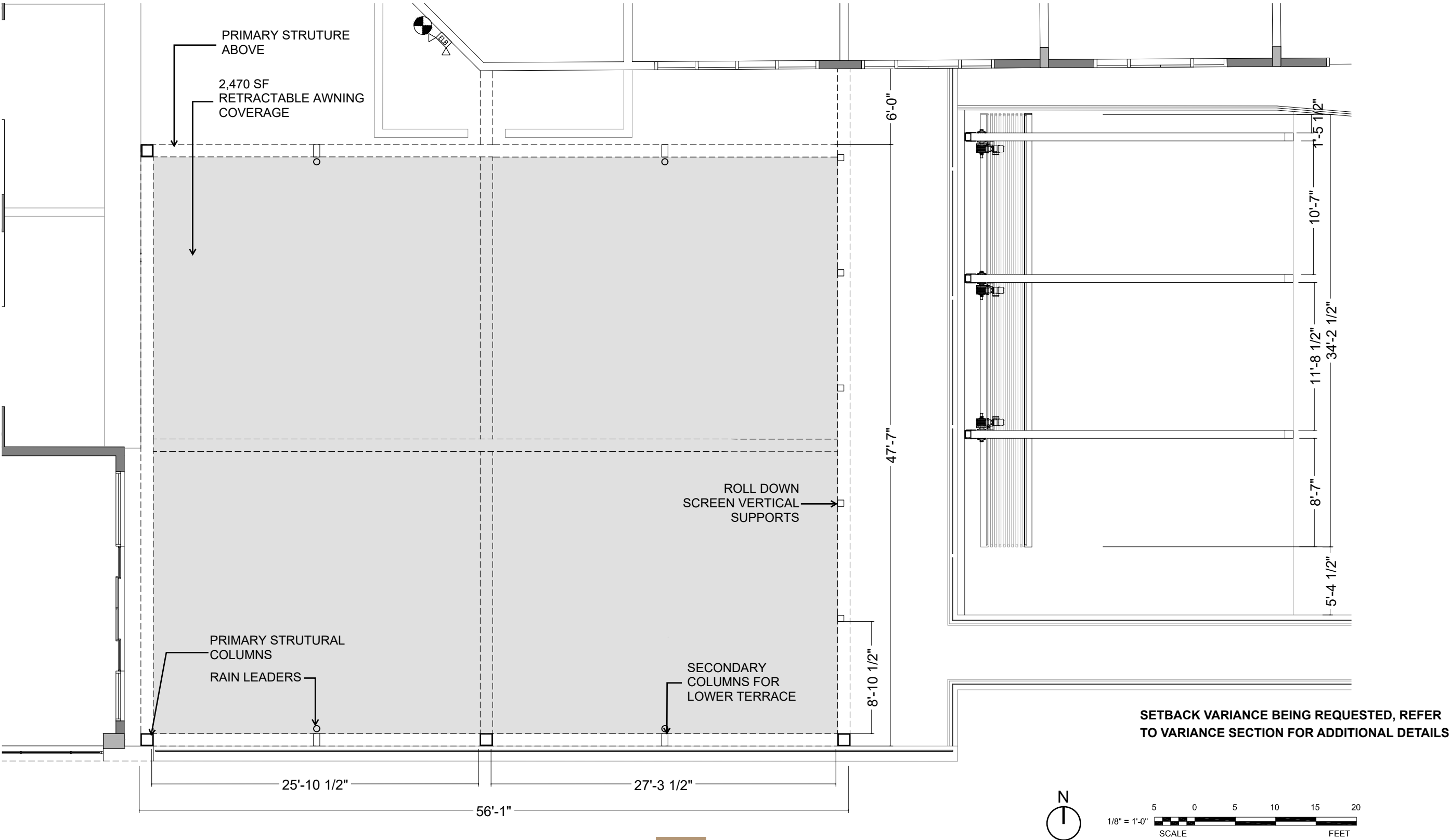
PROPOSED RETRACTABLE AWNING SECTION

EVENT TERRACE AWNING - 18TH STREET SECTION



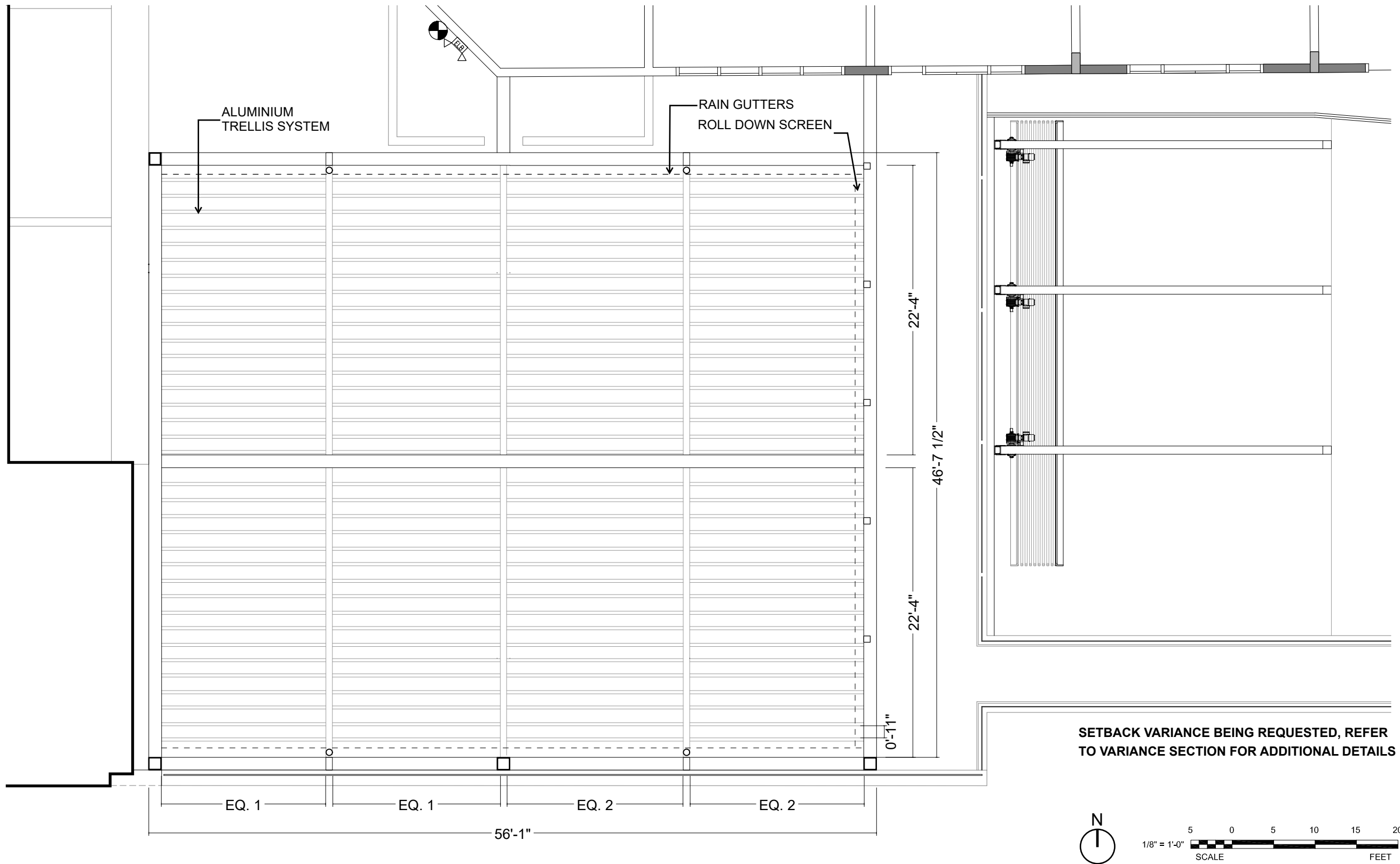
PROPOSED RETRACTABLE AWNING PLAN

PRIMARY STRUCTURAL FRAME



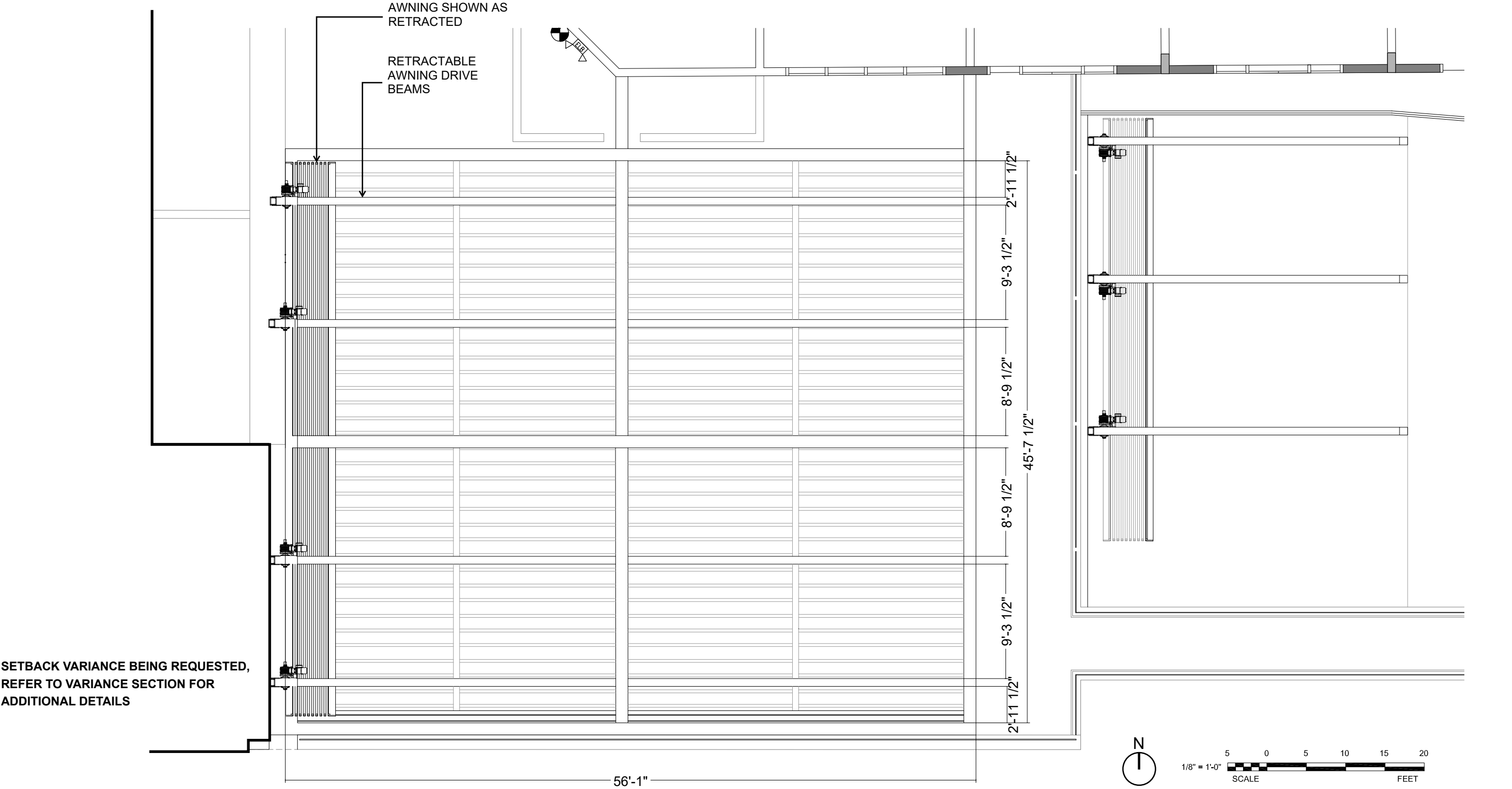
PROPOSED RETRACTABLE AWNING PLAN

PLAN VIEW OF TRELLIS



PROPOSED RETRACTABLE AWNING SECTION

TOP VIEW OF PRIMARY STRUCTURE AND TRELLIS - RETRACTABLE AWNING IN RETRACTED POSITION



EXTERIOR RENDERINGS

EXISTING RETRACTABLE AWNING & TERRACE



PROPOSED RETRACTABLE AWNING & TERRACE



EXTERIOR RENDERINGS

EXISTING TERRACE



PROPOSED TERRACE



EXTERIOR ARCADE



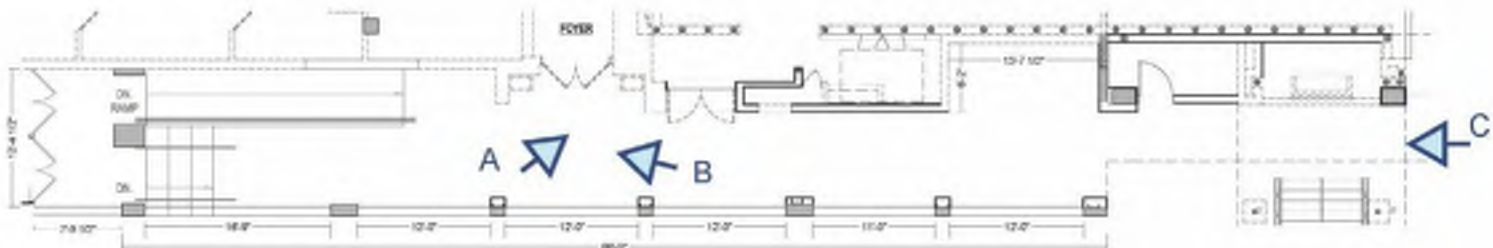
VIEW A

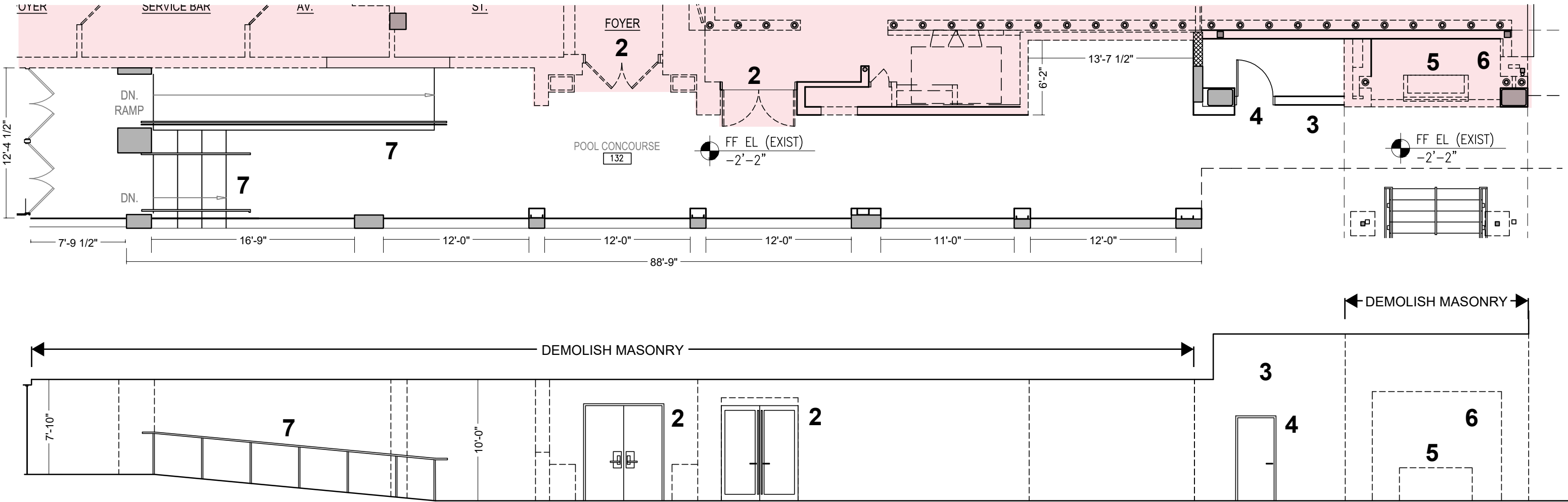


VIEW B



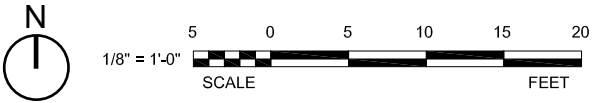
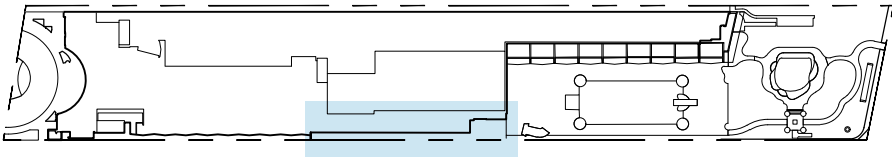
VIEW C



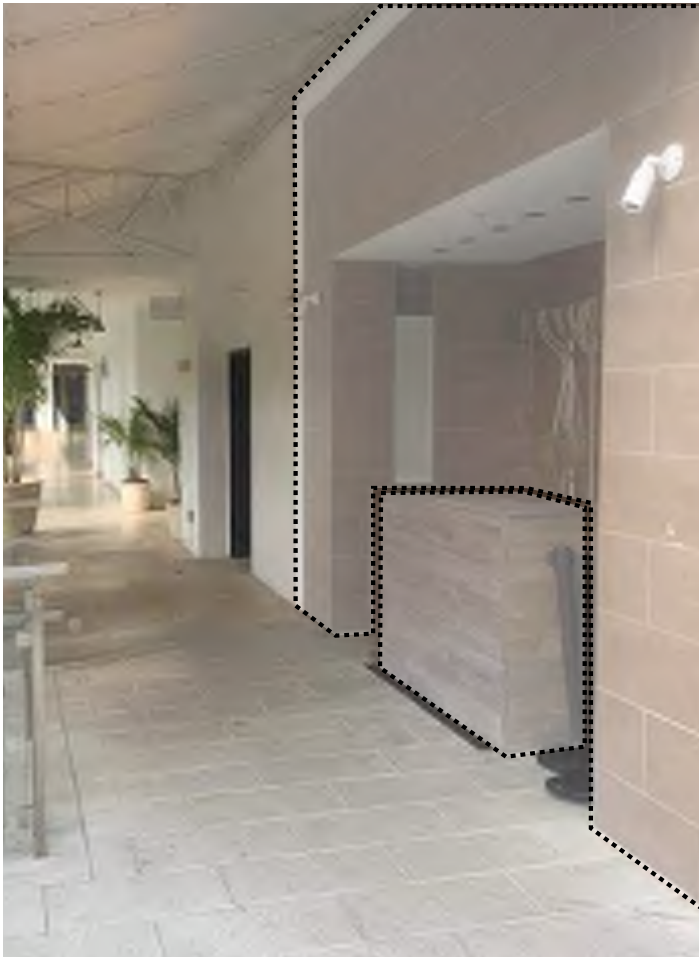


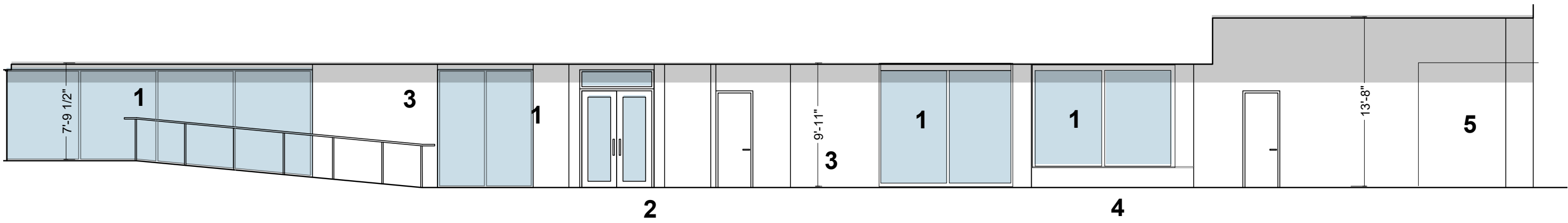
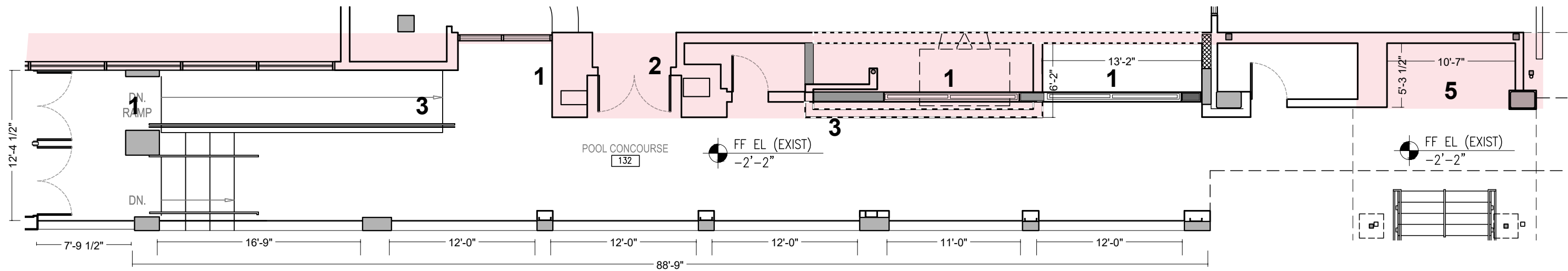
AREAS TO BE RENOVATED

- SCOPE OF WORK:**
- 1. DEMOLISH MASONRY WALL
 - 2. REMOVE DOORS AND FRAMES
 - 3. REFINISH WALL TO REMAIN
 - 4. REPLACE OR REFINISH EXISTING DOOR
 - 5. REMOVE HOST DESK
 - 6. DEMOLISH AND REMOVE DECORTIVE WALL FINSIH AND ALCOVE
 - 7. PROTECT RAILINGS, RAMP AND STAIRS DURING DEMOLITION WORK



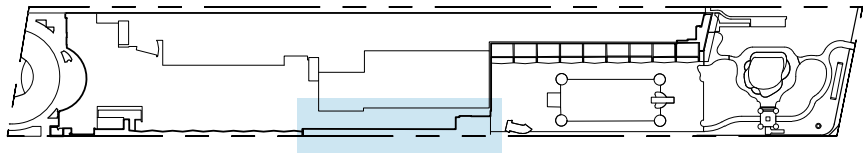
DEMOLITION SCOPE OF WORK PHOTOS





AREAS TO BE RENOVATED

- SCOPE OF WORK:**
- 1. NEW STOREFRONT GLAZING
 - 2. NEW ENTRY TO RESTAURANT
 - 3. APPLY SMOOTH STUCCO FINISH TO NEW MASONRY
 - 4. NEW SEATING ALCOVE
 - 5. NEW HOST STAND

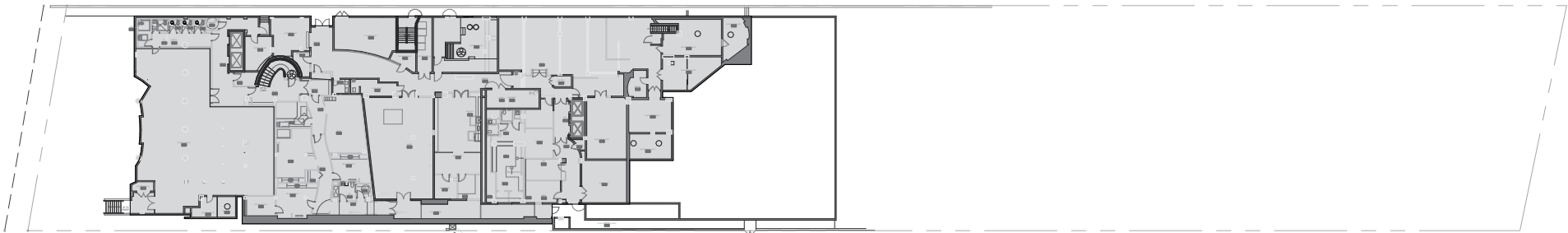


PROPOSED AREA RATIO PLANS (FAR)

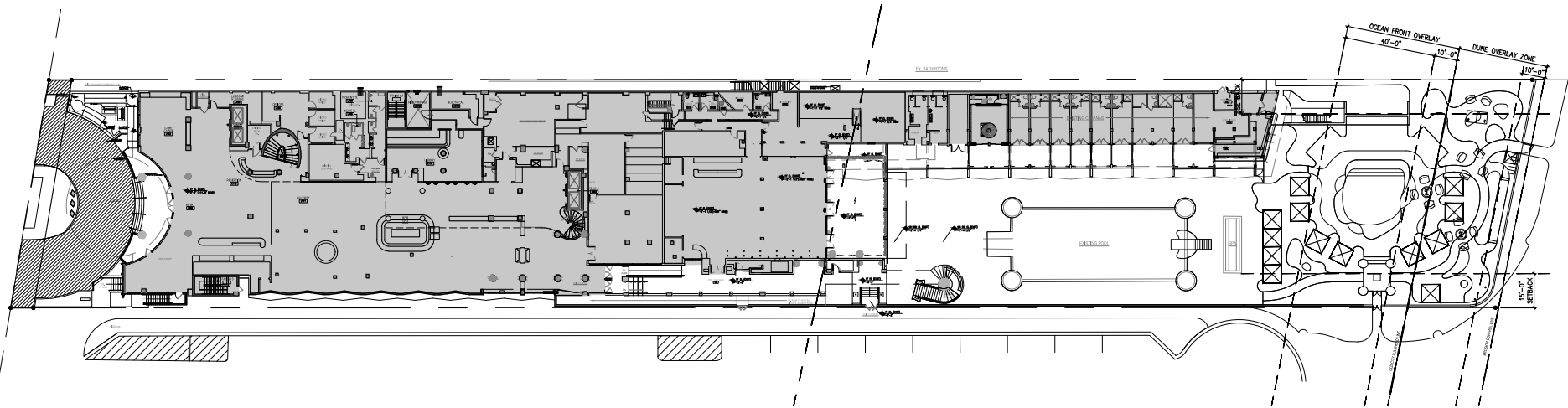
LEVEL	PROPOSED SQ. FT	NOTES
BASEMENT	10,623	50% of 21,245 sq. ft counted toward FAR
LEVEL 01	30,166	
LEVEL 02 MEZZ.	18,987	3,184 sq. ft from Townhomes & Restrooms removed
LEVEL 03	11,850	
LEVEL 04-09	69,230	5,364 sq. ft per floor
LEVEL 10	7,195	
LEVEL 11-16 *	21,456	
LEVEL 17	1,552	
TOTAL	171,059	

*13TH LEVEL NOT INCLUDED

BASEMENT LEVEL



GROUND LEVEL



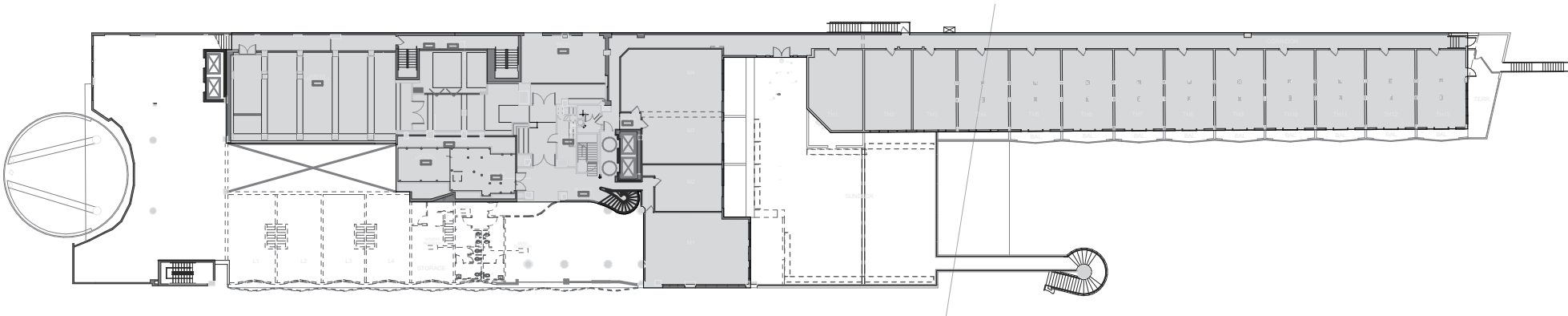
* NOT TO SCALE

PROPOSED AREA RATIO PLANS (FAR)

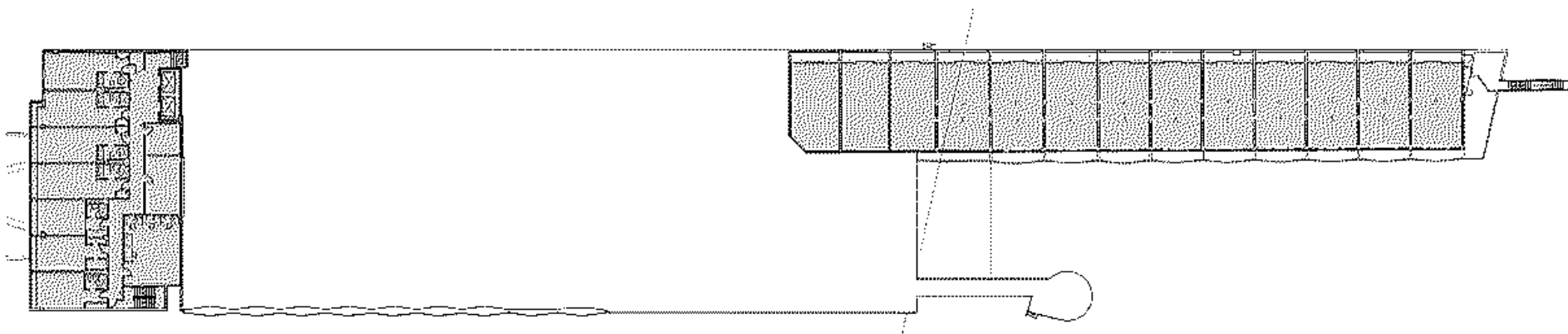
LEVEL	PROPOSED SQ. FT	NOTES
BASEMENT	10,623	50% of 21,245 sq. ft counted toward FAR
LEVEL 01	30,166	
LEVEL 02 MEZZ.	18,987	3,184 sq. ft from Townhomes & Restrooms removed
LEVEL 03	11,850	
LEVEL 04-09	69,230	5,364 sq. ft per floor
LEVEL 10	7,195	
LEVEL 11-16 *	21,456	
LEVEL 17	1,552	
TOTAL	171,059	

*13TH LEVEL NOT INCLUDED

MEZZANINE LEVEL



LEVEL 3



* NOT TO SCALE

PROPOSED AREA RATIO PLANS (FAR)

LEVEL	PROPOSED SQ. FT	NOTES
BASEMENT	10,623	50% of 21,245 sq. ft counted toward FAR
LEVEL 01	30,166	
LEVEL 02 MEZZ.	18,987	3,184 sq. ft from Townhomes & Restrooms removed
LEVEL 03	11,850	
LEVEL 04-09	69,230	5,364 sq. ft per floor
LEVEL 10	7,195	
LEVEL 11-16 *	21,456	
LEVEL 17	1,552	
TOTAL	171,059	

*13TH LEVEL NOT INCLUDED

LEVEL 4-9



LEVEL 10

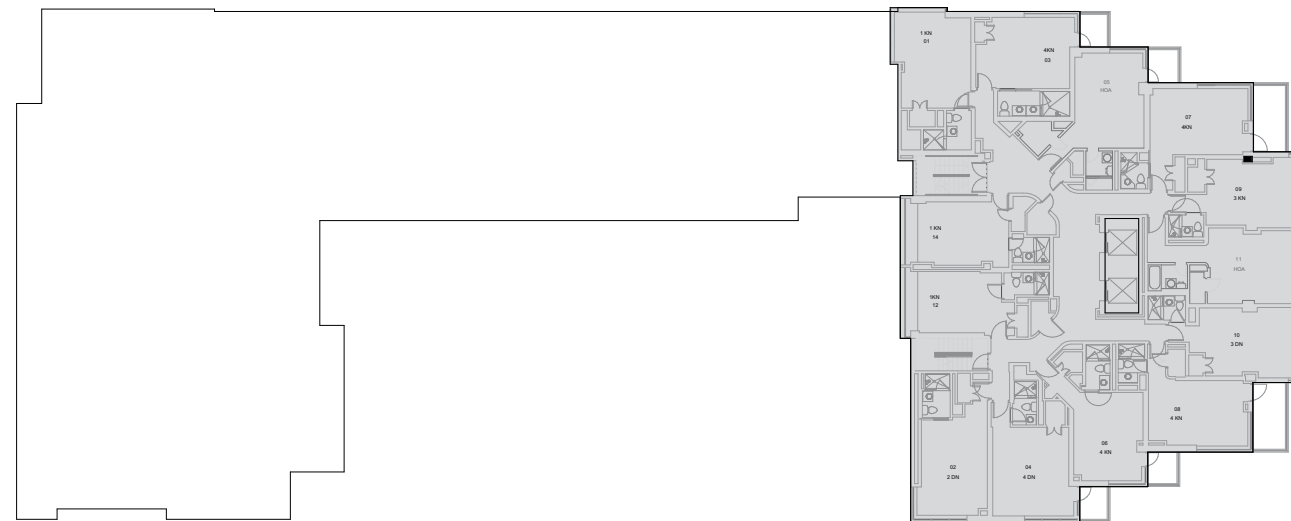


* NOT TO SCALE

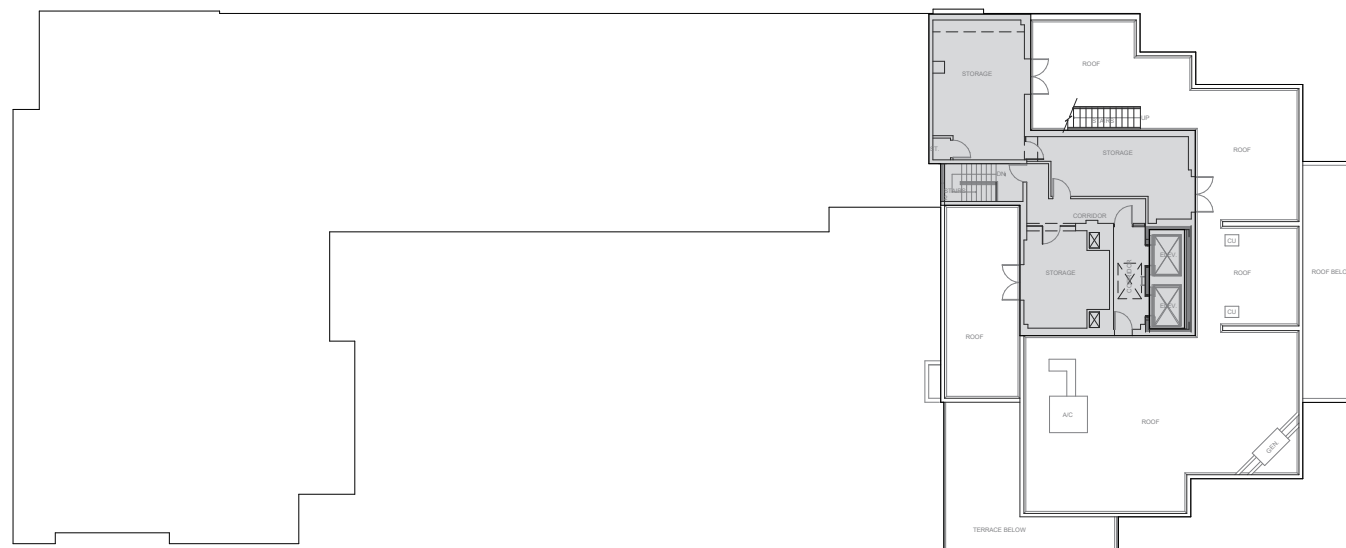
LEVEL	PROPOSED SQ. FT	NOTES
BASEMENT	10,623	50% of 21,245 sq. ft counted toward FAR
LEVEL 01	30,166	
LEVEL 02 MEZZ.	18,987	3,184 sq. ft from Townhomes & Restrooms removed
LEVEL 03	11,850	
LEVEL 04-09	69,230	5,364 sq. ft per floor
LEVEL 10	7,195	
LEVEL 11-16 *	21,456	
LEVEL 17	1,552	
TOTAL	171,059	

***13TH LEVEL NOT INCLUDED**

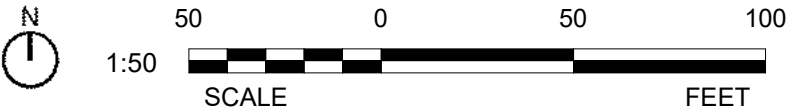
LEVEL 11-16 *



LEVEL 17



* NOT TO SCALE



Architectural floor plan of the 1st floor of a building. The plan includes the following areas and features:

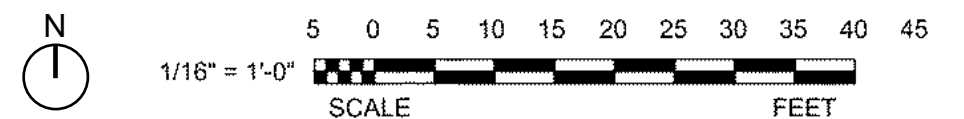
- Drop-off Area (1):** A large circular area on the left side, labeled "DROP-OFF".
- Central Corridor (2):** A long, narrow corridor running horizontally across the middle of the plan.
- Hall (3):** A large, irregularly shaped hall on the right side, labeled "3".
- Restaurant (4):** A rectangular area on the left side, labeled "RESTAURANT".
- Kitchen (5):** A rectangular area adjacent to the restaurant, labeled "KITCHEN".
- Ballroom/Event Space (6):** A large, irregularly shaped area on the right side, labeled "BALLROOM / EVENT SPACE".
- Existing Stairs:** Several sets of stairs are shown, including "EXISTING STAIR" and "EXISTING STAIR (DN)".
- Ramps:** Two ramps are shown, labeled "RAMP DN".
- Utility Rooms:** Various rooms are labeled, including "OFFICES", "EXISTING OFFICE", "MAIN ELEC.", "STORAGE", "AC ROOM", "RESTAURANT", and "KITCHEN".
- Corridors and Entrances:** Numerous corridors and entrances are shown, including "DN. TO CLUB", "UP", "SIDE ENTRY STAIR", and "EXIT TO POR".
- Other Features:** The plan includes various architectural details such as doors, windows, and furniture.

This architectural floor plan illustrates the layout of the 1st floor, which is divided into several distinct functional zones. The plan includes the following labeled areas and features:

- Drop-off Area:** A large, curved zone on the left side of the plan, labeled "DROP-OFF".
- Staircases:** Multiple staircases are shown, including "EXISTING STAIR", "SIDE ENTRY STAIR", and "DN. TO CLUB".
- Offices and Support Spaces:** A cluster of rooms in the upper right includes "EXISTING OFFICE", "MAIN ELEC.", "STORAGE", "AC ROOM", and "BALLROOM / EVENT SPACE".
- Central Corridor:** A long, narrow corridor runs horizontally through the center, featuring a series of numbered "4" markers.
- Lower Level Access:** A large area at the bottom is labeled "5" and contains sub-zones "L1" through "L8", with "L6" and "L7" also marked with "5".
- Other Rooms:** Additional rooms include "OFFICES", "EXISTING MEET. RM.", "RESTAURANT", "KITCHEN", and "FIRE COMMAND".

The plan uses various line styles and shading to represent walls, doors, furniture, and structural elements, providing a detailed view of the building's interior design.

1. EXISTING ENTRY TERRAZZO TO REMAIN
2. EXISTING TERRAZZO FLOOR FINISH TO BE HONED
3. EXISITING WOOD FLOOR FINISH TO BE DEMOLISHED
4. EXISTING TERRAZZO FLOOR PATTERN CROSS DETAIL TO BE DEMOLISHED AND REPLACED WITH NEW TERRAZZO INFILL. FLOOR TO BE HONED.
5. EXISTING TOWNHOUSE FLOOR FINISH TO BE REMOVED.



This architectural floor plan depicts a complex building layout with multiple levels and functional zones. The plan is divided into several numbered areas:

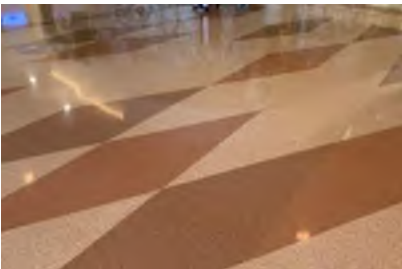
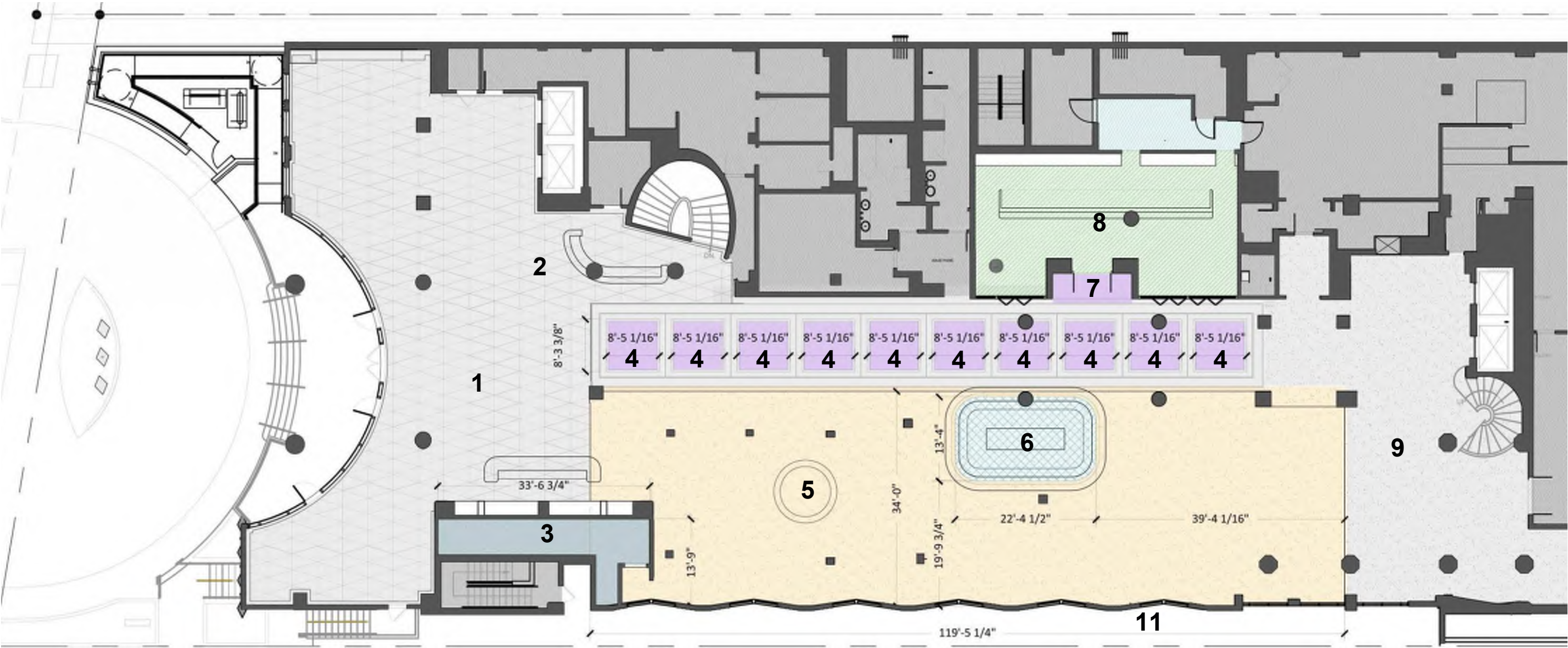
- Zone 1:** A large, curved area on the left side, featuring a "DROP-OFF" zone and a "RAMP DN." (down) area.
- Zone 2:** A large, open area on the right side, containing a "BALLROOM / EVENT SPACE" and several "MECH." (mechanical) rooms.
- Zone 3:** A large, curved area in the center-right, containing a "ST." (stair) and a "MECH." room.
- Zone 4:** A row of ten small, rectangular rooms or storage units, each labeled with the number "4".
- Zone 5:** A large, rectangular area at the bottom, divided into sections labeled L1, L2, L3, L4, L5, L6, and L7. It contains several "ST." (stair) and "MECH." rooms.

Other labeled areas include:

- EXISTING STAIR:** A semi-circular staircase in the center.
- EXISTING OFFICE:** Several rooms in the upper central area.
- OFFICES:** A group of rooms in the upper central area.
- MAIN ELEC.:** A room in the upper central area.
- STORAGE:** A room in the upper right area.
- RESTAURANT:** A room in the lower left area.
- KITCHEN:** A room in the lower left area.
- DN. TO CLUB:** A staircase in the lower left area.
- UP. TO CLUB STAIR:** A staircase in the lower left area.
- EXIT TO PARKING:** A door in the lower right area.

The plan also shows various architectural details such as walls, doors, windows, and furniture. The overall layout suggests a multi-level building with a mix of commercial, recreational, and service spaces.





1. EXISTING IMAGE OF FLOOR FINISH. PROPOSE TERRAZZO TO BE HONED.



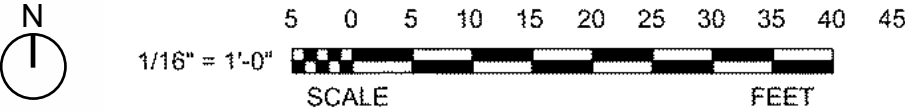
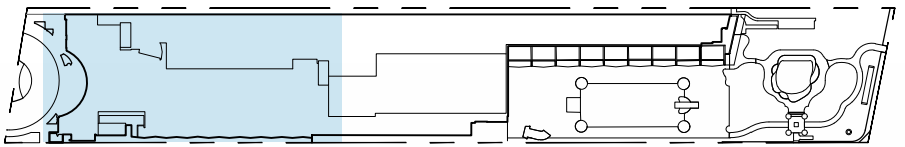
4. INSPIRATION IMAGE FOR NEW PROPOSED TERRAZZO FLOOR FINISH.



5. INSPIRATION IMAGE FOR NEW PROPOSED TERRAZZO FLOOR FINISH.



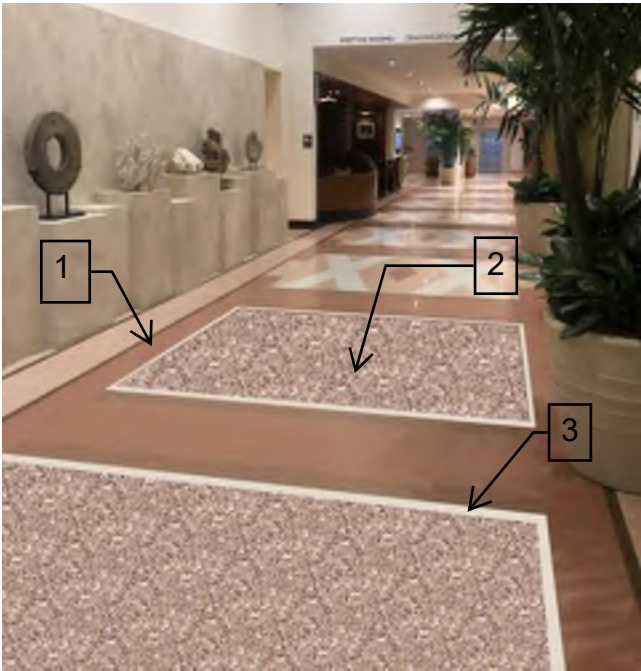
8. INSPIRATION IMAGE FOR NEW PROPOSED STONE FLOOR FINISH.



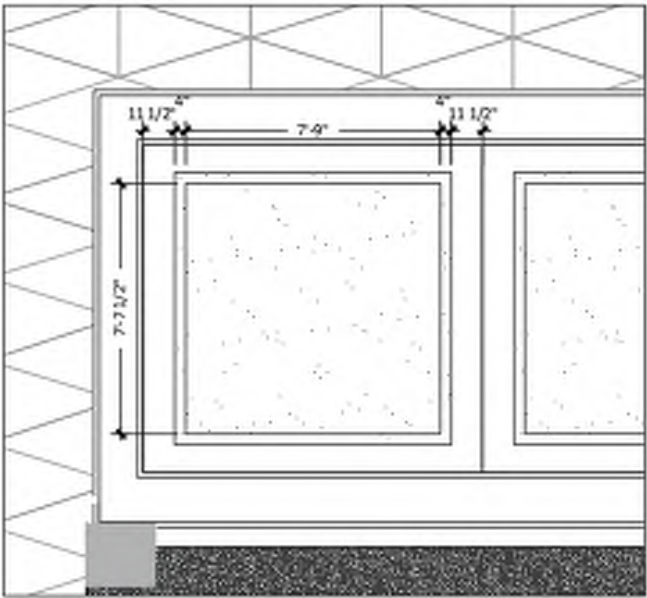
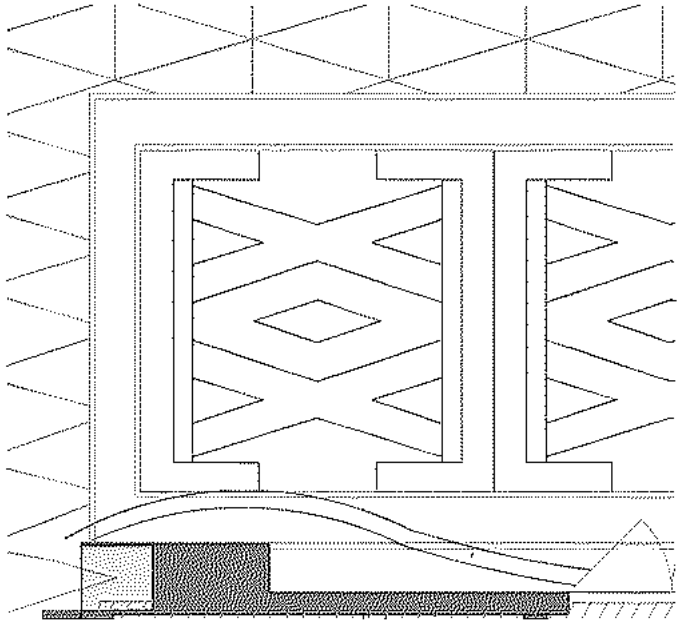
EXISTING LOBBY FLOOR FINISH

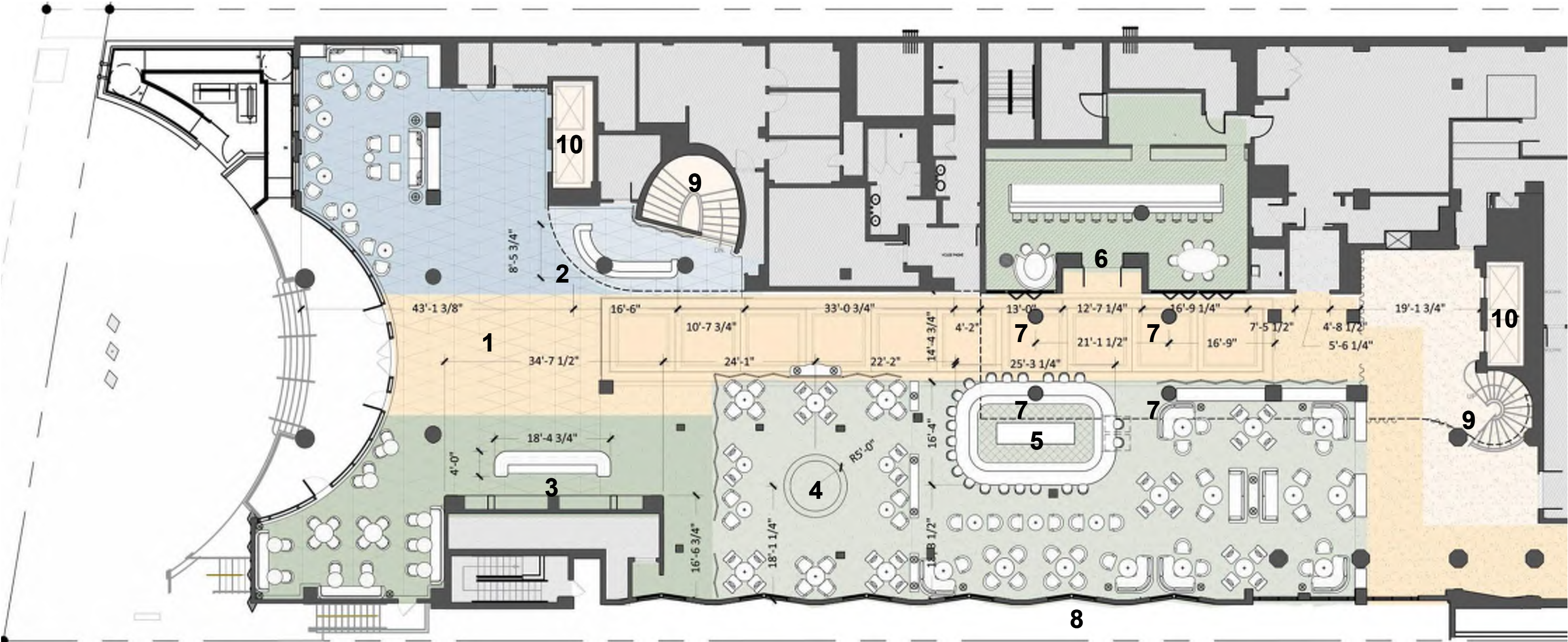


PROPOSED LOBBY FLOOR FINISH



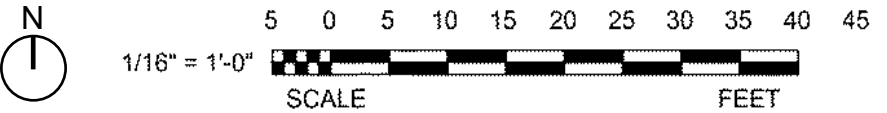
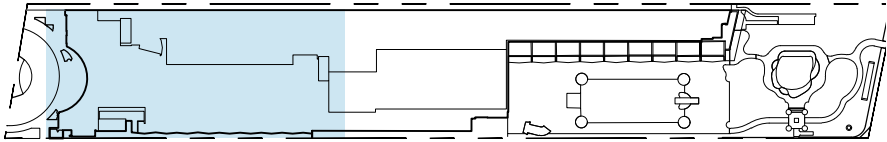
- SCOPE OF WORK:**
- 1. EXISTING TERRAZZO BORDER TO BE FILLED IN AND HONED.
 - 2. CENTER SQUARE TO BE FILLED IN WITH LARGER AGGREGATE TERRAZZO. ADJACENT BAR AREA FLOOR FINISH TO ALSO HAVE LARGER AGGREGATE IN COMPLIMENTING COLOR.
 - 3. NEW BORDER DETAIL TO BE ADDED.

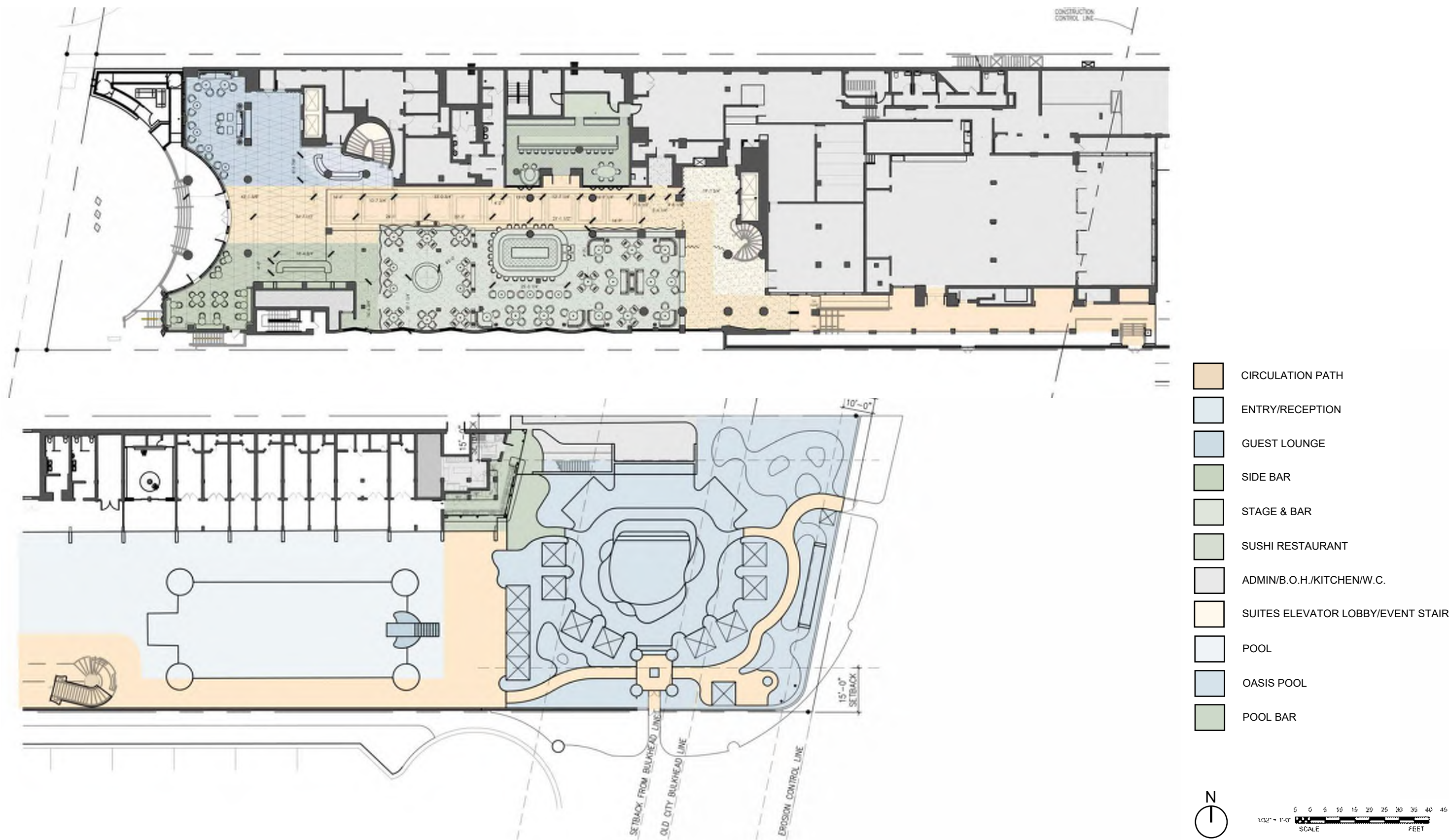


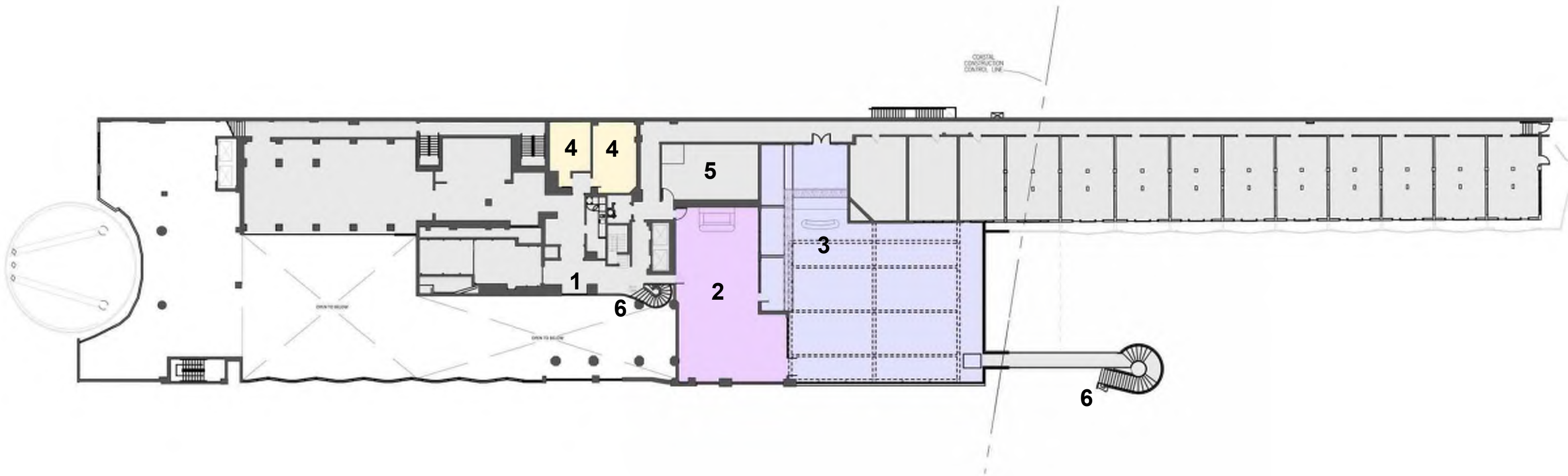










- CIRCULATION PATH
- ENTRY/RECEPTION
- GUEST LOUNGE
- SIDE BAR
- STAGE & BAR
- SUSHI RESTAURANT
- ADMIN/B.O.H./KITCHEN/W.C
- SUITES ELEVATOR LOBBY/ EVENT STAIR

- SCOPE OF WORK:**
- 1. GENERAL FINISH UPDATES:
 - A. FLOORING - REFER TO FINISH FLOOR PLANS - PAGES 69-72.
 - B. WALLS - EXISTING WALLS TO BE RE-PAINTED AND RECEIVE MINIMAL DECORATIVE PAINTED TRIM.
 - C. CEILING - EXISTING AND NEW CEILING AREA (ABOVE DEMO SCOPE) TO BE RE-PAINTED AND RECEIVE MINIMAL DECORATIVE PAINTED TRIM.
 - 2. NEW HOST DESK IN EXISTING LOCATION - UPHOLSTERED PANEL FRONT WITH PAINTED TIMBER TRIM. REFER TO PAGE 78.
 - 3. NEW PROPOSED SIDE BAR UTILIZING EXISTING CAFE LOCATION - REFER TO PAGE 79 FOR FURTHER DETAILS.
 - 4. NEW PROPOSED ENTERTAINMENT STAGE - FINISH TO MATCH ADJACENT FLOORING. REFER TO PAGE 80 FOR FURTHER DETAILS.
 - 5. NEW PROPOSED BAR - REFER TO PAGE 81 FOR FURTHER DETAIL.
 - 6. NEW PROPOSED SUSHI RESTAURANT: SHOPFRONT TO HAVE GLAZED DOUBLE DOOR AND GLAZED WALLS WITH FUNCTIONING WINDOWS. REFER TO PAGE 82 FOR DETAIL.
 - 7. NEW PROPOSED DECORATIVE COLUMNS
 - 8. NEW PROPOSED FACADE BY ARCHITECT.
 - 9. EXISTING STAIRCASE TO REMAIN.
 - 10. UPDATE FINISHES TO EXISTING ELEVATORS

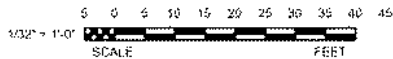




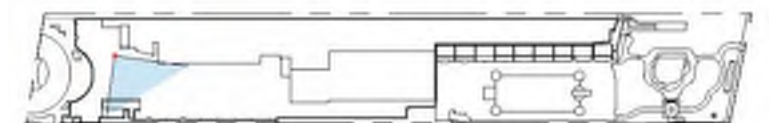


- | | | | |
|---|--|---|----------------|
|  | CIRCULATION PATH |  | B.O.H./KITCHEN |
|  | EXISTING BANQUET ROOM |  | NEW B.O.H. |
|  | NEW EVENT SPACE |  | GUEST SUITES |
|  | EXTERIOR EVENT SPACE WITH NEW RETRACTABLE AWNING | | |
|  | NEW W.C. LOCATION | | |

- SCOPE OF WORK:**
1. NEW GUARD RAIL ADJUSTMENTS BASED ON THE MODIFCATION OF THE AREA
 2. NEW FINISHES TO FLOOR, WALLS AND CEILING TO EVENT SPACE
 3. NEW EXTERIOR BAR
 4. NEW FINISHES TO FLOOR, WALLS AND CEILING TO W.C.
 5. NEW BOH WITH NEW B.O.H. VERTICAL CONNECTION
 6. EXISTING STAIRCASE TO REMAIN

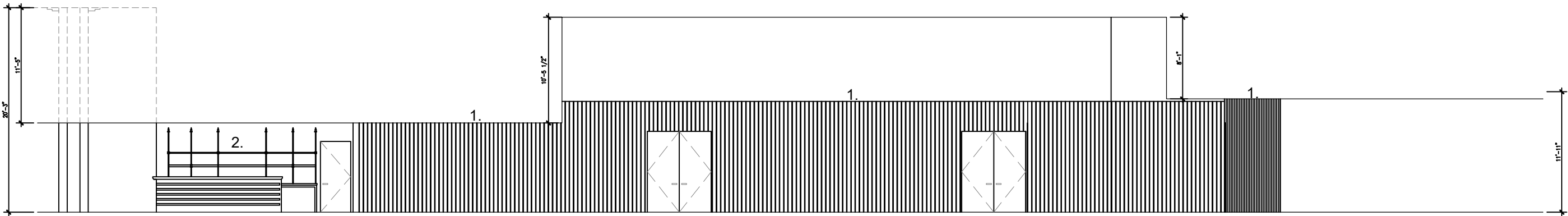






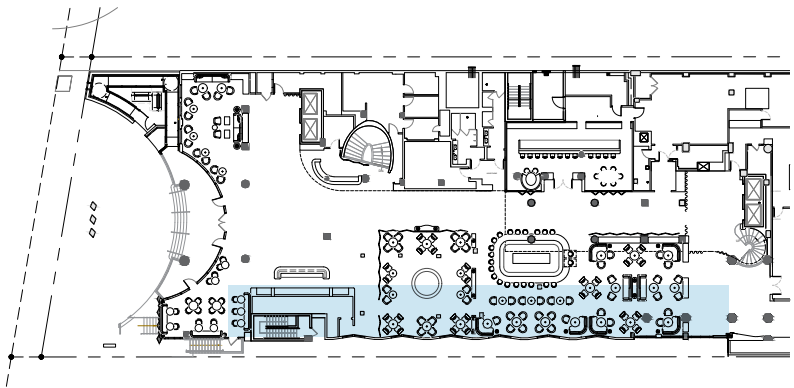


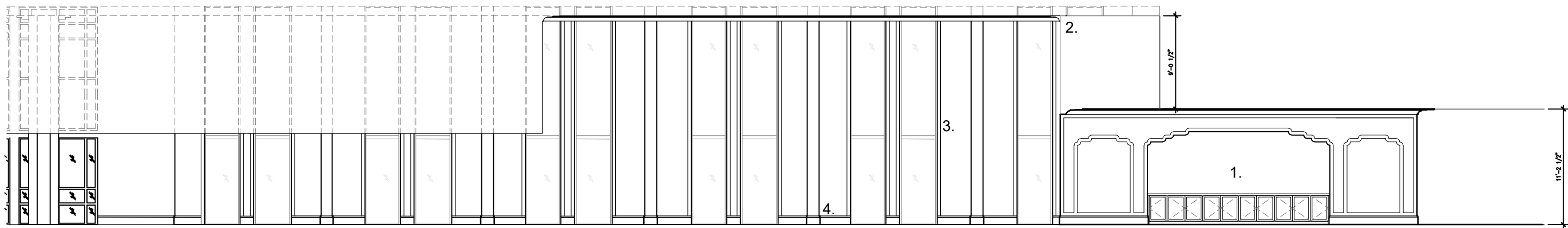




3 & 4 LOBBY SOUTH ELEVATION: 3/32" = 1'-0"

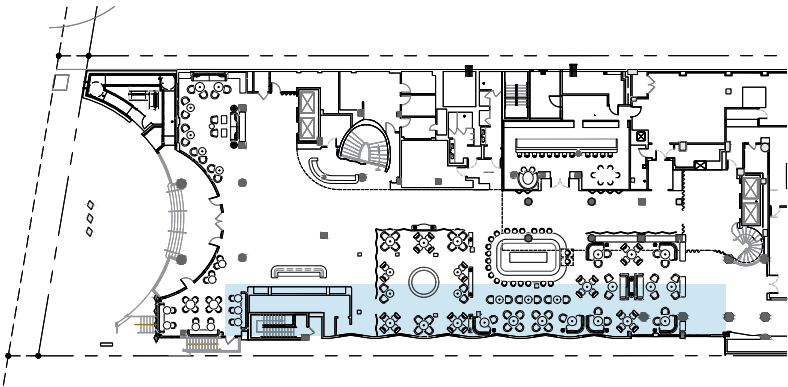
- 1. EXISTING TOWNHOUSE WALLS TO BE DEMOLISHED
- 2. EXISITING BAR AND BACK BAR TO BE DEMOLISHED





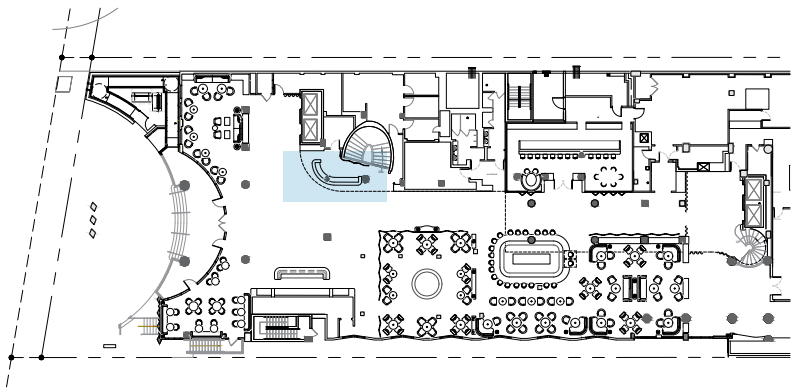
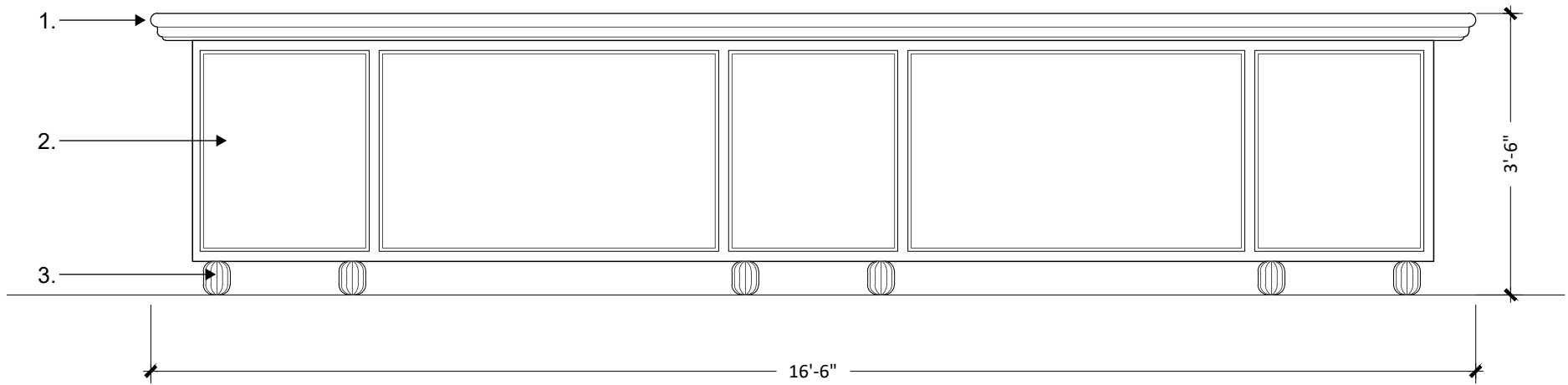
3 & 4 LOBBY SOUTH ELEVATION: 3/32" = 1'-0"

- 1. NEW PROPOSED BACK BAR DESIGN.
SEE ENLARGED ELEVATION FOR FURTHER DETAILS
- 2. NEW PAINTED CROWN DETAIL AT CEILING
- 3. NEW VERTICAL TERAZZO WINDOW CASING DETAIL
- 4. NEW TERAZZO WALL BASE DETAIL



- 2** HOST DESK FRONT ELEVATION: 1/2" = 1'-0"
- 1. STONE COUNTERTOP
 - 2. UPHOLSTERED FABRIC PANELS WITH PAINTED TRIMS
 - 3. DECORATIVE METAL FEET

HOST DESK INSPIRATION IMAGE



3 SIDE BAR FRONT ELEVATION: 1/2" = 1'-0"

- 1. STONE COUNTERTOP
- 2. FLUTED LACQUER BAR FRONT
- 3. METAL BASE

SIDE BAR INSPIRATION IMAGE

