

NEW GLASS ELEVATOR ON COURTYARD NE CORNER - JUSTIFICATION

THE VILLA - CASA CASUARINA 1116 Ocean Drive Miami Beach, FL 33139



PROJECT TEAM

ARCHITECT OF RECORD:



SKLARchitecture

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IB 0000894
NCARB CERTIFIED

OWNER :

VMSB LLC
1400 Broadway, 15th Floor, Ny, NY
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SCOPE OF WORK

NEW ELEVATOR AT NORTH INTERIOR CENTRAL COURTYARD:

Round Glass 3 story Elevator located on North East Corner of Courtyard

LEGAL DESCRIPTION

THE PROPERTY IS DESCRIBED AS:

FOID: 00-4301-09-3180
LOT 5, 6, AND 7, BLOCK 16, OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.45 ACRES MORE OR LESS SITUATED, LYING AND BEING LOTS 5, 6 AND 7 IN BLOCK 16, OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 56 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT OF WAY MARGIN OF 11TH ST AND THE WEST RIGHT OF WAY MARGIN OF OCEAN DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 80°06'00" WEST ALONG THE NORTH RIGHT OF WAY MARGIN OF 11TH ST FOR A DISTANCE OF 130 FEET TO A POINT ON THE EAST MARGIN OF A 25 FOOT PUBLIC ALLEY; THENCE RUN NORTH 00°00'00" EAST ALONG SAID ALLEY FOR A DISTANCE OF 130 FEET TO A POINT; THENCE RUN NORTH 80°06'00" EAST FOR A DISTANCE OF 138 FEET TO A POINT ON THE WEST RIGHT OF WAY MARGIN OF OCEAN DRIVE; THENCE RUN SOUTH 00°00'00" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 136 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.

LAND CONTAINS 195,000 SF. AND 8.66 ACRES.

PROJECT RENDERING



PROPOSED NEW ELEVATOR ON NORTH COURTYARD

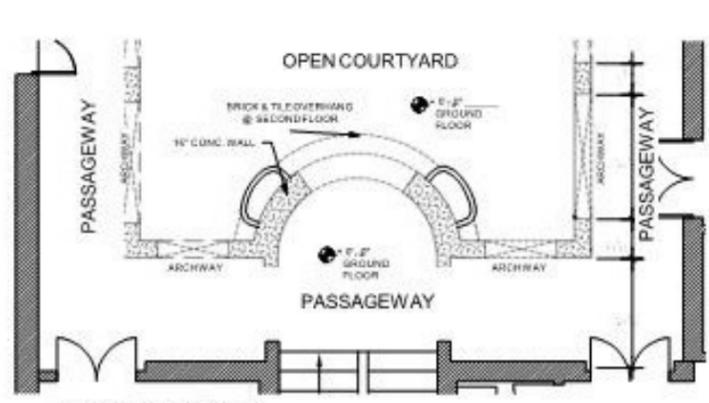
LOCATION MAP



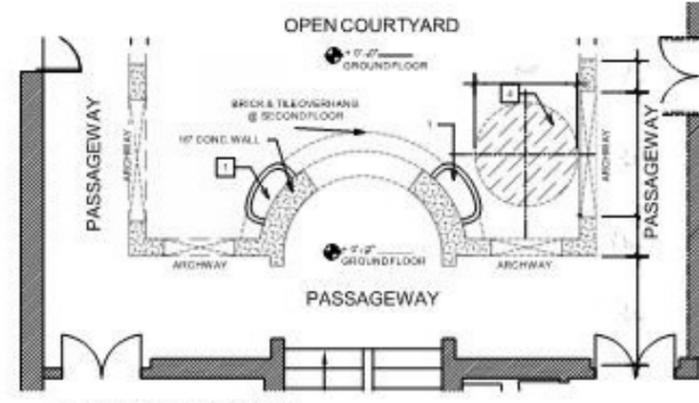
KEY PLAN



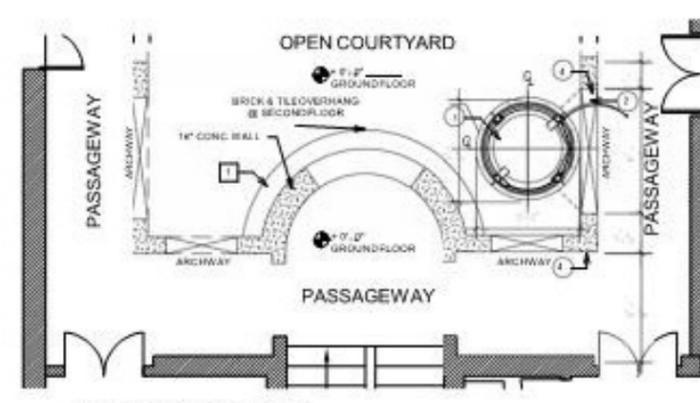
NEW GLASS ELEVATOR ON COURTYARD NE CORNER - JUSTIFICATION



1 EXISTING GROUND FP
54'-10"

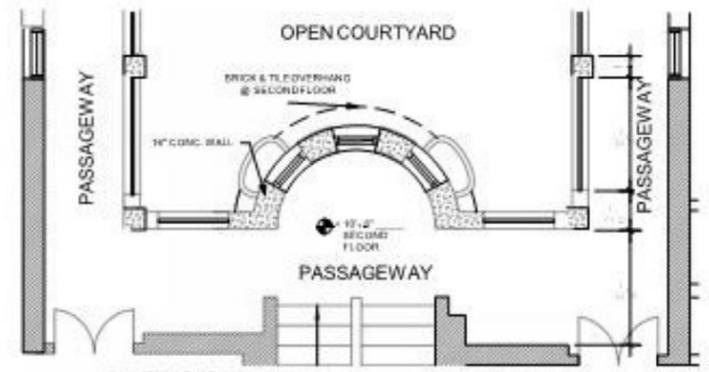


5 DEMOLITION GROUND FP
54'-10"

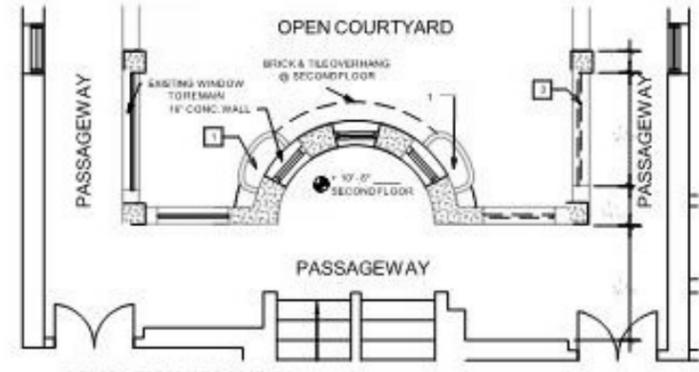


9 PROPOSED GROUND FP
54'-10"

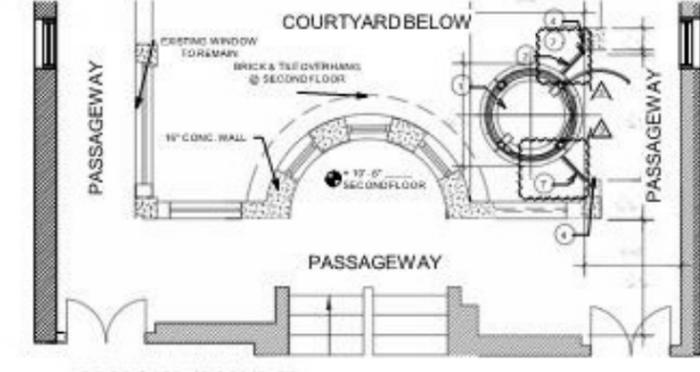
- DEMOLITION NOTES**
- 11 Remove existing plaster
 - 12 Remove existing plaster, balustrade and walls, patch floor finish to match existing
 - 13 Remove slab to receive elevator foundation, patch wall and floor finish to match existing
 - 14 Existing sources, decorative elements, moldings, etc. to remain, protect from damage during demolition and new construction. Clean, patch and repair if necessary to match existing surrounding similar elements.
 - 15 Do not remove any structural members without the approval of structural engineer, provide temporary shoring where required and prepare areas for new work.
 - 16 Protect systems, conduits & wiring to remain in same location.
 - 17 Safety arch. of all active MEP that cannot be removed or capped.



2 EXISTING SECOND FP
54'-10"

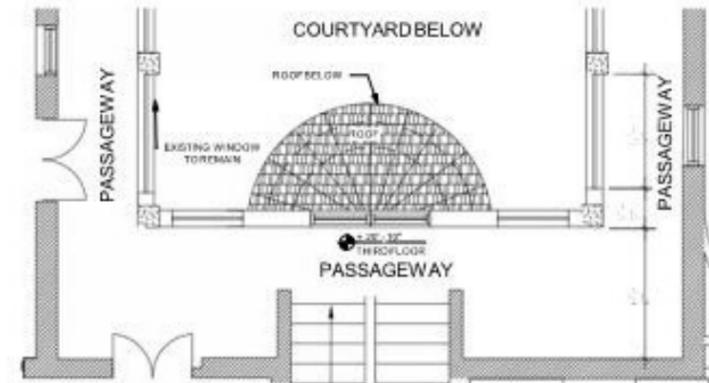


6 DEMOLITION SECOND FP
54'-10"

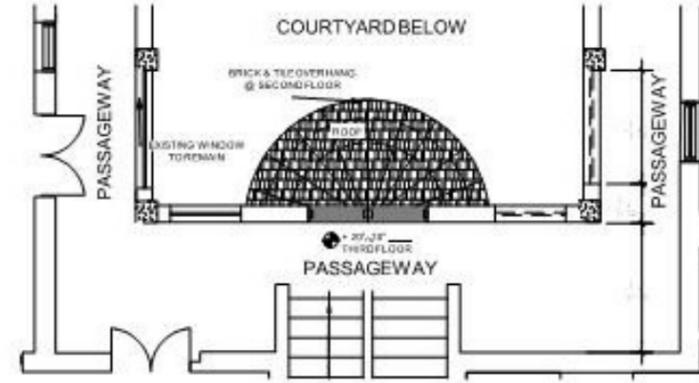


10 PROPOSED SECOND FP
54'-10"

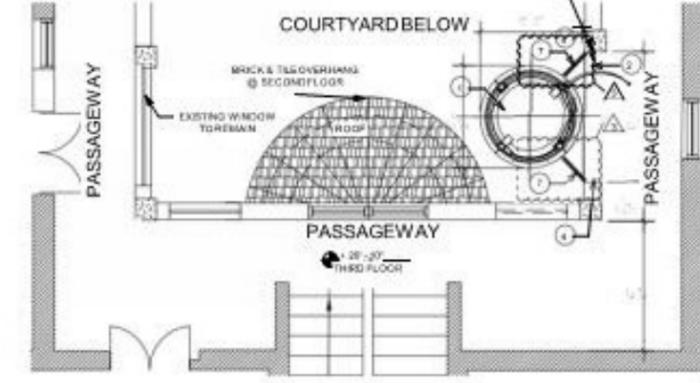
- CONSTRUCTION NOTES**
- 1 New Elevator (on its own foundation)
 - 2 New Slab to connect elevator to existing slab
 - 3 Patch floor finish to match existing
 - 4 Existing decorative elements, moldings, etc. to remain, protect from damage during demolition and new construction. Clean, patch and repair if necessary to match existing surrounding similar elements.
 - 5 Patch holes in floor slab with concrete leaving a smooth, level floor.
 - 6 Patch and repair ceiling systems affected work areas.
 - 7 New glass railing with base aluminum cap



3 EXISTING THIRD FP
54'-10"



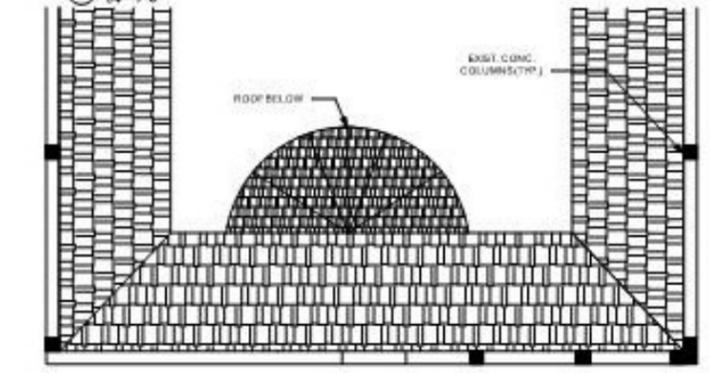
7 DEMOLITION THIRD FP
54'-10"



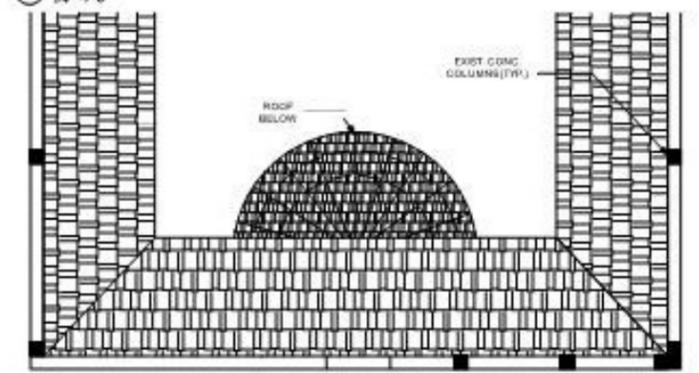
11 PROPOSED THIRD FP
54'-10"

FLOOR PLAN LEGEND

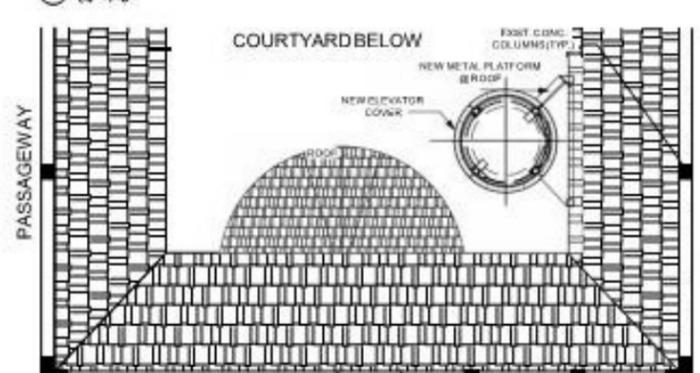
	EXISTING 8" CMU WALL
	EXISTING CONCRETE WALL
	EXISTING INTERIOR WALL
	EXISTING INTERIOR LOW WALL
	DEMOLITION CONCRETE WALL
	DEM CONCRETE LOW WALL TO BE REMOVED
	ARCHWAY
	NEW 8" CONCRETE CMU WALL
	NEW 8" CONCRETE LOW WALL
	EXISTING CONCRETE COLUMN
	EXISTING WOOD COLUMN
	PROPOSED CONCRETE COLUMN
	PROPOSED METAL COLUMN
	NEW METAL SLAB TO CONNECT ELEVATOR TO EXISTING SLAB
	DEMOLITION
	CONSTRUCTION TAG



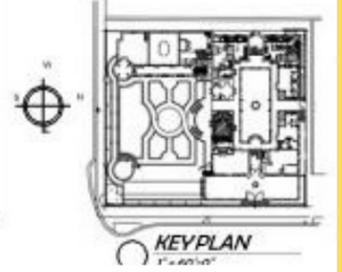
1 EXISTING ROOF FP
54'-10"



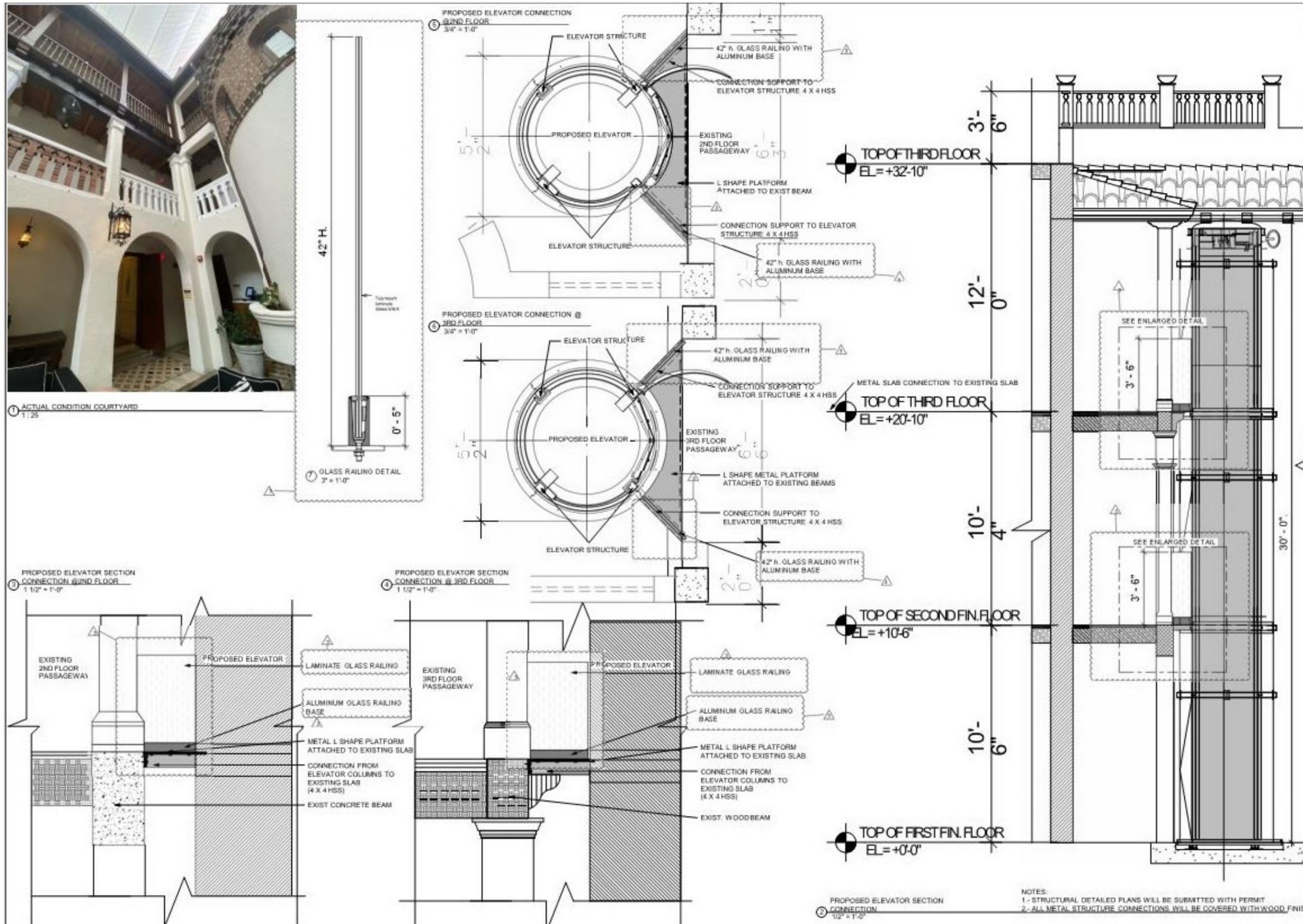
8 DEMOLITION ROOF FP
54'-10"



12 PROPOSED ROOF FP
54'-10"



THE VILLA – PROPOSED ELEVATOR FLOOR PLANS



THE VILLA – PROPOSED ELEVATOR SECTION + DETAILS



STUDY OF CASA CASUARINA THE VILLA VERSACE FOR: ALTERNATE LOCATION FOR ELEVATOR

1.- HALLWAYS – NOT POSSIBLE

Width is 3'-9" or 4'-10".

A minimum elevator requires hoist way + walls,
existing width are 3' -9" to 4'-10"
also, this would block the corridors on 2nd and 3rd floors.

2.- INSIDE ROOMS/SPACES– NOT POSSIBLE IN OFFICE AREA

The required space for the elevator on the 1st Floor would block the access to the actual office area.

On the 2nd Floor would break the elaborate VERSACE finishes on flooring, walls and ceilings,
would also limit the access and the layout of the existing hotel Suite.

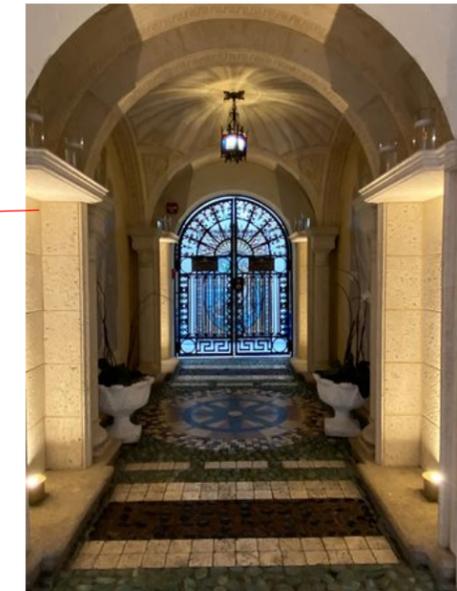
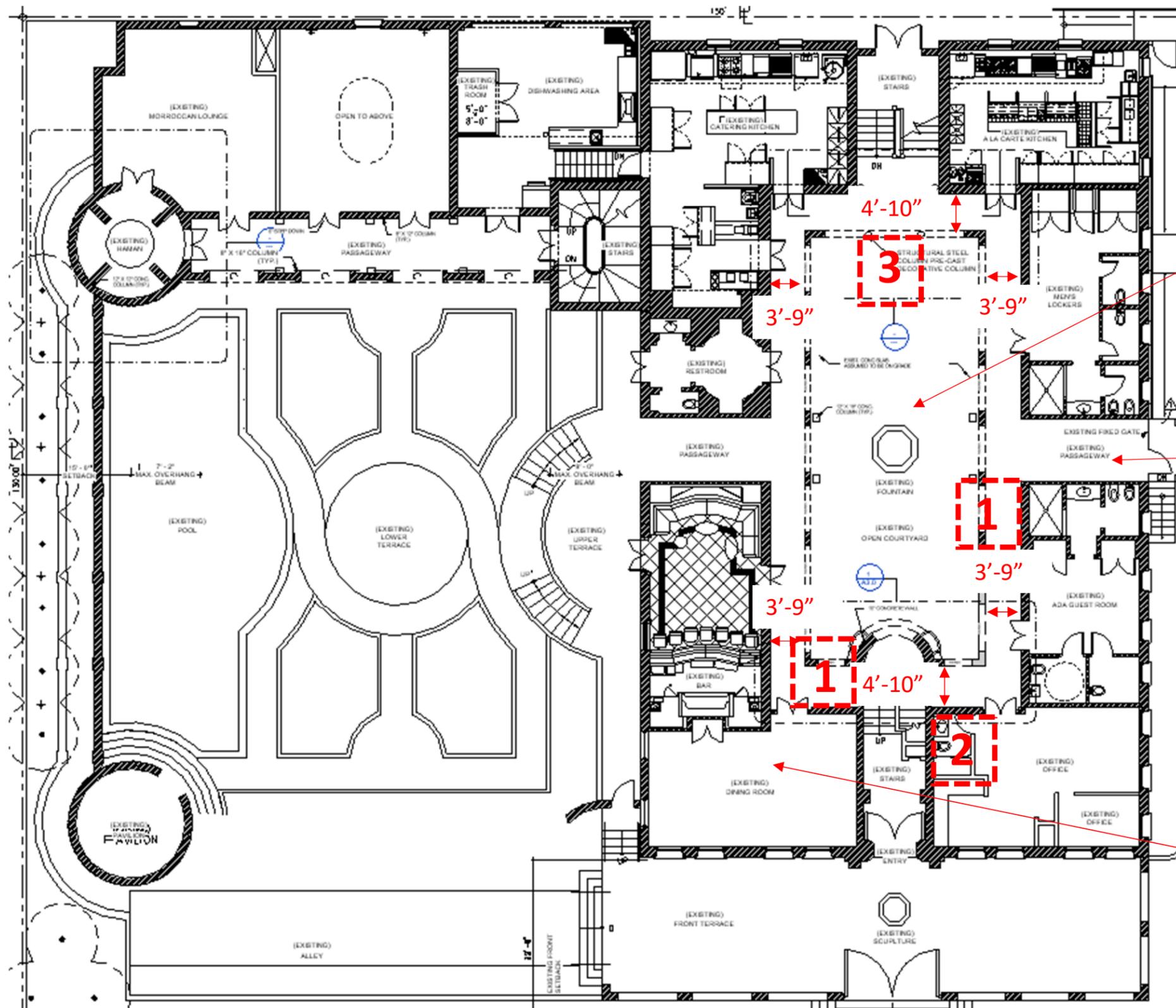
On the 3rd Floor there is a walk-in closet all finished in elaborated VERSACE millwork.

IN ANY OTHER INTERIOR AREA/ROOMS

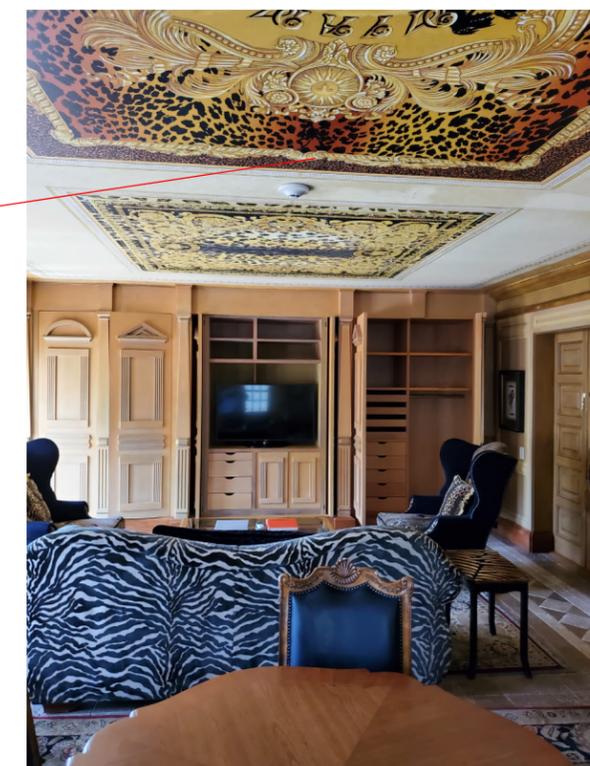
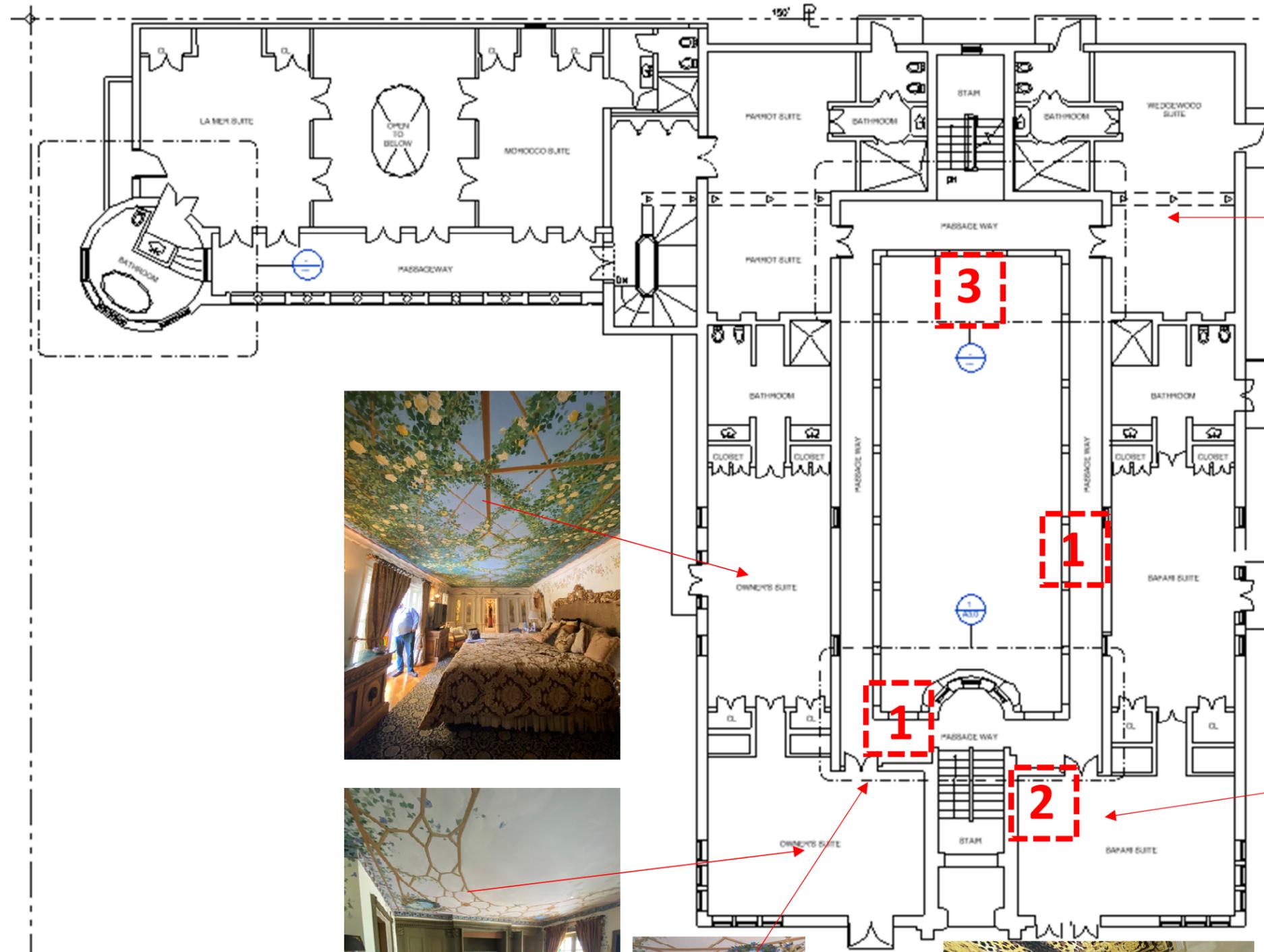
There will be a lot of structural work that would remove a lot of the elaborated finishes on the Villa, most of
the suites/rooms have symmetrical layout designs that would be affected.

3.- COURTYARD WEST SIDE:

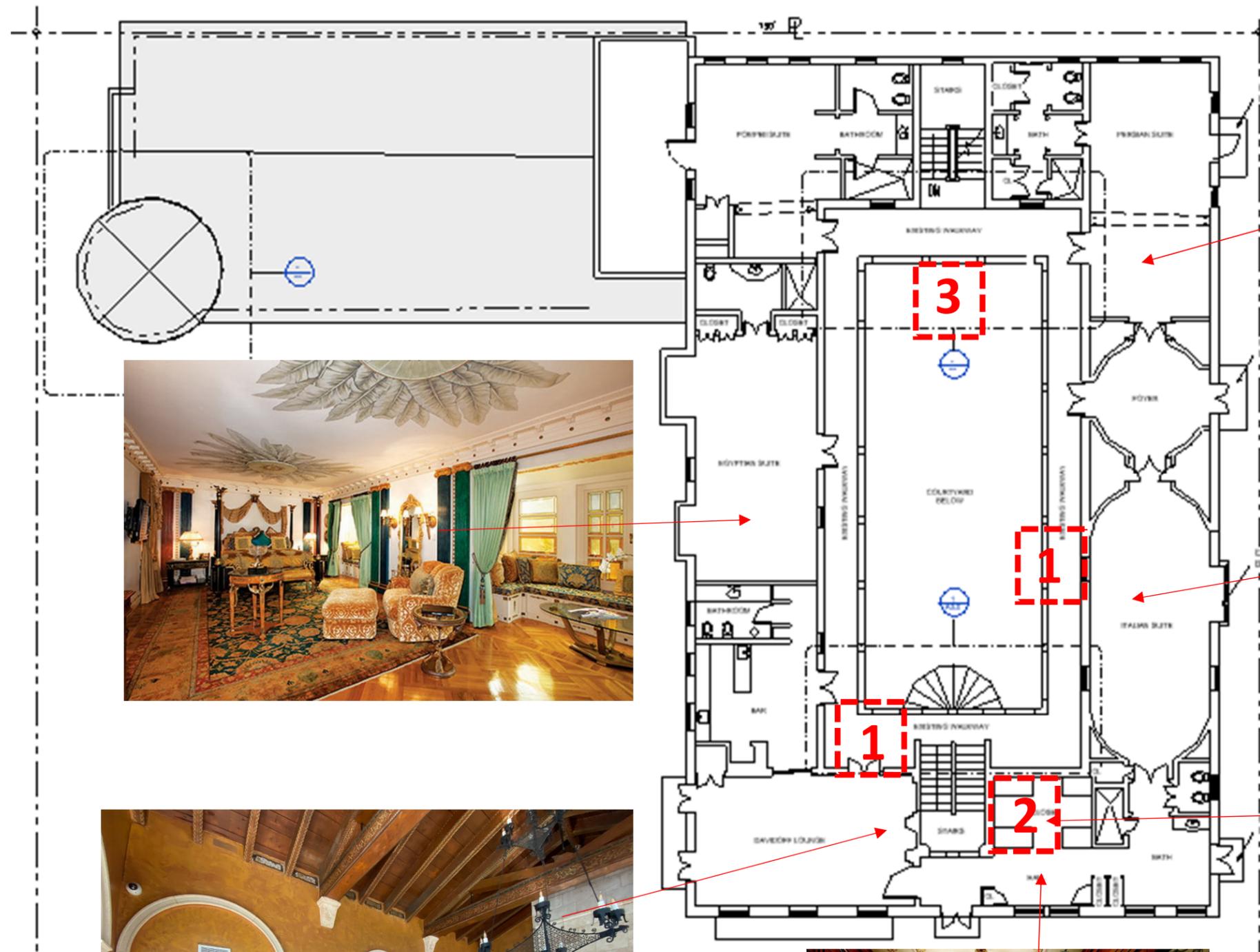
Although the original location of a previous elevator, this location is going to be visible from the entrance of
the Villa and would block the view of the Bell.



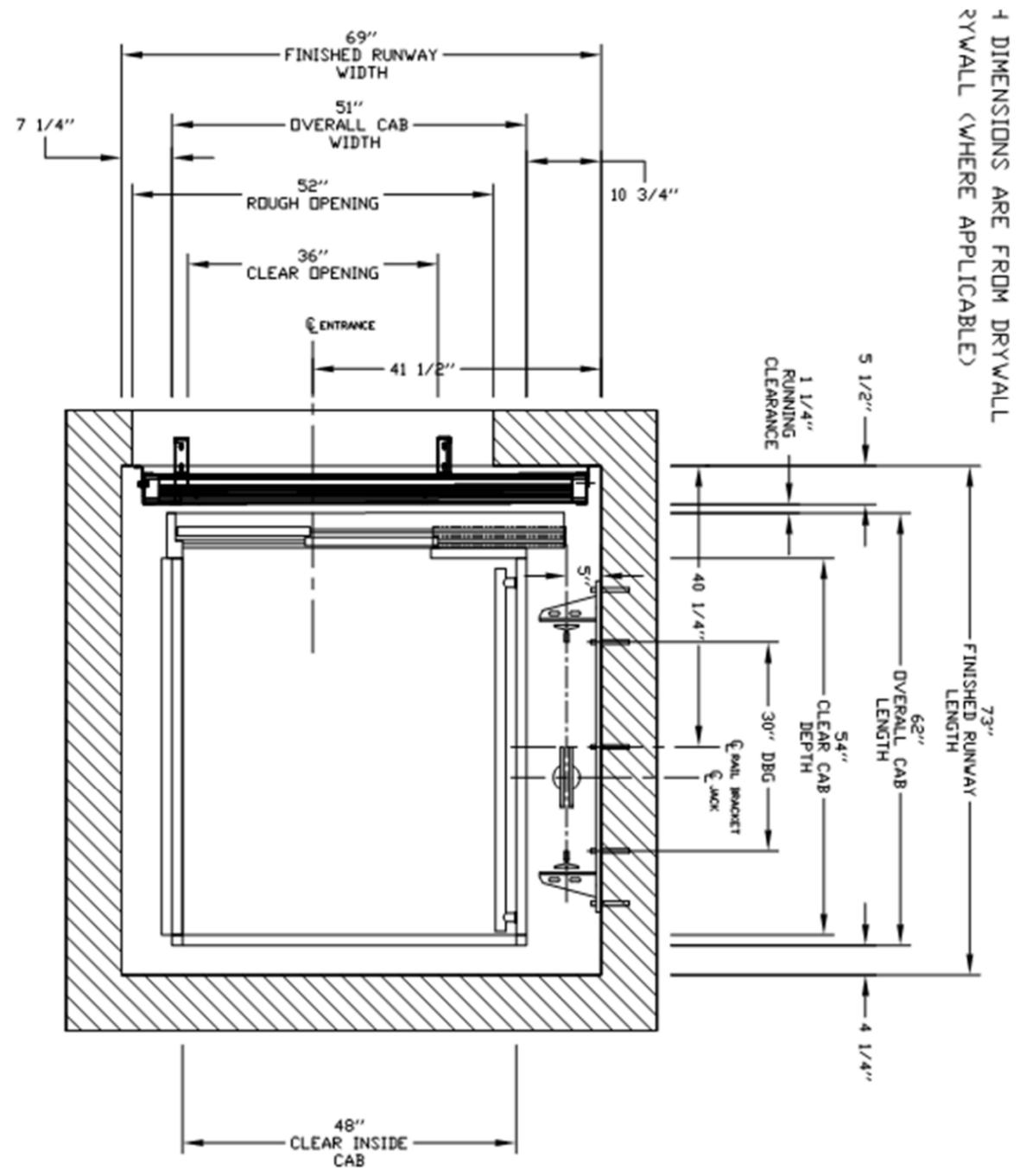
THE VILLA – 1ST FLOOR



THE VILLA – 2nd FLOOR

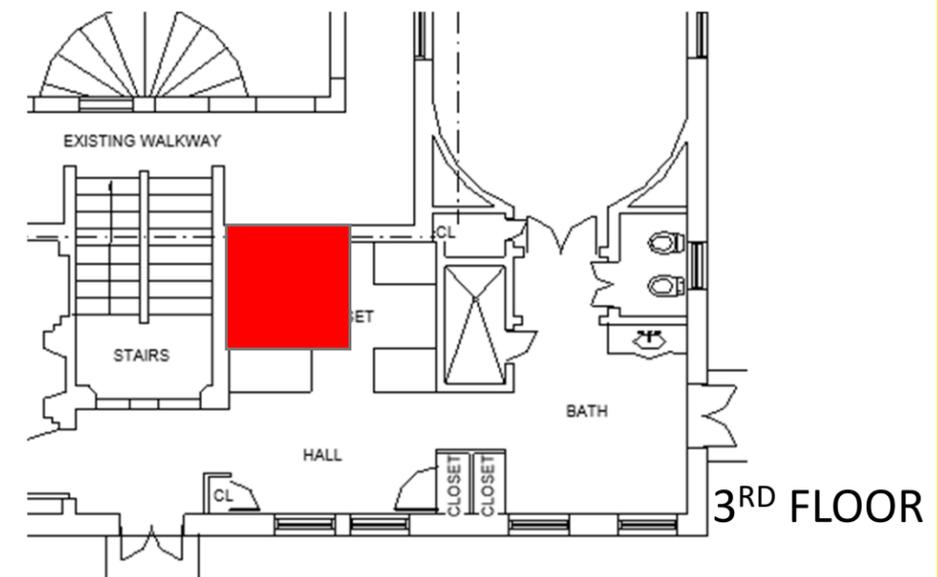
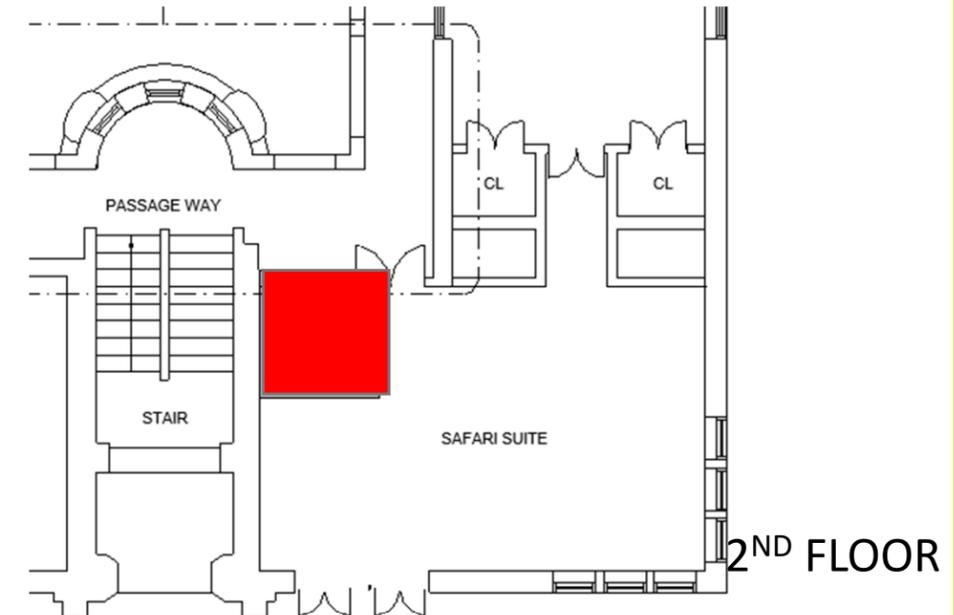
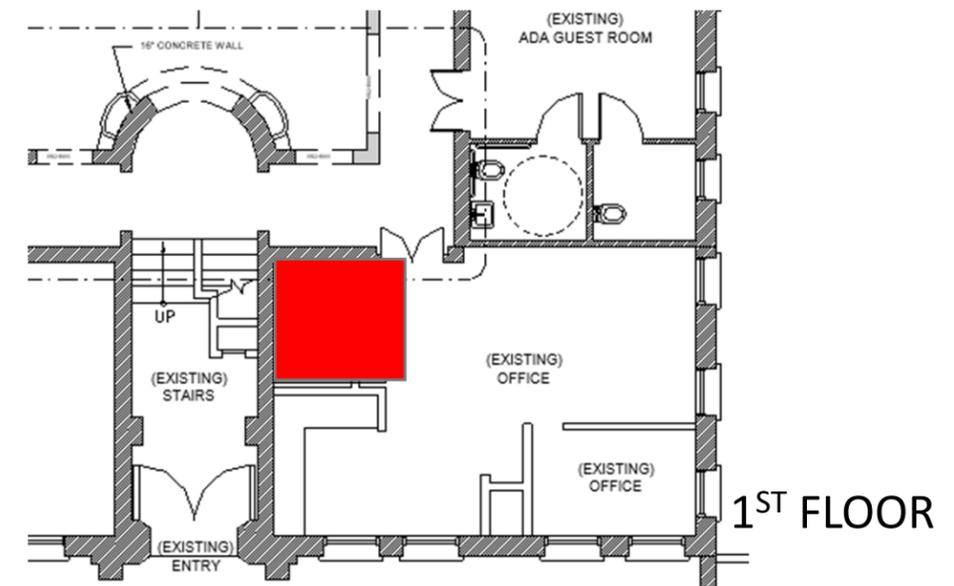


THE VILLA – 3rd FLOOR



MINIMUM ACCESIBLE CABIN

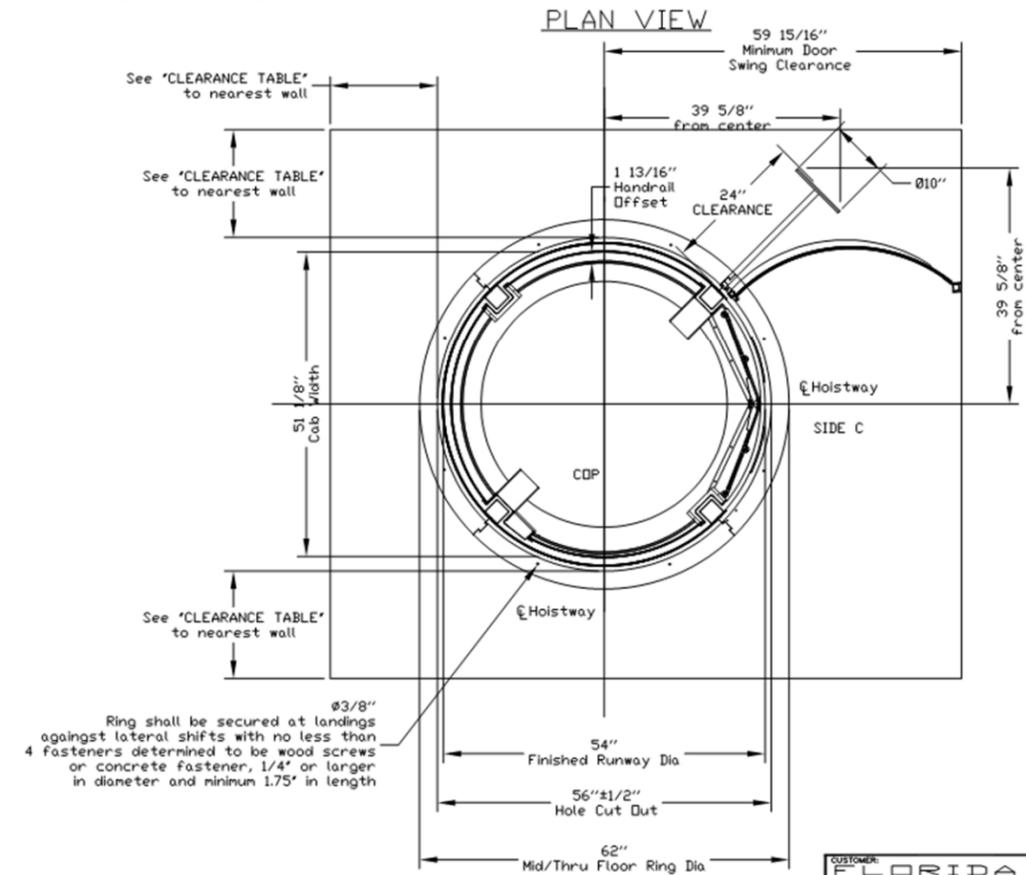
↑ DIMENSIONS ARE FROM DRYWALL RYWALL (WHERE APPLICABLE)



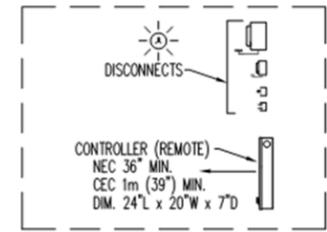
THE VILLA – ALTERNATE ELEVATOR INSIDE A SPACE



CLEARANCE TABLE		
1-WALL	2-WALL	3-WALL
4"	ONE AT 4" AND ONE AT 18" CONSULT FACTORY	



Ring shall be secured at landings against lateral shifts with no less than 4 fasteners determined to be wood screws or concrete fastener, 1/4" or larger in diameter and minimum 1.75" in length



DISCONNECTS AND CONTROLLER (REMOTE)

PRELIMINARY DRAWING ONLY
DRAWING APPROVAL

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE ORDER FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY, AND IS THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING

APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
NAME CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED

CHANGE AS NOTED, REAPPROVAL REQUIRED
NAME CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

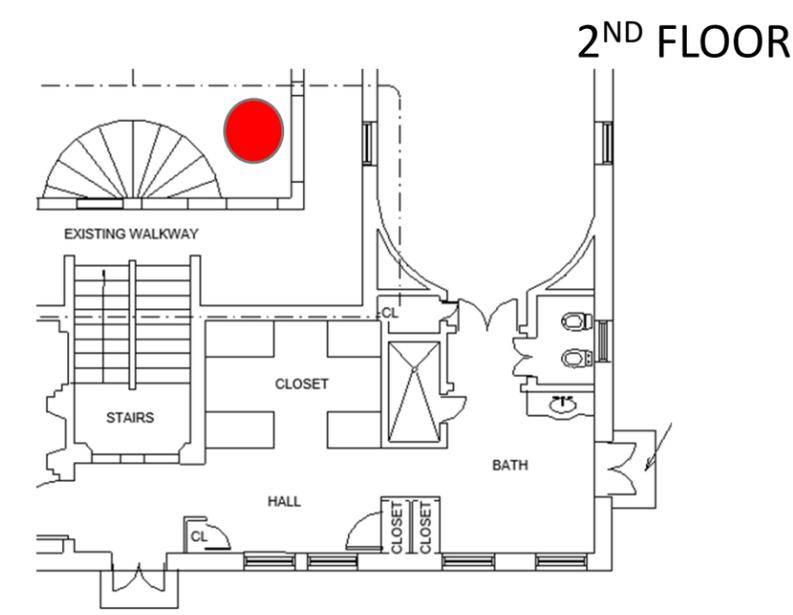
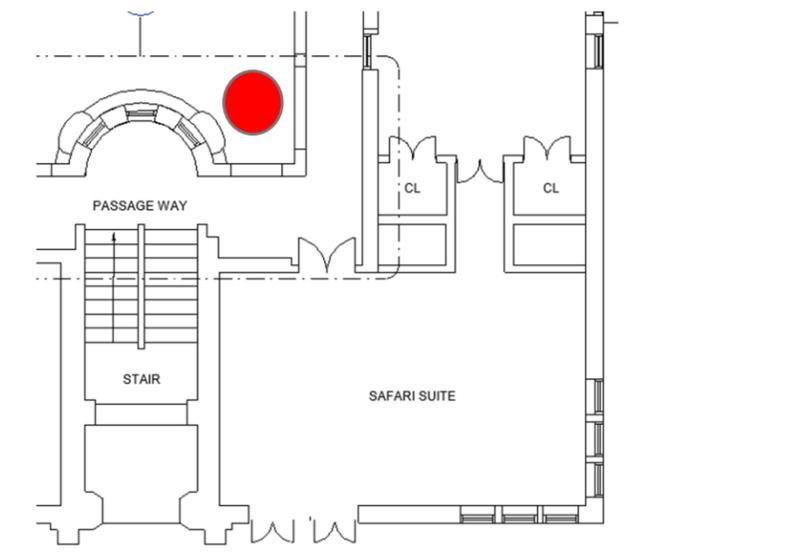
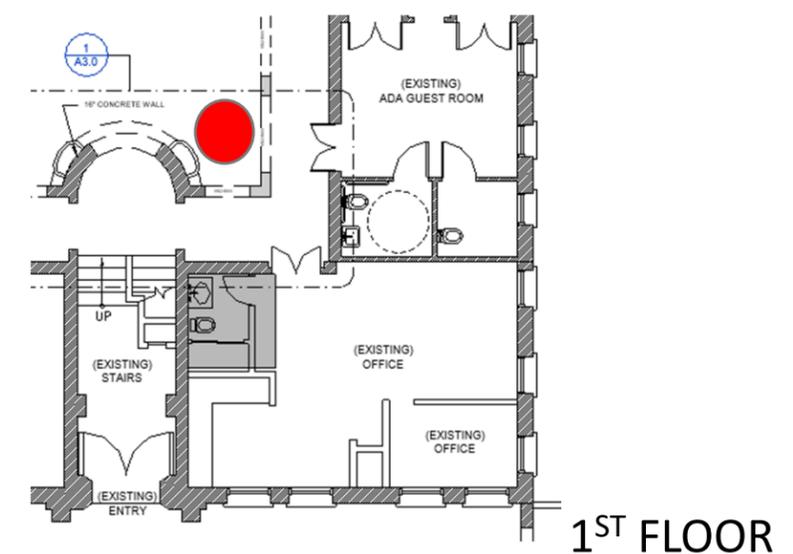
SIGNATURE: _____ DATE: _____

CHANGES REQUEST:

- _____
- _____
- _____
- _____

CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY.
JOB SITE MUST BE COMPLETELY FINISHED, INCLUDING FINISHED FLOOR TO PROCEED WITH THE INSTALLATION OF THE VUELIFT.

OFFICE USE ONLY:		Part No. Round Acrylic
CONSTRUCTION VERSION STAMP: 0.0	DATE: 07/10/20	Variant No. 192427
MOBILE VERSION STAMP: VUE 114	PROJECT: FLORIDA LIFTS LLC	
	PROJECT: THE VILLA CASE CASUARINA VUE	
	ADDRESS: 1116 OCEAN DRIVE, MIAMI BEACH	
	ADDRESS: FLORIDA, USA, 33139	
	DATE: 07/10/20	
	COMPILED BY: SAVARIA	
	JOB No. P-000000	SHEET No. 1 OF 7



THE VILLA – PROPOSED ELEVATOR ON COURTYARD EAST SIDE