

*Sept 2, 1952 - This permit for foundation only - as per Ord. 592, Sec. 1.02.02.07
Sept 30, 1952 - Complete plans submitted.

OK, Brown
2-2-53

Owner MR. WILLIAM KASSMAN

Lot 13 Block 31 Subdivision FISHER'S FIRST

General Contractor S.C. Davis Construction Co. Inc.

Architect M. Grossman

Zoning Regulations: Use RE

Building Size: Front 40'

Certificate of Occupancy No. 2021, Feb. 5, 1953. 15 Apts -- Use APARTMENTS - 15 UNITS & 2 HOTEL ROOMS

Type of Construction #3 CBS

Foundation 12x27 spread footing

Roof Flat

Date Sept 2, 1952*

PLUMBING Contractor #33924

Economy Plumbing Co:

1 - Sewer Connection 5"

Date Sept 18, 1952

* #34001

Economy Plumbing Co:

Temporary Water Closet 2

Oct 6, 1952 *

OK, Cox, 2-2-53

Water Closets 19*

Swimming Pool Traps

Down Spouts

Lavatories 19*

1 - ~~Steamer~~ Hot Water Boilers #34519 Economy Plb. ~~Wals~~ 2/2/53 OK, Cox, 2-2-53

Bath Tubs 17*

ROUGH APPROVAL L. Rothman, 10-21-52

Sewage Ejector 1*

Showers 2*

FINAL APPROVAL OK, E. Cox, 2-2-53

Urinals

Sinks 15*

Dish Washing Machine 1*

GAS Contractor

Date

Laundry Trays 1*

Gas Ranges 15*

Gas Frylators

Laundry Washing Machines 1*

Gas Water Heaters

Gas Pressing Machine

Drinking Fountains

Gas Space Heaters

Gas Vents for Stove

Floor Drains

Gas Refrigerators

Grease Traps

Gas Steam Tables

Safe Wastes

Gas Broilers

GAS Rough APPROVAL E. Cox, 11-13-52

GAS FINAL APPROVAL OK, E. Cox, 2-2-53

AIR CONDITIONING Contractor #39850 S.L. Hamilton & Co: 2 (10-hp) Air Cond Units: \$11,000: 10/23/52 - OK, Al Plaag, 2/11/53

SEPTIC TANK Contractor

OIL BURNER Contractor - (see over)

SPRINKLER Contractor

ELECTRICAL Contractor #37934 Emanuel Elec Co:

Date Nov 2, 1952

OUTLETS Switches 79 Ranges
Lights 152 Irons 15
Receptacles 122 Refrigerators 15

Temporary Service #37573 Emanuel Elec: 9-18-52 OK, P.M. 9/19/52

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 16

Service 1

Violations

HEATERS Water
Space

Motors 2

Appliances

FIXTURES 152

Electrical Contractor

Date

FINAL APPROVAL

By H. Rosser

Date 12-3-53

Alterations or Repairs—Over

3234-19-072

Permit No. 39351

Cost \$70,000..

Address 300 - 17th STREET

Bond No. 5420

Engineer

Lot Size 50 x 150

Height 13 Efficiencies - 1, 1-bedrm ap & 1, 2-bedrm

Use APARTMENTS - 15 UNITS & 2 HOTEL ROOMS

Roof Flat

Date Sept 2, 1952*

1 - Sewer Connection 5"

Date Sept 18, 1952

Temporary Water Closet 2

Oct 6, 1952 *

OK, Cox, 2-2-53

GAS Rough APPROVAL E. Cox, 11-13-52

GAS FINAL APPROVAL OK, E. Cox, 2-2-53

AIR CONDITIONING Contractor #39850 S.L. Hamilton & Co: 2 (10-hp) Air Cond Units: \$11,000: 10/23/52 - OK, Al Plaag, 2/11/53

ALTERATIONS & ADDITIONS

Building Permits: #44868 Giffen Industries, Inc: Roofing. \$ 167: June 9, 1954
#56869 Robbins Roofing & Sheet Metal: Repair wall flashings with 90# Felt - \$150. 7-24-58
#86418 - Alfonsio Vasquez - exterior clean and paint \$800.00 4/6/71
#12598-Owner-Erect a door within existing window from balcony to a second bedroom-\$400-1-18-78

Plumbing Permits: #34442 Belcher Oil: Oil burner, 500 gal tank: Jan 15, 1953
#34502 Economy Plumbing: 3 Down Spouts: Jan 27, 1953
#48383 - Peoples Gas - outlet and connect dryer (1) 4/29/71
#54921-Pitsch Plumbing-1 heater-replace, 1 gas piping-6-9-77
#54949-Peoples Gas- meter set(gas)-6-20-77

#68686 - Ocean Elect. - repair 3/30/71

Electrical Permits:

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]



Urban Robot Associates (2014). Photo of the Kaskades Hotel. [image] Available at: <http://www.urbanrobot.net/gipfel/In61k411wioI53lv5rqI9de8djsIye> [Accessed 11 Jan. 2018].

KASKADES *APARTMENTS*

300 SEVENTEENTH STREET, MIAMI BEACH, FLORIDA

Kaskades



Contents

Historic Resources Report. 3

Building Card. 11

Kaskades Apartments prior to the 2013 renovation | Photography 19

Kaskades Apartments prior to the 2013 renovation | Plans..... 27

Kaskades Hotel | Current Conditions 37

Historic Resources Report

by Carolyn Klepser and Urban Robot Associates

PRELIMINARY REMARKS:

The present report and attached documents comprise a survey of the Kaskades property located at 300 17th Street in Miami Beach, Florida. The project site currently has an existing two-story low-rise apartment building. The report has been prepared in anticipation of the renovation of the existing building and the addition of new structures to the property.

The attached study provides an overview of the existing structure based on photo surveys, since the available documentation for this property was found to be limited. It also includes the City of Miami Beach Building Cards documenting the permit history of the property.

The proposed project is designed to minimally impact historical resources mainly the two historical facades, while expanding the building structure to accommodate one additional floor in a manner consistent with the site's available development rights.

BUILDING HISTORY:

This building stands at the southwest corner of James Avenue and 17th Street, a block north of Lincoln Road, on Lot 13 of Block 31 in (Carl) Fisher's First Subdivision. Although this site was always zoned for multi-family structures, a single-family residence was built here in 1934 for owner Sarah Gosselin¹. By 1949 this home was owned and occupied by William and Helen Kassman. Mr. Kassman (1905-1981) operated the Skybrite Liquor Store at 2300 Collins Avenue.²

In September 1952 this house was demolished, and in October a permit was issued to Mr. William Kassman for the construction of a two-story apartment building on the site. The Kaskades Apartment Building, built in 1952 by S.C. Davis Construction Company Inc., was probably named Kaskades as a play on Mr. Kassman's name. The building was designed by architect Melvin Grossman, early in his Miami Beach career (see Biography following). The building originally cost \$70,000 and contained 13 efficiency (studio) apartments, a one-bedroom apartment, a two-bedroom apartment, and two hotel rooms. It was completed in February 1953.

The building is located in both the National Register Historic District of Miami Beach and in the local Museum Historic District, which was designated by the City in 1990. When the Miami Beach Planning Department database was compiled at that time, the Kaskades was categorized as "non-historic conforming," but a 1994 change in the City ordinance reclassified all such structures as "Contributing."

No original plans (#39351) for the Kaskades were found at the Miami Beach Building Department, nor were any archival postcards or photographs. No major alterations to the building are documented over the years on the Permit Card, but in the absence of documentation it is unknown which features of the building are original.

This is a flat-roofed, rectangular building in Postwar Modern architectural style. It has an east-west orientation, and measures 40' by 125' on a 50' by 150' lot, with 5-foot setbacks on three sides and the required 20' front setback on the east side, facing James Avenue. Typical of the style, the apartments are accessed by catwalks on the north and south elevations rather than by interior hallways. The only exterior stair wraps around the southwest corner of the building, and there are metal railings on the stair and on the south catwalks. There is an office entrance on the north elevation. The "railing" of the north catwalks, and of a second-floor balcony on the east elevation, are of masonry, with stacked bricks. The east end of the upper catwalk on the north is also screened, or "boxed," by a panel of perforated masonry.

The present windows are a mix of awning-type and sash windows with horizontal panes that resemble the awning type. The Miami Beach Design Review Board approved window replacements in 1993. The original type is unknown,

¹ Miami Beach Building Dept. Permit Records
² Obituary, Miami Herald; Jan. 1, 1982; and Polk's City Directory, 1949.

but awning windows were common here in the 1950s. The West and part of the North façade feature incised lines in the stucco, and there is channel-letter neon signage along the North façade.

BUILDING ARCHITECT BIOGRAPHY:

Melvin Grossman (1914-2003) grew up in Chicago and was the nephew of Albert Anis.³ He followed his uncle into the field of architecture, and to Miami Beach; by 1950 they were associate architects here. Grossman was also a protege of Morris Lapidus, and became a master of the local Postwar Modern style of architecture known as “MiMo.” Grossman, Anis, and Lapidus collaborated on the Nautilus Hotel (1825 Collins Ave.) in 1950⁴ and a year later on the Biltmore Terrace Hotel (8701 Collins Avenue). Grossman and Lapidus partnered in designing the DiLido Hotel (One Lincoln Road) in 1953.

According to MiMo authorities Nash and Robinson,

Grossman began as an engineer working for Lapidus and then, after turning down an offer to become partners, struck out on his own to become Lapidus’ biggest imitator.⁵

Influenced by both Anis and Lapidus, Grossman in his own right is credited with these buildings in Miami Beach:

Empress Hotel	4333 Collins Avenue	1952
Seville Hotel	2901 Collins Avenue	1955
Deauville Hotel	6701 Collins Avenue	1957
Doral Beach Hotel	4833 Collins Avenue	1962
Imperial House	5255 Collins Avenue	1962
Decoplage Apts.	100 Lincoln Road	1965

He also exported the MiMo style in designing the original Caesars Palace in Las Vegas and the Acapulco Princess Hotel in Mexico.⁶

³ The 1930 U.S. Census shows Grossman living in Chicago with his grandparents, Herman and Sophia Anis, who came from Hungary; his widowed mother Hannah Anis Grossman; and her brother Albert, who was divorced.

⁴ M. Lapidus, Too Much Is Never Enough; Rizzoli, 1996, p.150; and “Hotel Roosevelt Plans Gala Birthday Opening,” Miami Herald; Nov. 19, 1950

⁵ E.Nash and R.Robinson, MiMo: Miami Modern Revealed; Chronicle Books, San Francisco, 2004, p.73.

⁶ Obituary, Miami Herald, November 12, 2003, p.4B.



Klepser, Carolyne. Historic Resources Report. Kaskades Apartments (February, 2013).4.

East Elevation



Klepser, Carolyne. Historic Resources Report. Kaskades Apartments (February, 2013).4.

North Elevation



Klepser, Carlyne. Historic Resources Report. Kaskades Apartments (February, 2013).5.
 West Elevation





Klepser, Carolyne. Historic Resources Report. Kaskades Apartments (February, 2013).6.

South Elevation (view 1)



Klepser, Carolyne. Historic Resources Report. Kaskades Apartments (February, 2013).7.

South Elevation (view 2)

Building Card

Kaskades Apartments

*Sept 2, 1952 - This permit for foundation only - as per Ord. 592, Sec. 1.02.02.07
 Sept 30, 1952 - Complete plans submitted.

OK, Brown
 2-2-53

Owner MR. WILLIAM KASSMAN

Lot 13 Block 31

Subdivision FISHER'S F

General Contractor S.C. Davis Construction Co. Inc

Architect M. Grossman

Zoning Regulations:

Use RE

Area 14

Building Size:

Front 40'

Depth 125'

Certificate of Occupancy No. 2021, Feb. 5, 1953. 15

Type of Construction #3 CBS

Foundation 12x

PLUMBING Contractor #33924

Economy Plumbing Co:

* #34001

Economy Plumbing Co:

Water Closets 19*

Swimming Pool T

Lavatories 19*

1 - ~~Steamer~~ Hot W

Bath Tubs 17*

ROUGH APPRO

Showers 2*

FINAL APPROVA

Urinals

Sinks 15*

Dish Washing Machine 1*

GAS Contractor

Laundry Trays 1*

Gas Ranges

Laundry Washing Machines 1*

Gas Water Heat

Drinking Fountains

Gas Space Heat

Floor Drains

Gas Refrigerator

Grease Traps

Gas Steam Table

Safe Wastes

Gas Broilers

AIR CONDITIONING Contractor #39850 S.L. Hamilton &

SEPTIC TANK Contractor

OIL BURNER Contractor -(see over)

SPRINKLER Contractor

ELECTRICAL Contractor #37934 Emanuel Elec Co:

Switches 79

Ranges

OUTLETS

Lights 152

Irons

15

Receptacles 122

Refrigerators

15

Fans

Motors

2

HEATERS

Water

Appliances

Space

FIXTURES 152

Electrical Contractor

Photo of Kaskades Apartments Building Card. Architect Melvin Grossman. From: Miami Beach Planning & Zoning Department (accessed March, 2018)

CHECK	FILE	JENNIFER MCCONNEY
03/02/2018		
FLORIDA LICENSE #805086 ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF M&G ARCHITECTURE AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF M&G ARCHITECTURE & PLANNING, INC. 3/20/18		

Building Card



Permit No. 39351 Cost \$70,000..
 Address 300 - 17th STREET
 Bond No. 5420
 Engineer
 Lot Size 50 x 150
 Height 13 Stories 2
 13 Efficiencies - 1, 1-bedrm ap & 1, 2-bedrm
 Apts --Use APARTMENTS - 15 UNITS & 2 HOTEL ROOMS
 27 spread footing Roof Flat Date Sept 2, 1952*
 1 -Sewer Connection 5" Date Sept 18, 1952
 Temporary Water Closet 2 Oct 6, 1952*
 OK, Cox, 2-2-53
 Down Spouts
 Water Boilers #34519 Economy Plb. ~~OK, Cox, 2-2-53~~
 VAL L. Rothman, 10-21-52 Sewage Ejector 1*
 AL OK, E. Cox, 2-2-53

15* Date
 Gas Frylators
 Gas Pressing Machine
 Gas Vents for Stove
 GAS Rough APPROVAL E. Cox, 11-13-52
 GAS FINAL APPROVAL OK, E. Cox, 2-2-53
 Co: 2 (10-hp) Air Cond Units: \$11,000: 10/23/52 -OK,
 Al Plaag, 2/11/5

Date Nov 2, 1952
 Temporary Service #37573 Emanuel Elec: 9-18-52 OK, P.M. 9/195
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions 16
 Service 1
 Violations
 Date

FINAL APPROVAL

By H. Rosser

Date 12-3-53

Alterations or Repairs—Over

ALTERATION

Building Permits: #44868 Giffen Industries, Inc:
 #56869 Robbins Roofing & Sheet Metal: Repair wall
 #86418 - Alfonsio Vasquez - exterior clean and
 #12598-Owner-Erect a door within existing window

Plumbing Permits: #34442 Belcher Oil: Oil burner
 #34502 Economy Plumbing: 3 Down
 #48383 - Peoples Gas - outlet and
 #54921-Pitsch Plumbing-1 heater-replace, 1 gas pipe
 #54949-Peoples Gas- meter set(gas)-6-20-77

#68686.- Ocean Elect. - repair

Electrical Permits:

Photo of Kaskades Apartments Building Card. Architect Melvin Grossman. From: Miami Beach Planning & Zoning Department
 (accessed March, 2018)

CHECK	PLG	JENNIFER MCCONNEY
DATE	03/02/19	FLORIDA LICENSE #805046
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF M&G ARCHITECTURE AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF M&G ARCHITECTURE & PLANNING, INC. 10/2018		

Building Card



7580 NE 4th Court
 Suite 100
 Miami, FL 33138
 office (305) 656-4105



S & ADDITIONS

Roofing. \$ 167: June 9, 1954
Flashings with 90# Felt - \$150. 7-24-58
paint \$800.00 4/6/71

ow from balcony to a second bedroom-\$400-1-18-78

, 500 gal tank: Jan 15, 1953
n Spouts: Jan 27, 1953
l connect dryer (1) 4/29/71
ing-6-9-77

3/30/71

COASTAL CONT
CUMULATIVE COST OF CONSTRU

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST

Photo of Kaskades Apartments Building Card. Architect Melvin Grossman. From: Miami Beach Planning & Zoning Department (accessed March, 2018)

CHECK:	P&G	JENNIFER MCCONNEY
DATE:	03/02/19	FLORIDA LICENSE #8850346
<small>ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF M&G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF M&G ARCHITECTURE & PLANNING, INC. ©2018</small>		

Building Card

PROJECT #1742
Kaskades
300 Seventeenth Street, Miami Beach, FL 33139

7580 NE 4th Court
Suite 100
Miami, FL 33139
office (305) 656-4100

MCG
ARCHITECTURE + PLANNING

Photography

Kaskades Apartments prior to 2013 renovation



1 | JAMES AVENUE, EAST ELEVATION | 14-FEB-2013



2 | 17TH STREET, NORTH ELEVATION 1 | 14-FEB-2013



3 | 17TH STREET, NORTH ELEVATION 2 | 14-FEB-2013



6 | 17TH STREET, WEST ELEVATION 1 | 14-FEB-2013



7 | 17TH STREET, SOUTH ELEVATION 1 | 14-FEB-2013



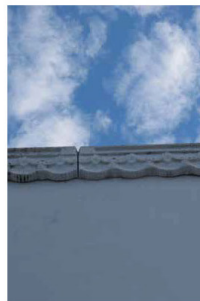
17TH STREET, SIGNAGE | 14-FEB-2013



17TH STREET, PLANTER DETAIL | 14-FEB-2013



17TH STREET, ARCHITECTURAL DETAIL | 14-FEB-2013



17TH STREET, ARCHITECTURAL DETAIL | 14-FEB-2013



JAMES AVENUE, CARPORT | 14-FEB-2013



17TH STREET, GARDEN | 14-FEB-2013



17TH STREET, CORNER | 14-FEB-2013

Urban Robot Associates. Historic Preservation Board Presentation. Kaskades Hotel (February, 2013).4.

CHECK:	JPG	JENNIFER MCCONNEY
DATE:	03/02/2013	FLORIDA LICENSE: RA000046
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND PLANNING, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. 10/2018		

Photography

PROJECT #1742

Kaskades

300 Seventeenth Street, Miami Beach, FL 33139

7580 NE 4th Court
Suite 101
Miami, FL 33138
office (305) 656-4105

MCG
ARCHITECTURE + PLANNING



ELEVATION 2 | 14-FEB-2013



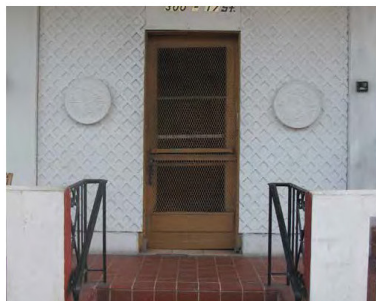
4 | 17TH STREET, NORTH ELEVATION 3 | 14-FEB-2013



5 | 17TH STREET, NORTH ELEVATION 4 | 14-FEB-2013



DETAIL | 14-FEB-2013



17TH STREET, BUILDING ENTRY | 14-FEB-2013



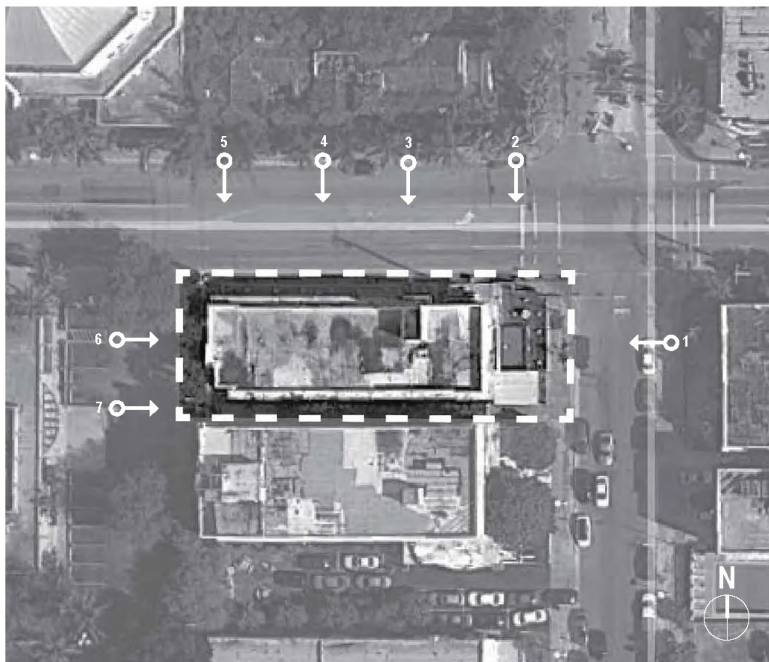
17TH STREET, ARCHITECTURAL DETAIL | 14-FEB-2013



DETAIL | 14-FEB-2013



VIEW | 14-FEB-2013



KEY PLAN



1 | JAMES AVENUE, LOOKING NORTH | 14-FEB-2013



3 | 17TH STREET LOOKING EAST | 14-FEB-2013



4 | 17TH STREET LOOKING EAST | 14-FEB-2013



5 | 17TH STREET, LOOKING EAST



6 | EXISTING GUARDRAIL DETAIL | 14-FEB-2013



7 | EXISTING GUARDRAIL DETAIL | 14-FEB-2013



8 | EXISTING GUARDRAIL DETAIL

Urban Robot Associates. Historic Preservation Board Presentation. Kaskades Hotel (February, 2013).5.

CHECK:	PLG	JENNIFER MCCONNEY
DATE:	03/02/2013	FLORIDA LICENSE: 88850064
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MRG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MRG ARCHITECTURE & PLANNING, INC. 10/2018		

Photography

PROJECT #1742
Kaskades
300 Seventeenth Street, Miami Beach, FL 33139

7580 NE 4th Court
Suite 100
Miami, FL 33138
office (305) 686-4100

MCG
ARCHITECTURE + PLANNING



2 | 17TH STREET, LOOKING EAST | 14-FEB-2013



NG EAST | 14-FEB-2013



DETAIL | 14-FEB-2013



KEY PLAN



1 | 17TH STREET, LOOKING SOUTH | 14-FEB-2013



2 | 17TH STREET, LOOKING SOUTH | 14-FEB-2013



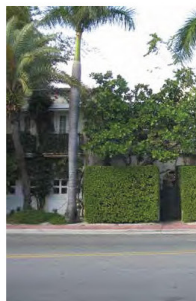
3 | 17TH STREET, LOOKING SOUTH | 14-FEB-2013



6 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



7 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



8 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



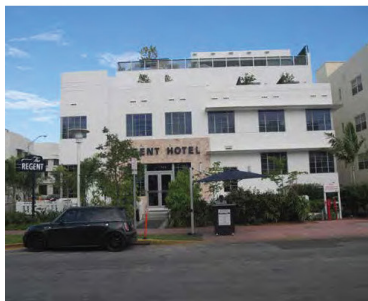
11 | JAMES AVENUE LOOKING NORTHEAST | 14-FEB-2013



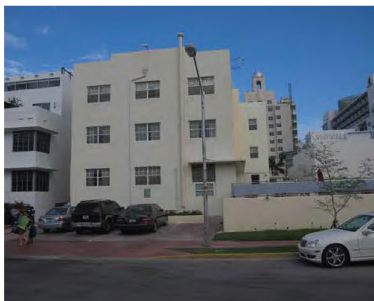
12 | JAMES AVENUE, LOOKING SOUTHWEST | 14-FEB-2013



13 | 17TH STREET, LOOKING SOUTH | 14-FEB-2013



14 | JAMES AVENUE LOOKING EAST | 14-FEB-2013



15 | JAMES AVENUE, LOOKING EAST | 14-FEB-2013



16 | JAMES AVENUE LOOKING EAST | 14-FEB-2013

Urban Robot Associates. Historic Preservation Board Presentation. Kaskades Hotel (February, 2013).6.

CHECK:	PMG	JENNIFER MCCONNEY
DATE:	03/02/2013	FLORIDA LICENSE: RA000046
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND PLANNING, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. 10/2018		

Photography

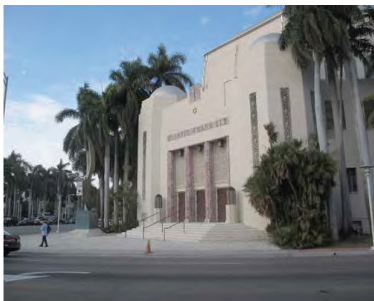
PROJECT #1742
Kaskades
300 Seventeenth Street, Miami Beach, FL 33139

7580 NE 4th Court
Suite 100
Miami, FL 33138
office (305) 606-4100

MCG
ARCHITECTURE + PLANNING



14 | 17TH STREET, LOOKING WEST | 14-FEB-2013



4 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



5 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



14 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



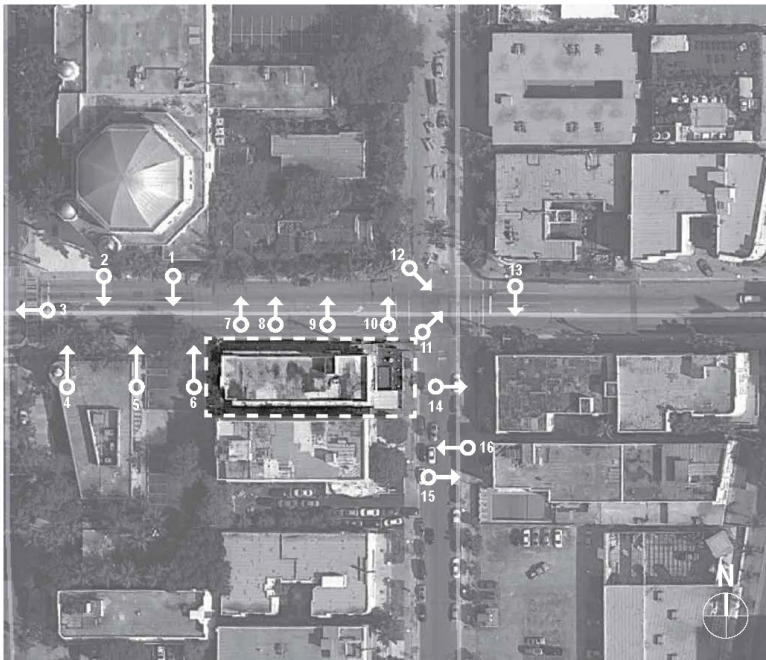
9 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



10 | 17TH STREET, LOOKING NORTH | 14-FEB-2013



14 | 17TH STREET, LOOKING SOUTH | 14-FEB-2013



KEY PLAN

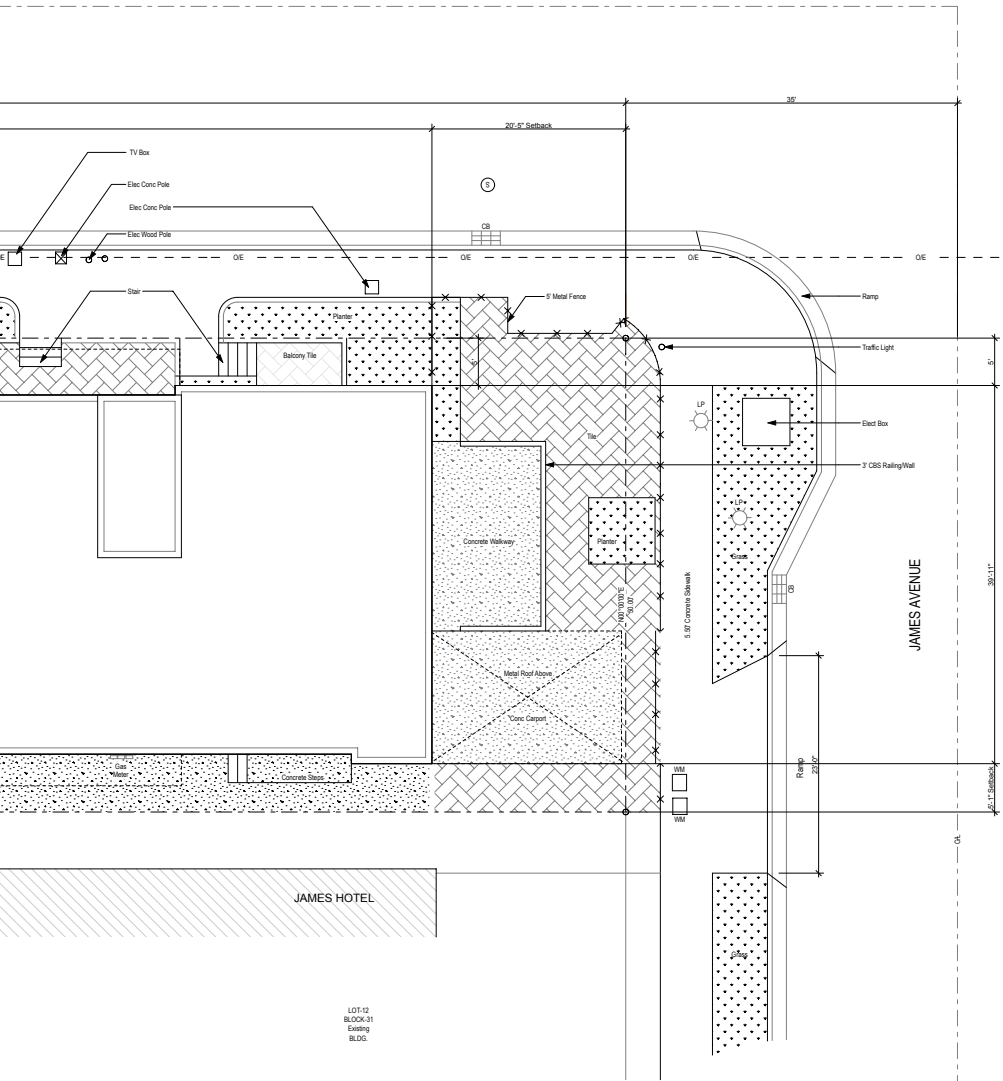


14 | 17TH STREET, LOOKING WEST | 14-FEB-2013

Plans

Kaskades Apartments prior to 2013 renovation

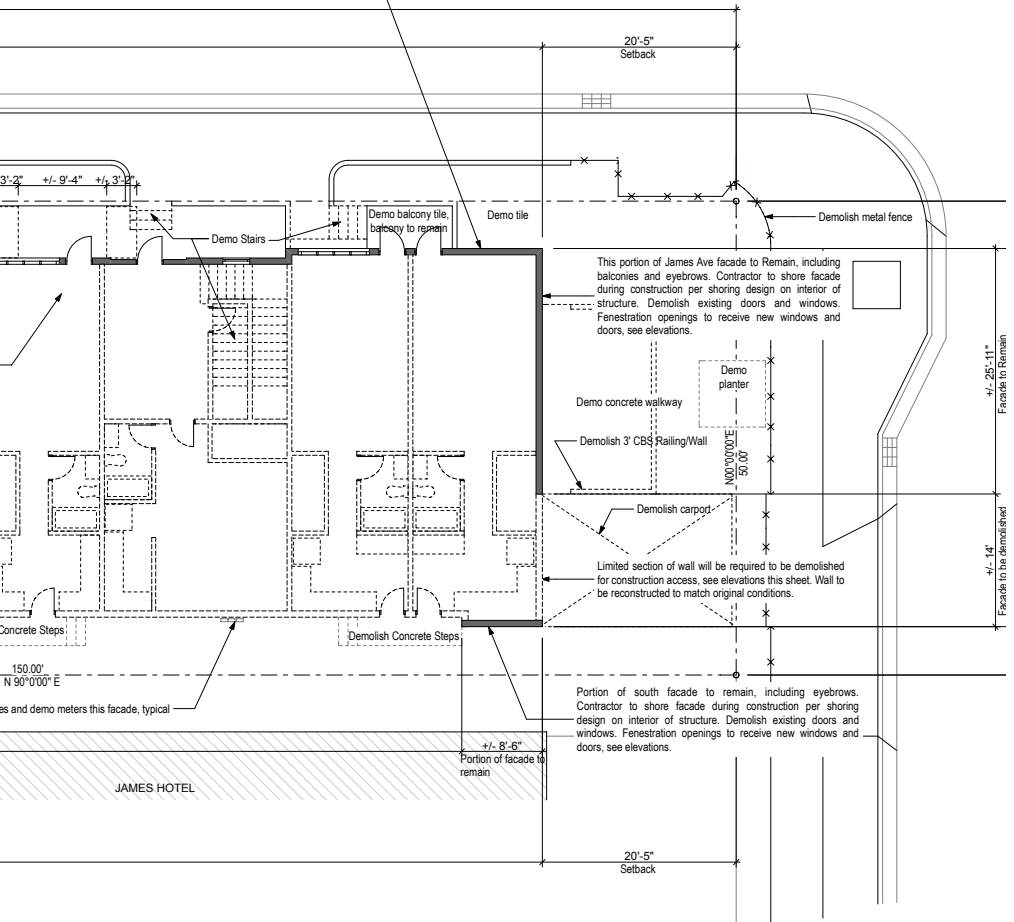
17th STREET





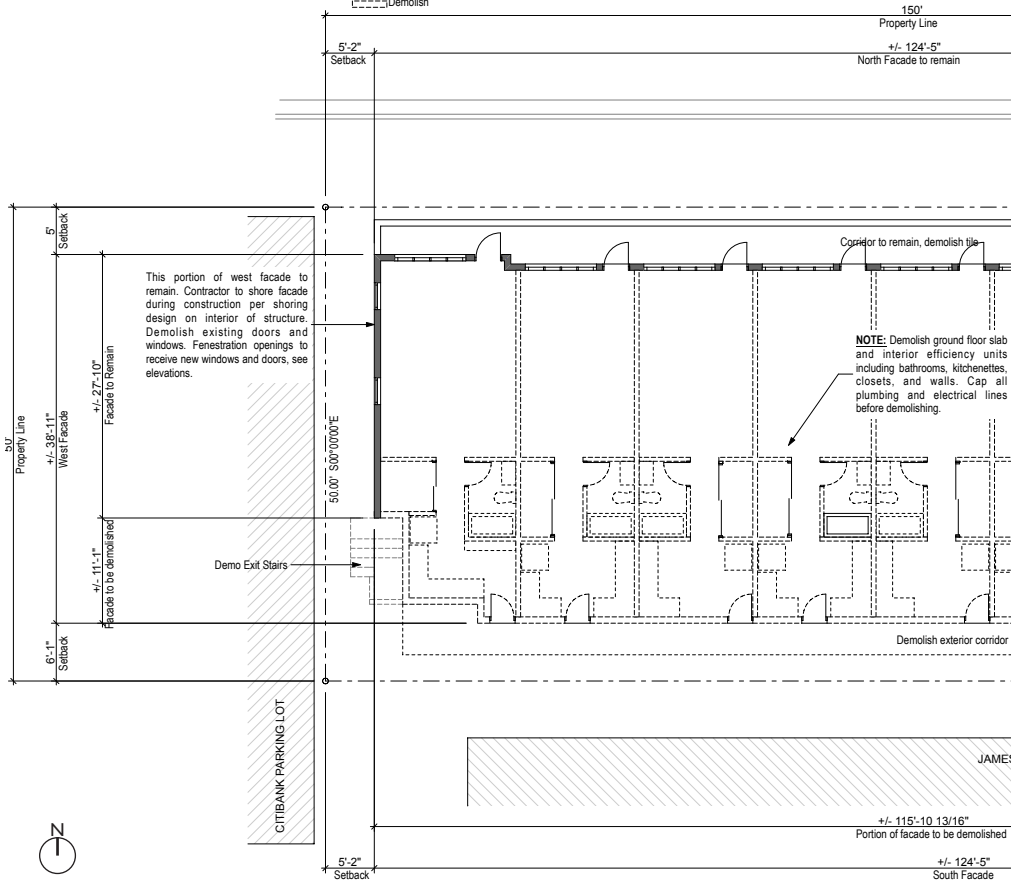
MCG
ARCHITECTURE + PLANNING

Entire 17th Street facade to remain, including balconies and eyebrows. Contractor to shore facade during construction per shoring design on interior of structure. Demolish existing doors and windows. Fenestration openings to receive new windows and doors, see elevations.



NOTE: Contractor to provide 10' high construction fence and secure job-site at all times.

— To remain
- - - Demolish



Second Level Plan

Urban Robot Associates. Historic Preservation Board Presentation. Kaskades Hotel (February, 2013).11.

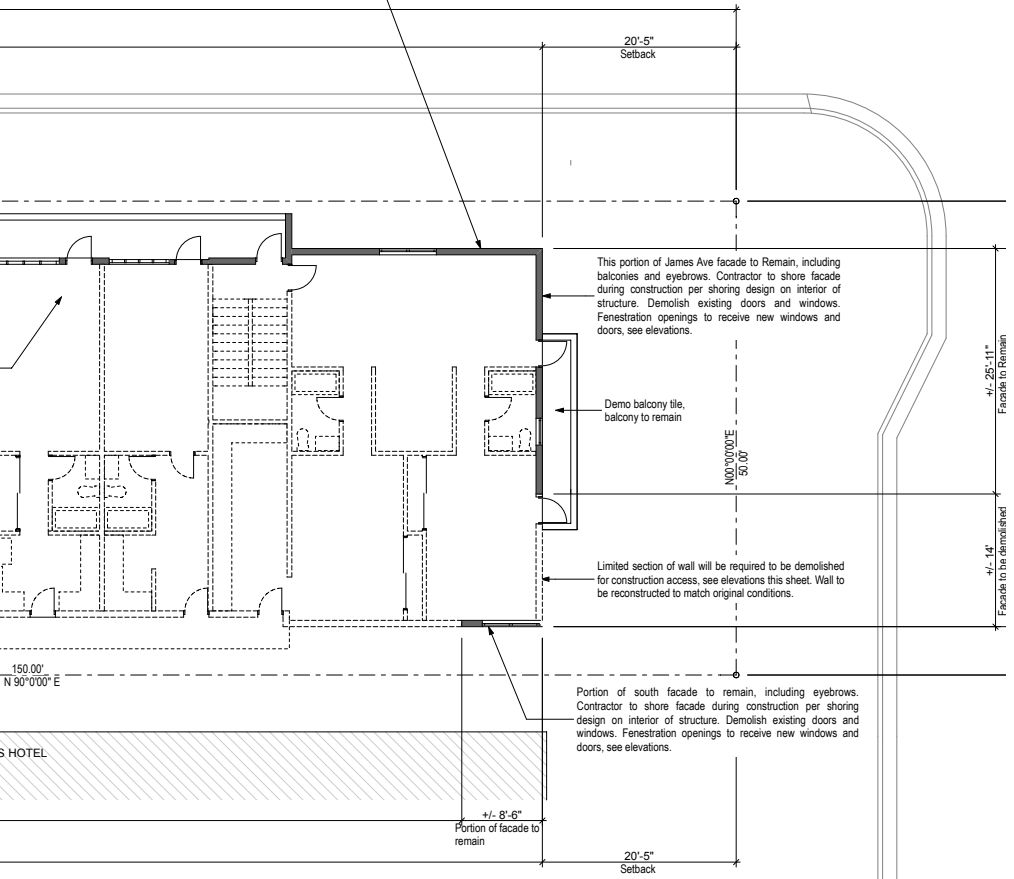
CHECK:	PKG	JENNIFER MCCONNEY
DATE:	03/02/2019	FLORIDA LICENSE: RM503046
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF M&G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF M&G ARCHITECTURE + PLANNING, INC. 10/2018		

Plans

PROJECT #1742
Kaskades
300 Seventeenth Street, Miami Beach, FL 33139

7580 NE 4th Court Suite 100 Miami, FL 33138 office (305) 606-4100	MCG ARCHITECTURE + PLANNING
--	---------------------------------------

Entire 17th Street facade to remain, including balconies and eyebrows. Contractor to shore facade during construction per shoring design on interior of structure. Demolish existing doors and windows. Fenestration openings to receive new windows and doors, see elevations.



17th STREET

NOTE: Contractor to provide 10' high construction fence and secure job-site at all times.

☒ To remain
☐ Demolish

5'-2"
Setback

150'
Property Line
+/- 124'-5"
North Facade to remain

This portion of west facade to remain. Contractor to shore facade during construction per shoring design on interior of structure. Demolish existing doors and windows. Fenestration openings to receive new windows and doors, see elevations.

Demolish stairwell –

NOTE: Demolish _____ roofing

50.00' S00°00'00"E

+/- 97'-5"
Portion of facade to be demolished

+/- 124'-5"
South Facade

Roof Plan

Urban Robot Associates. Historic Preservation Board Presentation. Kaskades Hotel (February, 2013).¹².

CHECK:	JMcG	JENNIFER McCONVEY
DATE:	03/02/2019	FLORIDA LICENSE #AR020044
		ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE A PLANNING, INC. (c) 2019

Plans

PROJECT #1742

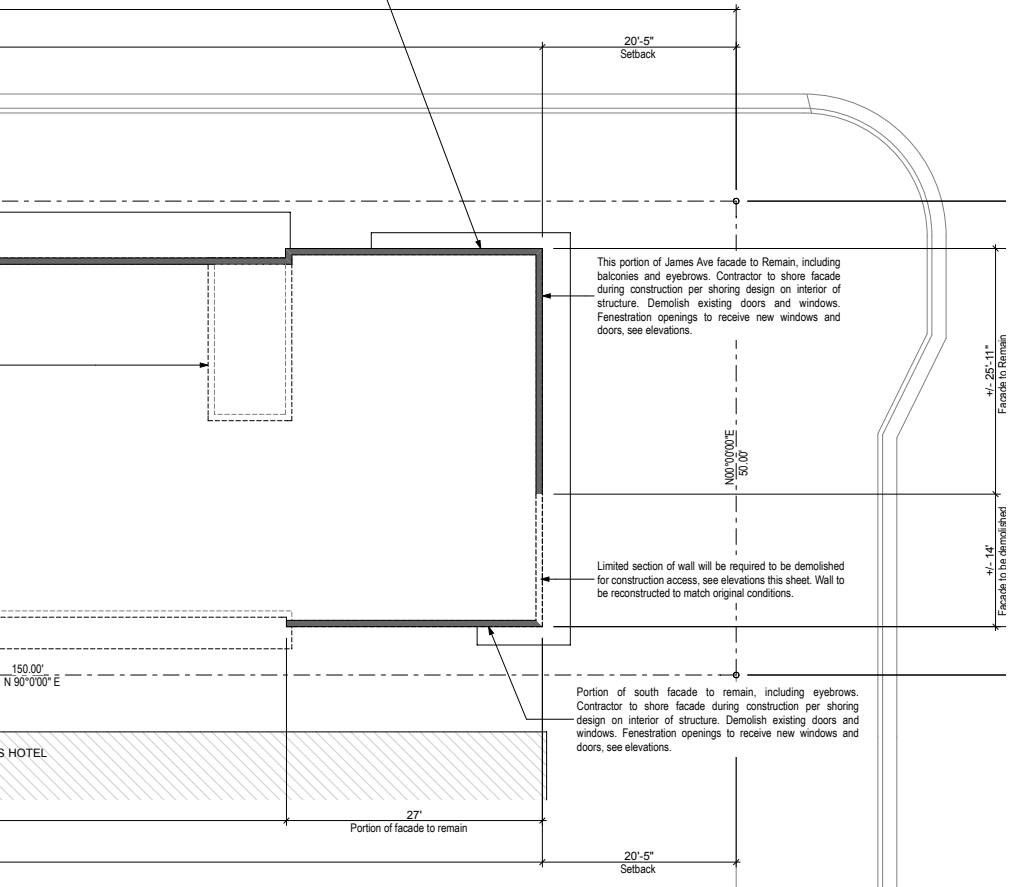
Kaskades

300 Seventeenth Street, Miami Beach, FL 33139

7580 Nile 4th Court
Studio 100
Miami, FL 33138
office: (305) 606-4105

MCG
ARCHITECTURE + PLANNING

Entire 17th Street facade to remain, including balconies and eyebrow. Contractor to shore facade during construction per shoring design on interior of structure. Demolish existing doors and windows. Fenestration openings to receive new windows and doors, see elevations.



Current Conditions

Kaskades Hotel



KEY PLAN



I. JAMES HOTEL FACING JAMES AVENUE

CHECK:	JPG	JENNIFER MCCONNEY
DATE:	03/22/23	FLORIDA LICENSE: RM58046
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF M&G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF M&G ARCHITECTURE + PLANNING, INC. 30-0018		

Photography

PROJECT #1742

Maskades

300 Seventeenth Street, Miami Beach, FL 33139

7580 NE 4th Court
Suite 100
Miami, FL 33138
office (305) 686-4105

MCG
ARCHITECTURE + PLANNING