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DATE AND COMMENT

EXISTING 2017 POOL **PHOTOGRAPHY**

A3.2





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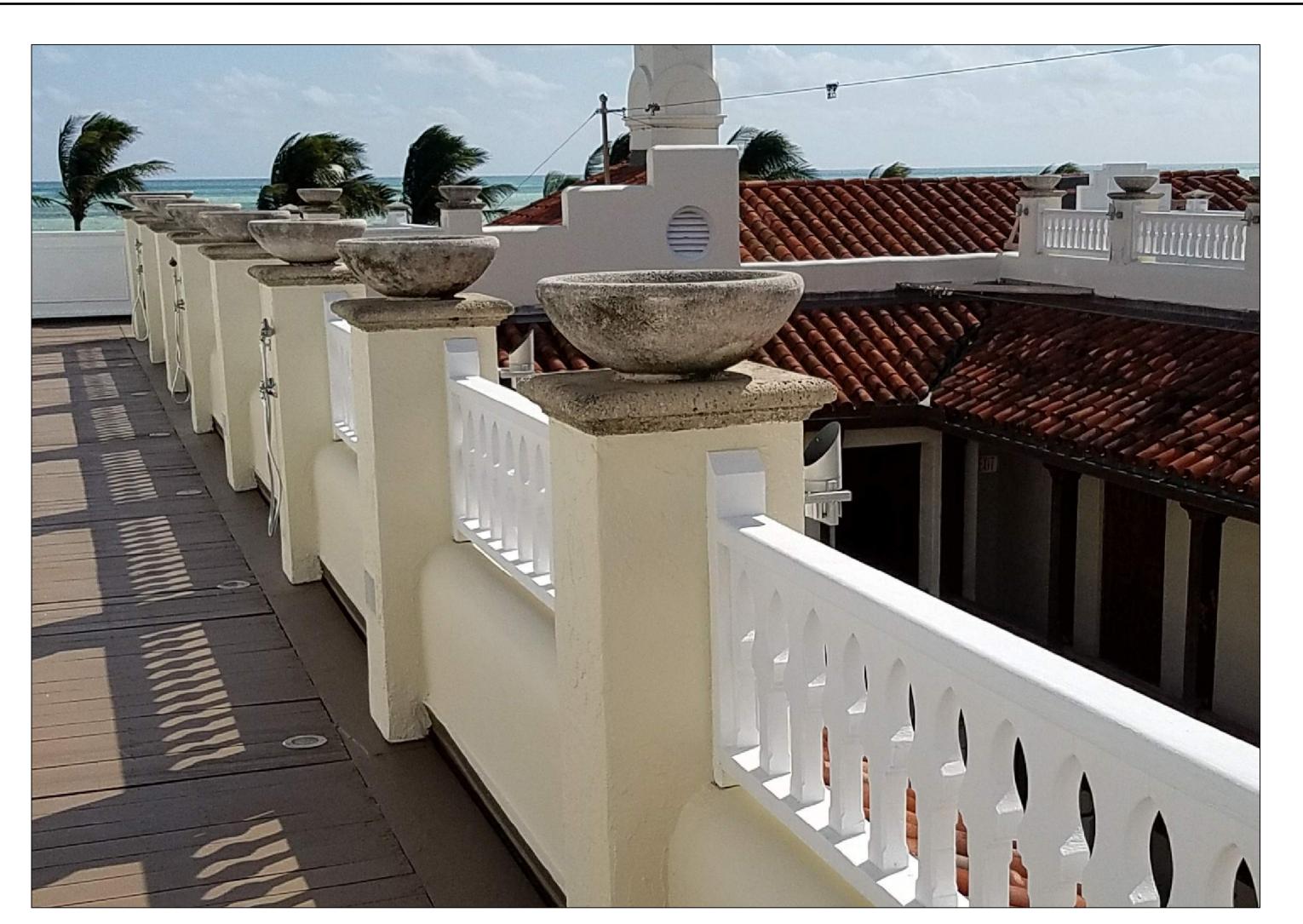
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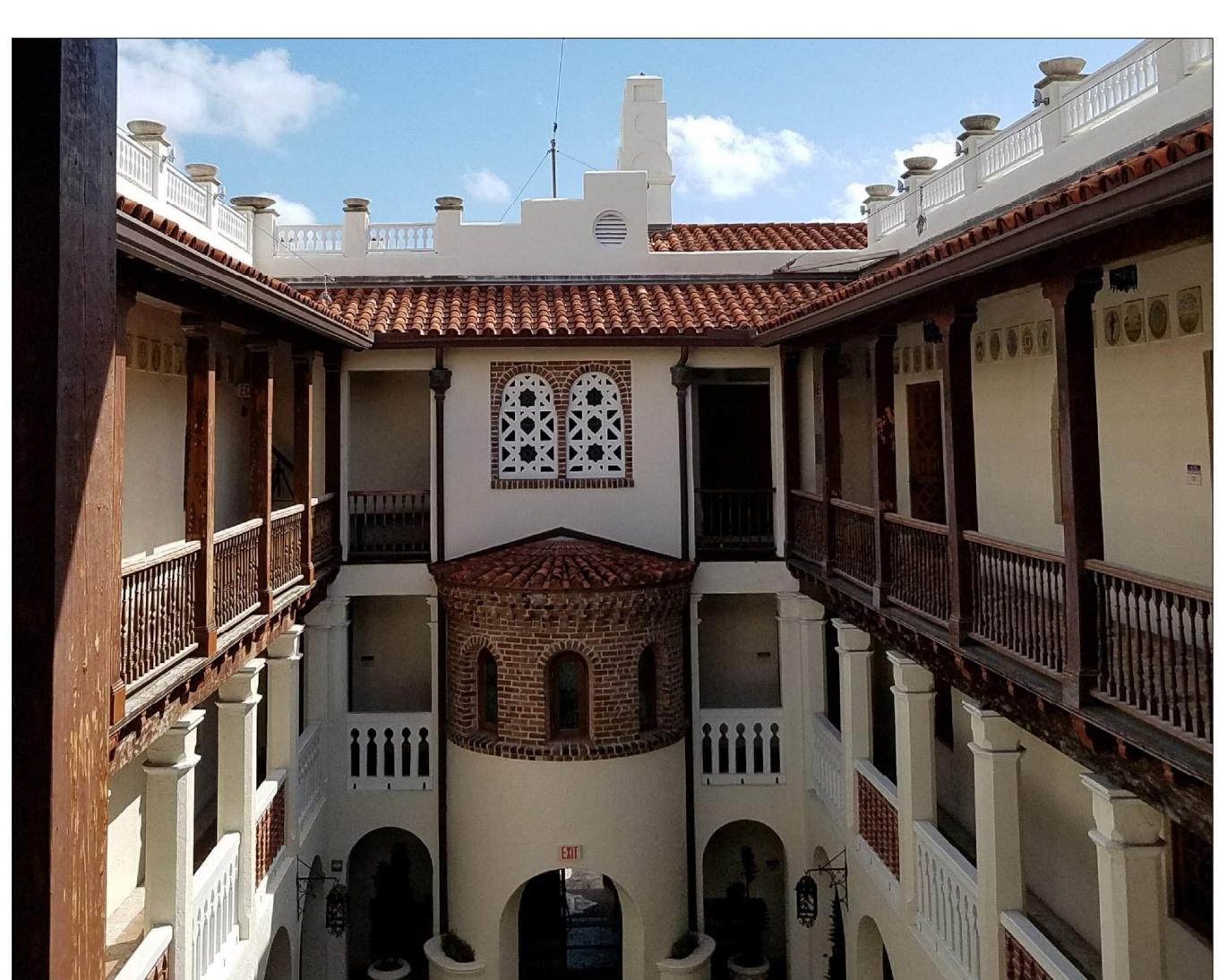
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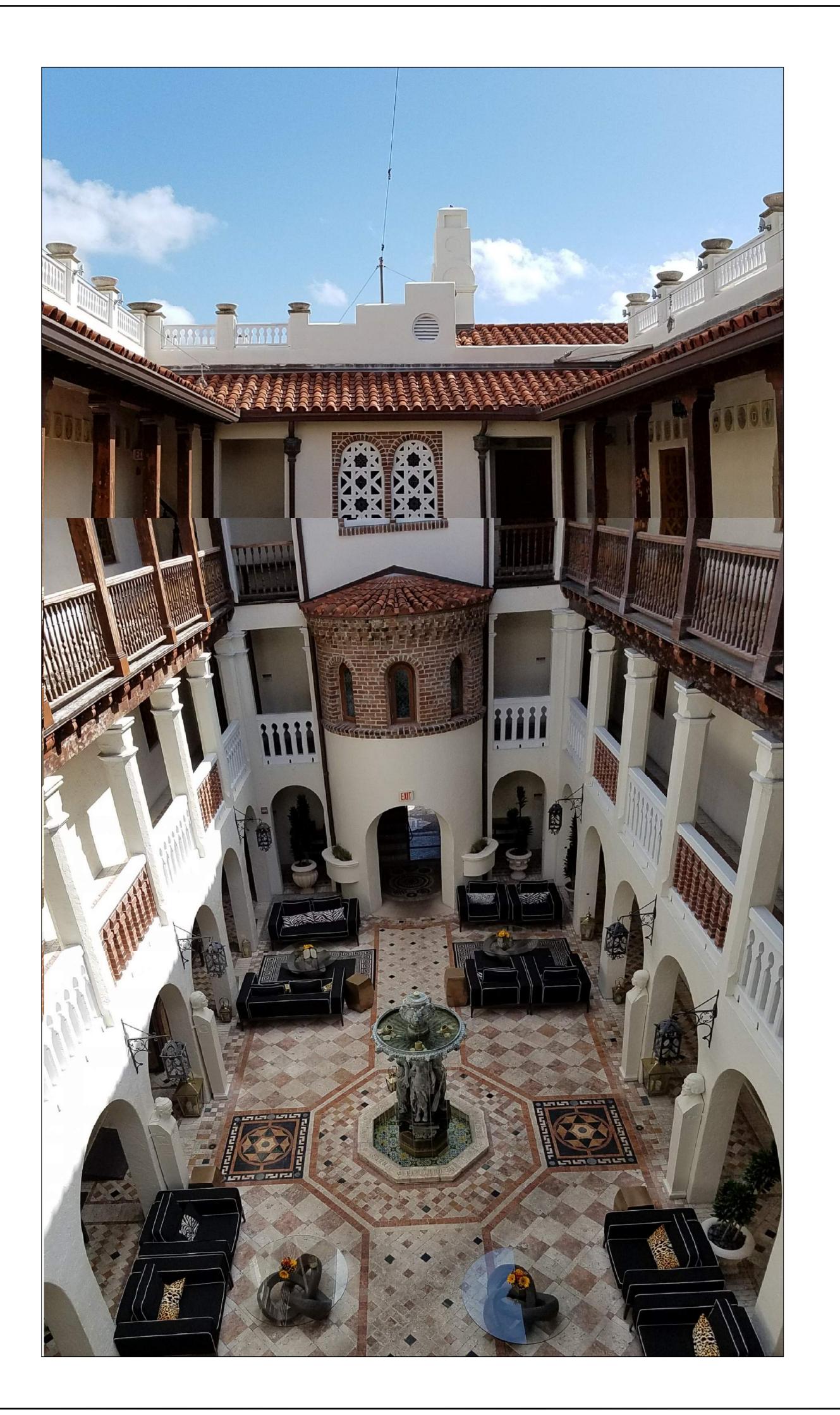
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2017 COURTYARD **PHOTOGRAPHY**

A3.3



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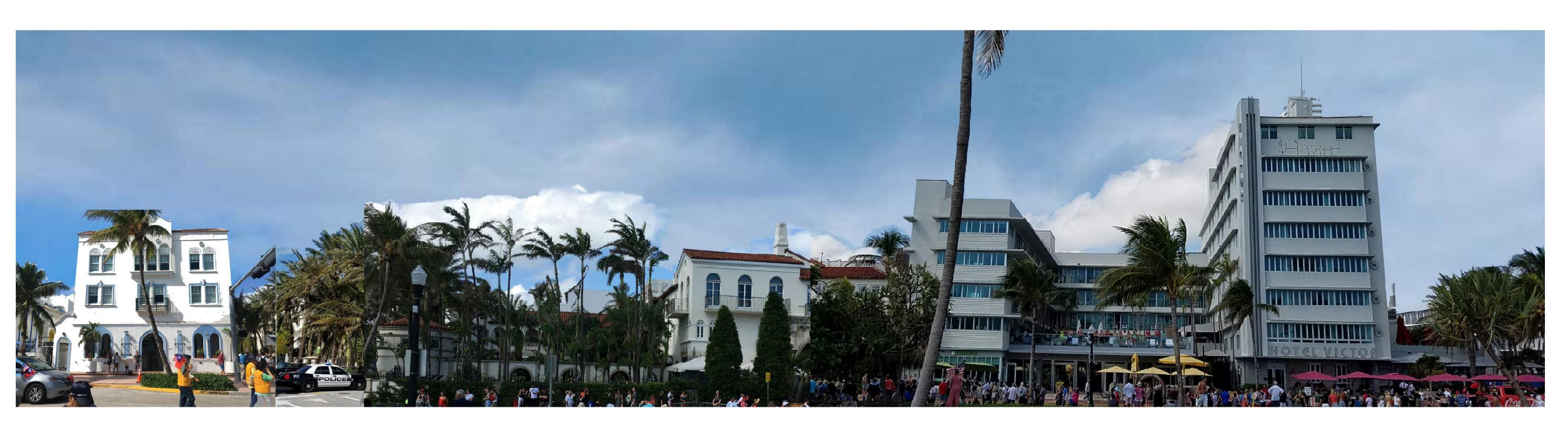
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2017 COURTYARD PHOTOGRAPHY

A3.3A

EXISTING COURTYARD AREA (2017)



OCEAN DRIVE CONTEXT PHOTOGRAPH (11-11-2017)



OCEAN DRIVE CONTEXT LINE DRAWING

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CONTEXT EAST

ELEVATION

A3.4



CONTEXT PHOTOGRAPH (11-11-2017)



11TH STREET CONTEXT ELEVATION

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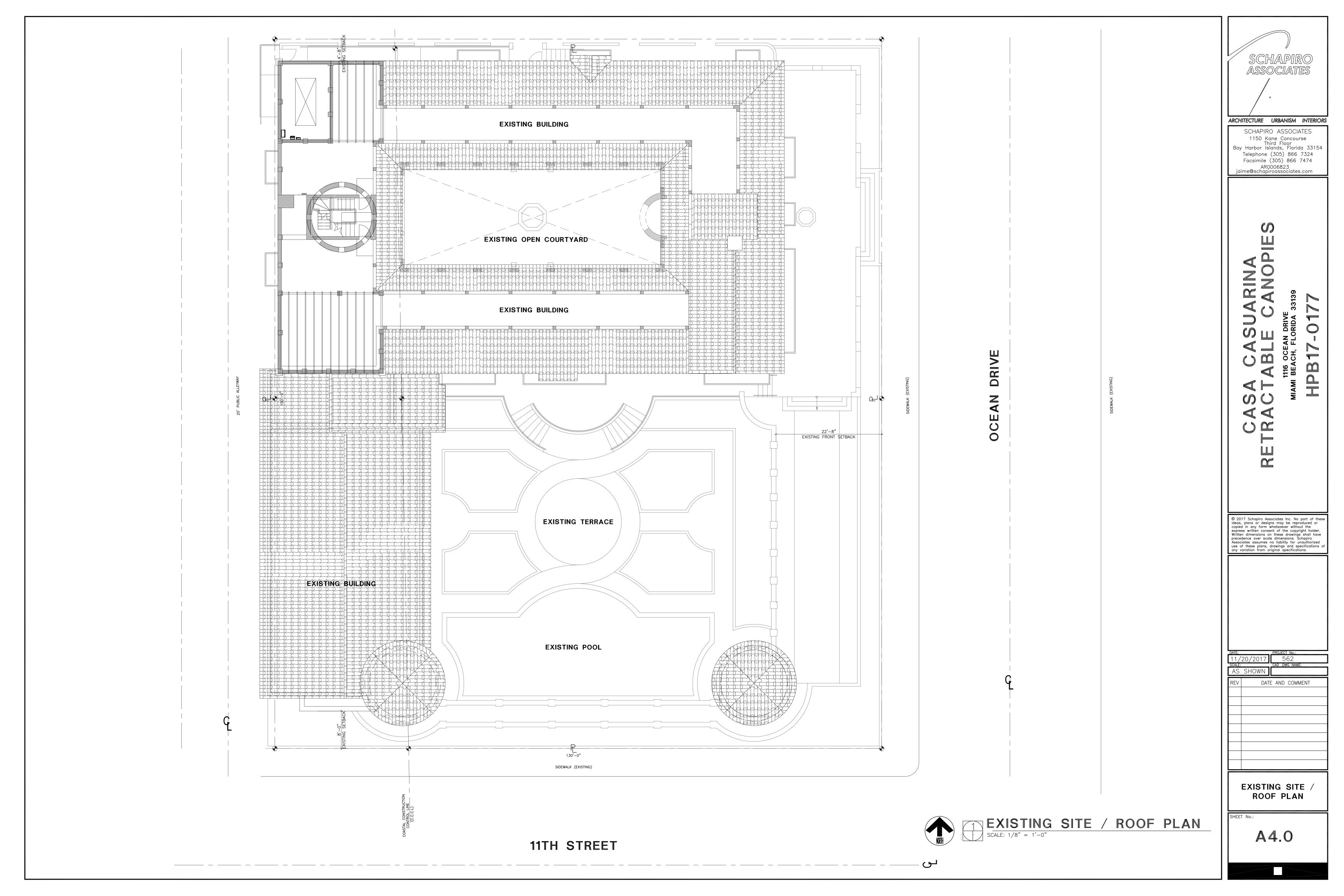
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CONTEXT SOUTH **ELEVATION**

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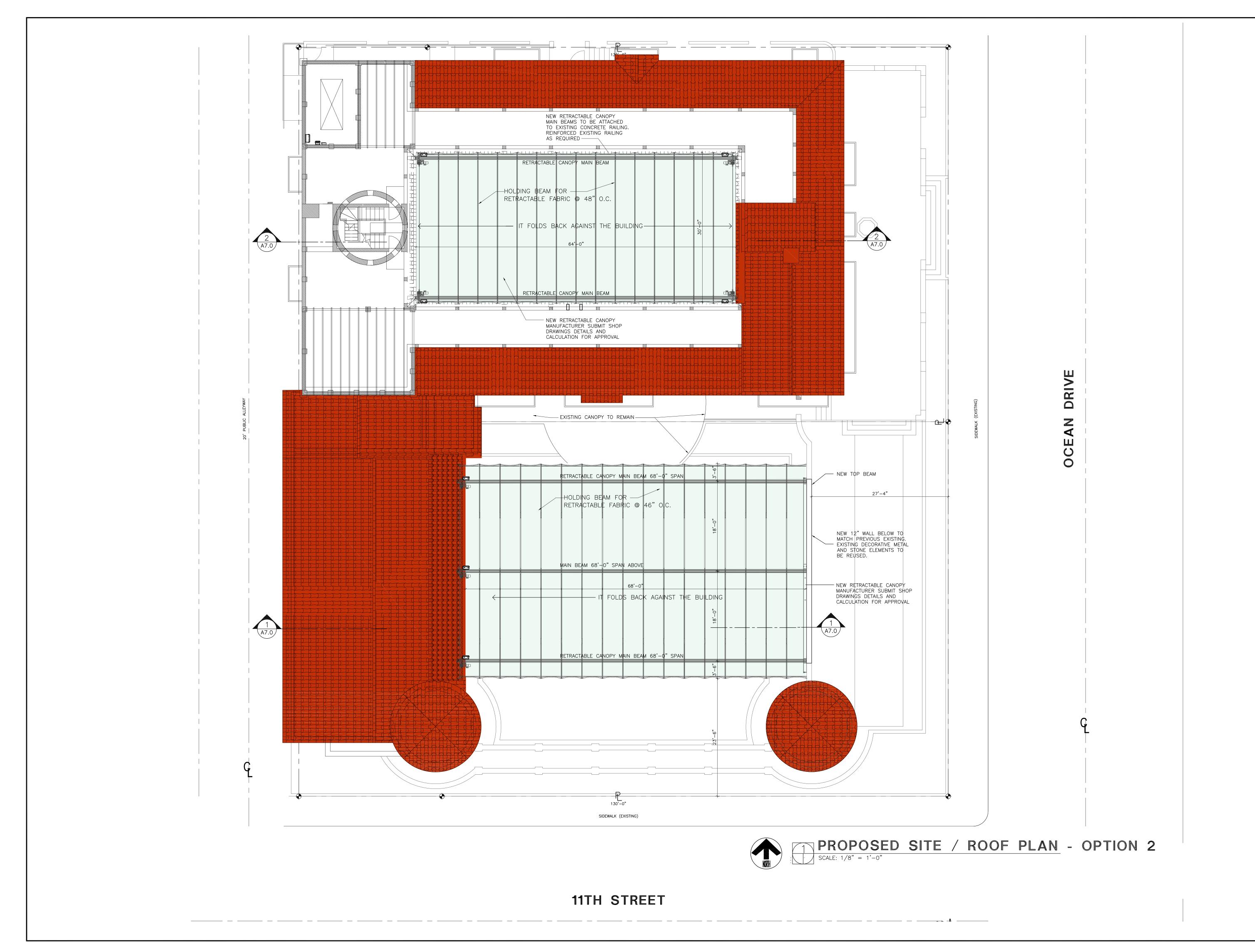
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PROPOSED SITE / ROOF PLAN OPTION 1

A4.1



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THE OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

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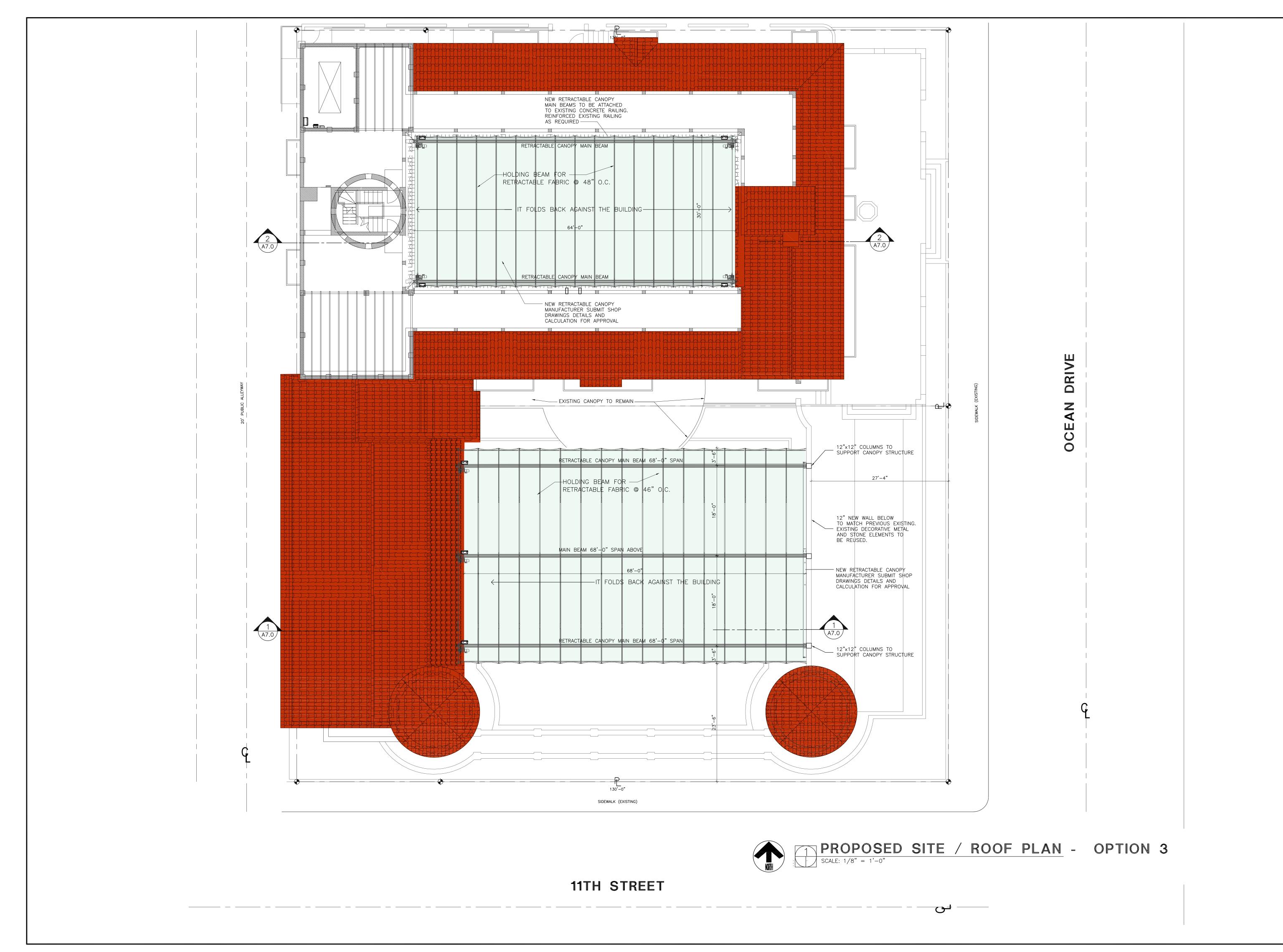
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PROPOSED SITE / ROOF PLAN OPTION 2

SHEET No

A4.1A



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> SA CASUARINA CTABLE CANOPIE 1116 OCEAN DRIVE

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PROPOSED

SITE / ROOF PLAN OPTION 3

SHEET

A4.1B



PROPOSED - ISOMETRIC - CANOPY DEPLOYED - OPTION 1



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DEPLOYED CANOPY ISOMETRIC



PROPOSED - ISOMETRIC - CANOPY RETRACTED - OPTION 1



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RETRACTABLE CANOPY ISOMETRIC

A5.0A

PROPOSED - ISOMETRIC - CANOPY DEPLOYED - OPTION 2

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DEPLOYED CANOPY ISOMETRIC

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PROPOSED - ISOMETRIC - CANOPY RETRACTED - OPTION 2



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RETRACTABLE CANOPY ISOMETRIC

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DEPLOYED CANOPY ISOMETRIC

SHEET NO

A5.0D

PROPOSED - ISOMETRIC - CANOPY DEPLOYED - OPTION 3



PROPOSED - ISOMETRIC - CANOPY RETRACTED - OPTION 3



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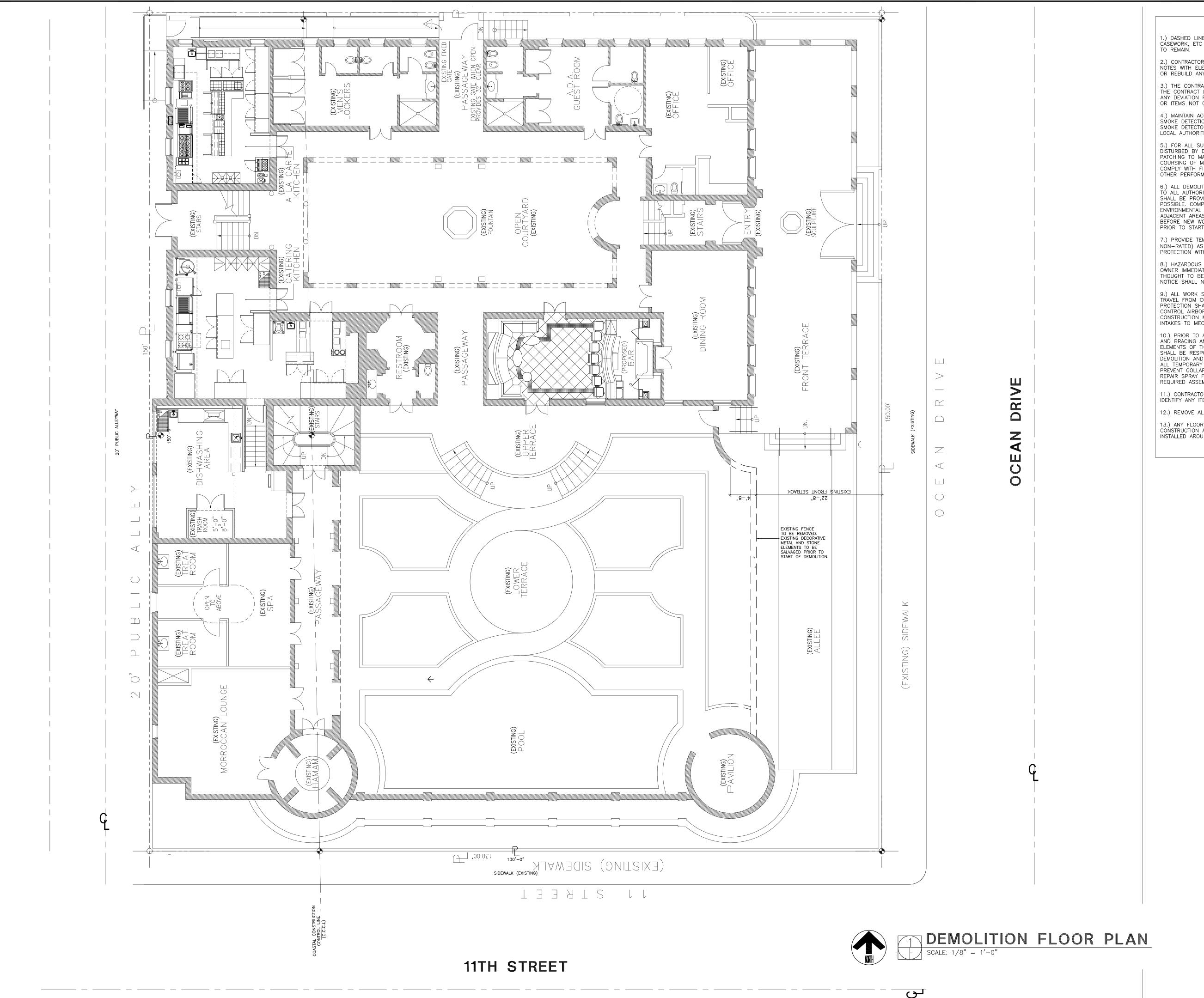
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RETRACTABLE CANOPY ISOMETRIC

A5.0E



GENERAL DEMOLITION NOTES:

1.) DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS

2.) CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH ELECTRICAL AND FIRE PROTECTION DRAWINGS AND NOTES. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTRUBED.

3.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.

4.) MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

5.) FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.

6.) ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TÓ ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED. IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.

7.) PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.

8.) HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL NSTRUCT CONTRACTOR ON HOW TO PROCEED.

9.) ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK. PROVISIONS TO CONTROL AIRBORNE DUST WITH DIRECTOR, FACILITIES—BUILDING MANAGER AND CONSTRUCTION MANAGER. COORDINATE ADDITIONAL FILTRATION OF EXTERIOR AIR INTAKES TO MECHANICAL SYSTEMS.

10.) PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE SHORING AND BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO ITS REQUIRED ASSEMBLY AND FIRE RATING.

11.) CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.

12.) REMOVE ALL CAMERAS IN CONTRACT LIMIT AREA AND RETURN TO OWNER. 13.) ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION AND A SECURITY PERIMETER TEMPORARY RAIL SHALL BE INSTALLED AROUND ANY LARGE OPENING.

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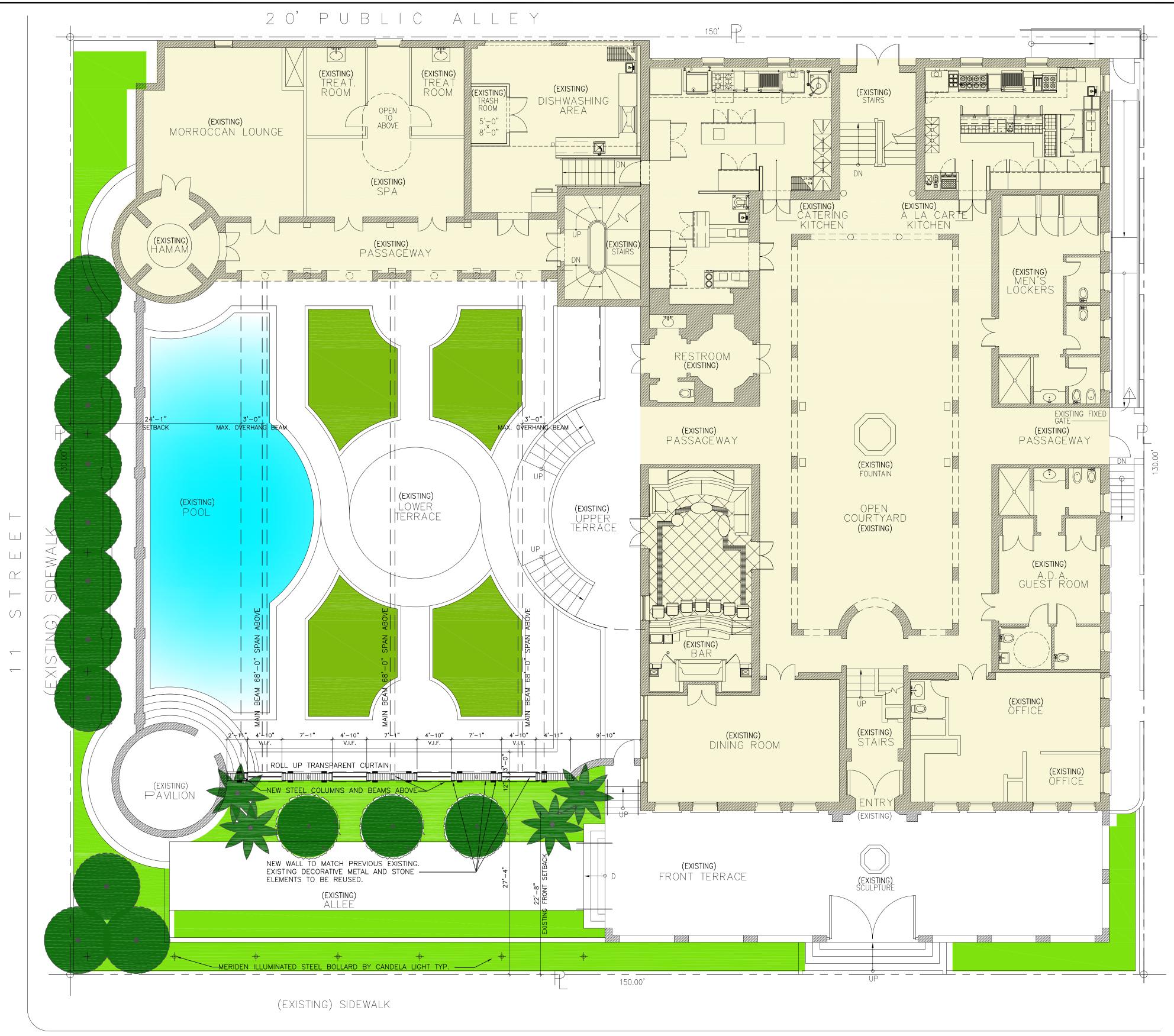
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DATE AND COMMENT

DEMOLITION FLOOR PLAN



O C E A N D R I V E







MERIDEN ILLUMINATED STEEL BOLLARD SCALE: N.T.S.



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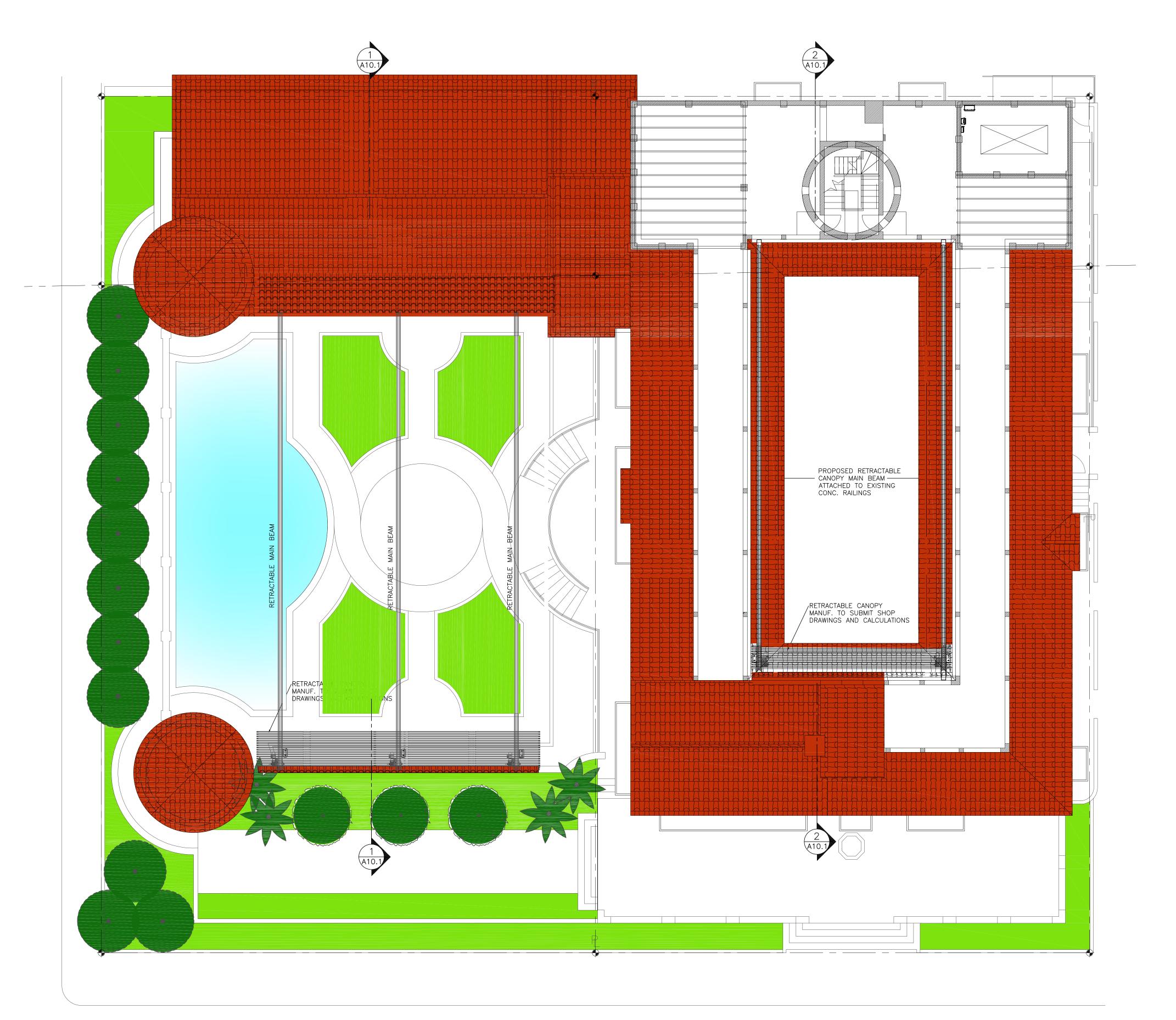
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PROPOSED GROUND FLOOR PLAN



PROPOSED CANOPIES ROOF PLAN - OPTION 1

SCALE: 1/8" = 1'-0"



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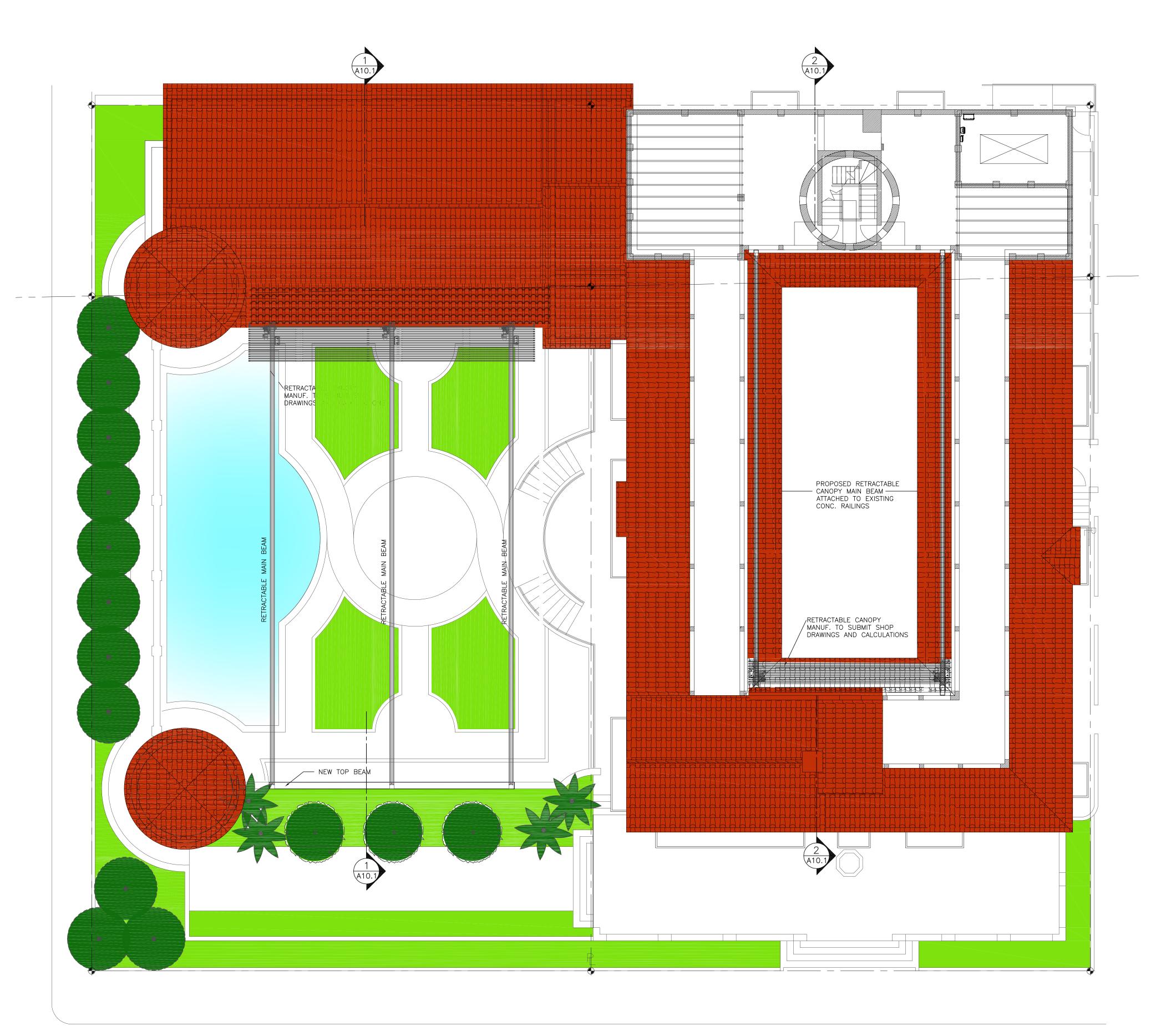
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PROPOSED CANOPIES **ROOF PLAN** OPTION 1



PROPOSED CANOPIES ROOF PLAN - OPTION 2

| SCALE: 1/8" = 1'-0"



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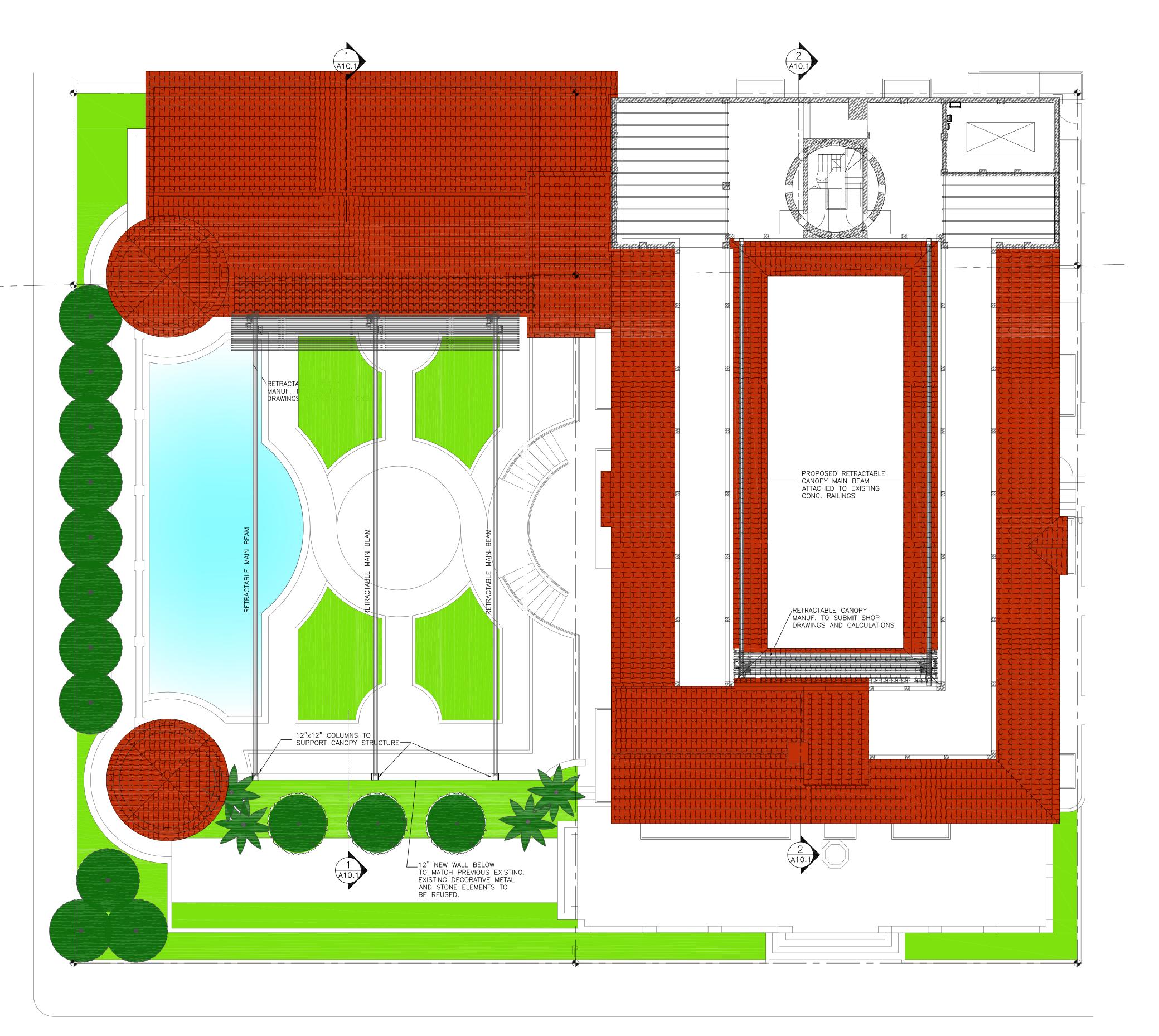
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PROPOSED CANOPIES ROOF PLAN OPTION 2

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PROPOSED CANOPIES ROOF PLAN - OPTION 3

| SCALE: 1/8" = 1'-0"



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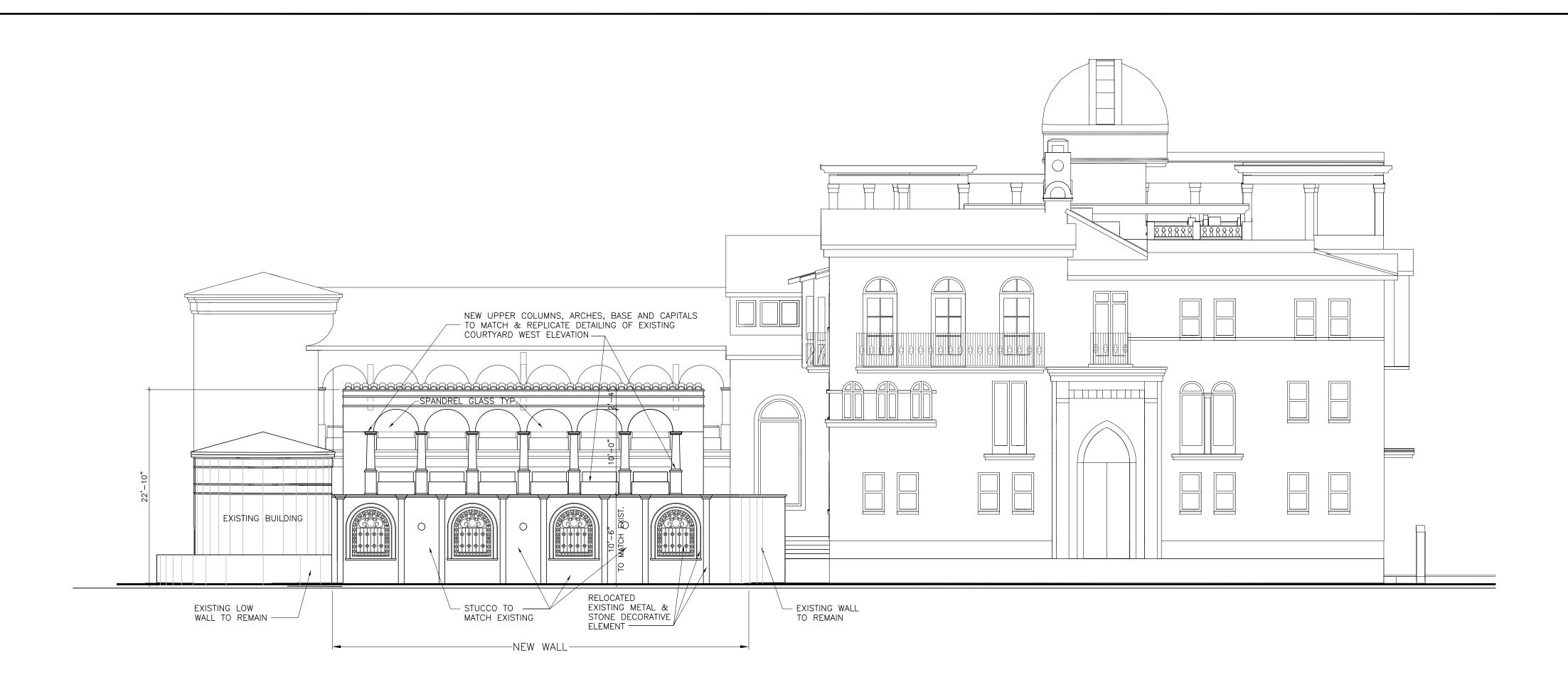
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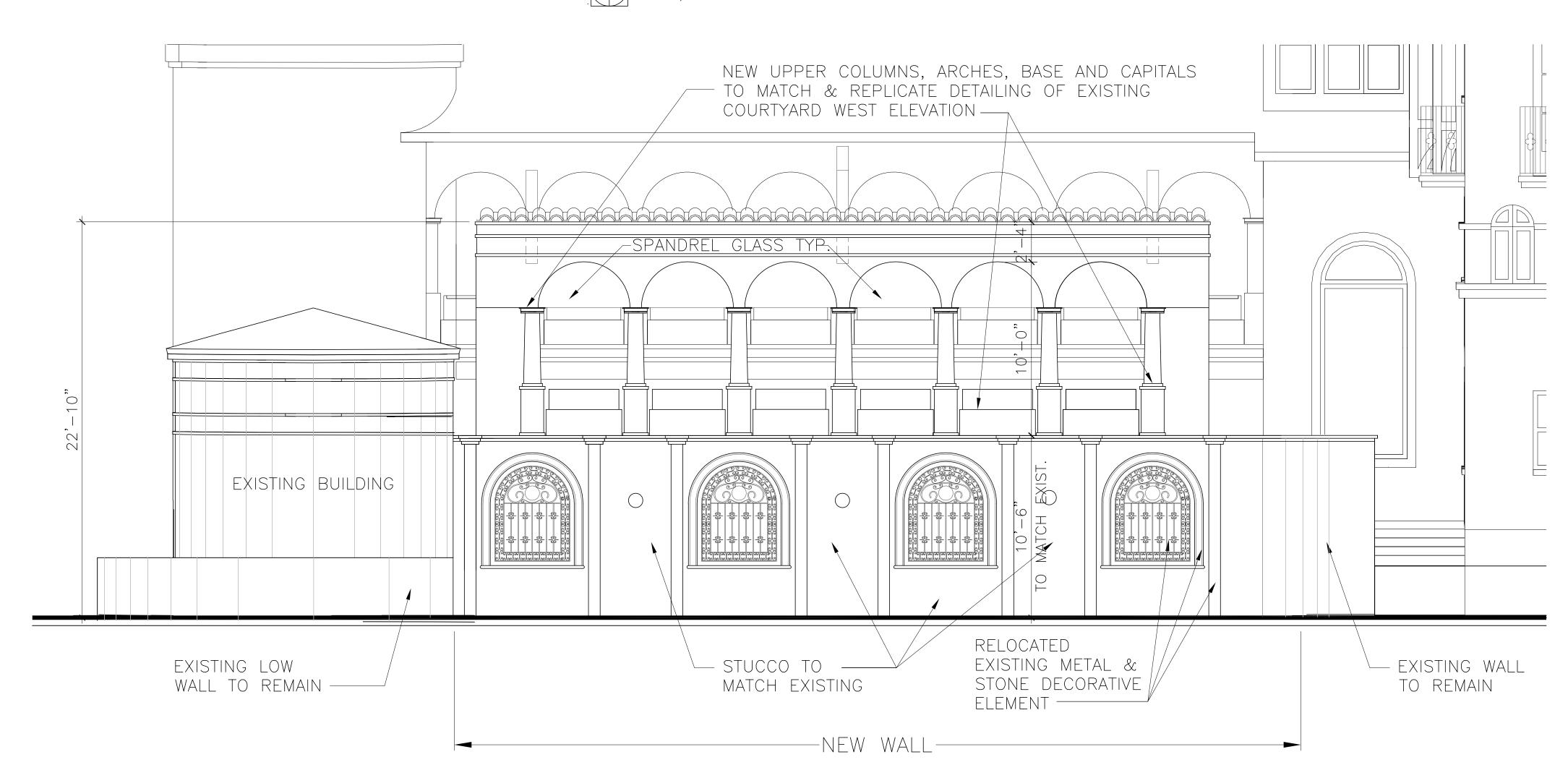
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PROPOSED **CANOPIES** ROOF PLAN OPTION 3

A5.3B



PROPOSED EXTERIOR FRONT ELEVATION - OPTION 1 | SCALE: 1/8" = 1'-0"



ENLARGED PROPOSED EXTERIOR FRONT ELEVATION - OPTION 1

SCALE: 1/4" = 1'-0"

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PROPOSED

FRONT ELEVATION

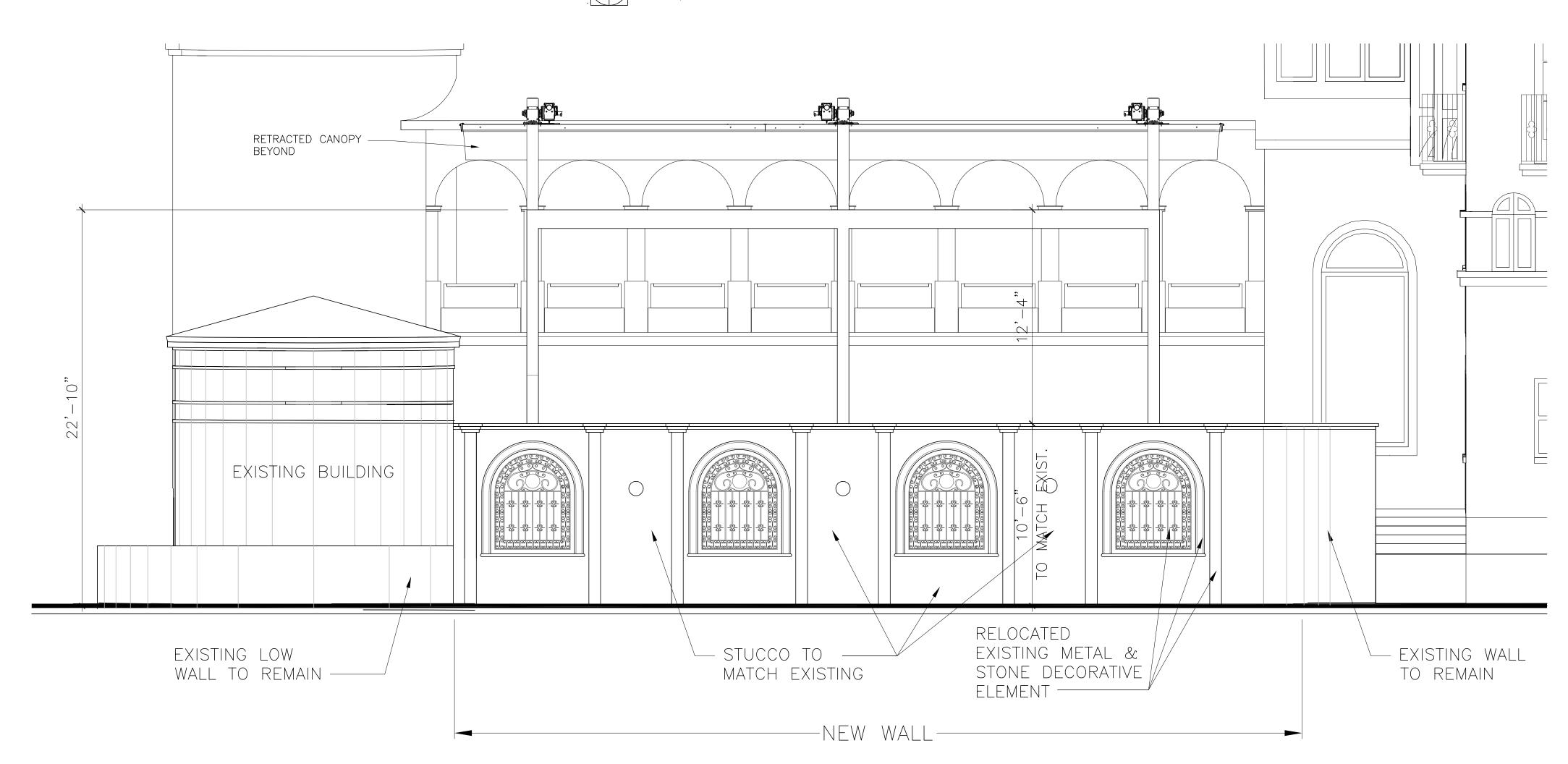
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PROPOSED EXTERIOR FRONT ELEVATION - OPTION 2

| SCALE: 1/8" = 1'-0"



ENLARGED PROPOSED EXTERIOR FRONT ELEVATION - OPTION 2

SCALE: 1/4" = 1'-0"

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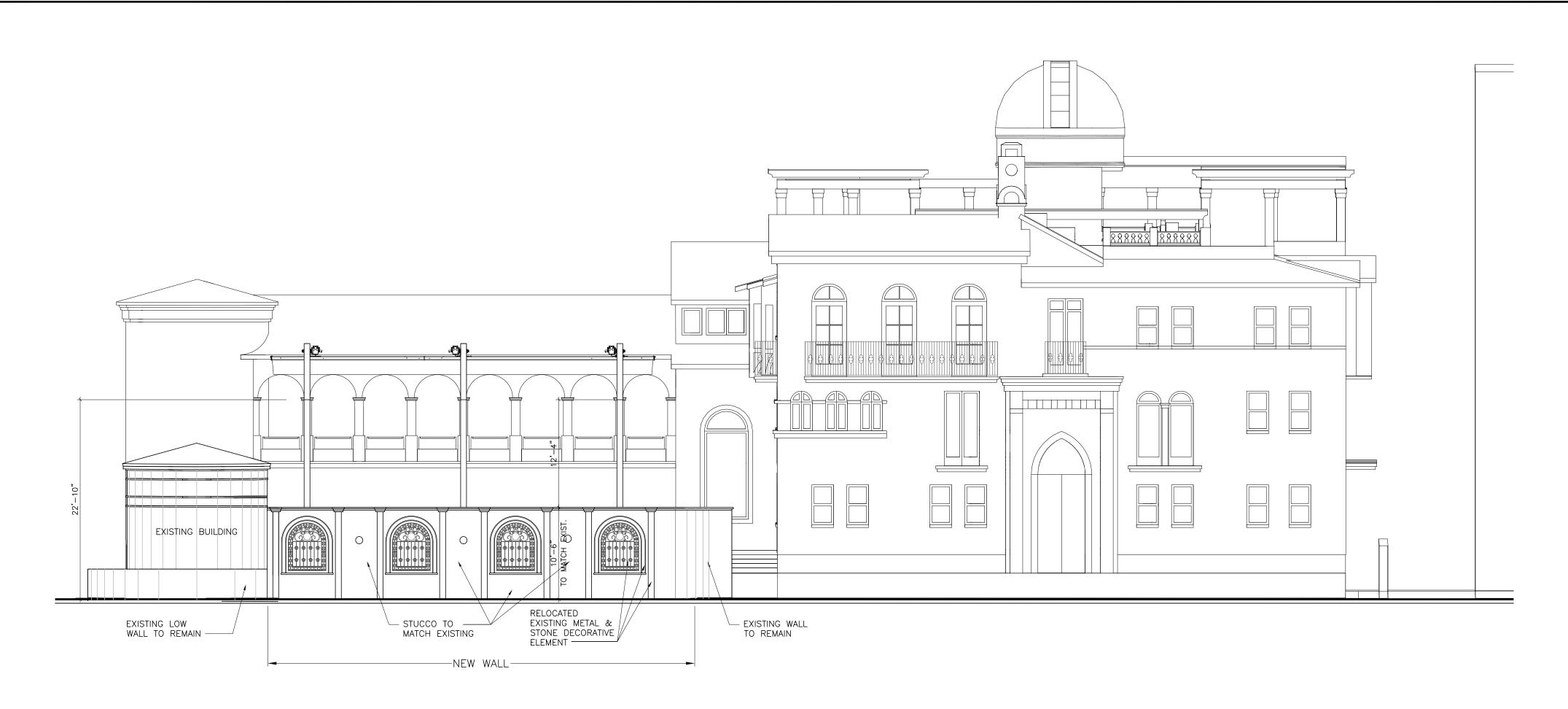
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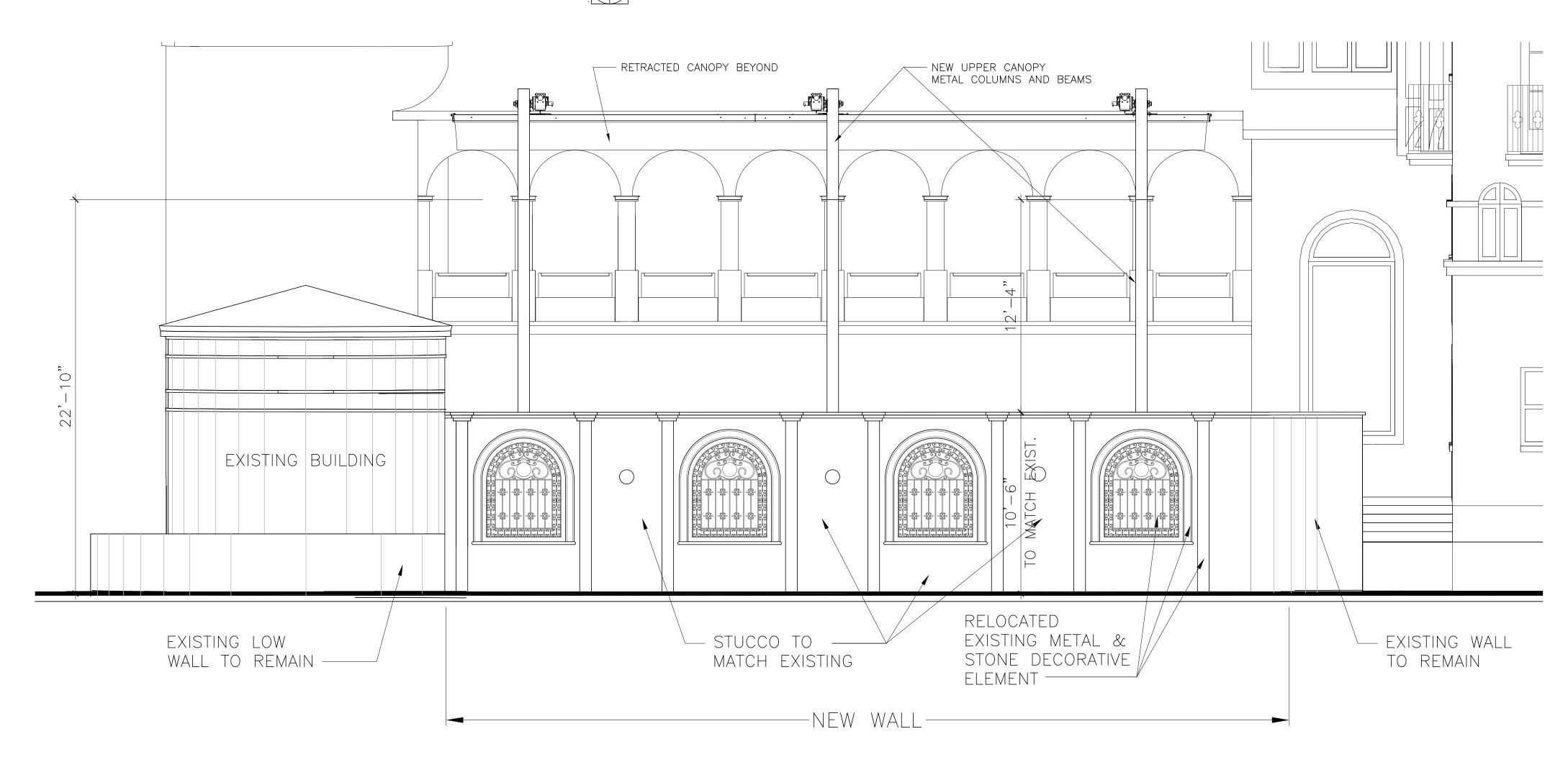
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PROPOSED FRONT ELEVATION

A6.0A



PROPOSED EXTERIOR FRONT ELEVATION - OPTION 3 SCALE: 1/8" = 1'-0"



ENLARGED PROPOSED EXTERIOR FRONT ELEVATION - OPTION 3

SCALE: 1/4" = 1'-0"

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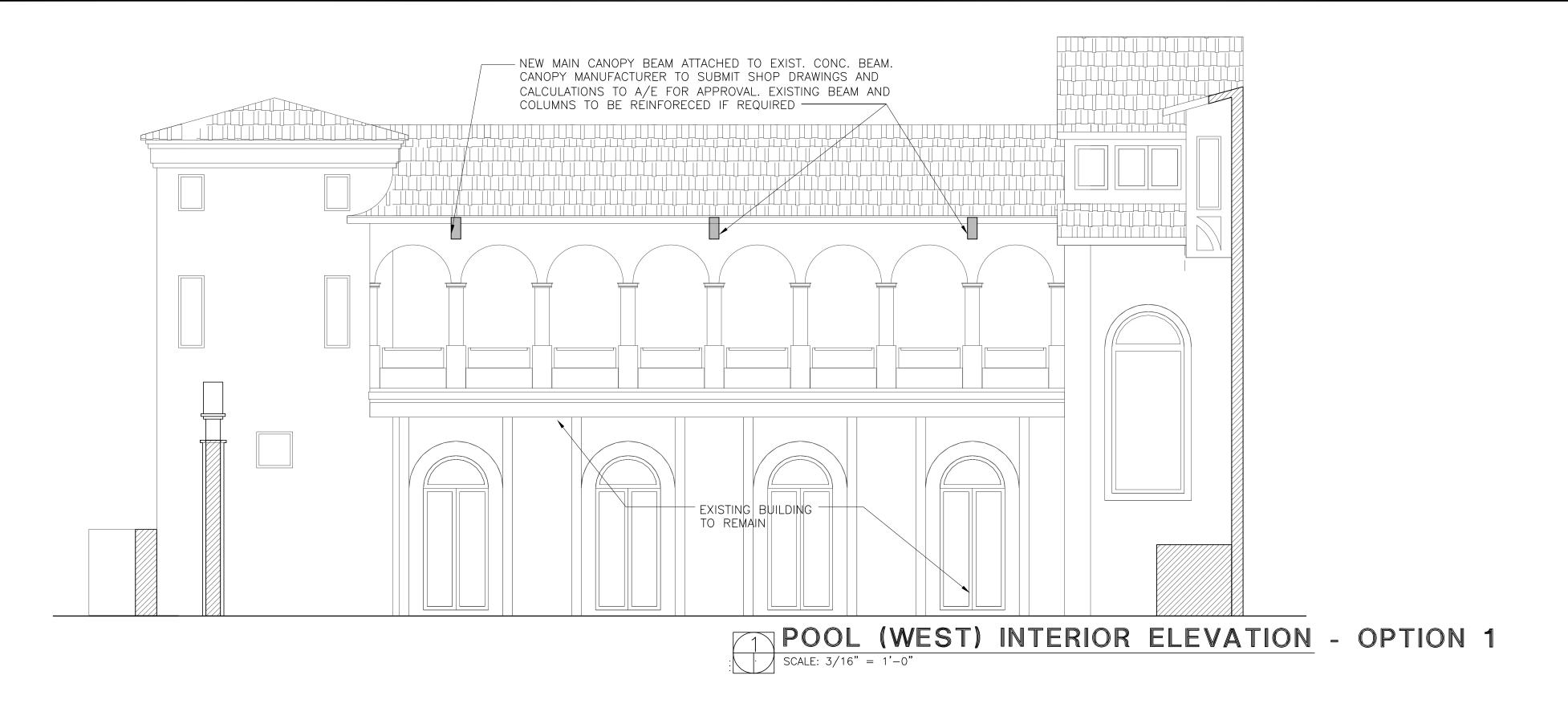
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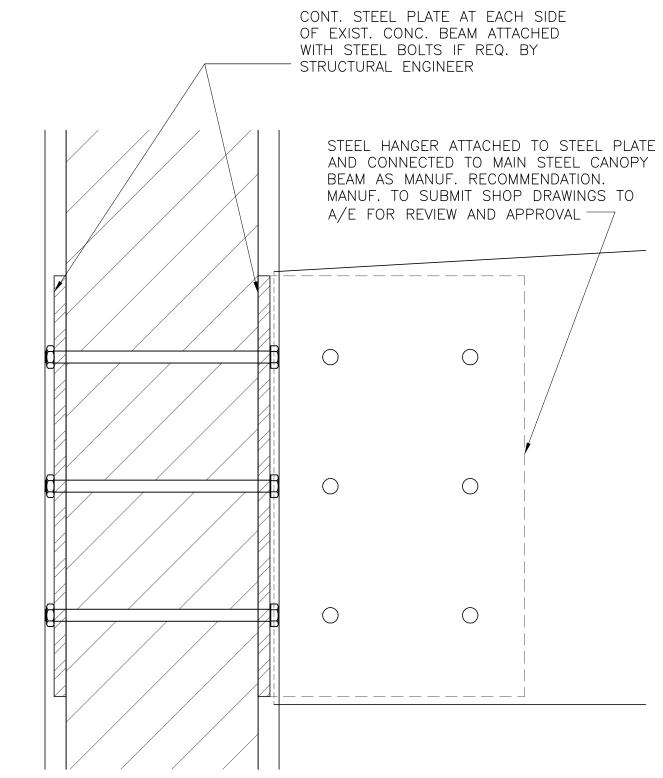
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PROPOSED FRONT ELEVATION

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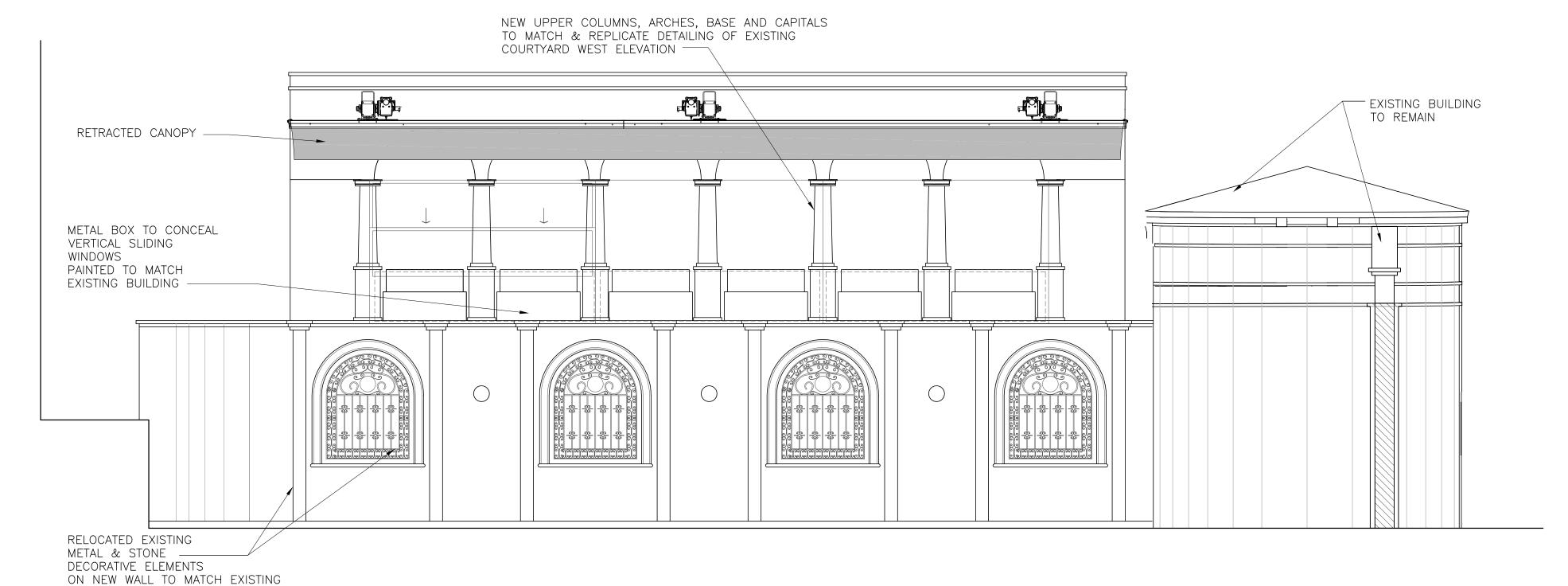




PROPOSED EXIST. BEAM REINF.

| SCALE: 3" = 1'-0"

AFTER THE REINFORCEMENT THE FINAL ARCHITECTURAL LOOK WILL NOT BE AFFECTED



POOL (EAST) INTERIOR ELEVATION - OPTION 1

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

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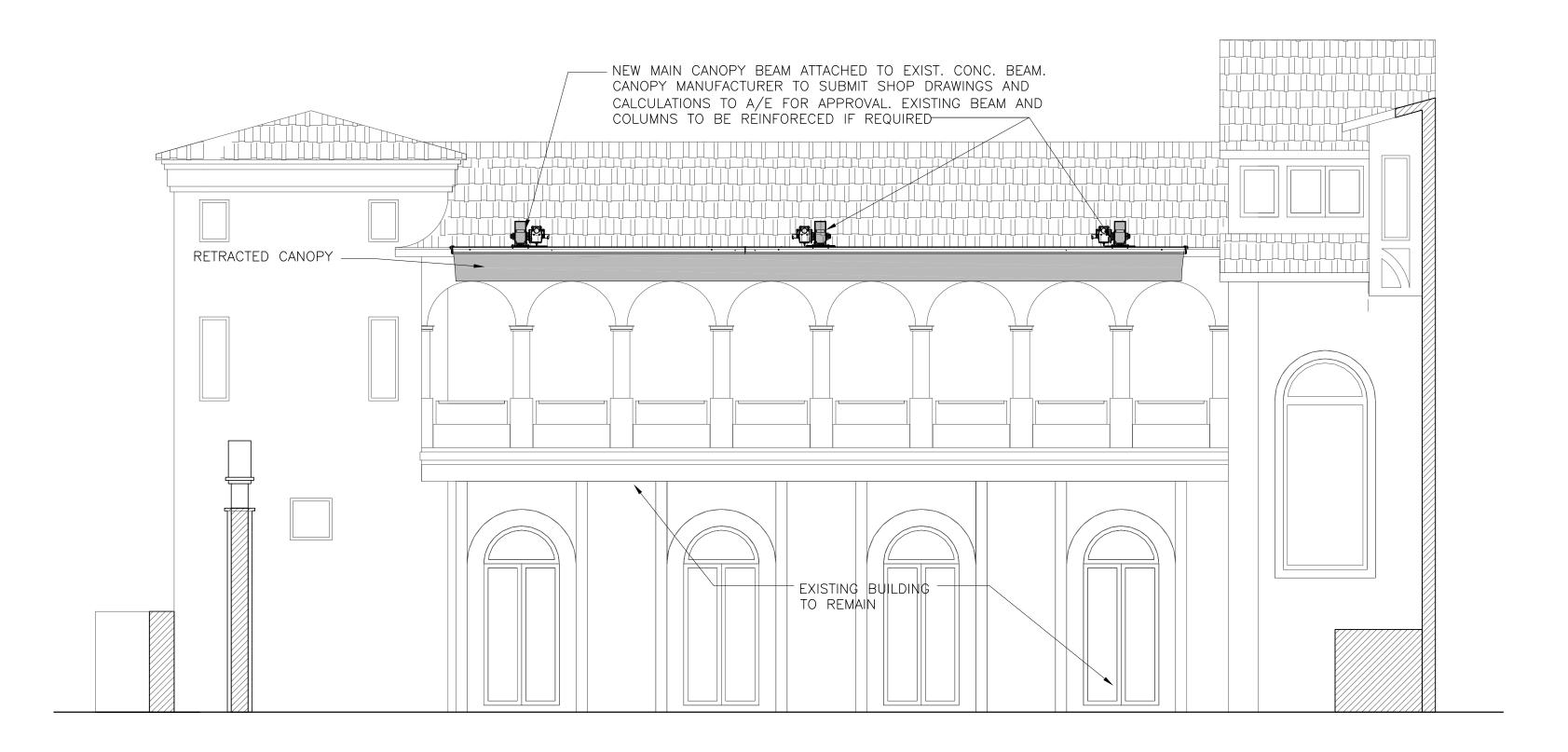
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POOL TERRACE INTERIOR ELEVATIONS

HEET No.:

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POOL (WEST) INTERIOR ELEVATION - OPTION 2

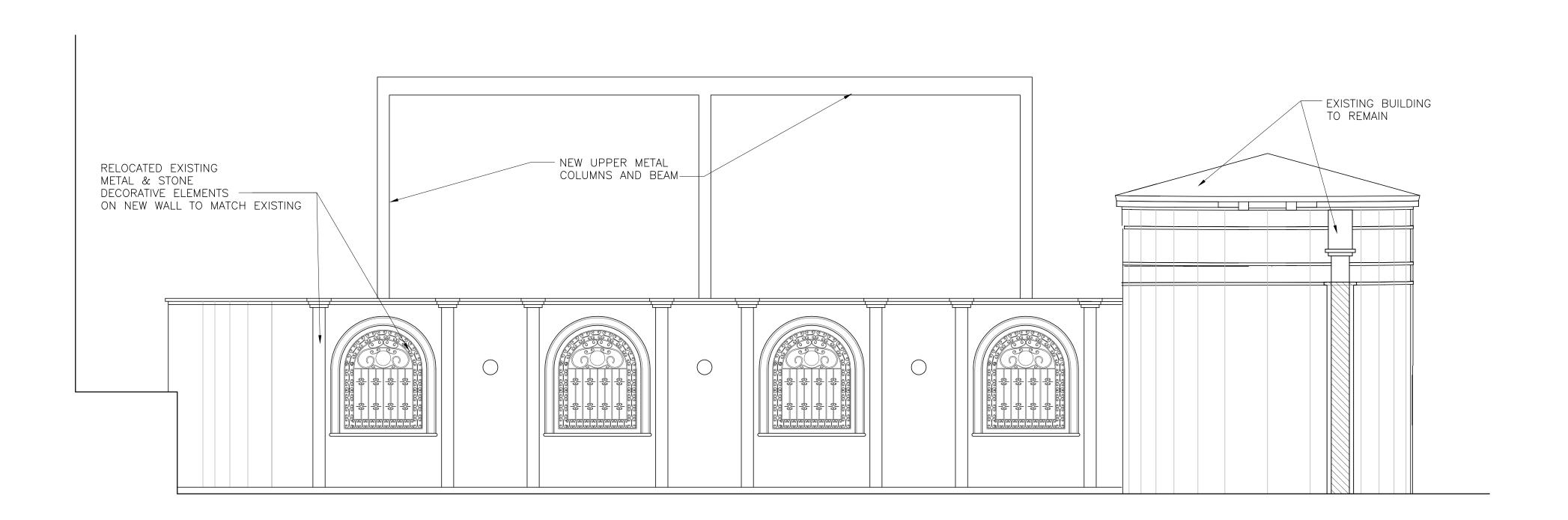
SCALE: 3/16" = 1'-0"

CONT. STEEL PLATE AT EACH SIDE OF EXIST. CONC. BEAM ATTACHED WITH STEEL BOLTS IF REQ. BY STRUCTURAL ENGINEER STEEL HANGER ATTACHED TO STEEL PLATE AND CONNECTED TO MAIN STEEL CANOPY BEAM AS MANUF. RECOMMENDATION. MANUF. TO SUBMIT SHOP DRAWINGS TO A/E FOR REVIEW AND APPROVAL - \bigcirc

PROPOSED EXIST. BEAM REINF.

SCALE: 3" = 1'-0"

AFTER THE REINFORCEMENT THE FINAL ARCHITECTURAL LOOK WILL NOT BE AFFECTED



POOL (EAST) INTERIOR ELEVATION - OPTION 2

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

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES 1150 Kane Concourse Third Floor Bay Harbor Islands, Florida 33154 Telephone (305) 866 7324 Facsimile (305) 866 7474

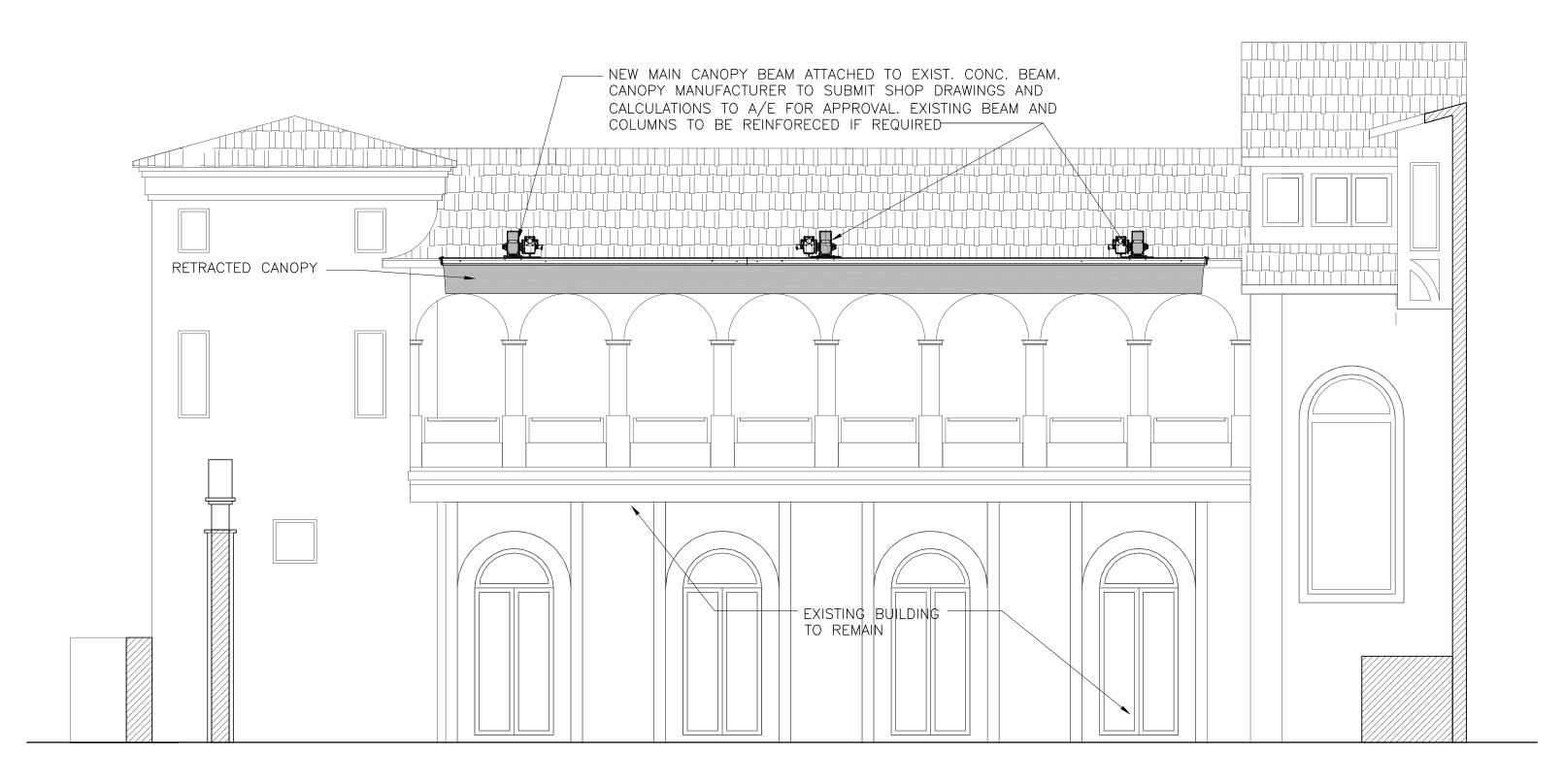
AR0006823 jaime@schapiroassociates.com

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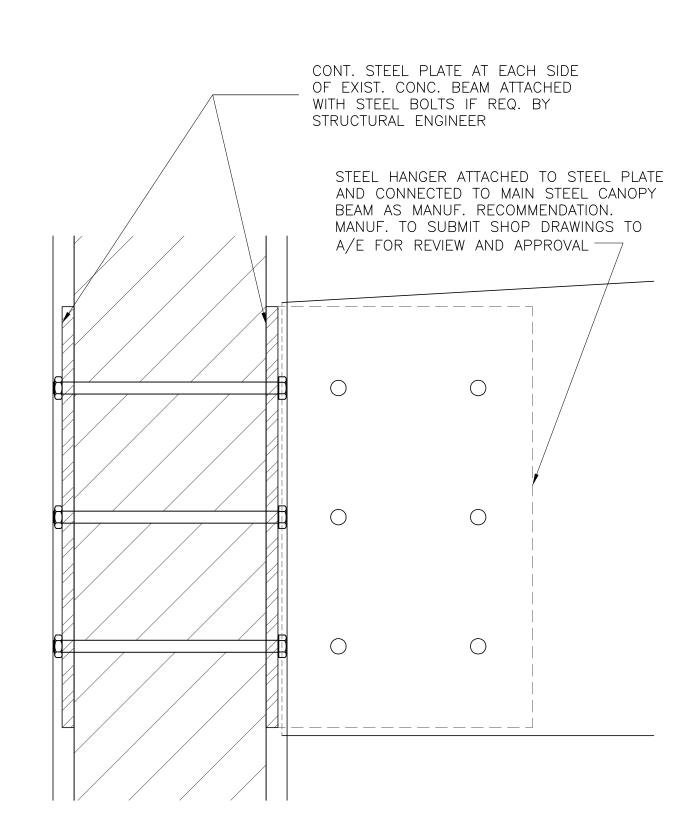
DATE AND COMMENT

POOL TERRACE **INTERIOR ELEVATIONS**

A6.1A



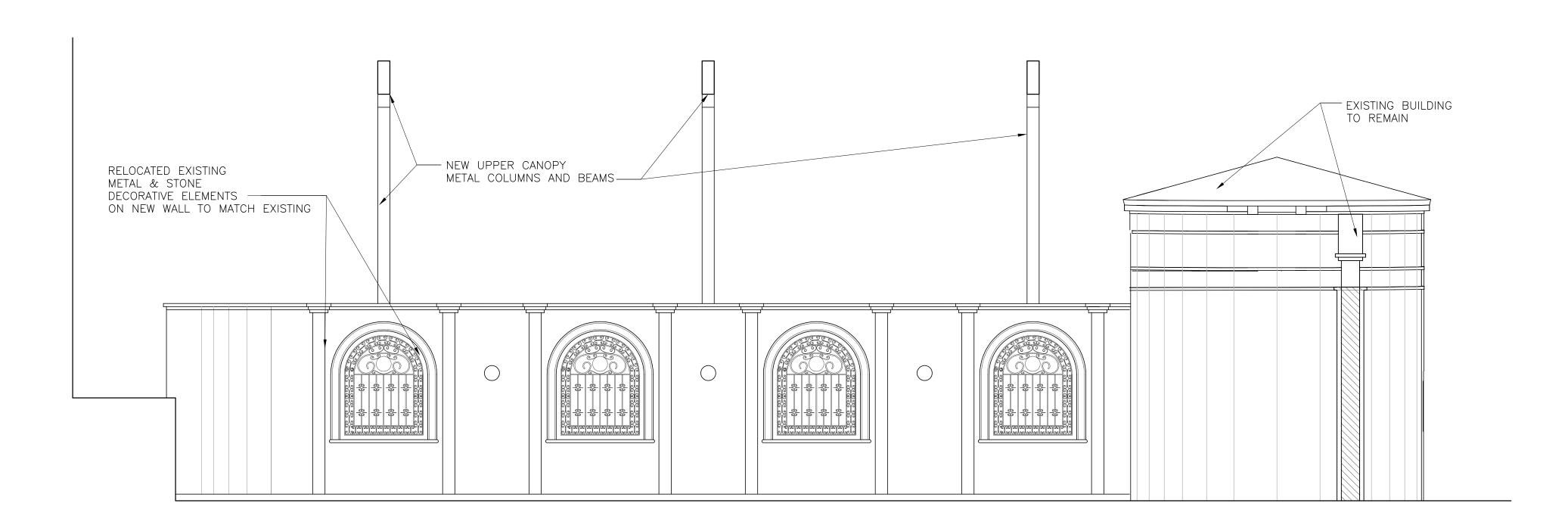
POOL (WEST) INTERIOR ELEVATION - OPTION 3



PROPOSED EXIST. BEAM REINF.

SCALE: 3" = 1'-0"

AFTER THE REINFORCEMENT THE FINAL ARCHITECTURAL LOOK WILL NOT BE AFFECTED



3 POOL (EAST) INTERIOR ELEVATION - OPTION 3

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

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DATE AND COMMENT

POOL TERRACE **INTERIOR ELEVATIONS**

A6.1B



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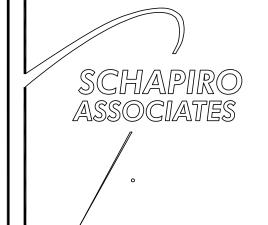
DATE AND COMMENT

COURTYARD INTERIOR RENDERING

A6.1C



POOL COURTYARD LOOKING WEST- CANOPY RETRACTED



ARCHITECTURE URBANISM INTERIORS

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DATE AND COMMENT

POOL INTERIOR RENDERINGS

A6.1D