

PRINCE MICHAEL

HISTORIC RENOVATION

2618 COLLINS AVENUE, MIAMI BEACH, FLORIDA

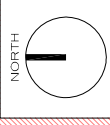
HISTORIC PRESERVATION BOARD MODIFICATION TO FILE # HPB17-039



SHEET INDEX

G-1.0	COVER SHEET / INDEX	EX-2.1	EXISTING - ELEVATIONS (APPROVED)	A-2.0	PROPOSED - BUILDING ELEVATIONS (APPROVED)	LP-2.0M	PROPOSED - OVERALL PLANTING PLAN ROOF LEVEL
G-1.1	BOUNDARY SURVEY	D-1.0	DEMOLITION - LOWER LEVEL FLOOR PLAN (APPROVED)	A-2.0M	PROPOSED - BUILDING ELEVATIONS	LP-3.0	PROPOSED - PLANT MATERIAL IMAGES (APPROVED)
G-1.1M	EXISTING SITE PLAN & ZONING DATA (APPROVED)	D-1.1	DEMOLITION - FIRST & SECOND FLOOR PLAN (APPROVED)	A-2.1	PROPOSED - BUILDING ELEVATIONS (APPROVED)	R-1.0	RENDERING - FRONT & REAR BUILDING (APPROVED)
G-1.1.1	EXISTING SITE PLAN & ZONING DATA	D-1.2	DEMOLITION - THIRD FLOOR PLAN (APPROVED)	A-2.1M	PROPOSED - BUILDING ELEVATIONS	R-1.0M	RENDERING - FRONT & REAR BUILDING
G-1.1.1.2M	UNIT COUNT & PROPERTY SETBACKS	D-1.3	DEMOLITION - FOURTH FLOOR PLAN (APPROVED)	A-3.0	PROPOSED - BUILDING SECTIONS (APPROVED)	R-2.0	RENDERING - INDIAN CREEK DRIVE VIEW (APPROVED)
G-1.2	PROPOSED SITE PLAN (APPROVED)	D-1.4	DEMOLITION - ROOF PLAN (APPROVED)	A-3.0M	PROPOSED - BUILDING SECTIONS	R-2.0M	RENDERING - INDIAN CREEK DRIVE VIEW
G-1.2M	PROPOSED SITE PLAN	D-2.0	DEMOLITION - BUILDING ELEVATIONS (APPROVED)	A-3.1M	PROPOSED - BUILDING SECTIONS	R-3.0	RENDERING - ROOF TOP VIEW (APPROVED)
G-1.3	CONTEXT SITE PLAN (APPROVED)	D-2.0M	DEMOLITION - BUILDING ELEVATIONS	A-4.0	DEMOLITION - LOBBY PLAN & ELEVATIONS (APPROVED)	R-3.0M	RENDERING - ROOF TOP VIEW
G-1.4	FLOOR AREA CALCULATIONS (APPROVED)	D-2.1	DEMOLITION - BUILDING ELEVATIONS (APPROVED)	A-4.1	PROPOSED - LOBBY PLAN & ELEVATIONS (APPROVED)	R-4.0	RENDERING - LOBBY VIEWS (APPROVED)
G-1.4M	FLOOR AREA CALCULATIONS	D-2.1M	DEMOLITION - BUILDING ELEVATIONS	A-4.1M	PROPOSED - LOBBY PLAN & ELEVATIONS		
G-1.5M	FLOOR AREA CALCULATIONS						
G-1.6M	FLOOR AREA CALCULATIONS						
G-1.7	CONTEXTUAL ELEVATION & SIGHTLINE DIAGRAMS (APPROVED)	A-1.0	PROPOSED - LOWER LEVEL FLOOR PLAN (APPROVED)	LD-1.0	EXISTING TREE DISPOSITION PLAN GROUND LEVEL (APPROVED)		
G-1.7M	CONTEXTUAL ELEVATION & SIGHTLINE DIAGRAMS	A-1.1	PROPOSED - LEVEL 1 & 2 FLOOR PLAN (APPROVED)	UH-1.0	PROPOSED - HARDSCAPE PLAN GROUND LEVEL (APPROVED)		
EX-1.0	EXISTING - LOWER LEVEL FLOOR PLAN (APPROVED)	A-1.1M	PROPOSED - LEVEL 1 & 2 FLOOR PLAN	LP-1.0	PROPOSED - OVERALL PLANTING PLAN GROUND LEVEL (APPROVED)		
EX-1.1	EXISTING - FIRST & SECOND FLOOR PLAN (APPROVED)	A-1.2	PROPOSED - LEVEL 3 FLOOR PLAN (APPROVED)	LP-1.0M	PROPOSED - OVERALL PLANTING PLAN GROUND LEVEL		
EX-1.2	EXISTING - THIRD FLOOR PLAN (APPROVED)	A-1.3	PROPOSED - LEVEL 4 FLOOR PLAN (APPROVED)	LP-1.1	PROPOSED - CANOPY PLANTING PLAN GROUND LEVEL (APPROVED)		
EX-1.3	EXISTING - ROOF PLAN (APPROVED)	A-1.4	PROPOSED - LEVEL 5 FLOOR PLAN (APPROVED)	LP-1.1M	PROPOSED - CANOPY PLANTING PLAN GROUND LEVEL		
EX-1.4	EXISTING - ROOF PLAN (APPROVED)	A-1.4M	PROPOSED - LEVEL 5 FLOOR PLAN	LP-1.2	PROPOSED - UNDERSTORY PLANTING PLAN GROUND LEVEL (APPROVED)		
EX-2.0	EXISTING - ELEVATIONS (APPROVED)	A-1.5M	PROPOSED - ROOF POOL DECK	LP-1.2M	PROPOSED - UNDERSTORY PLANTING PLAN GROUND LEVEL		
				LP-2.0	PROPOSED - OVERALL PLANTING PLAN ROOF LEVEL (APPROVED)		

NO.	REVISION	DATE



PRINCE MICHAEL
 HISTORIC RENOVATION
 2618 COLLINS AVENUE, MIAMI BEACH, FL

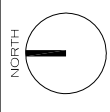
COREY J. LAFFERTY
 LIC. # A R 9 7 9 8 2

PROFESSIONAL
 PRESERVATION
 BOARD
 17013
 EXPIRES: 06.01.2018

SHEET TITLE
 SHEET INDEX

SHEET NUMBER
G-1.0
 MODIFIED

DATE	
REVISION	



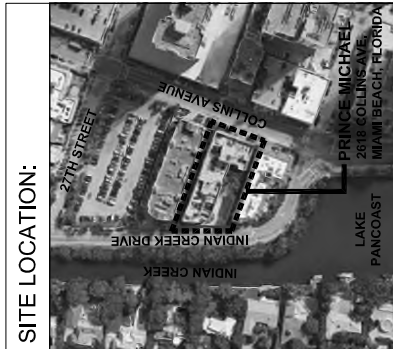
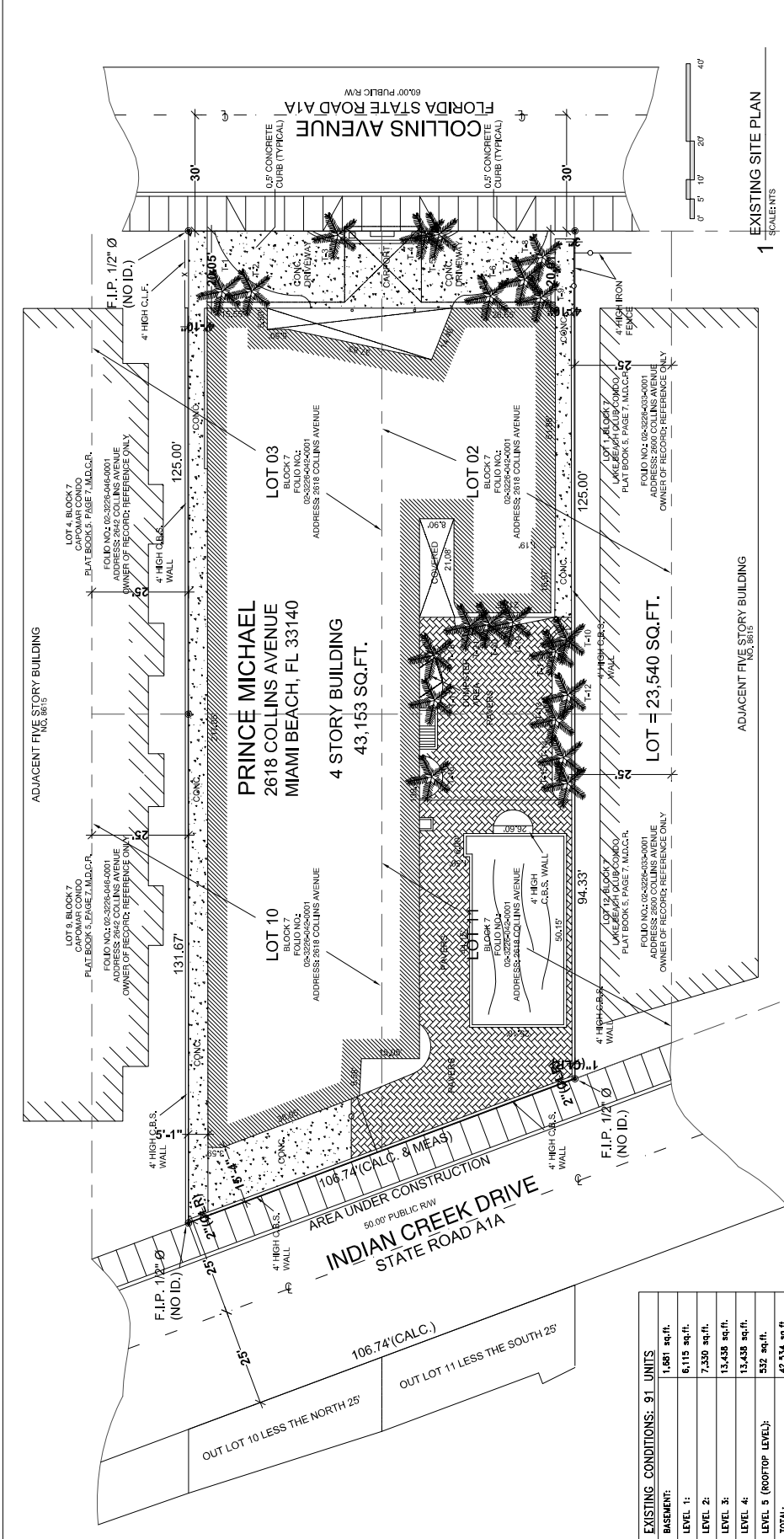
PRINCE MICHAEL
2618 COLLINS AVENUE, MIAMI BEACH, FL
HISTORIC RENOVATION DRAWINGS
APPROVED FILE # HP17-039

COREY LAFFERTY
LIC.#ARB97982

HISTORIC PRESERVATION BOARD
JOB NUMBER: 17013
ISSUE DATE: 12.08.2017
SCALE: AS NOTED

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
G-1.1



EXISTING SITE PLAN

SCALE: 1" = 20'

1

HOTEL UNIT COUNT:	
EXISTING BUILDING	TOTAL UNITS
EXISTING	88
PROPOSED	88
MINIMUM PARKING:	PROVIDED
REQUIRED	0
HISTORIC BUILDING NO PARKING	0
REQUIRED	0
SETBACK REQUIREMENTS AS PER SECTION 142-307 (g)	
PEDESTAL	PROVIDED
REQUIRED	20'-0" EXISTING
FRONT:	SUM OF THE SIDE YARDS SHALL EQUAL 15% OF LOT OR 8% OF LOT WIDTH, WHICHEVER GREATER.
SIDE INTERIOR:	15% OF THE LOT WIDTH
REAR-NON-OCEANFRONT:	15'-4" EXISTING REAR SETBACK

PROPOSED FLOOR AREA:		EXISTING TO REMAIN		PROPOSED NEW		TOTAL	
BASEMENT:	1,481 sq. ft.	1,481 sq. ft.	148 sq. ft.	1,629 sq. ft.	0	1,629 sq. ft.	5,902 sq. ft.
LEVEL 1:	5,902 sq. ft.	7,330 sq. ft.	0	7,330 sq. ft.	0	7,330 sq. ft.	13,438 sq. ft.
LEVEL 2:	7,330 sq. ft.	13,438 sq. ft.	0	13,438 sq. ft.	0	13,438 sq. ft.	13,438 sq. ft.
LEVEL 3:	13,438 sq. ft.	0	1,389 sq. ft.	1,389 sq. ft.	0	1,389 sq. ft.	43,336 sq. ft.
LEVEL 4:	13,438 sq. ft.	0	1,547 sq. ft.	1,547 sq. ft.	0	1,547 sq. ft.	43,336 sq. ft.
LEVEL 5 (ROOFTOP LEVEL):	0	0	0	0	0	0	0
TOTAL:	41,789 sq. ft.	41,789 sq. ft.	1,547 sq. ft.	43,336 sq. ft.	0	43,336 sq. ft.	43,336 sq. ft.
BUILDING HEIGHT:		REQUIRED		PROVIDED		MAXIMUM BUILDING HEIGHT:	
MAXIMUM BUILDING HEIGHT:		75'-0"		46'-9"		MAXIMUM NUMBER OF STORIES:	
OPEN SPACE RATIO:		REQUIRED		PROVIDED		OPEN SPACE RATIO:	
OPEN SPACE RATIO:		NOT APPLICABLE		NOT APPLICABLE		MINIMUM FLOOR AREA:	
MINIMUM FLOOR AREA:		15% OF THE LOT AREA		15% OF THE LOT AREA		MINIMUM FLOOR AREA PER UNIT:	
MINIMUM FLOOR AREA PER UNIT:		23,800 SQ. FT.		23,800 SQ. FT.		ALLOWABLE BUILDING AREA:	
ALLOWABLE BUILDING AREA:		23,800 SQ. FT.		23,800 SQ. FT.		LOCAL/HISTORIC SITE	

PRINCE MICHAEL ZONING DATA

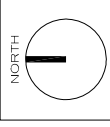
GENERAL	2618 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33140
BUILDING LOCATION:	1951
YEAR BUILT:	02-3228-042-0001
FOLD NUMBER:	PRINCE MICHAEL CONDO
LEGAL DESCRIPTION:	MIAMI BEACH IMP CO SUB PB 5-7 NSPT LOT 2 & SPT OF LOT 3 & SPT OF LOT 4 & TR OPP SMT OF PARKING OR BLK 7 LOT SIZE 2570 SQ. FT. FAU 02-3228-001-0760
MIAMI BEACH ZONING:	RH-2 RESIDENTIAL MULTIFAMILY, MEDIUM DENSITY
BUILDING TYPE:	TYPE 1A
USE GROUP AS PER FBC:	RESIDENTIAL GROUP R-2
LOT AREA:	23,800 SQ. FT.
FLOOR AREA RATIO:	2.0 [AS PER SECTION 142-218 (1)]
ALLOWABLE BUILDING AREA:	23,800 SF x 2.0=47,600 SQUARE FEET

EXISTING CONDITIONS: 91 UNITS

BASEMENT:	1,481 sq. ft.
LEVEL 1:	6,115 sq. ft.
LEVEL 2:	7,330 sq. ft.
LEVEL 3:	13,438 sq. ft.
LEVEL 4:	13,438 sq. ft.
LEVEL 5 (ROOFTOP LEVEL):	532 sq. ft.
TOTAL:	42,354 sq. ft.

LOT = 23,540 SQ. FT.

NO.	DESCRIPTION	DATE



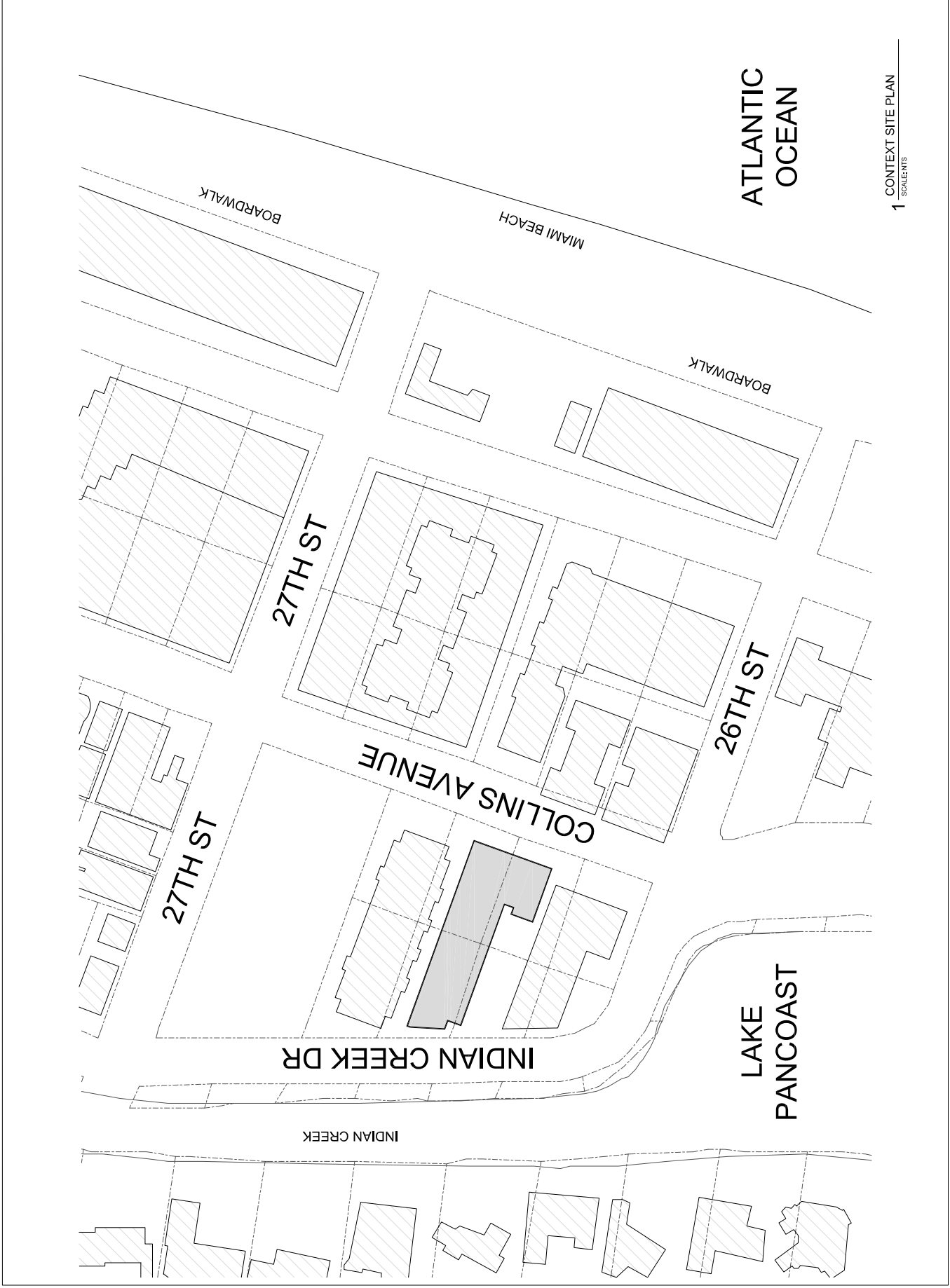
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AR 97,982

SUBMITTED TO:
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DUE: 12.08.2017
 SCALE: AS NOTED

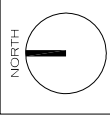
SHEET TITLE
 CONTEXT
 SITE PLAN

SHEET NUMBER
G-1.3



CONTEXT SITE PLAN
 1 SCALE: NTS

NO.	DESCRIPTION	DATE



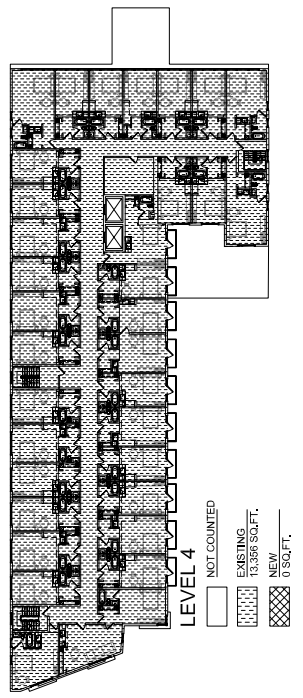
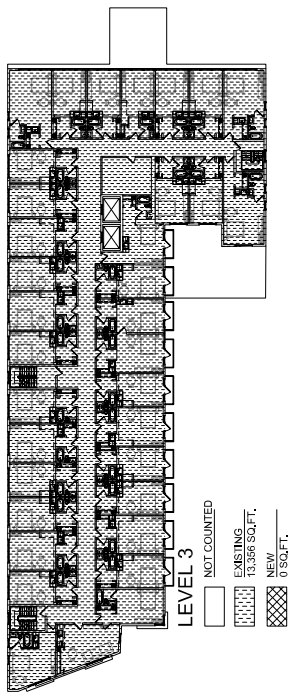
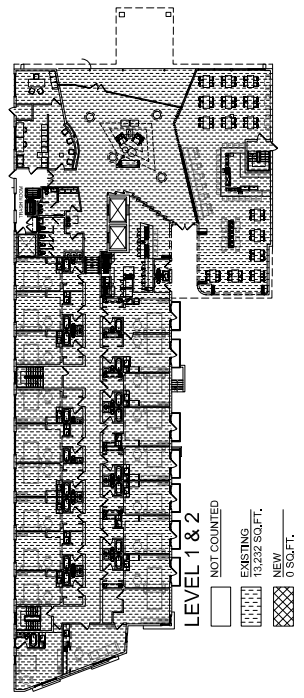
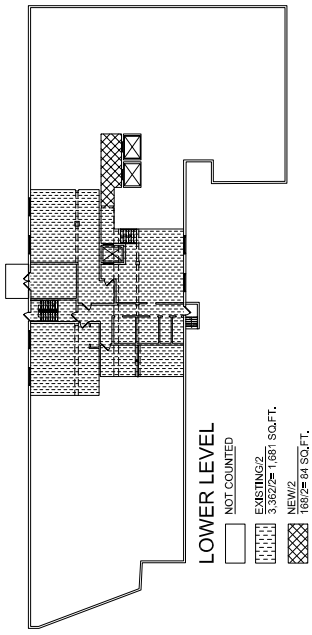
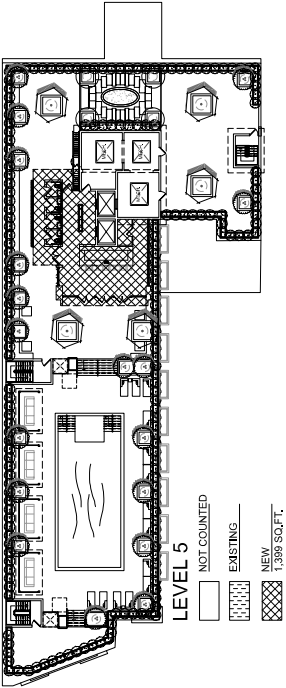
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.#AB97982

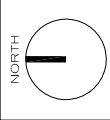
HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DUE: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 FLOOR AREA
 CALCULATIONS

SHEET NUMBER
G-1.4



NO.	REVISION	DATE

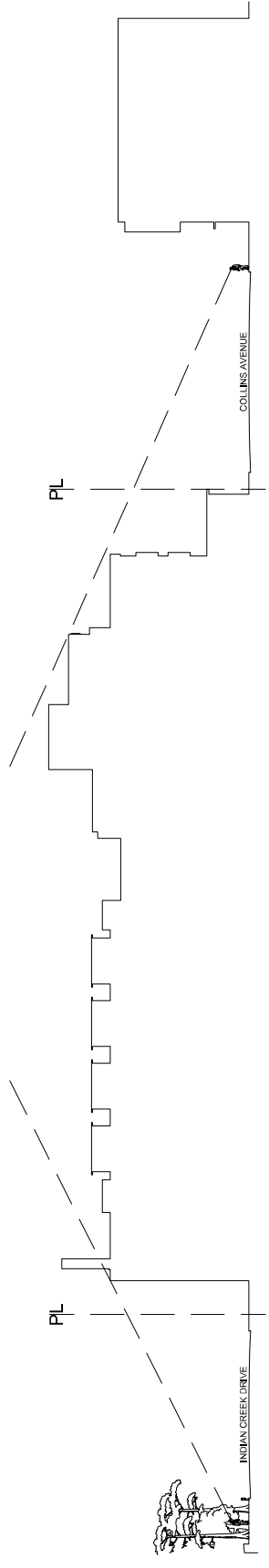


PRINCE MICHAEL
 HISTORIC RENOVATION DRAWINGS
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 APPROVED FILE # HPB17-039

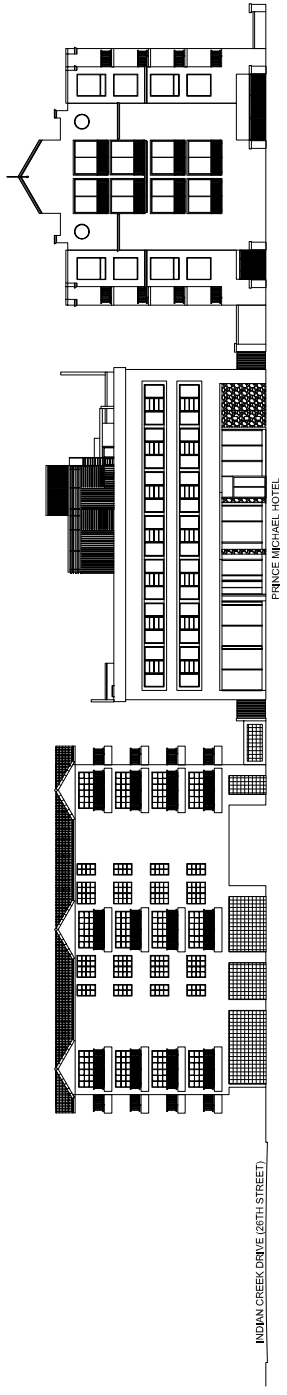
COREY J. LAFFERTY
 LIC.# AB97982
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DUE: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 CONTEXTUAL
 ELEVATION &
 SIGHTLINE
 DIAGRAMS

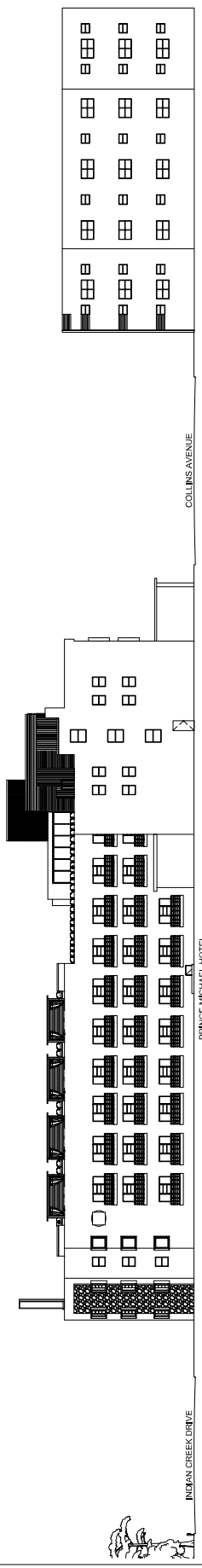
SHEET NUMBER
G-1.5



1 SIGHTLINE DIAGRAMS
 SCALE: NTS

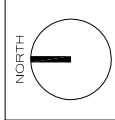


2 CONTEXTUAL ELEVATION - EAST
 SCALE: NTS



3 CONTEXTUAL ELEVATION - NORTH
 SCALE: NTS

NO.	DESCRIPTION	DATE



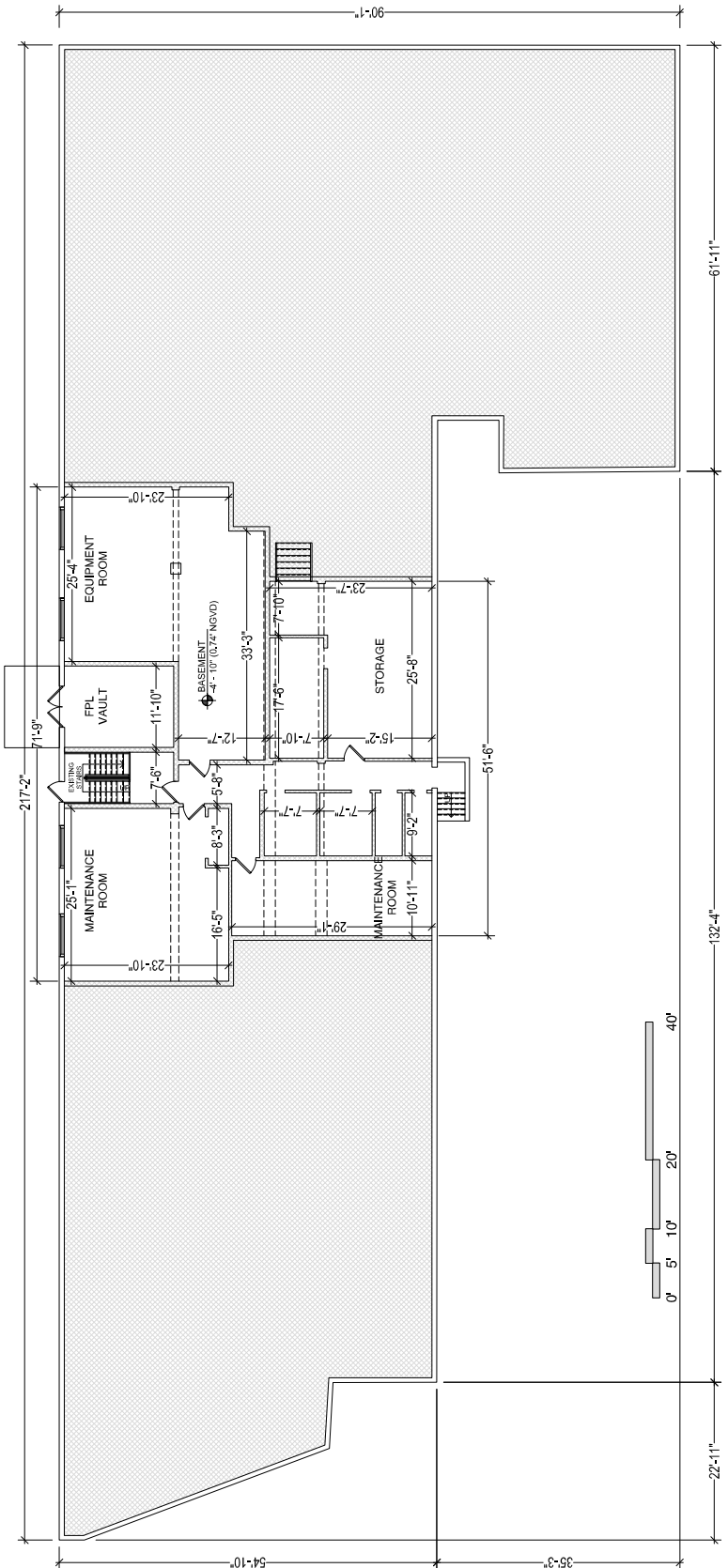
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.#AB97982

EXISTING
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DED: 12.08.2017
 SCALE: AS NOTED

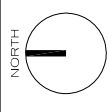
SHEET TITLE
 EXISTING
 LOWER LEVEL
 FLOOR PLAN

SHEET NUMBER
EX-1.0



1 EXISTING LOWER LEVEL FLOOR PLAN
SCALE: AS NOTED

NO.	REVISION	DATE



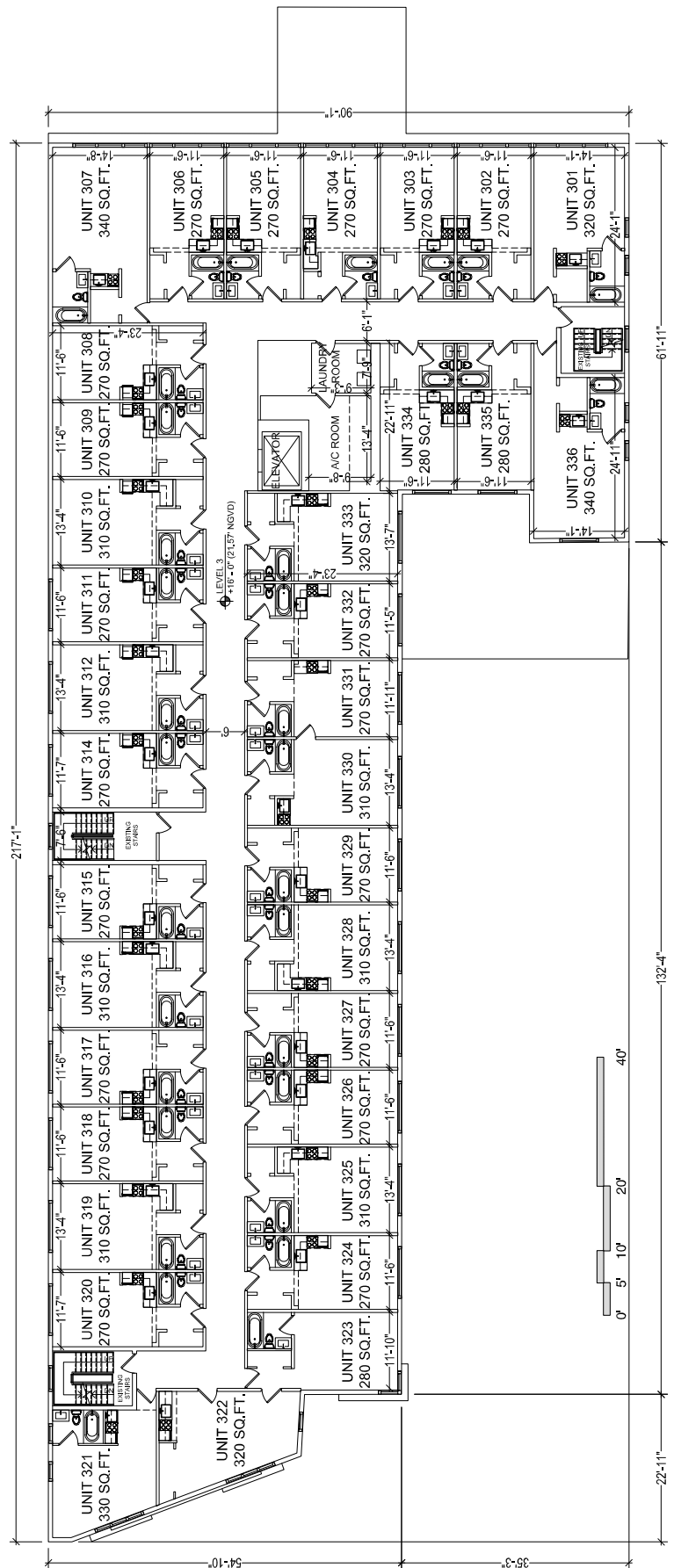
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB97982

EXISTING
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DED: 12.08.2017
 SCALE: AS NOTED

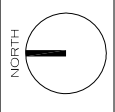
SHEET TITLE
 EXISTING
 THIRD FLOOR
 PLAN

SHEET NUMBER
EX-1.2



1 EXISTING THIRD FLOOR PLAN
 SCALE: NTS

NO.	DESCRIPTION	DATE



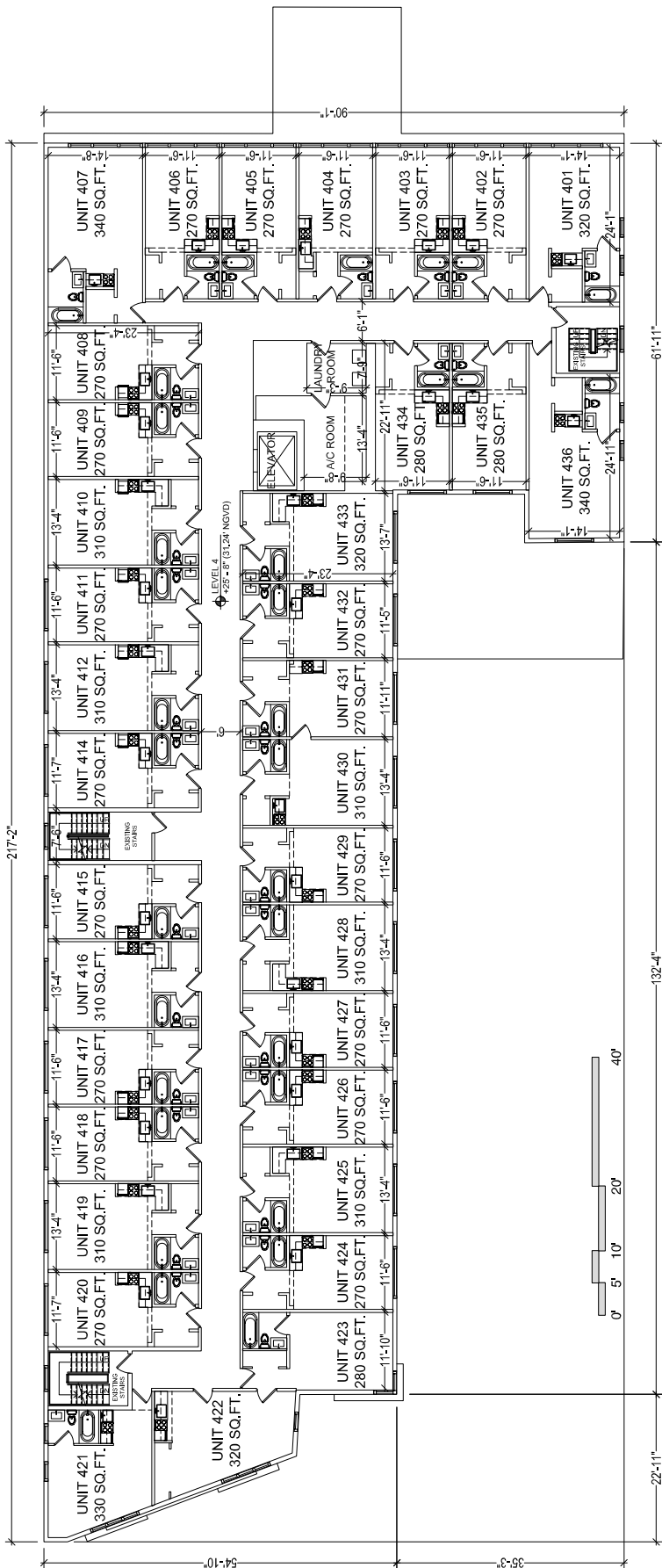
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB97982

EXISTING
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DED: 12.08.2017
 SCALE: AS NOTED

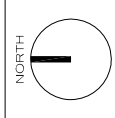
SHEET TITLE
 EXISTING
 FOURTH FLOOR
 PLAN

SHEET NUMBER
EX-1.3



1 EXISTING FOURTH FLOOR PLAN
 SCALE: AS NOTED

NO.	DESCRIPTION	DATE



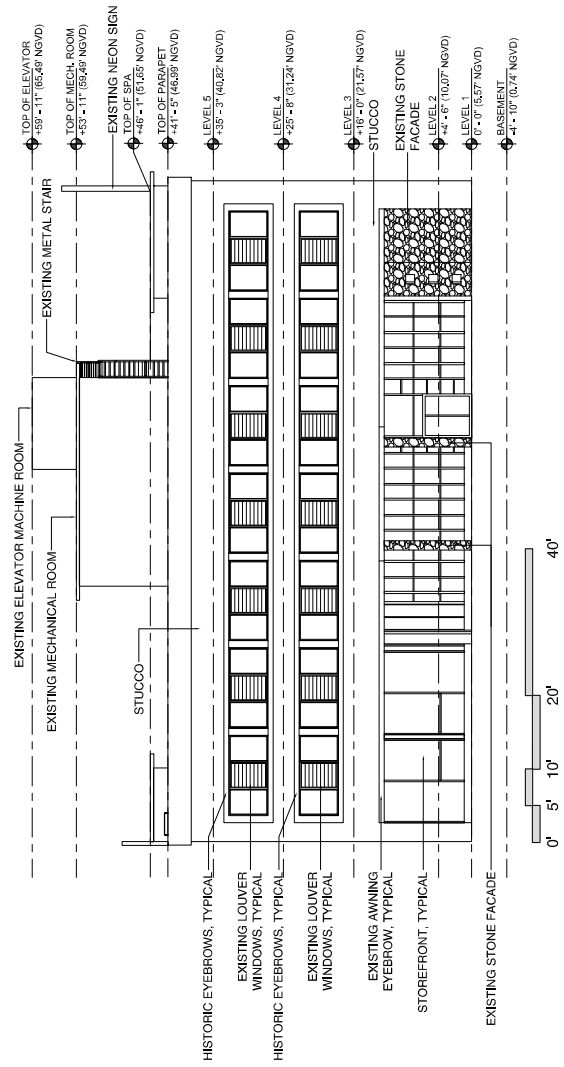
PRINCE MICHAEL
 HISTORIC RENOVATION DRAWINGS, FL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB 97982
 ARCHITECT
 HISTORIC PRESERVATION BOARD

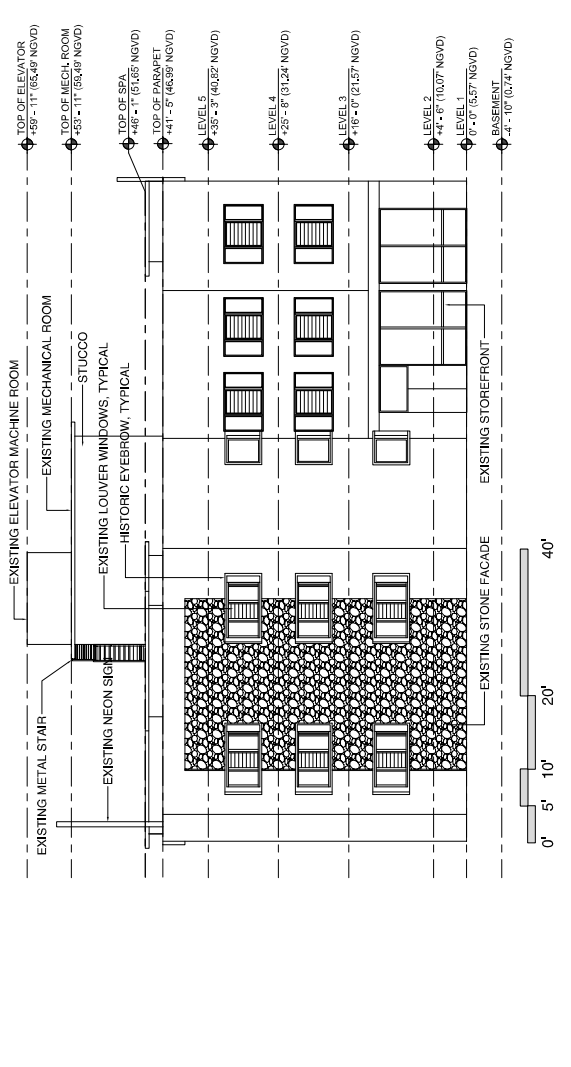
JOB NUMBER: 17013
 DATE DWT: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 EXISTING ELEVATION

SHEET NUMBER
EX-2.0

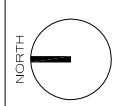


1 EXISTING ELEVATION - EAST
 SCALE: 1/8" = 1'-0"



2 EXISTING ELEVATION - WEST
 SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE



PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

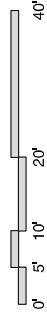
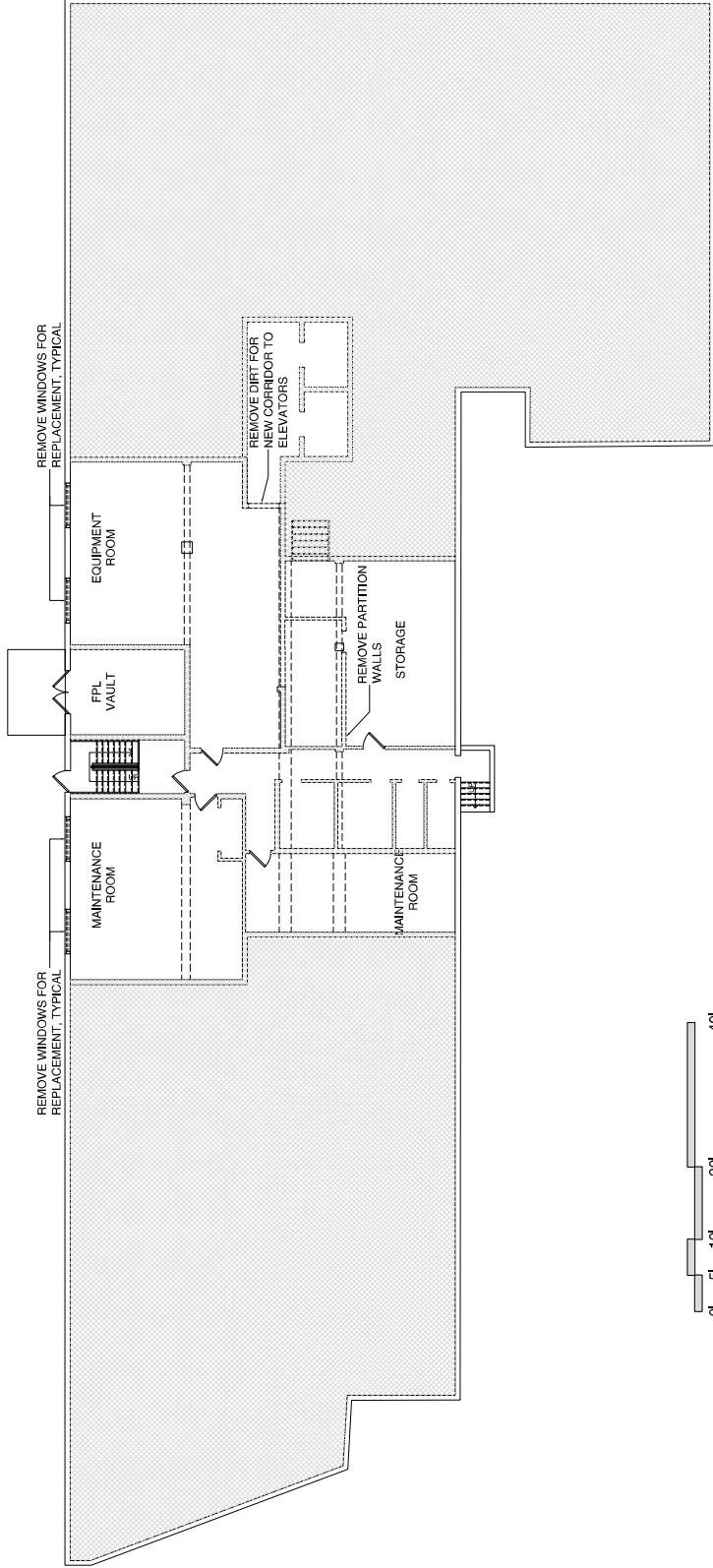
COREY J. LAFFERTY

LIC.#ARB97982

FLORIDA
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 CASE DATE: 12.08.2017
 SCALE: AS NOTED

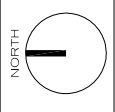
SHEET TITLE
 DEMOLITION
 LOWER LEVEL
 FLOOR PLAN

SHEET NUMBER
D-1.0



1 DEMOLITION LOWER LEVEL FLOOR PLAN
 SCALE: NTS

NO.	REVISION	DATE

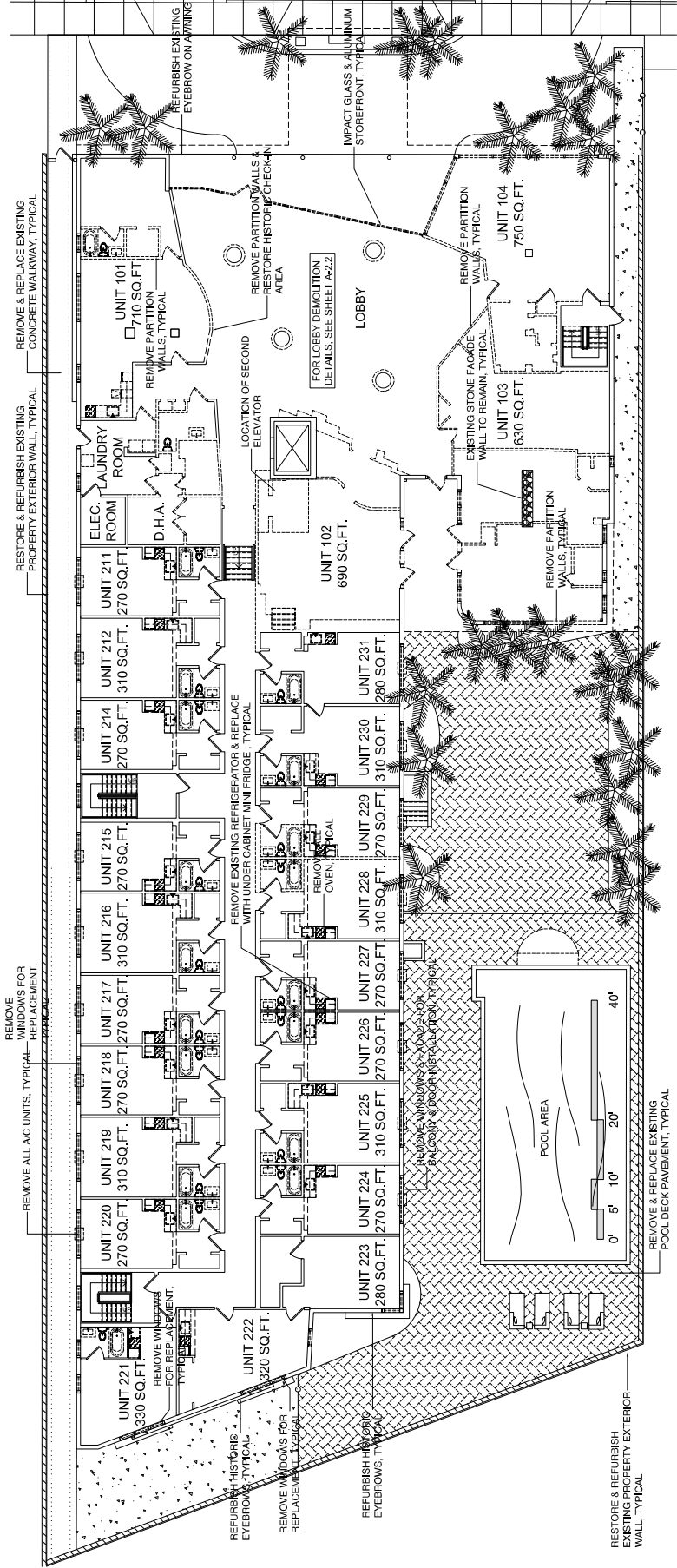


PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 UIC # A897982
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DTD: 12.08.2017
 SCALE: AS NOTED

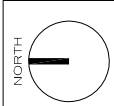
SHEET TITLE
**DEMOLITION
 FIRST & SECOND
 FLOOR PLAN**

SHEET NUMBER
D-1.1



1 DEMOLITION FIRST & SECOND FLOOR PLAN
 SCALE: NTS

NO.	DESCRIPTION	DATE



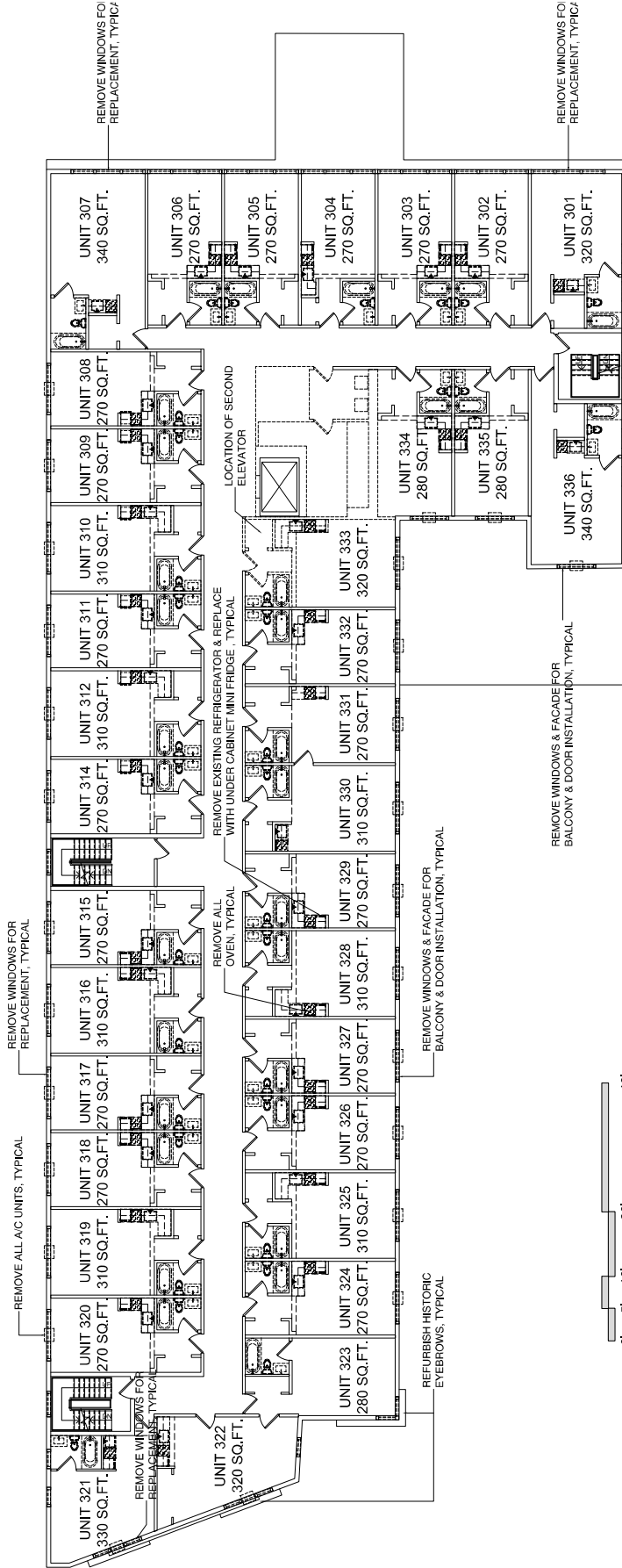
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB97982
 HISTORIC
 PRESERVATION
 BOARD

JOB NUMBER: 17013
 DATE DWT: 12.08.2017
 SCALE: AS NOTED

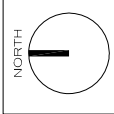
SHEET TITLE
 DEMOLITION
 THIRD FLOOR
 PLAN

SHEET NUMBER
D-1.2



1 DEMOLITION THIRD FLOOR PLAN
 SCALE: NTS

NO.	DESCRIPTION	DATE



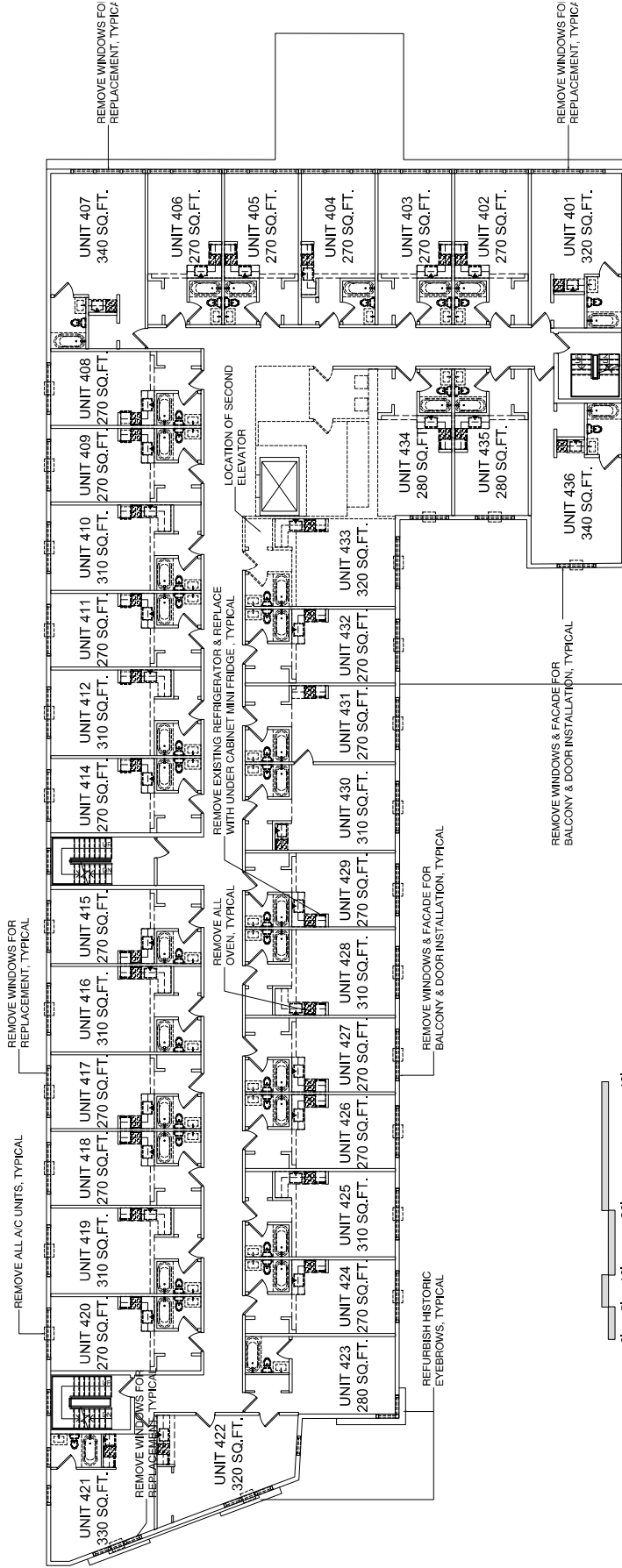
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB97982
 HISTORIC
 PRESERVATION
 BOARD

JOB NUMBER: 17013
 DATE DWT: 12.08.2017
 SCALE: AS NOTED

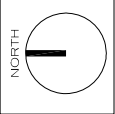
SHEET TITLE
 DEMOLITION
 FOURTH FLOOR
 PLAN

SHEET NUMBER
D-1.3



1 DEMOLITION FOURTH FLOOR PLAN
 SCALE: NTS

NO.	DESCRIPTION	DATE



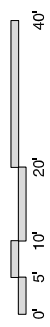
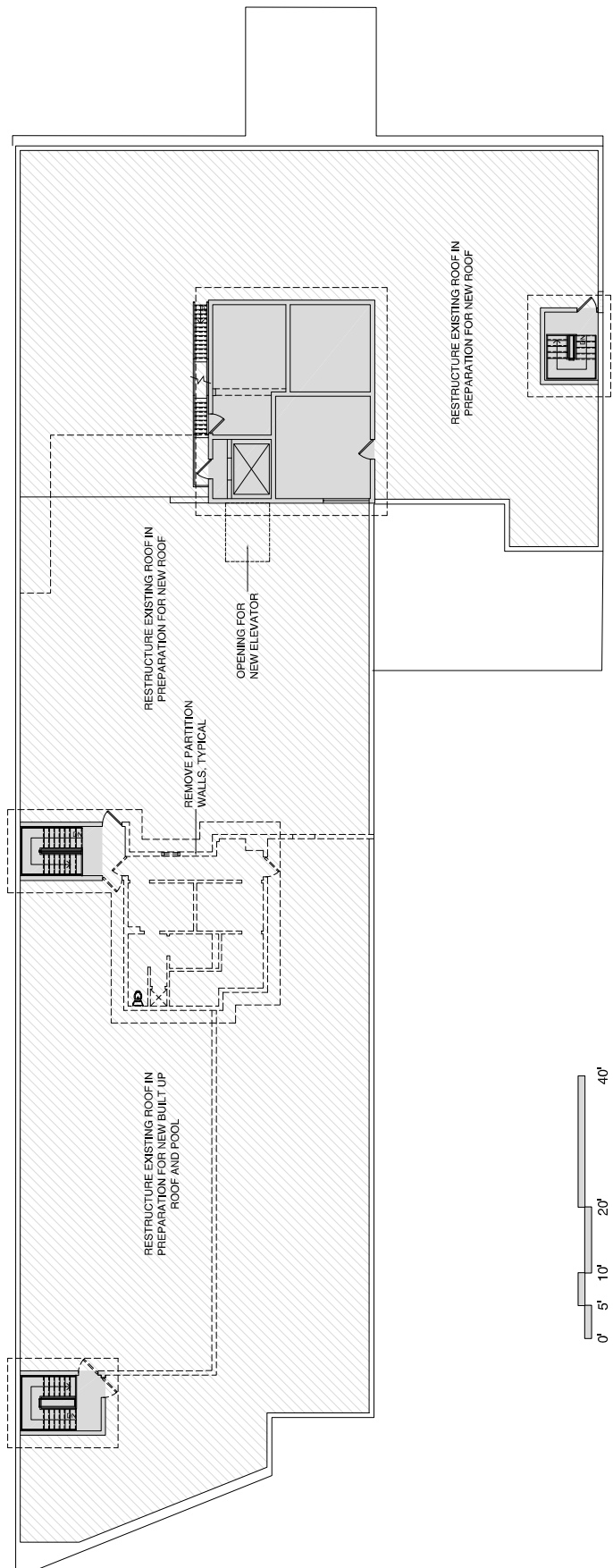
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AR 97982

FLORIDA
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DEC. 12, 08, 2017
 SCALE: AS NOTED

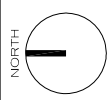
SHEET TITLE
 DEMOLITION
 ROOF PLAN

SHEET NUMBER
D-1.4



1 DEMOLITION ROOF PLAN
 SCALE: AS NOTED

NO.	REVISION	DATE



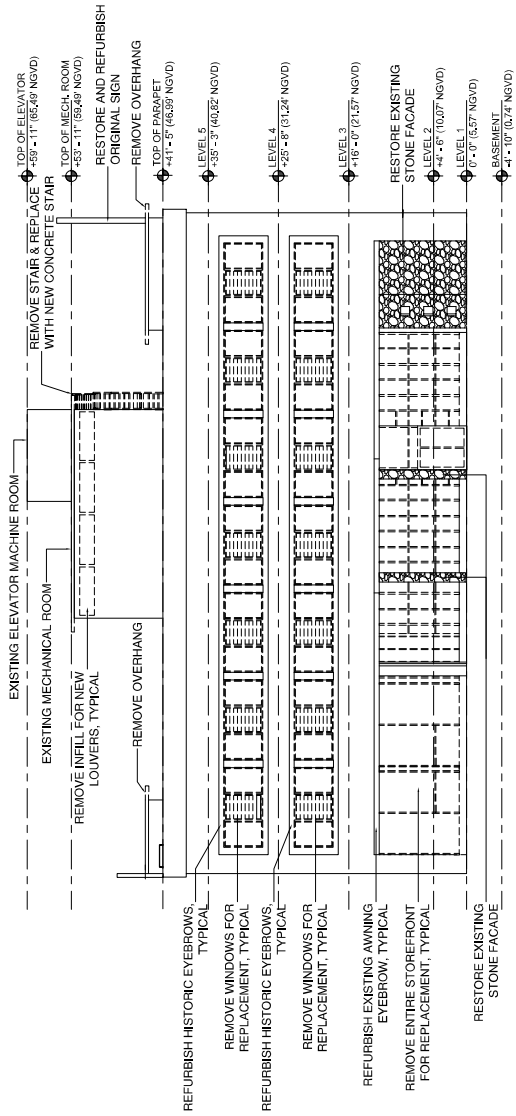
2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB 97,982

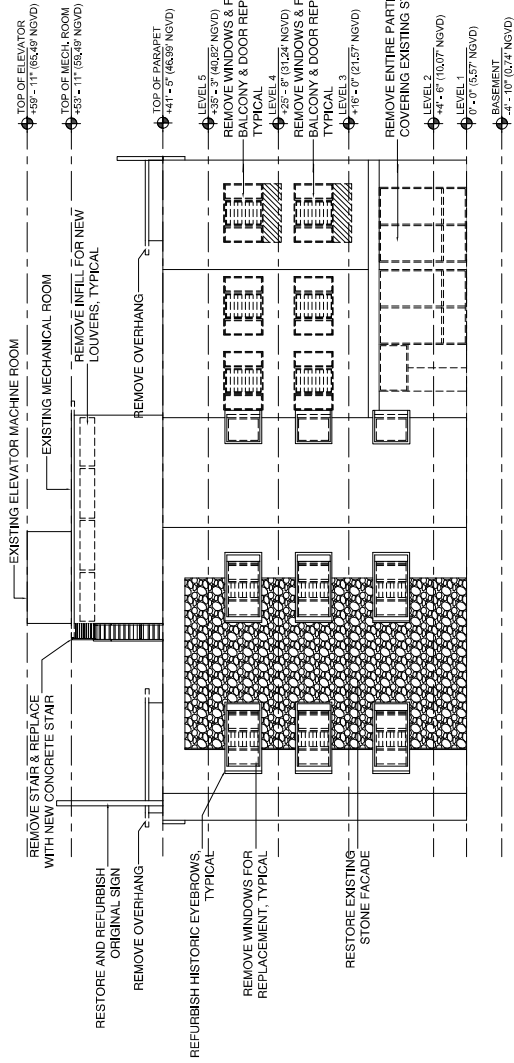
EXISTING PRESERVATION BOARD
 JOB NUMBER: 17013
 DATE DWT: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 DEMOLITION ELEVATION

SHEET NUMBER
D-2.0

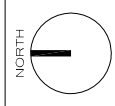


1 DEMOLITION ELEVATION - EAST
 SCALE: 1/8" = 1'-0"



2 DEMOLITION ELEVATION - WEST
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE



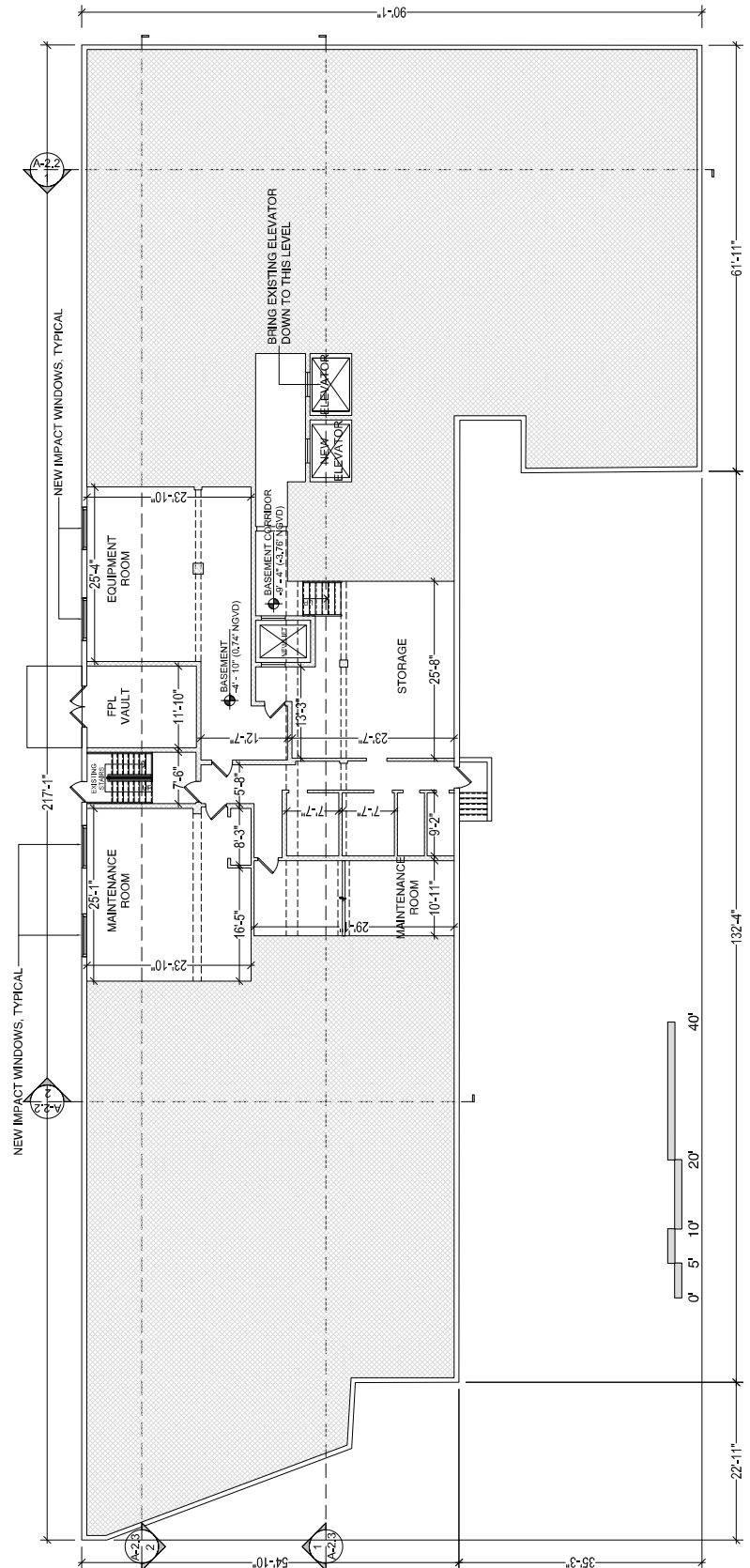
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB97982

FLORIDA
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DED: 12.08.2017
 SCALE: AS NOTED

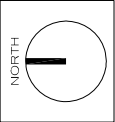
SHEET TITLE
 PROPOSED
 LOWER LEVEL
 FLOOR PLAN

SHEET NUMBER
A-1.0



1 PROPOSED LOWER LEVEL FLOOR PLAN
 SCALE: AS NOTED

NO.	REVISION	DATE



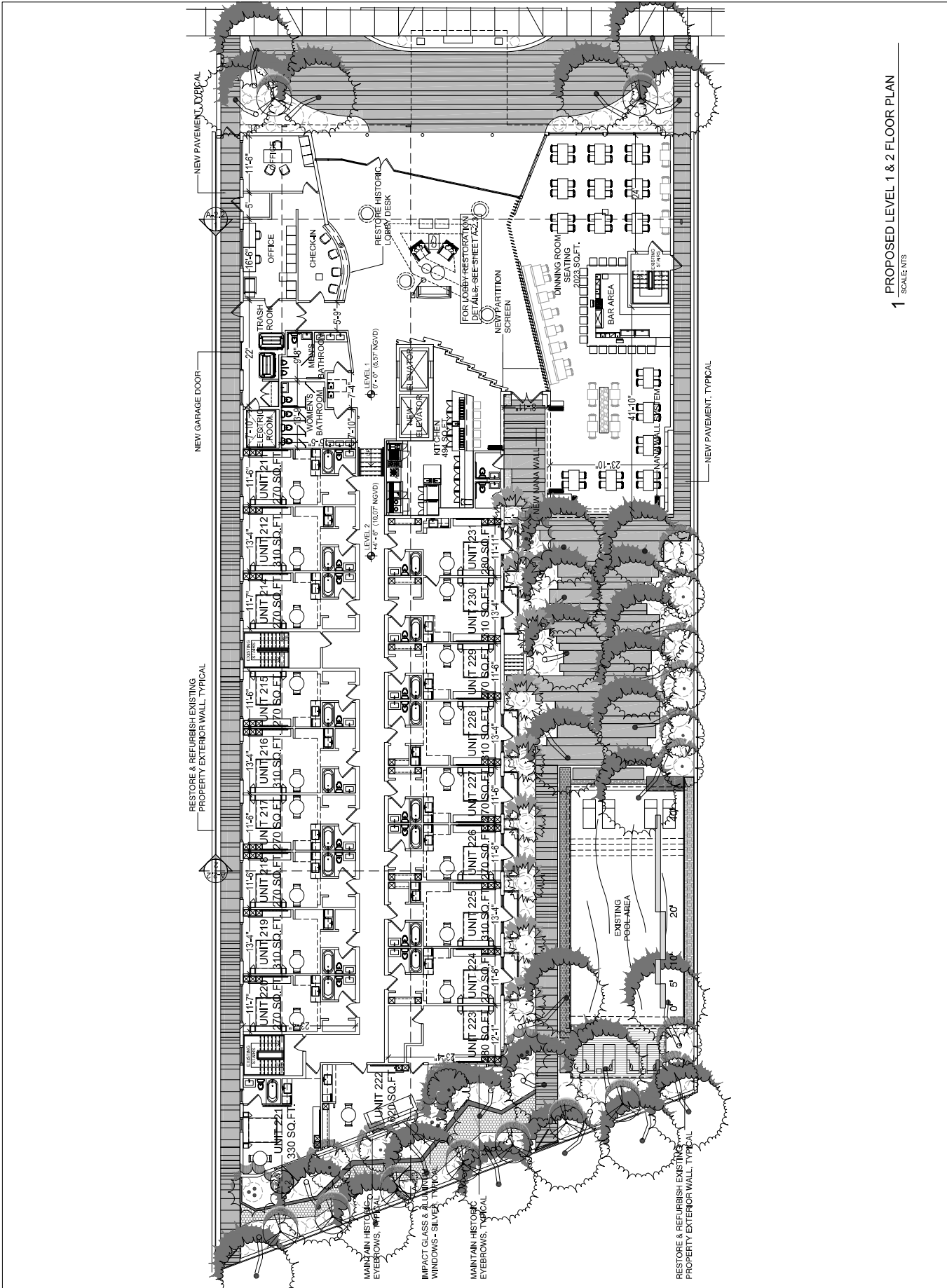
PRINCE MICHAEL
 HISTORIC RENOVATION DRAWINGS
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 UIC # AB97982

EXISTING
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DIED: 12.08.2017
 SCALE: AS NOTED

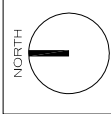
SHEET TITLE
 PROPOSED
 LEVEL 1 & 2
 FLOOR PLAN

SHEET NUMBER
A-1.1



1 PROPOSED LEVEL 1 & 2 FLOOR PLAN
 SCALE NTS

NO.	REVISION	DATE



PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY

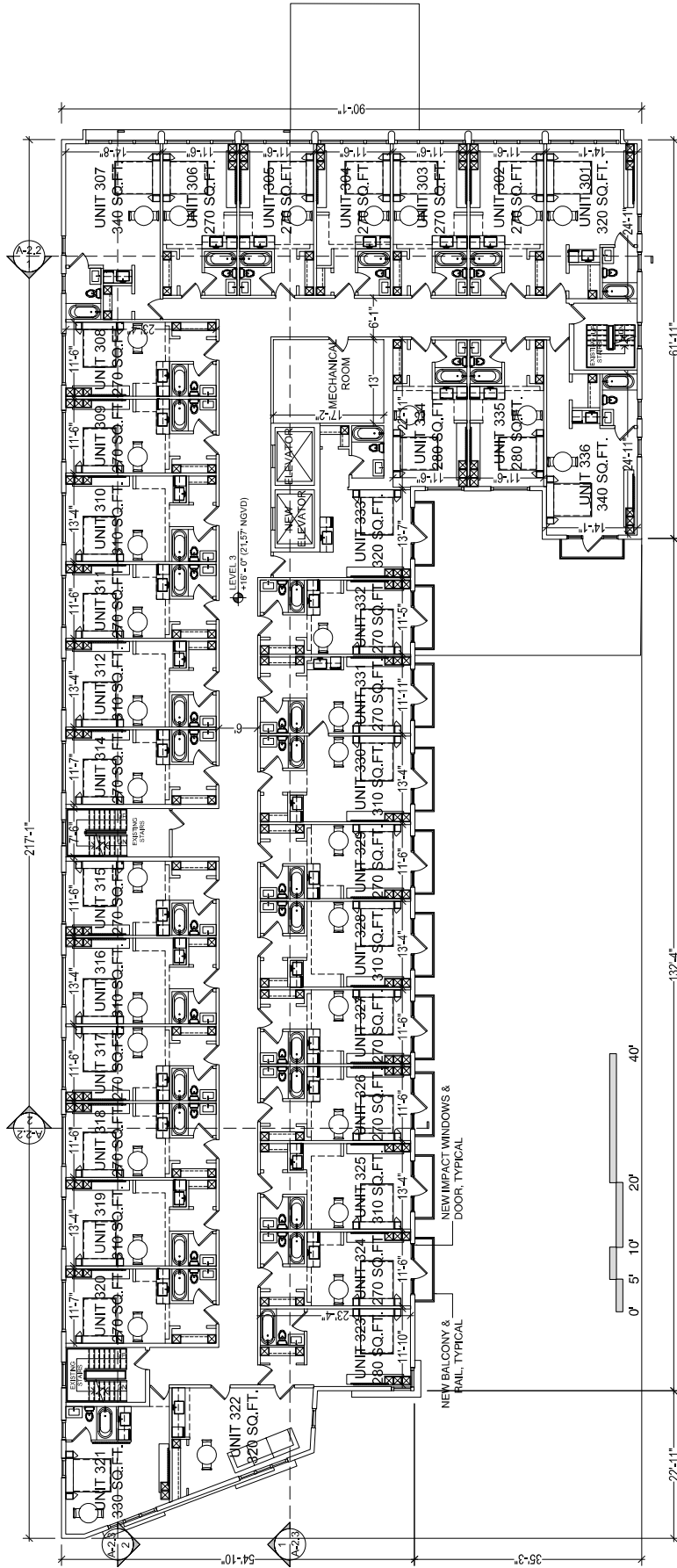
LIC.# AB97982

FLORIDA
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 CASE DATE: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 PROPOSED
 LEVEL 3
 FLOOR PLAN

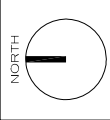
SHEET NUMBER

A-1.2



1 PROPOSED LEVEL 3 FLOOR PLAN
 SCALE: NTS

NO.	REVISION	DATE



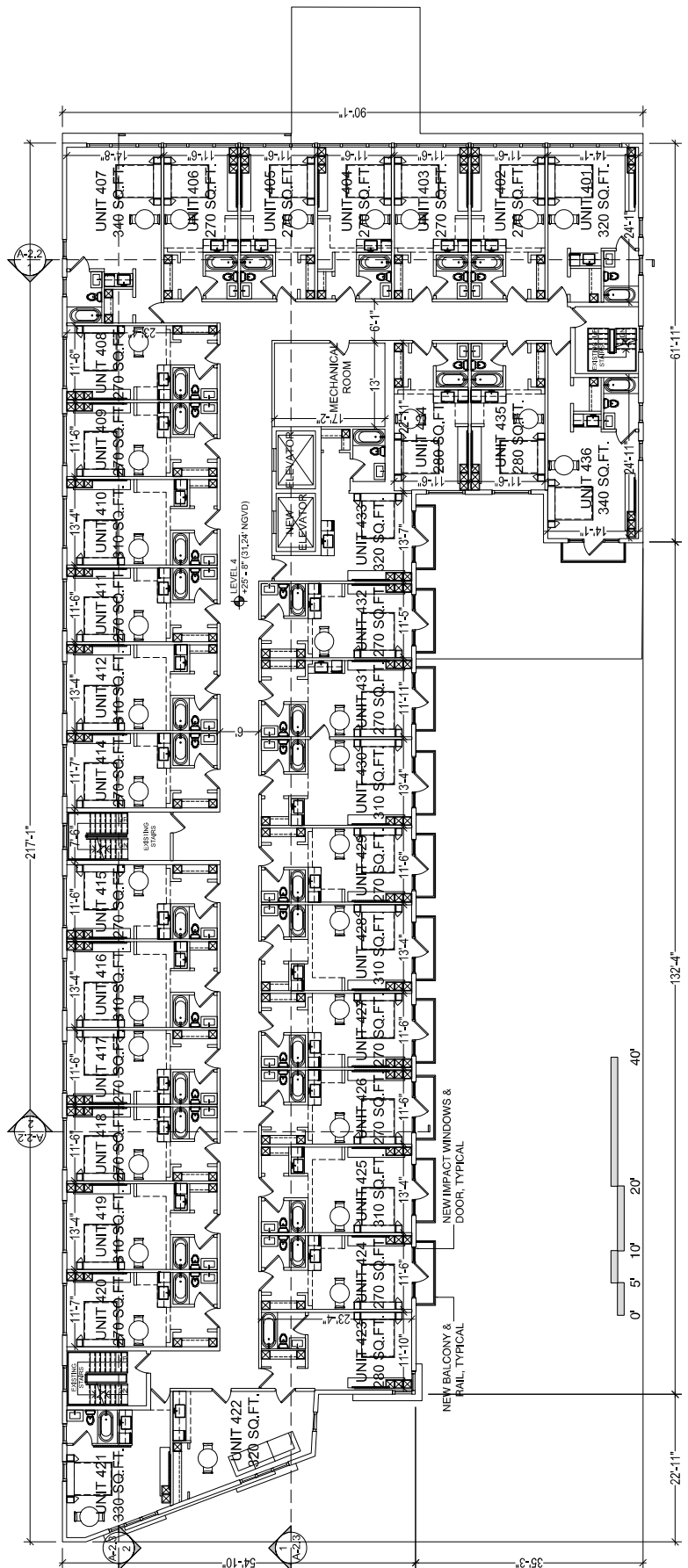
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 LIC.# AB97982
 ARCHITECT
 PRESERVATION
 BOARD

JOB NUMBER: 17013
 DATE DWT: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 PROPOSED
 LEVEL 4
 FLOOR PLAN

SHEET NUMBER
A-1.3



1 PROPOSED LEVEL 4 FLOOR PLAN
 SCALE: NTS



CLAD ELEVATOR ROOM WITH LIGHT GRAY BRICK

CONCRETE & STUCCO LOUNGE

ALUMINUM LOUVERS
WOOD SCREEN
SLATS
IMPACT GLASS & ALUMINUM
DOORS & WINDOWS - SILVER,
TYPICAL

2 ROOFTOP BAR ELEVATION
SCALE: 1/8" = 1'-0"

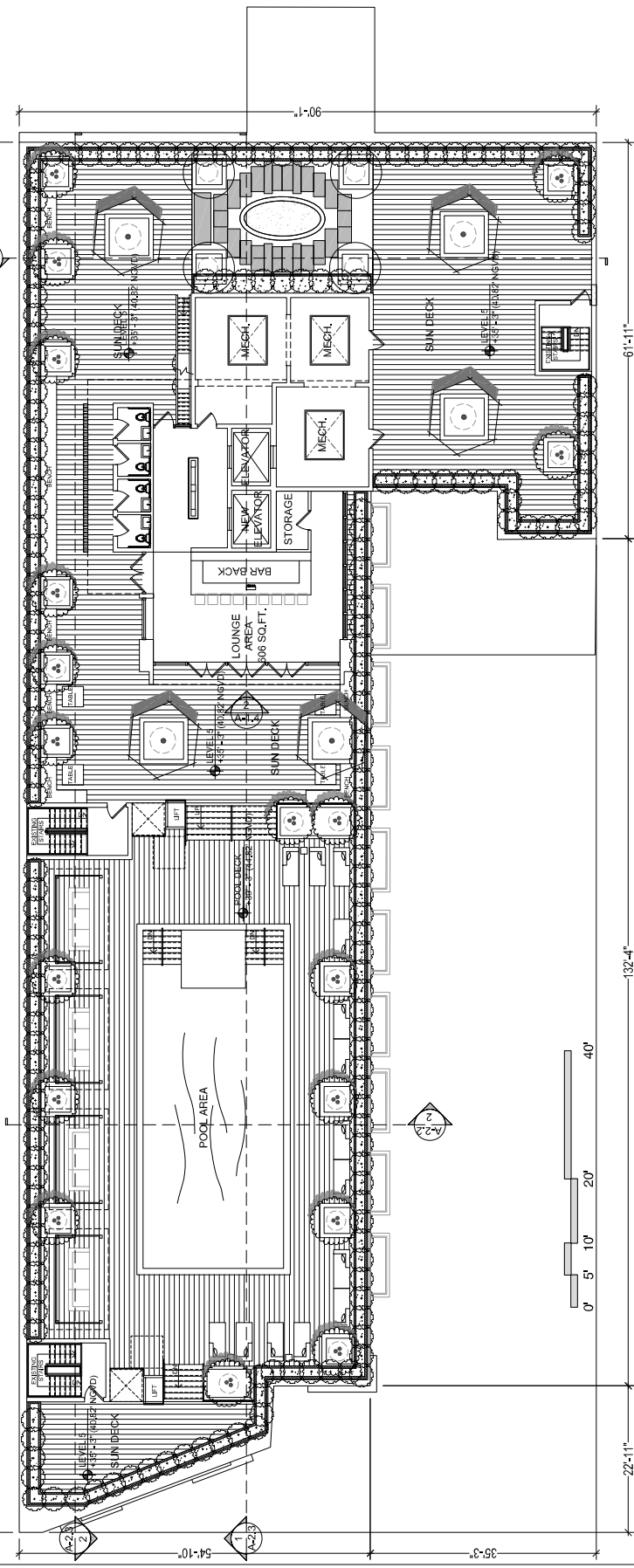
217'-1"

90'-1"

61'-11"

35'-3"

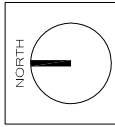
22'-11"



1 PROPOSED LEVEL 5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PrecisionArt
ARCHITECTURE • DESIGN
CONSTRUCTION MANAGEMENT
777 N. MIAMI STREET, SUITE 1000, MIAMI, FLORIDA 33136
TEL: 305.441.1111 | FAX: 305.441.1112 | E: info@precisionart.com

NO.	REVISION	DATE



PRINCE MICHAEL
2618 COLLINS AVENUE, MIAMI BEACH, FL
HISTORIC RENOVATION DRAWINGS
APPROVED FILE # HPB17-039

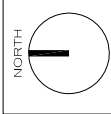
COREY J. LAFFERTY
LIC.#AB97982

FLORIDA
HISTORIC
PRESERVATION
BOARD
JOB NUMBER: 17013
ISSUE DATE: 12.08.2017
SCALE: AS NOTED

SHEET TITLE
PROPOSED
LEVEL 5
FLOOR PLAN

SHEET NUMBER
A-1.4

NO.	REVISION	DATE

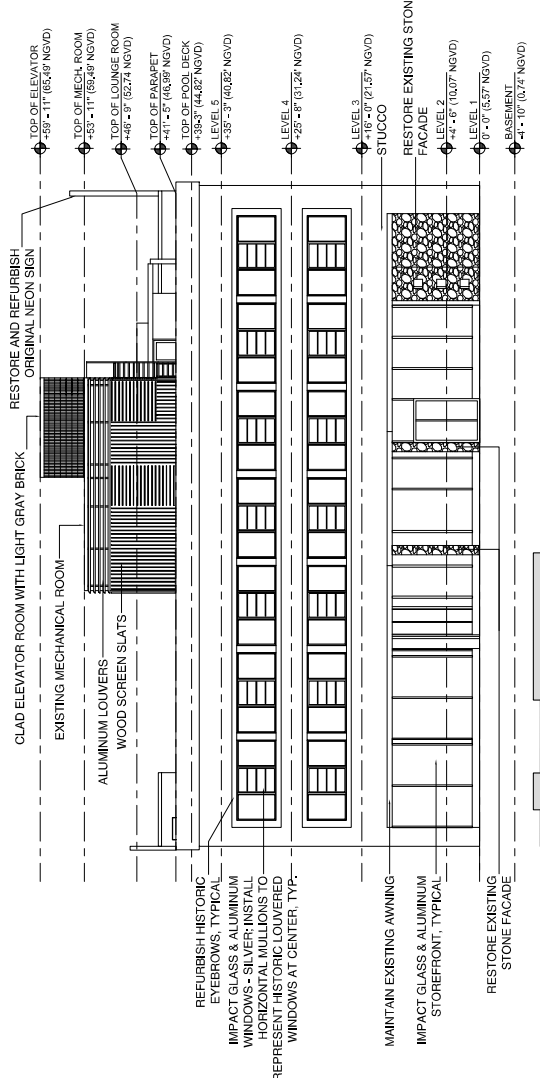
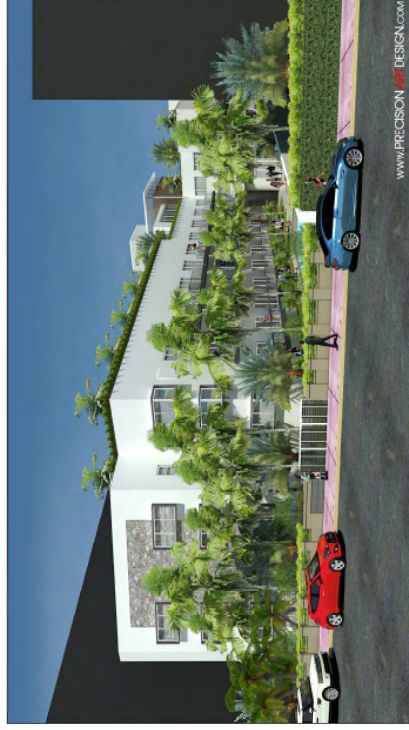


PRINCE MICHAEL
2618 COLLINS AVENUE, MIAMI BEACH, FL
HISTORIC RENOVATION DRAWINGS
APPROVED FILE # HPB17-039

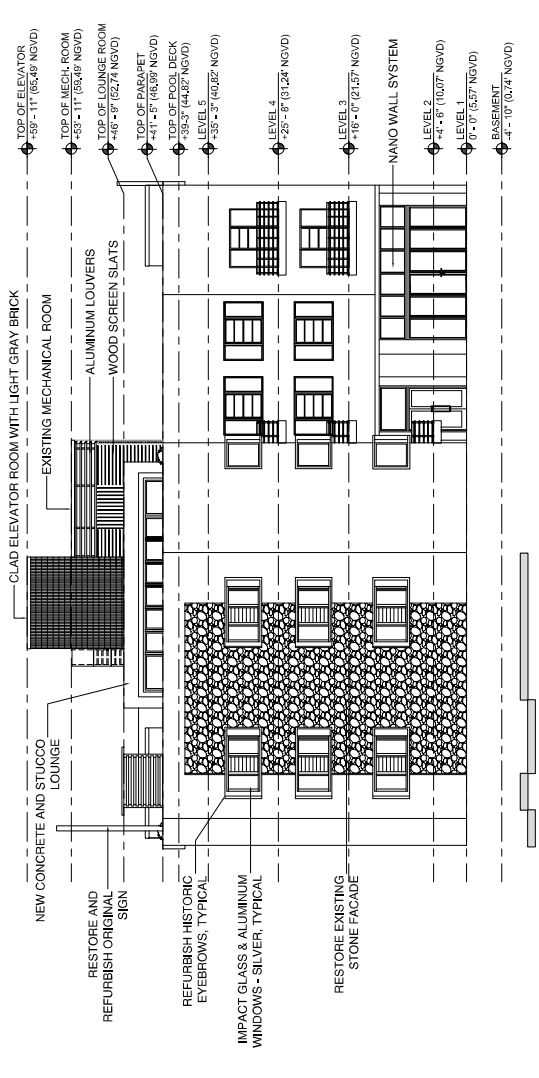
COREY J. LAFFERTY
LIC.# AB 97,982
FLORIDA
ARCHITECTS
PRESERVATION
BOARD
JOB NUMBER: 17013
DATE DTD: 12.08.2017
SCALE: AS NOTED

SHEET TITLE
PROPOSED
EXISTING
ELEVATION

SHEET NUMBER
A-2.0

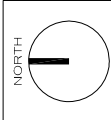


1 PROPOSED ELEVATION - EAST
SCALE: NTS



2 PROPOSED ELEVATION - WEST
SCALE: NTS

NO.	DESCRIPTION	DATE

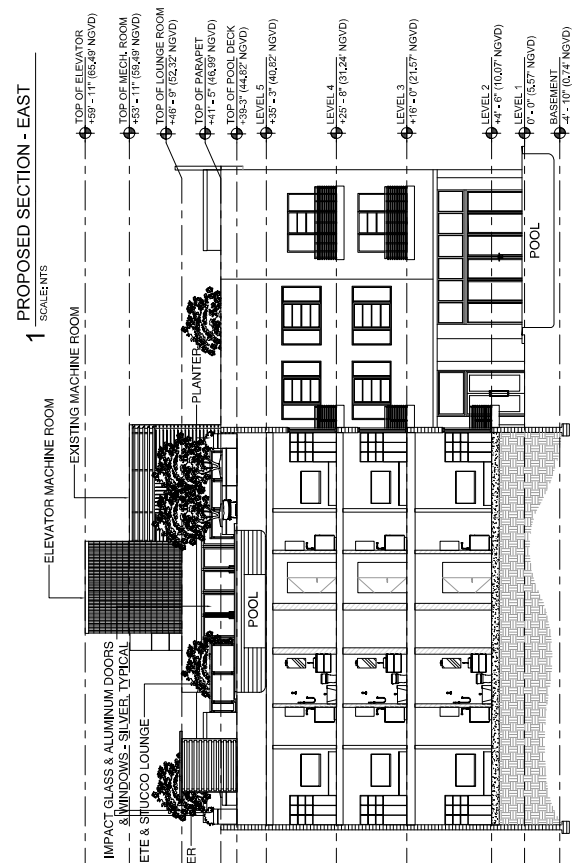
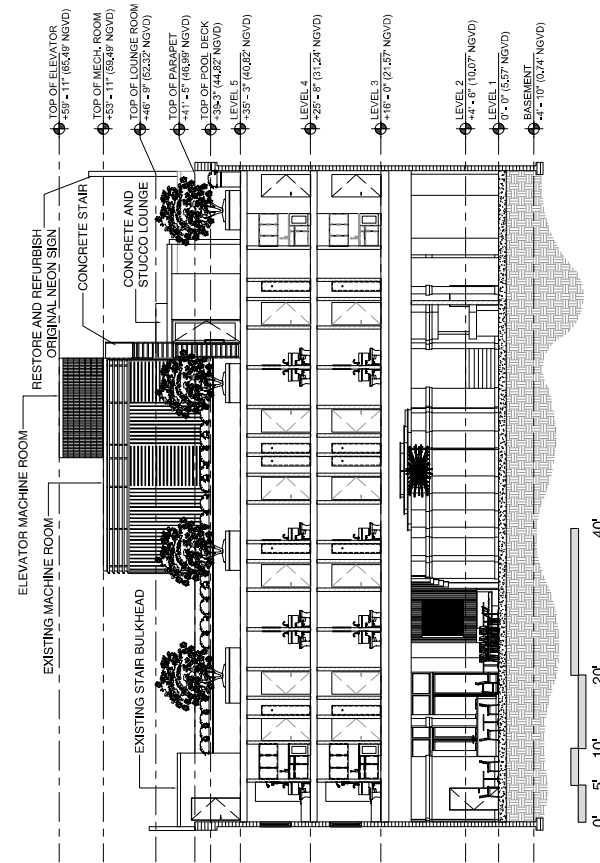


PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

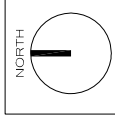
COREY J. LAFFERTY
 LIC.# AB97982
 HISTORIC
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DUE: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 PROPOSED
 EXISTING
 ELEVATION
 SECTION

SHEET NUMBER
A-3.0



NO.	REVISION



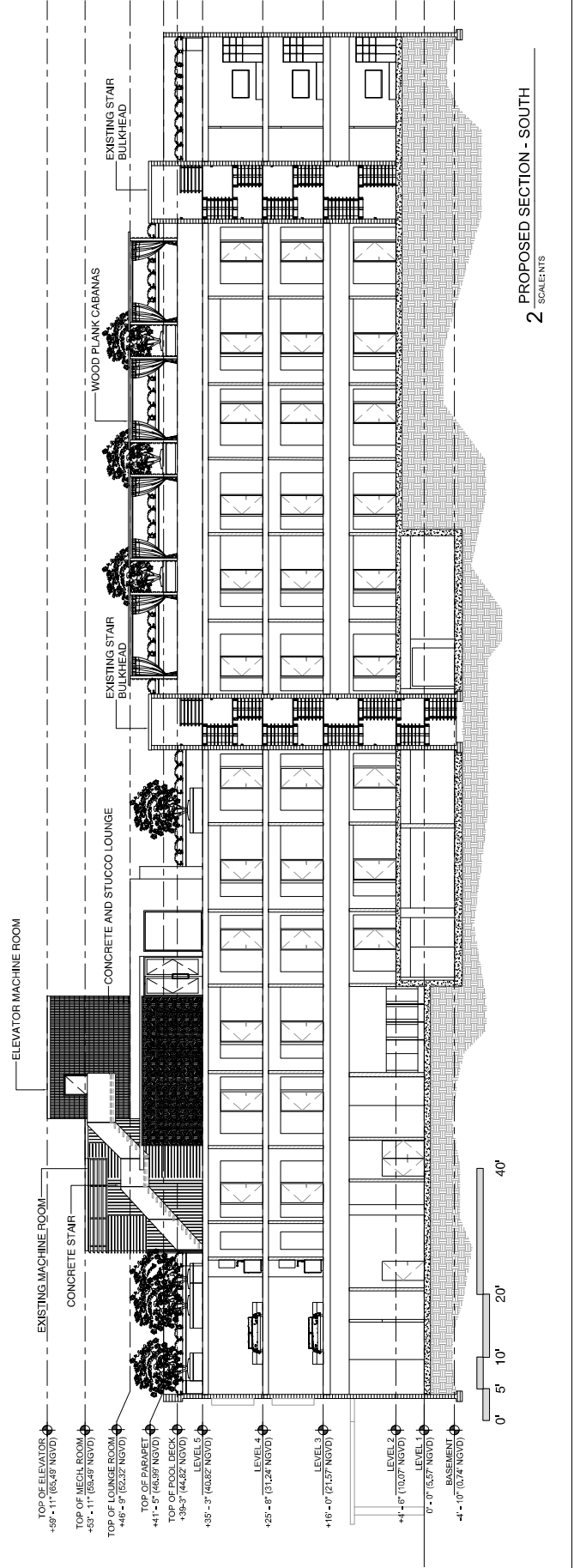
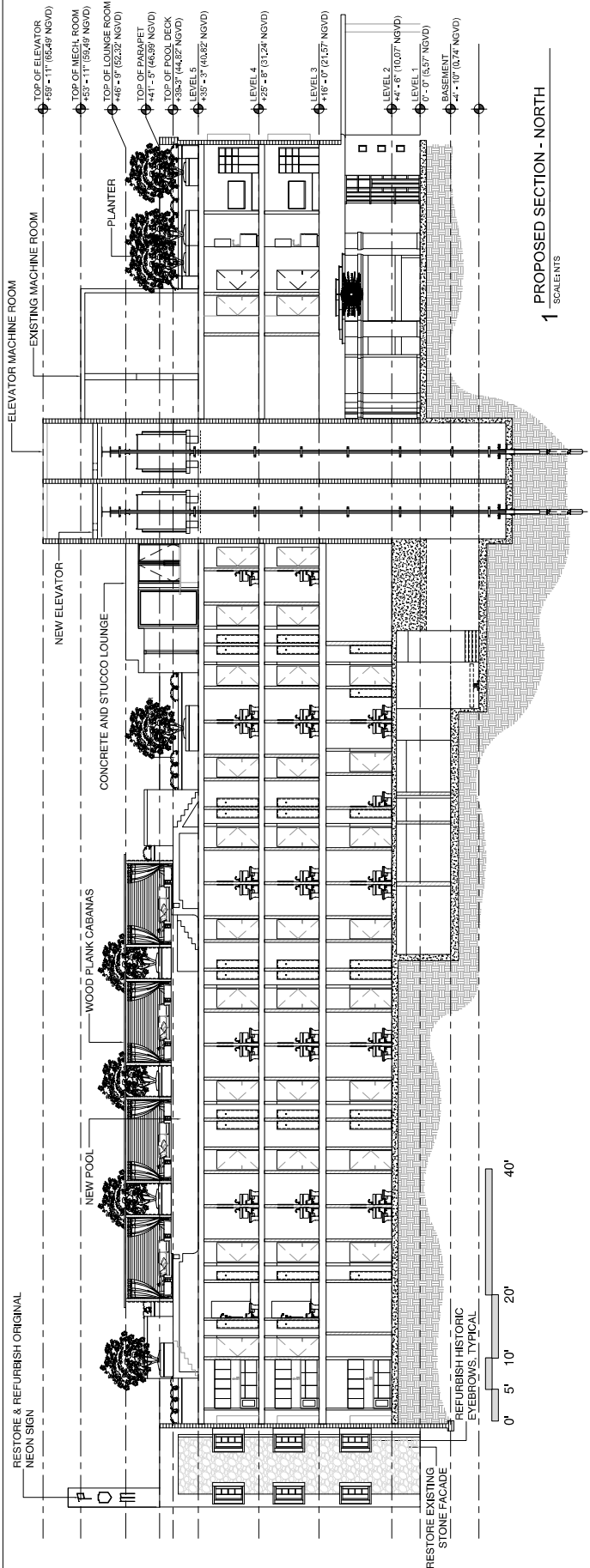
2618 COLLINS AVENUE, MIAMI BEACH, FL
 PRINCE MICHAEL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 U.C.# AR 97982
 FLORIDA ARCHITECTS

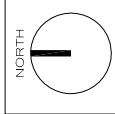
EXISTING PRESERVATION BOARD
 JOB NUMBER: 17013
 DATE DWT: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 PROPOSED EXISTING ELEVATION SECTION

SHEET NUMBER
A-3.1



NO.	REVISION	DATE



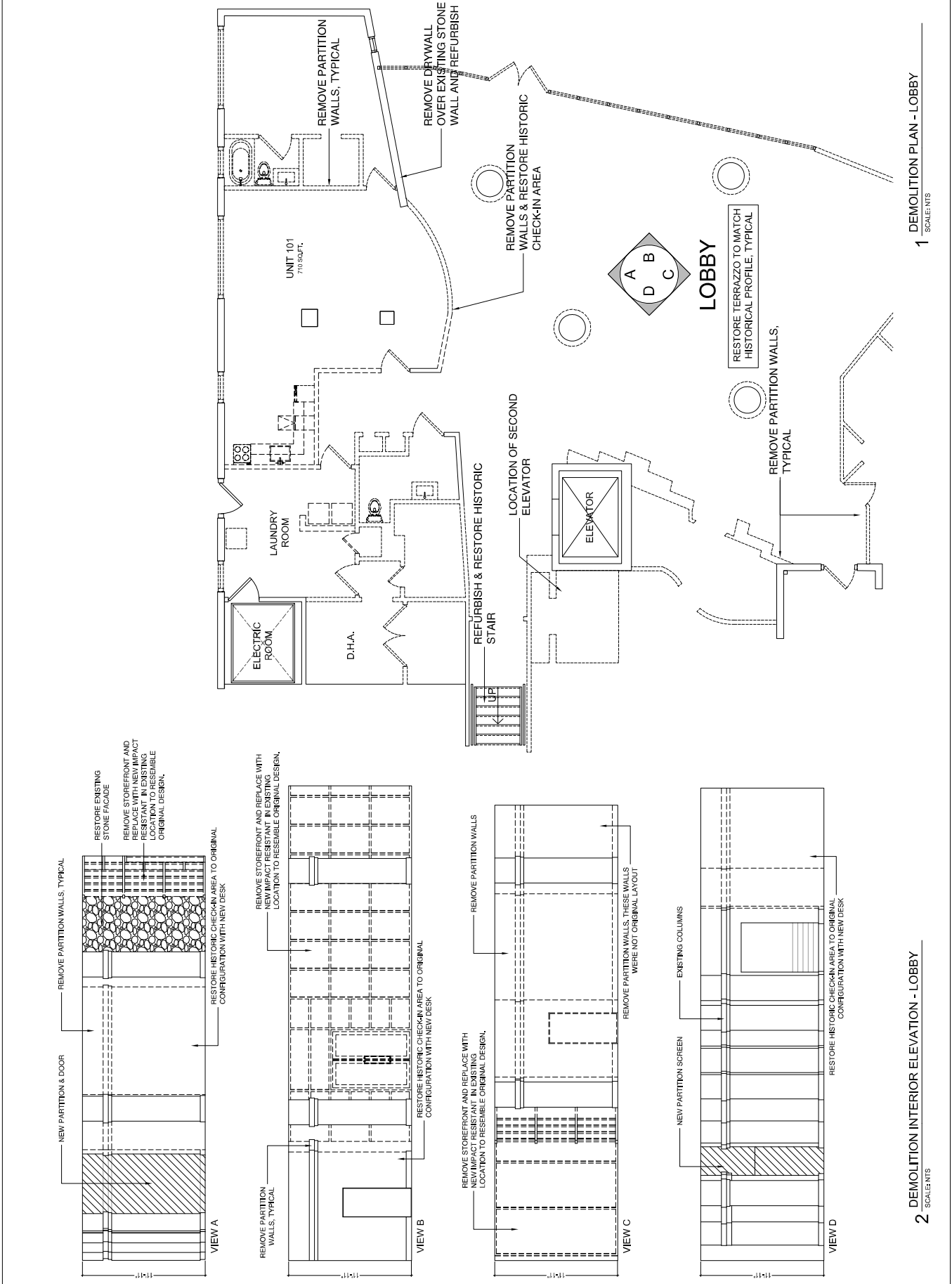
PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY

U.C. # AB97,982
 HISTORIC PRESERVATION BOARD
 JOB NUMBER: 17013
 DATE DED: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
 DEMOLITION
 LOBBY
 ELEVATION

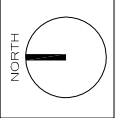
SHEET NUMBER
A-4.0



1 DEMOLITION PLAN - LOBBY
 SCALE: NTS

2 DEMOLITION INTERIOR ELEVATION - LOBBY
 SCALE: NTS

NO.	REVISION	DATE

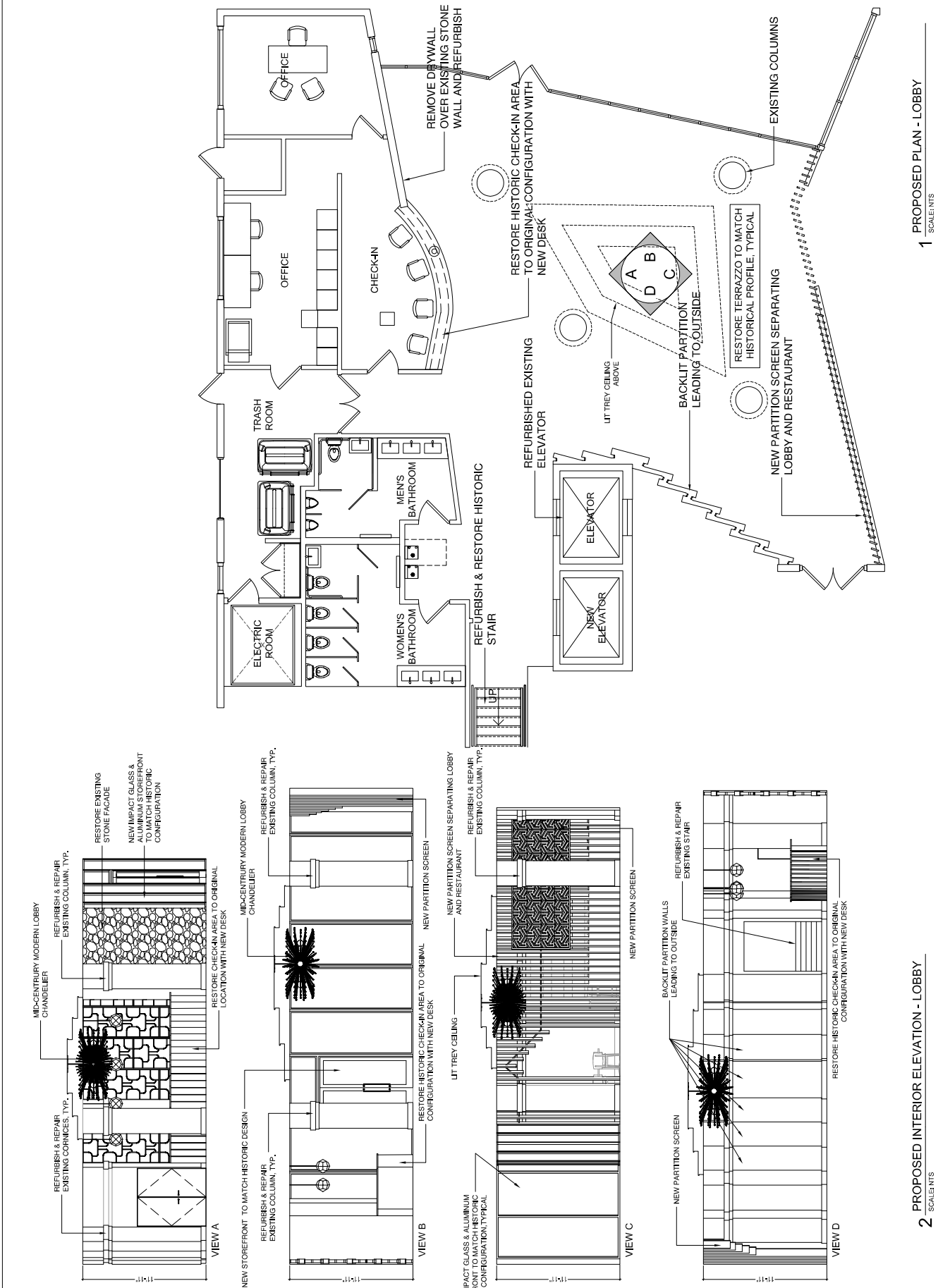


PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039

COREY J. LAFFERTY
 U.C. #A897982
 HISTORIC PRESERVATION BOARD
 JOB NUMBER: 17013
 DATE DED: 12.08.2017
 SCALE: AS NOTED

SHEET TITLE
PROPOSED LOBBY ELEVATION

SHEET NUMBER
A-4.1





1 RENDERING - COLLINS AVENUE VIEW
SCALE: AS NOTED

SHEET NUMBER

R-1.0

RENDERING
 COLLINS
 AVENUE VIEW

SHEET TITLE

SCALE AS NOTED

DATE: 12.08.2017

JOB NUMBER: 17013

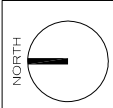
CLIENT: HISTORIC PRESERVATION BOARD

PROJECT: COREY & LAFFERTY

LIC.# AB97982

COREY & LAFFERTY

PRINCE MICHAEL
 2618 COLLINS AVENUE, MIAMI BEACH, FL
 HISTORIC RENOVATION DRAWINGS
 APPROVED FILE # HPB17-039



NO.	REVISION	DATE

PrecisionArt
 ARCHITECTURE • DESIGN
 CONSTRUCTION MANAGEMENT
 77 NE 16TH STREET, SUITE 1000, MIAMI, FLORIDA 33132
 TEL: 305.575.1111 | FAX: 305.575.1112 | WWW.PRECISIONART.COM



1 RENDERING - INDIAN CREEK DRIVE VIEW
SCALE: AS NOTED

SHEET NUMBER

R-2.0

RENDERING
INDIAN CREEK
DRIVE VIEW

SHEET TITLE

SCALE AS NOTED

DATE: 12.08.2017

JOB NUMBER: 17013

CLIENT: PRESTON BOARD

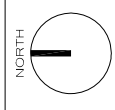
PROJECT: HISTORIC PRESERVATION

PROJECT: COREY & LAFFERTY

PROJECT: LIC.# AB97982

PROJECT: COREY & LAFFERTY

PRINCE MICHAEL
2618 COLLINS AVENUE, MIAMI BEACH, FL
HISTORIC RENOVATION DRAWINGS
APPROVED FILE # HPB17-039



NO.	REVISION	DATE

PrecisionArt
ARCHITECTURE • DESIGN
CONSTRUCTION MANAGEMENT
77 NE 150th STREET, SUITE 1000, MIAMI, FL 33160
TEL: 305.555.1111 | WWW.PRECISIONARTDESIGN.COM



1 RENDERING - ROOF TOP VIEW
SCALE: AS NOTED

SHEET NUMBER

R-3.0

RENDERING
ROOF TOP
VIEW

SHEET TITLE

SCALE AS NOTED

DATE: 12.08.2017

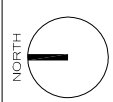
JOB NUMBER: 17013

BOARD

LIC.# AR97982

COREY J. LAFFERTY

PRINCE MICHAEL
2618 COLLINS AVENUE, MIAMI BEACH, FL
HISTORIC RENOVATION DRAWINGS
APPROVED FILE # HPB17-039



NO.	REVISION	DATE

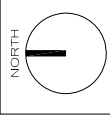
PrecisionArt
ARCHITECTURE • DESIGN
CONSTRUCTION MANAGEMENT
77 NE 150th Street, Suite 1000, Fort Lauderdale, FL 33304
TEL: 954.577.1111 | FAX: 954.577.1112 | E: info@precisionart.com



1 RENDERING - LOBBY VIEWS
SCALE: NTS

PrecisionArt
ARCHITECTURE • DESIGN
CONSTRUCTION MANAGEMENT
2775 NE 136th Street, Suite 100, Miami, Florida 33186
Tel: 305.447.7777 | Fax: 305.447.7777 | Email: info@precisionart.com

NO.	DESCRIPTION	DATE



PRINCE MICHAEL
2618 COLLINS AVENUE, MIAMI BEACH, FL
HISTORIC RENOVATION DRAWINGS
APPROVED FILE # HPB17-039

COREY J. LAFFERTY
LIC.# AR 97982
LUSCOMB
PRESERVATION
BOARD

JOB NUMBER: 17013
DATE DWT: 12.08.2017
SCALE: AS NOTED

SHEET TITLE
RENDERING
LOBBY VIEWS

SHEET NUMBER
R-4.0