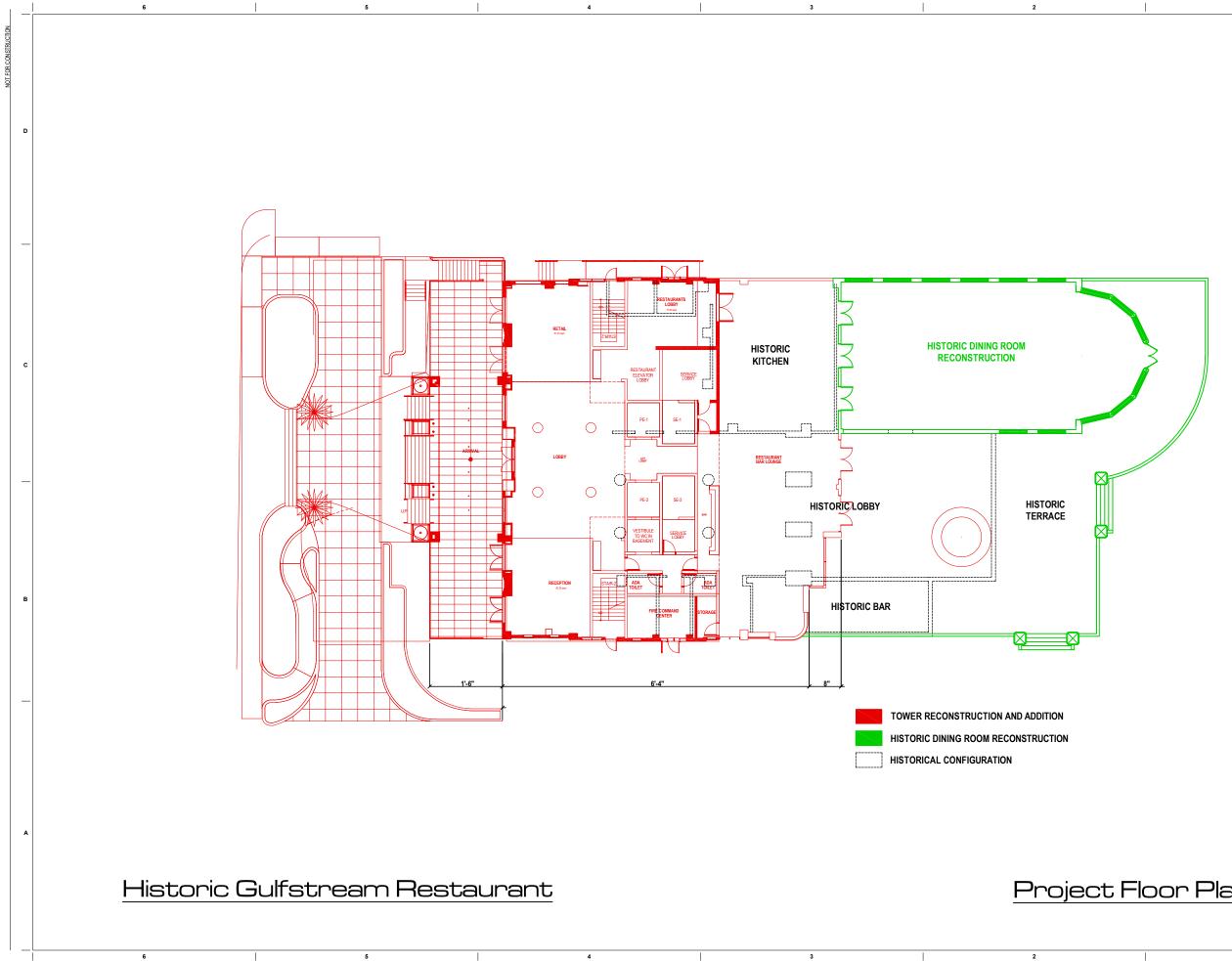
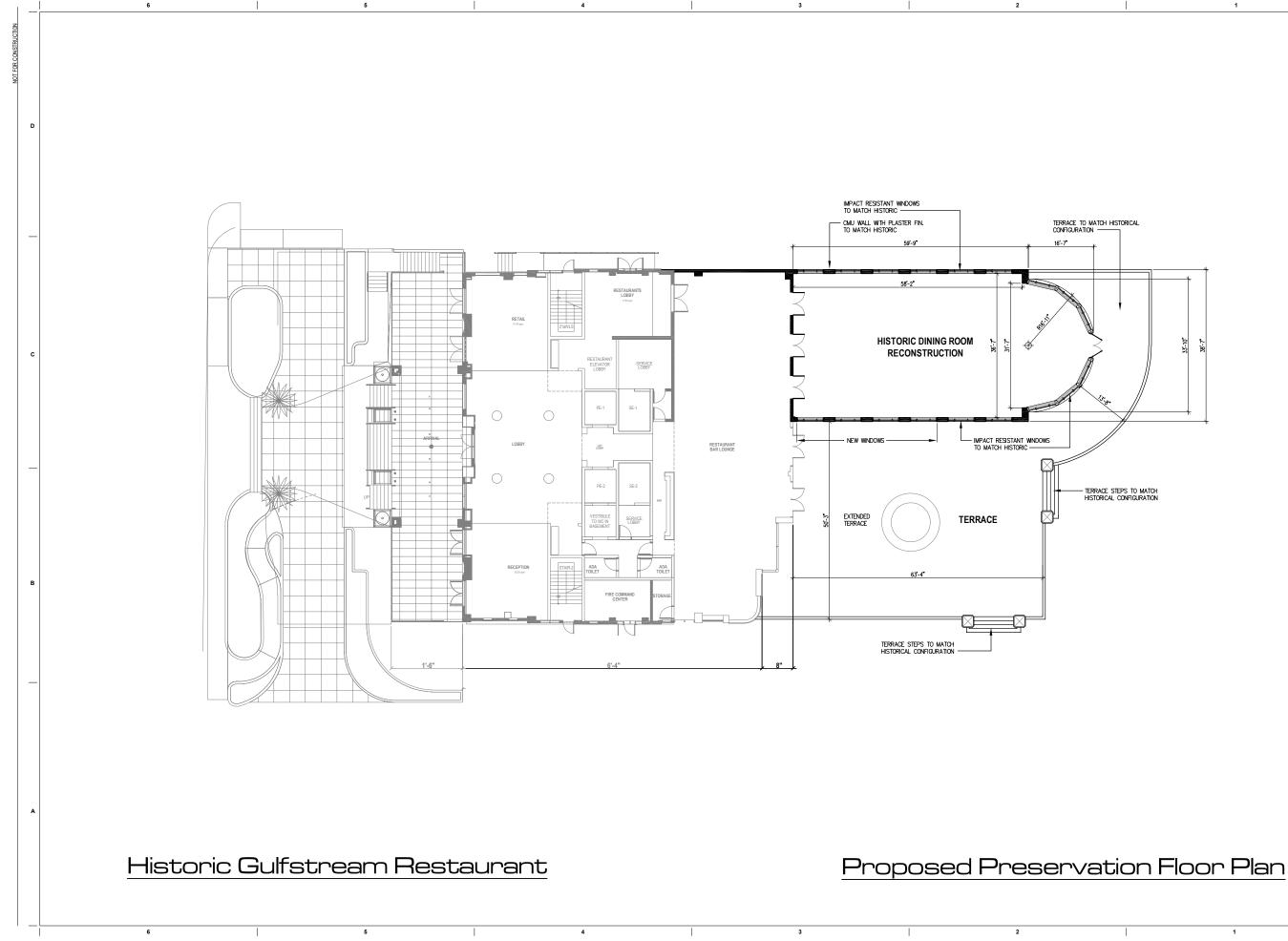
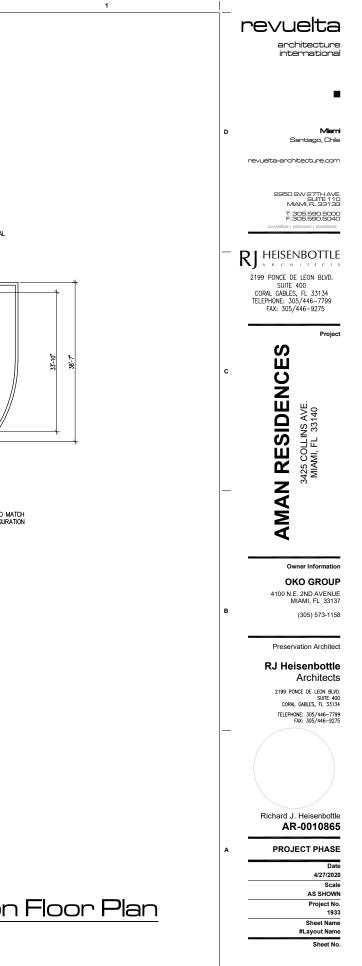
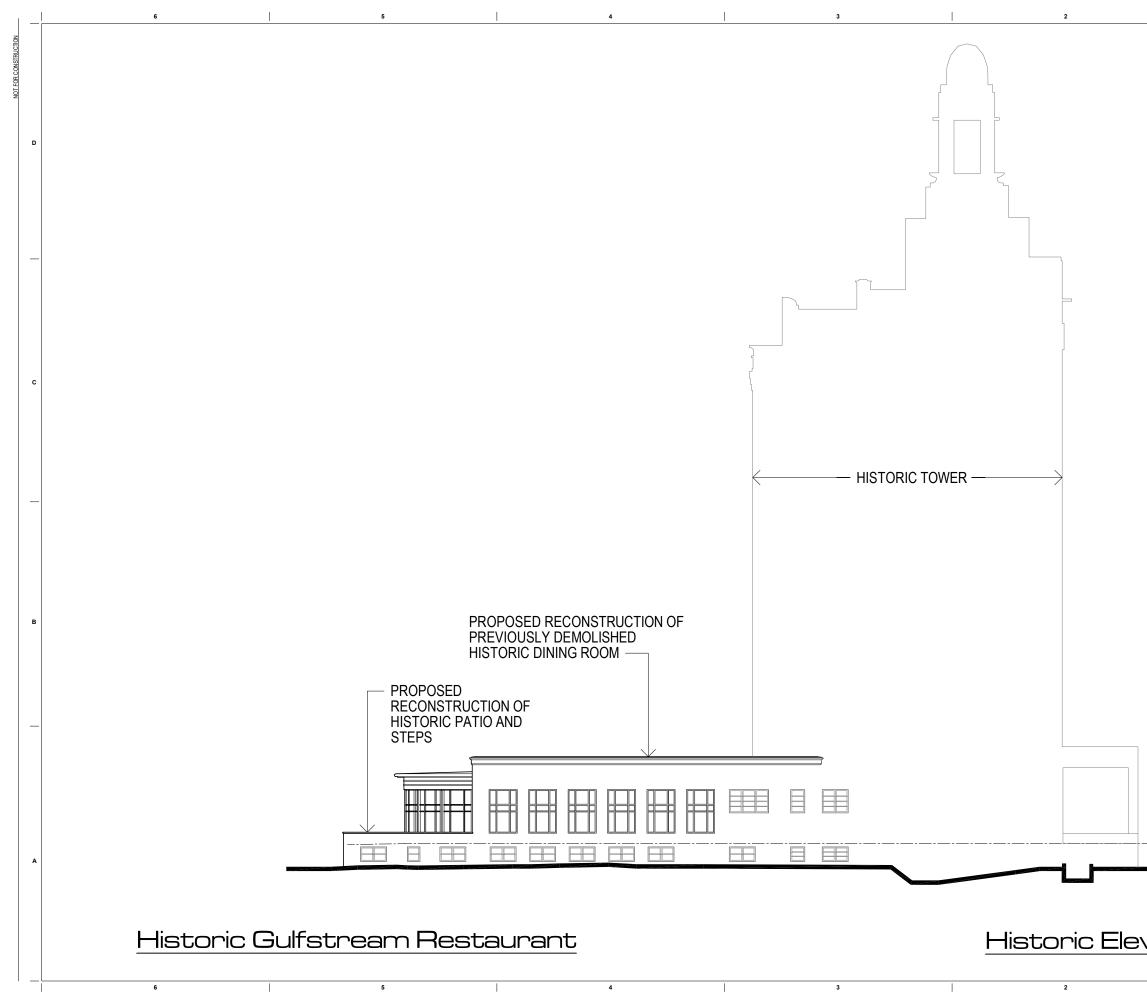
## GULFSTREAM ROOM RECONSTRUCTION



1		
		revuelta
		architecture international
	D	<b>Miami</b> Santiago, Chile
		revuelta-architecture.com
		2950 SW 27TH AVE.
		2950 SW 27TH AVE. SUITE 110 MIAMI, FL 33133
		T. 305.590.5000 F. 305.590.5040
		ALVARIÑAS   BÓSCOLO   RODRÍGUEZ
	_	<b>DI</b> HEISENBOTTLE
		RJ HEISENBOITLE
		2199 PONCE DE LEON BLVD.
		SUITE 400 CORAL GABLES, FL 33134
		CORAL GABLES, FL 33134 TELEPHONE: 305/446–7799 FAX: 305/446–9275
		Project
		ŝ
		NCES
	с	$\overline{O}$
		ž
		I RESIDE 3425 COLLINS AVE. MIAMI, FL 33140
		S E
		MIA 7
		<u> </u>
		Z
	—	A N
	_	<b>AAN RESIL</b> 3425 COLLINS MIAMI, FL 33
	-	AMAN
	_	AMAN
	_	AMAN
	-	Owner Information
	-	Owner Information OKO GROUP
		Owner Information
	в	Owner Information OKO GROUP 4100 NE_2ND AVENUE
	в	Owner Information OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137
	в	Owner Information OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137
	в	Owner Information OKON GROUD MIAMI, FL 33137 (305) 573-1158 Preservation Architect
	В	Owner Information OWNER Information OKO GROUP MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle
	В	Vormer Information OKOG GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottie Architects
	В	Owner Information Owner Information OKO GROUP MIANI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects
	в	Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
	В	Vormer Information OKOG GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottie Architects
	В	Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
	В	Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
	В	Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
		Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
	В	Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
		Owner Information OKO GROUP Ato N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GREES, FL 3313
	B	Vorrer Information Owner Information COMO N.E. 2ND AVENUE MIAND, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architecs DI 199 PONCE DE LEON BLVD. SUITE 400 CORAL CABLES, FL 3313 TELEPIONE: 305/446-7979 FA: 305/446-9275
	В	Architects Telephone De Leon BUO 2199 PONCE DE LEON
		Architects Archit
		Anteriored States of Control of C
		Anter a series and the series of the series
ΒΠ		Anter a series of the series o
<u>an</u>		Anter a series of the series o
<u>an</u>		Architects Corrent Information OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158 Preservation Architect RJ Heisenbottle Architects 2199 PONCE DE LEON RUO. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 303/446–9275 CORAL GABLES, FL 33134 TELEPHONE: 303/446–9275 Richard J. Heisenbottle AR-00108655 PROJECT PHASE Date 42727020 Scale Scale AS SHOWN Project No. 1933 Sheet Name #Layout Name
<u>an</u>		Anter a series of the series o

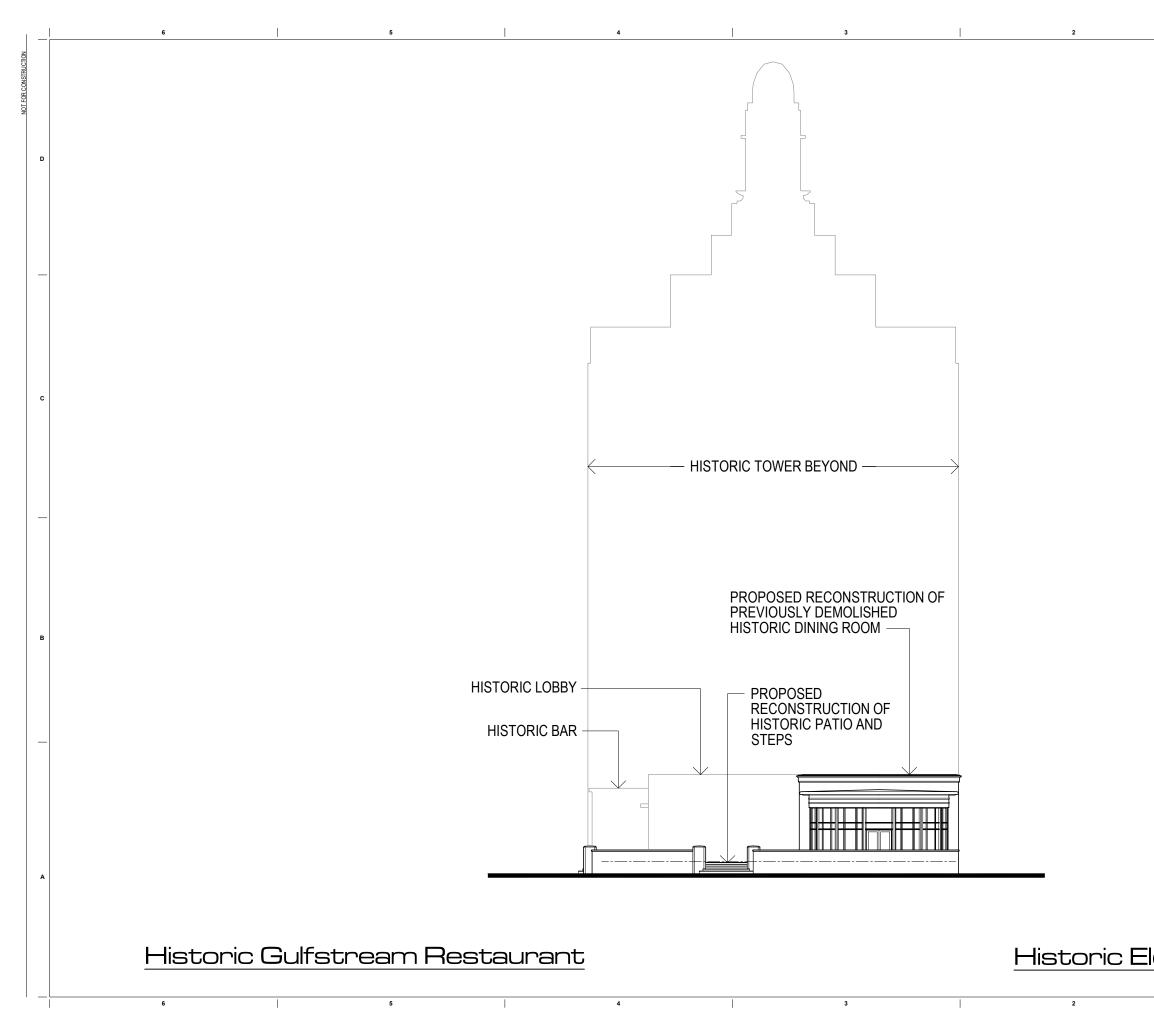






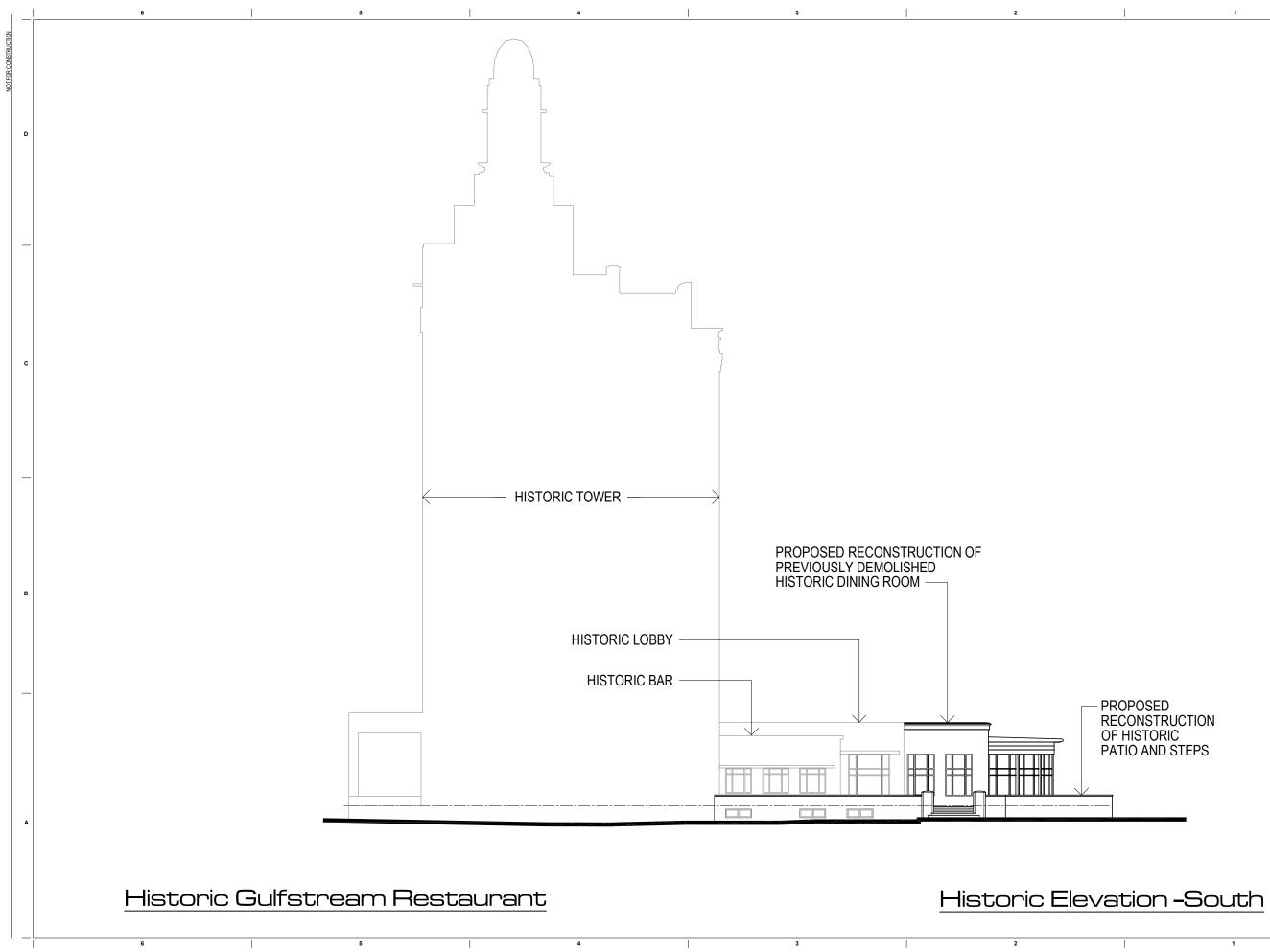
revuelta architecture international
-
<b>Miami</b> Santiago, Chile revuelta-architecture.com
2950 SW 27TH AVE SLITE 110 MAM, R. 33135 T. 305.590.5000 F. 305.590.50040 Atvastika   dácolo   isodelais
RJ HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Project
AMAN RESIDENCES 3425 COLLINS AVE. MIAMI, FL 33140
Owner Information
OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
Preservation Architect
RJ Heisenbottle Architects 2199 PONEC DE LEON BLVO. 2000 CORAL CABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Richard J. Heisenbottle AR-0010865
PROJECT PHASE
Date 4/27/2020 Scale AS SHOWN Project No. 1933 Sheet Name #Layout Name Sheet No.

Historic Elevation -North



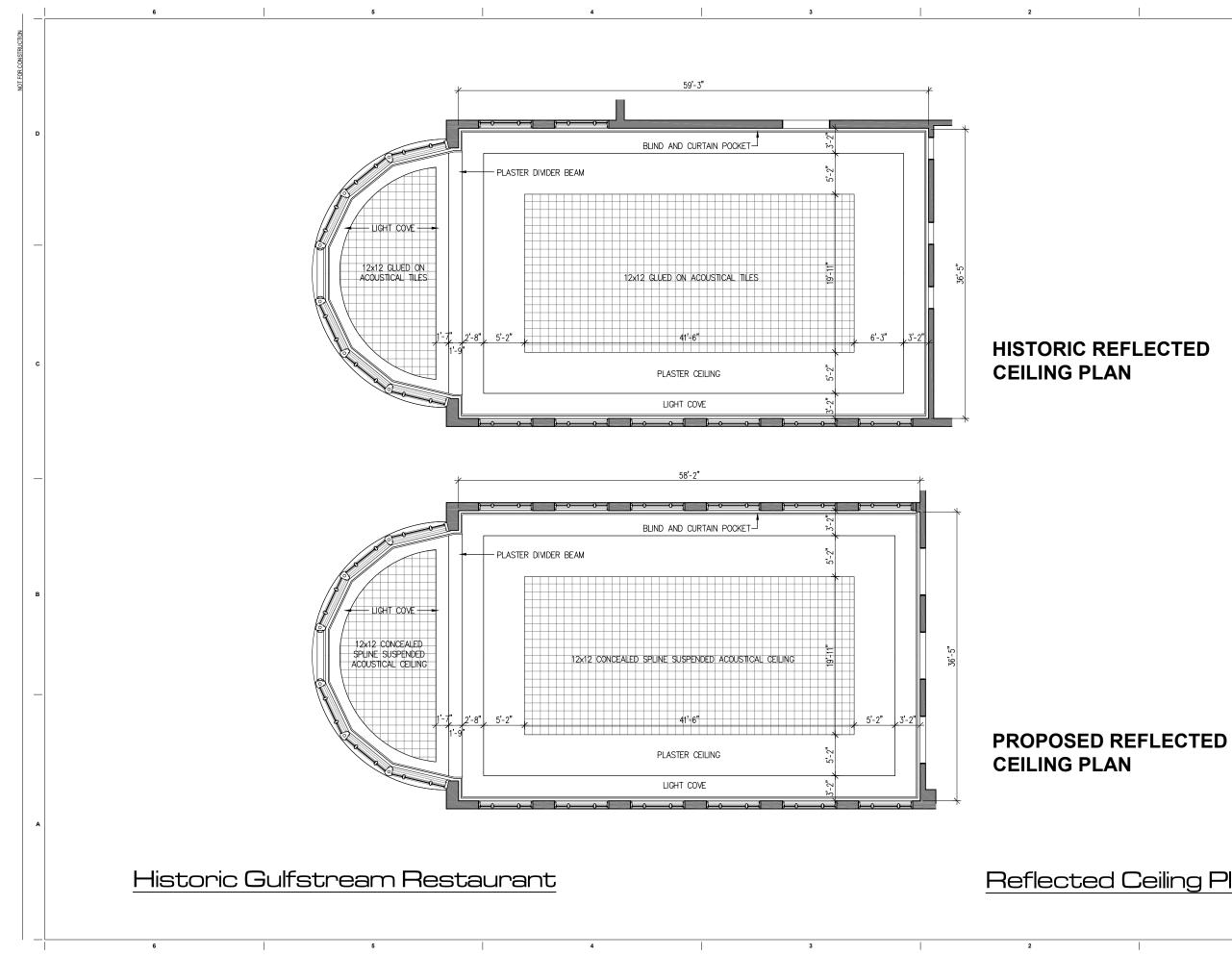
revuelta architecture international
-
<b>Miami</b> Santiago, Chile revuelta-architecture.com
2950 SW 277H AVE SLITE 110 MAM, FL 33135 T. 305.590.5000 F. 305.590.5040 Atvaske   diccio   sociest
HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Project
AMAN RESIDENCES 3425 COLLINS AVE. MIAMI, FL 33140
Owner Information
OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
Preservation Architect
RJ Heisenbottle Architects 2199 PONCE DE LEON RUVO. 2008 CAGALES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Richard J. Heisenbottle AR-0010865
PROJECT PHASE Date 4/27/2020 Scate AS SHOWN Project No. 1933 Sheet Name #Layout Name Sheet No.





revuelta architecture international
-
<b>Mami</b> Santiago, Chile revuelta-architecture.com
2950 SW 27TH AVE SUTE 110 MIAW, FL 331 33 T. 305 590 5000 F. 305 590 5040 Avvalle   slocol   sosieue
RJ HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 305/446-9799 FAX: 305/446-9275
AMAN RESIDENCES 3425 COLLINS AVE. MIAMI, FL 33140
Owner Information OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
Preservation Architect
RJ Heisenbottle Architects 2199 PONCE DE LEON BLVO. SUITE 400 CORAL GALER, F 33134 TELEPHONE: 305/446-7799 FXX: 305/446-9275
Richard J. Heisenbottle AR-0010865
PROJECT PHASE Date 4/27/2020 Scale AS SHOWN Project No. 1933 Sheet Name #Layout Name Sheet No.

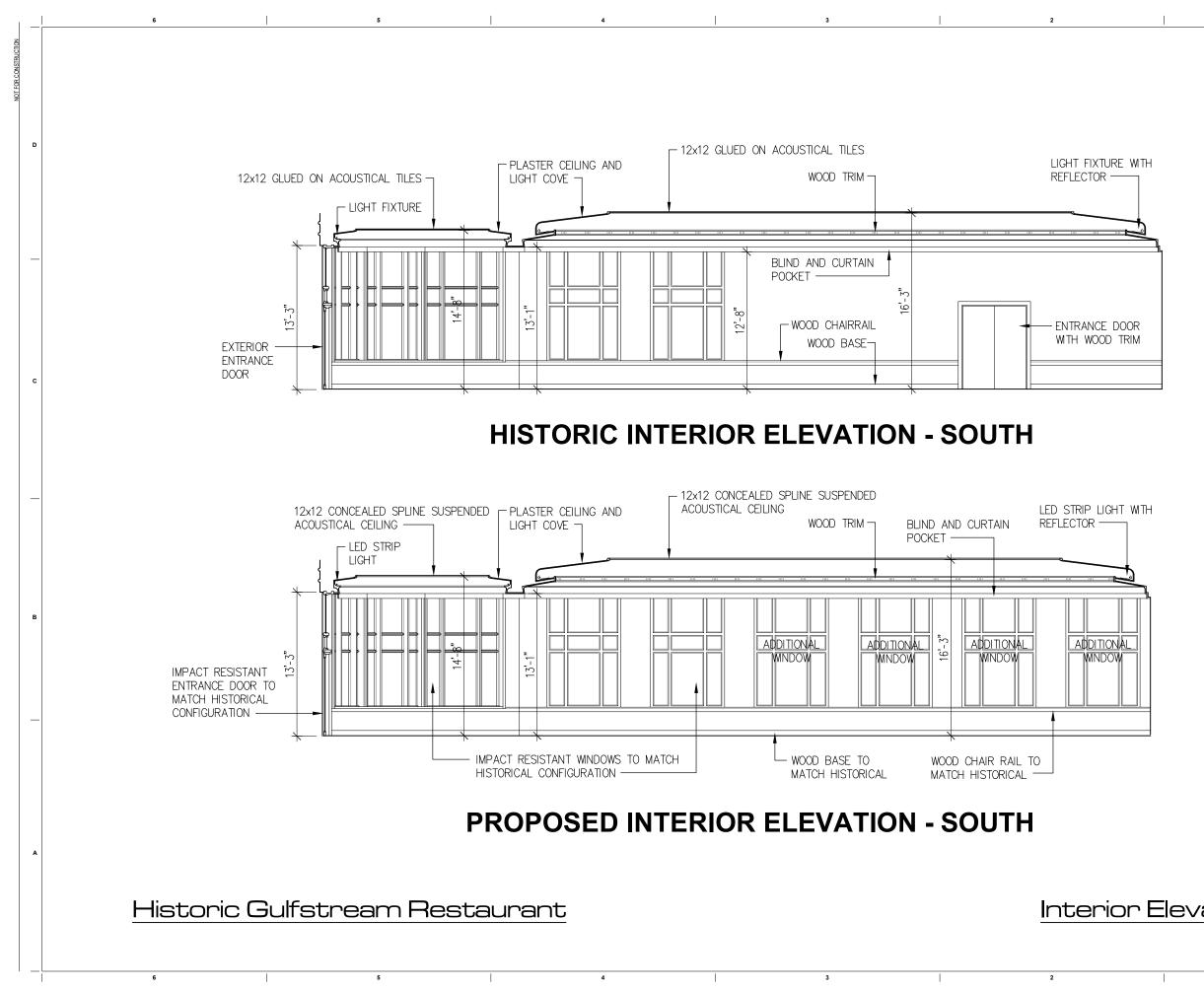
- PROPOSED RECONSTRUCTION OF HISTORIC PATIO AND STEPS



EF	LEC	TED
ΔΝ		

### Reflected Ceiling Plans

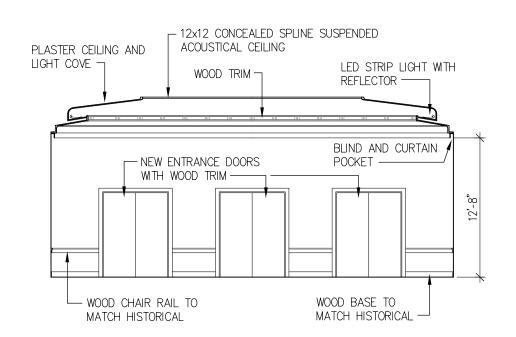
r	revuelta architecture international
	•
D	<b>Miami</b> Santiago, Chile
	revuelta-architecture.com
	2950 SW 27TH AVE SUTE 110 MAM, FL 3313 T, 305,590,500 F, 305,590,5040 Avvaillas   blaccio   schelerer
- F	HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL CABLES, FL 33134 TELEPHONE: 305/446-9275
	Project
c	ESIDENCES OLLINS AVE. I, FL 33140
_	AMAN RI 3425 C MIAM
в	Owner Information OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
_	Preservation Architect <b>RJ Heisenbottle</b> Architects 2199 PONCE DE LEON BUD. 2000 CORAL CABLES, FL 33134 TELEPHORE: 305/446-7399 FAX: 305/446-7393
	Richard J. Heisenbottle AR-0010865
A	PROJECT PHASE Date 4/27/2020 Scale AS SHOWN Project No. 1933 Sheet Name #Layout Name Sheet No.



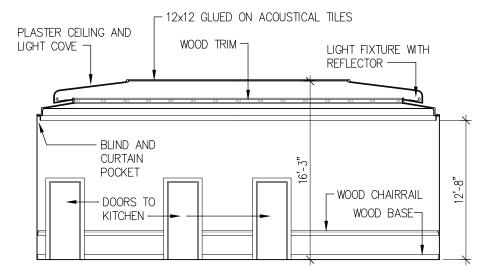
	1		
		_	revuelta architecture
			international 
			Miemi
		D	Santiago, Chile revuelta-architecture.com
J,			2950 SW 27TH AVE SUTE 110 MAN, FL 391 33 T. 305 590 5000 F. 305 590 5040 Availat   66c50   soldiset
			RJ HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES. FL 33134 TELEPHONE: 305/446–9275
		с	Project SU SU SU SU SU SU SU SU SU SU SU SU SU
			AMAN RESIDENCES 3425 COLLINS AVE. MIAMI, FL 33140
			Owner Information OKO GROUP
		в	4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
			Preservation Architect <b>RJ Heisenbottle</b> Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GOBLES, FL 33134
		_	TELEPHONE: 305/446-7799 FAX: 305/446-9275
			Richard J. Heisenbottle AR-0010865
		A	PROJECT PHASE
			Date 4/27/2020
	_		Scale AS SHOWN Project No.
Elevations	<u>D</u>		1933 Sheet Name
			#Layout Name
			Sheet No.

Historic Gulfstream Restaurant

### **PROPOSED INTERIOR ELEVATION - WEST**

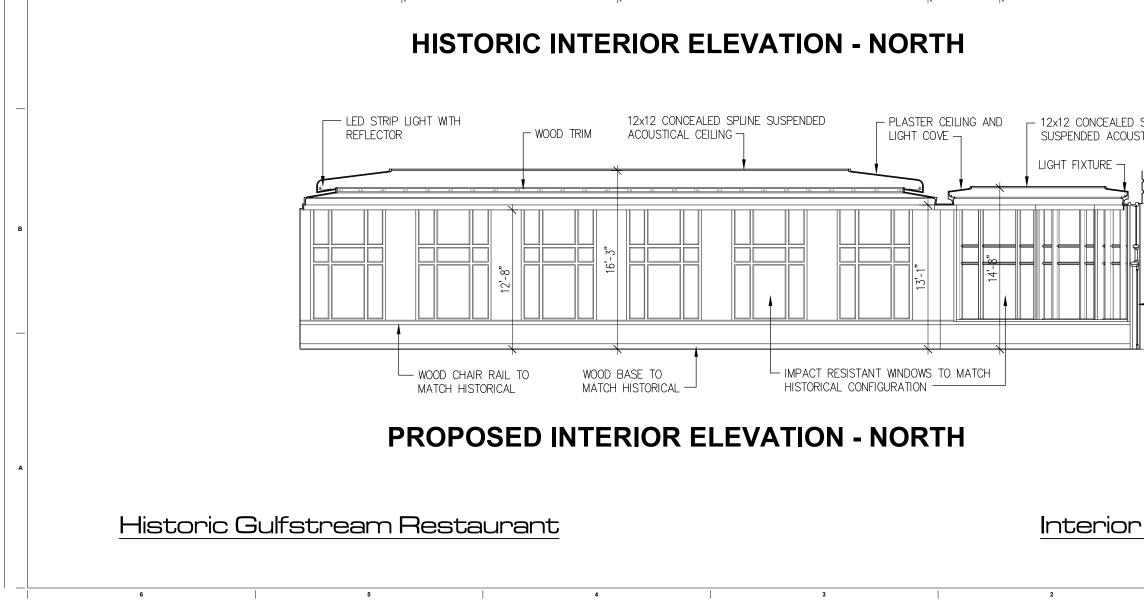


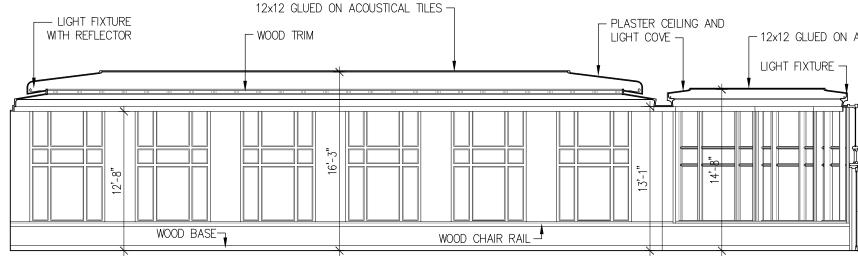
## **HISTORIC INTERIOR ELEVATION - WEST**



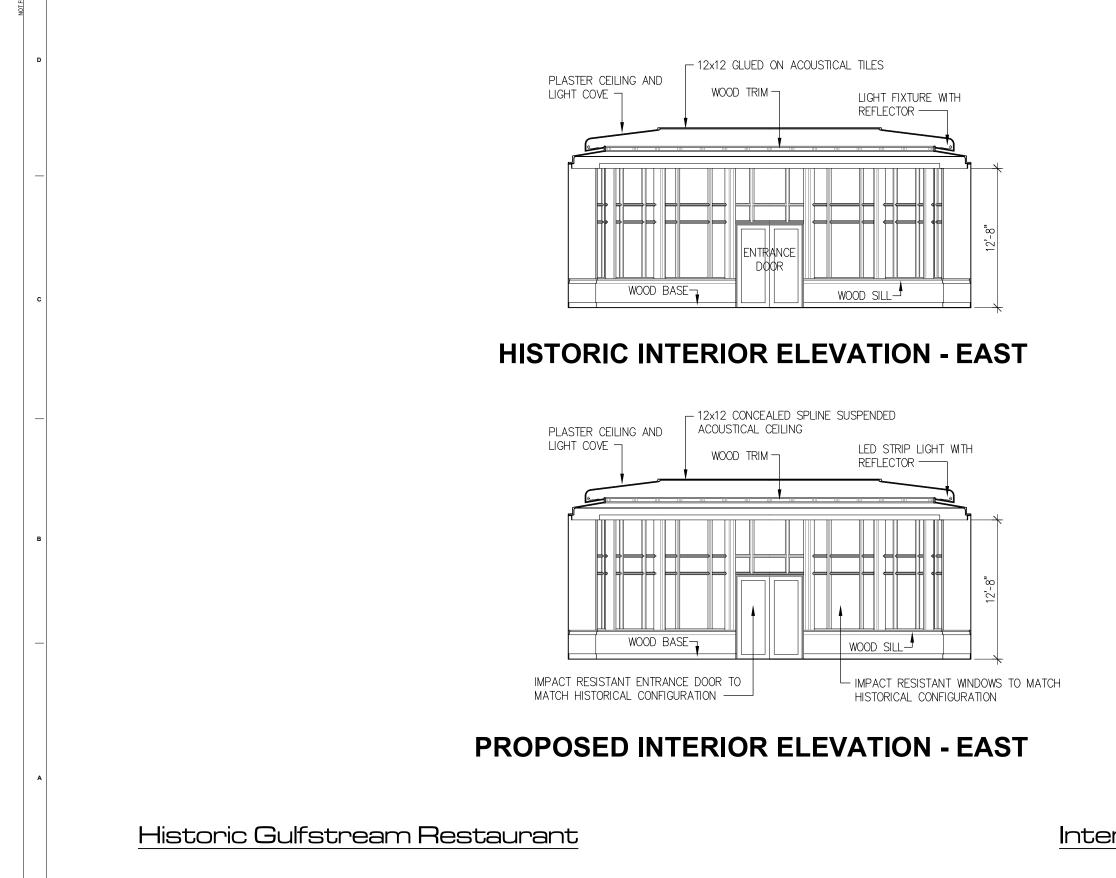
revuelta architecture international
-
<b>Miami</b> Santiago, Chile revuelta-architecture.com
2950 SW 27TH AVE SLITE 110 MAM, RL 33133 T. 305 590. 5000 F. 305 590. 5040 Atvasilas   adactic   societae
HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL CABLES, FL 33134 TELEPHONE: 305/446-9799 FAX: 305/446-9275
Project
AMAN RESIDENCES 3425 COLLINS AVE. MIAMI, FL 33140
Owner Information
4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
Preservation Architect
RJ Heisenbottle Architects
2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Richard J. Heisenbottle AR-0010865
PROJECT PHASE
Date 4/27/2020 Scale AS SHOWN. Project NN. 1933 Sheet Name #Layout Name Sheet No.

### Interior Elevations



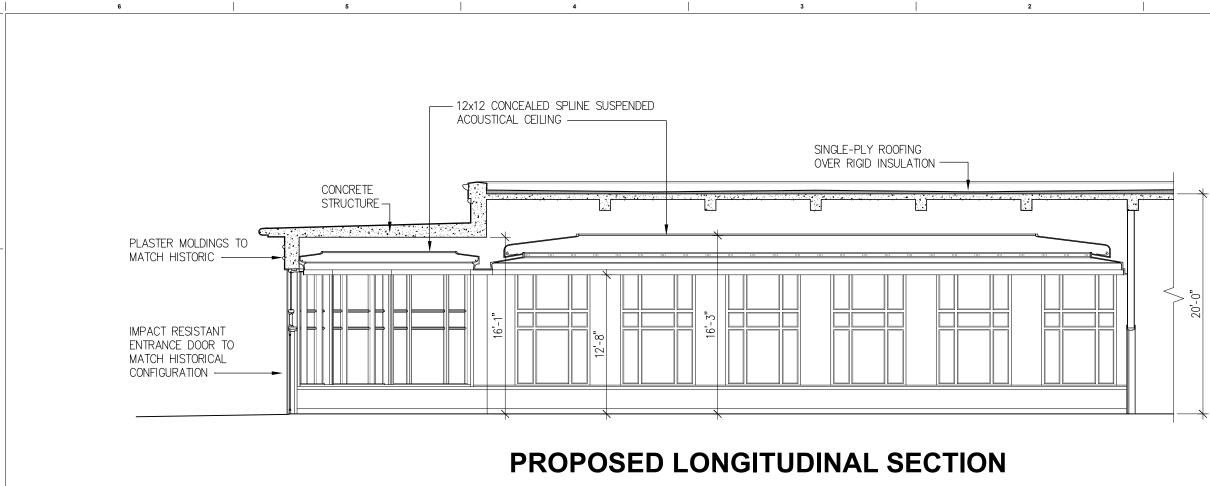


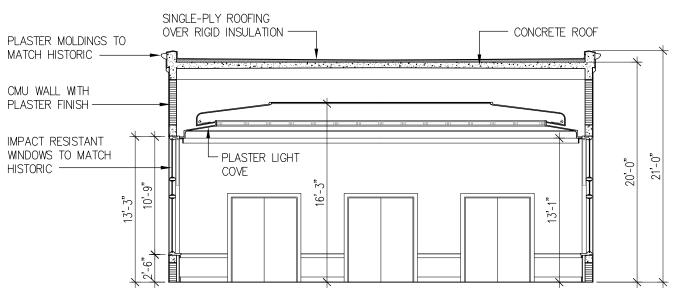
1		
		revuelta architecture international
ACOUSTICAL TILES	D	Mierri Santiago, Chie revuelta-architecture.com
		2950 SW 277H AVE SLITE 110 MAXI, E 23133 T: 305 590 50040 AVAIDAL (BÉCCO) ( 1006000 AVAIDAL (BÉCCO) ( 1006000 AVAIDAL (BÉCCO) ( 1006000
الم الم الم EXTERIOR ENTRANCE DOOR		2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275 Project
	с	AMAN RESIDENCES 3426 COLLINS AVE. MIAMI, FL 33140
D SPLINE JSTICAL CEILING		AMAN F 342 M
	в	Owner Information OKO GROUP 4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
IMPACT RESISTANT ENTRANCE DOOR TO MATCH HISTORICAL CONFIGURATION		Preservation Architect <b>RJ Heisenbottle</b> Architects 2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, F 33134 TELEPHONE: 305/446-9275
		Richard J. Heisenbottle
	A	AR-0010865 PROJECT PHASE Date 4/27/2020 Scale
r Elevations		AS SHOWN Project No. 1933 Sheet Name #Layout Name Sheet No.



revuelta architecture international
-
<b>Miami</b> Santiago, Chile revuelta-architecture.com
2950 SW 27TH AVE SLITE 110 MAM, RL 33133 T. 305 590. 5000 F. 305 590. 5040 Atvasilas   adactic   societae
HEISENBOTTLE 2199 PONCE DE LEON BLVD. SUITE 400 CORAL CABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Project
AMAN RESIDENCES 3425 COLLINS AVE. MIAMI, FL 33140
Owner Information
4100 N.E. 2ND AVENUE MIAMI, FL 33137 (305) 573-1158
Preservation Architect
RJ Heisenbottle Architects
2199 PONCE DE LEON BLVD. SUITE 400 CORAL GABLES, FL 33134 TELEPHONE: 305/446-7799 FAX: 305/446-9275
Richard J. Heisenbottle AR-0010865
PROJECT PHASE
Date 4/27/2020 Scale AS SHOWN. Project NN. 1933 Sheet Name #Layout Name Sheet No.

### Interior Elevations





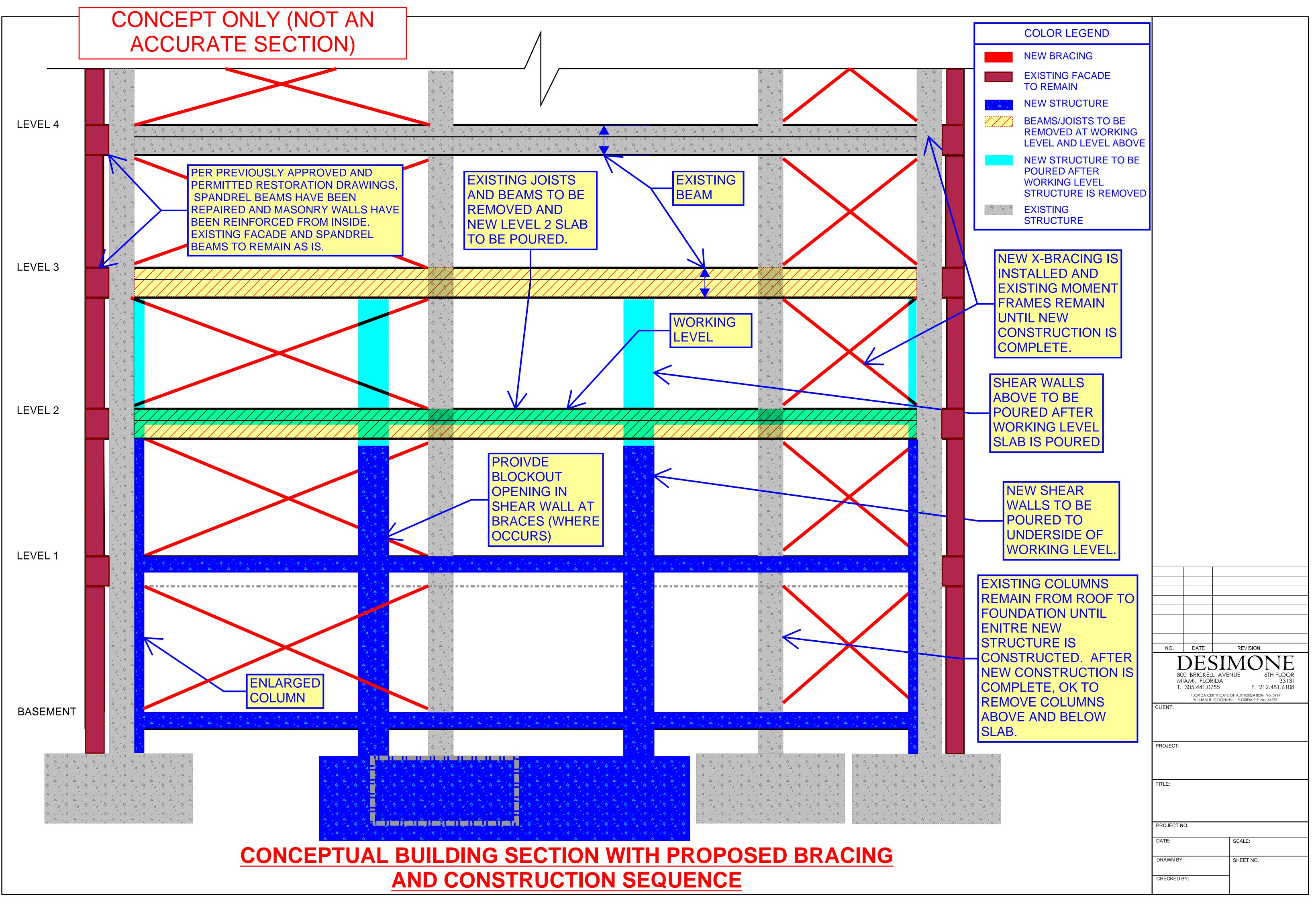
### **PROPOSED TRANSVERSE SECTION**

Historic Gulfstream Restaurant

1	
	revuelta
	architecture
	international
	D Miami
	Santiago, Chile
	revuelta-architecture.com
-	2950 SW 27TH AVE
	2950 SW 27TH AVE. SUITE 110 MIAMI, FL 33133 T 205 590 5000
	T. 305.590.5000 F. 305.590.5040 Alvardás   róscolo   rodríguez
	– RI HEISENBOTTLE
	2199 PONCE DE LEON BLVD.
	SUITE 400
	CORAL GABLES, FL 33134 TELEPHONE: 305/446–7799 FAX: 305/446–9275
	1111 0009 110 0270
	Project
	° CES
	, U
	<u> </u>
	AVE AVE
	I RESIDE 325 COLLINS AVE. MIAMI, FL 33140
	AMAN RESIDEN 3425 COLLINS AVE. MIAMI, FL 33140
	Owner Information
	OKO GROUP
	4100 N.E. 2ND AVENUE
	MIAMI, FL 33137 B (305) 573-1158
	(303) 573-1156
	Preservation Architect
	RJ Heisenbottle Architects
	2199 PONCE DE LEON BLVD.
	SUITE 400 CORAL GABLES, FL 33134
	TELEPHONE: 305/446-7799 FAX: 305/446-9275
	-
	Richard J. Heisenbottle AR-0010865
	A PROJECT PHASE
	Date 4/27/2020
	Scale
	AS SHOWN Project No.
ם וכ	1933 Sheet Name
	#Layout Name
	Sheet No.

#### Building Section

## PROPOSED SLAB REPLACEMENT



**STRUCTURAL NOTES:** 1. EXISTING COLUMNS ALONG NORTH, WEST, AND SOUTH FACADES WILL LIKELY HAVE TO **GROW IN SIZE TO ACCOMMODATE CONNECTION OF NEW SLABS AND FOR NEW** LOADING CONDITIONS.

2. BANDED PT CABLES ON EAST SIDE WILL HAVE TO BE STRESSED FROM THE CORE. DISTRIBUTED CABLES WILL NEED TO BE STRESSED FROM A POUR STRIP IN THE MIDDLE OF THE SLAB.

**3. MARKED-UP DIMENSIONS SHOWN ON PLAN IN RED ARE APPROXIMATE AND FOR REFERENCE** ONLY.

**BRACING AND CONSTRUCTION PROCEDURE: 1. STABILIZE EXISTING FOUNDATIONS.** 

2. REPAIR EXISTING COLUMNS FROM FOUNDATIONS UP.

**3. BRACE ENTIRE BUILDING FROM FOUNDATIONS** UP.

4. SUPPORT CUPOLA.

**5. SUPPLEMENT FOUNDATIONS BASED ON NEW DESIGN**.

6. POUR NEW COLUMNS AND NEW SHEAR WALLS TO UNDERSIDE OF LEVEL 2 EXISTING **BEAMS**.

7. REMOVE LEVEL 2 AND LEVEL 3 INTERIOR JOISTS AND BEAMS. ALL EXISTING COLUMNS, **EXTERIOR MASONRY WALLS, AND SPANDRELS** TO REMAIN.

8. ENLARGE EXISTING COLUMNS TO UNDERSIDE OF LEVEL 2.

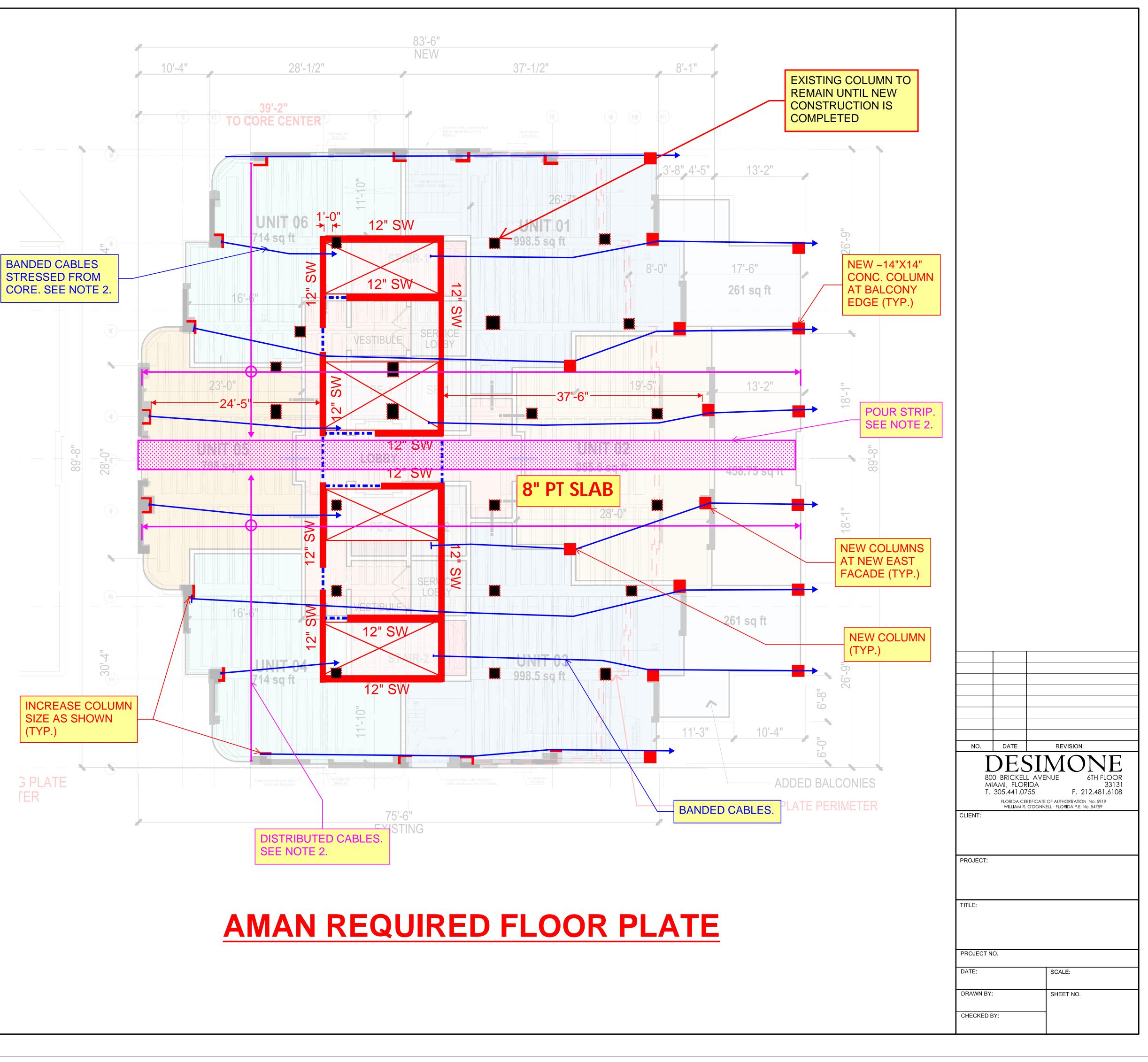
9. POUR NEW LEVEL 2 PT SLAB.

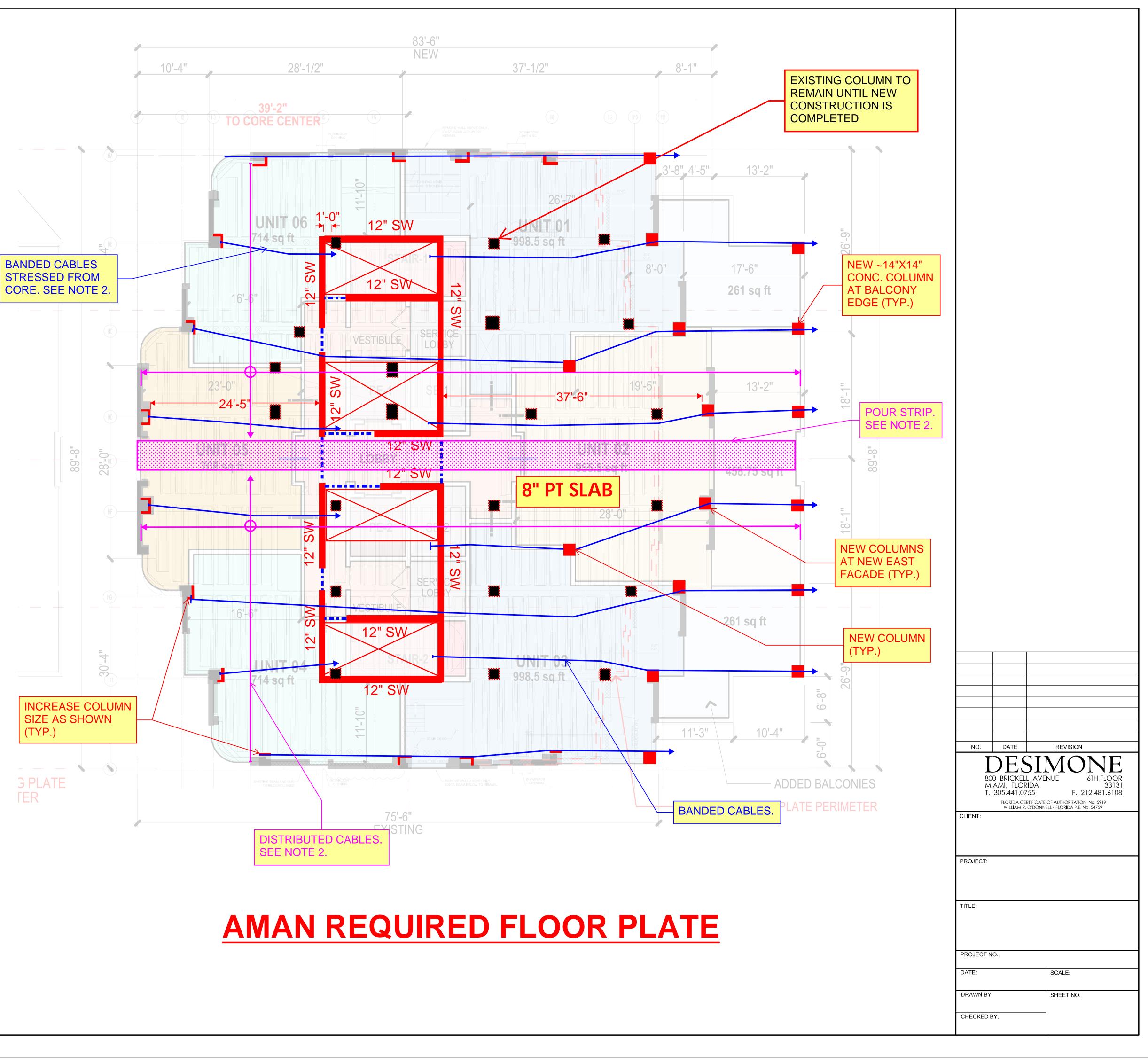
**10. POUR NEW COLUMNS AND WALLS UP TO UNDERSIDE OF LEVEL 3 EXISTING BEAMS.** 

**11. REMOVE LEVEL 4 INTERIOR JOISTS AND** BEAMS. ALL EXISTING COLUMNS, EXTERIOR MASONRY WALLS, AND SPANDRELS TO REMAIN.

12. REPEAT STEPS 8-11, UP TO ROOF.

**13. REMOVE EXISTING COLUMNS ABOVE AND BELOW NEW SLABS FROM ROOF TO** FOUNDATION LEVELS.

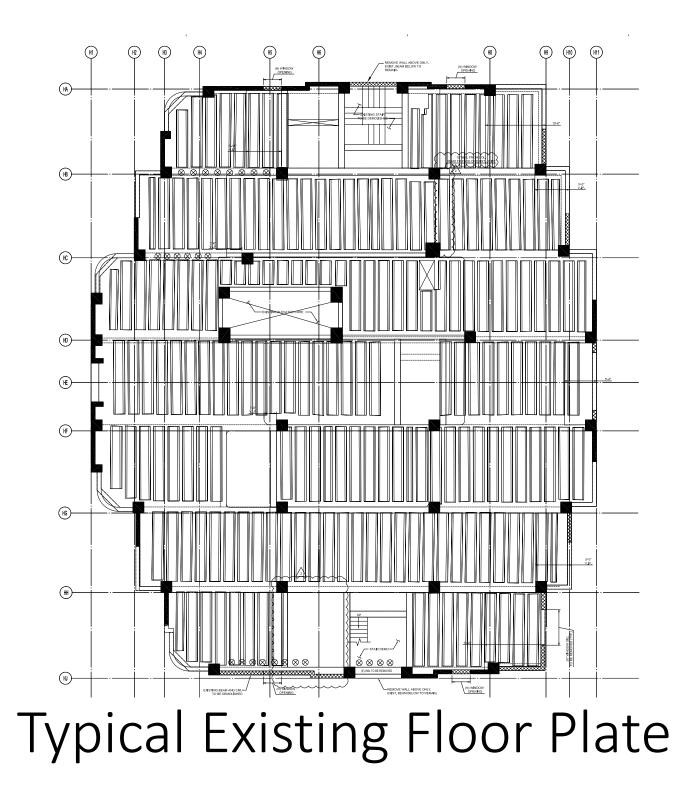




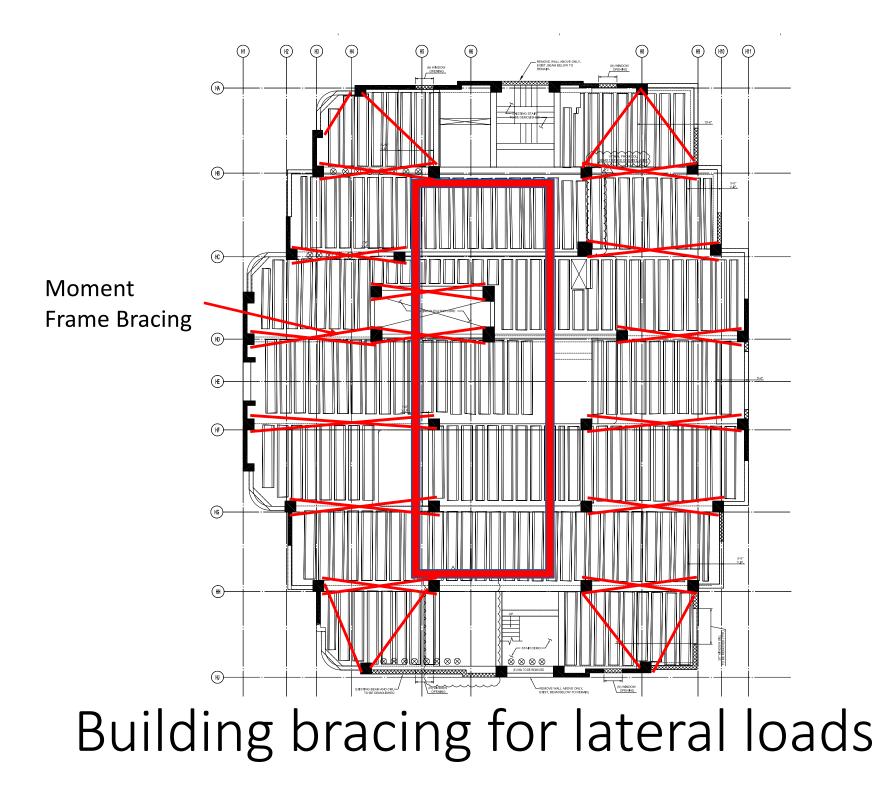
# PROPOSED SHORING

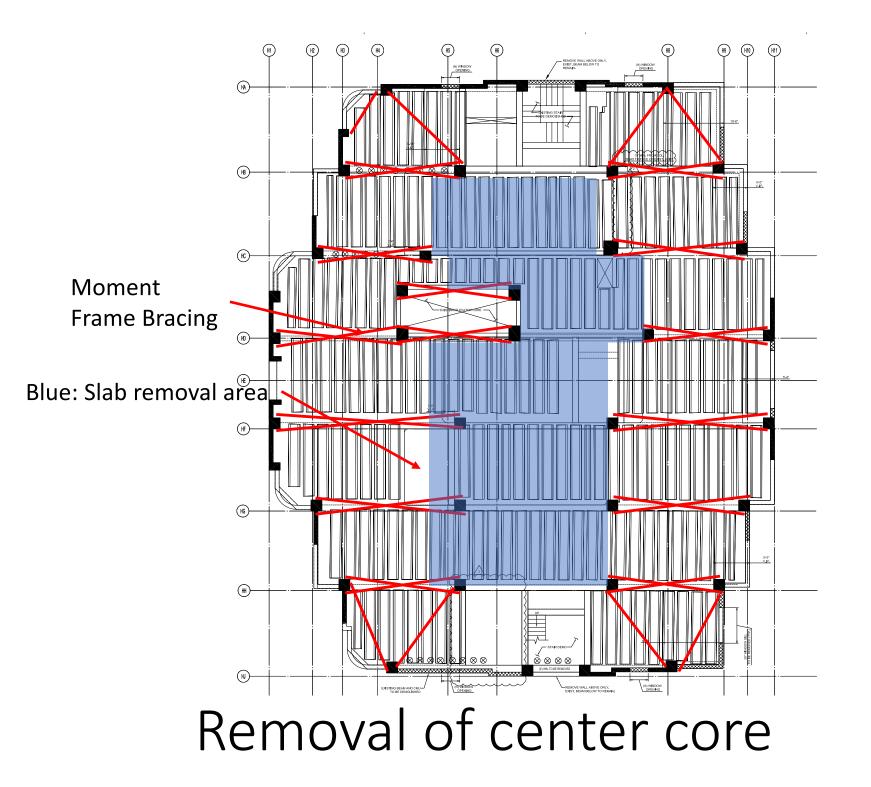
## Procedure

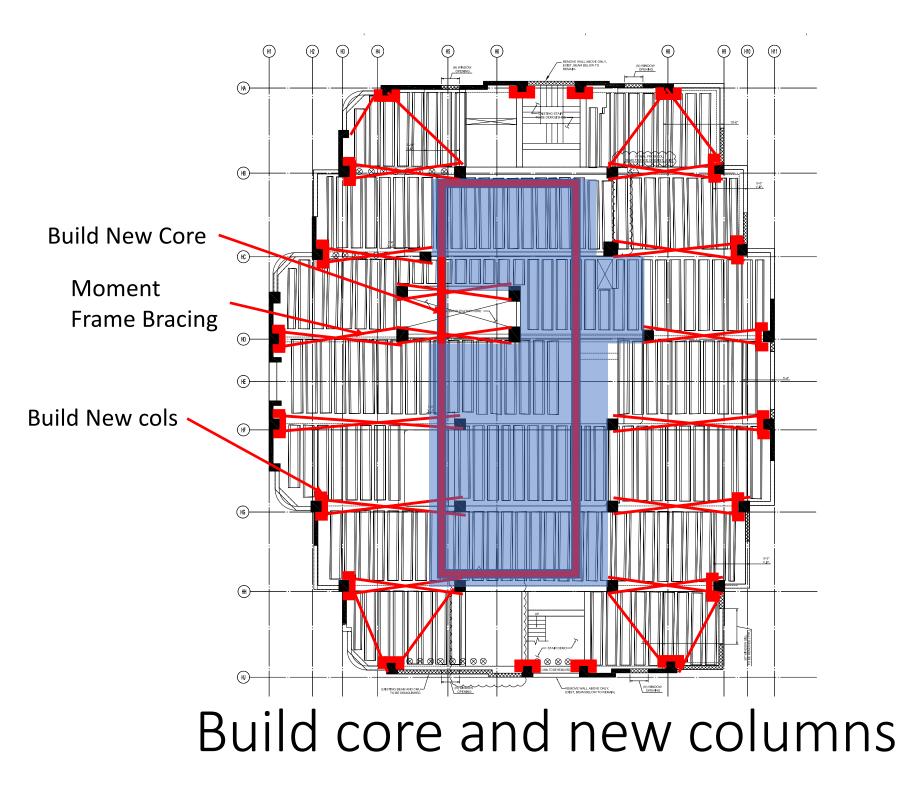
- 1. Repair existing columns from foundation up to facilitate shoring operations
- 2. Brace entire building
- 3. Support Cupola
- 4. Supplement foundations based on new structural design
- 5. Install new shear walls and columns from foundation to underside of 2<sup>nd</sup> floor
- 6. Remove 2<sup>nd</sup> and 3<sup>rd</sup> floors
- 7. Enlarge existing columns per new structural design to underside of 2<sup>nd</sup> floor
- 8. Rebuild 2<sup>nd</sup> floor based on new design
- 9. Remove 4<sup>th</sup> floor
- 10. Install new shear walls and columns to 3<sup>rd</sup> floor
- 11. Rebuild 3<sup>rd</sup> floor
- 12. Remove 5<sup>th</sup> floor
- 13. Install new shear walls and columns to 4<sup>th</sup> floor
- 14. Rebuild 4<sup>th</sup> floor
- 15. Repeat to roof

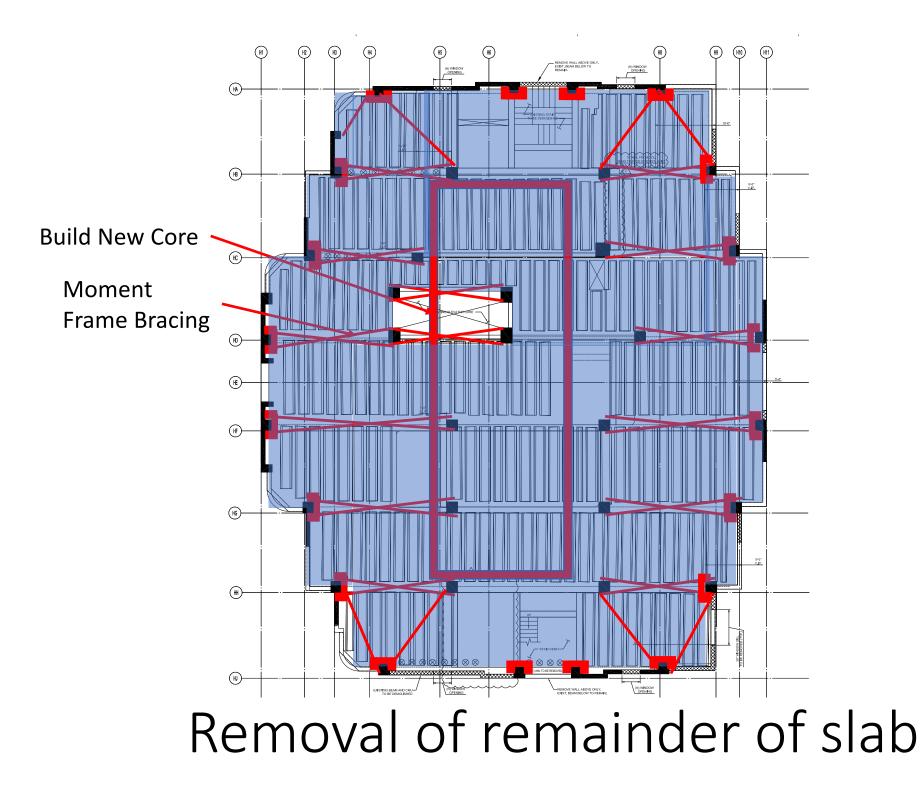


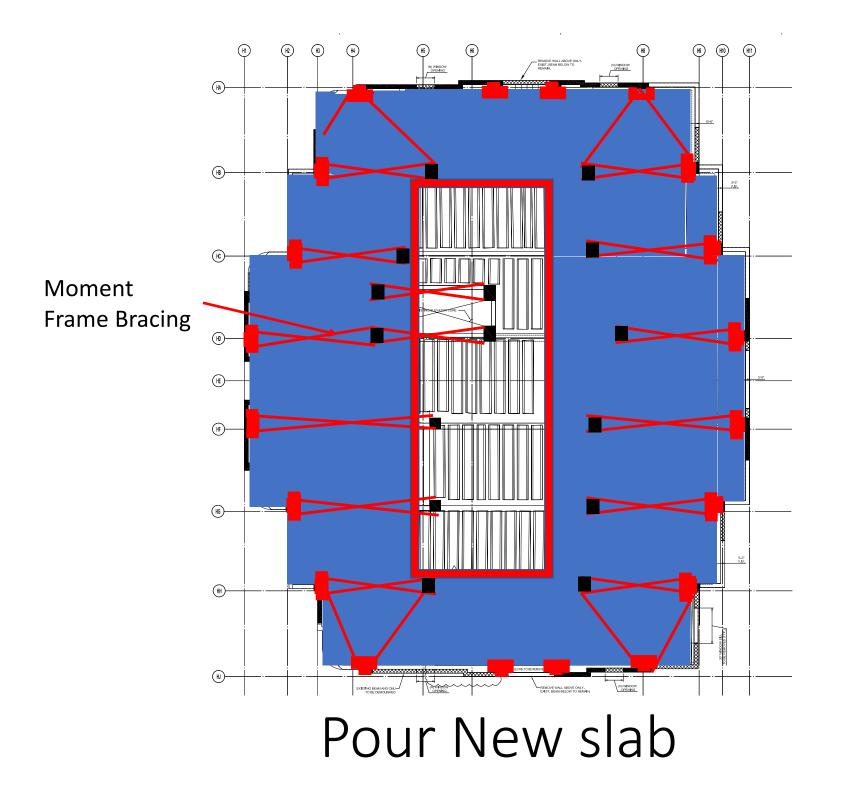


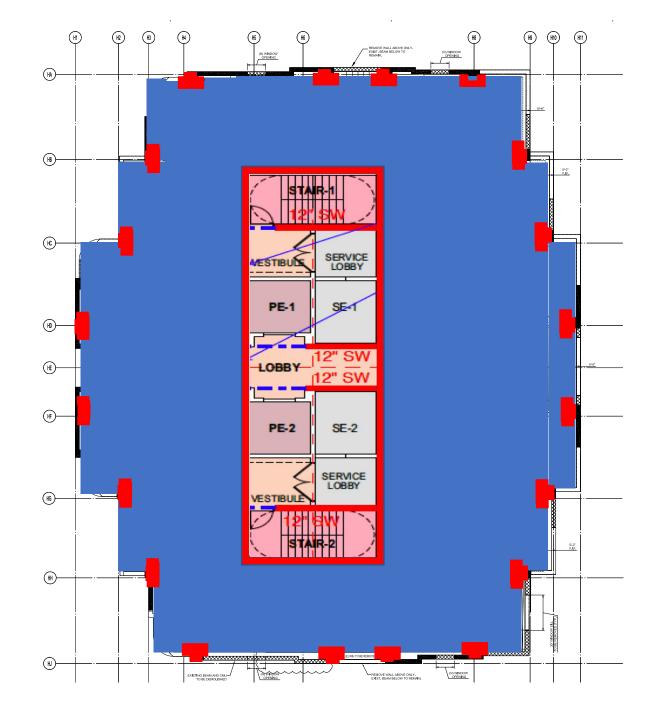












Repeat to top, then remove bracing and existing columns