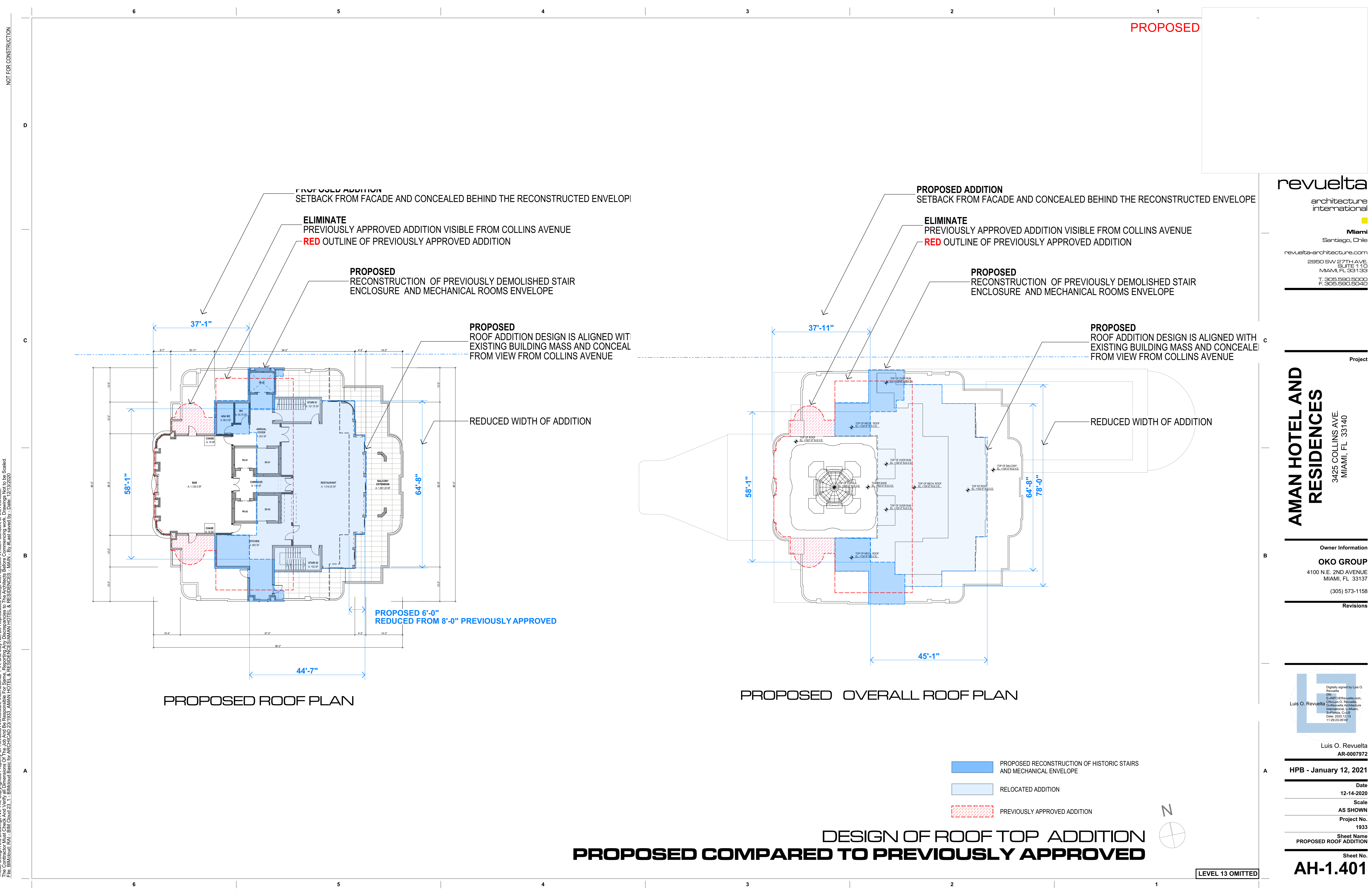


PROPOSED ROOF TOP ADDITION



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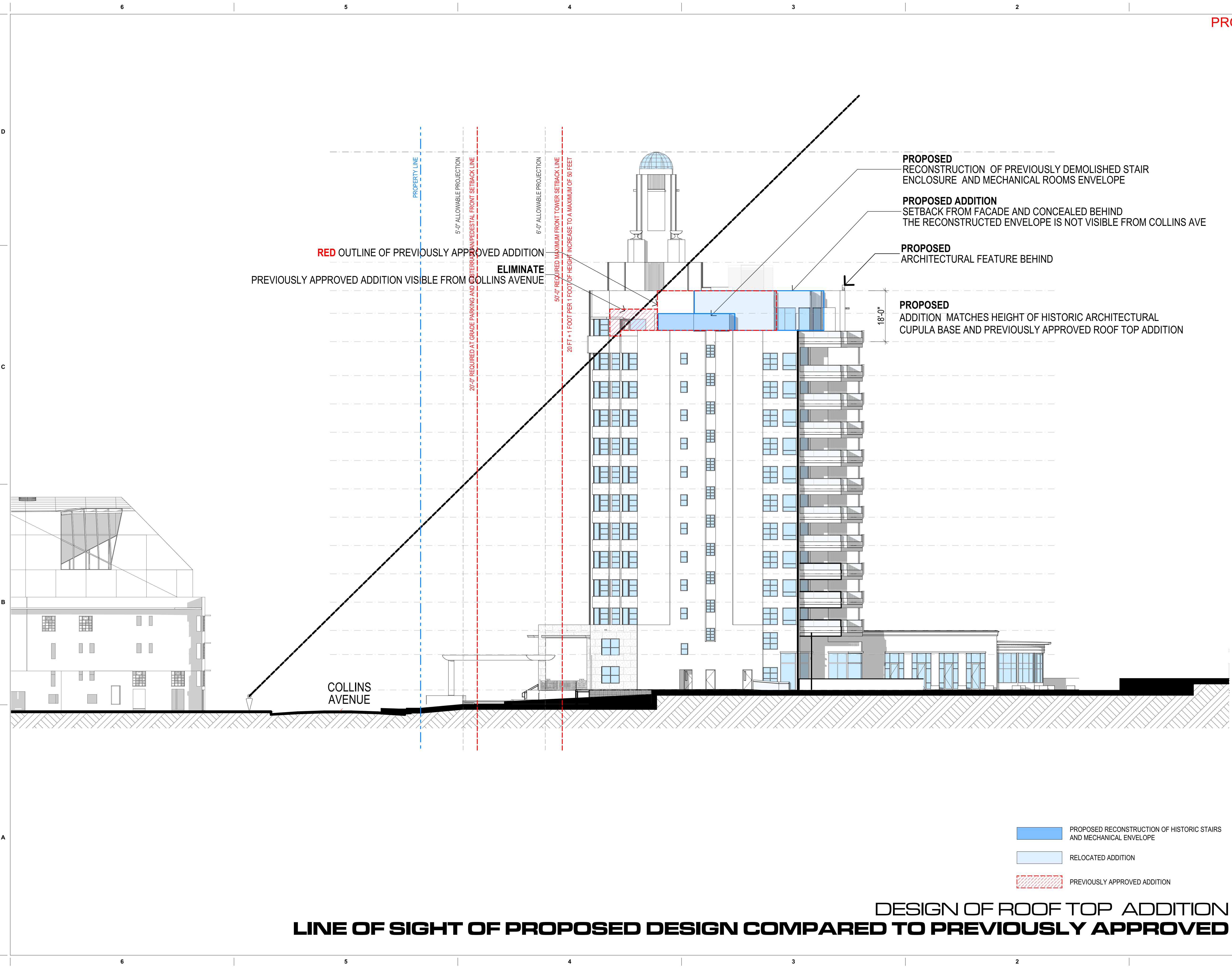
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PROPOSED ROOF ADDITION

Sheet No.
AH-1.401

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**DESIGN OF ROOF TOP ADDITION
LINE OF SIGHT OF PROPOSED DESIGN COMPARED TO PREVIOUSLY APPROVED**

- PROPOSED RECONSTRUCTION OF HISTORIC STAIRS AND MECHANICAL ENVELOPE
- RELOCATED ADDITION
- PREVIOUSLY APPROVED ADDITION

PROPOSED

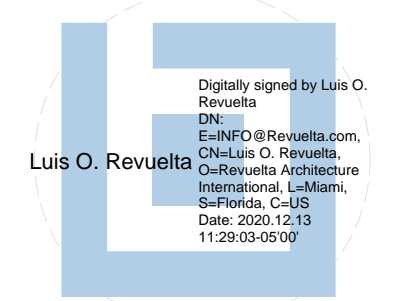
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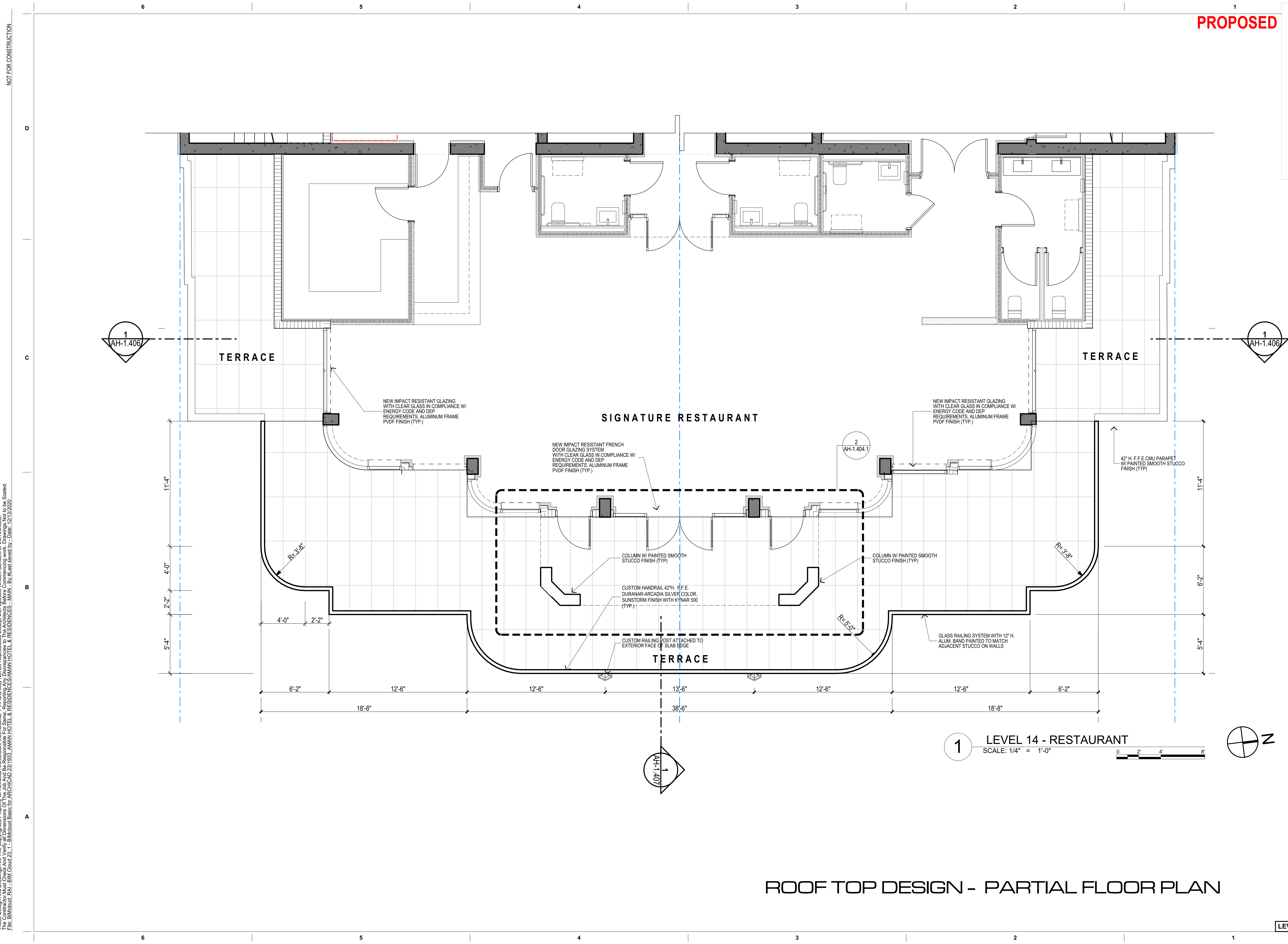
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12-14-2020

Scale
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Project No.
1933

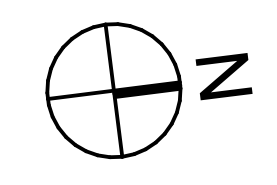
Sheet Name
PROPOSED LINE OF SIGHT

Sheet No.
AH-1.402



PROPOSED

1 LEVEL 14 - RESTAURANT
SCALE: 1/4" = 1'-0"



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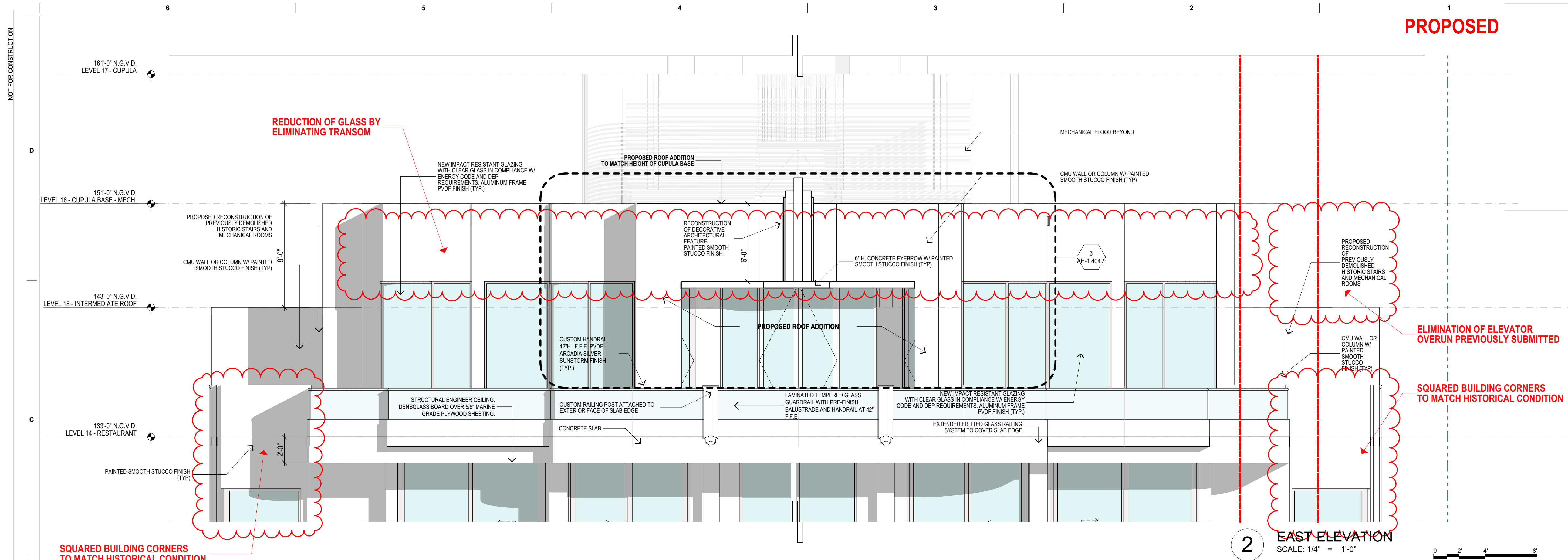
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 Scale
 AS SHOWN
 Project No.
 1933
 Sheet Name
 ROOF TOP DESIGN - PARTIAL
 FLOOR PLAN
 Sheet No.

AH-1.403

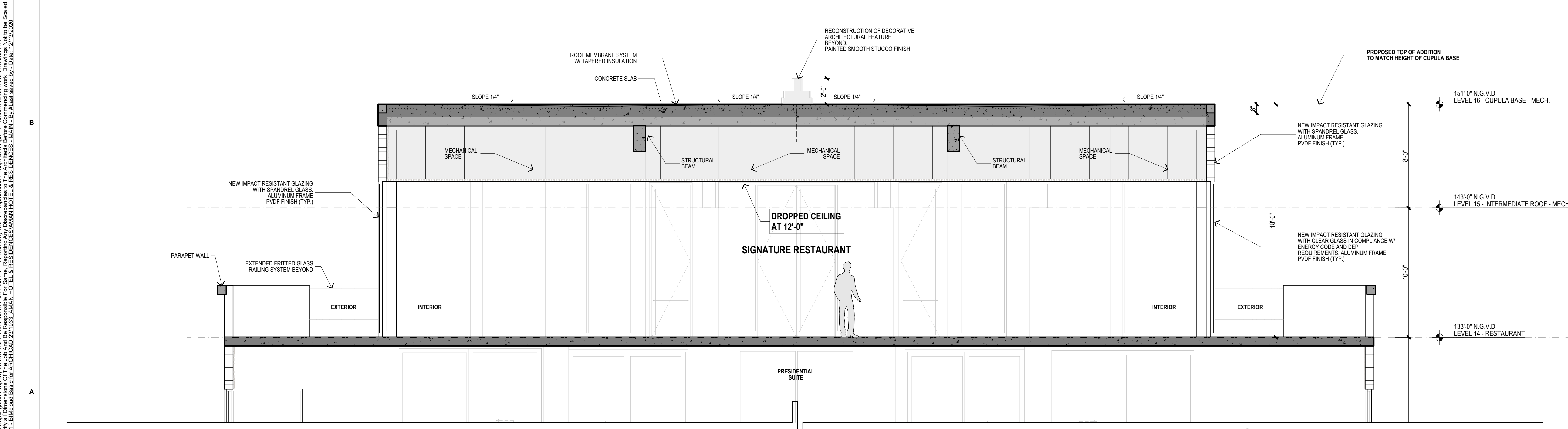
LEVEL 13 OMITTED

ROOF TOP DESIGN - PARTIAL FLOOR PLAN



PROPOSED

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PARTIAL SECTION - LEVEL 14
SCALE: 1/4" = 1'-0"

ROOF TOP DESIGN - PARTIAL ELEV. & SECTION

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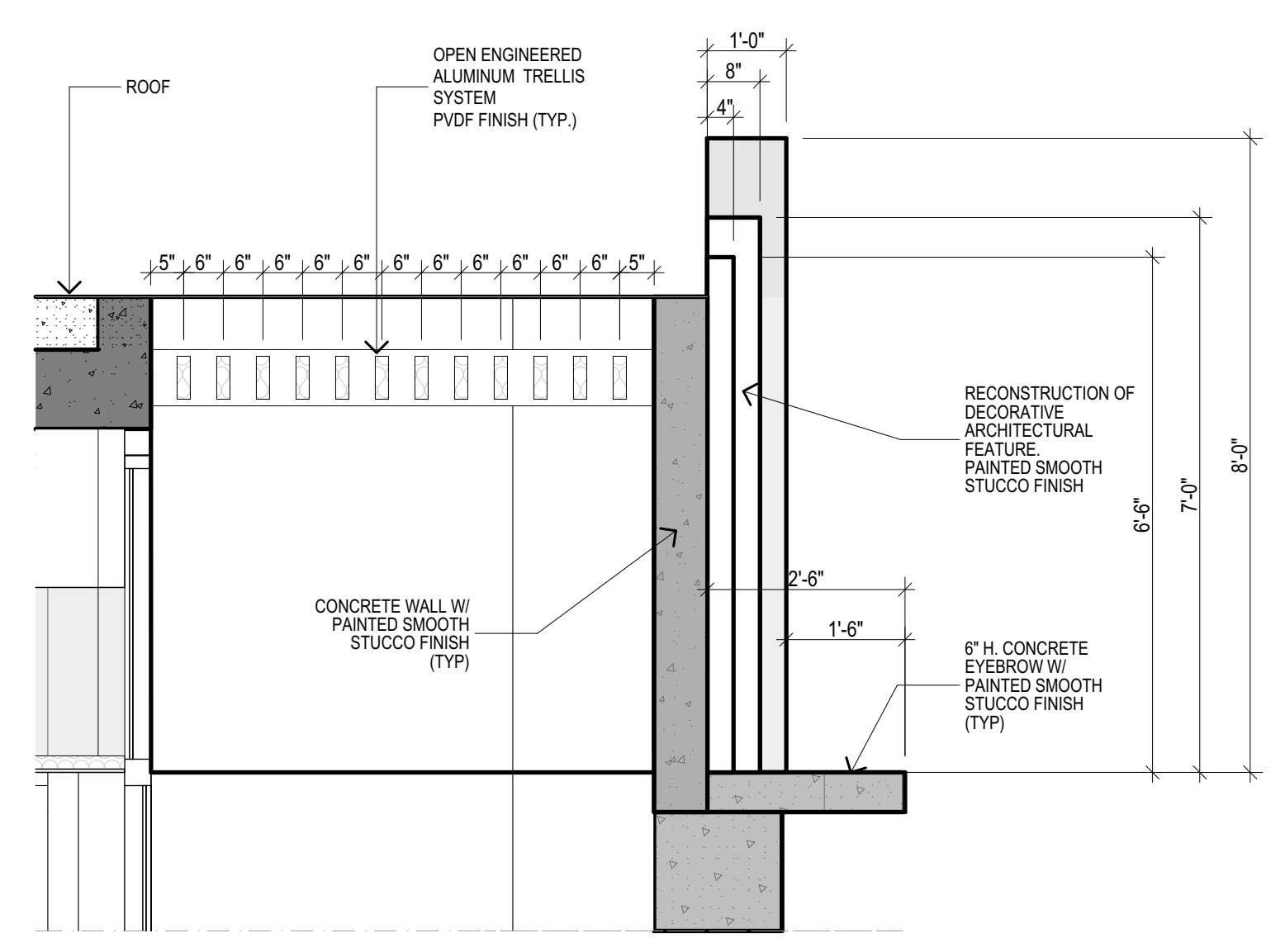
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Project No.
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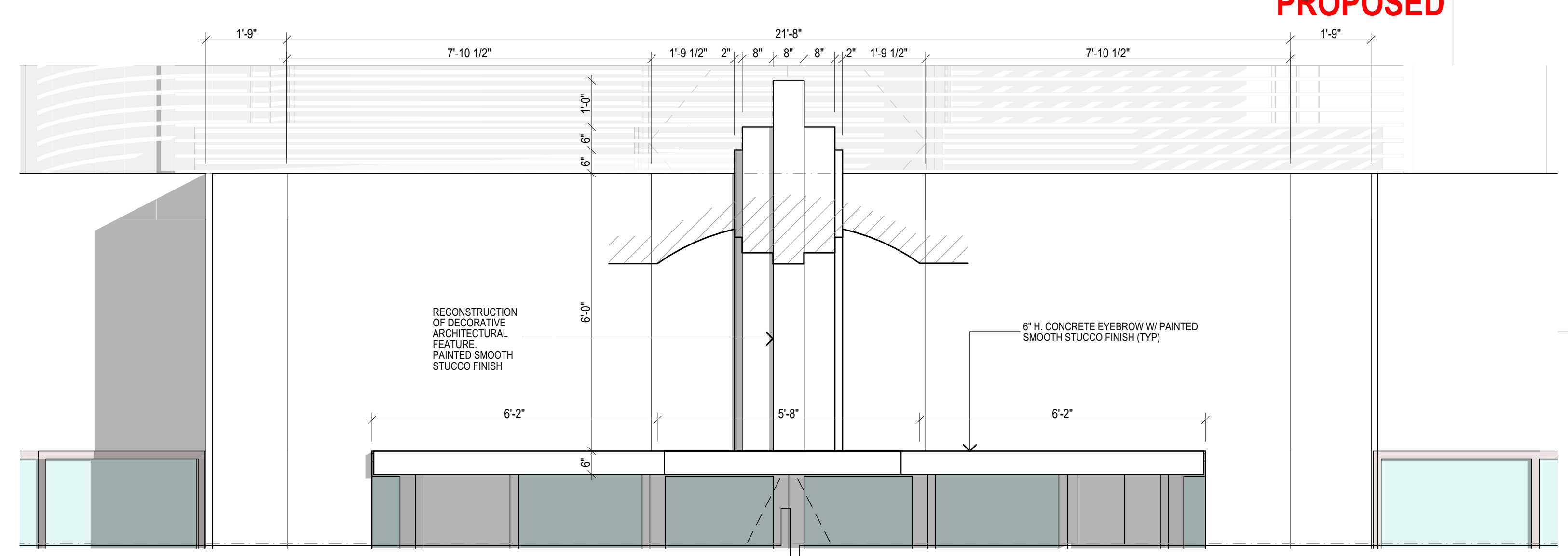
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ROOF TOP DESIGN - PARTIAL
ELEV. & SECTION

Sheet No.
AH-1.404

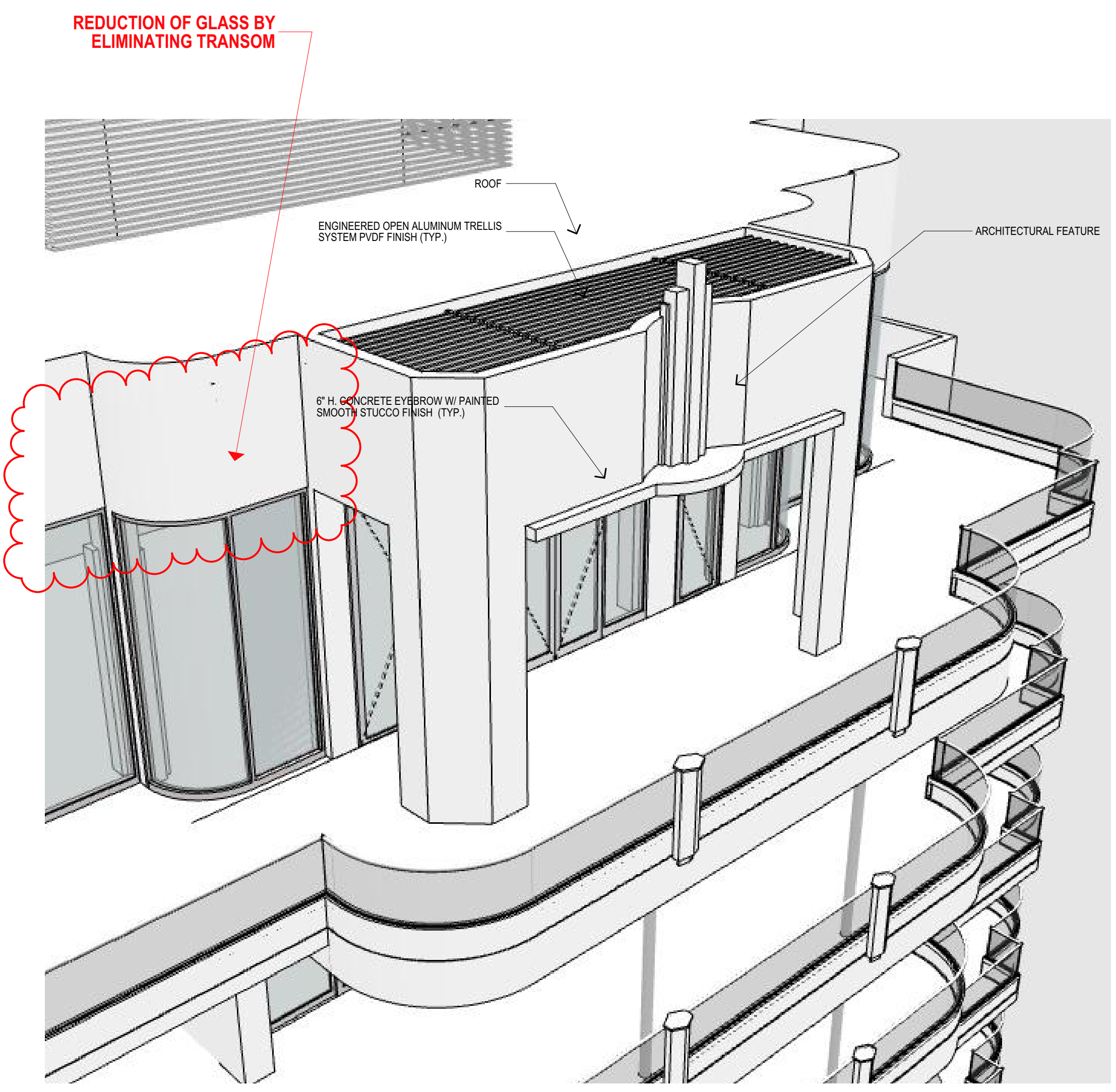
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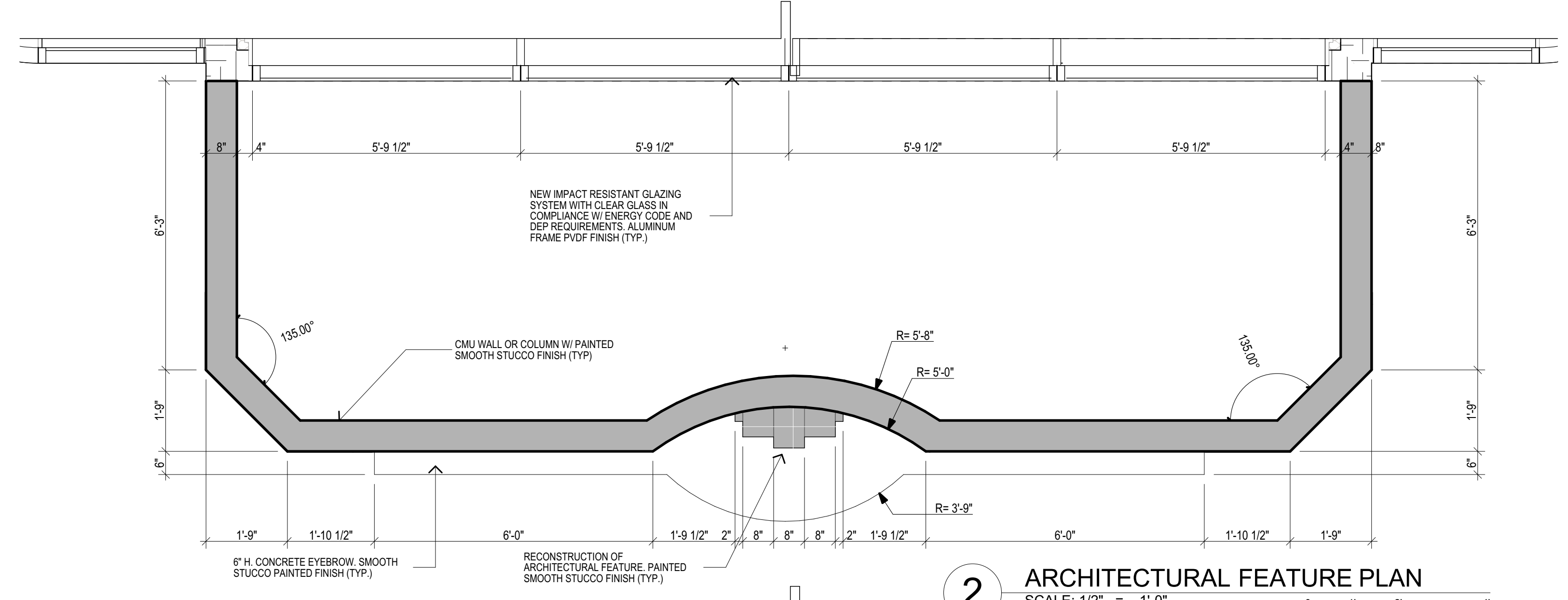
4 ARCHITECTURAL FEATURE SECTION
SCALE: 1/2" = 1'-0"



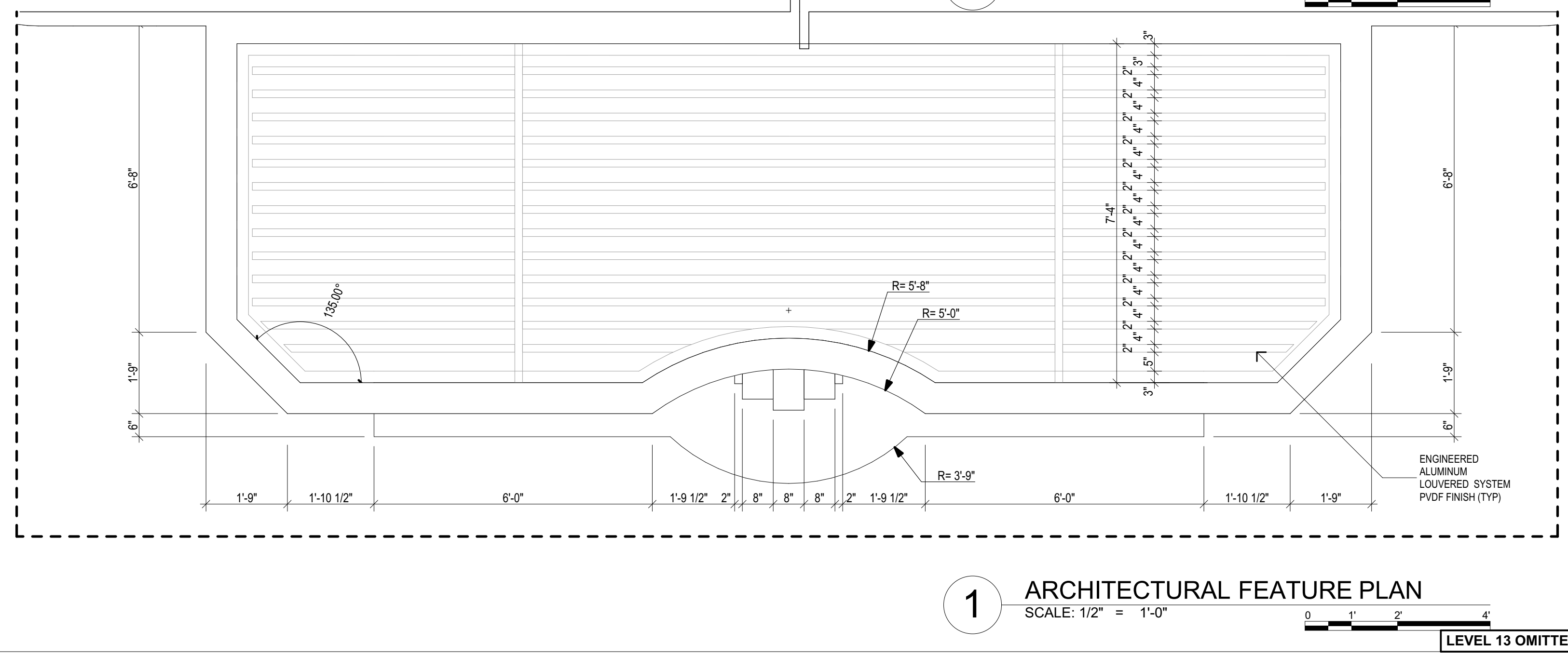
3 ARCHITECTURAL FEATURE ELEVATION
SCALE: 1/2" = 1'-0"



5 3D VIEW
NOT TO SCALE



2 ARCHITECTURAL FEATURE PLAN
SCALE: 1/2" = 1'-0"



1 ARCHITECTURAL FEATURE PLAN
SCALE: 1/2" = 1'-0"

PROPOSED

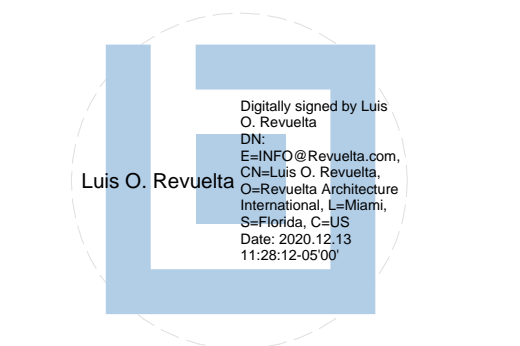
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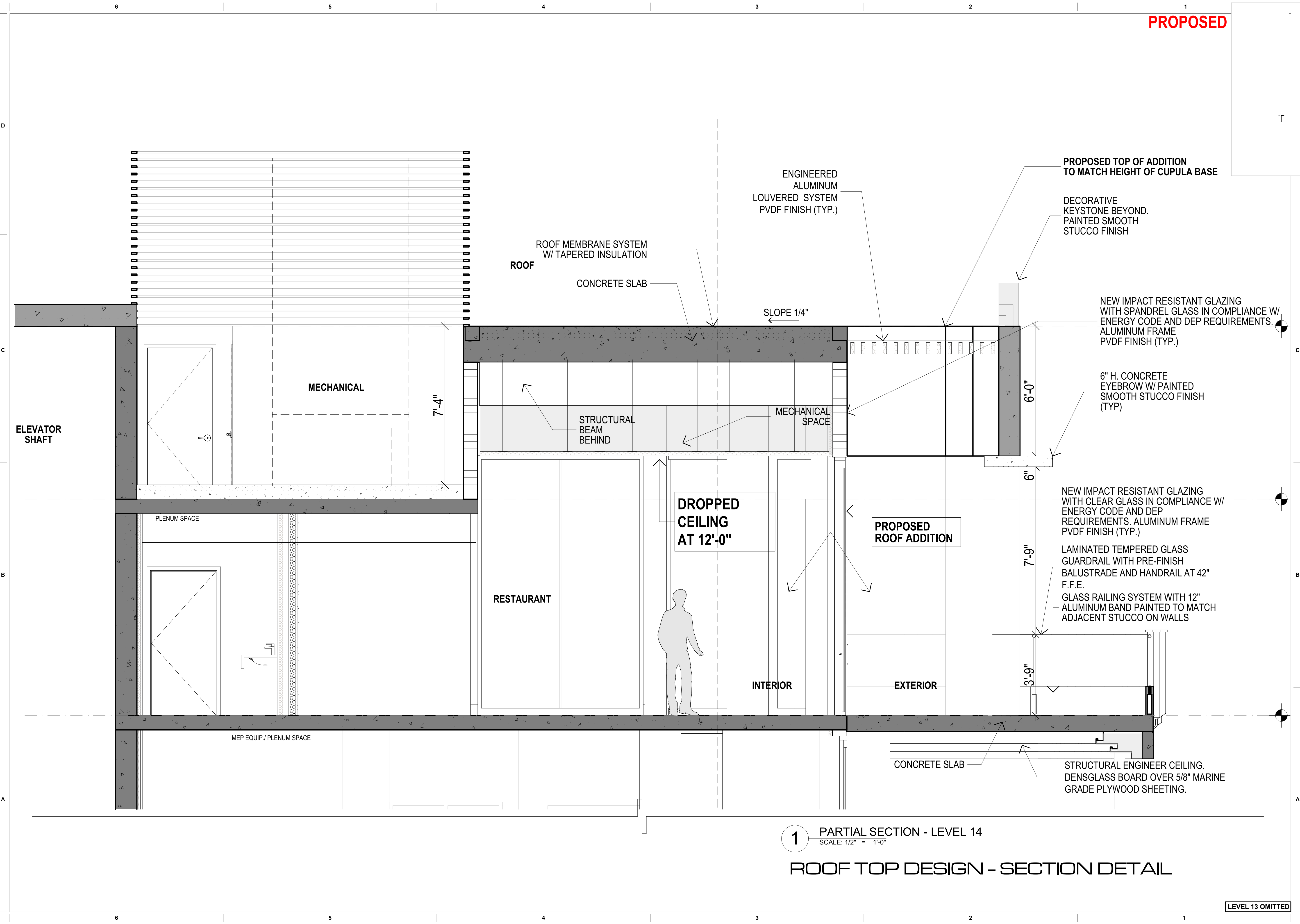


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DETAIL
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Date: 12/13/2020



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1 PARTIAL SECTION - LEVEL 14
SCALE: 1/2" = 1'-0"

ROOF TOP DESIGN - SECTION DETAIL

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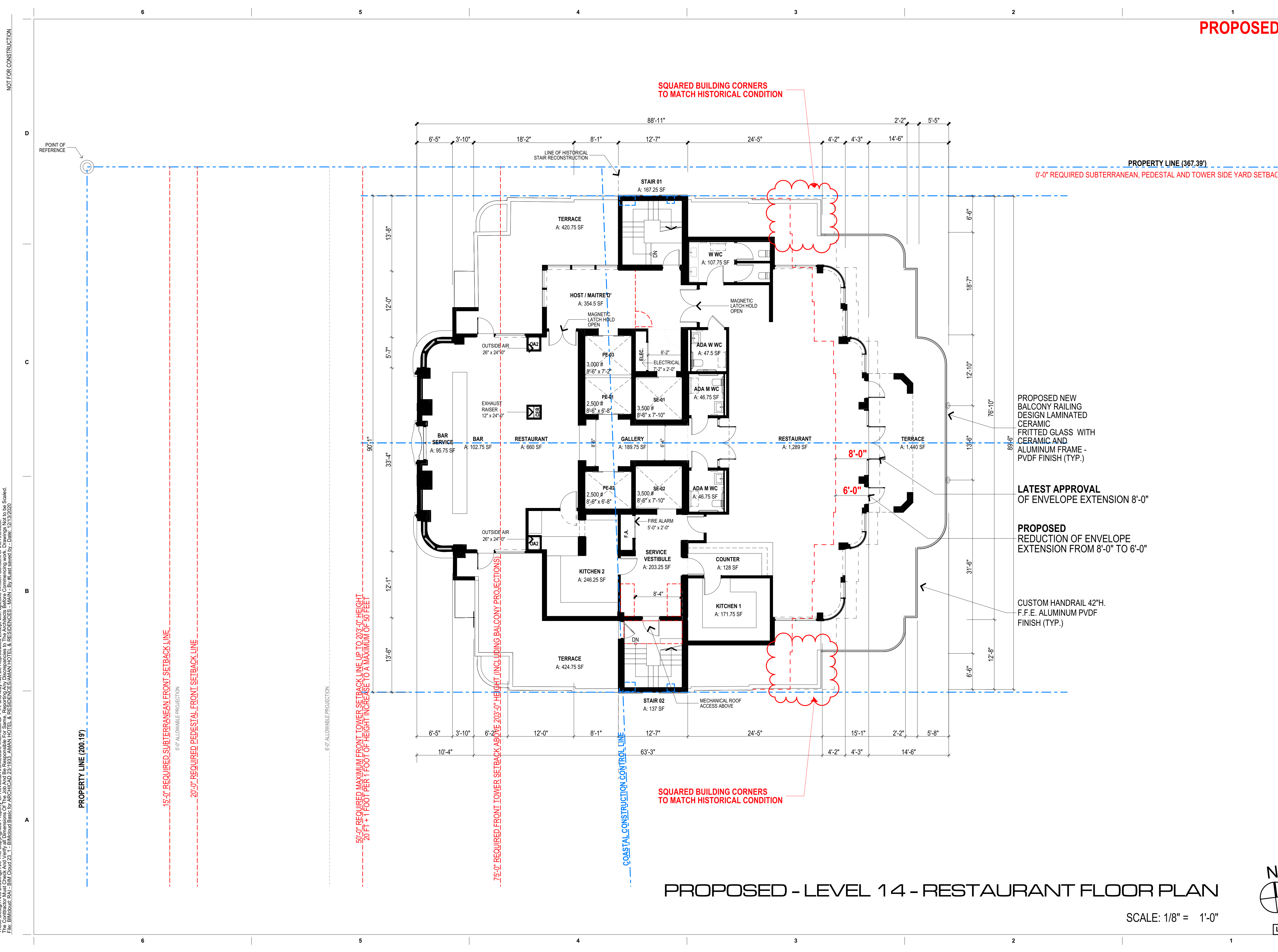
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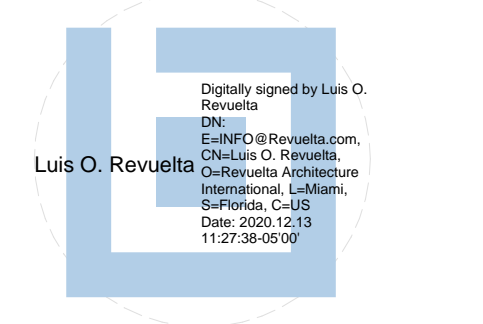
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PROPOSED - LEVEL 14 -
RESTAURANT FLOOR PLAN
Sheet No.

AH-1.406

PROPERTY LINE (367.39)
0'-0" REQUIRED SUBTERRANEAN, PEDESTAL AND TOWER SIDE YARD SETBACK

PROPOSED NEW
BALCONY RAILING
DESIGN LAMINATED
CERAMIC
FRITTED GLASS WITH
CERAMIC AND
ALUMINUM FRAME -
PVDF FINISH (TYP.)

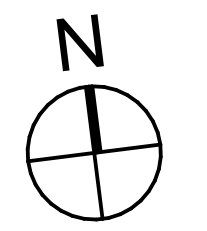
LATEST APPROVAL
OF ENVELOPE EXTENSION 8'-0"

PROPOSED
REDUCTION OF ENVELOPE
EXTENSION FROM 8'-0" TO 6'-0"

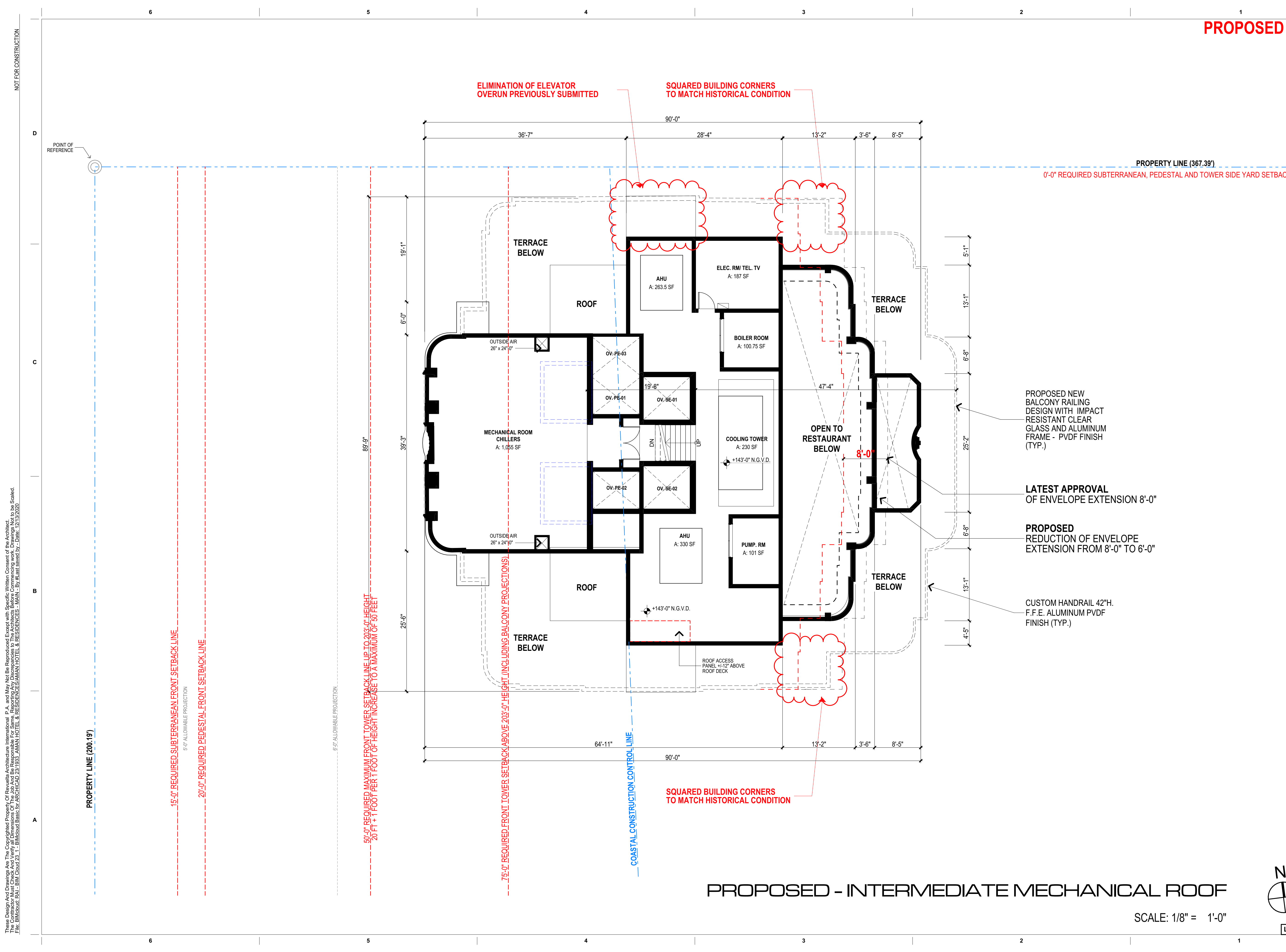
CUSTOM HANDRAIL 42".
F.F.E. ALUMINUM PVDF
FINISH (TYP.)

PROPOSED - LEVEL 14 - RESTAURANT FLOOR PLAN

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



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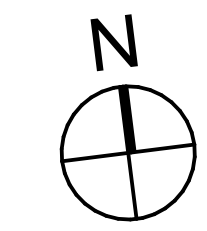
Sheet Name
 PROPOSED - INTERMEDIATE
 MECHANICAL ROOF

Sheet No.

AH-1.407

PROPOSED - INTERMEDIATE MECHANICAL ROOF

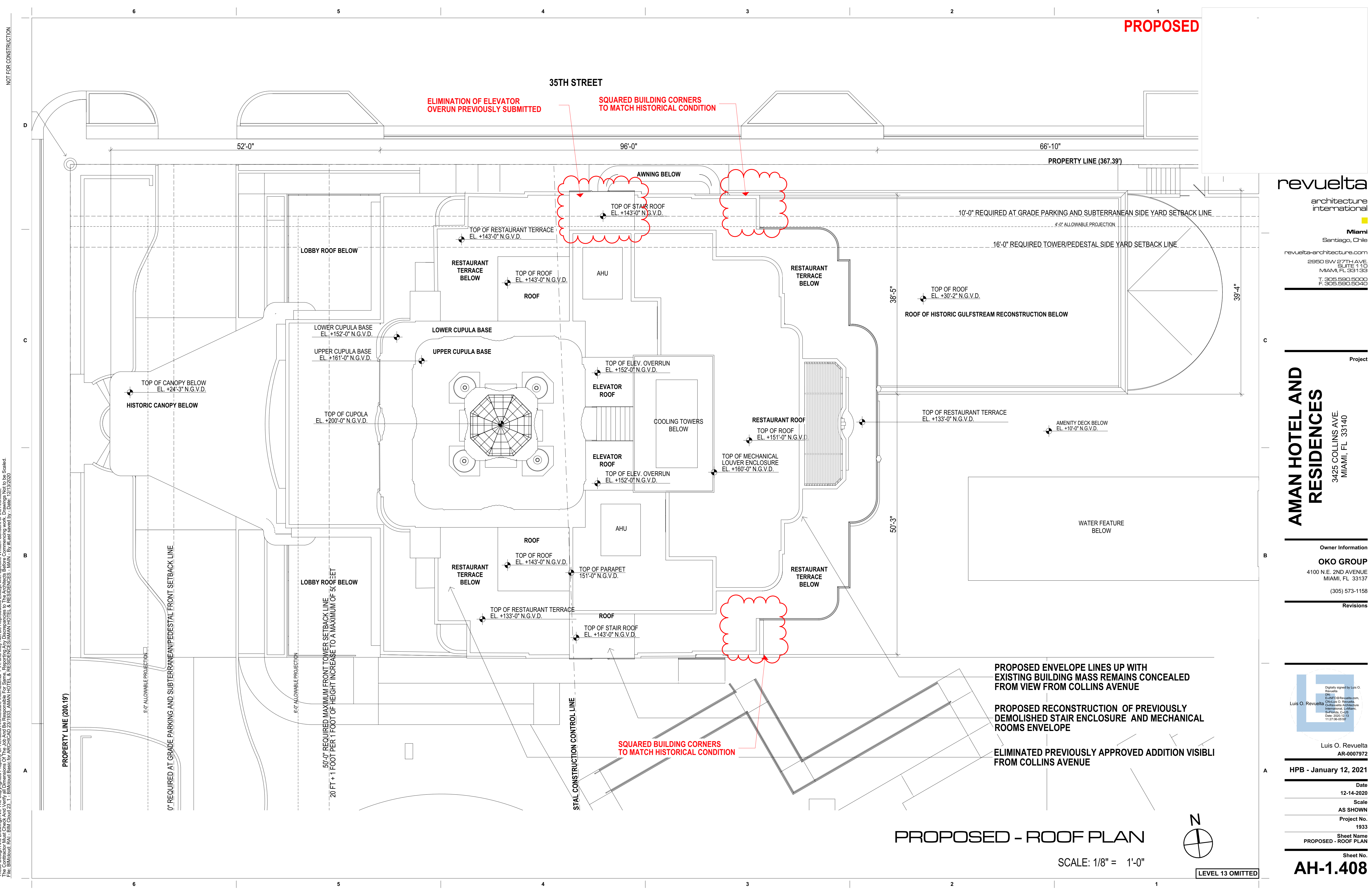
SCALE: 1/8" = 1'-0"



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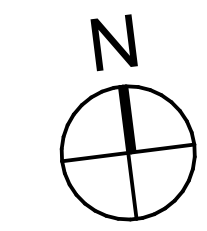
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Sheet Name
PROPOSED - ROOF PLAN

Sheet No.
AH-1.408

PROPOSED - ROOF PLAN

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



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**PROPOSED ENVELOPE LINES UP WITH
EXISTING BUILDING MASS REMAINS CONCEALED
FROM VIEW FROM COLLINS AVENUE**

**PROPOSED RECONSTRUCTION OF PREVIOUSLY
DEMOLISHED STAIR ENCLOSURE AND MECHANICAL
ROOMS ENVELOPE**

**ELIMINATED PREVIOUSLY APPROVED ADDITION VISIBL
FROM COLLINS AVENUE**

**SQUARED BUILDING CORNERS
TO MATCH HISTORICAL CONDITION**

**ELIMINATION OF ELEVATOR
OVERRUN PREVIOUSLY SUBMITTED**

**SQUARED BUILDING CORNERS
TO MATCH HISTORICAL CONDITION**

35TH STREET

PROPERTY LINE (367.39')

PROPERTY LINE (200.19')

0' REQUIRED AT GRADE PARKING AND SUBTERRANEAN PEDESTAL FRONT SETBACK LINE

50' REQUIRED MAXIMUM FRONT TOWER SETBACK LINE
20 FT + 1 FOOT PER 1 FOOT OF HEIGHT INCREASE TO A MAXIMUM OF 50' SET

STAL CONSTRUCTION CONTROL LINE

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SETBACK LINE

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK LINE

TOP OF ROOF
EL. +30'-2" N.G.V.D.

ROOF OF HISTORIC GULFSTREAM RECONSTRUCTION BELOW

TOP OF RESTAURANT TERRACE
EL. +133'-0" N.G.V.D.

AMENITY DECK BELOW
EL. +10'-0" N.G.V.D.

RESTAURANT ROOF
TOP OF ROOF
EL. +151'-0" N.G.V.D.

TOP OF MECHANICAL
LOUVER ENCLOSURE
EL. +160'-0" N.G.V.D.

TOP OF ELEV. OVERRUN
EL. +152'-0" N.G.V.D.

ELEVATOR
ROOF

TOP OF ELEV. OVERRUN
EL. +152'-0" N.G.V.D.

ELEVATOR
ROOF

TOP OF PARAPET
151'-0" N.G.V.D.

RESTAURANT TERRACE
BELOW

TOP OF ROOF
EL. +143'-0" N.G.V.D.

RESTAURANT TERRACE
BELOW

TOP OF RESTAURANT TERRACE
EL. +133'-0" N.G.V.D.

ROOF

TOP OF STAIR ROOF
EL. +143'-0" N.G.V.D.

RESTAURANT
TERRACE
BELOW

TOP OF ROOF
EL. +143'-0" N.G.V.D.

RESTAURANT
TERRACE
BELOW

LOBBY ROOF BELOW

LOWER CUPULA BASE
EL. +152'-0" N.G.V.D.

UPPER CUPULA BASE
EL. +161'-0" N.G.V.D.

LOBBY ROOF BELOW

TOP OF CUPOLA
EL. +200'-0" N.G.V.D.

TOP OF CANOPY BELOW
EL. +24'-3" N.G.V.D.

HISTORIC CANOPY BELOW

5'-0" ALLOWABLE PROJECTION

5'-0" ALLOWABLE PROJECTION

AWNING BELOW

TOP OF STAIR ROOF
EL. +143'-0" N.G.V.D.

RESTAURANT
TERRACE
BELOW

TOP OF RESTAURANT TERRACE
EL. +143'-0" N.G.V.D.

RESTAURANT
TERRACE
BELOW

TOP OF ROOF
EL. +143'-0" N.G.V.D.

ROOF

RESTAURANT
TERRACE
BELOW

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International, L=Miami,
S=Florida, C=US
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11:26:49-05'00'

PROPOSED RESTAURANT DROP OFF ENTRANCE DESIGN

Entrance Floor Plan Demolition

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

PROPOSED NORTH ELEVATION DEMOLITION KEYNOTES

- 1 REMOVE SECTION OF EXTERIOR WALL IN AREA SHOWN
- 2 REMOVE WINDOW COVERINGS FOR INSTALLATION OF NEW IMPACT-RESISTANT WINDOWS
- 3 REMOVE COVERING AND FILL EXISTING WINDOW OPENING WITH CMU AND STUCCO
- 4 PROTECT EXISTING CORAL ROCK CLADDING
- 5 REMOVE EXISTING NON-HISTORICAL RAMP AND RAILING AT DOOR
- 6 REMOVE EXISTING PLANTERS IN THEIR ENTIRETY
- 7 REMOVE EXISTING CMU STRUCTURE IN ITS ENTIRETY
- 8 EXISTING CMU WALL TO BE PATCHED AND REPAIRED WITH NEW PAINTED STUCCO FINISH
- 9 REMOVE EXISTING CONCRETE CANOPY
- 10 REMOVE ALL EXISTING INTERIOR WALLS, STAIRS, COLUMNS AND CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- 11 REMOVE EXISTING DECORATIVE TRIM IN THIS AREA
- 12 EXISTING DECORATIVE TRIM TO REMAIN
- 13 REMOVE EXISTING STAIR, RAMP AND RAILING AT AREAWAY
- 14 FILL EXISTING AREAWAY LEVEL WITH SIDEWALK
- 15 EXISTING BUILDING WALL TO REMAIN

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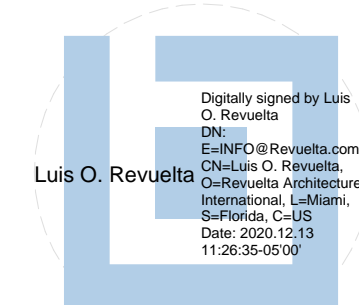
Project

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1933

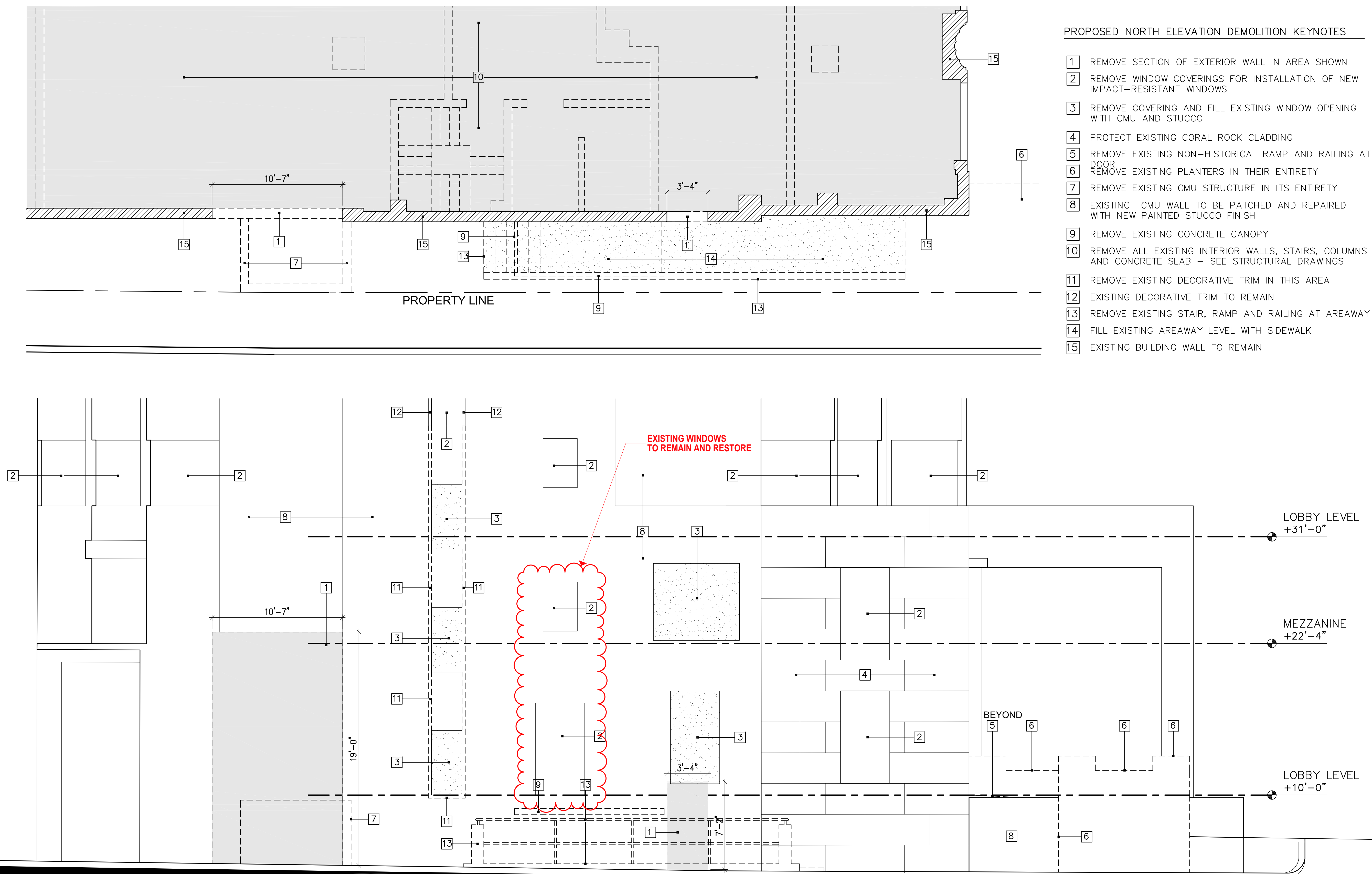
Sheet Name
HISTORIC ENTRANCE
DEMOLITION

Sheet No.

AH-1.501

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New Restaurant Entrance Demolition

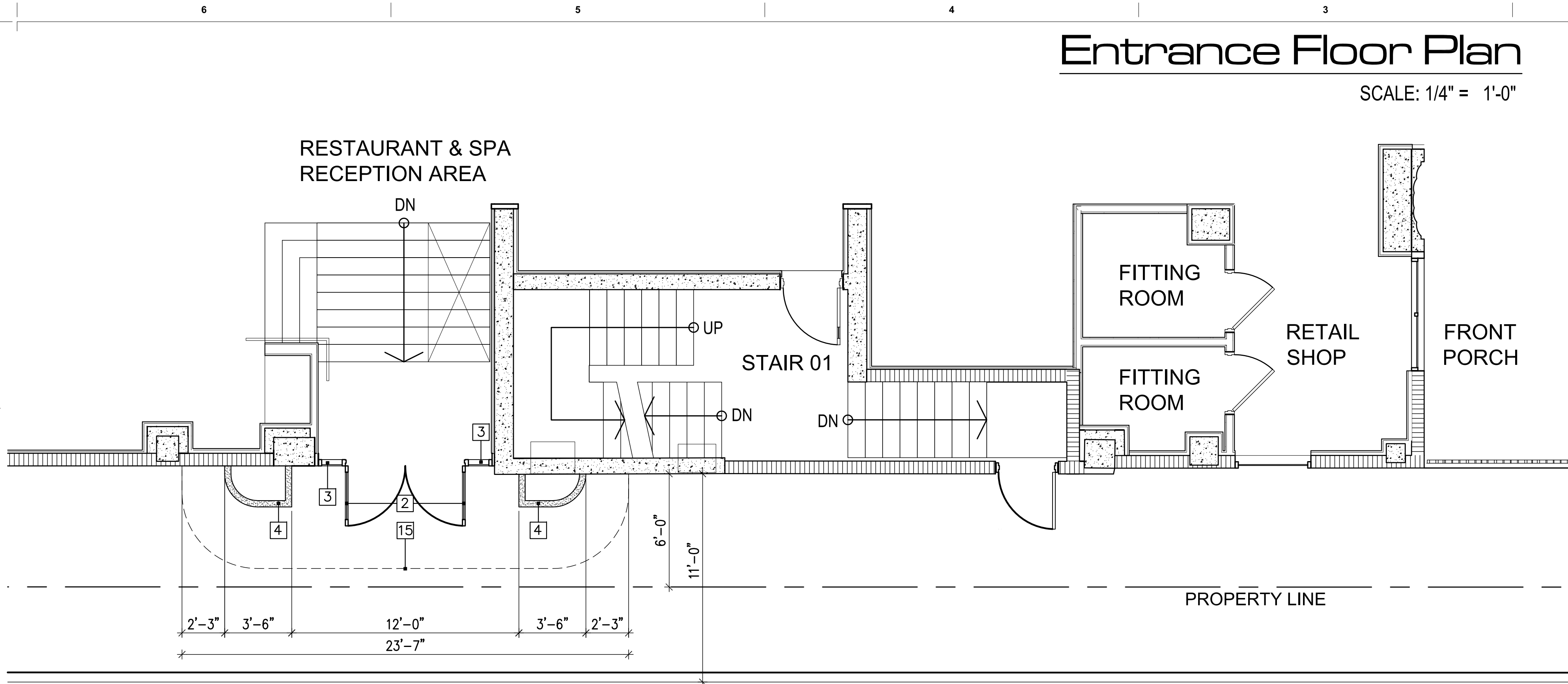
Partial North Elevation

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

LEVEL 13 OMITTED

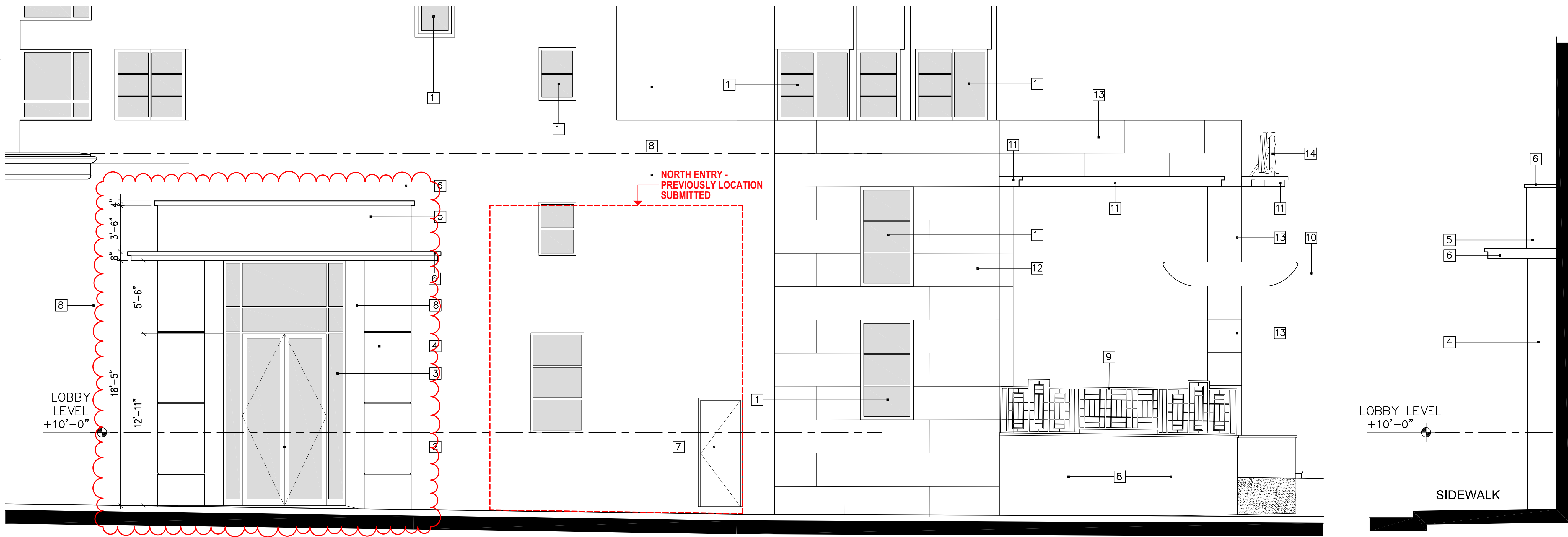
Entrance Floor Plan

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



PROPOSED NORTH ENTRANCE KEYNOTES

- 1 NEW IMPACT RESISTANT ALUMINUM FIXED WINDOWS TO MATCH HISTORICAL LAYOUT WITH CLEAR LOW-E GLASS
- 2 NEW IMPACT RESISTANT BLACK-ANODIZED ALUMINUM AND GLASS STOREFRONT DOORS
- 3 NEW IMPACT RESISTANT BLACK-ANODIZED ALUMINUM STOREFRONT
- 4 NEW PAINTED SMOOTH STUCCO FINISH
- 5 NEW SEMI-CIRCULAR WALL, FUTURE SIGN LOCATION
- 6 NEW POLISHED STAINLESS STEEL TRIM
- 7 NEW METAL DOOR
- 8 EXISTING CMU WALL TO BE PATCHED AND REPAIRED WITH NEW PAINTED STUCCO FINISH
- 9 NEW 42" DECORATIVE ALUMINUM GUARDRAIL TO MATCH HISTORICAL CONFIGURATION
- 10 NEW CONCRETE CANOPY WITH PAINTED STUCCO FINISH TO MATCH HISTORICAL
- 11 CONCRETE TRIM WITH POLISHED STAINLESS STEEL FINISH
- 12 RESTORE EXISTING CORAL ROCK WALL CLADDING
- 13 NEW CORAL ROCK CLADDING TO MATCH RESTORED HISTORICAL IN COLOR, TEXTURE AND PATTERN
- 14 NEW SEMI-CIRCULAR SIGN WITH ALUMINUM CHANNEL LETTERS ON ALUMINUM STRUCTURE TO MATCH HISTORICAL SIGN
- 15 OUTLINE OF NEW CANOPY ABOVE



Proposed Restaurant Entrance

Partial North and West Elevations

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

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HISTORIC ENTRANCE AND
CANOPY ELEVATION

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35th. STREET ENTRANCE

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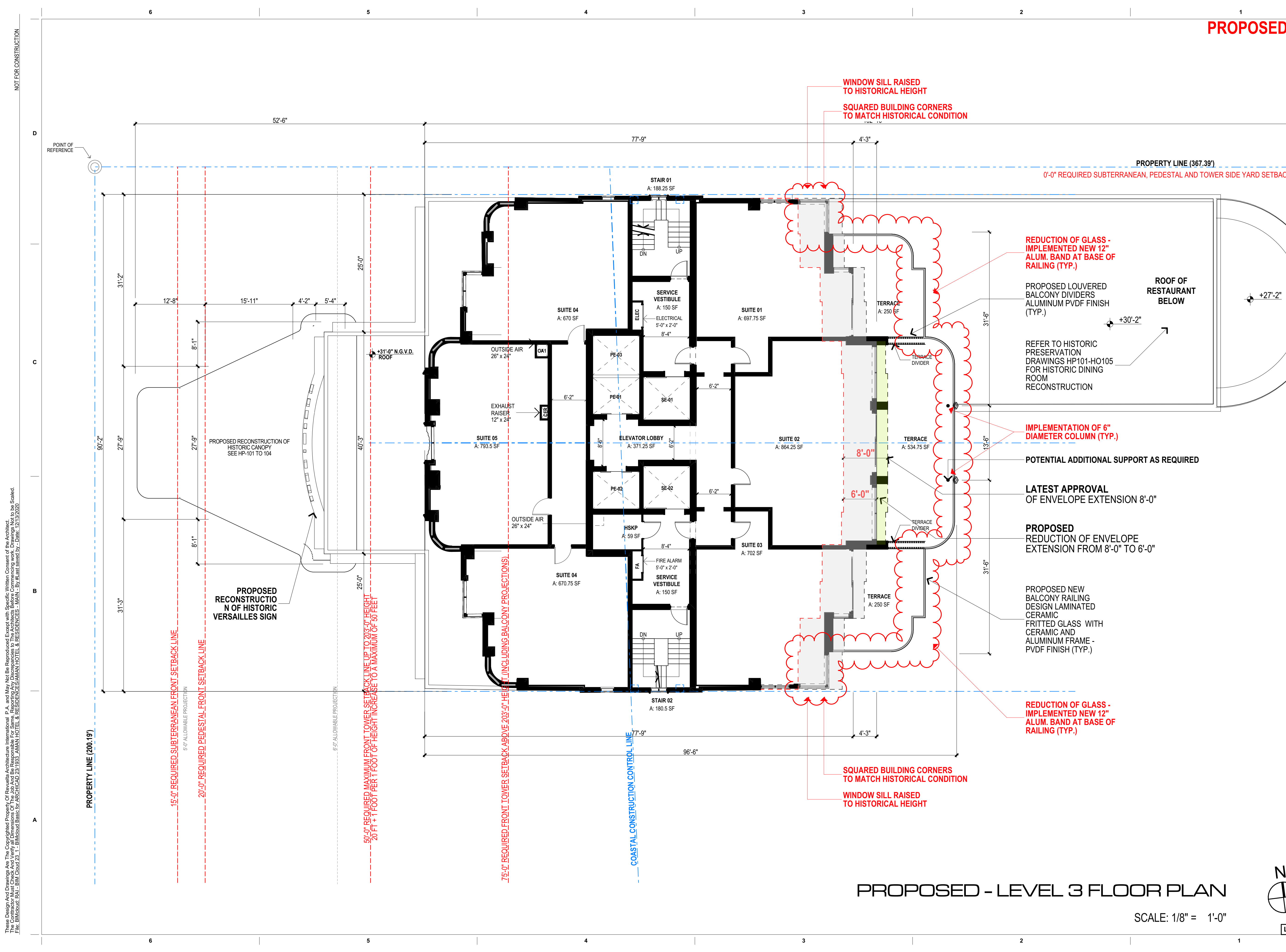


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Project No.
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Sheet Name
35th. STREET ENTRANCE

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AH-1.503

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ou=Revuelta Architecture
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Revuelta, c=US
Date: 2023.12.13
11:25:34 -0500

PROPOSED REDUCTION OF APPROVED SLAB EXTENSION



PROPOSED

PROPERTY LINE (367.39')
0'-0" REQUIRED SUBTERRANEAN, PEDESTAL AND TOWER SIDE YARD SETBACK

REDUCTION OF GLASS - IMPLEMENTED NEW 12" ALUM. BAND AT BASE OF RAILING (TYP.)

PROPOSED LOUVERED BALCONY DIVIDERS ALUMINUM PVDF FINISH (TYP.)

REFER TO HISTORIC PRESERVATION DRAWINGS HP101-HO105 FOR HISTORIC DINING ROOM RECONSTRUCTION

IMPLEMENTATION OF 6" DIAMETER COLUMN (TYP.)

POTENTIAL ADDITIONAL SUPPORT AS REQUIRED

LATEST APPROVAL OF ENVELOPE EXTENSION 8'-0"

PROPOSED REDUCTION OF ENVELOPE EXTENSION FROM 8'-0" TO 6'-0"

PROPOSED NEW BALCONY RAILING DESIGN LAMINATED CERAMIC FRITTED GLASS WITH CERAMIC AND ALUMINUM FRAME - PVDF FINISH (TYP.)

REDUCTION OF GLASS - IMPLEMENTED NEW 12" ALUM. BAND AT BASE OF RAILING (TYP.)

WINDOW SILL RAISED TO HISTORICAL HEIGHT

SQUARED BUILDING CORNERS TO MATCH HISTORICAL CONDITION

SQUARED BUILDING CORNERS TO MATCH HISTORICAL CONDITION

WINDOW SILL RAISED TO HISTORICAL HEIGHT

PROPOSED RECONSTRUCTION OF HISTORIC VERSAILLES SIGN

15'-0" REQUIRED SUBTERRANEAN FRONT SETBACK LINE.

20'-0" REQUIRED PEDESTAL FRONT SETBACK LINE.

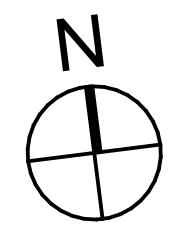
50'-0" REQUIRED MAXIMUM FRONT TOWER SETBACK LINE UP TO 203'-0" HEIGHT 20 FT + 1 FOOT PER 1 FOOT OF HEIGHT INCREASE TO A MAXIMUM OF 50 FEET

75'-0" REQUIRED FRONT TOWER SETBACK ABOVE 203'-0" HEIGHT (INCLUDING BALCONY PROJECTIONS)

COASTAL CONSTRUCTION CONTROL LINE

PROPOSED - LEVEL 3 FLOOR PLAN

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



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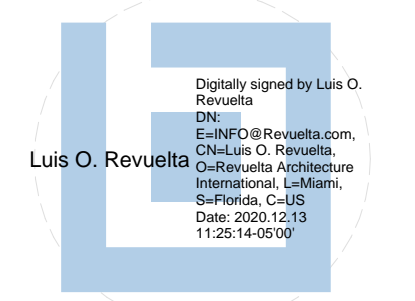
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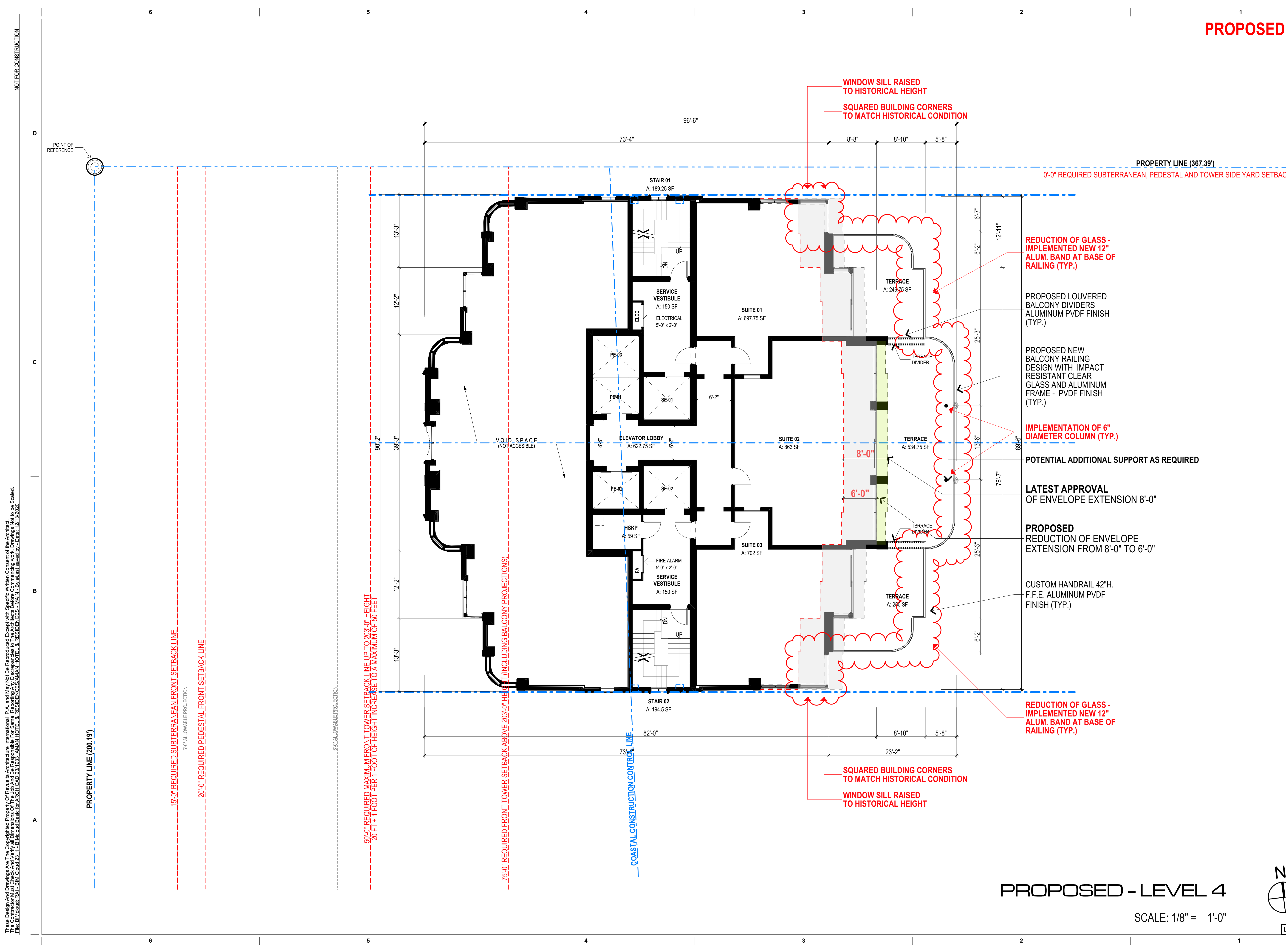
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Sheet Name
PROPOSED - LEVEL 3 FLOOR PLAN

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AH-1.601

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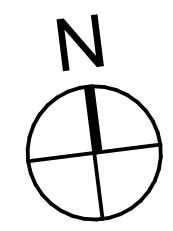


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PROPOSED - LEVEL 4

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



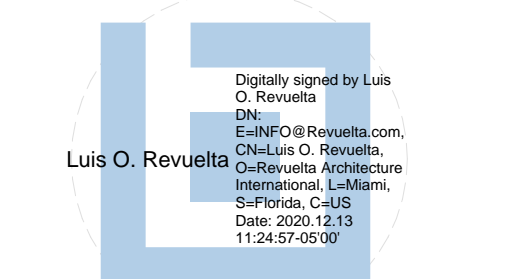
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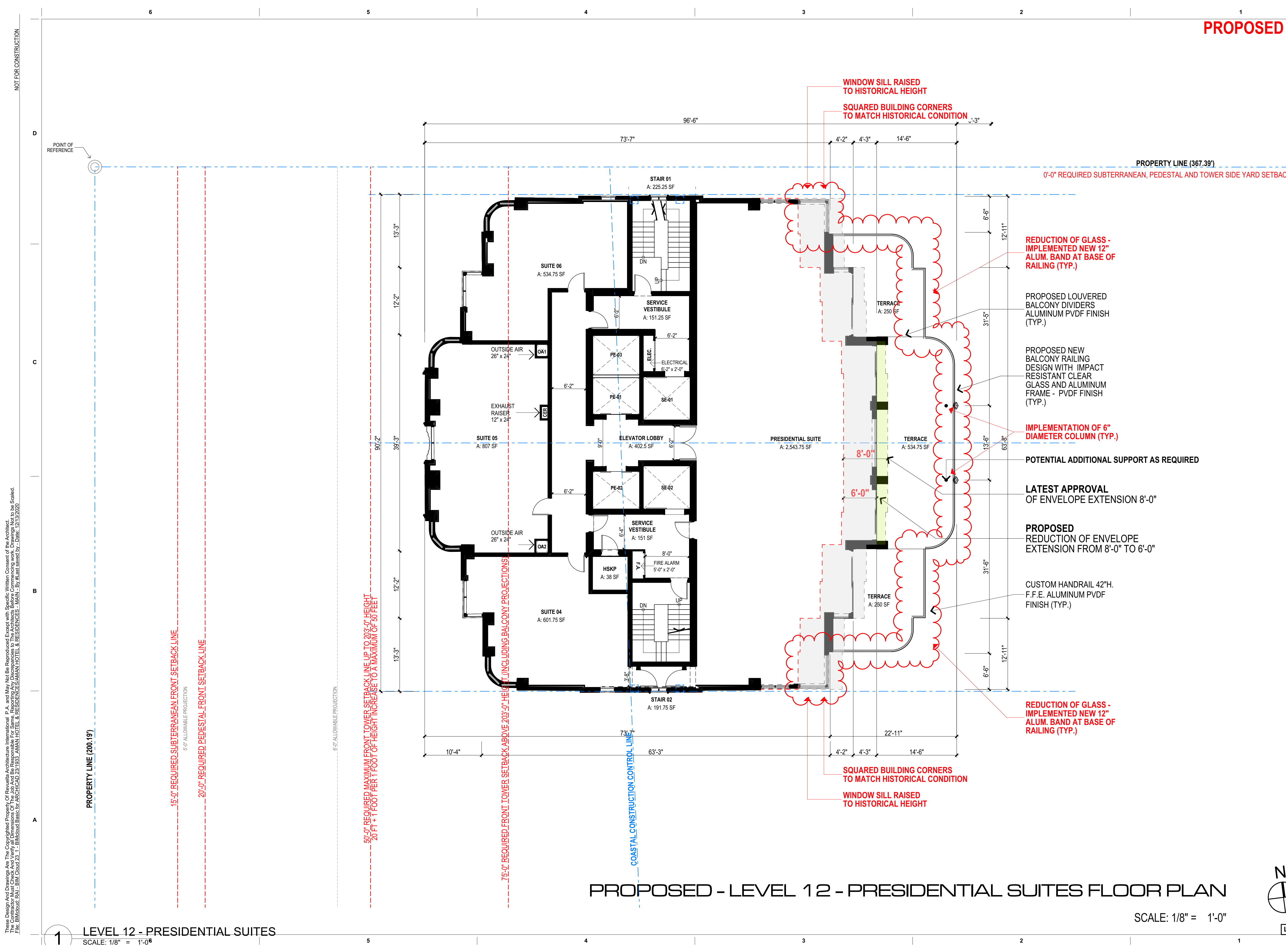
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Sheet Name
PROPOSED - LEVEL 4

Sheet No.
AH-1.602a



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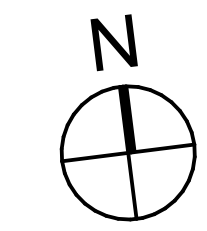
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Project No.
1933

Sheet Name
PROPOSED - LEVEL 12 -
PRESIDENTIAL SUITES FLOOR

AH-1.603

PROPOSED - LEVEL 12 - PRESIDENTIAL SUITES FLOOR PLAN

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

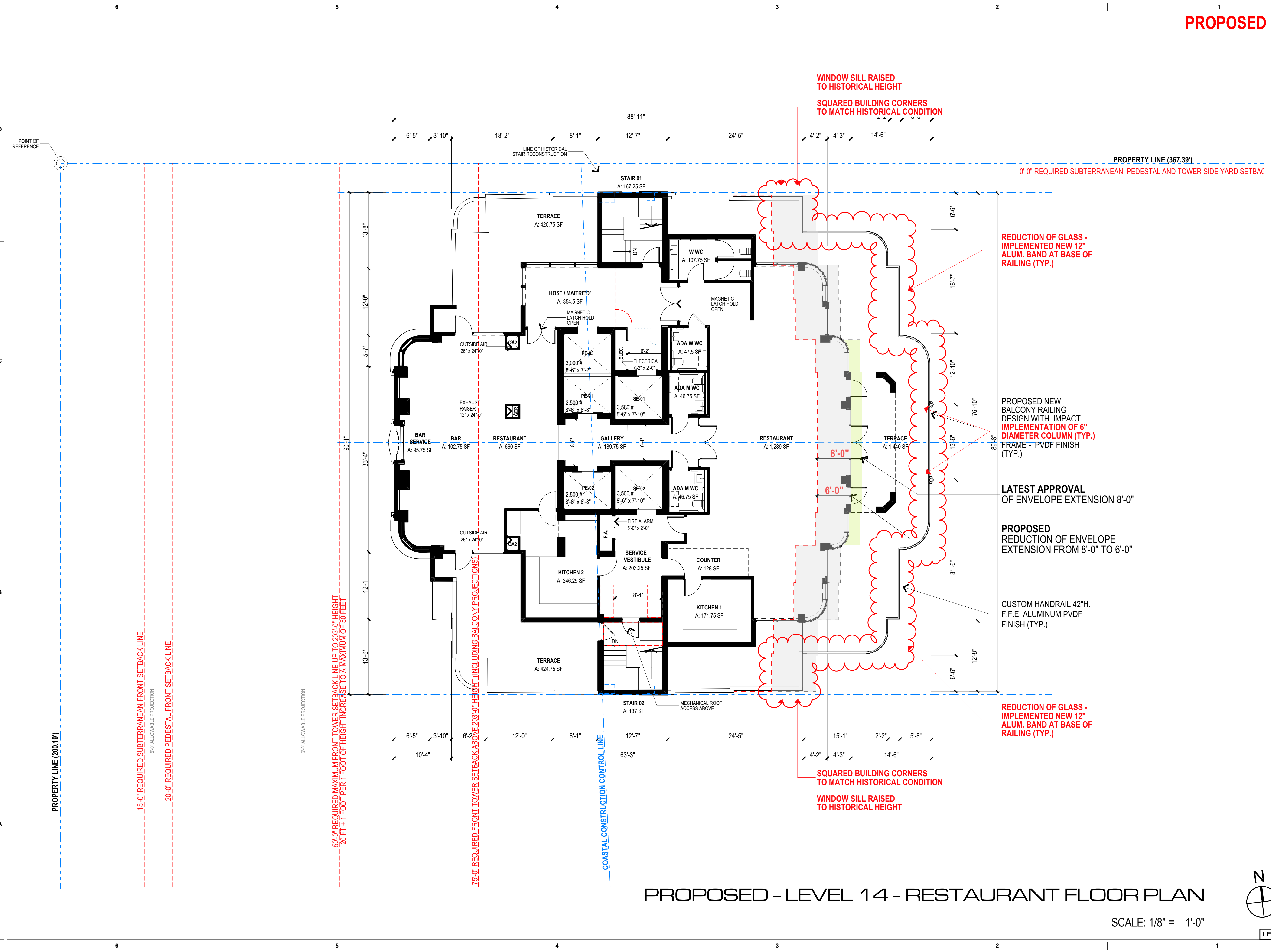


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1 LEVEL 12 - PRESIDENTIAL SUITES
SCALE: 1/8" = 1'-0"

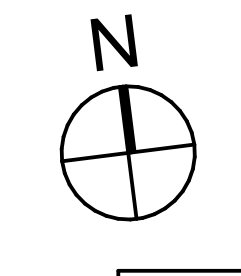
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PROPOSED - LEVEL 14 - RESTAURANT FLOOR PLAN

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



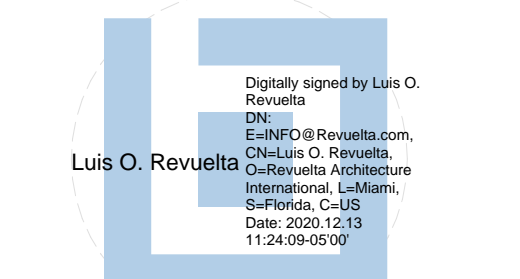
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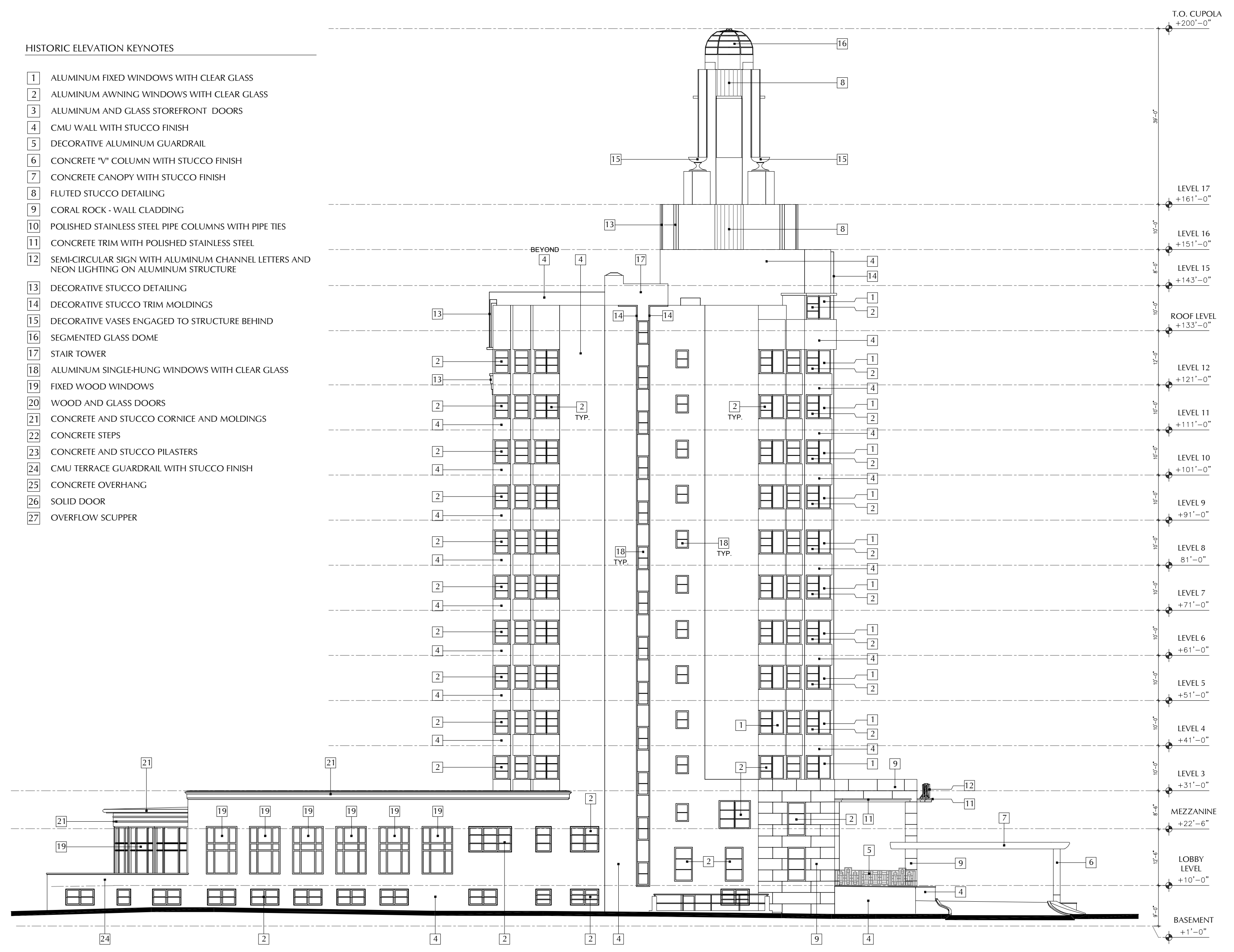
Date	12-14-2020
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Sheet Name
PROPOSED - LEVEL 14 - RESTAURANT FLOOR PLAN
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- HISTORIC ELEVATION KEYNOTES**
- 1 ALUMINUM FIXED WINDOWS WITH CLEAR GLASS
 - 2 ALUMINUM AWNING WINDOWS WITH CLEAR GLASS
 - 3 ALUMINUM AND GLASS STOREFRONT DOORS
 - 4 CMU WALL WITH STUCCO FINISH
 - 5 DECORATIVE ALUMINUM GUARDRAIL
 - 6 CONCRETE "V" COLUMN WITH STUCCO FINISH
 - 7 CONCRETE CANOPY WITH STUCCO FINISH
 - 8 FLUTED STUCCO DETAILING
 - 9 CORAL ROCK - WALL CLADDING
 - 10 POLISHED STAINLESS STEEL PIPE COLUMNS WITH PIPE TIES
 - 11 CONCRETE TRIM WITH POLISHED STAINLESS STEEL
 - 12 SEMI-CIRCULAR SIGN WITH ALUMINUM CHANNEL LETTERS AND NEON LIGHTING ON ALUMINUM STRUCTURE
 - 13 DECORATIVE STUCCO DETAILING
 - 14 DECORATIVE STUCCO TRIM MOLDINGS
 - 15 DECORATIVE VASES ENGAGED TO STRUCTURE BEHIND
 - 16 SEGMENTED GLASS DOME
 - 17 STAIR TOWER
 - 18 ALUMINUM SINGLE-HUNG WINDOWS WITH CLEAR GLASS
 - 19 FIXED WOOD WINDOWS
 - 20 WOOD AND GLASS DOORS
 - 21 CONCRETE AND STUCCO CORNICE AND MOLDINGS
 - 22 CONCRETE STEPS
 - 23 CONCRETE AND STUCCO PILASTERS
 - 24 CMU TERRACE GUARDRAIL WITH STUCCO FINISH
 - 25 CONCRETE OVERHANG
 - 26 SOLID DOOR
 - 27 OVERFLOW SCUPPER

HISTORIC - NORTH ELEVATION

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

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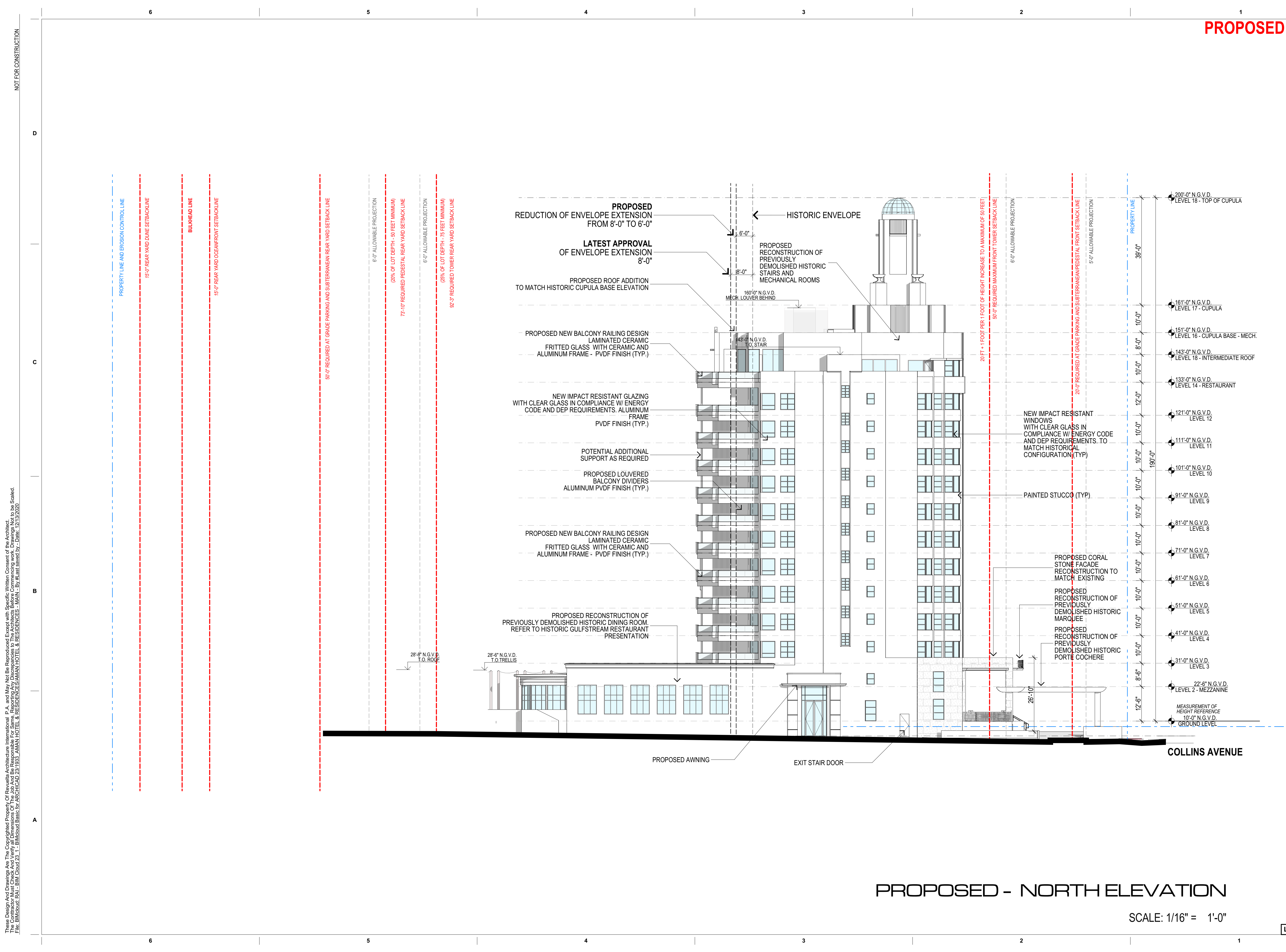
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 Sheet Name
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Sheet Name
PROPOSED - NORTH
ELEVATION

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AH-1.605

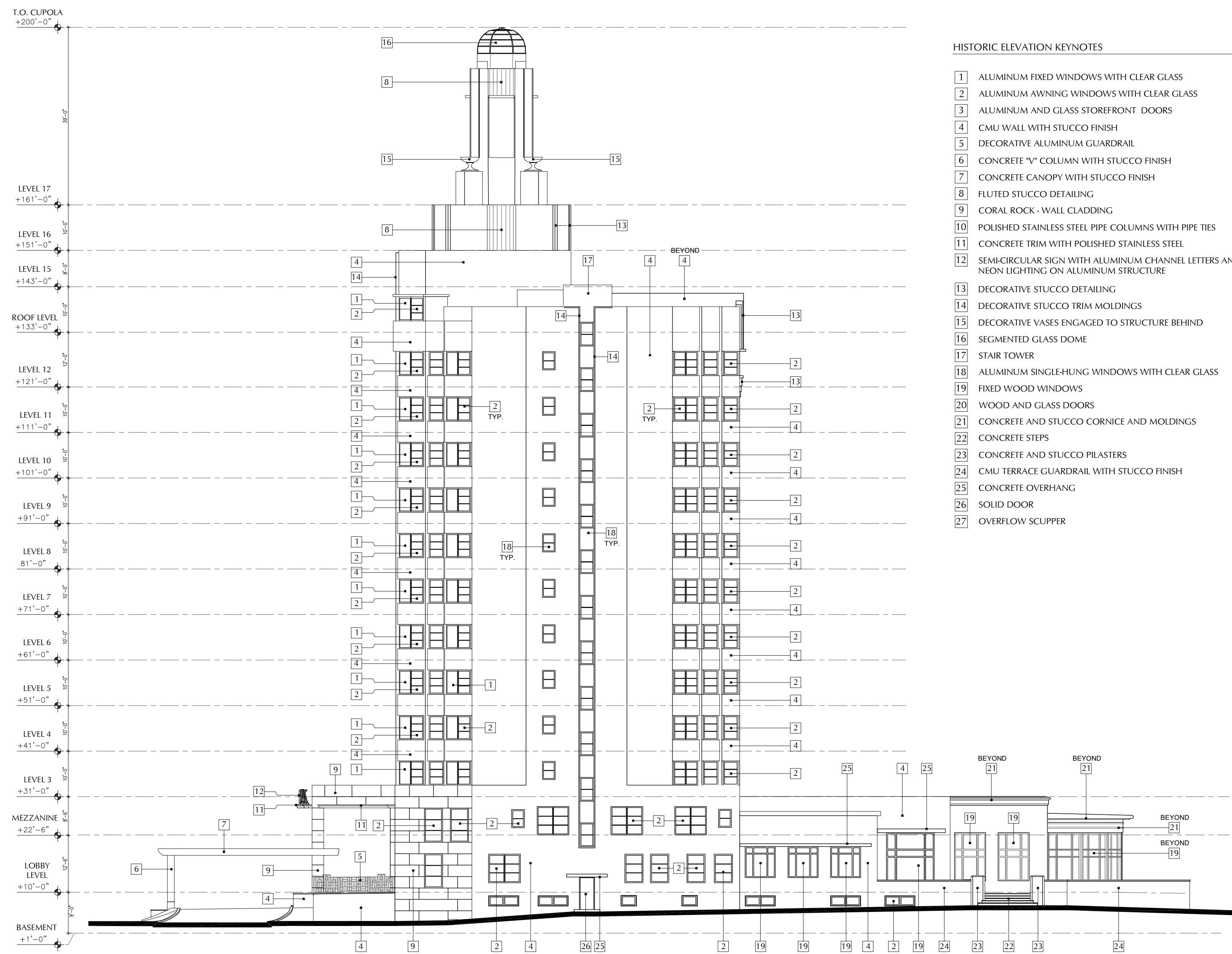
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SCALE: 1/16" = 1'-0"

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- HISTORIC ELEVATION KEYNOTES**
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 - 2 ALUMINUM AWNING WINDOWS WITH CLEAR GLASS
 - 3 ALUMINUM AND GLASS STOREFRONT DOORS
 - 4 CMU WALL WITH STUCCO FINISH
 - 5 DECORATIVE ALUMINUM GUARDRAIL
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 - 25 CONCRETE OVERHANG
 - 26 SOLID DOOR
 - 27 OVERFLOW SCUPPER

HISTORIC - SOUTH ELEVATION

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

LEVEL 13 OMITTED

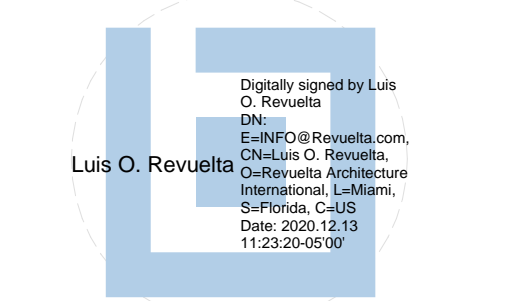
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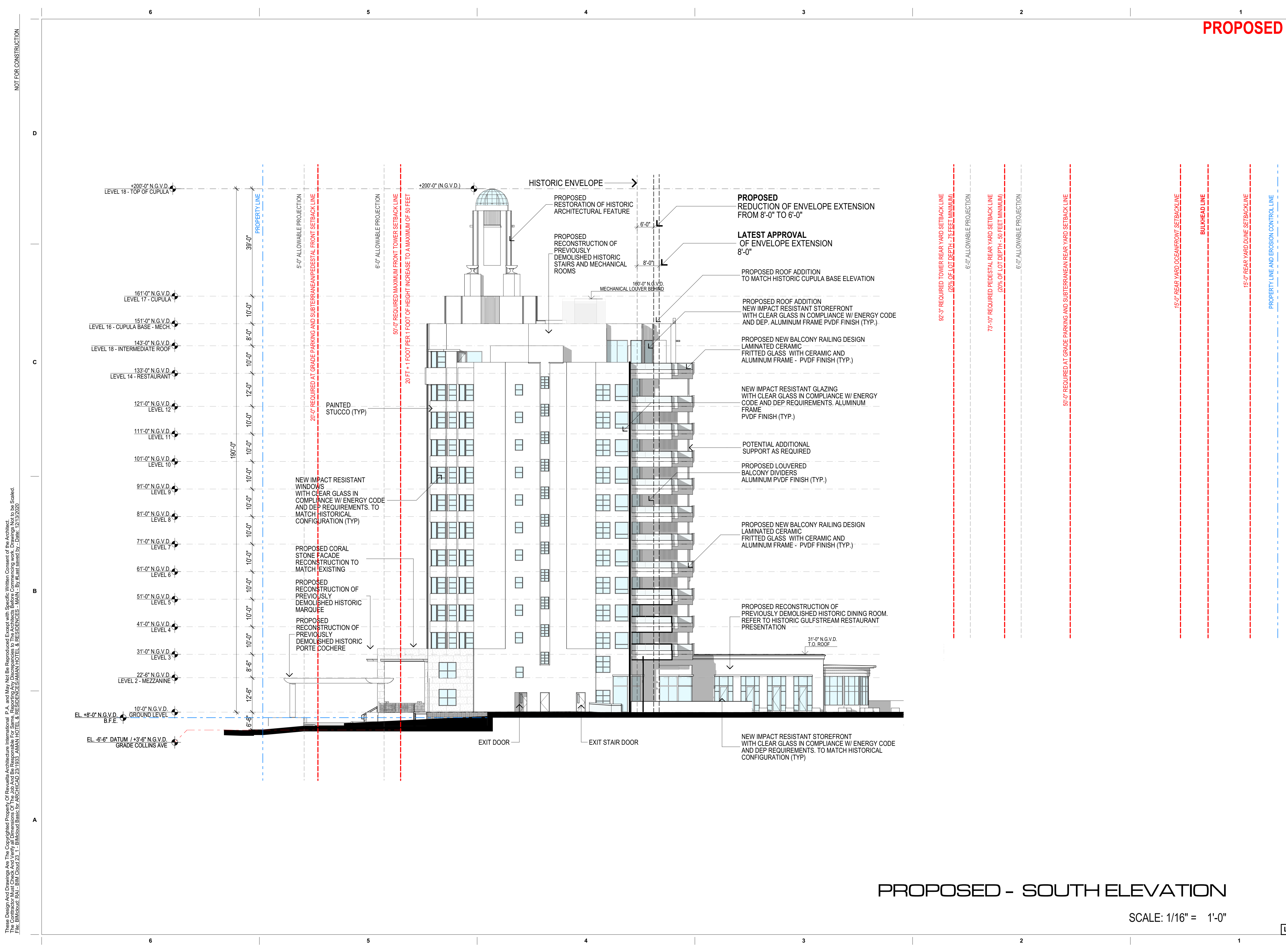
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Sheet Name
HISTORIC - SOUTH ELEVATION

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PROPOSED - SOUTH ELEVATION

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

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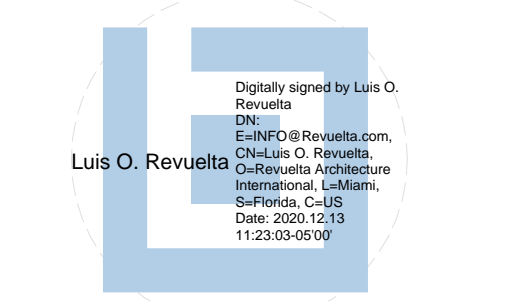
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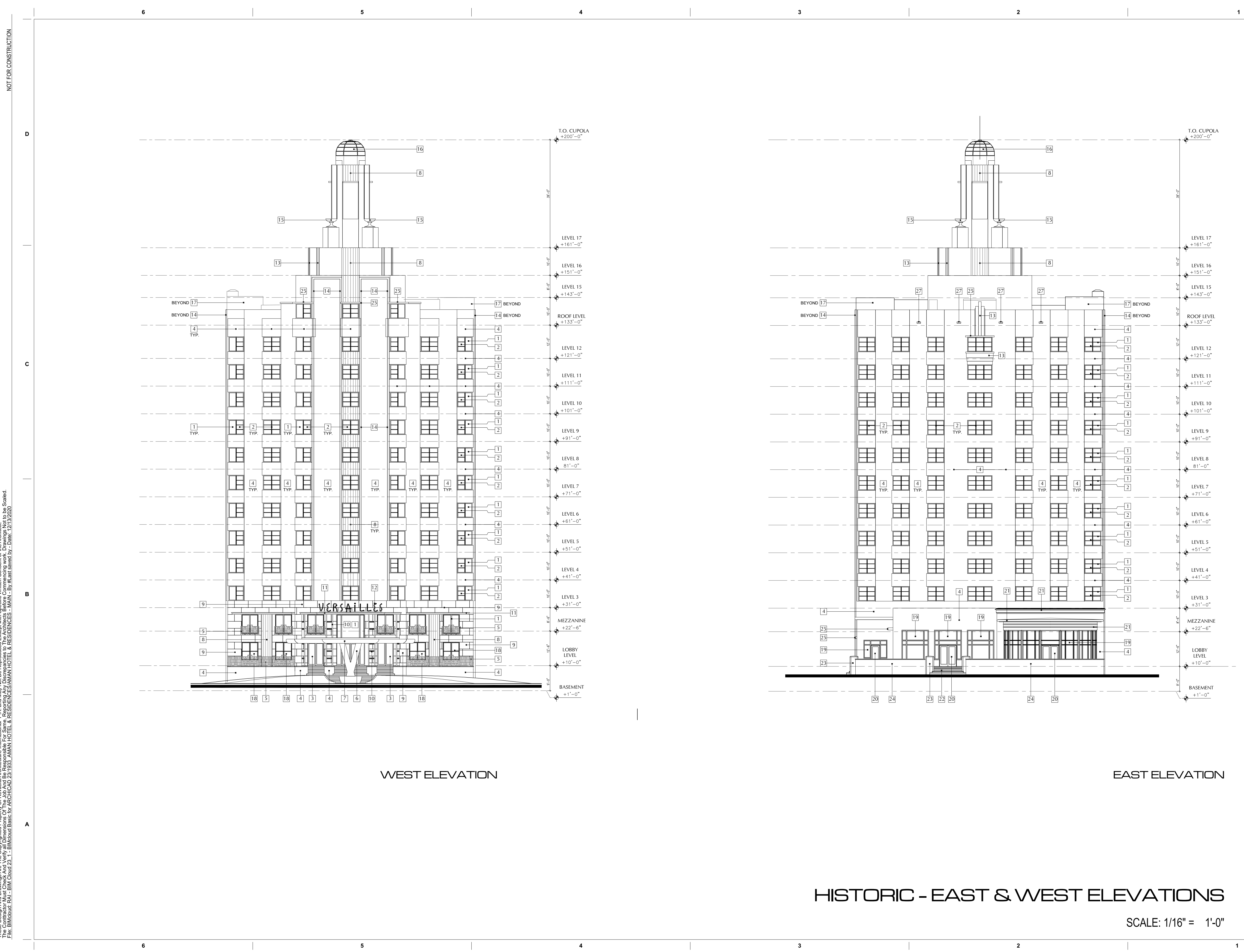


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PROPOSED - SOUTH
ELEVATION
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WEST ELEVATION

EAST ELEVATION

HISTORIC - EAST & WEST ELEVATIONS

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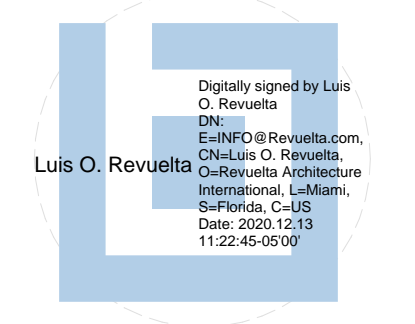
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Revisions



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 AR-0007972

HPB - January 12, 2021

Date
 12-14-2020
 Scale
 AS SHOWN
 Project No.
 1933
 Sheet Name
 HISTORIC - EAST & WEST
 ELEVATIONS
 Sheet No.

AH-1.607.H

