


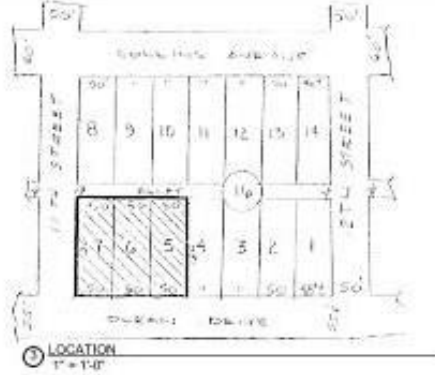


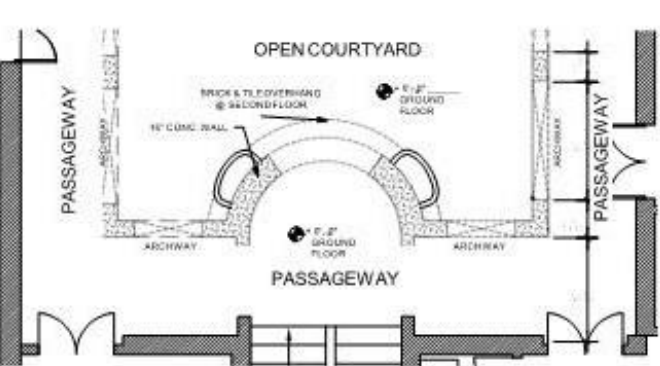
NEW GLASS ELEVATOR ON COURTYARD NE CORNER - JUSTIFICATION



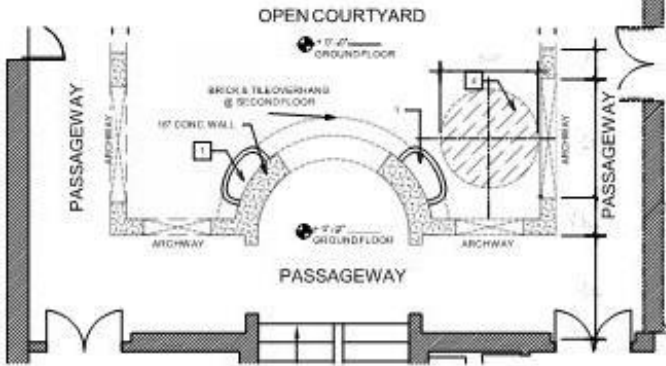
THE VILLA - CASA CASUARINA 1116 Ocean Drive Miami Beach, FL 33139



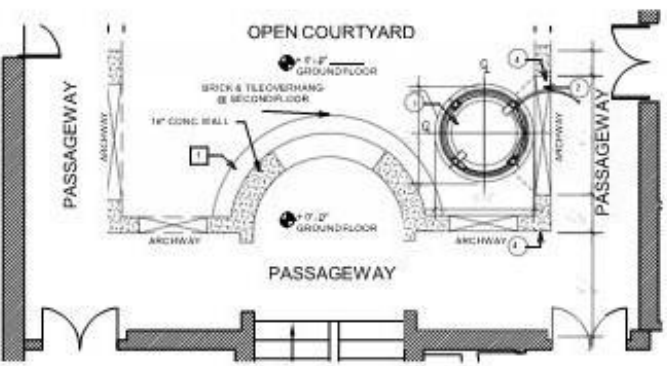
PROJECT TEAM	PROJECT RENDERING	
<p>ARCHITECT OF RECORD-</p>  <p>SKLARchitecture</p> <p>2310 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 www.sklararchitect.com Office (954) 925-9292 Fax (954) 925-6292 AA 0002649 IB 0000894 NCARB CERTIFIED</p> <p>OWNER :</p> <p>VMSB LLC 1400 Broadway, 15th Floor, Ny NY 646.467.1399 Owners Rep: Greenberg Trautman, P.A. Alfredo J. Gorzalez 333 S.E. 2nd Avenue Miami, FL 33131 T +1 305.579.0588 F +1 305.961.5588 Email: GorzalezAJ@gtm.com</p>	 <p style="text-align: right; font-size: small;">PROPOSED NEW ELEVATOR ON NORTH COURTYARD</p>	
<p>SCOPE OF WORK</p>		
<p>NEW ELEVATOR AT NORTH INTERIOR CENTRAL COURTYARD:</p> <p>Round Glass 3 story Elevator located on North East Corner of Courtyard</p>		
<p>LEGAL DESCRIPTION</p> <p>THIS PROPERTY IS DESCRIBED AS: PLAT 02-4203-084-0180 LDT'S 4 AND 7, BLOCK 18, OF OCEAN BEACH RESERVE NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.</p> <p>ALL THAT TRACT OR PARCEL OF LAND CONTAINING 045 ACRES, MORE OR LESS, SITUATED, LINED AND BEING LOTS 5, 8 AND 7 IN BLOCK 18, OF OCEAN BEACH RESERVE NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF 11TH ST AND THE WEST RIGHT-OF-WAY MARGIN OF OCEAN DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 89°58'00" WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF 11TH ST FOR A DISTANCE OF 130 FEET TO A POINT ON THE EAST MARGIN OF A 35 FOOT PUBLIC ALLEY; THENCE RUN NORTH 08°03'00" EAST ALONG SAID ALLEY FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 85°46'00" EAST FOR A DISTANCE OF 138 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF OCEAN DRIVE; THENCE RUN SOUTH 08°03'00" WEST ALONG SAID RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 150 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.</p> <p>LAND CONTAINS 15,000 SF AND 8.6 ACRES.</p>	<p>LOCATION MAP</p>  <p style="text-align: center;">LOCATION OF WORK</p> <p style="text-align: center;">SCALE: N.T.S.</p>	<p>KEY PLAN</p>  <p style="text-align: center;">LOCATION 1" = 1'-0"</p>



4 EXISTING GROUND FP
34'-11-0"

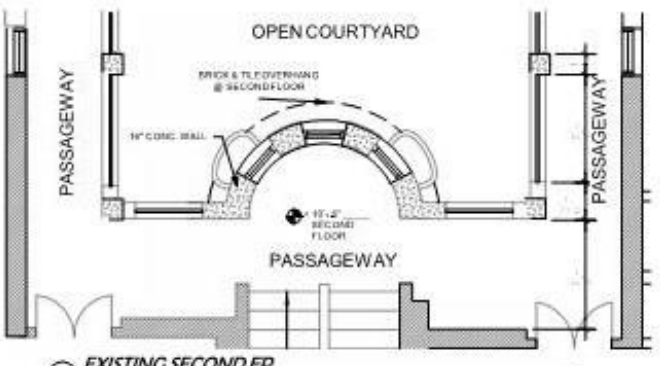


5 DEMOLITION GROUND FP
34'-11-0"

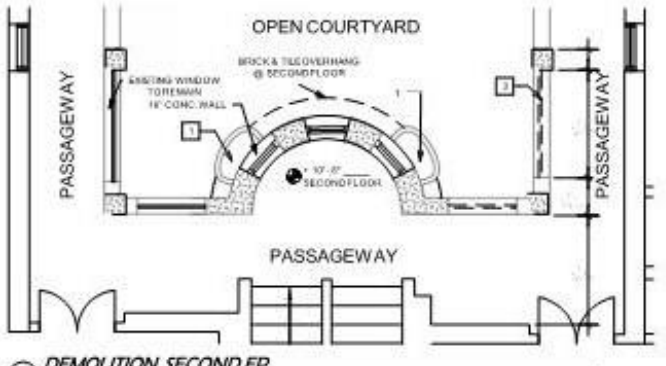


9 PROPOSED GROUND FP
34'-11-0"

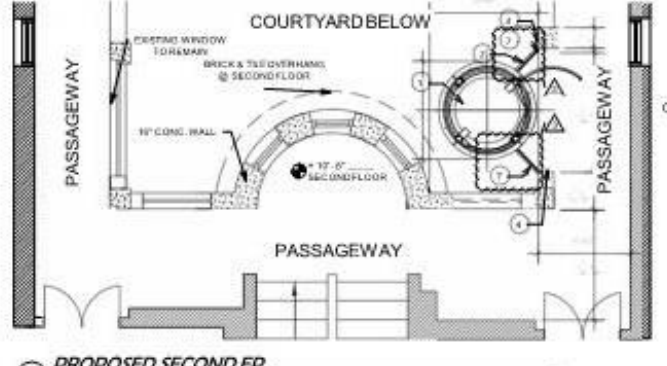
- DEMOLITION NOTES**
- 81 Remove existing plaster
 - 82 Remove existing garage, balcony and curb, patch footings to match existing
 - 83 Patch wall to match existing foundation, patch wall and floor finish to match existing
 - 84 Existing concrete, demolish elements, rebar, form to remain, protect from damage during demolition and new construction. Clean, patch and repair if necessary to match existing surrounding similar elements
 - 85 Demolish system/slabs, conduits & wiring to remain in place
 - 86 Patch holes in floor slab with concrete leaving a smooth, level floor
 - 87 Patch and repair existing systems affected work areas
 - 88 New glass railing with base skirting call



2 EXISTING SECOND FP
34'-11-0"

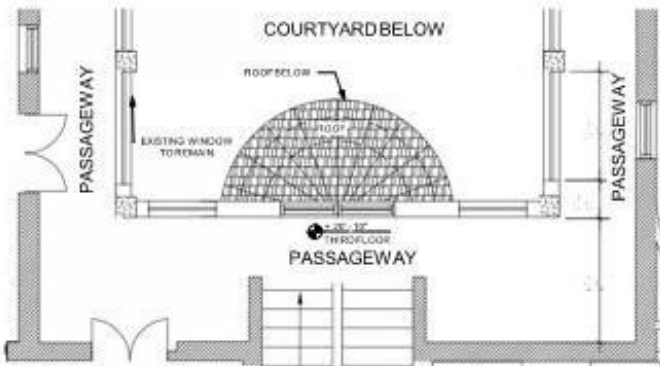


6 DEMOLITION SECOND FP
34'-11-0"

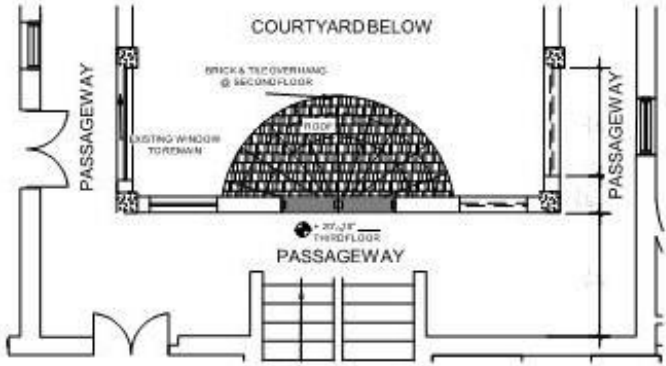


10 PROPOSED SECOND FP
34'-11-0"

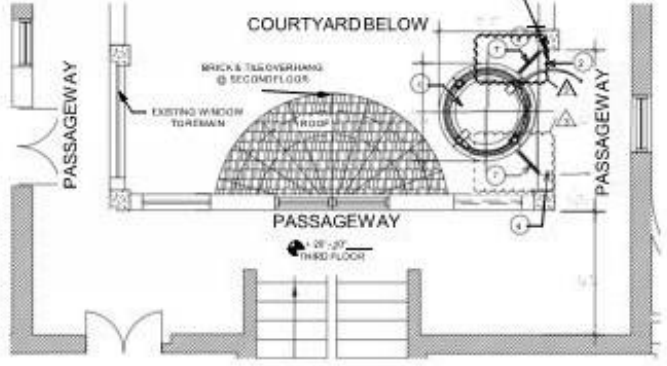
- CONSTRUCTION NOTES**
- 89 New Elevator (per code foundation)
 - 90 New slab to connect elevator to existing slab
 - 91 Patch floor finish to match existing
 - 92 Existing decorative elements, wallings, trim to remain, protect from damage during demolition and new construction. Clean, patch and repair if necessary to match existing surrounding similar elements
 - 93 Patch holes in floor slab with concrete leaving a smooth, level floor
 - 94 Patch and repair existing systems affected work areas
 - 95 New glass railing with base skirting call



3 EXISTING THIRD FP
34'-11-0"



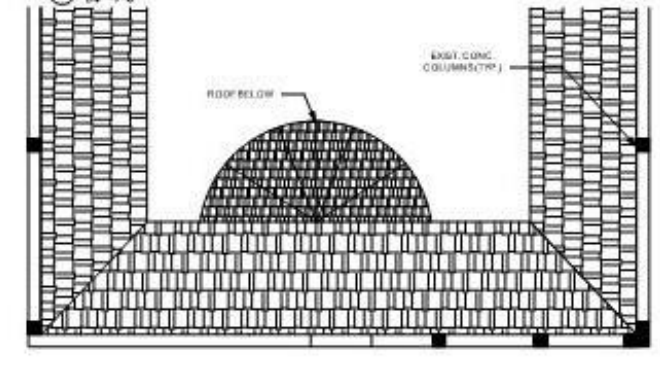
7 DEMOLITION THIRD FP
34'-11-0"



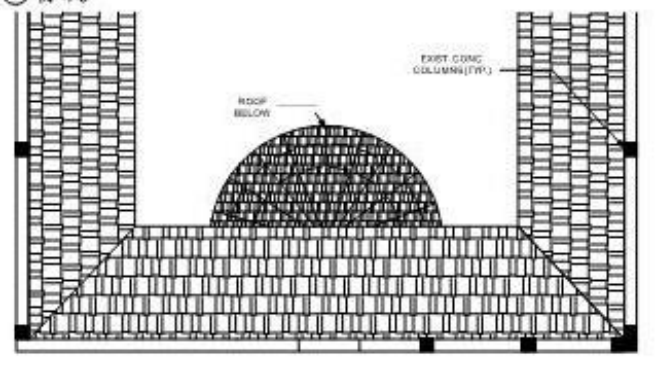
11 PROPOSED THIRD FP
34'-11-0"

FLOOR PLAN LEGEND

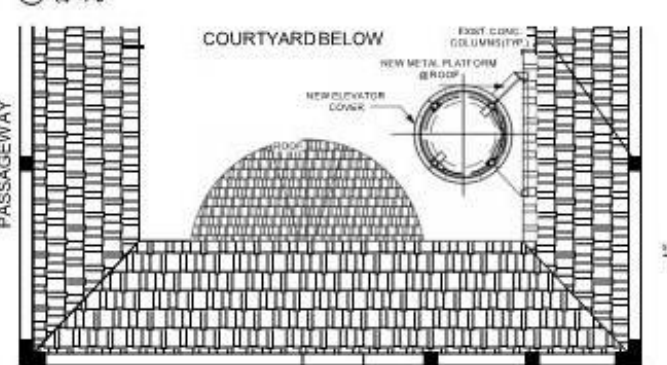
	EXISTING 6" CMU WALL
	EXISTING CONCRETE WALL
	EXISTING INTERIOR WALL
	EXISTING INTERIOR LOW WALL
	DEMOLITION CONCRETE WALL
	DEMO CONCRETE LOW WALL
	TO BE REMOVED
	ARCHWAY
	NEW 6" CONCRETE CMU WALL
	NEW 6" CONCRETE LOW WALL
	EXISTING CONCRETE COLUMN
	EXISTING WOOD COLUMN
	PROPOSED CONCRETE COLUMN
	PROPOSED METAL COLUMN
	NEW METAL SLAB TO CONNECT ELEVATOR TO EXISTING SLAB
	DEMOLISHING
	CONSTRUCTION



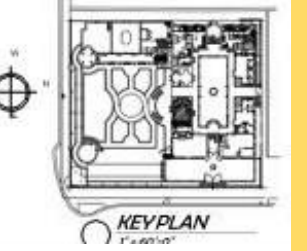
1 EXISTING ROOF FP
34'-11-0"



8 DEMOLITION ROOF FP
34'-11-0"



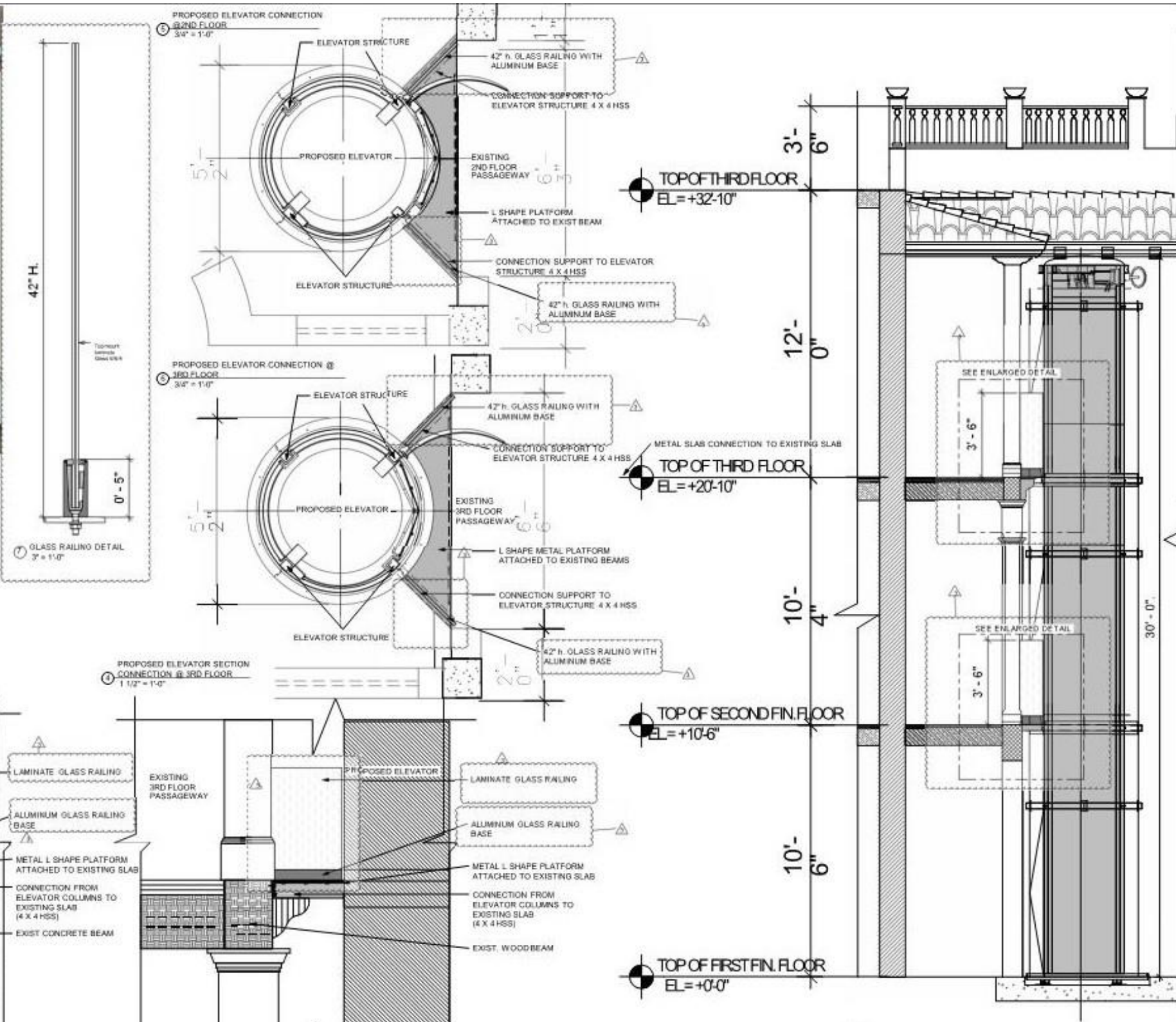
12 PROPOSED ROOF FP
34'-11-0"



THE VILLA – PROPOSED ELEVATOR FLOOR PLANS



1. ACTUAL CONDITION COURTYARD
1:25



NOTES:
 1- STRUCTURAL DETAILED PLANS WILL BE SUBMITTED WITH PERMIT
 2- ALL METAL STRUCTURE CONNECTIONS WILL BE COVERED WITH WOOD FINISH

THE VILLA – PROPOSED ELEVATOR SECTION + DETAILS



STUDY OF CASA CASUARINA THE VILLA VERSACE FOR: ALTERNATE LOCATION FOR ELEVATOR

1.- HALLWAYS – NOT POSSIBLE

Width is 3'-9" or 4'-10".

A minimum elevator requires hoist way + walls (77' x 73" see page 8),
existing width are 3' -9" to 4'-10"
also, this would block the corridors on 2nd and 3rd floors.

2.- INSIDE ROOMS/SPACES– NOT POSSIBLE IN OFFICE, ROOMS OR ANY OTHER INTERIOR AREAS

The required space for the elevator on the 1st Floor would block the access to the actual office area.

On the 2nd Floor would break the elaborate VERSACE finishes on flooring, walls and ceilings,
would also limit the access and the layout of the existing hotel Suite.

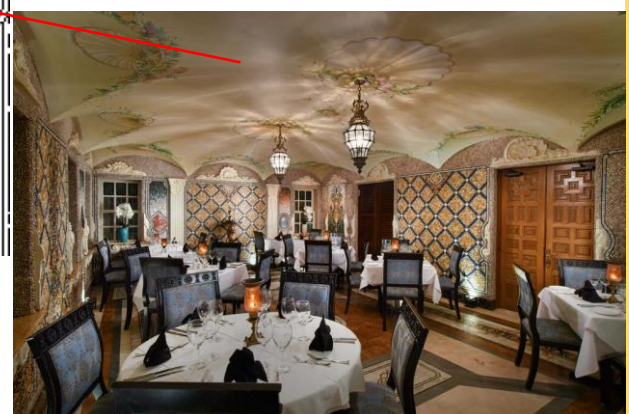
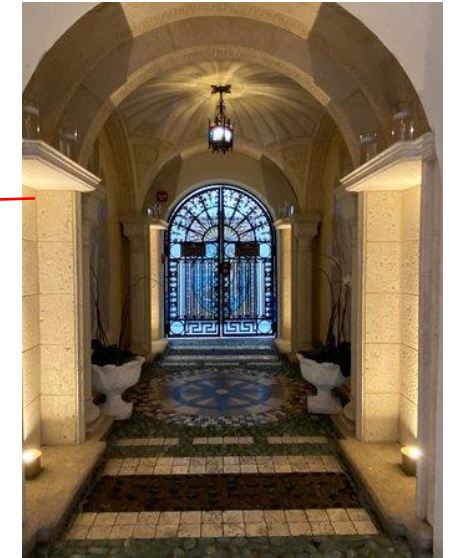
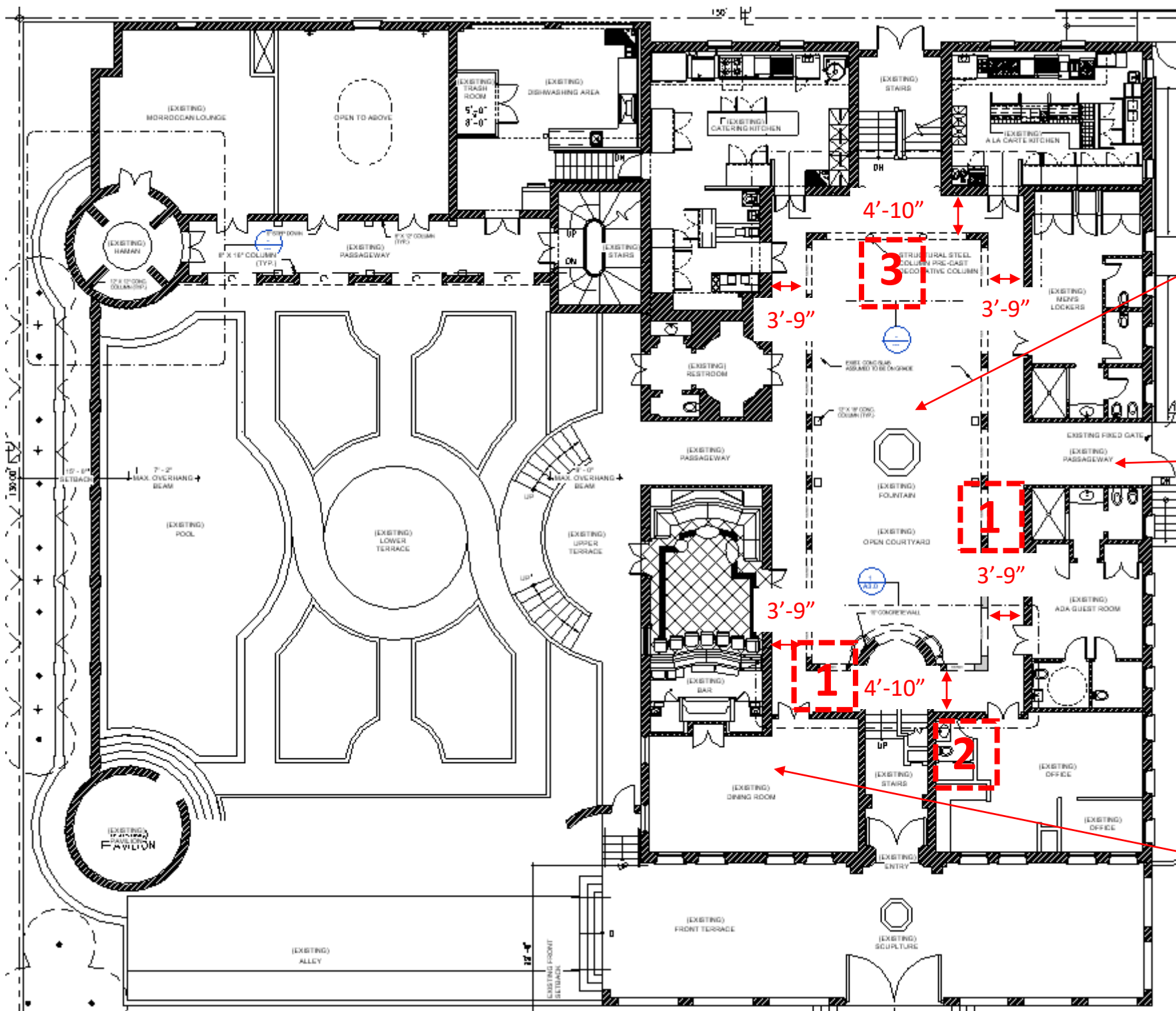
On the 3rd Floor there is a walk-in closet all finished in elaborated VERSACE millwork.

There will be a lot of structural work that would remove a lot of the elaborated finishes on the Villa, most of
the suites/rooms have symmetrical layout designs that would be affected.

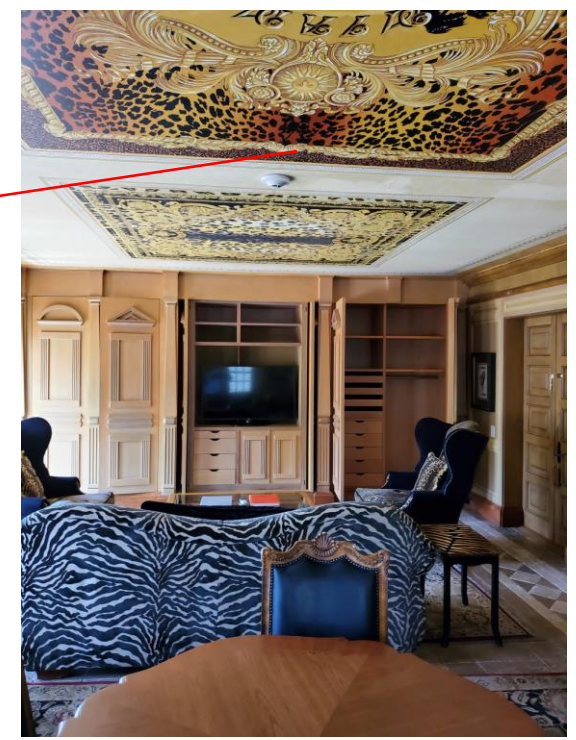
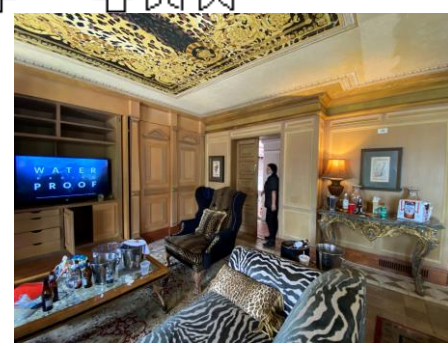
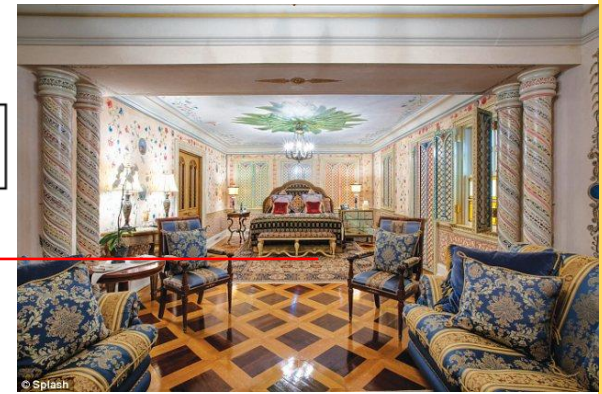
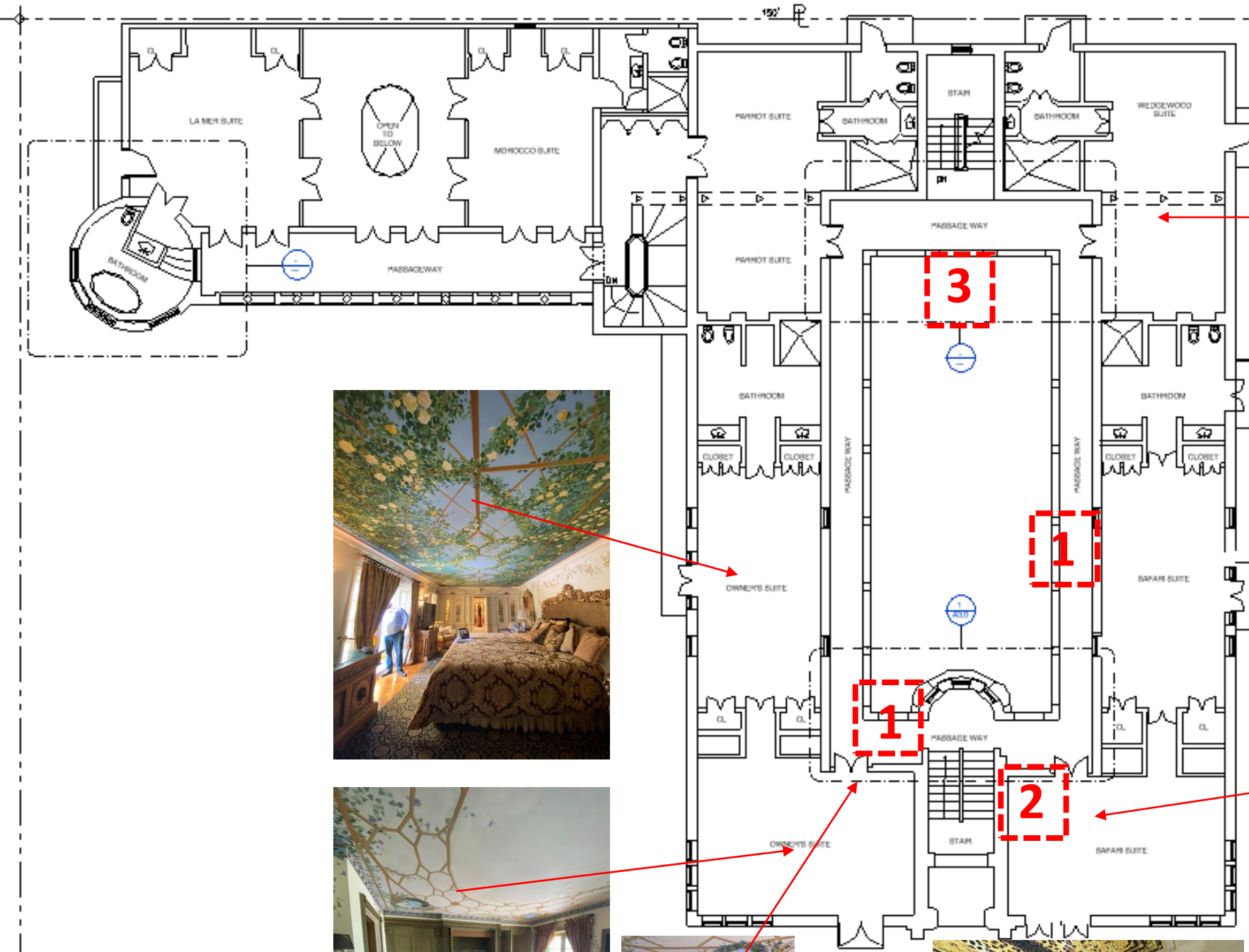
This is a more destructive option that would have several potential serious structural consequences to the
Building

3.- COURTYARD WEST SIDE:

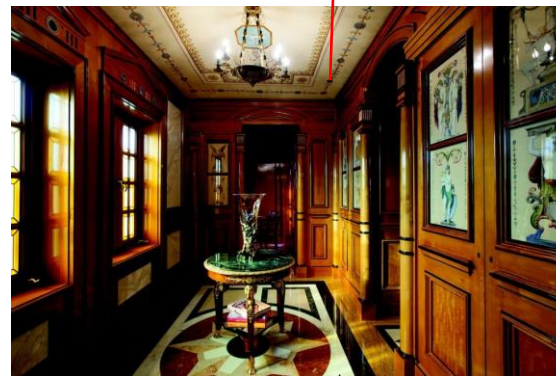
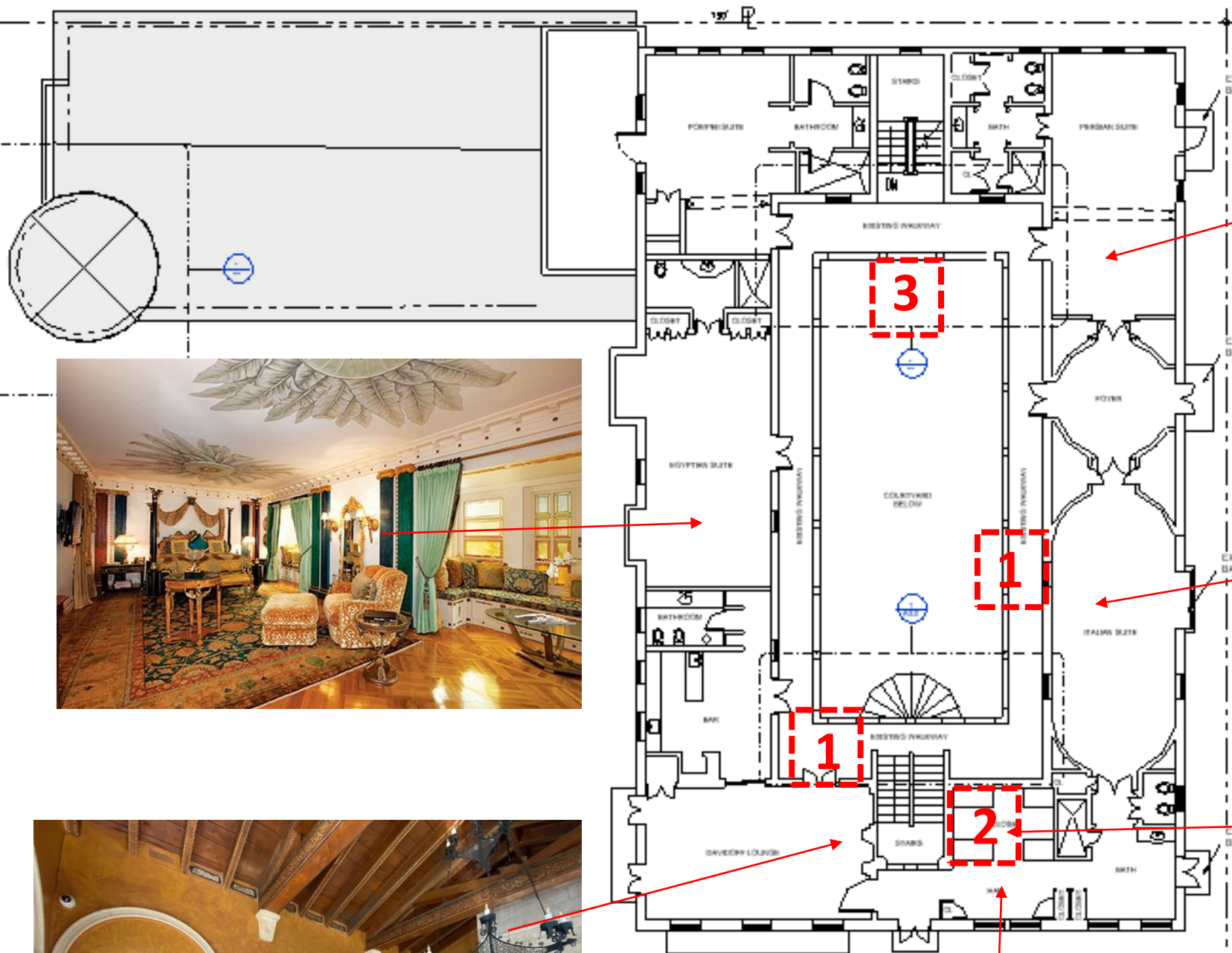
Although the original location of a previous elevator, this location is going to be visible from the entrance of
the Villa and would block the view of the Bell.



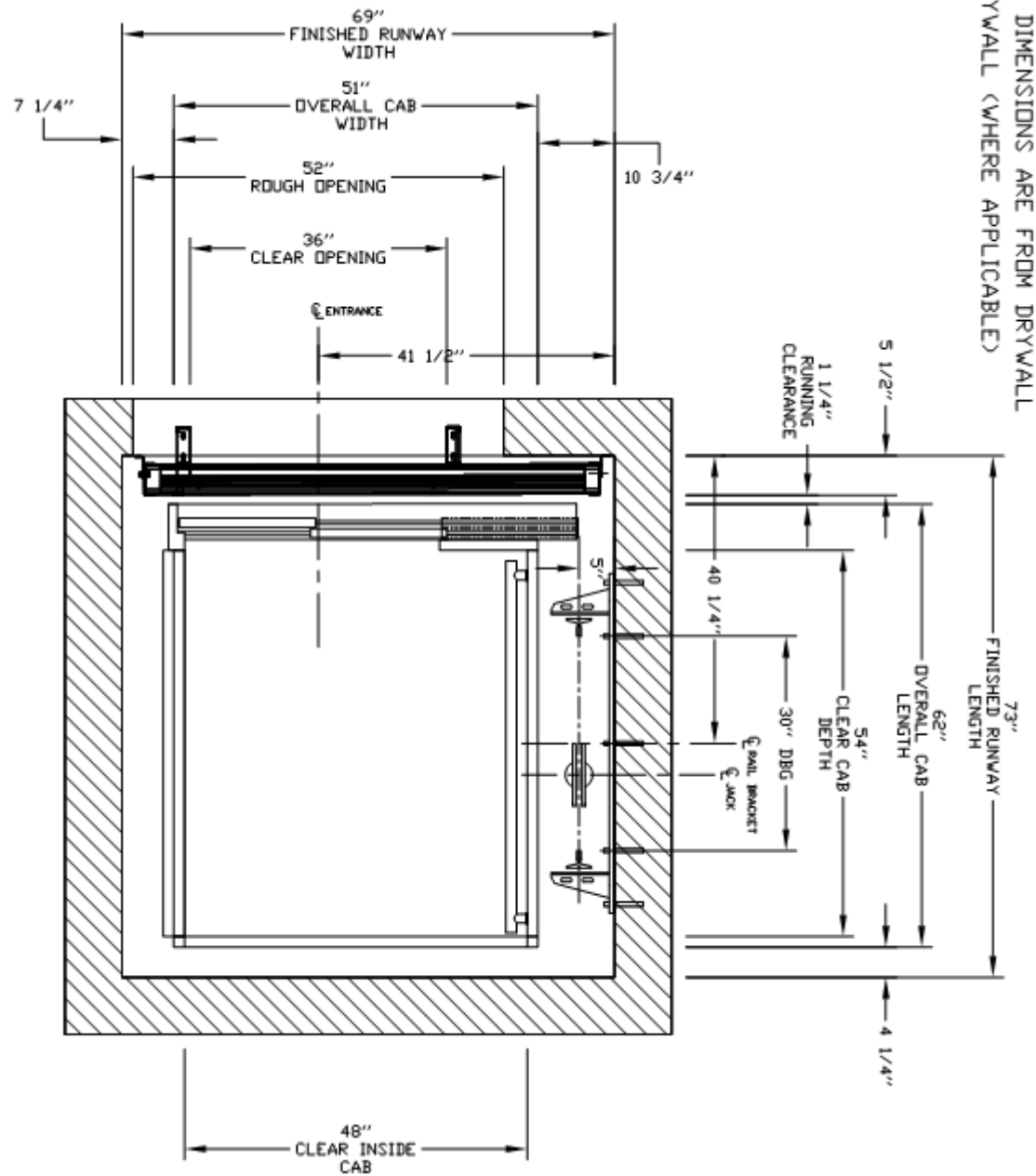
THE VILLA – 1ST FLOOR



THE VILLA – 2ndFLOOR

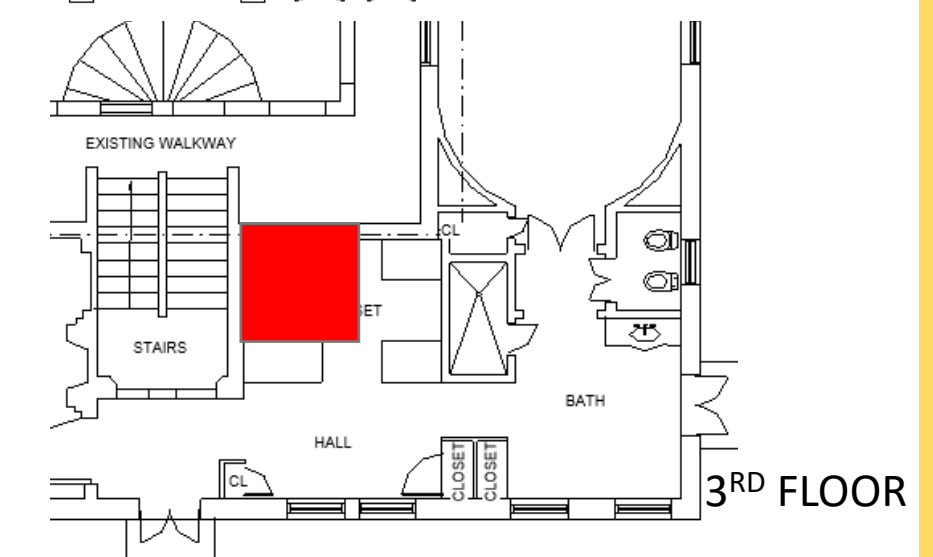
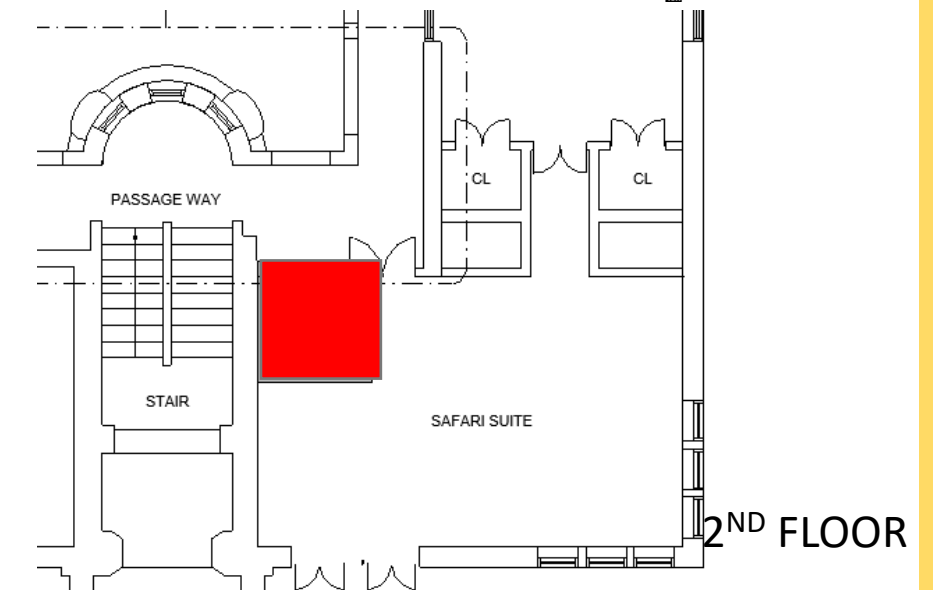
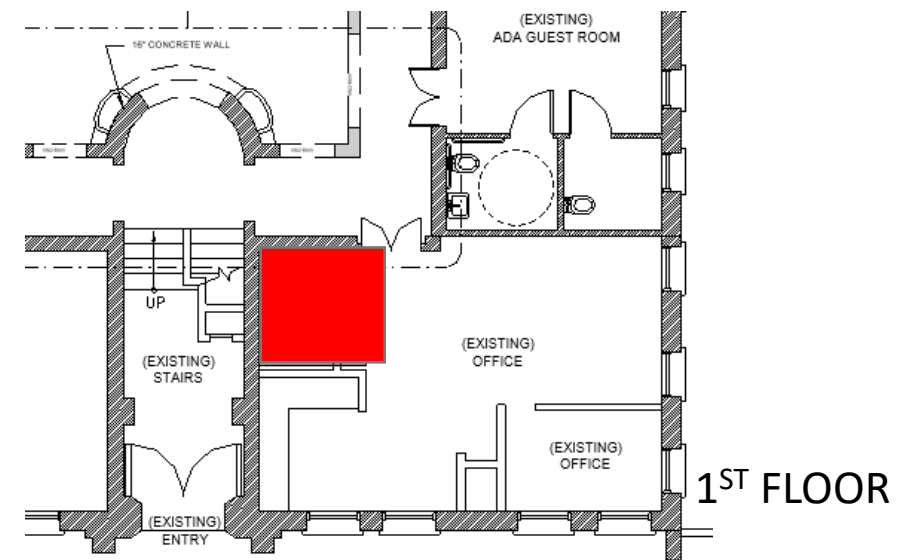


THE VILLA – 3rd FLOOR



↑ DIMENSIONS ARE FROM DRYWALL
RYWALL (WHERE APPLICABLE)

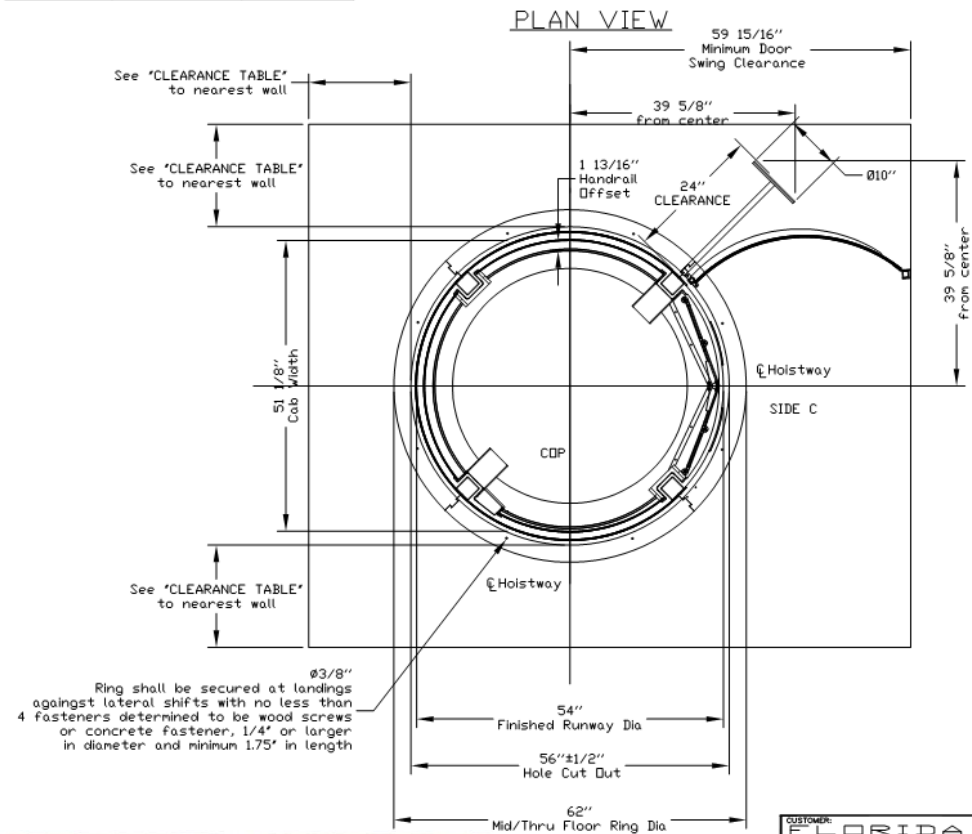
MINIMUM ACCESSIBLE CABIN



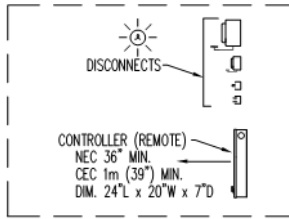
THE VILLA – ALTERNATE ELEVATOR INSIDE A SPACE



CLEARANCE TABLE		
1-WALL	2-WALL	3-WALL
4"	ONE AT 4" AND ONE AT 18" CONSULT FACTORY	



Ring shall be secured at landings against lateral shifts with no less than 4 fasteners determined to be wood screws or concrete fastener, 1/4" or larger in diameter and minimum 1.75" in length



DISCONNECTS AND CONTROLLER (REMOTE)

PRELIMINARY DRAWING ONLY
DRAWING APPROVAL

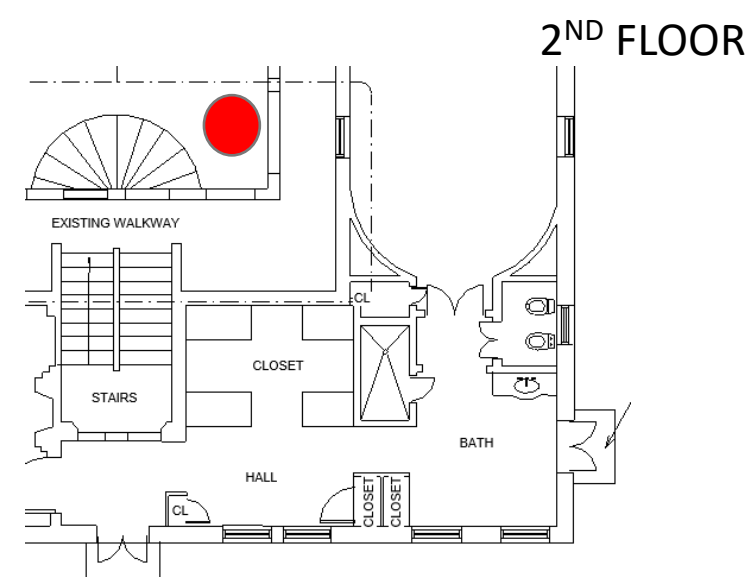
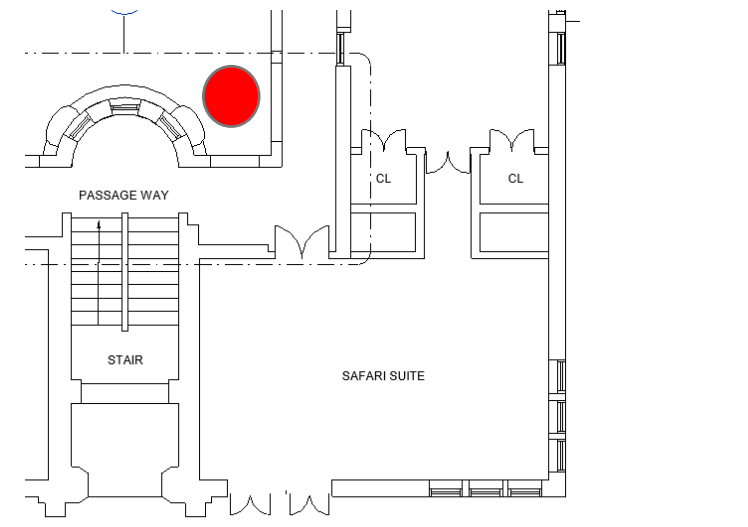
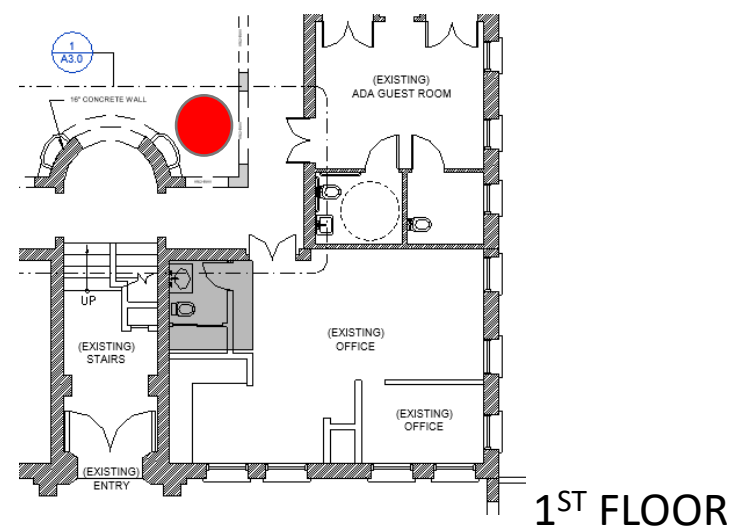
THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE ORDER FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY AND IS THE BASIS FROM WHICH THIS LIST IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

- APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING
- APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED
- CHANGE AS NOTED, REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

SIGNATURE: _____ DATE: _____
CHANGES REQUEST:
1. _____
2. _____
3. _____
4. _____

CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY. JOB SITE MUST BE COMPLETELY FINISHED, INCLUDING FINISHED FLOOR TO PROCEED WITH THE INSTALLATION OF THE VUELIFT.

OFFICE USE ONLY:		Part No. Round Acrylic
CONTRACTOR DESIGN STAMP:	0,0	Variant No. 192427
WORK DESIGN STAMP:	VE 114	
CUSTOMER:	FLORIDA LIFTS LLC	DATE: 07/10/20
PROJECT:	THE VILLA CASE CASUARINA VUE	DESIGN DATE: 07/10/20
ADDRESS:	1116 OCEAN DRIVE, MIAMI BEACH	COMPLETED BY: [Signature]
	FLORIDA, USA, 33139	JOB No. P-000000
		SHEET No. 1 OF 7



THE VILLA – PROPOSED ELEVATOR ON COURTYARD EAST SIDE