

THE SAGAMORE HOTEL

Interior Renovation and Additions

1671 Collins Avenue. Miami Beach, Florida, 33139

City of Miami Beach Planning & Zoning Dept.

Historic Preservation Board - November 18, 2016

HPB - FINAL SUBMITTAL

ZONING DISTRICT RM-3 (Residential Multifamily, High Density)

APPLICABLE CODES

- CITY OF MIAMI BEACH ZONING CODE
- FLORIDA BUILDING CODE - 2014 EDITION
- FLORIDA FIRE PREVENTION CODE - 2014 EDITION
- LIFE SAFETY CODE - NFPA 101, 2012 EDITION



SCOPE OF THE WORK - HPB FIRST SUBMITTAL

INTERIOR RENOVATION AND ADDITION DEMOLITION WORK:

1. MAIN BUILDING: ON SOUTH SIDE OF LOBBY REMOVE EXISTING ALUM/GLASS FIXED WINDOWS AND REPLACE WITH FULL GLASS DOORS. REMOVE PLANTERS AT UNCOVERED TERRACE
2. AS INDICATED IN PLANS; AT MAIN BUILDING REMOVE INTERIOR PARTITIONS AND ALL ASSOCIATED MEP SYSTEMS
3. AT EAST END OF MAIN BUILDING, REMOVE EXISTING STAIRS LEADING TO POOL AREA

NEW INTERIOR WORK:

1. NEW BAR LOCATED AT LOBBY AREA
2. NEW CONFIGURATION FOR MEETING ROOMS AND RESTROOMS
3. RECONFIGURATION OF RESTAURANT SEATING
4. NEW INDOOR RESTAURANT BAR
5. EAST END ELEVATOR SHAFT TO BE ENLARGED
6. RE-CONFIGURATION OF GUESTROOMS AT MAIN BUILDING AND BUNGALOW BUILDING

EXTERIOR WORK:

1. INSTALL NEW STRUCTURE ON SOUTH SIDE OF EXISTING RESTAURANT. INCLUDE NEW DOORS AND WINDOWS PER PLANS
2. ON EAST END OF MAIN BUILDING, EXTEND THE EXISTING SEATING DECK AT BOTH SIDES OF STAIRS
3. NEW INDOOR - OUTDOOR BAR WITH NEW GLAZING SYSTEM

DRAWING INDEX

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A0.02	ZONING INFORMATION - EXISTING FAR DIAGRAMS			
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DRAWING INDEX

SHEET No.	SHEET TITLE	REVISIONS		
		△	△	△
INTERIOR DESIGN				
01	MAIN BUILDING OVERALL PLAN AT LEVEL 1			
02	IMAGE OF ENTRY PORCH / TERRACE CONCEPT			
03	PROPOSED NEW WINDOW MOUNTING			
04	PORCH TERRACE CONCEPT			
05	PORTE - COCHERE / LOBBY PLAN			
06	RENDERING OF LOBBY RECEPTION			
07	RENDERING OF LOBBY RECEPTION / BAR			
08	RENDERING AT BAR			
09	FURNISHINGS AT LOBBY BAR			
10	PLAN - BACK BAR AT PORCH			
11	OVERALL EXTERIOR PLAN			
12	RENDERING - EXTERIOR EVENT SPACE			
LANDSCAPE DESIGN				
L-1	OVERALL LANDSCAPE PLAN			
L-2	FRONT ENTRY LANDSCAPE PLAN			
L-3	EVEN SPACE			
L-4	POOL AREA LANDSCAPE PLAN			
LD-1	TREE DISPOSITION LANDSCAPE PLAN			
LH-1	HARDSCAPE - FRONT PAVING			
LH-2	HARDSCAPE - EVENT DECK			
LH-3	HARDSCAPE - POOL DECK			

PROJECT APPLICANT:

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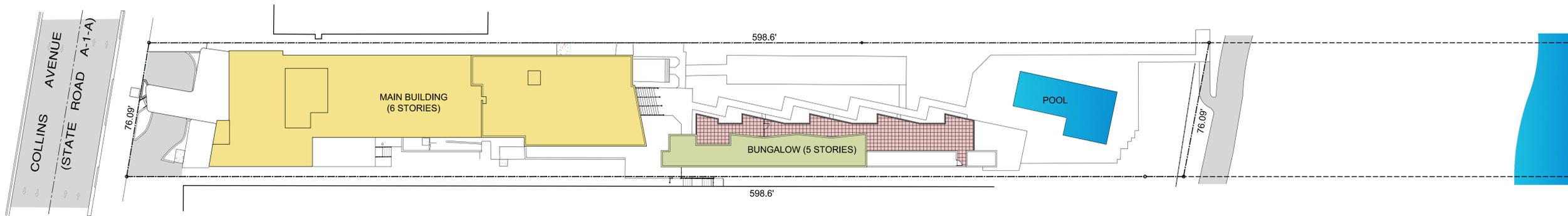
CONSULTANT:



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 Landscape Architecture
 Garden Design and Construction
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1 AERIAL VIEW



2 EXISTING SITE PLAN

SCALE: 1" = 30'-0"

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information	Maximum	Existing	Proposed	Deficiencies
1	Address: 1671 Collins Avenue, Miami Beach, FL 33139				
2	Board and file numbers:				
3	Folio number(s): 02-3234-019-0530				
4	Year constructed: 1948				
5	Based Flood Elevation: 8 FT				
6	Adjusted grade (Flood+Grade/2): N/A				
7	Lot width: 76.09 FEET				
8	Minimum Unit Size: 200 SF				
9	Existing use: HOTEL				
10	Height: 200 FT	83.35' NGVD	NO CHANGE	N/A	
11	Number of Stories: 22 STORIES	6 STORIES	NO CHANGE	N/A	
12	FAR (LOT AREA = 44,847.75) X 2.0	89,648 SF	87,499 SF	87,993 SF	N/A
13	Gross square footage				
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	93	146	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A
Setbacks					
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
At Grade Parking:					
24	Front Setback:	N/A	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
Pedestal:					
29	Front Setback (WEST):	20'-0"	45.32 FT	NO CHANGE	N/A
30	Side Setback (NORTH):	7.5 FT	5.0 FT	NO CHANGE	N/A
31	Side Setback (SOUTH):	7.5 FT	5.0 FT	NO CHANGE	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback (EAST):	119.6	43.2 FT	NO CHANGE	N/A
Tower:					
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

3 ZONING DATA CHART

NTS

Parking	Required	Existing	Proposed	Deficiencies
39 Parking district	1	1	1	
40 Total # of parking spaces		0	0	
41 # of parking spaces per use (Provide a separate chart for a breakdown calculation)	4	0	0	4
42 # of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43 Parking Space Dimensions	N/A			
44 Parking Space configuration (450,600,900,Parallel)	N/A			
45 ADA Spaces	N/A			
46 Tandem Spaces	N/A			
47 Drive aisle width	N/A			
48 Valet drop off and pick up				
49 Loading zones and Trash collection areas of racks				

Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51 Type of use	N/A	RESTAURANT / BAR	RESTAURANT / BAR	
52 Number of seats located outside on private property	N/A	RESTAURANT & BAR	32 + 67 + 20	
53 Number of seats inside	N/A	RESTAURANT & BAR	57 + 20 + 35	
54 Total number of seats	N/A	RESTAURANT & BAR	231	
55 Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56 Total occupant content				
57 Occupant content per venue (Provide a separate chart for a breakdown calculation)				
58 Proposed hours of operation		Indoor Restaurant and Bar (8:00 AM to 5:00 AM)		
59 Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)			NO	
60 Is dancing and/or entertainment proposed? (see CMB 141-1361)			NO	
61 Is this a contributing building?			YES	
62 Located within a Local Historic District?			YES	

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

PARKING CALCULATION				
USE	DESCRIPTION	RATE	REQUIRED SPACES *	PROPOSED
EXISTING HOTEL ROOMS (HISTORICAL BUILDING)	N/A	N/A	0	0 P.S.
NEW HOTEL ROOMS (NEW UNITS WITHIN BUNGALOW BUILDING)	7	0.5 P.S./UNIT (200 UNITS MAX)	0.5 P.S. X 7 UNITS	4 P.S.
EXISTING RESTAURANT / BAR (WITHIN HISTORIC BUILDING)	N/A	N/A	0	0 P.S.
NEW BAR AT LOBBY	N/A	N/A	0	0 P.S.
TOTAL			0 P.S.	4 P.S.

* SPACES REQUIRED PER CITY OF MIAMI BEACH FL CODE OF ORDINANCE / ARTICLE IV, SEC 130.333 - OFF STREET PARKING REQUIREMENTS FOR PARKING DISTRICT No. 1

LOADING PARKING CALCULATION				
USE	DESCRIPTION	RATE	REQUIRED SPACES *	PROPOSED
EXISTING RESTAURANT / MEETING ROOM	N/A	N/A	0	0 P.S.
TOTAL			0 P.S.	0 P.S.

* SPACES REQUIRED PER CITY OF MIAMI BEACH FL CODE OF ORDINANCE / ARTICLE IV, SEC 130.101 - OFF STREET PARKING REQUIREMENTS FOR LOADING

4 PARKING CALCULATIONS

NTS

OCCUPANCY COUNT (RESTAURANT, BAR & LOUNGE)			
USE	DESCRIPTION	RATE	OCCUPANT LOAD
LOBBY BAR	771 SF	1 PERSON PER 30 SF	26 PERSON
LOUNGE	837 SF	1 PERSON PER 30 SF	28 PERSON
RESTAURANT (INDOOR)	1377 SF	1 PERSON PER 30 SF	46 PERSON
RESTAURANT (OUTDOOR)	899 SF	1 PERSON PER 15 SF	60 PERSON
RESTAURANT BAR (INDOOR)	583 SF	1 PERSON PER 30 SF	19 PERSON
RESTAURANT BAR (OUTDOOR)	1084 SF	1 PERSON PER 15 SF	73 PERSON
TOTAL			252 PERSON

5 OCCUPANCY COUNT

NTS



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KEY PLAN



SIGNATURE / DATE / SEAL

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HISTORIC PRESERVATION BOARD

Issue: 11.03.2016 / HPB First Submittal
11.18.2016 / HPB Final Submittal

DDCI Project #: 2016.021
Drawn by: RE / VHR
Approved by: VHR

SHEET INDEX

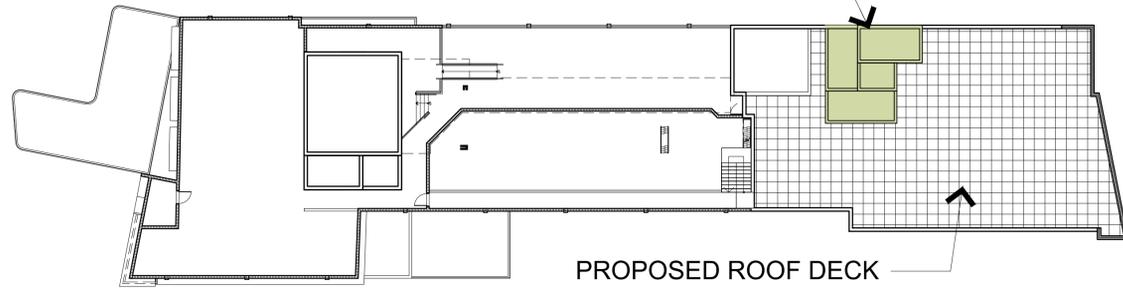
- Project Statistics
- Location Map
- Site Plan

SCALE: As Indicated

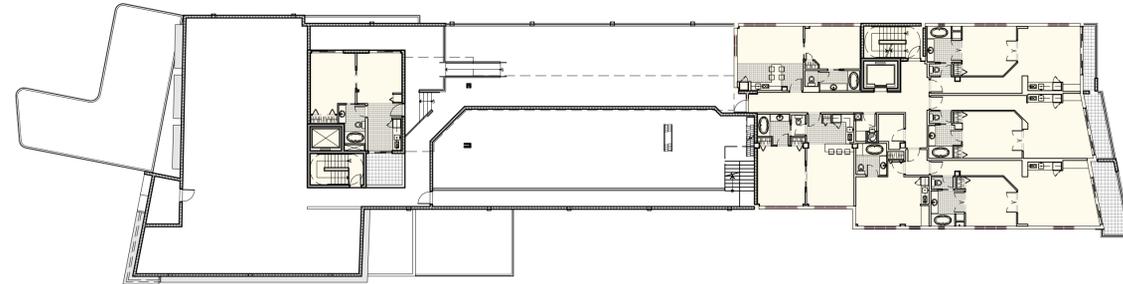
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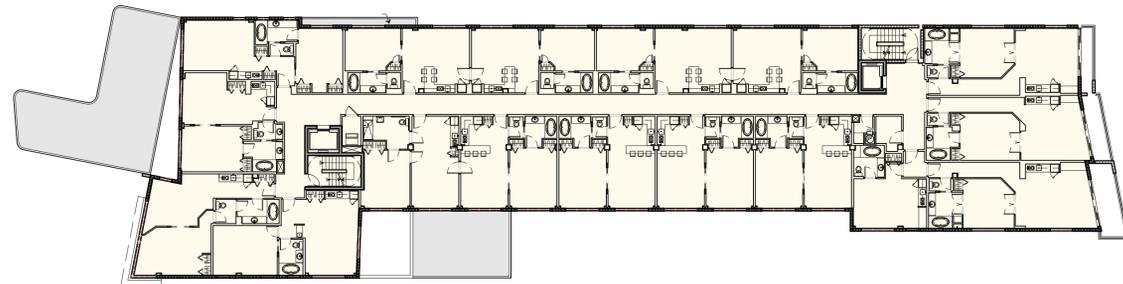
NEW F.A.R 494 SF
 - STAIR AND ELEVATOR EXTENSION
 - ELEVATOR FOYER AND RESTROOMS



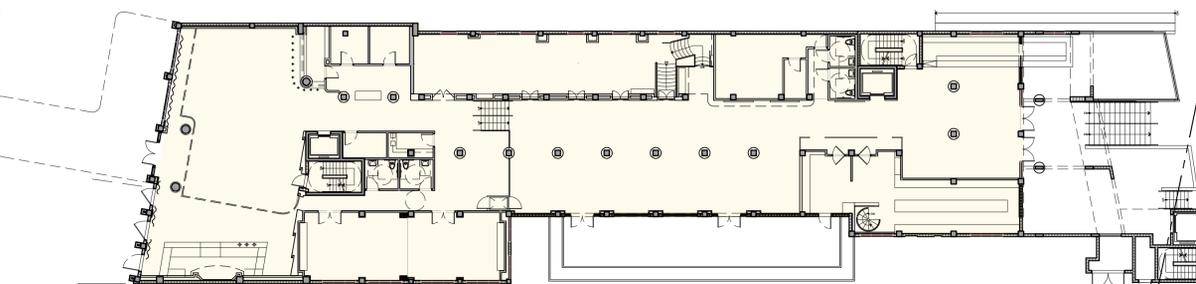
ROOF DECK



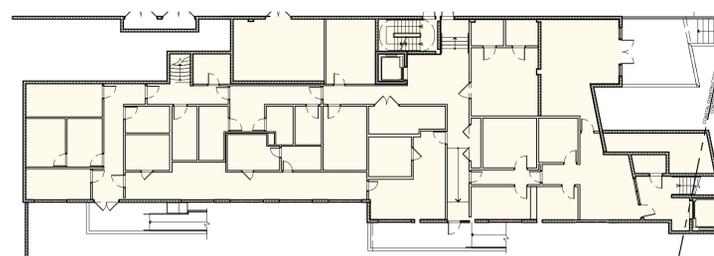
PENTHOUSE FLOOR



FLOORS 2 TO 5



FIRST FLOOR



BASEMENT

MAIN HOTEL FAR CALCULATIONS (SF)

FLOOR LEVEL	EXISTING	NEW FAR.	TOTAL
ROOF DECK	0	494	494
PENTHOUSE FLOOR	4,970	0.00	4,970
FLOORS 2-5 (4)	48,224	0.00	48,224
FIRST FLOOR	11,839	0.00	11,839
BASEMENT (AT 50%)	3,397	0.00	3,397
TOTAL FAR AREAS	68,430 SF	494 SF	68,924 SF

EXTENDED STAIR, ELEVATOR, ELEVATOR FOYER AND RESTROOMS

LEGEND

- INDICATES NEW F.A.R. AREA
- INDICATES EXISTING F.A.R. AREA

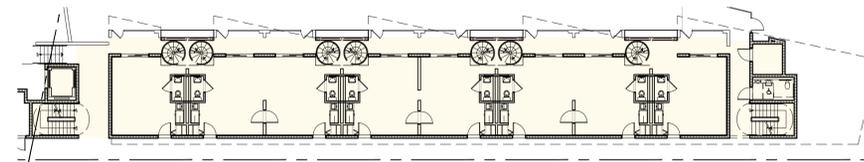
BUNGALOW FAR CALCULATIONS (SF)

FLOOR LEVEL	EXISTING	NEW FAR	TOTAL
PENTHOUSE FLOOR	1,878	0.00	1,878
FLOORS 2-4 (3)	12,789	0.00	12,789
FIRST FLOOR	4,402	0.00	4,402
TOTAL FAR AREAS	19,069 SF	0.00 SF	19,069 SF

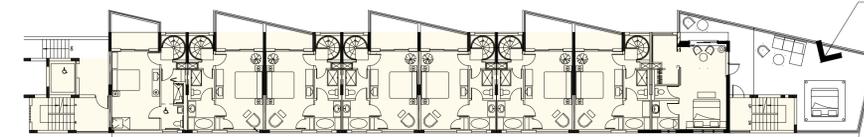
F.A.R. GRAND TOTAL 87,993 SF

MAX. F.A.R. ALLOWED 89,648 SF

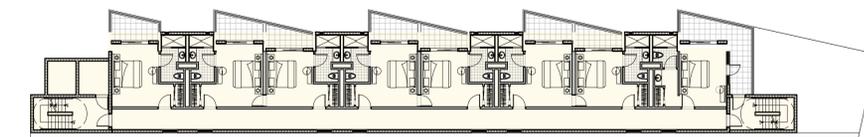
AVAILABLE F.A.R. 1,655 SF



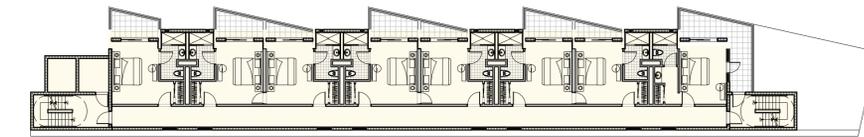
LEVEL 1



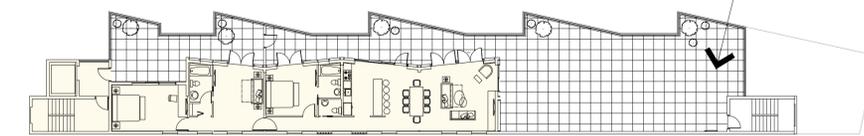
LEVEL 2



LEVEL 3



LEVEL 4



PENTHOUSE

1 MAIN BUILDING F.A.R. DIAGRAMS
 NTS

2 BUNGALOW F.A.R. DIAGRAMS
 NTS

PROJECT:
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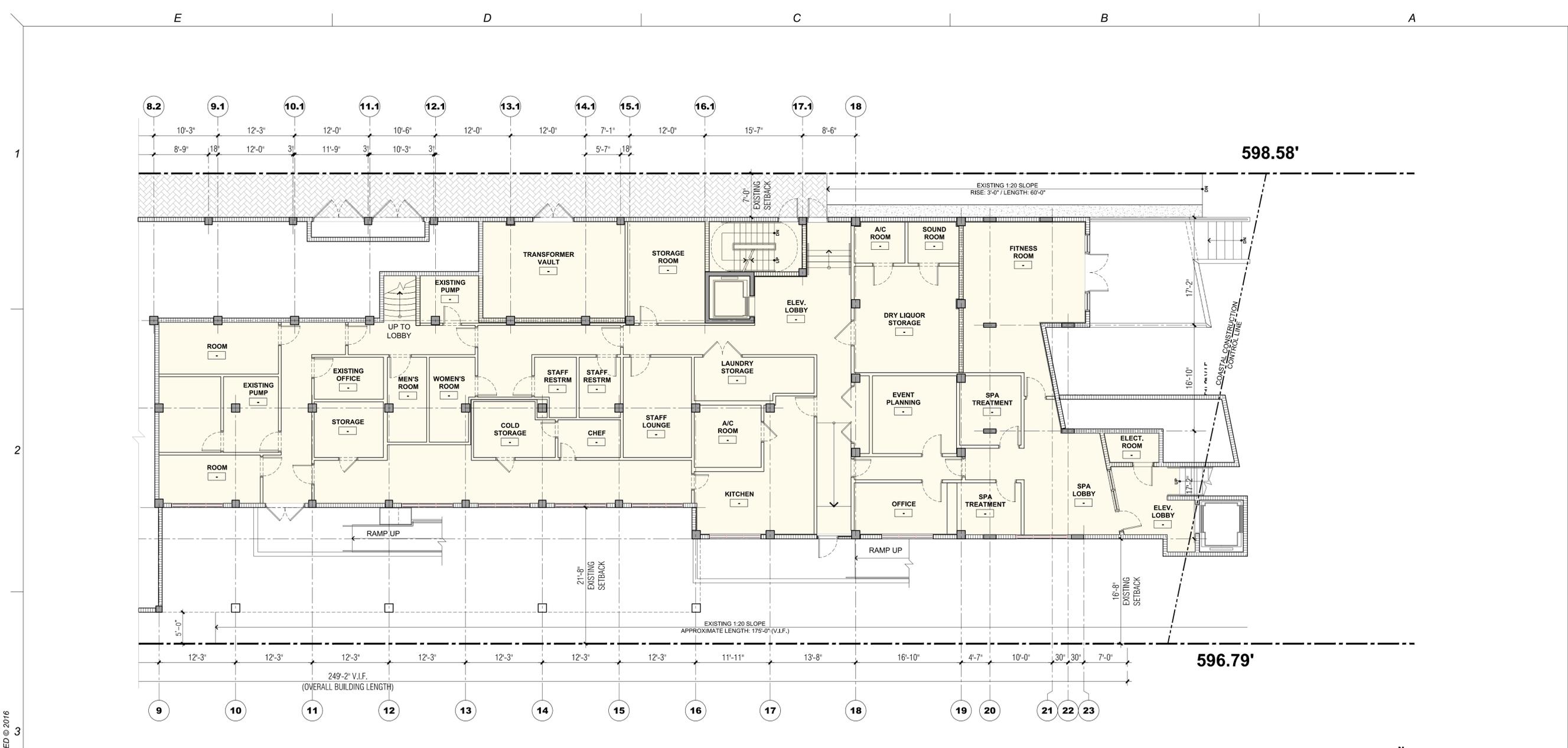
SHEET INDEX
- Proposed Building Area Calcs.
- F.A.R. Diagrams

SCALE: NTS

SHEET NO.

A0.02

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SHEET INDEX
- Existing Basement Floor Plan

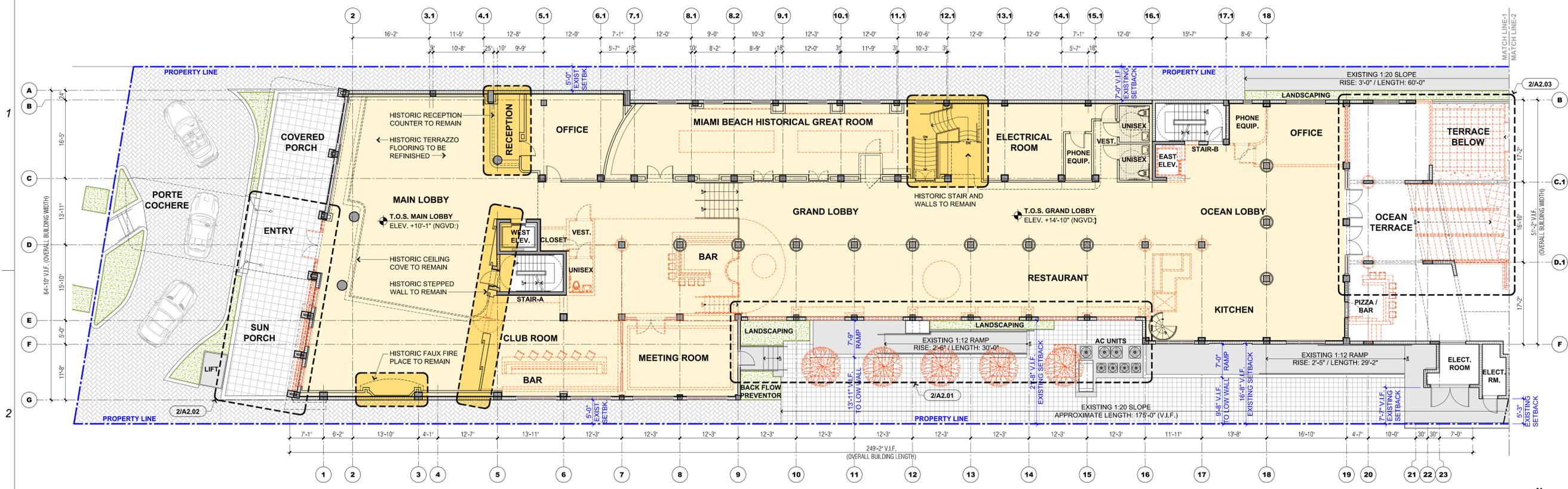
SCALE: 1/8" = 1'-0"
 SHEET NO.

A1.00

1 EXISTING BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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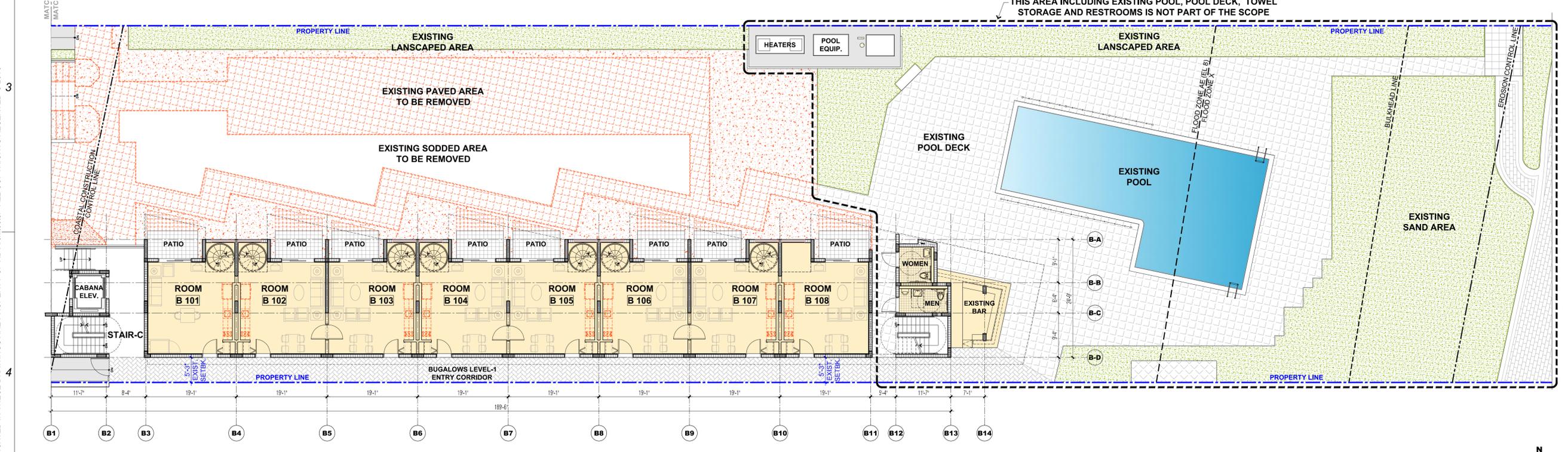


1 OVERALL EXISTING / DEMOLITION PLAN - MAIN BUILDING - LEVEL 1
SCALE: 3/32" = 1'-0"

COLOR LEGEND	
	EXISTING BUILDING INTERIOR SPACE
	EXISTING HISTORIC FEATURES TO REMAIN
	ELEMENTS PROPOSED TO BE REMOVED
	PROPERTY LINE AND SETBACK NOTES
	EXISTING SODDED AND LANDSCAPED AREAS

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E D C B A



2 EXISTING / DEMOLITION OVERALL FLOOR PLAN - BUNGALOWS - LEVEL 1
SCALE: 3/32" = 1'-0"

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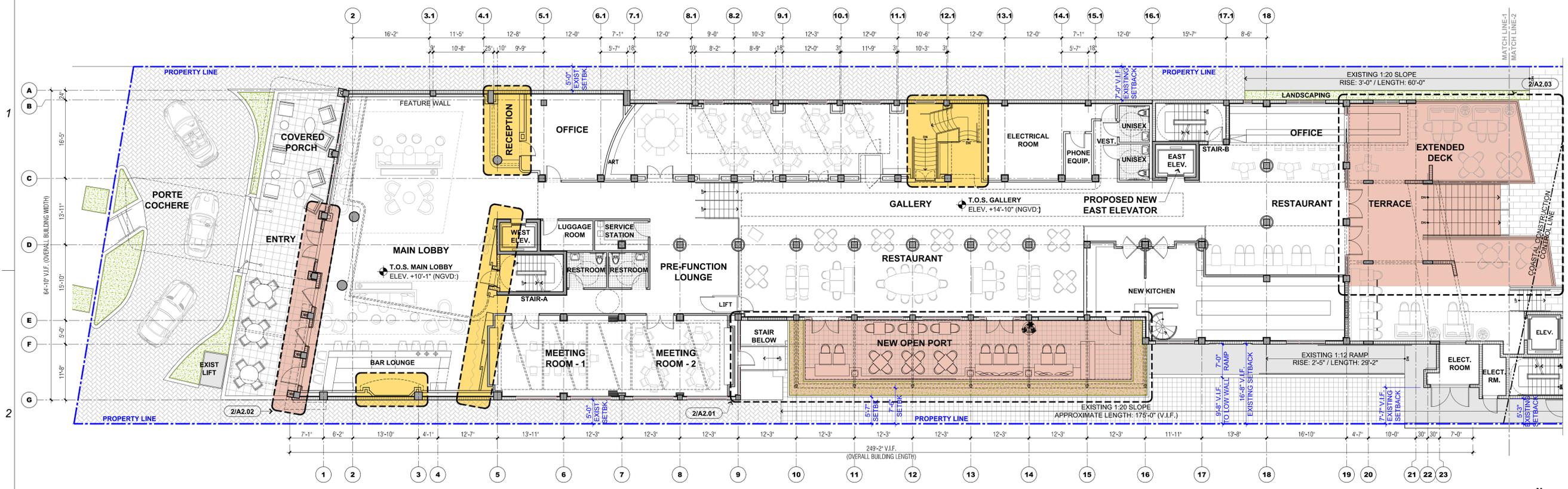
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Drawn by: RE / VHR
Approved by: VHR

SHEET INDEX
- Main Building Overall Existing / Demolition Plan - Level 1
- Color Legend

SCALE: 3/32" = 1'-0"
SHEET NO.

A1.01

E D C B A

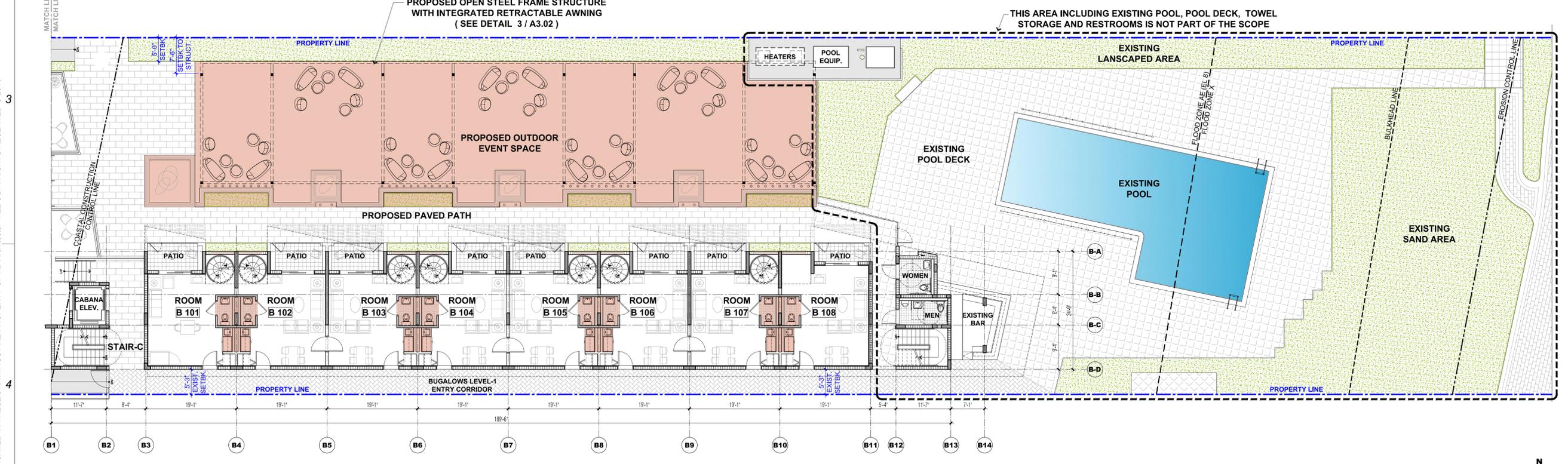


1 OVERALL PROPOSED FLOOR PLAN - MAIN BUILDING - LEVEL 1
SCALE: 3/32" = 1'-0"

COLOR LEGEND	
	EXISTING HISTORIC FEATURES TO REMAIN
	PROPOSED MODIFICATIONS AND ADDITIONS
	ELEMENTS PROPOSED TO BE REMOVED
	PROPERTY LINE AND SETBACK NOTES
	EXISTING SODDED AND LANDSCAPED AREAS

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E D C B A



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SCALE: 3/32" = 1'-0"

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Drawn by: RE / VHR
Approved by: VHR

SHEET INDEX
- Overall Proposed Floor Plan - Main Building Level 1
- Overall Proposed Floor Plan - Bungalow Level 1

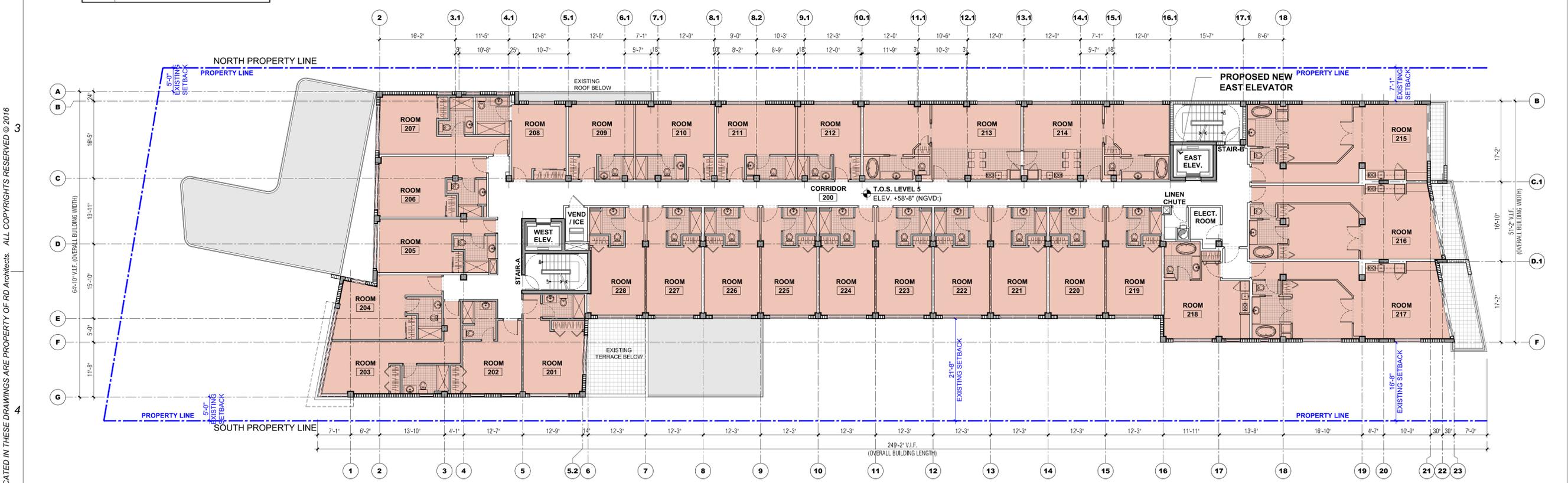
SCALE: 3/32" = 1'-0"

SHEET NO.

A1.02



1 OVERALL EXISTING / DEMOLITION FLOOR PLAN - LEVELS 2-5
SCALE: 3/32" = 1'-0"



2 OVERALL PROPOSED FLOOR PLAN - LEVELS 2-5
SCALE: 3/32" = 1'-0"

COLOR LEGEND	
	EXISTING HISTORIC FEATURES TO REMAIN
	PROPOSED MODIFICATIONS AND ADDITIONS
	ELEMENTS PROPOSED TO BE REMOVED
	PROPERTY LINE AND SETBACK NOTES
	EXISTING SODDED AND LANDSCAPED AREAS

PROJECT:
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KEY PLAN

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②	11.18.2016 / HPB Final Submittal

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Drawn by: RE / VHR
Approved by: VHR

SHEET INDEX

- Overall Existing-Demo Floor Plan - Levels 2-5
- Overall Proposed Floor Plan - Levels 2-5

SCALE: 3/32" = 1'-0"

SHEET NO.

A1.03

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EXISTING

MAIN BUILDING ROOMS COUNT LEVELS 2-5							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
2-501	657 SF	2-508	530 SF	2-515	589 SF	601	551 SF
2-502	676 SF	2-509	739 SF	2-516	589 SF	605	534 SF
2-503	604 SF	2-510	749 SF	2-517	588 SF	606	722 SF
2-504	642 SF	2-511	847 SF			607	667 SF
2-505	523 SF	2-512	346 SF			608	679 SF
2-506	526 SF	2-513	589SF			609	345 SF
2-507	559 SF	2-514	589 SF			610	588 SF
28 ROOMS		28 ROOMS		12 ROOMS		7 ROOMS	

TOTAL
75 ROOMS

PROPOSED

MAIN BUILDING ROOMS COUNT LEVELS 2-5							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
2-501	309 SF	2-508	278 SF	2-515	722 SF	2-522	294 SF
2-502	260 SF	2-509	244 SF	2-516	667 SF	2-523	294 SF
2-503	373 SF	2-510	293 SF	2-517	679 SF	2-524	294 SF
2-504	316 SF	2-511	293 SF	2-518	345 SF	2-525	294 SF
2-505	311 SF	2-512	237 SF	2-519	294 SF	2-526	294 SF
2-506	319 SF	2-513	577SF	2-520	294 SF	2-527	294 SF
2-507	317 SF	2-514	534 SF	2-521	294 SF	2-528	294 SF
28 ROOMS		28 ROOMS		28 ROOMS		28 ROOMS	

TOTAL
112 ROOMS

PROPOSED

MAIN BUILDING ROOMS COUNT LEVEL 6							
ROOM No.	AREA	ROOM No.	AREA				
601	551 SF	606	722 SF				
		607	667 SF				
		608	679 SF				
		609	345 SF				
605	534 SF	610	588 SF				
2 ROOMS		5 ROOMS					

TOTAL
7 ROOMS

TOTAL PROPOSED ROOMS AT MAIN BUILDING = 119

EXISTING

BUNGALOW ROOMS COUNT - PENTHOUSE							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
B-101	735 SF			B-301	722 SF	B-501	505 SF
B-102	735 SF			B-302	722 SF	B-502	1003 SF
B-103	735 SF			B-303	722 SF		
B-104	735 SF			B-304	722 SF		
B-105	735 SF			B-305	722 SF		
B-106	735 SF			B-306	722 SF		
B-107	735 SF			B-307	722 SF		
B-108	431 SF			B-308	722 SF		
8 ROOMS				8 ROOMS		2 ROOMS	

TOTAL
18 ROOMS

TOTAL EXISTING ROOMS = 93

PROPOSED

BUNGALOW BUILDING ROOMS COUNT 1-4 (3)							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
B-101	735 SF			B-301	336 SF	B-401	336 SF
B-102	735 SF			B-302	336 SF	B-402	336 SF
B-103	735 SF			B-303	314 SF	B-403	336 SF
B-104	735 SF			B-304	336 SF	B-404	336 SF
B-105	735 SF			B-305	314 SF	B-405	336 SF
B-106	735 SF			B-306	336 SF	B-406	336 SF
B-107	735 SF			B-307	314 SF	B-407	336 SF
B-108	431 SF	B-208	336 SF	B-308	336 SF	B-408	336 SF
8 ROOMS		1 ROOMS		8 ROOMS		8 ROOMS	

TOTAL
25 ROOMS

TOTAL PROPOSED ROOMS AT BUNGALOW BUILDING = 27

PROPOSED

BUNGALOW ROOMS COUNT - PENTHOUSE							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
B-501	505 SF						
B-502	1003 SF						
2 ROOMS							

TOTAL
2 ROOMS

TOTAL PROPOSED ROOMS = 146

BUNGALOW - BREAKDOWN BY ROOM AREA			
	UNIT AREA	UNITS ABOVE 335 SF	UNITS UNDER 335 SF
LEVEL 1	(7) UNITS OF 735 SF	7	
LEVEL 1	(1) UNITS OF 336 SF	1	
LEVEL 2	(1) UNITS OF 336 SF	1	
LEVEL 3	(5) UNITS OF 336 SF	5	
LEVEL 3	(3) UNITS OF 314 SF		3
LEVEL 4	(5) UNITS OF 336 SF	8	
LEVEL 5 (PH)	(1) UNITS OF 505 SF	1	
LEVEL 5 (PH)	(1) UNITS OF 1003 SF	1	
TOTAL		24 ROOMS (89%)	3 ROOMS (11%)

TOTAL 24 ROOMS (89%) 3 ROOMS (11%)



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KEY PLAN



SIGNATURE / DATE / SEAL

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HISTORIC PRESERVATION BOARD

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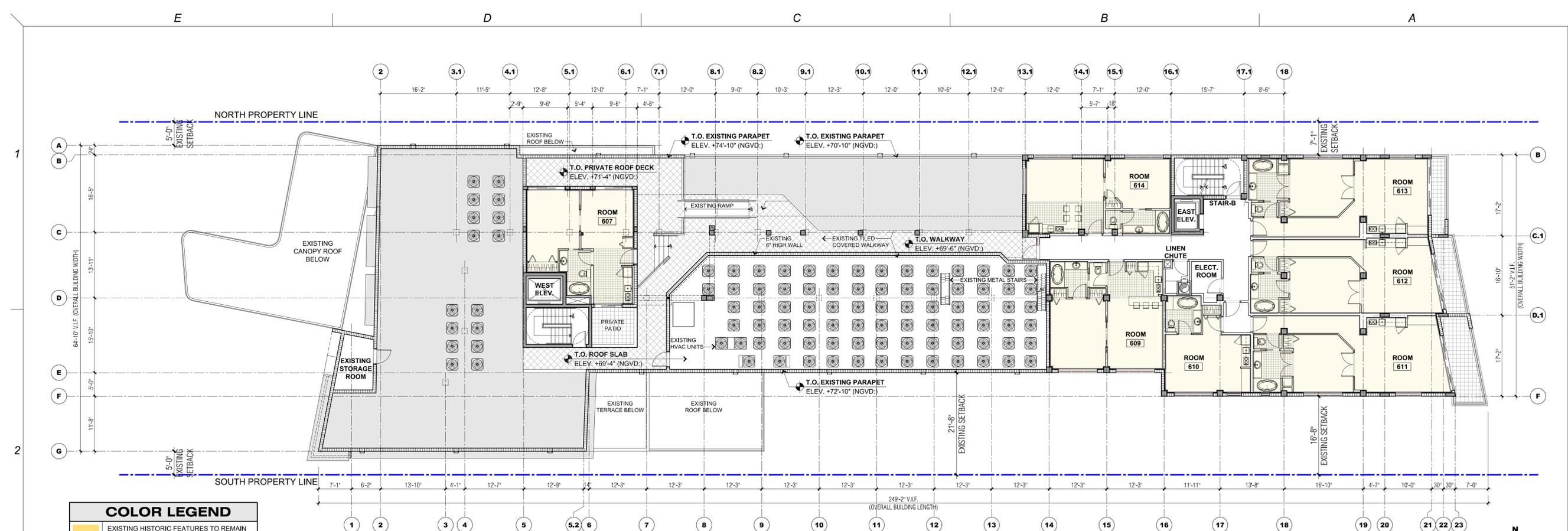
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SHEET INDEX
- Guestrooms Count

SCALE: 3/32" = 1'-0"

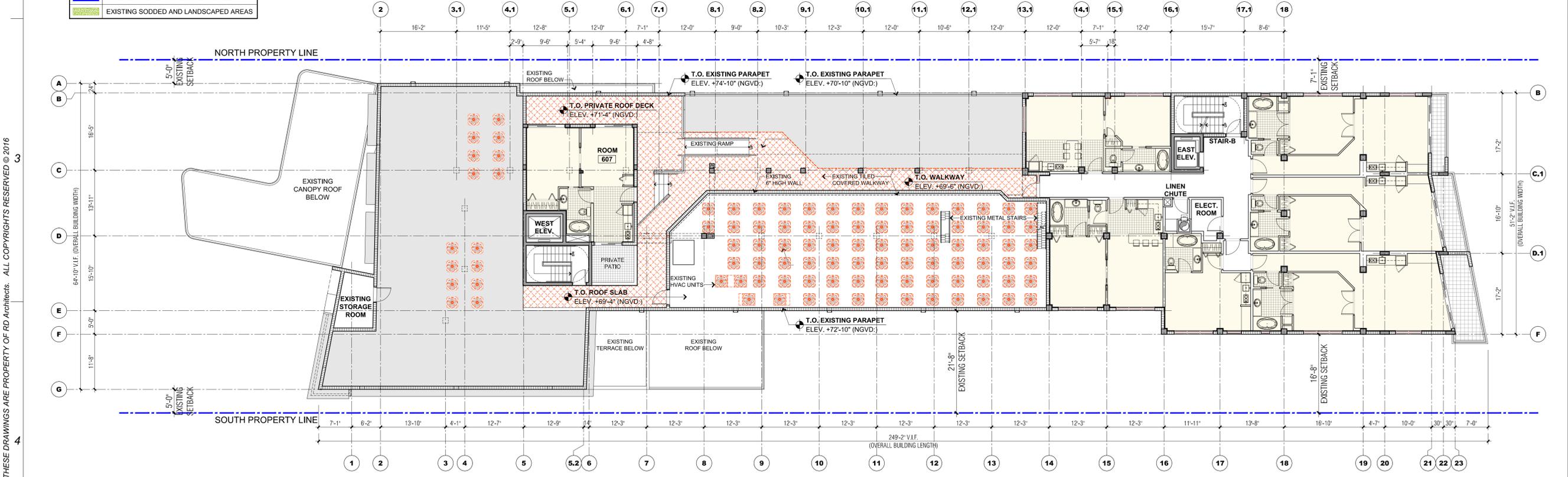
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COLOR LEGEND	
	EXISTING HISTORIC FEATURES TO REMAIN
	PROPOSED MODIFICATIONS AND ADDITIONS
	ELEMENTS PROPOSED TO BE REMOVED
	PROPERTY LINE AND SETBACK NOTES
	EXISTING SODDED AND LANDSCAPED AREAS

1 OVERALL EXISTING FLOOR PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"



2 OVERALL DEMOLITION PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"

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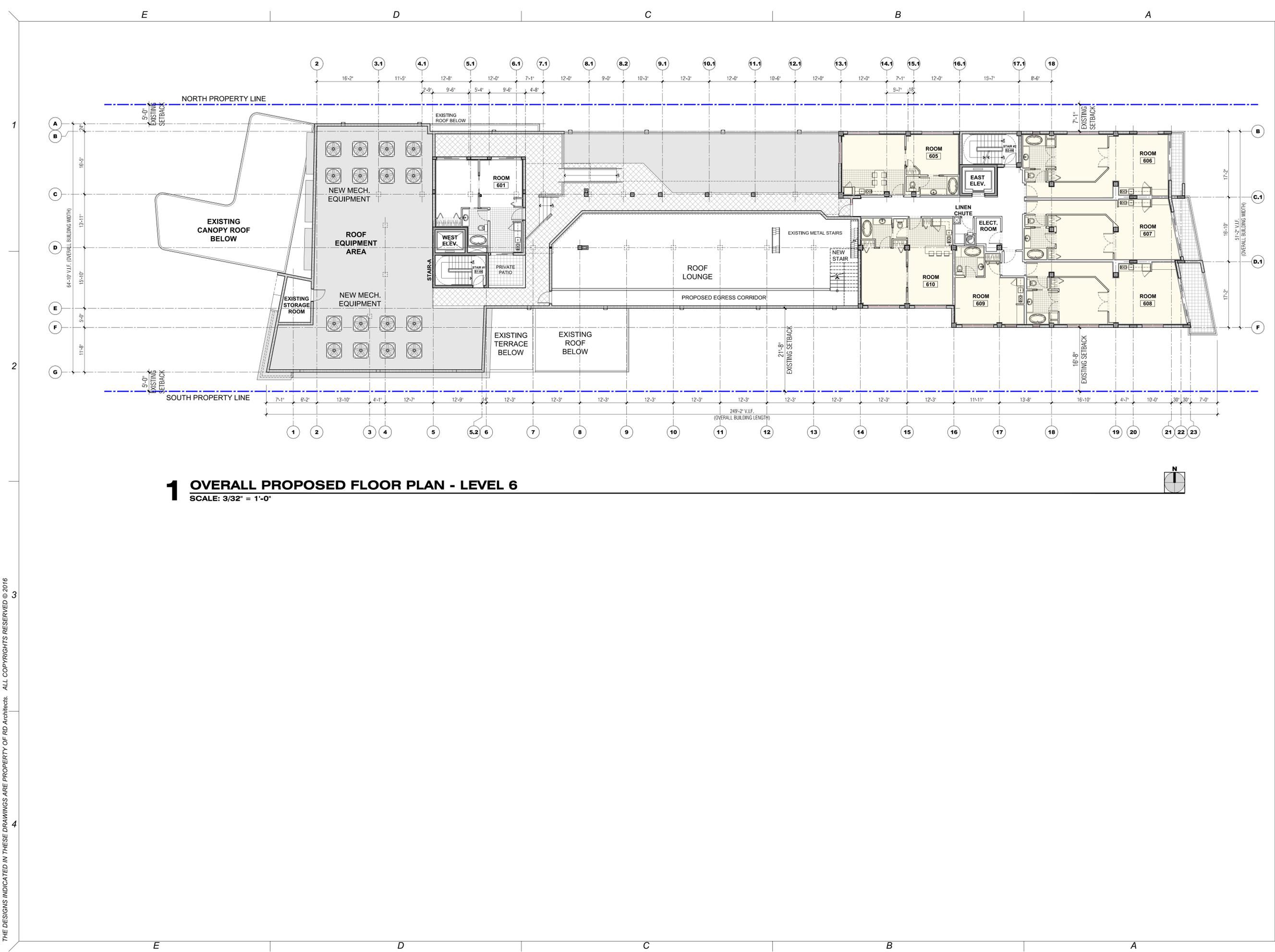
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SHEET INDEX
 - Overall Existing Floor Plan - Level 6
 - Overall Demolition Plan - Level 6
 - Existing / Demolition Key Notes
 - Wall Legend

SCALE: 3/32" = 1'-0"
 SHEET NO.

A1.05

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1 OVERALL PROPOSED FLOOR PLAN - LEVEL 6
 SCALE: 3/32" = 1'-0"



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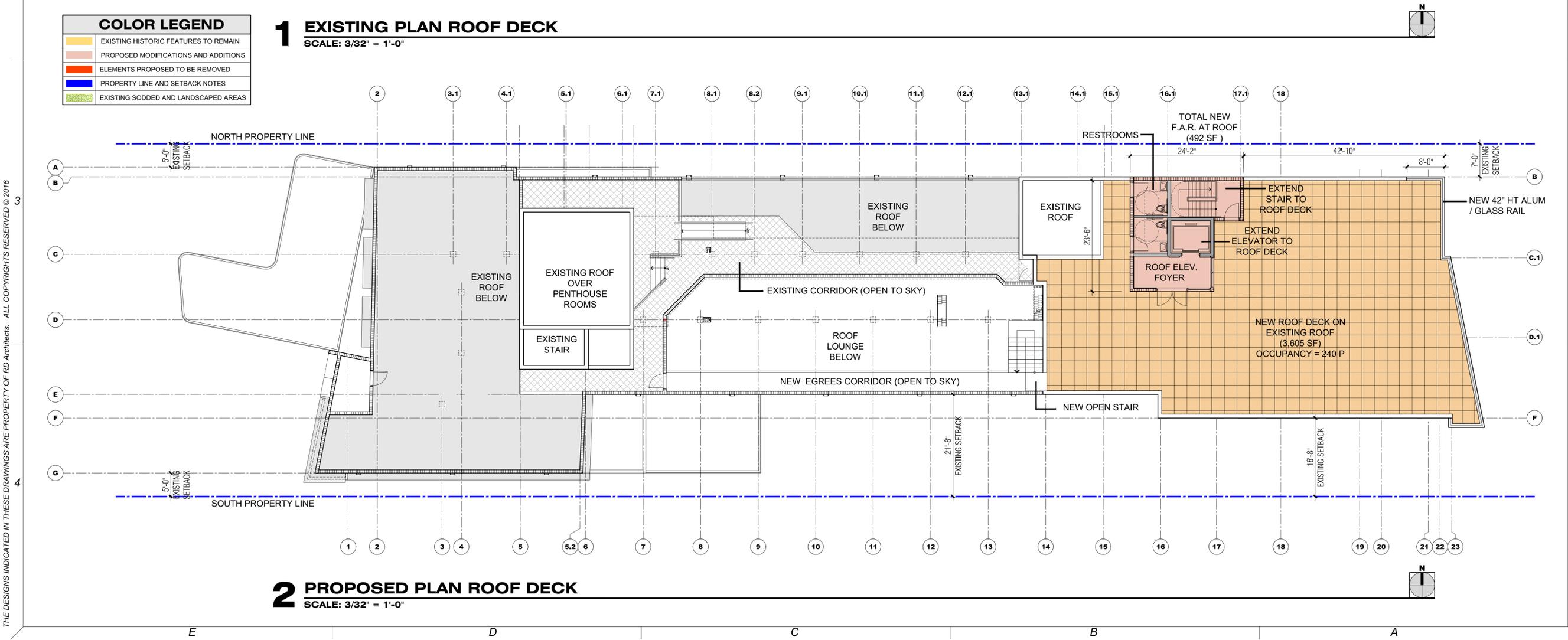
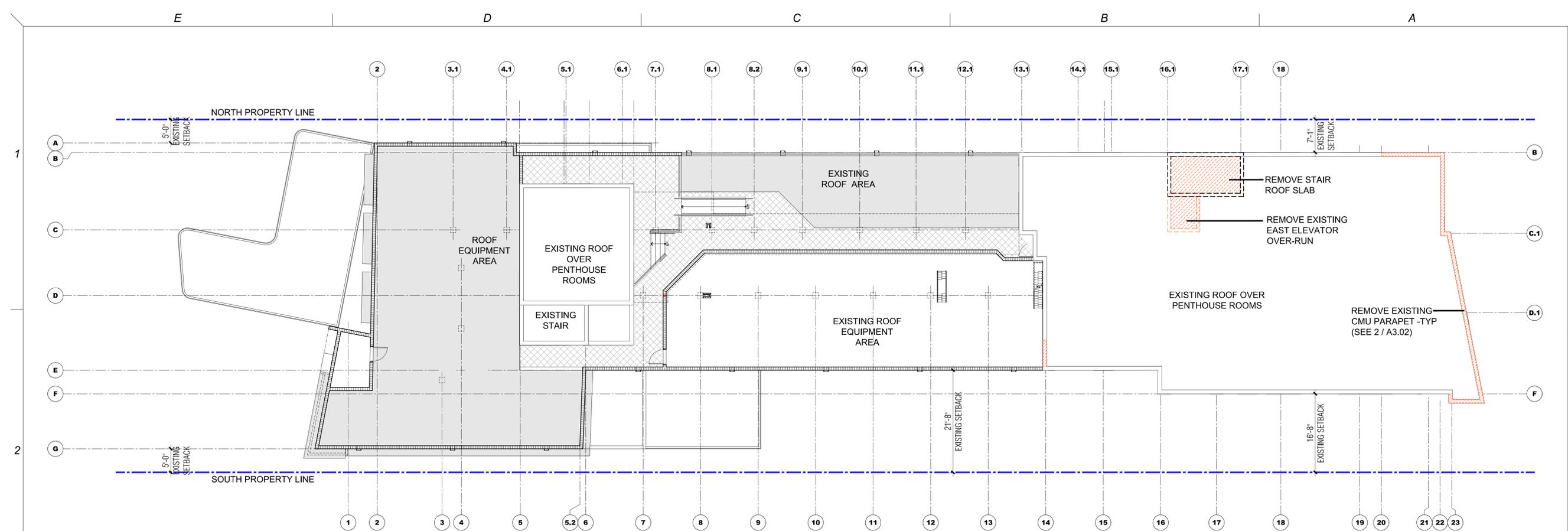
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4 - Overall Proposal Floor Plan - Level 6

SCALE: 3/32" = 1'-0"

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A1.06

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SHEET INDEX
 - Overall Existing Roof Plan
 - Overall Proposed Roof Plan

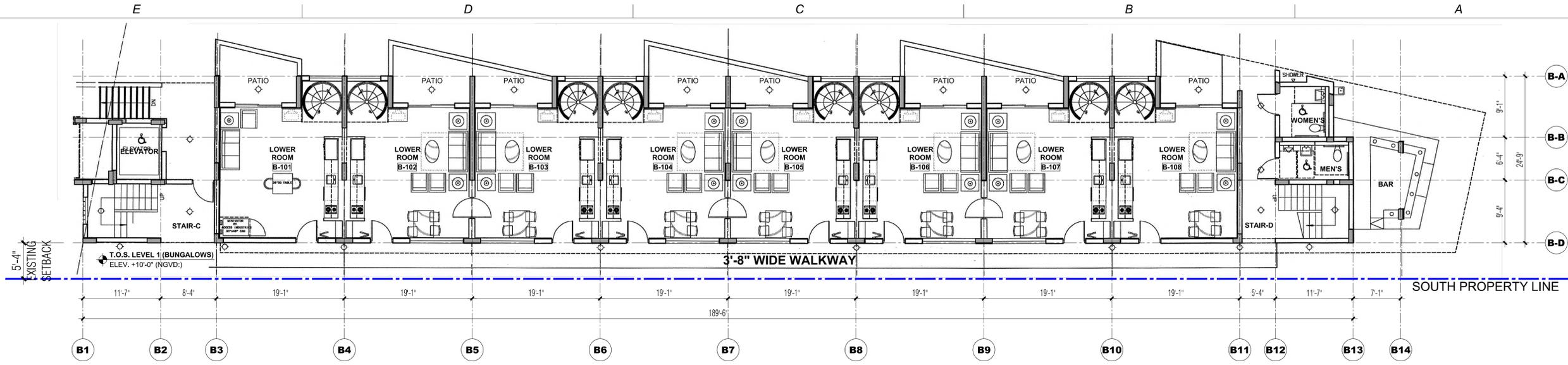
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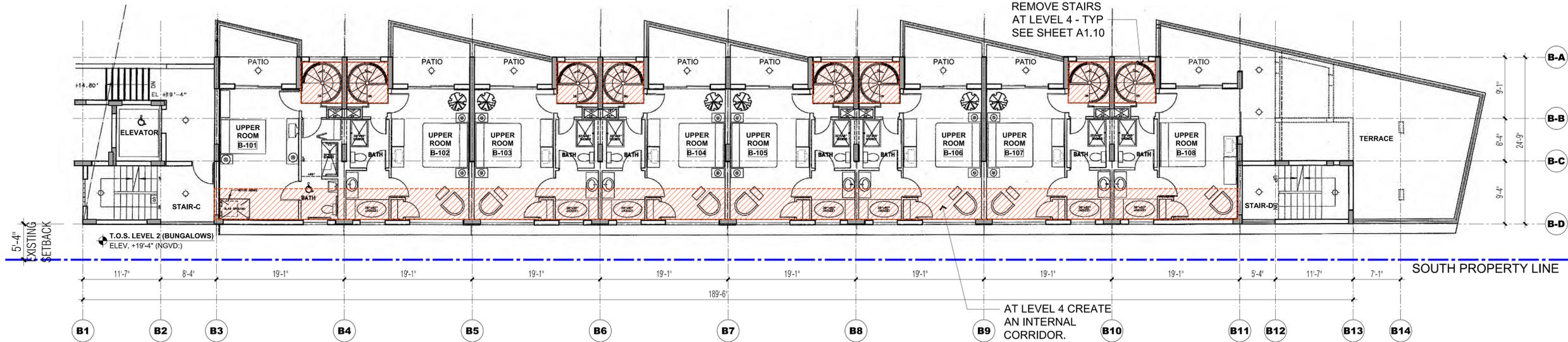
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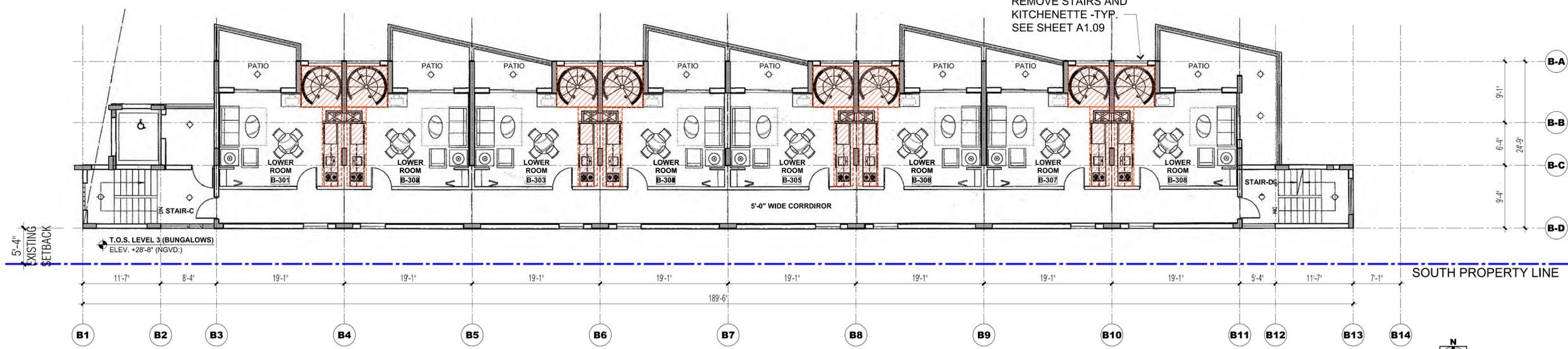
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1 EXISTING OVERALL FLOOR PLAN - BUNGALOWS - LEVEL 1
SCALE: 3/32" = 1'-0"



2 EXISTING OVERALL FLOOR PLAN - BUNGALOWS - LEVELS 2 AND 4
SCALE: 3/32" = 1'-0"



3 EXISTING OVERALL FLOOR PLAN - BUNGALOWS - LEVEL 3
SCALE: 1/8" = 1'-0"

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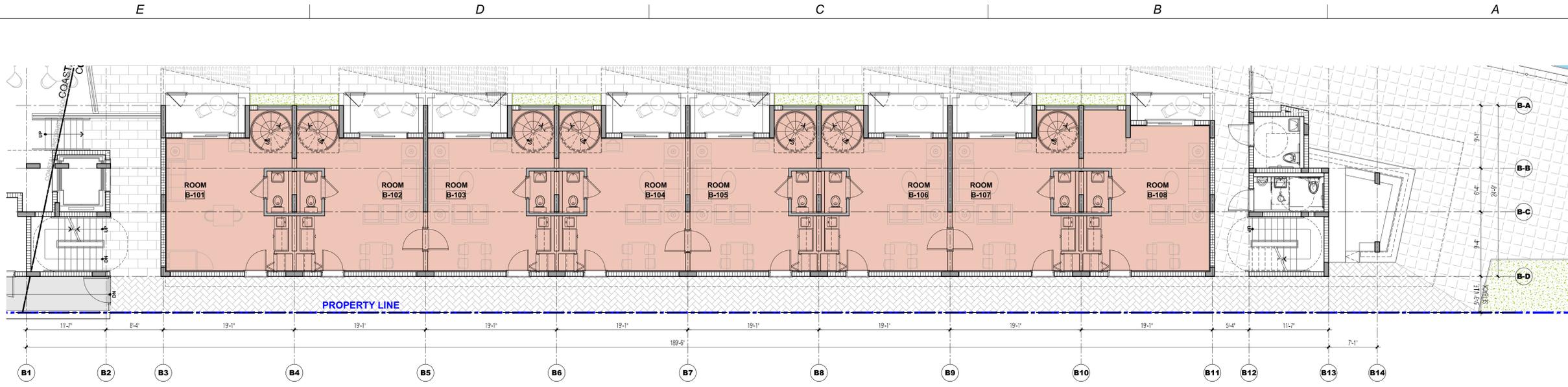
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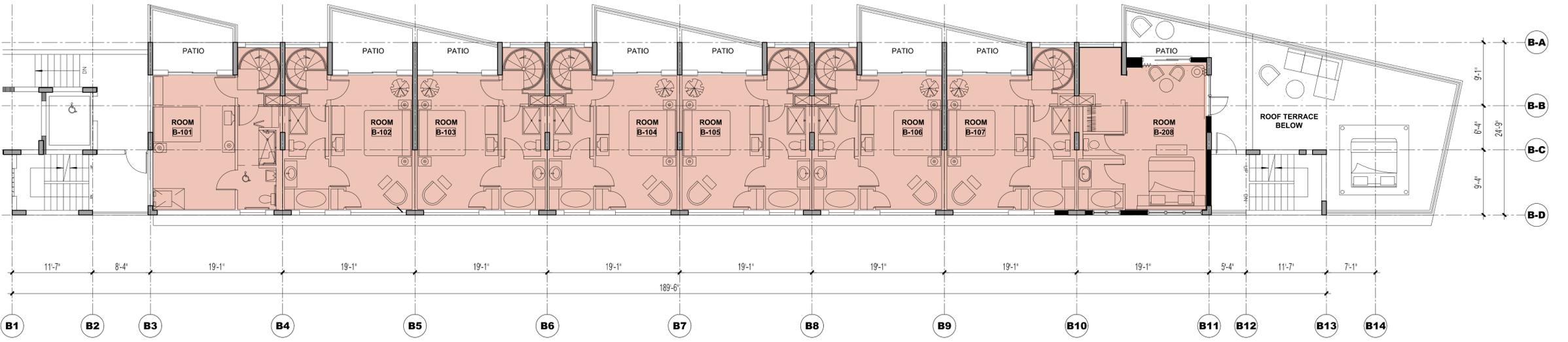
SHEET INDEX
- Existing Overall Floor Plans - Bungalows
Levels 1 thru 4

SCALE: 3/32" = 1'-0"
SHEET NO.

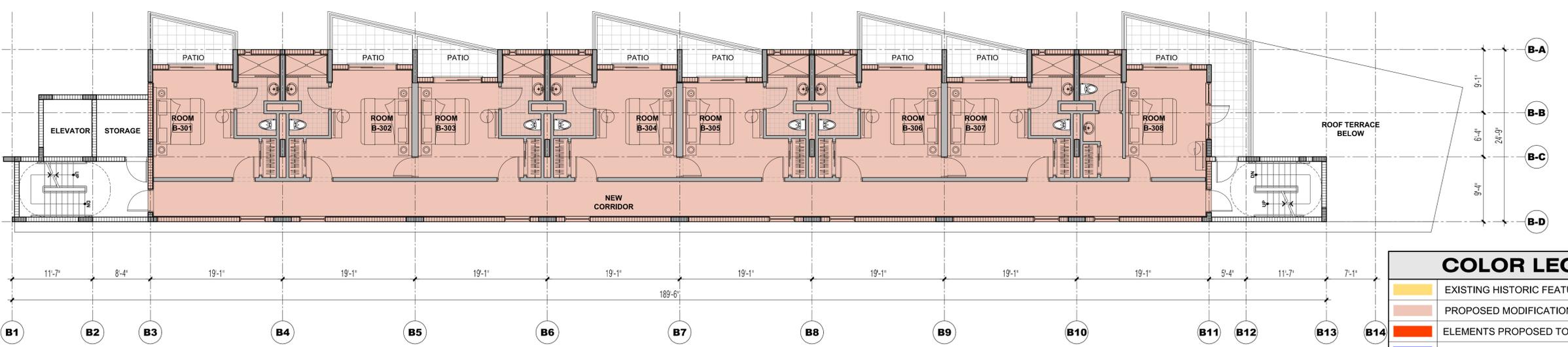
A1.08



1 PROPOSED OVERALL FLOOR PLAN - BUNGALOWS - LEVEL 1
SCALE: 3/32" = 1'-0"



2 PROPOSED OVERALL FLOOR PLAN - BUNGALOWS - LEVEL 2
SCALE: 1/8" = 1'-0"



3 PROPOSED OVERALL FLOOR PLAN - BUNGALOWS - LEVEL 3
SCALE: 1/8" = 1'-0"

COLOR LEGEND	
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SHEET INDEX
- Proposed Overall Floor Plans - Bungalows
Levels 3, 4 and Penthouse

SCALE: 3/32" = 1'-0"

SHEET NO.

A1.09

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