

THE JAMES NAUTILUS MIAMI BEACH

1825 COLLINS AVENUE | MIAMI BEACH, FLORIDA



HISTORIC PRESERVATION BOARD APPLICATION FINAL SUBMITTAL

01.05.2025

PROJECT SCOPE OF WORK:

LEVEL 01:

AREA 01:

- REPLACEMENT OF DRIVEWAY PAVERS
- REPLACEMENT OF FRONT DESK MILLWORK IN ORIGINAL LOCATION
- NEW LOBBY CAFÉ COUNTER
- NEW PARTIALLY GLAZED PARTITION BETWEEN LOBBY AND LOUNGE

AREA 03:

- RECONFIGURATION OF BAR AREA TO PROVIDE A NEW SEMI-PRIVATE MEETING OPTION
- RECONFIGURATION OF BAR TO PROVIDE NEW INTERIOR/EXTERIOR SEATING
- REPLACE EXISTING EXTERIOR WINDOWS WITH NEW SLIDING WINDOW SYSTEM
- EXTENSION OF EXISTING RAISED EXTERIOR DECK

AREA 04:

- REFURBISHMENT OF EXISTING POOL CABANAS
- REFURBISHMENT OF EXISTING WOOD POOL DECK

AREA 05:

- RE-ORIENTATION OF EXTERIOR BAR AND ADDITION OF NEW OPEN-AIR TRELLIS STRUCTURES

LEVEL 02:

- REVISE TWO EXISTING WINDOWS INTO DOORS FOR ACCESS TO THE EXISTING TERRACE



TABLE OF CONTENTS	HPB-G002.00
ZONING INFORMATION	HPB-G003.00
LOCATION PLAN	HPB-G004.00
SITE & EXTERIOR PHOTOS	HPB-G007.01A-D
INTERIOR PHOTOS	HPB-G007.02A-E
CONTEXT (SURROUNDING AREA) PHOTOS	HPB-G007.03
HISTORIC LOBBY PLAN	HPB-G008.00
LEVEL 01 - EXISTING SITE/OVERALL PLAN	HPB-AD001
LEVEL 01 AREA 1 - DEMOLITION PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)	HPB-AD201.01
LEVEL 01 AREA 3 - DEMOLITION PLAN (RESTAURANT/BARLUME SALON)	HPB-AD201.03
LEVEL 01 AREA 4 - DEMOLITION PLAN (BARLUME POOL)	HPB-AD201.04
LEVEL 01 AREA 5 - DEMOLITION PLAN (BARLUME BEACH)	HPB-AD201.05
LEVEL 01 - PROPOSED SITE/OVERALL PLAN	HPB-A001
LEVEL 01 AREA 1 - PROPOSED PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)	HPB-A201.01
LEVEL 01 AREA 1 - ENLARGED PORTE COCHERE PLAN	HPB-A201.01A
LEVEL 01 AREA 1 - ENLARGED CAFE PLAN	HPB-A201.01B
LEVEL 01 AREA 1 - LOBBY/CAFE INTERIOR ELEVATIONS	HPB-A201.01C
LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING EAST TOWARDS HOLIDAY CLUB)	HPB-A201.01D
LEVEL 01 AREA 1 - LOBBY RENDERING (LOOKING TOWARDS HOLIDAY CLUB)	HPB-A201.01E
LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING SOUTH)	HPB-A201.01F
LEVEL 01 AREA 1 - MILLWORK PERSPECTIVE	HPB-A201.01G
LEVEL 01 AREA 3 - PROPOSED PLAN (RESTAURANT/BARLUME SALON)	HPB-A201.03
LEVEL 01 AREA 3 - EXTENDED EXTERIOR RAISED DECK PERSPECTIVE	HPB-A201.03A
LEVEL 01 AREA 4 - PROPOSED PLAN (BARLUME POOL)	HPB-A201.04
LEVEL 01 AREA 5 - PROPOSED PLAN (BARLUME BEACH)	HPB-A201.05
LEVEL 01 ENLARGED ELEVATIONS - REAR YARD OPEN-AIR PAVILION	HPB-A201.05A
LEVEL 01 ENLARGED ELEVATIONS - REAR YARD OPEN-AIR PERGOLA	HPB-A201.05B
LEVEL 01 AREA 5 - BARLUME BEACH PERSPECTIVE	HPB-A201.05C
REAR YARD OPEN SPACE DIAGRAM AT OCEANFRONT OVERLAY	HPB-A250.01
REAR YARD OPEN SPACE DIAGRAM AT DUNE PRESERVATION OVERLAY	HPB-A250.02
EAST ELEVATION - OVERALL DEMOLITION SCOPE	HPB-A300.01
EAST ELEVATION - OVERALL PROPOSED SCOPE	HPB-A300.02
LEVEL 01 ENLARGED ELEVATIONS - EAST FACADE (BARLUME SALON EXTERIOR)	HPB-A320.01
LEVEL 01 ENLARGED BARLUME SALON EXTERIOR RENDERINGS & DETAILS	HPB-A400.00
LEVEL 02 ENLARGED PLANS - EAST FACADE TERRACE ACCESS	HPB-A500.01
LEVEL 02 ENLARGED ELEVATIONS - EAST FACADE TERRACE ACCESS	HPB-A520.01

ATTACHMENTS

- 01-05-2025 SURVEY
- 01-05-2025 LANDSCAPE TREE DISPOSITION AND PLANTING PLANS
- 01-05-2025 LANDSCAPE ARBORIST REPORT
- 01-05-2025 LANDSCAPE TREE SURVEY



TABLE OF CONTENTS

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1825 COLLINS AVENUE, MIAMI BEACH, FL	Folio number(s):	02-3234-019-0030	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:	5643/7308, MIMO (MIAMI MODERN)		Lot Area:	61,468
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	RM-3	Lot width:	101.23'
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	646.57'
5	Base Flood Elevation:	+8.0 NGVD	Grade value in NGVD:		+7.43 NGVD
6	Adjusted grade (BFE+Grade / 2):	+7.715 NGVD	Free board:		
7	Proposed Use:	R1 HOTEL (TRANSIENT)			
8	Proposed Accesory Use:	ACOHOLIC BEVERAGE ESTABLISHMENT, ACCESSORY OUTDOOR BAR			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	122,936 GSF	142,253 GSF	N/A	N/A
14	Building Height	150'	102'	N/A	N/A
15	At grade parking lot on the same lot	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20'	N/A	N/A	N/A
b	Side interior setback	5'	N/A	N/A	N/A
c	Side facing street setback	5'	N/A	N/A	N/A
d	Rear setback	5'	N/A	N/A	N/A
16	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	70'	35'-8"	N/A	N/A
b	Side interior setback	15' (AGGREGATE)	11' (AGGREGATE)	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	50'	338'-3"	N/A	N/A
17	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	200 SF	200 SF	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	275 SF	330 SF	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	80% (49,174 GSF)	±61% (37,533 GSF)	N/A	N/A
21	Parking	NOT REQUIRED	NONE	N/A	N/A
22	Loading	NOT REQUIRED	NONE	N/A	N/A

NOTES: Indicate N/A if not applicable.

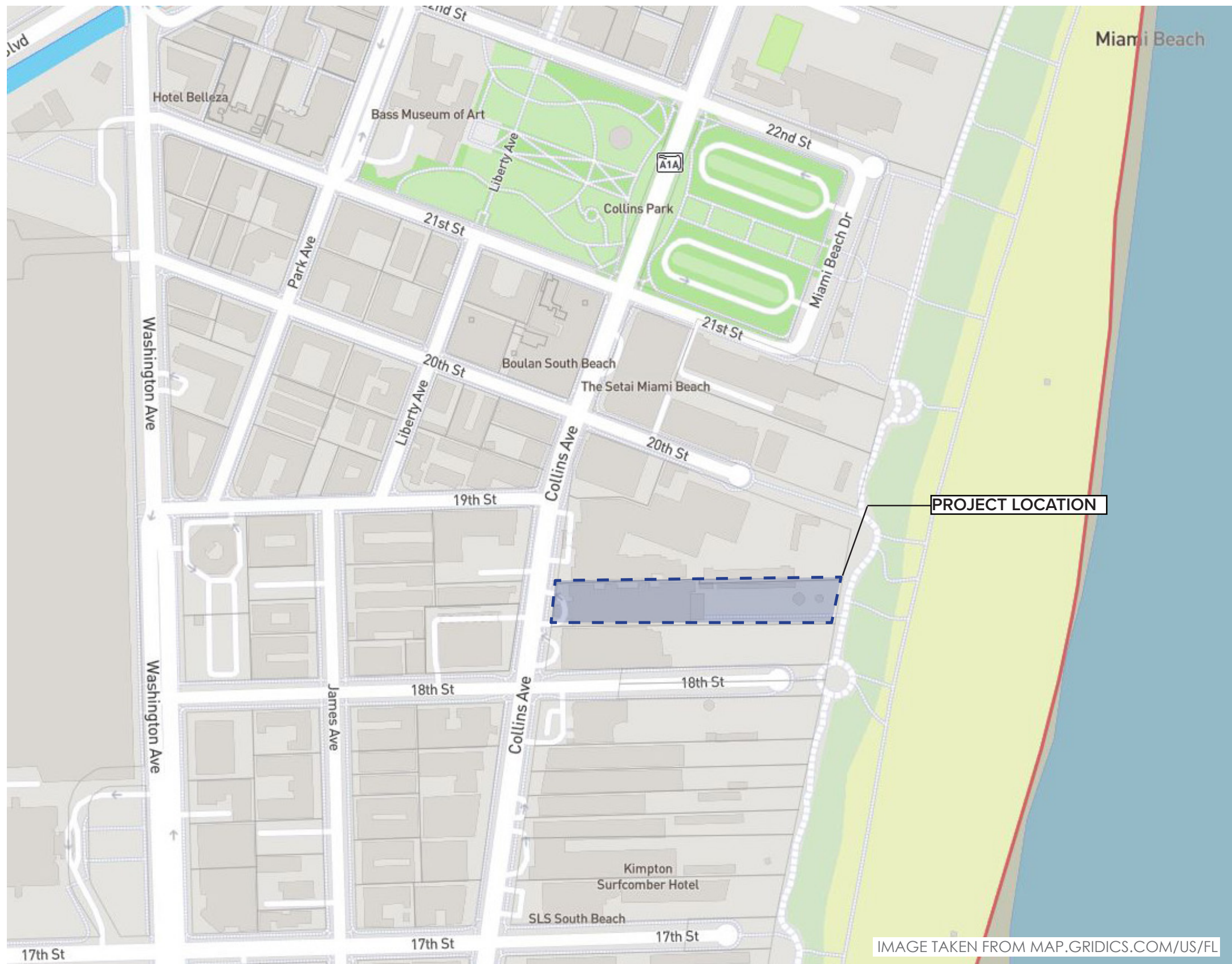
NOTE 1: EXISTING SITE DOES NOT INCLUDE AT GRADE PARKING ON SAME LOT

NOTE 2: INFORMATION IN THIS SECTION APPLIES TO EXISTING PEDESTAL & TOWER (MORE STRINGENT REQUIREMENT NOTED), WHICH ARE IN THE SAME VERTICAL PLANE.

NOTE 3: SUBJECT PROPERTY WAS CONSTRUCTED IN 1950, WHICH PREDATES THE CURRENT ZONING REGULATIONS, AND IS CONSIDERED PRE-EXISTING LEGAL NONCONFORMING (REFER TO ARTICLE IX-NONCONFORMANCES).



ZONING INFORMATION



LOCATION PLAN

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01 EXTERIOR - ENTRANCE (WEST) FACADE - 01.03.24



02 EXTERIOR - PORT COCHERE - 01.03.24



03 EXTERIOR - MAIN ENTRANCE & PORT COCHERE - 01.03.24



SITE & EXTERIOR PHOTOS

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04 EXTERIOR - BACKYARD AREA (POOL & BARLUME BEACH) - 02.29.24



06 EXTERIOR - POOL, LOOKING TOWARDS BEACH - 02.29.24



05 EXTERIOR - EXTERIOR RAISED DECK AT BEACH (EAST) FACADE - 01.03.24



SITE & EXTERIOR PHOTOS

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07 EXTERIOR - EXTERIOR RAISED DECK @ BEACK (EAST) FACADE - 02.29.24



06 EXTERIOR - POOL, LOOKING TOWARDS BEACH - 02.29.24



09 EXTERIOR - POOL, LOOKING TOWARDS HOTEL - 02.29.24



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10 EXTERIOR - BARLUME BEACH, LOOKING TOWARDS BEACH - 02.29.24



04 EXTERIOR - EXISTING BAR AT BARLUME BEACH, LOOKING TOWARDS HOTEL - 02.29.24



11 EXTERIOR - EXISTING BAR AT BARLUME BEACH, LOOKING TOWARDS BEACH - 02.29.24



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01 INTERIOR - ARRIVAL/LOBBY, LOOKING WEST - 02.29.24



02 INTERIOR - ARRIVAL/LOBBY, LOOKING NORTH TOWARDS FRONT DESK
01.03.24



INTERIOR PHOTOS

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03 INTERIOR - ARRIVAL/LOBBY, LOOKING SOUTH - 01.03.24



04 INTERIOR - SUNKEN BAR/LOUNGE, LOOKING EAST TOWARDS BACKYARD
01.03.24



05 INTERIOR - SUNKEN BAR/LOUNGE, LOOKING NORTHEAST - 01.03.24



INTERIOR PHOTOS

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06 INTERIOR - TRANSITION BETWEEN ARRIVAL/LOBBY & SUNKEN BAR/ LOUNGE, LOOKING NORTH - 01.03.24



07 INTERIOR - SUNKEN BAR/LOUNGE, LOOKING EAST - 01.03.24



08 INTERIOR - SUNKEN BAR/LOUNGE, LOOKING NORTH - 01.03.24



INTERIOR PHOTOS

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09 INTERIOR - SUNKEN BAR/LOUNGE, LOOKING NORTHEAST - 02.29.24



11 INTERIOR - CONFERENCE ROOM, LOOKING NORTH - 02.29.24



10 INTERIOR - CONFERENCE ROOM, LOOKING WEST - 02.29.24



12 INTERIOR - RESTAURANT ENTRANCE - 02.29.24



INTERIOR PHOTOS

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13 INTERIOR - RESTAURANT, LOOKING WEST TOWARDS ARRIVAL/LOBBY - 02.29.24



15 INTERIOR - RESTAURANT, LOOKING NORTH, ADJACENT TO EXTERIOR STOREFRONT - 02.29.24



14 INTERIOR - RESTAURANT, LOOKING NORTHEAST TOWARDS BACKYARD - 02.29.24



INTERIOR PHOTOS

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01 CONTEXT - PROPERTIES ACROSS COLLINS AVE. - 02.29.24



02 CONTEXT - PROPERTIES ACROSS COLLINS AVE. - 02.29.24



03 CONTEXT - PROPERTY ADJACENT TO NAUTILUS - 01.03.24



04 CONETXT - PROPERTY ADJACENT TO NAUTILUS - 02.29.24



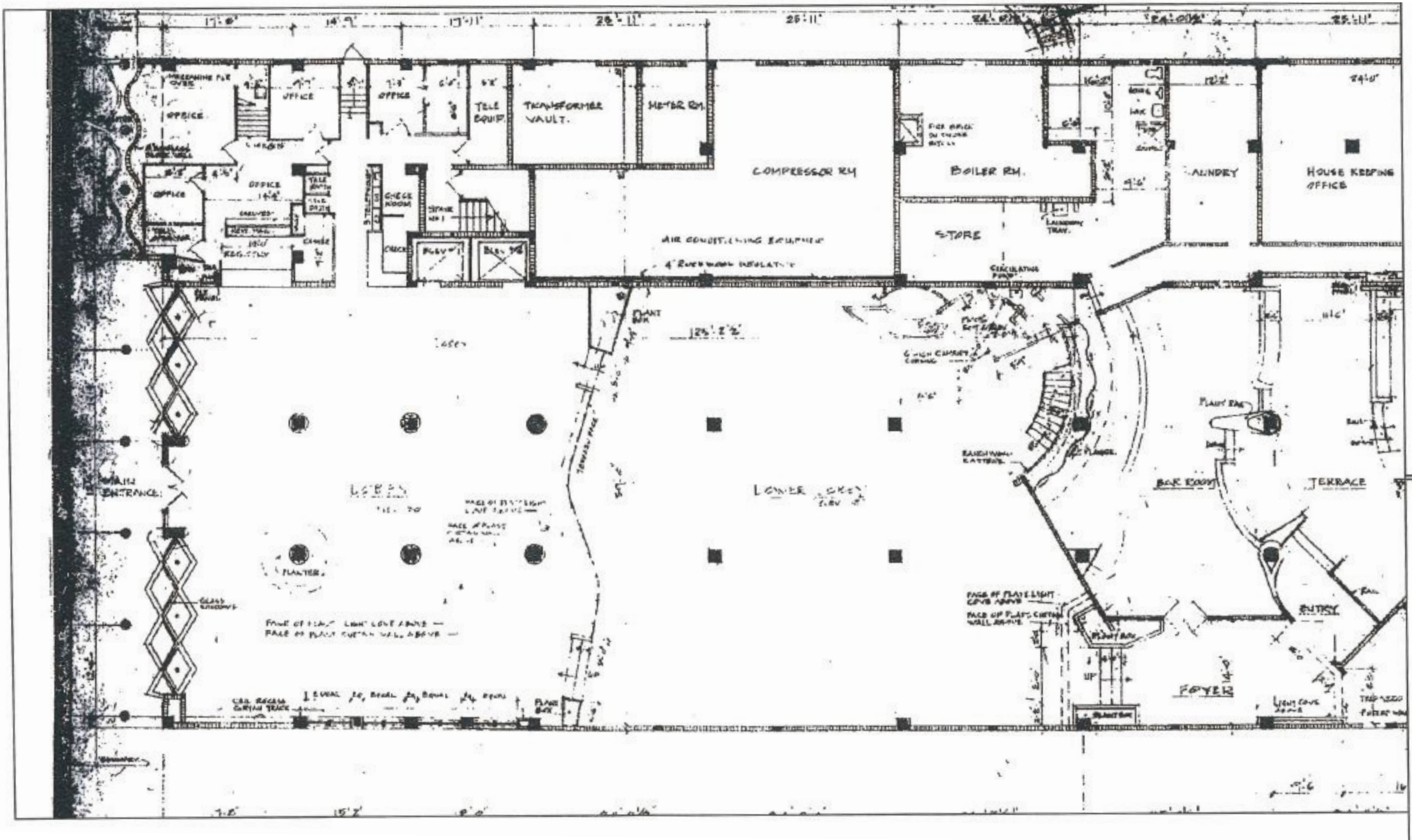
CONTEXT (SURROUNDING AREA) PHOTOS

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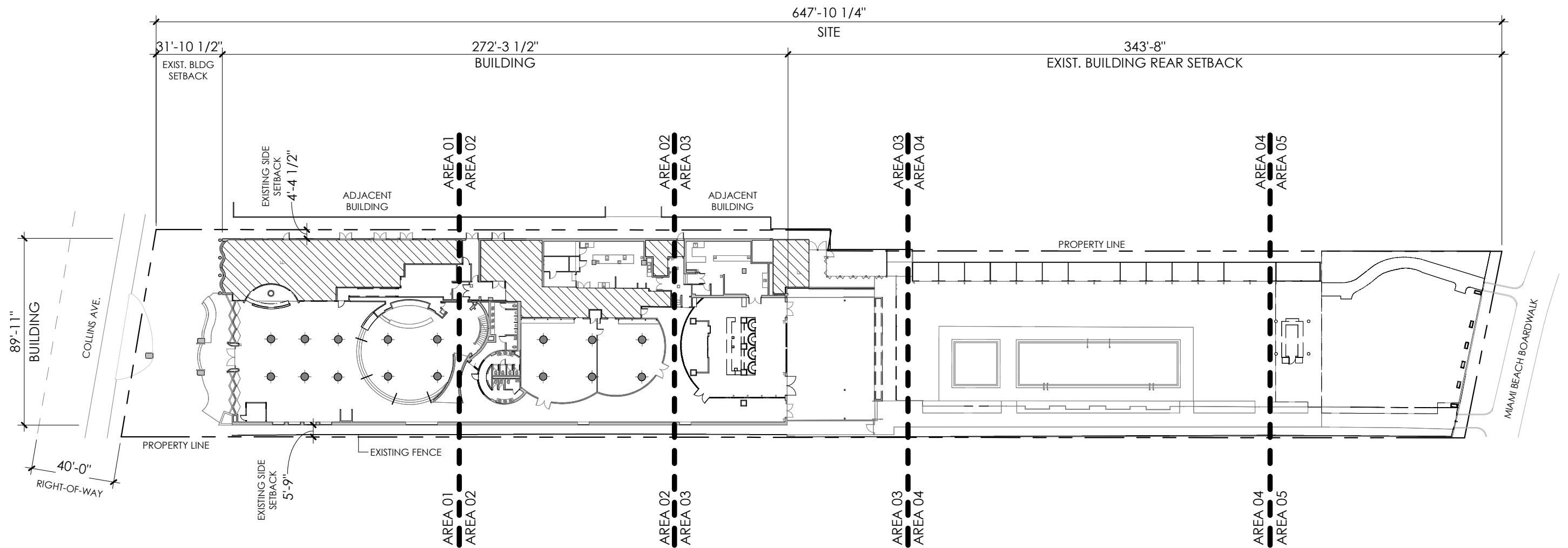
HISTORIC LOBBY PLAN

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LEVEL 01 - EXISTING SITE/OVERALL PLAN

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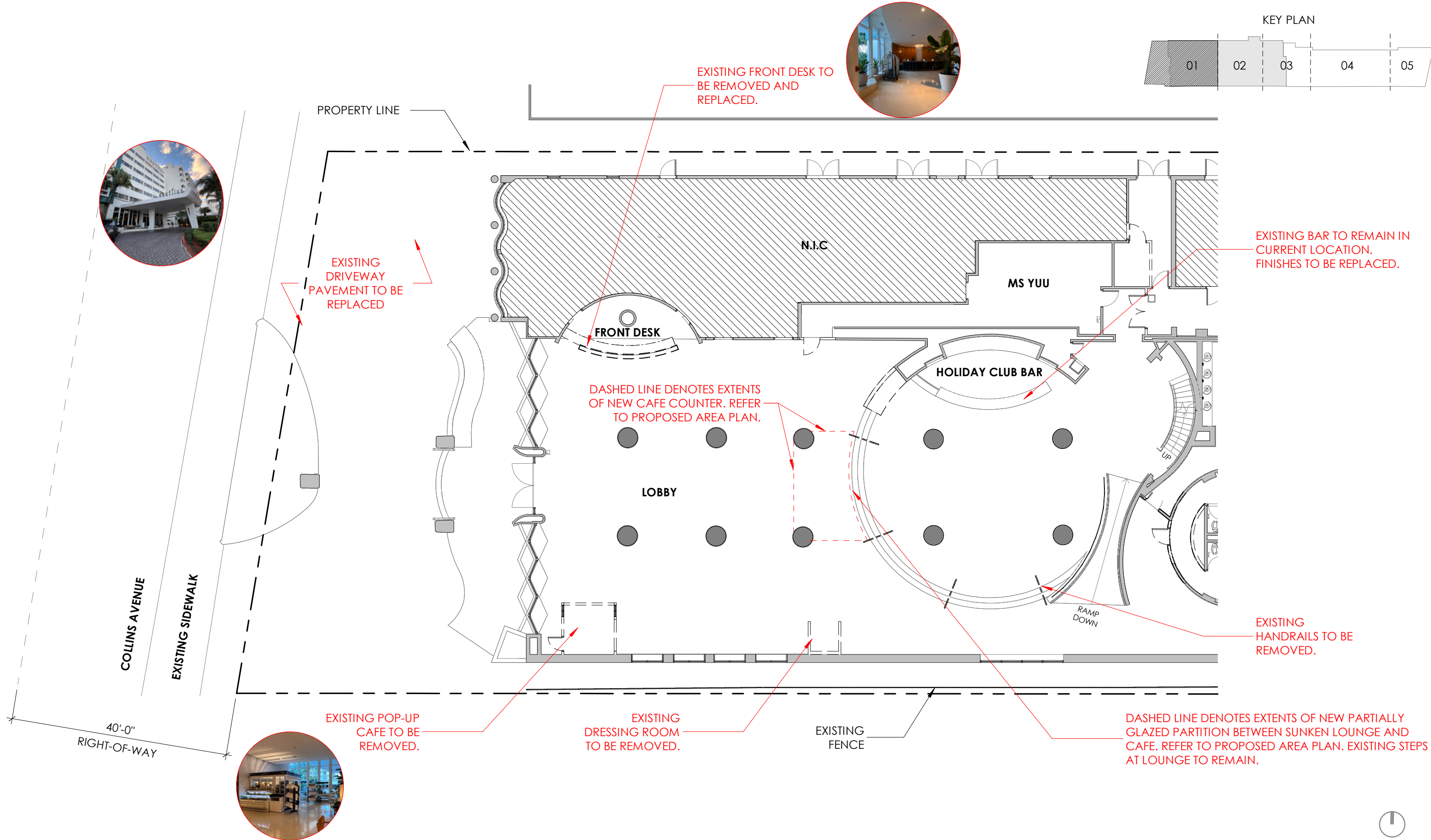
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SCALE 1" = 50'-0"

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HPB-AD001



LEVEL 01 AREA 1 - DEMOLITION PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

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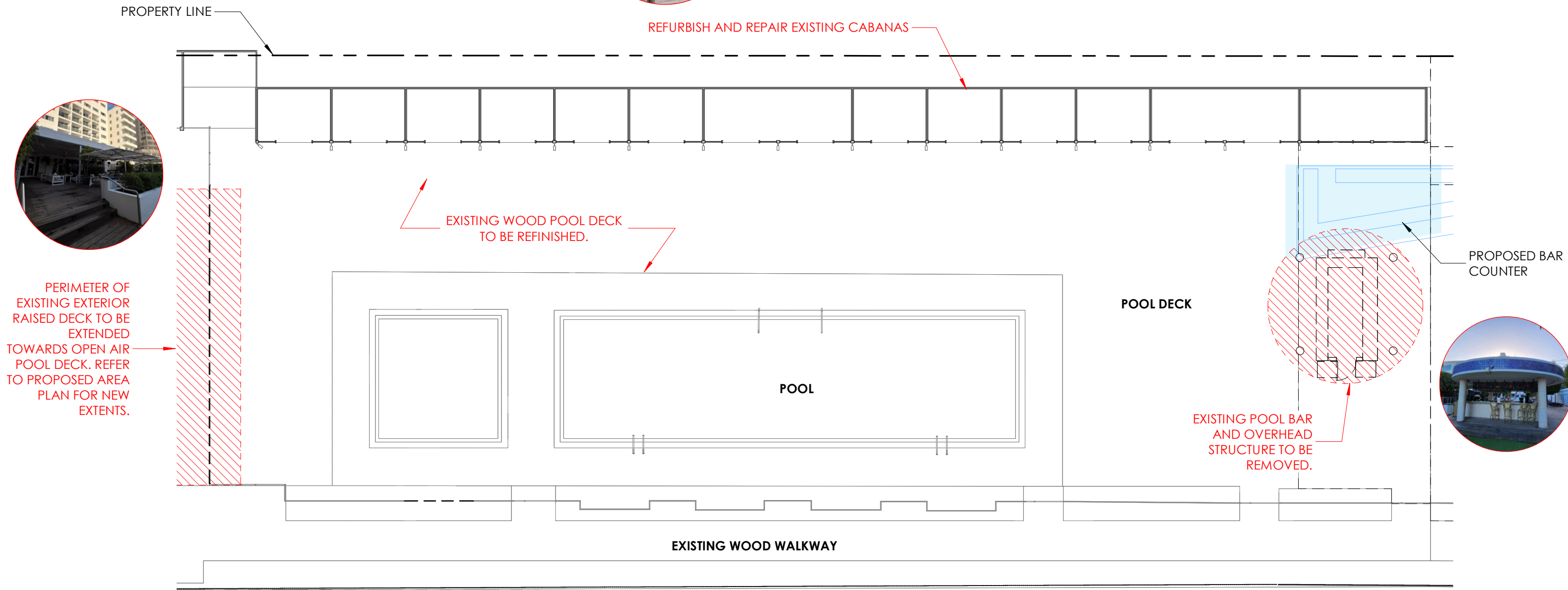
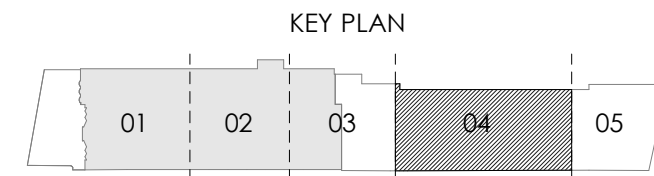
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SCALE 1/16" = 1'-0"

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GENERAL NOTE: REFER TO ATTACHMENTS B AND C FOR LANDSCAPE INFORMATION.



LEVEL 01 AREA 4 - DEMOLITION PLAN (BARLUME POOL)

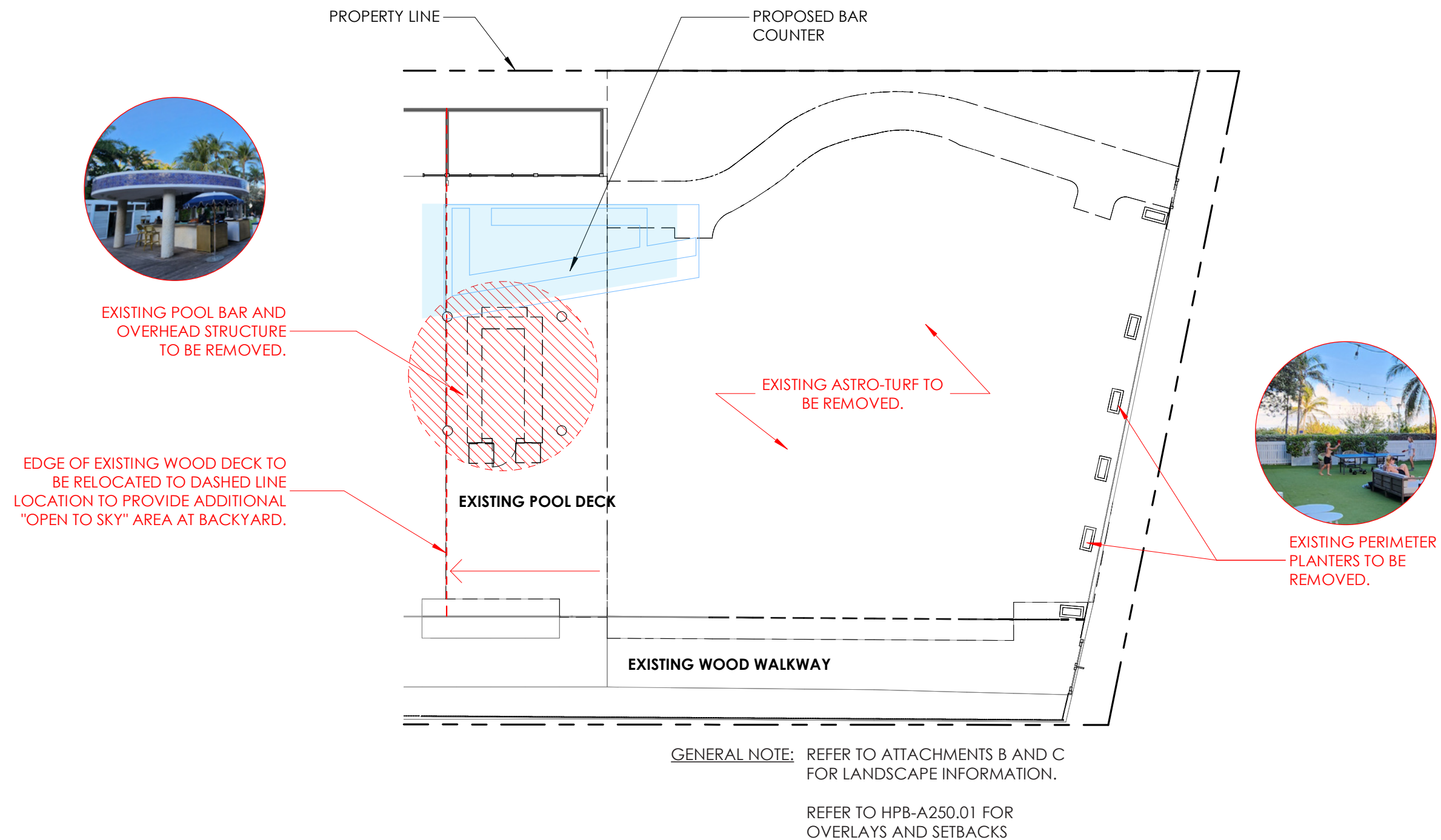
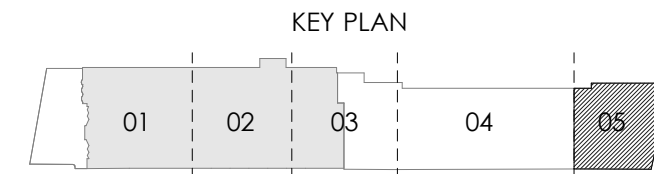
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SCALE 1/16" = 1'-0"

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LEVEL 01 AREA 5 - DEMOLITION PLAN (BARLUME BEACH)

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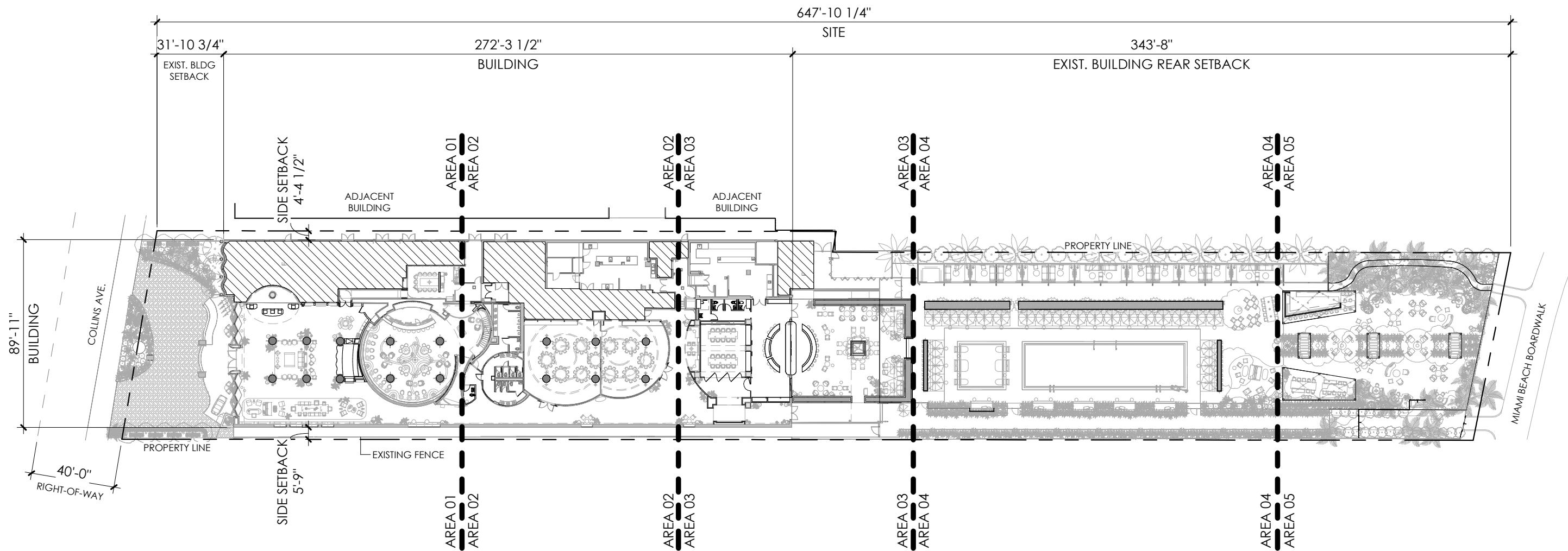
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LEVEL 01 - PROPOSED SITE/OVERALL PLAN

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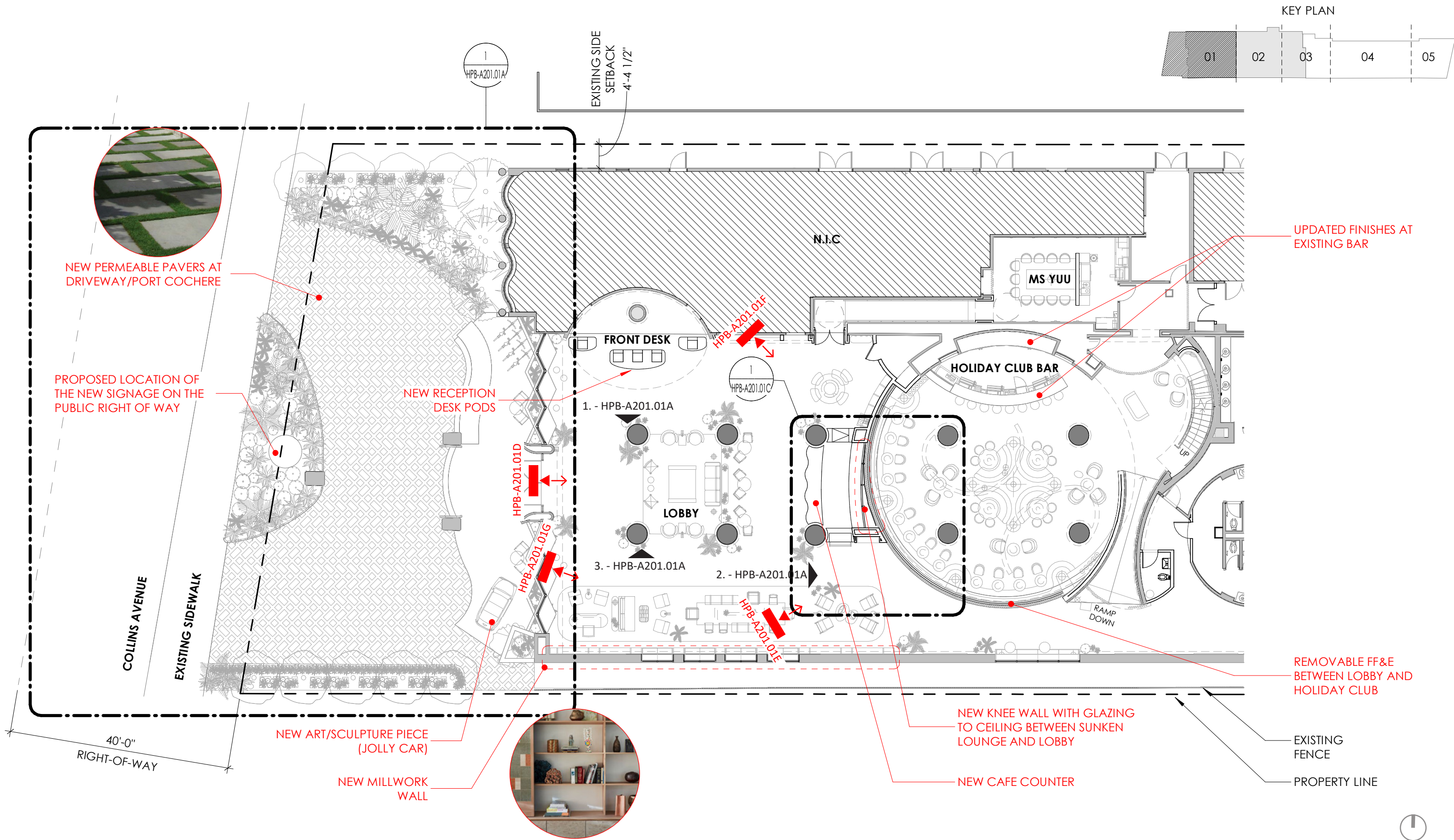
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HPB-A001



LEVEL 01 AREA 1 - PROPOSED PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

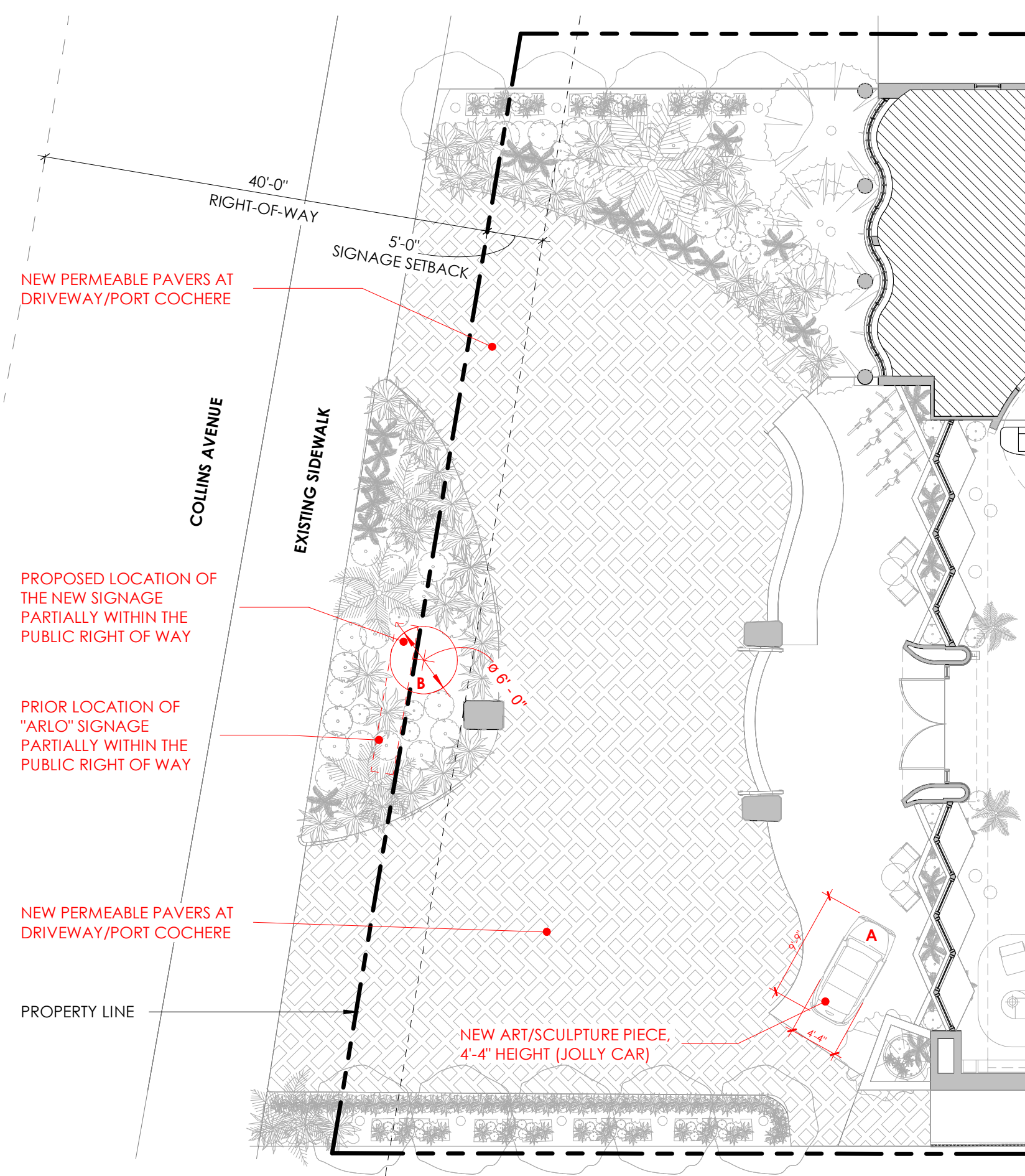
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SCALE 1/16" = 1'-0"

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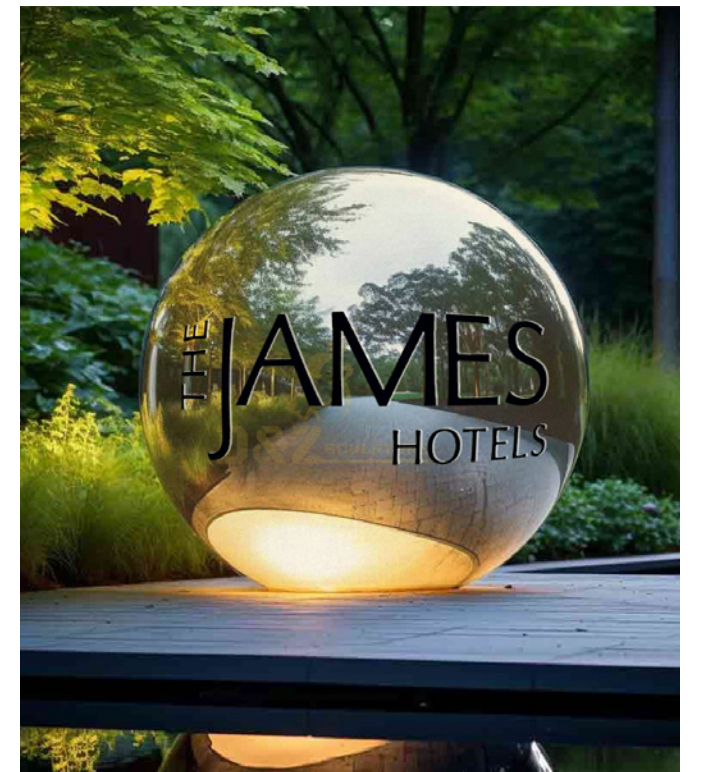
PREVIOUS TEMPORARY SIGNAGE, JULY 2022
SOURCE: GOOGLE MAPS



A - JOLLY CAR CONCEPT IMAGE



PREVIOUS SIGNAGE, MARCH 2018
SOURCE: GOOGLE MAPS



B - SIGNAGE CONCEPT IMAGE (6' DIAMETER)



LEVEL 01 AREA 1 - ENLARGED PORTE COCHERE PLAN

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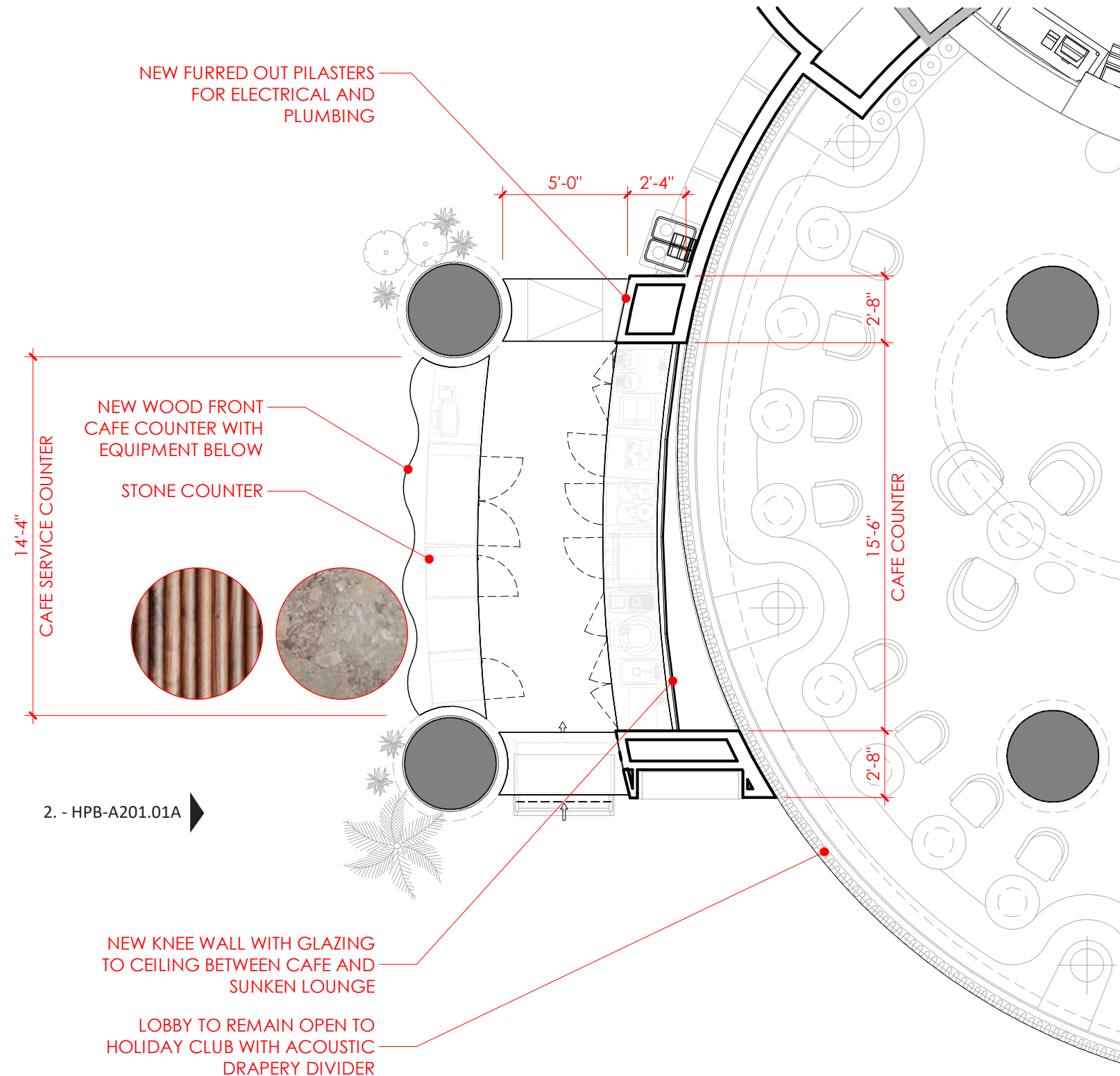
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SCALE 3/32" = 1'-0"

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CAFE DESIGN

THE PROPOSED CAFE DESIGN IS INSPIRED BY THE SHAPES AND PATTERNS SEEN IN MANY OF MORRIS LAPIDUS' PROJECTS. REFERENCE THE IMAGERY BELOW FOR EXAMPLES OF CIRCLES, "ZIG-ZAGS" AND WAVE MOTIFS.



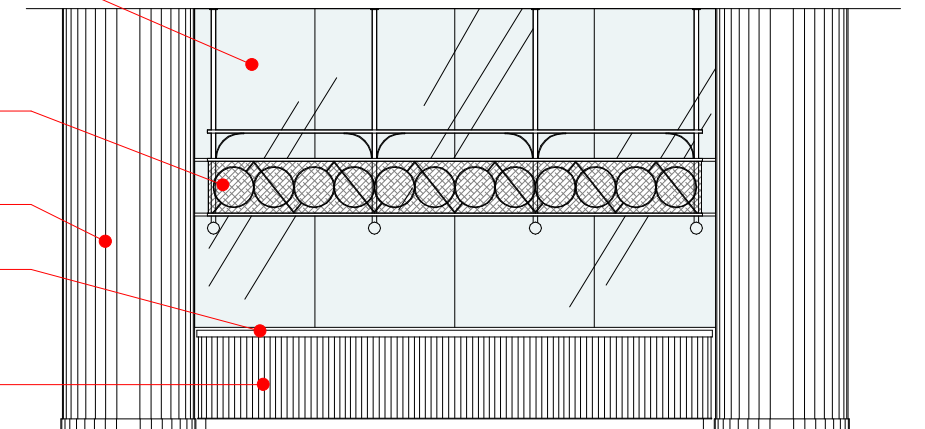
NEW KNEE WALL WITH GLAZING TO CEILING FOR VISIBILITY BETWEEN LOBBY AND HOLIDAY CLUB

NEW METAL AND TEXTURED GLASS SUSPENDED SHELVING SYSTEM

EXISTING COLUMNS

STONE COUNTER

NEW WOOD FRONT CAFE COUNTER WITH EQUIPMENT BELOW



ENLARGED CAFE ELEVATION

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



LEVEL 01 AREA 1 - ENLARGED CAFE PLAN

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SCALE 3/16" = 1'-0"

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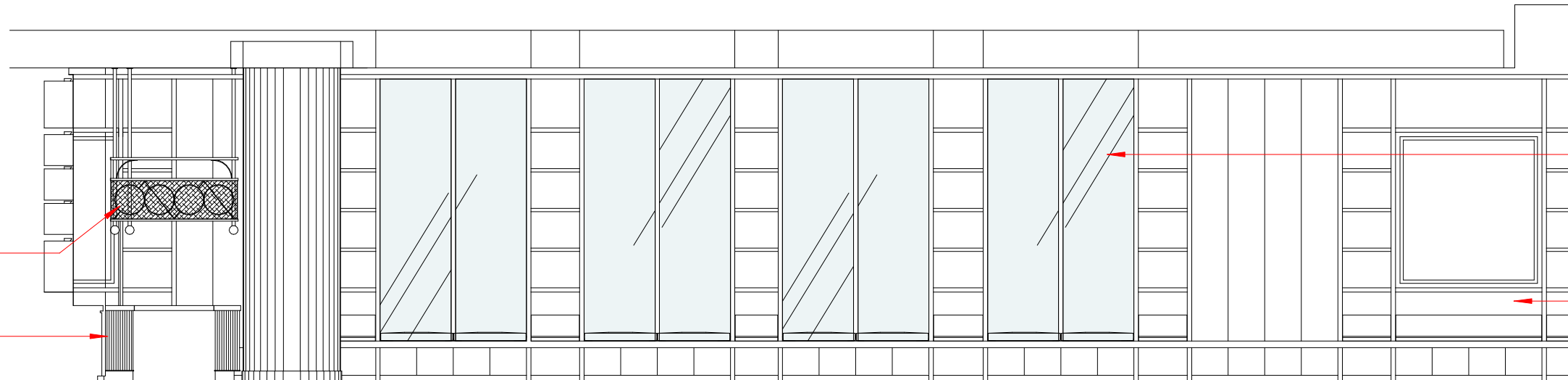
HPB-A201.01B





METAL AND CLEAR
TEXTURED GLASS
SUSPENDED SHELVING UNIT

NEW WOOD FRONT CAFE
COUNTER BETWEEN EXISTING
LOBBY COLUMNS

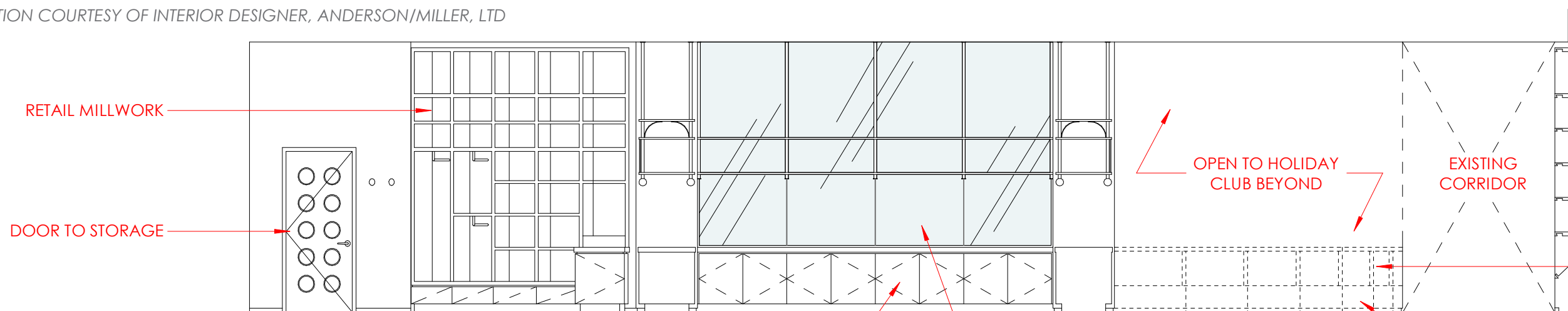


EXTERIOR WINDOWS

NEW MILLWORK WALL

1. LOBBY/CAFE (LOOKING SOUTH)

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



RETAIL MILLWORK

DOOR TO STORAGE

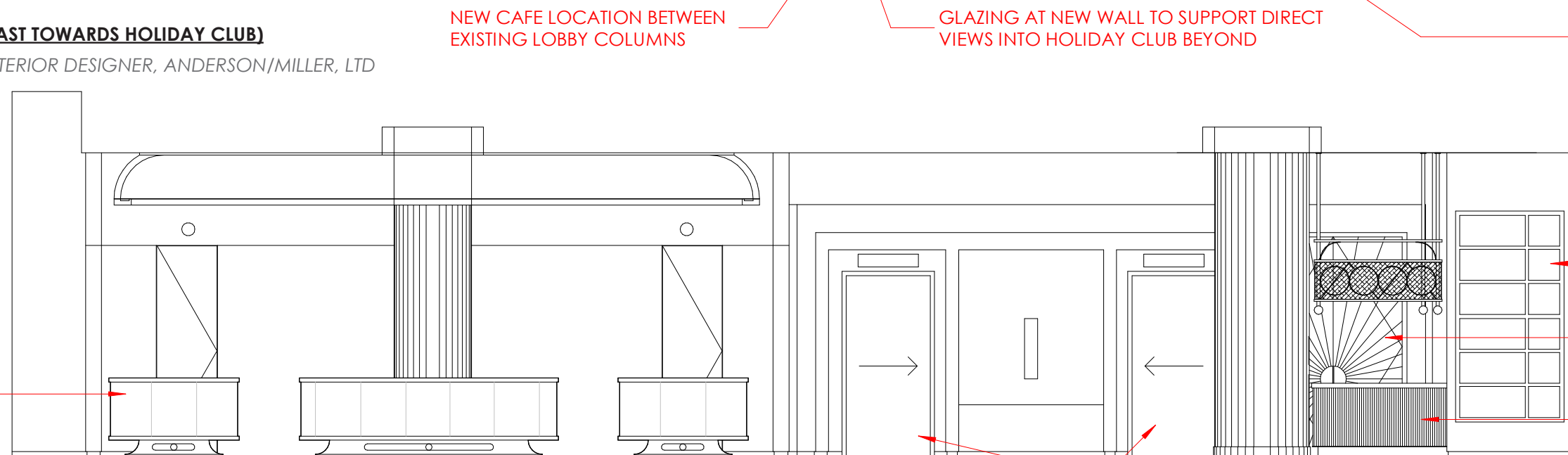
OPEN TO HOLIDAY
CLUB BEYOND

EXISTING
CORRIDOR

GUARDRAIL TO BE PROVIDED
BETWEEN LOBBY AND
HOLIDAY CLUB

2. LOBBY/CAFE (LOOKING EAST TOWARDS HOLIDAY CLUB)

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



RECEPTION DESK
PODS

NEW CAFE LOCATION BETWEEN
EXISTING LOBBY COLUMNS

GLAZING AT NEW WALL TO SUPPORT DIRECT
VIEWS INTO HOLIDAY CLUB BEYOND

REMOVABLE FF&E BETWEEN
LOBBY AND HOLIDAY CLUB

GRAB & GO MILLWORK
STATION

DOORS TO PRIVATE DINING
(BEYOND)

NEW CAFE LOCATION BETWEEN
EXISTING LOBBY COLUMNS

ELEVATORS

3. LOBBY/CAFE (LOOKING NORTH)

ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



LEVEL 01 AREA 1 - LOBBY /CAFÉ INTERIOR ELEVATIONS

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IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING EAST TOWARDS HOLIDAY CLUB)

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IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



LEVEL 01 AREA 1 - LOBBY RENDERING (LOOKING TOWARDS HOLIDAY CLUB)

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IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING SOUTH)

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HPB-A201.01F



IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



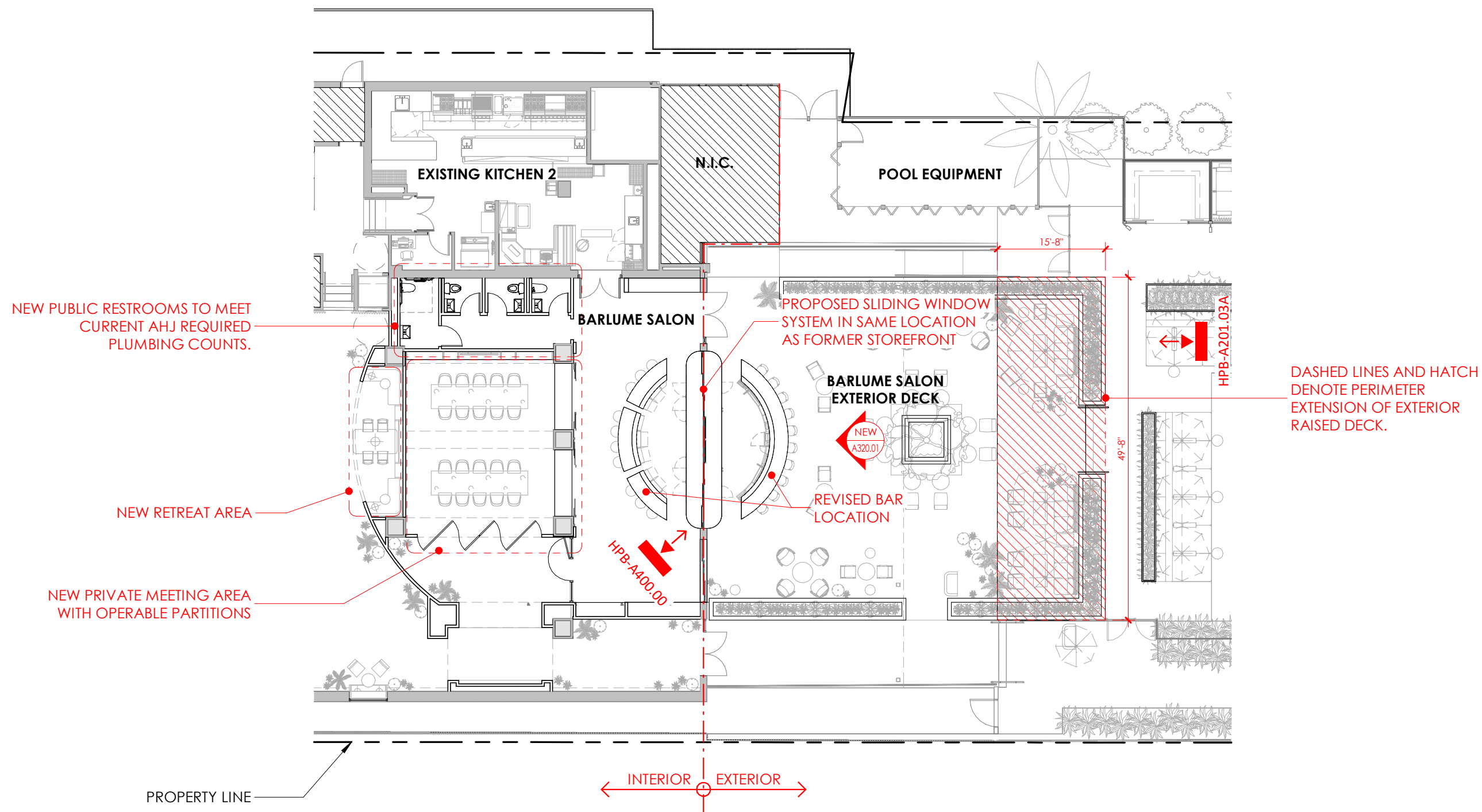
LEVEL 01 AREA 1 - MILLWORK WALL RENDERING

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LEVEL 01 AREA 3 - PROPOSED PLAN (RESTAURANT/BARLUME SALON)

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SCALE 1/16" = 1'-0"

DATE: 01.05.2025

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EXISTING CANVAS CANOPY TO BE REFURBISHED.
CANOPY STRUCTURE TO REMAIN.
CANVAS TO BE REPLACED IN-KIND.

IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



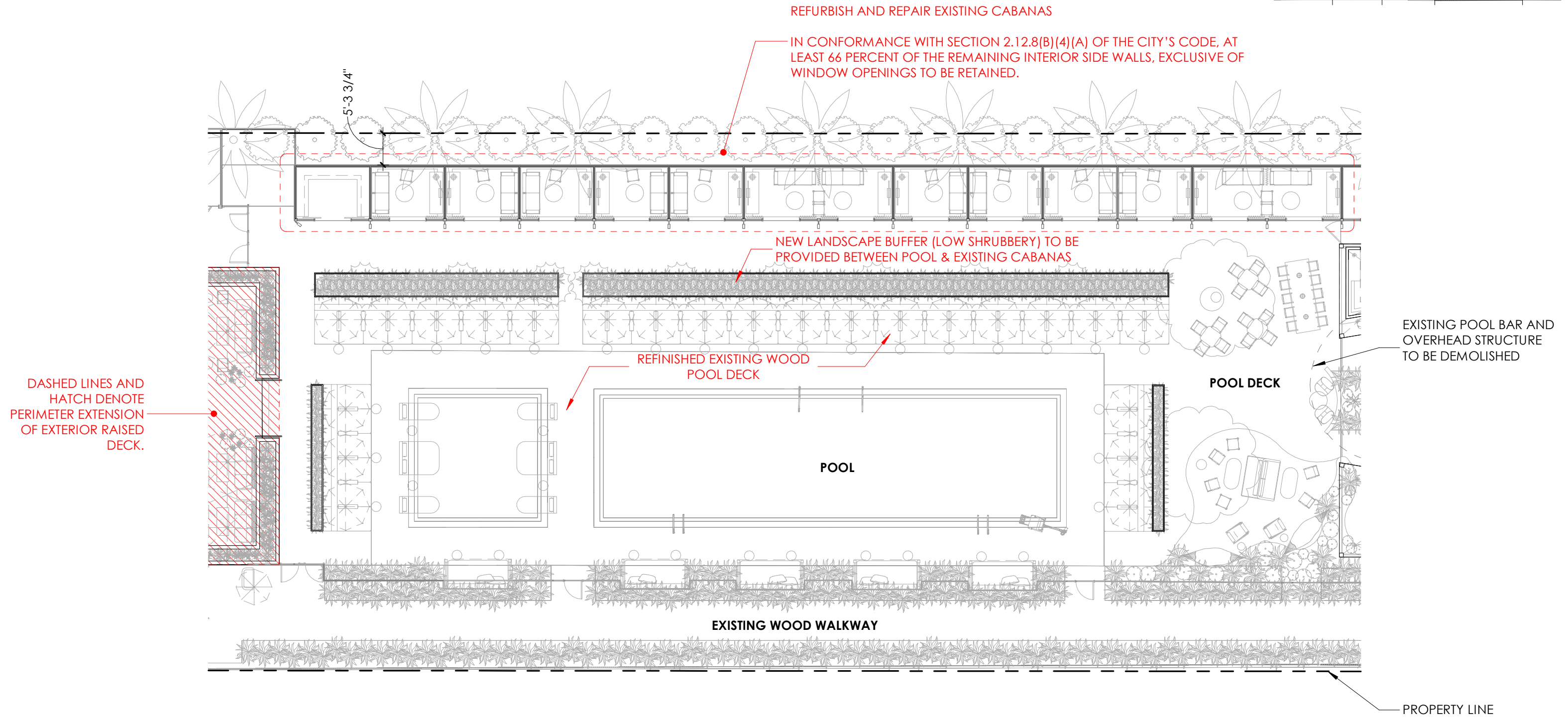
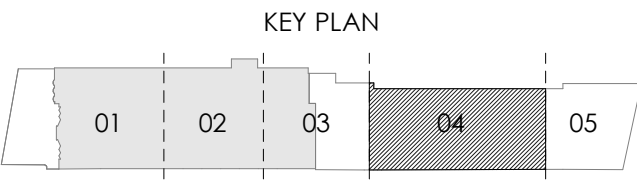
LEVEL 01 AREA 3 - EXTENDED EXTERIOR RAISED DECK RENDERING

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GENERAL NOTE: REFER TO ATTACHMENTS B AND C FOR LANDSCAPE INFORMATION.



LEVEL 01 AREA 4 - PROPOSED PLAN (BARLUME POOL)

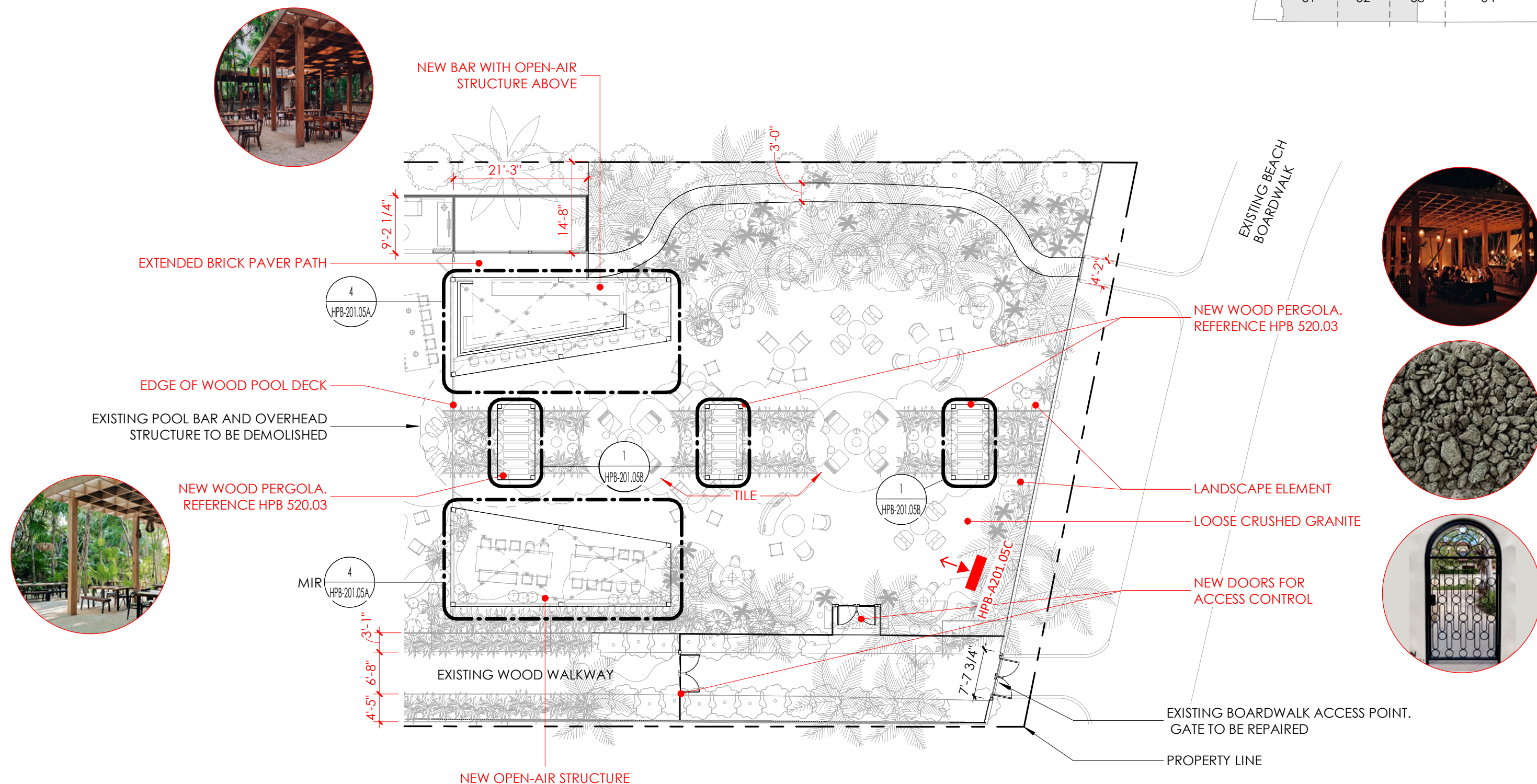
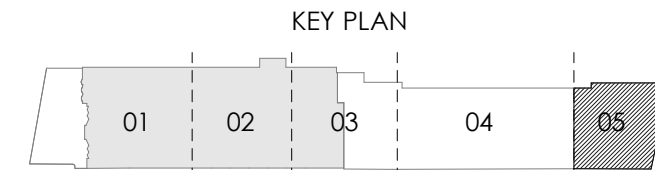
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SCALE 1/16" = 1'-0"

DATE: 01.05.2025

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GENERAL NOTE: REFER TO ATTACHMENTS B AND C FOR LANDSCAPE INFORMATION.



LEVEL 01 AREA 5 - PROPOSED PLAN (BARLUME BEACH)

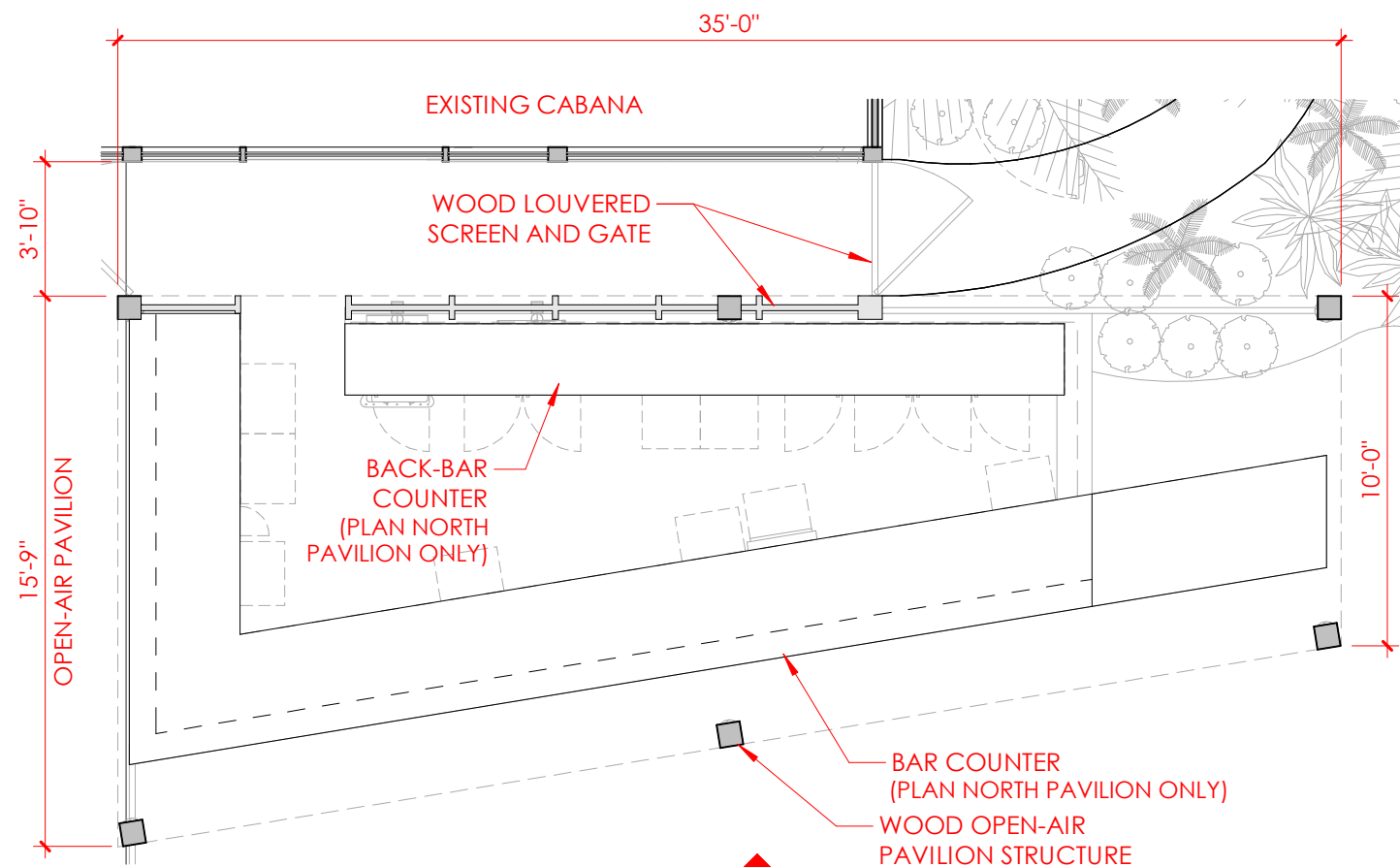
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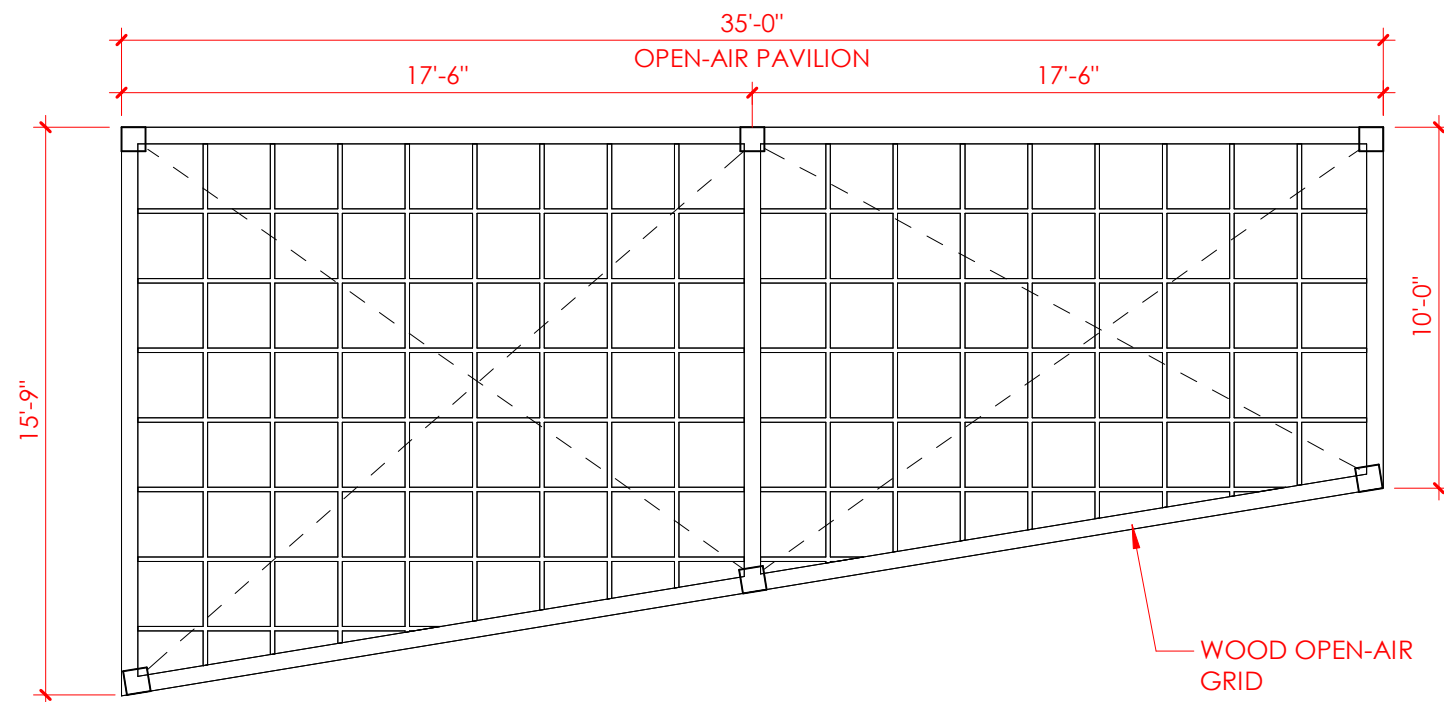
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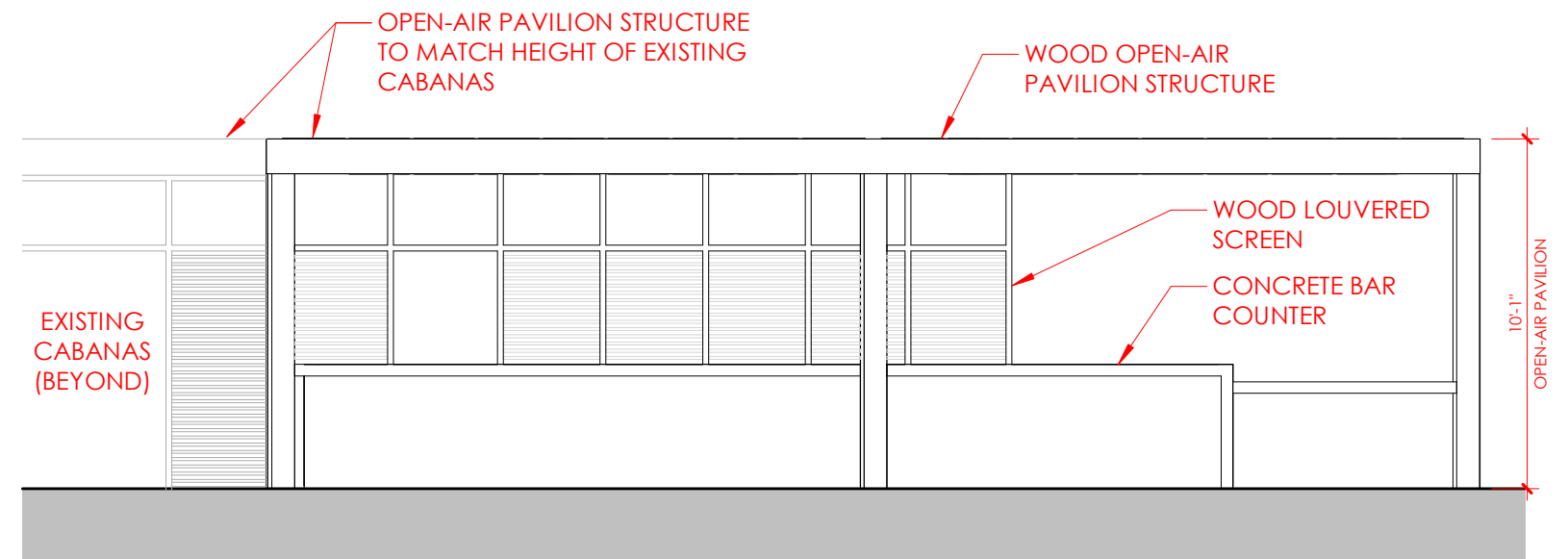
HPB-A201.05



PAVILION FLOOR PLAN



PAVILION REFLECTED CEILING PLAN



PAVILION ELEVATION



LEVEL 01 ENLARGED PLAN AND ELEVATIONS - REAR YARD OPEN-AIR PAVILION

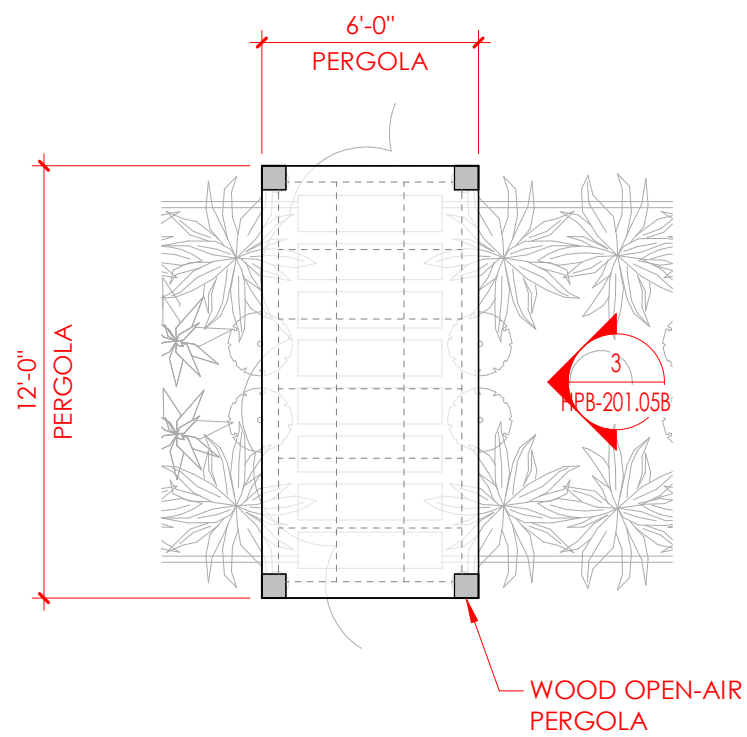
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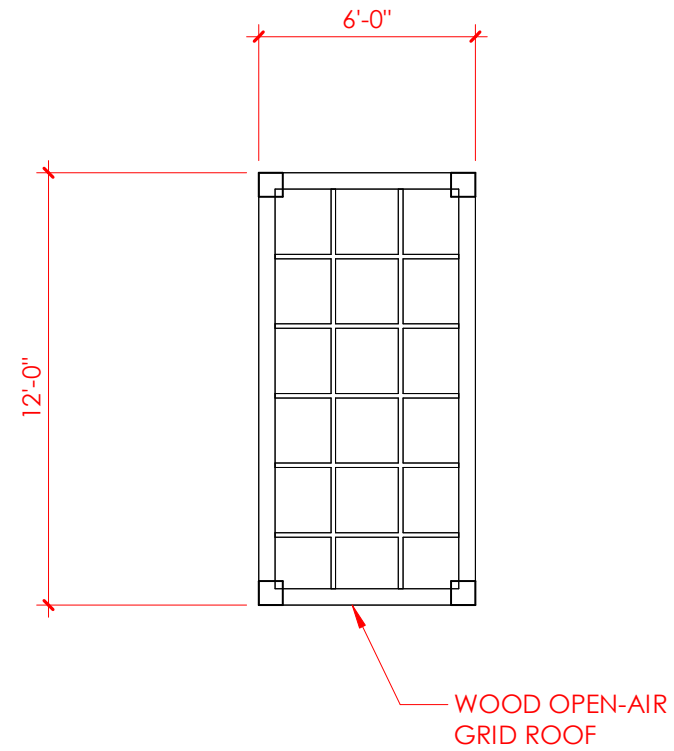
SCALE 3/16" = 1'-0"

DATE: 01.05.2025

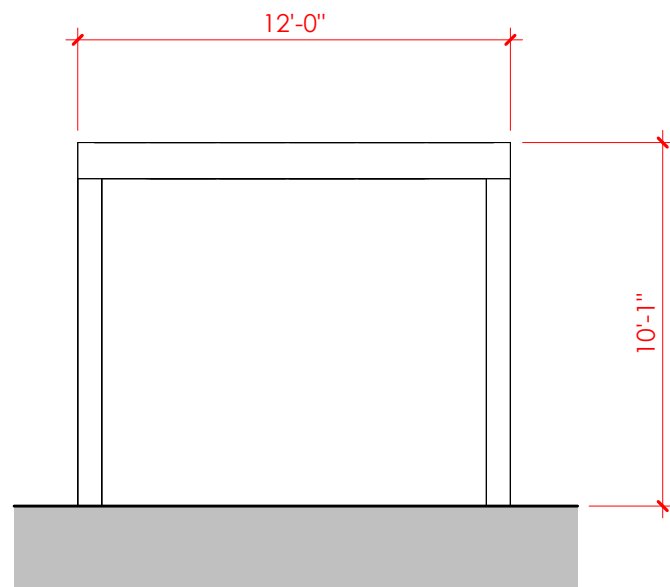
HPB-A201.05A



PERGOLA FLOOR PLAN

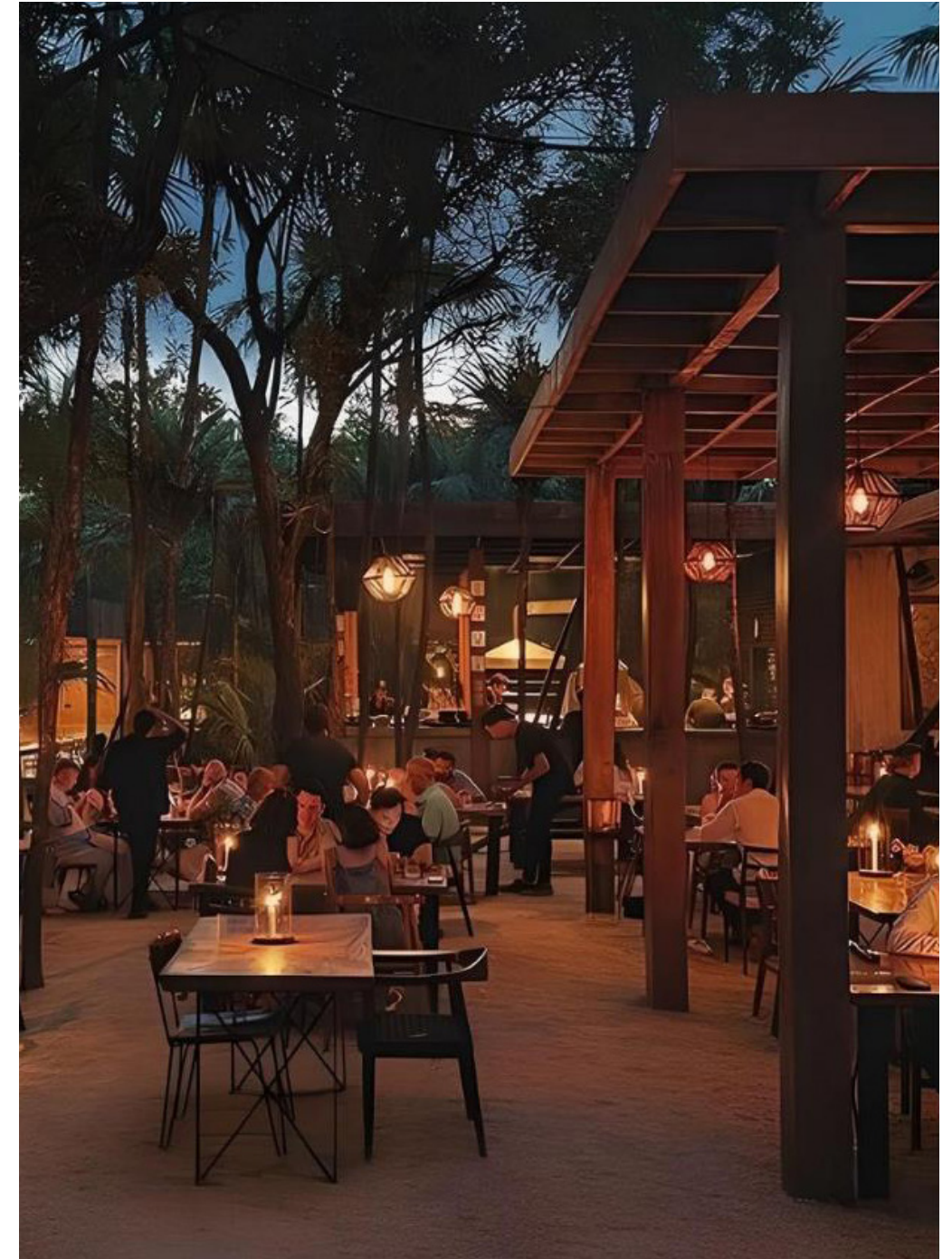


PERGOLA REFLECTED CEILING PLAN



PERGOLA ELEVATION

NOTE: PERGOLA HEIGHT TO MATCH HEIGHT OF EXISTING CABANAS



PERGOLA CONCEPT IMAGE



LEVEL 01 ENLARGED PLAN AND ELEVATIONS - REAR YARD OPEN-AIR PERGOLA

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SCALE 3/16" = 1'-0"

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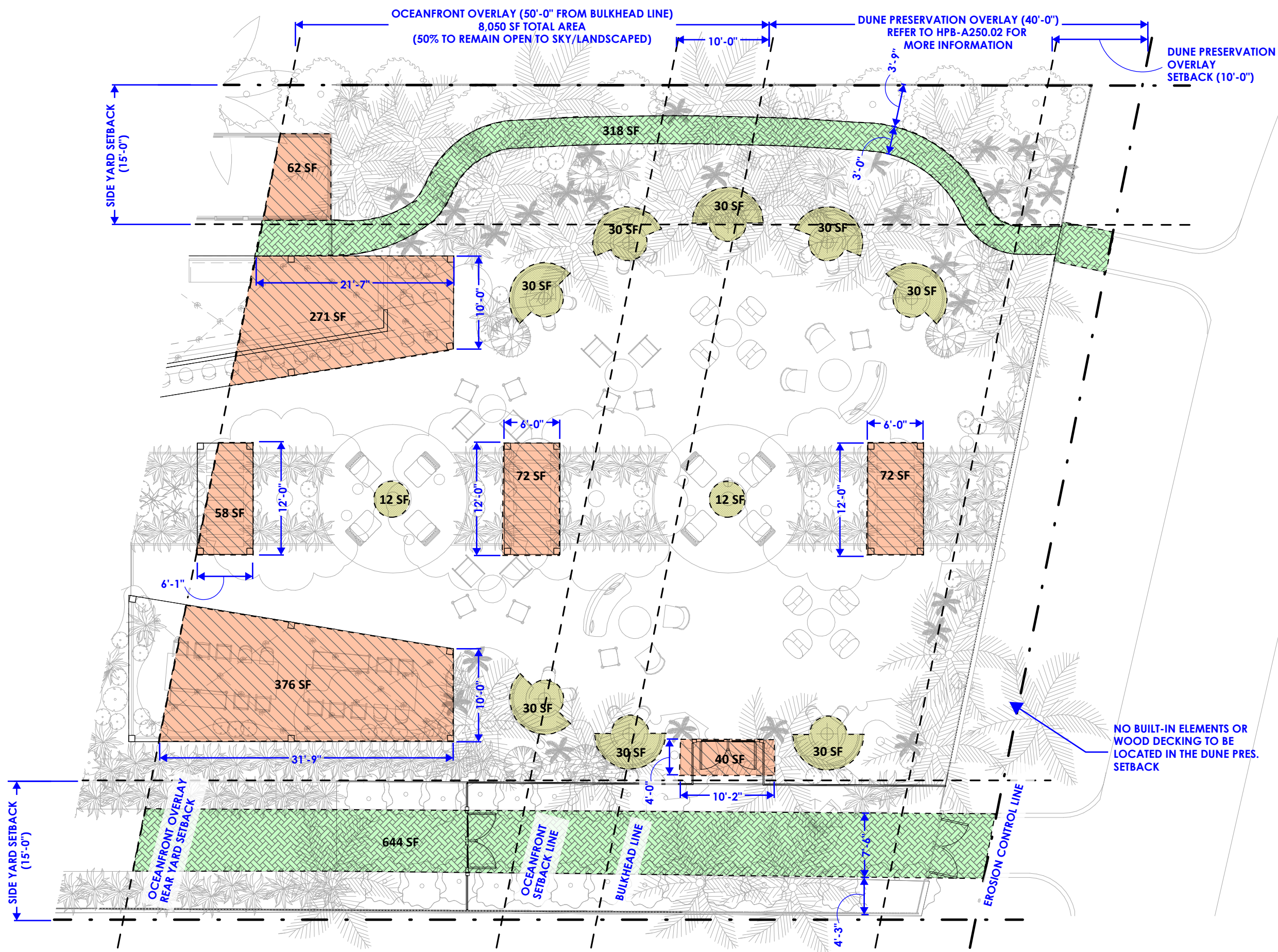
LEVEL 01 AREA 5 - BARLUME BEACH RENDERING

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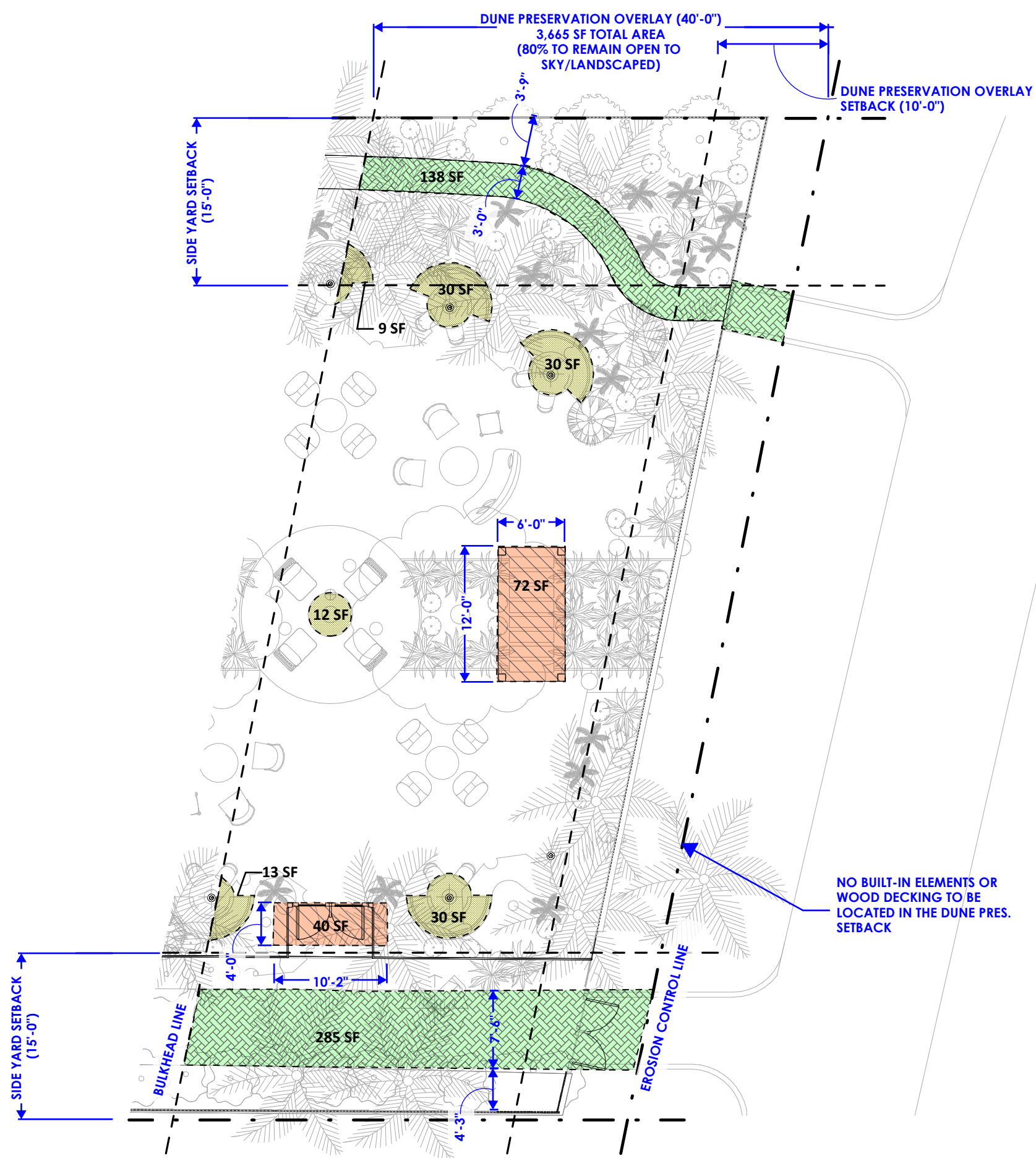
LEGEND

- BUILT-IN FF&E ELEMENTS
- TRELLIS STRUCTURES
- WOOD DECK SURFACE/ WALKWAY

**OCEANFRONT OVERLAY
OPEN SPACE CALCULATIONS:**

ALLOWABLE ENCROACHMENTS (50% OF OVERALL SF):	4,025 SF
BUILT-IN FF&E:	264 SF
TRELLIS STRUCTURES:	951 SF
WOOD DECK SURFACES/WALKWAYS:	962 SF
TOTAL ENCROACHMENTS:	2,177 SF





LEGEND	
	BUILT-IN FF&E ELEMENTS
	TRELLIS STRUCTURES
	WOOD DECK SURFACE/ WALKWAY

DUNE PRESERVATION OVERLAY OPEN SPACE CALCULATIONS:	
ALLOWABLE ENCROACHMENTS (20% OF OVERALL SF):	733 SF
BUILT-IN FF&E:	124 SF
TRELLIS STRUCTURES:	112 SF
WOOD DECK SURFACES/WALKWAYS:	423 SF
TOTAL ENCROACHMENTS:	659 SF



REAR YARD OPEN SPACE DIAGRAM AT DUNE PRESERVATION OVERLAY

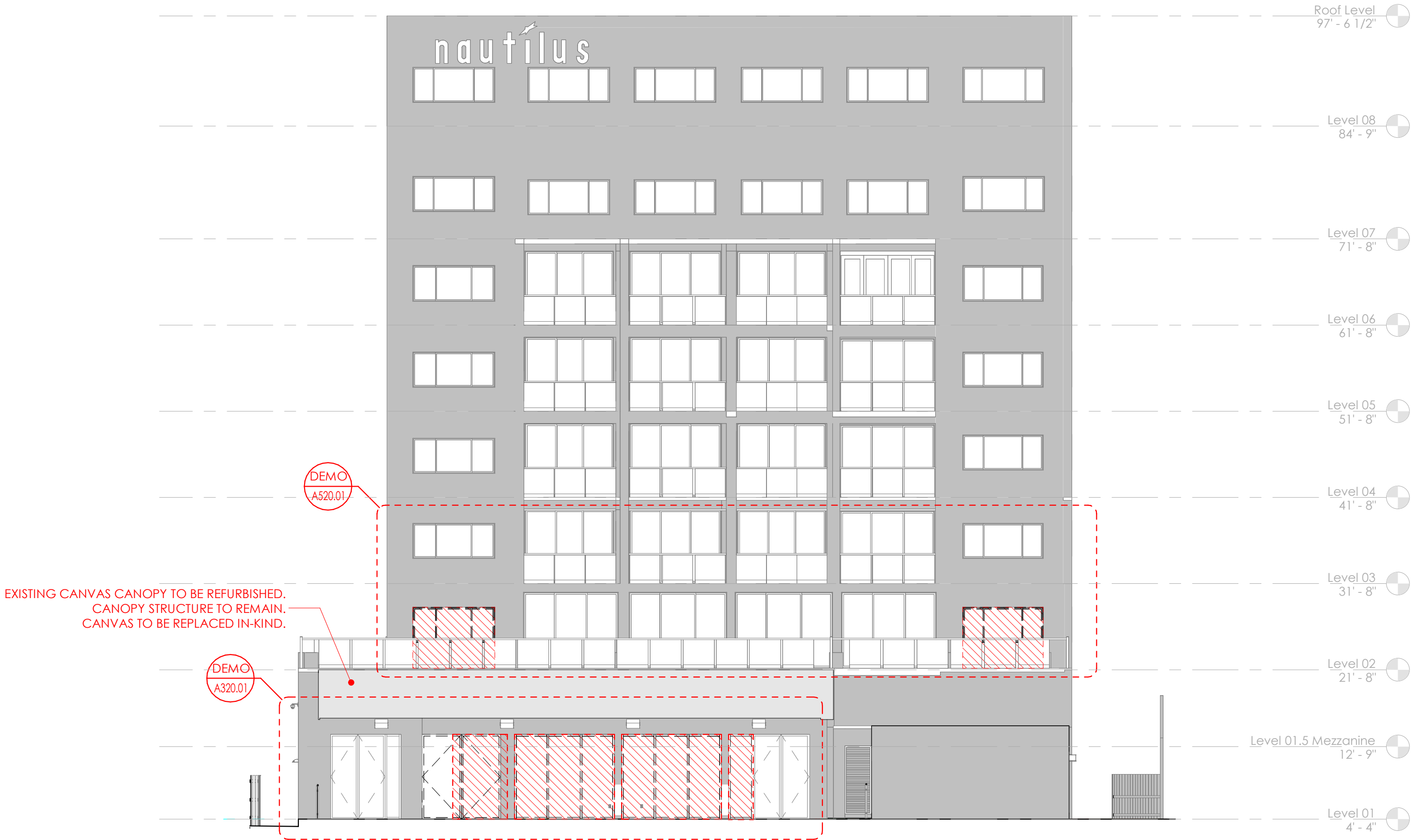
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SCALE 3/32" = 1'-0"

DATE: 01.05.2025

HPB-A250.02



EAST ELEVATION - OVERALL DEMOLITION SCOPE

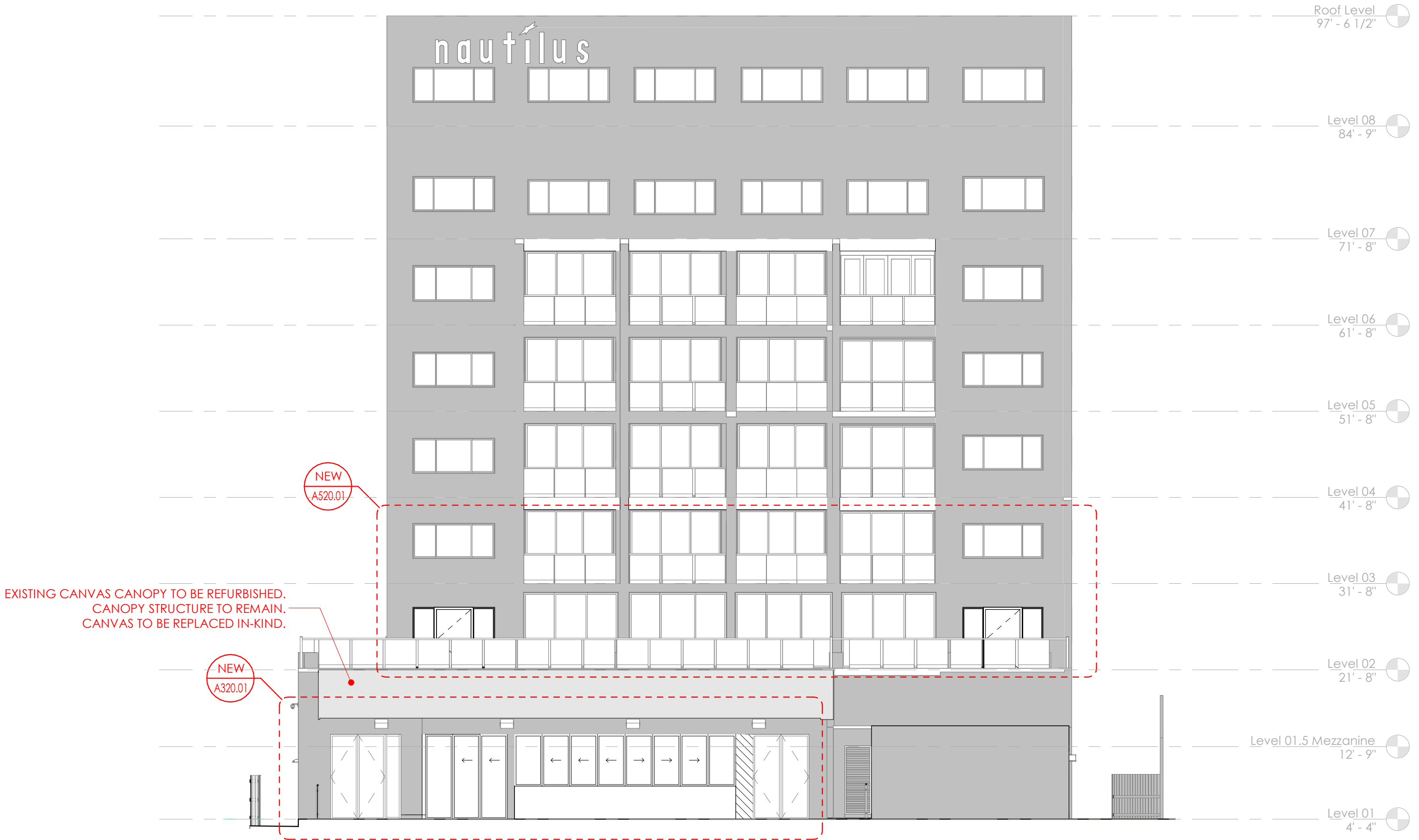
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SCALE 3/32" = 1'-0"

DATE: 01.05.2025

HPB-A300.01



EAST ELEVATION - OVERALL PROPOSED SCOPE

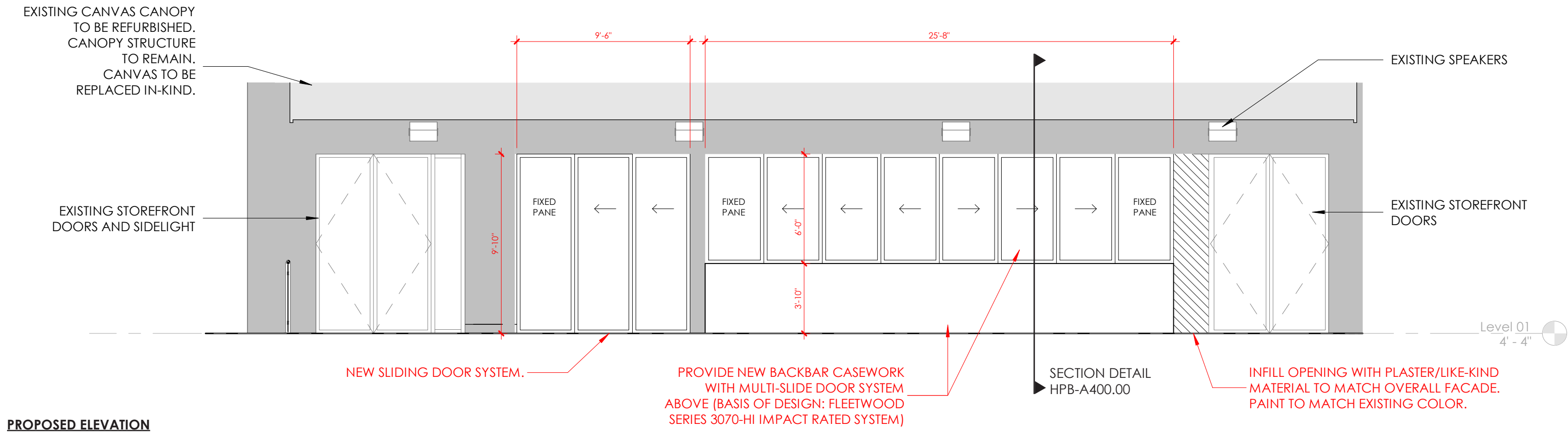
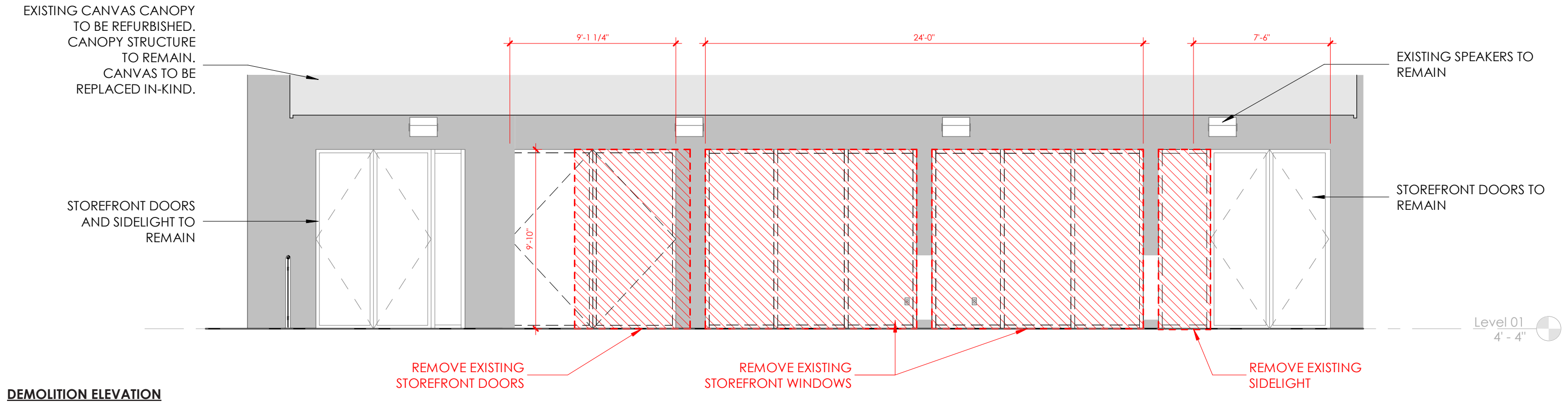
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SCALE 3/32" = 1'-0"

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LEVEL 01 ENLARGED ELEVATIONS - EAST FACADE (BARLUME SALON EXTERIOR)

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SCALE 3/16" = 1'-0"

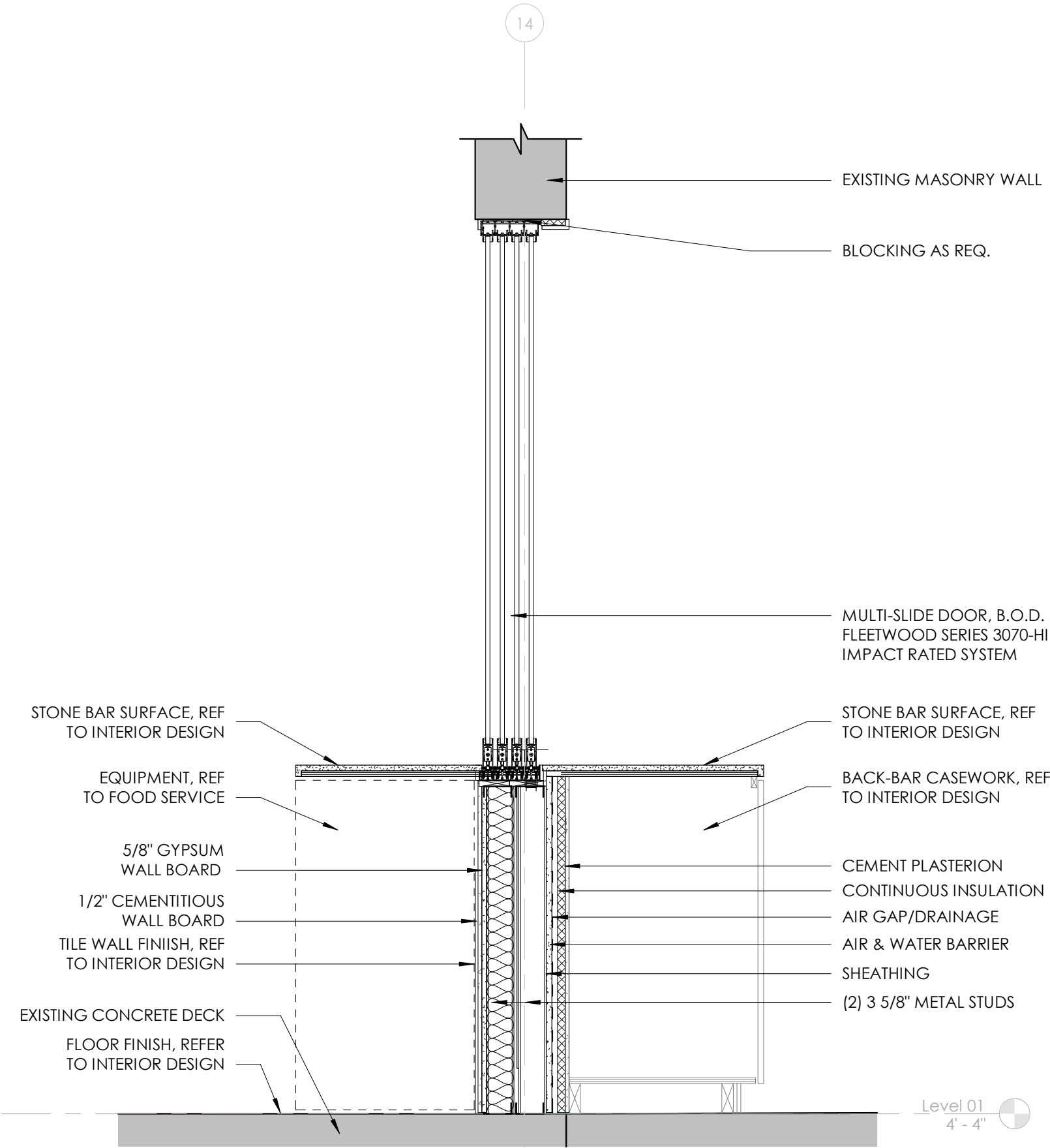
DATE: 01.05.2025

HPB-A320.01



BARLUME SALON BAR LOOKING TOWARDS TERRACE

IMAGE COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



SECTION DETAIL AT BARLUME SALON BAR - NOT TO SCALE



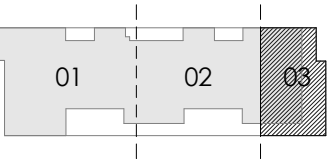
LEVEL 01 ENLARGED BARLUME SALON EXTERIOR RENDERINGS & DETAILS

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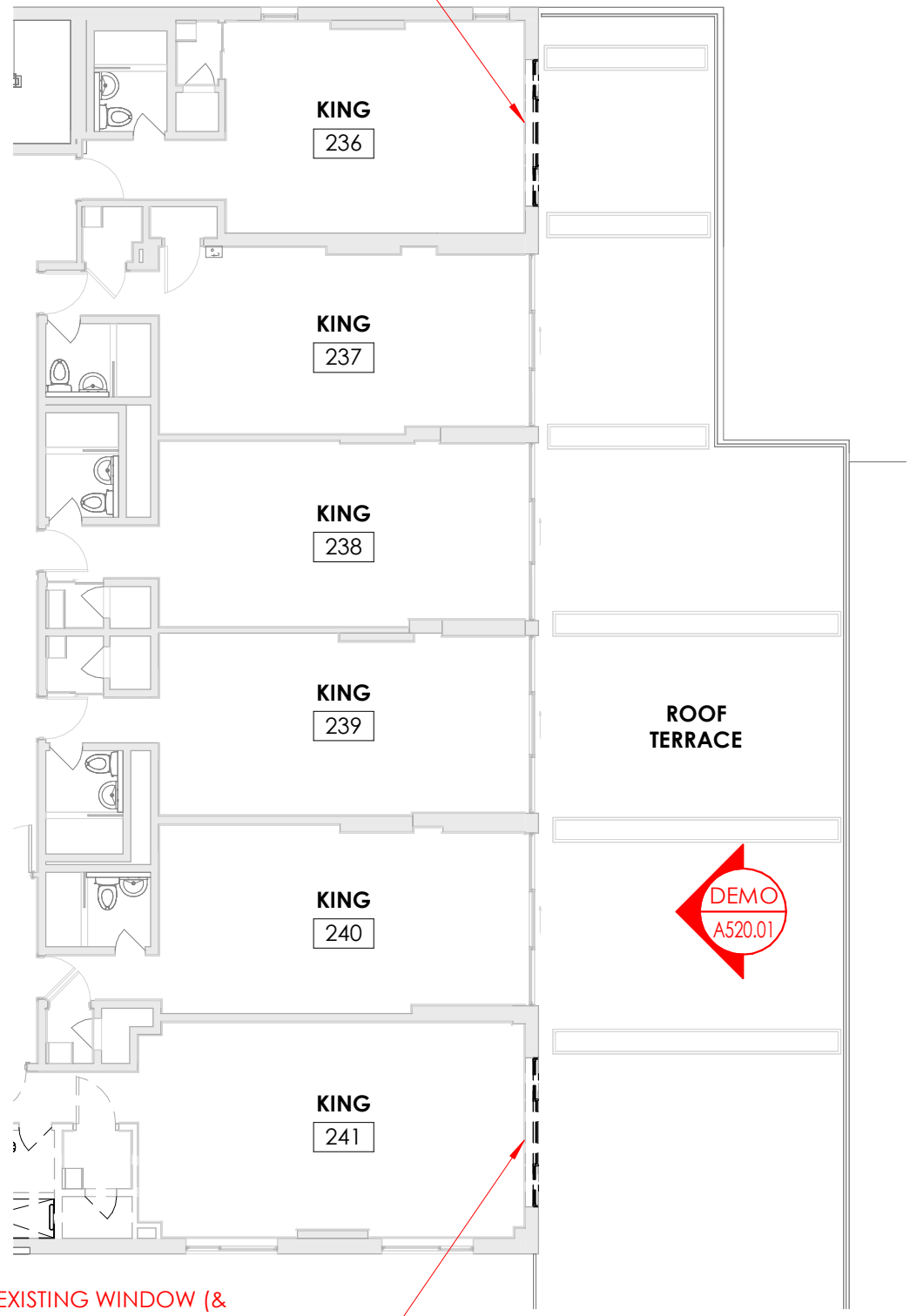
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HPB-A400.00



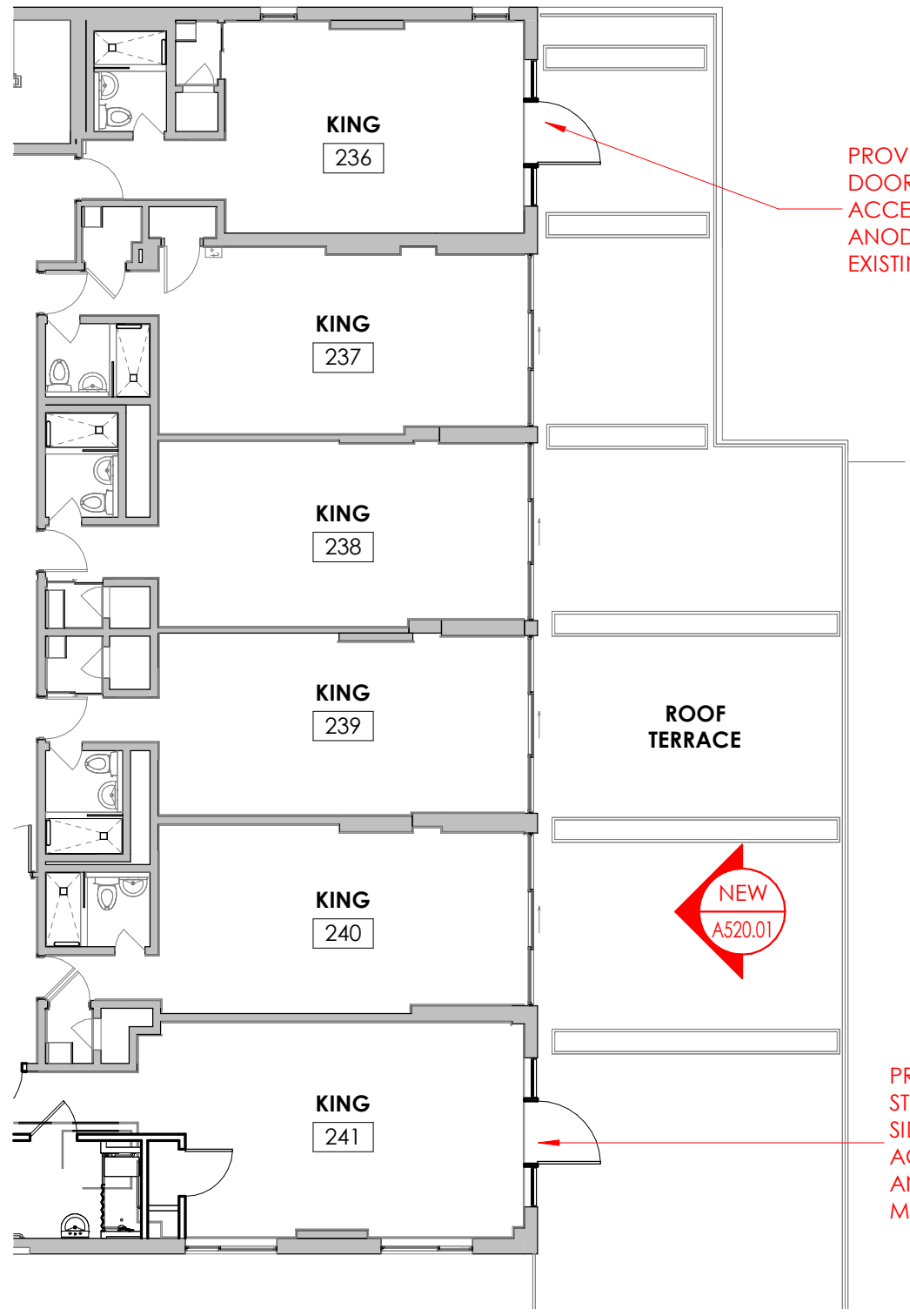
REMOVE EXISTING WINDOW (&
SILL WALL BELOW) DOWN TO
LEVEL 02 SLAB



REMOVE EXISTING WINDOW (&
SILL WALL BELOW) DOWN TO
LEVEL 02 SLAB

LEVEL 2 - DEMOLITION PLAN

PROVIDE NEW FULL-LITE STOREFRONT
DOOR WITH SIDELIGHTS FOR TERRACE
ACCESS. FRAME COLOR TO BE
ANODIZED ALUMINUM TO MATCH
EXISTING WINDOWS.



PROVIDE NEW FULL-LITE
STOREFRONT DOOR WITH
SIDELIGHTS FOR TERRACE
ACCESS. FRAME COLOR TO BE
ANODIZED ALUMINUM TO
MATCH EXISTING WINDOWS.

LEVEL 2 - PROPOSED PLAN



LEVEL 02 ENLARGED PLANS - EAST FACADE TERRACE ACCESS

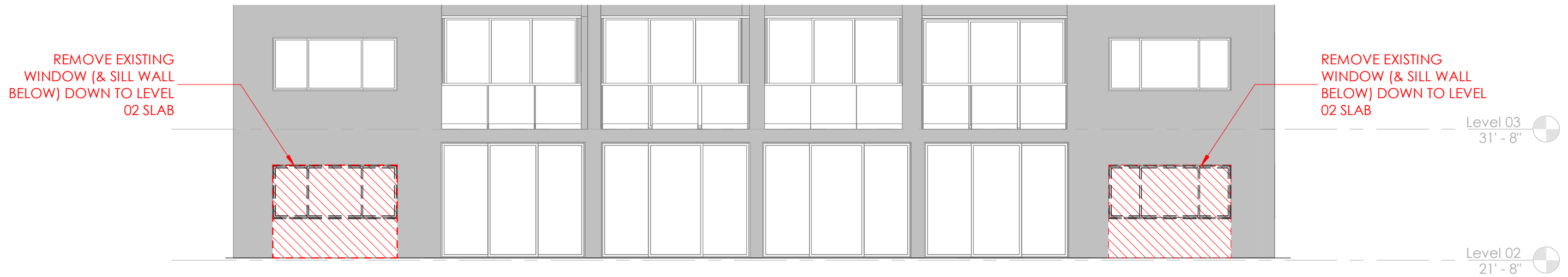
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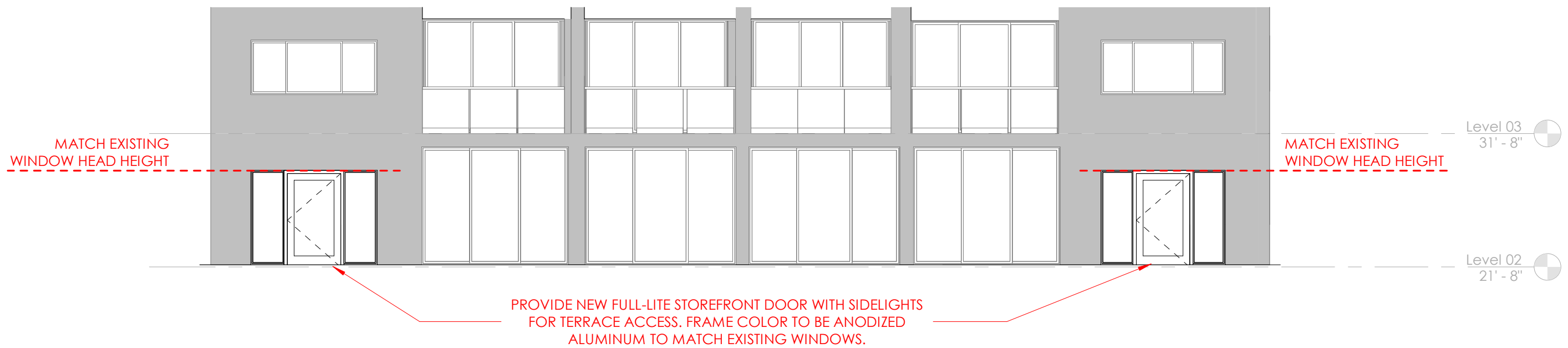
SCALE 3/32" = 1'-0"

DATE: 01.05.2025

HPB-A500.01



DEMOLITION ELEVATION



PROPOSED ELEVATION



LEVEL 02 ENLARGED ELEVATIONS - EAST FACADE TERRACE ACCESS

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SCALE 1/8" = 1'-0"

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THANK YOU

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