

SCOPE OF WORK

1826 COLLINS AVENUE
MIAMI BEACH .FL

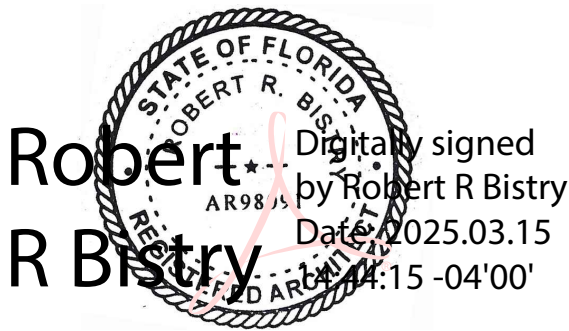
DEMOLITION OF EXISTING PARKING AND COMMERCIAL
STRUCTURE

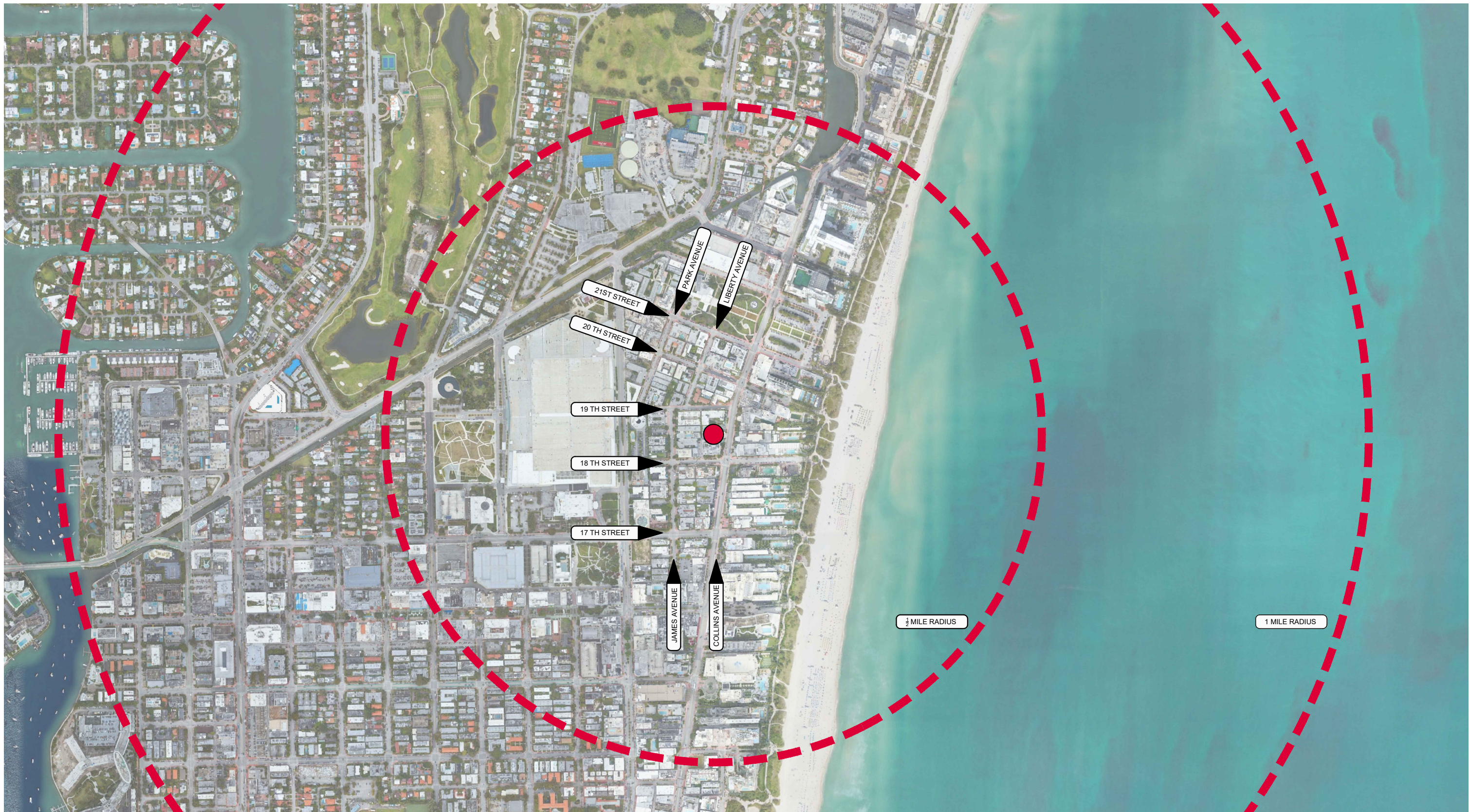
HISTORIC PRESERVATION BOARD
FIRST SUBMITTAL MARCH 16, 2025
HPB25-0650



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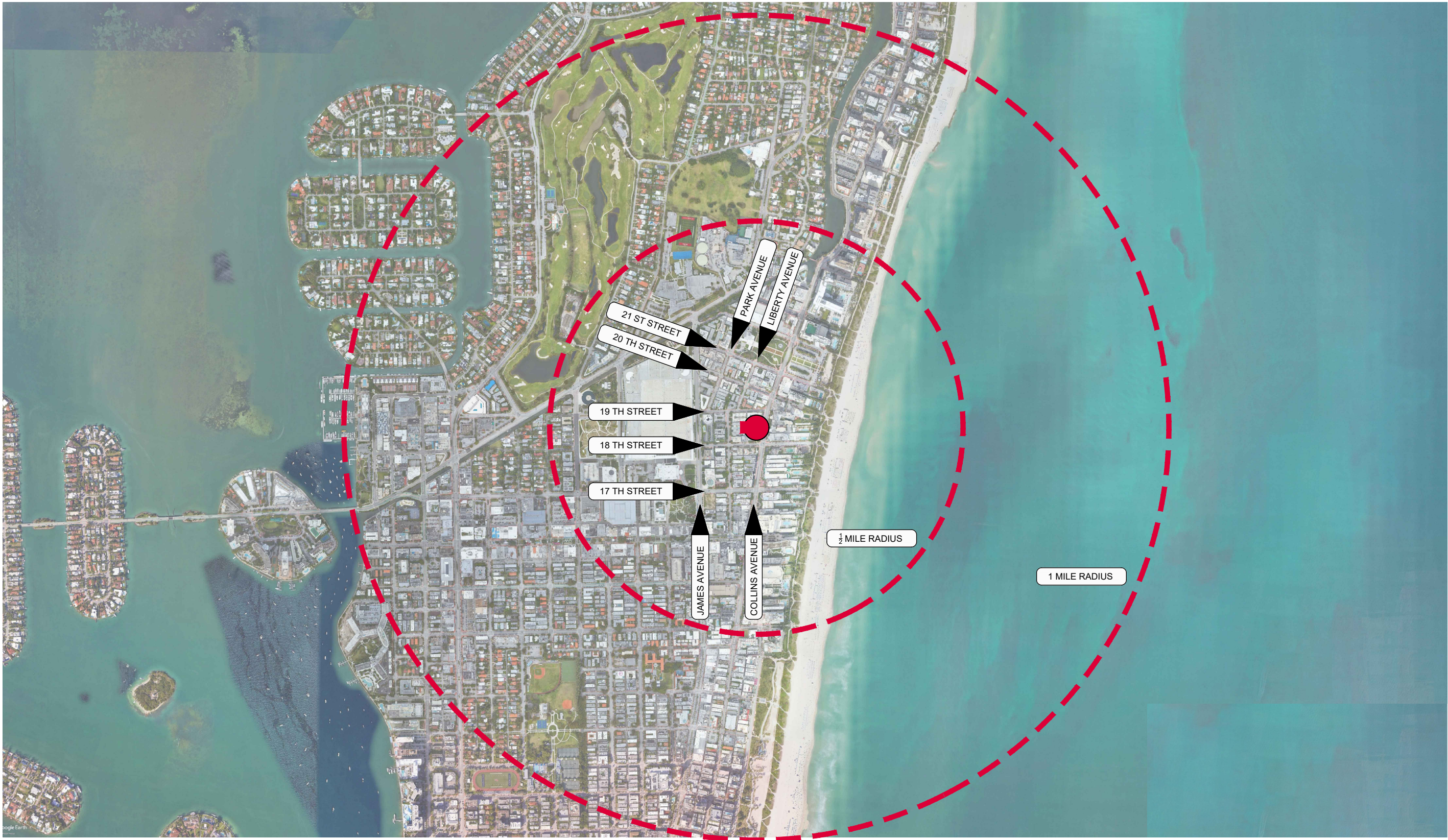




1/2 MILE RADIUS

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BUILT FORM
ARCHITECTURE



1 MILE RADIUS

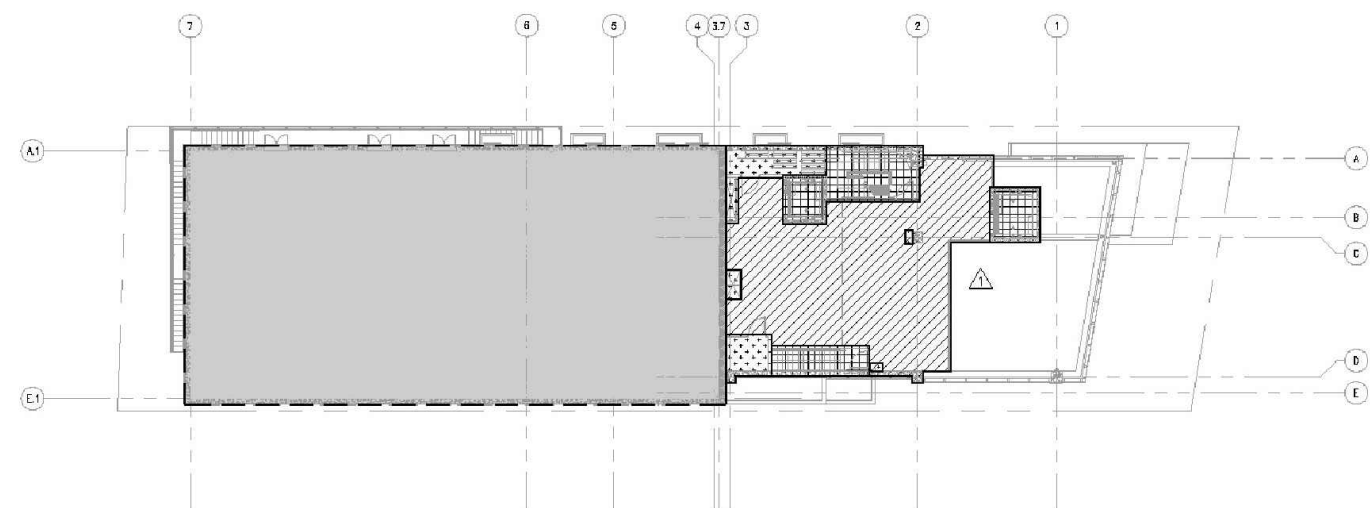
PARKING

VERTICAL CIRCULATION

COMMERCIAL

LOBBY

MECHANICAL/ELECTRICAL

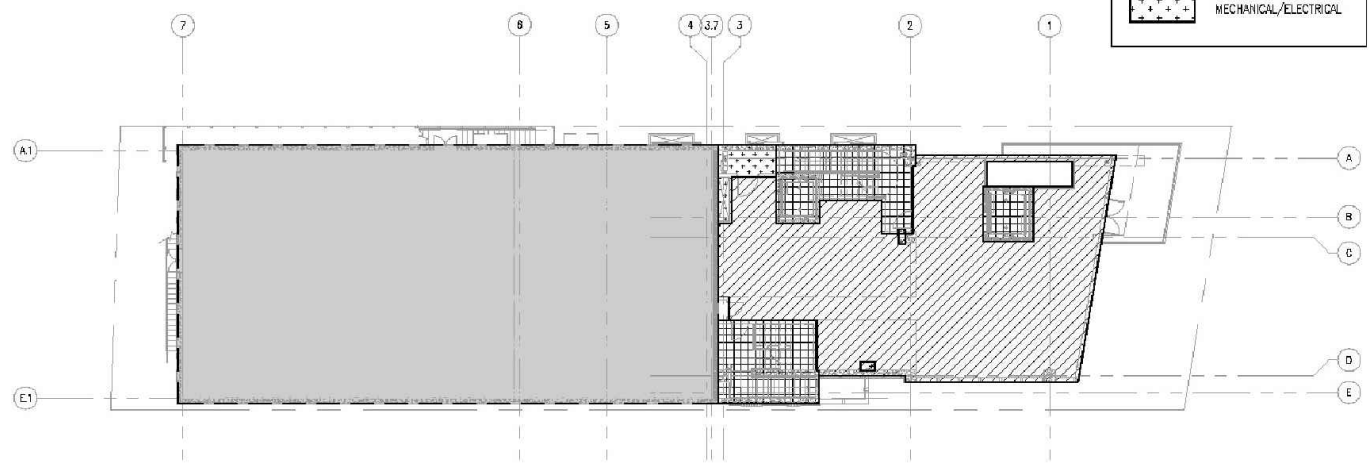


FOURTH LEVEL- AREA BREAKDOWN	
TYPE	SQ. FT.
VERTICAL CIRCULATION	407 SQ. FT.
PARKING	0 SQ. FT.
COMMERCIAL	1,191 SQ. FT.
MECH./ELEC.	191 SQ. FT.
TOTAL	1,789 SQ. FT.

4

AREAS- FOURTH FLOOR PLAN

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

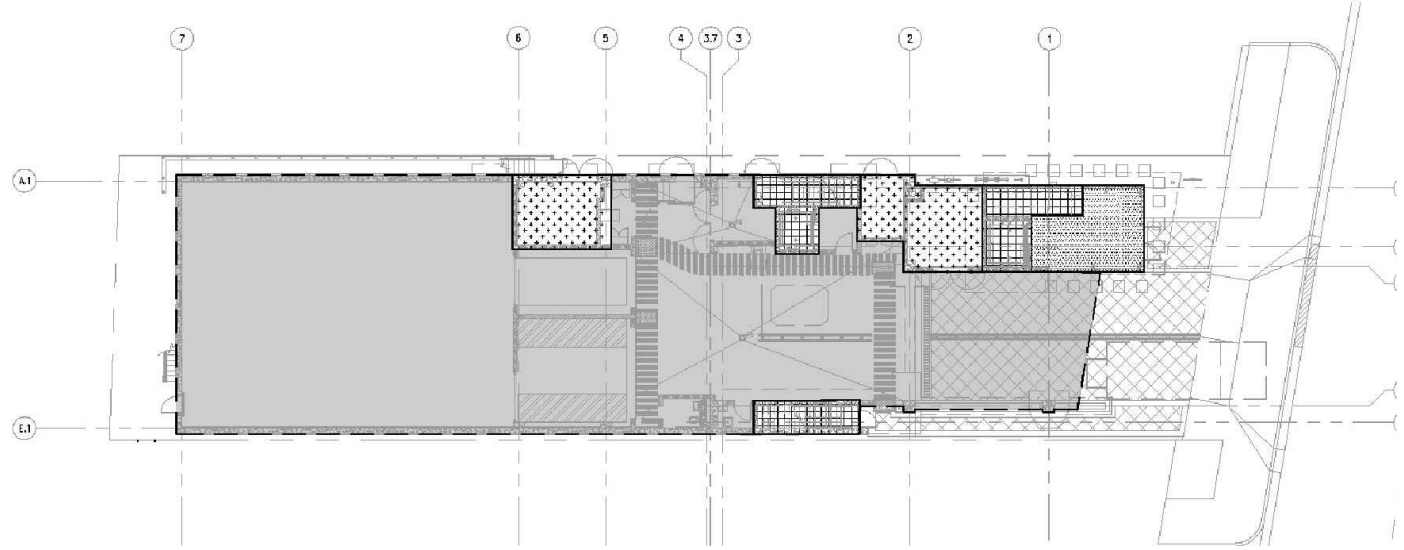
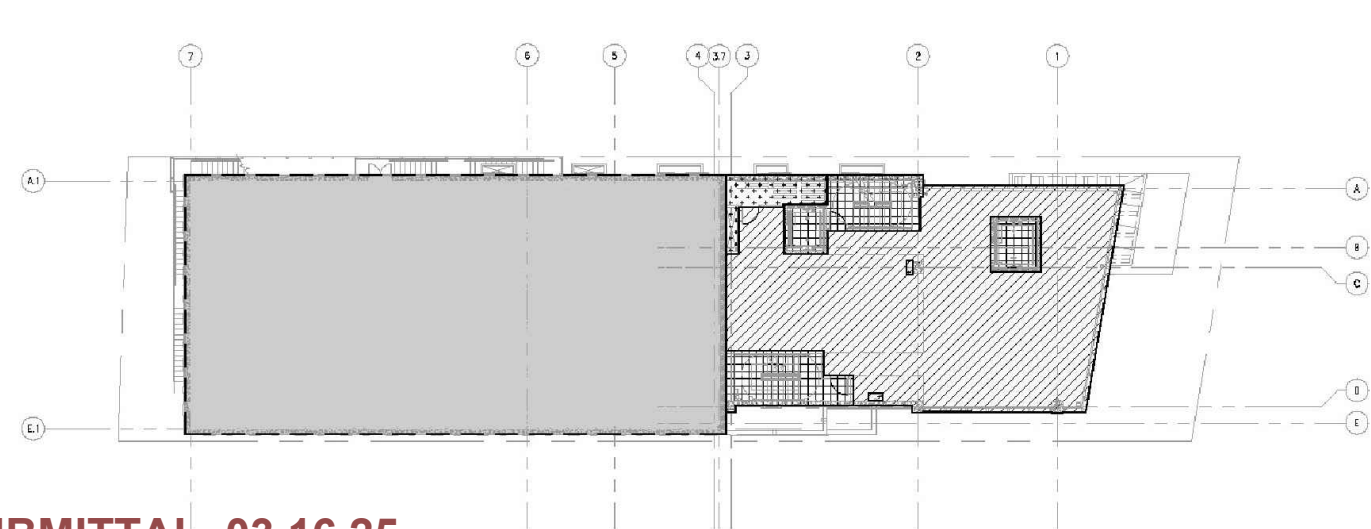


SECOND LEVEL- AREA BREAKDOWN	
TYPE	SQ. FT.
VERTICAL CIRCULATION	640 SQ. FT.
PARKING	0 SQ. FT.
COMMERCIAL	1,968 SQ. FT.
MECH./ELEC.	87 SQ. FT.
TOTAL	2,695 SQ. FT.

2

AREAS- SECOND FLOOR PLAN

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



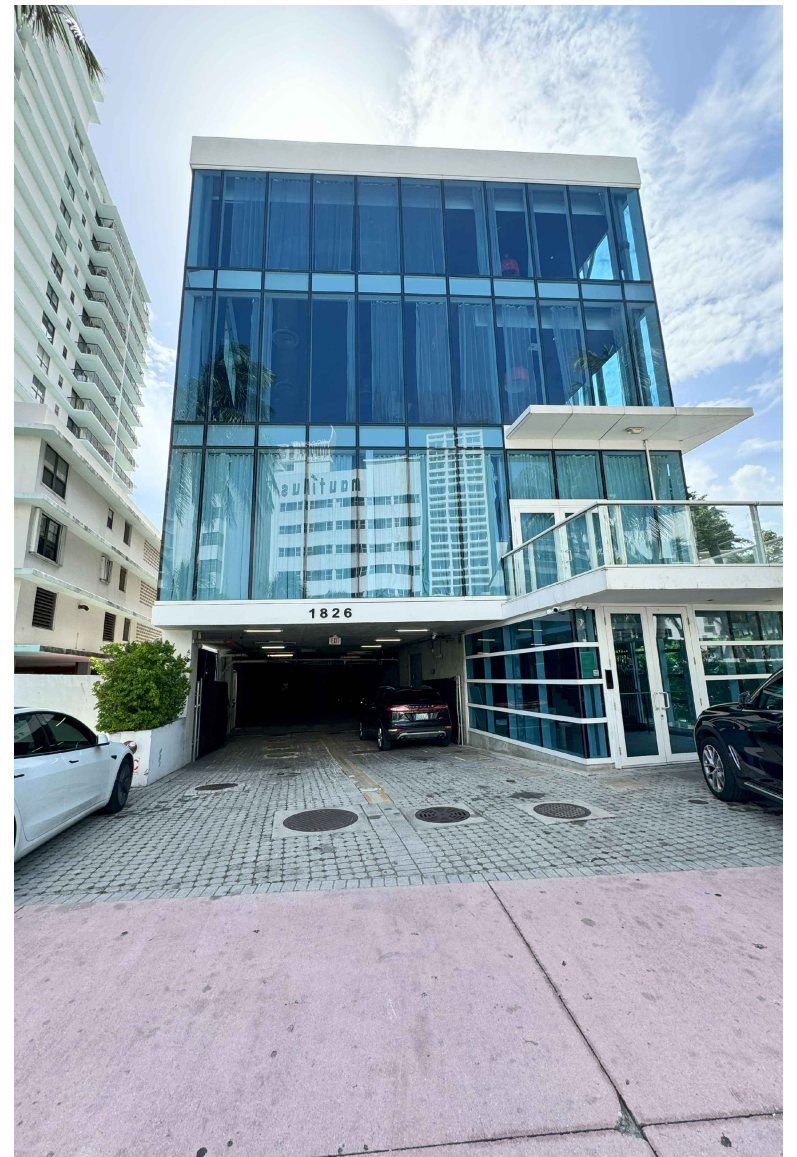
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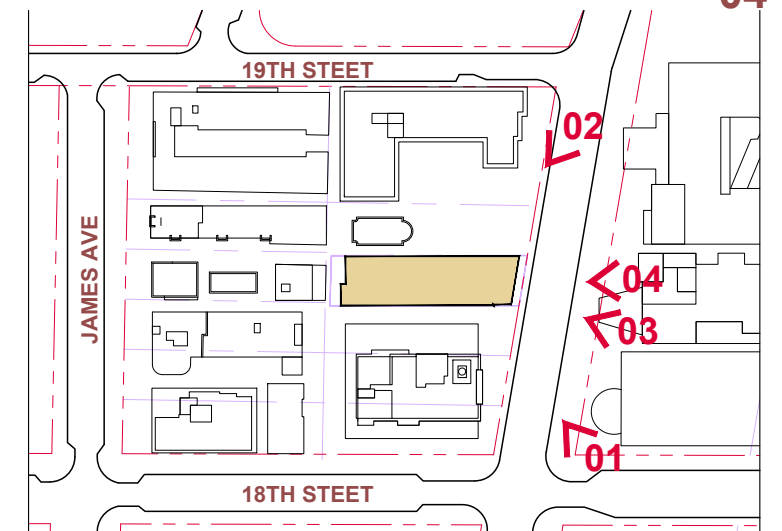
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04



01



KEY PLAN

BUILT FORM
ARCHITECTURE



LEFFERTS

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06



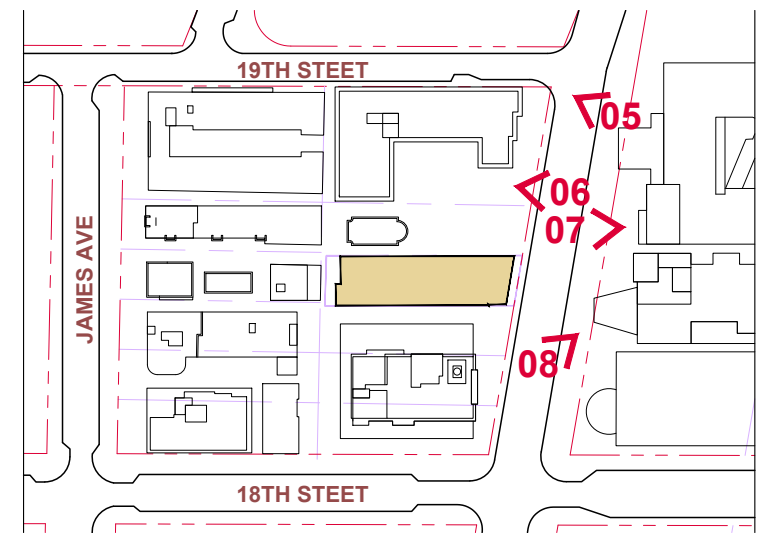
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05



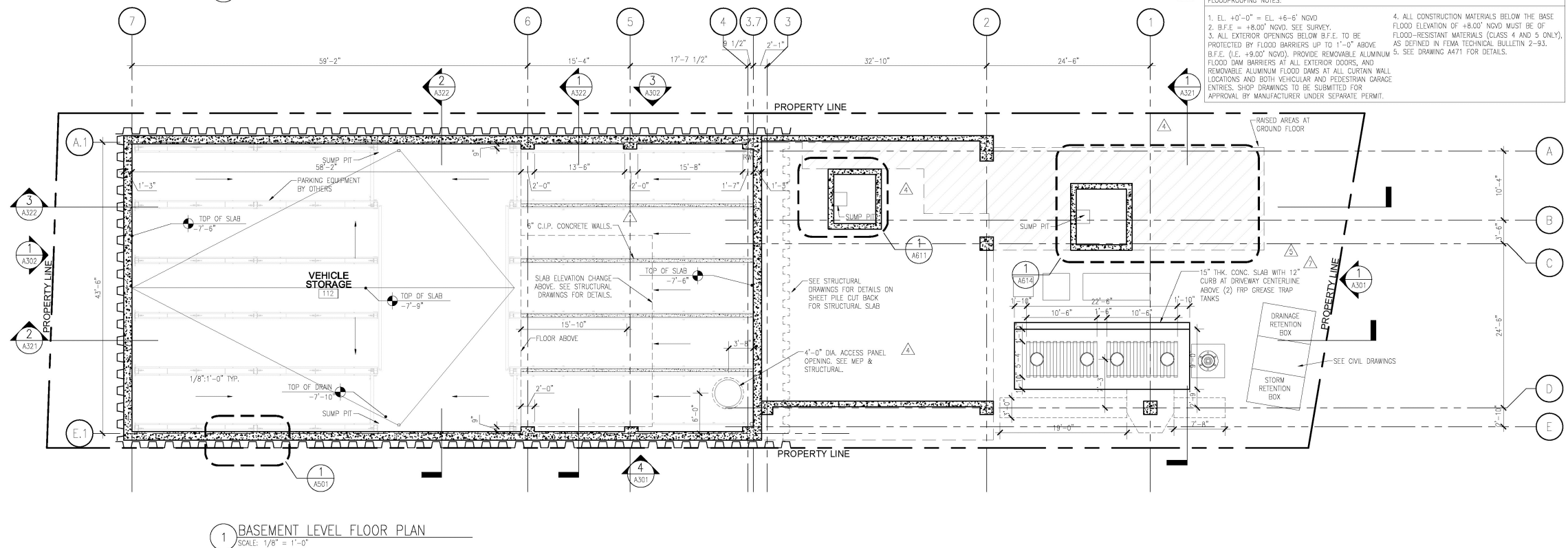
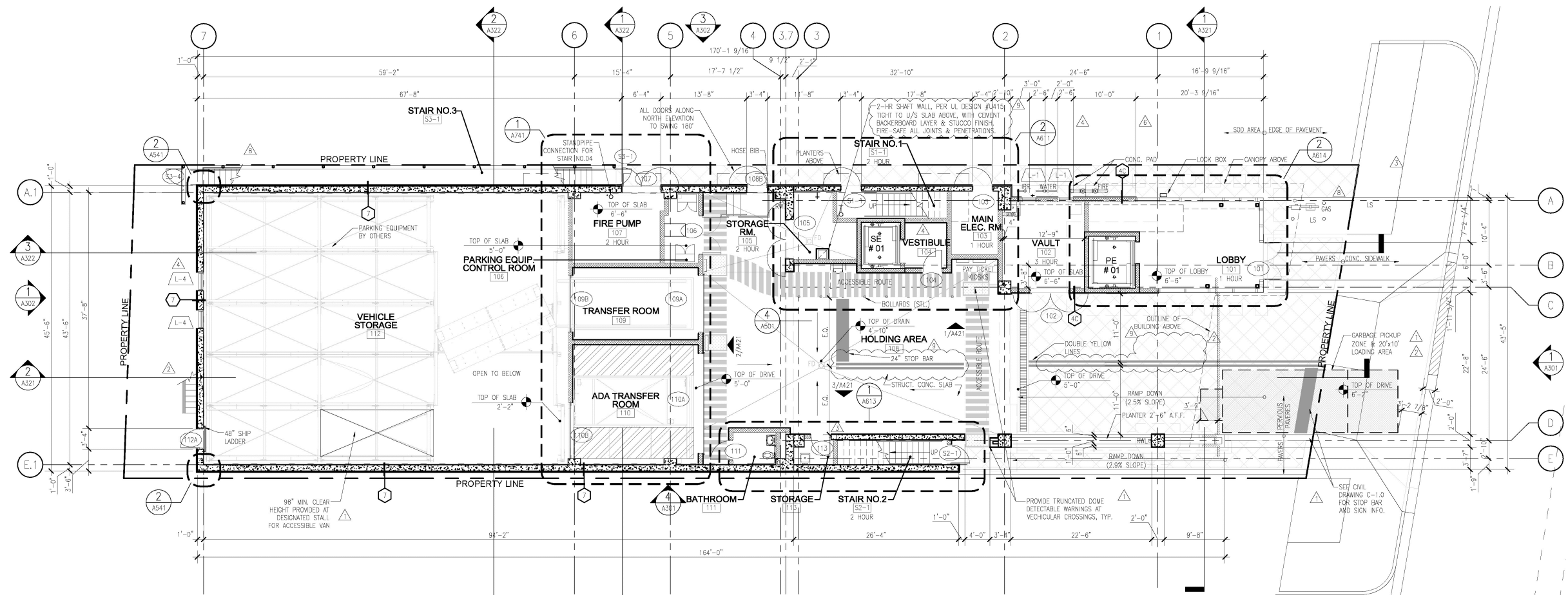
08



KEY PLAN

BUILT FORM
ARCHITECTURE

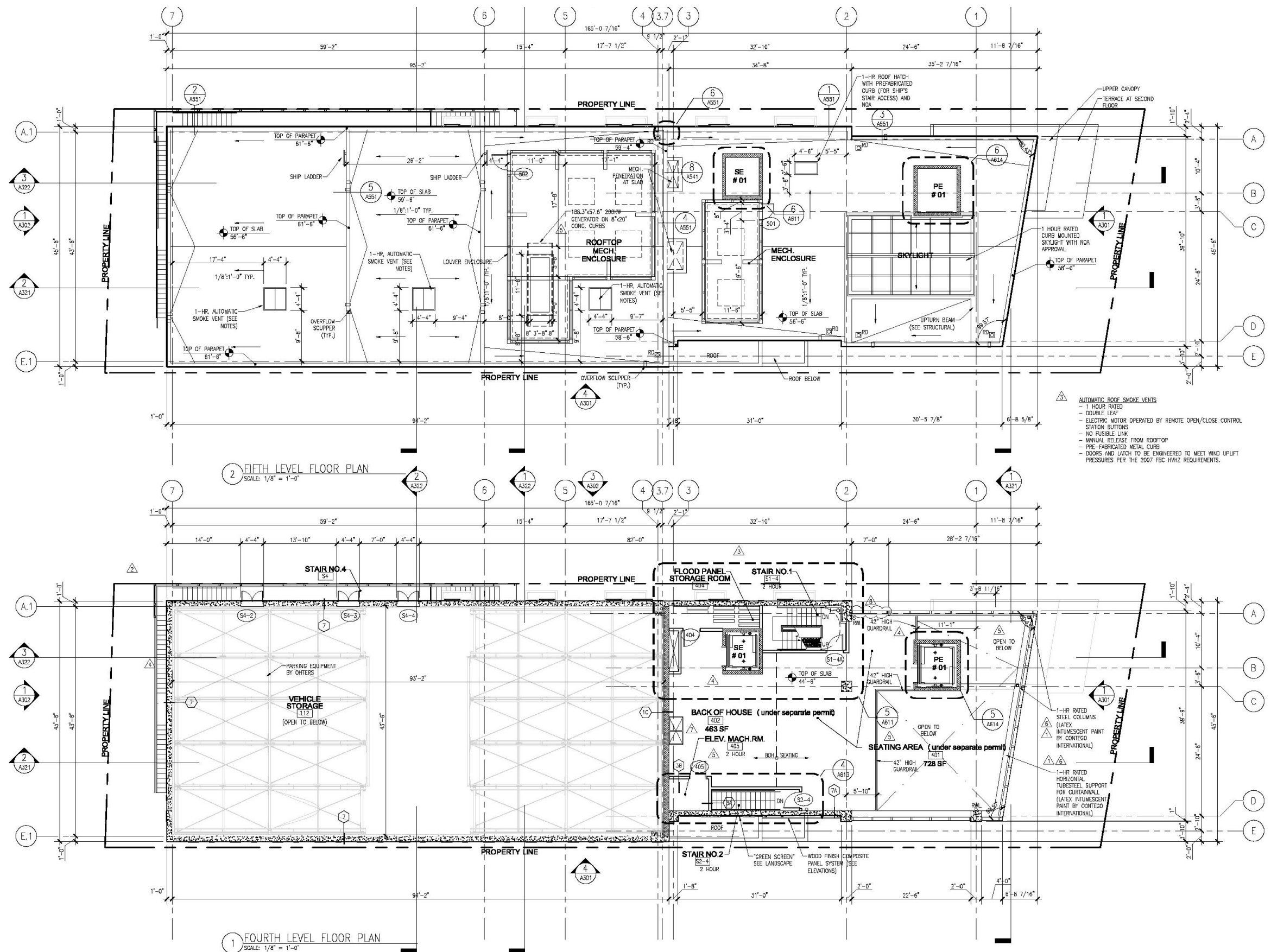
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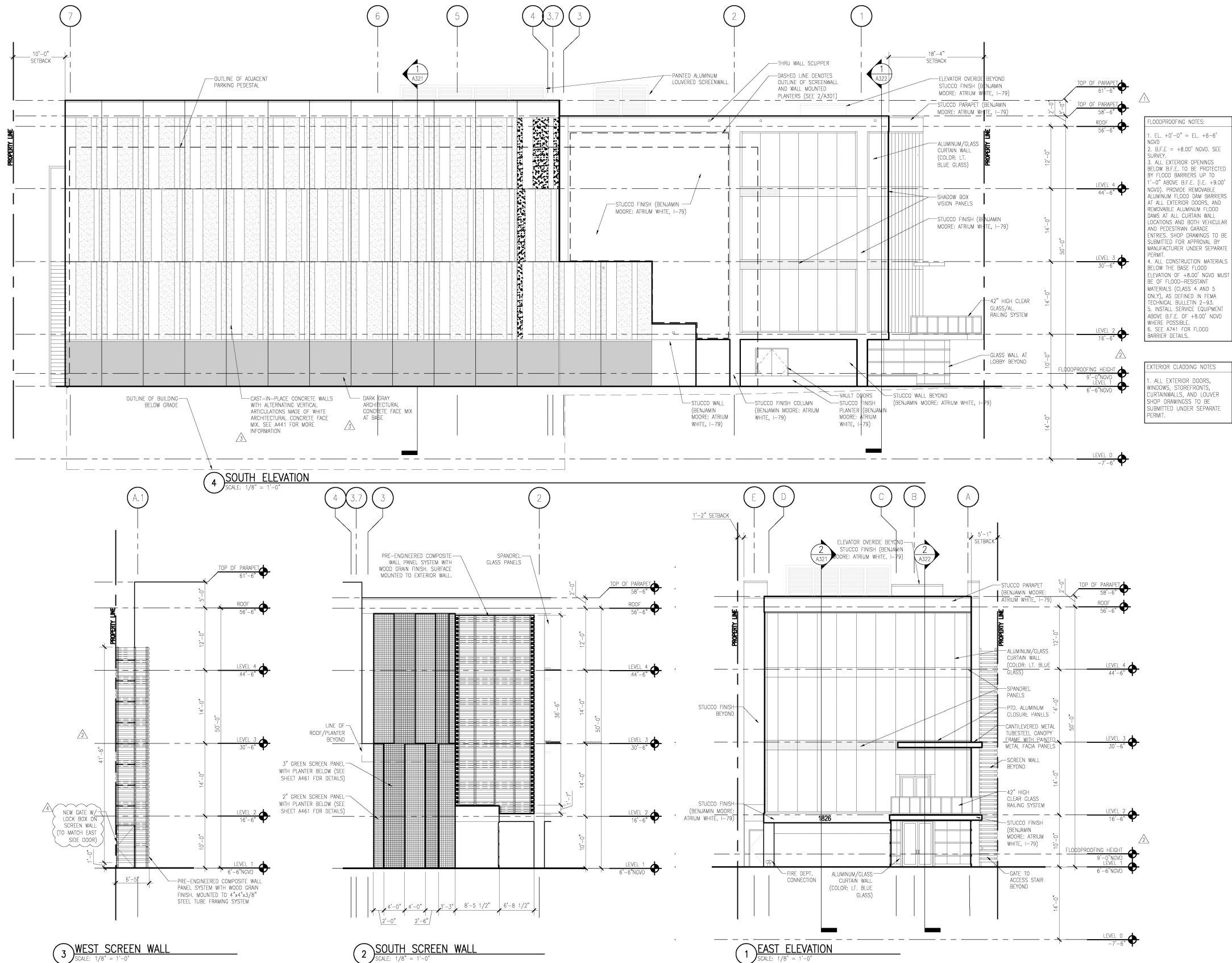
FLOODPROOFING NOTES:

1. EL. +0'-0" = EL. +6'-6" NGVD
2. B.F.E. = +8.00' NGVD, SEE SURVEY.
3. ALL EXTERIOR OPENINGS BELOW B.F.E. TO BE PROTECTED BY FLOOD BARRIERS UP TO 1'-0" ABOVE B.F.E. (I.E. +9.00' NGVD). PROVIDE REMOVABLE ALUMINUM FLOOD DAM BARRIERS AT ALL EXTERIOR DOORS, AND REMOVABLE ALUMINUM FLOOD DAMS AT ALL CURTAIN WALL LOCATIONS AND BOTH VEHICULAR AND PEDESTRIAN GARAGE ENTRIES. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY MANUFACTURER UNDER SEPARATE PERMIT.
4. ALL CONSTRUCTION MATERIALS BELOW THE BASE FLOOD ELEVATION OF +8.00' NGVD MUST BE OF FLOOD-RESISTANT MATERIALS (CLASS 4 AND 5 ONLY), AS DEFINED IN FEMA TECHNICAL BULLETIN 2-91.
5. SEE DRAWING A471 FOR DETAILS.

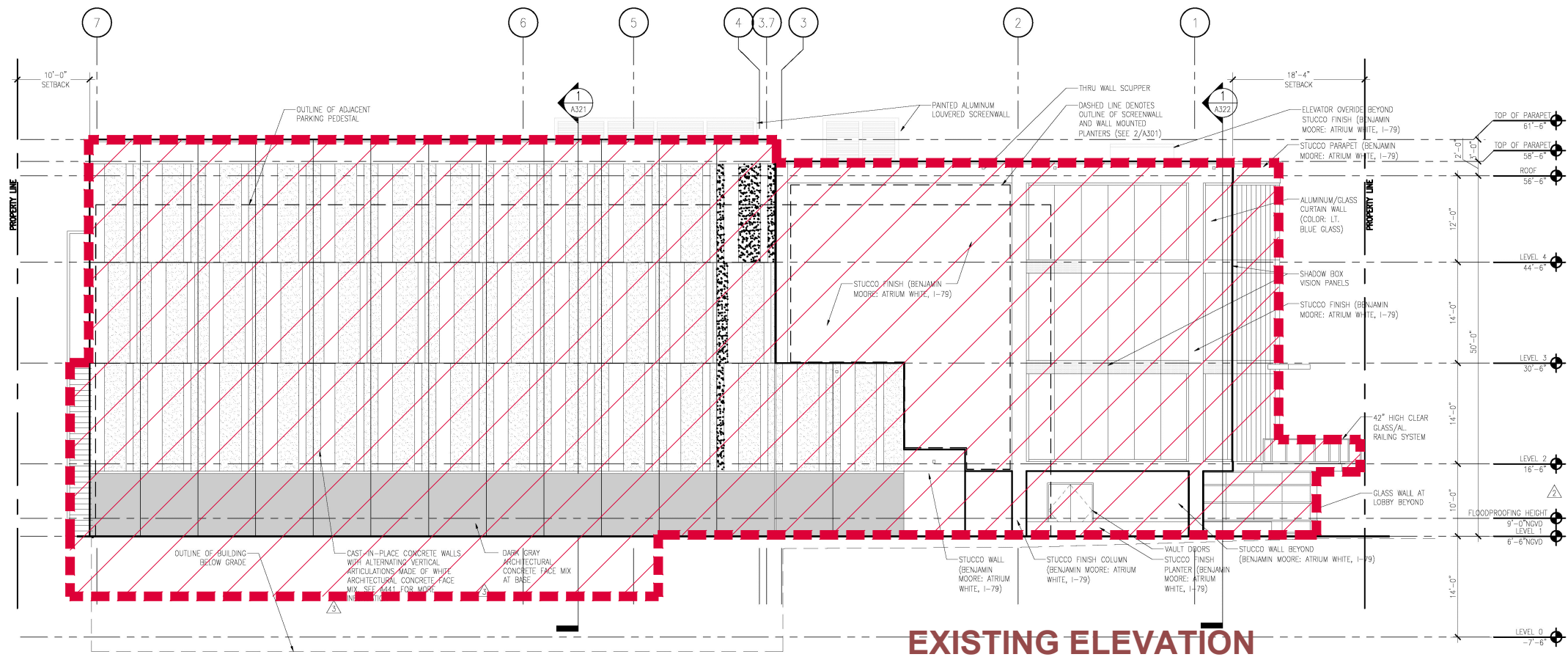
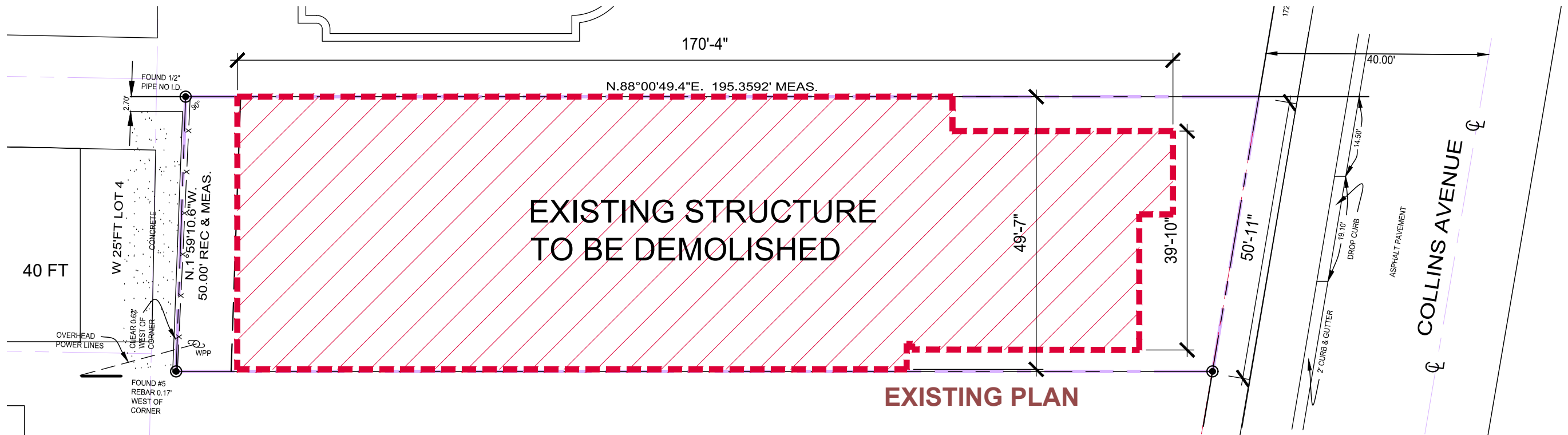
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