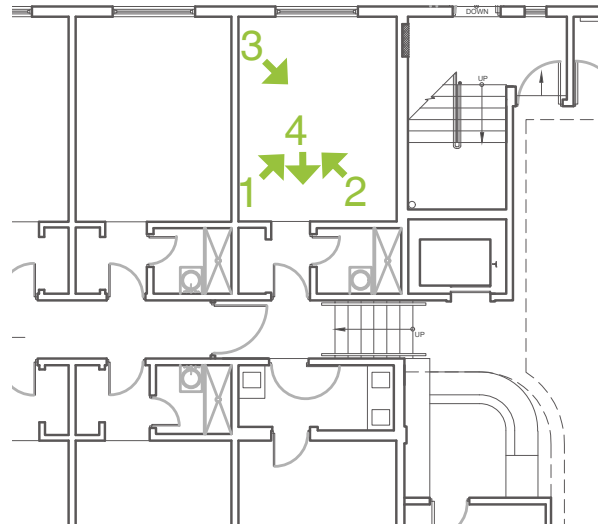


PHOTOS TAKEN OCTOBER 14, 2025

1

G-1.20 EXISTING INTERIOR IMAGES - ROOFTOP PENTHOUSE

Shulman + Associates
Allan Shulman
Digitally signed by Allan Shulman
Date: 2026.02.07 00:21:07 -05'00'



PHOTOS TAKEN DECEMBER 15, 2025



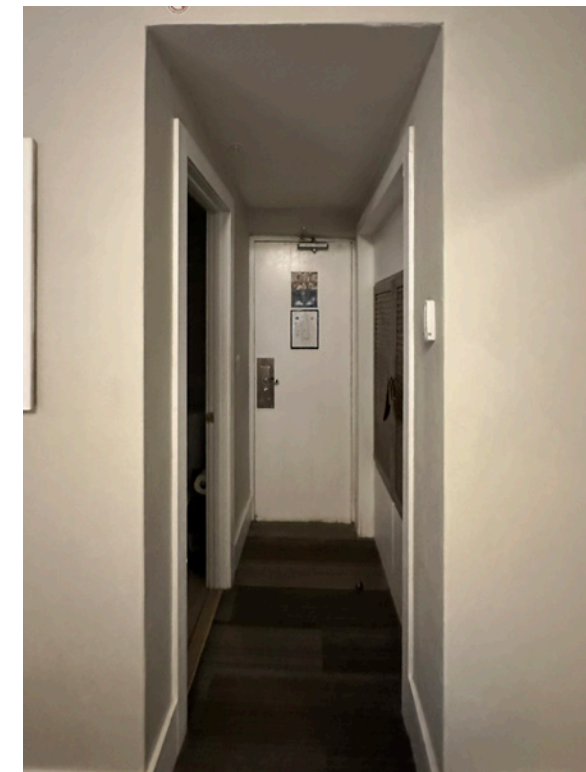
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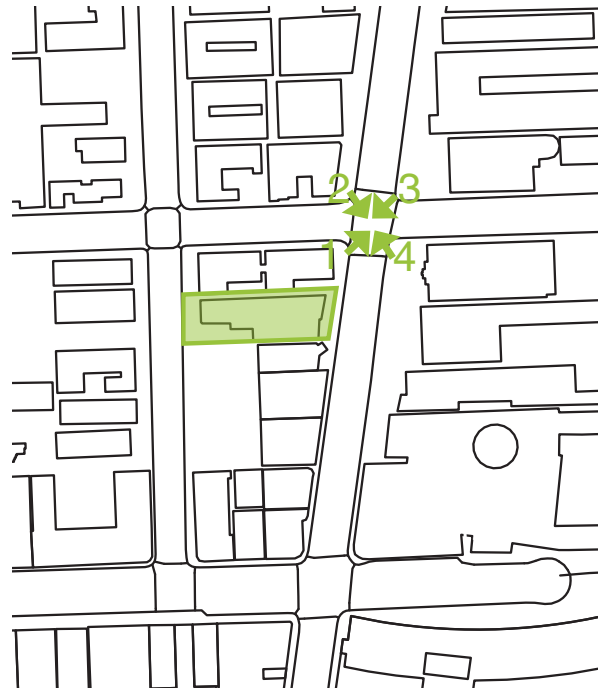


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4

G-1.21 EXISTING INTERIOR IMAGES - TYPICAL ROOM



PHOTOS TAKEN DECEMBER 15, 2025



1



2

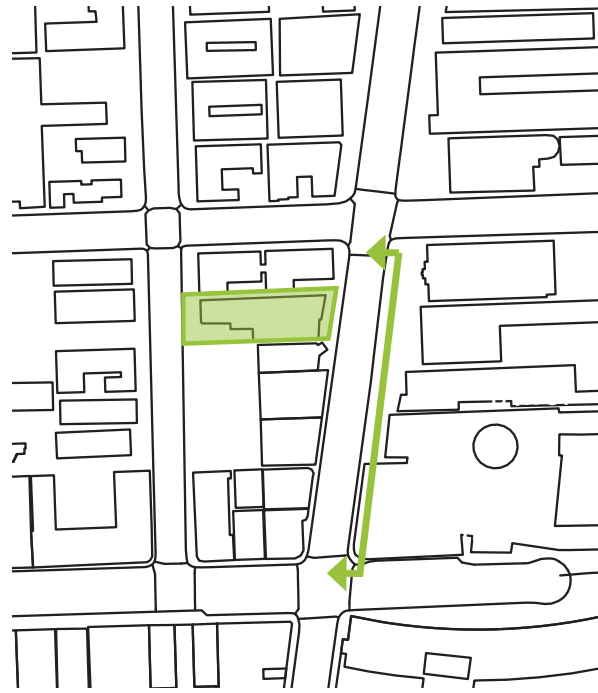


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4

G-1.22 CONTEXT IMAGES



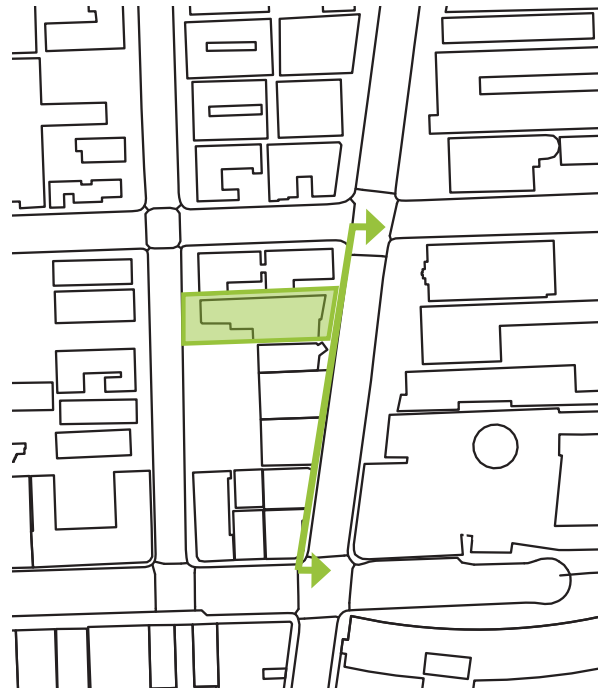
PHOTOS TAKEN DECEMBER 15, 2025



G-1.23 CONTEXT IMAGES

Shulman + Associates

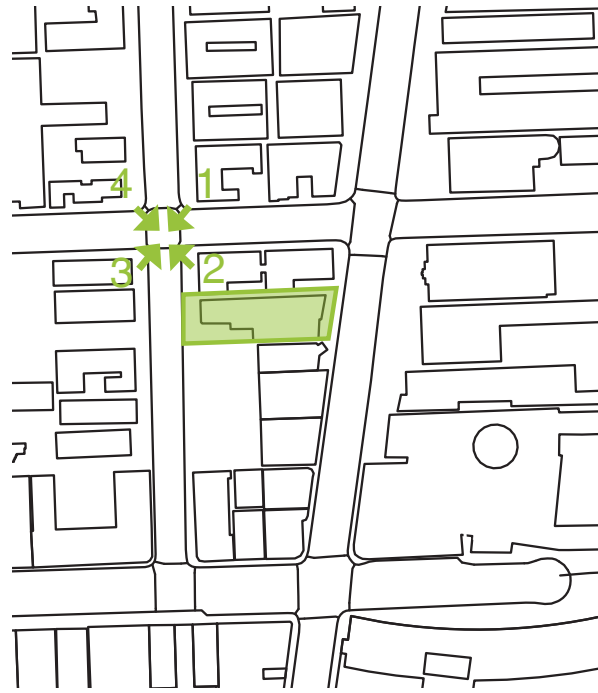
Allan Shulman
Digitally signed
by Allan Shulman
Date: 2026.02.07
00:24:01 -05'00'



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G-1.24 CONTEXT IMAGES



PHOTOS TAKEN DECEMBER 15, 2025



1



2

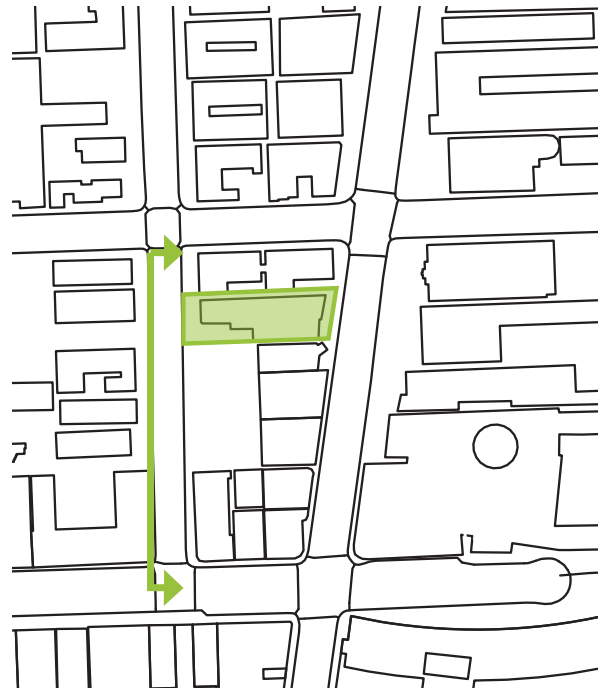


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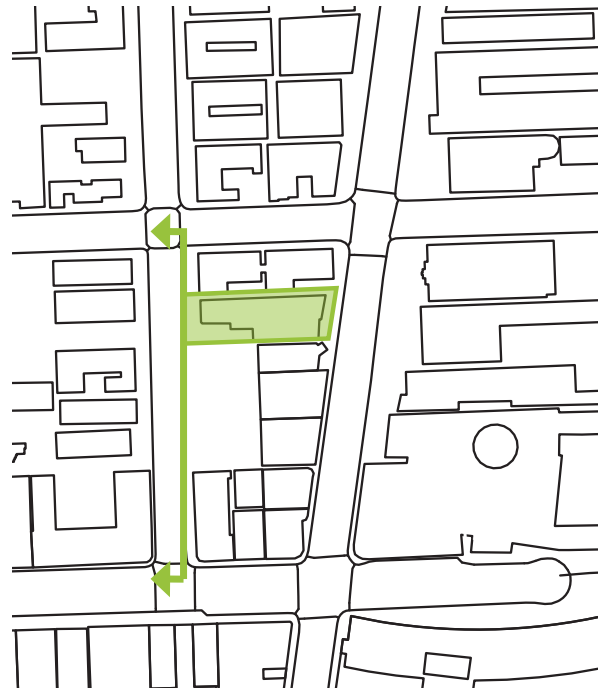
G-1.25 CONTEXT IMAGES



PHOTOS TAKEN DECEMBER 15, 2025



G-1.26 CONTEXT IMAGES



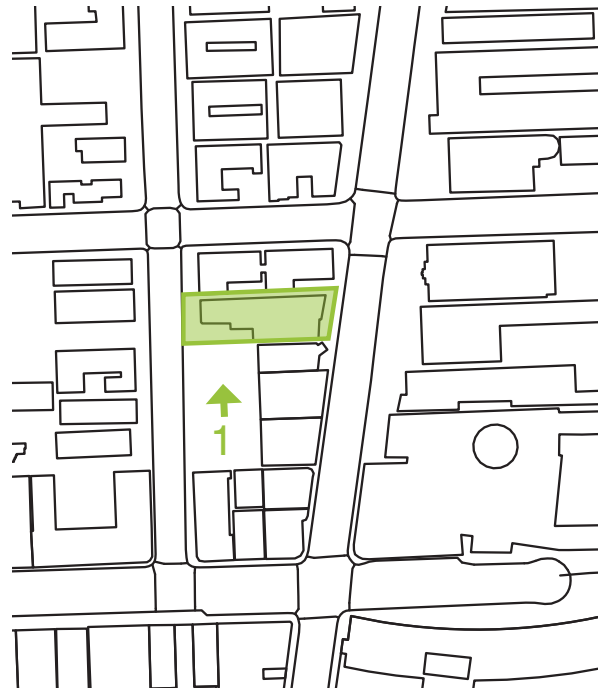
PHOTOS TAKEN DECEMBER 15, 2025



G-1.27 CONTEXT IMAGES

Shulman + Associates

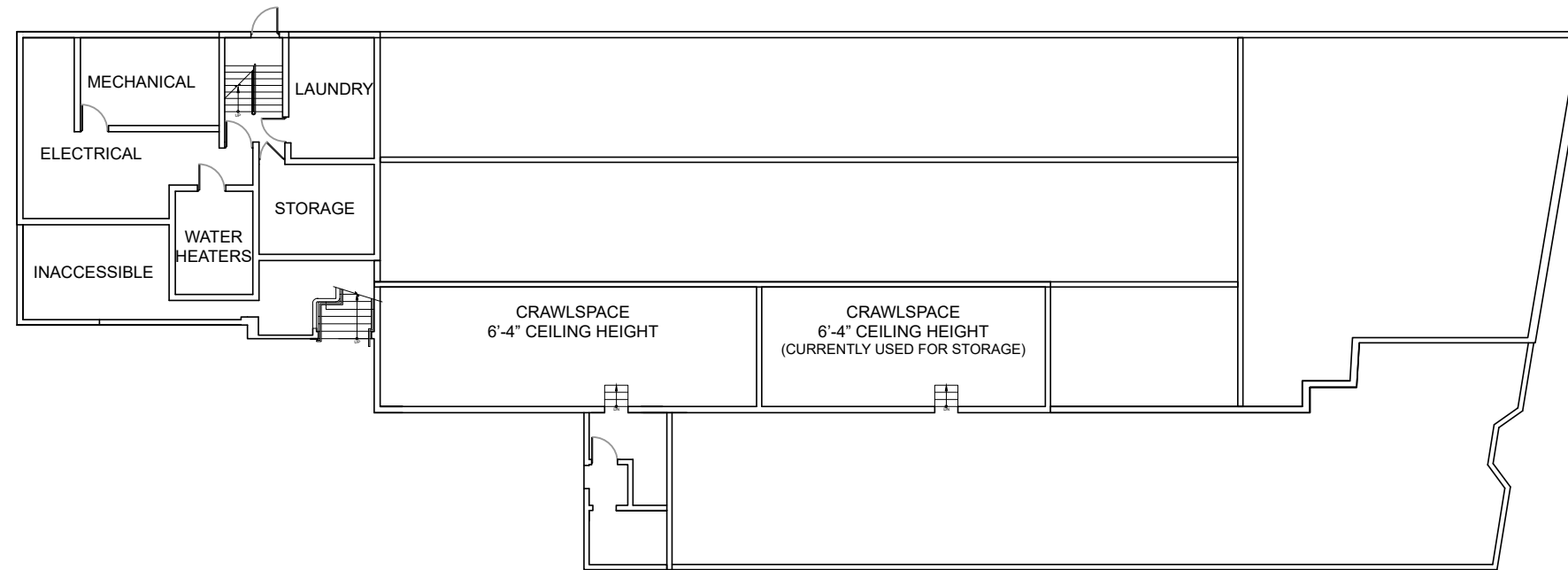
Digitally signed
by Allan
Shulman
Date: 2026.02.07
00:26:56 -05'00'



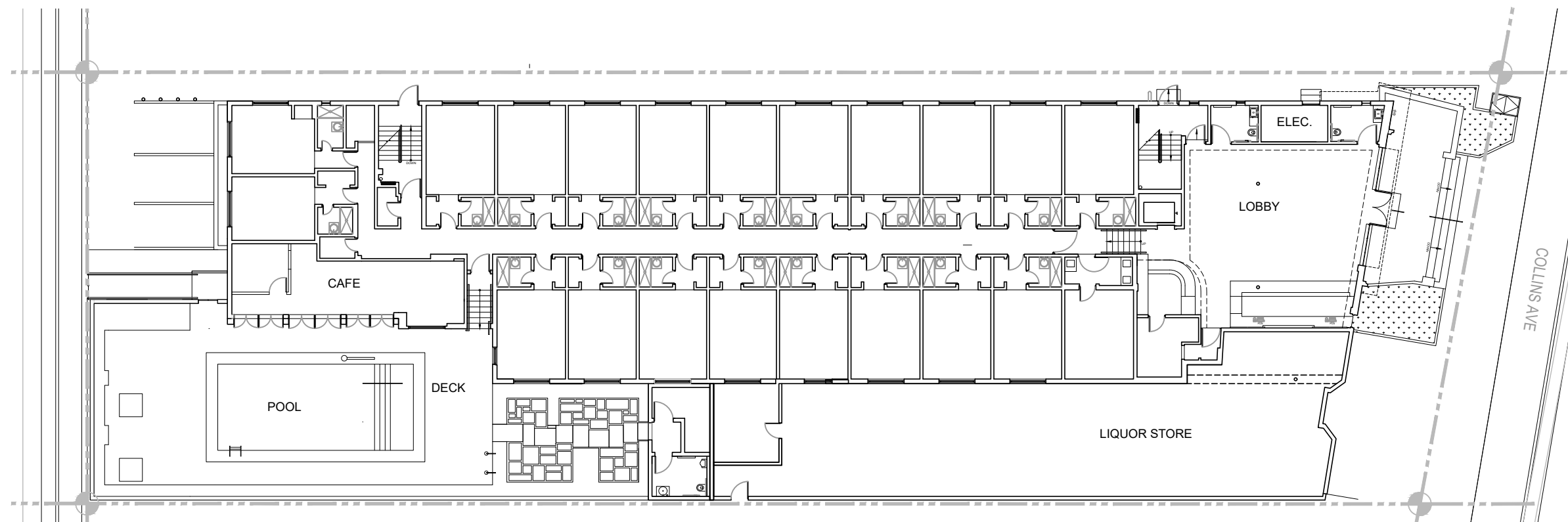
PHOTOS TAKEN OCTOBER 14, 2025



G-1.28 CONTEXT IMAGES

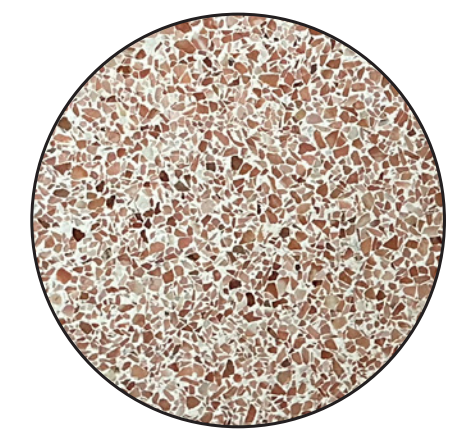
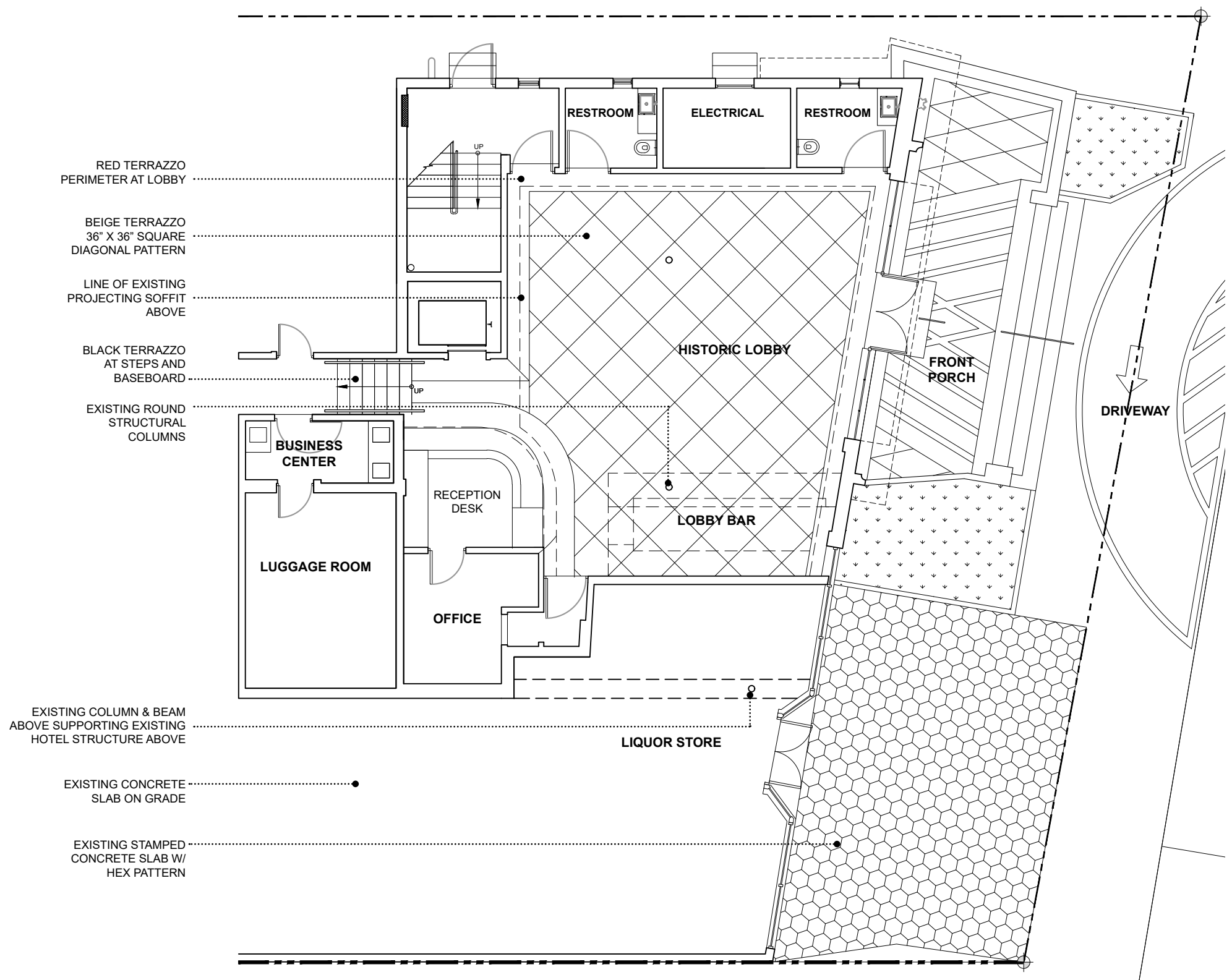


Basement Plan

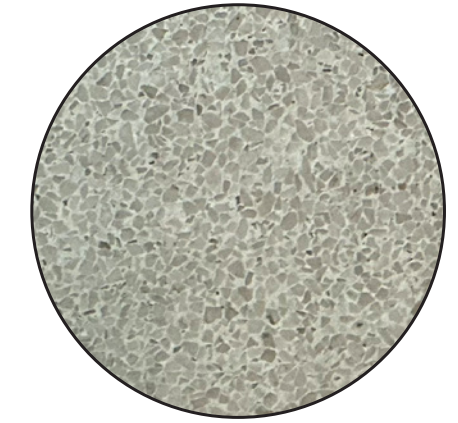


Ground Floor Plan

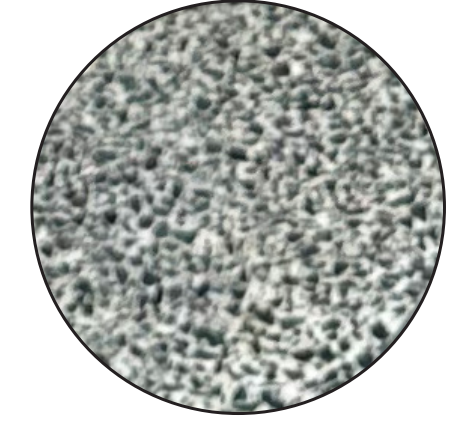
AB-1.00 - EXISTING PLANS



Red Terrazzo
Lobby Perimeter - Elevator Landing

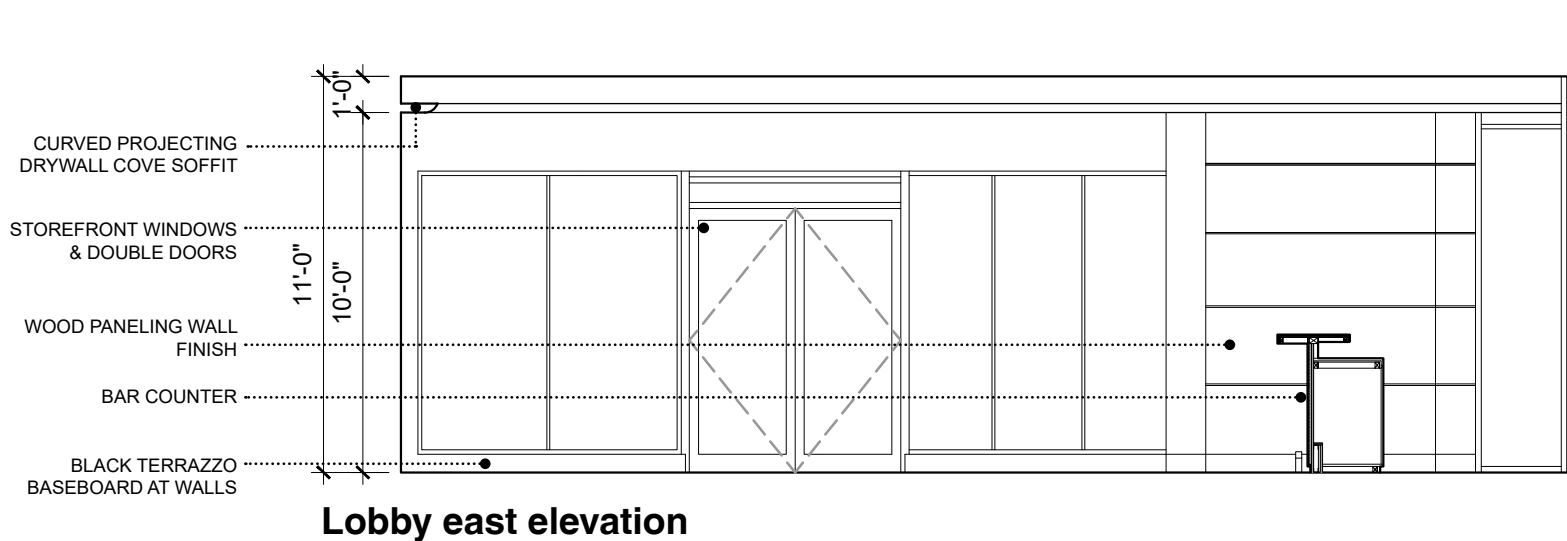


Beige Terrazzo
Lobby and Porch
36" x 36" square diagonal pattern

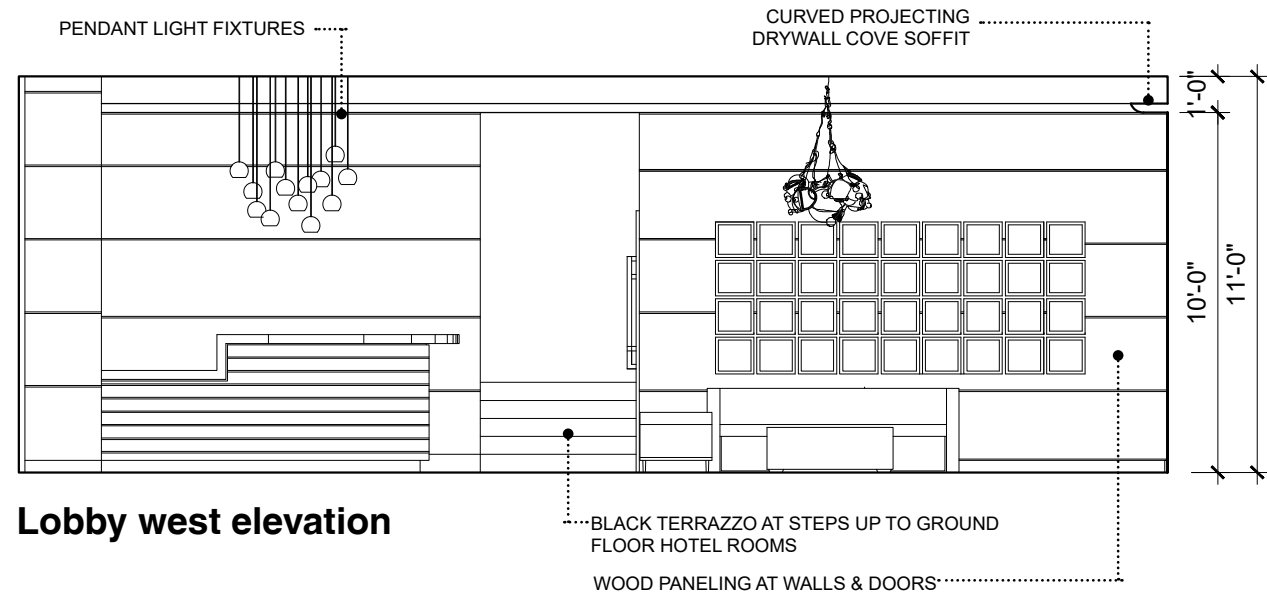


Black Terrazzo
Thresholds - Baseboard - Porch stripes

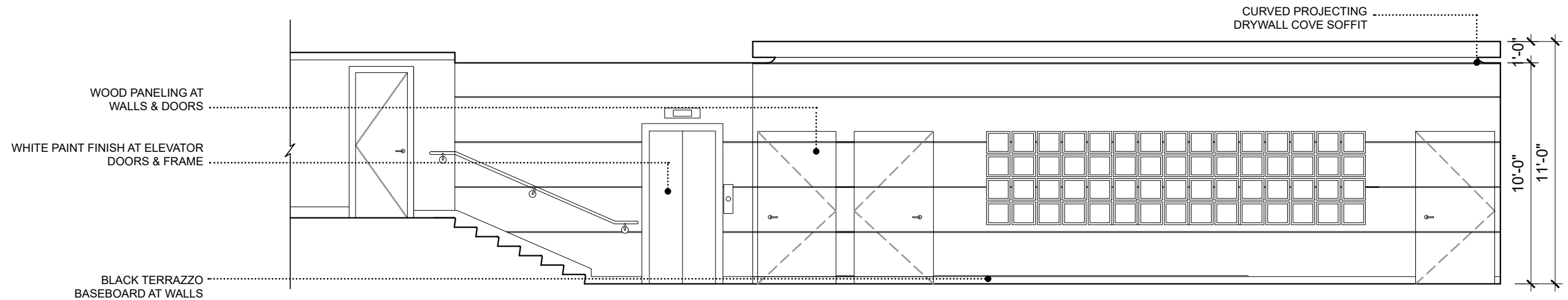
AB-1.01 - EXISTING LOBBY PLAN



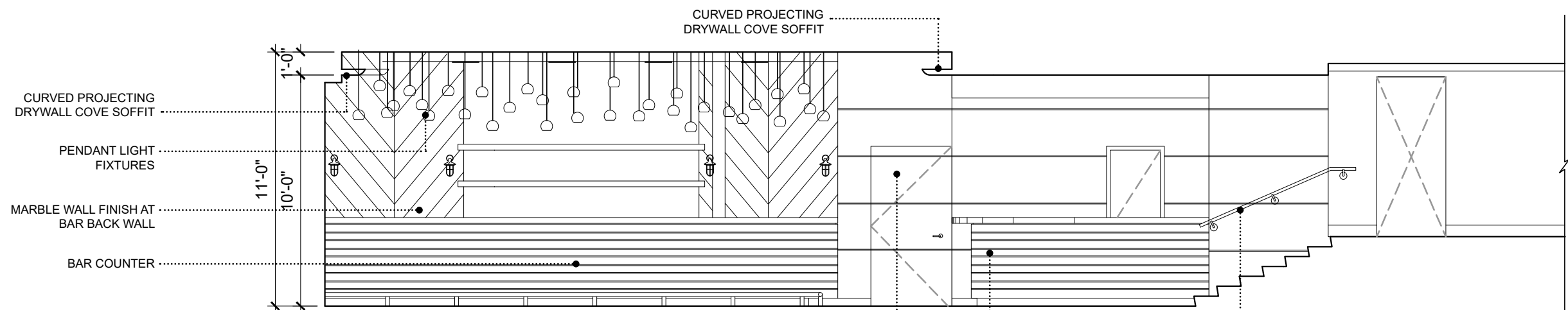
Lobby east elevation



Lobby west elevation

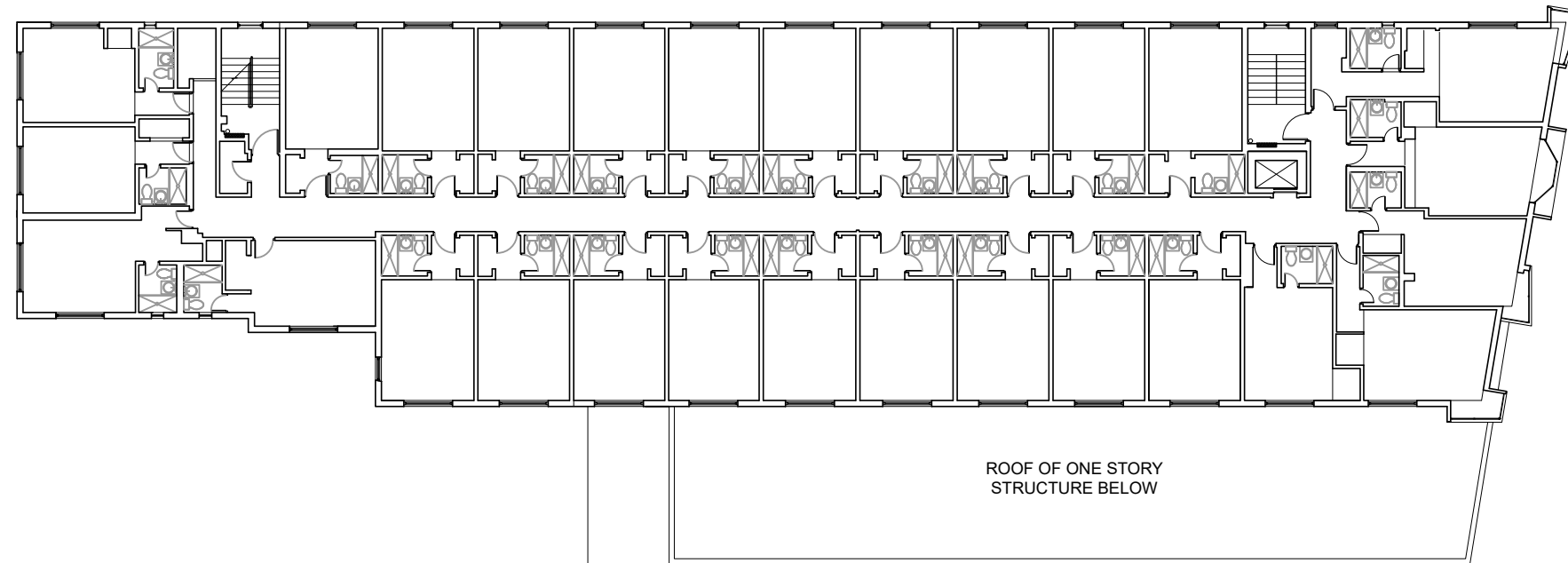


Lobby north elevation

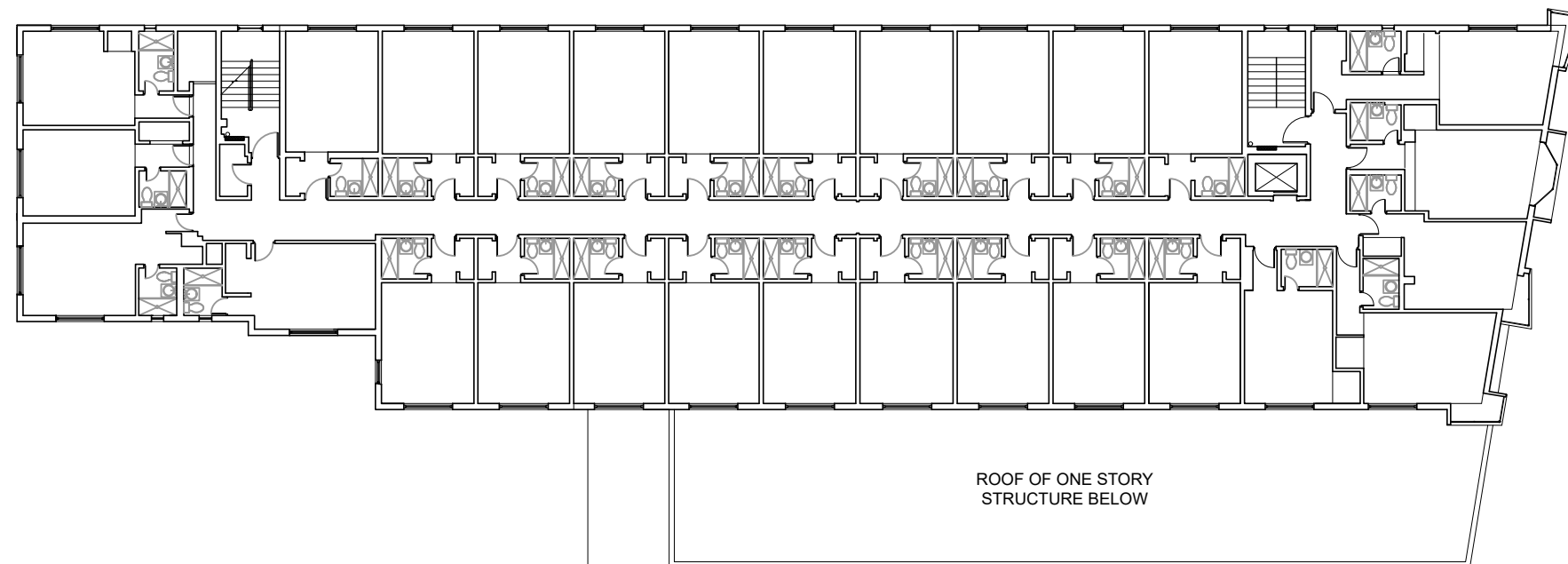


Lobby south elevation

AB-1.02 - EXISTING LOBBY ELEVATIONS

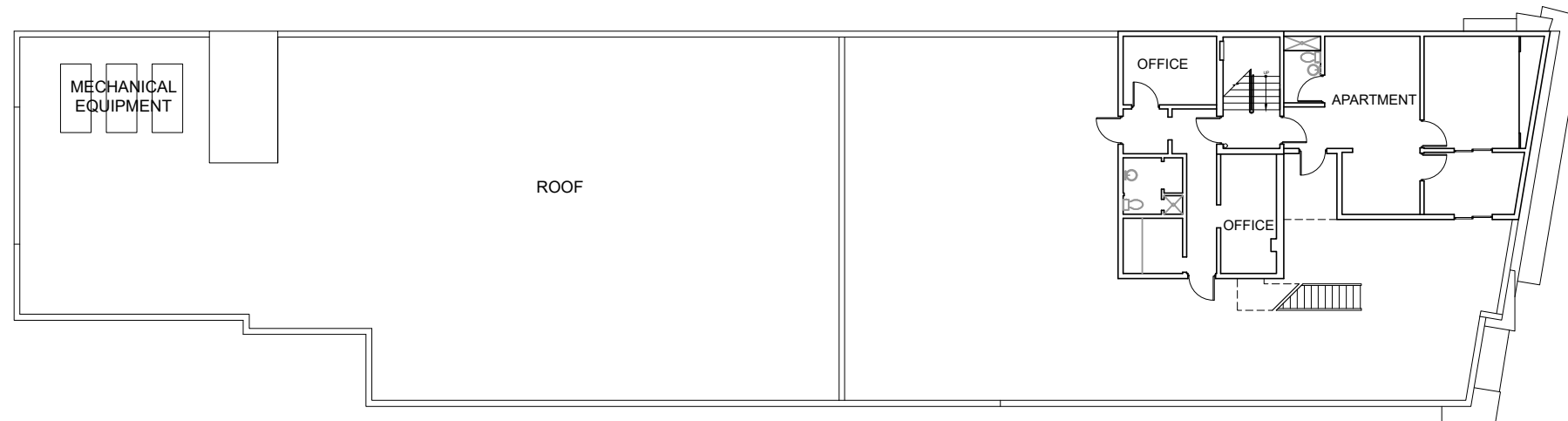


Second Floor Plan

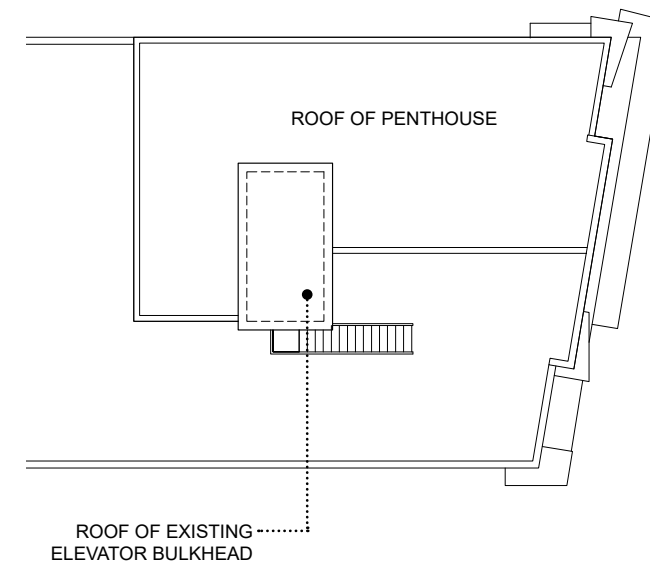


Third Floor Plan

AB-1.03 - EXISTING PLANS



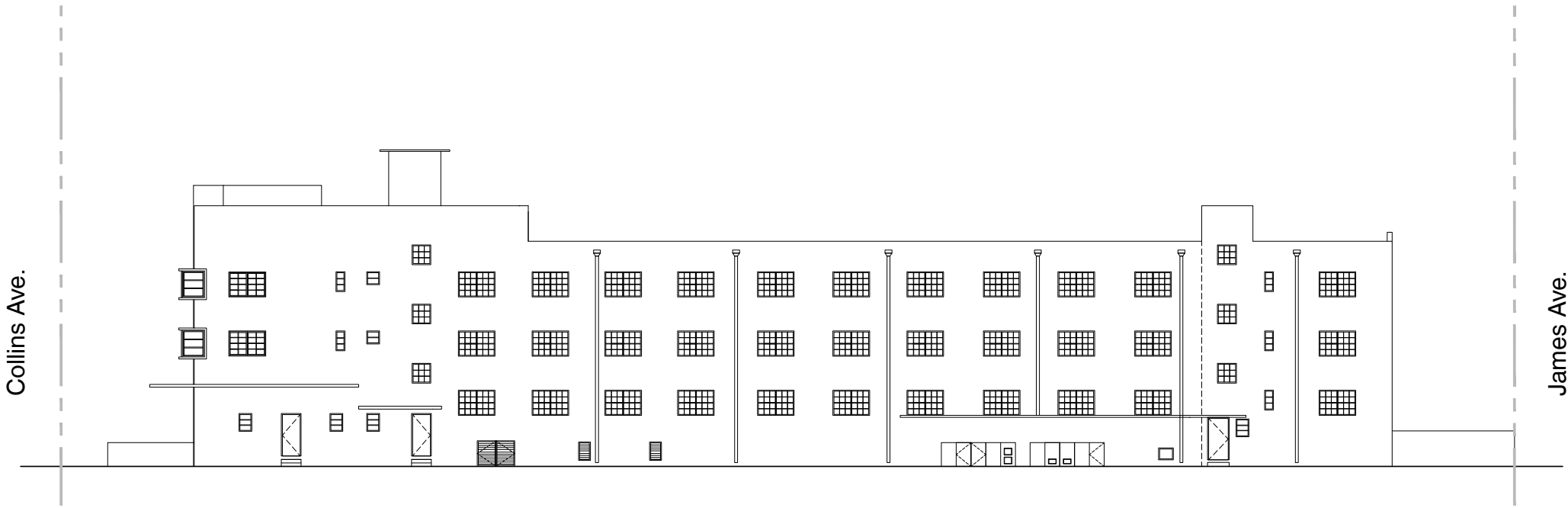
Penthouse Plan



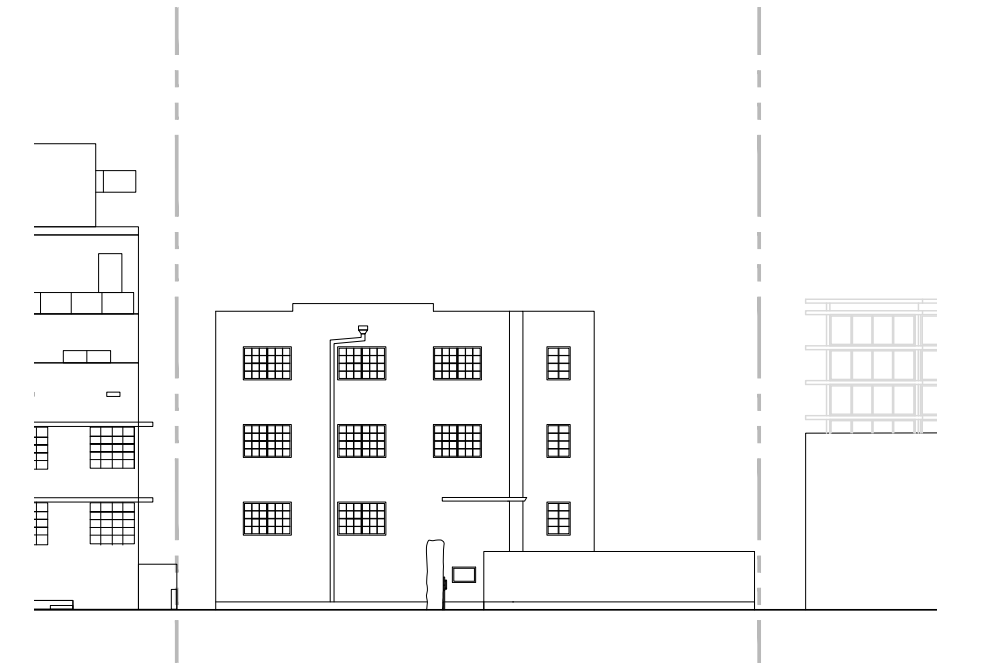
Roof Plan

AB-1.04 - EXISTING PLANS

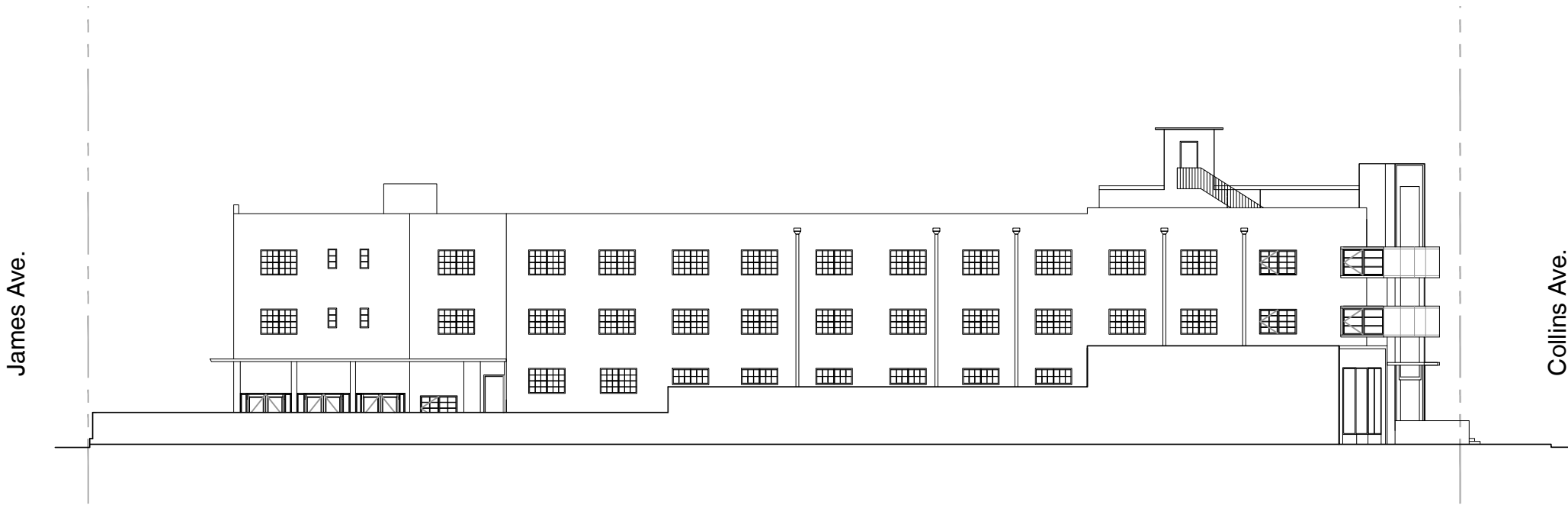
Shulman + Associates
 Allan Shulman
 Digitally signed by Allan Shulman
 Date: 2026.02.07 00:31:53 -05'00'



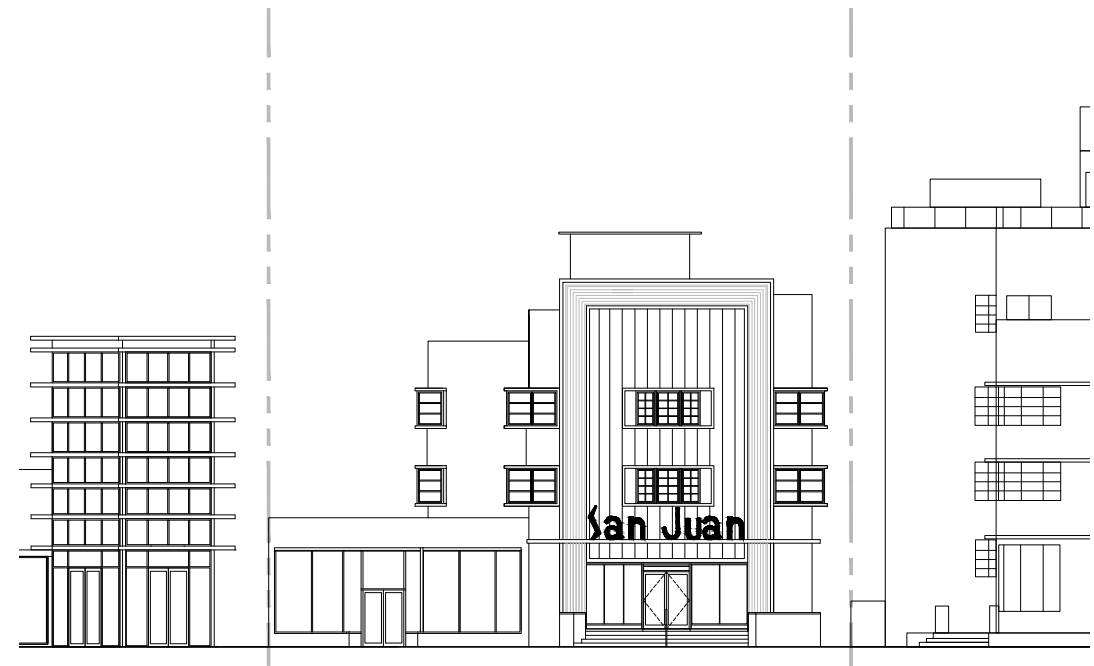
North elevation



West elevation



South elevation



East elevation

AB-2.05 - EXISTING ELEVATIONS

Shulman + Associates
 Allan Shulman
 Digitally signed by Allan Shulman
 Date: 2026.02.07 00:32:50 -05'00'

DEMOLITION GENERAL NOTES:

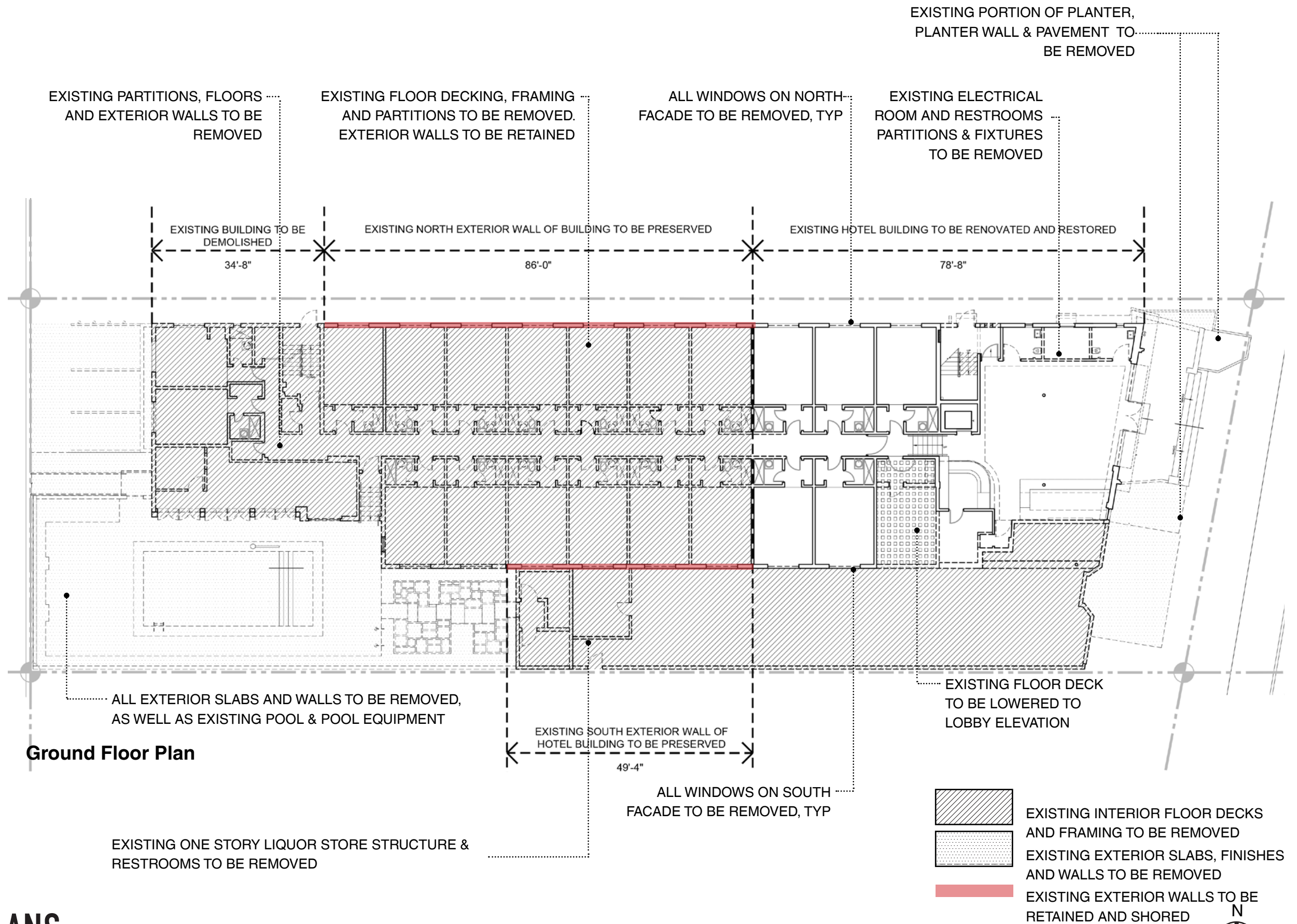
1. DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, FIRST FLIGHT OF ORIGINAL LOBBY STAIR, AND THE ORIGINAL ELEVATOR & STAIR SHAFTS LOCATION, SIZE, AND HISTORIC ROOF-TOP COMPONENT

2. ALL WINDOWS ARE TO BE REMOVED AND THE OPENINGS REINFORCED TO RECEIVE NEW HISTORICALLY RELEVANT WINDOWS WITH THE EXCEPTION OF WINDOWS FACING COLLINS AVENUE IN THE HISTORIC HOTEL STRUCTURE.

3. INTERNAL FLOOR PLATES WEST OF THE "EXISTING BUILDING TO BE RENOVATED AND RESTORED" LINE ARE TO BE REMOVED AND RECONSTRUCTED SO AS TO MEET CURRENT BUILDING CODE REQUIREMENTS.

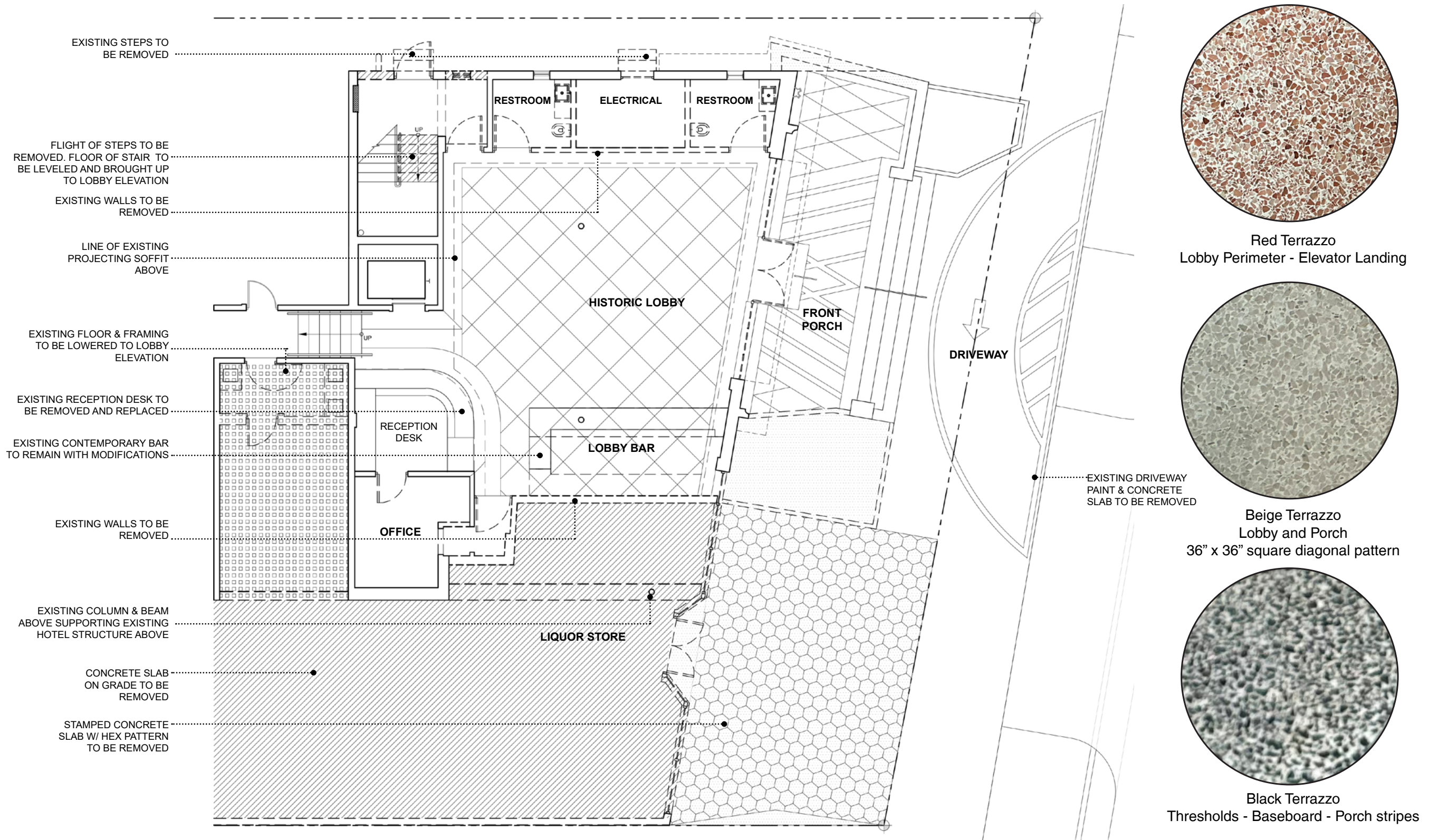
4. ALL HISTORIC COMPONENTS MUST BE PROPERLY PROTECTED DURING DEMOLITION AND CONSTRUCTION WITH 3/4" PLYWOOD FOR HIGH TRAFFIC AREAS AND MASONITE PROTECTION BOARD FOR LOW TRAFFIC CONDITIONS.

5. ALL EXTERIOR WALLS TO BE RETAINED AS WELL AS THE ELEVATOR AND STAIR ENCLOSURES MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION.



Ground Floor Plan

D-1.00 DEMOLITION PLANS

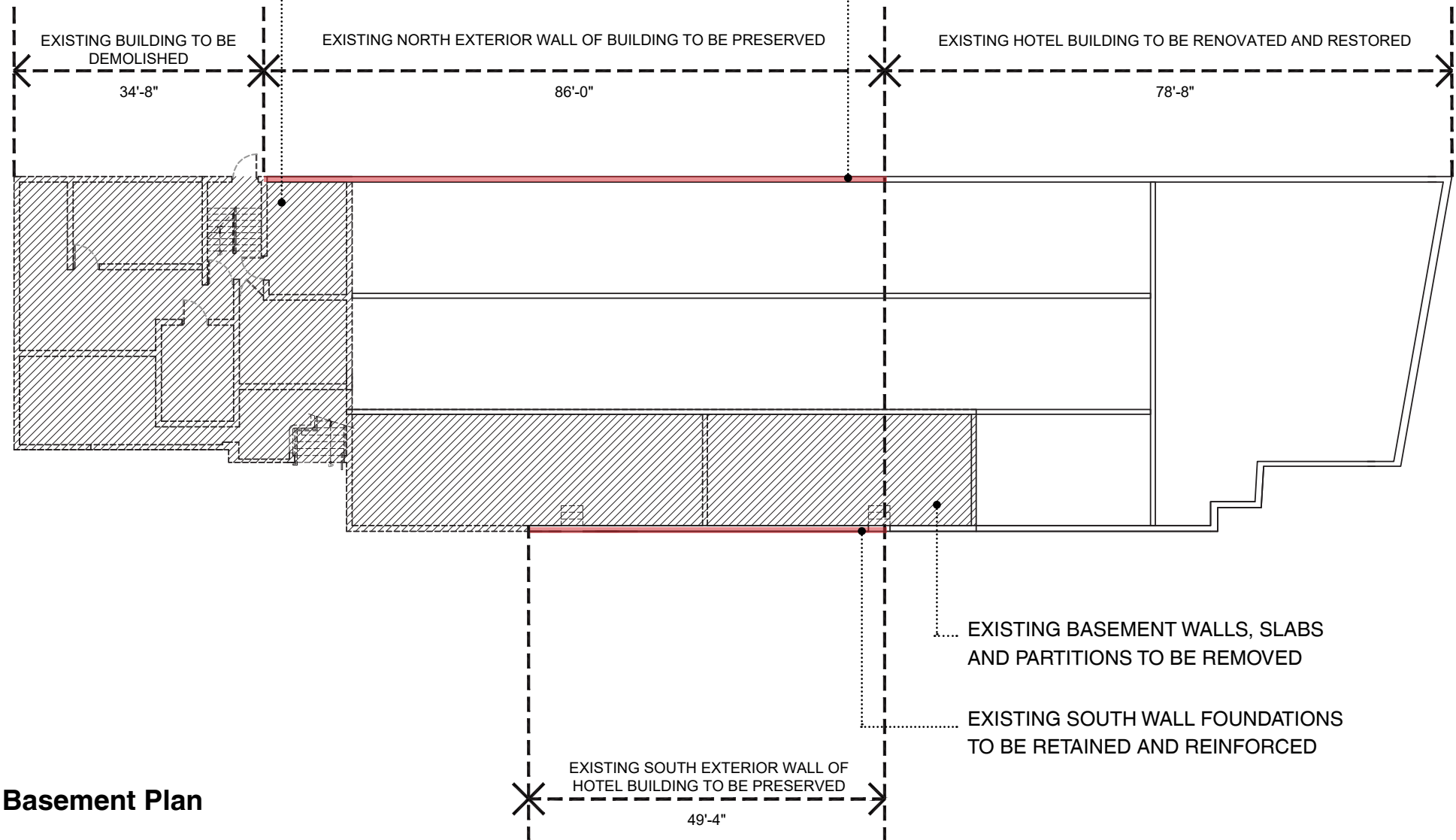


D-1.01 LOBBY DEMOLITION PLAN

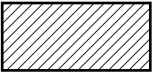



EXISTING BASEMENT WALLS, SLABS
AND PARTITIONS TO BE REMOVED

EXISTING NORTH WALL FOUNDATIONS
TO BE RETAINED AND REINFORCED



Basement Plan

 EXISTING INTERIOR FLOOR DECKS AND FRAMING TO BE REMOVED
 EXISTING EXTERIOR WALLS TO BE RETAINED AND SHORED



Scale = NTS

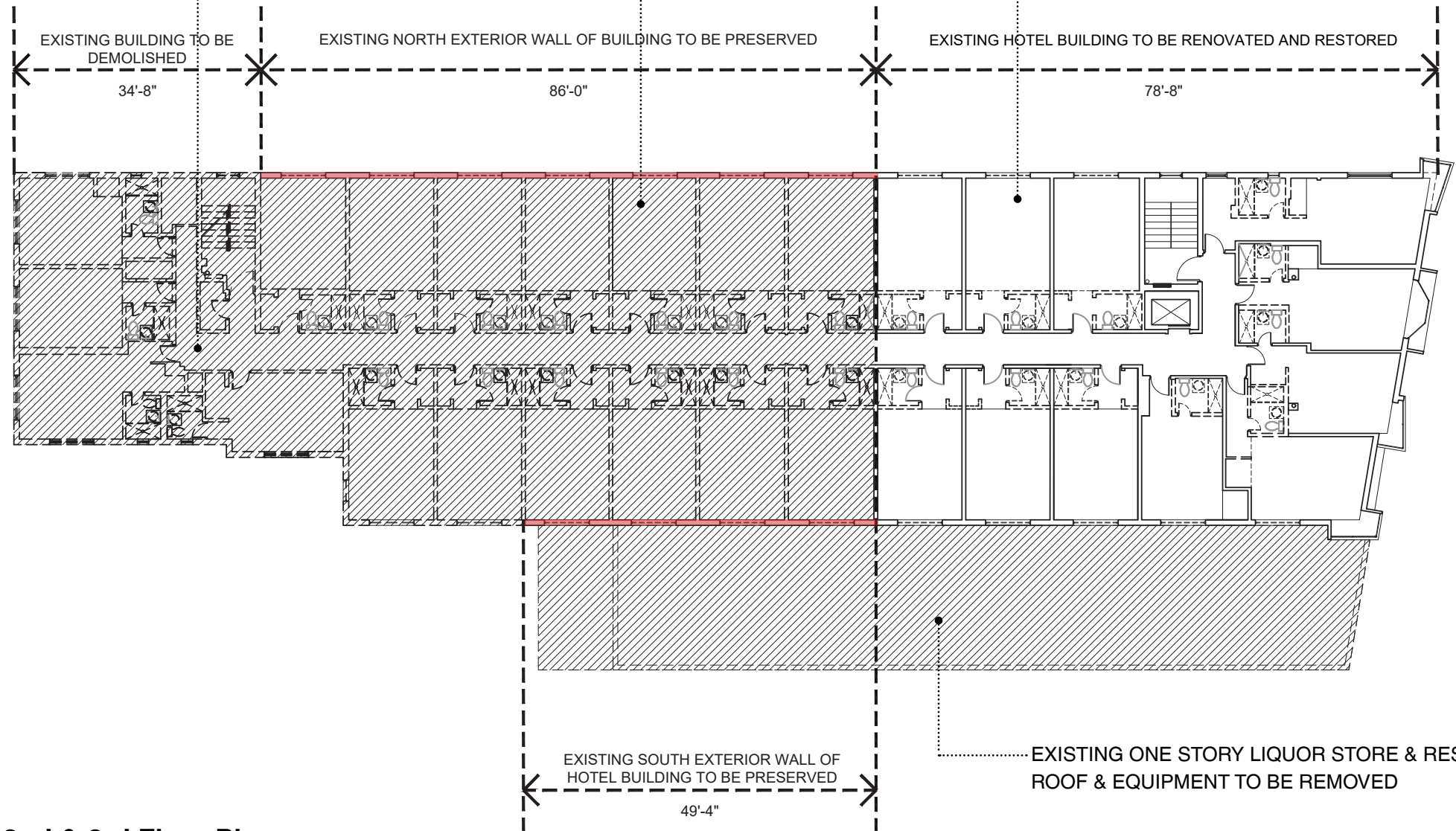
D-1.03 DEMOLITION PLANS

Shulman + Associates
 Digitally signed by Allan Shulman
 Date: 2026.02.07 00:35:51 -05'00'

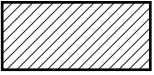

EXISTING PARTITIONS, FLOORS
AND EXTERIOR WALLS TO BE
REMOVED

EXISTING FLOOR DECKING, FRAMING
AND PARTITIONS TO BE REMOVED.
EXTERIOR WALLS TO BE RETAINED

ALL WINDOWS ON NORTH
FACADE TO BE REMOVED, TYP...



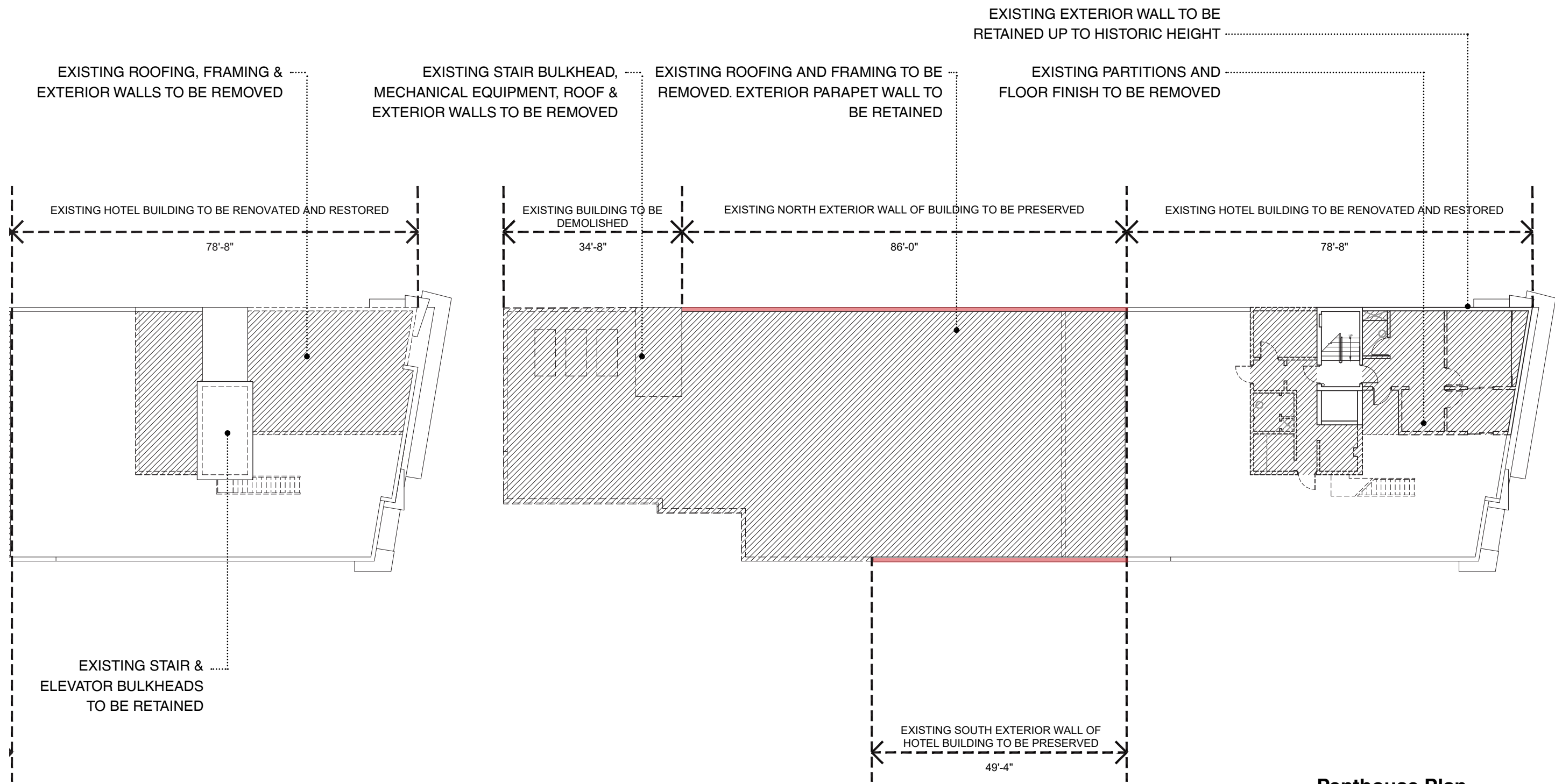
2nd & 3rd Floor Plans

-  EXISTING INTERIOR FLOOR DECKS AND FRAMING TO BE REMOVED
-  EXISTING EXTERIOR WALLS TO BE RETAINED AND SHORED



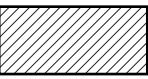

Scale = NTS

D-1.04 DEMOLITION PLANS



Roof Plan

Penthouse Plan

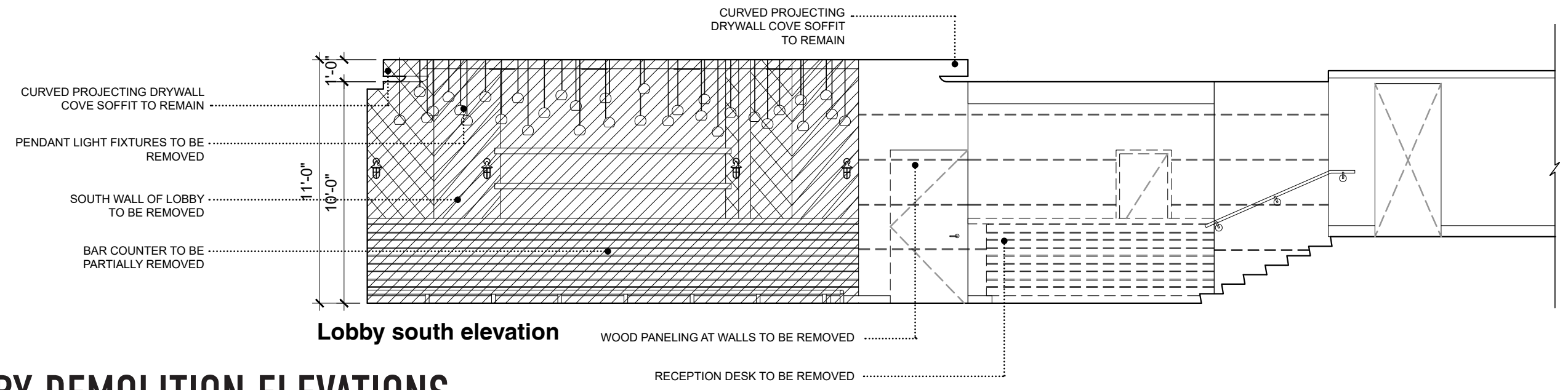
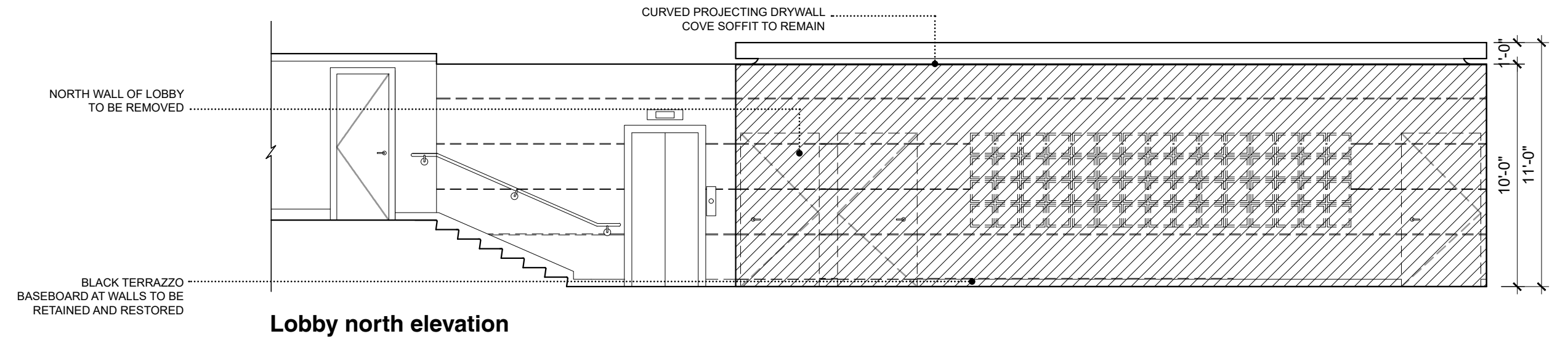
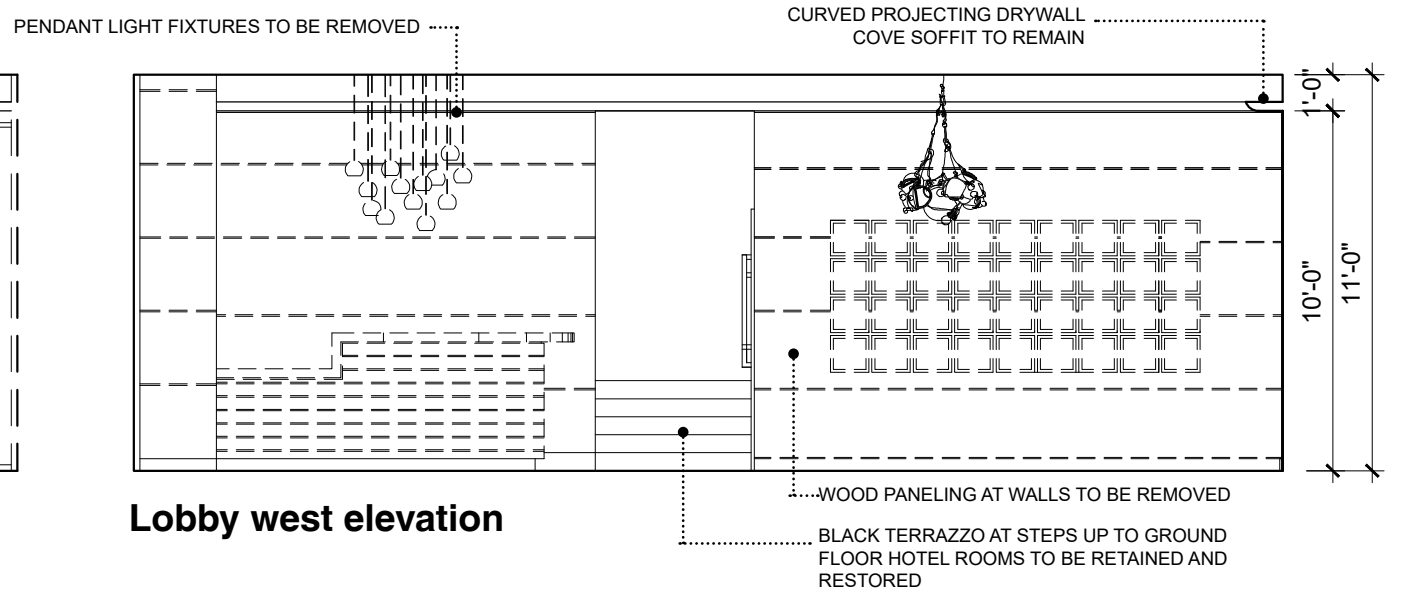
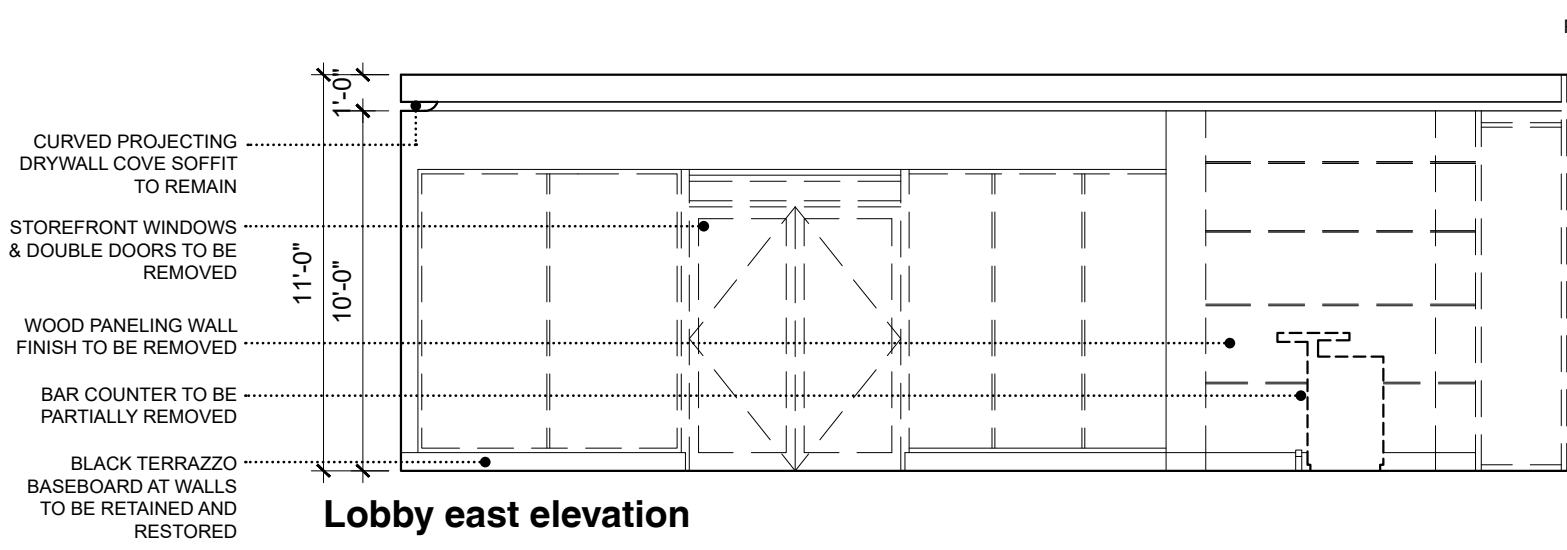
-  EXISTING INTERIOR FLOOR DECKS AND FRAMING TO BE REMOVED
-  EXISTING EXTERIOR WALLS TO BE RETAINED AND SHORED



Scale = NTS

D-1.05 DEMOLITION PLANS

Shulman + Associates
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 Date: 2026.02.07 00:37:44 -05'00'



D-2.00 LOBBY DEMOLITION ELEVATIONS