



THE BASS GO BOND MUSEUM EXPANSION

2111 COLLINS AVENUE, MIAMI BEACH, FL 33139

**CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD
HPB FINAL SUBMITTAL - MAY 10, 2026
PLAN NUMBER : HPB26-0691**

SCOPE OF WORK

- NEW ART GALLERY ADDITION, RAISED PLATFORM, CANOPY, SMALL ACCESSORY STRUCTURES, FENCE WALL, AND GATES
- MINIMAL INTERVENTION TO THE EXISTING HISTORIC BUILDING, LIMITED PRIMARILY TO THE CONVERSION OF AN EXISTING 2001 STOREFRONT WINDOW INTO A NON-EGRESS ENTRY
- DEMOLITION AND REMOVAL OF THE EXISTING CITY PUBLIC PARKING LOT
- SITE LANDSCAPE UPGRADES

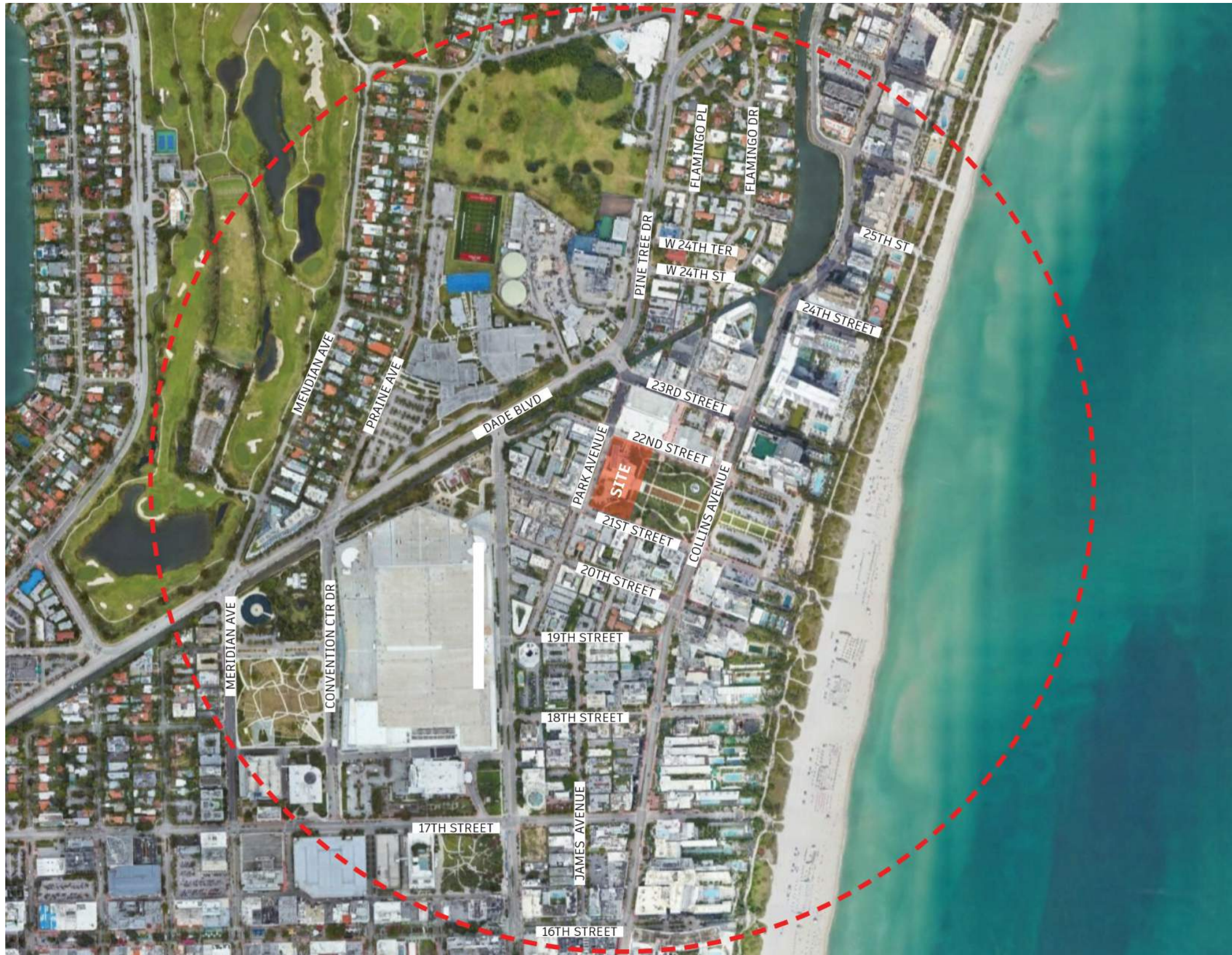
LIST OF DRAWINGS

GENERAL INFORMATION

- G-000 COVER SHEET
- G-001 CONTEXT LOCATION PLAN
- G-002 EXISTING HISTORIC BUILDING CONDITIONS - INTERIORS
- G-003 EXISTING HISTORIC BUILDING CONDITIONS - CONTEXT 01
- G-004 EXISTING HISTORIC BUILDING CONDITIONS - CONTEXT 02
- G-005 EXISTING HISTORIC BUILDING CONDITIONS - CONTEXT 03
- G-006 EXISTING HISTORIC BUILDING CONDITIONS - DETAILS
- G-100 ZONING ANALYSIS & DIAGRAMS
- G-101 ZONING ANALYSIS NOTES
- G-102 FAR CALCULATIONS
- G-103 EXISTING SITE PLAN
- G-104 SITE PLANS

ARCHITECTURAL

- A-100 GROUND FLOOR PLAN - EXISTING
- A-101 GROUND FLOOR PLAN - DEMOLITION
- A-102 GROUND FLOOR PLAN - PROPOSED
- A-103 ROOF PLAN - PROPOSED
- A-200 EXISTING & DEMO SOUTH/WEST ELEVATIONS
- A-201 PROPOSED NORTH/SOUTH ELEVATIONS
- A-202 PROPOSED WEST ELEVATIONS
- A-203 PROPOSED EAST ELEVATIONS
- A-204 PARK AVENUE STREET ELEVATION
- A-300 SCHEMATIC SECTION
- A-400 RENDERED - NORTH CORNER
- A-401 RENDERED - WEST PERSPECTIVE
- A-402 RENDERED - WEST ELEVATION - PROJECT SCOPE
- A-403 RENDERED - SOUTH CORNER
- A-404 RENDERED - SOUTH CORNER (WITHOUT LANDSCAPE)
- A-405 RENDERED - SOUTH PERSPECTIVE
- A-406 RENDERED - SOUTH PERSPECTIVE (WITHOUT LANDSCAPE)
- A-407 RENDERED - MAIN ENTRY
- A-408 RENDERED - MAIN ENTRY (WITHOUT LANDSCAPE)
- A-409 RENDERED INTERIOR - MAIN ENTRY
- A-410 RENDERED INTERIOR - MAIN ENTRY
- A-411 RENDERED EXTERIOR - COURTYARD
- A-412 RENDERED EXTERIOR - COURTYARD
- A-413 RENDERED - EAST PERSPECTIVE
- A-600 MATERIAL & FINISHES



CONTEXT LOCATION PLAN - GOOGLE EARTH AERIAL IMAGE, NOVEMBER 2019.

MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

Digitally signed by
 Gustavo Berenblum
 Date: 2026.05.08
 15:53:27 -0400

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION

HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)

PROJECT ADDRESS

BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139

PROJECT INFO

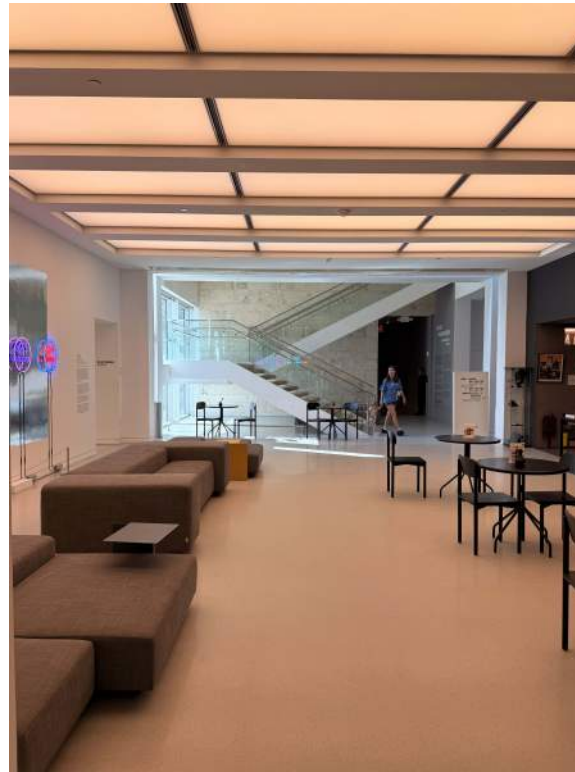
Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE

G-001 CONTEXT
 LOCATION PLAN



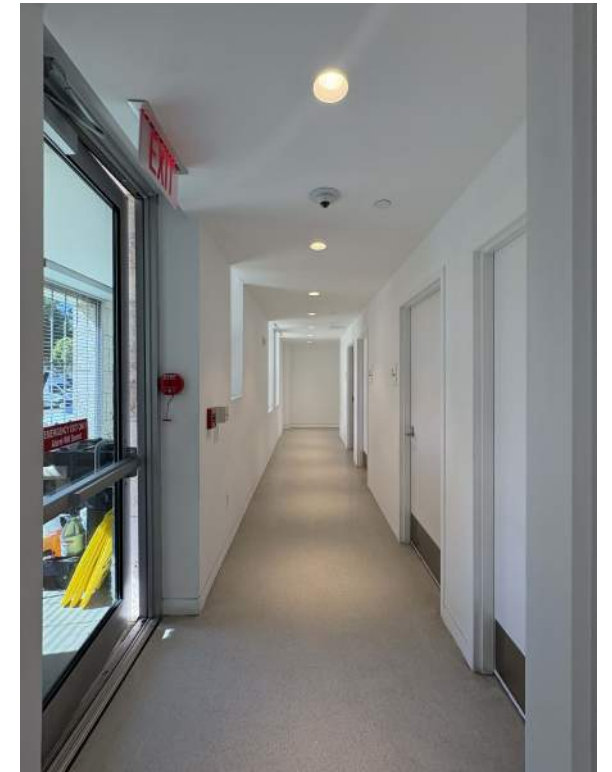
INTERIOR VIEW OF EXISTING GALLERY, 2026.04.07



INTERIOR VIEW OF ENTRY HALL, 2026.04.07



INTERIOR VIEW OF (E) STAIR TOWARD (S) LOGGIA, 2026.04.07



INTERIOR VIEW OF HALL NEXT TO (S) LOGGIA, 2026.04.07



INTERIOR VIEW OF (S) LOGGIA, 2026.04.07



INTERIOR VIEW OF (S) LOGGIA, 2026.04.07



INTERIOR VIEW OF EXISTING STAIR, 2026.04.07



INTERIOR VIEW OF (E) GALLERY (MAIN CONNECTION TO PROPOSED PROJECT), 2026.04.07

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

**BERENBLUM BUSCH
ARCHITECTS**

2136 NW 8th Ave #221
Miami, FL 33127

Gustavo Berenblum
RA 16,278

**JOHNSTON
MARKLEE**

1545 Pontius Avenue
Los Angeles, California 90025
P 310 442 4886
F 310 442 4896
www.johnstonmarklee.com
sharonj@johnstonmarklee.com

PROJECT DESCRIPTION

HPB FINAL SUBMITTAL
HISTORIC PRESERVATION BOARD
APPLICATION PACKAGE (HPB 26-0691)

PROJECT ADDRESS

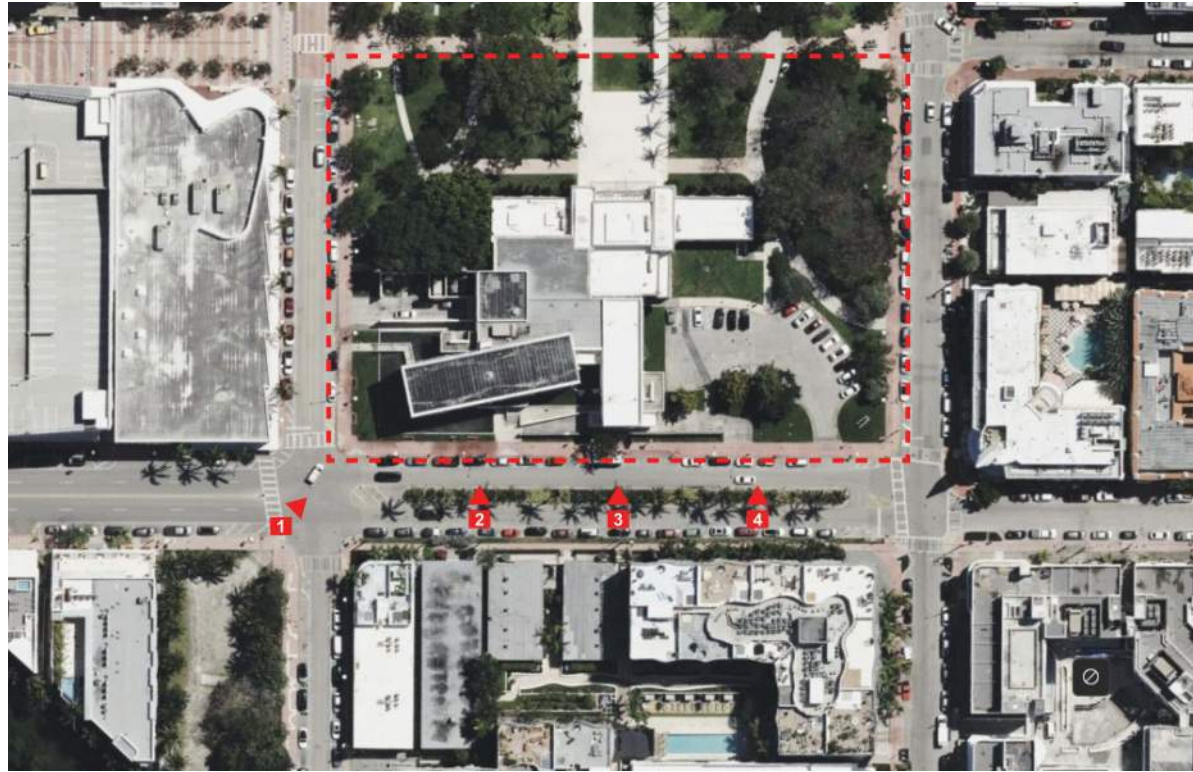
BASS MUSEUM EXPANSION
2111 COLLINS AVENUE
MIAMI BEACH, FL 33139

PROJECT INFO

Project No: 2512
Copyright: JOHNSTON MARKLEE
Print Date: 5/8/2026

SHEET TITLE

G-002 EXISTING
HISTORIC BUILDING
CONDITIONS - INTERIORS



LOCATION KEY MAP - CONTEXT



1 - VIEW FROM PARK AVENUE AND 22ND ST CORNER TOWARD THE EXISTING BUILDING, 2026.02.11



2 - VIEW ALONG PARK AVENUE TOWARD THE EXISTING BUILDING, 2026.02.11

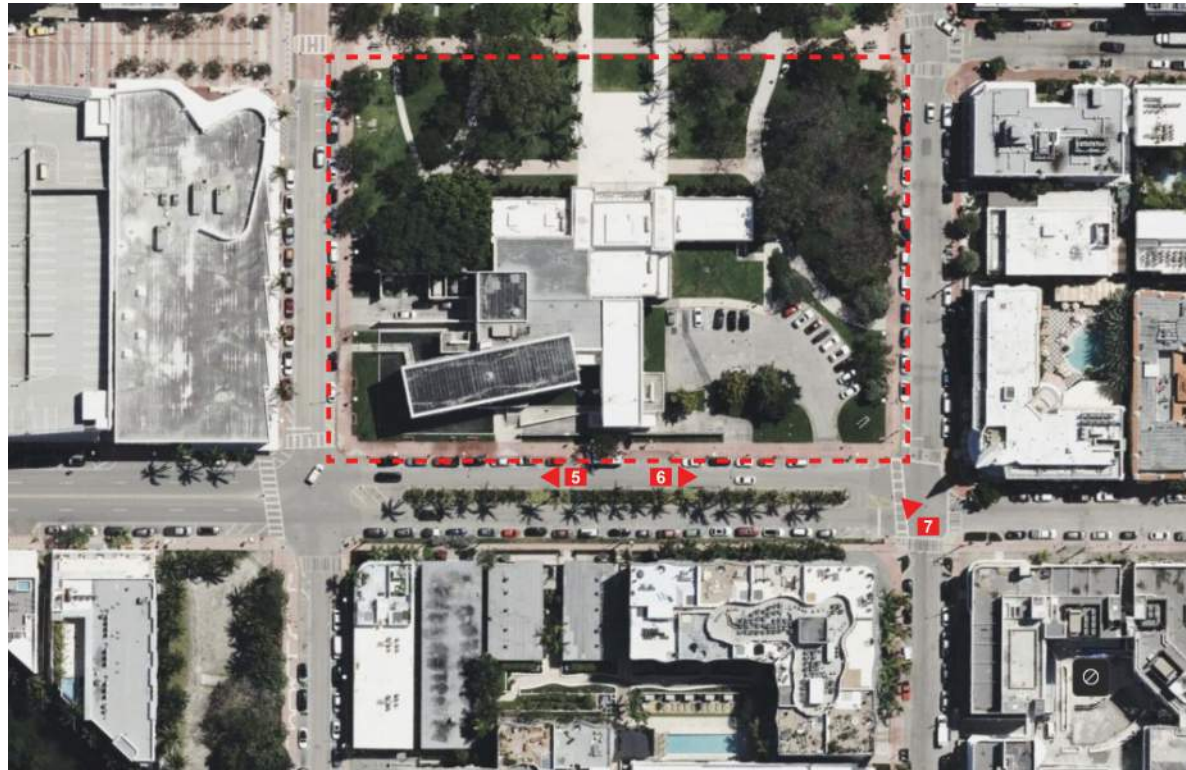


3 - VIEW ALONG PARK AVENUE TOWARD THE EXISTING BUILDING, 2026.02.11



4 - VIEW ALONG PARK AVENUE TOWARD THE EXISTING BUILDING, 2026.02.11

<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS</p> <p>2136 NW 8th Ave #221 Miami, FL 33127</p> <p>Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE</p> <p>1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>G-003 EXISTING HISTORIC BUILDING CONDITIONS - CONTEXT 01</p>
---	---	---	--	--	--	---



LOCATION KEY MAP - CONTEXT 02



5 - VIEW FROM PARK AVENUE TOWARD 22ND STREET, 2026.02.11



6 - VIEW FROM PARK AVENUE TOWARD 21ST STREET, 2026.02.11



7 - VIEW FROM PARK AVENUE AND 21ST STREET TOWARD THE EXISTING BUILDING, 2026.02.11

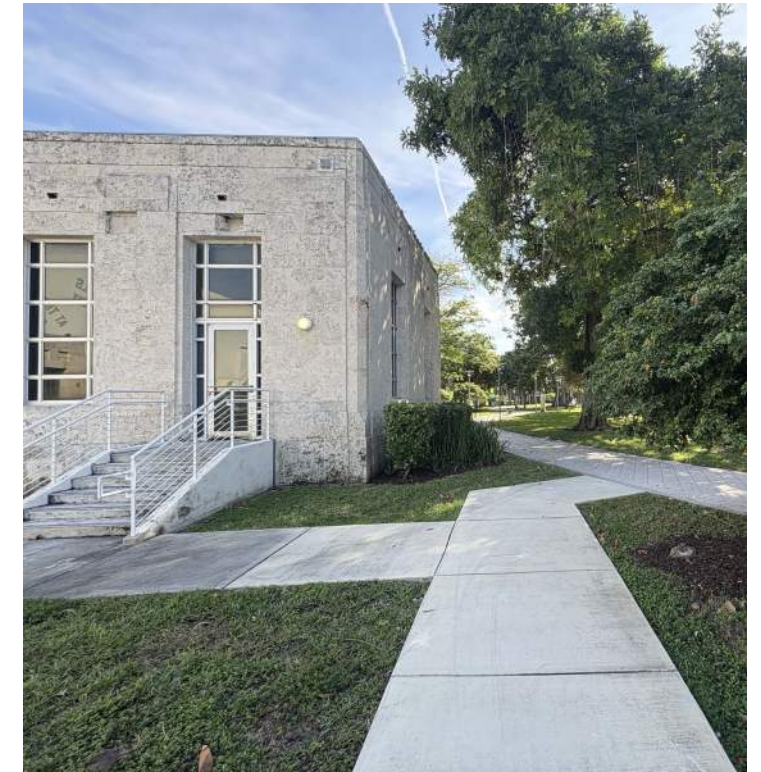
<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS</p> <p>2136 NW 8th Ave #221 Miami, FL 33127</p> <p>Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE</p> <p>1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>G-004 EXISTING HISTORIC BUILDING CONDITIONS - CONTEXT 02</p>
---	---	---	---	---	--	--



LOCATION KEY MAP - CONTEXT 03



8 - VIEW FROM 21ST STREET TOWARD THE EXISTING BUILDING, 2026.02.11



9 - VIEW FROM 21ST STREET TOWARD COLLINS PARK, 2026.02.11



10 - VIEW FROM COLLINS PARK TOWARD THE EXISTING BUILDING, 2026.02.11



11 - VIEW FROM 22ND STREET TOWARD THE EXISTING BUILDING, 2026.02.11



12 - VIEW FROM 22ND ST TOWARD THE EXISTING BUILDING, 2026.02.11

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
2136 NW 8th Ave #221
Miami, FL 33127
Gustavo Berenblum
RA 16,278

JOHNSTON MARKLEE
1545 Pontius Avenue
Los Angeles, California 90025
P 310 442 4886
F 310 442 4896
www.johnstonmarklee.com
sharonj@johnstonmarklee.com

PROJECT DESCRIPTION

HPB FINAL SUBMITTAL
HISTORIC PRESERVATION BOARD
APPLICATION PACKAGE (HPB 26-0691)

PROJECT ADDRESS

BASS MUSEUM EXPANSION
2111 COLLINS AVENUE
MIAMI BEACH, FL 33139

PROJECT INFO

Project No: 2512
Copyright: JOHNSTON MARKLEE
Print Date: 5/8/2026

SHEET TITLE

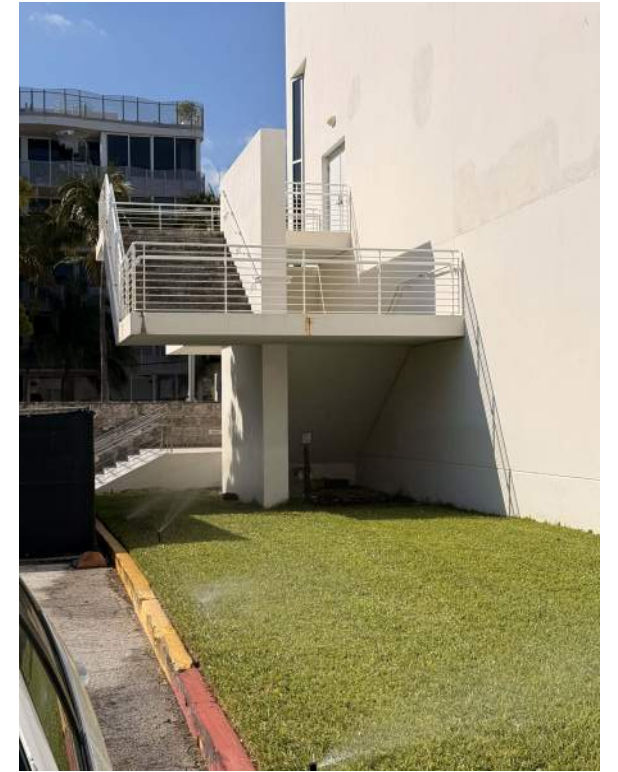
G-005 EXISTING
HISTORIC BUILDING
CONDITIONS - CONTEXT
03



LOCATION KEY MAP - INTERVENTION AREA



1 - WEST CORNER, 2026.02.11



2 - (E) OUTDOOR EGRESS STAIR, 2026.02.11



3 - EXISTING DRAIN DETAIL, 2026.02.11



4 - EXISTING LOGGIA OPENINGS, 2026.02.11



5 - EXISTING BUILDING CORNER, 2026.02.11



6 - EXTERIOR EXISTING STAIRS, 2026.02.11



7 - SOUTH EXISTING BUILDING CORNER, 2026.02.11

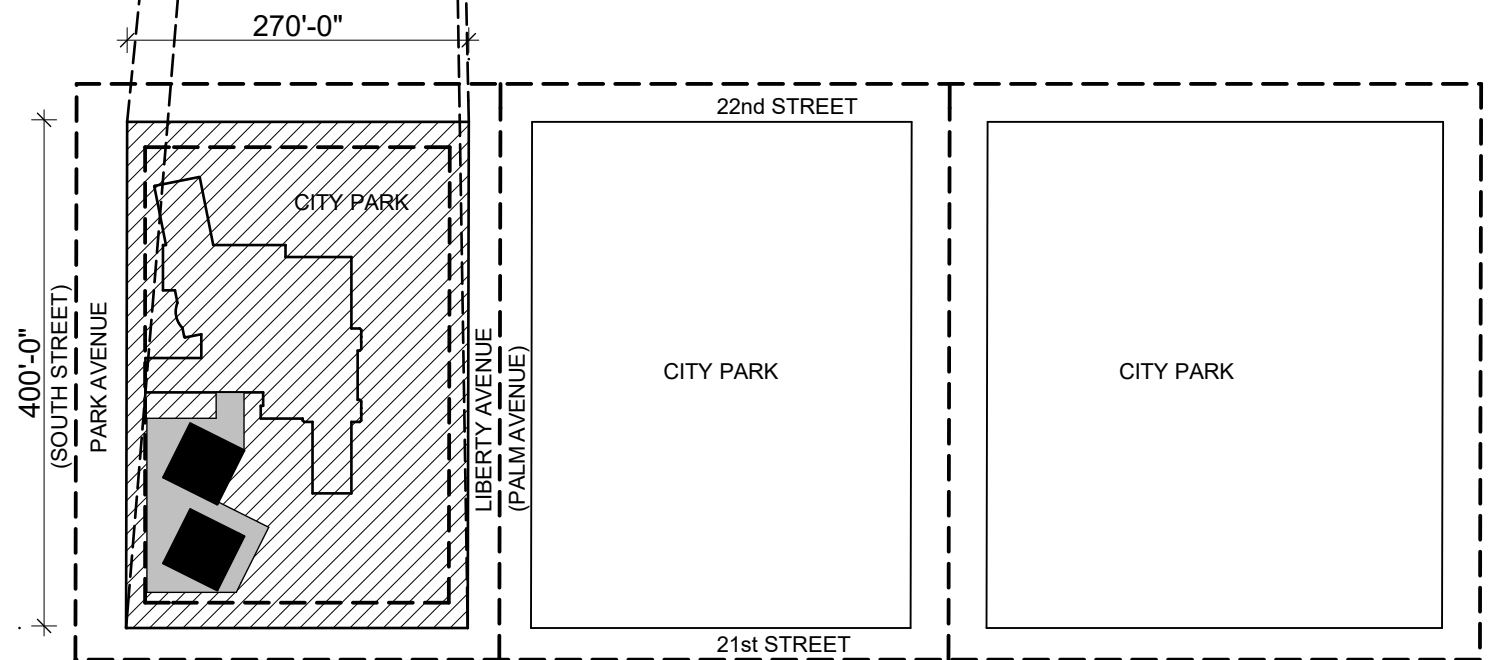
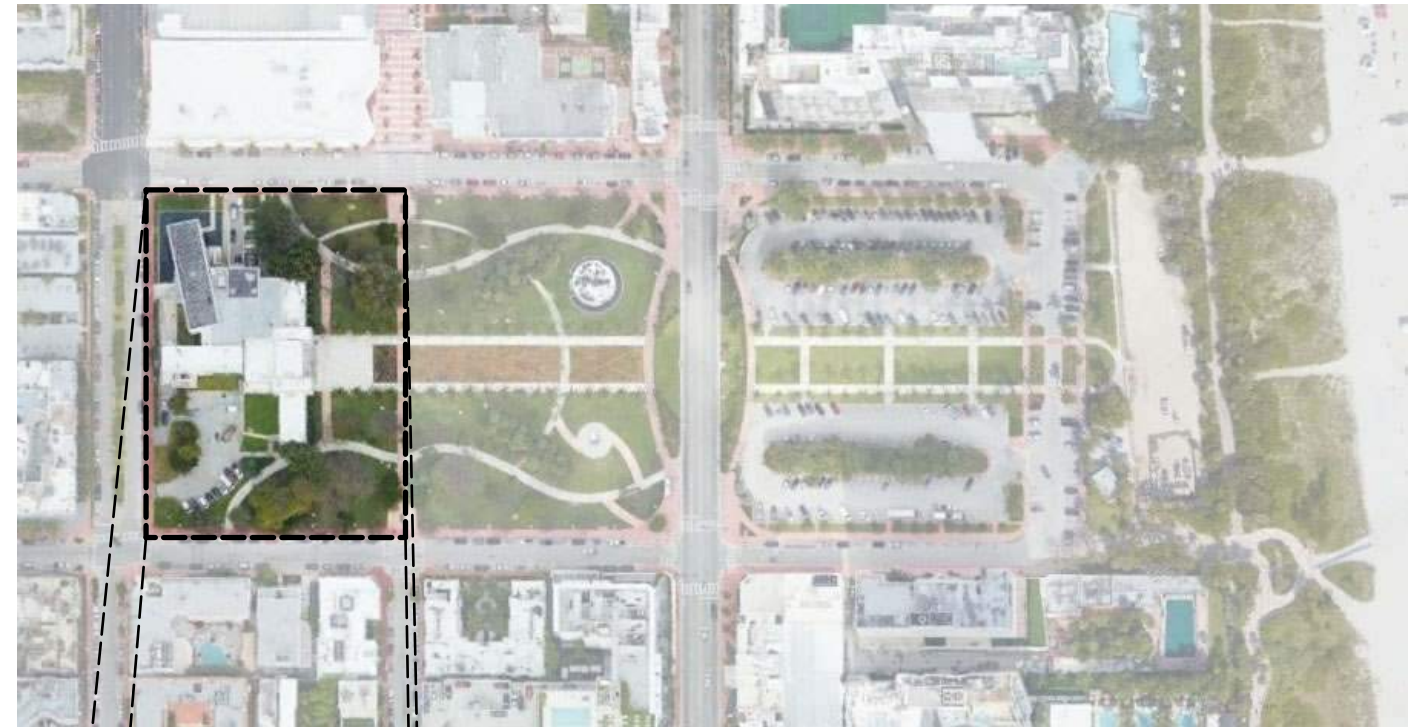
<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS</p> <p>2136 NW 8th Ave #221 Miami, FL 33127</p> <p>Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE</p> <p>1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>G-006 EXISTING HISTORIC BUILDING CONDITIONS - DETAILS</p>
---	---	---	--	--	--	--

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: 2111 COLLINS AVENUE	Folio number(s):	232260010370	Year built:	1930
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	108,000 SQ. FT.
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	Governmental Use (GU)	Lot width:	400 FEET
4	Individual Historic Site (Yes or No):			Lot Depth:	270 FEET
5	Base Flood Elevation:	AE-8	Grade value in NGVD:		5.55' NGVD
6	Adjusted grade (BFE+Grade / 2):	6.78'NGVD/[(8+5.55)/2]	Free board:	1'	
7	Proposed Use:	CULTURAL FACILITY			
8	Proposed Accessory Use:	CULTURAL FACILITY			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.38 (257,040 SQFT)	0.373 (40,305 SQFT)	0.409 (44,141 SQFT)	N/A
14	Building Height	50 FEET	48 FEET	48 FEET(NO CHANGE)	N/A
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	10 FEET	13 FEET	13 FEET	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	16FT(4% LOT WIDTH)	16 FEET	16 FEET	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
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	N/A	N/A	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	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	20%	74.8% (80,790 SQ FT)	71.3%(76,954 SQ FT)	N/A
21	Parking (SEC 5.2.8)	N/A	N/A	N/A	N/A
22	Loading (SEC 5.2.6.)	N/A	N/A	N/A	N/A

VICINITY MAP



- LEGEND
- PROPOSED EXTERIOR COVERED AREA
 - PROPOSED BUILDING
 - NOT IN PROJECT SCOPE



VARIANCE #1
VARIANCE FROM CITY CODE SECTION 5.2.8 AND PARKING TIER 2D REGULATIONS TO PERMIT THE REQUIRED PARKING DEMAND TO BE SATISFIED THROUGH NEARBY MUNICIPAL PARKING FACILITIES, SUCH AS THE COLLINS PARK GARAGE (G12) AND P49 PARKING LOT, IN LIEU OF PROVIDING THE FULL REQUIRED PARKING COUNT ON-SITE.

<p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS 2136 NW 8th Ave #221 Miami, FL 33127 Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE 1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE G-100 ZONING ANALYSIS & DIAGRAMS</p>
	<p>Notes: VARIANCE #1 VARIANCE FROM CITY CODE SECTION 5.2.8 AND PARKING TIER 2D REGULATIONS TO PERMIT THE REQUIRED PARKING DEMAND TO BE SATISFIED THROUGH NEARBY MUNICIPAL PARKING FACILITIES, SUCH AS THE COLLINS PARK GARAGE (G12) AND P49 PARKING LOT, IN LIEU OF PROVIDING THE FULL REQUIRED PARKING COUNT ON-SITE.</p>					

B. ZONING INFORMATION						
The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.						
1. LOT OCCUPATION		Surrounding districts		Average		
		RM-2	CD-3			
		a. FAR	2 Max.	2.25 Max. (2.75 lot >45,000 SF)	2.38	
		b. Density	100 DUA (80% bonus for workforce/affordable)	150 DUA (80% bonus for workforce/affordable)	NA	
		c. Lot Coverage	-	NA	NA	
		d. Lot Width	-	NA	NA	
e. Open Space						
2. SETBACKS	SUBTERRANEAN/ PEDESTAL	a. Principal Front	20 feet	0 feet	10 feet	
		b. Side Facing Street	10' or 8% of lot width (whichever is greater)	0 feet	4% lot width	
		c. Side Interior	10' or 8% of lot width (whichever is greater)	0 feet	NA	
		d. Rear	10% of lot depth	5 feet	NA	
	TOWER	e. Principal Front	20' + 1' for every 1' increase above 50' upto 50' Max setback	0 feet	NA	
		f. Side Facing Street	10' or 8% of lot width	0 feet	NA	
		g. Side Interior	Pedestal setback+ 10% of height of tower portion up to 50' Max setback	0 feet	NA	
		h. Rear	15% of lot depth	5 feet	NA	
		3. HEIGHT	a. Height	50 feet in Historic District	50 feet in Historic District	50 feet
			b. First Habitable Level	Min 14' height above Design Flood Elevation		


NOTE:

*Parking requirements may be waived by City of Miami Beach Commission under the terms that the nearby public G12 Garage and P49 lot have available transient parking for GU zoned uses such as the Public Library and Miami City Ballet. The fees for removing the small parking lot located on site (p48) may also be waived by The City of Miami Beach Commission due to the 1993 Isozaki Masterplans which planned an expansion on this location along Park Avenue. At the time budgetary constraints limited the expansion of the museum to the north side only with the south expansion planned for a later date.

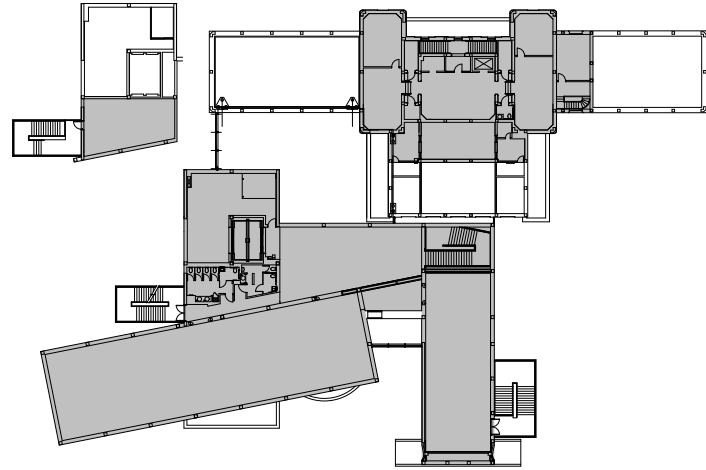
**Loading requirements- if not waived through the Historic Preservation board, may be considered waived by commission as well based on GU zoning and scheduled loading

Site is located in Parking Tier 2D which specifies the following parking requirements:			
4. PARKING*	Parking Tier: 2D (resiliency code)	a. Lodging	No parking requirement
		b. Commercial- Rest.<100 seats	no parking req.
		c. Commercial- Rest.>100 seats	1 space/4 seats or 1 space per 60 SF
		d. Commercial- Retail<5,000 SF	no parking req.
		e. Commercial- Retail>5,000 SF	1 space per 300 SF
In such case that the building use is not in tier 2D, please refer to Tier 1 for closest use which generates a similar level of parking demand			
4. PARKING*	Parking Tier: 1 (resiliency code)	f. Dance hall, skating rink, auditorium or exhibition hall without fixed seats	One space per every 60 feet of floor area available for seats where there is no seating. (approx. 84 spaces for 5,000 SF gallery expansion)
		g. Auditorium, ballroom, convention hall, gymnasium, meeting rooms or other similar places of assembly	One space per every four seats or one space per every 60 square feet of floor area available for seats.
		h. Cafes, sidewalk	Shall have no parking requirement
		i. Junior high, elementary, nursery school, pre-school or daycare	One space per 15 seats in main assembly room, plus one space per classroom.
		j. Office or office building	One space per 400 square feet of floor area; however, offices located on the ground floor shall provide one space per 300 square feet.
Parking Design Standards are as follows:			
4. PARKING*	General Parking Design Standards	l. Removal of Existing Parking	Requires fee
		m. EV capable	10% rated 2 or higher
		n. Bike Parking- Short Term	Commercial: 1 per business, 4 per project or 1 per 10,000 square feet
		o. Bike Parking- Long Term	Commercial: 1 per business, or 2 per 5,000 square feet
		p. Drive Aisle Min.	22 feet
		q. Pkg. Space Min. Dimensions	8.5' x 18'
		5. LOADING**	Loading requirements are as follows
a. Place of public assembly	Over 5,000 but not over 10,000		One space
	Over 10,000 but not over 100,000		Two spaces
	Over 100,000 but not over 200,000		Three spaces
	For each additional 100,000 over 200,000		One space
b. Historic Exception	The historic preservation board may waive the requirements for off-street loading spaces for properties containing a contributing structure provided that a detailed plan delineating on-street loading is approved by the parking department.		
c. Loading Space size	10 feet x 20 feet min.		

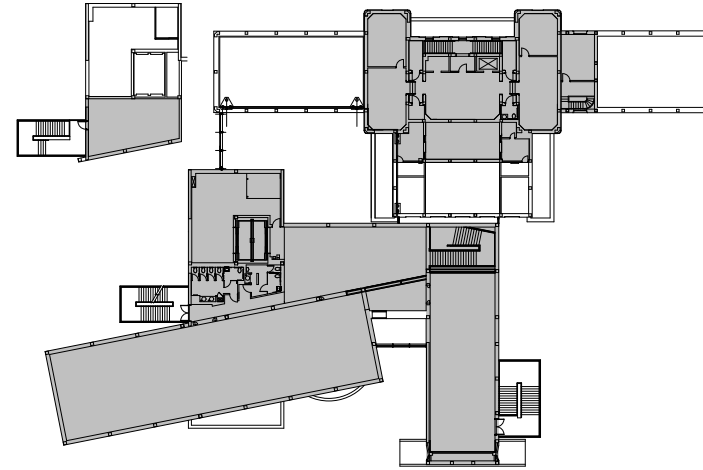
NOTE ABOUT THE PARKING

 OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139	BERENBLUM BUSCH ARCHITECTS 2136 NW 8th Ave #221 Miami, FL 33127 Gustavo Berenblum RA 16,278	JOHNSTON MARKLEE 1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com	PROJECT DESCRIPTION HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)	PROJECT ADDRESS BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139	PROJECT INFO Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026	SHEET TITLE G-101 ZONING ANALYSIS NOTES
---	--	---	---	---	---	---

EXISTING SECOND FLOOR PLAN



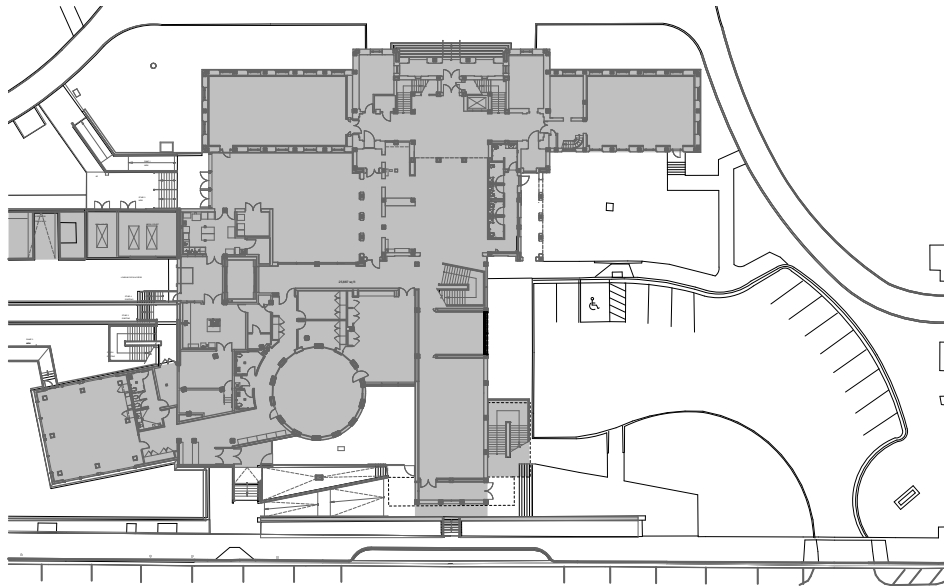
PROPOSED SECOND FLOOR PLAN
(NO CHANGE)



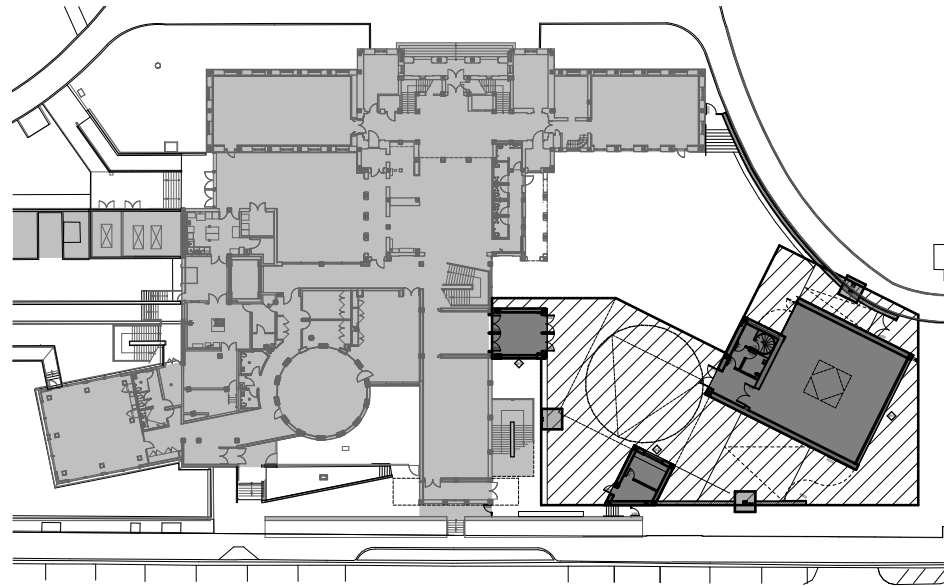
PROPOSED GROSS SQUARE FOOTAGE

	CATEGORY	TOTAL G.S.F.	TOTAL G.S.F. (NOT COUNTED IN FAR)
INTERIOR	GALLERY	3,028 SF	
	ENTRY	413 SF	
	ADMINISTRATION (TICKETING)	395 SF	
EXTERIOR	RAISED PLATFORM		12,771 SF
	CIRCULATION		1,265 SF
	STREETSCAPE		4,471 SF
TOTAL		3,836 SF	18,507 SF

EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

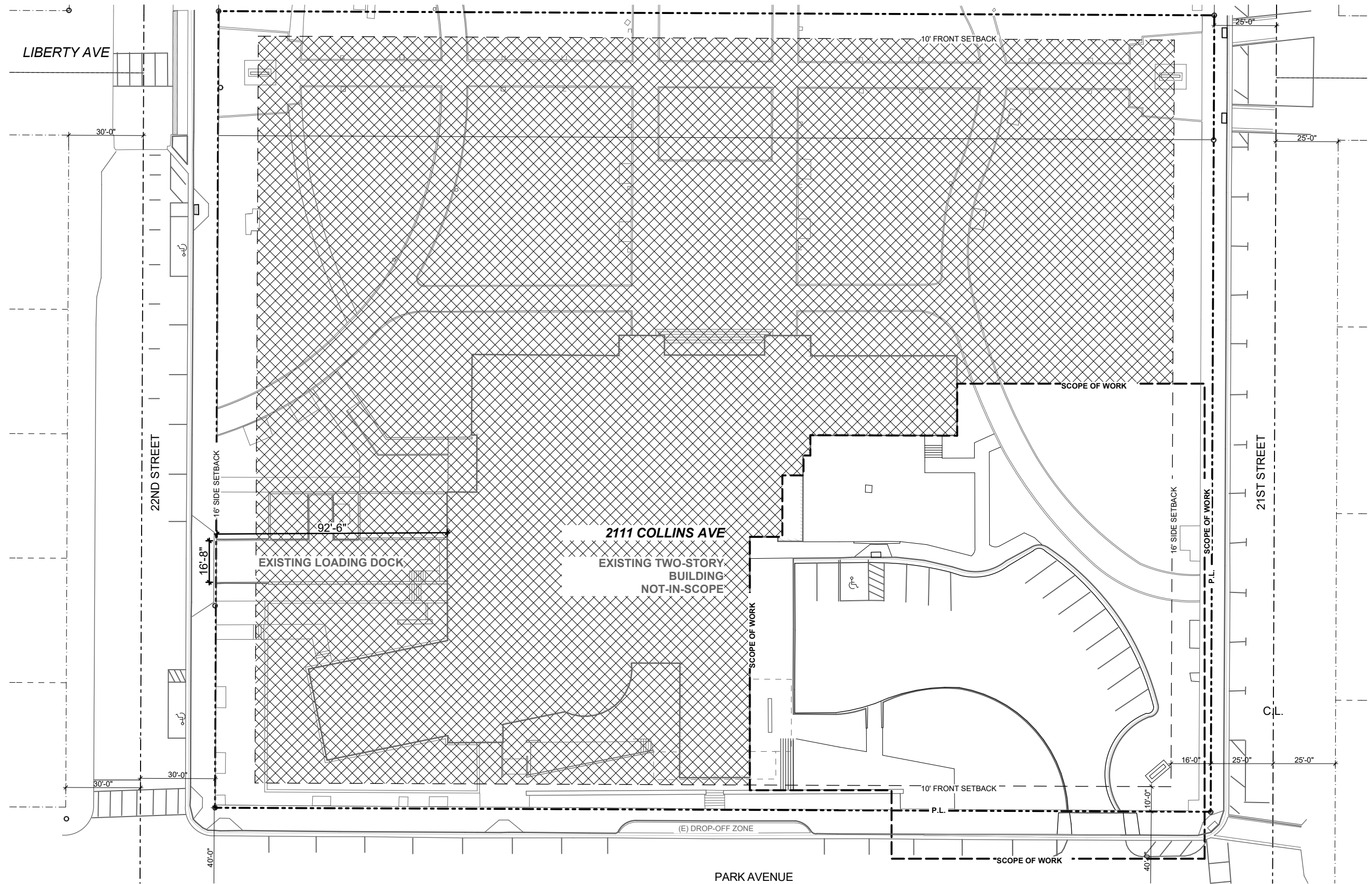


F.A.R. CALCULATIONS

	FIRST FLOOR SQUARE FOOTAGE	SECOND FLOOR SQUARE FOOTAGE	TOTAL S.F.	F.A.R.
EXISTING	24,464 SF	15,841 SF	40,305 SF	0.373
PROPOSED	28,300 SF (24,464 SF+3,836 SF)	15,841 SF (NO CHANGE)	44,141 SF	0.409
REQUIRED				2.38

LEGEND

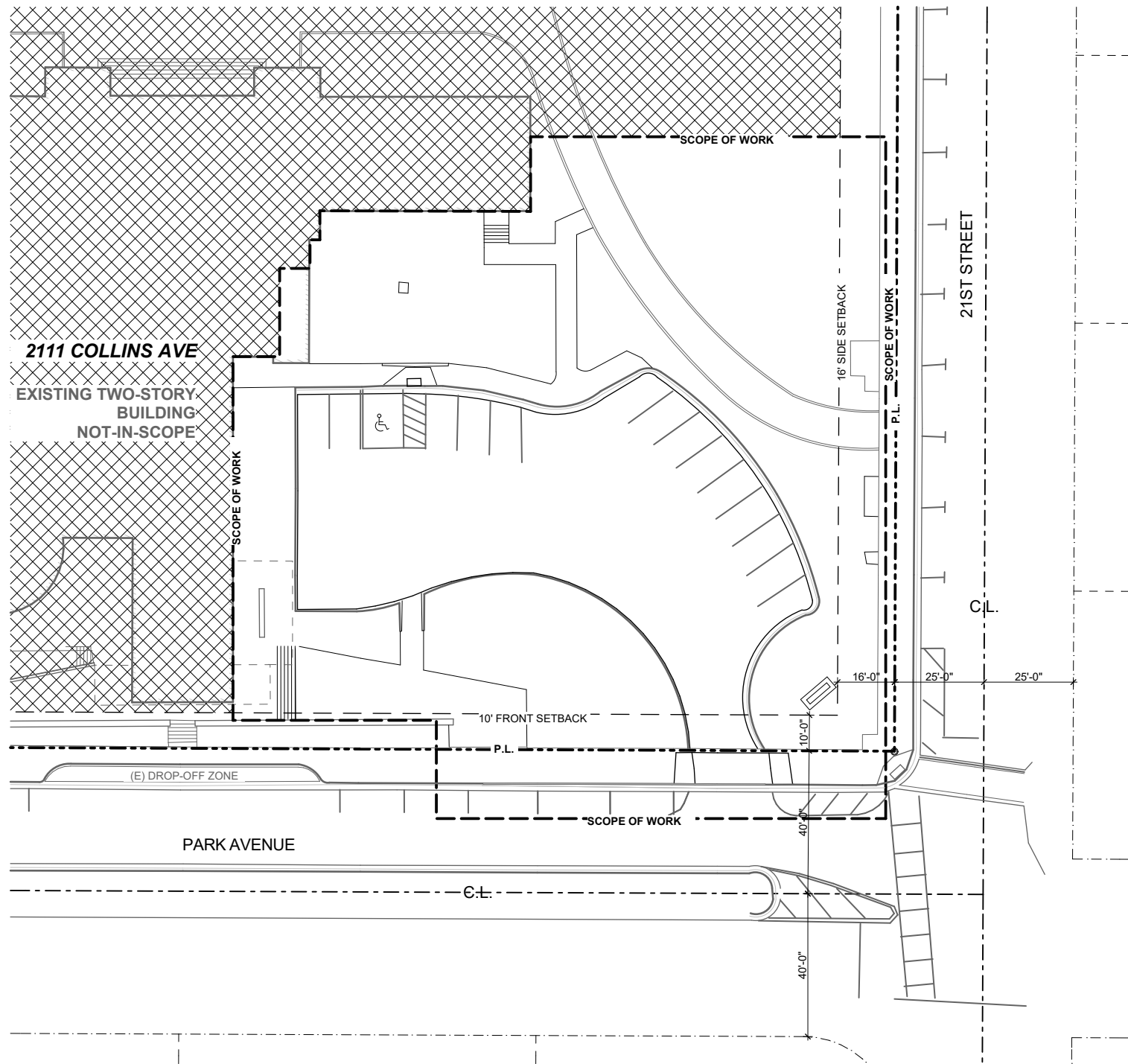
- EXISTING
- PROPOSED INDOOR AIR CONDITIONED AREA
- PROPOSED EXTERIOR COVERED AREA



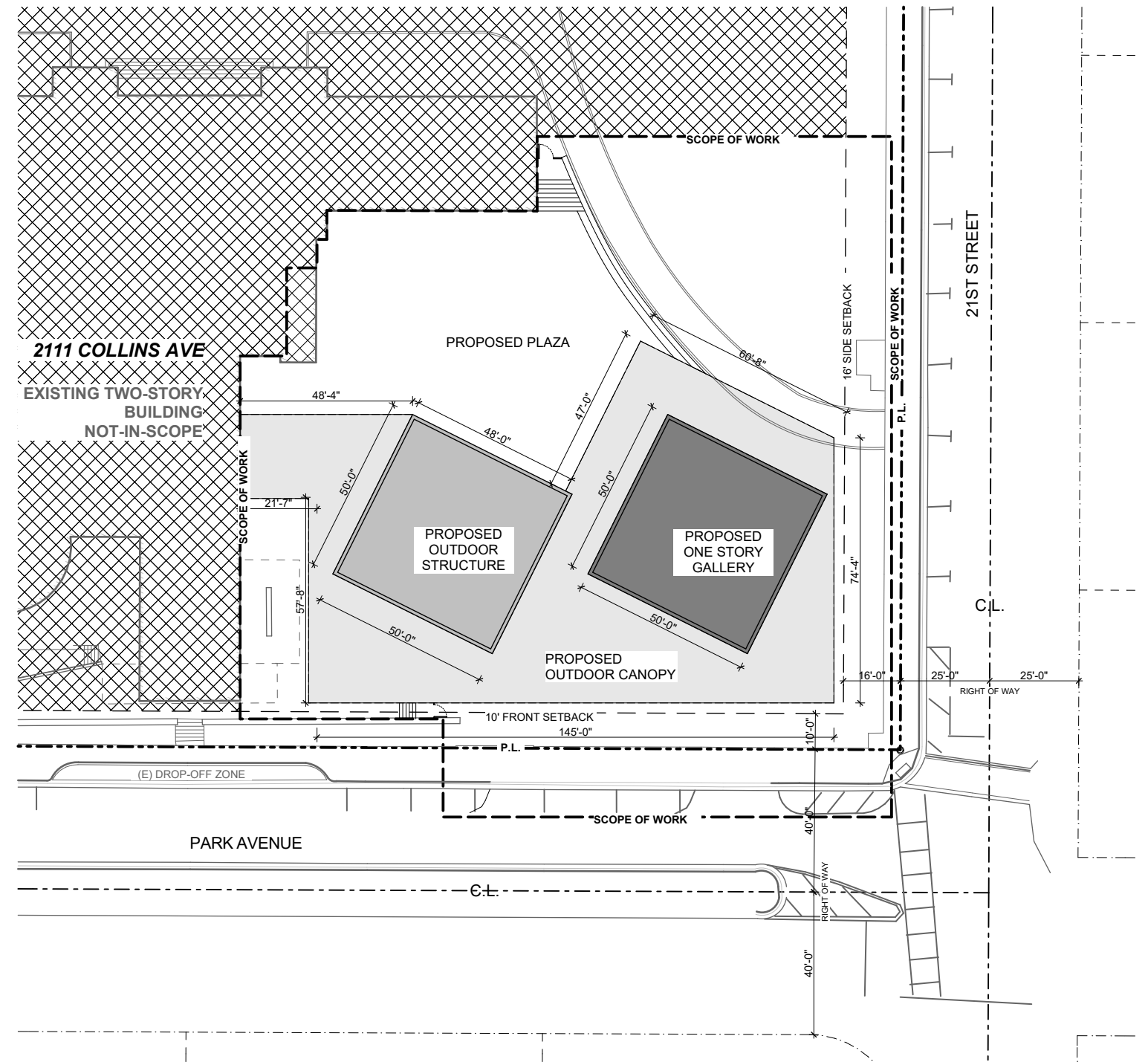
1 EXISTING SITE PLAN
SCALE: 1" = 40'



<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS 2136 NW 8th Ave #221 Miami, FL 33127 Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE 1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>G-103 EXISTING SITE PLAN</p>
---	---	--	--	--	--	---



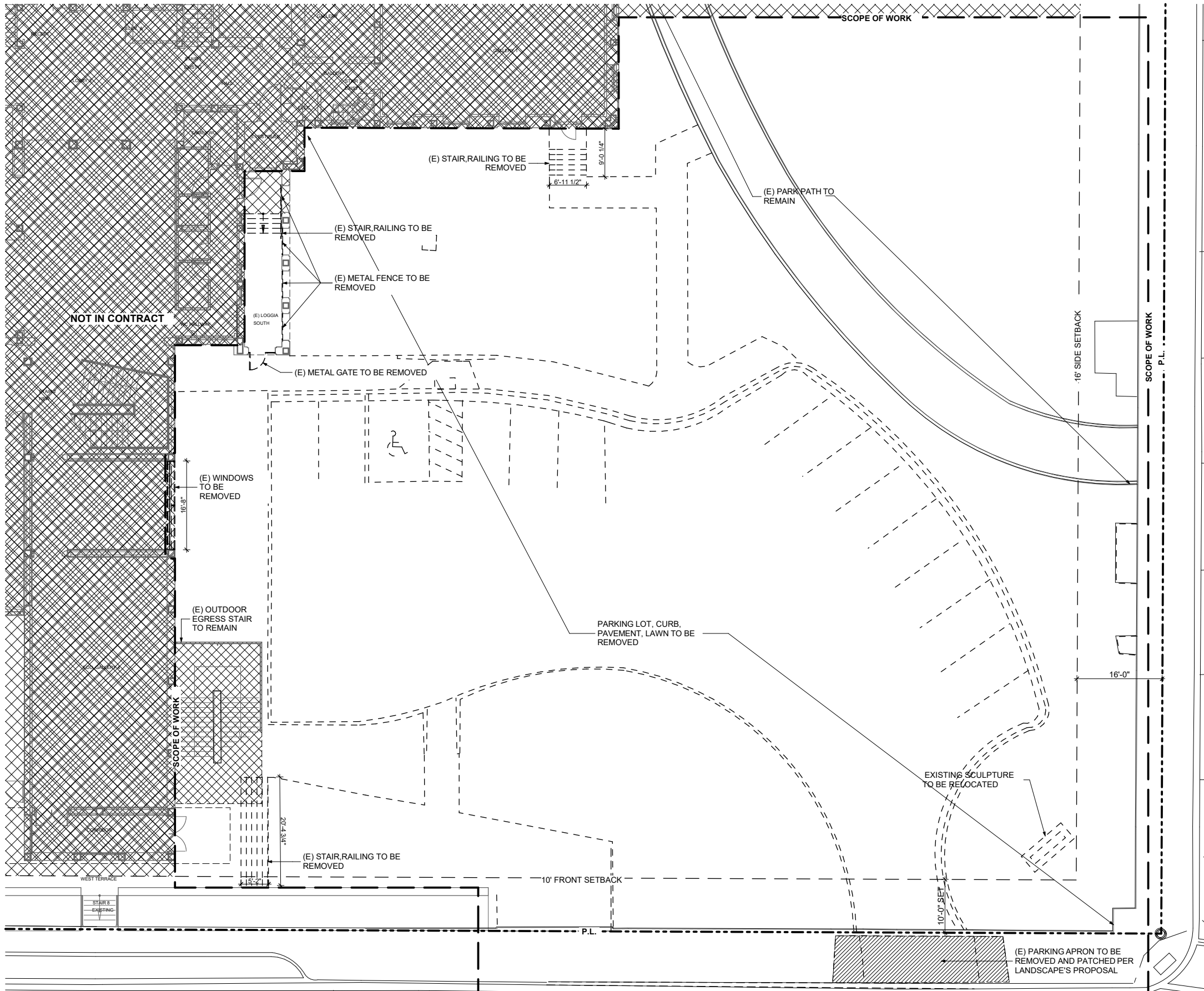
2 EXISTING SITE PLAN
SCALE: 1" = 40'



3 PROPOSED SITE PLAN
SCALE: 1" = 40'



<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS</p> <p>2136 NW 8th Ave #221 Miami, FL 33127</p> <p>Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE</p> <p>1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>G-104 ENLARGED SITE PLANS</p>
---	---	---	--	--	--	--



LEGEND

	(E) WALL TO REMAIN
	(E) BUILDING & SITE ELEMENT TO BE REMOVED
	GRID LINE
	OVERHEAD LINE
	PROPERTY LINE
	SETBACK LINE
	NOT IN SCOPE

SCALE: 1" = 20'

MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

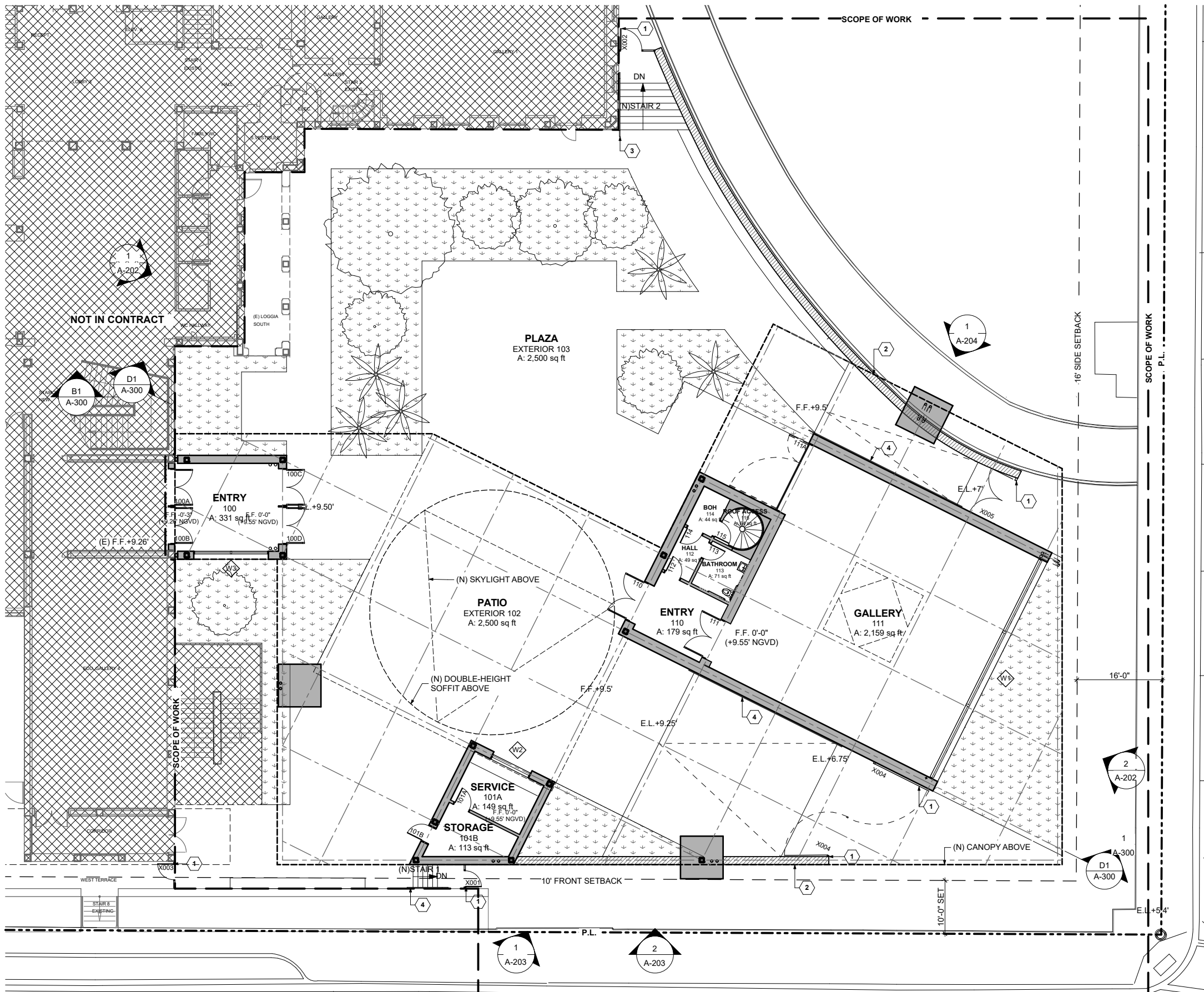
JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-101 GROUND FLOOR
 PLAN - DEMOLITION**



GENERAL NOTES

REQUESTED VARIANCE #1
 VARIANCE FROM CITY CODE
 SECTION 5.2.8 AND PARKING TIER
 2D REGULATIONS TO PERMIT THE
 REQUIRED PARKING DEMAND TO BE
 SATISFIED THROUGH NEARBY
 MUNICIPAL PARKING FACILITIES,
 SUCH AS THE COLLINS PARK
 GARAGE (G12) AND P49 PARKING
 LOT, IN LIEU OF PROVIDING THE
 FULL REQUIRED PARKING COUNT
 ON-SITE.

OFF-STREET LOADING TO BE
 WAIVED, THE PROPOSED BUILDING
 IS LESS THAN 5,000 SQ FT

PLEASE REFER TO LANDSCAPE
 DRAWING XXX FOR PROPOSED
 LANDSCAPE, PLANTING, AND
 PAVEMENT.

KEYNOTES

1. PROPOSED SECURITY GATE
2. PROPOSED FENCE WALL
3. PROPOSED FLOOR MOUNTED RAILING
4. PROPOSED WALL MOUNTED RAILING

LEGEND

- (E) EXTERIOR WALL
- (N) EXTERIOR WALL
- (N) EXTERIOR FENCE
- (N) INTERIOR WALL
- GRID LINE
- OVERHEAD LINE
- ADA / FLOW REFERENCE LINE
- PROPERTY LINE
- SETBACK LINE
- PAVEMENT
- PLANTED AREA
- NOT IN SCOPE

SCALE: 1" = 20'



MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

**BERENBLUM BUSCH
 ARCHITECTS**

2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

**JOHNSTON
 MARKLEE**

1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION

HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)

PROJECT ADDRESS

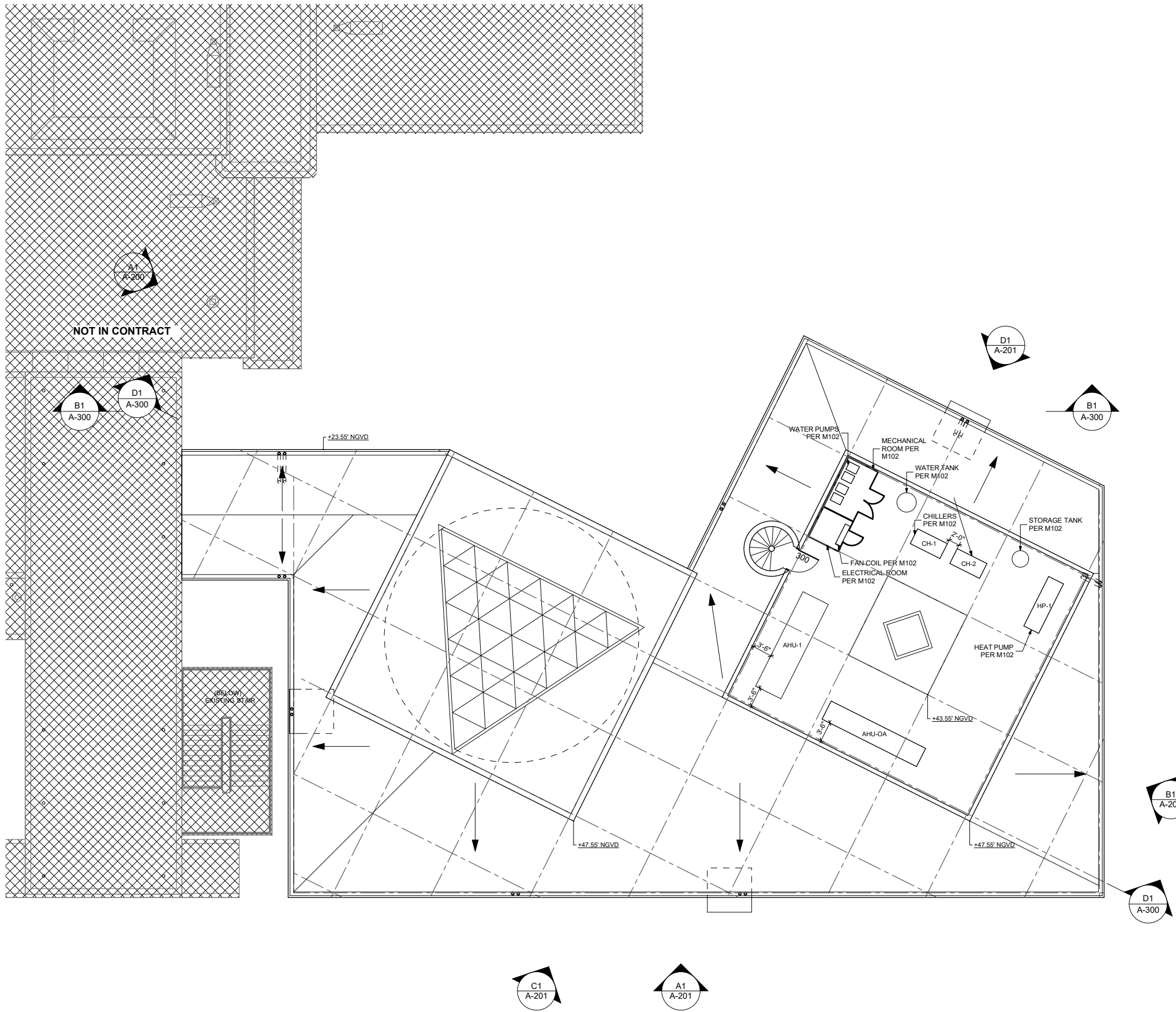
BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139

PROJECT INFO

Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE

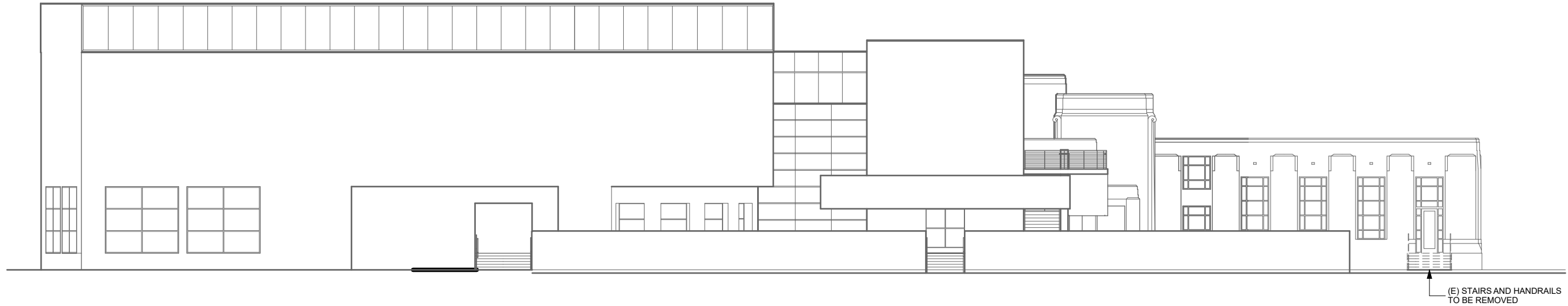
A-102 GROUND FLOOR
 PLAN -PROPOSED



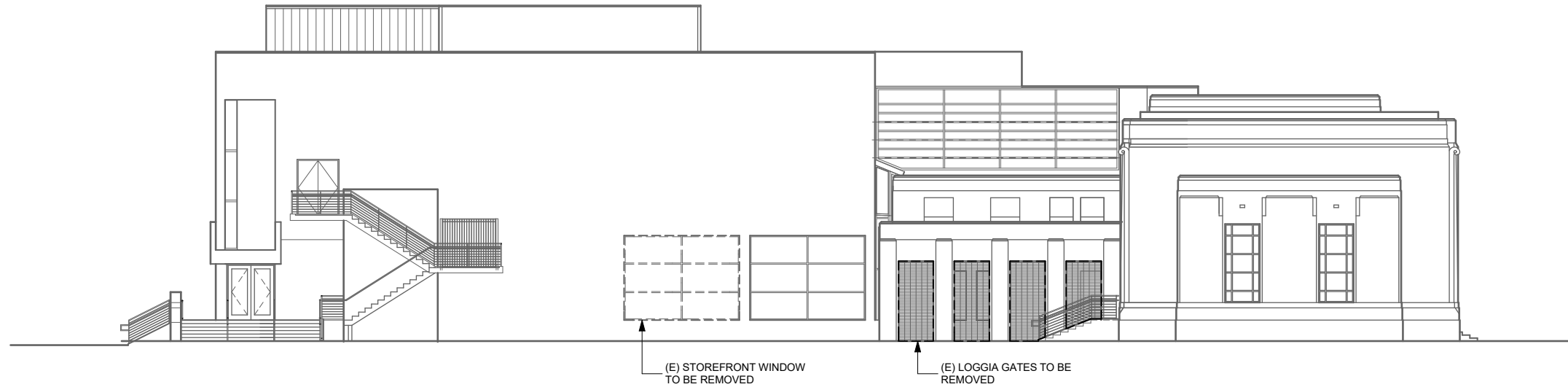
- LEGEND**
- (E) EXTERIOR WALL
 - (N) EXTERIOR WALL
 - (N) EXTERIOR FENCE
 - (N) INTERIOR WALL
 - GRID LINE
 - OVERHEAD LINE
 - ADA / FLOW REFERENCE LINE
 - PROPERTY LINE
 - SETBACK LINE
 - PAVEMENT
 - PLANTED AREA
 - NOT IN SCOPE

SCALE: 1" = 20'

<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS</p> <p>2136 NW 8th Ave #221 Miami, FL 33127</p> <p>Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE</p> <p>1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>A-103 ROOF PLAN - PROPOSED</p>
---	---	---	--	--	--	---



1 EXISTING WEST ELEVATION
SCALE: 1" = 20'



2 EXISTING SOUTH ELEVATION
SCALE: 1" = 20'

<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS 2136 NW 8th Ave #221 Miami, FL 33127 Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE 1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>A-200 EXISTING & DEMO SOUTH / WEST ELEVATIONS</p>
---	---	--	--	--	--	--

MAX BUILDING HEIGHT
 +59.55' NGVD (+9.55' NGVD + 50')

GALLERY & PATIO PARAPET
 +47.55'

B.O. ROOF
 +37.32'

B.O. CEILING
 +21.55' NGVD

NEW BLDG LVL 1 F.F.
 +9.55'

NEW PLATFORM HEIGHT
 +9.50'

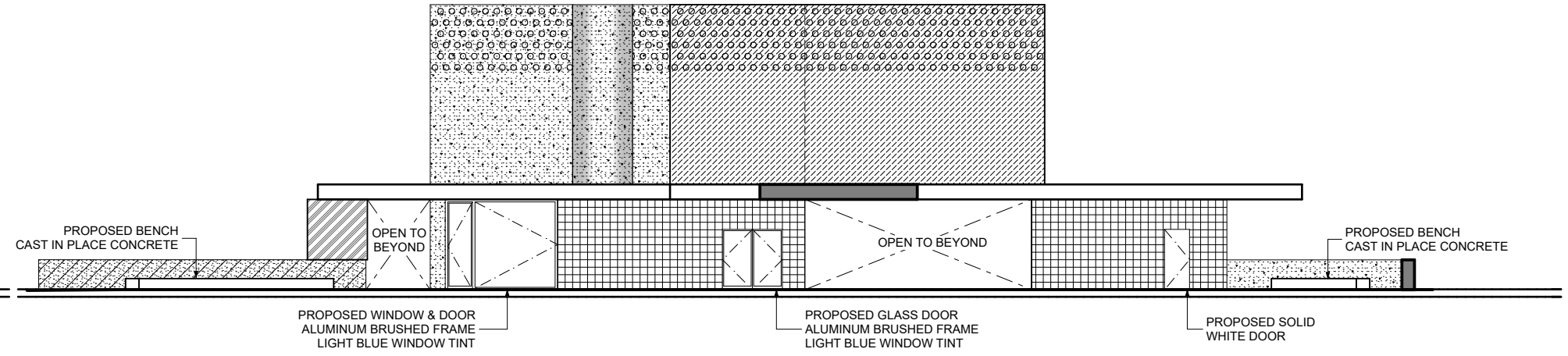
EXISTING BLDG LVL 1 F.F.
 +9.26'

GRADE
 +5.55' NGVD

DESIGN FLOOD ELEVATION
 +9.55' NGVD (1' FREEBOARD)

BASE FLOOD ELEVATION
 +8.55' NGVD

38'-0" FROM D.F.E TO MAIN ROOF LINE



1 PROPOSED NORTH ELEVATION
 SCALE: 1" = 20'

MAX BUILDING HEIGHT
 +59.55' NGVD (+9.55' NGVD + 50')

GALLERY & PATIO PARAPET
 +47.55'

B.O. ROOF
 +37.32'

B.O. CEILING
 +21.55' NGVD

NEW BLDG LVL 1 F.F.
 +9.55'

NEW PLATFORM HEIGHT
 +9.50'

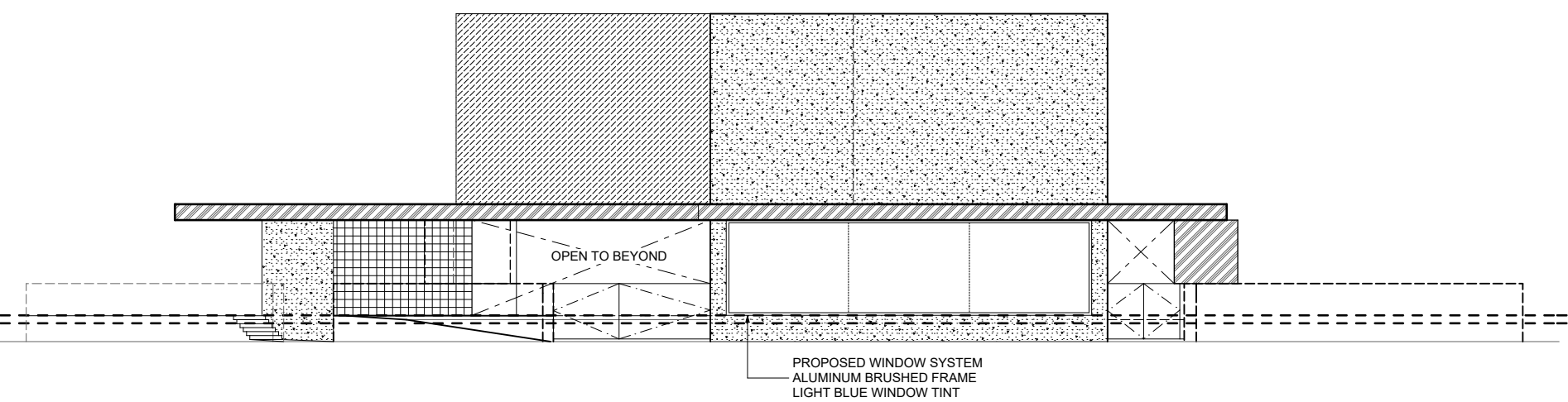
EXISTING BLDG LVL 1 F.F.
 +9.26'

GRADE
 +5.55' NGVD

DESIGN FLOOD ELEVATION
 +9.55' NGVD (1' FREEBOARD)

BASE FLOOD ELEVATION
 +8.55' NGVD

38'-0" FROM D.F.E TO MAIN ROOF LINE



2 PROPOSED SOUTH ELEVATION
 SCALE: 1" = 20'

LEGEND

	HIDDEN LINE
	SANDBLASTED CIP CONCRETE
	GFRC
	CERAMIC TILE
	FLORIDA KEYSTONE
	BRUSHED METAL

MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-201 PROPOSED
 NORTH/SOUTH
 ELEVATIONS**

MAX BUILDING HEIGHT
+59.55' NGVD (+9.55' NGVD + 50')

GALLERY & PATIO PARAPET
+47.55'

B.O. ROOF
+37.32'

B.O. CEILING
+21.55' NGVD

NEW BLDG LVL 1 F.F.
+9.55'

NEW PLATFORM HEIGHT
+9.50'

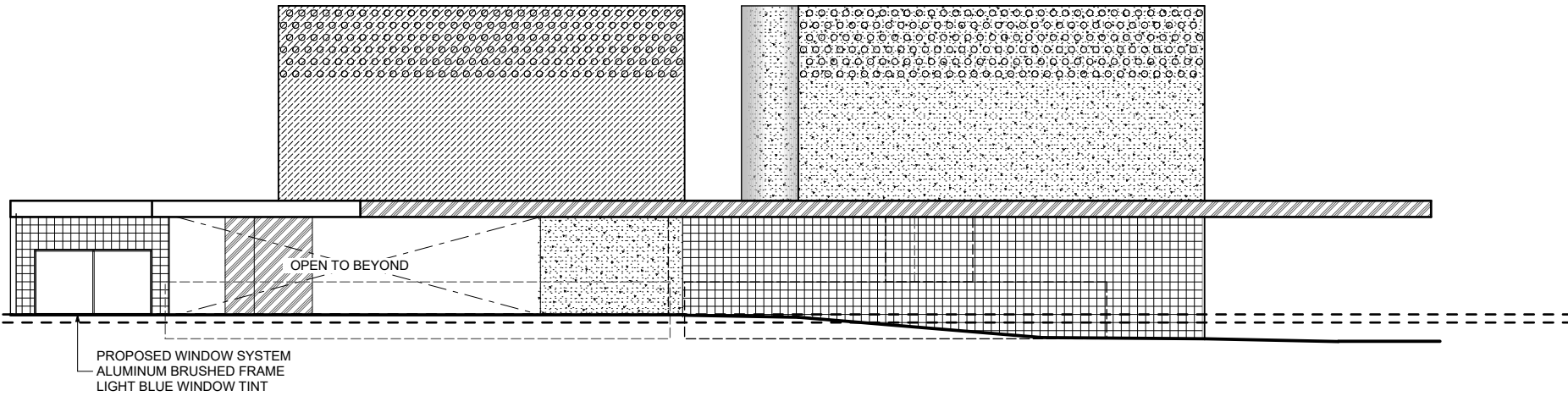
EXISTING BLDG LVL 1 F.F.
+9.26'

GRADE
+5.55' NGVD

DESIGN FLOOD ELEVATION
+9.55' NGVD (1' FREEBOARD)

BASE FLOOD ELEVATION
+8.55' NGVD

35'-0" FROM D.F.E TO MAIN ROOF LINE



1 PROPOSED WEST ELEVATION
SCALE: 1" = 20'

MAX BUILDING HEIGHT
+59.55' NGVD (+9.55' NGVD + 50')

GALLERY & PATIO PARAPET
+47.55'

B.O. ROOF
+37.32'

B.O. CEILING
+21.55' NGVD

NEW BLDG LVL 1 F.F.
+9.55'

NEW PLATFORM HEIGHT
+9.50'

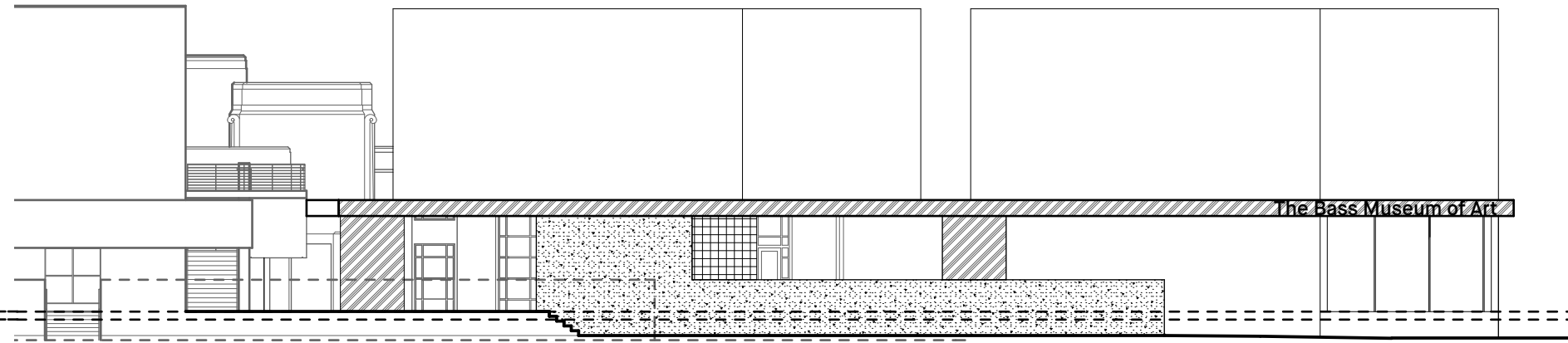
EXISTING BLDG LVL 1 F.F.
+9.26'

GRADE
+5.55' NGVD

DESIGN FLOOD ELEVATION
+9.55' NGVD (1' FREEBOARD)

BASE FLOOD ELEVATION
+8.55' NGVD

38'-0" FROM D.F.E TO MAIN ROOF LINE



2 PROPOSED WEST ELEVATION
SCALE: 1" = 20'

LEGEND

- HIDDEN LINE
- SANDBLASTED CIP CONCRETE
- GFRC
- CERAMIC TILE
- FLORIDA KEYSTONE
- BRUSHED METAL

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS

2136 NW 8th Ave #221
Miami, FL 33127
Gustavo Berenblum
RA 16,278

JOHNSTON MARKLEE

1545 Pontius Avenue
Los Angeles, California 90025
P 310 442 4886
F 310 442 4896
www.johnstonmarklee.com
sharonj@johnstonmarklee.com

PROJECT DESCRIPTION

HPB FINAL SUBMITTAL
HISTORIC PRESERVATION BOARD
APPLICATION PACKAGE (HPB 26-0691)

PROJECT ADDRESS

BASS MUSEUM EXPANSION
2111 COLLINS AVENUE
MIAMI BEACH, FL 33139

PROJECT INFO

Project No: 2512
Copyright: JOHNSTON MARKLEE
Print Date: 5/8/2026

SHEET TITLE

A-202 PROPOSED WEST ELEVATIONS

◆ MAX BUILDING HEIGHT
+59.55' NGVD (+9.55' NGVD + 50')

◆ GALLERY & PATIO PARAPET
+47.55'

◆ B.O. ROOF
+37.32'

◆ B.O. CEILING
+21.55' NGVD

◆ NEW BLDG LVL 1 F.F.
+9.55'

◆ NEW PLATFORM HEIGHT
+9.55'

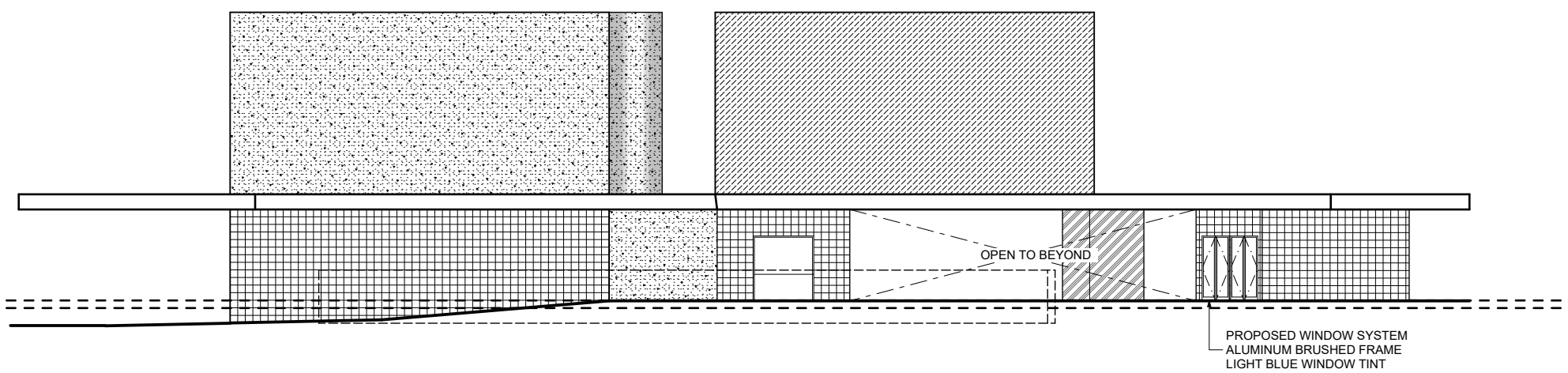
◆ EXISTING BLDG LVL 1 F.F.
+9.26'

◆ GRADE
+5.55' NGVD

DESIGN FLOOD ELEVATION
+9.55' NGVD (1' FREEBOARD)

BASE FLOOD ELEVATION
+8.55' NGVD

38'-0"
FROM D.F.E TO MAIN ROOF LINE



LEGEND

- HIDDEN LINE
- [Sandblasted CIP Concrete Pattern] SANDBLASTED CIP CONCRETE
- [GFRC Pattern] GFRC
- [Ceramic Tile Pattern] CERAMIC TILE
- [Florida Keystone Pattern] FLORIDA KEYSTONE
- [Brushed Metal Pattern] BRUSHED METAL

1 PROPOSED EAST ELEVATION
SCALE: 1" = 20'

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
2136 NW 8th Ave #221
Miami, FL 33127
Gustavo Berenblum
RA 16,278

JOHNSTON MARKLEE
1545 Pontius Avenue
Los Angeles, California 90025
P 310 442 4886
F 310 442 4896
www.johnstonmarklee.com
sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
HISTORIC PRESERVATION BOARD
APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
2111 COLLINS AVENUE
MIAMI BEACH, FL 33139**

PROJECT INFO
Project No: 2512
Copyright: JOHNSTON MARKLEE
Print Date: 5/8/2026

SHEET TITLE
**A-203 PROPOSED EAST
ELEVATIONS**



MIAMI BEACH
PARKING GARAGE

MIAMI CITY
BALLET SCHOOL

THE BASS - EXISTING
BUILDING EAST FACADE

THE BASS
DESIGN PROPOSAL

THE PLYMOUTH HOTEL

RESIDENTIAL BUILDING

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

**BERENBLUM BUSCH
ARCHITECTS**
2136 NW 8th Ave #221
Miami, FL 33127
Gustavo Berenblum
RA 16,278

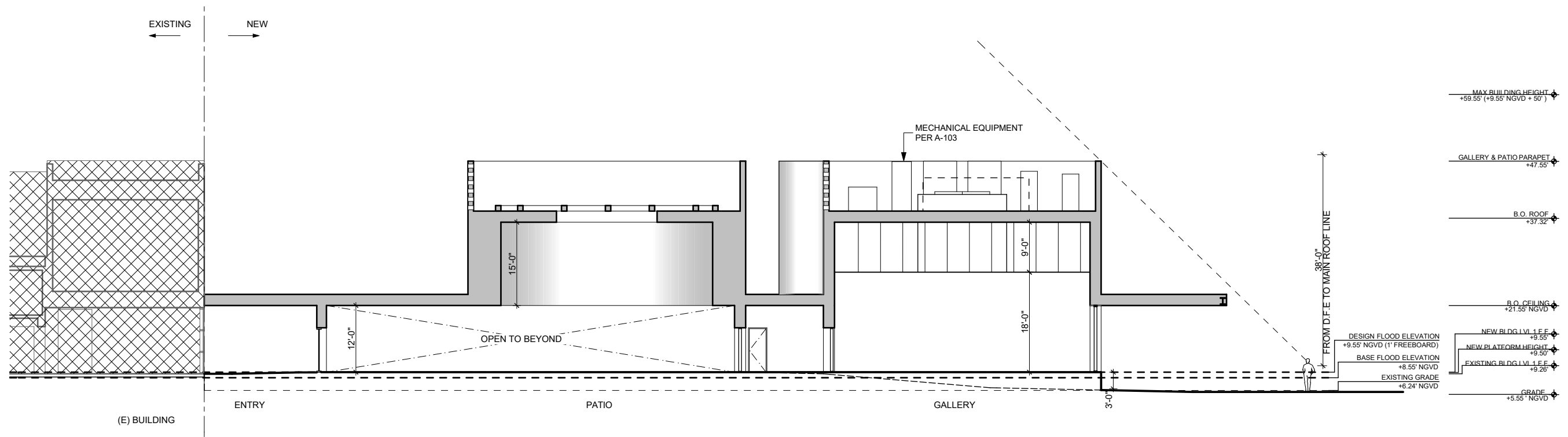
**JOHNSTON
MARKLEE**
1545 Pontius Avenue
Los Angeles, California 90025
P 310 442 4886
F 310 442 4896
www.johnstonmarklee.com
sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
HISTORIC PRESERVATION BOARD
APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
2111 COLLINS AVENUE
MIAMI BEACH, FL 33139**

PROJECT INFO
Project No: 2512
Copyright: JOHNSTON MARKLEE
Print Date: 5/8/2026

SHEET TITLE
**A-204 PARK AVENUE
STREET ELEVATION**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
A-300 SCHEMATIC SECTION



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-400 RENDERED -
 NORTH CORNER**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-401 RENDERED - WEST
 PERSPECTIVE**



MIAMIBEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-402 RENDERED - WEST
 ELEVATION - PROJECT
 SCOPE**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-403 RENDERED -
 SOUTH CORNER**



<p>MIAMI BEACH</p> <p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS</p> <p>2136 NW 8th Ave #221 Miami, FL 33127</p> <p>Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE</p> <p>1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION</p> <p>HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS</p> <p>BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO</p> <p>Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE</p> <p>A-404 RENDERED - SOUTH CORNER (WITHOUT LANDSCAPE)</p>
---	---	---	--	--	--	--



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-405 RENDERED SOUTH
 PERSPECTIVE**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharorj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-406 RENDERED SOUTH
 PERSPECTIVE (WITHOUT
 LANDSCAPE)**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
A-407 RENDERED - MAIN ENTRY



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-408 RENDERED - MAIN
 ENTRY (WITHOUT
 LANDSCAPE)**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-409 RENDERED
 INTERIOR - MAIN ENTRY**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-410 RENDERED
 INTERIOR - MAIN ENTRY
 (WITHOUT LANDSCAPE)**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-411 RENDERED
 EXTERIOR - COURTYARD**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-412 RENDERED
 EXTERIOR - COURTYARD
 (WITHOUT LANDSCAPE)**



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS
 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

BERENBLUM BUSCH ARCHITECTS
 2136 NW 8th Ave #221
 Miami, FL 33127
 Gustavo Berenblum
 RA 16,278

JOHNSTON MARKLEE
 1545 Pontius Avenue
 Los Angeles, California 90025
 P 310 442 4886
 F 310 442 4896
 www.johnstonmarklee.com
 sharonj@johnstonmarklee.com

PROJECT DESCRIPTION
**HPB FINAL SUBMITTAL
 HISTORIC PRESERVATION BOARD
 APPLICATION PACKAGE (HPB 26-0691)**

PROJECT ADDRESS
**BASS MUSEUM EXPANSION
 2111 COLLINS AVENUE
 MIAMI BEACH, FL 33139**

PROJECT INFO
 Project No: 2512
 Copyright: JOHNSTON MARKLEE
 Print Date: 5/8/2026

SHEET TITLE
**A-413 RENDERED - EAST
 PERSPECTIVE**

**1930, 1937, and 1950 HISTORIC BUILDING
MATERIALS & FINISHES**

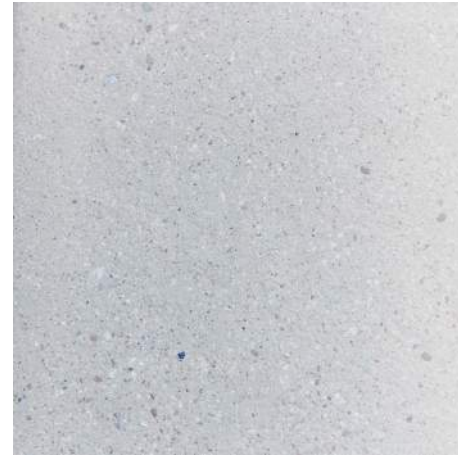


**FACADE
FLORIDA KEYSTONE**

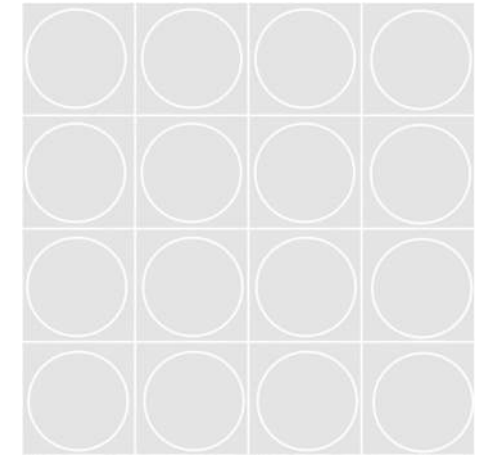
**PROPOSED BUILDING
MATERIALS & FINISHES**



**EXTERIOR STRUCTURE FACADE
GFRC**



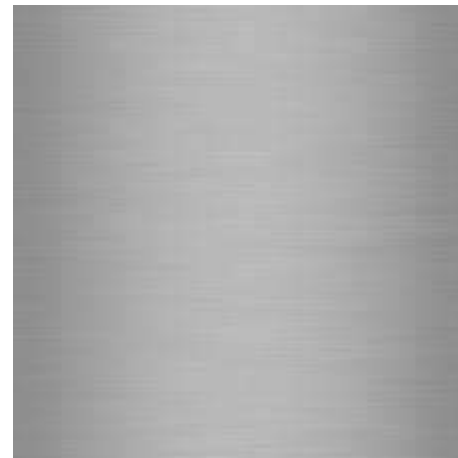
**EXTERIOR GALLERY FACADE
SANDBLASTED CAST IN PLACE
CONCRETE**



**EXTERIOR FACADE
CERAMIC TILE**



**EXTERIOR SITE WALL
FLORIDA KEYSTONE**



**EXTERIOR SUPPORTS AND CANOPY
EDGE
BRUSHED METAL**



**EXTERIOR CANOPY
TEXTURED ALUMINUM**

<p>MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>BERENBLUM BUSCH ARCHITECTS 2136 NW 8th Ave #221 Miami, FL 33127 Gustavo Berenblum RA 16,278</p>	<p>JOHNSTON MARKLEE 1545 Pontius Avenue Los Angeles, California 90025 P 310 442 4886 F 310 442 4896 www.johnstonmarklee.com sharonj@johnstonmarklee.com</p>	<p>PROJECT DESCRIPTION HPB FINAL SUBMITTAL HISTORIC PRESERVATION BOARD APPLICATION PACKAGE (HPB 26-0691)</p>	<p>PROJECT ADDRESS BASS MUSEUM EXPANSION 2111 COLLINS AVENUE MIAMI BEACH, FL 33139</p>	<p>PROJECT INFO Project No: 2512 Copyright: JOHNSTON MARKLEE Print Date: 5/8/2026</p>	<p>SHEET TITLE A-600 MATERIALS & FINISHES</p>
--	---	--	---	---	---	--