

EXISTING INTERIOR STOREFRONT CHANGE DOOR FOR A FRAMELESS INTERIOR GLASS DOOR

BREAKWATER HOTEL

940 Ocean Drive Miami Beach, FL 33139

HPB # 20-0416

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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OWNER'S :

BREAKWATER HOTEL
Salem Munayer
940 Ocean Drive LLC
Miami Beach, FL 33139
Email: salem@jordache.com

SCOPE OF WORK

THE WORK CONSIST :

- 1.- REMOVE EXISTING INTERIOR STOREFRONT AND DOUBLE GLASS DOOR.
- 2.- EXISTING INTERIOR STOREFRONT CHANGE FOR A FRAMELESS INTERIOR GLASS DOOR .
(SEE SHOP DRAWINGS AND STRUCTURAL CALCULATIONS

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:
LOT 3 AND 4, BLOCK 14, OF OCEAN BEACH, FLA ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP



VISUAL MEMOIRS



VINTAGE 1939



THROUGH TIME

VINTAGE 1970



breakwater Hotel (Miami Beach), 1939. Miami News Collection, 1989-011-24388.



THROUGH TIME



THE 99-ROOM BOUTIQUE HOTEL WAS EXTENSIVELY RENOVATED IN 2011, RESTORING THE BREAKWATER TO ITS FORMER GLORY



THE CITY OF ETERNAL SUMMER

INDEX OF DRAWINGS

- A0.0 COVER SHEET
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- A1.0 EXISTING FLOOR PLAN
- A2.0 ENLARGED GROUND FLOOR PLAN
- A2.1 REFERENCE PHOTOS FOR THE EXISTING CONDITION
- A3.0 FRAMELESS INTERIOR GLASS DOOR and DETAILS

PERMITS REQUIRED:

1.- NEW INTERIOR FRAMELESS FIXED GLASS PANEL AND DOUBLE GLASS DOOR.

HISTORICAL PRESERVATION BOARD

CODE ANALYSIS

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE - (2017 / 6th Edition)
FLORIDA FIRE PREVENTION CODE - (2017 / 6th Edition)
FLORIDA BUILDING CODE - ACCESSIBILITY (2017 / 6th Edition)
NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2017 / 6th Edition)
MIXE MIXED USE ENTERTAINMENT
ALTERATION LEVEL I ACCORDING TO SECTION 404 F.B.C. (EXISTING)
CONSTRUCTION TYPE FBC SECTION 602 / CONSTRUCTION TYPE III - B

Zoning Data			
	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	MXE Mixed use entertainment	MXE Mixed use entertainment	MXE Mixed use entertainment
HISTORICAL DISTRICT:	OCEAN DRIVE / HISTORIC DISTRICT		
ADDRESS:	940 OCEAN DRIVE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-4203-004-0100		
YEAR CONSTRUCTED:	1932		
LAND USE:	HOTEL	EXISTING TO REMAIN	
HEIGHT (TO ROOF LEVEL)	50 FT.	EXISTING TO REMAIN	

ART DECO HISTORIC HOTEL

The Breakwater

940 Ocean Dr., Anton Skislewicz

Skislewicz's 1936 Resort Hotel bears many of the stylistic qualities of Art Deco Design - the strong line, the emphasis on symmetry, etc - but it also exhibits an aspect of this Architectural mold that is just as emblematic as far as the image of South Beach is concerned: copious amounts of neon. At night, the Breakwater's towering central facade that bears up its name lights up like a radioactive sword of blue and orange and white, a sight that can be seen from nearly anywhere in Lummus Park.

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ARI L. SKLAR
LICENSE #ARI14173

Ari L. Sklar
Digitally signed by Ari L. Sklar
Date: 2020.05.12 15:34:58
REVISIONS
01/00

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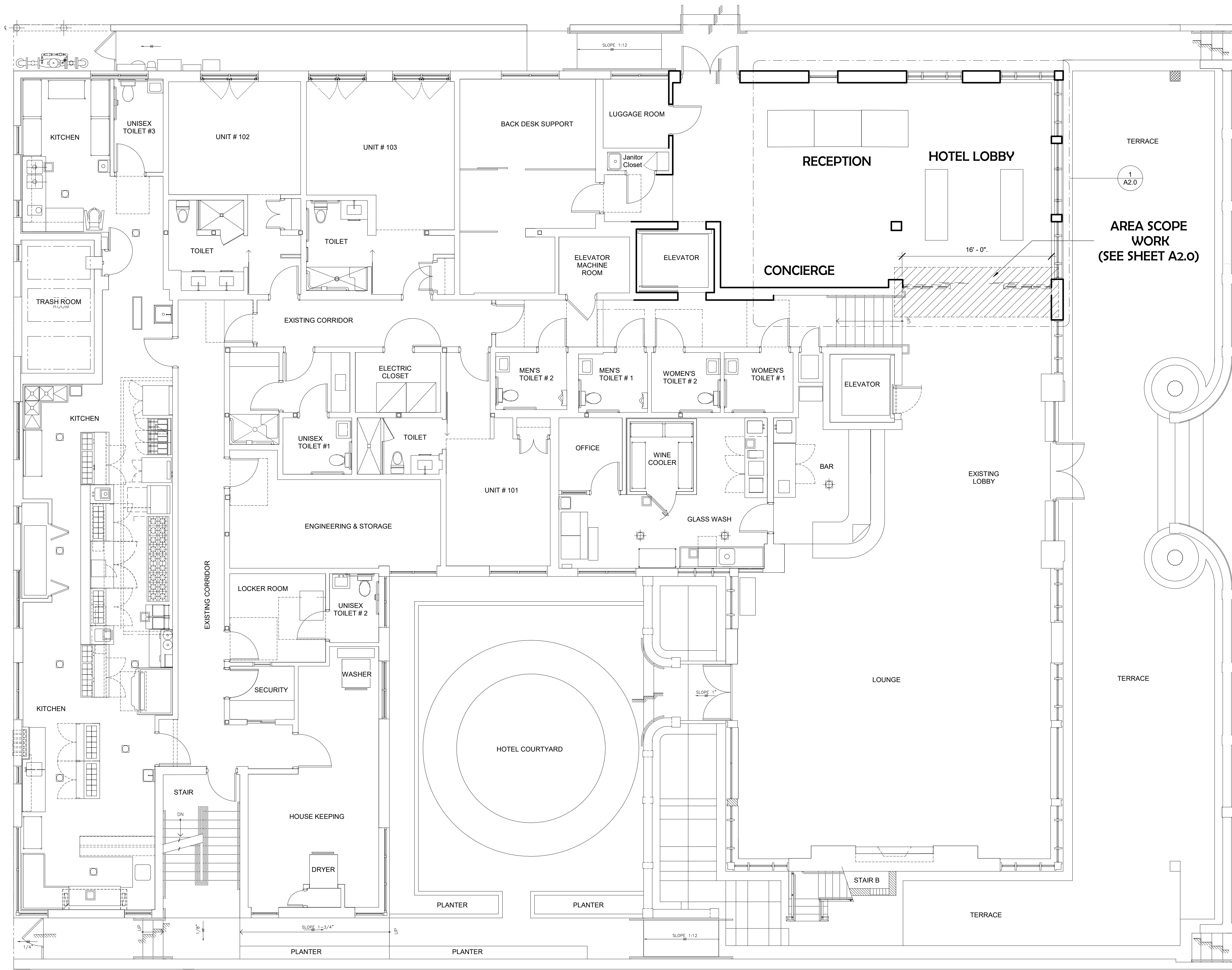
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ARI SKLAR

COVER SHEET

A0.0

PROJECT #: Project #20-007

DATE: 05-12-2020



1 EXISTING GROUND FLOOR PLAN (ONLY FOR REFERENCE)
3/16" = 1'-0"

FLOOR PLAN LEGEND AND NOTES	
	NOT IN THE SCOPE OF WORK AREA
	AREA OF SCOPE WORK
	TEMPORARY CONSTRUCTION BARRIER
	DEMOLITION
HPB # 20-0416	

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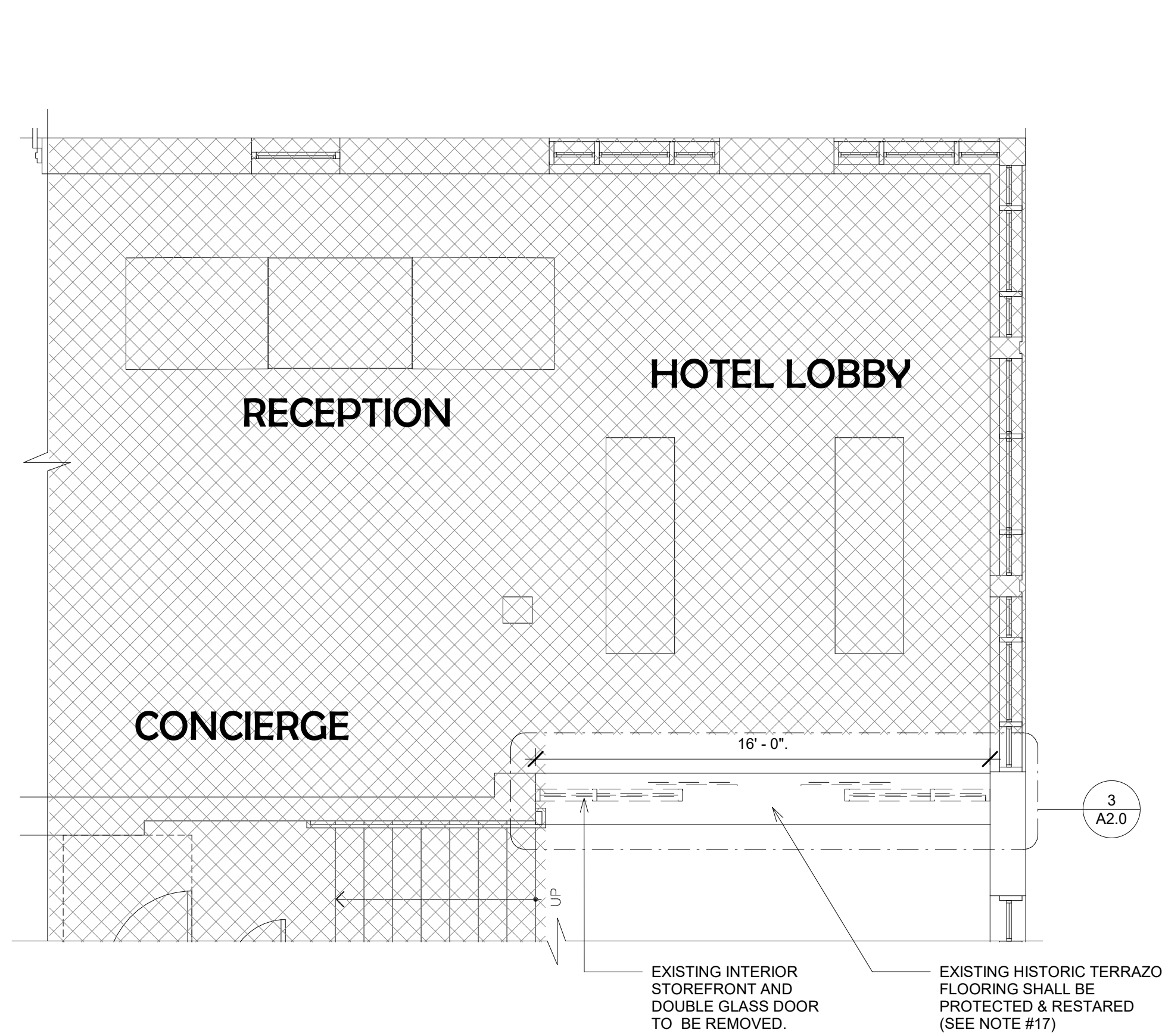
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EXISTING FLOOR PLAN

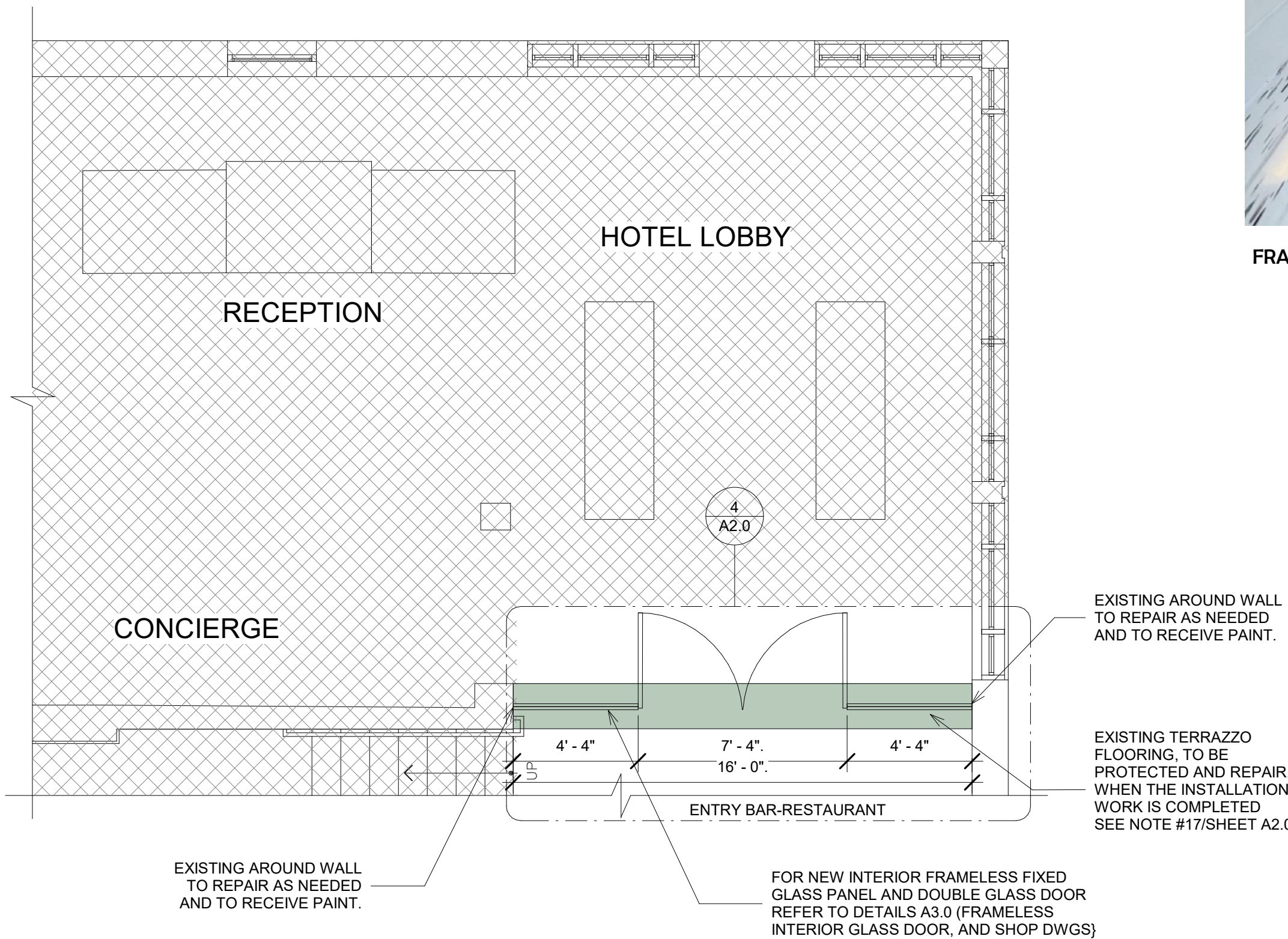
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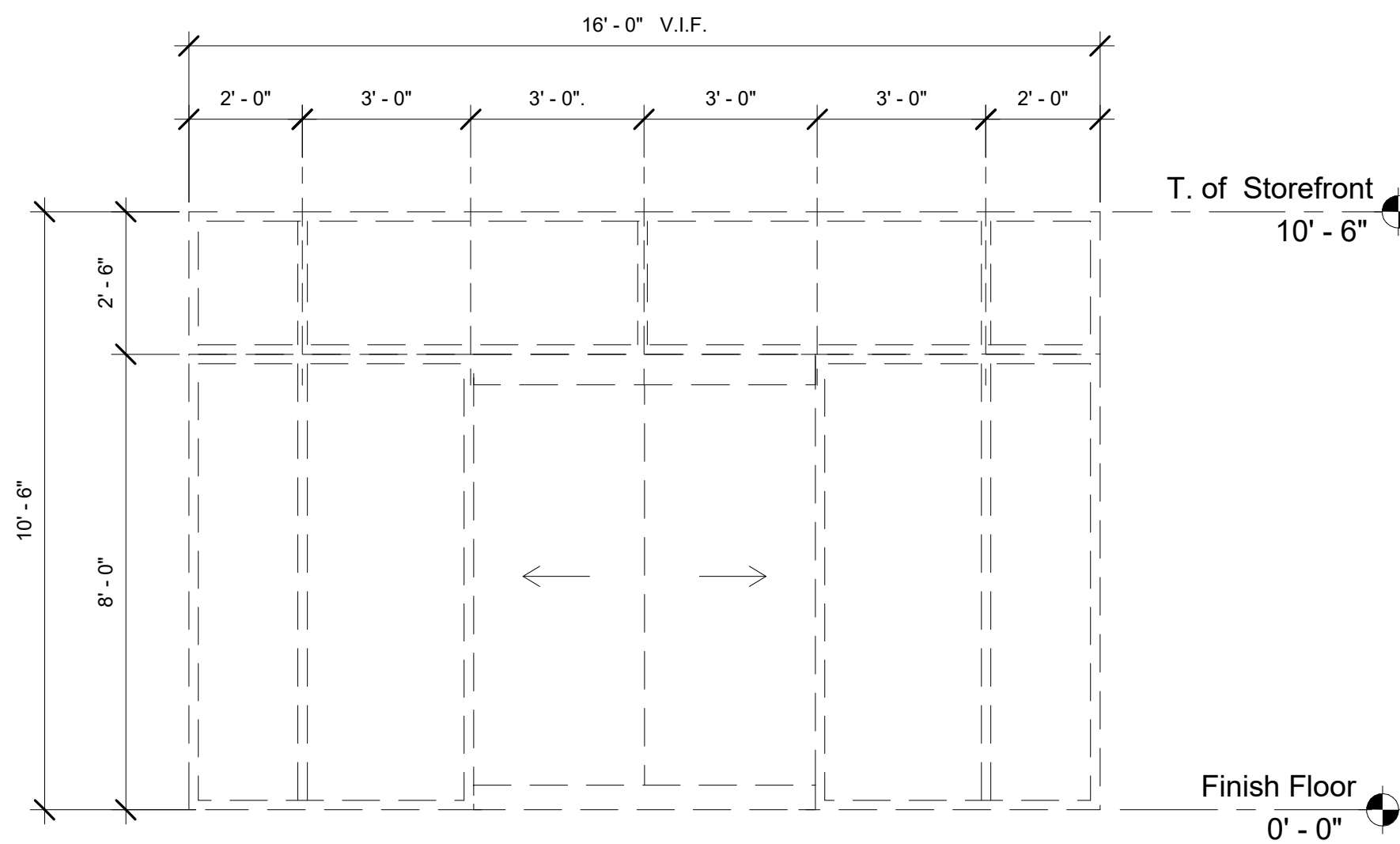
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1 ENLARGED EXISTING AND DEMOLITION
1/4" = 1'-0"



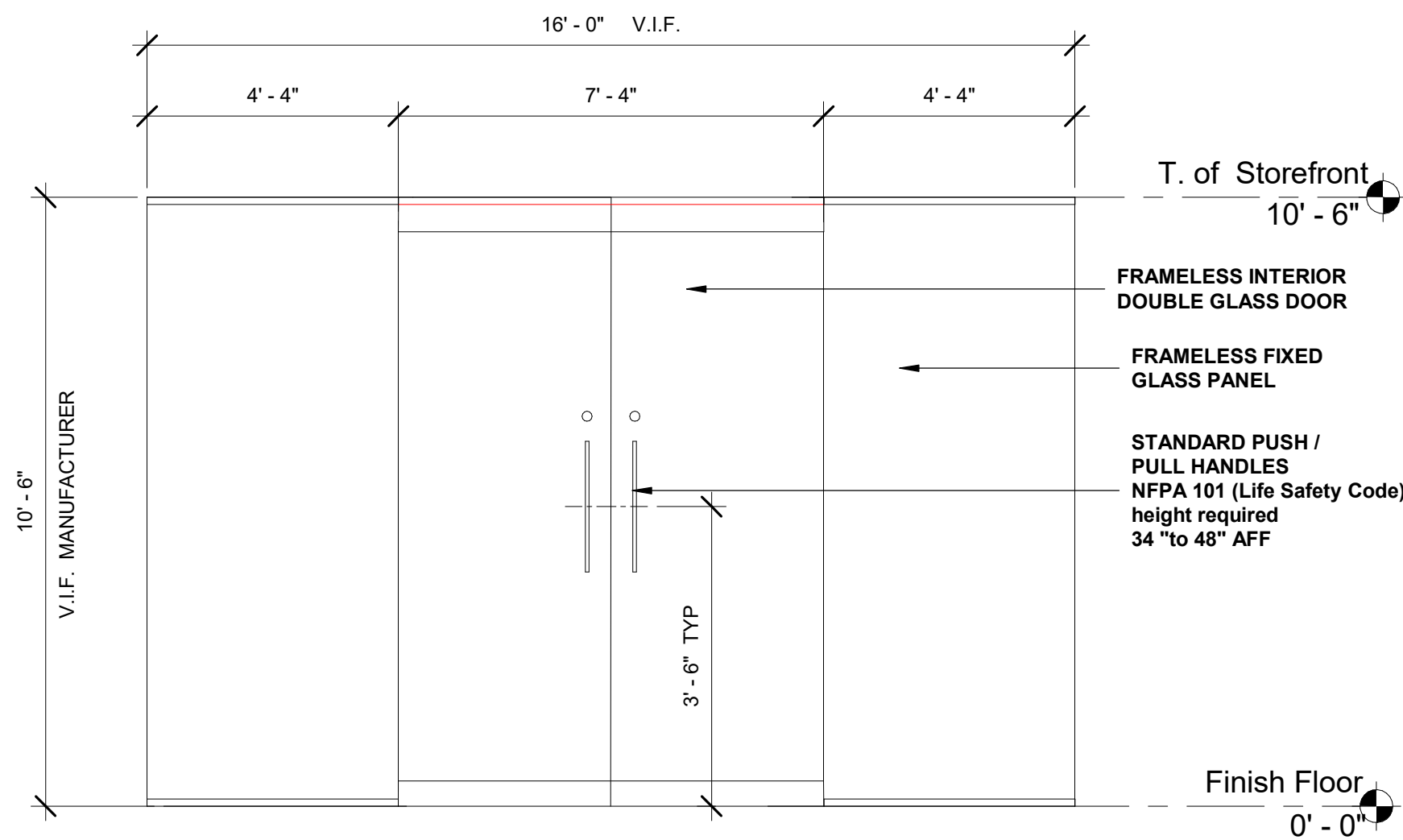
2 ENLARGED - PROPOSED GROUND FLOOR
1/4" = 1'-0"



3 EXISTING AND DEMOLITION STOREFRONT - ELEVATION
3/8" = 1'-0"



FRAMELESS INTERIOR GLASS DOOR - SAMPLE



4 PROPOSED FRAMELESS INTERIOR GLASS DOOR
3/8" = 1'-0"

DEMOLITION NOTES:

1. PROVIDE SELECTIVE DEMOLITION WORK AS INDICATED BY DRAWINGS, IN SCHEDULES.
2. IT IS THE INTENT OF THESE PLANS TO SHOW THE GENERAL EXTENTS OF THE DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.
3. PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED WITH NO VALUE TO OWNER BUT OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES.
4. PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
A) PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.
B) ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
C) PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES FOR WORK TO REMAIN.
D) REMOVE PROTECTIONS AT COMPLETION OF WORK.
5. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
A) DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES.
B) PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
6. CLEAN-UP AND REPAIR:
A) UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
B) REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OF SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
C) DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
D) REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE.
E) PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
F) PROTECT FLOOR WITH SUITABLE COVERINGS WHEN NECESSARY.
G) PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES, AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
8. ENVIRONMENTAL CONTROLS: IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
16. COORDINATE CONSTRUCTION PHASING TO ALLOW ACCESS TO THE BUILDING AND THE SITE DURING OPERATING HOURS. ANY WORK DONE BY CG TO ALLOW BUILDING TO FULLY OPERATE WHILE IN CONSTRUCTION. COORDINATE CONSTRUCTION PHASING WITH MEP, STRUCTURAL, AND CIVIL AS NEEDED.

17. PROTECTION NOTES FOR HISTORIC TERRAZZO FLOORING:

- 1 - BEFORE STARTING DEMOLITION OF THE EXISTING INTERIOR ALUMINUM AND GLASS ENTRANCE GIVING ACCESS FROM THE LOBBY TO THE RESTAURANT, THE CONTRACTOR SHOULD PAY CLOSE ATTENTION TO PROPERLY PROTECT THE EXISTING HISTORIC TERRAZZO FLOOR IN ORDER NOT TO DAMAGE THE ADJACENT AND SURROUNDING AREAS OF THE DEMOLITION PROCESS, AND COORDINATE CLOSELY WITH THE ARCHITECT AS NOT TO DAMAGE THE EXISTING FLOORING.
- 2 - DURING THE INSTALLATION OF THE NEW FRAMELESS GLASS WALL AND DOORS SEPARATION THE PROTECTION SHALL BE MONITORED AT EVERY STAGE OF THE INSTALLATION.
- 3 - AFTER COMPLETION OF THE INSTALLATION, THE WHOLE AREA ADJACENT AND SURROUNDING THE INSTALLATION SHALL BE PROPERLY WASHED, CLEANED, DRIED AND POLISHED AS RECOMMENDED BY THE TERRAZZO FLOORING ASSOCIATION FOR HISTORIC INSTALLATIONS.
- 4 - A FINAL SEALER SHALL BE APPLIED TO THE COMPLETE AREA IN ORDER TO MATCH AND BLEND IN AS CLOSE AS POSSIBLE WITH THE ORIGINAL FINISH ON THE ADJACENT AREAS.

SEE NOTE # 17 - SHEET A2.0
FOR HISTORIC TERRAZZO FLOORING PROTECTION



5 HISTORIC TERRAZZO FLOORING
3/32" = 1'-0"

GLAZING NOTES

1. ALL GLASS AND GLAZING SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 24 - GLASS AND GLAZING.
2. REFLECTIVE OR MIRRORED GLASS SHALL NOT BE PERMITTED.
3. SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW.
4. GLASS TINT COLOR SHALL BE CLEAR.
5. FRAMELESS GLASS: PROVIDES DOUBLE DOOR ACCESS TO SPACE WITHOUT THE NEED FOR A DOORFRAME

NOTE: GLAZED DOORS, GLASS PANELS ADJACENT TO DOORS, AND GLASS PANELS GREATER THAN 9 SQ. FT. IN AREA MUST BE OF CATEGORY II SAFETY GLAZING AS PER FBC 17-BUILDING, 2406.4.

FLOOR PLAN LEGEND AND NOTES

- NOT IN THE SCOPE OF WORK AREA
- AREA OF SCOPE WORK
- AREA TERRAZZO FLOORING TO BE PROTECTED
- TEMPORARY CONSTRUCTION BARRIER
- DEMOLITION

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1 - Comments Date 1

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ENLARGED GROUND
FLOOR PLAN

A2.0

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VIEW OF THE BAR - ENTRY - EXISTING STOREFRONT TO BE REMOVED - PICTURE # 5



VIEW OF THE LOBBY - EXISTING STOREFRONT TO BE REMOVED - PICTURE # 4



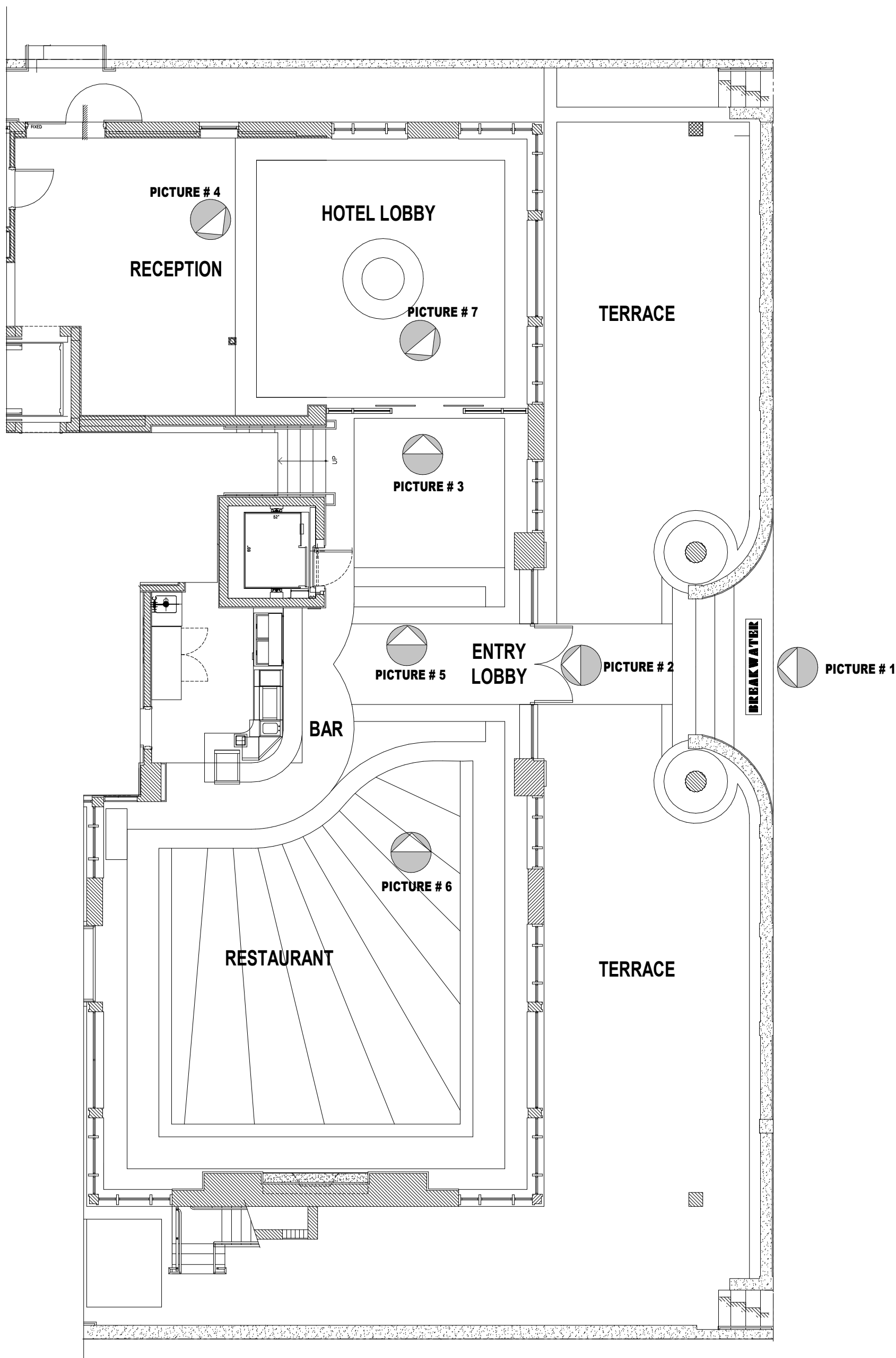
VIEW OF THE BAR - RESTAURANT TO THE LOBBY - EXISTING STOREFRONT TO BE REMOVED - PICTURE # 3



VIEW OF THE RESTAURANT TO THE LOBBY - EXISTING STOREFRONT TO BE REMOVED - PICTURE # 6



VIEW OF THE LOBBY TO THE BAR - RESTAURANT - EXISTING STOREFRONT TO BE REMOVED - PICTURE # 7



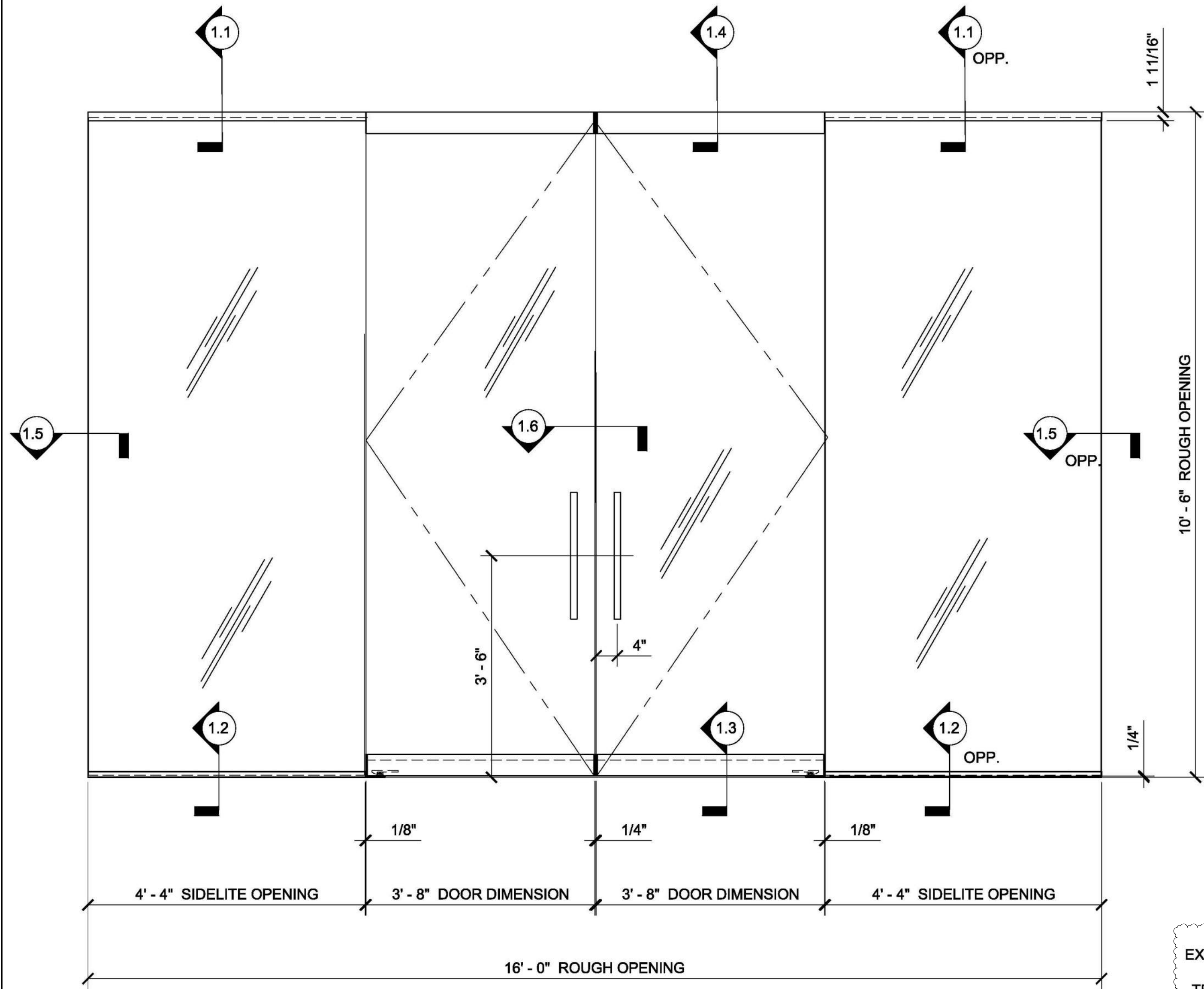
1 EXISTING FLOOR PLAN - REFERENCE FOR PICTURES
1/8" = 1'-0"



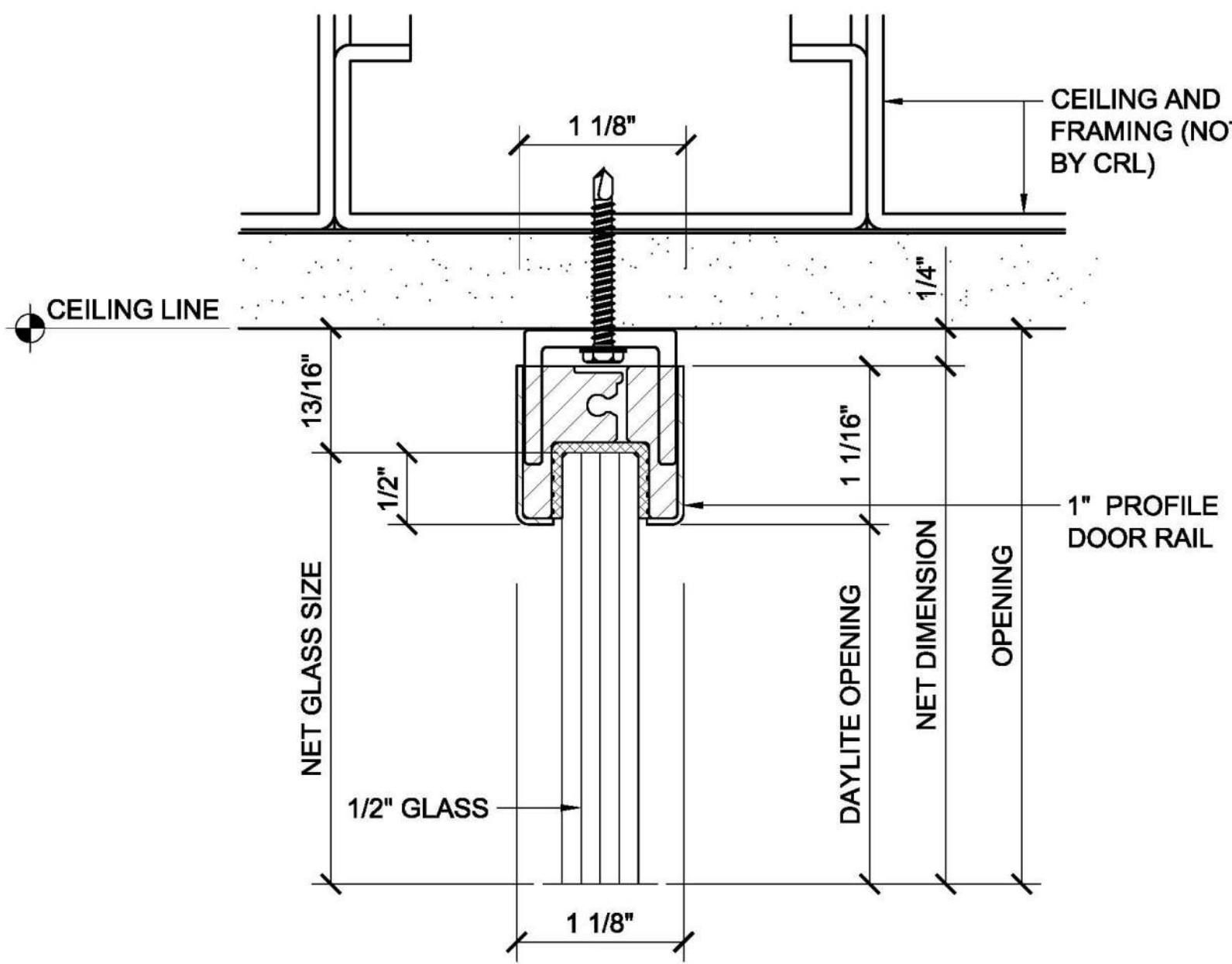
EXISTING HISTORIC BUILDING - MAIN ENTRANCE - PICTURE # 2



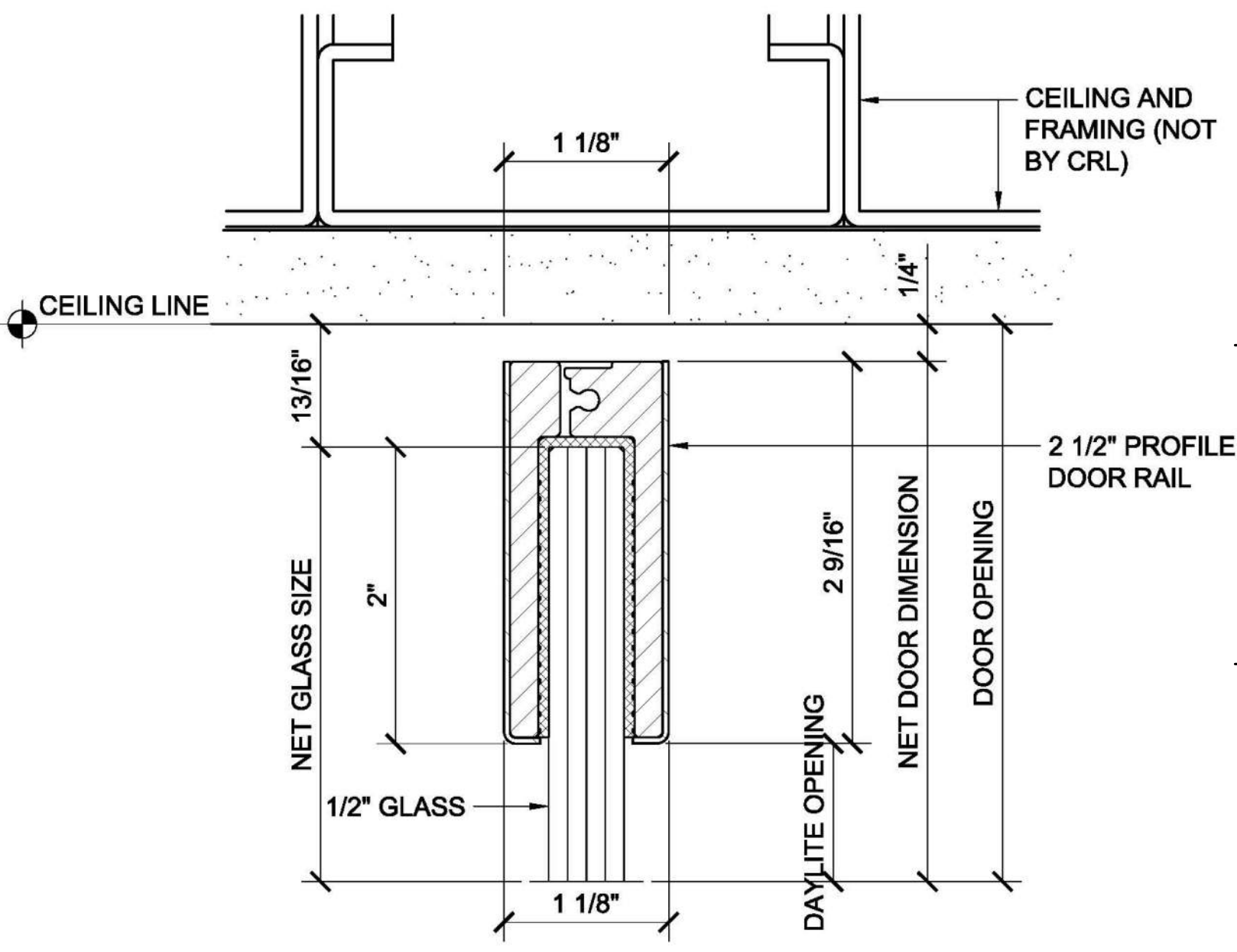
EXISTING HISTORIC BUILDING - MAIN ENTRANCE - PICTURE # 1



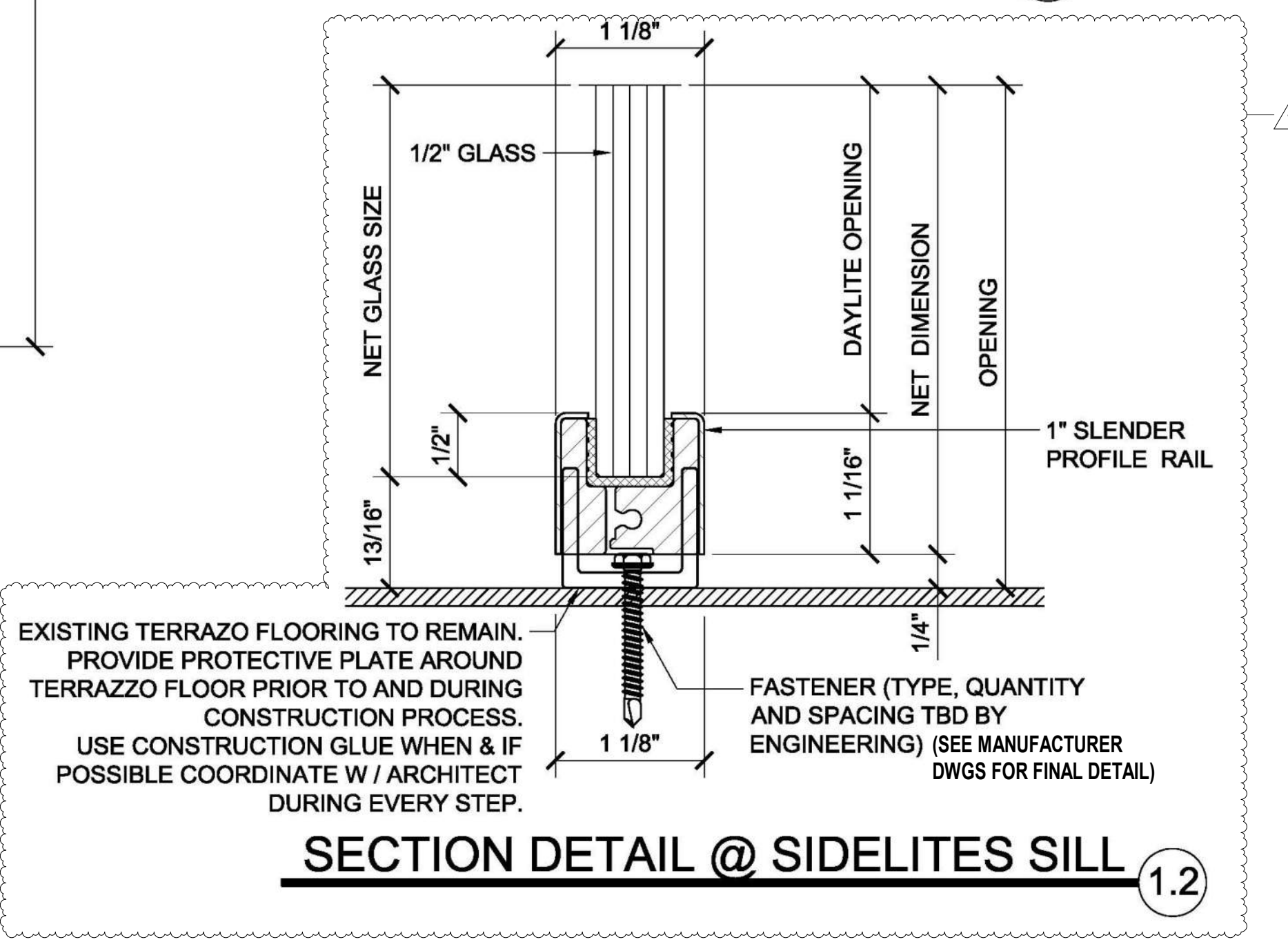
TYPICAL GLASS DOOR ELEVATIONS



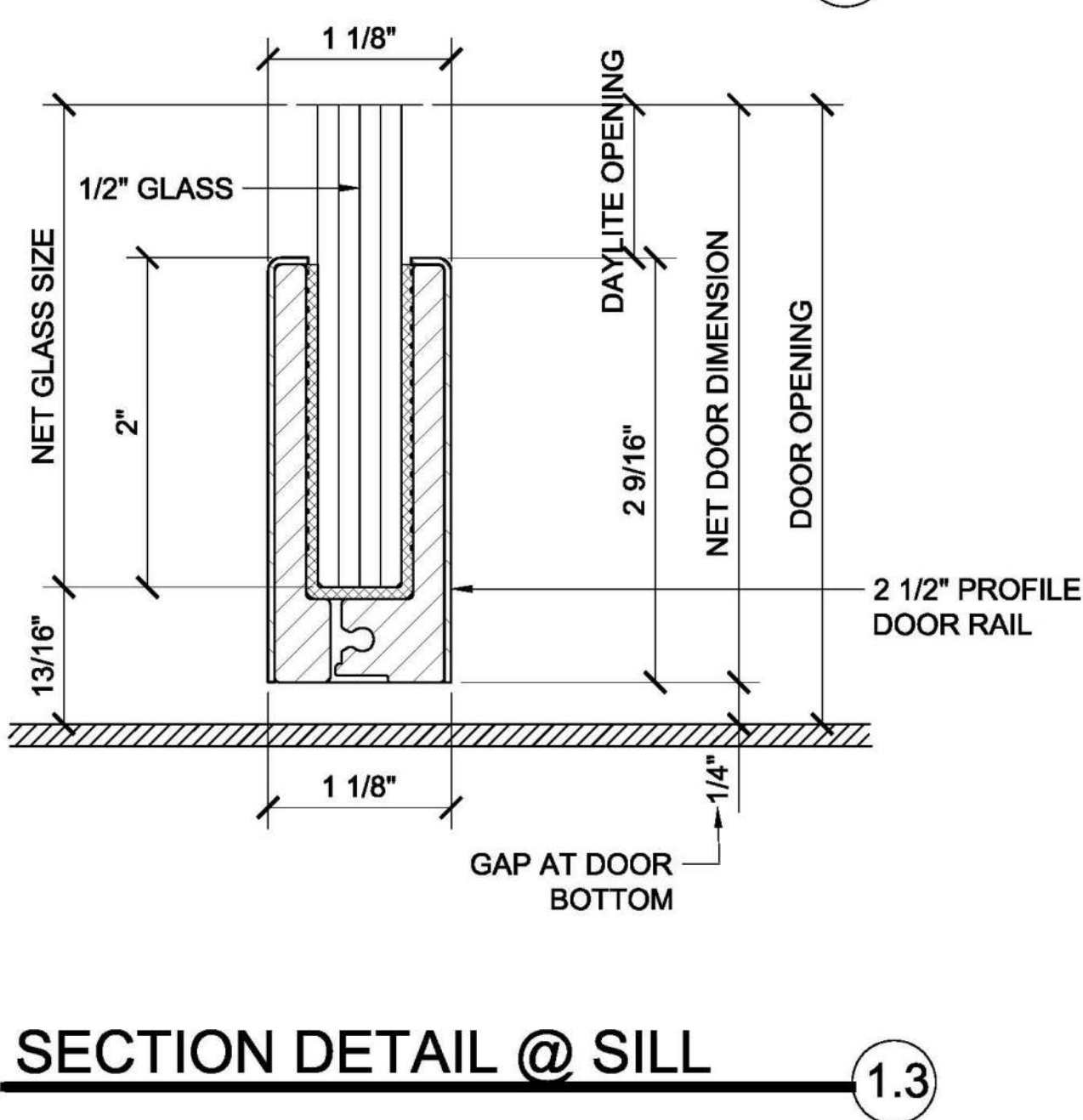
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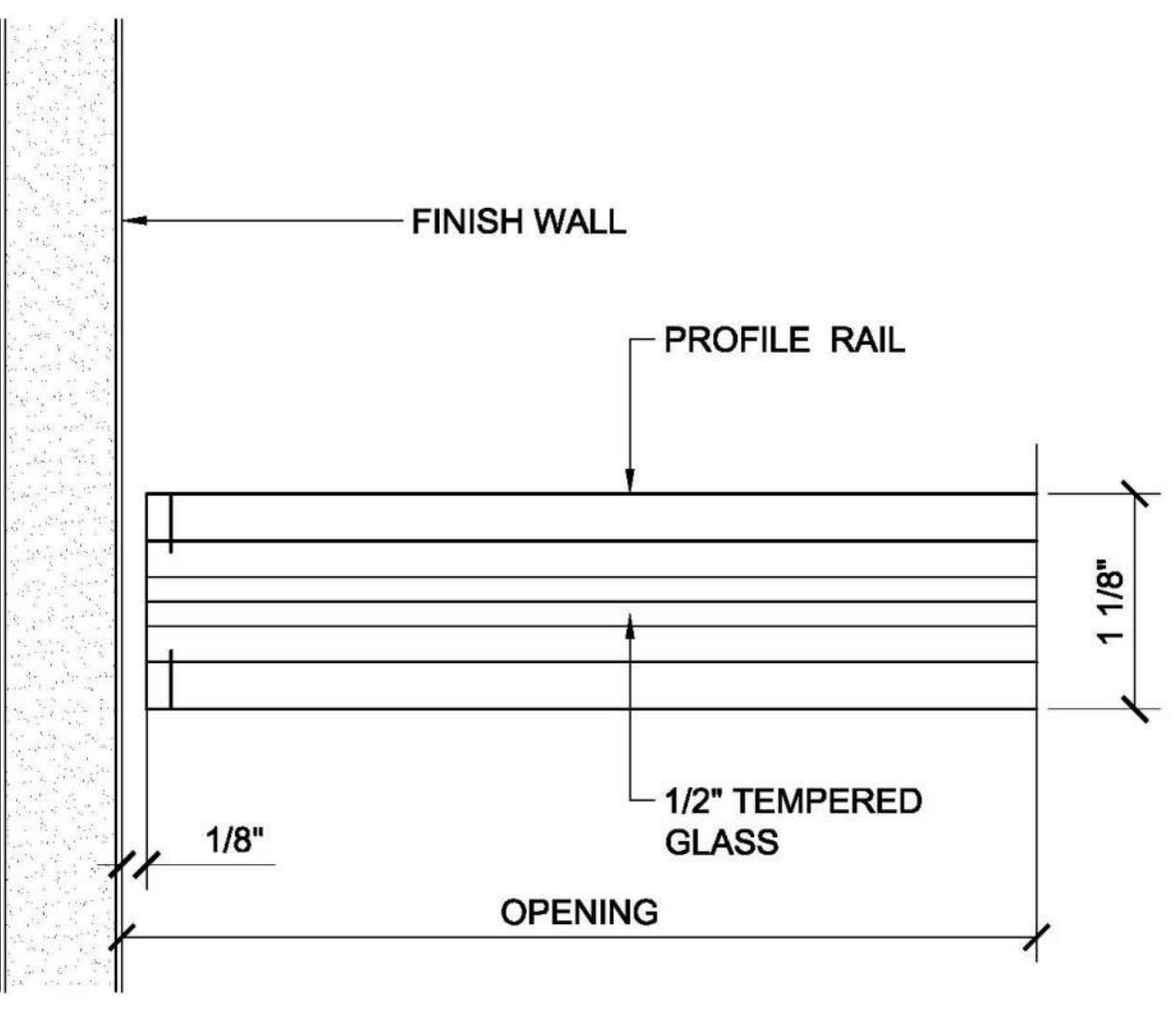
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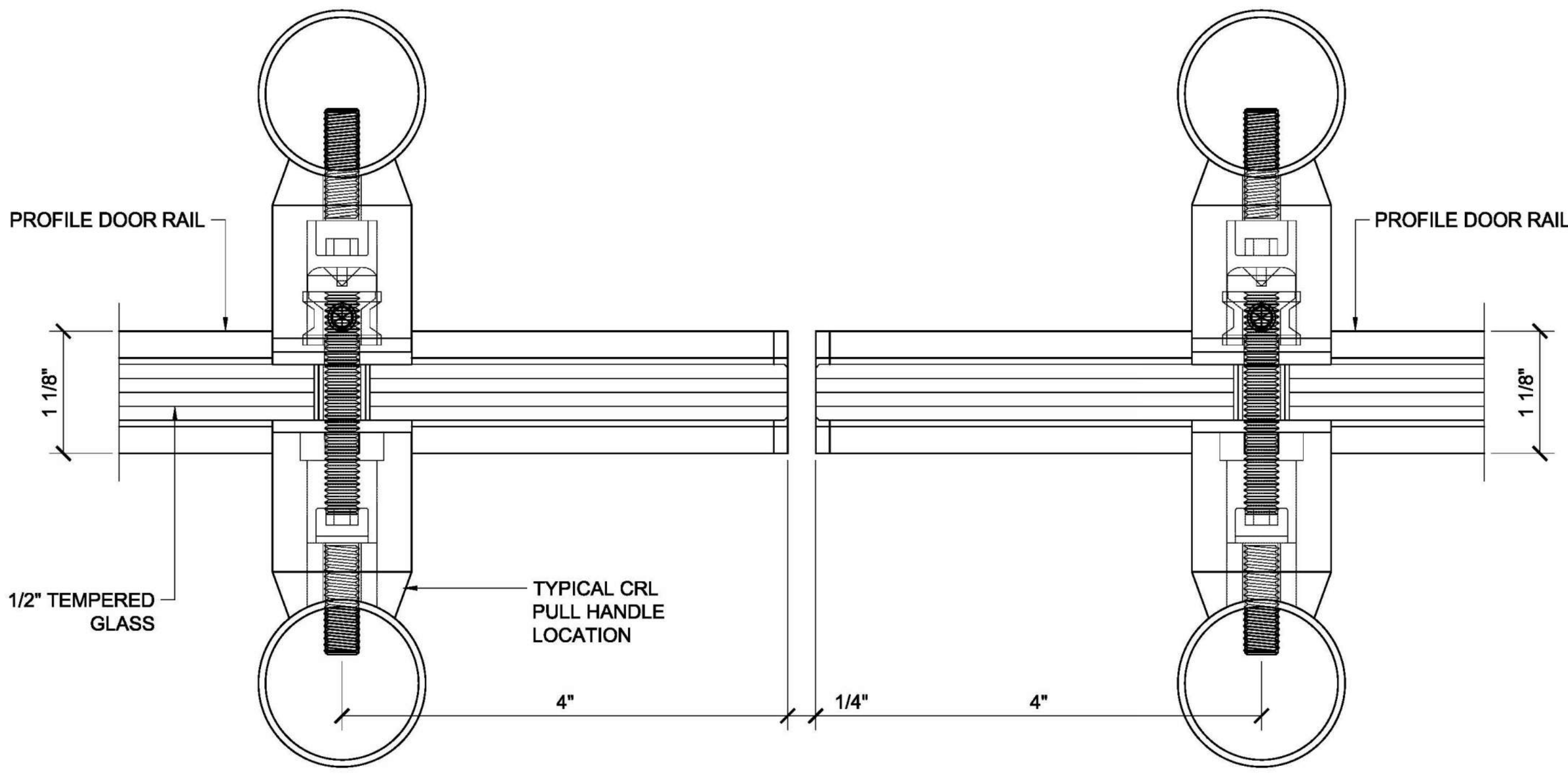
SECTION DETAIL @ SIDELITES SILL



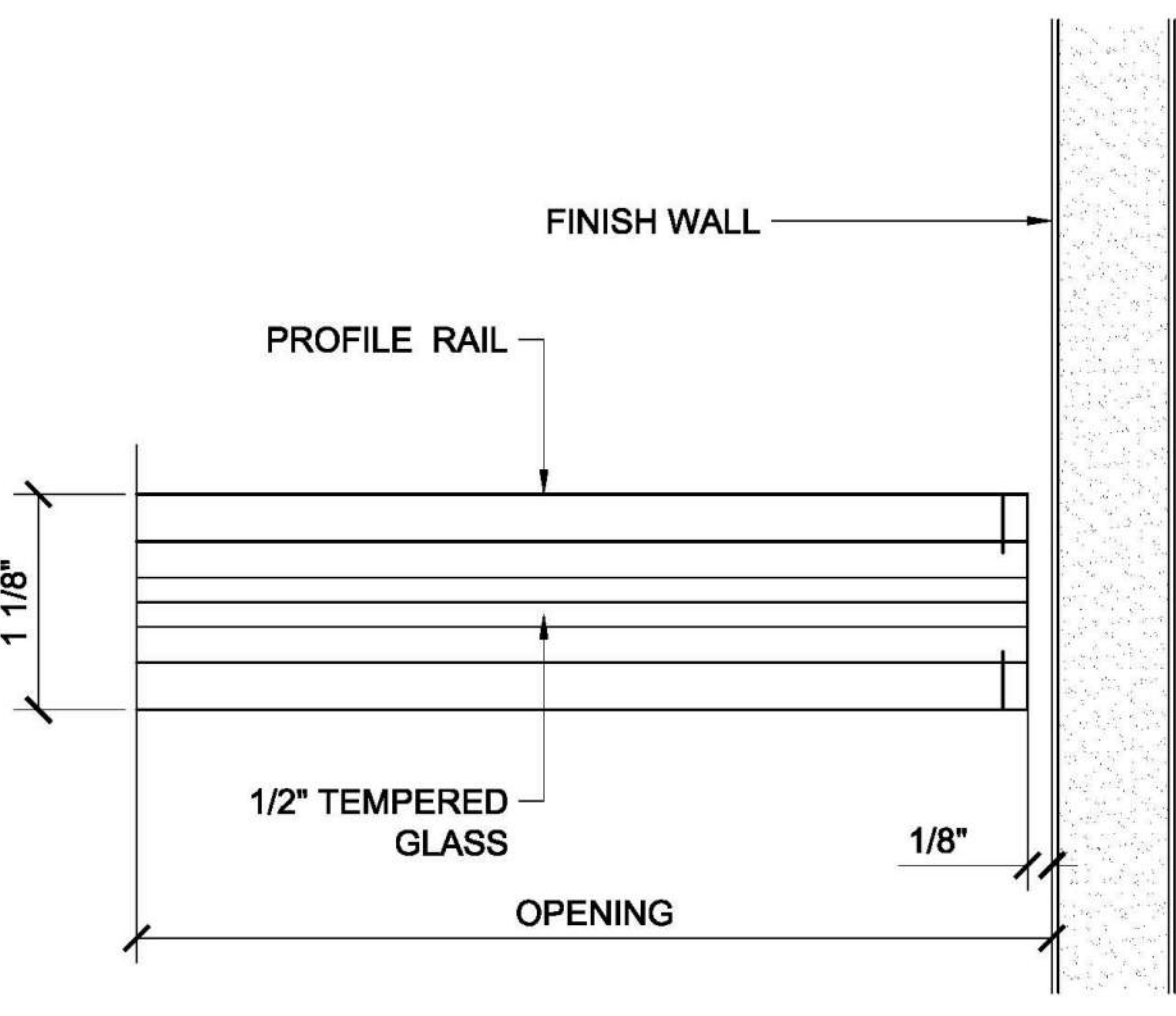
SECTION DETAIL @ SILL



PLAN VIEW @ JAMB



PLAN VIEW @ DOOR SECTION



PLAN VIEW @ JAMB

GENERAL NOTES: SEE SHOP DRAWINGS FOR FINAL DETAILS

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**FRAMELESS INTERIOR
GLASS DOOR and
DETAILS**

A3.0

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