

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 Munyer
940 Ocean Drive LLC
Miami Beach, FL 33139
Email: salem@ordadha.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 1970



THROUGH TIME



VINTAGE 1939



THROUGH TIME



THE 99-ROOM BOUTIQUE HOTEL WAS EXTENSIVELY RENOVATED IN 2014, RESTORING THE BREAKWATER TO ITS FORMER GLORY



THE CITY OF ETERNAL SUMMER

INDEX OF DRAWINGS

A0.0	COVER SHEET
A0.1	ASPR APPROVED LETTERS
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 - (2010 / 4th Edition)
FLORIDA FIRE PREVENTION CODE - (2010 / 4th Edition)
FLORIDA BUILDING CODE - ACCESSIBILITY (2010 / 4th Edition)
NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2010 / 4th Edition)

ADDITIONAL USE ENTERTAINMENT
ALTERATION LEVEL I ACCORDING TO SECTION 404.4 B.C. (EXISTING)
CONSTRUCTION TYPE IBC SECTION 602 / CONSTRUCTION TYPE II - B

Zoning Data

	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	MSR Mixed Use (entertainment)	MSR Mixed Use (entertainment)	MSR Mixed Use (entertainment)
HISTORICAL DISTRICT:	OCEAN DRIVE HISTORIC DISTRICT		
ADDRESS:	940 OCEAN DRIVE MIAMI BEACH, FL 33139		
POLY NUMBER:	CD 4203 004-0150		
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.

www.Miaminewtimes.com

**SKLARchitecture**

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Breakwater through the years Page 1



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



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



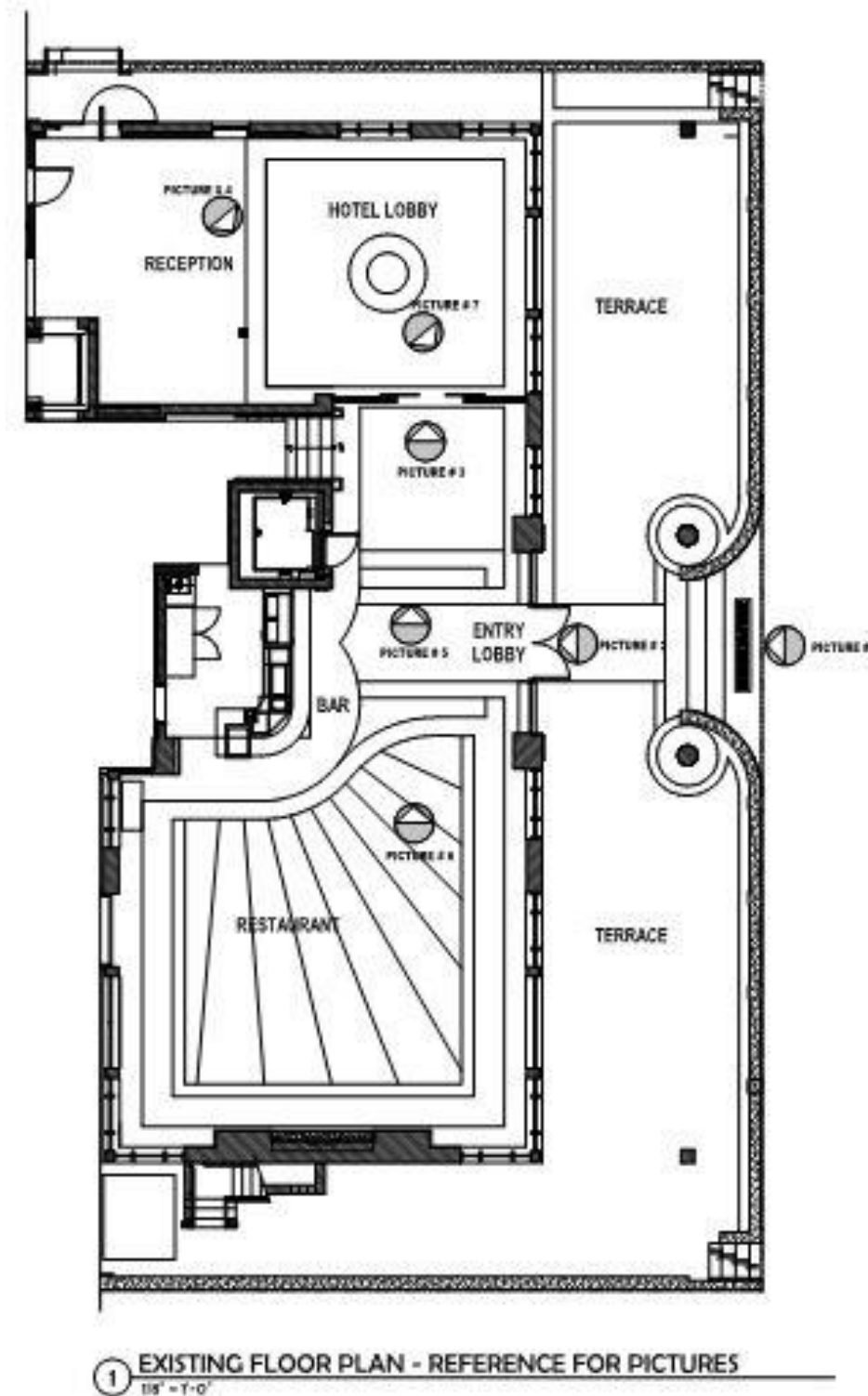
VIEW OF THE BAR - RESTAURANT TO THE LOBBY - EXISTING STOREFRONT TO BE REMOVED - PICTURE # 3



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



EXISTING HISTORIC BUILDING - MAIN ENTRANCE - PICTURE # 2



EXISTING HISTORIC BUILDING - MAIN ENTRANCE - PICTURE # 1

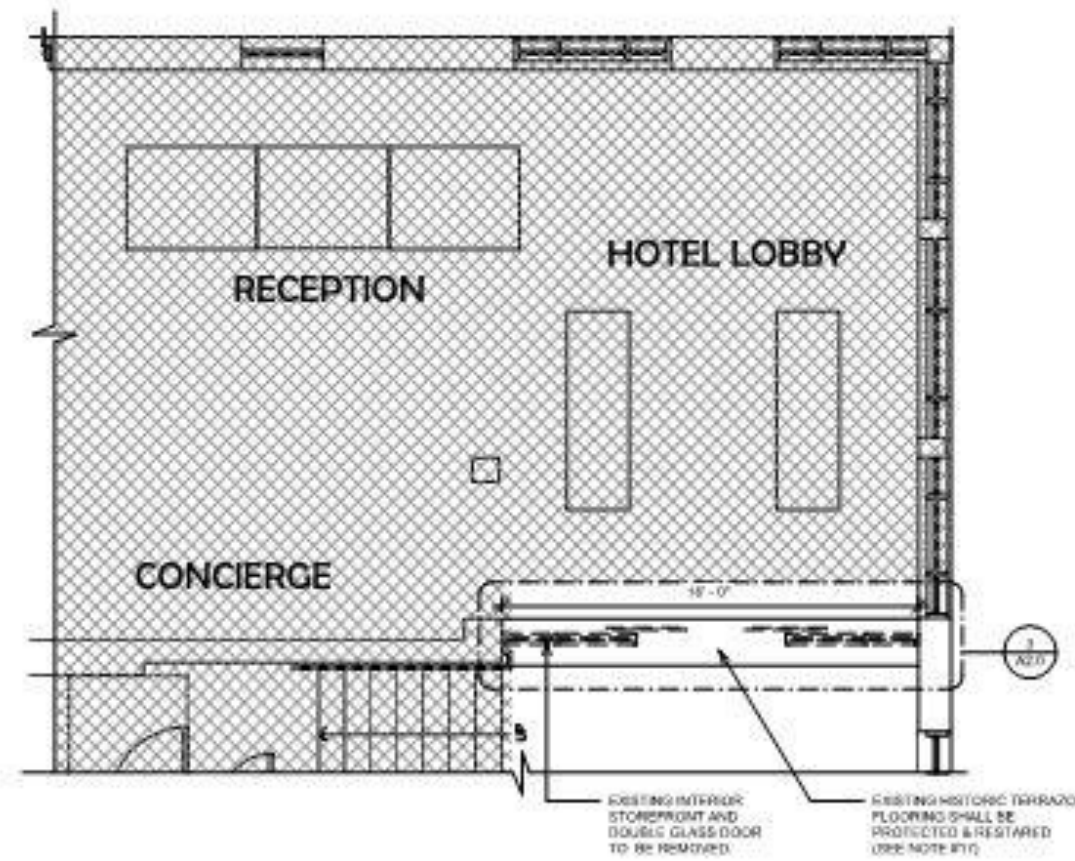
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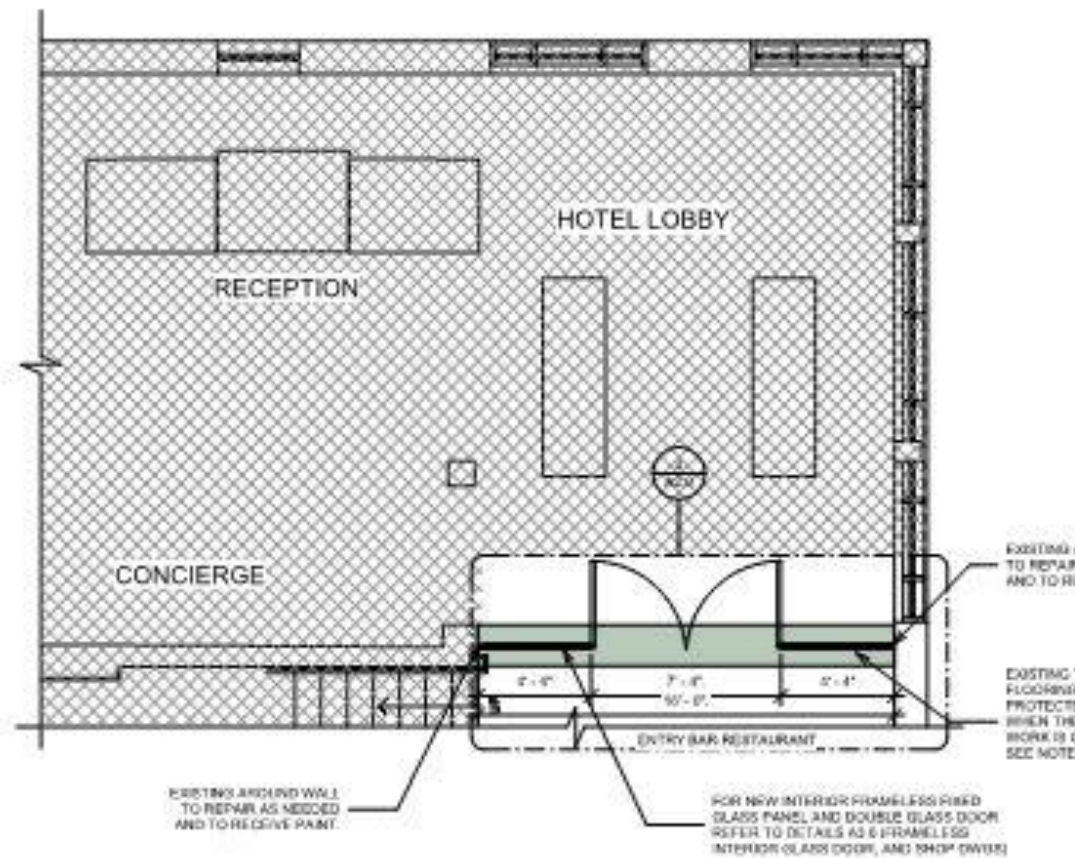
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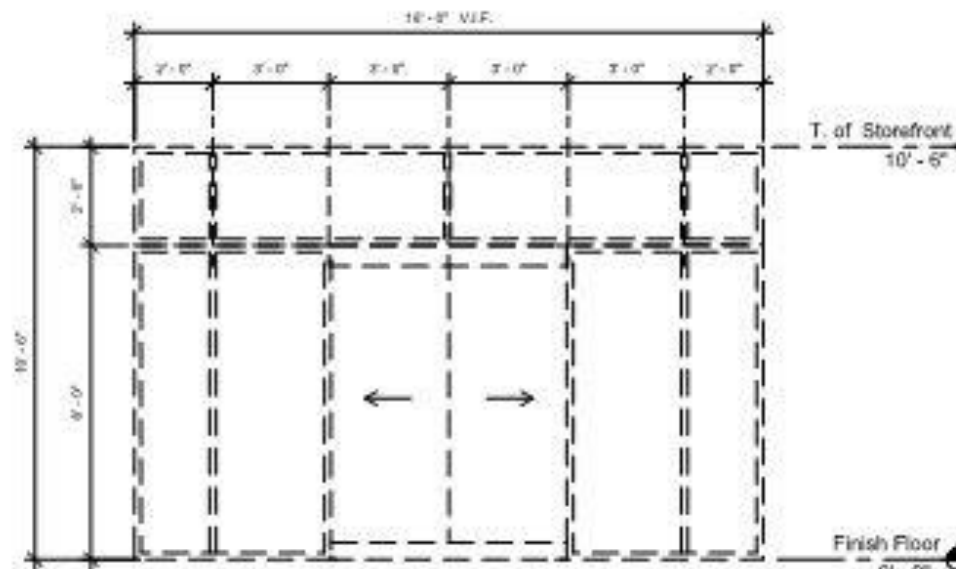
Proposed Plan & Elevation of New
Frameless Lobby Glass Door



1 ENLARGED EXISTING AND DEMOLITION
1/8" = 1'-0"



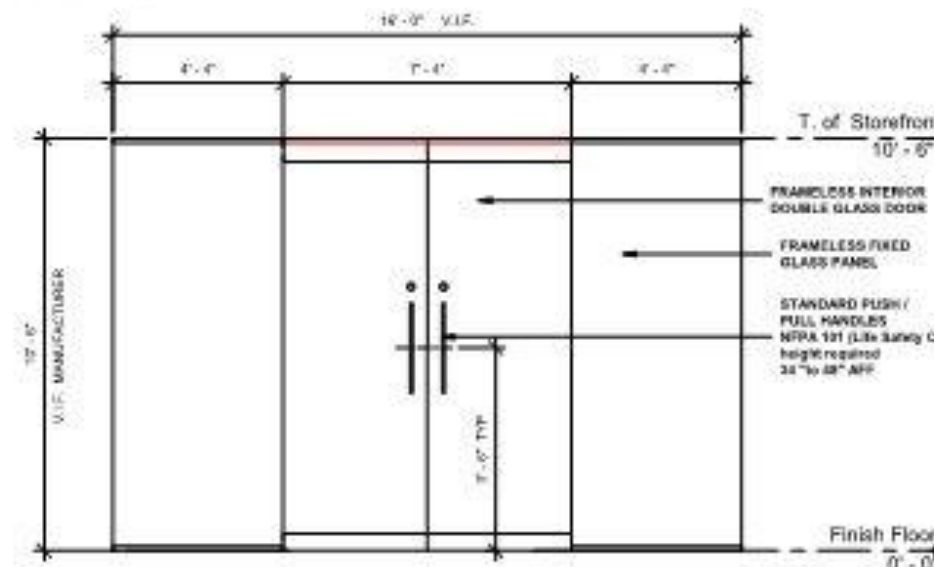
2 ENLARGED - PROPOSED GROUND FLOOR
1/8" = 1'-0"



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 UNOCCUPIED DEMOLITION NOT SHOWN IN THIS PLAN AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR'S DEMOLITION 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:
 - A) PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
 - B) PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.
 - C) PROVIDE TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - D) PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR IS SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES FOR WORK TO REMAIN.
 - E) 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 INTERUPTIONS 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. REPAIR PROTECTIONS AND LEAVE INTERIOR AREAS BRICK CLEAN.
 - B) REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, RETURN STRUCTURES AND SURFACES TO REPAIR 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 LOCALLY 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 INTERUPTION BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION OR 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.
10. 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.
12. PROTECTION NOTES FOR HISTORIC TERRAZZO FLOORING:
 1. BEFORE STARTING DEMOLITION OF THE EXISTING INTERIOR ALUMINUM AND GLASS ENTRANCE SERVING 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.



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 64 - GLASS AND GLAZING.
2. REFLECTIVE OR MIRROR 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 3406.4.

FLOOR PLAN LEGEND AND NOTES

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

HPS # 20-0485



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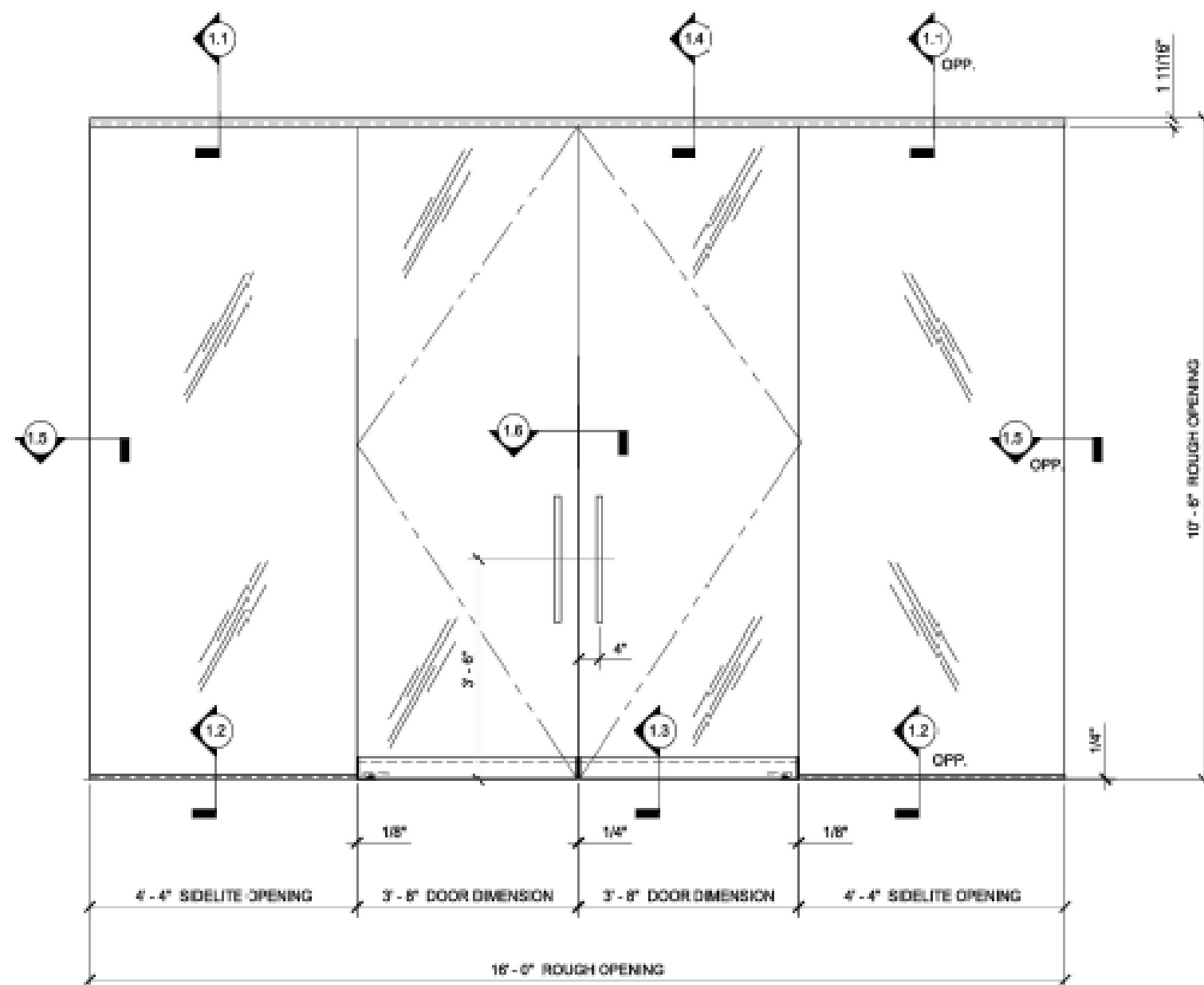
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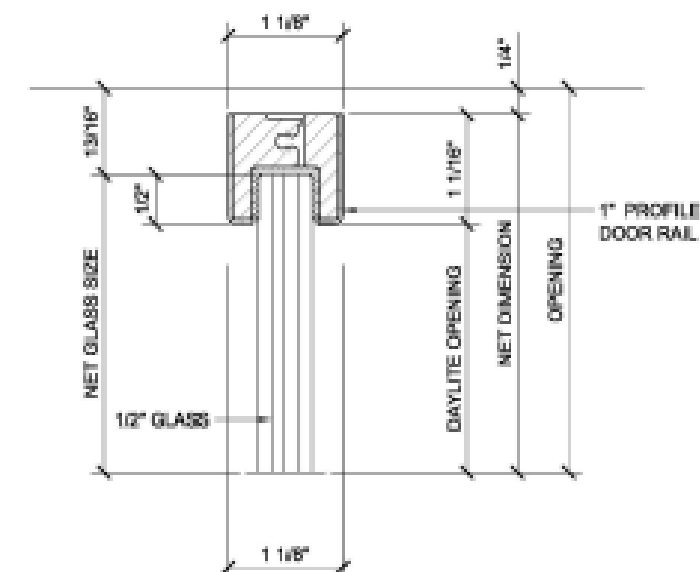
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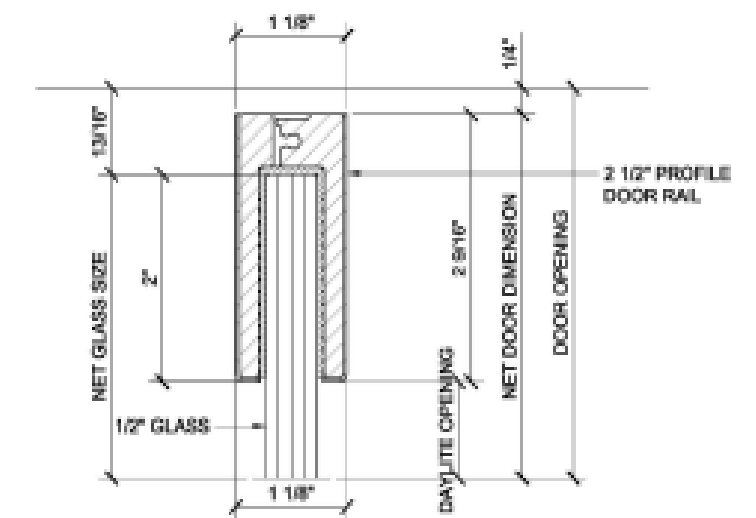
Plan & Photos of Existing Lobby
Storefront Door to Be Removed



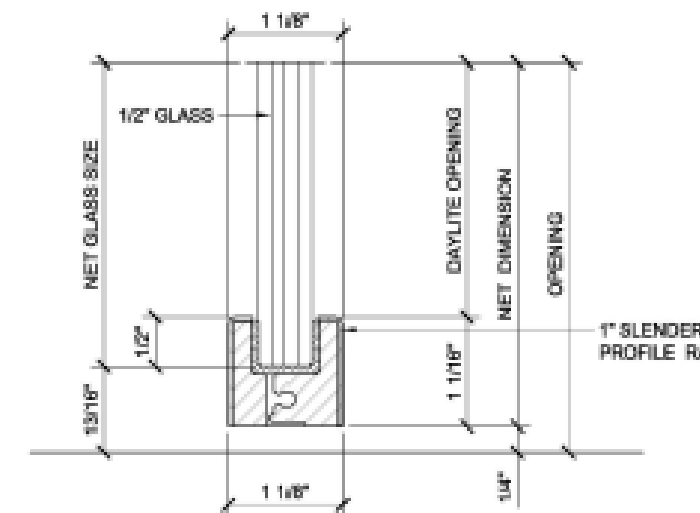
TYPICAL GLASS DOOR ELEVATIONS



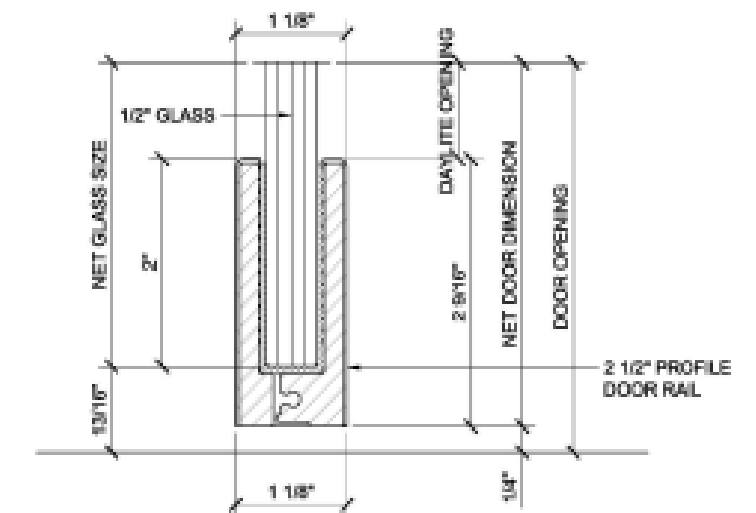
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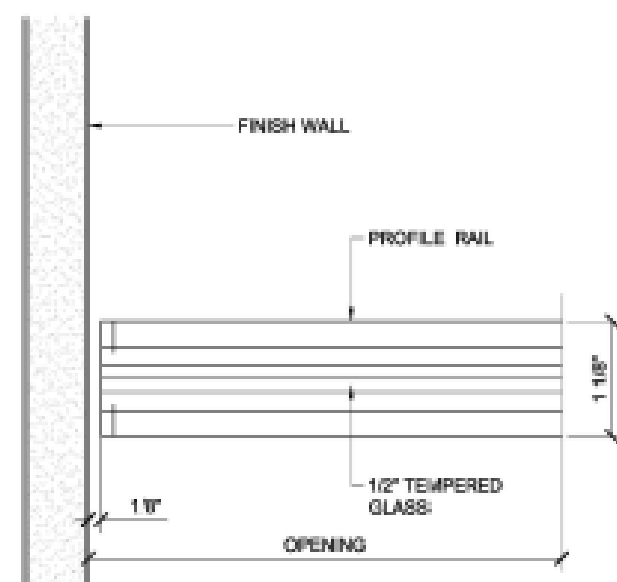
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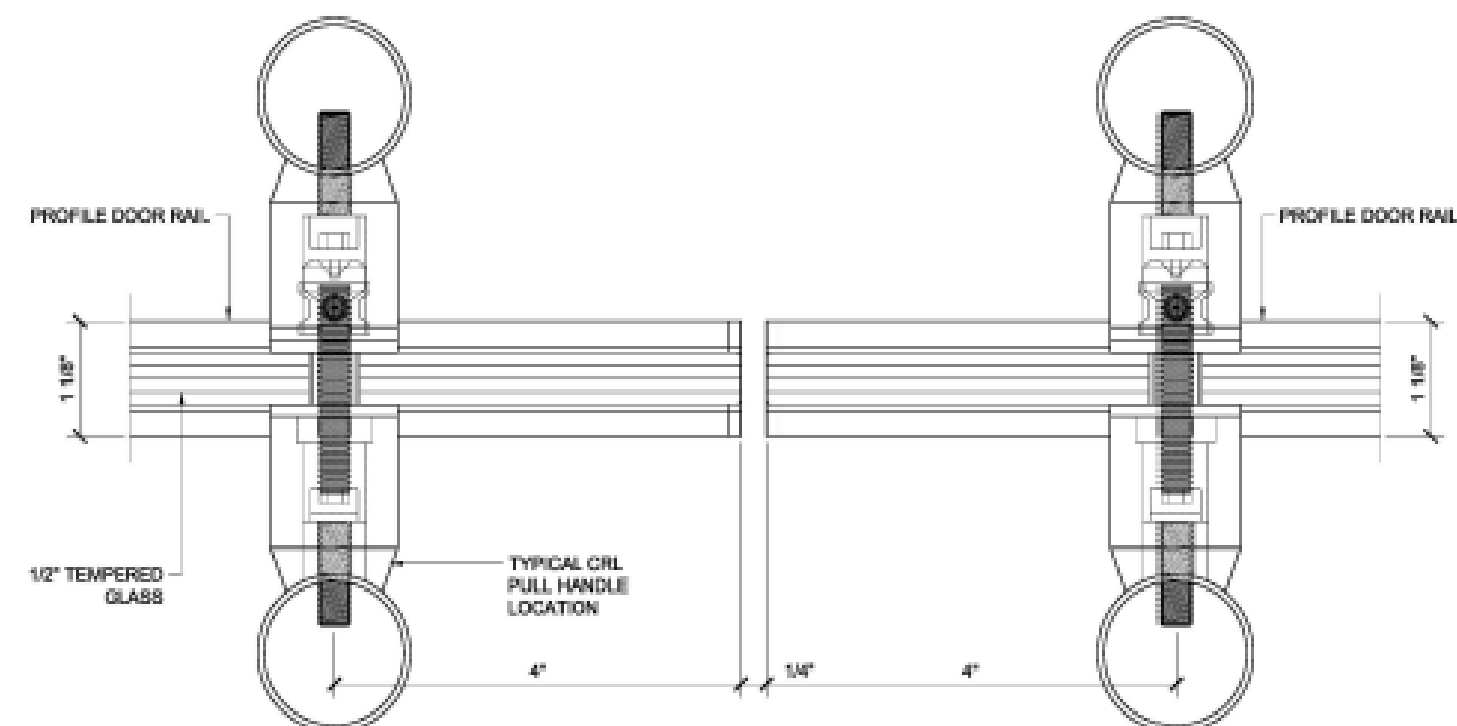
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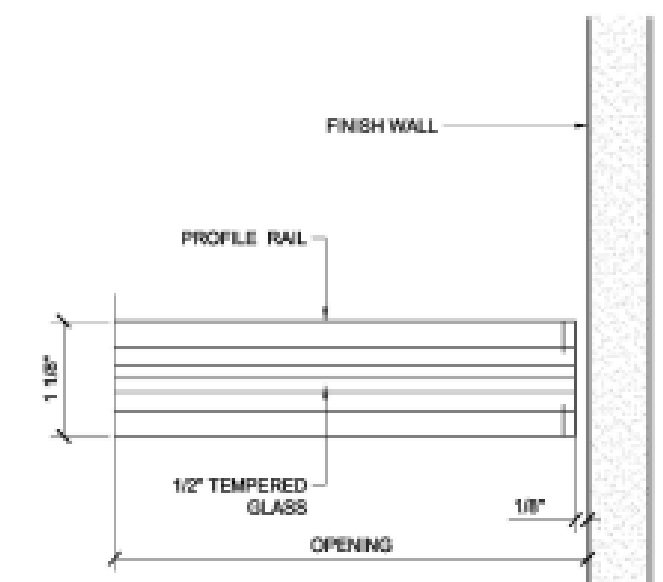
SECTION DETAIL @ SILL 1.3



PLAN VIEW @ JAMB 1.5



PLAN VIEW @ DOOR SECTION 1.6



PLAN VIEW @ JAMB 1.5

