

Rev.	Date	Rev.	Date

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Shore Club
 1901 Collins Ave.
 Miami Beach, FL 33139

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Email: witkof@rosssetpr.com

Design Architects: KKAID & RAMSA COLLABORATION
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Address: New York, NY 10011
Tel: 212-675-1100
Email: kkaid@kkaid.com

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Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Avdakov.
Address: Island Planning Corporation.
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Email: Miami, FL 33137

Architect: Kobi Karp Architecture and Interior Design, Inc.
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Tel: +1(305) 573 1818
Fax: +1(305) 573 3786

Fri Dec 3, 2021

KOB KARP
 Lic. # AR0012578

1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 3
 SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

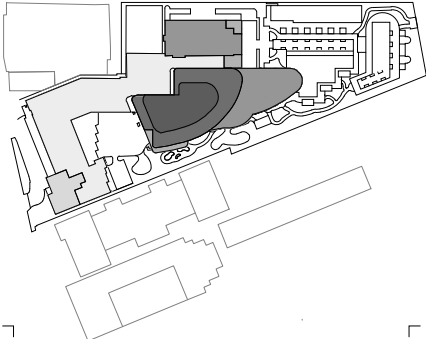
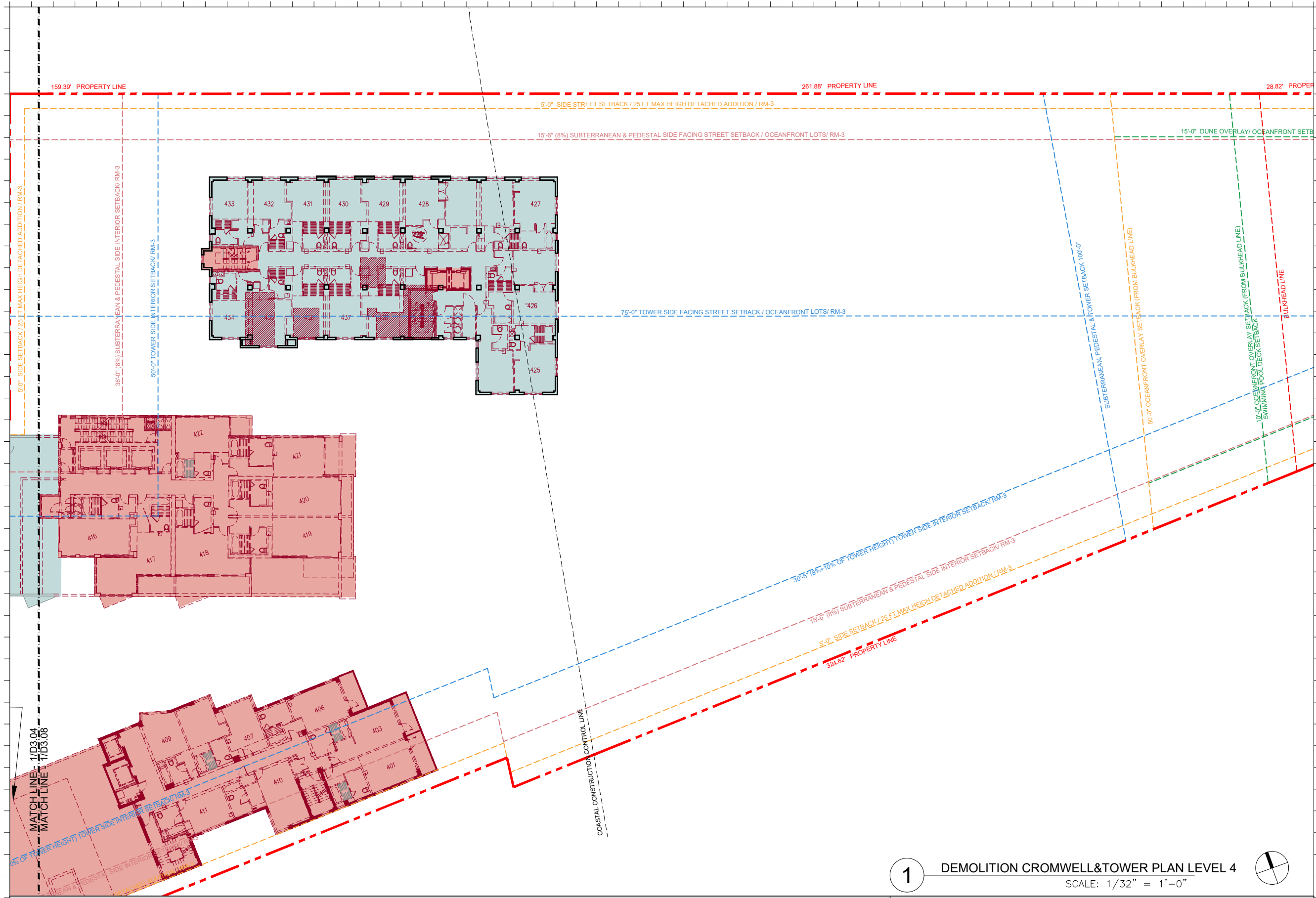
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|--|---|---|
| 1 EXISTING DOOR / WINDOW TO REMAIN | 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN |
| 3 EXISTING CMU BLOCK TO BE REMOVED | 6 EXISTING DOOR / WINDOW TO BE REMOVED | 9 EXISTING COLUMNS TO BE REMOVED |
| | | 10 EXISTING STEPS TO BE REMOVED |

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, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- 2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- 3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.

DEMOLITION CROMWELL & TOWER PLAN LEVEL 3

Date	12-06-2021	Sheet No.	D3.07
Scale	1/32" = 1'-0"		
Project	2104		



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Fri Dec 3, 2021

KOB KARP
 Lic. # AR0012578

1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 4
 SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

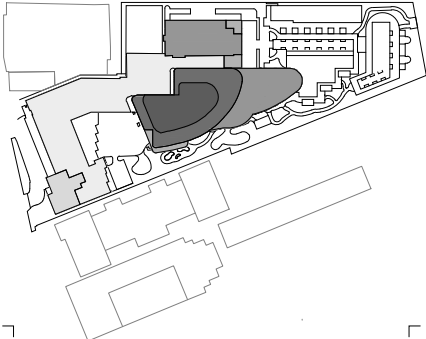
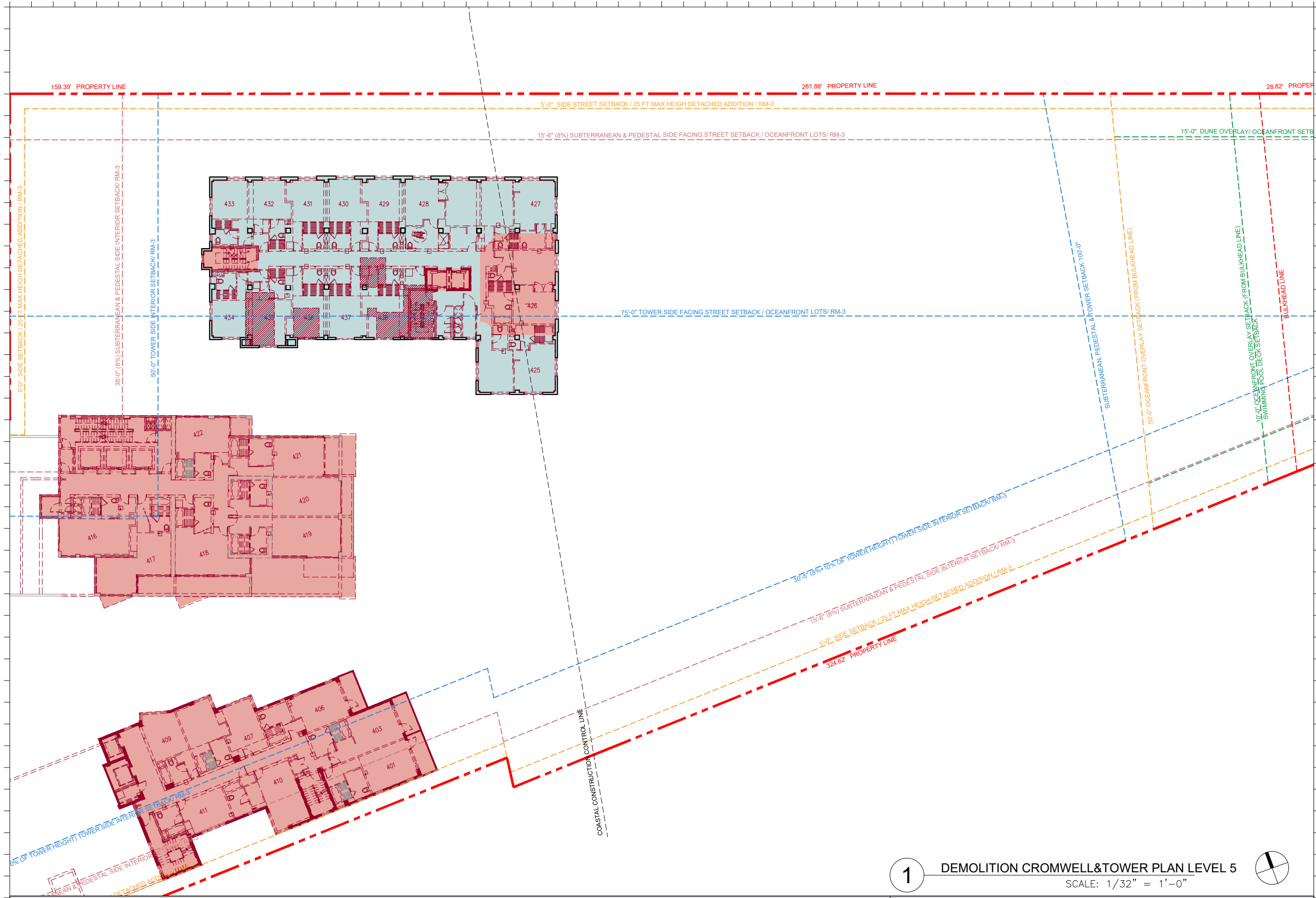
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| 3 EXISTING CMU BLOCK TO BE REMOVED | 6 EXISTING DOOR / WINDOW TO BE REMOVED | 9 EXISTING COLUMNS TO BE REMOVED |
| | | 10 EXISTING STEPS TO BE REMOVED |

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DEMOLITION CROMWELL & TOWER PLAN LEVEL 4

Date	12-06-2021	Sheet No.	D3.08
Scale	1/32" = 1'-0"		
Project	2104		



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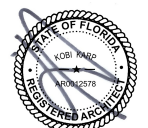
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Fri Dec 3, 2021



KOB KARP
 Lic. # AR0012578

1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 5
 SCALE: 1/32" = 1'-0"



DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

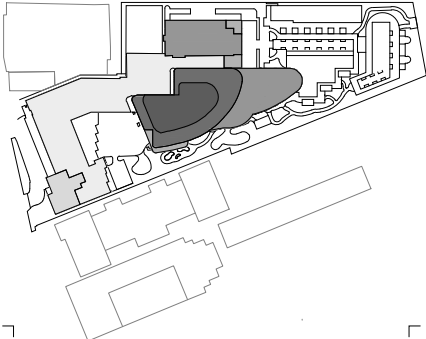
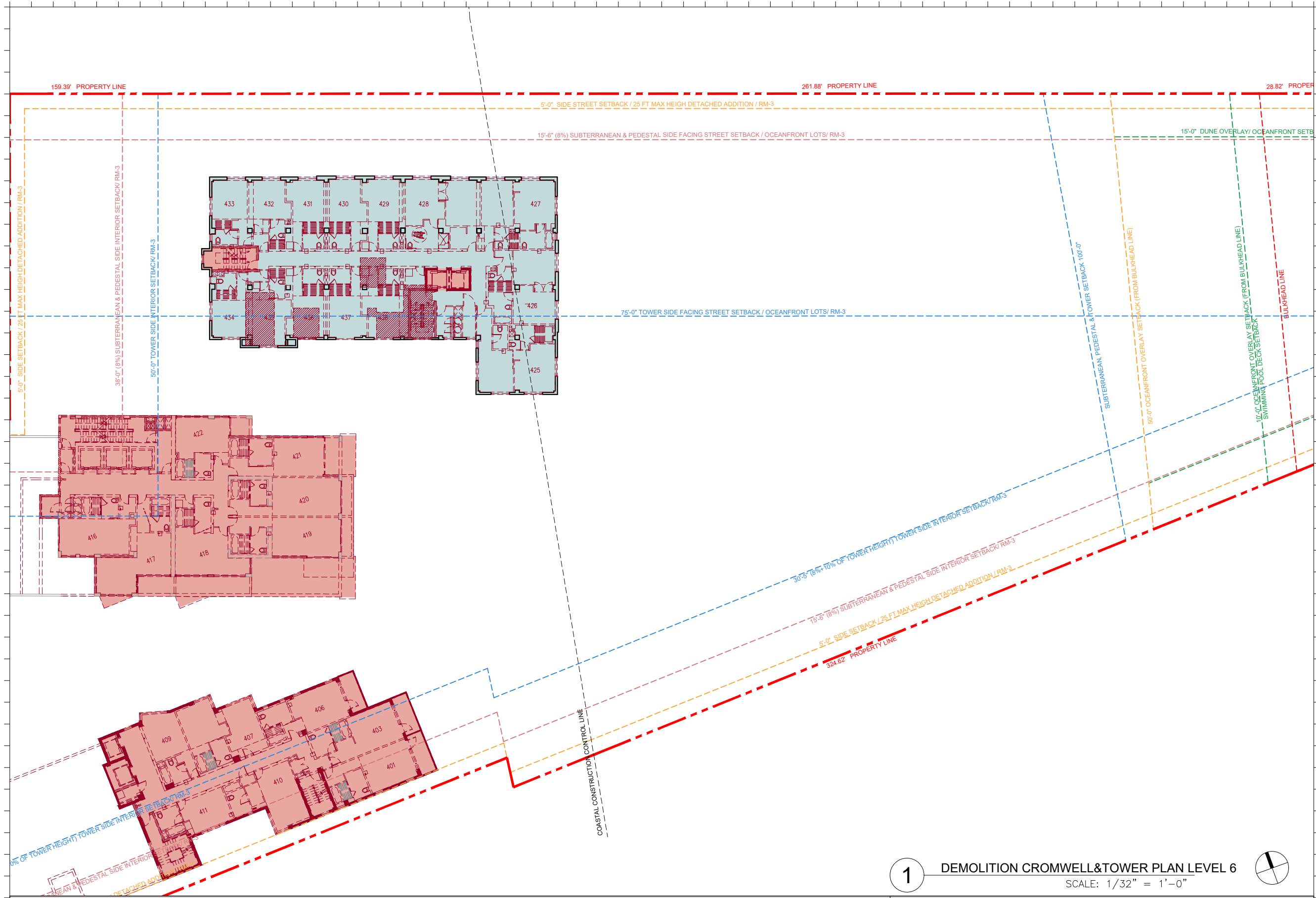
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|---|---|--|
| <ul style="list-style-type: none"> 1 EXISTING DOOR / WINDOW TO REMAIN 2 EXISTING DOOR / WINDOW TO BE REPLACED 3 EXISTING CMU BLOCK TO BE REMOVED | <ul style="list-style-type: none"> 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED 6 EXISTING DOOR / WINDOW TO BE REMOVED | <ul style="list-style-type: none"> 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN 9 EXISTING COLUMNS TO BE REMOVED 10 EXISTING STEPS TO BE REMOVED |
|---|---|--|

DEMOLITION GENERAL NOTES

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DEMOLITION CROMWELL & TOWER PLAN LEVEL 5

Date	12-06-2021	Sheet No.	D3.09
Scale	1/32" = 1'-0"		
Project	2104		



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DEMOLITION CROMWELL & TOWER PLAN LEVEL 6

Date	12-06-2021	Sheet No.	D3.10
Scale	1/32" = 1'-0"		
Project	2104		

1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 6
 SCALE: 1/32" = 1'-0"

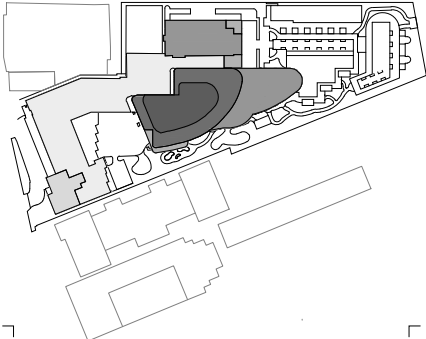
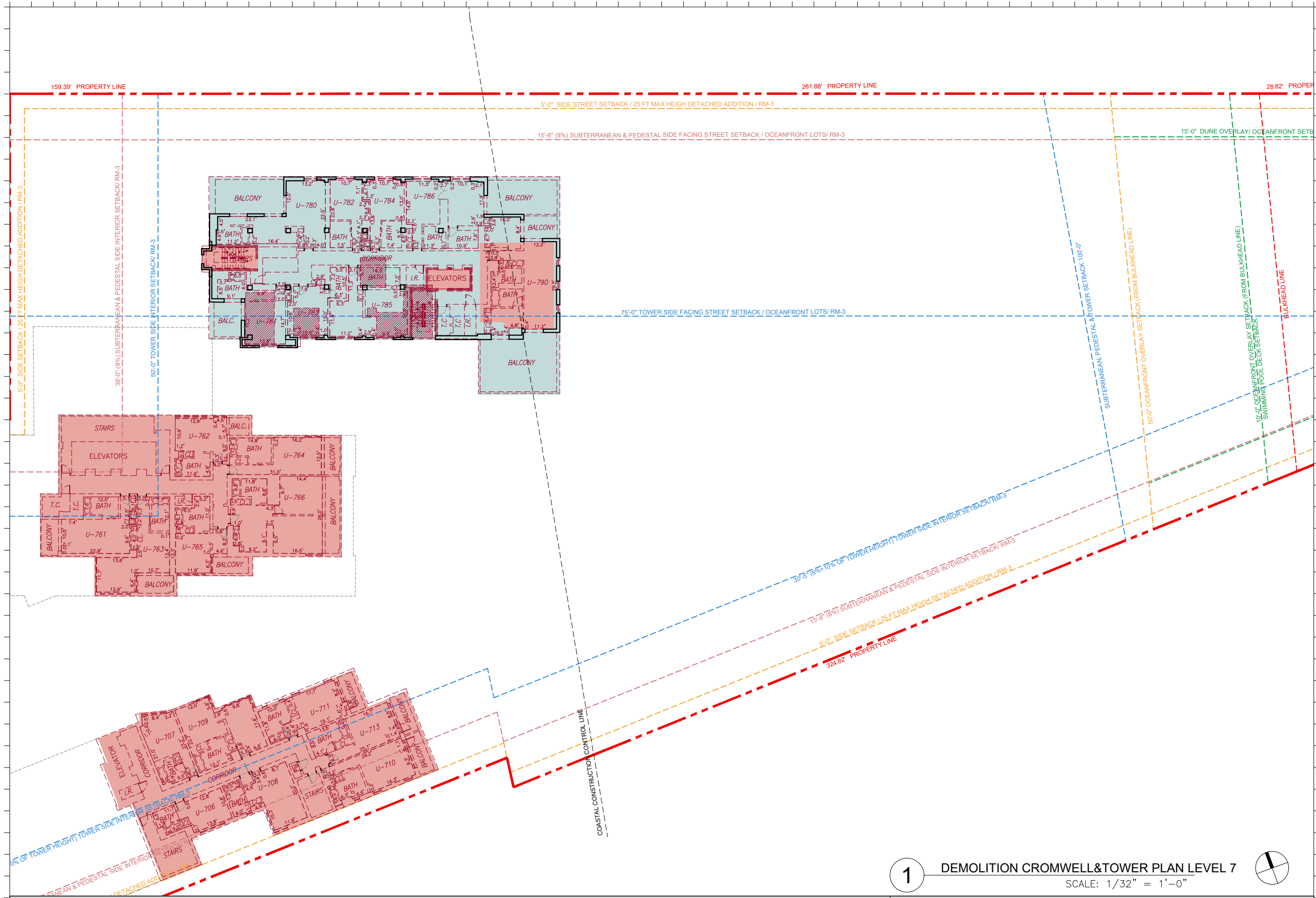
DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1 EXISTING DOOR / WINDOW TO REMAIN 2 EXISTING DOOR / WINDOW TO BE REPLACED 3 EXISTING CMU BLOCK TO BE REMOVED | <ul style="list-style-type: none"> 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED 6 EXISTING DOOR / WINDOW TO BE REMOVED | <ul style="list-style-type: none"> 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN 9 EXISTING COLUMNS TO BE REMOVED 10 EXISTING STEPS TO BE REMOVED |
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KOBİ KARP
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1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 7
 SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

	EXISTING DOOR / WINDOW TO REMAIN		EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA		TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
	EXISTING DOOR / WINDOW TO BE REPLACED		TERRAZZO FLOOR TO BE REPAIRED/ RESTORED		REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
	EXISTING CMU BLOCK TO BE REMOVED		EXISTING DOOR / WINDOW TO BE REMOVED		EXISTING COLUMNS TO BE REMOVED
					EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

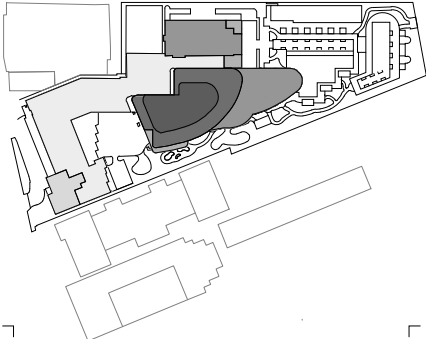
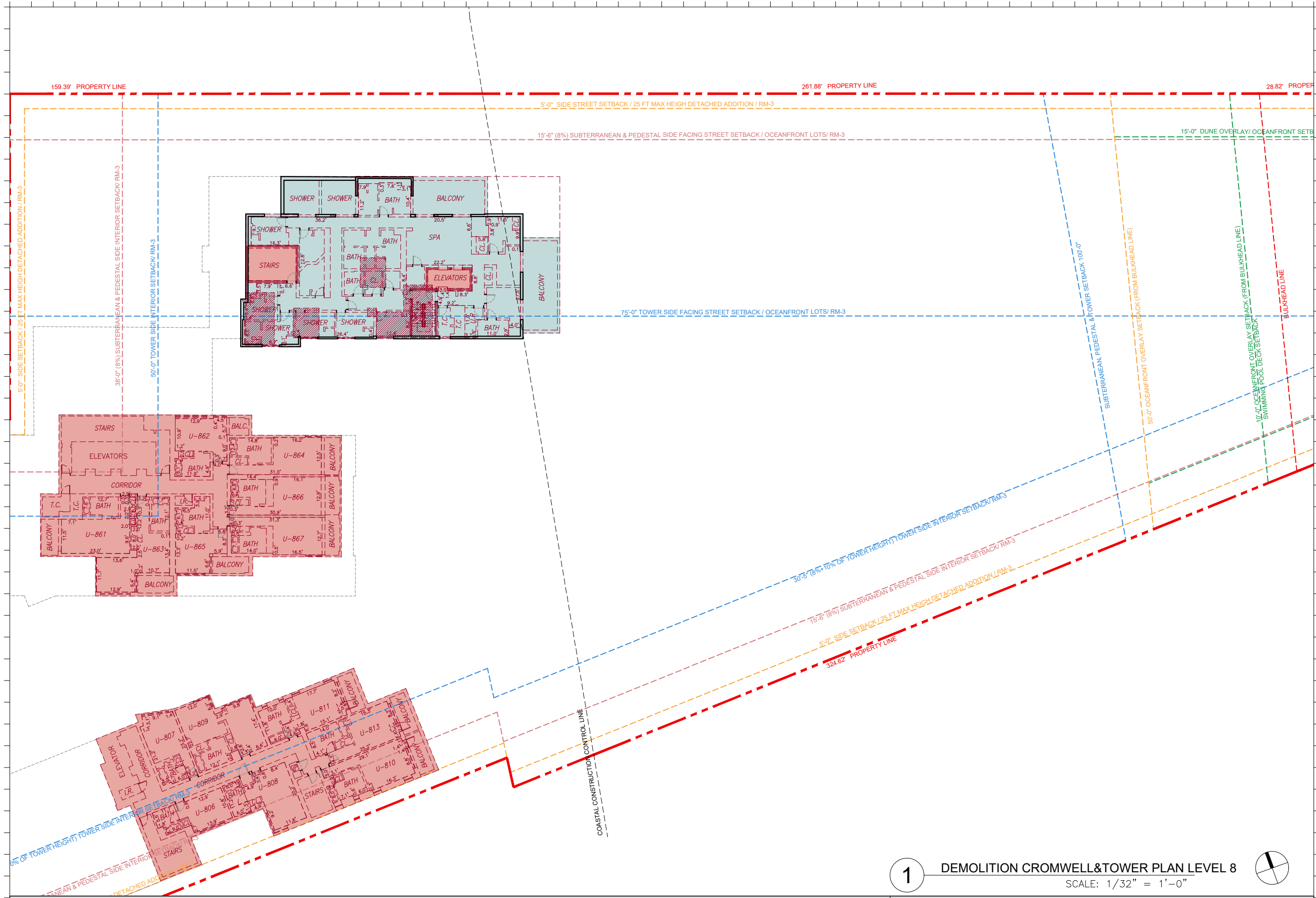
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DEMOLITION CROMWELL & TOWER PLAN LEVEL 7

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1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 8
 SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
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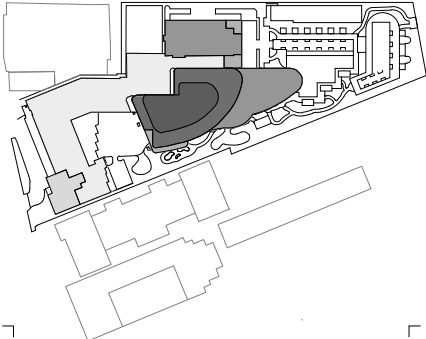
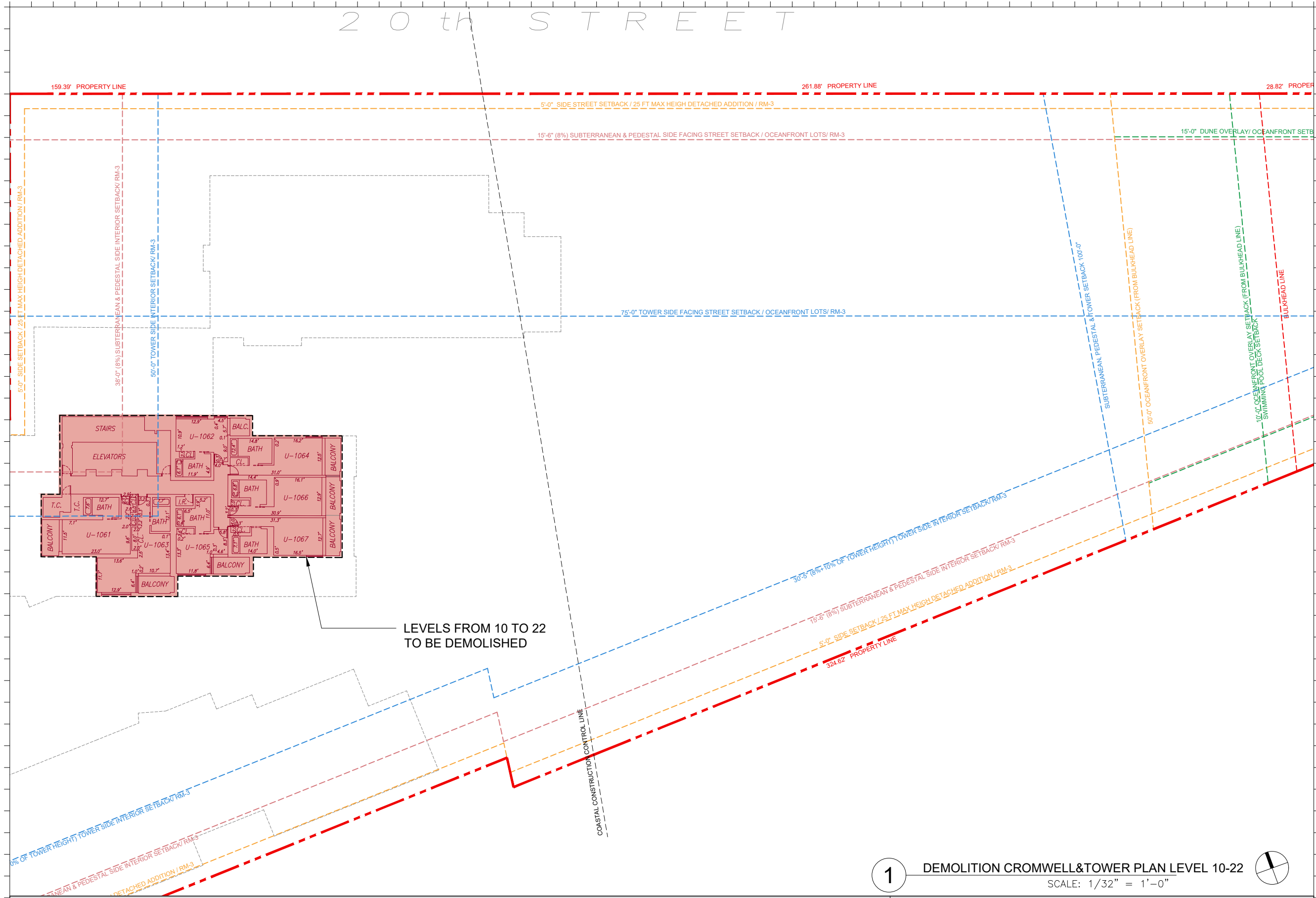
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DEMOLITION CROMWELL & TOWER PLAN LEVEL 8

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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
 Name: Steve Avdakov.
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Architect: Kobi Karp Architecture and Interior Design, Inc.
 Name: Kobi Karp
 Address: 571 NW 28th Street
 Address: Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3786

Fri Dec 3, 2021

KOBİ KARP
 Lic. # AR0012578

1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 10-22
 SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

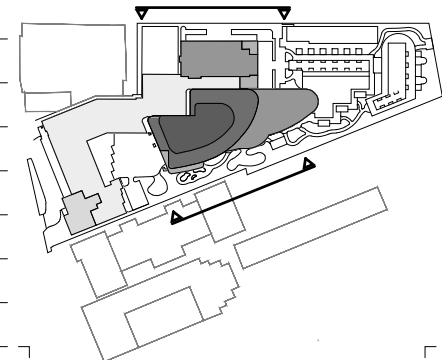
- | | | |
|---|--|--|
| 1 EXISTING DOOR / WINDOW TO REMAIN | 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN |
| 3 EXISTING CMU BLOCK TO BE REMOVED | 6 EXISTING DOOR / WINDOW TO BE REMOVED | 9 EXISTING COLUMNS TO BE REMOVED |
| | | 10 EXISTING STEPS TO BE REMOVED |

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, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
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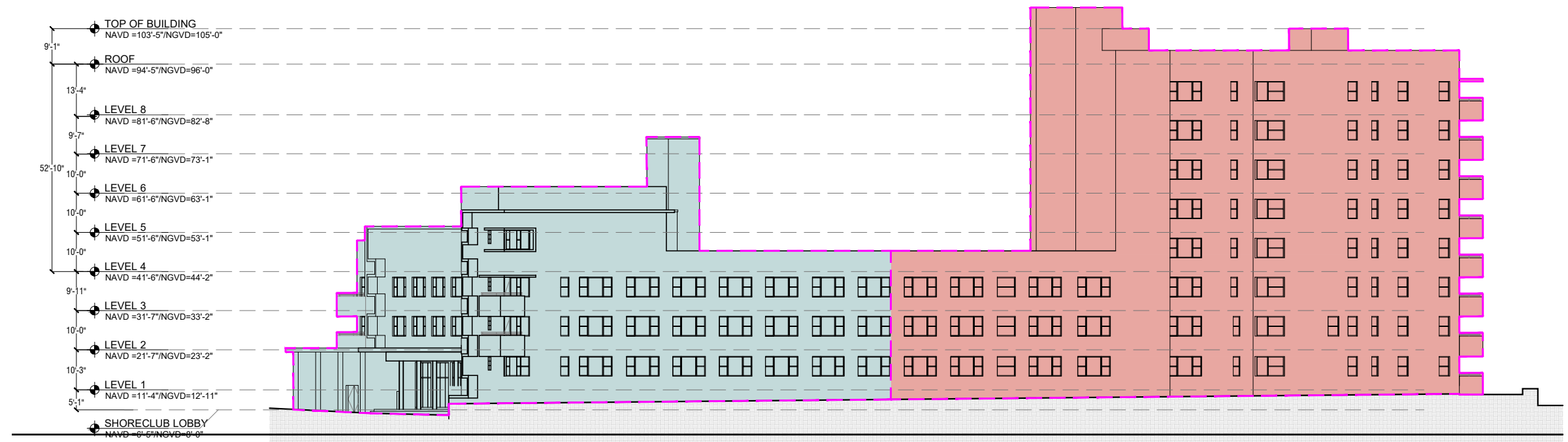
DEMOLITION CROMWELL & TOWER PLAN LEVEL 10-22

Date	12-06-2021	Sheet No.	D3.14
Scale	1/32" = 1'-0"		
Project	2104		

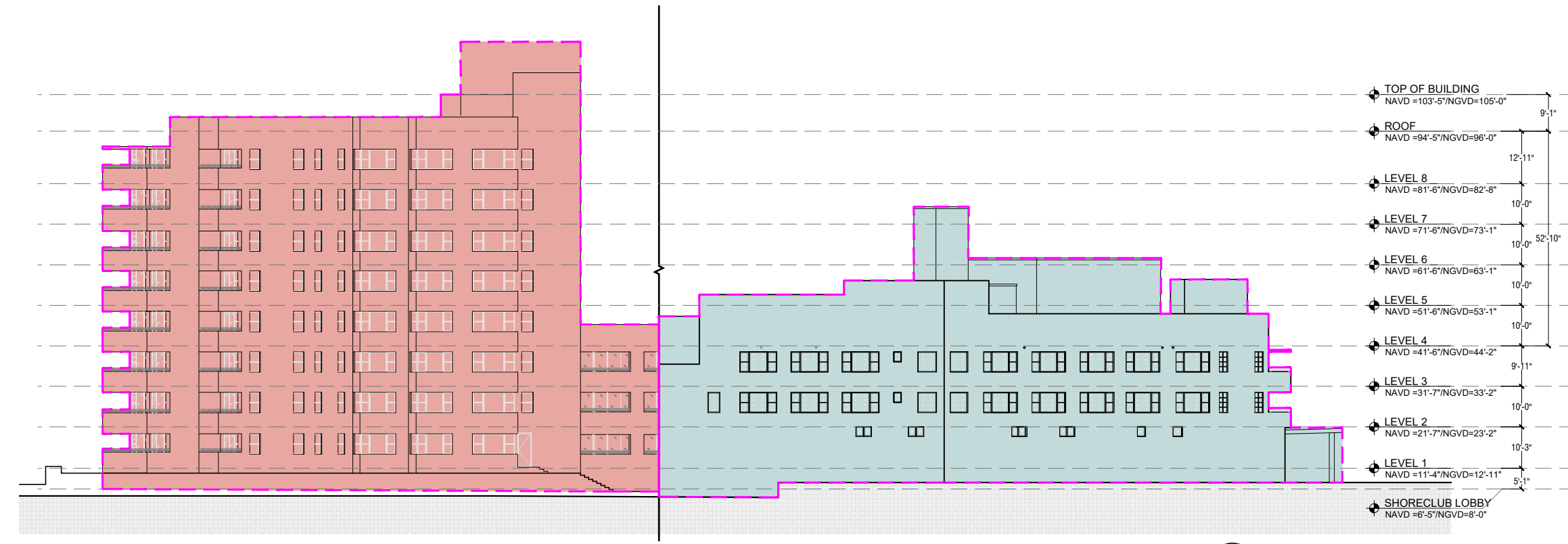


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1 DEMOLITION SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 DEMOLITION SHORECLUB NORTH ELEVATION
SCALE: 1/32" = 1'-0"

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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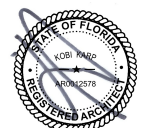
Design Architects: KKAID & RAMSA COLLABORATION
Name: [Blank]
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Tel: [Blank]
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Consultant: LANDSCAPE
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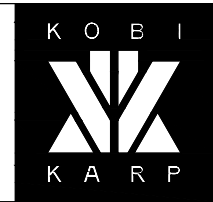
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Fri Dec 3, 2021



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Lic. # AR0012578



DEMOLITION SHORECLUB ELEVATIONS

Date	12-06-2021	Sheet No.	D4.01
Scale	1/32" = 1'-0"		
Project	2104		

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

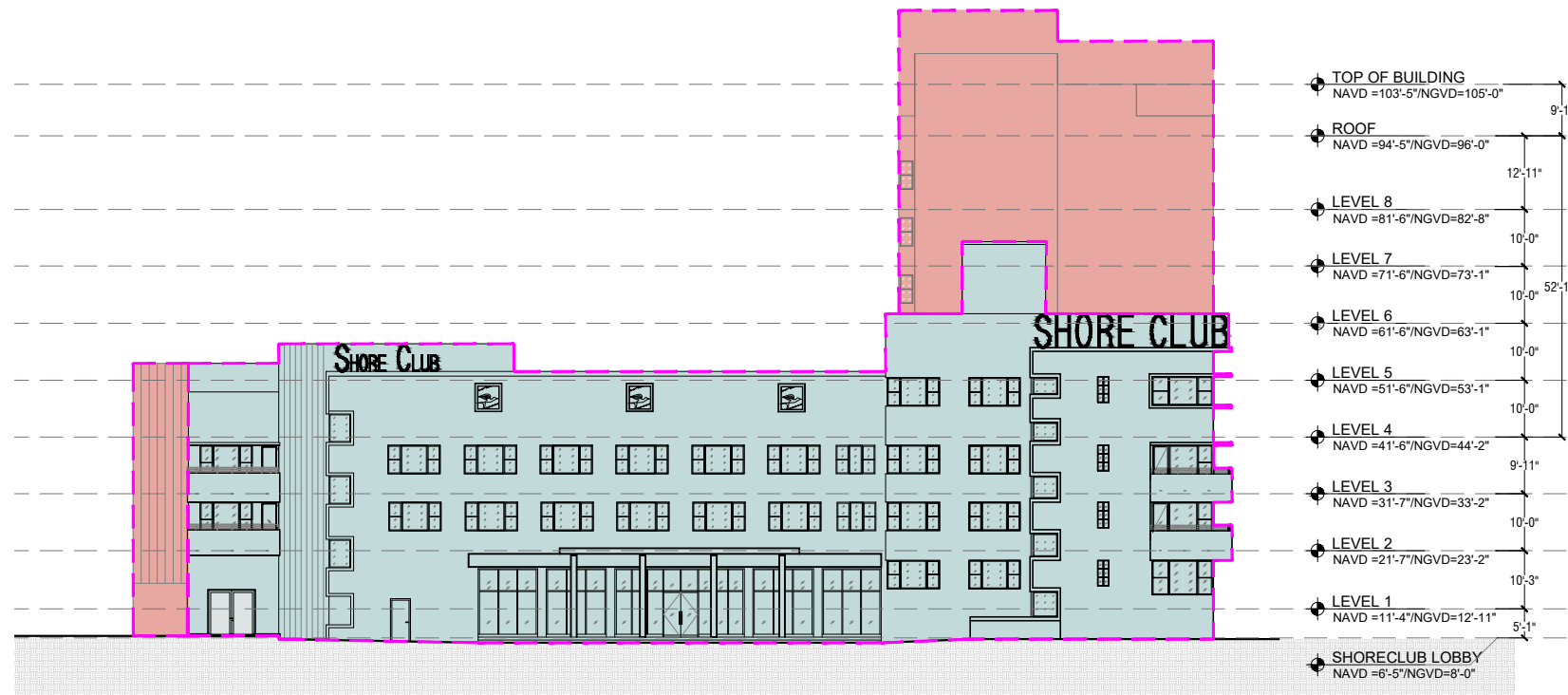
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

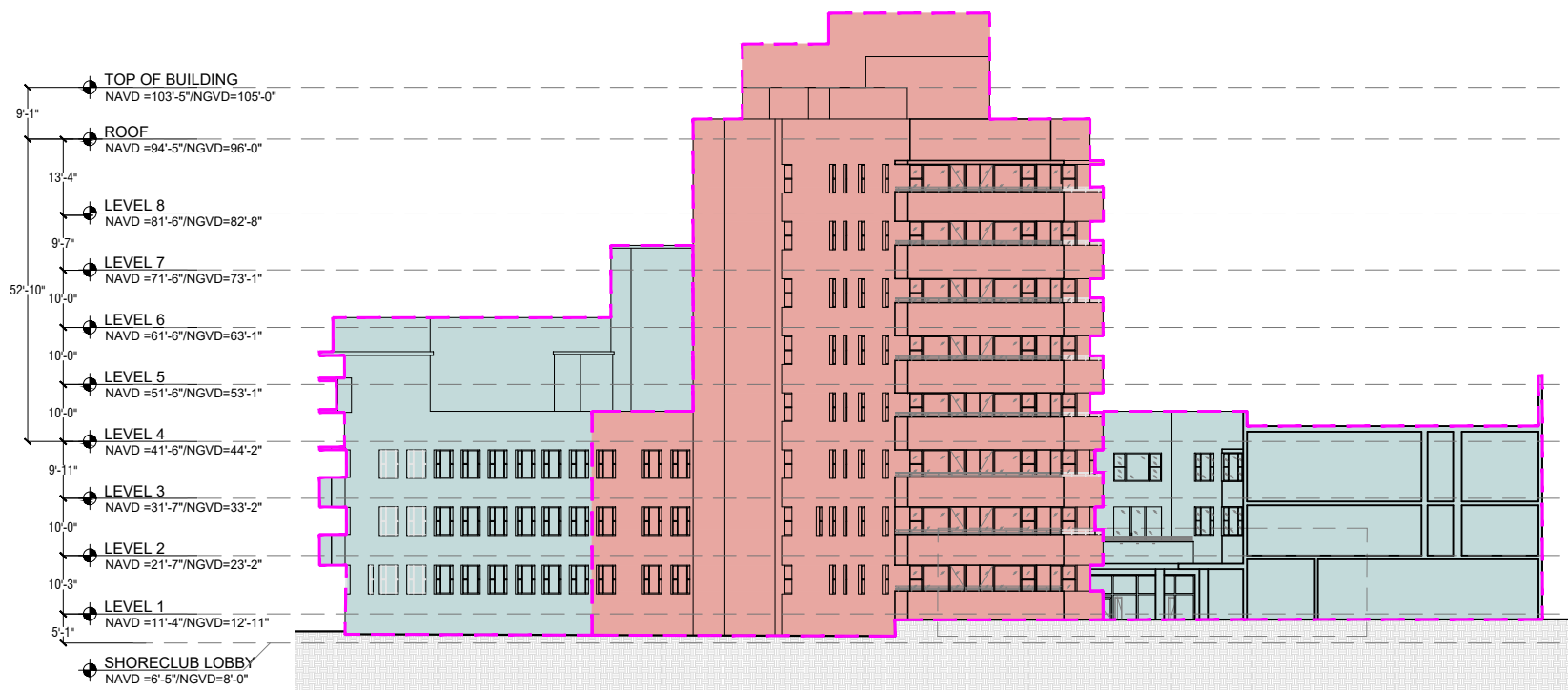
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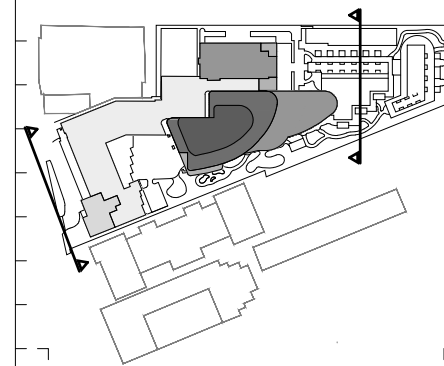
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1 DEMOLITION SHORECLUB EAST ELEVATION
SCALE: 1" = 50'-0"



2 DEMOLITION SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"



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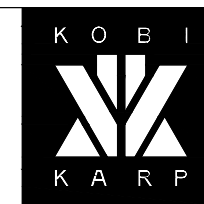
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Fri Dec 3, 2021



KOBİ KARP
Lic. # AR0012578



DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

- | | | |
|---|--|--|
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| | | 10 EXISTING STEPS TO BE REMOVED |

DEMOLITION GENERAL NOTES

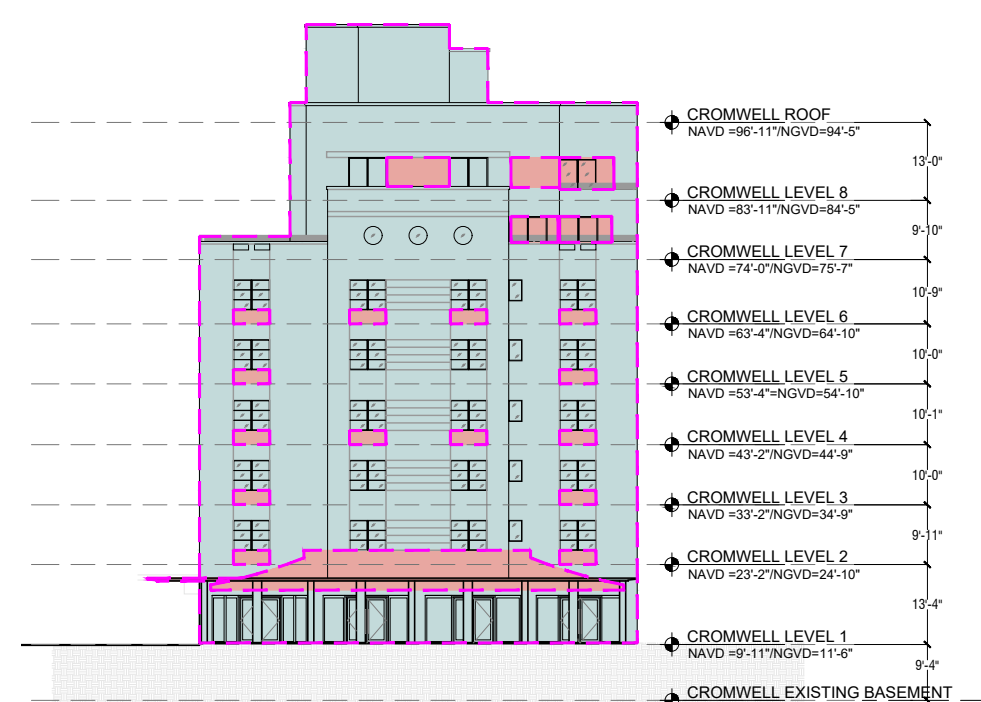
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DEMOLITION SHORECLUB ELEVATIONS

Date	12-06-2021	Sheet No.	D4.02
Scale	1/32" = 1'-0"		
Project	2104		



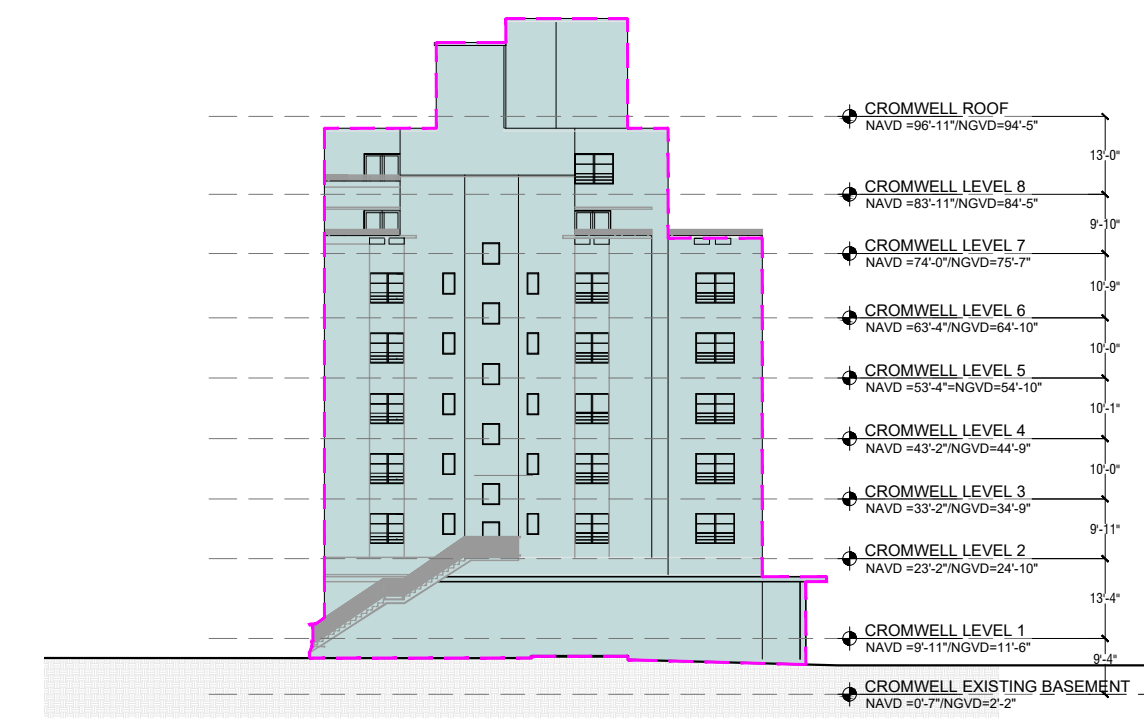
1 DEMOLITION CROMWELL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



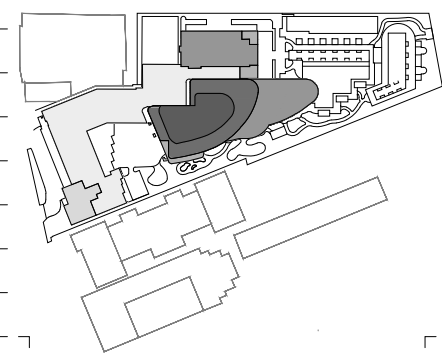
2 DEMOLITION CROMWELL EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 DEMOLITION CROMWELL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 DEMOLITION CROMWELL WEST ELEVATION
SCALE: 1/32" = 1'-0"



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Design Architects: KKAID & RAMSA COLLABORATION
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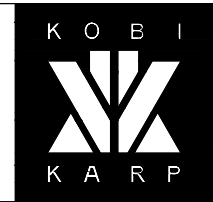
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Fri Dec 3, 2021



KOBI KARP
Lic. # AR0012578



DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

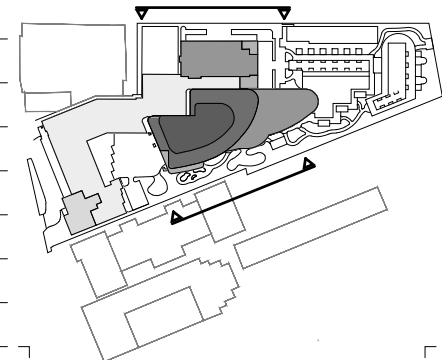
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DEMOLITION CROMWELL ELEVATIONS

Date	12-06-2021	Sheet No.	D4.03
Scale	1/32" = 1'-0"		
Project	2104		



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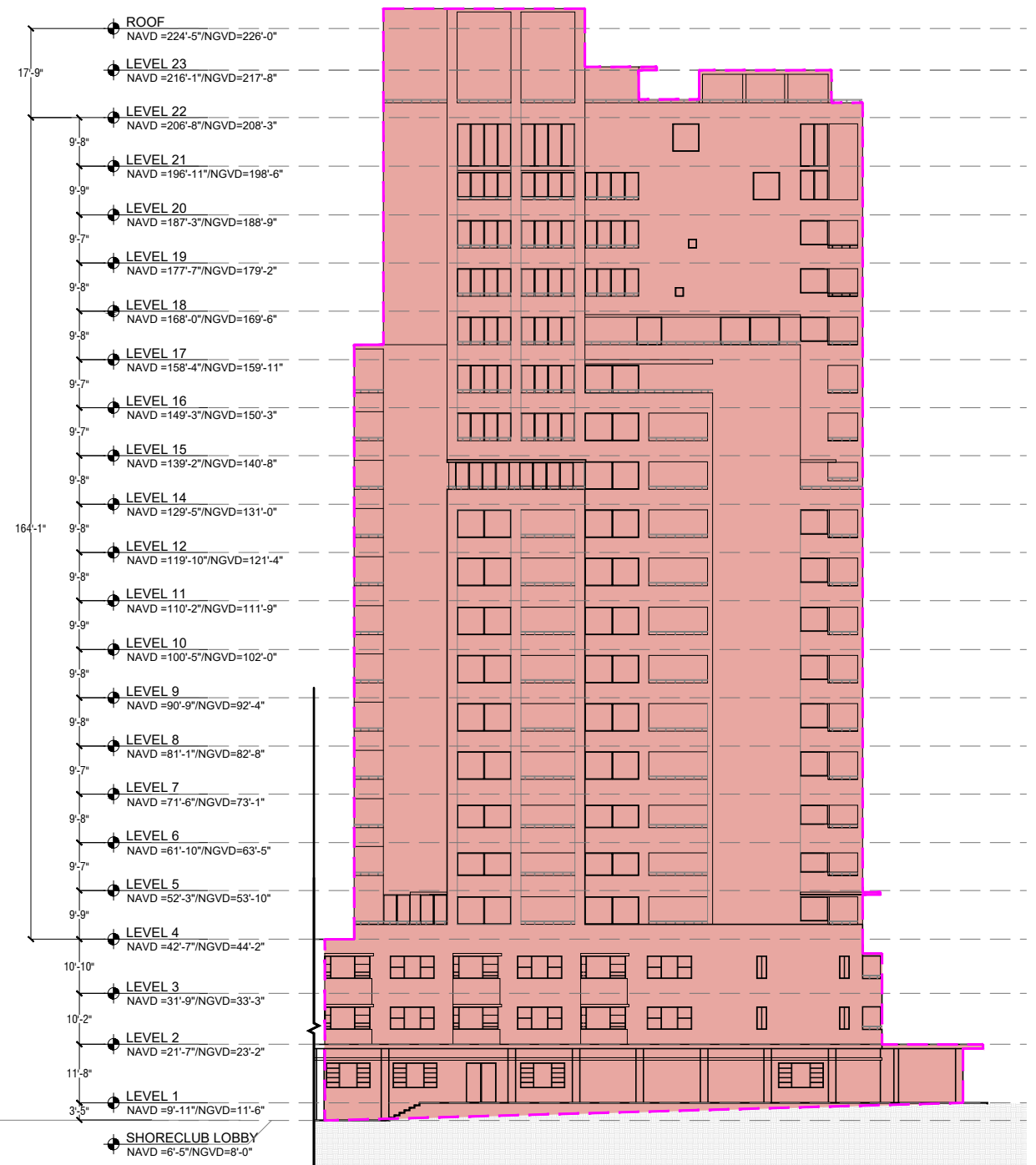
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Fri Dec 3, 2021

KOBİ KARP
Lic. # AR0012578



1 DEMOLITION SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 DEMOLITION SHORECLUB NORTH ELEVATION
SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

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				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

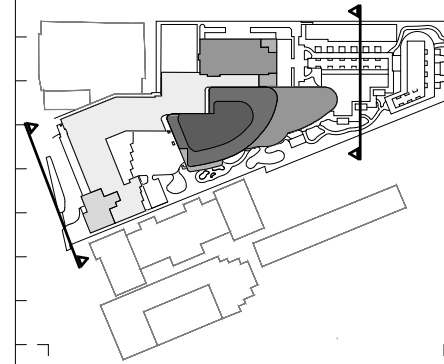
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DEMOLITION TOWER ELEVATIONS

Date	12-06-2021	Sheet No.	D4.04
Scale	1/32" = 1'-0"		
Project	2104		



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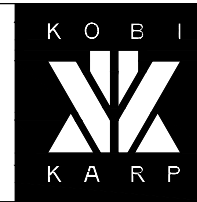
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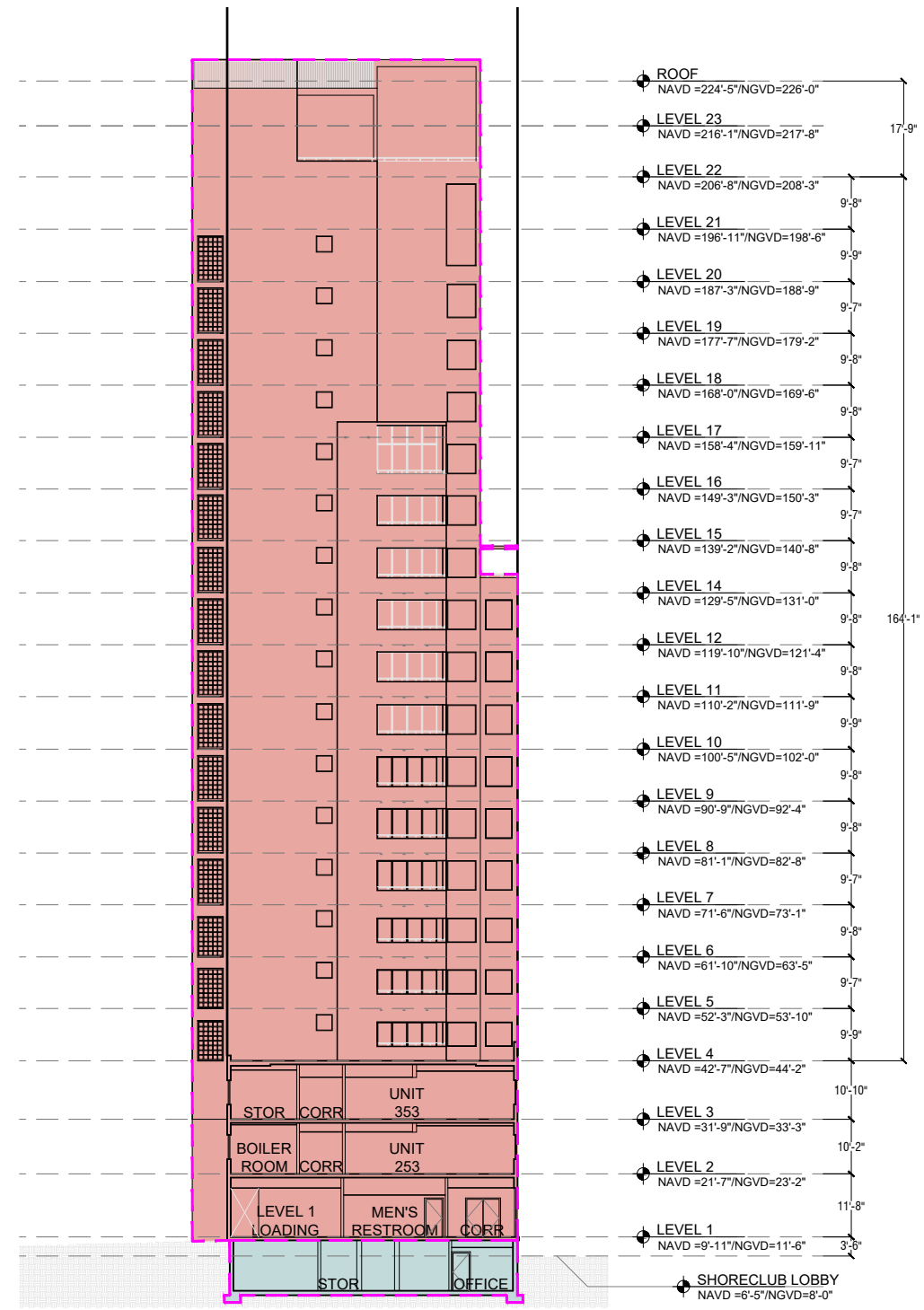
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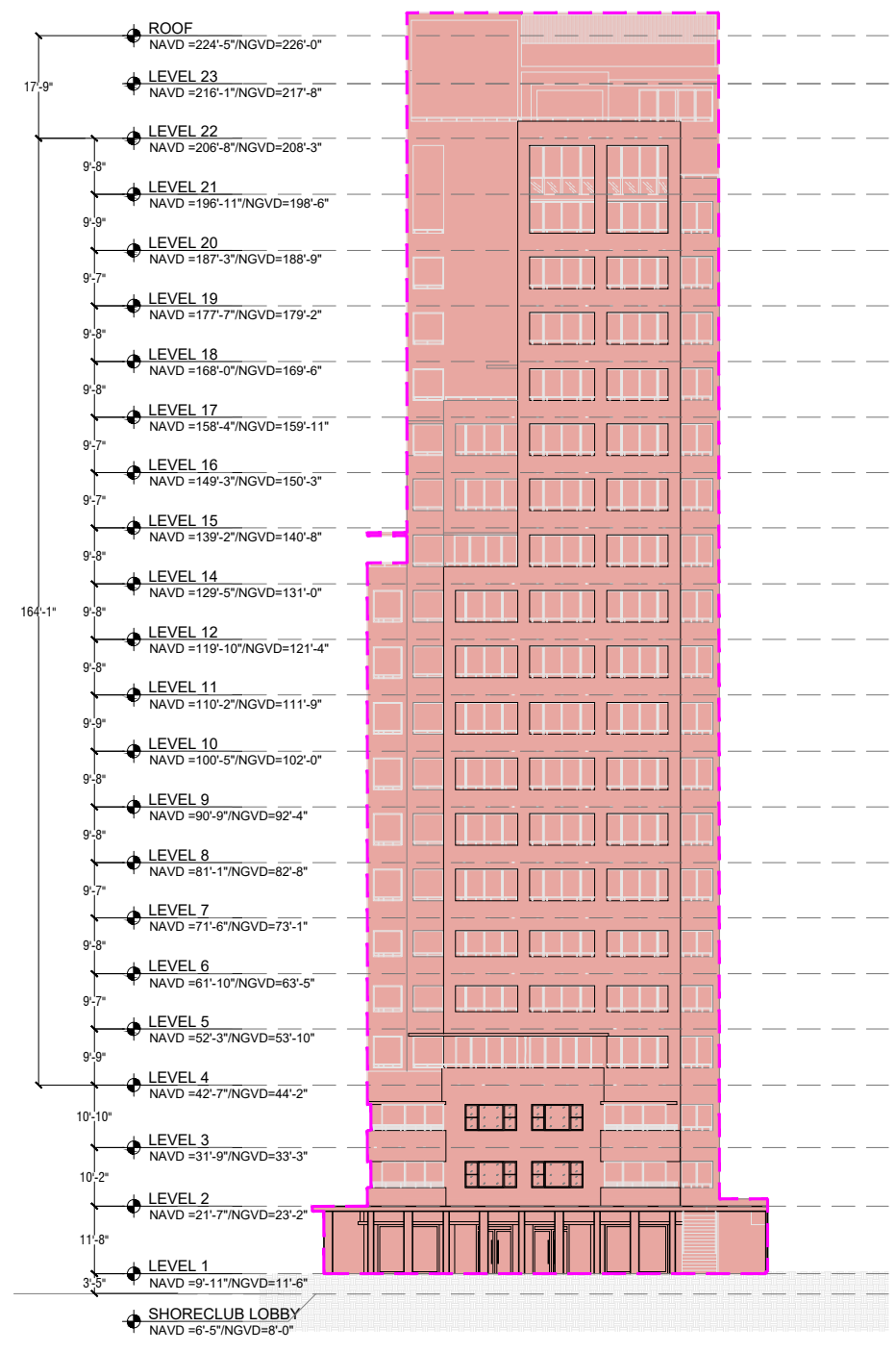
Fri Dec 3, 2021



KOBİ KARP
Lic. # AR0012578



1 DEMOLITION SHORECLUB EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 DEMOLITION SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

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DEMOLITION GENERAL NOTES

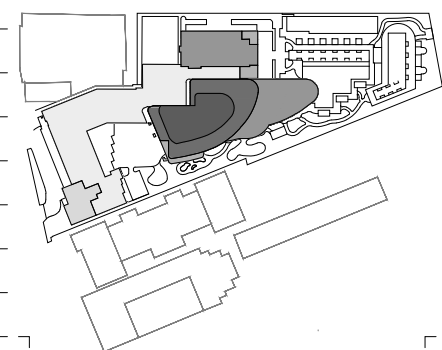
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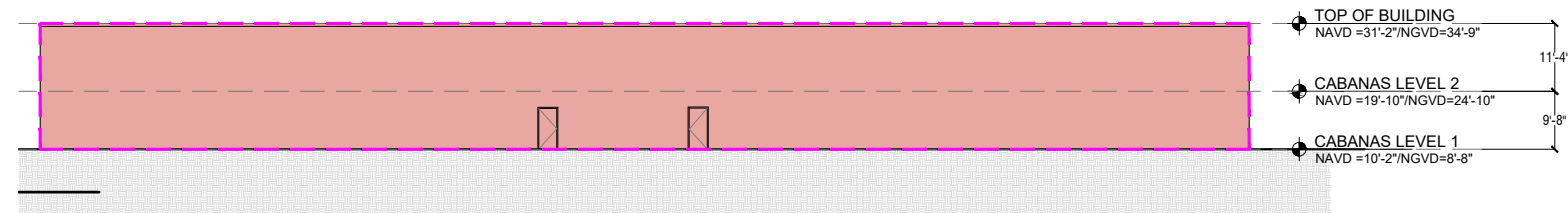
DEMOLITION TOWER ELEVATIONS

Date	12-06-2021	Sheet No.	D4.05
Scale	1/32" = 1'-0"		
Project	2104		

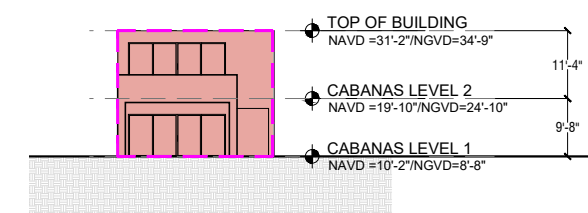


Rev.	Date	Rev.	Date

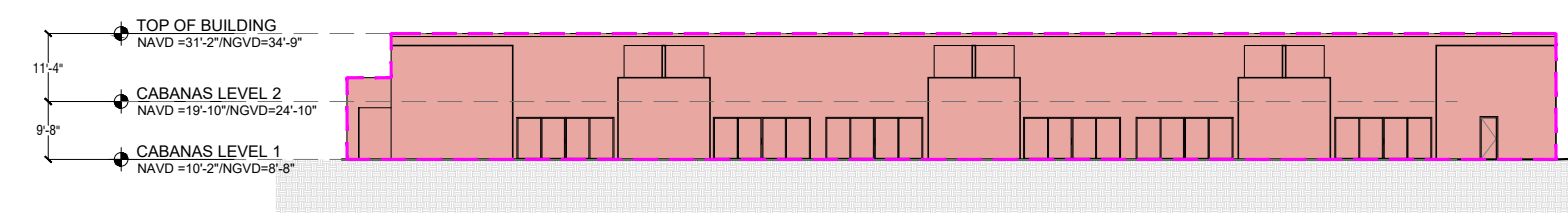
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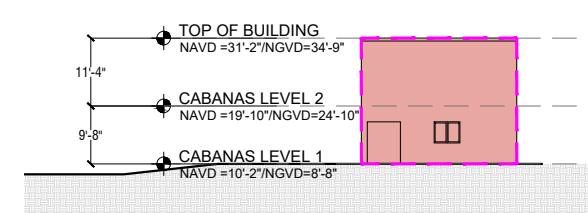
1 DEMOLITION CABANAS SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 DEMOLITION CABANAS EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 DEMOLITION CABANAS NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 DEMOLITION CABANAS WEST ELEVATION
SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

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, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.

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Fri Dec 3, 2021

KOBİ KARP
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DEMOLITION CABANAS ELEVATIONS

Date	12-06-2021	Sheet No.	D4.06
Scale	1/32" = 1'-0"		
Project	2104		