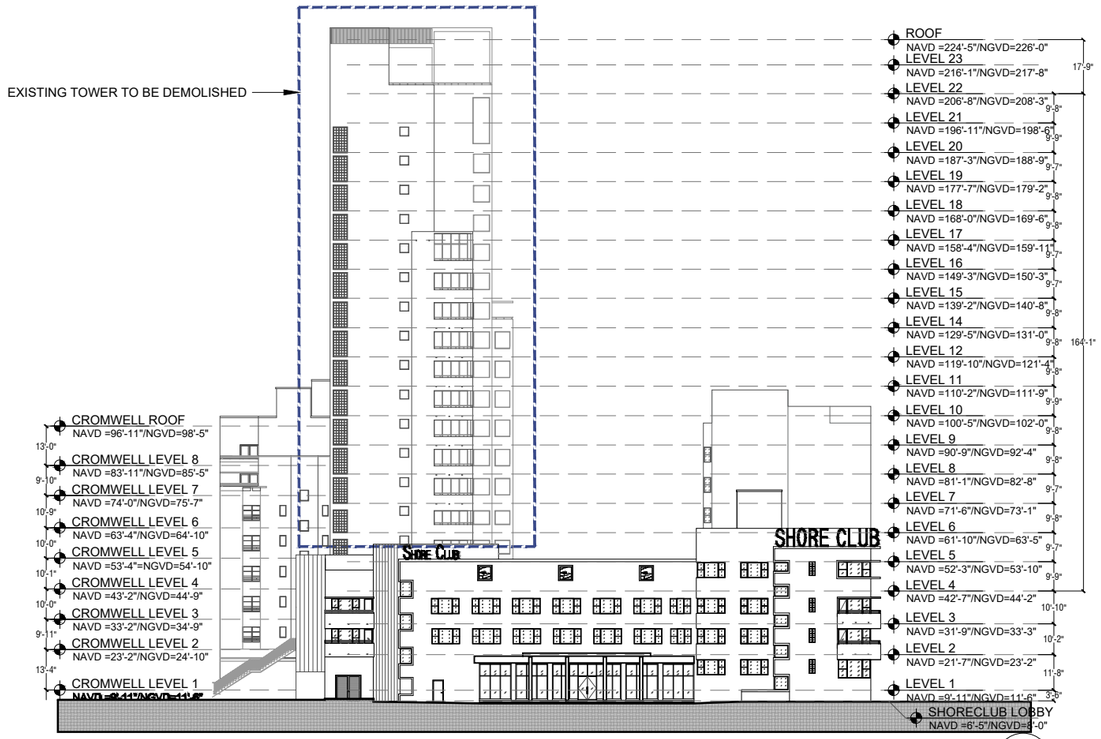
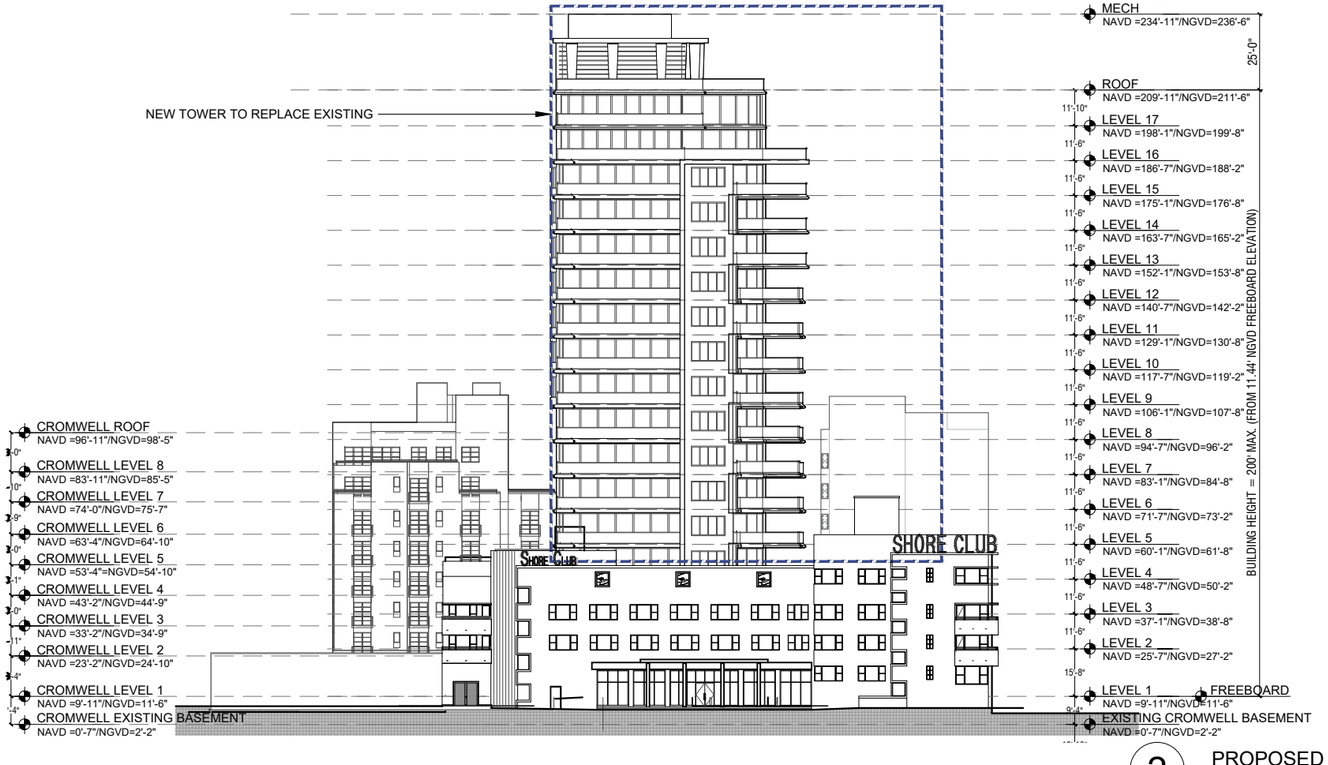


1 EXISTING OVERALL WEST ELEVATION

SCALE: 1" = 50'-0"



2 PROPOSED OVERALL WEST ELEVATION

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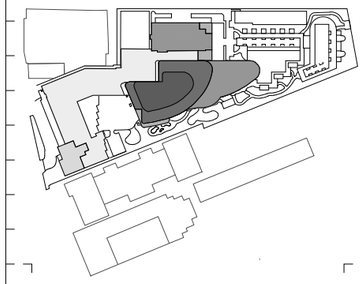

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AR0012578
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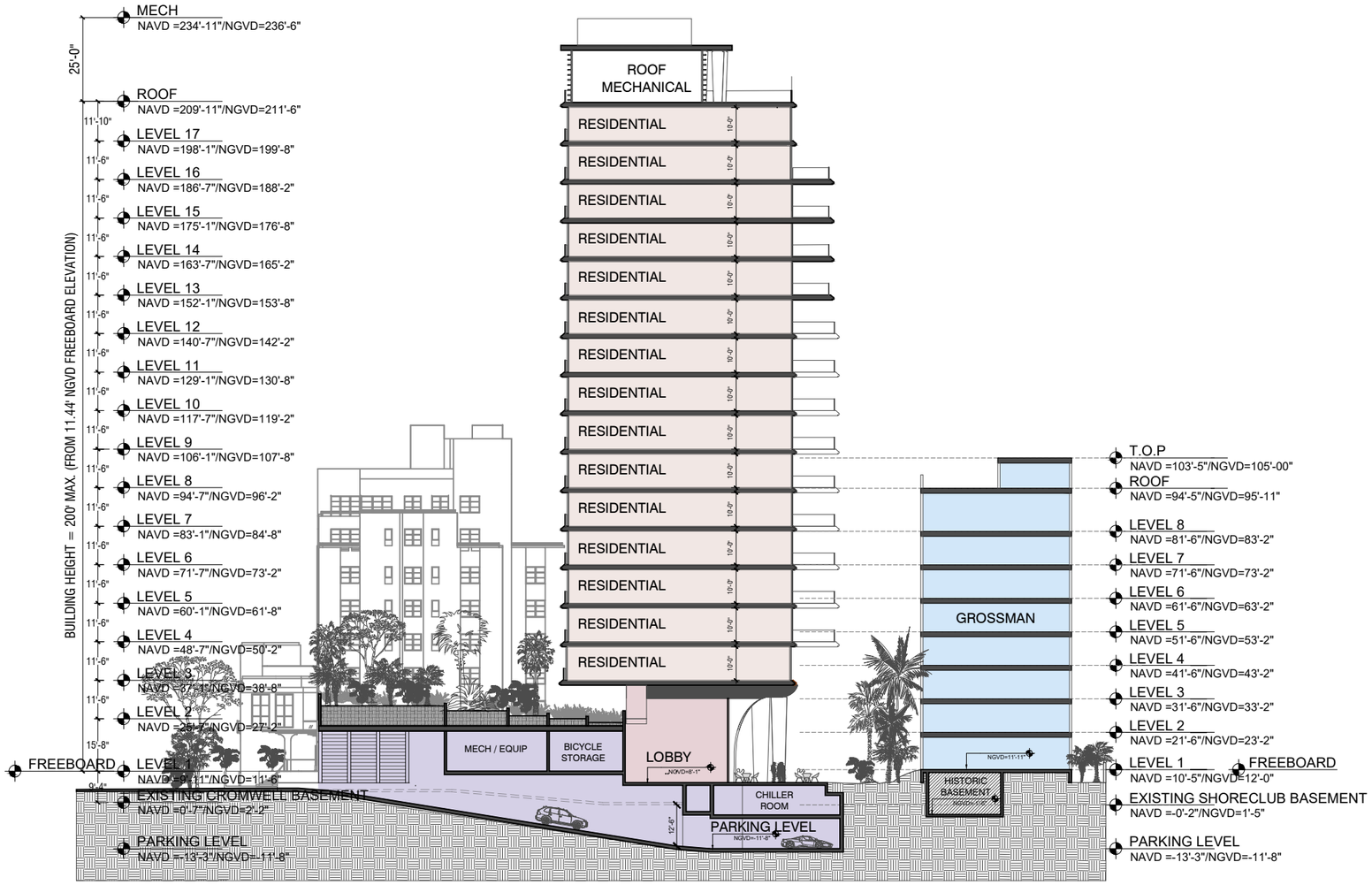
COMPARATIVE ELEVATIONS

Date	4-18-2021	Sheet No.	A4.33
Scale	1"=50'-0"		
Project	2104		



1 PROPOSED OVERALL SECTION AA

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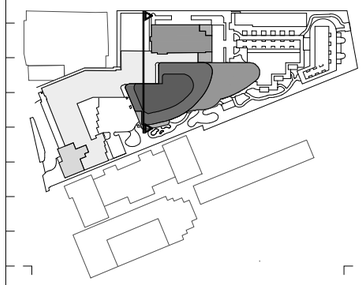

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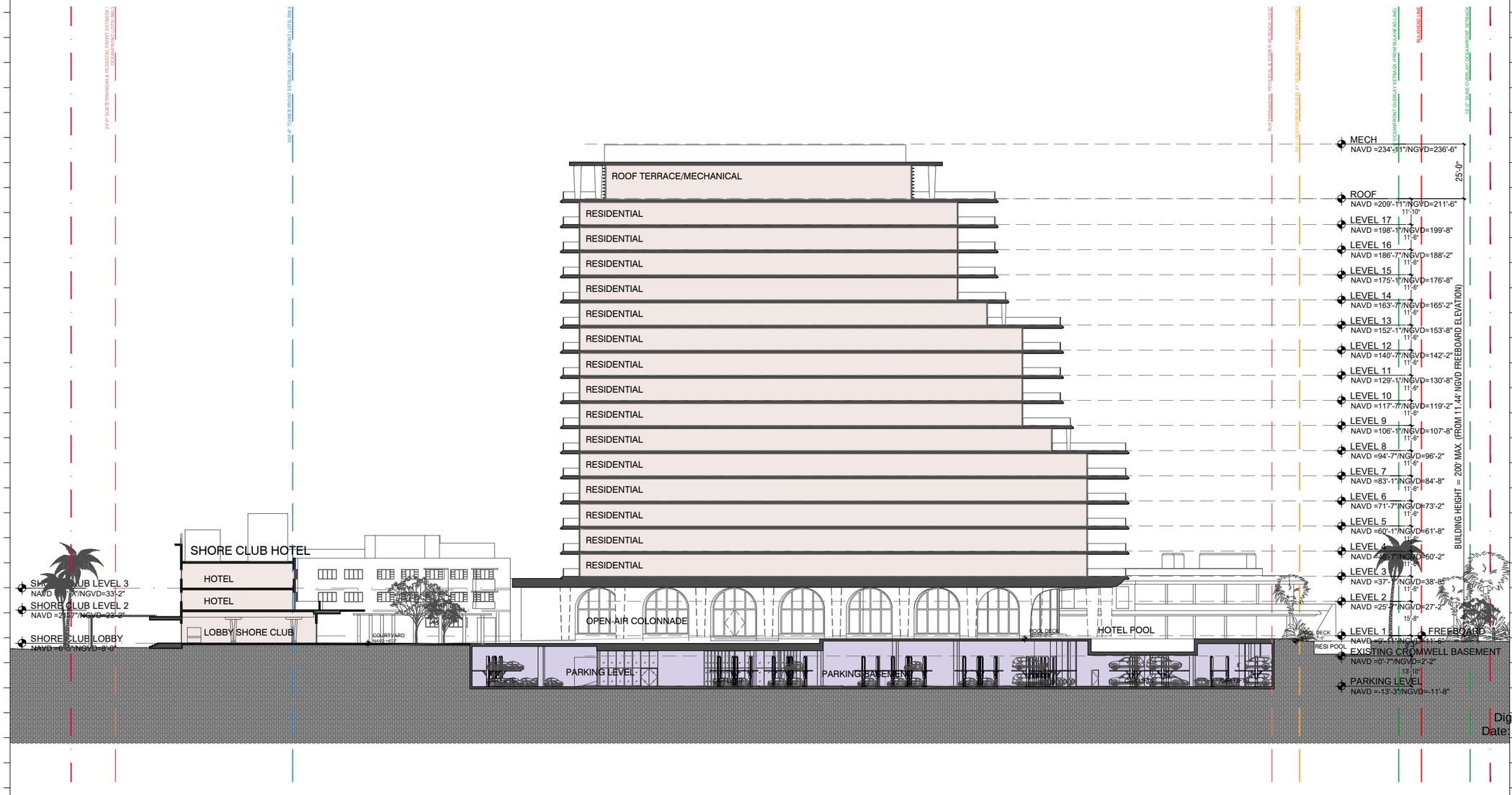
PROPOSED SECTIONS

Date	4-18-2021	Sheet No.	A5.00
Scale	1"=50'-0"		
Project	2104		



1 PROPOSED OVERALL SECTION BB

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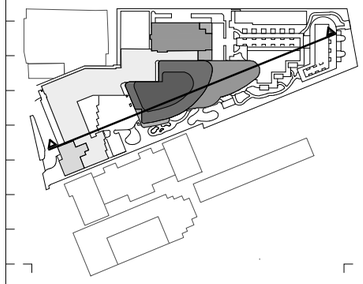

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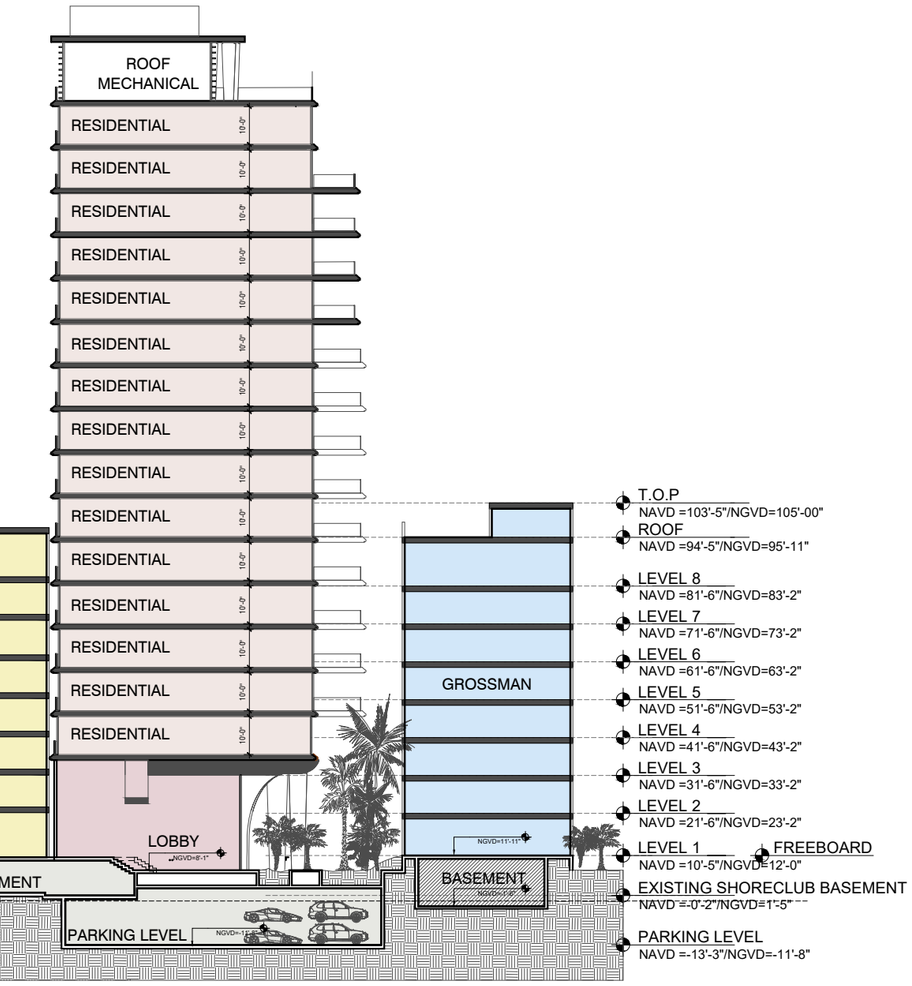
PROPOSED SECTIONS

Date	4-18-2021	Sheet No.	A5.01
Scale	1"=50'-0"		
Project	2104		



1 PROPOSED OVERALL SECTION CC

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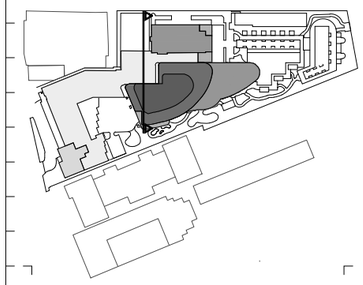

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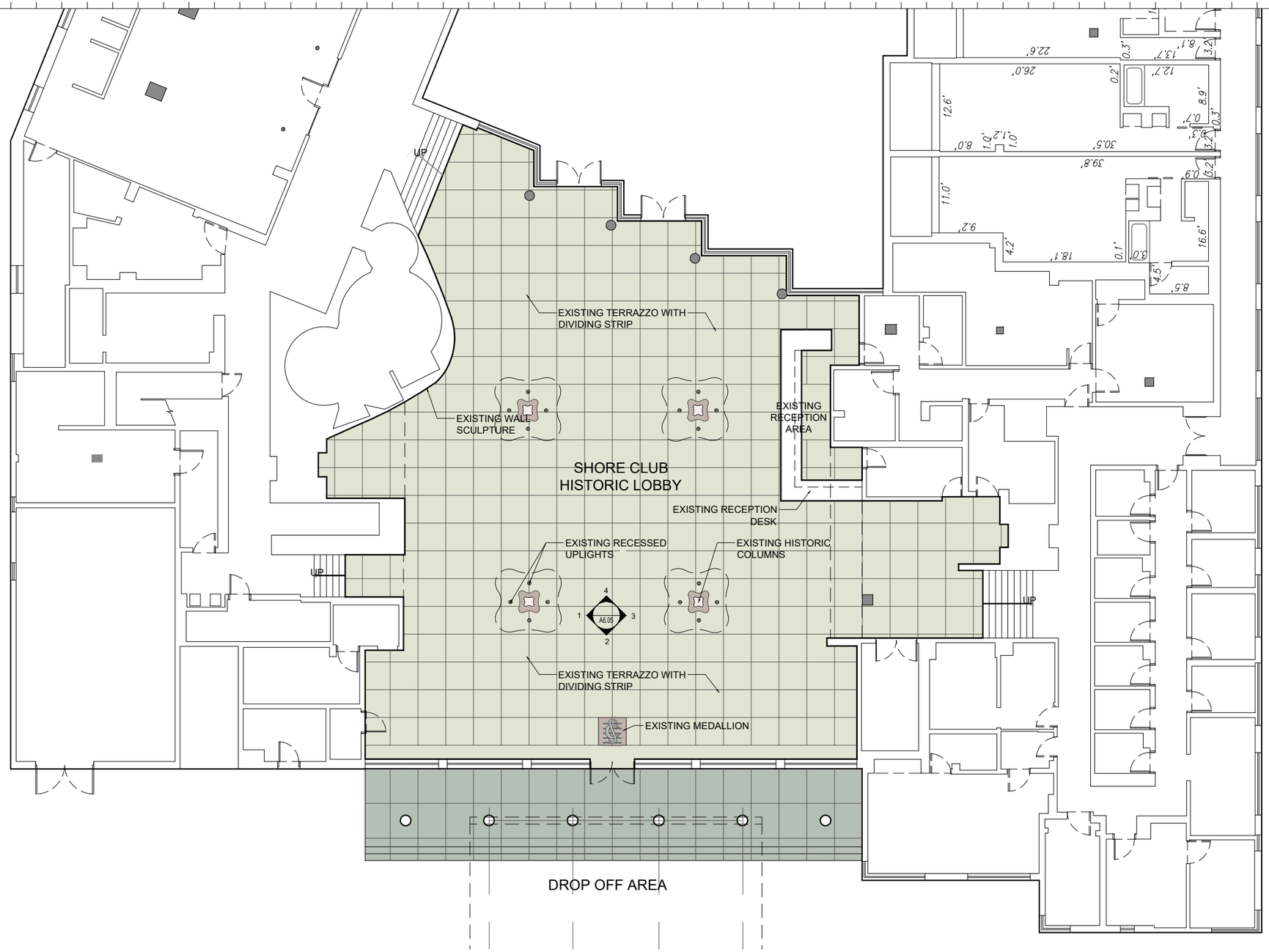
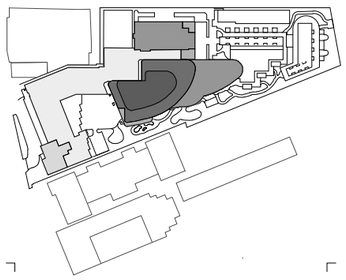
PROPOSED SECTIONS

Date	4-18-2021	Sheet No.	A5.02
Scale	1"=50'-0"		
Project	2104		



1 EXISTING SHORE CLUB LOBBY PLAN

SCALE: 1/16" = 1'-0"



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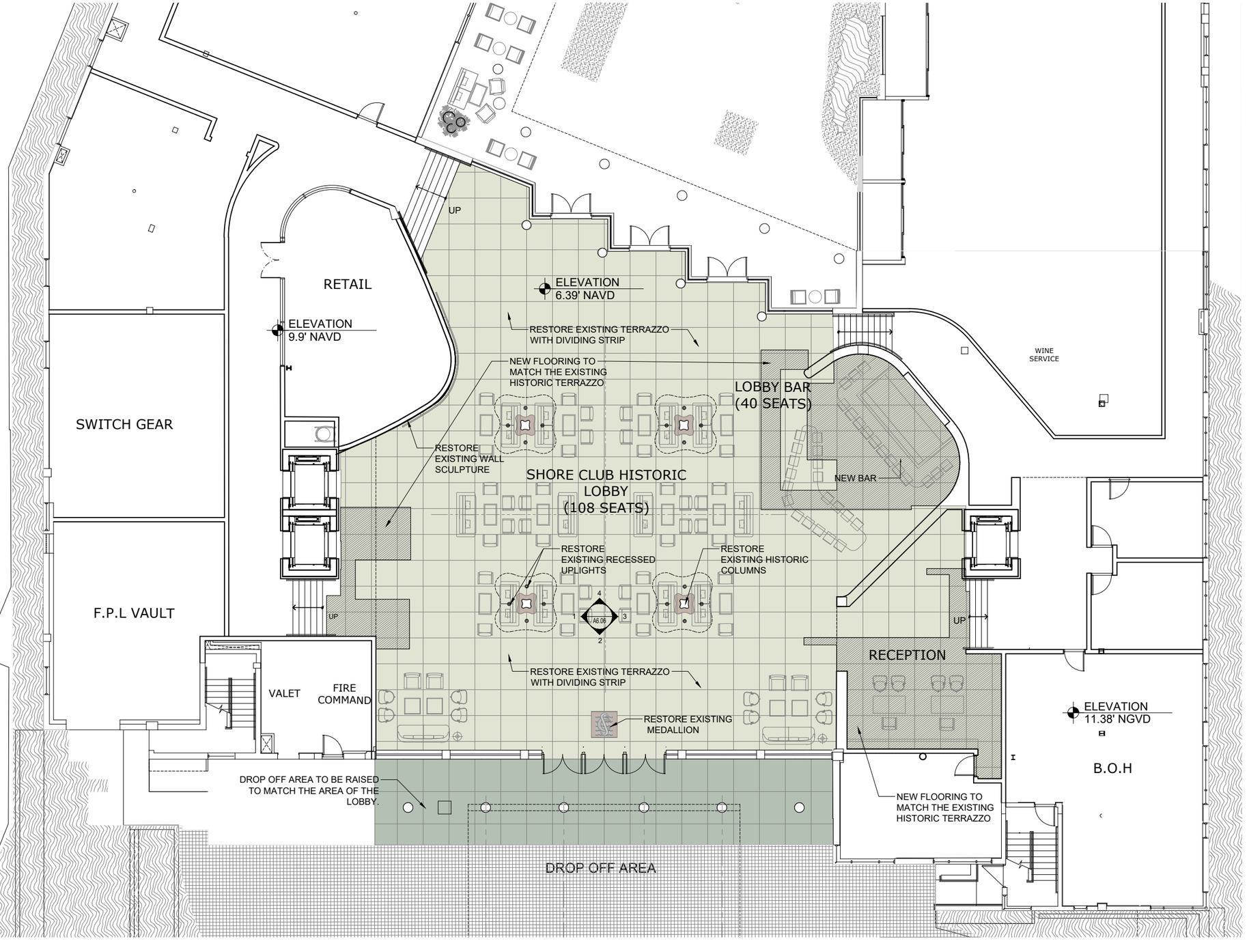
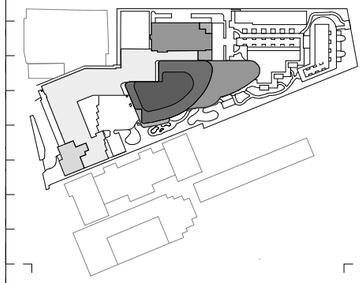
SHORECLUB HISTORIC LOBBY
EXISTING PLAN

Date	4-18-2021	Sheet No.	A6.00
Scale	1/16"=1'-0"		
Project	2104		



1 PROPOSED SHORE CLUB LOBBY PLAN

SCALE: 1/16" = 1'-0"



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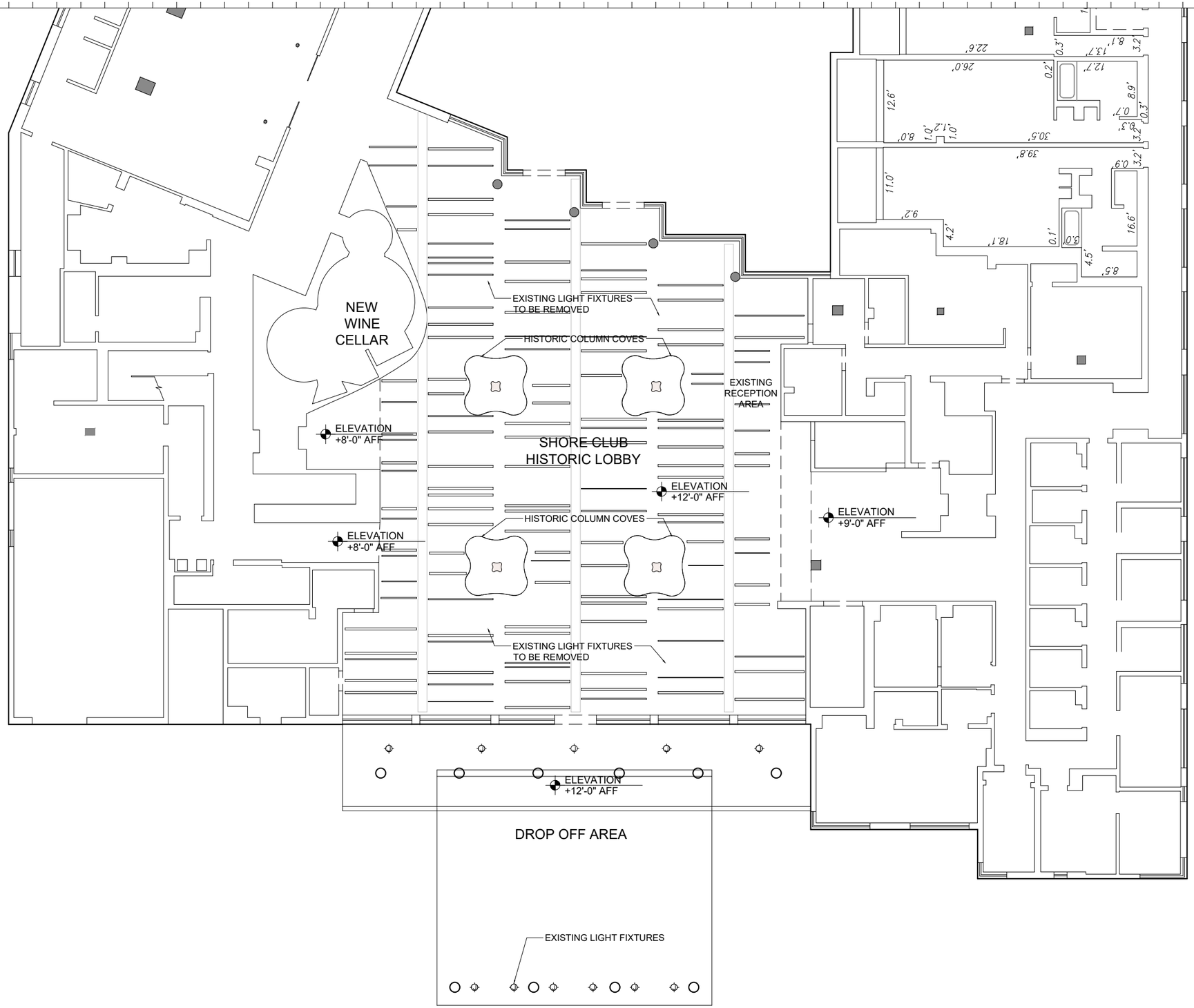
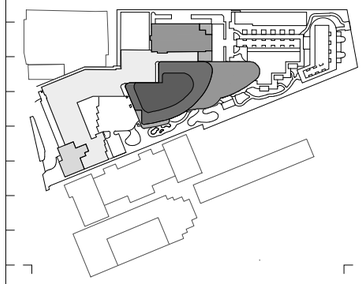
SHORECLUB HISTORIC LOBBY
PROPOSED PLAN

Date	4-18-2021	Sheet No.	A6.01
Scale	1/16"=1'-0"		
Project	2104		



1 EXISTING SHORE CLUB LOBBY RCP

SCALE: 1/16" = 1'-0"



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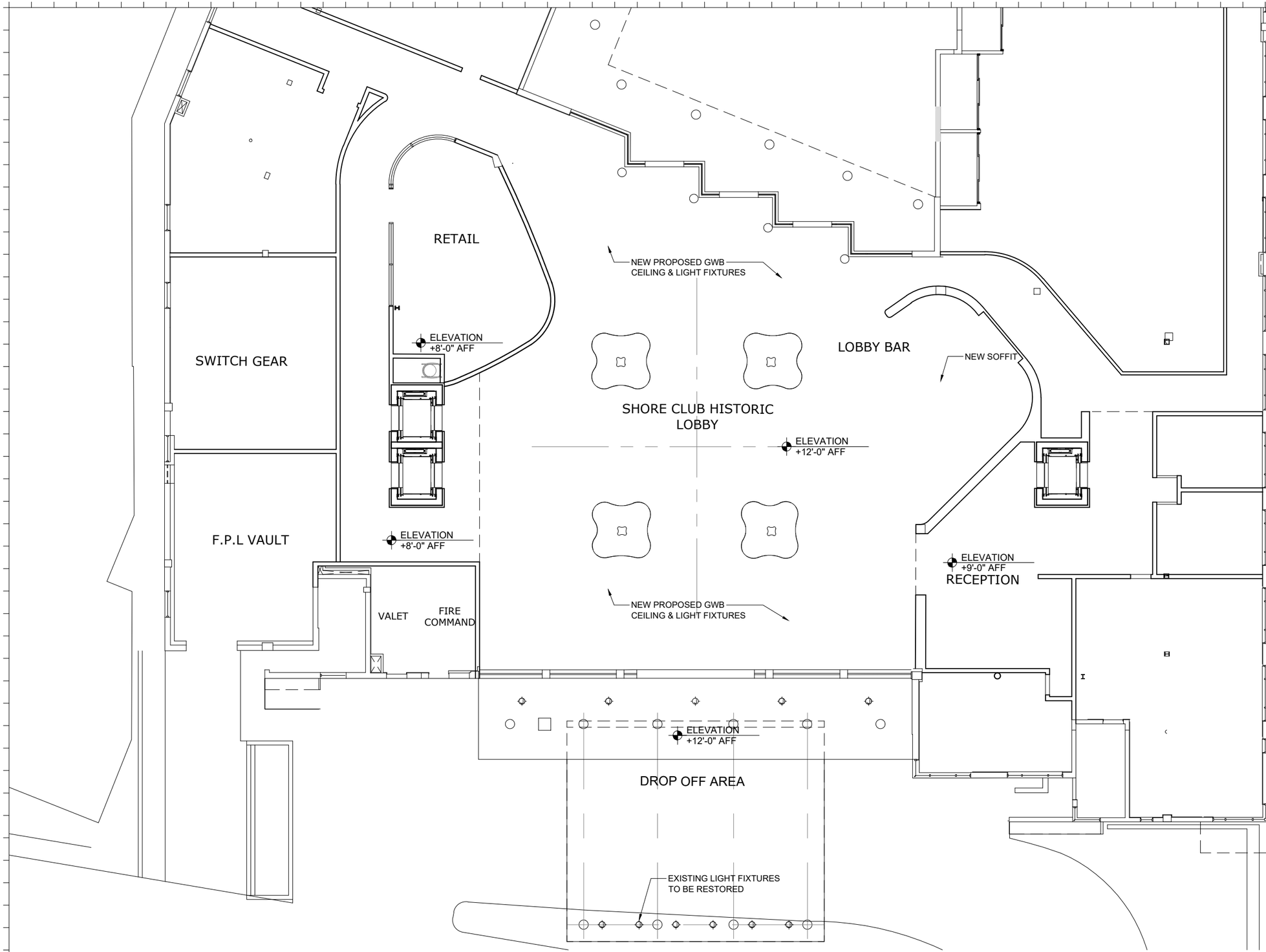
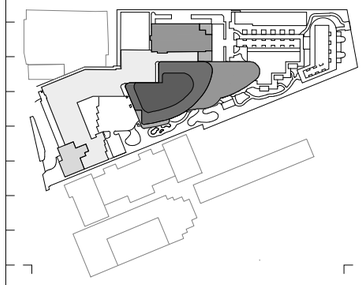
SHORECLUB HISTORIC LOBBY
EXISTING RCP

Date	4-18-2021	Sheet No.
Scale	1/16"=1'-0"	A6.02
Project	2104	



1 PROPOSED SHORE CLUB LOBBY RCP

SCALE: 1/16" = 1'-0"



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SHORECLUB HISTORIC LOBBY
PROPOSED RCP

Date	4-18-2021	Sheet No.	A6.03
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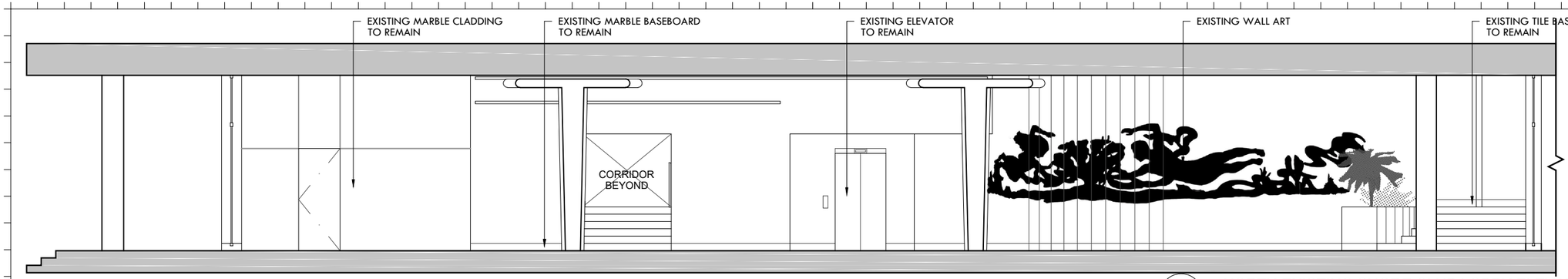
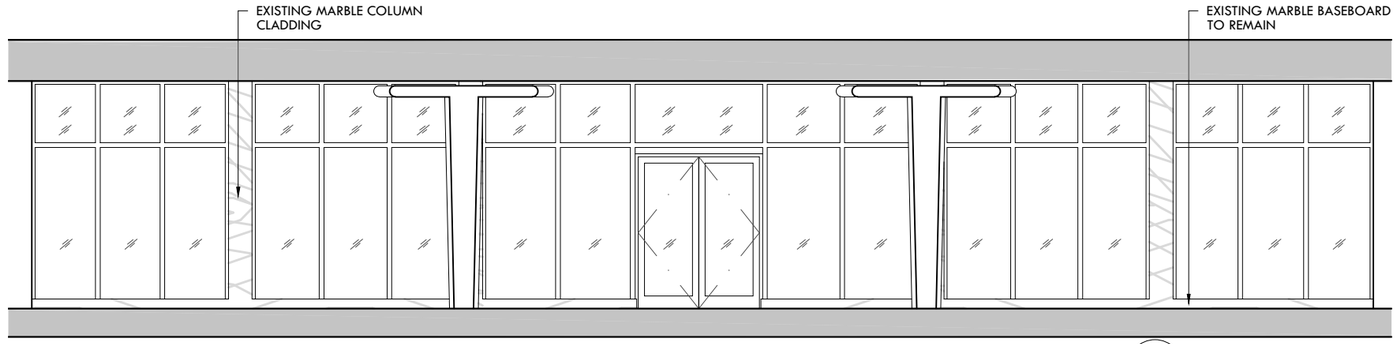
Project	2104		



1 NORTH EXISTING SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



2 WEST EXISTING SHORE CLUB LOBBY ELEVATIONS
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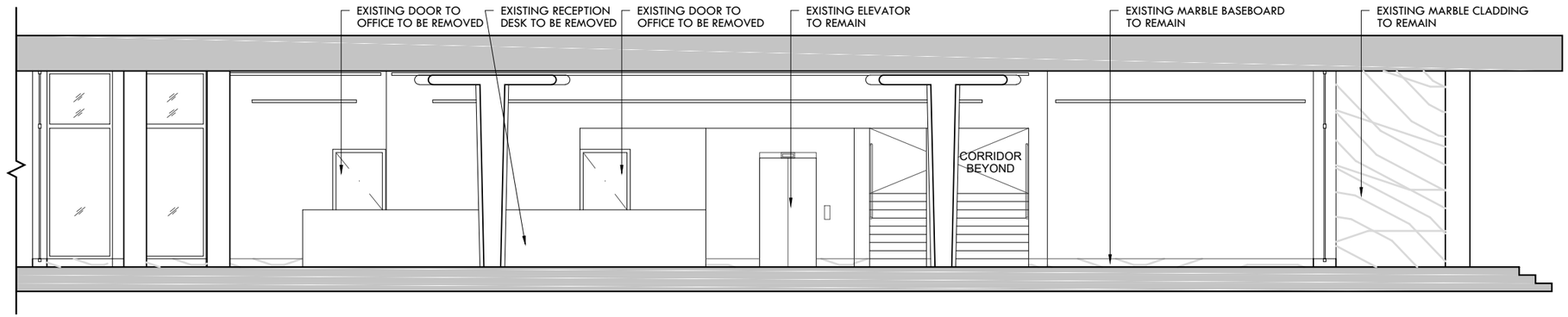
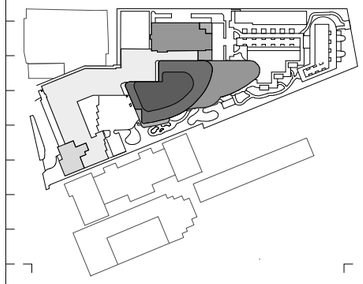


3 SOUTH EXISTING SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"

4 EAST EXISTING SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



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Lic. # AR0012578

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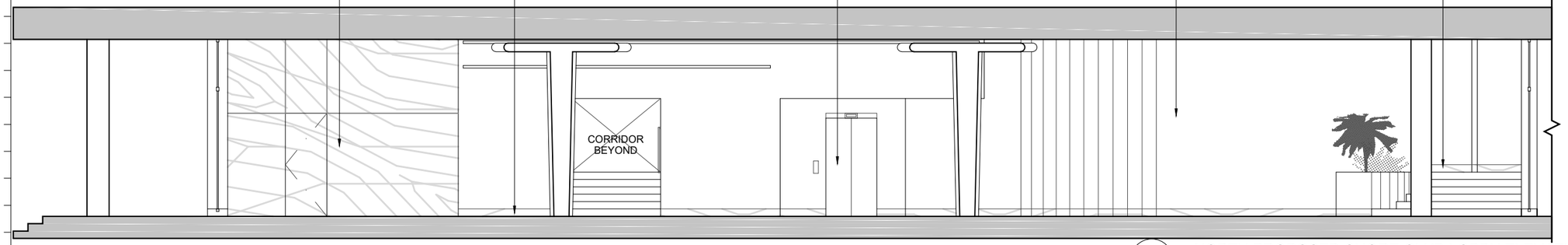
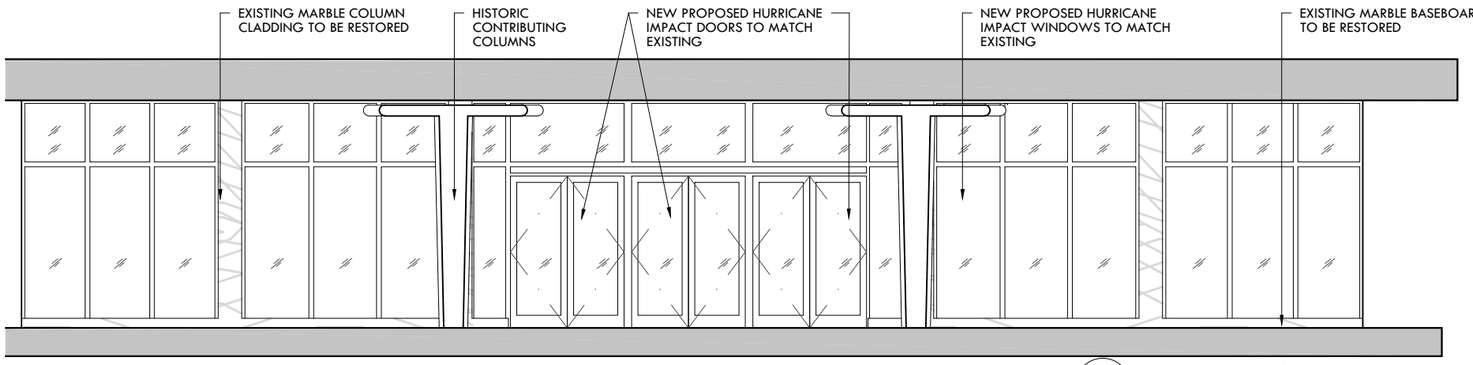
SHORECLUB HISTORIC LOBBY
EXISTING ELEVATION

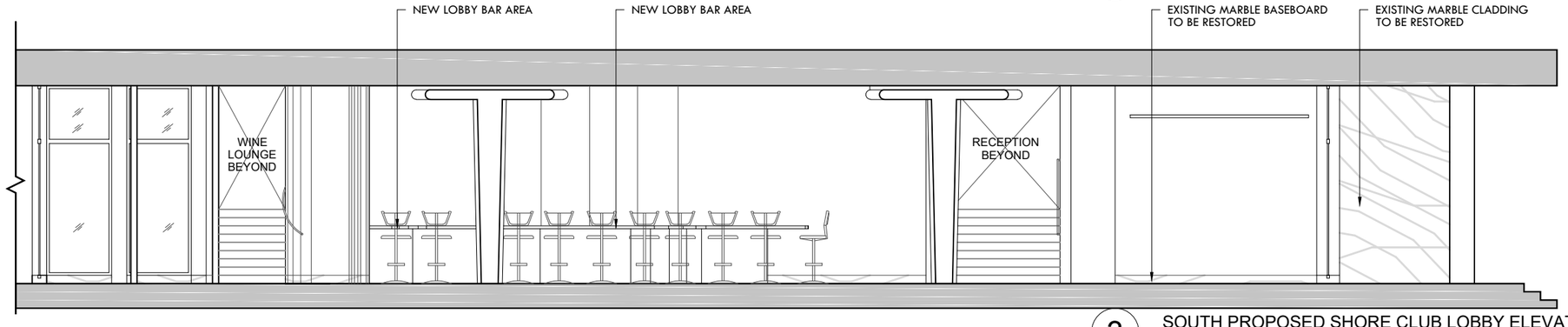
Date	4-18-2021	Sheet No.	A6.05
Scale	1/8"=1'-0"		
Project	2104		



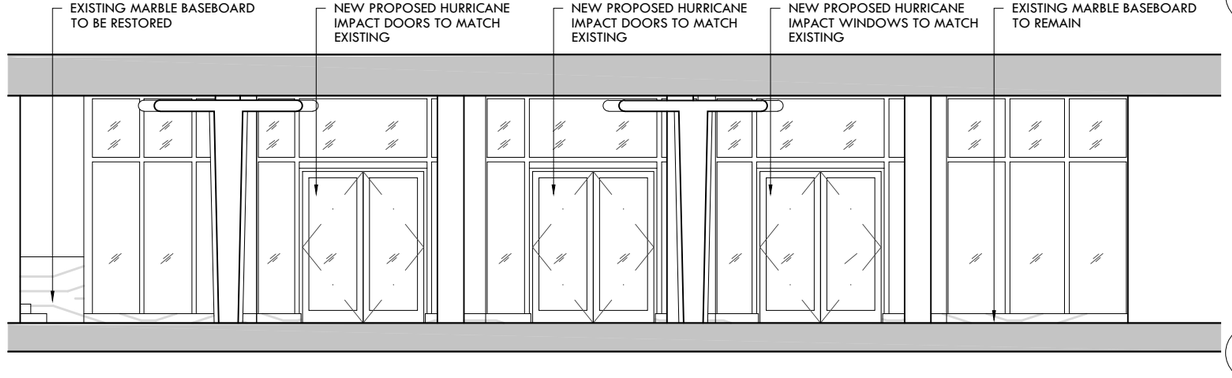
1 NORTH PROPOSED SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



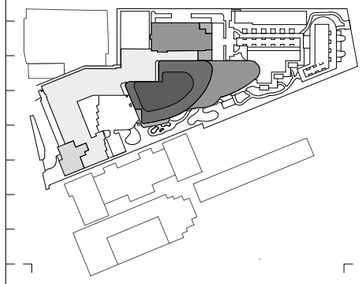
2 WEST PROPOSED SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



3 SOUTH PROPOSED SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



4 EAST PROPOSED SHORE CLUB LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



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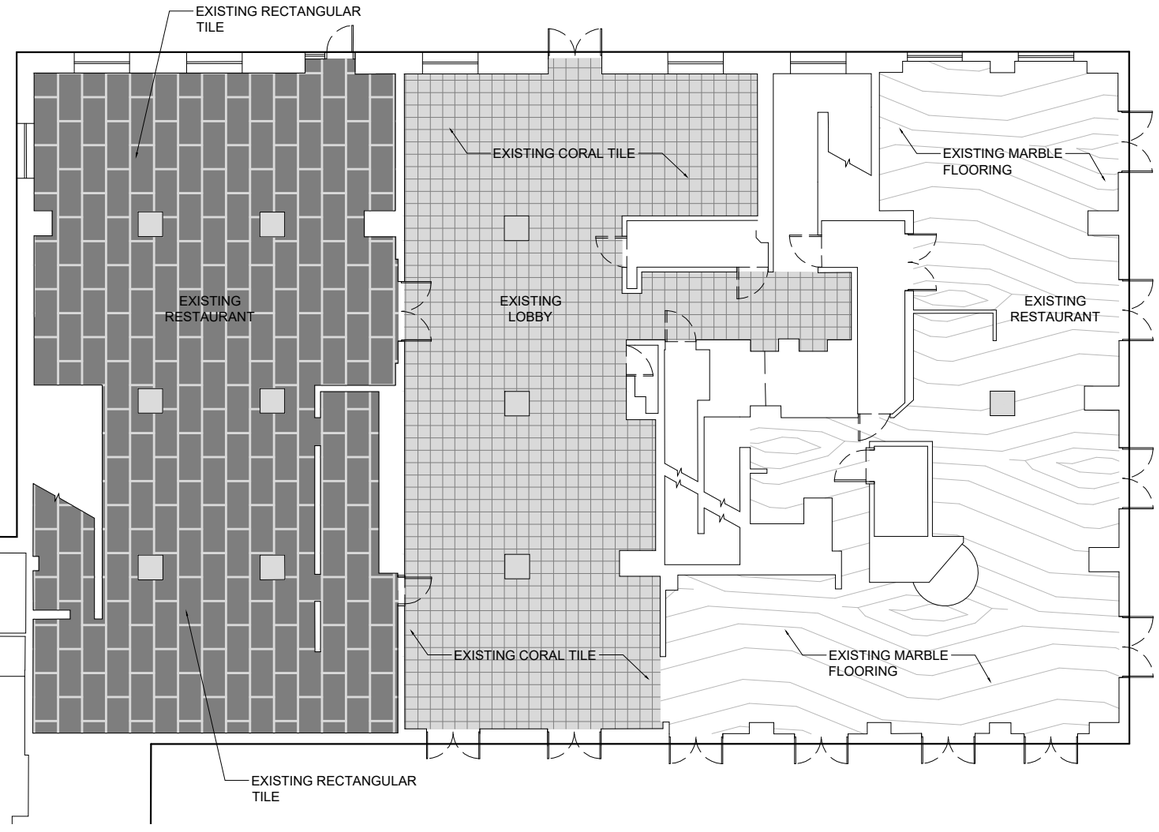
Date: 2022.04.18 15:49:35-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

SHORECLUB HISTORIC LOBBY
PROPOSED ELEVATION

Date	4-18-2021	Sheet No.	A6.06
Scale	1/8"=1'-0"		
Project	2104		

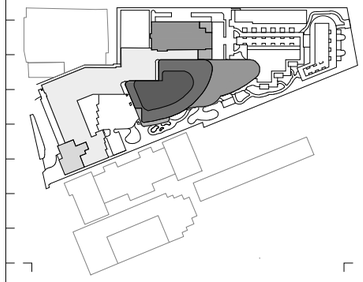


1 EXISTING CROMWELL LOBBY PLAN

SCALE: 1/16" = 1'-0"

NOTE:
ALL EXISTING FLOORING SEEMS TO BE ADDITIONS THROUGH THE YEARS. WILL NEED EXPLORATORY DEMOLITION TO DETERMINE IF HISTORIC FLOOR/ COLUMNS CAN BE RESTORED.

SEE LETTER ATTACHED BY HISTORIAN CONSULTANT.



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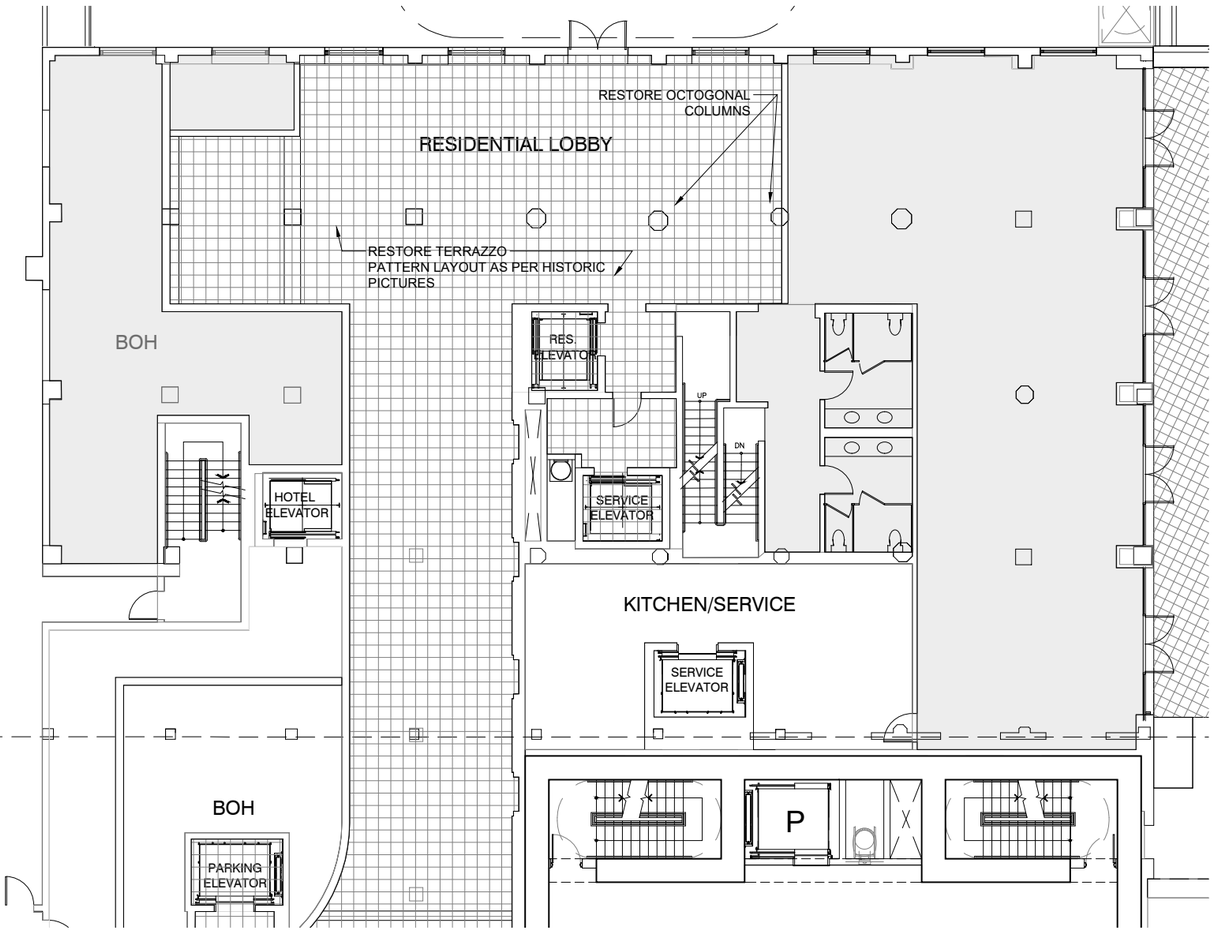
K O B I K A R P

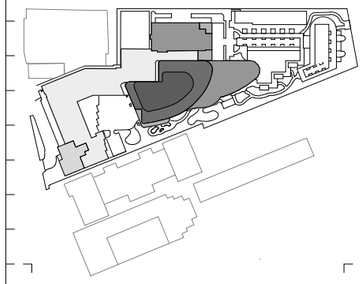
CROMWELL HISTORIC LOBBY
EXISTING PLAN

Date	4-18-2021	Sheet No.
Scale	1/16"=1'-0"	A6.10
Project	2104	



1 PROPOSED CROMWELL LOBBY PLAN

SCALE: 1/16" = 1'-0"



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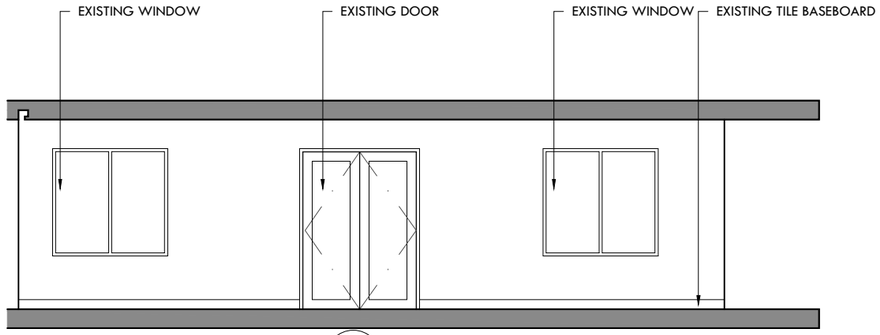
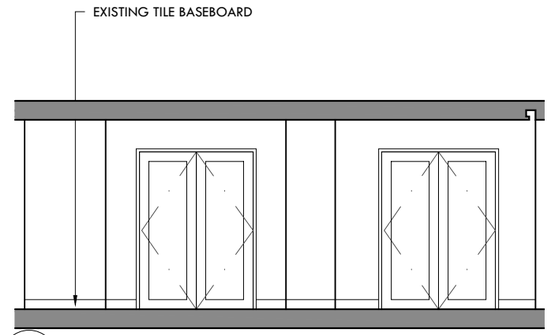
K O B I K A R P

CROMWELL HISTORIC LOBBY
PROPOSED PLAN

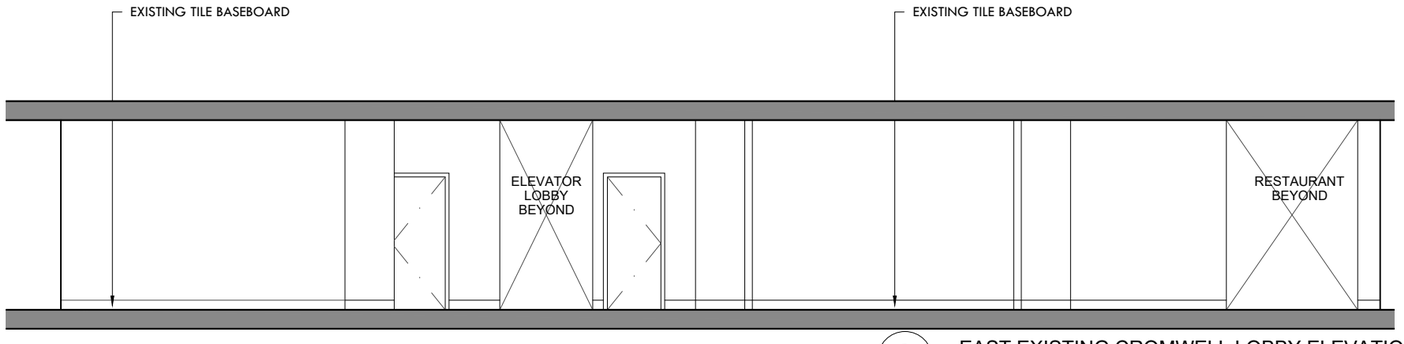
Date	4-18-2021	Sheet No.	A6.11
Scale	1/16"=1'-0"		
Project	2104		



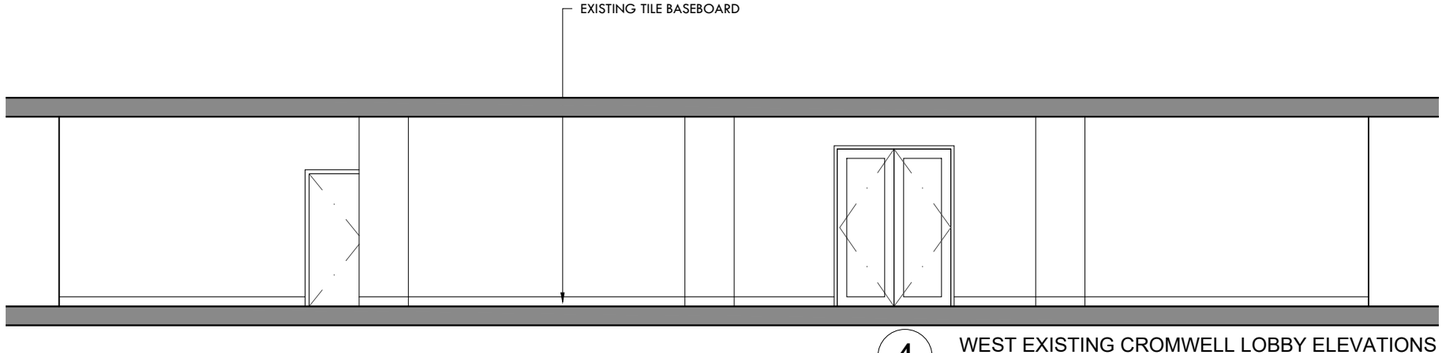
1 NORTH EXISTING CROMWELL LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



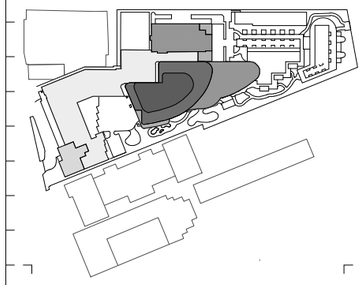
2 SOUTH EXISTING CROMWELL LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



3 EAST EXISTING CROMWELL LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



4 WEST EXISTING CROMWELL LOBBY ELEVATIONS
SCALE: 1/8" = 1'-0"



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Date: 2022.04.18 15:49:53-04

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Lic. # AR0012578

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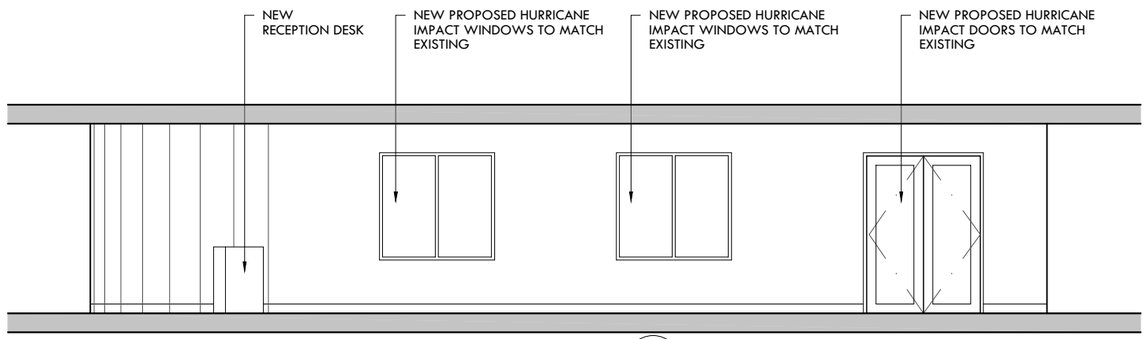
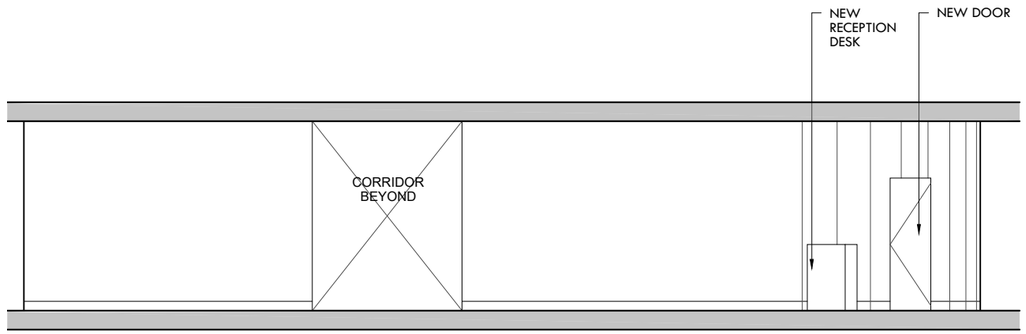
CROMWELL HISTORIC LOBBY
EXISTING ELEVATION

Date	4-18-2021	Sheet No.	A6.15
Scale	1/8"=1'-0"		
Project	2104		



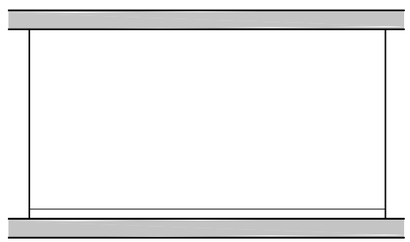
1 NORTH EXISTING CROMWELL LOBBY ELEVATIONS

SCALE: 1/8" = 1'-0"



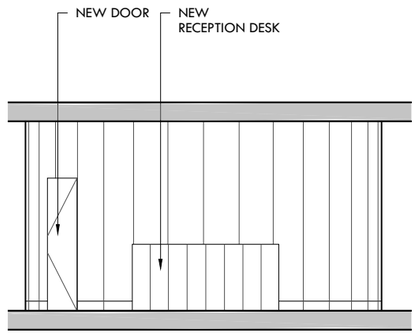
2 SOUTH EXISTING CROMWELL LOBBY ELEVATIONS

SCALE: 1/8" = 1'-0"



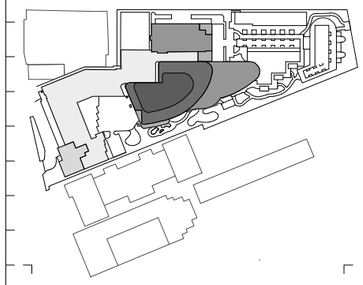
3 EAST EXISTING CROMWELL LOBBY ELEVATIONS

SCALE: 1/8" = 1'-0"



4 WEST EXISTING CROMWELL LOBBY ELEVATIONS

SCALE: 1/8" = 1'-0"



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Date: 2022.04.18 15:49:59-04

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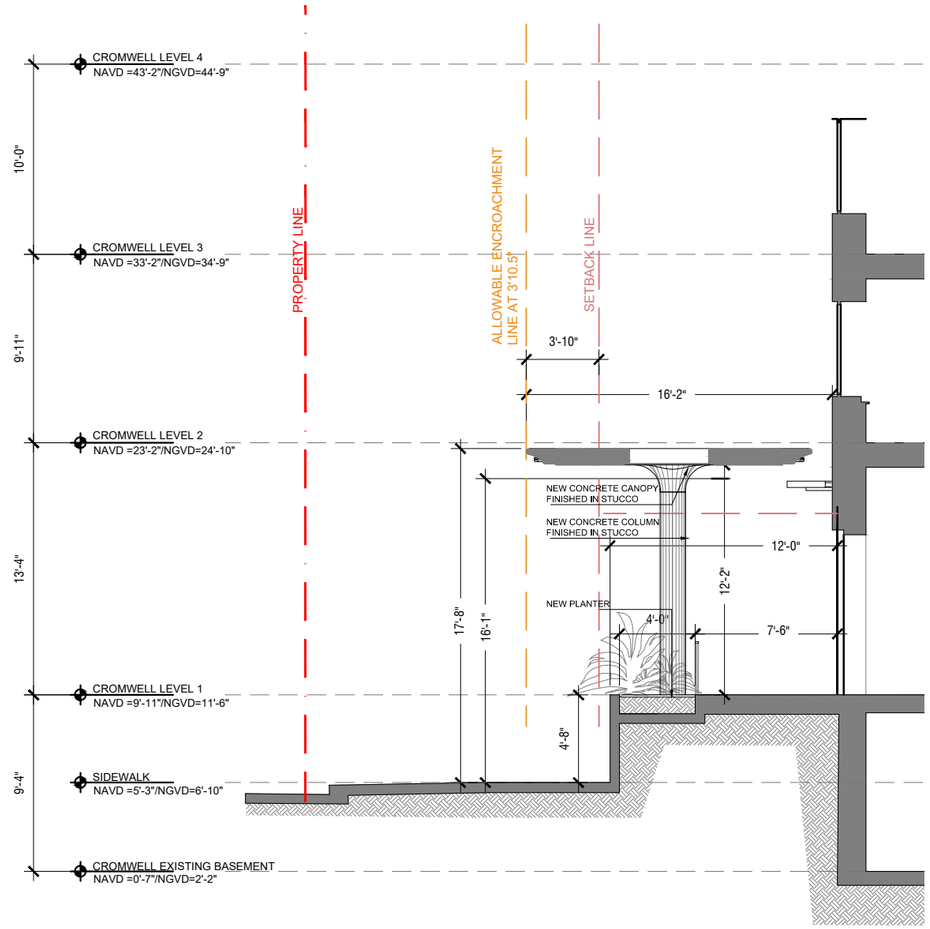
Lic. # AR0012578

KOBI KARP

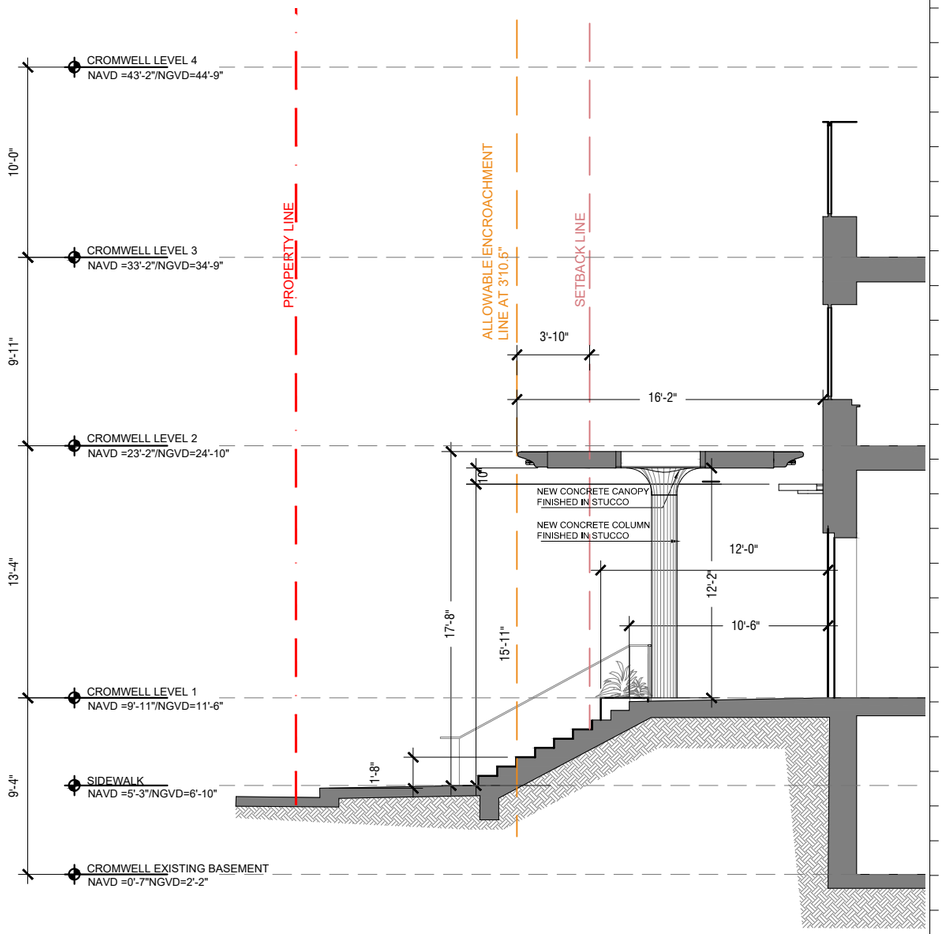
CROMWELL HISTORIC LOBBY
EXISTING ELEVATION

Date	4-18-2021	Sheet No.	A6.16
Scale	1/8"=1'-0"		
Project	2104		



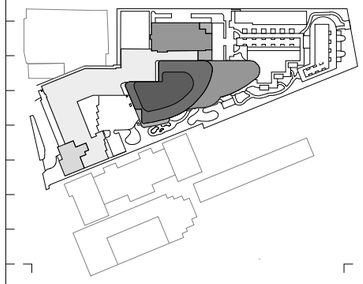
1 CROMWELL SECTION CANOPY DETAIL

SCALE: 1/8" = 1'-0"



2 CROMWELL SECTION CANOPY DETAIL

SCALE: 1/8" = 1'-0"



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Date: 2022.04.18 15:50:07-04

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Lic. # AR0012578

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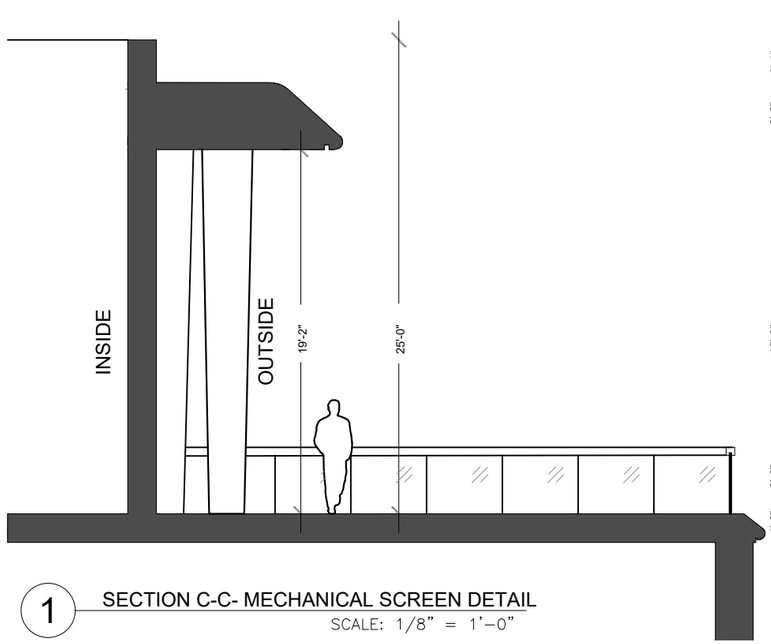
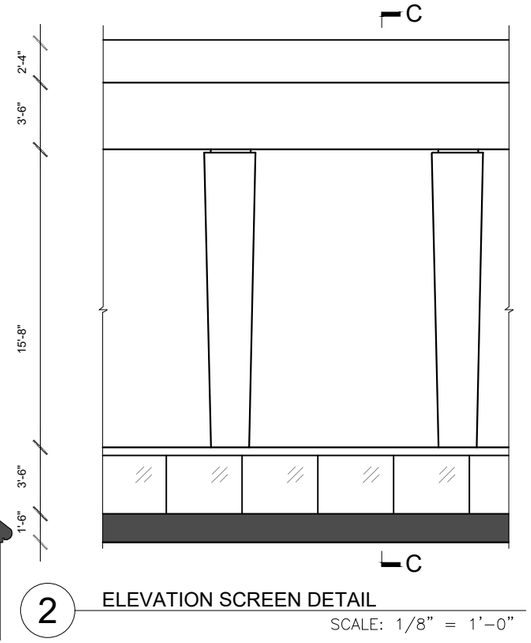
CROMWELL CANOPY DETAIL

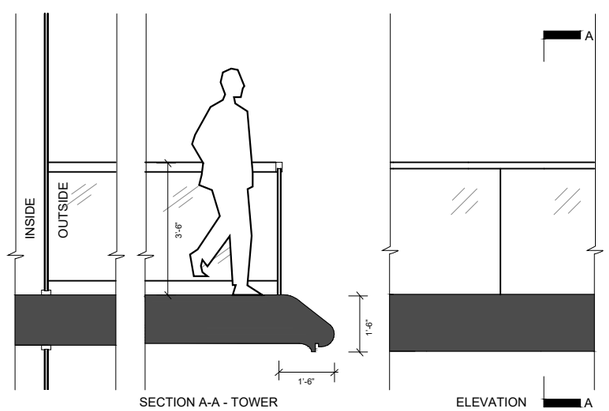
Date	4-18-2021	Sheet No.	A7.00.1
Scale	1"=50'-0"		
Project	2104		



1 SECTION C-C- MECHANICAL SCREEN DETAIL
SCALE: 1/8" = 1'-0"



2 ELEVATION SCREEN DETAIL
SCALE: 1/8" = 1'-0"



3 TOWER BALCONY DETAIL
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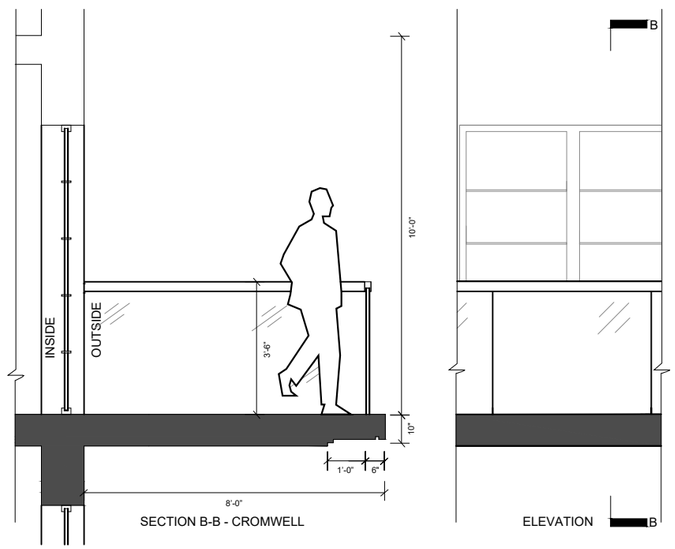
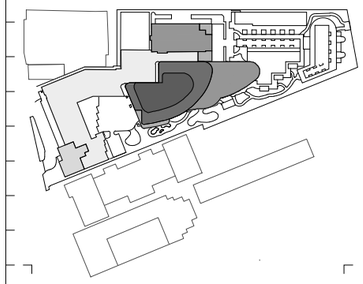


4 CROMWELL BALCONY DETAIL
SCALE: 1/4" = 1'-0"



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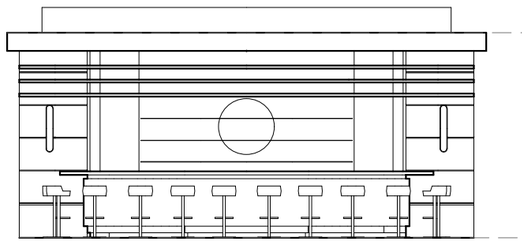
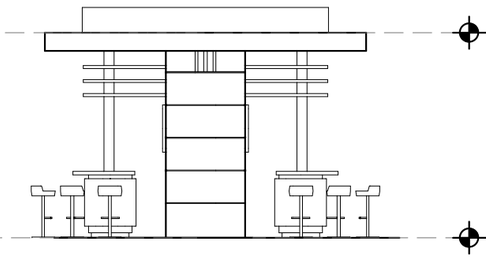
GENERAL DETAILS

Date	4-18-2021	Sheet No.	A7.01
Scale	1"=50'-0"		
Project	2104		



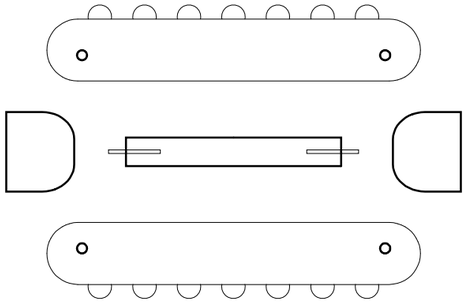
1 POOL BAR EAS / WEST ELEVATION

SCALE: 1/8" = 1'-0"



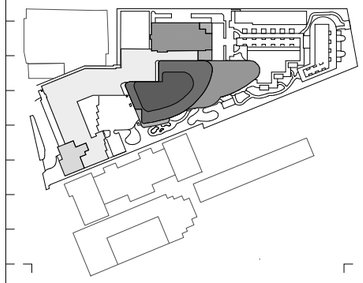
2 POOL BAR EAS / WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 POOL BAR PLAN

SCALE: 1/8" = 1'-0"



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Date: 2022.04.18 15:50:21-04

KOBI KARP
Lic. # AR0012578

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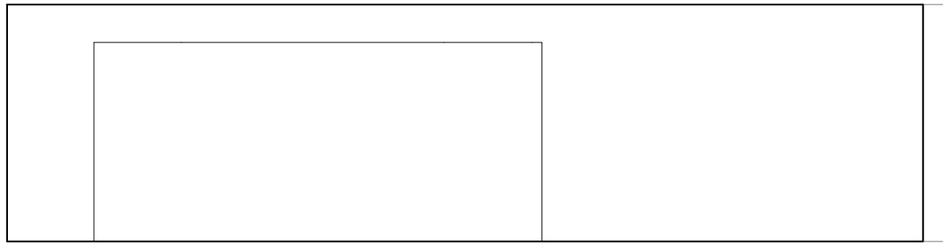
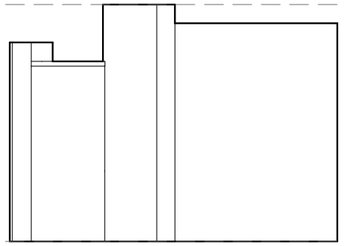
GENERAL DETAILS POOL BAR

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A7.02
Project	2104	



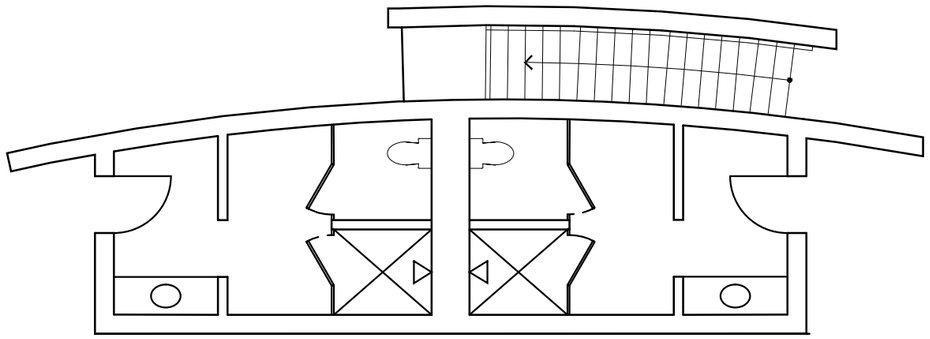
BATHROOM ROOF
GRADE +12'-6"



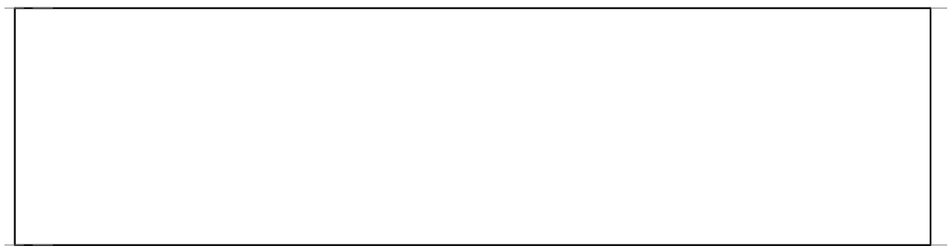
BATHROOM LEVEL 1
GRADE

1 POOL RESTROOMS FRONT ELEVATION
SCALE: 1/8" = 1'-0"

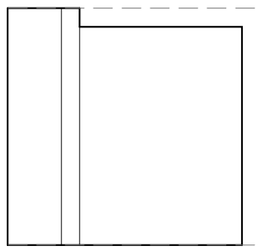
2 POOL RESTROOMS SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 POOL RESTROOMS FLOOR PLANS
SCALE: 1/8" = 1'-0"



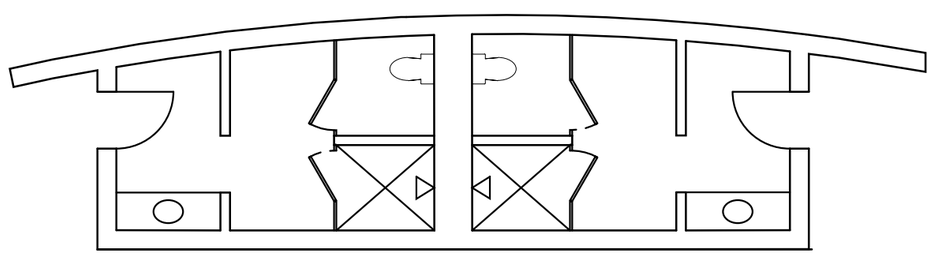
BATHROOM ROOF
GRADE +12'-6"



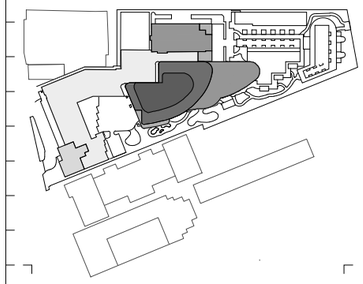
BATHROOM LEVEL 1
GRADE

4 POOL RESTROOMS FRONT ELEVATION
SCALE: 1/8" = 1'-0"

5 POOL RESTROOMS SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6 POOL RESTROOMS FLOOR PLANS
SCALE: 1/8" = 1'-0"



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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

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Date: 2022.04.18 15:50:27-04

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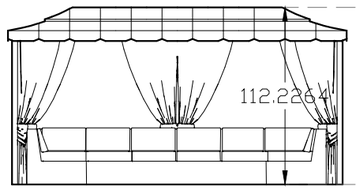
Lic. # AR0012578

K O B I
K A R P

GENERAL DETAILS POOL RESTROOMS

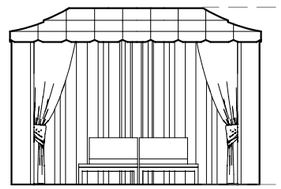
Date	4-18-2021	Sheet No.	A7.03
Scale	1"=50'-0"		
Project	2104		



CABANA ROOF
GRADE +9'-4"

CABANA LEVEL 1
GRADE

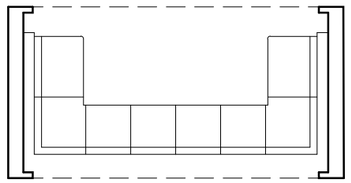
1 CABANA TYPE A ELEVATION.
SCALE: 1/8" = 1'-0"



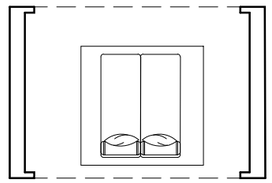
CABANA ROOF
GRADE +9'-4"

CABANA LEVEL 1
GRADE

2 CABANA TYPE B ELEVATION
SCALE: 1/8" = 1'-0"



3 CABANA TYPE A FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 CABANA TYPE B ELEVATION
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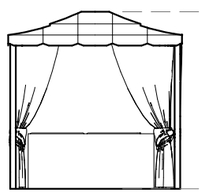
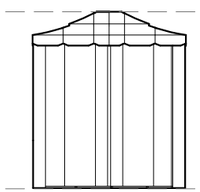


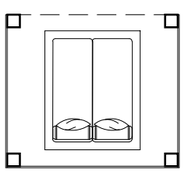
CABANA ROOF
GRADE +9'-4"

CABANA LEVEL 1
GRADE

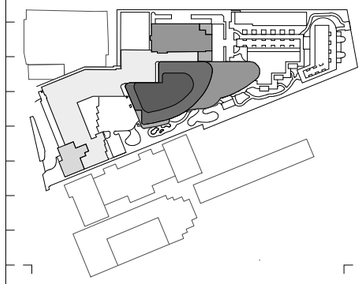
4 CABANA TYPE C FRONT ELEV.
SCALE: 1/8" = 1'-0"



5 CABANA TYPE C REAR
SCALE: 1/8" = 1'-0"



6 CABANA TYPE C FLOOR PLAN
SCALE: 1/8" = 1'-0"



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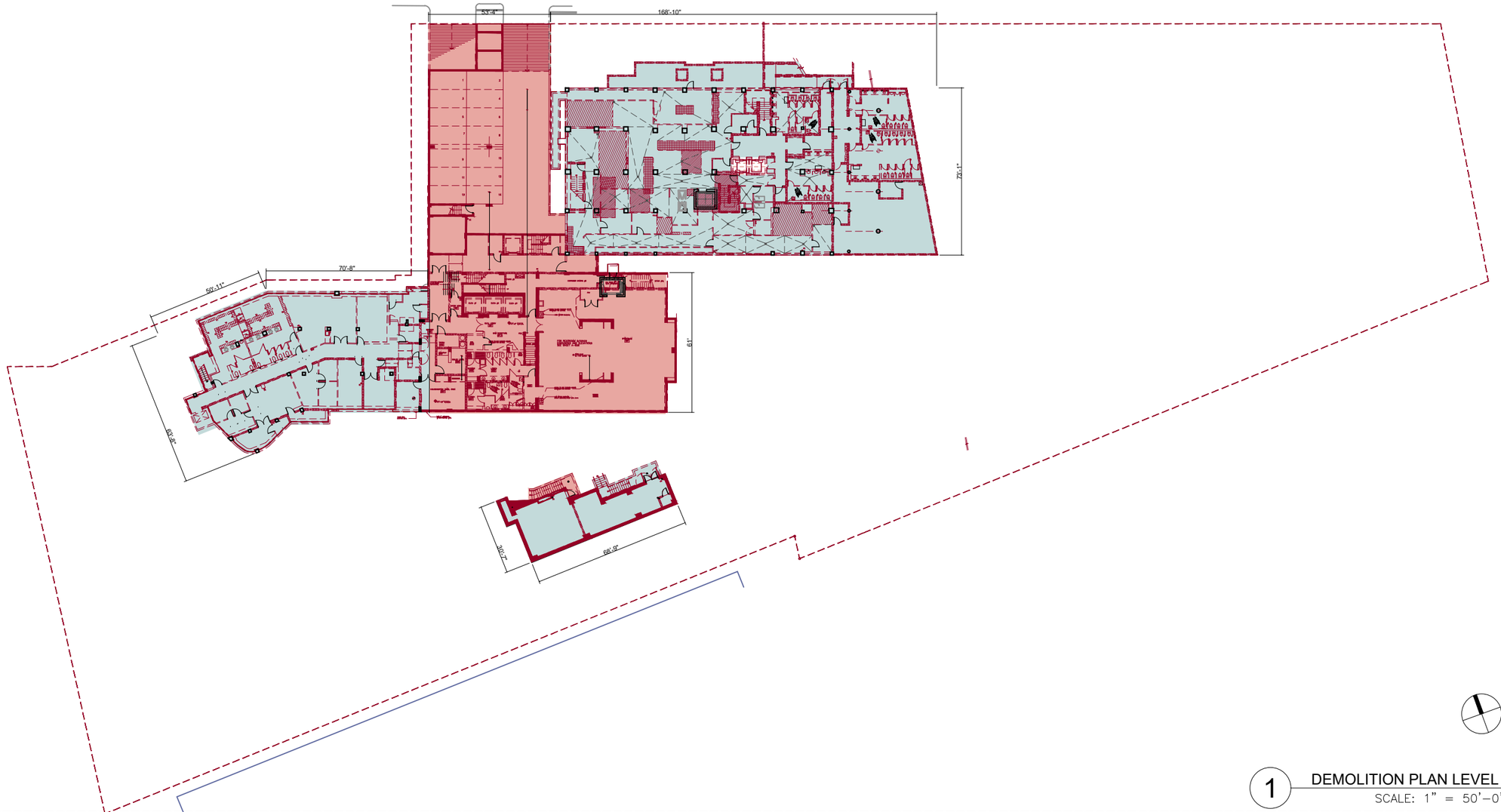
Date: 2022.04.18 15:50:33-04

KOBI KARP
Lic. # AR0012578

K O B I K A R P

GENERAL DETAILS
POOL CABANAS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A7.04
Project	2104	



1 DEMOLITION PLAN LEVEL 0
SCALE: 1" = 50'-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

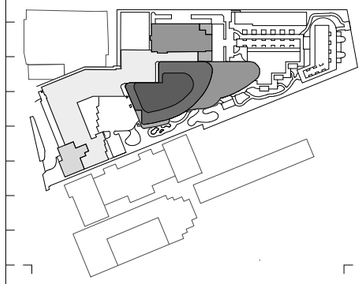
1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
4. EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
5. TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
6. EXISTING DOOR / WINDOW TO BE REMOVED
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO 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

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.



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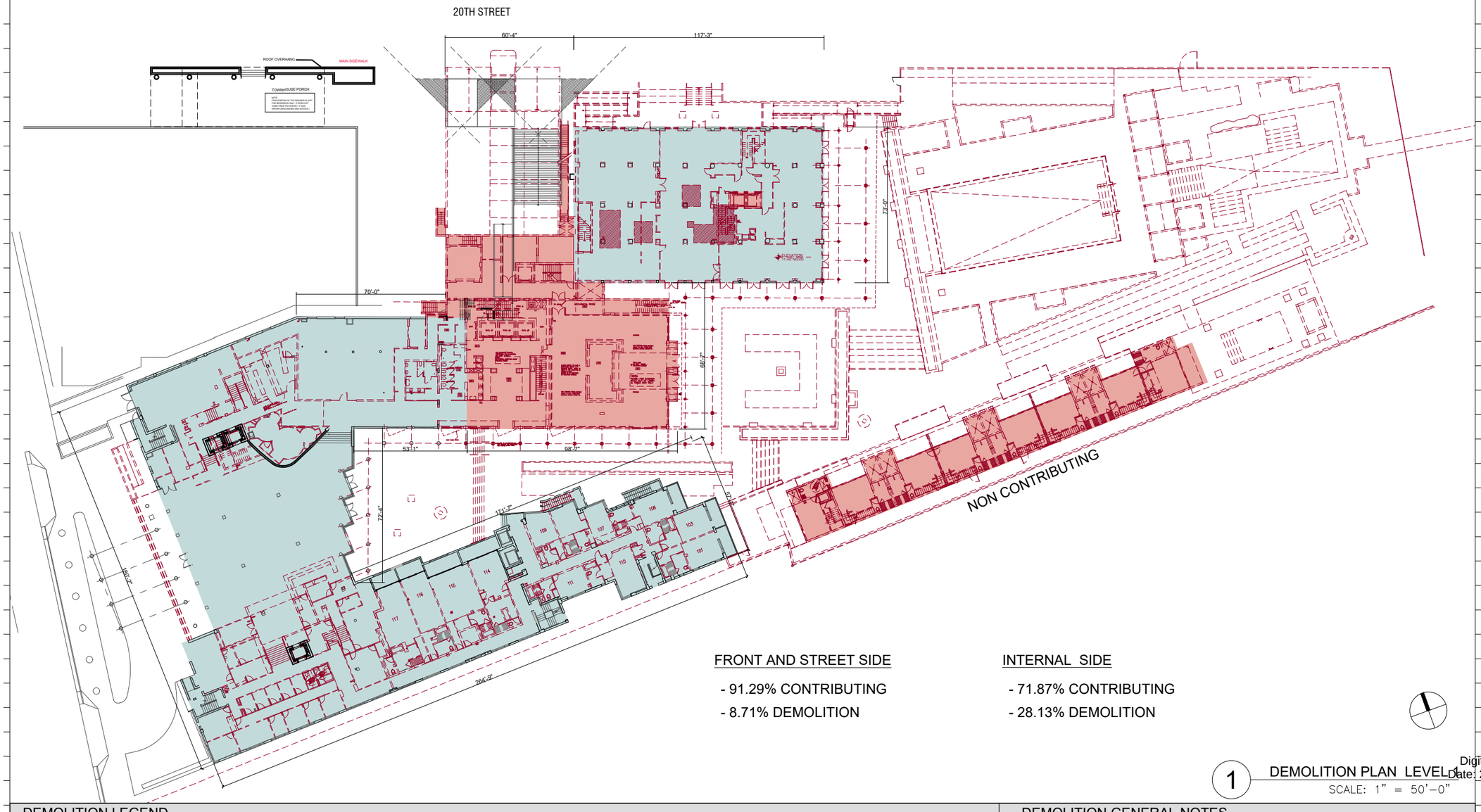
K O B I K A R P

DEMOLITION PLAN LEVEL 0

Date	4-18-2021	Sheet No.	D1.00
Scale	1"=50'-0"		
Project	2104		



FRONT AND STREET SIDE

- 91.29% CONTRIBUTING
- 8.71% DEMOLITION

INTERNAL SIDE

- 71.87% CONTRIBUTING
- 28.13% DEMOLITION

1 DEMOLITION PLAN LEVEL 1
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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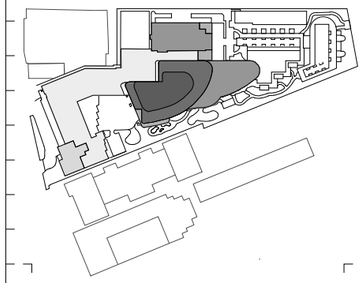

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Date: 2022.04.18 15:50:45-04

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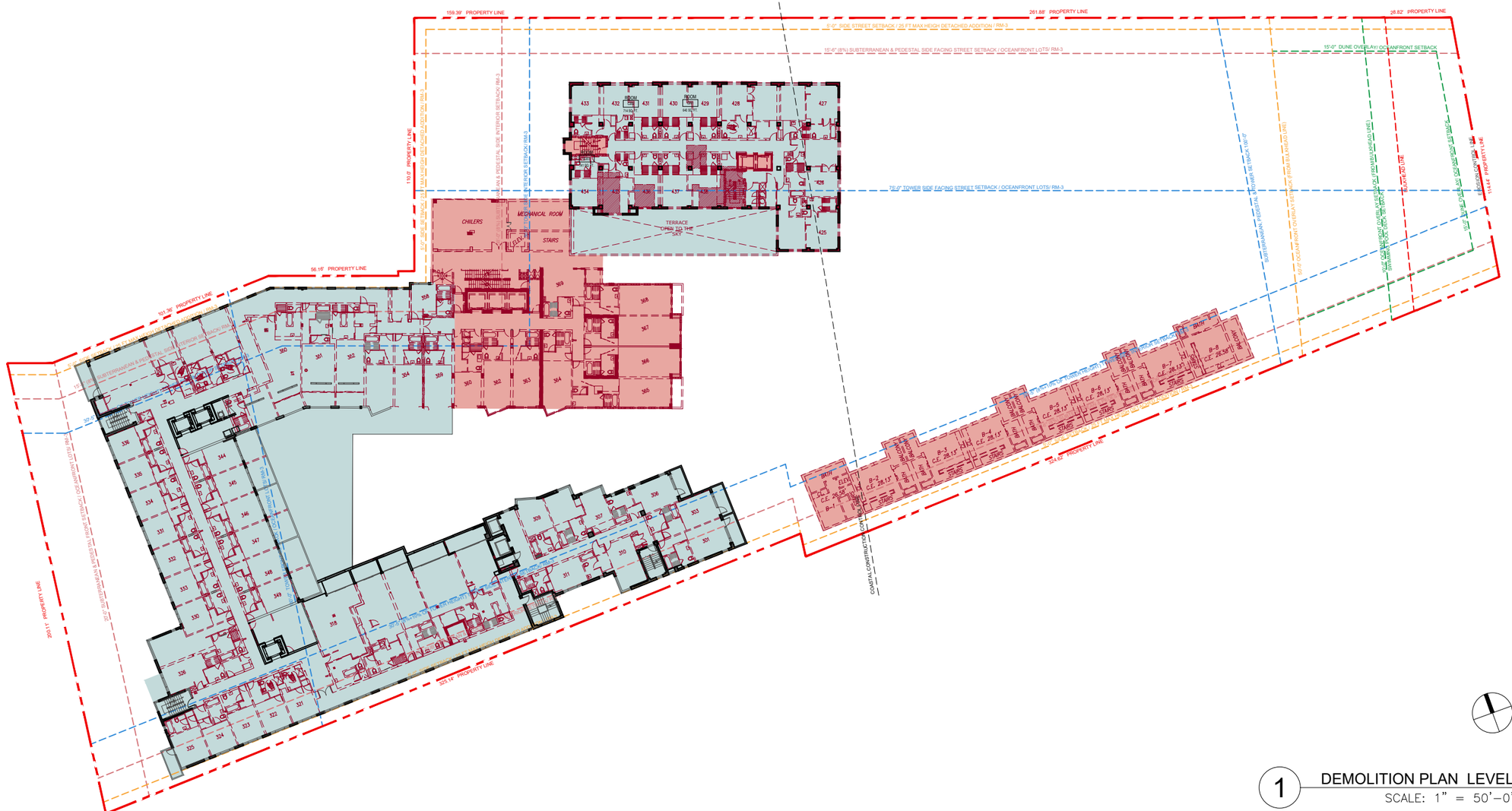
Lic. # AR0012578

K O B I K A R P

DEMOLITION PLAN LEVEL 1

Date	4-18-2021	Sheet No.	D1.01
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 2
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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

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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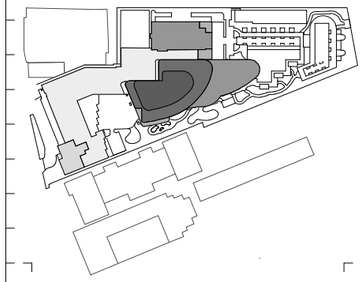

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Fax: +1(305) 573 3766

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KOBI KARP
ARCHITECT
INTERIOR DESIGNER

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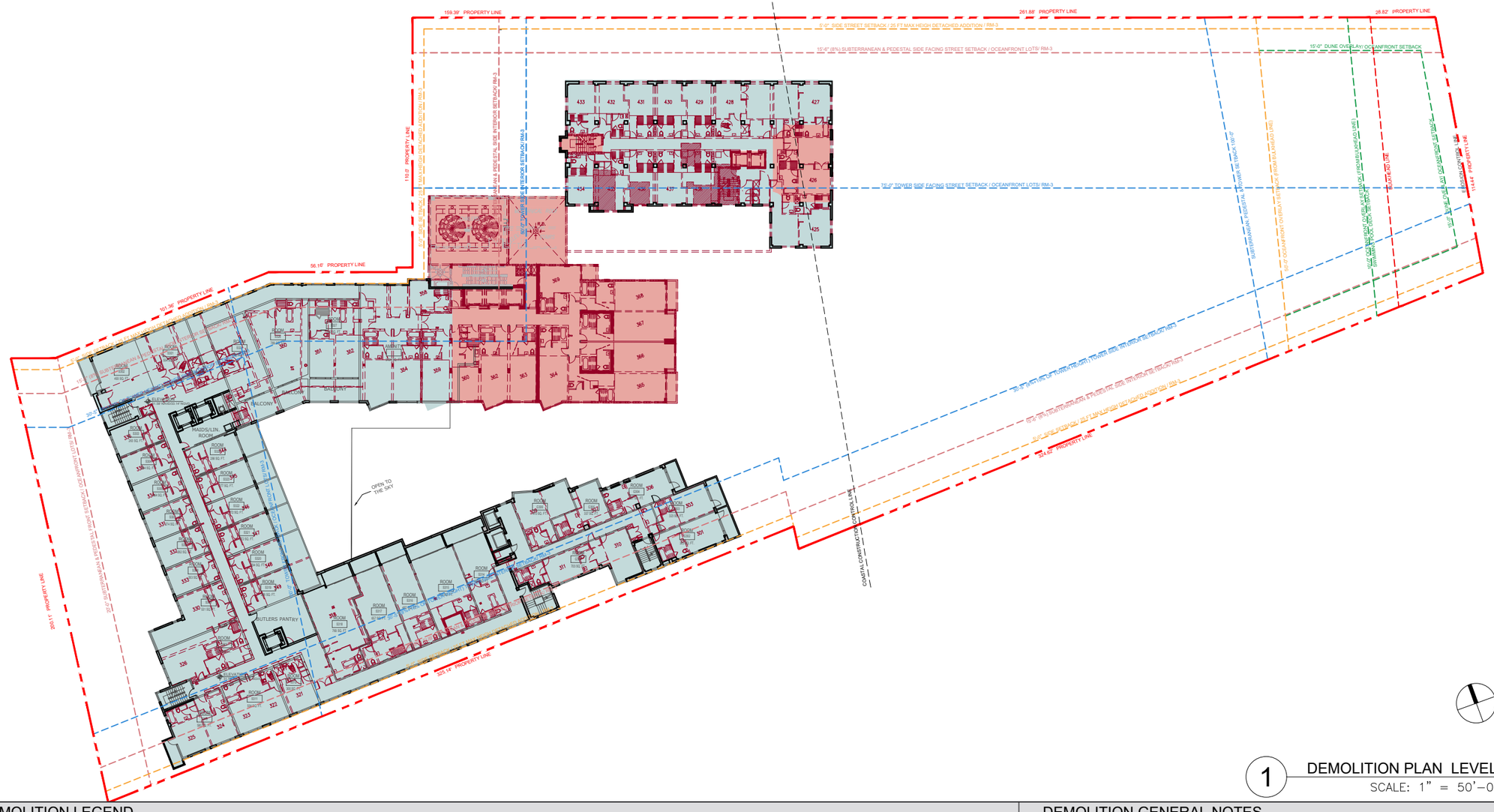
DEMOLITION PLAN LEVEL 2

Date	4-18-2021	Sheet No.	D1.02
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 3
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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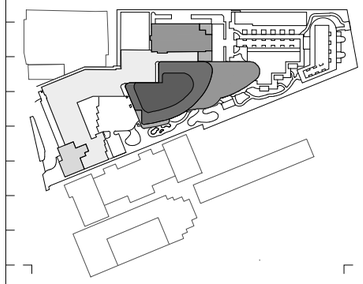

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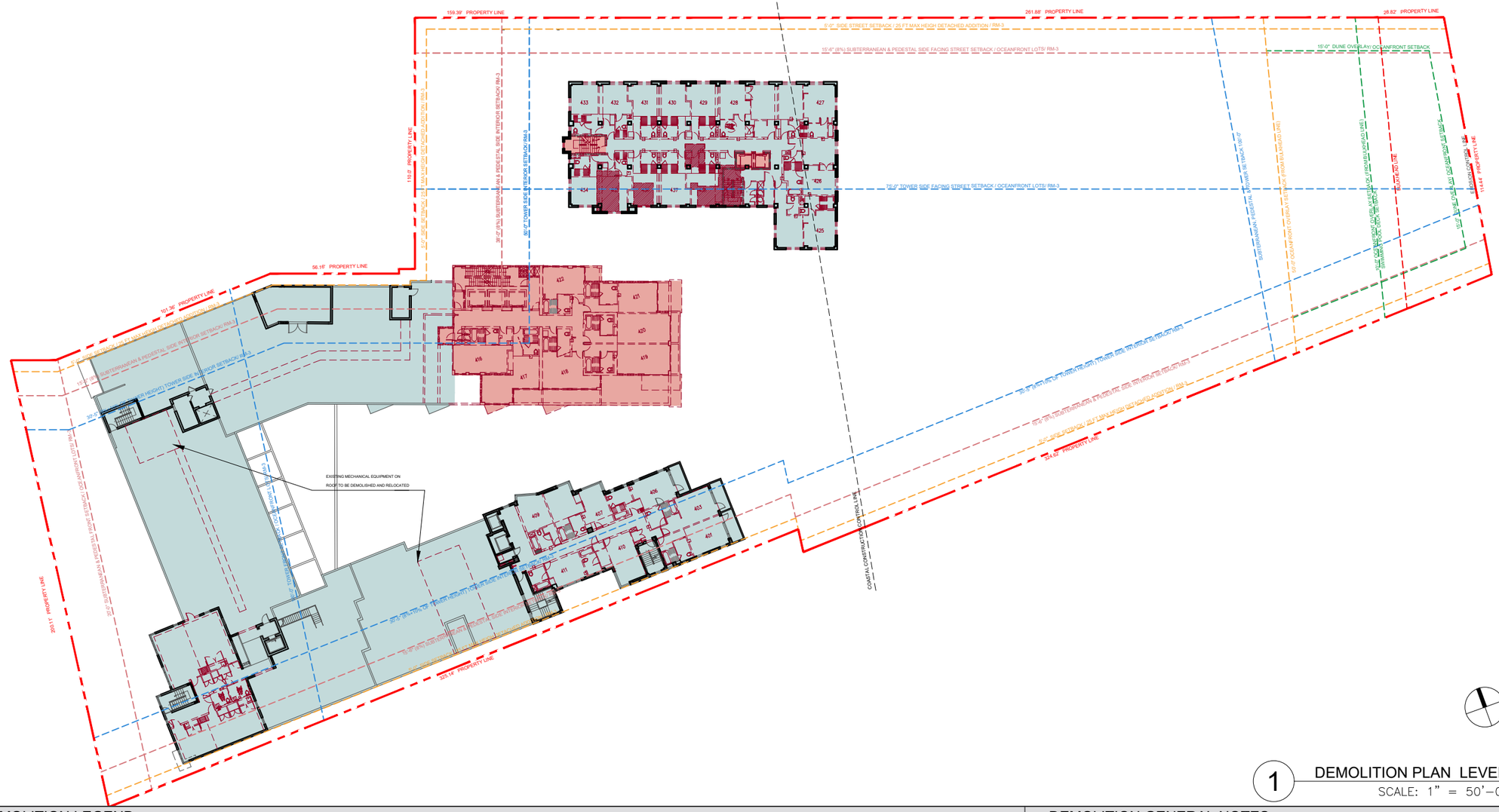
DEMOLITION PLAN LEVEL 3

Date	4-18-2021	Sheet No.	D1.03
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 4
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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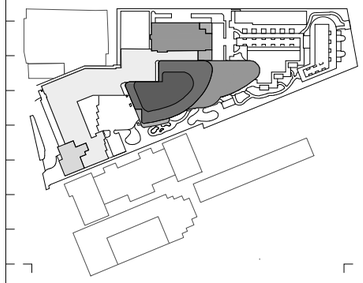

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DEMOLITION PLAN LEVEL 4

Date	4-18-2021	Sheet No.	D1.04
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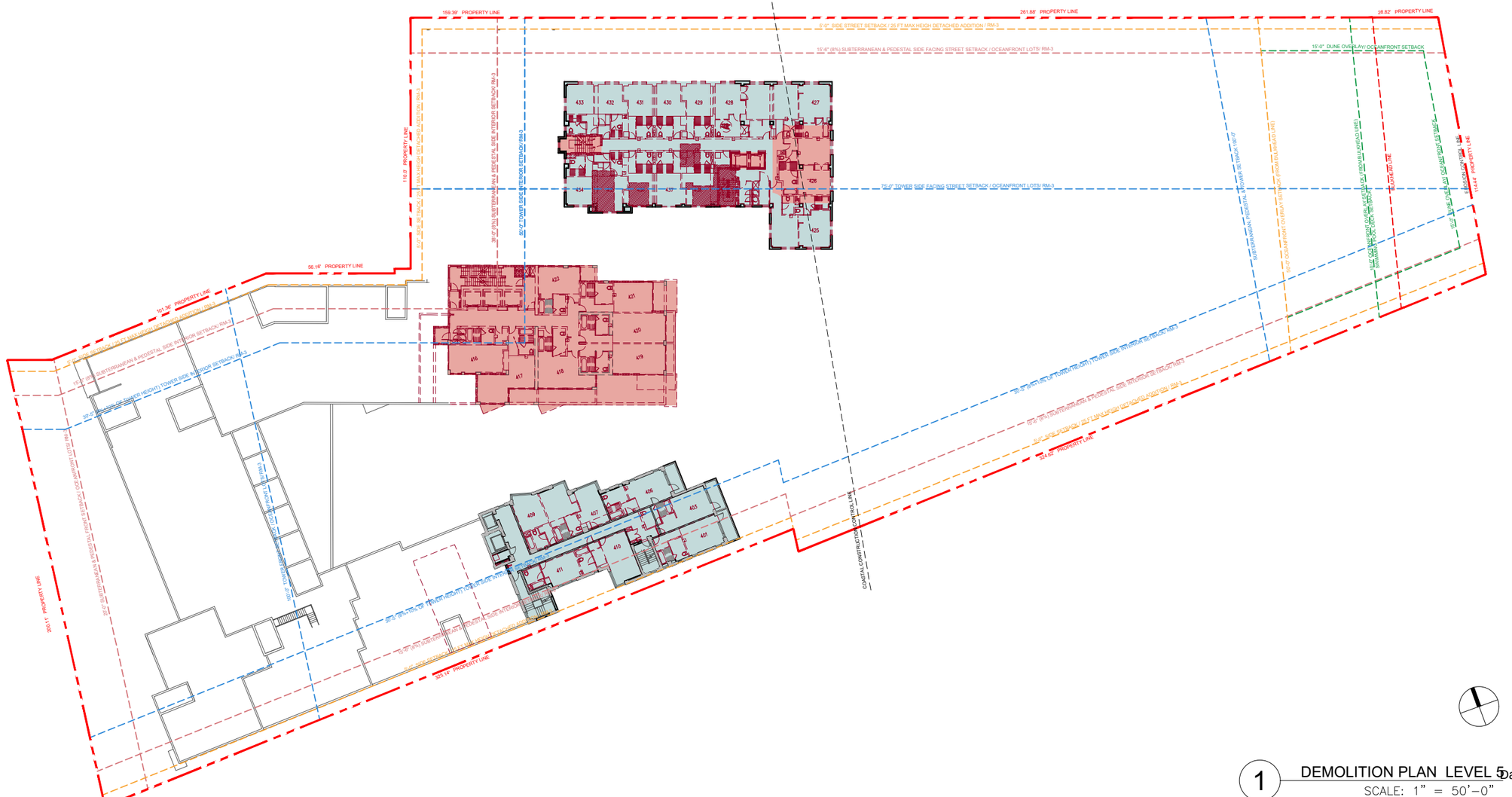
Project	2104		



1 DEMOLITION PLAN LEVEL 5
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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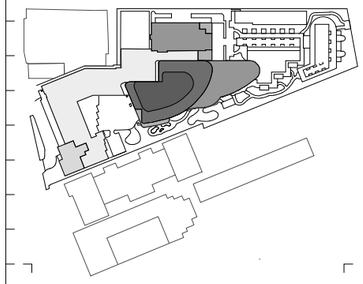

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AR0012578
REGISTERED ARCHITECT

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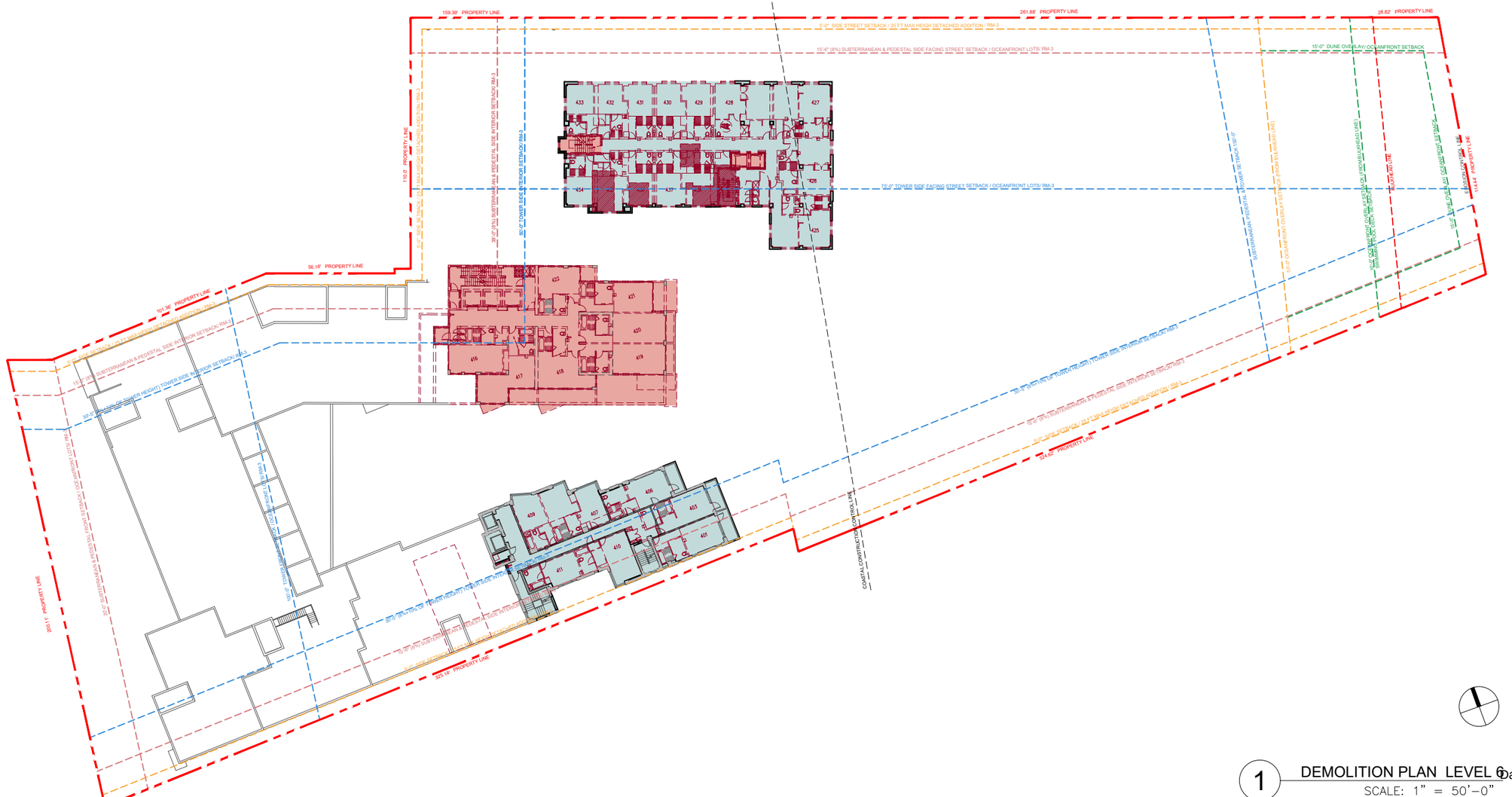
K O B I
K A R P

DEMOLITION PLAN LEVEL 5

Date	4-18-2021	Sheet No.	D1.05
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 6
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
4. EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
5. TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
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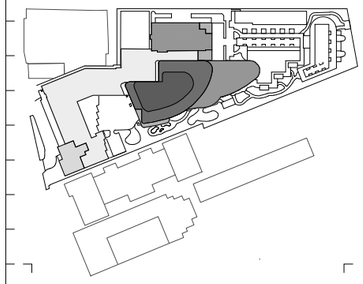

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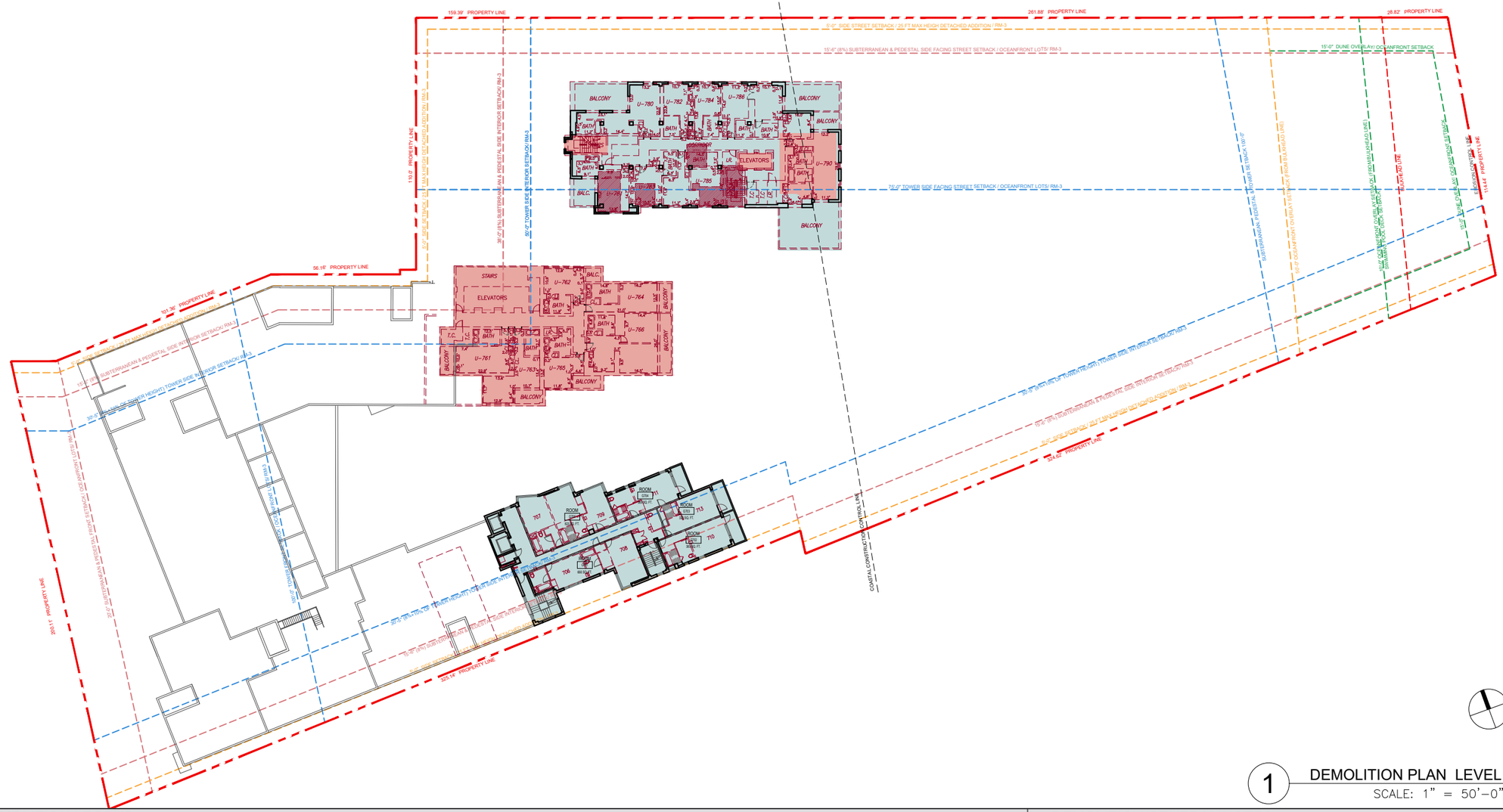
DEMOLITION PLAN LEVEL 6

Date	4-18-2021	Sheet No.	D1.06
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 7
SCALE: 1" = 50'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
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2. EXISTING DOOR / WINDOW TO BE REPLACED
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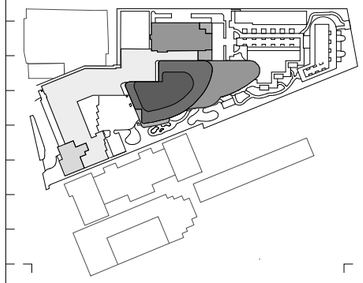

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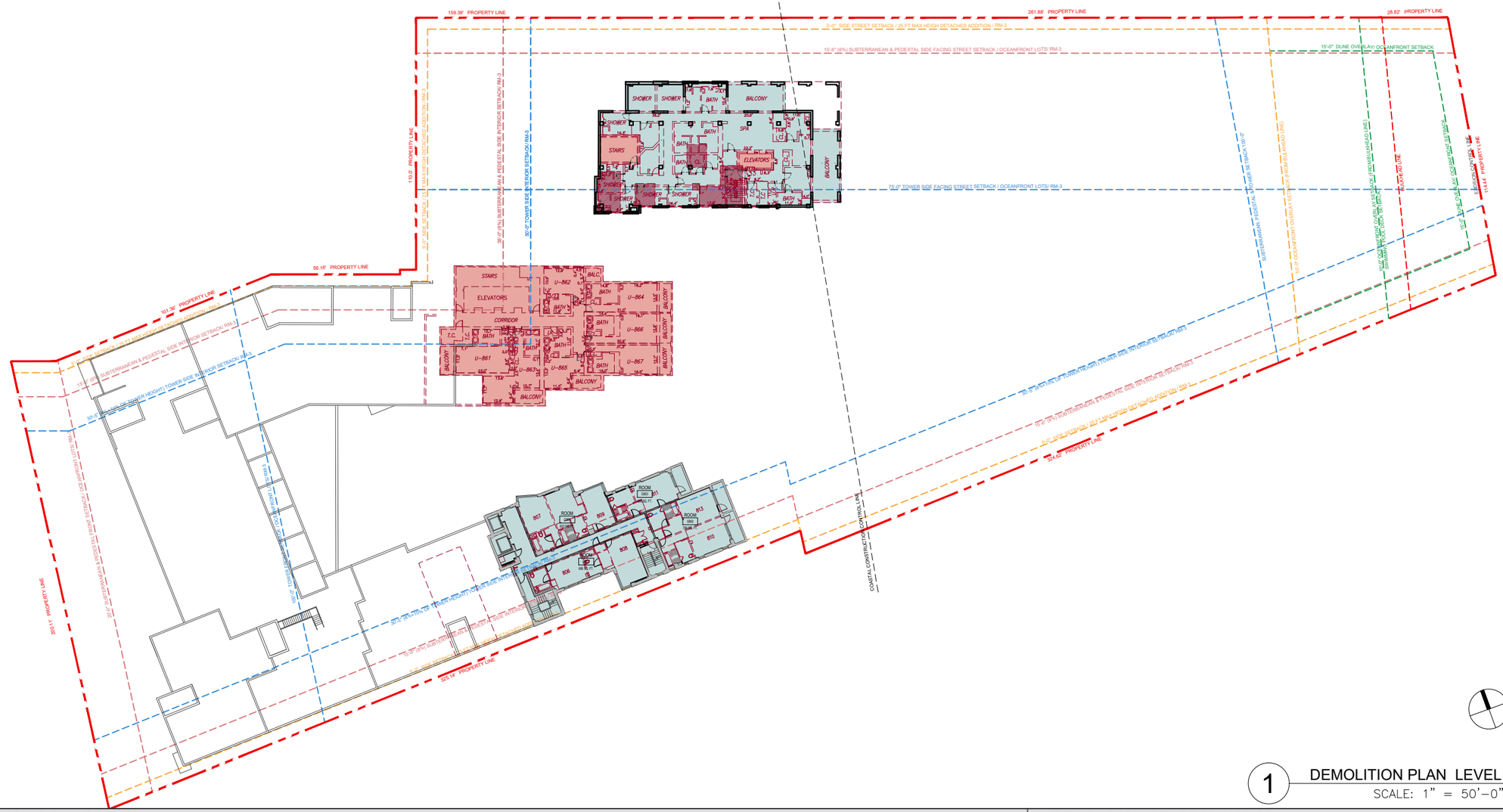
DEMOLITION PLAN LEVEL 7

Date	4-18-2021	Sheet No.	D1.07
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 8
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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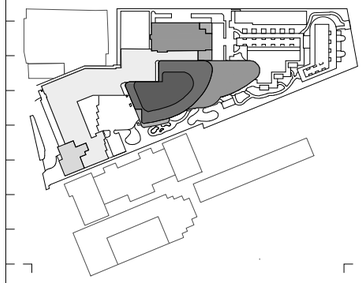

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Date: 2022.04.18 15:51:30-04

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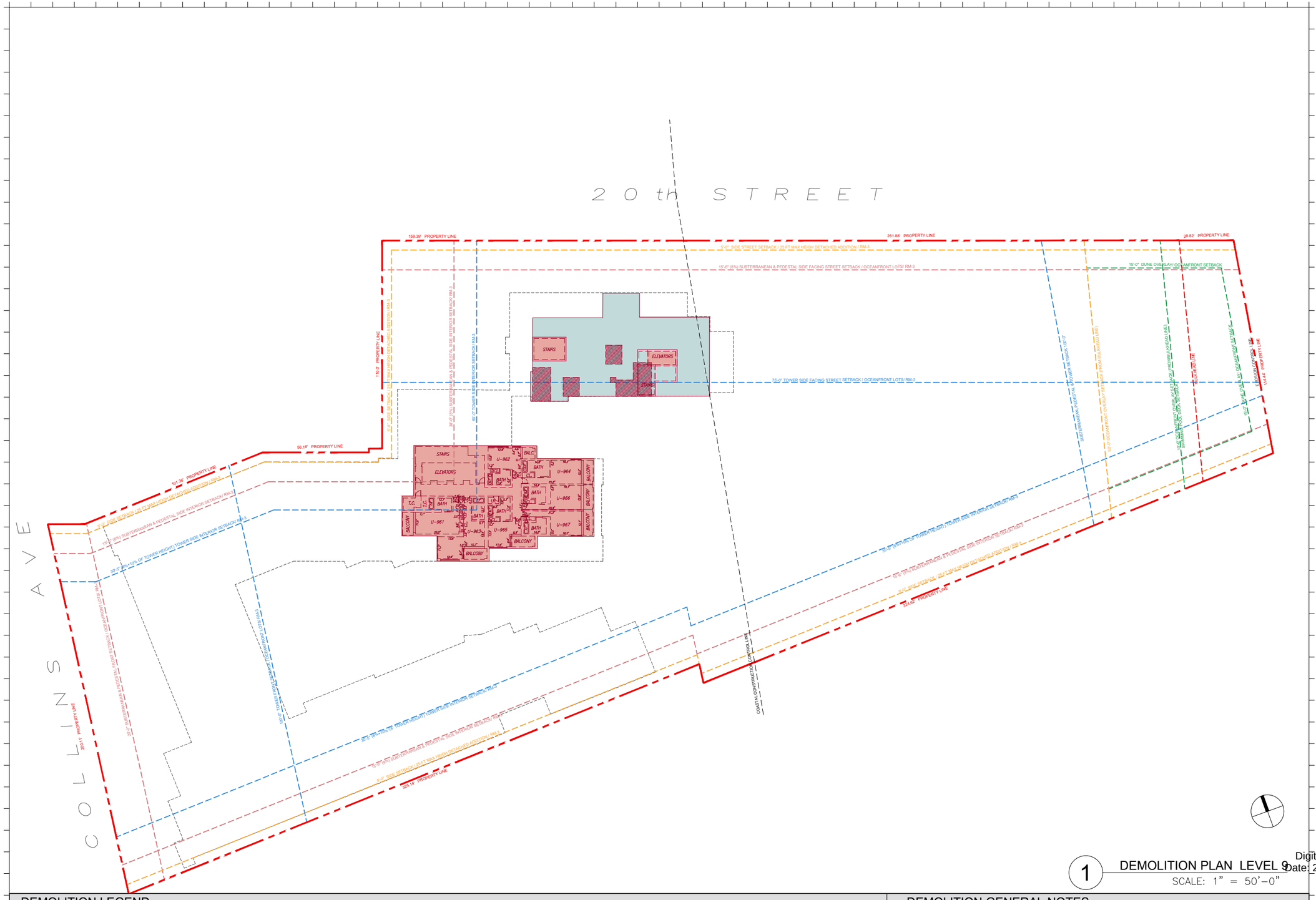
Lic. # AR0012578

K O B I
K A R P

DEMOLITION PLAN LEVEL 8

Date	4-18-2021	Sheet No.	D1.08
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 9
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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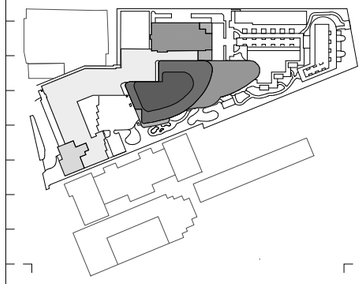

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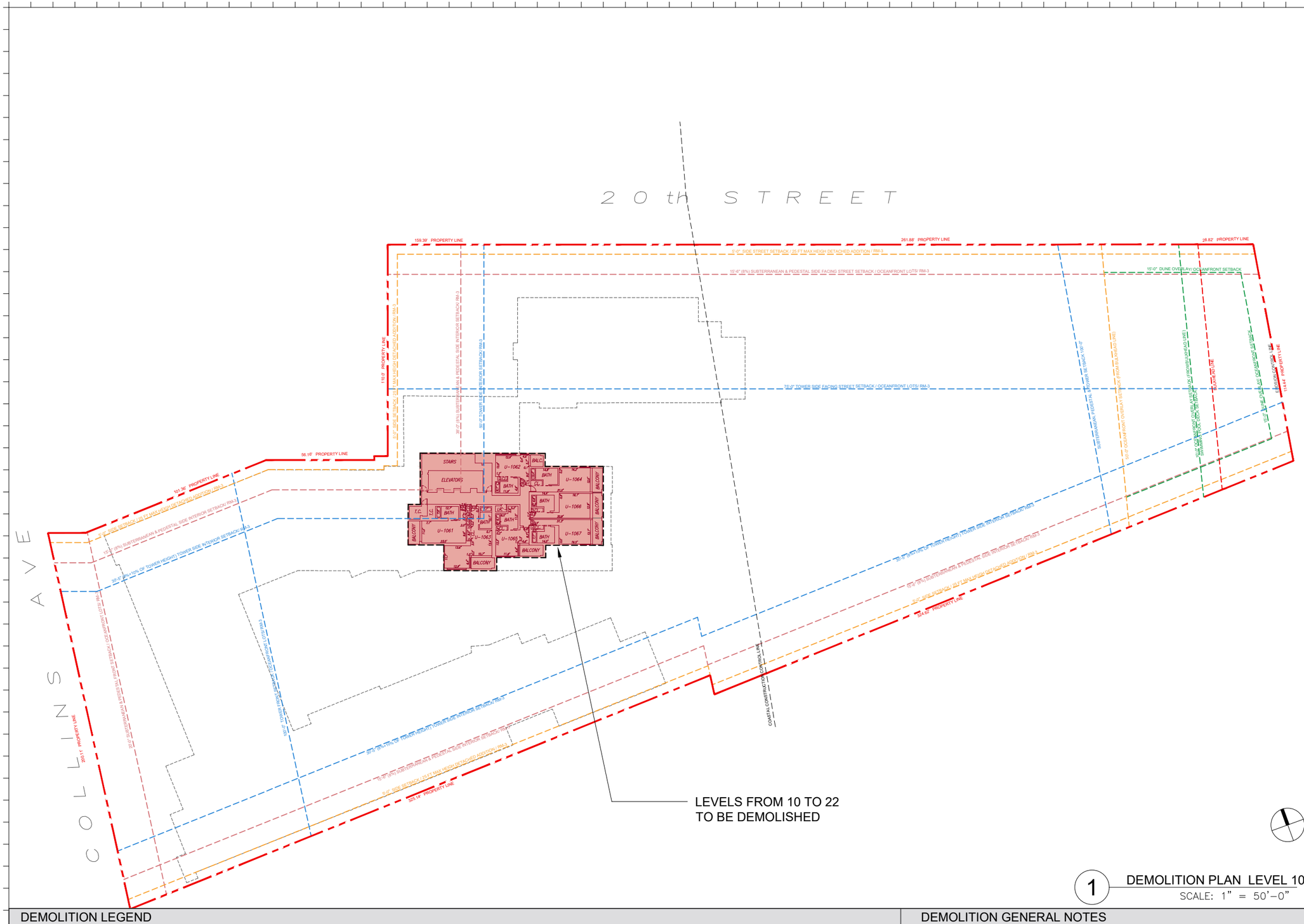
KOBI KARP
Lic. # AR0012578

DEMOLITION PLAN LEVEL 9

Date	4-18-2021	Sheet No.	D1.09
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 10 to 22
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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9. EXISTING COLUMNS TO BE REMOVED
10. EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

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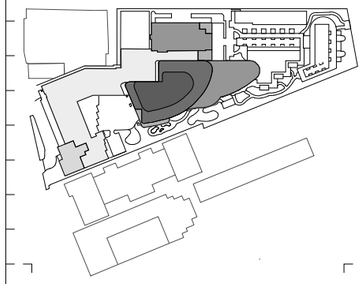

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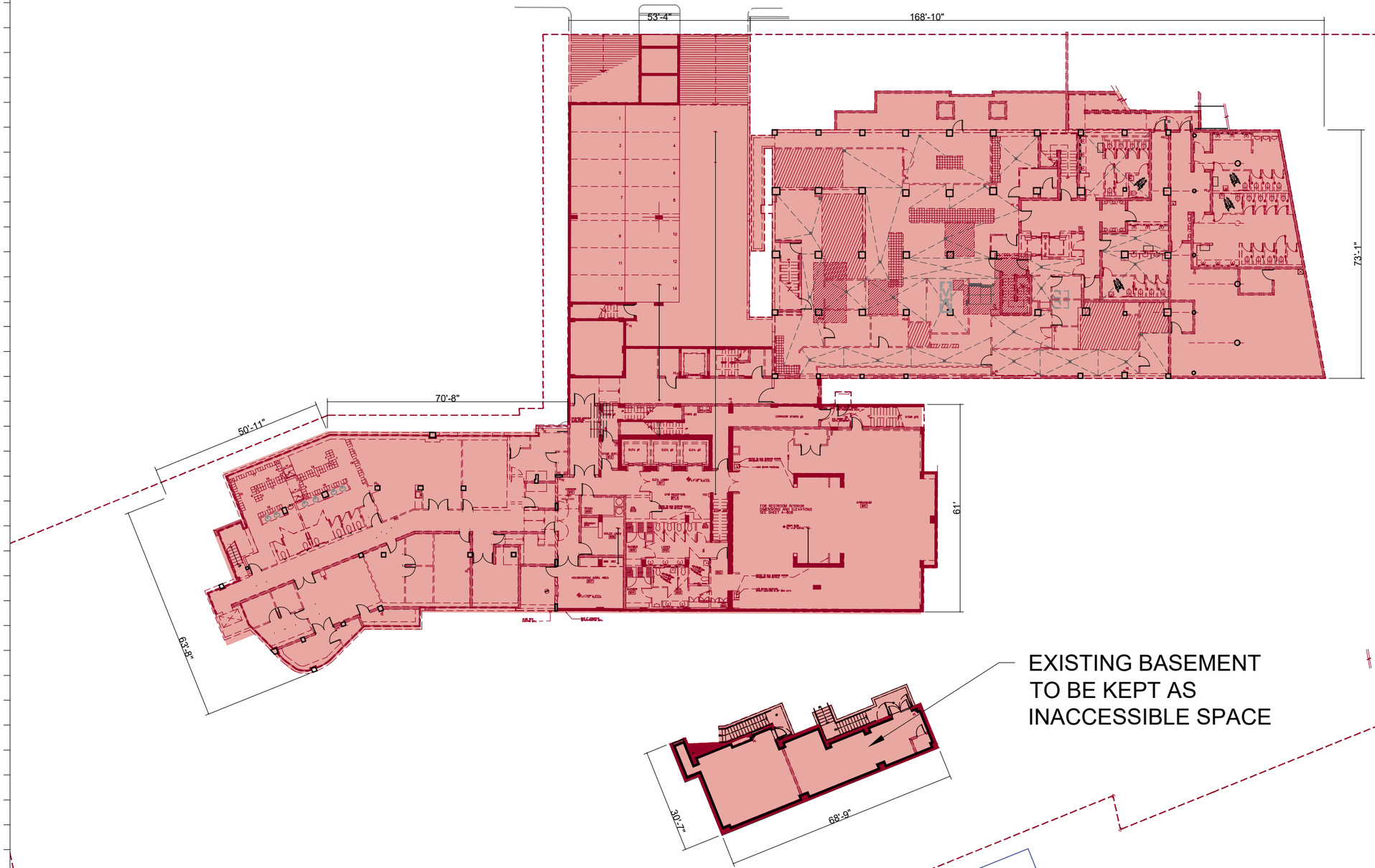
Lic. # AR0012578

K O B I K A R P

DEMOLITION PLAN LEVEL 10 to 22

Date	4-18-2021	Sheet No.	D1.10
Scale	1"=50'-0"		
Project	2104		



1 DEMOLITION PLAN LEVEL 0
SCALE: 1" = 50'-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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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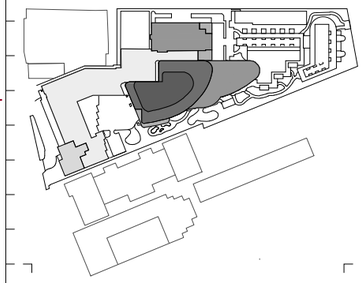

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KOBI KARP
Lic. # AR0012578

K O B I K A R P

DEMOLITION PLAN LEVEL 0

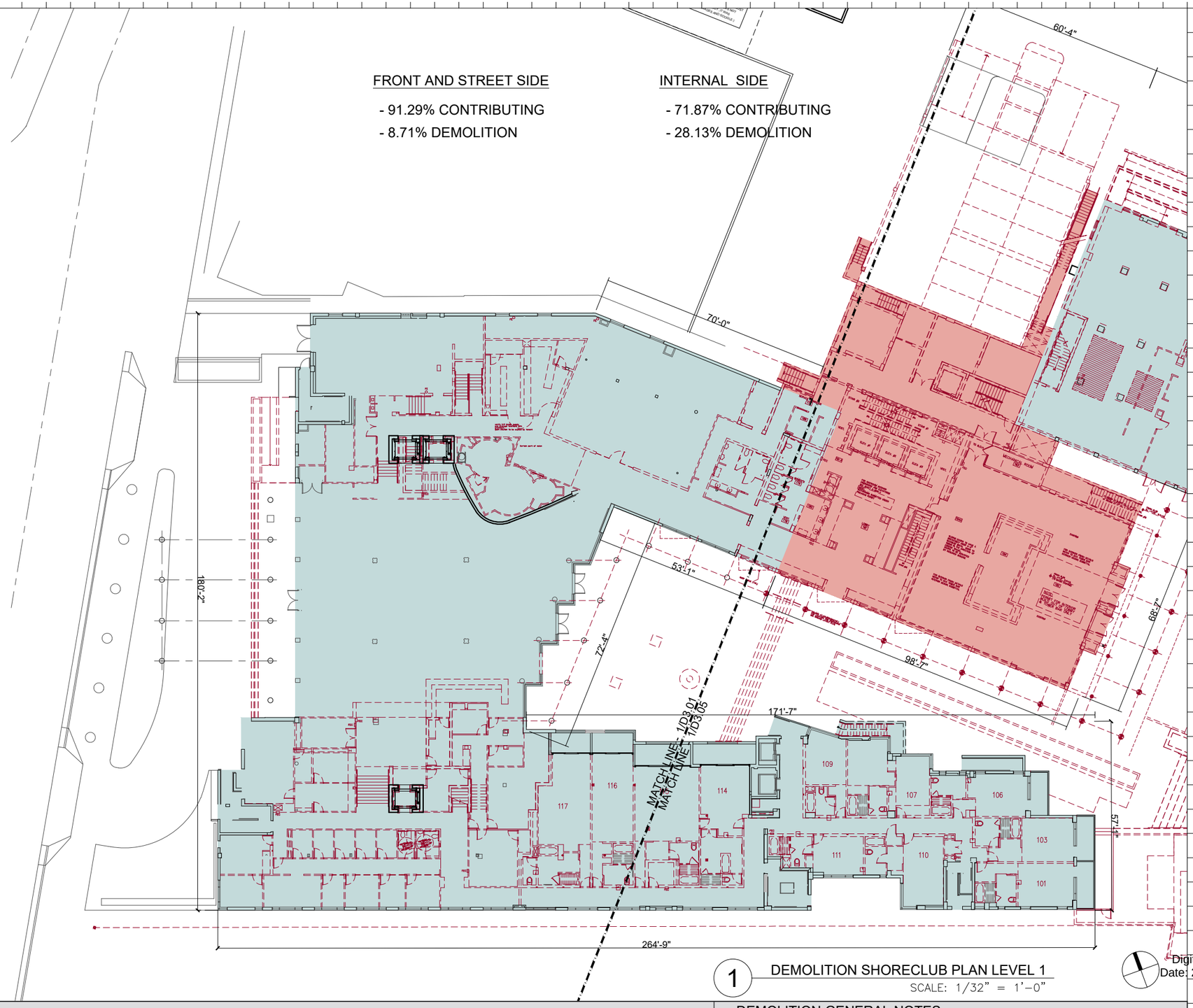
Date	4-18-2021	Sheet No.	D1.00
Scale	1"=50'-0"		
Project	2104		

FRONT AND STREET SIDE

- 91.29% CONTRIBUTING
- 8.71% DEMOLITION

INTERNAL SIDE

- 71.87% CONTRIBUTING
- 28.13% DEMOLITION



1 DEMOLITION SHORECLUB PLAN LEVEL 1

SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

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- 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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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
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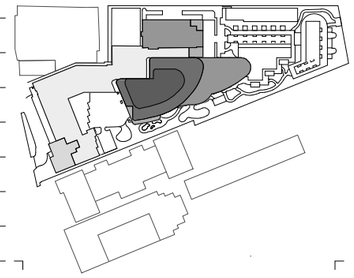

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Date: 2022.04.18 15:51:55-04'00'

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K O B I
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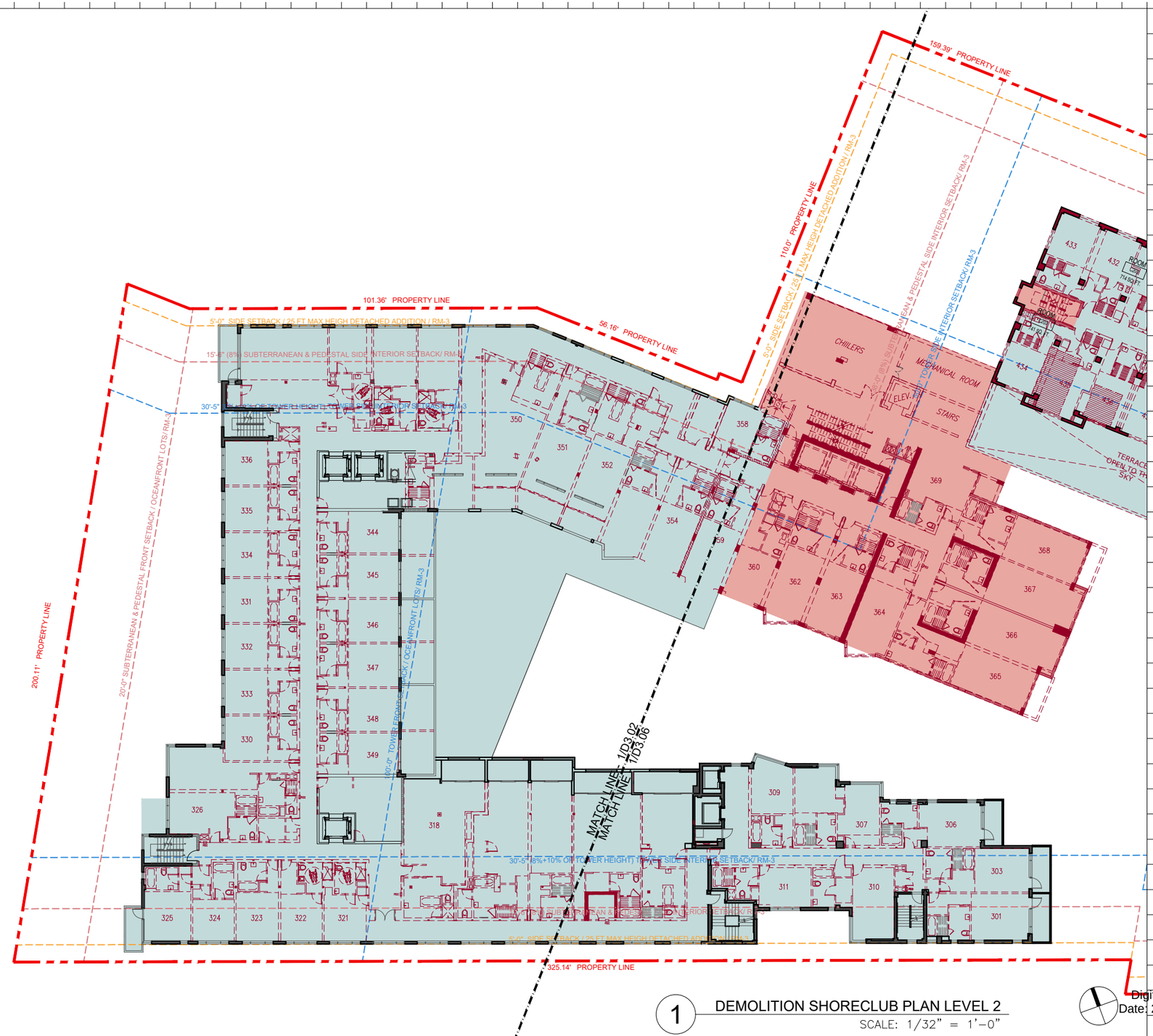
DEMOLITION SHORECLUB PLAN LEVEL 1

Date	4-18-2021	Sheet No.	D3.01
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB PLAN LEVEL 2
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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
4. EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
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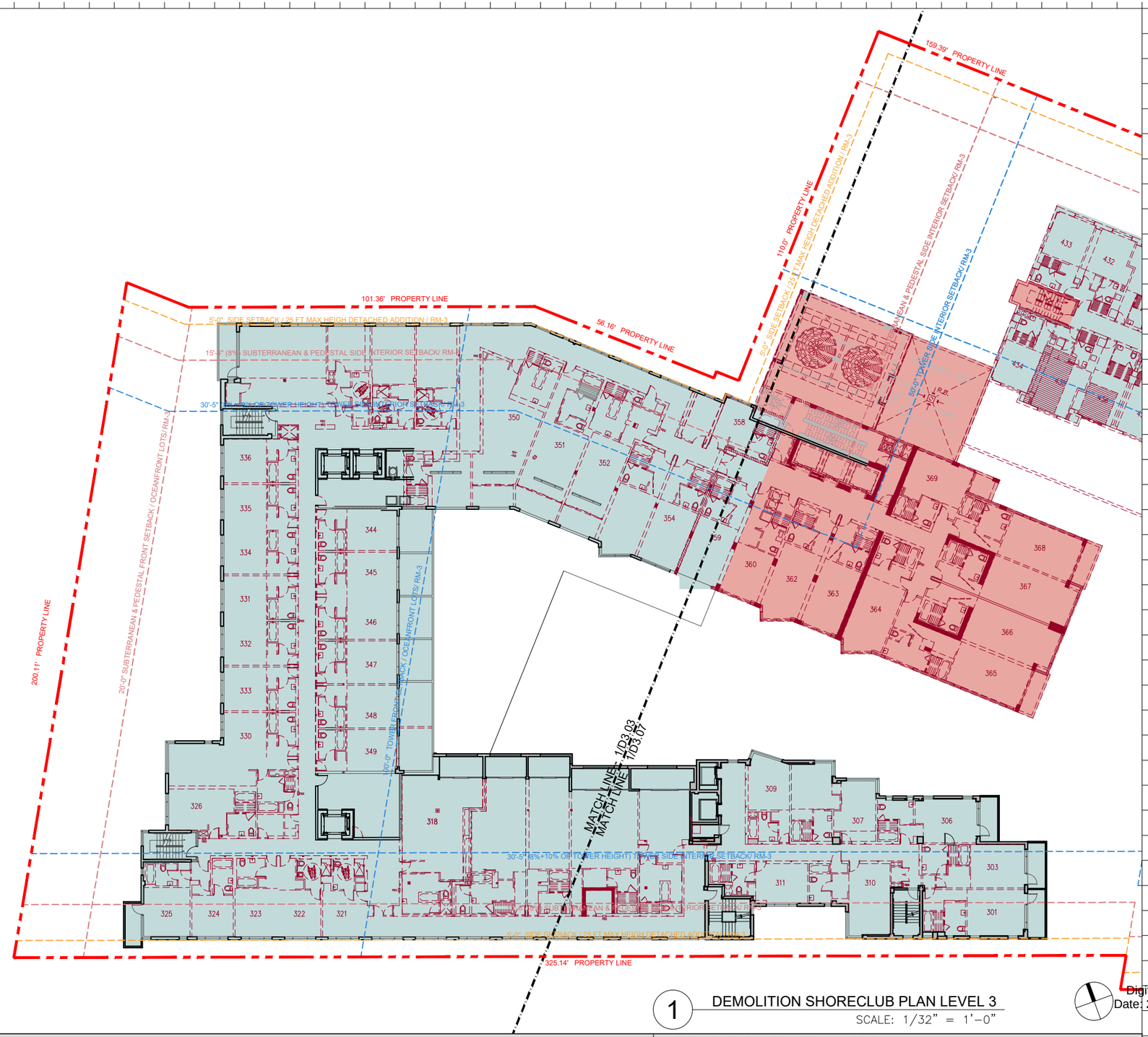
KOBI KARP

DEMOLITION SHORECLUB PLAN LEVEL 2

Date	4-18-2021	Sheet No.	D3.02
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB 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

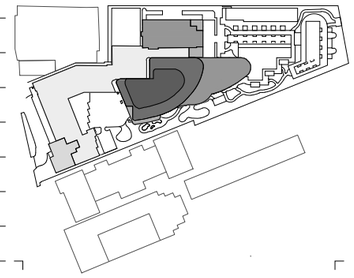
1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
4. EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
5. TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
6. EXISTING DOOR / WINDOW TO BE REMOVED
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO 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

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.



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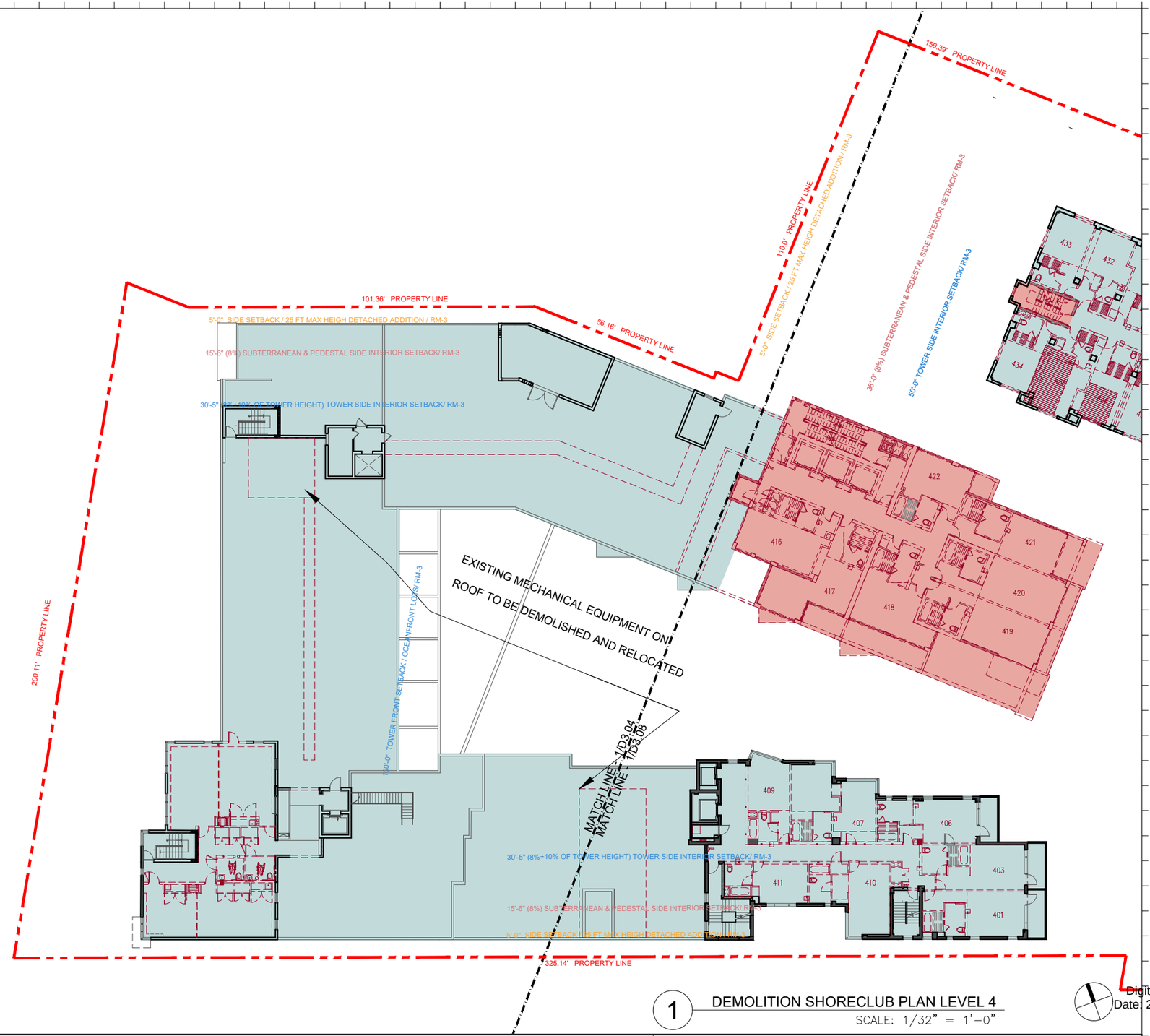
K O B I K A R P

DEMOLITION SHORECLUB PLAN LEVEL 3

Date	4-18-2021	Sheet No.	D3.03
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB 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

1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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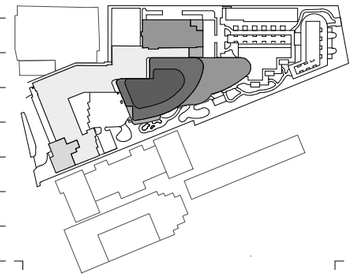

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Lic. # AR0012578

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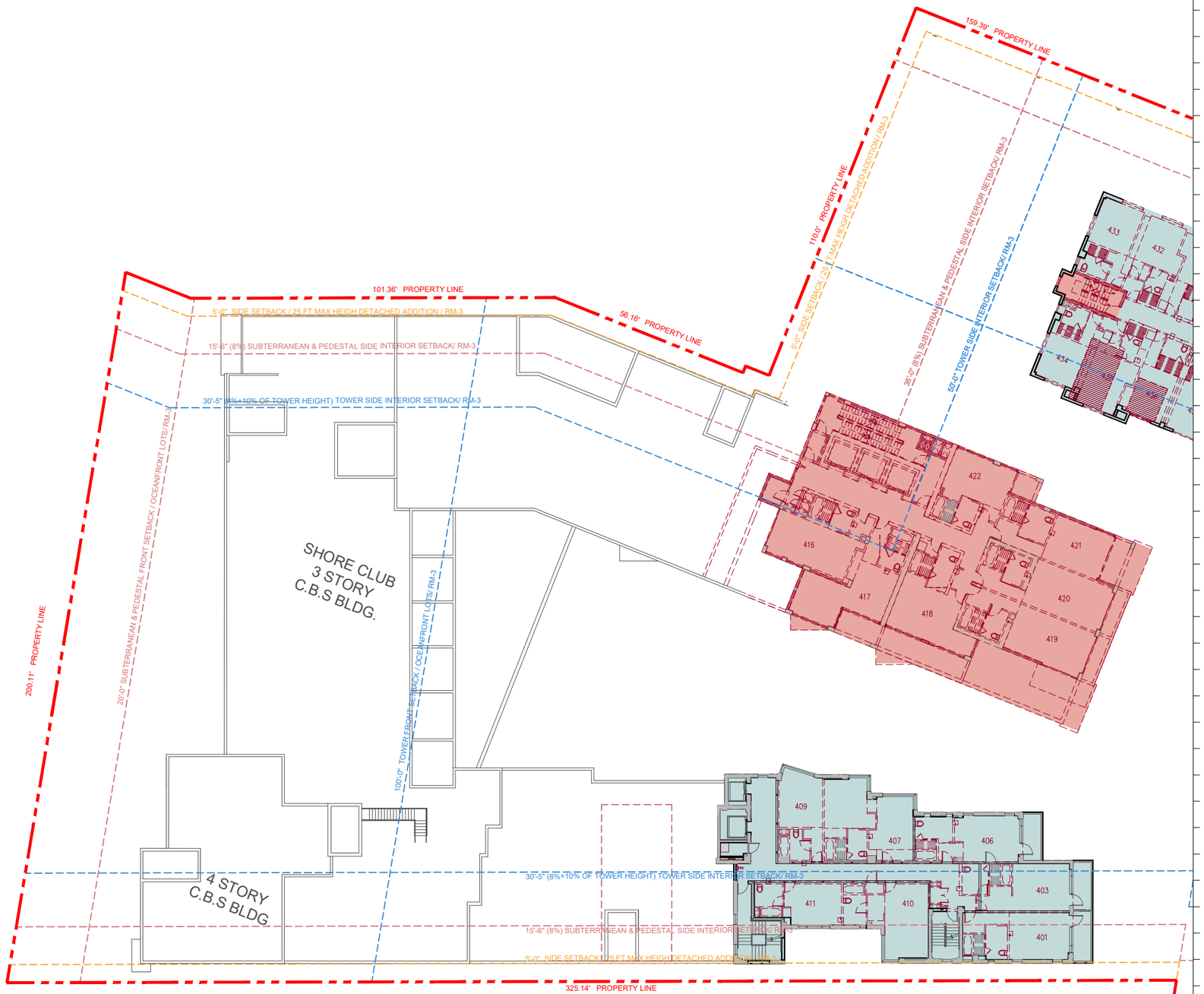
DEMOLITION SHORECLUB PLAN LEVEL 4

Date	4-18-2021	Sheet No.	D3.04
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB 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

1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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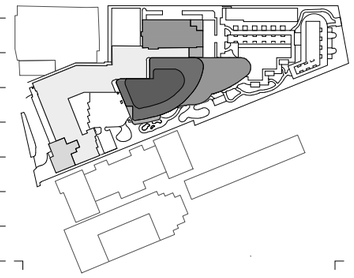

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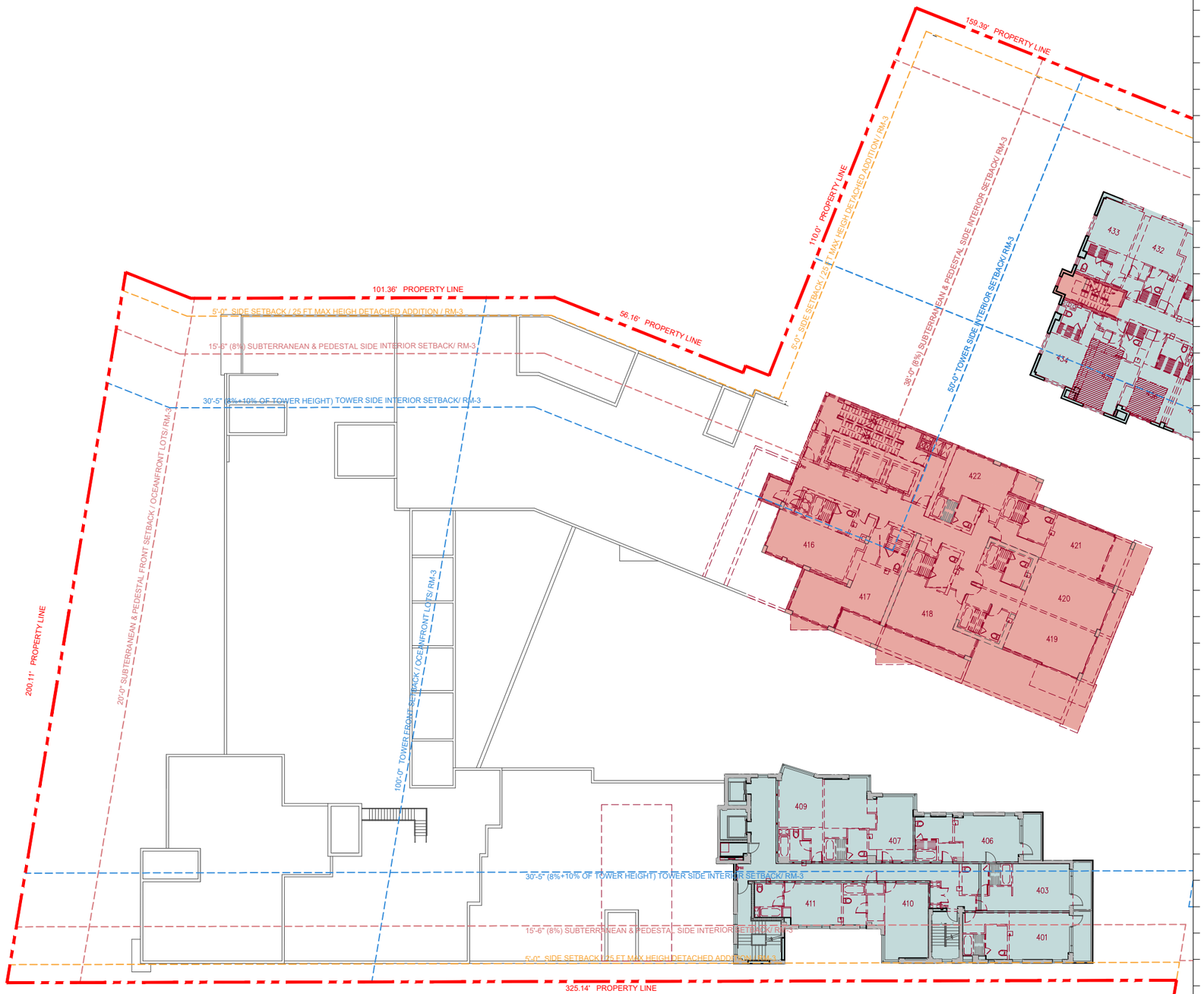
K O B I K A R P

DEMOLITION SHORECLUB PLAN LEVEL 5

Date	4-18-2021	Sheet No.	D3.05
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB 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

1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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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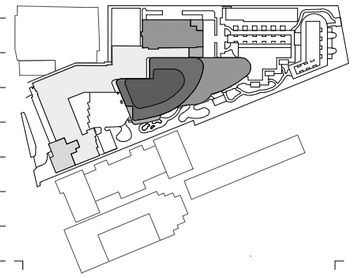

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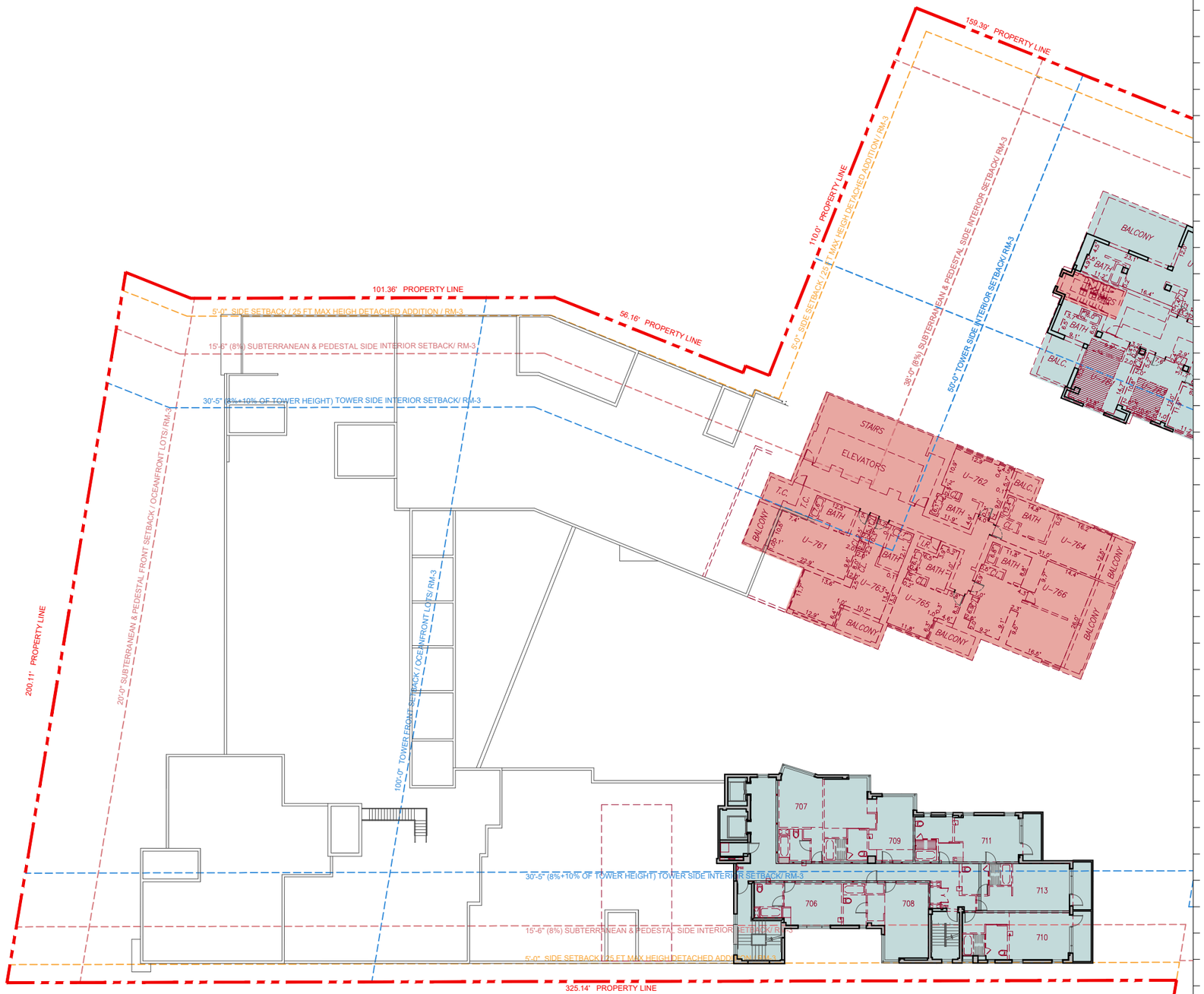
DEMOLITION SHORECLUB PLAN LEVEL 6

Date	4-18-2021	Sheet No.	D3.06
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB 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

1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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9. EXISTING COLUMNS TO BE REMOVED
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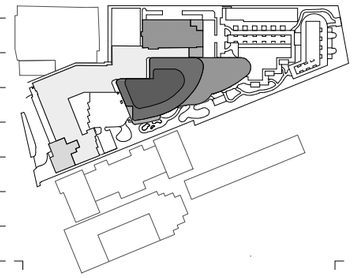

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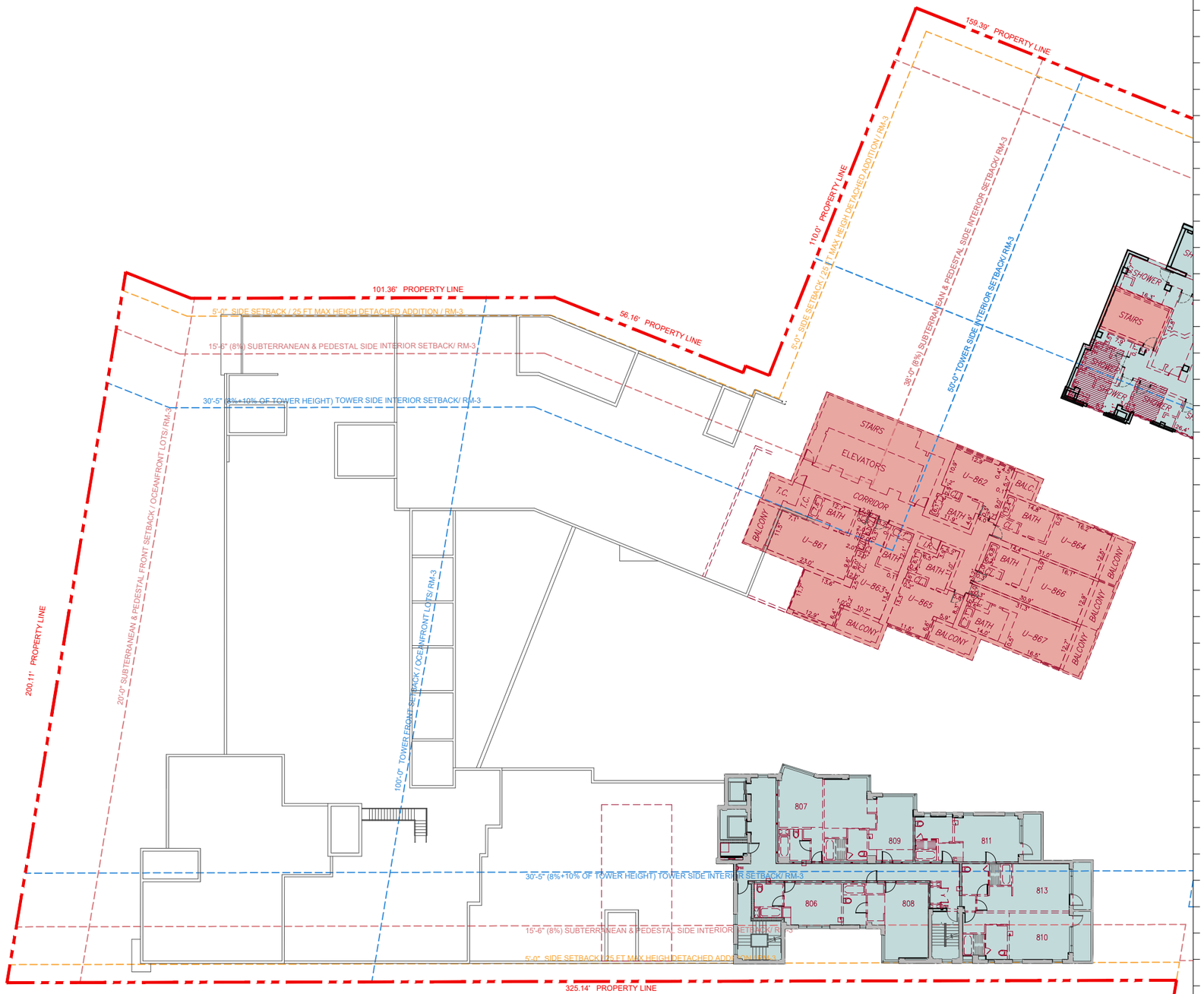
DEMOLITION SHORECLUB PLAN LEVEL 7

Date	4-18-2021	Sheet No.	D3.07
Scale	**1/32" = 1'-0"**		
Project	2104		



1 DEMOLITION SHORECLUB PLAN LEVEL 8

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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
8. REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
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10. EXISTING STEPS TO BE REMOVED

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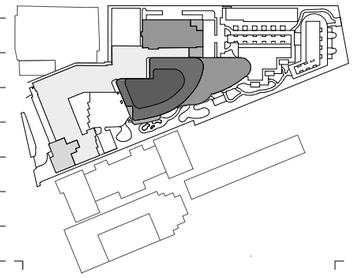

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Date: 2022.04.18 15:52:40-04

KOBI KARP
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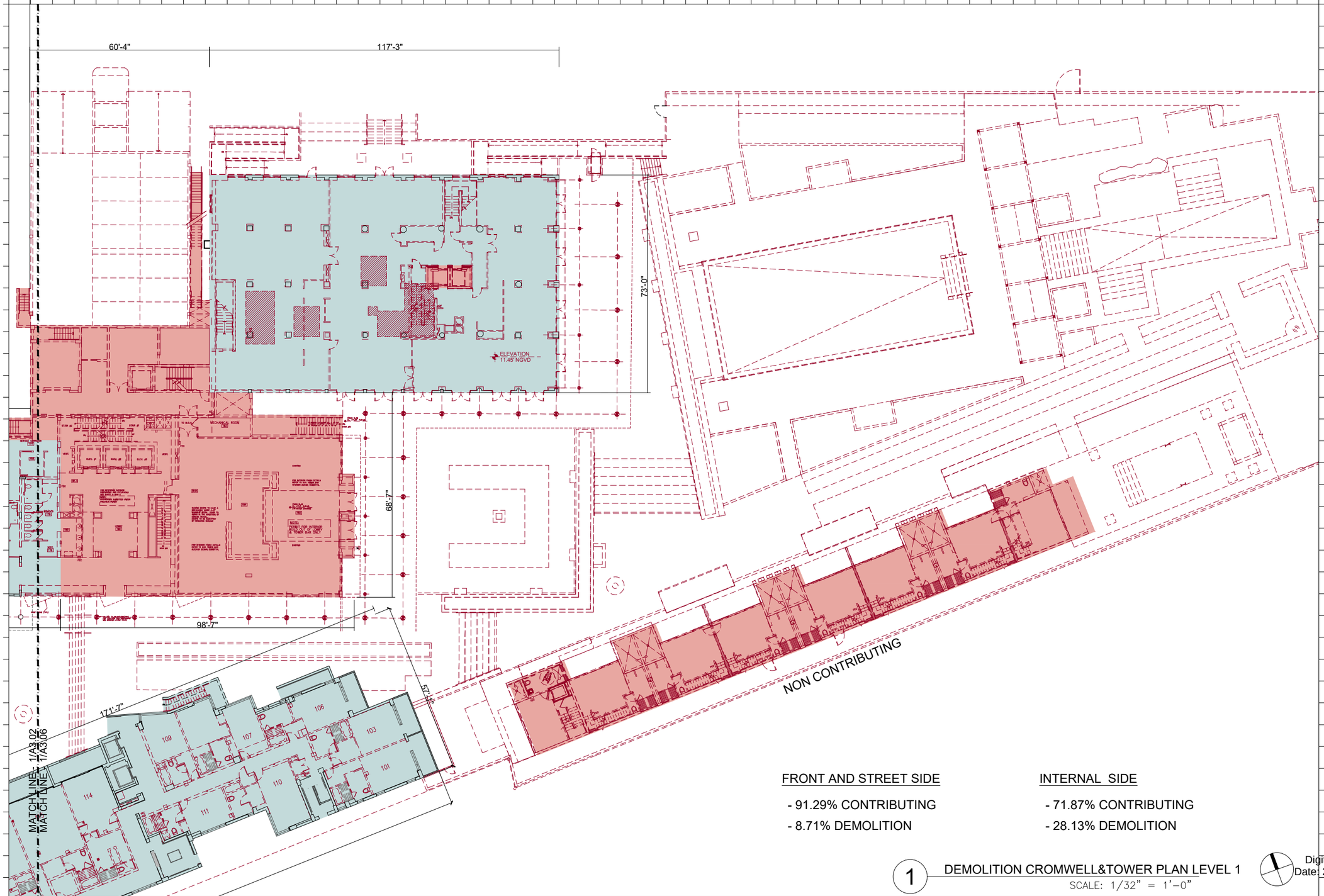
DEMOLITION SHORECLUB PLAN LEVEL 8

Date	4-18-2021	Sheet No.	D3.08
Scale	1/32" = 1'-0"		
Project	2104		



FRONT AND STREET SIDE

- 91.29% CONTRIBUTING
- 8.71% DEMOLITION

INTERNAL SIDE

- 71.87% CONTRIBUTING
- 28.13% DEMOLITION

1 DEMOLITION CROMWELL&TOWER PLAN LEVEL 1
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
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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
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

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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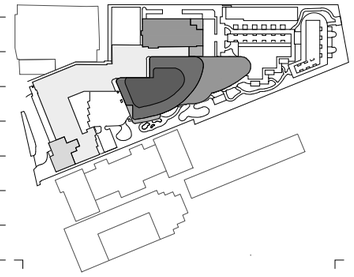

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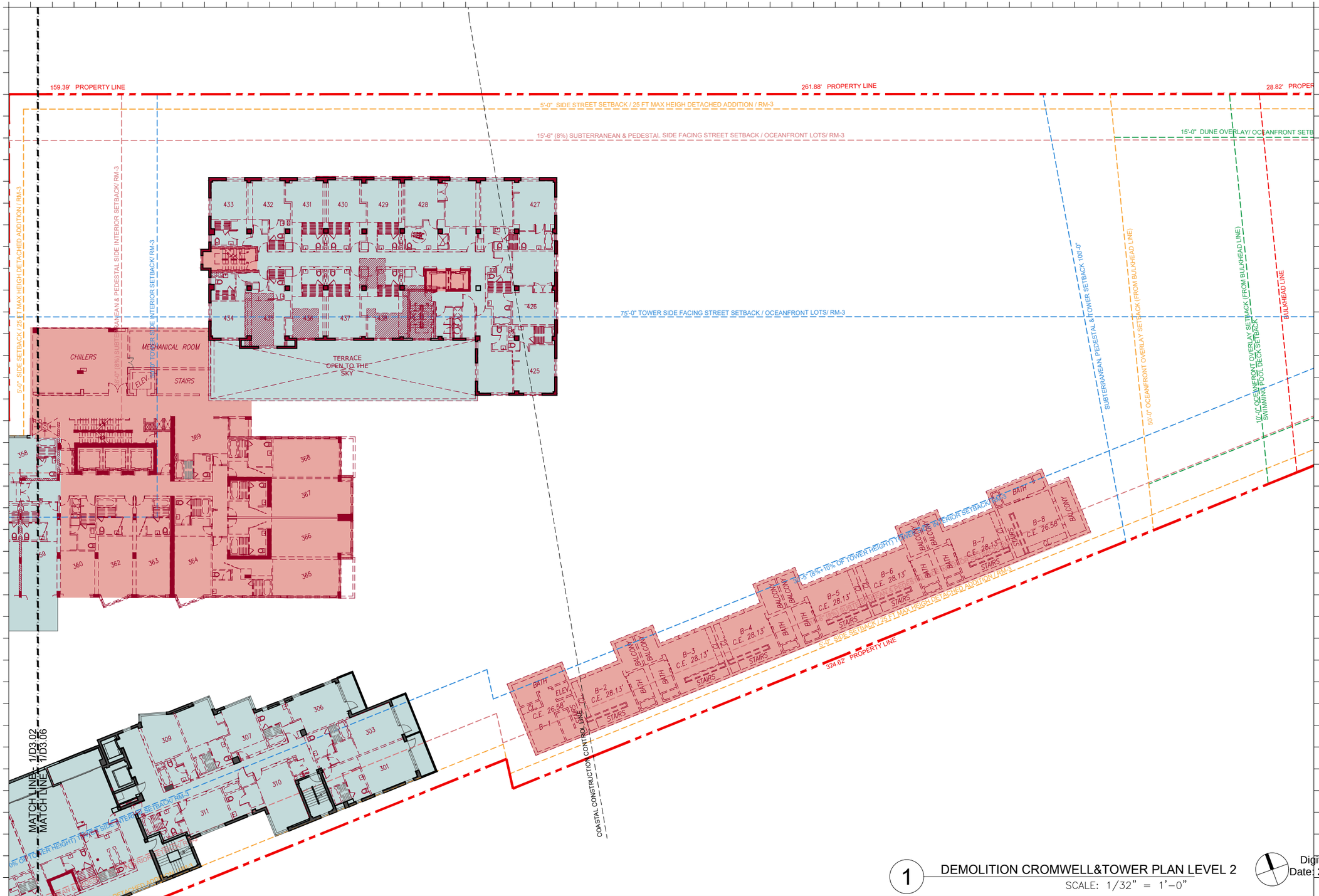
K O B I K A R P

DEMOLITION CROMWELL & TOWER PLAN LEVEL 1

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D3.09
Project	2104	



1 DEMOLITION CROMWELL&TOWER PLAN LEVEL 2

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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2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
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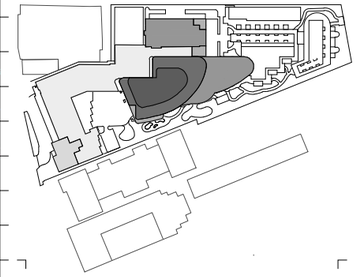

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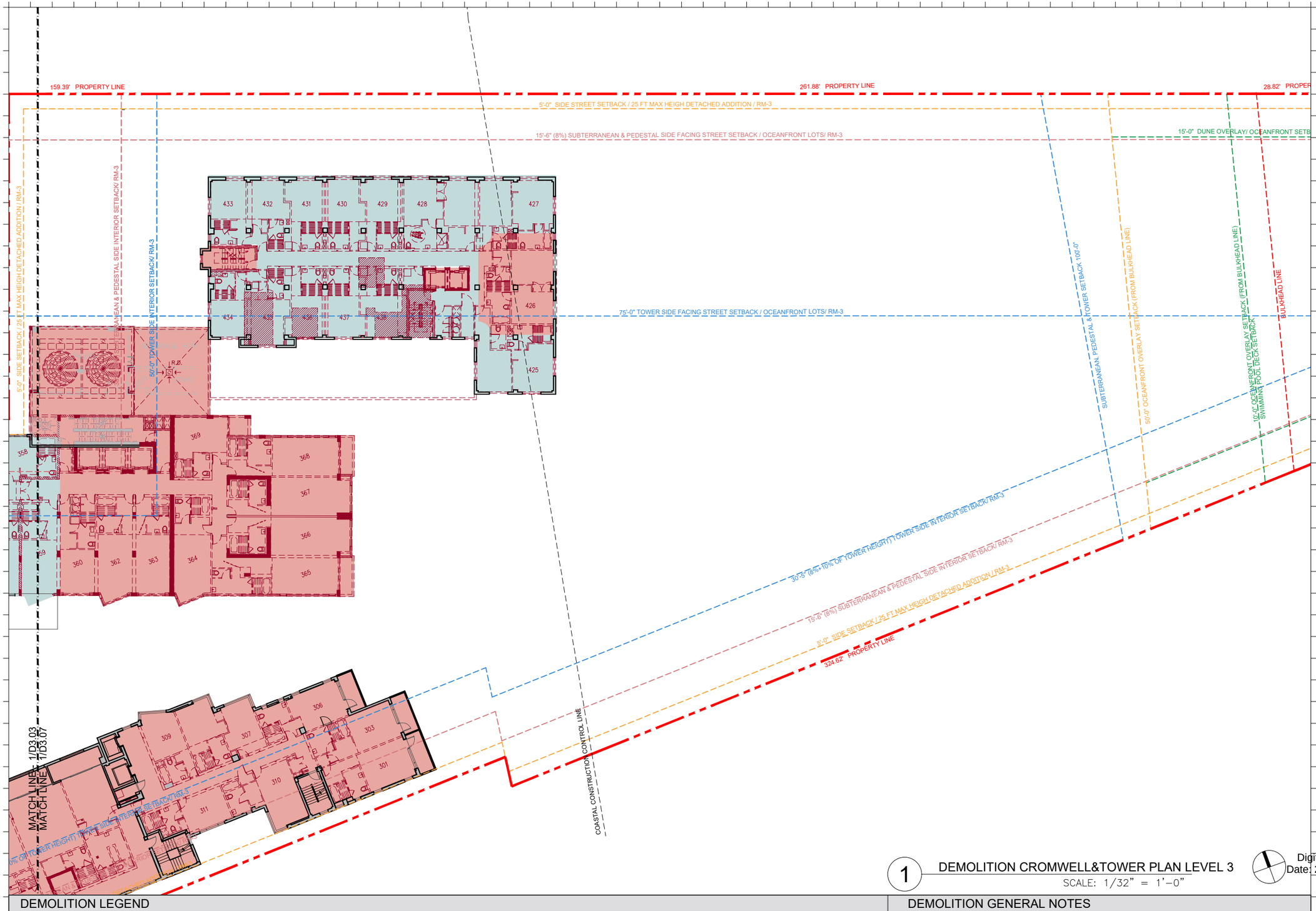
K O B I K A R P

DEMOLITION CROMWELL & TOWER PLAN LEVEL 2

Date	4-18-2021	Sheet No.	D3.10
Scale	1/32" = 1'-0"		
Project	2104		



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

DEMOLITION LEGEND

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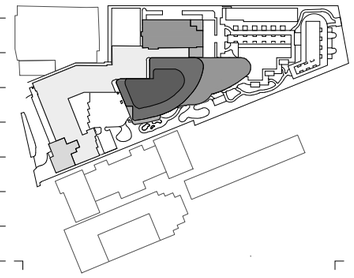

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DEMOLITION CROMWELL & TOWER PLAN LEVEL 3

Date	4-18-2021	Sheet No.	D3.11
Scale	1/32" = 1'-0"		
Project	2104		