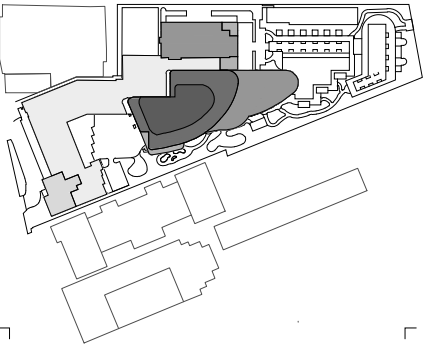




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Consultant: LANDSCAPE
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Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
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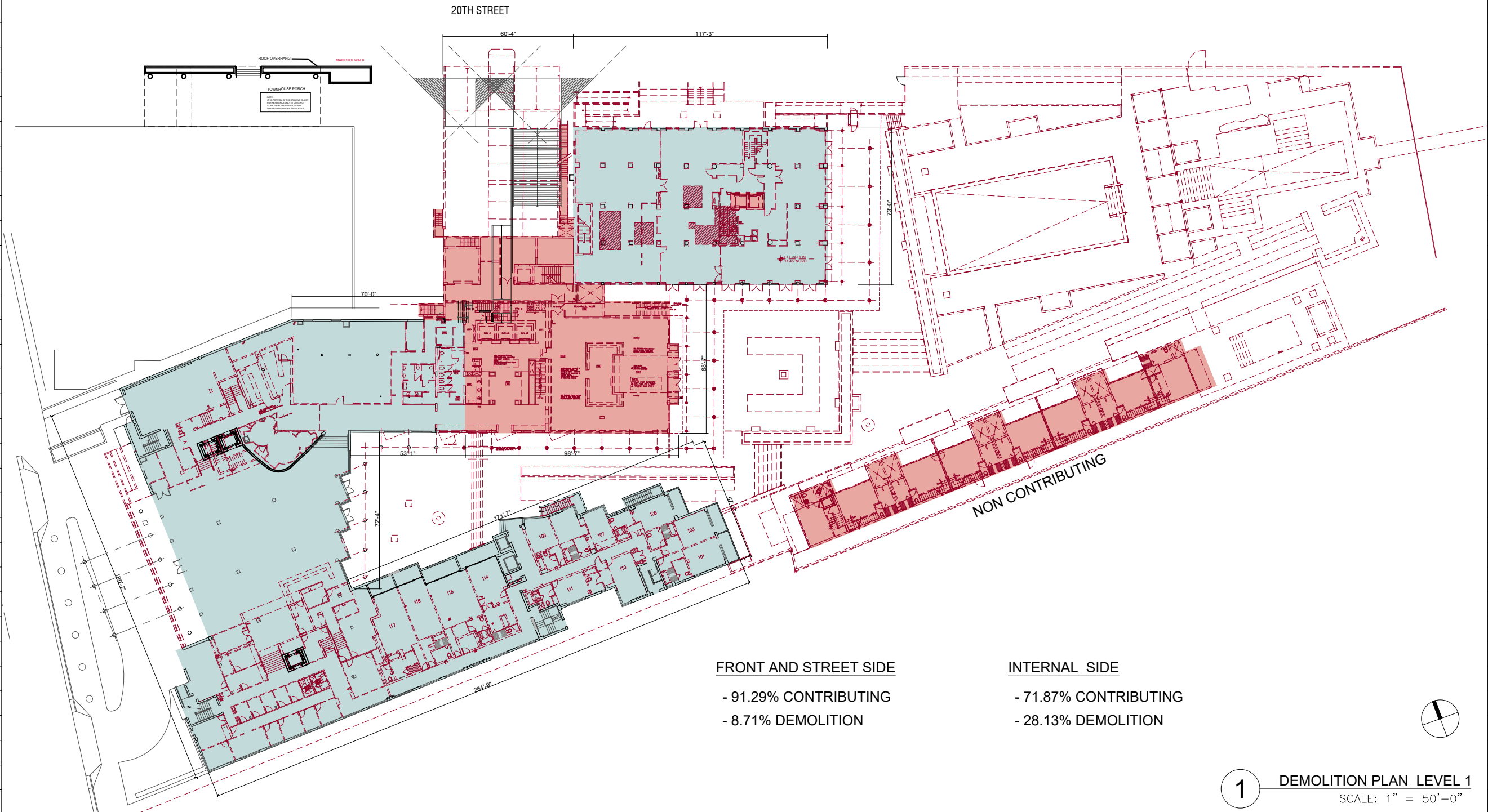
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DEMOLITION PLAN LEVEL 1

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

8

REMOVE PORTIONS OF WALL PER HISTORIC DESIGN

9

EXISTING COLUMNS TO BE REMOVED

10

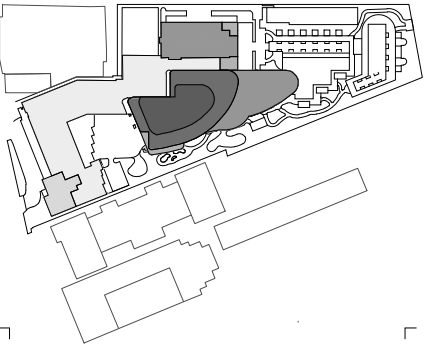
EXISTING STEPS TO BE REMOVED

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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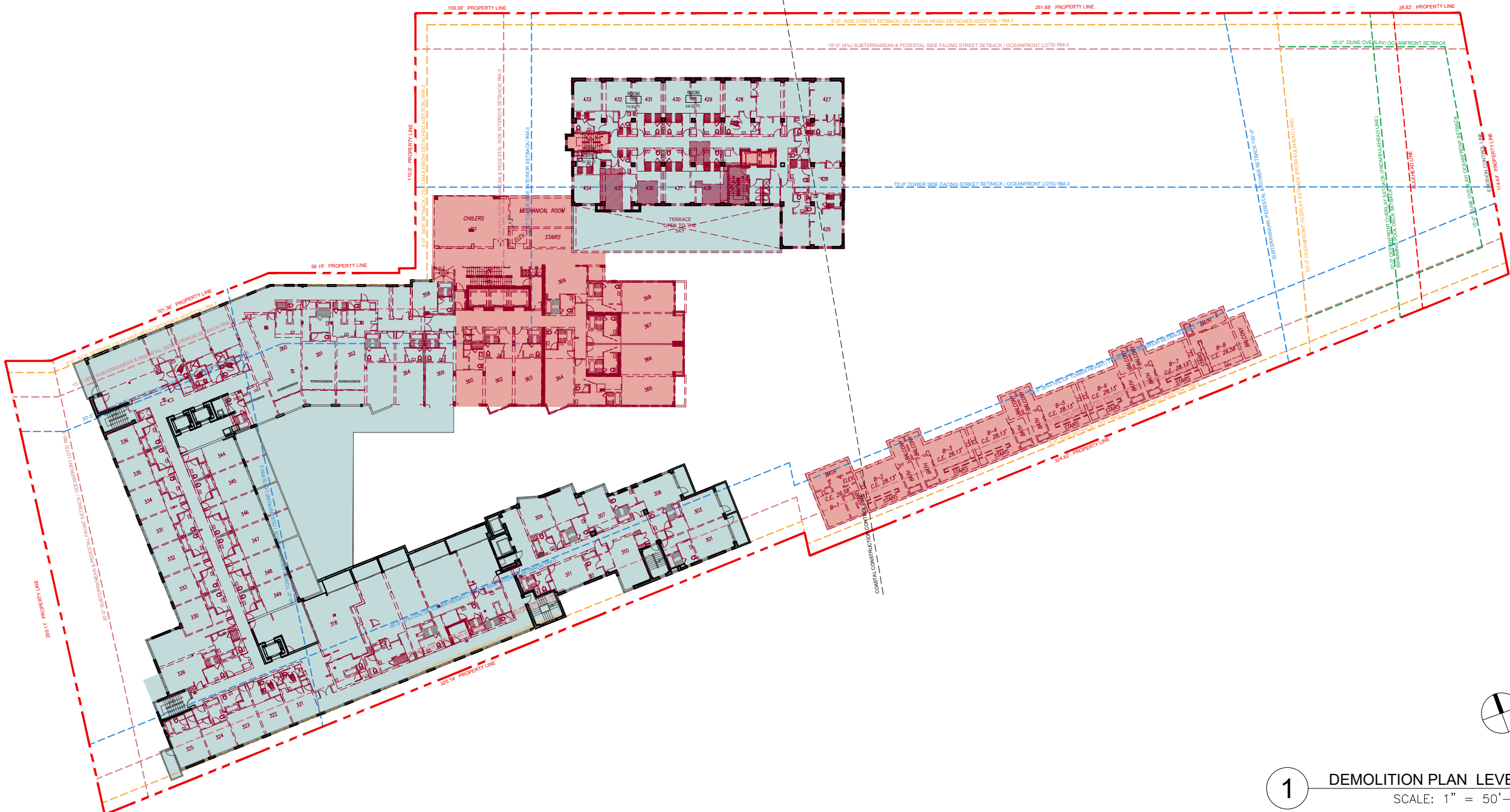
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DEMOLITION PLAN LEVEL 2

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



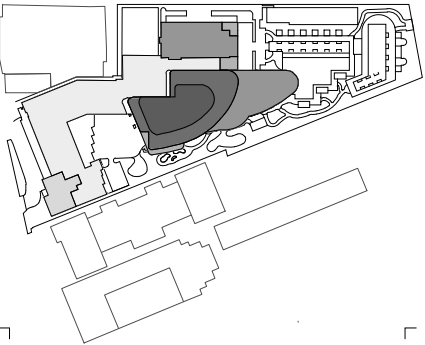
DEMOLITION LEGEND

- 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

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

DEMOLITION GENERAL NOTES

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DEMOLITION PLAN LEVEL 3

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

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

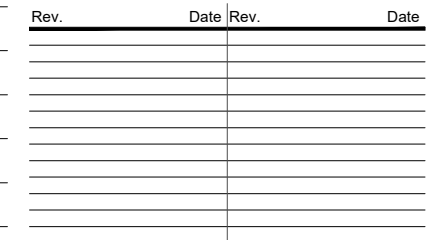
EXISTING STEPS TO BE REMOVED

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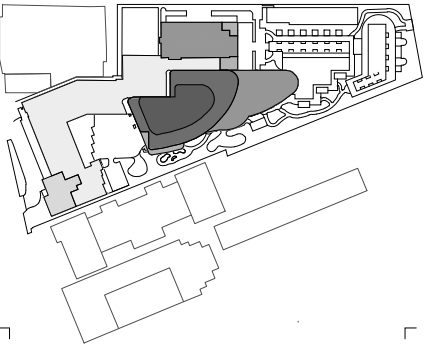
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Tel: 4300 Biscayne Boulevard, Suite 203
Email Miami, FL, 33137

K O B I
K A R P



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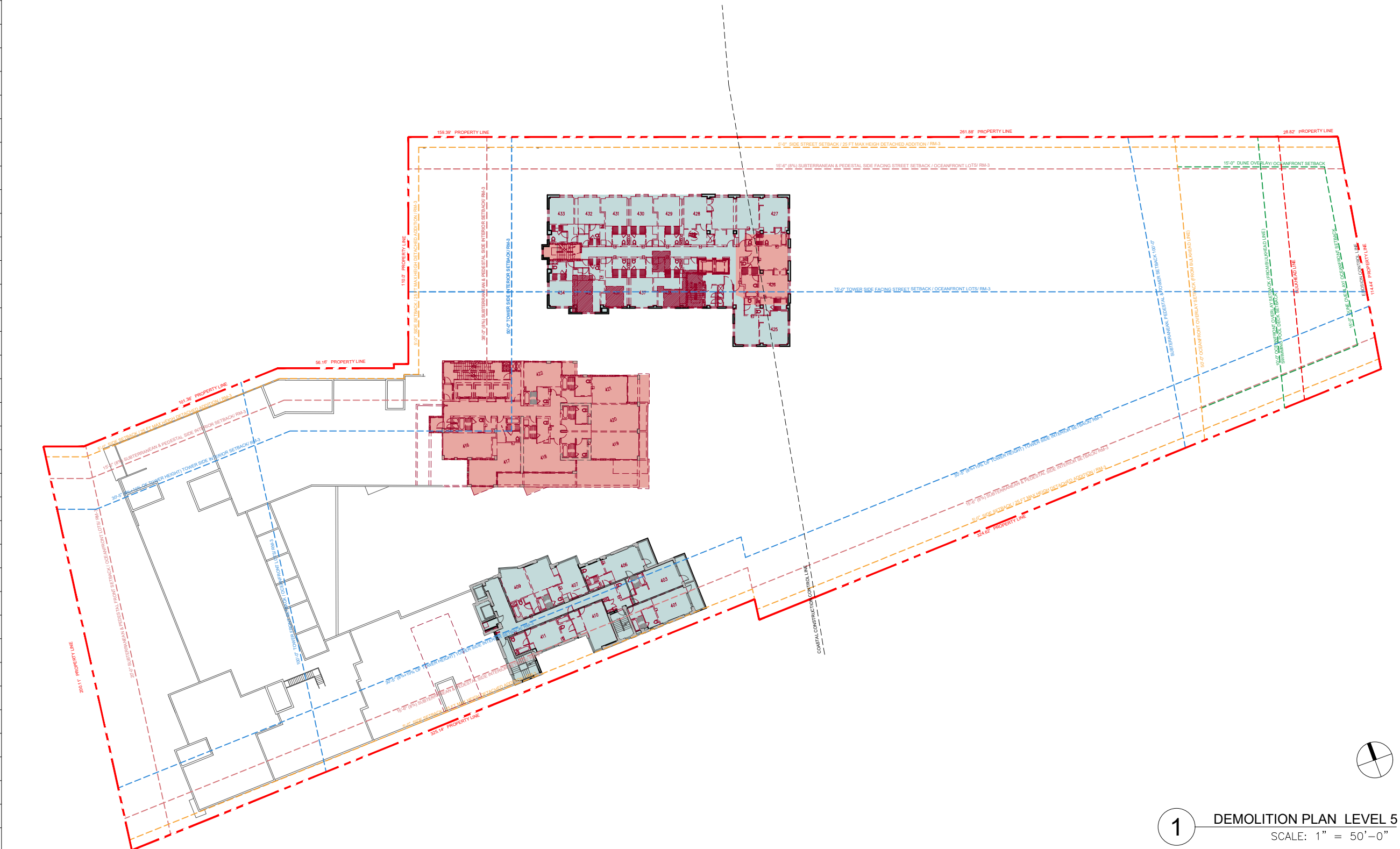
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DEMOLITION PLAN LEVEL 5

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

8

REMOVE PORTIONS OF WALL PER HISTORIC DESIGN

9

EXISTING COLUMNS TO BE REMOVED

10

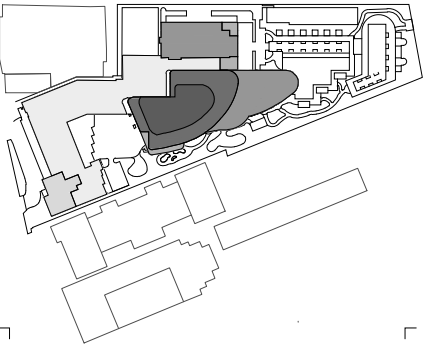
EXISTING STEPS TO BE REMOVED

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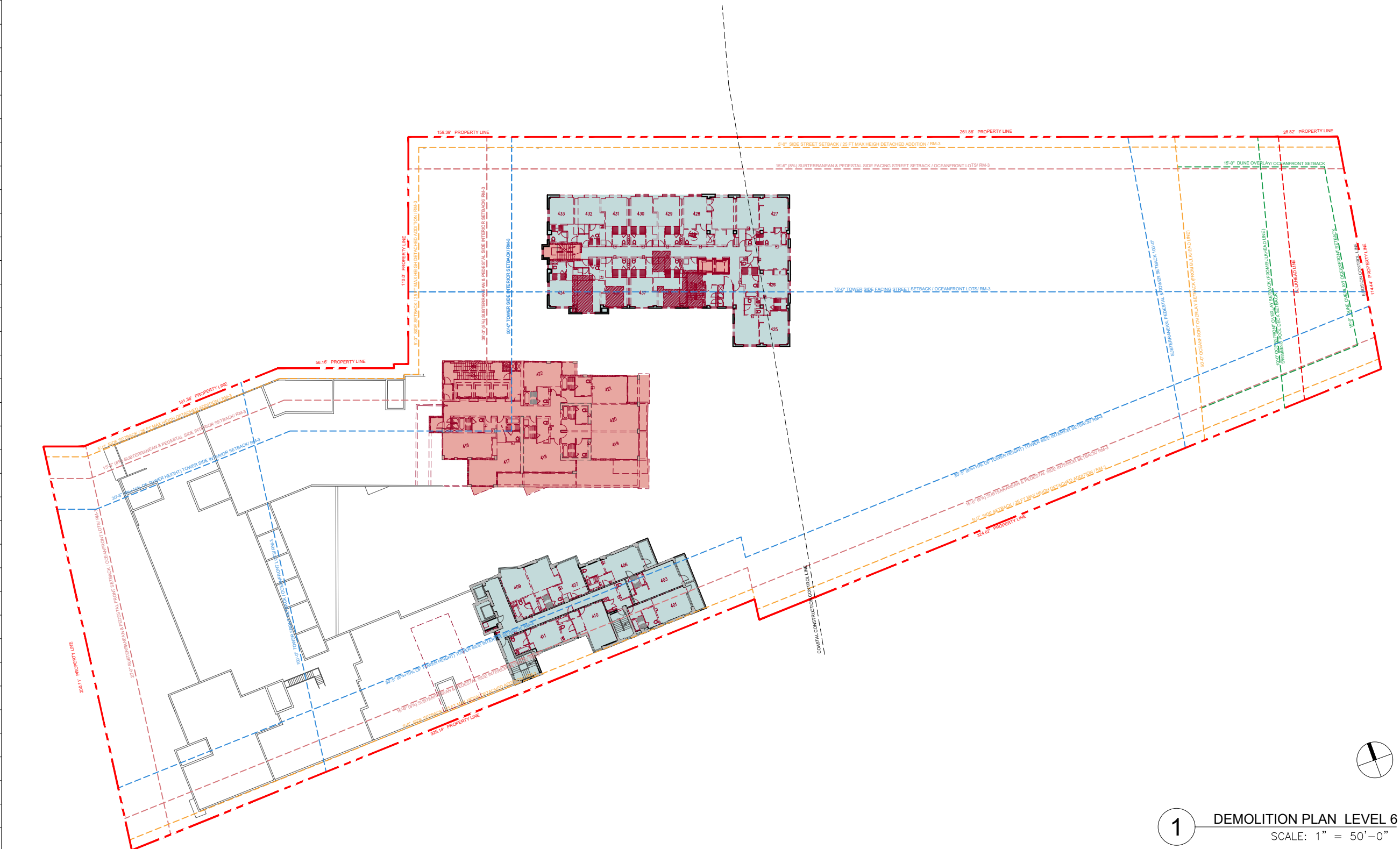
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DEMOLITION PLAN LEVEL 6

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

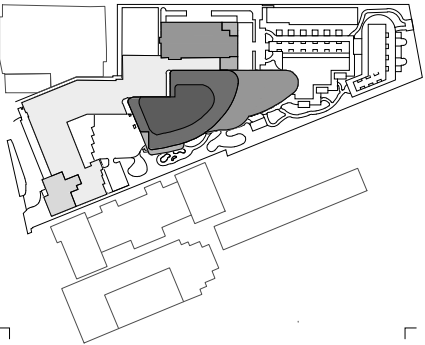


DEMOLITION LEGEND				DEMOLITION GENERAL NOTES	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY		EXISTING DOOR / WINDOW TO REMAIN		EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS		EXISTING DOOR / WINDOW TO BE REPLACED		TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
	REMOVE SLAB		EXISTING CMU BLOCK TO BE REMOVED		EXISTING DOOR / WINDOW TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE				TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
					REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
					EXISTING COLUMNS TO BE REMOVED
					EXISTING STEPS TO BE REMOVED

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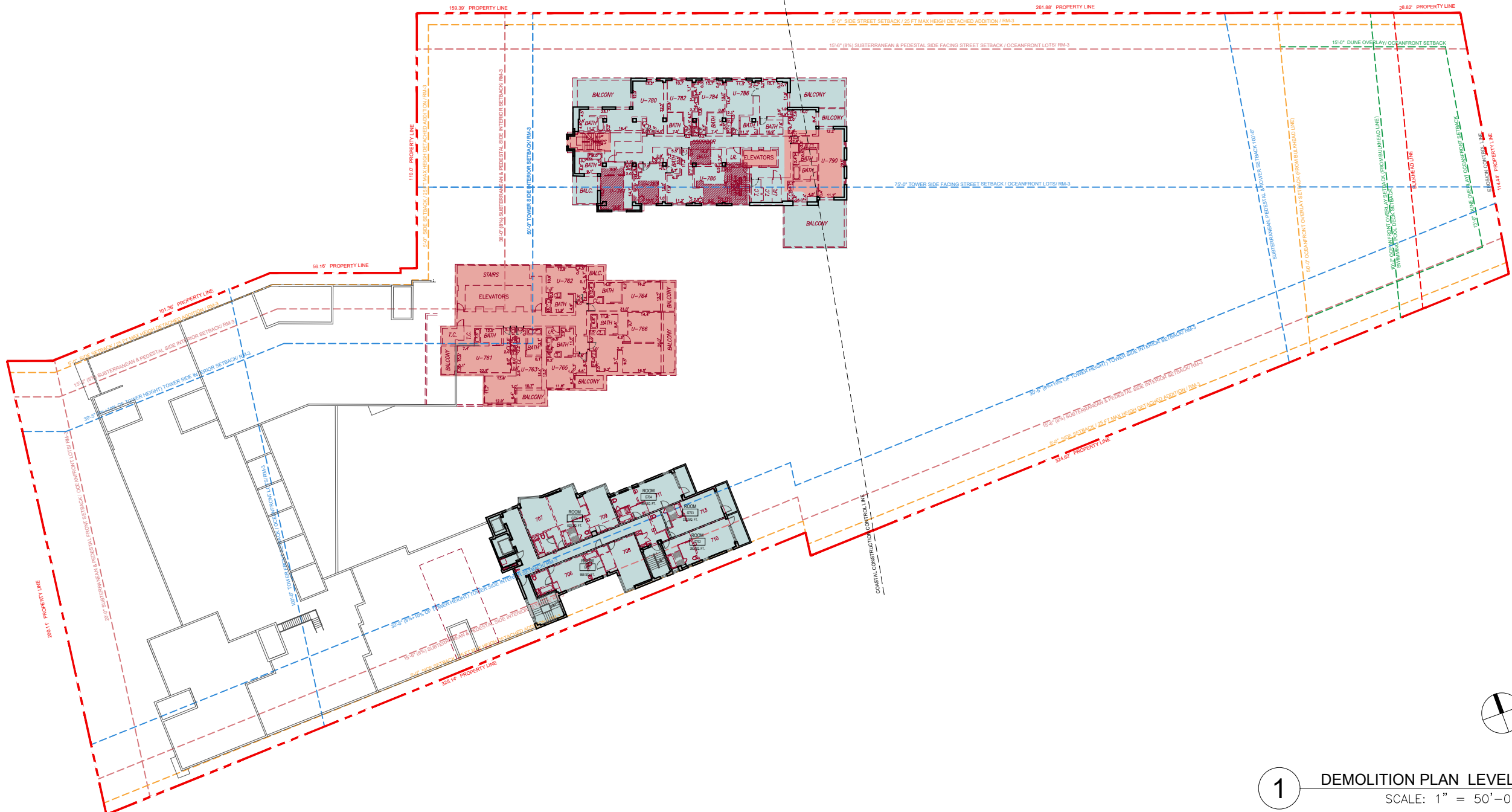
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DEMOLITION PLAN LEVEL 7

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

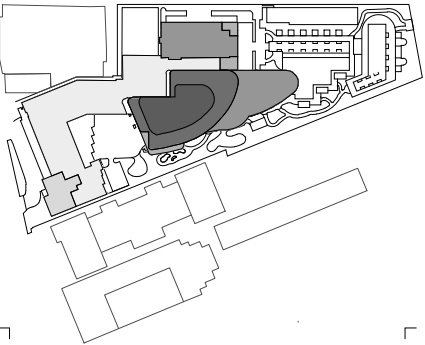
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Email:

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Address Miami Beach, FL, 33139
Tel: 305-534-5725
Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email:

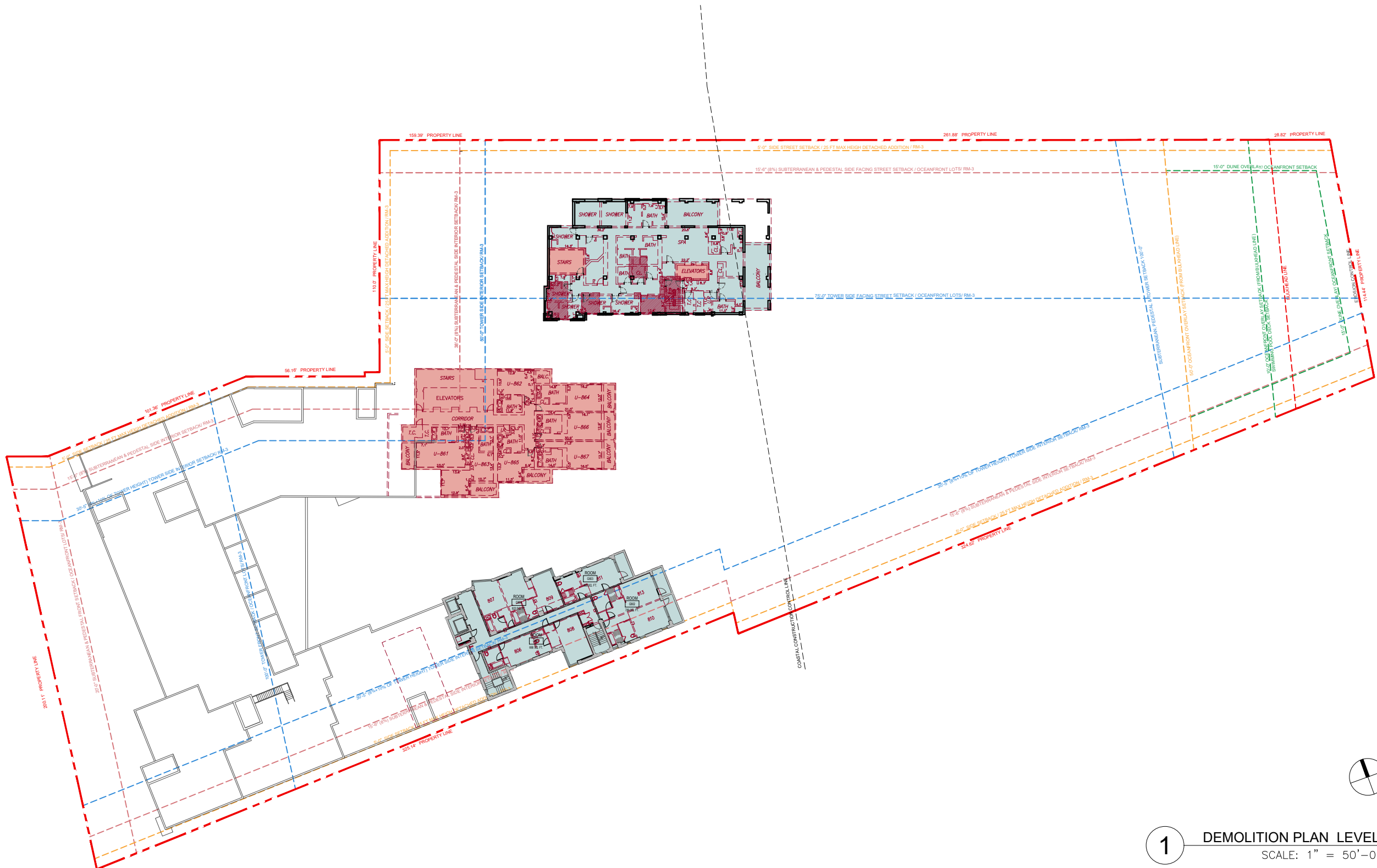
Architect:
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Fax: +1(305) 573 3766

KOB KARP
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DEMOLITION PLAN LEVEL 8

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

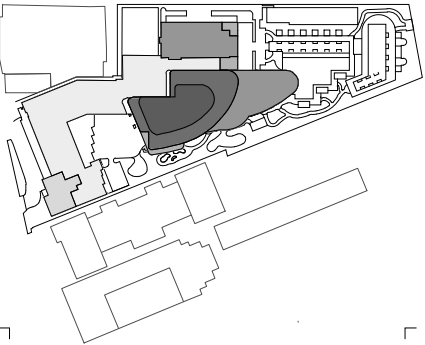
EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

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.



Rev.	Date	Rev.	Date

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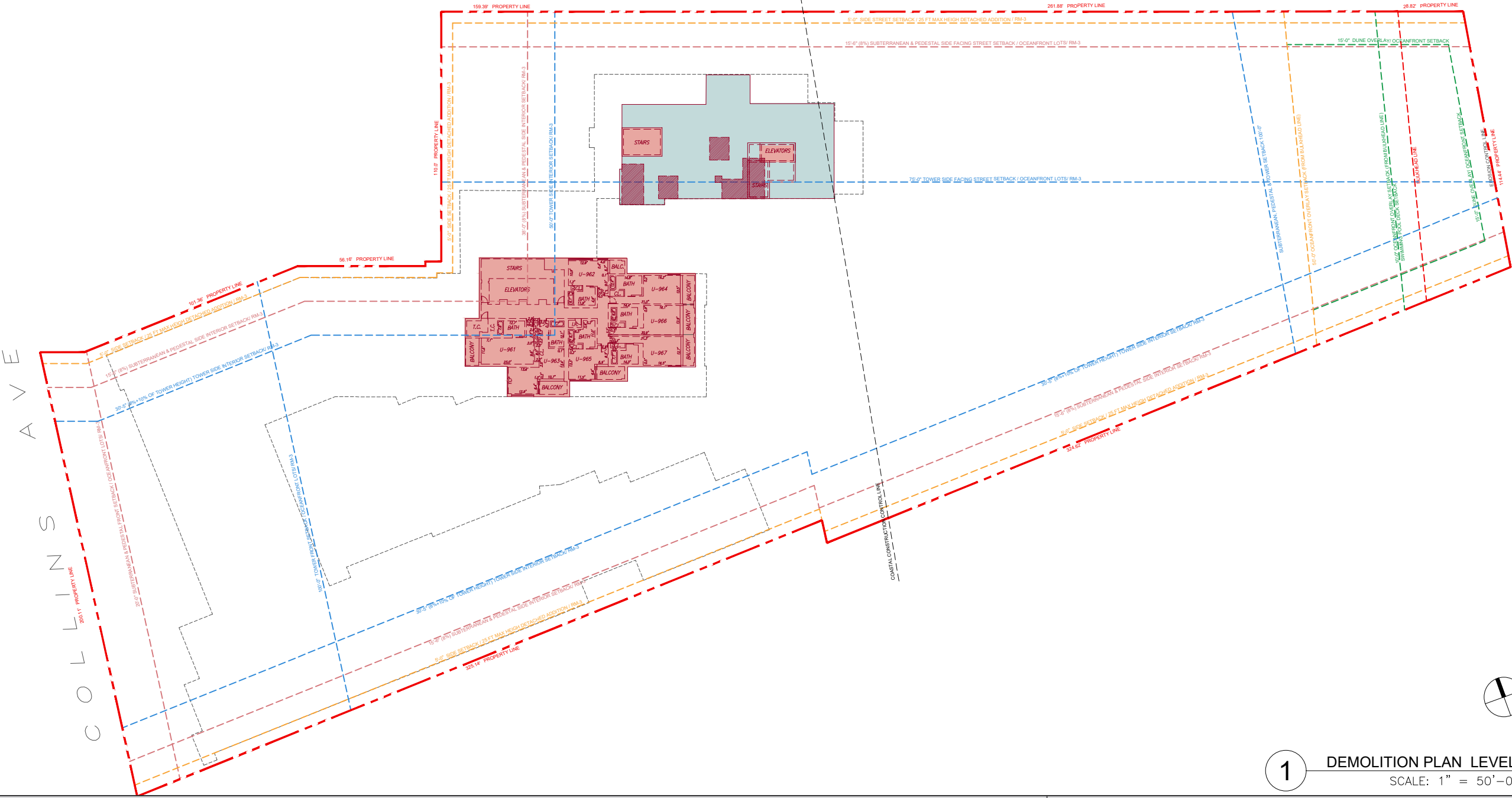
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DEMOLITION PLAN LEVEL 9

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

20th STREET



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

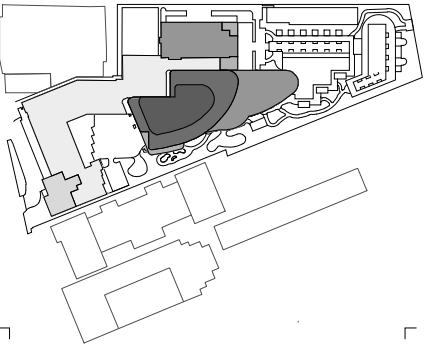
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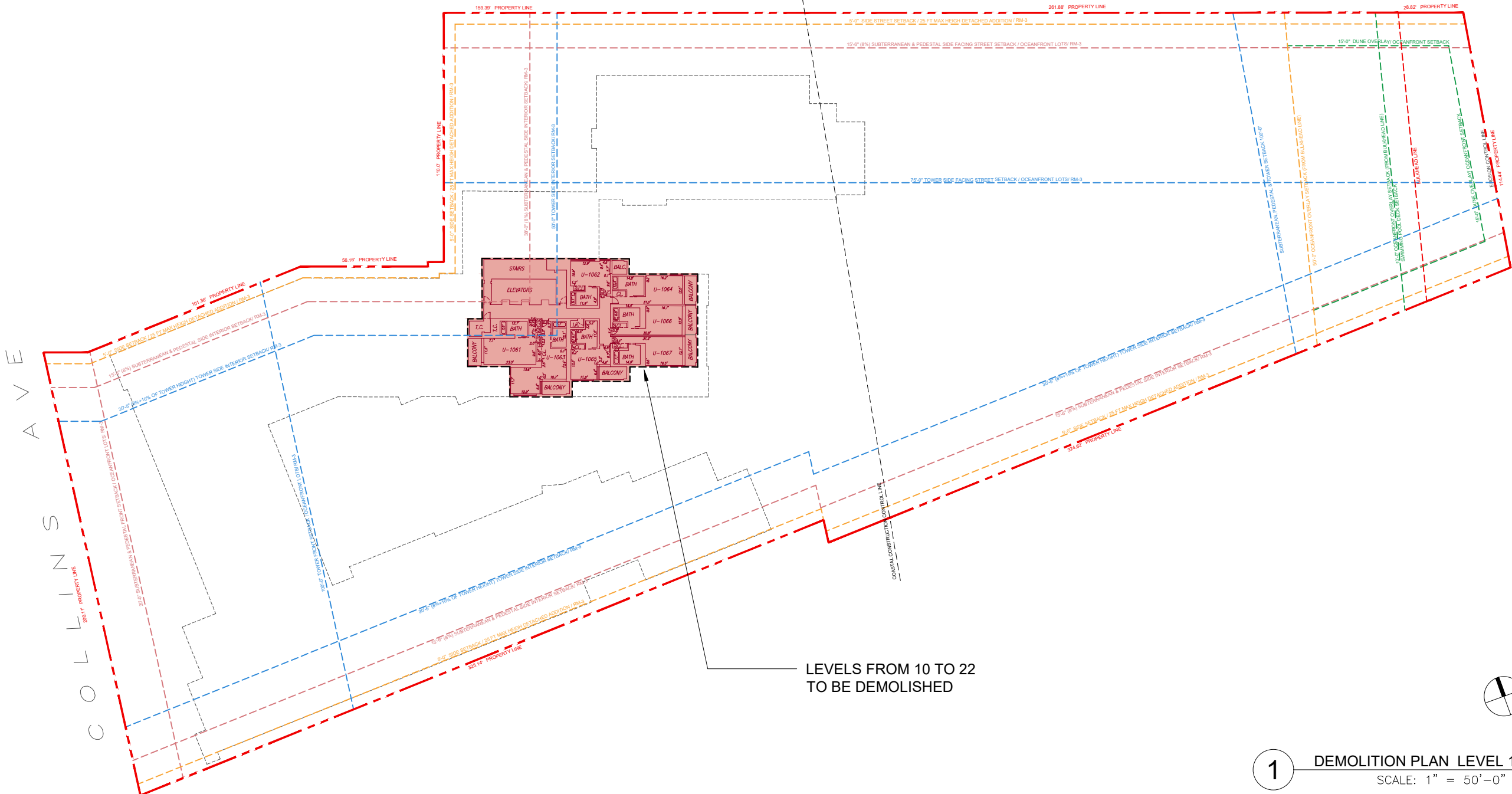
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DEMOLITION PLAN LEVEL 10 to 22

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

20th STREET



LEVELS FROM 10 TO 22
TO BE DEMOLISHED

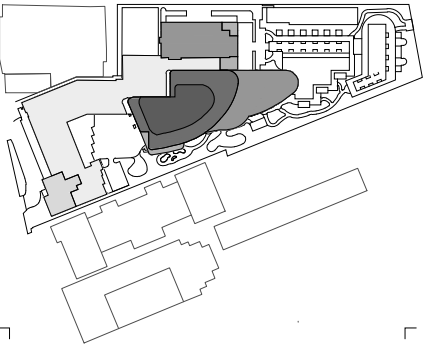
DEMOLITION LEGEND

	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 PLAN LEVEL 0

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

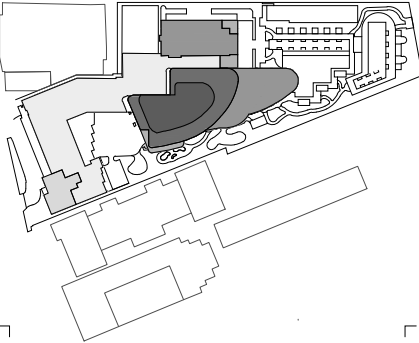
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FRONT AND STREET SIDE

- 91.29% CONTRIBUTING
- 8.71% DEMOLITION

INTERNAL SIDE

- 71.87% CONTRIBUTING
- 28.13% DEMOLITION



Rev.	Date	Rev.	Date

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DEMOLITION SHORECLUB PLAN LEVEL 1

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

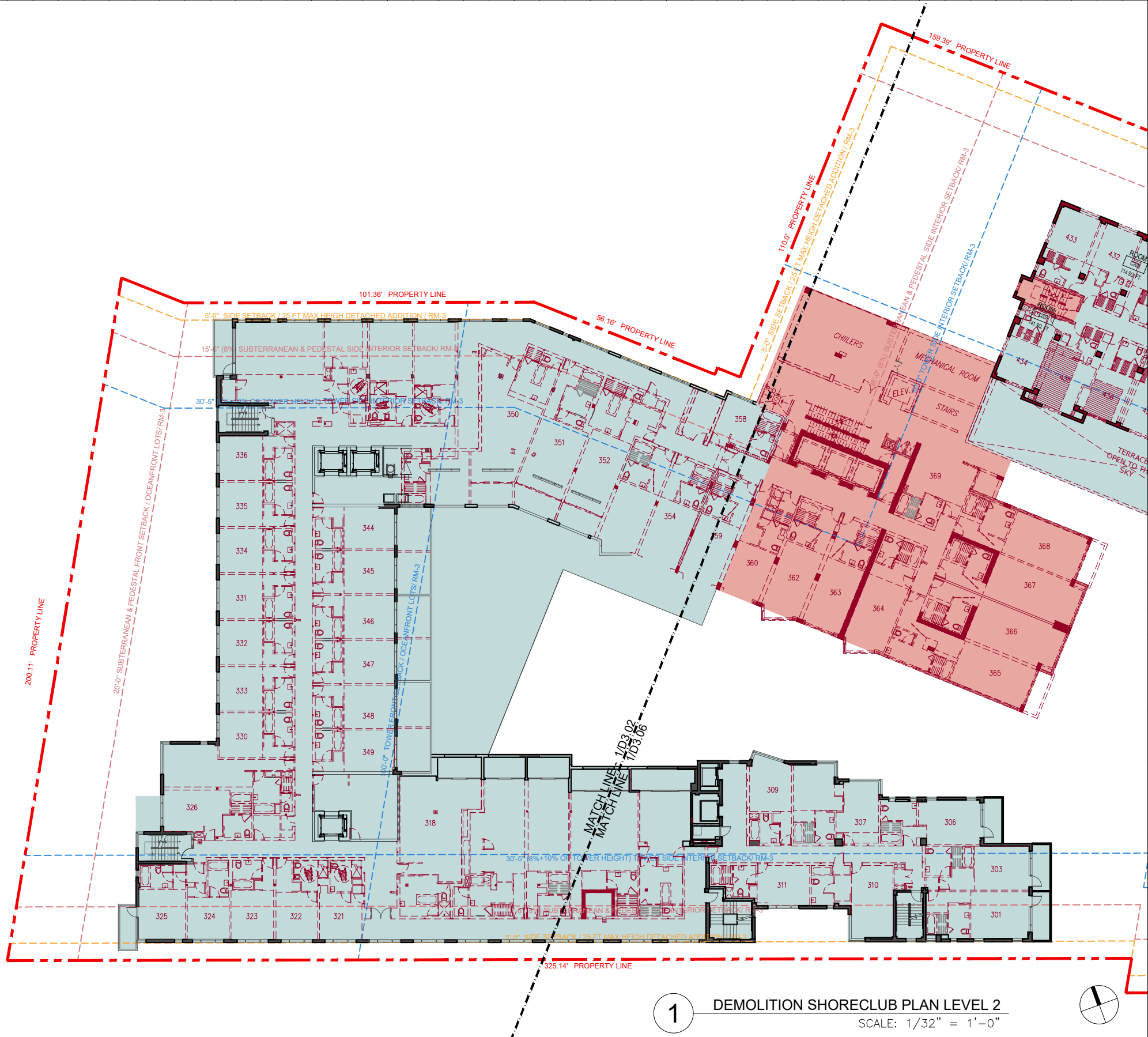
DEMOLITION LEGEND

- 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

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

DEMOLITION GENERAL NOTES

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1 DEMOLITION SHORECLUB PLAN LEVEL 2
SCALE: 1/32" = 1'-0"

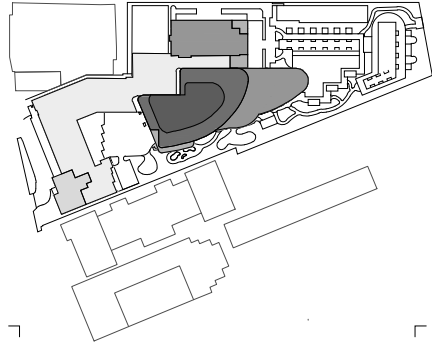
DEMOLITION LEGEND

- 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 | 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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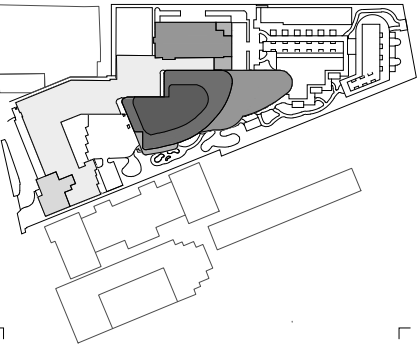
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K O B I
K A R P

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Lic. # AR0012578

DEMOLITION SHORECLUB PLAN
LEVEL 2

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

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Lic. # AR0012578

DEMOLITION SHORECLUB PLAN LEVEL 3

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

	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

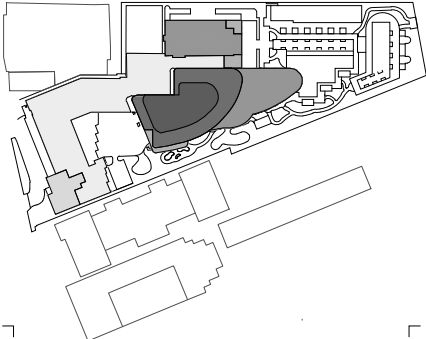
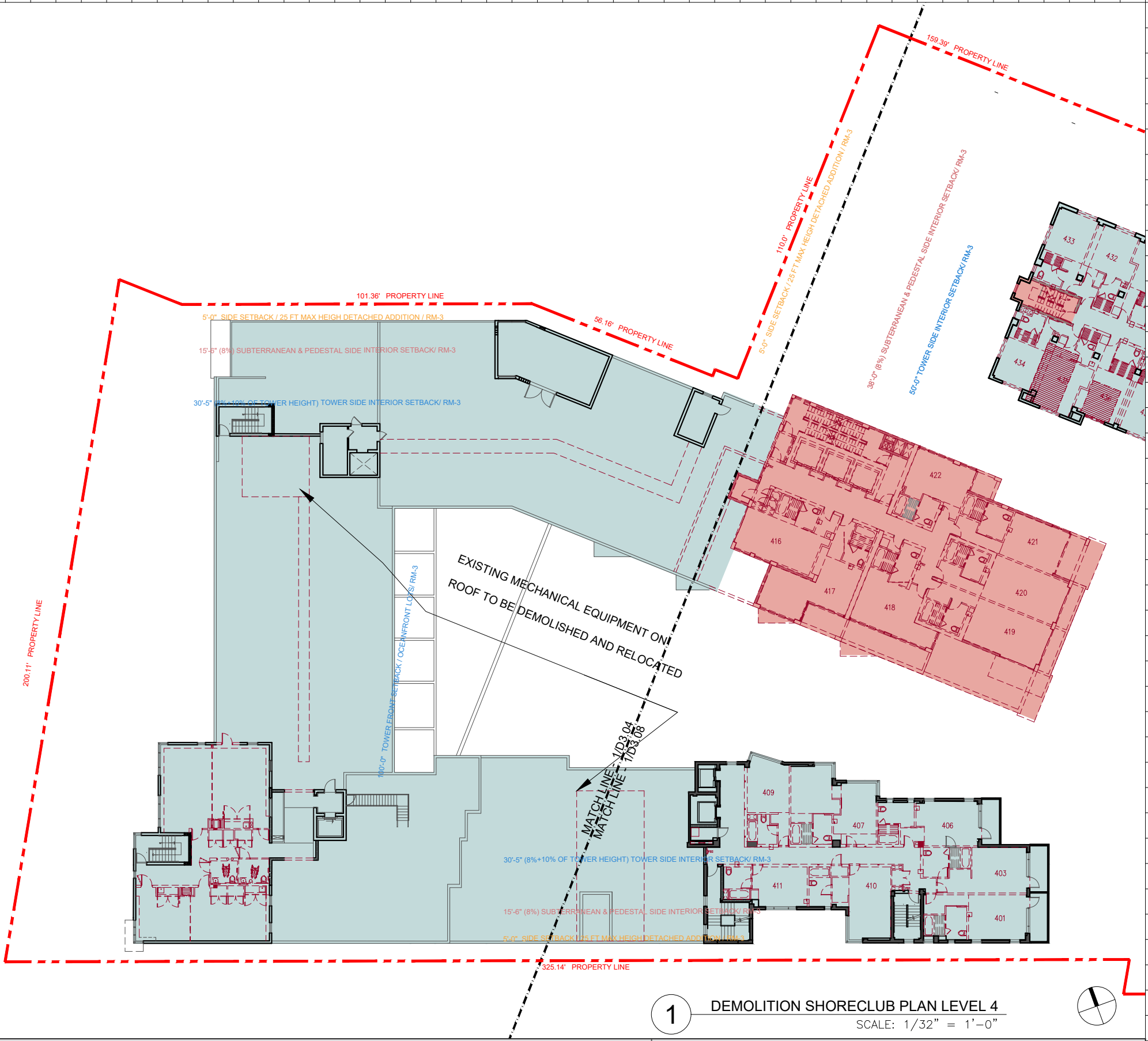
- | | | | | | |
|---|---------------------------------------|---|--|----|--|
| 1 | EXISTING DOOR / WINDOW TO REMAIN | 4 | EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 | TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 | EXISTING DOOR / WINDOW TO BE REPLACED | 5 | 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 |

1 DEMOLITION SHORECLUB PLAN LEVEL 3
SCALE: 1/32" = 1'-0"

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.



Rev.	Date	Rev.	Date

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Consultant: LANDSCAPE
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Address Miami Beach, FL, 33139
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Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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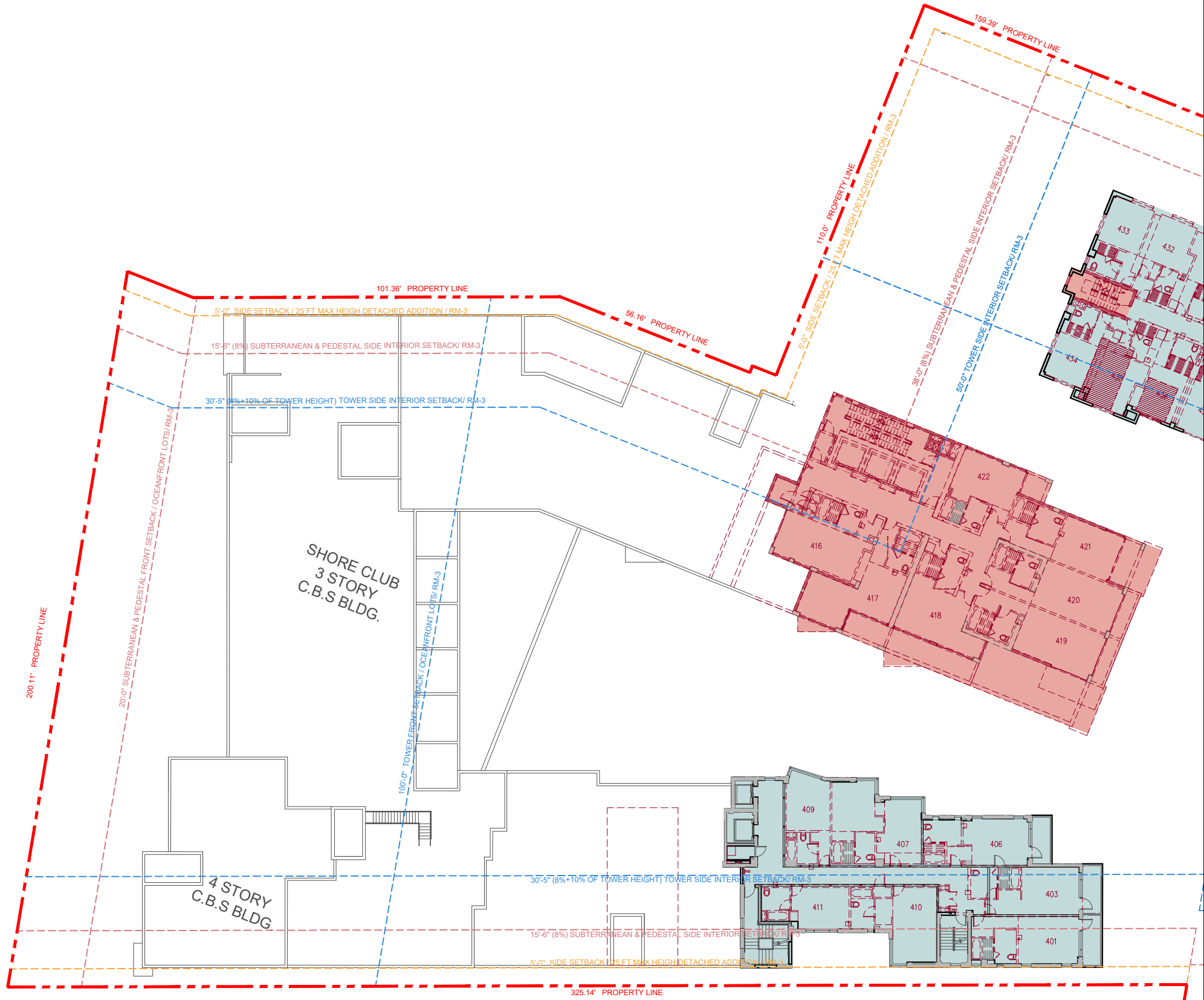
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Lic. # AR0012578

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

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



1 DEMOLITION SHORECLUB PLAN LEVEL 5
SCALE: 1/32" = 1'-0"

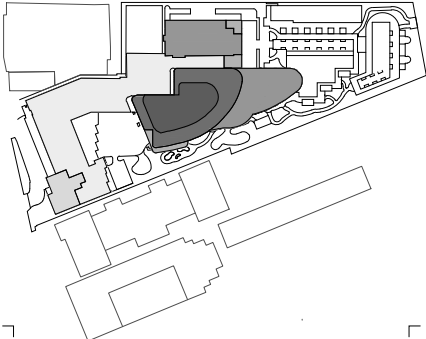
DEMOLITION LEGEND

	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	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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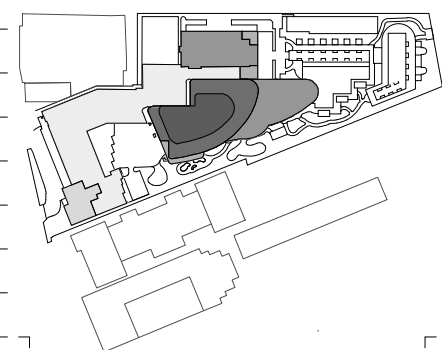
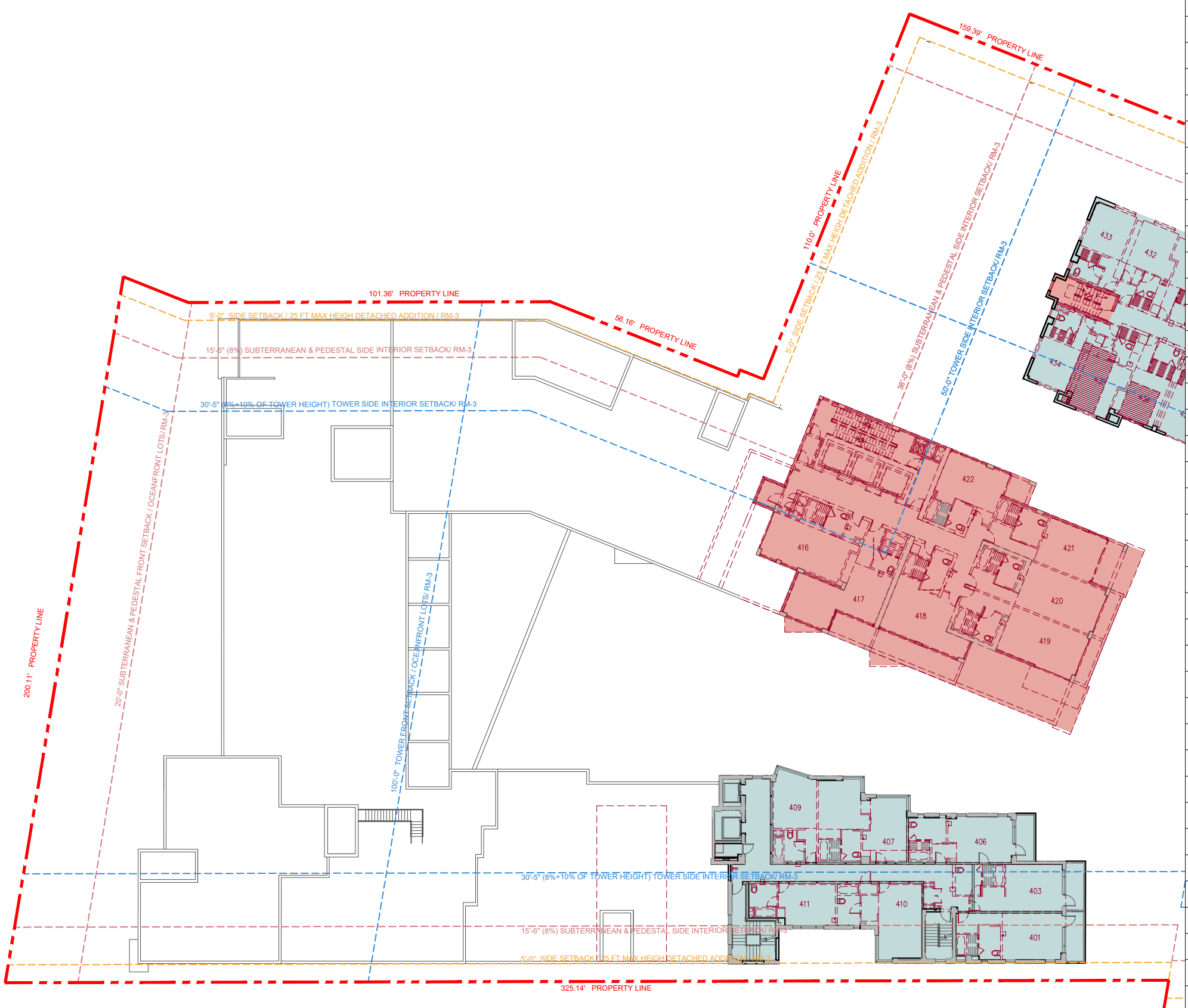
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Lic. # AR0012578



DEMOLITION SHORECLUB PLAN
LEVEL 5

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



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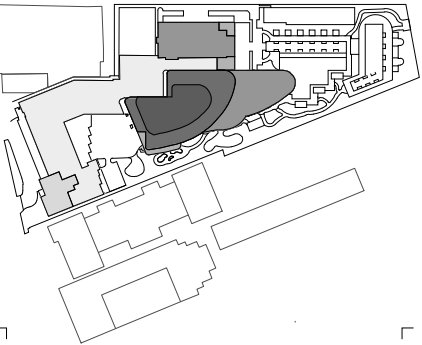
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Lic. # AR0012578

DEMOLITION LEGEND					DEMOLITION GENERAL NOTES	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY		EXISTING DOOR / WINDOW TO REMAIN		EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	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.
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS		EXISTING DOOR / WINDOW TO BE REPLACED		TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	
	REMOVE SLAB		EXISTING CMU BLOCK TO BE REMOVED		EXISTING DOOR / WINDOW TO BE REMOVED	
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE				TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED	
					REMOVE PORTIONS OF WALL PER HISTORIC DESIGN	
					EXISTING COLUMNS TO BE REMOVED	
					EXISTING STEPS TO BE REMOVED	

1 DEMOLITION SHORECLUB PLAN LEVEL 6
SCALE: 1/32" = 1'-0"



DEMOLITION SHORECLUB PLAN LEVEL 6		
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D3.06
Project	2104	



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Fax: +1(305) 573 3766



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DEMOLITION SHORECLUB PLAN
LEVEL 7

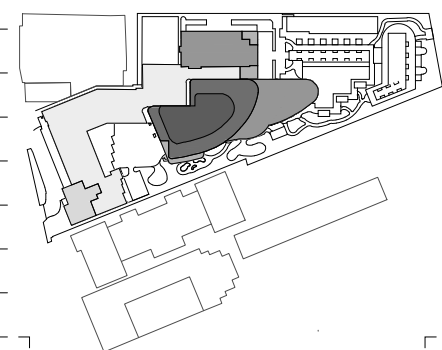
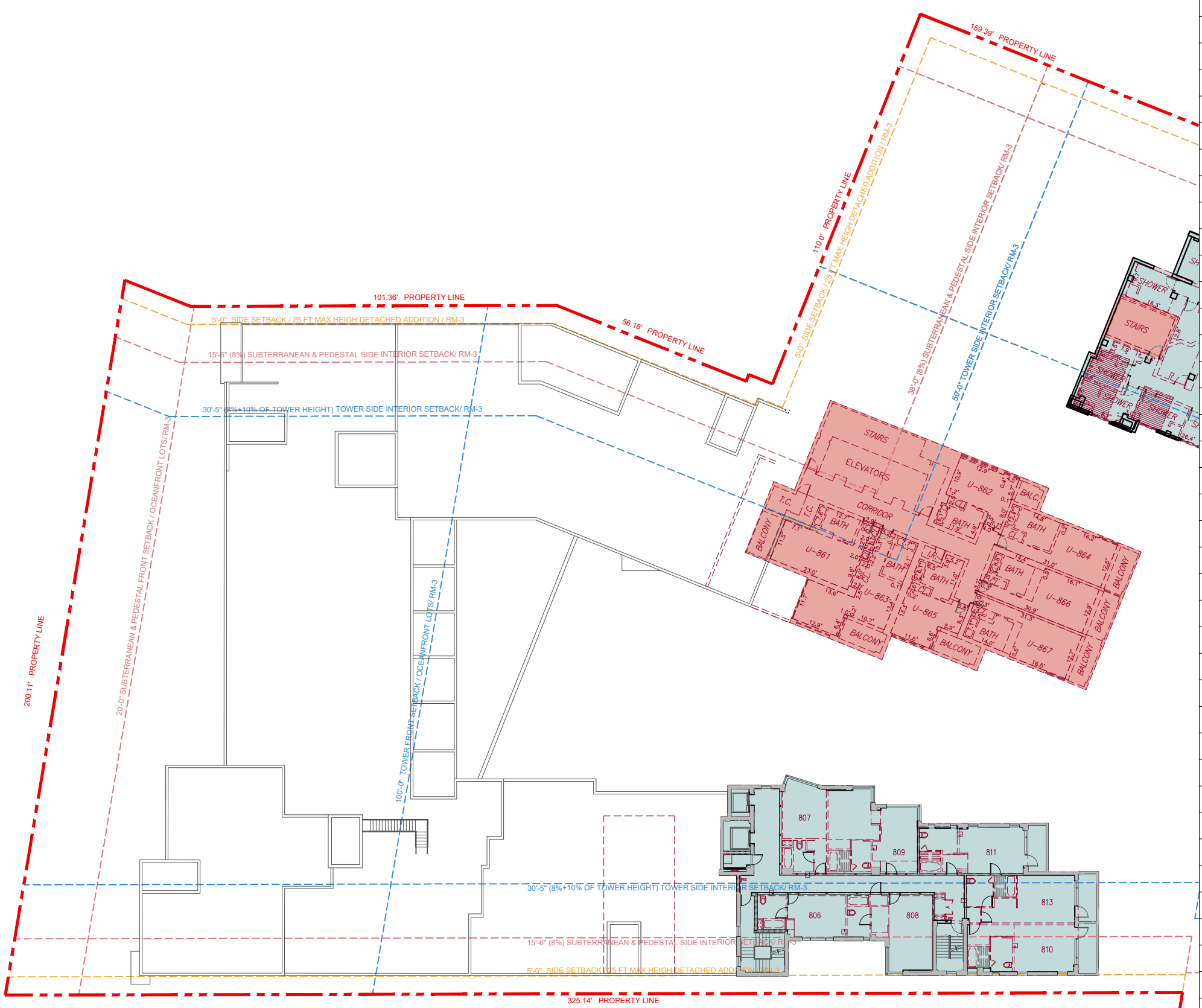
Date	4-18-2021	Sheet No. D3.07
Scale	1/32" = 1'-0"	
Project	2104	

	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 |

1 DEMOLITION SHORECLUB PLAN LEVEL 7
SCALE: 1/32" = 1'-0"

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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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

9 EXISTING COLUMNS TO BE REMOVED

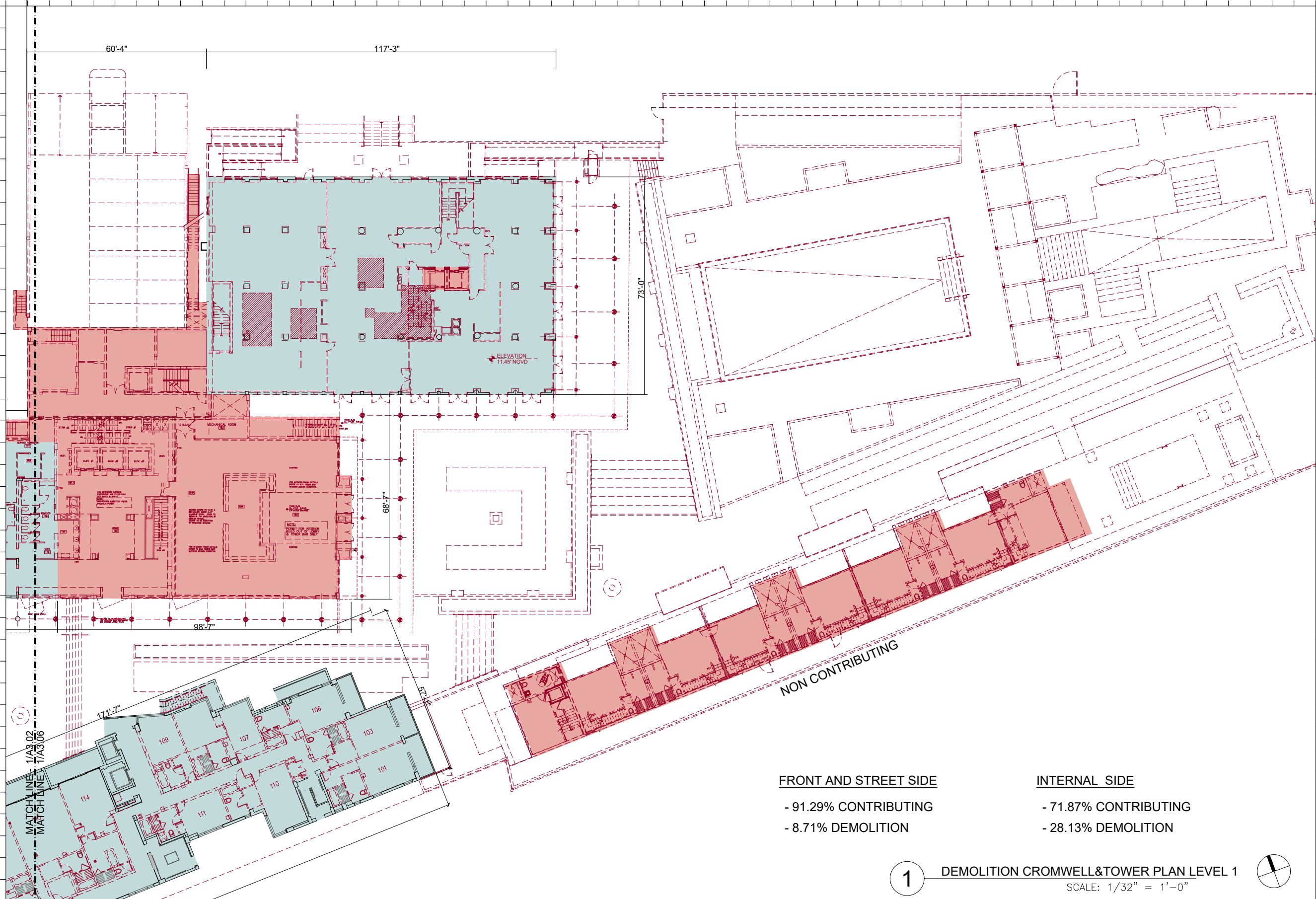
10 EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

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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

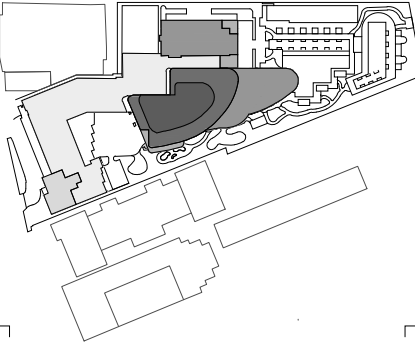
EXISTING STEPS TO BE REMOVED

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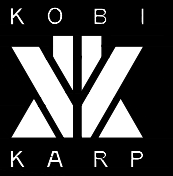
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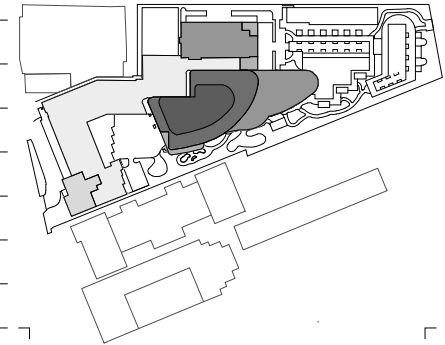
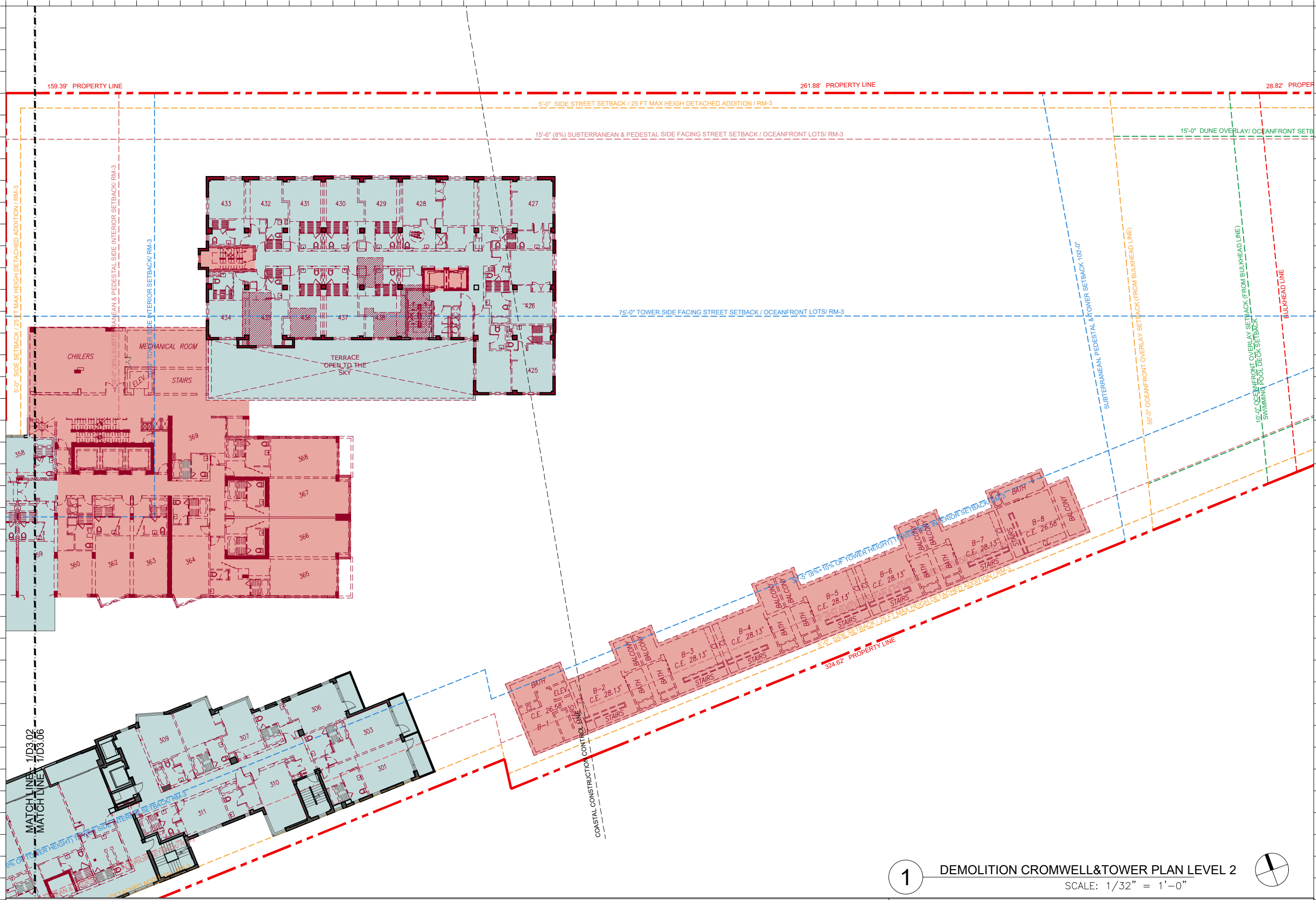
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DEMOLITION CROMWELL & TOWER PLAN LEVEL 1

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



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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

1

DEMOLITION CROMWELL&TOWER PLAN LEVEL 2

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

DEMOLITION GENERAL NOTES

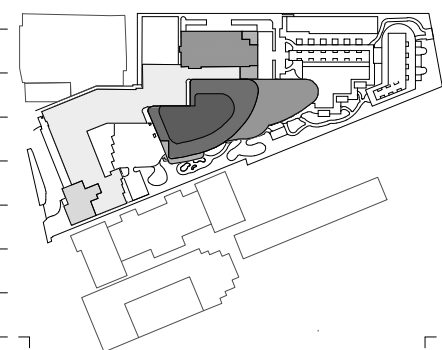
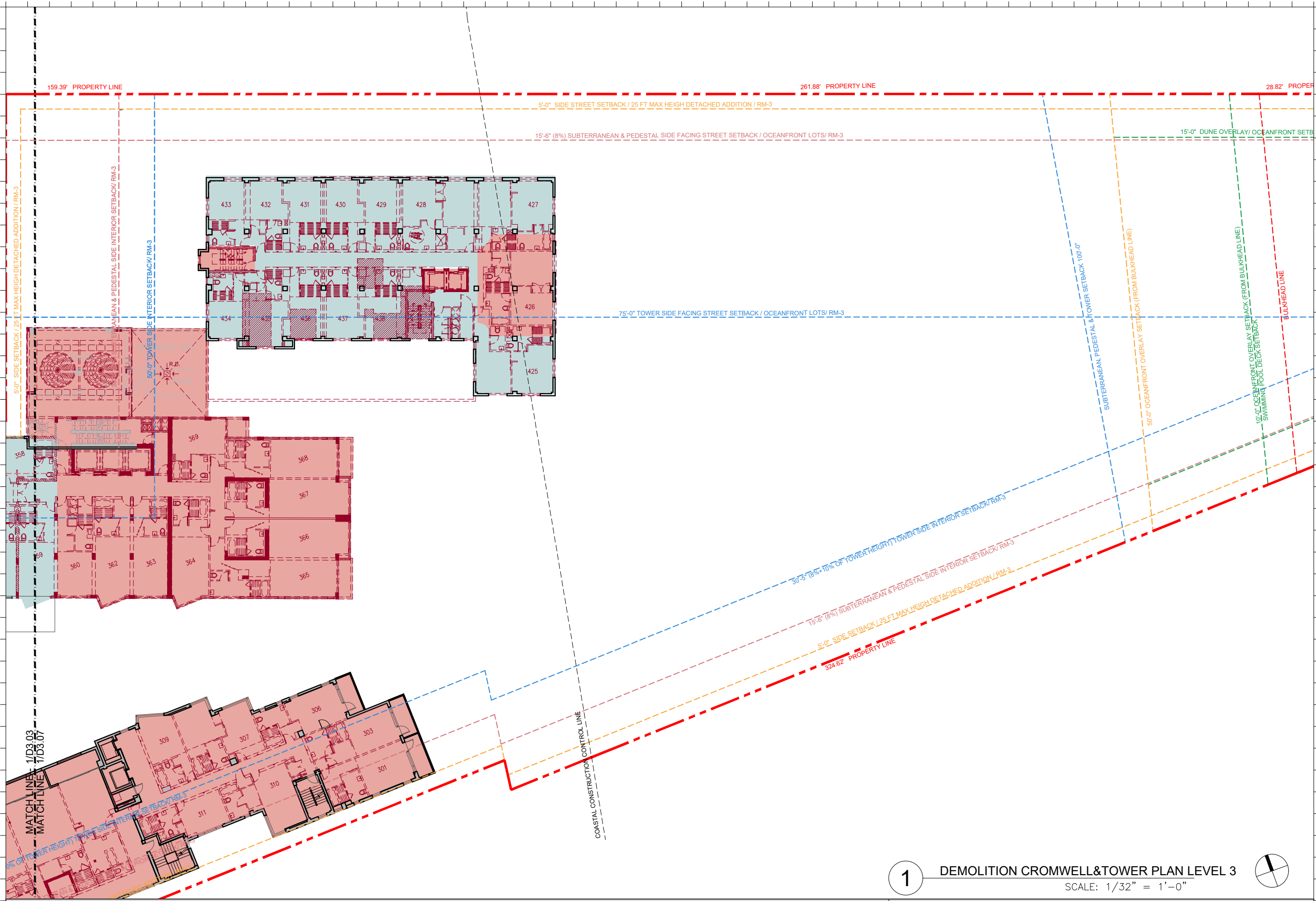
1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

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 2

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



Rev.	Date	Rev.	Date

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Tel:
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Consultant: LANDSCAPE
Name Island Planning Corporation.
Address 248 Washington Ave.,
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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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K O B I

K A R P

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K A R P

KOB KARP
Lic. # AR0012578

DEMOLITION LEGEND			
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY		EXISTING DOOR / WINDOW TO REMAIN
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS		EXISTING DOOR / WINDOW TO BE REPLACED
	REMOVE SLAB		EXISTING CMU BLOCK TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE		EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
			TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
			EXISTING DOOR / WINDOW TO BE REMOVED
			TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
			REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
			EXISTING COLUMNS TO BE REMOVED
			EXISTING STEPS TO BE REMOVED

1

DEMOLITION CROMWELL&TOWER PLAN LEVEL 3

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

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

4-18-2021

Scale

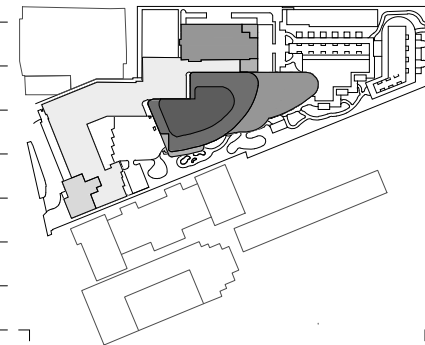
1/32" = 1'-0"

Project

2104

Sheet No.

D3.11

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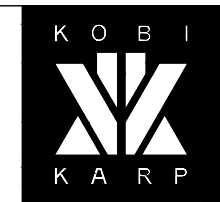
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Name
Address
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Consultant: LANDSCAPE
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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 4

Date	4-18-2021	Sheet No. D3.12
Scale	1/32" = 1'-0"	
Project	2104	

	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

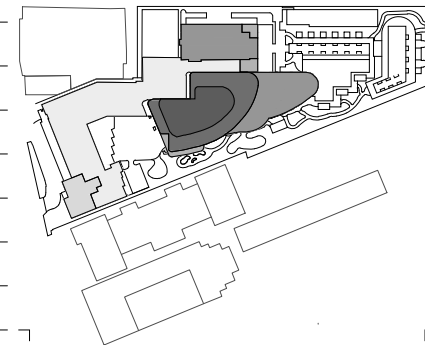
1 DEMOLITION CROMWELL&TOWER PLAN LEVEL 4
SCALE: 1/32" = 1'-0"

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

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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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 5

Date	4-18-2021	Sheet No. D3.13
Scale	1/32" = 1'-0"	
Project	2104	

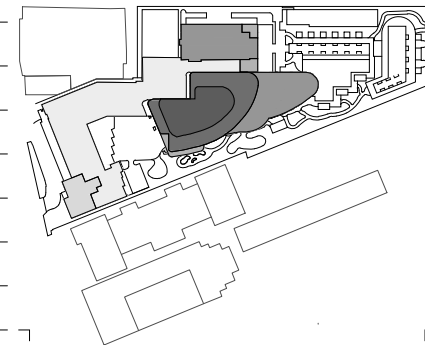
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

- | | | | | | |
|---|---------------------------------------|---|--|----|--|
| 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 |

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[illegible]

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Name
Address
Address
Tel:
Email

Consultant:	LANDSCAPE
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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 6

Date	4-18-2021	Sheet No. D3.14
Scale	1/32" = 1'-0"	
Project	2104	

	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

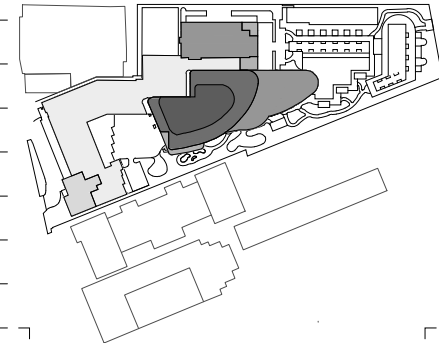
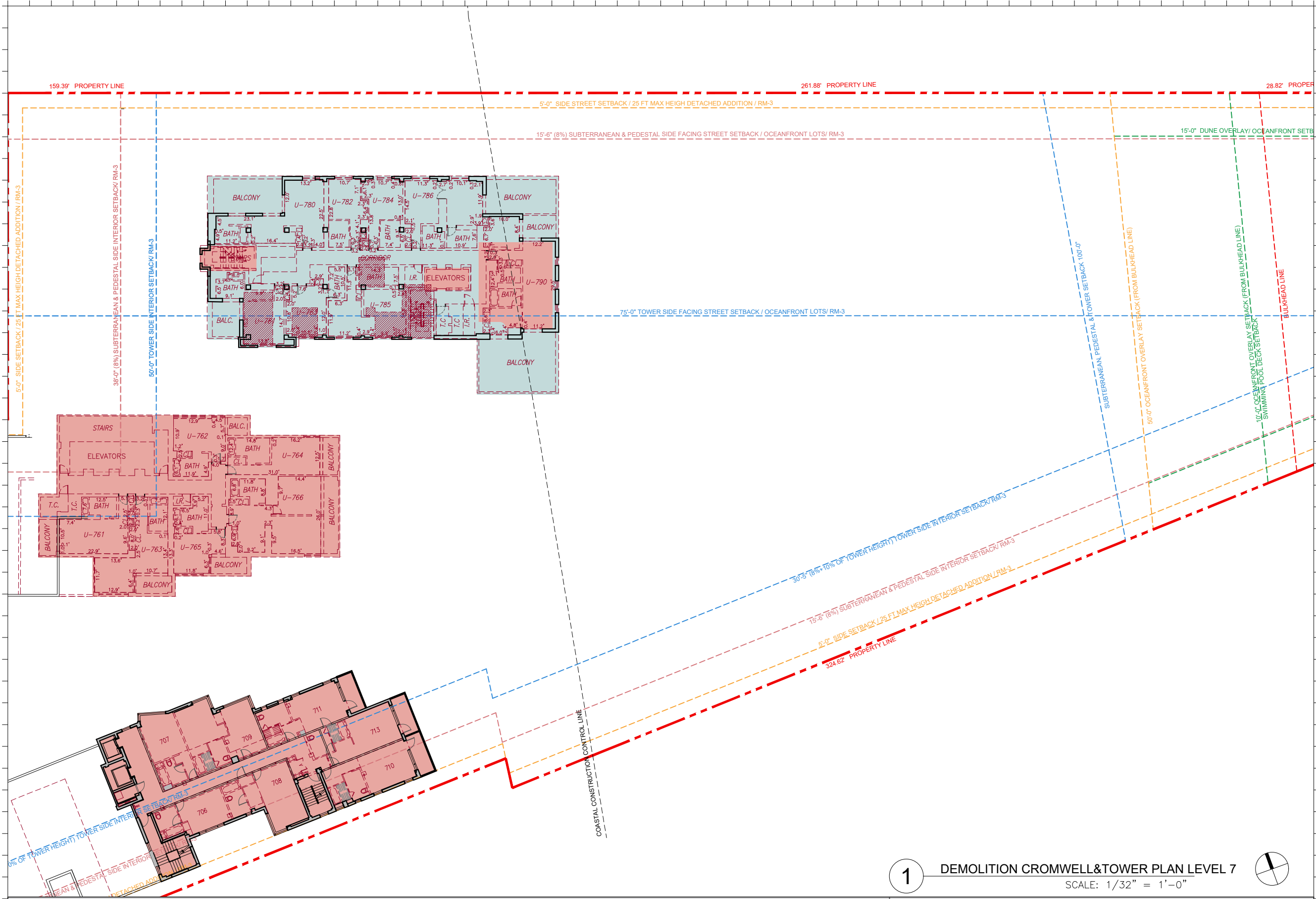
1 DEMOLITION CROMWELL & TOWER PLAN LEVEL 6
SCALE: 1/32" = 1'-0"

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

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Architect:
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Address Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3786



KOB 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 |
| 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 |

1 DEMOLITION CROMWELL&TOWER PLAN LEVEL 7

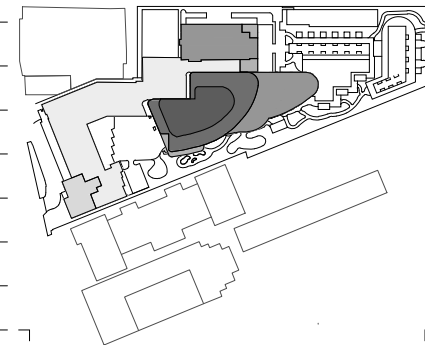
SCALE: 1/32" = 1'-0"

DEMOLITION GENERAL NOTES

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DEMOLITION CROMWELL & TOWER PLAN LEVEL 7

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D3.15
Project	2104	



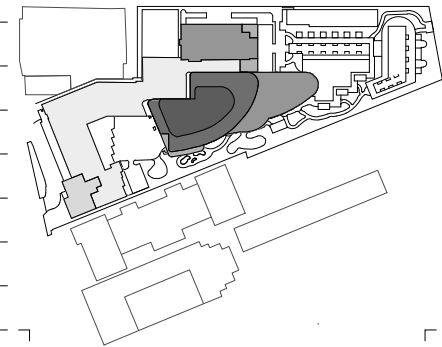
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Date	4-18-2021	Sheet No. D3.16
Scale	1/32" = 1'-0"	
Project	2104	

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

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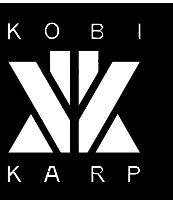
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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 9

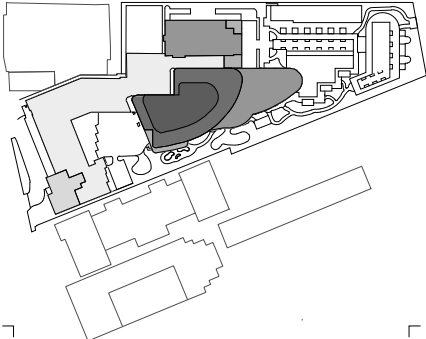
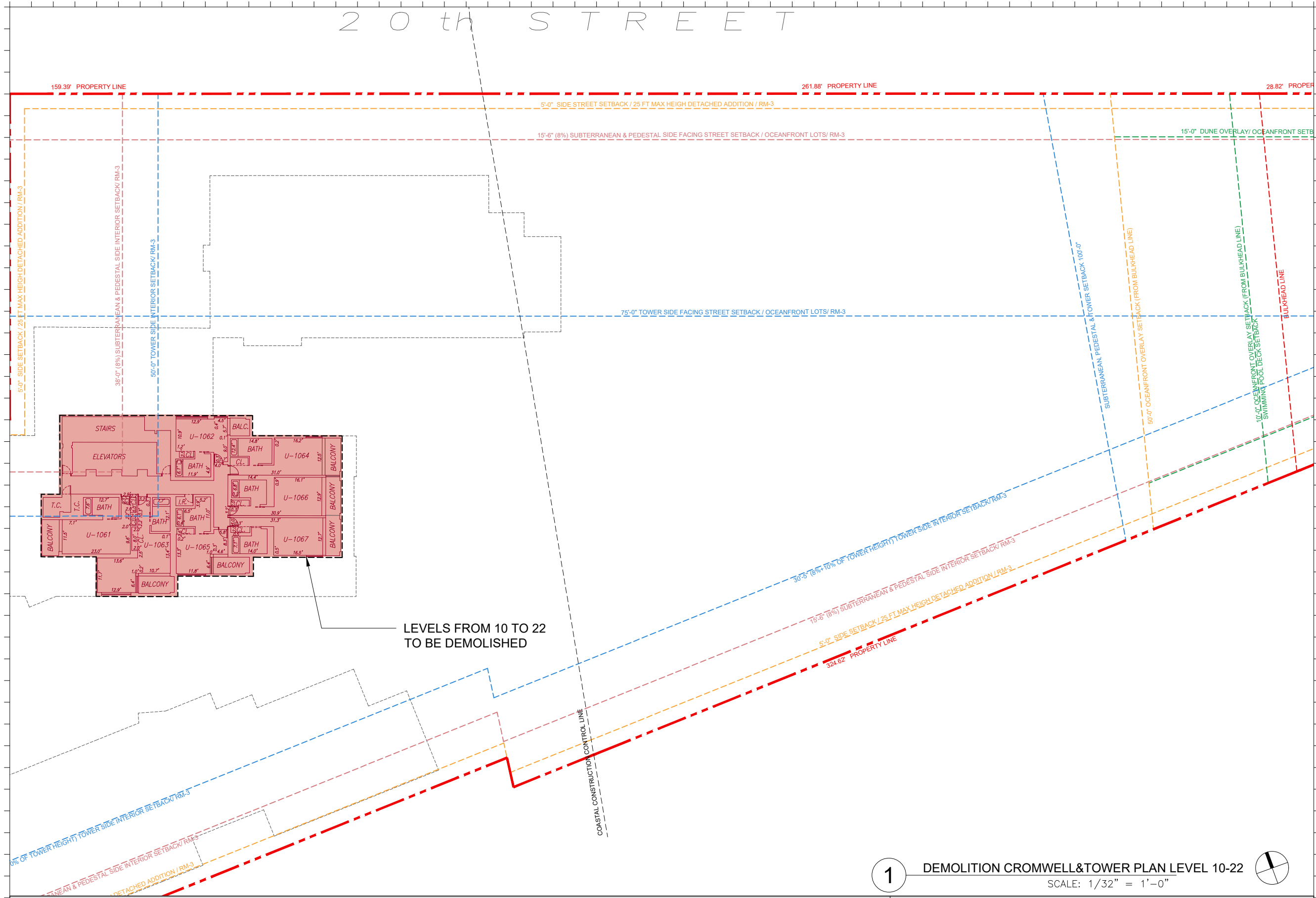
Date	4-18-2021	Sheet No. D3.17
Scale	1/32" = 1'-0"	
Project	2104	

	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

- 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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20th STREET



Rev.	Date	Rev.	Date

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Fax: +1(305) 573 3766



KOB 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 |
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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 10-22

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

TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"

9'-1"

ROOF
NAVD =94'-5"/NGVD=96'-0"

13'-4"

LEVEL 8
NAVD =81'-6"/NGVD=82'-8"

9'-7"

LEVEL 7
NAVD =71'-6"/NGVD=73'-1"

52'-10"

10'-0"

LEVEL 6
NAVD =61'-6"/NGVD=63'-1"

10'-0"

LEVEL 5
NAVD =51'-6"/NGVD=53'-1"

10'-0"

LEVEL 4
NAVD =41'-6"/NGVD=44'-2"

9'-1"

LEVEL 3
NAVD =31'-7"/NGVD=33'-2"

10'-0"

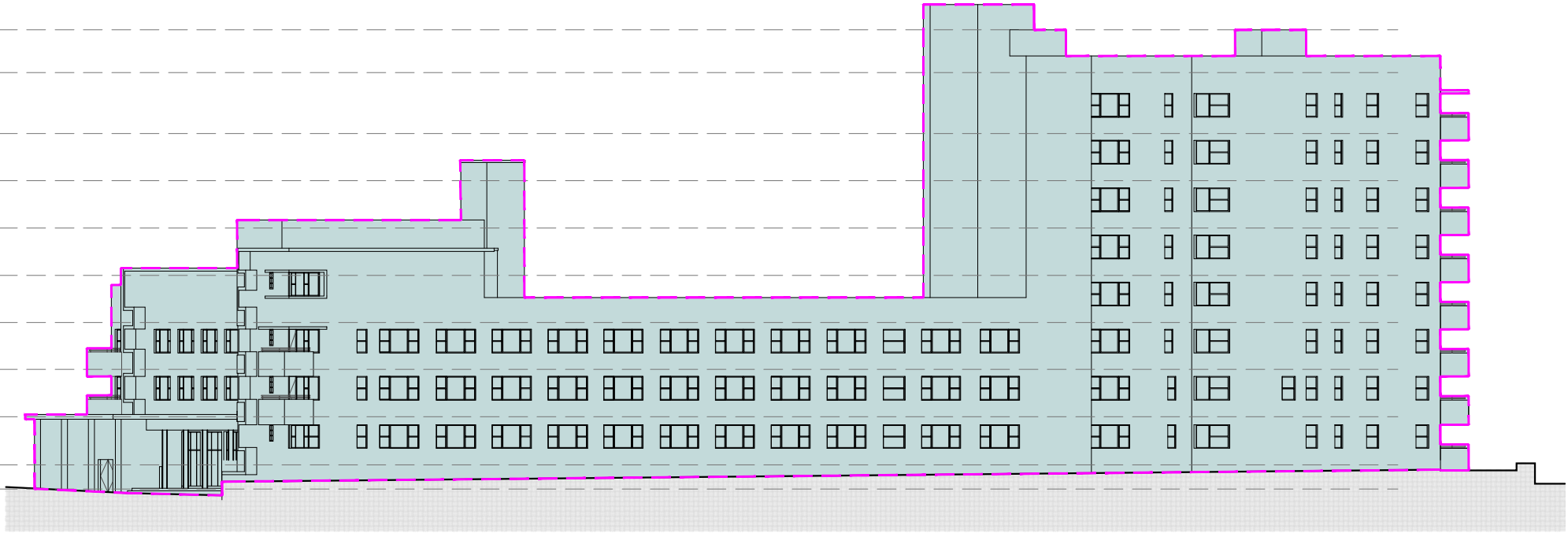
LEVEL 2
NAVD =21'-7"/NGVD=23'-2"

10'-3"

LEVEL 1
NAVD =11'-4"/NGVD=12'-11"

5'-1"

SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-0"



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



TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"

9'-1"

ROOF
NAVD =94'-5"/NGVD=96'-0"

12'-11"

LEVEL 8
NAVD =81'-6"/NGVD=82'-8"

10'-0"

LEVEL 7
NAVD =71'-6"/NGVD=73'-1"

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NAVD =61'-6"/NGVD=63'-1"

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LEVEL 2
NAVD =21'-7"/NGVD=23'-2"

10'-3"

LEVEL 1
NAVD =11'-4"/NGVD=12'-11"

5'-1"

SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-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

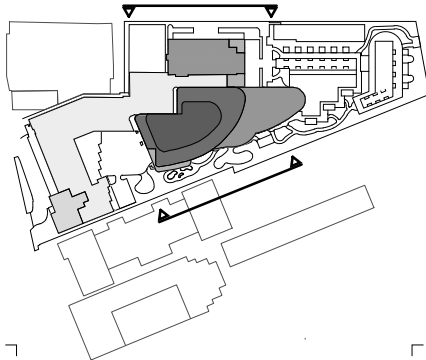
- | | | | | | |
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| 2 | EXISTING DOOR / WINDOW TO BE REPLACED | 5 | TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 | REMOVE PORTIONS OF WALL PER HISTORIC DESIGN |
| 3 | EXISTING CMU BLOCK TO BE REMOVED | 6 | EXISTING DOOR / WINDOW TO BE REMOVED | 9 | EXISTING COLUMNS TO BE REMOVED |
| | | | | 10 | EXISTING STEPS TO BE REMOVED |

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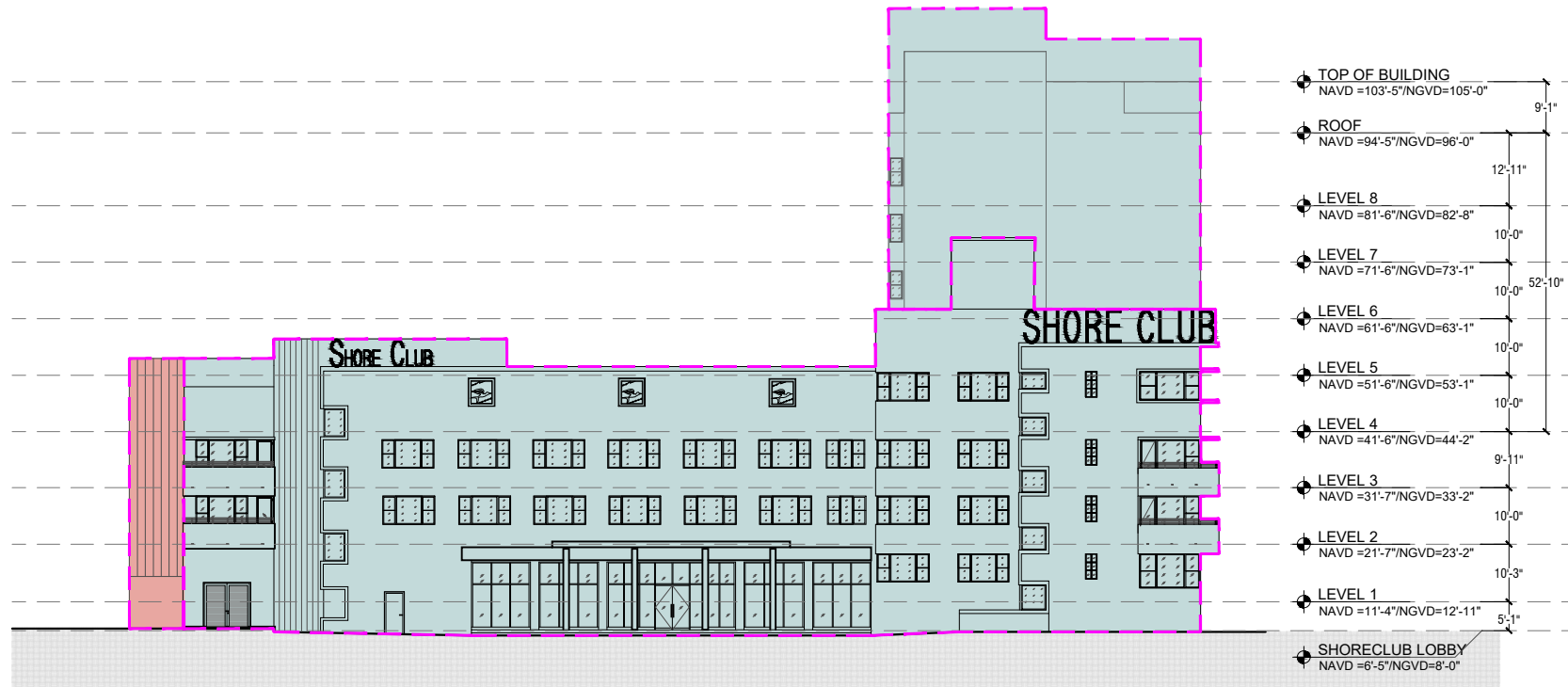
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DEMOLITION SHORECLUB ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D4.01
Project	2104	

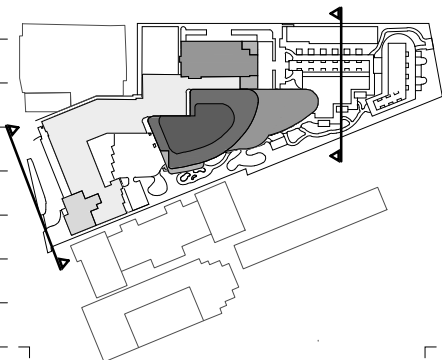


1 DEMOLITION SHORECLUB EAST ELEVATION
SCALE: 1" = 50'-0"



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

DEMOLITION LEGEND					DEMOLITION GENERAL NOTES
	1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	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.
	2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	
	3	EXISTING CMU BLOCK TO BE REMOVED	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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K O B I
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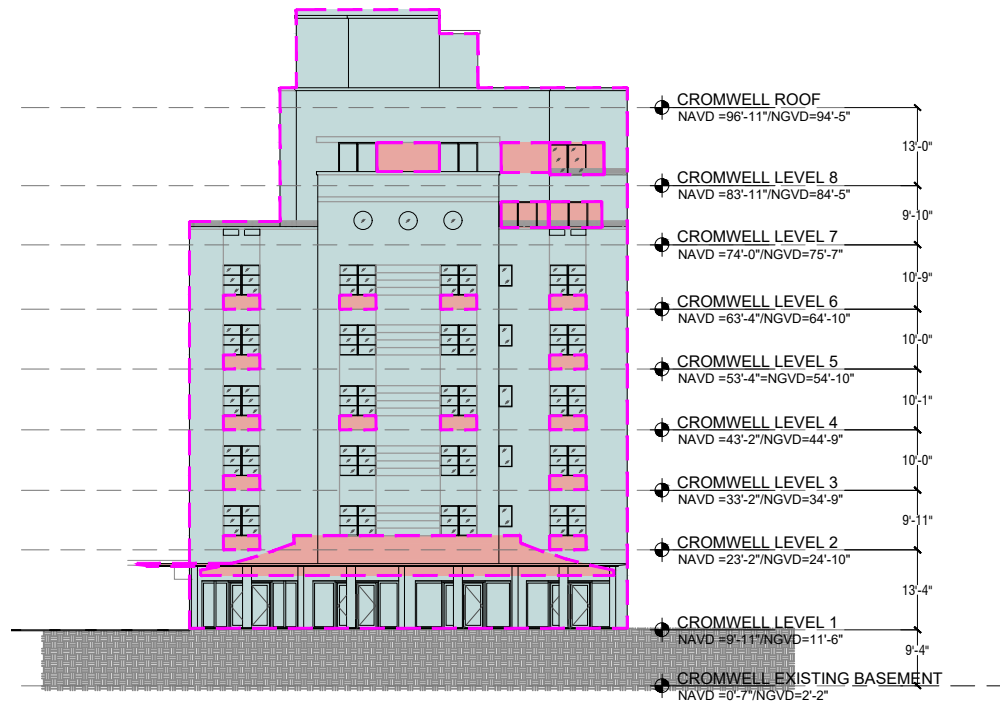
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Lic. # AR0012578

DEMOLITION SHORECLUB ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D4.02
Project	2104	



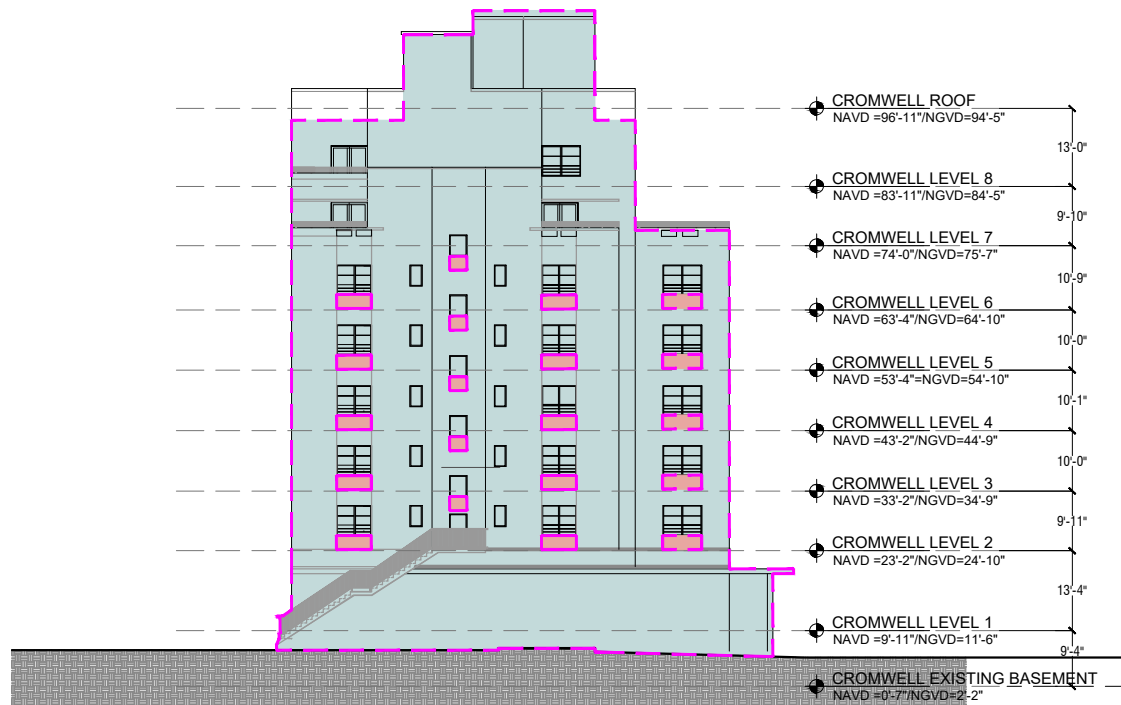
1 DEMOLITION CROMWELL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



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"

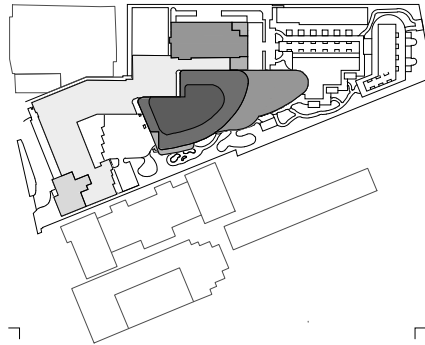
DEMOLITION LEGEND

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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 | 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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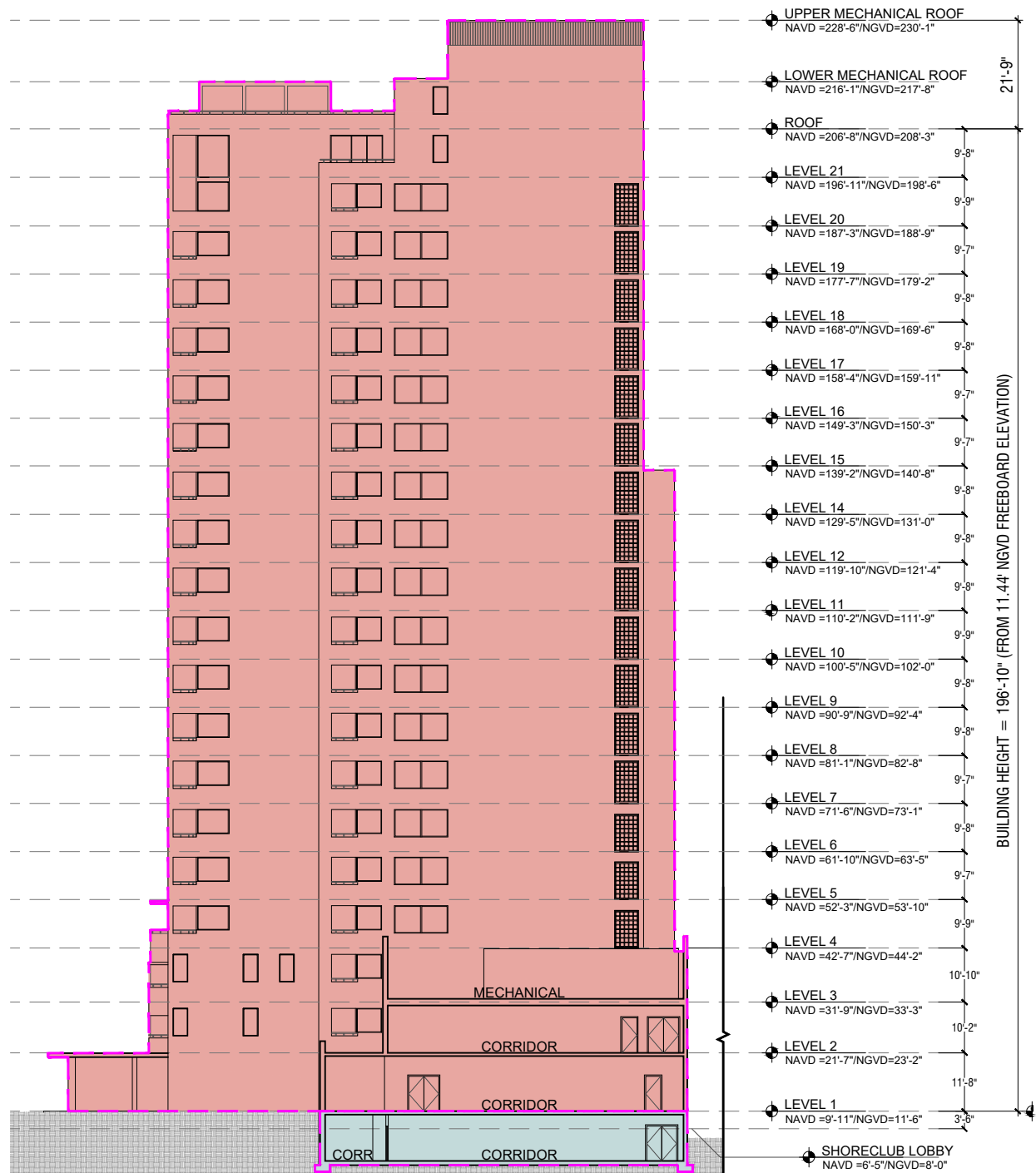


DEMOLITION CROMWELL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D4.03
Project	2104	



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



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

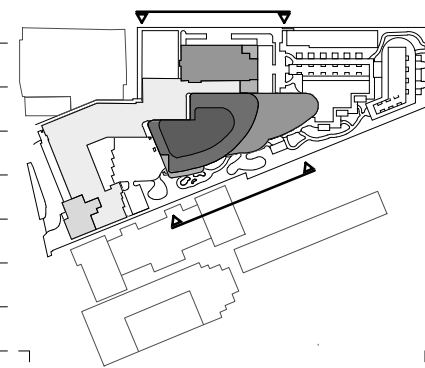
DEMOLITION LEGEND

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- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

- | | | | | | |
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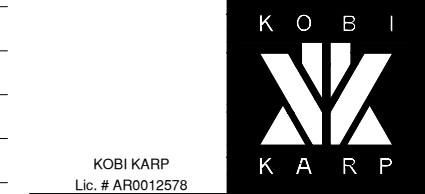
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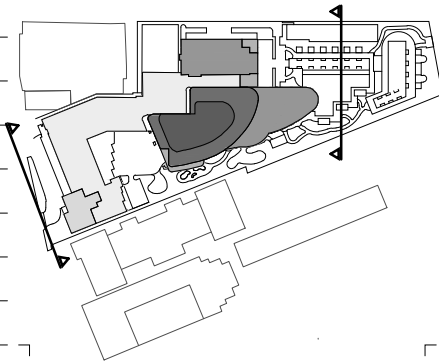
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DEMOLITION TOWER ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D4.04
Project	2104	



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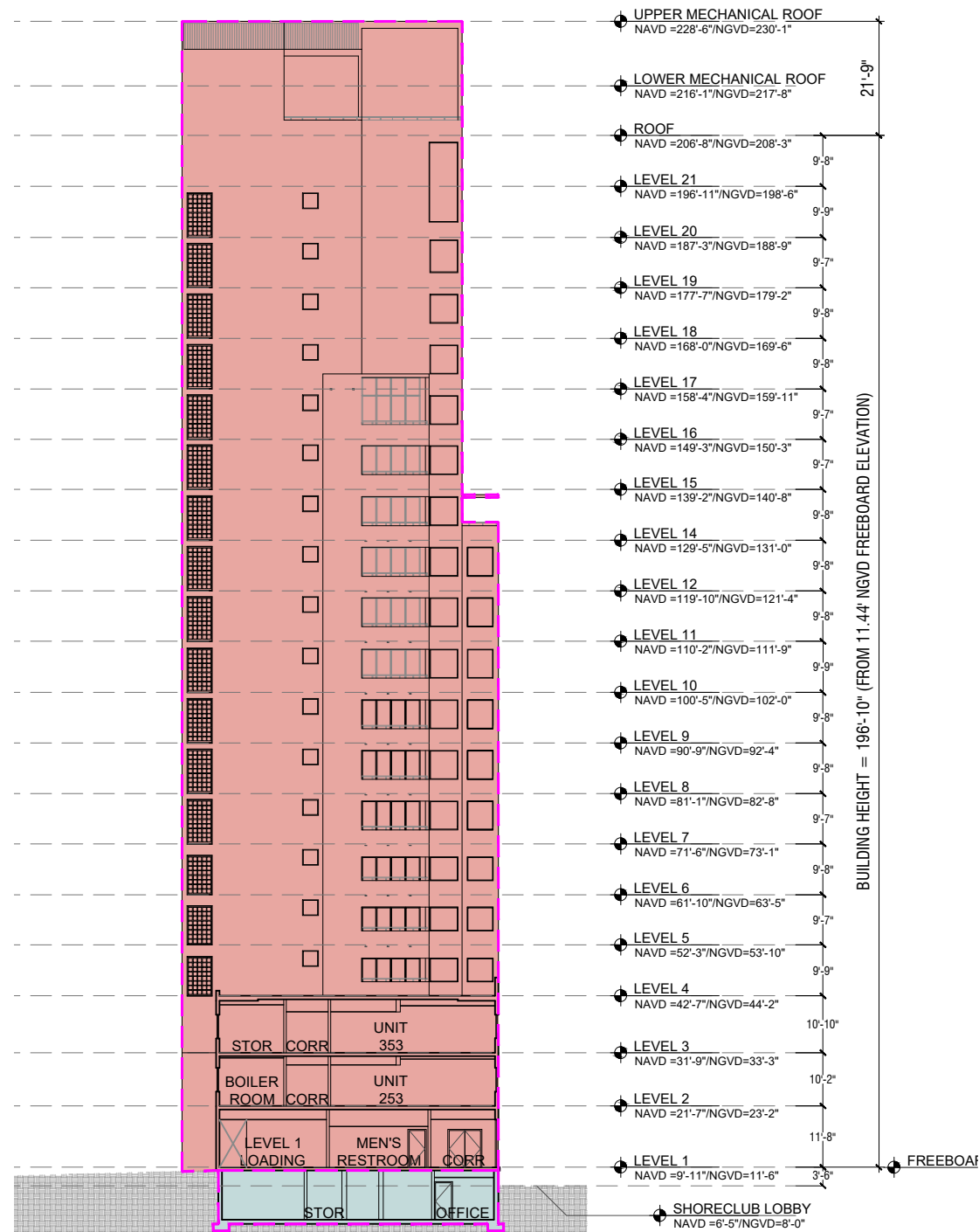
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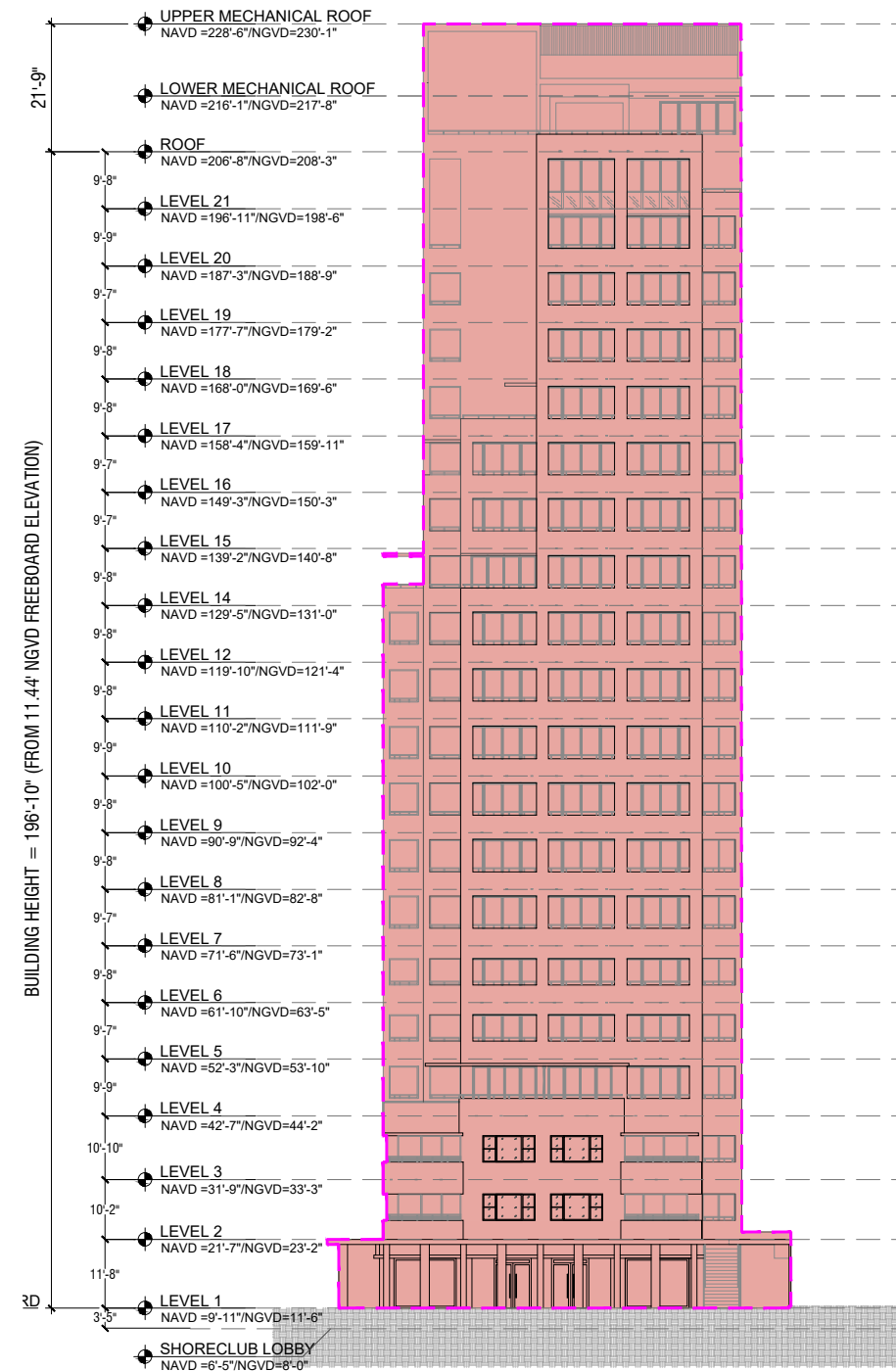


DEMOLITION TOWER ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D4.05
Project	2104	



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

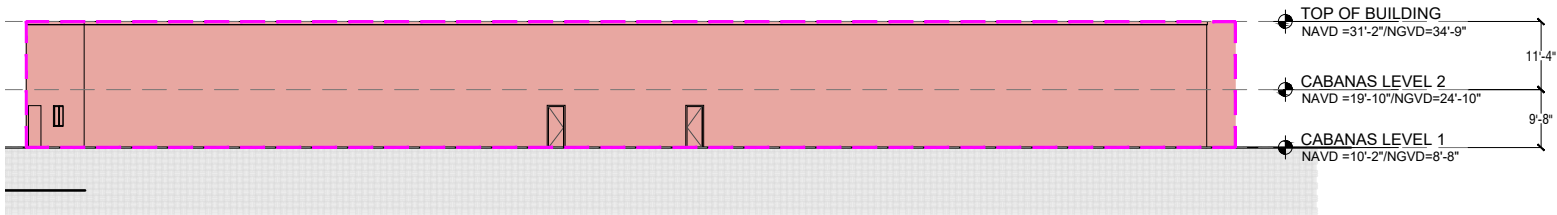
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU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

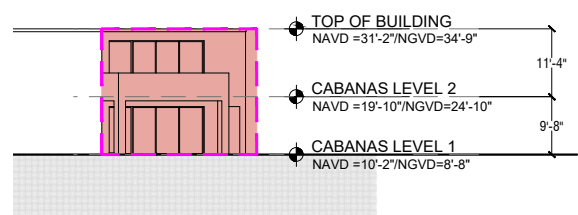
1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

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.

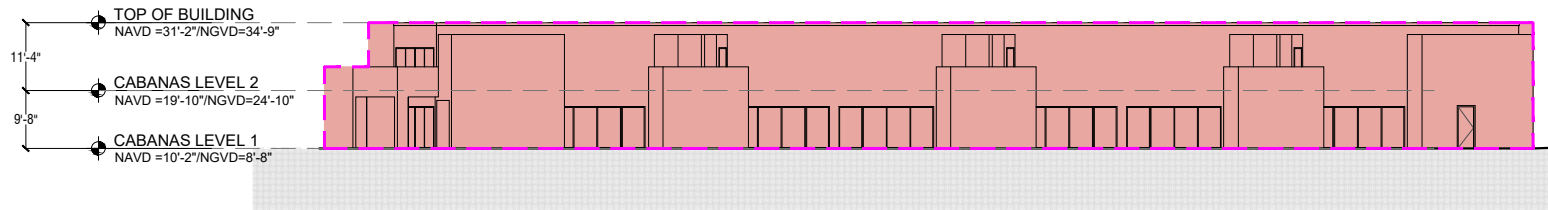
3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.



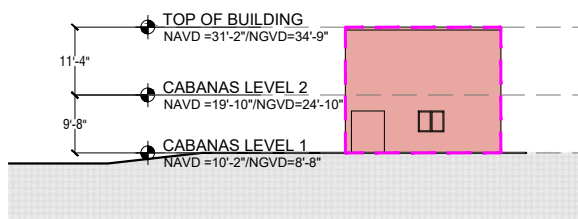
1 DEMOLITION CABANAS SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



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

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

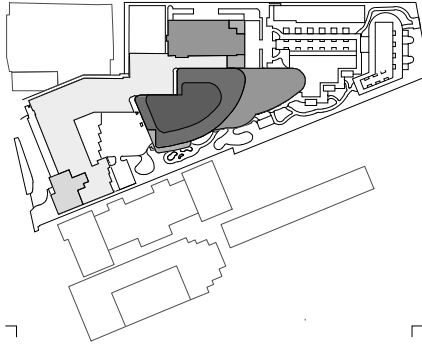
EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

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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.



Rev.	Date	Rev.	Date

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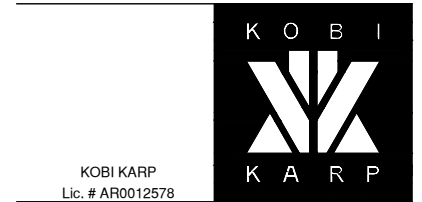
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DEMOLITION CABANAS ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	D4.06
Project	2104	