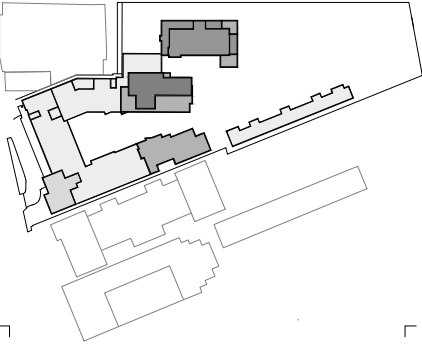




10.10.2022 HPB FINAL SUBMITTAL
HPB22-0546

THE SHORE CLUB

1901 Collins Ave, Miami Beach, FL 33139



Rev.	Date	Rev.	Date

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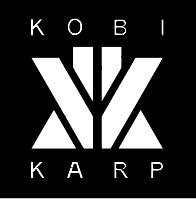
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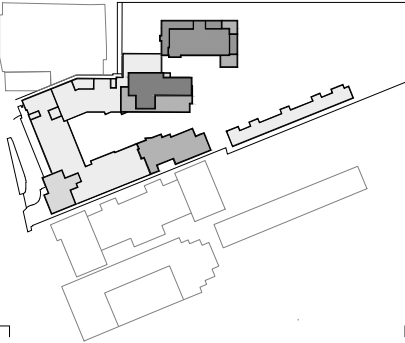
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COVER
THE SHORE CLUB

Date	10-10-2022	Sheet No.
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Project	2104	

ARCHITECTURE PLANS	
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A0.03	PROJECT DATA
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A0.05	CONTEXT AERIAL VIEW
A0.06	CONTEXT BUILDINGS
A0.10	SCOPE OF WORK
A0.11	SCOPE OF WORK
A0.12	SCOPE OF WORK
A0.13	SCOPE OF WORK
A0.14	SCOPE OF WORK
A0.15	SCOPE OF WORK
A0.20	DEMOLITION EXHIBIT
A0.21	DEMOLITION EXHIBIT
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A0.23	DEMOLITION EXHIBIT
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D1.00	DEMOLITION BASEMENT FLOOR PLAN
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D3.08	DEMOLITION SHORECLUB PLAN LEVEL 8 ENLARGED
D3.09	DEMOLITION CROMWELL/TOWER PLAN LEVEL 1 ENLARGED
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D3.12	DEMOLITION CROMWELL/TOWER PLAN LEVEL 4 ENLARGED
D3.13	DEMOLITION CROMWELL/TOWER PLAN LEVEL 5 ENLARGED
D3.14	DEMOLITION CROMWELL/TOWER PLAN LEVEL 6 ENLARGED
D3.15	DEMOLITION CROMWELL/TOWER PLAN LEVEL 7 ENLARGED
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D4.01	DEMOLITION SHORECLUB ELEVATIONS
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D4.04	DEMOLITION TOWER ELEVATIONS
D4.05	DEMOLITION TOWER ELEVATIONS
D4.06	DEMOLITION CABANAS ELEVATIONS



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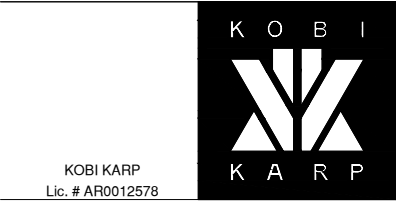
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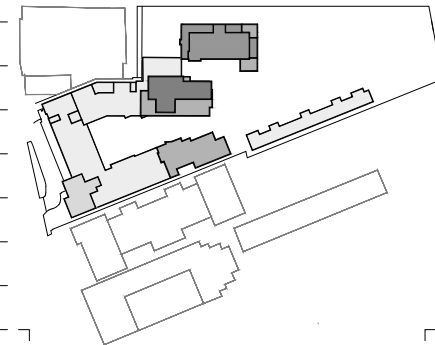
Date	10-10-2022	Sheet No. A0.01
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SHORE CLUB EXITING FAR CALCULATIONS	
LEVEL	FLOOR AREA
BASEMENT	13,449 SF
1	46,695 SF
2	45,231 SF
3	37,420 SF
4	18,415 SF
5	15,636 SF
6	15,644 SF
7	14,390 SF
8	13,163 SF
9	4,460 SF
10	4,460 SF
11	4,460 SF
12	4,460 SF
14	4,296 SF
15	4,064 SF
16	3,980 SF
17	3,296 SF
18	3,279 SF
19	3,283 SF
20	3,283 SF
21	2,614 SF
ROOF	0 SF
TOTAL	265,978 SF

SHORE CLUB PROPOSED FAR CALCULATIONS						
LEVEL	FLOOR AREA ***					
	SHORE CLUB	GROSSMAN ADDITION	CROMWELL	NEW TOWER AREA	NEW VILLA AREA	TOTAL PER FLOOR
B-2	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
B-1	3,251 SF	700 SF	4,395 SF	5,236 SF	0 SF	13,742 SF
1	22,508 SF	4,254 SF	8,552 SF	10,237 SF	2,115 SF	47,826 SF
2	21,589 SF	4,116 SF	7,012 SF	2,947 SF	2,823 SF	38,647 SF
3	21,474 SF	4,116 SF	6,137 SF	15,918 SF	177 SF	47,982 SF
4	2,306 SF	4,078 SF	7,019 SF	15,918 SF		29,481 SF
5		4,078 SF	6,137 SF	15,918 SF		26,293 SF
6		4,078 SF	7,019 SF	15,918 SF		27,175 SF
7		4,078 SF	4,840 SF	15,918 SF		24,996 SF
8		4,315 SF	4,243 SF	14,260 SF		22,978 SF
9		445 SF	101 SF	13,871 SF		14,577 SF
10				13,871 SF		14,031 SF
11				13,871 SF		14,031 SF
12				13,871 SF		14,031 SF
13				12,205 SF		12,365 SF
14				11,822 SF		11,982 SF
15				11,822 SF		11,982 SF
16				10,521 SF		10,681 SF
17				10,521 SF		10,681 SF
ROOF				1,698 SF		1,698 SF
TOTAL	71,128 SF	34,258 SF	55,455 SF	226,343 SF	5,115 SF	395,173 SF
TOTAL ALLOWED FAR						395,173 SF

Seating / O.C.C Chart for parking calculation						
F&B AND AMENITIES (INDOOR AND OUTDOOR)	Shore Club - Historic					
	Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required
	Ground	Shore Club Historic Lobby	Bar	285 SF	40 seats	N/A
			Lobby	5,168 SF	108 seats	N/A
			Total Lobby	5,453 SF	148 seats	N/A
		Spa	2,968 SF	Accessory Use	N/A	
		Members Club		2,569 SF	Accessory Use	N/A
	Level 2	Amenities		2,335 SF	Accessory Use	N/A
	Totals				148 seats	0
	Grossman - New					
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required	
Ground	Gym		1,398 SF	Accessory Use	N/A	
	Juice Bar	Indoor Dining	789 SF	53 seats	N/A	
		Outdoor Dining	150 SF	10 seats	N/A	
Totals		Total	2,337 SF	63 seats	0	
Cromwell - Historic						
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required	
Ground	Cromwell Restaurant	Indoor Dining	2,020 SF	135 seats	N/A	
		Outdoor Dining	1,679 SF	112 seats	N/A	
		Bar	400 SF	57 seats	N/A	
		Pool Seating	500 SF	33 seats	N/A	
Totals		Total	4,599 SF	337 seats	0	
Residential Tower - New						
Floor Level	Room Name	Type	Area	Total Seats/Occupants	Parking Required	
Ground	Café Bar	Indoor Dining	2,959 SF	197 seats	28.18	
		Outdoor Lounge	1,115 SF	74 seats	10.62	
Totals			4,074 SF	272 seats	39 spaces	
HOTEL AND RESIDENTIAL UNITS	Unit Mix / Parking Requirements					
	Unit Type	Quantity	Area Range	Space / Unit	Parking Required	
	Hotel - Shore Club (Historic)	56 Units	110 Hotel Units	N/A	N/A	
	Hotel - Cromwell (Historic)	15 Units		N/A	N/A	
	Hotel - Grossman	39 Units		N/A	N/A	
	Residential - Cromwell (Historic)	0 Units	80 Resi. Units	550-999 SF	N/A	
		0 Units		1000-1200 SF	N/A	
		4 Units		+ 1200 SF	N/A	
	Residential - New Tower	0 Units		550-999 SF	N/A	
		0 Units		1000-1200 SF	N/A	
		75 Units		+ 1200 SF	2	
	Residential - Villa	1 Unit		+ 1200 SF	2	
	Total				152 spaces	
Grand Total				191 spaces		
Bicycle Calculation						
Use	Rate	Rate	Spaces Required	Spaces Proposed		
Dining	N/A	N/A	0			
New Apartment units	76 Units	0.5 PS per unit (100 units max)	38	27		
		1 PS per unit in excess of 100 units	0			

MIAMI BEACH Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550 MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:		1901 Collins Ave, Miami Beach, FL, 33139	
2	Board and File numbers:			
3	Folio number(s): 02-3226-001-0020			
4	Year constructed:	Zoning District:	RM-3 HIGH DENSITY MULTI-FAMILY RESIDENTIAL	
5	Historic Designation			
	Local: Ocean Drive/ Collins Ave Historic District FAR: 3 National: Miami Beach Architectural District			
6	Flood Zone: Flood Zone AE & Flood Zone X			
7	Base Flood Elevation:	8.0' NGVD	6.44' NAVD	
8	Design Flood Elevation:	9.0' NGVD	7.44' NAVD	
9	Max. Wave Crest Elevation:	20.40' NGVD	18.84' NAVD	
10	Adjusted grade (Flood+Grade/2): N/A			
11	Lot Area:	2.88 AC	125,452 SF	
12	Lot Width:	VARIES	Lot Depth:	VARIES
13	Minimum Unit Size:	550 SF	Average Unit Size:	800 SF
14	Existing Use:	HOTEL / RESTAURANT	Proposed Use:	HOTEL / RESIDENTIAL / RESTAURANT
	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
Height #				
15	Architectural District-New Construction*	200'-0"	200'-0"	
	Ground Floor Additions***	25'-0"	N/A	25'-0"
	Number of Stories	2	N/A	2
16	Architectural District-New Construction	20 STORIES		17 STORY TOWER
	Ground Floor Additions	2 STORIES		
	FAR #	395,173 SF	265,978 SF	395,173 SF
17	Gross Square Footage	N/A	N/A	
18	Square Footage by use	N/A	N/A	
19	Number of Units Residential	N/A	N/A	80 UNITS
20	Number of Units Hotel	N/A	312	110 UNITS
21	Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C. CHART
22	Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C. CHART
SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
At-Grade Parking Lot				
19	Front Setback (Collins Ave/ West):	N/A	N/A	N/A
20	Side Setback (Interior/ West):	N/A	N/A	N/A
21	Side Setback (Interior/ South):	N/A	N/A	N/A
22	Side Setback (Interior/ North):	N/A	N/A	N/A
23	Side Setback (20th Street/ North):	N/A	N/A	N/A
24	Rear Setback (East):	N/A	N/A	N/A
Subterranean/ Pedestal Oceanfront Levels 0-5				
24	Front Setback (Collins Ave/ West):	20'-0"	72'-4" / 31'-10"	72'-4" / 31'-10"
25	Side Setback (Interior/ West):	38'-0"	8'-6" / 7'-7"	8'-6" / 6'-5"
26	Side Setback (Interior/ South):	15'-6"	31'-1" / 4'-10"	15'-6" / 5'-0"
27	Side Setback (Interior/ North):	15'-6"	5'-0" / 4'-8"	5'-0" / 4'-8"
28	Side Setback (20th Street/ North):	15'-6"	15'-10" / 27'-7"	15'-6" / 27'-7"
29	Rear Setback (East):	100'-0"	233'-3" / 265'-6"	100'-0" / 166'-10"
Tower Oceanfront**				
28	Front Setback (Collins Ave/ West):	100'-0"	181'-7"	203'-8"
29	Side Setback (Interior/ West):	50'-0"	16'-10"	44'-0"
30	Side Setback (Interior/ South):	35'-5"	4'-10"	35'-11"
31	Side Setback (Interior/ North):	35'-5"	N/A	30'-7"
32	Side Setback (20th Street/ North):	75'-0"	27'-7"	101'-9"
33	Rear Setback (East):	100'-0"	265'-10"	166'-10"
Detached Additions at 25 FT max height				
33	Front Setback (Collins Ave/ West):	N/A	326'-2"	N/A
34	Side Setback (Interior/ West):	5'-0"	N/A	8'-6"
35	Side Setback (Interior/ South):	5'-0"	7'-1"	112'-7"
36	Side Setback (Interior/ North):	5'-0"	4'-8"	N/A
37	Side Setback (20th Street/ North):	5'-0"	126'-3"	5'-0"
38	Rear Setback (East):	50' from BL	71'-11" from BL	N/A
* Sec. 142-246(f)(6) Notwithstanding the above, for oceanfront lots located in the architectural district, with a lot area greater than 115,000 square feet, a ground floor addition, whether attached or detached, may exceed 50 feet in height, but shall not exceed 200 feet in height, in accordance with the following provisions: ** Sec. 142-246(f)(1) Placement of the structure. The ground floor addition shall be located internal to the site, and shall be set back a minimum of 100 feet from the front property line, 75 feet from the street side property lines, and 100 feet from the rear (oceanfront) property line. *** Sec. 142-246(f)(2) Limits on the floorplate of additions exceeding 50 feet in height. The maximum floorplate size for the portion of an addition that exceeds 50 feet in building height is 15,000 square feet per floor, excluding projecting balconies. The historic preservation board may approve an increase in this overall floor plate, up to a maximum of 20,000 square feet per floor, excluding balconies, in accordance with the certificate of appropriateness criteria in chapter 118, article 3 of these land development regulations. **** Sec. 142-246(e)(3) Upon approval of the proposed addition by the historic preservation board, no building greater than two stories or 25 feet in height shall be constructed between the rear of the building and westward line of the dune overlay district. This provision shall not be subject to variance. # Sec. 142-116). Height regulation exceptions. ## Includes 18,817 SF of amenities (0.15 FAR) per Sec. 142-246(a)(3)... oceanfront lots with a lot area greater than 100,000 square feet with an existing building, shall have a maximum FAR of 3.0; however, additional FAR shall be available for the sole purpose of providing hotel amenities as follows: the lesser of 0.15 FAR or 20,000 square feet. See Survey for existing conditions				
PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
39	Parking District No 1			
40	Total # of parking spaces	181	28	132
41	# of parking spaces per use (Provide a separate chart for a break-down calculation)	SEE CHART PROVIDED	N/A	N/A
42	Vallet Drop off and pick up		ON SITE Collins Ave.	ON SITE / 20th Street / Collins Ave.
43	Loading zones and trash collection areas		ON SITE / 20th Street	ON SITE / 20th Street
44	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED
45	Is this a contributing building?			YES

[illegible]

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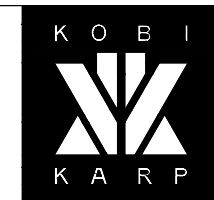
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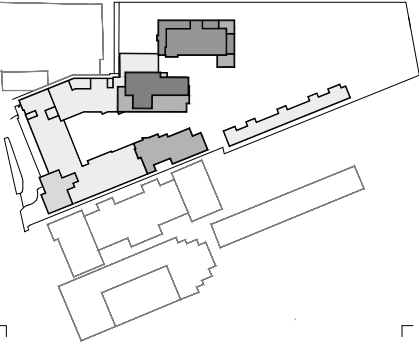
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PROJECT DATA

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APPROVED AS
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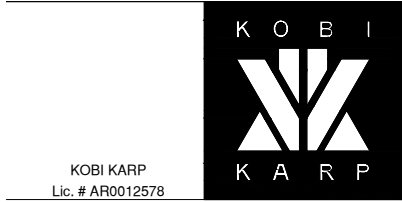
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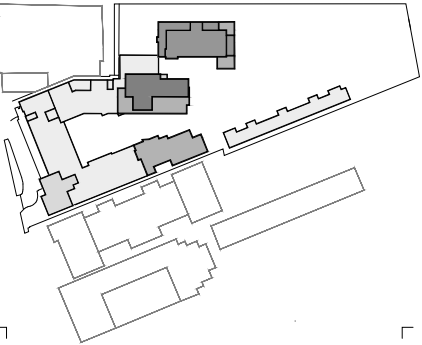
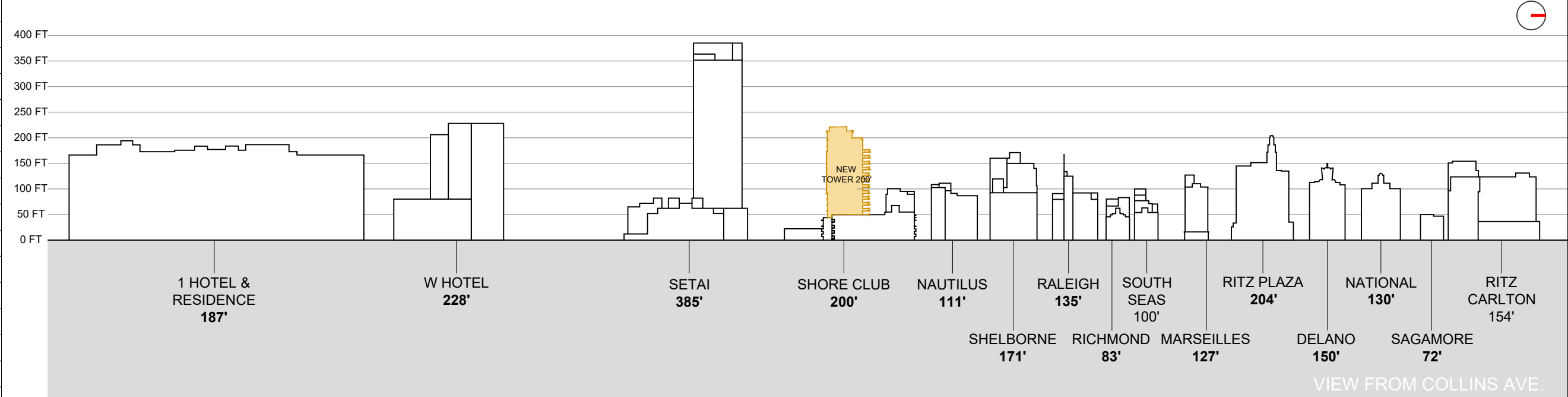
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LOCATION MAP

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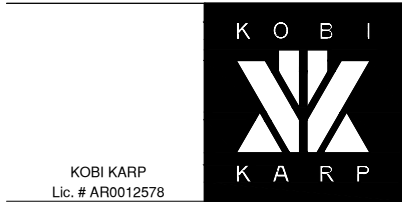
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CONTEXT AERIAL VIEW

THE SHORE CLUB

Date	10-10-2022	Sheet No.
Scale	NTS	A0.05
Project	2104	



1
TOWNHOUSE HOTEL MIAMI



2
THE CROMWELL HOTEL



3
BEACH WALK ENTRANCE



4
BOULAN SOUTH BEACH



5
THE SETAI MIAMI BEACH



6
HOTEL GREYSTONE



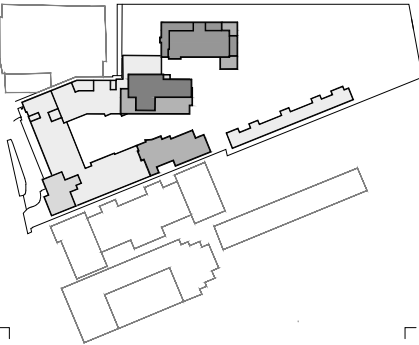
7
SHORE CLUB MIAMI BEACH



8
NAUTILUS CABANA CLUB



9
SHELBORNE OCEAN BEACH RESORT



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HPB Final Submittal

Shore Club
1901 Collins Ave.
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CONTEXT

SURROUNDING BUILDINGS

Date	10-10-2022	Sheet No.
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Project	2104	

HISTORIC OVERVIEW

The original Shore Club Hotel and the former Cromwell Hotel are contributing buildings to the locally-designated Ocean Drive / Collins Avenue Historic District. The local district was designated in 1986 and expanded in 1992. The two buildings are also contributing buildings to the National-Register listed Miami Beach Architectural (Art Deco) District, which was originally listed in 1979. At that time, the hotels were less than 50 years old and thus were not classified as contributing buildings. In 2001, the period of significance for the Art Deco District was extended to 1950, which allowed both hotels to be designated as contributing building to the Miami Beach Architectural (Art Deco) District.

The 7-story Art-Deco Cromwell Hotel was designed by architect Robert A. Taylor and was constructed in 1939. The original owner was prominent developer Newton B. T. Roney, who also developed the Shore Club, a pool/cabana resort that was associated with the Cromwell. The Cromwell was one of many Miami Beach hotels used by the U.S. Army Air Force Technical Training Command during World War II. It was returned to civilian use in late 1945.

In 1945, Roney sold the adjacent Shore Club property, which included the pool and cabanas associated with the Cromwell. Consequently, a new pool and cabanas were constructed at the Cromwell in 1947.

In 1966, the name of the Cromwell was changed to the Sharon Hotel. Ownership of the property was transferred several times during the 1980s. The building became vacant around 1984, and there were several failed attempts to renovate and reopen the hotel. It was combined with the Shore Club Hotel into one property in 2001.

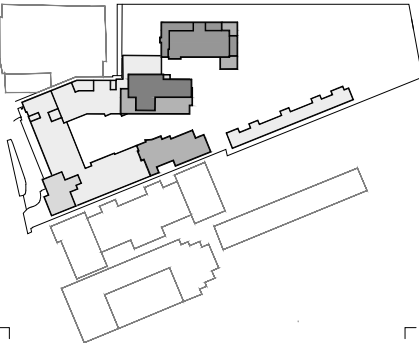
The 3-story Shore Club Hotel was constructed in 1949. It was designed in the Miami Modern (MiMo) style by Albert Anis with Melvin Grossman as associate architect. The pool and cabanas originally associated with the Cromwell were located on the property and thus became part of the Shore Club Hotel. An 8-story tower, designed by Melvin Grossman, was added in 1955. The Shore Club Hotel operated continuously until the late 1990s, when it was closed for the major construction project that combined the Shore Club and the former Cromwell into one property.



Shore Club Hotel
1901 COLLINS AVENUE MIAMI BEACH, FL 33139



Cromwell Hotel
110 20th STREET MIAMI BEACH, FL 33139



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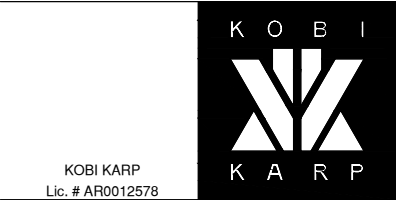
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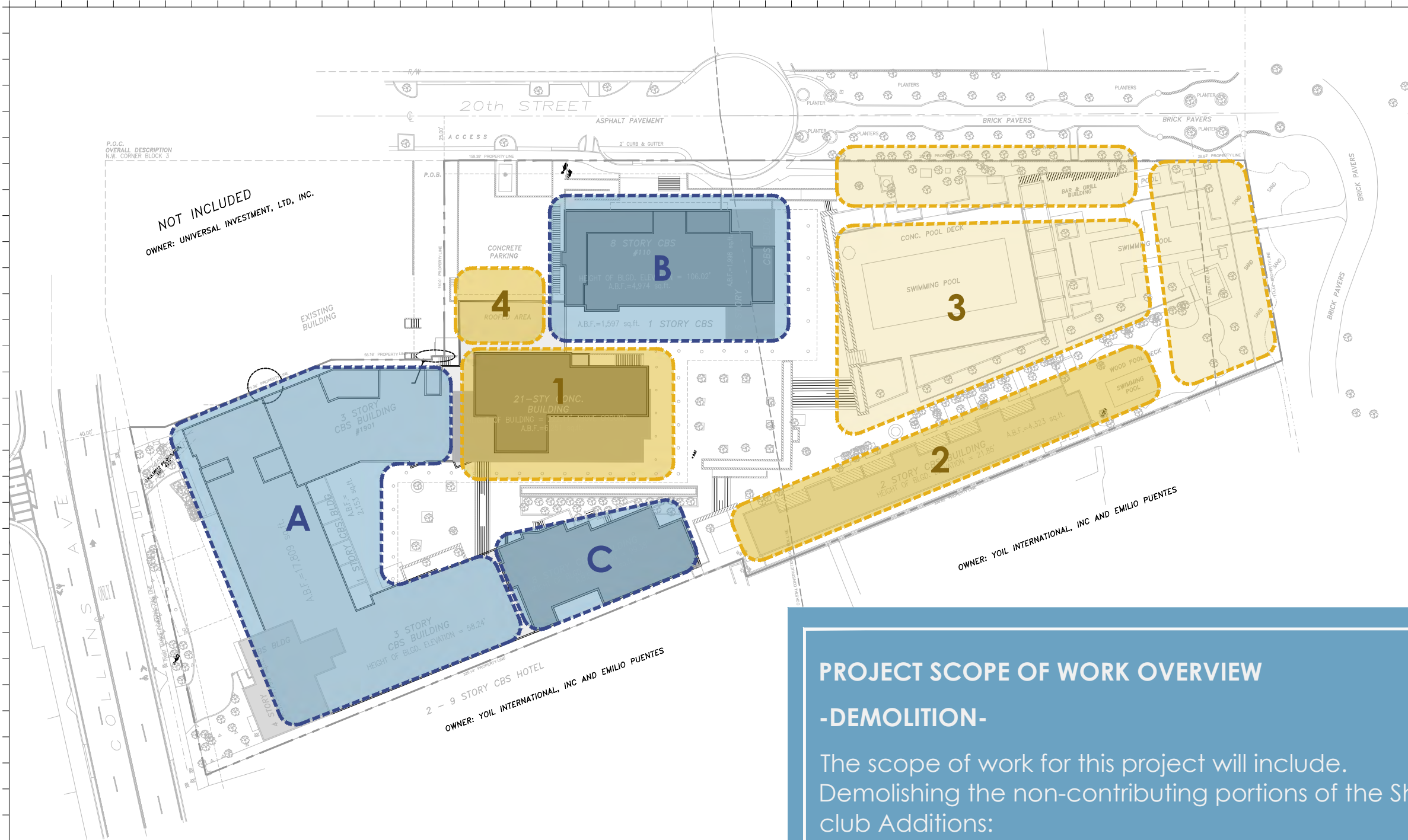
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SCOPE OF WORK

THE SHORE CLUB

Date	10-10-2022	Sheet No.
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Contributing Historic Structures

A-Historic Contributing Portions of the ShoreClub.

B-Historic Contributing Portions of the Cromwell.

C-The eight Story tower addition by Melvin Grossman on 1955.

PROJECT SCOPE OF WORK OVERVIEW

-DEMOLITION-

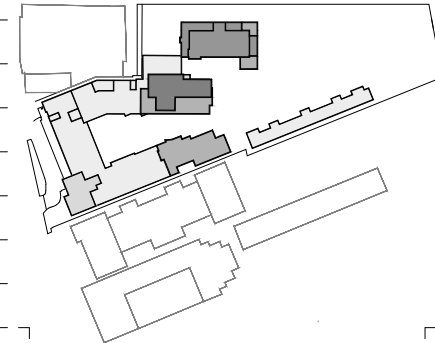
The scope of work for this project will include. Demolishing the non-contributing portions of the Shore club Additions:

1- The twenty Story tower addition by David Chipperfield on 1998.

2- The Two Story Cabanas addition By David Chipperfield on 1998.

3- Existing Non-Historic Pool Deck.

4- Existing Non-Historic Cooling Towers



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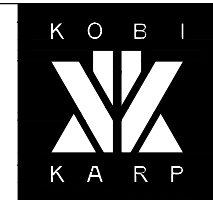
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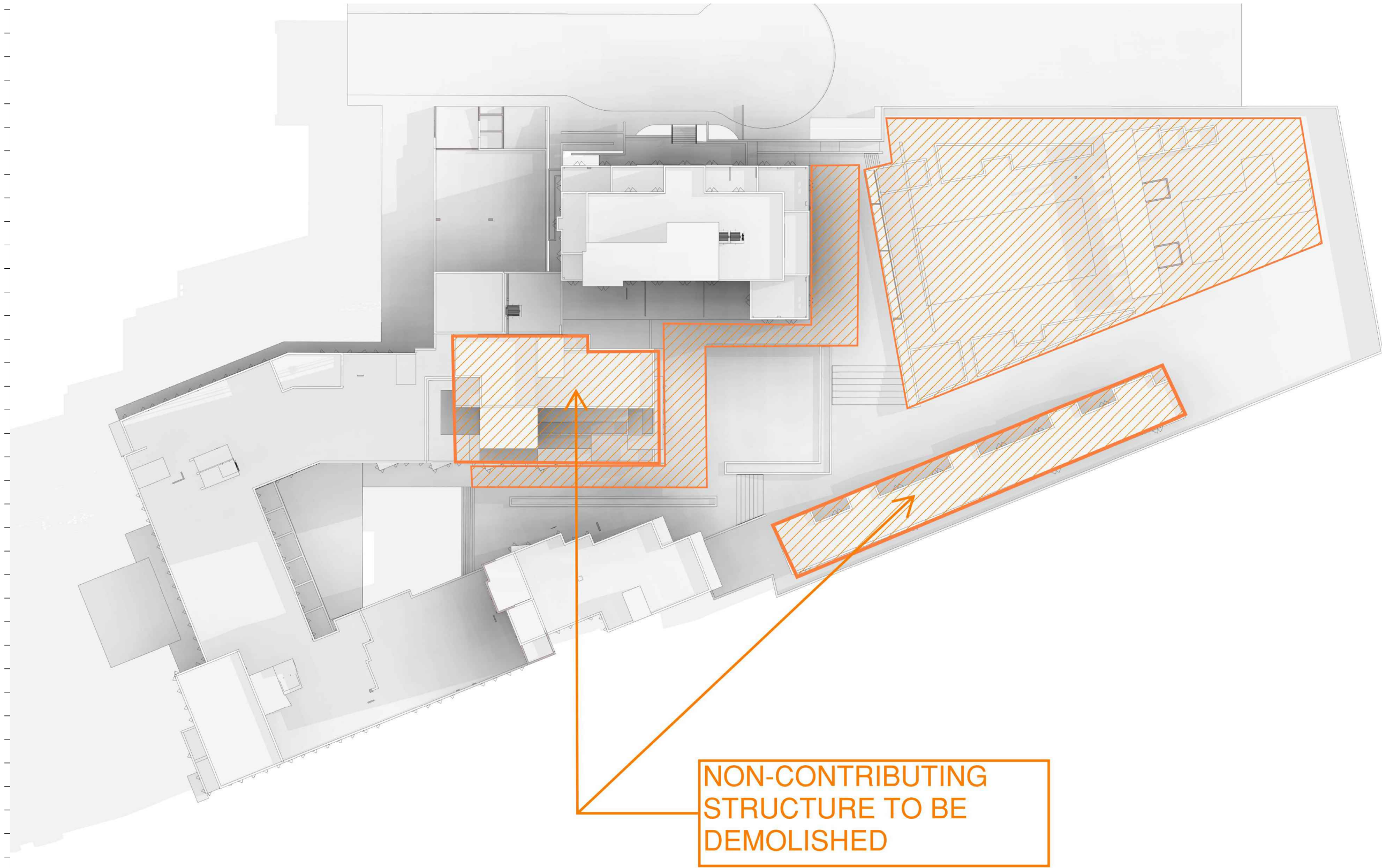


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Lic. # AR0012578

SCOPE OF WORK

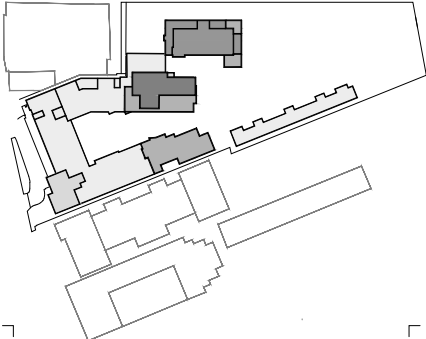
THE SHORE CLUB

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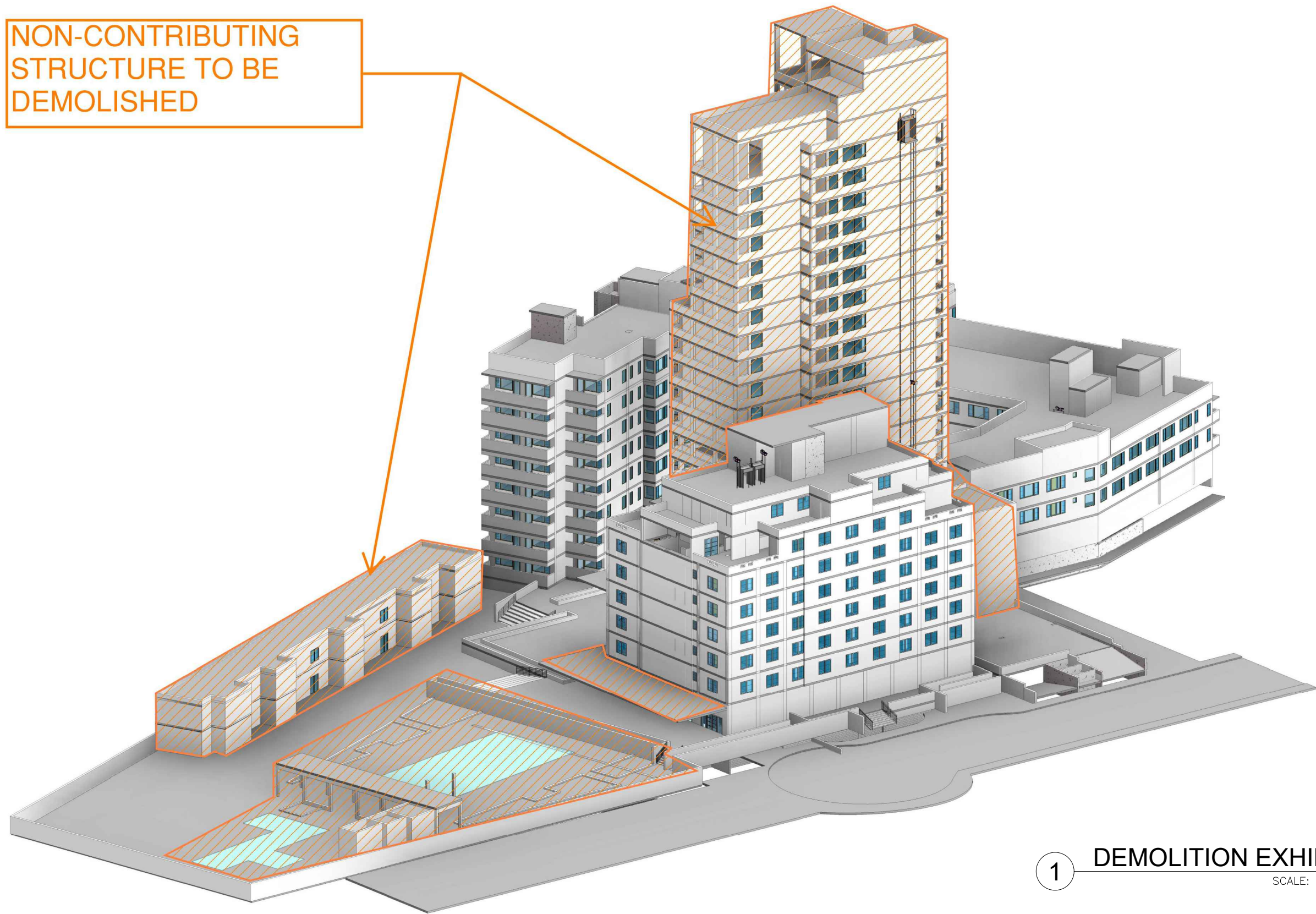
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THE SHORE CLUB

Date	10-10-2022	Sheet No.
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Project	2104	

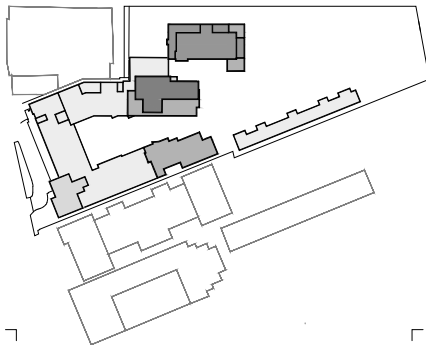
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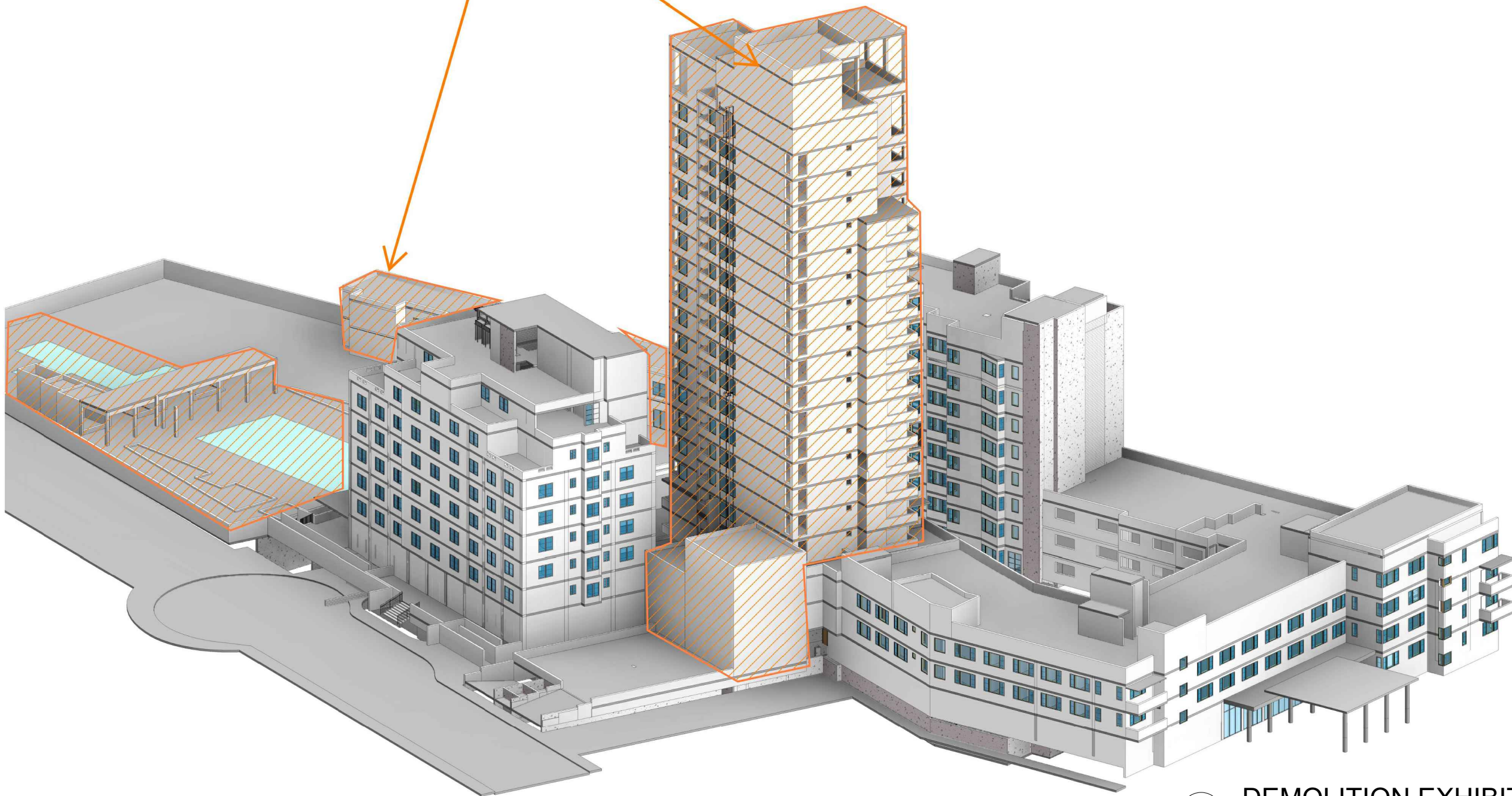
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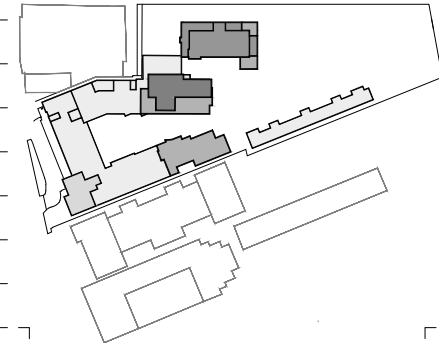
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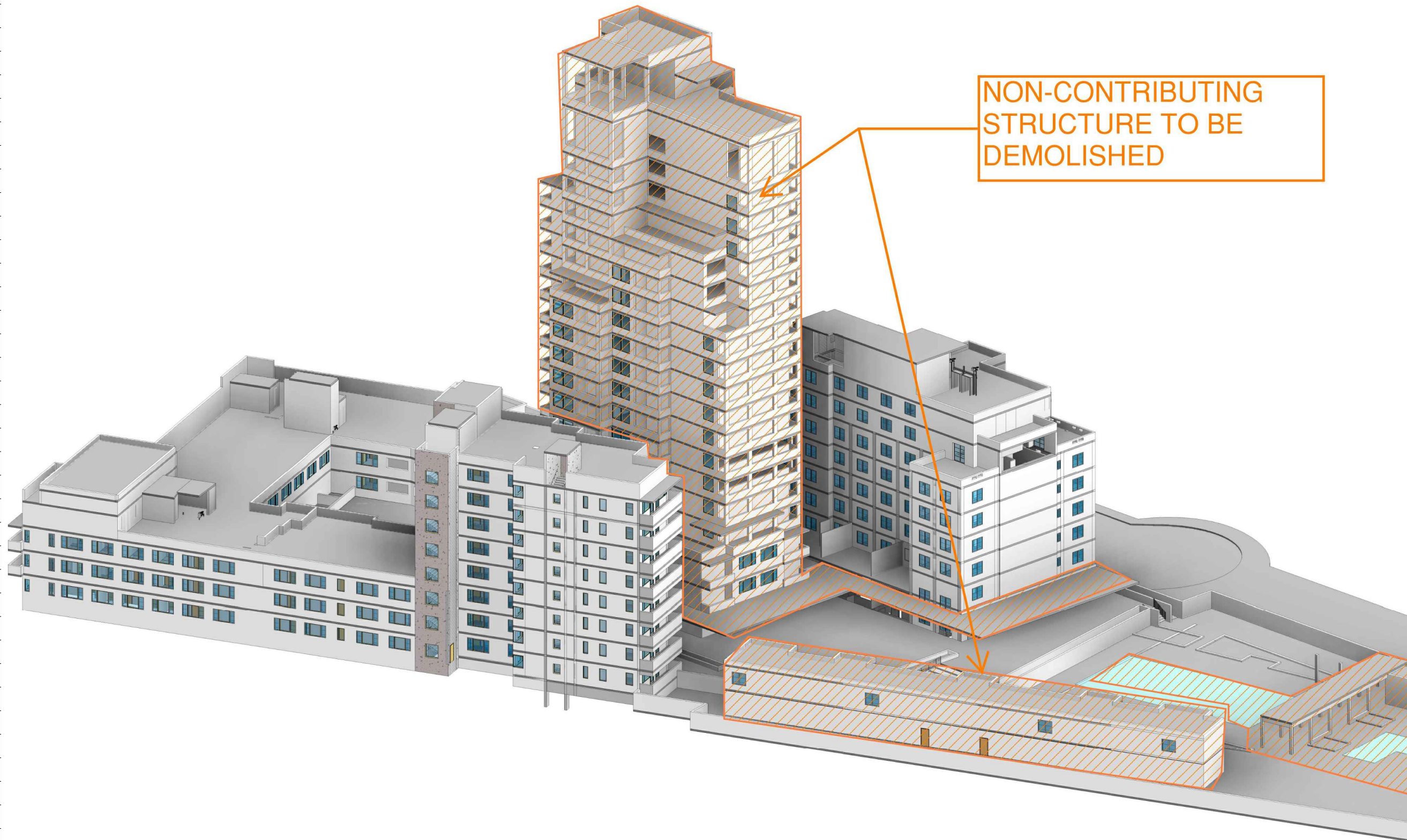
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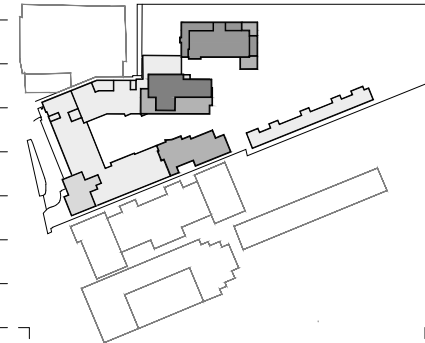
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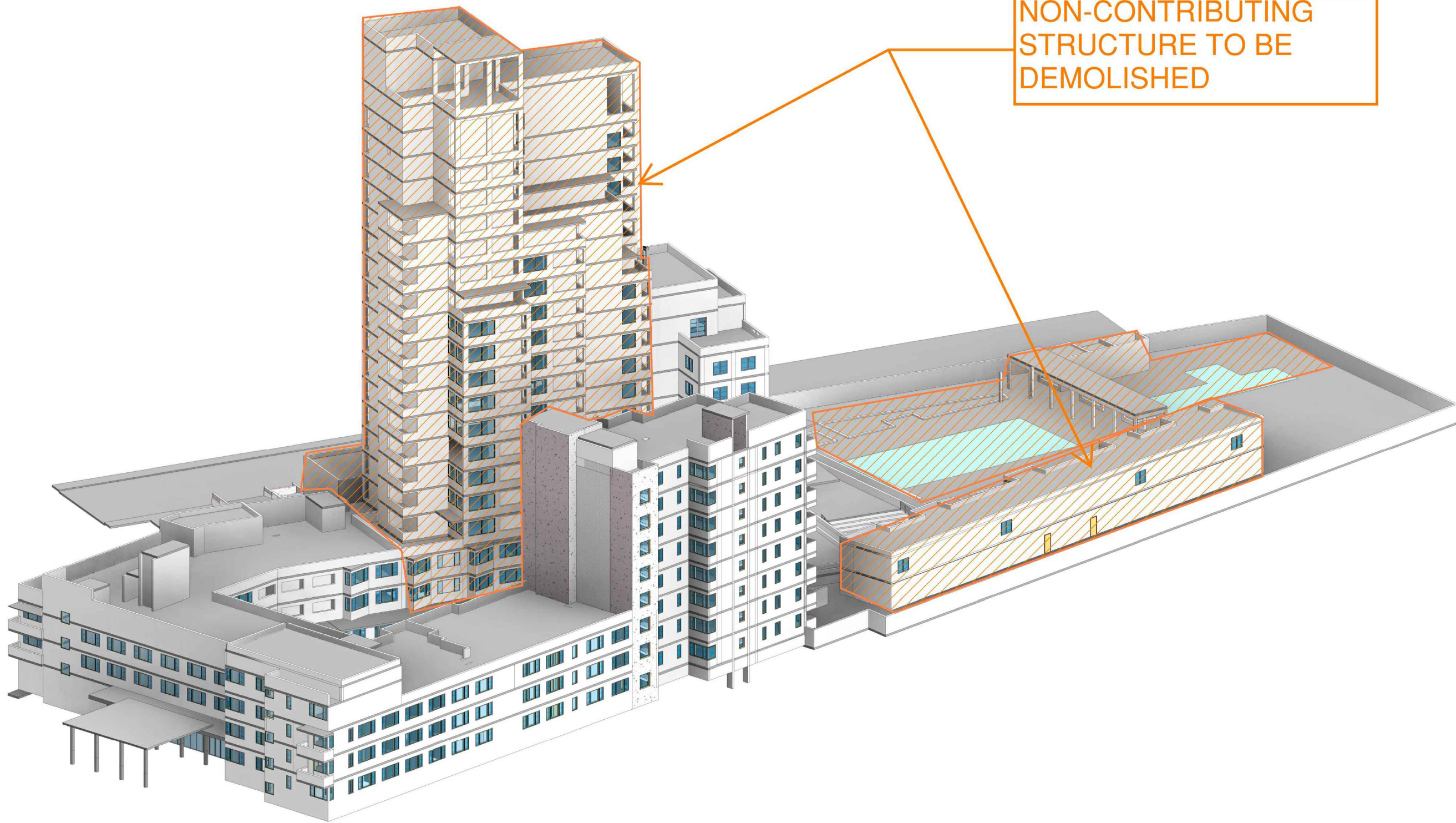


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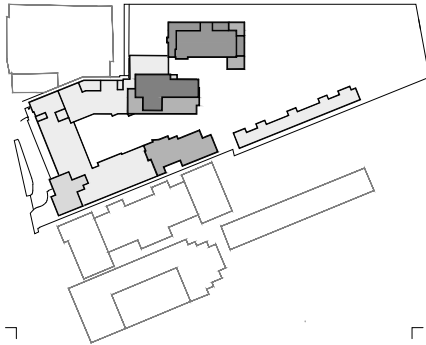
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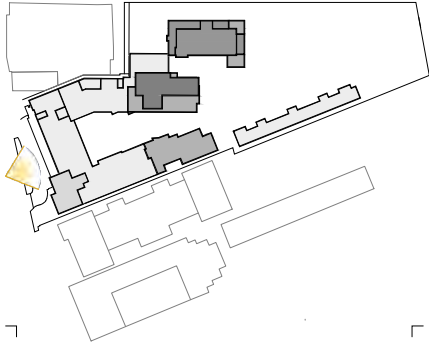
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PEDESTRIAN VIEW FROM COLLINS AVE AT 5'-6"



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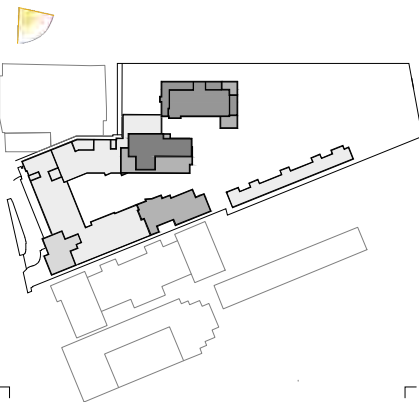
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EXTERIOR RENDERING
SHORE CLUB

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Project	2104	



PEDESTRIAN VIEW LOOKING SOUTHEAST AT 5'-6"



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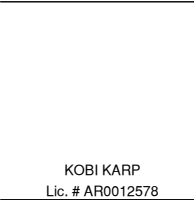
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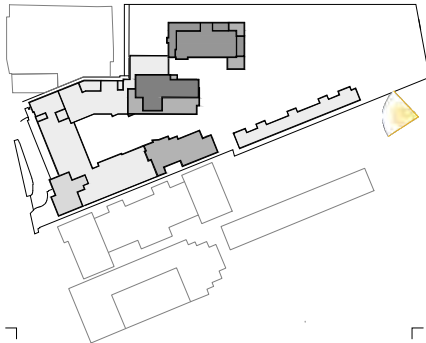
EXTERIOR RENDERING

SHORE CLUB

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PEDESTRIAN VIEW FROM THE BOARDWALK
LOOKING NORTHWEST AT 5'-6"



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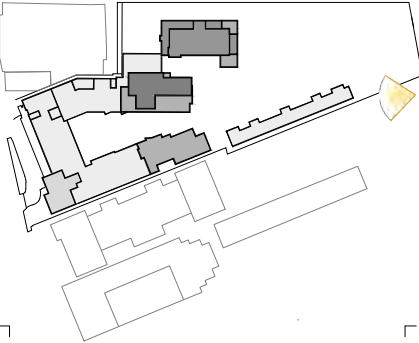
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AERIAL VIEW FROM THE WATER LOOKING WEST



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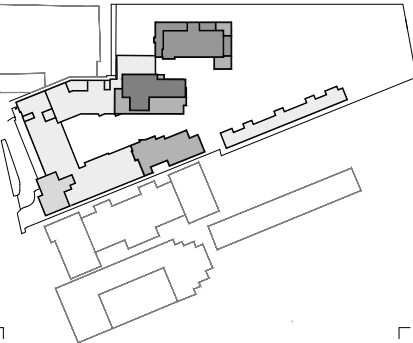
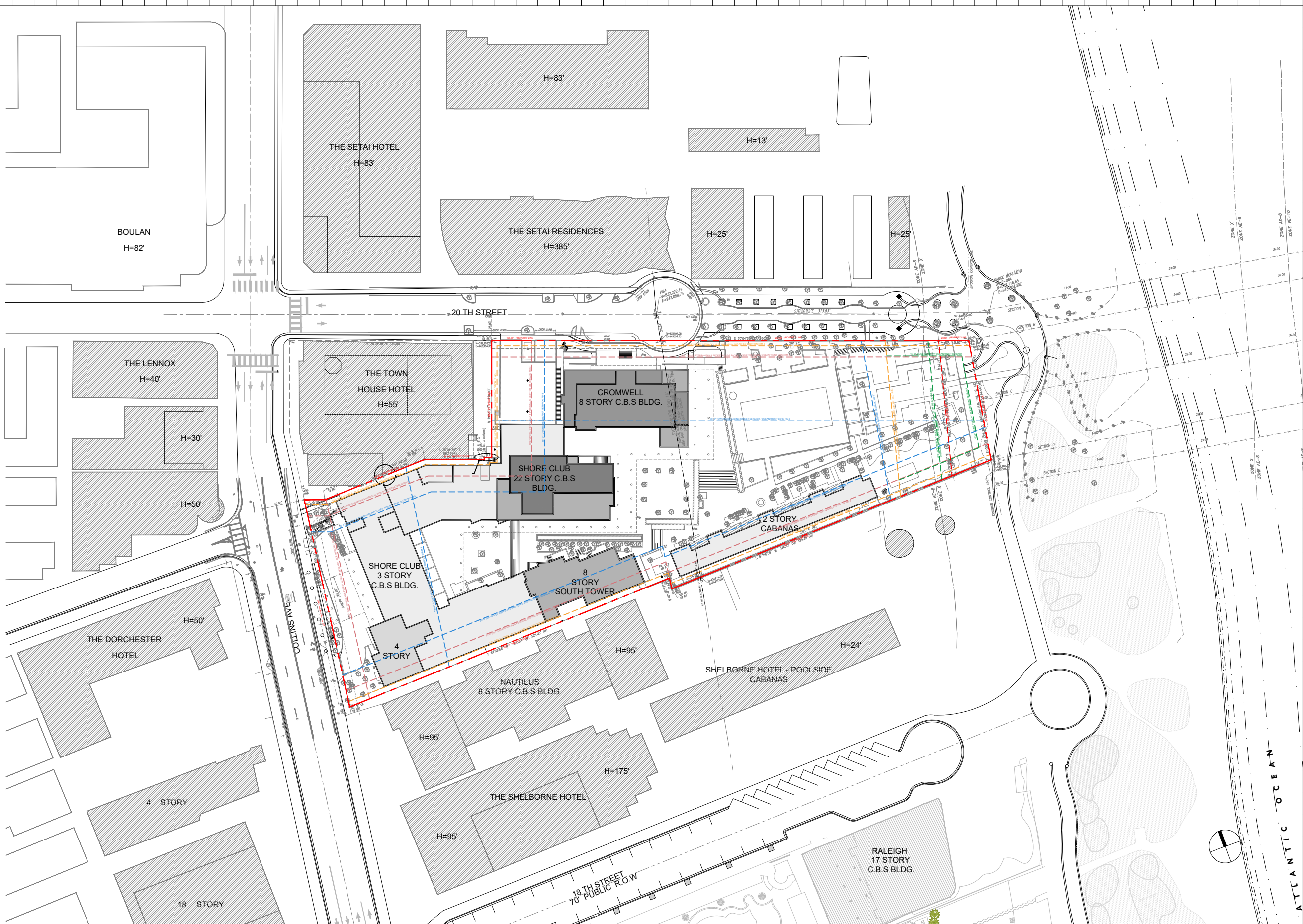
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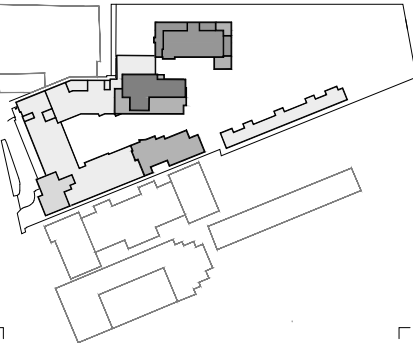
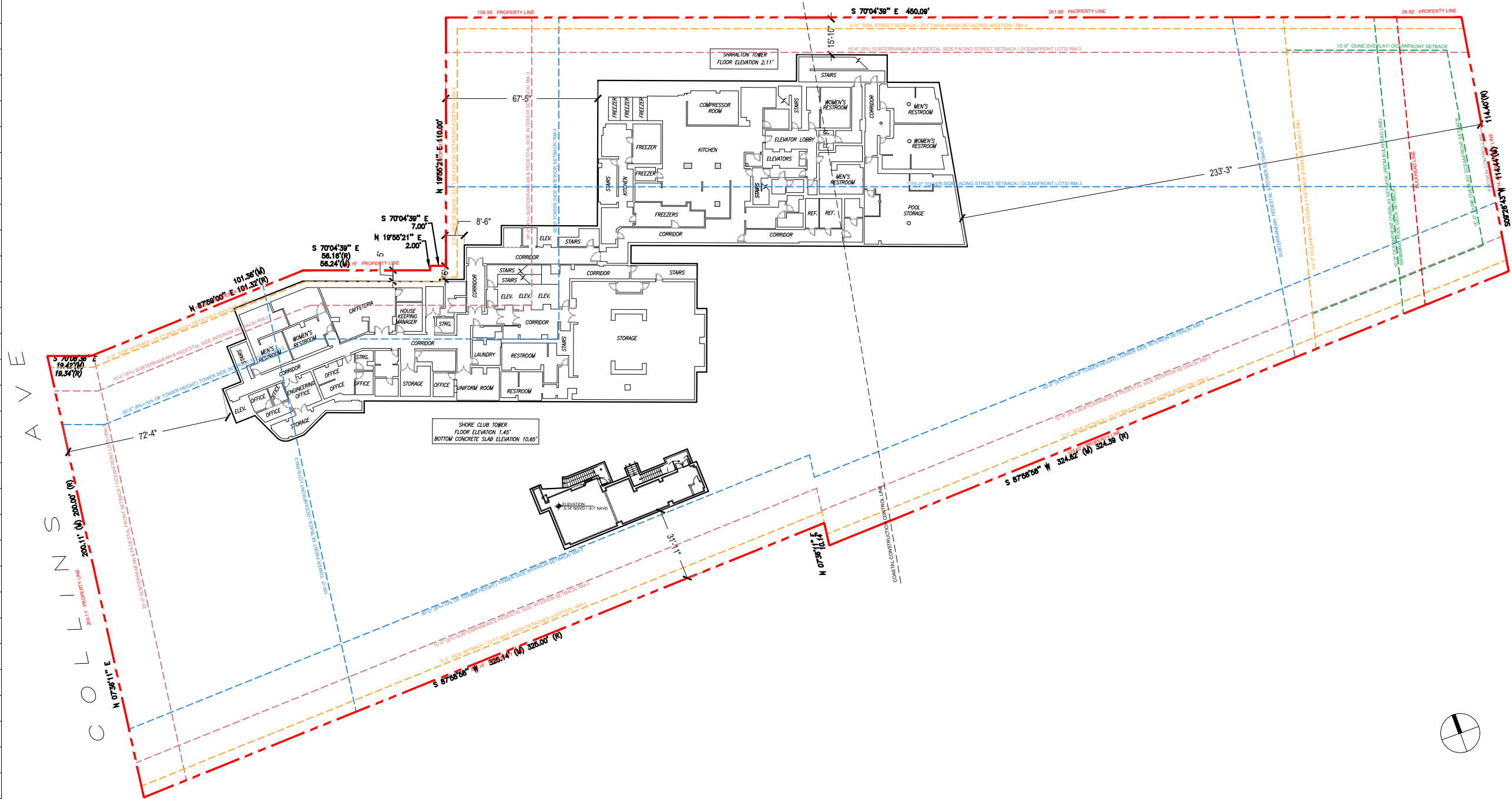
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Scale	1"=90'-0"	A1.25
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20th STREET



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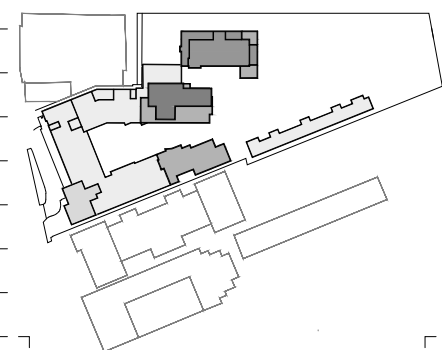
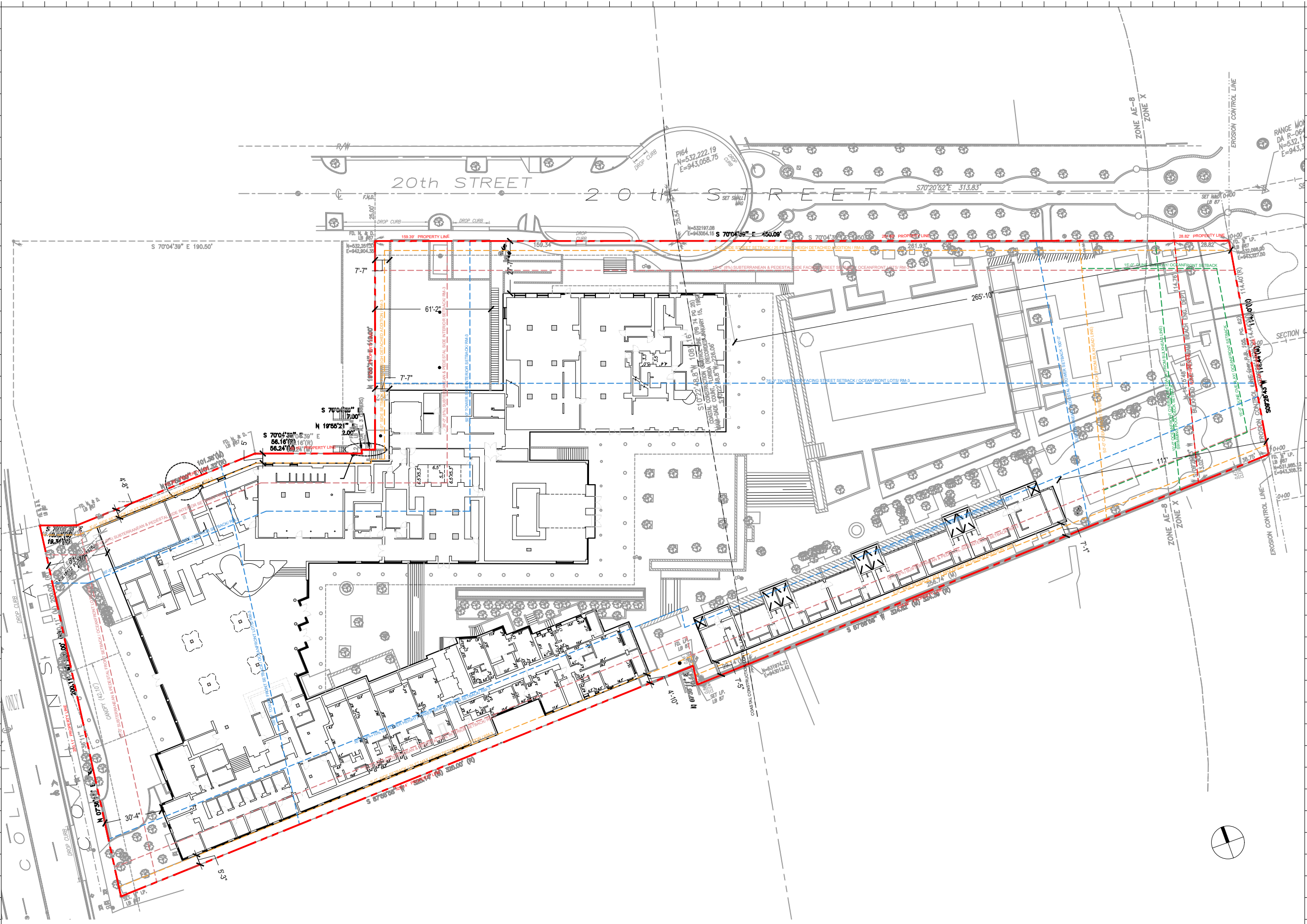
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EXISTING BASEMENT

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.00
Project	2104	

1 EXISTING OVERALL BASEMENT FLOOR PLAN
SCALE: 1" = 50'-0"



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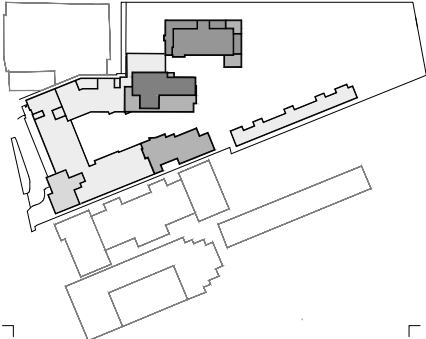
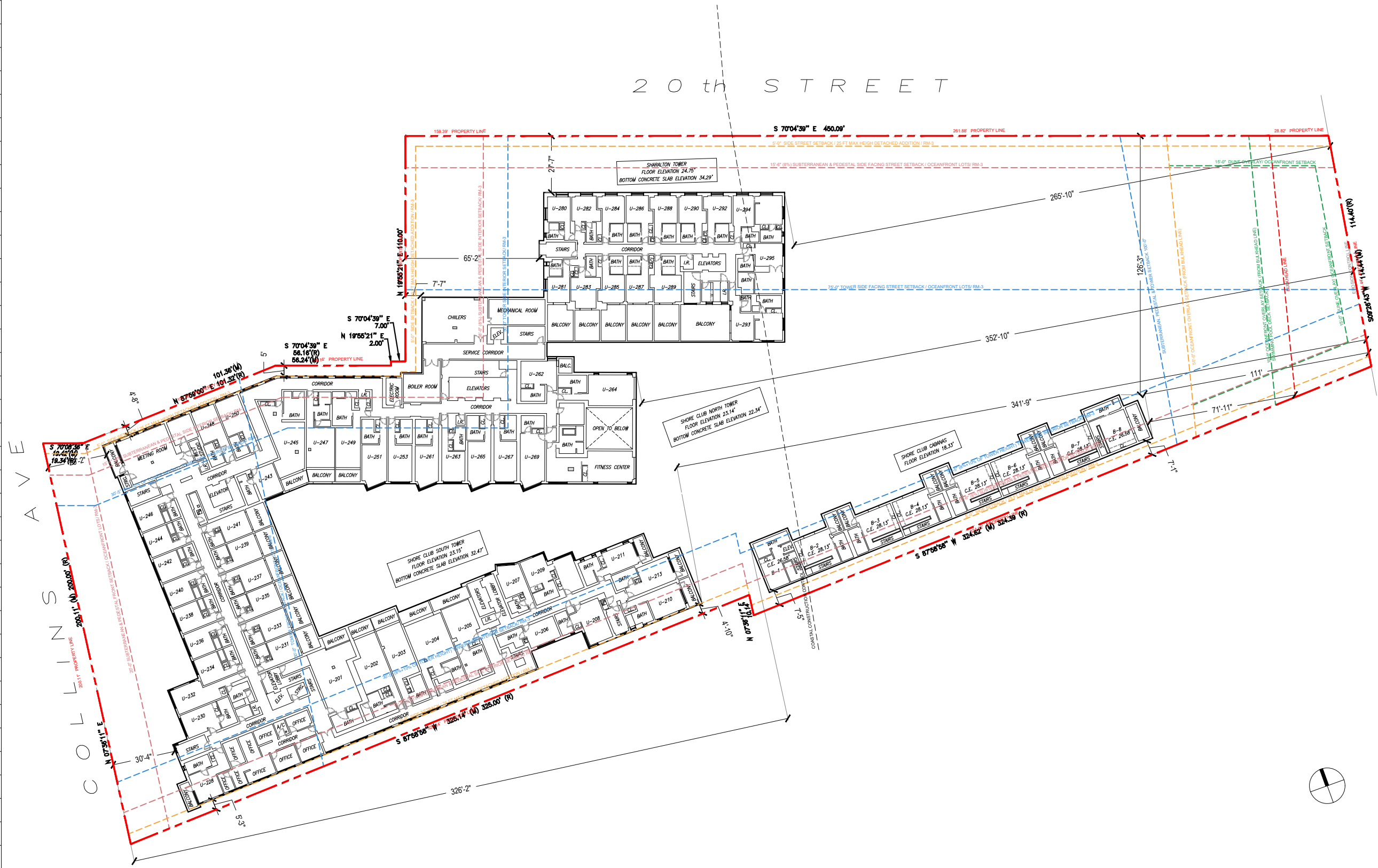
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1 EXISTING OVERALL LEVEL 1 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 1		
Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.01
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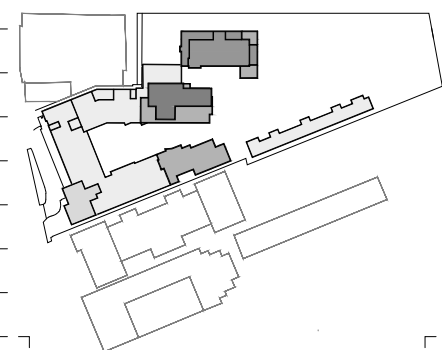
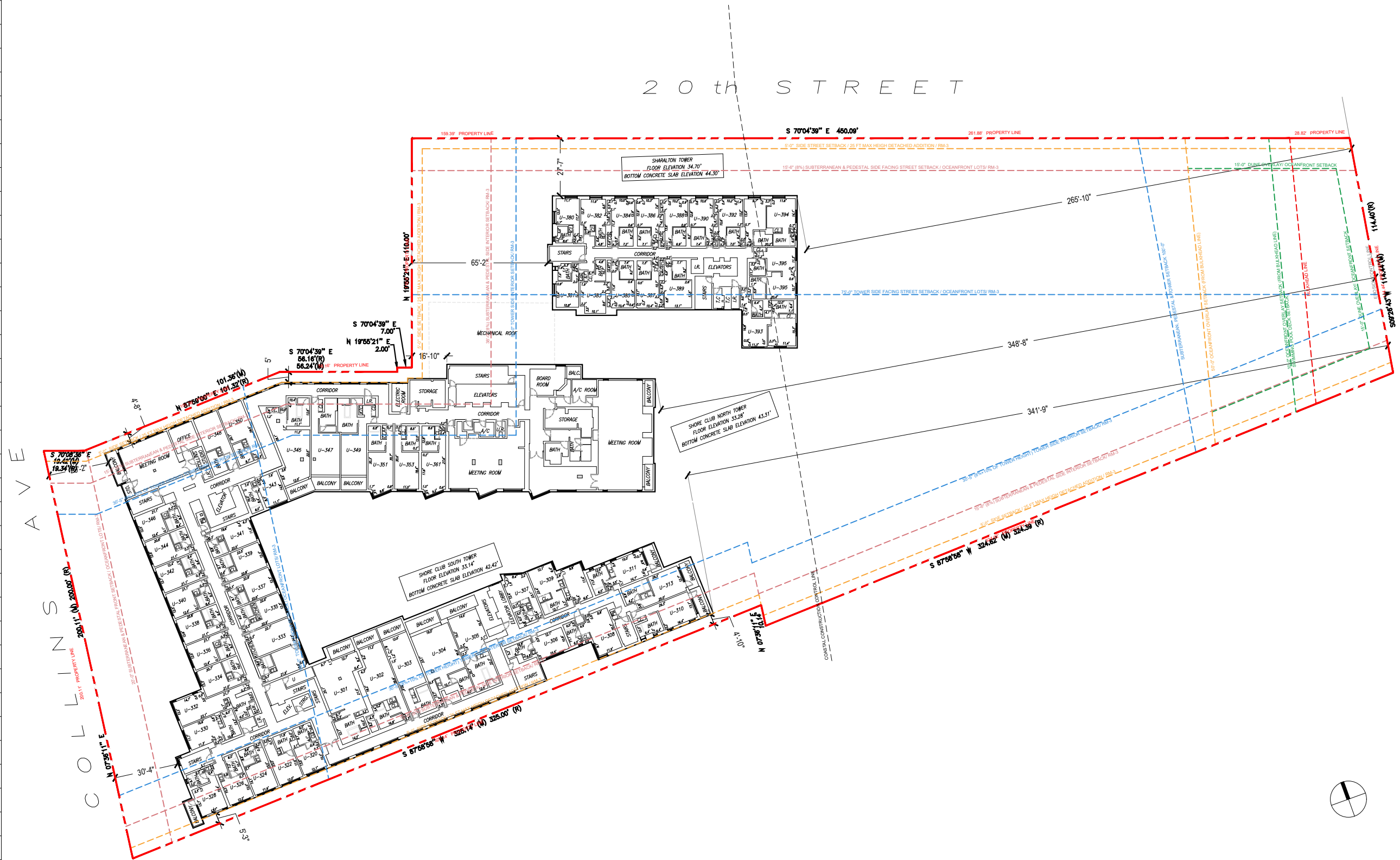
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1 EXISTING OVERALL LEVEL 2 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 2		
Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.02
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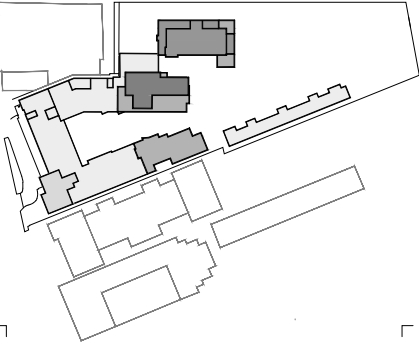
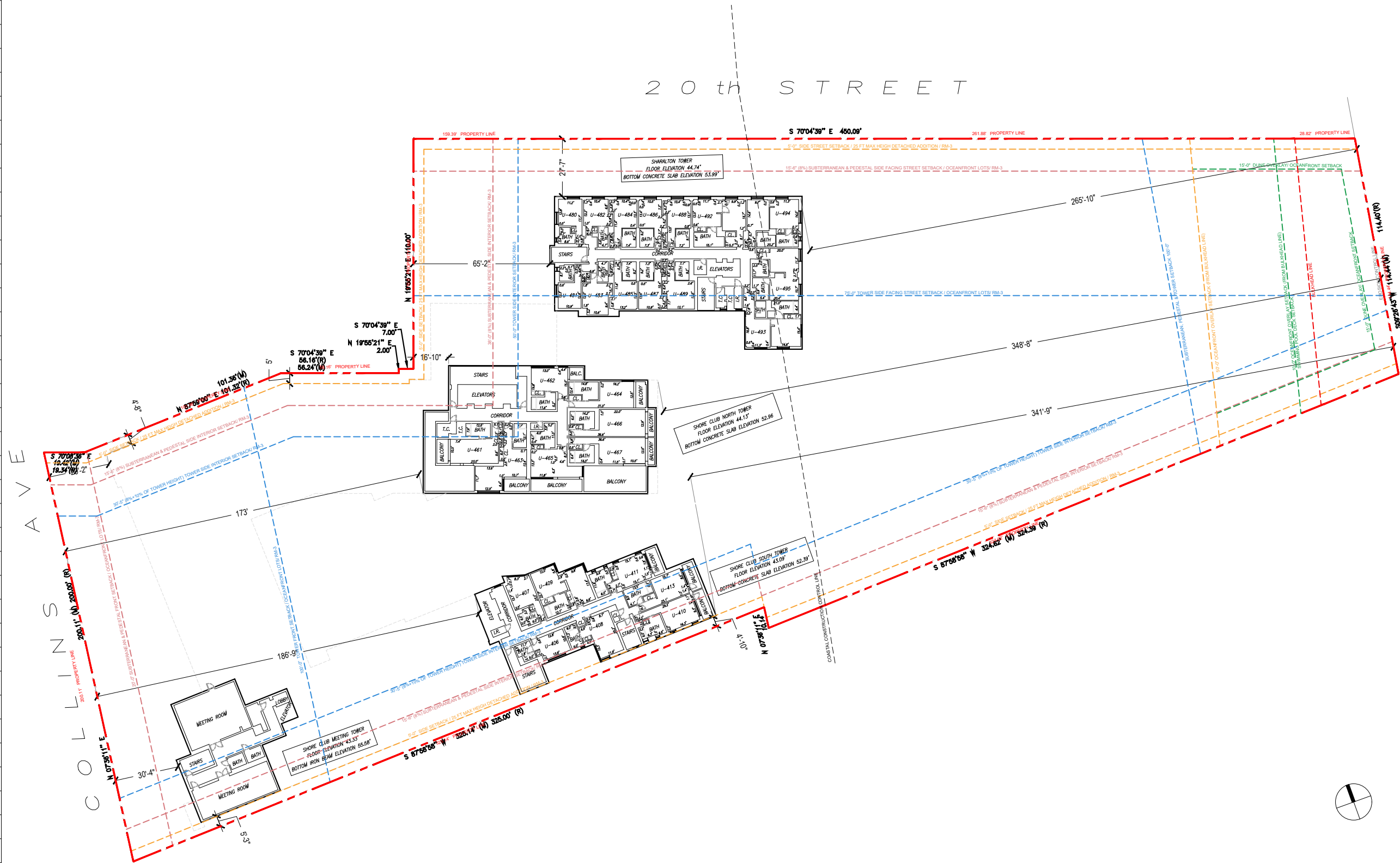
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1 EXISTING OVERALL LEVEL 3 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 3

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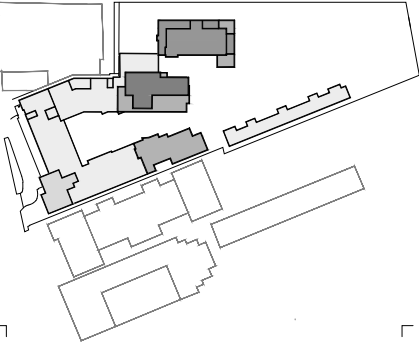
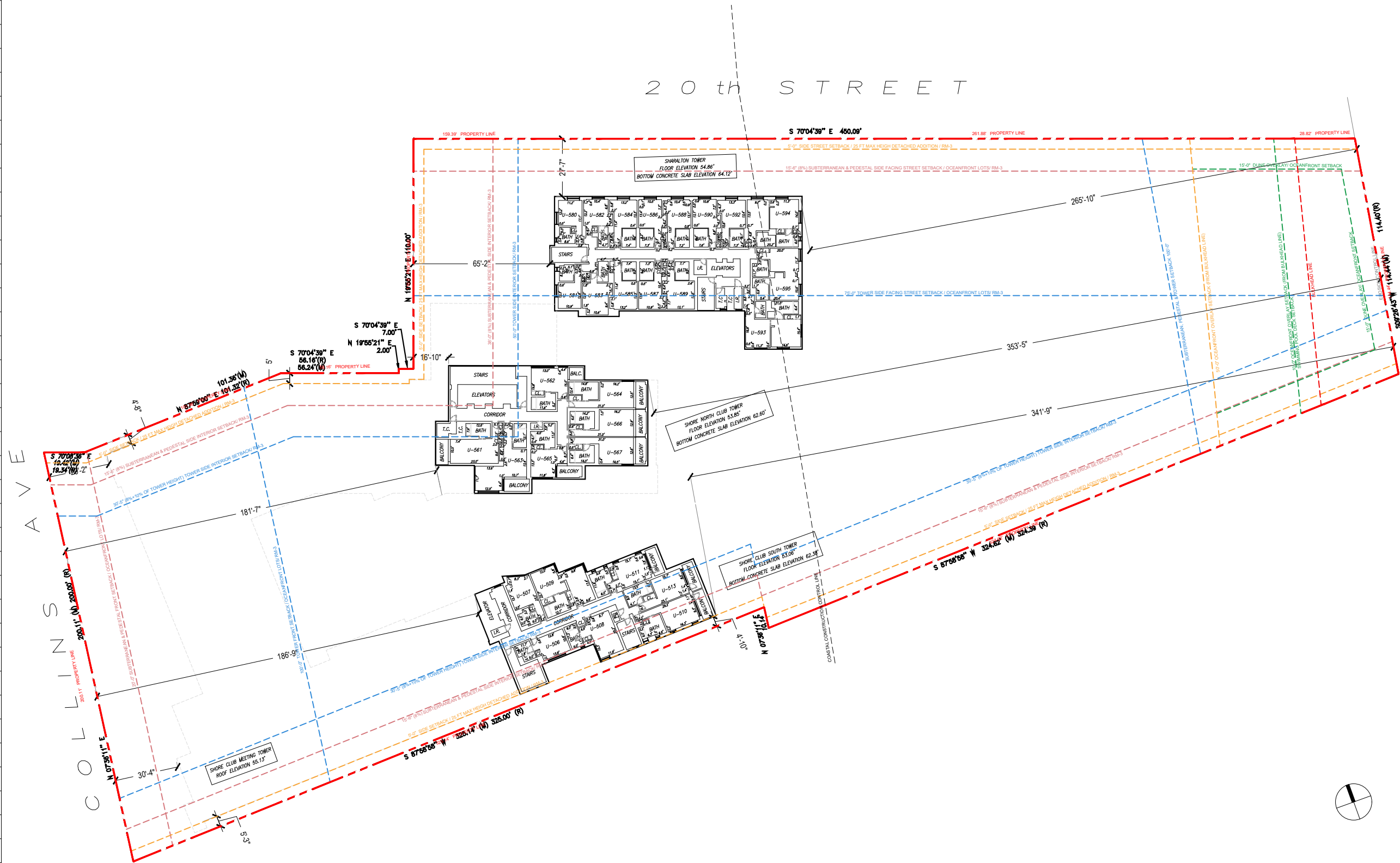


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EXISTING LEVEL 4

Date	10-10-2022	Sheet No.
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1 EXISTING OVERALL LEVEL 4 FLOOR PLAN
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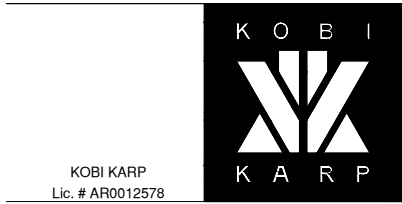
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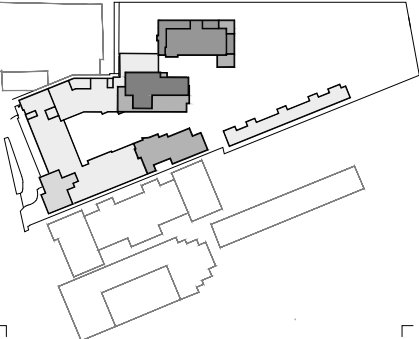
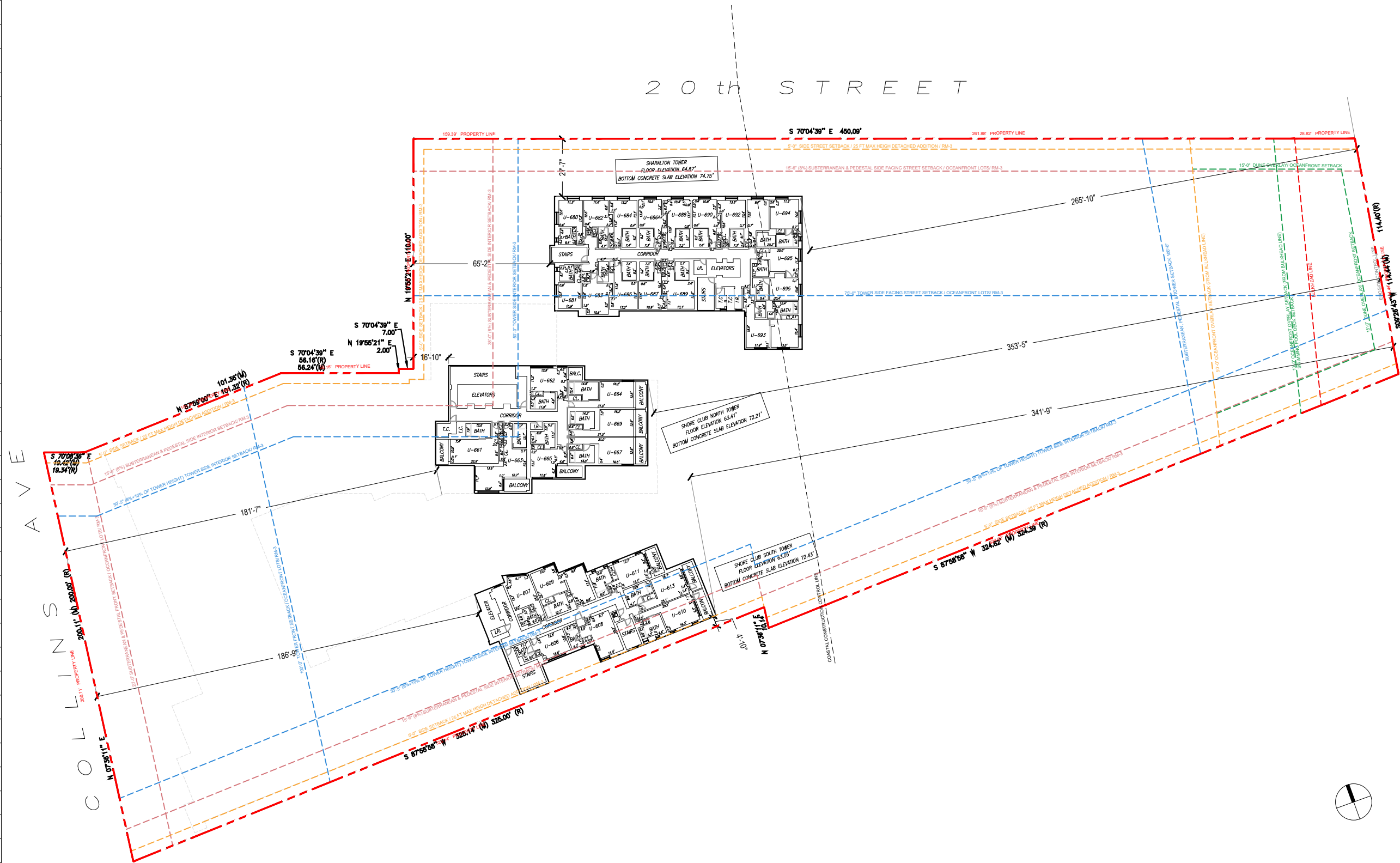
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1 EXISTING OVERALL LEVEL 5 FLOOR PLAN
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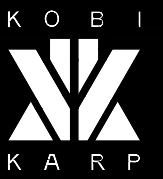
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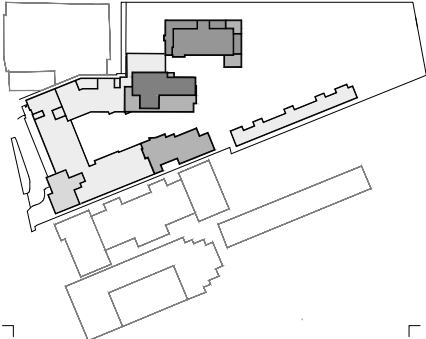
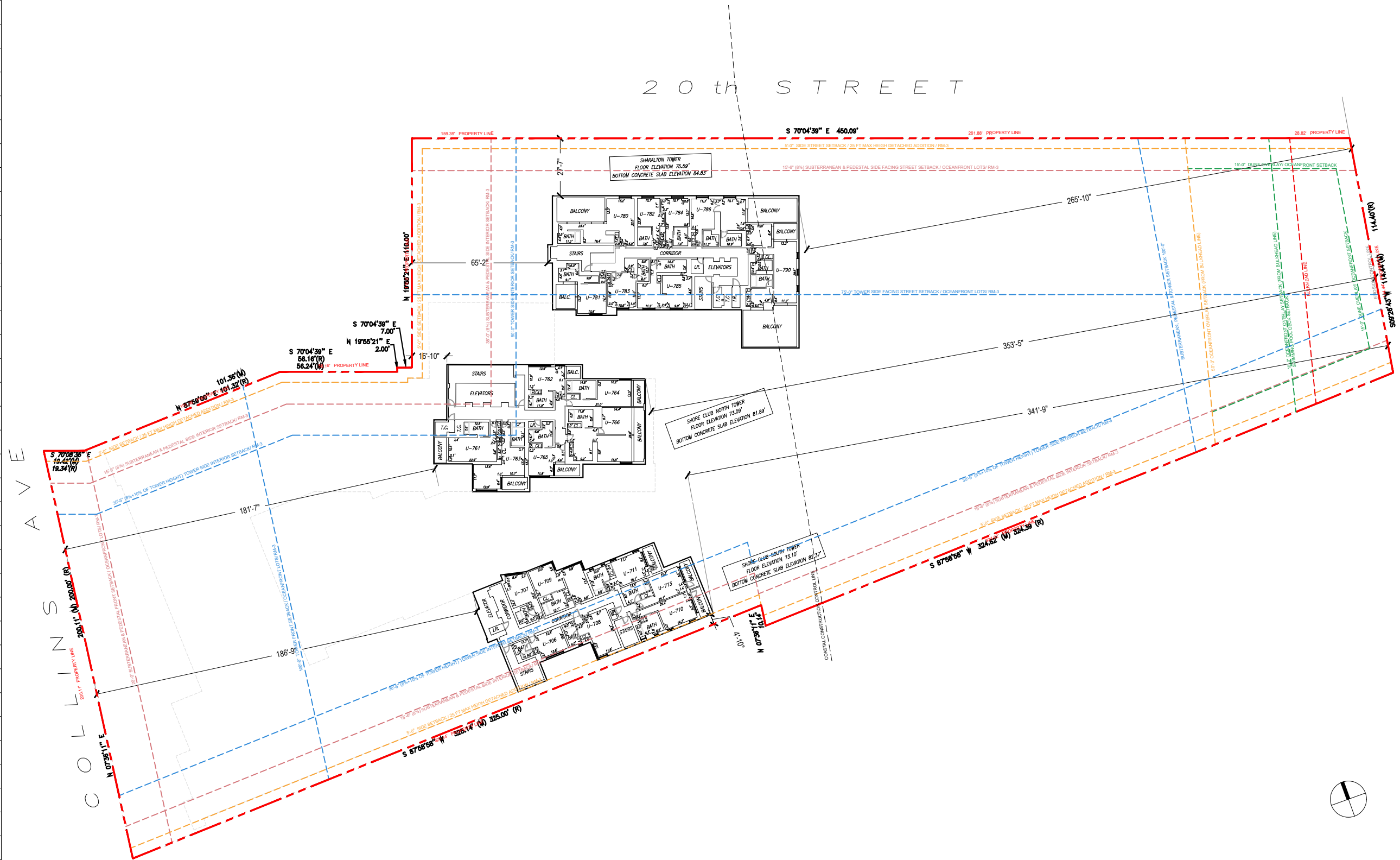


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EXISTING LEVEL 6

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.06
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1 EXISTING OVERALL LEVEL 6 FLOOR PLAN
SCALE: 1" = 50'-0"



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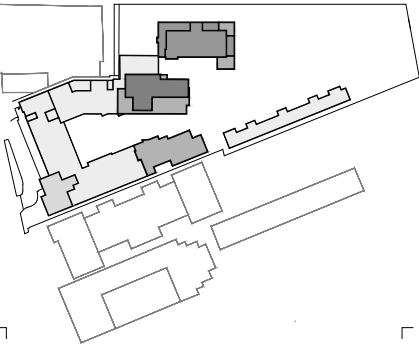
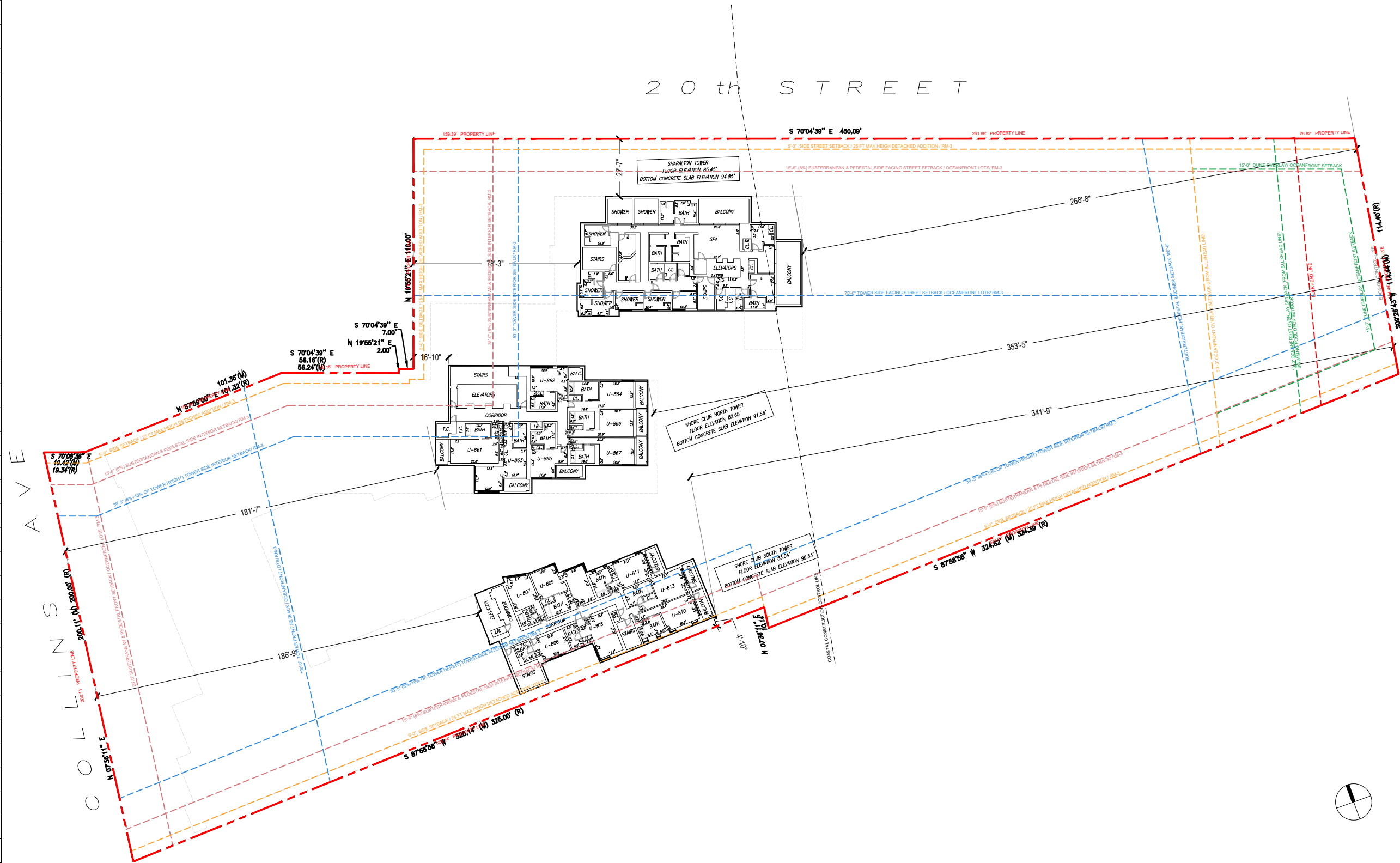
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EXISTING LEVEL 7

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Scale	1"=50'-0"	A2.07
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1 EXISTING OVERALL LEVEL 7 FLOOR PLAN
SCALE: 1" = 50'-0"



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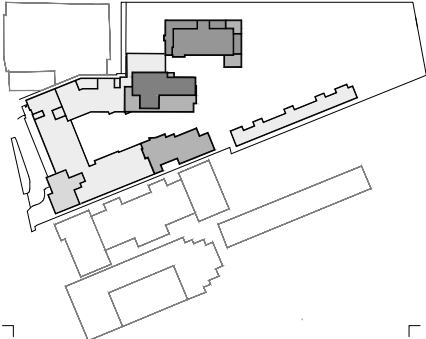
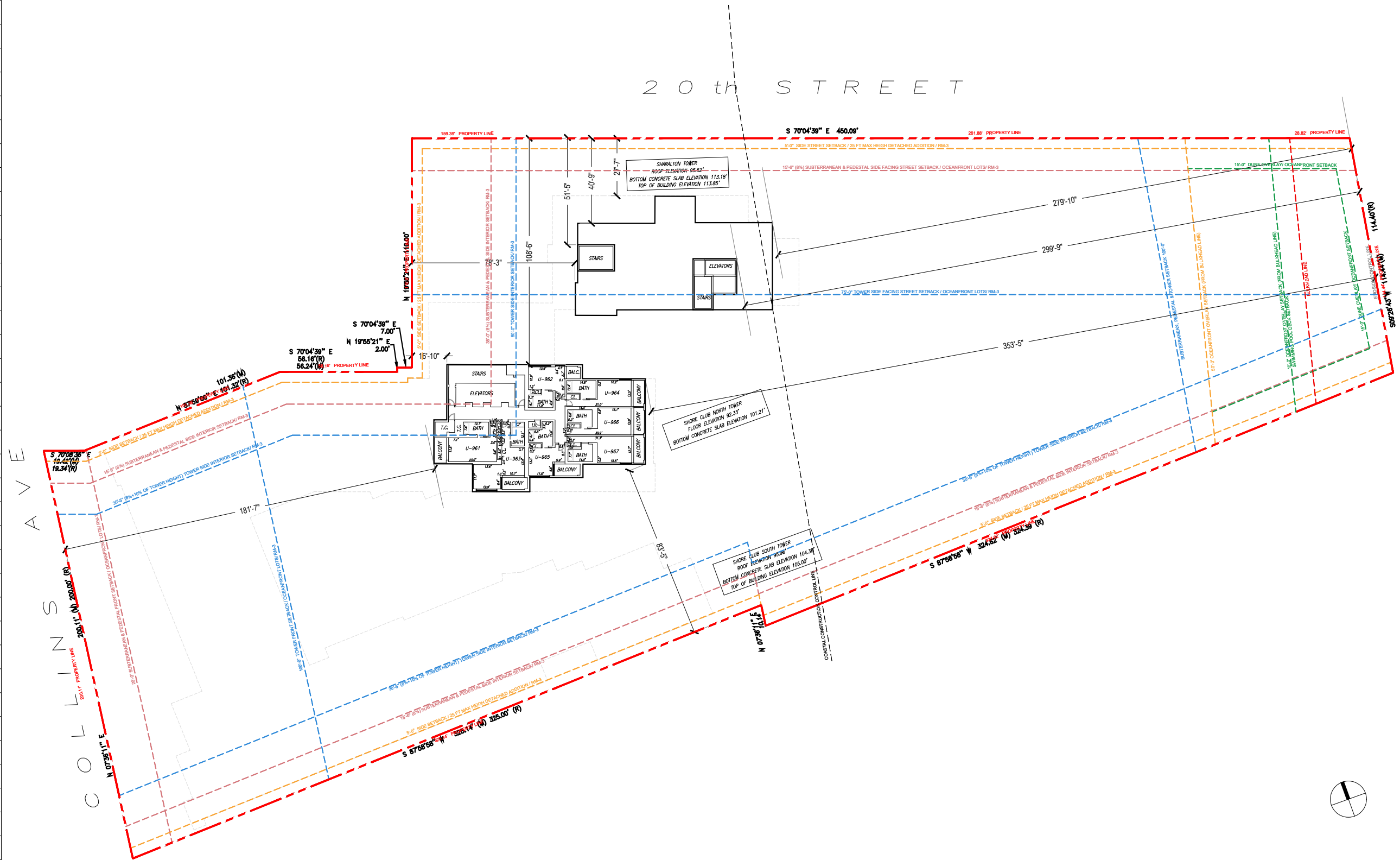
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EXISTING LEVEL 8

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.08
Project	2104	

1 EXISTING OVERALL LEVEL 8 FLOOR PLAN
SCALE: 1" = 50'-0"



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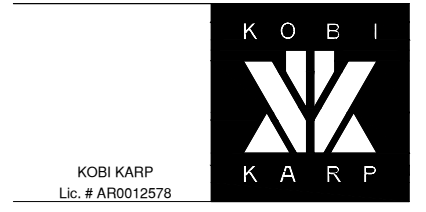
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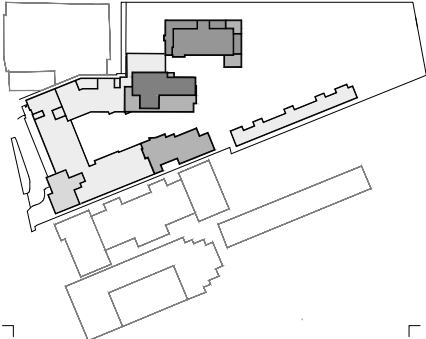
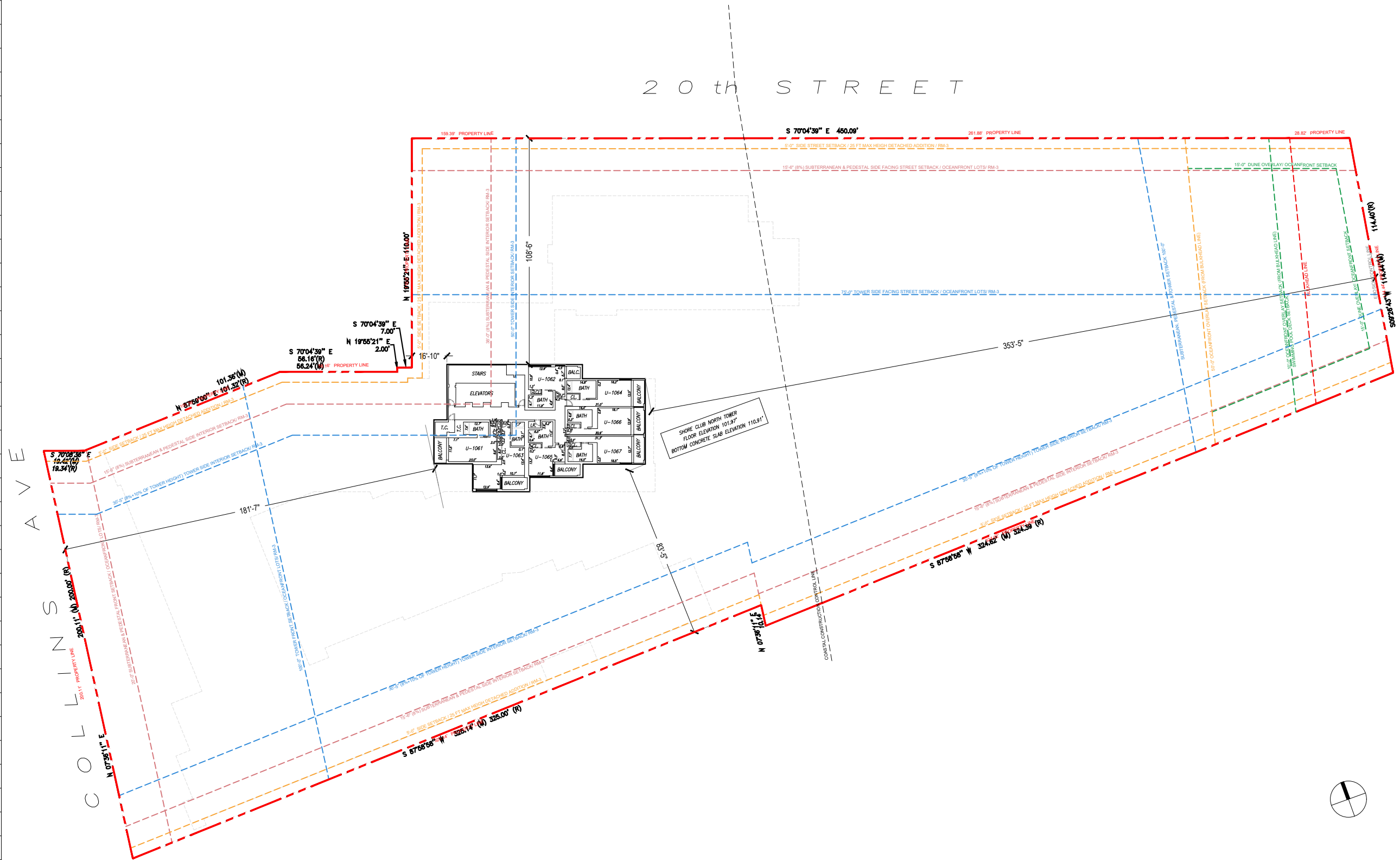
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EXISTING LEVEL 9

Date	10-10-2022	Sheet No.
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Project	2104	

1 EXISTING OVERALL LEVEL 9 FLOOR PLAN
SCALE: 1" = 50'-0"



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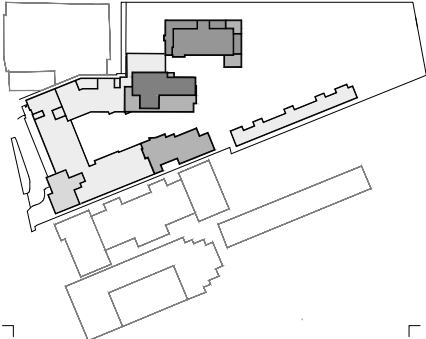
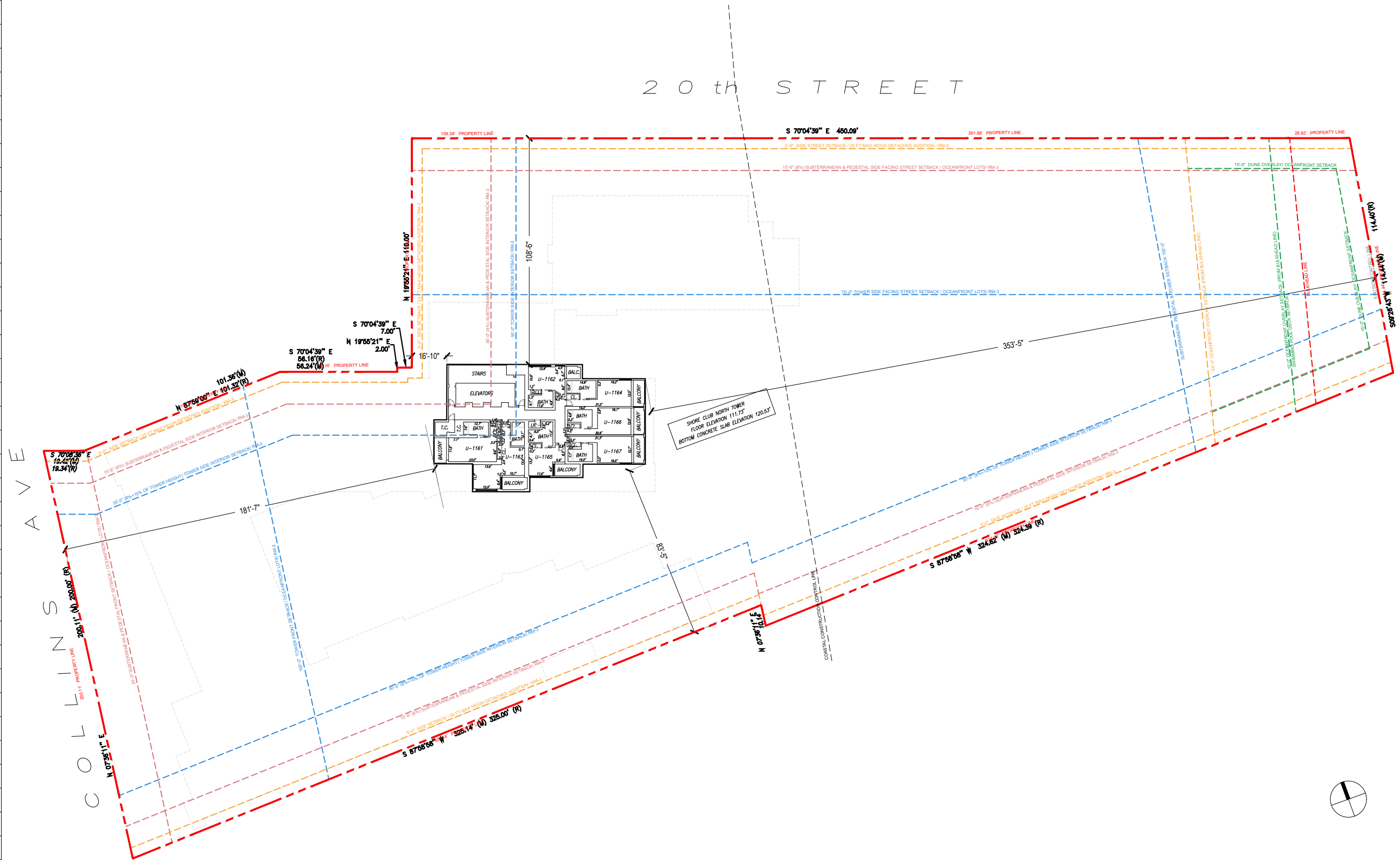
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EXISTING LEVEL 10

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.10
Project	2104	

1 EXISTING OVERALL LEVEL 10 FLOOR PLAN
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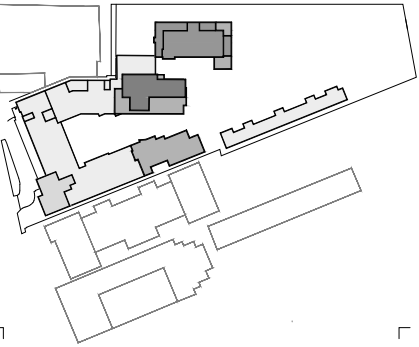
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EXISTING LEVEL 11

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.11
Project	2104	

1 EXISTING OVERALL LEVEL 11 FLOOR PLAN
SCALE: 1" = 50'-0"

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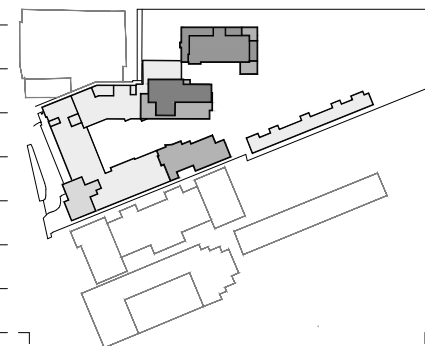
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EXISTING LEVEL 12

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Project	2104	

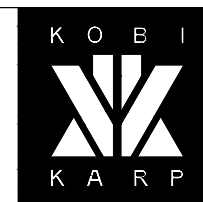


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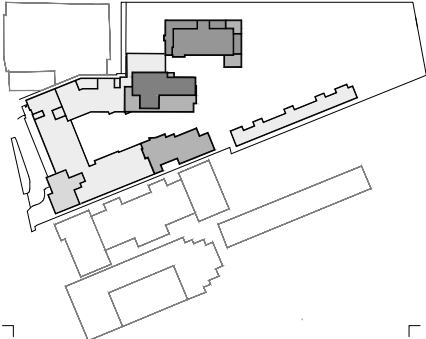
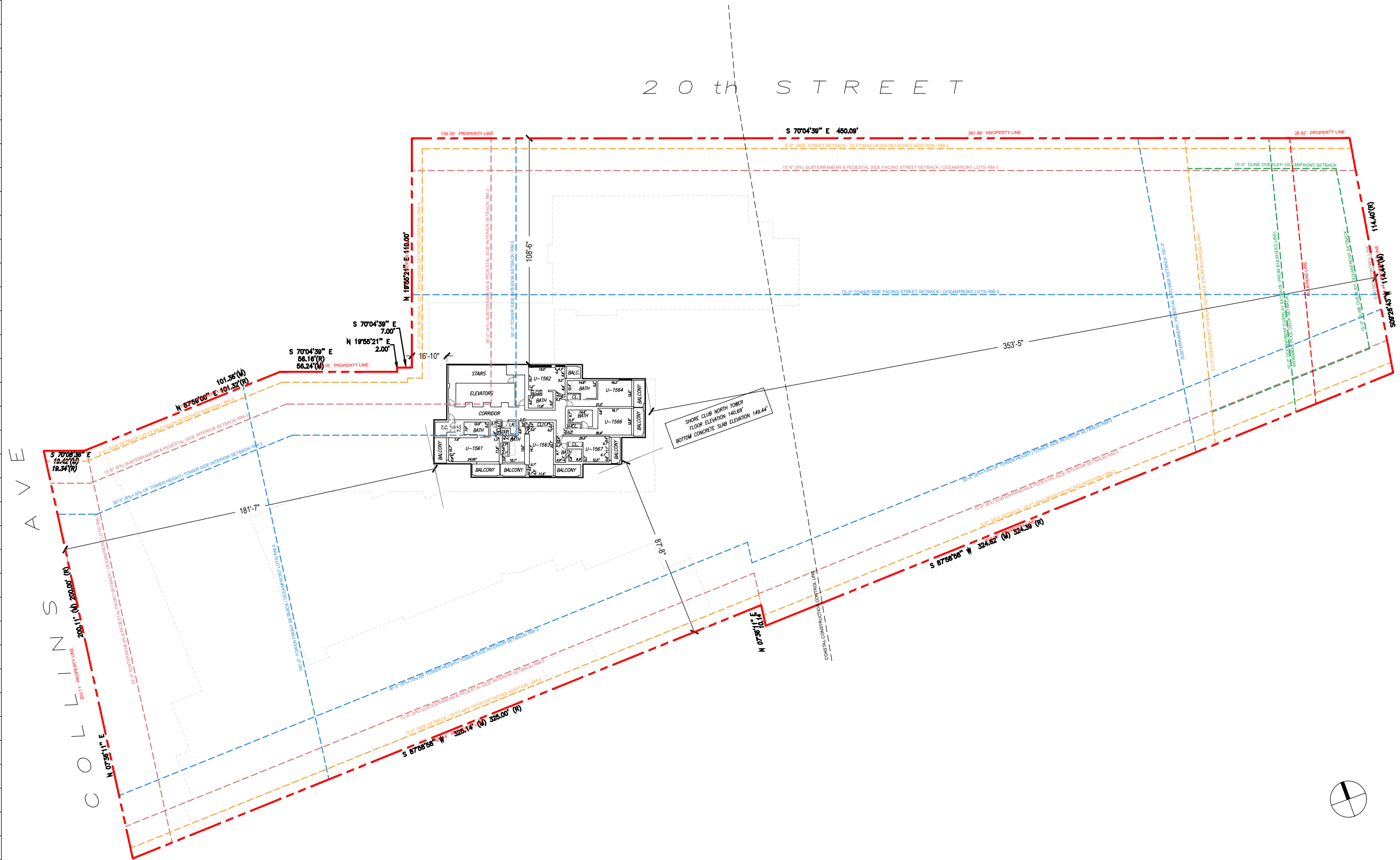
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Date	10-10-2022	Sheet No. A2.14
Scale	1"=50'-0"	
Project	2104	

1 EXISTING OVERALL LEVEL 14 FLOOR PLAN
SCALE: 1" = 50'-0"



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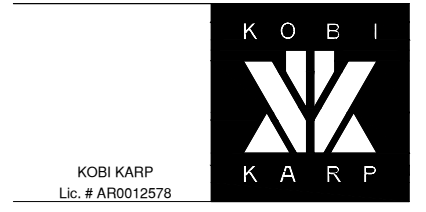
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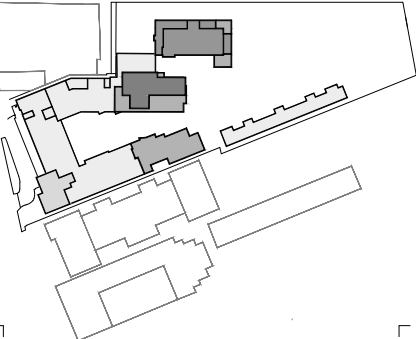
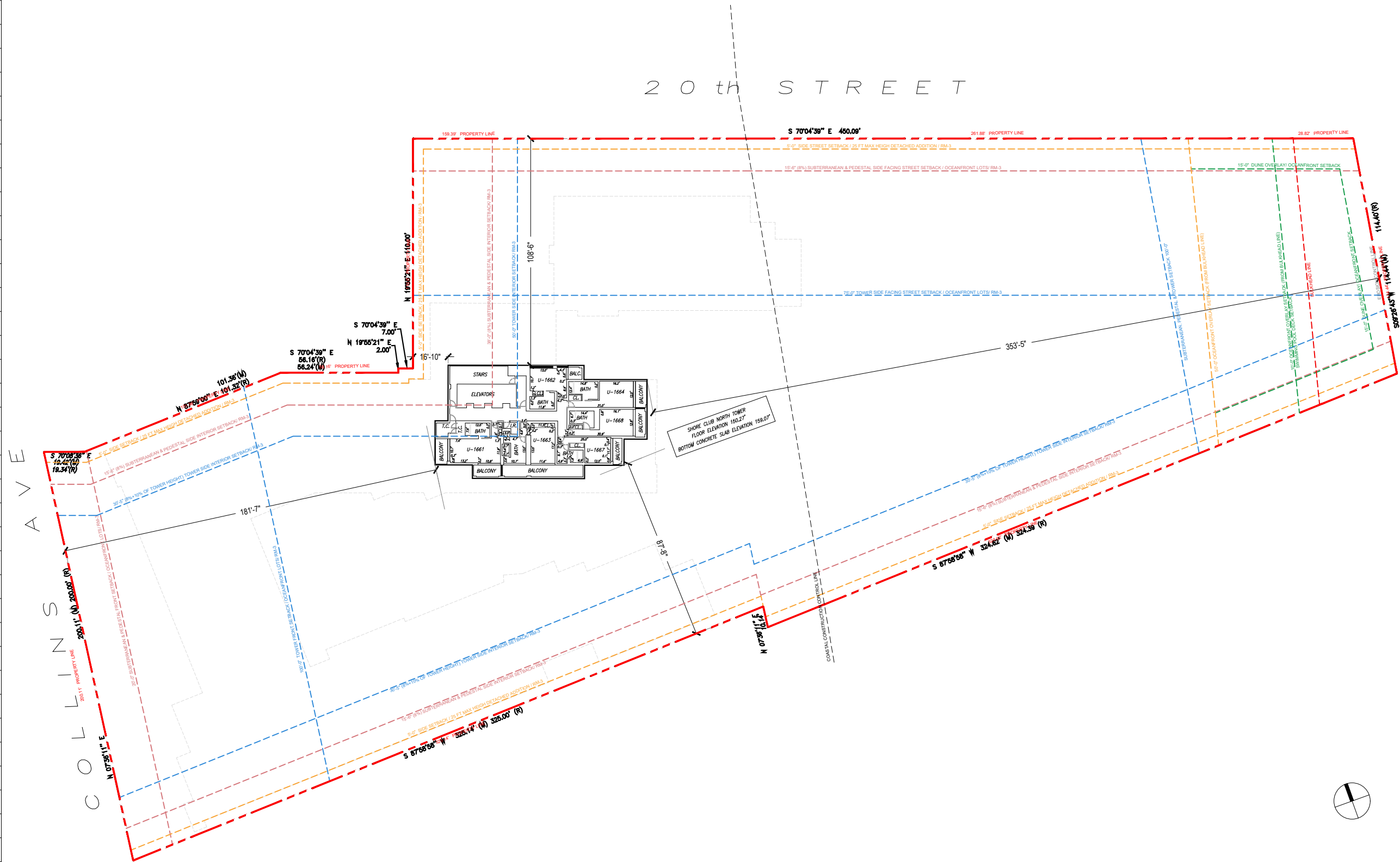
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EXISTING LEVEL 15

Date	10-10-2022	Sheet No.
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Project	2104	

1 EXISTING OVERALL LEVEL 15 FLOOR PLAN
SCALE: 1" = 50'-0"



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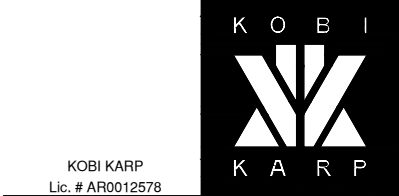
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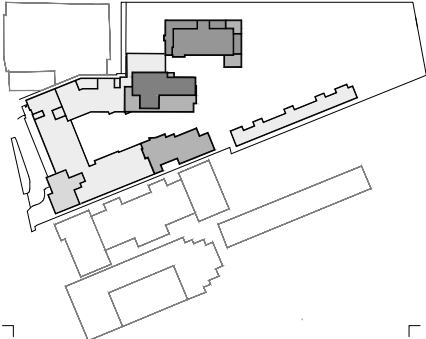
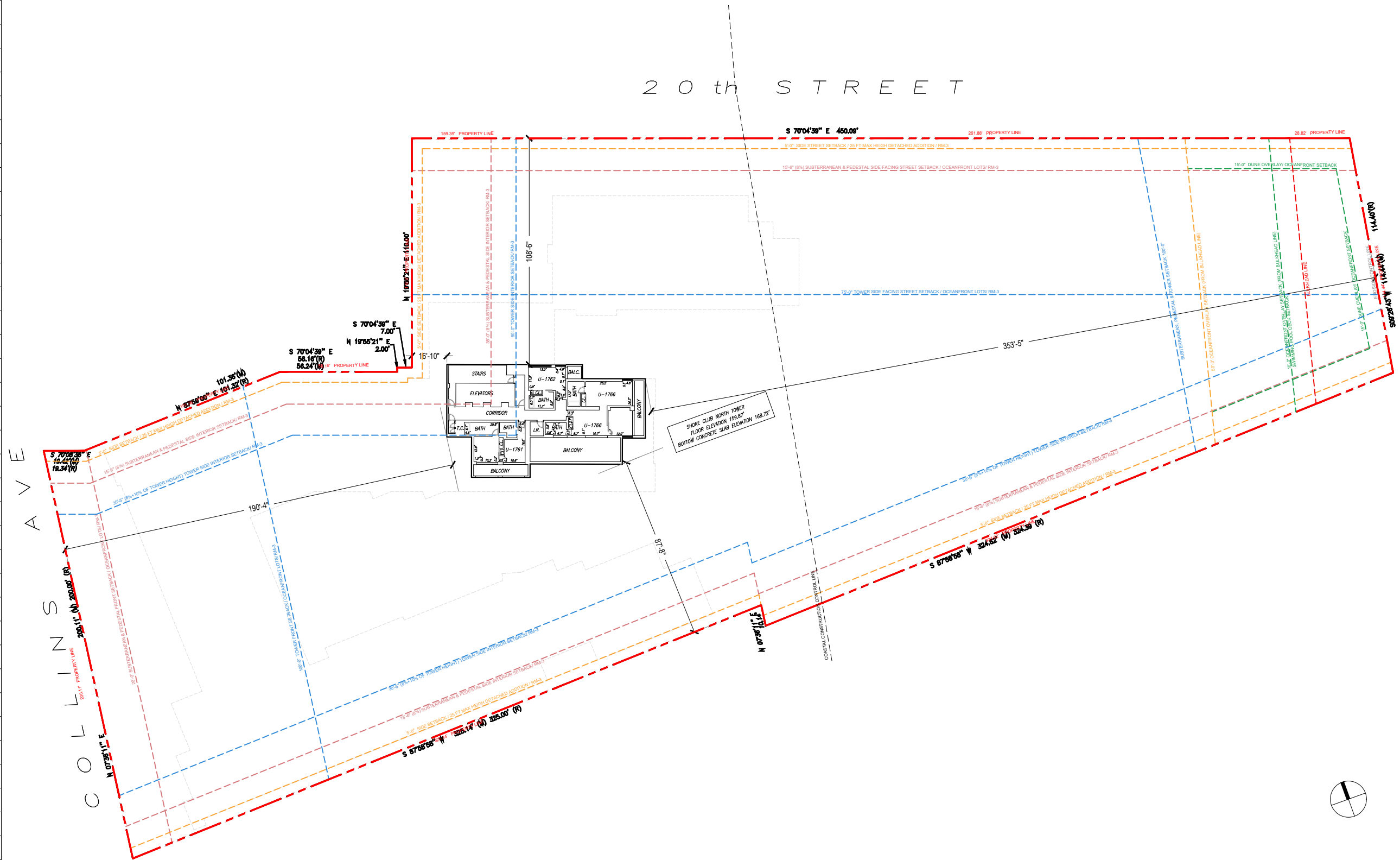


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EXISTING LEVEL 16

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.16
Project	2104	

1 EXISTING OVERALL LEVEL 16 FLOOR PLAN
SCALE: 1" = 50'-0"



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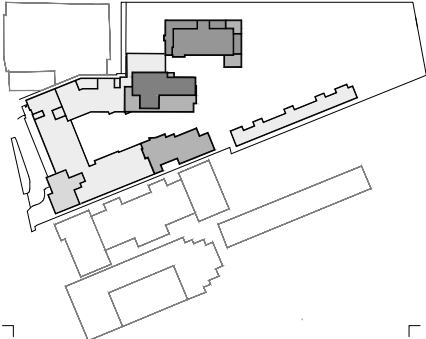
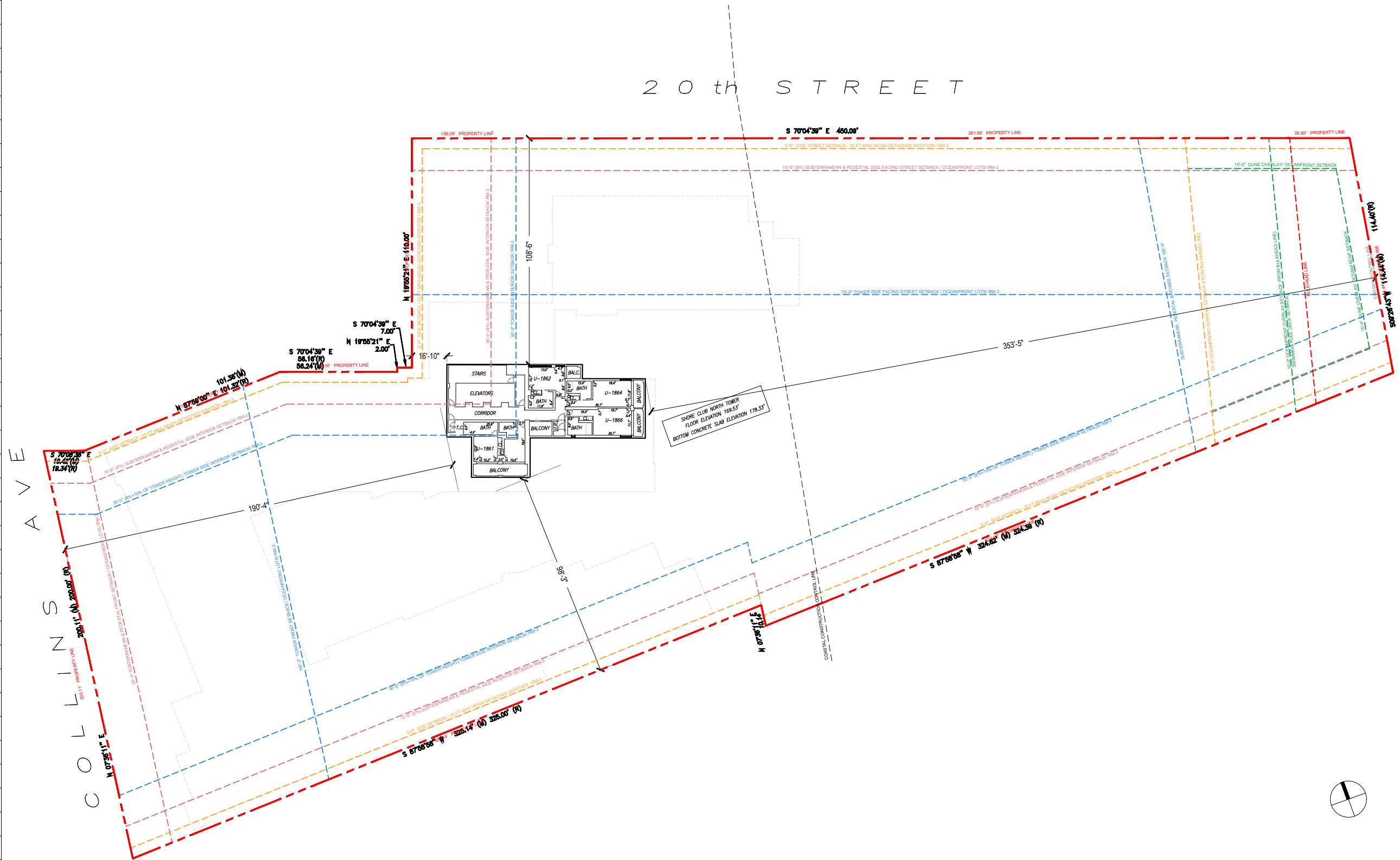
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1 EXISTING OVERALL LEVEL 17 FLOOR PLAN
SCALE: 1" = 50'-0"

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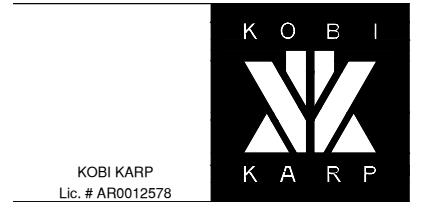
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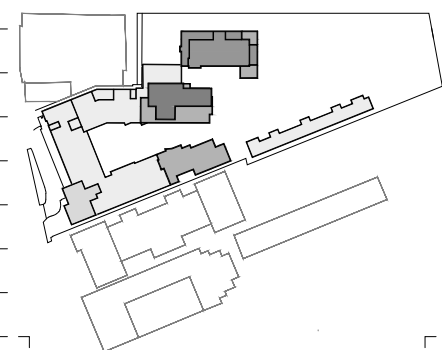
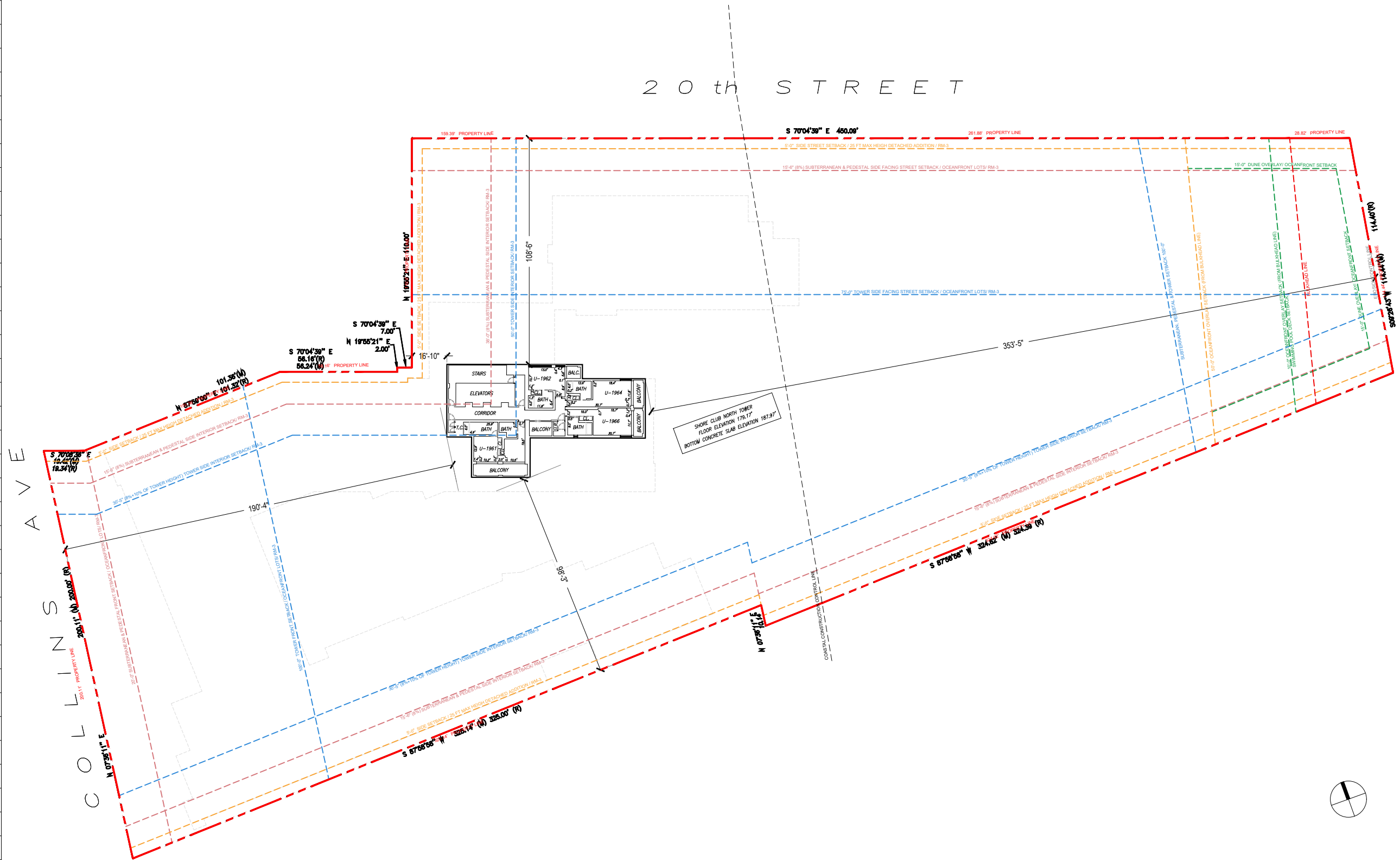


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EXISTING LEVEL 18

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.18
Project	2104	

1 EXISTING OVERALL LEVEL 18 FLOOR PLAN
SCALE: 1" = 50'-0"



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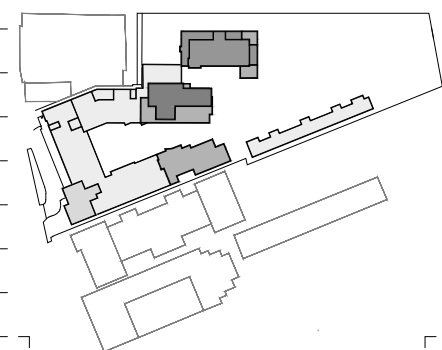
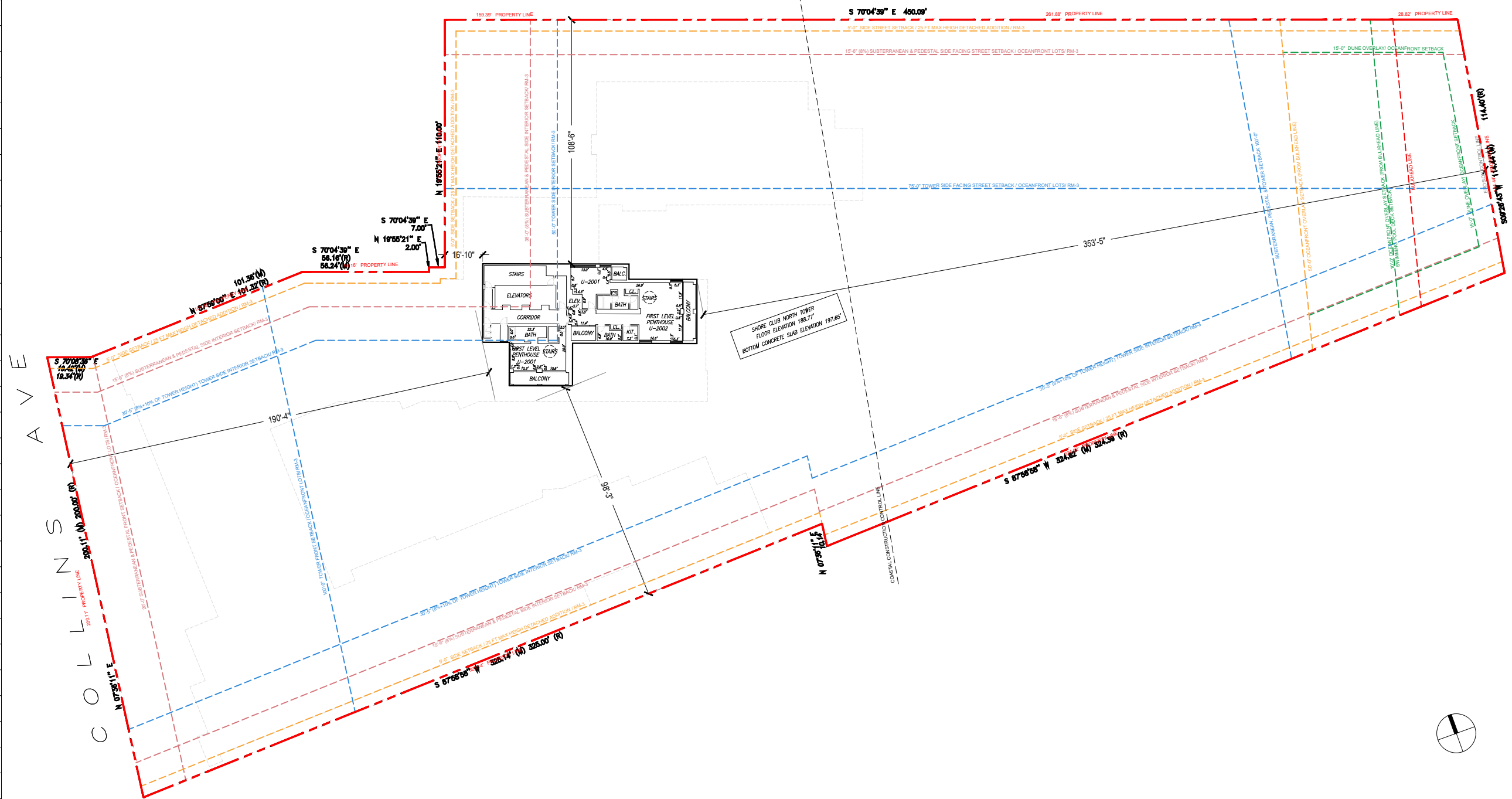
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1 EXISTING OVERALL LEVEL 19 FLOOR PLAN
SCALE: 1" = 50'-0"

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Scale	1"=50'-0"	
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20th STREET



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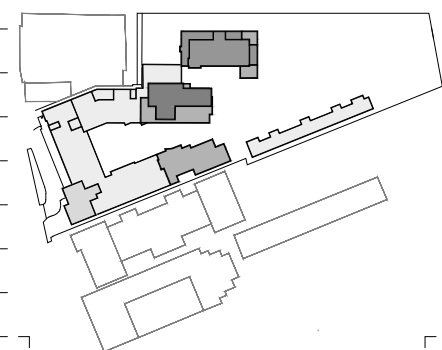
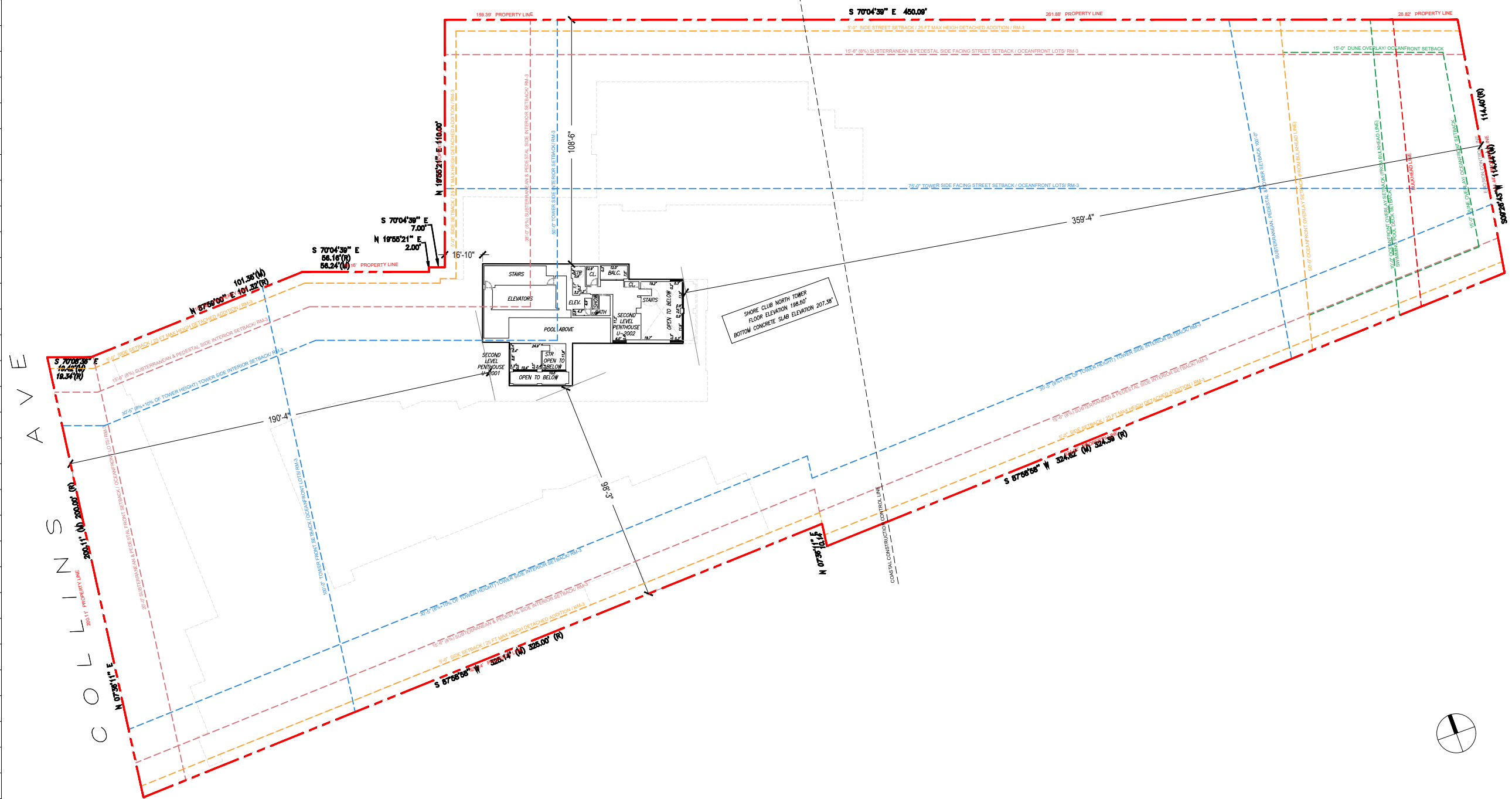


EXISTING LEVEL 20

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A2.20
Project	2104	

1 EXISTING OVERALL LEVEL 20 FLOOR PLAN
SCALE: 1" = 50'-0"

20th STREET



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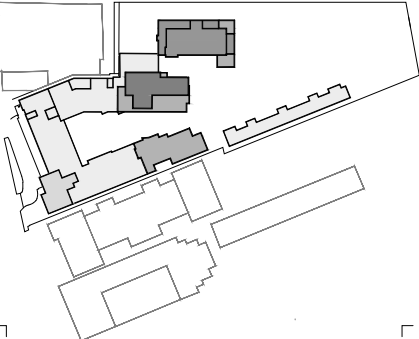
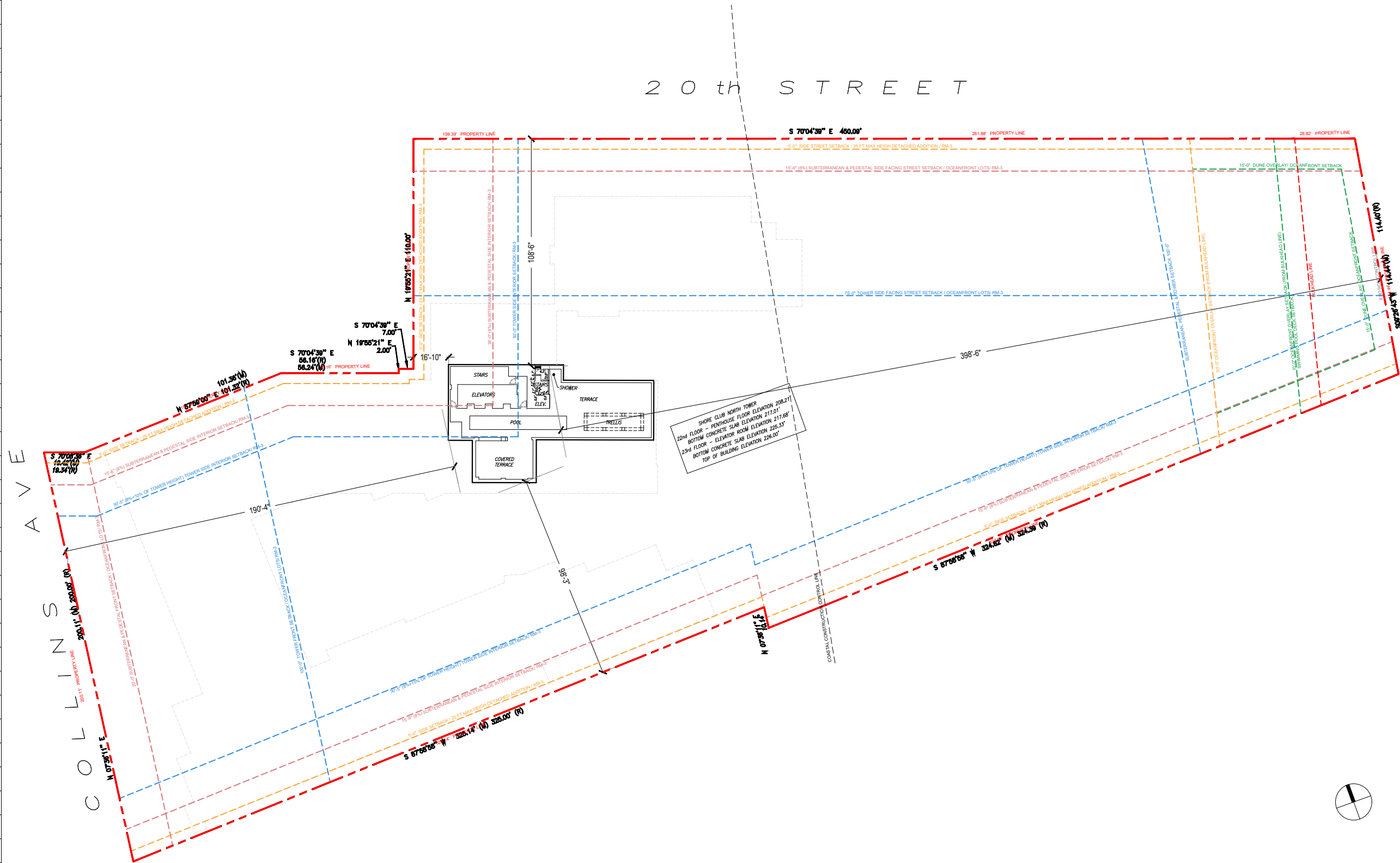


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EXISTING LEVEL 21

1 EXISTING OVERALL LEVEL 21 FLOOR PLAN
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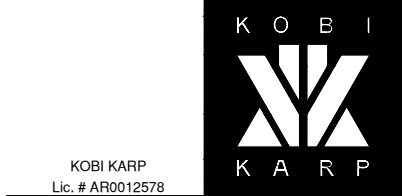
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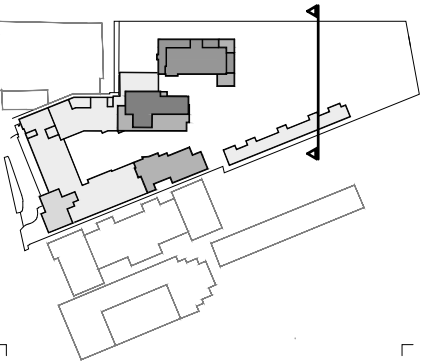
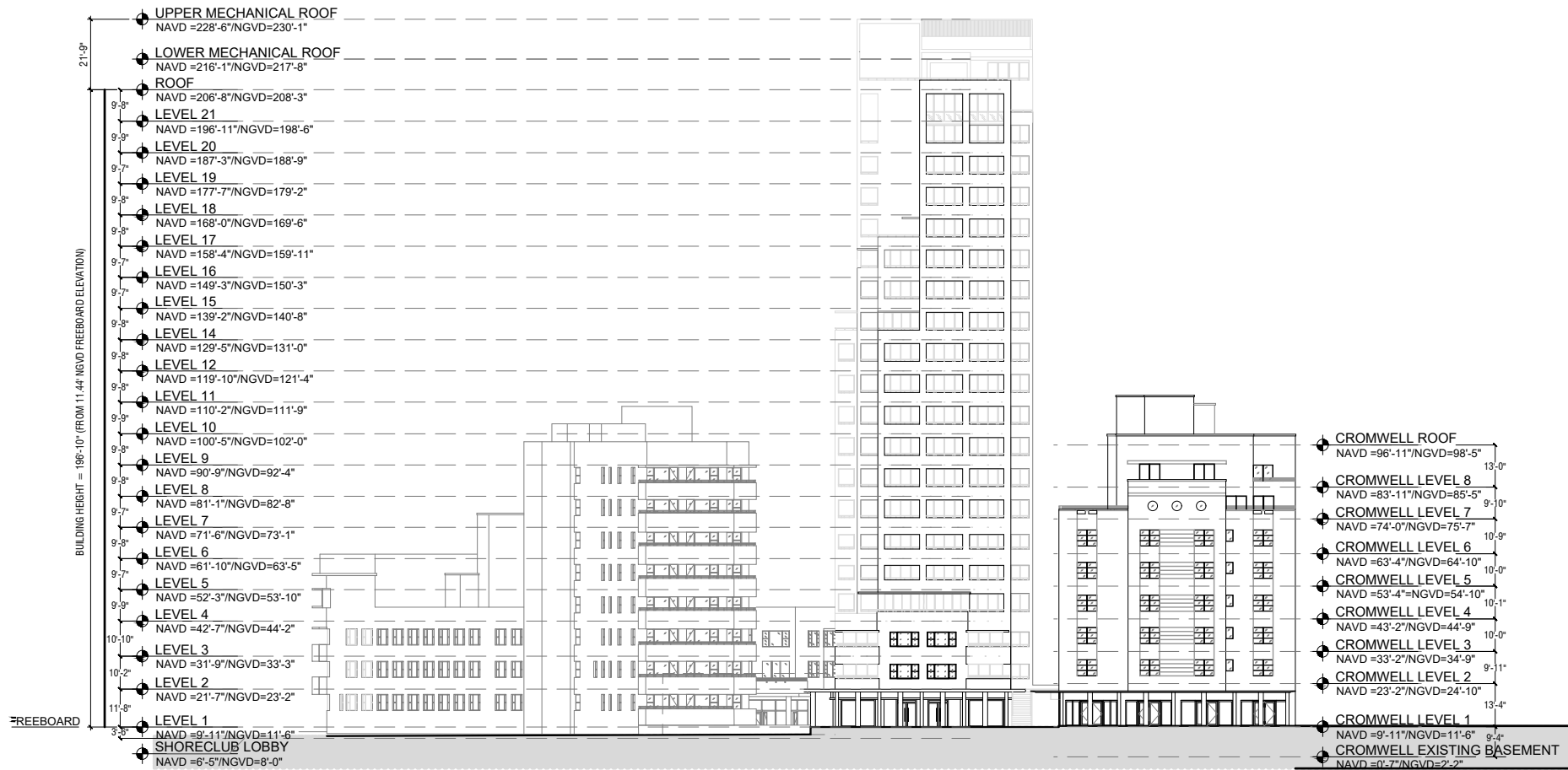
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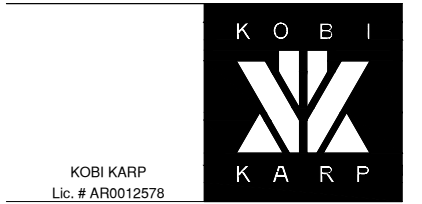
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Consultant: LANDSCAPE
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Address Miami Beach, FL 33139
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Email: info@islandplanningcorporation.com

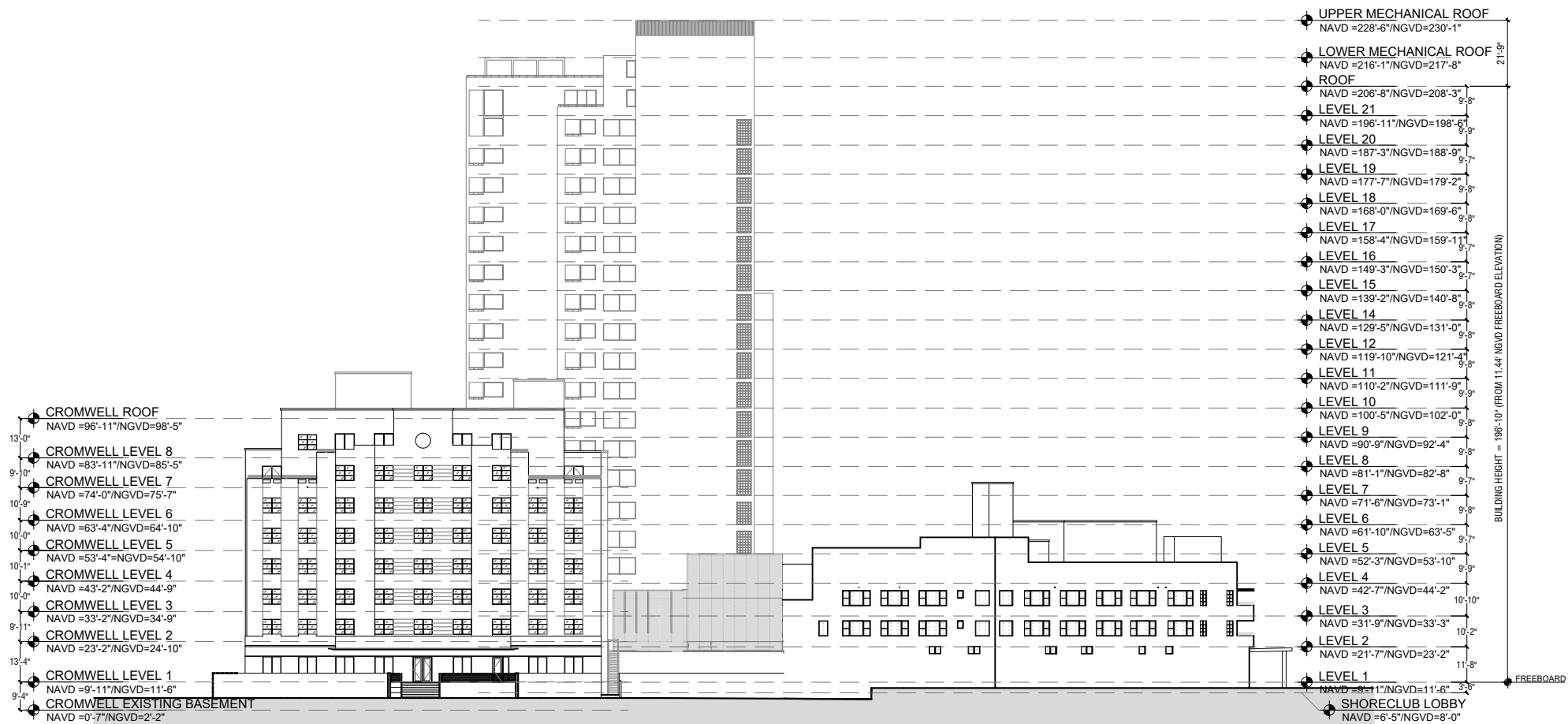
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Architect:
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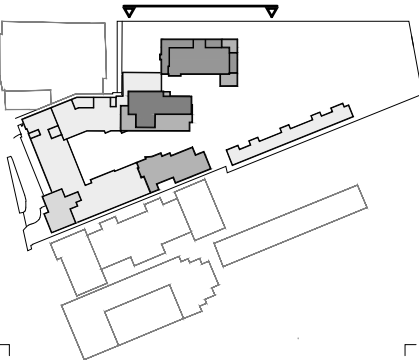


EXISTING OVERALL ELEVATIONS

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A4.00
Project	2104	



1 EXISTING OVERALL NORTH ELEVATION
SCALE: 1" = 50'-0"



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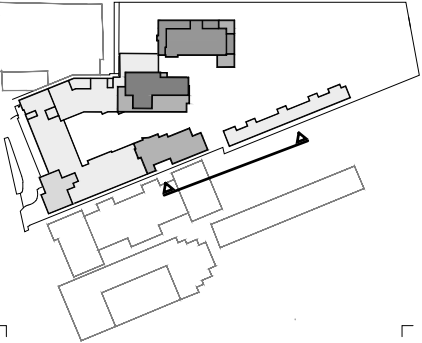
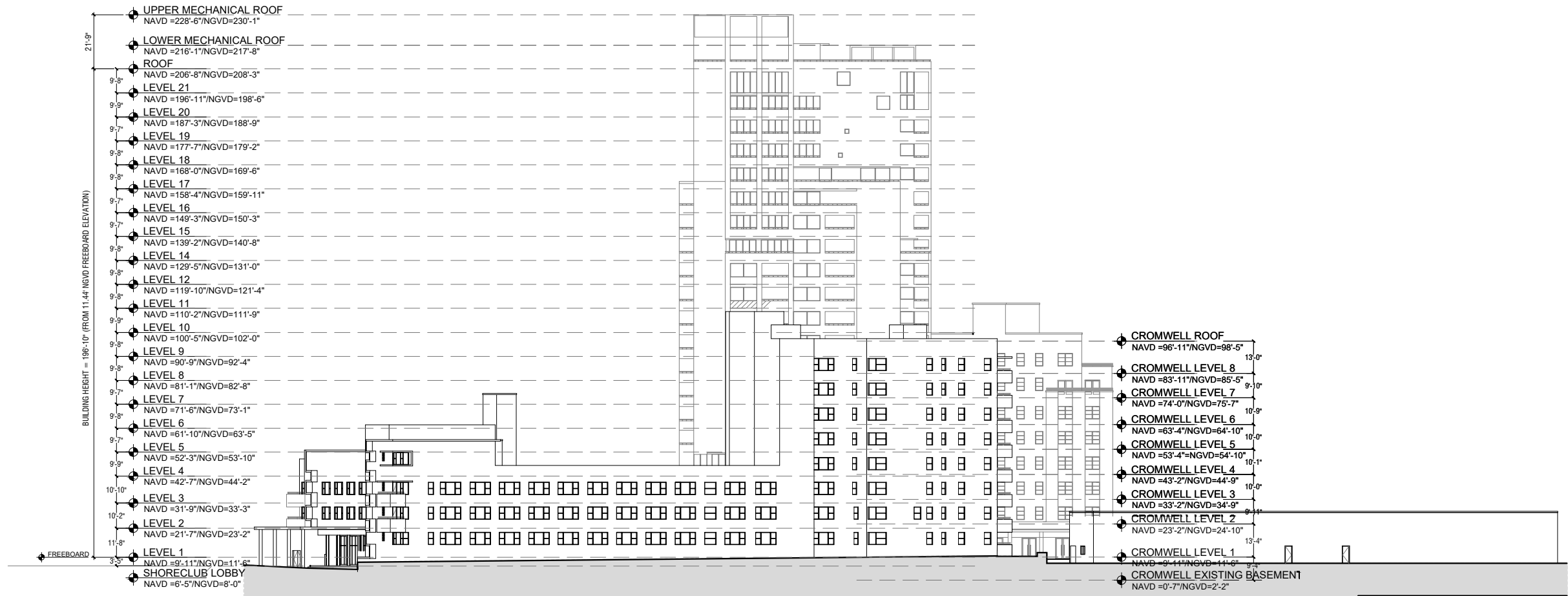
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EXISTING OVERALL ELEVATIONS

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A4.01
Project	2104	



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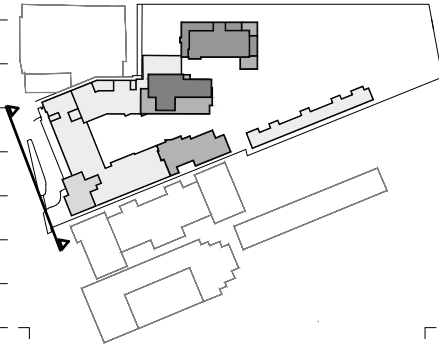
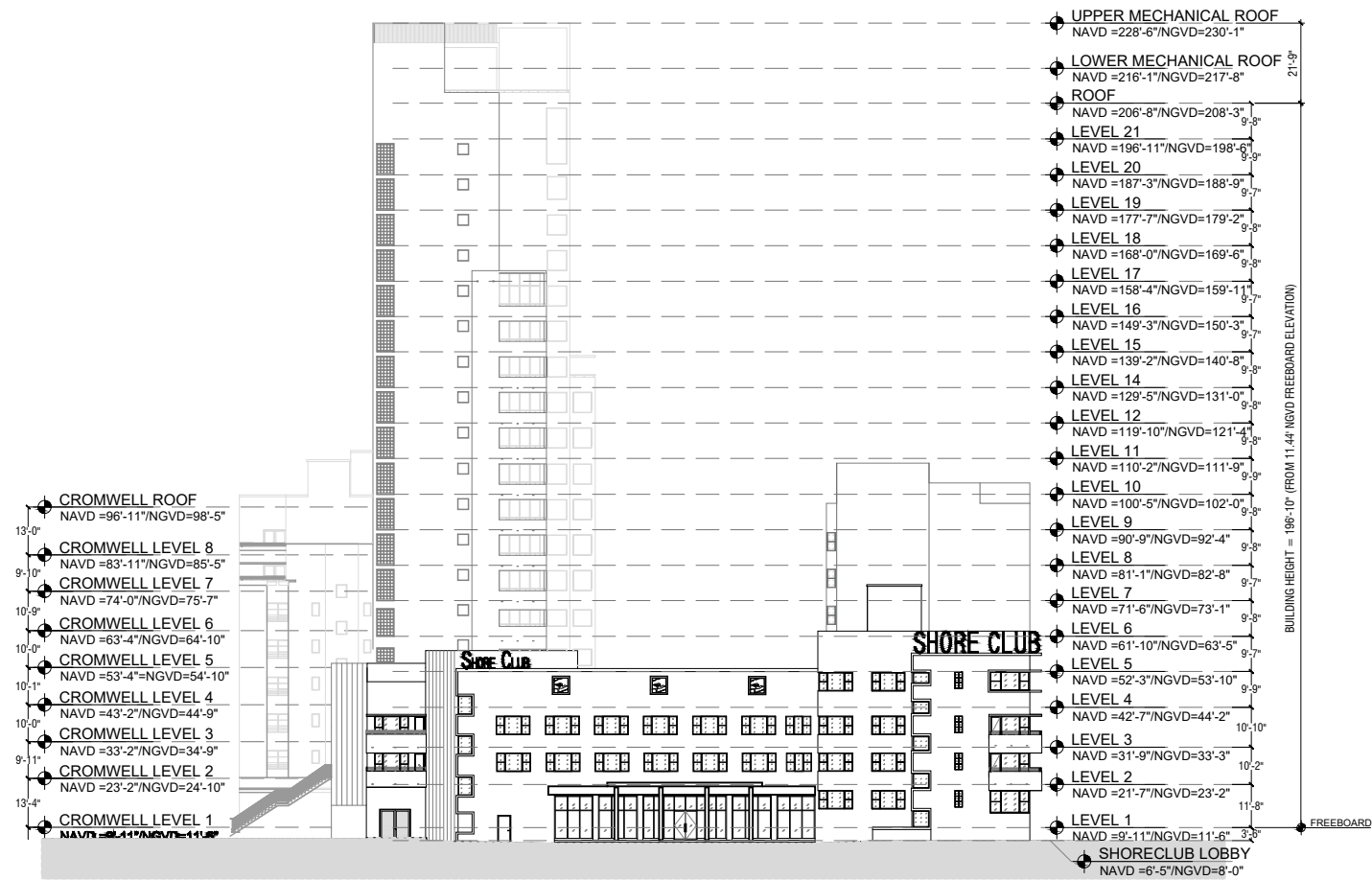
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EXISTING OVERALL ELEVATIONS

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A4.02
Project	2104	



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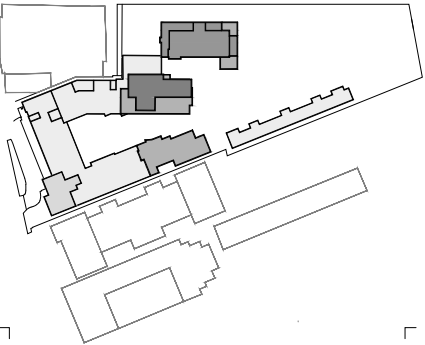
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EXISTING OVERALL ELEVATIONS

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	A4.03
Project	2104	



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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

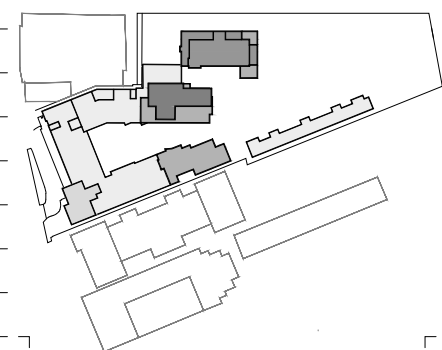
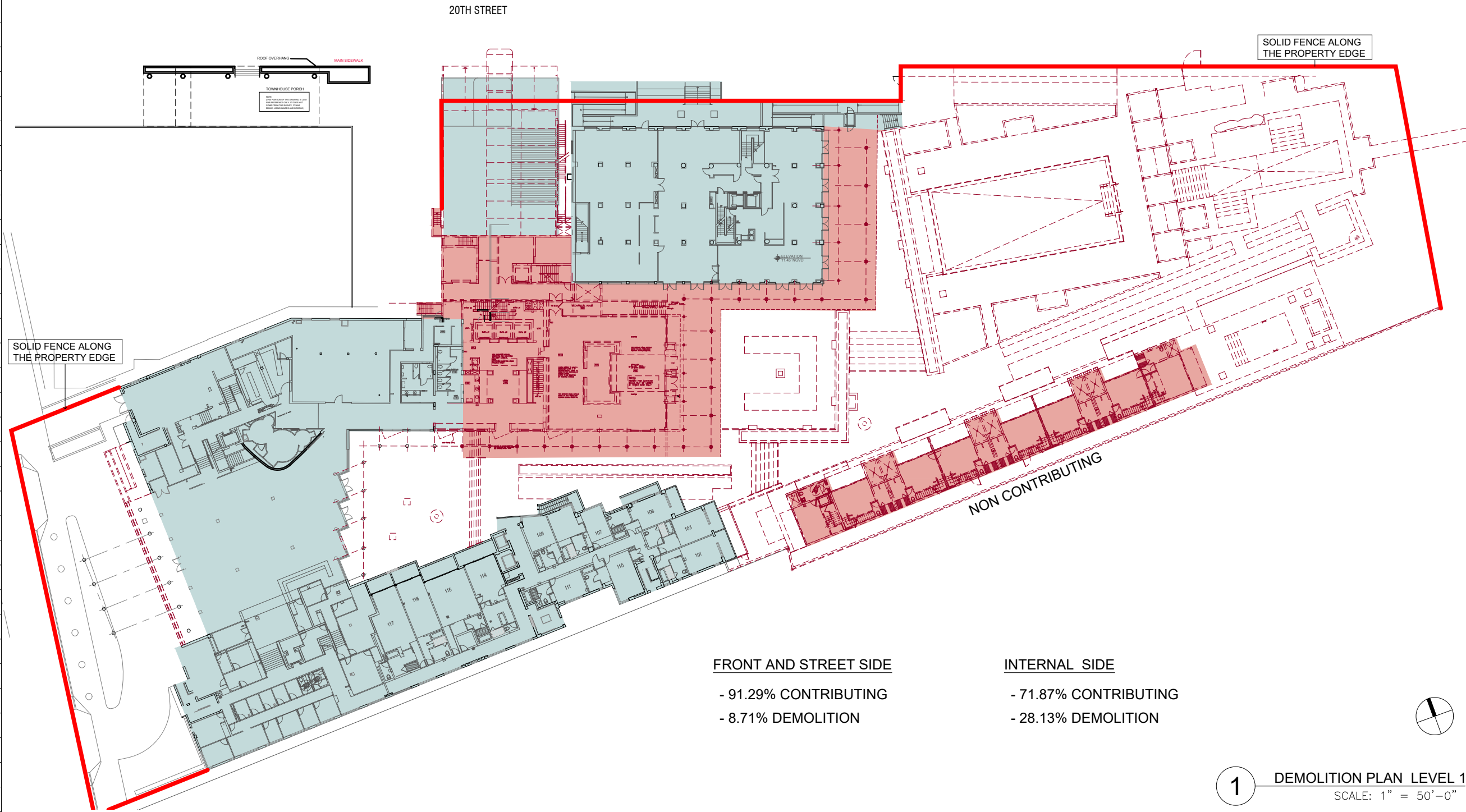
- | | | | | | |
|---|---------------------------------------|---|--|----|--|
| 1 | EXISTING DOOR / WINDOW TO REMAIN | 4 | EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 | TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 | EXISTING DOOR / WINDOW TO BE REPLACED | 5 |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

DEMOLITION GENERAL NOTES

- 1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- 2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- 3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.

DEMOLITION PLAN LEVEL 0

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.00
Project	2104	



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K O B I

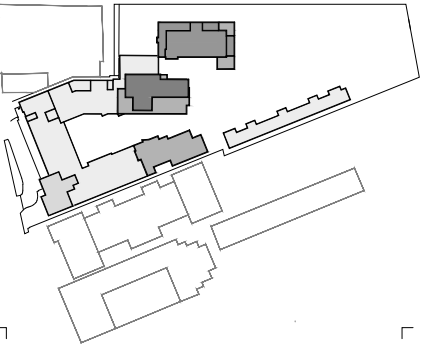
K A R P

KOB KARP

Lic. # AR0012578

DEMOLITION PLAN LEVEL 1

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.01
Project	2104	



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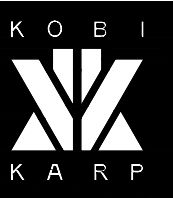
Design Architects: KKAID & RAMSA COLLABORATION
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Consultant: LANDSCAPE
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KOBI KARP
Lic. # AR0012578



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

	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

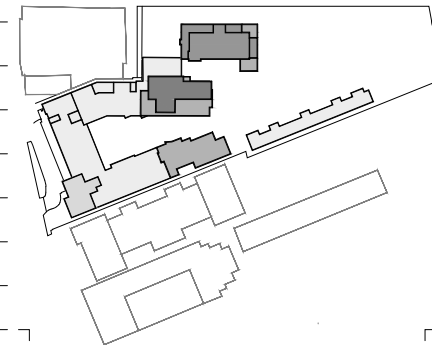
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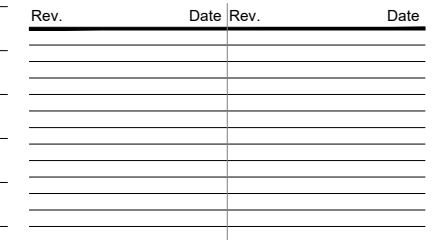
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DEMOLITION PLAN LEVEL 2

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.02
Project	2104	

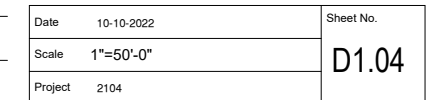




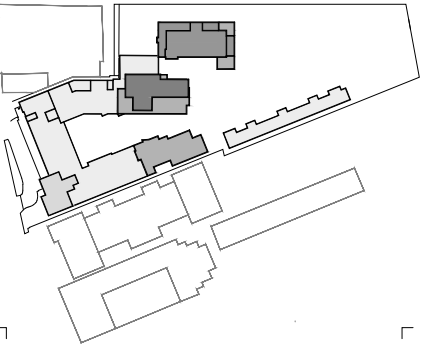
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Email



DEMOLITION LEGEND						DEMOLITION GENERAL NOTES	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY	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
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS	2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
	REMOVE SLAB	3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE					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. 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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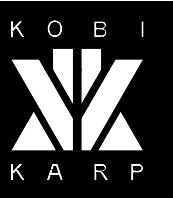
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DEMOLITION PLAN LEVEL 5

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.05
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

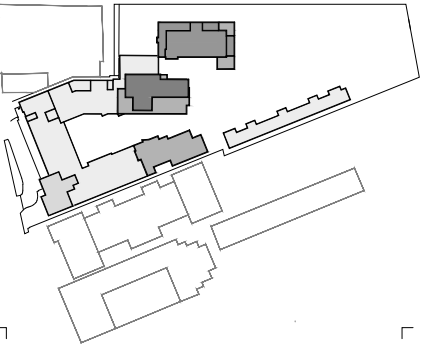
	1 EXISTING DOOR / WINDOW TO REMAIN		4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA		7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
	2 EXISTING DOOR / WINDOW TO BE REPLACED		5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED		8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
	3 EXISTING 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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DEMOLITION PLAN LEVEL 6

Date	10-10-2022	Sheet No.	
Scale	1"=50'-0"		D1.06
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

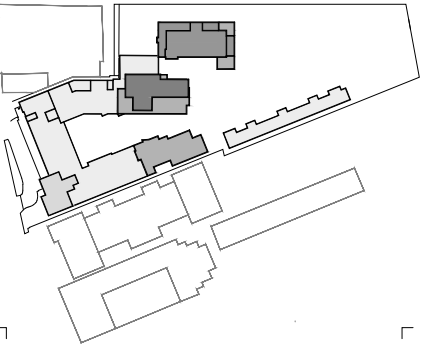
	EXISTING DOOR / WINDOW TO REMAIN		EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA		TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
	EXISTING DOOR / WINDOW TO BE REPLACED		TERRAZZO FLOOR TO BE REPAIRED/ RESTORED		REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
	EXISTING CMU BLOCK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

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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HPB Final Submittal

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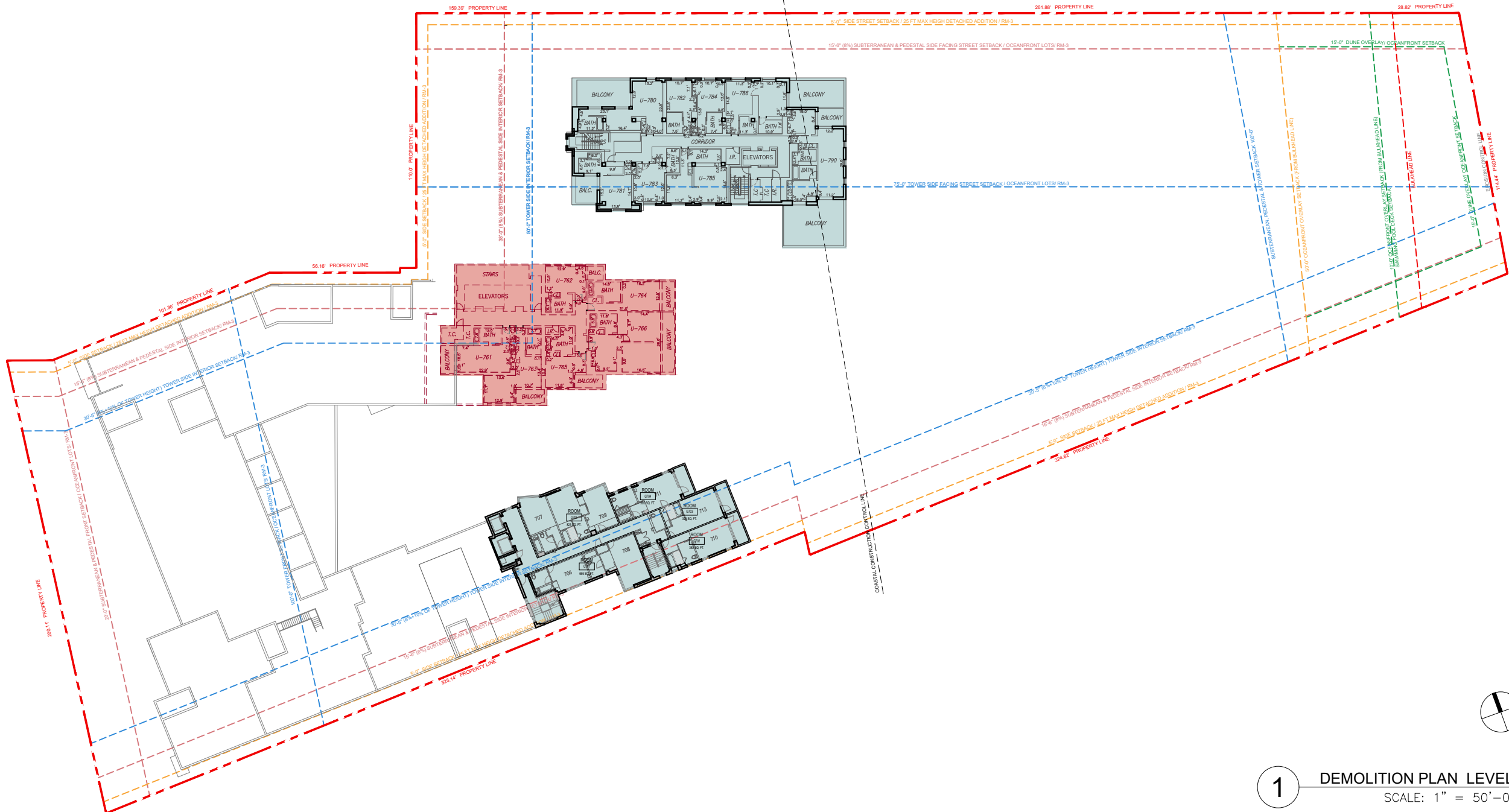
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DEMOLITION PLAN LEVEL 7

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.07
Project	2104	



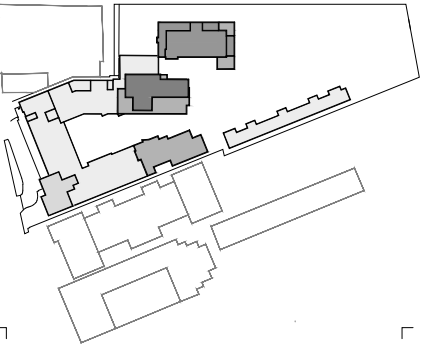
DEMOLITION LEGEND

	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 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

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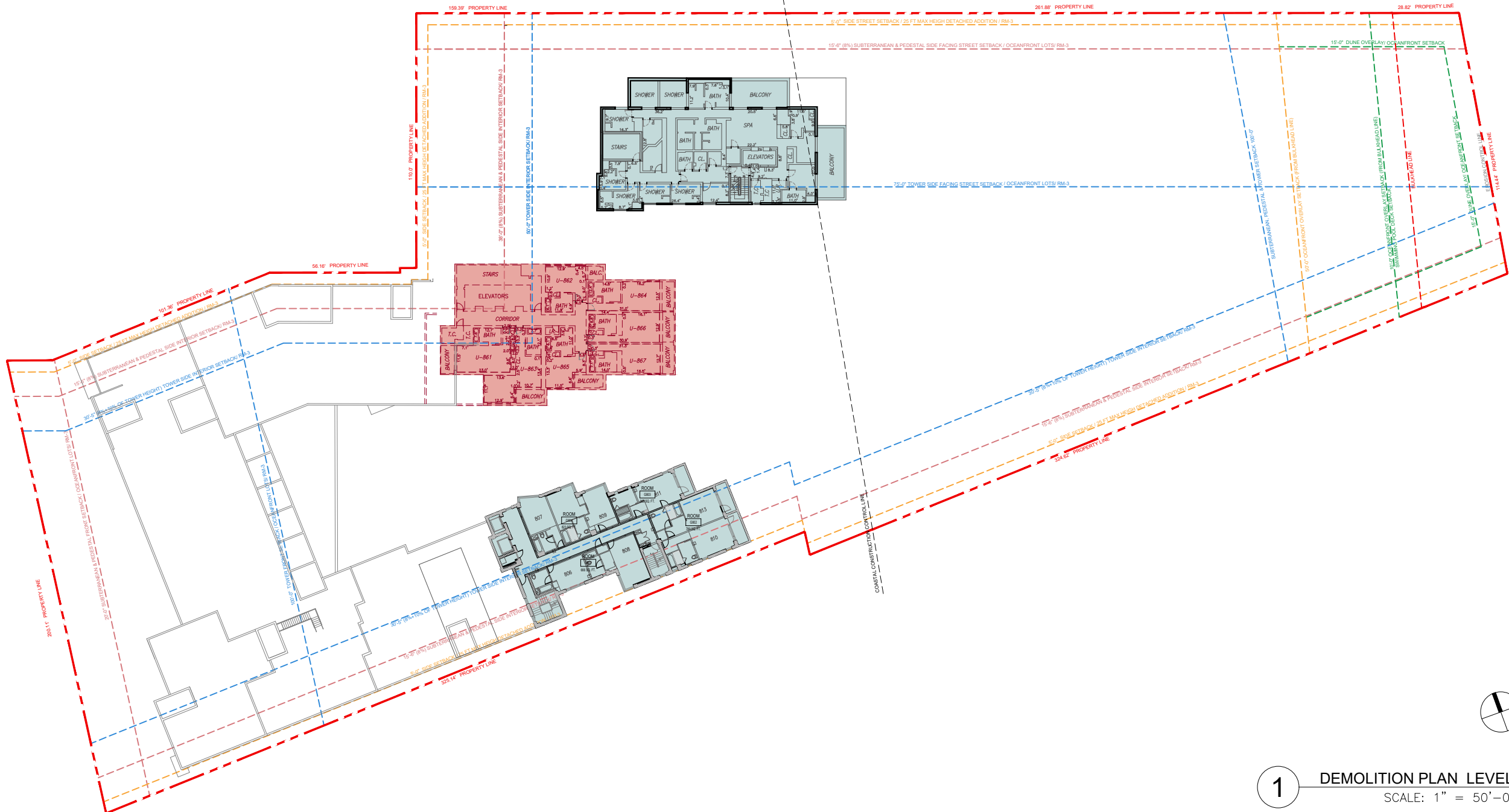
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DEMOLITION PLAN LEVEL 8

Date	10-10-2022	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

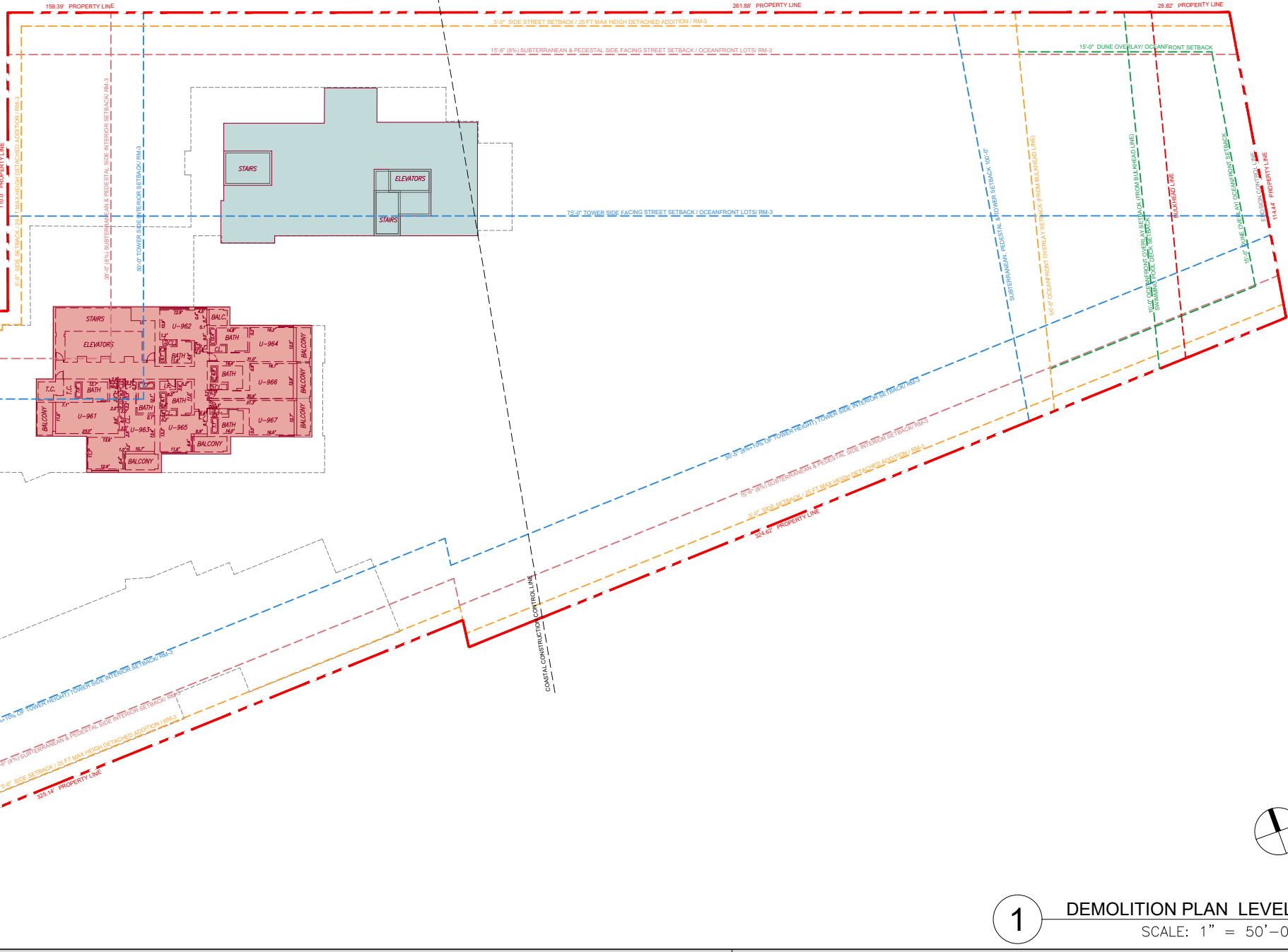
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20th STREET

COLLINS AVE



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

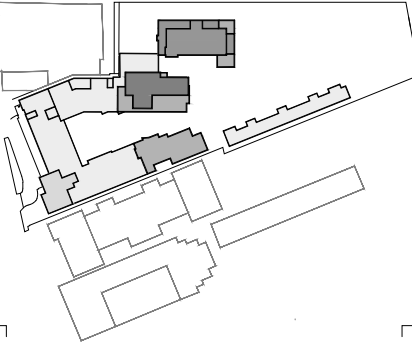
EXISTING COLUMNS TO BE REMOVED

10

EXISTING STEPS TO BE REMOVED

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KOBI KARP
Lic. # AR0012578

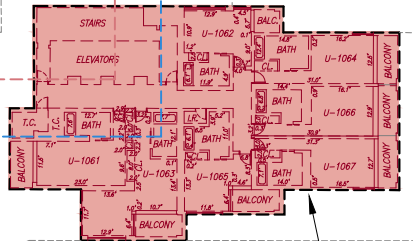


DEMOLITION PLAN LEVEL 9

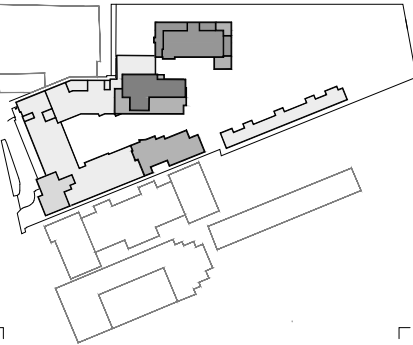
Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.09
Project	2104	

20th STREET

COLLINS AVE



LEVELS FROM 10 TO 22
TO BE DEMOLISHED



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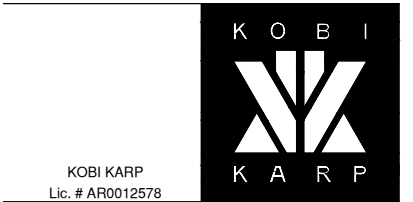
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DEMOLITION PLAN LEVEL 10 to 22

Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D1.10
Project	2104	

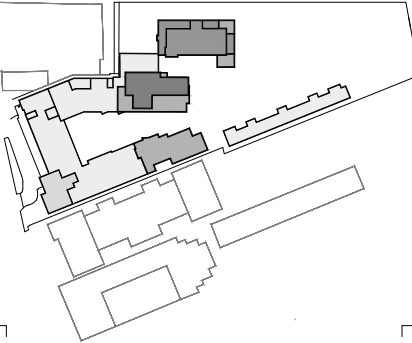
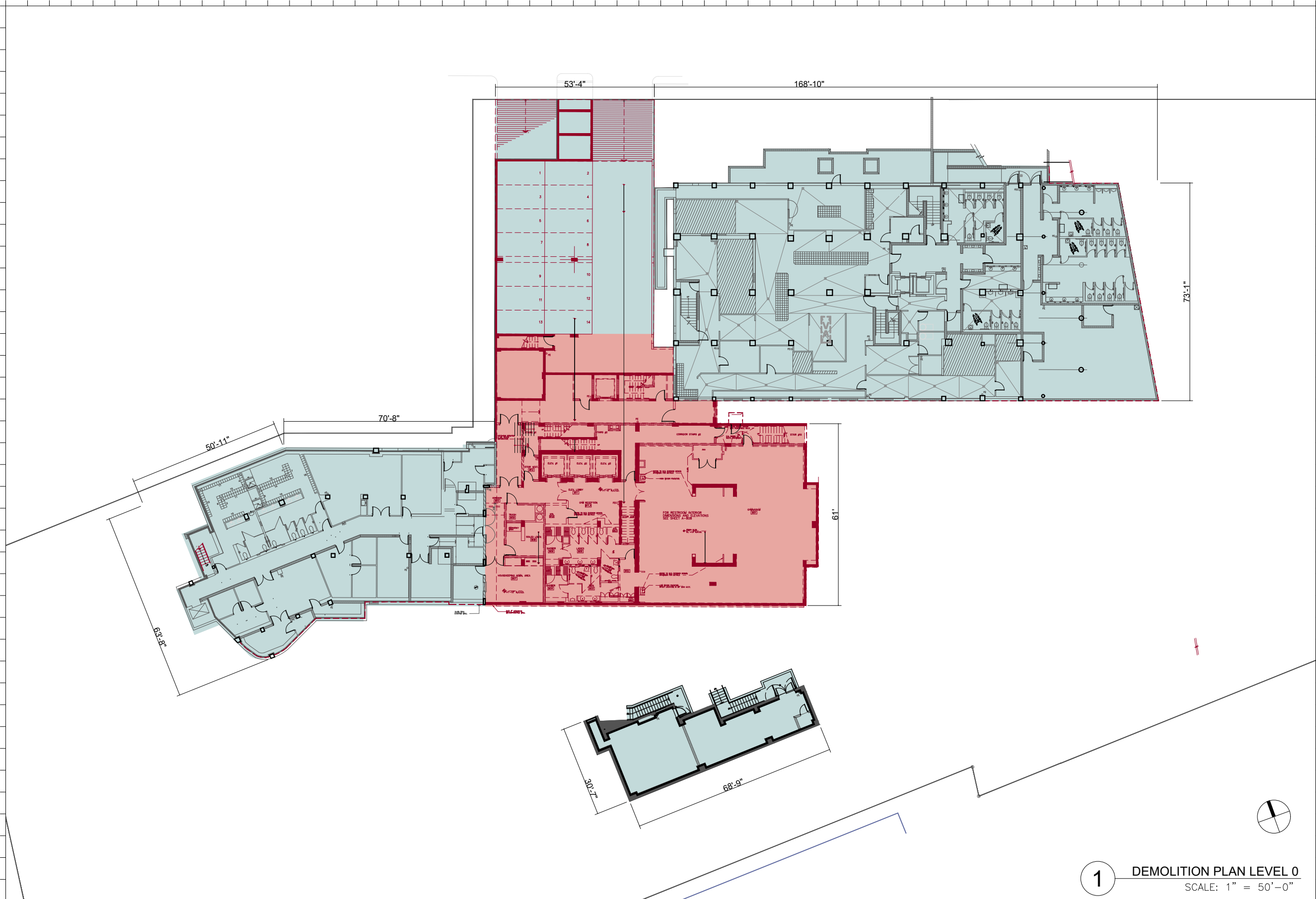
DEMOLITION LEGEND

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

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

DEMOLITION GENERAL NOTES

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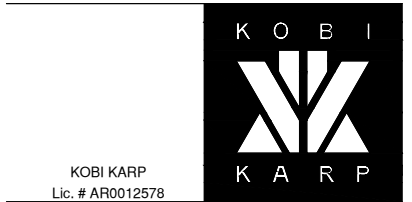
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DEMOLITION LEGEND

- 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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EXISTING DOOR / WINDOW TO BE REMOVED

7

TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED

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9

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1

DEMOLITION PLAN LEVEL 0

SCALE: 1" = 50'-0"

DEMOLITION PLAN LEVEL 0

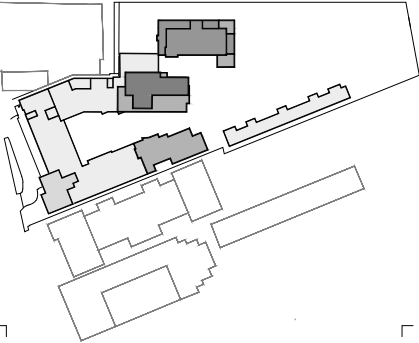
Date	10-10-2022	Sheet No.
Scale	1"=50'-0"	D3.00
Project	2104	

FRONT AND STREET SIDE

- 91.29% CONTRIBUTING
- 8.71% DEMOLITION

INTERNAL SIDE

- 71.87% CONTRIBUTING
- 28.13% DEMOLITION



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KOBI KARP
Lic. # AR0012578



DEMOLITION LEGEND

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

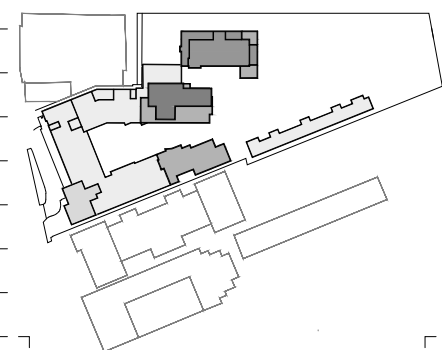
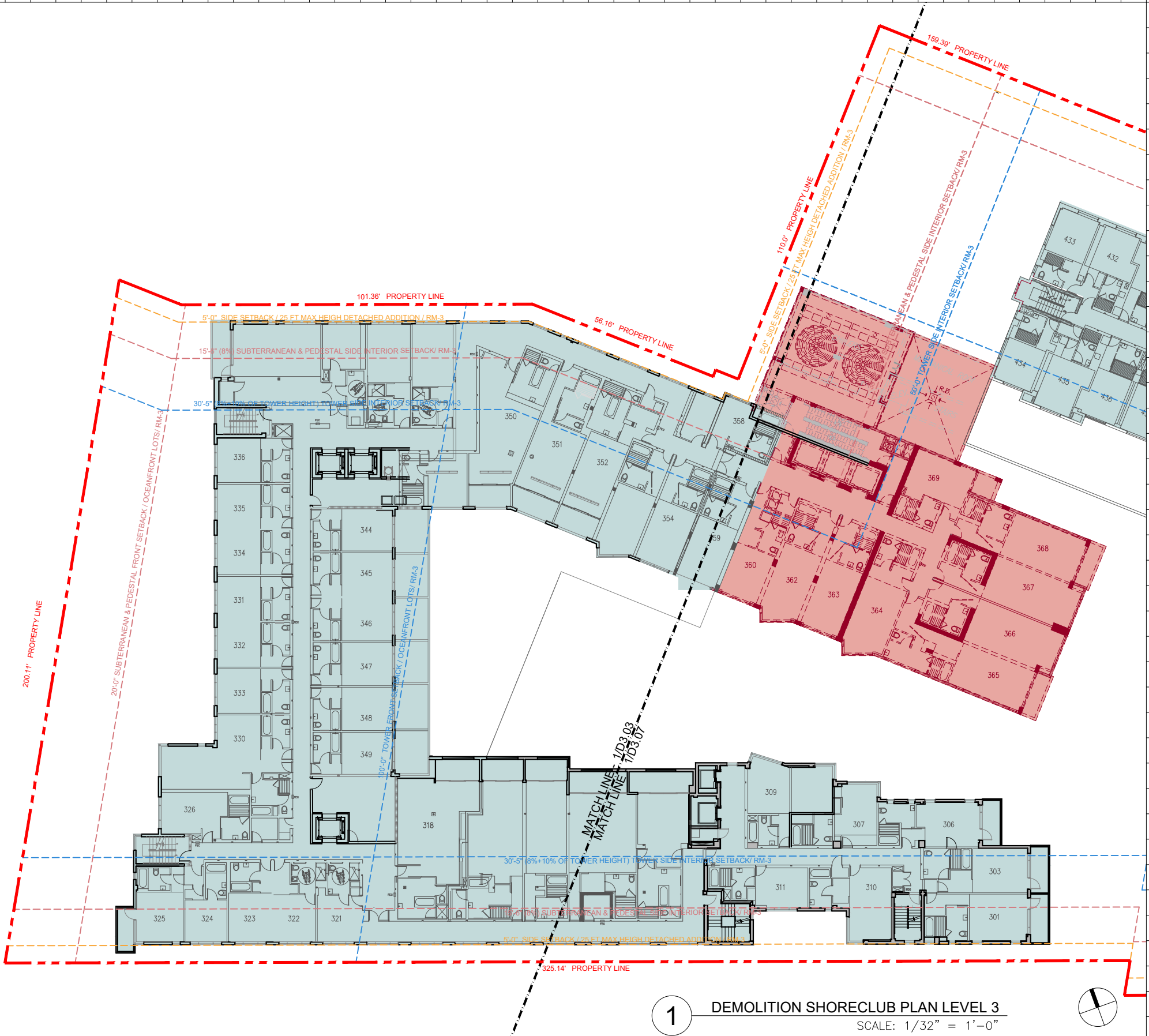
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- EXISTING DOOR / WINDOW TO BE REMOVED
- TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.

DEMOLITION SHORECLUB PLAN LEVEL 1

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.01
Project	2104	



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HPB Final Submittal

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K A R P

K O B I
K A R P

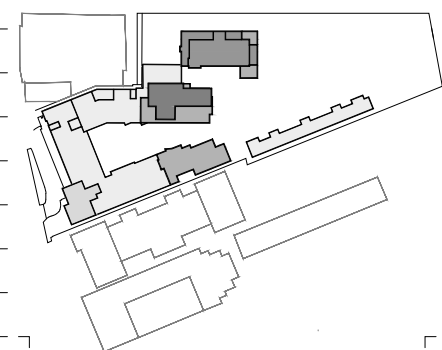
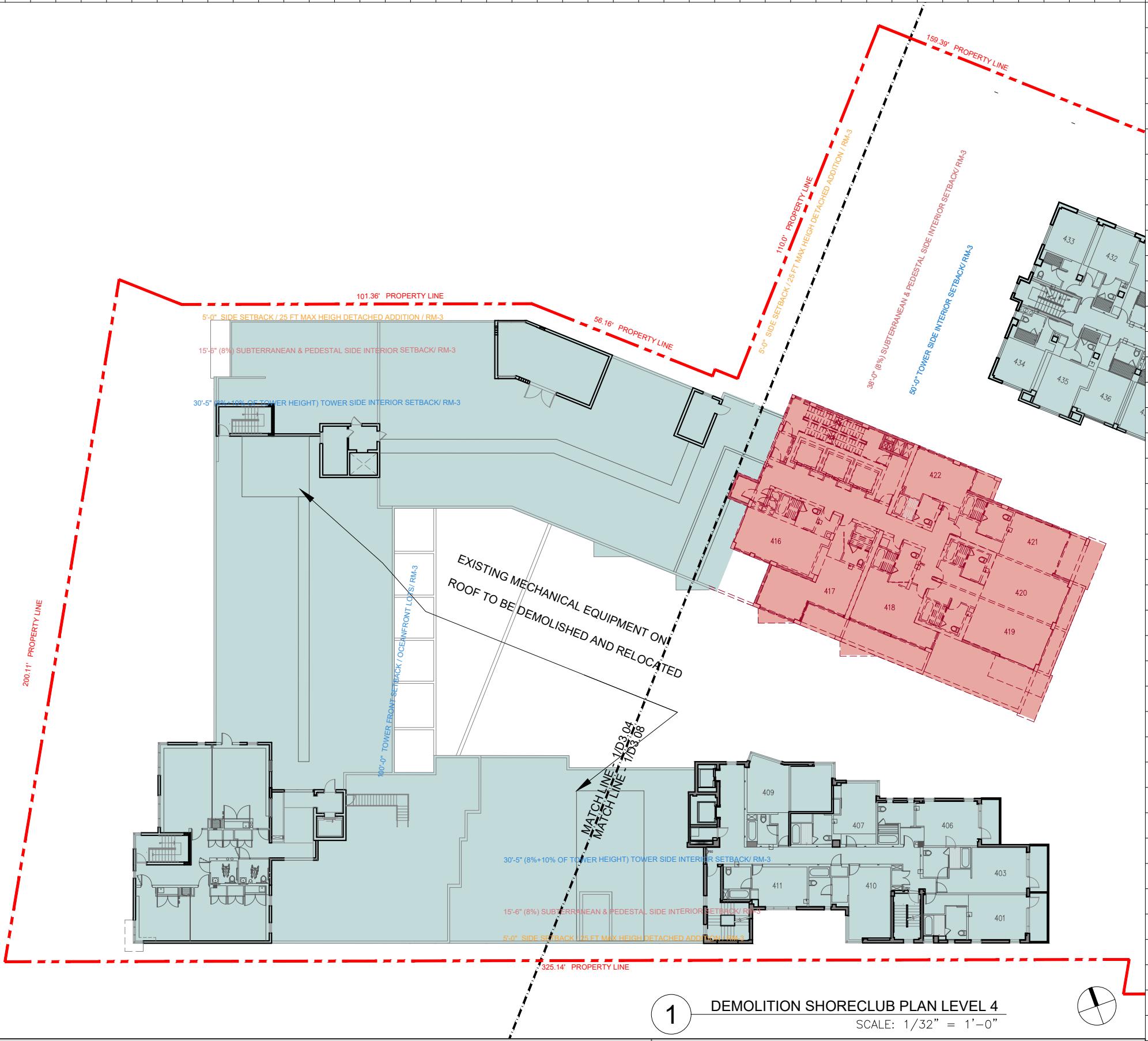
KOB KARP
Lic. # AR0012578

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

	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 SHORECLUB PLAN LEVEL 3	
Date	10-10-2022
Scale	1/32" = 1'-0"
Project	2104
Sheet No.	D3.03



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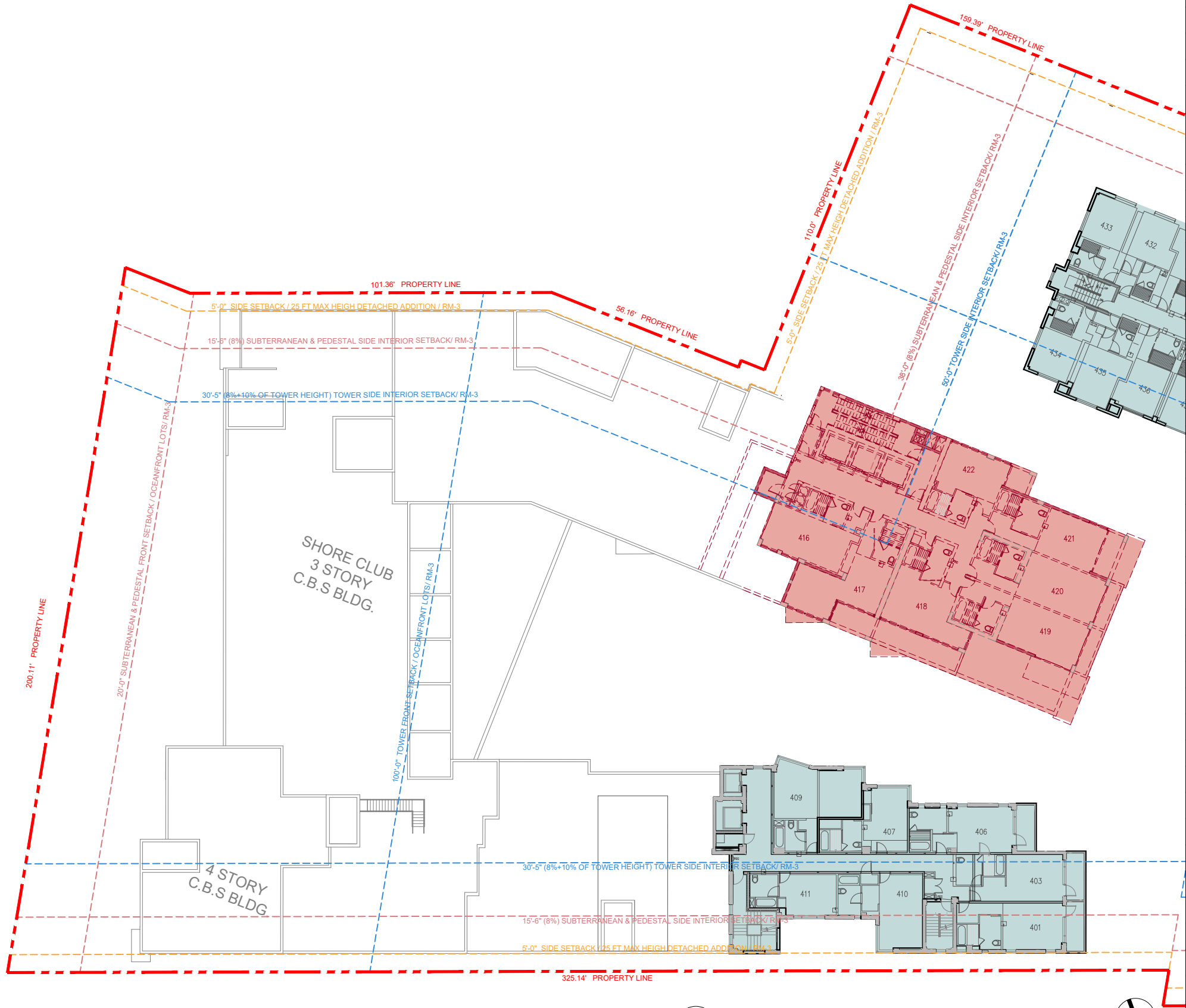


DEMOLITION LEGEND	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

	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

1	DEMOLITION SHORECLUB PLAN LEVEL 4
	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.	
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DEMOLITION SHORECLUB PLAN LEVEL 4	
Date	10-10-2022
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
2
3

EXISTING DOOR /
WINDOW TO REMAIN
EXISTING DOOR /
WINDOW TO BE REPLACED
EXISTING CMU BLOCK TO BE
REMOVED

4
5
6

EXISTING RAILING TO BE REMOVED &
REPLACED AS PER HISTORIC DATA
TERRAZZO FLOOR TO BE
REPAIRED/ RESTORED
EXISTING DOOR /
WINDOW TO BE REMOVED

7
8
9
10

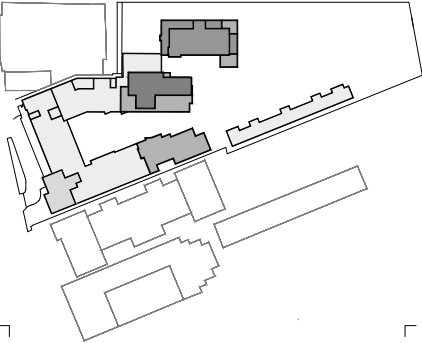
TILE ABOVE TERRAZZO TO BE REMOVED,
TERRAZZO TO BE RESTORED
REMOVE PORTIONS OF WALL PER HISTORIC
DESIGN
EXISTING COLUMNS TO BE REMOVED
EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

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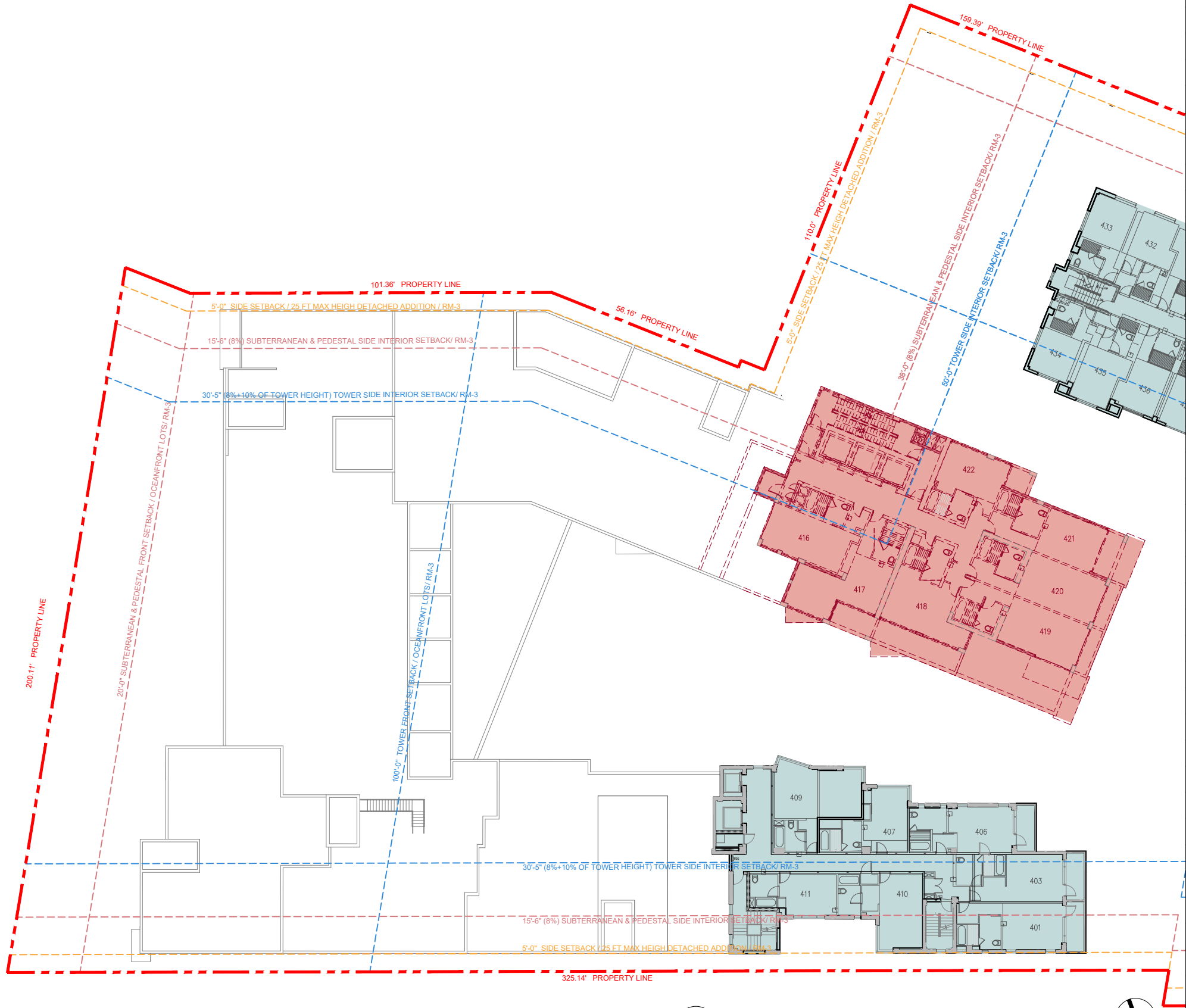
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Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578



DEMOLITION SHORECLUB PLAN LEVEL 5

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.05
Project	2104	



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

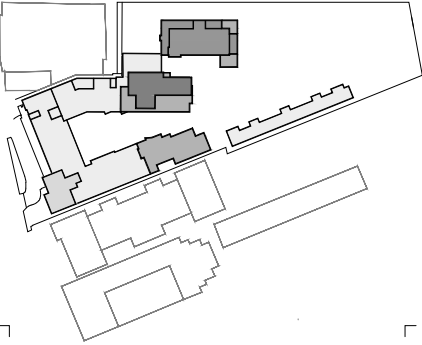
DEMOLITION LEGEND

	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	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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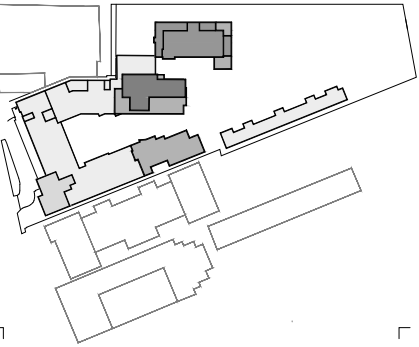
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DEMOLITION SHORECLUB PLAN
LEVEL 6

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.06
Project	2104	



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KOBI KARP
Lic. # AR0012578

Date	10-10-2022	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

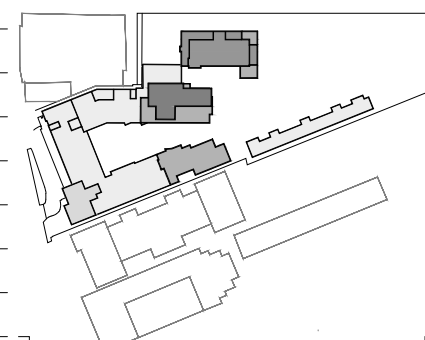
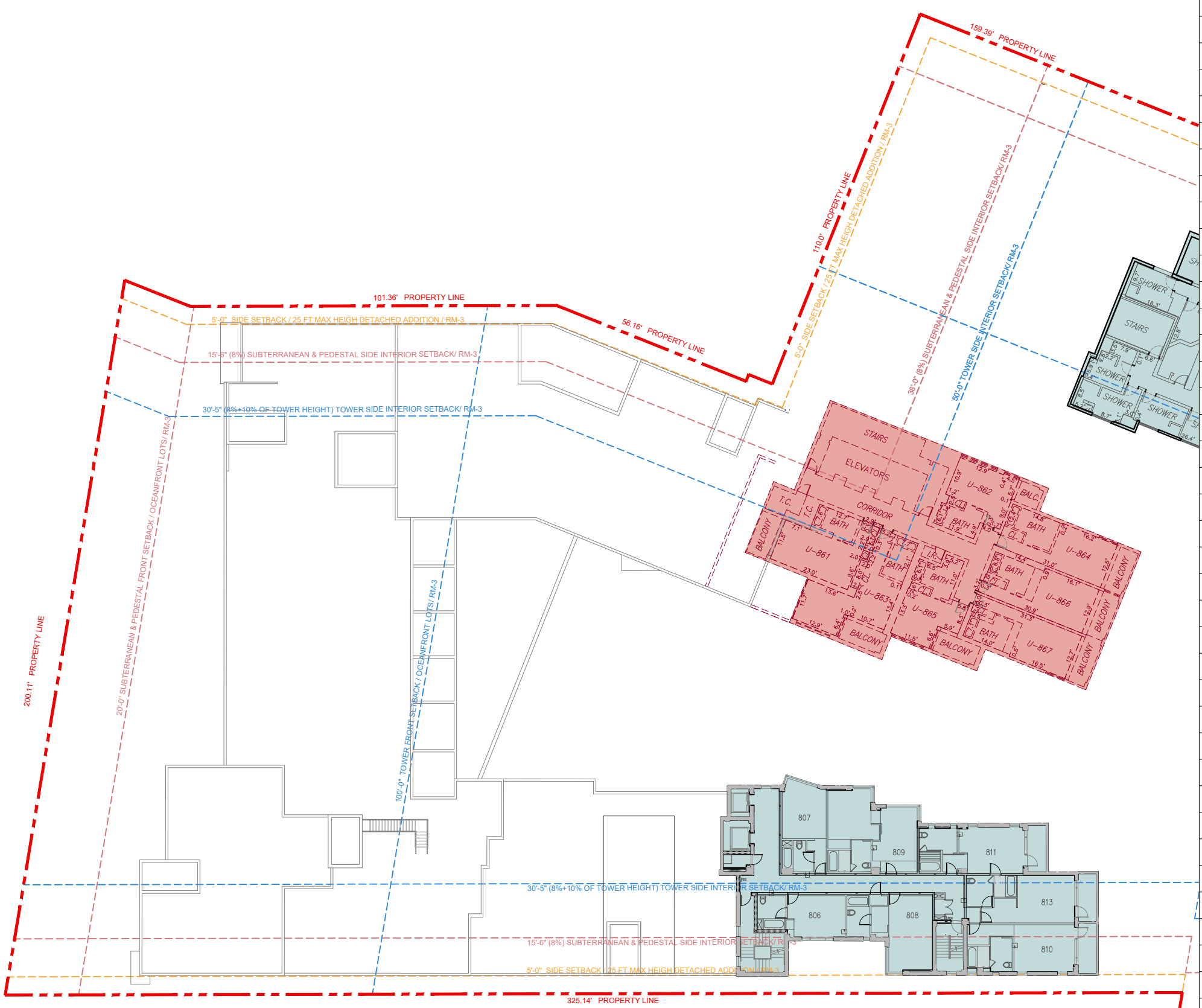
- ## DEMOLITION GENERAL NOTES

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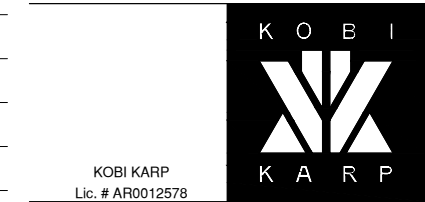
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DEMOLITION LEGEND

	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

	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
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	EXISTING CMU BLOCK TO BE REMOVED		EXISTING DOOR / WINDOW TO BE REMOVED		EXISTING COLUMNS TO BE REMOVED
					EXISTING STEPS TO BE REMOVED

1 DEMOLITION SHORECLUB PLAN LEVEL 8

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

DEMOLITION GENERAL NOTES

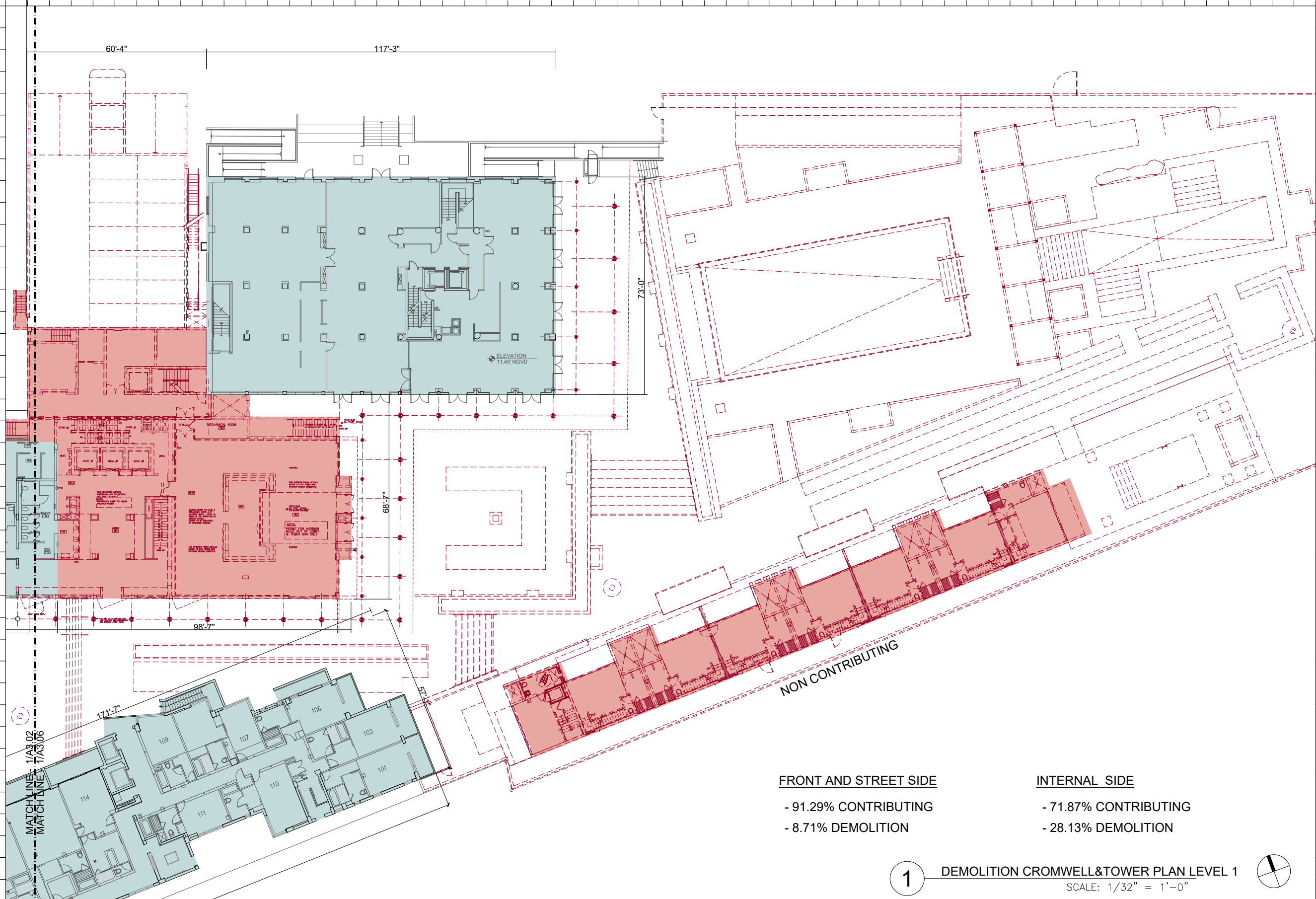
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DEMOLITION SHORECLUB PLAN LEVEL 8

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.08
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

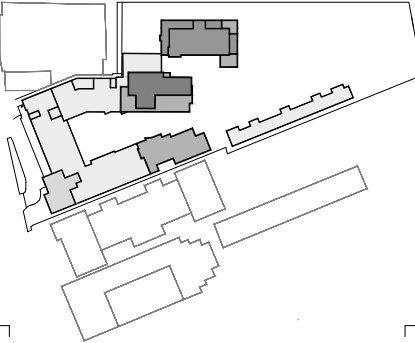
EXISTING COLUMNS TO BE REMOVED

10

EXISTING STEPS TO BE REMOVED

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Rev.	Date	Rev.	Date

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HPB Final Submittal

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Miami Beach, FL 33139

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Address: 248 Washington Ave.
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Tel: 305-534-5725
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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Aydakov.
Address: Island Planning Corporation.
Address: 4300 Biscayne Boulevard, Suite 203
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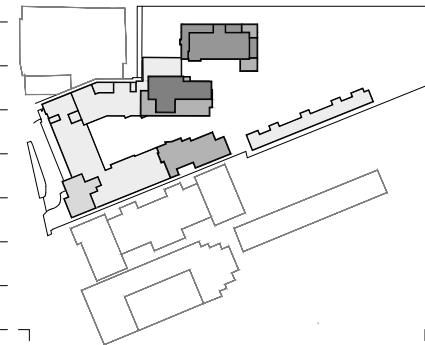
Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: 571 NW 28th Street
Address: Miami, Florida 33127 USA
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Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

DEMOLITION CROMWELL & TOWER PLAN LEVEL 1

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.09
Project	2104	



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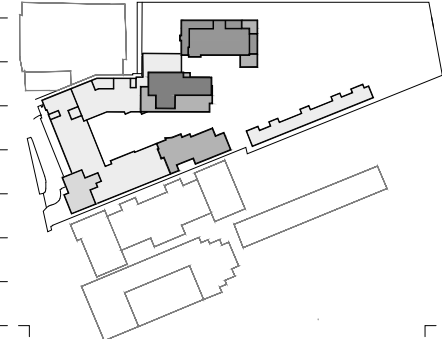
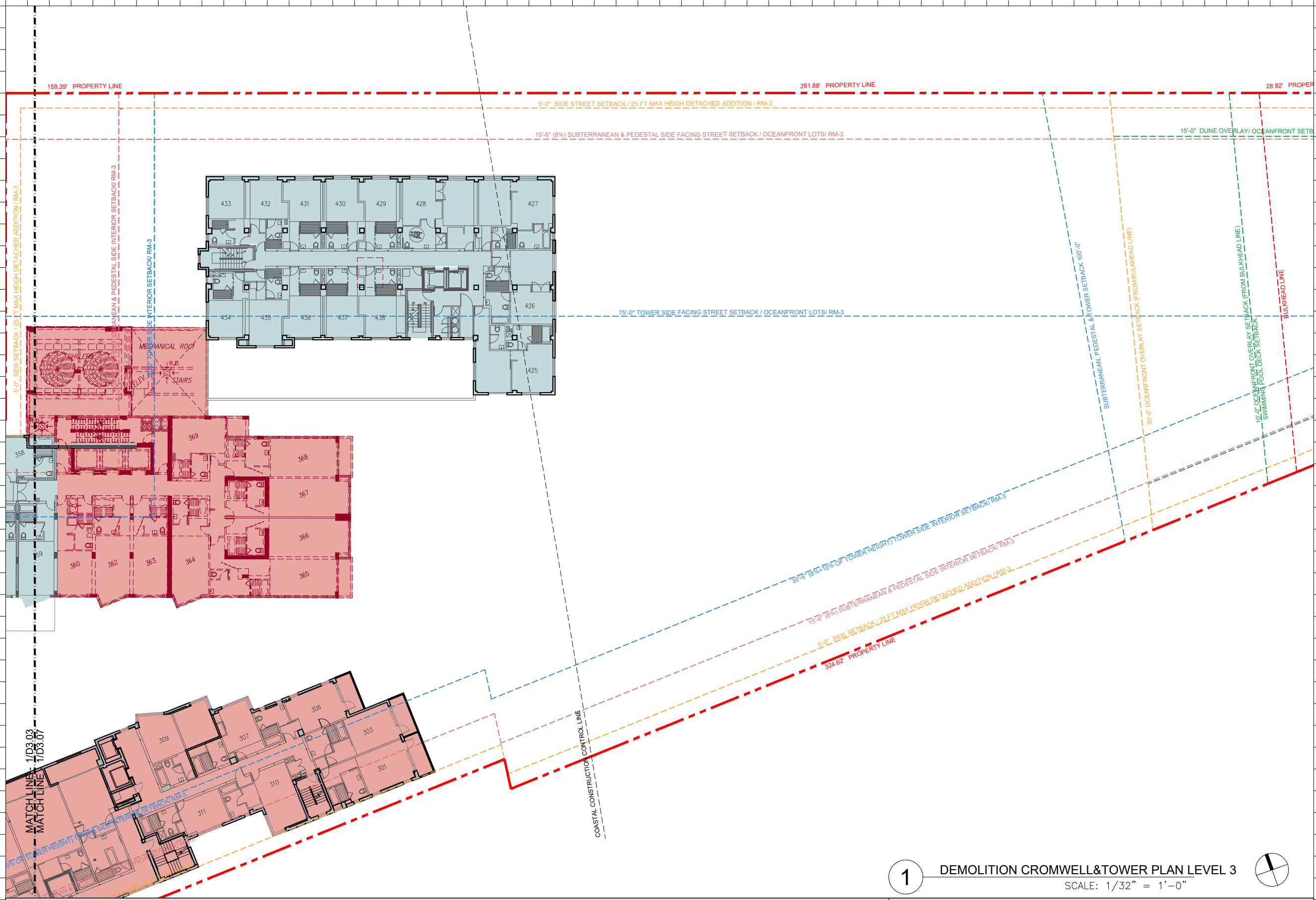


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Lic. # AR0012578

Date	10-10-2022	Sheet No. D3.10
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- 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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Fax: +1(305) 573 3766



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

	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

1 DEMOLITION CROMWELL&TOWER PLAN LEVEL 3

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

DEMOLITION GENERAL NOTES

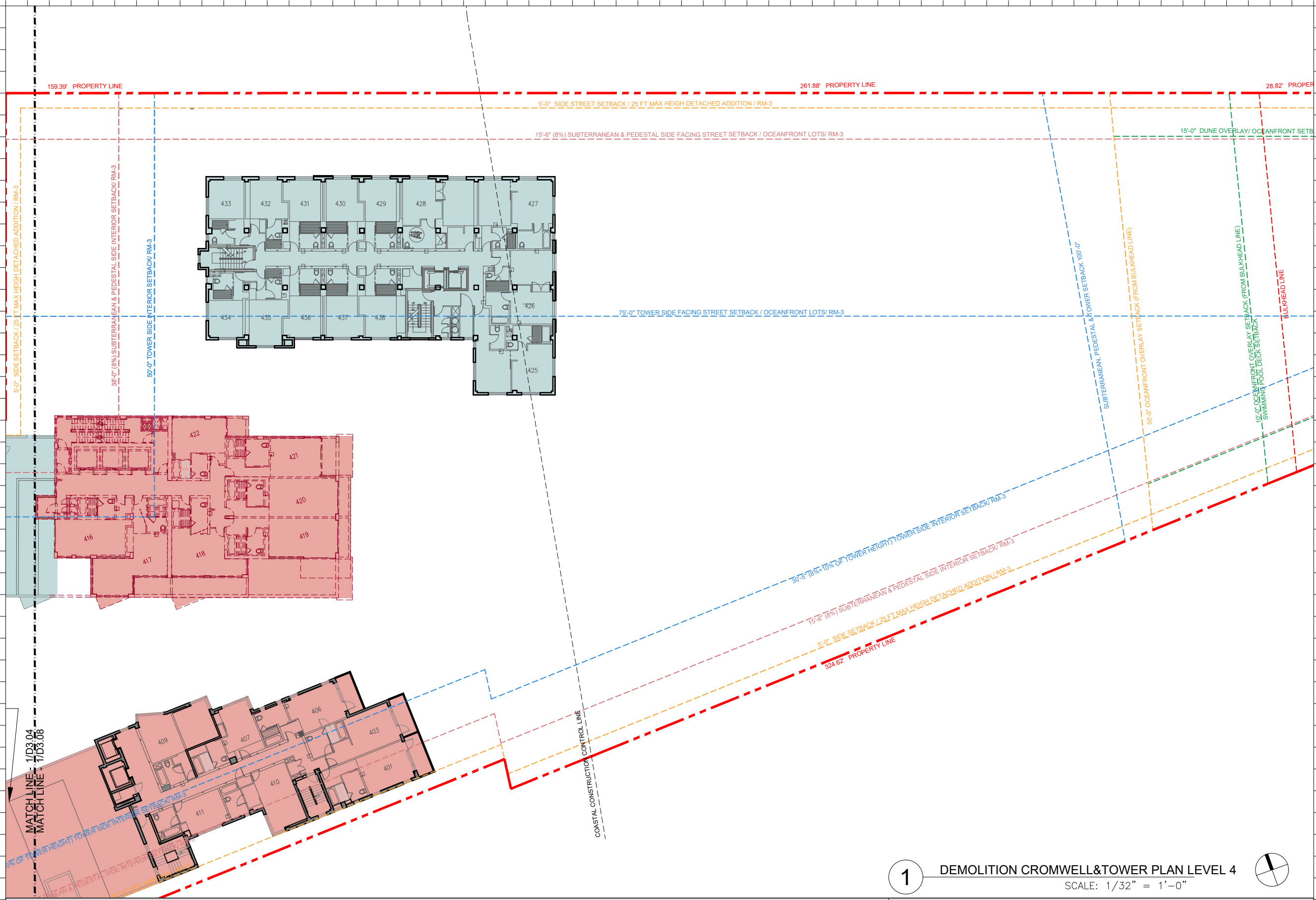
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DEMOLITION CROMWELL & TOWER PLAN LEVEL 3

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.11
Project	2104	



1

DEMOLITION CROMWELL&TOWER PLAN LEVEL 4

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

DEMOLITION LEGEND

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

- 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

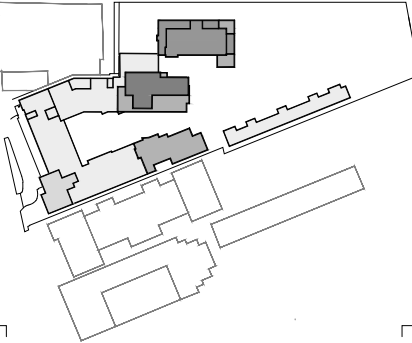
REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
- 9

EXISTING COLUMNS TO BE REMOVED
- 10

EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

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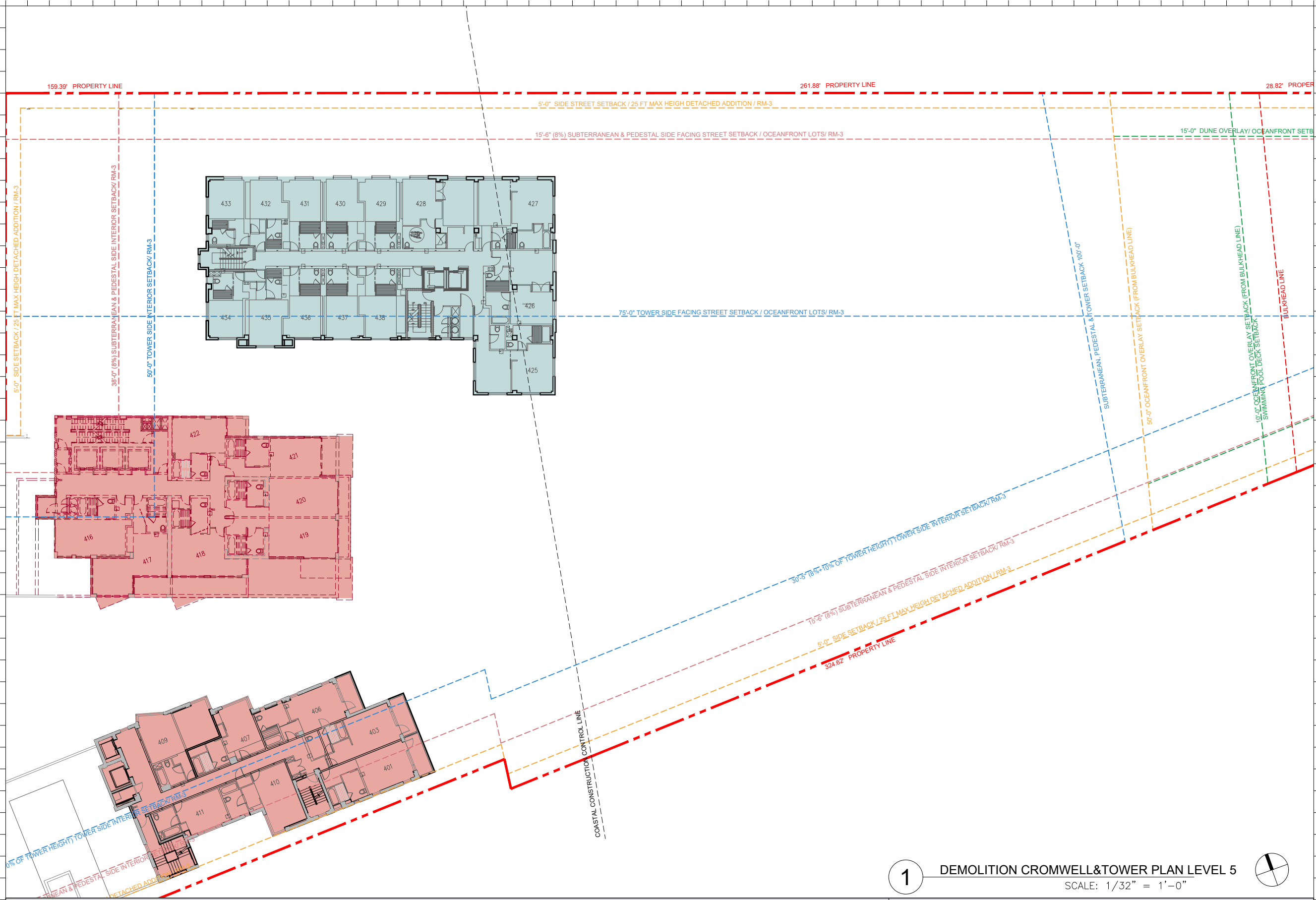
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DEMOLITION CROMWELL & TOWER PLAN LEVEL 4

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.12
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 |

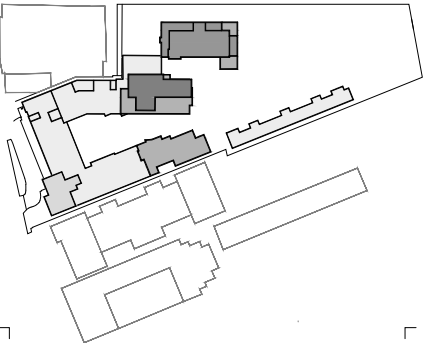
1

DEMOLITION CROMWELL&TOWER PLAN LEVEL 5

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

DEMOLITION GENERAL NOTES

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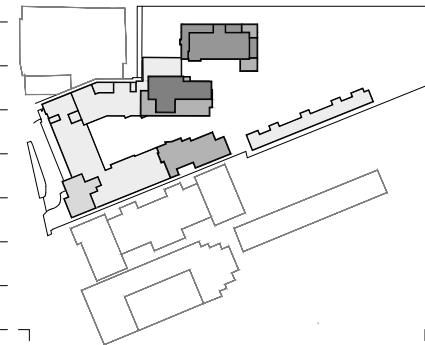
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DEMOLITION CROMWELL & TOWER PLAN LEVEL 5

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D3.13
Project	2104	

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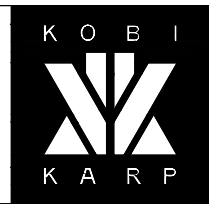
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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 6

Date	10-10-2022	Sheet No. D3.14
Scale	1/32" = 1'-0"	
Project	2104	

DEMOLITION LEGEND

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

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

DEMOLITION GENERAL NOTES

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

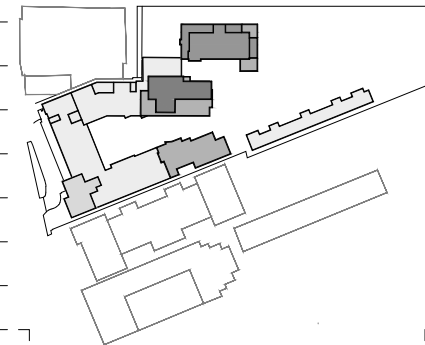
SCALE: $1/32'' = 1'-0''$



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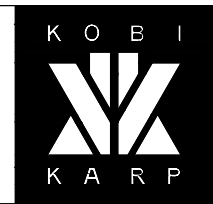
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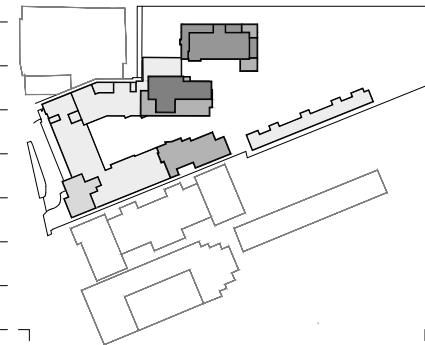


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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 7

Date	10-10-2022	Sheet No. D3.15
Scale	1/32" = 1'-0"	
Project	2104	

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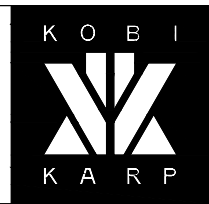


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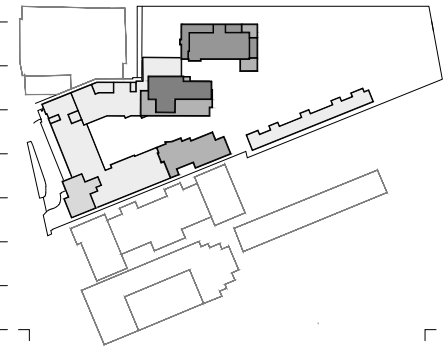
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Date	10-10-2022	Sheet No. D3.16
Scale	1/32" = 1'-0"	
Project	2104	

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

Architect:
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DEMOLITION CROMWELL &
TOWER PLAN LEVEL 9

Date	10-10-2022	Sheet No. D3.17
Scale	1/32" = 1'-0"	
Project	2104	

DEMOLITION LEGEND

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

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

DEMOLITION GENERAL NOTES

- 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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Date	10-10-2022	Sheet No. D3.18
Scale	1/32" = 1'-0"	
Project	2104	

9'-1" TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"

13'-4" ROOF
NAVD =94'-5"/NGVD=96'-0"

9'-7" LEVEL 8
NAVD =81'-6"/NGVD=82'-8"

52'-10" LEVEL 7
NAVD =71'-6"/NGVD=73'-1"

10'-0" LEVEL 6
NAVD =61'-6"/NGVD=63'-1"

10'-0" LEVEL 5
NAVD =51'-6"/NGVD=53'-1"

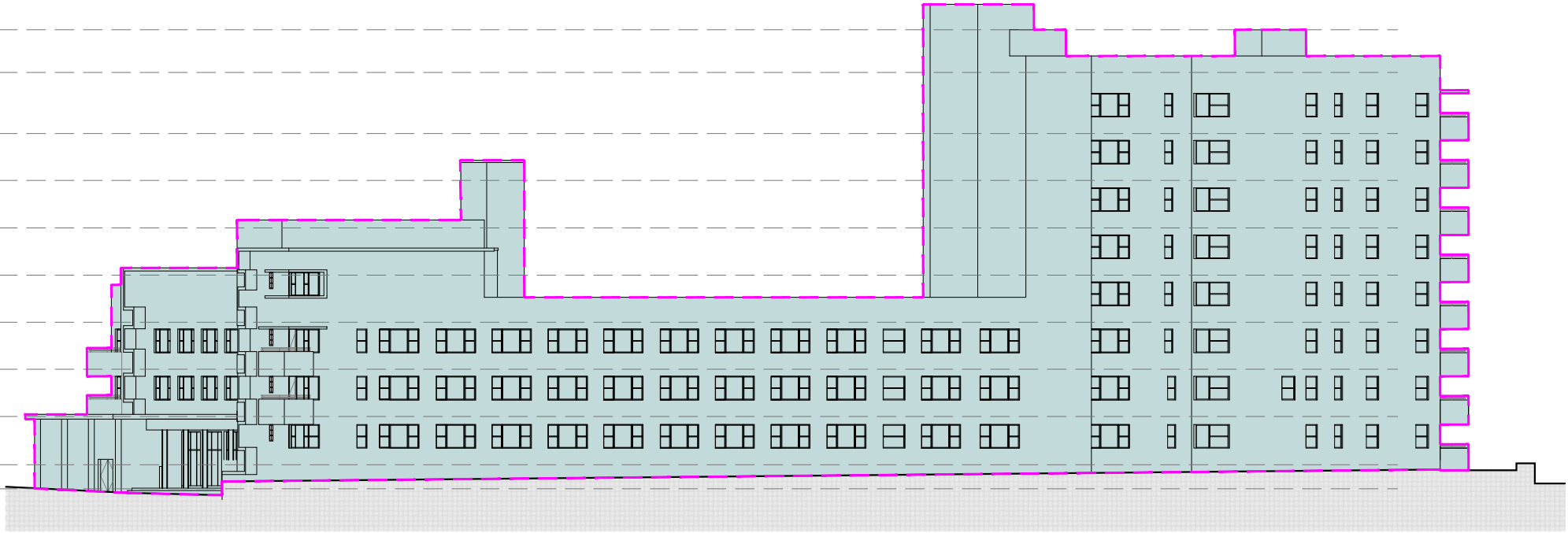
10'-0" LEVEL 4
NAVD =41'-6"/NGVD=44'-2"

9'-1" LEVEL 3
NAVD =31'-7"/NGVD=33'-2"

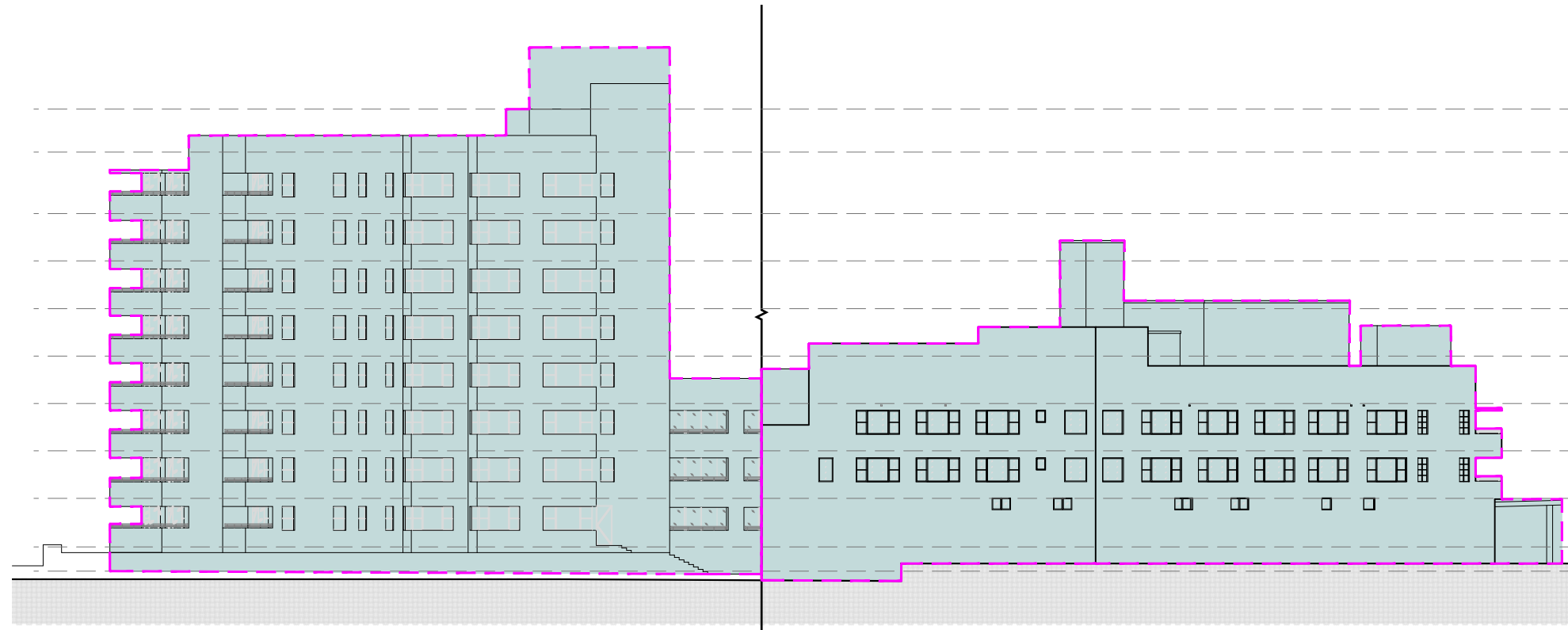
10'-0" LEVEL 2
NAVD =21'-7"/NGVD=23'-2"

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"



9'-1" TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"

12'-11" ROOF
NAVD =94'-5"/NGVD=96'-0"

10'-0" LEVEL 8
NAVD =81'-6"/NGVD=82'-8"

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5'-1" SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-0"

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

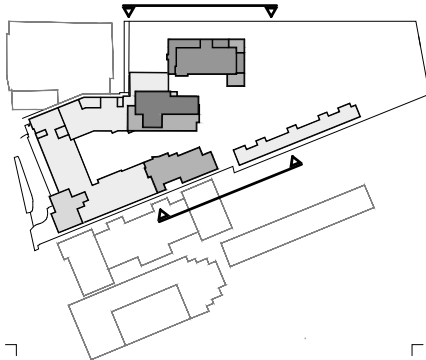
DEMOLITION LEGEND

- 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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| 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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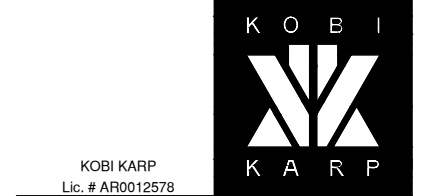
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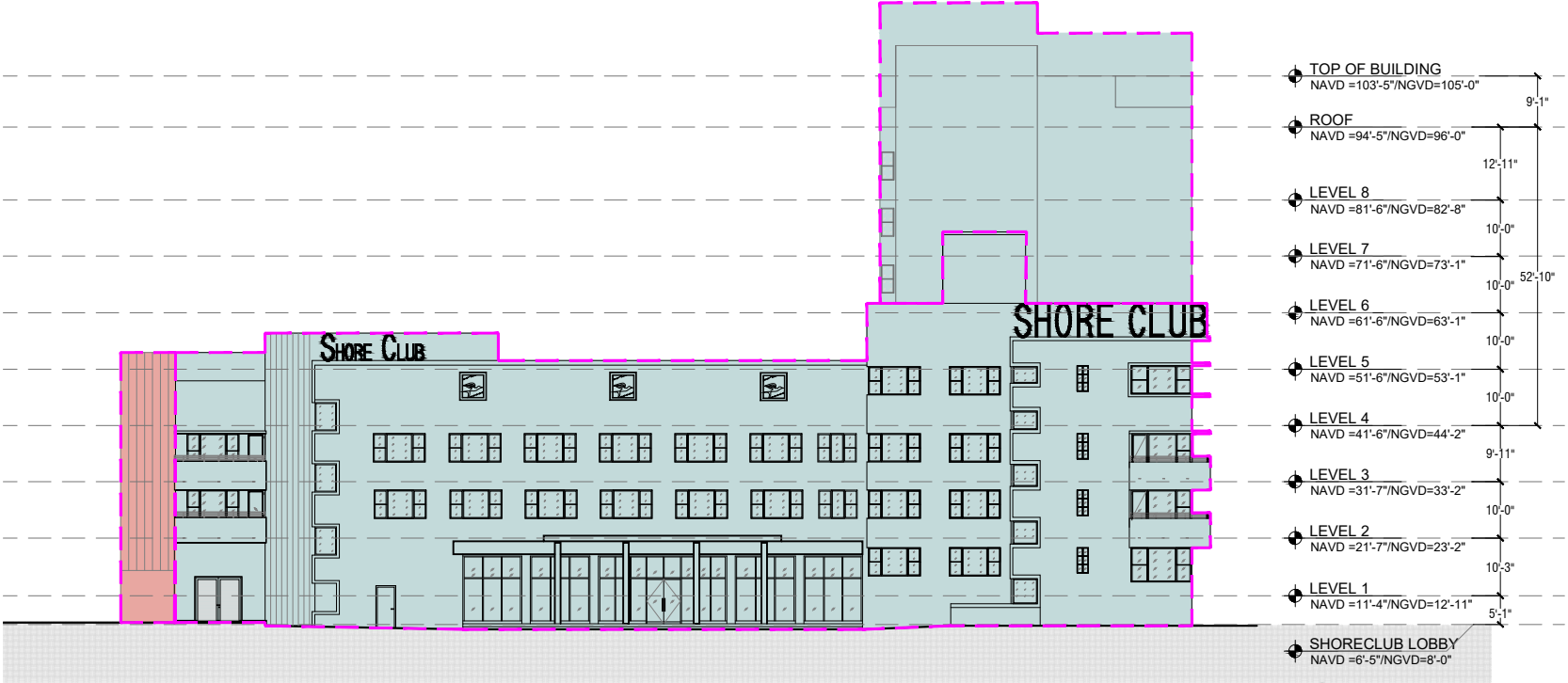
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Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

DEMOLITION SHORECLUB ELEVATIONS

Date	10-10-2022	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"

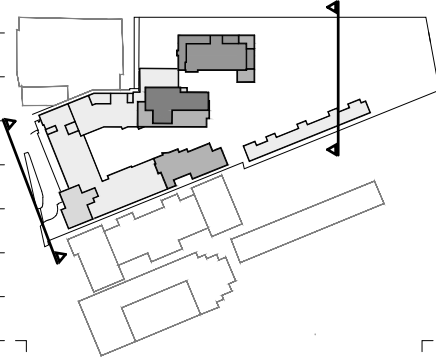
DEMOLITION LEGEND

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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

- | | | | | | |
|---|---------------------------------------|---|--|----|--|
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HPB Final Submittal

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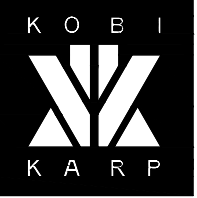
Design Architects: KKAID & RAMSA COLLABORATION
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KOB KARP
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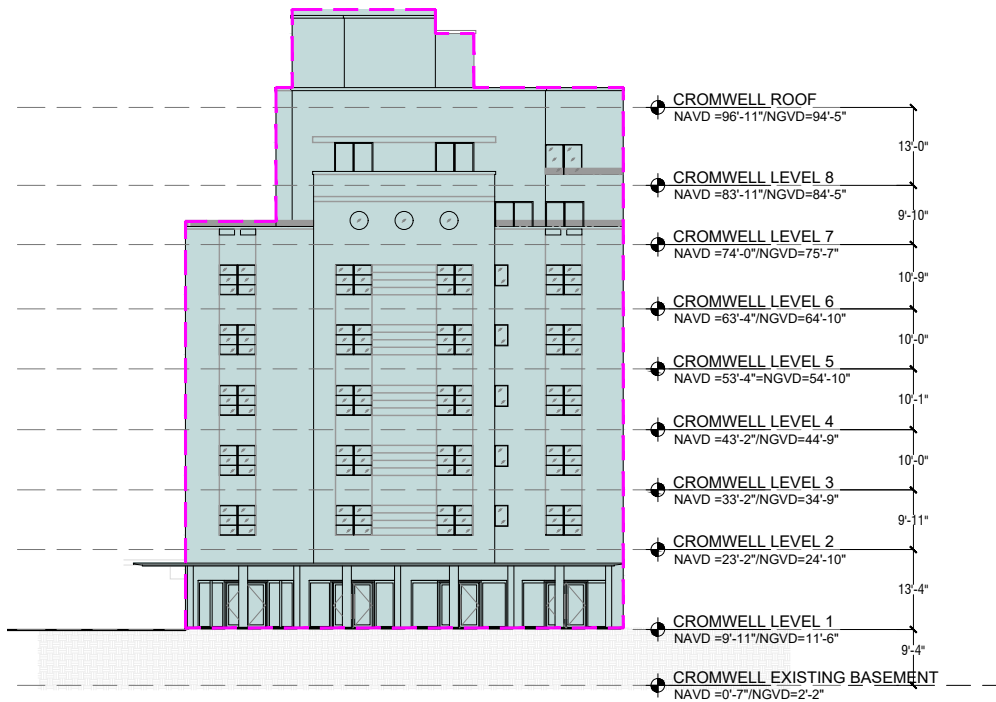


DEMOLITION SHORECLUB ELEVATIONS

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D4.02
Project	2104	



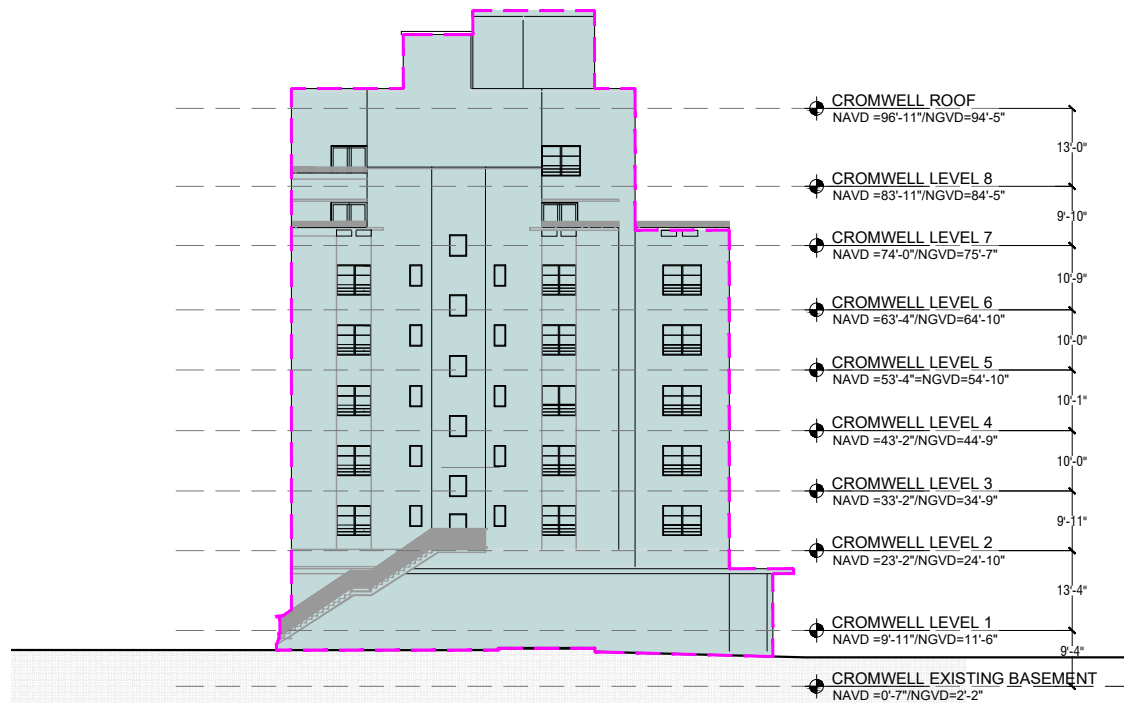
1 DEMOLITION CROMWELL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



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"

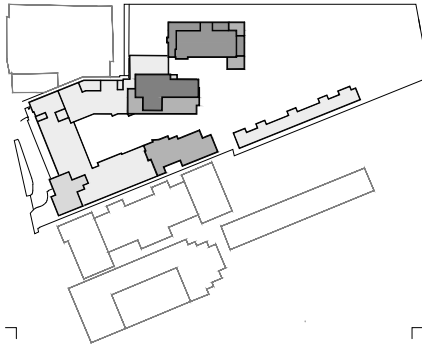
DEMOLITION LEGEND

- 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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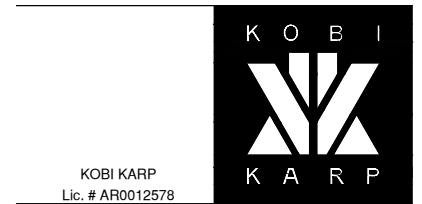
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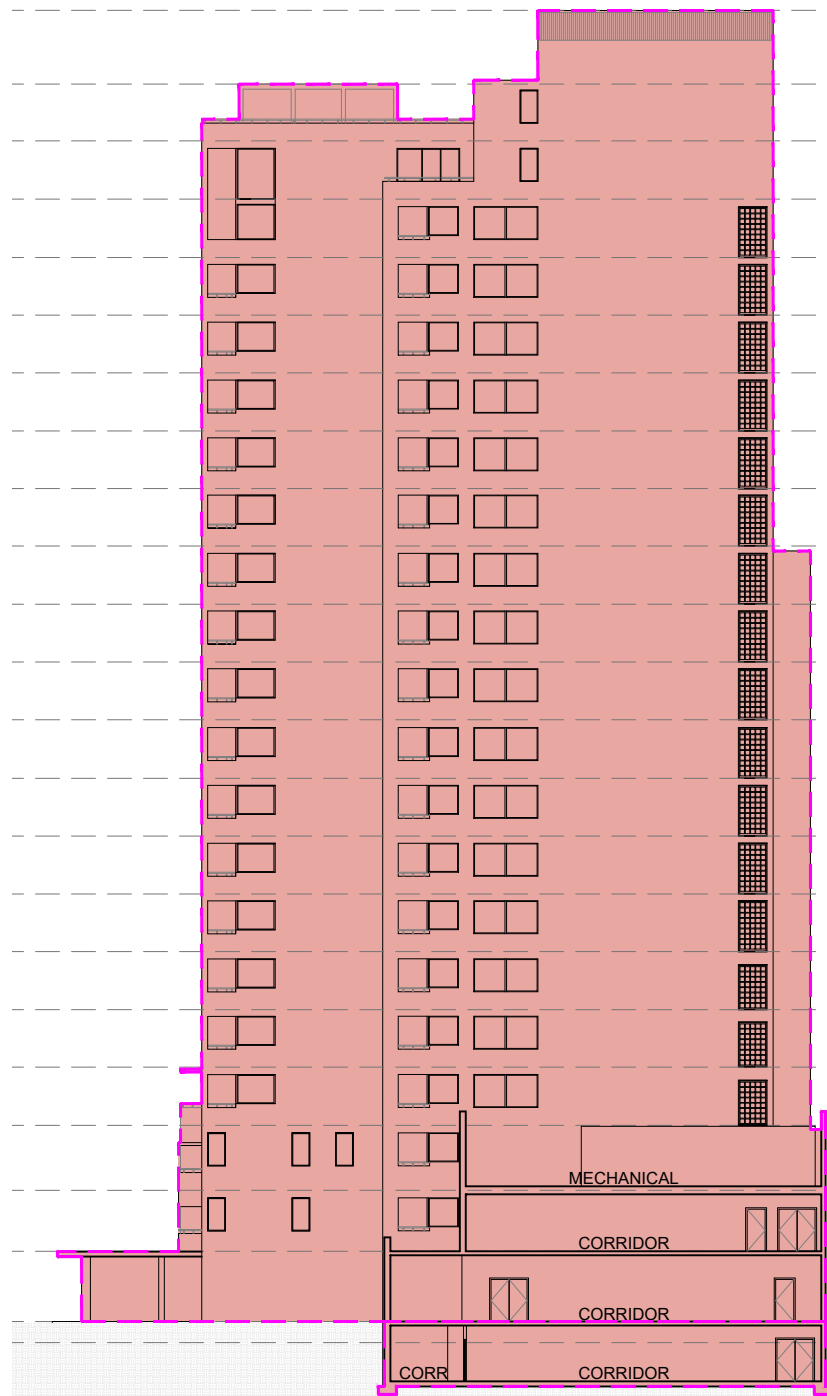


DEMOLITION CROMWELL ELEVATIONS

Date	10-10-2022	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

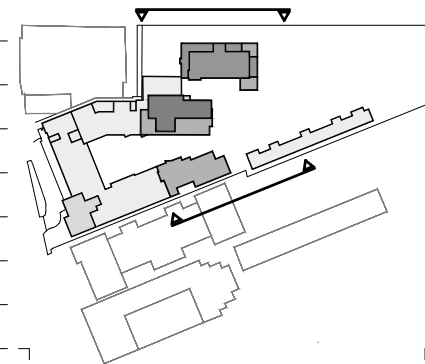
- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
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- | | | | |
|---|---------------------------------------|---|--|
| 1 | EXISTING DOOR / WINDOW TO REMAIN | 4 | EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA |
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-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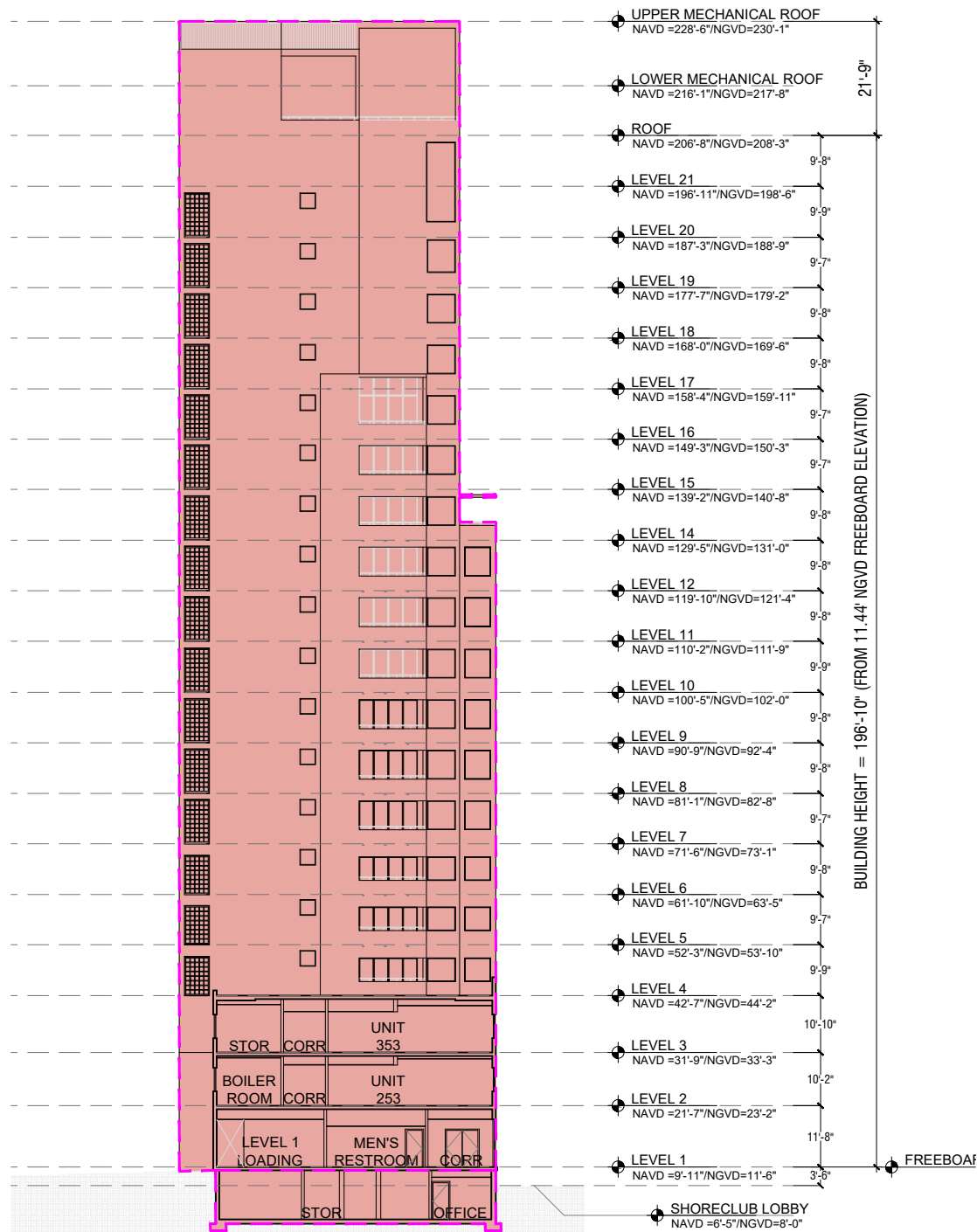
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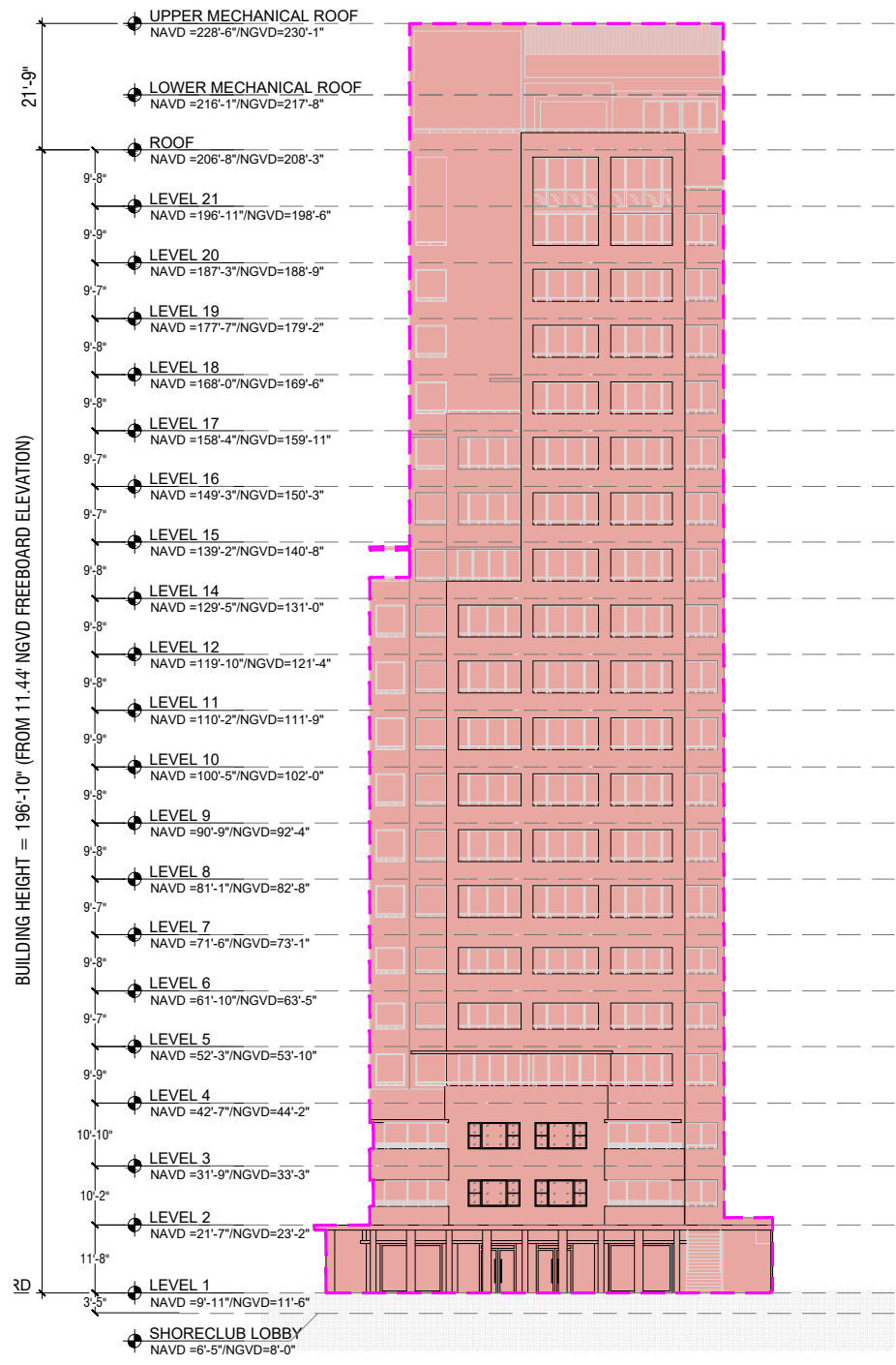


DEMOLITION TOWER ELEVATIONS

Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D4.04
Project	2104	



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



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

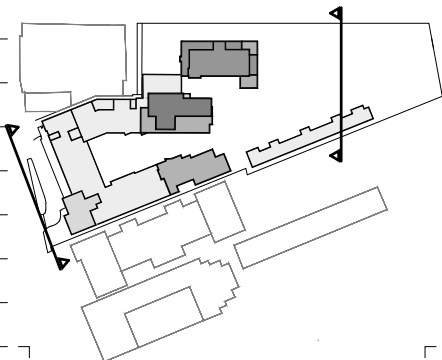
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Consultant: LANDSCAPE
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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
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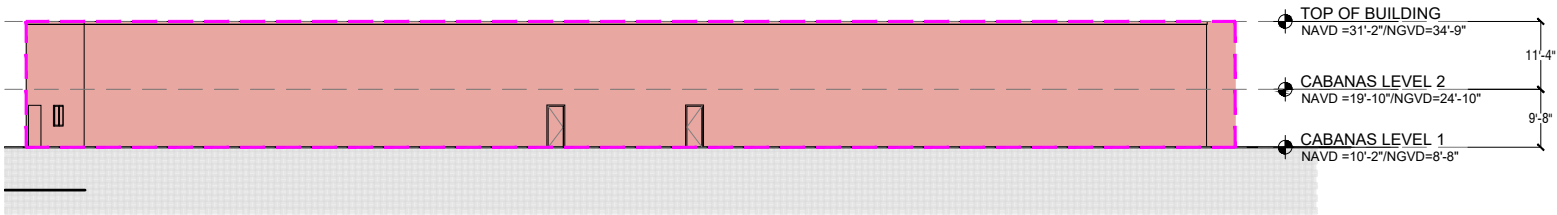
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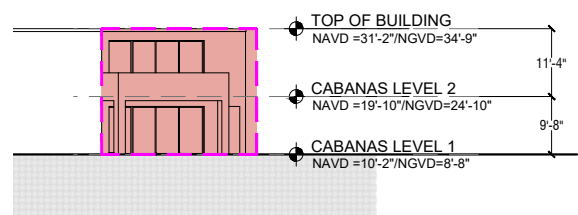


DEMOLITION TOWER ELEVATIONS

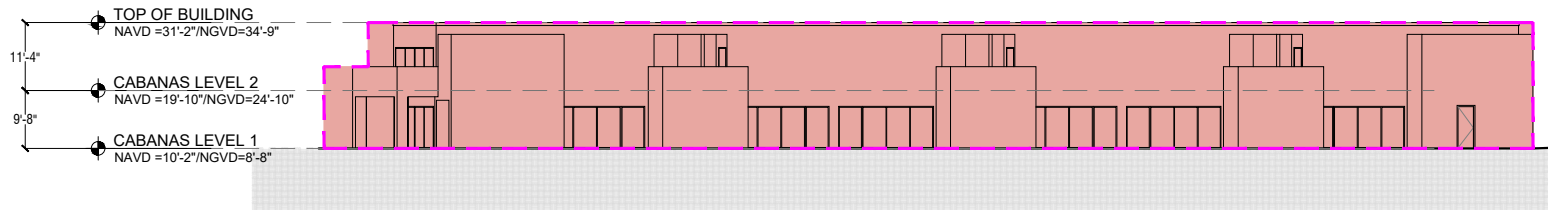
Date	10-10-2022	Sheet No.
Scale	1/32" = 1'-0"	D4.05
Project	2104	



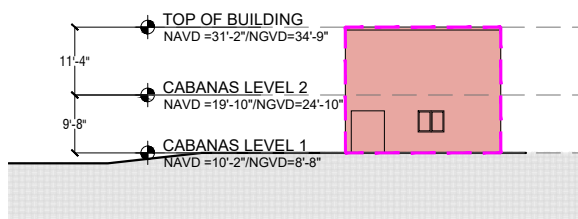
1 DEMOLITION CABANAS SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



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



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



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

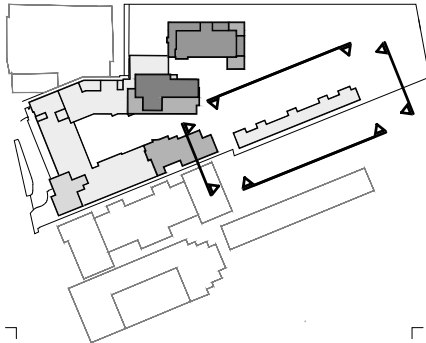
DEMOLITION LEGEND

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

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

DEMOLITION GENERAL NOTES

- 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.
- 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (U 2020)

HPB Final Submittal

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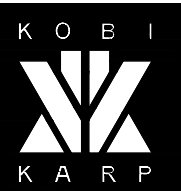
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DEMOLITION CABANAS ELEVATIONS

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Scale	1/32" = 1'-0"	D4.06
Project	2104	