

Rev.	Date	Rev.	Date

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DRB23-0994 - Final Submittal

THE STANDARD
 40 ISLAND AVE, MIAMI BEACH
 MIAMI BEACH, FL 33139

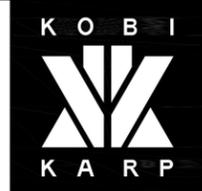
Owner
 Nomade Lido LLC
 2340 Collins Ave.
 Miami Beach, FL 33139
 Tel:
 Email:

Landscape Architect:
 Christopher Cawley
 780 NE 69th Street, Suite 200
 Miami, Florida 33138
 Tel: 786.536.2951 / 305.979.1585
 Email: christophercawley.com

Structure:
 B&J Consulting Engineers
 Jaime H. Jaramillo PH
 7955 NW 12th Street S-418
 Doral, FL 33126
 786-703-9243
 Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
 FOX Fox Studio
 5306 Middle Fiskville RD,
 Suite B Austin, Texas 78751
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 Will@Foxfoxstudio.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
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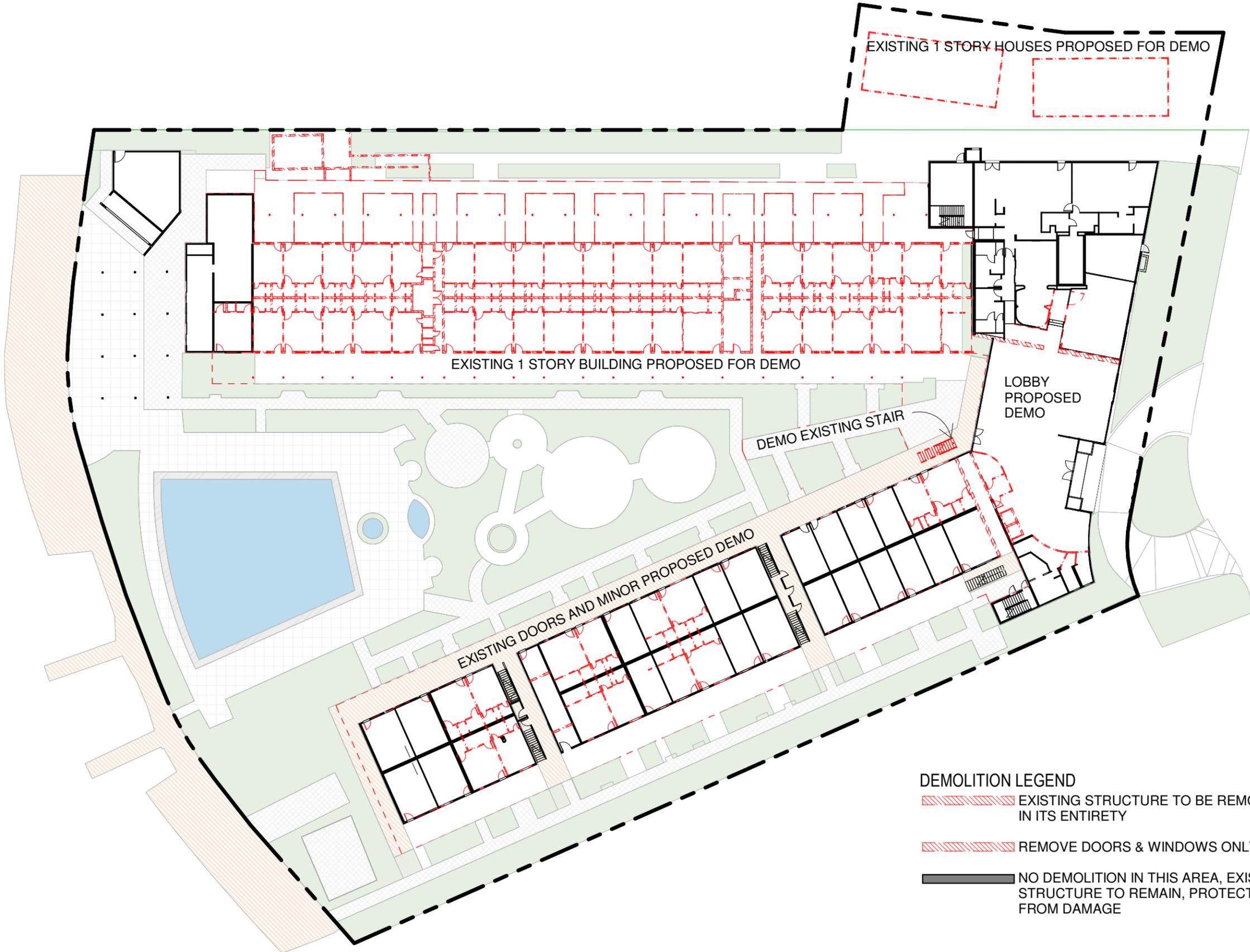
PROPOSED GROUND FLOOR DEMOLITION PLAN

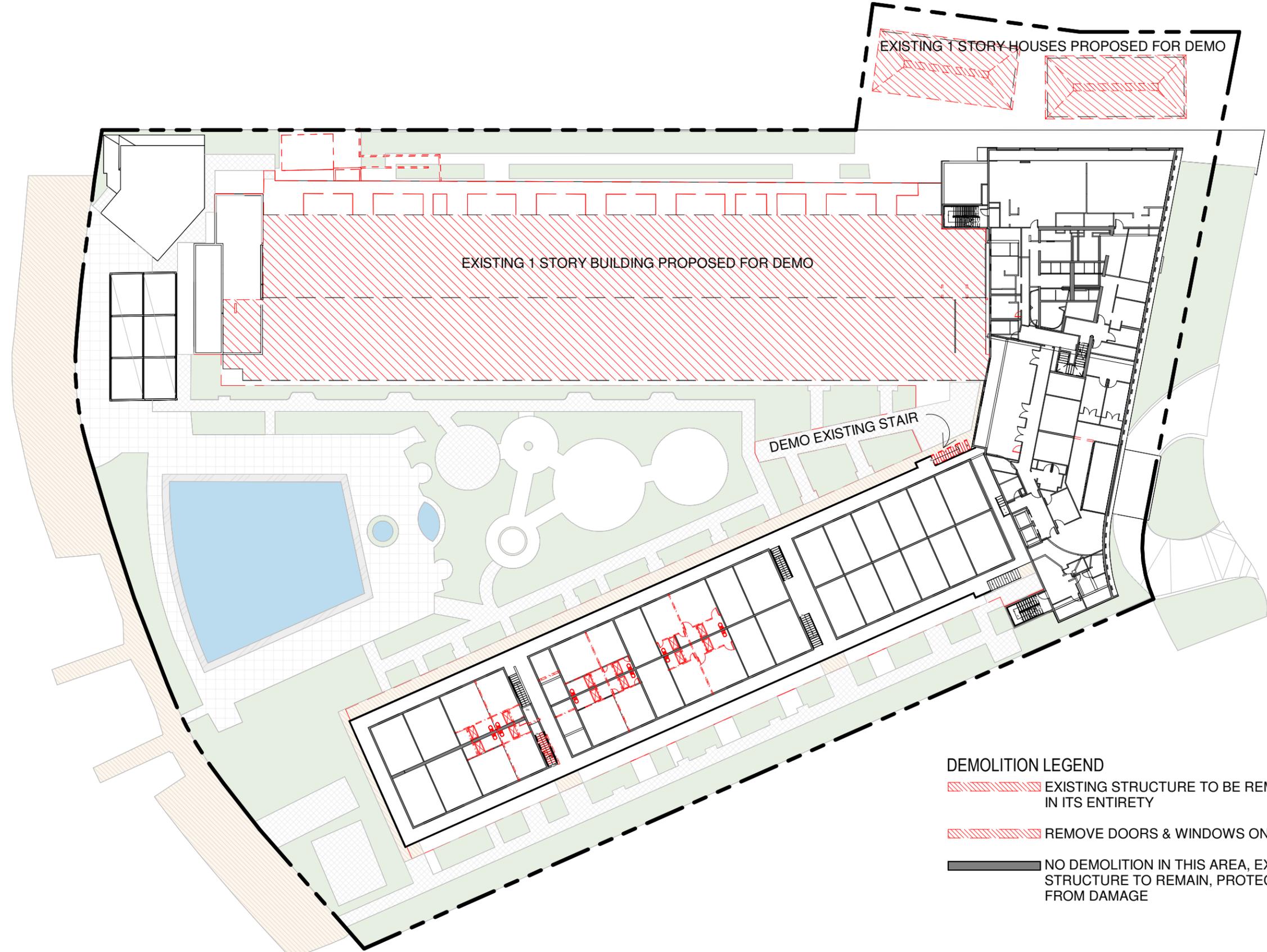
THE STANDARD

Date: 04/07/2024	Sheet No. D1.01
Scale: As indicated	
Project: -	

1 GROUND FLOOR DEMO
 1" = 40'-0"

- DEMOLITION LEGEND**
-  EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
 -  REMOVE DOORS & WINDOWS ONLY
 -  NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE





- DEMOLITION LEGEND**
- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
 - REMOVE DOORS & WINDOWS ONLY
 - NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1 SECOND FLOOR DEMOLITION PLAN
 1" = 40'-0"

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PROPOSED SECOND FLOOR DEMOLITION PLAN

THE STANDARD

Date: 04/07/2024	Sheet No.
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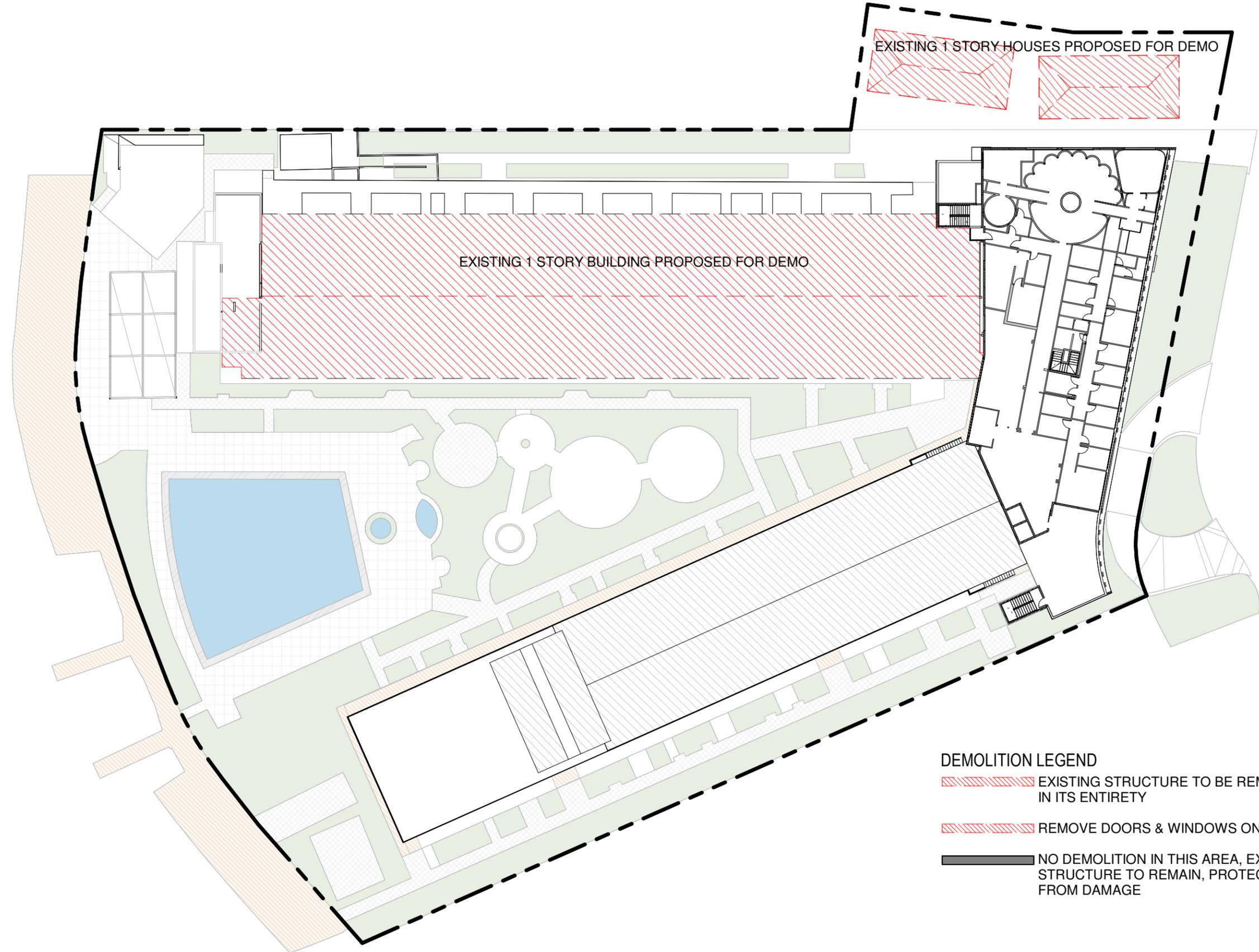
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PROPOSED THIRD FLOOR DEMOLITION PLAN

THE STANDARD

Date: 04/07/2024	Sheet No. D1.03
Scale: As indicated	
Project: -	



- DEMOLITION LEGEND**
- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
 - REMOVE DOORS & WINDOWS ONLY
 - NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1 THIRD FLOOR DEMOLITION PLAN
 1" = 40'-0"

TOP OF ROOF
(79' - 0"NGVD) 70' - 0"

ROOF F.F.
(68' - 0"NGVD) 59' - 0"

Level 5 F.F.
(55' - 0"NGVD) 46' - 0"

Level 4 F.F.
(42' - 0"NGVD) 33' - 0"

Level 3 F.F.
(31' - 0"NGVD) 22' - 0"

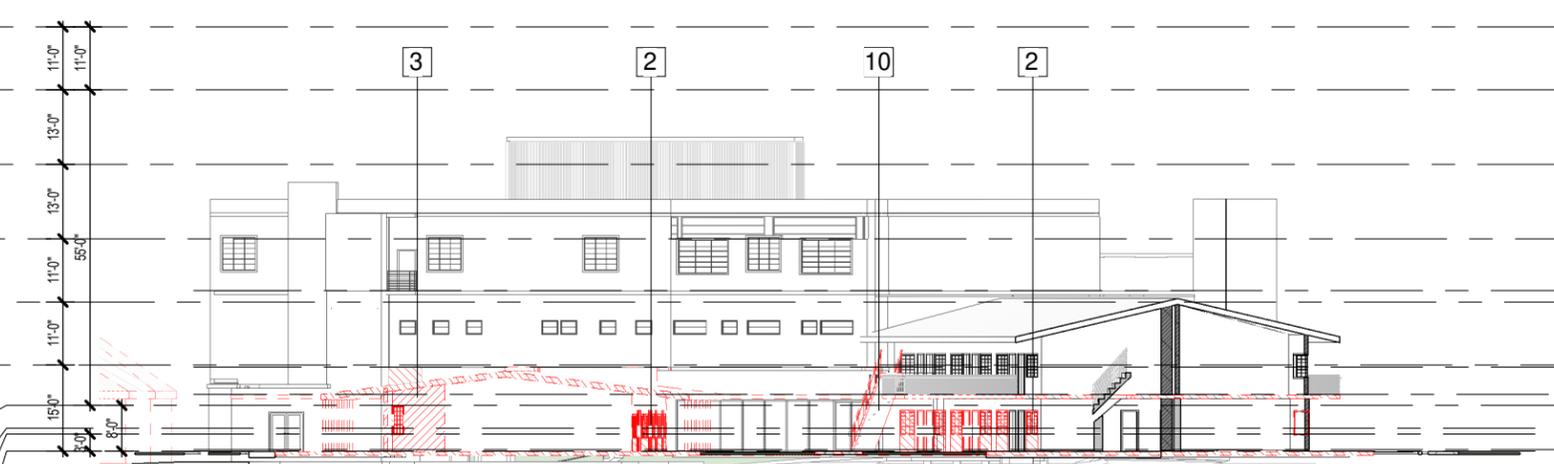
Level 2 F.F.
(20' - 0"NGVD) 11' - 0"

MAX FREEBOARD
(13' - 0"NGVD) 4' - 0"

MIN FREEBOARD
(9' - 0"NGVD) 0' - 0"

FLOODPLAIN
(8' - 0"NGVD) -1' - 0"

GROUND FLOOR
(5' - 0"NGVD) -4' - 0"



EX. 3RD FIN FLR
(33' - 0"NGVD) 24' - 0"

EX. 2ND LEVEL
(19' - 8"NGVD) 10' - 8"

EX. LOWER 2ND LEVEL
(14' - 11"NGVD) 5' - 11"

EX. LOBBY FIN FLR
(5' - 3"NGVD) -3' - 9"

1 DEMO NORTH ELEVATION
1/32" = 1'-0"

TOP OF ROOF
(79' - 0"NGVD) 70' - 0"

ROOF F.F.
(68' - 0"NGVD) 59' - 0"

Level 5 F.F.
(55' - 0"NGVD) 46' - 0"

Level 4 F.F.
(42' - 0"NGVD) 33' - 0"

Level 3 F.F.
(31' - 0"NGVD) 22' - 0"

Level 2 F.F.
(20' - 0"NGVD) 11' - 0"

MAX FREEBOARD
(13' - 0"NGVD) 4' - 0"



MIN FREEBOARD
(9' - 0"NGVD) 0' - 0"

FLOODPLAIN
(8' - 0"NGVD) -1' - 0"

GROUND FLOOR
(5' - 0"NGVD) -4' - 0"

2 DEMO INTERIOR WEST ELEVATION
1/32" = 1'-0"

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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

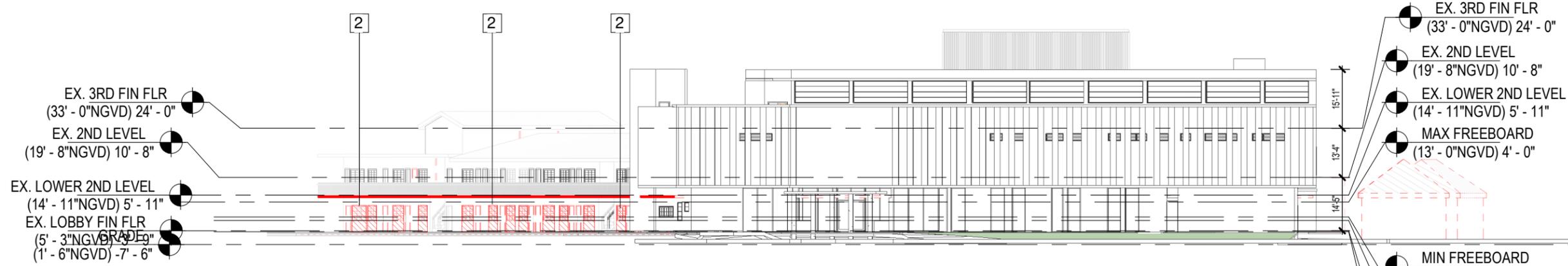
- | | | |
|---|--|--|
| 1 EXISTING DOOR / WINDOW TO REMAIN | 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 REMOVE PORTIONS OF WALL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

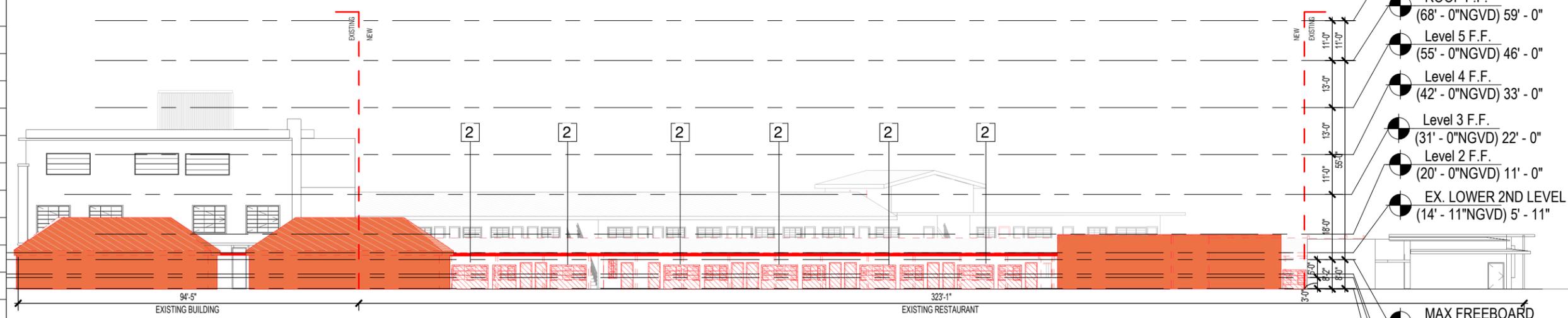
- 1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- 2- ALL EXTERIOR WALLS AND ELEVATOR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

THE STANDARD	
Date: 01/14/2024	Sheet No. D2.00
Scale: 1/32" = 1'-0"	
Project: -	



1 DEMO SOUTH ELEVATION
1/32" = 1'-0"



2 DEMO EAST WING EAST ELEVATION
1/32" = 1'-0"

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DEMO ELEVATIONS

THE STANDARD	
Date: 01/14/2024	Sheet No. D2.01
Scale: 1/32" = 1'-0"	Project: -

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

DEMOLITION GENERAL NOTES

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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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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