

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: 786.536.2961 / 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:

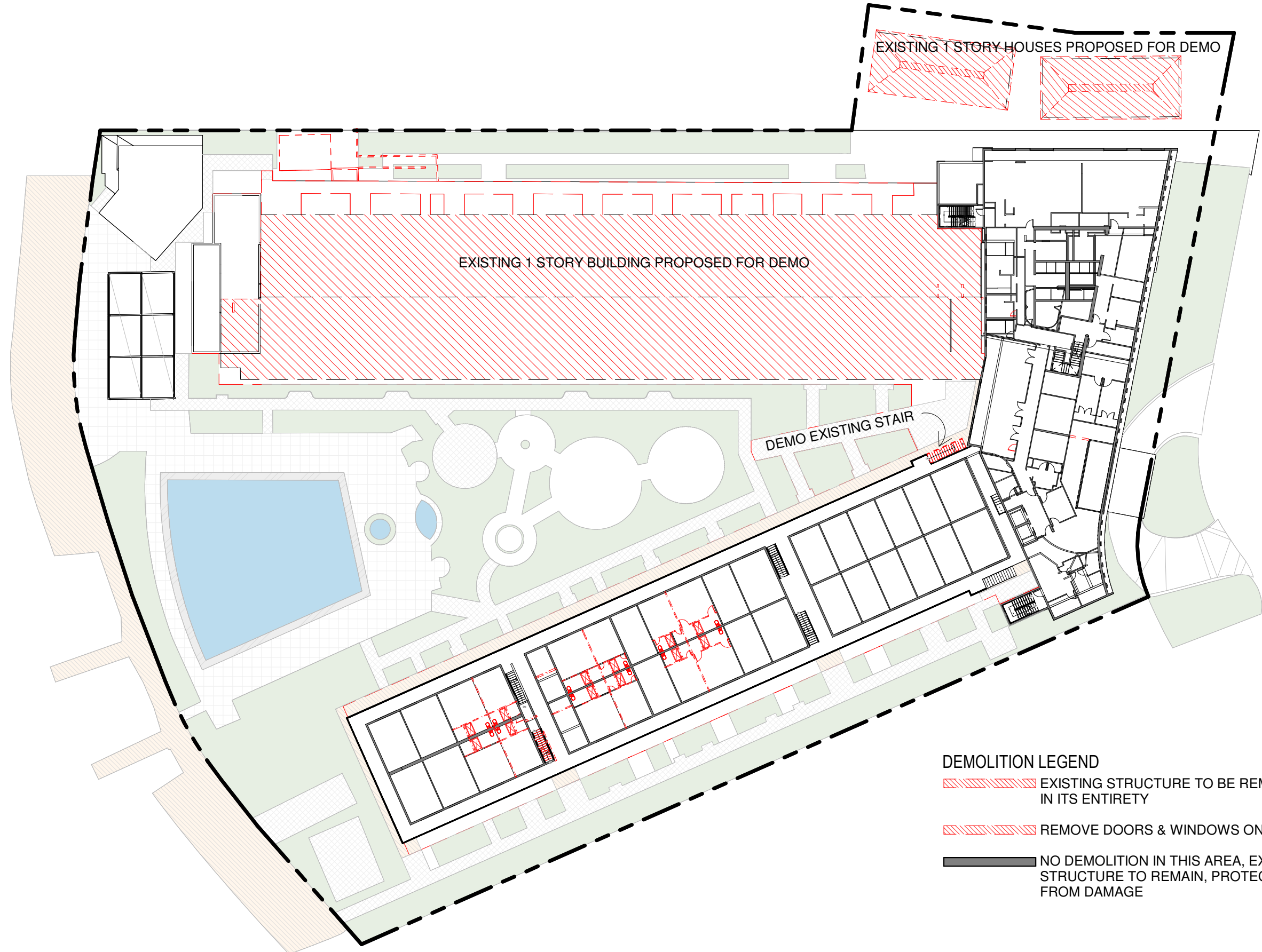
**Interior Design:** INTERIOR DESIGN: NOT PART OF PERMIT SET  
FOX Fox Studio  
5306 Middle Fiskville RD,  
Suite B Austin, Texas 78751  
Hypelink  
Will@Foxfoxstudio.com




**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



PROPOSED GROUND  
FLOOR DEMOLITION PLAN

Date: 04/07/2024	Sheet No. D1.01
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 SECOND FLOOR DEMOLITION PLAN  
1" = 40'-0"

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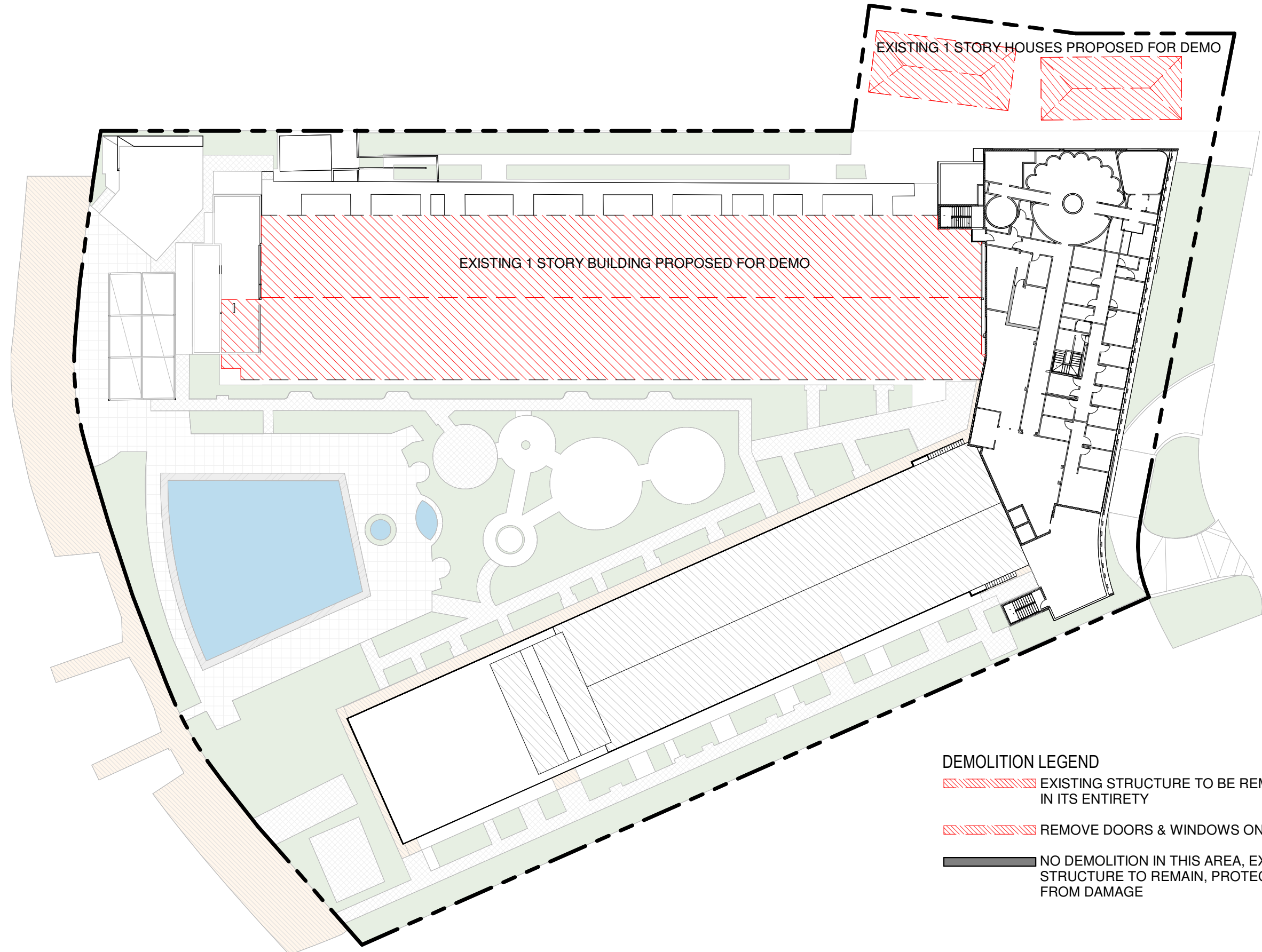
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**PROPOSED SECOND FLOOR DEMOLITION PLAN**

Date: 04/07/2024	Sheet No. D1.02
Scale: As indicated	
Project: -	



EXISTING 1 STORY BUILDING PROPOSED FOR DEMO

EXISTING 1 STORY HOUSES PROPOSED FOR DEMO

- 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

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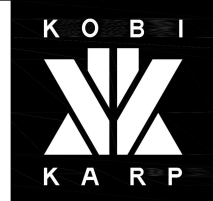
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PROPOSED THIRD FLOOR  
DEMOLITION PLAN

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



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"

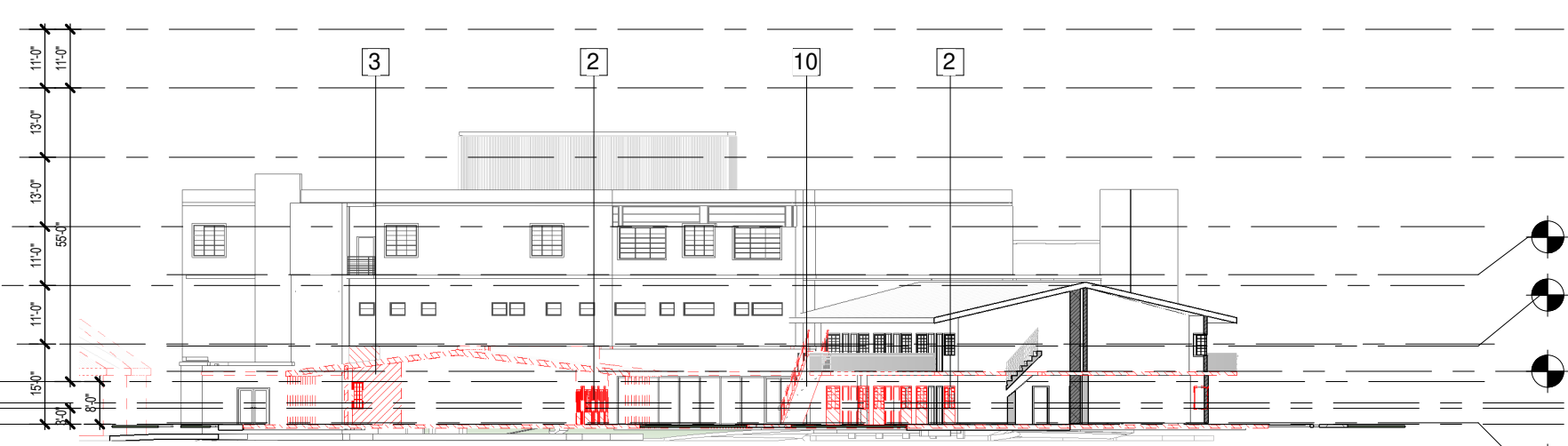
Level 2 F.F.  
(20' - 0"NGVD) 11' - 0"

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"

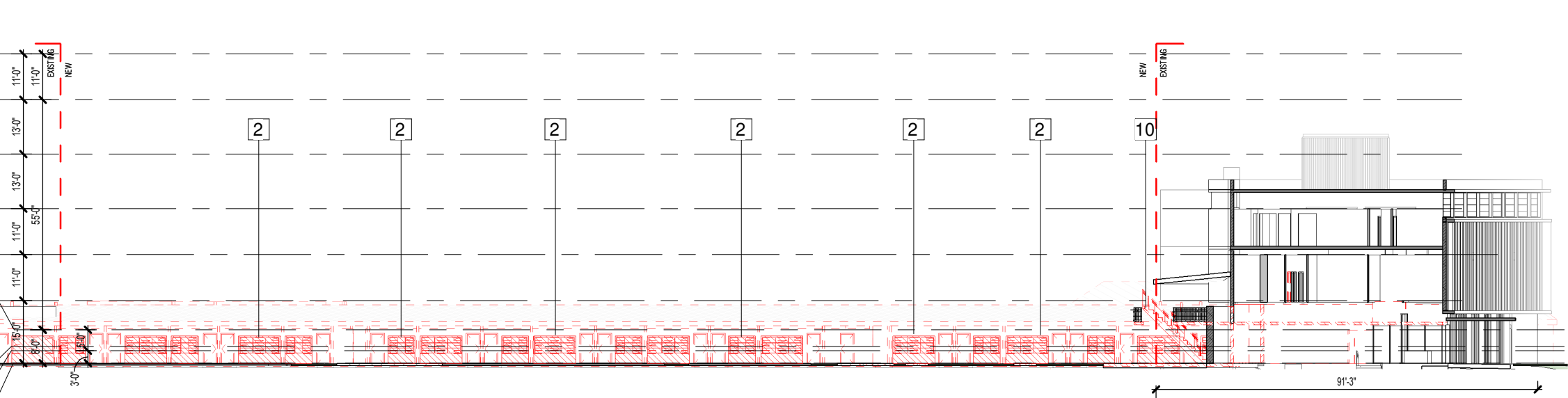
Level 2 F.F.  
(20' - 0"NGVD) 11' - 0"

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"

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

- 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.

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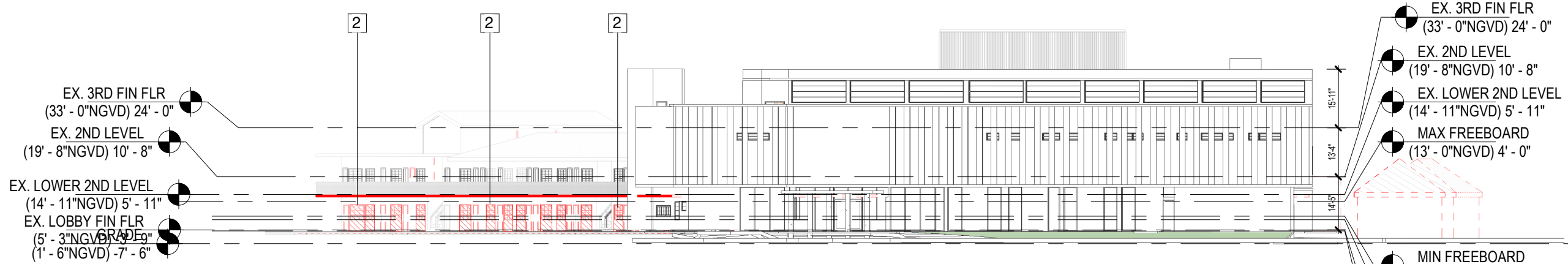
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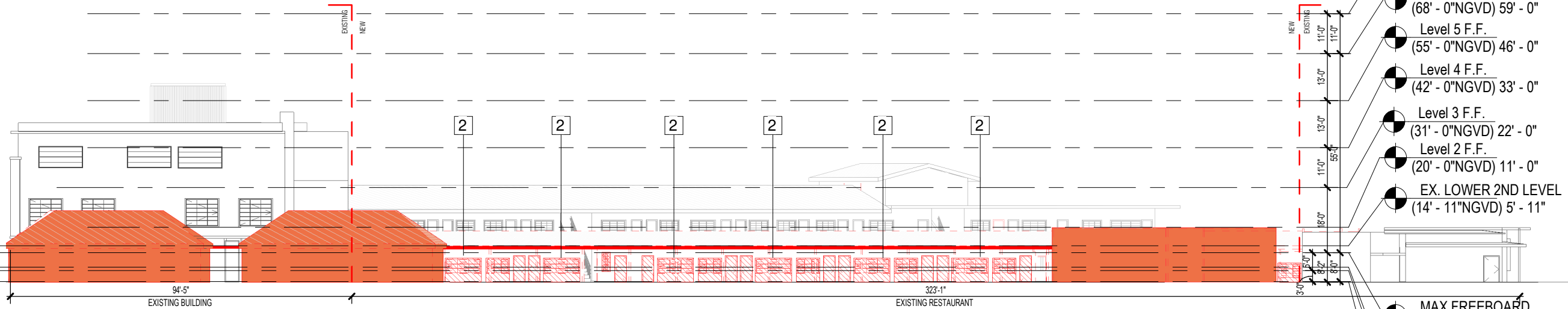


DEMOLITION ELEVATIONS

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"

#### 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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#### DEMOLITION ELEVATIONS

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