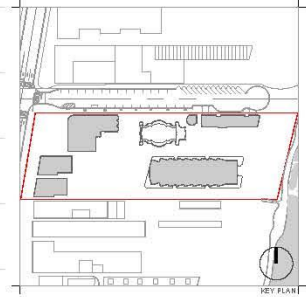


NOTES:
1. NO OBSTRUCTIONS BETWEEN 2' AND 0' ABOVE GRADE ON CITY OF MIAMI BEACH SIGHT TRIANGLES AREAS; REFER TO CIVIL PLANS

PROPOSED RALEIGH, RICHMOND, SOUTH SEAS SITE PLAN



Rev.	Date	Rev.	Date
REV.1	HPB	04/06/2020	

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RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
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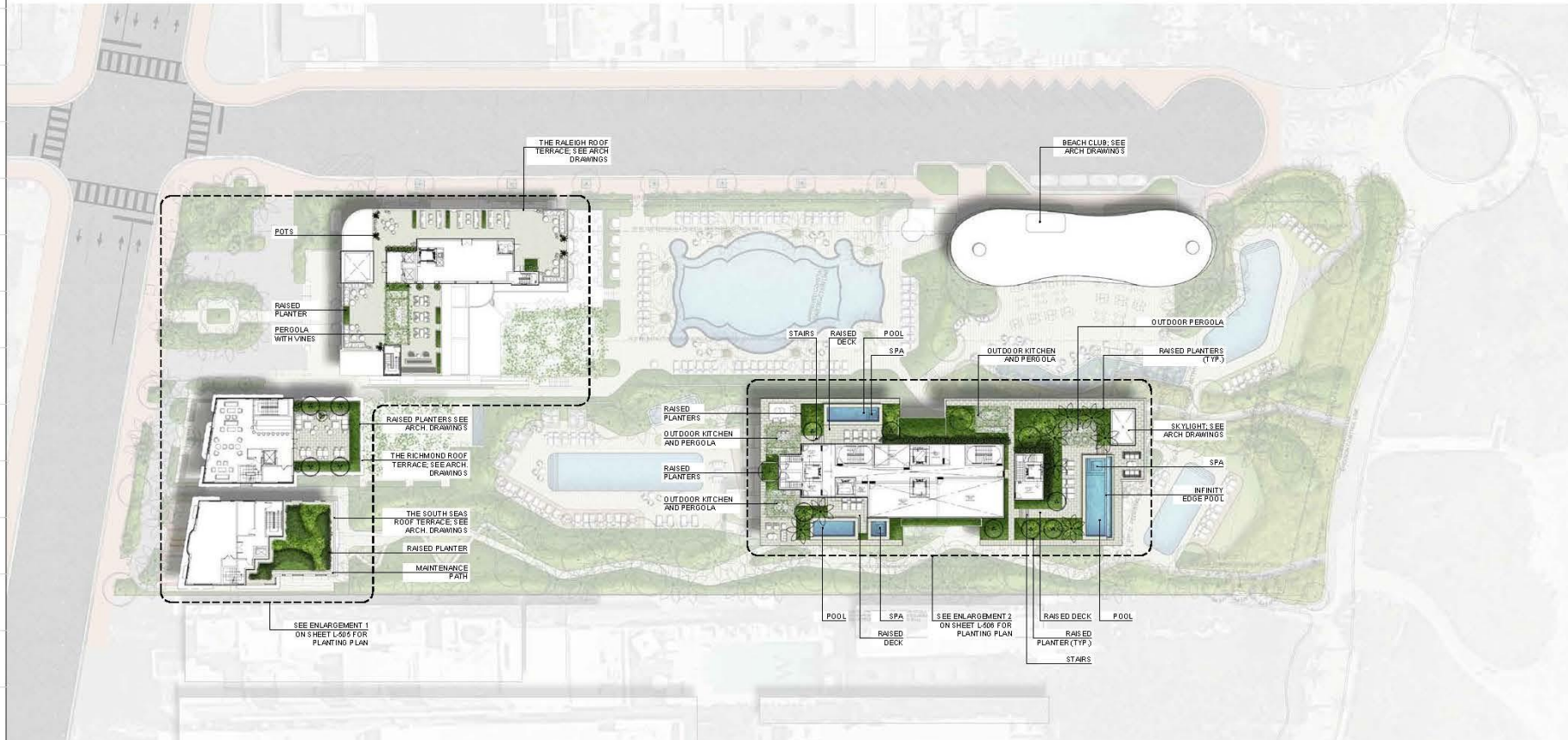
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SEAL:

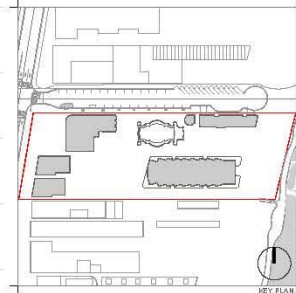
FOR THE
FIRM:
GERARDO JAVIER
DELGADO
R.L.A. 0001574

OVERALL RENDERED PLAN

Date	April 06, 2020	Sheet No.
Scale	1" = 60'-0"	L-200
Project	MA00102	



PROPOSED RALEIGH, RICHMOND, SOUTH SEAS ROOF PLAN



Rev.	Date	Rev.	Date
REV.1 - HPR	04/06/2020		

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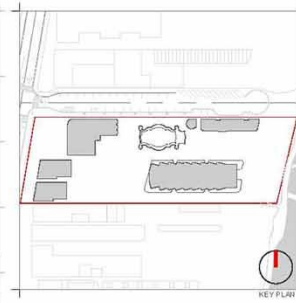
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SEAL:

FOR THE
FIRM:
GERARDO JAVIER
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OVERALL RENDERED
ROOF PLAN

Date	April 06, 2020	Sheet No.
Scale	1" = 60'-0"	L-206
Project	MA00102	

[illegible]

RALEIGH, RICHMOND & SOUTH SEAS
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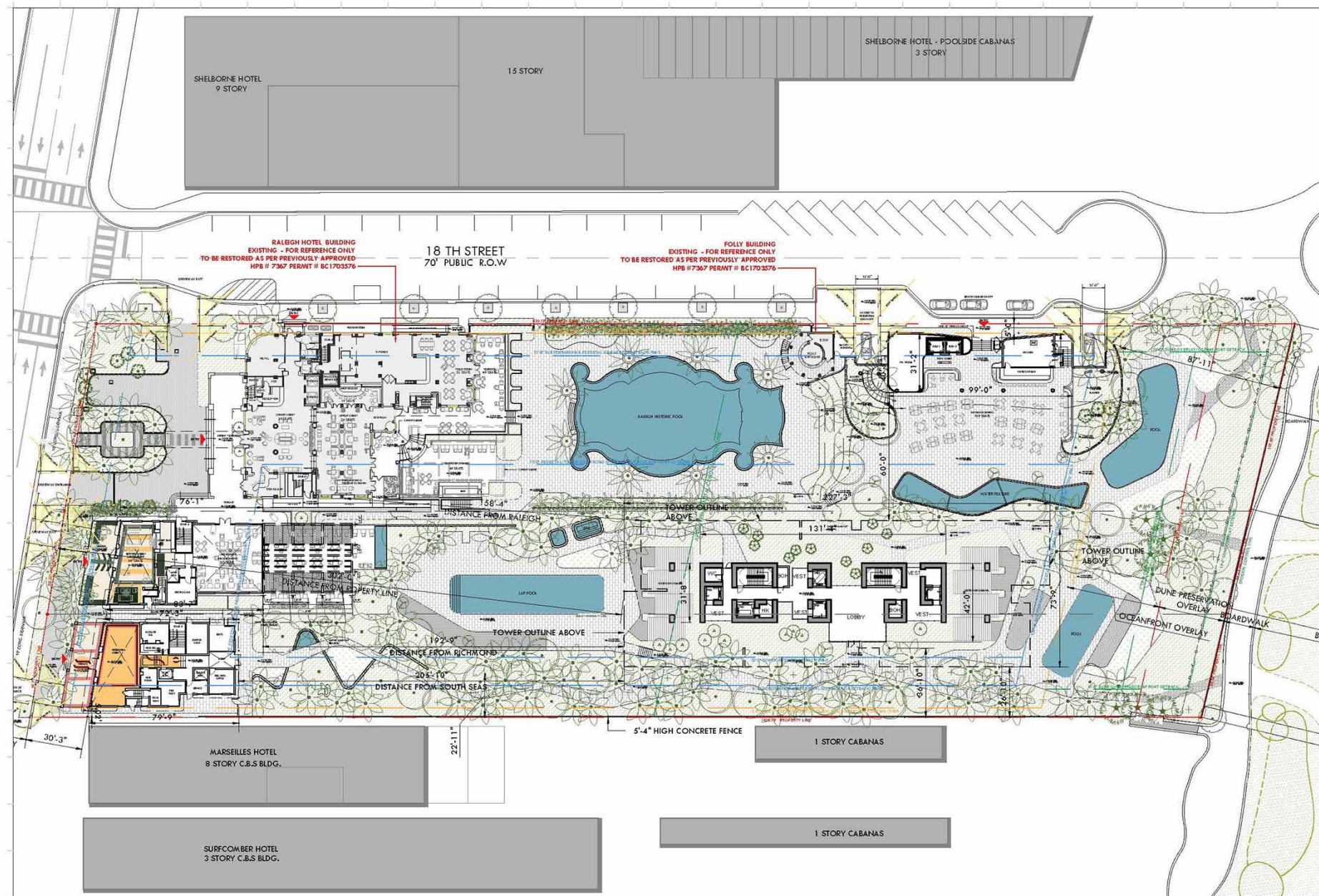
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OVERALL FLOOR PLAN
LEVEL 1

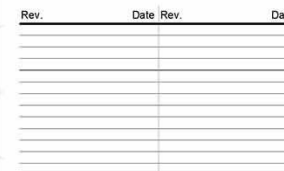
Date	APRIL 05, 2020	Sheet No. A3.02
Scale	AS SHOWN	
Project	1901	



PROPOSED RALEIGH, RICHMOND, SOUTH SEAS SITE PLAN

OVERALL FLOOR PLAN - LEVEL 1

SCALE: 1"=50'-0"



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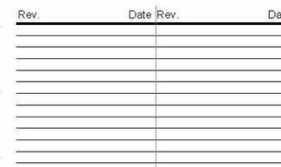


ELEVATIONS COMPARISON

THE RALEIGH

Date	APRIL 06, 2020	Sheet No. B1-A1.03
Scale	AS SHOWN	
Project	1901	

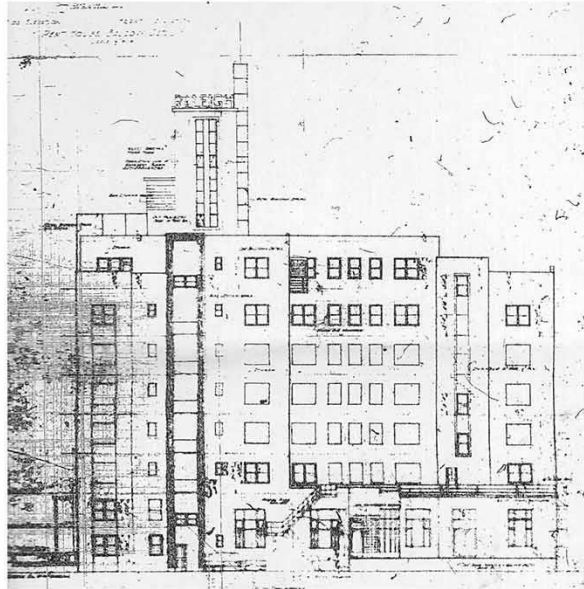
PROPOSED REMOVAL OF ADDITIONS FROM ORIGINAL RALEIGH



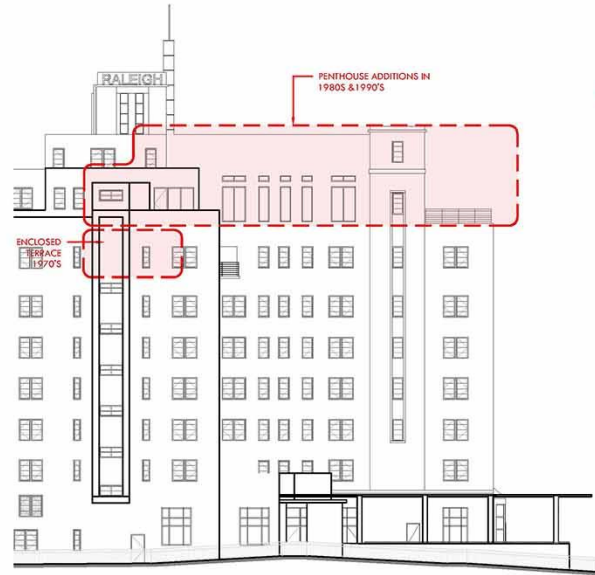
K O B I
K A R P

Date	APRIL 06, 2020	Sheet No. B1-A1.00
Scale	AS SHOWN	
Project	1901	

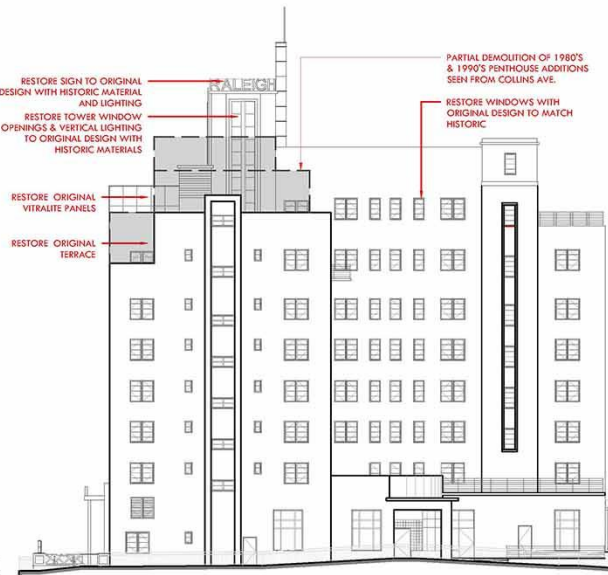
PROPOSED REMOVAL OF ADDITIONS FROM ORIGINAL RALEIGH



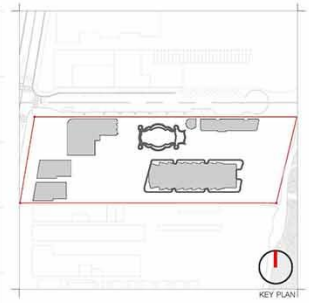
1 MICROFILM - 1940 ORIGINAL ELEVATION - SOUTH
LAWRENCE MURRAY DIXON
SCALE: 1/32" = 1'-0"



2 EXISTING ELEVATION - PREVIOUSLY APPROVED - SOUTH
HPB FILE # 7367 & PERMIT# BC1703576
SCALE: 1/32" = 1'-0"



3 PROPOSED ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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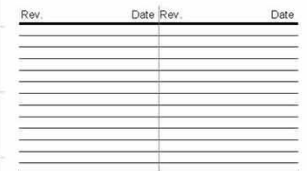


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ELEVATIONS COMPARISON
THE RALEIGH

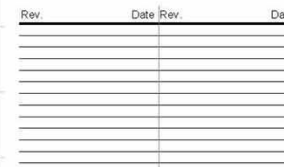
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Scale:	AS SHOWN	B1-A1.01
Project:	1901	

PROPOSED REMOVAL OF ADDITIONS FROM ORIGINAL RALEIGH



Date	APRIL 06, 2020	Sheet No. B2-A1.03
Scale	AS SHOWN	
Project	1901	

PROPOSED RESTORED RICHMOND FAÇADE



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MIAMI BEACH, FLORIDA 33139

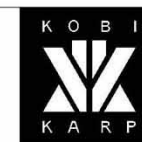
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ELEVATIONS COMPARISON THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No. B3-A1.0
Scale	AS SHOWN	
Project	1901	

PROPOSED RESTORED SOUTH SEAS FAÇADE



THE RALEIGH MASTERPLAN - MIAMI BEACH

COLLINS AVE LOOKING NORTH-EAST TOWARDS MARSEILLES, RICHMOND AND SOUTH SEAS RESTORED TO ORIGINAL DESIGN

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THE RALEIGH MASTERPLAN - MIAMI BEACH **CLOSE UP OF SOUTH SEAS AND RICHMOND RESTORED FACADES**



CORNER OF 18 ST AND COLLINS AVE LOOKING TO THE SOUTH-EAST AT RESTORED RALEIGH FAÇADE

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ELEVATION OF SOUTH SEAS, RICHMOND, RALEIGH FROM COLLINS AVE

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THE RALEIGH MASTERPLAN - MIAMI BEACH **RICHMOND WALK-UP RESTORED FAÇADE FROM COLLINS AVE**

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RALEIGH RESTORED FAÇADE FROM 18TH ST AND COLLINS AVE

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PROPOSED RICHMOND LANDSCAPED GARDEN
THE RALEIGH MASTERPLAN - MIAMI BEACH

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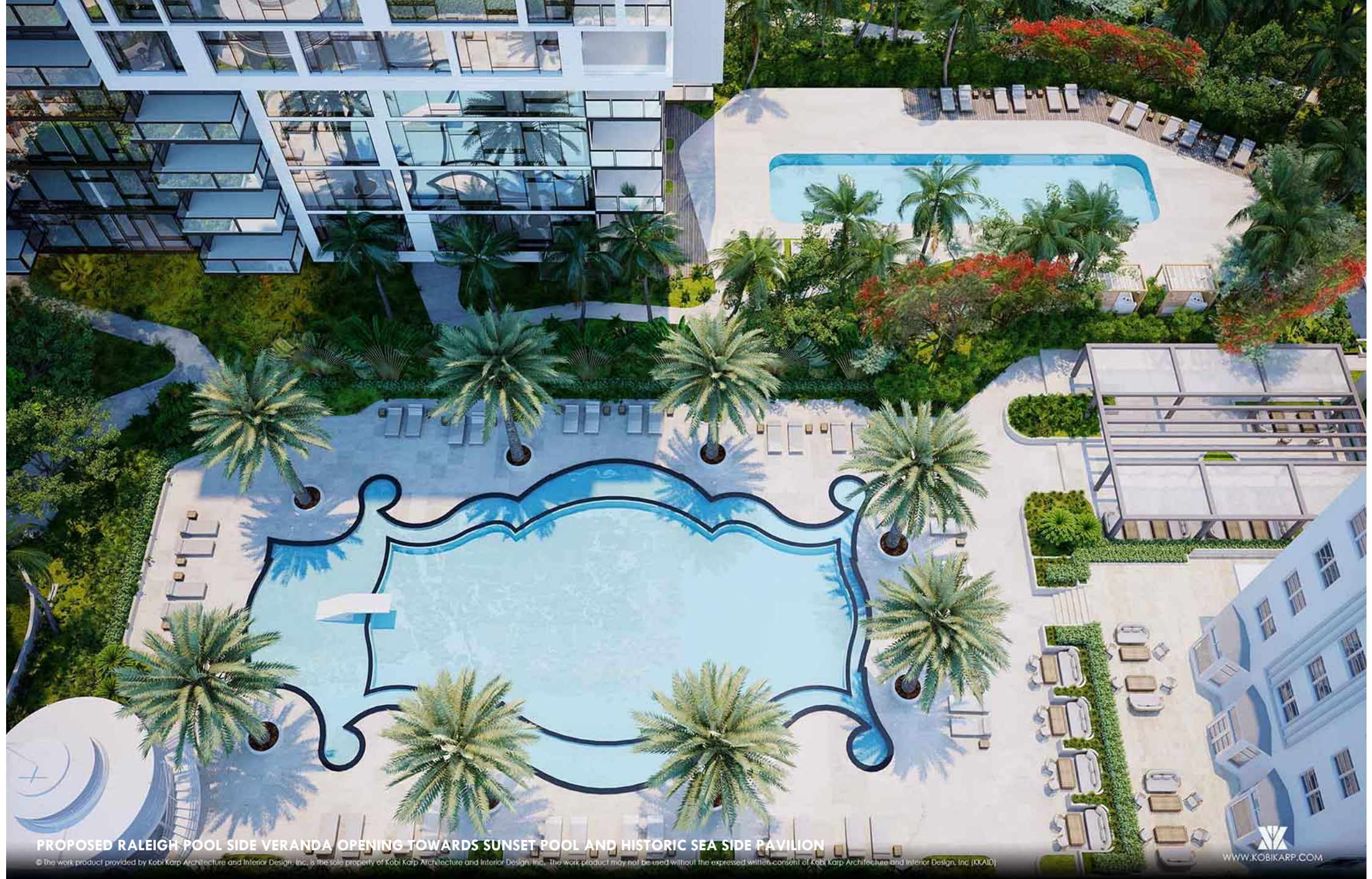


PROPOSED POOL LANDSCAPED AREA ADJACENT TO RALEIGH, SOUTH SEAS, RICHMOND BACKYARD

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PROPOSED RALEIGH POOL SIDE VERANDA OPENING TOWARDS SUNSET POOL AND HISTORIC SEA SIDE PAVILION

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HISTORIC POOL AT THE RALEIGH

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PROPOSED PAVILION

THE RALEIGH MASTERPLAN - MIAMI BEACH

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VIEW OF PROPOSED PAVILION FROM 18TH STREET

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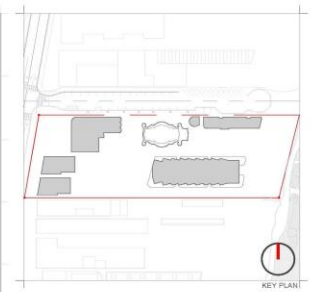
THE RALEIGH MASTERPLAN - MIAMI BEACH

PROPOSED OCEAN SIDE VIEW

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Rev.	Date	Rev.	Date

All dimensions and notes shall be taken from the drawings and shall be subject to change without notice. The drawings are not to be used for construction without the written consent of the architect.

RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
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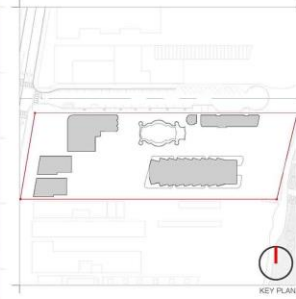
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OVERALL ELEVATION

WEST & EAST

Date	APRIL 05, 2020	Sheet No.
Scale	AS SHOWN	A4.04
Project	1901	

PROPOSED NEW SEA SIDE RALEIGH RESIDENCES



Rev.	Date	Rev.	Date

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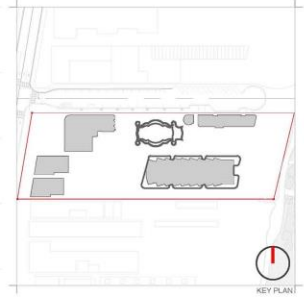
OVERALL ELEVATIONS NORTH

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A4.01
Project	1801	

PROPOSED NEW SEA SIDE RALEIGH RESIDENCES - NORTH

OVERALL ELEVATIONS - NORTH

SCALE: 1"=50'-0"



Rev.	Date	Rev.	Date

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OVERALL ELEVATIONS
SOUTH

OVERALL ELEVATIONS - SOUTH

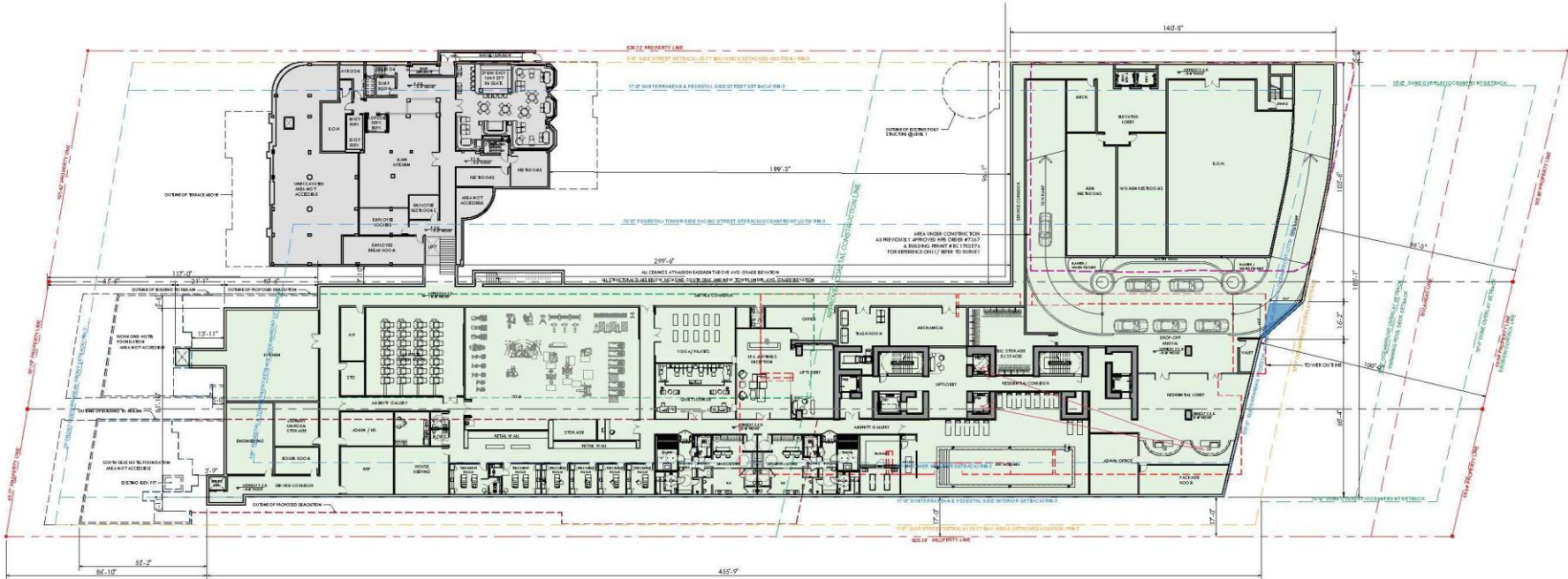
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PROPOSED NEW SEA SIDE RALEIGH RESIDENCES - SOUTH

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A4.03
Project	1901	

VARIANCES REQUIRED

PROPOSED DRIVEWAY / 104 SF PROJECTING BEYOND SUBTERRANEAN SETBACK
TO ALLOW ACCESS TO BASEMENT AND RESIDENTIAL DROP - OFF AREA



- EXISTING BASEMENT AREA - FINISH FLOOR ELEVATION AT -2'-2" NGVD
- PROPOSED BASEMENT AREA - FINISHED FLOOR ELEVATION AT -5'-6" NGVD
- AREA UNDER CONSTRUCTION AS PREVIOUSLY APPROVED HPB ORDER #7367 & BUILDING PERMIT # BC1703576

OVERALL FLOOR PLAN - LEVEL 0

SCALE: 1/4"=1'-0"

Rev.	Date	Rev.	Date

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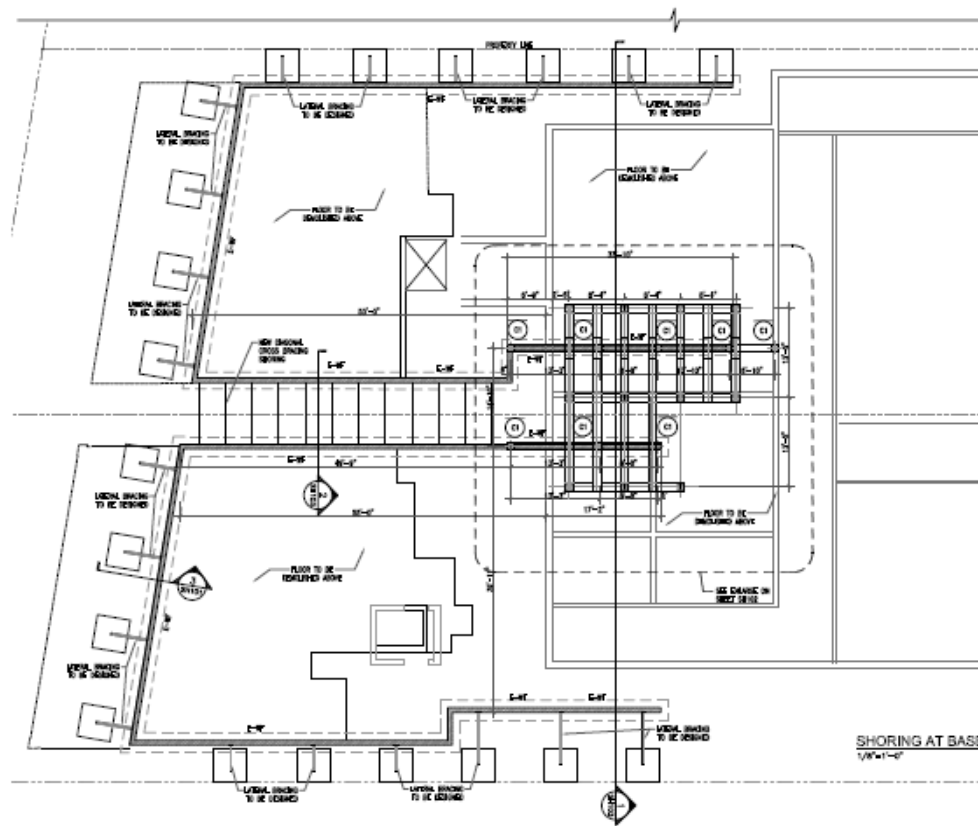
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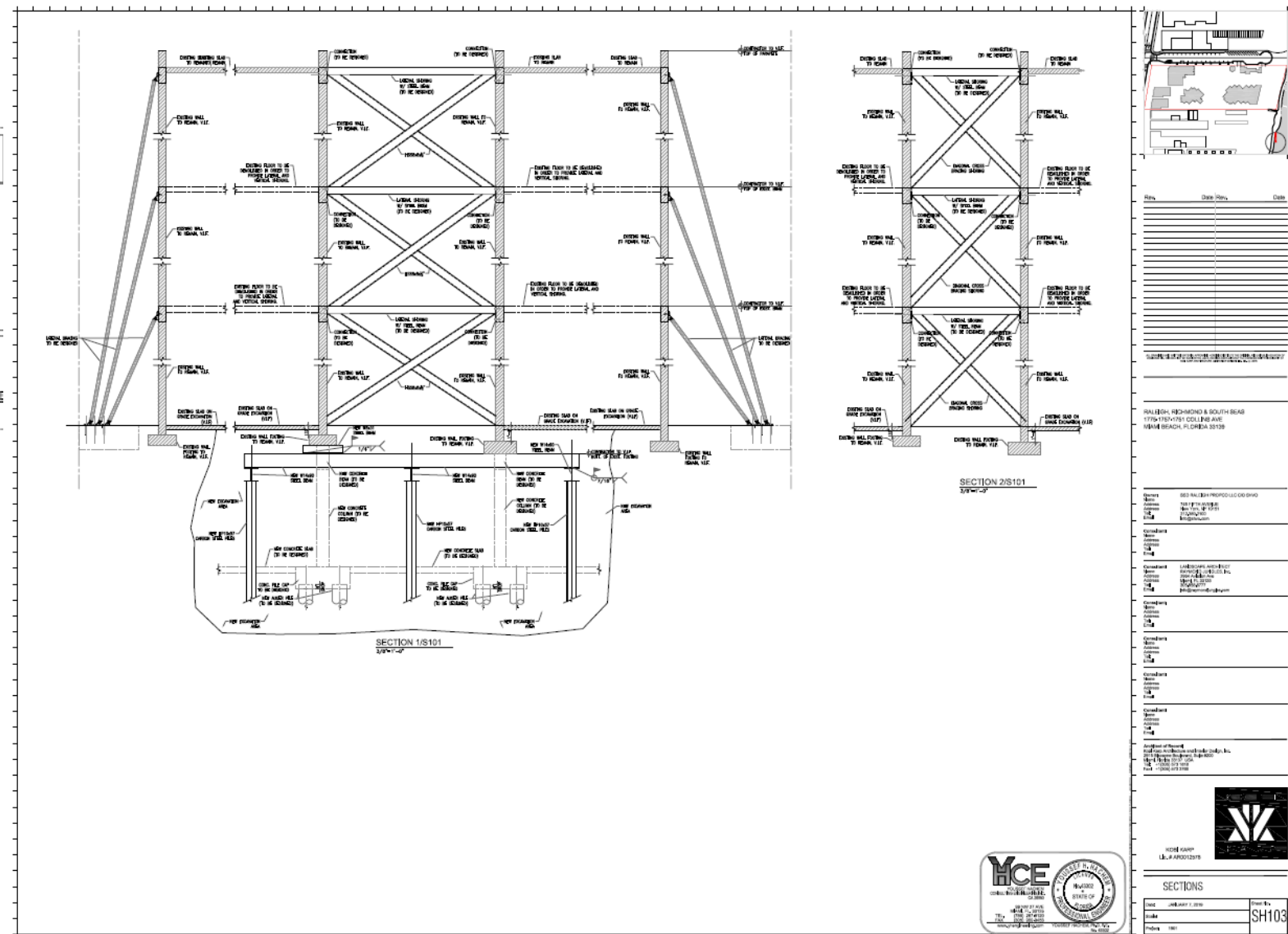
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OVERALL FLOOR PLAN
LEVEL 0

Date: APRIL 08, 2020	Sheet No.
Scale: AS SHOWN	A3.01
Project: 1901	



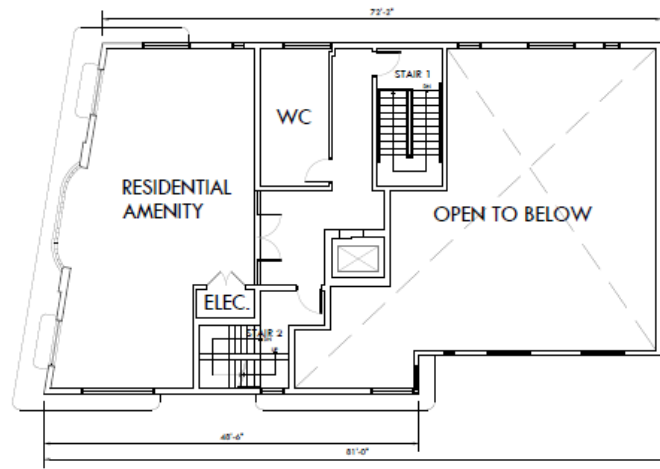
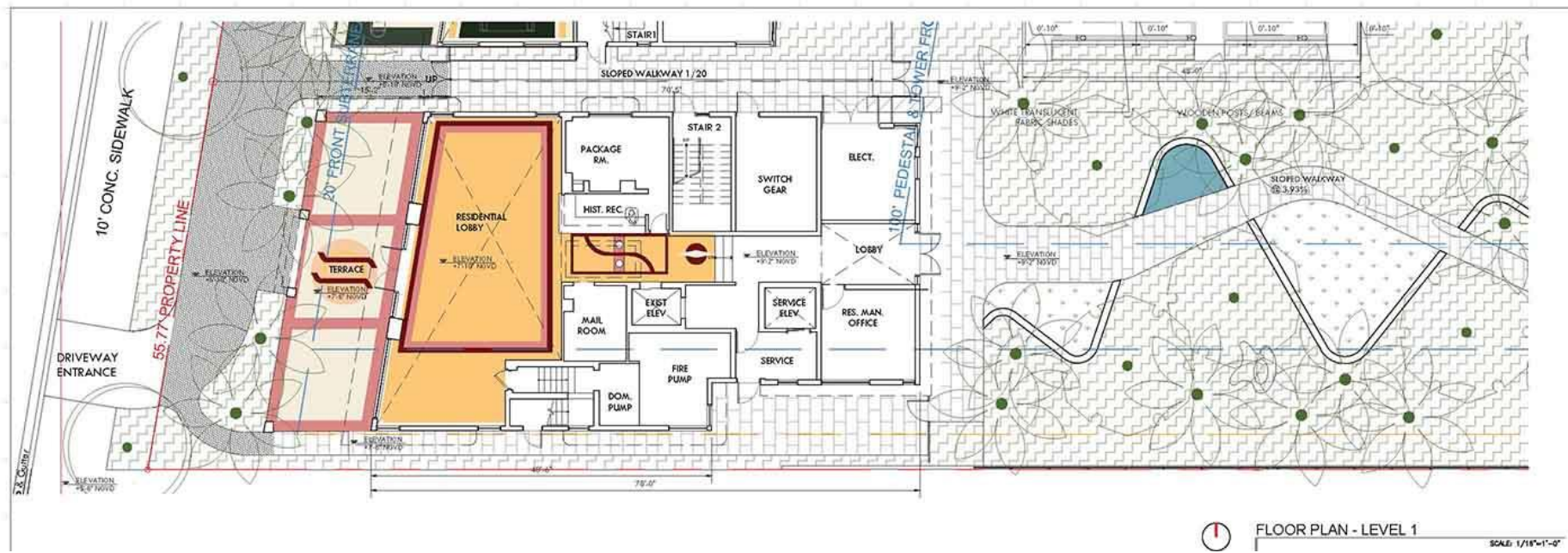
LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING NEW EXTERIOR CONCRETE BEAM, PIER
	EXISTING NEW STEEL BEAM
	EXISTING & CONCRETE COLUMN BEAM TO BE REMOVED
	EXISTING & COLUMN BEAM AT 2ND LEVEL
	EXISTING EXTERIOR WALL FOOTING TO REMAIN, 12"



EXISTING STRUCTURES SHORING PLAN & SECTIONS



SECTION	SH103
DATE	1/1/2020
BY	1/1/2020
CHKD	1/1/2020
APP'D	1/1/2020





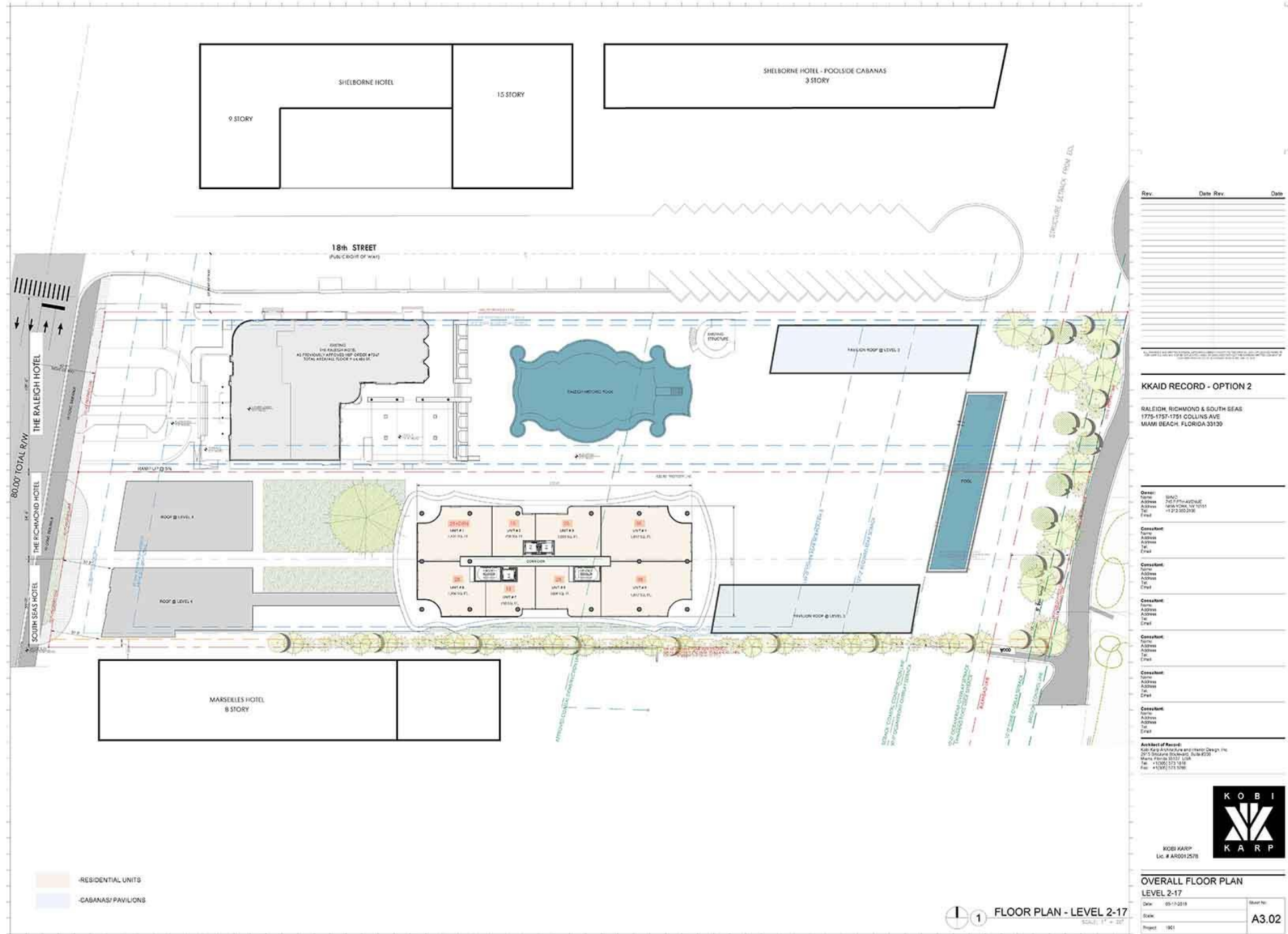
THE RALEIGH MASTERPLAN - MIAMI BEACH **PROPOSED RESTORED RICHMOND LOBBY**

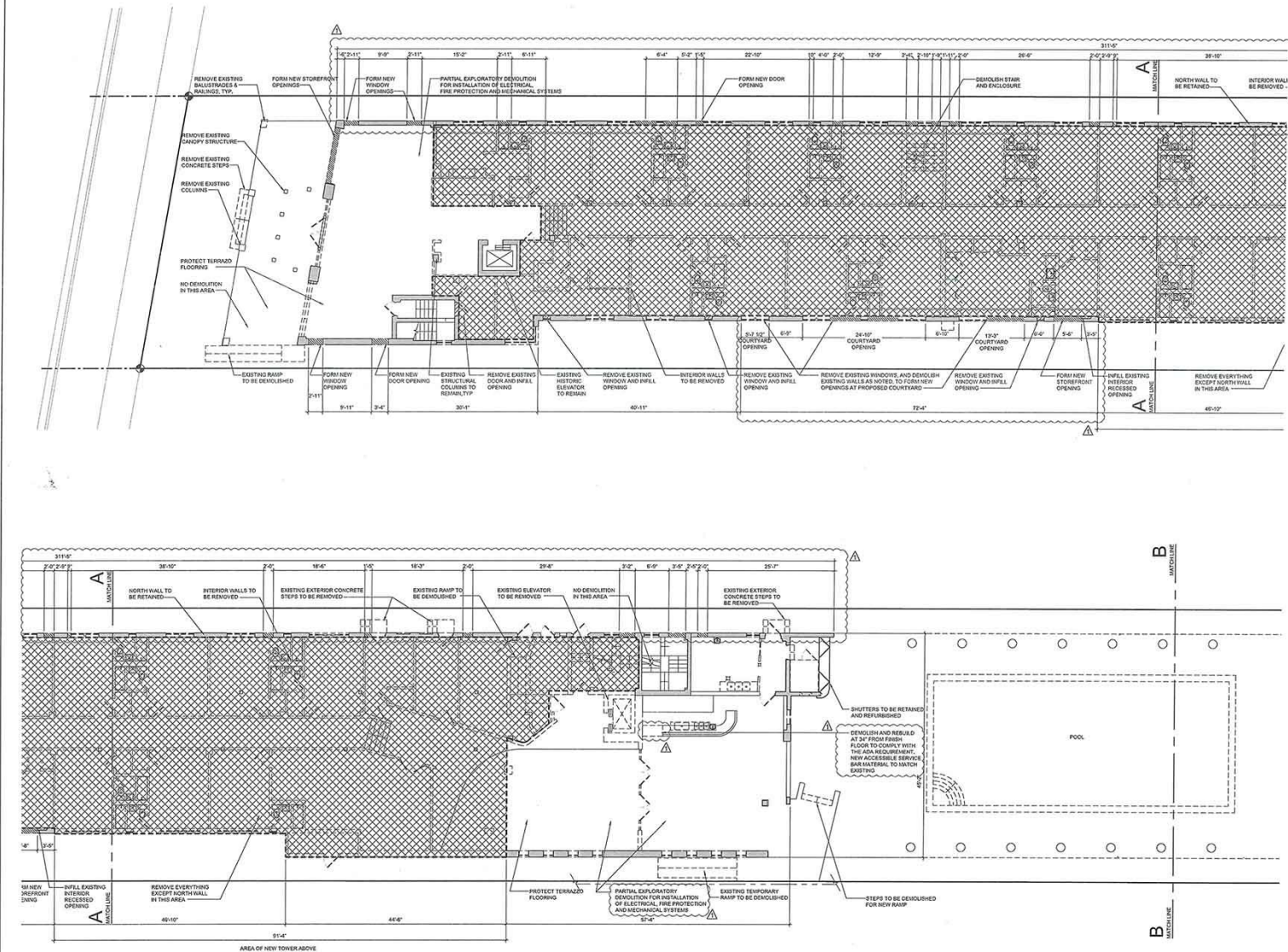
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THE RALEIGH MASTERPLAN - MIAMI BEACH **PROPOSED RESTORED SOUTH SEAS LOBBY**

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DEMOLITION LEGEND

[Cross-hatch pattern]	EXISTING AREA TO BE DEMOLISHED
[Diagonal lines]	EXISTING AREA TO BE RETAINED
[Stippled pattern]	EXISTING WALL TO BE DEMOLISHED
[Solid black]	EXISTING WALL TO REMAIN
[Dashed line]	EXISTING TO BE DEMOLISHED
[Solid line]	EXISTING TO REMAIN
[Dotted line]	NO DEMOLITION IN THIS AREA

- DEMOLITION NOTES:**
1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL VERIFY ALL DEMOLITION CONDITIONS TO COMPLETE THE JOB. REFERENCE ARCHITECTURAL DRAWINGS FOR DESIGN INTENT & COMPLETE DEMO SCOPE.
 2. GENERAL CONTRACTOR AND ITS DEMOLITION SUB SHALL ENSURE PRESERVATION AND RESTORATION OF ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOOR, LOBBY STAIR AND THE ORIGINAL ELEVATOR SHAFT LOCATION, REAR AND HISTORIC ROOF-TOP COMPONENT.
 3. REMOVE ALL EXISTING WINDOWS & BULKHEAD SYSTEMS. PROTECT ADJACENT WALLS, SILLS & JAMBS.
 4. INTERNAL FLOOR PLATES ARE TO BE REMOVED AND RECONSTRUCTED ONLY AS NOTED. REFER TO STRUCTURAL DRAWINGS & APPROVED SHORING SHOP DRAWINGS FOR DEMOLITION INDICATION.
 5. ALL HISTORIC COMPONENTS MUST BE PROPERLY PROTECTED DURING DEMOLITION AND CONSTRUCTION WITH 3\"/>

COMB PERMIT SET

THE SOUTH SEAS HOTEL
1751 Collins Avenue
Miami Beach, FL 33139

Asn: T. Shulman, FAS, LEED® AP
AR 0012763

No.	Description	Date
1	CON REVIEW	11/15/2015

June 24, 2015
COMB PERMIT SET
Project No. 14017

Ground Floor
Demolition Plan

D1.01

1 GROUND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"