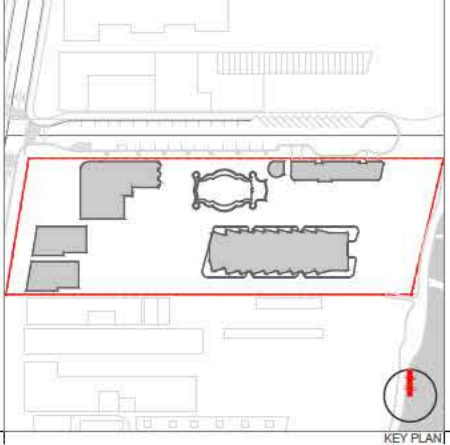




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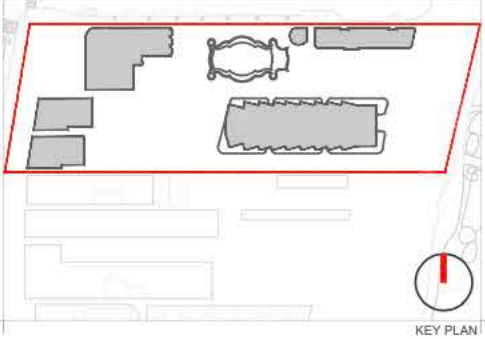
PROPOSED
VIEW TOWARD THE RALEIGH & THE RICHMOND

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A0.74
Project	1901	



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1948 - 1954





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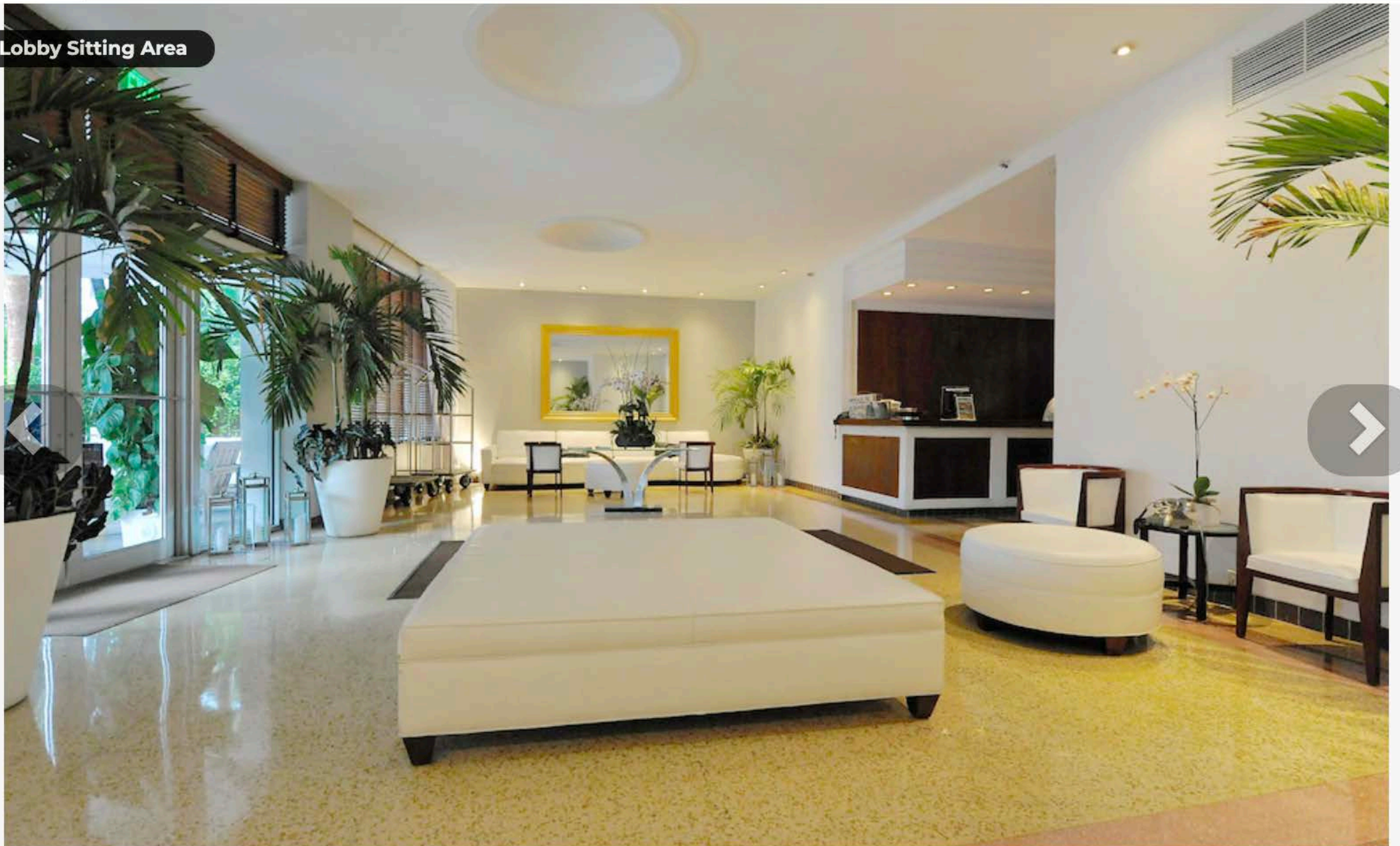
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K A R P

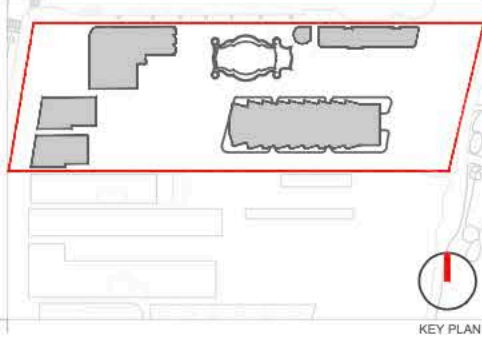
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PROPOSED
RICHMOND LOBBY & SOUTH SEAS LOBBY

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A0.83
Project	1901	

Lobby Sitting Area





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PROPOSED
SOUTH SEAS LOBBY

Date	APRIL 06, 2020	Sheet No.
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Project	1901	

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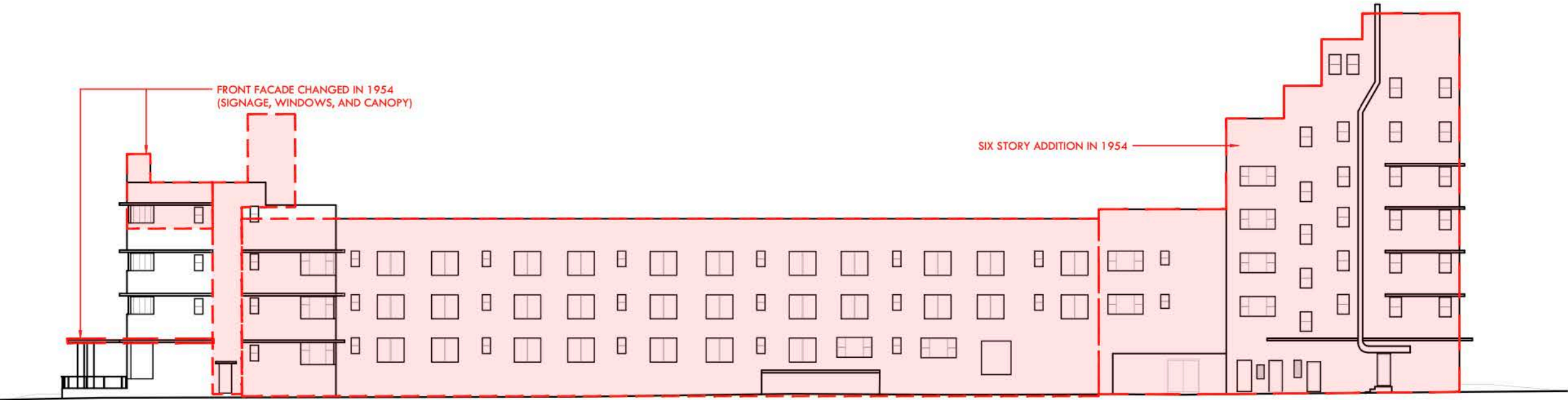
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ELEVATIONS COMPARISON
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B2-A1.01
Project	1901	



2 EXISTING ELEVATION - SOUTH

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

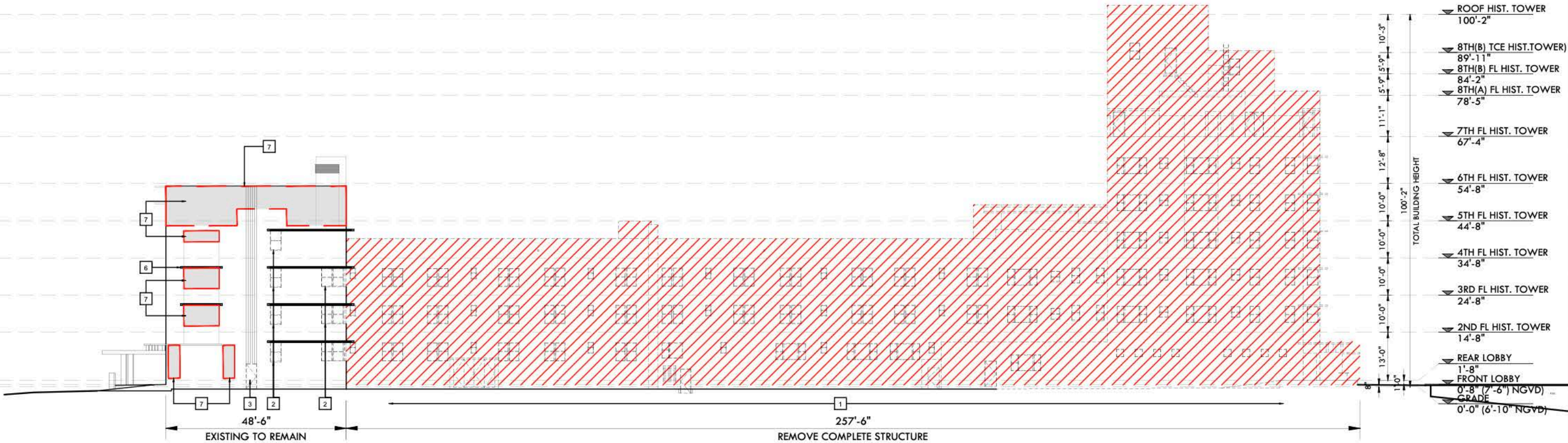


3 PROPOSED ELEVATION - SOUTH

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

DEMO ELEVATION - NORTH

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



DEMO ELEVATION - SOUTH

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

RALEIGH, RICHMOND & SOUTH SEAS
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DEMO ELEVATIONS

THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No. B3-D1.04
Scale	AS SHOWN	
Project	1901	

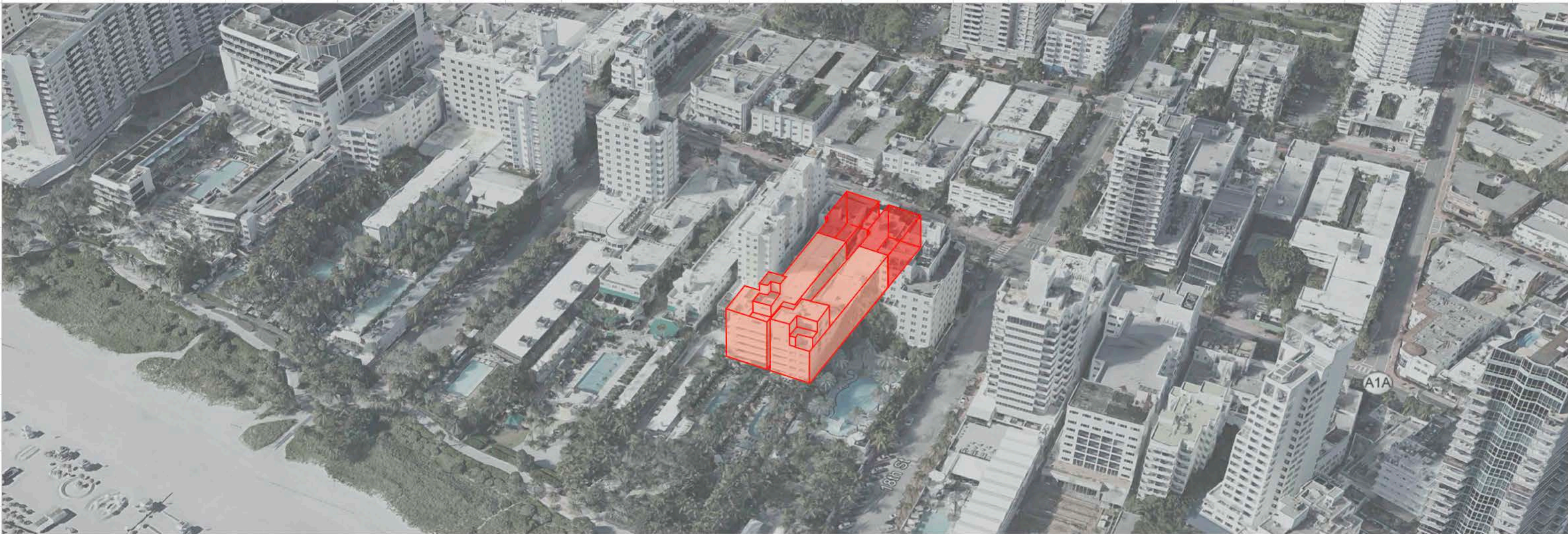
DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- EXISTING EXTERIOR WALL TO BE REMOVED
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

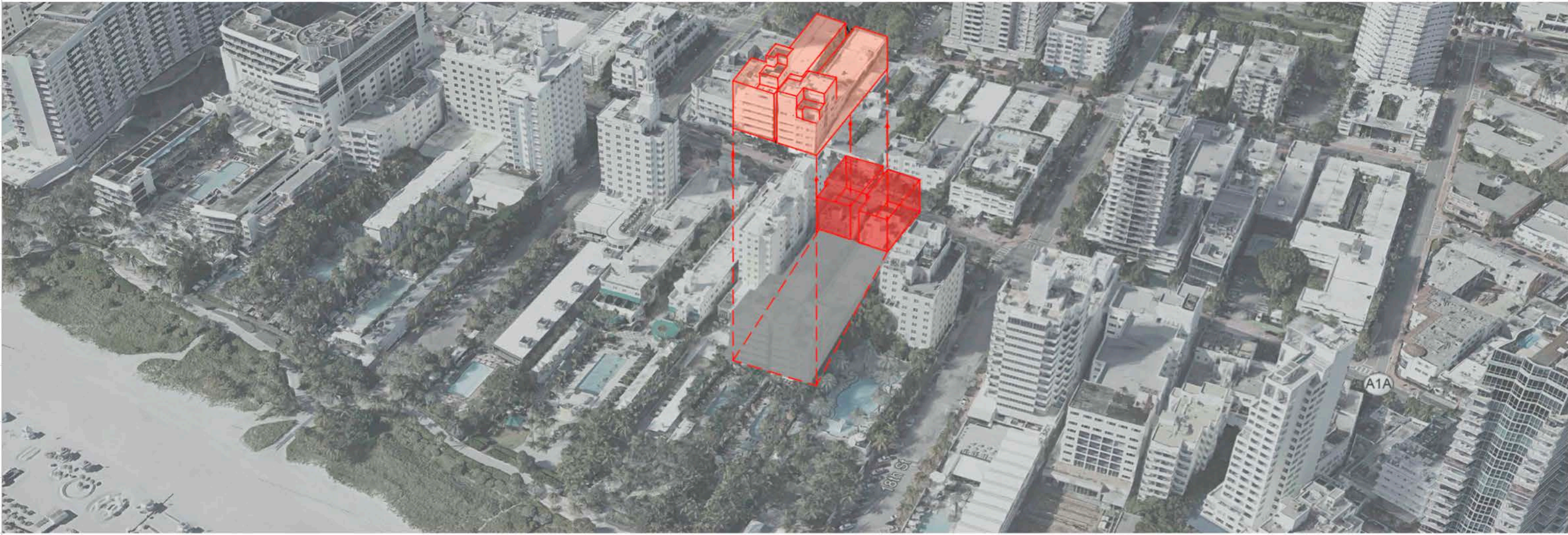
- DEMOLISH AND REMOVE EXISTING STRUCTURE IN ITS ENTIRETY. INCLUSIVE OF BUT NOT LIMITED TO: ROOFING AND ROOF STRUCTURE, ALL EXTERIOR AND INTERIOR WALLS, ALL NON ORIGINAL PLUMBING FIXTURES AND SYSTEMS, MECHANICAL SYSTEMS, ELECTRICAL WIRING AND SYSTEMS, STRUCTURAL ELEMENTS INCLUDING COLUMNS, FLOOR FRAMING AND FOUNDATIONS, FINISHES, ETC.
- REMOVE EXISTING STOREFRONT, WINDOWS AND FRAMES. REPLACE WITH NEW IMPACT RESISTANT TO MATCH HISTORIC WINDOWS. ALL GLAZING, COLORS, MULLIONS AND PROFILES TO MATCH HISTORIC.
- EXISTING WINDOW OR DOOR TO BE REMOVED
- REMOVE PORTION OF WALL. TO BE RE-CONSTRUCTED TO MATCH HISTORIC.
- REMOVE NON HISTORIC CANOPY, COLUMNS AND RAILING. TO BE RE-CONSTRUCTED TO MATCH HISTORIC.

DEMOLITION GENERAL NOTES

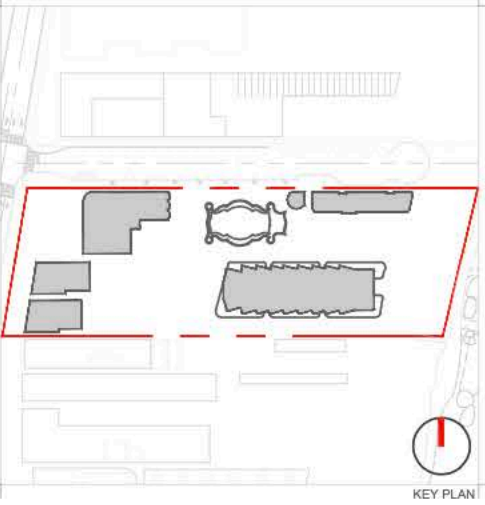
- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS AND ELEVATOR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



EXISTING



EXISTING TO REMOVE



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Email:

Consultant:
Name:
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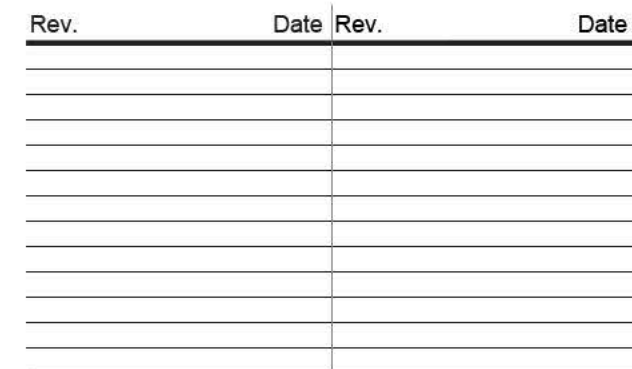
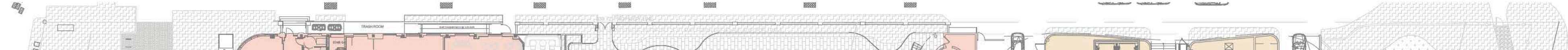
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OVERALL FLOOR PLAN
ROOF LEVEL

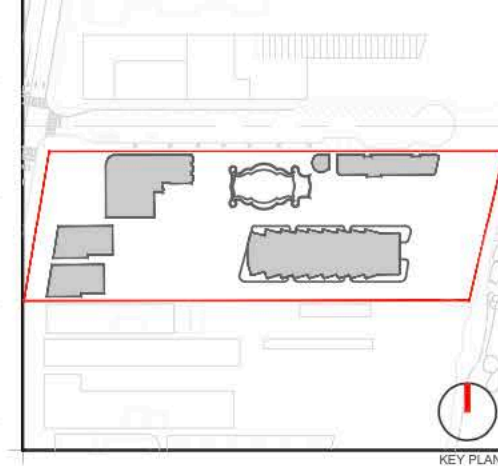
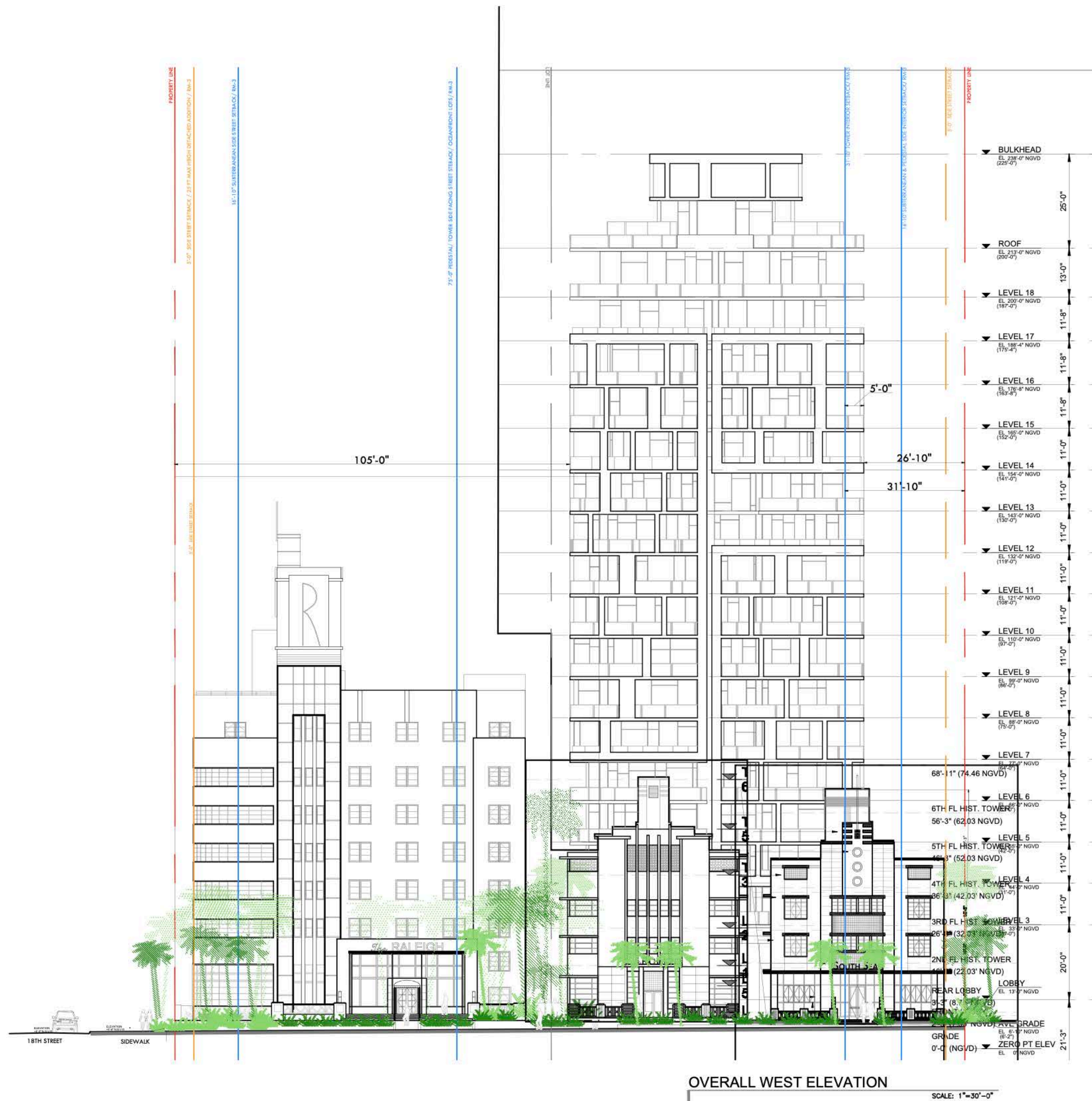
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Scale	AS SHOWN	A1.21
Project	1901	



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 LEVEL 0 - BASEMENT

SCALE: N.T.S

[illegible]

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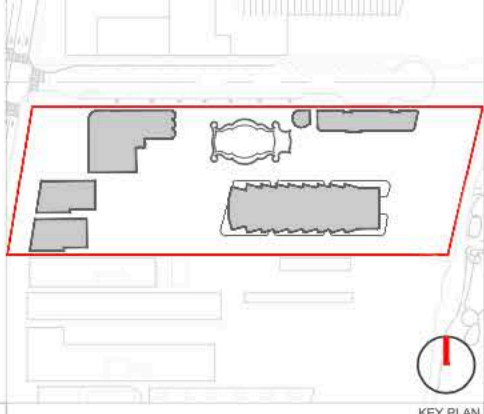


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OVERALL ELEVATION

WEST

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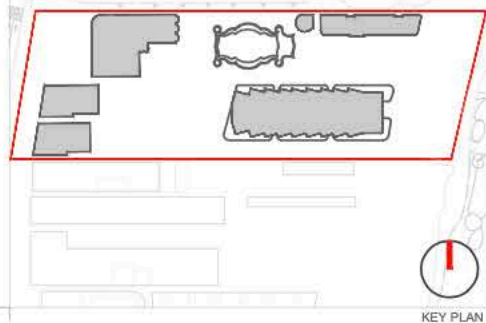
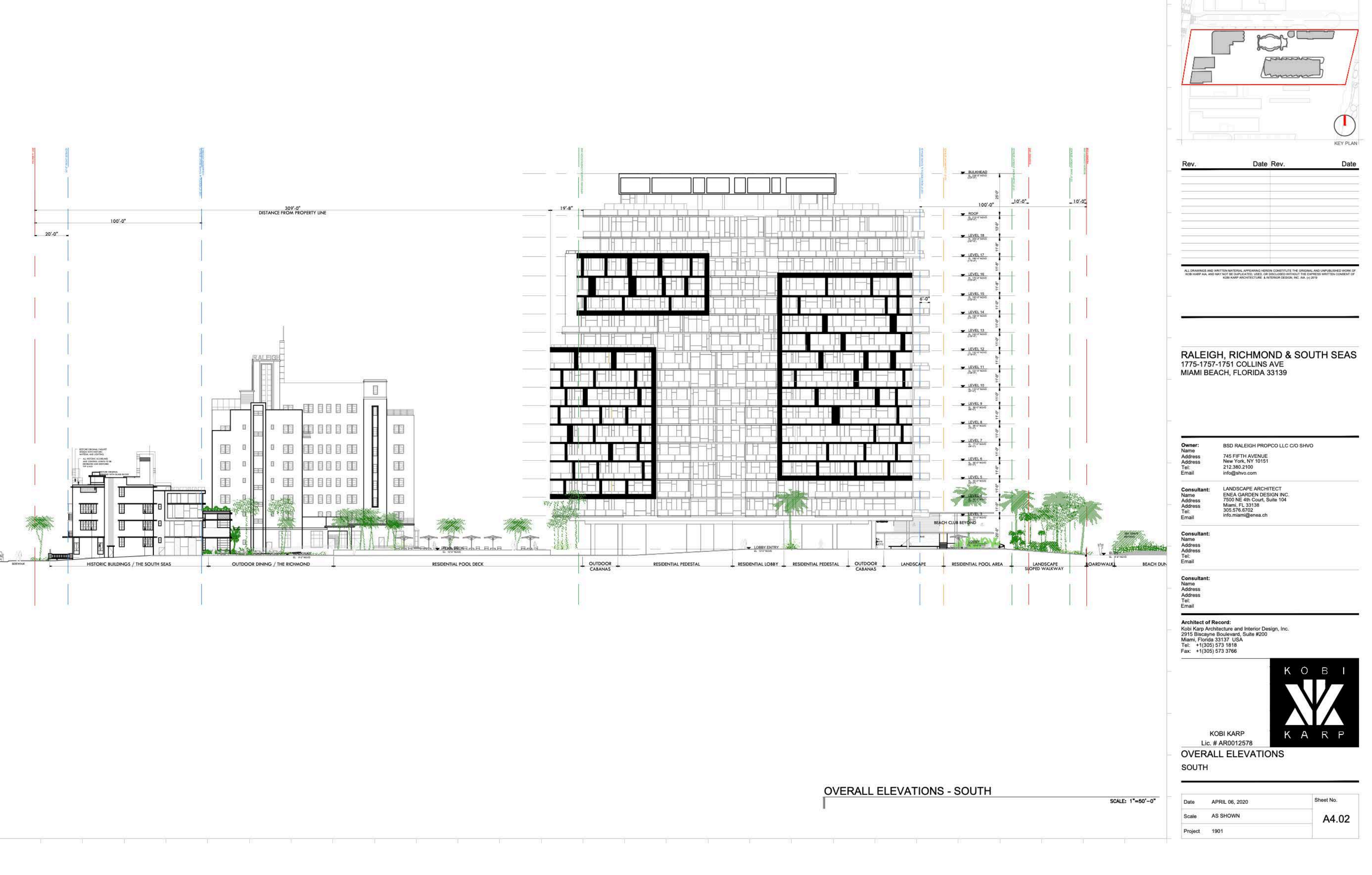
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OVERALL ELEVATIONS
NORTH

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A4.01
Project	1901	

OVERALL ELEVATIONS - NORTH
SCALE: 1"=50'-0"



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OVERALL ELEVATIONS
SOUTH

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Project	1901	

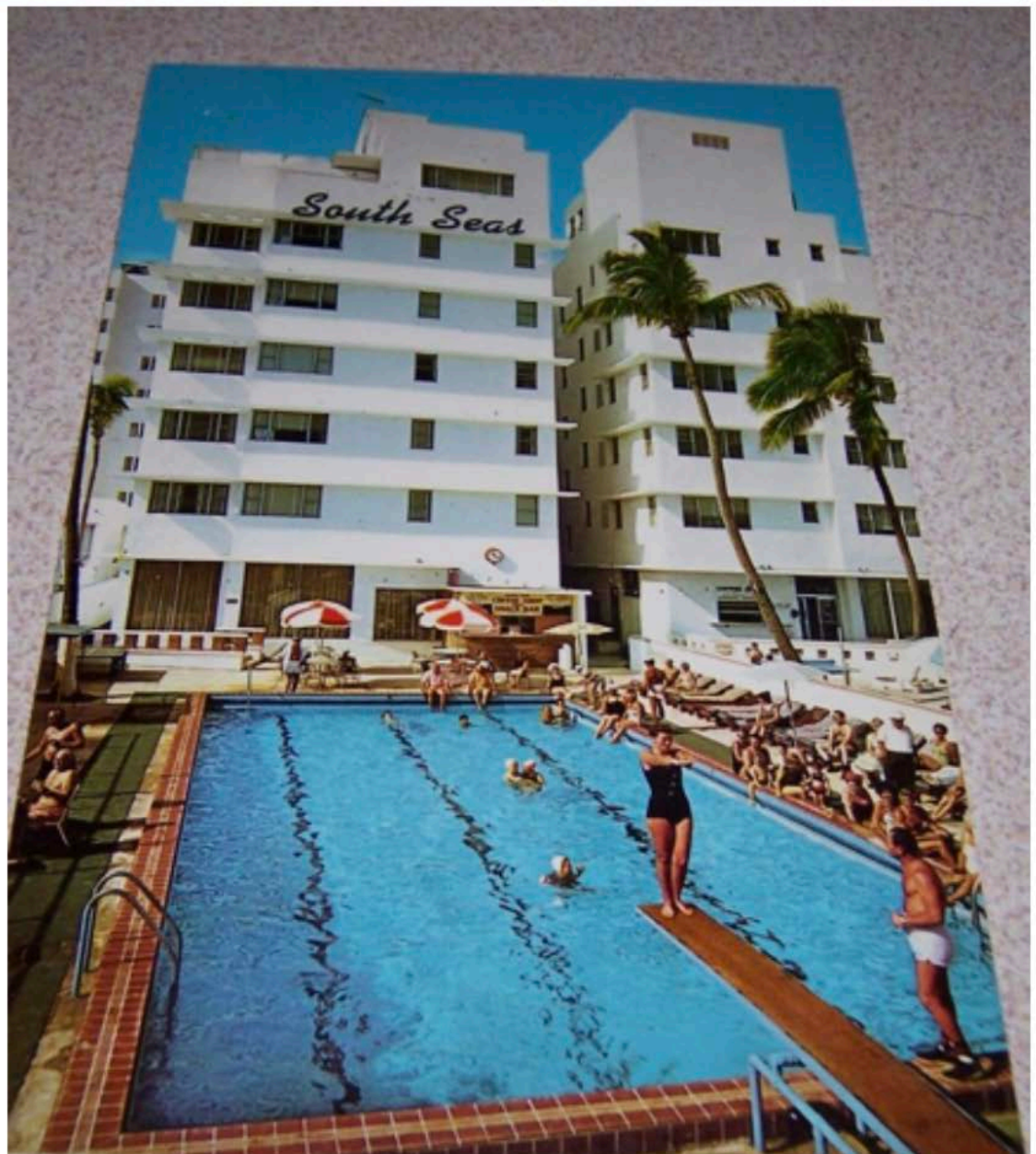
OVERALL ELEVATIONS - SOUTH

SCALE: 1"=50'-0"



TOP PHOTO: 2019 PHOTOGRAPH
SOUTH SEAS HOTEL POOL (10)

RIGHT: UNDATED PHOTO WITH REAR
ELEVATION SIGNAGE ON HISTORIC
POSTCARD. (11)



1 SOUTH SEAS- EAST ADDITION BY M. GROSSMAN



5 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



3 SOUTH SEAS- EAST TERRACE



6 SOUTH SEAS - POOL AREA

THE RICHMOND HOTEL
THE OCEAN AT 18TH STREET

MIAMI BEACH, FLORIDA



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940