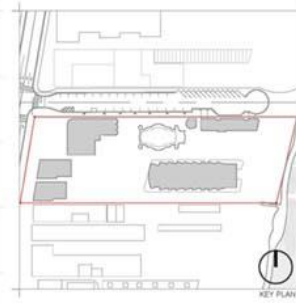


NOTES:
 1. NO OBSTRUCTIONS BETWEEN 7 AND 8' ABOVE GRADE ON CITY OF MIAMI BEACH SIGHT TRIANGLES AREAS; REFER TO CIVIL PLANS



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		
REV 2 - HPB	06/15/2020		

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
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Tel: 305.576.6702
Email: info@shvo.com

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 2915 Biscayne Boulevard, Suite #200
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Tel: +1(305) 573 1818
Fax: +1(305) 573 3760

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.6702
Email: info.miam@enea.ch

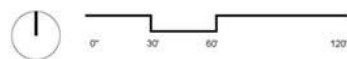
enea
 garden design
 Enea Garden Design Inc.
 7500 NE 4th Court, Suite 104
 Miami, Florida 33138, USA
 T+1 305.576.6702
 www.enea.ch | info.miam@enea.ch
 REG No. LC26000339
 SEAL:

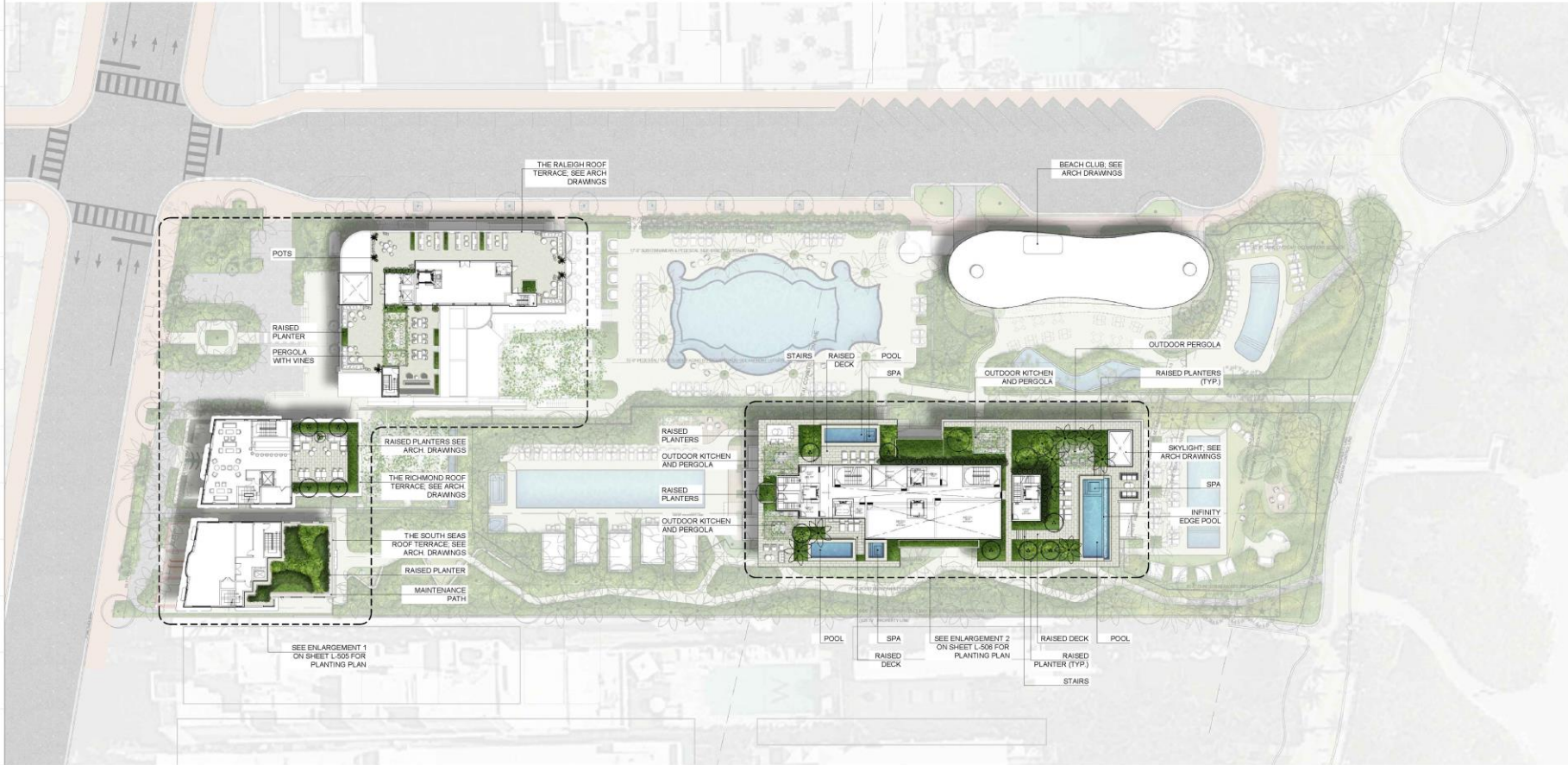
FOR THE
 FIRM:
 GERARDO JAVIER
 DELGADO
 R.L.A. 0001574

OVERALL RENDERED PLAN

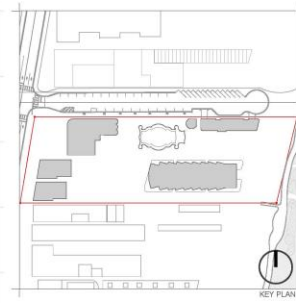
Date	June 15, 2020	Sheet No.
Scale	1" = 60'-0"	L-200
Project	MA20102	

PROPOSED RALEIGH, RICHMOND, SOUTH SEAS SITE PLAN





PROPOSED RALEIGH, RICHMOND, SOUTH SEAS ROOF PLAN



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		
REV 2 - HPB	06/15/2020		

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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 REG No. LC26000339
 SEAL:

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

OVERALL RENDERED ROOF PLAN

Date	June 15, 2020	Sheet No.
Scale	1" = 60' - 0"	L-206
Project	MA20102	



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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 Address: MIAMI, FL 33178
 Tel: 305 578 8792
 Email: info@mea.com

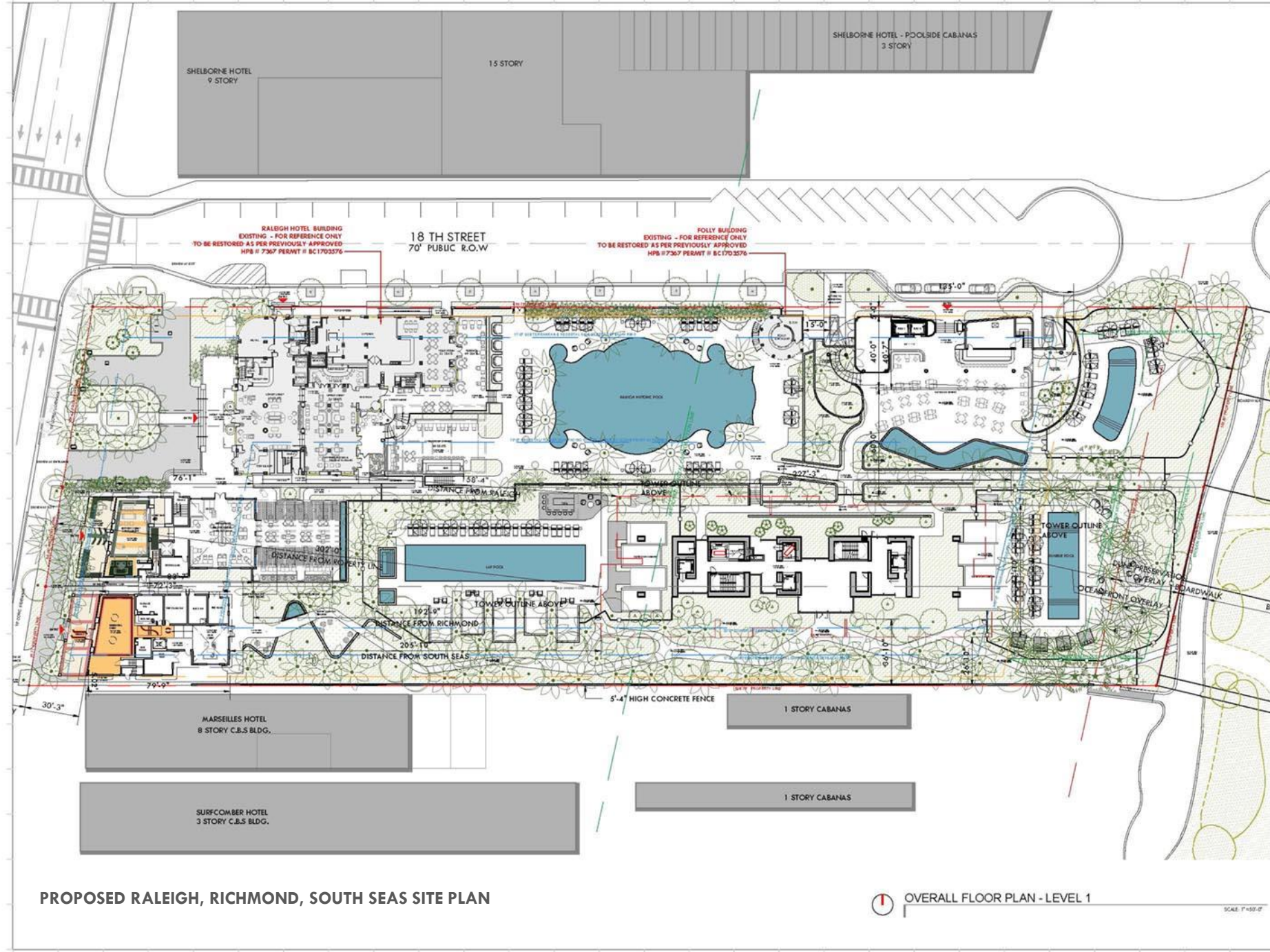
Consultant:
 Name:
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 Address:
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KOBI KARP
 Lic. # AR0012578

**OVERALL FLOOR PLAN
 LEVEL 1**

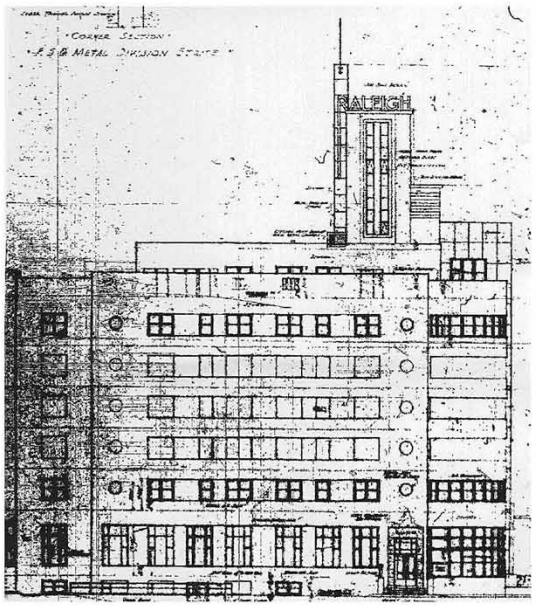
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Scale	AS SHOWN		
Project	1901		



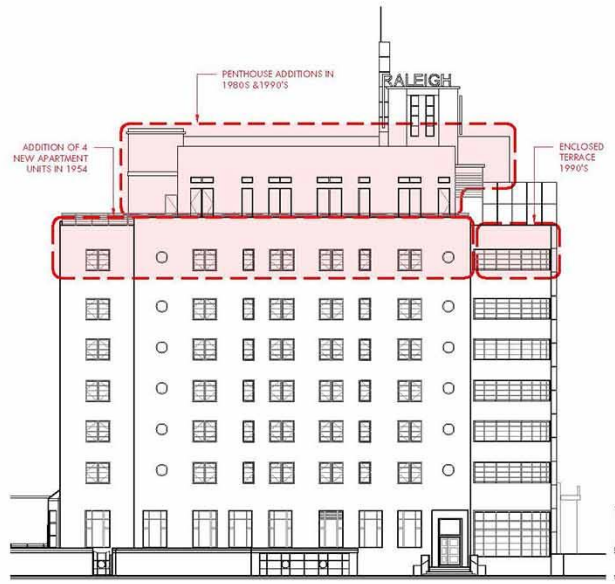
PROPOSED RALEIGH, RICHMOND, SOUTH SEAS SITE PLAN

OVERALL FLOOR PLAN - LEVEL 1

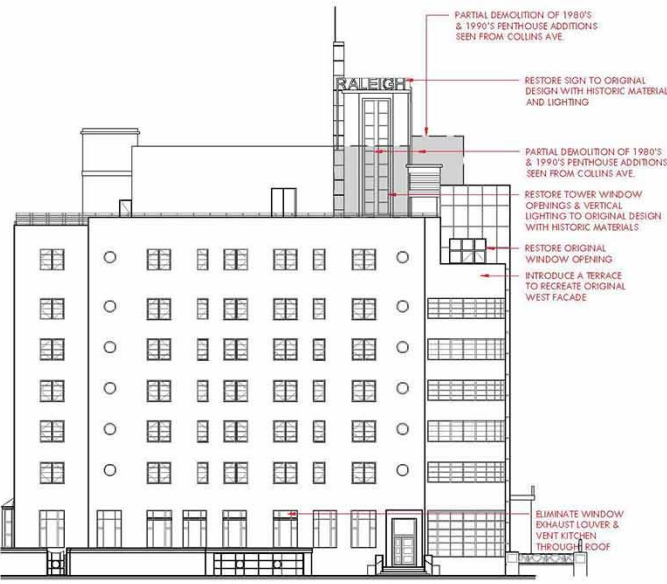
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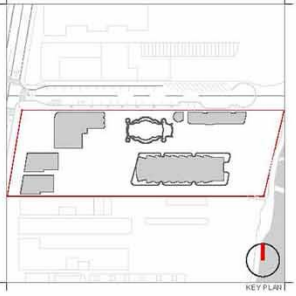
1 MICROFILM - 1940 ORIGINAL ELEVATION - NORTH
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
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**ELEVATIONS COMPARISON
THE RALEIGH**

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

PROPOSED REMOVAL OF ADDITIONS FROM ORIGINAL RALEIGH



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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Consultant:
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 Email:

Architect of Record:
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KOBI KARP
 Lic. # AR0012578
DEMOLITION
THE RALEIGH

Date	APRIL 08, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.11
Project	1001		

MODIFICATION TO PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

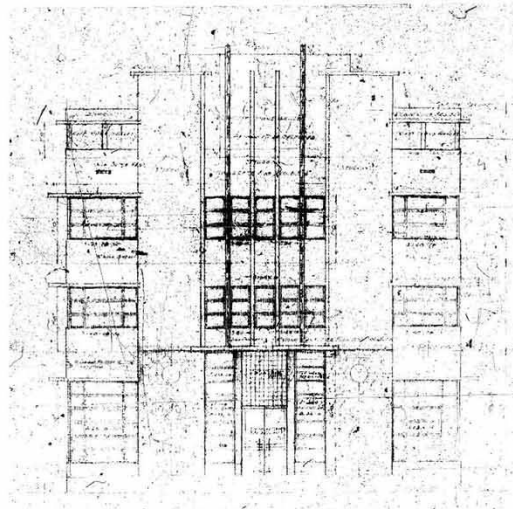
PROPOSED REMOVAL OF ADDITIONS FROM ORIGINAL RALEIGH

DEMO ELEVATION - WEST
 SCALE 1/16"= 1'-0"

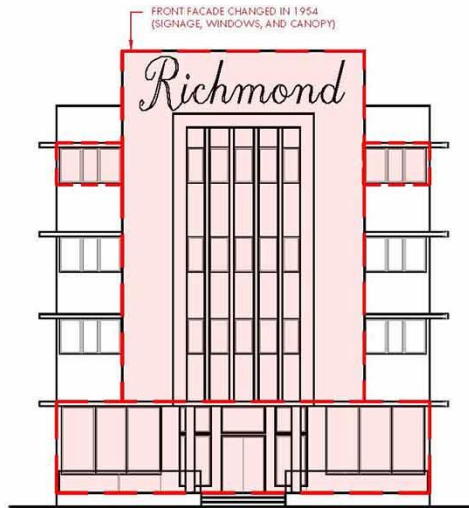
DEMOLITION LEGEND	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	EXISTING EXTERIOR WALL TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	PREVIOUSLY APPROVED DEMOLITION
	NEW REQUEST DEMOLITION

1	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.
2	REMOVE EXISTING STOREFRONT, WINDOWS AND FRAMES. REPLACE WITH NEW IMPACT RESISTANT TO MATCH HISTORIC WINDOWS. ALL GLAZING, COLORS, MULLIONS AND PROFILES TO MATCH HISTORIC.
3	EXISTING WINDOW OR DOOR TO BE REMOVED
4	REMOVE PORTION OF WALL. TO BE RE-CONSTRUCTED TO MATCH HISTORIC.
5	REMOVE NON HISTORIC CANOPY/COLUMNS AND RAILING. TO BE RE-CONSTRUCTED TO MATCH HISTORIC.

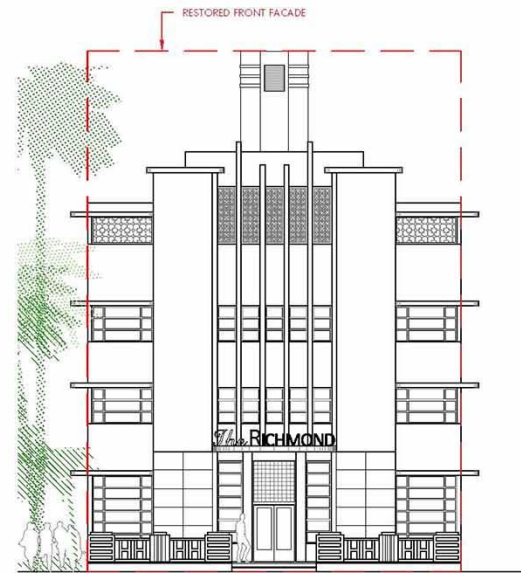
DEMOLITION GENERAL NOTES	
1-	DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
2-	ALL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



1 MICROFILM - 1940 ORIGINAL ELEVATION - WEST
LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"

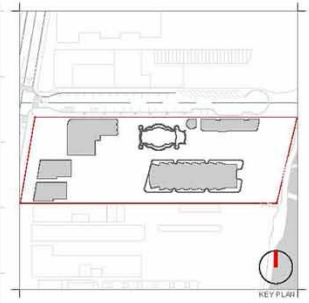


2 EXISTING ELEVATION - WEST SCALE: 1/16" = 1'-0"



3 PROPOSED ELEVATION - WEST SCALE: 1/16" = 1'-0"

PROPOSED RESTORED RICHMOND FAÇADE



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
MIAMI BEACH, FLORIDA 33139

Owner:
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Email: info.miam@esga.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

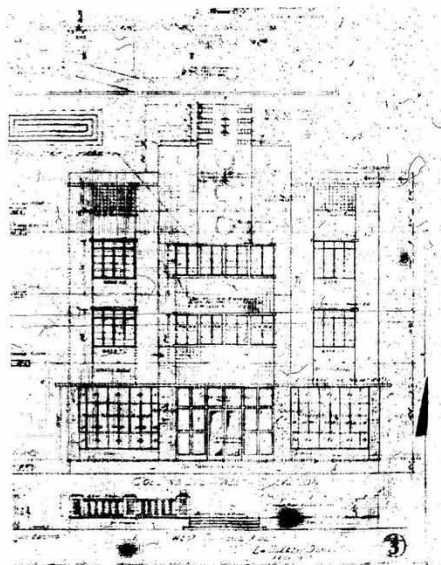
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #208
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3786

KOBI KARP
Lic. # AR0012578

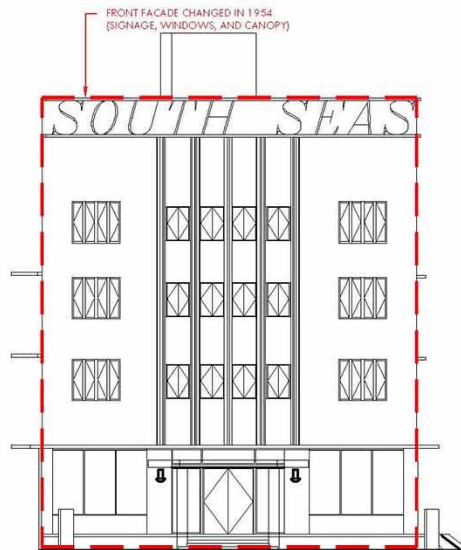


ELEVATIONS COMPARISON
THE RICHMOND

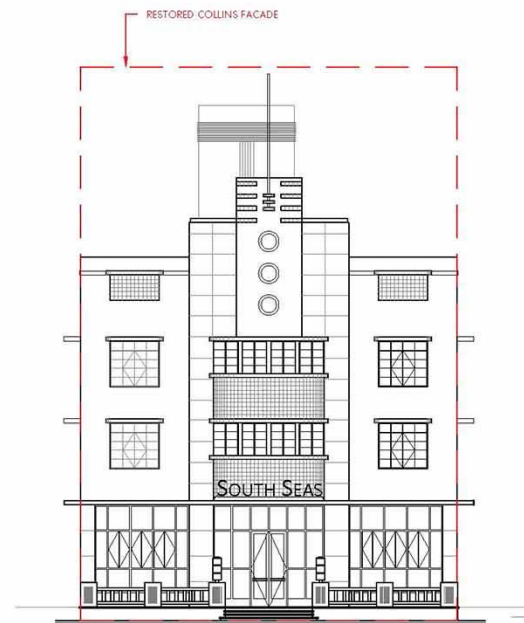
Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B2-A1.03
Project	1901	



1 MICROFILM - 1940 ORIGINAL ELEVATION - WEST
LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"

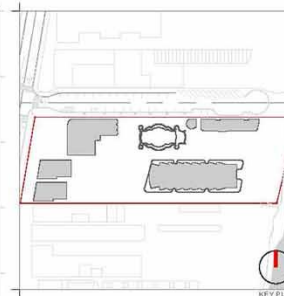


2 EXISTING ELEVATION - WEST SCALE: 1/16" = 1'-0"



3 PROPOSED ELEVATION - WEST SCALE: 1/16" = 1'-0"

PROPOSED RESTORED SOUTH SEAS FAÇADE



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
MIAMI BEACH, FLORIDA 33139

Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
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Consultant:
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Architect of Record:
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ELEVATIONS COMPARISON
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B3-A1.03
Project	1901	



1 HISTORIC TERRAZO FLOORING



2 HISTORIC TERRAZO FLOORING



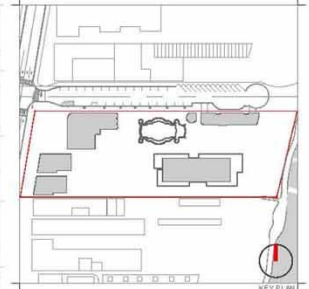
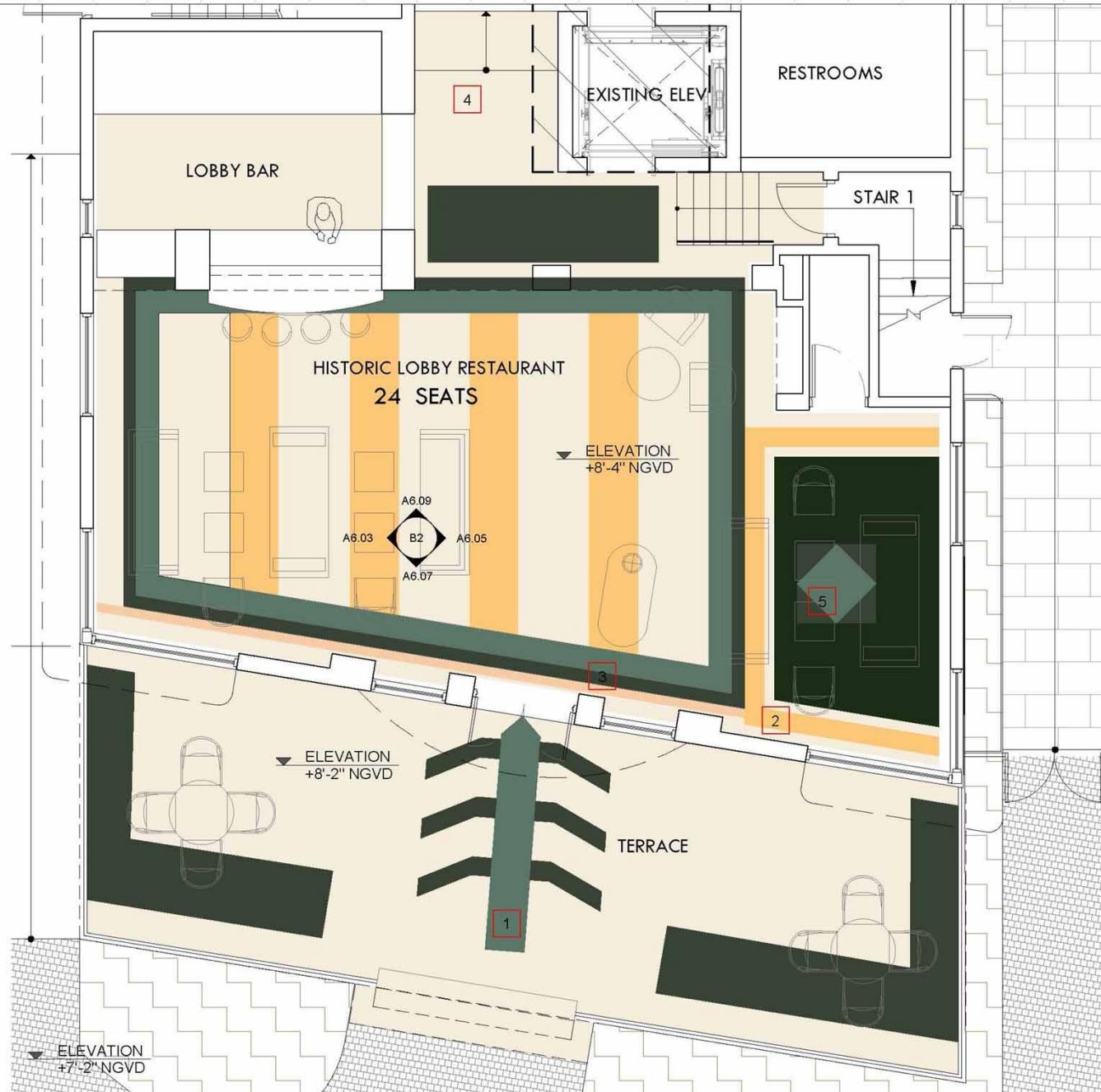
3 HISTORIC TERRAZO FLOORING



4 HISTORIC TERRAZO FLOORING



5 HISTORIC TERRAZO FLOORING



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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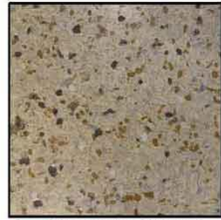


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 Lic. # AR0012578

HISTORIC LOBBY
THE RICHMOND

Date	JUNE 15, 2020	Sheet No.	B2-A6.02
Scale	AS SHOWN		
Project	1901		

PROPOSED FLOOR PLAN - ENLARGED
 SCALE: 3/16"=1'-0"



1 HISTORIC TERRAZO FLOORING



2 HISTORIC TERRAZO FLOORING



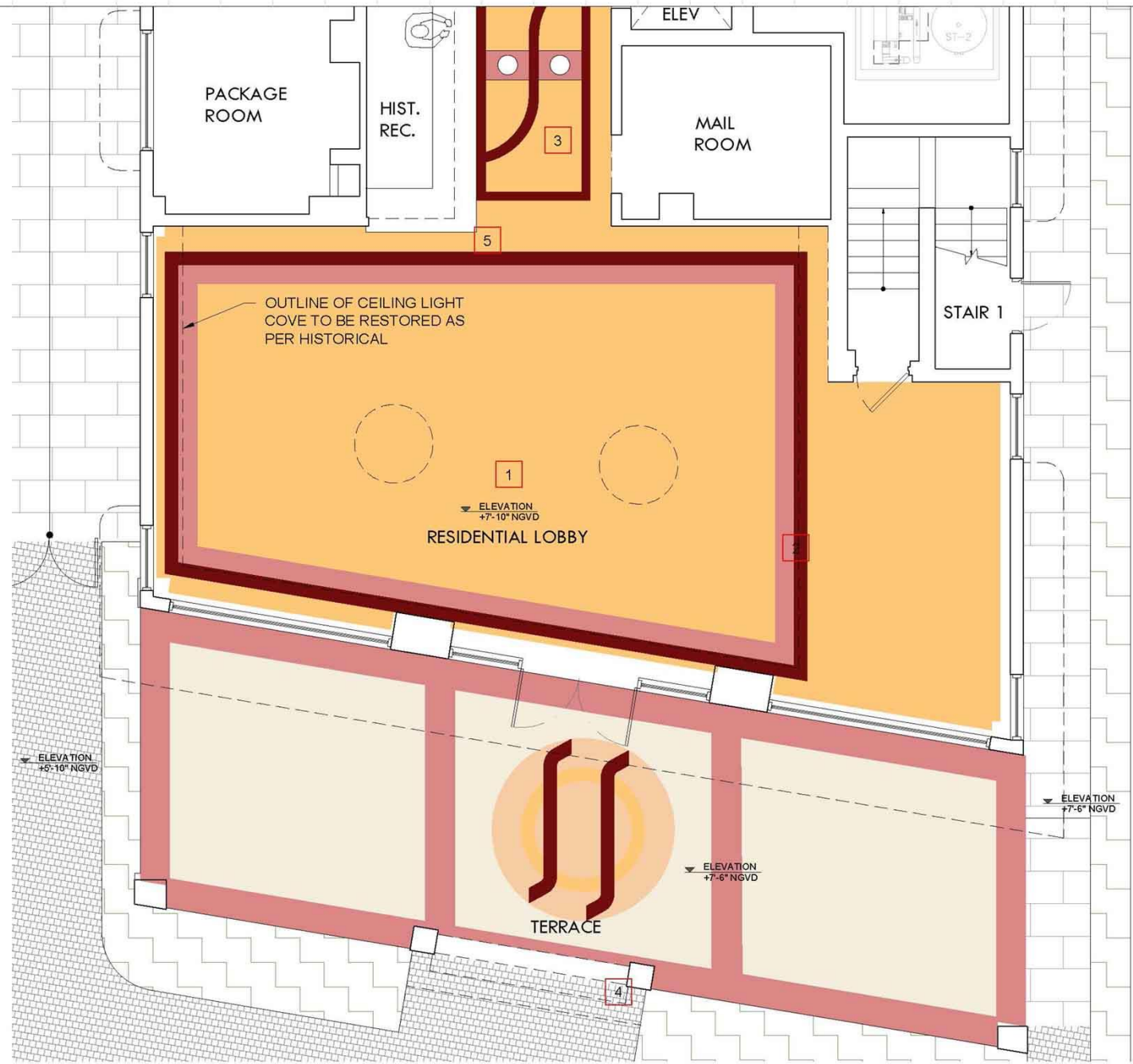
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4 HISTORIC TERRAZO FLOORING



5 HISTORIC TERRAZO FLOORING



Rev.	Date	Rev	Date

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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 Name:
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 Email:

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 Address:
 Address:
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 Email:

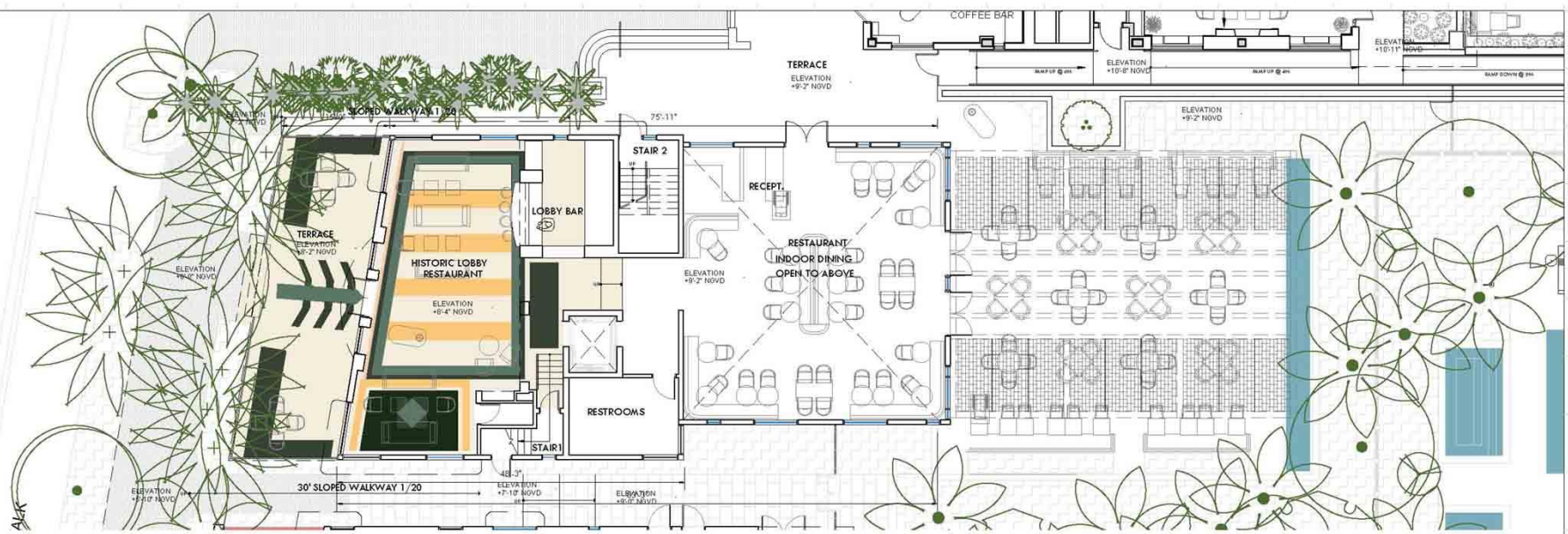
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
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 Fax: +1(305) 573 3788



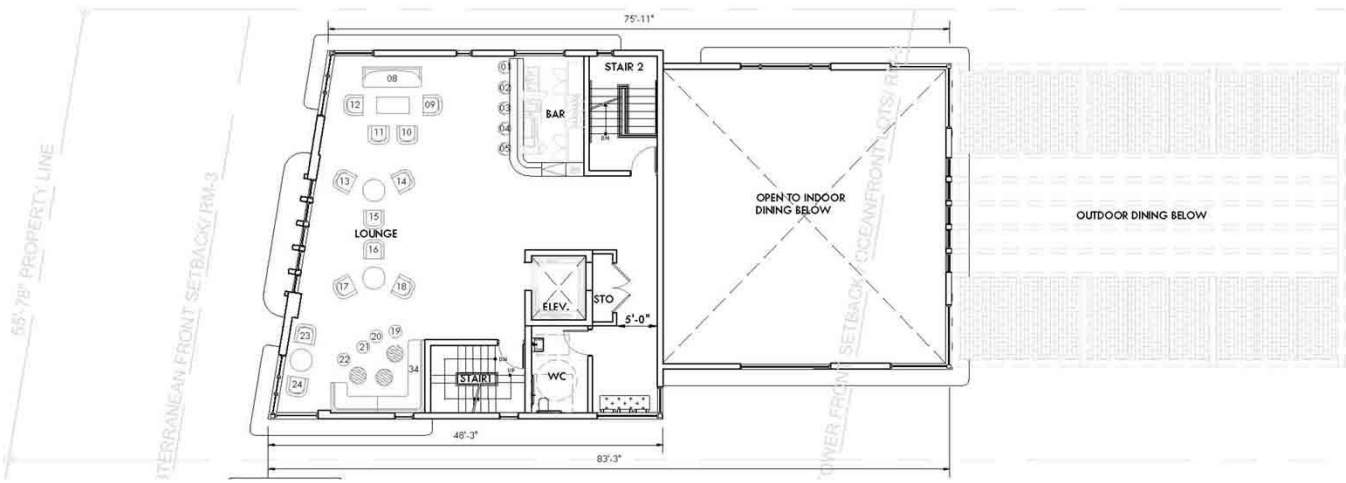
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 Lic. # AR0012578

HISTORIC LOBBY
THE SOUTH SEAS

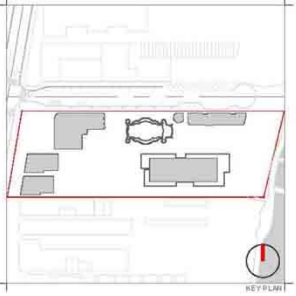
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Scale: AS SHOWN	B3-A6.02
Project: 1901	



FLOOR PLAN - LEVEL 1
SCALE: 1/16"=1'-0"



FLOOR PLAN - LEVEL 2
SCALE: 1/16"=1'-0"



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
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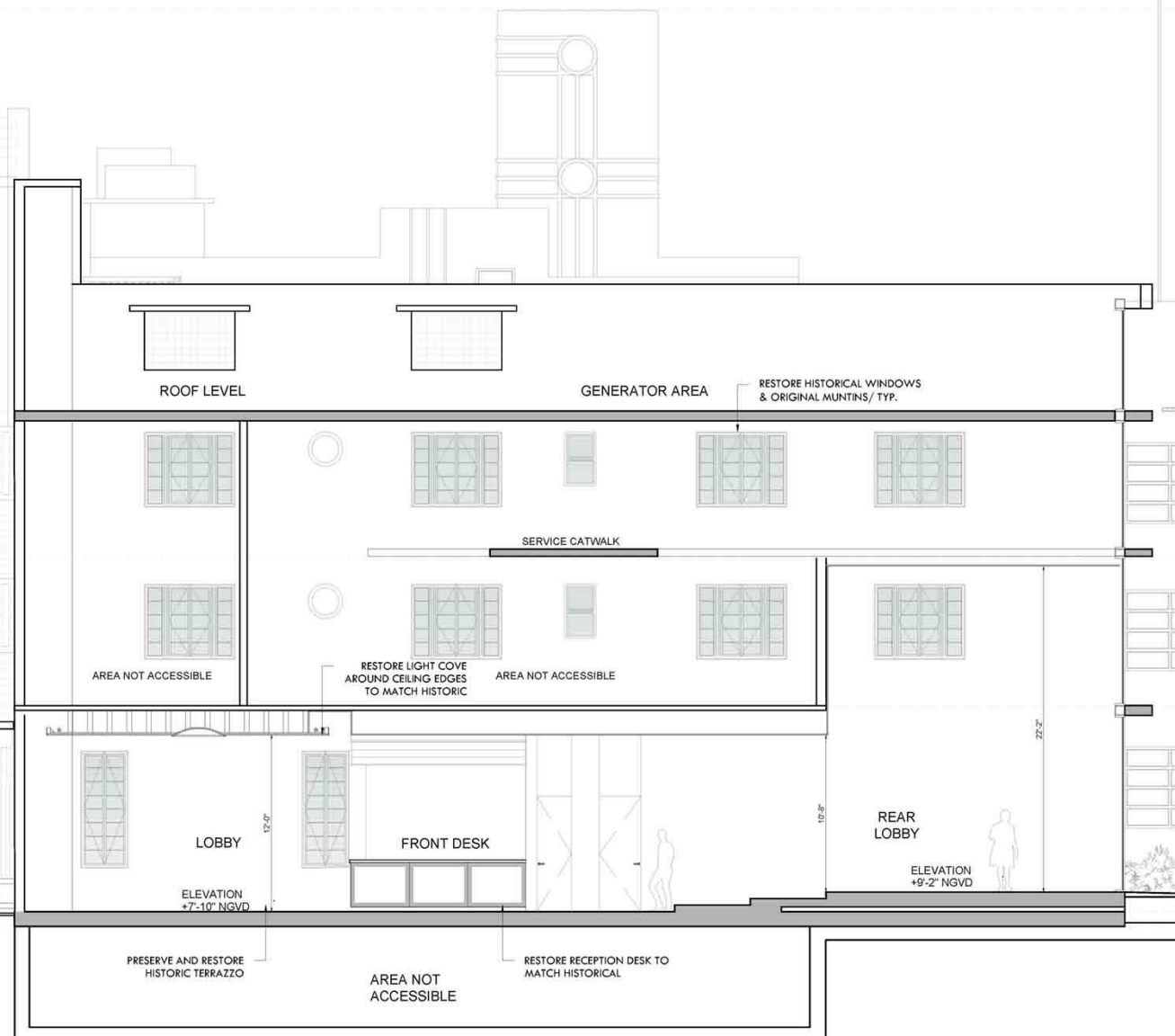
KOBI KARP
Lic. # AR0012578
FLOOR PLANS
THE RICHMOND

Date	JUNE 15, 2020	Sheet No.
Scale	AS SHOWN	B2-A3.00
Project	1901	

T.O. MACHINE RM. ROOF
 61'-11"
 27'-3"
 ROOF
 24'-8"
 LEVEL 03
 24'-8"
 LEVEL 02
 14'-8"
 LEVEL 01- LOBBY
 1'-0" (7'-10" NGVD)
 GRADE
 0'-0" (6'-10" NGVD)

TOTAL BUILDING HEIGHT
61'-3"

HISTORIC BUILDING HEIGHT
34'-0"



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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 Fax: +1(305) 573 3768



KOB I KARP
 Lic. # AR0012578
EAST - WEST SECTION
 THE SOUTH SEAS

EAST-WEST SECTION
 SCALE: 1/8"=1'-0"

Date	JUNE 15, 2020	Sheet No.	B3-A5.00
Scale	AS SHOWN		
Project	1901		



THE RALEIGH MASTERPLAN - MIAMI BEACH **COLLINS AVE LOOKING NORTH-EAST TOWARDS MARSEILLES, RICHMOND AND SOUTH SEAS RESTORED TO ORIGINAL DESIGN**

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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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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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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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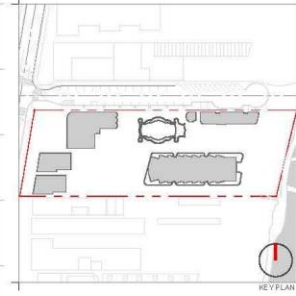
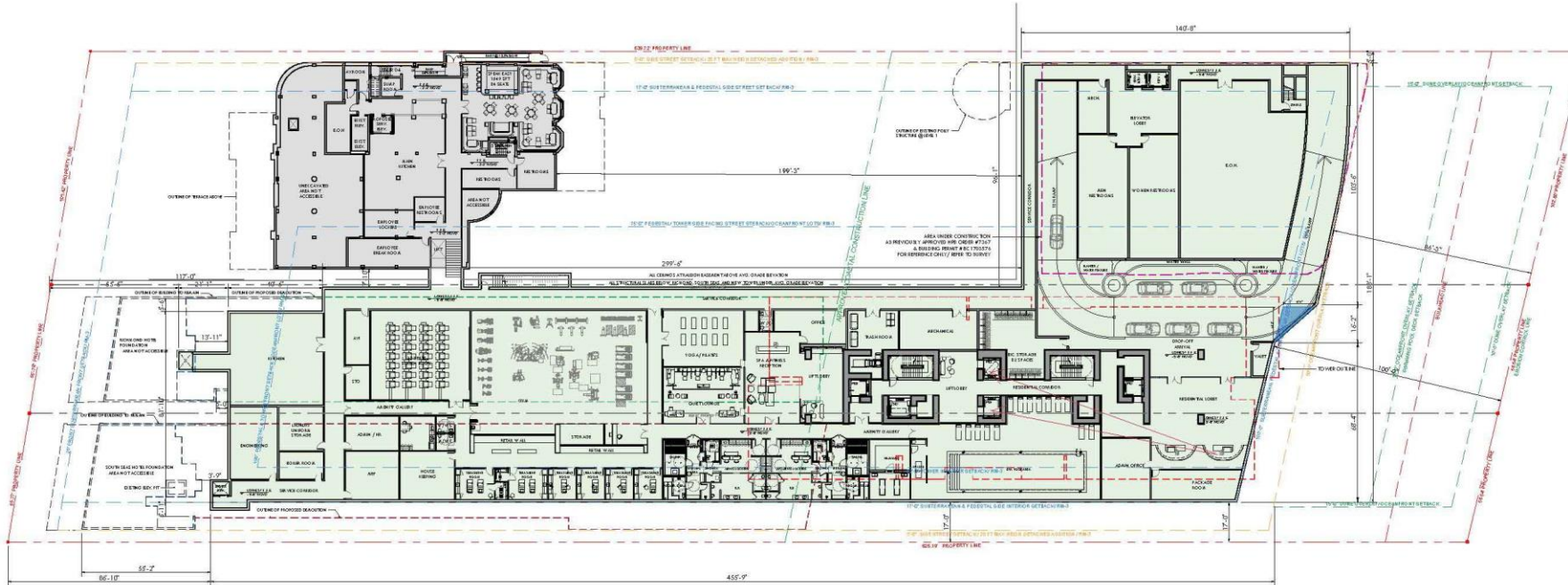


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VARIANCES REQUIRED

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



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

Owner: BSD RALEIGH PROPCO LLC CO SHVO
 Name: BSD RALEIGH PROPCO LLC CO SHVO
 Address: 745 FIFTH AVENUE
 New York, NY 10022
 Tel: 212 380 2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
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 Address: 1500 NE 4TH AVE, SUITE 104
 Miami, FL 33138
 Tel: 305 576 6702
 Email: info.miami@erea.ch

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2015 Biscayne Boulevard, Suite #300
 Miami, Florida 33137 USA
 Tel: +1 (305) 573 1818
 Fax: +1 (305) 573 2768



KOBI KARP
 Lic. # AR0012578
OVERALL FLOOR PLAN
 LEVEL 0

- 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"=50'-0"

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

