



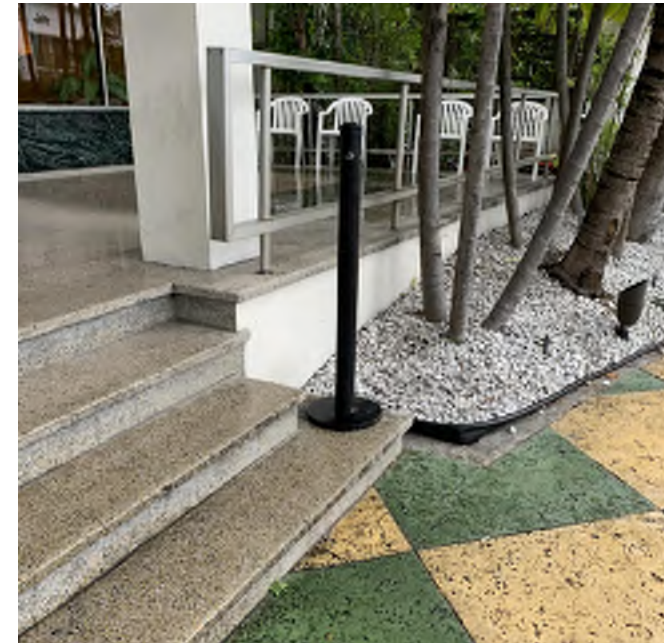
1 THE RICHMOND - WEST FACADE



2 THE RICHMOND - FRONT TERRACE



3 THE RICHMOND - NONHISTORICAL DRIVEWAY



4 THE RICHMOND - NONHISTORICAL BALUSTRADE



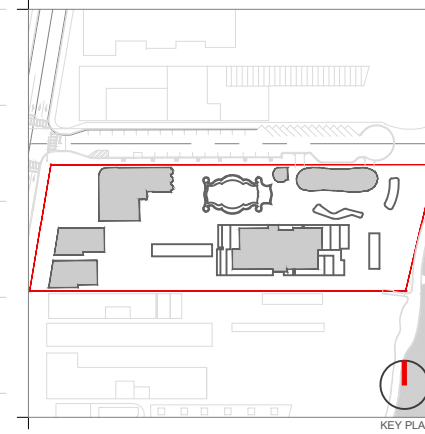
5 THE RICHMOND - FRONT TERRACE



6 THE RICHMOND - FRONT TERRACE HISTORIC TERRAZZO



7 THE RICHMOND - FRONT TERRACE DETAIL



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1 THE RICHMOND - NORTH FACADE



2 THE RICHMOND - SOUTH FACADE ORIGINAL WOOD WINDOW



5 THE RICHMOND - SOUTH FACADE ORIGINAL WOOD WINDOW



3 THE RICHMOND - EAST FACADE



4 THE RICHMOND & SOUTH SEAS BREEZEWAY VIEW FROM COLLINS



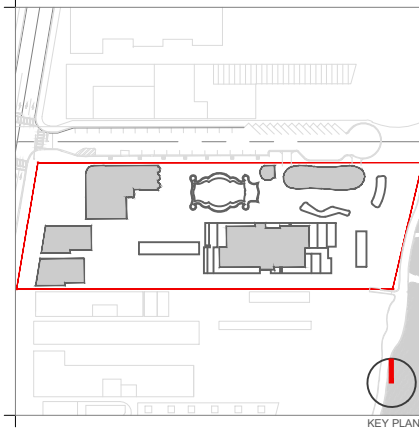
6 THE RICHMOND - EAST TERRACE



7 THE RICHMOND & SOUTH SEAS BREEZEWAY VIEW FROM EAST



8 THE RICHMOND - SOUTH WINDOW AT LOBBY



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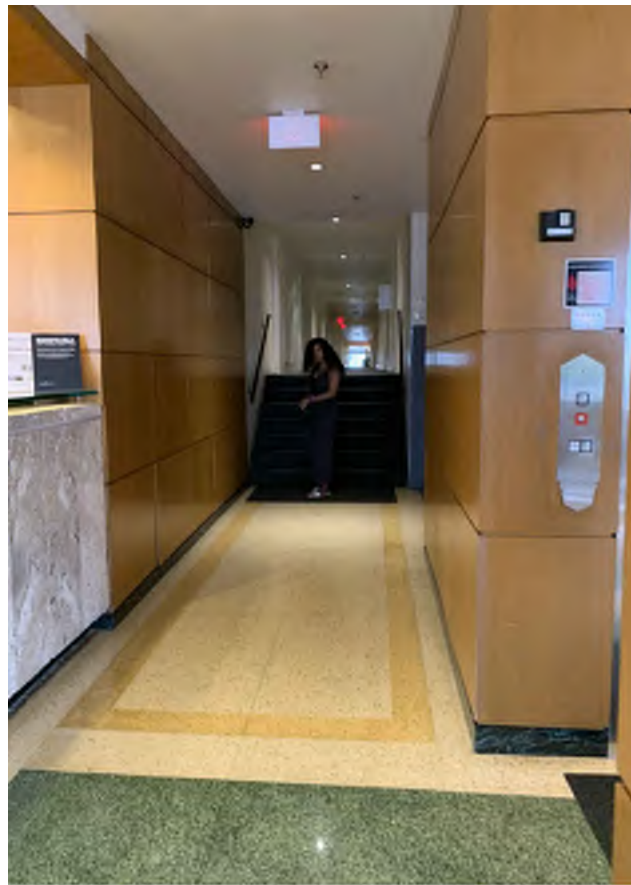
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Date	AUGUST 17, 2020	Sheet No.	A0.50
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1 THE RICHMOND - LEVEL 1 CORRIDOR



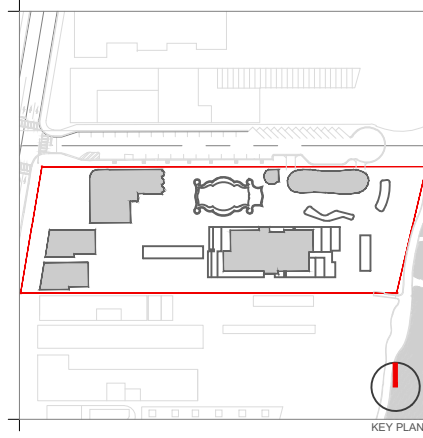
2 THE RICHMOND - WALL SCONCE DETAIL



3 THE RICHMOND - ELEVATOR FLOOR INDICATOR DETAIL



4 THE RICHMOND - NICHE DETAIL



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5 THE RICHMOND - LOBBY & RECEPTION DESK

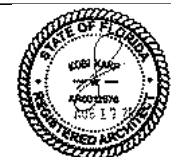
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1 THE RICHMOND - LOBBY ORIGINAL STAIRS



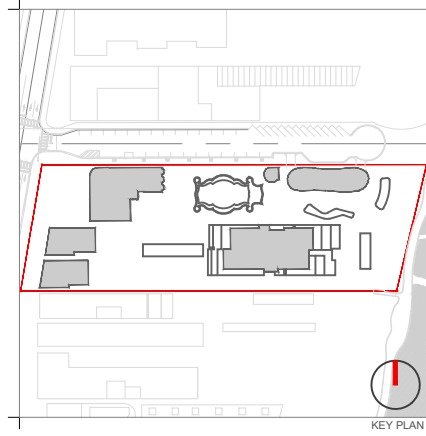
2 THE RICHMOND - LOBBY NONHISTORICAL WALL PANELING



3 THE RICHMOND - LOBBY ORIGINAL TERRAZZO STAIRS



4 THE RICHMOND - LOBBY TERRAZZO



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5 THE RICHMOND - LOBBY & FRONT ENTRANCE

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1 THE RICHMOND - REAR LOBBY



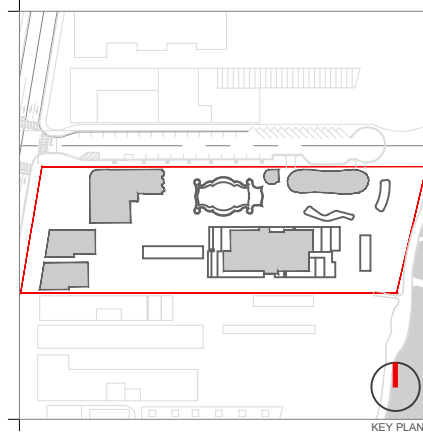
2 THE RICHMOND - REAR LOBBY / BAR LOUNGE



3 THE RICHMOND - REAR LOBBY



4 THE RICHMOND - REAR LOBBY / BAR LOUNGE



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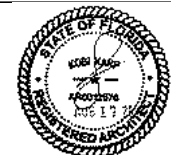
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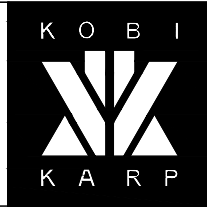
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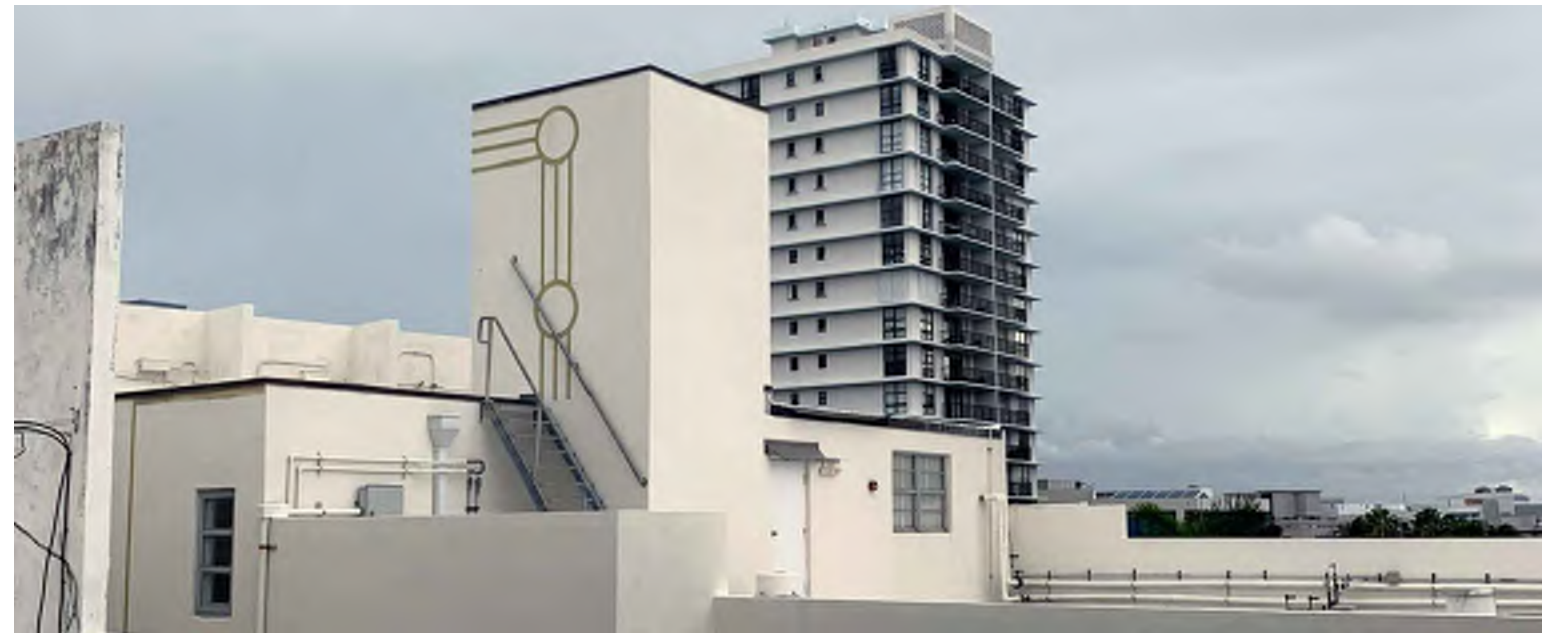


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1 THE RICHMOND - ELEVATOR BULKHEAD WITH ORIGINAL DECORATIVE RELIEF

2 THE RICHMOND - ELEVATOR BULKHEAD



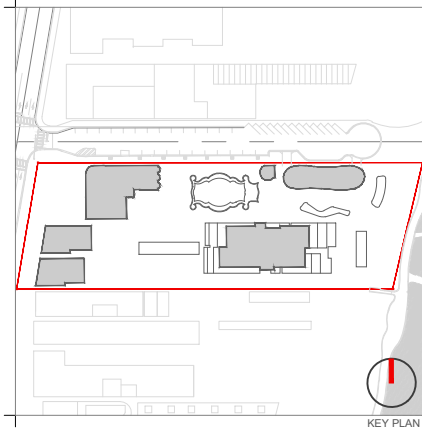
3 THE RICHMOND - EAST PENTHOUSE ADDITION BY GROSSMAN

4 THE RICHMOND & SOUTH SEAS

5 THE RICHMOND & SOUTH SEAS- EAST PENTHOUSE ADDITION BY GROSSMAN



6 THE RICHMOND & SOUTH SEAS- EAST PENTHOUSE ADDITION BY GROSSMAN



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3 THE SOUTH SEAS - WEST FACADE



1 THE SOUTH SEAS - FRONT ENTRANCE



2 THE SOUTH SEAS - FRONT TERRACE



4 THE SOUTH SEAS - FRONT TERRACE TERRAZZO



5 THE SOUTH SEAS - FRONT TERRACE



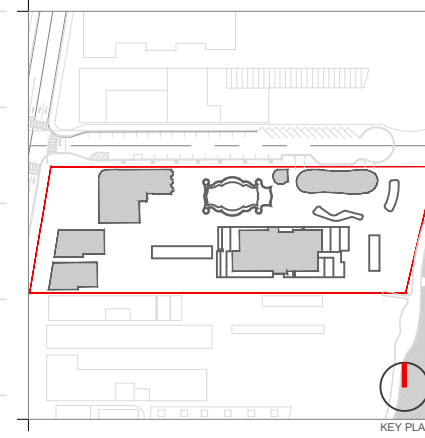
6 THE SOUTH SEAS - NONHISTORICAL CANOPY



7 THE SOUTH SEAS - NONHISTORICAL CANOPY



8 THE SOUTH SEAS - FRONT TERRACE NONHISTORICAL RAILING



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1 WALKWAY BETWEEN RICHMOND & SOUTH SEAS VIEW TOWARD EAST



2 WALKWAY BETWEEN RICHMOND & SOUTH SEAS VIEW TOWARD WEST



3 WALKWAY BETWEEN RICHMOND & SOUTH SEAS VIEW TOWARD WEST



4 WALKWAY BETWEEN SOUTH SEAS & MARSEILLES HOTEL VIEW TOWARD EAST



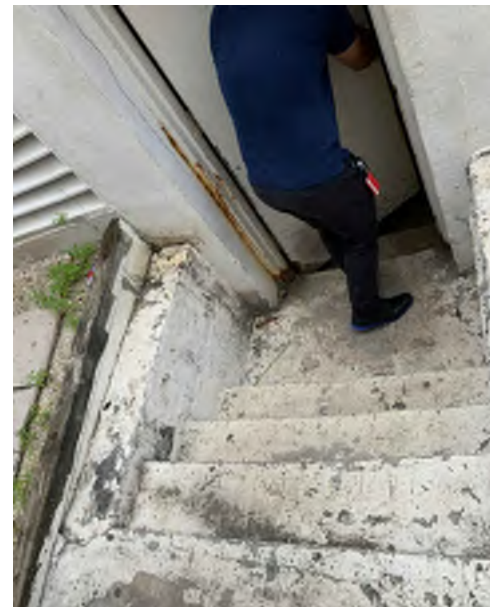
5 WALKWAY BETWEEN SOUTH SEAS & MARSEILLES HOTEL VIEW TOWARD WEST



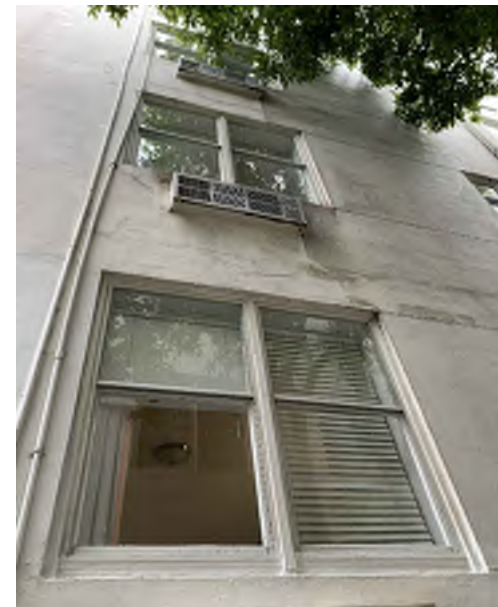
6 WALKWAY BETWEEN SOUTH SEAS & MARSEILLES HOTEL VIEW TOWARD EAST



7 THE SOUTH SEAS - FIRE PUMP ROOM



8 THE SOUTH SEAS - BASEMENT ENTRANCE



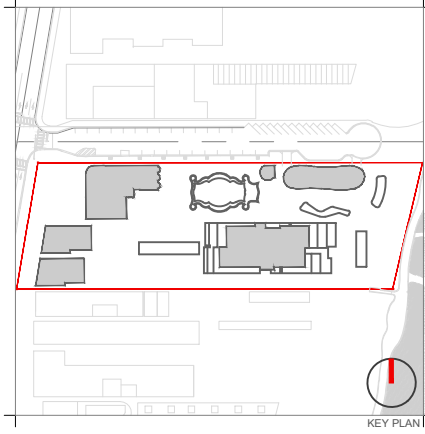
9 THE SOUTH SEAS - WINDOW DETAIL



10 THE SOUTH SEAS - WINDOW DETAIL



11 THE SOUTH SEAS - WINDOW DETAIL



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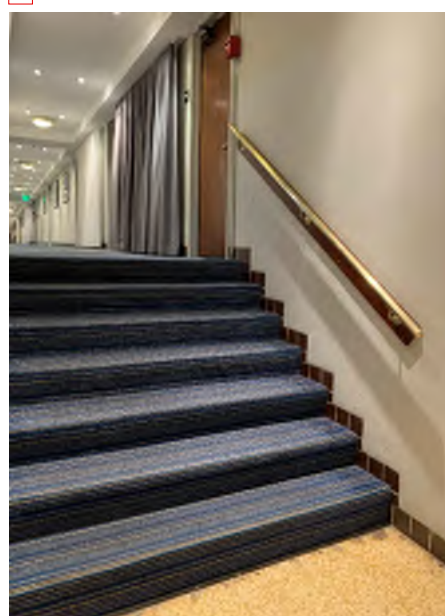
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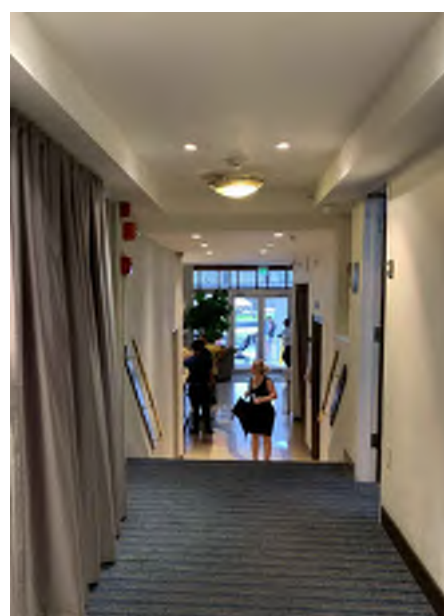
3 SOUTH SEAS- LOBBY



4 SOUTH SEAS-EAST ADDITION



5 THE SOUTH SEAS - STAIRS AT LOBBY



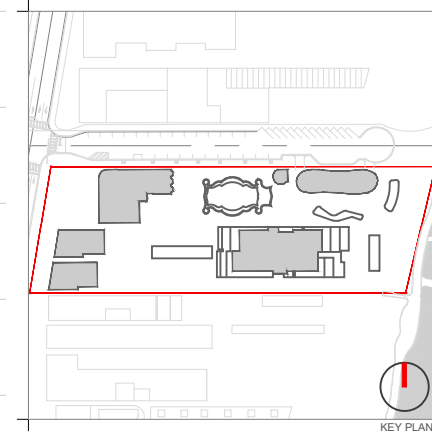
6 THE SOUTH SEAS - CORRIDOR



7 THE SOUTH SEAS - EAST ADDITION BY GROSSMAN



8 THE SOUTH SEAS - EAST ADDITION BY GROSSMAN



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1 SOUTH SEAS- LOBBY NORTH WALL



2 SOUTH SEAS- LOBBY



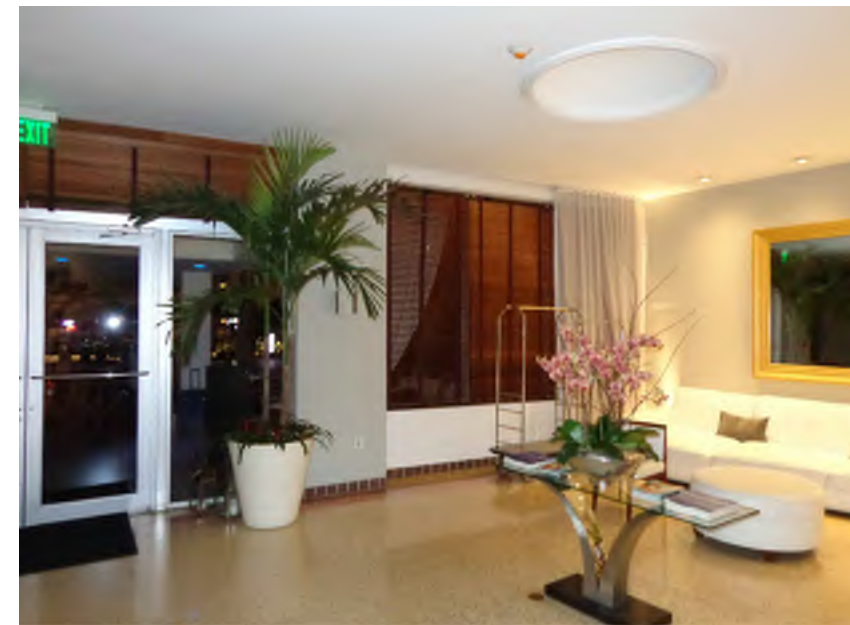
3 SOUTH SEAS-RECEPTION DESK



4 SOUTH SEAS- LOBBY SOUTH WALL



5 SOUTH SEAS-LOBBY FRONT ENTRANCE



6 SOUTH SEAS-FRONT ENTRANCE



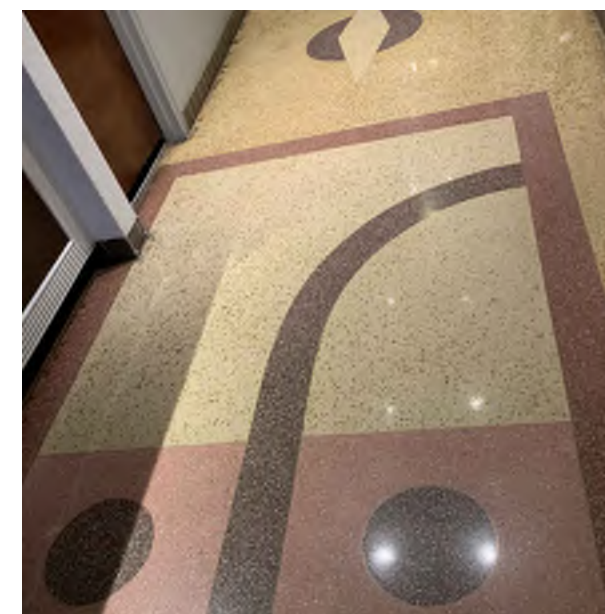
7 THE SOUTH SEAS - SOFFIT DETAIL



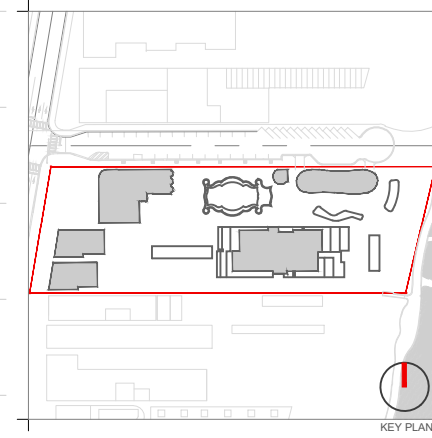
8 THE SOUTH SEAS - FRONT DESK MOLDING DETAIL



9 THE SOUTH SEAS - HISTORIC LIGHT COVE DETAIL



10 THE SOUTH SEAS - LOBBY TERRAZZO



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1 SOUTH SEAS- REAR LOBBY SOUTHWEST VIEW



2 SOUTH SEAS-REAR LOBBY WEST VIEW



3 SOUTH SEAS-REAR LOBBY EAST VIEW



4 SOUTH SEAS-REAR LOBBY NORTHEAST VIEW



5 SOUTH SEAS-REAR LOBBY EAST VIEW



6 SOUTH SEAS-REAR LOBBY SOUTH VIEW



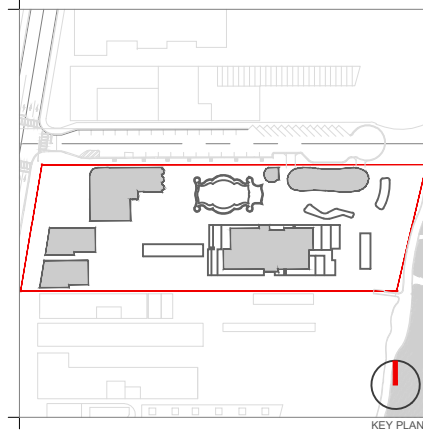
7 SOUTH SEAS-TERRACE NORTHWEST VIEW



8 SOUTH SEAS-TERRACE WEST VIEW



9 SOUTH SEAS-TERRACE SOUTHEAST VIEW



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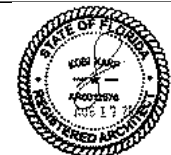
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 THE SOUTH SEAS

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1 SOUTH SEAS- EAST ADDITION BY M. GROSSMAN



2 SOUTH SEAS- EAST ADDITION BY M. GROSSMAN



5 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



3 SOUTH SEAS- EAST TERRACE



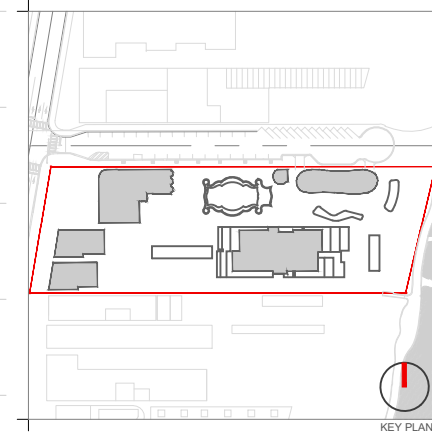
4 SOUTH SEAS- STORAGE



6 SOUTH SEAS - POOL AREA



7 SOUTH SEAS - CABANA ROOFTOP



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1 SOUTH SEAS- LEVEL FOUR ROOF



2 SOUTH SEAS- LEVEL FOUR ROOF



3 SOUTH SEAS- LEVEL FOUR ROOF STORAGE



4 SOUTH SEAS- LEVEL FOUR ROOF



5 SOUTH SEAS- LEVEL FOUR ROOF STORAGE



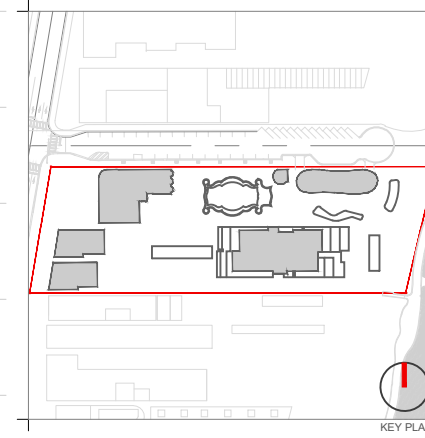
6 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



7 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



8 SOUTH SEAS - ELEVATOR BULKHEAD



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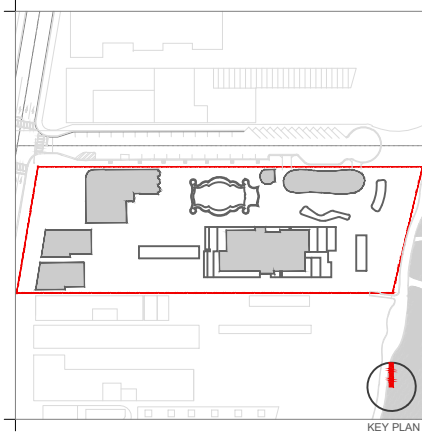
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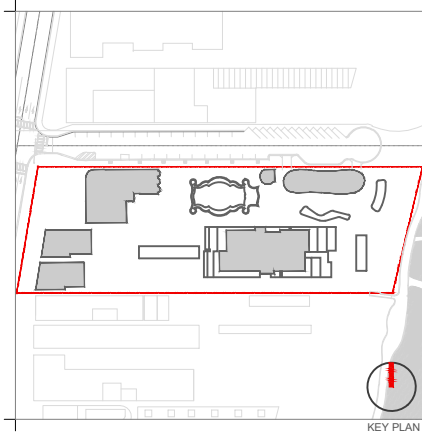
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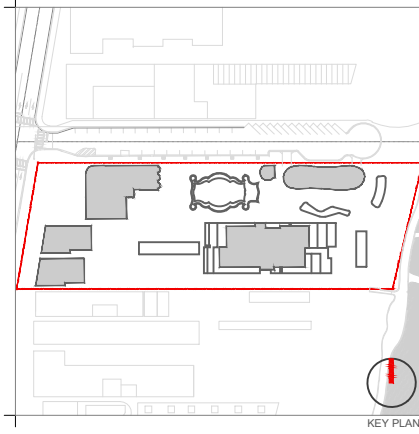
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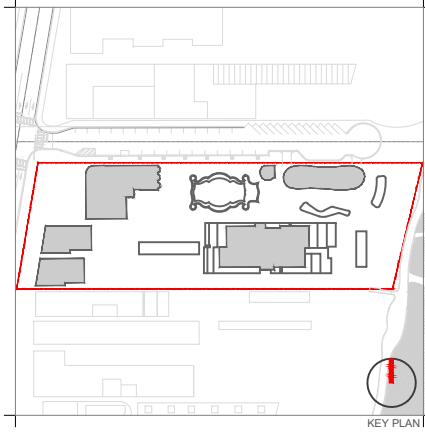
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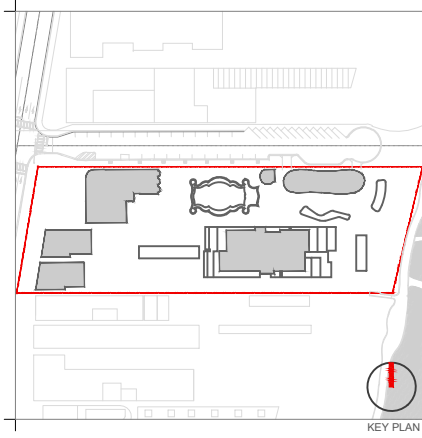
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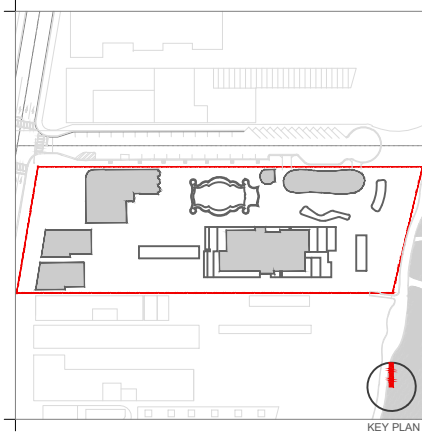
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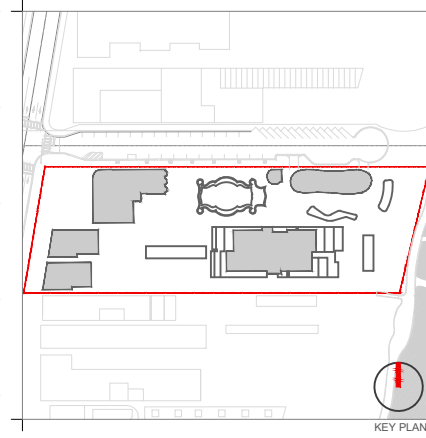
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 VIEW TOWARD HISTORIC RALEIGH POOL

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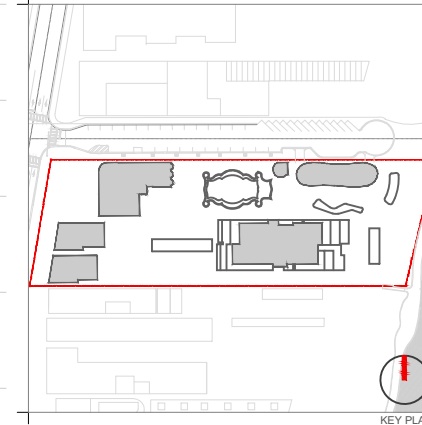
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 VIEW TOWARD HISTORIC RALEIGH POOL

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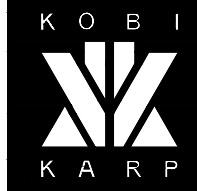
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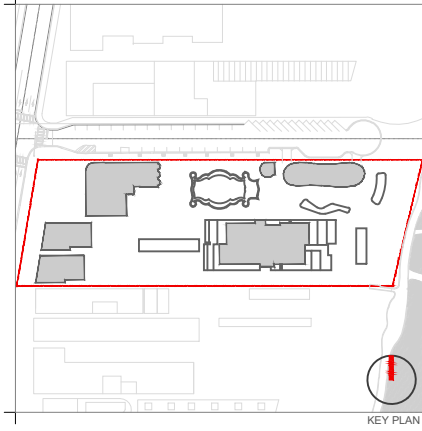
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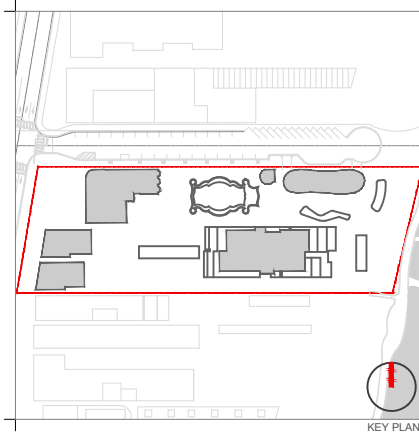
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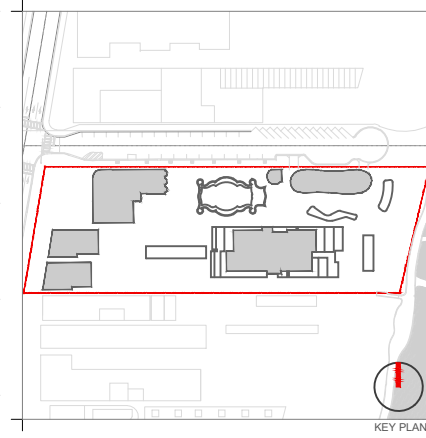
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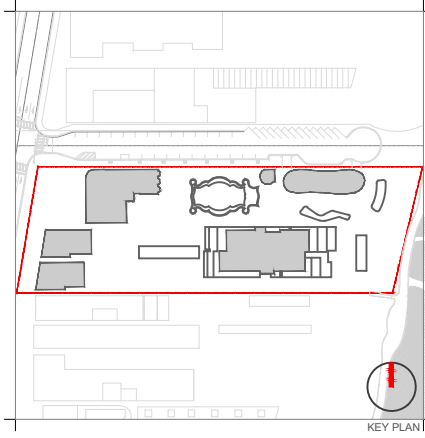
PROPOSED
BEACH CLUB

THE RALEIGH MASTERPLAN - MIAMI BEACH

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Date	AUGUST 17, 2020	Sheet No.	A0.81
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Project	1901		



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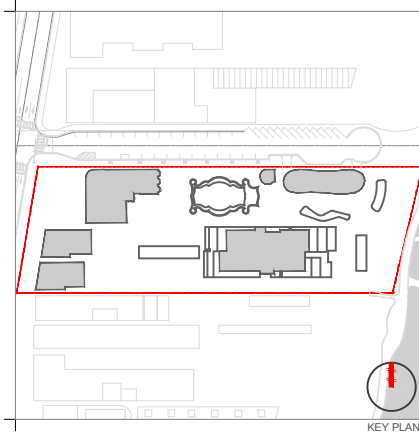
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PROPOSED
 RICHMOND HISTORIC LOBBY

Date	AUGUST 17, 2020	Sheet No.	A0.83
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THE RALEIGH MASTERPLAN - MIAMI BEACH

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PROPOSED
 SOUTH SEAS HISTORIC LOBBY

Date	AUGUST 17, 2020	Sheet No.	A0.84
Scale	AS SHOWN		
Project	1901		



The Raleigh master plan has been conceived with the goal of the adaptive re-use of both the Richmond and South Seas properties and respectfully enhancing the existing, iconic Raleigh hotel and the introduction of the new Raleigh Residences inspired by the historic Raleigh Hotel.

One of the fundamental aims of the project has been to maintain and indeed restore the Collins avenue presence of all three historic hotels to their original poise while honoring their individual unique design language created by Dixon. The historic setback of the Raleigh Hotel away from the corner of 18th street and Collins Avenue affords greater exposure from the Collins Avenue public right of way to the restored facades of the Richmond and the South Seas Hotels.

The master plan consists of several component parts:

RALEIGH HOTEL

This Art Deco Miami Beach icon will be carefully restored both inside and out with the utmost care and attention to detail following extensive historic research. The non-original addition at the eighth-floor roof line will be reduced and the façade restored to its original design.

The internationally acclaimed iconic Raleigh pool area will be meticulously restored and enhanced with lush landscaping for hotel guests and residents.

RALEIGH BEACH PAVILION

The new Beach Pavilion, carefully located on the site to have minimal footprint upon the Raleigh gardens, provides both a subtle integration of vehicular access to an underground drop-off area to the residences and a separate, open-air, small restaurant nestled within extensive tropical landscaping. The presence on 18th street is discreet at a lower elevation, featuring an exterior wall with planting and gently curving forms which gracefully respond to the adjacent Raleigh pool pavilion.

The roof of the Beach Pavilion has been carefully considered to provide shading with a tailored architectural lightness and will be detailed with tile mosaic to gently blend into the landscape design minimizing visual impact upon the site when viewed from above.

RICHMOND HOTEL

The former Richmond hotel facade will be fully restored on Collins Avenue to its former Art Deco elegance, maintaining the historic lobby and finishes and providing public access to an indoor and outdoor restaurant and lounge area at the ground and upper floor. The design approach at the Raleigh gardens, where a portion of the existing additions to the historic structures will be demolished, is to remain in harmony with the historic Richmond and Raleigh designs while providing an inviting public outdoor garden experience integrated in nature with lush tropical plantings derived from the spirit of the place.

SOUTH SEAS HOTEL

In conjunction with the Richmond hotel, the South Seas Collins Avenue facade and historic lobby will both be restored to their original art deco sophistication and serve as a point of arrival for the residents of the Raleigh residences at the ocean side. The east facade of the South Seas will follow the geometry and pattern of the new Raleigh Residences to provide a clear separation between the new and the existing historic South Seas.

RALEIGH RESIDENCES

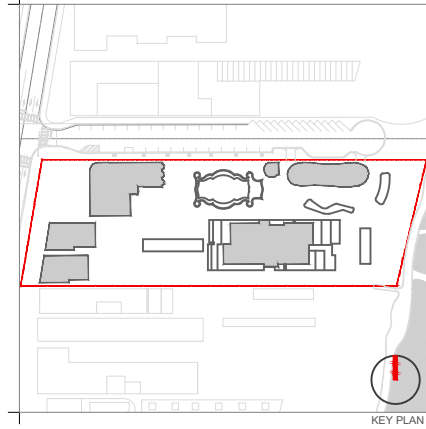
The Raleigh residences are carefully positioned on the Raleigh master plan to maximize the distances between the new residences and the existing historic Collins Avenue Dixon buildings and the adjacent legendary Raleigh pool. Integral to the master plan, the vistas between the Raleigh Hotel and the Richmond Hotel have been extended through the site to the public beach walk. The floors of the Raleigh Residences have been raised to float above open, cross-ventilated garden spaces maximizing open air while preserving view corridors throughout the site. This allows greater sunlight and tropical breezes to pass and affords the lush tropical landscape design of exterior and outdoor spaces to flow into the seaside boardwalk.

The Raleigh residences facade design has been inspired by the adjacent Raleigh, Richmond and South Seas palette and materials; the stucco and metal window frames of the Raleigh are reflected in the white cladding, pale limestone, and slender metal profiles of the Raleigh residential glazing. The vertical lines of the historic Raleigh, Richmond and South Seas facades are honored and integrated in the contemporary, vertical stone members of the new Raleigh Residences facade. The emblematic black profile of the Raleigh pool appears on the balcony edges. The Raleigh Residences glazing design, wholeheartedly modern, offers a delicately balanced composition of proportion.

Subtle shifts in edge profiles at different zones of the building break the overall geometry to provide a design comprised of a series of smaller tableaux when viewed from the public right of way.

The design engages a concentrated effort to break up the new Raleigh Residences facade in relation to the historic geometries of the modern history of the Dixon-designed Raleigh, Richmond and South Seas. The new Raleigh Residences facade elevations and designs relate fundamentally to the geometry of the Raleigh, Richmond, South Seas. The elevations resonate the vertical and horizontal geometric playfulness of the historic Dixon buildings as well as a broader contextual sensitivity to the Collins Avenue Art Deco historic district.

Overall, we feel humbly confident that the above design components piece together to create a master plan which reflects the present and future of the Raleigh Miami Beach but also very much honors and pays respect to its glorious historic past.



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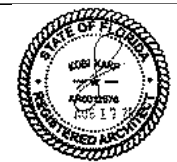
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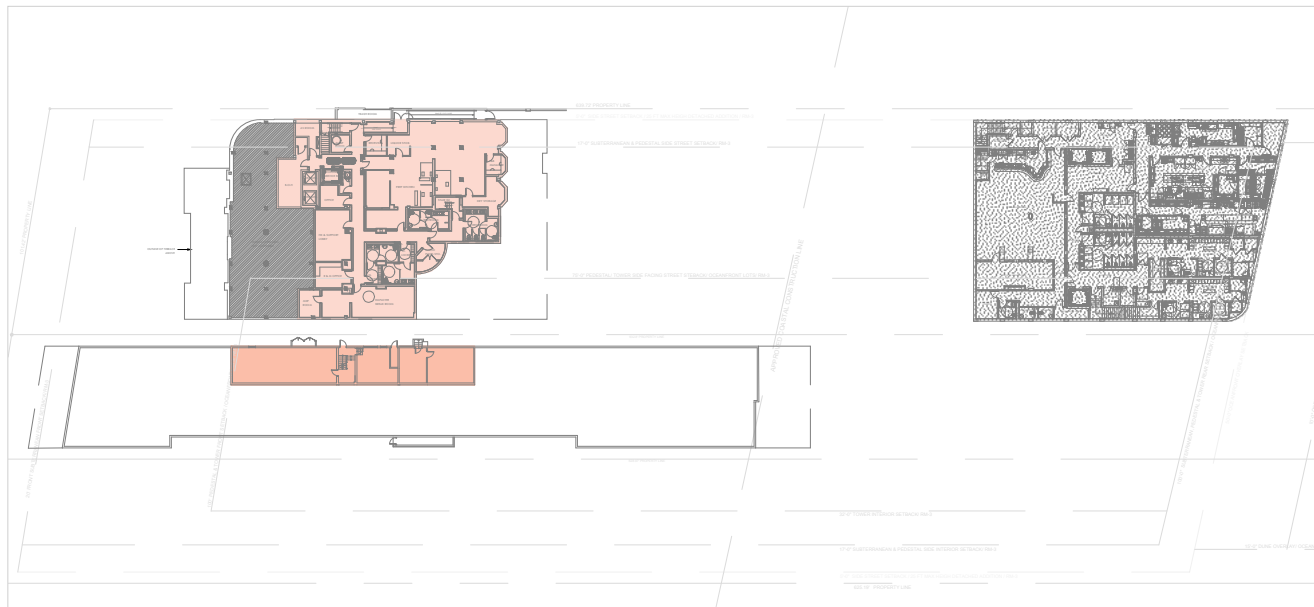


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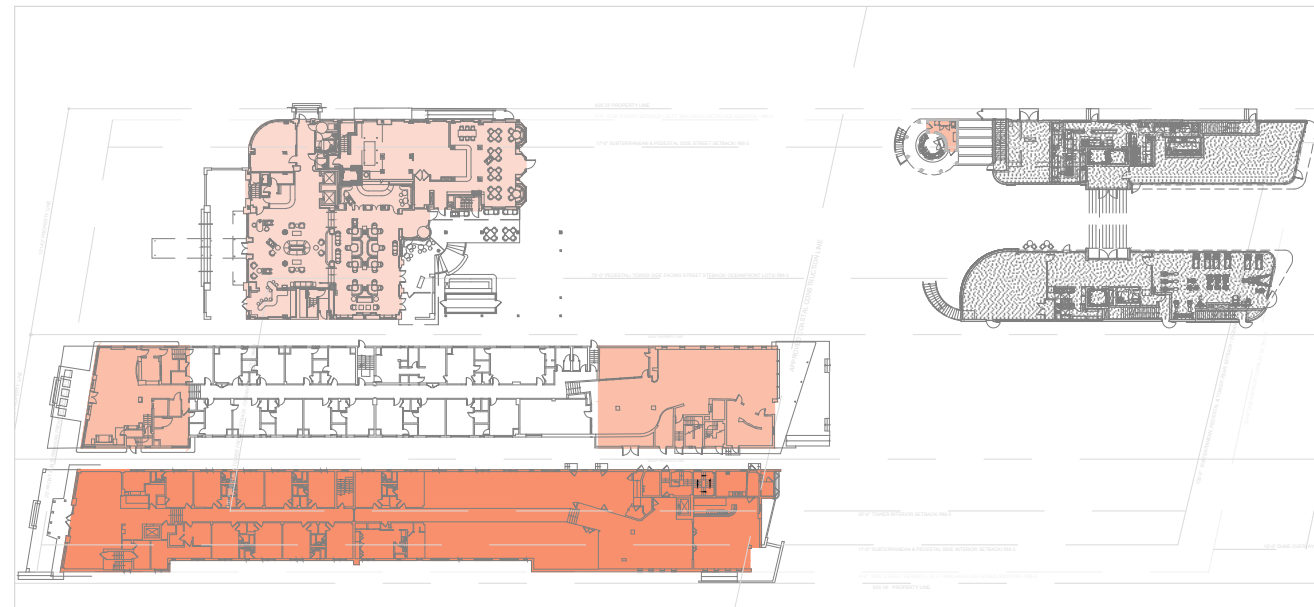
INSPIRATIONAL IMAGES

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Project	1901	



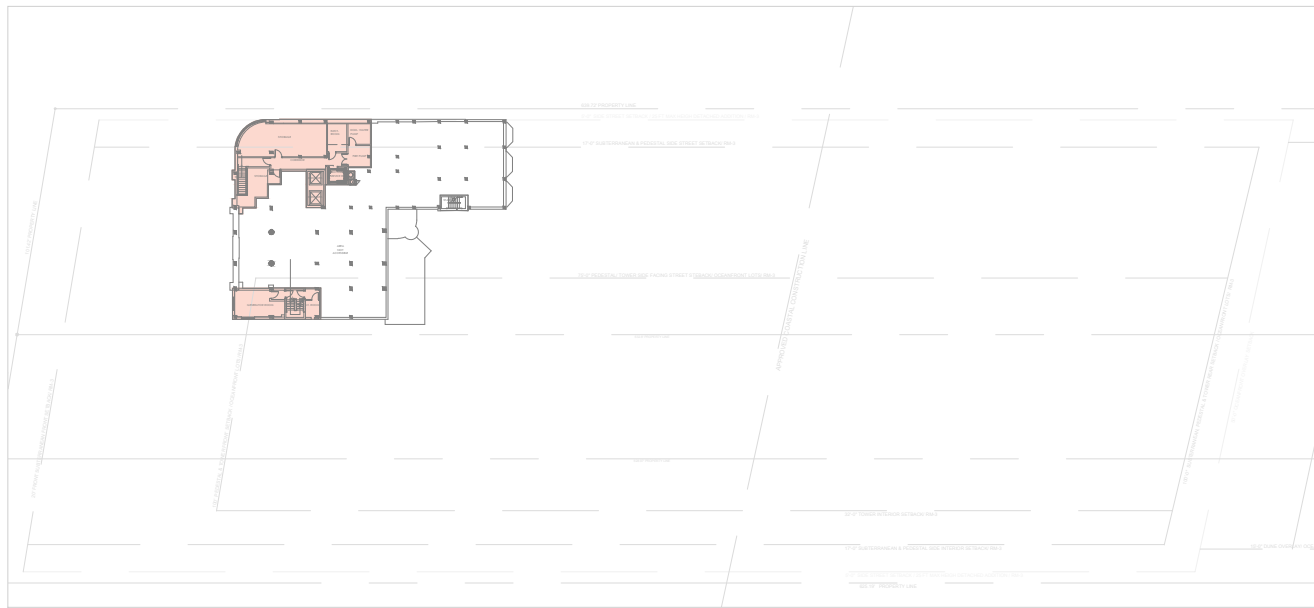
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LEVEL 1

SCALE: N.T.S.



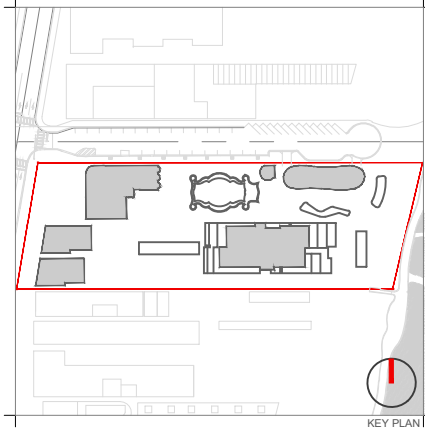
LEVEL 1.5 - MEZZANINE

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LEVEL 2

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KEY PLAN

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FAR CALCULATIONS
 EXISTING/ PREVIOUSLY APPROVED

FLOOR AREA DIAGRAM			
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS
0	6,834 SF	1,853 SF	0 SF
1	8,345 SF	5,530 SF	13,712 SF
1.5 (MEZZANINE)	2,338 SF	-	-
2	7,337 SF	7,289 SF	12,997 SF
3	7,337 SF	12,687 SF	12,997 SF
4	7,337 SF	12,687 SF	4,088 SF
5	7,337 SF	4,464 SF	2,468 SF
6	7,337 SF	2,513 SF	2,451 SF
7	7,337 SF	2,107 SF	1,369 SF
8	3,600 SF	1,644 SF	304 SF
9	1,024 SF	-	-
POOL FOLLY LEVEL 1	195 SF	-	-
POOL FOLLY LEVEL 2	195 SF	-	-
TOTAL FAR - EACH BUILDING	66,553 SF	50,774 SF	50,386 SF
TOTAL FAR - ALL BUILDINGS	167,713 SF		

Date	AUGUST 17, 2020	Sheet No.	A1.00
Scale	AS SHOWN		
Project	1901		



LEVEL 3

SCALE: N.T.S.



LEVEL 4

SCALE: N.T.S.



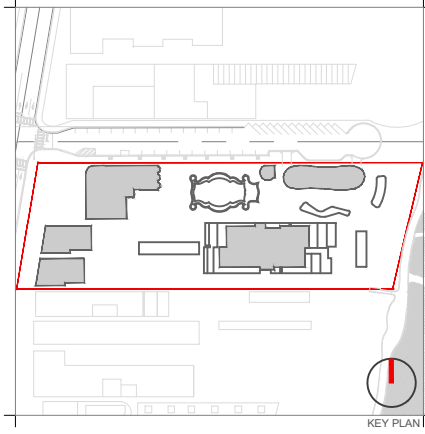
LEVEL 5

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LEVEL 6

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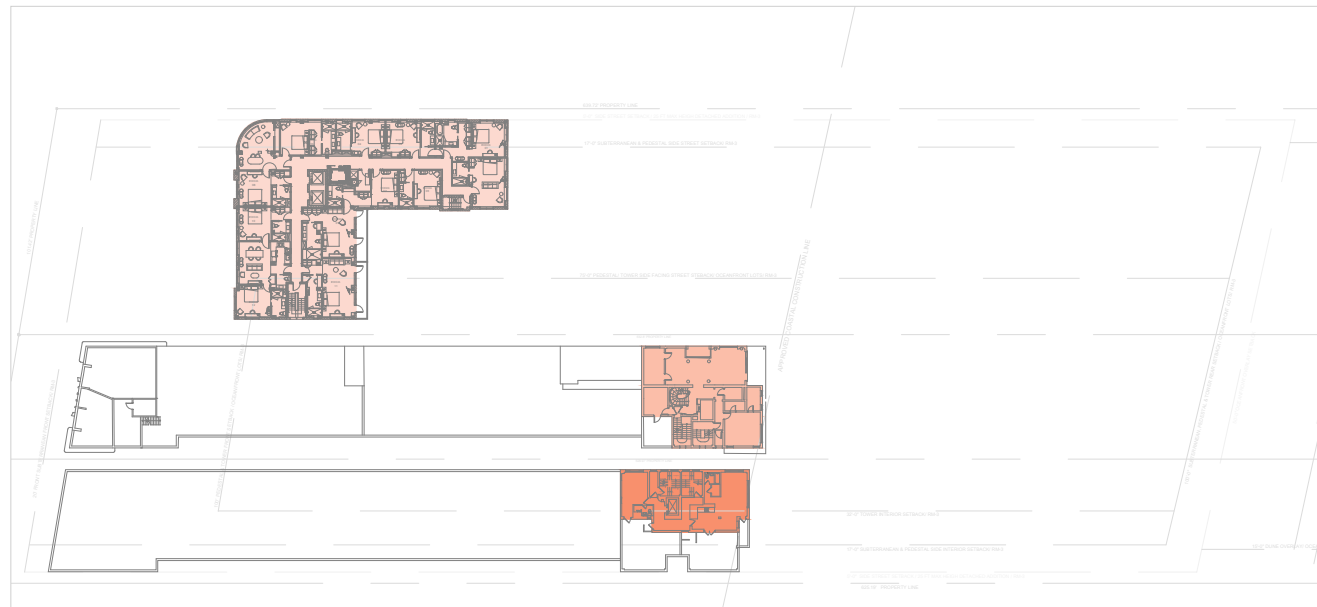
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FLOOR AREA DIAGRAM			
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS
0	6,834 SF	1,853 SF	0 SF
1	8,345 SF	5,530 SF	13,712 SF
1.5 (MEZZANINE)	2,338 SF	-	-
2	7,337 SF	7,289 SF	12,997 SF
3	7,337 SF	12,687 SF	12,997 SF
4	7,337 SF	12,687 SF	4,088 SF
5	7,337 SF	4,464 SF	2,468 SF
6	7,337 SF	2,513 SF	2,451 SF
7	7,337 SF	2,107 SF	1,369 SF
8	2,600 SF	1,644 SF	304 SF
9	1,024 SF	-	-
POOL FOLLY LEVEL 1	195 SF	-	-
POOL FOLLY LEVEL 2	195 SF	-	-
TOTAL FAR - EACH BUILDING	66,553 SF	50,774 SF	50,386 SF
TOTAL FAR - ALL BUILDINGS	147,713 SF		



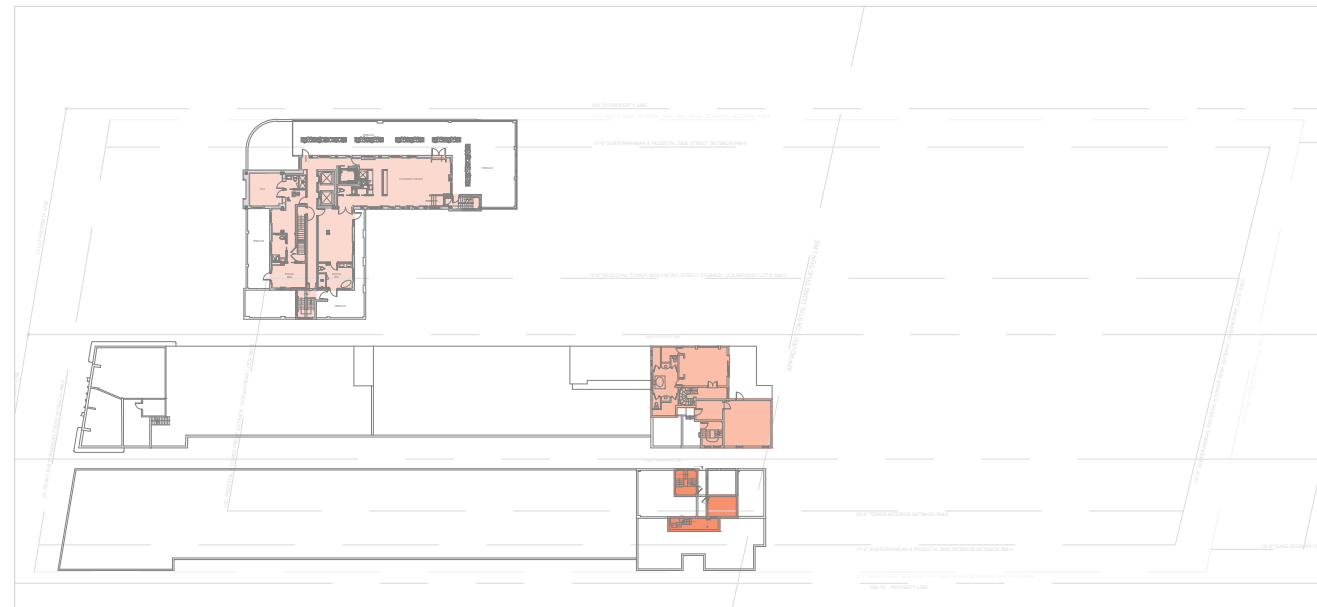
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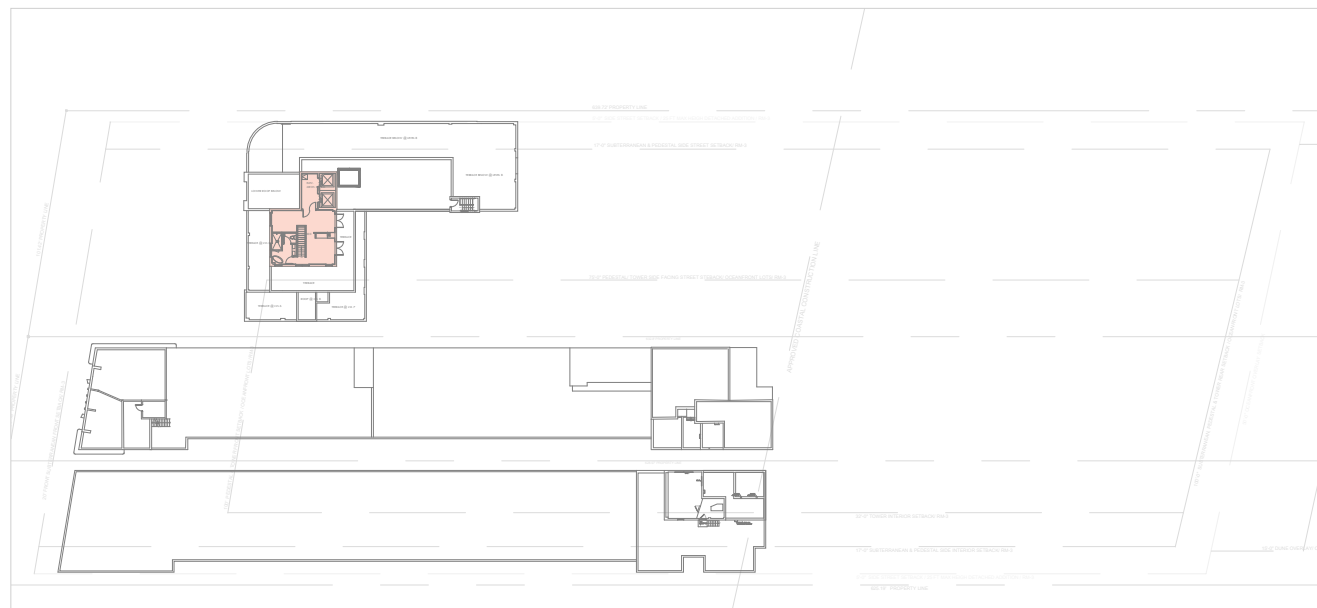
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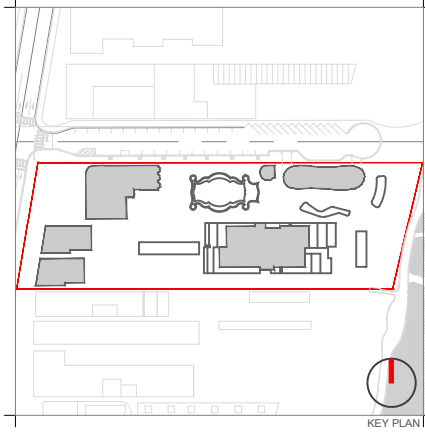
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LEVEL 9

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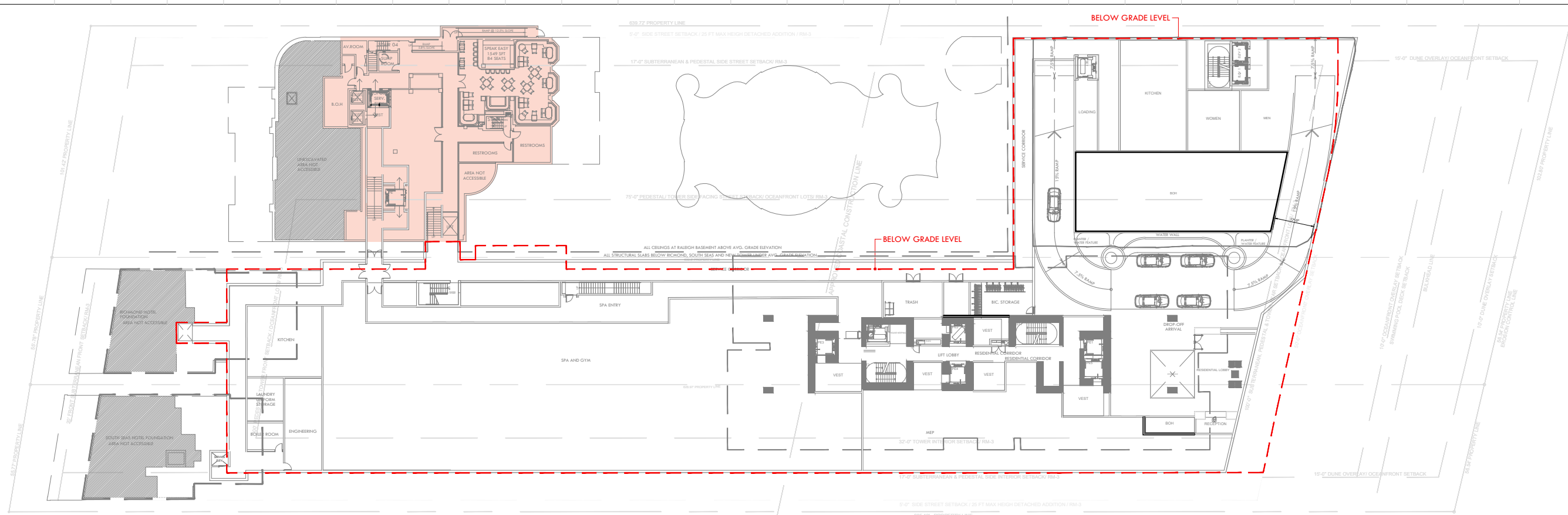


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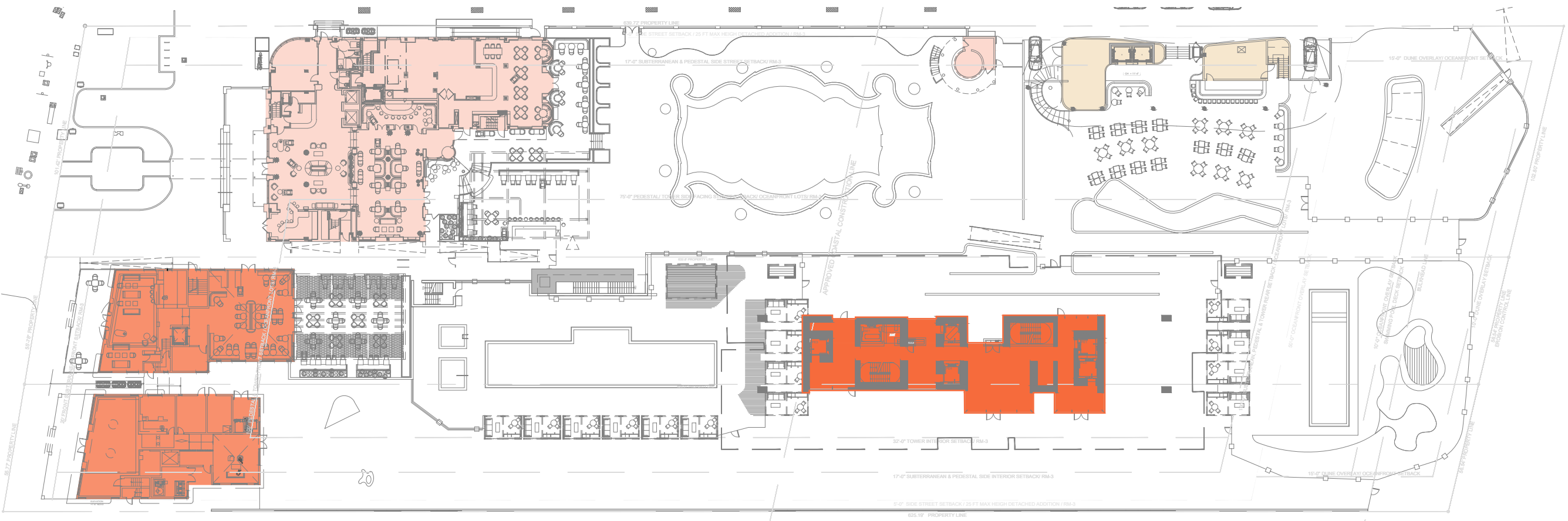
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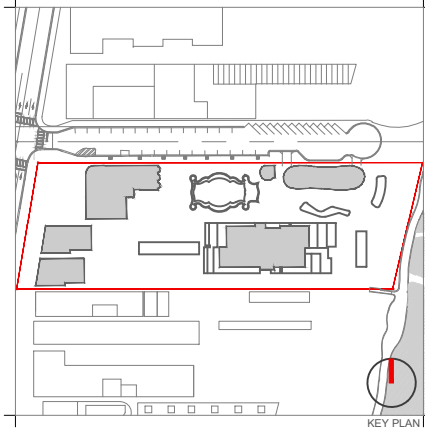
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LEVEL 1

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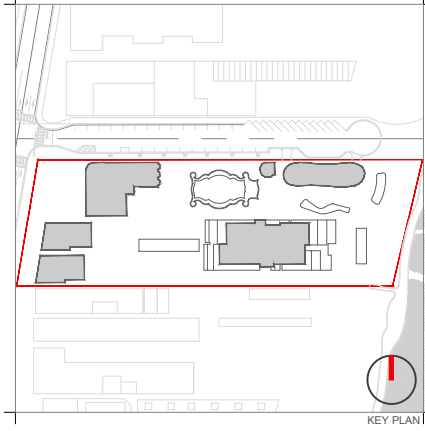
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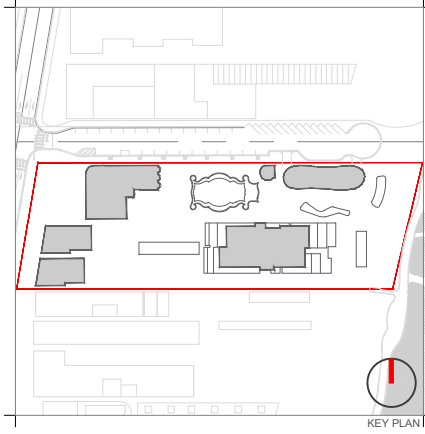
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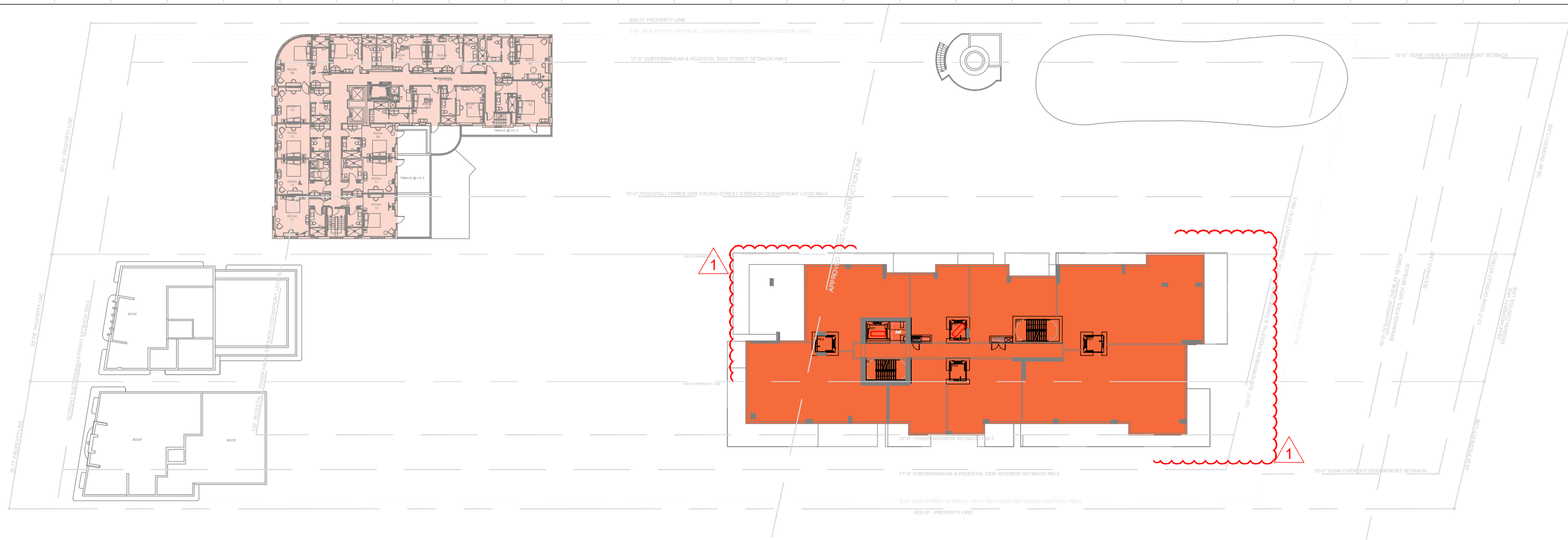
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FAR CALCULATIONS
PROPOSED

Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		A1.05
Project	1901		



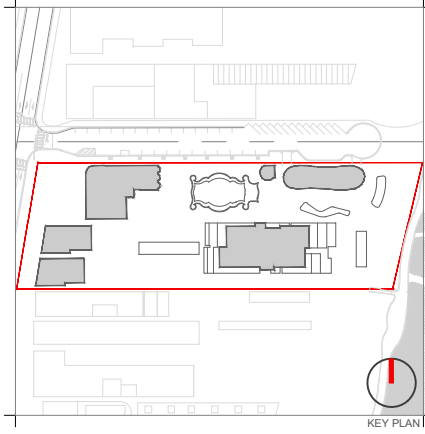
LEVEL 5

SCALE: N.T.S.



LEVEL 6

SCALE: N.T.S.



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RALEIGH, RICHMOND & SOUTH SEAS
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FAR CALCULATIONS
PROPOSED

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Scale	AS SHOWN		
Project	1901		
			A1.06



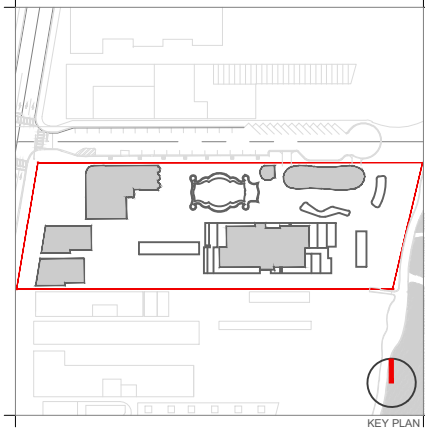
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LEVEL 8

SCALE: N.T.S.



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FAR CALCULATIONS
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Date	AUGUST 17, 2020	Sheet No.
Scale	AS SHOWN	A1.07
Project	1901	



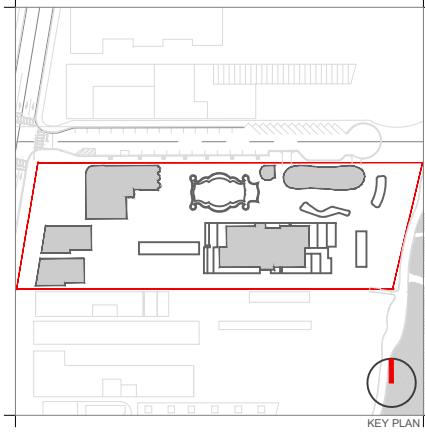
LEVEL 9

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LEVEL 10

SCALE: N.T.S.



KEY PLAN

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FAR CALCULATIONS
PROPOSED

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Scale	AS SHOWN		
Project	1901		



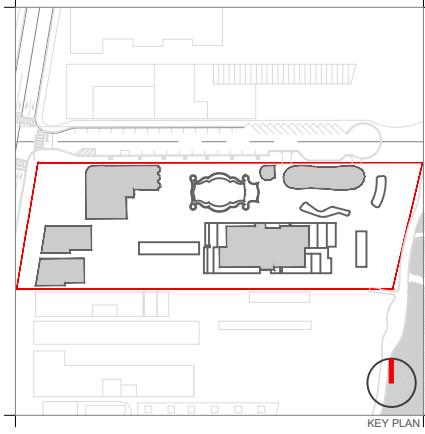
LEVEL 11

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LEVEL 12

SCALE: N.T.S.



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FAR CALCULATIONS
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Scale	AS SHOWN	A1.09
Project	1901	



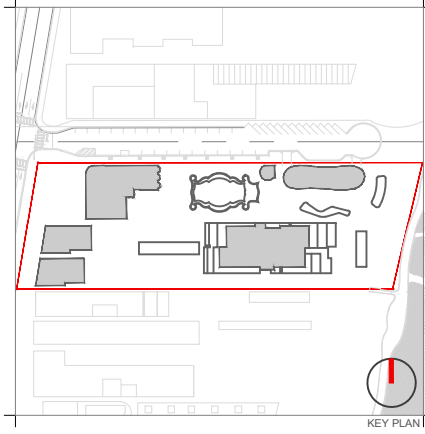
LEVEL 13

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LEVEL 14

SCALE: N.T.S.



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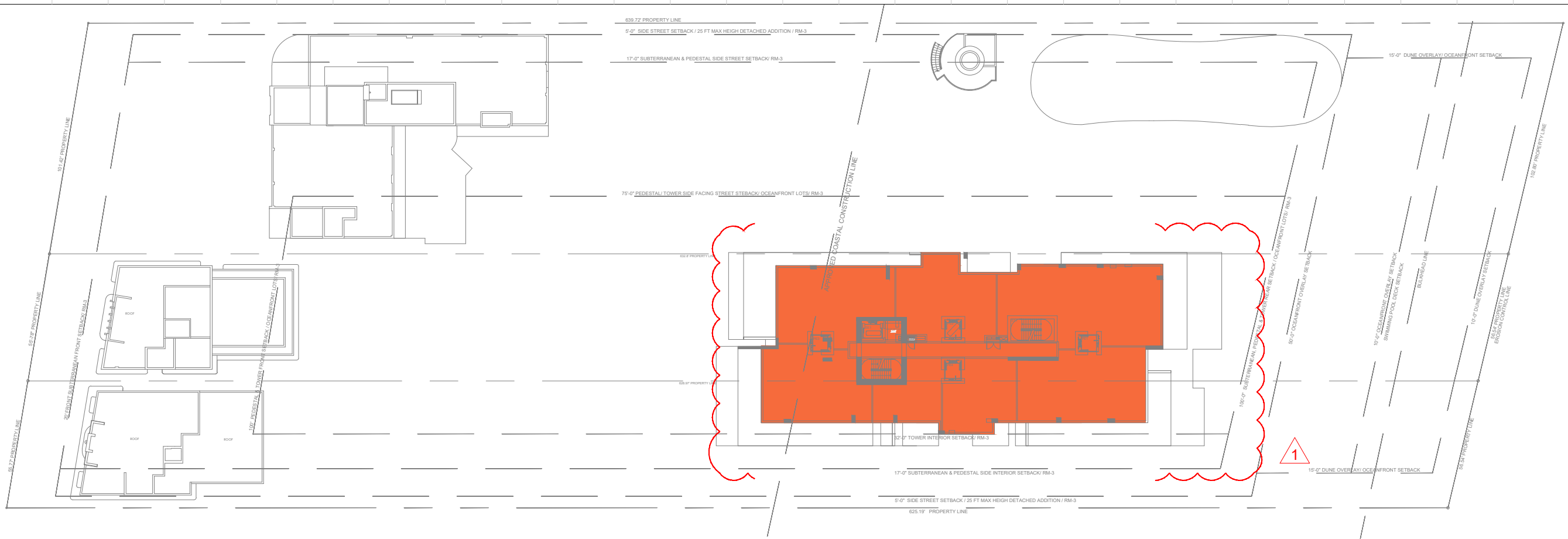
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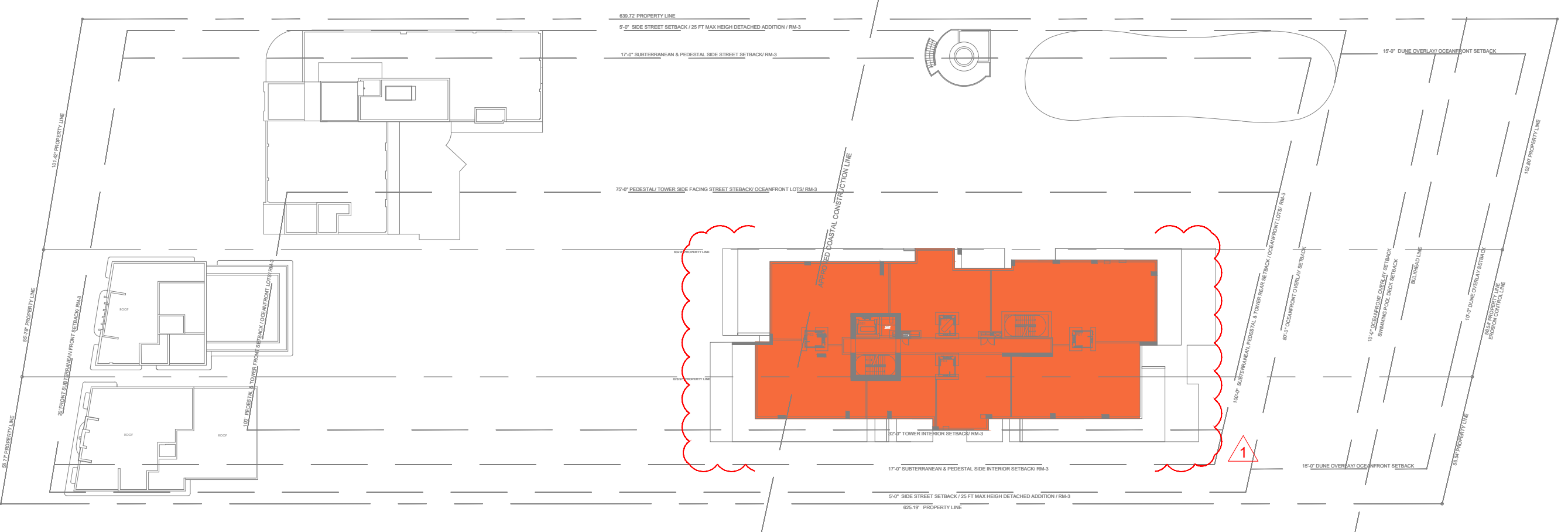
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PROPOSED

Date	AUGUST 17, 2020	Sheet No.	A1.10
Scale	AS SHOWN		
Project	1901		



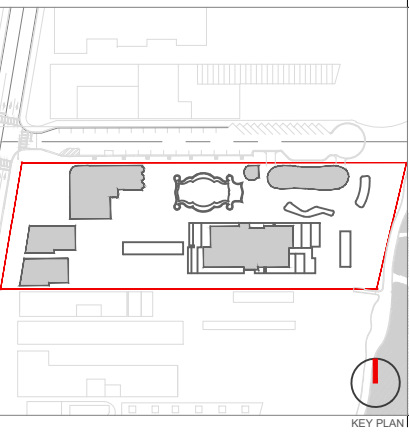
LEVEL 15

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LEVEL 16

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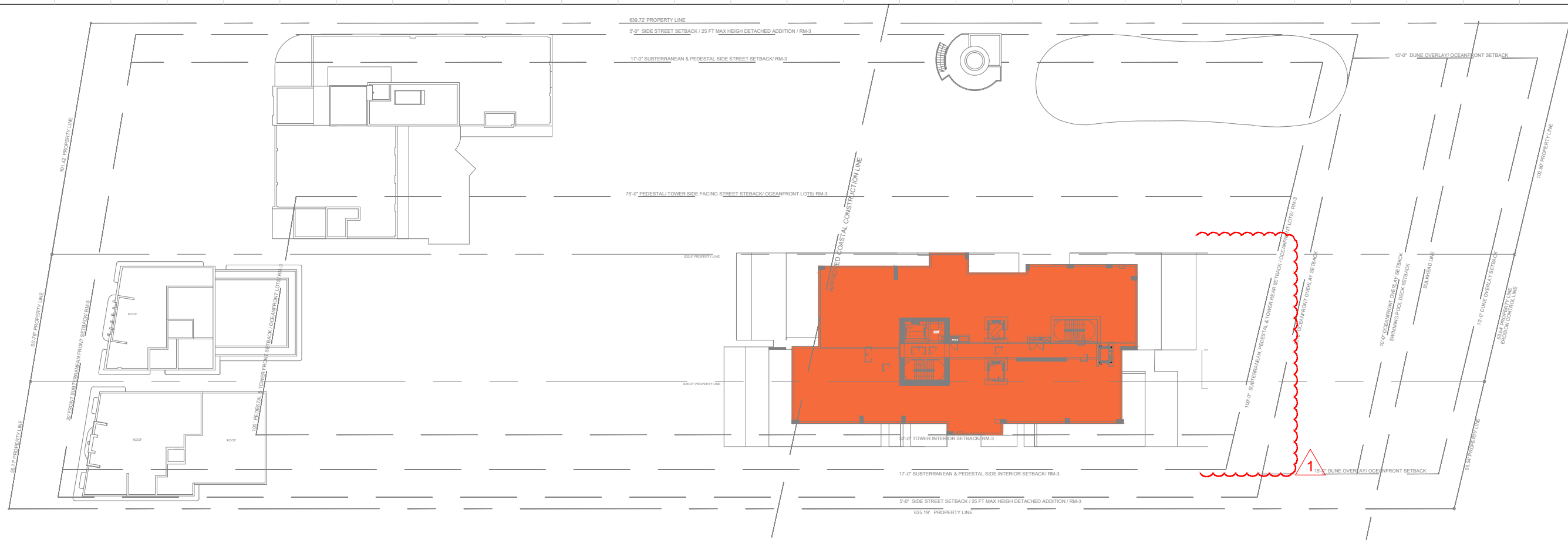
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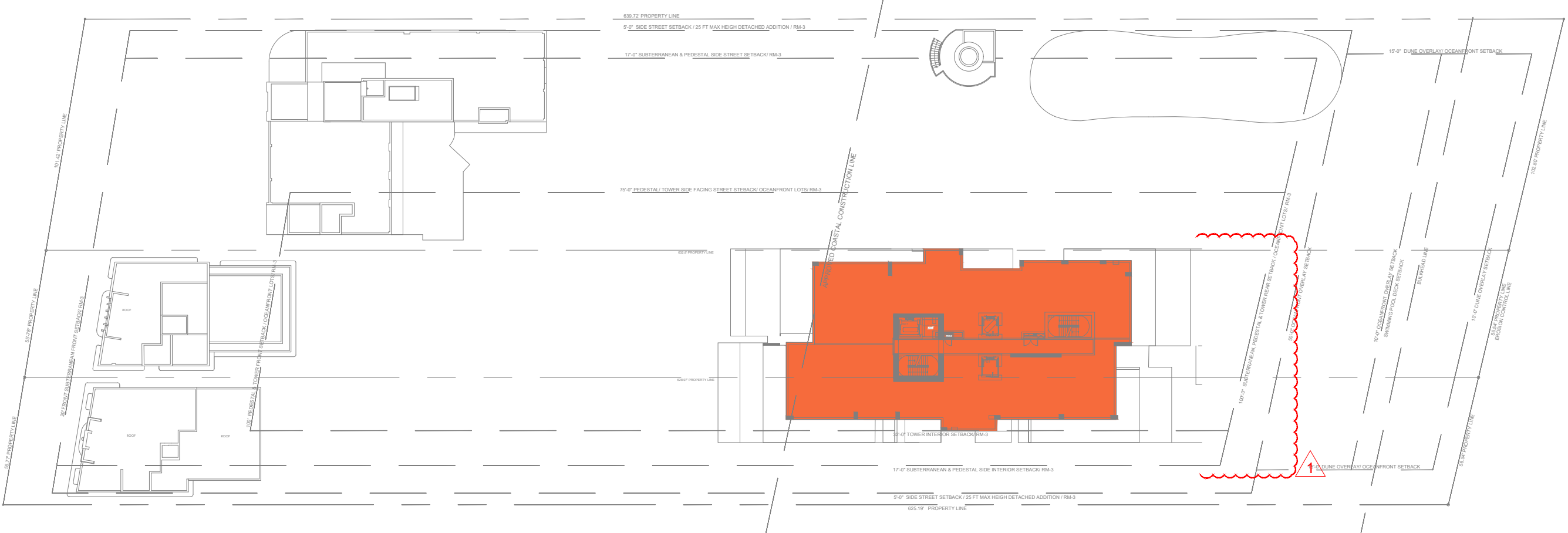
FAR CALCULATIONS
PROPOSED

Date	AUGUST 17, 2020	Sheet No.	A1.11
Scale	AS SHOWN		
Project	1901		



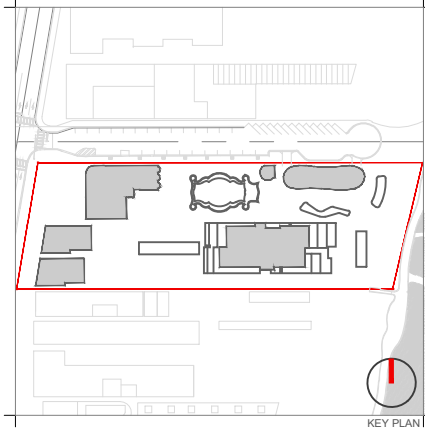
LEVEL 17

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LEVEL 18

SCALE: N.T.S.



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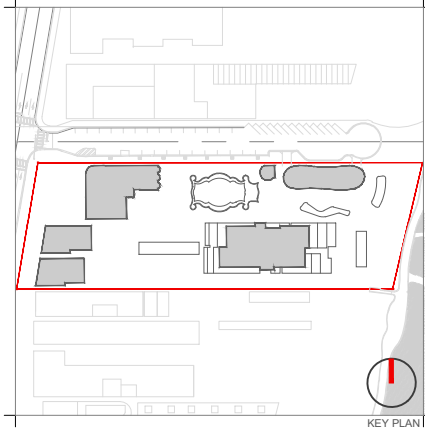
FAR CALCULATIONS
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Date	AUGUST 17, 2020	Sheet No.
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Project	1901	



LEVEL 19

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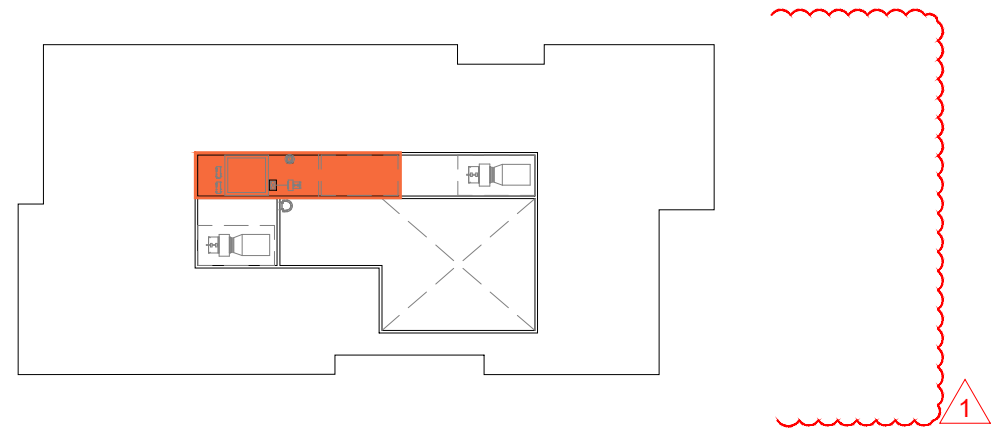
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KOBİ KARP

FAR CALCULATIONS
 PROPOSED

Date	AUGUST 17, 2020	Sheet No.	A1.13
Scale	AS SHOWN		
Project	1901		

FLOOR AREA DIAGRAM					
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED / OCEAN TOWER	NORTH PAVILLION
0	4,834 SF	-	-	-	-
1	8,345 SF	3,380 SF	3,134 SF	4,556 SF	2,541 SF
1.5 (MEZZANINE)	1,403 SF	0 SF	300 SF	0 SF	0 SF
2	7,337 SF	2,006 SF	0 SF	0 SF	1,315 SF
3	7,337 SF	686 SF	-	11,949 SF	170 SF
4	7,337 SF	-	-	11,949 SF	-
5	7,337 SF	-	-	11,949 SF	-
6	7,337 SF	-	-	11,949 SF	-
7	4,875 SF	-	-	11,949 SF	-
8	1,745 SF	-	-	11,949 SF	-
9	-	-	-	11,949 SF	-
10	-	-	-	11,949 SF	-
11	-	-	-	11,949 SF	-
12	-	-	-	10,836 SF	-
13	-	-	-	10,836 SF	-
14	-	-	-	10,836 SF	-
15	-	-	-	10,836 SF	-
16	-	-	-	10,836 SF	-
17	-	-	-	9,923 SF	-
18	-	-	-	9,923 SF	-
ROOF LEVEL	-	-	-	2,043 SF	-
MECHANICAL ROOF LEVEL	-	-	-	900 SF	-
POOL FOLLY LEVEL 1	795 SF	-	-	-	-
POOL FOLLY LEVEL 2	795 SF	-	-	-	-
TOTAL FAR - EACH BUILDING	62,277 SF	6,072 SF	3,434 SF	109,243 SF	4,026 SF
TOTAL FAR - ALL BUILDINGS	245,052 SF				



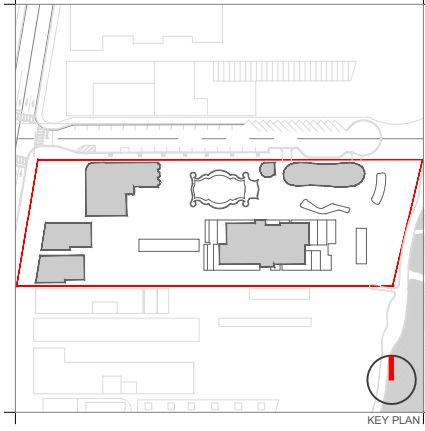
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LEVEL 19

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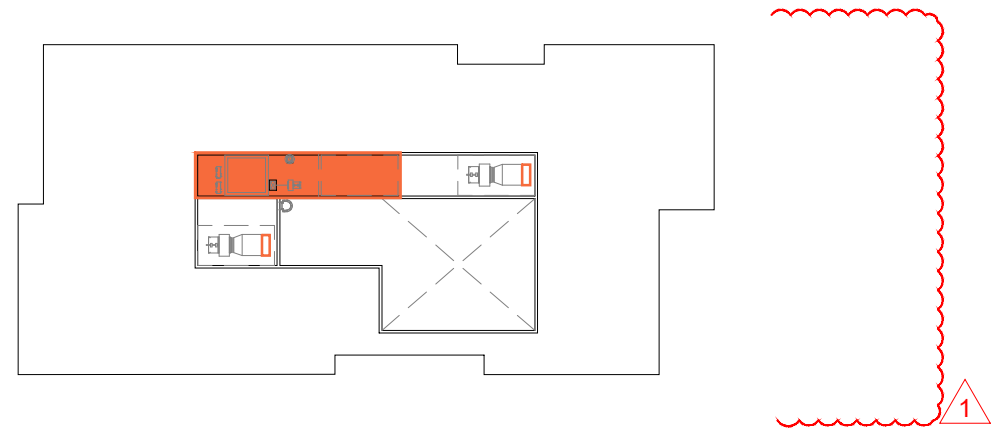
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FAR CALCULATIONS
 PROPOSED

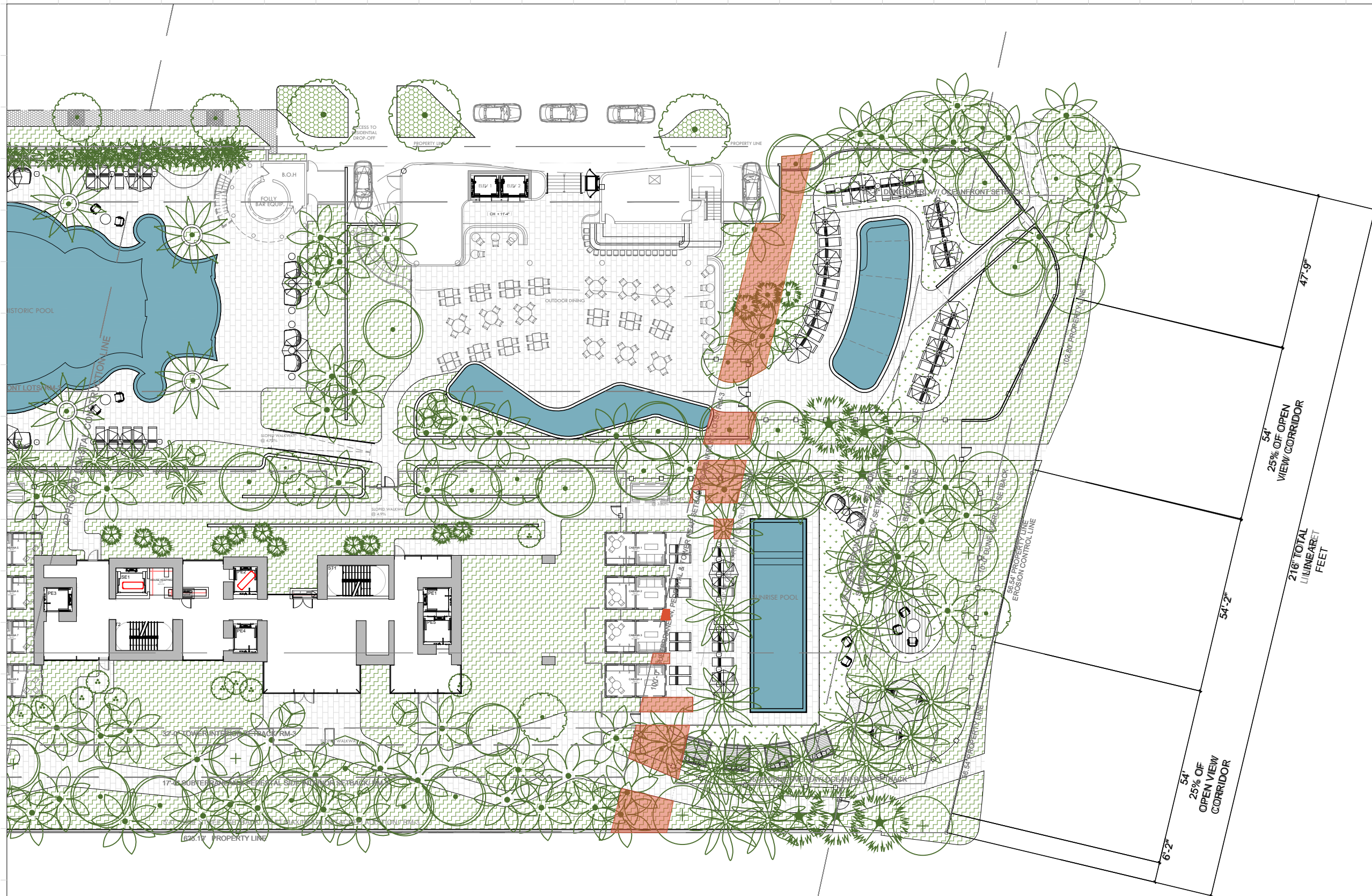
Date	AUGUST 17, 2020	Sheet No.	A1.13
Scale	AS SHOWN		
Project	1901		

FLOOR AREA DIAGRAM					
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED / OCEAN TOWER	NORTH PAVILLION
0	4,834 SF	-	-	-	-
1	8,345 SF	3,380 SF	3,134 SF	4,556 SF	2,541 SF
1.5 (MEZZANINE)	1,403 SF	0 SF	300 SF	0 SF	0 SF
2	7,337 SF	2,006 SF	0 SF	0 SF	1,315 SF
3	7,307 SF	686 SF	-	11,949 SF	170 SF
4	7,307 SF	-	-	11,949 SF	-
5	7,307 SF	-	-	11,949 SF	-
6	7,307 SF	-	-	11,949 SF	-
7	4,875 SF	-	-	11,949 SF	-
8	1,745 SF	-	-	11,949 SF	-
9	-	-	-	11,949 SF	-
10	-	-	-	11,949 SF	-
11	-	-	-	11,949 SF	-
12	-	-	-	10,836 SF	-
13	-	-	-	10,836 SF	-
14	-	-	-	10,836 SF	-
15	-	-	-	10,836 SF	-
16	-	-	-	10,836 SF	-
17	-	-	-	9,923 SF	-
18	-	-	-	9,923 SF	-
ROOF LEVEL	-	-	-	2,043 SF	-
MECHANICAL ROOF LEVEL	-	-	-	900 SF	-
POOL FOLLY LEVEL 1	795 SF	-	-	-	-
POOL FOLLY LEVEL 2	795 SF	-	-	-	-
TOTAL FAR - EACH BUILDING	42,277 SF	6,072 SF	3,434 SF	109,243 SF	4,026 SF
TOTAL FAR - ALL BUILDINGS	245,052 SF				



ROOF

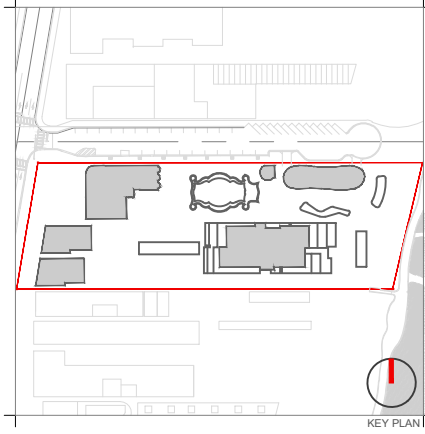
SCALE: N.T.S



OPEN SPACE CALCULATION
 TOTAL AREA: 3,140 SF
 REQUIRED OPEN SAPCPR CODE: 942 SF / 30%
 PROVIDED OPEN SPACE: 1,628 SF / 51.84%

OCEANFRONT AND DUNE OVERLAY CALCULATIONS

N.T.S



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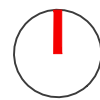
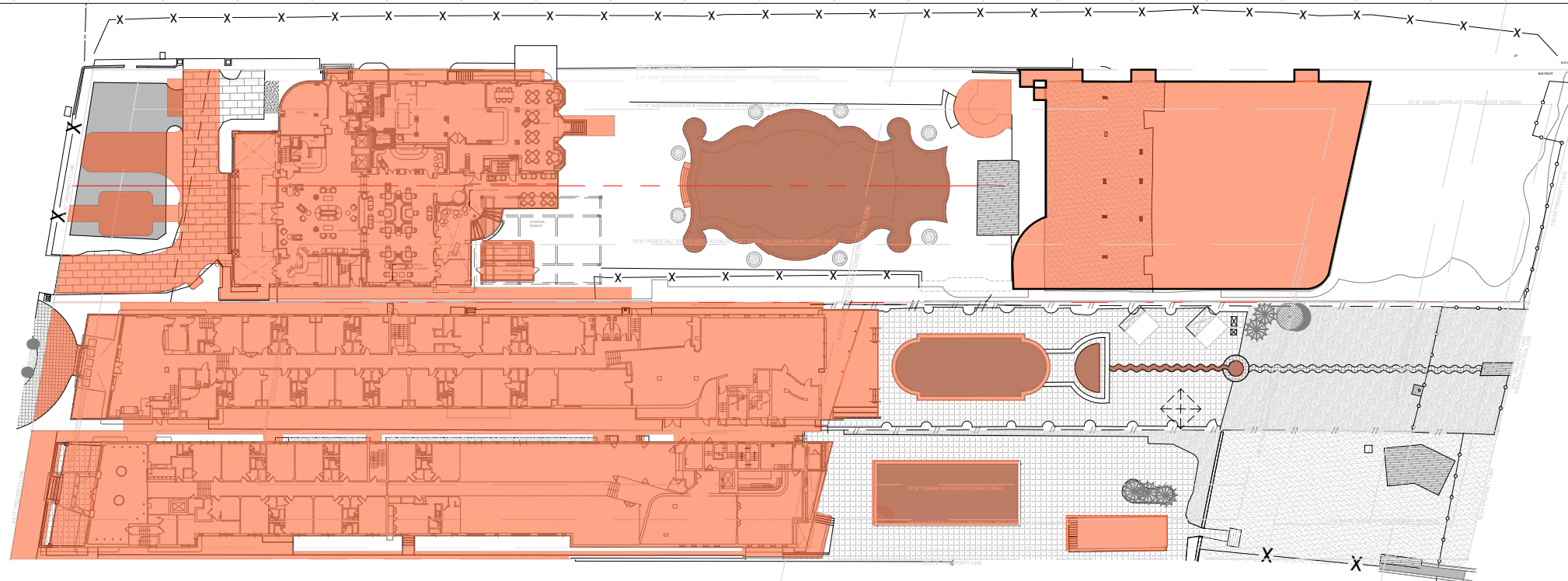


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DECK/LOT COVERAGE AREA
 PROPOSED

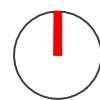
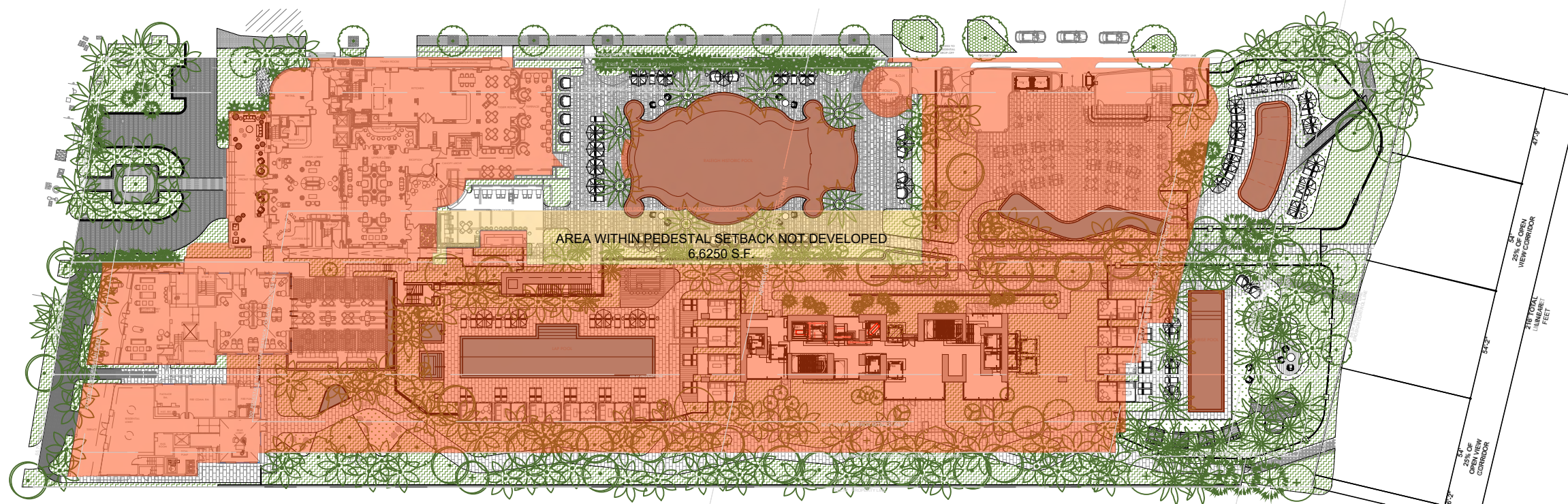
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Scale	AS SHOWN	A1.15
Project	1901	



EXISTING IMPERVIOUS AREA

SCALE: 1/64"=1'-0"

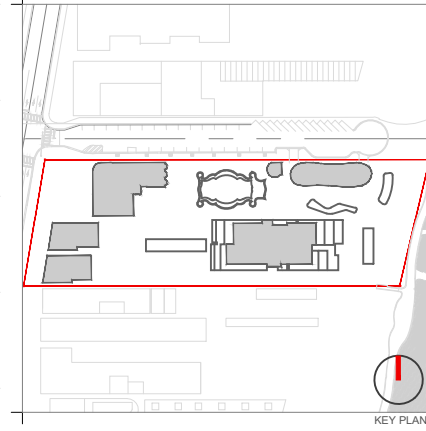
EXISTING IMPERVIOUS AREA		
ITEM	SF	%
LOT AREA	132,814 SF	100.0%
IMPERVIOUS AREA	75,809 SF	57.1%
PERVIOUS AREA	57,005 SF	42.9%



PROPOSED IMPERVIOUS AREA

SCALE: 1/64"=1'-0"

PROPOSED IMPERVIOUS AREA		
ITEM	SF	%
LOT AREA	132,814 SF	100.0%
IMPERVIOUS AREA	83,910 SF	63.2%
PERVIOUS AREA	48,904 SF	36.8%



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 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

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 Email: info@shvo.com

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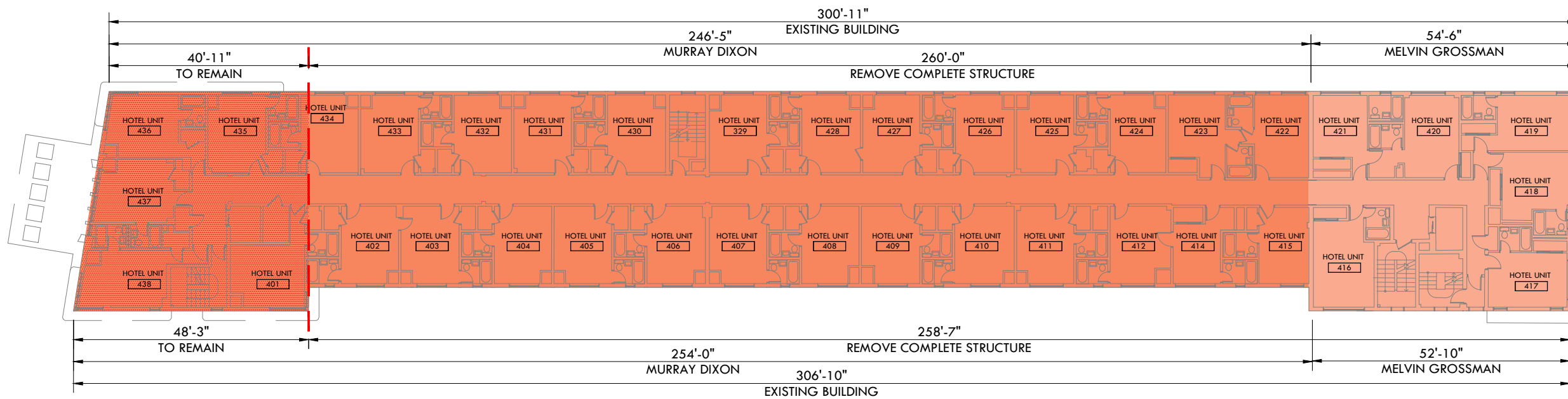
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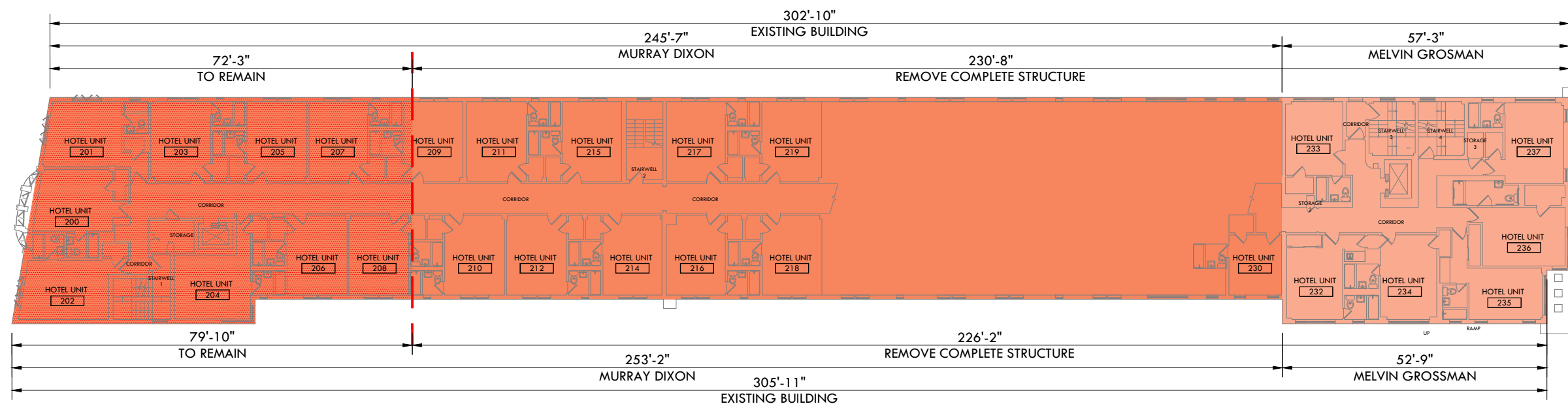


IMPERVIOUS AREA

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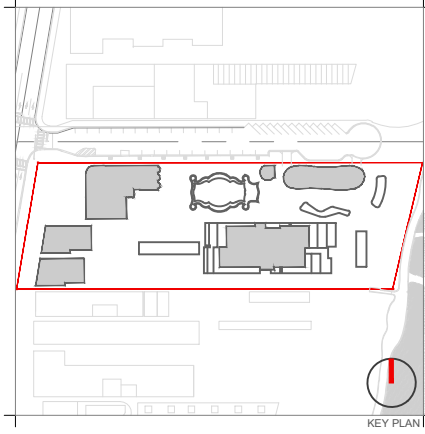


THE RICHMOND MODIFICATION DIAGRAM
SCALE: 1"=25'-0"



THE SOUTH SEAS MODIFICATION DIAGRAM
SCALE: 1"=25'-0"

- TO REMAIN
- MURRAY DIXON, 1941
- MELVIN GROSSMAN, 1954



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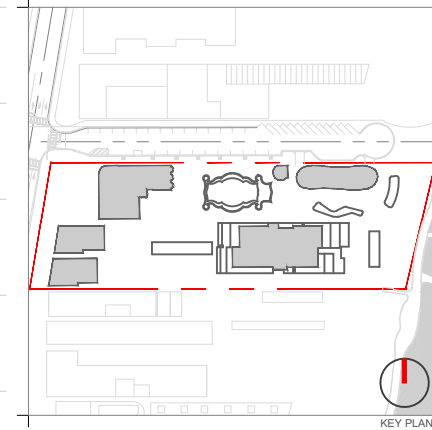
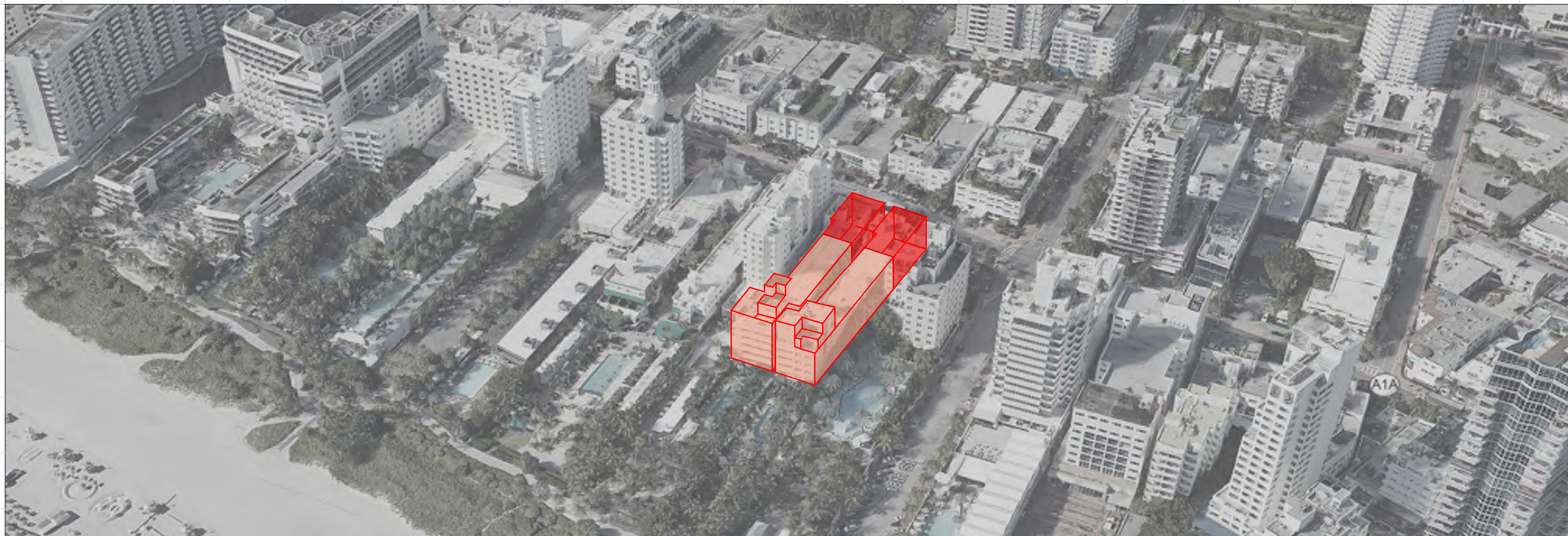
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BUILDING MODIFICATION STUDY
THE RICHMOND & THE SOUTH SEAS

Date	AUGUST 17, 2020	Sheet No.	A1.20
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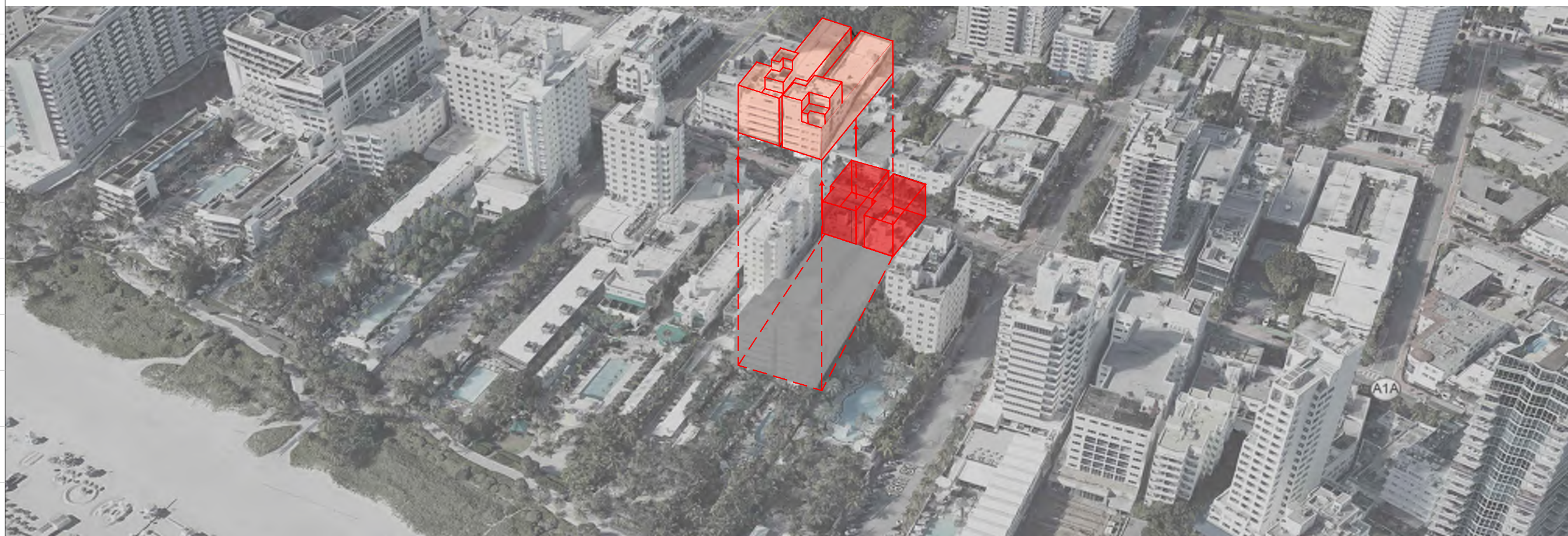


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EXISTING



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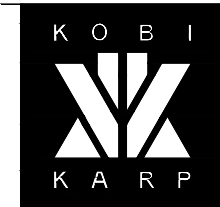
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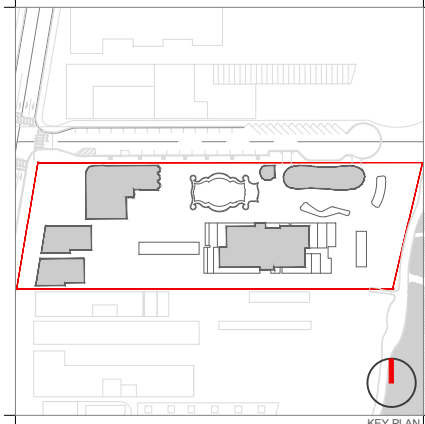
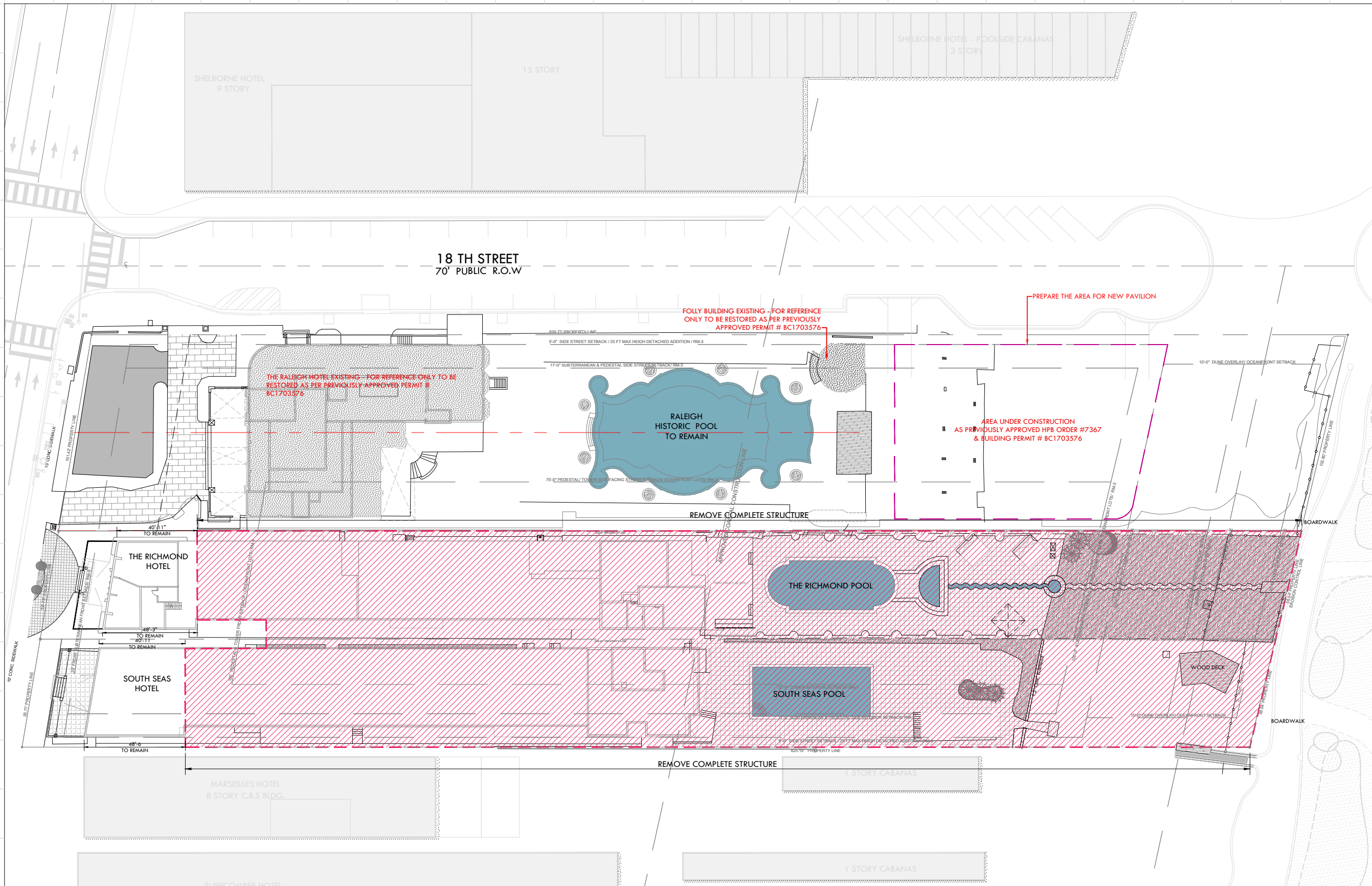
KOBİ KARP
 Lic. # AR0012578



OVERALL FLOOR PLAN
 ROOF LEVEL

EXISTING TO REMOVE

Date	AUGUST 17, 2020	Sheet No.	A1.21
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DEMO SITE PLAN

SCALE: 1"=50'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- EXISTING TO REMAIN

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 SITE PLAN

Date	AUGUST 17, 2020	Sheet No.	A2.01
Scale	AS SHOWN		
Project	1901		