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**SITE PLAN**

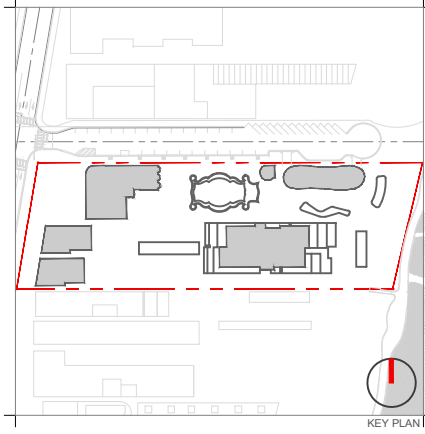
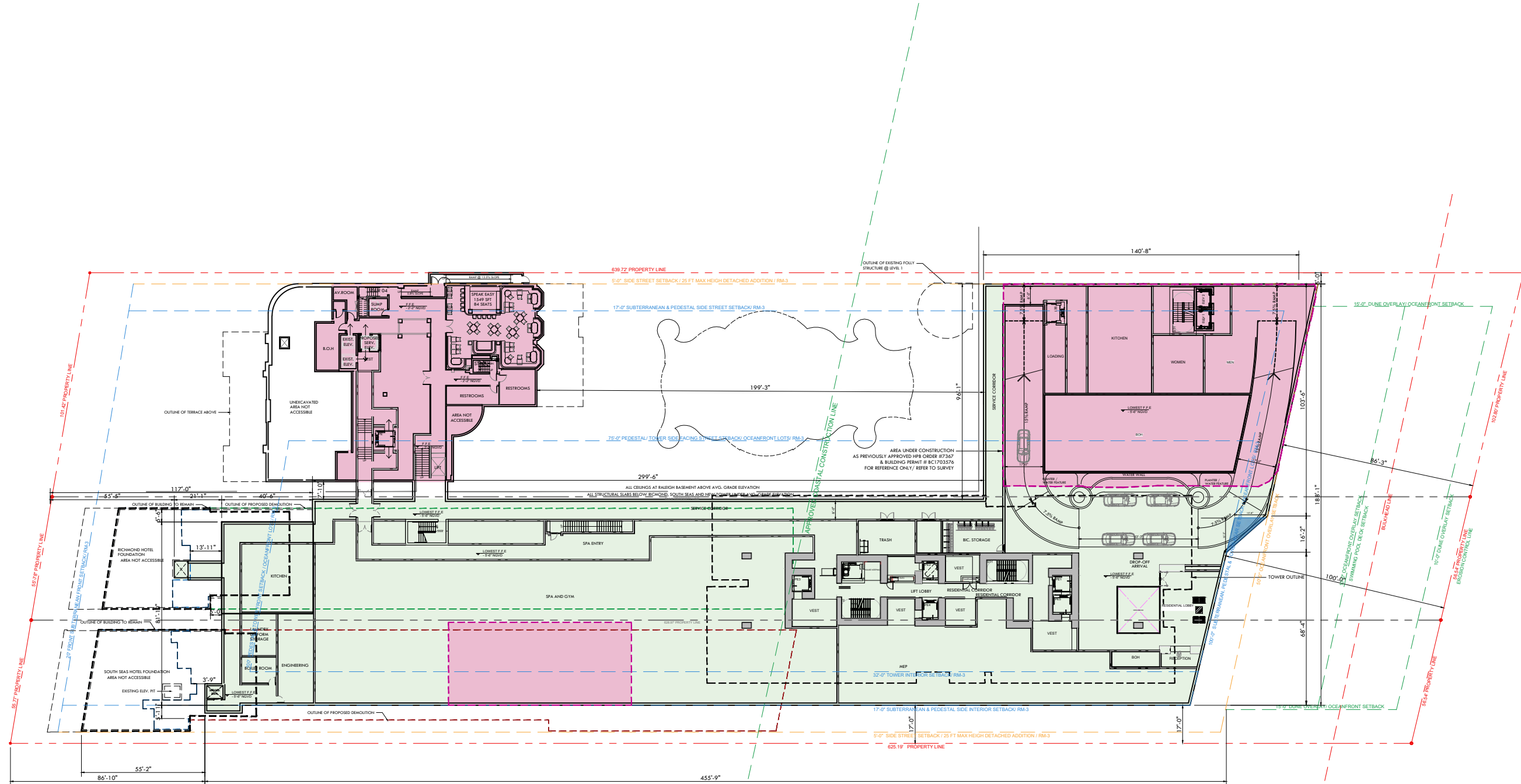
Date	AUGUST 17, 2020	Sheet No.	A2.02
Scale	AS SHOWN		
Project	1901		

**SITE PLAN**

SCALE: 1"=80'-0"

**VARIANCES REQUIRED**

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



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**OVERALL FLOOR PLAN**  
LEVEL 0

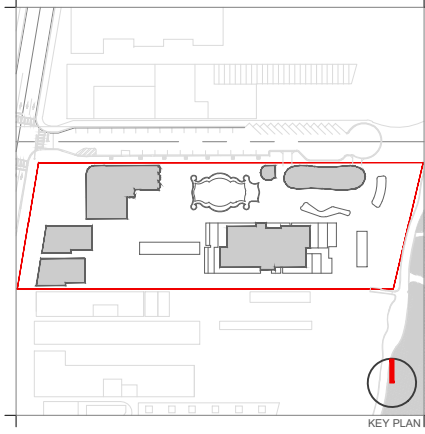
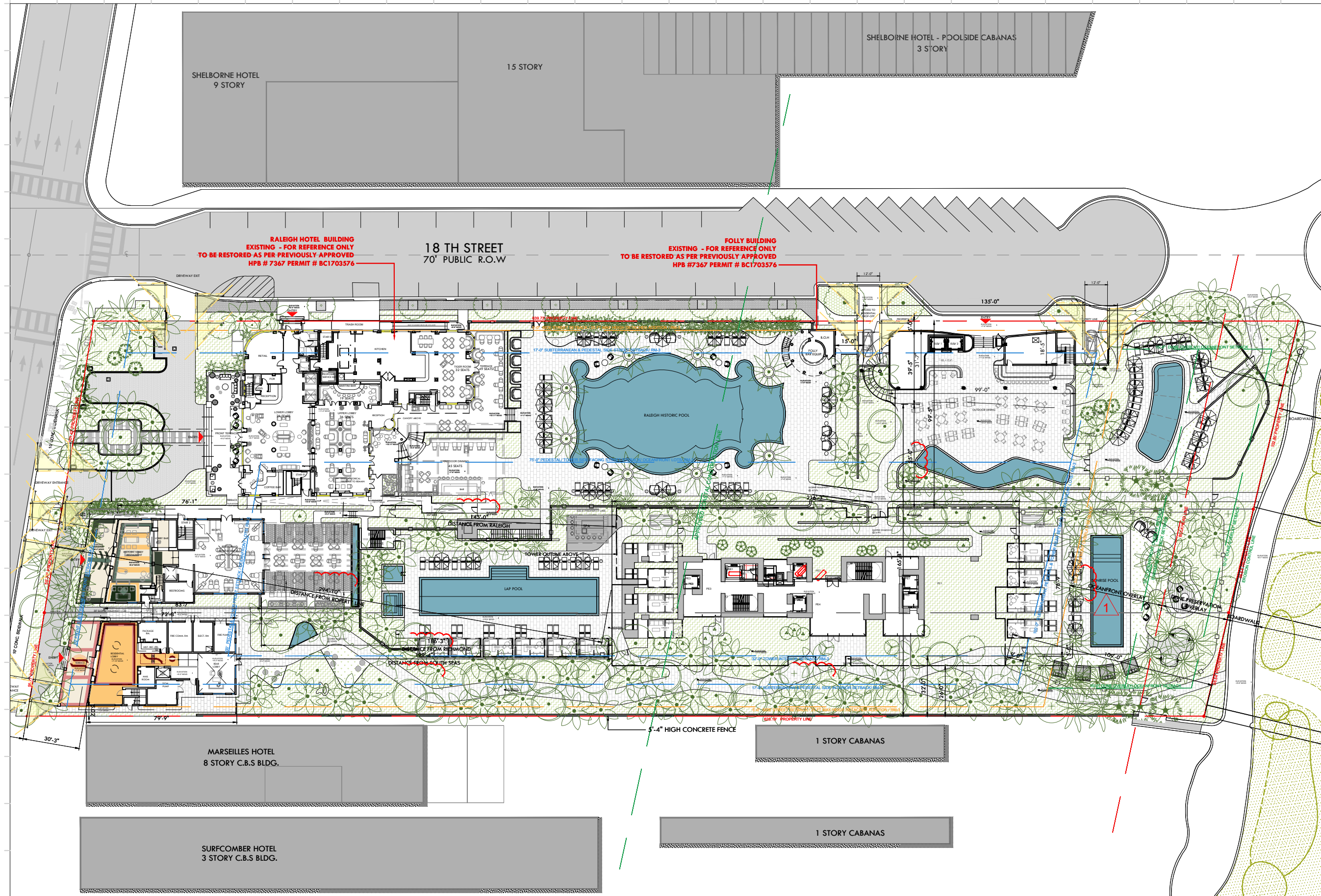
Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		A3.01
Project	1901		

**PREVIOUSLY APPROVED & EXISTING BASEMENT AREA/ HPB ORDER#7353, HPB ORDER #7367 & BUILDING PERMIT # BC1703576 - FINISH FLOOR ELEVATION AT -2'-2" NGVD**

**PROPOSED BASEMENT AREA - FINISHED FLOOR ELEVATION AT -5'-6" NGVD**

**OVERALL FLOOR PLAN - LEVEL 0**

SCALE: 1"=50'-0"



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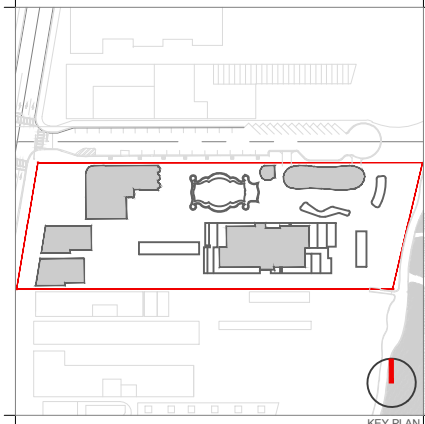
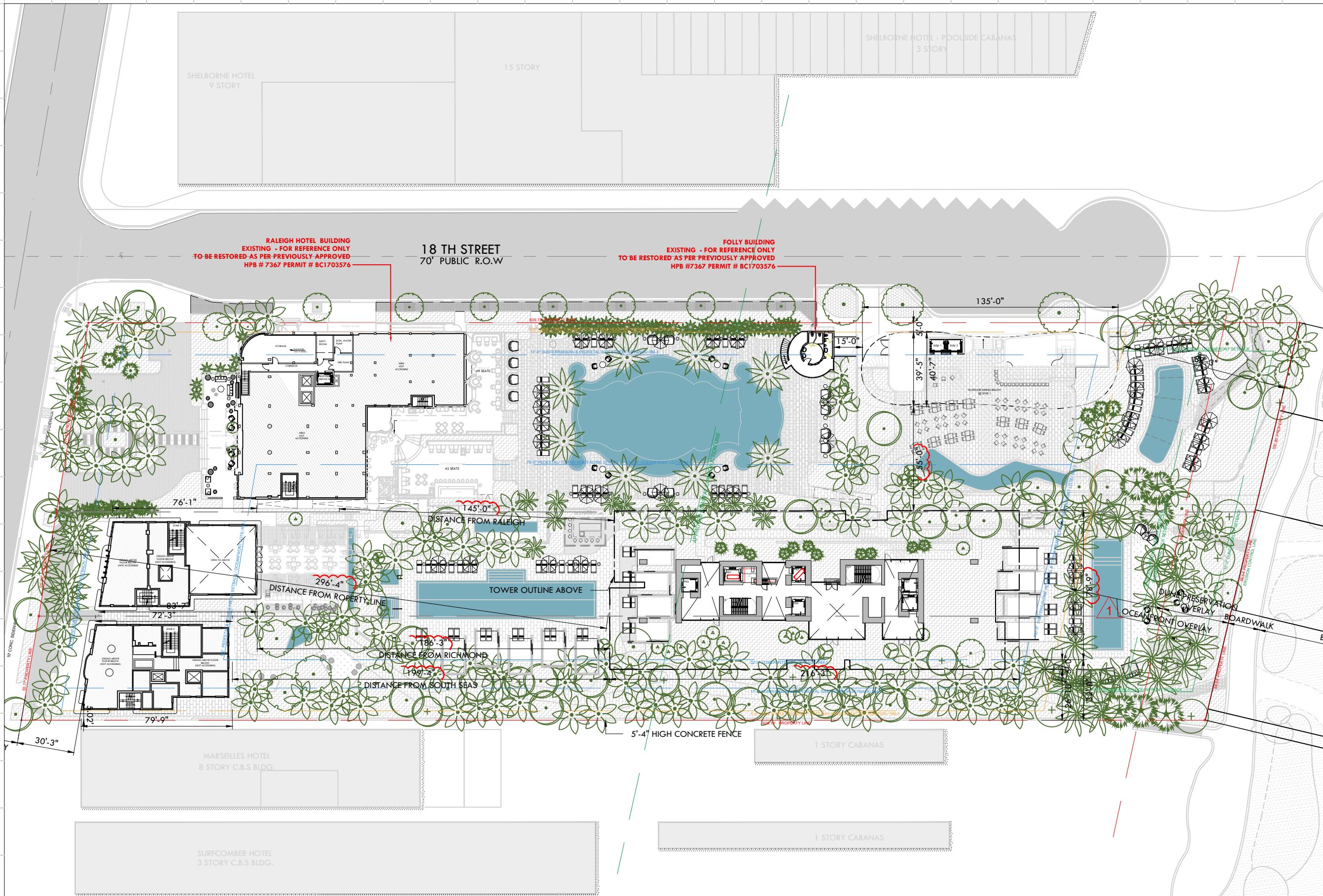


**OVERALL FLOOR PLAN**  
 LEVEL 1

**OVERALL FLOOR PLAN - LEVEL 1**

SCALE 1"=50'-0"

Date	AUGUST 17, 2020	Sheet No.	A3.02
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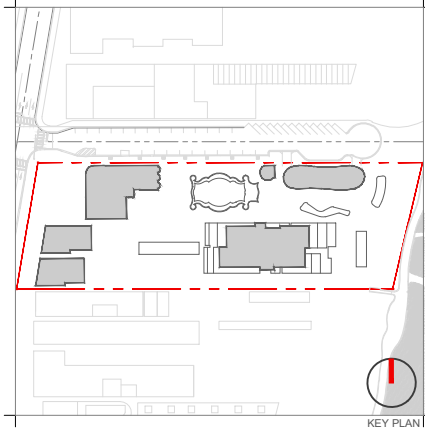
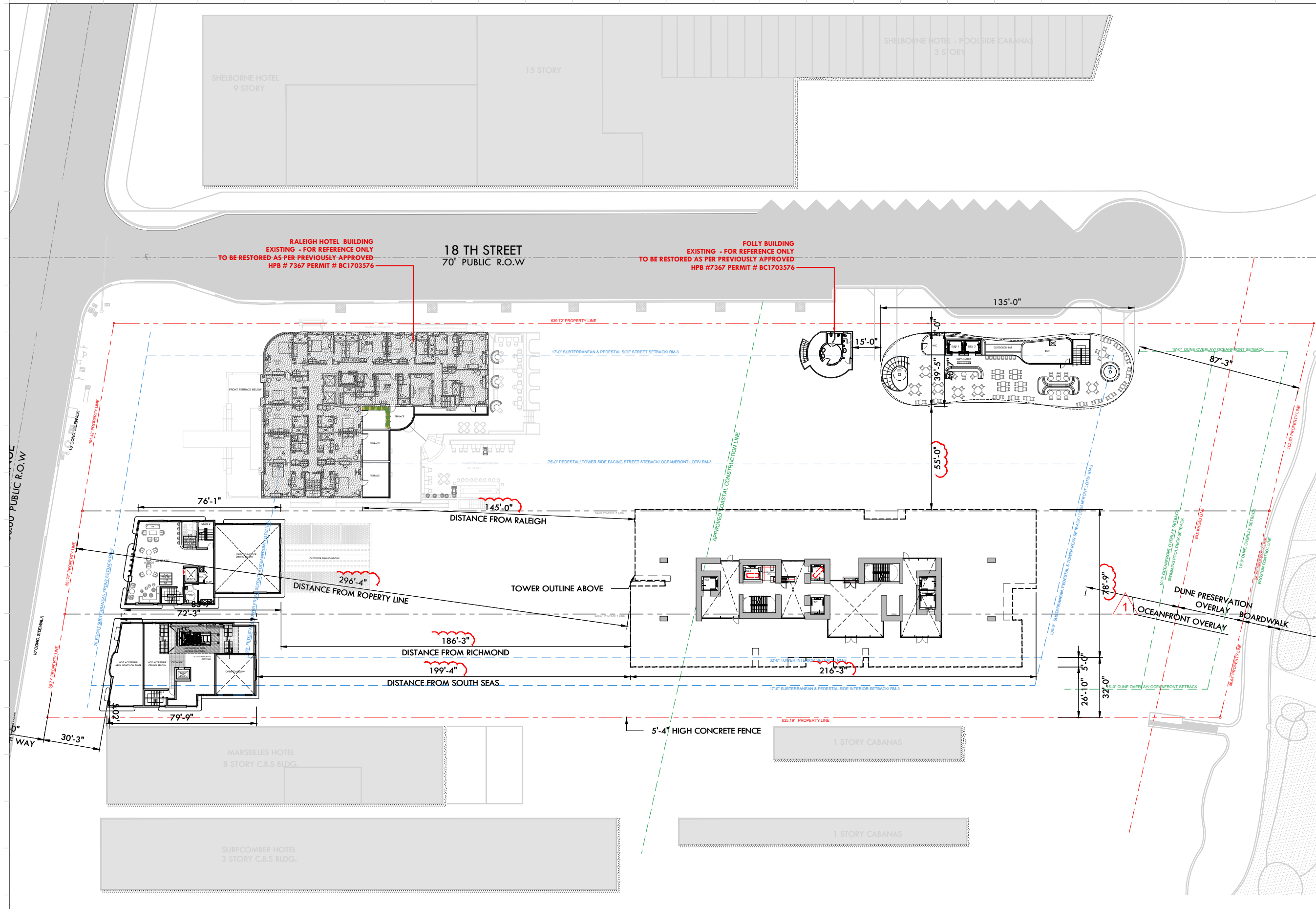
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**OVERALL FLOOR PLAN**

**LEVEL 1.5**

**OVERALL FLOOR PLAN - LEVEL 1.5 MEZZANINE** SCALE: 1"=50'-0"

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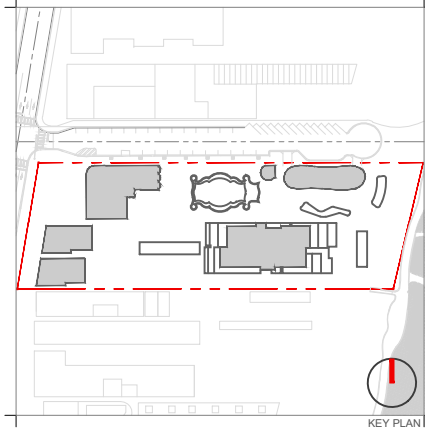
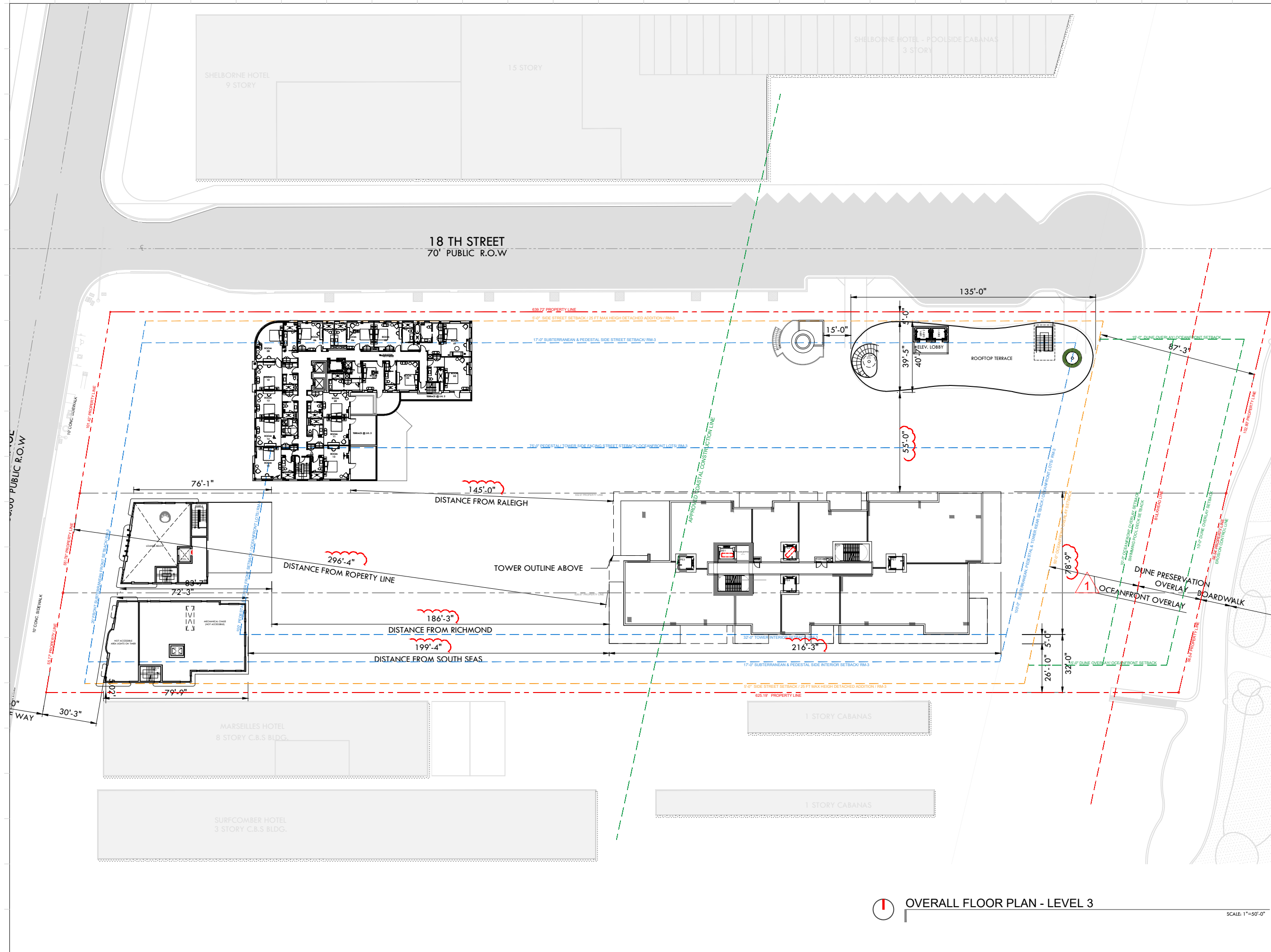
**OVERALL FLOOR PLAN**

**LEVEL 2**

**OVERALL FLOOR PLAN - LEVEL 2**

SCALE: 1"=50'-0"

Date	AUGUST 17, 2020	Sheet No.	A3.04
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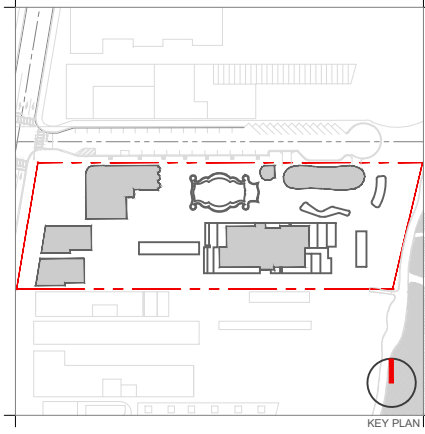
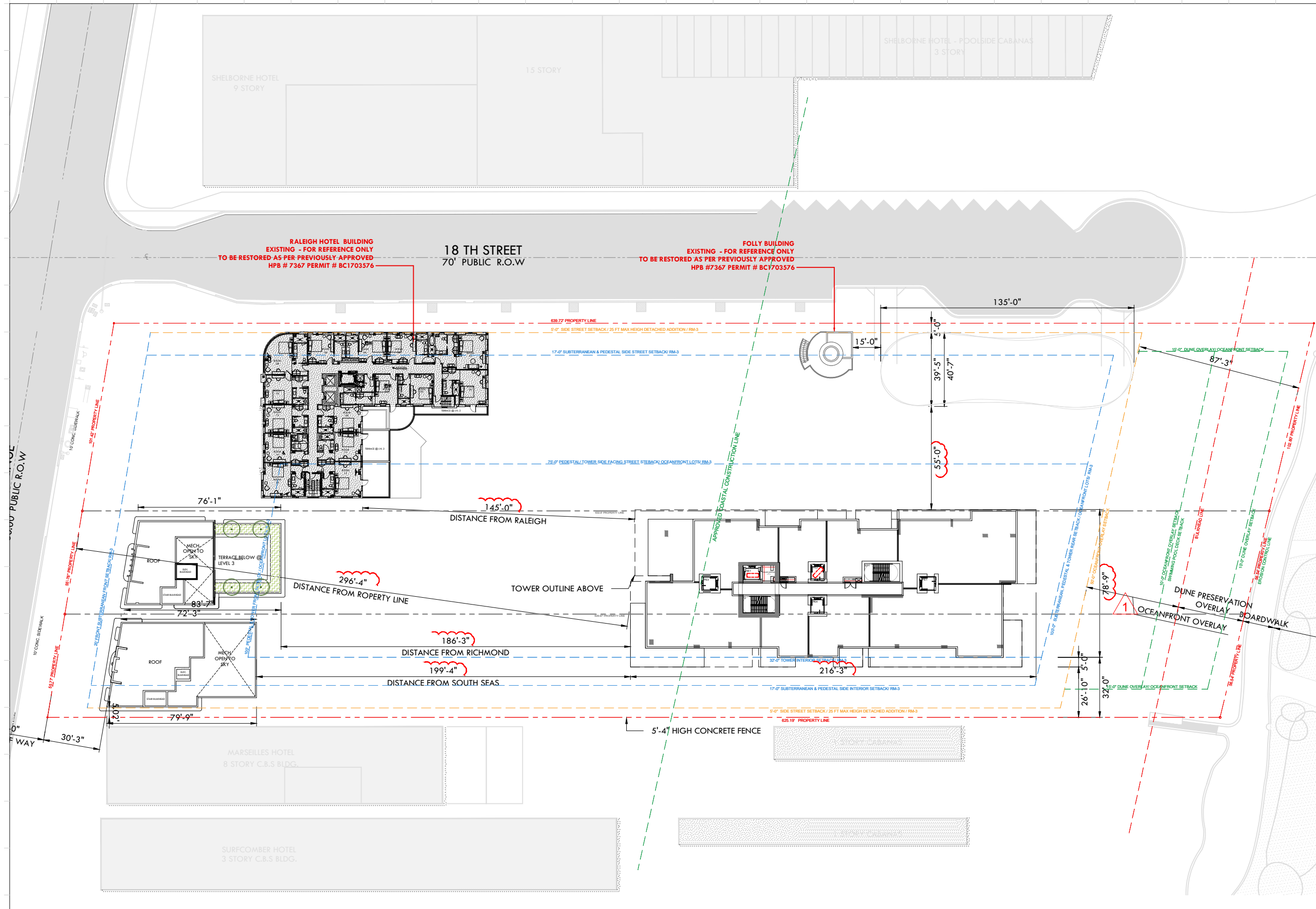


**OVERALL FLOOR PLAN**

**OVERALL FLOOR PLAN - LEVEL 3**

SCALE 1"=50'-0"

LEVEL 3		Date	Sheet No.
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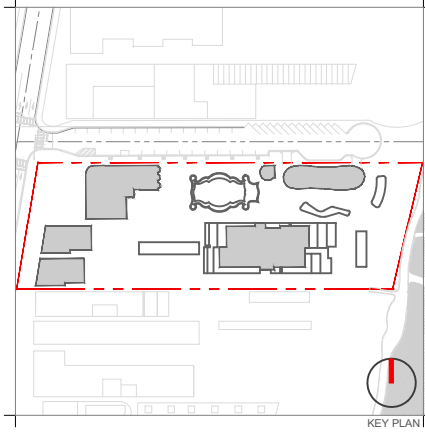
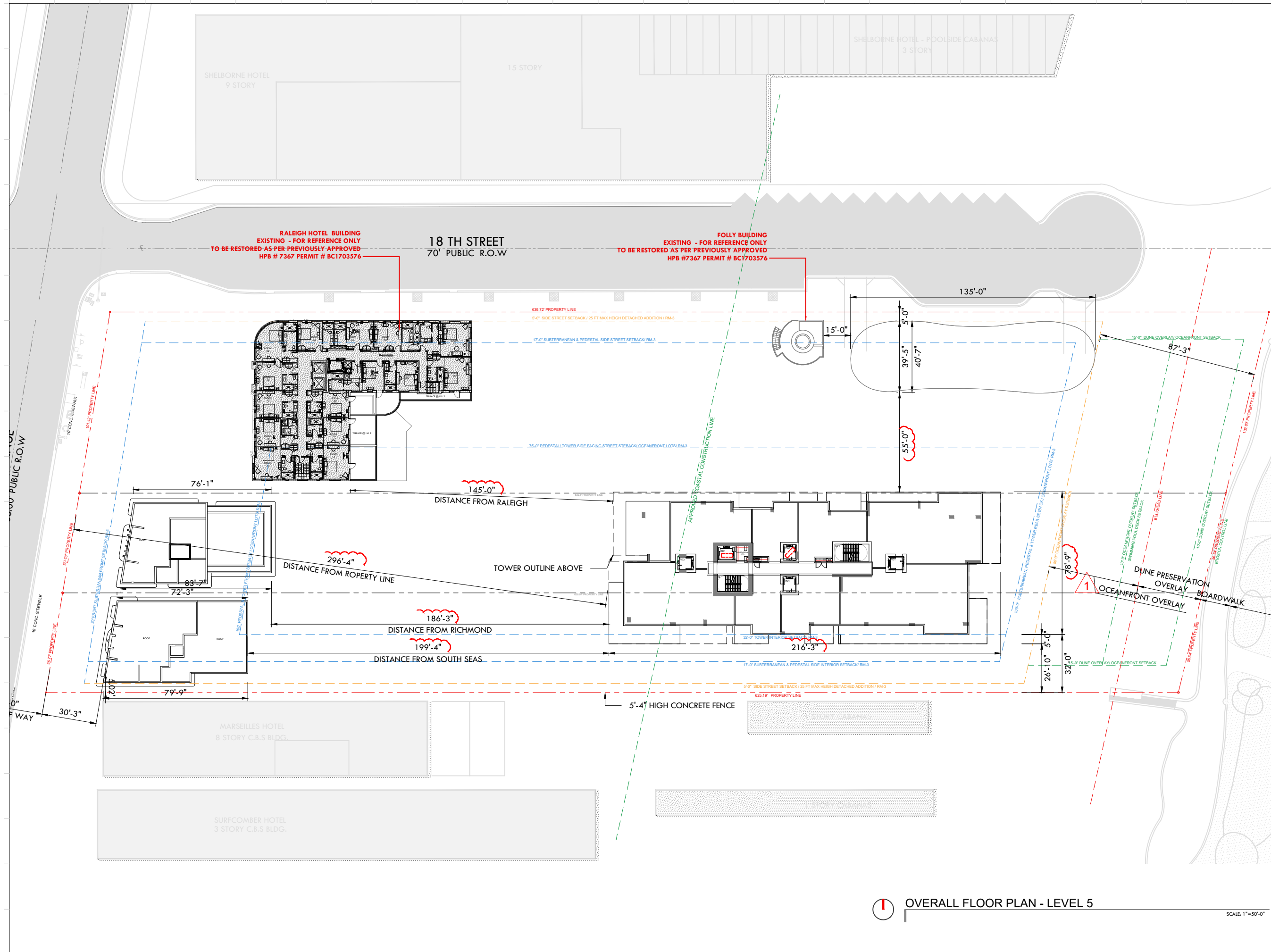
**OVERALL FLOOR PLAN**

**LEVEL 4**

**OVERALL FLOOR PLAN - LEVEL 4**

SCALE 1"=50'-0"

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**OVERALL FLOOR PLAN**

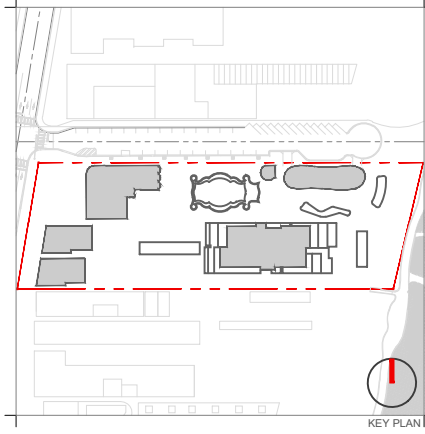
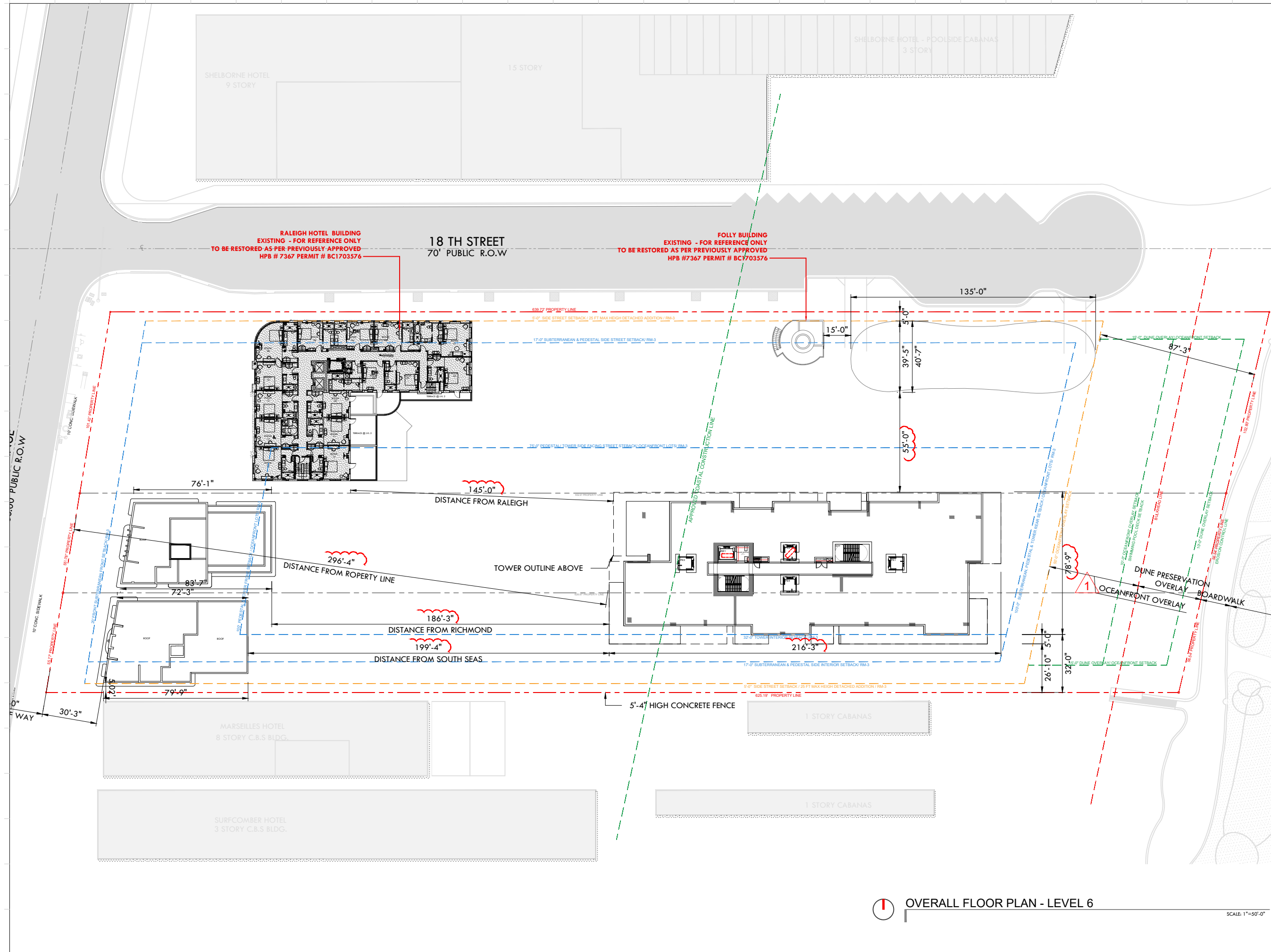
**LEVEL 5**

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**OVERALL FLOOR PLAN - LEVEL 5**

SCALE 1"=50'-0"





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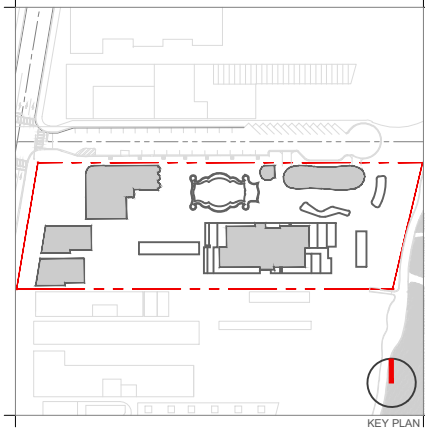
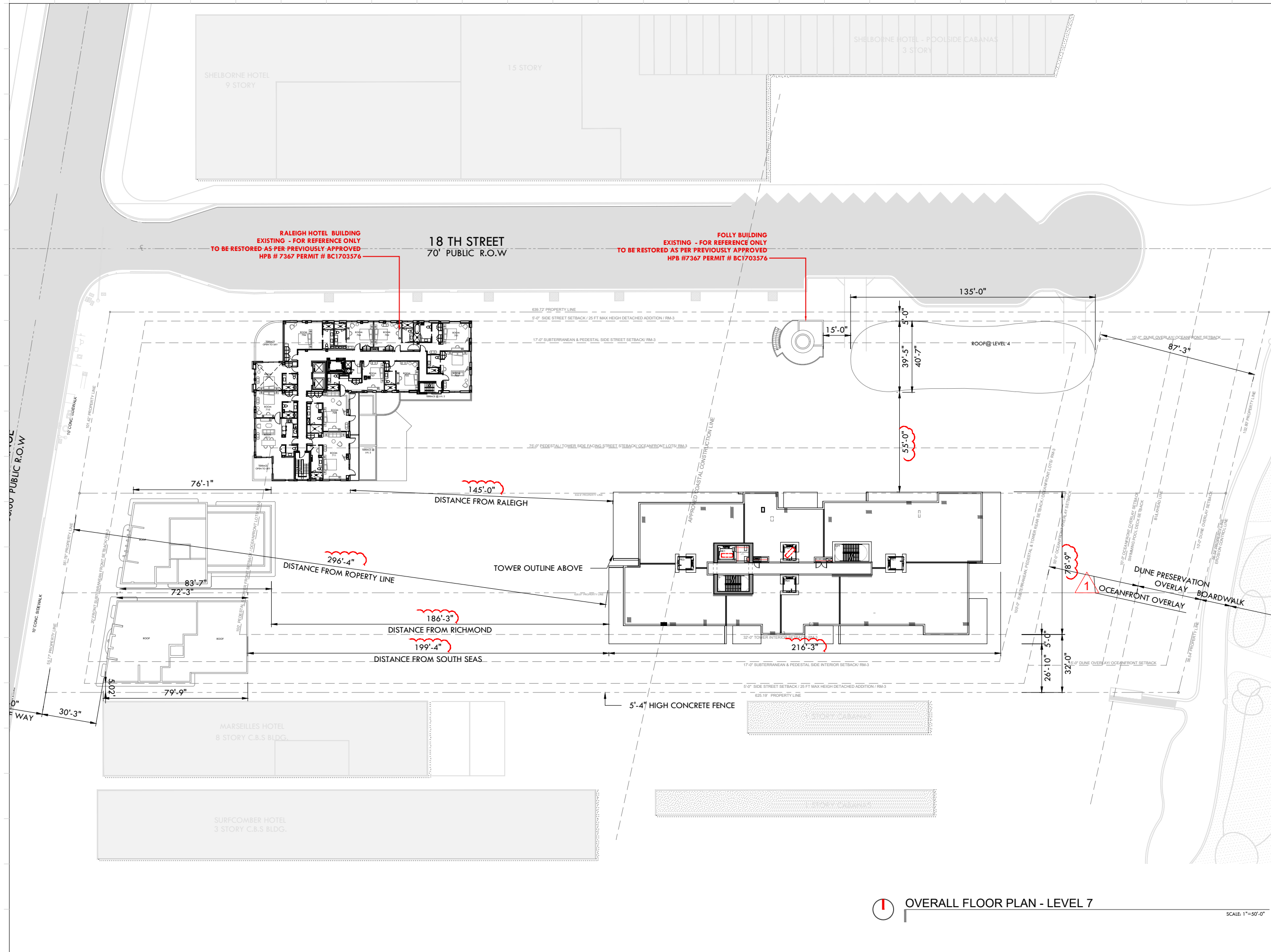


**OVERALL FLOOR PLAN**

**OVERALL FLOOR PLAN - LEVEL 6**

Date	AUGUST 17, 2020	Sheet No.	A3.08
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SCALE 1"=50'-0"



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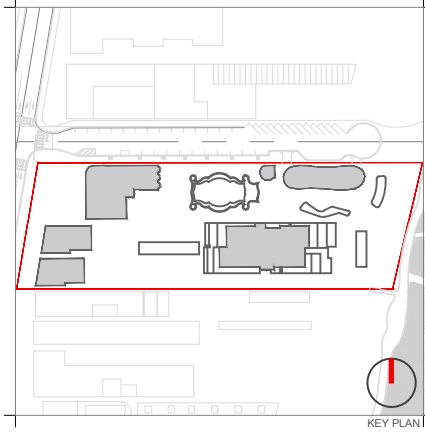
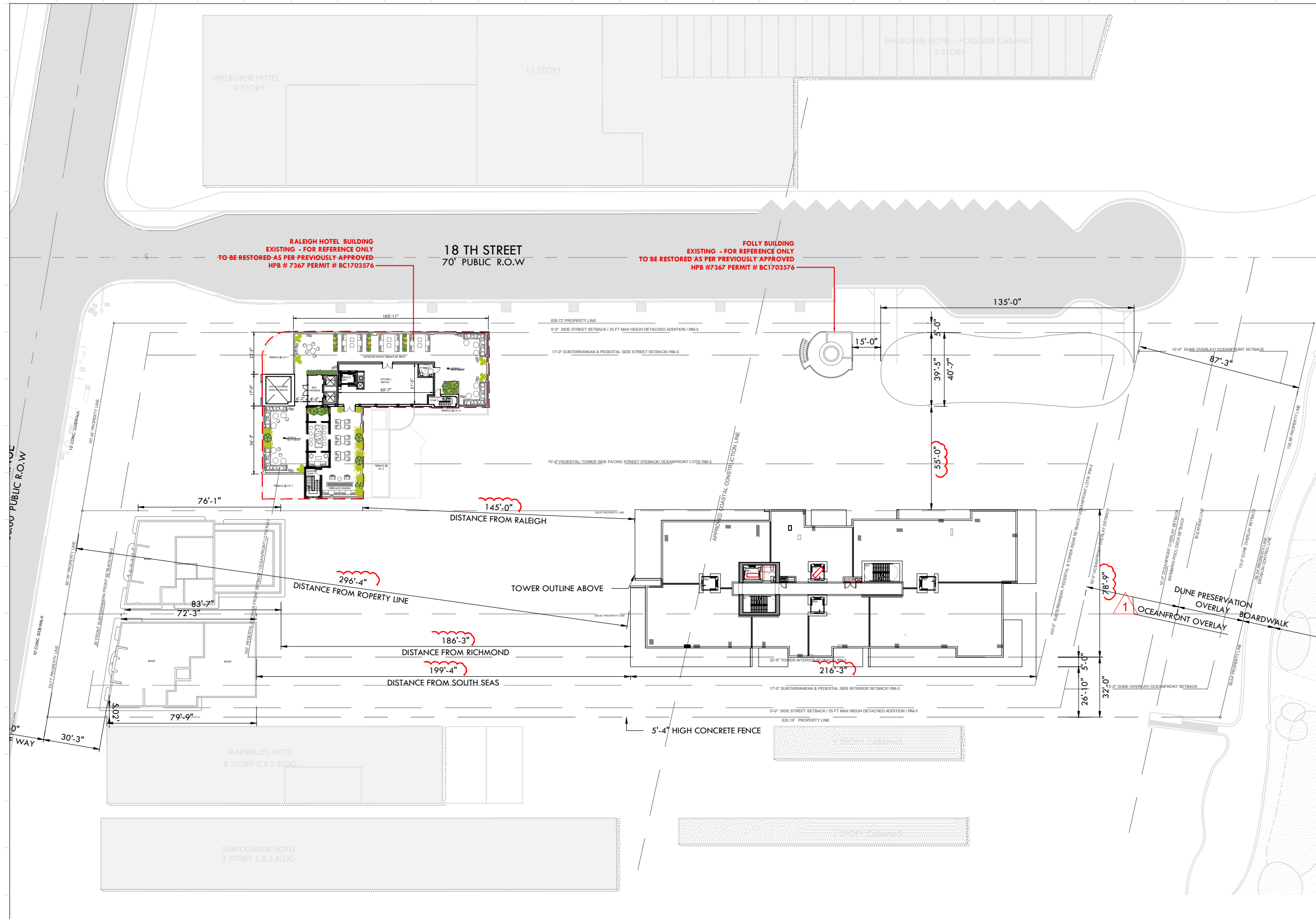
**OVERALL FLOOR PLAN**

**LEVEL 7**

**OVERALL FLOOR PLAN - LEVEL 7**

SCALE 1"=50'-0"

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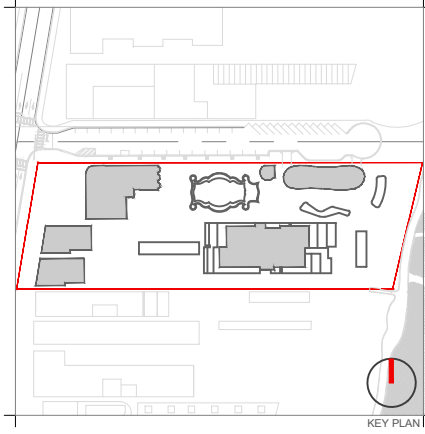
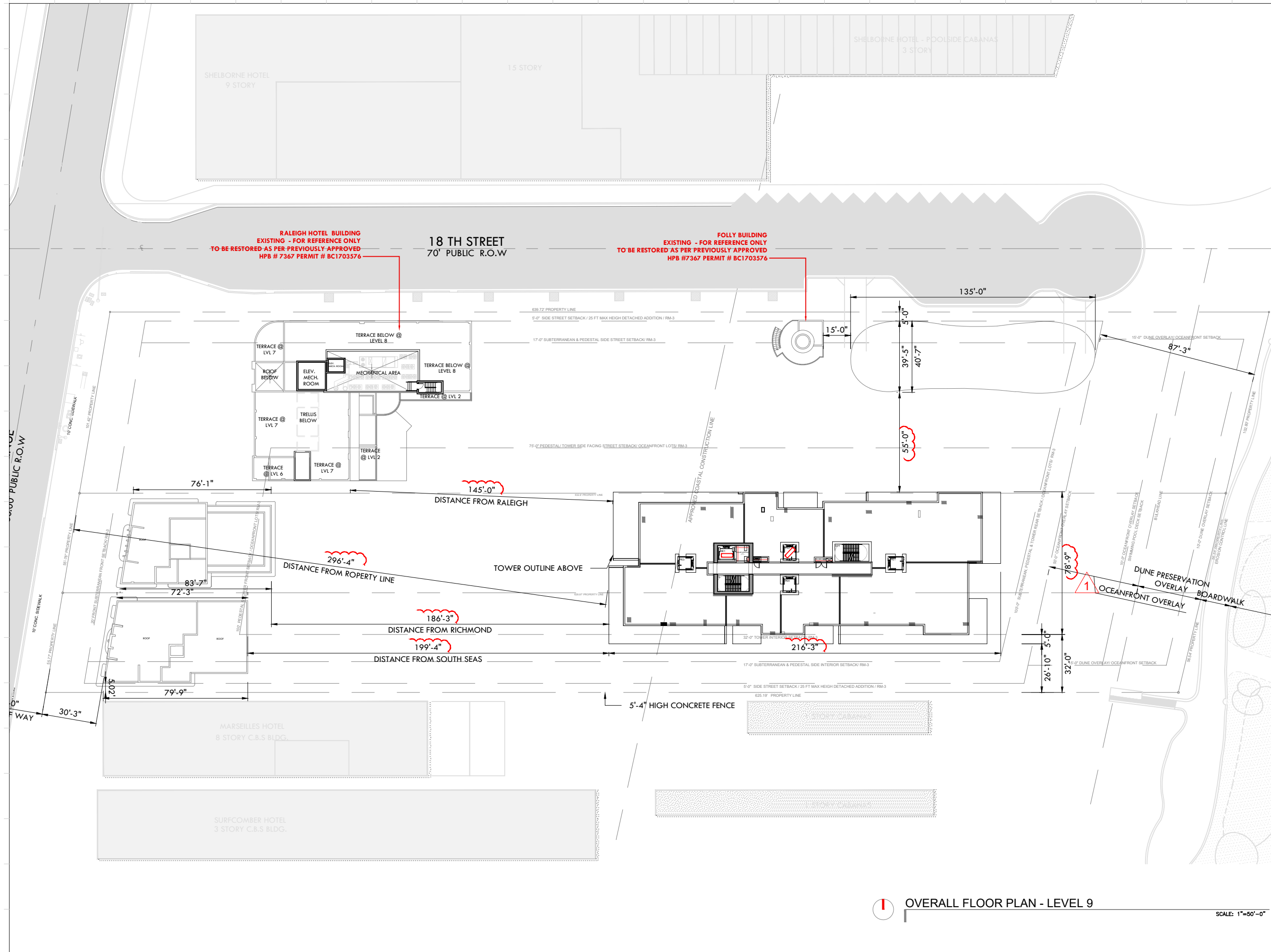
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**OVERALL FLOOR PLAN**  
**LEVEL 8**

Date	AUGUST 17, 2020	Sheet No.	AS.10
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**OVERALL FLOOR PLAN - LEVEL 8**

SCALE: 1"=50'-0"



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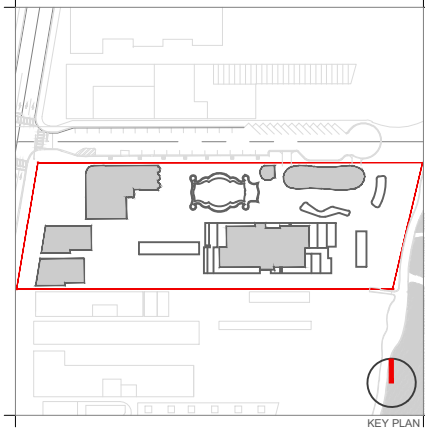
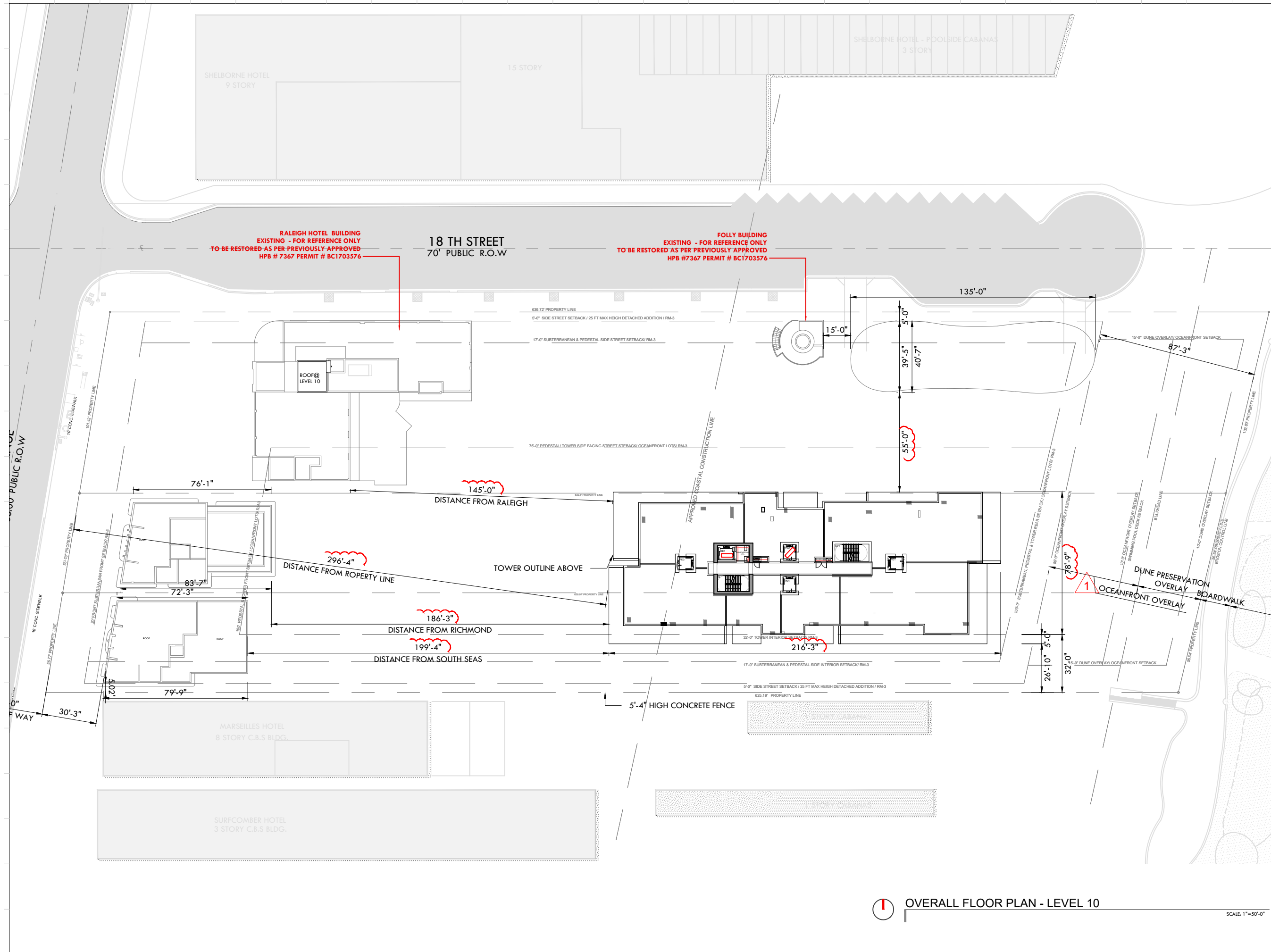
**OVERALL FLOOR PLAN**

**LEVEL 9**

**OVERALL FLOOR PLAN - LEVEL 9**

SCALE: 1"=50'-0"

Date	AUGUST 17, 2020	Sheet No.	A3.11
Scale	AS SHOWN		
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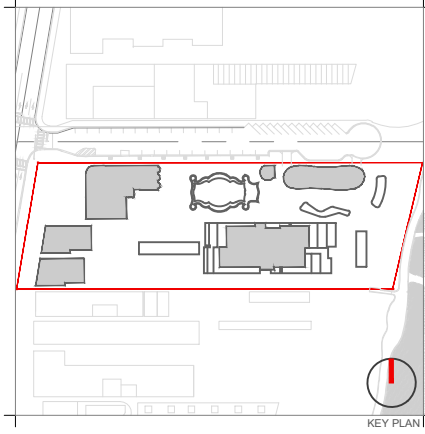
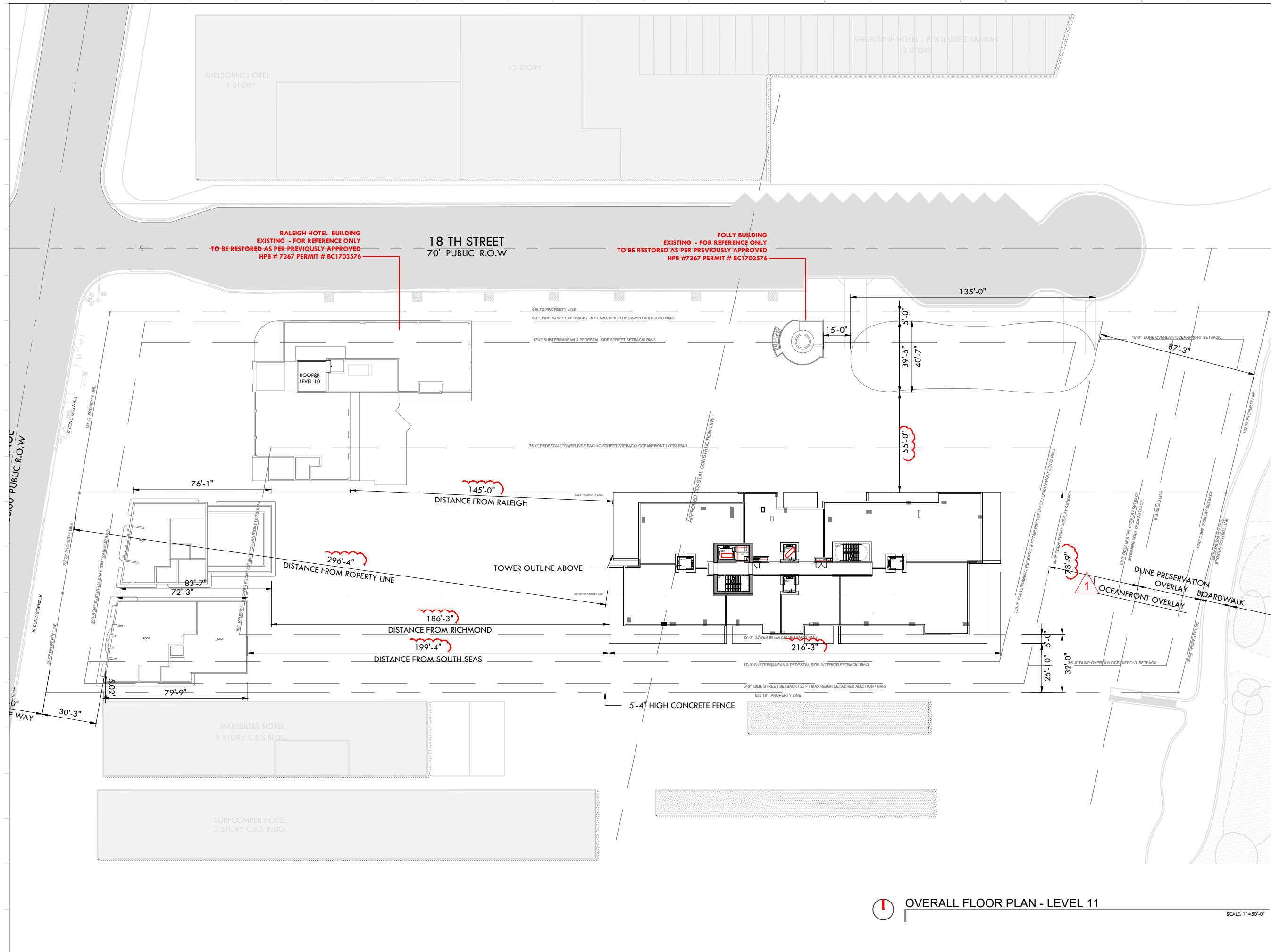
**OVERALL FLOOR PLAN**

**LEVEL 10**

Date	AUGUST 17, 2020	Sheet No.	A3.12
Scale	AS SHOWN		
Project	1901		

**OVERALL FLOOR PLAN - LEVEL 10**

SCALE 1"=50'-0"



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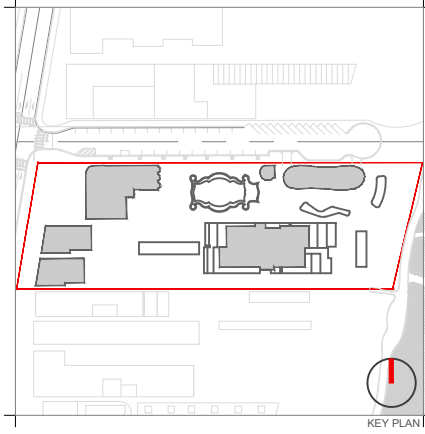
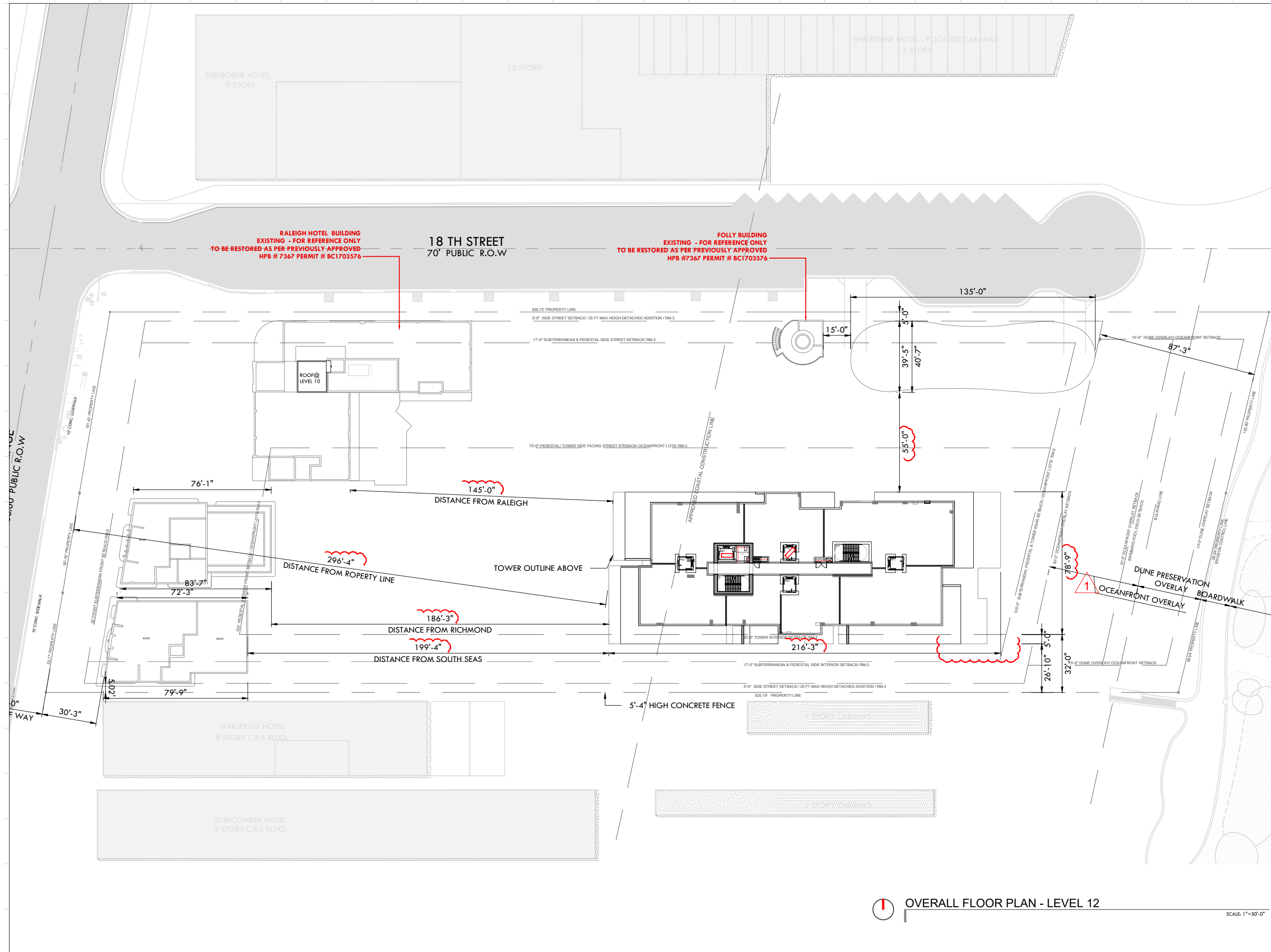
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**OVERALL FLOOR PLAN**

**LEVEL 11**

Date	AUGUST 17, 2020	Sheet No.	A3.13
Scale	AS SHOWN		
Project	1901		

**OVERALL FLOOR PLAN - LEVEL 11**  
 SCALE 1"=50'-0"



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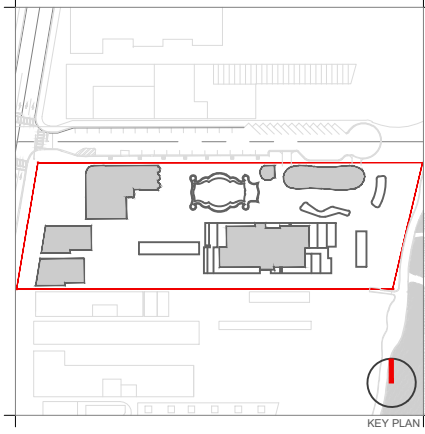
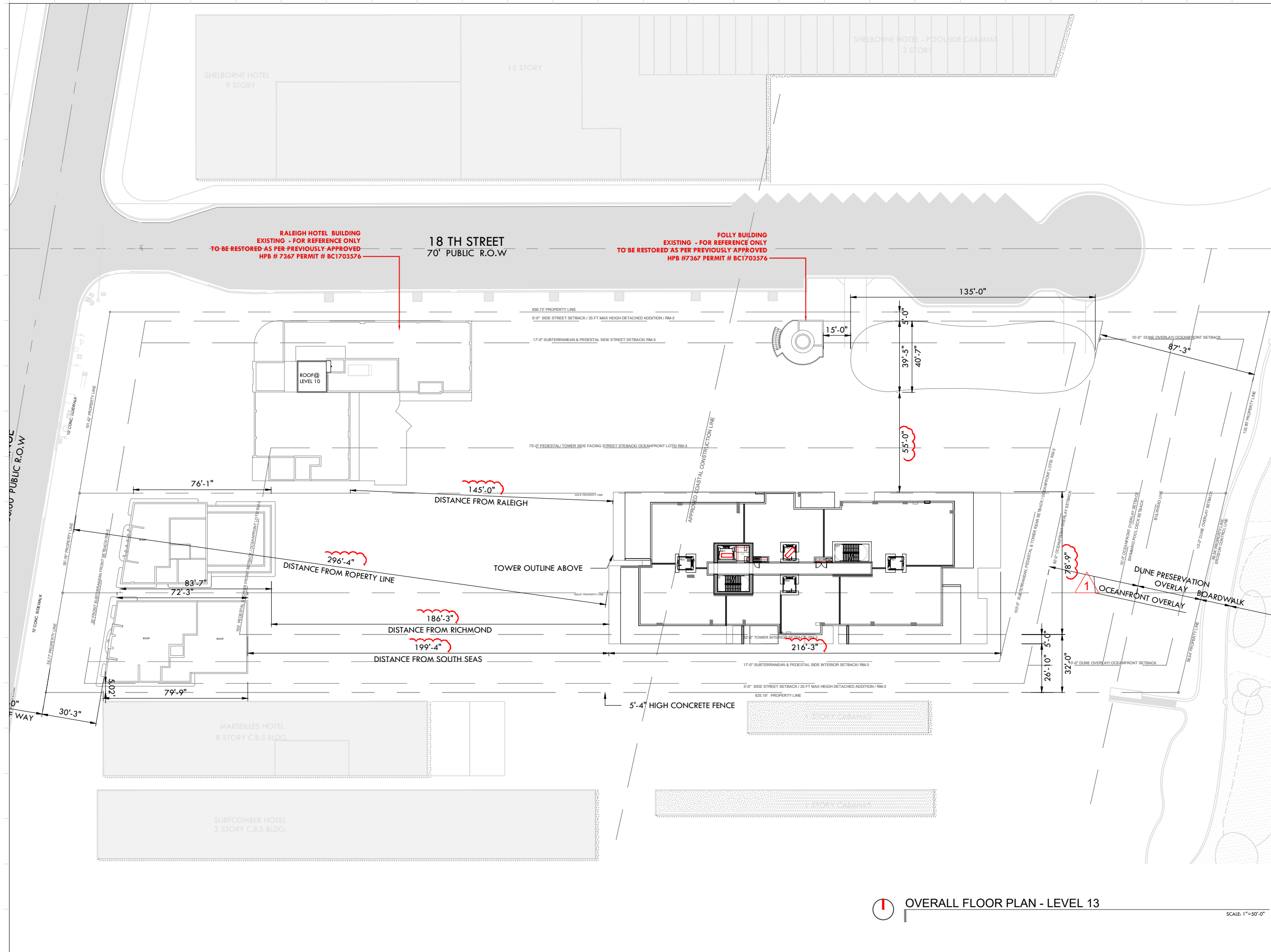
**OVERALL FLOOR PLAN**

**LEVEL 12**

Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		A3.14
Project	1901		

**OVERALL FLOOR PLAN - LEVEL 12**

SCALE 1"=50'-0"



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**OVERALL FLOOR PLAN**

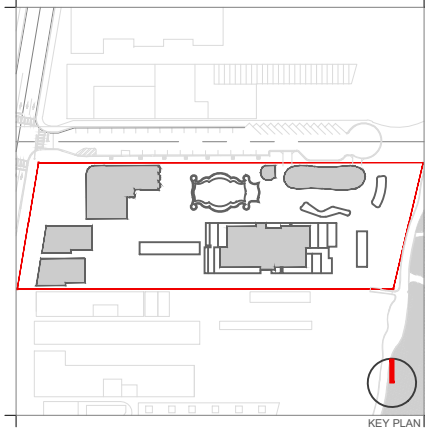
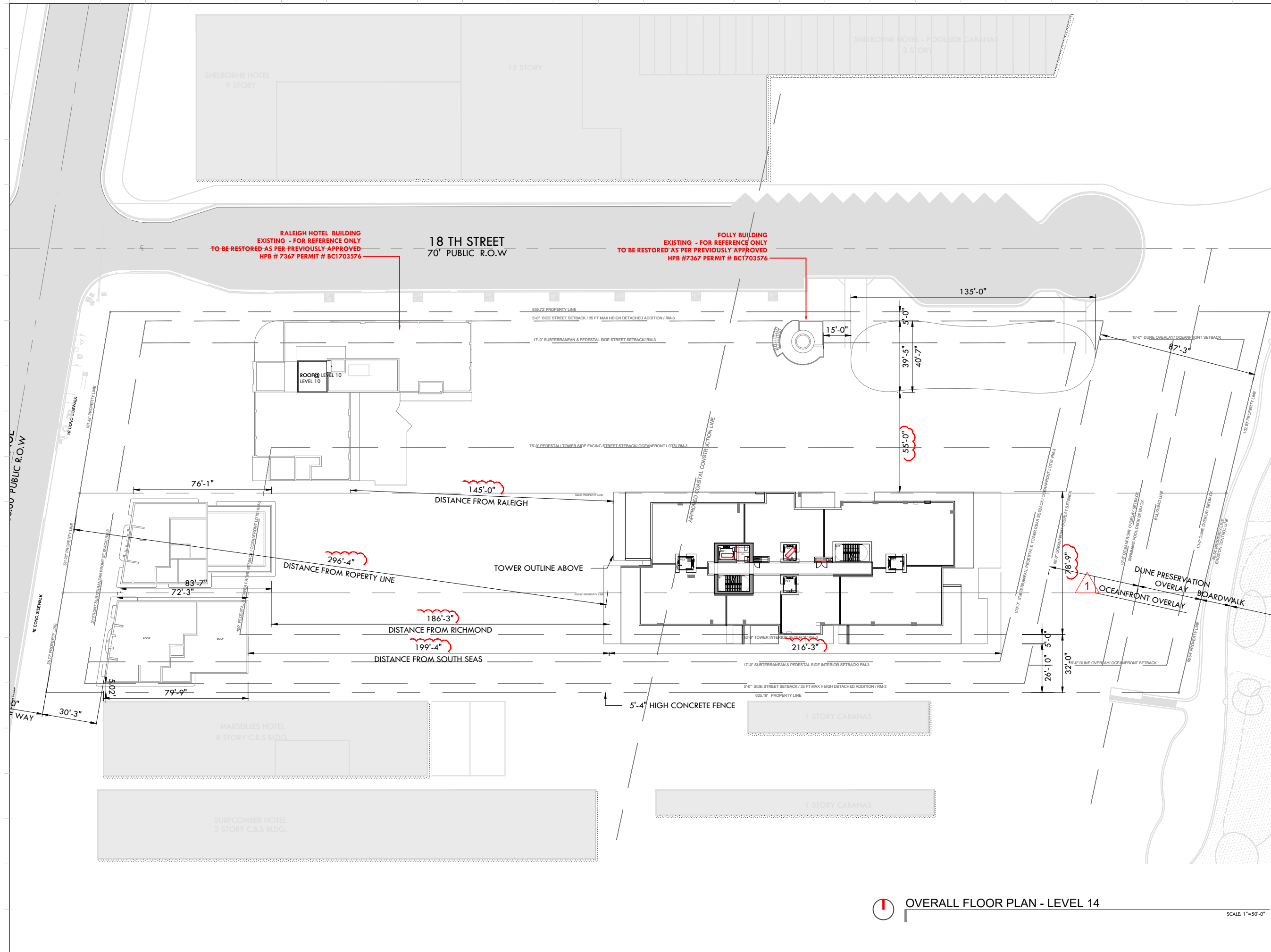
**LEVEL 13**

**OVERALL FLOOR PLAN - LEVEL 13**

SCALE 1"=50'-0"

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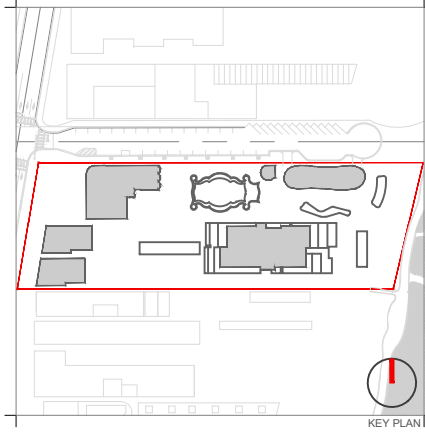
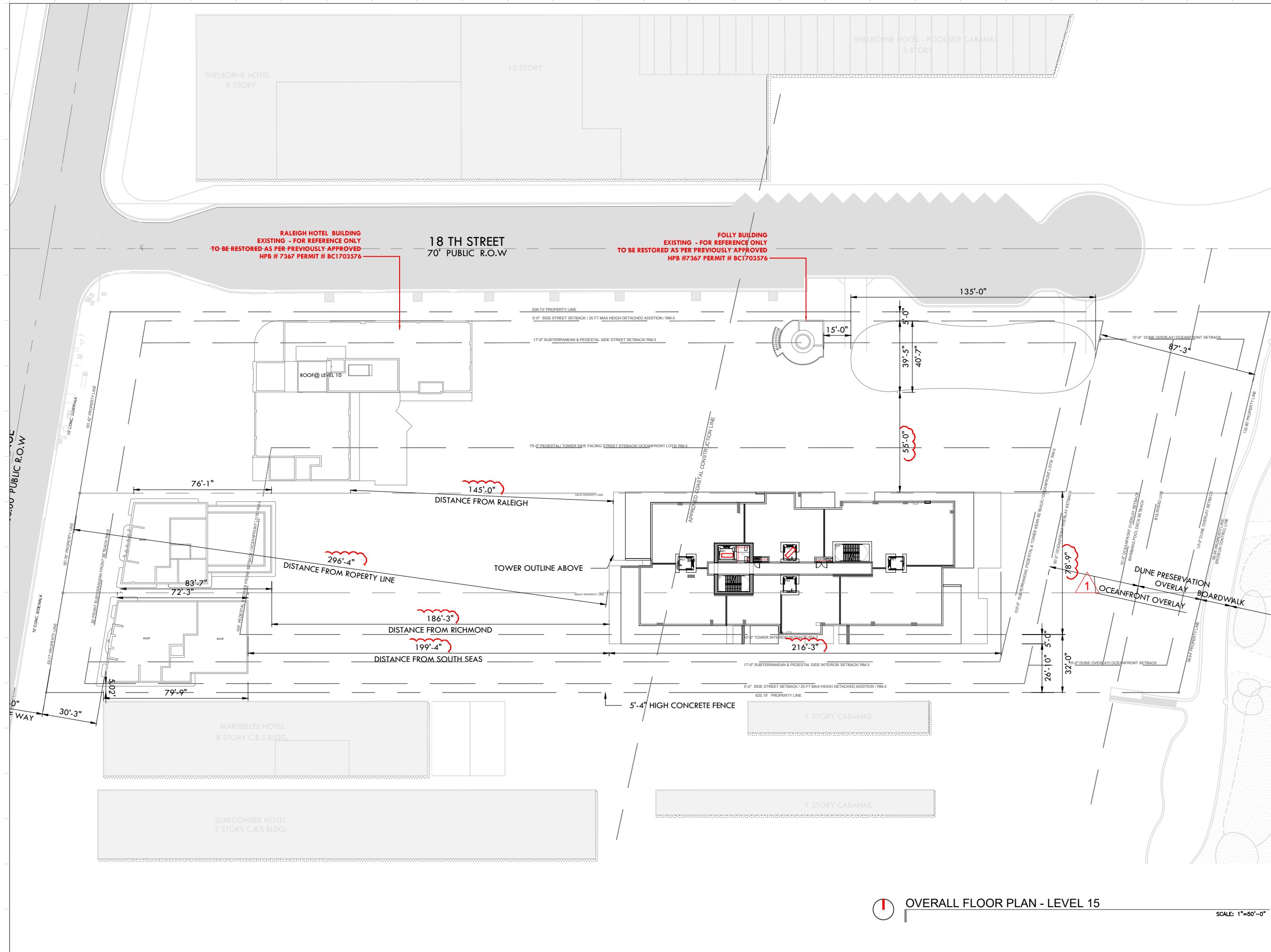
**OVERALL FLOOR PLAN**

**LEVEL 14**

**OVERALL FLOOR PLAN - LEVEL 14**

SCALE 1"=50'-0"

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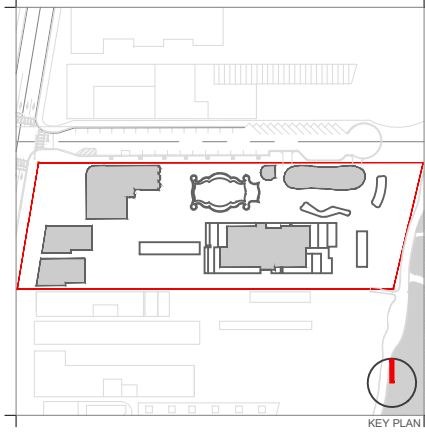
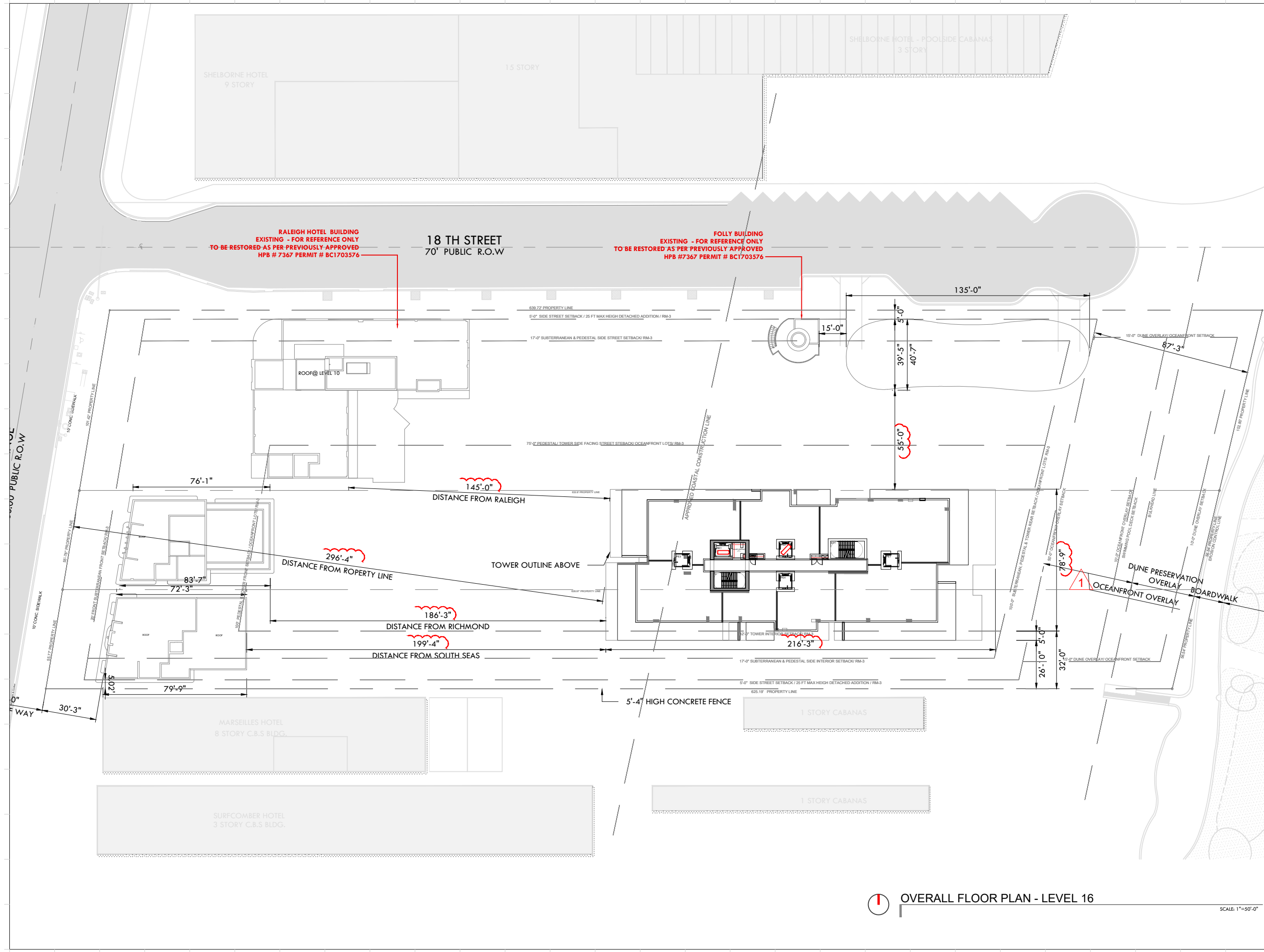
**OVERALL FLOOR PLAN**

**LEVEL 15**

**OVERALL FLOOR PLAN - LEVEL 15**

SCALE: 1"=50'-0"

Date	AUGUST 17, 2020	Sheet No.	A3.17
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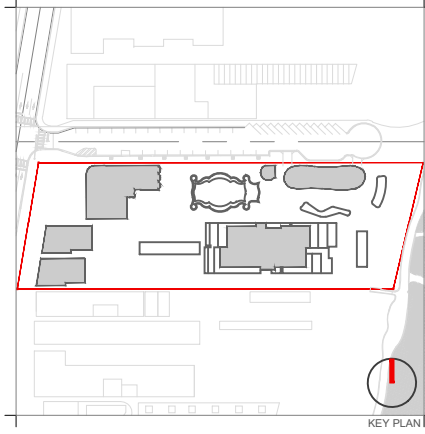
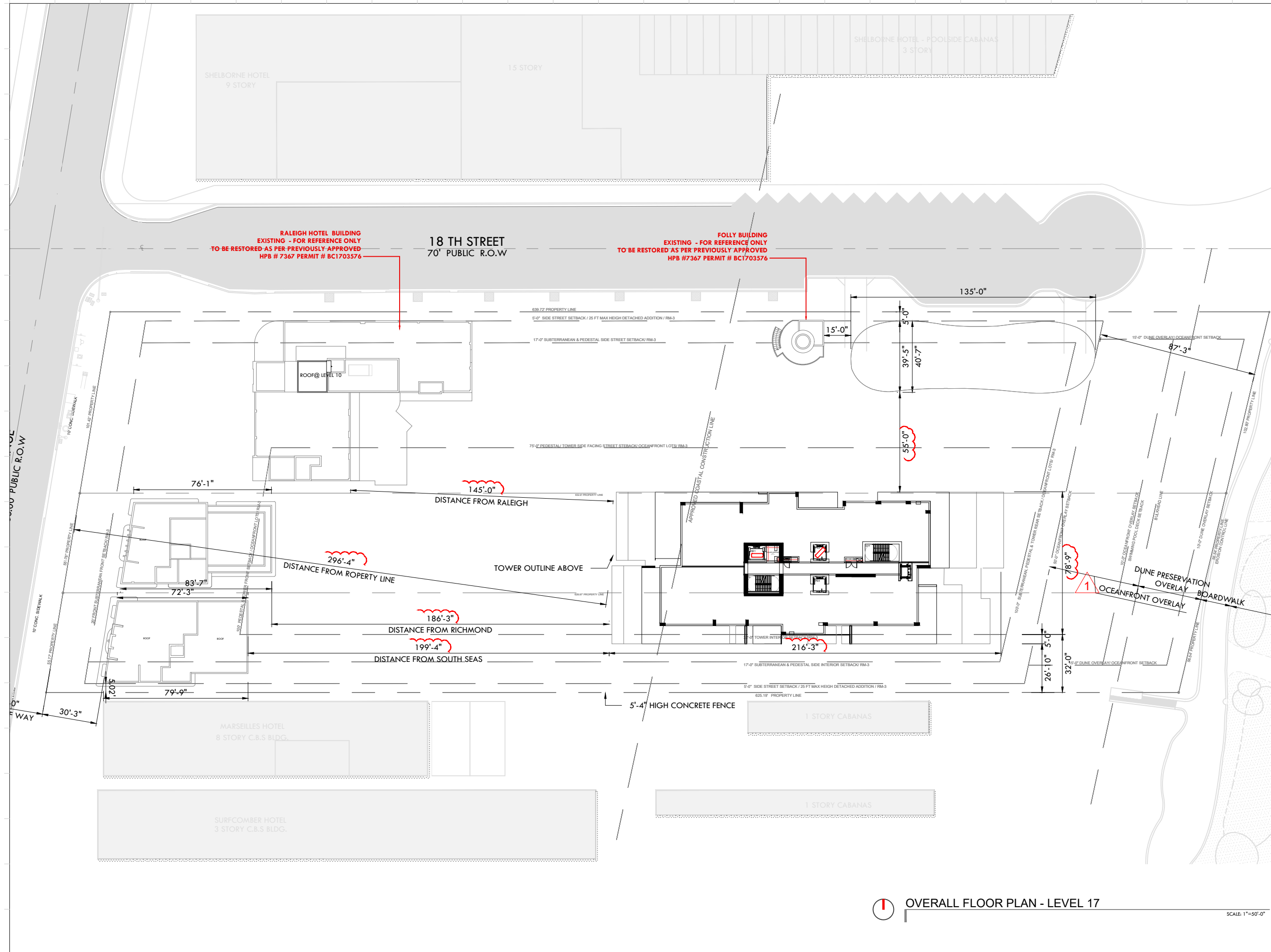


**OVERALL FLOOR PLAN**

**OVERALL FLOOR PLAN - LEVEL 16**

SCALE 1"=50'-0"

LEVEL 16		Date	Sheet No.
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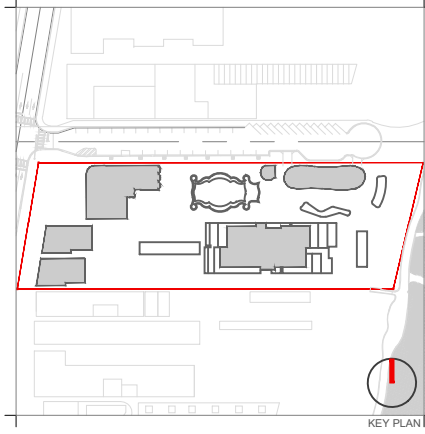
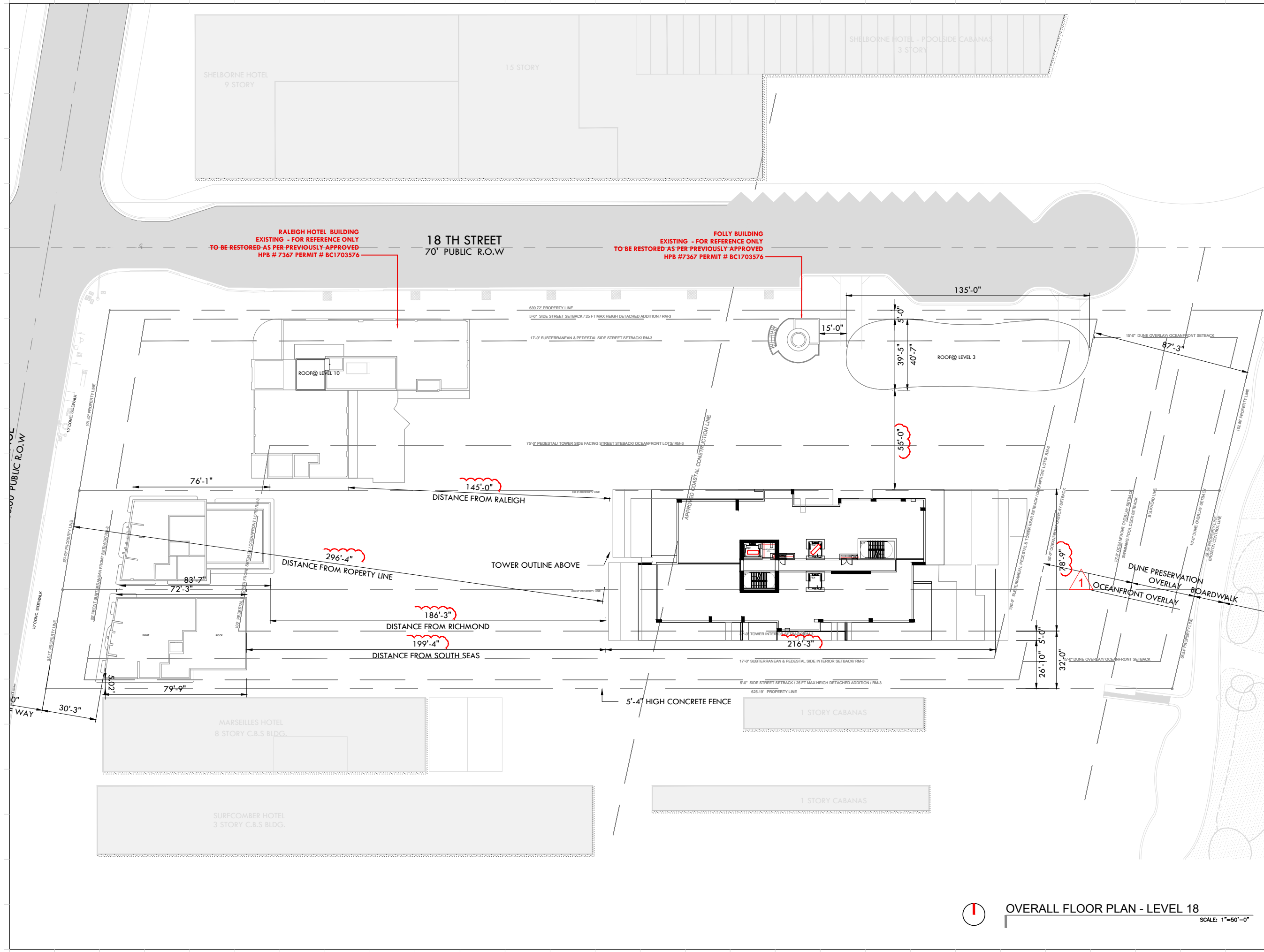
**OVERALL FLOOR PLAN**

**LEVEL 17**

**OVERALL FLOOR PLAN - LEVEL 17**

SCALE 1"=50'-0"

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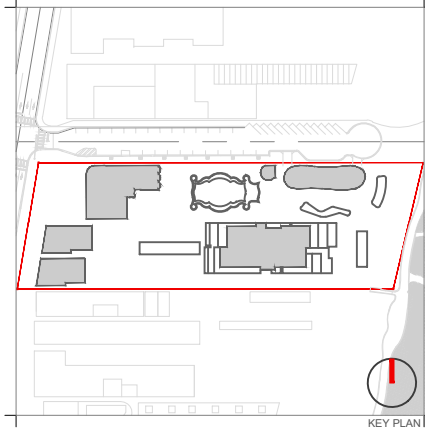
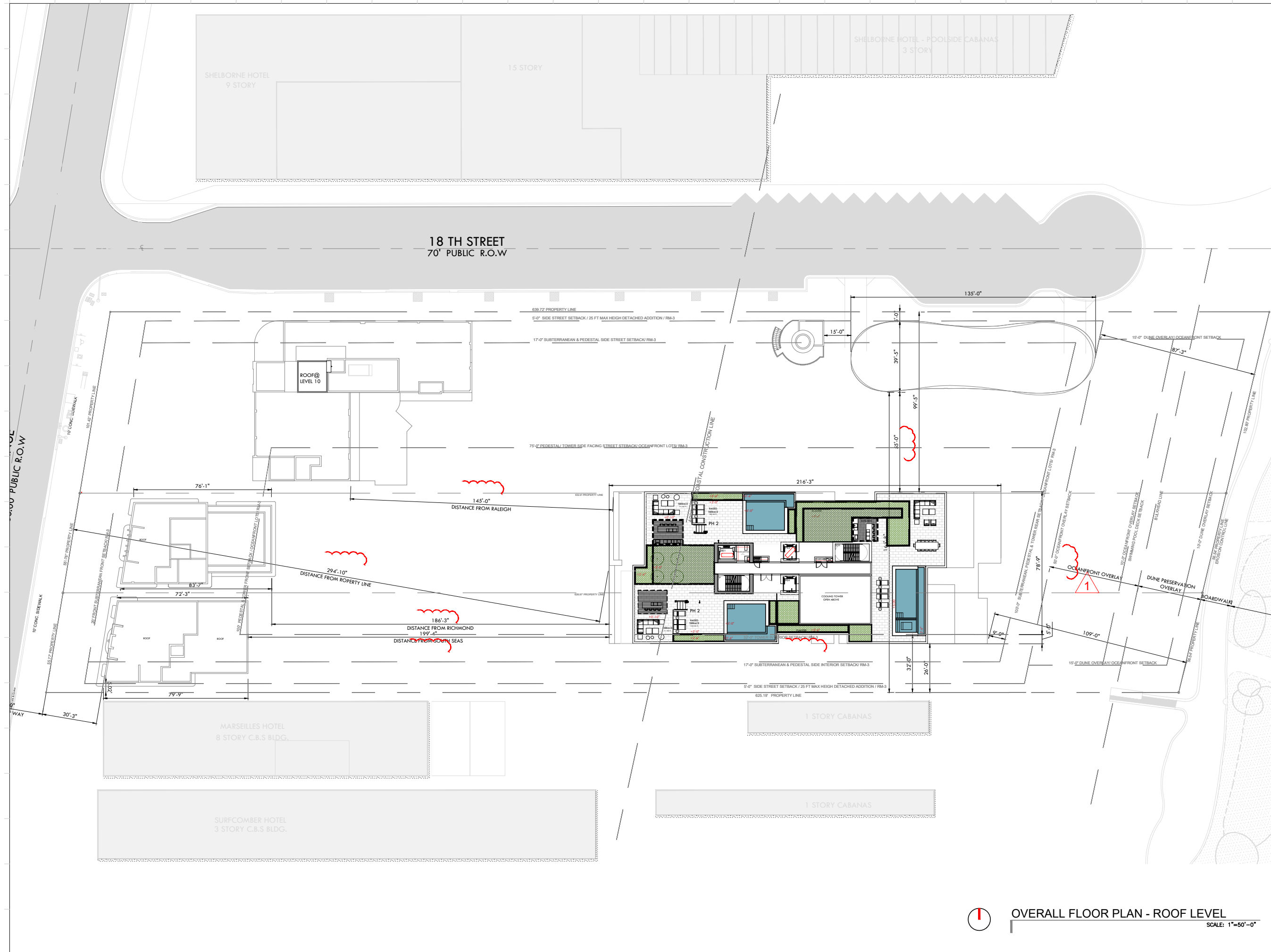
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**OVERALL FLOOR PLAN**

**LEVEL 18**

**OVERALL FLOOR PLAN - LEVEL 18**  
 SCALE: 1"=50'-0"

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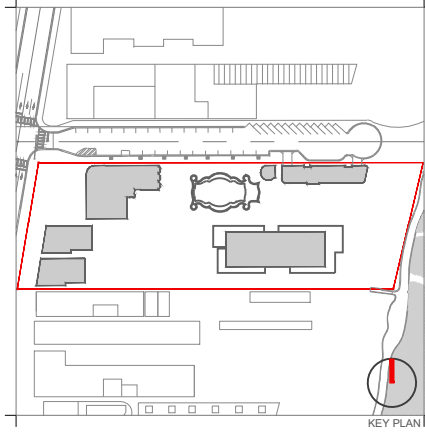
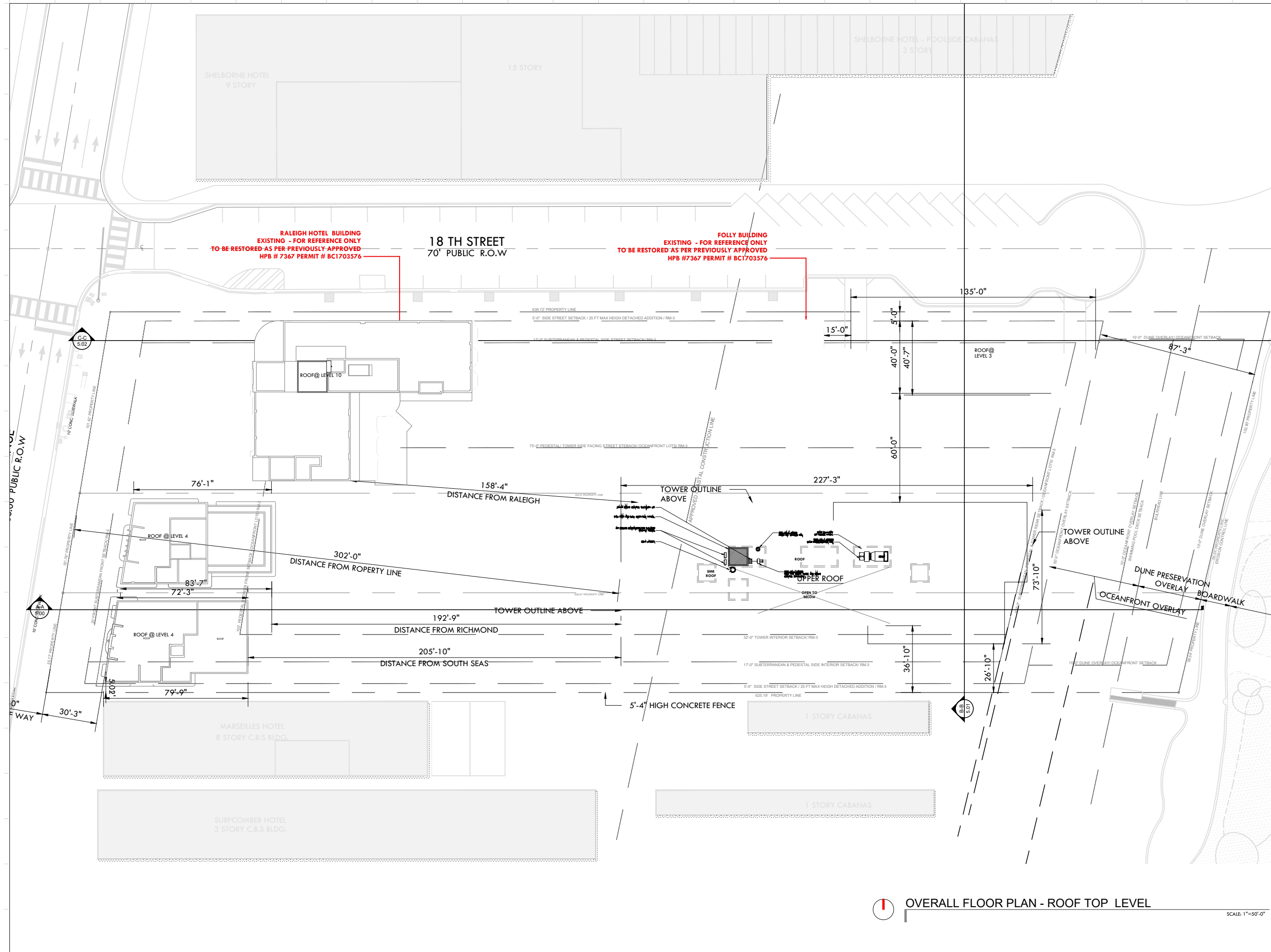
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**OVERALL FLOOR PLAN**

**ROOF LEVEL**

**OVERALL FLOOR PLAN - ROOF LEVEL**  
 SCALE: 1"=50'-0"

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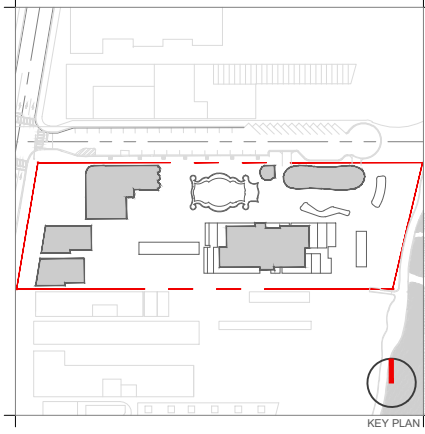


**OVERALL FLOOR PLAN**  
**ROOF TOP LEVEL**

**OVERALL FLOOR PLAN - ROOF TOP LEVEL**

SCALE 1"=50'-0"

Date	JUNE 15, 2020	Sheet No.	AS.22
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Project	1901		



KEY PLAN

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**OVERALL ELEVATIONS**  
 NORTH

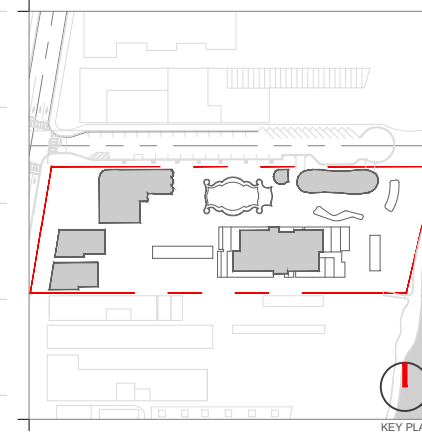
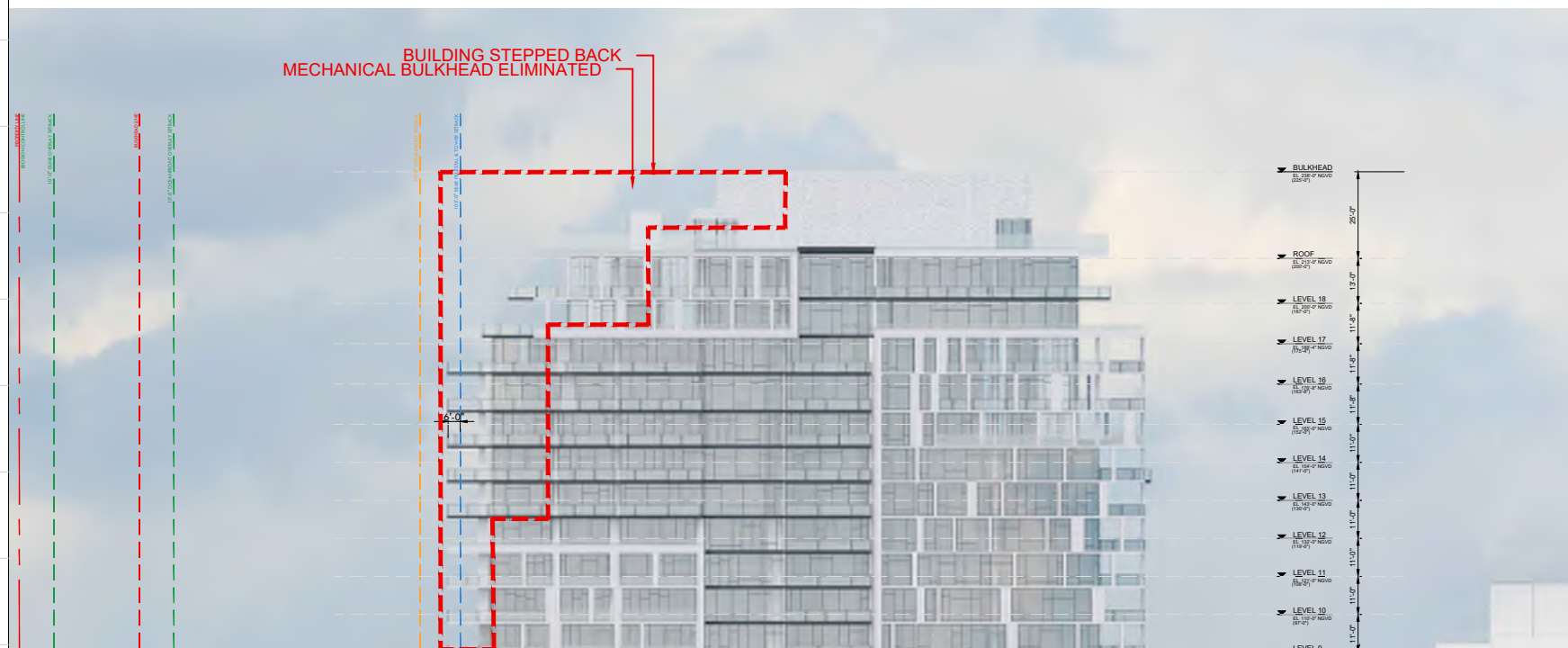
Date	AUGUST 17, 2020	Sheet No.	A4.00
Scale	AS SHOWN		
Project	1901		



OVERALL ELEVATIONS - NORTH

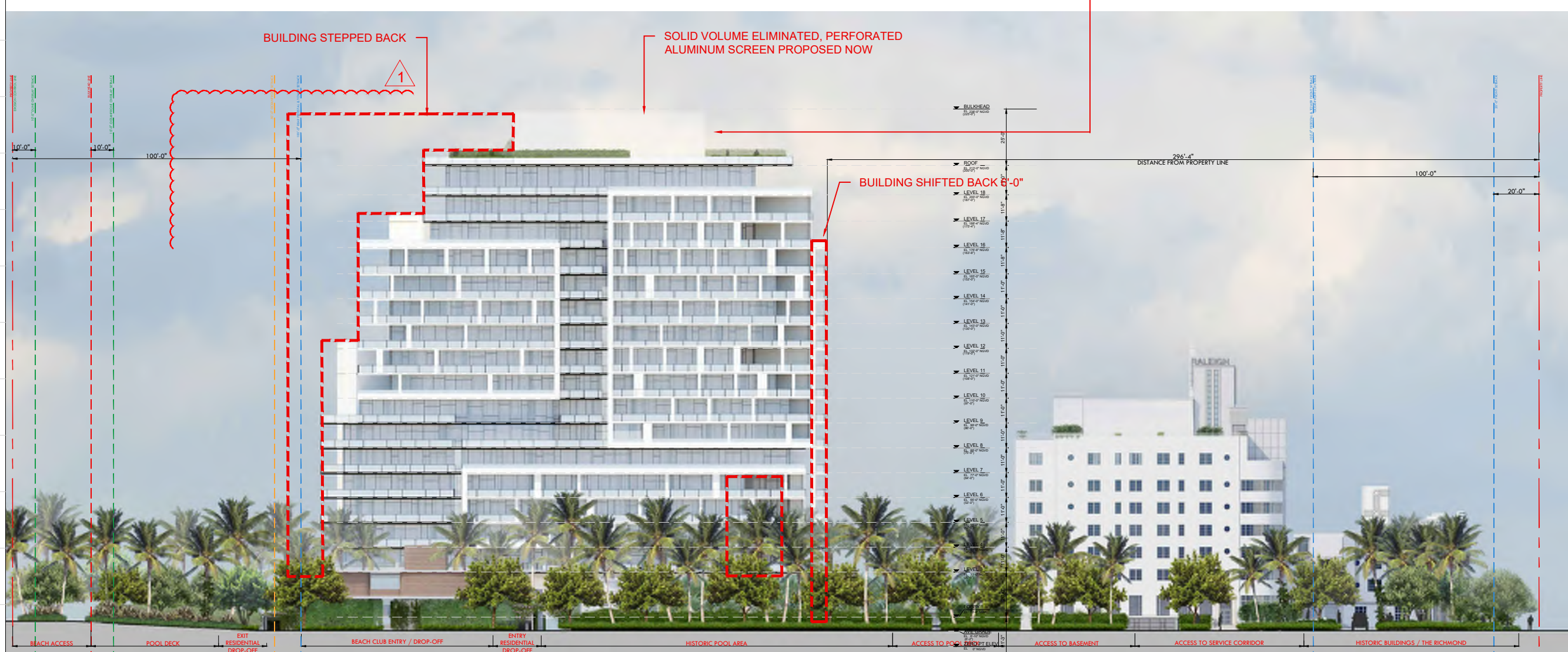
SCALE 1"=50'-0"





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PERFORATED ALUMINUM SCREEN

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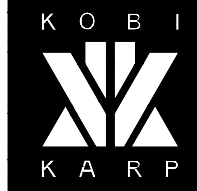
**Owner:**  
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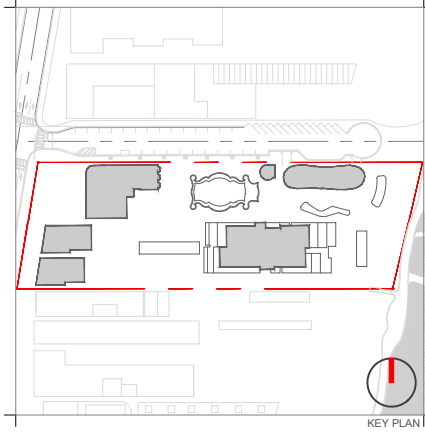
**Consultant:**  
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**OVERALL ELEVATIONS**  
NORTH

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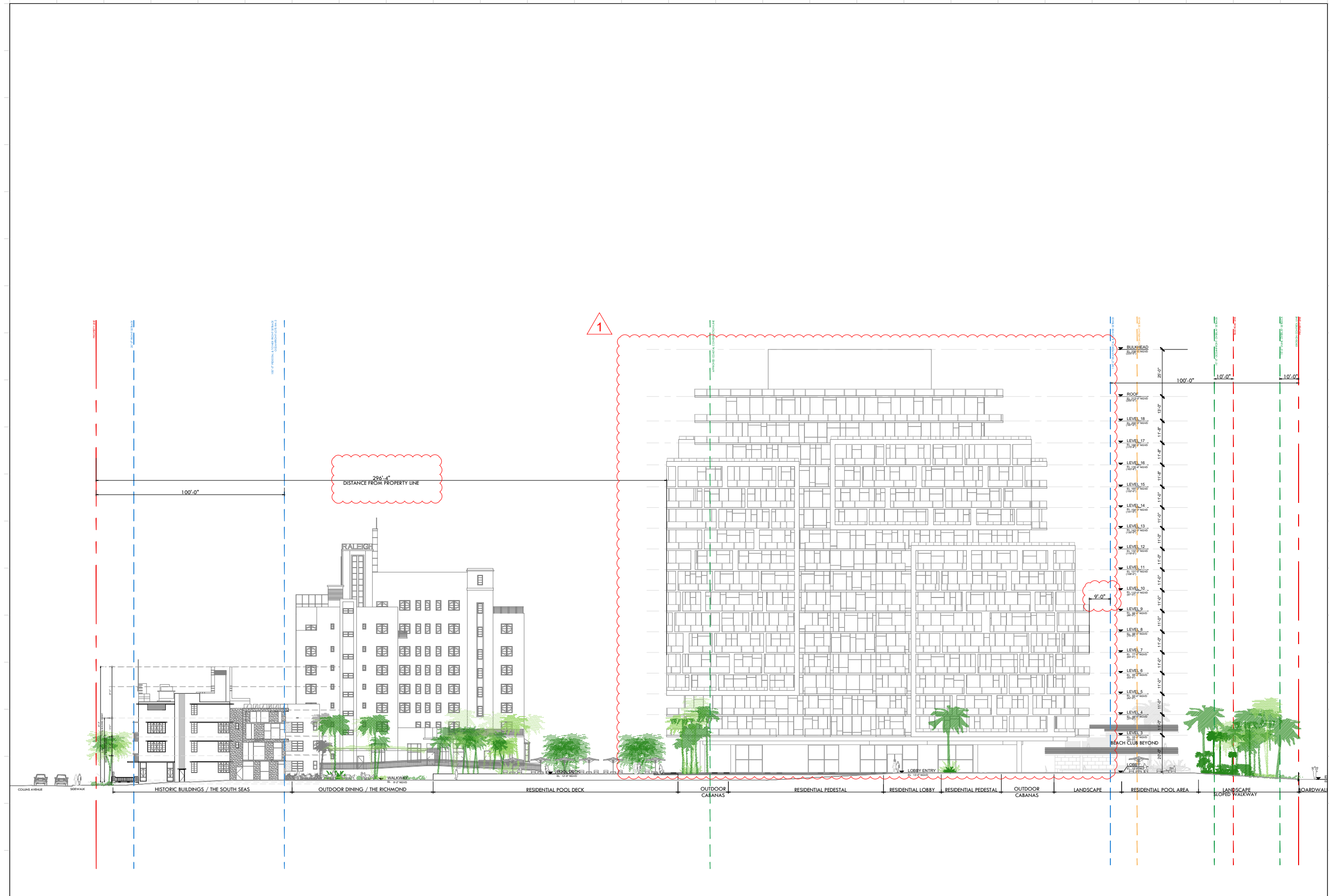
**Consultant:**  
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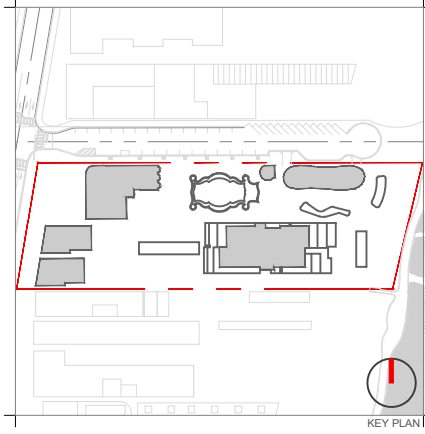
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**OVERALL ELEVATIONS**  
 SOUTH

Date	AUGUST 17, 2020	Sheet No.	A4.02
Scale	AS SHOWN		
Project	1901		



**OVERALL ELEVATIONS - SOUTH** SCALE: 1"=50'-0"



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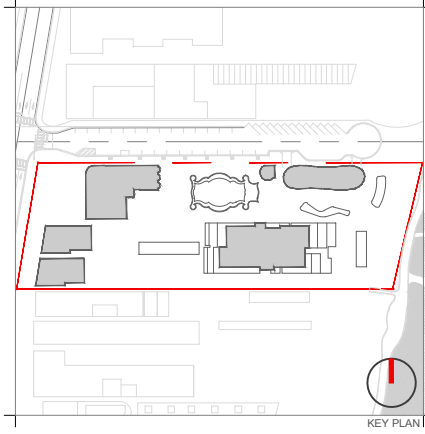
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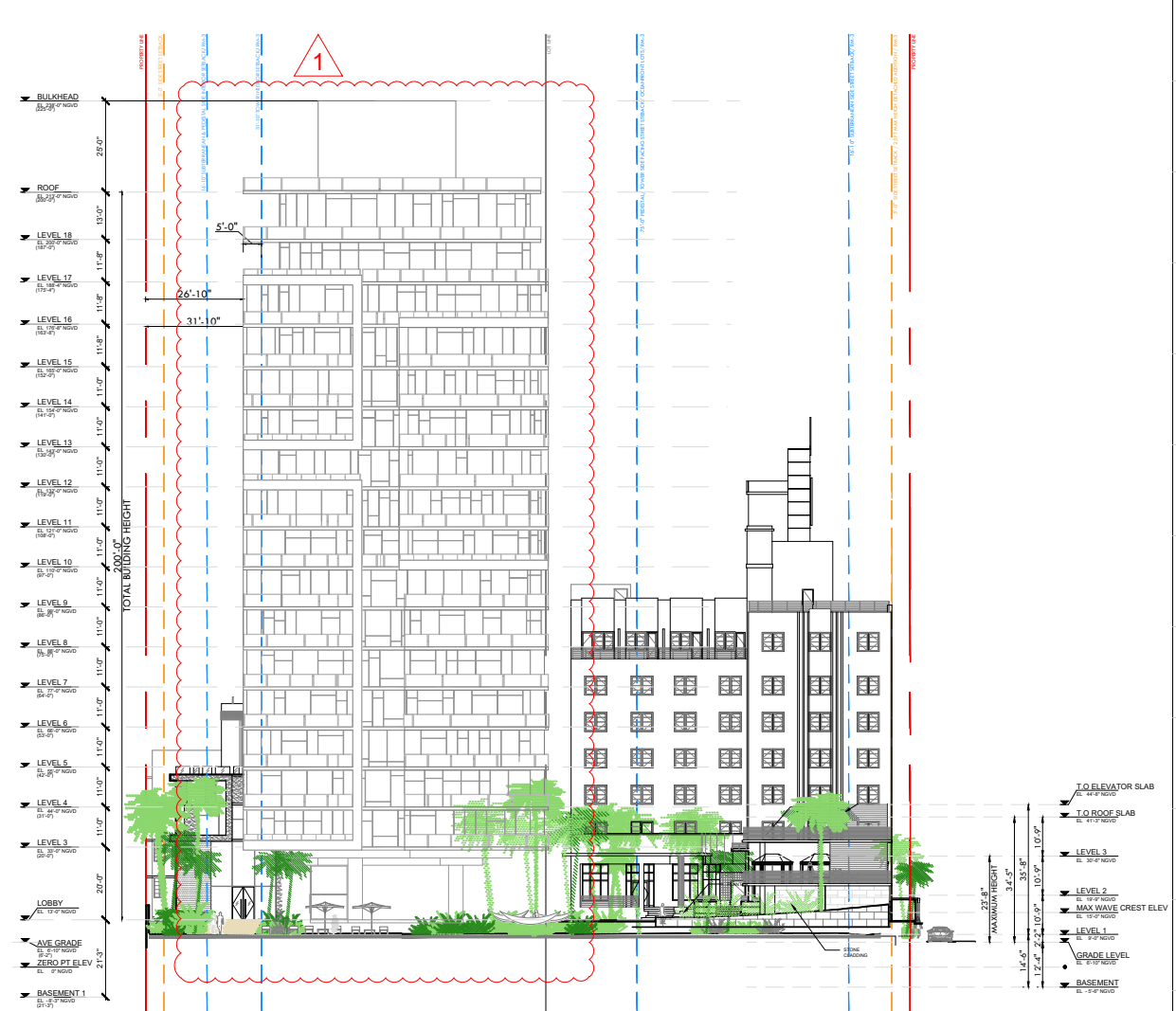
**OVERALL ELEVATIONS**  
**SOUTH**

**OVERALL ELEVATIONS - SOUTH** SCALE: 1"=50'-0"

Date	AUGUST 17, 2020	Sheet No.	A4.03
Scale	AS SHOWN		
Project	1901		



OVERALL WEST ELEVATION  
SCALE: 1"=60'-0"



OVERALL EAST ELEVATION  
SCALE: 1"=50'-0"

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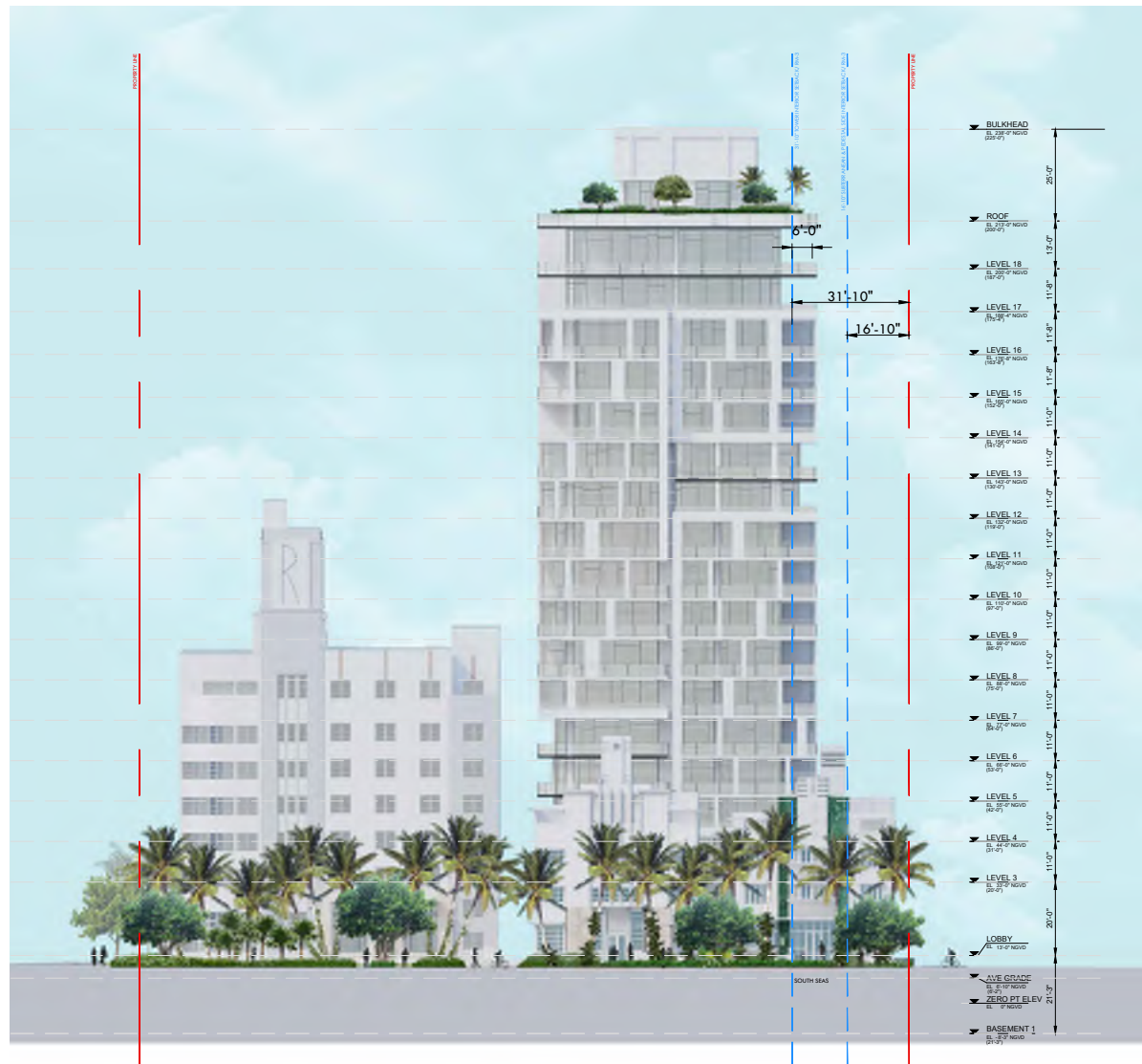
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OVERALL ELEVATION  
WEST & EAST

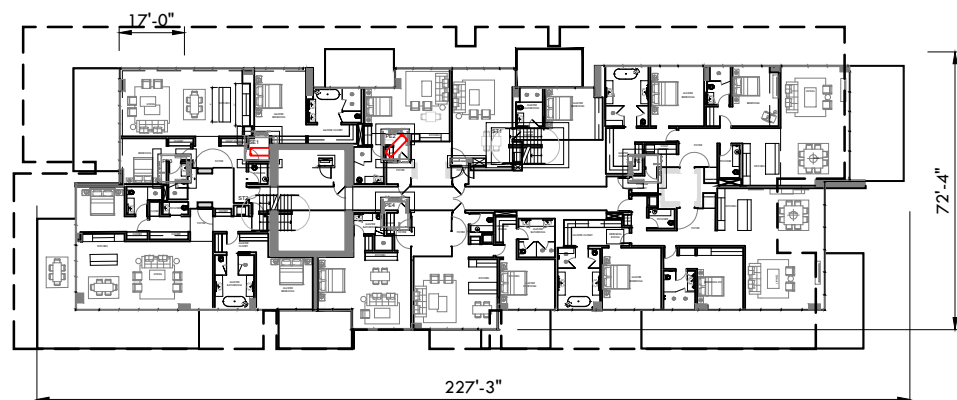
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Scale	AS SHOWN		
Project	1901		



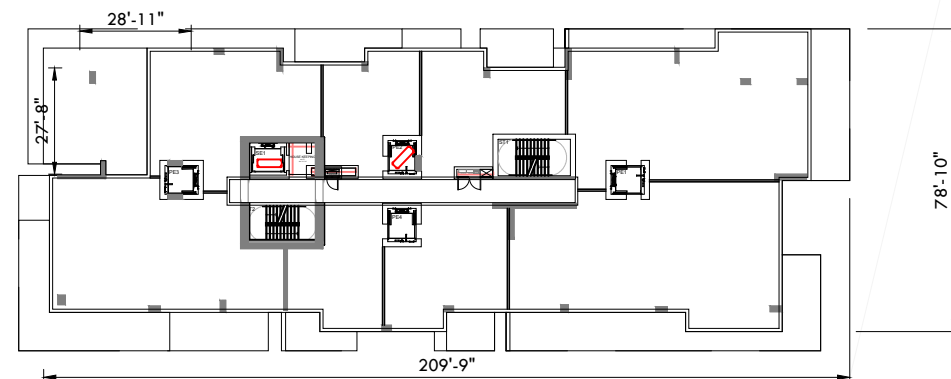
OVERALL WEST ELEVATION - PREVIOUSLY PROPOSED  
SCALE: 1"=50'-0"



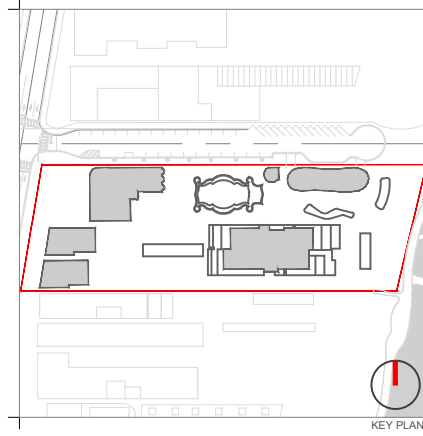
OVERALL WEST ELEVATION - REVISED  
SCALE: 1"=50'-0"



TOWER FLOOR PLAN PREVIOUSLY PROPOSED - LVL 3 TO 6  
SCALE: 1"=50'-0"



TOWER FLOOR PLAN REVISED - LEVEL 3 TO 6  
SCALE: 1"=50'-0"



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OVERALL ELEVATION

WEST

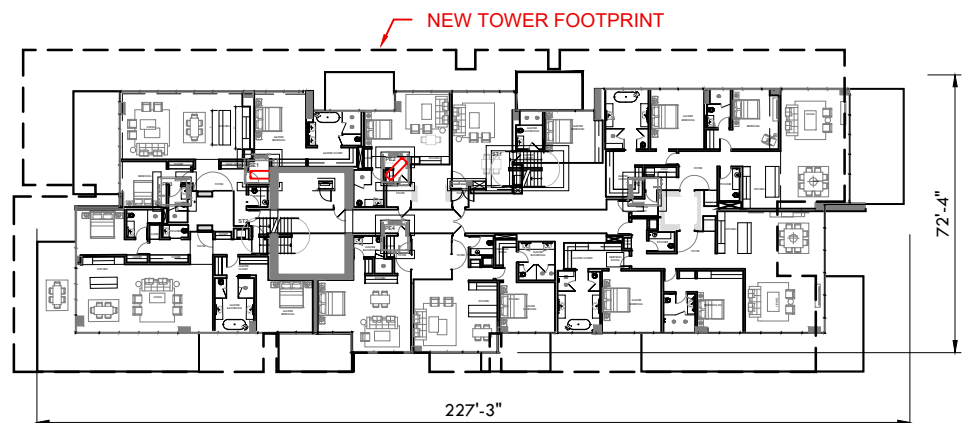
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Scale	AS SHOWN		
Project	1901		



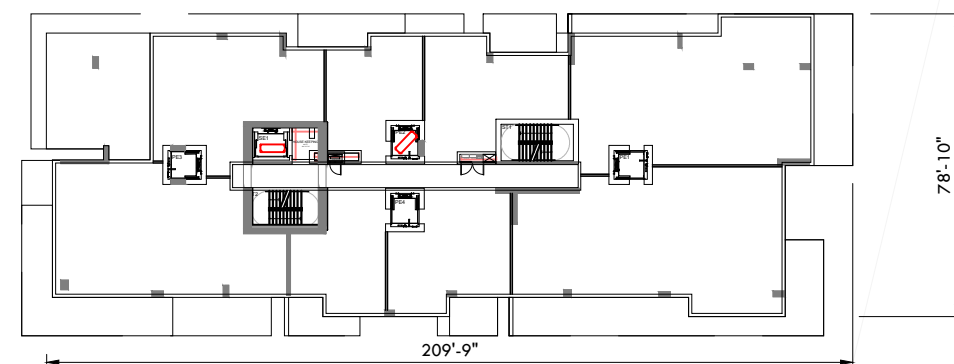
OVERALL EAST ELEVATION - PREVIOUSLY PROPOSED  
SCALE: 1"=50'-0"



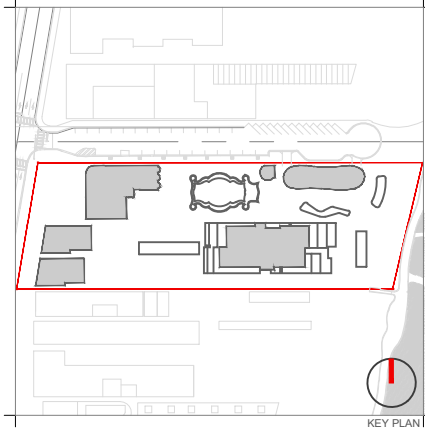
OVERALL EAST ELEVATION - REVISED  
SCALE: 1"=50'-0"



TOWER FLOOR PLAN PREVIOUSLY PROPOSED - LVL 3 TO 6  
SCALE: 1"=50'-0"



TOWER FLOOR PLAN REVISED - LEVEL 3 TO 6  
SCALE: 1"=50'-0"



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OVERALL ELEVATION

EAST

Date	AUGUST 17, 2020	Sheet No.	A4.06
Scale	AS SHOWN		
Project	1901		



1



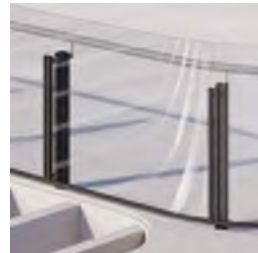
ALUMINUM MECHANICAL LOUVERS

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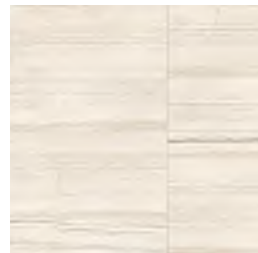
ALUMINUM FRAMES AND GLAZING

3



ALUMINUM AND GLASS RAILING

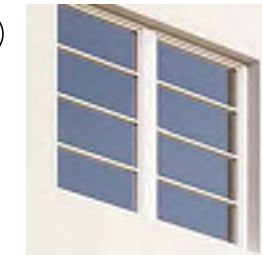
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STONE CLADDING WALL

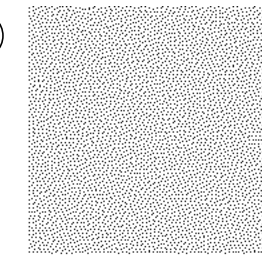


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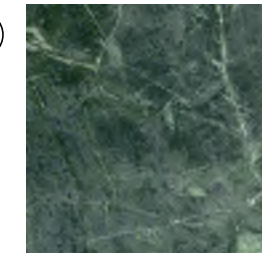
WINDOWS AND FRAMES TO MATCH HISTORIC CONFIGURATION

8



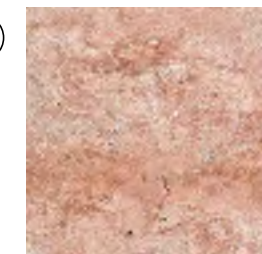
PAINTED STUCCO WALL

9



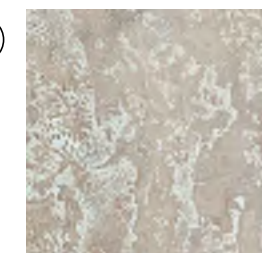
STONE CLADDING TO MATCH ORIGINAL HISTORIC FACADE

10

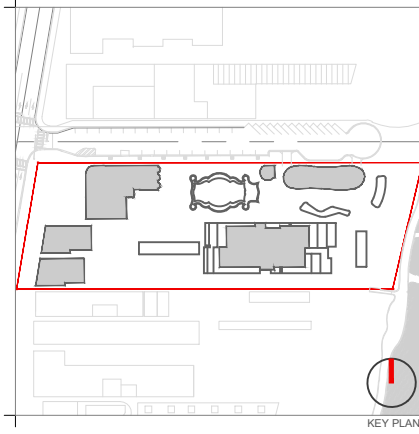


STONE CLADDING TO MATCH ORIGINAL HISTORIC FACADE

11



STONE CLADDING TO BE REPAIRED AND RESTORED



KEY PLAN

Rev.	Date	Rev.	Date

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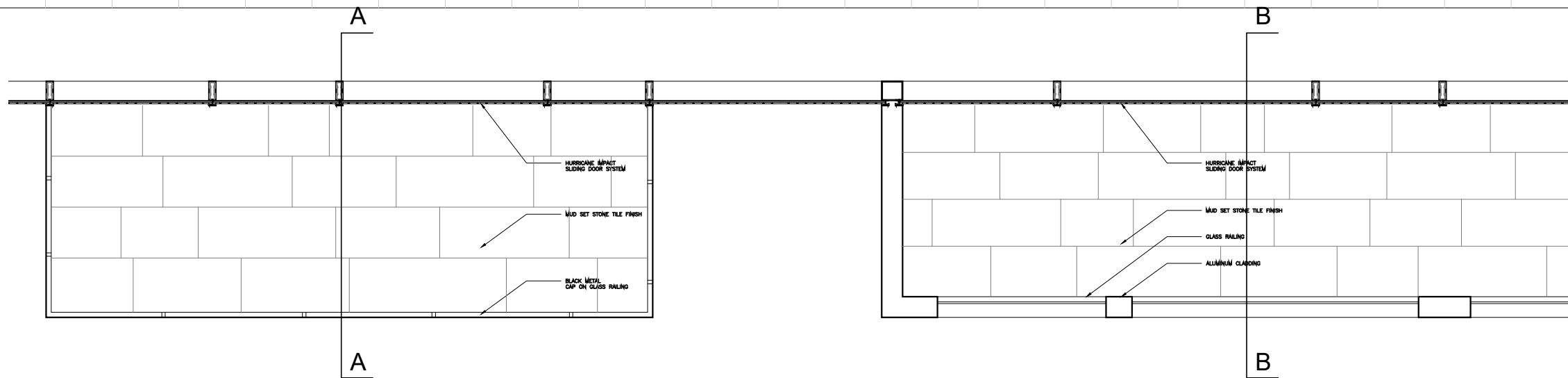
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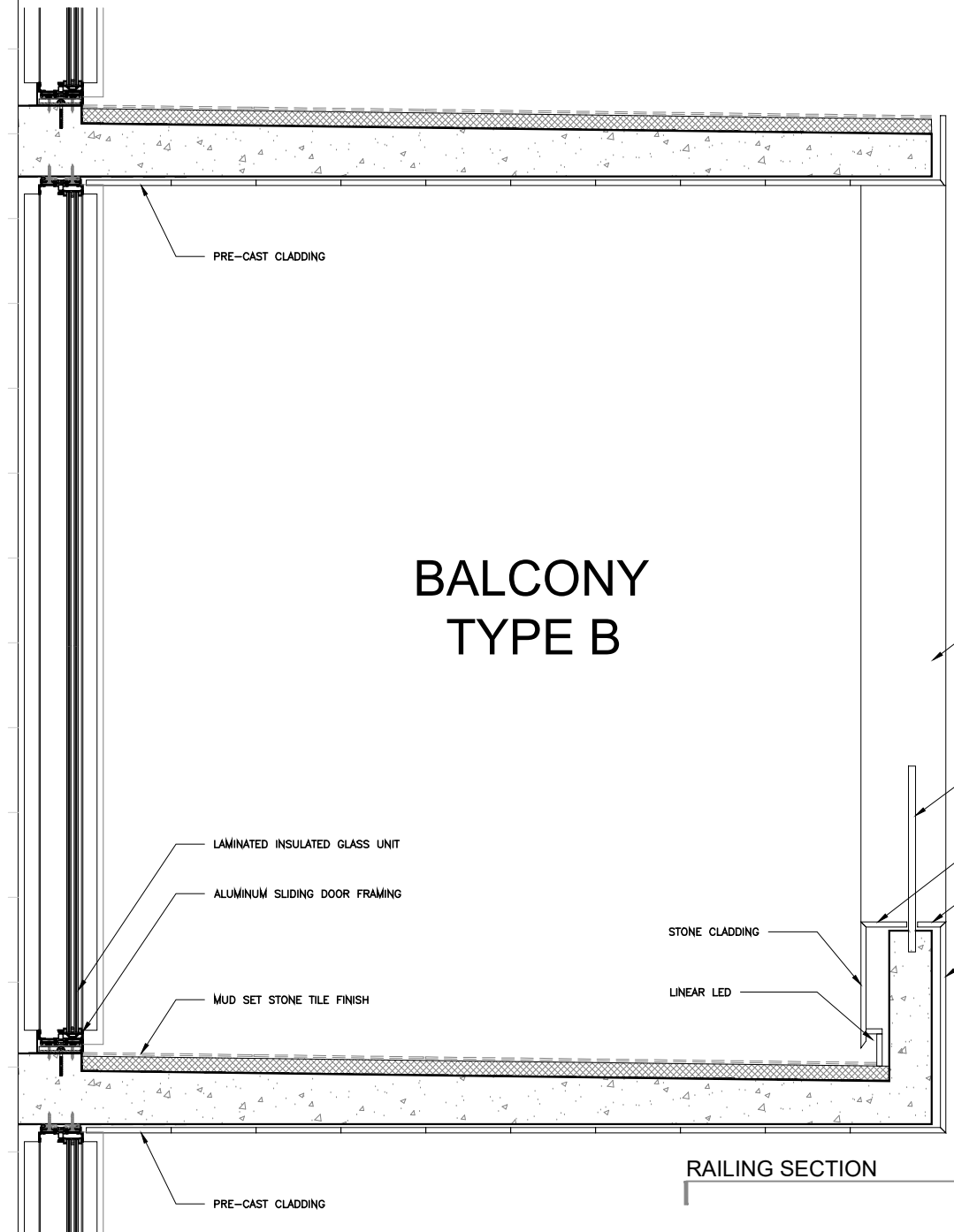


**ELEVATION MATERIALS**

Date	AUGUST 17, 2020	Sheet No.	A4.20
Scale	AS SHOWN		
Project	1901		

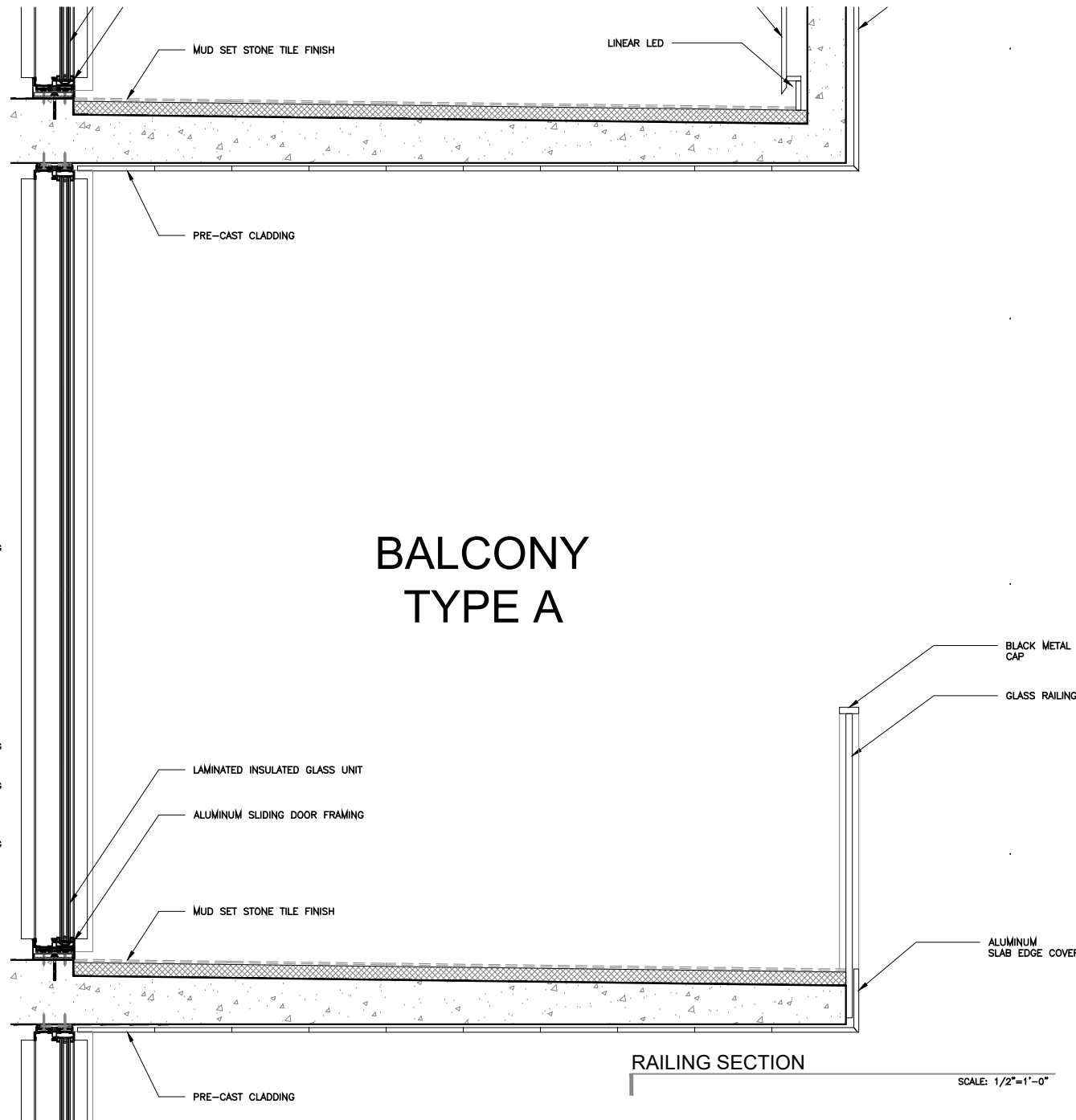


RAILING PLAN SCALE: 1/2"=1'-0"



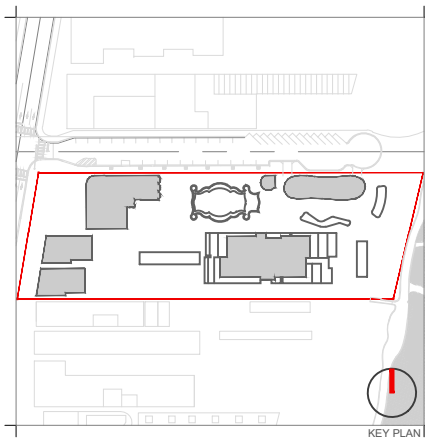
BALCONY TYPE B

RAILING SECTION SCALE: 1/2"=1'-0"



BALCONY TYPE A

RAILING SECTION SCALE: 1/2"=1'-0"



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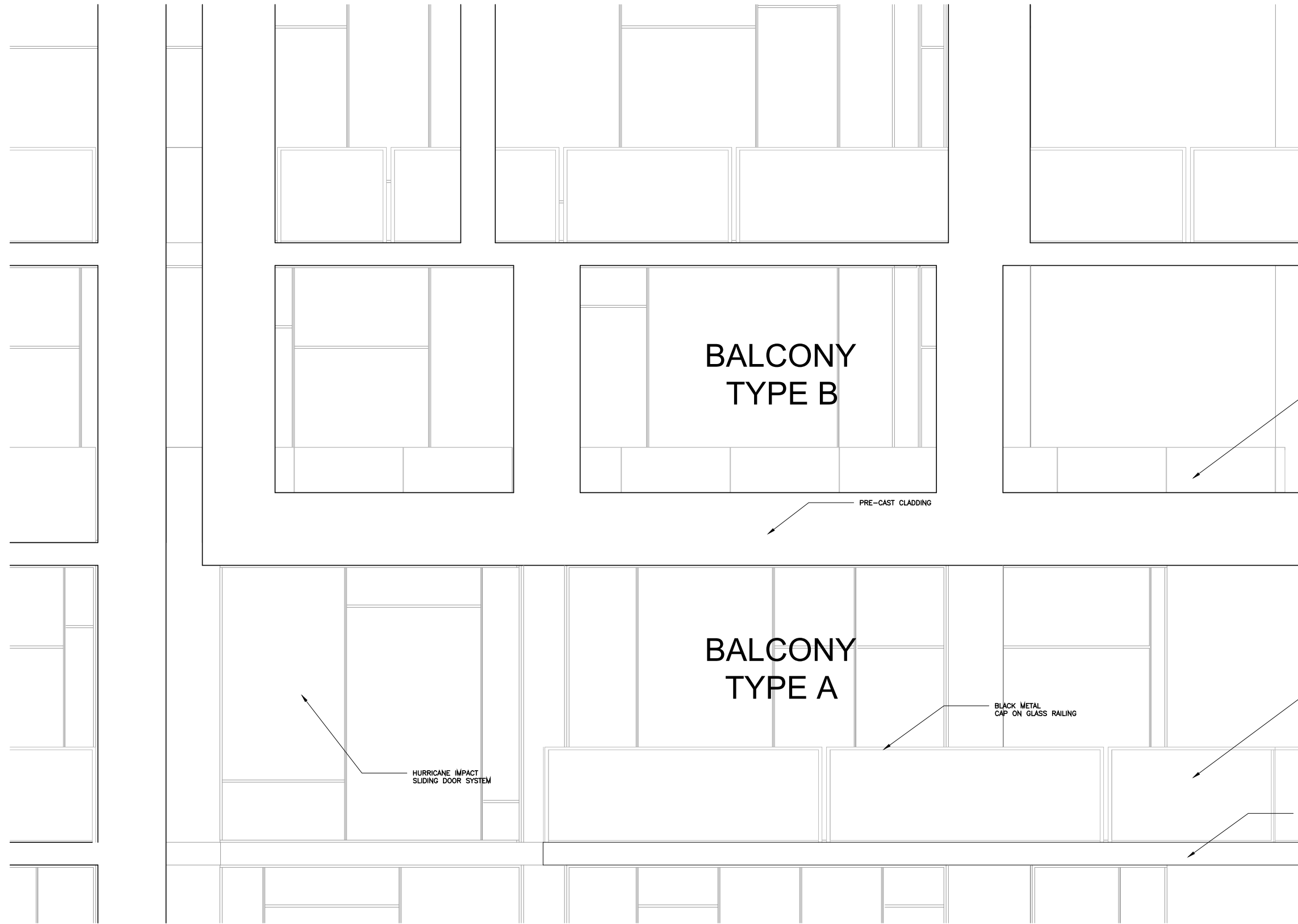
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**DETAILS**

Date	AUGUST 17, 2020	Sheet No.	A4.30
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Project	1901		





BALCONY  
TYPE B

BALCONY  
TYPE A

PRE-CAST CLADDING

GLASS RAILING

BLACK METAL  
CAP ON GLASS RAILING

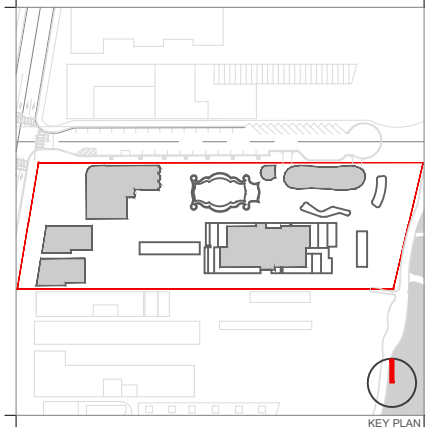
GLASS RAILING

HURRICANE IMPACT  
SLIDING DOOR SYSTEM

ALUMINUM CLADDING

TOWER ELEVATION BLOW UP

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



KEY PLAN

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MIAMI BEACH, FLORIDA 33139

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Email:

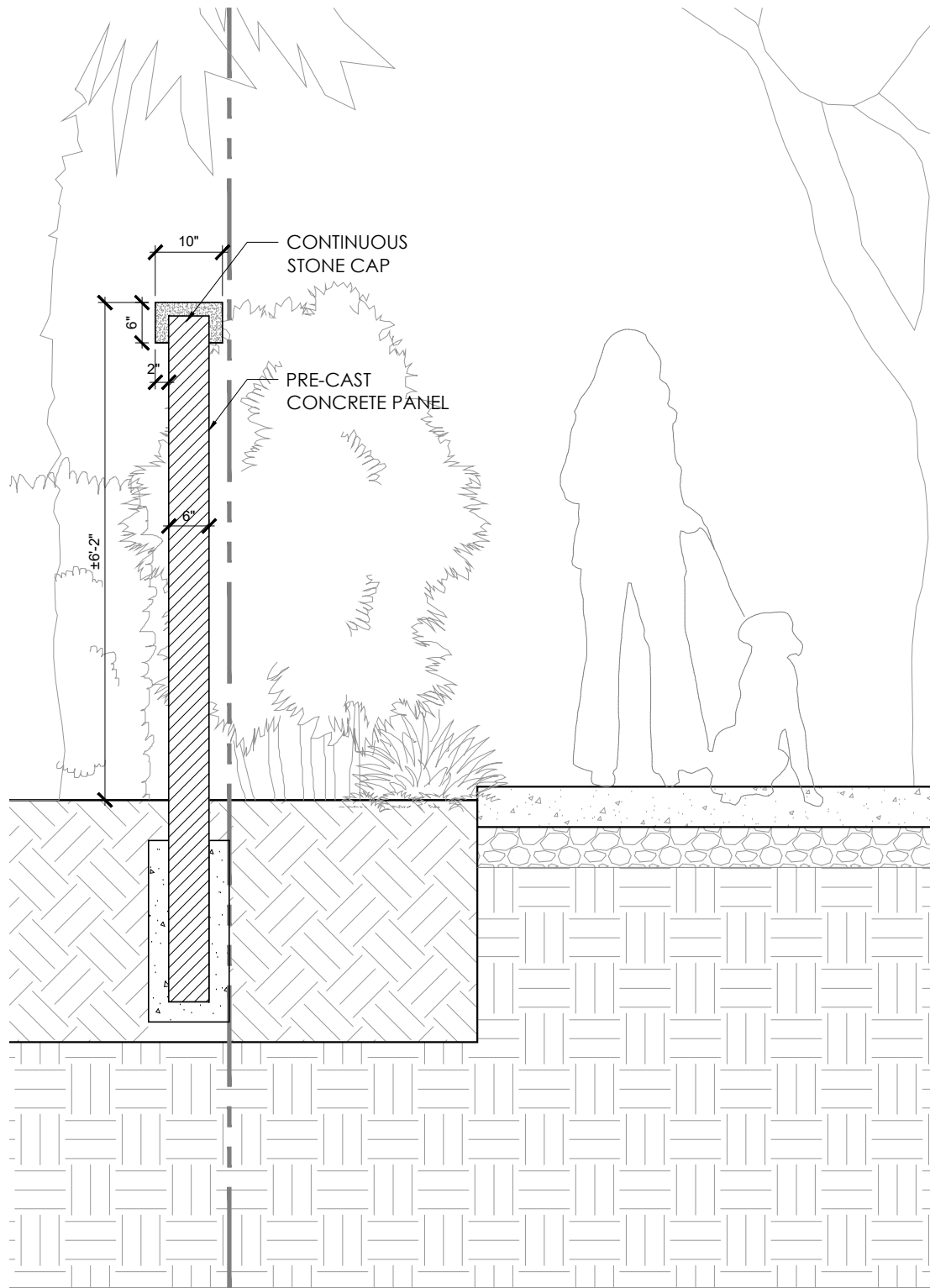
**Consultant:**  
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**Architect of Record:**  
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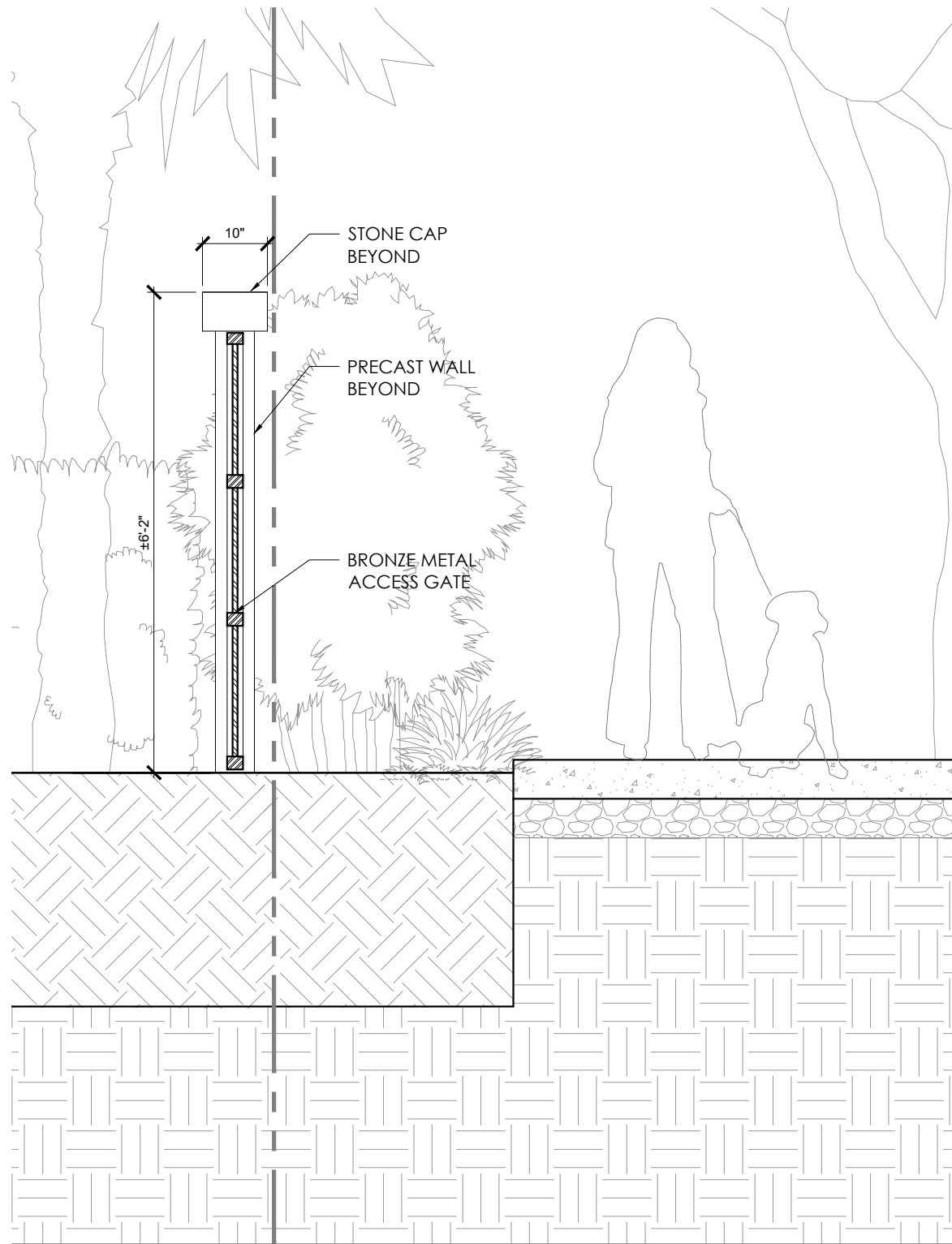
**DETAILS**

Date	AUGUST 17, 2020	Sheet No.	A4.31
Scale	AS SHOWN		
Project	1901		



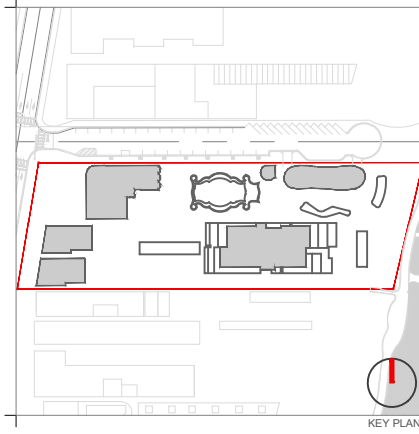
18th Street Wall Detail

SCALE: 1/2"=1'-0"



18th Street Gate Detail

SCALE: 1/2"=1'-0"



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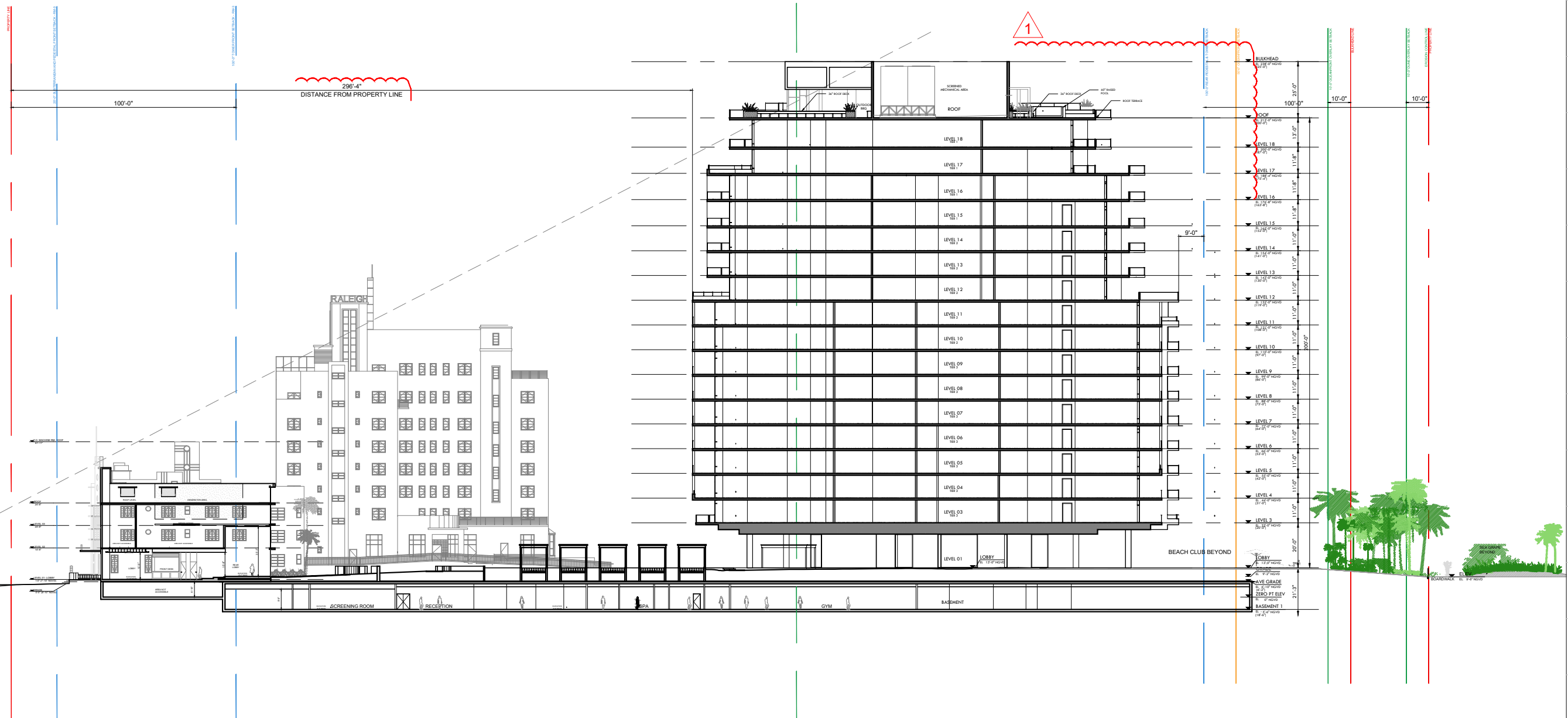
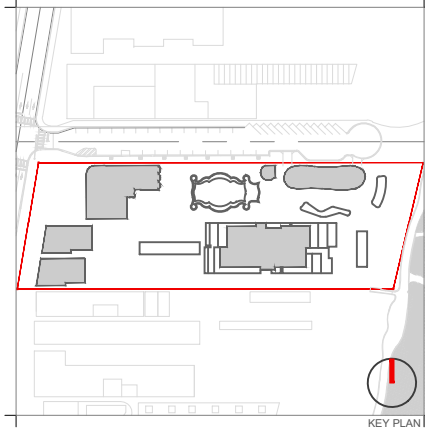
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**DETAILS**

Date	AUGUST 17, 2020	Sheet No.	A4.32
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**BUILDING SECTION A-A** SCALE: 1"=60'-0"

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Email:

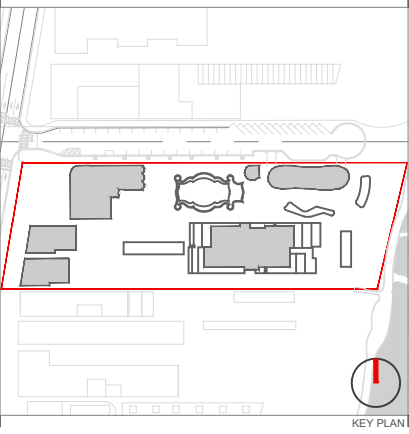
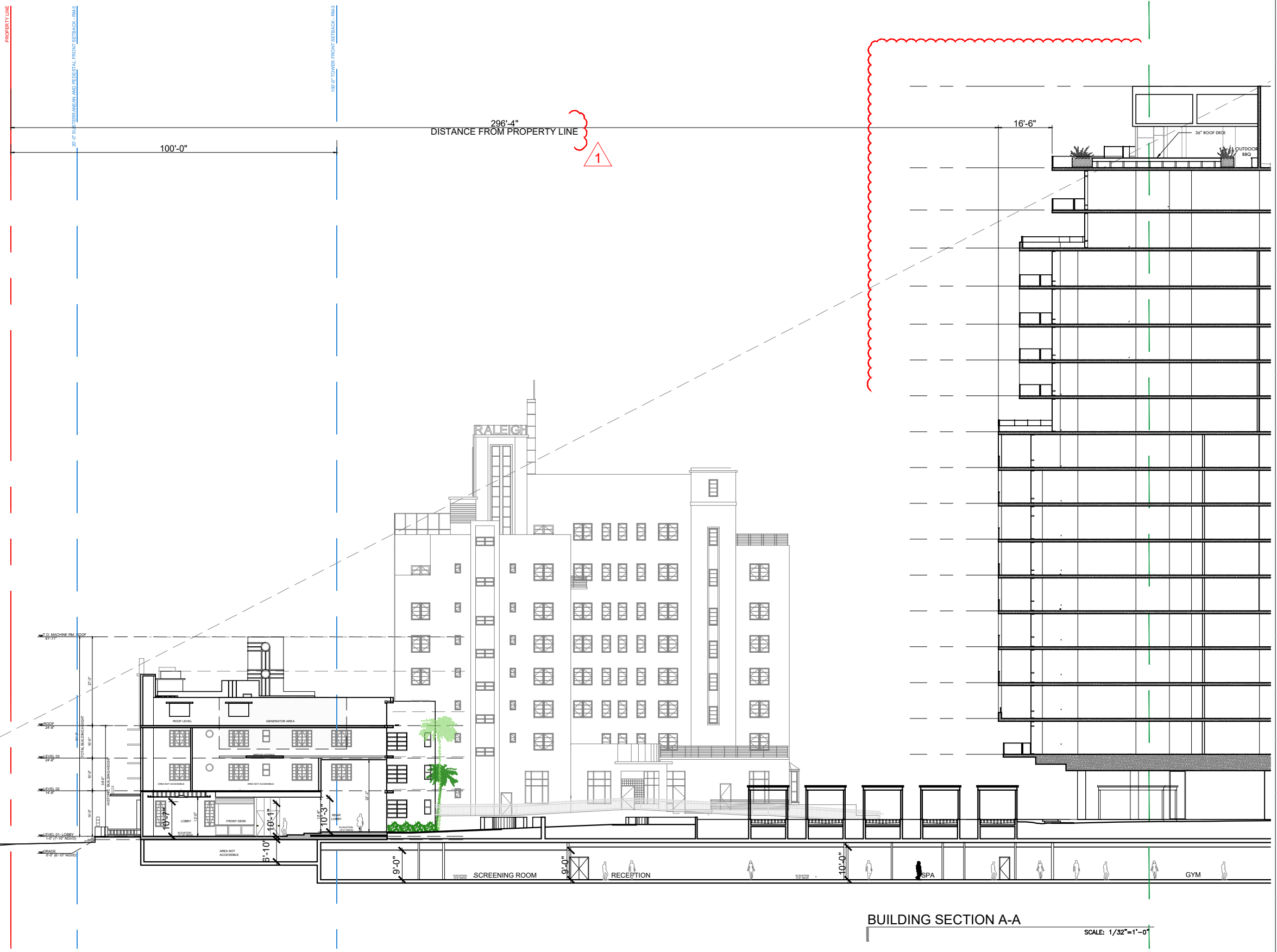
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**SECTION A-A**

Date	AUGUST 17, 2020	Sheet No.	A5.00
Scale	AS SHOWN		
Project	1901		



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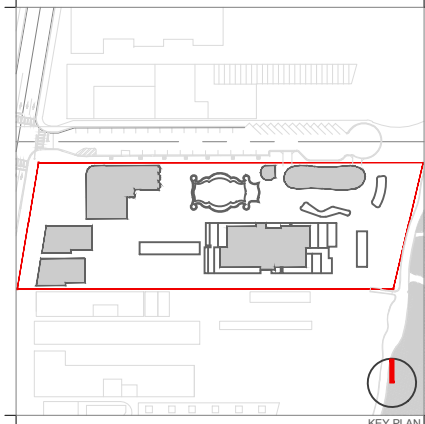
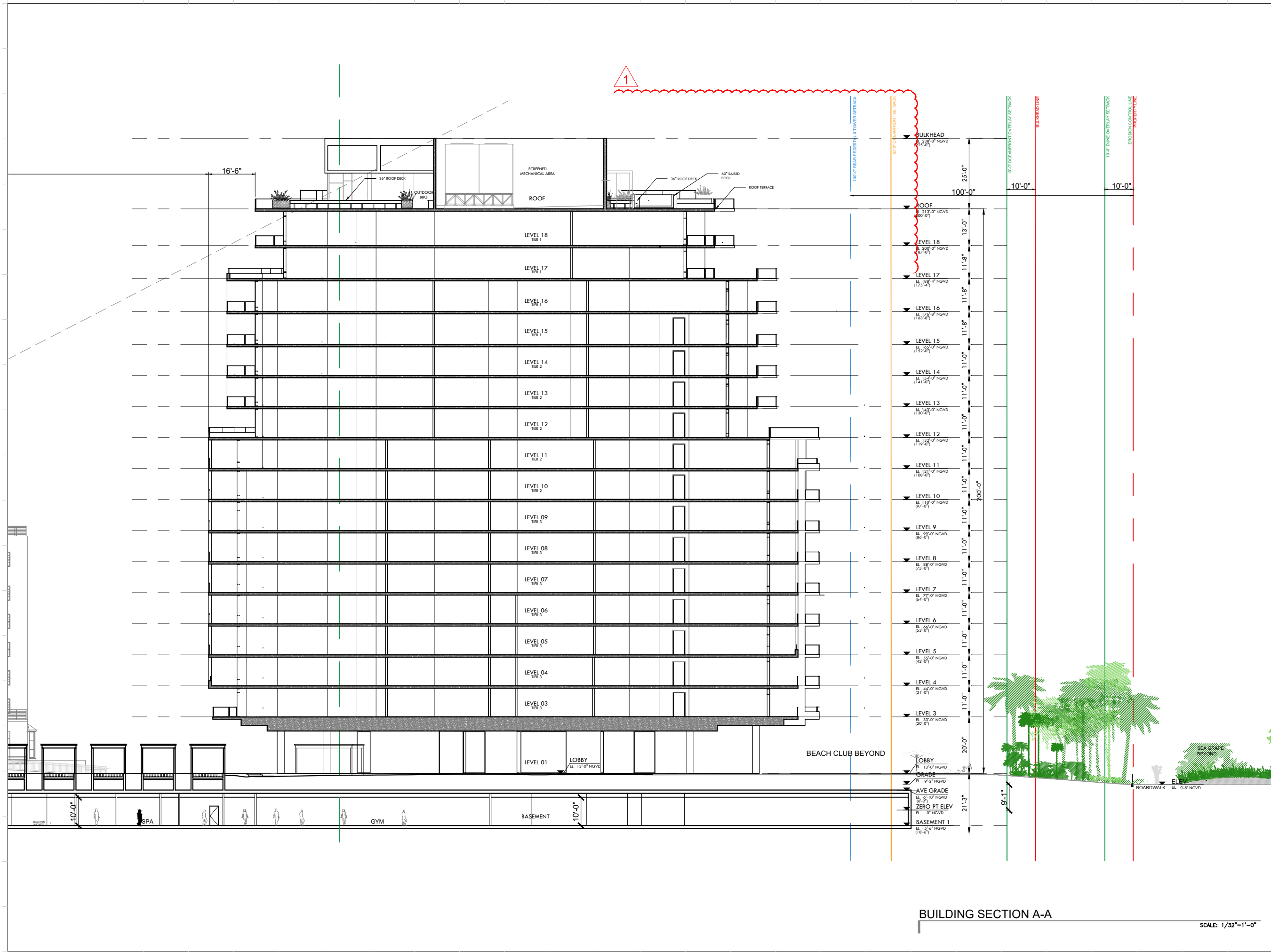
**Architect of Record:**  
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**SECTION A-A**

ENLARGED		Sheet No.
Date	AUGUST 17, 2020	A5.01
Scale	AS SHOWN	
Project	1901	

**BUILDING SECTION A-A**  
 SCALE: 1/32"=1'-0"



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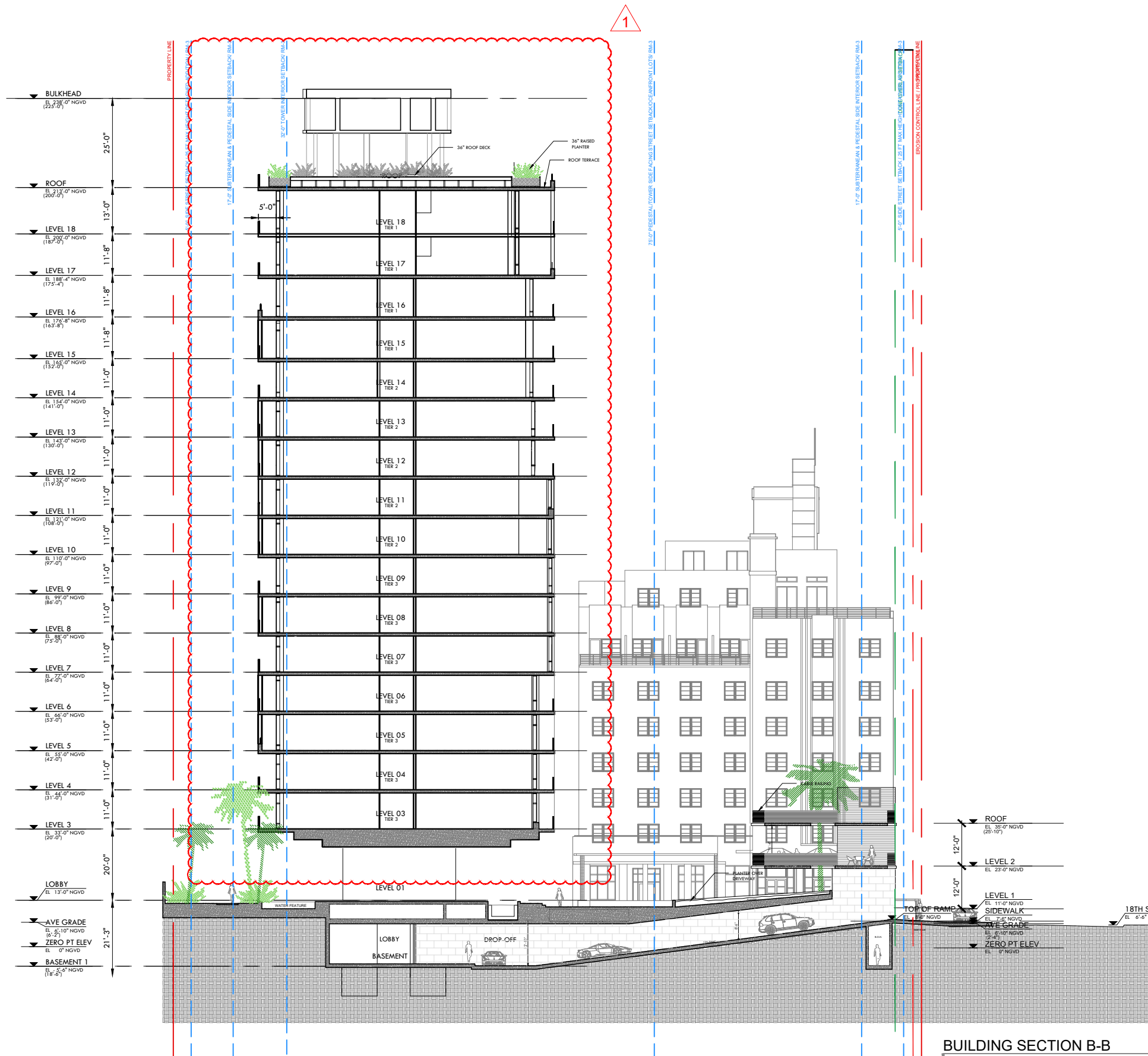
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**Name:**  
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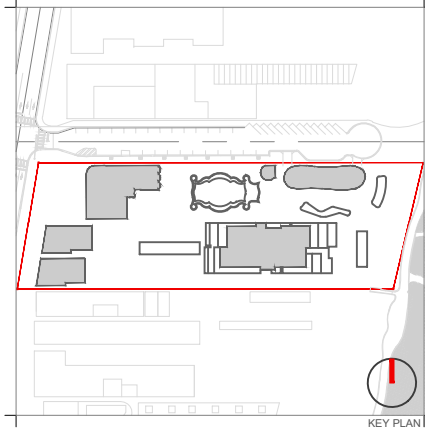
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ENLARGED	
Date	AUGUST 17, 2020
Scale	AS SHOWN
Project	1901
Sheet No.	A5.02

**BUILDING SECTION A-A**  
 SCALE: 1/32"=1'-0"



BUILDING SECTION B-B

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



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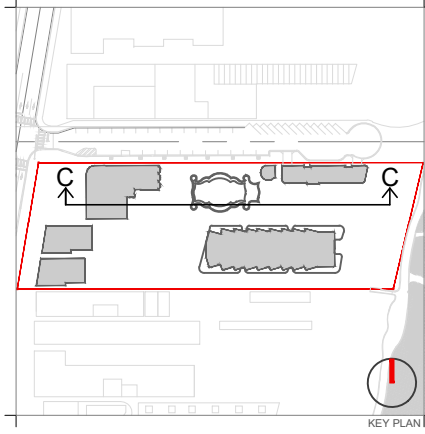
**Architect of Record:**  
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SECTION B-B

Date	AUGUST 17, 2020	Sheet No.	A5.03
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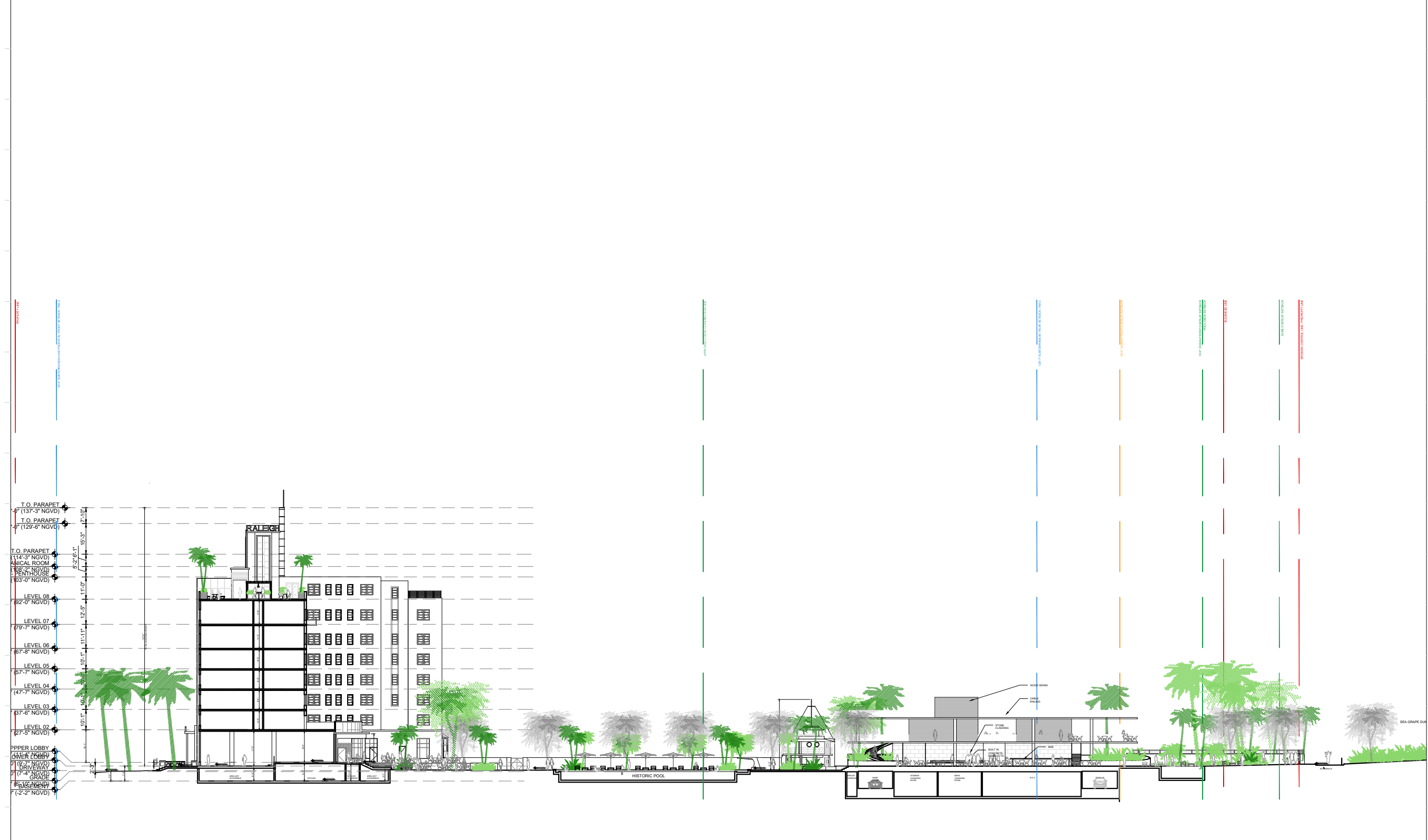
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**Consultant:**  
 Name:  
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 Address:  
 Tel:  
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SECTION C-C



T.O. PARAPET  
 137'-3" NGVD)  
 T.O. PARAPET  
 129'-6" NGVD)  
 T.O. PARAPET  
 114'-3" NGVD)  
 MECH. ROOM  
 108'-2" NGVD)  
 FIFTH HOUSE  
 103'-0" NGVD)  
 LEVEL 08  
 92'-0" NGVD)  
 LEVEL 07  
 79'-7" NGVD)  
 LEVEL 06  
 67'-8" NGVD)  
 LEVEL 05  
 57'-7" NGVD)  
 LEVEL 04  
 47'-7" NGVD)  
 LEVEL 03  
 37'-5" NGVD)  
 LEVEL 02  
 27'-5" NGVD)  
 UPPER LOBBY  
 27'-5" NGVD)  
 OWNER ENTRY  
 27'-5" NGVD)  
 DRIVEWAY  
 17'-4" NGVD)  
 GRADE  
 17'-4" NGVD)  
 BASEMENT  
 7'-2" NGVD)

BUILDING SECTION C-C  
 SCALE: 1"=50'-0"

Date	AUGUST 17, 2020	Sheet No.	A5.04
Scale	AS SHOWN		
Project	1901		

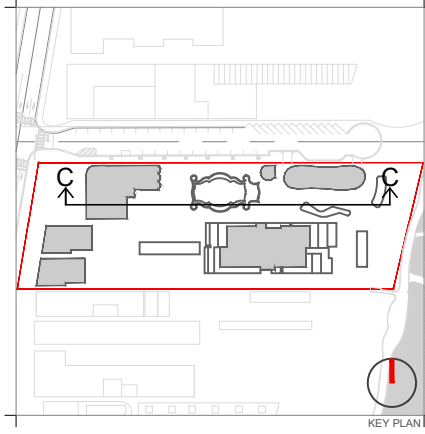
fxele\_club.dwg

- T.O. PARAPET  
0'-0" (137'-3" NGVD)
- T.O. PARAPET  
0'-0" (129'-6" NGVD)
- T.O. PARAPET  
0'-0" (114'-3" NGVD)
- LEVEL 09 - MECHANICAL ROOM  
0'-0" (108'-2" NGVD)
- LEVEL 08 - PENTHOUSE  
0'-0" (103'-0" NGVD)
- LEVEL 08  
0'-0" (92'-0" NGVD)
- LEVEL 07  
0'-0" (79'-7" NGVD)
- LEVEL 06  
0'-0" (67'-8" NGVD)
- LEVEL 05  
0'-0" (57'-7" NGVD)
- LEVEL 04  
0'-0" (47'-7" NGVD)
- LEVEL 03  
0'-0" (37'-6" NGVD)
- LEVEL 02  
0'-0" (27'-5" NGVD)
- LEVEL 01-UPPPER LOBBY  
0'-0" (11'-4" NGVD)
- LEVEL 01-LOWER LOBBY  
0'-0" (9'-7" NGVD)
- DRIVEWAY  
0'-0" (7'-4" NGVD)
- GRADE  
0'-0" (6'-10" NGVD)
- BASEMENT  
0'-0" (-2'-2" NGVD)



BUILDING SECTION C-C

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



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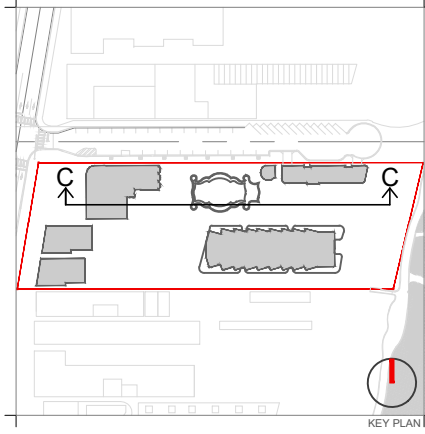
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SECTION C-C

Date	AUGUST 17, 2020	Sheet No.	A5.05
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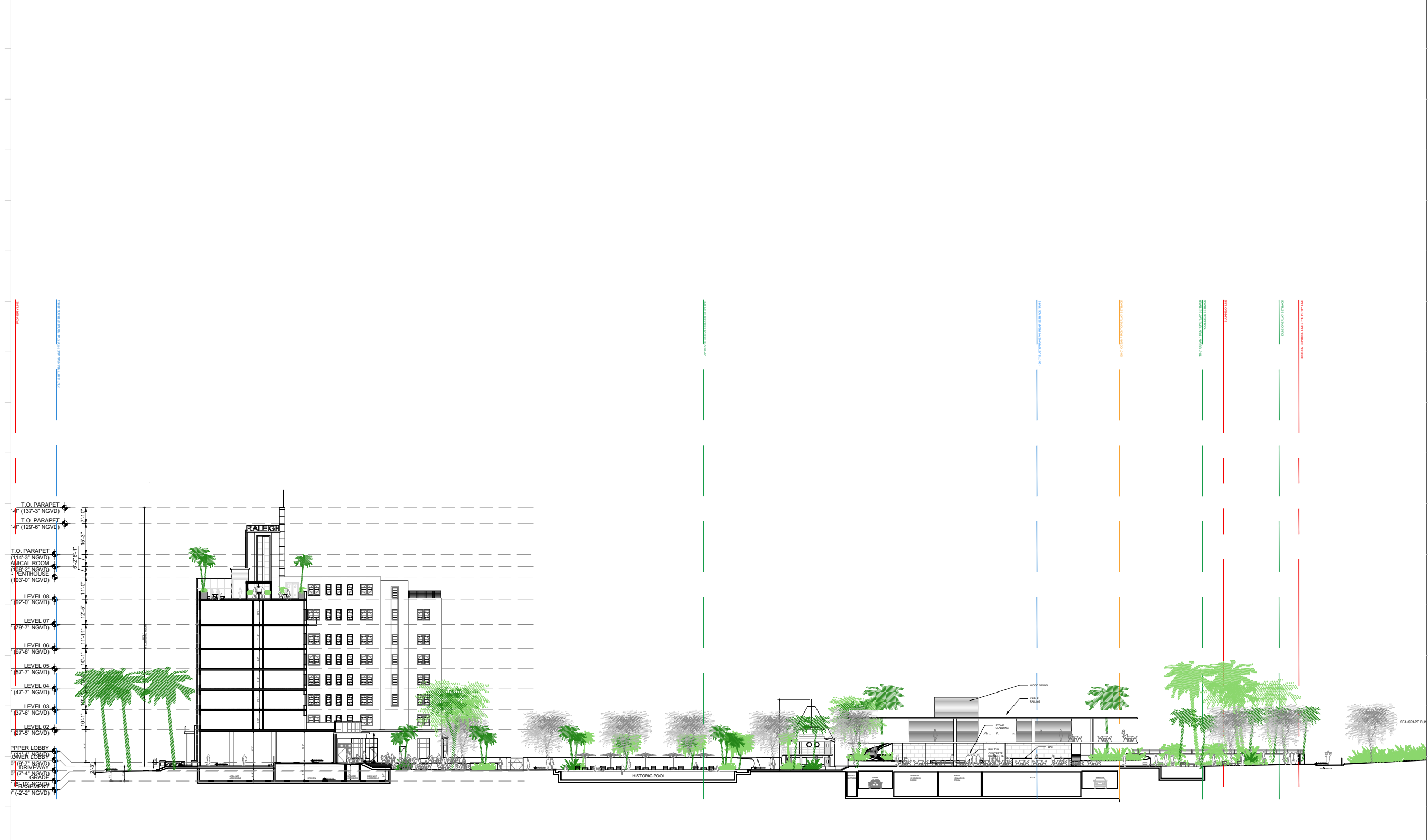
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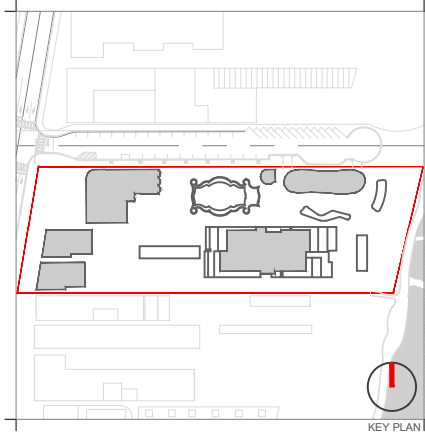
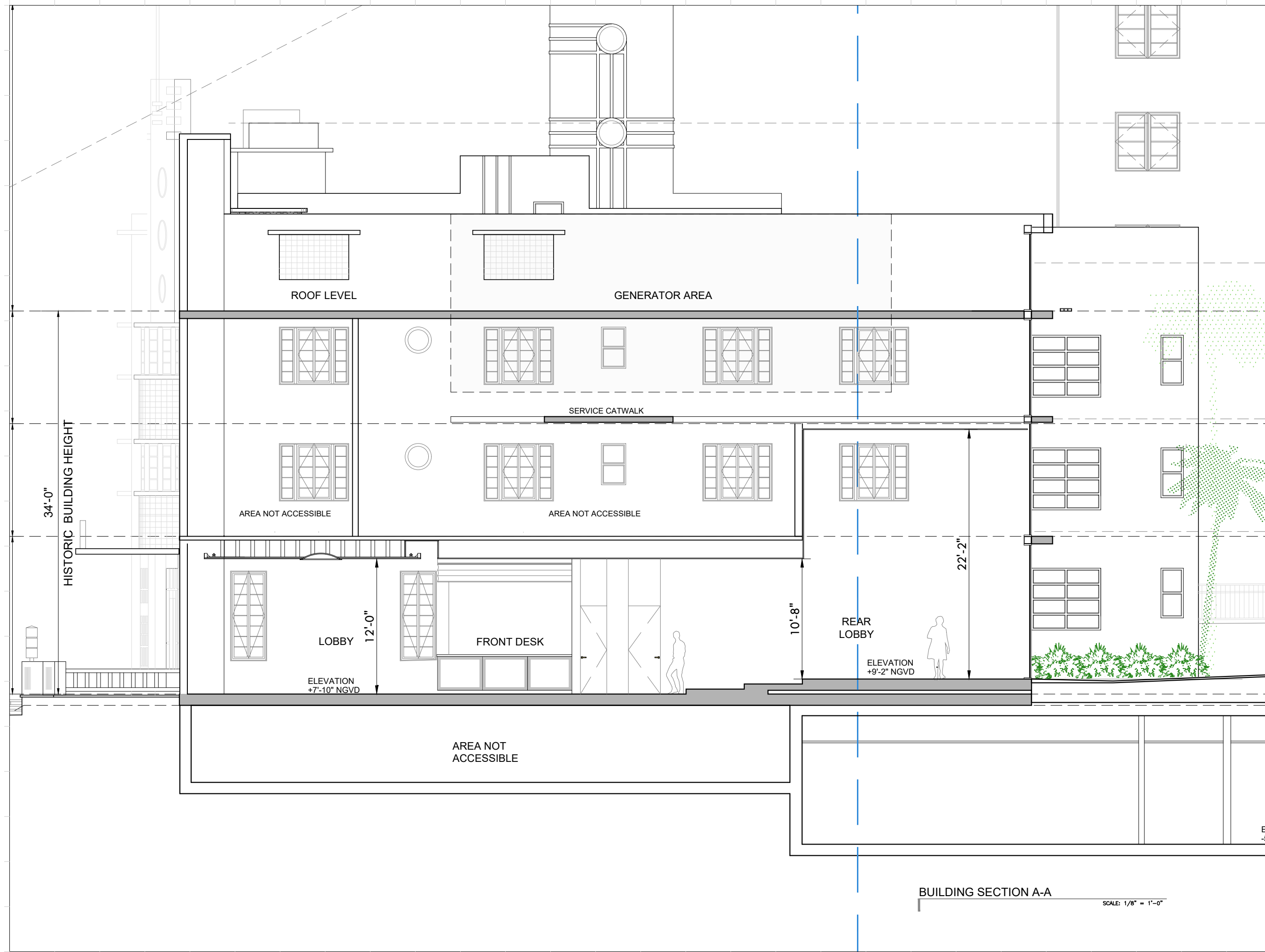


**SECTION C-C**



**BUILDING SECTION C-C** SCALE: 1"=50'-0"

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Project	1901		



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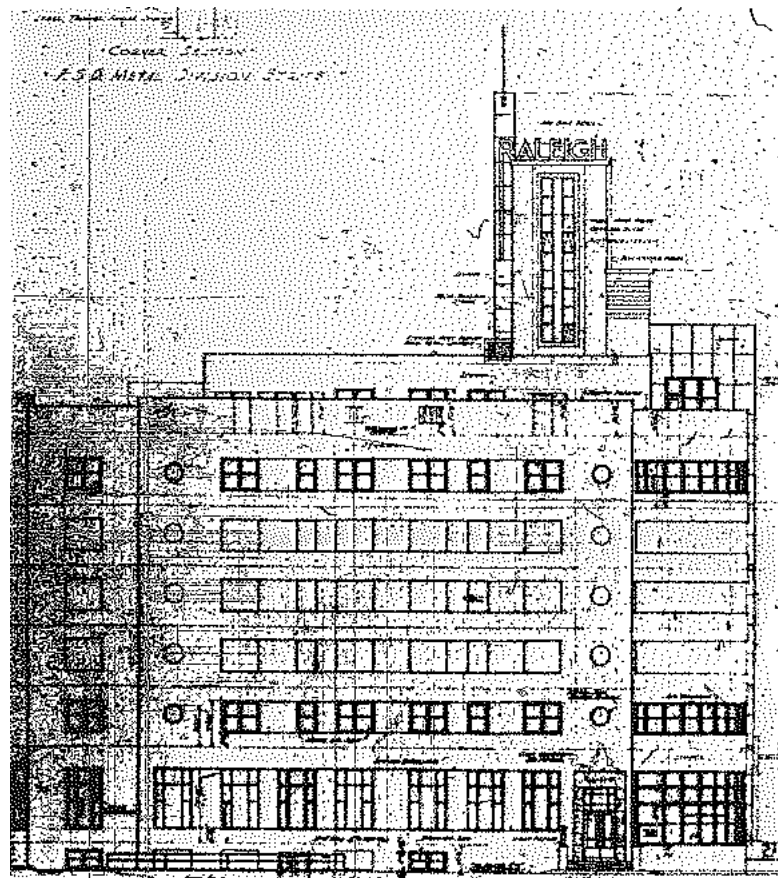
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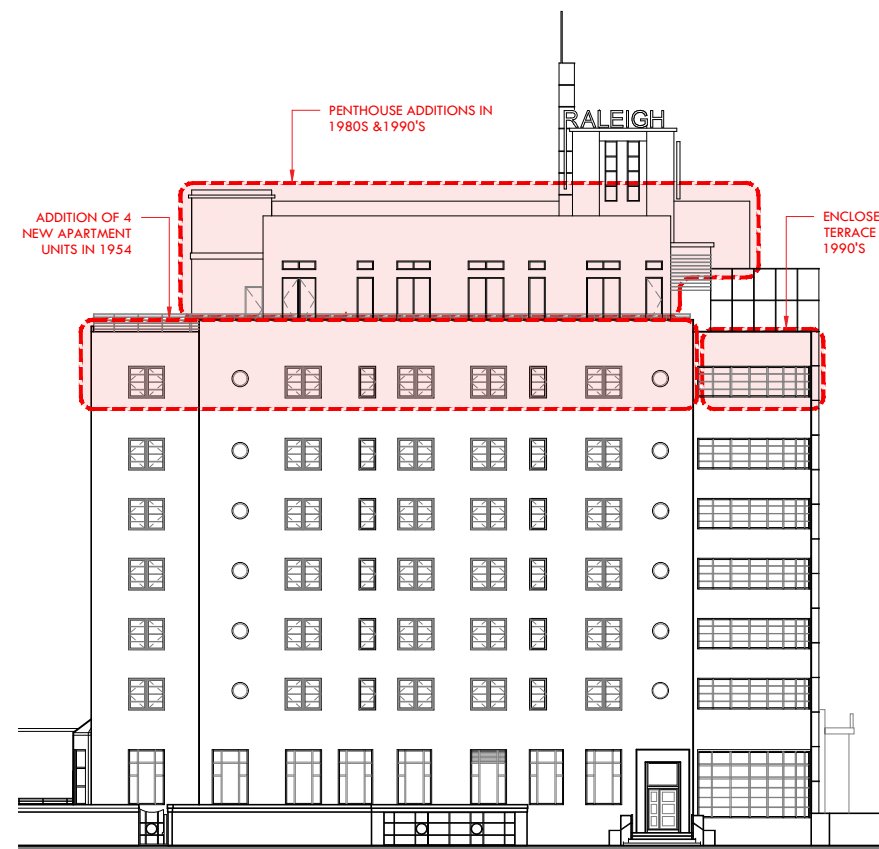
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**THE SOUTH SEAS**

Date	AS SHOWN	Sheet No.
Date	AUGUST 17, 2020	A5.08
Scale	AS SHOWN	A5.08
Project	1901	

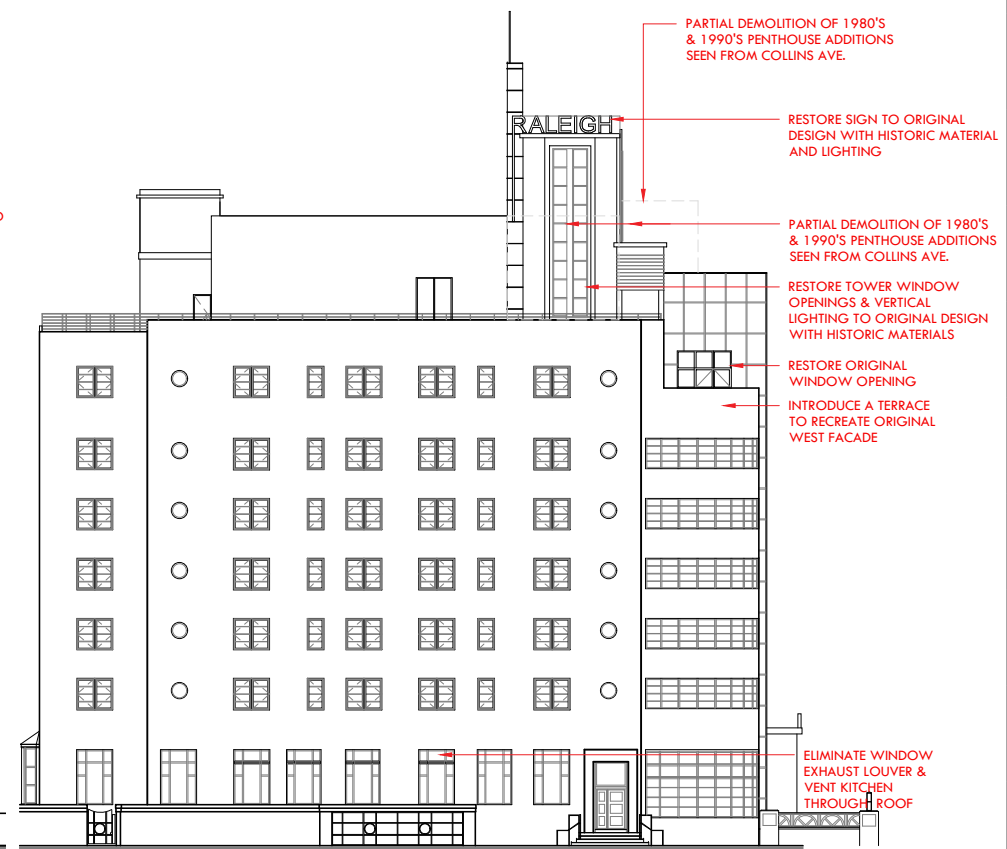
**BUILDING SECTION A-A**  
 SCALE: 1/8" = 1'-0"



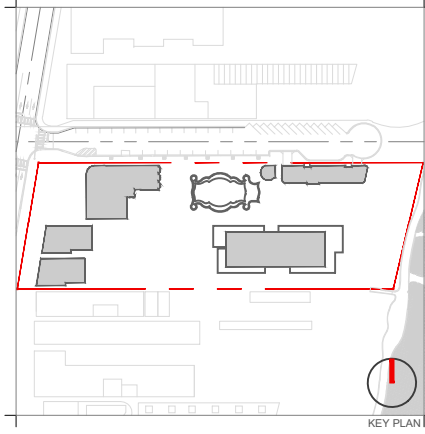
1 MICROFILM - 1940 ORIGINAL ELEVATION - NORTH  
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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"



KEY PLAN

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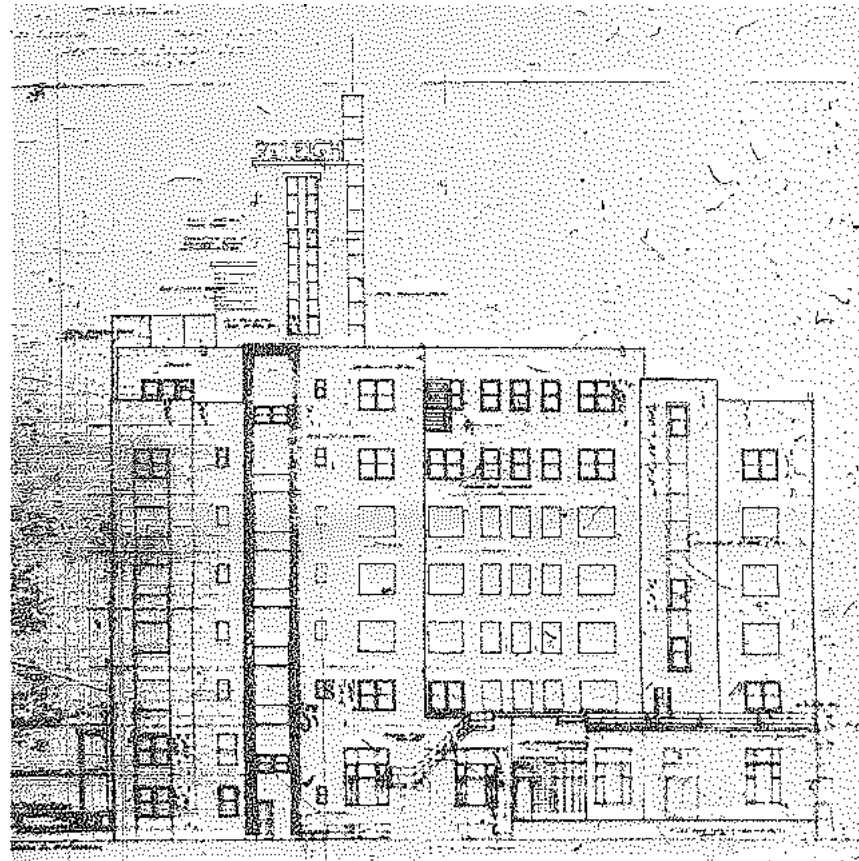
**Consultant:**  
Name:  
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**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
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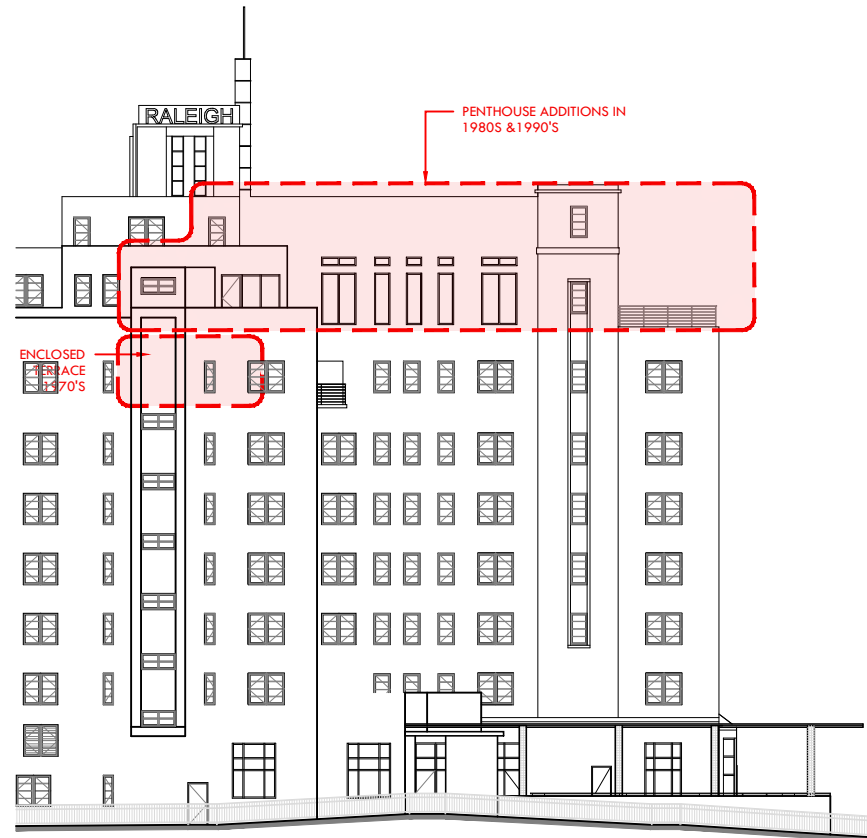


**ELEVATIONS COMPARISON**  
THE RALEIGH

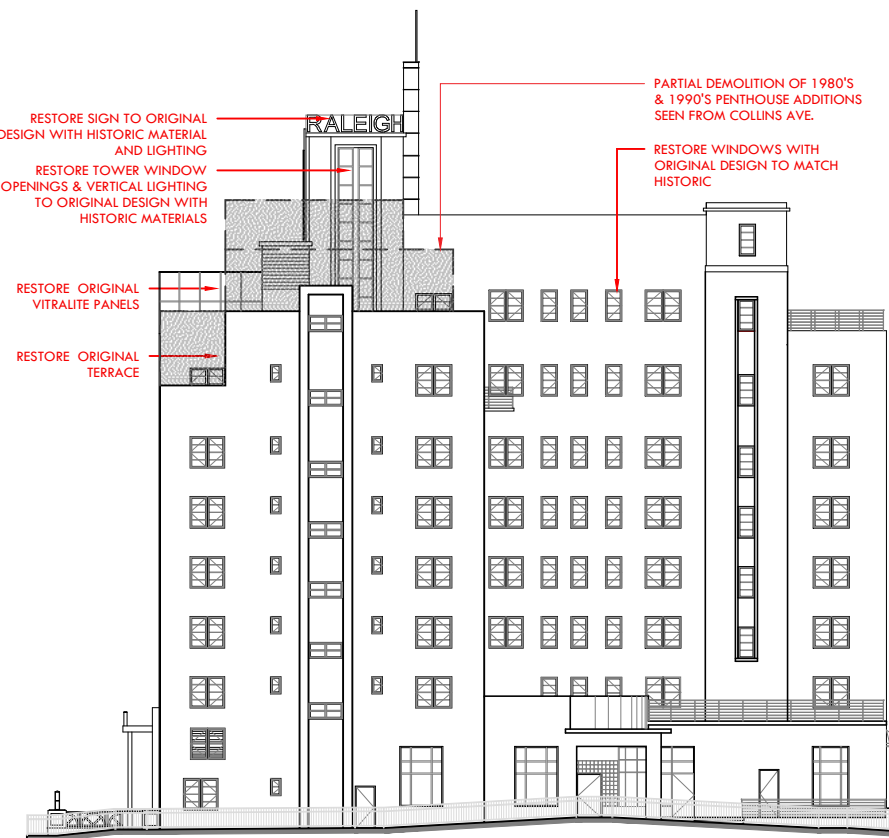
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Scale	AS SHOWN		
Project	1901		



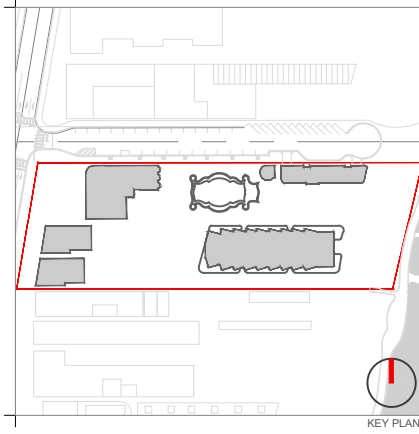
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LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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"



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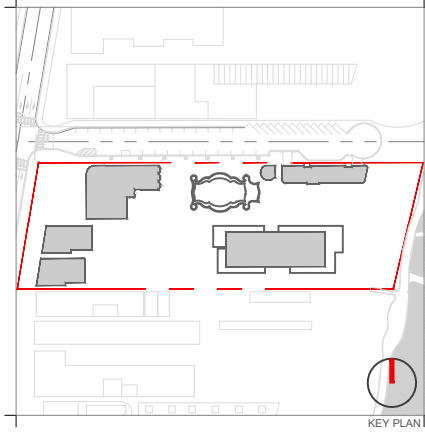
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ELEVATIONS COMPARISON  
THE RALEIGH

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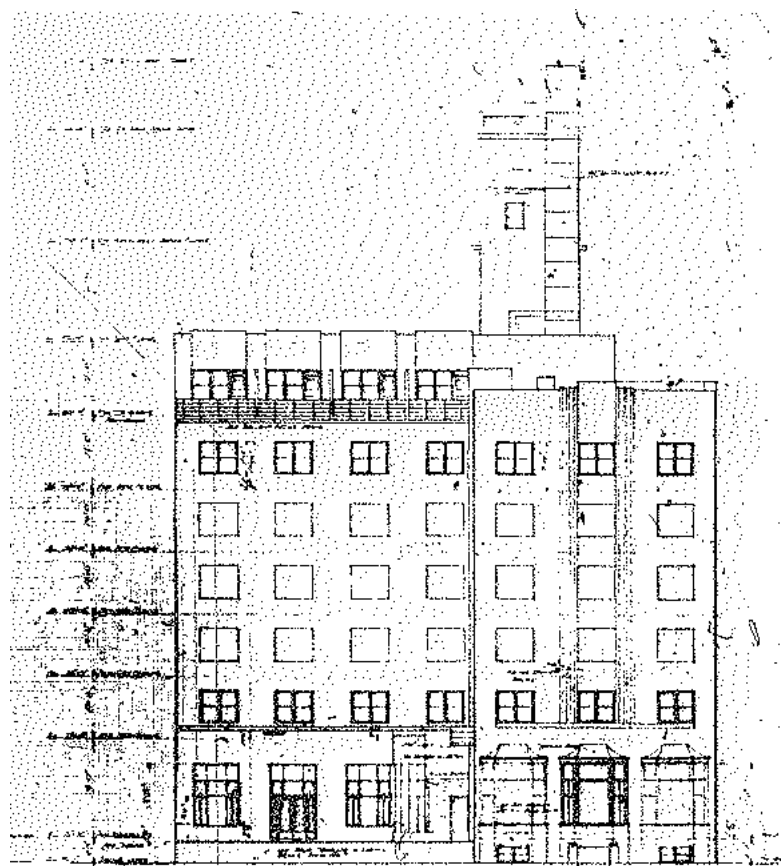
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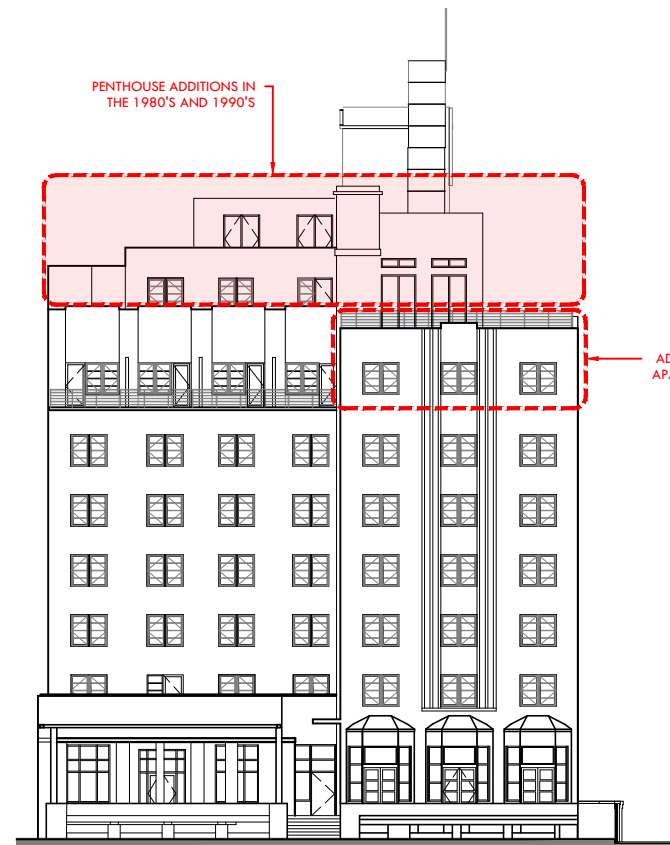


**ELEVATIONS COMPARISON**  
 THE RALEIGH

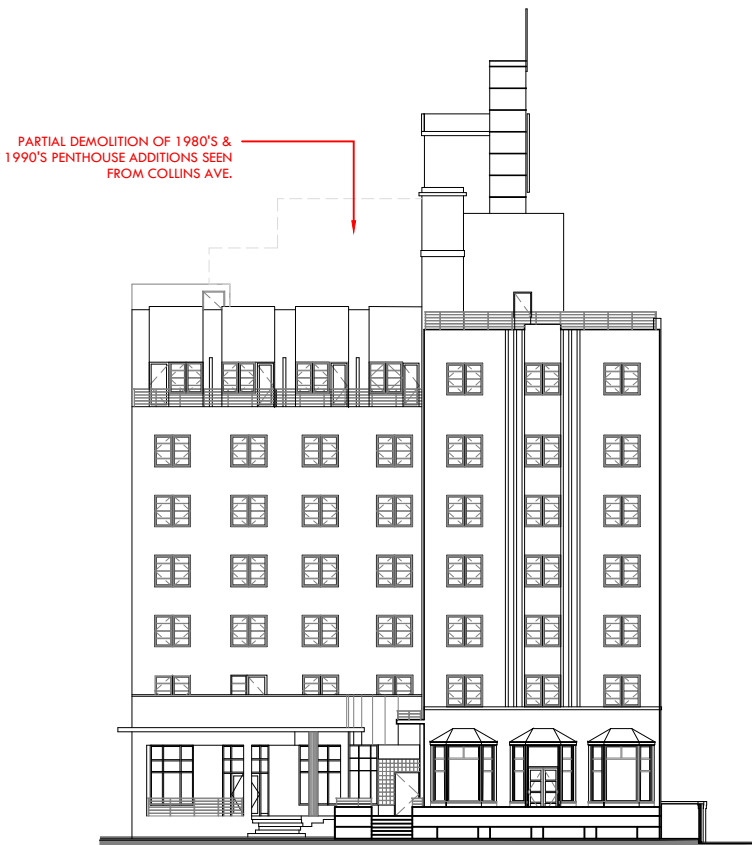
Date	JUNE 15, 2020	Sheet No.	B1-A1.02
Scale	AS SHOWN		
Project	1901		



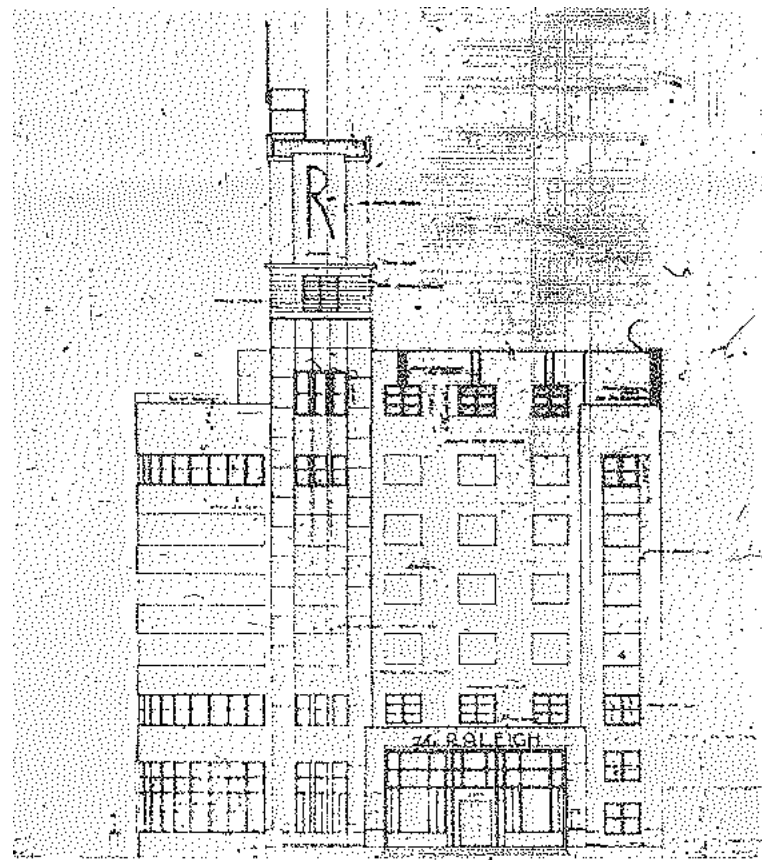
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 LAWRENCE MURRAY DIXON  
 SCALE: 1/32" = 1'-0"



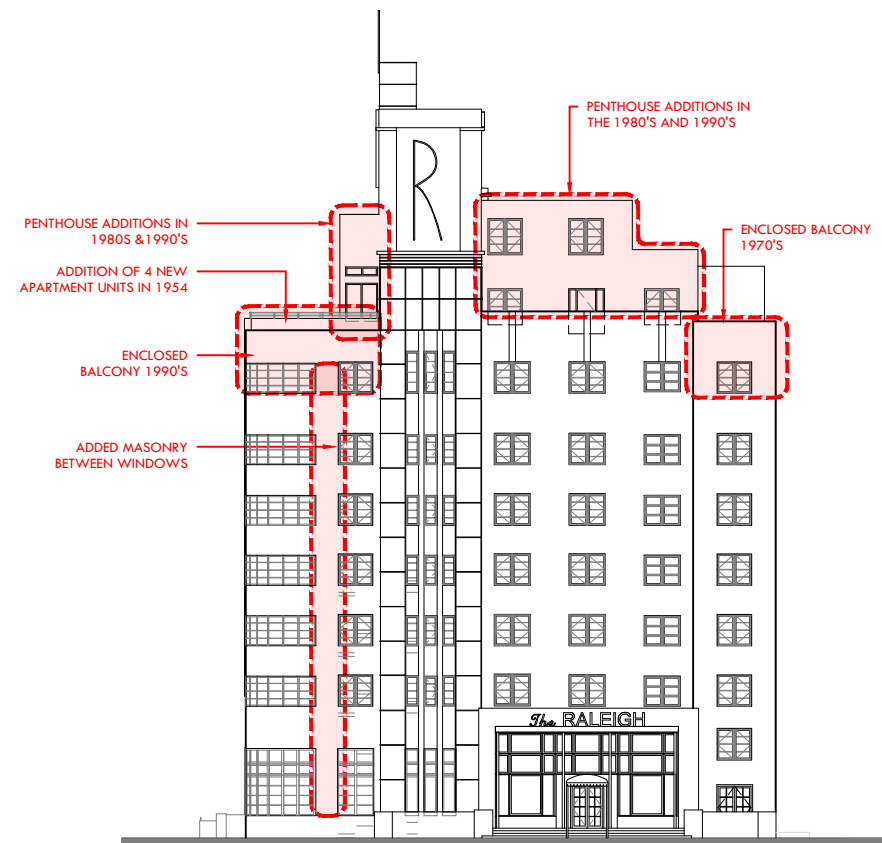
**2** EXISTING ELEVATION - PREVIOUSLY APPROVED - EAST  
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 SCALE: 1/32" = 1'-0"



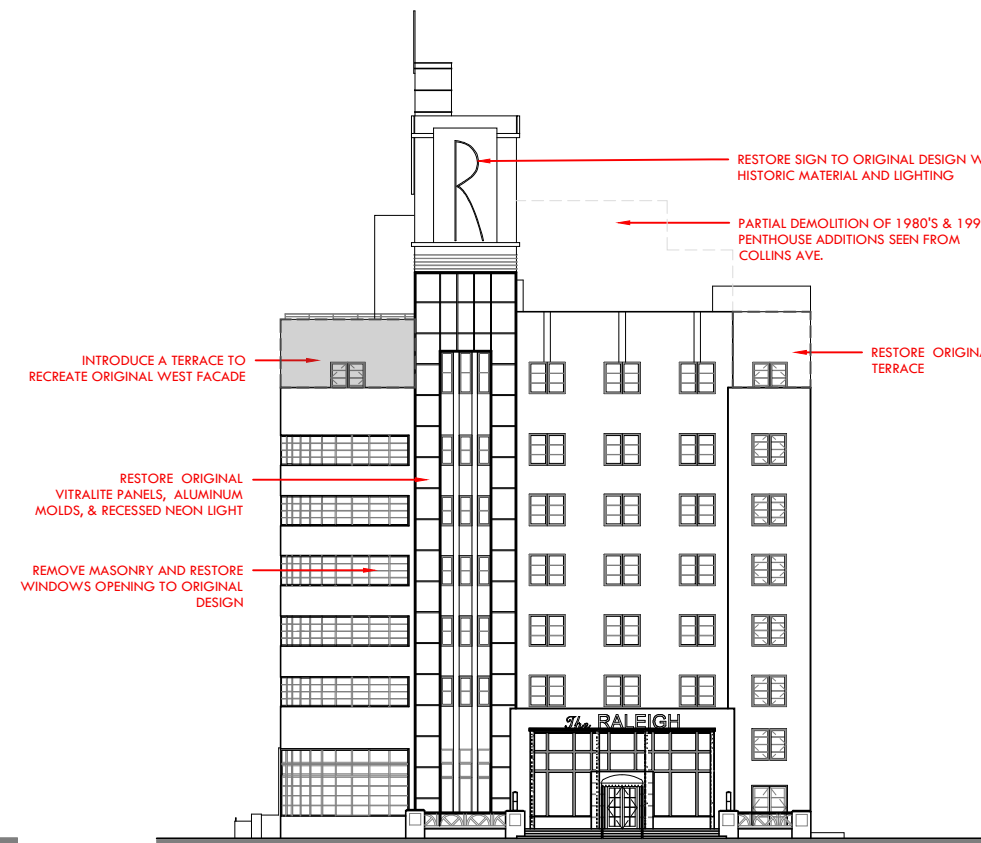
**3** PROPOSED ELEVATION - EAST  
 SCALE: 1/32" = 1'-0"



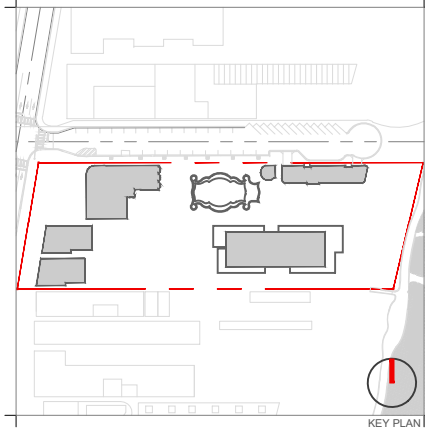
1 MICROFILM - 1940 ORIGINAL ELEVATION - WEST  
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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



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



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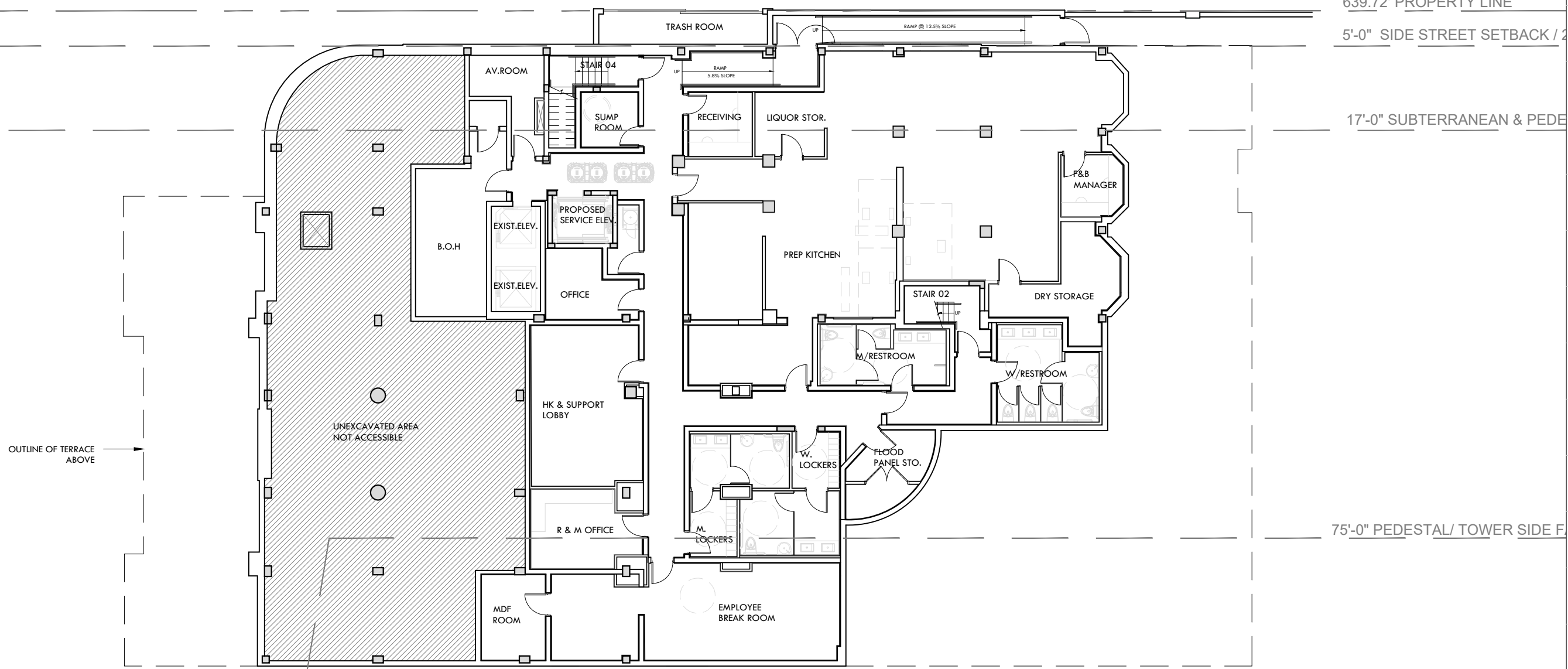
**Consultant:**  
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ELEVATIONS COMPARISON  
THE RALEIGH

Date	JUNE 15, 2020	Sheet No.	
Scale	AS SHOWN		B1-A1.03
Project	1901		



639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

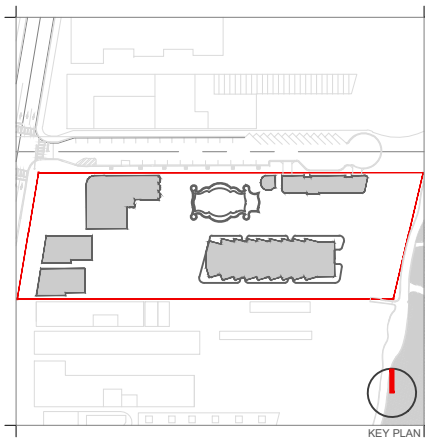
17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP

OUTLINE OF TERRACE ABOVE

UNEXCAVATED AREA NOT ACCESSIBLE



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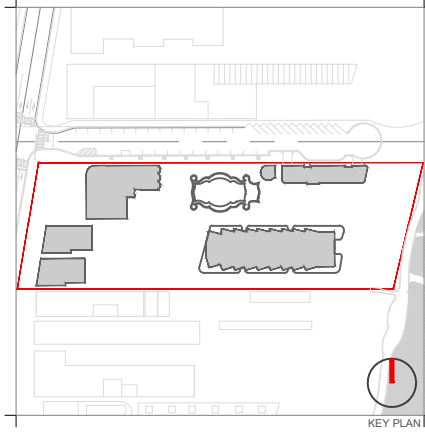
**Architect of Record:**  
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PREVIOUSLY APPROVED FLOOR PLAN  
 THE RALEIGH

**PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 0**  
 SCALE 1/16" = 1'-0"

**AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576**

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.00
Project	1901		



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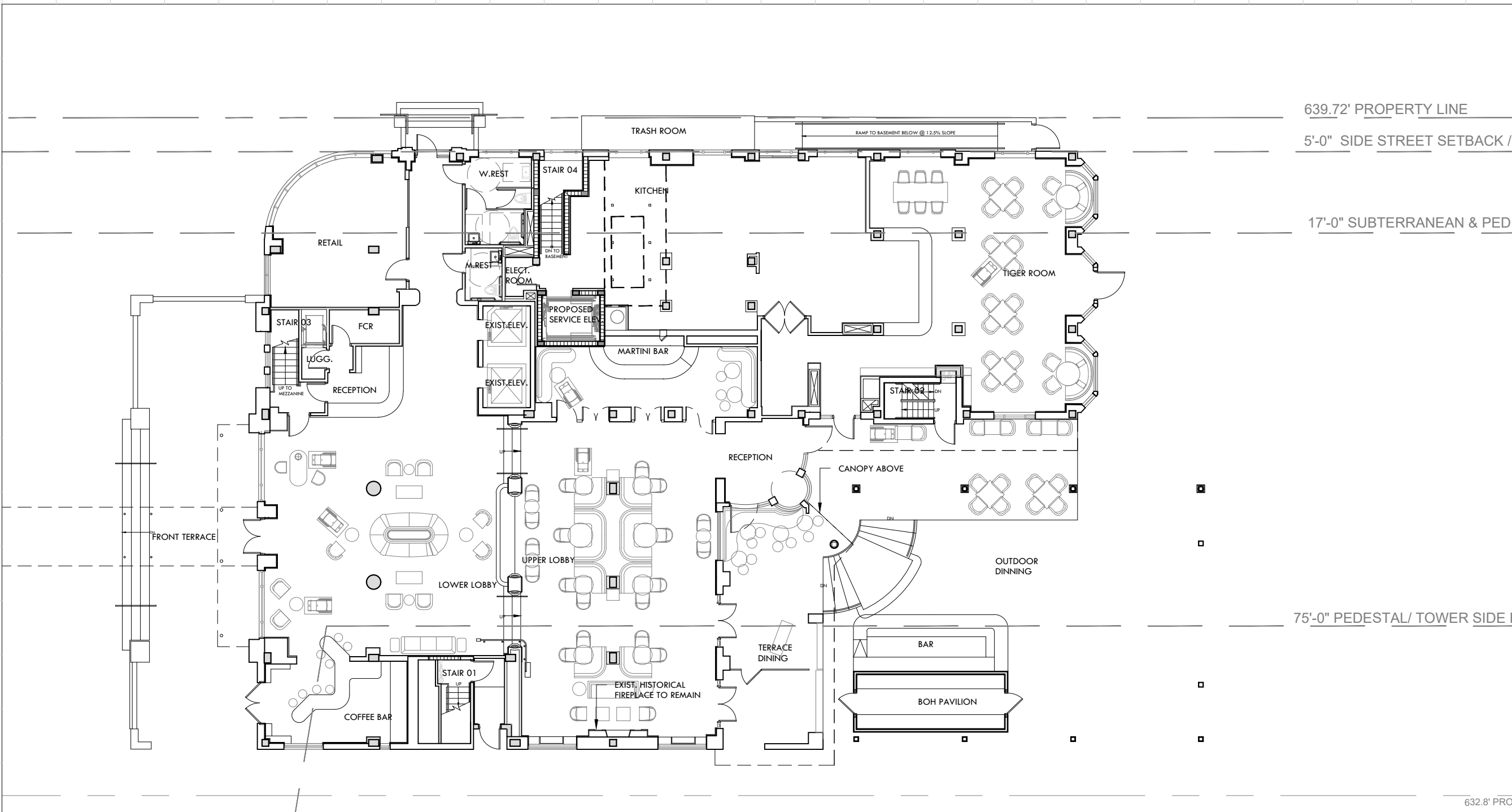
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**PREVIOUSLY APPROVED FLOOR PLAN**  
**THE RALEIGH**

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.01
Project	1901		



639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

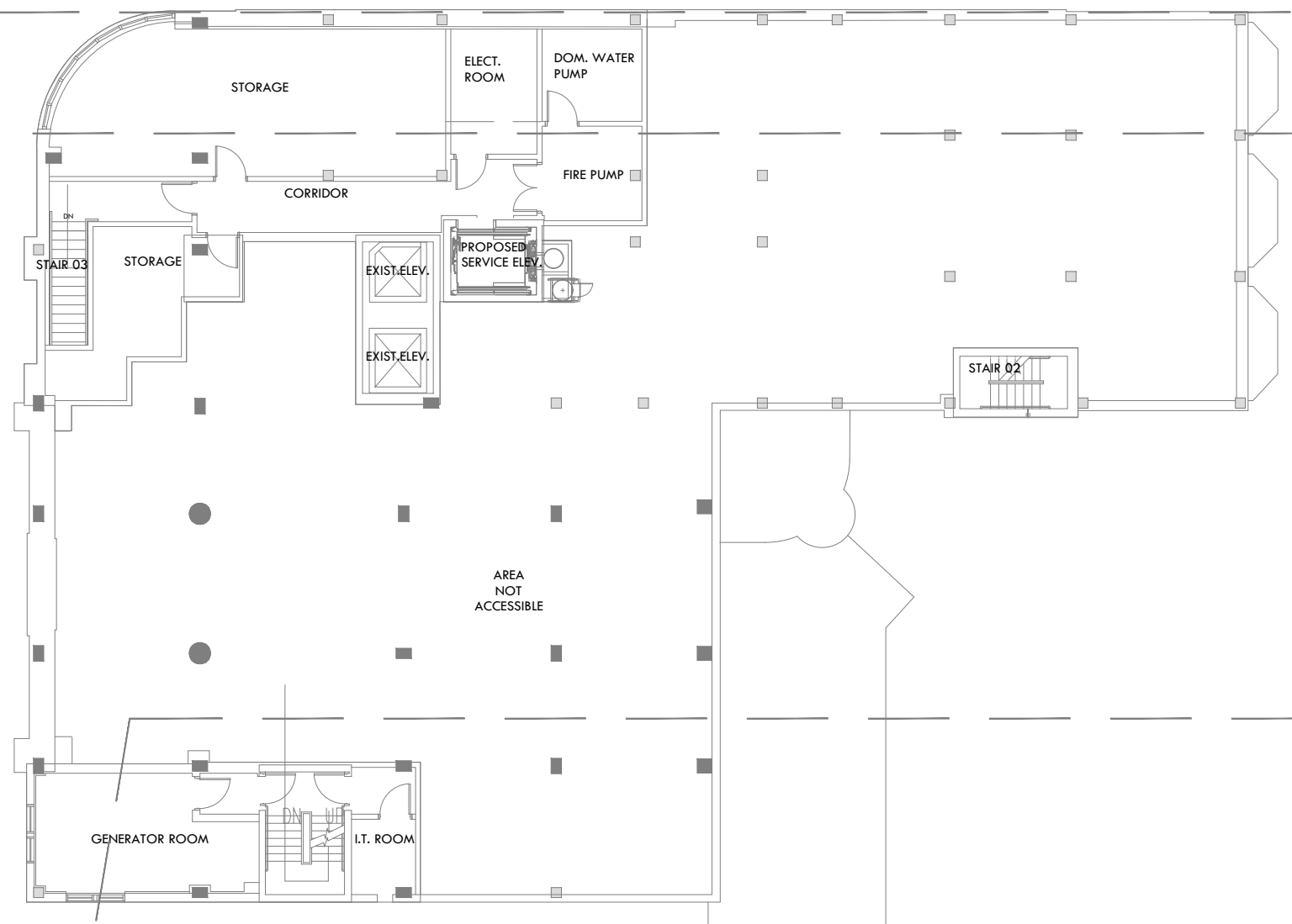
632.8' PROP

**PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 1**

AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

SCALE 1/16" = 1'-0"





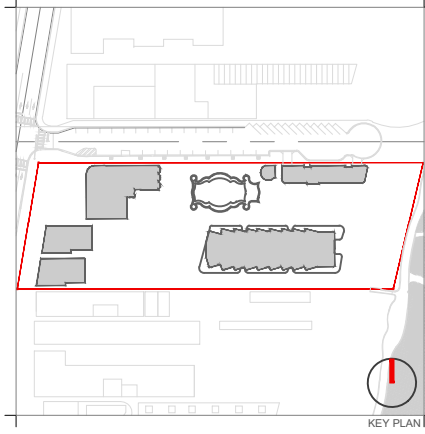
639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP



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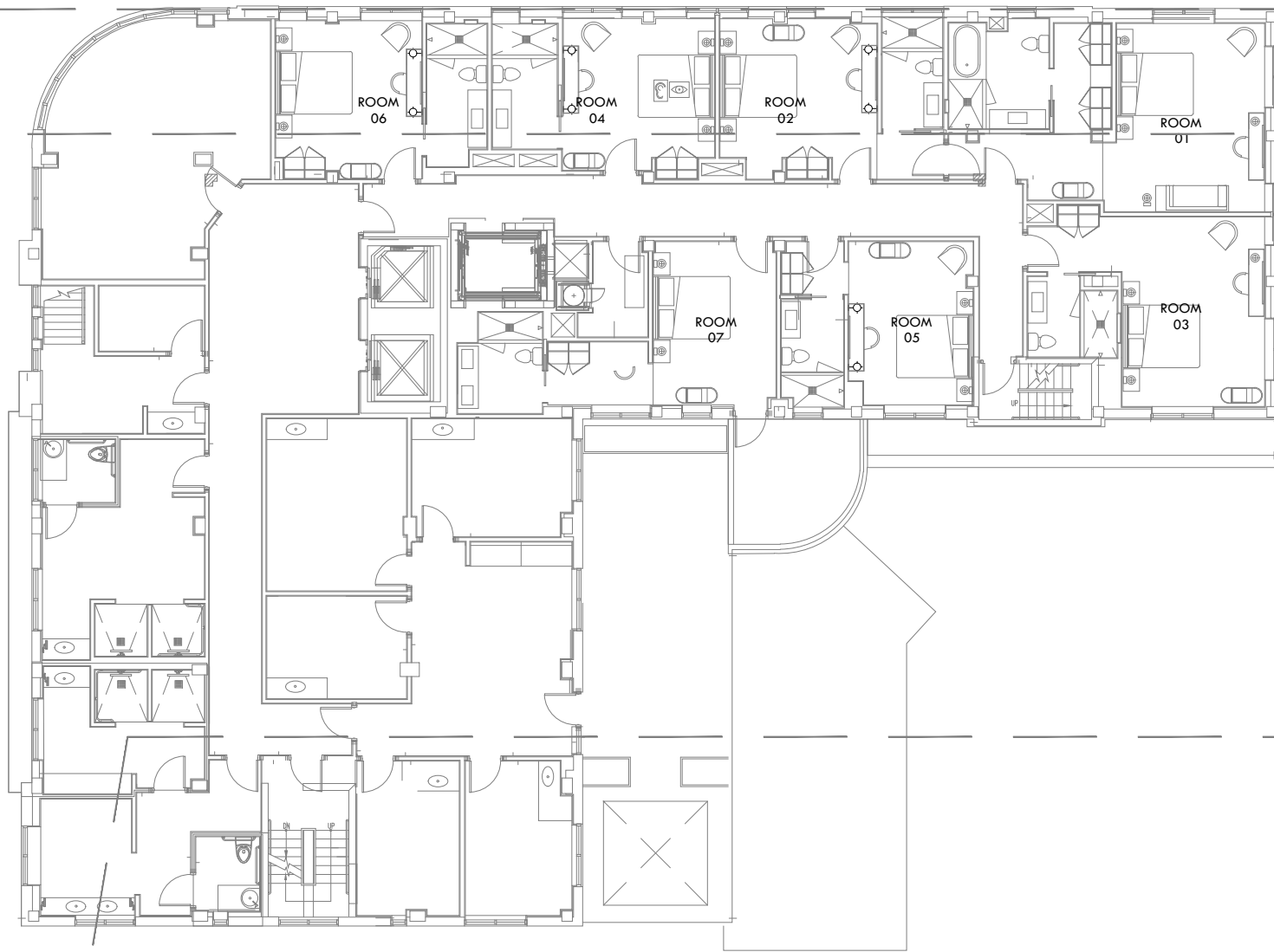
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PREVIOUSLY APPROVED FLOOR PLAN  
 THE RALEIGH

**PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 1.5 MEZZANINE**  
 SCALE 1/16" = 1'-0"  
**AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576**

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B1-A2.02
Project	1901	



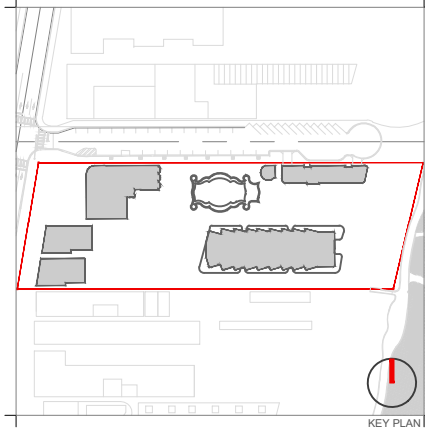
639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP



KEY PLAN

Rev.	Date	Rev.	Date

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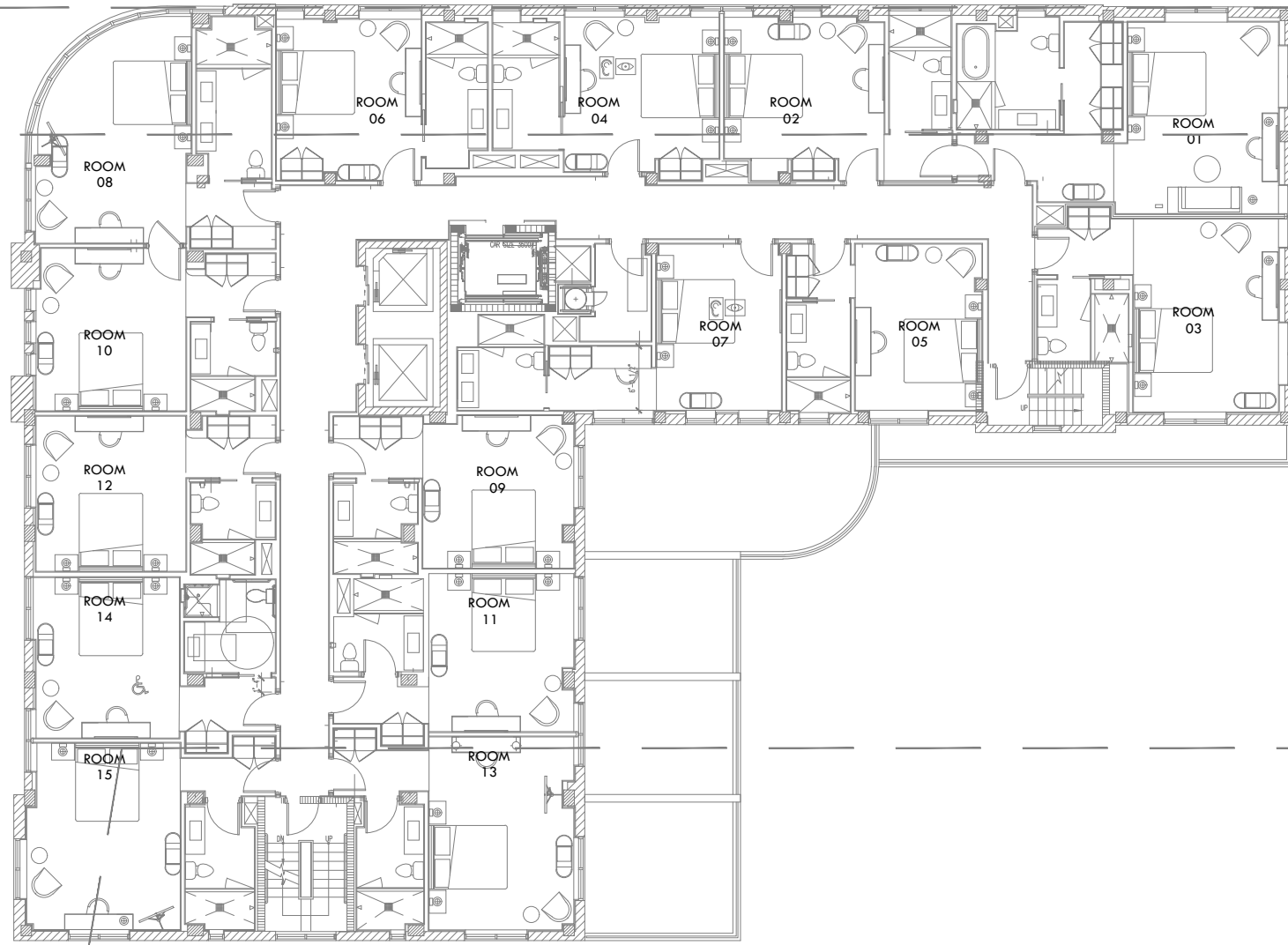


PREVIOUSLY APPROVED FLOOR PLAN  
 THE RALEIGH

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

AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.03
Project	1901		



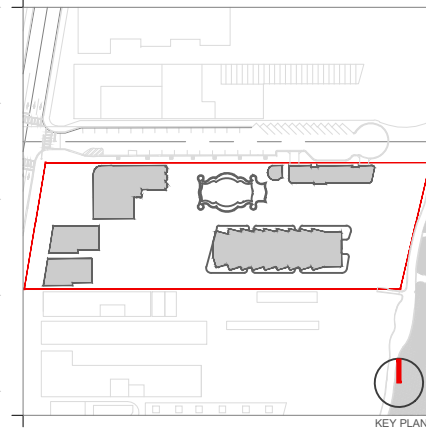
639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP



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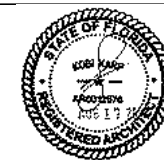
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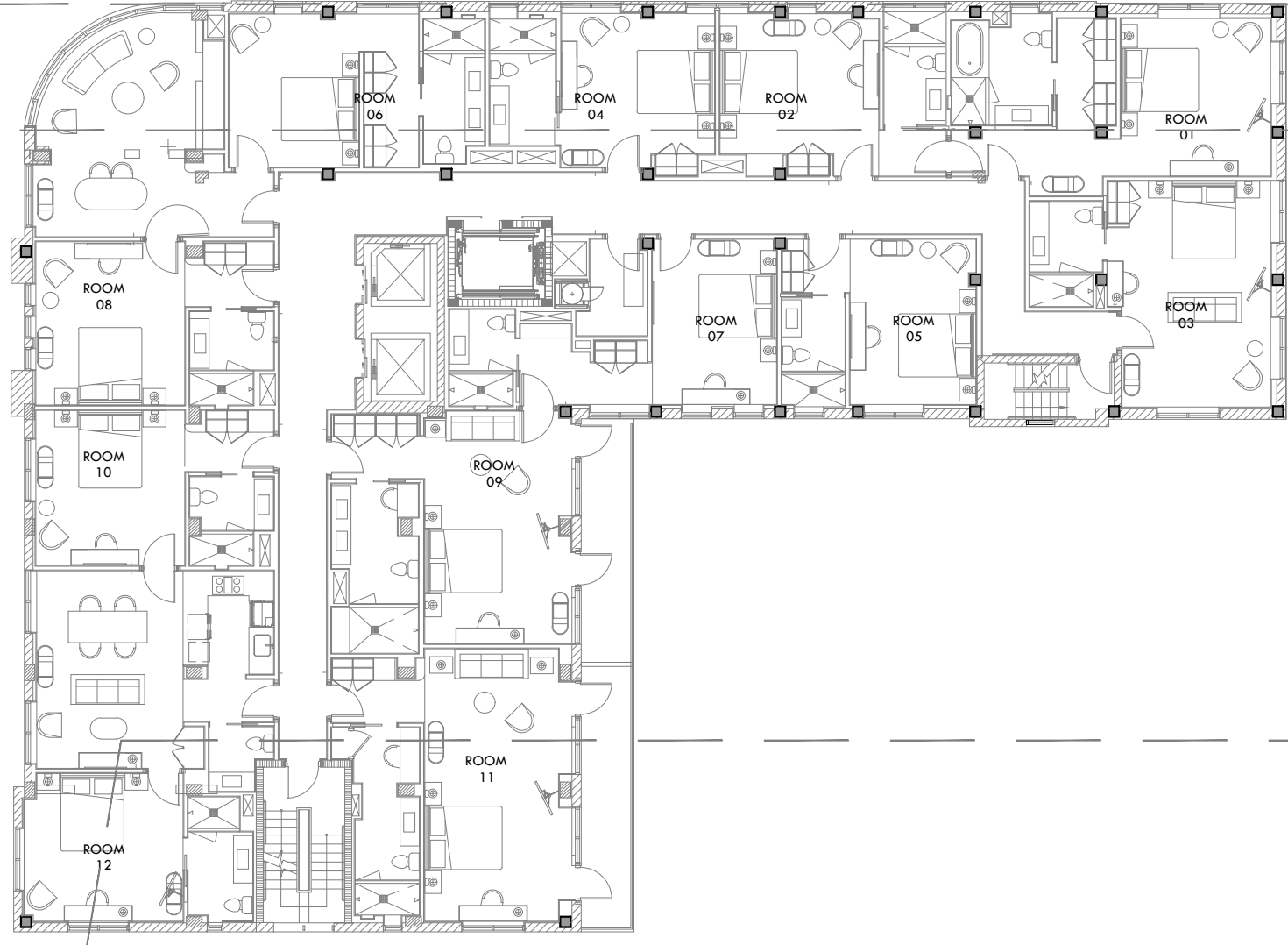
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**PREVIOUSLY APPROVED FLOOR PLAN**  
**THE RALEIGH**

**PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 3 TO 6**  
 SCALE 1/16" = 1'-0"  
**AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576**

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Scale	AS SHOWN		B1-A2.04
Project	1901		

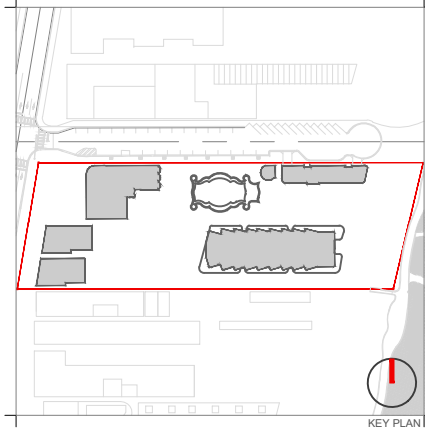


639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F



KEY PLAN

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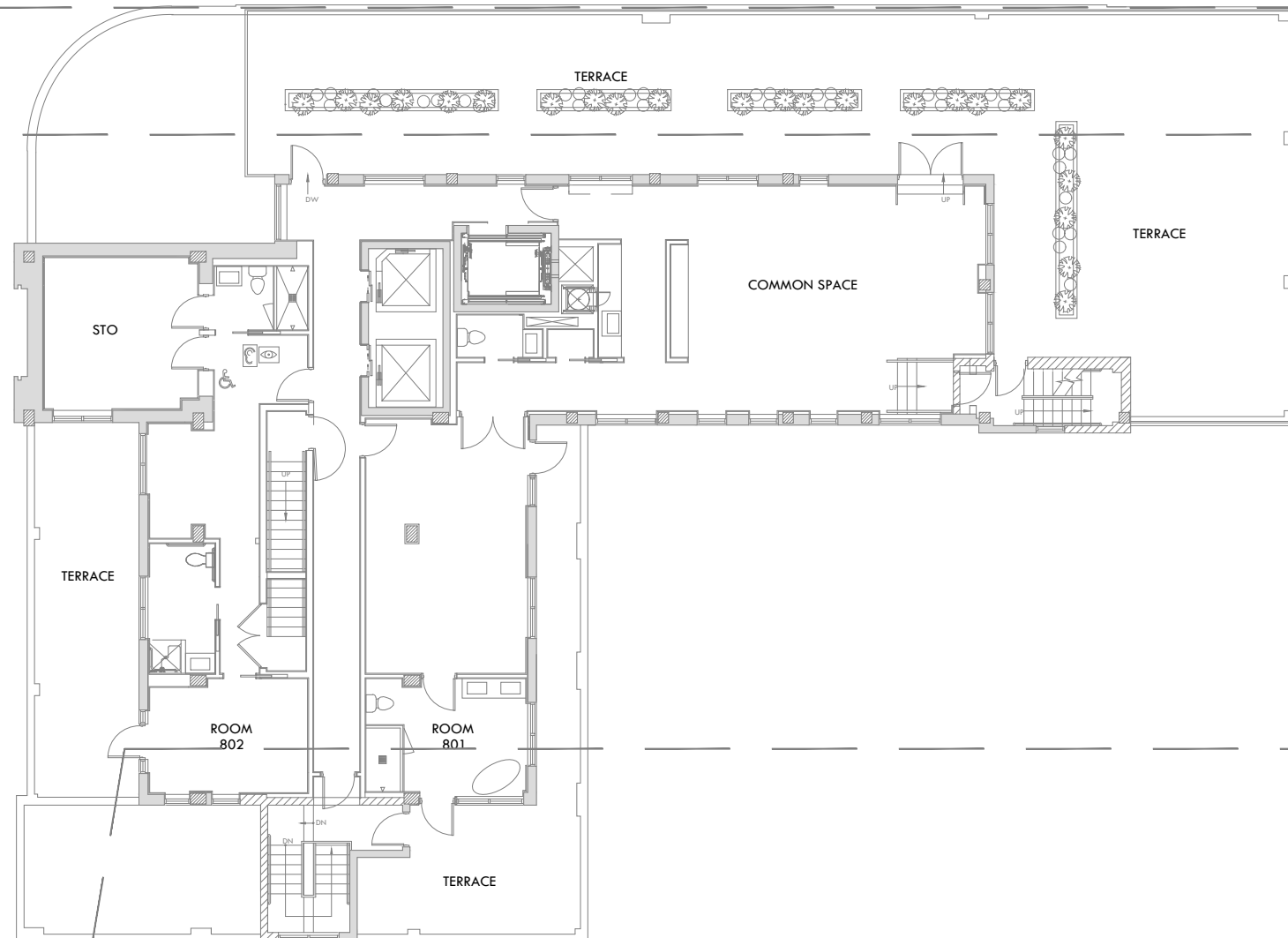


PREVIOUSLY APPROVED FLOOR PLAN  
 THE RALEIGH

PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 7  
 SCALE 1/16" = 1'-0"

AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.05
Project	1901		



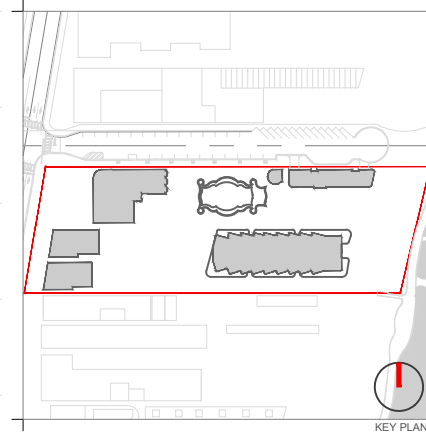
639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP



Rev.	Date	Rev.	Date

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

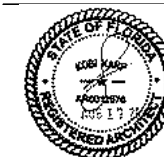
**Owner:** BSD RALEIGH PROPCO LLC C/O SHVO  
**Name:** BSD RALEIGH PROPCO LLC C/O SHVO  
**Address:** 745 FIFTH AVENUE  
 New York, NY 10151  
**Tel:** 212.380.2100  
**Email:** info@shvo.com

**Consultant:** LANDSCAPE ARCHITECT  
**Name:** ENEA GARDEN DESIGN INC.  
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**Email:**

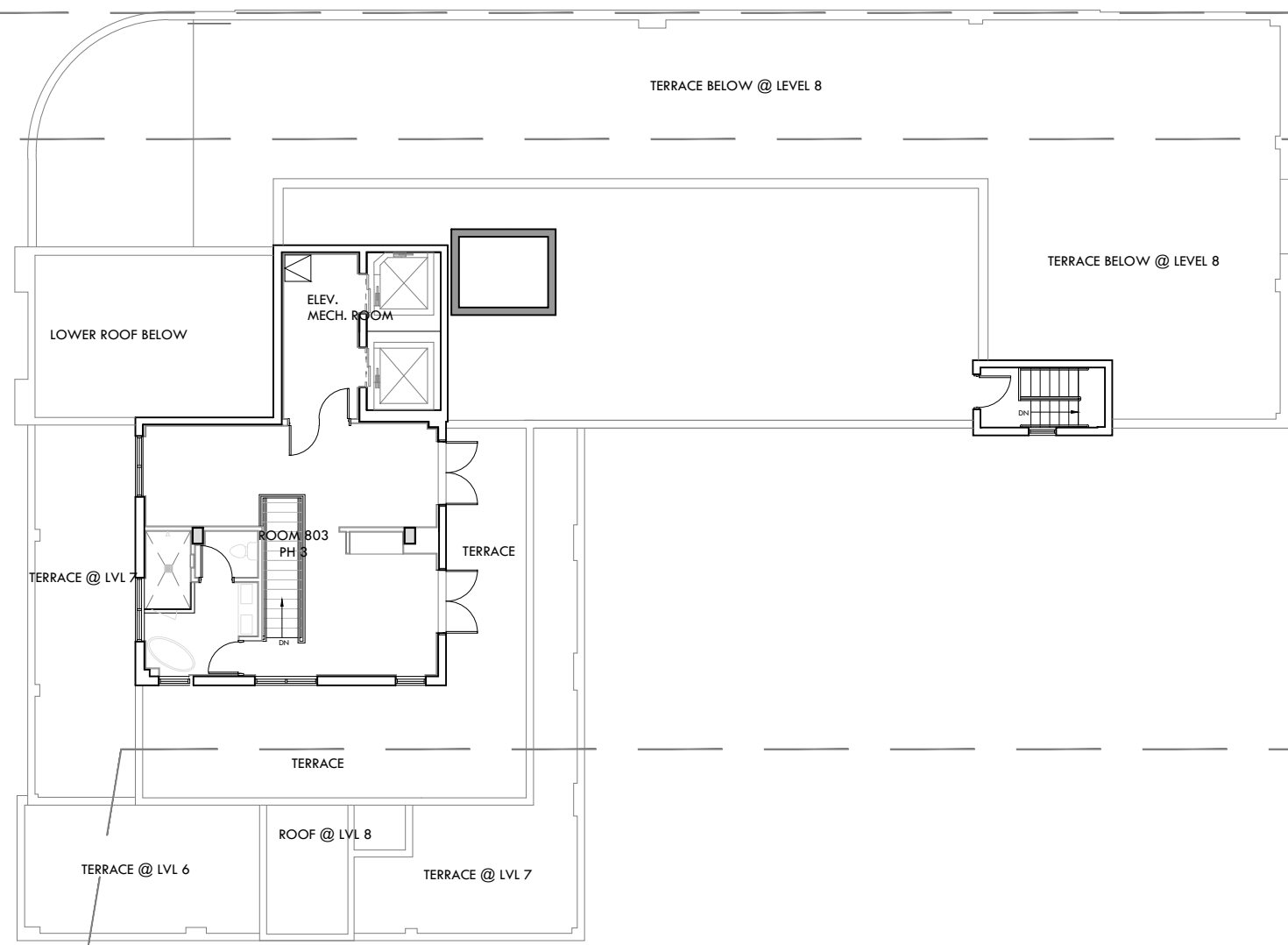
**Architect of Record:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 2915 Biscayne Boulevard, Suite #200  
 Miami, Florida 33137 USA  
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PREVIOUSLY APPROVED FLOOR PLAN  
 THE RALEIGH

**PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 8**  
 SCALE: 1/16" = 1'-0"  
**AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576**

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B1-A2.06
Project	1901	



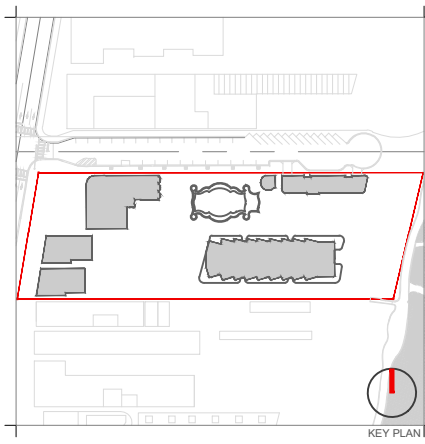
639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP



Rev.	Date	Rev.	Date

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PREVIOUSLY APPROVED FLOOR PLAN  
 THE RALEIGH

**PREVIOUSLY APPROVED FLOOR PLAN - LEVEL 9**  
 SCALE 1/16" = 1'-0"

**AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576**

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.07
Project	1901		

SIGNAGE ORIGINAL HISTORIC MATERIALS AND LIGHTING TO BE RESTORED TYP. U.N.O

NEW ALUMINUM RAILING 42" A.F.F

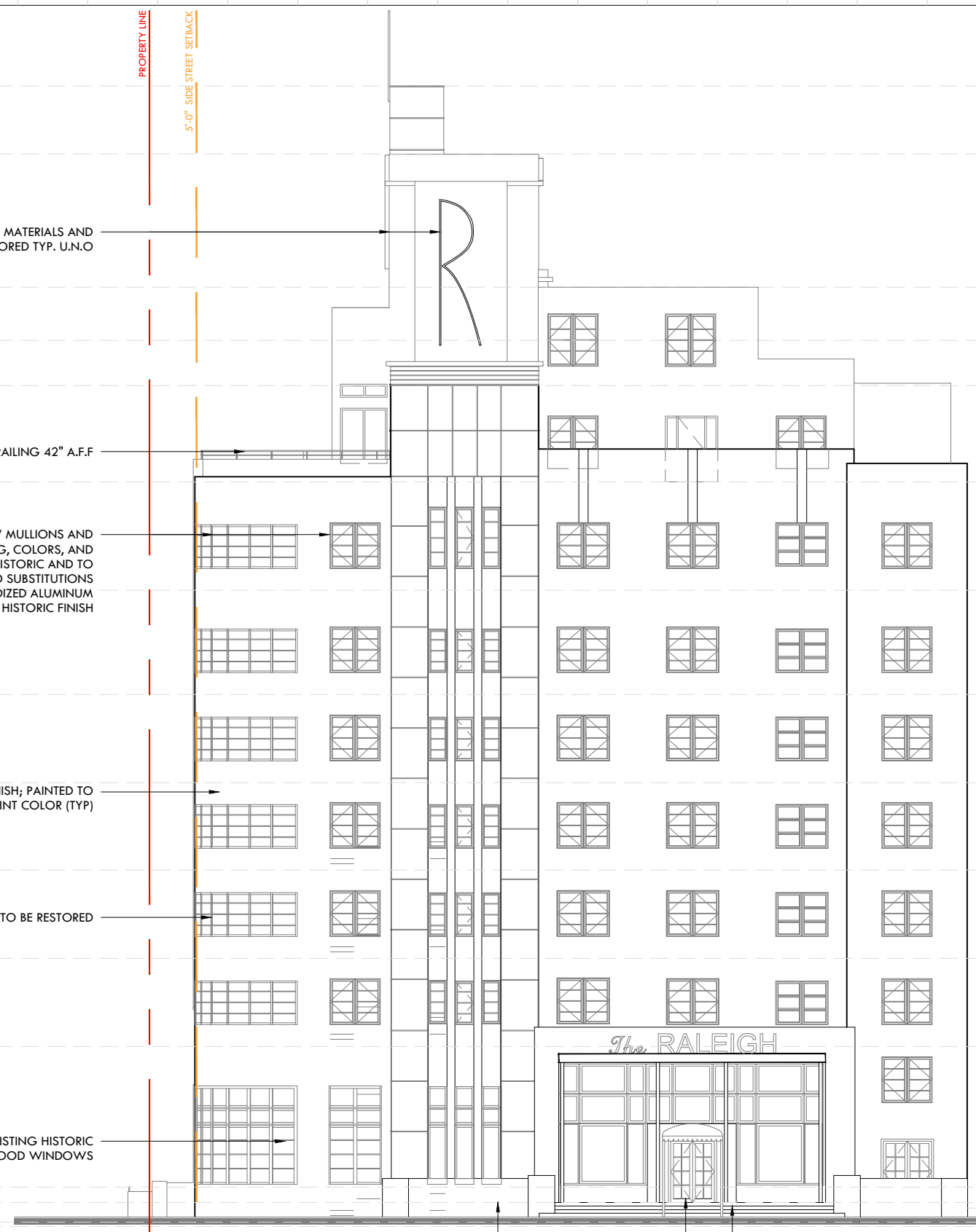
ORIGINAL HISTORIC WINDOW MULLIONS AND PROFILES TO BE USED. ALL GLAZING, COLORS, AND ORIGINAL PROFILES TO MATCH HISTORIC AND TO BE APPROVED BY ARCHITECT. NO SUBSTITUTIONS TYP. U.N.O. COLOR: CLEAR ANODIZED ALUMINUM TO MATCH HISTORIC FINISH

SMOOTH STUCCO FINISH; PAINTED TO MATCH HISTORIC PAINT COLOR (TYP)

ORIGINAL MUNTINS TO BE RESTORED

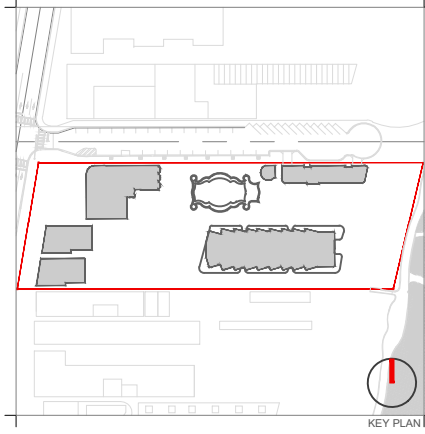
REPAIR ALL EXISTING HISTORIC WOOD WINDOWS

PROPERTY LINE  
5'-0" SIDE STREET SETBACK



- ▼ T.O. PARAPET 130'-5"
  - ▼ T.O. PARAPET 122'-8"
  - ▼ T.O. PARAPET 107'-5"
  - ▼ LEVEL 09 - MECHANICAL ROOM 101'-4"
  - ▼ LEVEL 08 - PENTHOUSE 96'-2"
  - ▼ LEVEL 08 85'-2"
  - ▼ LEVEL 07 72'-9"
  - ▼ LEVEL 06 60'-10"
  - ▼ LEVEL 05 50'-9"
  - ▼ LEVEL 04 40'-9"
  - ▼ LEVEL 03 30'-8"
  - ▼ LEVEL 02 20'-7"
  - ▼ LEVEL 01-UPPPER LOBBY 4'-6" (11'-4" NGVD)
  - ▼ LEVEL 01-LOWER LOBBY 2'-9" (9'-7" NGVD)
  - ▼ DRIVEWAY 0'-6" (7'-4" NGVD)
  - ▼ GRADE 0'-0" (6'-10" NGVD)
  - ▼ BASEMENT -4'-8" (2'-2" NGVD)
- TOTAL BUILDING HEIGHT 127'-8"

EXIST. HISTORICAL CONC. RAILING SEE A-450 FOR DETAILS  
EXIST. DOOR TO BE RESTORED  
EXIST. HISTORICAL STEPS



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PREVIOUSLY APPROVED ELEVATIONS  
THE RALEIGH

PREVIOUSLY APPROVED ELEVATION - WEST

AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

Date	APRIL 06, 2020	Sheet No.	B1-A2.10
Scale	AS SHOWN		
Project	1901		

RESTORE SIGN TO ORIGINAL DESIGN WITH HISTORIC MATERIAL AND LIGHTING. CONFIRM ALL FASTENERS TO BE TIGHT, RUST FREE AND WATER SEALED.

ALL HISTORIC SCORELINES AND CONTROL JOINTS TO BE RECREATED AND RESTORED TYP. U.N.O

STRIP EXISTING PAINT BACK TO ORIGINAL LAYER TO CONFIRM HISTORIC PAINT COLOR FOR WALLS AND TRIMS

SMOOTH STUCCO FINISH, PAINTED TO MATCH HISTORIC PAINT COLOR (TYP)

ORIGINAL HISTORIC WINDOW MULLIONS AND PROFILES TO BE USED. ALL GLAZING, COLORS, AND ORIGINAL PROFILES TO MATCH HISTORIC

PROPOSED TRELLIS SEE DETAILS

PROPOSED PLANTER WALL @ 42" AFF

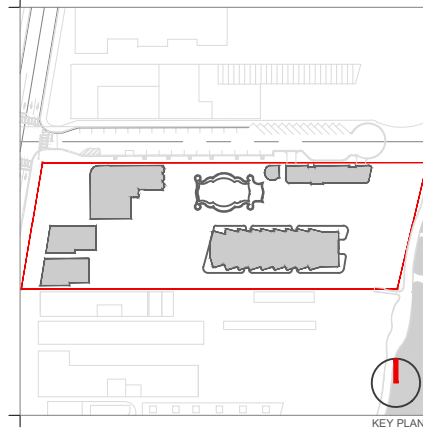
EXISTING RAILING/WALL 42" A.F.F

5'-0" SIDE STREET SETBACK

PROPERTY LINE

TOTAL BUILDING HEIGHT

- ▼ T.O. PARAPET 130'-5"
- ▼ T.O. PARAPET 122'-8"
- ▼ T.O. PARAPET 107'-5"
- ▼ LEVEL 09 - MECHANICAL ROOM 101'-4"
- ▼ LEVEL 08 - PENTHOUSE 96'-2"
- ▼ LEVEL 08 85'-2"
- ▼ LEVEL 07 72'-9"
- ▼ LEVEL 06 60'-10"
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- ▼ LEVEL 01-UPPPER LOBBY 4'-6" (11'-4" NGVD)
- ▼ LEVEL 01-LOWER LOBBY 2'-9" (9'-7" NGVD)
- ▼ DRIVEWAY 0'-6" (7'-4" NGVD)
- ▼ GRADE 0'-0" (6'-10" NGVD)
- ▼ BASEMENT -4'-8" (2'-2" NGVD)



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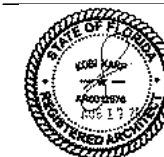
**Owner:** BSD RALEIGH PROPCO LLC C/O SHVO  
Name: 745 FIFTH AVENUE  
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**Consultant:** LANDSCAPE ARCHITECT  
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PREVIOUSLY APPROVED ELEVATIONS  
THE RALEIGH

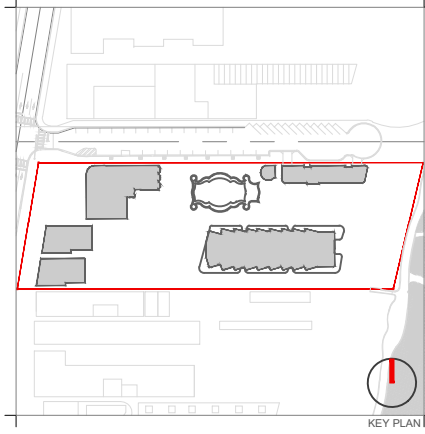
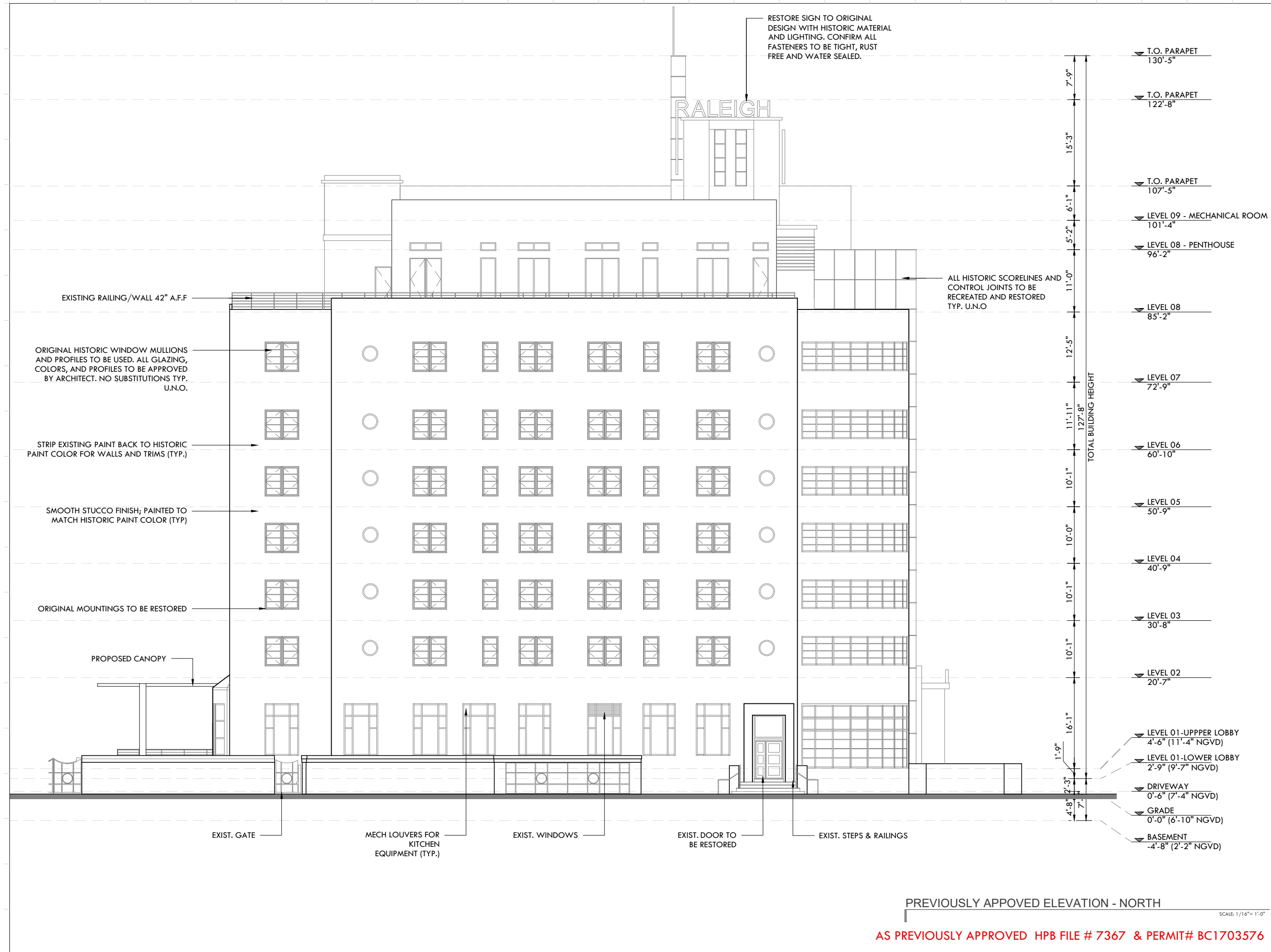
PREVIOUSLY APPROVED ELEVATION - EAST

SCALE 1/16" = 1'-0"

AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.11
Project	1901		





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**Name:** BSD RALEIGH PROPCO LLC C/O SHVO  
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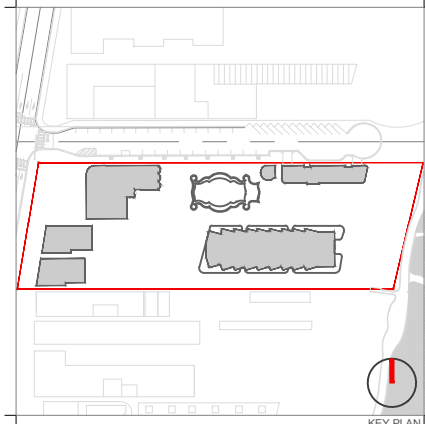
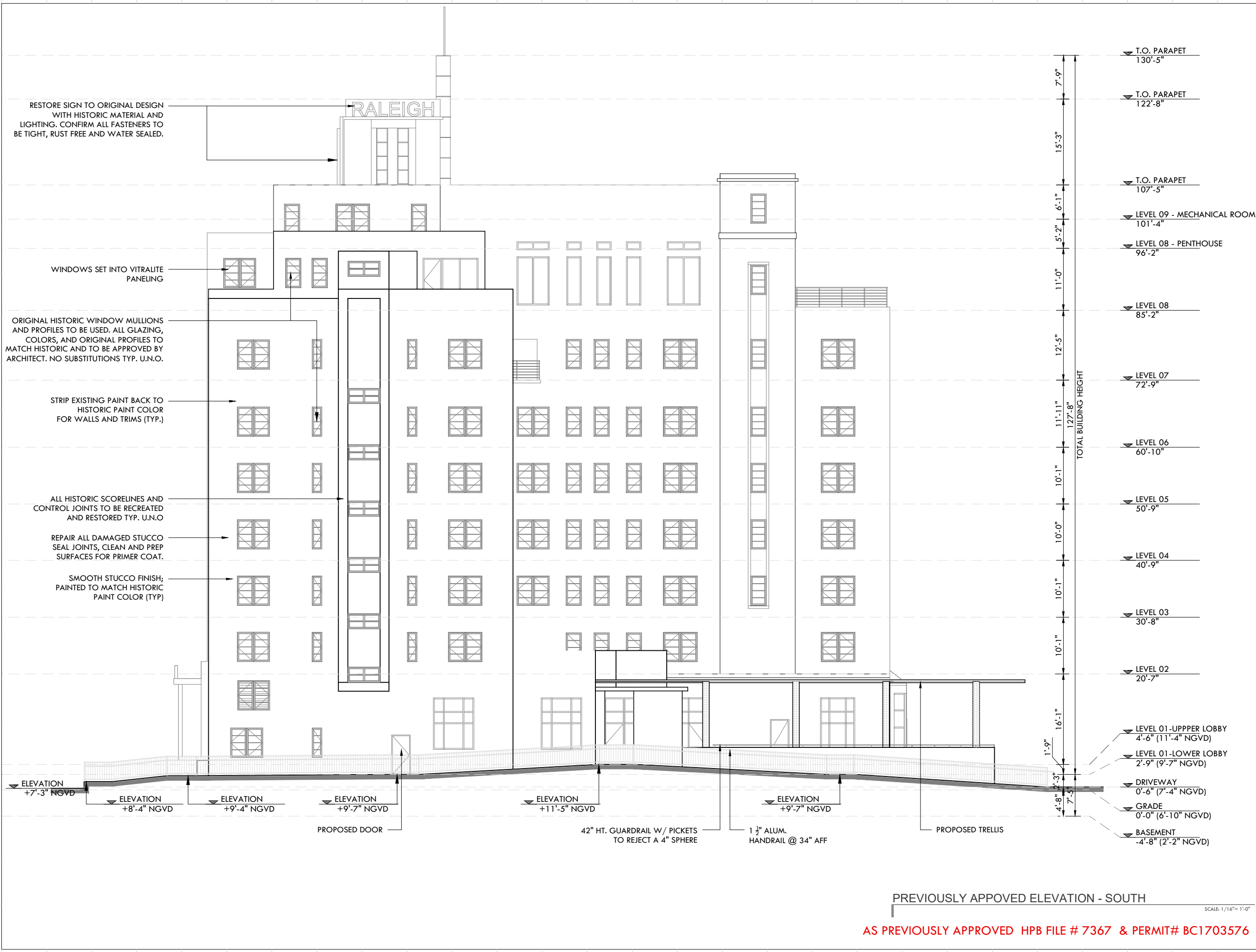
**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
 2915 Biscayne Boulevard, Suite #200  
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**Tel:** +1(305) 573 1818  
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PREVIOUSLY APPROVED ELEVATIONS  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.12
Project	1901		

PREVIOUSLY APPROVED ELEVATION - NORTH  
 SCALE 1/16" = 1'-0"  
 AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576



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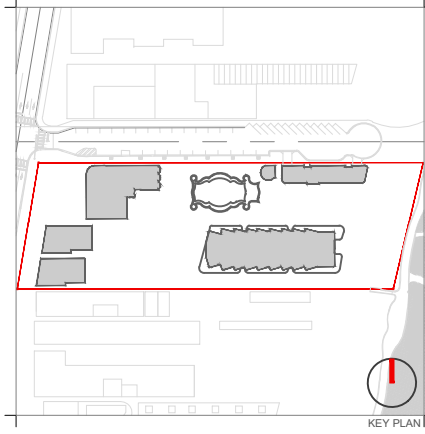
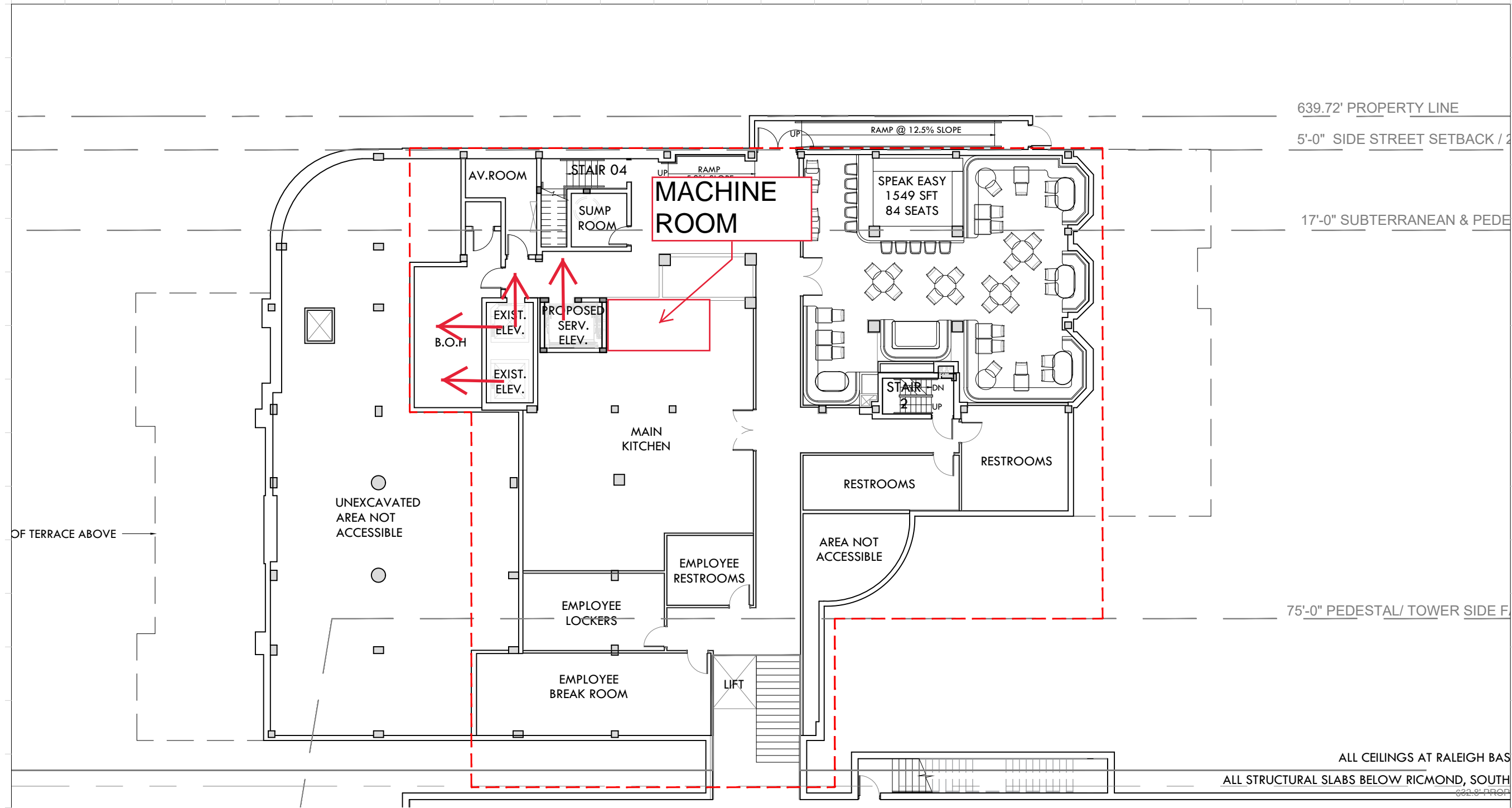
PREVIOUSLY APPROVED ELEVATIONS  
 THE RALEIGH

PREVIOUSLY APPROVED ELEVATION - SOUTH

SCALE 1/16" = 1'-0"

AS PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A2.13
Project	1901		



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**FLOOR PLAN**  
 THE RALEIGH

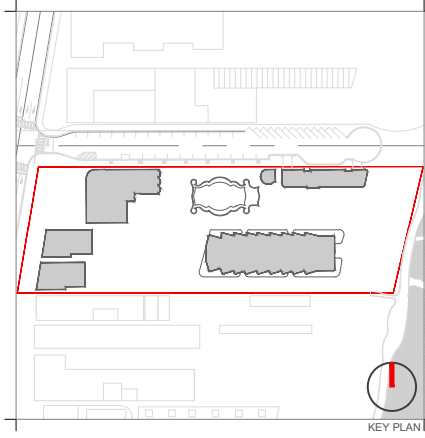
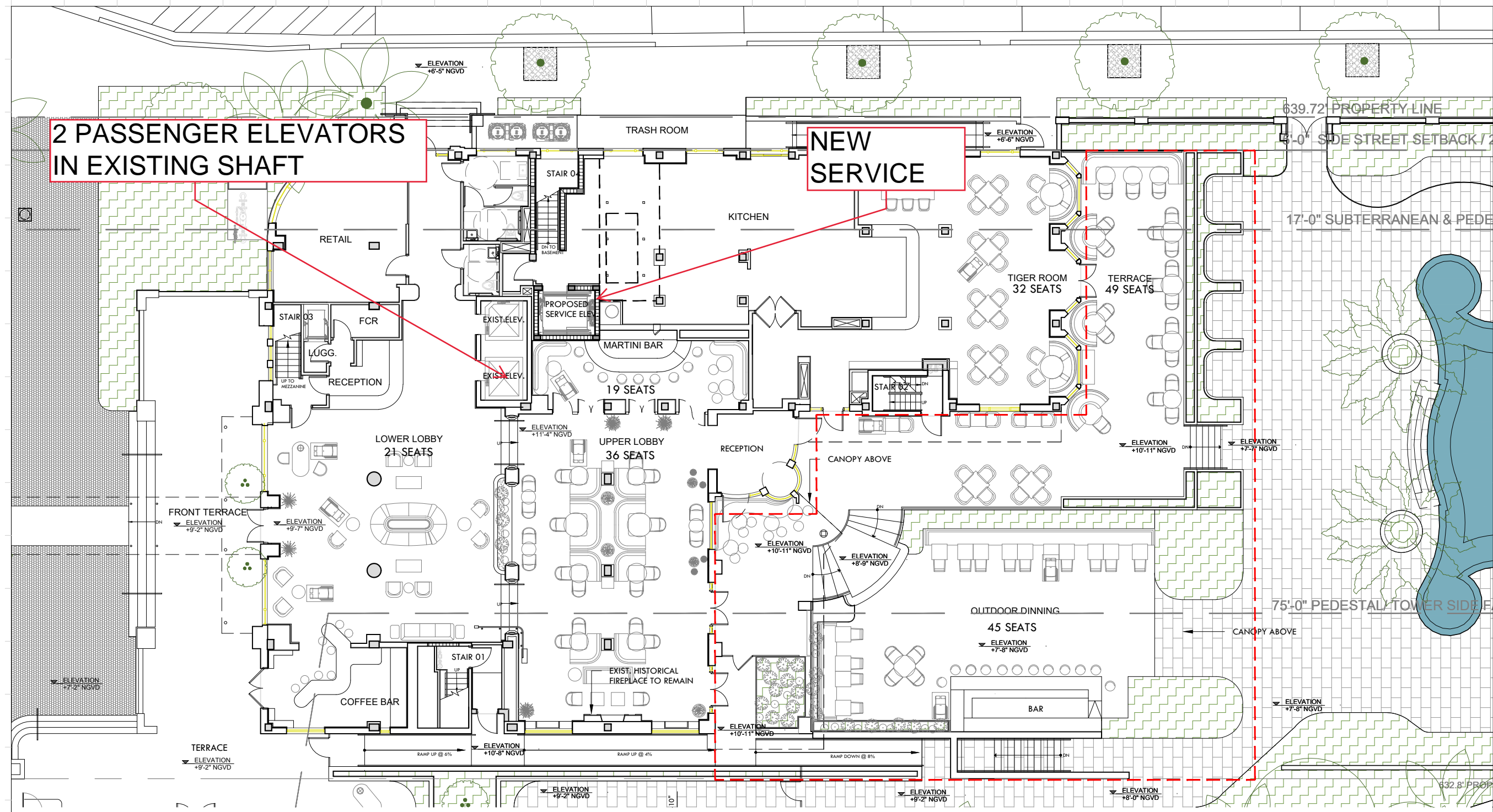
Date	APRIL 06, 2020	Sheet No.	B1-A3.00
Scale	AS SHOWN		
Project	1901		

--- AREA OF MODIFICATION

FLOOR PLAN - LEVEL 0

SCALE 1/16" = 1'-0"

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



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**FLOOR PLAN**  
**THE RALEIGH**

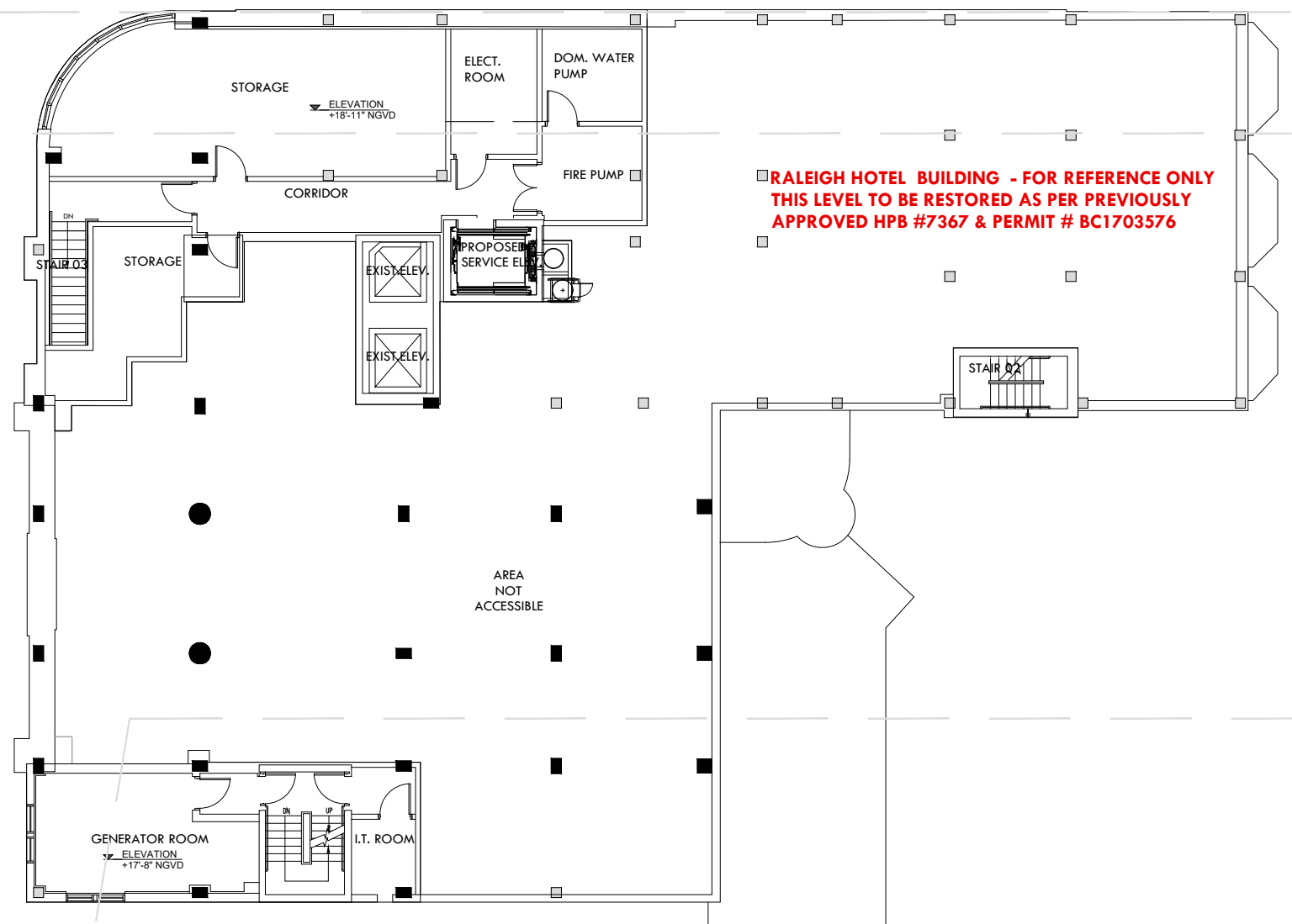
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A3.01
Project	1901		

--- AREA OF MODIFICATION

FLOOR PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

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



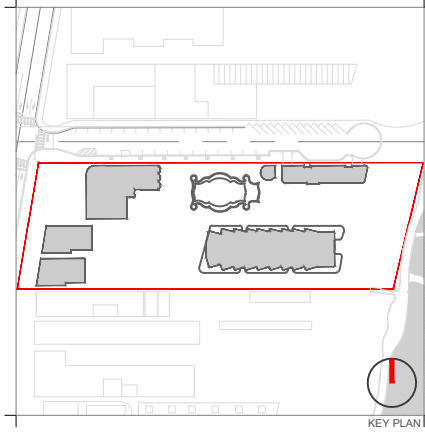
**RALEIGH HOTEL BUILDING - FOR REFERENCE ONLY  
THIS LEVEL TO BE RESTORED AS PER PREVIOUSLY  
APPROVED HPB #7367 & PERMIT # BC1703576**

639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F



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**FLOOR PLAN**  
THE RALEIGH

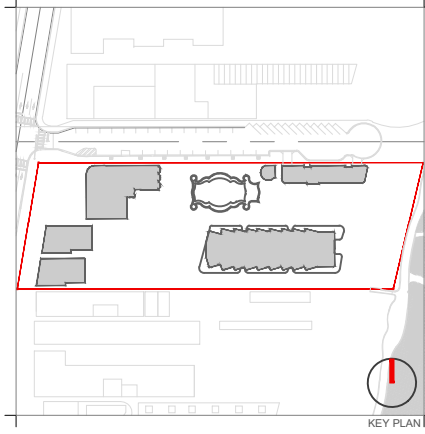
AREA OF MODIFICATION

FLOOR PLAN - LEVEL 1.5 MEZZANINE

SCALE 1/16" = 1'-0"

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

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A3.02
Project	1901		



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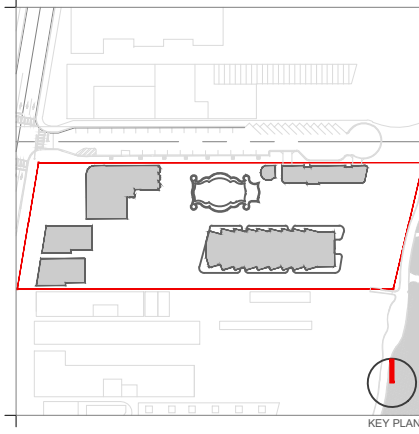
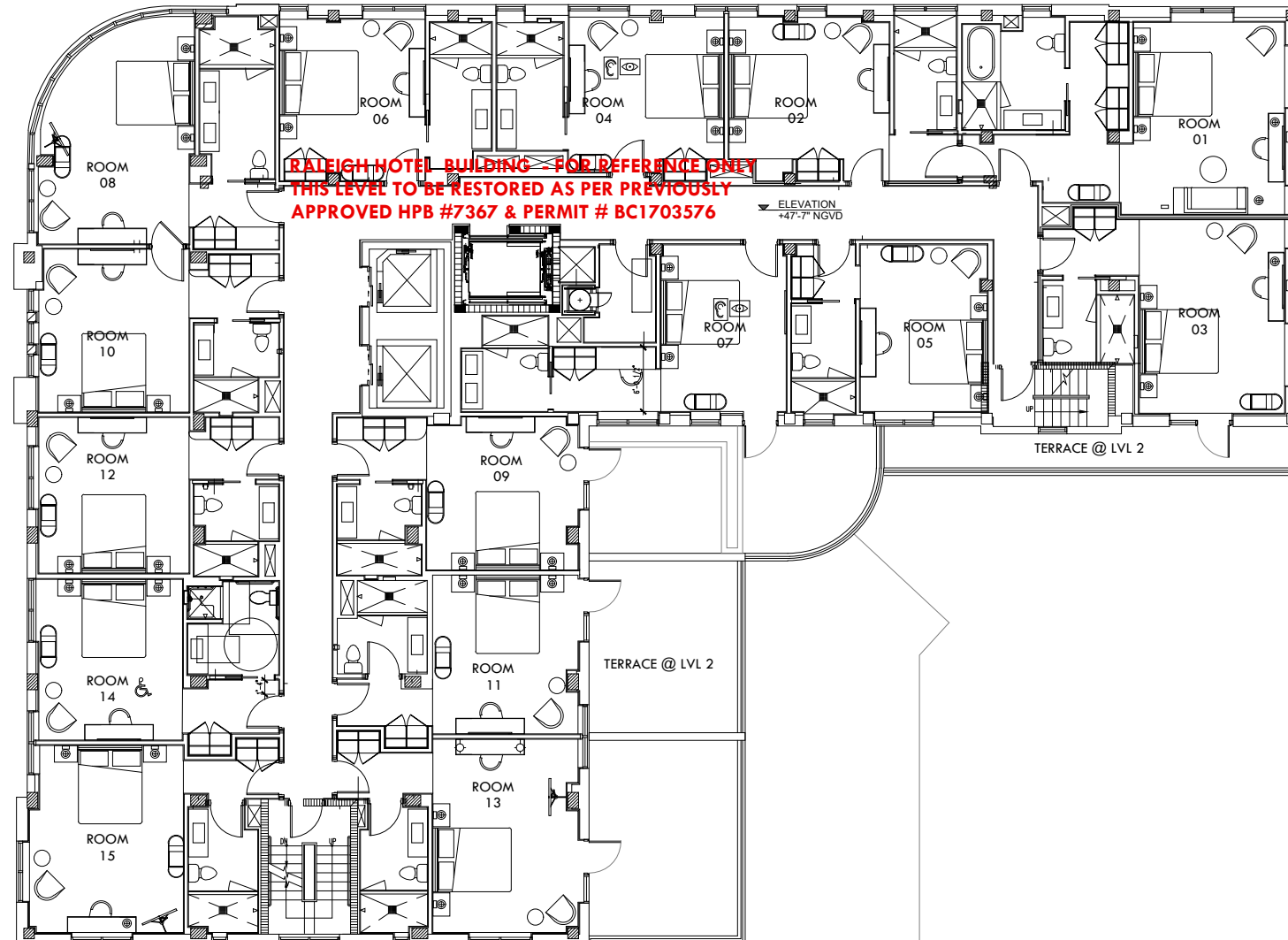
**FLOOR PLAN**  
**THE RALEIGH**

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B1-A3.03
Project	1901	



AREA OF MODIFICATION

**FLOOR PLAN - LEVEL 2**  
 MODIFICATION TO PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576  
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**FLOOR PLAN**  
 THE RALEIGH

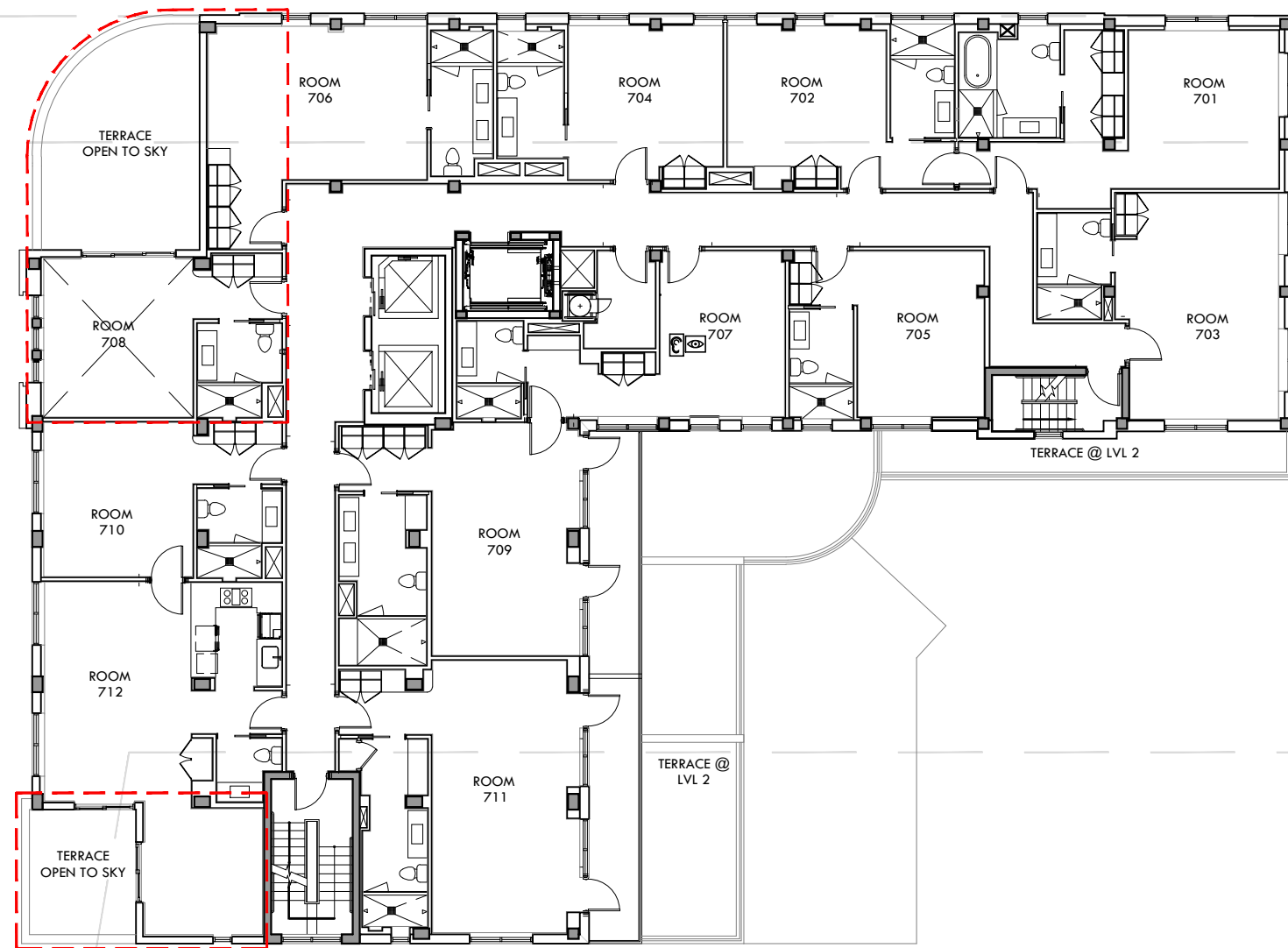
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A3.04
Project	1901		

--- AREA OF MODIFICATION

FLOOR PLAN - LEVEL 3 TO 6

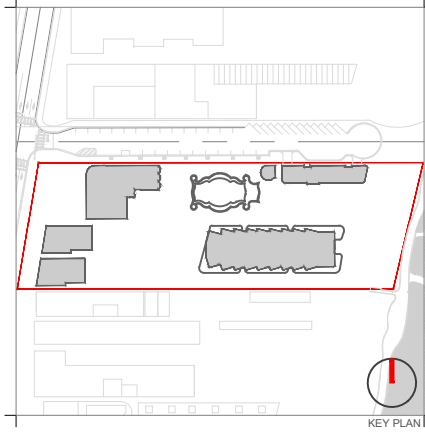
SCALE 1/16" = 1'-0"

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



639.72' PROPERTY LINE  
 5'-0" SIDE STREET SETBACK / 2  
 17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F



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**FLOOR PLAN**  
**THE RALEIGH**

Date	APRIL 06, 2020	Sheet No.	B1-A3.05
Scale	AS SHOWN		
Project	1901		

AREA OF MODIFICATION

FLOOR PLAN - LEVEL 7

SCALE 1/16" = 1'-0"

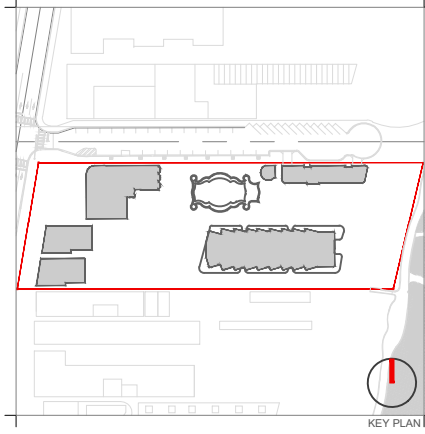
MODIFICATION TO PREVIOUSLY APPROVED HPB FILE # 7367 & PERMIT# BC1703576





639.72' PROPERTY LINE  
 5'-0" SIDE STREET SETBACK / 2  
 17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F



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**FLOOR PLAN**  
**THE RALEIGH**

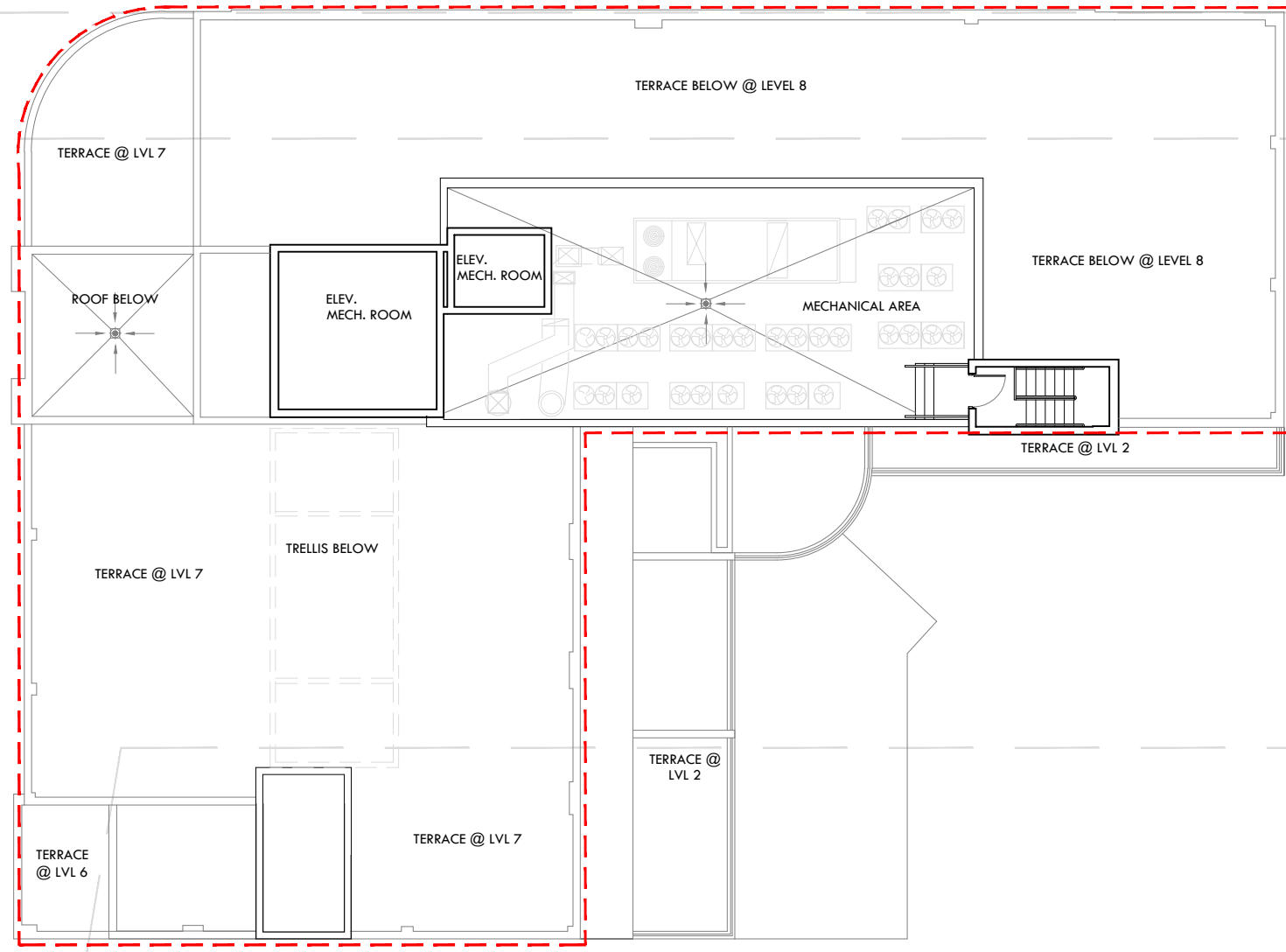
Date	APRIL 06, 2020	Sheet No.	B1-A3.06
Scale	AS SHOWN		
Project	1901		

AREA OF MODIFICATION

FLOOR PLAN - LEVEL 8

SCALE 1/16" = 1'-0"

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

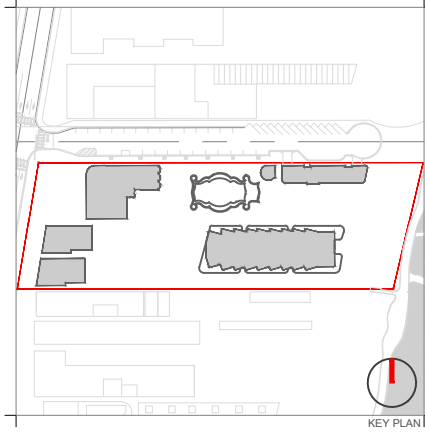


639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F



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**FLOOR PLAN**  
**THE RALEIGH**

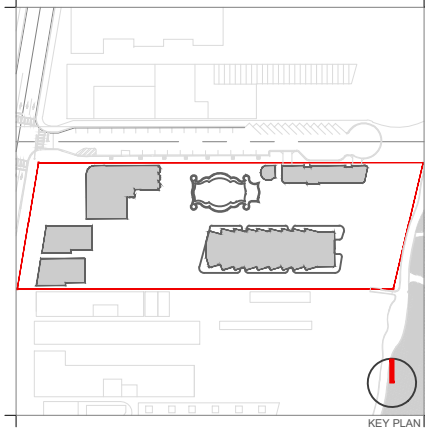
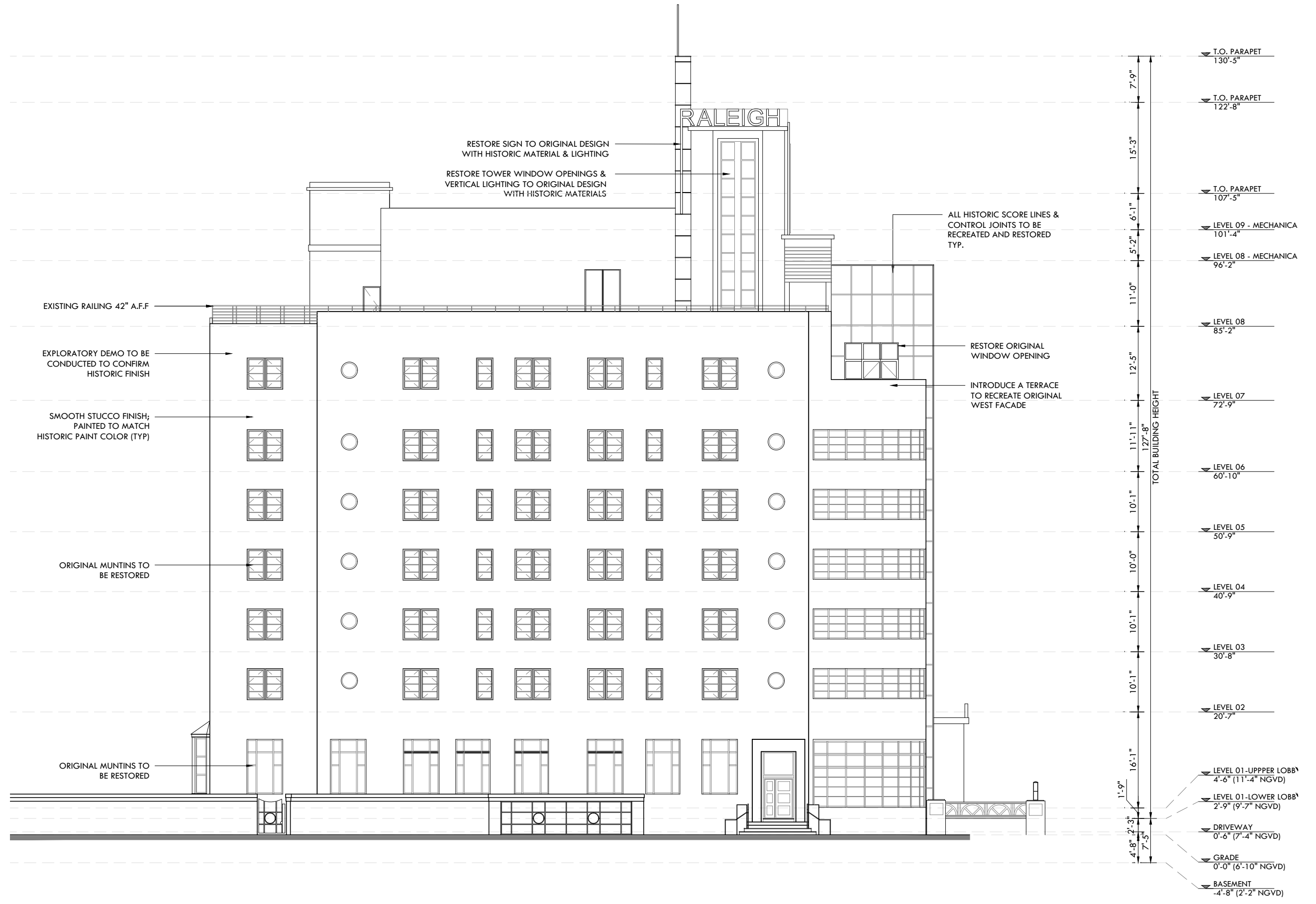
Date	APRIL 06, 2020	Sheet No.	B1-A3.07
Scale	AS SHOWN		
Project	1901		

AREA OF MODIFICATION

FLOOR PLAN - LEVEL 9

SCALE 1/16" = 1'-0"

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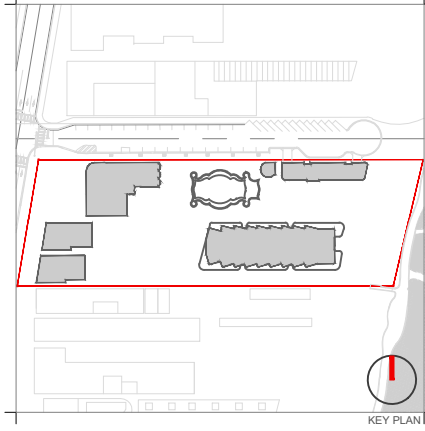
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PROPOSED ELEVATION  
 RALEIGH

PROPOSED ELEVATION - NORTH  
 SCALE 1/16" = 1'-0"

Date	APRIL 06, 2020	Sheet No.	
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Project	1901		



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**PROPOSED ELEVATION**  
**THE RALEIGH**

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-A4.01
Project	1901		

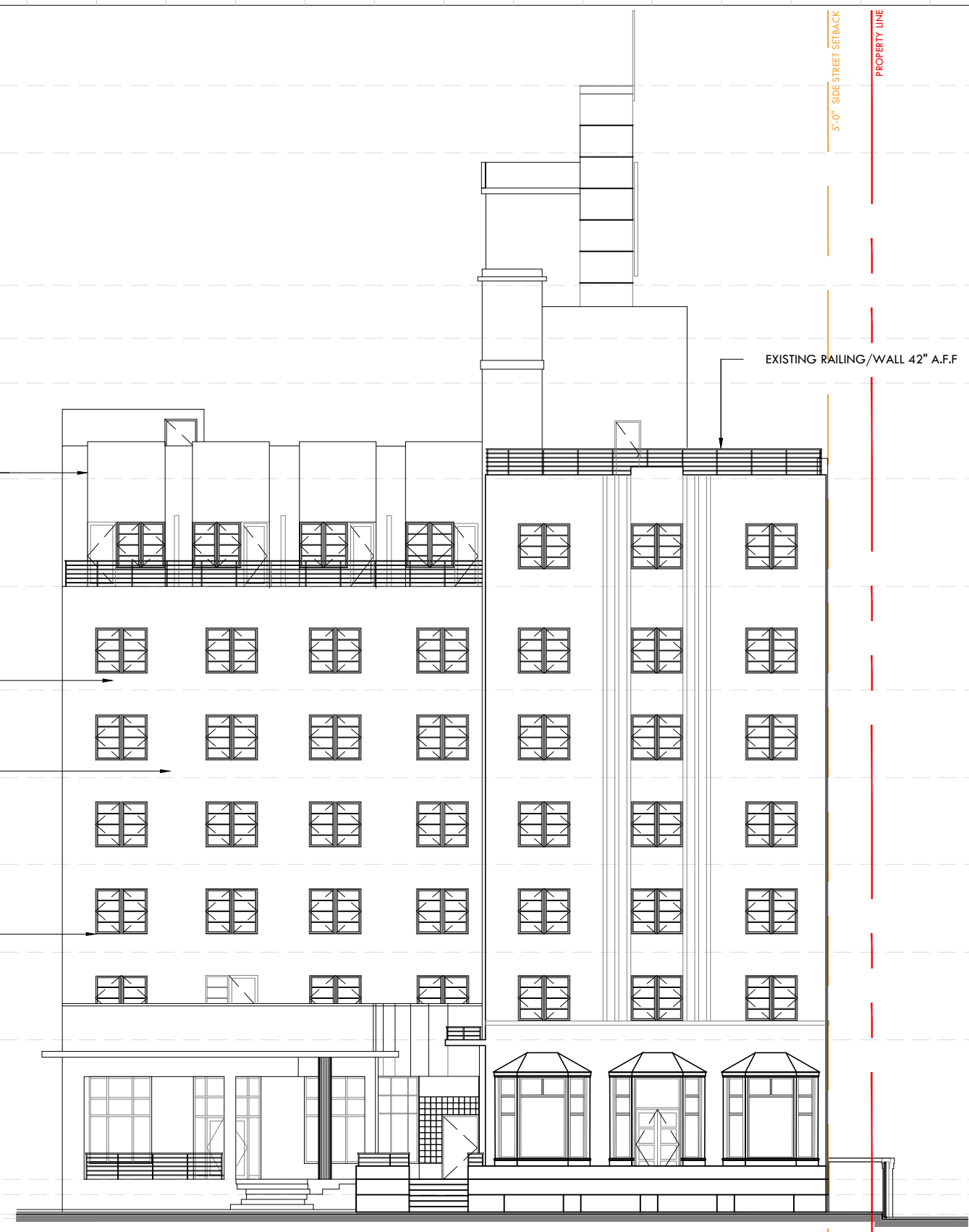
PROPOSED ELEVATION - SOUTH  
 SCALE: 1/16" = 1'-0"

ALL HISTORIC SCORELINES AND CONTROL JOINTS TO BE RECREATED AND RESTORED TYP. U.N.O

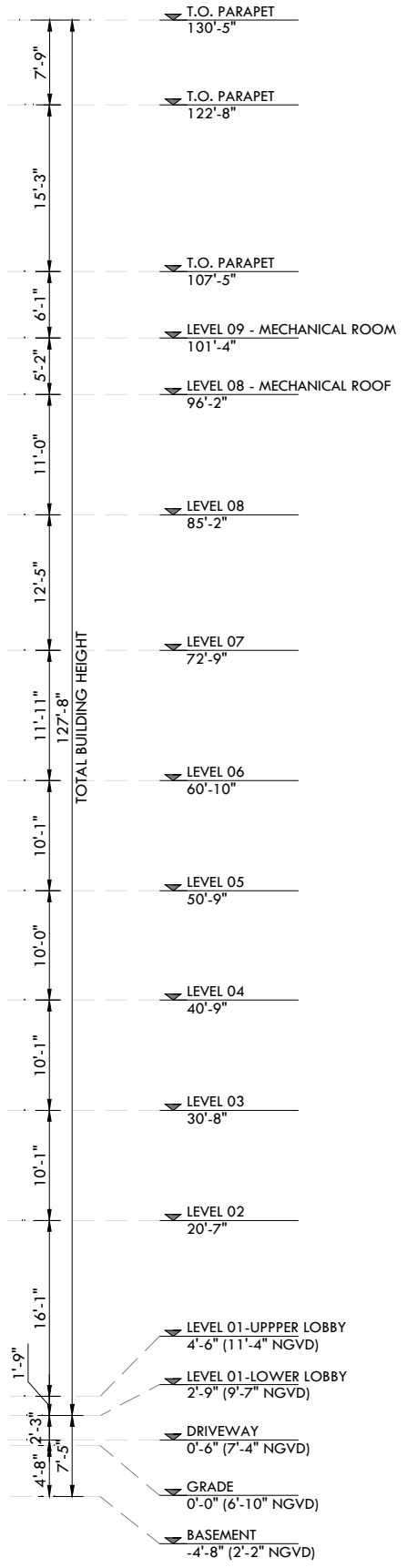
STRIP EXISTING PAINT BACK TO ORIGINAL LAYER TO CONFIRM HISTORIC PAINT COLOR FOR WALLS AND TRIMS

SMOOTH STUCCO FINISH, PAINTED TO MATCH HISTORIC PAINT COLOR (TYP)

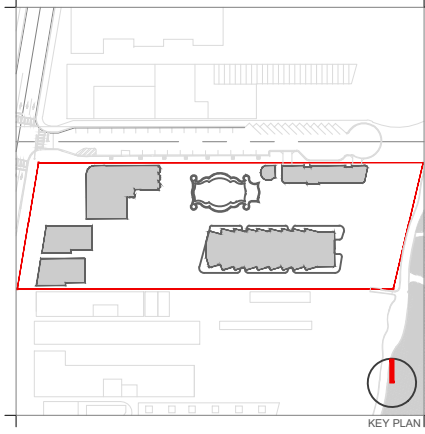
ORIGINAL HISTORIC WINDOW MULLIONS AND PROFILES TO BE USED. ALL GLAZING, COLORS, AND ORIGINAL PROFILES TO MATCH HISTORIC



EXISTING RAILING/WALL 42" A.F.F



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



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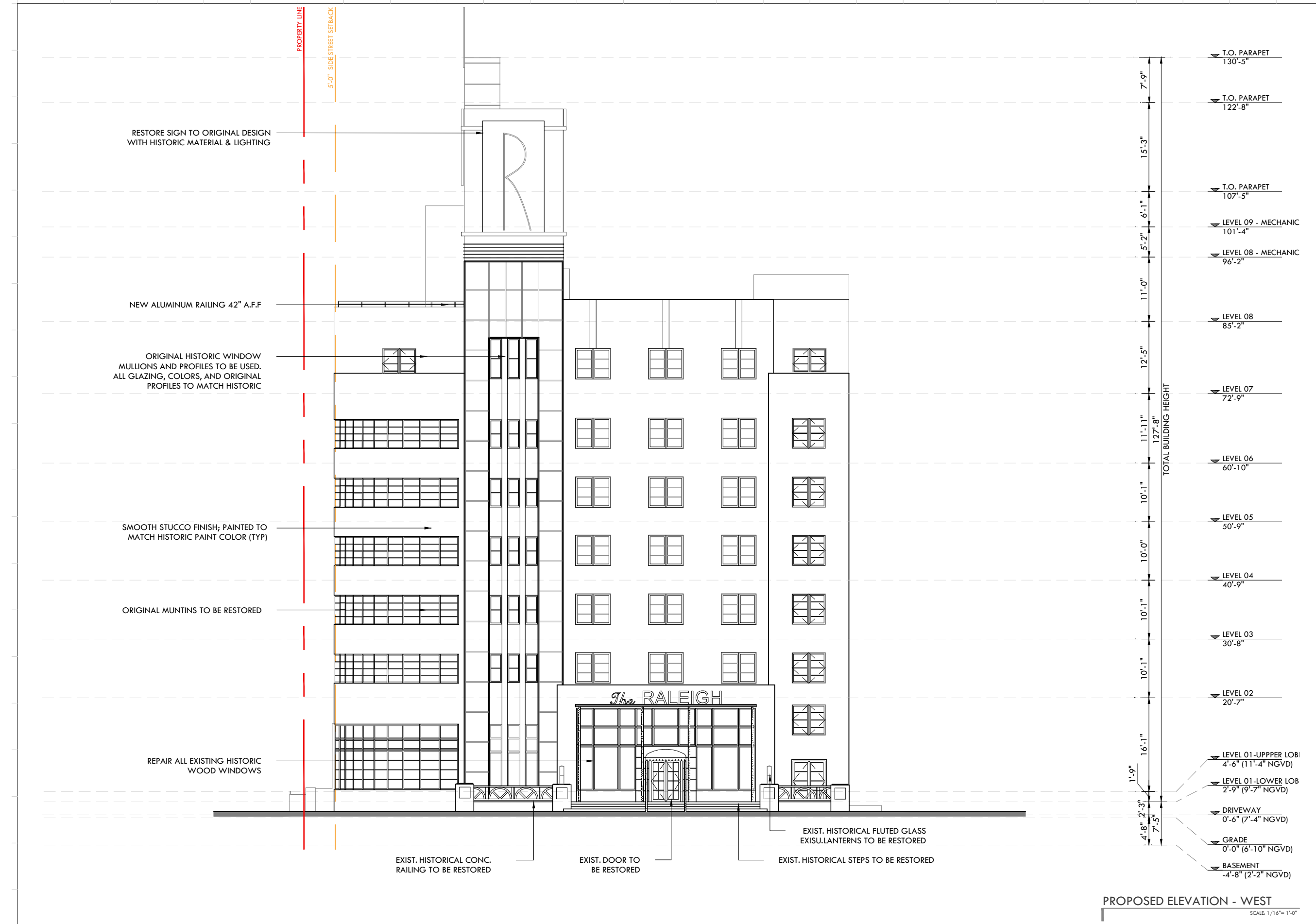
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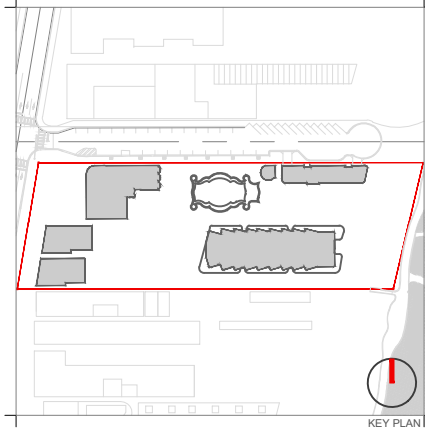
PROPOSED ELEVATION  
RALEIGH

Date	APRIL 06, 2020	Sheet No.	
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Project	1901		



7'-9"	T.O. PARAPET	130'-5"
15'-3"	T.O. PARAPET	122'-8"
6'-1"	T.O. PARAPET	107'-5"
5'-2"	LEVEL 09 - MECHANIC	101'-4"
11'-0"	LEVEL 08 - MECHANIC	96'-2"
12'-5"	LEVEL 08	85'-2"
11'-11"	LEVEL 07	72'-9"
10'-1"	LEVEL 06	60'-10"
10'-0"	LEVEL 05	50'-9"
10'-1"	LEVEL 04	40'-9"
10'-1"	LEVEL 03	30'-8"
10'-1"	LEVEL 02	20'-7"
16'-1"	LEVEL 01-UPPPER LOB	4'-6" (11'-4" NGVD)
1'-9"	LEVEL 01-LOWER LOB	2'-9" (9'-7" NGVD)
4'-8" 2'-3"	DRIVEWAY	0'-6" (7'-4" NGVD)
7'-5"	GRADE	0'-0" (6'-10" NGVD)
	BASEMENT	-4'-8" (2'-2" NGVD)

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



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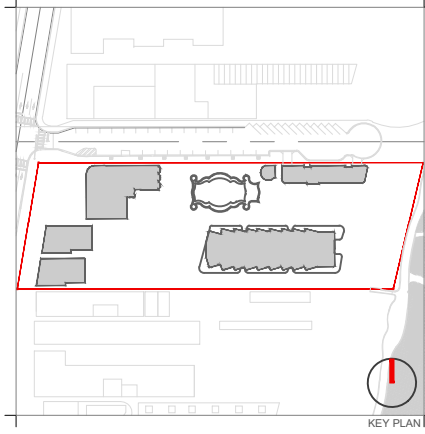
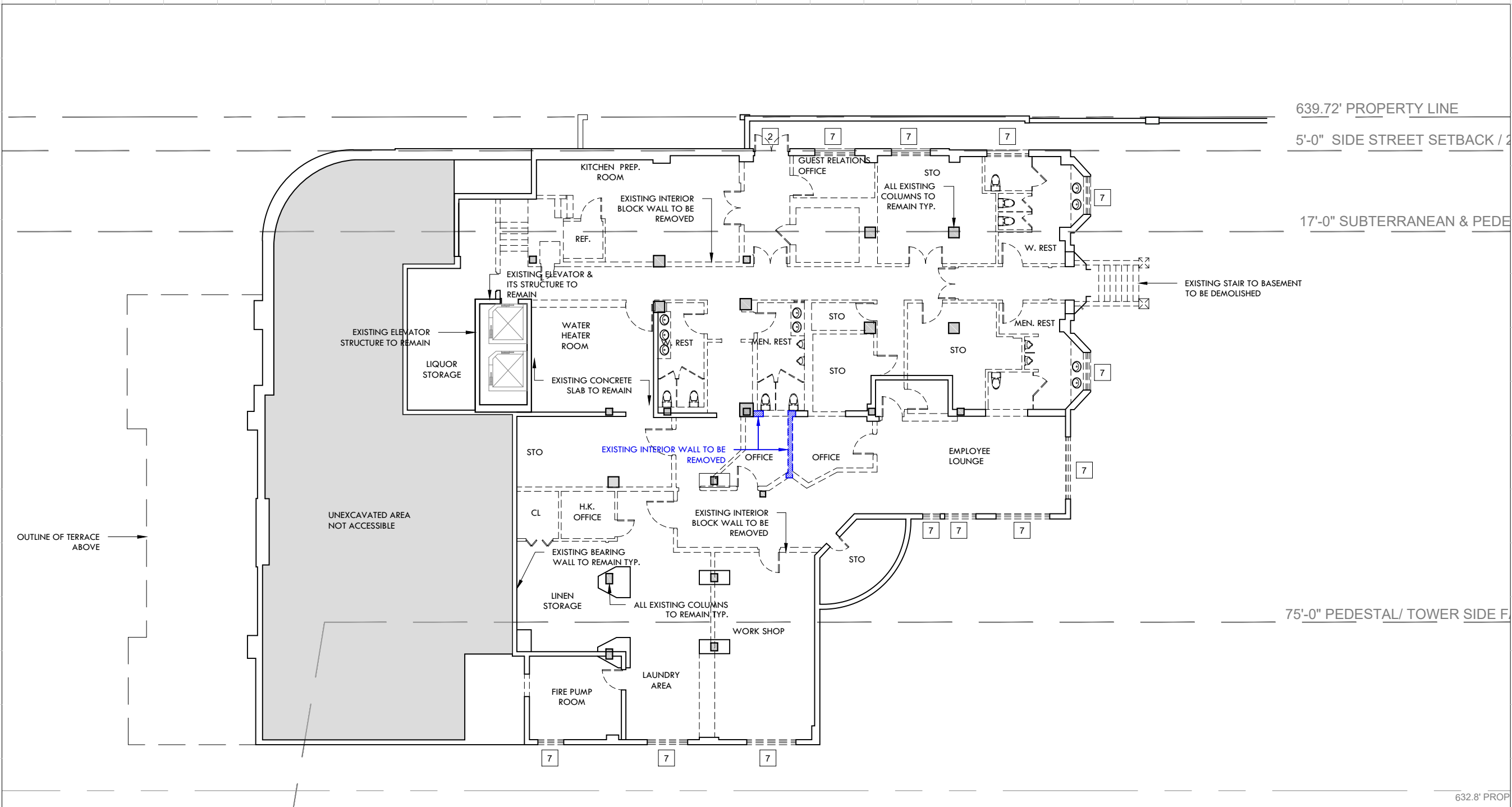
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**PROPOSED ELEVATION**  
RALEIGH

Date	APRIL 06, 2020	Sheet No.	
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Project	1901		



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**DEMO FLOOR PLAN**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.00
Project	1901		

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

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

**DEMOLITION LEGEND**

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

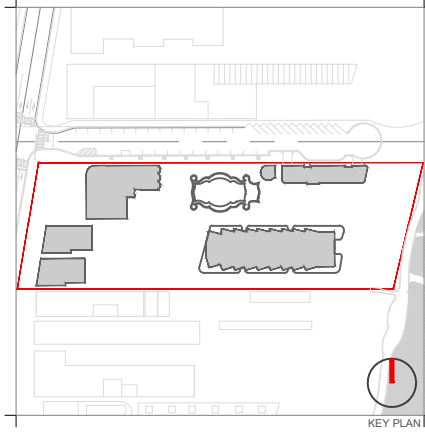
<b>1</b>	EXISTING DOOR / WINDOW TO REMAIN	<b>4</b>	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	<b>7</b>	GLASS BLOCK TO BE REMOVED
<b>2</b>	EXISTING DOOR / WINDOW TO BE REPLACED	<b>5</b>	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	<b>8</b>	DOOR TO BE REMOVED
<b>3</b>	EXISTING CMU BLOCK TO BE REMOVED	<b>6</b>	COUNTERTOPS/ BARS TO REMAIN	<b>9</b>	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
				<b>10</b>	REMOVE PORTIONS OF WALL FOR NEW DESIGN

**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.



Rev.	Date	Rev.	Date

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

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**Email:** info@shvo.com

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**Tel:** 305.576.8702  
**Email:** info.miami@enea.ch

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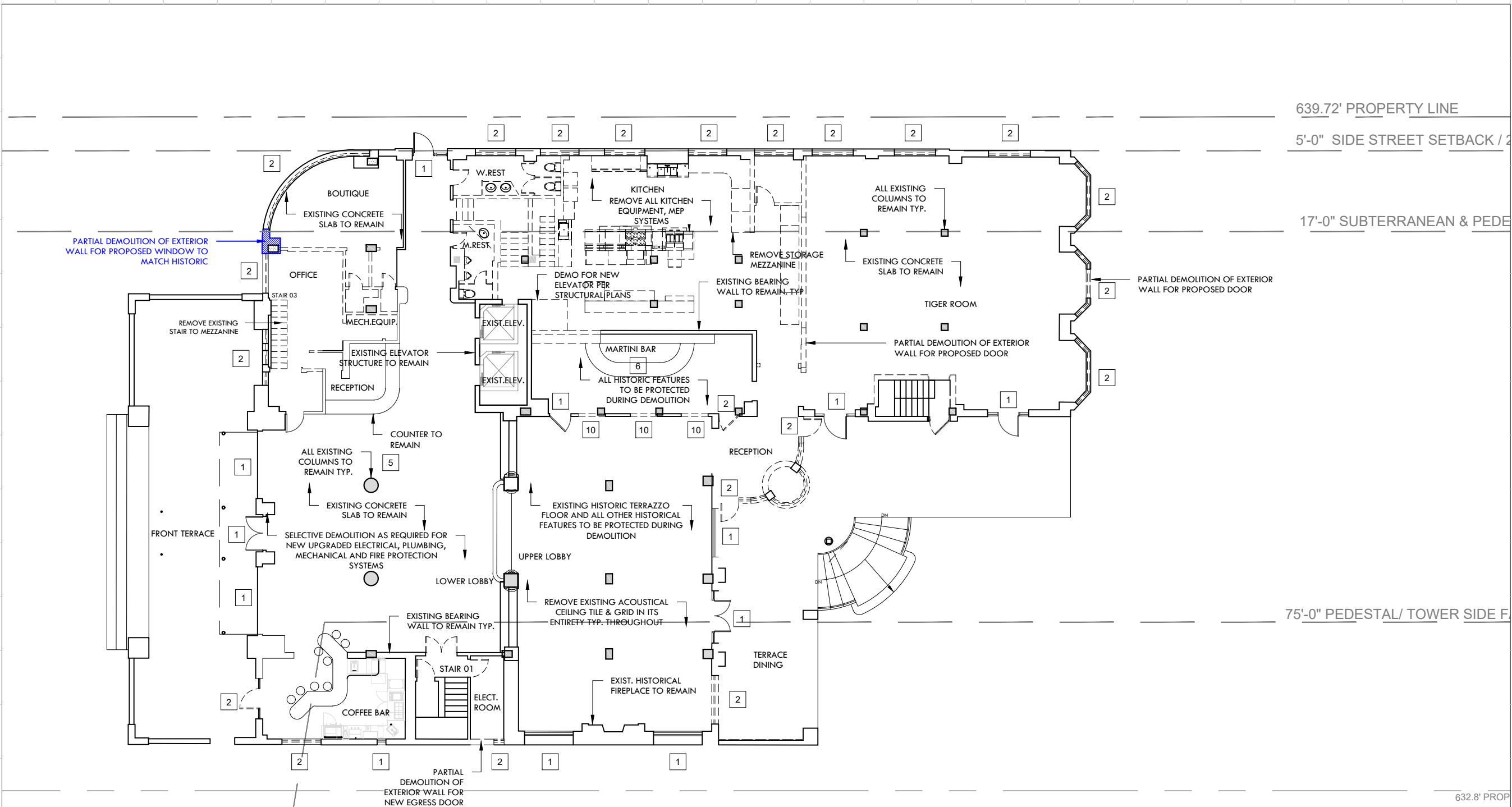
**Consultant:**  
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**Architect of Record:**  
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**DEMO FLOOR PLAN**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.01
Project	1901		



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

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

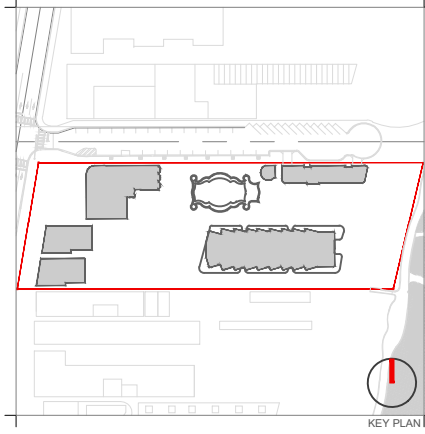
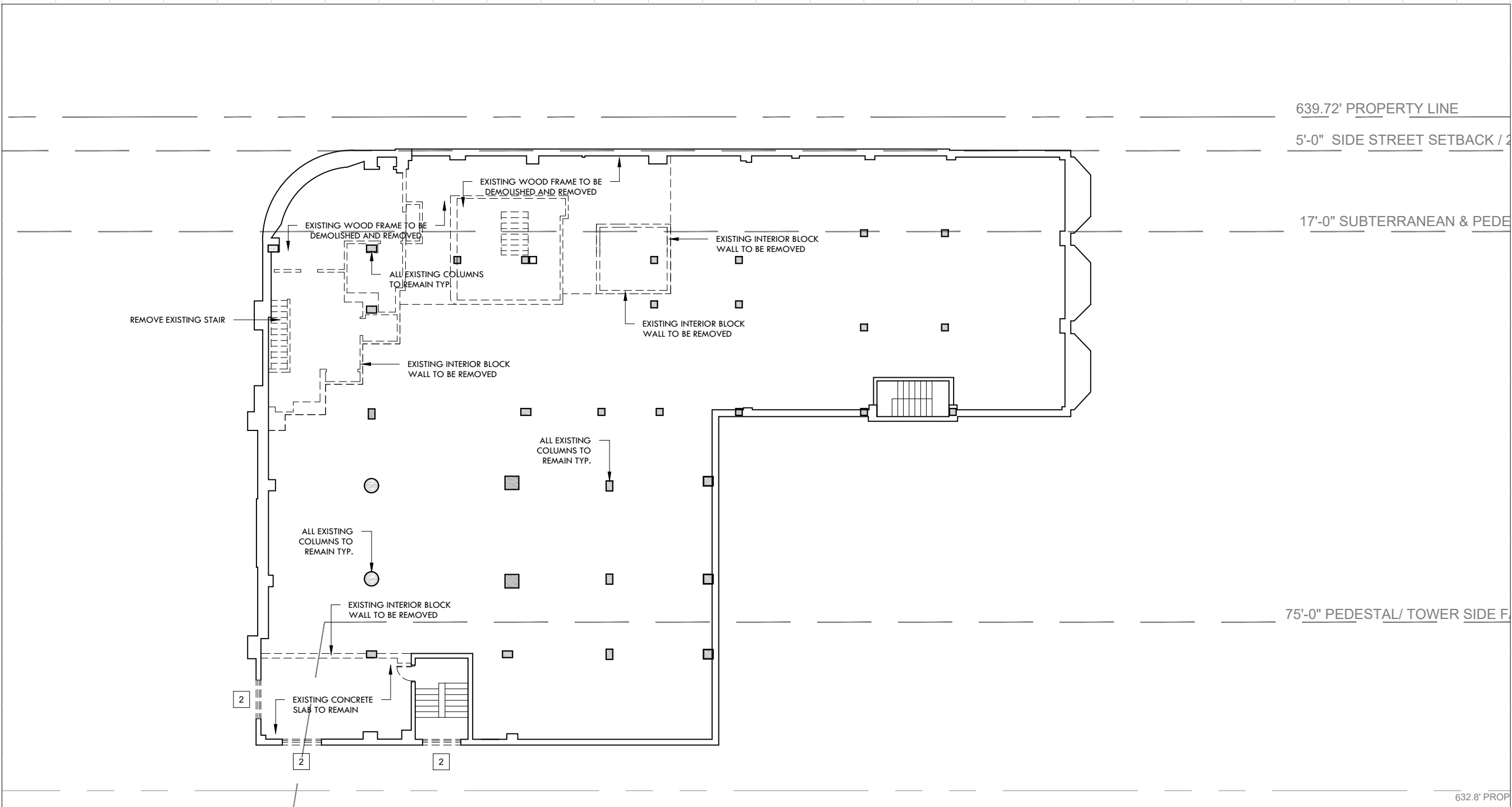
DEMOLITION LEGEND		DEMOLITION GENERAL NOTES	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY	1	EXISTING DOOR / WINDOW TO REMAIN
	REMOVE INTERIOR ONLY	2	EXISTING DOOR / WINDOW TO BE REPLACED
	EXISTING EXTERIOR WALL TO BE REMOVED	3	EXISTING CMU BLOCK TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
	PREVIOUSLY APPROVED DEMOLITION	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
	NEW REQUEST DEMOLITION	6	COUNTERTOPS/ BARS TO REMAIN
		7	GLASS BLOCK TO BE REMOVED
		8	DOOR TO BE REMOVED
		9	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
		10	REMOVE PORTIONS OF WALL FOR NEW DESIGN

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DEMO FLOOR PLAN - LEVEL 1.5 MEZZANINE  
 SCALE: 1/16" = 1'-0"

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

DEMOLITION LEGEND	
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR ONLY
	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	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	GLASS BLOCK TO BE REMOVED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	DOOR TO BE REMOVED
3	EXISTING CMU BLOCK TO BE REMOVED	6	COUNTERTOPS/ BARS TO REMAIN	9	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
				10	REMOVE PORTIONS OF WALL FOR NEW DESIGN

**DEMOLITION GENERAL NOTES**

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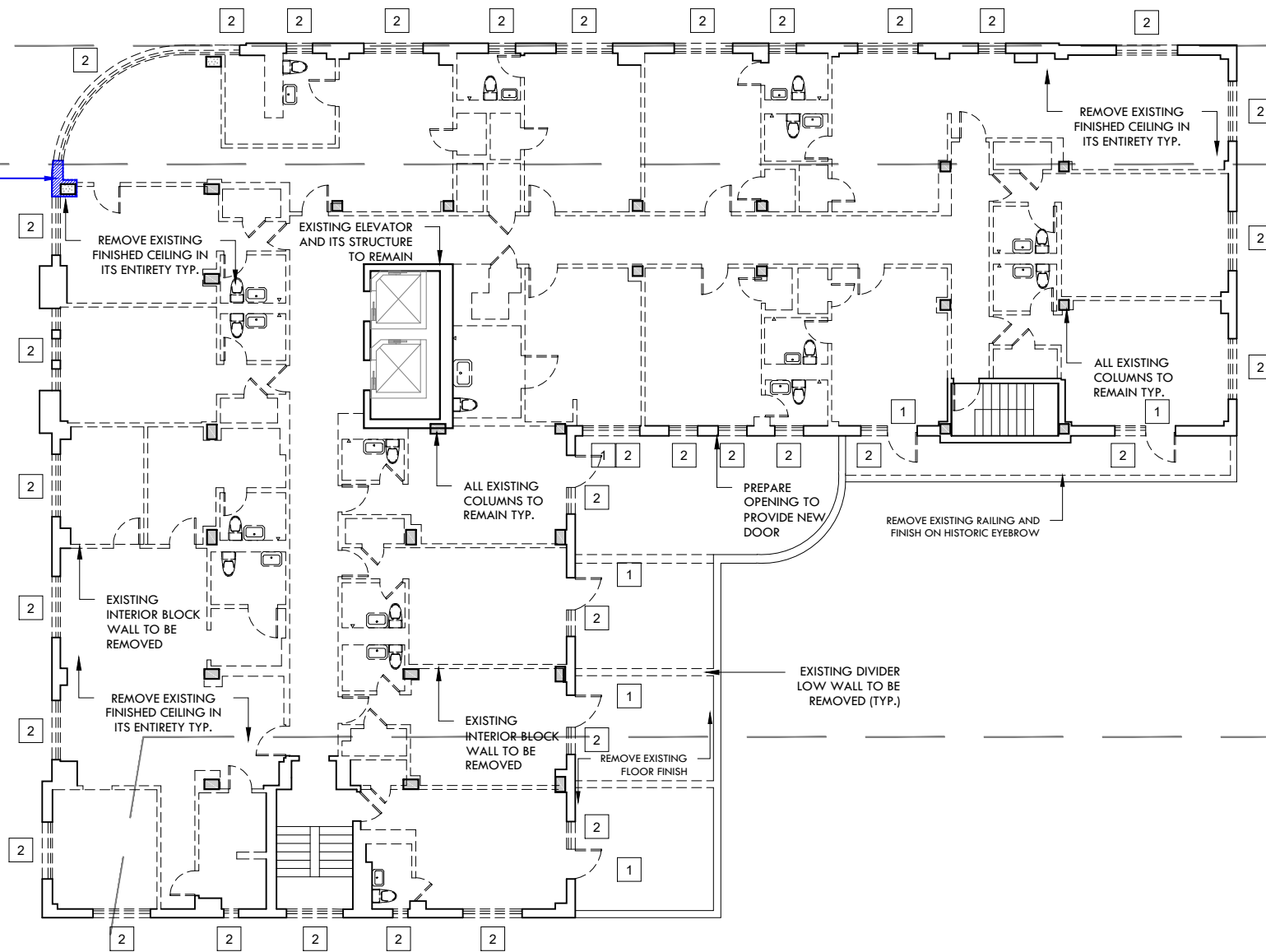
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**DEMOLITION PLAN**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	B1-D1.02
Scale	AS SHOWN		
Project	1901		

PARTIAL DEMOLITION OF EXTERIOR WALL FOR PROPOSED WINDOW TO MATCH HISTORIC



639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

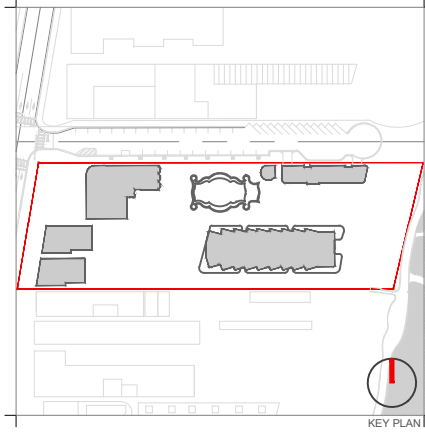
17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP

DEMO FLOOR PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"



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DEMOLITION PLAN  
THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.03
Project	1901		

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

DEMOLITION LEGEND

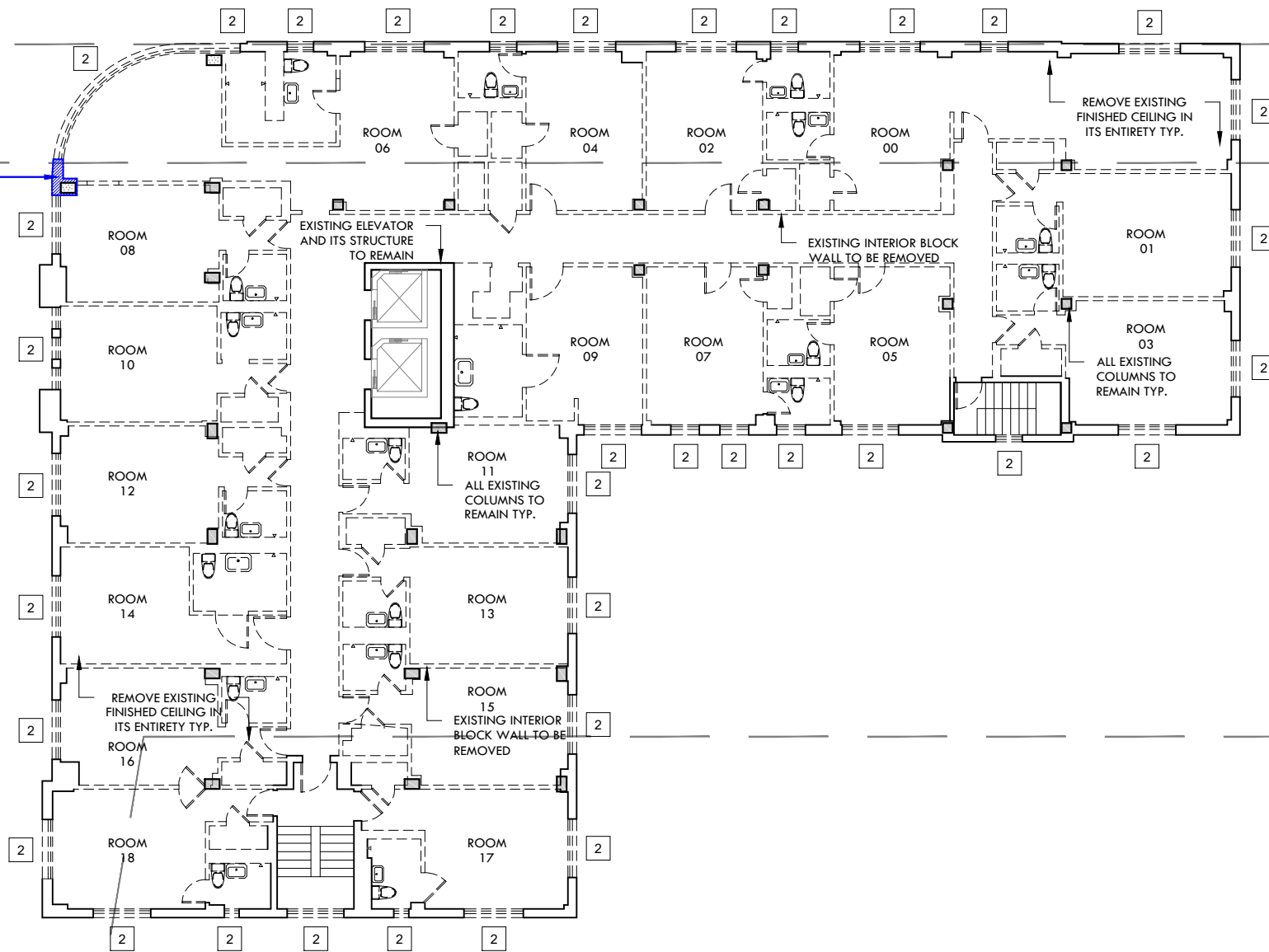
- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR ONLY
- EXISTING EXTERIOR WALL TO BE REMOVED
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- PREVIOUSLY APPROVED DEMOLITION
- NEW REQUEST DEMOLITION

- |   |  |  |
|---|--|--|
| 1 EXISTING DOOR / WINDOW TO REMAIN      | 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 GLASS BLOCK TO BE REMOVED                                  |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED                        | 8 DOOR TO BE REMOVED   |
| 3 EXISTING CMU BLOCK TO BE REMOVED      | 6 COUNTERTOPS/ BARS TO REMAIN                                    | 9 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
|   |  | 10 REMOVE PORTIONS OF WALL FOR NEW DESIGN                    |

DEMOLITION GENERAL NOTES

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PARTIAL DEMOLITION OF EXTERIOR WALL FOR PROPOSED WINDOW TO MATCH HISTORIC



639.72' PROPERTY LINE

5'-0" SIDE STREET SETBACK / 2

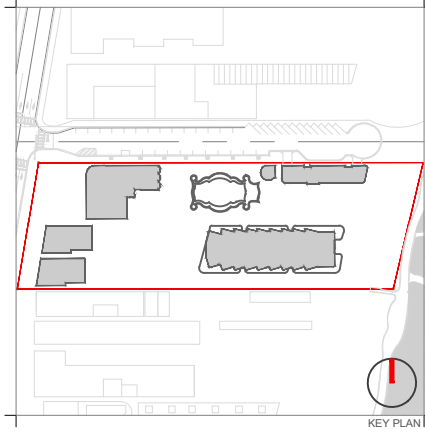
17'-0" SUBTERRANEAN & PEDE

75'-0" PEDESTAL/ TOWER SIDE F

632.8' PROP

DEMO FLOOR PLAN - LEVEL 3 TO 6

SCALE: 1/16" = 1'-0"



KEY PLAN

Rev.	Date	Rev.	Date

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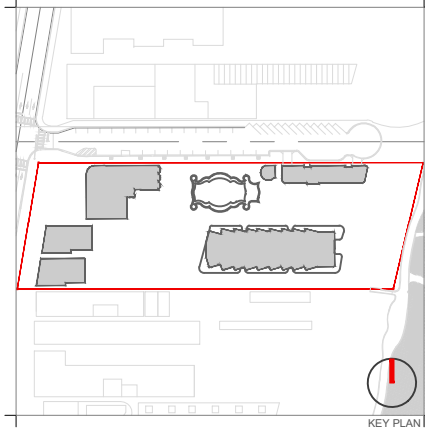
DEMO FLOOR PLAN  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.04
Project	1901		

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

DEMOLITION LEGEND			
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY		EXISTING DOOR / WINDOW TO REMAIN
	REMOVE INTERIOR ONLY		EXISTING DOOR / WINDOW TO BE REPLACED
	EXISTING EXTERIOR WALL TO BE REMOVED		EXISTING CMU BLOCK TO BE REMOVED
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	PREVIOUSLY APPROVED DEMOLITION		TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
	NEW REQUEST DEMOLITION		COUNTERTOPS/ BARS TO REMAIN
			GLASS BLOCK TO BE REMOVED
			DOOR TO BE REMOVED
			TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
			REMOVE PORTIONS OF WALL FOR NEW DESIGN

DEMOLITION GENERAL NOTES	
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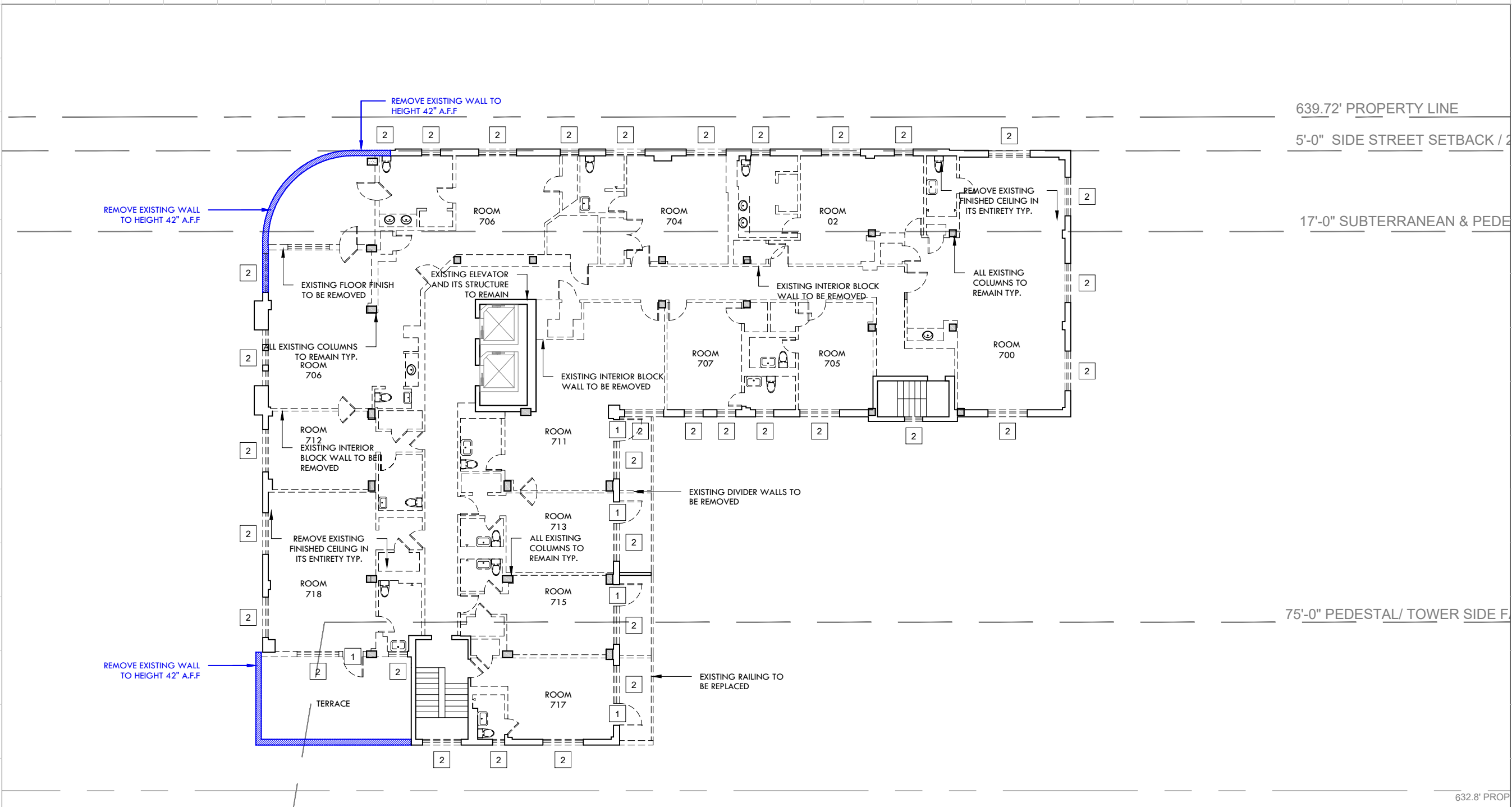
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**DEMO FLOOR PLAN**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.05
Project	1901		



**DEMO FLOOR PLAN - LEVEL 7**  
 SCALE: 1/16" = 1'-0"

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

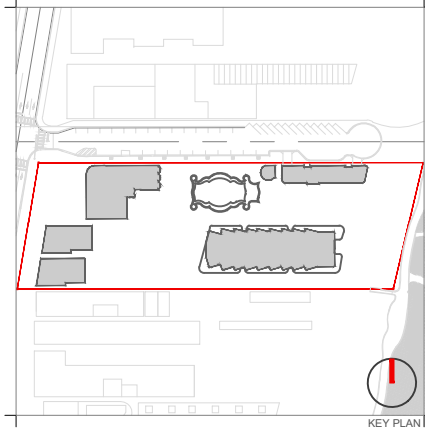
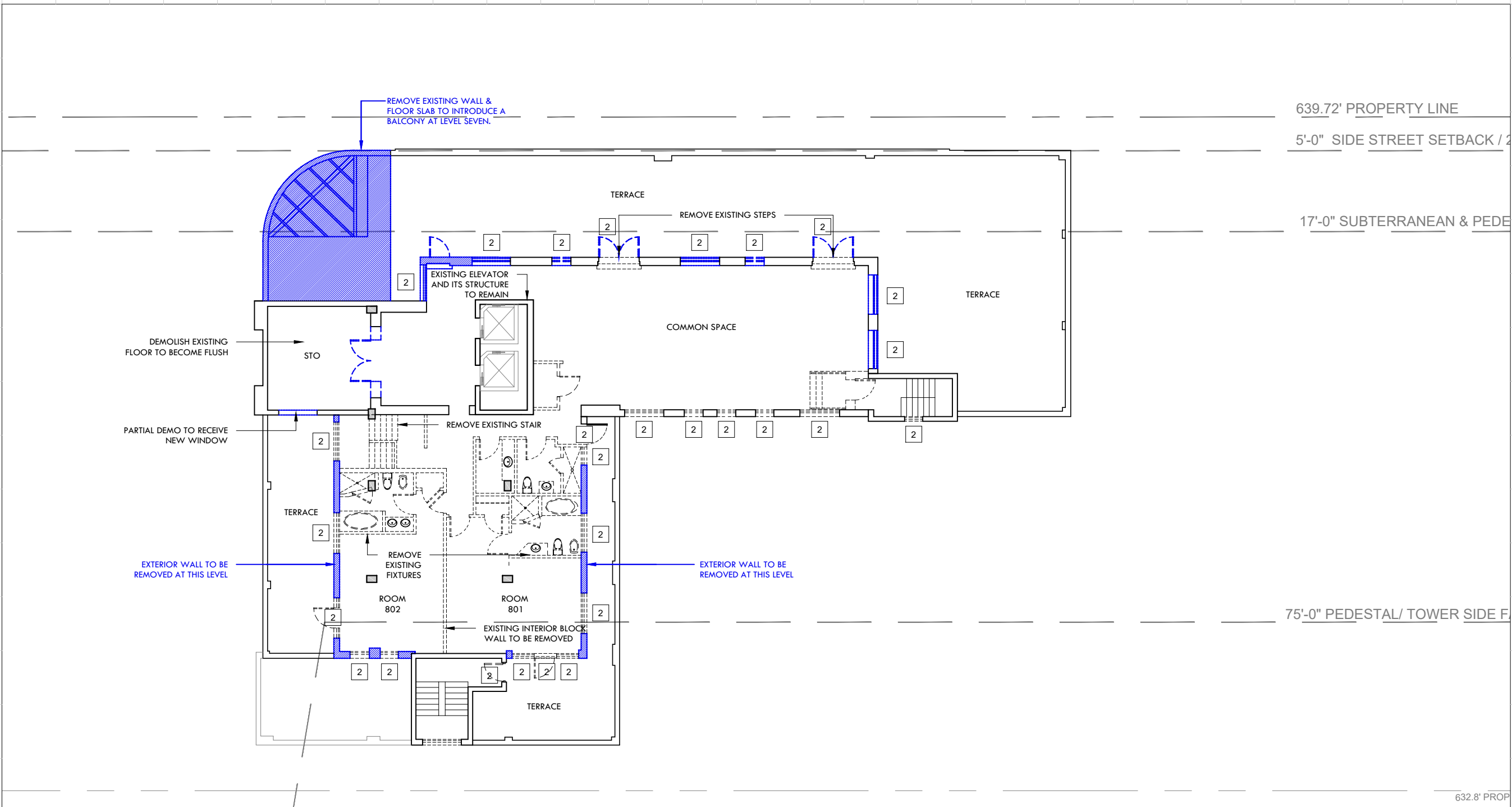
DEMOLITION LEGEND			
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**DEMO FLOOR PLAN**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.06
Project	1901		

**DEMO FLOOR PLAN - LEVEL 8**  
 SCALE: 1/16" = 1'-0"

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

**DEMOLITION LEGEND**

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR ONLY
	EXISTING EXTERIOR WALL TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
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	NEW REQUEST DEMOLITION

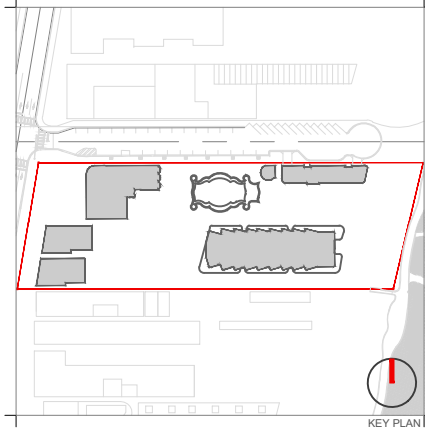
<b>1</b> EXISTING DOOR / WINDOW TO REMAIN	<b>4</b> EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	<b>7</b> GLASS BLOCK TO BE REMOVED
<b>2</b> EXISTING DOOR / WINDOW TO BE REPLACED	<b>5</b> TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	<b>8</b> DOOR TO BE REMOVED
<b>3</b> EXISTING CMU BLOCK TO BE REMOVED	<b>6</b> COUNTERTOPS/ BARS TO REMAIN	<b>9</b> TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
		<b>10</b> REMOVE PORTIONS OF WALL FOR NEW DESIGN

**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.



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 MIAMI BEACH, FLORIDA 33139

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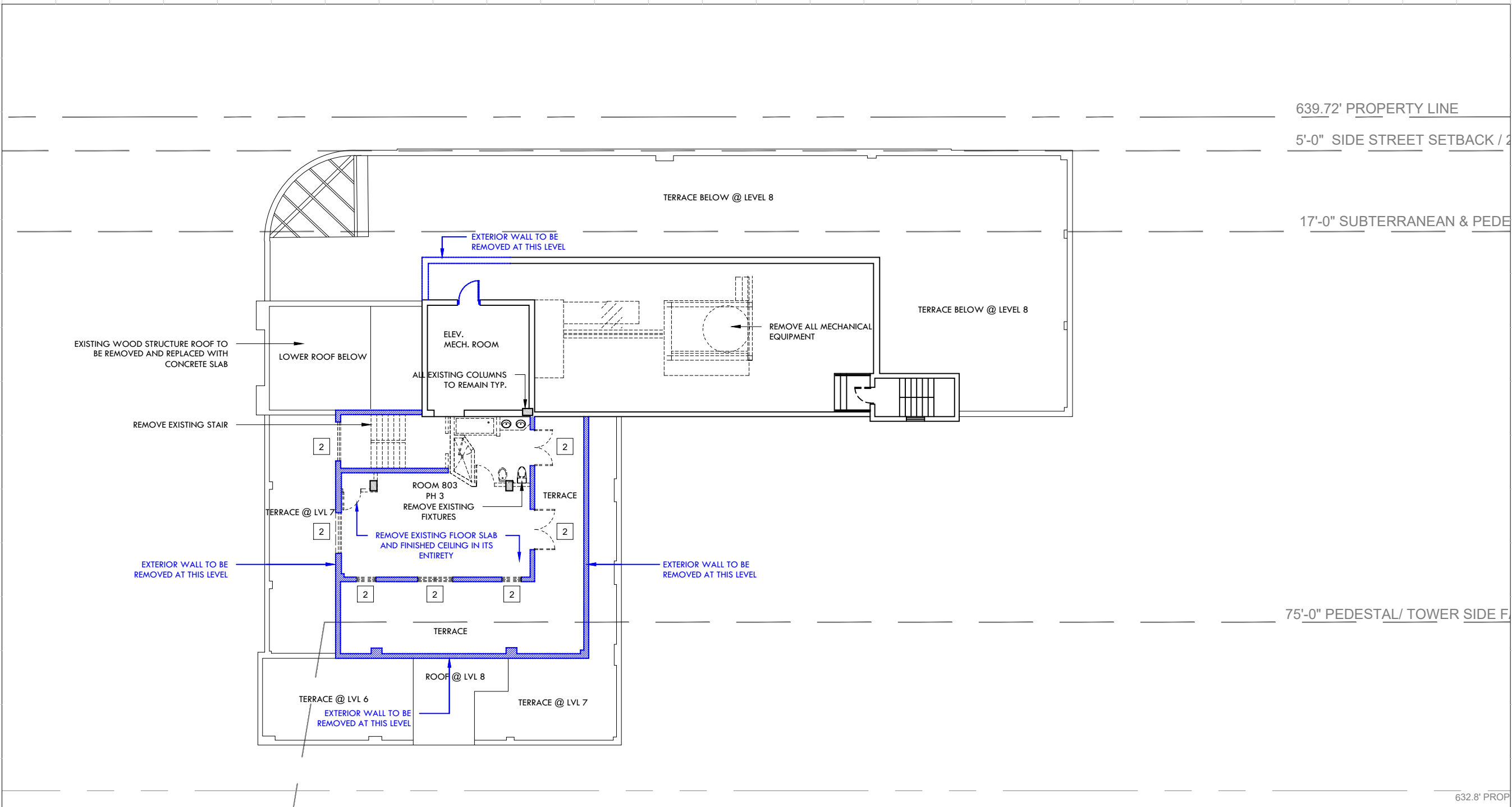
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**Architect of Record:**  
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**DEMO FLOOR PLAN**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.07
Project	1901		



**DEMO FLOOR PLAN - LEVEL 9**  
 SCALE: 1/16" = 1'-0"

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

DEMOLITION LEGEND			
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY		EXISTING DOOR / WINDOW TO REMAIN
	REMOVE INTERIOR ONLY		EXISTING DOOR / WINDOW TO BE REPLACED
	EXISTING EXTERIOR WALL TO BE REMOVED		EXISTING CMU BLOCK TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE		EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
	PREVIOUSLY APPROVED DEMOLITION		TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
	NEW REQUEST DEMOLITION		COUNTERTOPS/ BARS TO REMAIN
			GLASS BLOCK TO BE REMOVED
			DOOR TO BE REMOVED
			TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
			REMOVE PORTIONS OF WALL FOR NEW DESIGN

**DEMOLITION GENERAL NOTES**

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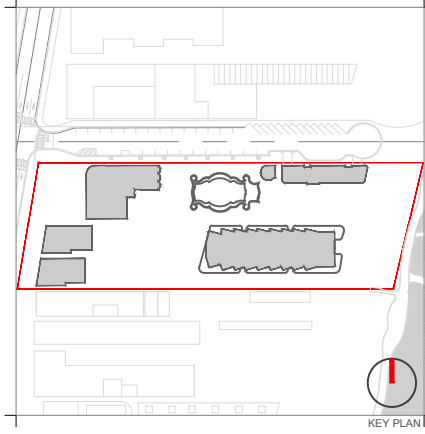
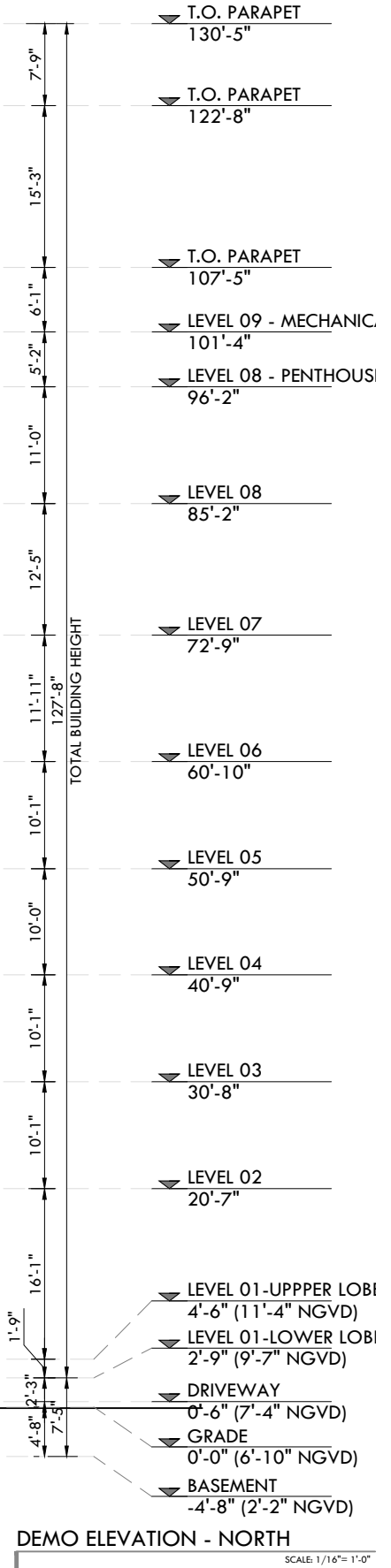
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RALEIGH

PARTIAL DEMOLITION OF 1980'S & 1990'S PENTHOUSE ADDITIONS SEEN FROM COLLINS AVE.

REMOVE EXISTING WALL TO HEIGHT 42" A.F.F



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**KOBİ KARP**  
Lic. # AR0012578

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

**DEMOLITION LEGEND**

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

**DEMOLITION GENERAL NOTES**

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- 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.

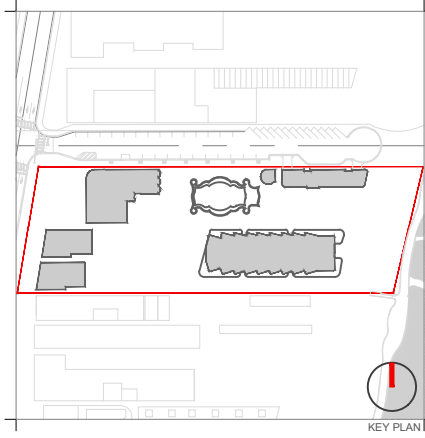
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**DEMO ELEVATION**  
THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.08
Project	1901		



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**DEMO ELEVATION**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	B1-D1.09
Scale	AS SHOWN		
Project	1901		



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

**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

**DEMOLITION GENERAL NOTES**

- 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.

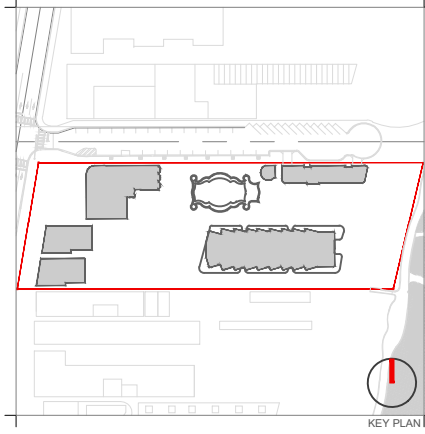
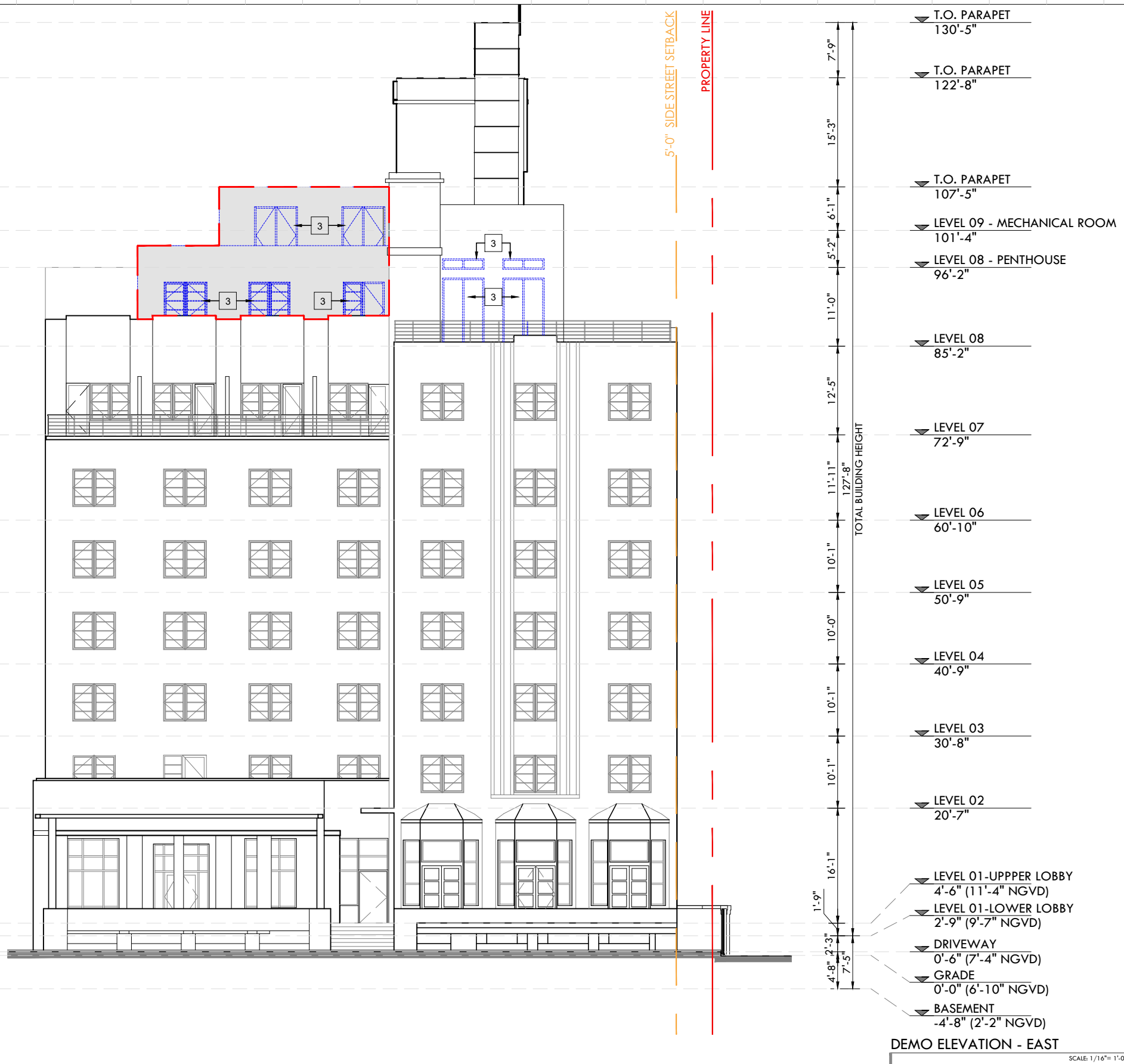
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DEMO ELEVATION - SOUTH  
 SCALE: 1/16" = 1'-0"





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**DEMO ELEVATION**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B1-D1.10
Project	1901		

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

**DEMOLITION LEGEND**

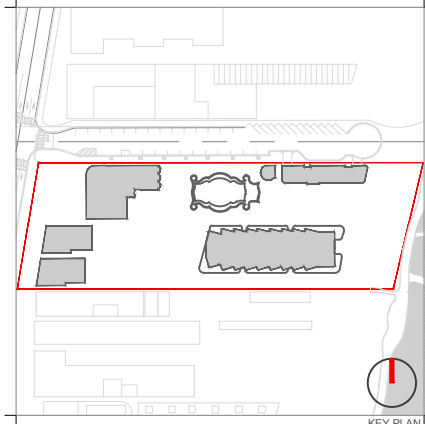
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	EXISTING EXTERIOR WALL TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	PREVIOUSLY APPROVED DEMOLITION
	NEW REQUEST DEMOLITION

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.
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**DEMOLITION GENERAL NOTES**

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SCALE: 1/16" = 1'-0"



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**DEMO ELEVATION**  
 THE RALEIGH

Date	APRIL 06, 2020	Sheet No.	B1-D1.11
Scale	AS SHOWN		
Project	1901		

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

**DEMOLITION LEGEND**

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