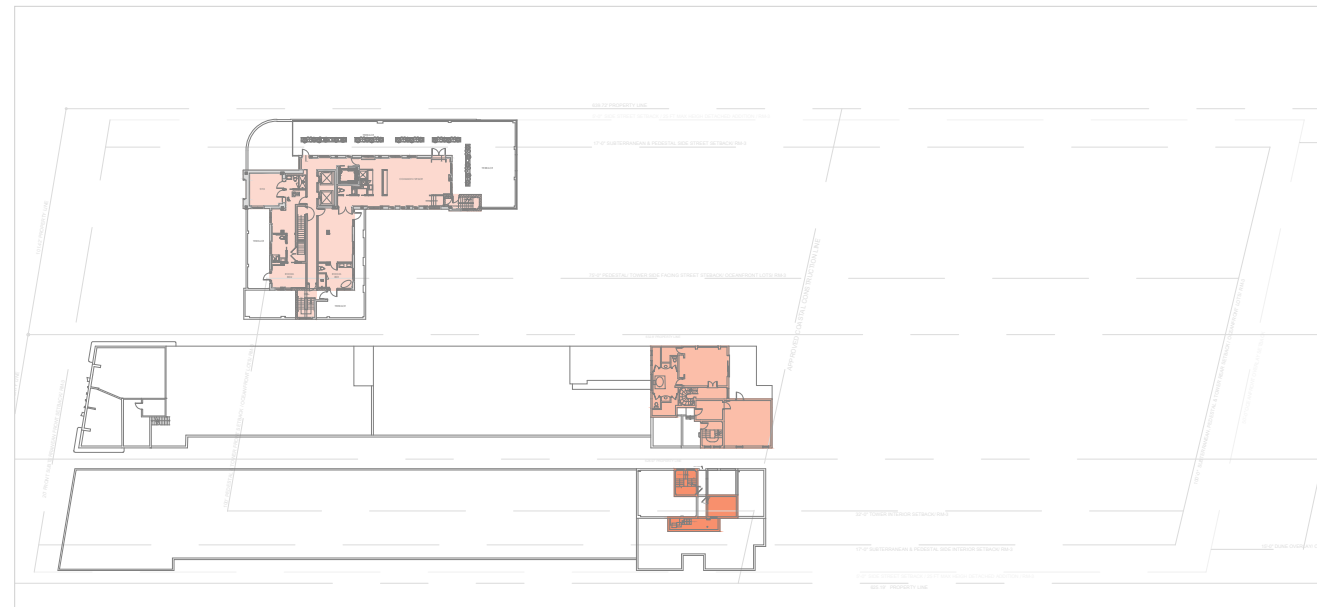


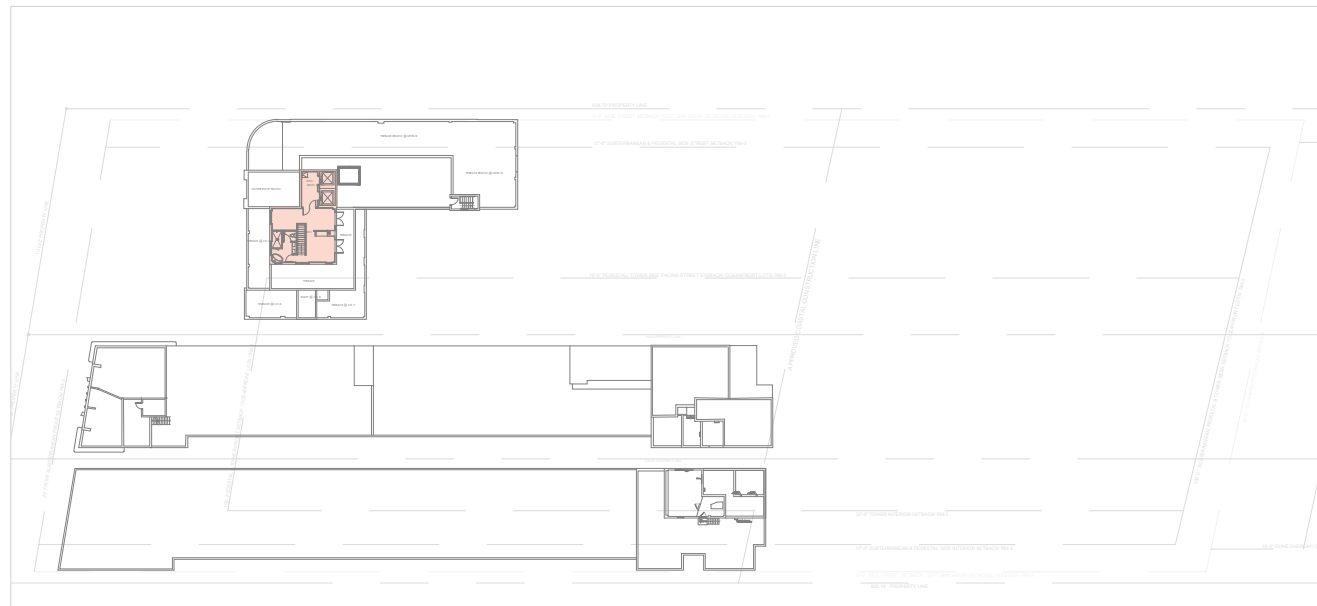
LEVEL 7

SCALE: N.T.S



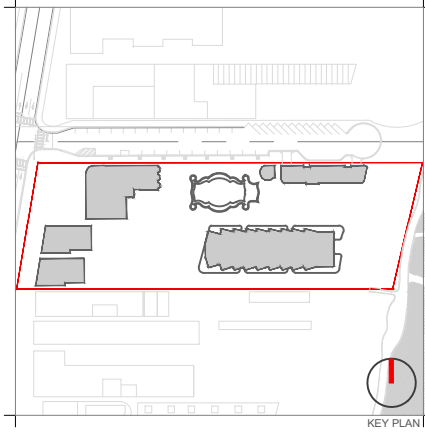
LEVEL 8

SCALE: N.T.S



LEVEL 9

SCALE: N.T.S



KEY PLAN

Rev.	Date	Rev.	Date

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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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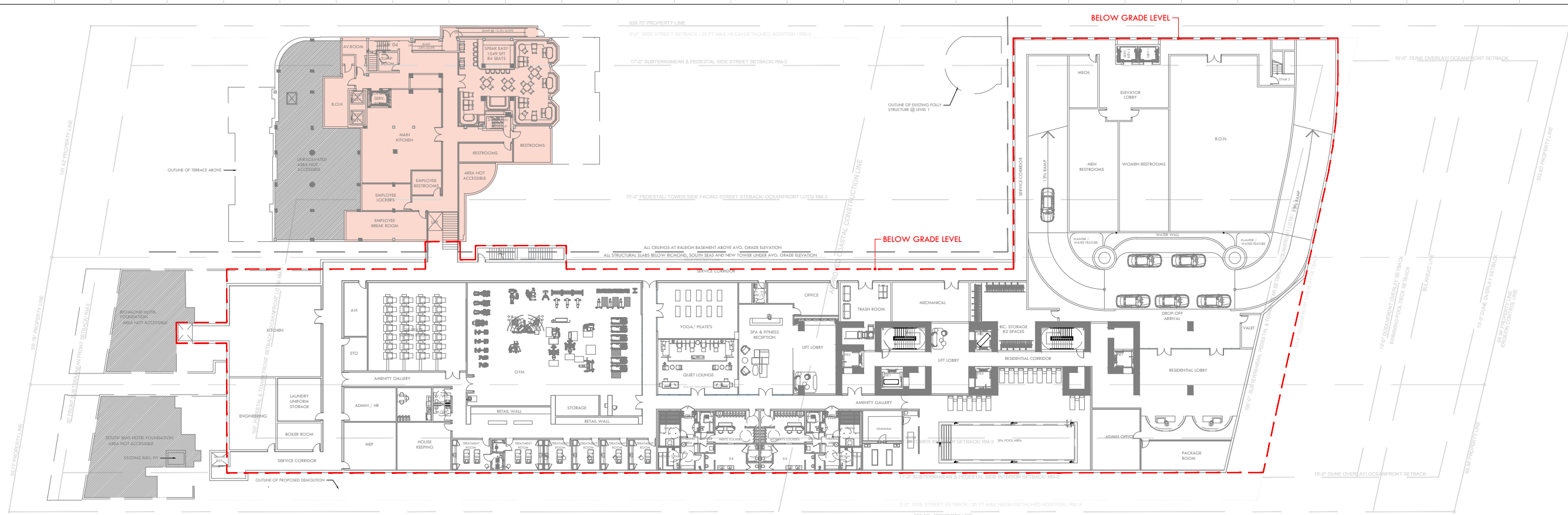
Architect of Record:
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FAR CALCULATIONS
 EXISTING/ PREVIOUSLY APPROVED

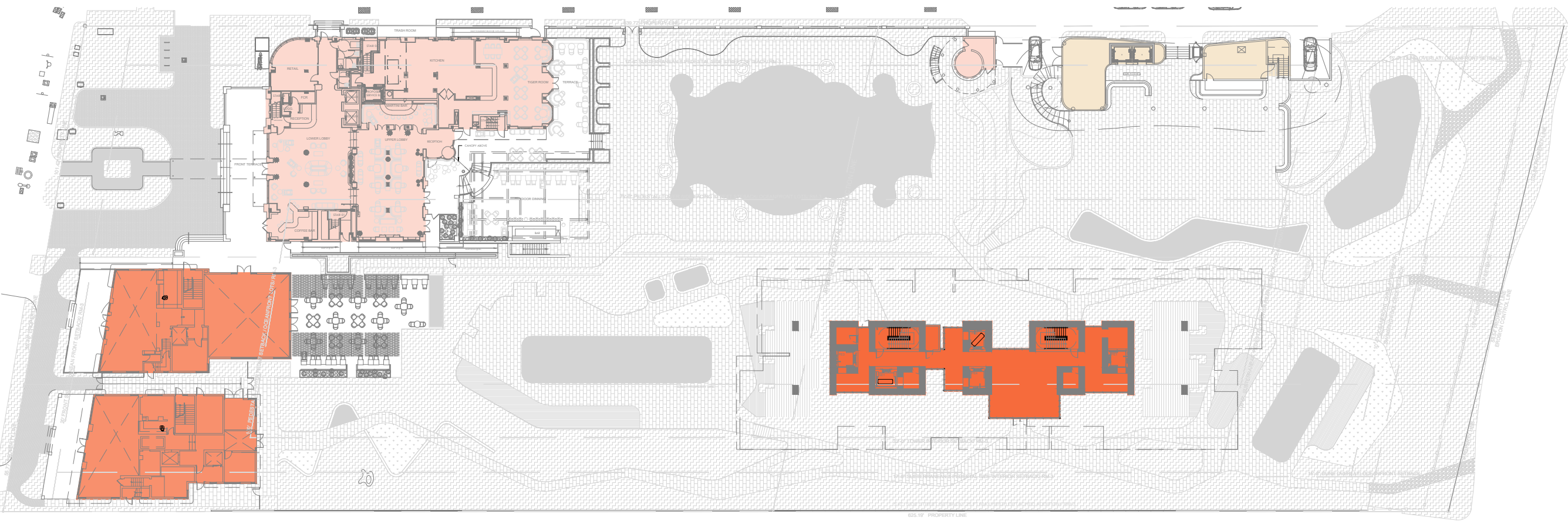
FLOOR AREA DIAGRAM			
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS
0	6,834 SF	1,853 SF	0 SF
1	8,345 SF	5,530 SF	13,712 SF
1.5 (MEZZANINE)	2,338 SF	-	-
2	7,337 SF	7,289 SF	12,997 SF
3	7,337 SF	12,687 SF	12,997 SF
4	7,337 SF	12,687 SF	4,088 SF
5	7,337 SF	4,464 SF	2,468 SF
6	7,337 SF	2,513 SF	2,451 SF
7	7,337 SF	2,107 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	APRIL 06, 2020	Sheet No.	A1.02
Scale	AS SHOWN		
Project	1901		



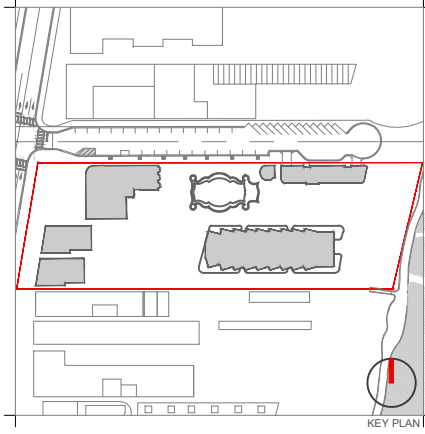
LEVEL 0 - BASEMENT

SCALE: N.T.S.



LEVEL 1

SCALE: N.T.S.



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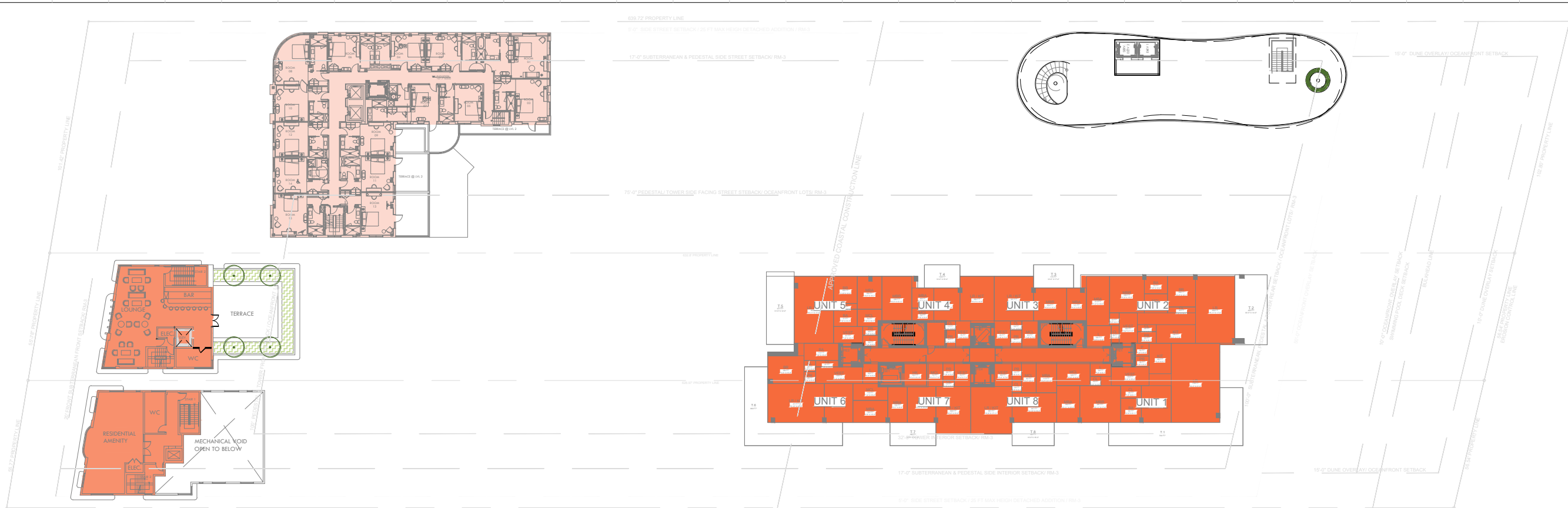
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FAR CALCULATIONS
 PROPOSED

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



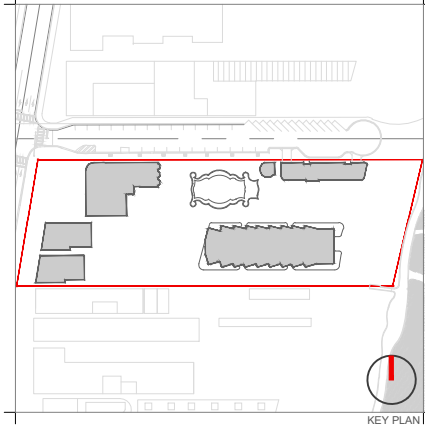
LEVEL 3

SCALE: N.T.S.



LEVEL 4

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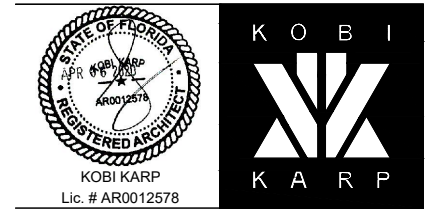
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FAR CALCULATIONS
PROPOSED

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Project	1901		



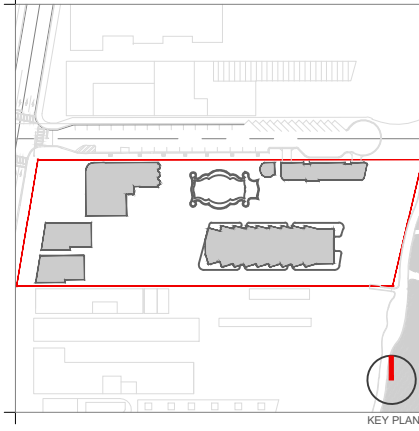
LEVEL 7

SCALE: N.T.S.



LEVEL 8

SCALE: N.T.S.



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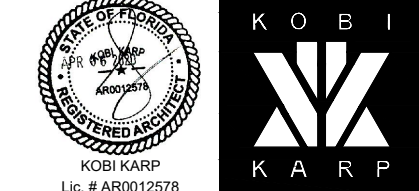
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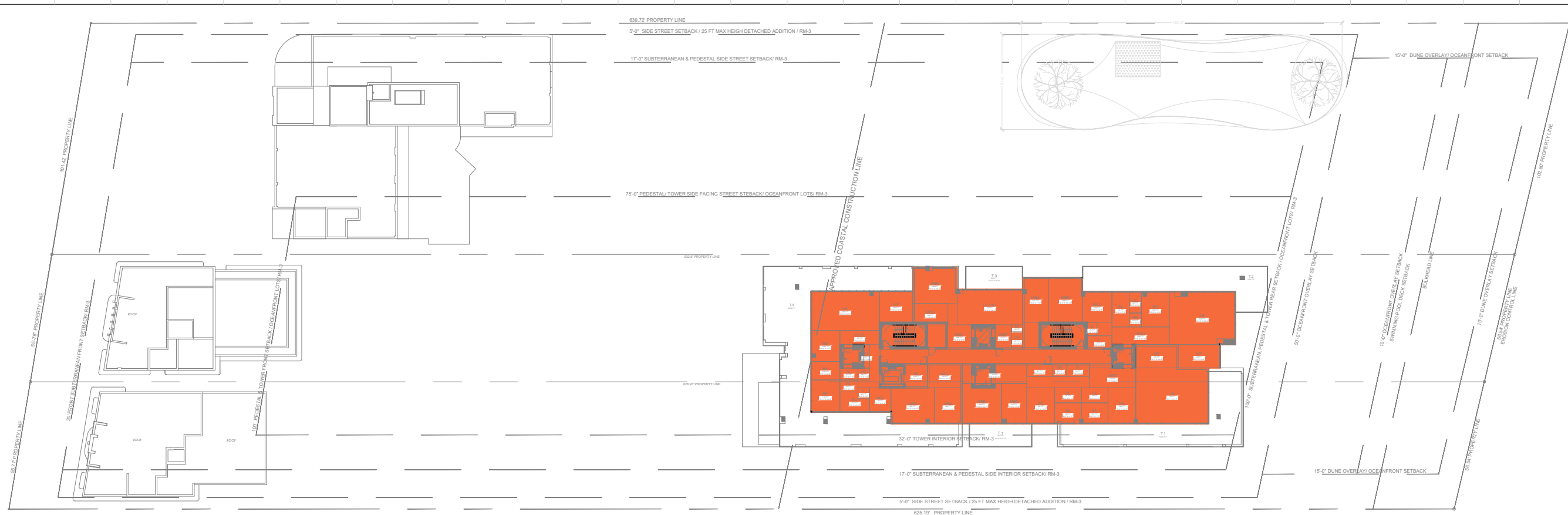
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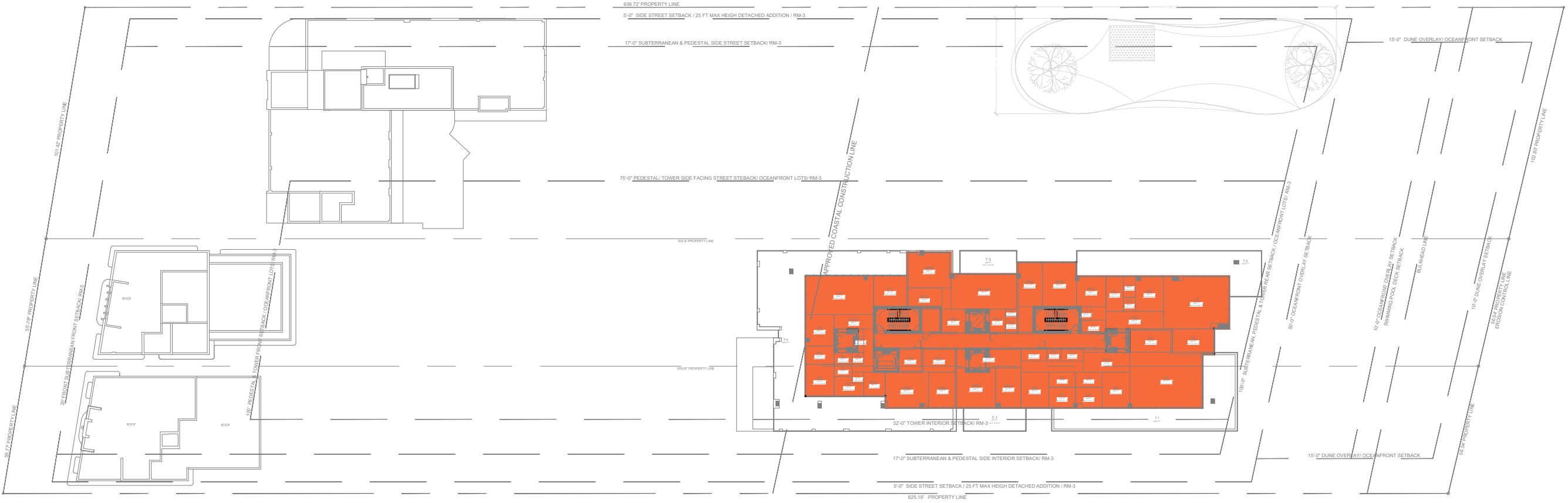
FAR CALCULATIONS
PROPOSED

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Scale	AS SHOWN		
Project	1901		



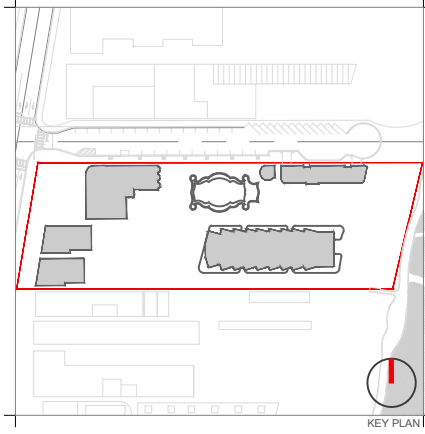
LEVEL 15

SCALE: N.T.S.



LEVEL 16

SCALE: N.T.S.



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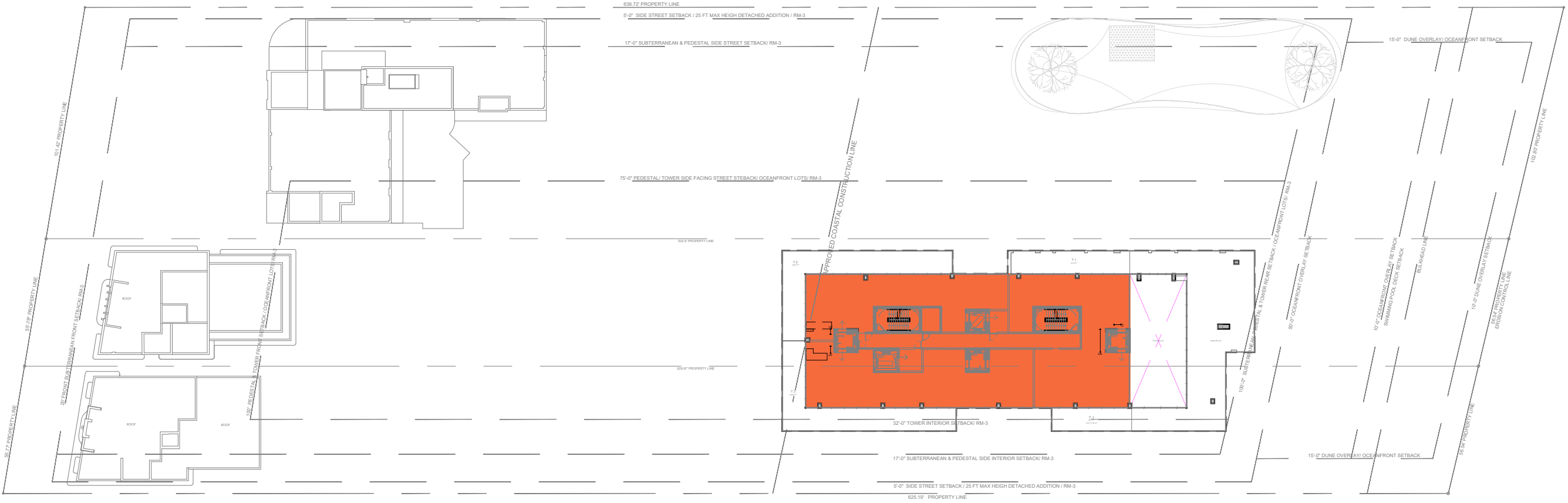
FAR CALCULATIONS
 PROPOSED

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A1.11
Project	1901		



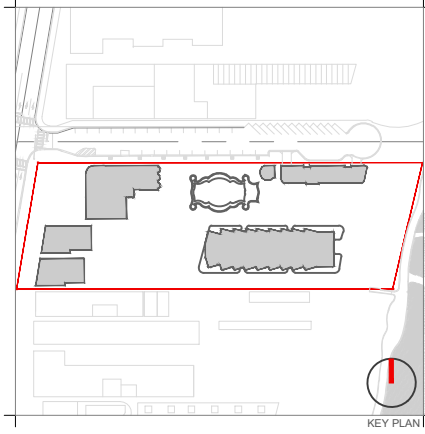
LEVEL 17

SCALE: N.T.S.



LEVEL 18

SCALE: N.T.S.



Rev.	Date	Rev.	Date

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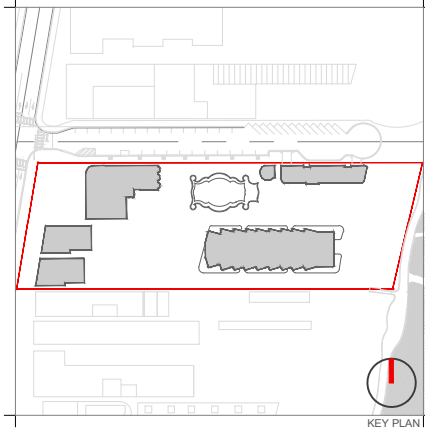
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FAR CALCULATIONS
 PROPOSED

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Scale	AS SHOWN	A1.12
Project	1901	



Rev.	Date	Rev.	Date

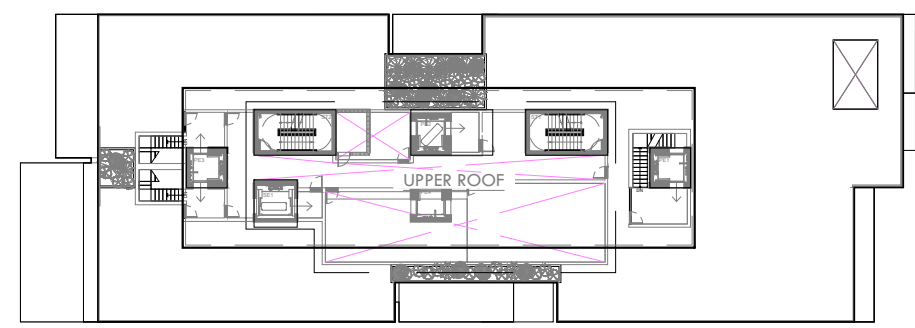
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RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
 MIAMI BEACH, FLORIDA 33139

LEVEL 19

SCALE: N.T.S.

GROSS AREA DIAGRAM					
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED/ OCEAN TOWER	NORTH PAVILLON
0	6,834 SF			64,318 SF	
1	8,345 SF	3,324 SF	3,152 SF	3,860 SF	1,447 SF
1.5 (MEZZANINE)	2,338 SF	0 SF	0 SF	0 SF	0 SF
2	7,337 SF	0 SF	0 SF	0 SF	5,153 SF
3	8,353 SF	3,318 SF	1,942 SF	15,014 SF	4,818 SF
4	8,353 SF	-	-	15,316 SF	-
5	8,353 SF	-	-	15,627 SF	-
6	8,353 SF	-	-	15,627 SF	-
7	8,353 SF	-	-	16,198 SF	-
8	6,706 SF	-	-	16,094 SF	-
9	-	-	-	16,094 SF	-
10	-	-	-	16,094 SF	-
11	-	-	-	16,094 SF	-
12	-	-	-	16,347 SF	-
13	-	-	-	15,789 SF	-
14	-	-	-	15,691 SF	-
15	-	-	-	15,691 SF	-
16	-	-	-	15,691 SF	-
17	-	-	-	15,416 SF	-
18	-	-	-	15,416 SF	-
ROOF LEVEL	-	-	-	3,147 SF	-
POOL FOLLY LEVEL 1	195 SF	-	-	-	-
POOL FOLLY LEVEL 2	195 SF	-	-	-	-
TOTAL GROSS - EACH BUILDING	73,715 SF	70,960 SF	5,094 SF	259,206 SF	11,418 SF
TOTAL GROSS- ALL BUILDINGS	420,393 SF				



ROOF

SCALE: N.T.S.

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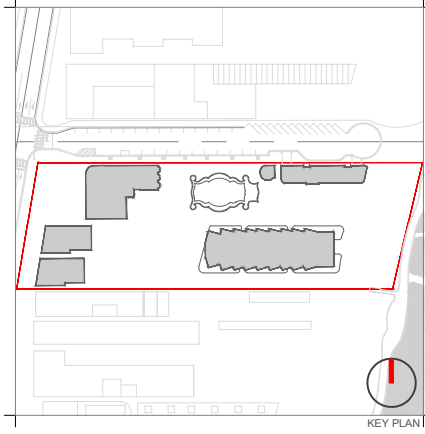
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FAR CALCULATIONS
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Date	APRIL 06, 2020	Sheet No.
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Project	1901	



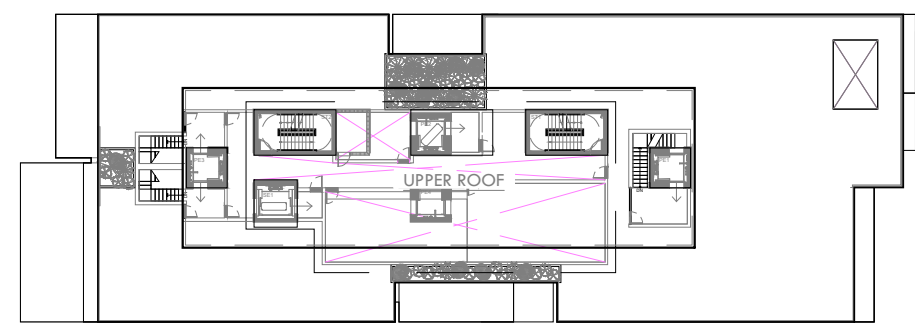
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LEVEL 19
 SCALE: N.T.S.

GROSS AREA DIAGRAM					
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED/ OCEAN TOWER	NORTH PAVILLION
0	6,834 SF			64,318 SF	
1	8,345 SF	3,324 SF	3,152 SF	3,860 SF	1,447 SF
1.5 (MEZZANINE)	2,338 SF	0 SF	0 SF	0 SF	0 SF
2	7,337 SF	0 SF	0 SF	0 SF	5,153 SF
3	8,353 SF	3,318 SF	1,942 SF	15,014 SF	4,818 SF
4	8,353 SF	-	-	15,316 SF	-
5	8,353 SF	-	-	15,627 SF	-
6	8,353 SF	-	-	15,627 SF	-
7	8,353 SF	-	-	16,198 SF	-
8	6,706 SF	-	-	16,094 SF	-
9	-	-	-	16,094 SF	-
10	-	-	-	16,094 SF	-
11	-	-	-	16,094 SF	-
12	-	-	-	16,347 SF	-
13	-	-	-	15,789 SF	-
14	-	-	-	15,691 SF	-
15	-	-	-	15,691 SF	-
16	-	-	-	15,691 SF	-
17	-	-	-	15,416 SF	-
18	-	-	-	15,416 SF	-
ROOF LEVEL	-	-	-	3,147 SF	-
POOL FOLLY LEVEL 1	195 SF	-	-	-	-
POOL FOLLY LEVEL 2	195 SF	-	-	-	-
TOTAL GROSS - EACH BUILDING	73,715 SF	70,960 SF	5,094 SF	259,206 SF	11,418 SF
TOTAL GROSS- ALL BUILDINGS	420,393 SF				



ROOF
 SCALE: N.T.S.

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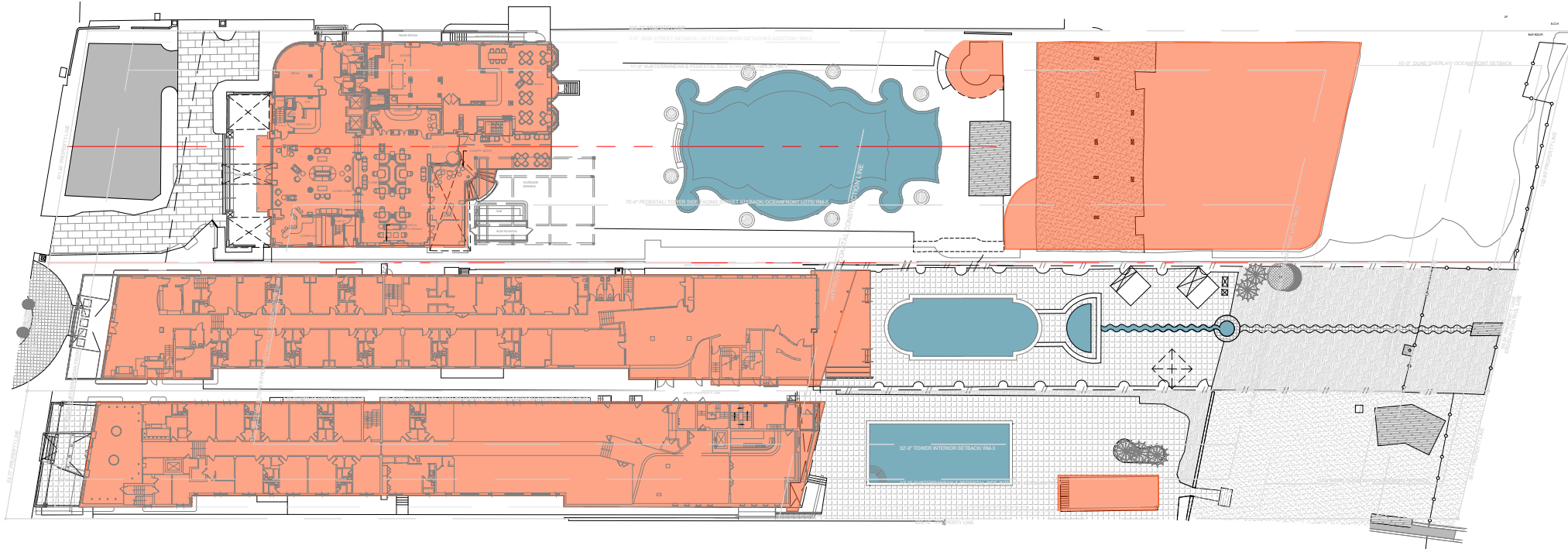
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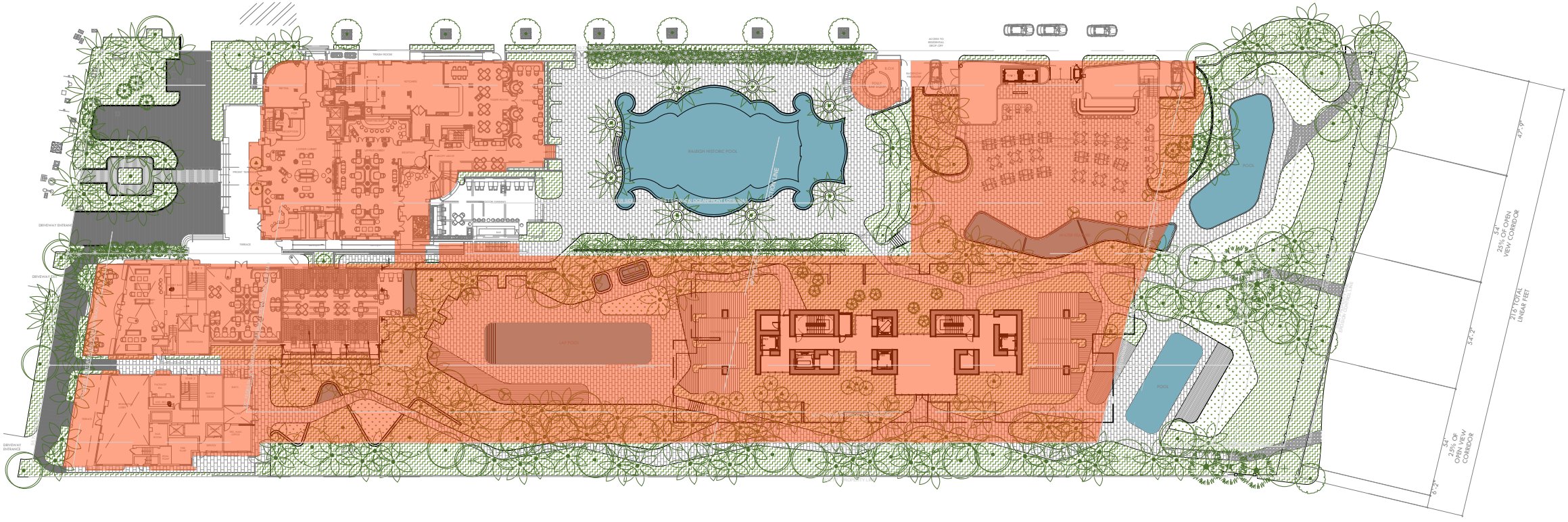


FAR CALCULATIONS
PROPOSED

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Project	1901		

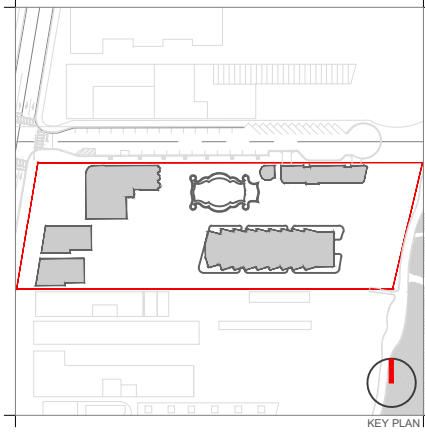


EXISTING LOT COVERAGE SCALE: 1/64"=1'-0"



PROPOSED LOT COVERAGE SCALE: 1/64"=1'-0"

LOT COVERAGE PROPOSED		
ITEM	SF	%
LOT AREA	132,814 SF	100.0%
LOT COVERAGE	71,678 SF	54.0%
OPEN SPACE	61,136 SF	46.0%



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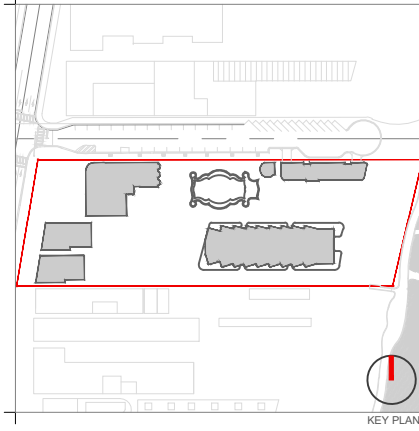
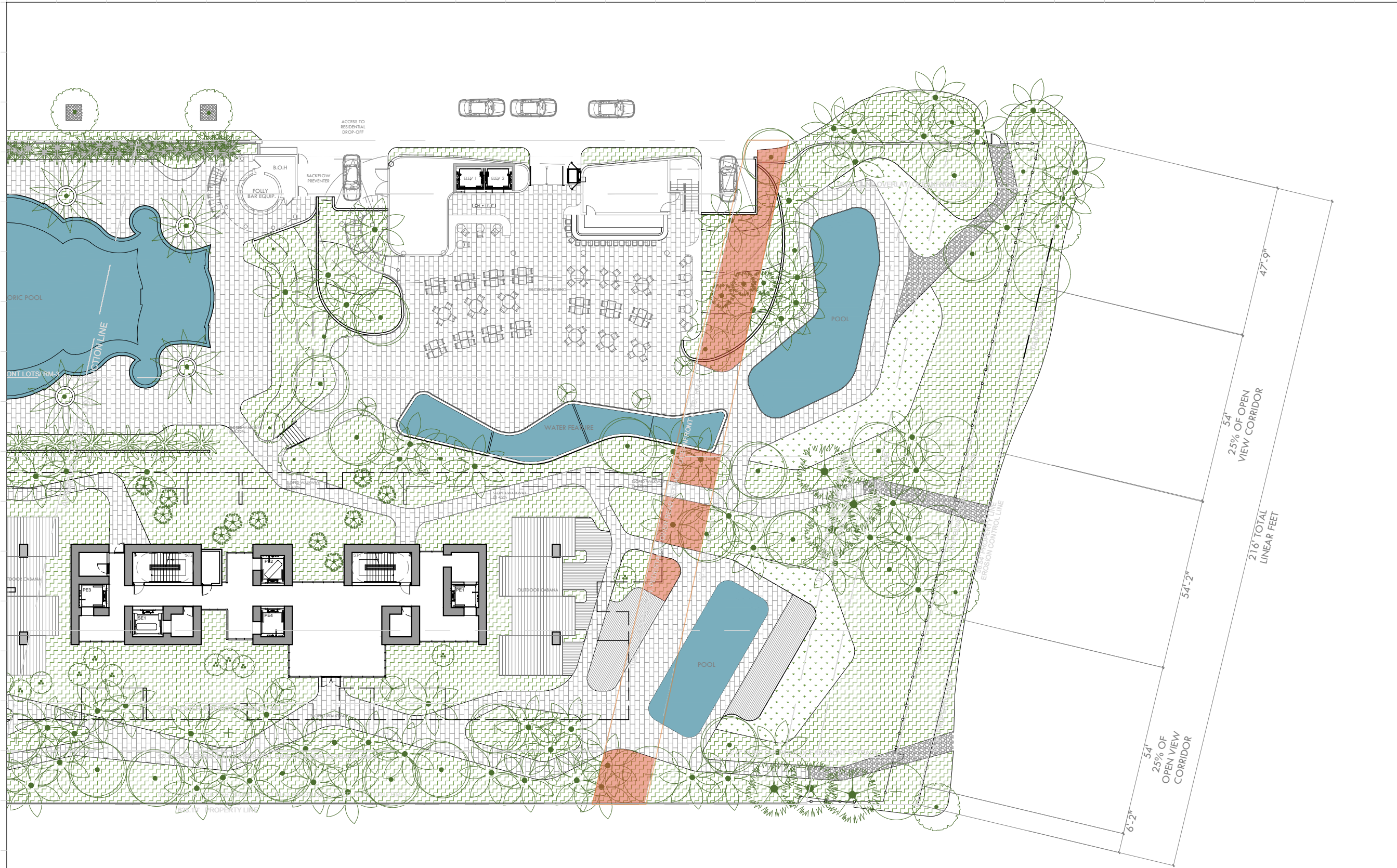
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LOT COVERAGE PROPOSED

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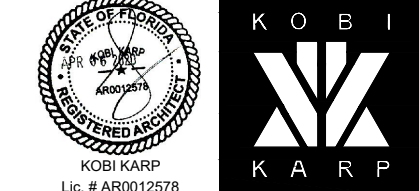
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
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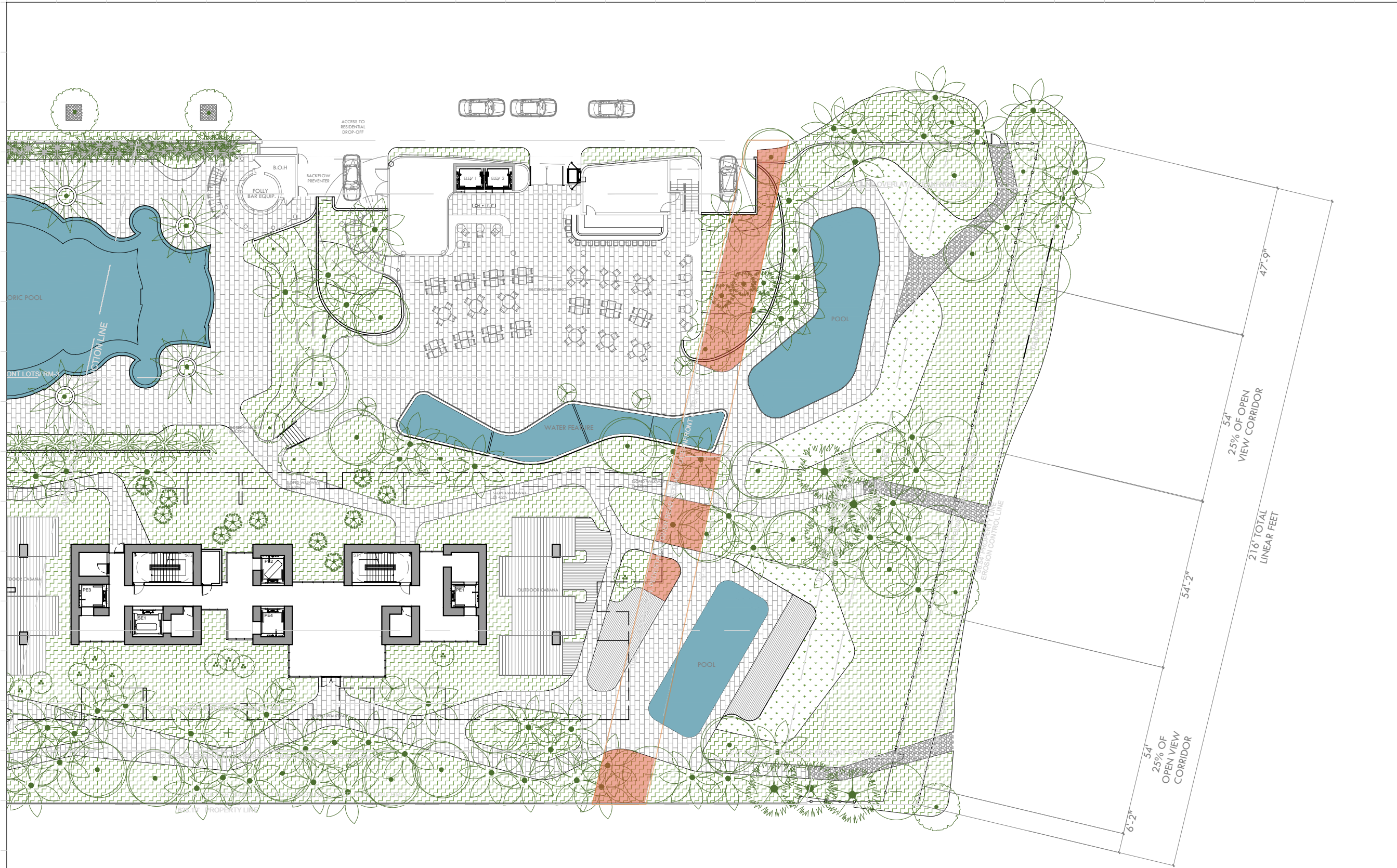


OPEN SPACE CALCULATION
 TOTAL AREA: 3,140 SF
 REQUIRED OPEN SAPCPR CODE: 942 SF / 30%
 PROVIDED OPEN SPACE: 1,341 SF / 42.71%

OCEANFRONT AND DUNE OVERLAY CALCULATIONS

N.T.S

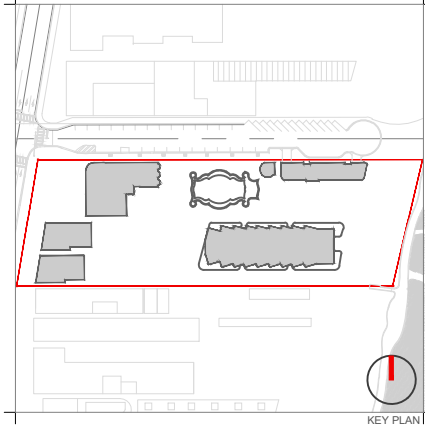
Date	APRIL 06, 2020	Sheet No.	A1.15
Scale	AS SHOWN		
Project	1901		



OPEN SPACE CALCULATION
 TOTAL AREA: 3,140 SF
 REQUIRED OPEN SAPCPR CODE: 942 SF / 30%
 PROVIDED OPEN SPACE: 1,341 SF / 42.71%

OCEANFRONT AND DUNE OVERLAY CALCULATIONS

N.T.S



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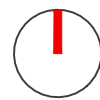
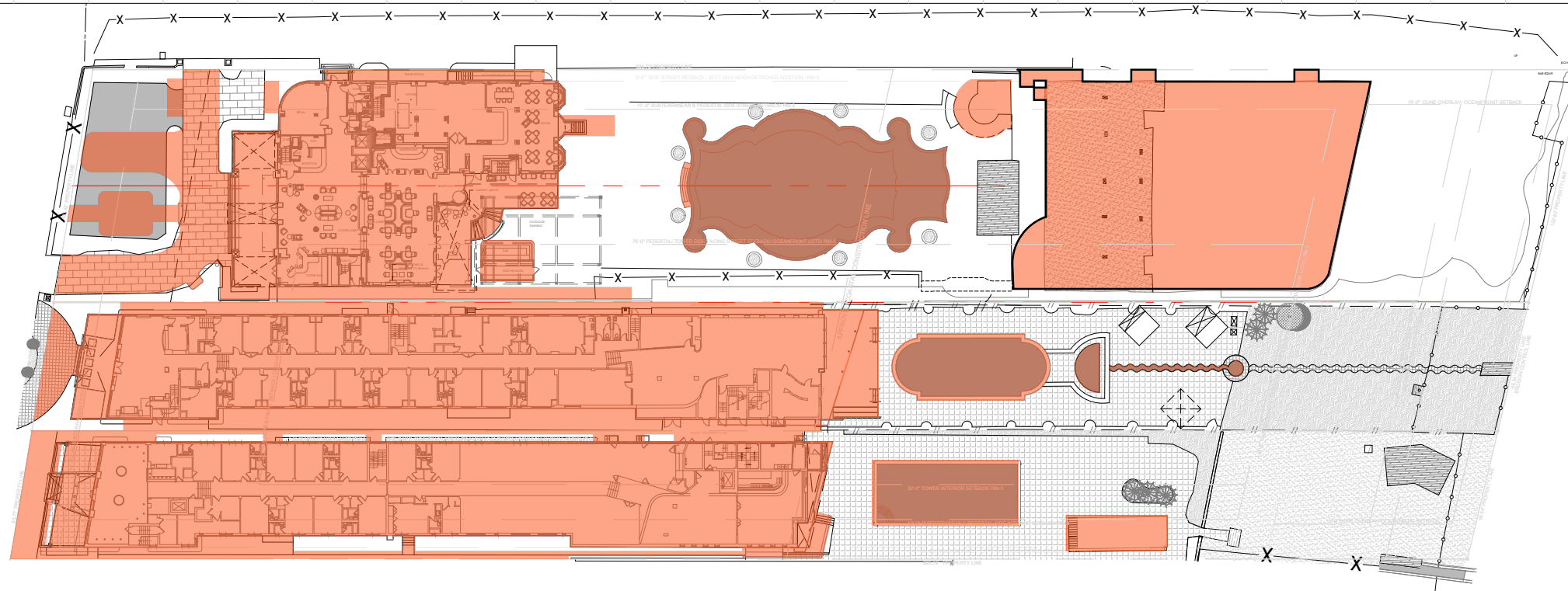


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DECK/LOT COVERAGE AREA
 PROPOSED

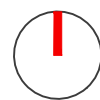
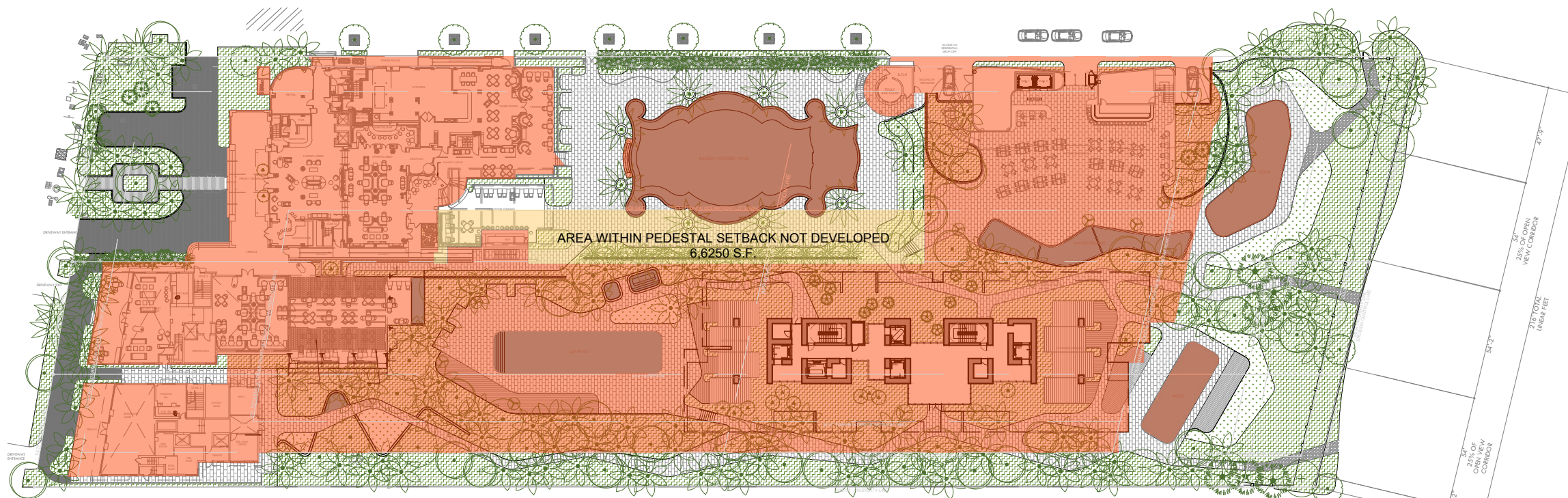
Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	A1.15
Project	1901	



EXISTING IMPERVIOUS AREA

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

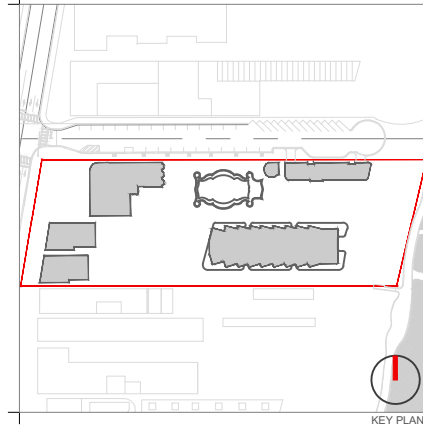
EXISTING IMPERVIOUS AREA		
ITEM	SF	%
LOT AREA	132,814 SF	100.0%
IMPERVIOUS AREA	75,809 SF	57.1%
PERVIOUS AREA	57,005 SF	42.9%



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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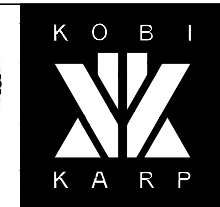
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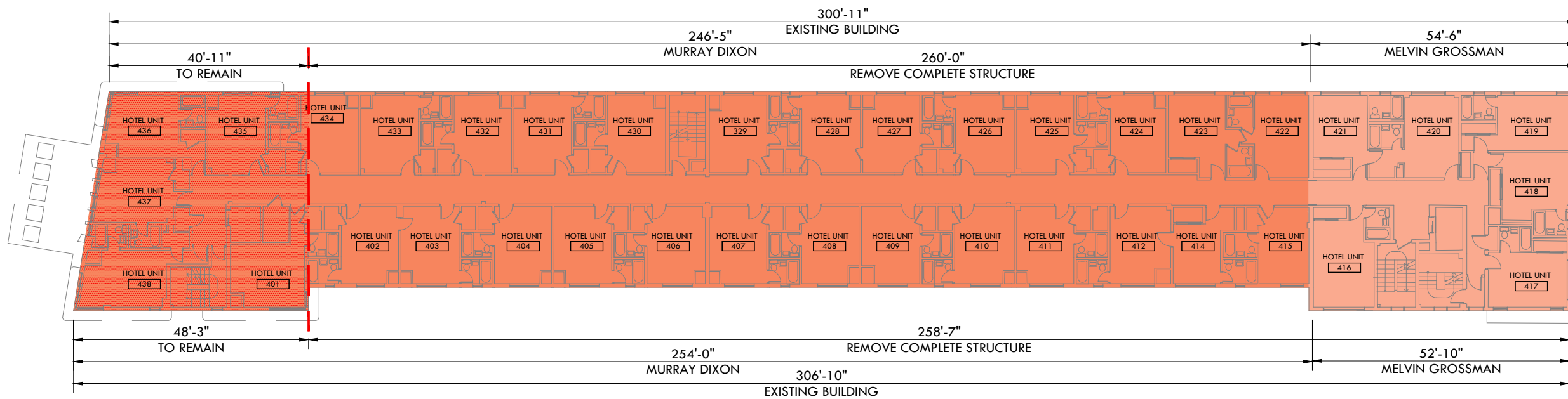


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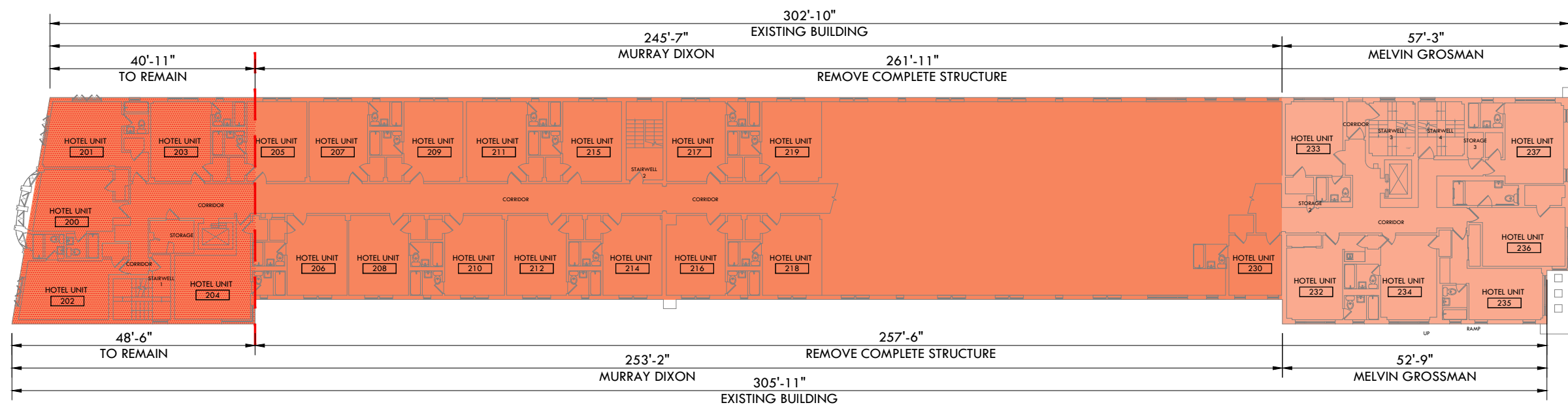


IMPERVIOUS AREA

Date	APRIL 06, 2020	Sheet No.	A1.16
Scale	AS SHOWN		
Project	1901		

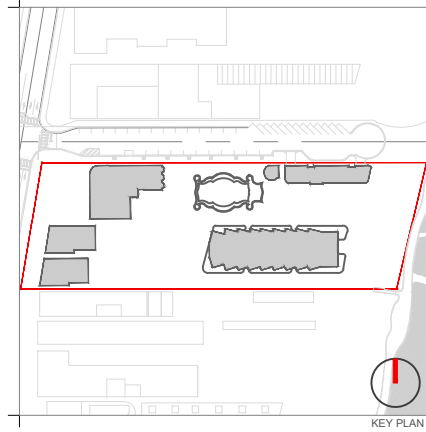


THE RICHMOND MODIFICATION DIAGRAM
SCALE: 1"=25'-0"



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

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



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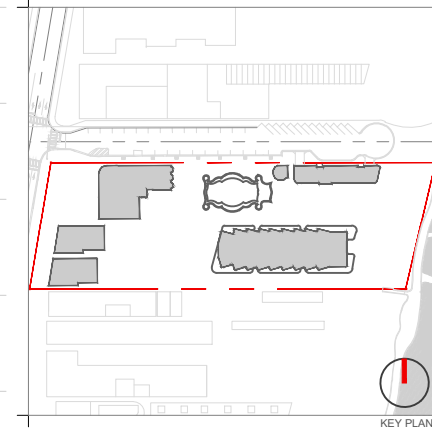
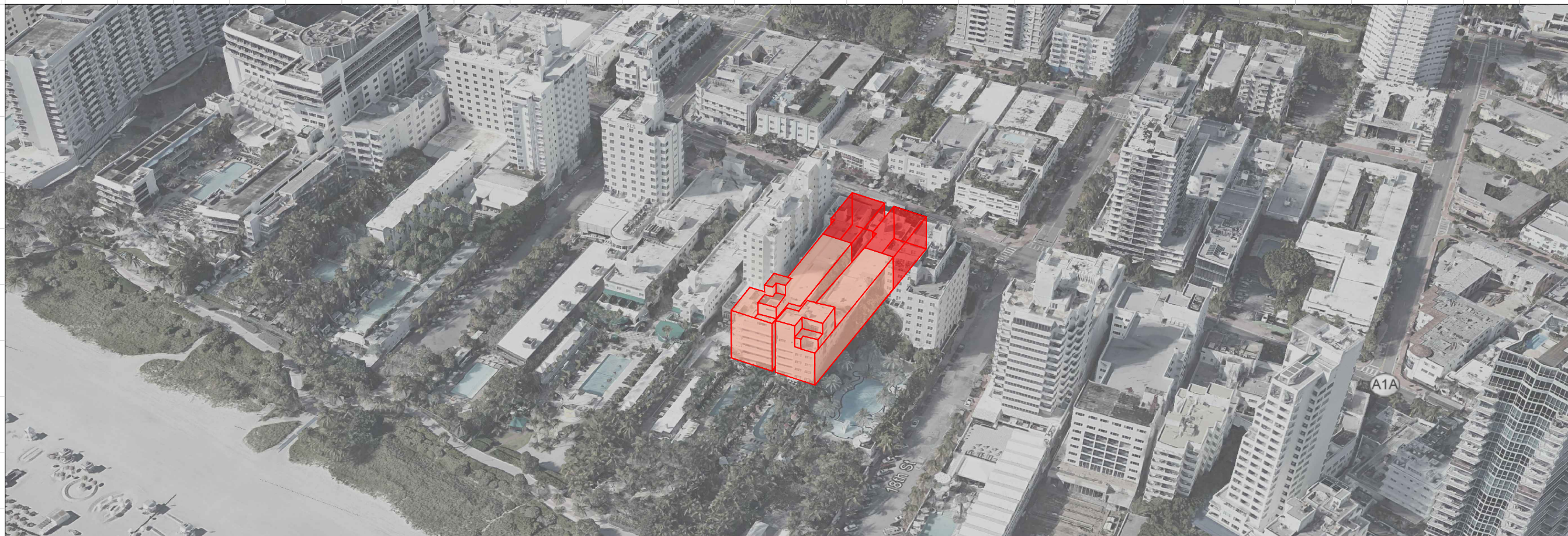
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BUILDING MODIFICATION STUDY
THE RICHMOND & THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	A1.20
Scale	AS SHOWN		
Project	1901		

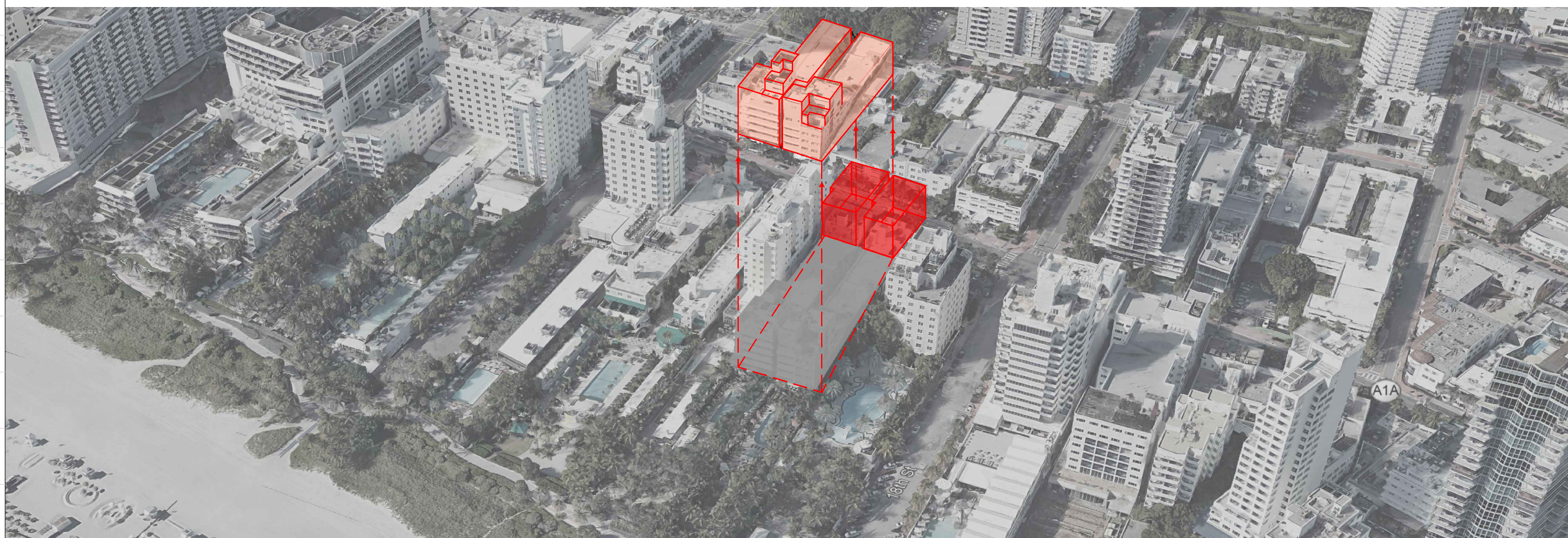


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EXISTING



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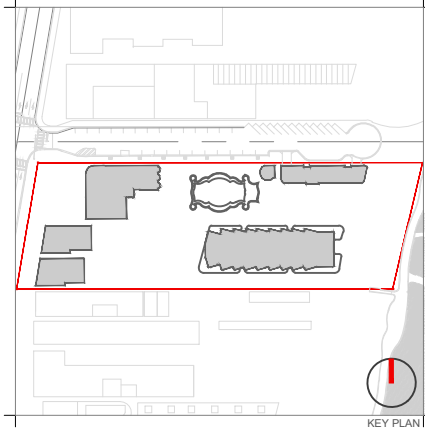
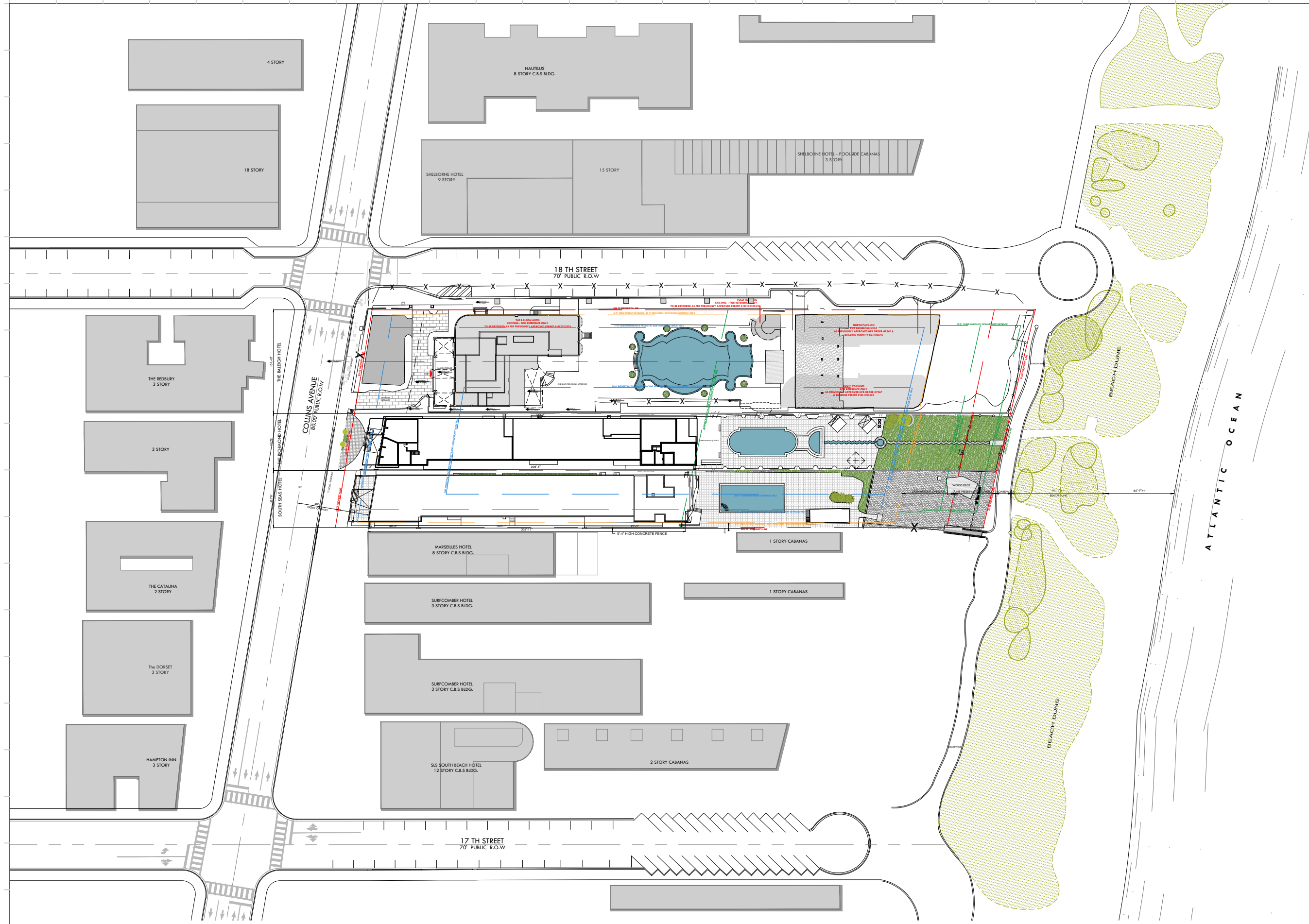


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OVERALL FLOOR PLAN
 ROOF LEVEL

EXISTING TO REMOVE

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A1.21
Project	1901		



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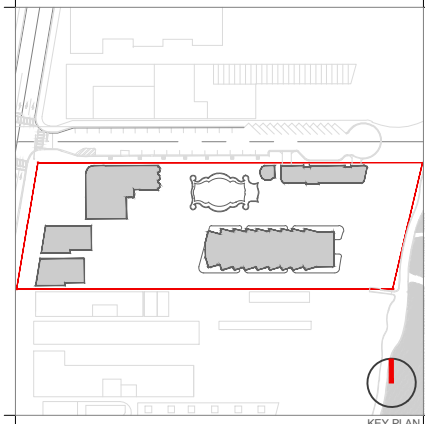
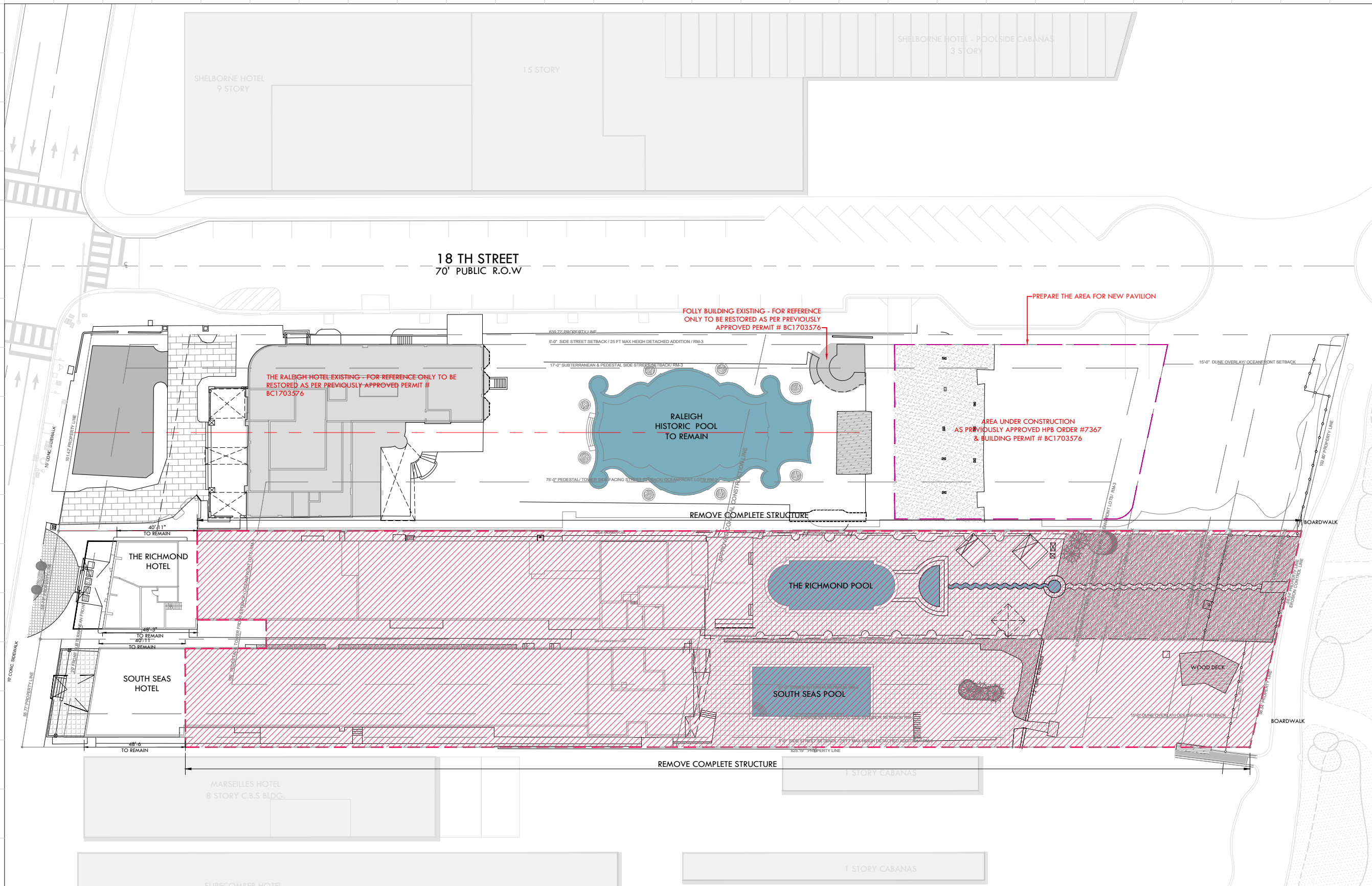
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EXISTING | PREVIOUSLY PROPOSED

EXISTING SITE PLAN
 SCALE: 1"=90'-0"

SITE PLAN		Sheet No.
Date	APRIL 06, 2020	A2.00
Scale	AS SHOWN	
Project	1901	



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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

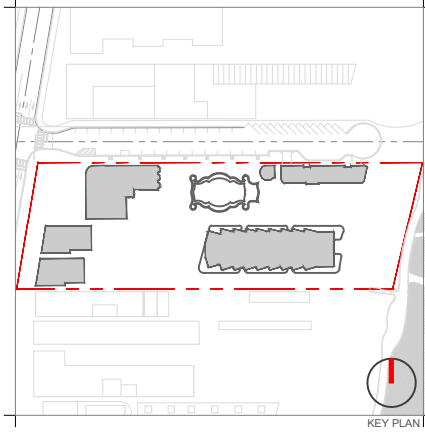
- 1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- 2- ALL EXTERIOR WALLS AND ELEVATOR 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	APRIL 06, 2020	Sheet No.	A2.01
Scale	AS SHOWN		
Project	1901		

VARIANCES REQUIRED

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



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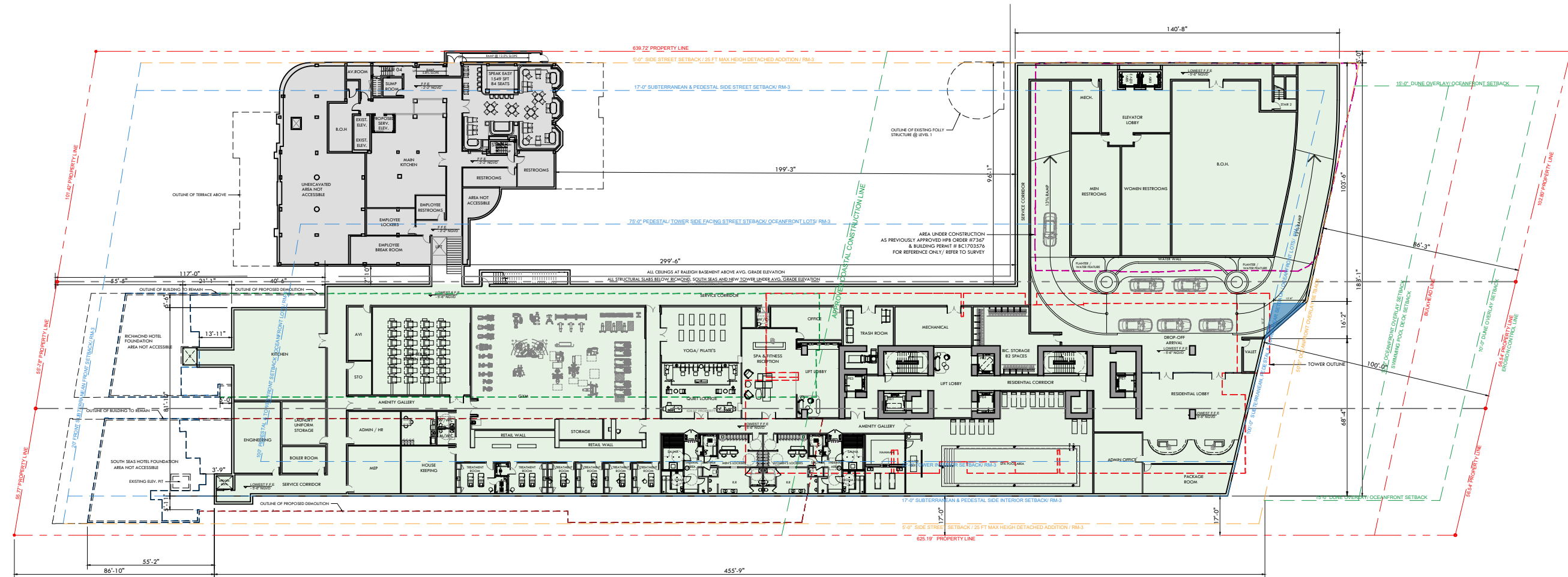
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OVERALL FLOOR PLAN
 LEVEL 0

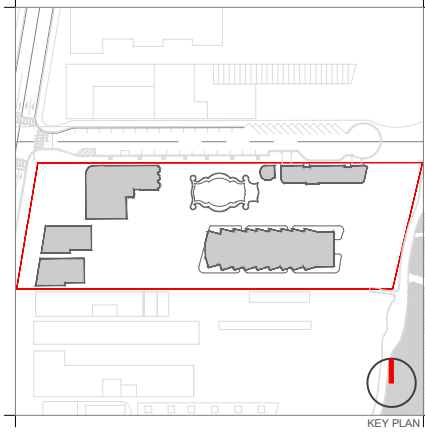
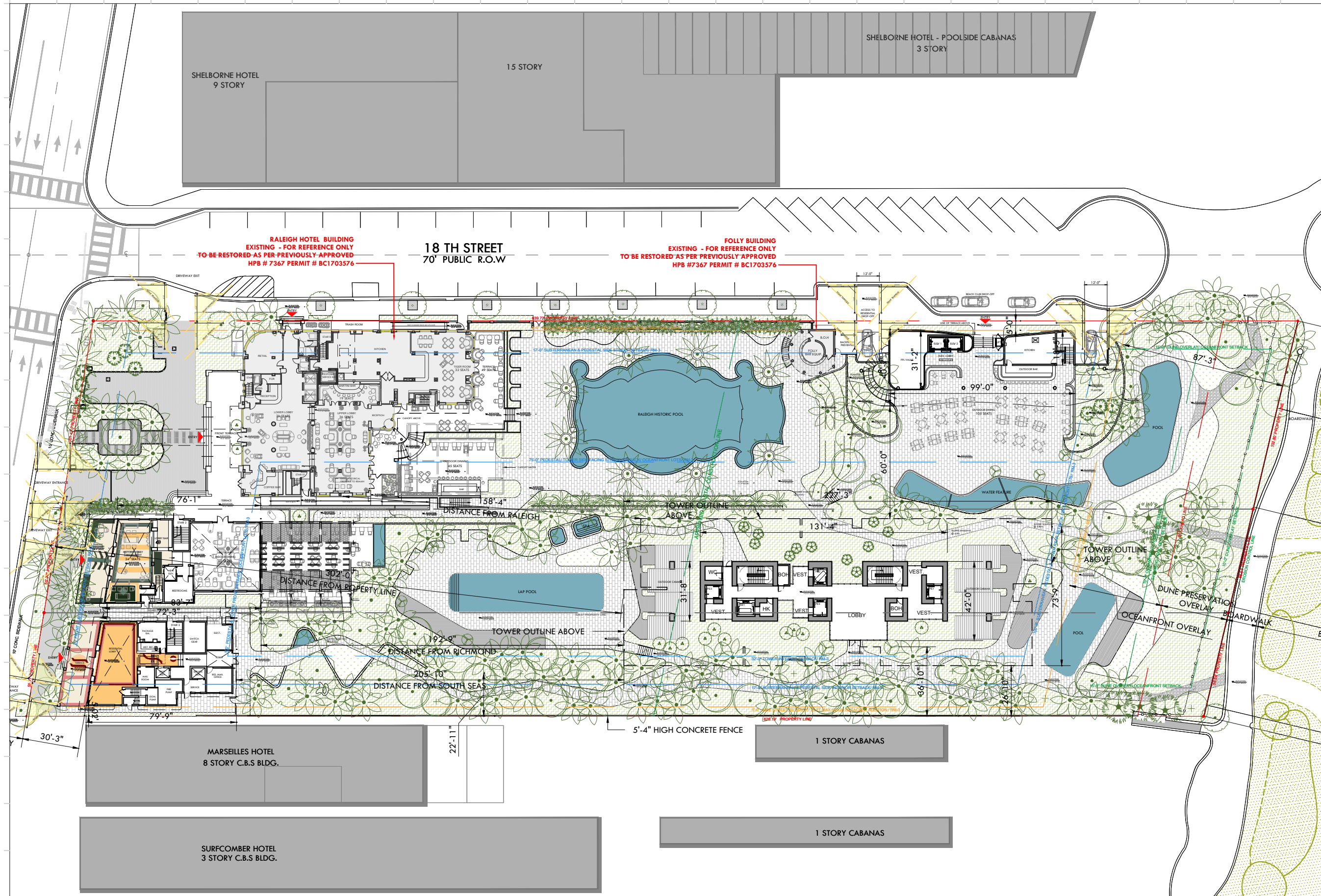
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		A3.01
Project	1901		



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

OVERALL FLOOR PLAN - LEVEL 0

SCALE: 1"=50'-0"



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OVERALL FLOOR PLAN
 LEVEL 1

OVERALL FLOOR PLAN - LEVEL 1

SCALE 1"=50'-0"

Date	APRIL 06, 2020	Sheet No.	
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Project	1901		