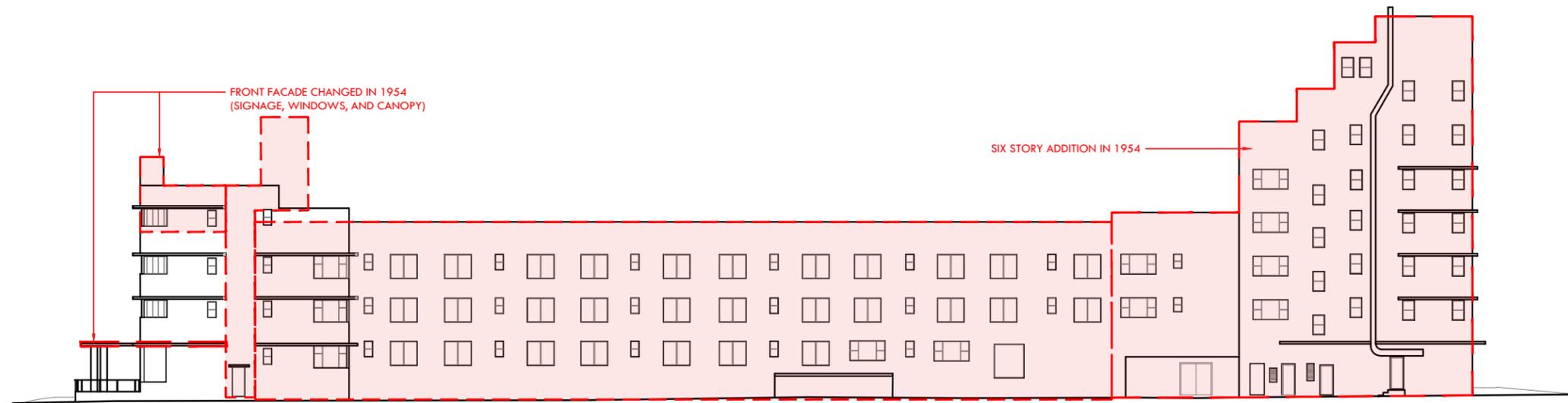
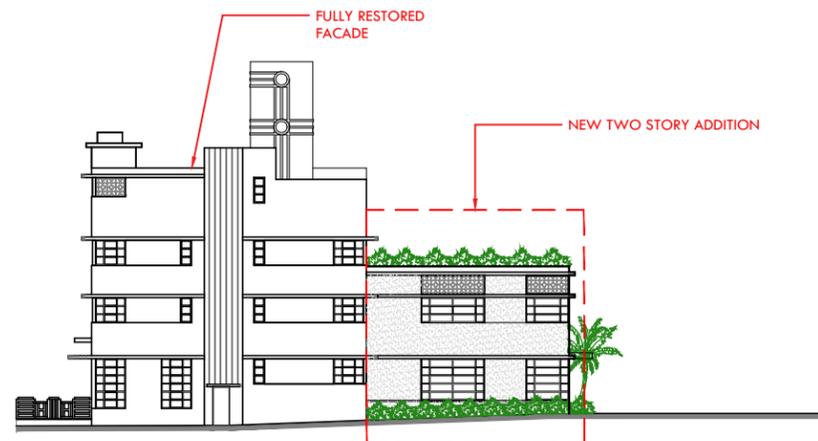


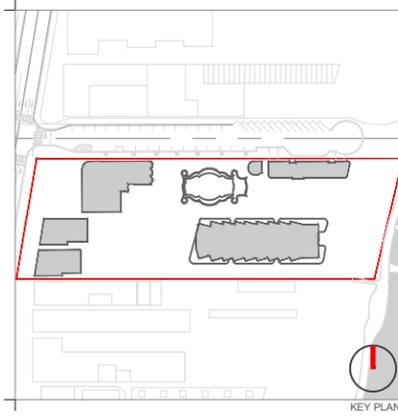
1 MICROFILM - 1940 ORIGINAL ELEVATION - SOUTH
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



2 EXISTING ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



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



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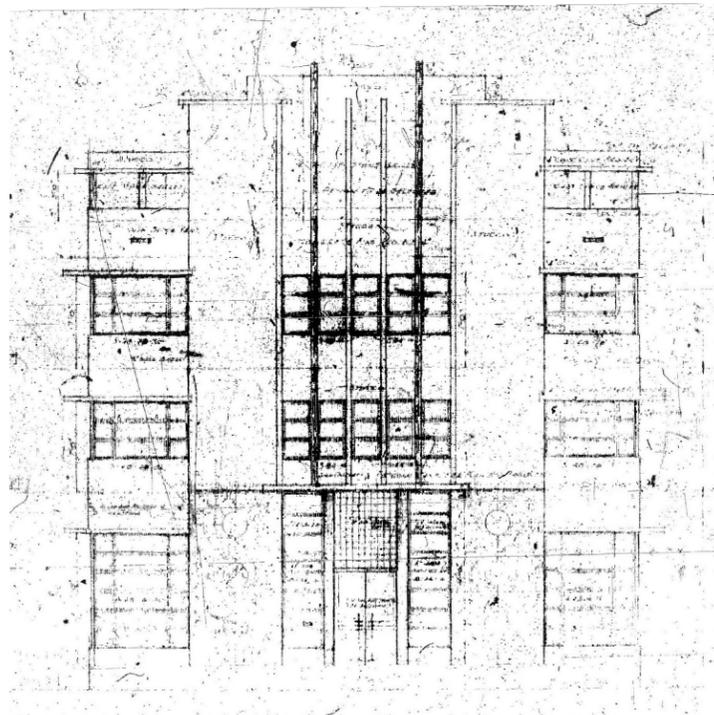
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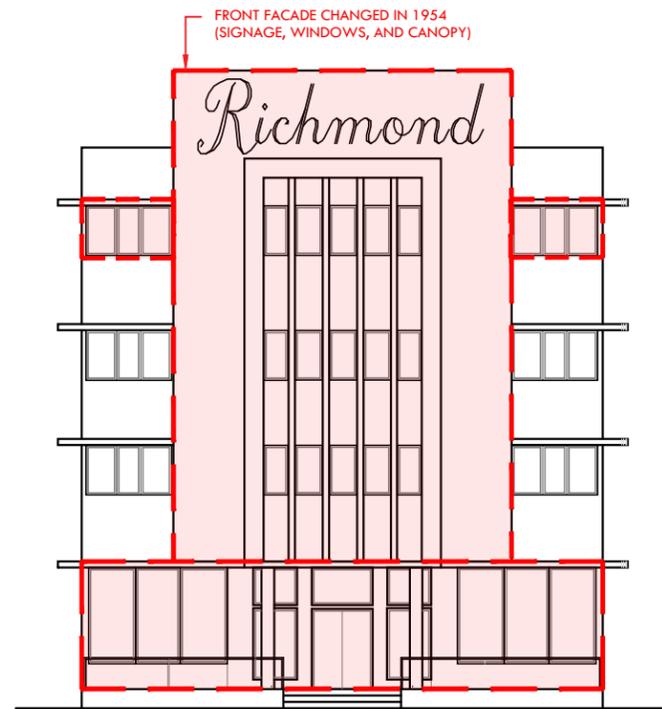


ELEVATIONS COMPARISON
THE RICHMOND

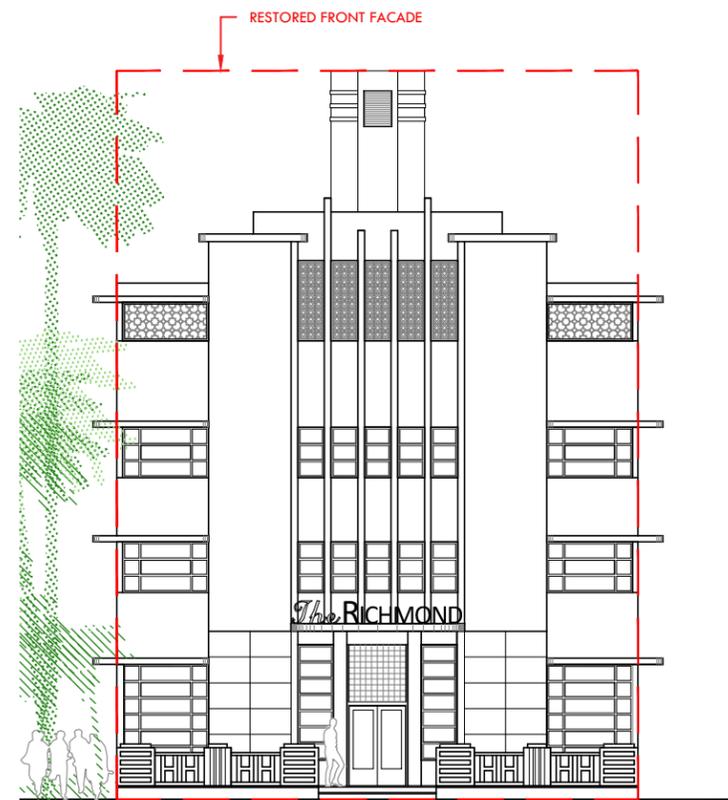
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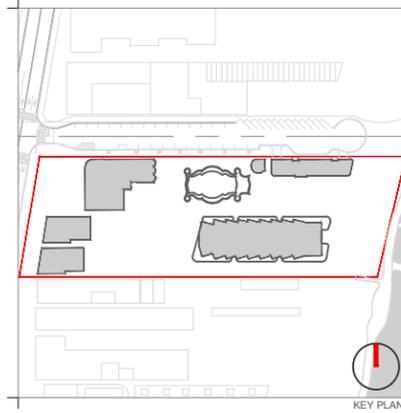
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LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



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



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



KEY PLAN

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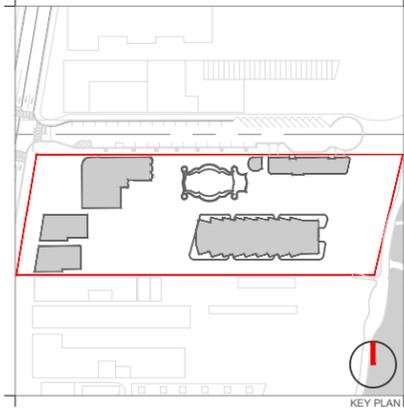


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ELEVATIONS COMPARISON
THE RICHMOND

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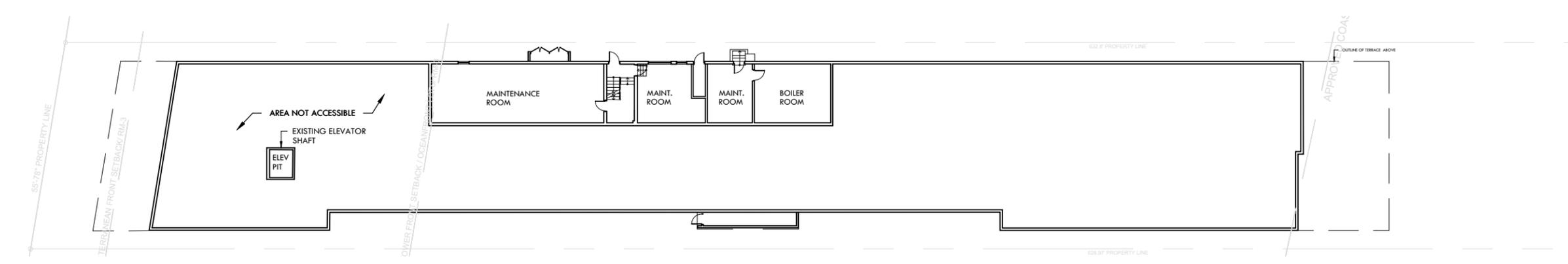


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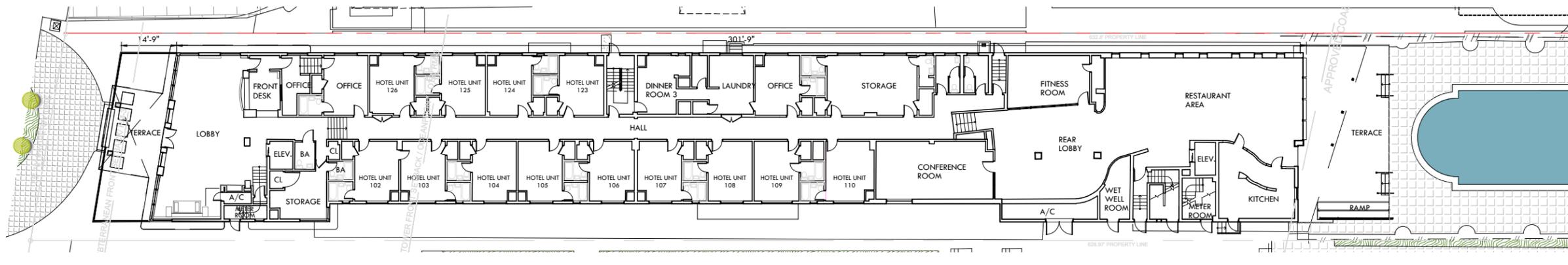
EXISTING FLOOR PLAN
 THE RICHMOND

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Project	1901		

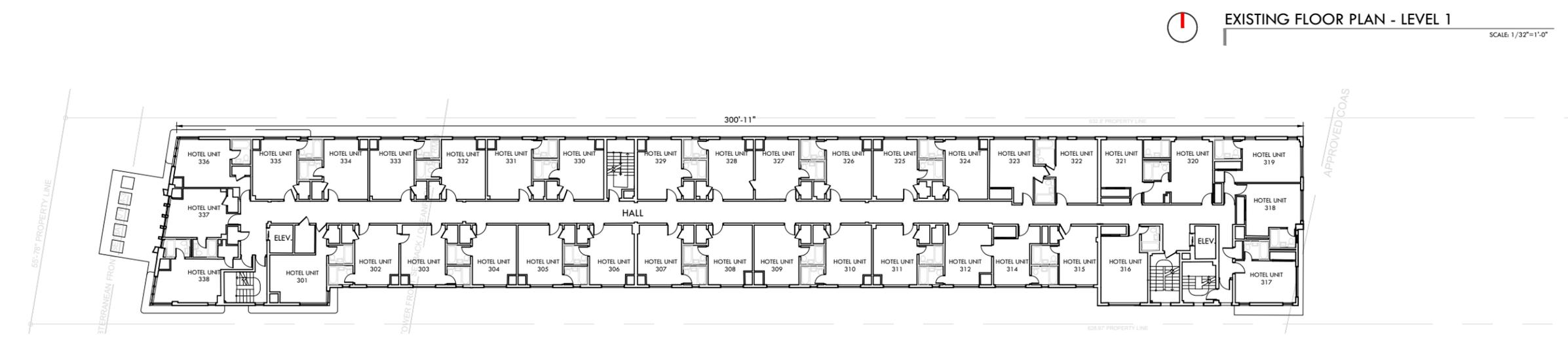
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 SCALE: 1/32"=1'-0"

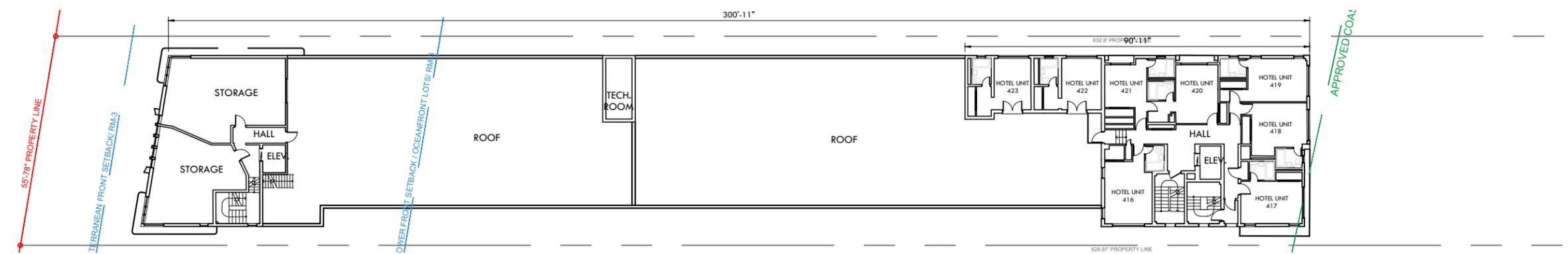


EXISTING FLOOR PLAN - LEVEL 1
 SCALE: 1/32"=1'-0"

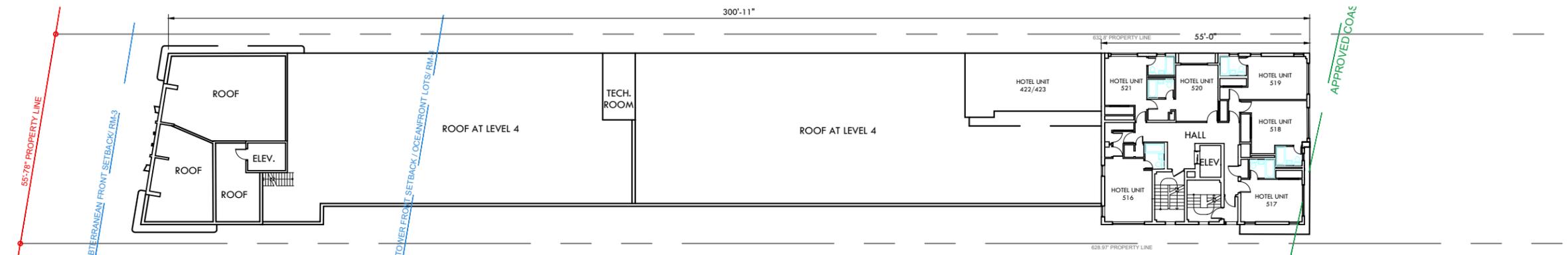


EXISTING FLOOR PLAN - LEVEL 2-3
 SCALE: 1/32"=1'-0"

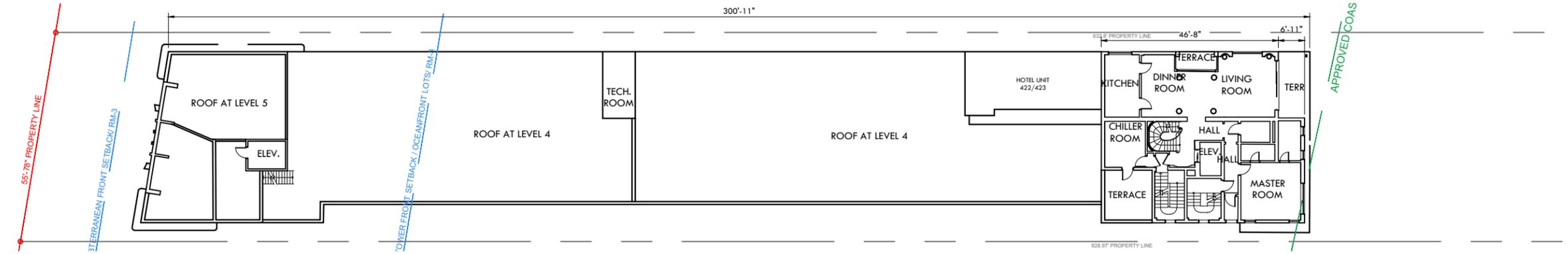




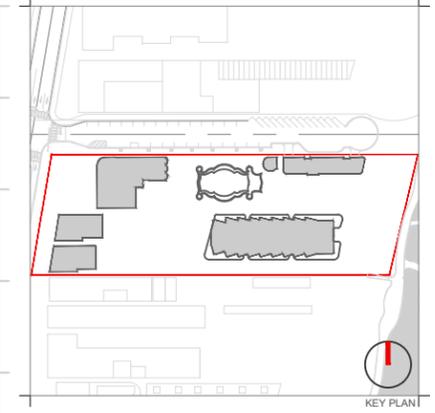
EXISTING FLOOR PLAN - LEVEL 4
SCALE: 1/32"=1'-0"



EXISTING FLOOR PLAN - LEVEL 5
SCALE: 1/32"=1'-0"



EXISTING FLOOR PLAN - LEVEL 6
SCALE: 1/32"=1'-0"



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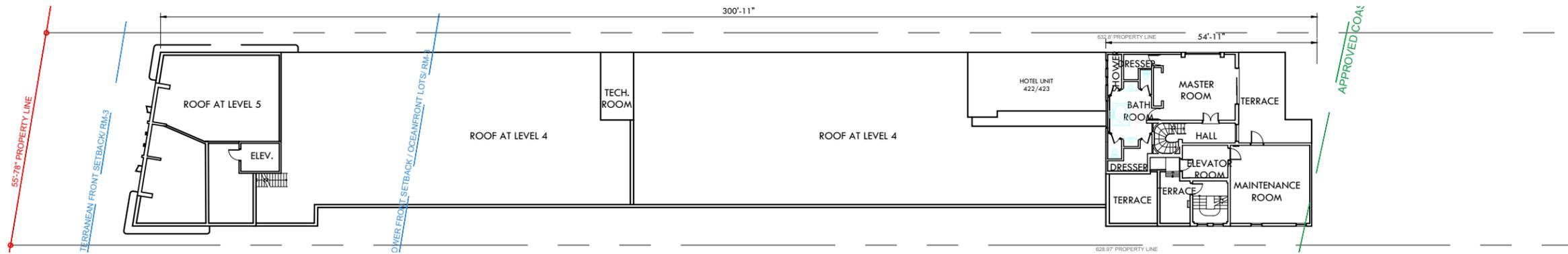
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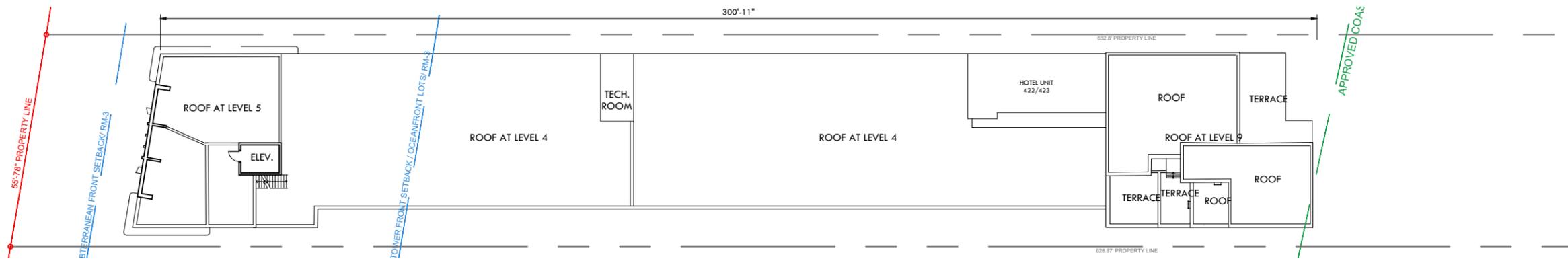


EXISTING FLOOR PLAN
THE RICHMOND

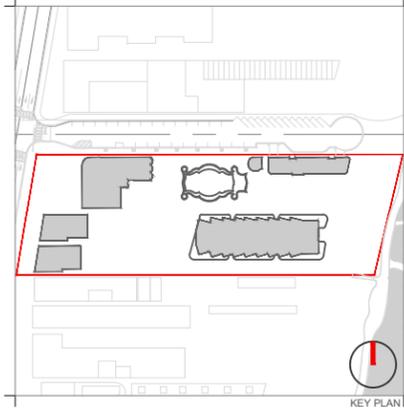
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EXISTING FLOOR PLAN - LEVEL 7
SCALE: 1/32"=1'-0"



EXISTING FLOOR PLAN - LEVEL ROOF
SCALE: 1/32"=1'-0"



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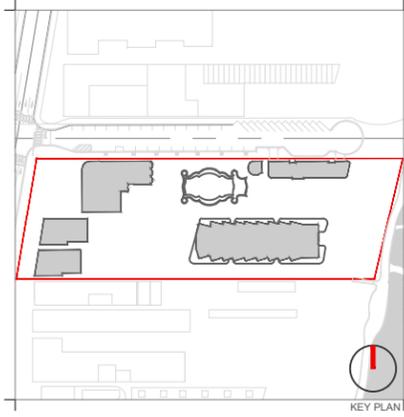
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EXISTING FLOOR PLAN
THE RICHMOND

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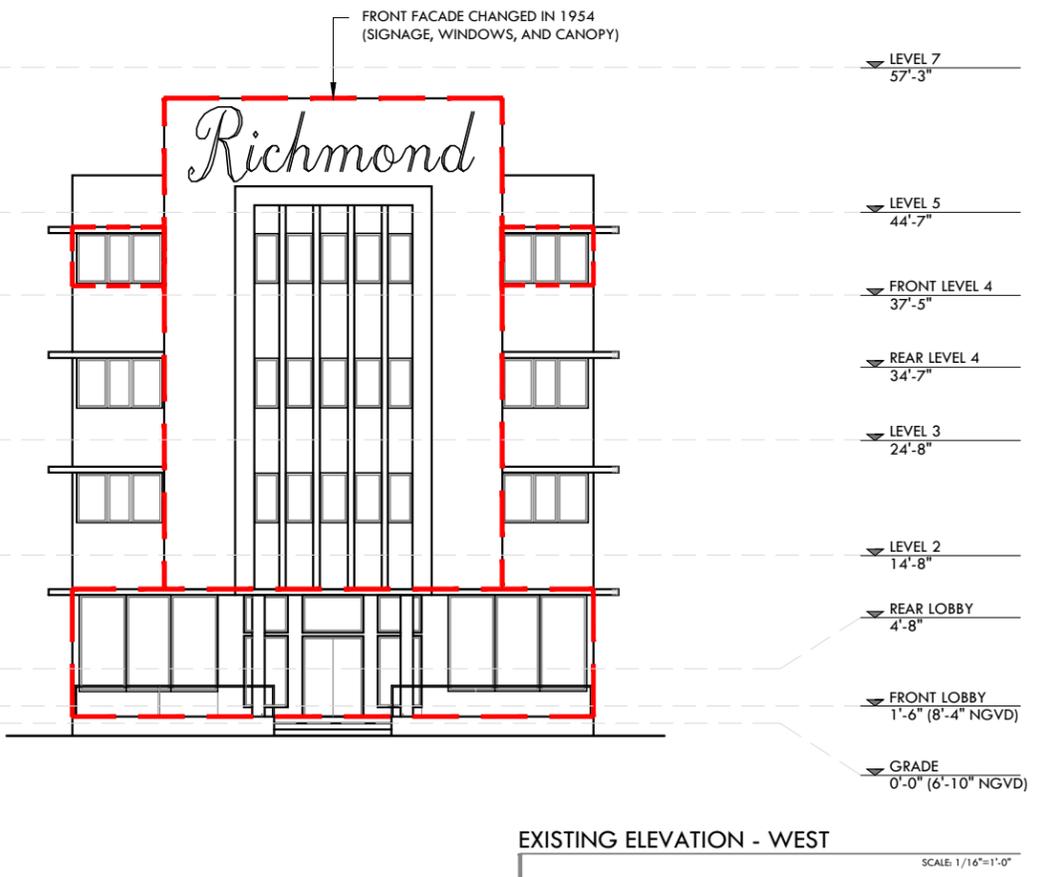


EXISTING ELEVATIONS
THE RICHMOND

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Scale	AS SHOWN		
Project	1901		



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



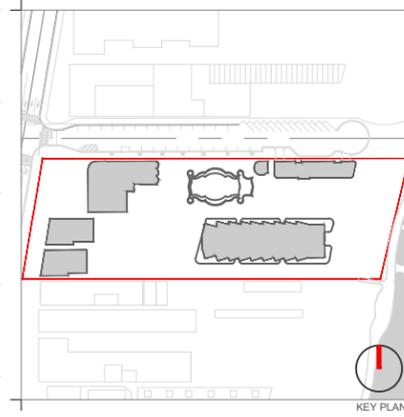
EXISTING ELEVATION - WEST
 SCALE: 1/16"=1'-0"



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



2 EXISTING ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



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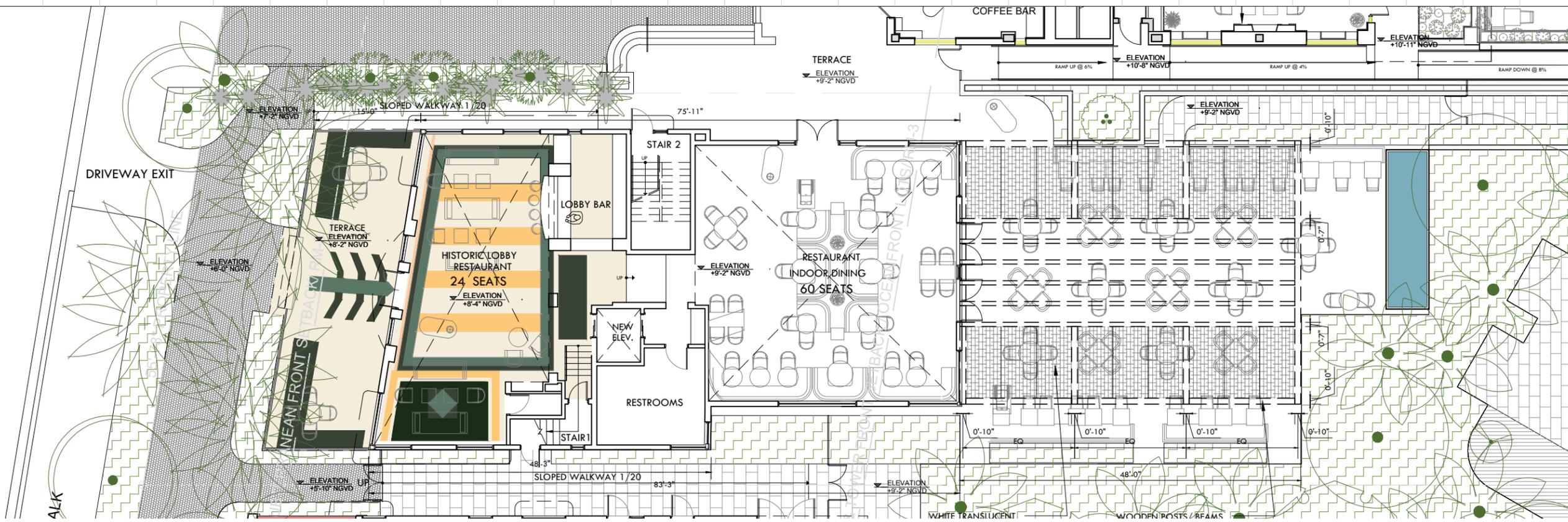
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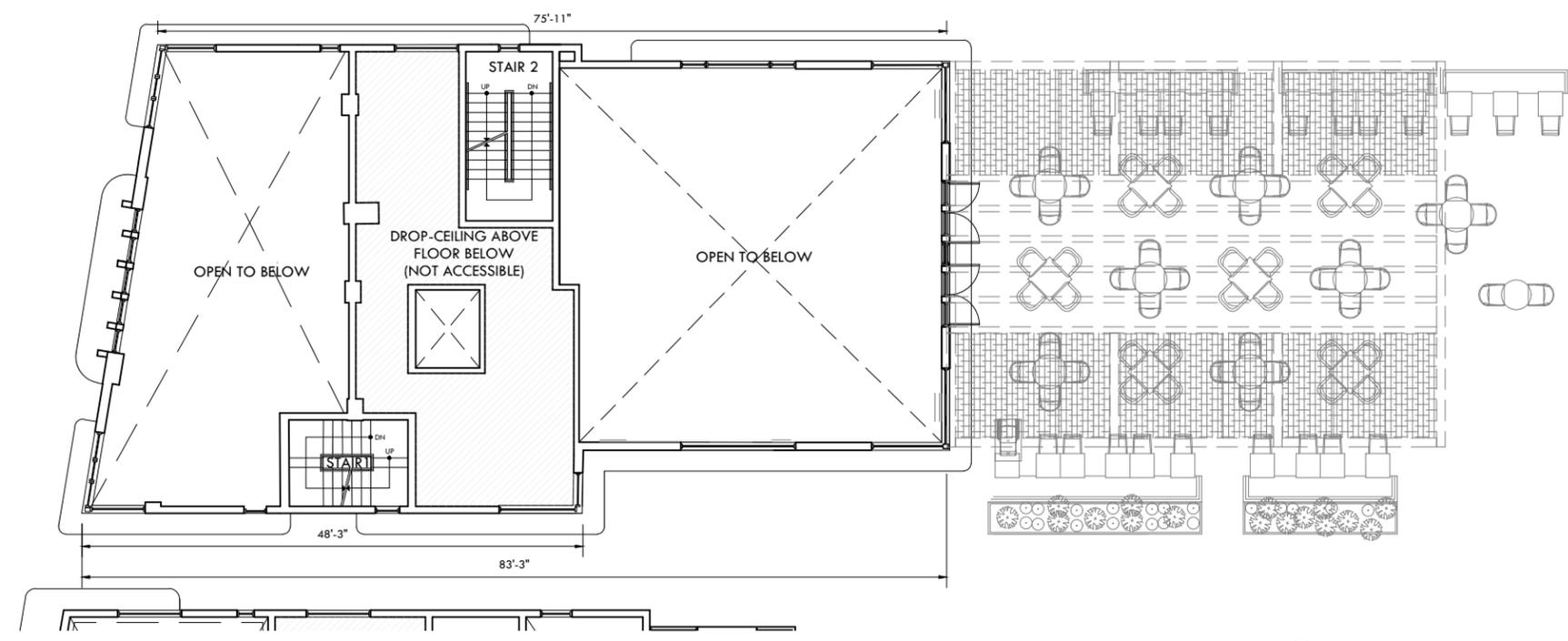


EXISTING ELEVATIONS
THE RICHMOND

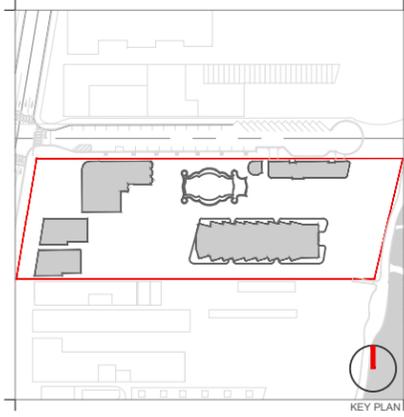
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Project	1901		



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



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



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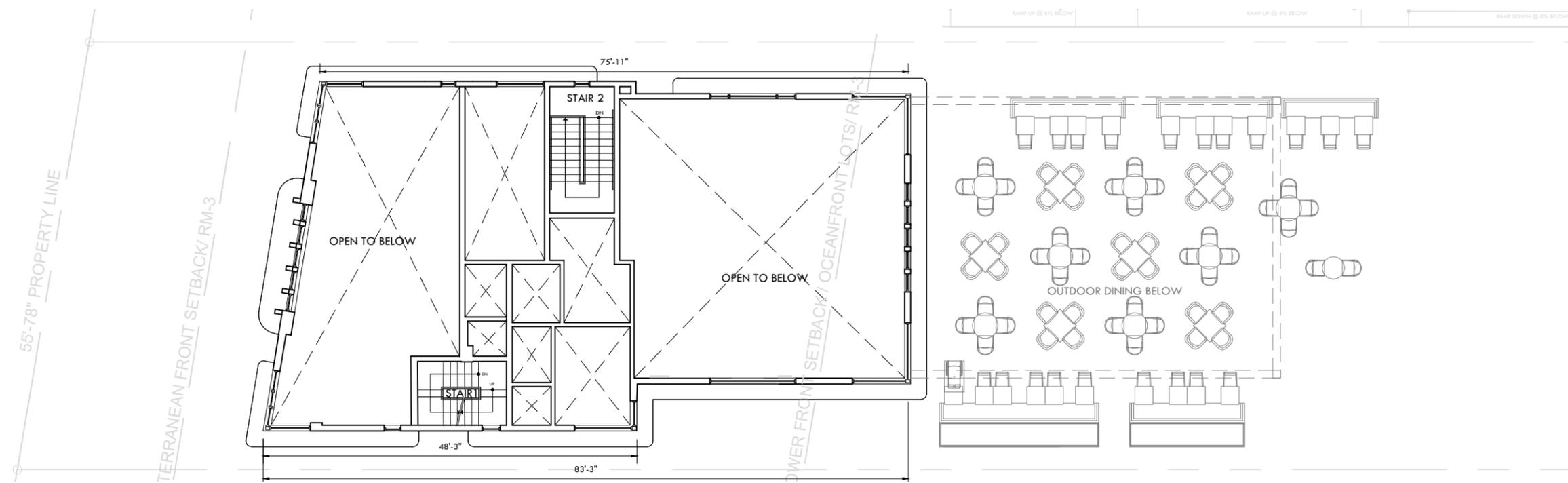
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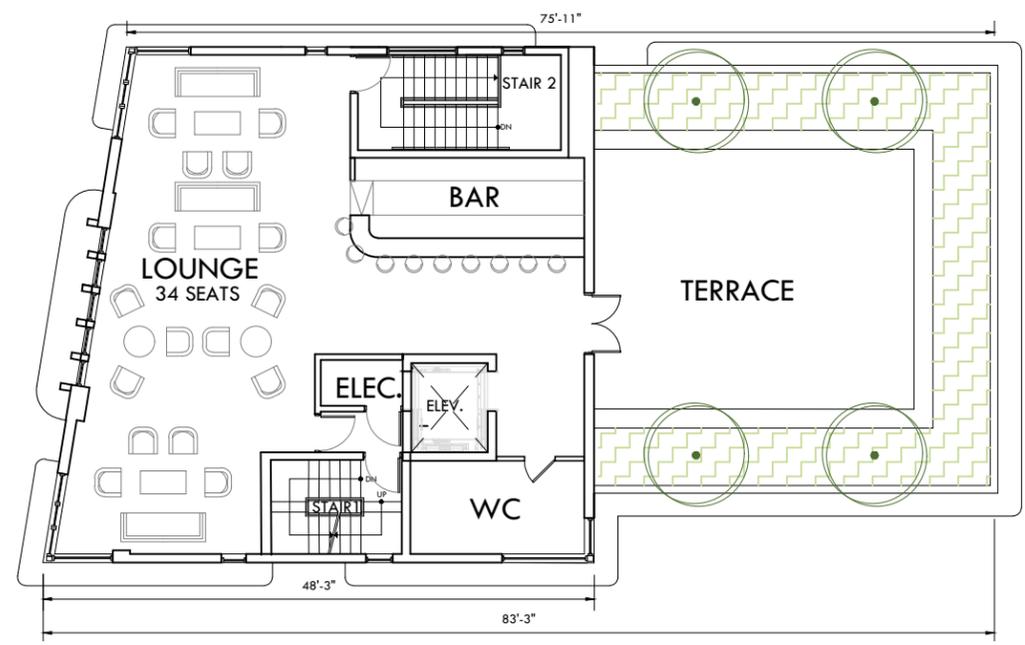


FLOOR PLANS
THE RICHMOND

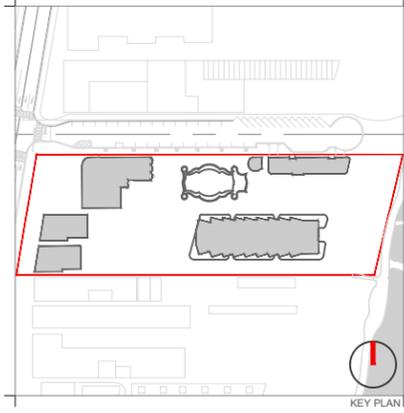
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FLOOR PLAN - LEVEL 2 SCALE: 1/16"=1'-0"



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



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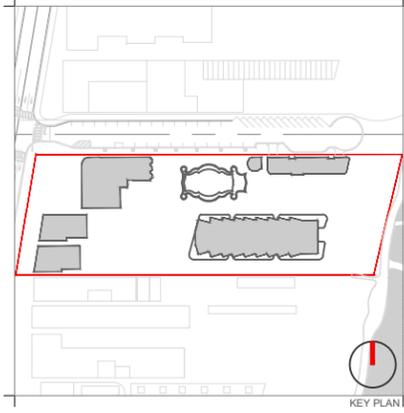
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FLOOR PLANS
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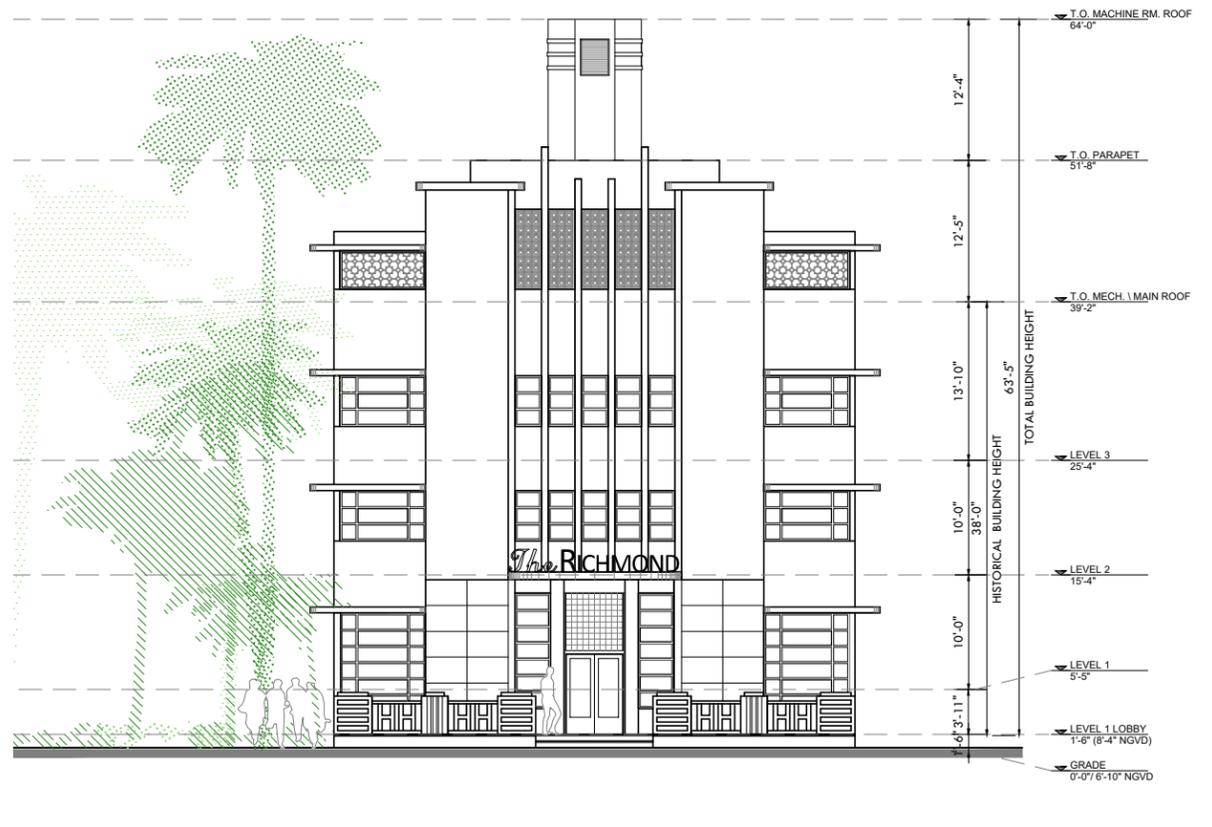


PROPOSED ELEVATION
 THE RICHMOND

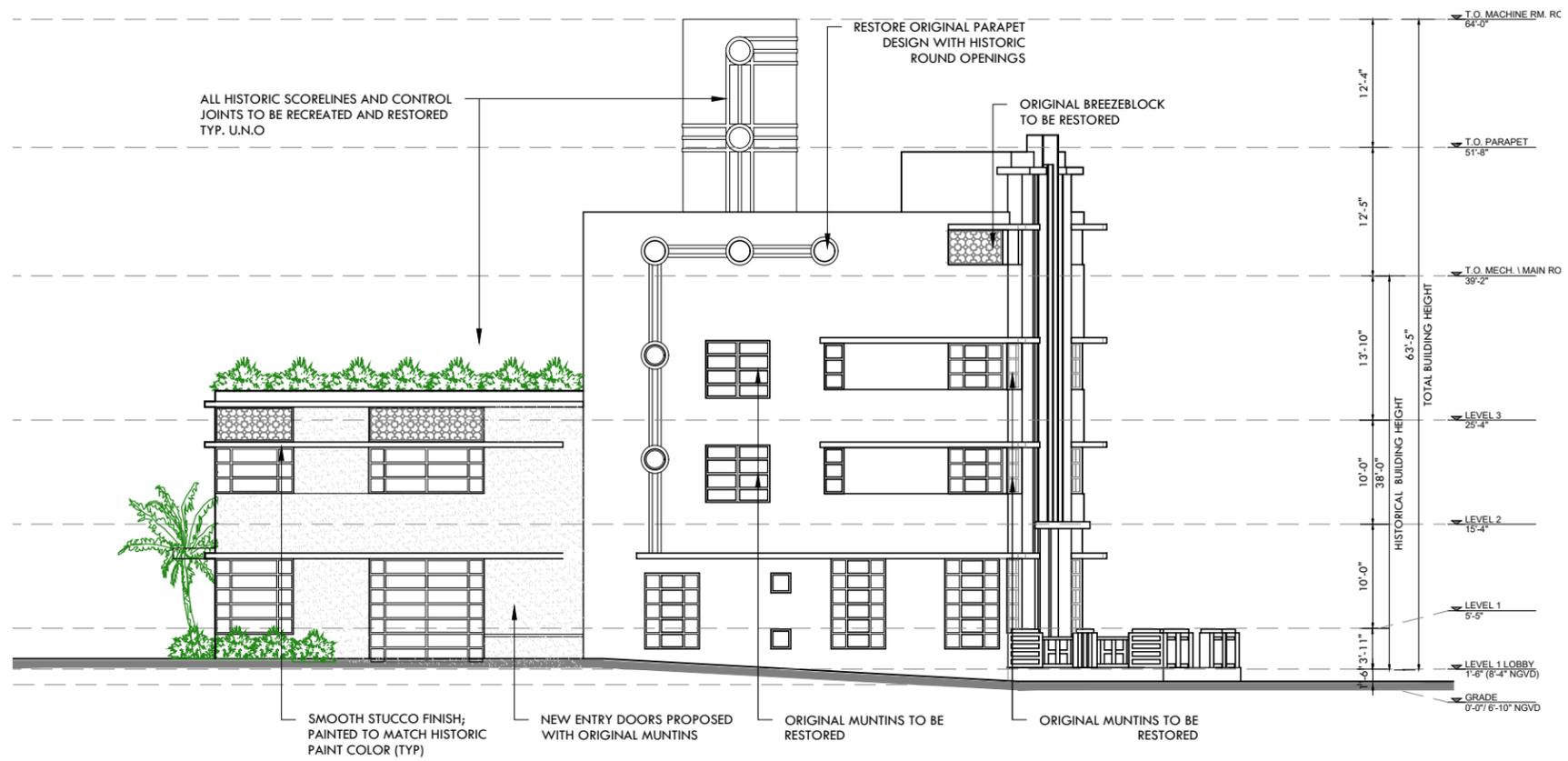
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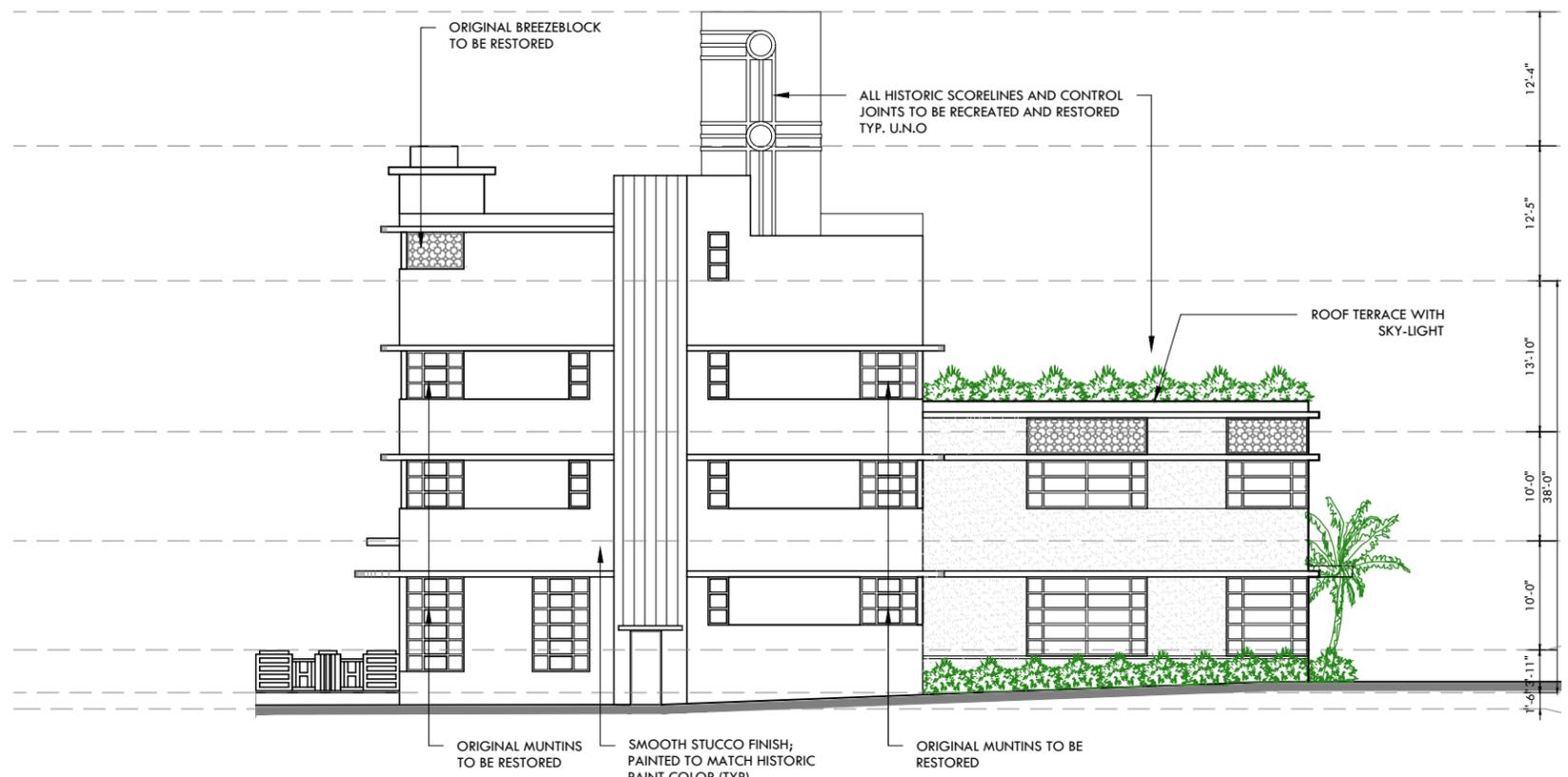
PROPOSED ELEVATION - EAST
 SCALE 1/16"=1'-0"



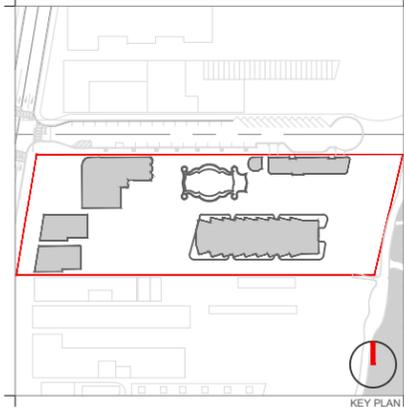
PROPOSED ELEVATION - WEST
 SCALE 1/16"=1'-0"



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



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



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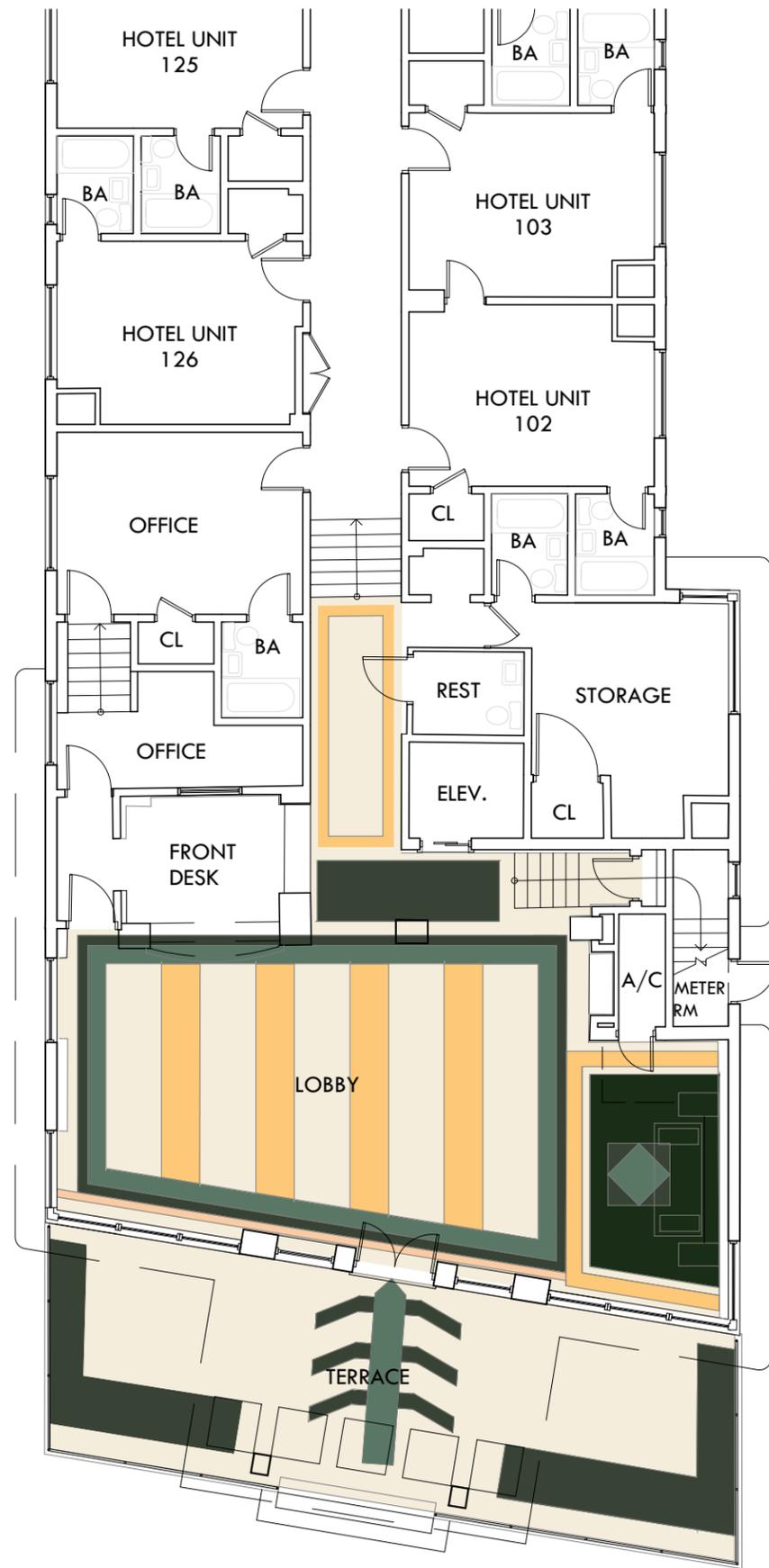


PROPOSED ELEVATIONS
THE RICHMOND

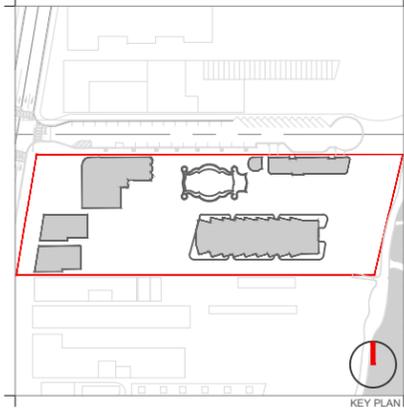
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A4.01
Project	1901		



MICROFILM - 1940 ORIGINAL - LOBBY
 LAWRENCE MURRAY DIXON
 SCALE: 3/32"=1'-0"



EXISTING FLOOR PLAN - LOBBY
 SCALE: 3/32"=1'-0"



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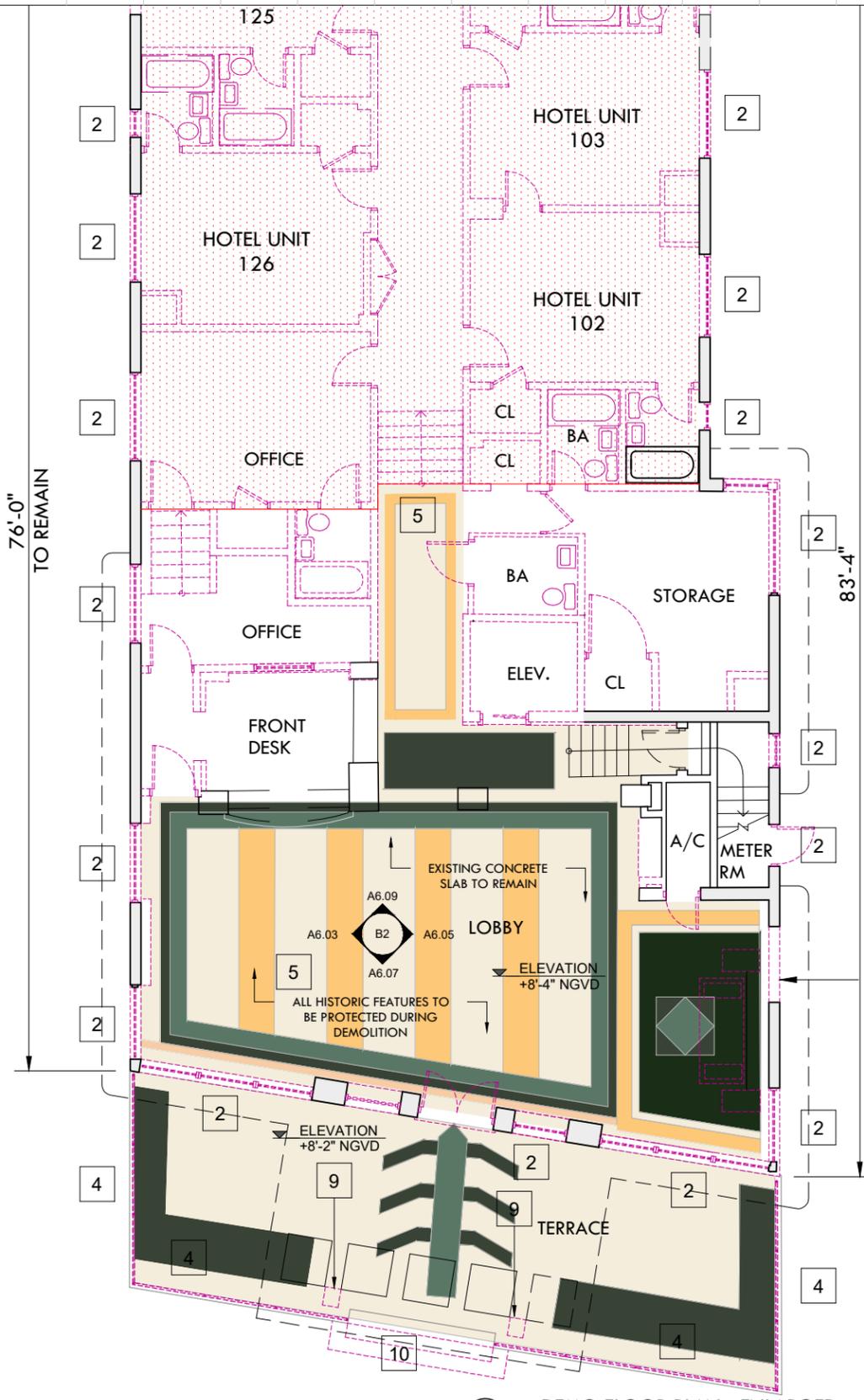
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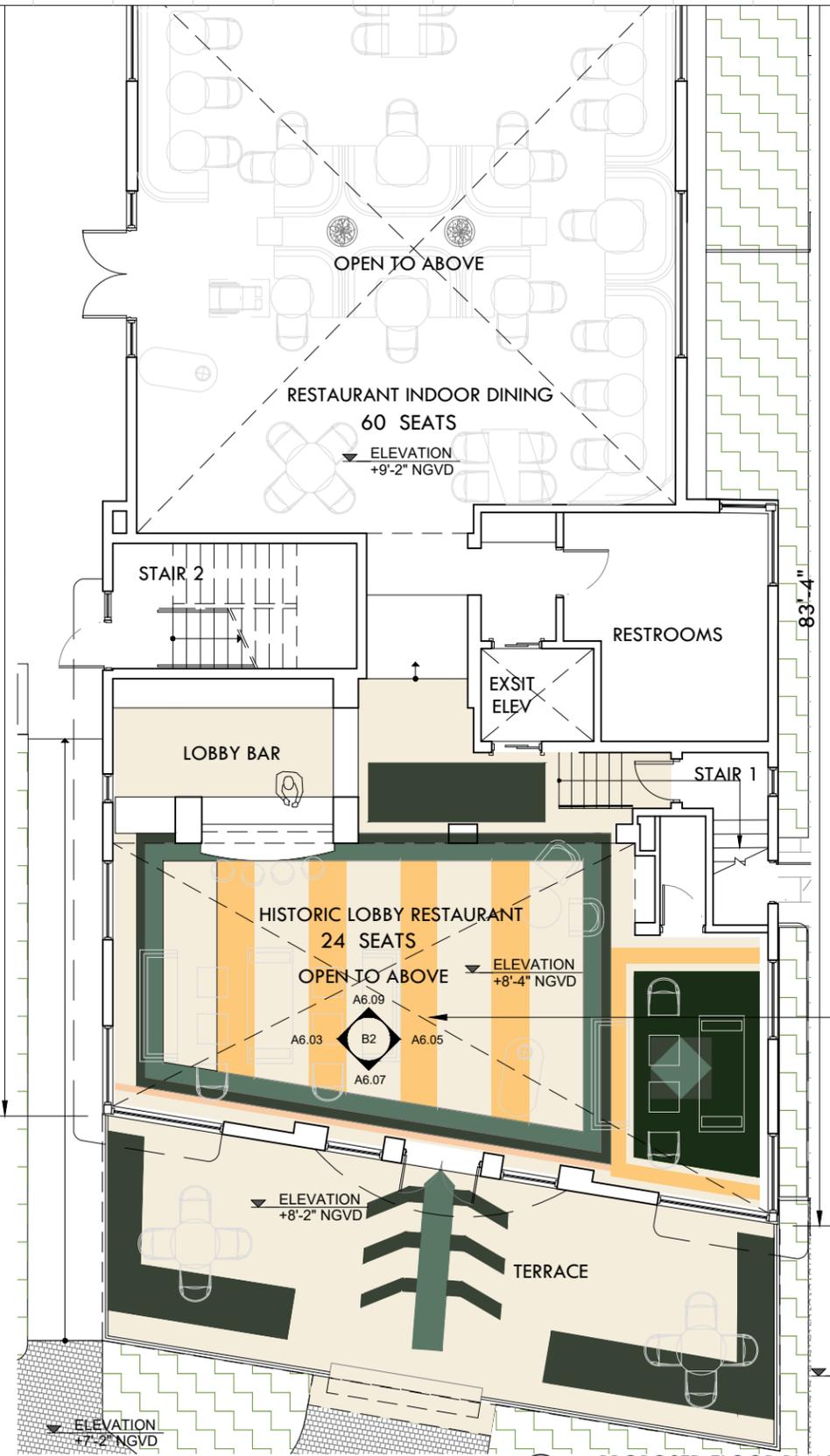
HISTORIC LOBBY
 THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A6.00
Scale	AS SHOWN		
Project	1901		



DEMO FLOOR PLAN - ENLARGED

SCALE: 3/32"=1'-0"



PROPOSED FLOOR PLAN - ENLARGED

SCALE: 3/32"=1'-0"

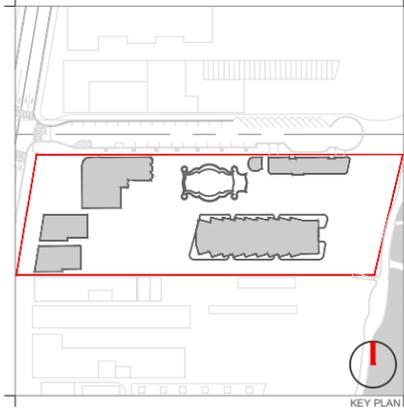
DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS & SLAB ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING TO BE REMOVED

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1 EXISTING DOOR / WINDOW TO REMAIN 2 EXISTING DOOR / WINDOW TO BE REPLACED 3 EXISTING CMU BLOCK TO BE REMOVED | <ul style="list-style-type: none"> 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED 6 EXISTING DOOR / WINDOW TO BE REMOVED | <ul style="list-style-type: none"> 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN 9 EXISTING COLUMNS TO BE REMOVED 10 EXISTING STEPS TO BE REMOVED |
|---|---|--|

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.
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HISTORIC LOBBY THE RICHMOND

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Project	1901		

SHADED AREA FOR HEIGHT REFERENCE ONLY

RESTORE HISTORICAL WINDOWS
& ORIGINAL MUNTINS/ TYP.

LIGHT COVE
AROUND EDGE

LOBBY BAR

STAIR BEYOND

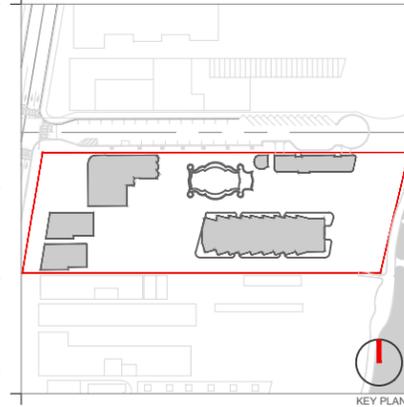
PRESERVE AND RESTORE
HISTORIC TERRAZZO

INVESTIGATE FURTHER IF
BASEBOARD IS HISTORIC

RESTORE RECEPTION DESK TO
MATCH HISTORICAL

PROPOSED LOBBY - NORTH ELEVATION

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



KEY PLAN

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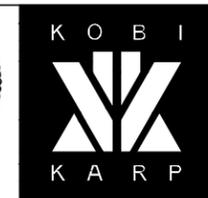
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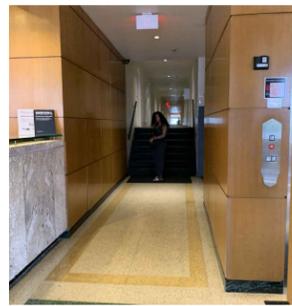


HISTORIC LOBBY - NORTH ELEVATION
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A6.04
Scale	AS SHOWN		
Project	1901		



A LOBBY VIEW - SOUTH



B EXTEND OF TERRAZZO FLOOR AT LOBBY



C EXISTING NON-HISTORIC WOOD PANELING



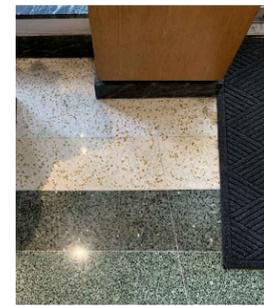
D RAILING AT TERRAZZO STAIR



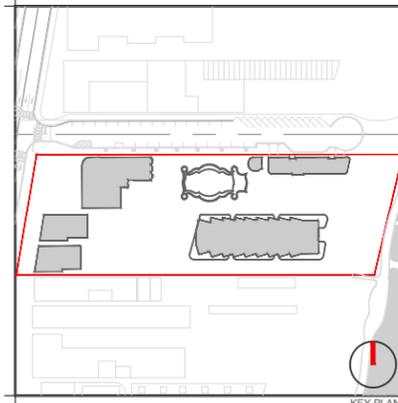
E TERRAZZO STAIR



F FURTHER INVESTIGATE IF NICHE IS HISTORIC

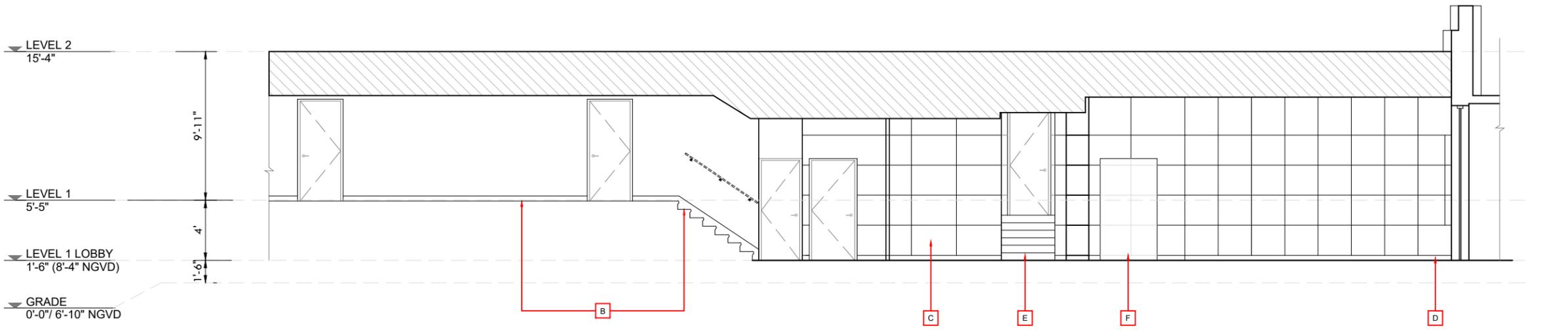


G BASEBOARD OVER NON-HISTORIC WOOD PANELING

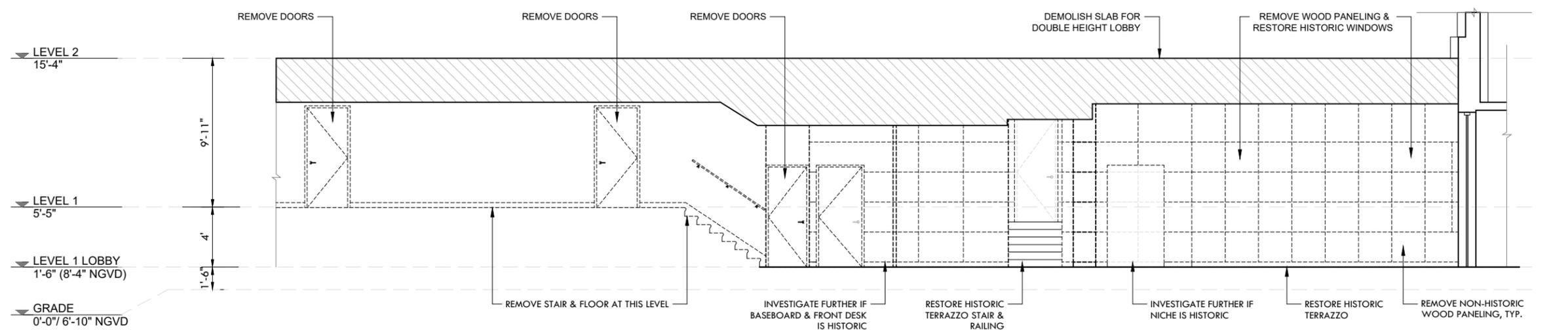


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EXISTING LOBBY - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



DEMO LOBBY - SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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HISTORIC LOBBY - SOUTH ELEVATION
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A6.05
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Project	1901		



A LOBBY VIEW NORTHWEST



B LOBBY VIEW SOUTHWEST



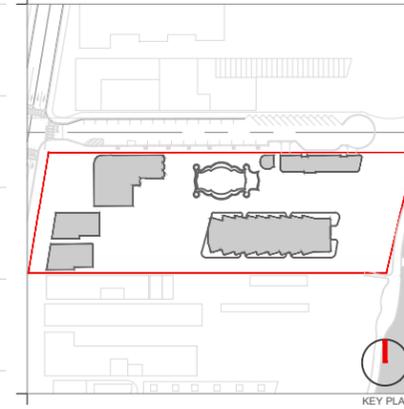
C LOBBY VIEW WEST



D EXISTING NON-HISTORIC WOOD PANELING



E HISTORIC TERRAZZO FLOORING



KEY PLAN

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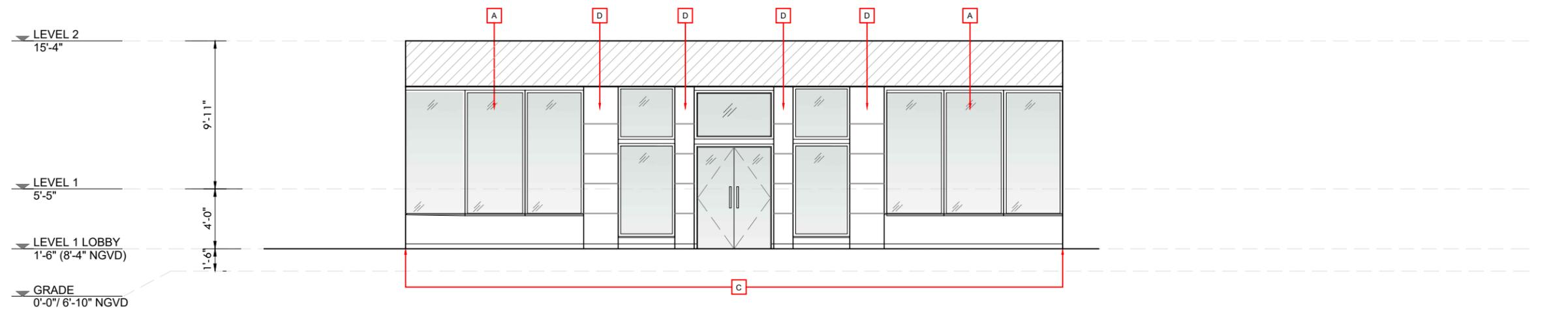
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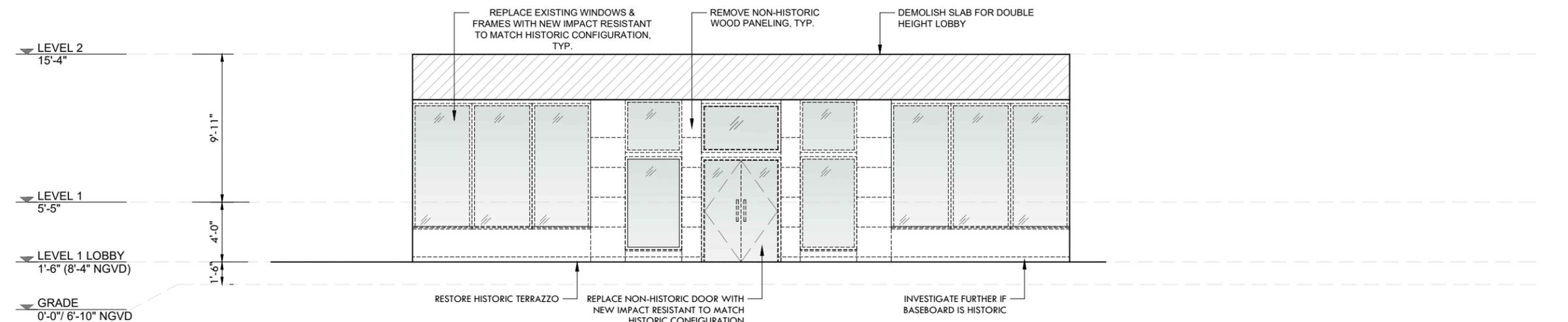
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HISTORIC LOBBY - WEST ELEVATION
 THE RICHMOND

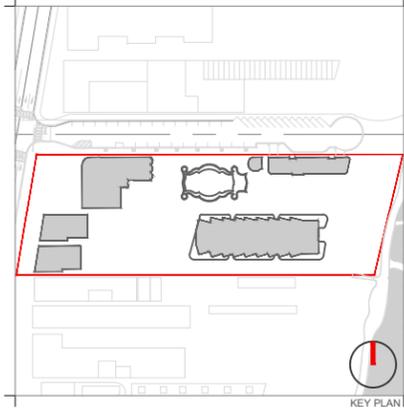
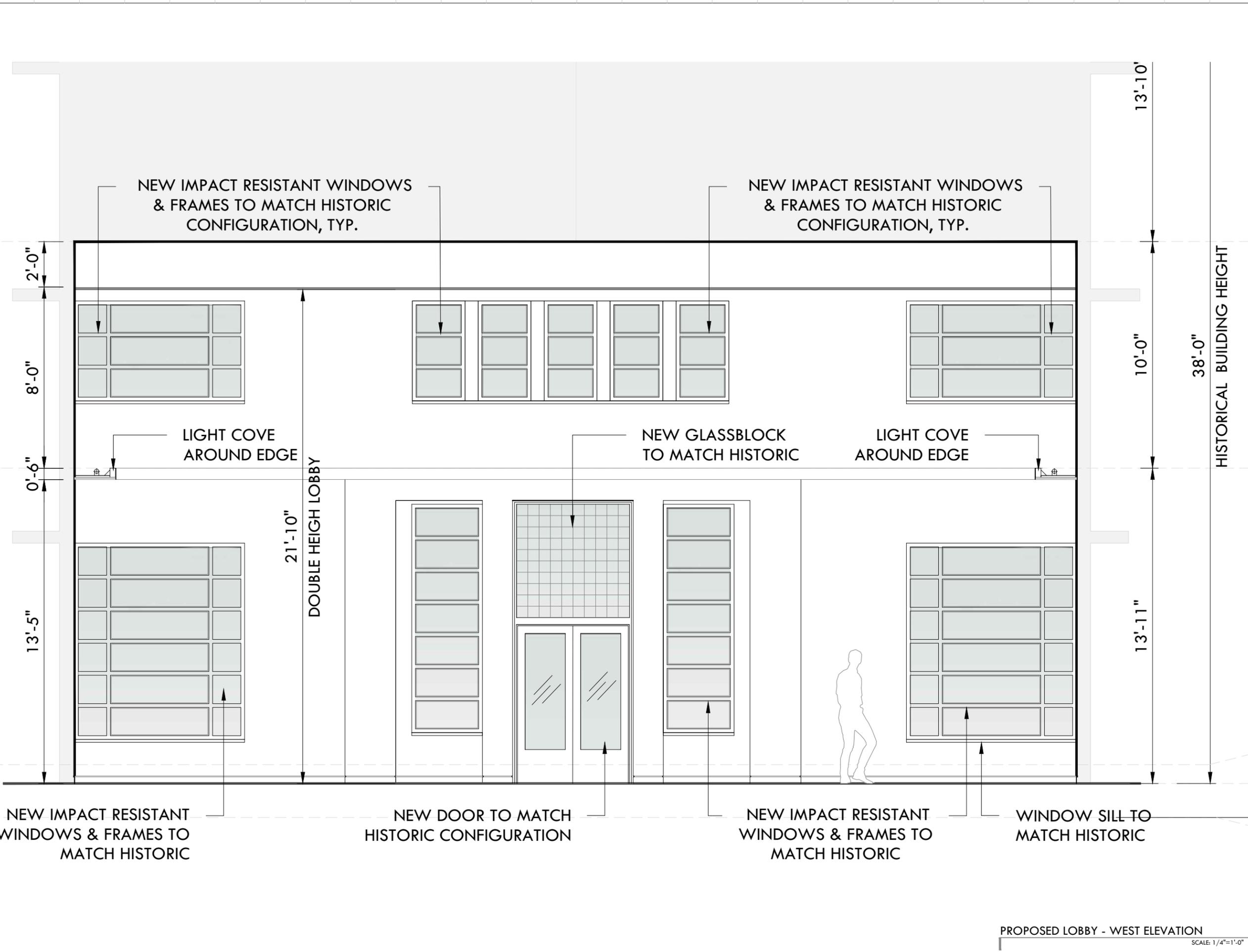


EXISTING LOBBY - WEST ELEVATION
 SCALE: 1/8"=1'-0"



DEMO LOBBY - WEST ELEVATION
 SCALE: 1/8"=1'-0"

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HISTORIC LOBBY - WEST ELEVATION
 THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A6.08
Scale	AS SHOWN		
Project	1901		

PROPOSED LOBBY - WEST ELEVATION
 SCALE: 1/4"=1'-0"



A LOBBY VIEW EAST



B LOBBY STAIRS TO UPPER LEVEL 1



C WOOD PANELING & LIGHT SCONCE



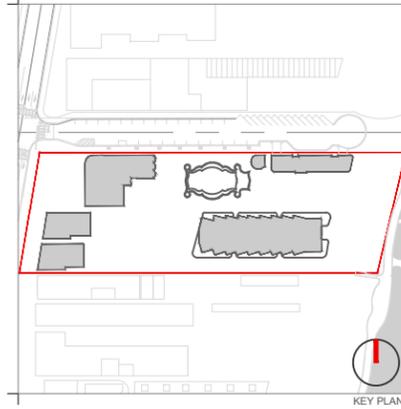
D ELEVATOR DETAIL



E ELEVATOR CALL BUTTONS PLATE



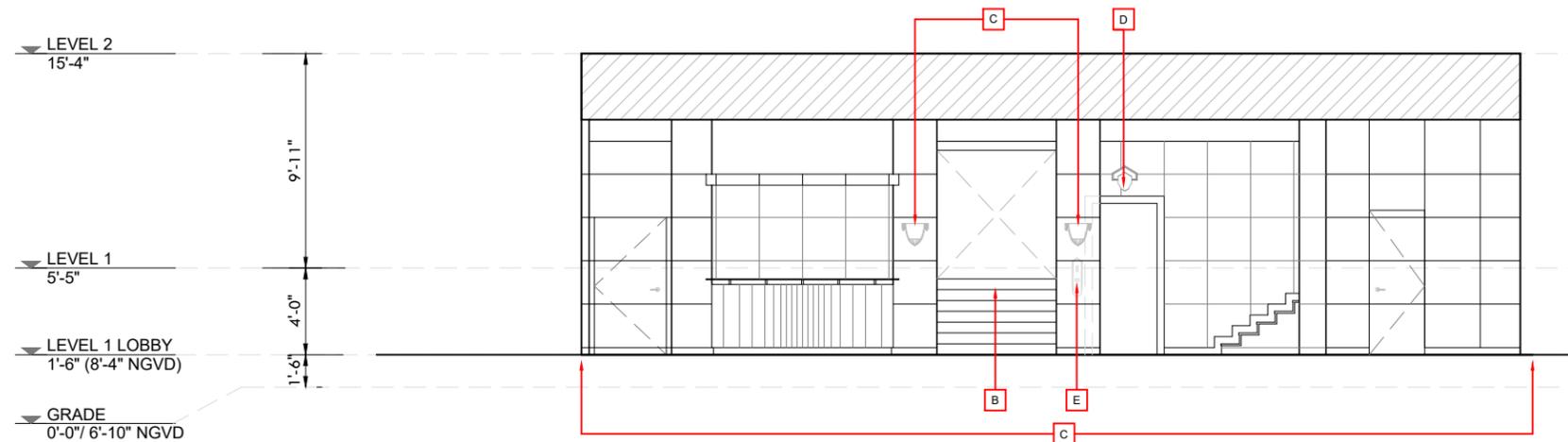
F RAILING AT TERRAZZO STAIR



KEY PLAN

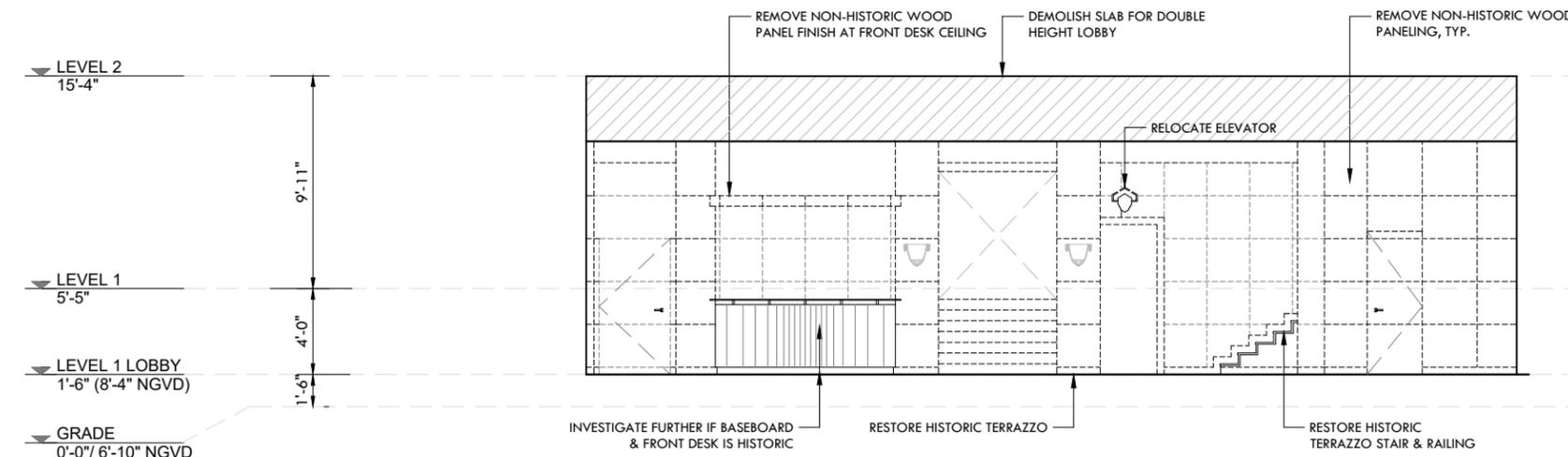
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EXISTING LOBBY - EAST ELEVATION

SCALE: 1/8"=1'-0"



DEMO LOBBY - EAST ELEVATION

SCALE: 1/8"=1'-0"

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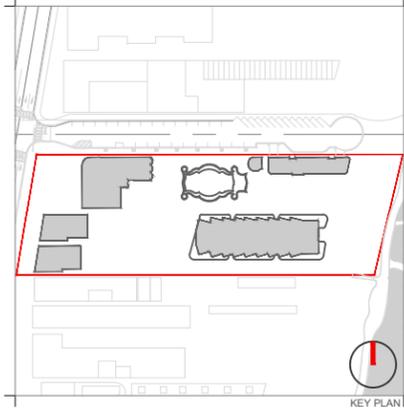
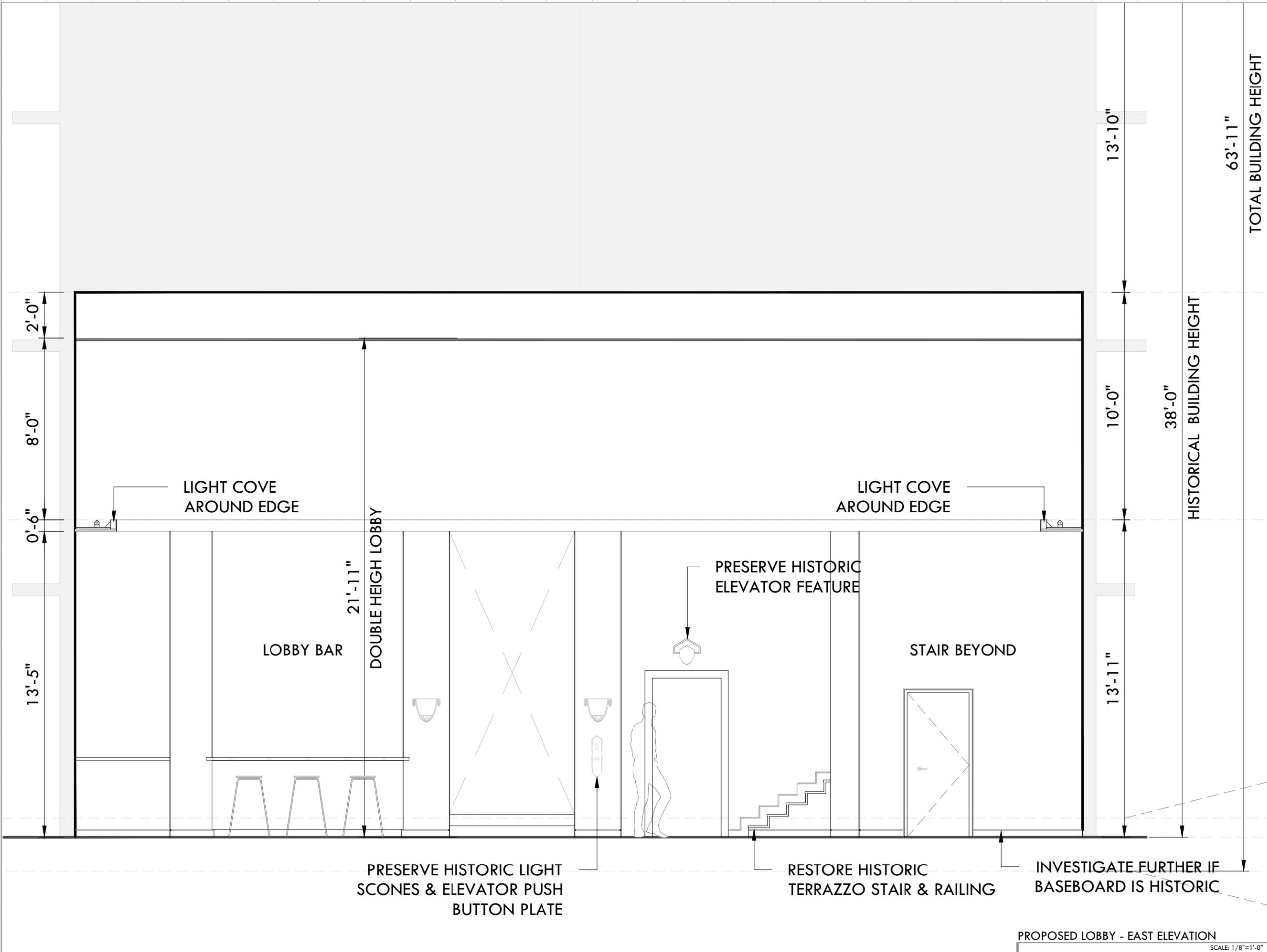


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HISTORIC LOBBY - EAST ELEVATION
THE RICHMOND

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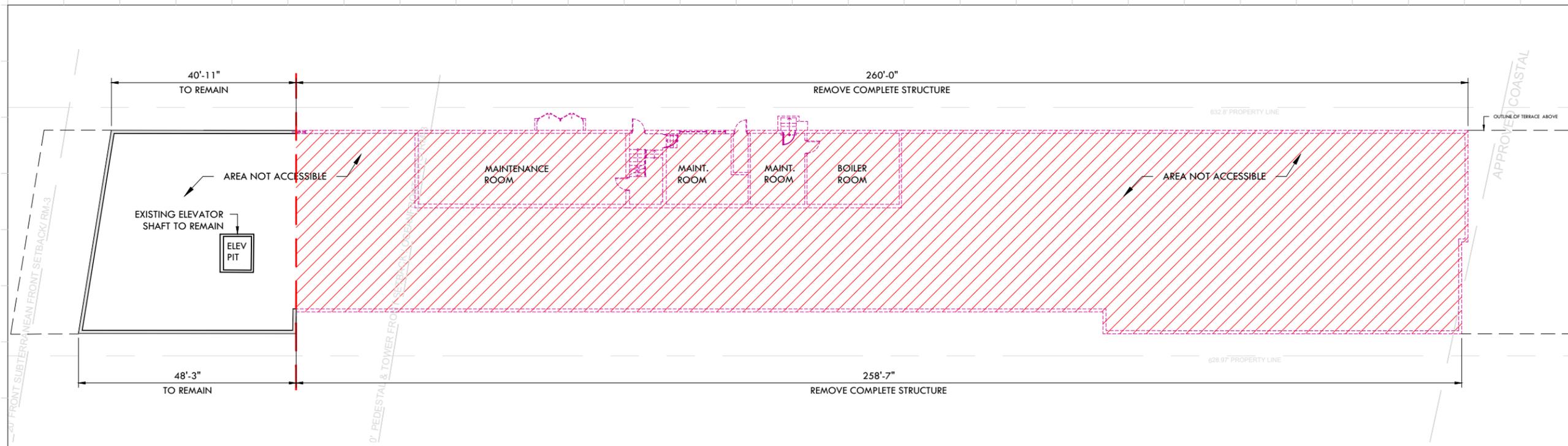
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HISTORIC LOBBY - EAST ELEVATION
 THE RICHMOND

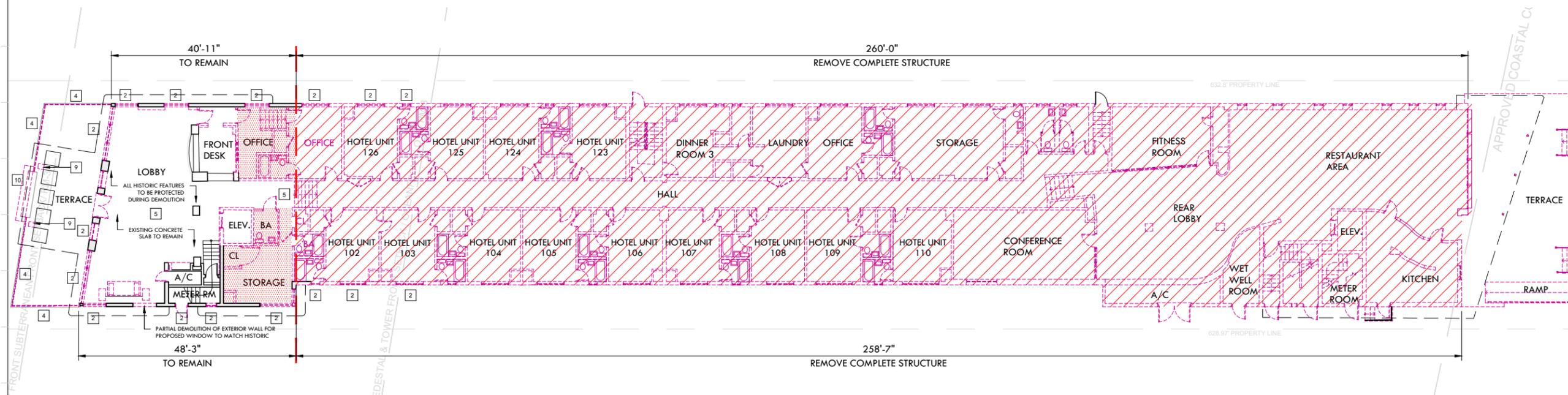
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PROPOSED LOBBY - EAST ELEVATION
 SCALE: 1/8"=1'-0"



DEMO FLOOR PLAN - LEVEL 0

SCALE: N.T.S.



DEMO FLOOR PLAN - LEVEL 1

SCALE: N.T.S.

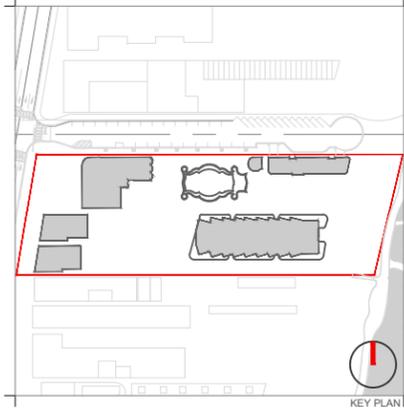
DEMOLITION LEGEND

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- REMOVE INTERIOR PARTITION WALLS & SLAB ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING TO BE REMOVED

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

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Consultant:
Name:
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Tel:
Email:

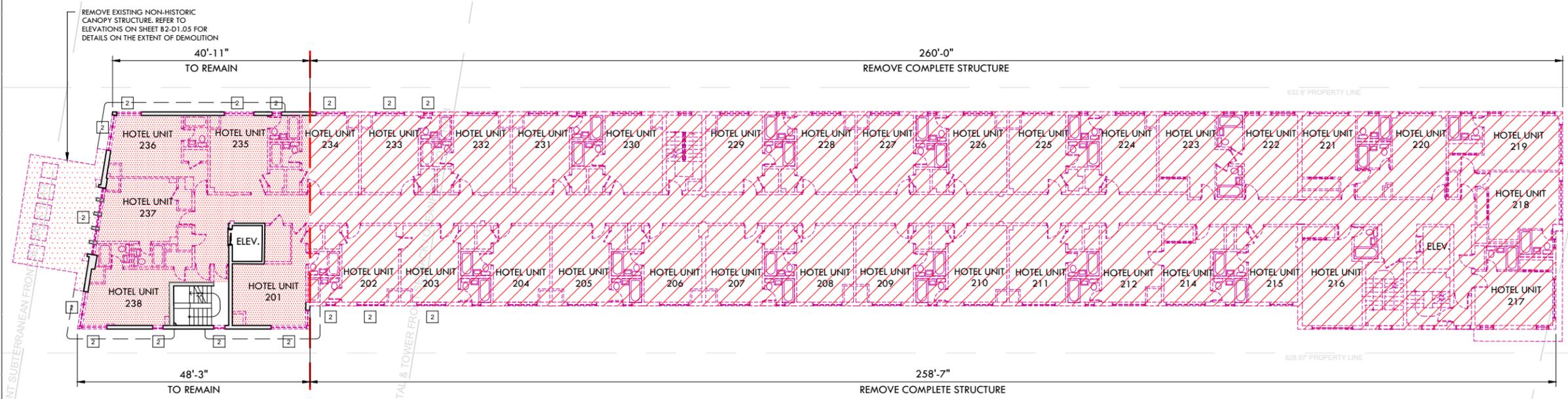
Consultant:
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Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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Fax: +1(305) 573 3766

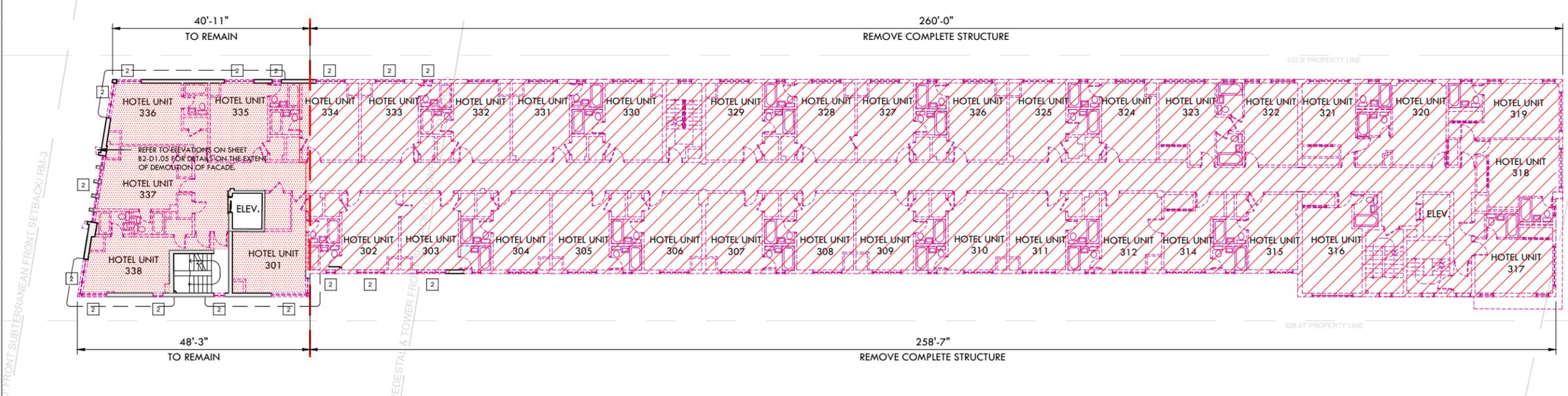


DEMOLITION FLOOR PLAN
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.
Scale	AS SHOWN	B2-D1.00
Project	1901	



DEMO FLOOR PLAN - LEVEL 2
SCALE: N.T.S.



DEMO FLOOR PLAN - LEVEL 3
SCALE: N.T.S.

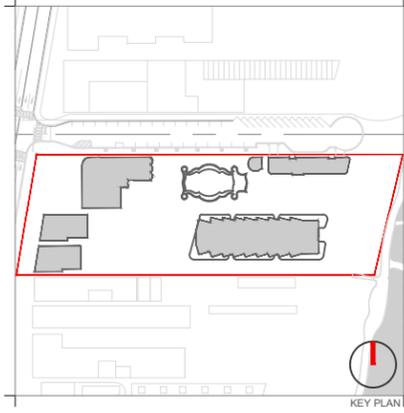
DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS & SLAB ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING TO BE REMOVED

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

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.
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- 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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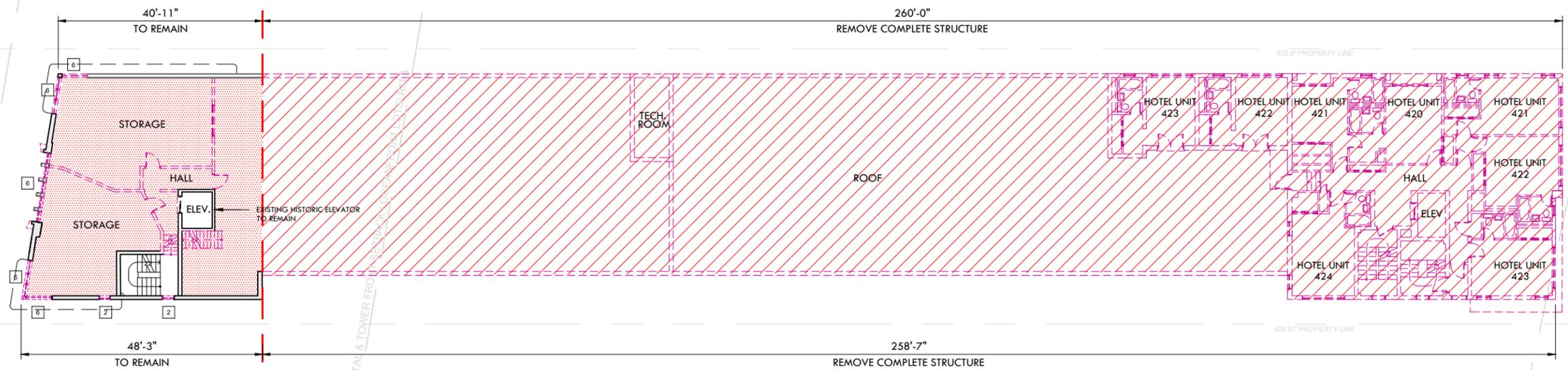
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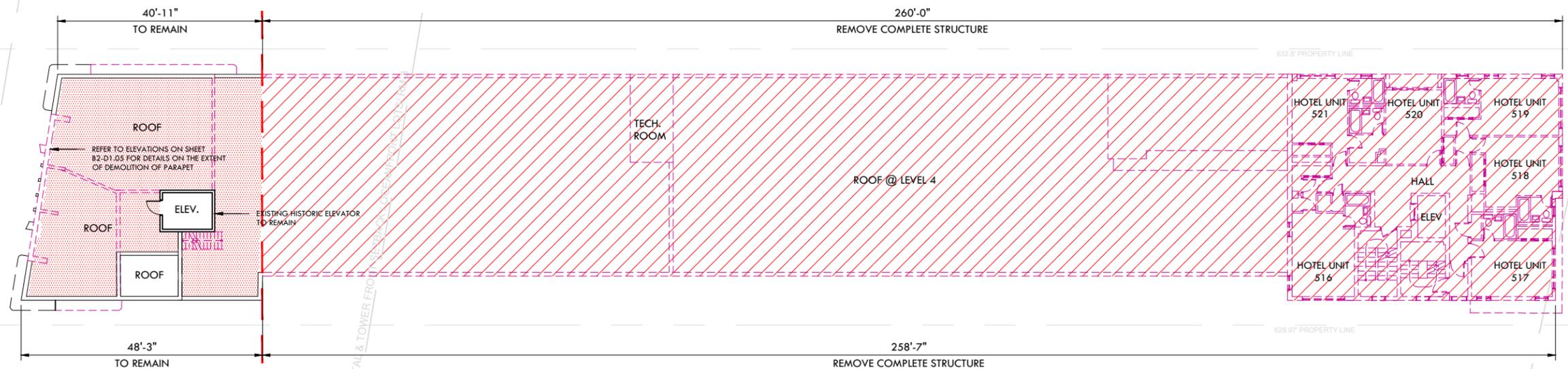
DEMO FLOOR PLAN
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-D1.01
Scale	AS SHOWN		
Project	1901		



DEMO FLOOR PLAN - LEVEL 4

SCALE: N.T.S.



DEMO FLOOR PLAN - LEVEL 5

SCALE: N.T.S.

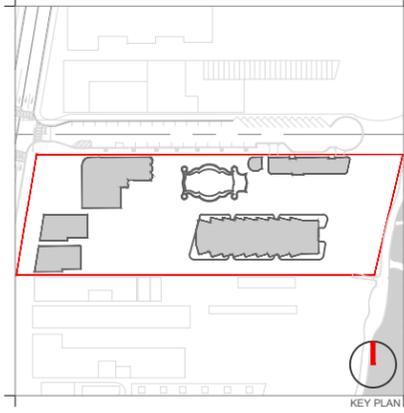
DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS & SLAB ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING TO BE REMOVED

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1 EXISTING DOOR / WINDOW TO REMAIN 2 EXISTING DOOR / WINDOW TO BE REPLACED 3 EXISTING CMU BLOCK TO BE REMOVED | <ul style="list-style-type: none"> 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED 6 EXISTING DOOR / WINDOW TO BE REMOVED | <ul style="list-style-type: none"> 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN 9 EXISTING COLUMNS TO BE REMOVED 10 EXISTING STEPS TO BE REMOVED |
|---|---|--|

DEMOLITION GENERAL NOTES

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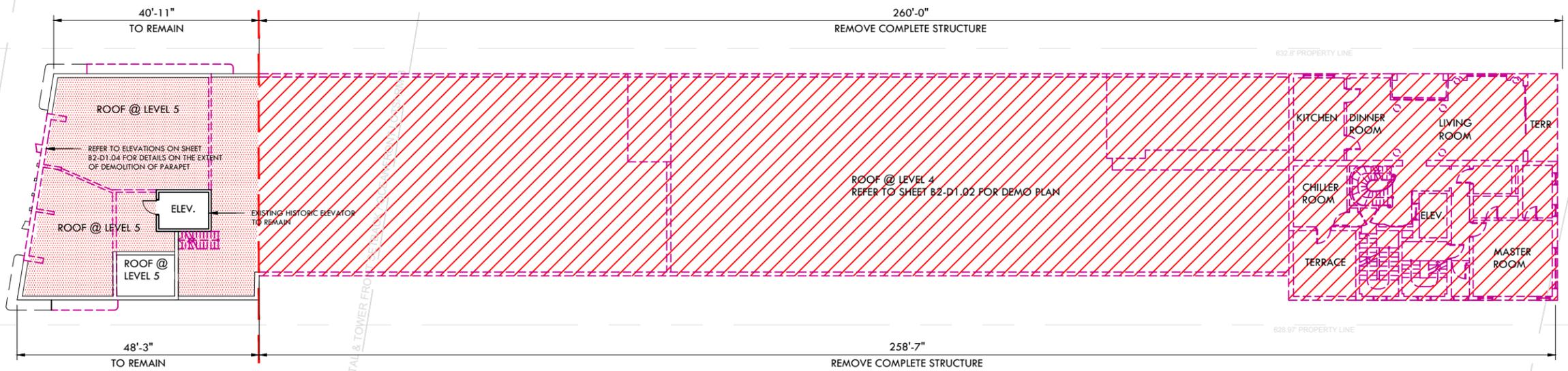
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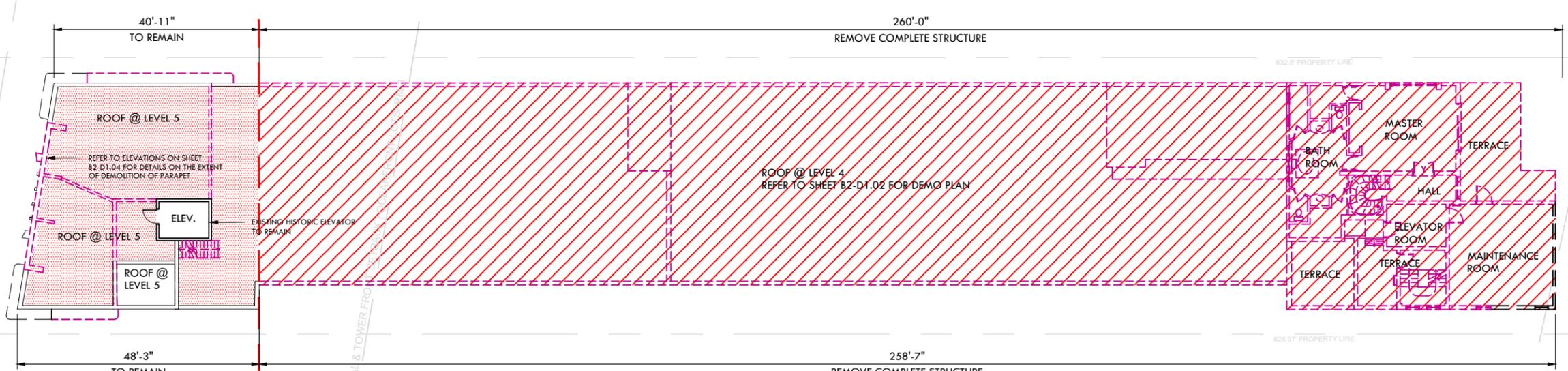


DEMO FLOOR PLAN
 THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-D1.02
Scale	AS SHOWN		
Project	1901		



DEMO FLOOR PLAN - LEVEL 6
SCALE: N.T.S.



DEMO FLOOR PLAN - LEVEL 7
SCALE: N.T.S.

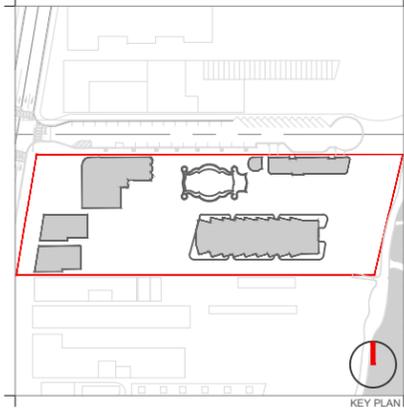
DEMOLITION LEGEND

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- EXISTING TO BE REMOVED

- | | | |
|---|--|--|
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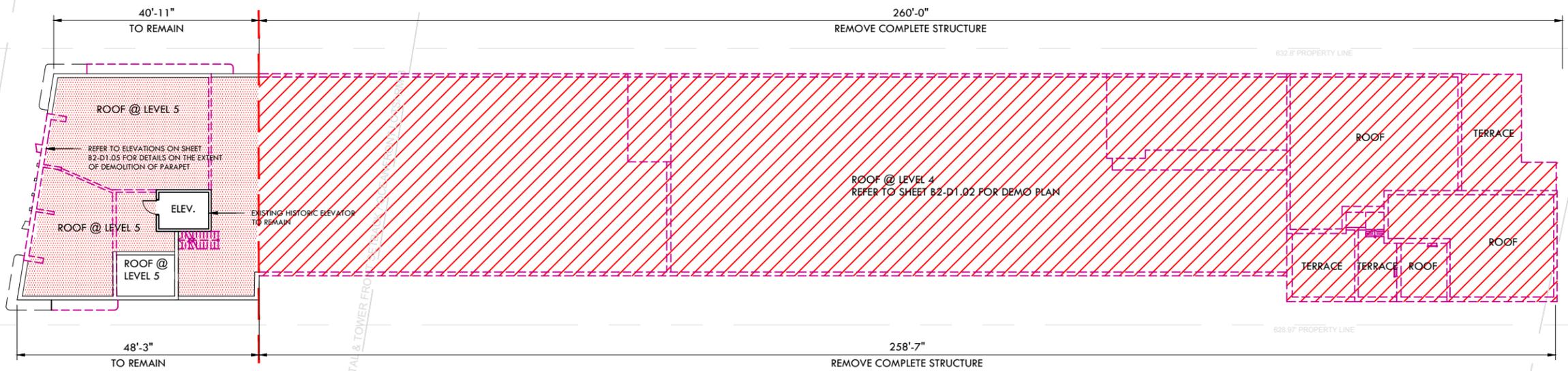
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DEMO FLOOR PLAN
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-D1.03
Scale	AS SHOWN		
Project	1901		

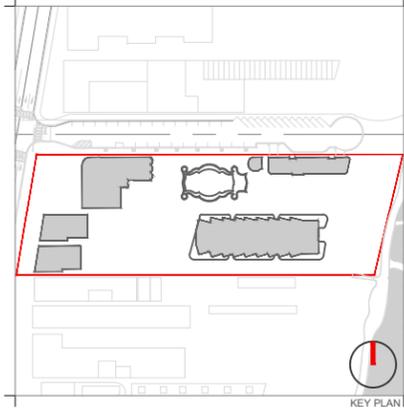


DEMO FLOOR PLAN - ROOF LEVEL
SCALE: N.T.S.

40' FRONT SUBTERRANEAN FRONT SETBACK/ RM43

PEDESTAL & TOWER FRONT SETBACK/ RM43

APPROVED COASTAL C



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DEMOLITION LEGEND

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

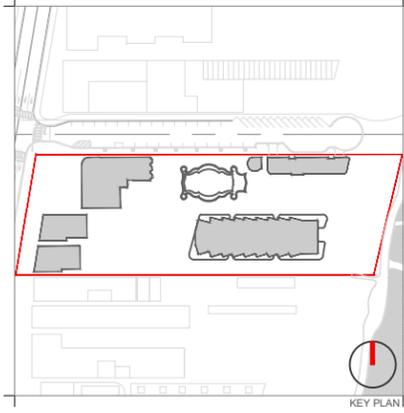
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1 EXISTING DOOR / WINDOW TO REMAIN 2 EXISTING DOOR / WINDOW TO BE REPLACED 3 EXISTING CMU BLOCK TO BE REMOVED | <ul style="list-style-type: none"> 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED 6 EXISTING DOOR / WINDOW TO BE REMOVED | <ul style="list-style-type: none"> 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN 9 EXISTING COLUMNS TO BE REMOVED 10 EXISTING STEPS TO BE REMOVED |
|---|---|--|

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DEMO FLOOR PLAN
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-D1.04
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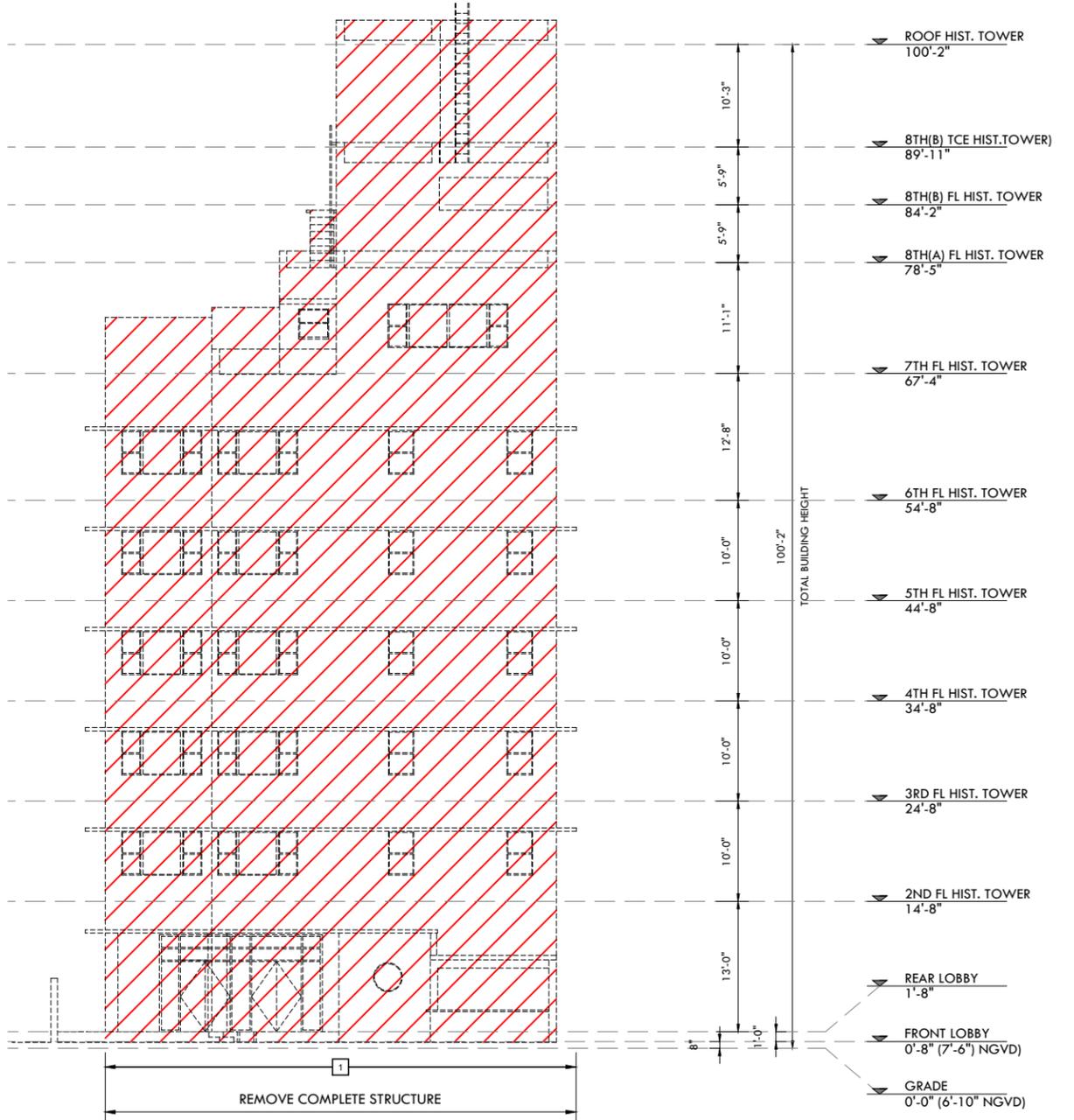
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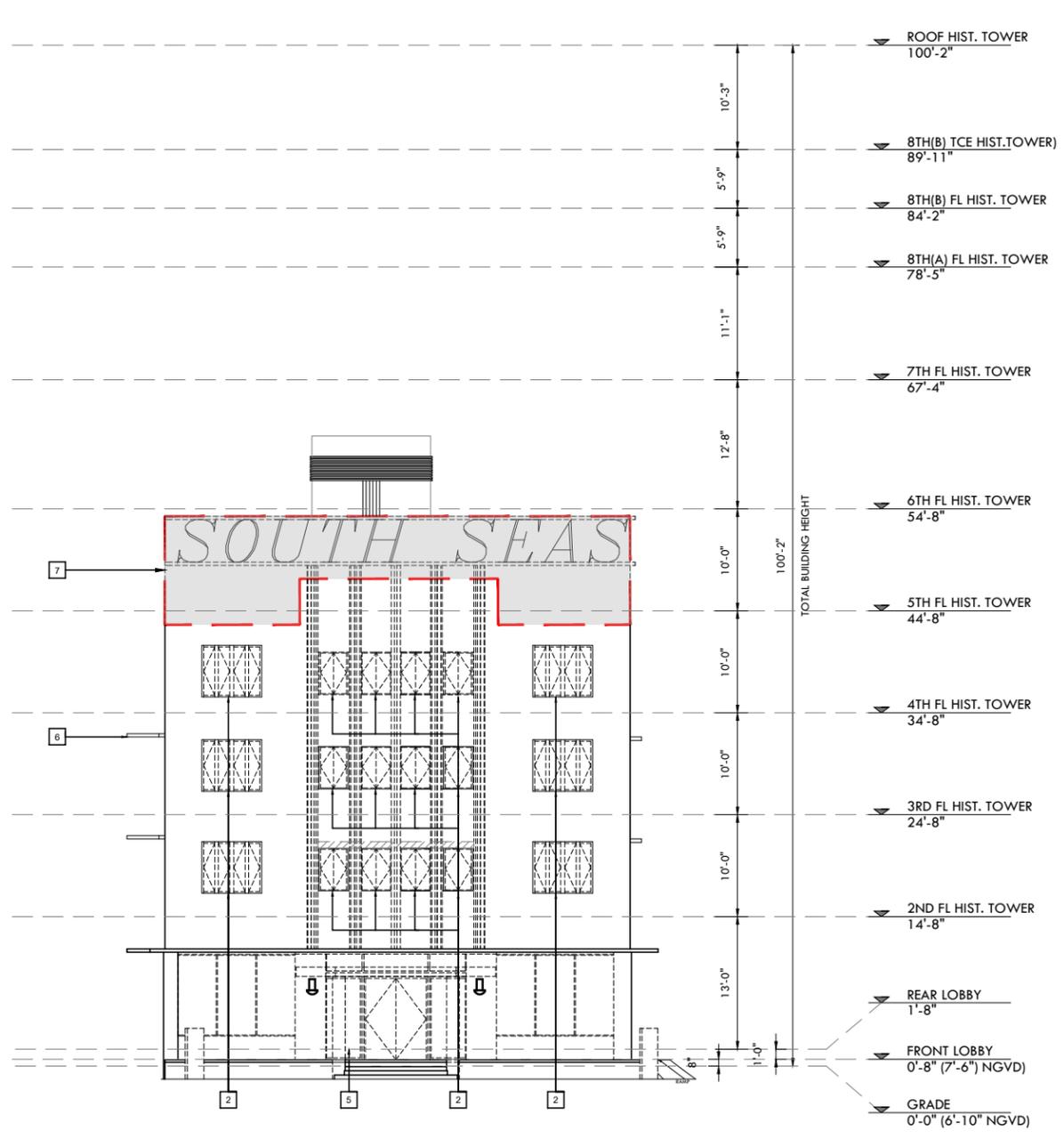


DEMO ELEVATIONS
 THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-D1.05
Scale	AS SHOWN		
Project	1901		



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



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

DEMOLITION LEGEND

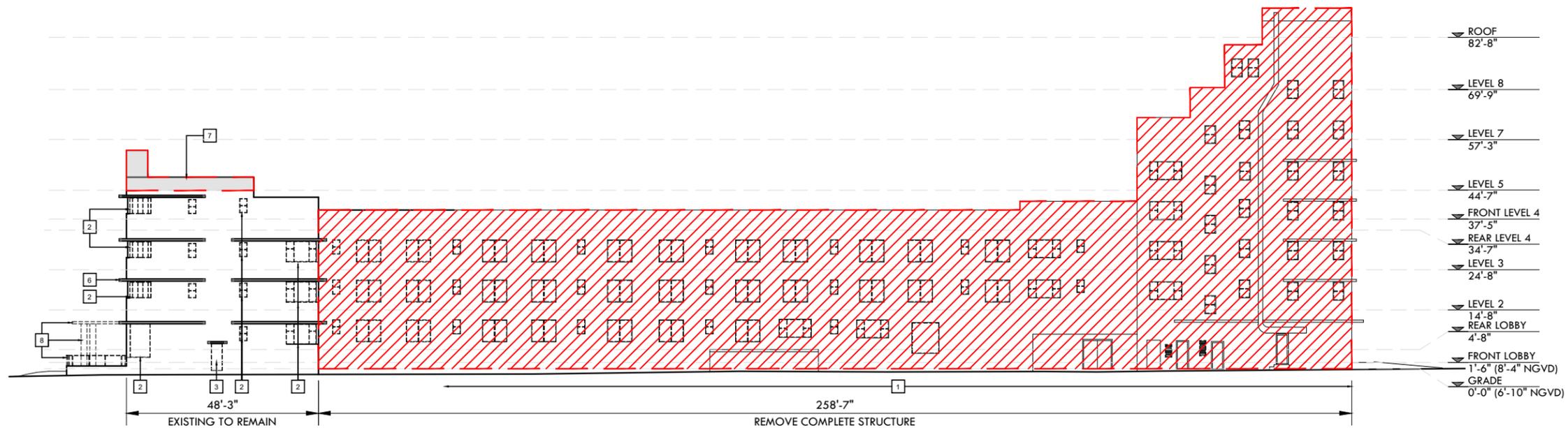
- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING WALL TO BE REMOVED
- PREVIOUSLY APPROVED DEMOLITION
- NEW REQUEST DEMOLITION
- 1 EXISTING DOOR / WINDOW TO REMAIN
- 2 EXISTING DOOR / WINDOW TO BE REPLACED
- 3 EXISTING CMU BLOCK TO BE REMOVED
- 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
- 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
- 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

DEMOLITION GENERAL NOTES

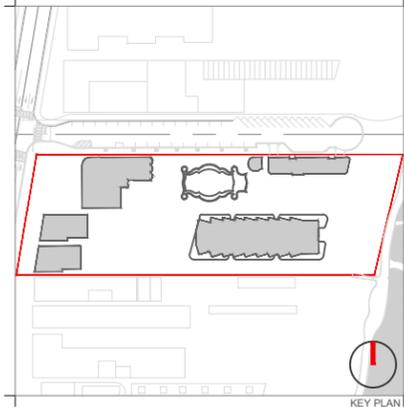
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DEMO ELEVATION - NORTH
SCALE: 1/32" = 1'-0"



DEMO ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



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DEMO ELEVATION
THE RICHMOND

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Project	1901		

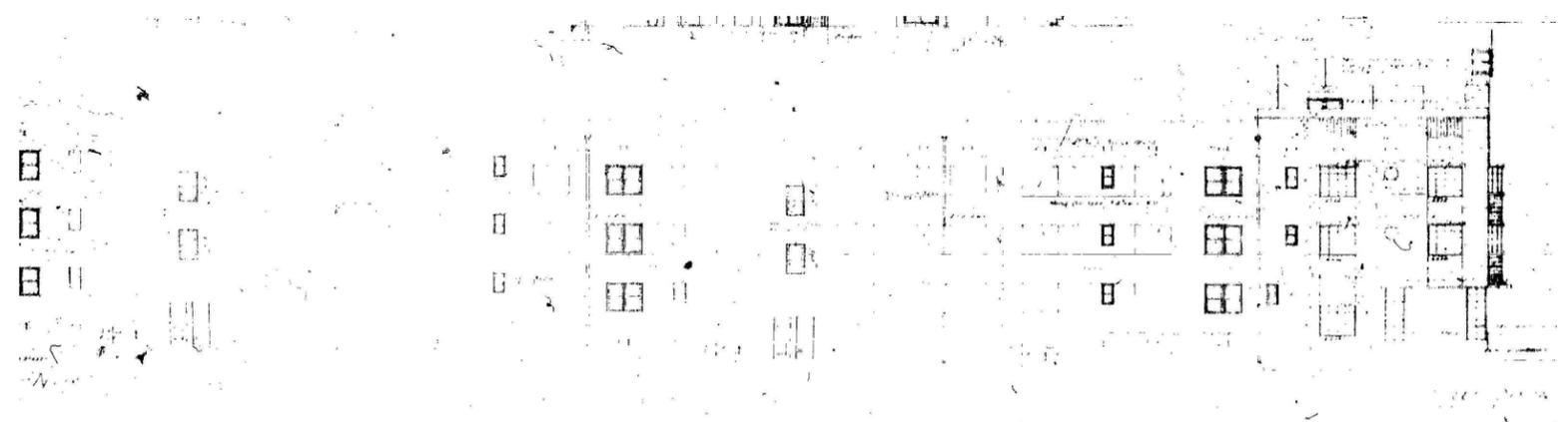
DEMOLITION LEGEND

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

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

DEMOLITION GENERAL NOTES

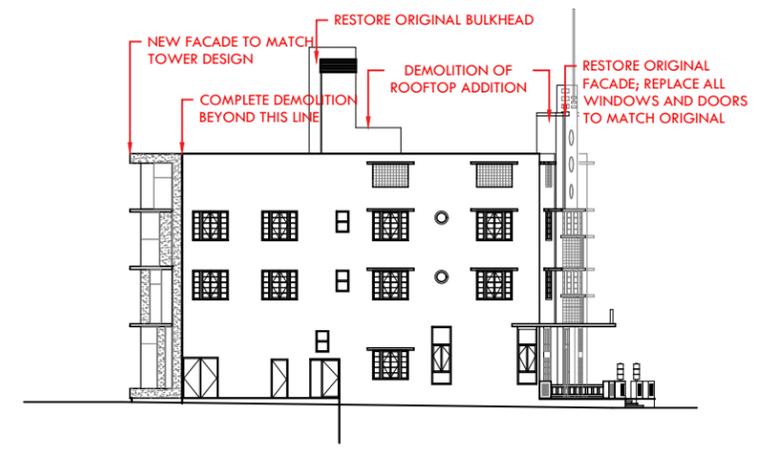
- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.



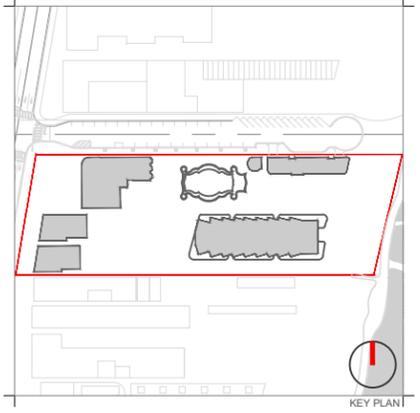
1 MICROFILM - 1940 ORIGINAL ELEVATION - NORTH
 LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



2 EXISTING ELEVATION - NORTH
 SCALE: 1/32" = 1'-0"



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



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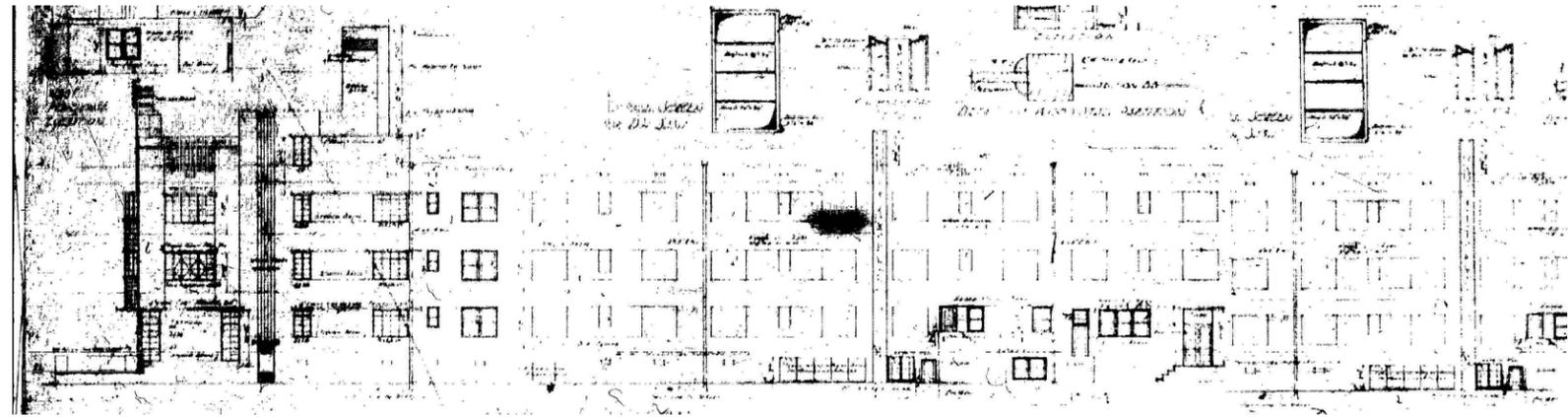
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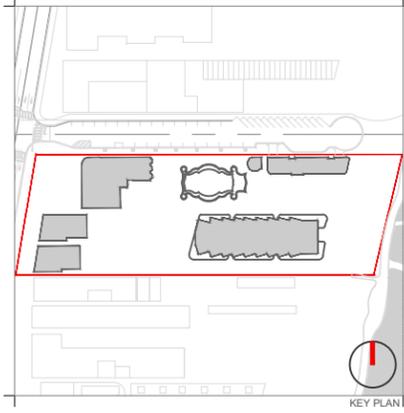


ELEVATIONS COMPARISON
 THE SOUTH SEAS

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Scale	AS SHOWN		
Project	1901		



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



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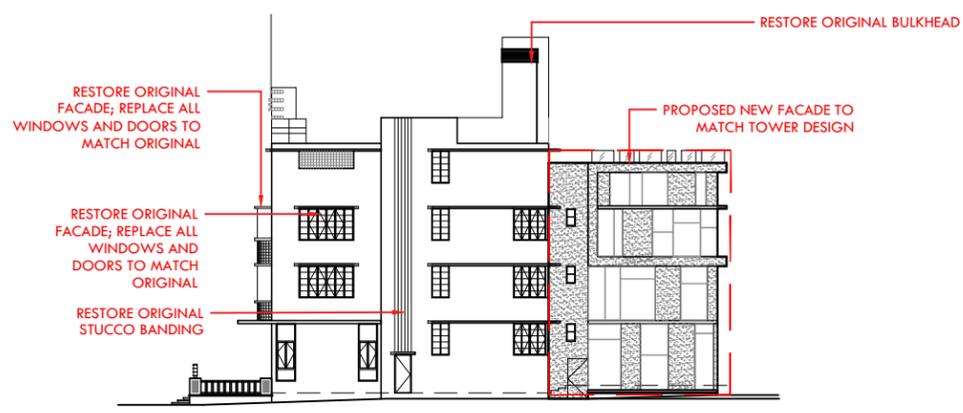


ELEVATIONS COMPARISON
THE SOUTH SEAS

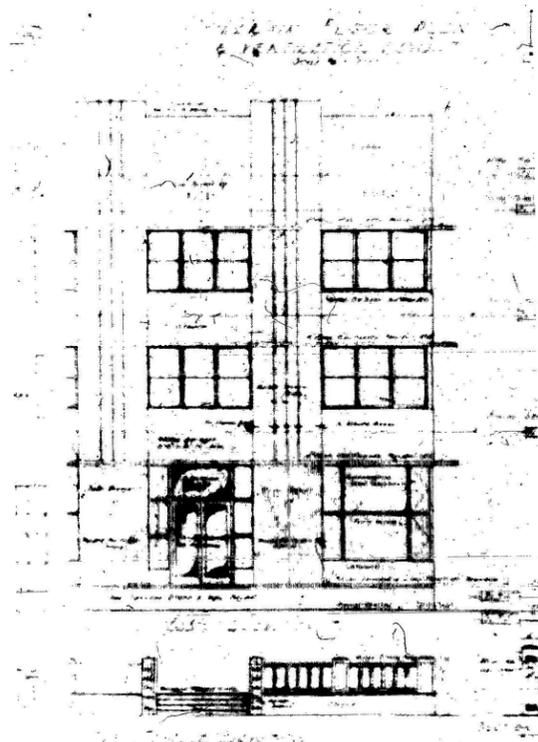
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Project	1901		



2 EXISTING ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



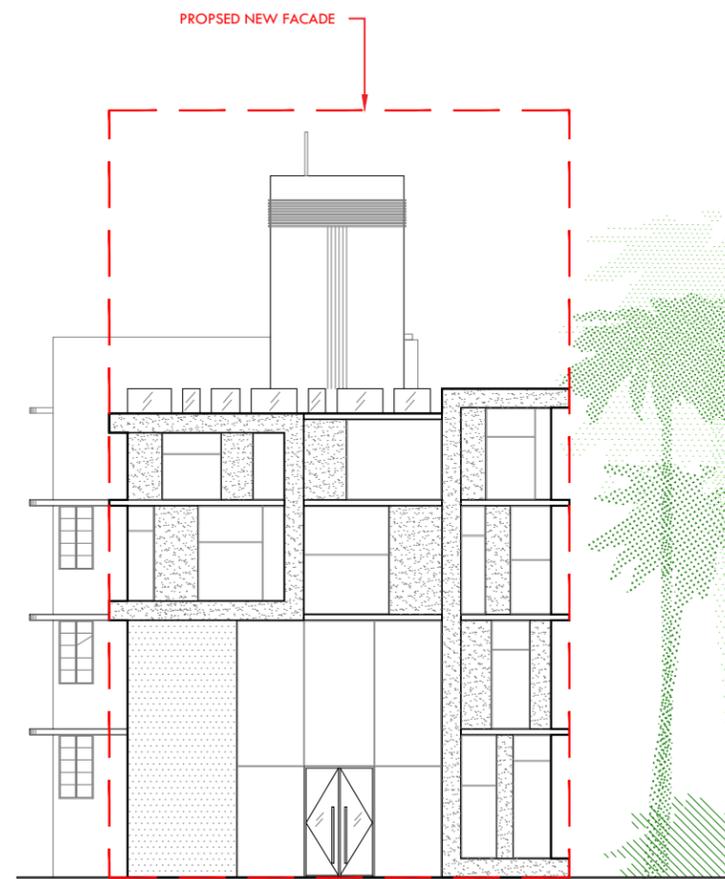
3 PROPOSED ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



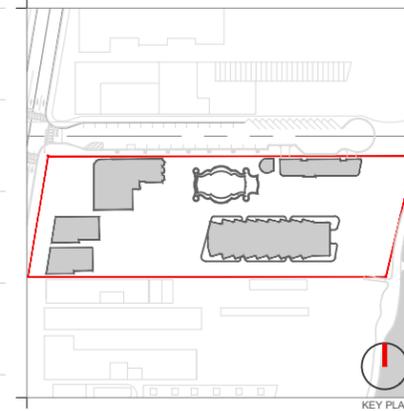
1 MICROFILM - 1940 ORIGINAL ELEVATION - EAST
LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



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



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



KEY PLAN

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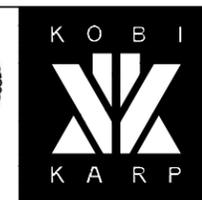
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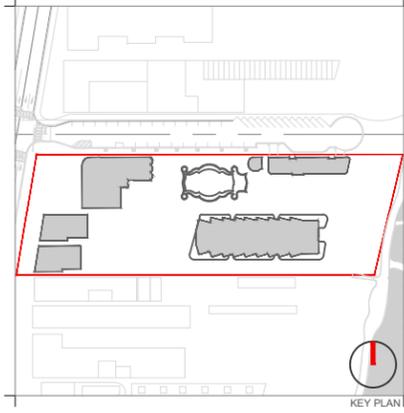
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ELEVATIONS COMPARISON
THE SOUTH SEAS

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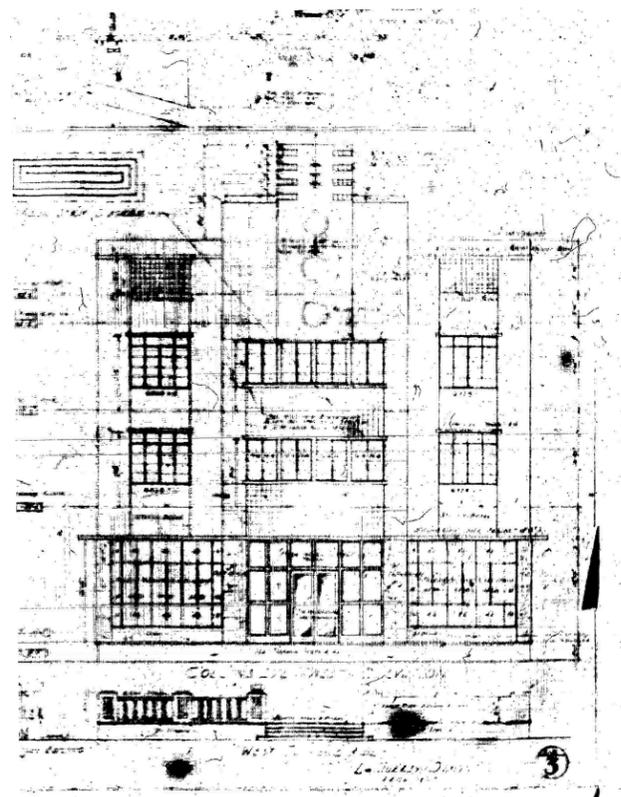
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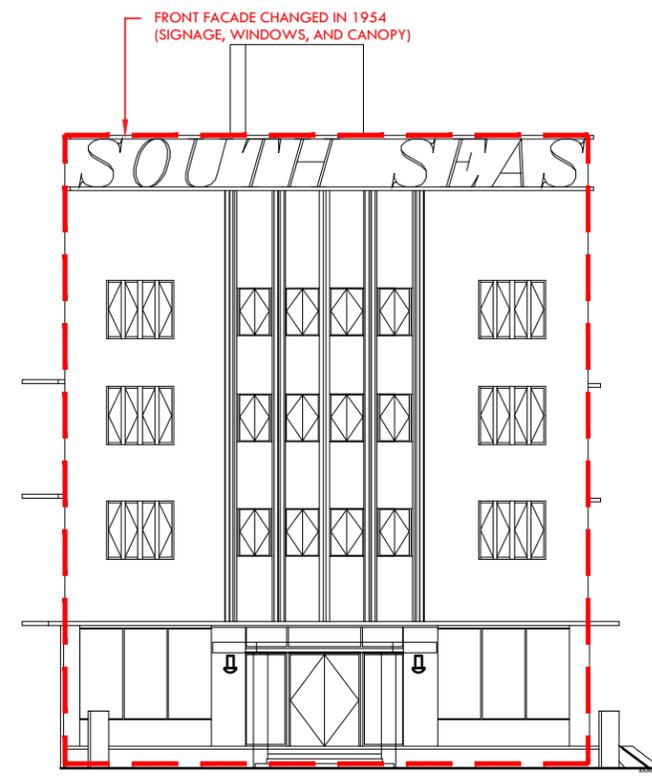


ELEVATIONS COMPARISON
 THE SOUTH SEAS

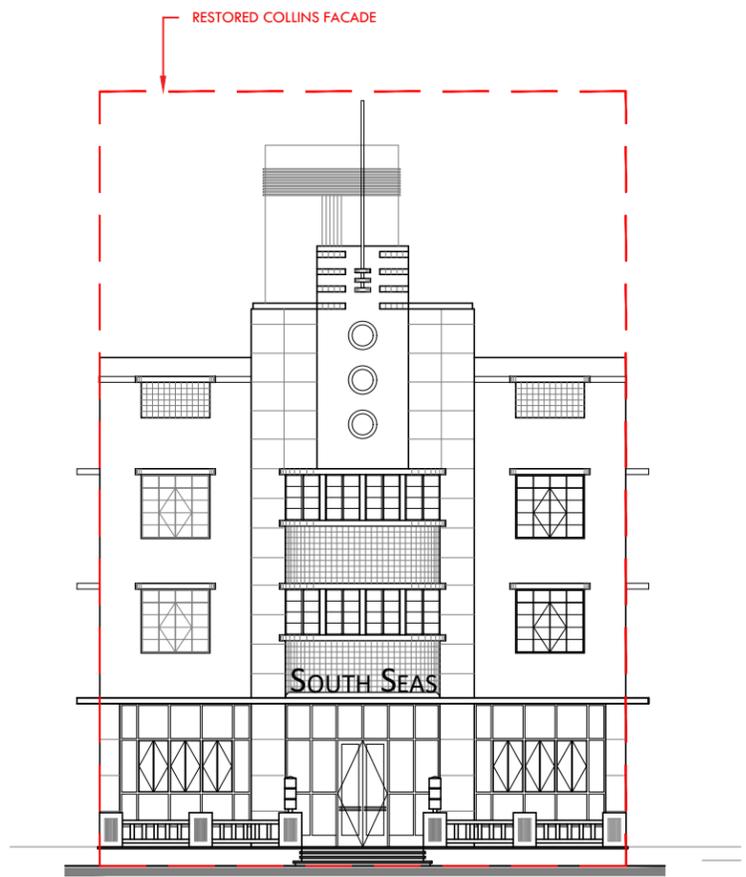
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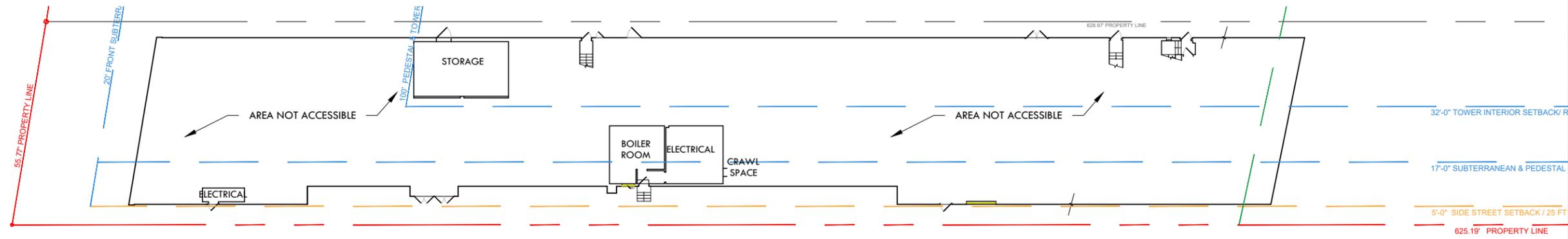
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 LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



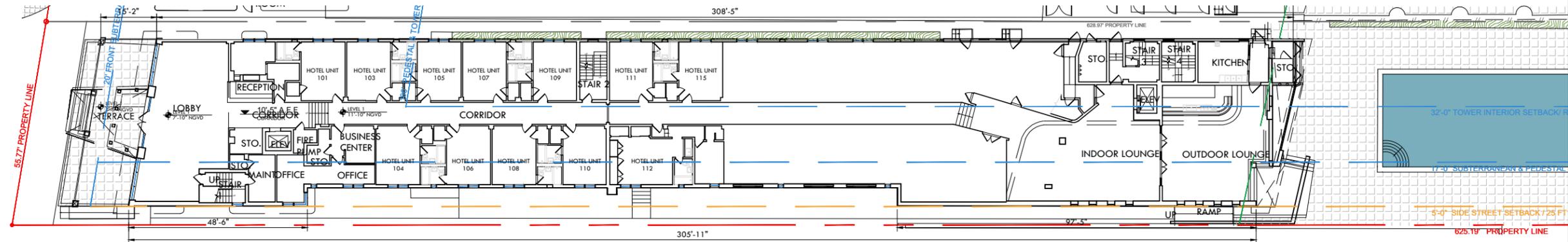
2 EXISTING ELEVATION - WEST
 SCALE: 1/16" = 1'-0"



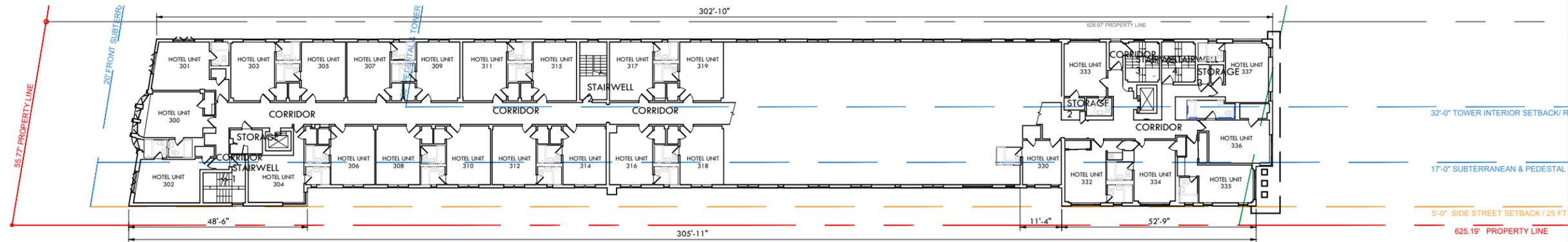
3 PROPOSED ELEVATION - WEST
 SCALE: 1/16" = 1'-0"



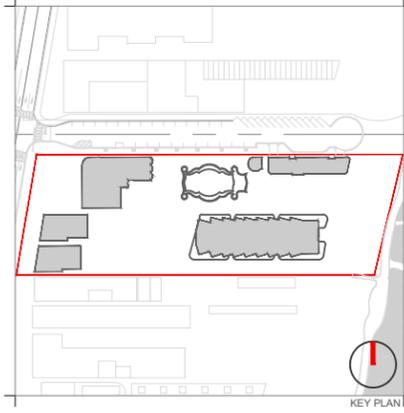
EXISTING FLOOR PLAN - LEVEL 0
SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 1
SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 2-3
SCALE: 1/32" = 1'-0"



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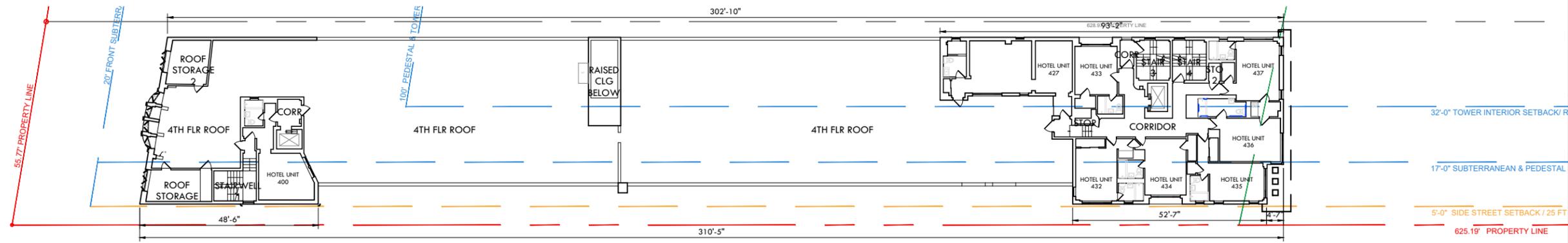
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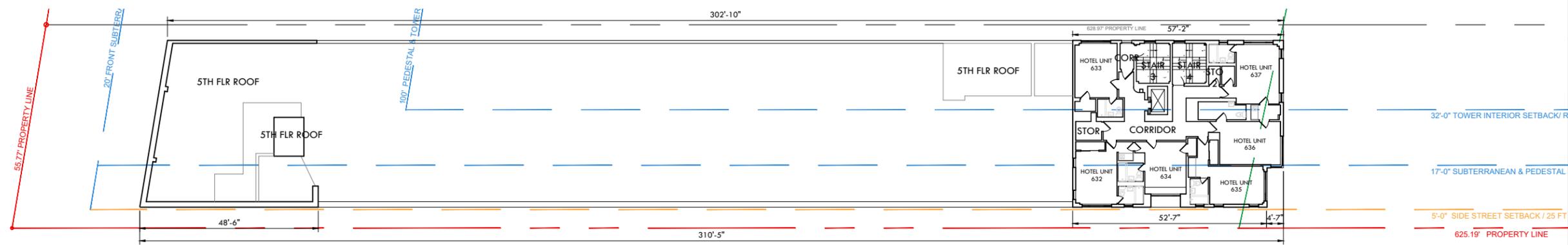


EXISTING FLOOR PLAN
THE SOUTH SEAS

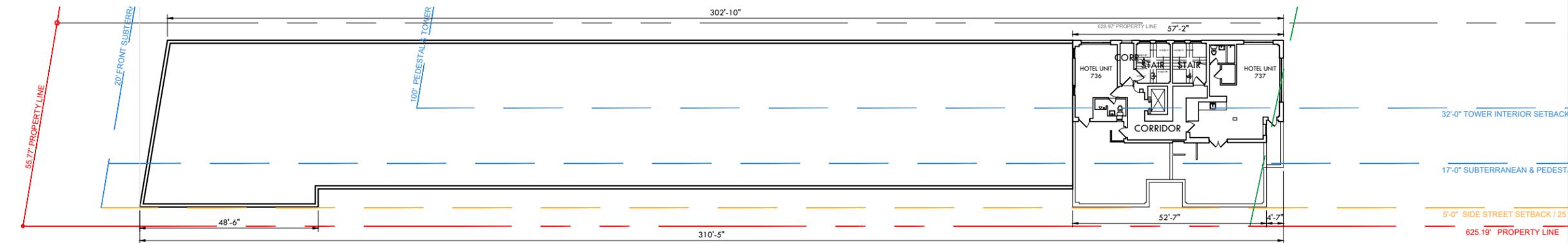
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Project	1901		



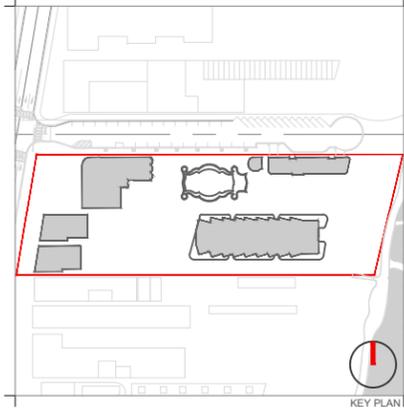
EXISTING FLOOR PLAN - LEVEL 4
SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 5-6
SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 7
SCALE: 1/32" = 1'-0"



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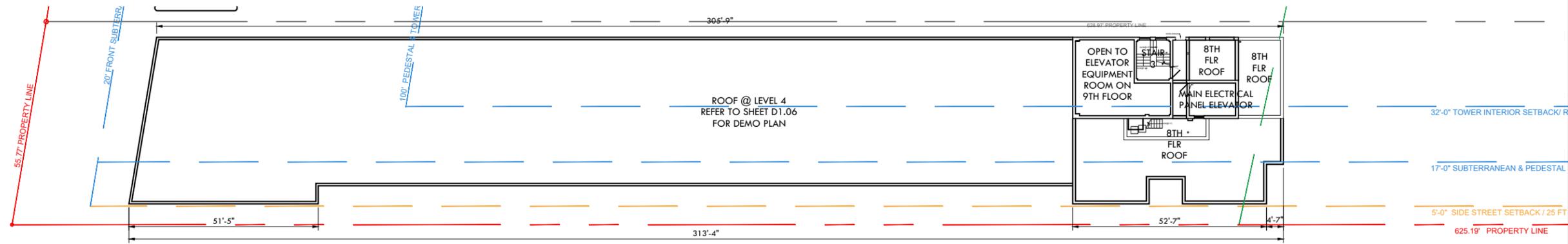
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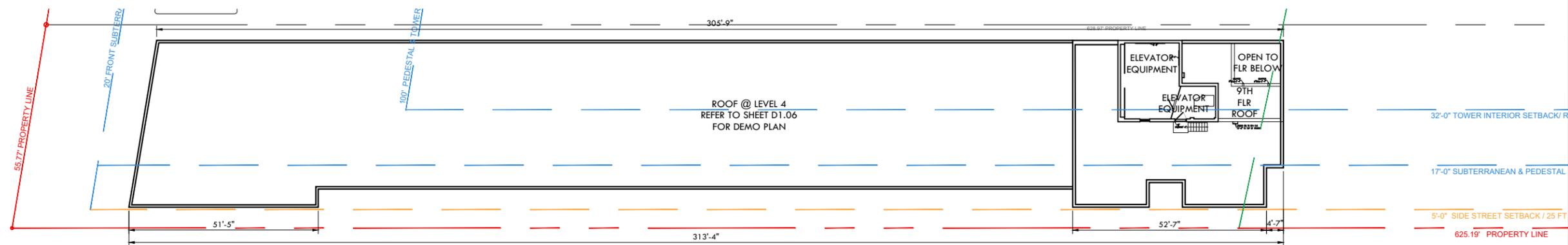


EXISTING FLOOR PLAN
THE SOUTH SEAS

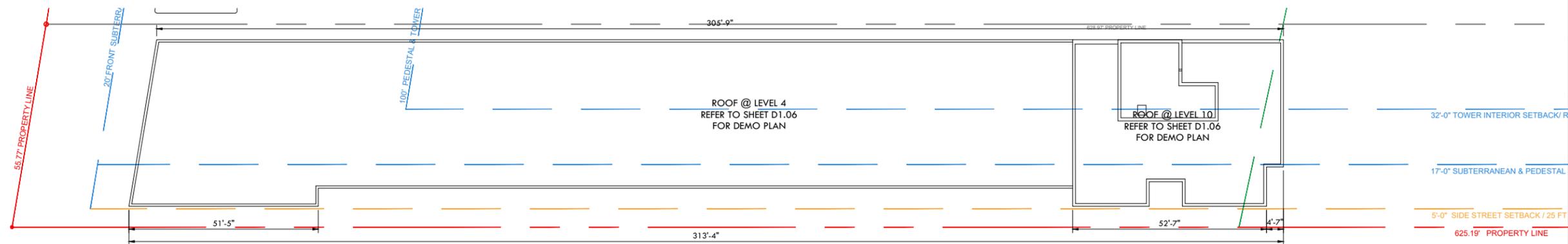
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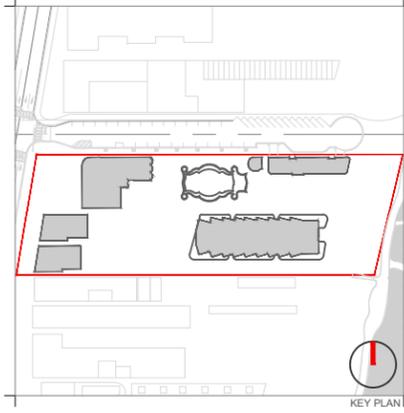
EXISTING FLOOR PLAN - LEVEL 8
SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 9
SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN - ROOF LEVEL
SCALE: 1/32" = 1'-0"



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EXISTING FLOOR PLAN
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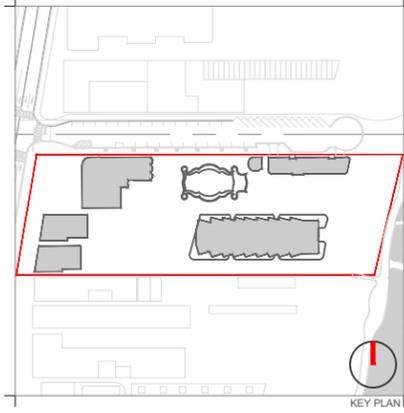
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Scale	AS SHOWN		B3-A2.02
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EXISTING ELEVATION - NORTH
SCALE: 1/32" = 1'-0"



EXISTING ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



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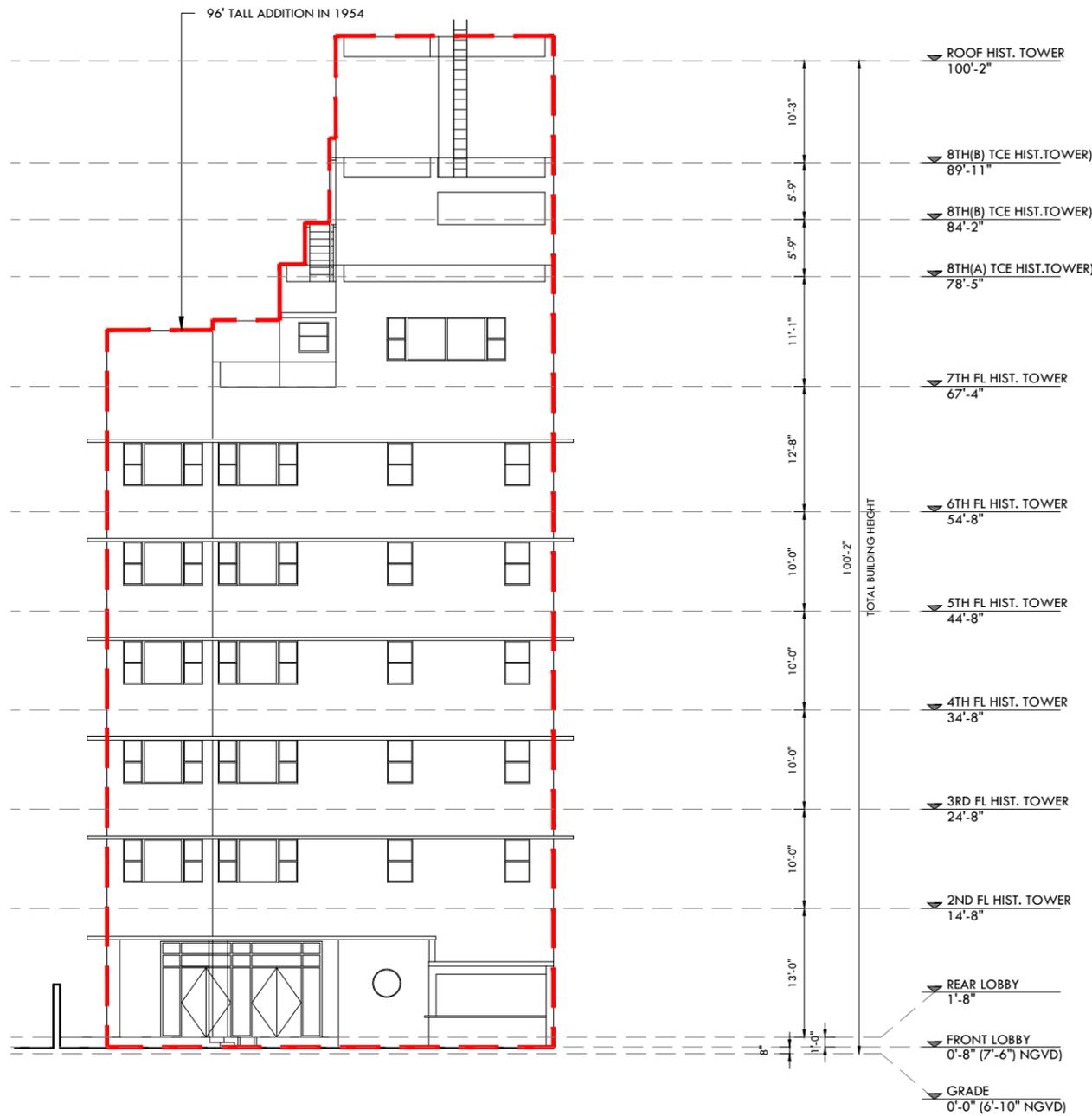
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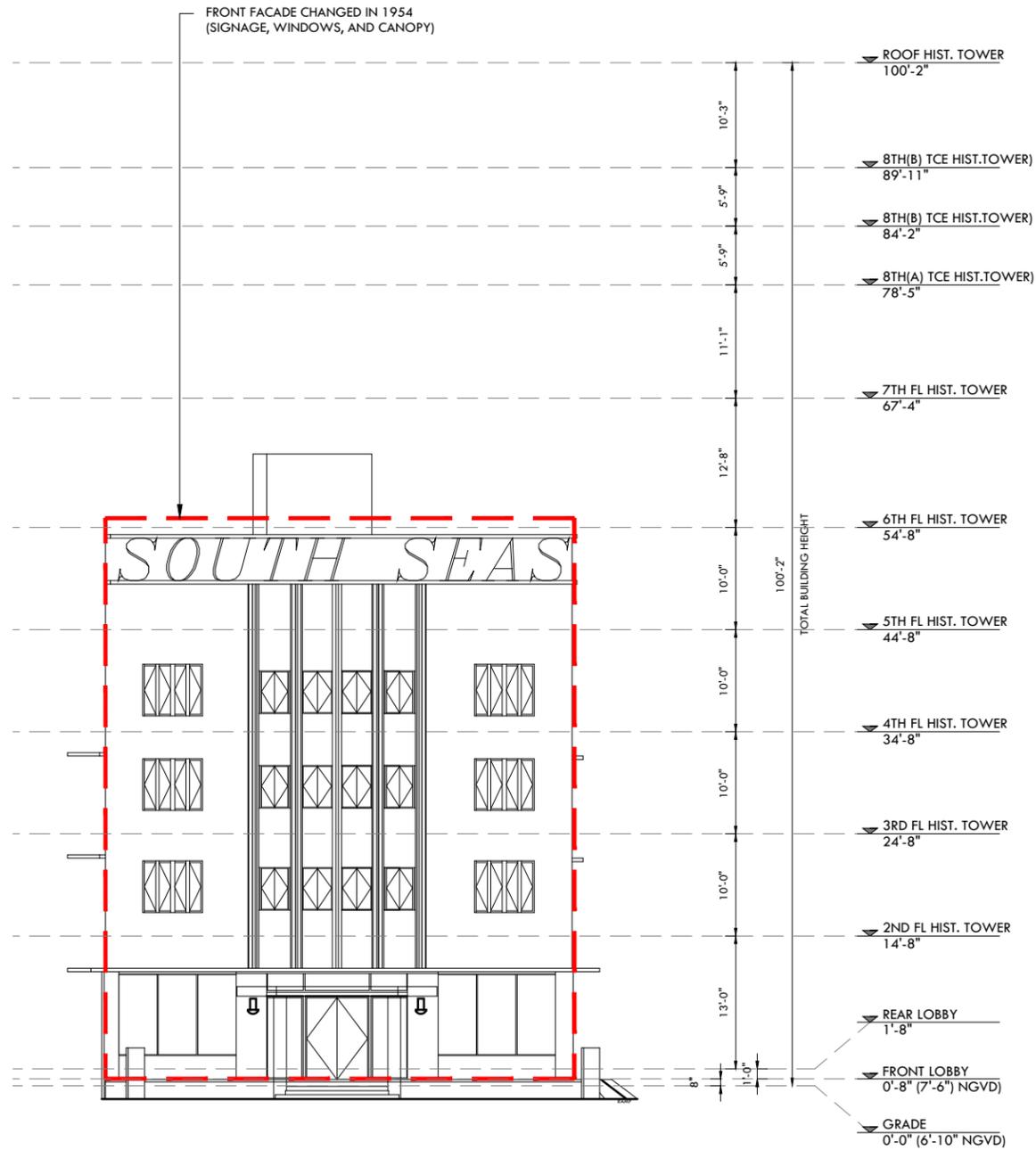
EXISTING ELEVATIONS
THE SOUTH SEAS

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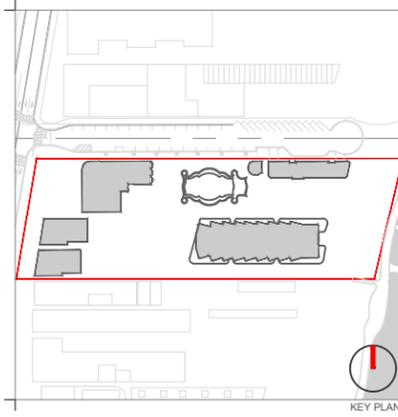
EXISTING ELEVATION - EAST

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



EXISTING ELEVATION - WEST

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



KEY PLAN

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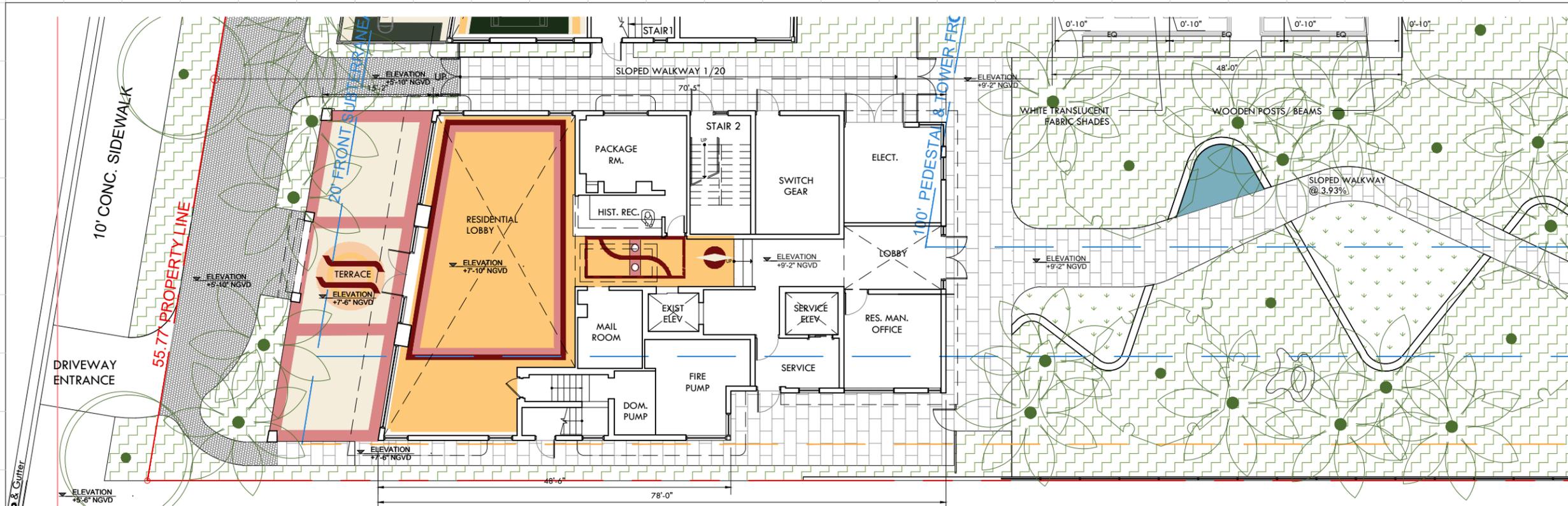
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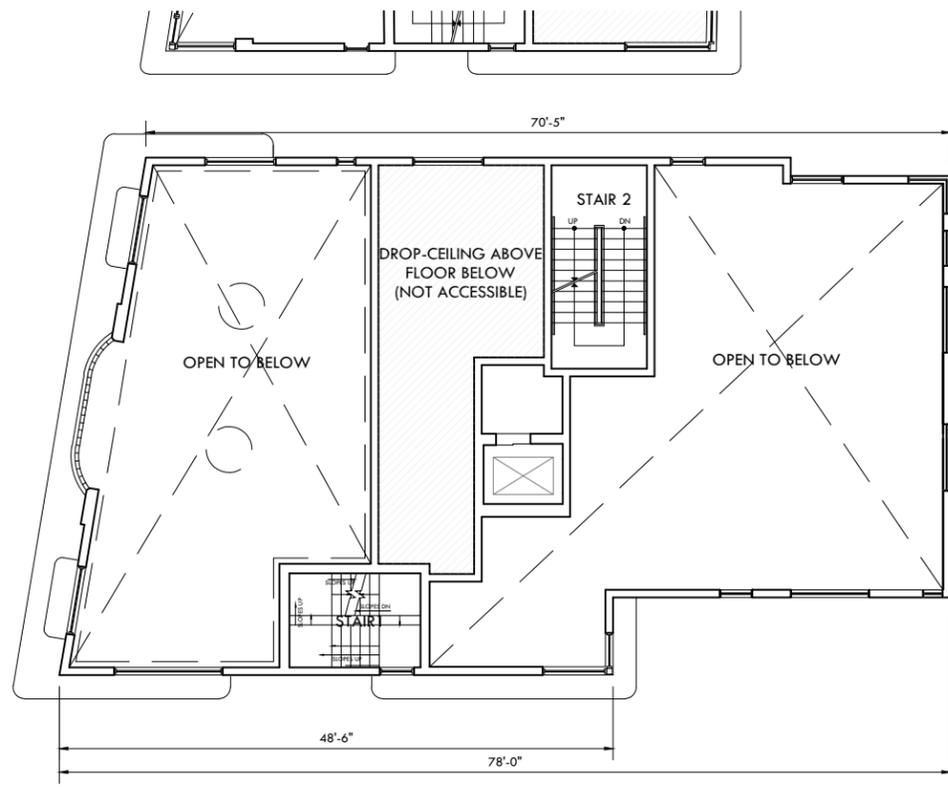


EXISTING ELEVATIONS
 THE SOUTH SEAS

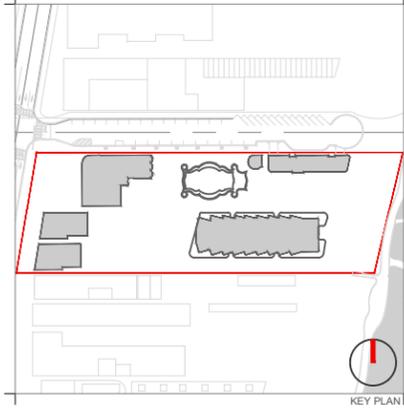
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FLOOR PLAN - LEVEL 1 SCALE: 1/16"=1'-0"



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



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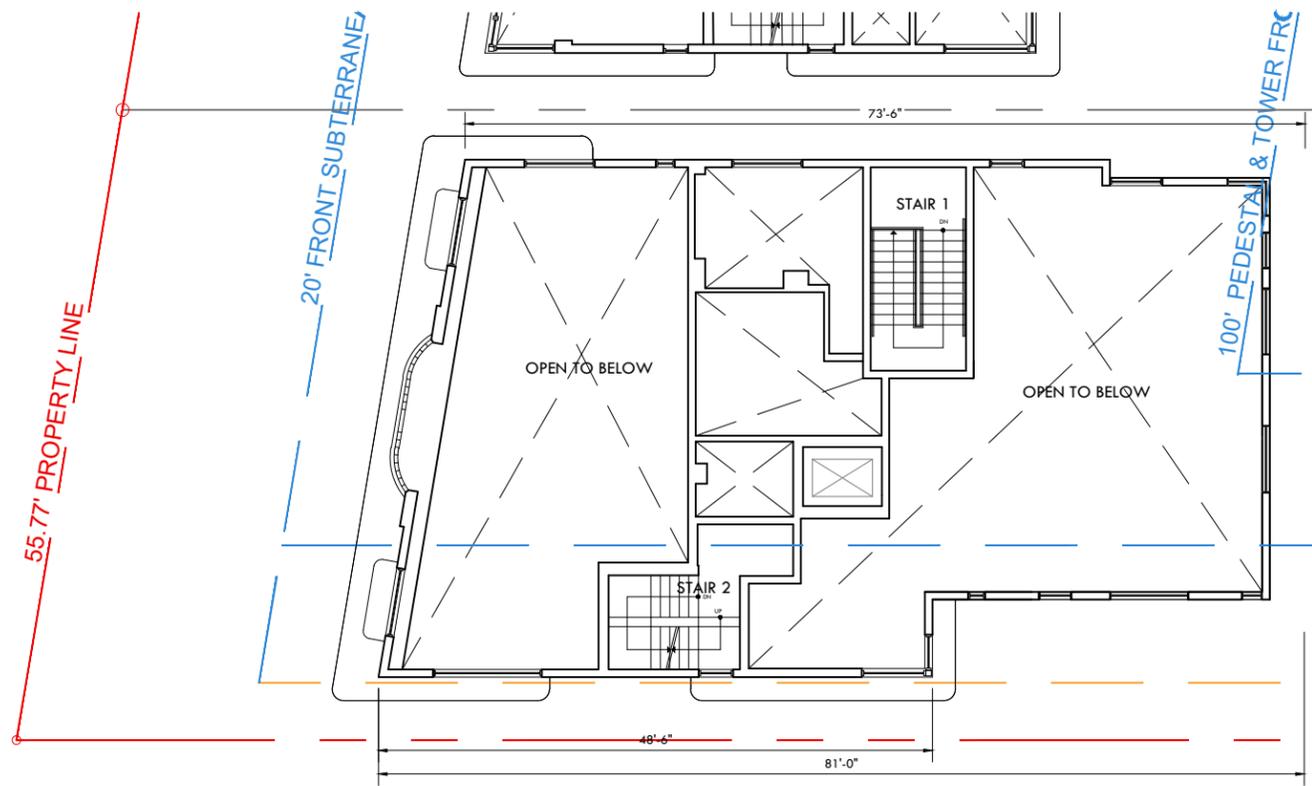
Consultant:
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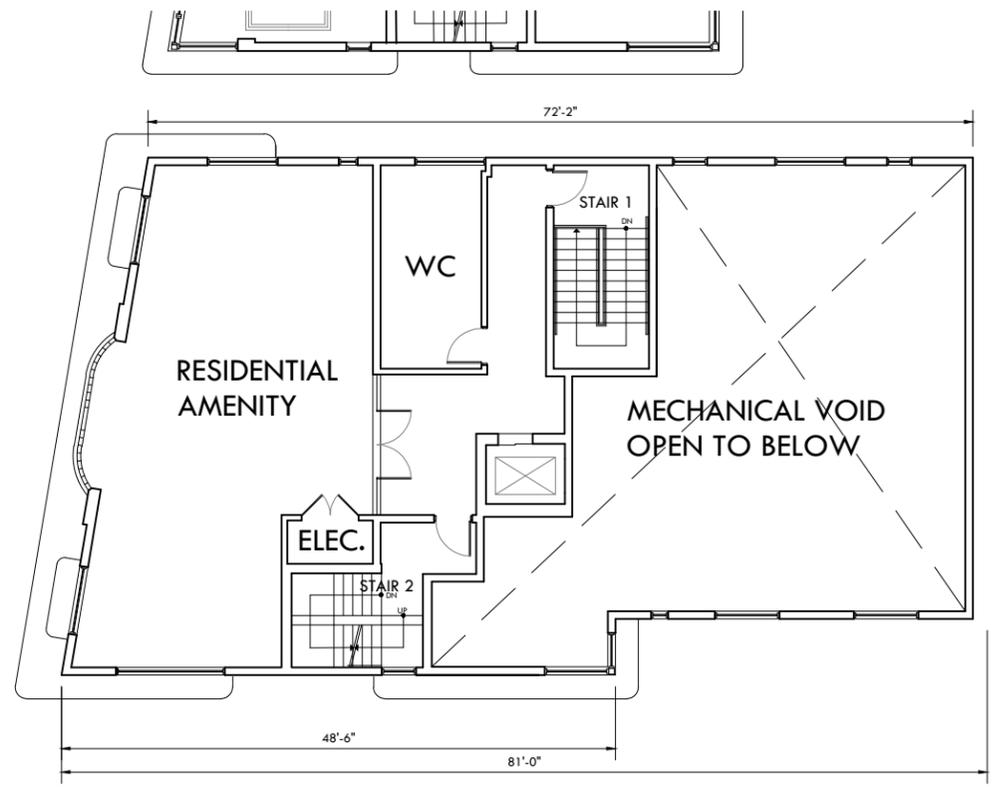


FLOOR PLAN
THE SOUTH SEAS

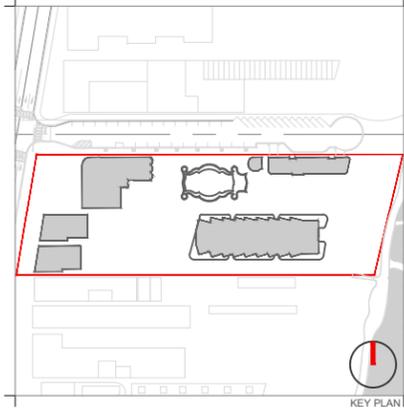
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A3.00
Project	1901		



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



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



Rev.	Date	Rev.	Date

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1775-1757-1751 COLLINS AVE
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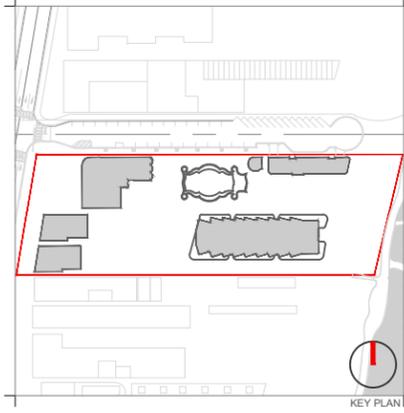
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FLOOR PLAN
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A3.01
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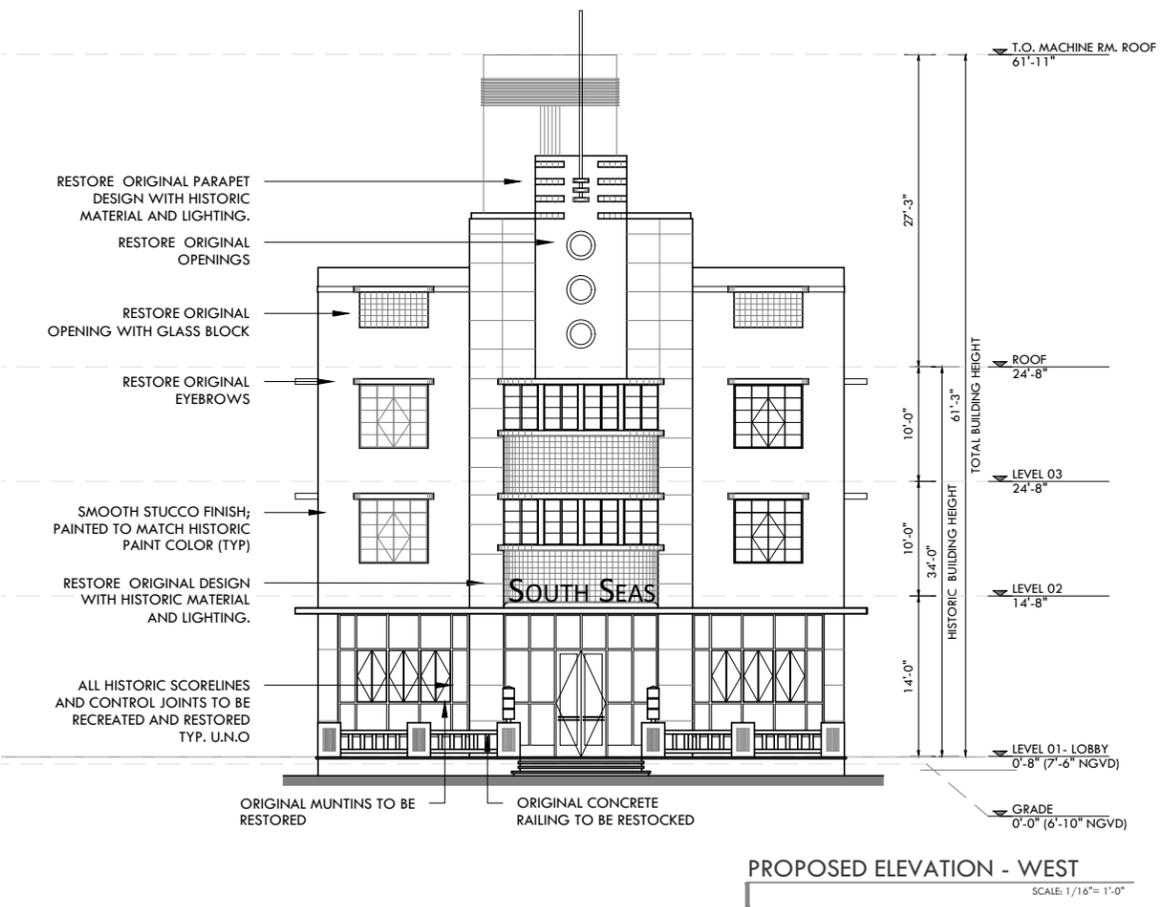
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PROPOSED ELEVATION
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A4.01
Project	1901		



RESTORE ORIGINAL PARAPET DESIGN WITH HISTORIC MATERIAL AND LIGHTING.

RESTORE ORIGINAL OPENINGS

RESTORE ORIGINAL OPENING WITH GLASS BLOCK

RESTORE ORIGINAL EYEBROWS

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

RESTORE ORIGINAL DESIGN WITH HISTORIC MATERIAL AND LIGHTING.

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

RESTORE ORIGINAL PARAPET DESIGN WITH HISTORIC MATERIAL AND LIGHTING.

RESTORE ORIGINAL OPENINGS

RESTORE ORIGINAL OPENING WITH GLASS BLOCK

RESTORE ORIGINAL EYEBROWS

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

RESTORE ORIGINAL DESIGN WITH HISTORIC MATERIAL AND LIGHTING.

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

ORIGINAL MUNTINS TO BE RESTORED

ORIGINAL CONCRETE RAILING TO BE RESTOCKED