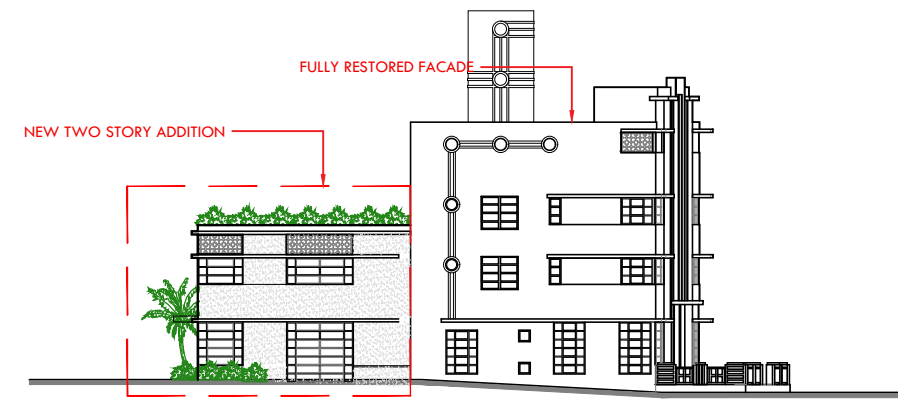


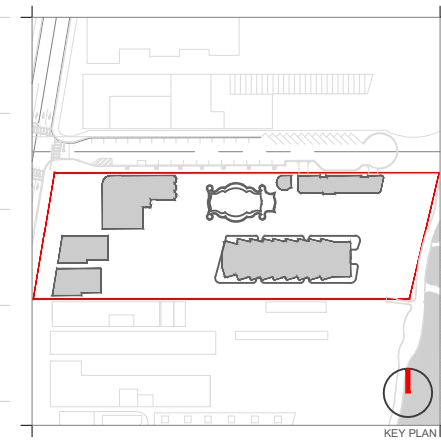
1 MICROFILM - 1940 ORIGINAL ELEVATION - NORTH
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

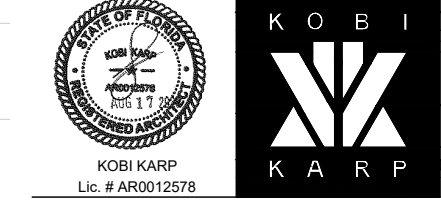
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

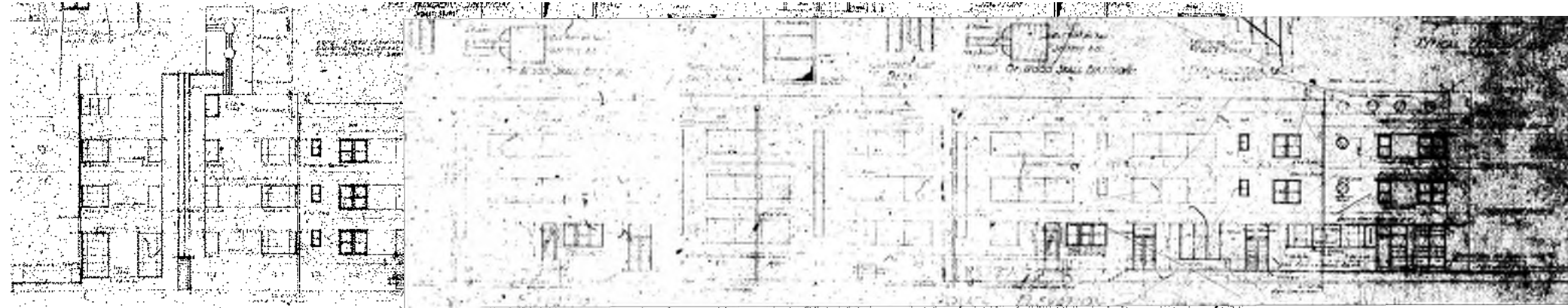
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

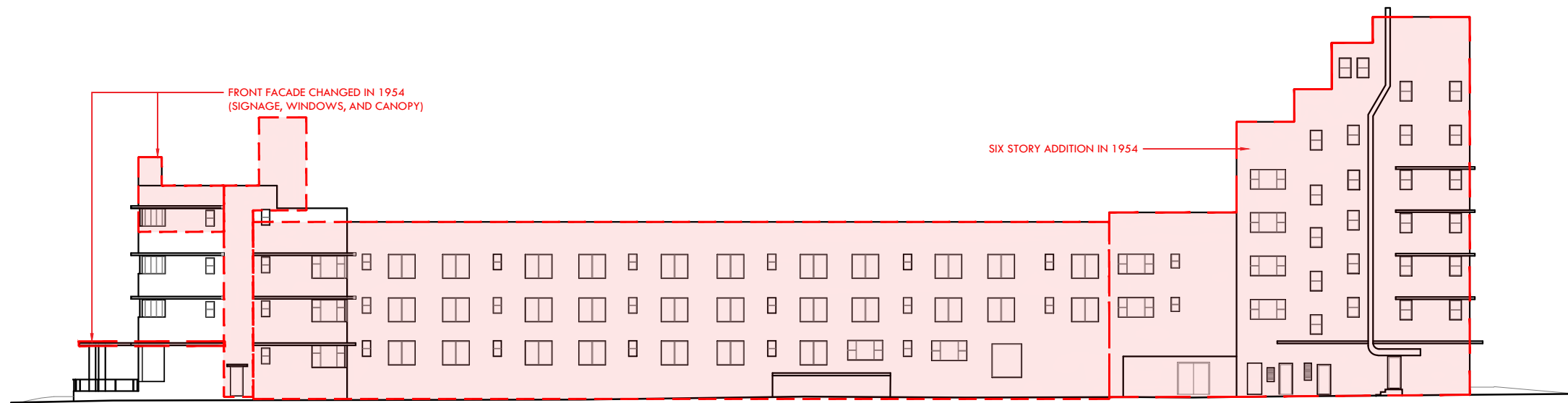


ELEVATIONS COMPARISON
THE RICHMOND

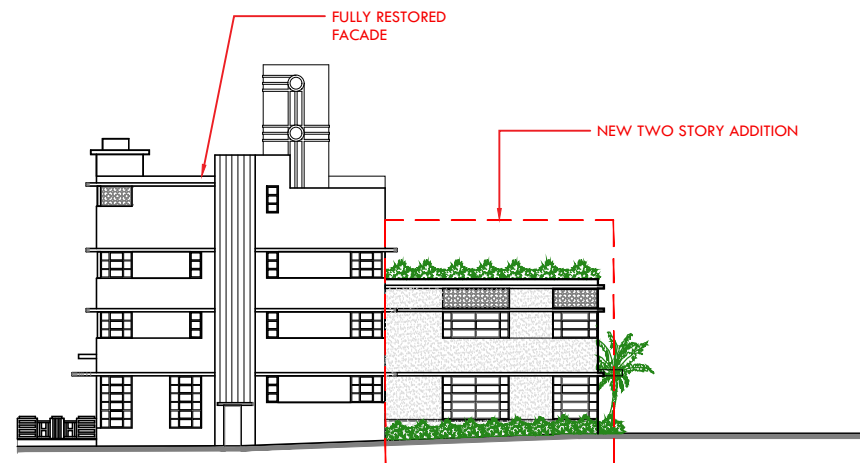
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A1.00
Project	1901		



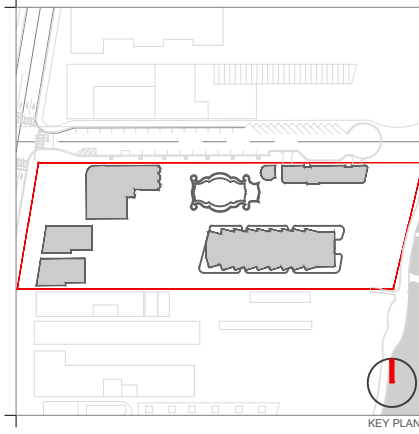
1 MICROFILM - 1940 ORIGINAL ELEVATION - SOUTH
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

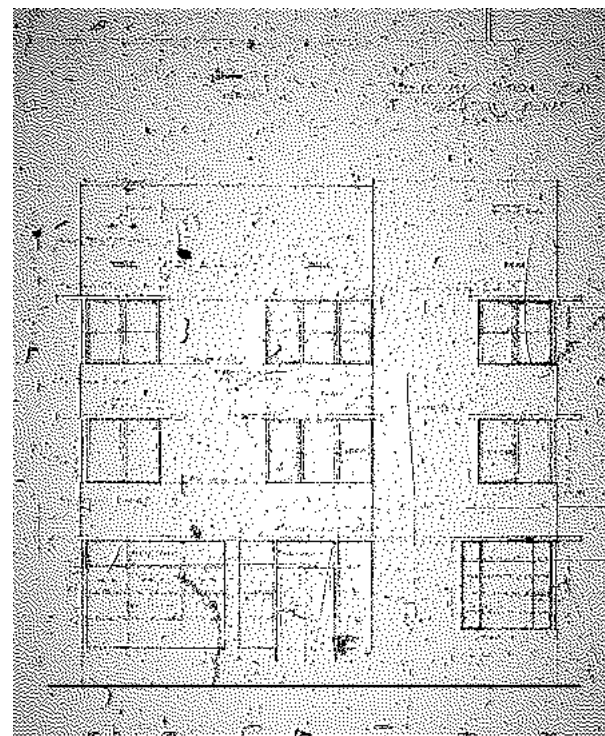
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

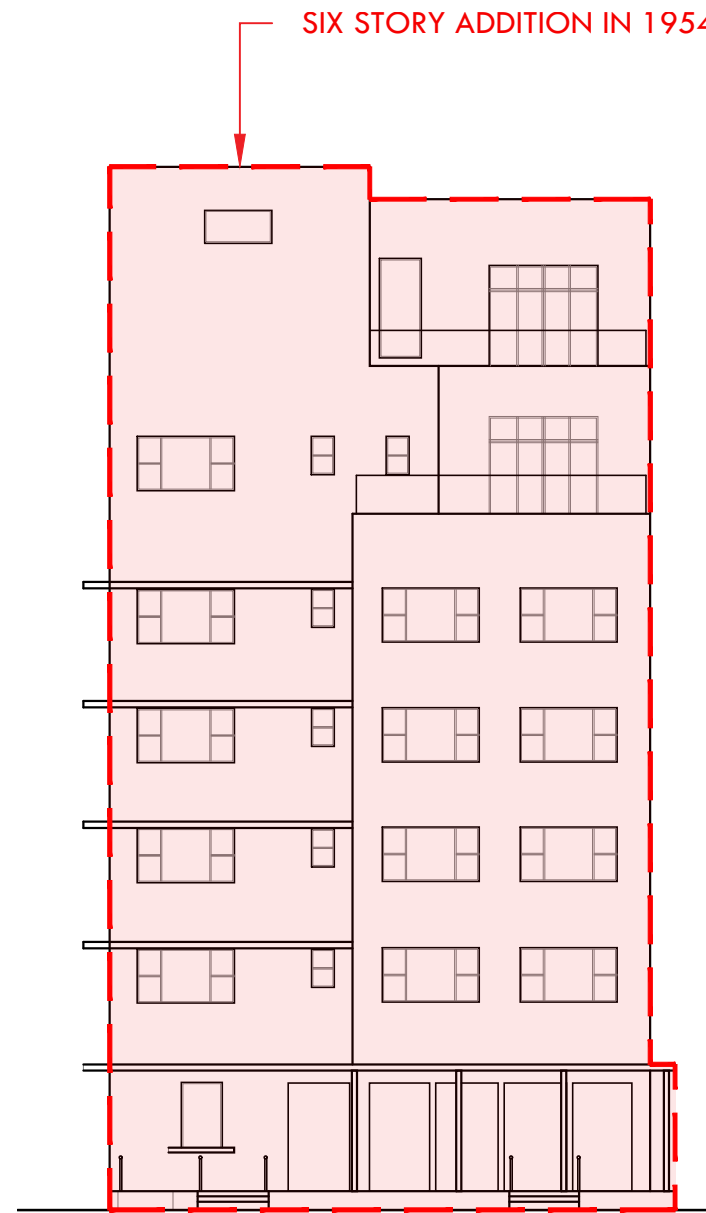


ELEVATIONS COMPARISON
THE RICHMOND

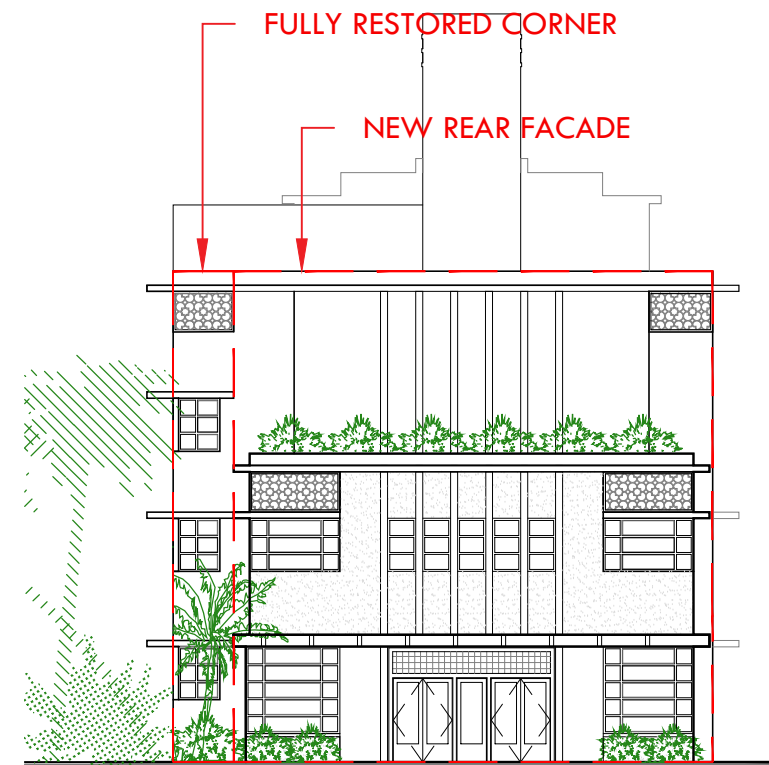
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A1.01
Project	1901		



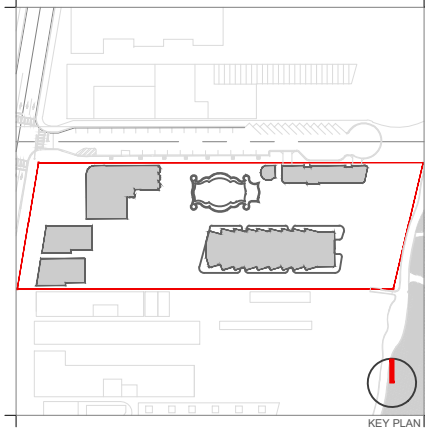
1 MICROFILM - 1940 ORIGINAL ELEVATION - EAST
LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

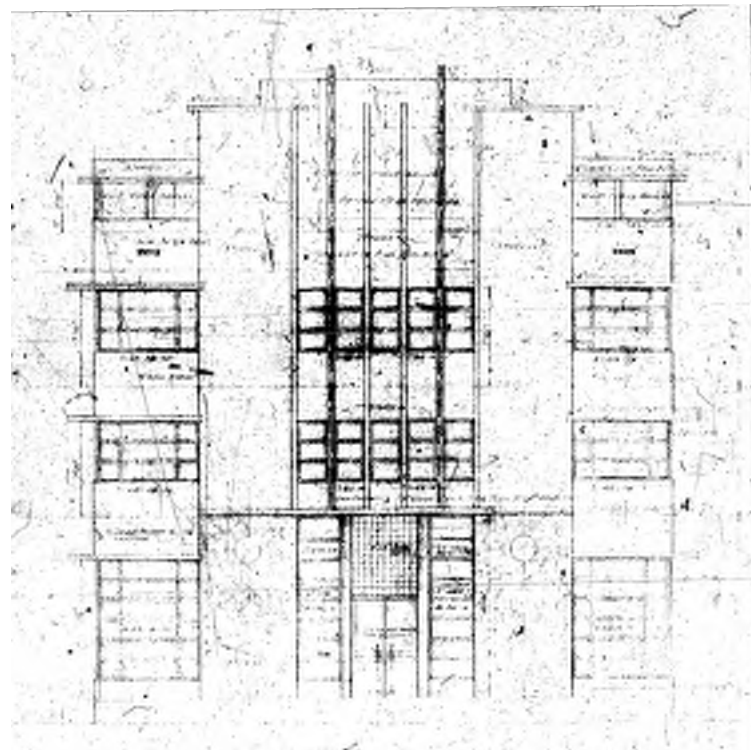
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

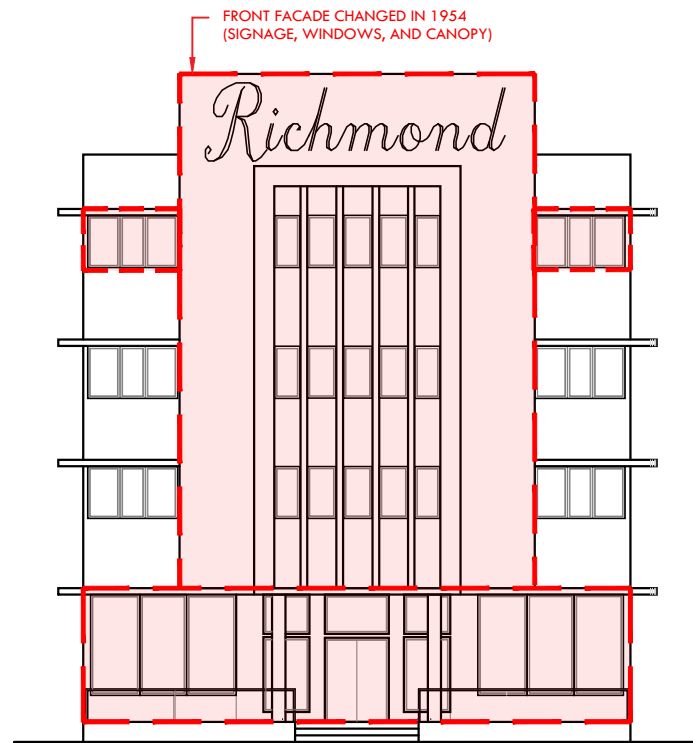


ELEVATIONS COMPARISON
THE RICHMOND

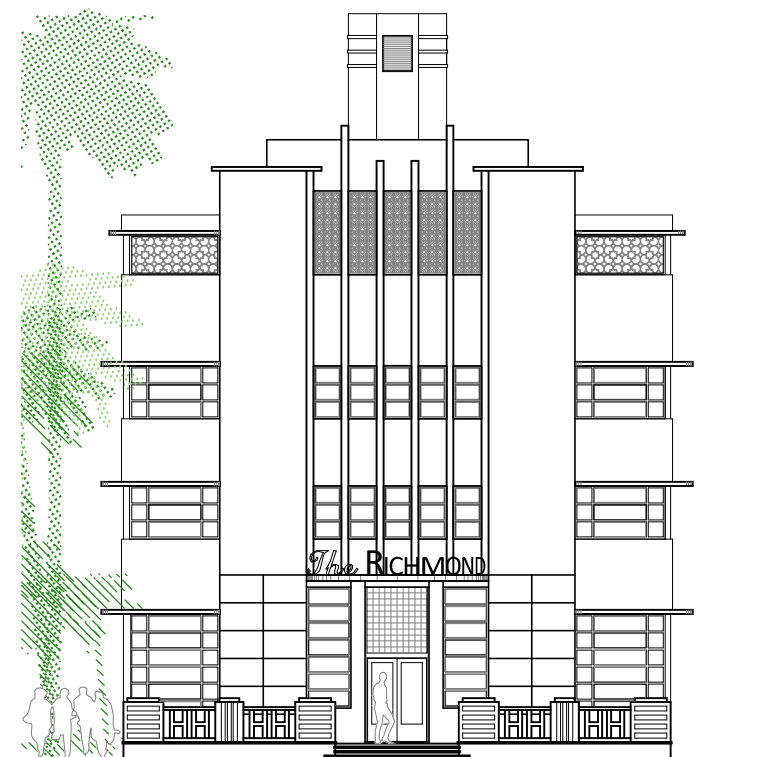
Date	APRIL 06, 2020	Sheet No.	B2-A1.02
Scale	AS SHOWN		
Project	1901		



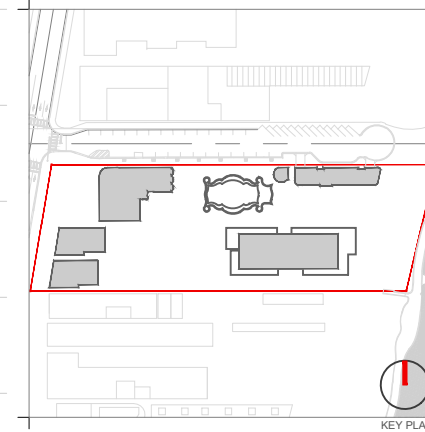
1 MICROFILM - 1940 ORIGINAL ELEVATION - WEST
LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



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



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



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

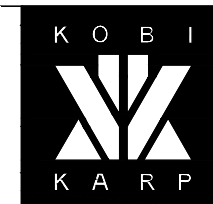
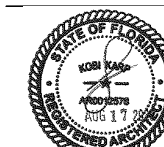
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

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

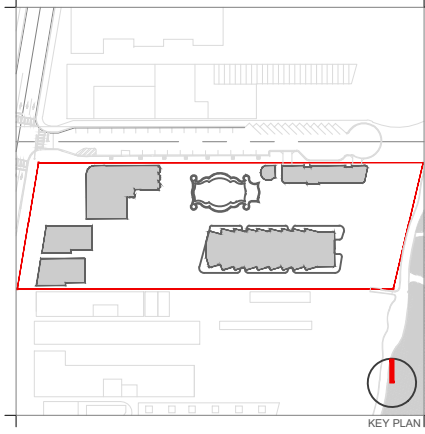
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

ELEVATIONS COMPARISON
THE RICHMOND

Date	JUNE 15, 2020	Sheet No.
Scale	AS SHOWN	B2-A1.03
Project	1901	



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

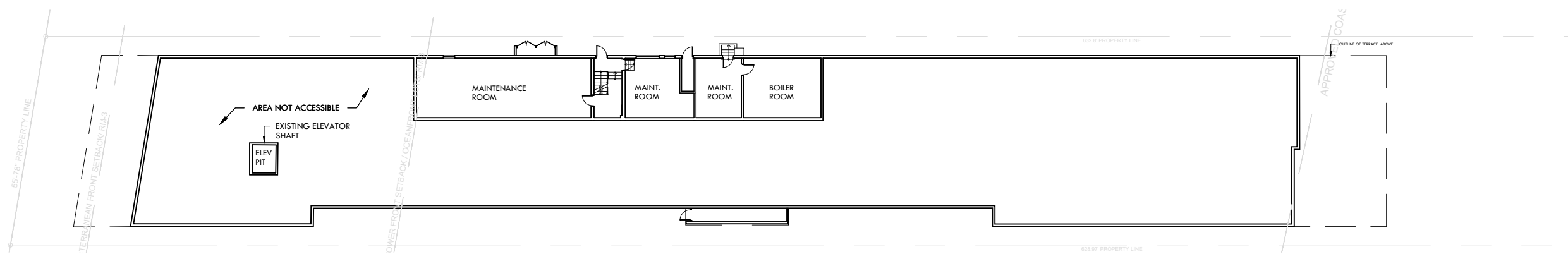
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

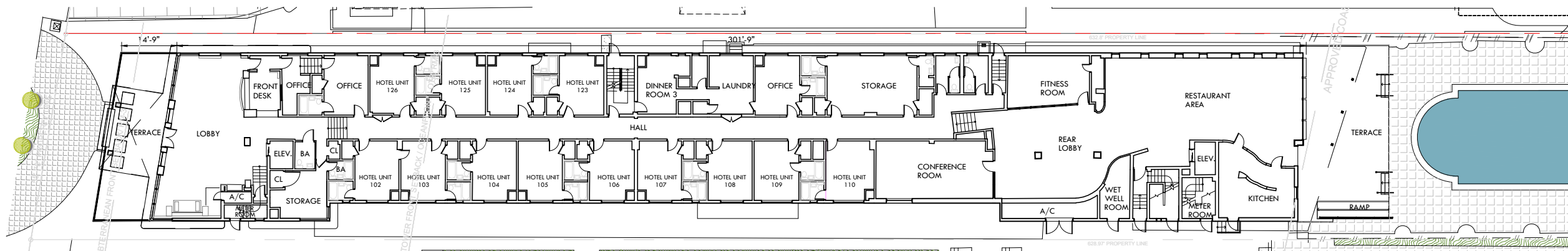


EXISTING FLOOR PLAN
THE RICHMOND

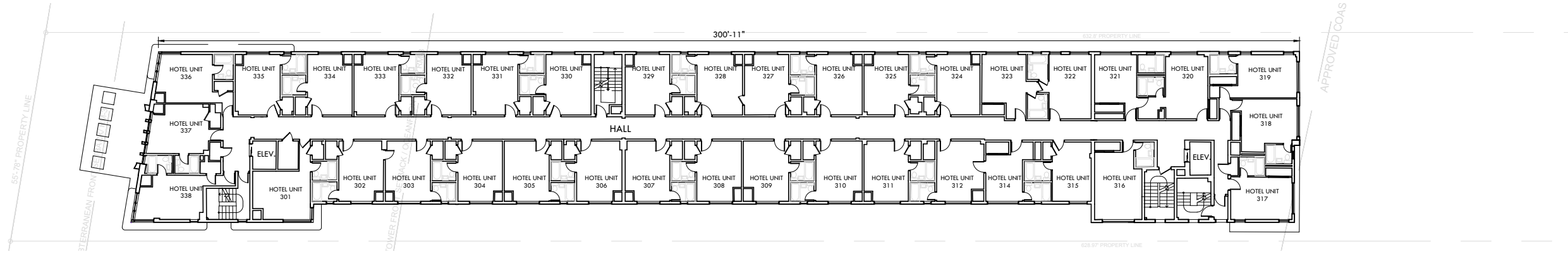
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A2.00
Project	1901		



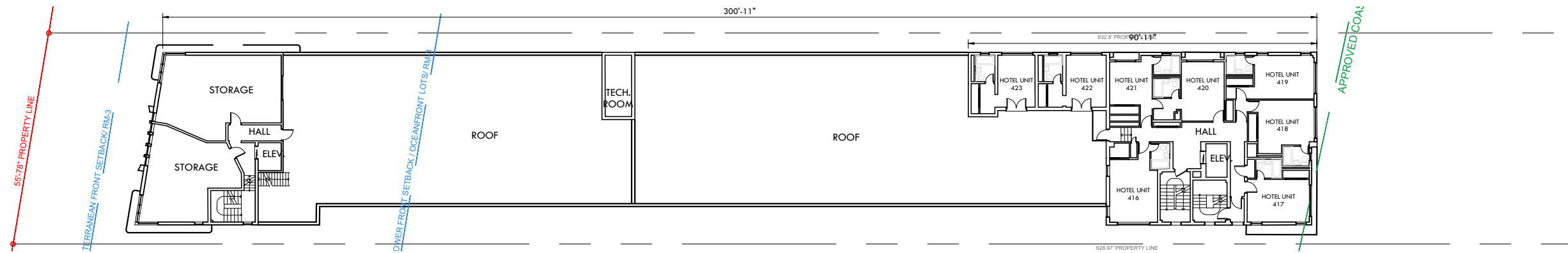
EXISTING FLOOR PLAN - LEVEL 0
 SCALE: 1/32"=1'-0"



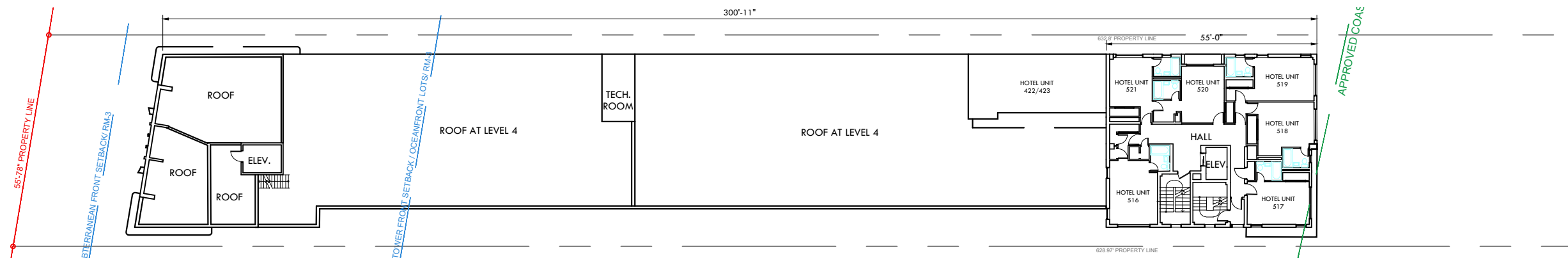
EXISTING FLOOR PLAN - LEVEL 1
 SCALE: 1/32"=1'-0"



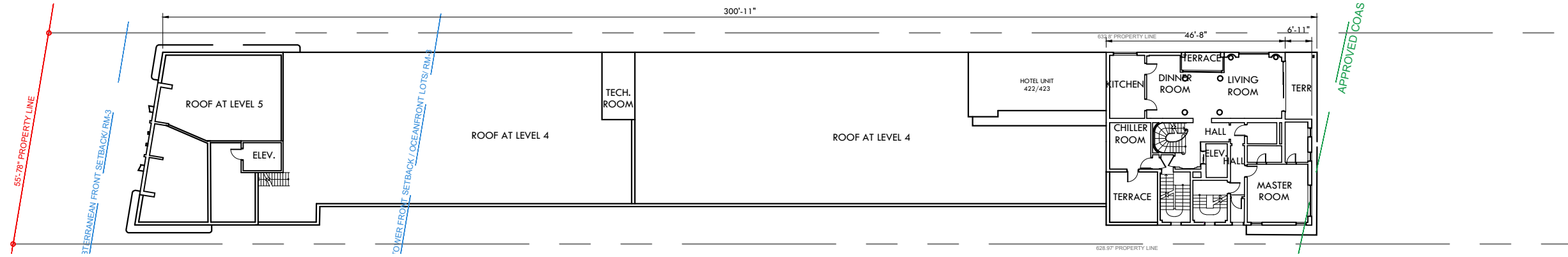
EXISTING FLOOR PLAN - LEVEL 2-3
 SCALE: 1/32"=1'-0"



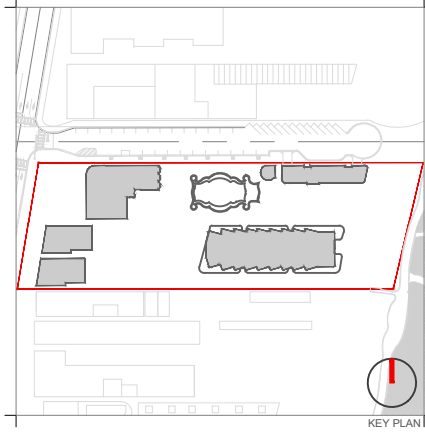
EXISTING FLOOR PLAN - LEVEL 4
SCALE: 1/32"=1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

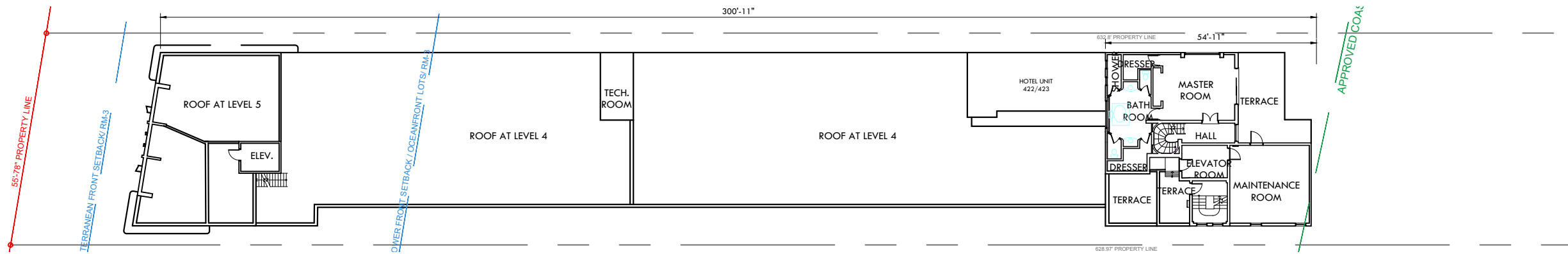
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

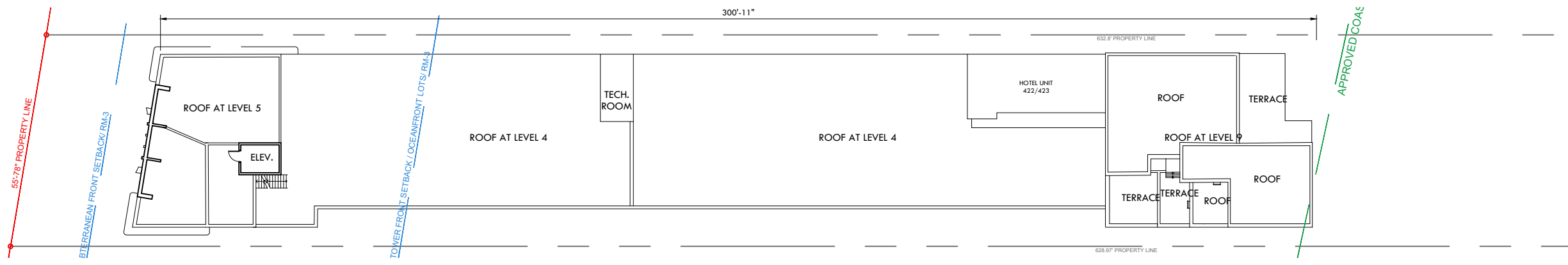
KOB KARP
Lic. # AR0012578

EXISTING FLOOR PLAN
THE RICHMOND

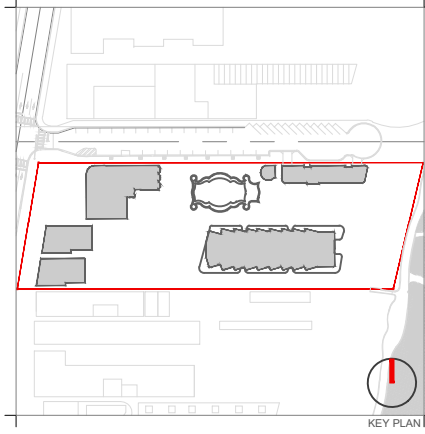
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A2.01
Project	1901		



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (U) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

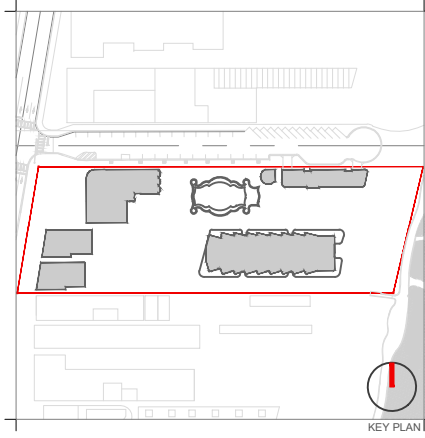
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



EXISTING FLOOR PLAN
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A2.02
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
 Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
 Tel: 305.576.6702
 Email: info.miami@enea.ch

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

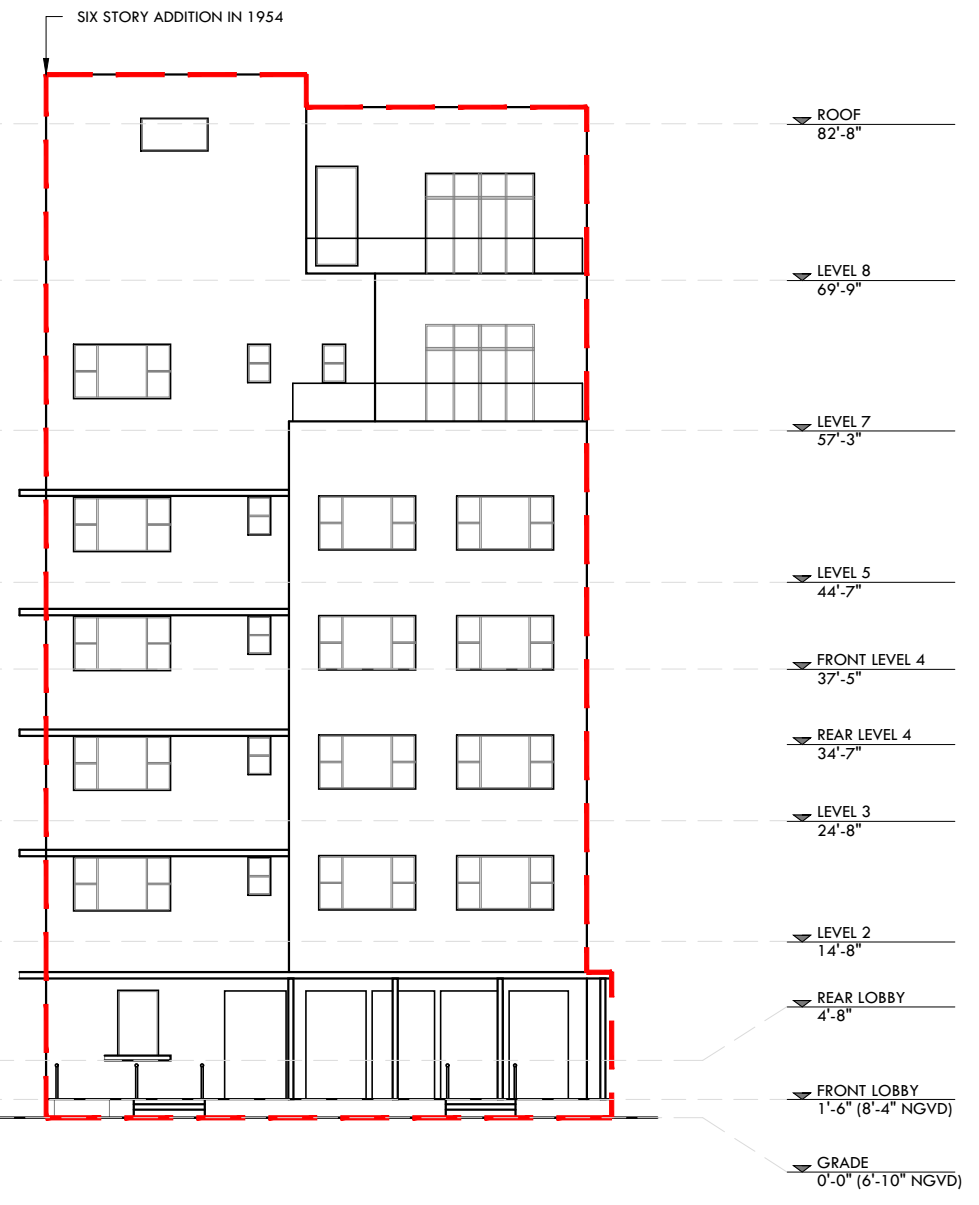
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

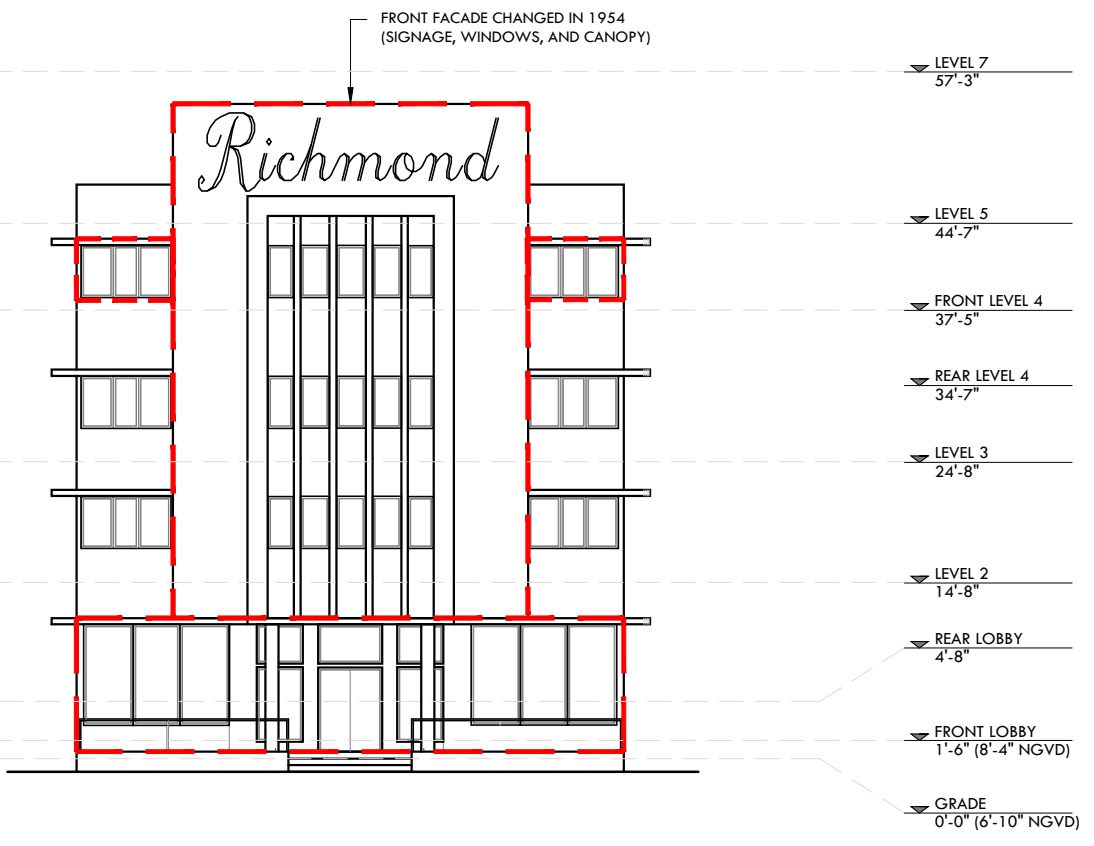


EXISTING ELEVATIONS
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A2.03
Scale	AS SHOWN		
Project	1901		



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



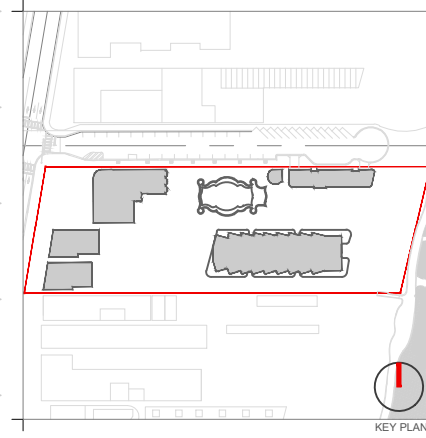
EXISTING ELEVATION - WEST
 SCALE: 1/16"=1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

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

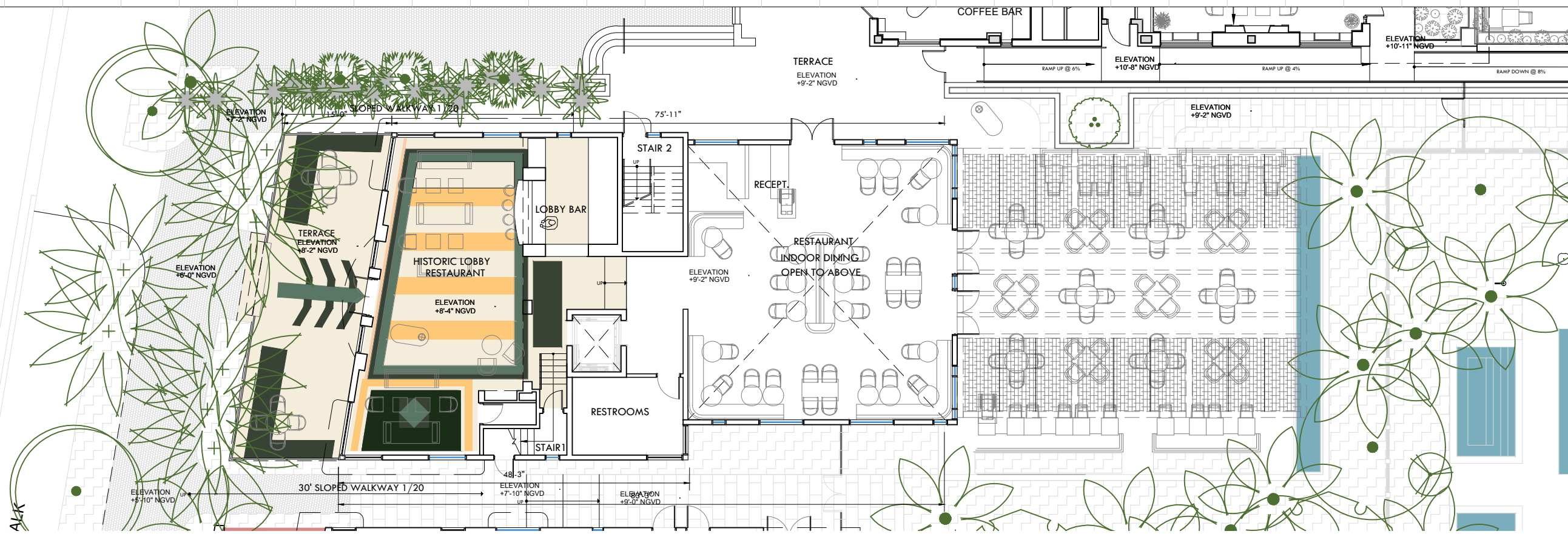
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



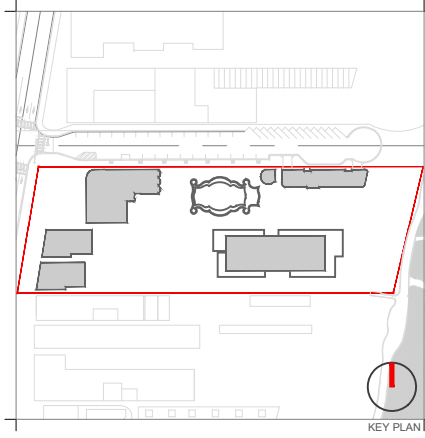
KOBİ KARP
Lic. # AR0012578

EXISTING ELEVATIONS
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B2-A2.04
Project	1901		



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

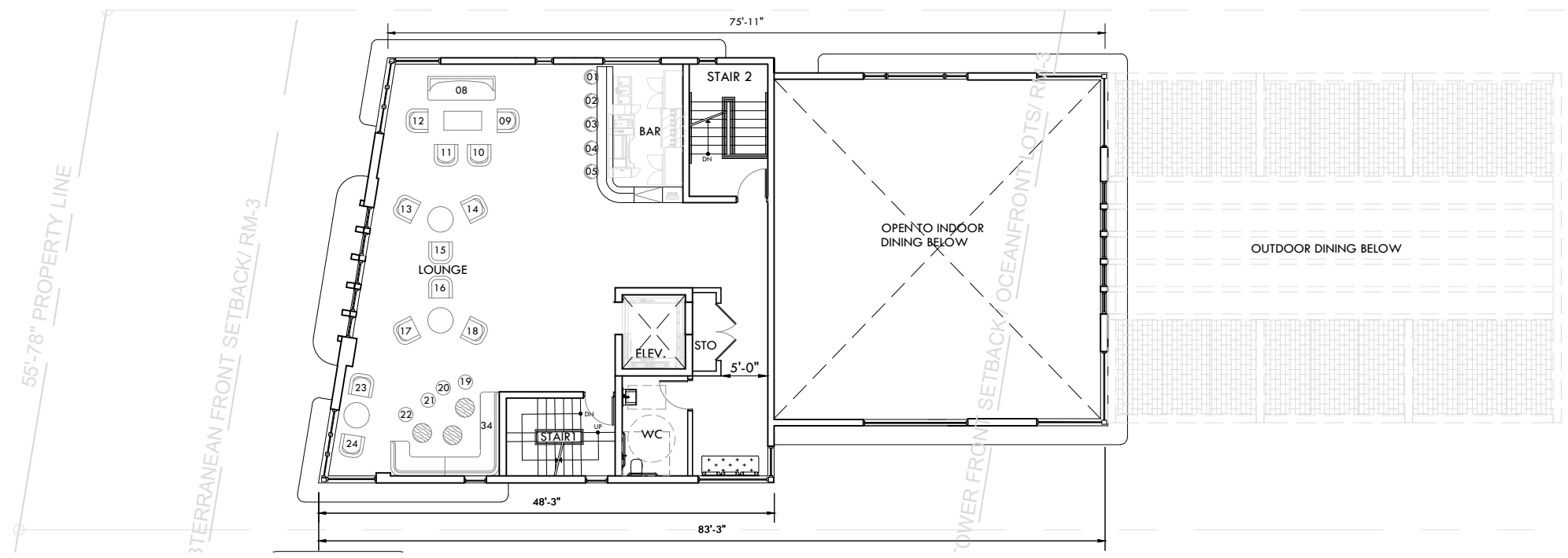
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

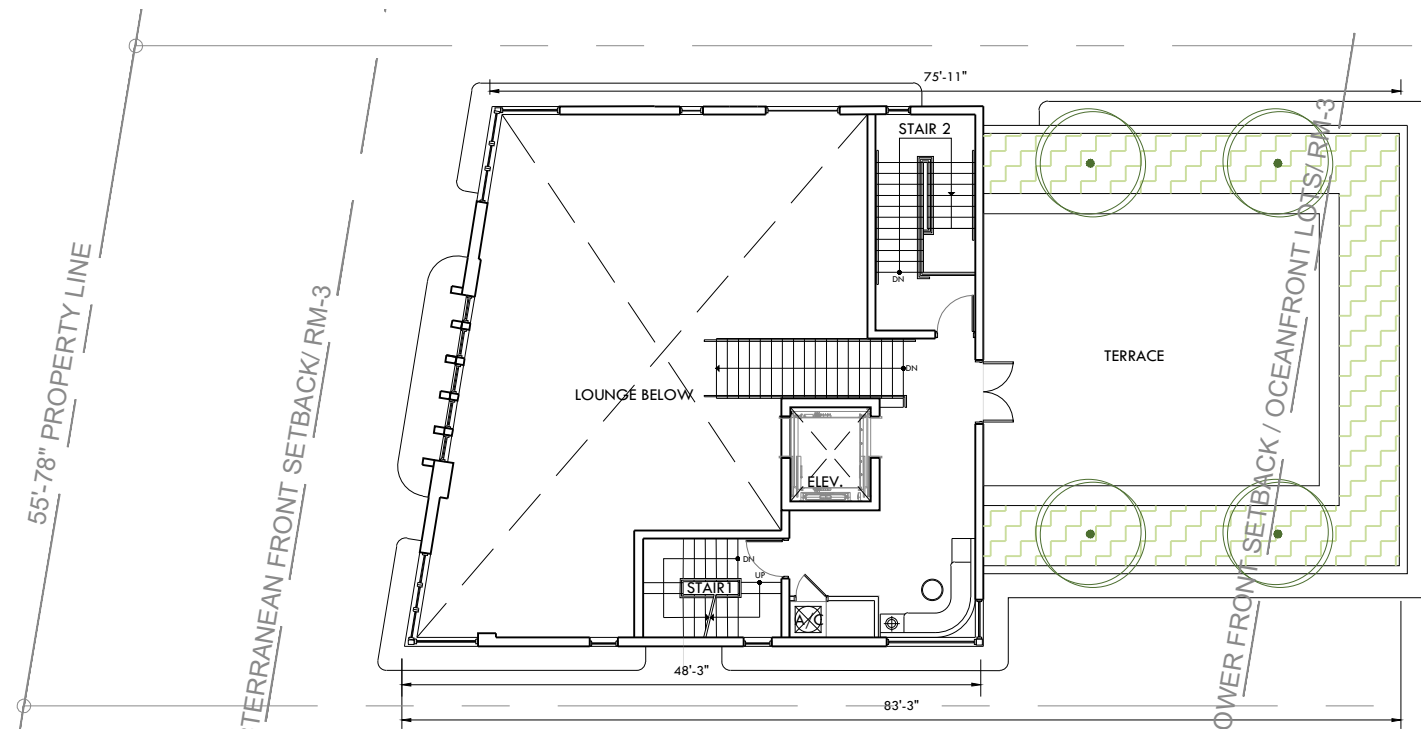


FLOOR PLANS
THE RICHMOND

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

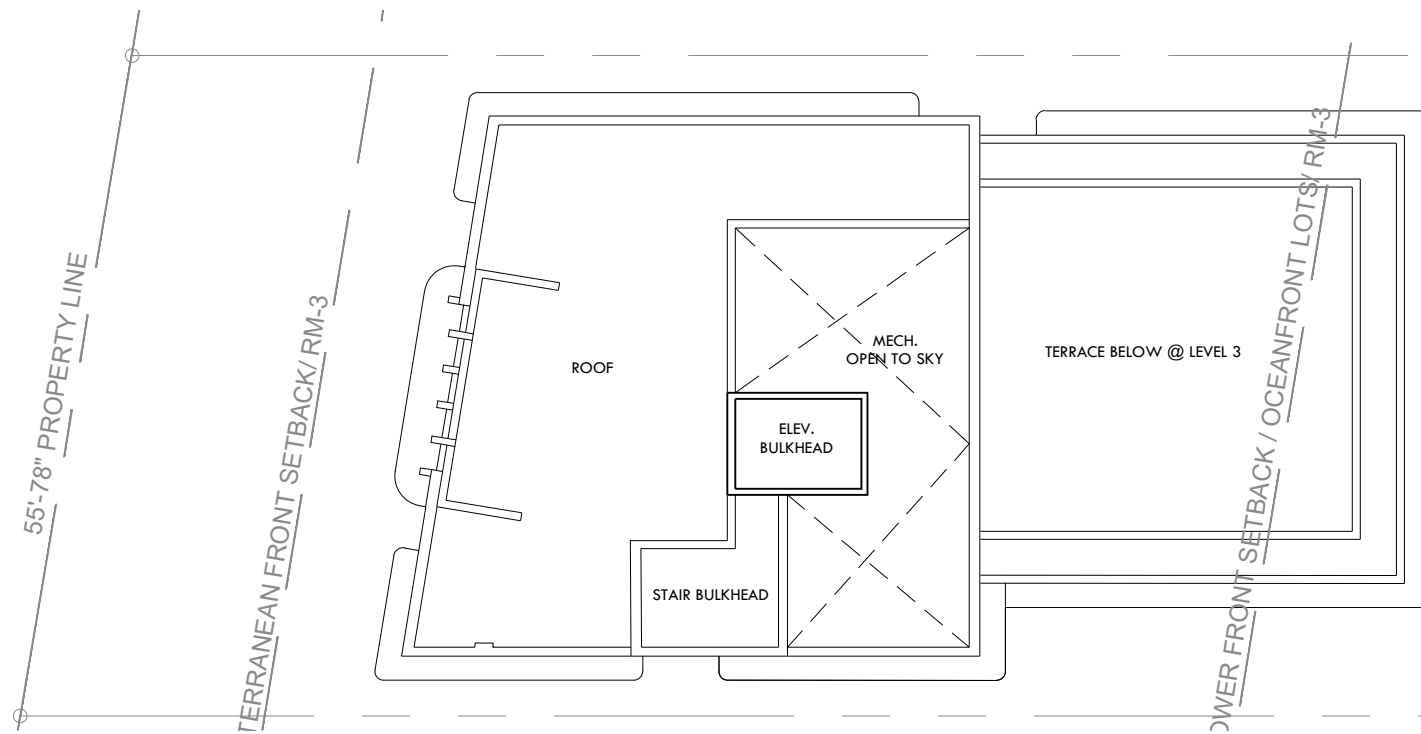


FLOOR PLAN - LEVEL 2
SCALE: 1/16"=1'-0"



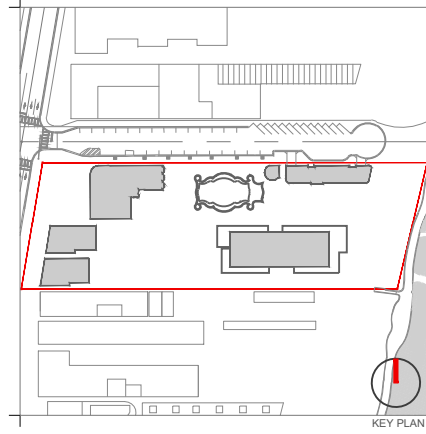
FLOOR PLAN - LEVEL 3

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



FLOOR PLAN - ROOF LEVEL

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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (U) 2019

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

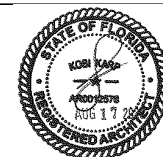
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
 New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

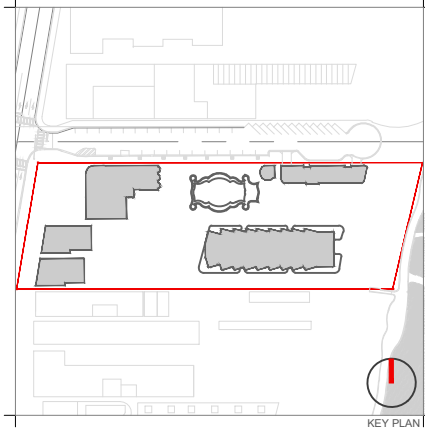
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
 Lic. # AR0012578

FLOOR PLANS
 THE RICHMOND

Date	JUNE 15, 2020	Sheet No.	B2-A3.01
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.5762
 Email: info.miam@enea.ch

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

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

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

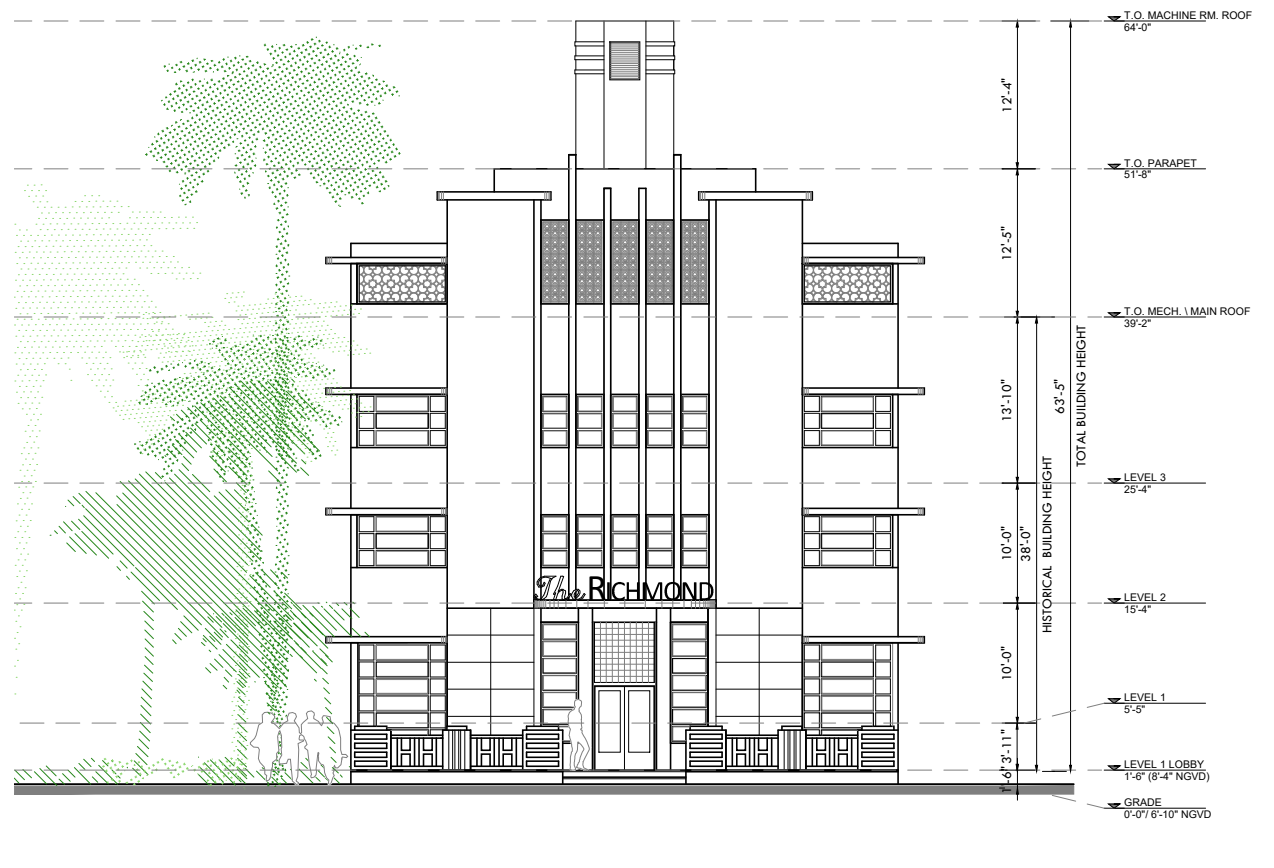


PROPOSED ELEVATION
THE RICHMOND

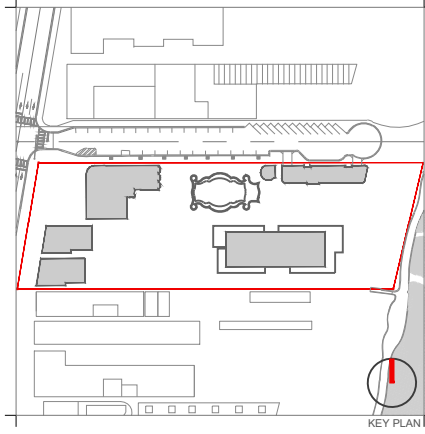
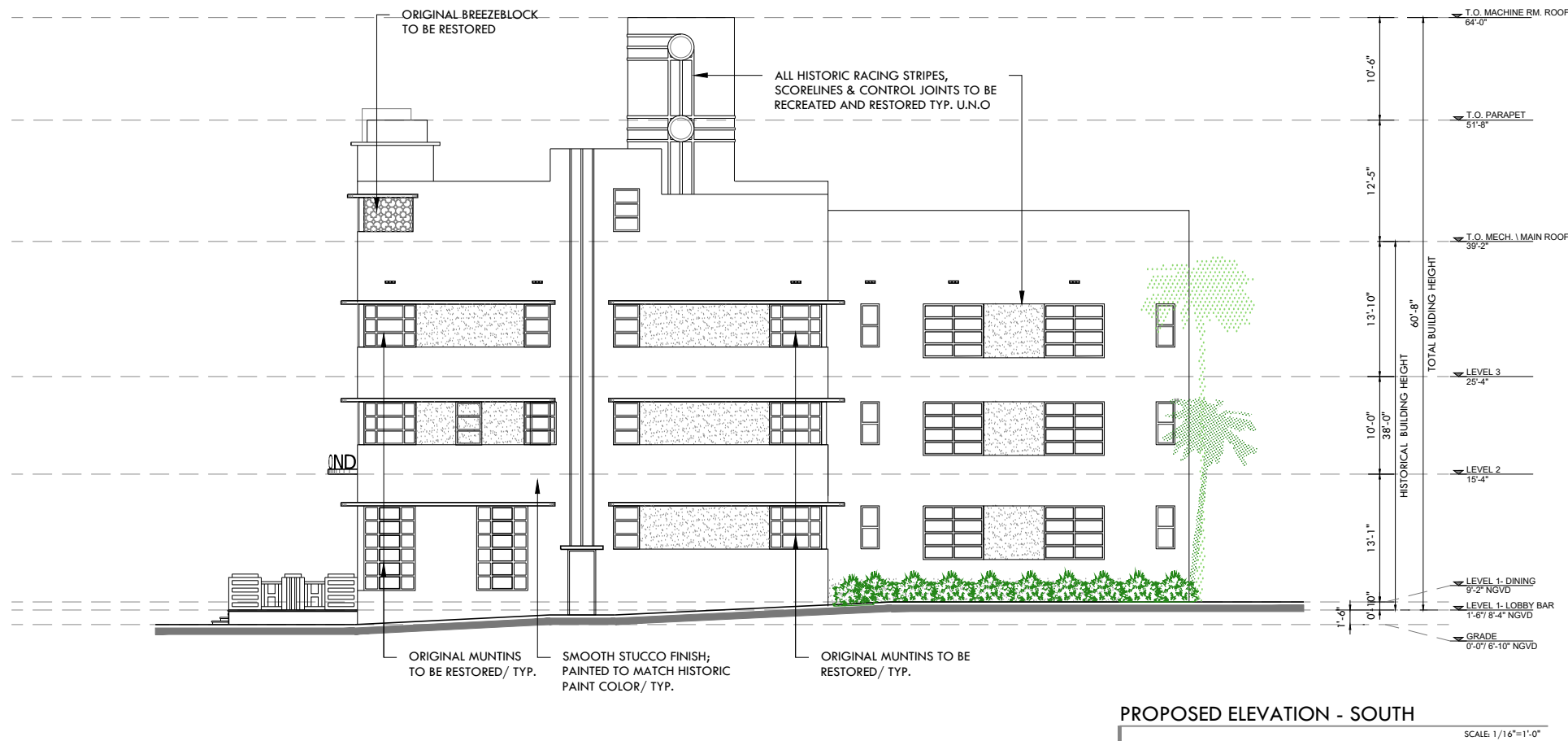
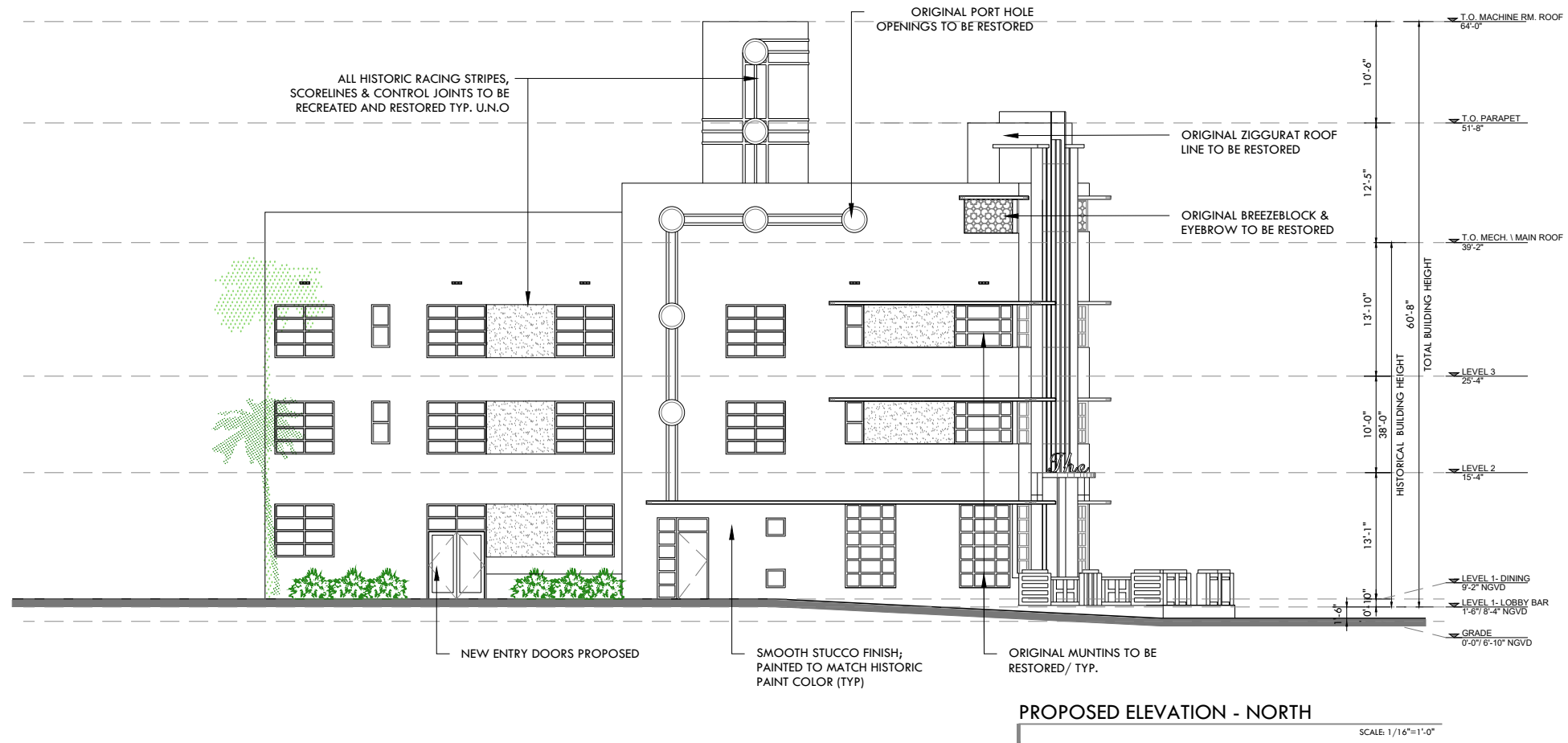
Date	APRIL 06, 2020	Sheet No.	B2-A4.00
Scale	AS SHOWN		
Project	1901		



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

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

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

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

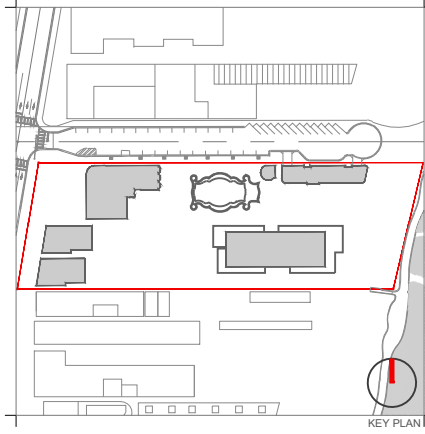
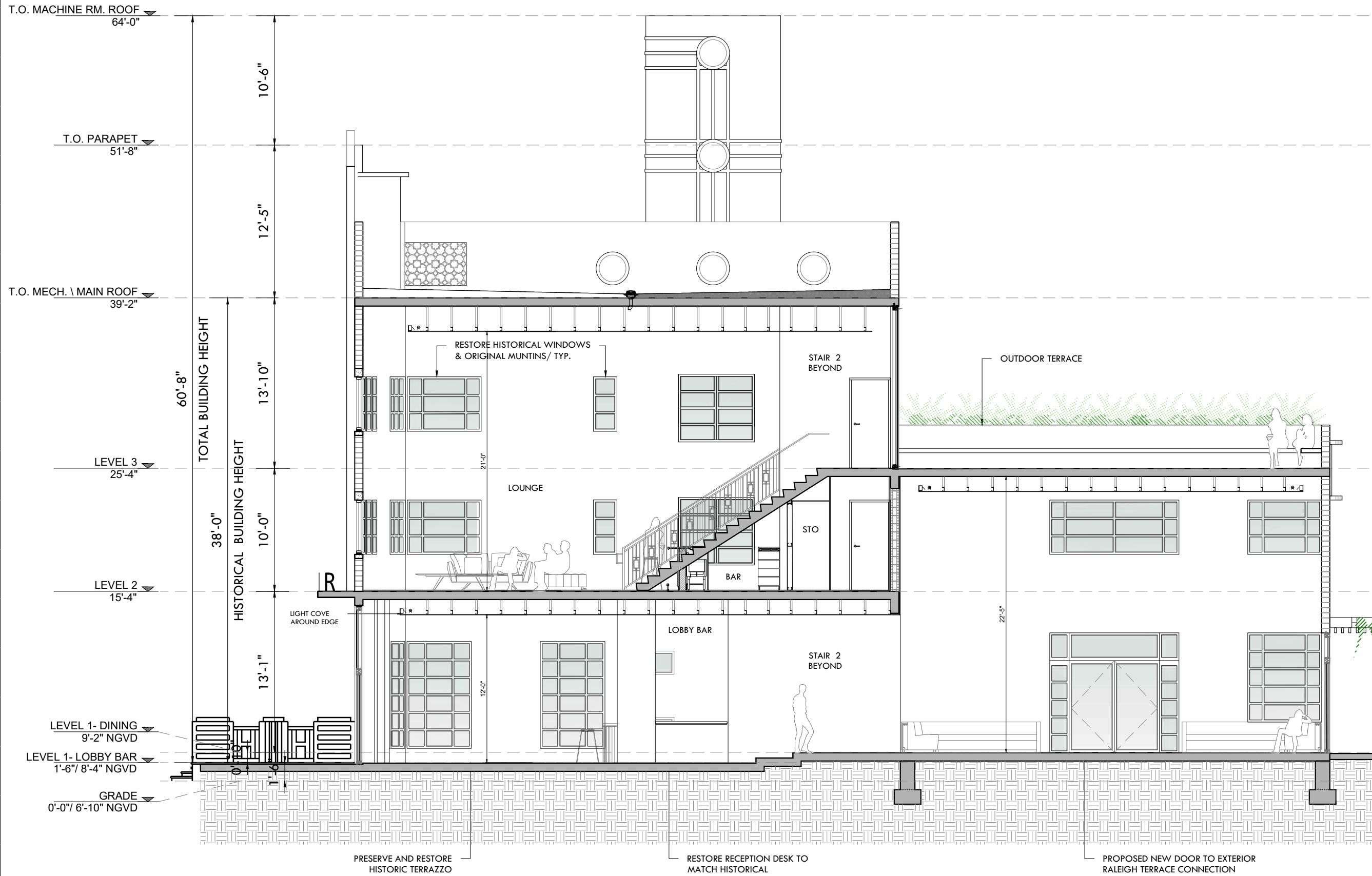
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



PROPOSED ELEVATIONS
 THE RICHMOND

Date	JUNE 15, 2020	Sheet No.
Scale	AS SHOWN	B2-A4.01
Project	1901	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (U) 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



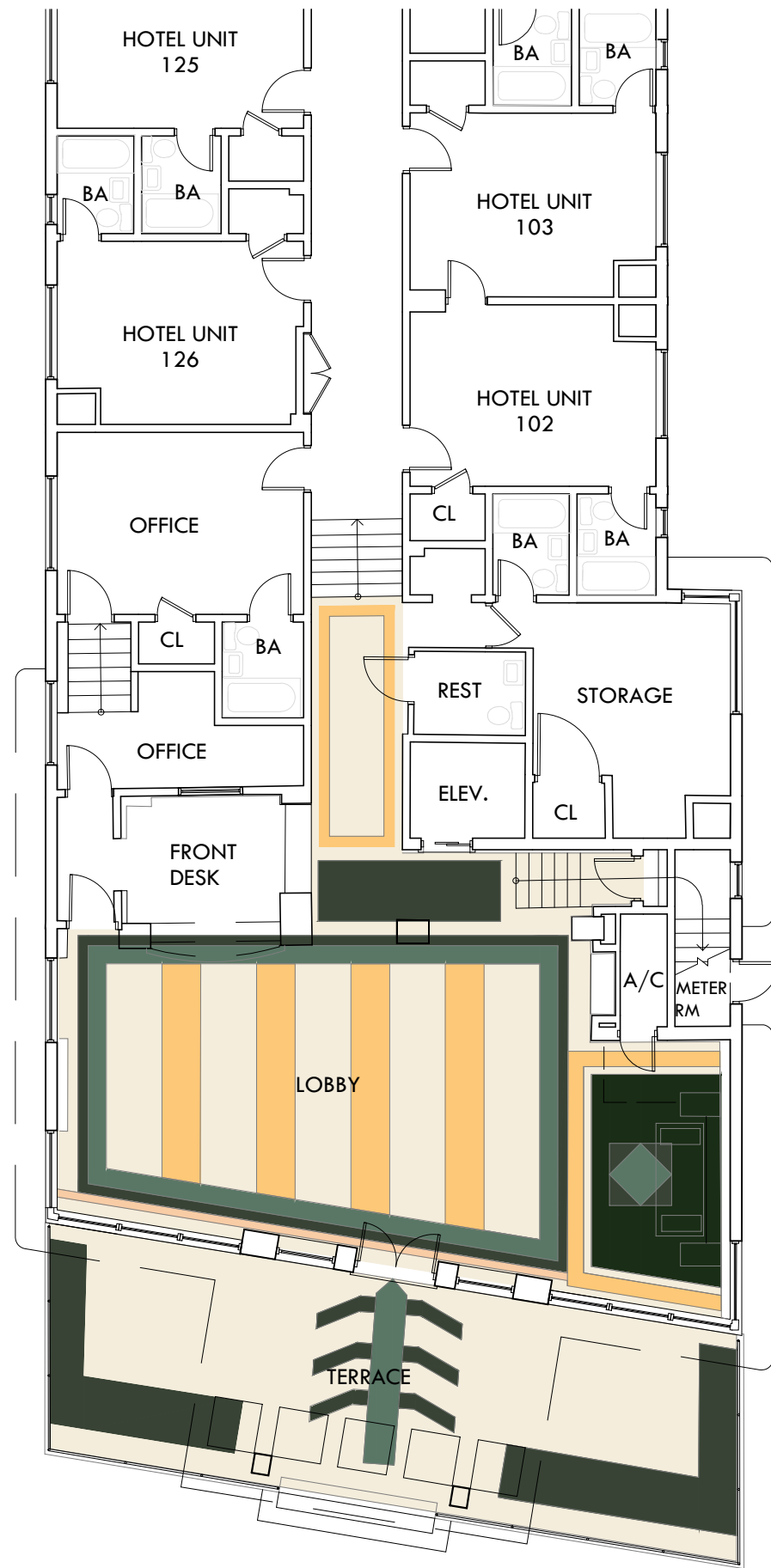
KOBİ KARP
 Lic. # AR0012578
EAST - WEST SECTION
 THE RICHMOND

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

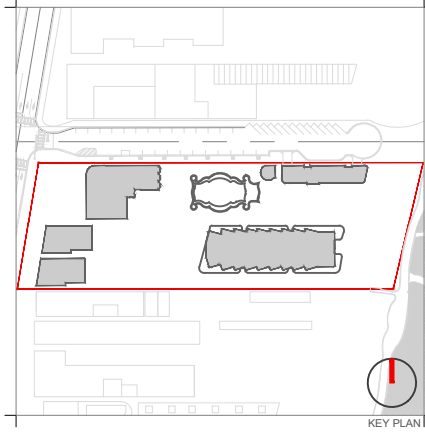
Date	JUNE 15, 2020	Sheet No.	B2-A5.00
Scale	AS SHOWN		
Project	1901		



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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

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

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.8702
Email: info.miami@enea.ch

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

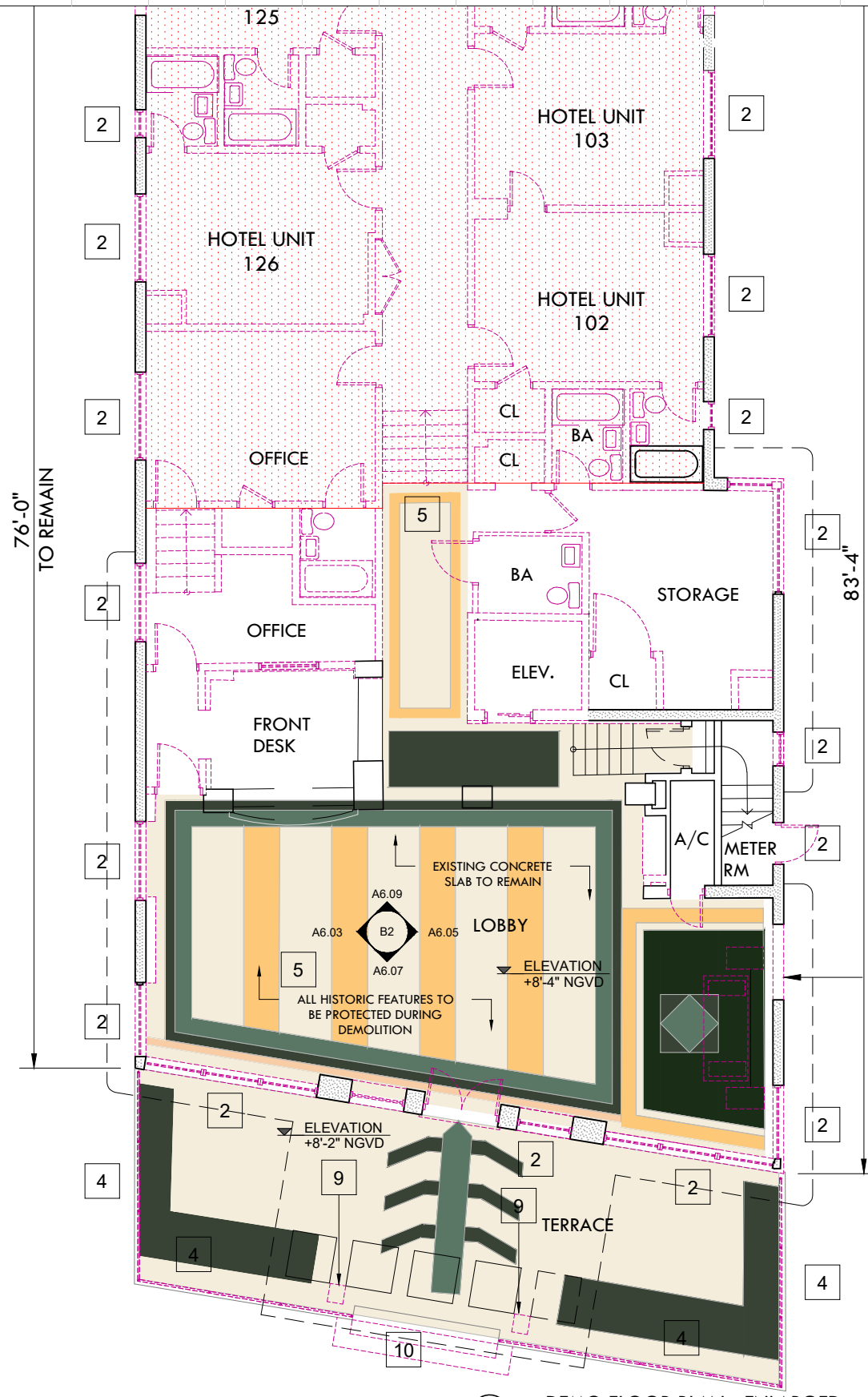
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



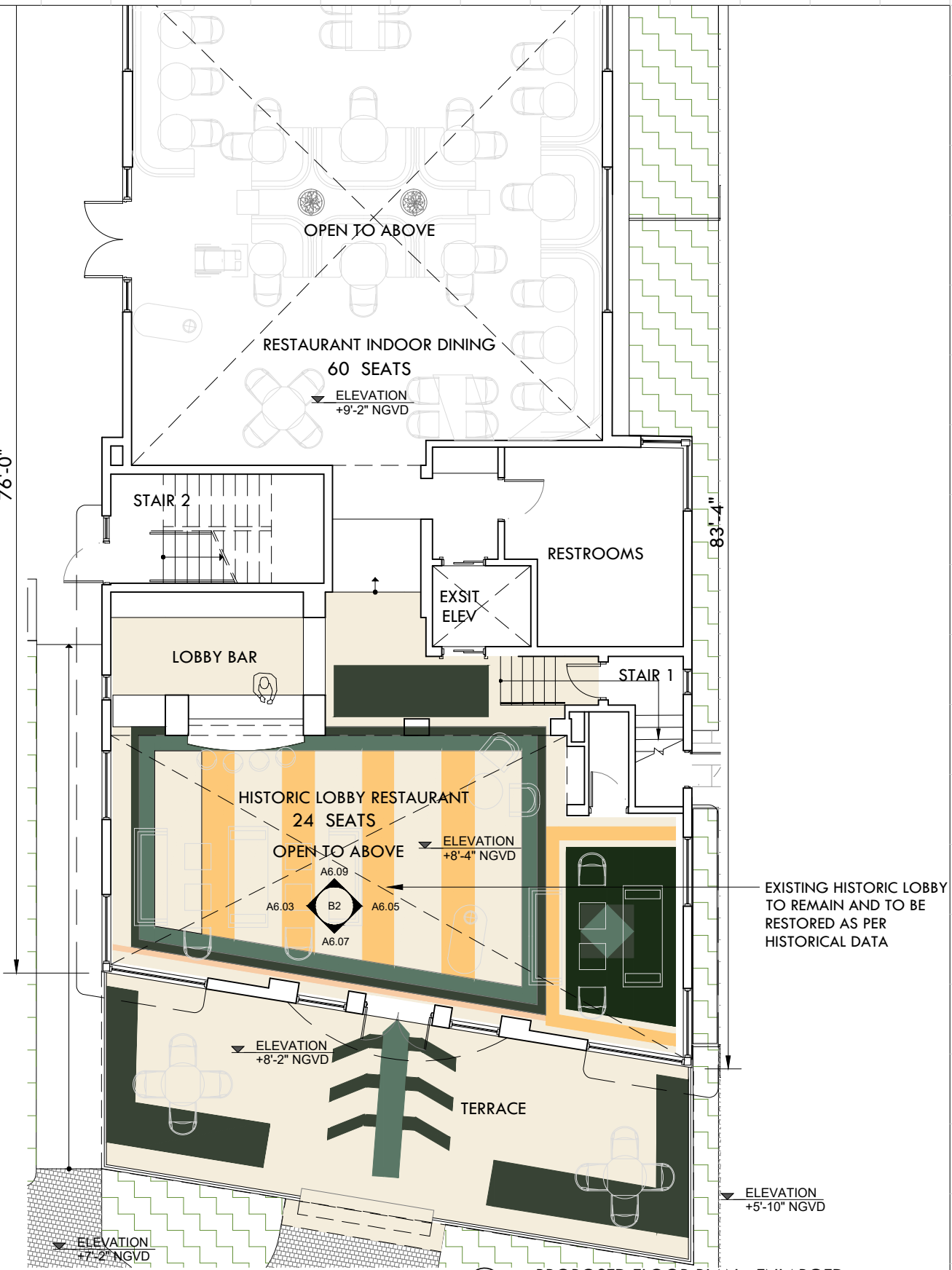
HISTORIC LOBBY
THE RICHMOND

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"

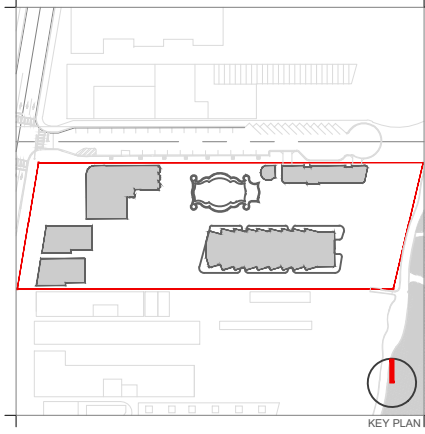
DEMOLITION LEGEND

- 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

- | | | |
|---|--|--|
| 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARGEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

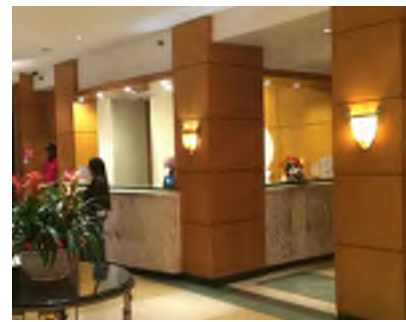


HISTORIC LOBBY
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A6.01
Scale	AS SHOWN		
Project	1901		



A LOBBY VIEW - NORTH



B FRONT DESK AREA



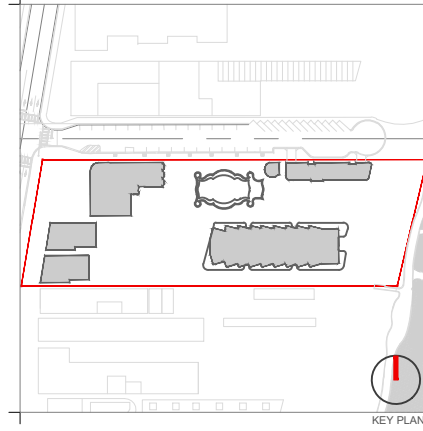
C EXISTING NON-HISTORIC WOOD PANELING



D FRONT DESK



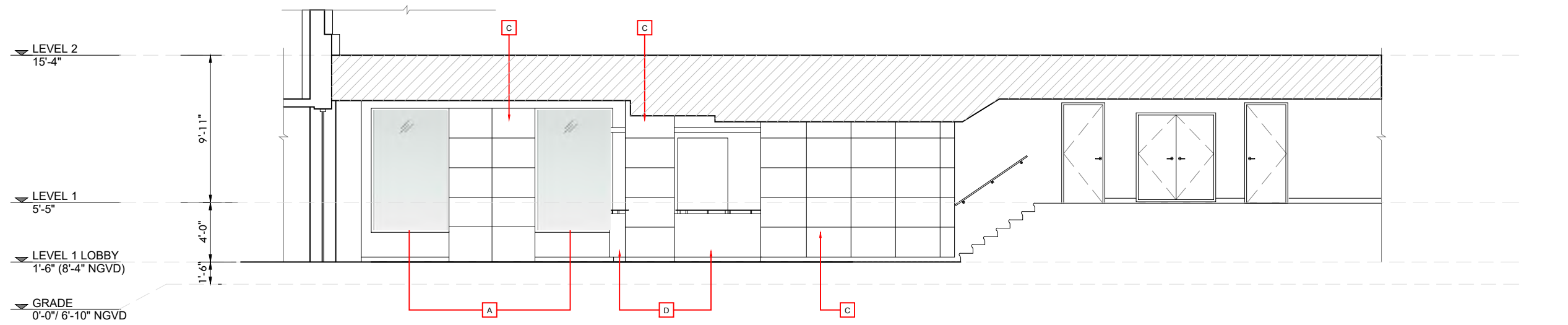
D HISTORIC TERRAZZO FLOORING



KEY PLAN

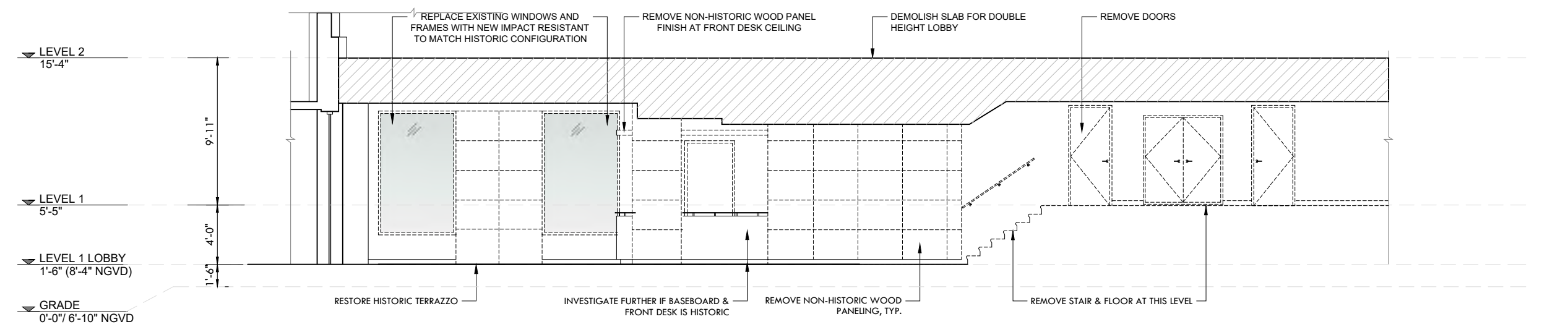
Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019



EXISTING LOBBY - NORTH ELEVATION

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



DEMO LOBBY - NORTH ELEVATION

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

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

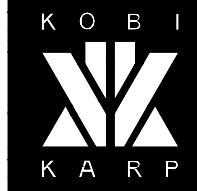
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

HISTORIC LOBBY - NORTH ELEVATION
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-A6.03
Scale	AS SHOWN		
Project	1901		

SHADED AREA FOR HEIGHT REFERENCE ONLY

RESTORE HISTORICAL WINDOWS
& ORIGINAL MUNTINS/ TYP.

LIGHT COVE
AROUND EDGE

LOBBY BAR

STAIR BEYOND

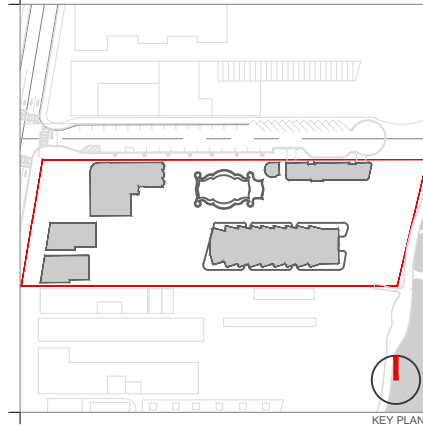
PRESERVE AND RESTORE
HISTORIC TERRAZZO

INVESTIGATE FURTHER IF
BASEBOARD IS HISTORIC

RESTORE RECEPTION DESK TO
MATCH HISTORICAL

PROPOSED LOBBY - NORTH ELEVATION

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



Rev. Date | Rev. Date

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

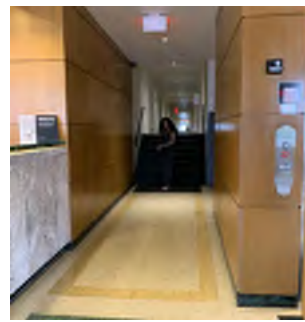


KOBİ KARP
Lic. # AR0012578
HISTORIC LOBBY - NORTH ELEVATION
THE RICHMOND

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



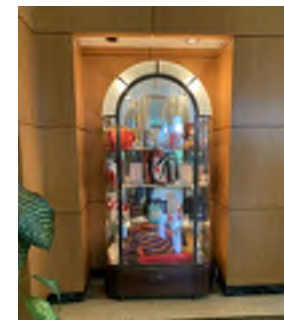
C EXISTING NON-HISTORIC WOOD PANELING



D RAILING AT TERRAZZO STAIR



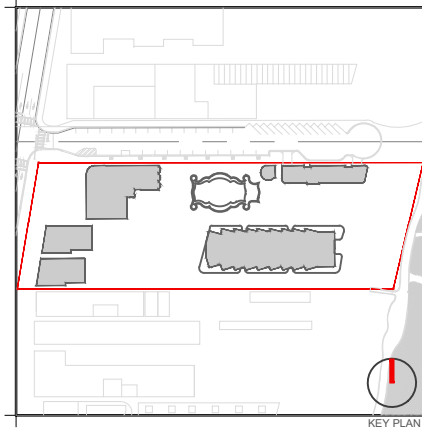
E TERRAZZO STAIR



F FURTHER INVESTIGATE IF NICHE IS HISTORIC



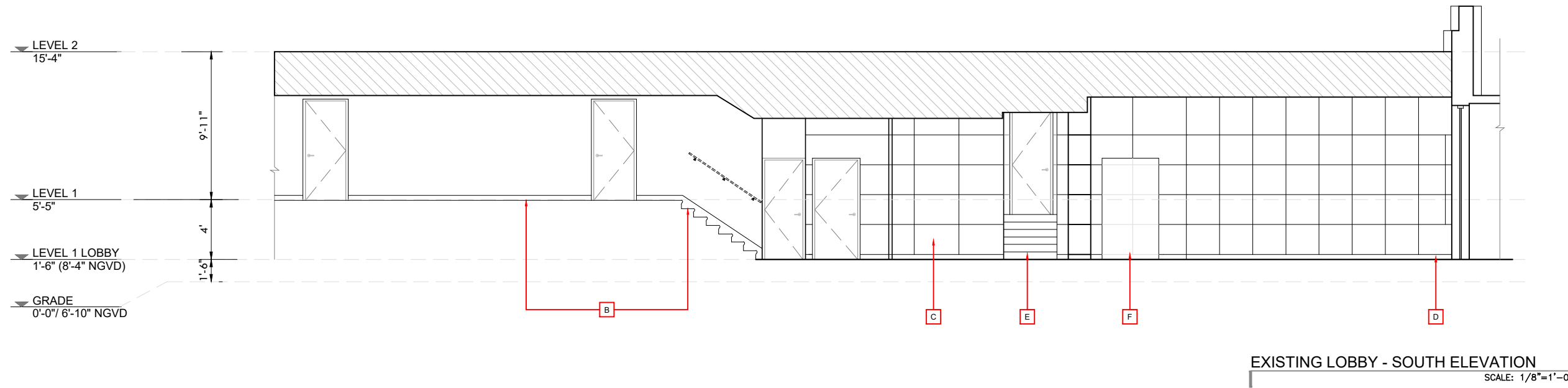
G BASEBOARD OVER NON-HISTORIC WOOD PANELING



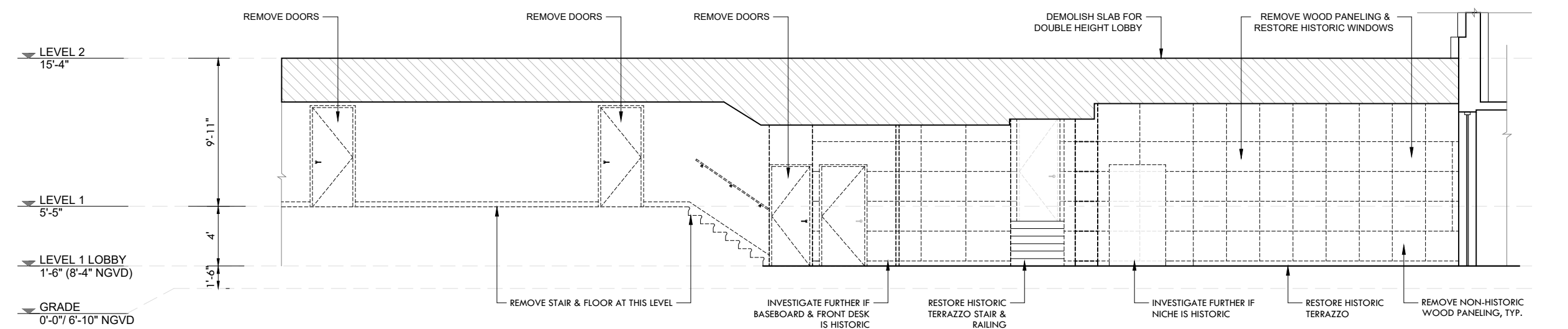
KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (S) 2019



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



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

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



HISTORIC LOBBY - SOUTH ELEVATION
THE RICHMOND

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

SHADED AREA FOR HEIGHT REFERENCE ONLY

RESTORE HISTORICAL WINDOWS
& ORIGINAL MUNTINS/ TYP.

LIGHT COVE
AROUND EDGE

EXISTING ELEV. BEYOND

DOUBLE HIGH LOBBY

HISTORICAL BUILDING HEIGHT

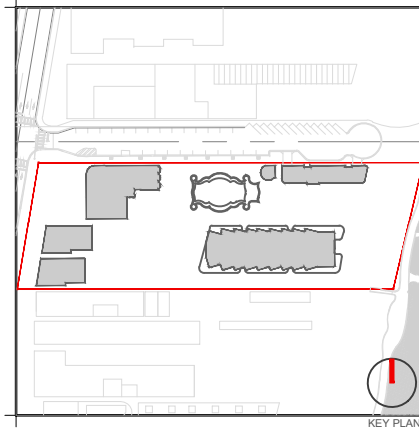
RESTORE HISTORIC TERRAZZO
STAIR & RAILING

INVESTIGATE FURTHER IF
BASEBOARD IS HISTORIC

RESTORE HISTORICAL
WINDOWS & ORIGINAL
MUNTINS / TYP

PRESERVE & RESTORE
HISTORIC TERRAZZO

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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

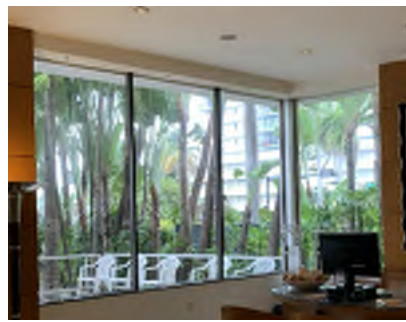
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



HISTORIC LOBBY - SOUTH ELEVATION
THE RICHMOND

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



A LOBBY VIEW NORTHWEST



B LOBBY VIEW SOUTHWEST



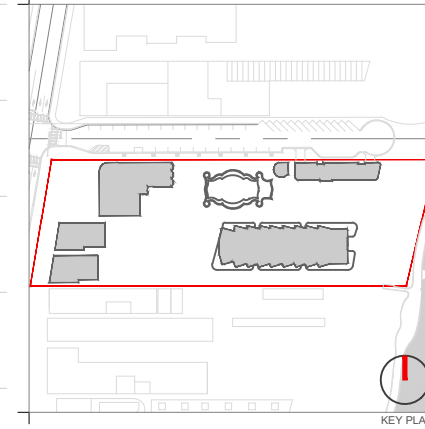
C LOBBY VIEW WEST



D EXISTING NON-HISTORIC WOOD PANELING



E HISTORIC TERRAZZO FLOORING



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

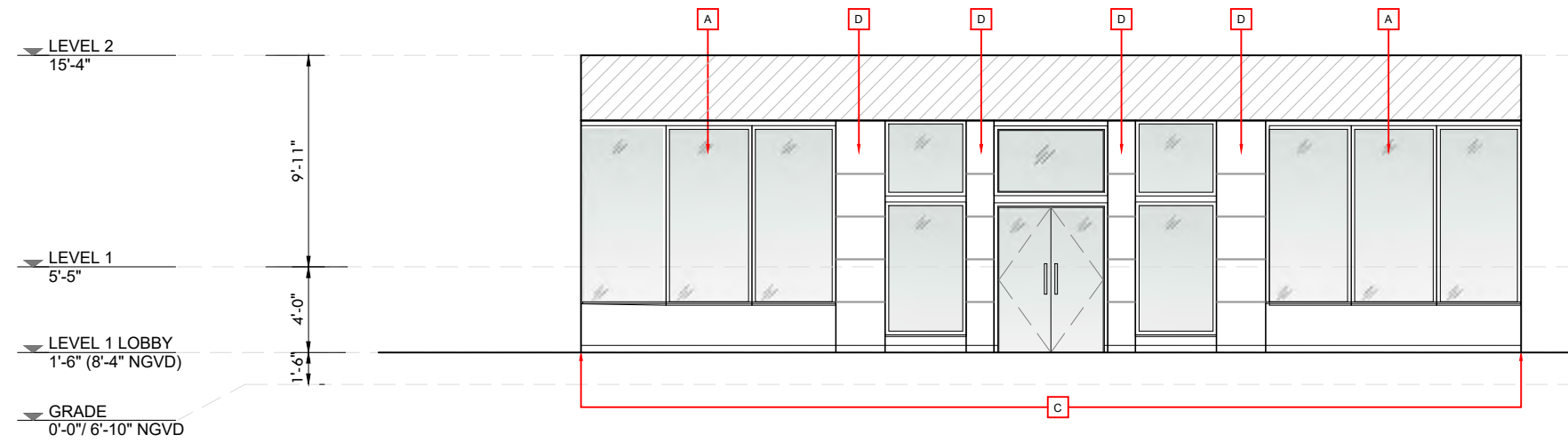
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

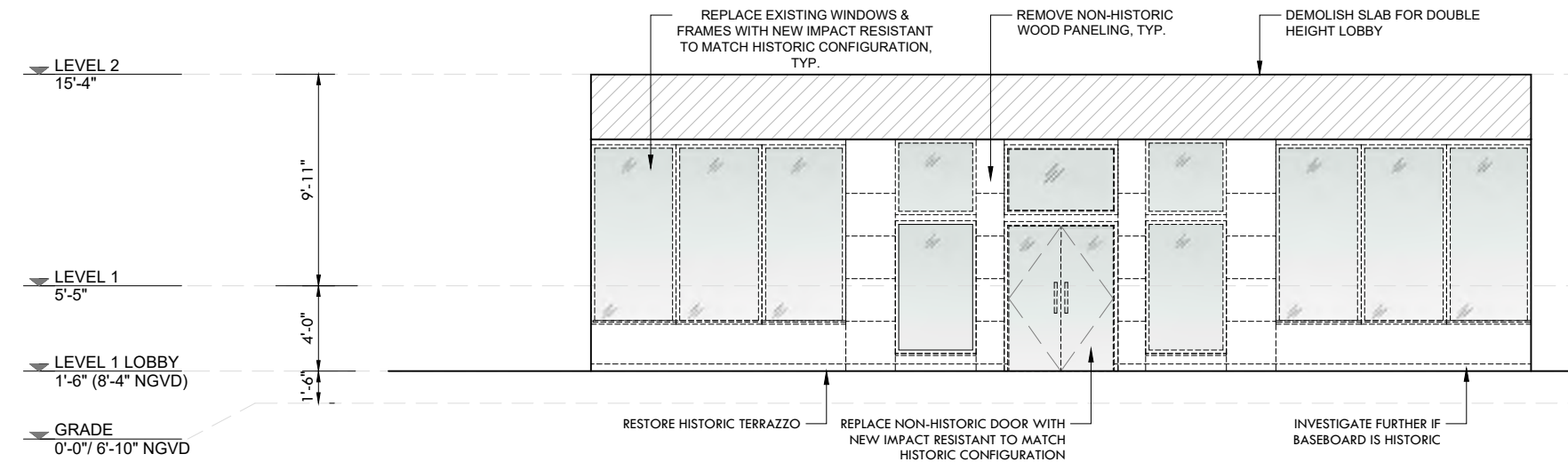
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



HISTORIC LOBBY - WEST ELEVATION
 THE RICHMOND

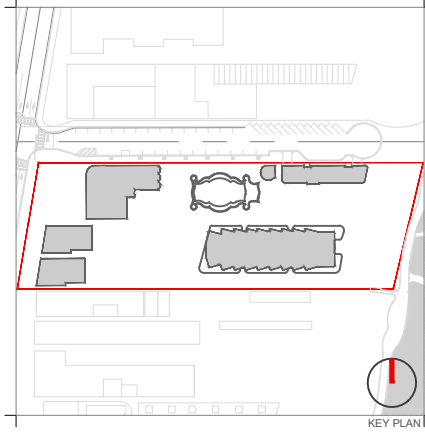
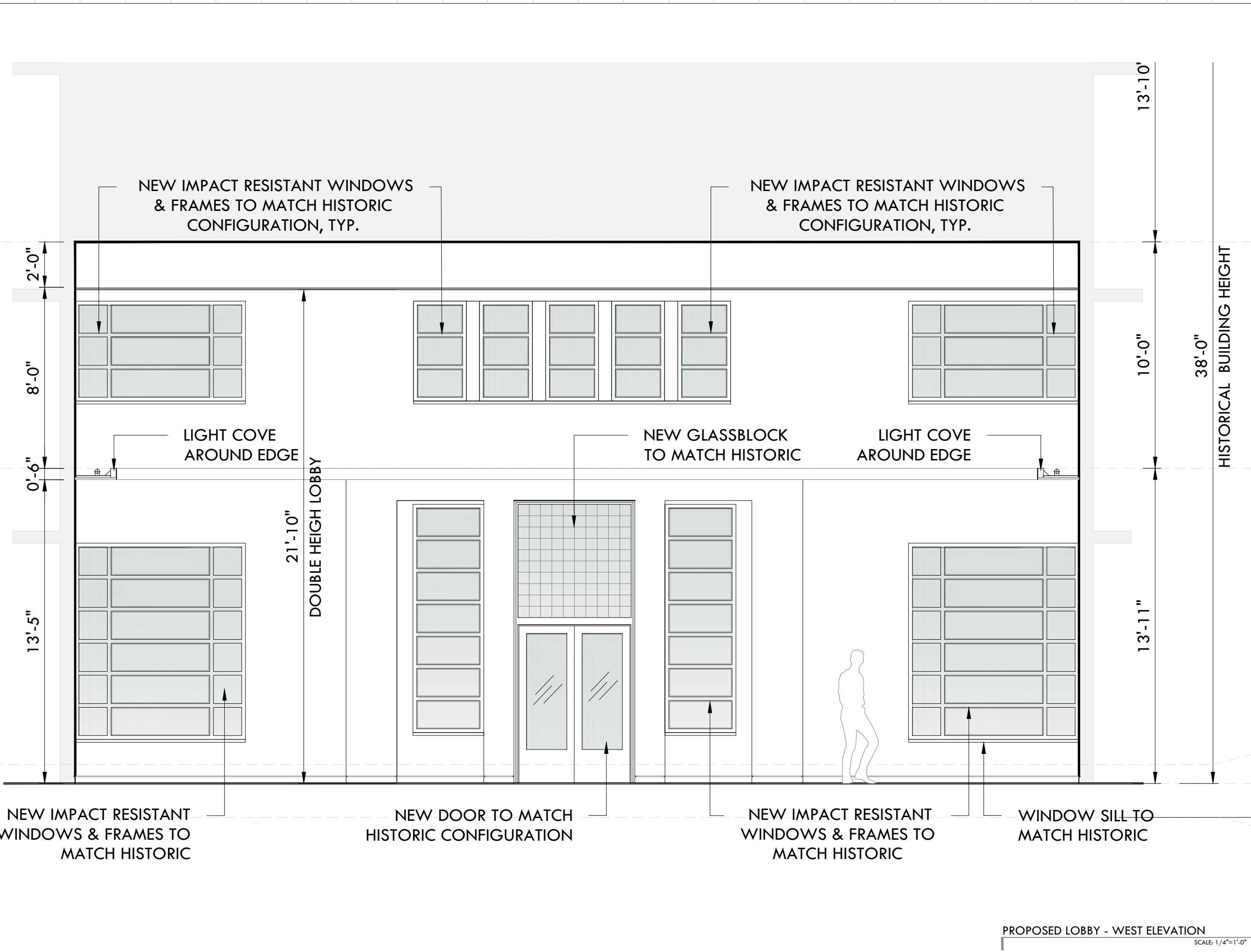


EXISTING LOBBY - WEST ELEVATION
 SCALE: 1/8"=1'-0"



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

Date	APRIL 06, 2020	Sheet No.	B2-A6.07
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

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

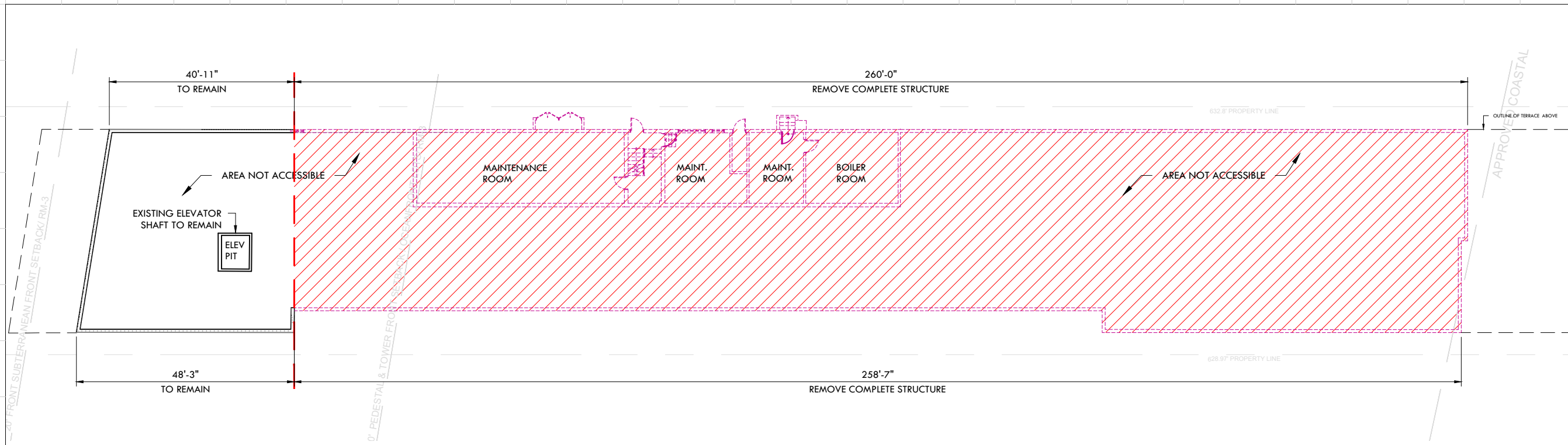
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



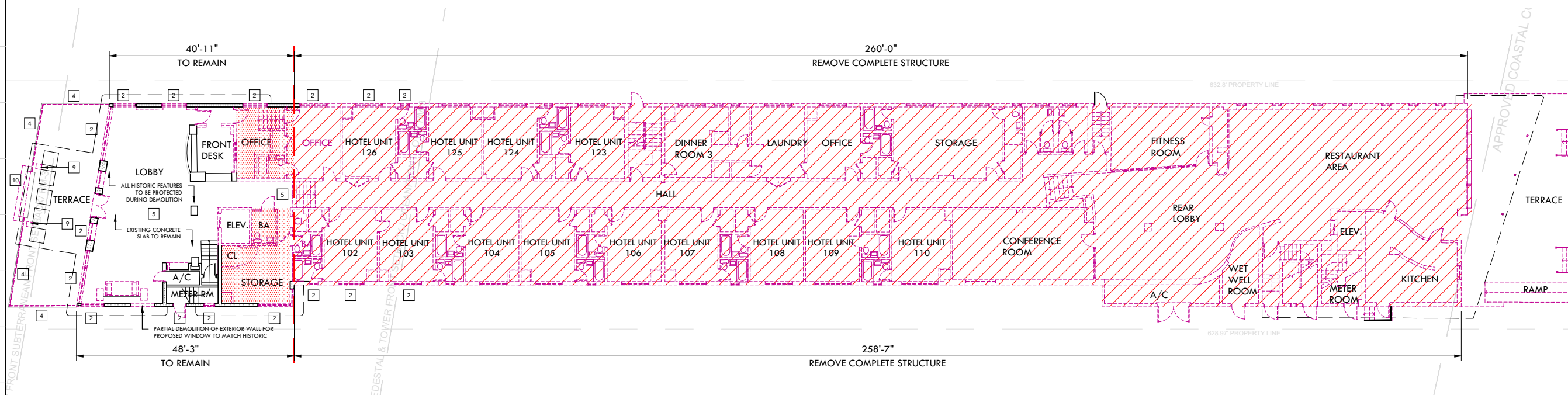
HISTORIC LOBBY - WEST ELEVATION
 THE RICHMOND

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

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



DEMO FLOOR PLAN - LEVEL 0
SCALE: N.T.S.



DEMO FLOOR PLAN - LEVEL 1
SCALE: N.T.S.

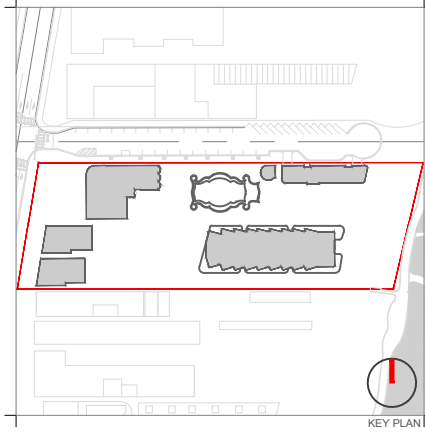
DEMOLITION LEGEND

- 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (©) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT ENEA GARDEN DESIGN INC.
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.8702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

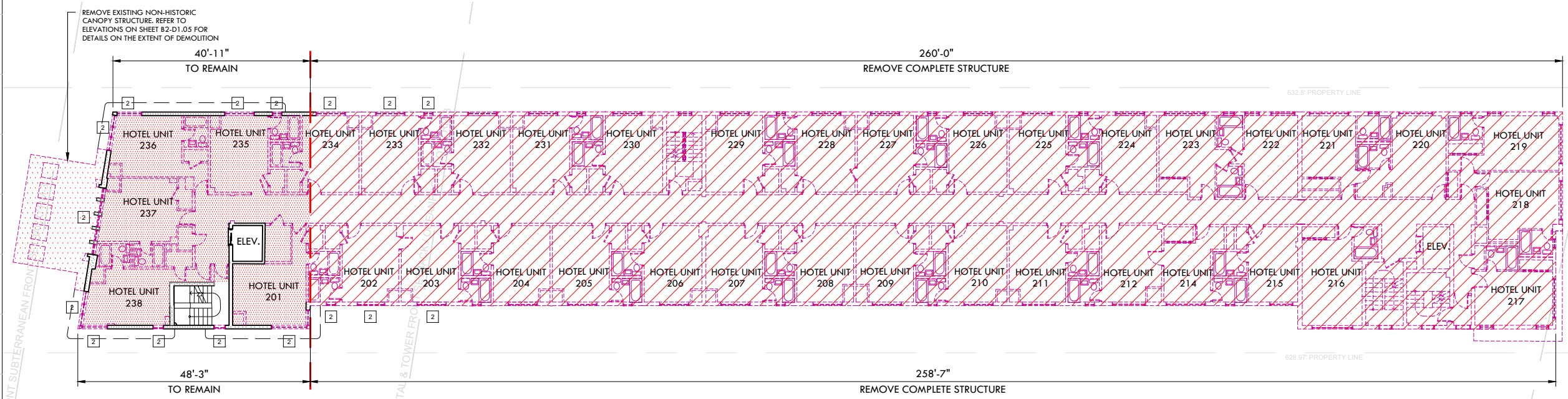
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record: Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

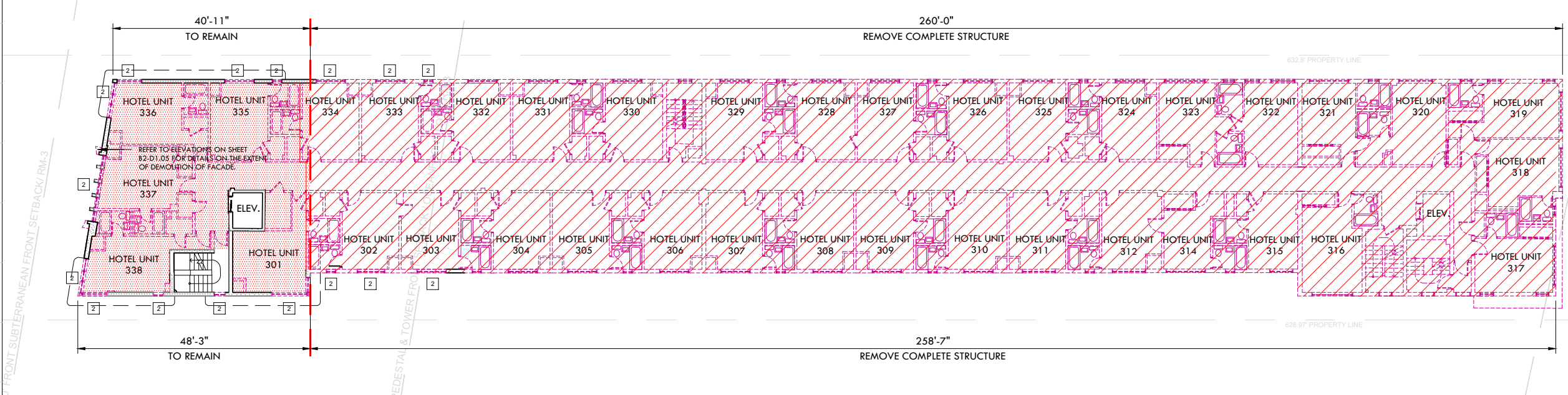


DEMOLITION FLOOR PLAN
THE RICHMOND

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.

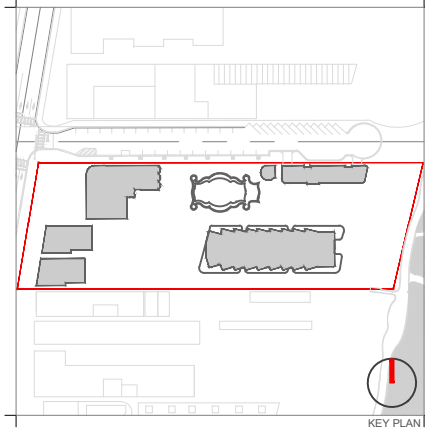
DEMOLITION LEGEND

- 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED.

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

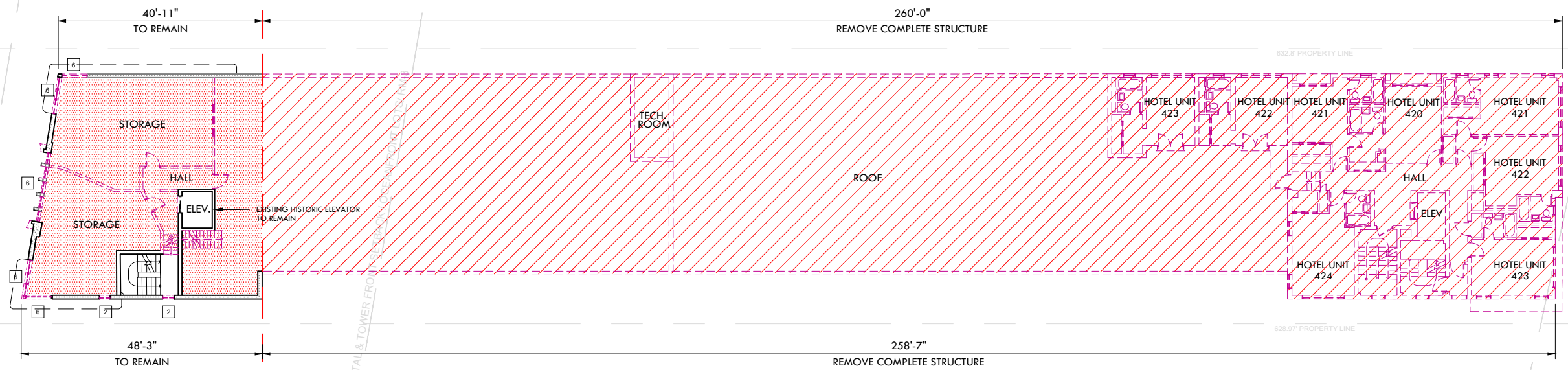
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



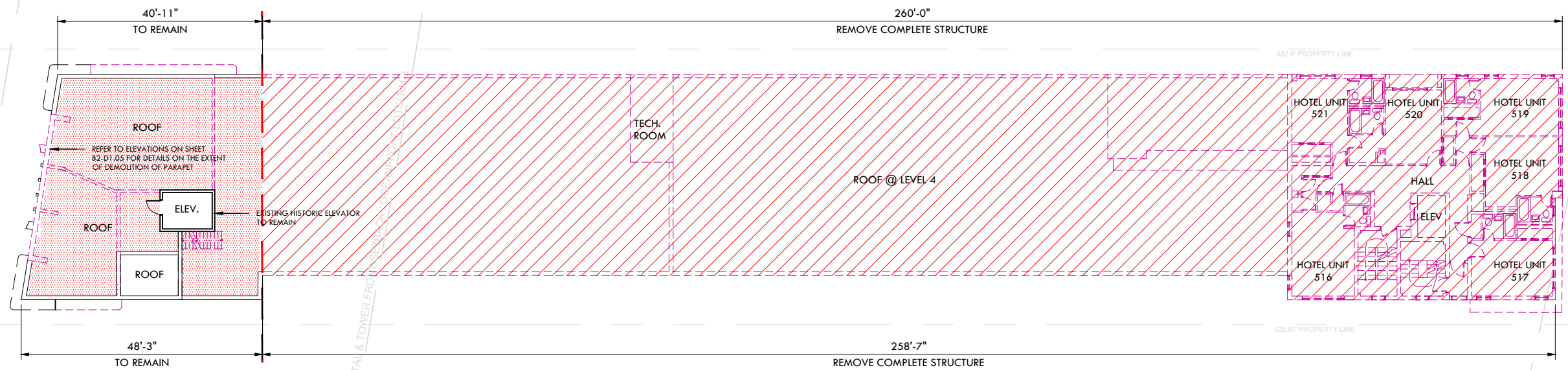
DEMO FLOOR PLAN
THE RICHMOND

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



1 DEMO FLOOR PLAN - LEVEL 4

SCALE: N.T.S.



1 DEMO FLOOR PLAN - LEVEL 5

SCALE: N.T.S.

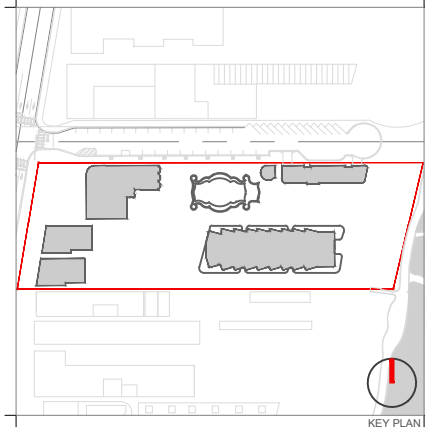
DEMOLITION LEGEND

- 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

- | | | |
|--|---|---|
| 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (©) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.8702
Email: info.miami@enea.ch

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

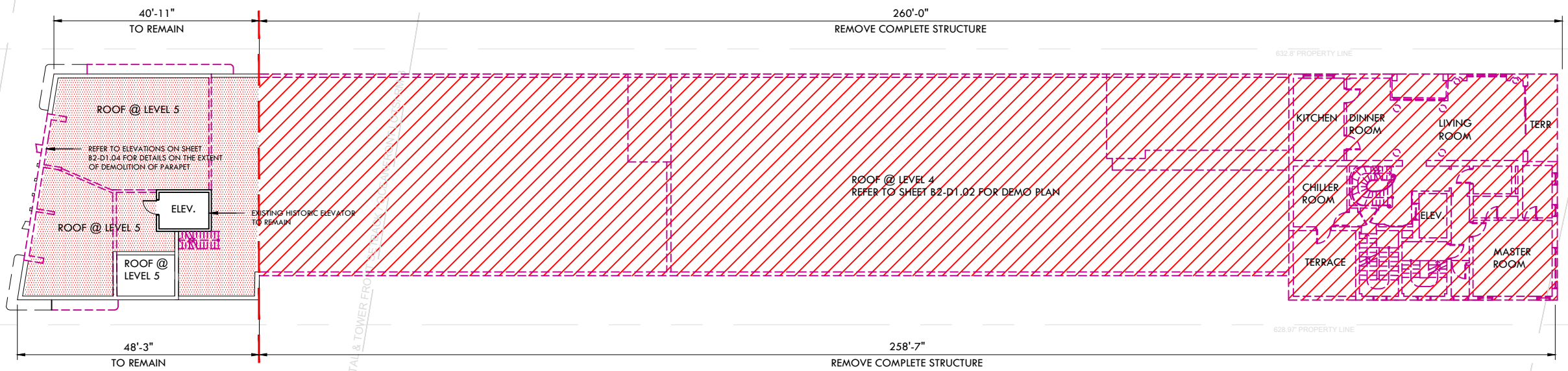
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

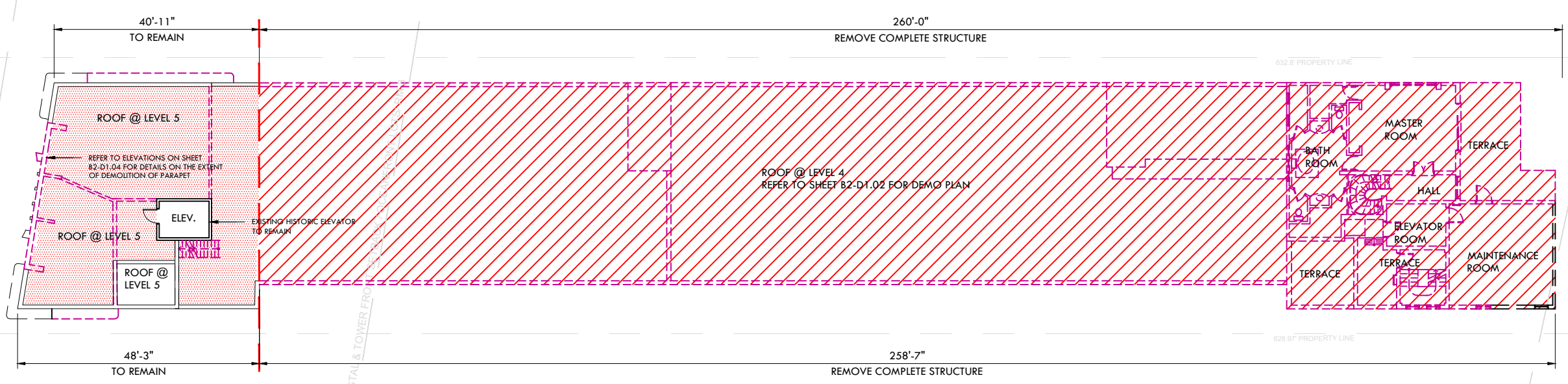


DEMOLITION FLOOR PLAN
THE RICHMOND

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



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



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

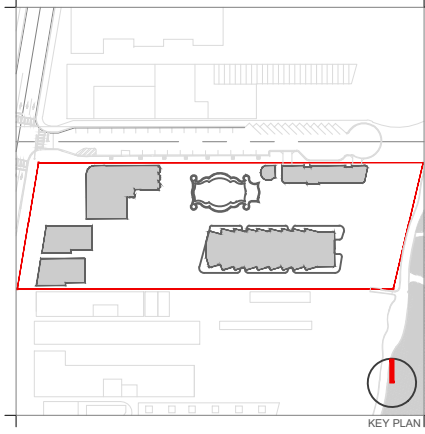
DEMOLITION LEGEND

- 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

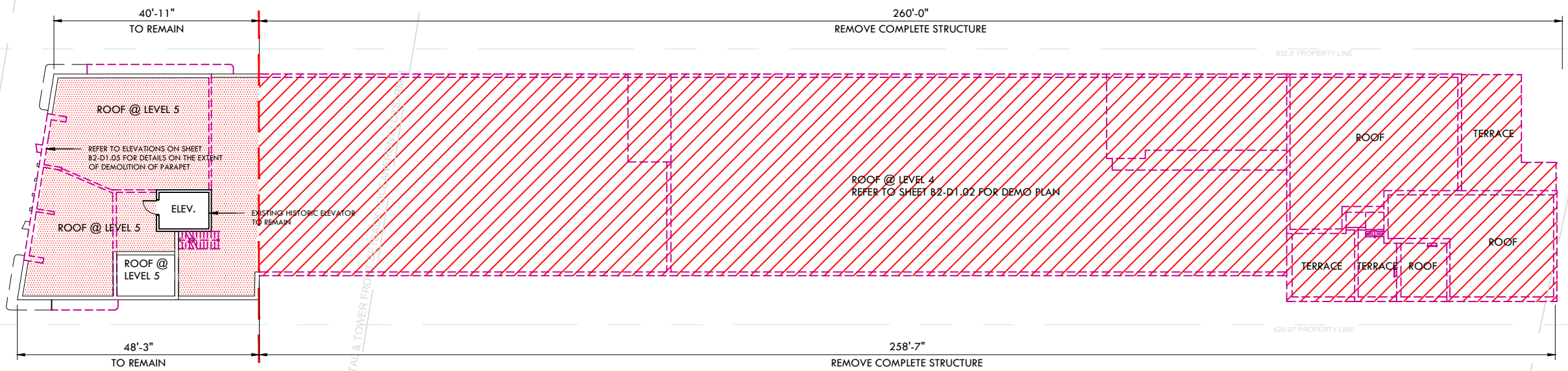
Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

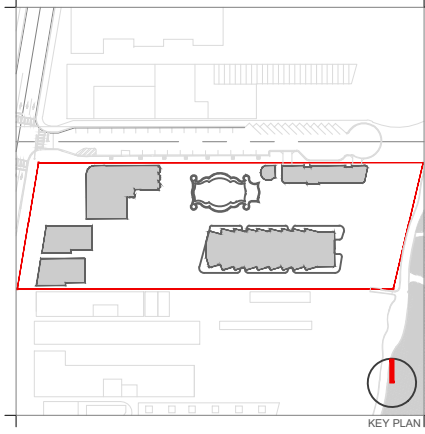
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED.

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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

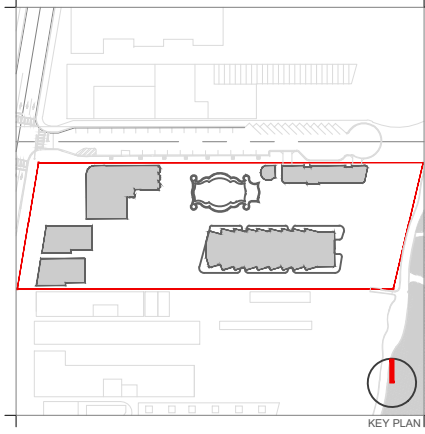
- | | | |
|---|--|--|
| 1 EXISTING DOOR / WINDOW TO REMAIN | 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 REMOVE PORTIONS OF WALL 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.
- 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.

DEMO FLOOR PLAN
THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-D1.04
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

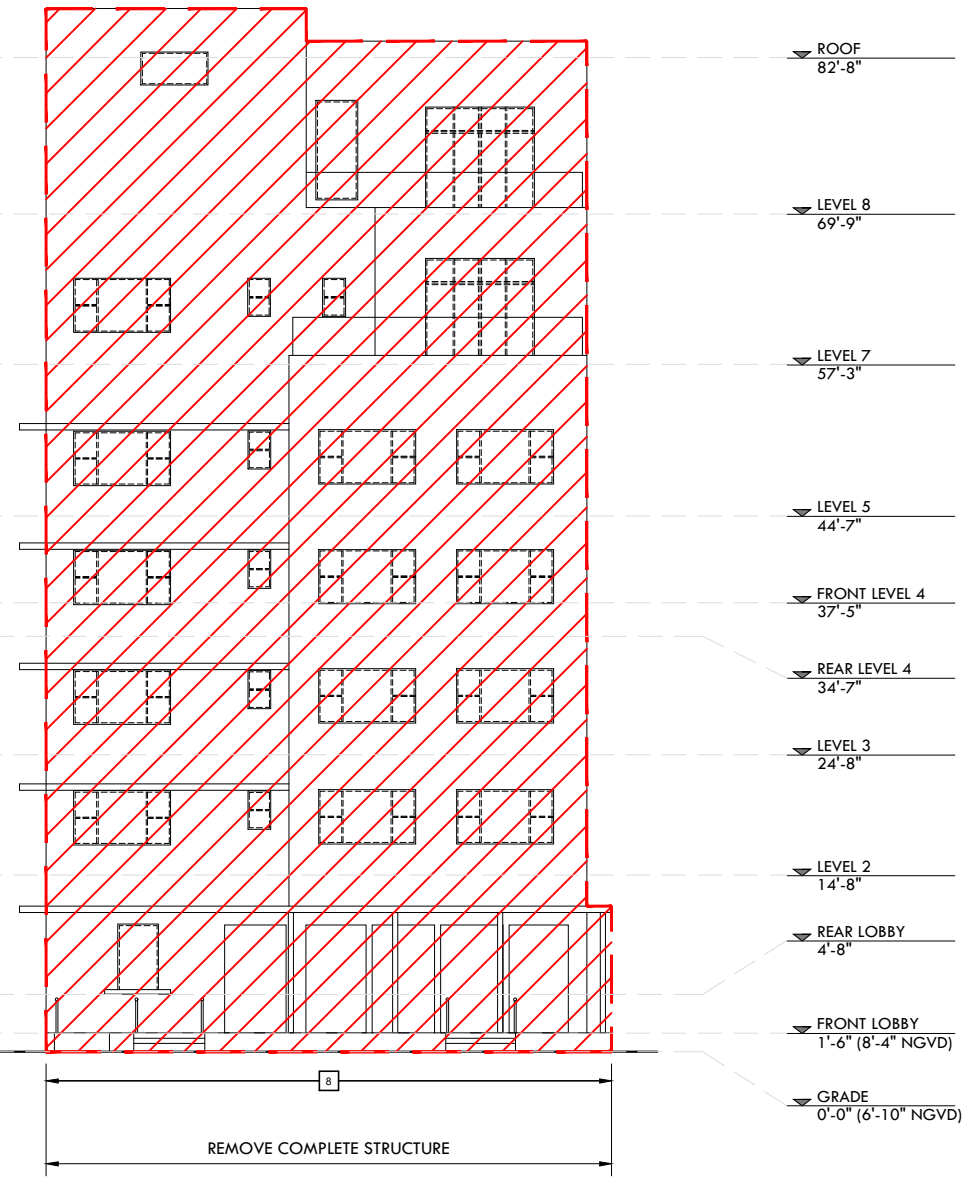
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

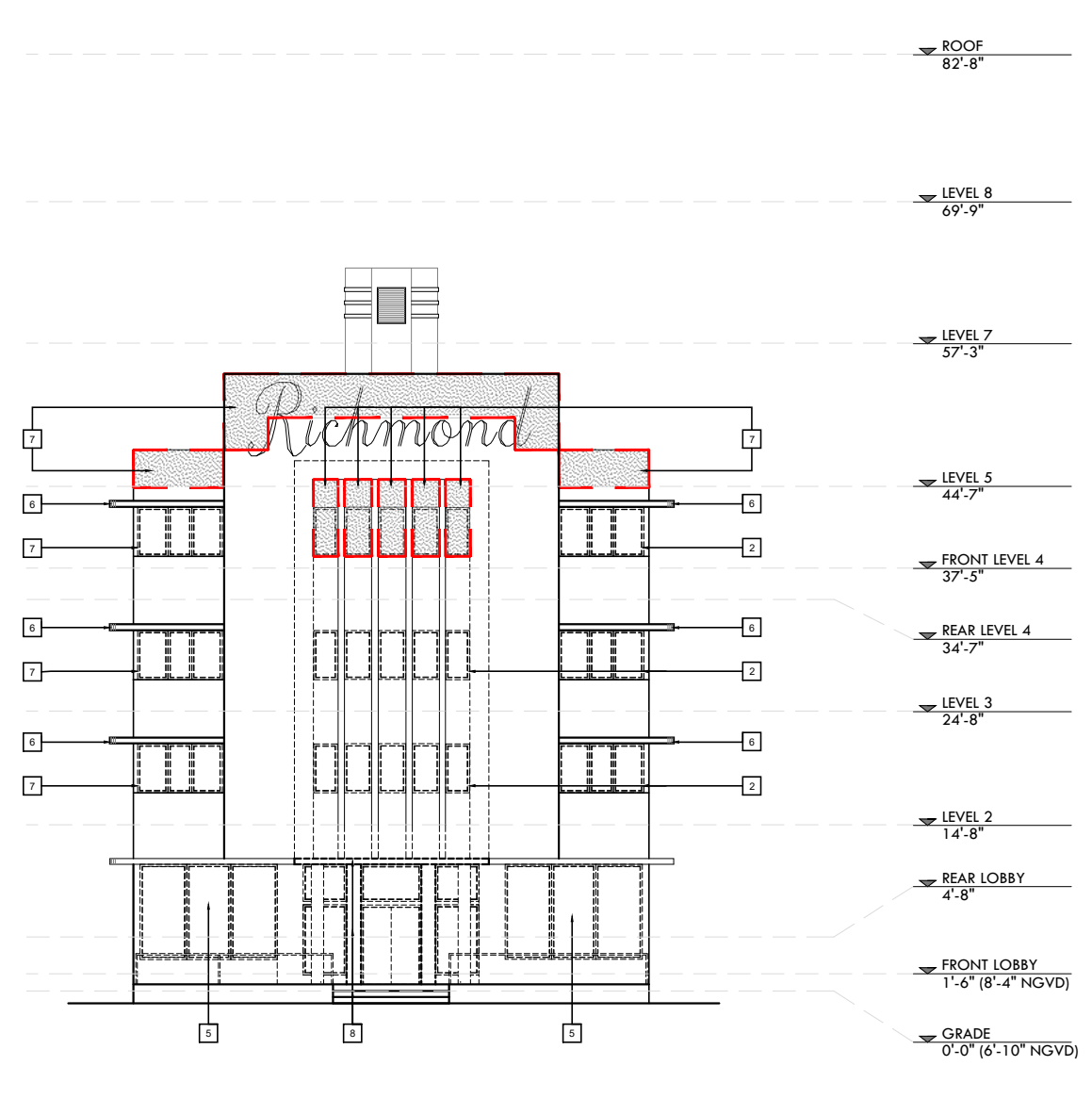


DEMO ELEVATION
 THE RICHMOND

Date	APRIL 06, 2020	Sheet No.	B2-D1.05
Scale	AS SHOWN		
Project	1901		



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



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

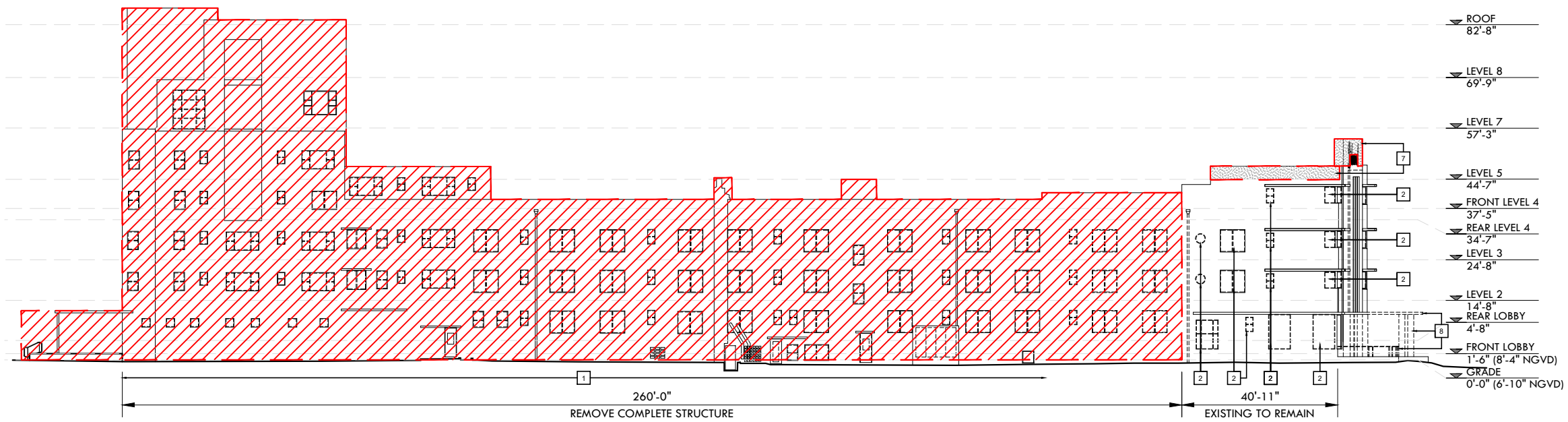
DEMOLITION LEGEND

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

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

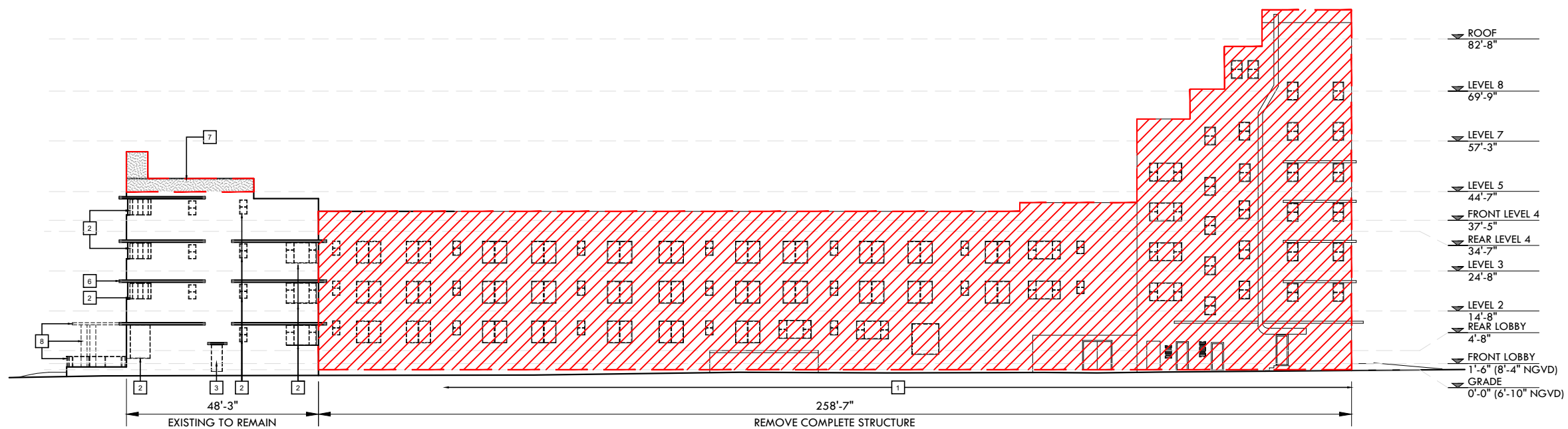
DEMOLITION GENERAL NOTES

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



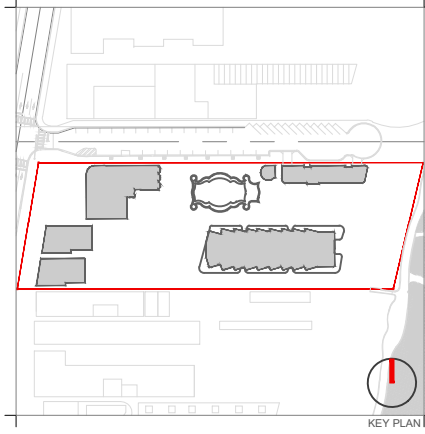
DEMO ELEVATION - NORTH

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



DEMO ELEVATION - SOUTH

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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (©) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

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

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



DEMO ELEVATION
 THE RICHMOND

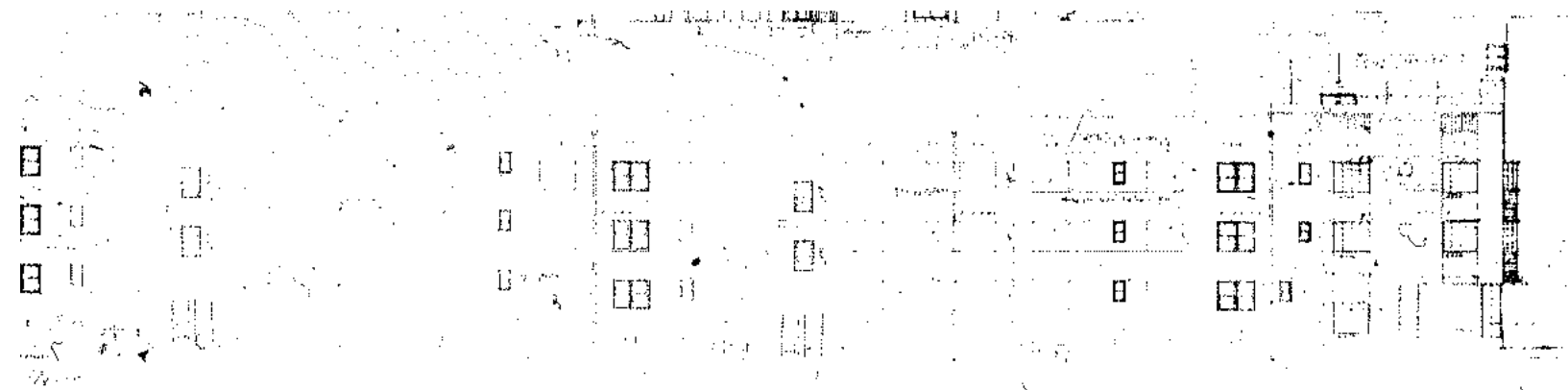
Date	APRIL 06, 2020	Sheet No.	B2-D1.06
Scale	AS SHOWN		
Project	1901		

DEMOLITION LEGEND

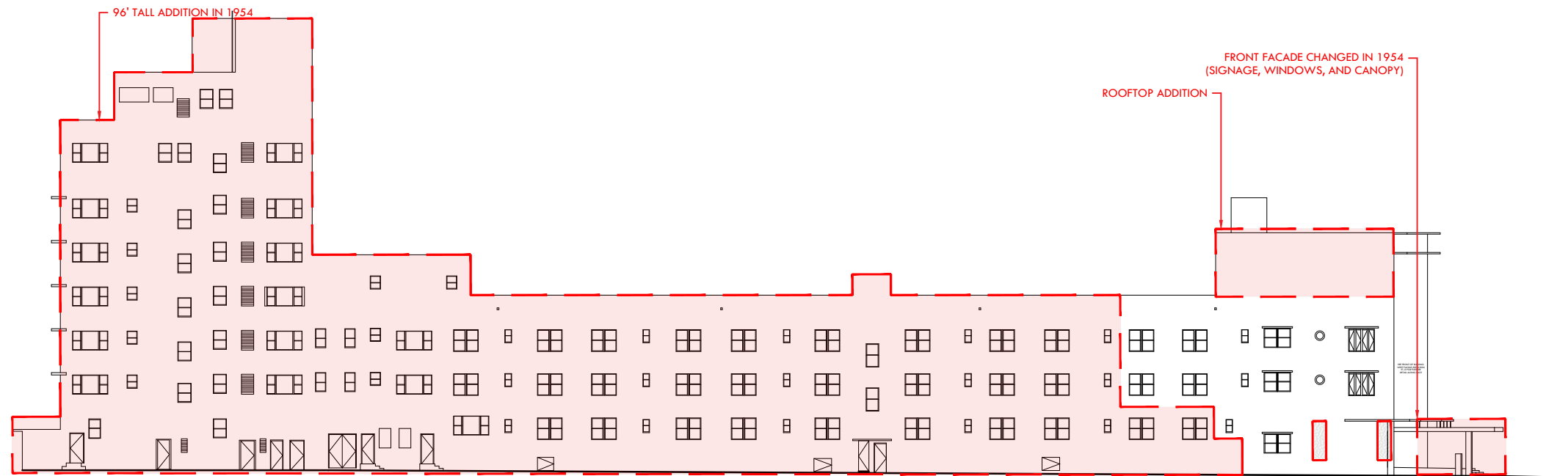
	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	EXISTING EXTERIOR WALL TO BE REMOVED
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

- 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.

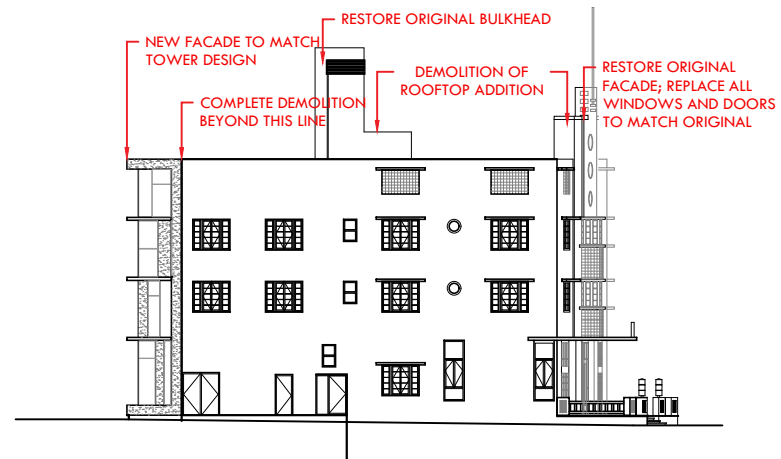
- DEMOLITION GENERAL NOTES**
- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
 - ALL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



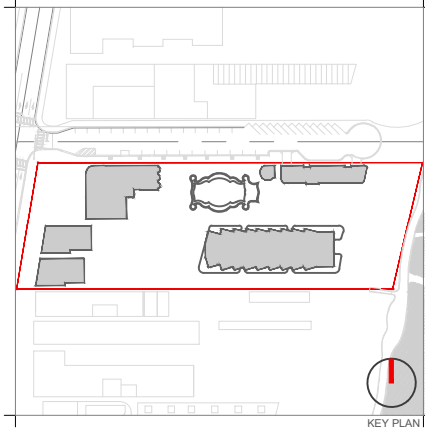
1 MICROFILM - 1940 ORIGINAL ELEVATION - NORTH
LAWRENCE MURRAY DIXON SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (R) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

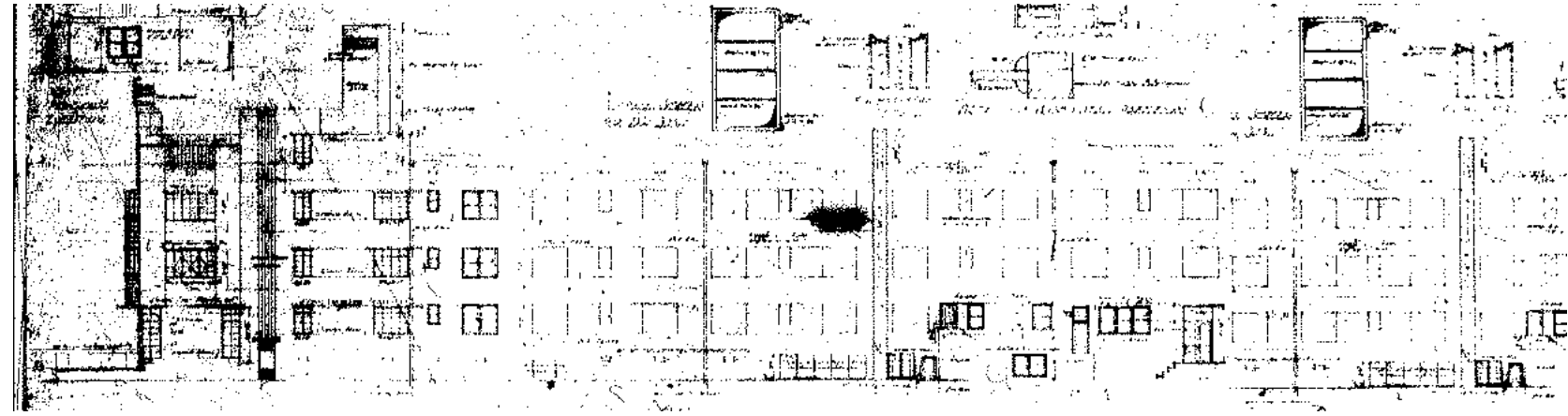
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

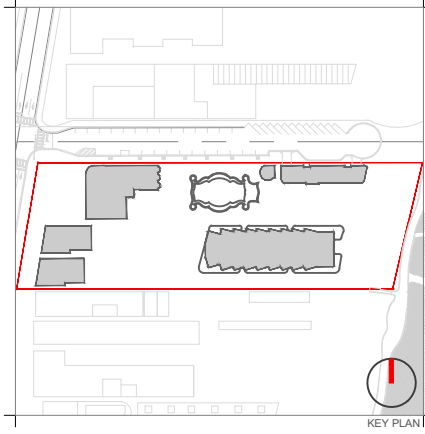


ELEVATIONS COMPARISON
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A1.00
Scale	AS SHOWN		
Project	1901		



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

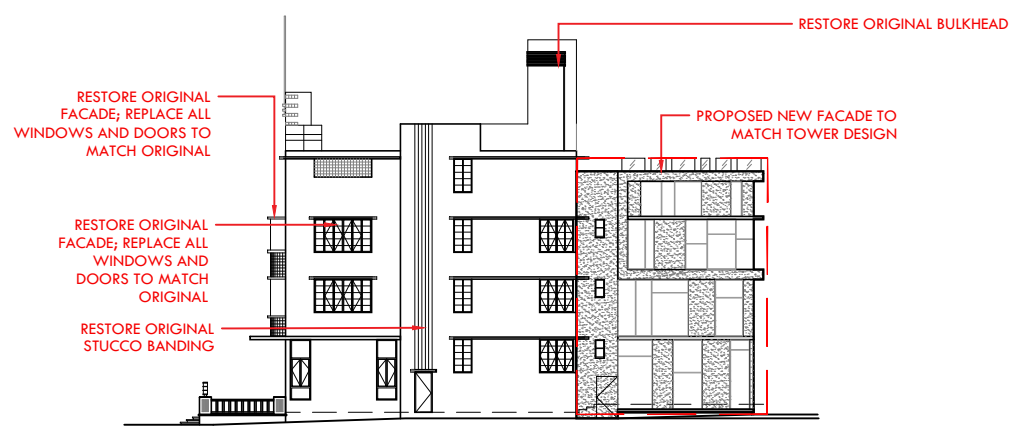


ELEVATIONS COMPARISON
THE SOUTH SEAS

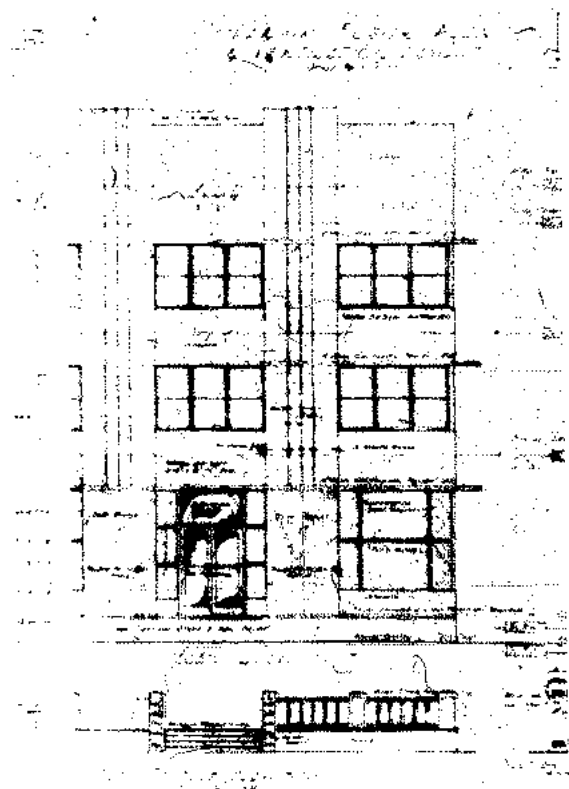
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A1.01
Project	1901		



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



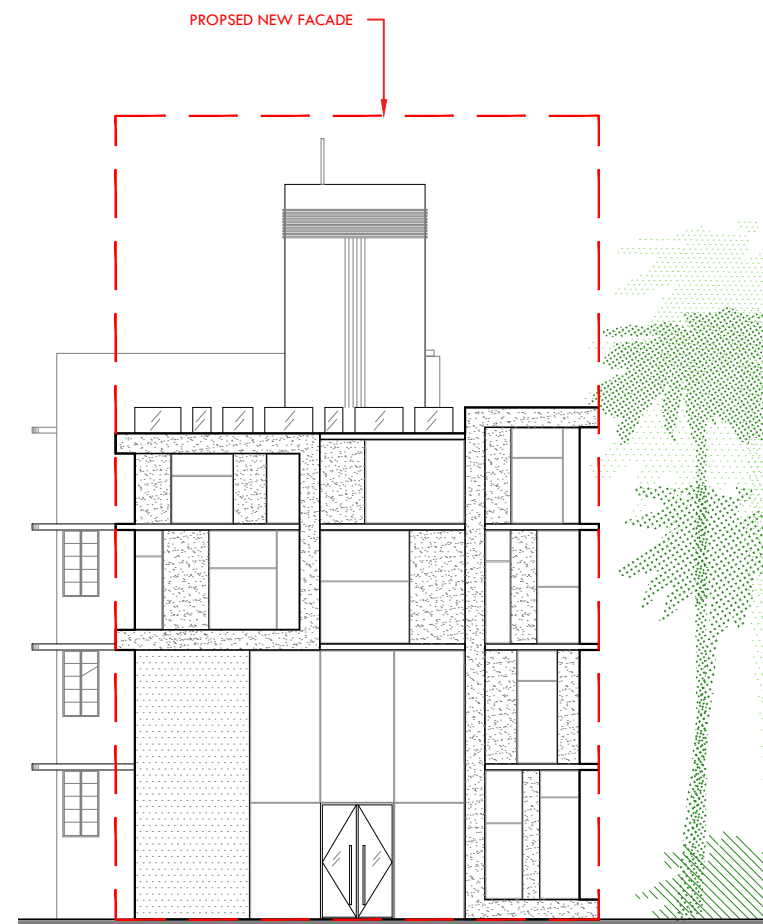
3 PROPOSED ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



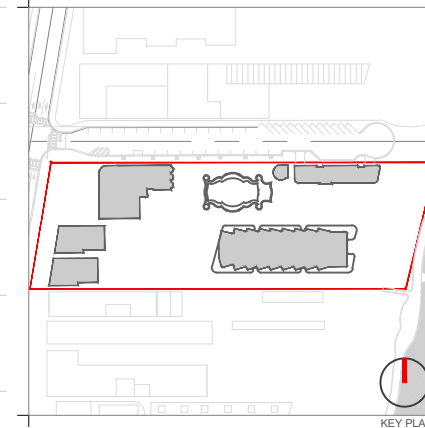
1 MICROFILM - 1940 ORIGINAL ELEVATION - EAST
LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



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



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



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

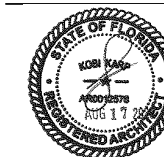
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

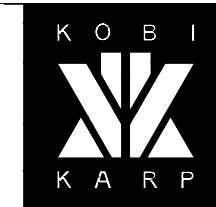
Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

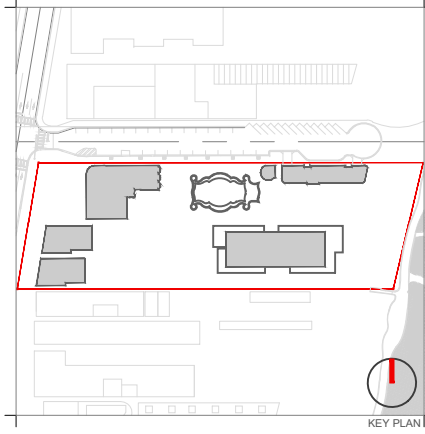


KOBİ KARP
Lic. # AR0012578



ELEVATIONS COMPARISON
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A1.02
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.9702
 Email: info.miami@enea.ch

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

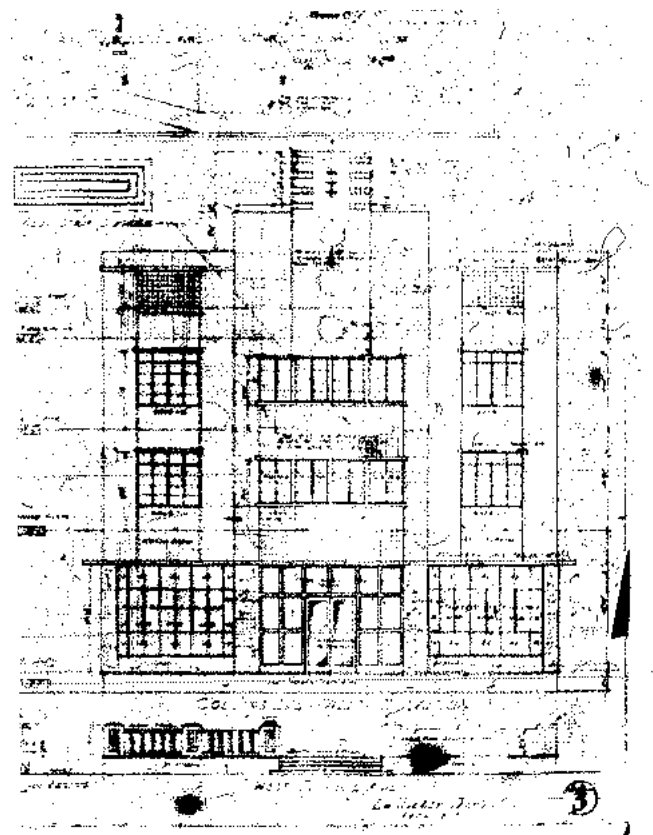
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

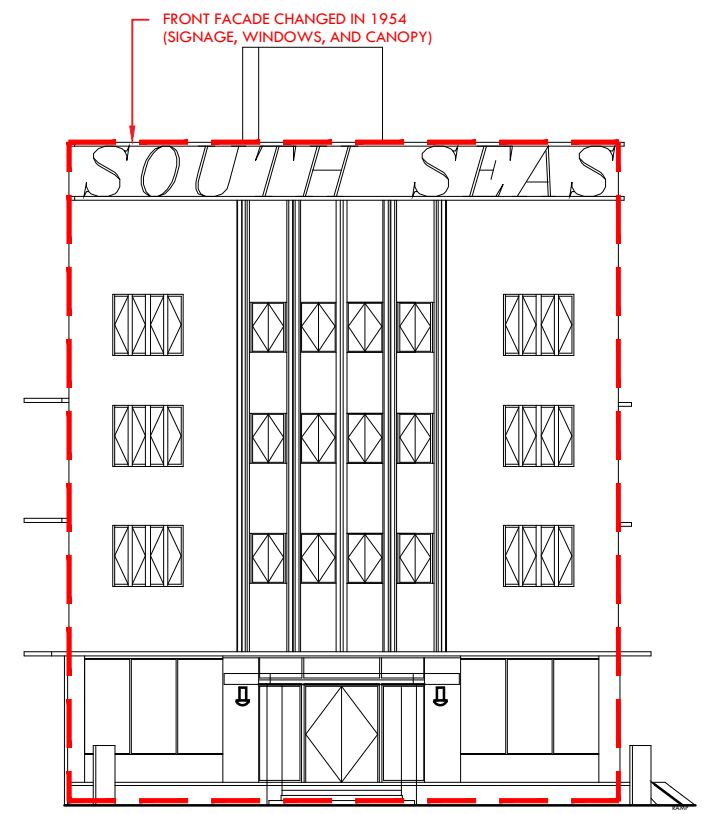


ELEVATIONS COMPARISON
 THE SOUTH SEAS

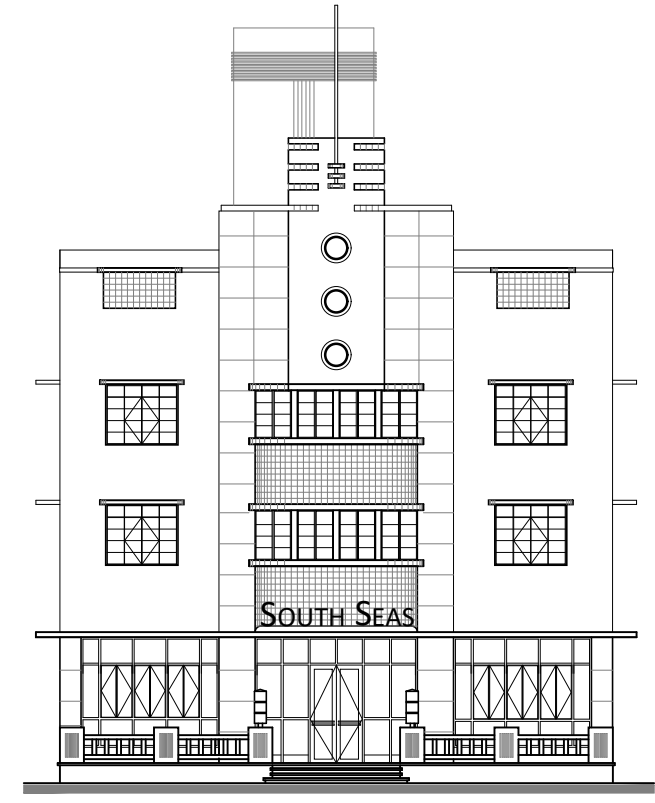
Date	JUNE 15, 2020	Sheet No.	B3-A1.03
Scale	AS SHOWN		
Project	1901		



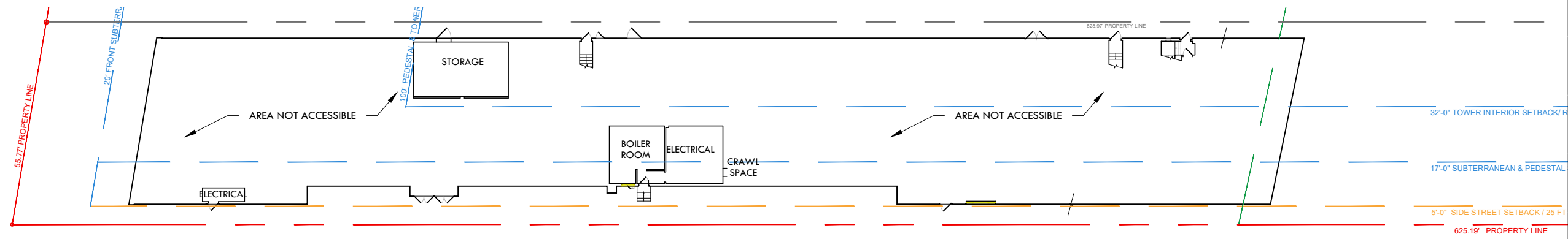
1 MICROFILM - 1940 ORIGINAL ELEVATION - WEST
 LAWRENCE MURRAY DIXON SCALE: 1/16" = 1'-0"



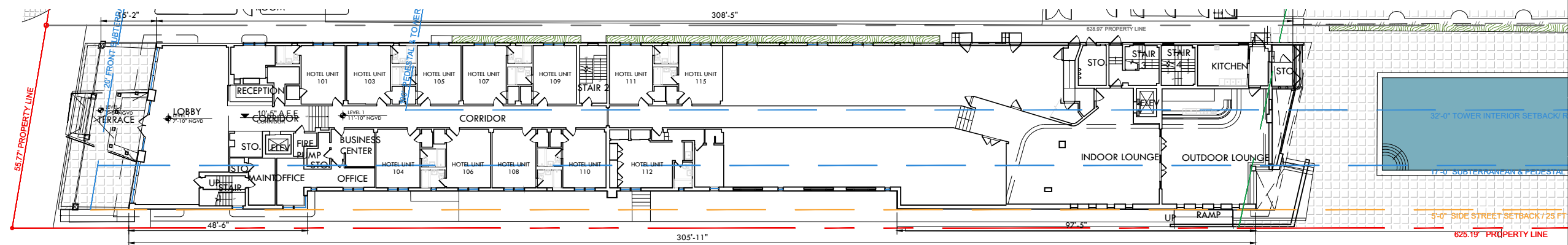
2 EXISTING ELEVATION - WEST
 SCALE: 1/16" = 1'-0"



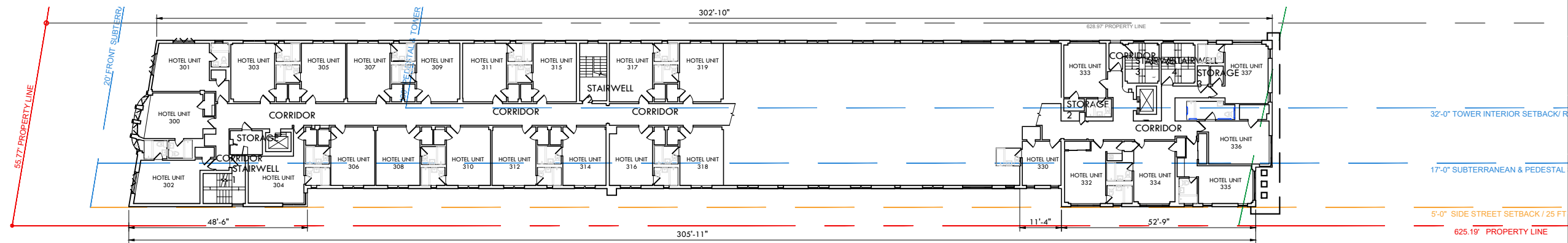
3 PROPOSED ELEVATION - WEST
 SCALE: 1/16" = 1'-0"



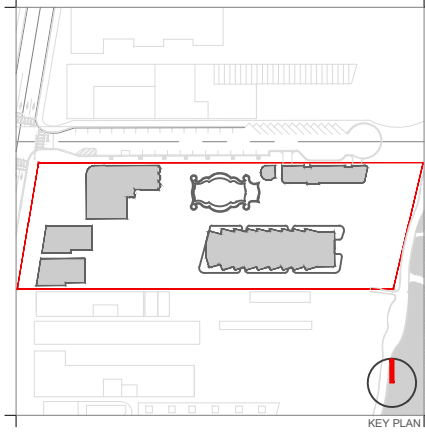
EXISTING FLOOR PLAN - LEVEL 0
SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

RALEIGH, RICHMOND & SOUTH SEAS
1775-1757 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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

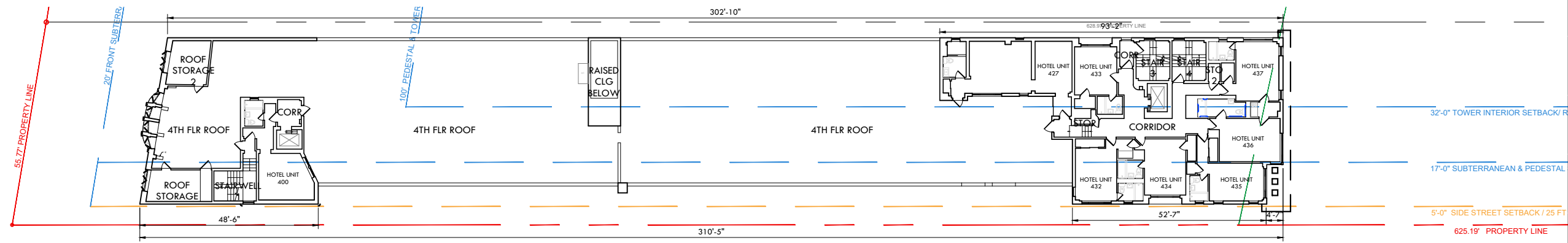
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

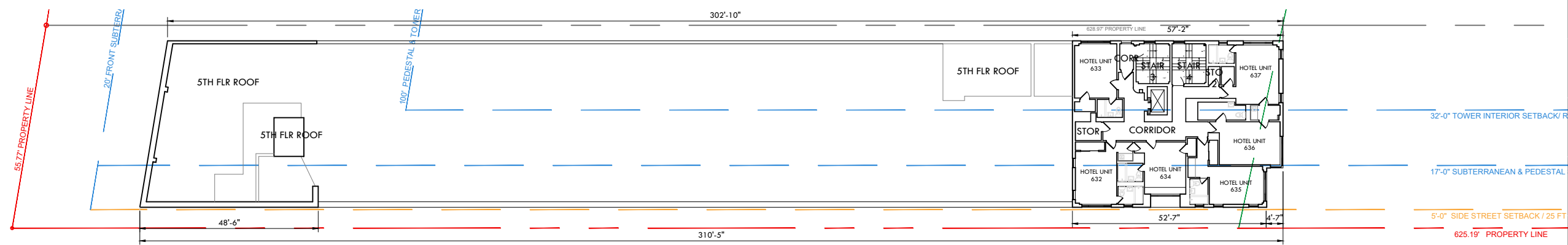


EXISTING FLOOR PLAN
THE SOUTH SEAS

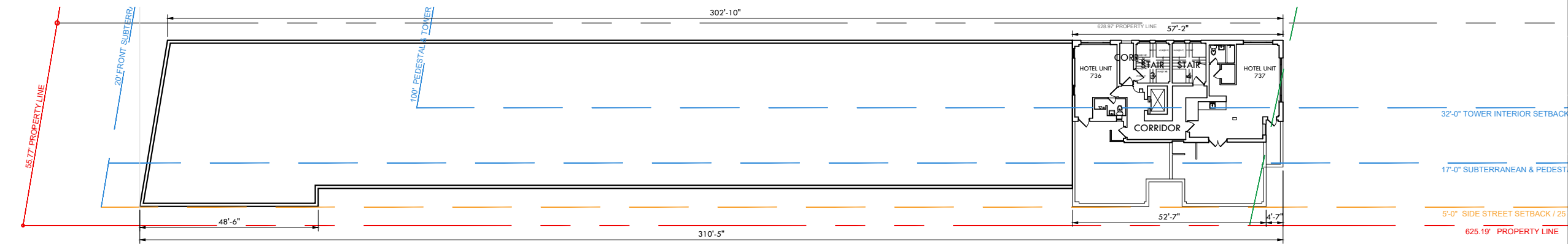
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A2.00
Project	1901		



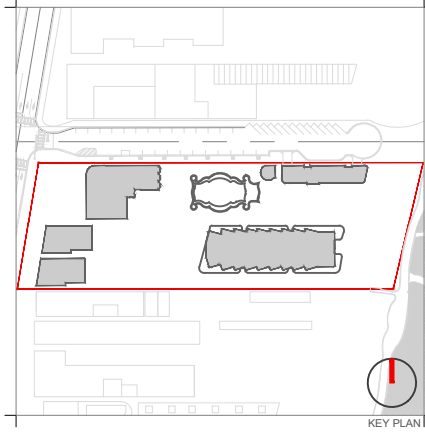
EXISTING FLOOR PLAN - LEVEL 4
SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED.

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

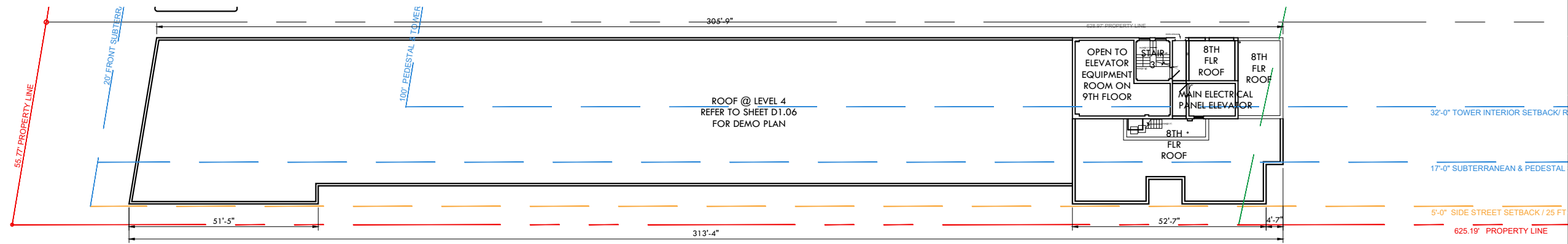
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

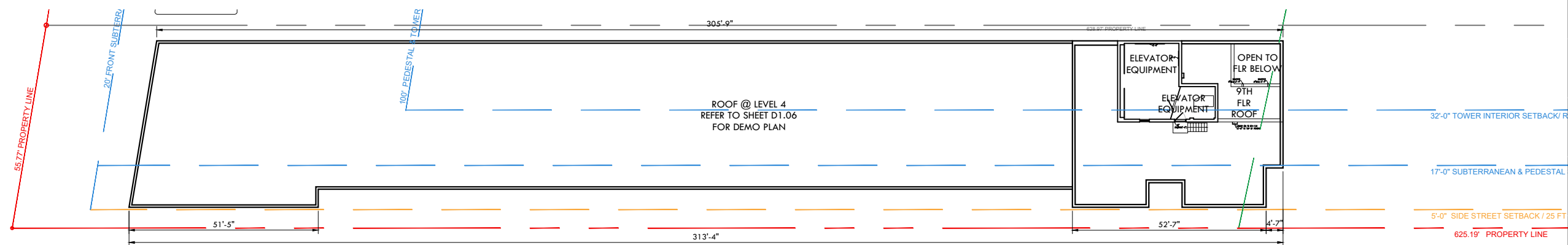


EXISTING FLOOR PLAN
THE SOUTH SEAS

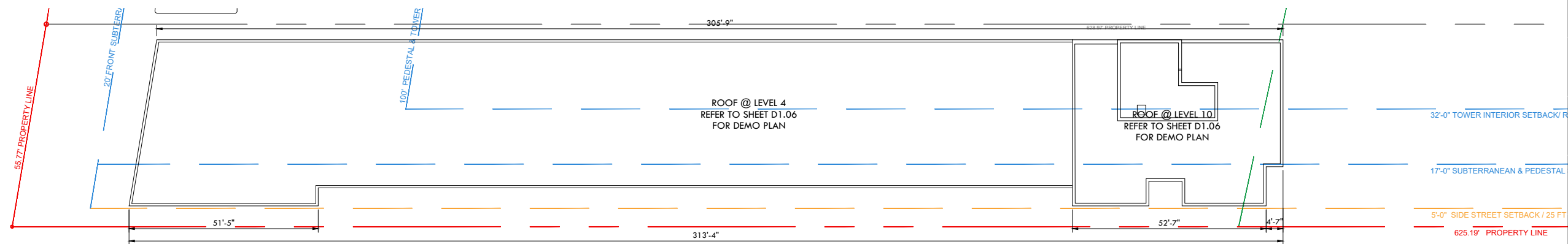
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A2.01
Project	1901		



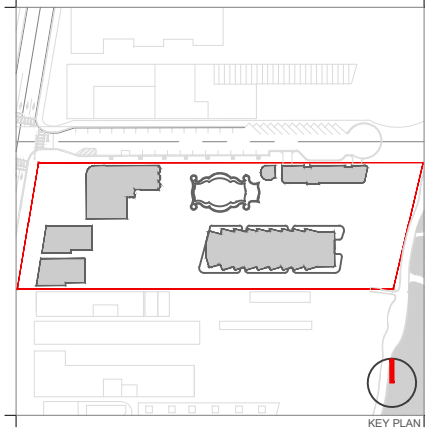
EXISTING FLOOR PLAN - LEVEL 8
SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.8702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

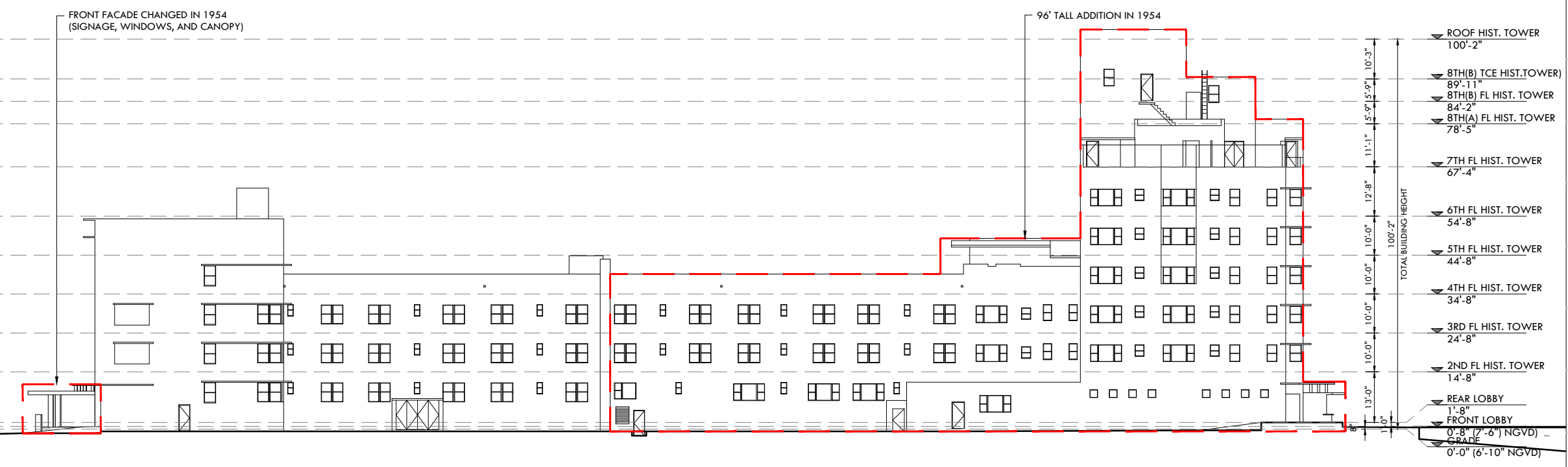


EXISTING FLOOR PLAN
THE SOUTH SEAS

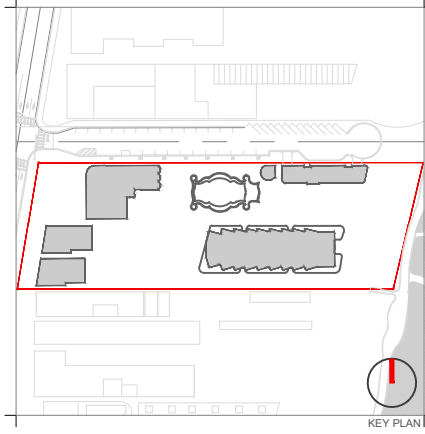
Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A2.02
Project	1901		



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.8702
Email: info.miami@enea.ch

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

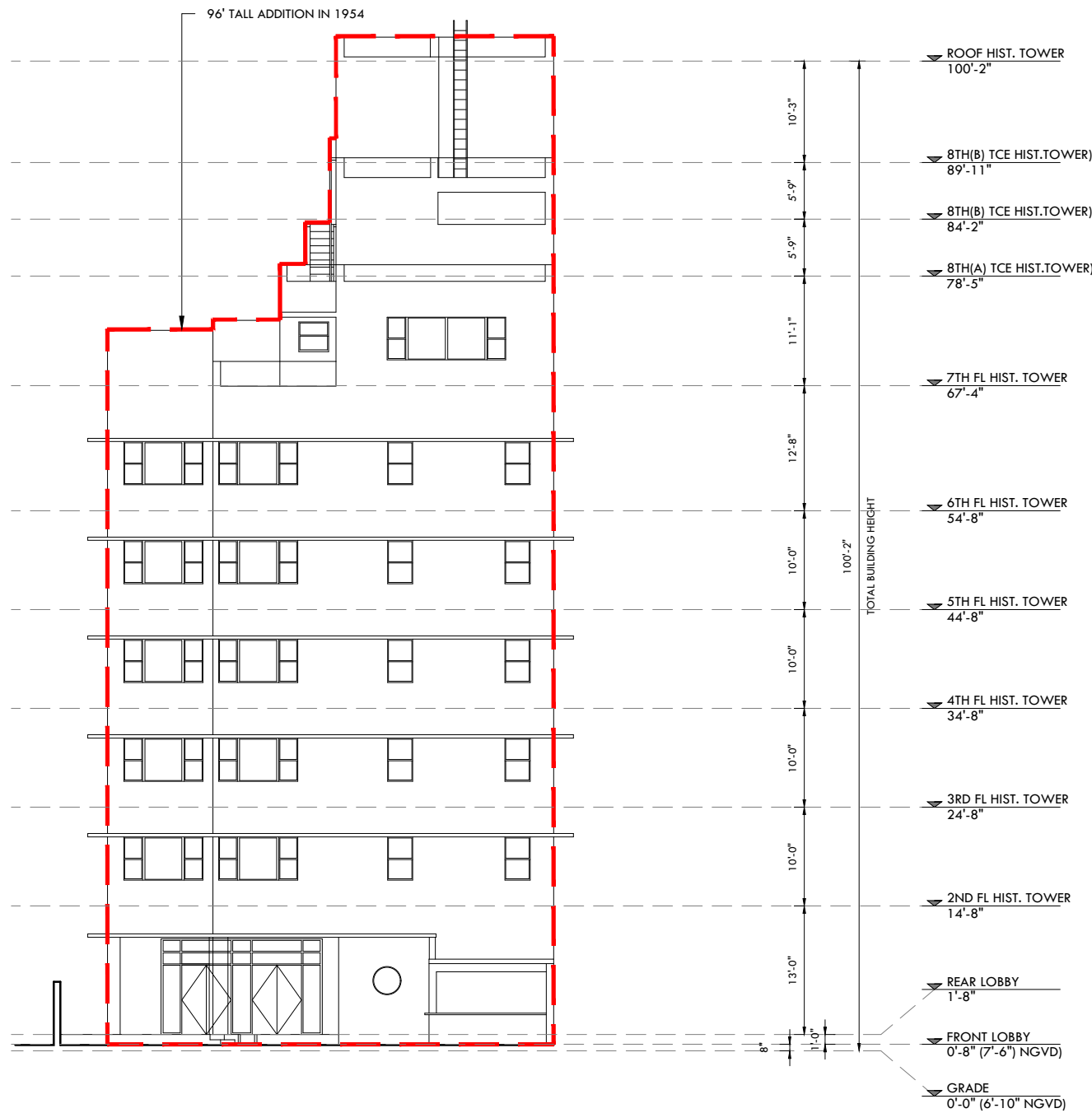
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



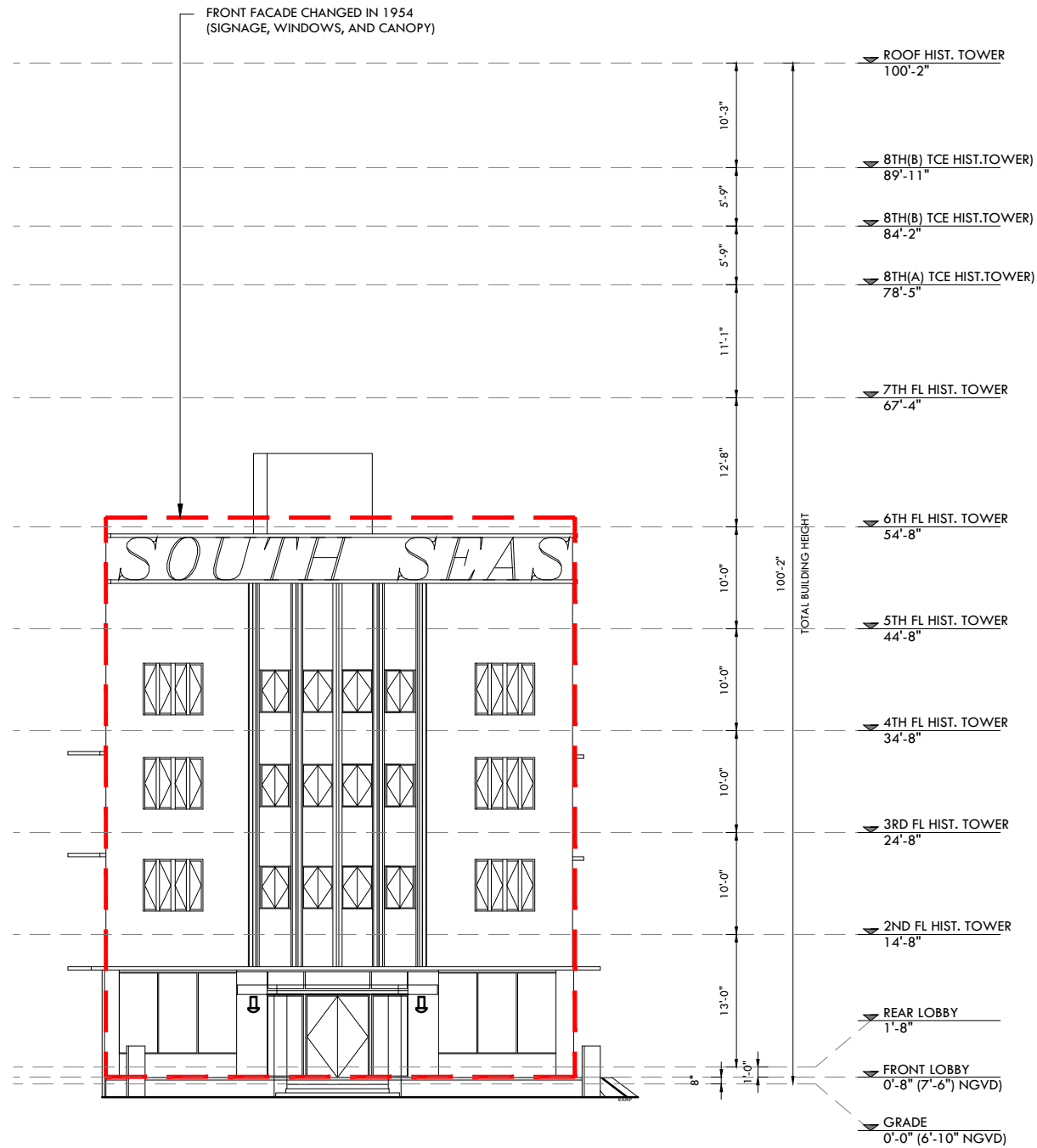
EXISTING ELEVATIONS
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A2.03
Scale	AS SHOWN		
Project	1901		



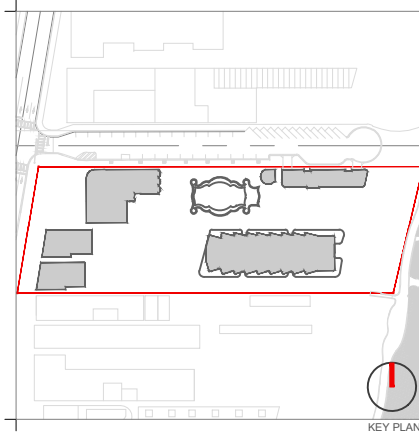
EXISTING ELEVATION - EAST

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



EXISTING ELEVATION - WEST

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



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (U) 2019

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.
 Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

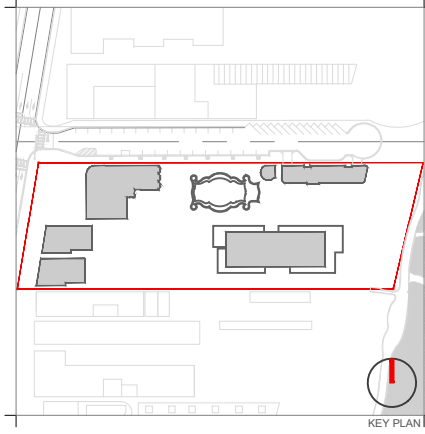
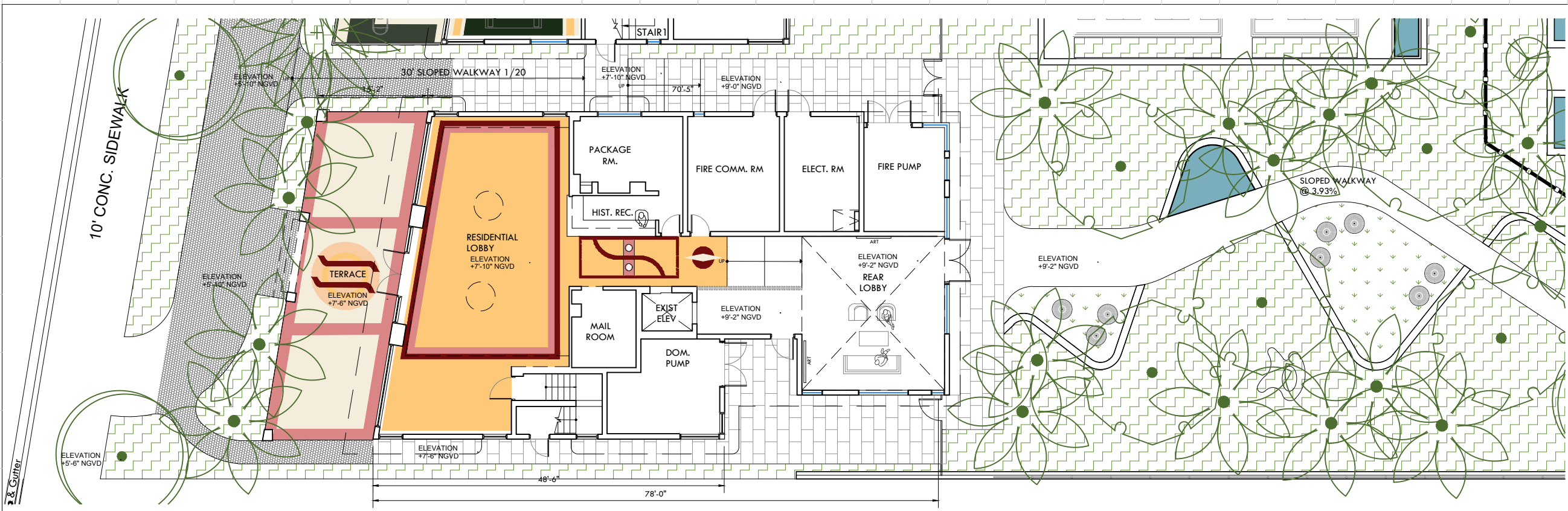
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



EXISTING ELEVATIONS
 THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A2.04
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2019

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

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

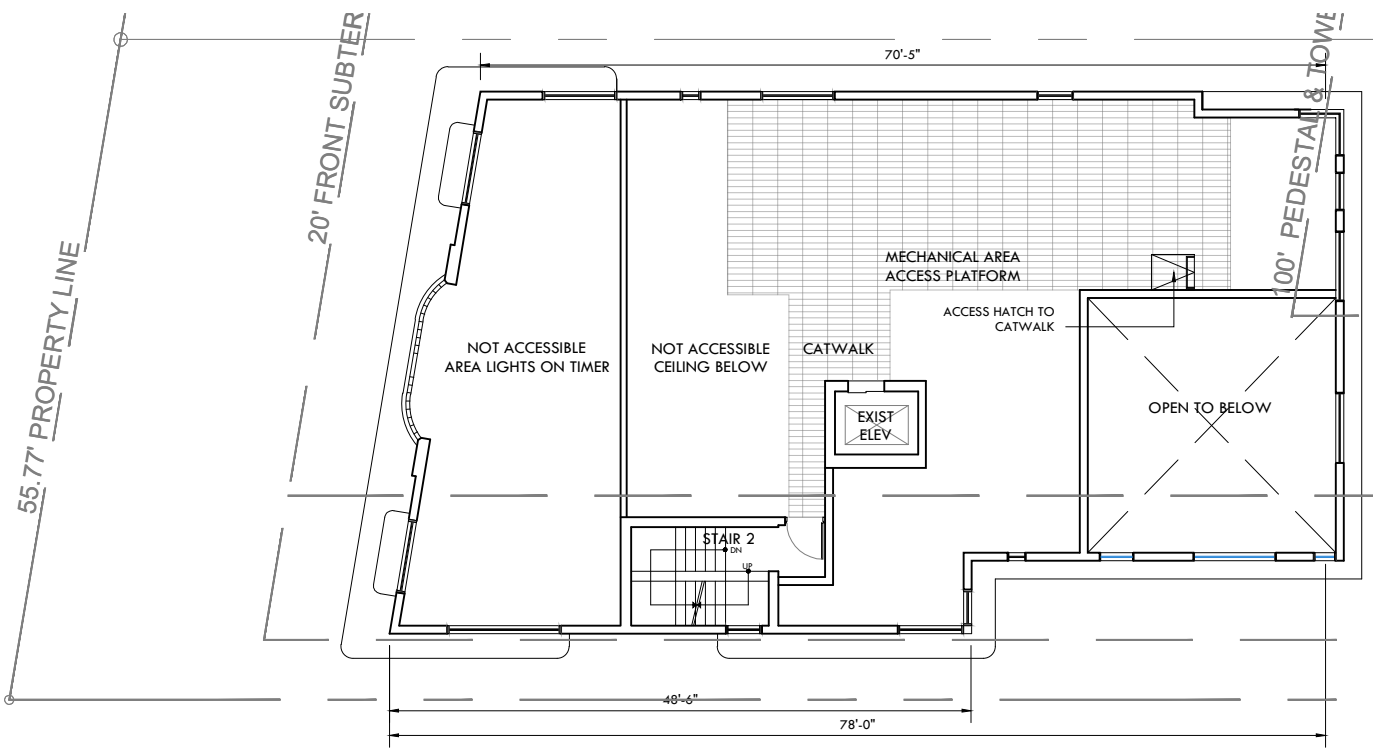
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



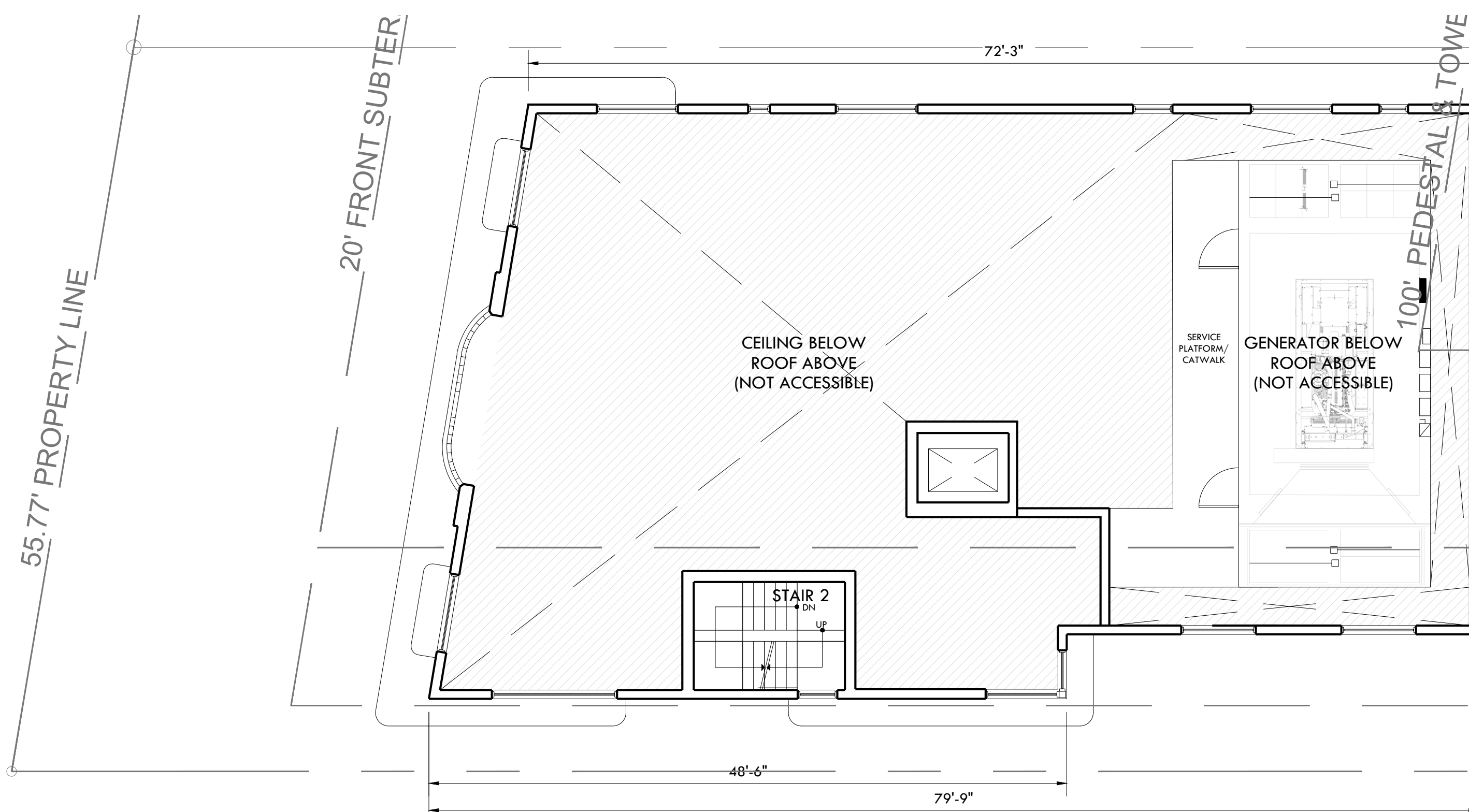
FLOOR PLAN
THE SOUTH SEAS

Date	JUNE 15, 2020	Sheet No.	B3-A3.00
Scale	AS SHOWN		
Project	1901		

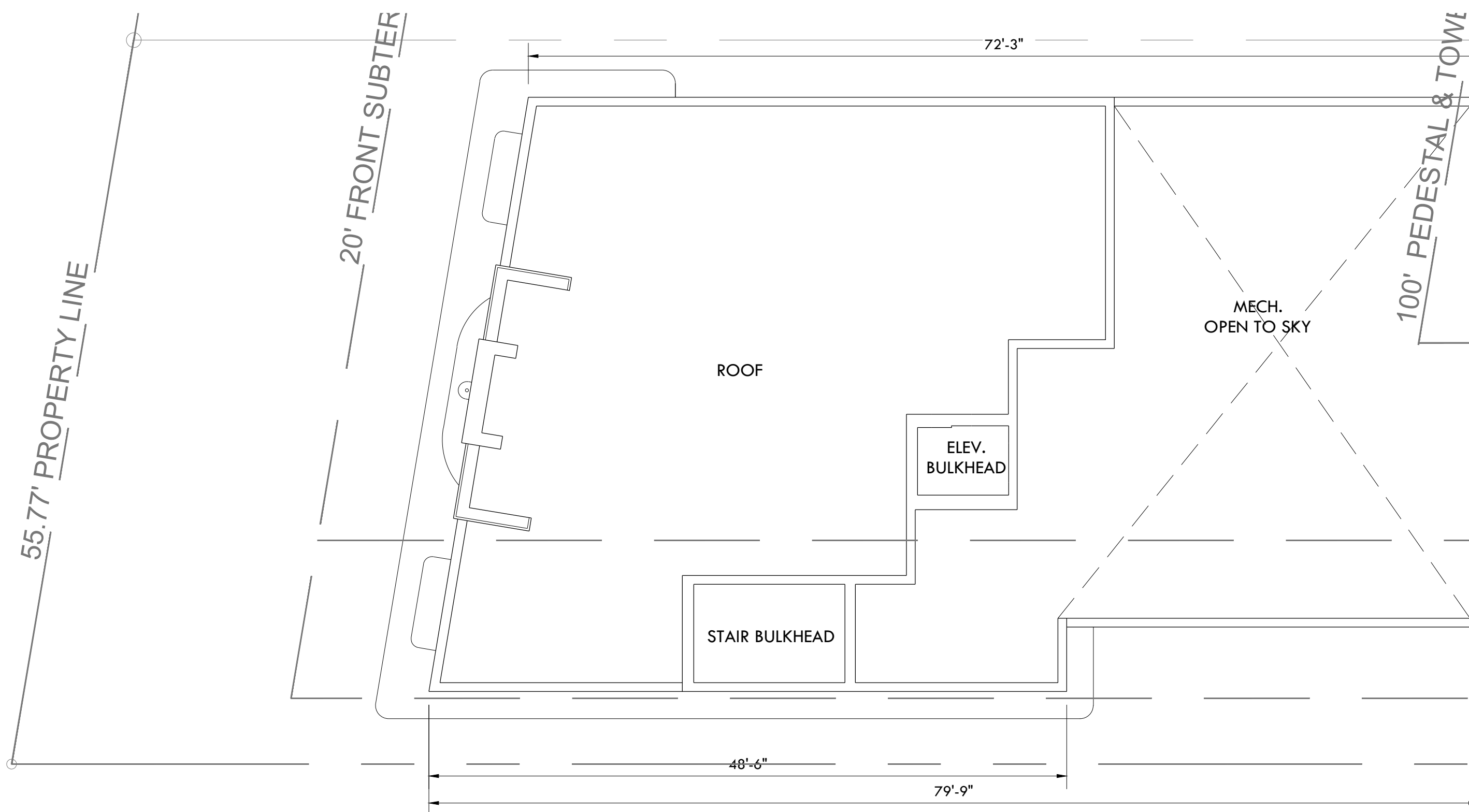
FLOOR PLAN - LEVEL 2
SCALE: 1/16"=1'-0"



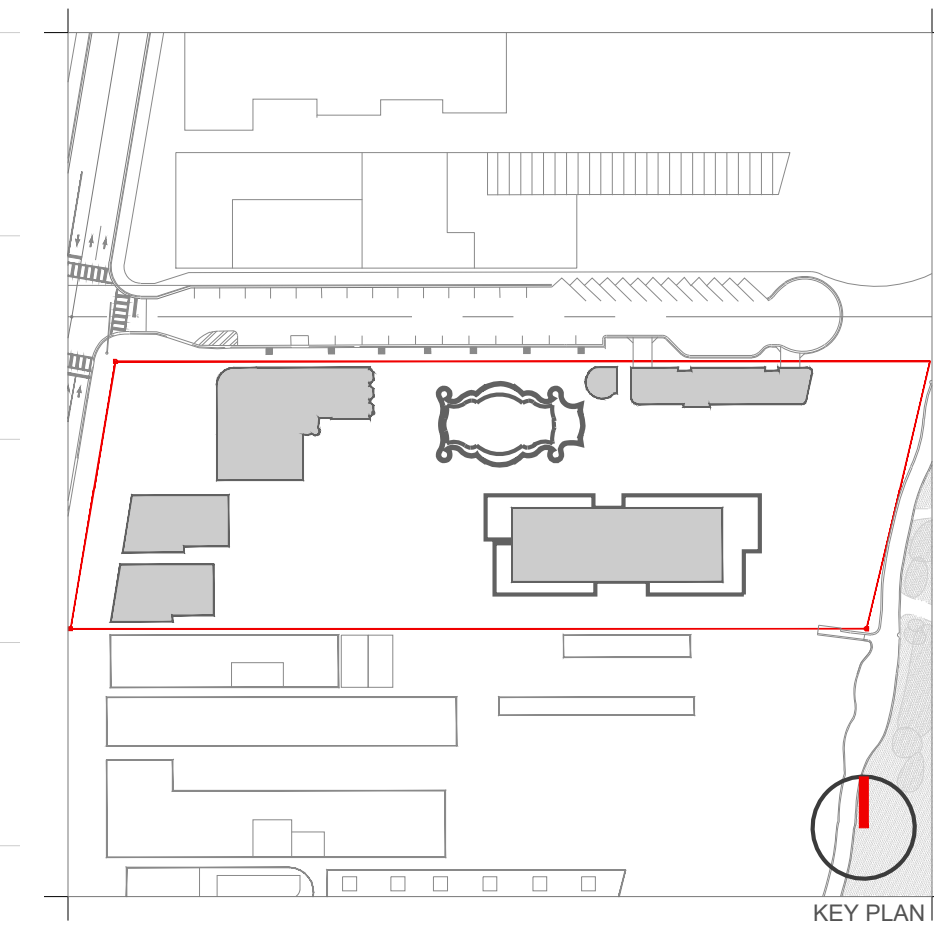
R & Gutter



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (©) 2019

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

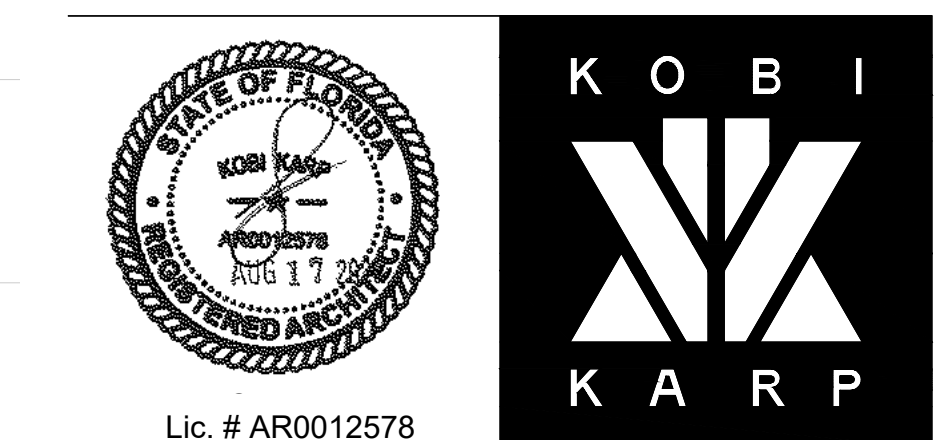
Owner:
 Name: BSD RALEIGH PROPCO LLC C/O SHVO
 Address: 745 FIFTH AVENUE
 Address: New York, NY 10151
 Tel: 212.388.2100
 Email: info@shvo.com

Consultant:
 Name: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.6102
 Email: info.miami@enea.ch

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

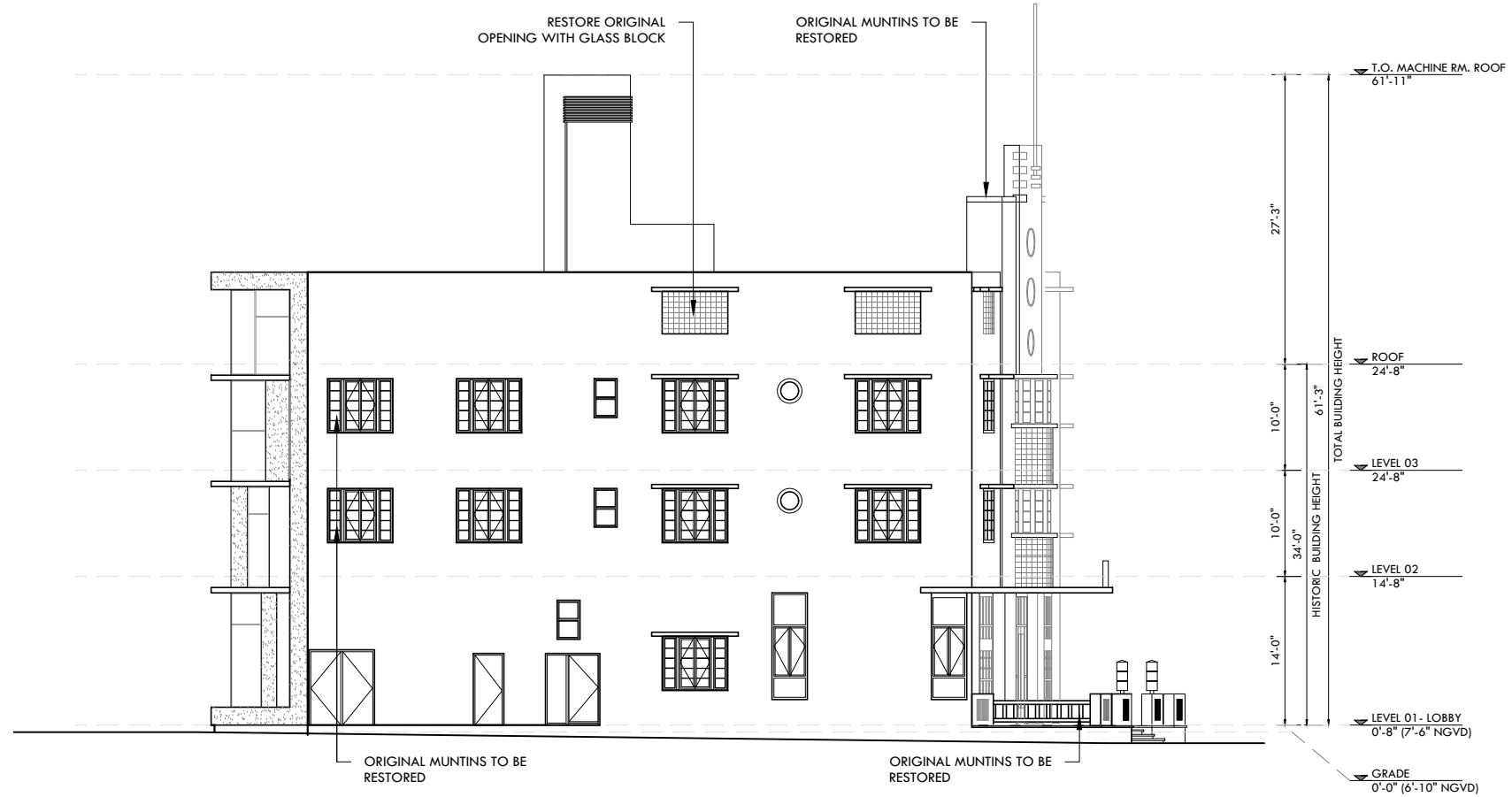
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3786



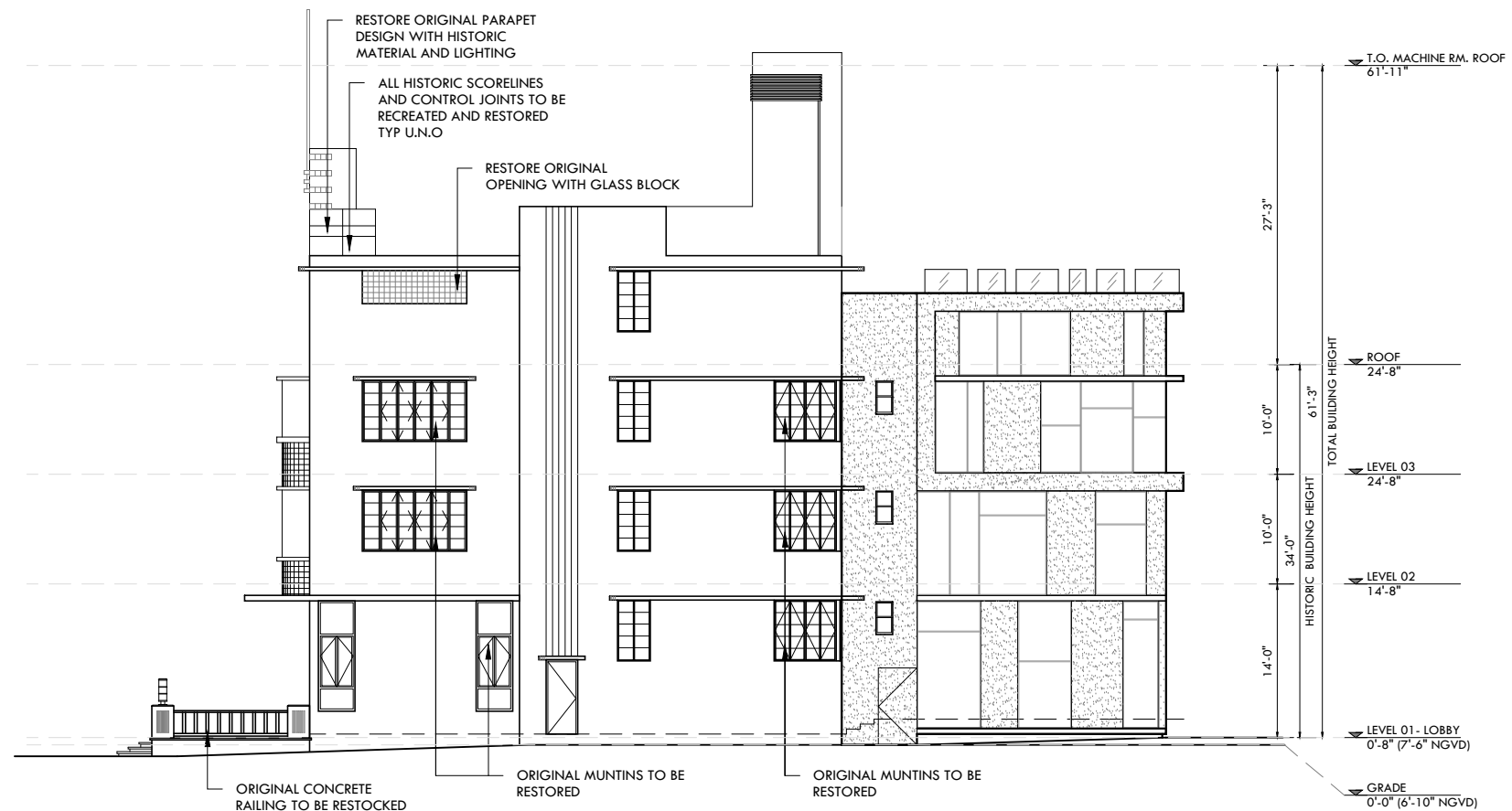
FLOOR PLAN
THE SOUTH SEAS

Date	JUNE 15, 2020	Sheet No.	B3-A3.01
Scale	AS SHOWN		
Project	1901		



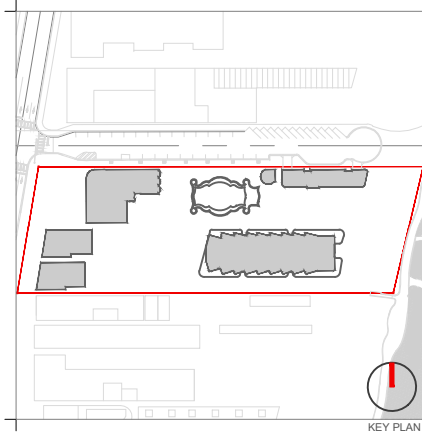
PROPOSED ELEVATION - NORTH

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



PROPOSED ELEVATION - SOUTH

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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

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

Consultant:
 Name: LANDSCAPE ARCHITECT
 Address: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

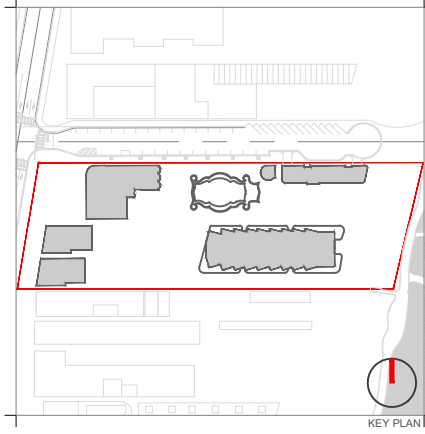
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



KOBİ KARP
 Lic. # AR0012578
PROPOSED ELEVATION
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B3-A4.00
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2019

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

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

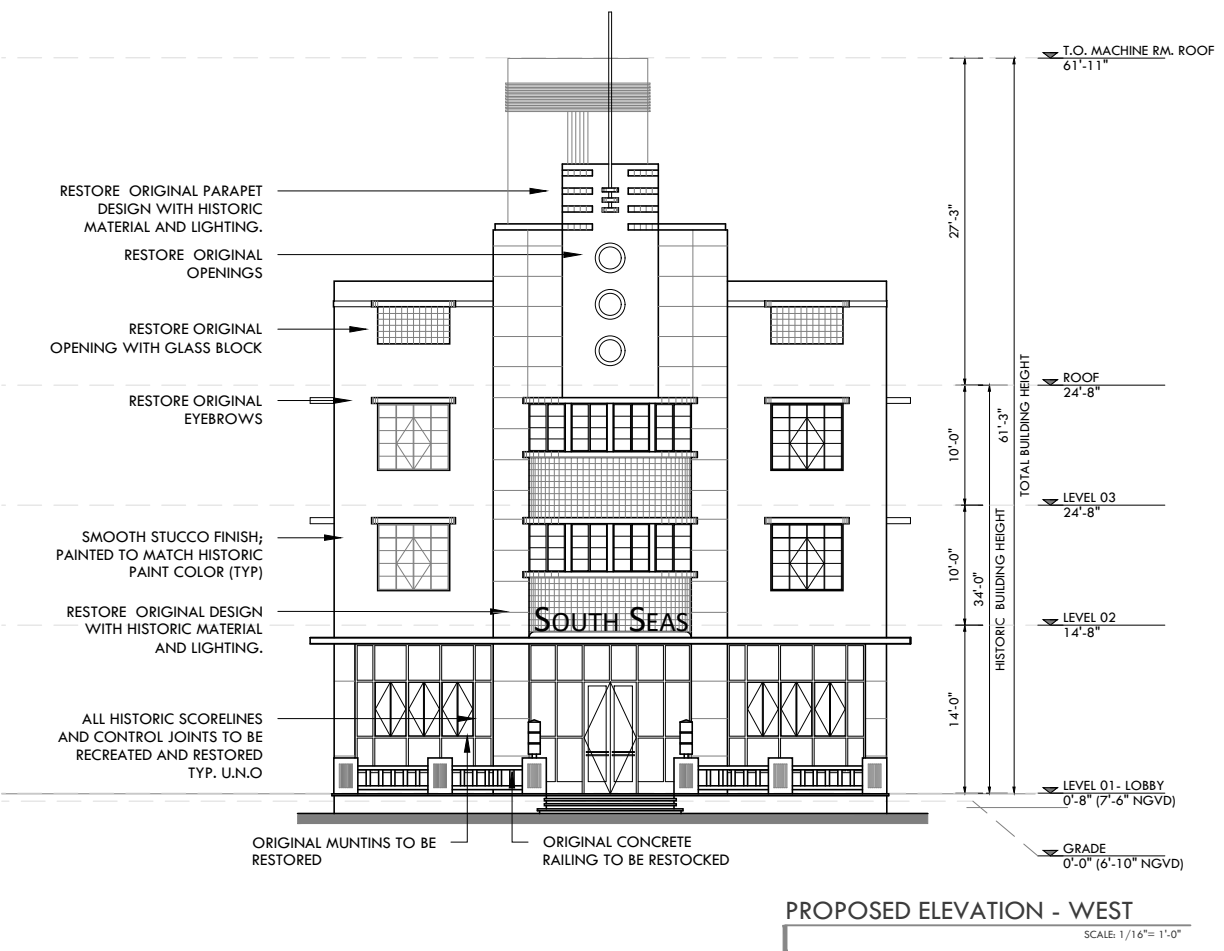
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

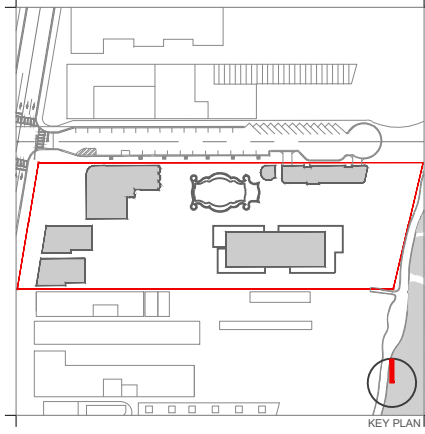
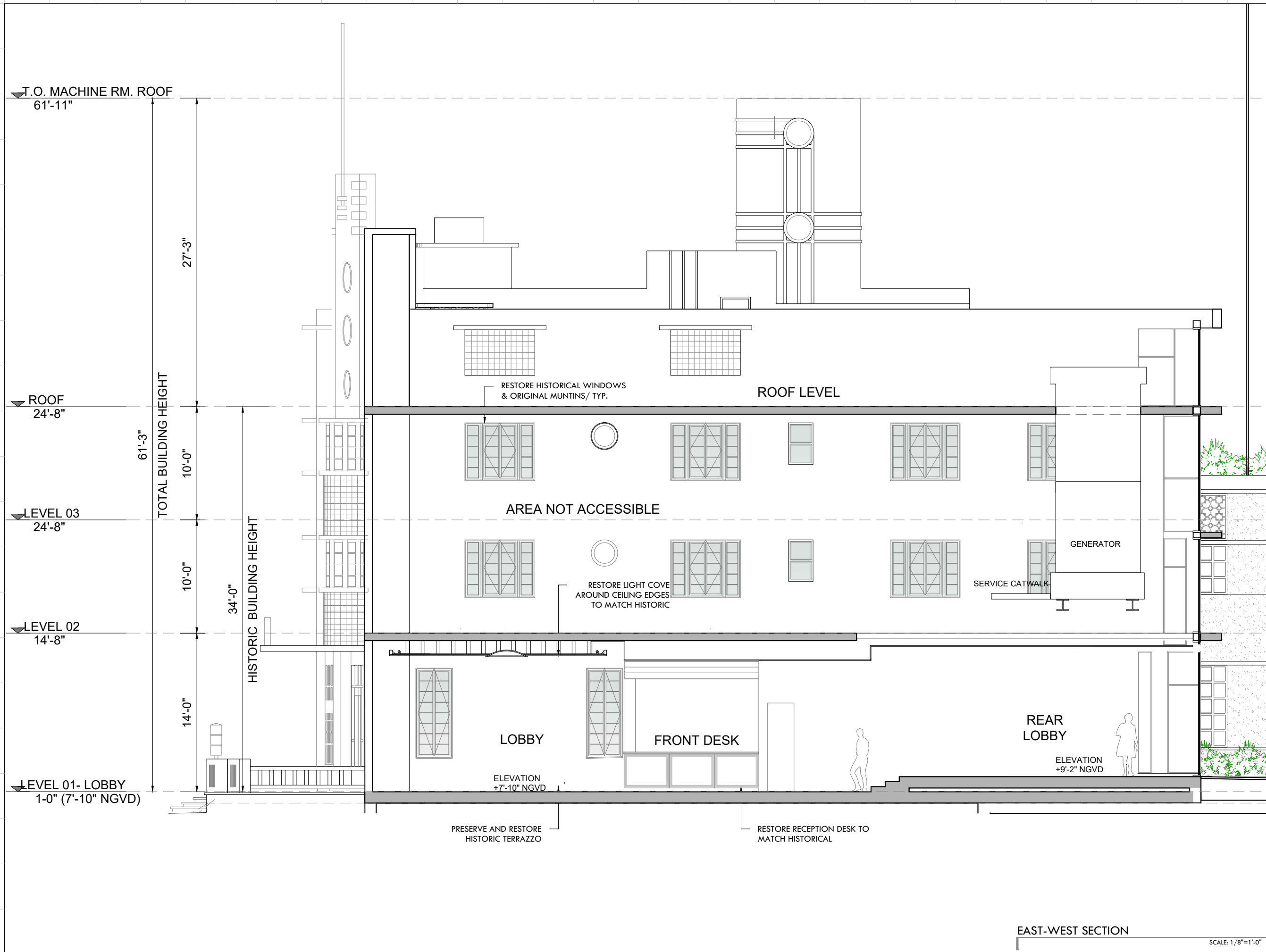
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



PROPOSED ELEVATION
THE SOUTH SEAS

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





Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

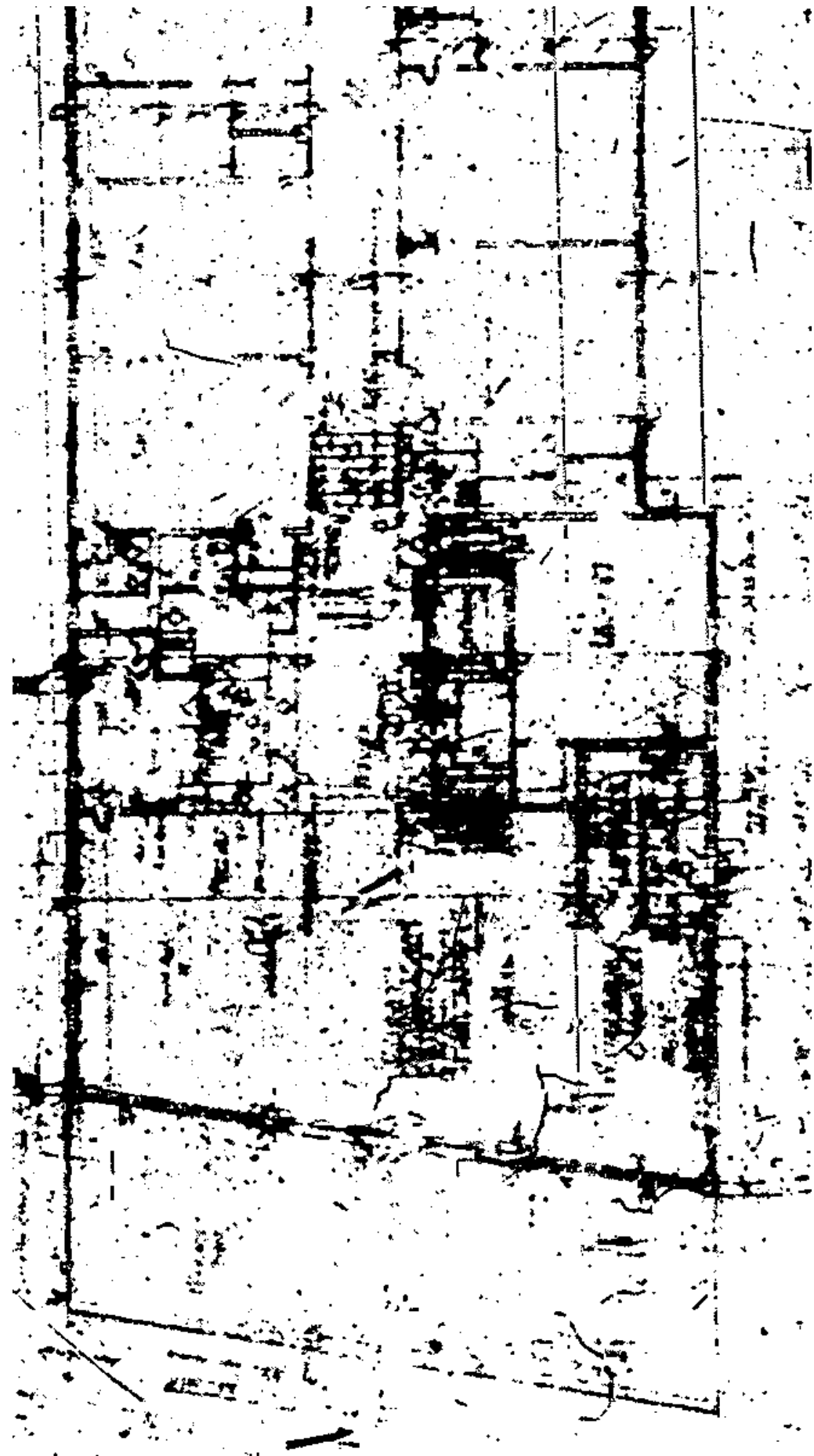
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578

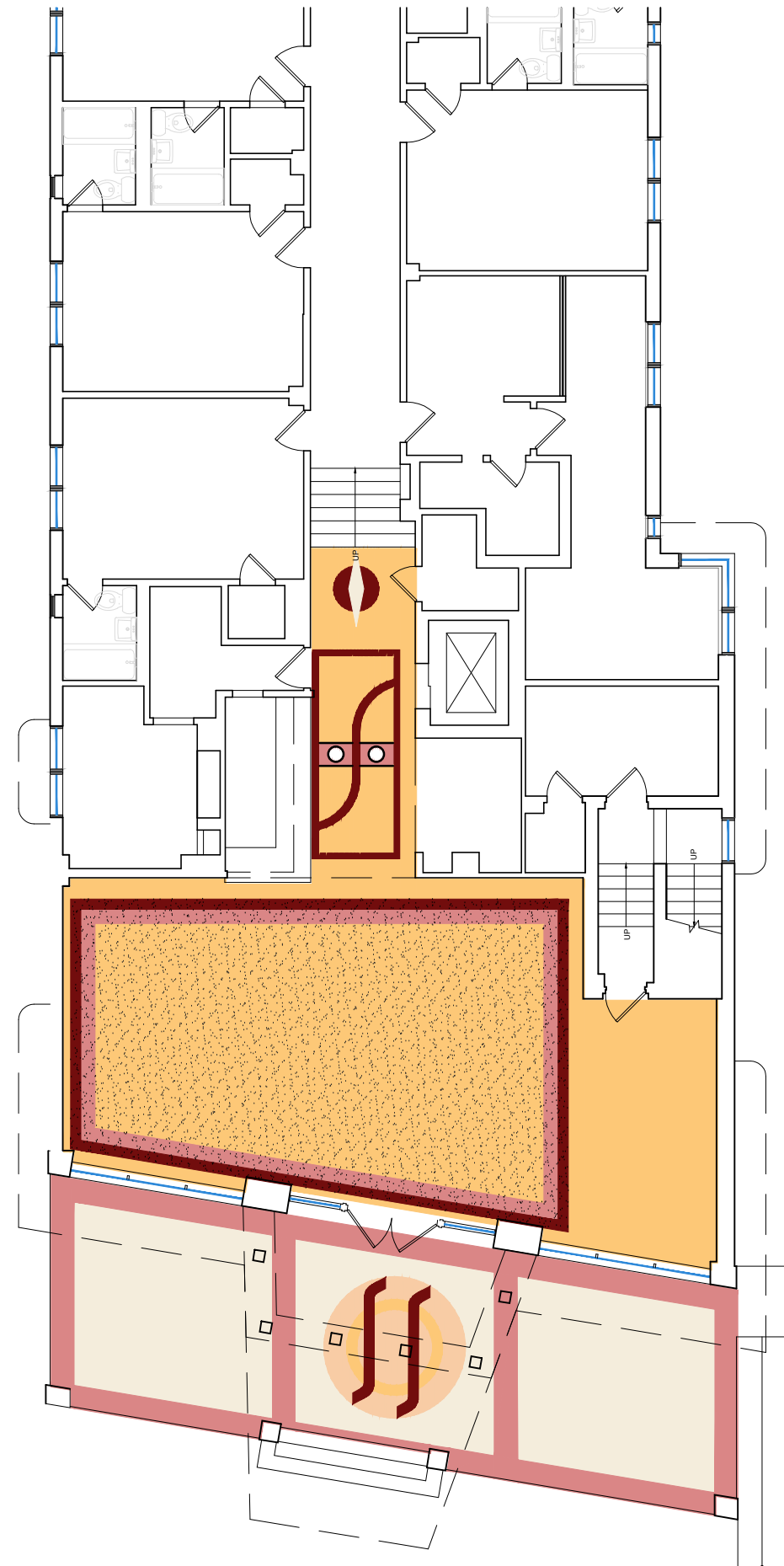
EAST - WEST SECTION
THE SOUTH SEAS

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

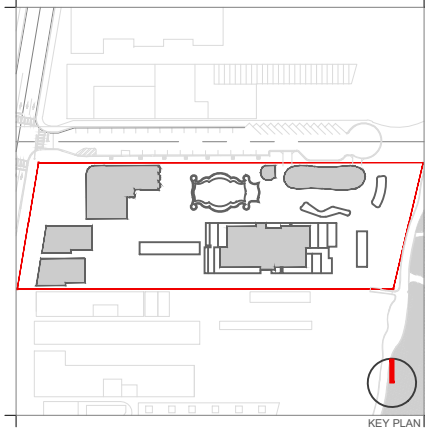
EAST-WEST SECTION
SCALE: 1/8"=1'-0"



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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

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

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

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

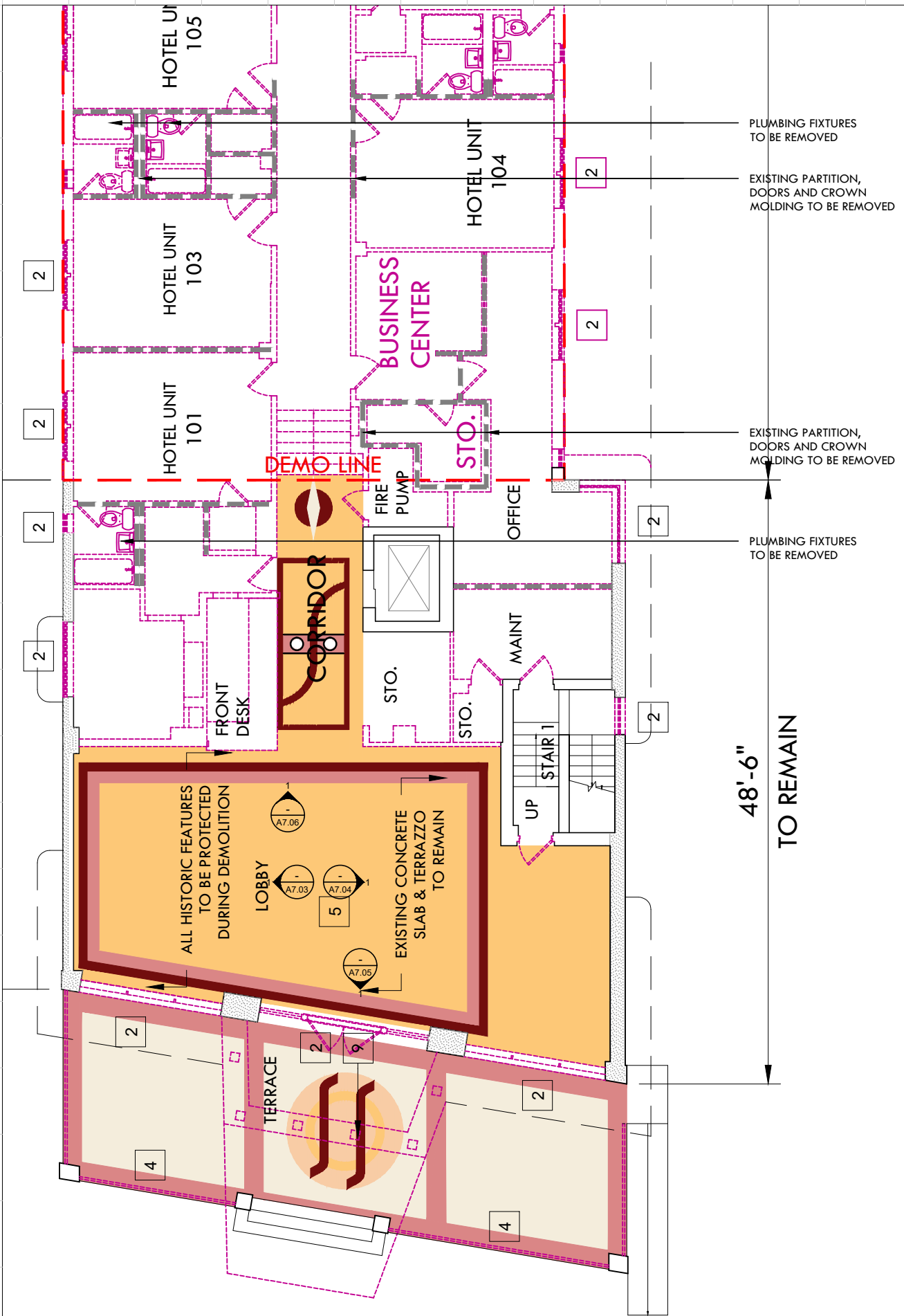
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

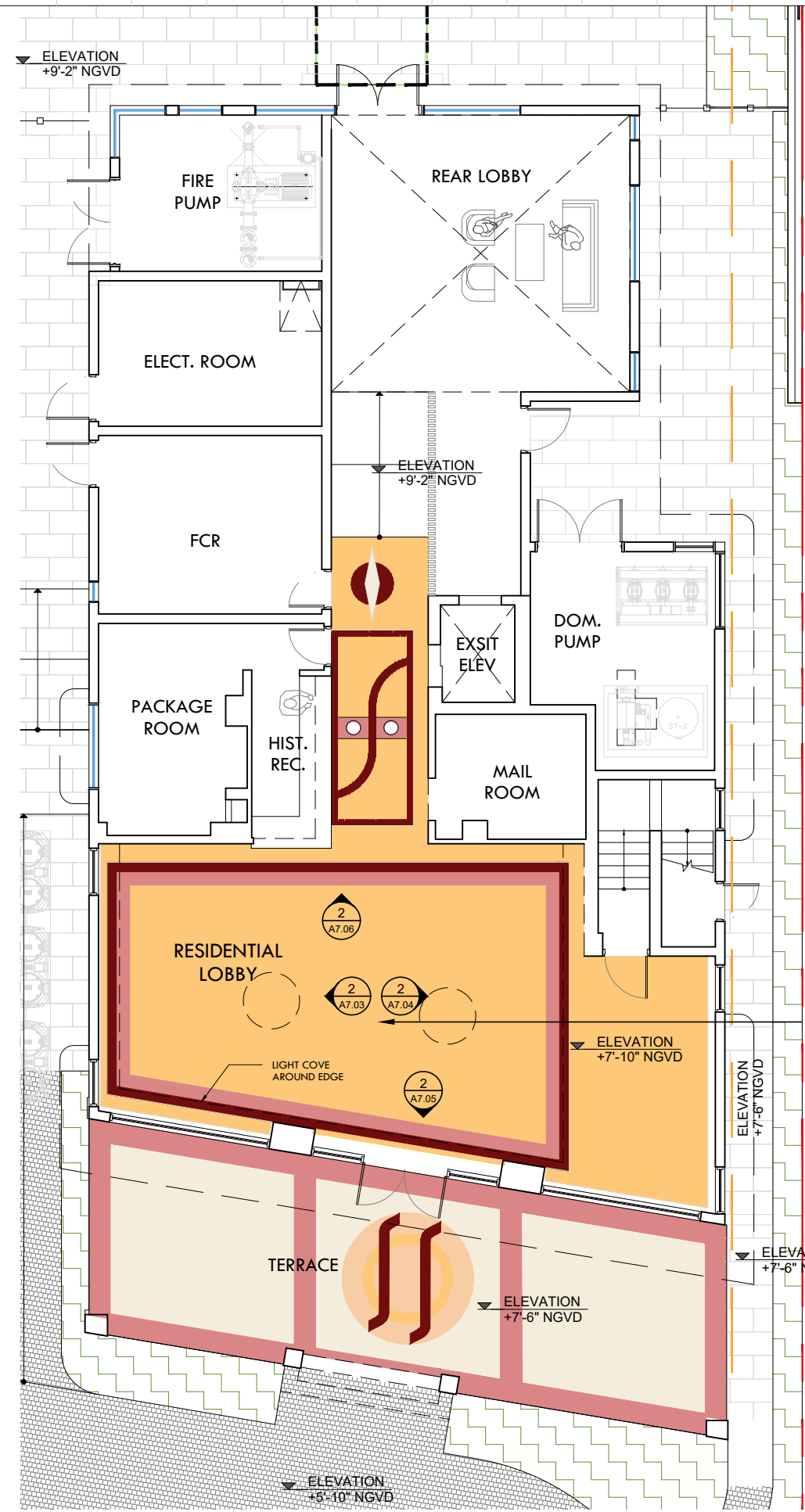


KOBİ KARP
 Lic. # AR0012578
HISTORIC LOBBY
THE SOUTH SEAS

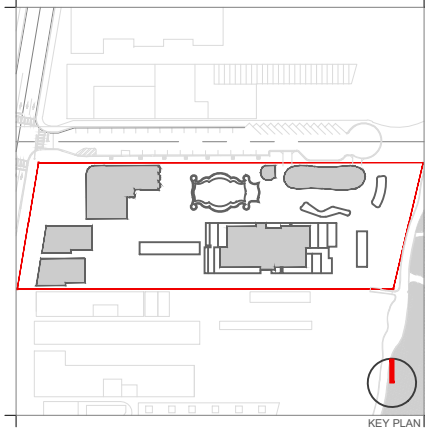
Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		B3-A6.00
Project	1901		



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

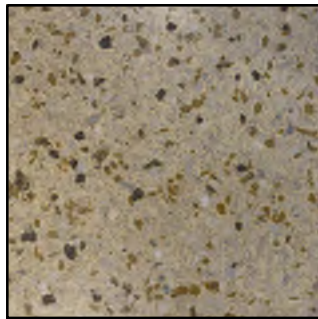
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578
HISTORIC LOBBY
THE SOUTH SEAS

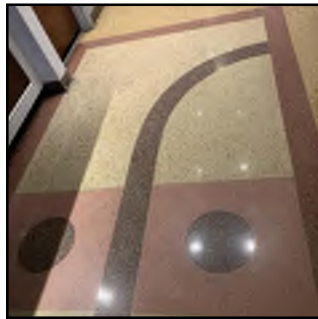
Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		B3-A6.01
Project	1901		



1 HISTORIC TERRAZZO FLOORING



2 HISTORIC TERRAZZO FLOORING



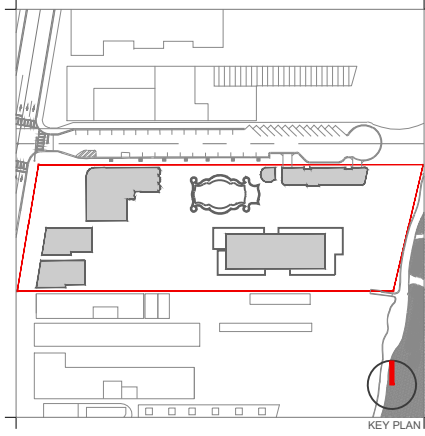
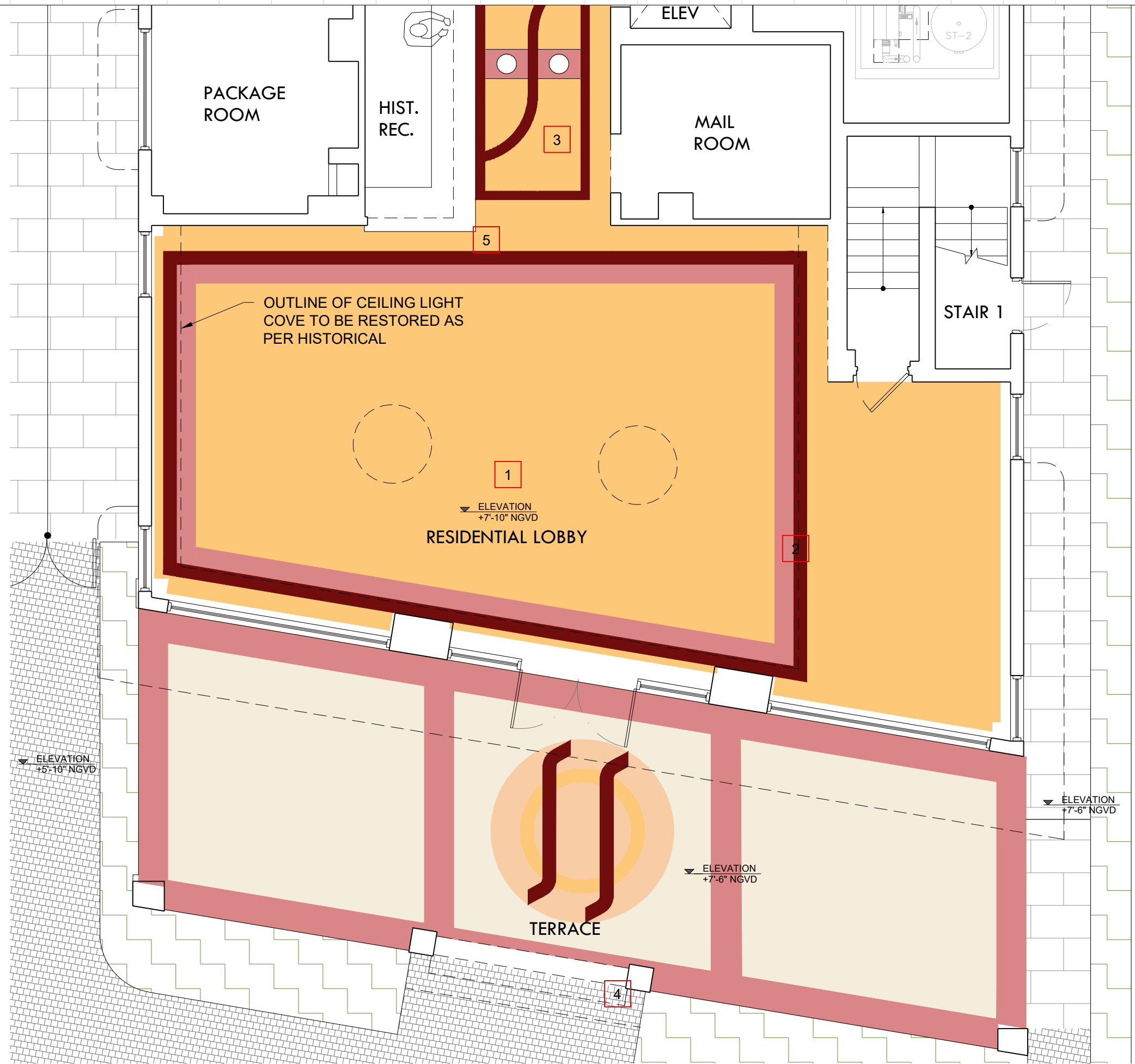
3 HISTORIC TERRAZZO FLOORING



4 HISTORIC TERRAZZO FLOORING



5 HISTORIC TERRAZZO FLOORING



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

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

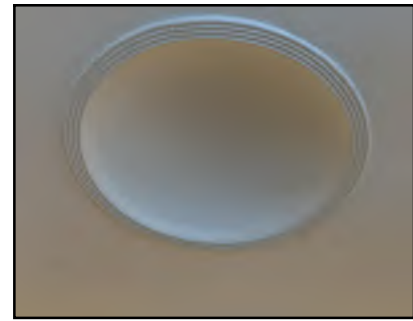
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



HISTORIC LOBBY
THE SOUTH SEAS

Date	JUNE 15, 2020	Sheet No.	B3-A6.02
Scale	AS SHOWN		
Project	1901		

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



1 HISTORIC LIGHT COVE



2 HISTORIC MILLWORK RECEPTION DESK



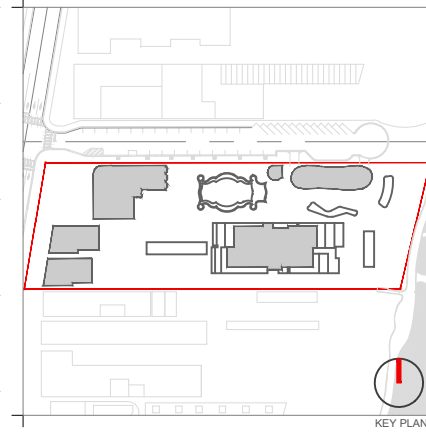
3 HISTORIC RECEPTION DROP-CEILING FEATURE



4 HISTORIC TERRAZO FLOORING AND BASEBOARD

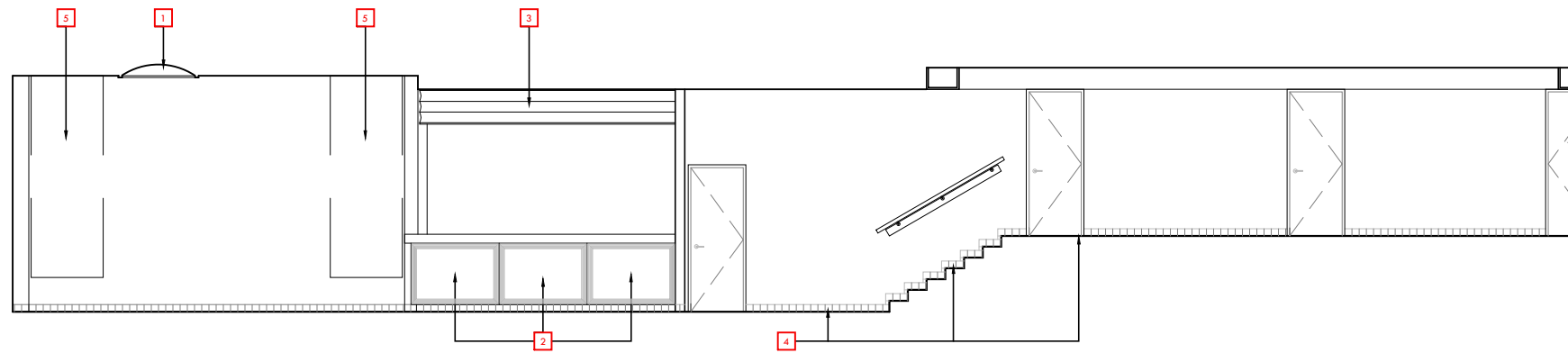


5 HISTORIC WINDOW COVERED

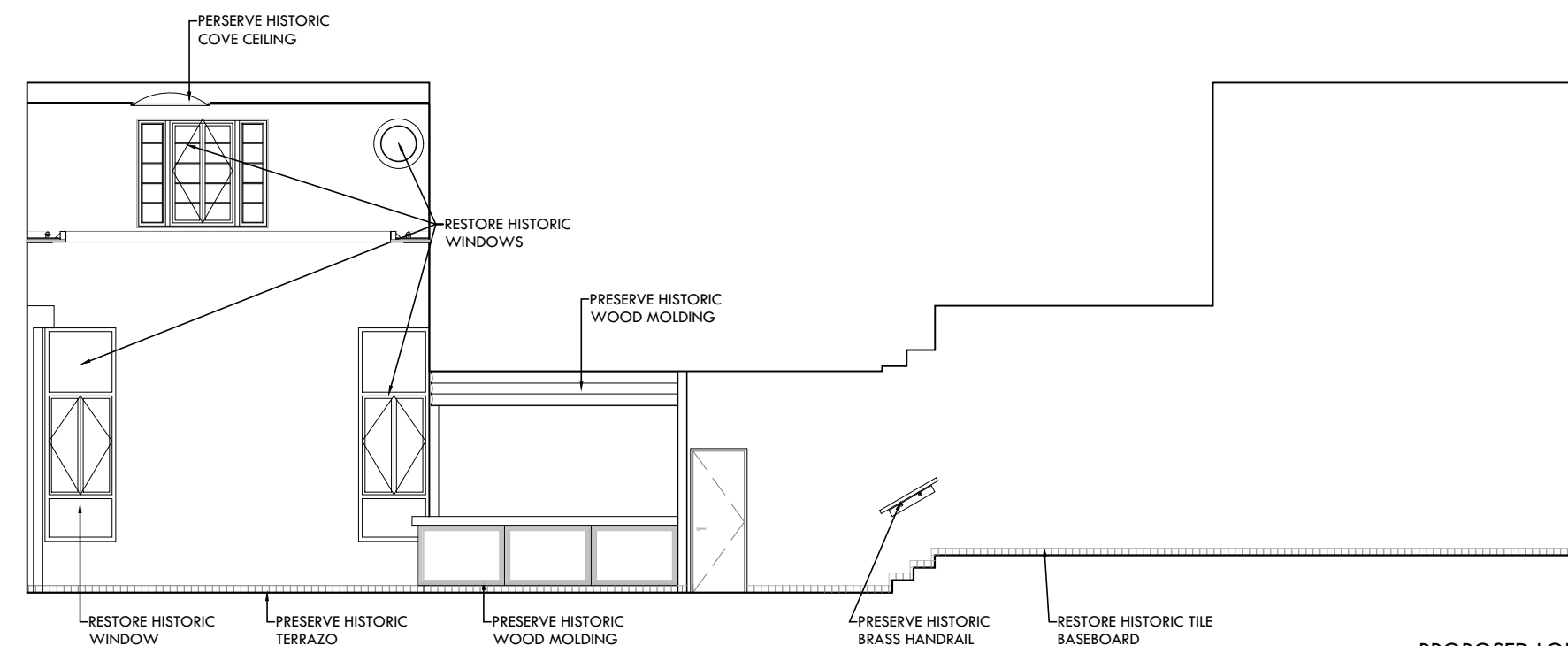


Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019



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



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

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

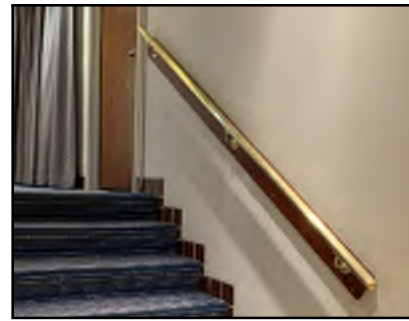


KOBİ KARP
Lic. # AR0012578
HISTORIC LOBBY
THE SOUTH SEAS

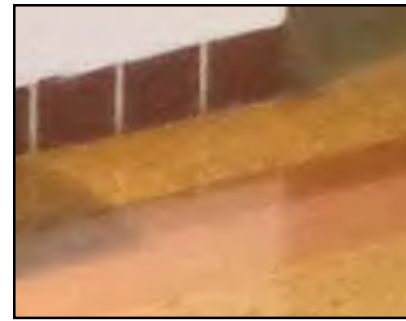
Date	AUGUST 17, 2020	Sheet No.	B3-A6.03
Scale	AS SHOWN		
Project	1901		



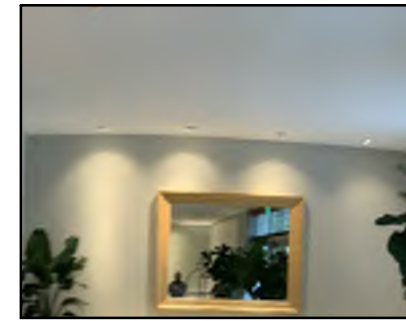
1 HISTORIC LIGHT COVE



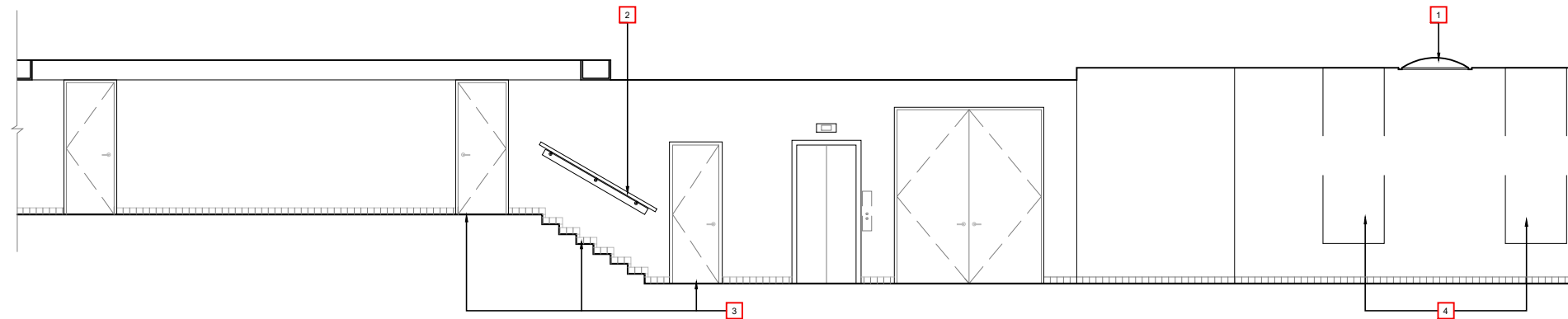
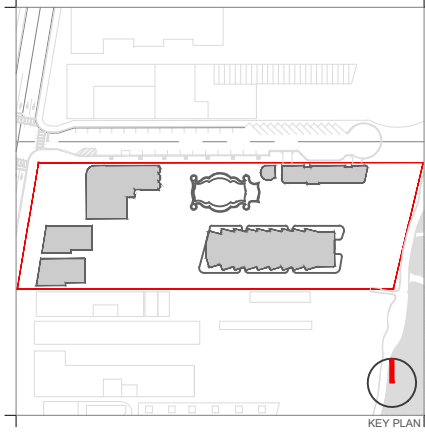
2 FURTHER INVESTIGATE IF STONE AT DESK IS HISTORIC



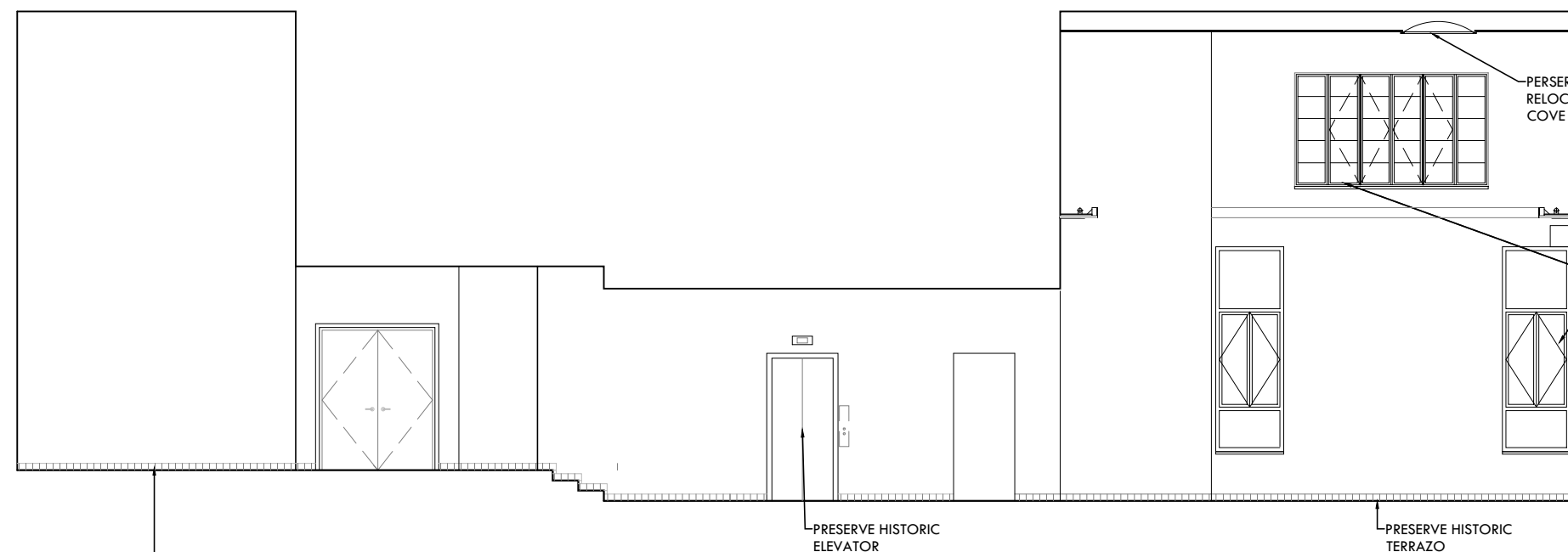
3 EXISTING WOOD PANELING



4 HISTORIC TERRAZZO FLOORING AND BASEBOARD



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



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

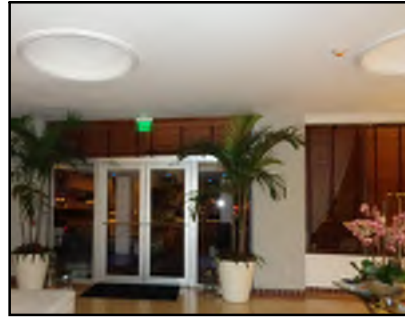
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



HISTORIC LOBBY
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A6.04
Scale	AS SHOWN		
Project	1901		



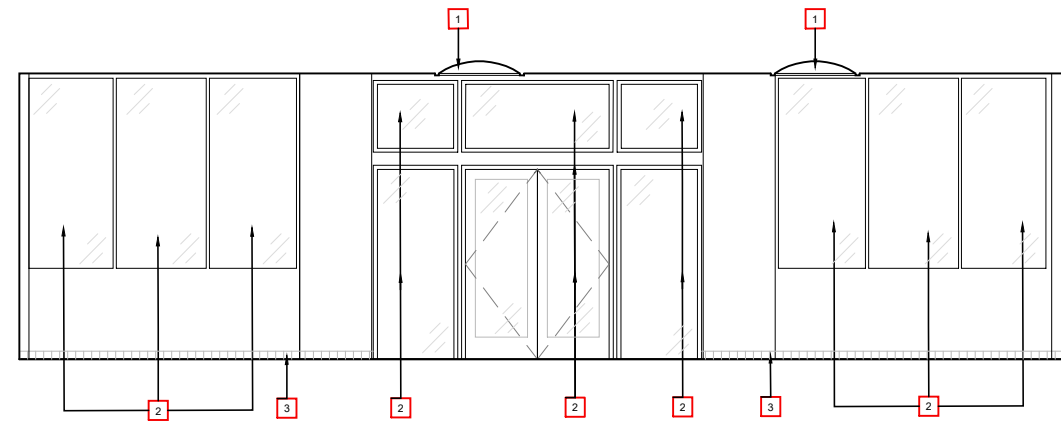
1 HISTORIC CEILING FEATURE



2 HISTORIC WINDOWS AND DOORS



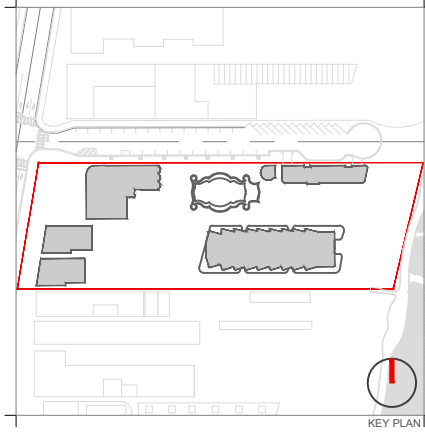
3 HISTORIC TERRAZZO FLOORING AND BASEBOARD



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



HISTORIC LOBBY
THE SOUTH SEAS

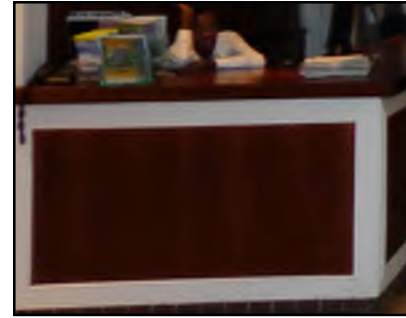
Date	APRIL 06, 2020	Sheet No.	B3-A6.05
Scale	AS SHOWN		
Project	1901		



1 HISTORIC LIGHT COVE



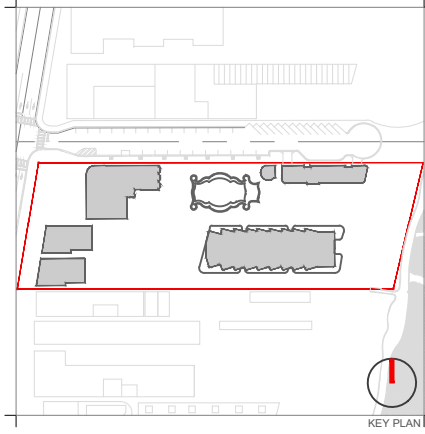
2 FURTHER INVESTIGATE IF STONE AT DESK IS HISTORIC



3 EXISTING WOOD PANELING

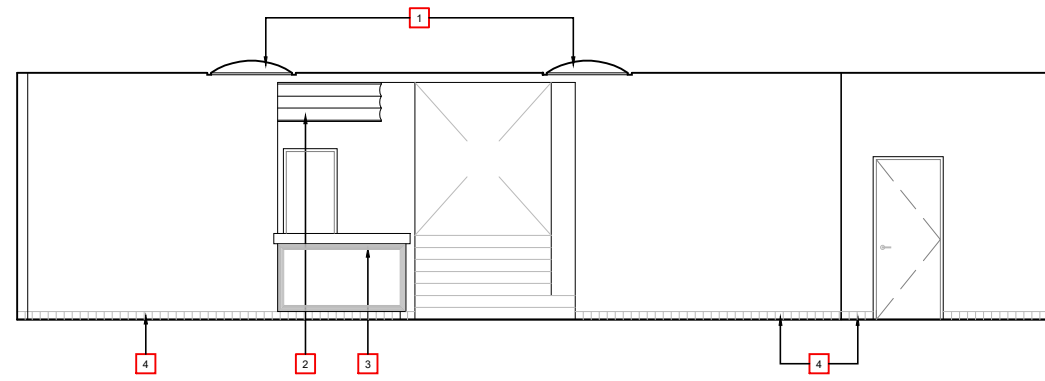


4 HISTORIC TERRAZO FLOORING AND BASEBOARD

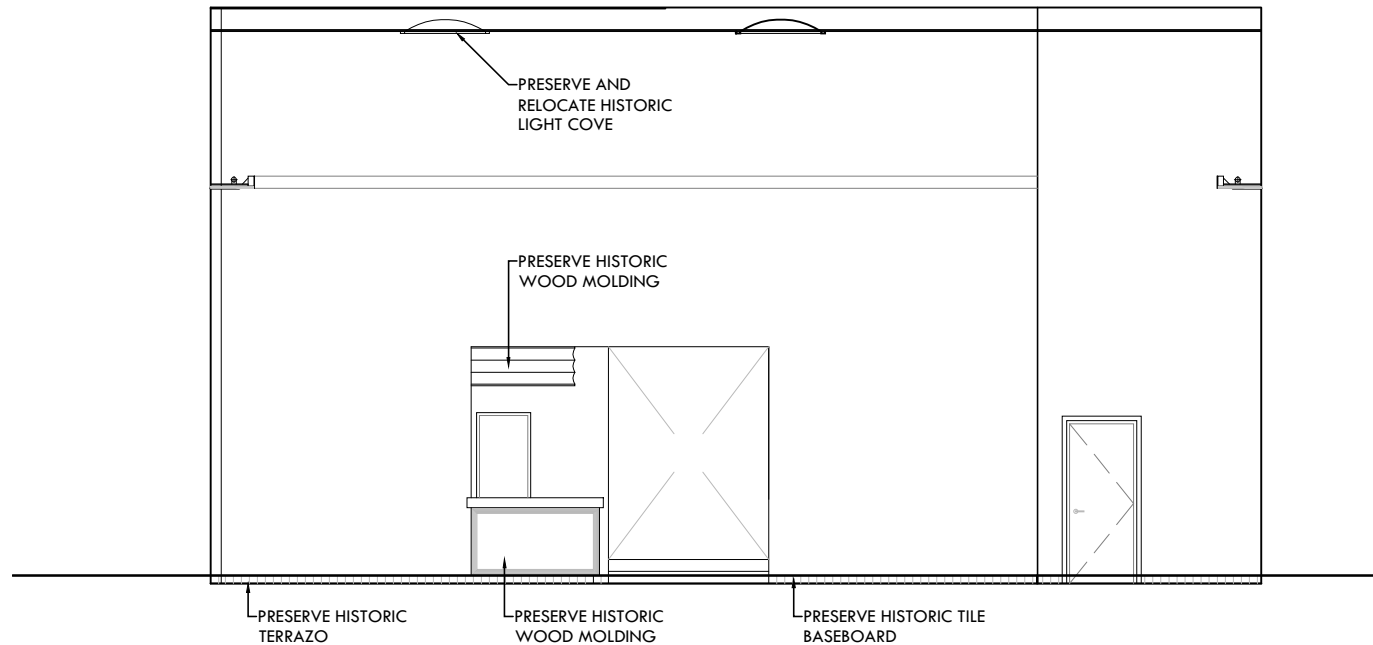


Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019



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



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

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

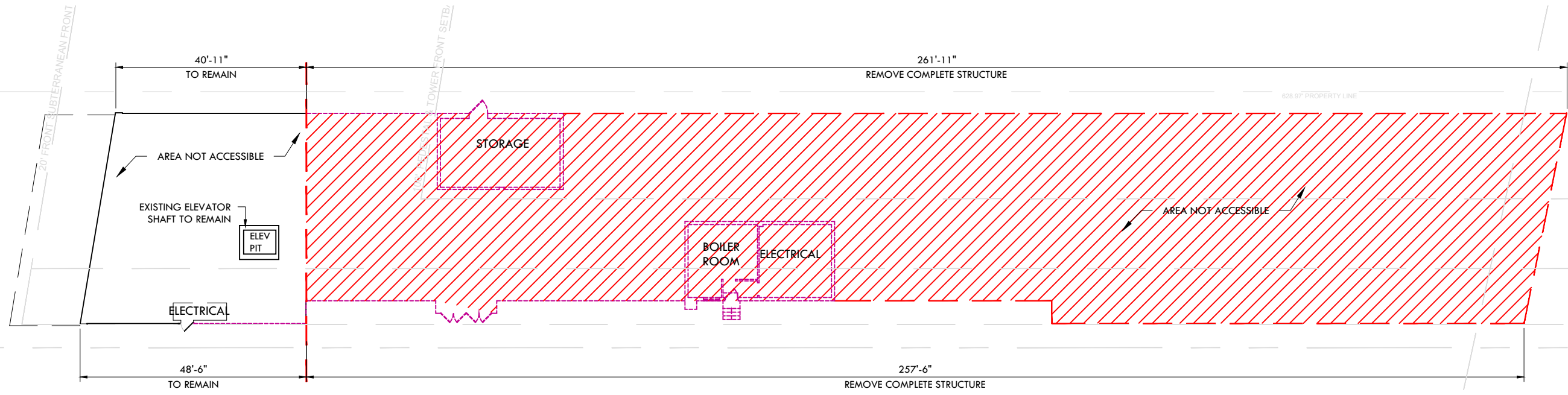
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

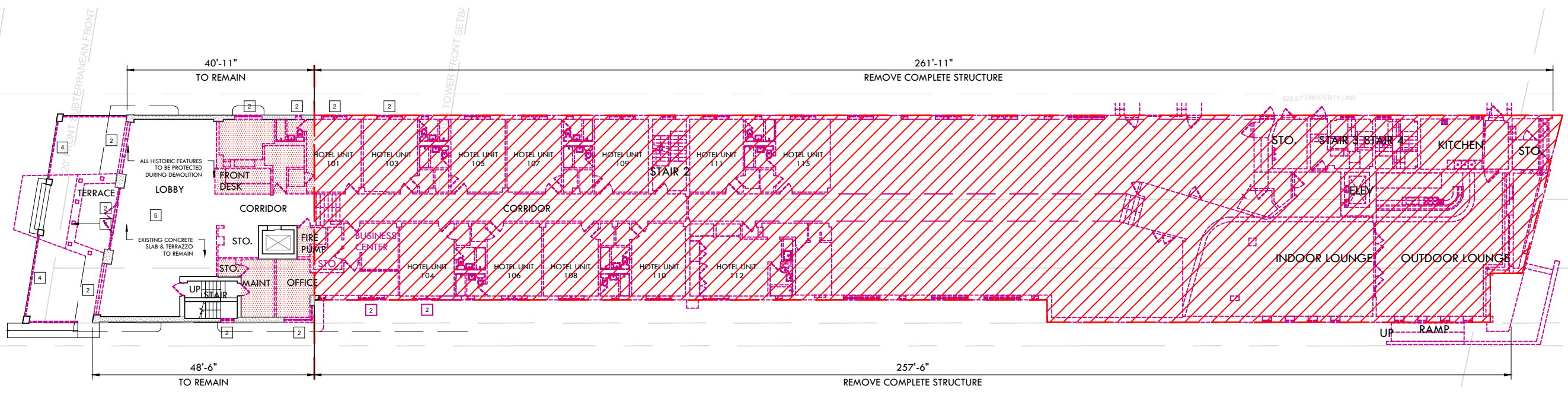


KOBİ KARP
Lic. # AR0012578
HISTORIC LOBBY
THE SOUTH SEAS

Date	APRIL 06, 2020	Sheet No.	B3-A6.06
Scale	AS SHOWN		
Project	1901		



1 DEMO FLOOR PLAN - LEVEL 0
SCALE: N.T.S



1 DEMO FLOOR PLAN - LEVEL 1
SCALE: N.T.S

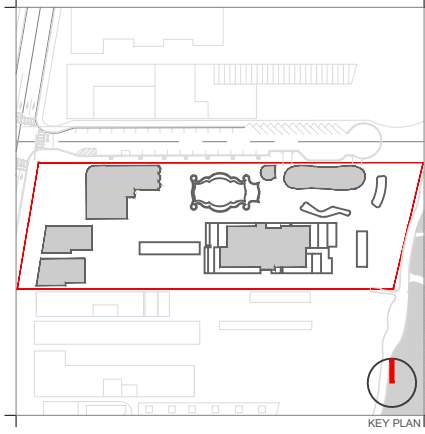
DEMOLITION LEGEND

- 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

- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

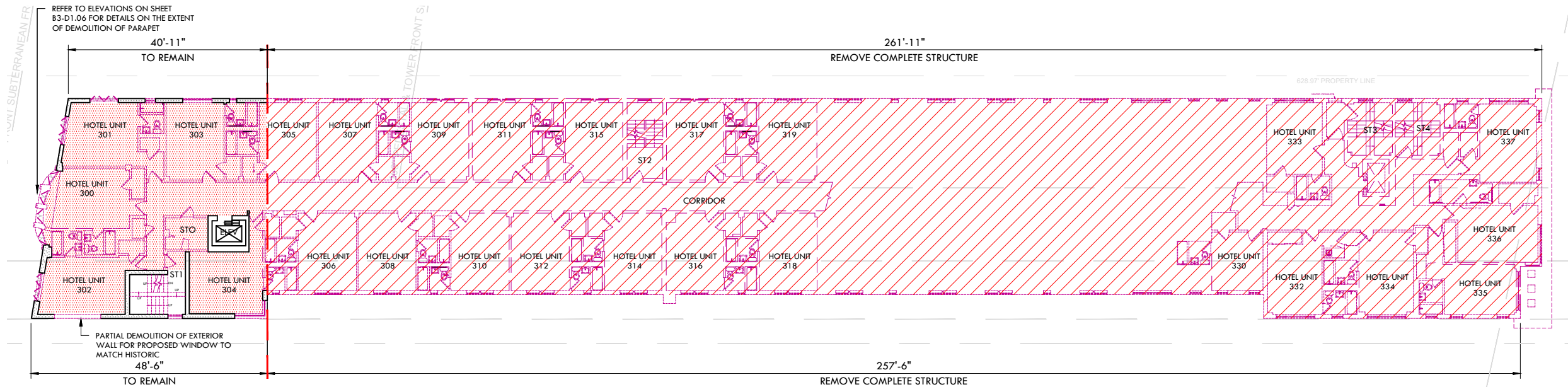
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

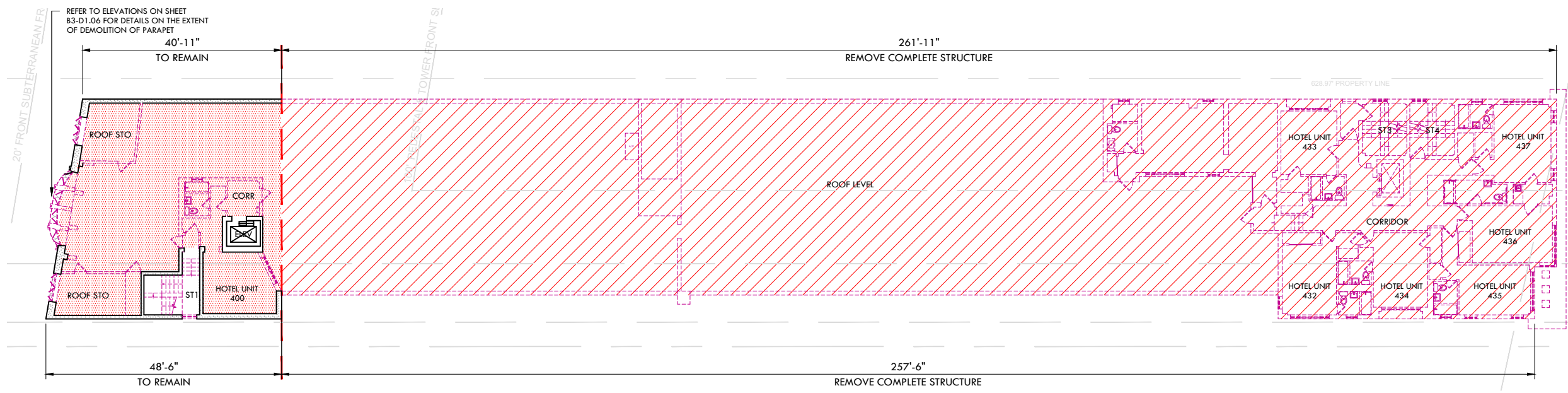


DEMOLITION FLOOR PLAN
THE SOUTH SEAS

Date	AUGUST 17, 2020	Sheet No.
Scale	AS SHOWN	B3-D1.00
Project	1901	



DEMO FLOOR PLAN - LEVEL 2-3
SCALE: N.T.S.



DEMO FLOOR PLAN - LEVEL 4
SCALE: N.T.S.

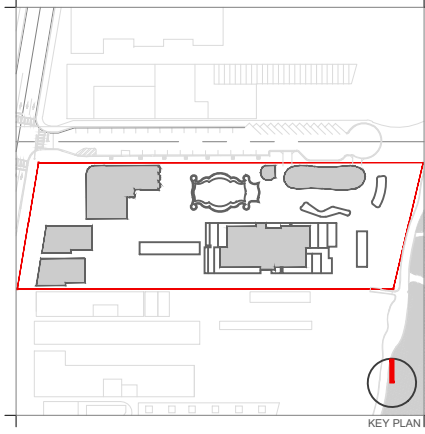
DEMOLITION LEGEND

- 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

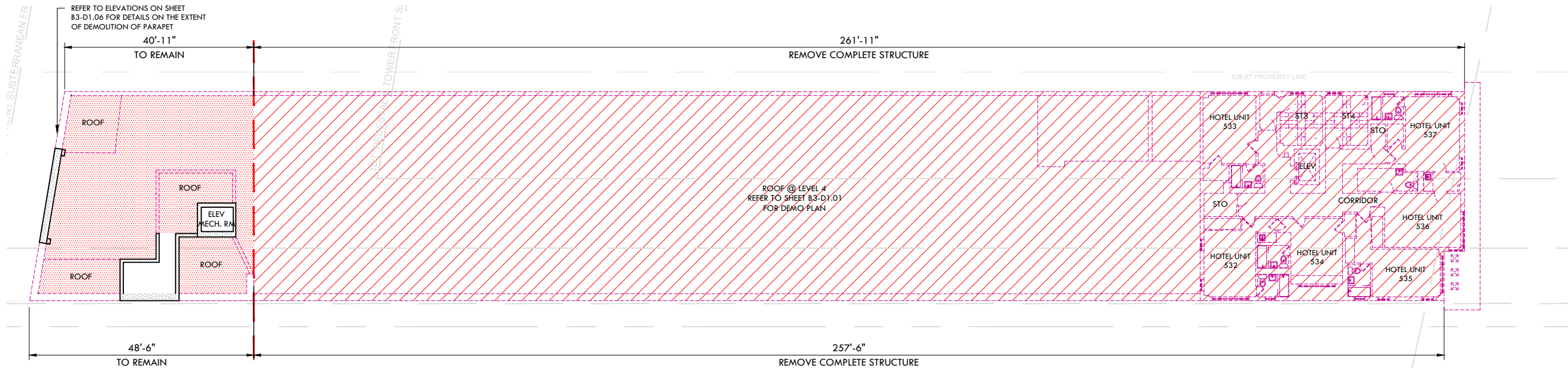
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

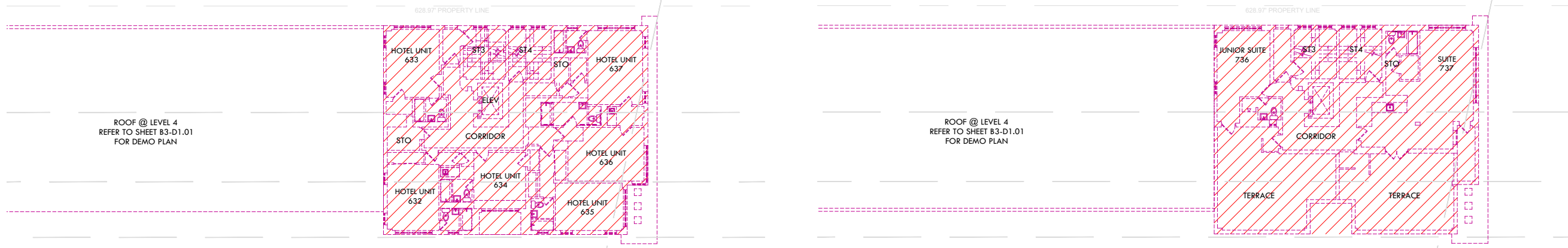


DEMOLITION FLOOR PLAN
THE SOUTH SEAS

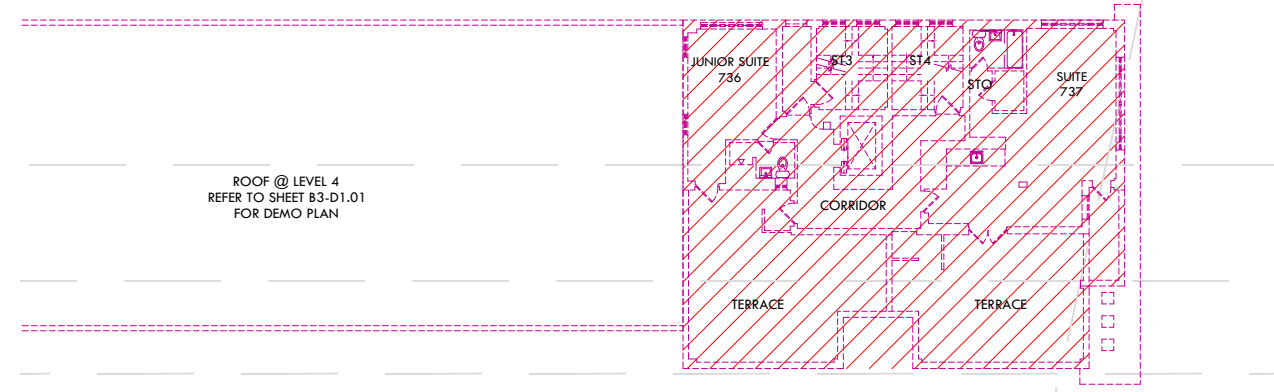
Date	AUGUST 17, 2020	Sheet No.	B3-D1.01
Scale	AS SHOWN		
Project	1901		



1 DEMO FLOOR PLAN - LEVEL 5 SCALE: N.T.S



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



1 DEMO FLOOR PLAN - LEVEL 7 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.
- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (©) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

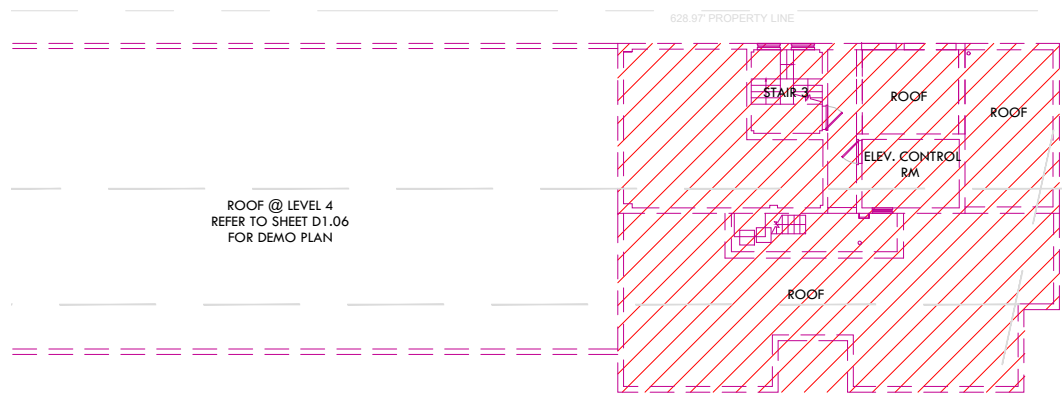
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

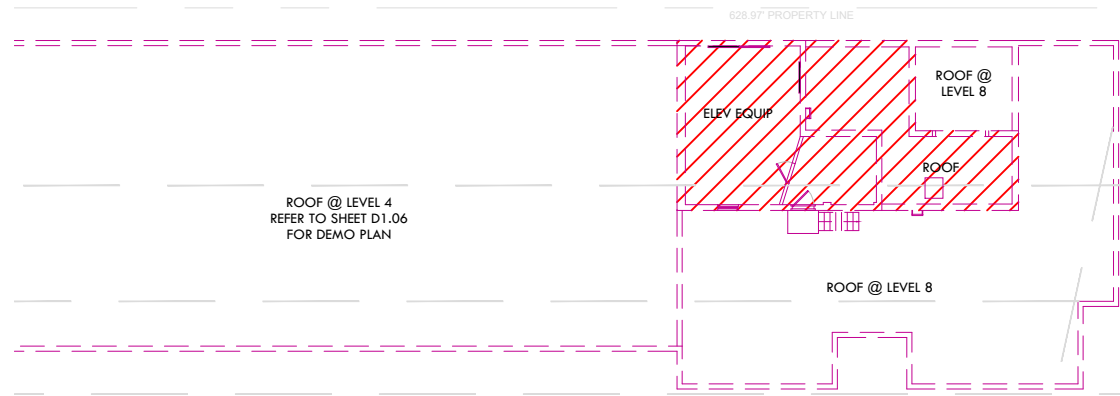


DEMOLITION FLOOR PLAN THE SOUTH SEAS

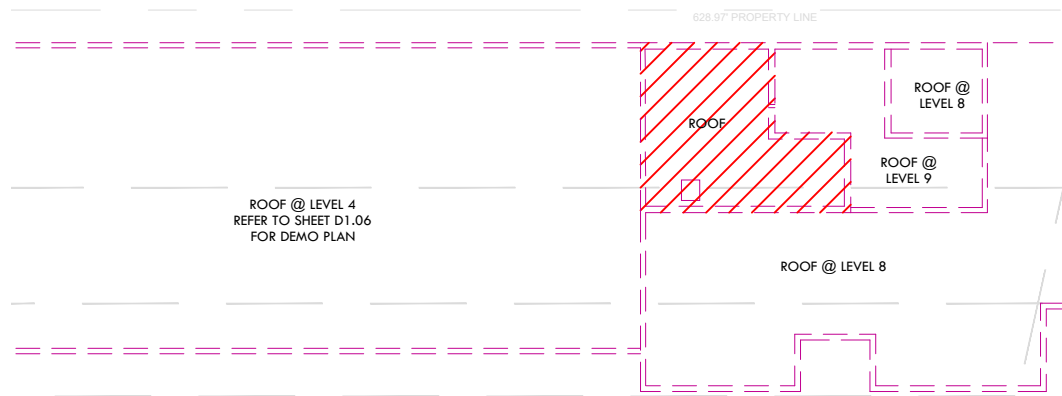
Date	AUGUST 17, 2020	Sheet No.	B3-D1.02
Scale	AS SHOWN		
Project	1901		



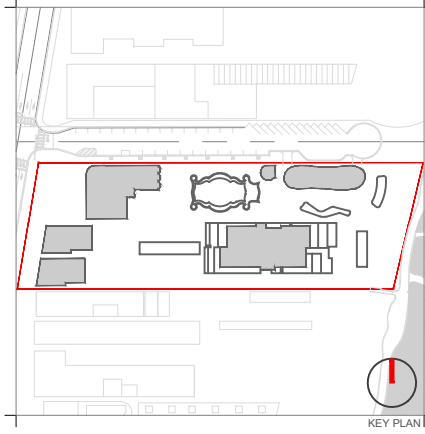
1 DEMO FLOOR PLAN - LEVEL 8 SCALE: N.T.S.



1 DEMO FLOOR PLAN - LEVEL 9 SCALE: N.T.S.



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578
DEMO FLOOR PLAN
THE SOUTH SEAS

DEMOLITION LEGEND

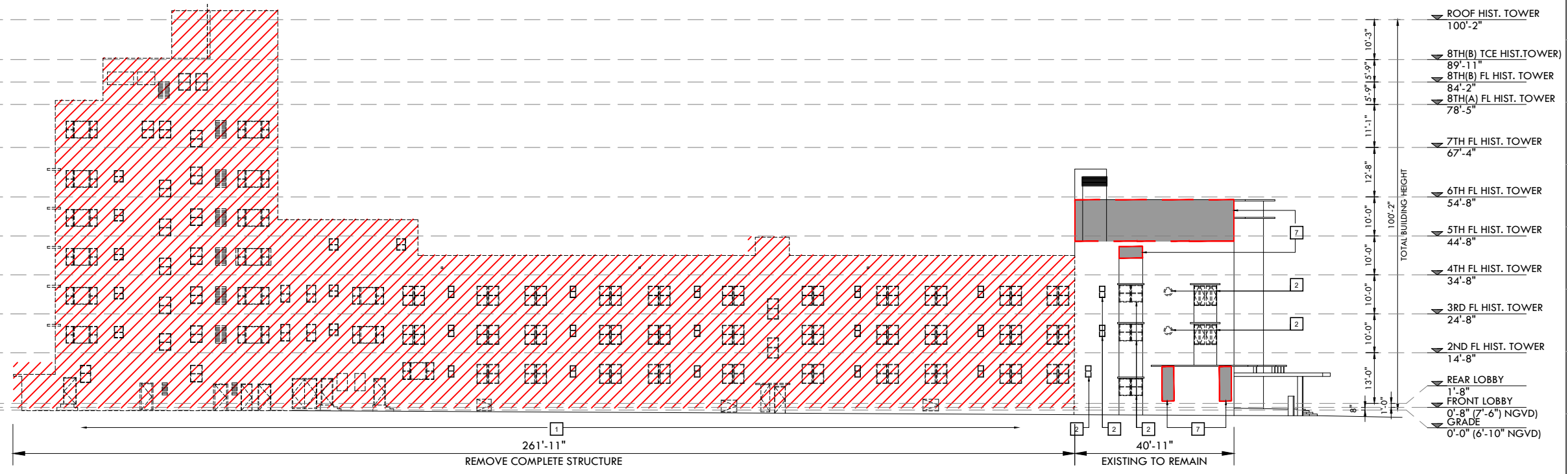
- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS & SLAB ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING TO BE REMOVED

- | | | |
|---|--|--|
| 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 |

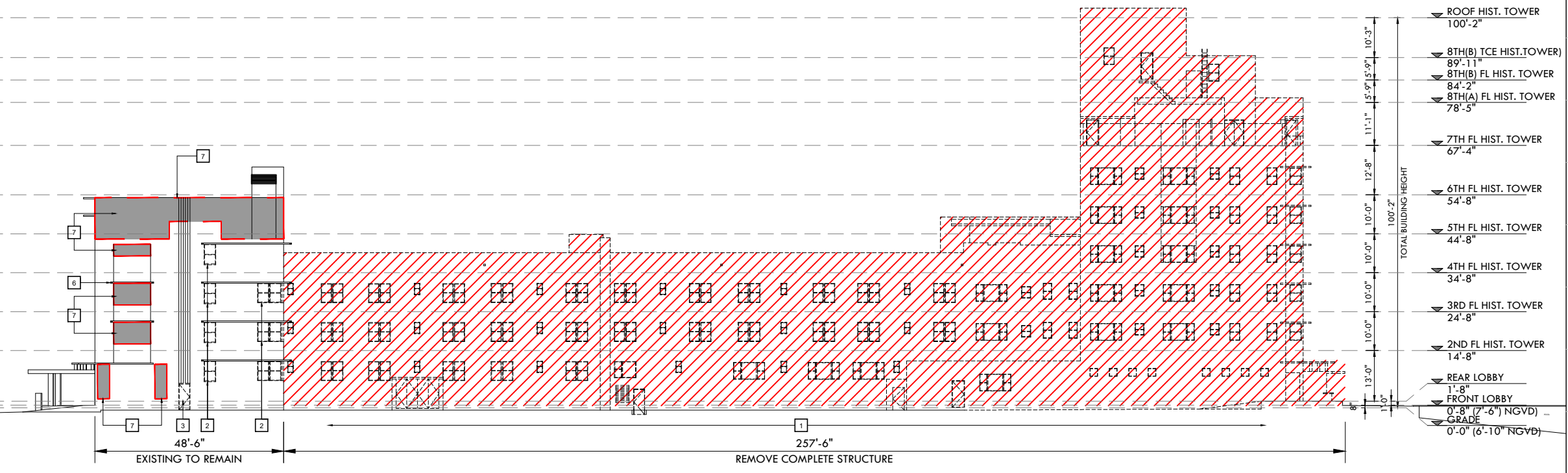
DEMOLITION GENERAL NOTES

- 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.
- 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.

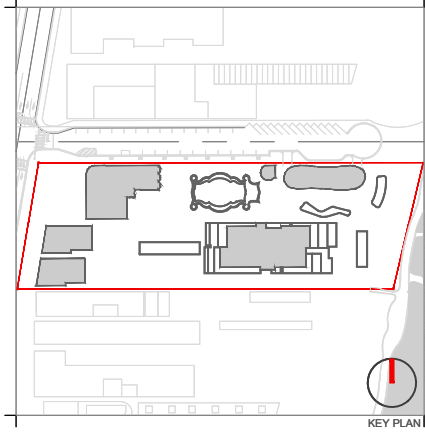
Date	AUGUST 17, 2020	Sheet No.	B3-D1.03
Scale	AS SHOWN		
Project	1901		



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



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6762
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



DEMO ELEVATIONS
THE SOUTH SEAS

Date	AUGUST 17, 2020	Sheet No.	B3-D1.04
Scale	AS SHOWN		
Project	1901		

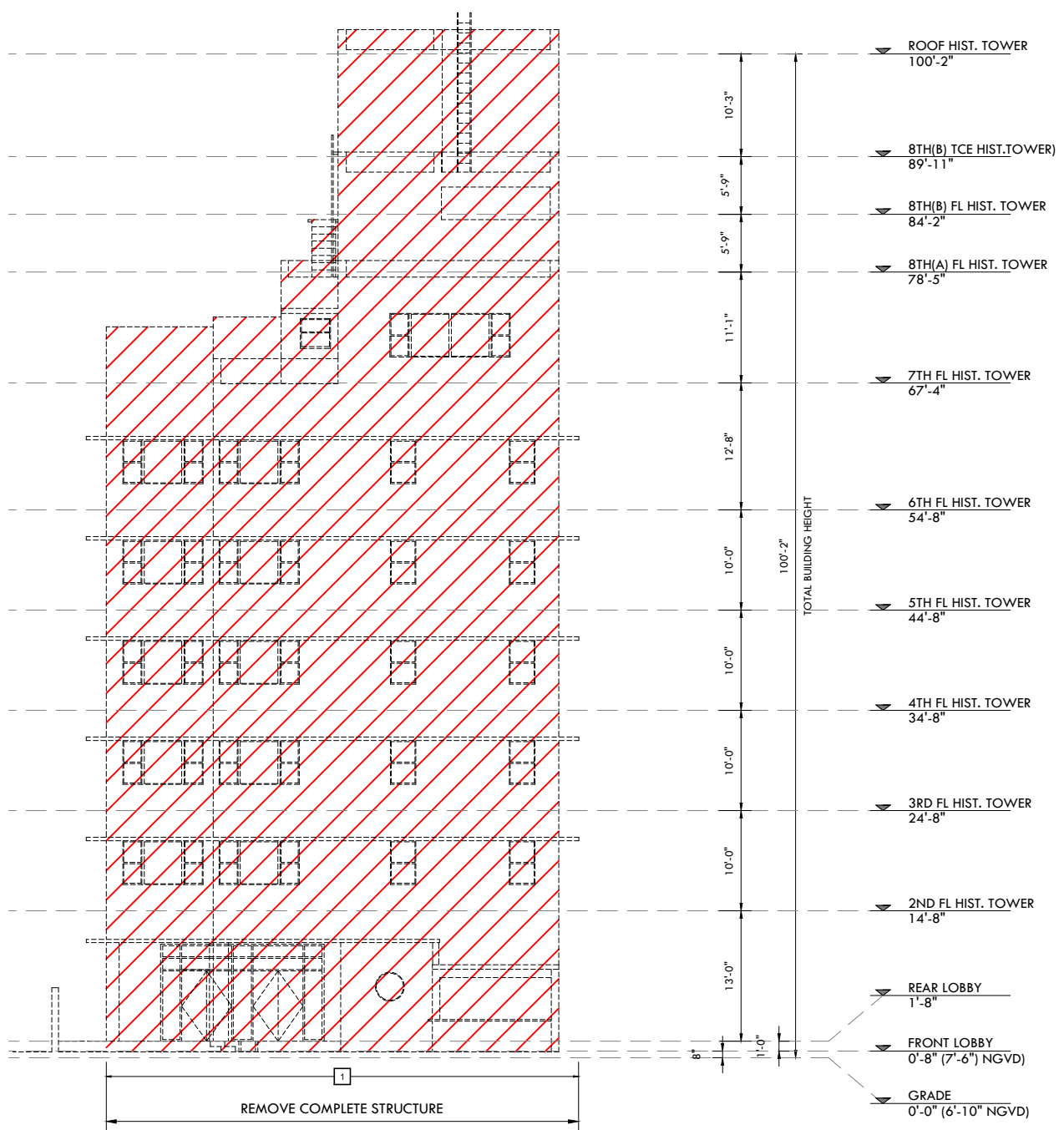
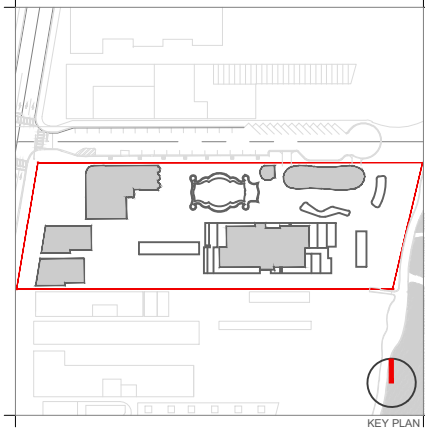
DEMOLITION LEGEND

	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

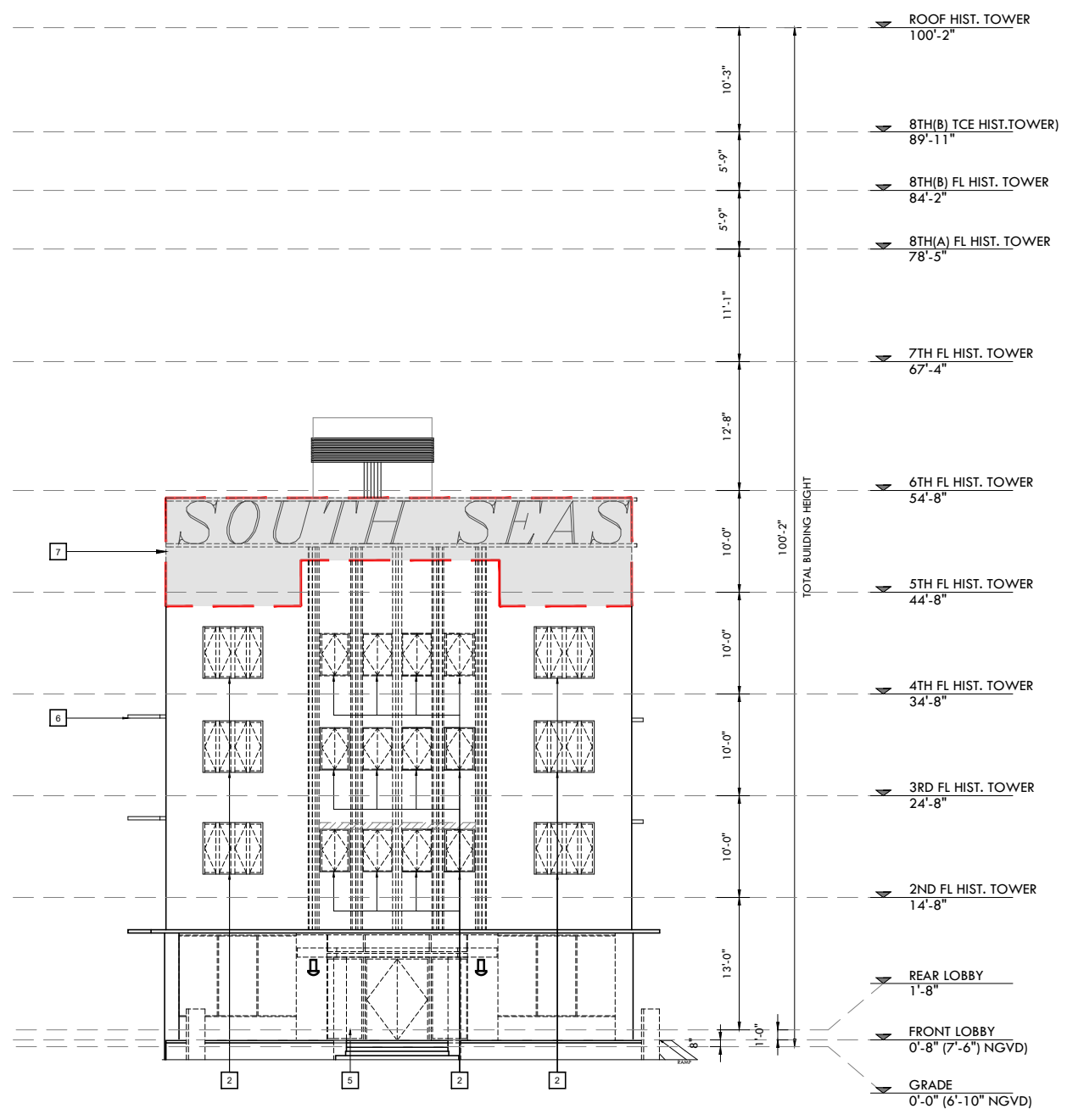
- DEMOLISH AND REMOVE EXISTING STRUCTURE IN ITS ENTIRETY. INCLUSIVE OF BUT NOT LIMITED TO: ROOFING AND ROOF STRUCTURE, ALL EXTERIOR AND INTERIOR WALLS, ALL NON ORIGINAL PLUMBING FIXTURES AND SYSTEMS, MECHANICAL SYSTEMS, ELECTRICAL WIRING AND SYSTEMS, STRUCTURAL ELEMENTS INCLUDING COLUMNS, FLOOR FRAMING 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.



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

- 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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.6762
Email: info.miam@enea.ch

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

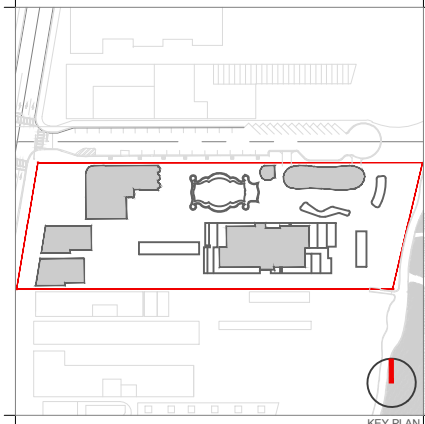
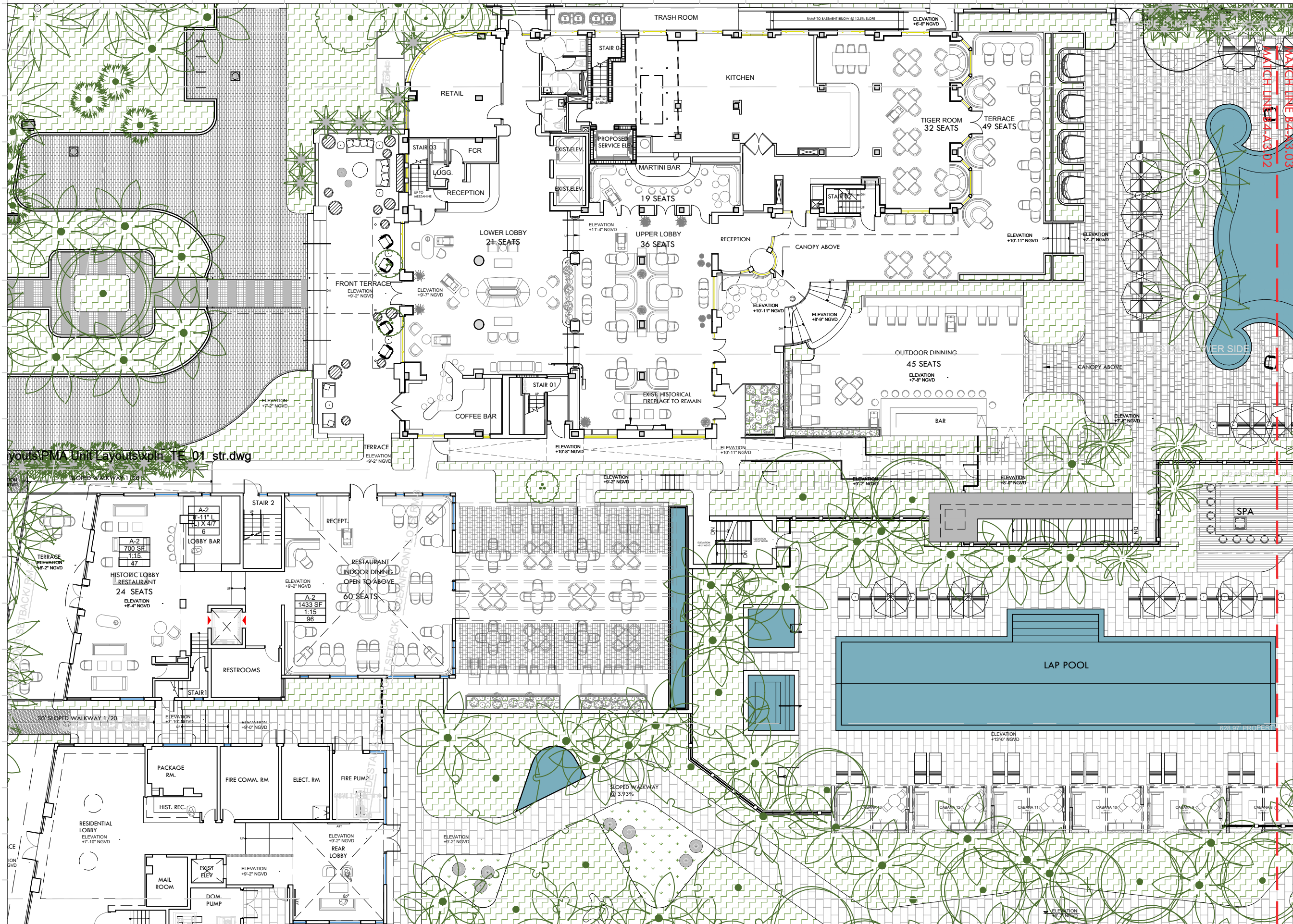
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



DEMOLITION ELEVATIONS
THE SOUTH SEAS

Date	AUGUST 17, 2020	Sheet No.	B3-D1.05
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.6702
Email: info.miam@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

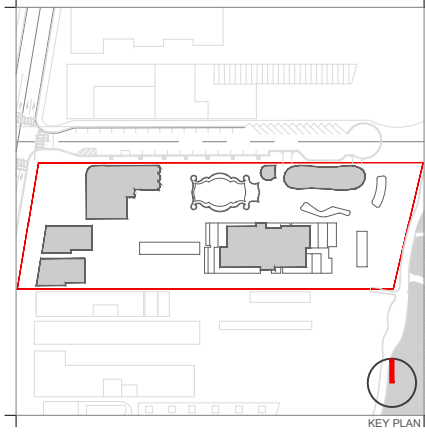
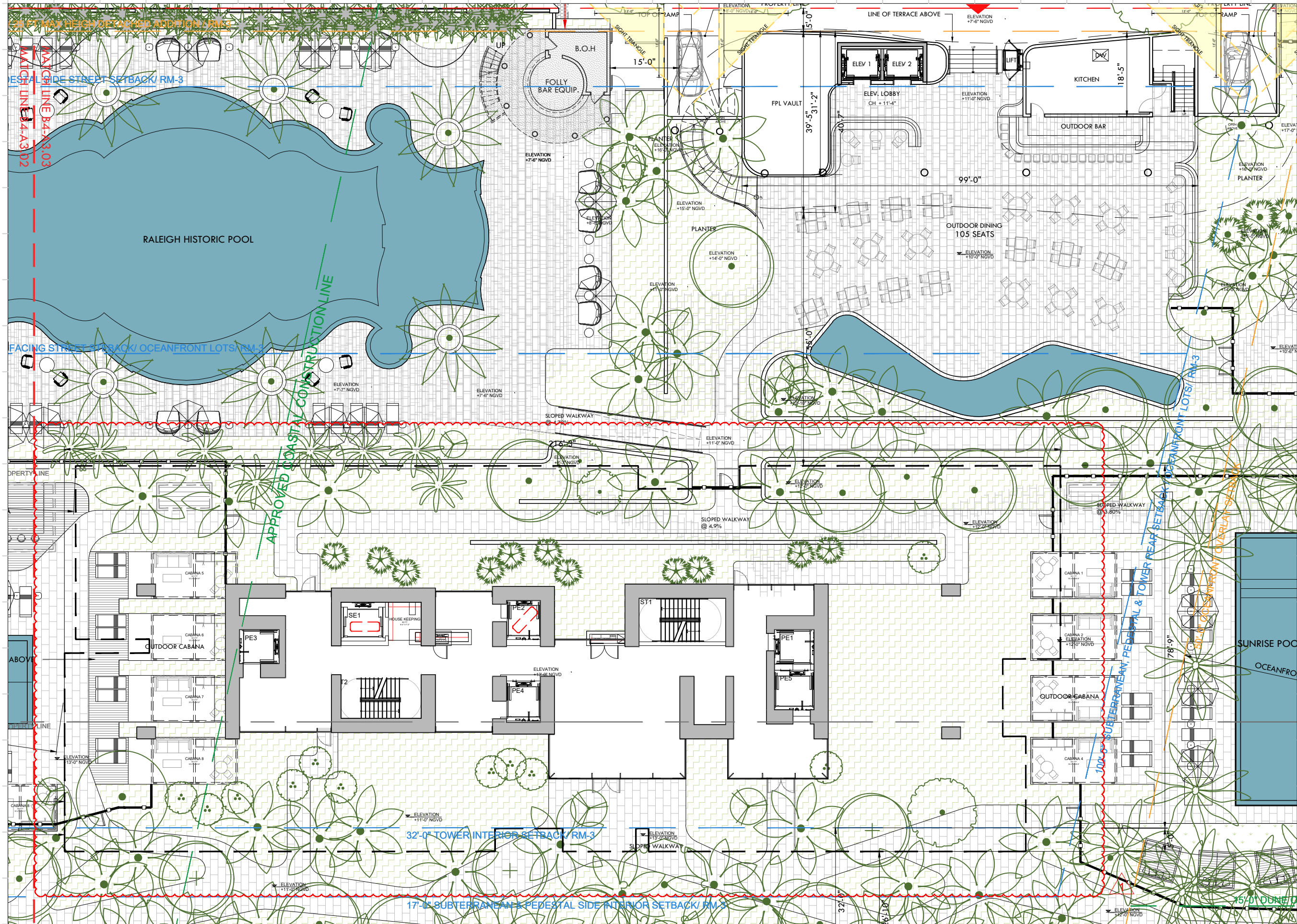
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ENLARGED FLOOR PLAN
LEVEL 1

Date	AUGUST 17, 2020	Sheet No.	B4-A3.02
Scale	AS SHOWN		
Project	1901		

ENLARGED FLOOR PLAN - LEVEL 1
 SCALE: 1"=20'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

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

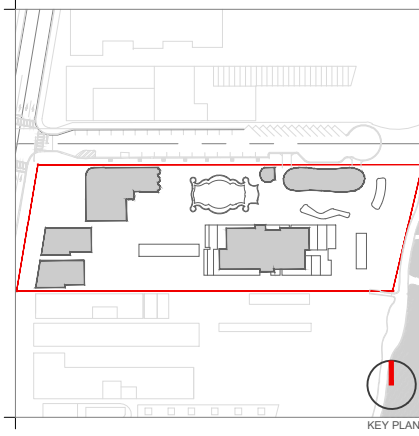
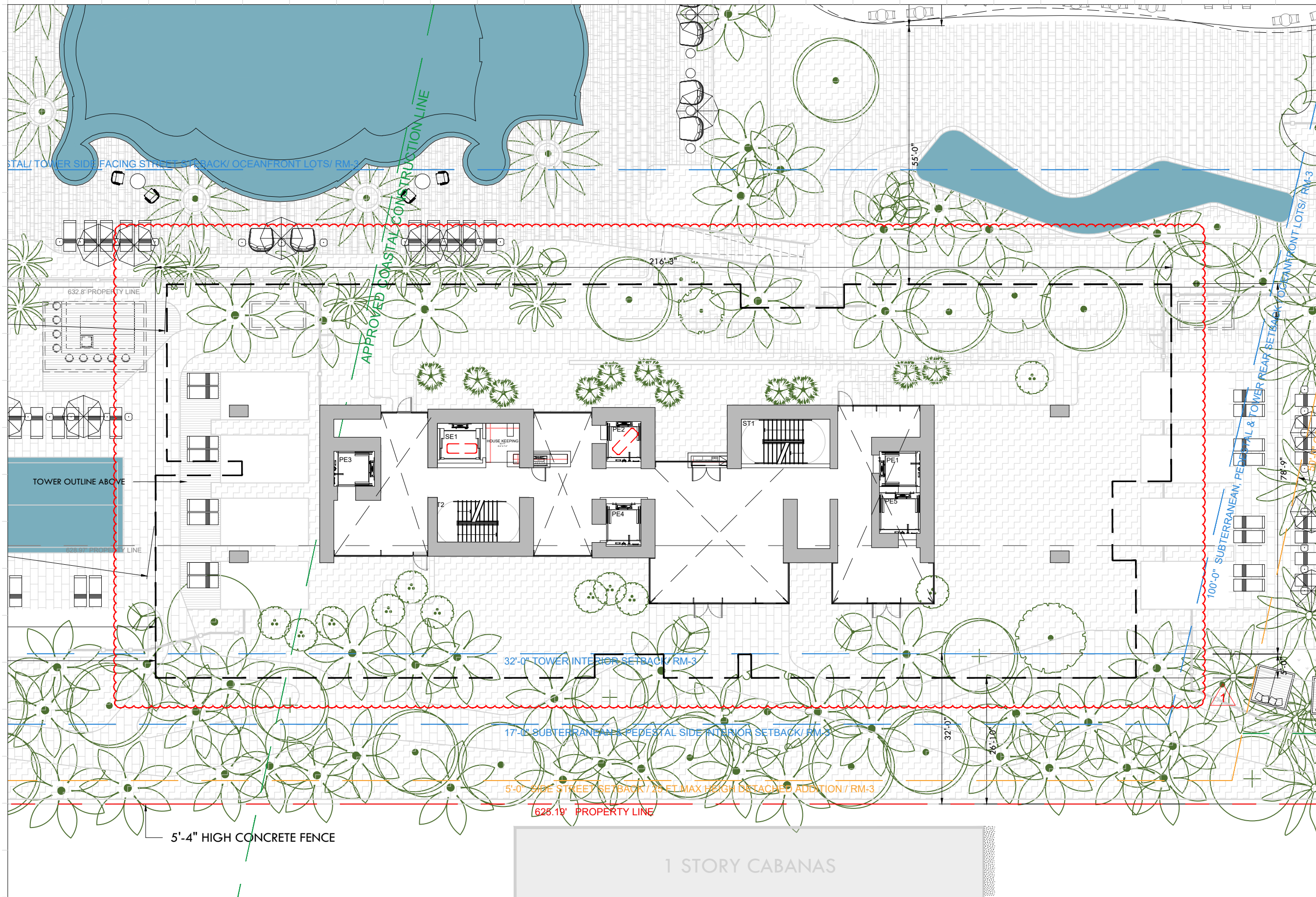
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



ENLARGED FLOOR PLAN
 LEVEL 1

ENLARGED FLOOR PLAN - LEVEL 1
 SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		A3.02
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.5762
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

TOWER FLOOR PLAN
LEVEL 2

TOWER FLOOR PLAN - LEVEL 2
 SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.04
Scale	AS SHOWN		
Project	1901		

TOWER SIDE FACING STREET SETBACK/ OCEANFRONT LOTS/ RM-3

55'-0"

632.8' PROPERTY LINE

216'-3"

APPROVED COASTAL CONSTRUCTION LINE

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK TO OCEANFRONT LOTS/ RM-3

78'-9"

50'-0" OCEANFRONT

TOWER OUTLINE ABOVE

628.97' PROPERTY LINE

32'-0" TOWER INTERIOR SETBACK/ RM-3

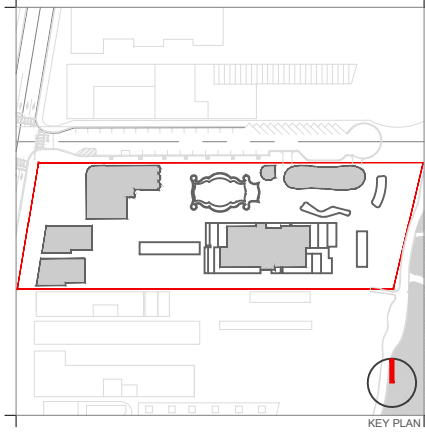
17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

32'-0"

26'-10"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC. ALL RIGHTS RESERVED.

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

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

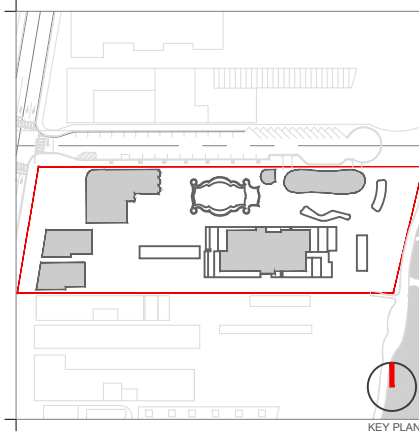
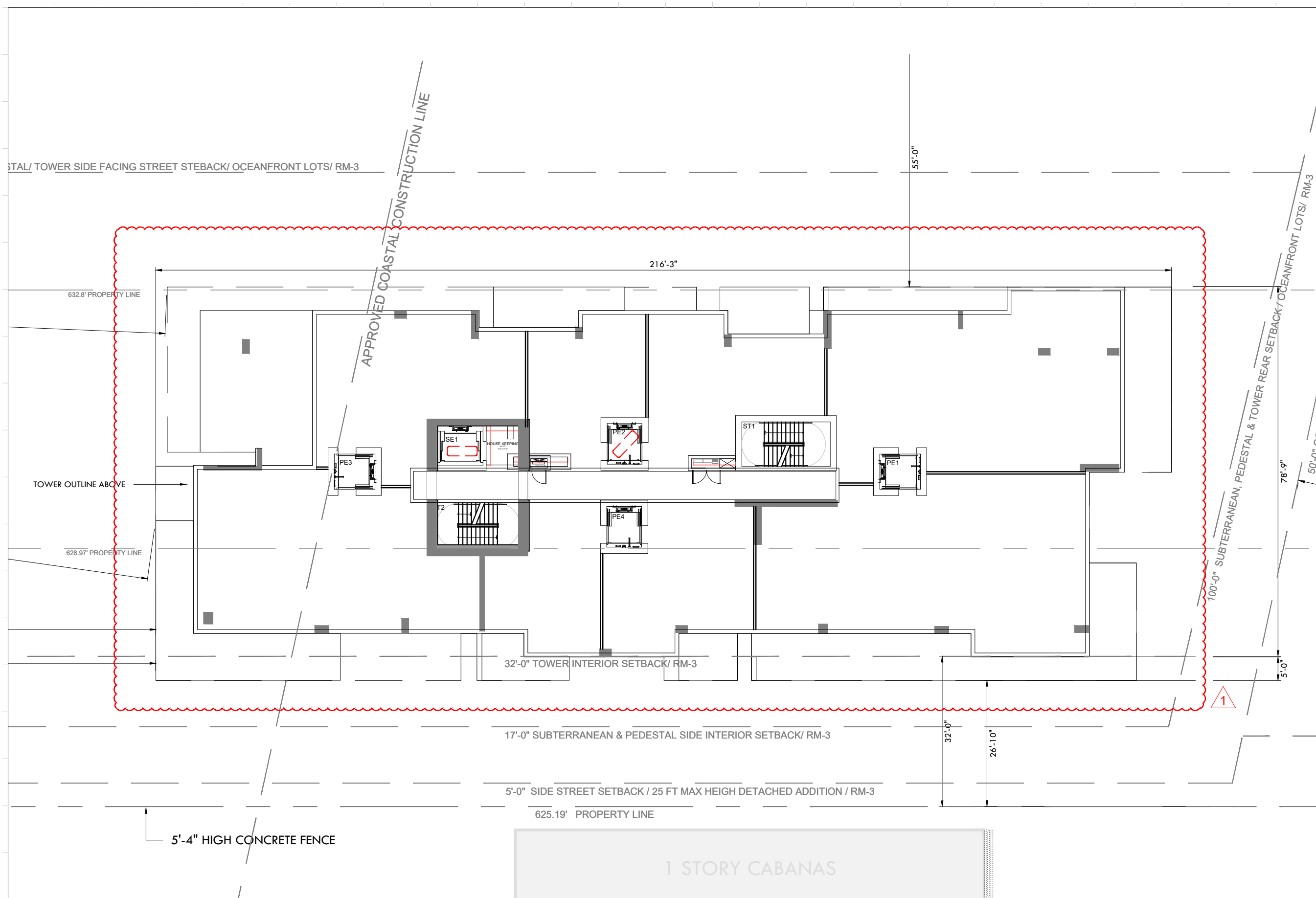
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578

TOWER FLOOR PLAN
LEVEL 3

Date	AUGUST 17, 2020	Sheet No.	B4-A3.05
Scale	AS SHOWN		
Project	1901		

TOWER FLOOR PLAN - LEVEL 3
SCALE: 1"=20'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (A) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

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

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 K O B I
 K A R P

TOWER FLOOR PLAN
 LEVEL 4

Date	AUGUST 17, 2020	Sheet No.	B4-A3.06
Scale	AS SHOWN		
Project	1901		

TOWER FLOOR PLAN - LEVEL 4
 SCALE: 1"=20'-0"

TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

TOWER OUTLINE ABOVE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

216'-3"

55'-0"

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK/OCEANFRONT LOTS/ RM-3

78'-9"

5'-0"

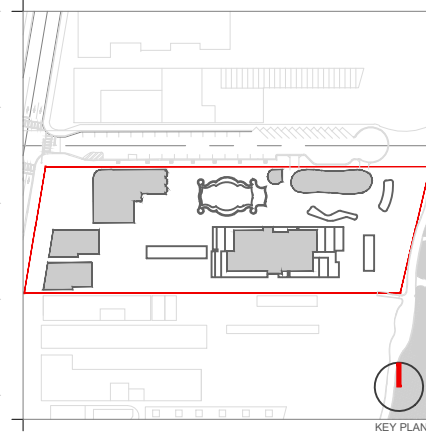
32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

1 STORY CABANAS



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578
TOWER FLOOR PLAN
LEVEL 5

TOWER FLOOR PLAN - LEVEL 5
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.07
Scale	AS SHOWN	Project	1901

TOWER SIDE FACING STREET SETBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

TOWER OUTLINE ABOVE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

216'-3"

55'-0"

78'-9"

50'-0" OCEANFRONT LOTS/ RM-3

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK/ OCEANFRONT LOTS/ RM-3

5'-0"

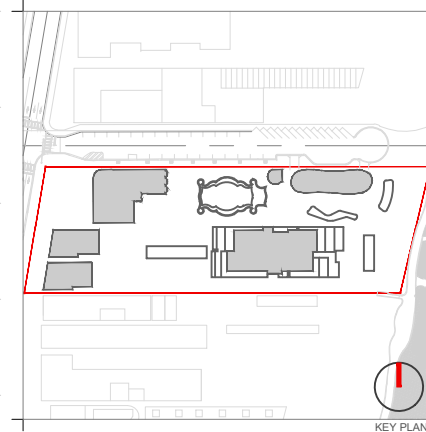
32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

1 STORY CABANAS



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

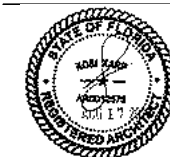
Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

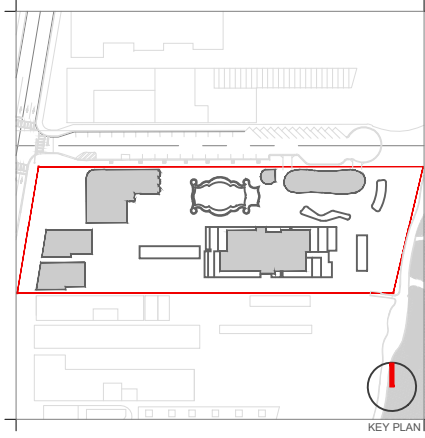
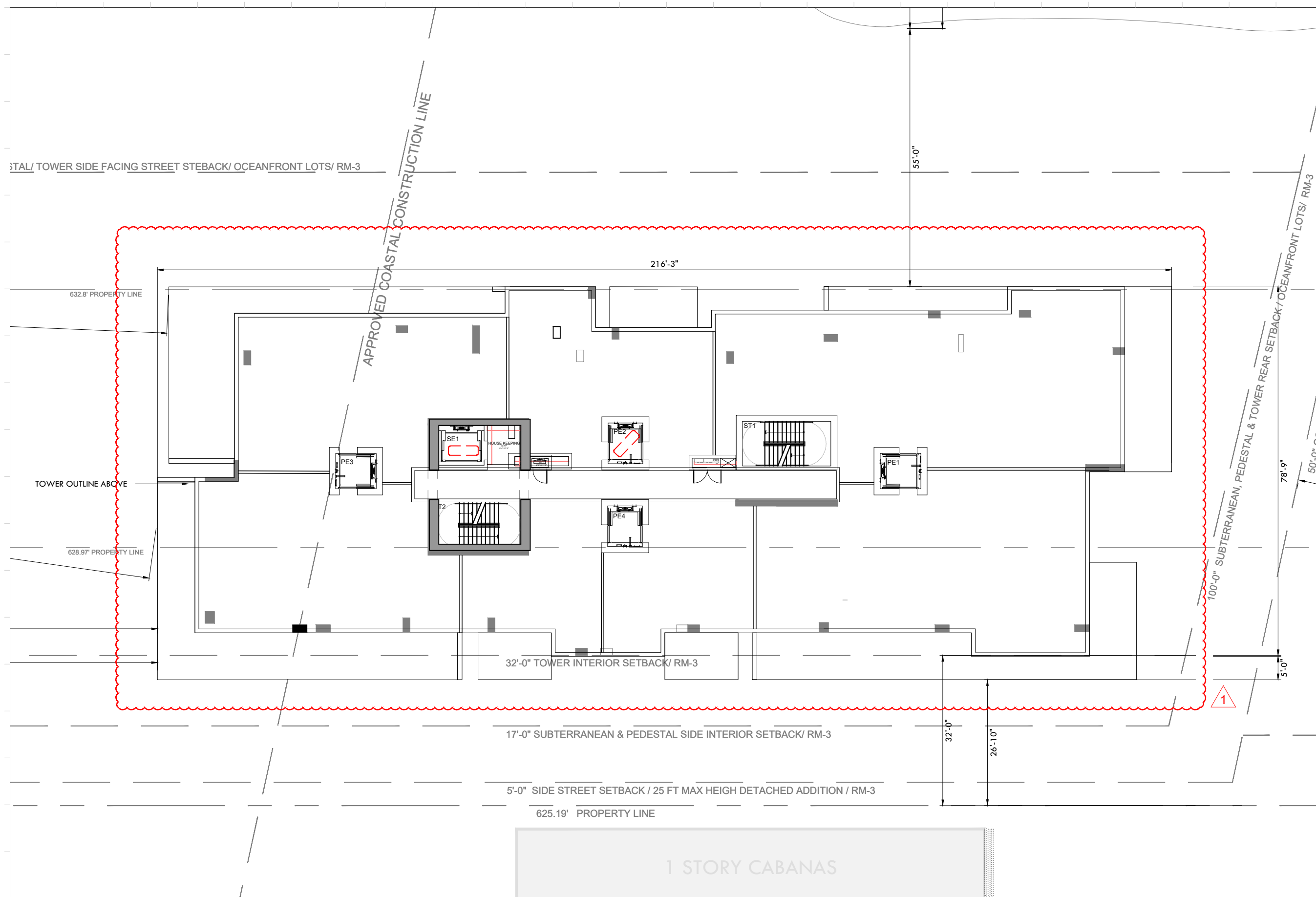
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578
TOWER FLOOR PLAN
LEVEL 6

TOWER FLOOR PLAN - LEVEL 6
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.08
Scale	AS SHOWN	Project	1901



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (©) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

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

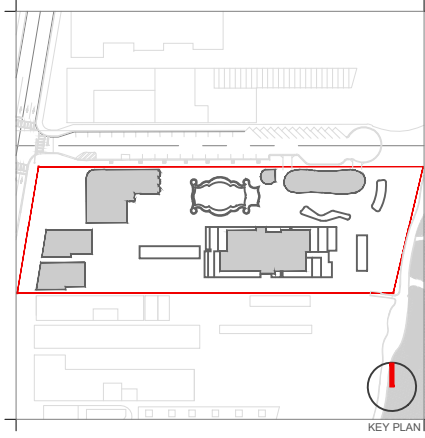
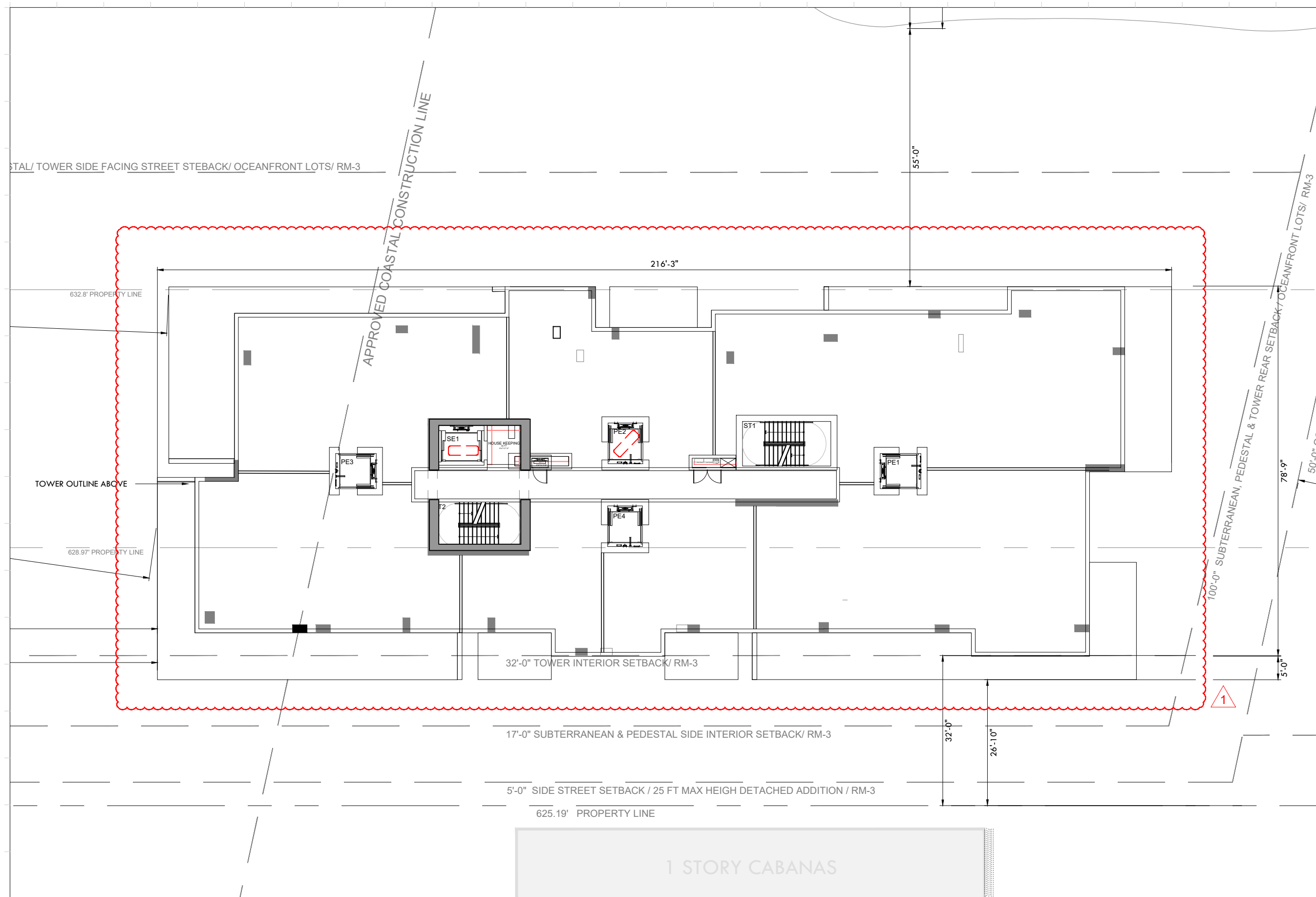
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 K O B I
 K A R P

TOWER FLOOR PLAN
 LEVEL 8

TOWER FLOOR PLAN - LEVEL 8
 SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.10
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

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

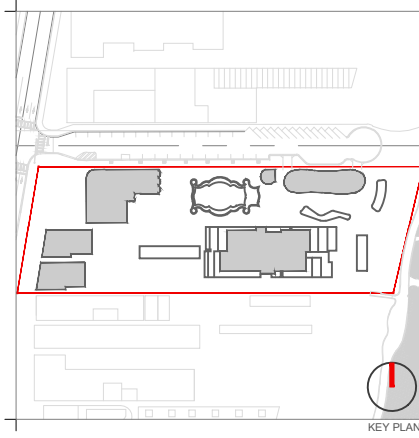
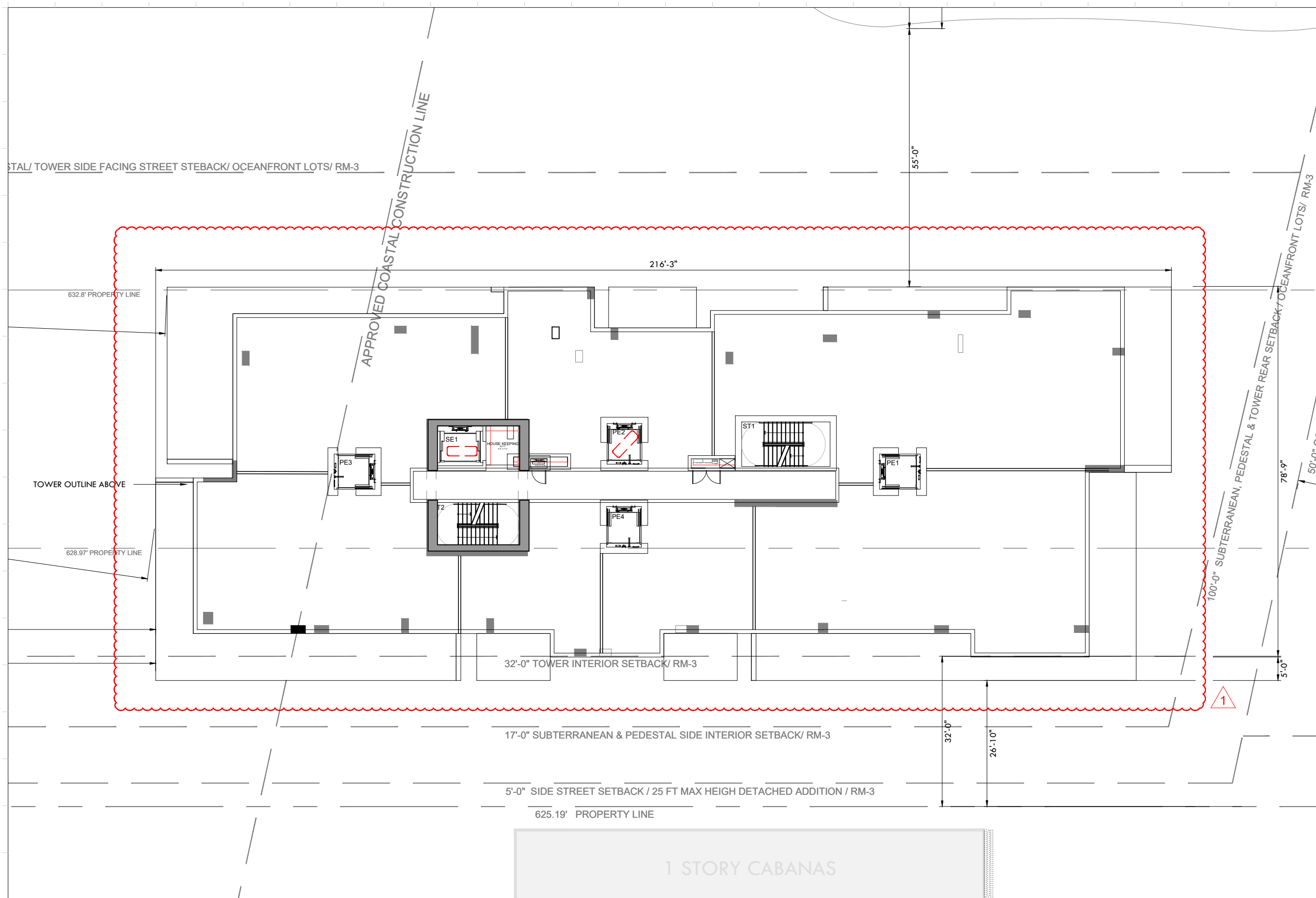
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 KOBİ KARP
 Lic. # AR0012578

TOWER FLOOR PLAN
 LEVEL 9

TOWER FLOOR PLAN - LEVEL 9
 SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.11
Scale	AS SHOWN		
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP A.S. AND MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

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

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



TOWER FLOOR PLAN
 LEVEL 10

TOWER FLOOR PLAN - LEVEL 10
 SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.12
Scale	AS SHOWN		
Project	1901		

STAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

50'-0" OCEANFRONT LOTS/ RM-3

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK/ OCEANFRONT LOTS/ RM-3

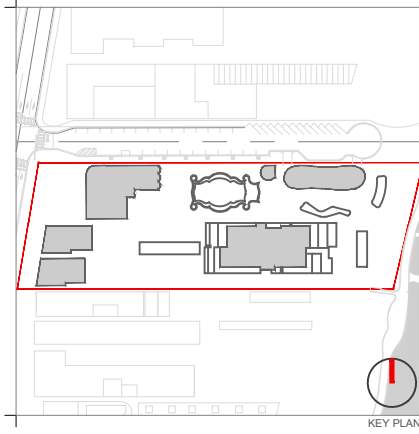
32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

1 STORY CABANAS



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



TOWER FLOOR PLAN
LEVEL 12

TOWER FLOOR PLAN - LEVEL 12
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.14
Scale	AS SHOWN		
Project	1901		

ESTAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

628.8' PROPERTY LINE

628.97' PROPERTY LINE

32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

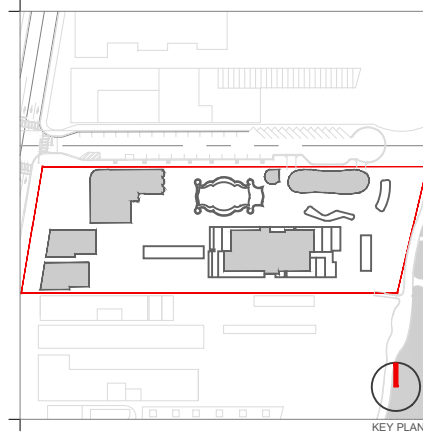
5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.10' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3

1



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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

Owner:
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:
Name: LANDSCAPE ARCHITECT
Enea Garden Design Inc.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578
TOWER FLOOR PLAN
LEVEL 13



TOWER FLOOR PLAN - LEVEL 13

SCALE: 1"=20'-0"

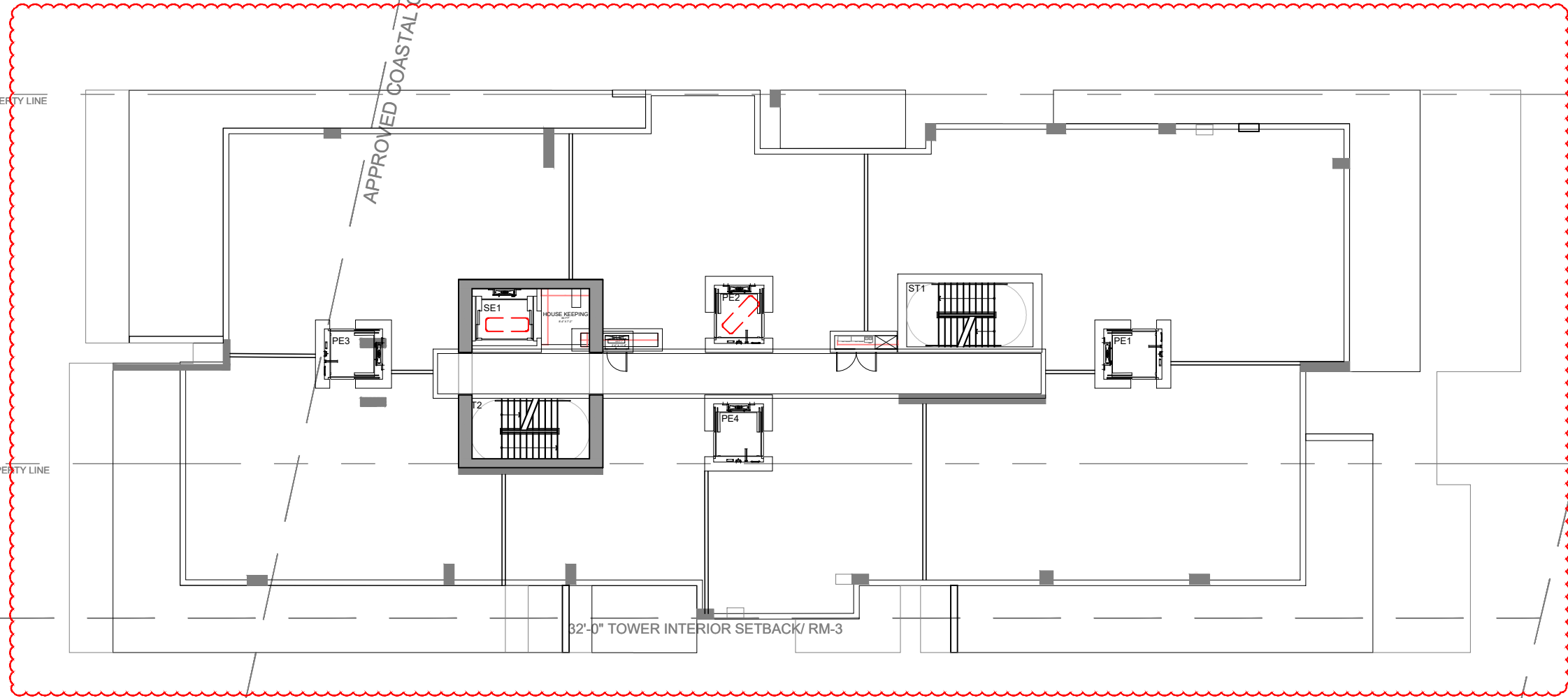
Date	AUGUST 17, 2020	Sheet No.	B4-A3.15
Scale	AS SHOWN		
Project	1901		

STAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

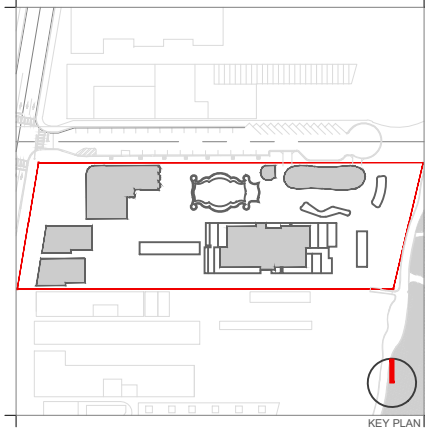


32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3
50'-0" OCEANFRONT SETBACK



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

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

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



TOWER FLOOR PLAN
LEVEL 14

TOWER FLOOR PLAN - LEVEL 14
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.16
Scale	AS SHOWN		
Project	1901		

ESTAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

628.8' PROPERTY LINE

628.97' PROPERTY LINE

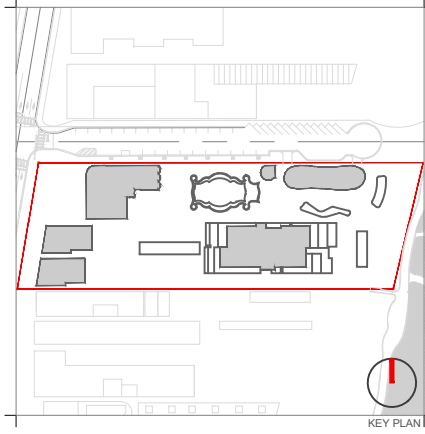
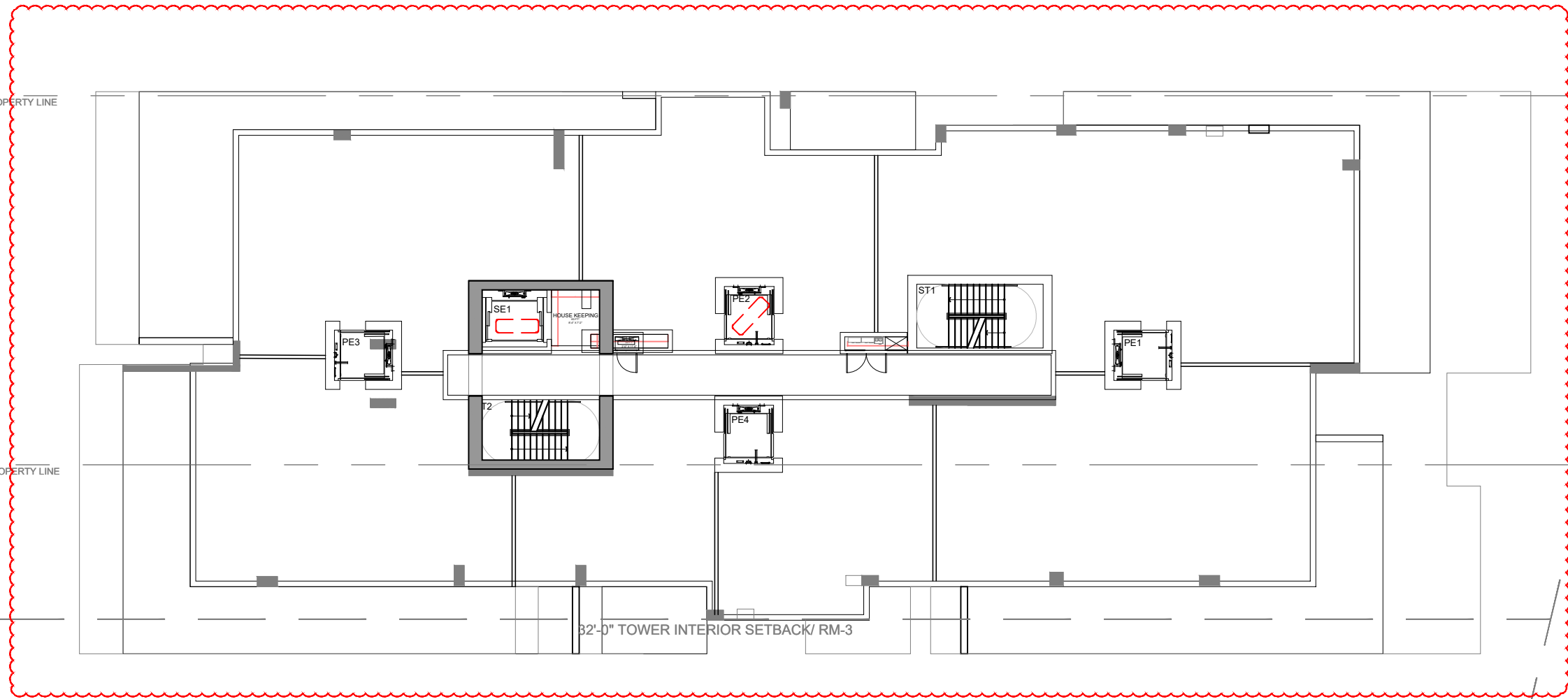
32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

628.48' PROPERTY LINE

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



TOWER FLOOR PLAN
LEVEL 15

TOWER FLOOR PLAN - LEVEL 15
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.17
Scale	AS SHOWN		
Project	1901		

ESTAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

632.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

216'-3"

32'-0" TOWER INTERIOR SETBACK/ RM-3

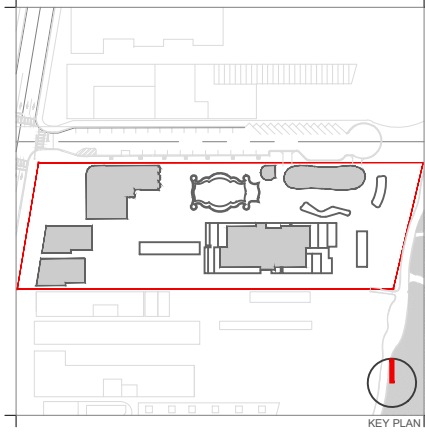
17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

83'-9"

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
Address: New York, NY 10151
Tel: 212.380.2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305.576.9702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



TOWER FLOOR PLAN
LEVEL 16

TOWER FLOOR PLAN - LEVEL 16
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.18
Scale	AS SHOWN		
Project	1901		

PEDESTAL/ TOWER SIDE FACING STREET SETBACK/ OCEANFRONT LOTS/ RM-3

628.8' PROPERTY LINE

628.97' PROPERTY LINE

APPROVED COASTAL CONSTRUCTION LINE

216'-3"

83'-9"

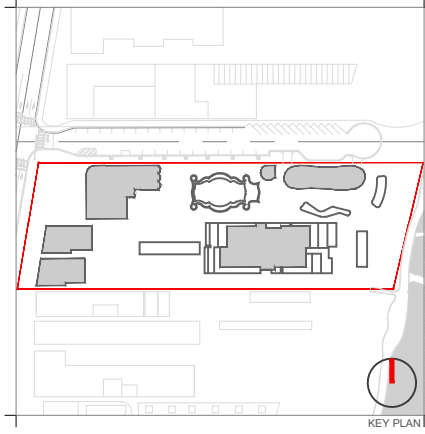
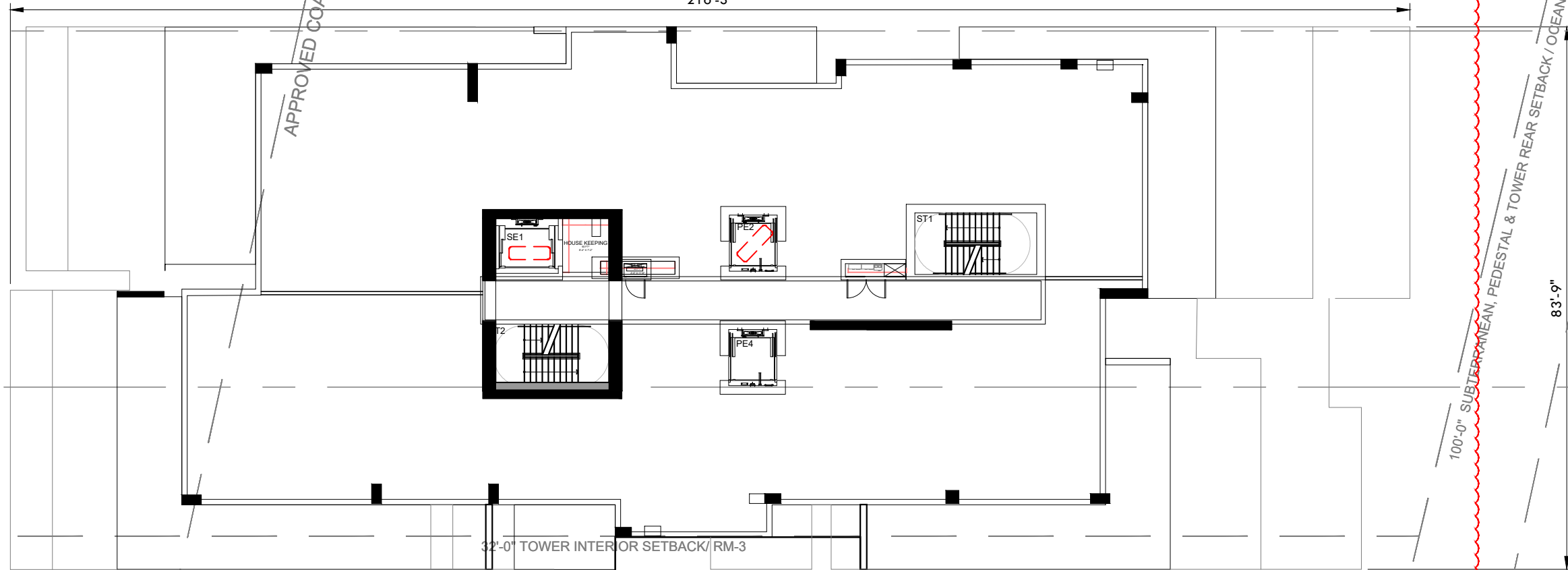
100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3

32'-0" TOWER INTERIOR SETBACK/ RM-3

17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

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

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



TOWER FLOOR PLAN
LEVEL 17

TOWER FLOOR PLAN - LEVEL 17
SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.19
Scale	AS SHOWN		
Project	1901		

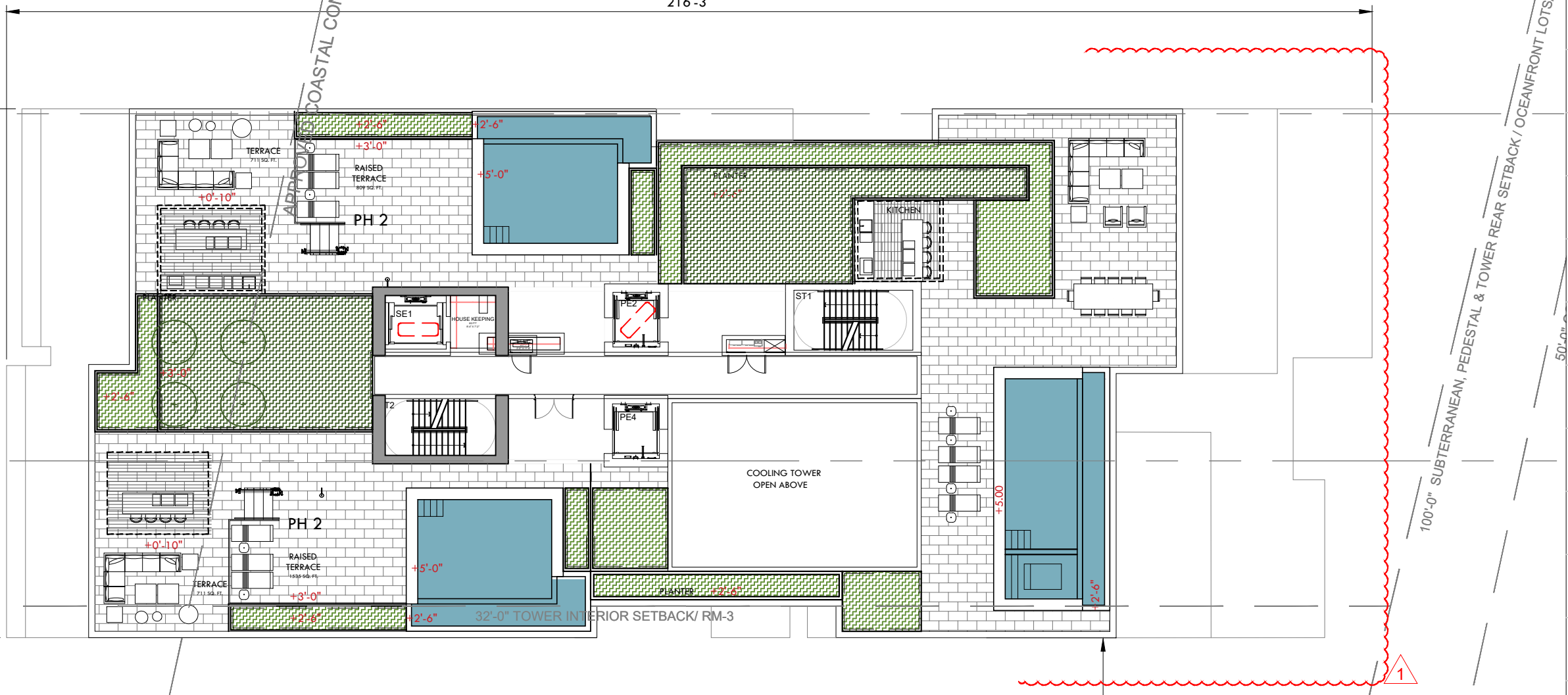
ESTAL/ TOWER SIDE FACING STREET STEBACK/ OCEANFRONT LOTS/ RM-3

216'-3"

632.8' PROPERTY LINE

83'-9"

628.97' PROPERTY LINE



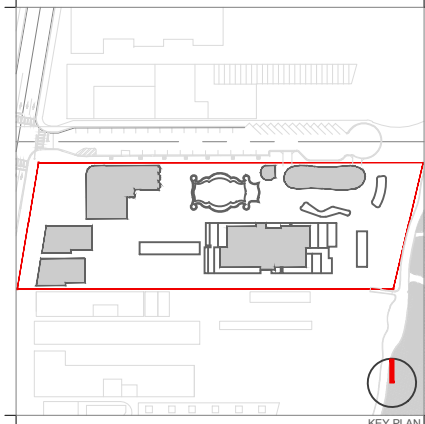
17'-0" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3

5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

625.19' PROPERTY LINE

100'-0" SUBTERRANEAN, PEDESTAL & TOWER REAR SETBACK / OCEANFRONT LOTS/ RM-3

50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.9702
 Email: info.miami@enea.ch

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

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

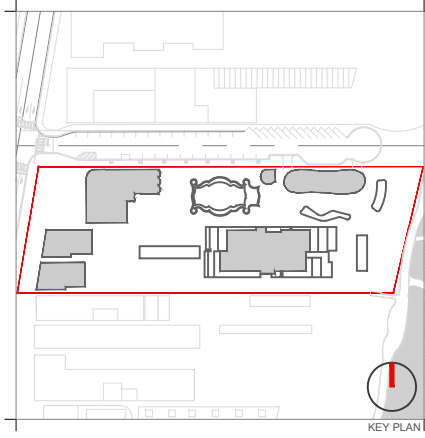
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

TOWER FLOOR PLAN
ROOF LEVEL

TOWER ROOF LEVEL
 SCALE: 1"=20'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A3.21
Scale	AS SHOWN		
Project	1901		



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED.

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

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

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

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

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



TOWER FLOOR PLAN
 LEVEL 20 -- UPPER ROOF

Date	AUGUST 17, 2020	Sheet No.	B4-A3.22
Scale	AS SHOWN		
Project	1901		

75'-0" PEDESTAL / TOWER SIDE FACING STREET SETBACK / RM-3

24x14 SMOKE CONTROL DUCTWORK UP.

E15-15R AND ELEV. OVER-RUN TYPICAL.

AIR COOLED CONDENSERS FOR ELEVATOR MACHINE ROOMS.

OSHA LADDER.

TREF-21-1 (1800)
TRASH RM. EXHAUST FAN

STAIR BULKHEAD OR ACCESS HATCH.
SEPF-21-1 (20000)
STAIR PRESSURIZATION FAN.

31'-10" TOWER INTERIOR SETBACK / RM-3

5'-0" TERRACE PROJECTION

16'-10" SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK / RM-3

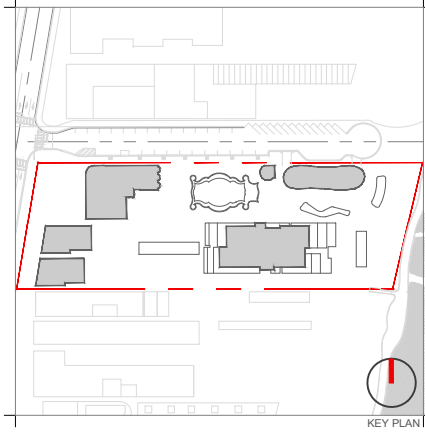
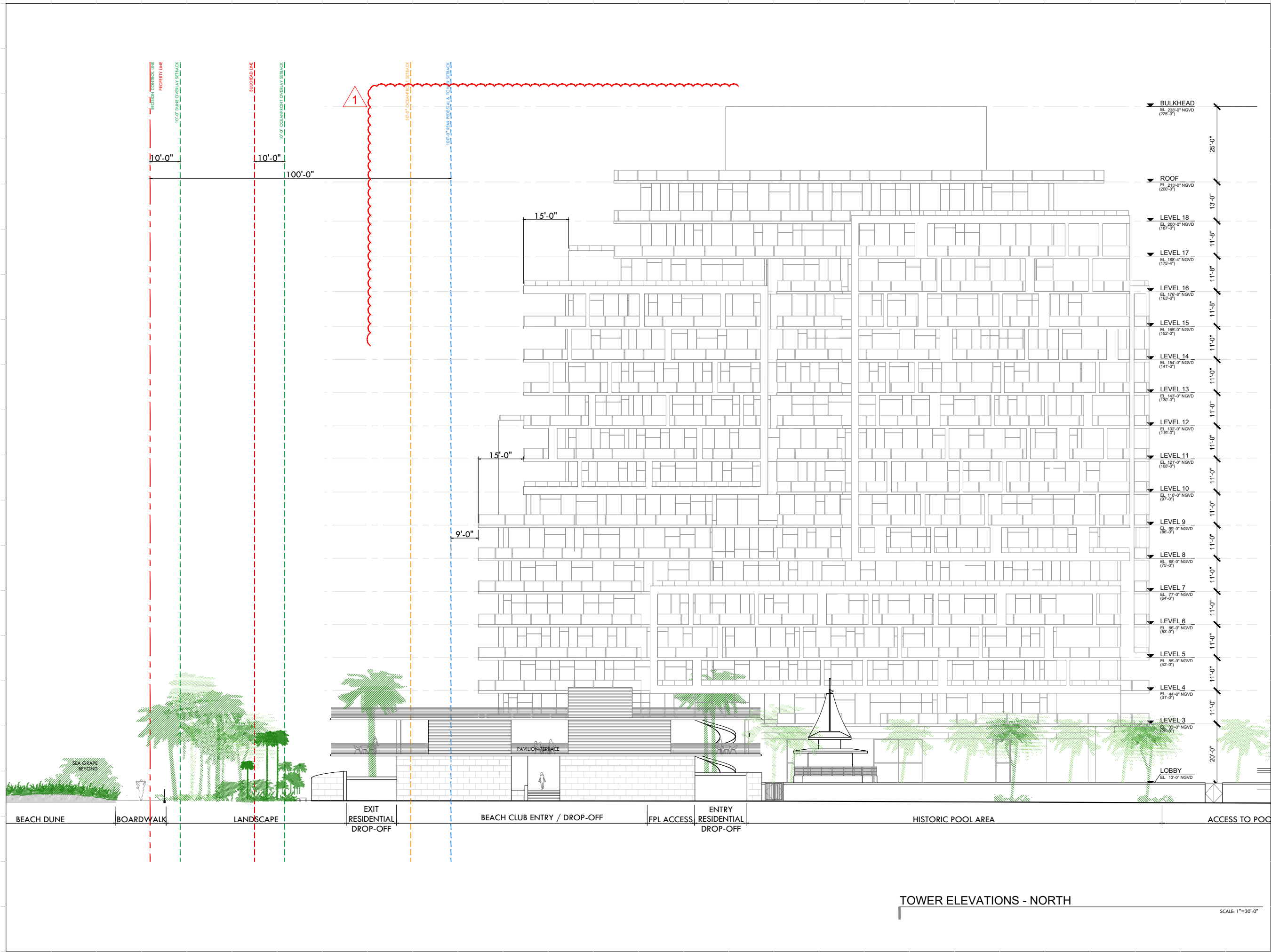
5'-0" SIDE STREET SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3

ITION LINE



LEVEL 20 -- UPPER ROOF

SCALE: 1"=20'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.6762
Email: info.miam@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

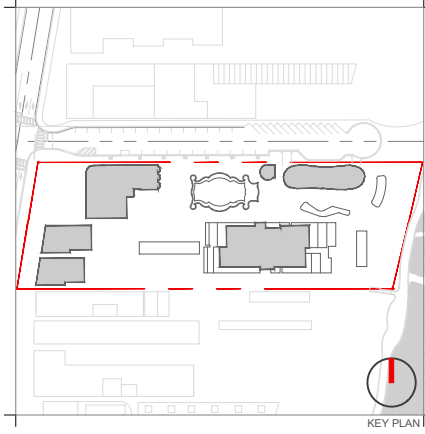
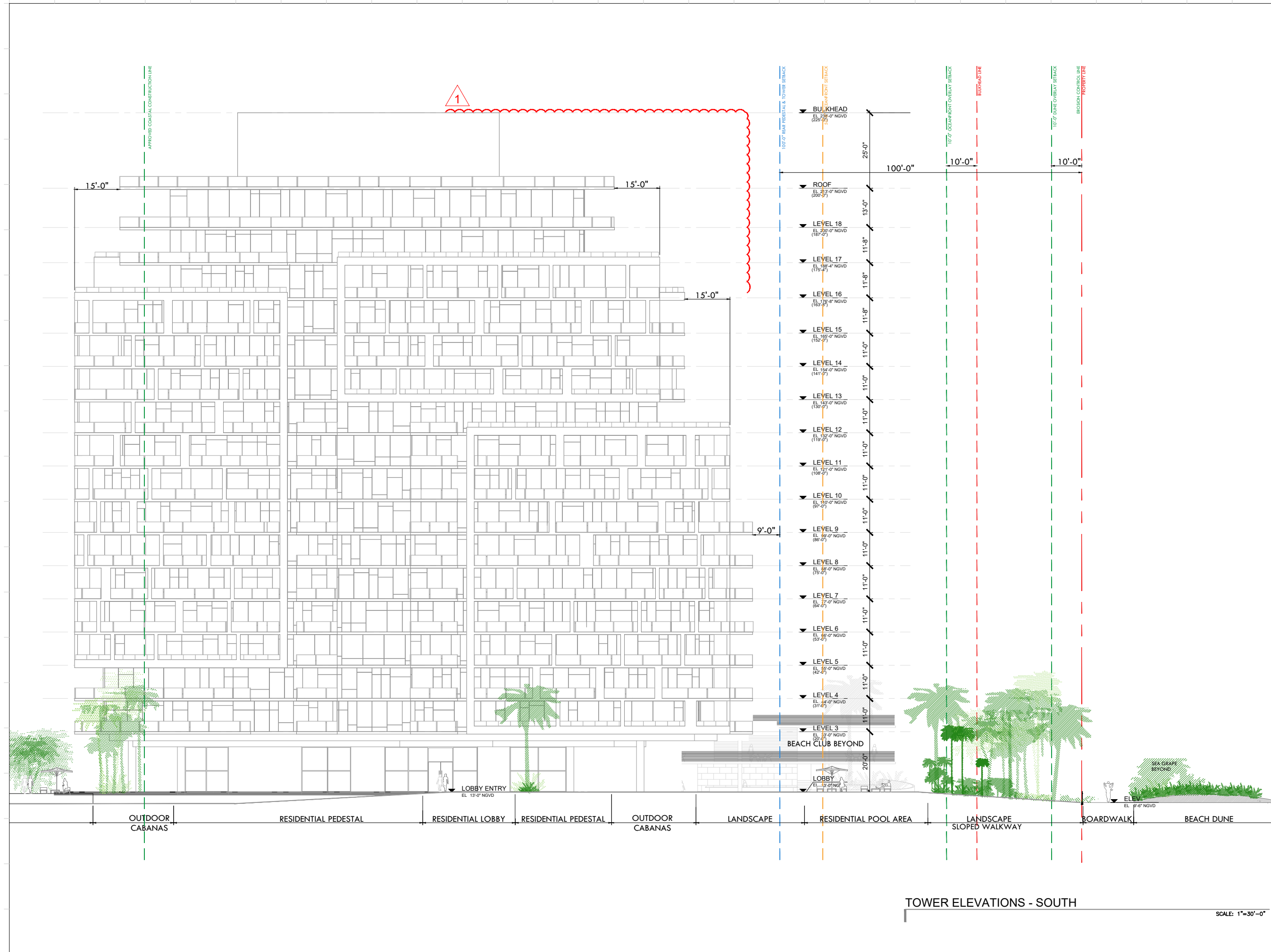
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
 Lic. # AR0012578
TOWER ELEVATIONS
NORTH

Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		B4-A4.00
Project	1901		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.8702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

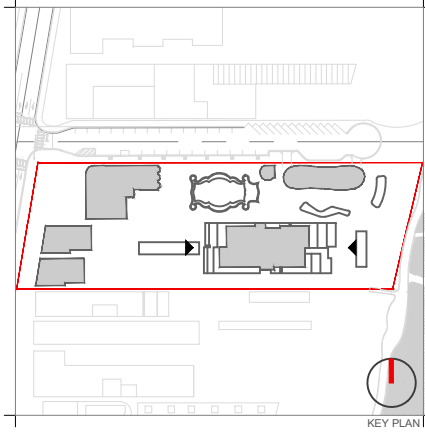
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

TOWER ELEVATIONS
SOUTH

Date	AUGUST 17, 2020	Sheet No.	B4-A4.02
Scale	AS SHOWN		
Project	1901		

TOWER ELEVATIONS - SOUTH
 SCALE: 1"=30'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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
 Address: New York, NY 10151
 Tel: 212.380.2100
 Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.5702
 Email: info.miami@enea.ch

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

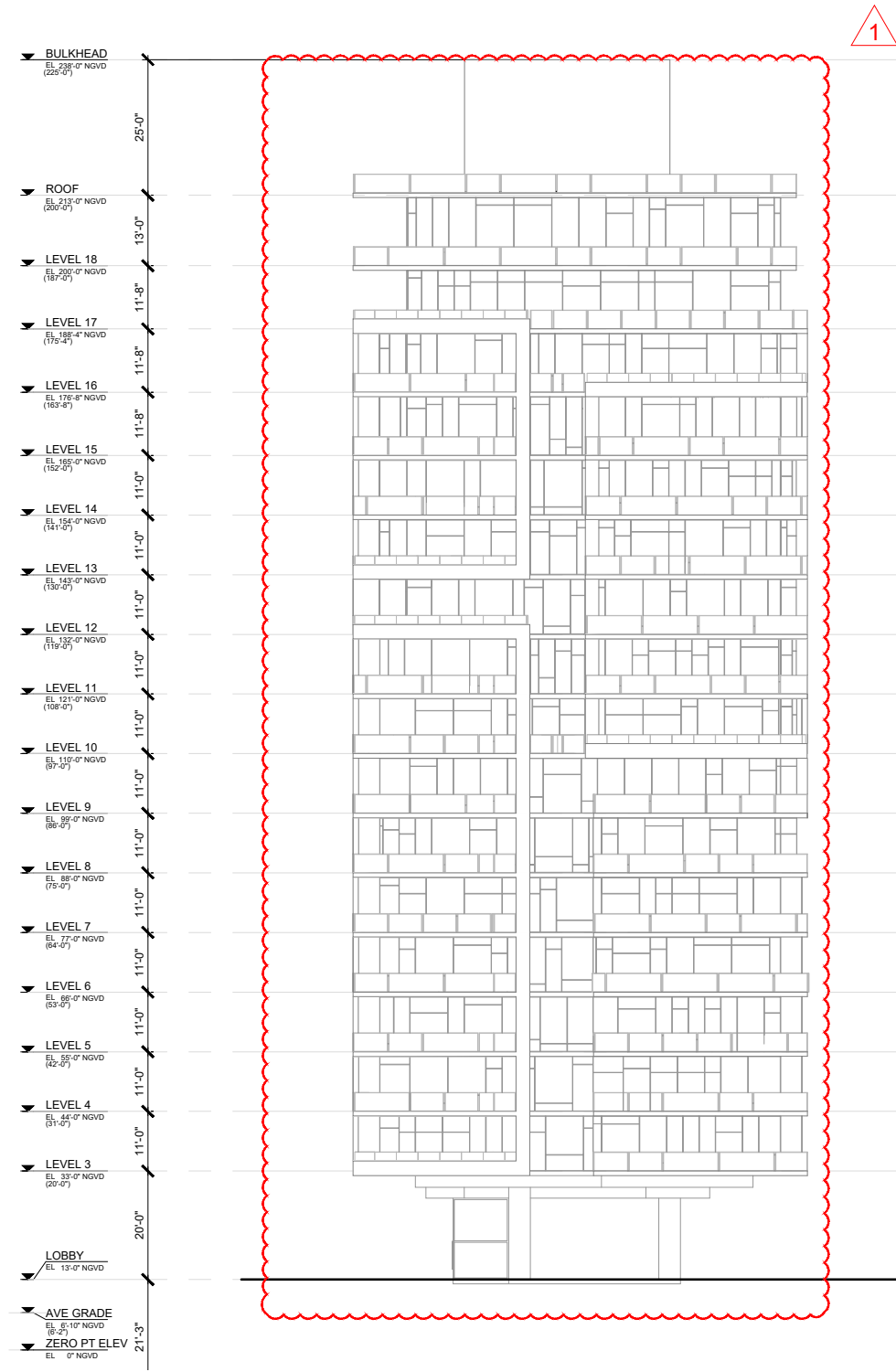
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

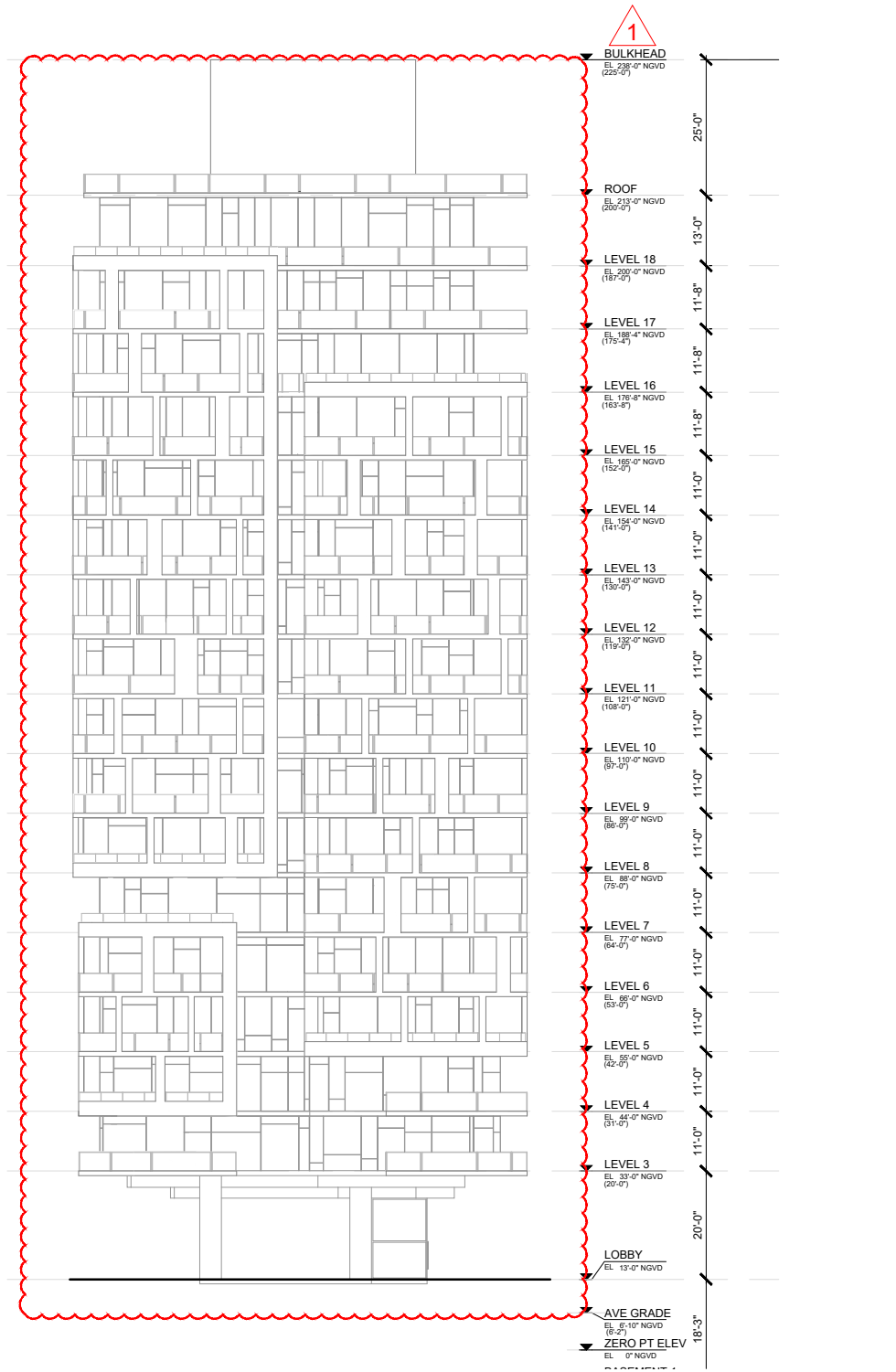


TOWER ELEVATION WEST & EAST

Date	AUGUST 17, 2020	Sheet No.	B4-A4.02
Scale	AS SHOWN		
Project	1901		



TOWER EAST ELEVATION
 SCALE: 1"=30'-0"

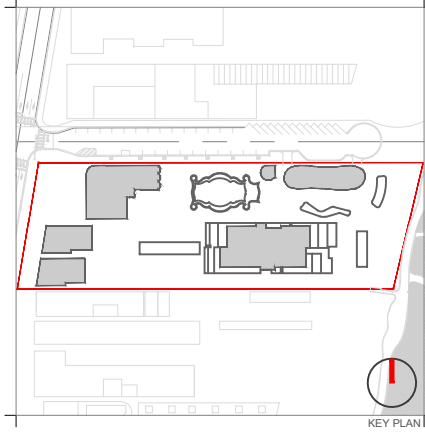


TOWER WEST ELEVATION
 SCALE: 1"=30'-0"

PROPERTY LINE

100'-0" 296'-4" DISTANCE FROM PROPERTY LINE

16'-6"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

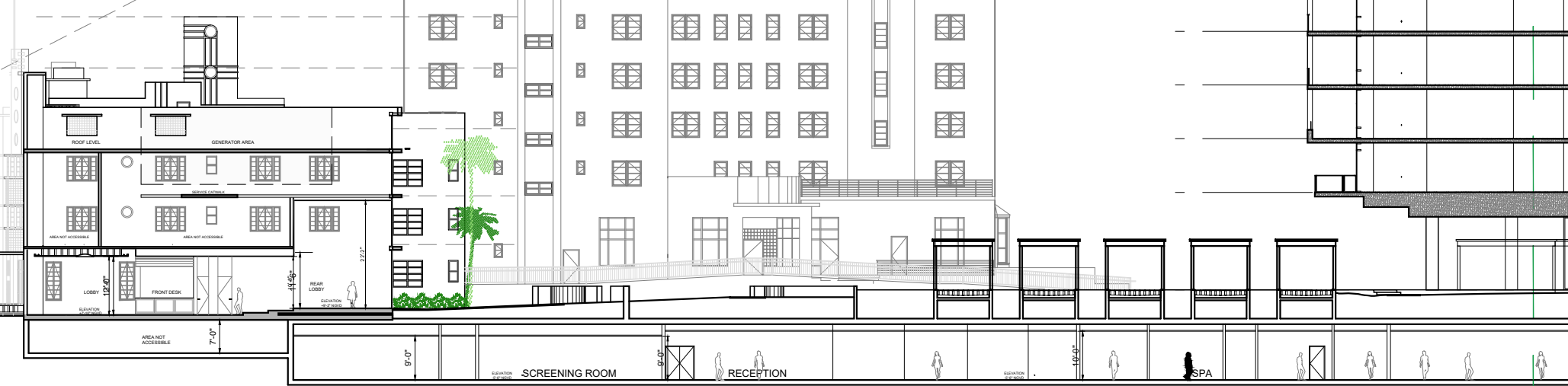
Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



4'-0" MACHINE ROOM ROOF
 8'-11"
 37'-3"
 TOTAL BUILDING HEIGHT
 44'-4"
 10'-0"
 LEVEL 03
 24'-0"
 LEVEL 02
 14'-0"
 14'-0"
 LEVEL 01 LOBBY
 12'-10" (NOV)
 GRADE
 0'-0" (8'-10" NOV)



BUILDING SECTION A-A

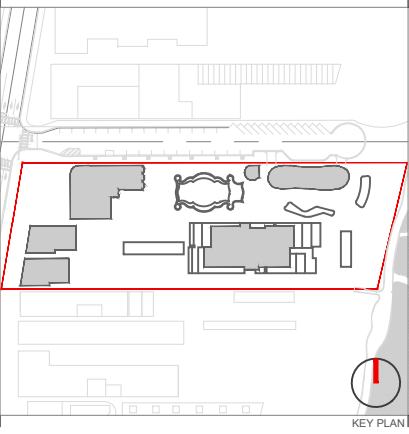
SCALE: 1"=30'-0"

Date	AUGUST 17, 2020	Sheet No.	B4-A5.00
Scale	AS SHOWN		
Project	1901		



BUILDING SECTION B-B

SCALE: 1"=30'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. © 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

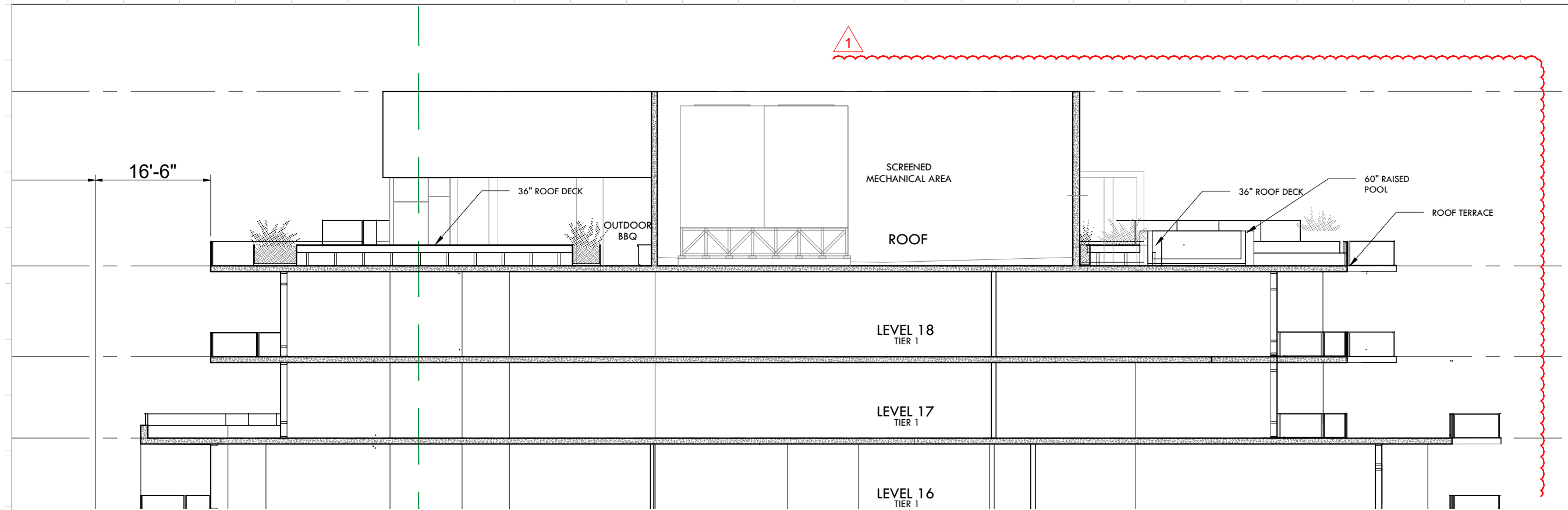
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

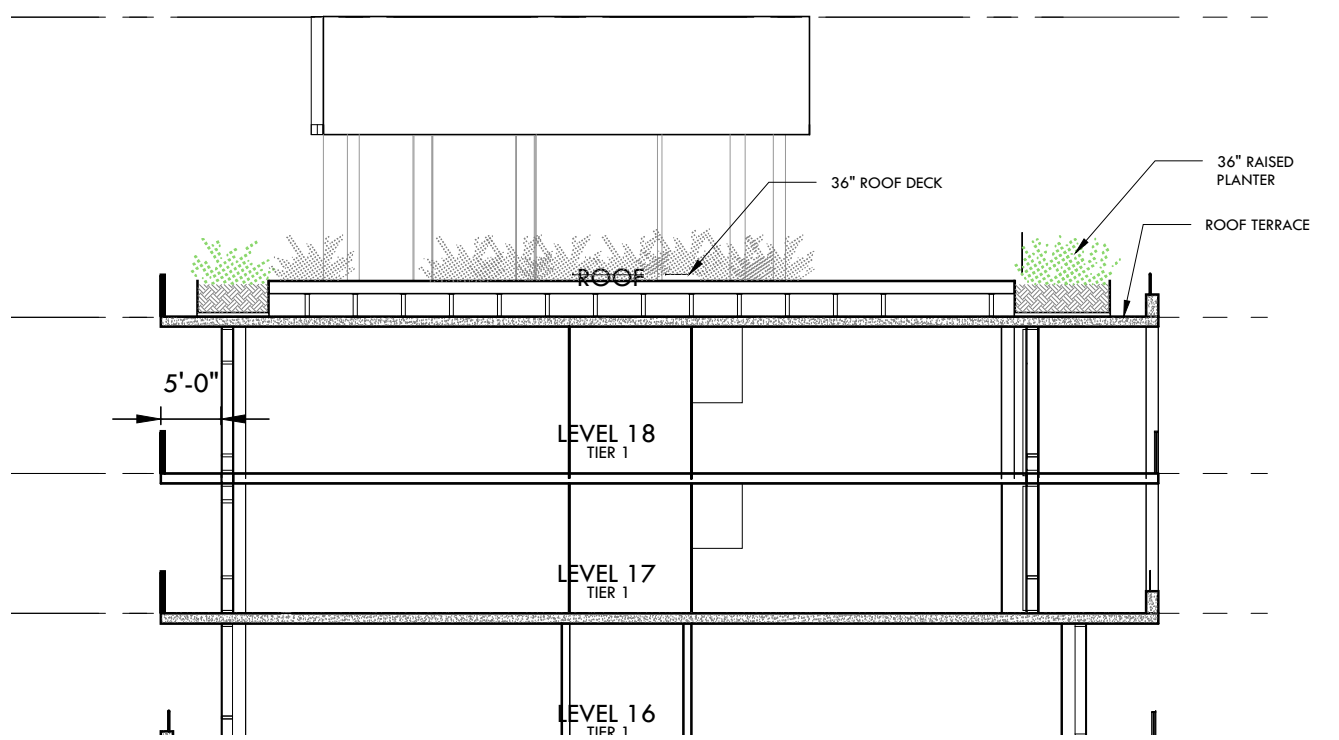


SECTION B-B

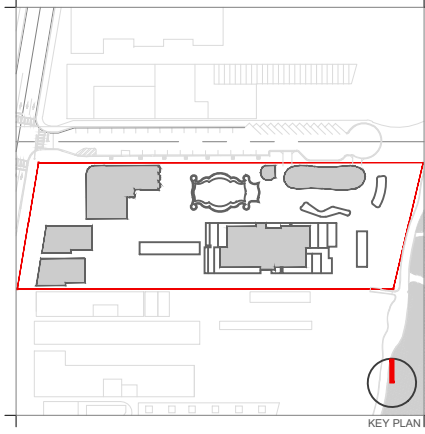
Date	AUGUST 17, 2020	Sheet No.	B4-A5.01
Scale	AS SHOWN		
Project	1901		



BUILDING SECTION A-A - ROOFTOP
SCALE: 1"=16'-0"



BUILDING SECTION B-B ROOFTOP
SCALE: 1"=16'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

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

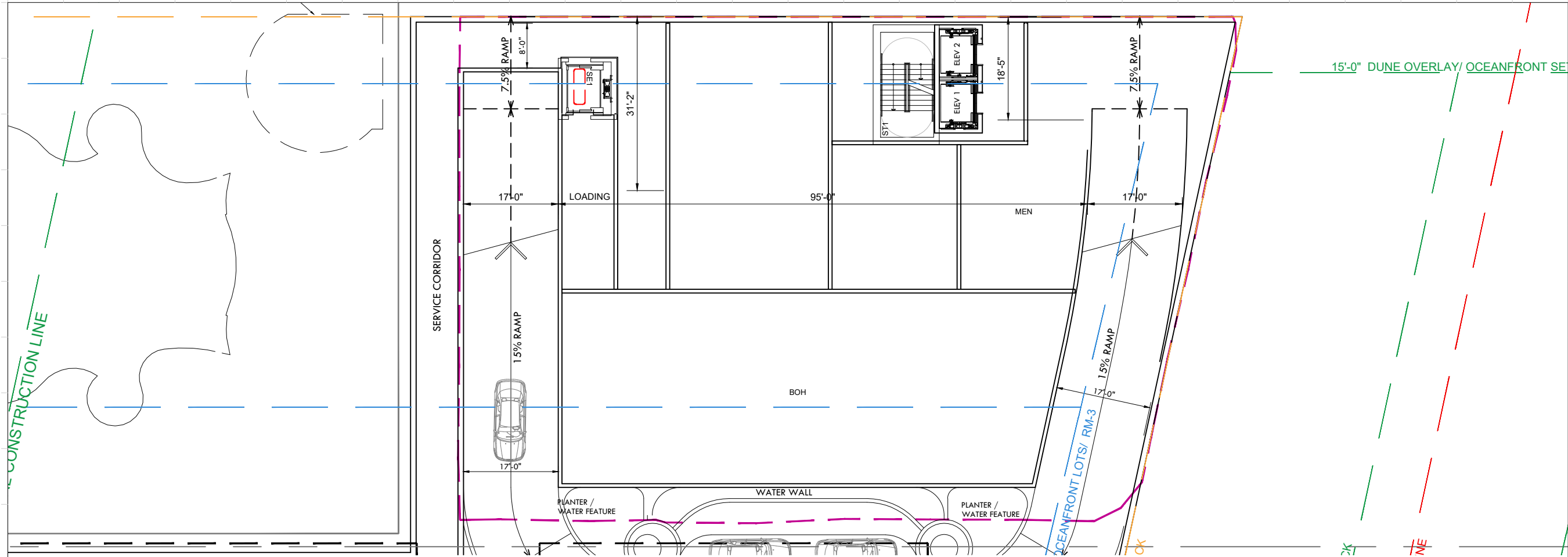
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



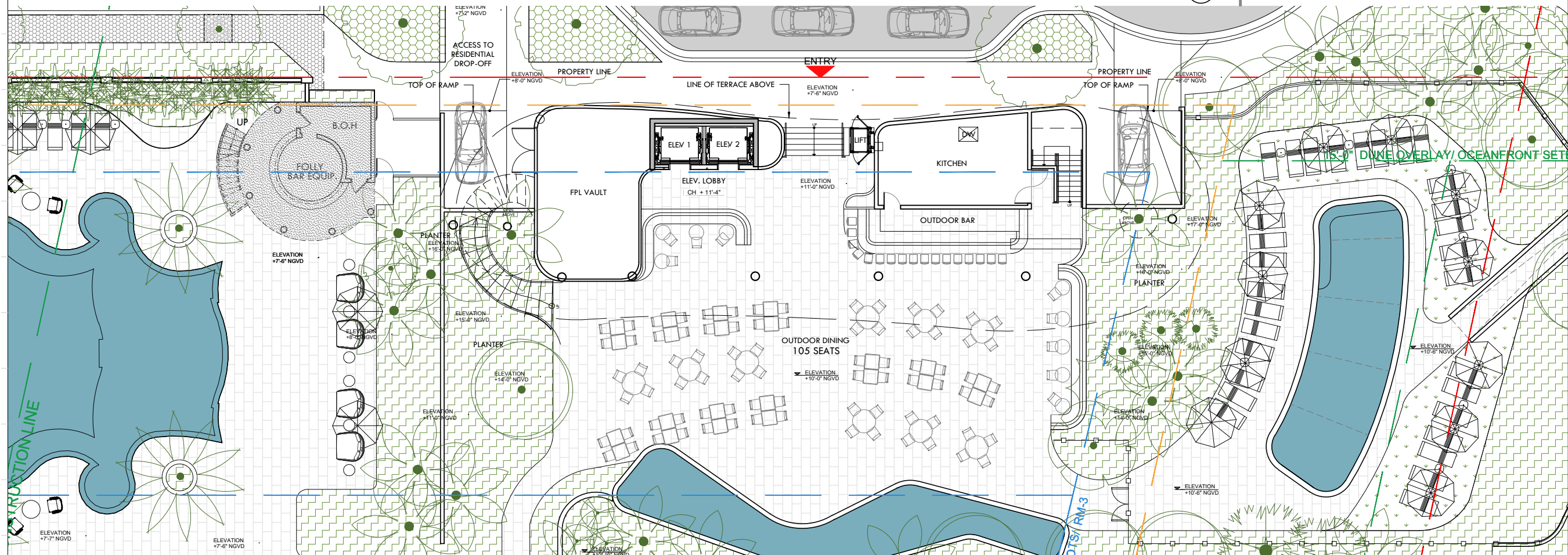
ENLARGED

Date	AUGUST 17, 2020	Sheet No.	
Scale	AS SHOWN		B4-A5.02
Project	1901		



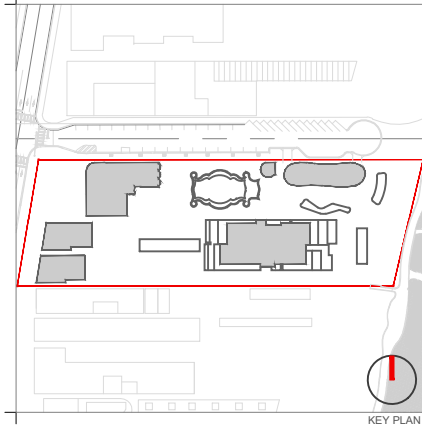
PAVILION FLOOR PLAN - LEVEL 0

SCALE: 1"=25'-0"



PAVILION FLOOR PLAN - LEVEL 1

SCALE: 1"=25'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2019

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

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

Consultant: LANDSCAPE ARCHITECT
 Name: ENEA GARDEN DESIGN INC.
 Address: 7500 NE 4th Court, Suite 104
 Address: Miami, FL 33138
 Tel: 305.576.8702
 Email: info.miami@enea.ch

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

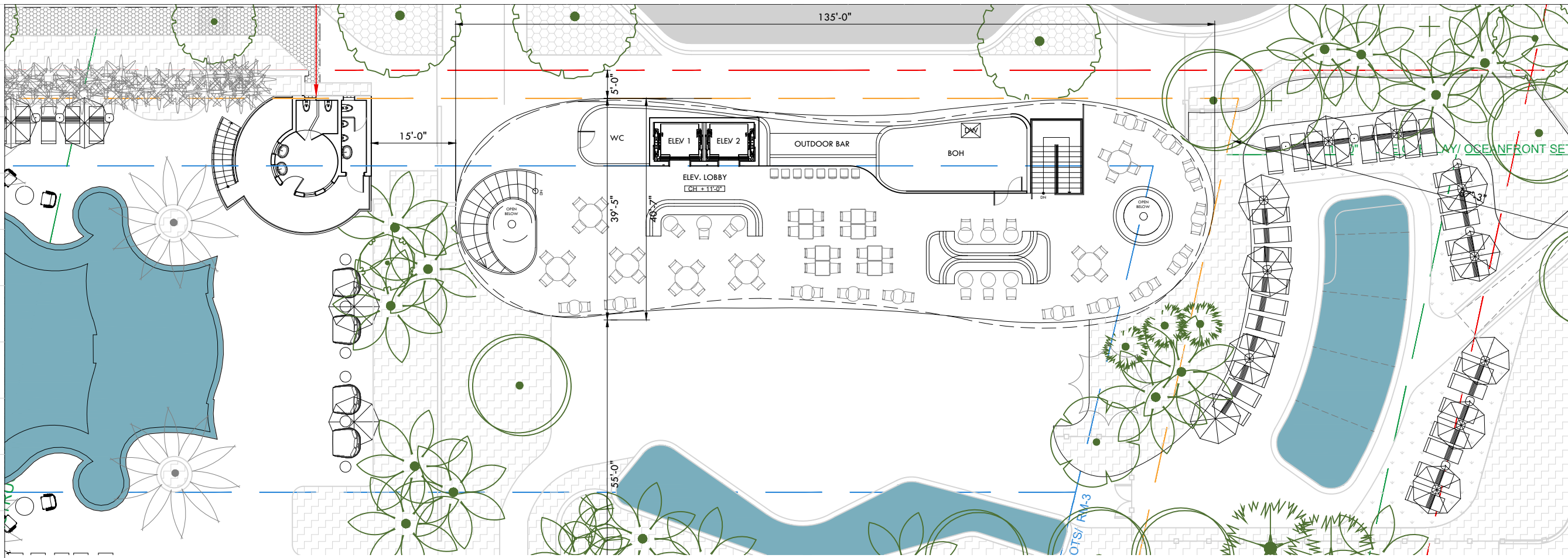
Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

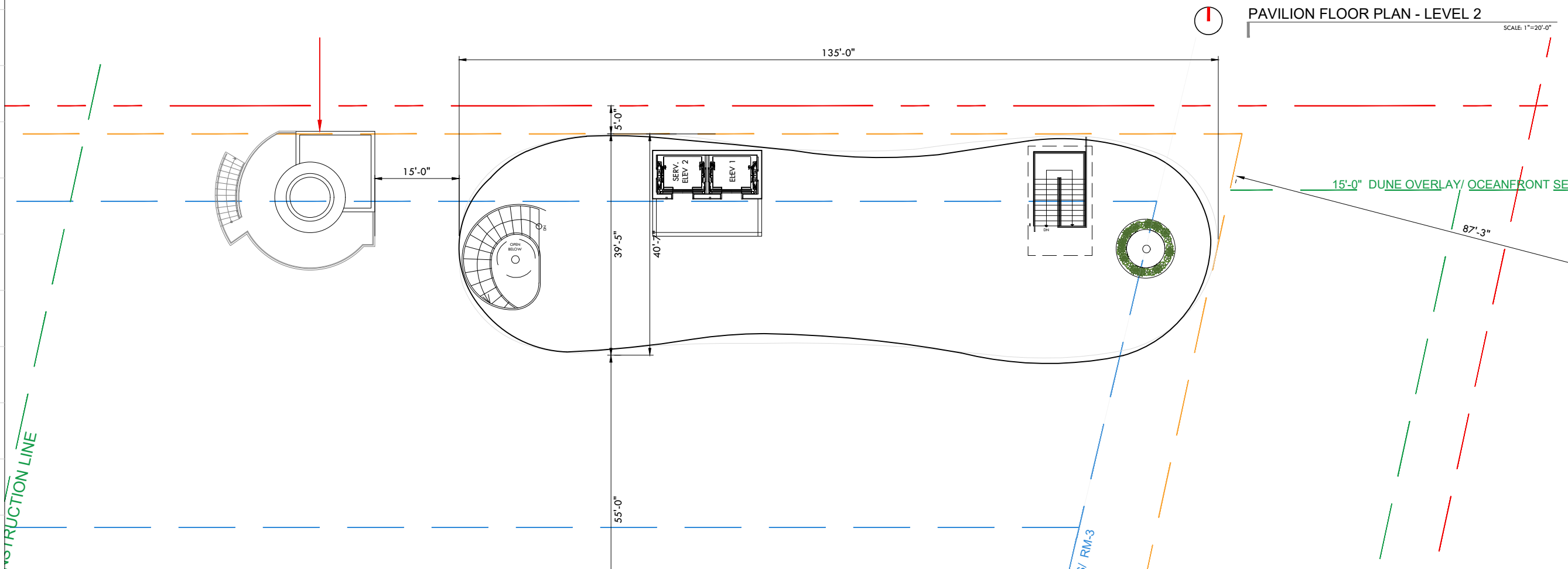


PAVILION FLOOR PLAN
 LEVEL 0 & 1

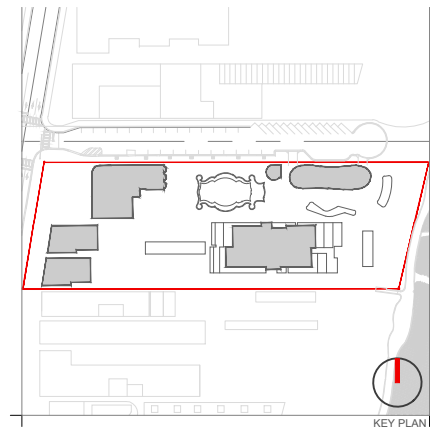
Date	AUGUST 17, 2020	Sheet No.	B5-A3.00
Scale	AS SHOWN		
Project	1901		



PAVILION FLOOR PLAN - LEVEL 2
SCALE: 1"=20'-0"



PAVILION FLOOR PLAN - LEVEL 3
SCALE: 1"=20'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2019

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: ENEGA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

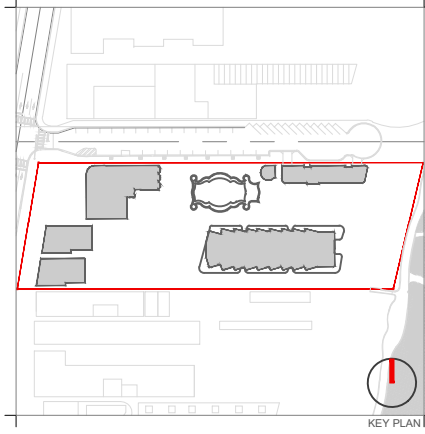
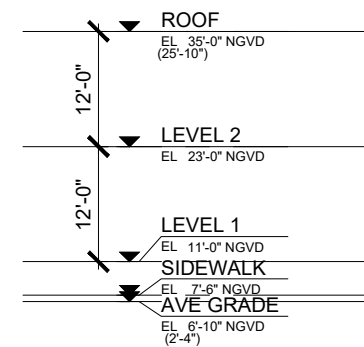
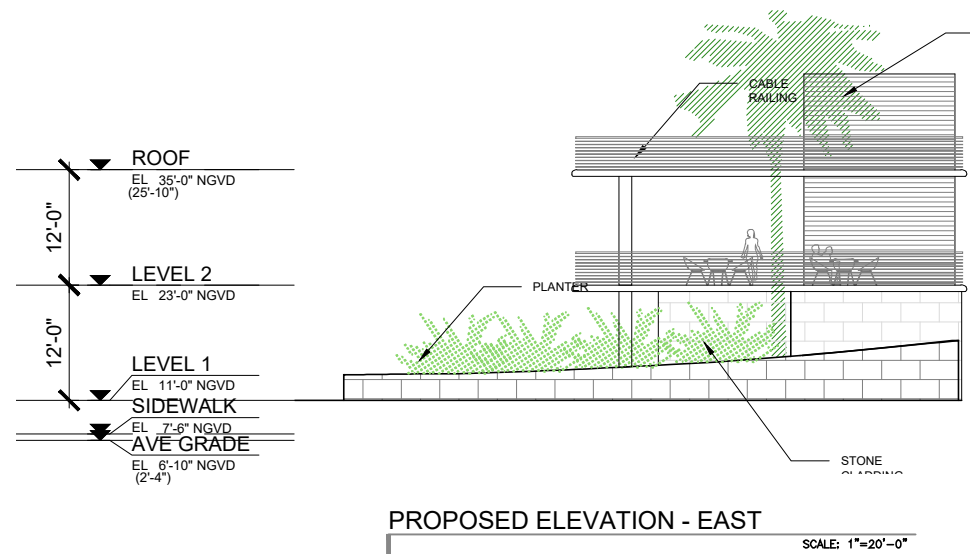
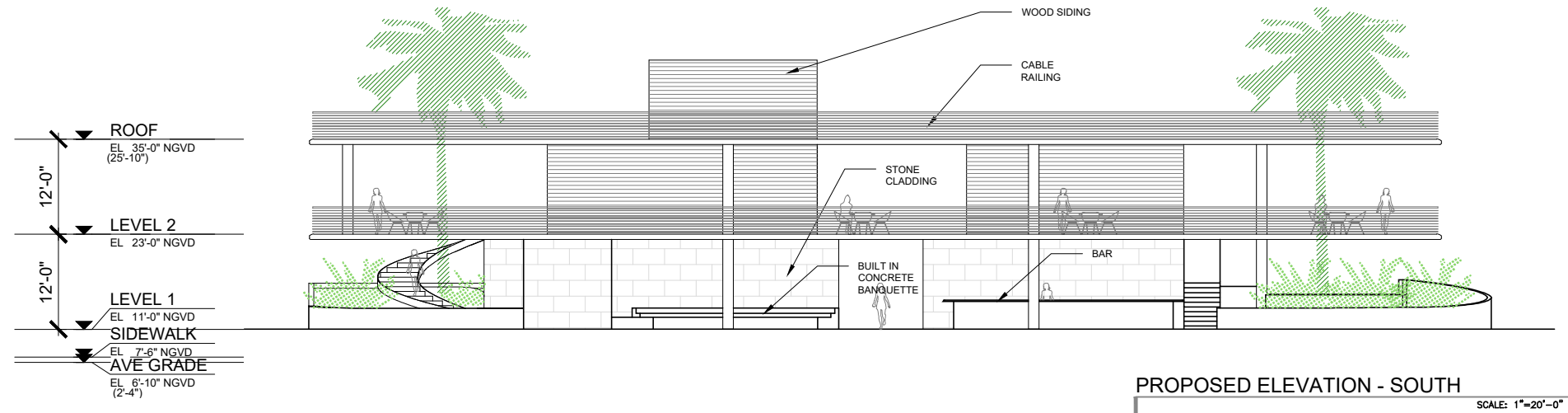
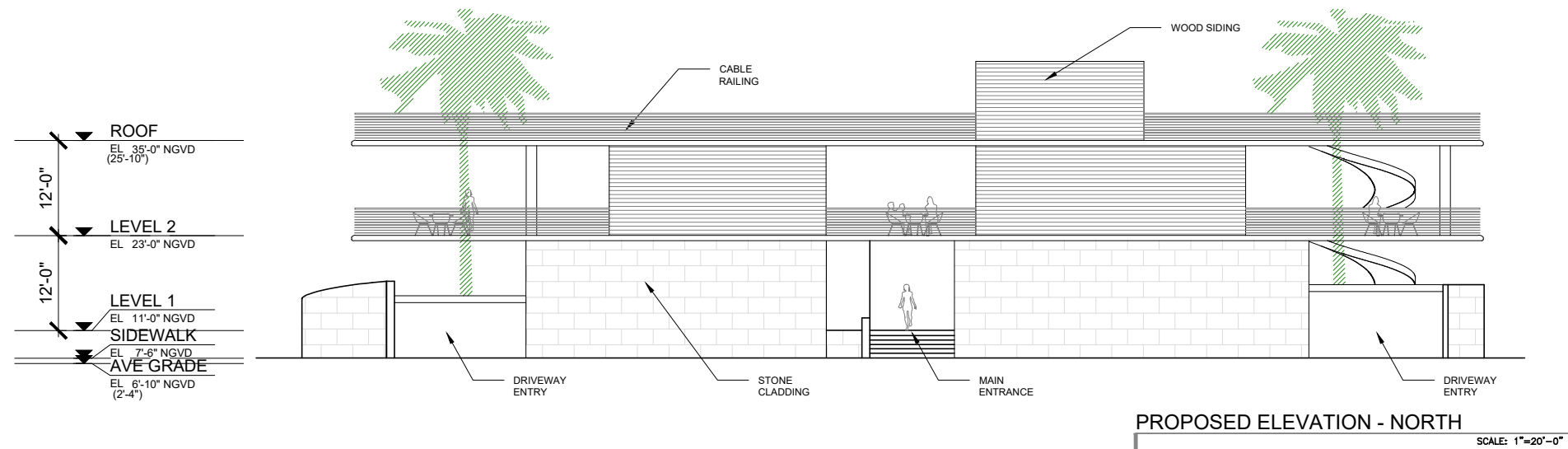
Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PAVILION FLOOR PLAN
LEVEL 2 & 3

Date	AUGUST 17, 2020	Sheet No.	B5-A3.01
Scale	AS SHOWN	Project	1901



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (S) 2019

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.
Address: 7500 NE 4th Court, Suite 104
 Miami, FL 33138
Tel: 305.576.6702
Email: info.miami@enea.ch

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
 BEACH CLUB - PROPOSED
 ELEVATIONS

Date	APRIL 06, 2020	Sheet No.	
Scale	AS SHOWN		B5-A4.00
Project	1901		