



1 SOUTH SEAS- EAST ADDITION BY M. GROSSMAN



2 SOUTH SEAS- EAST ADDITION BY M. GROSSMAN



5 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



3 SOUTH SEAS- EAST TERRACE



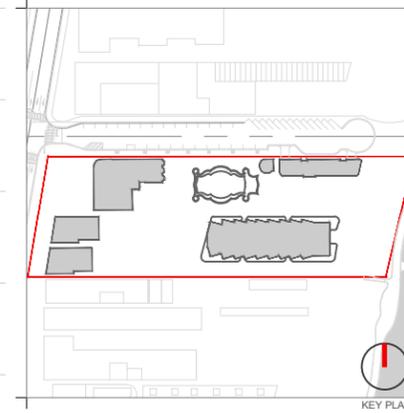
4 SOUTH SEAS- STORAGE



6 SOUTH SEAS - POOL AREA



7 SOUTH SEAS - CABANA ROOFTOP



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EXISTING IMAGES
 THE SOUTH SEAS

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1 SOUTH SEAS- LEVEL FOUR ROOF



2 SOUTH SEAS- LEVEL FOUR ROOF



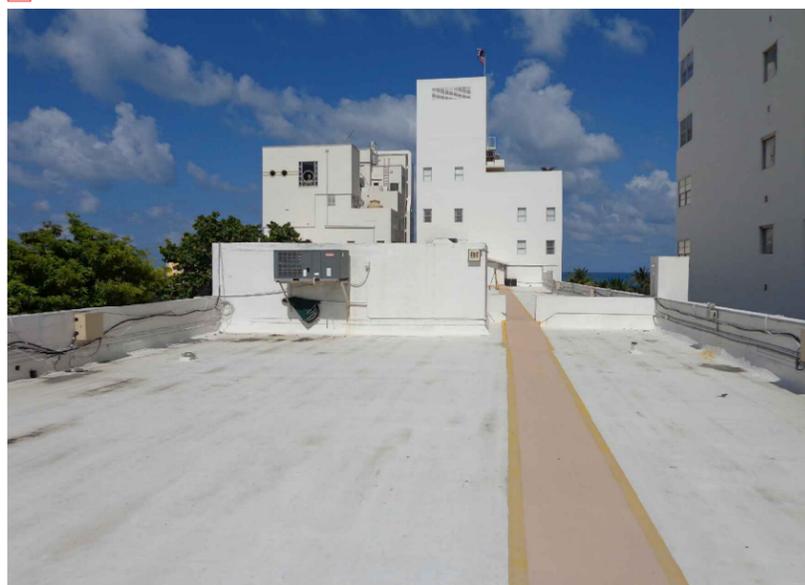
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4 SOUTH SEAS- LEVEL FOUR ROOF



5 SOUTH SEAS- LEVEL FOUR ROOF STORAGE



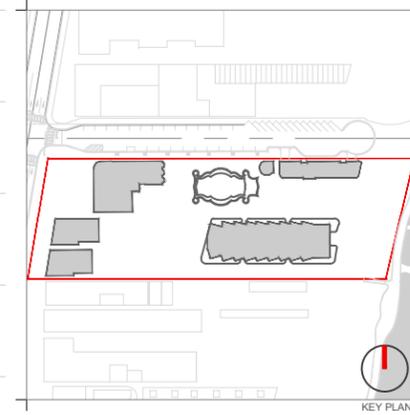
6 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



7 THE SOUTH SEAS - EAST ADDITION BY M. GROSSMAN



8 SOUTH SEAS - ELEVATOR BULKHEAD



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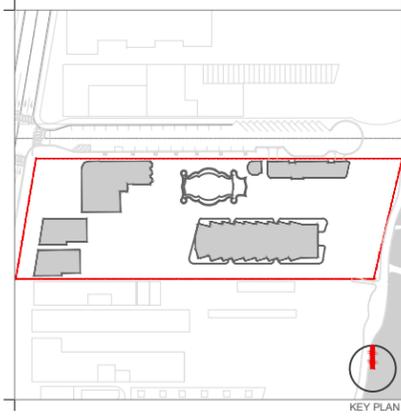
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EXISTING
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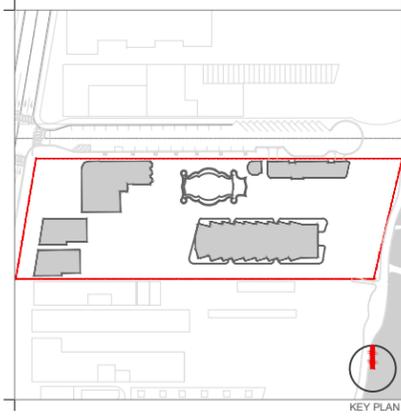
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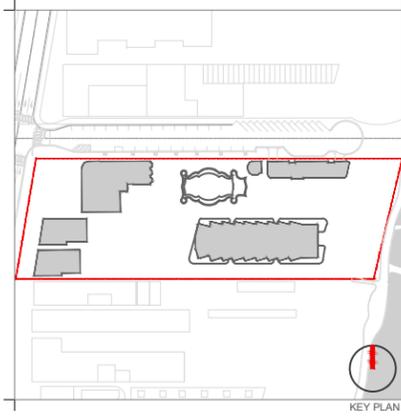
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 WEST VIEW FROM COLLINS CLOSE UP

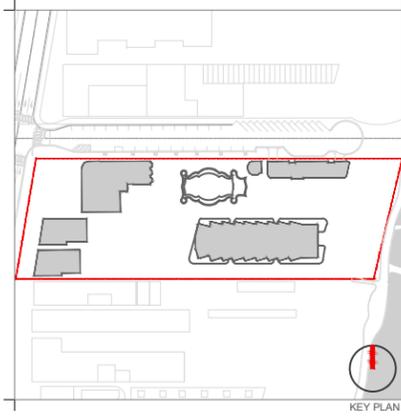
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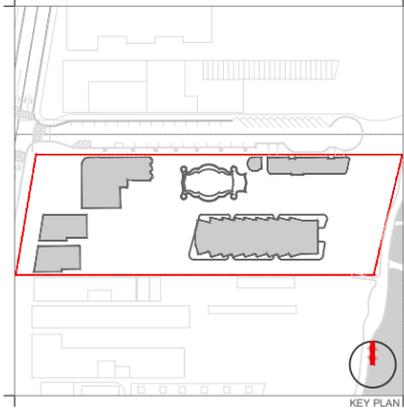
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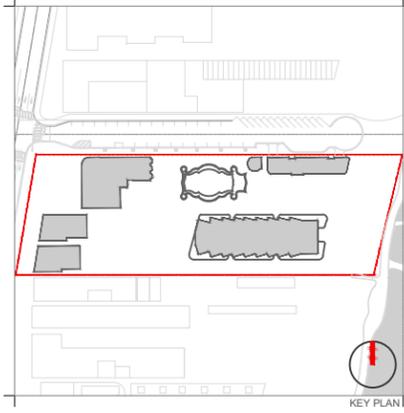
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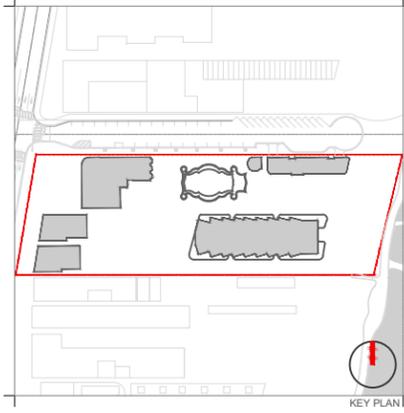
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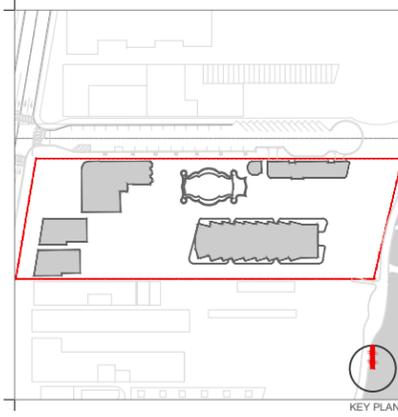
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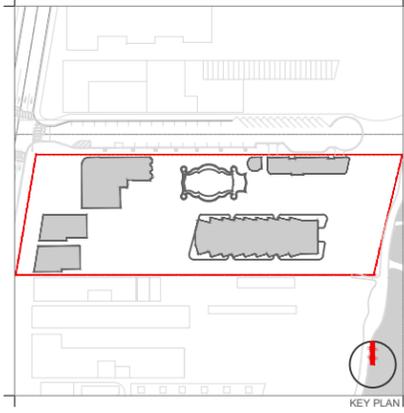
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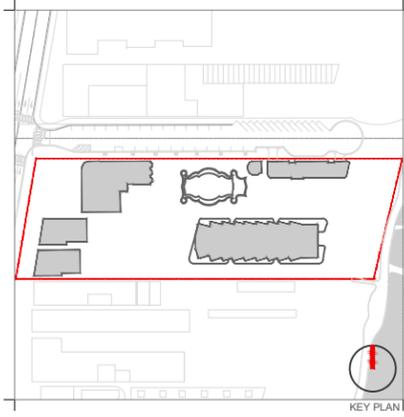
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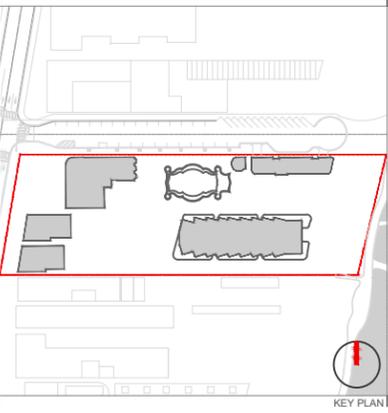
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PROPOSED
 VIEW FROM COLLINS

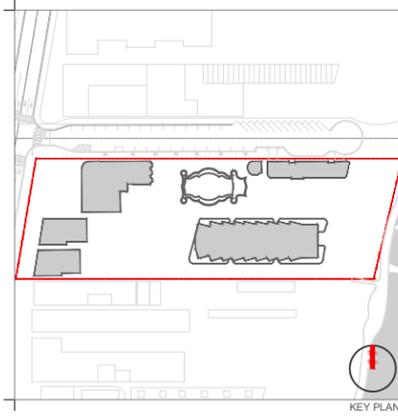
Date	APRIL 06, 2020	Sheet No.	A0.80
Scale	AS SHOWN		
Project	1901		



THE RALEIGH MASTERPLAN - MIAMI BEACH

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

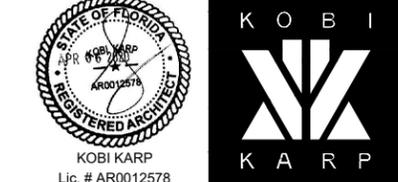
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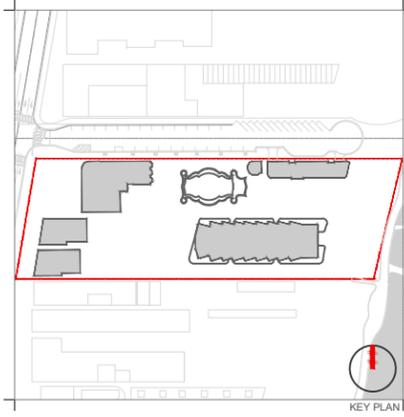
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PROPOSED
BEACH CLUB

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K O B I
K A R P

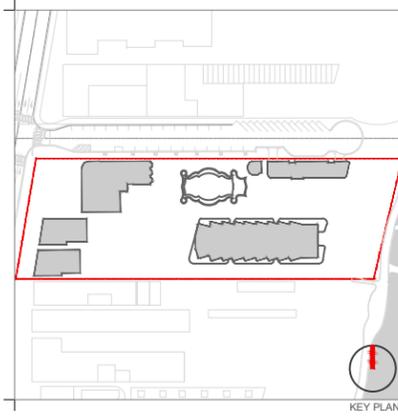
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PROPOSED
18TH STREET BEACH CLUB

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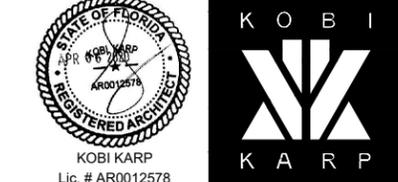
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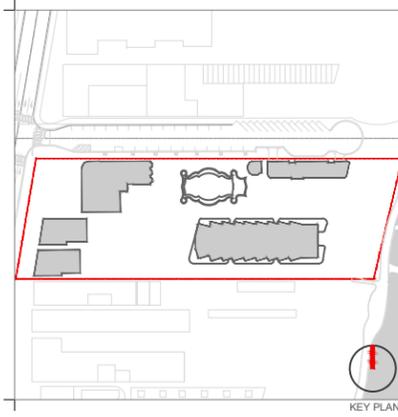
PROPOSED
 RICHMOND LOBBY & SOUTH SEAS LOBBY

THE RALEIGH MASTERPLAN - MIAMI BEACH

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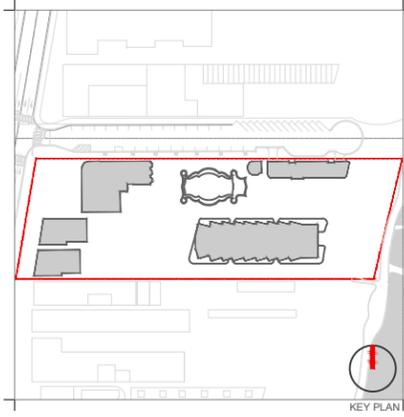
THE RALEIGH MASTERPLAN - MIAMI BEACH

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PROPOSED
SOUTH SEAS LOBBY

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PROPOSED
WEST SIDE POOL VIEW

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

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

The master plan consists of several component parts:

RALEIGH HOTEL

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

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

RALEIGH BEACH PAVILION

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

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

RICHMOND HOTEL

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

SOUTH SEAS HOTEL

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

RALEIGH RESIDENCES

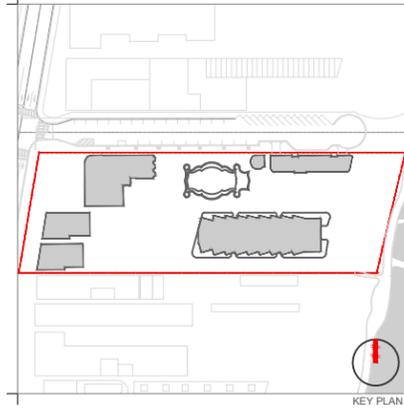
The Raleigh residences are carefully positioned on the Raleigh master plan to maximize the distances between the new residences and the existing historic Collins Avenue Dixon buildings and the adjacent legendary Raleigh pool. Integral to the master plan, the vistas between the Raleigh Hotel and the Richmond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

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

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

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

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



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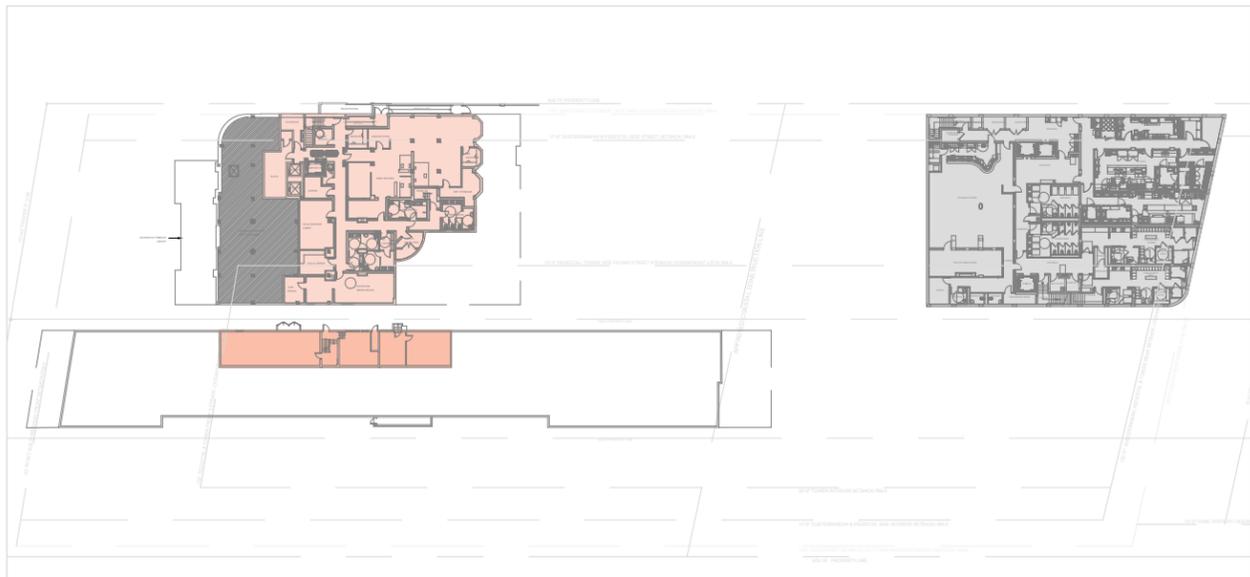
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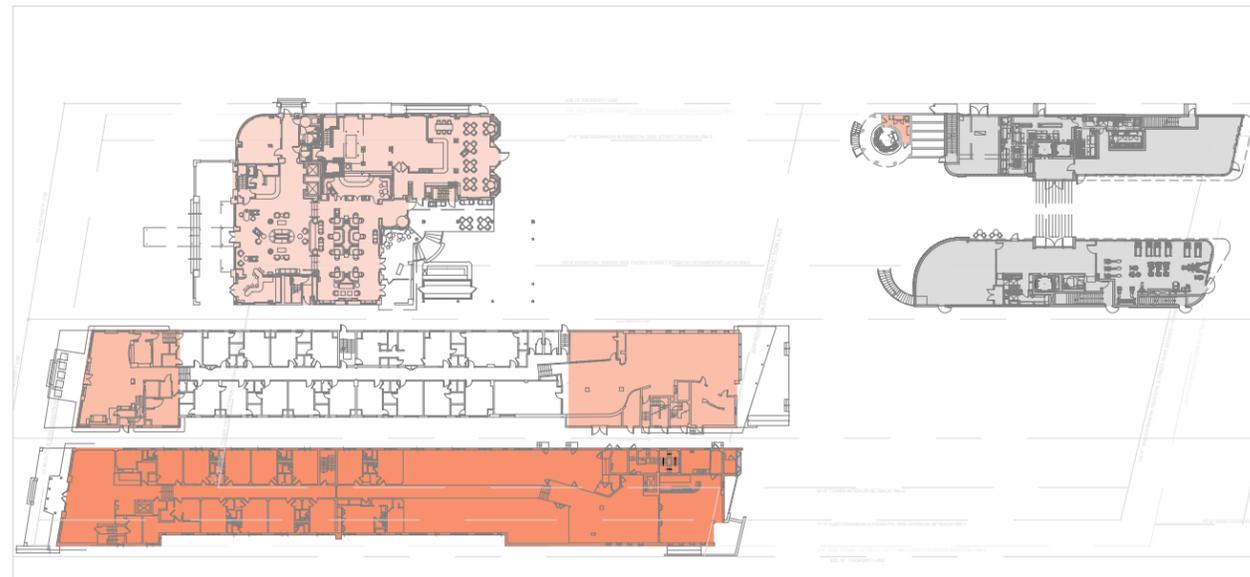
INSPIRATIONAL IMAGES

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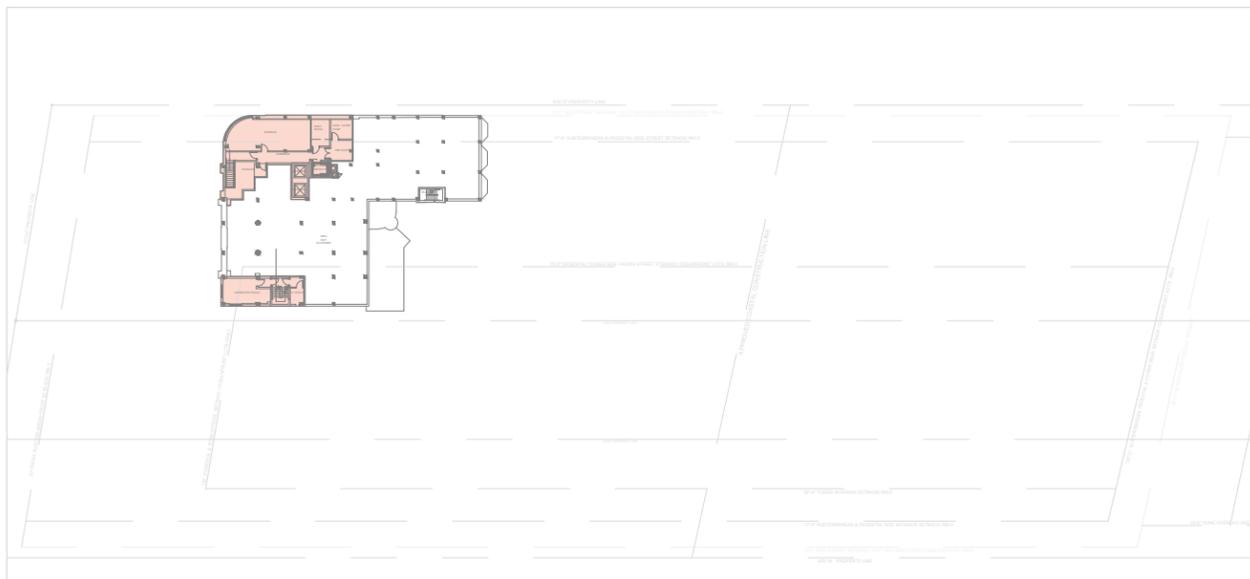
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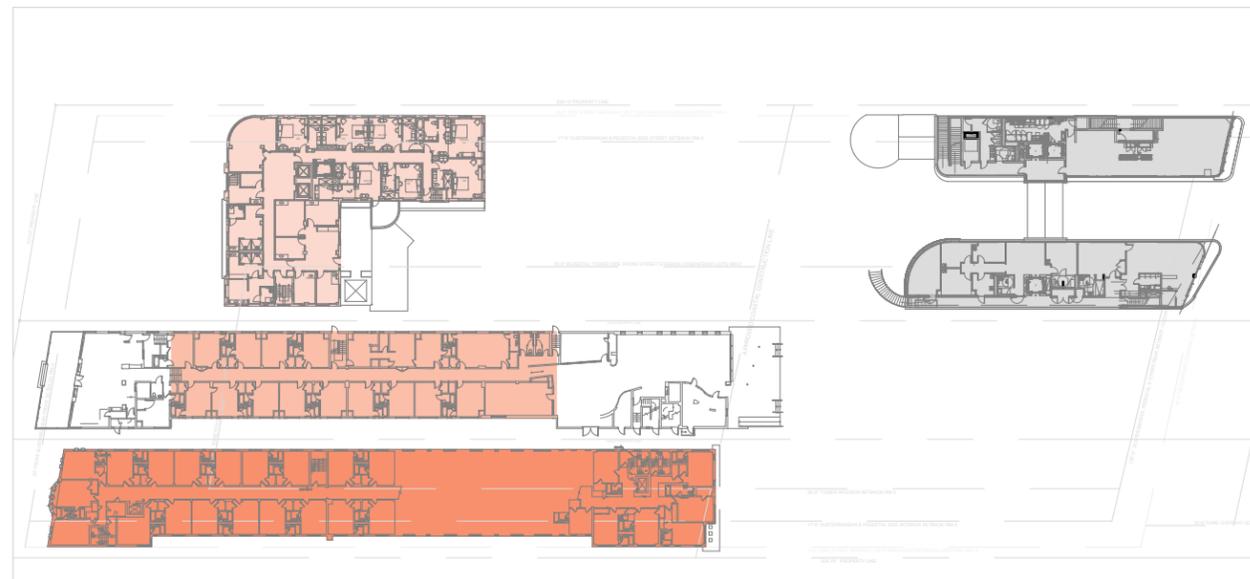
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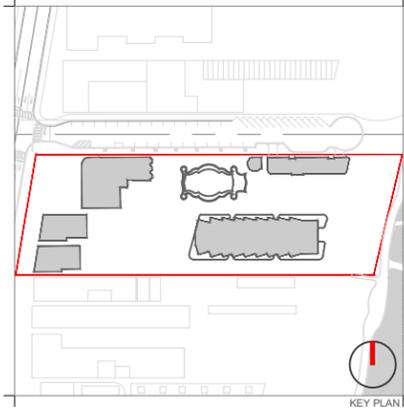
LEVEL 1.5 - MEZZANINE

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LEVEL 2

SCALE: N.T.S.



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FAR CALCULATIONS
 EXISTING/ PREVIOUSLY APPROVED

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

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LEVEL 3

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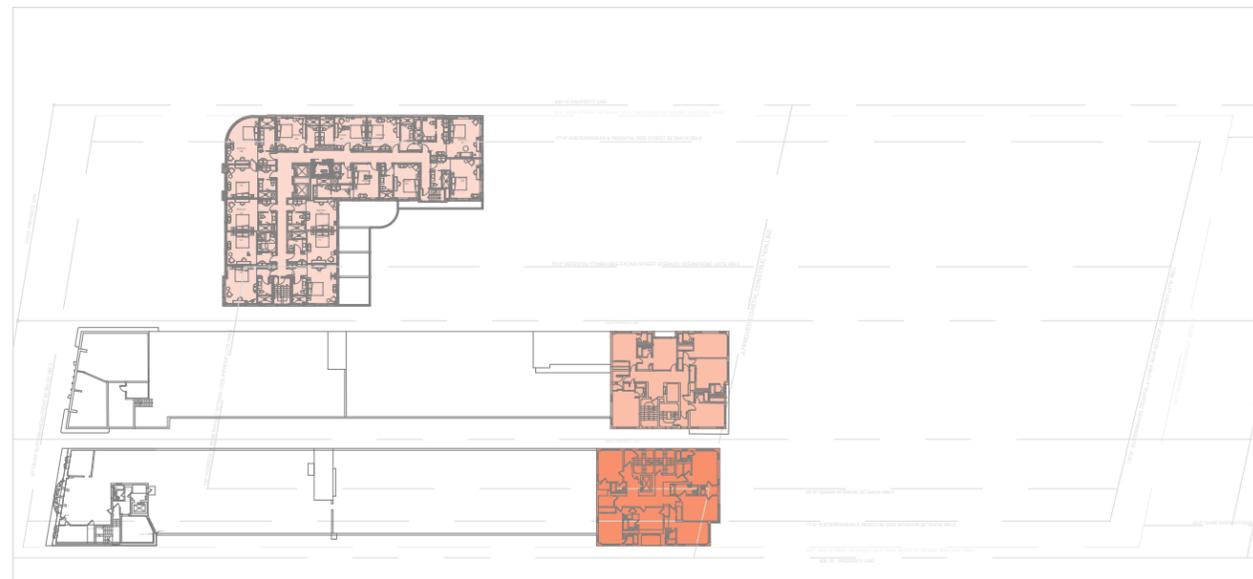
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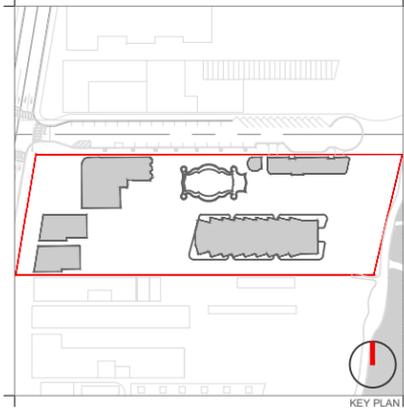
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LEVEL 6

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