

The RALEIGH

MASTER PLAN



SCOPE OF WORK

- RESTORATION OF WEST PORTION OF THE EXISTING HISTORIC BUILDINGS
- PARTIAL DEMOLITION OF EAST PORTION OF EXISTING HISTORIC BUILDINGS
- NEW CONSTRUCTION OF A 18 STORY RESIDENTIAL TOWER
- NEW PAVILION AMENITY ON THE NORTHEAST SIDE
- NEW POOL DECKS AND LANDSCAPE DESIGN
- NEW BASEMENT FACILITY UNDER PROPOSED TOWER

OWNER

BSD RALEIGH PROPCO LLC C/O SHVO

745 5th Avenue
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O: 212.380.2100

LANDSCAPE DESIGNER

ENEA GARDEN DESIGN INC.

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Miami, FL 33138
O: 305.576.67027

ARCHITECT

PETER MARINO ARCHITECT

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NEW YORK, NY 10022
O: 212.752.5444

THE RALEIGH MASTER PLAN

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Miami Beach, FL 33139

ARCHITECT

**KOBI KARP ARCHITECTURE
& INTERIOR DESIGN, INC**

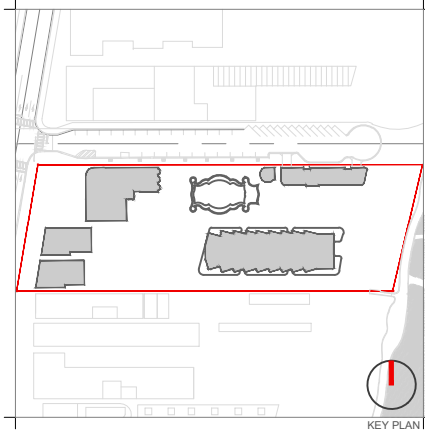
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Miami, FL 33137
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CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
FINAL SUBMITTAL
APRIL 6TH, 2020



LANDSCAPE

- L-000 COVER SHEET AND INDEX
- L-001 GENERAL LANDSCAPE NOTES
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KEY PLAN

Rev.	Date	Rev.	Date

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

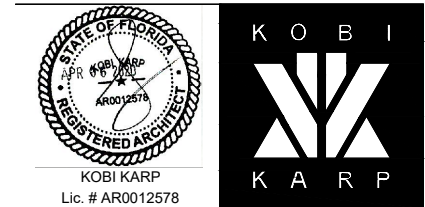
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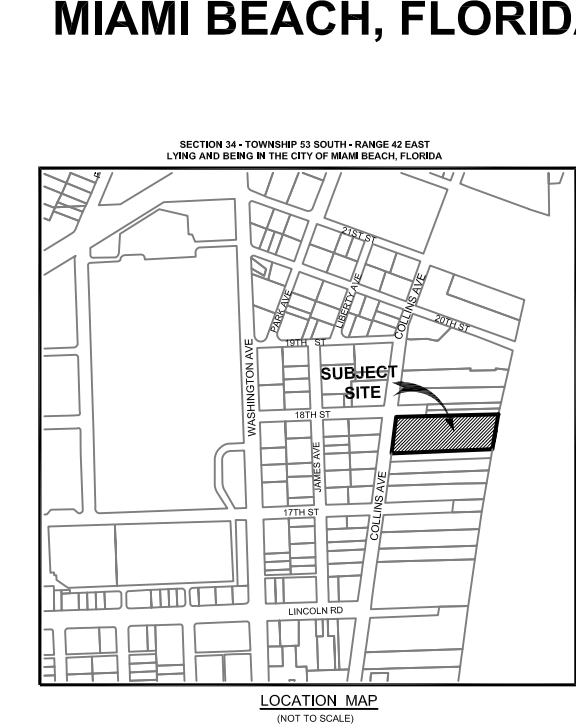
Date	APRIL 06, 2020	Sheet No.	A0.01A
Scale	AS SHOWN		
Project	1901		

LEGEND AND ABBREVIATIONS

Legend and Abbreviations table listing symbols for trees, monuments, easements, utilities, and other survey features.

Tree Table with columns: No., Botanical Name, Common Name, DBH, Height, Spread.

Tree Table Continued with columns: No., Botanical Name, Common Name, DBH, Height, Spread.



LEGAL DESCRIPTION (CONTINUED): SOUTH SEAS HOTEL, RICHMOND HOTEL AND THE RALEIGH HOTEL MIAMI BEACH, FLORIDA. A detailed legal description of the property.

ACCURACY: The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

MAP OF BOUNDARY SURVEY SOUTH SEAS HOTEL, RICHMOND HOTEL AND THE RALEIGH HOTEL MIAMI BEACH, FLORIDA

Tree Table Continued (continued) with columns: No., Botanical Name, Common Name, DBH, Height, Spread.

RESTRICTIONS: No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Tree Table Continued (continued) with columns: No., Botanical Name, Common Name, DBH, Height, Spread.

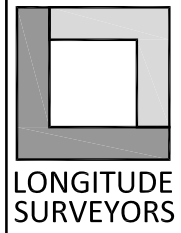
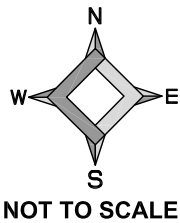
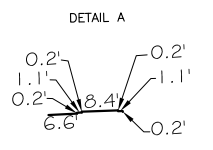
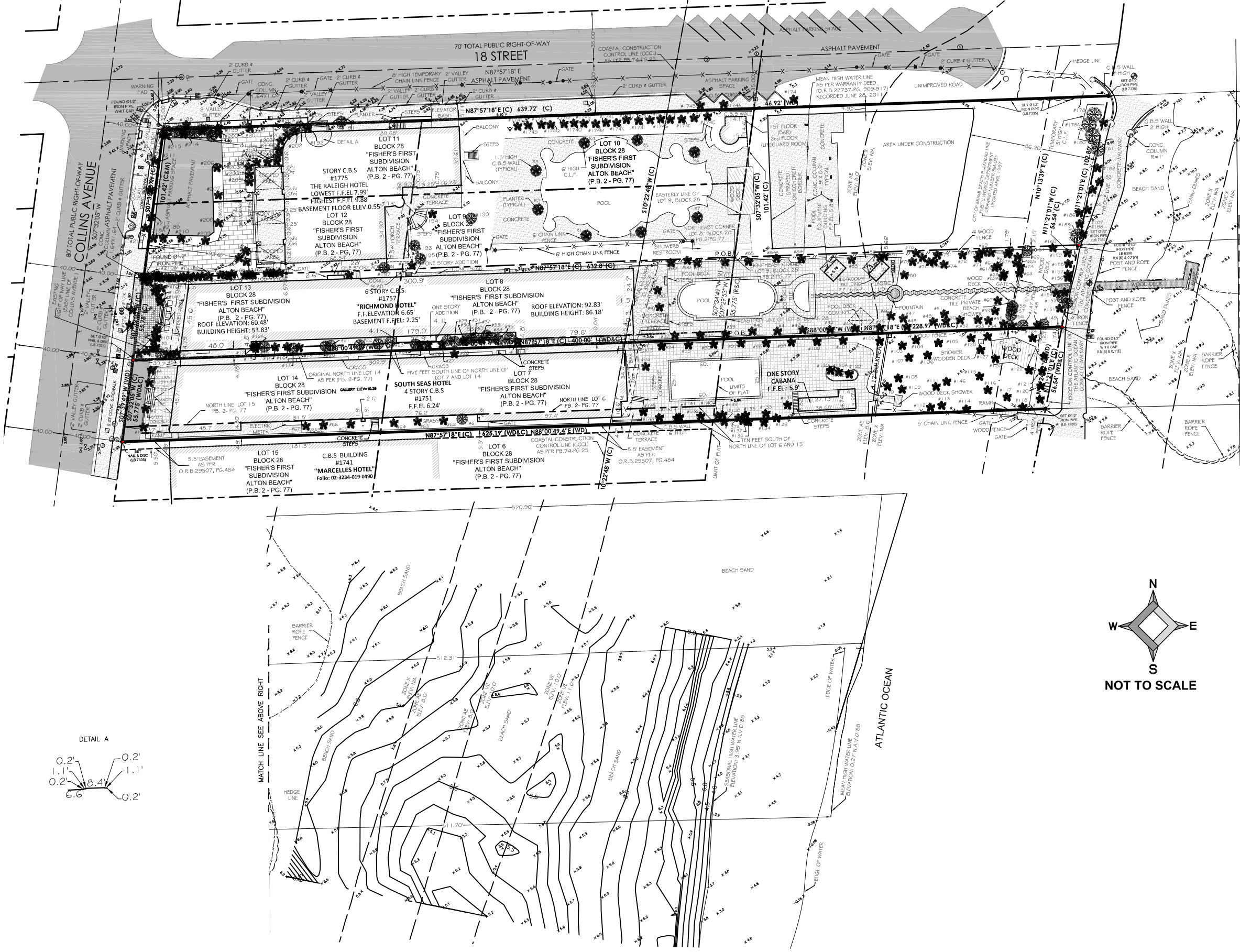
PURPOSE OF SURVEY: The purpose of this survey is for design. CLIENT INFORMATION: This Boundary Survey was prepared at the insistence of and certified to: - Acore Capital Mortgage, LP, a Delaware limited partnership. In its capacity as Administrative Agent, - BSD Raleigh Trustee LLC, a Delaware limited liability company, as Trustee of the Raleigh Land Trust, - BSD Raleigh Residential LLC, a Delaware limited liability company, - BSD Raleigh PropCo LLC, a Delaware limited liability company, - BSD Raleigh MezzCo LLC, a Delaware limited liability company, - Planning & Zoning Resource Company, - Wachtel Mitsry LLP, - Greenberg Trauring, PA - First American Title Insurance Company

LONGITUDE SURVEYORS 7769 NW 48th STREET SUITE 375 DORAL, FLORIDA 33166 PH: (305) 463-0912 FAX: (305) 513-5680 FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335 WWW.LONGITUDESURVEYORS.COM

MAP OF BOUNDARY SURVEY SOUTH SEAS HOTEL, RICHMOND HOTEL AND THE RALEIGH HOTEL

LEGEND AND ABBREVIATIONS

- PALM TREE
- TREE
- ORNAMENTAL TREE
- TEMPORARY SITE BENCHMARK
- D.R.B. OFFICIAL RECORDS BOOK
- PS PAGE
- ADA AMERICAN DISABILITY ACT
- (22") INDICATES NUMBER OF PIPES AND THE DIAMETER OF PIPES
- INV. INVERT
- ELEVATION
- TYP. TYPICAL
- IRR. IRRIGATION
- EX. EXISTING
- ST. STORM
- SAM. SANITARY
- G. GAS
- W. WATER
- W. EXISTING UNDERGROUND COMMUNICATION LINE
- O.H.E. EXISTING OVERHEAD ELECTRIC LINE
- F.O. CABLE TELEVISION
- CONC. CONCRETE
- S.P. SPOT ELEVATION
- C.B.S. CONCRETE BLOCK STUCCO
- C.L.F. CHAIN LINK FENCE
- W.F. WOOD FENCE
- M.F. METAL FENCE
- B.W.F. BARBED WIRE FENCE
- F.F. FINISH FLOOR
- F.D.C. FIRE DEPARTMENT CONNECTION
- WD. WATER
- H. DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
- H. HEIGHT OF TREE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.P. MEASURED
- C.M. CORRUGATED METAL
- C.I. CAST IRON
- L.B. LICENSE BUSINESS
- L.A. LICENSE ANGLE
- P.C.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- P.O. POINT OF ORIGIN
- M.P. METAL LIGHT POLE
- S.L. SECTION LINE
- C.E. CENTERLINE
- M.O.N. MONUMENT LINE
- T.S.C. TRAFFIC SIGNAL CABINET
- B.O.L. BOLLARD
- T.S. TRAFFIC SIGNAL
- T.S.M. TRAFFIC SIGNAL MAST ARM
- T.S.S. TRAFFIC SIGNAL SIGN
- T.S.F. TRAFFIC SIGNAL FLAG
- C.T.V. CABLE TELEVISION MANHOLE
- C.T.V.V. CABLE TELEVISION VAULT
- C.T.V.S. CABLE TELEVISION SIGN
- C.T.V.M. CABLE TELEVISION MARKER
- F. FLAG
- F.L. FLOODLIGHT
- E.B. ELECTRIC BOX
- E.S. ELECTRIC SWITCH
- W.U. WOODEN UTILITY POLE
- M.U. METAL UTILITY POLE
- E.T.C. ELECTRIC TRANSFORMER
- G.U. GUY ANCHOR
- E.M. ELECTRIC MANHOLE
- E.M.S. ELECTRIC MARKER SIGN
- E.M.F. ELECTRIC MARKING FLAG
- E.M.S. ELECTRIC MARKING SIGN
- G.V. GAS VALVE
- G.M. GAS MANHOLE
- G.T. GAS TANK
- G.W. GAS WELL
- G.M.F. GAS MARKER FLAG
- G.M.S. GAS MARKER SIGN
- C.M. COMMUNICATION BOX
- C.M.M. COMMUNICATION MANHOLE
- C.M.V. COMMUNICATION VAULT
- C.M.S. COMMUNICATION SIGN
- C.M.F. COMMUNICATION MARKING FLAG
- C.M.S. COMMUNICATION MARKING SIGN
- G.R. GARBAGE RECEPTACLE
- P. PAVEMENT
- B.H. BASKETBALL HOOP
- H.P.S. HANDICAP PARKING SPACE
- W.M. WATER METER
- I.V. IRRIGATION VALVE
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- A.R. AIR RELEASE VALVE
- W.B. WATER BOX
- W.C. WATER CONNECTION
- W.H. WATER HANDHOLE
- W.M. WATER MANHOLE
- W.F. WATER FAN
- W.V. WATER VALVE
- W.M. WATER MARKING FLAG
- W.M.S. WATER MARKING SIGN
- S.M. STORM MANHOLE
- S.M. STORM MANHOLE
- S.V. STORM VALVE
- C.B. CATCH BASIN
- S.M.F. STORM MARKER FLAG
- S.M.S. STORM MARKER SIGN
- T.B. TELEPHONE BOX
- T.H. TELEPHONE HANDHOLE
- T.B. TELEPHONE SIGN
- T.M. TELEPHONE MANHOLE
- N.O.D. NEWSPAPER DISPENSER
- M. MAILBOX
- B.H. BORING HOLE
- S.M.M. SANITARY MANHOLE
- S.M.V. SANITARY VALVE
- S.M.F. SANITARY FLAG
- S.M.S. SANITARY SIGN
- S.M.V. SANITARY VAULT
- S.M.F. SANITARY MARKING FLAG
- S.M.S. SANITARY MARKING SIGN
- G.T.M. GREASE TRAP MANHOLE
- C. CLEANOUT
- P.M. PARKING METER
- F.O.V. FIBER OPTIC VAULT
- F.O.H. FIBER OPTIC HANDHOLE
- F.O.M. FIBER OPTIC MARKING FLAG
- F.O.S. FIBER OPTIC MARKING SIGN
- F.O.W. FIBER OPTIC WELL
- F.U. FUEL TANK
- U.U.B. UNKNOWN UTILITY BOX
- U.U.M. UNKNOWN UTILITY MANHOLE
- U.U.V. UNKNOWN UTILITY VAULT
- U.U.P. UNKNOWN UTILITY POLE
- U.U.T. UNKNOWN UTILITY TANK
- U.U.V. UNKNOWN UTILITY VALVE
- U.U.M. UNKNOWN UTILITY MARKER
- U.U.F. UNKNOWN UTILITY FLAG
- U.U.S. UNKNOWN UTILITY SIGN
- R.S. RAILROAD SIGNAL
- R.S. RAILROAD SIGN
- R.B. RAILROAD BOX
- R.V. RAILROAD VAULT
- R.H. RAILROAD HANDHOLE
- F.B. FLAGPOST
- P.B. PIPELINE BOX
- P.M. PIPELINE MANHOLE
- P.M. PIPELINE METER
- P.V. PIPELINE VALVE
- P.M. PIPELINE MARKER
- P.M.F. PIPELINE MARKING FLAG
- P.M.S. PIPELINE MARKING SIGN



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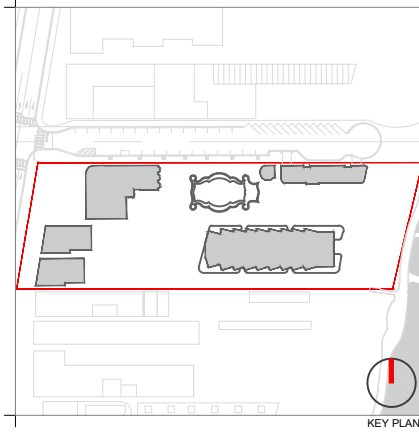
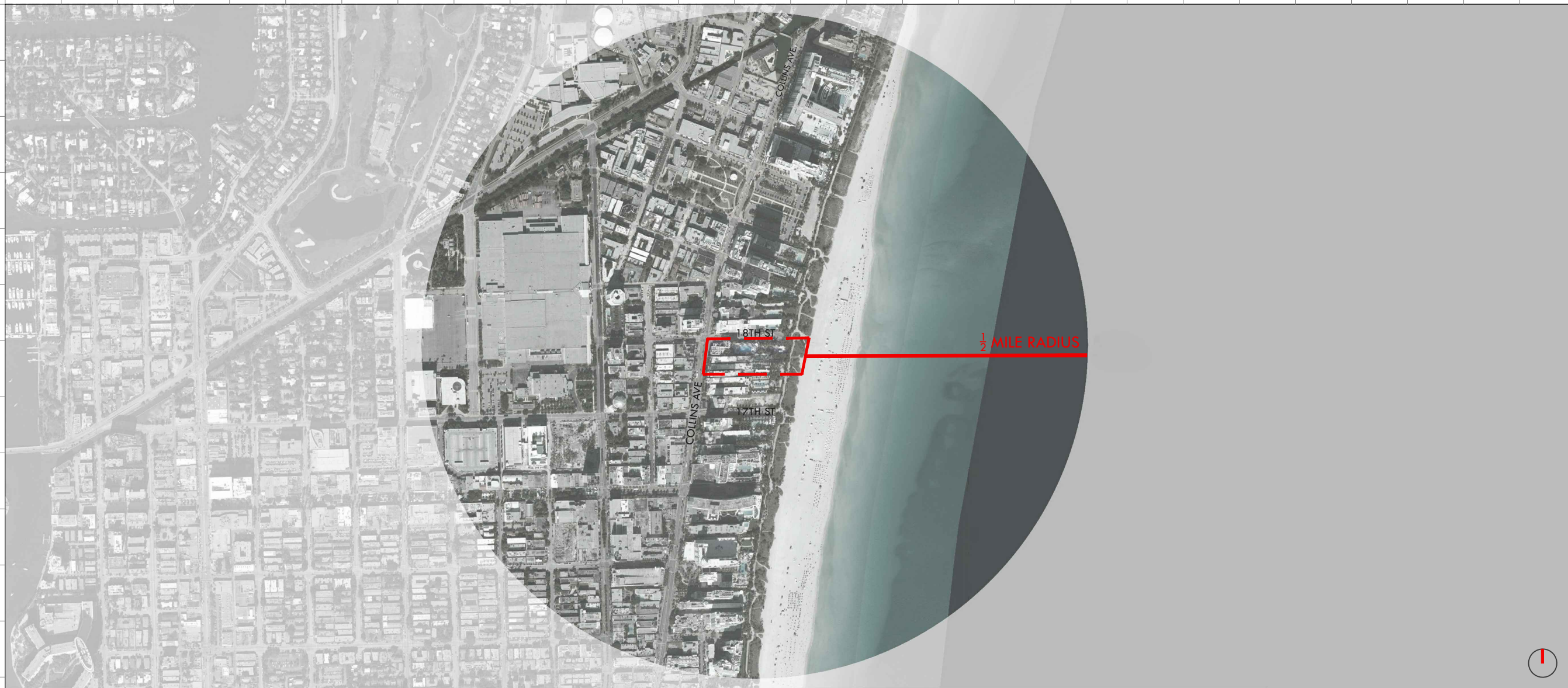
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No.	Date	Description
1	09/05/19	TREE SURVEY
2	12/03/19	BOUNDARY SURVEY WITH ADDITIONAL ELEVATIONS

Project Name:
**SOUTH SEAS HOTEL, RICHMOND HOTEL
AND THE RALEIGH HOTEL**
1751, 1757 AND 1775 COLLINS AVENUE MIAMI BEACH, FL 33139

Type of Project:
BOUNDARY SURVEY

Scale:	AS SHOWN
Drawn By:	SF
Checked By:	EMS
Managed By:	EMS
Drawing Date:	Dec. 09, 2019
Project No.:	19201.0.12
Sheet	2 of 2



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 MIAMI BEACH, FLORIDA 33139

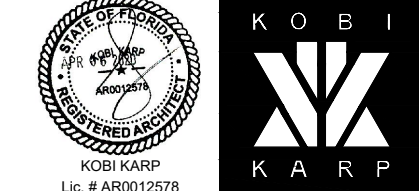
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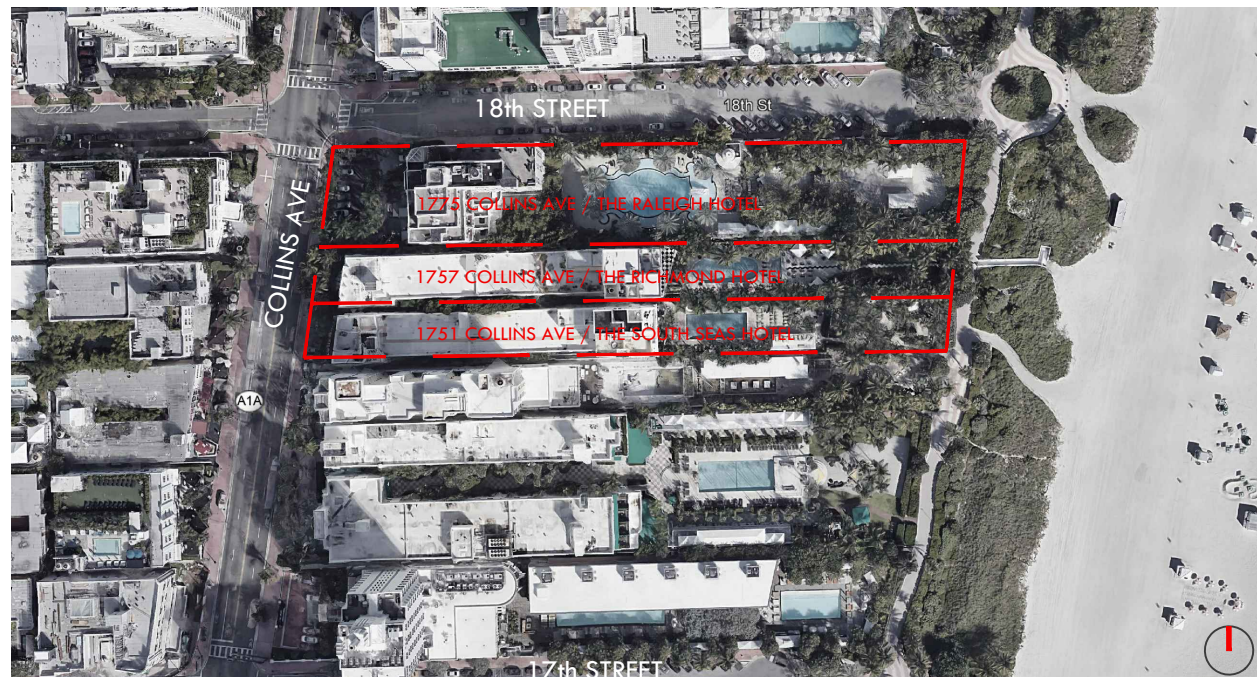
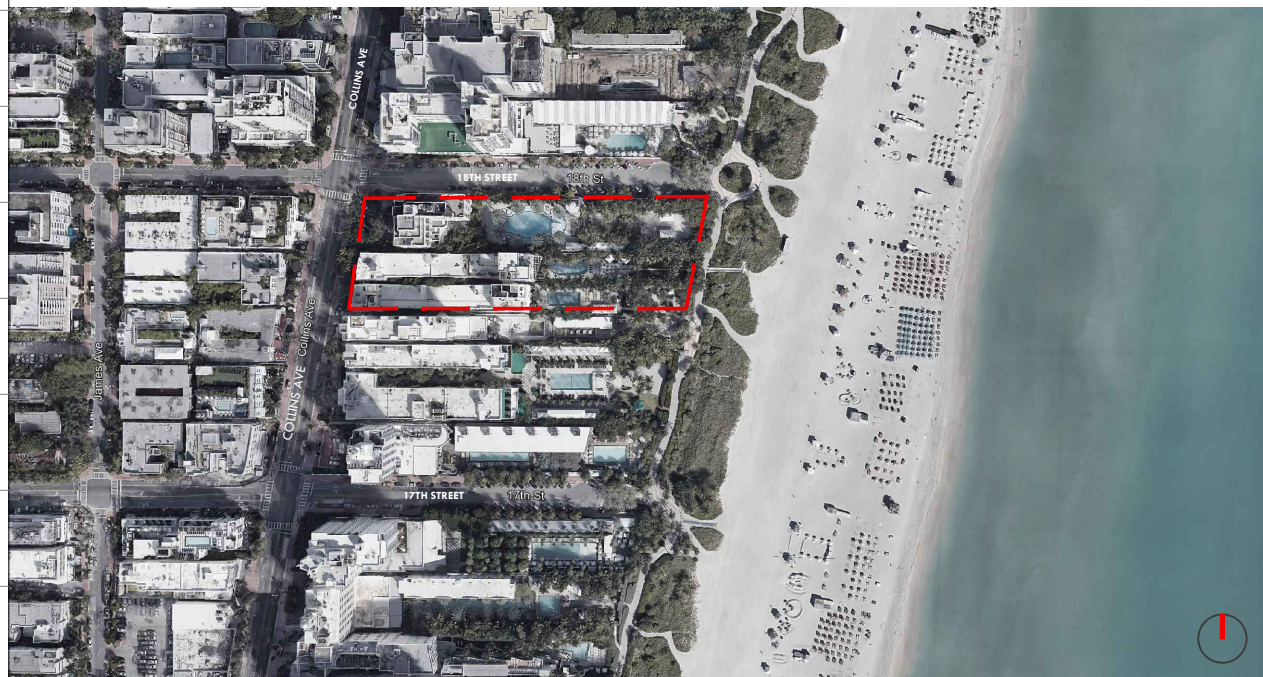
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LOCATION PLAN / AERIAL VIEW

LOCATION MAP / AERIAL VIEW
 SCALE: N.T.S.



Date	APRIL 06, 2020	Sheet No.	A0.03
Scale	AS SHOWN		
Project	1901		

THE RITZ CARLTON - MORRIS LAPIDUS, 1953
154 FT

SAGAMORE HOTEL - ALBERT ANIS, 1948
72 FT

NATIONAL HOTEL - ROY FRANCE, 1940
130 FT

THE DELANO HOTEL - ROBERT SWARTBURG, 1947
150 FT

GROSSINGER RITZ PLAZA I SLS HOTEL - L. MURRAY DIXON, 1940
204 FT

THE SURFCOMBER HOTEL - MACKAY & GIBBS, 1948
38 FT

MARSEILLES HOTEL - ROBERT SWARTBURG, 1946
127 FT

THE SOUTH SEAS HOTEL
96 FT

THE RICHMOND HOTEL
76 FT

THE RALEIGH HOTEL - L. MURRAY DIXON, 1940
137 FT

SHELBORNE BEACH HOTEL - IGOR POLEVITZKY, 1940
171 FT

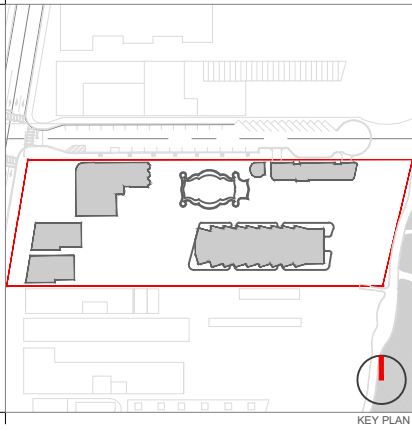
NAUTILUS HOTEL - ALBERT ANIS, 1950
96 FT

SHORE CLUB TOWER
200 FT

SHORE CLUB - ALBERT ANIS, 1949

TOWNHOUSE HOTEL - TAYLOR, 1938
85 FT

DEMPSEY VANDERBILT HOTEL | THE SETAI - HENRY HOHAUSER, 1937
395 FT



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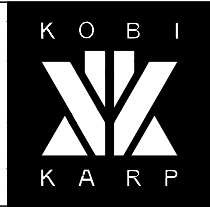
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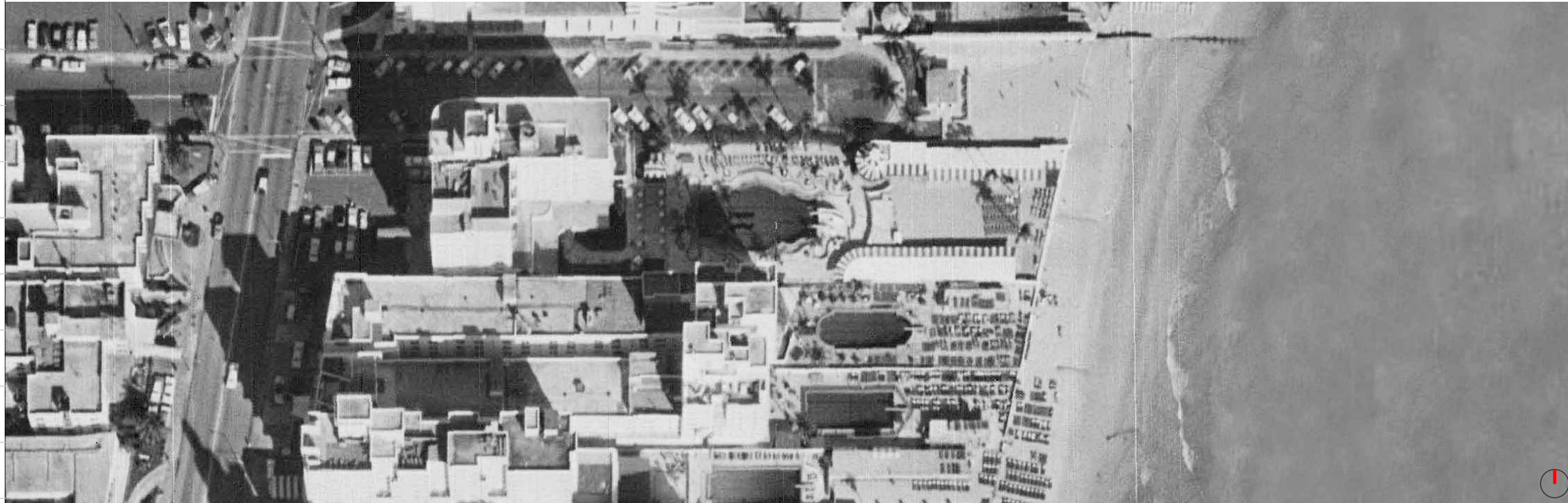
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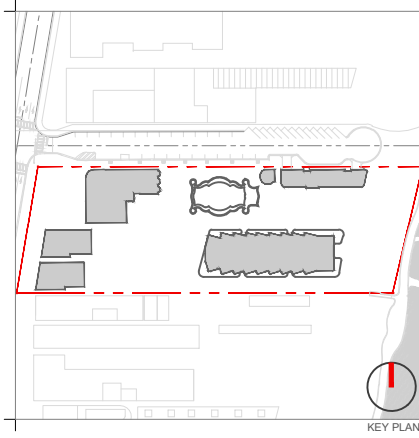
CONTEXT AERIAL VIEW

Date	APRIL 06, 2020	Sheet No.	A0.04
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Project	1901		



SITE LOCATION VIEW AERIAL PHOTOGRAPH - 1959

SCALE: N.T.S



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SITE LOCATION VIEW AERIAL PHOTOGRAPH - 2019

SCALE: N.T.S

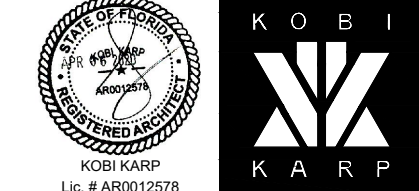
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CONTEXT IMAGES
AERIAL PHOTOGRAPHY

Date	APRIL 06, 2020	Sheet No.	A0.05
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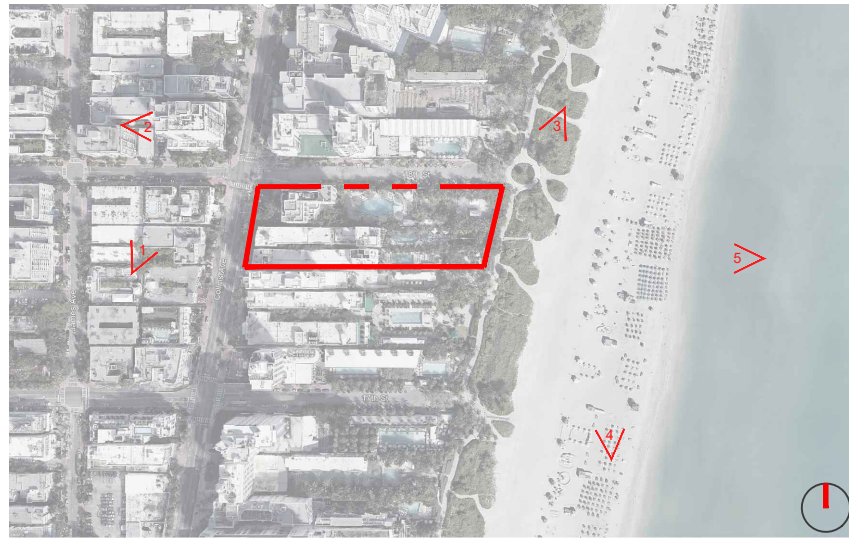


1 AERIAL VIEW TOWARD NE

2 AERIAL VIEW TOWARD EAST



3 AERIAL VIEW TOWARD SOUTH



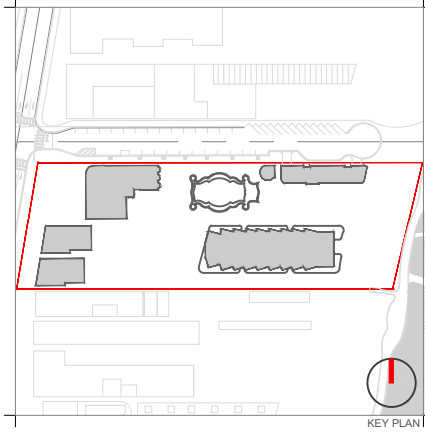
KEY PLAN



4 AERIAL VIEW TOWARD NORTH



5 AERIAL VIEW FROM OCEAN TOWARD WEST



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K O B I
K A R P

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CONTEXT IMAGES

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Project	1901		



1 VIEW EAST TOWARD SOUTHEAST - 18TH STREET



2 VIEW TOWARD NORTHEAST



3 AERIAL VIEW TOWARD EAST - 18TH STREET



KEY PLAN



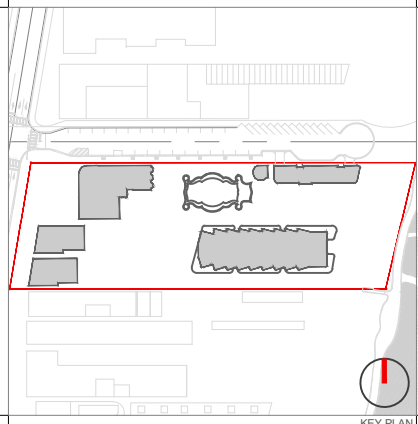
4 VIEW EAST TOWARD NORTHWEST



5 AERIAL VIEW OF RALEIGH FROM BEACH



6 AERIAL VIEW OF THE RALEIGH, RICHMOND, AND SOUTH SEAS FROM BEACH



KEY PLAN

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1 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



2 VIEW WEST FROM 18TH



3 VIEW TOWARD WEST- 18TH STREET & RALEIGH



4 VIEW FROM COLLINS TOWARD EAST - RALEIGH, RICHMOND & SOUTH SEAS



KEY PLAN



5 VIEW WEST TOWARD WEST FROM THE BEACH



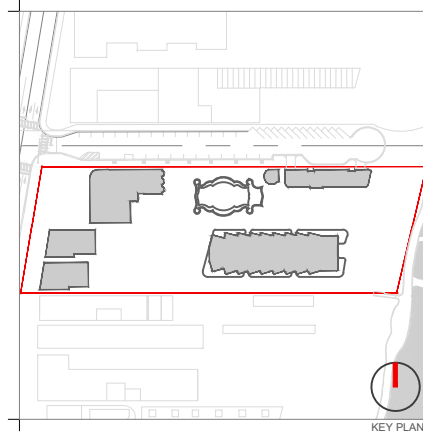
6 VIEW NORTH FROM COLLINS TOWARD RALEIGH



7 VIEW EAST DOWN 17TH TOWARD THE BEACH



8 VIEW WEST TOWARD WEST FROM BEACH



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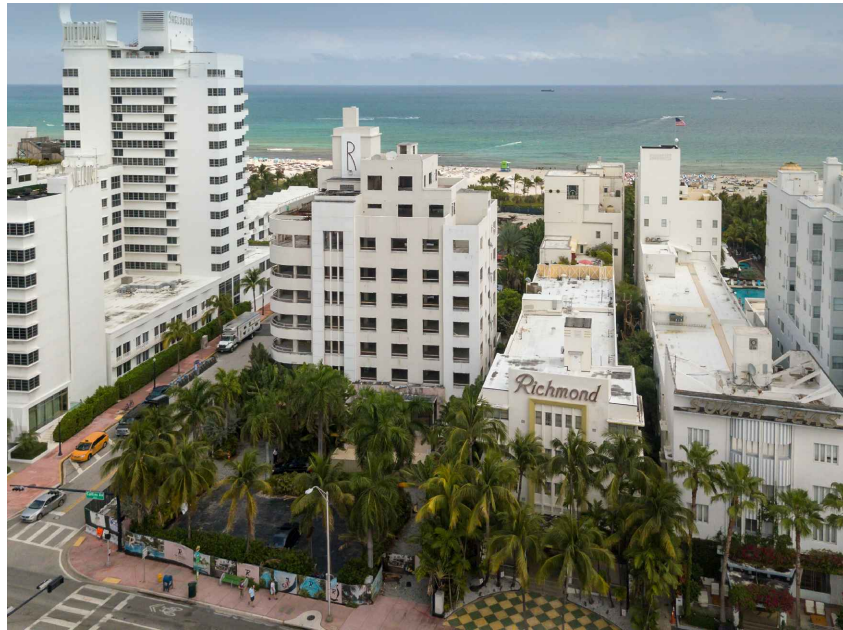
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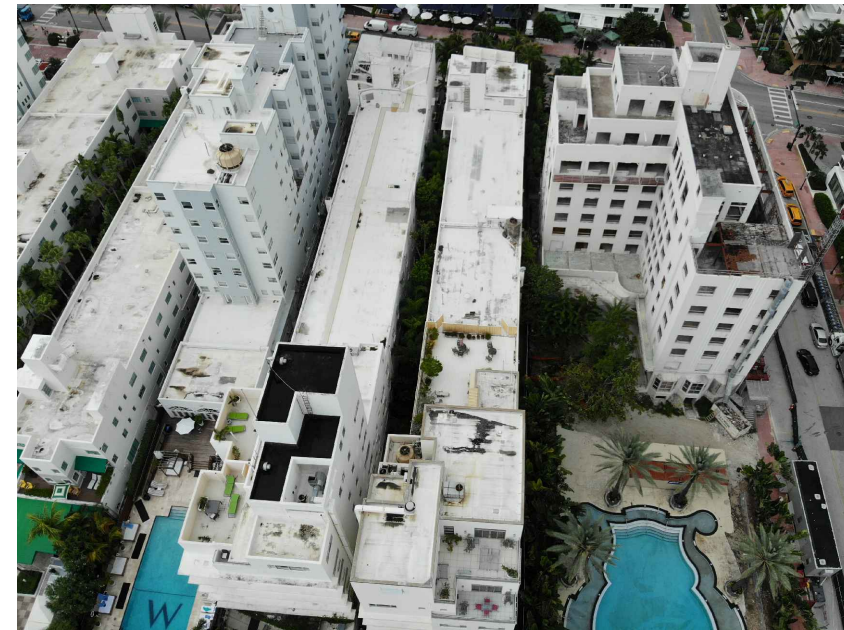
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1 AERIAL VIEW TOWARD EAST



2 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



3 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



4 AERIAL VIEW TOWARD EAST - 18TH STREET



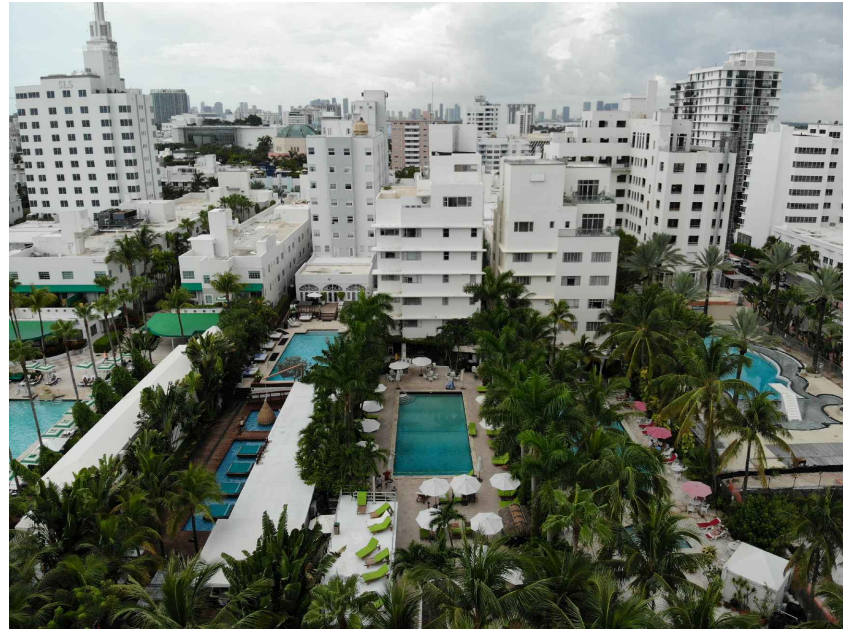
KEY PLAN



5 CLOSE UP AERIAL VIEW TOWARD RICHMOND & SOUTH SEAS ROOF



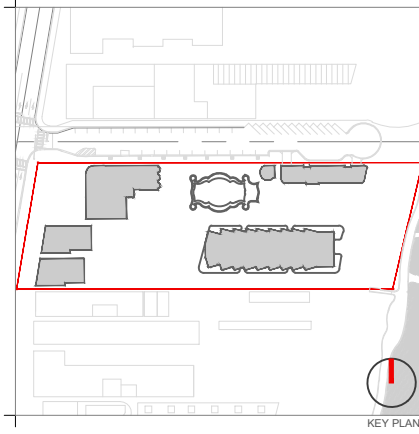
6 AERIAL VIEW TOWARD EAST FACADE OF RALEIGH, RICHMOND & SOUTH SEAS



7 AERIAL VIEW TOWARD EAST FACADE OF RALEIGH, RICHMOND & SOUTH SEAS



8 CLOSE UP VIEW TOWARD EAST FACADE OF RICHMOND & SOUTH SEAS



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1 VIEW TOWARD SOUTH SEAS AND POOL AREA



2 RICHMOND POOL AREA



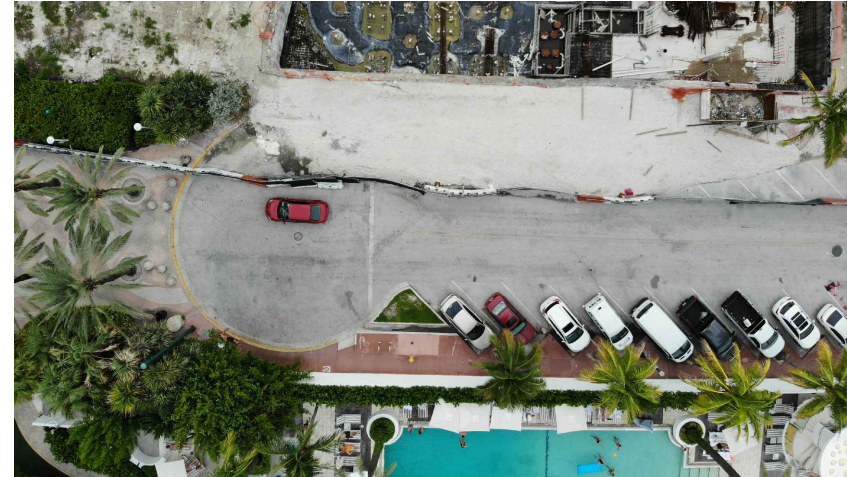
3 VIEW TOWARD NORTH AT RALEIGH BACKYARD



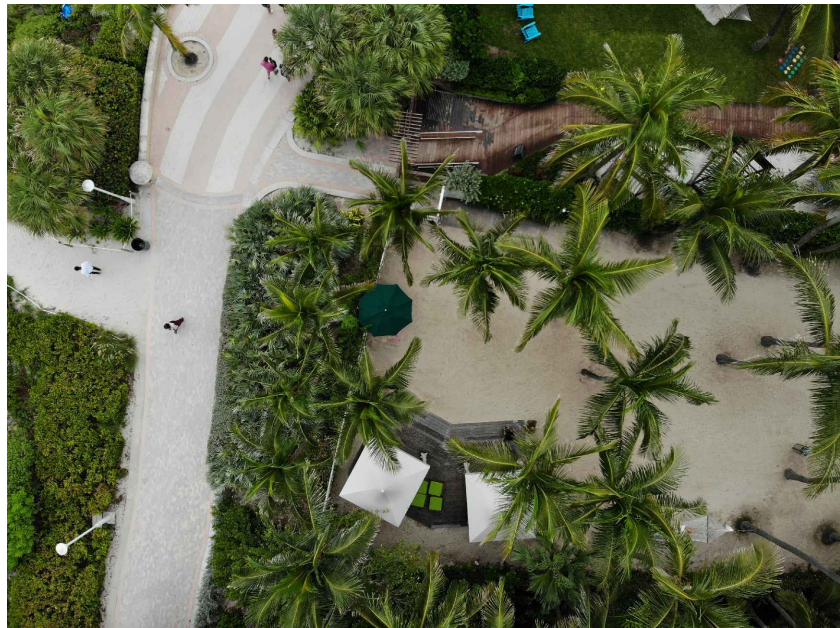
4 VIEW TOWARD SOUTH SEAS BACKYARD



KEY PLAN



5 CLOSE UP AERIAL VIEW OF 18TH STREET & RALEIGH



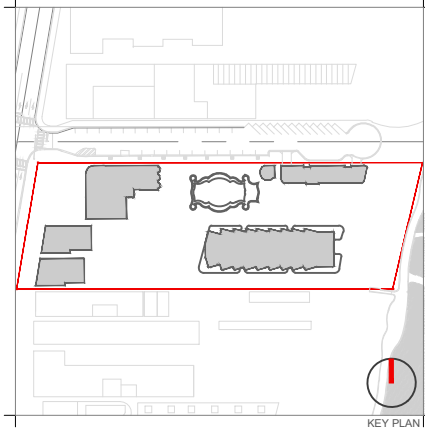
6 AERIAL VIEW OF SOUTH SEAS BEACH ACCESS



7 AERIAL VIEW OF RALEIGH, RICHMOND & SOUTH SEAS BACKYARD



8 AERIAL VIEW OF RALEIGH BACKYARD



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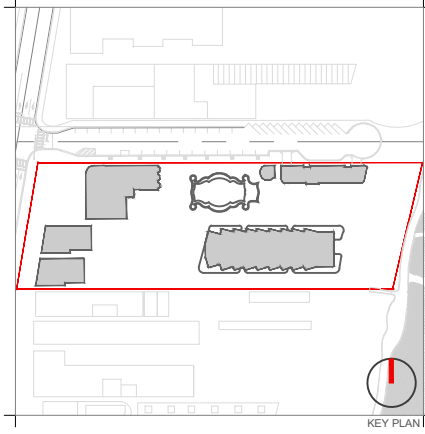
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COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



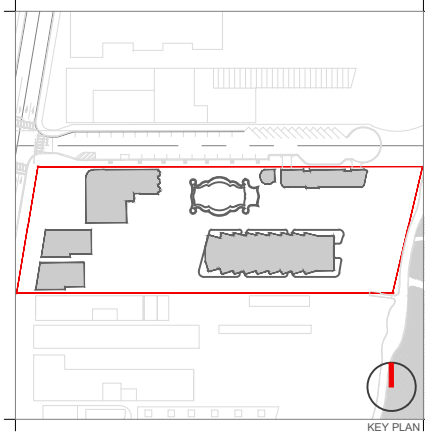
COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



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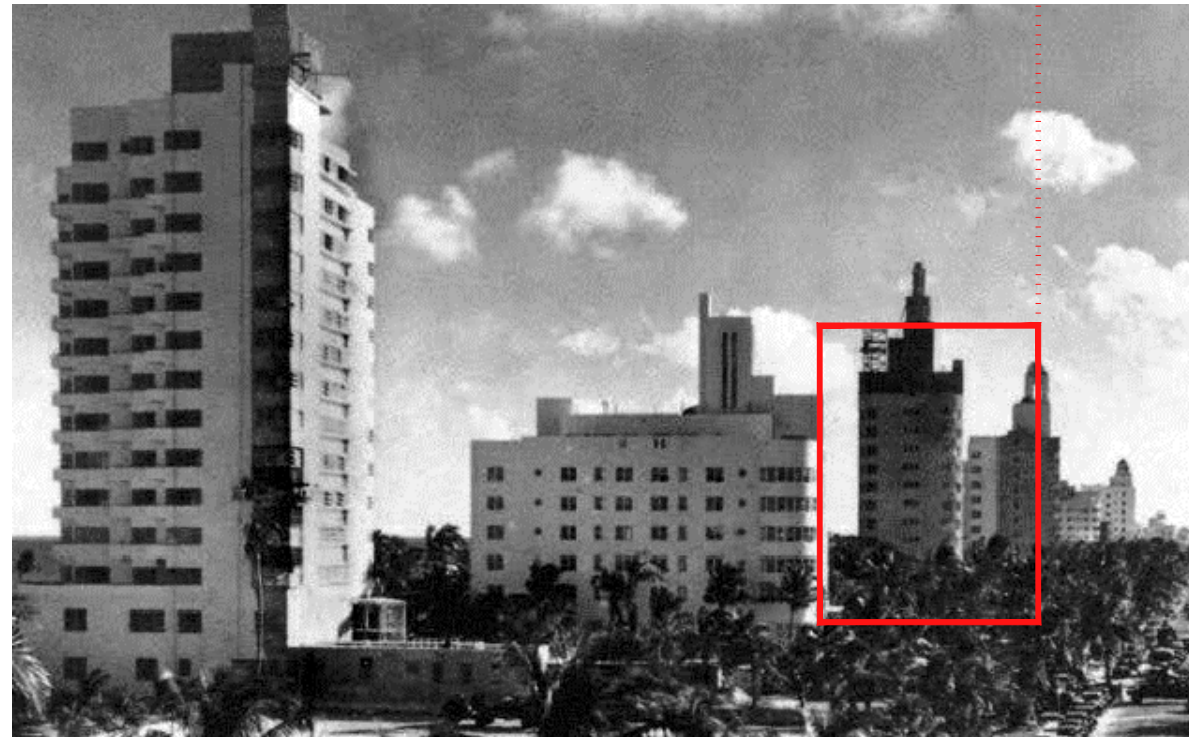
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HISTORICAL IMAGES
COLLINS AVE

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The photograph was likely taken in later 1940 since the Ritz Plaza aka Grossinger Beach Hotel still looks like it is in the final stages of construction with scaffolding at the tower level. The future Marseilles and Delano Hotel are yet to appear in 1947 -1948 on the skyline next door to the National Hotel with its rounded open dome top and the Raleigh has just opened.

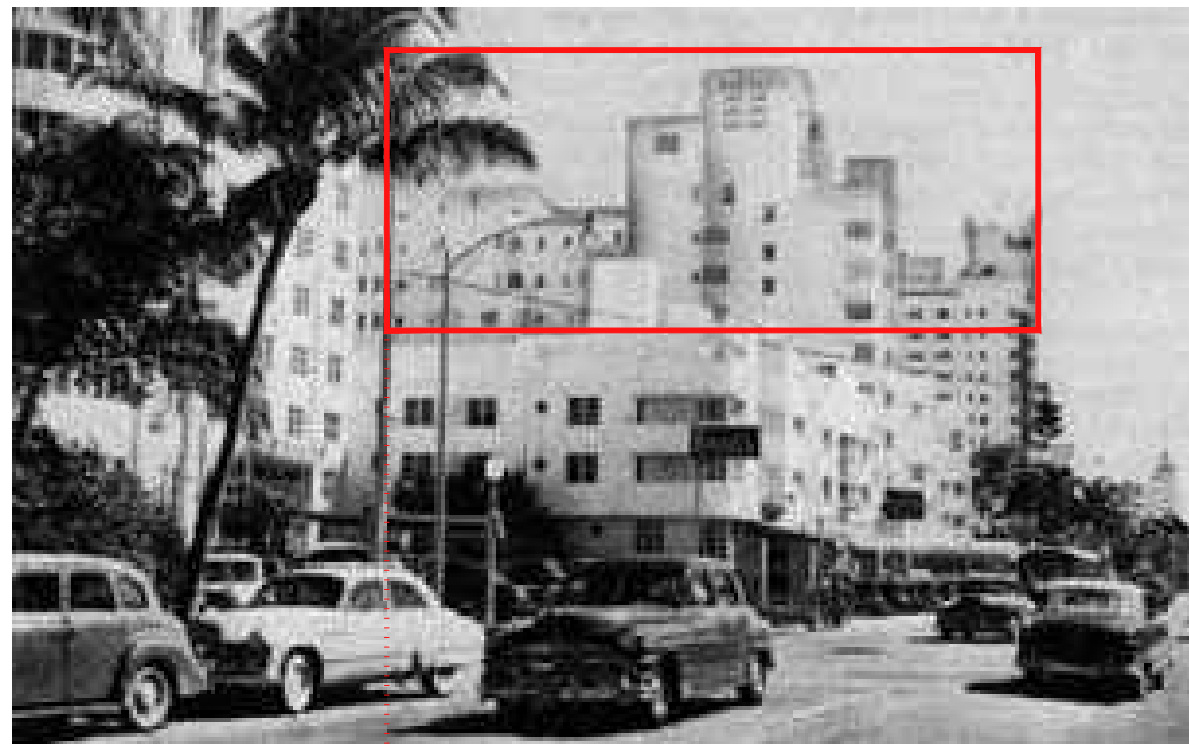


COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, 1940

In the late 1930's and the very early 1940's the entire skyline was altered by the appearance of skyscraper hotels along Collins Avenue which permanently changed the neighborhood context.



COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, 1945

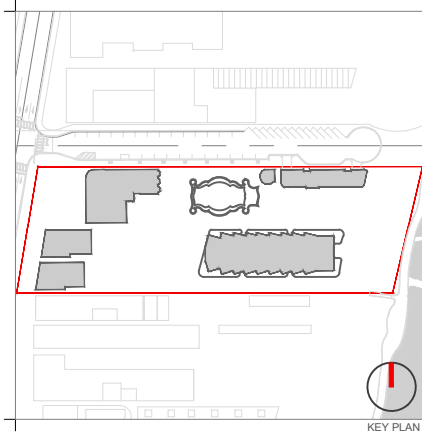


COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, 1950s

Four of seven properties on the 1700 block were designed by Lawrence Murray Dixon:
 The Raleigh and Ritz Plaza in 1940.
 The Richmond and South Seas in 1941.



COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1954



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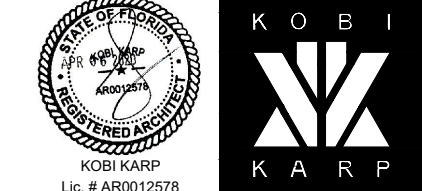
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 COLLINS AVE

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Original east elevation by Lawrence Murray Dixon
of the Raleigh, Richmond, and South Seas hotels



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



VIEW FROM THE OCEAN, MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1954s

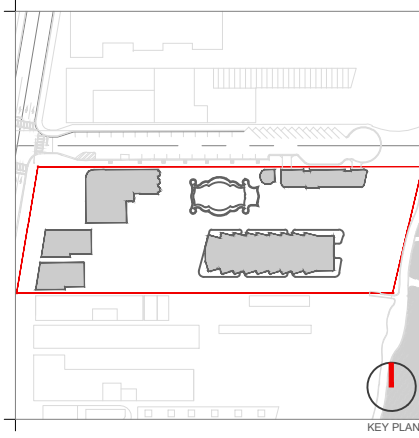


VIEW FROM 15TH & OCEAN DRIVE TOWARD NORTH, MIAMI BEACH, FLA - LINEN POSTCARD, 1952



VIEW FROM THE OCEAN, MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1954s

All tree elevations of the Raleigh, Richmond, and South Seas hotels were altered by rooftop additions and renovation of the facades completed in 1954



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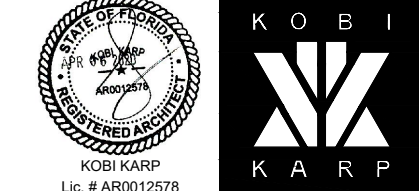
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EAST VIEW

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