

OWNER

BSD RALEIGH PROPCO LLC C/O SHVO

> 745 Fifth Avenue New York, NY 19151 0: 212,380 2100

ARCHITECT

KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC.

> 2915 Biscayne Boulevard, Suite 200 Mans, FJ, 33437 O: 305 573 1618

ARCHITECT PETER MARINO ARCHITECT

> 150 East 58th Street New York, NY 10022 Q 212 752 5444

ARCHITECTURAL HISTORIAN

ARTHUR MARCUS

Fort Lauderdale, FL 33311

O 305 467 6541

1800 North Angrews Avenue #7F

LEJEUNE 20 Island Avenue #302 Mami Beach, FL 33139

PROFESSOR OF ARCHITECTURE AND HISTORY, Ph.D.

O 305 772 6729

JEAN-FRANCOIS

7500 Northeast 4th Court, Studio 104 Miami, FL 33138

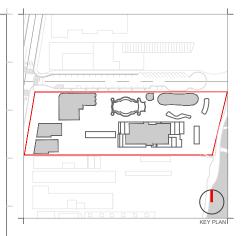
LANDSCAPE

ENEA GARDEN DESIGN INC.

O: 305 576 67027

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD **UPDATED PLANS IN RESPONSE** TO HPB DISCUSSION **AUGUST 17, 2020**

ARCHITECT	URAL	ARCHITECT	URAL	ARCHITECTURAL	ARCHITECTURAL
A0.00	COVER	A0.84	RENDERING		B2-D1.02 RICHMOND - DEMO FLOOR PLAN - LEVELS 4-5
A0.01	DRAWING INDEX	A0.85	RENDERING	B1-A1.00 RALEIGH - COMPARISON ELEVATIONS - NORTH	B2-D1.03 RICHMOND - DEMO FLOOR PLAN - LEVELS 6-7
A0.01A	DRAWING INDEX	A0.86	INSPIRATIONAL IMAGES	B1-A1.01 RALEIGH - COMPARISON ELEVATIONS - SOUTH	B2-D1.04 RICHMOND - DEMO FLOOR PLAN - ROOF LEVEL
	SURVEY	A1.00	FAR EXISTING	B1-A1.02 RALEIGH - COMPARISON ELEVATIONS - EAST	B2-D1.05 RICHMOND - DEMO ELEVATION - EAST & WEST
A0.02	PROJECT DATA	A1.01	FAR EXISTING	B1-A1.03 RALEIGH - COMPARISON ELEVATIONS - WEST	B2-D1.06 RICHMOND - DEMO ELEVATION - NORTH & SOUTH
A0.03	LOCATION PLAN/ AERIAL VIEW	A1.02	FAR EXISTING	B1-A2.00 RALEIGH - EXISTING FLOOR PLAN - LEVEL 0	B3-A1.00 SOUTH SEAS - COMPARISON ELEVATIONS - NORTH
A0.04	CONTEXT AERIAL VIEW	A1.03	FAR PROPOSED	B1-A2.01 RALEIGH - EXISTING FLOOR PLAN - LEVEL 1	B3-A1.01 SOUTH SEAS - COMPARISON ELEVATIONS - SOUTH
A0.05	CONTEXT IMAGES	A1.04	FAR PROPOSED	B1-A2.02 RALEIGH - EXISTING FLOOR PLAN - LEVEL 1.5	B3-A1.02 SOUTH SEAS - COMPARISON ELEVATIONS - EAST
A0.06	CONTEXT IMAGES	A1.05	FAR PROPOSED	B1-A2.03 RALEIGH - EXISTING FLOOR PLAN - LEVEL 2	B3-A1.03 SOUTH SEAS - COMPARISON ELEVATIONS - WEST
A0.07	CONTEXT IMAGES	A1.06	FAR PROPOSED	B1-A2.04 RALEIGH - EXISTING FLOOR PLAN - LEVEL 3-6	B3-A2.00 SOUTH SEAS - EXISTING FLOOR PLANS - LEVELS 0-3
A0.08	CONTEXT IMAGES	A1.07	FAR PROPOSED	B1-A2.05 RALEIGH - EXISTING FLOOR PLAN - LEVEL 7	B3-A2.01 SOUTH SEAS - EXISTING FLOOR PLANS - LEVELS 4-7
A0.09	CONTEXT IMAGES	A1.08	FAR PROPOSED	B1-A2.06 RALEIGH - EXISTING FLOOR PLAN - LEVEL 8	B3-A2.02 SOUTH SEAS - EXISTING FLOOR PLANS - LEVELS 8-ROOF
A0.10	CONTEXT IMAGES	A1.09	FAR PROPOSED	B1-A2.07 RALEIGH - EXISTING FLOOR PLAN - LEVEL 9	B3-A2.03 SOUTH SEAS - EXISTING ELEVATIONS - NORTH & SOUTH
A0.11	CONTEXT IMAGES	A1.10	FAR PROPOSED	B1-A2.10 RALEIGHEXISTING ELEVATION - WEST.	B3-A2.04 SOUTH SEAS - EXISTING ELEVATIONS - EAST & WEST
A0.20	HISTORIC IMAGES - COLLINS AVE	A1.11	FAR PROPOSED	B1-A2.11 RALEIGHEXISTING ELEVATION - EAST	B3-A3.00 SOUTH SEAS-FLOOR PLAN-LEVEL 1-2
A0.21	HISTORIC IMAGES - COLLINS AVE	A1.12	FAR PROPOSED	B1-A2.12 RALEIGHEXISTING ELEVATION - NORTH	B3-A3.01 SOUTH SEAS-FLOOR PLAN-LEVEL 3 & ROOF
A0.22	HISTORIC IMAGES - EAST VIEW	A1.13	FAR PROPOSED	B1-A2.13 RALEIGHEXISTING ELEVATION - SOUTH	B3-A4.00 SOUTH SEAS - ELEVATION - NORTH & SOUTH
A0.23	HISTORIC IMAGES - RALEIGH	A1.14	LOT COVERAGE	B1-A3.00 RALEIGH - FLOOR PLAN - LEVEL 0	B3-A4.01 SOUTH SEAS - ELEVATION - EAST & WEST
A0.24	HISTORIC IMAGES - RALEIGH	A1.15	DECK-LOT COVERAGE AREA	B1-A3.01 RALEIGH - FLOOR PLAN - LEVEL 1	B3-A500 SOUTH SEAS EAST-WEST SECTION
A0.25	HISTORIC IMAGES - RALEIGH	A1.16	PERVIOUS IMPERVIOUS	B1-A3.02 RALEIGH - FLOOR PLAN - LEVEL 1.5	B3-A6.00 SOUTH SEASHISTORIC LOBBY
A0.26	HISTORIC IMAGES - RALEIGH	A1.20	BUILDING MODIFICATION STUDYRICHMOND AND SOUTH SEAS	B1-A3.03 RALEIGH - FLOOR PLAN - LEVEL 2	B3-A6.01 SOUTH SEASHISTORIC LOBBY
A0.27	HISTORIC IMAGES - RALEIGH	A1.21	DEMOLITION DIAGRAM	B1-A3.04 RALEIGH - FLOOR PLAN - LEVEL 3-6	B3-A6.02 SOUTH SEASHISTORIC LOBBY
A0.28	HISTORIC IMAGES - RALEIGH	A2.00	EXISTING SITE PLAN	B1-A3.05 RALEIGH - FLOOR PLAN - LEVEL 7	B3-A6.03 SOUTH SEASHISTORIC LOBBY
A0.29	HISTORIC IMAGES - RALEIGH	A2.01	DEMOLITION SITE PLAN	B1-A3.06 RALEIGH - FLOOR PLAN - LEVEL 8	B3-A6.04 SOUTH SEASHISTORIC LOBBY
A0.30	HISTORIC IMAGES - RALEIGH	A2.02	SITE PLAN	B1-A3.07 RALEIGH - FLOOR PLAN - LEVEL 9	B3-A6.05 SOUTH SEASHISTORIC LOBBY
A0.31	HISTORIC IMAGES - RICHMOND	A3.01	FLOOR PLAN OVERALL - LEVEL 0	B1-A4.00 RALEIGH - ELEVATION - NORTH	B3-A6.06 SOUTH SEASHISTORIC LOBBY
A0.32	HISTORIC IMAGES - RICHMOND	A3.02	FLOOR PLAN OVERALL - LEVEL 1	B1-A4.01 RALEIGH - ELEVATION - SOUTH	B3-D1.00 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 0-1
A0.33	HISTORIC IMAGES - RICHMOND	A3.03	FLOOR PLAN OVERALL - LEVEL 1.5	B1-A4.02 RALEIGH - ELEVATION - EAST	B3-D1.01 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 2-4
A0.34	HISTORIC IMAGES - RICHMOND	A3.04	FLOOR PLAN OVERALL - LEVEL 2	B1-A4.03 RALEIGH - ELEVATION - WEST	B3-D1.02 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 5-7
A0.35	HISTORIC IMAGES - RICHMOND	A3.05	FLOOR PLAN OVERALL - LEVEL 3	B1-D1.00 RALEIGH - DEMO FLOOR PLAN - LEVEL 0	B3-D1.03 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 8-9
A0.36	HISTORIC IMAGES - RICHMOND	A3.06	FLOOR PLAN OVERALL - LEVEL 4	B1-D1.01 RALEIGH - DEMO FLOOR PLAN - LEVEL 1	B3-D1.04 SOUTH SEAS - DEMO ELEVATION - NORTH & SOUTH
A0.37	HISTORIC IMAGES - SOUTH SEAS	A3.07	FLOOR PLAN OVERALL - LEVEL 5	B1-D1.02 RALEIGH - DEMO FLOOR PLAN - LEVEL 1.5	B3-D1.05 SOUTH SEAS - DEMO ELEVATION - EAST & WEST
A0.38	HISTORIC IMAGES - SOUTH SEAS	A3.08	FLOOR PLAN OVERALL - LEVEL 6	B1-D1.03 RALEIGH - DEMO FLOOR PLAN - LEVEL 2	B4-A3.00 FLOOR PLAN - LEVEL 0
A0.40	EXISTING IMAGES - RALEIGH	A3.09	FLOOR PLAN OVERALL - LEVEL 7	B1-D1.04 RALEIGH - DEMO FLOOR PLAN - LEVEL 3-6	B4-A3.01 FLOOR PLAN - LEVEL 0
A0.41	EXISTING IMAGES - RALEIGH	A3.10	FLOOR PLAN OVERALL - LEVEL 8	B1-D1.05 RALEIGH - DEMO FLOOR PLAN - LEVEL 7	B4-A3.02 FLOOR PLAN - LEVEL 1
A0.42	EXISTING IMAGES - RALEIGH	A3.11	FLOOR PLAN OVERALL - LEVEL 9	B1-D1.06 RALEIGH - DEMO FLOOR PLAN - LEVEL 8	B4-A3.03 FLOOR PLAN - LEVEL 1
A0.43	EXISTING IMAGES - RALEIGH	A3.12	FLOOR PLAN OVERALL - LEVEL 10	B1-D1.07 RALEIGH - DEMO FLOOR PLAN - LEVEL 9	B4-A3.04 FLOOR PLAN - LEVEL 2
A0.44	EXISTING IMAGES - RALEIGH	A3.13	FLOOR PLAN OVERALL - LEVEL 11	B1-D1.08 RALEIGH - DEMO ELEVATION - NORTH	B4-A3.05 FLOOR PLAN - LEVEL 3
A0.45	EXISTING IMAGES - RALEIGH	A3.14	FLOOR PLAN OVERALL - LEVEL 12	B1-D1.09 RALEIGH - DEMO ELEVATION - SOUTH	B4-A3.06 FLOOR PLAN - LEVEL 4
A0.46	EXISTING IMAGES - RALEIGH	A3.15	FLOOR PLAN OVERALL - LEVEL 13	B1-D1.10 RALEIGH - DEMO ELEVATION - EAST	B4-A3.07 FLOOR PLAN - LEVEL 5
A0.47	EXISTING IMAGES - RALEIGH	A3.16	FLOOR PLAN OVERALL - LEVEL 14	B1-D1.11 RALEIGH - DEMO ELEVATION - WEST	B4-A3.08 FLOOR PLAN - LEVEL 6
A0.48	EXISTING IMAGES - RALEIGH	A3.17	FLOOR PLAN OVERALL - LEVEL 15	B2-A1.00 RICHMOND - COMPARISON ELEVATIONS - NORTH	
A0.49	EXISTING IMAGES - RICHMOND	A3.18	FLOOR PLAN OVERALL - LEVEL 16	B2-A1.01 RICHMOND - COMPARISON ELEVATIONS - SOUTH	
A0.50	EXISTING IMAGES - RICHMOND	A3.19	FLOOR PLAN OVERALL - LEVEL 17	B2-A1.02 RICHMOND - COMPARISON ELEVATIONS - EAST	B4-A3.11 FLOOR PLAN - LEVELS 9
A0.51	EXISTING IMAGES - RICHMOND	A3.20	FLOOR PLAN OVERALL - LEVEL 18	B2-A1.03 RICHMOND - COMPARISON ELEVATIONS - WEST	B4-A3.12 FLOOR PLAN - LEVELS 10
A0.52 A0.53	EXISTING IMAGES - RICHMOND EXISTING IMAGES - RICHMOND	A3.21	FLOOR PLAN OVERALL - ROOF LEVEL	B2-A2.00 RICHMOND - EXISTING FLOOR PLANS - LEVELS 0-3	
A0.53	EXISTING IMAGES - RICHMOND EXISTING IMAGES - RICHMOND	A3.22	FLOOR PLAN OVERALLUPPER ROOF TOP LEVEL ELEVATIONS - NORTH	B2-A2.01 RICHMOND - EXISTING FLOOR PLANS - LEVELS 4-6 B2-A2.02 RICHMOND - EXISTING FLOOR PLANS - LEVELS 7-8	
A0.55	EXISTING IMAGES - RICHMOND EXISTING IMAGES - SOUTH SEAS	A4.00	ELEVATIONS - NORTH ELEVATIONS NORTH RENDER	B2-A2.02 RICHMOND - EXISTING FLOOR PLANS - LEVELS 7-8 B2-A2.03 RICHMONDEXISTING ELEVATIONSEAST & WEST	
A0.56	EXISTING IMAGES - SOUTH SEAS EXISTING IMAGES - SOUTH SEAS	A4.01	ELEVATIONS - SOUTH	B2-A2.04 RICHMONDEXISTING ELEVATIONSRORTH & SO	
A0.57	EXISTING IMAGES - SOUTH SEAS	A4.02	ELEVATIONS - SOUTH ELEVATIONS - SOUTH RENDER	B2-A3.00 RICHMONDFLOOR PLANLEVEL 1&2	B4-A3.18 FLOOR PLAN - LEVELS 16
A0.58	EXISTING IMAGES - SOUTH SEAS	A4.03	ELEVATIONS - EAST & WEST	B2-A3.01 RICHMOND - FLOOR PLAN - LEVELS 2-3	B4-A3.19 FLOOR PLAN - LEVELS 10
A0.59	EXISTING IMAGES - SOUTH SEAS	A4.05	ELEVATIONS - EAST & WEST	B2-A4.00 RICHMONDELEVATIONEAST & WEST	B4-A3.20 FLOOR PLAN - LEVELS 17
A0.60	EXISTING IMAGES - SOUTH SEAS	A4.05	ELEVATIONS - EAST & WEST	B2-A4.01 RICHMONDELEVATIONNORTH & SOUTH	B4-A3.21 FLOOR PLAN - ROOF LEVEL
A0.61	EXISTING IMAGES - SOUTH SEAS	A4.20	ELEVATION MATERIALS	B2-A6.00 RICHMOND - HISTORIC LOBBY	B4-A3.22 BEACH CLUB - FLOOR PLAN - LEVEL 0-1
A0.70	RENDERING	A4.20	DETAILS	B2-A6.01 RICHMOND - HISTORIC LOBBY	B4-A4.00 TOWER ELEVATIONS - NORTH
A0.71	RENDERING	A4.31	DETAILS	B2-A6.02 RICHMOND - HISTORIC LOBBY	B4-A4.01 TOWER ELEVATIONS - SOUTH
A0.71	RENDERING	A4.32	DETAIL	B2-A6.03 RICHMOND - HISTORIC LOBBY	B4-A4.01 TOWER ELEVATIONS - SOUTH B4-A4.02 TOWER ELEVATION WEST & EAST
A0.72	RENDERING	A4.33	DETAIL	B2-A6.04 RICHMOND - HISTORIC LOBBY	B4-A5.00 SECTION A-A
A0.73	RENDERING	A5.00	SECTION - AA	B2-A6.05 RICHMOND - HISTORIC LOBBY	B4-A5.01 SECTION B-B
A0.74	RENDERING	A5.01	SECTION - AA	B2-A6.06 RICHMOND - HISTORIC LOBBY	B4-A5.02 SECTION ENLARGED
A0.76	RENDERING	A5.02	SECTION - AA	B2-A6.07 RICHMOND - HISTORIC LOBBY	B5-A3.00 BEACH CLUB - FLOOR PLAN - LEVEL 0-1
A0.77	RENDERING	A5.03	SECTION - BB	B2-A6.08 RICHMOND - HISTORIC LOBBY	B5-A3.01 BEACH CLUB - FLOOR PLAN - LEVEL 2-ROOF
A0.77	RENDERING	A5.04	SECTION - CC	B2-A6.09 RICHMOND - HISTORIC LOBBY	B5-A3.02 BEACH CLUB - FLOOR PLAN - ROOF LEVEL
A0.79	RENDERING	A5.05	SECTION - CC	B2-A6.10 RICHMOND - HISTORIC LOBBY - EAST ELEVATION	B5-A4.00 BEACH CLUB - ELEVATIONS
A0.77	RENDERING	A5.08	SECTION - EE	B2-D1.00 RICHMOND - DEMO FLOOR PLAN - LEVELS 0-1	
A0.83	RENDERING			B2-D1.01 RICHMOND - DEMO FLOOR PLAN - LEVELS 0-1	



Rev.	Date	Rev.	Date

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

Consultant: Name Address Address Tel: Email

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

Consultant: Name Address Address Tel: Email

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



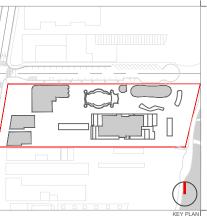


Lic. # AR0012578

INDEX

Sheet No. Date AUGUST 17, 2020 AS SHOWN A0.01 Project 1901

				+ +
LANDSCAP	PE			
L-000	COVER SHEET AND INDEX		 	
L-000	GENERAL LANDSCAPE NOTES		 	- 4/4/
L-002	GENERAL LANDSCAPE NOTES		 	
L-100	TREE DISPOSITION PLAN -WEST			- //
L-101	TREE DISPOSITION PLAN - EAST			
L-102	TREE DISPOSITION SCHEDULE			
L-003	TREE DISPOSITION DETAILS AND SUMMARY			
L-200	OVERALL RENDERED SITE PLAN			
L-201	GROUND FLOOR SITE PLAN			
L-202	HARDSCAPE MATERIAL AND CALL-OUT PLAN - WEST			
L-203	HARDSCAPE MATERIAL AND CALL-OUT PLAN - EAST		 	
L-204	HARDSCAPE MATERIAL SCHEDULE AND REFERNCEIMAGES			Rev.
L-205 L-206	OCEANFRONT AND DUNE OVERLAY CALCULATION OVERALL RENDERING ROOF PLAN		 	
L-206	OVERALL REINDERING ROOF PLAIN		 	
L-300	RENDERING WEST AND EAST SITE ELEVATION			
L-300	RENDERING WEST AND EAST SHE ELEVATION RENDERING NORTH SITE ELEVATION		 	
L-302	RENDERING SOUTH SITE ELEVATION		 	
L-400	HARDSCAPE DETAILS			ALL DRAWNS AND V
L-401	HARDSCAPE DETAILS			ALL DRAWINGS AND WRITT KOBI KARP AIA, AND MAY N
L-402	HARDSCAPE DETAILS			
L-500	UNDERSTORY PLANTING PLAN			
L-501	CANOPY PLANTING PLAN - EAST			
L-502	UNDERSTORY PLANTING PLAN - WEST			
L-503	UNDERSTORY PLANTING PLAN - EAST		 	RALEIGH 1775-1757-17
L-504	PLANTING SCHEDULE AND LANDSCAPE LEGEND - GROUND FL	FLOOR	 	MIAMI BEACI
L-505	ROOF PLANTING PLAN - ENLARGEMENT 1		 	
L-506	ROOF PLANTING PLAN - ENLARGEMENT 1		 	
L-507	PLANTING DETAILS		 	
				Owner: E
			 	Name Address 7
				Address 1 Tel: 2 Email i
			 	Consultant: L Name Address
			 	Address Tel:
				Email
				Consultant: Name
				Address Address Tel:
				Email
				Consultant: Name
				Address Address
				Tel: Email
			 	Architect of Rec
				Kohi Karn Archite
				2915 Biscayne B Miami, Florida 33 Tel: +1(305) 57 Fax: +1(305) 57
			 	-
				Ha d
				12 CR
			 	~~~
			 	KOI Lic. # A
			 	- INDEX
				Date AUG
				Scale AS
				Project 1901



		1	
ev.	Date	Rev.	Date

RICHMOND & SOUTH SEAS 51 COLLINS AVE I, FLORIDA 33139

RALEIGH PROPCO LLC C/O SHVO

SI KALLIGH PROPOSILLS (
5 FIFTH AVENUE
W York, NY 10151
2.880.2100
@glivo.com

NDSCAPE ARCHITECT
EA GARDEN DESIGN INC.
30 NE 4th Court, Suite 104
ini, FL 33138
5.76.6702
.miami@enea.ch





_	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.01/
	Project	1901	

= PALM TREE		TRFF	TABLE				
= TREE = ORNAMENTAL TREE	No.	BOTANICAL NAME WASHINGTONIA FILIFERA	COMMON NAME WASHINGTONIA PALM	DBH 12"	HEIGHT	SPREAD 18'	SOU
TEMPORARY SITE BENCHMARK OFFICIAL RECORDS BOOK PAGE	2	WASHINGTONIA FILIFERA WASHINGTONIA FILIFERA	WASHINGTONIA PALM WASHINGTONIA PALM	12" 14"	30'	18' 18'	300
CAN DISABILITY ACT TES NUMBER OF PIPES IE DIAMETER OF PIPES	5	WASHINGTONIA FILIFERA PTYCHOSPERMA ELEGANS	WASHINGTONIA PALM SOLITAIRE PALM	14" 5"	35' 26'	16' 14'	78
MANUETER OF FIFES	6 7 8	PTYCHOSPERMA ELEGANS PTYCHOSPERMA ELEGANS WASHINGTONIA FILIFERA	SOLITAIRE PALM SOLITAIRE PALM WASHINGTONIA PALM	6" 7" 9"	28' 30'	10' 18'	79 80
	9	COCOS NUCIFERA COCOS NUCIFERA	CLUSTER PALM CLUSTER PALM	9" 10"	28' 40'	20' 34'	81 82 83
NDERGROUND	11	COCOS NUCIFERA PTYCHOSPERMA ELEGANS	CLUSTER PALM SOLITAIRE PALM	8" 12"	40' 30'	34' 20'	84 84A
ON LINE RHEAD	12A 13 14	HYOPHORBE VERSCHAFFELTII SYAGRUS ROMANZOFFIANA COCCOLOBA UVIFERA	SPINDLE PALM QUEEN PLAM SEAGRAPE	8" 9" 3"	6' 28' 28'	18' 36' 12'	85 86
ISION	15 16	SYAGRUS ROMANZOFFIANA SYAGRUS ROMANZOFFIANA	QUEEN PLAM QUEEN PLAM	7" 7"	25' 25'	36' 36'	87 88 F
OCK STUCCO ENCE	17 18	COCCOLOBA UVIFERA SYAGRUS ROMANZOFFIANA MANILKARA SAPOTA	SEAGRAPE QUEEN PLAM	4" 4"	14'	12' 8'	89 90 91
ENCE	20 21 22	MANILKARA SAPOTA MANILKARA SAPOTA FICUS BINNENDIFKII	SAPODILLA SAPODILLA FICUS ALII	11" 10" 4"	40' 40' 18'	30' 35'	92 93
ENT	22A 23	MANILKARA SAPOTA COCCOLOBA UVIFERA	SAPODILLA SEAGRAPE	2" 37"	16' 40'	10' 40'	94 95
OF TREE)	24 25	BURSERA SIMARUBA SYAGRUS ROMANZOFFIANA	GUMBO LIMBO QUEEN PALM	16" 8"	45' 22'	30' 18'	96 97 98
IDE PIPE LYETHYLENE	26 27 28	SYAGRUS ROMANZOFFIANA SYAGRUS ROMANZOFFIANA ADONIDIA MERRILLII	QUEEN PALM QUEEN PALM CHRISTMAS PALM	6" 10" 3"	28' 30'	28' 28' 14'	99 100
TAL	29 30	COCCOLOBA UVIFERA SYAGRUS ROMANZOFFIANA	SEAGRAPE QUEEN PALM	2" 8"	10' 28'	12' 28'	101
	31 32	COCCOLOBA UVIFERA COCCOLOBA UVIFERA	SEAGRAPE SEAGRAPE	16" 4"	26' 26'	20°	103 104 105
E POUND RSE CURVATURE SENCY ATURE UGHT POLE T POLE IT POLE	33 34 35	SYAGRUS ROMANZOFFIANA COCCOLOBA UVIFERA COCCOLOBA UVIFERA	QUEEN PALM SEAGRAPE SEAGRAPE	7" 5"	26' 18' 22'	18' 25'	106 107
URE HT POLF	36 37	SCHINUS TEREBINTHIFOLIUS COCOS NUCIFERA	BRAZILIAN PEPPER COCONUT PALM	4" 9"	16' 30'	25' 34'	108 109 110
OLE C	38 39	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	8" 9"	28' 32'	26' 38'	111 112
	40 41 42	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	9" 9" 12"	8' 32' 28'	26' 38' 36'	113 114
X BINET	43 44	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	7" 8"	26' 38'	26' 36'	115 116 117
IAL PLE F	45 46 47	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	8" 8"	35' 13' 20'	34' 36' 20'	118 119
GN	48 49	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6" 6"	35' 25'	15' 15'	120 121 122
MAST ARM	51 52	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6" 11"	15' 30'	15' 36'	123 124
MANHOLE IANDHOLE MAULT	53 54 55	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	12" 10" 6"	30' 30'	36' 36' 18'	125 126
N BOX N MARKER N MARKER	56 57	COCCOLOBA UVIFERA COCCOLOBA UVIFERA	SEAGRAPE SEAGRAPE	5" 5"	18' 15'	18' 15'	127 128 129
HT POLE	58 59 60	COCCOLOBA UVIFERA COCOS NUCIFERA COCOS NUCIFERA	SEAGRAPE COCONUT PALM COCONUT PALM	5" 6"	15' 15' 25'	10' 15'	130 130A
CH ITY POLE	61 61A	ADONIDIA MERRILLII COCOS NUCIFERA	CHRISTMAS PALM COCONUT PALM	10" 8"	18' 22'	20'	131 132 133
LITY POLE POLE SFORMER	62 62A	ADONIDIA MERRILLII COCOS NUCIFERA	CHRISTMAS PALM COCONUT PALM	6" 8"	16' 22'	10' 28'	134 135
T LE	63 64 65	ADONIDIA MERRILLII ADONIDIA MERRILLII ADONIDIA MERRILLII	CHRISTMAS PALM CHRISTMAS PALM CHRISTMAS PALM	10" 6" 11"	15' 15' 20'	22' 15' 28'	136 137 F
OST HOLE R HOLE ING FLAG ING SIGN X	66 67	ADONIDIA MERRILLII ADONIDIA MERRILLII	CHRISTMAS PALM CHRISTMAS PALM	11" 10"	17' 18'	28' 22'	137A 138 139 F
ING SIGN X	67A 68 69	COCOS NUCIFERA ROYSTONEA REGIA COCOS NUCIFERA	COCONUT PALM ROYAL PALM COCONUT PALM	8" 14" q"	35' 13' 28'	34' 24' 36'	140 141
	70 71	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	9" 5" 8"	28' 8' 15'	36' 8' 15'	142 143 144
FLAG SIGN TION BOX	72 73	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6" 6"	20' 30'	10' 15'	145 147
N BOX N MANHOLE N VAULT N HANDHOLE	74 75 76	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	6" 6"	15' 10' 15'	15' 10' 15'	
N MARKER IN MARKER TACLE	76 77	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6" 5"	15' 10'	15' 10'	
CAP PARKING SPACE I METER I METER I TION VALVE VORANT VORANT LEASE VALVE I CONNECTION HANDHOLE TANK VALUT I TANK I MARKING SIGN I MARKING SIGN I MARKING SIGN I MARKER SIGN I MONE MARKHOLE I MONE M	recorded In Pic degrees 34 mli a distance of 5 and 14 of said \$. 88 degrees ( line of Lots 7 ar West line of Lo foot public rig! Lots 14 and 15	at the Northeast corner of at Book 2, at Page 77 of thutes 49 seconds W., alon 55.775 feet 10 a point on a Block 28, also being the FOO minutes 49 4 seconds W and 14 of said Block 28, ac 11 4 of said Block 28 acid ptof own whence run S. 7 of said Block 28 (and Eas a point on a line which is a point on a line which is a point on a line which is 1	ne Public Records or g the Easterly line o a line parallel to and coint of Beginning, Fi V., along a line para iistance of 400 feet point also being on to degrees 39 minutes t line of the aforeme	Dac fafor five fom t llel to to a l he E 49 se	le Co emer feet S he Po and ounc ast lin econo ned C	ounty, Fi ntloned South o bint of B five fed Drill Ho e of Co ds W., c Collins A	orida and thence S. 7 Lot 8 of said Block 28, the North line of Lots 7 eginning, thence run t South of the North le at a point on the lins Avenue, an 80 ong the West line of renue), a distance of
TELEPHONE BOX MONDE TELEPHONE BOX TELEPHONE	15 of said Block parallel to and feet to the Ero: Page 62 of the seconds E., alc Easterly of the 28; thence run line of the Nort	k 28; thence run N. 88 de; Iten feet South of the Noi sion Control Line of the At Public Records of Dade in ong the said Erosion Contr Southerly line of the North S. 88 degrees 00 minutes therly five feet of the about of Beginning.	grees 00 minutes 49. th line of Lots 6 and lantic Ocean, said I County, Florida; ther of Line, a distance of terly five feet of the 49.4 feet W., along	4 sec 15 o ine b in run of 56 abov the e	onds said eing i N. 11 54 fee e-me extens	E., alor Block 2 recorde degreet to a pentione sion Eas	g a line which is 8, a distance of 625,19 d in Plat Book 105 at s 24 minutes 32.4 oint on the extension I Lots 7 and 14, Block erly of the Southerly
ER OPIC BOX ER OPIC MANNER FLAG ER OPIC MARKER	of Way from Ed Trustee, Shella South Seas Hot Official Record	an easement as set forth dward E. Levinson, individ Feely to Synergetic Real tel Corp., a Florida corpor ds Book 29507, page 484,	ually and as Trustee Estate of Florida, LLC ration, February 13, 2 Public Records of M	Eug ;, a F 2015, ami-l	ene J orida recor Dade	I. Howo I limited Inded Fe Count	d, individually and as liability company, and bruary 19, 2015, In r, Florida.
KNOWN UTILITY MARKER N N N LROAD SIGNAL LROAD SIGN LROAD VAULT LROAD VAULT LROAD HANDHOLE	Edward E. Levi Sheila Feely to Seas Hotel Cor	an easement as set forth nson, Individually and as 1 Synergetic Real Estate of rp., a Florida corporation, 29507, page 474, Public R	Trustee, Eugene J. H Florida, LLC, a Florid February 13, 2015, r	owar da lim ecor	d, Inc ited I ded F	dividual liability ebruar	y and as Trustee, company, and South 19, 2015, in Official
PIPELINE BOX : PIPELINE HANDHOLE : PIPELINE METER : PIPELINE MANHOLE		and the North 5 feet of Lo	ts 7 and 14 of Block	28 of	FISHE	D'S EIDS	SUBDIVISON OF
IPELINE VALVE IPELINE VAULT IPELINE MARKER FLAG IPELINE MARKER SIGN	ALTON BEACH	and the North 5 feet of Lo , according to the plat th de County, Florida; ALSO	ereof, recorded in P	lat Bo	ok 2,	Page '	7 of the Public

)E0©0©E04	= PIPELINE BOX = PIPELINE HANDHOLE = PIPELINE METER = PIPELINE MANHOLE = PIPELINE VALVE = PIPELINE VALVE = PIPELINE WALLE = PIPELINE MARKER FLAG = PIPELINE MARKER SIGN	RICHMOND  Lots 8 and 13 and the North 5 feet of Lots 7 and 14 of Block 28 of FISHER'S FIRST SUBDIVISON OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2, Page 77 of the Public Records of Dade County, Flotida: ALSO beginning at the North East corner of Lot 8, Block 28 of FISHER'S SUBDIVISION OF ALTON BEACH, according to the plat thereof recorded in Plat Book 2 at
	ASPHALT BRICK	Page 77 of the Public Records of Dade County, Florida: thence Easterly along the North line of said Lot 8, Block 28 produced to the high water mark of the Atlantic Ocean; thence Southerly meandering to the high water mark of the Atlantic Ocean to a point on said high water mark at
	PAVER CONCRETE	the Intersection of the said high water mark and a line which is parallel to and 5 feet South of the South line of said Lot 8. Block 28 of said subdivision produced to the said high water mark: thence
	UNIMPROVED TILE	Westerly along said line which is parallel to and 5 feet South of the South line of said Lot 8 of Block 28 of the sald subdivision produced, to a point at the Intersection of the said line and the East line
	GRAVEL STAMPED CONCRETE	of said Block 28; thence Northerly along the East line of the said Block 28 to the point of beginning.

A1 -	TREE	TABLE	рвн	urici -	SPREAD
No.	BOTANICAL NAME WASHINGTONIA FILIFERA	COMMON NAME WASHINGTONIA PALM	12"	HEIGHT 30'	SPREAD 181
2	WASHINGTONIA FILIFERA WASHINGTONIA FILIFERA	WASHINGTONIA PALM WASHINGTONIA PALM	12"	30'	18'
3	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	14"	30'	18'
4	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	14"	35'	16'
5	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	5"	26'	14'
6	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	6"	28'	10'
7	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	7"	30'	18"
8	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	9"	30'	18"
9	COCOS NUCIFERA	CLUSTER PALM	9"	28'	20"
10	COCOS NUCIFERA	CLUSTER PALM	10"	40'	34'
11	COCOS NUCIFERA	CLUSTER PALM	8"	40'	34"
12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	12"	30'	20'
12A	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	8"	6'	18'
13	SYAGRUS ROMANZOFFIANA	QUEEN PLAM	9"	28'	36'
14	COCCOLOBA UVIFERA	SEAGRAPE	3"	28'	12"
15	SYAGRUS ROMANZOFFIANA	QUEEN PLAM	7"	25'	36'
16	SYAGRUS ROMANZOFFIANA	QUEEN PLAM	7"	25'	36'
17	COCCOLOBA UVIFERA	SEAGRAPE	4"	14'	12"
18	SYAGRUS ROMANZOFFIANA	QUEEN PLAM SAPODILLA	11"	14'	8°
20	MANILKARA SAPOTA			40'	35'
22	MANILKARA SAPOTA	SAPODILLA	10" 4"	18'	35°
22A	FICUS BINNENDIFKII MANILKARA SAPOTA	FICUS ALII SAPODILLA	2"	16'	10'
22A 23	COCCOLOBA UVIFERA	SAPODILLA SEAGRAPE	37"	40'	40'
24	BURSERA SIMARUBA	GUMBO LIMBO	16"	45'	30'
25	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	22'	18'
26	SYAGRUS ROMANZOFFIANA	QUEEN PALM	6"	28'	28'
27	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	30'	28'
28	ADONIDIA MERRILLII	CHRISTMAS PALM	3"	7	14'
29	COCCOLOBA UVIFERA	SEAGRAPE	2"	10'	12"
30	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	28'	28'
31	COCCOLOBA UVIFERA	SEAGRAPE	16"	26'	20'
32	COCCOLOBA UVIFERA	SEAGRAPE	4"	26'	18"
33	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7"	26'	18'
34	COCCOLOBA UVIFERA	SEAGRAPE	5"	18'	25'
35	COCCOLOBA UVIFERA	SEAGRAPE	3"	22'	18'
36	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	4"	16'	25'
37	COCOS NUCIFERA	COCONUT PALM	9"	30'	34'
38	COCOS NUCIFERA	COCONUT PALM	8"	28'	26'
39	COCOS NUCIFERA	COCONUT PALM	9"	32'	38'
40	COCOS NUCIFERA	COCONUT PALM	9"	8'	26'
41	COCOS NUCIFERA	COCONUT PALM	9"	32'	381
42	COCOS NUCIFERA	COCONUT PALM	12"	28'	36'
43	COCOS NUCIFERA	COCONUT PALM	7"	26'	26'
44	COCOS NUCIFERA	COCONUT PALM	8"	38'	36'
45	COCOS NUCIFERA	COCONUT PALM	8"	35'	34'
46	COCOS NUCIFERA	COCONUT PALM	8"	13'	36'
47 48	COCOS NUCIFERA	COCONUT PALM	6"	20' 35'	20' 15'
48	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	35°	15'
51 52	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6" 11"	15' 30'	15' 36'
52	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	11"	30'	36'
54	COCOS NUCIFERA  COCOS NUCIFERA	COCONUT PALM  COCONUT PALM	10"	30'	36'
55	COCOS NUCIFERA  COCOS NUCIFERA	COCONUT PALM	6"	30'	36°
56	COCCOLOBA UVIFERA	SEAGRAPE	5"	18'	18'
57	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	15'
58	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10'
59	COCOS NUCIFERA	COCONUT PALM	6"	15'	15'
60	COCOS NUCIFERA	COCONUT PALM	6"	25'	15'
61	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	18'	20'
61A	COCOS NUCIFERA	COCONUT PALM	8"	22'	28'
62	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	16'	10'
62A	COCOS NUCIFERA	COCONUT PALM	8"	22'	28'
63	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	15'	22'
64	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	15'	15'
65	ADONIDIA MERRILLII	CHRISTMAS PALM	11"	20'	28'
66	ADONIDIA MERRILLII	CHRISTMAS PALM	11"	17'	28"
67	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	18'	22'
67A	COCOS NUCIFERA	COCONUT PALM	8"	35'	34'
68	ROYSTONEA REGIA	ROYAL PALM	14"	13'	24'
69	COCOS NUCIFERA	COCONUT PALM	9"	28'	36'
70	COCOS NUCIFERA	COCONUT PALM	5"	8'	8'
71	COCOS NUCIFERA	COCONUT PALM	8"	15'	15'
72	COCOS NUCIFERA	COCONUT PALM	6"	20'	10'
73	COCOS NUCIFERA	COCONUT PALM	6"	30'	15'
7/1	COCOS NUCIEERA	COCONUT PALM	6"	15'	15'

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

	TREE	TABLE			
78	COCOS NUCIFERA	COCONUT PALM	6°	30'	15'
79	COCOS NUCIFERA	COCONUT PALM	6"	10'	10'
80	COCOS NUCIFERA	COCONUT PALM	8"	25'	15'
81	COCOS NUCIFERA	COCONUT PALM	8"	10'	26'
82	COCOS NUCIFERA	COCONUT PALM	9"	32'	30'
83	COCOS NUCIFERA	COCONUT PALM	8"	26'	24'
84	COCOS NUCIFERA	COCONUT PALM	8"	28'	26'
84A	COCOS NUCIFERA	COCONUT PALM	16"	35'	36'
85	COCOS NUCIFERA	COCONUT PALM	10"	30,	36'
86	COCOS NUCIFERA	COCONUT PALM	14"	35'	36'
87	COCOS NUCIFERA	COCONUT PALM	10"	30,	34'
88	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	12"	30'	30'
80	COCOS NUCIFERA	COCONUT PALM	8"	26'	30,
90	COCOS NUCIFERA	COCONUT PALM	7"	81	74'
91	COCOS NUCIFERA	COCONUT PALM	9"	28'	22'
92	DYPSIS LUTESCENS	ARECA PALM	11"	12'	24'
92	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	18'	22
9.4	ROYSTONEA REGIA	ROYAL PALM	14"	20,	22
95		ROYAL PALM	16"	35'	34'
96	ROYSTONEA REGIA	ROYAL PALM	17"	28'	32'
90	ROYSTONEA REGIA ROYSTONEA REGIA	ROYAL PALM	14"	26 ¹	26°
			18"	20	
98	ROYSTONEA REGIA	ROYAL PALM		-	26'
99	ROYSTONEA REGIA	ROYAL PALM	18"	28'	28'
100	ROYSTONEA REGIA	ROYAL PALM	17"	28'	28 ^t
	ROYSTONEA REGIA	ROYAL PALM	11"	38'	32' 18'
102	WASHINGTONIA FILIFERA	WASHINGTONIA PALM			
103	ROYSTONEA REGIA	ROYAL PALM	6"	35'	10'
104	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
105	COCOS NUCIFERA	COCONUT PALM	8"	30	15'
106	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
107	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
108	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
109	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
110	PALM CLUSTER	PALM CLUSTER	18"	10'	10'
111	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
112	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
113	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
114	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
115	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
116	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
117	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
118	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
119	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
120	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
121	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
122	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
123	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
124	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
125	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
126	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
127	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
128	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
129	ADONIDIA MERRILLII	CHRISTMAS PALM	5"	14'	24'
130	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	15'	10'
130A	LATANIA LODDIGESII	BLUE LATAN PALM	7"	6'	18'
131	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	14'	26'
132	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	16'	32'
133	ROYSTONEA REGIA	ROYAL PALM	16"	27'	36'
134	ADONIDIA MERRILLII	CHRISTMAS PALM	8"	15'	20'
135	ROYSTONEA REGIA	ROYAL PALM	13"	24'	32'
136	ADONIDIA MERRILLII	CHRISTMAS PALM	5"	15'	10'
137	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	6'	38'
137A	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	15'	20'
138	ROYSTONEA REGIA	ROYAL PALM	13"	16'	18'
139	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	45"	28'	30'
140	ADONIDIA MERRILLII	CHRISTMAS PALM	11"	16'	40'
141	ROYSTONEA REGIA	ROYAL PALM	13"	24'	32'
		ROYAL PALM	15"	18'	22'
142					
142	ROYSTONEA REGIA ADONIDIA MERRILLII	CHRISTMAS PALM	5"	8'	12'
	ADONIDIA MERRILLII	CHRISTMAS PALM		8' 25'	
143			5"		12'

SECTION 34 - TOWNSHIP 53 SOUTH - RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA	
SUB-LECT SITE SITE SITE	
LOCATION MAP (NOT TO SCALE)	

MIAMI BEACH, FLORIDA

	INCE TABLE	CONTINUED			
148	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
149	COCCOLOBA UVIFERA	SEAGRAPE	5"	25'	10'
150	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
151	COCOS NUCIFERA	COCONUT PALM	6"	15'	12'
152	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10'
153	COCCOLOBA UVIFERA	SEAGRAPE	5"	25'	10'
154	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
155	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
156	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
157	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
158	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
159	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
160	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
161	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10'
162	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	12"	26'	18'
163	COCOS NUCIFERA	COCONUT PALM	8"	35'	25'
164		COCONUT PAUM	8"	30'	12'
	COCOS NUCIFERA		8"	ΔΩ'	10'
165	COCOS NUCIFERA	COCONUT PALM			
166	COCOS NUCIFERA	COCONUT PALM	8"	35'	15'
167	COCOS NUCIFERA	COCONUT PALM	8"	40'	28'
168	COCOS NUCIFERA	COCONUT PALM	8"	24'	22'
169	COCOS NUCIFERA	COCONUT PALM	11"	40'	38'
170	COCOS NUCIFERA	COCONUT PALM	10"	35'	30'
170A	COCOS NUCIFERA	COCONUT PALM	7"	30'	28'
172	COCOS NUCIFERA	COCONUT PALM	8"	28'	30'
173	COCOS NUCIFERA	COCONUT PALM	8"	28'	30'
174	COCOS NUCIFERA	COCONUT PALM	13"	30'	30'
174A	COCOS NUCIFERA	COCONUT PALM	11"	26'	28'
174A 174B	COCOS NUCIFERA	COCONUT PAUM	8"	26 16'	26
1746 1740	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174D	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174F	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174G	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174H	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174J	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174K	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174L	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174M	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174N	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174N 1740	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174D	RAVENALA MADAGASCARIENSIS  RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6,	30'
174P					30'
	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	
174R	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174S	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174T	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
178	PANDANAS UTILIS	SCREW PINE	27"	18'	28
178A	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7"	14'	18
179	COCOS NUCIFERA	COCONUT PALM	6"	15'	12
180	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10
181	COCCOLOBA UVIFERA	SEAGRAPE	5"	25'	10
182	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
183	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
184		COCONUT PAUM	6"	25'	12
185	COCOS NUCIFERA	COCONUI PALM	6"	25'	12
186	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
187	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
188	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
189	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10
190	COCCOLOBA UVIFERA	SEAGRAPE	44"	30'	45
191	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	3"	13'	12
192	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	10'	38'
193	BURSERA SIMARUBA	GUMBO LIMBO	22"	30'	35'
194	PHOENIX SYLVESTRIS	SYLVESTER PALM	10"	25'	30,
195	COCCOLOBA UVIFERA	SEAGRAPE	8"	23 28 ^t	18
195			6"		
	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE		22'	28
197 197A	FICUS MICROCARPA ADONIDIA MERRILLII	LAUREL FIG	13"	38'	25'
		CHRISTMAS PALM	7"	20'	14'

198A	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	8"	18'	15'
198B	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	9"	18'	18'
198C	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	6"	18'	10'
198D	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	8"	18'	18'
198F	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10"	18'	18'
198F	CONOCARPUS FRECTUS SERICEUS	SILVER BUTTONWOOD	3"	16'	12'
198G	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	6"	18'	10'
-500					
198H	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	3"	16'	8'
1981	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7"	16'	10'
198J	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	4"	16'	6'
199	ROYSTONEA REGIA	ROYAL PALM	17"	22'	30'
200	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	6"	7'	20'
201	ROYSTONEA REGIA	ROYAL PALM	18"	28'	22'
201	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	10"	22'	30'
202			7"	10'	25'
	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE			
203A	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	26"	8'	35'
203B	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	24"	18'	30'
203C	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	15'	18'
203D	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	21"	18'	35'
203E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	26"	24'	40'
203E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	16"	25'	35'
203F		TRAVELERS TREE	8"	15'	24'
	RAVENALA MADAGASCARIENSIS				
203H	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	36"	25'	35'
2031	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	25"	25'	35'
204	CLUSIA ROSEA	PITCH APPLE	6"	24'	20'
205	CLUSIA ROSEA	PITCH APPLE	6"	24'	20'
206	ROYSTONEA REGIA	ROYAL PALM	18"	24'	28'
207	ROYSTONEA REGIA	ROYAL PALM	18"	30'	28'
208	ROYSTONEA REGIA	ROYAL PALM	20"	25'	28'
209			20"	22'	34'
	ROYSTONEA REGIA	ROYAL PALM			
210	ROYSTONEA REGIA	ROYAL PALM	16"	30'	34'
210A	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	15'	35'
210B	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	10'	20'
210C	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	9"	18'	28'
210D	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	9'	14'
210E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	25"	20'	30'
210F		TRAVELERS TREE	28"	18'	35'
210F	RAVENALA MADAGASCARIENSIS		5"	6'	36'
	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	_		
210H	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	9"	18'	28'
2101	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210J	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210K	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210L	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210M	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35"
210N			18"	8'	35'
	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE		_	
2100	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210P	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210Q	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210R	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8	35'
2105	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210T	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210U	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210V	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35
			18"	_	
210W	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE		8'	35'
211	COCOS NUCIFERA	COCO PALM	9"	30'	28'
212	COCOS NUCIFERA	COCO PALM	9"	26'	30'
213	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	6'	12'
214	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	7'	20'
215	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	9"	10'	26'
216	COCOS NUCIFERA	COCO PALM	9"	30,	38'
217	ADONIDIA MERRILLII	CHRISTMAS PALM	7"	18'	12'
217	COCOS NUCIFERA	COCO PALM	9"	30	321
218A	ROYSTONEA REGIA	ROYAL PALM	18"	28	28'
218B	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	8	20'
219	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	23"	30	50'
R1	PHOENIX DACTYLIFERA	DATE PALM	24"	35'	30'
R2	PHOENIX DACTYLIFERA	DATE PALM	23"	30'	28'
R3	PHOENIX DACTYLIFERA	DATE PALM	26"	25'	28'
R4	PHOENIX DACTYLIFERA	DATE PALM	24"	30'	28'
R5	PHOENIX DACTYLIFERA	DATE PALM	20"	30'	30'
R6	PHOENIX DACTYLIFERA	DATE PALM	18"	28'	30'
R7	PHOENIX DACTYLIFERA	DATE PALM	24"	25'	28'
R8	PHOENIX DACTYLIFERA	DATE PALM	18"	28'	28'

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County

No excavation or determination was made as to how the Subject Property is served by utilities.

Acore Capital Mortgage, LP, a Delaware limited partnership, in its capacity as Administrative

- BSD Raleigh Trustee LLC, a Delaware limited liability company, as Trustee of the Raleigh Land

intereoy certify: Inat this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5,1-17.051 through 5,1-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statules.

No improvements were located, other than those shown. No underground foundations

This Boundary Survey was prepared at the insistence of and certified to:

- BSD Raleigh Residential LLC. a Delaware limited liability company - 850 Kateligh Resperimentation of colorware initing to information.
 - 850 Rateligh PropCo LLC, a Delaware limited liability company.
 - 850 Rateligh MezzCo LLC, a Delaware limited liability company.
 - Planning & Zoning Resource Company.
 - Wachtel Missry LLP

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company

## LONGITUDE **SURVEYORS**

7769 NW 48th STREET DORAL, FLORIDA 33166 PH: (305) 463-0912 FAX: (305) 513-5680 FLORIDA CERTIFICATE OF AUTHORIZATION

VWW.LONGITUDESURVEYORS.COM

	By:	JS	JS	RE		
RECORD OF REVISION	Description	TREE SURVEY	12/10/19 BOUNDARY SURVEY WITH ADDITIONAL ELEVATIONS	SURVEY WAS UPDATED WITH ELEVATIONS		
	Date:	61-90-60	12/10/19	02/17/20		
	No.:	1	2	3		
ı					1	

# 33139 긥 BEACH, 둰 MIAM

SEAS HOTEL, RICHMOND AND THE RALEIGH HOTEL AVENUE

SURVEY

BOUNDARY

SOUTH

AS SHOWN

19201.0.12

Sheet 1 of 2

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.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

## PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

This project area appears to be located in Flood Zone "X" and "AE", with a Base Flood Elevation being "N/A" and "8.0" feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (Unincorporated Miami-Dade County), Map No. 0317, Suffix L, Map Revised Date: September 11, 2009.

All elevations shown hereon are based on the North American Vertical Datum of 1988 (N.A.V.D. '88), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Description: PK nail and aluminium washer in concrete structure for catch basin Located: 22 Street - 232' South of C/L.

The following Horizontal Control Data and the Mean High Water Elevation were obtained from The Florida Department of Environmental Protection Control Stations used for the location of the Coastal Construction Control

Northing: 532,900.299 Eastina: 943.503.379

## Station 87-78-A-12

### Station 87-78-A-13 Northing: 527,216.638 Easting: 942,535.325

# Florida Certificate of Authorization Number LB7335

## Eduardo M. Suarez, PSM

RESTRICTIONS:

PURPOSE OF SURVEY:

CLIENT INFORMATION:

-Greenberg Trauring, PA

SURVEYOR'S CERTIFICATE:

-First American Title Insurance Company

Registered Surveyor and Mapper LS6313

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

# Lots 9, 10, 11 and 12, in Block 28 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County

That certain tract of land lying to the East of that property above described and between the lots above described and the Atlantic Ocean, and more particularly described as follows, to wit:

Beginning at the Southeast corner of said Lot Nine; thence run in a Northerly direction along the East line of said Block Twenty-Eight a distance of 136.89 feet to a point, said point being at the intersection of the East line of said Block Twenty-eight and the center line of Avenue A, as shown on said Plat; thence run in an Easterly direction along said center line of Avenue A produced to the high water line of the Atlantic Ocean; thence run in a Southerly direction meandering said high rater line a distance of 136.89 feet, plus or minus, to a point, said point being at the intersec the high water line and the South line of said Lot Nine produced; thence run in a Westerly direction along said South Line of said Lot Nine produced to the Point of Beginning

## LESS THE FOLLOWING:

LEGAL DESCRIPTION(CONTINUED):

The South one-half of that certain parcel of land bounded as follows:

Begin at the Southeasterly corner of Lot 1, in Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH Begin at the Southeasterly corner of Lot 1, in Block 1, of RISHER'S RIRST SUBDIVISION OF ALTON BEACH, according to the Platt thereof, as recorded in Plati Book 2, at Page 37.0, of the Public Rescords of Miami-Dade County, Florida: thence run Easterly along the Southerly line of said Lot 1, in Block 1, extended Easterly, to the high water line of the Atlantic Ocean: thence meander Southerly to the intersection of said high water line with the Northerly line of Lot 10, in Block 28, extended Easterly, of the aforementioned Subdivision: thence run Westerly along said Northerly line of Lot 10, in Block 28, extended Easterly to the North Easterly corner of said Lot 10, in Block 28: thence Northerly a distance of 70.98 feet, more or less to the Point of Beginning.

## SURVEYOR'S NOTES:

## DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on July 30, 2019.

# PROPERTY INFORMATION:

Folio No.: 02-3234-019-0500 Property Address: 1751 Collins Avenue, Miami Beach, FL 33139 Containing 34,489 sq. ft. or 0.80 acres, more or less, by calculations.

Folio: 02-3234-019-0510 Property Address: 1757 Collins Avenue, Migmi beach, FL 33139

Containing 34,699 sq. ft. or 0.80 acres, more or less, by calculations.

Folio No : 02-3234-019-0460

Property Address: 1775 Collins Avenue, Miami Beach, FL 33139 Containing 63,628 sq. ft. or 1.46 acres, more or less, by calculations.

ACCURACY:

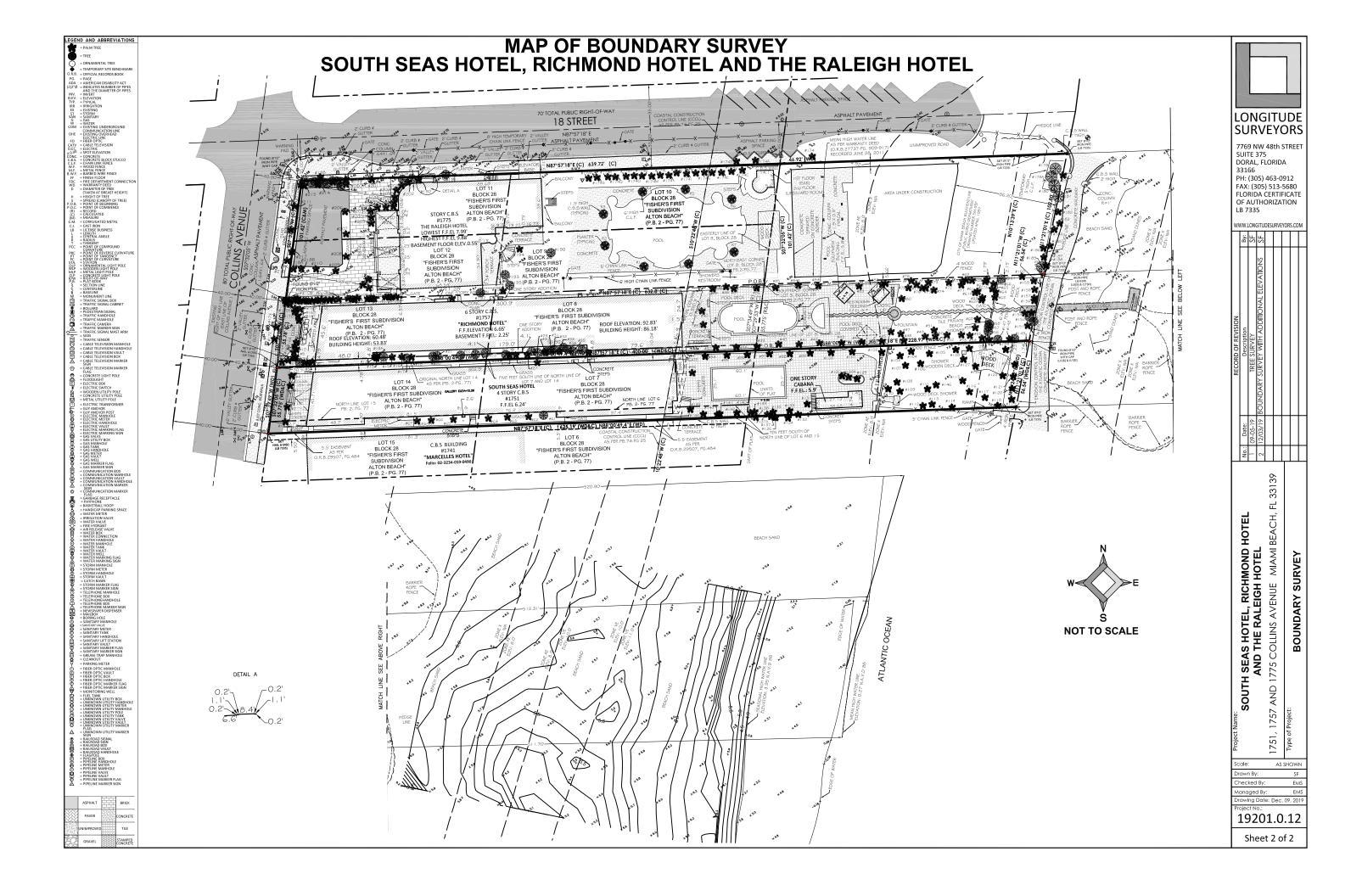
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller; however, it has peen modified for graphical purposes and is not to scale

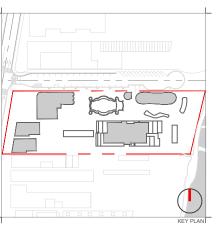
Bearinas as shown hereon are based upon the Centerline of Collins Avenue with an assumed bearina of

Elevation: + 5.36' (N.G.V.D. 29 Datum)-1.56' =3.80' (N.A.V.D. '88)

## The average grade elevation of the site is 6.83'(N.G.V.D. 29 Datum).







Rev.	Date	Rev.	Date
-			

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

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



KOBI KARP Lic. # AR0012578

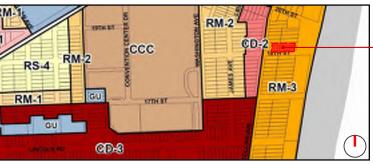
OVERALL ELEVATIONS

Sheet No. AS SHOWN A0.01B Project 1901



HISTORIC DESIGNATION

AREA OF WORK



ZONING DESIGNATION

SCALE: N.T.S

Faor Level	Soom Same	Area	Total Serry Congress	Faring Teaured
Casemert	Speek Easty	1,250 907	Mill seeks	12
	Coffee Shop	280 GW	10 sees	
	Retail	460 CSF	25 000	
	Lower Lottey	3,350 GDF	21 seets	
Ground	Upper Lability	1,094 NOP	M-sees.	
	Martinidae	360 107	Threets	
	Outdoor Dining	2,165 NSF	45-30003	
	Tiger Boom & Text.	1465 509	EL seeks	
Level II	Outdoor Terrace		SO seeks	11 spaces
fotels			400 Heats + 13-000	2419-9089
	140	rmond & South Sc	100	
Finor Level	Soom Name	Area	Total Servicences	Dring Jeaned
	Likely	500 07	4 gents	
	Screening Foom	1500 9	19 1000	
	Core	4,850.9	70 000	tests I space for
Coorners	See	5000 GSF	25 000	and a or 1 species
	Togo	800 G9	L6 occ	105 97 minus I ser
	Sockers	2450 GSF	49 000	or 15 SF per unit;
	Sgo Wet Areas	2750-99F	26 000	Area: 5 grace per
Ground	Historic Lobby Ser	670 167	14-10000	500 97, Minus 75.5
	Dinory Foom	3,750 NW	60 seeps	per Unit
	Outstoor fenace	2,900 GDP	95,94900	1
	Resilental Likely/Library	870 NSF	\$1 occ	
Statement	Counge & Ser	1,205 009	30 awars	
Totals			245 seats = 224 ons	<b>Eliquies</b>
		North Paytion		
Fear Level	Room Name	Area	Terral Seman Documents	Parking Required
Cround	Designant & Sor	2,334 GSF	105 sesses v 20-occ	15.00
2nd level	Resignant & Sar	SUBSTICATE	1/E wats v 30 occ	20.00
Foot Devel	Counge & Bar	2750-935	90 34400	11.40
fotale			525 sents +50-sec	47 Spaces
Grand Total			575 sews = 276 eer	I K spaces
	-	Link Mile	-	
Unit Type	Quartity	Area karge	Space/ this	Parking Required
Hukel (Releigh)	80		10/8	7978.
CO-98 G	11			-
1000 D00 h	75		1.5	22.5
- 1200-59	58		1	116
Seed				150 spaces

	GROSSARFAGRAGRAM							
UNTO.	MUSSE	BOWNOND	SOUTH MAS	PROPOSED/ OCSANTONES	MORTEPHYRLIO			
	E-814 17		8.01 8.07	01 a 10 P	11.00			
	13412	33012	3.1900*	1807	1.07.9			
1.2 A400-0-HG	2,306.07	0.5	0.9	4.07	015			
	F.865 M	0.0	1.5	107	87114			
	B3444	40.00	1.74007	1889-95	8811*			
	834112			18379.05				
	9.245.55			1007				
	834137			14497-07				
P	BALLY			14799				
	870437			1437477				
				14359-01				
- 0	-		- 1	143000	-			
10	-			142010				
.10				14547.97				
10				14799-07				
Tel.	-	1	1	18891 00				
-				1845.9				
14				15417.75				
10				144/49				
18				15/97	-			
1007.045				2/479				
#00x #0xx* x8x8x 1	100.01							
F00, F01, F18, F18, F	19635							
TOTAL GROUP - EACH BURSHIP	19,71644	4.643 P	8,7500	29.667	NEFF			
PORAL GROUP ALL RESOURCE			esces)	p.				

# MIAMIBEACH

Planning Department, 1700 Convention Center Drive Marri Beach, Florida 33139, www.mlambeachfl.gov 305.673.7550

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEA	Zoning Information 4/20/14						
1	Address:	1775-1757-1751 COLU	NS AVENUE, MIAMI BEA	CH, FL 3313P			
2	Board and File numbers:						
3	folio numberb(c	02-3234-019-0460   02-	3234-019-0510   02-3234	019-0500			
4	Year constructed:		Zoning District:	RM-3 HIGH DENSITY MUUTI FAMILY RESIDENTIAL			
5	Historic Designation	Local: Ocean Drive/	Collins Ave Historic Distri	cf			
		National: Mami Bead	National: Mami Beach Architectural District				
ç	Flood Zone:	Flood Zone AE & Floo	d Jone X				
7	Base Road Bevation:	8:0"NGVD	Grade Value in NGVD:	683' NGVD			
3	Design Flood Bievarion:	9:0"NGVD					
,	Max. Wave Crest Elevation:	15'-0" NGVD:					
0	Adjusted grade (Flood+Grade/2)	N/A					
1	Lot Area:	1776 COLLINS AVE = 4	53.628 SF/ 1757 COLLINS /	V/E = 34.699 SF/ 1751 COLLINS AVE = 34.489 SF	132.816 SFTOTAL / 3.049 AC		
2	Lot Width	212.97	Lot Depths	632.8			
3	Minimum Unit Size	550 SF	Average Unit Size:	TRO			
14	Existing User	HOTEL / RESTAURANE	Proposed Ute:	HOTEL/ RESIDENTIAL / RESTAURANT			

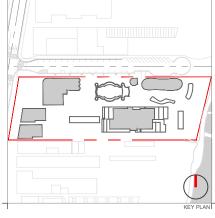
	REQUIRED	EXISTING	PROPOSED	DERCIENCIES
1 Height				
Architectural District-New Construction	200'-0" *		200'-0"	
Ground Roor Additions Sec. 142-246(e). (3)	25'0"		23'-8"	
Number of Stories				
Architectural District-New Construction	20 STORIES		18 STORY TOWER	
Cround Roor Additions	2 STORIES		2 STORIES	
FAR 2:0	265.058 SF	142:250 SF	265.062 SF	
Gross Square Footage	N/A	N/A		
Square Footage by use	N/A	N/A	N/A	-
Number of Units Residential	N/A	N/A	84 UNIS	A
Number of Units Hotel	N/A:	82	86	- 3.
Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART	
Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	

	SETBACKS	REQUIRED	EXISTING	PROPOSED	DENCIENCIES
	At-Grade Parking Lot				
9	Front Setback (Colins ave/ West):	20-0"	N/A	N/A	
20	Side Setback (18th Street/ North):	10'-6"	N/A	N/A	14.0
21	Side Selback (South):	10'-6"	N/A	N/A	
22	Rear Selback (East):	50 from 8L/84-2"	N/A	N/A	
	Subterranean/ Pedestal Oceanfront/ LVL 0-5				
23	Front Setpack (Colins ave/ West):	30-0.	30'-6" Min. RICHMOND	105-0"	-
24	Side Setback (18th Street/ North):	17-01	4-11" Min. BASEMENT	301-81	
25	Side Setback (South):	17-01	4-11" MIN. SOUTH SEAS	17-0"	- 4
26	Rear Setback (East):	100-0	86'S" BASEMENE"	86-11" BASEMENT	
	Tower Oceanfront*				
27	Front Setback (Collins ave / West):	100-0"	N/A	294-10	
28	Side Setback (18th Street/ North):	75-0"	N/A	97-5"	-
29	Side Setback (South):	32-0"	N/A	26-0" BALCONY PRJECTION / 32-0" HABITABLE SPACE	
30	Rear Setback (East):	100.01	N/A	109'-0" BALCONY PROJECTION /115'-0" HABITABLE SPACE	
	Deteched Additions of 25 FT max height				
31	Front Setback (Collins ave/ West):	N/A	N/A	N/A	
32	Side Setback (18th Street/ North):	5'-0"	N/A	5-0"	
33	Side Sefback (South):	5'-0"	N/A	145'-8"	
34	Rear Setback (East):	50 from 8L/ 87-11	N/A	87-3"	
	*Sec. 149-940000				

	" See Survey for existing conditions							
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DERCIENCIES			
31	Parking District No 1							
32	fotal # of parking spaces	289	N/A	289	(fee in lieu of parking to be paid)			
33	# of parking spaces per use (Ptovide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A	9				
34	Valet Drop off and pick up		N/A	ON SITE				
35	Loading zones and Trash collection areas		N/A	ONSITE				
36	Blike Rocks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED.				
37	is this a contributing building?			YES				
38	Located within a Local Historic District®			YES				

Notes if not applicable write N/A	
Notes FAR addutated per Ordinance	28A2019-0097
* SEE DARWING DECKHOOLEGE (A)	

NCYCLE CALCULATION							
use	BATE	BATE	REQUIRED SPACE	12*	PROPOSED		
DINING		N/A	0				
	5 86 UNTS	0.6 P.S. /UNIT (100-UNITS MIAIX)	0.5 P.S. x 84 UNITS #	42.0.5	421.		
NEW APARE, UNITS		1P.3, JUNE IN EXEST OF 100 UNITS	0	0 P.4.			
			JATOR	42.6.7	421		



	Rev.	Date	Rev.	Date
-				
-				
-				

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

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

Consultant: Name Address Address Tel: Email

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



KOBI KARP

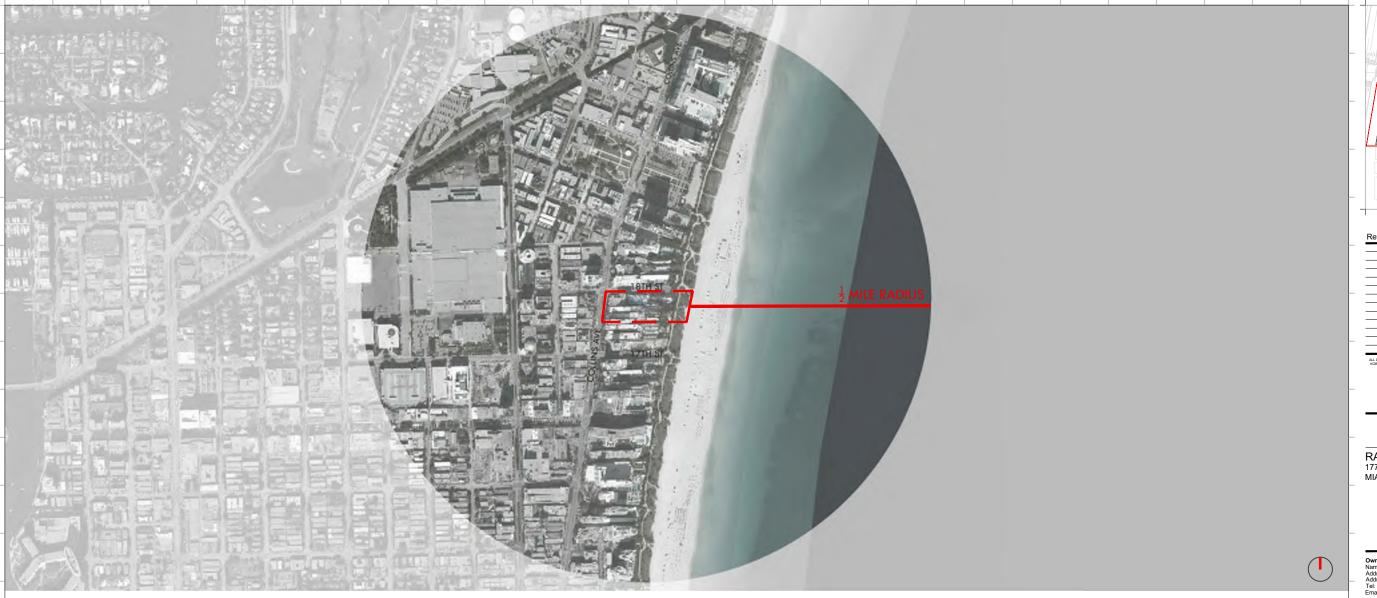
Lic. # AR0012578

PROJECT DATA

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.02
	Project	1901	

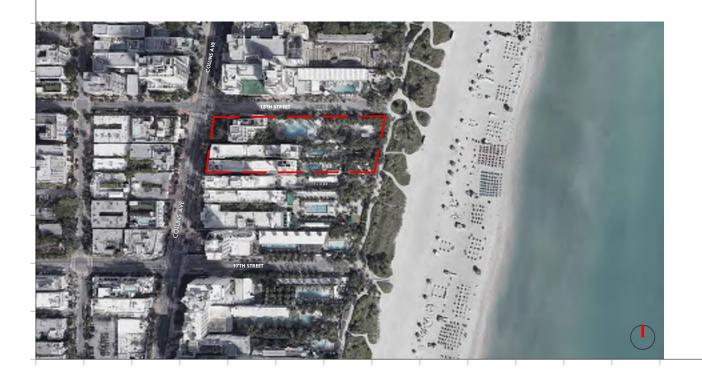
## NOTE: C.U.P. REQUIRED

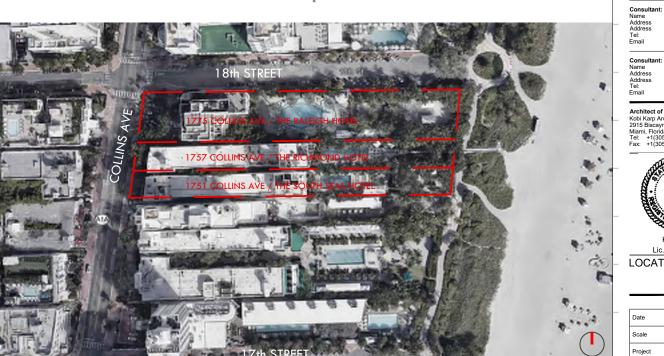
- VARIANCE REQUESTED FOR ADDITIONAL LINKAGE TO BEACH PROMENADE
- VARIANCE REQUESTED FOR DRIVEWAY (104 SF) PROJECTING BEYOND SUBTERRANEAN SETBACK TO ALLOW ACCESS TO BASEMENT ADN RESIDENTIAL DROP-OFF AREA

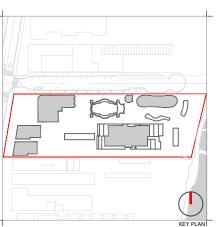


LOCATION MAP/AERIAL VIEW

SCALE: N.T.S







lev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

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



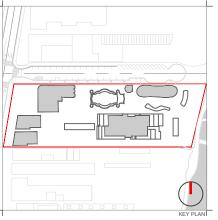
KOBI KARP Lic. # AR0012578



LOCATION PLAN / AERIAL VIEW

_	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.03
	Project	1901	





Rev.	Date	Rev.	Date

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

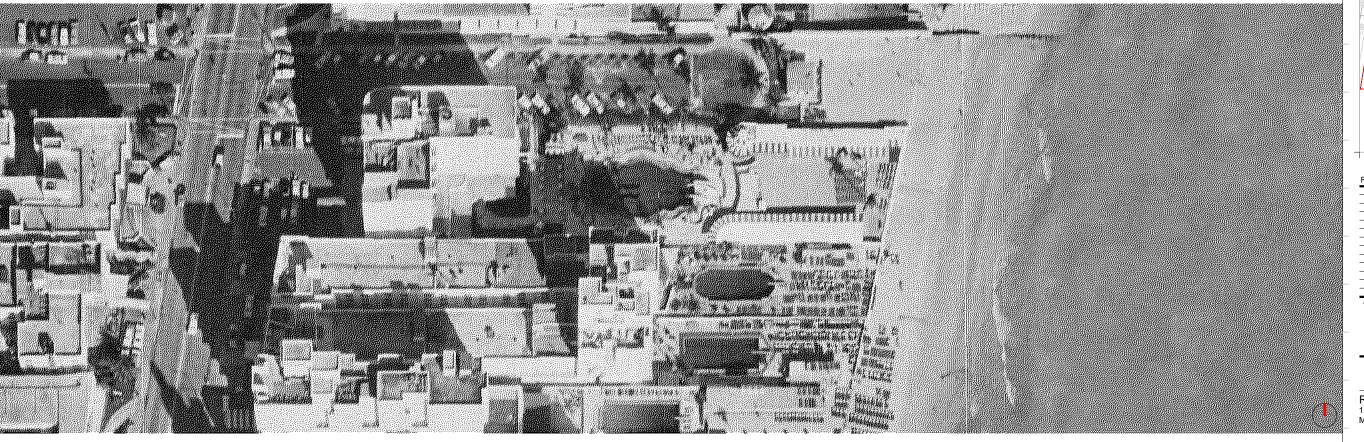




Lic. # AR0012578

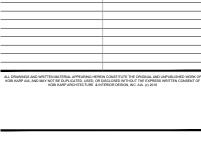
CONTEXT AERIAL VIEW

AUGUST 17, 2020 Sheet No. AS SHOWN A0.04



SITE LOCATION VIEW AERIAL PHOTOGRAPH - 2019

SITE LOCATION VIEW AERIAL PHOTOGRAPH - 1959



Date Rev.

Date

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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



CONTEXT IMAGES AERIAL PHOTOGRAPHY

KOBI KARP Lic. # AR0012578

Sheet No.

AS SHOWN A0.05 Project 1901



1 AERIAL VIEW TOWARD NE



3 AERIAL VIEW TOWARD SOUTH



2 AERIAL VIEW TOWARD EAST



KEY PLAN



4 AERIAL VIEW TOWARD NORTH



5 AERIAL VIEW FROM OCEAN TOWARD WEST



Rev.	Date	Rev.	Date

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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



KOBI KARP Lic. # AR0012578



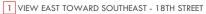
CONTEXT IMAGES

Sheet No. AUGUST 17, 2020 AS SHOWN A0.06

Project 1901



2 VIEW TOWARD NORTHEAST



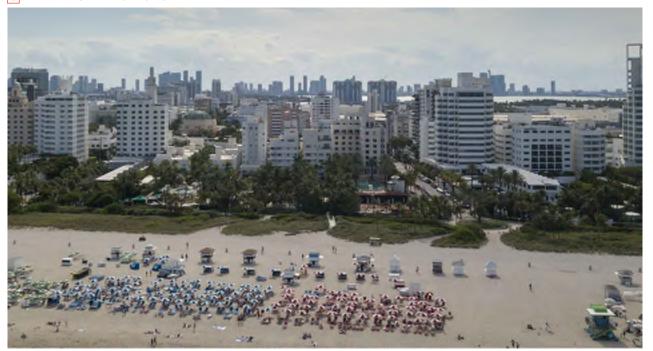
5 AERIAL VIEW OF RALEIGH FROM BEACH



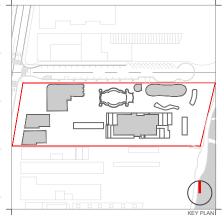


4 VIEW EAST TOWARD NORTHWEST

KEY PLAN



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



Rev.	Date	Rev.	Date
-			
-			

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

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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



Lic. # AR0012578 CONTEXT IMAGES



Sheet No. AS SHOWN A0.07 Project 1901



1 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



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



6 VIEW NORTH FROM COLLINS TOWARD RALEIGH



2 VIEW WEST FROM 18TH



**KEY PLAN** 



7 VIEW EAST DOWN 17TH TOWARD THE BEACH



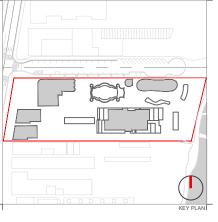
3 VIEW TOWARD WEST- 18TH STREET & RALEIGH



5 VIEW WEST TOWARD WEST FROM THE BEACH



8 VIEW WEST TOWARD WEST FROM BEACH



Rev.	Date	Rev.	Date
•			

BSD RALEIGH PROPCO LLC C/O SHVO

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

Consultant: Name Address Address Tel: Email

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



KOBI KARP Lic. # AR0012578



CONTEXT IMAGES

Sheet No. AS SHOWN 80.0A Project 1901



1 AERIAL VIEW TOWARD EAST



4 AERIAL VIEW TOWARD EAST - 18TH STREET



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



2 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



**KEY PLAN** 



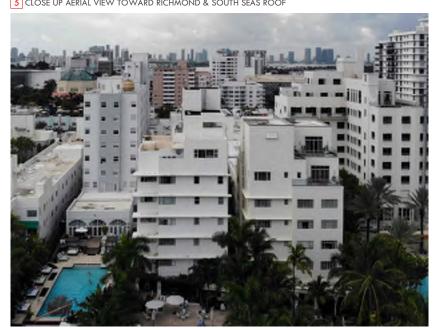
7 AERIAL VIEW TOWARD EAST FACADE OF RALEIGH, RICHMOND & SOUTH SEAS



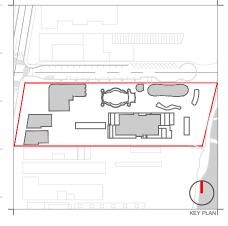
3 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



5 CLOSE UP AERIAL VIEW TOWARD RICHMOND & SOUTH SEAS ROOF



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



Rev.	Date	Rev.	Date
-			

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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



KOBI KARP Lic. # AR0012578



CONTEXT IMAGES

EXISTING CONDITION IMAGES

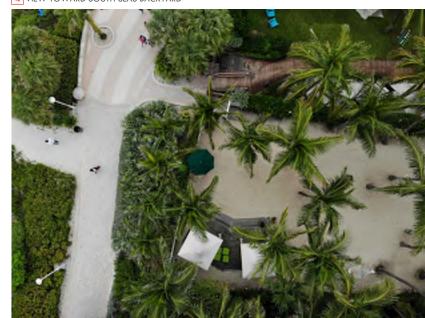
Sheet No. AS SHOWN A0.09 Project 1901



1 VIEW TOWARD SOUTH SEAS AND POOL AREA



4 VIEW TOWARD SOUTH SEAS BACKYARD



6 AERIAL VIEW OF SOUTH SEAS BEACH ACCESS



2 RICHMOND POOL AREA





7 AERIAL VIEW OF RALEIGH, RICHMOND & SOUTH SEAS BACKYARD



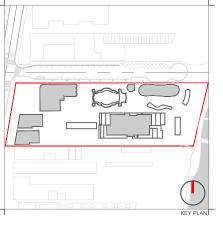
3 VIEW TOWARD NORTH AT RALEIGH BACKYARD



5 CLOSE UP AERIAL VIEW OF 18TH STREET & RALEIGH



8 AERIAL VIEW OF RALEIGH BAKCYARD



Rev.	Date	Rev.	Date

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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



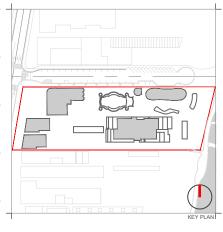
KOBI KARP Lic. # AR0012578



CONTEXT IMAGES EXISTING CONDITION IMAGES

Date	AUGUST 17, 2020	Sheet No.
Scale	AS SHOWN	A0.10





Rev.	Date	Rev.	Date
-			

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

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





Lic. # AR0012578

CONTEXT IMAGES EXISTING CONDITION IMAGES

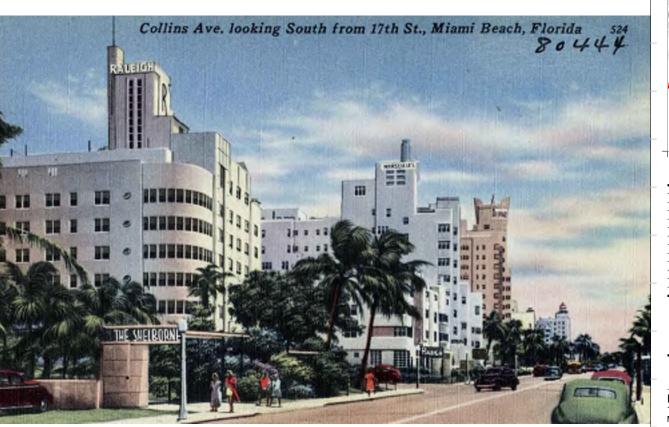
Sheet No. Date AUGUST 17, 2020 AS SHOWN A0.11 Project 1901



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



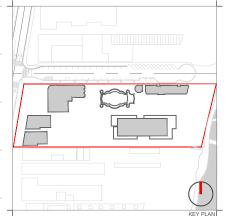
COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



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



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



Rev.	Date	Rev.	Date

Owner: Name Address Address Tel: Email BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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



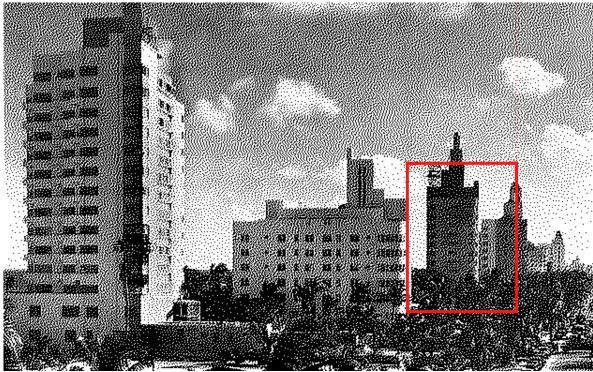
KOBI KARP Lic. # AR0012578

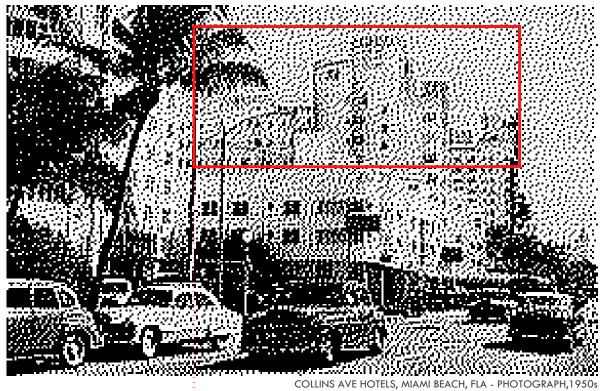


HISTORICAL IMAGES **COLLINS AVE** 

-	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.20
	Project	1901	

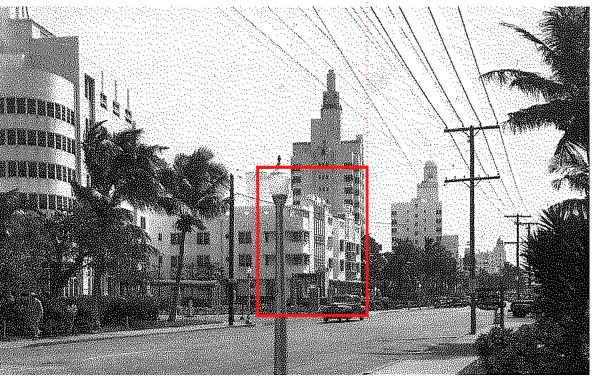
The photograph was likely taken in later 1940 since the Ritz Plaza aka Grossinger Beach Hotel still looks like it is in the final stages of construction with scaffolding at the tower level. The future Marseilles and Delano Hotel are yet to appear in 1947 -1948 on the skyline next door to the National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





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.

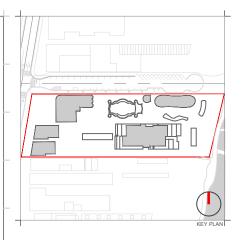
In the late 1930's and the very early 1940's the entire skyline was altered by the appearance of skyscraper hotels along Collins Avenue which permanently changed the neighborhood context.



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



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



Rev.	Date	Rev.	Date
KOBI KARP AIA, AND MAY NO	T BE DUPLICATED, USED, OR I	N CONSTITUTE THE ORIGINAL AND ISCLOSED WITHOUT THE EXPRESS FERIOR DESIGN, INC. AIA. (c) 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 Tel:	New York, NY 10151 212 380 2100
Email	info@shvo.com
Consultant:	LANDSCAPE ARCHITECT
Name Address	ENEA GARDEN DESIGN INC. 7500 NE 4th Court. Suite 104
Address	Miami, FL 33138
Tel:	305.576.6702 info.miami@enea.ch
Email	ino.mamigenea.cn
Consultant:	
Name Address	
Address	
Tel:	
Email	
Consultant:	
Name Address	
Address Address	
Tel:	



KOBI KARP Lic. # AR0012578 HISTORICAL IMAGES **COLLINS AVE** 

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.21
	Project	1901	

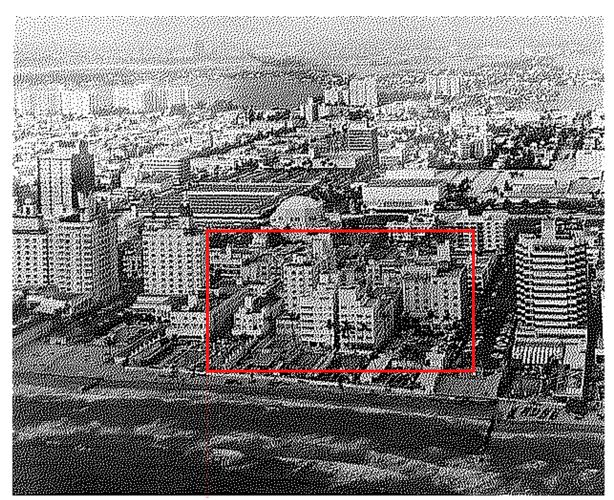
# Original east elevation by Lawrence Murray Dixon of the Raleigh, Richmond, and South Seas hotels



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



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

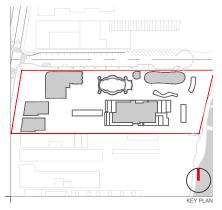


VIEW FROM THE OCEAN, MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1954s



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



Rev.	Date	Rev.	

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

BSD RALEIGH PROPCO LLC C/O SHVO

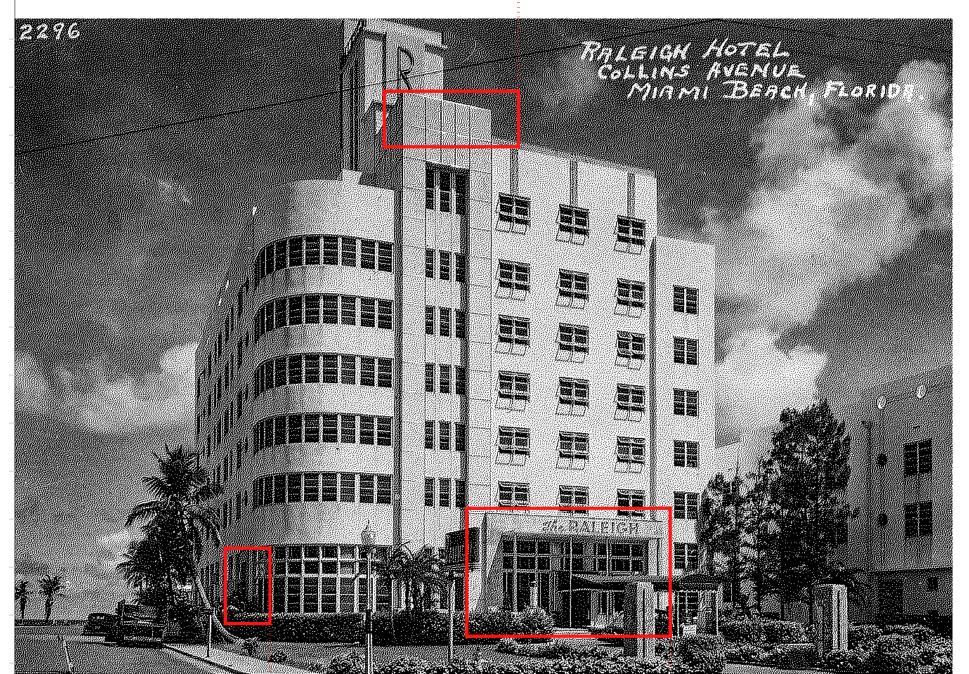




HISTORICAL IMAGES EAST VIEW

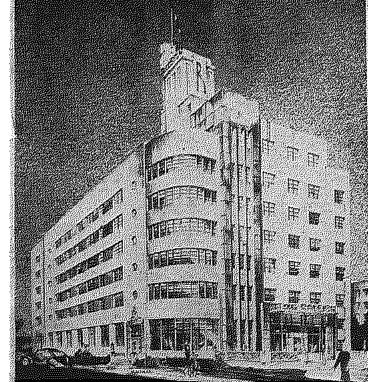
A0.22

# Aluminum molds reflecting sunlight.



THE RALEIGH HOTEL - PHOTO POSTCARD, 1942

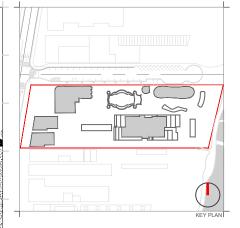
\$225,000 Raleigh Hotel Under Way On Beach



\$40,000 Hotel Slated This Week

THE RALEIGH HOTEL - MIAMI HERALD, 1940

The large tower next to the circular corner will be faced entirely with vitrolite and aluminum molds, and will be illuminated with recessed neon. Concealed neon will also light the elevator tower and the main entrance. All entrances on Collins ave., 18th st. and the oceanfront will be decorated with polished stone.



Rev.	Date	Rev.	Date
			E ORIGINAL AND UNPUBLISHED WORK O

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

Owner:	BSD RALEIGH PROPCO LLC C/O SHVO
Name	202 10 122 1011 1101 00 220 0/0 01110
Address	745 FIFTH AVENUE



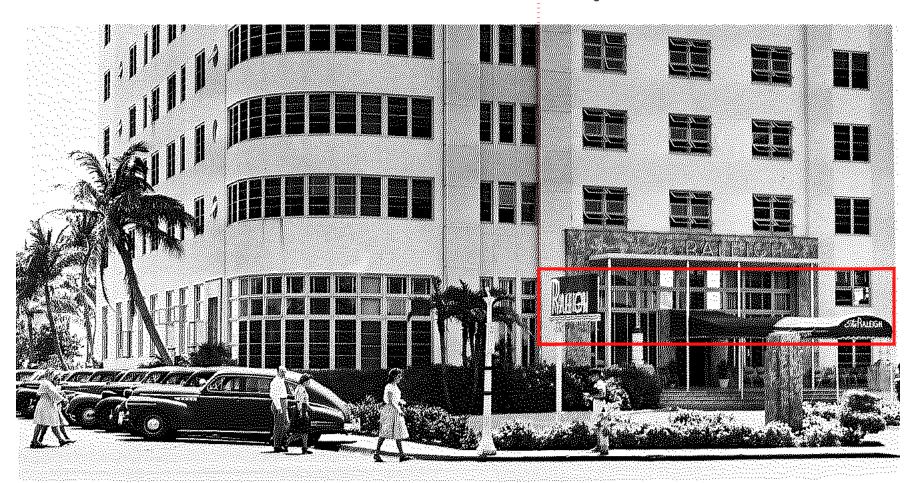
KOBI KARP

Lic. # AR0012578 HISTORICAL IMAGES THE RALEIGH HOTEL

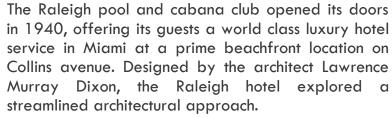
AUGUST 17, 2020 AS SHOWN A0.23

Polished stone entrance on 18th street.

Polished stone entrance on Collins ave.

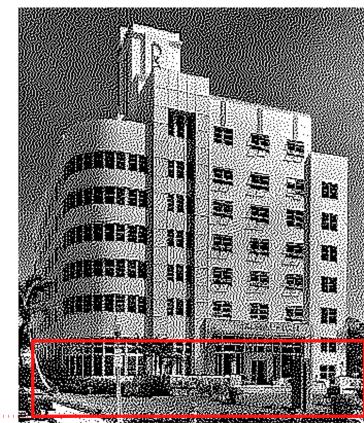




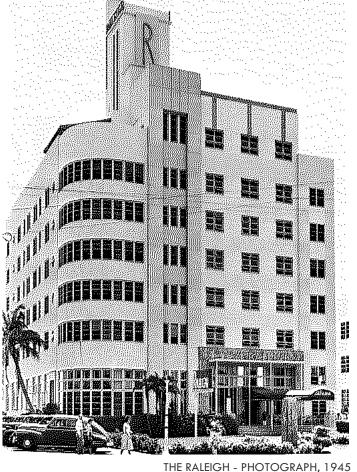


At the Raleigh the entrance facade is symmetrically composed, but Dixon distorted it by framing the farther left vertical series of windows with a tall protruding portico and by adding a sixth floor in line with the elevator tower.

Pool Sign and canopy added after 1942

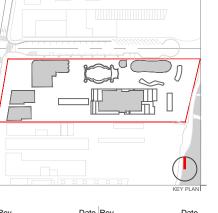


THE RALEIGH - PHOTOGRAPH BY S.GOTTSCHO, 1941





THE RALEIGH & THE RICHMOND - PHOTOGRAPH -1945



Rev.	Date	Rev.	Date
KOBI KARP AIA, AND MAY NO	OT BE DUPLICATED, USED, OR I	IN CONSTITUTE THE ORIGINAL AND UNPUBLISHE DISCUSSED WITHOUT THE EXPRESS WRITTEN CO TERIOR DESIGN, INC. Als. (c) 2019	

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

_	Owner: Name Address Address Tel: Email	BSD RALEIGH P 745 FIFTH AVEN New York, NY 10 212.380.2100 info@shvo.com	
	Consultant: Name Address Address Tel: Email	LANDSCAPE AR ENEA GARDEN I 7500 NE 4th Cou Miami, FL 33138 305.576.6702 info.miami@enea	DESIGN INC. rt, Suite 104
_	Consultant: Name Address Address Tel: Email		
_	Consultant: Name Address Address Tel: Email		
	Architect of Ro Kobi Karp Arch 2915 Biscayne Miami, Florida 3 Tel: +1(305) Fax: +1(305)	itecture and Interior Boulevard, Suite #2 33137 USA	Design, Inc. 200
_		0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	K

AUGUST 17, 2020 A0.24

KOBI KARP Lic. # AR0012578 HISTORICAL IMAGES THE RALEIGH HOTEL

Front facade of the Raleigh, Richmond, and South Seas by Lawrence Murray Dixon prior to 1954 addition of 4 new apartment units on the 7th floor of the Raleigh.



RALEIGH WEST FACADE, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1954



Raleigh facade remains coral color scheme but canopy changed to match.

RALEIGH WEST FACADE, MIAMI BEACH, FLA - PHOTOGRAPH,1960s

Raleigh canopy changed to black color.

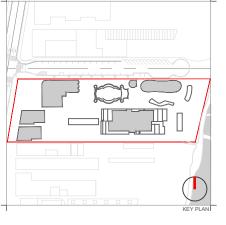


RICHMOND AND SOUTH SEAS WEST FACADE, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1954



RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1970s

Raleigh canopy changed to white color



Rev.	Date	Rev.	Date
-			

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

BSD RALEIGH PROPCO LLC C/O SHVO

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



KOBI KARP Lic. # AR0012578



HISTORICAL IMAGES

THE RALEIGH HOTEL - 50s, 60s & 70s

RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH,1970s	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.25
	Project	1901	



Part of the revitalization of Miami Beach included re-painting the buildings and changing the colors to make them pop more and seem more attractive to tourists,"

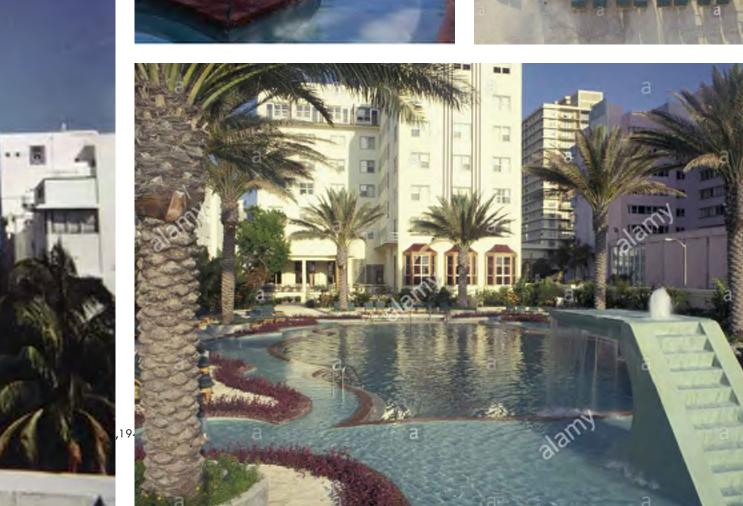
Left: a part of Leonard Horowitz's pastel color scheme.

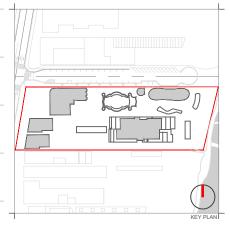
Middle: Friedman's bakery around 1980, before it was painted with Leonard Horowitz's chosen pastel colors.

Right: Friedman's bakery around 1982 after it was painted with Horowitz's pastel colors.









Rev.	Date	Rev.	Date

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

Owner:	BSD RALEIGH PROPCO LLC C/O
Name Address	745 FIFTH AVENUE

Tel: 212.380.2100 Email info@shvo.com

onsultant: LANDSCAPE ARCHITECT
ame ENEA GARDEN DESIGN INC.
ddress ddress Miami, FL 33138
el: 305.576.6702
mail info.miami@enea.ch

Consultan Name Address Address

Consulta

Tel: Email

Architect of Record:
Kobi Karp Architecture and Interior Design, In

Miami, Florida 33137 Tel: +1(305) 573 18 Fax: +1(305) 573 37





Lic. # AR0012578

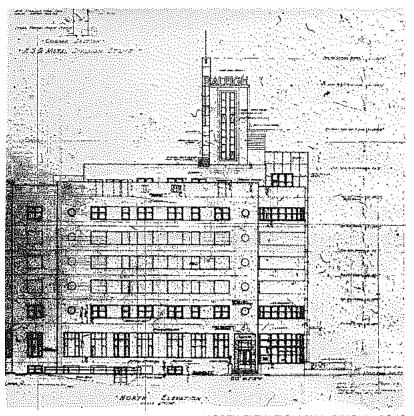
HISTORICAL IMAGES

THE RALEIGH HOTEL - 1990s

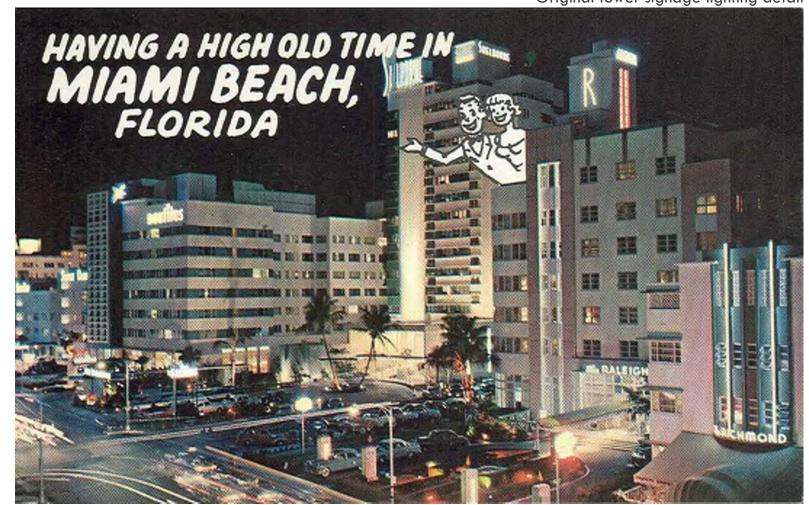
_	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.20
	Project	1901	



The hotel's original signage at the tower is much more extensively shown in the period photographs here displayed, than is currently existing today on the building. Presently, there is a large "R" (per the original architectural drawings) on the west facade and a smaller "R" on the north facade - both still existing. However the blue neon light signs shown in the original architectural drawings and on these photographs on the south and north facing elevations stating 'Raleigh' - are no longer existing.



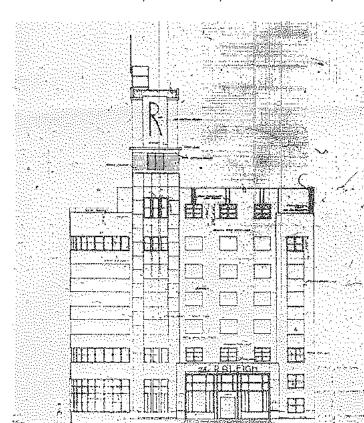
NORTH ELEVATION BY L. DIXON - 1940 Original tower signage lighting detail



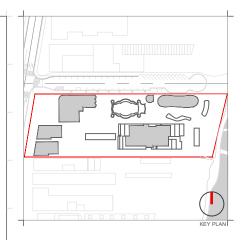
THE RALEGIH, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



THE RALEGIH, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



WEST ELEVATION BY L. DIXON - 1940 Original tower signage lighting detail



Rev.	Date	Rev.	Date
KOBI KARP AIA. AND MAY NOT BE DUPLICATED	. USED. OR D	N CONSTITUTE THE ORIGINAL AND UNPUBLISHED INSCLOSED WITHOUT THE EXPRESS WRITTEN CO FERIOR DESIGN, INC. AIA. (c) 2019	

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

BSD RALEIGH PROPCO LLC C/O SHVO
745 FIFTH AVENUE
New York, NY 10151
212.380.2100
info@shvo.com
LANDSCAPE ARCHITECT
ENEA GARDEN DESIGN INC.
7500 NE 4th Court, Suite 104 Miami. FL 33138
305.576.6702
info.miami@enea.ch



K O B I

Lic. # AR0012578
HISTORICAL IMAGES
SIGNAGE

Date	AUGUST 17, 2020	Sheet No.
Scale	AS SHOWN	A0.2
Project	1901	

# Original patio before enclosure with roof & windows in 1957



THE RALEIGH HOTEL, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1957

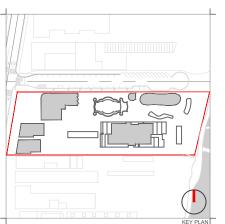
# Enclosed patio after 1957



THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1960S



THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 2019



Rev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

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



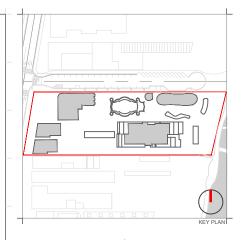
KOBI KARP Lic. # AR0012578

HISTORICAL IMAGES THE RALEIGH HOTEL

AS SHOWN A0.28 In Miami Beach, a unique form of art deco employed nautical themes as well as tropical floral and fauna motifs. Favored materials included bas-relief stucco, keystone, etched glass, a variety of metals, cast concrete, patterned terrazzo, glass block, and Vitrolite.



1940 Cabanas wood & concrete construction



Rev.	Date	Rev.	Dat

KOBI 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
	Name	
8	Address	745 FIFTH AVENUE
S24	Address	New York NY 10151

Consultant: LA Name EN

ENEA GARDEN DESIGN II 7500 NE 4th Court, Suite 1 Miami, FL 33138 305.576.6702 info.miami@enea.ch

Consult Name Address Address Tel: Fmail

Name Addre

> Architect of Record: Kobi Karp Architecture and I

Kobi Karp Architecture and Interior Design 2915 Biscayne Boulevard, Suite #200 Miami, Florida 33137 USA Tel: +1(305) 573 1818





KOBI KARP
Lic. # AR0012578

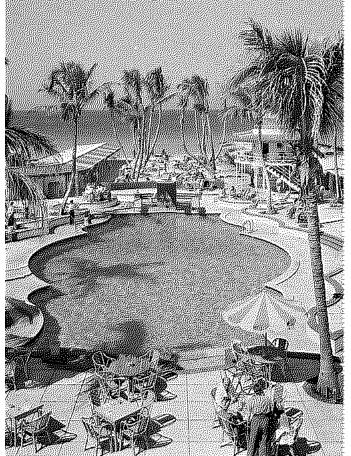
HISTORICAL IMAGES
RALEIGH POOL & CABANA CLUB

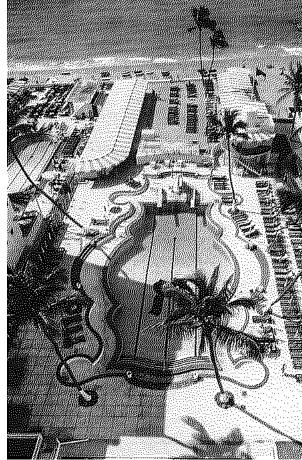
ĺ	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.29
	Project	1901	



1940 Original coping detail

1947 Coping detail





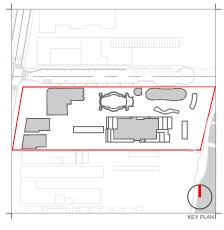




Original pool split-level deck, water held entirely within main shape Pool coping is travertine or similar

Coping around main pool shape is replaced Cherokee red brick Pool perimeter shallow deck / tanning ledge is filled with water Perimeter is painted red

Pool perimeter is painted black



Rev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/O SHVO





HISTORICAL IMAGES RALEIGH POOL

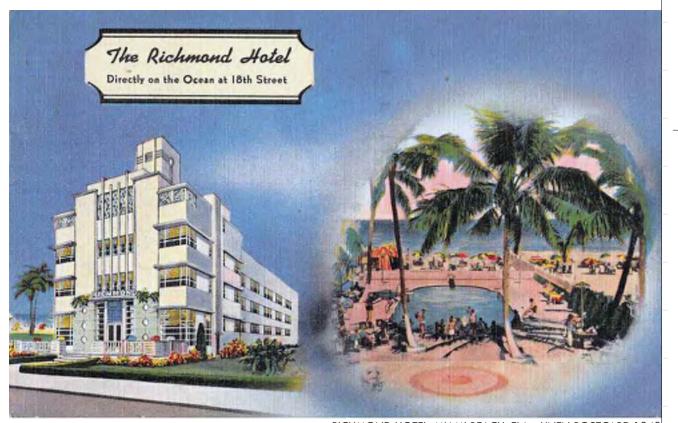
	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.30
	Project	1901	



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



MIAM BEACH, FLORIDA

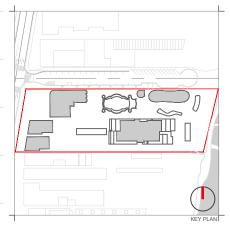
Smorely yours,

with us.

RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1949



RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD, 1949



Rev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

LANDSCAPE ARCHITECT ENEA GARDEN DESIGN INC. 7500 NE 4th Court, Suite 104 Miami, FL 33138 305.576.6702

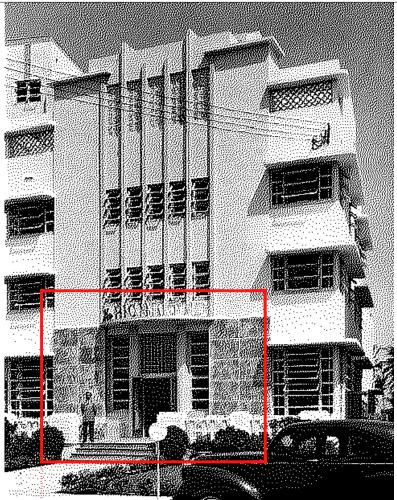
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Mlami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP Lic. # AR0012578



ĺ	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.31
	Project	1901	



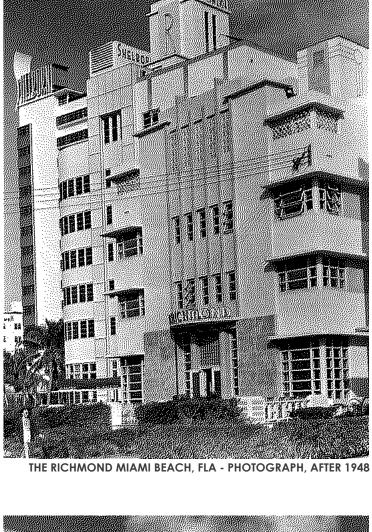
THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1940s

Original elevation & sign on cantilever

Landscape around terrace is low height.

Entrance door is a dark wood color.

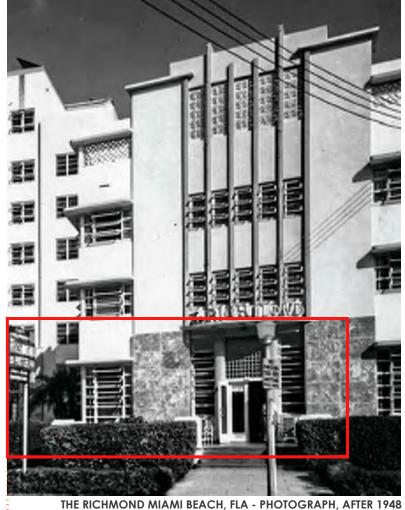
by Lawrence Murray Dixon.

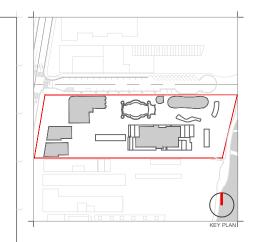




Entrance door is painted light color. Landscape covers terrace baluster.

Pole sign installed - 1948





Rev.	Date	Rev.	Date

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

Owner: Name	BSD RALEIGH PROPCO LLC C/O SHV
Address	745 FIFTH AVENUE
Address	New York, NY 10151 212 380 2100





Date	AUGUST 17, 2020	Sheet No.
Scale	AS SHOWN	A0.32
Project	1901	



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1948 - 1954

The Raleigh pole sign addition in 1942.
The Richmond pole sign addition in 1948.
Note: building exterior & lobby was painted in 1948. this image may not reflect original color scheme by L. Dixon. The only existing images of the Richmond prior to 1948 are black & white.

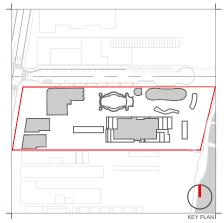
# Prior to:

The Raleigh addition at 7 floor - 1954
The Richmond front facade alteration - 1954

The South Seas front facade alteration - 1954



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1948 -1954



Rev.	Date	Rev.	Date
-			

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK - KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF YOR MADE ACCURATE A

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

Owner: BSD RALEIGH PROPCO LLC C/O SHVO Name Address 745 FIFTH AVENUE

Consultant: Name Address Address

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

Name Address Address Tel:

Consu Name

Architect of Rec

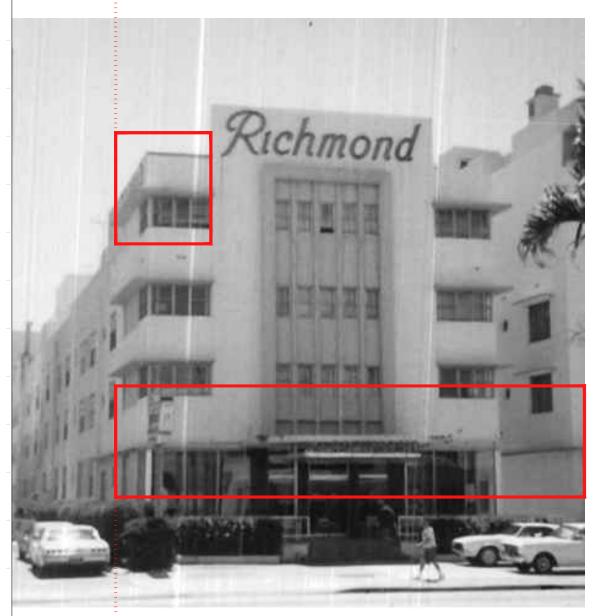
Kobi Karp Architecture and Interior Design 2915 Biscayne Boulevard, Suite #200 Miami, Florida 33137 USA Tel: +1(305) 573 1818



KOBI KARP Lic. # AR0012578 K A R P

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.33
	Project	1901	

# 110 Windows replaced - 1966

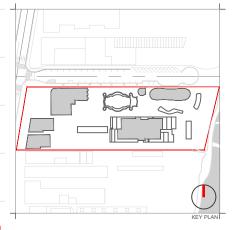


THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s

The Richmond flat wall sign addition & flat wall sign on cantilever remodeled - 1954
The South Seas flat wall sign addition - 1954



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s



Rev.	Date	Rev.	Date
-			

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI 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
Address 745 FIFTH AVENUE

Consultant: Name Address Address

ENEA GARDEN DESIGN I 7500 NE 4th Court, Suite 1 Miami, FL 33138 305.576.6702 info.miami@enea.ch

Name Address Address

Consultant Name

Architect of Record:

Kobi Karp Architecture and Interior Design, 2915 Biscayne Boulevard, Suite #200 Miami, Florida 33137 USA Tel: +1(305) 573 1818



KOBI KARP Lic. # AR0012578 K O B I

HISTORICAL IMAGES
THE RICHMOND

The Richmond pole sign change in 1960

Flat wall sign removed Buildings exterior sandblasted and painted in 1972.

THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s



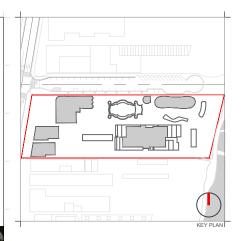
THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1980s

The Richmond pole sign change in 1960

Flat wall sign reinstalled.
Canopy remodeled and sign relocated.



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 2019



Rev.	Date	Rev.	Date
-			

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

Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name
Address 745 FIFTH AVENUE

al: 305.576.6702
nail info.miami@enea.

Consultant

Name Address Address Tel:

Architect of Record:
Kobi Karp Architecture and Int

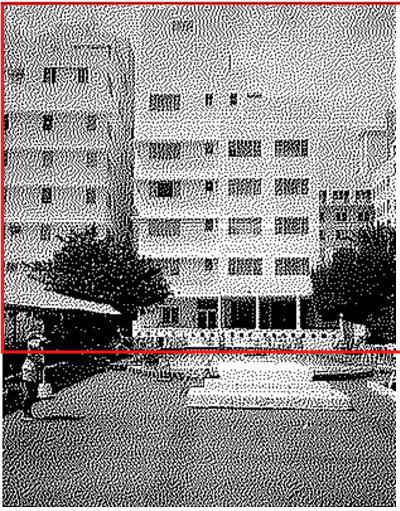
Kobi Karp Architecture and Interior D 2915 Biscayne Boulevard, Suite #200 Miami, Florida 33137 USA Tel: +1(305) 573 1818



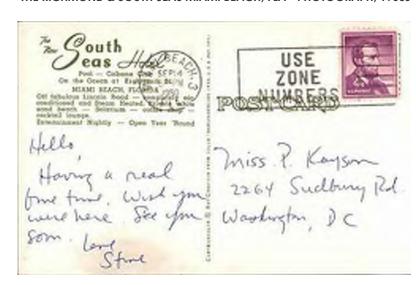
KOBI KARP Lic. # AR0012578



	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.35
	Project	1901	



THE RICHMOND & SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1960s





SOUTH SEAS POOL, MIAMI BEACH, FLA-POSTCARD, 1960s



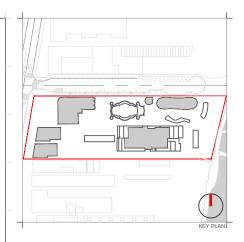
SOUTH SEAS POOL, MIAMI BEACH, FLA-POSTCARD, 2060s



RICHMOND POOL, MIAMI BEACH, FLA-POSTCARD, 1960s

The Richmond and South Seas east addition by Melvin Grossman - 1954

Front facade remodel by Melvin Grossman-1954



Rev.	Date	Rev.	Date
-			
ALL DRAWINGS AND MOTTEN	MATERIAL ADDEADING LIEDE	IN CONSTITUTE THE	RIGINAL AND UNPUBLISHED WORK OF

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

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

Tel: Email

Name Address Address Tel:

Architect of Record:
Kobi Karp Architecture and Interior Design
2915 Biscayne Boulevard, Suite #200

2915 Biscayne Boulevard, S Miami, Florida 33137 USA Tel: +1(305) 573 1818 Fax: +1(305) 573 3766





HISTORICAL IMAGES
THE RICHMOND & SOUTH SEAS

ľ	Date	AUGUST 17, 2020	Sheet No	
	Scale	AS SHOWN	A0	.36
	Project	1901		



SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD, 1943



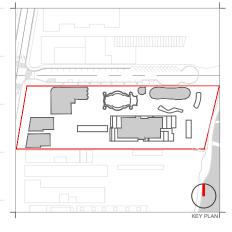
COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD, 1943



SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD, 1943



Rev.	Date	Rev.	Date

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

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

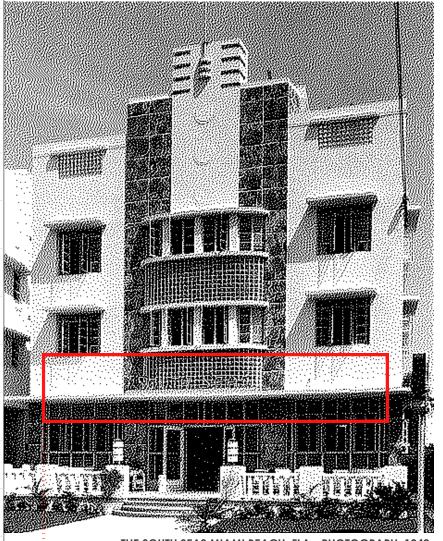
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscapure Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 7766



KOBI KARP

Lic. # AR0012578 HISTORICAL IMAGES THE SOUTH SEAS

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.37
	Project	1901	



THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1940s



THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1960§

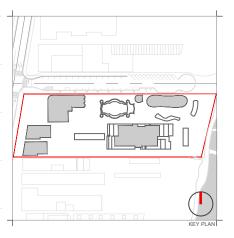


THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1988

Original elevation & sign on cantilever by Lawrence Murray Dixon .

Front facade renovation by Melvin Grossman -1954

Sign over cantilever is removed



Rev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/O SHVO



KOBI KARP Lic. # AR0012578



HISTORICAL IMAGES THE SOUTH SEAS

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.38
	Project	1901	



1 VIEW TOWARD RALEIGH WEST FACADE FROM COLLINS



4 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



7 VIEW TOWARD RALEIGH SOUTH FACADE



2 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



5 VIEW TOWARD RALEIGH EAST FACADE



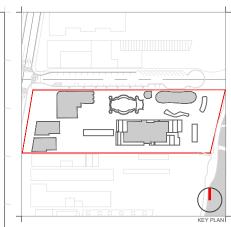
8 VIEW TOWARD RALEIGH EAST FACADE



3 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



6 VIEW TOWARD RALEIGH EAST FACADE



Rev.	Date	Rev.	Date

Owner:	BSD RALEIGH PROPCO LLC C/O SHVO
Name Address	745 FIFTH AVENUE
Address	New York, NY 10151

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

Consultant: Name Address Address Tel: Email

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



KOBI KARP Lic. # AR0012578

EXISTING IMAGES THE RALEIGH

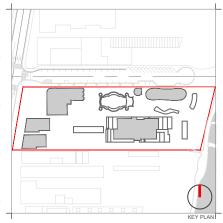
Sheet No. AUGUST 17, 2020 AS SHOWN A0.40 Project 1901



4 RALEIGH WEST TERRACE AND ENTRANCE







Rev.	Date	Rev.	Date
-			
-			
		H	

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

3 ORIGINAL METAL TRIM - WEST FACADE

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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



KOBI KARP Lic. # AR0012578

EXISTING IMAGES THE RALEIGH

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.41
	Project	1901	





4 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



2 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE

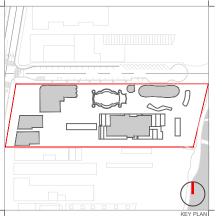


5 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE & NEW ADA RAMP





6 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE & NEW LATTERN



Rev.	Date	Rev.	Date

	Owner: Name Address Address Tel: Email	BSD RALEIGH PROPCO LLC ( 745 FIFTH AVENUE New York, NY 10151 212.380,2100 info@shvo.com
	Consultant: Name Address Address Tel: Email	LANDSCAPE ARCHITECT ENEA GARDEN DESIGN INC. 7500 NE 4th Court, Suite 104 Miami, F.I. 33138 305.576.6702 info.miami@enea.ch
_	Consultant: Name Address Address Tel: Email	
	Consultant: Name Address Address Tel: Email	



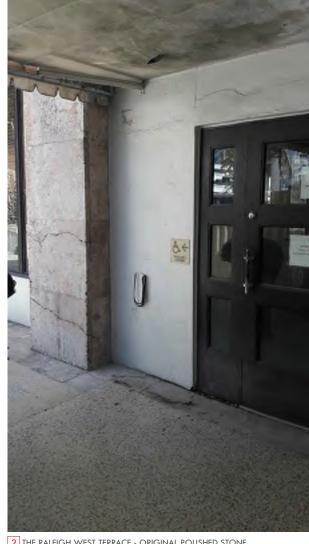
EXISTING IMAGES THE RALEIGH

	Date	AUGUST 17, 2020	Sheet No.
	Scale	AS SHOWN	A0.42
	Project	1901	





5 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE DETAIL





6 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



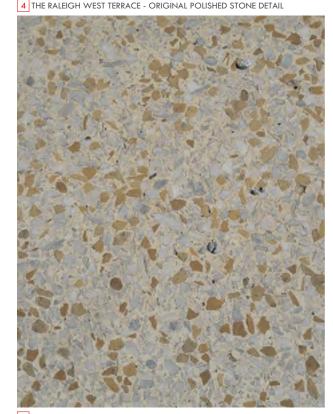
3 THE RALEIGH WEST TERRACE - ORIGINAL WOOD WINDOWS



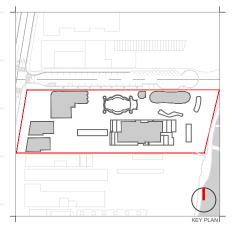
7 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



4 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE DETAIL



8 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



Rev.	Date	Rev.	Date

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

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

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



KOBI KARP Lic. # AR0012578



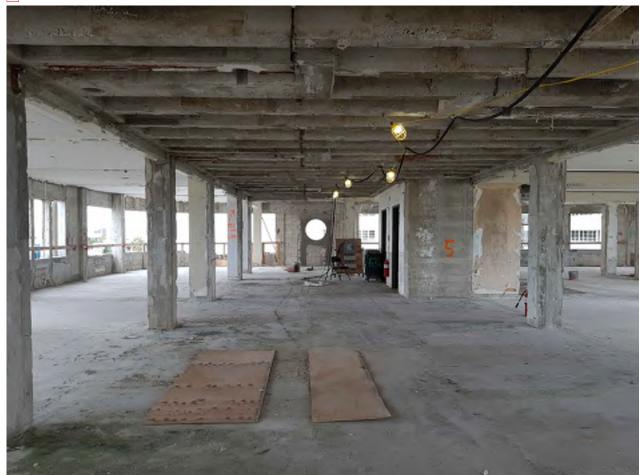
EXISTING IMAGES THE RALEIGH

AUGUST 17, 2020

AS SHOWN A0.43 Project 1901

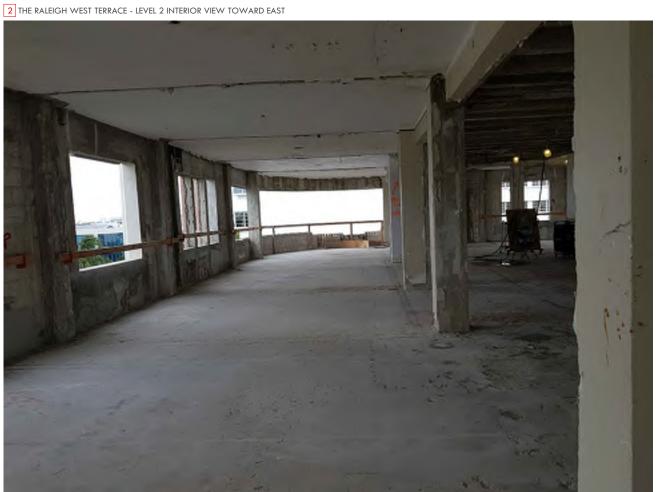


1 THE RALEIGH - LEVEL 5 NORTHWEST CORNER

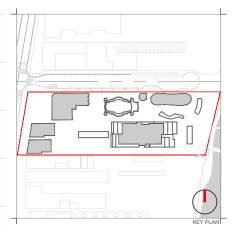


3 THE RALEIGH - LEVEL 5 INTERIOR VIEW TOWARD NORTH





4 THE RALEIGH - LEVEL 5 NORTHWEST CORNER



Rev.	Date	Rev.	Date

BSD RALEIGH PROPCO LLC C/O SHVO 745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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

THE RALEIGH



KOBI KARP

Lic. # AR0012578 EXISTING IMAGES

Sheet No. AUGUST 17, 2020 AS SHOWN A0.44 Project 1901



1 THE RALEIGH - VIEW TOWARD EAST TERRACE



6 THE RALEIGH - EAST TERRACE ORIGINAL WOOD WINDOWS



2 THE RALEIGH - LEVEL 2 VIEW TOWARD POOL



4 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS



7 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS



8 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS

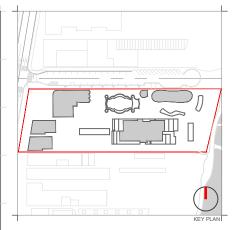




5 THE RALEIGH - SOUTH & EAST FACADE



9 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS & PLANTERS



Rev.	Date	Rev.	Date

Owner:	BSD RALEIGH PROPCO LLC C/O SHVC
Name	

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

Consultant: Name Address Address Tel: Email

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



KOBI KARP

Lic. # AR0012578 EXISTING IMAGES

THE RALEIGH

AUGUST 17, 2020 Sheet No. AS SHOWN A0.45 Project 1901



4 THE RALEIGH - ORIGINAL GLASS BLOCK WINDOW @ BASEMENT



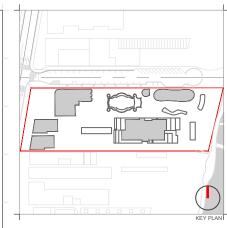




5 THE RALEIGH - VIEW TOWARD THE BASEMENT & EAST TERRACE



3 THE RALEIGH - VIEW TOWARD THE BASEMENT



Rev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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

THE RALEIGH



KOBI KARP

Lic. # AR0012578 EXISTING IMAGES

Sheet No. AS SHOWN A0.46 Project 1901



1 THE RALEIGH - HISTORIC EAST TERRACE & STEPS

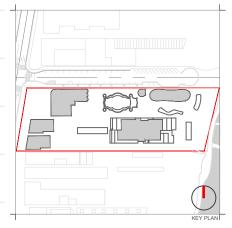


4 THE RALEIGH - VIEW TOWARDHISTORIC EAST TERRACE & STEPS





3 THE RALEIGH - HISTORIC EAST TERRACE & STEPS



Rev.	Date	Rev.	Date

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

BSD RALEIGH PROPCO LLC C/C

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

Consultant: Name Address Address Tel: Email

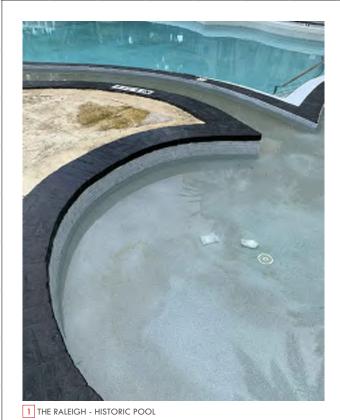
Architect of Record:
Kobi Karp Architect and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tei: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP Lic. # AR0012578

EXISTING IMAGES THE RALEIGH

Sheet No. AUGUST 17, 2020 AS SHOWN A0.47 Project 1901

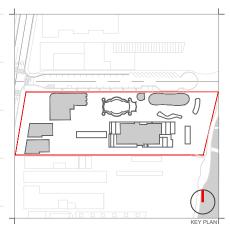






2 THE RALEIGH - HISTORIC POOL 3 THE RALEIGH - HISTORIC POOL





Rev.	Date	Rev.	Date
			-

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

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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

Consultant: Name Address Address Tel: Email

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





Lic. # AR0012578

EXISTING IMAGES THE RALEIGH

Sheet No. AUGUST 17, 2020 AS SHOWN A0.48 Project 1901

4 THE RALEIGH - HISTORIC POOL