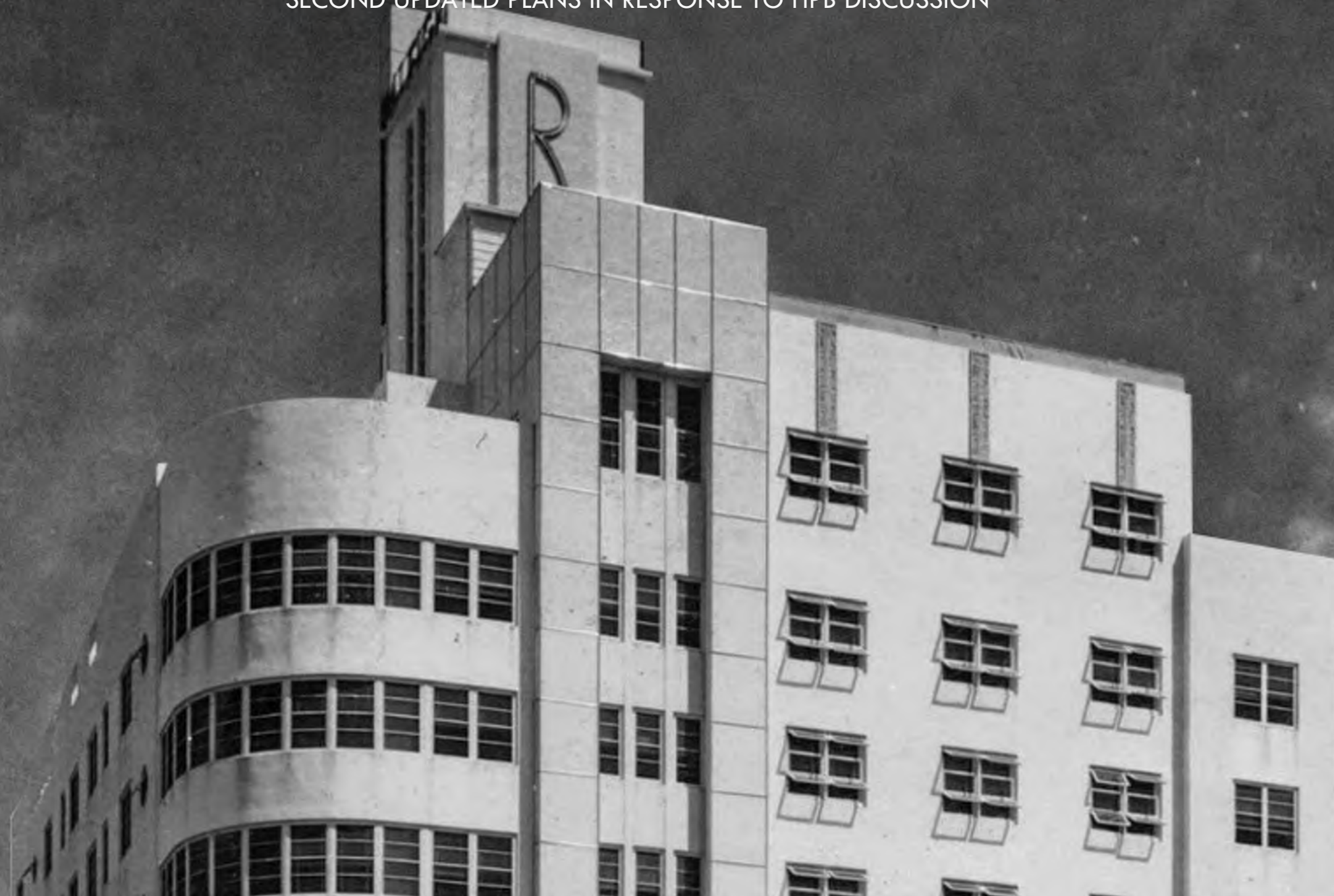


# *The* RALEIGH MASTERPLAN

SECOND UPDATED PLANS IN RESPONSE TO HPB DISCUSSION



OWNER

BSD RALEIGH PROPCO LLC  
C/O SHVO

745 Fifth Avenue  
New York, NY 10151  
O: 212.380.2100

ARCHITECT

KOBI KARP ARCHITECTURE  
& INTERIOR DESIGN, INC.

2915 Biscayne Boulevard, Suite 200  
Miami, FL 33137  
O: 305.573.1618

ARCHITECT

PETER MARINO ARCHITECT

150 East 58th Street  
New York, NY 10022  
O: 212.752.6444

ARCHITECTURAL HISTORIAN

ARTHUR MARCUS

1800 North Andrews Avenue #7F  
Fort Lauderdale, FL 33311  
O: 305.487.6141

PROFESSOR OF ARCHITECTURE  
AND HISTORY, PH.D.

JEAN-FRANCOIS  
LEJEUNE

20 Island Avenue #302  
Miami Beach, FL 33139  
O: 305.772.6729

LANDSCAPE

ENEA GARDEN DESIGN INC.

7500 Northeast 4th Court, Studio 104  
Miami, FL 33138  
O: 305.576.67027

CITY OF MIAMI BEACH  
HISTORIC PRESERVATION BOARD  
UPDATED PLANS IN RESPONSE  
TO HPB DISCUSSION

AUGUST 17, 2020



ARCHITECTURAL

A0.00	COVER
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A0.04	CONTEXT AERIAL VIEW
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A0.06	CONTEXT IMAGES
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A0.53	EXISTING IMAGES - RICHMOND
A0.54	EXISTING IMAGES - RICHMOND
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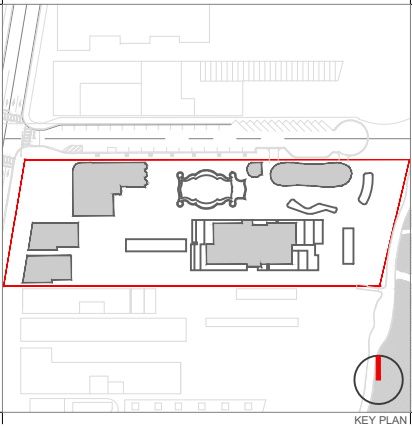
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B1-A1.03	RALEIGH - COMPARISON ELEVATIONS - WEST
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B1-A2.11	RALEIGH--EXISTING ELEVATION - EAST
B1-A2.12	RALEIGH--EXISTING ELEVATION - NORTH
B1-A2.13	RALEIGH--EXISTING ELEVATION - SOUTH
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B1-A3.02	RALEIGH - FLOOR PLAN - LEVEL 1.5
B1-A3.03	RALEIGH - FLOOR PLAN - LEVEL 2
B1-A3.04	RALEIGH - FLOOR PLAN - LEVEL 3-6
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B1-D1.02	RALEIGH - DEMO FLOOR PLAN - LEVEL 1.5
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B1-D1.04	RALEIGH - DEMO FLOOR PLAN - LEVEL 3-6
B1-D1.05	RALEIGH - DEMO FLOOR PLAN - LEVEL 7
B1-D1.06	RALEIGH - DEMO FLOOR PLAN - LEVEL 8
B1-D1.07	RALEIGH - DEMO FLOOR PLAN - LEVEL 9
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B1-D1.09	RALEIGH - DEMO ELEVATION - SOUTH
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B2-A1.03	RICHMOND - COMPARISON ELEVATIONS - WEST
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B2-A6.02	RICHMOND - HISTORIC LOBBY
B2-A6.03	RICHMOND - HISTORIC LOBBY
B2-A6.04	RICHMOND - HISTORIC LOBBY
B2-A6.05	RICHMOND - HISTORIC LOBBY
B2-A6.06	RICHMOND - HISTORIC LOBBY
B2-A6.07	RICHMOND - HISTORIC LOBBY
B2-A6.08	RICHMOND - HISTORIC LOBBY
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B3-A3.01	SOUTH SEAS-FLOOR PLAN-LEVEL 3 & ROOF
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B3-A6.00	SOUTH SEAS--HISTORIC LOBBY
B3-A6.01	SOUTH SEAS--HISTORIC LOBBY
B3-A6.02	SOUTH SEAS--HISTORIC LOBBY
B3-A6.03	SOUTH SEAS--HISTORIC LOBBY
B3-A6.04	SOUTH SEAS--HISTORIC LOBBY
B3-A6.05	SOUTH SEAS--HISTORIC LOBBY
B3-A6.06	SOUTH SEAS--HISTORIC LOBBY
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B3-D1.02	SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 5-7
B3-D1.03	SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 8-9
B3-D1.04	SOUTH SEAS - DEMO ELEVATION - NORTH & SOUTH
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B4-A3.01	FLOOR PLAN - LEVEL 0
B4-A3.02	FLOOR PLAN - LEVEL 1
B4-A3.03	FLOOR PLAN - LEVEL 1
B4-A3.04	FLOOR PLAN - LEVEL 2
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B4-A3.06	FLOOR PLAN - LEVEL 4
B4-A3.07	FLOOR PLAN - LEVEL 5
B4-A3.08	FLOOR PLAN - LEVEL 6
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B5-A3.02	BEACH CLUB - FLOOR PLAN - ROOF LEVEL
B5-A4.00	BEACH CLUB - ELEVATIONS



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

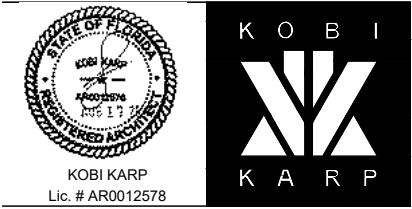
<b>Owner:</b>	BSD RALEIGH PROPCO LLC C/O SHVO
Name	
Address	745 FIFTH AVENUE
Address	New York, NY 10151
Tel:	212.380.2100
Email	info@shvo.com

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

<b>Consultant:</b>	
Name	
Address	
Address	
Tel:	
Email	

<b>Consultant:</b>	
Name	
Address	
Address	
Tel:	
Email	

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

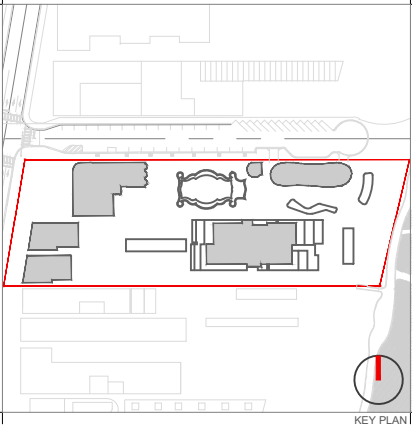


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RALEIGH, RICHMOND & SOUTH SEAS  
1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

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

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

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

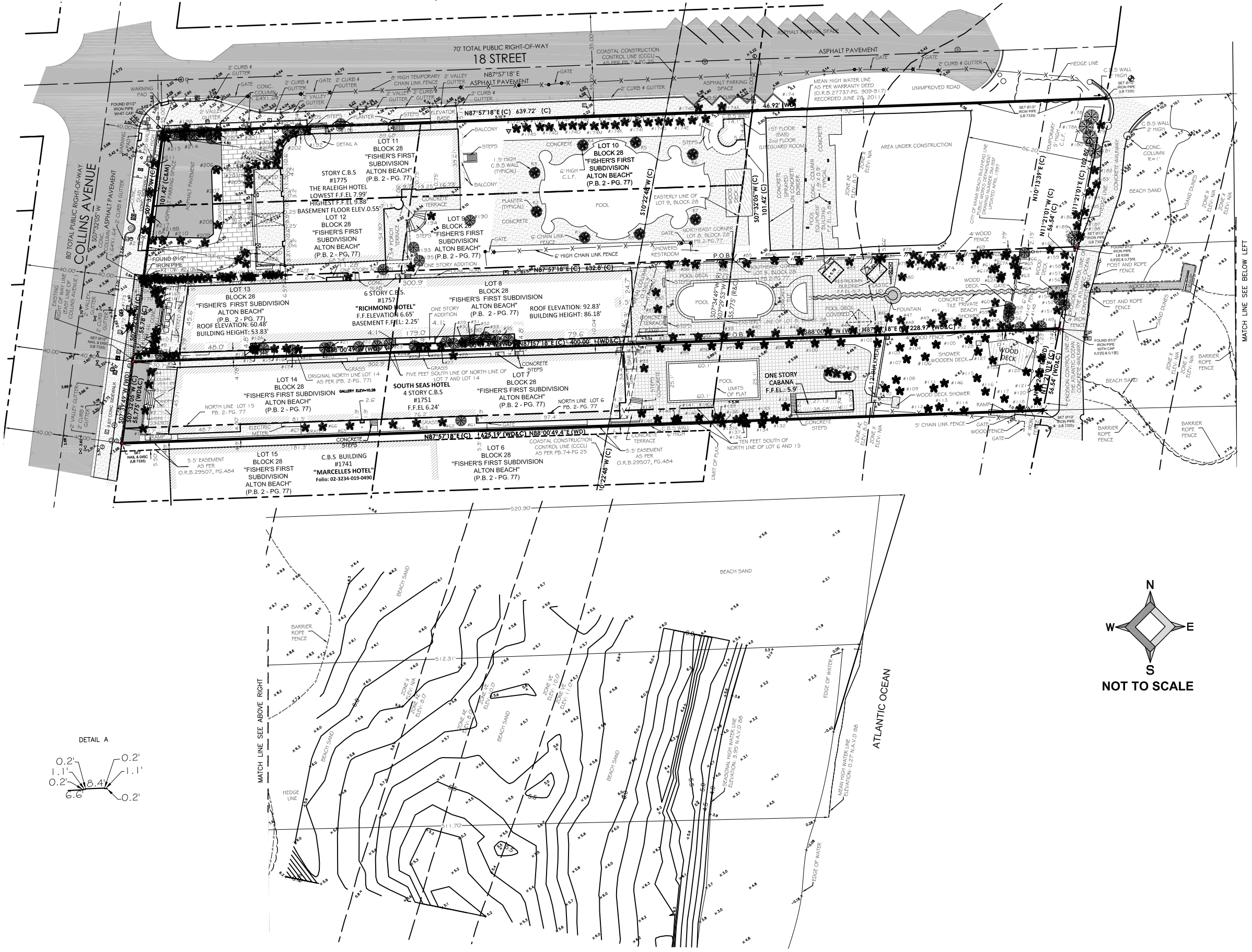


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7769 NW 48th STREET  
SUITE 375  
DORAL, FLORIDA  
33166  
PH: (305) 463-0912  
FAX: (305) 513-5680  
FLORIDA CERTIFICATE  
OF AUTHORIZATION  
LB 7335

WWW.LONGITUDESURVEYORS.COM

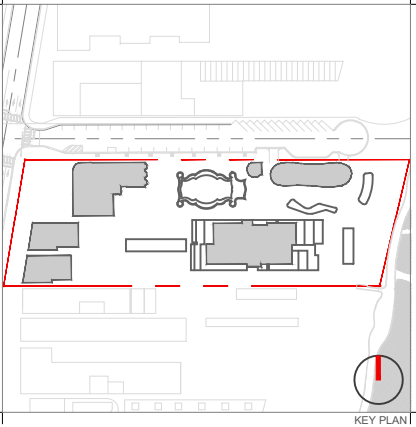
RECORD OF REVISION		By:
No.:	Date:	Description
1	09-05-19	TREE SURVEY
2	12/03/19	BOUNDARY SURVEY WITH ADDITIONAL ELEVATIONS

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

Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	SF
Checked By:	EMS
Managed By:	EMS
Issuing Date:	Dec. 09, 2019
Project No.:	19201.0.12
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RALEIGH, RICHMOND & SOUTH SEAS  
1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

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

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

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



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OVERALL ELEVATIONS  
SOUTH

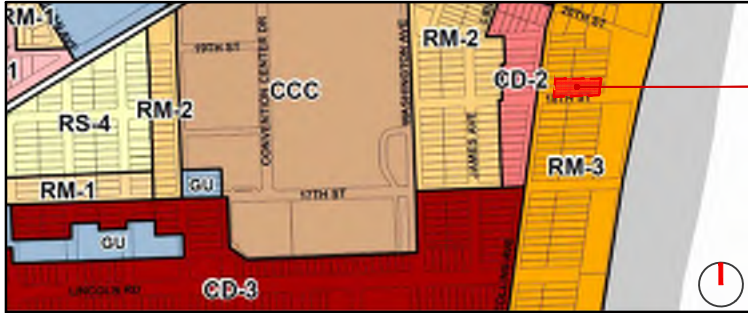
Date	AUGUST 17, 2020	Sheet No.
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HISTORIC DESIGNATION

SCALE: N.T.S.



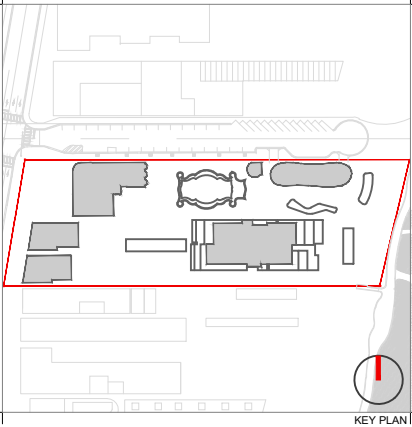
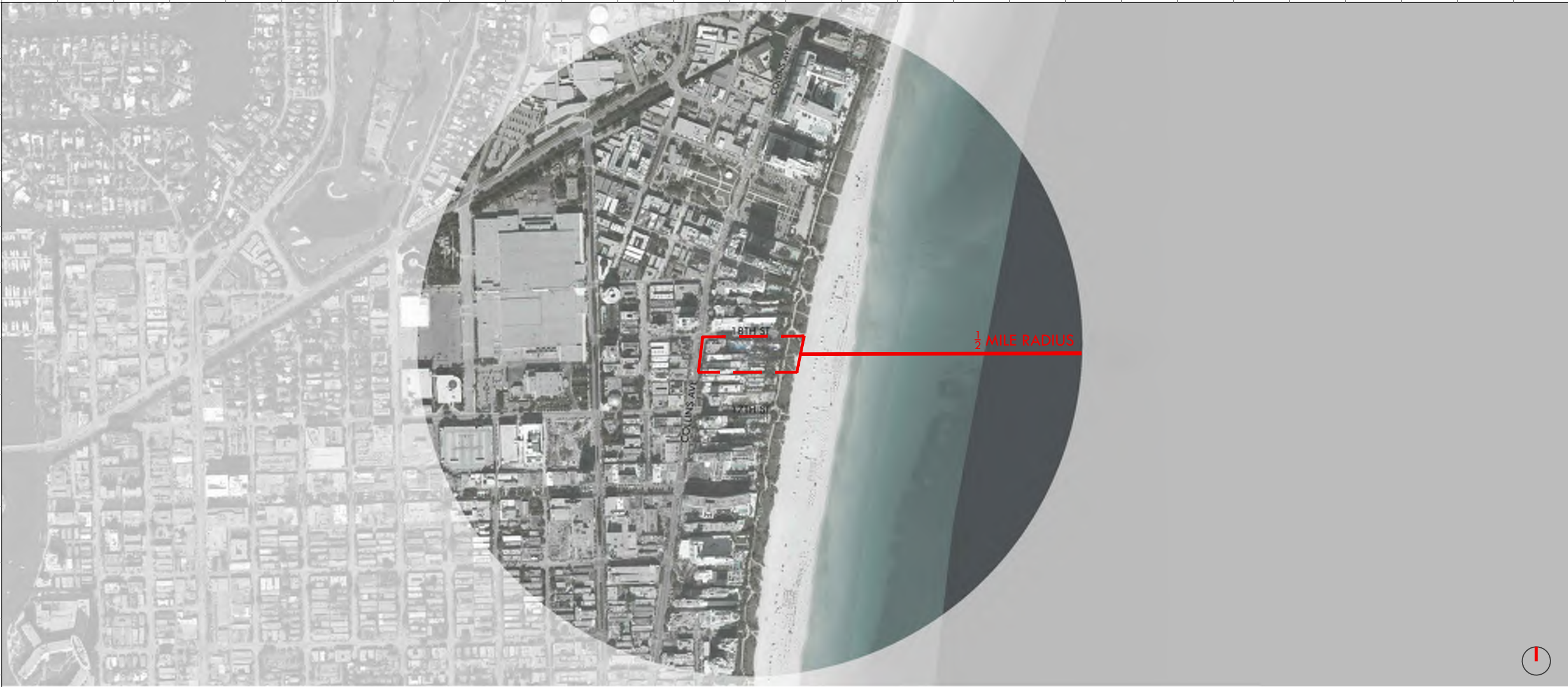
ZONING DESIGNATION

SCALE: N.T.S.

Seating / O.C.C. Chart				
Seating				
Floor Level	Room Name	Area	Total Seating/Occupants	Parking Required
Basement	Screening Room	2,200 SF	30 seats	12
	Coffee Shop	240 SF	10 seats	
	Bar	400 SF	15 seats	
	Lower Lobby	2,200 SF	22 seats	
	Upper Lobby	2,200 SF	15 seats	
	Side Lobby	380 SF	10 seats	
	Outdoor Dining	2,400 SF	45 seats	
	Tiger Room & Bar	1,400 SF	45 seats	
	Outdoor Terrace		80 seats	
<b>TOTAL</b>			<b>400 seats + 11-200</b>	<b>24 spaces</b>
Richmond & South Seas				
Floor Level	Room Name	Area	Total Seating/Occupants	Parking Required
Basement	Lobby	500 SF	4 seats	12
	Screening Room	1,200 SF	22 seats	
	Cafe	4,100 SF	70 seats	
	Bar	300 SF	15 seats	
	Lockers	2,400 SF	45 seats	
	Spa Hot Areas	2,700 SF	28 seats	
	Historic Lobby Bar	800 SF	15 seats	
	Dining Room	2,700 SF	40 seats	
	Outdoor Terrace	2,400 SF	45 seats	
	Residential Lobby/Library	800 SF	15 seats	
2nd Level	Counge & Bar	1,200 SF	20 seats	12
			200 seats + 22-200	
<b>TOTAL</b>			<b>240 seats + 22-200</b>	
North Pavilion				
Floor Level	Room Name	Area	Total Seating/Occupants	Parking Required
Ground	Restaurant & Bar	2,300 SF	120 seats + 20-200	15-20
2nd Level	Restaurant & Bar	3,800 SF	140 seats + 20-200	20-20
3rd Level	Counge & Bar	2,700 SF	80 seats	11-15
<b>TOTAL</b>			<b>340 seats + 50-500</b>	<b>47 spaces</b>
<b>Grand Total</b>			<b>675 seats + 22-200</b>	<b>11-20 spaces</b>
Unit Size				
Unit Type	Quantity	Area Range	Space / Unit	Parking Required
Hotel/Residence	80	1,200 SF	10.5	70.5
Hotel/Residence	11	1,200 SF	11	11
Hotel/Residence	71	1,200 SF	11.5	22.5
Hotel/Residence	58	1,200 SF	11	11.5
<b>Total</b>				<b>116 spaces</b>
<b>Grand Total</b>				<b>236 spaces</b>

GROSS AREA SUMMARY					
LEVEL	BALEIGH	RICHMOND	SOUTH SEAS	PROPOSED OCEANFRONT	NORTH PAVILION
0	8,814 SF	-	0 SF	0 SF	11,000 SF
1	8,814 SF	3,024 SF	3,182 SF	3,800 SF	11,000 SF
1-2 (PARKING GARAGE)	2,732 SF	0 SF	0 SF	0 SF	0 SF
2	7,732 SF	0 SF	0 SF	0 SF	8,711 SF
3	8,814 SF	3,024 SF	3,182 SF	11,016 SF	883 SF
4	8,814 SF	-	-	11,016 SF	-
5	8,814 SF	-	-	11,016 SF	-
6	8,814 SF	-	-	11,016 SF	-
7	8,814 SF	-	-	11,016 SF	-
8	6,734 SF	-	-	11,016 SF	-
9	-	-	-	11,016 SF	-
10	-	-	-	11,016 SF	-
11	-	-	-	11,016 SF	-
12	-	-	-	11,016 SF	-
13	-	-	-	11,016 SF	-
14	-	-	-	11,016 SF	-
15	-	-	-	11,016 SF	-
16	-	-	-	11,016 SF	-
17	-	-	-	11,016 SF	-
18	-	-	-	11,016 SF	-
ROOF (LEVEL)	-	-	-	3,747 SF	-
ROOF, POLY 1 (LEVEL 1)	100 SF	-	-	-	-
ROOF, POLY 2 (LEVEL 2)	100 SF	-	-	-	-
TOTAL GROSS - EACH BUILDING	75,711 SF	4,048 SF	6,172 SF	89,454 SF	34,371 SF
TOTAL GROSS - ALL BUILDINGS				165,486 SF	





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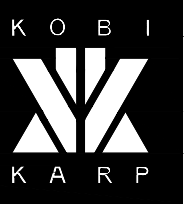
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Name BSD RALEIGH PROPCO LLC C/O SHVO  
Address 745 FIFTH AVENUE  
Address New York, NY 10151  
Tel 212.380.2100  
Email info@shvo.com

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

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

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



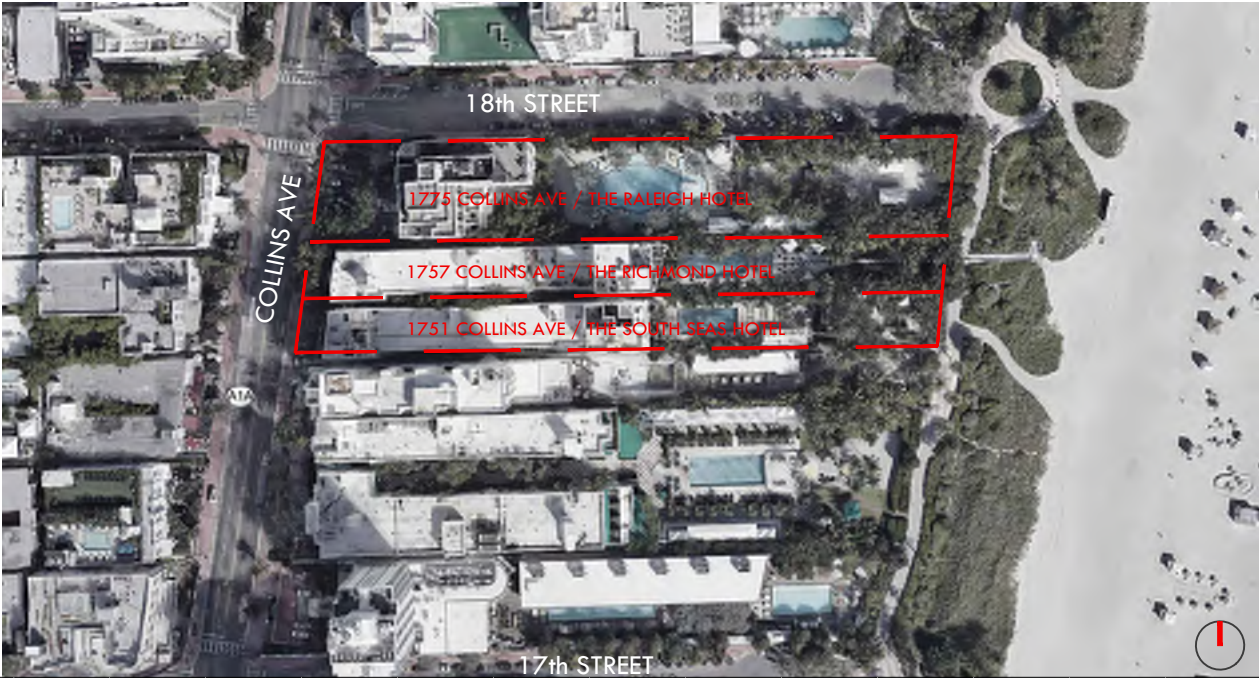
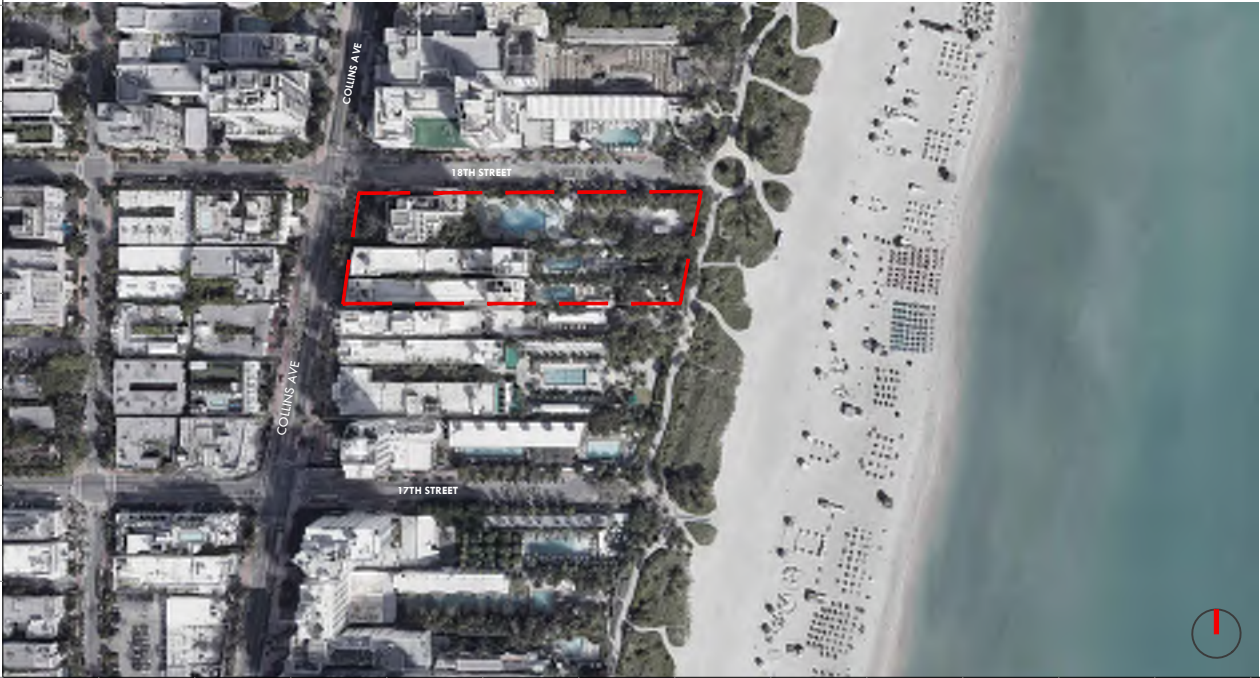
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LOCATION PLAN / AERIAL VIEW

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LOCATION MAP / AERIAL VIEW

SCALE: N.T.S







THE RITZ CARLTON - MORRIS LAPIDUS, 1953  
154 FT

SAGAMORE HOTEL - ALBERT ANIS, 1948  
72 FT

NATIONAL HOTEL - ROY FRANCE, 1940  
130 FT

THE DELANO HOTEL - ROBERT SWARTBURG, 1947  
150 FT

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

THE SURFCOMBER HOTEL - MACKAY & GIBBS, 1948  
38 FT

MARSEILLES HOTEL - ROBERT SWARTBURG, 1946  
127 FT

THE SOUTH SEAS HOTEL  
96 FT

THE RICHMOND HOTEL  
76 FT

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

SHELBORNE BEACH HOTEL - IGOR POLEVITZKY, 1940  
171 FT

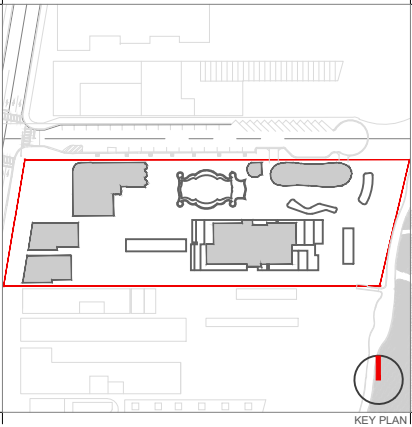
NAUTILUS HOTEL - ALBERT ANIS, 1950  
96 FT

SHORE CLUB TOWER  
225 FT

SHORE CLUB - ALBERT ANIS, 1949

TOWNHOUSE HOTEL - TAYLOR, 1938  
85 FT

DEMPSY VANDERBILT HOTEL | THE SETAI - HENRY HOHAUSER, 1937  
385 FT



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

**Consultant:**  
**Name:**  
**Address:**  
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**Address:**  
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**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



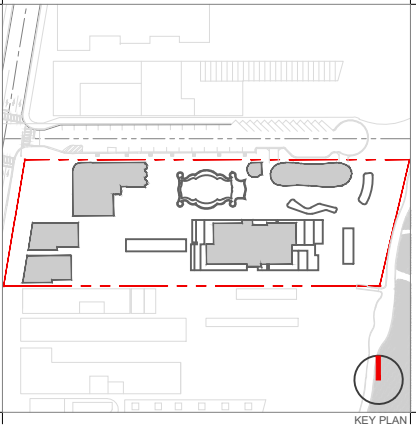
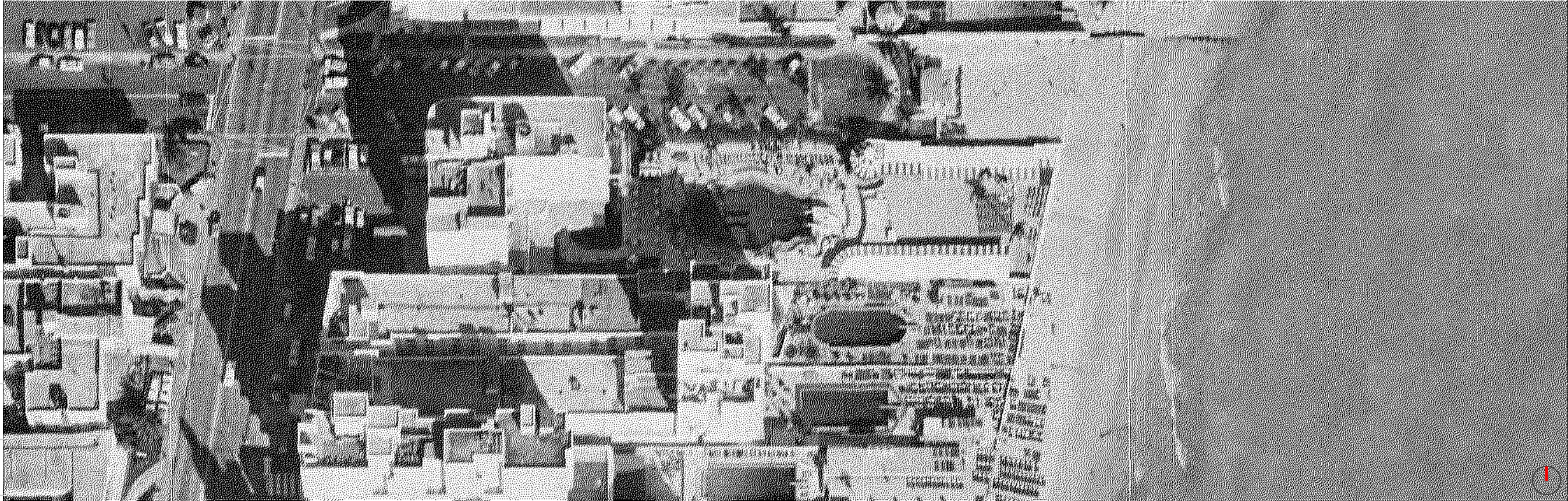
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CONTEXT AERIAL VIEW

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SITE LOCATION VIEW AERIAL PHOTOGRAPH - 1959

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

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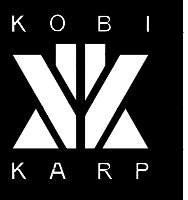
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Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



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**CONTEXT IMAGES**  
**AERIAL PHOTOGRAPHY**

SITE LOCATION VIEW AERIAL PHOTOGRAPH - 2019

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1 AERIAL VIEW TOWARD NE



2 AERIAL VIEW TOWARD EAST



3 AERIAL VIEW TOWARD SOUTH



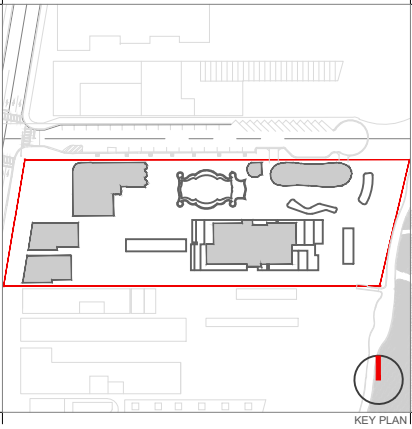
KEY PLAN



4 AERIAL VIEW TOWARD NORTH



5 AERIAL VIEW FROM OCEAN TOWARD WEST



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MIAMI BEACH, FLORIDA 33139

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**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



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1 VIEW EAST TOWARD SOUTHEAST - 18TH STREET



2 VIEW TOWARD NORTHEAST



3 AERIAL VIEW TOWARD EAST - 18TH STREET



KEY PLAN



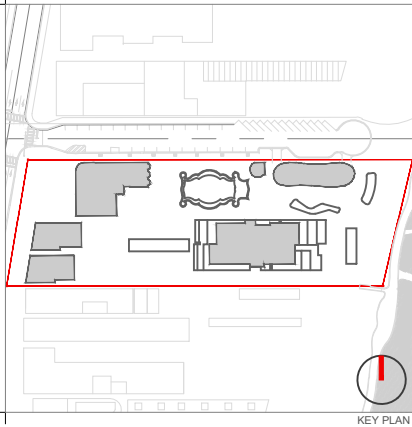
4 VIEW EAST TOWARD NORTHWEST



5 AERIAL VIEW OF RALEIGH FROM BEACH



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



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MIAMI BEACH, FLORIDA 33139

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

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**Email:** info.miami@enea.ch

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2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



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1 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



2 VIEW WEST FROM 18TH



3 VIEW TOWARD WEST- 18TH STREET & RALEIGH



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



KEY PLAN



5 VIEW WEST TOWARD WEST FROM THE BEACH



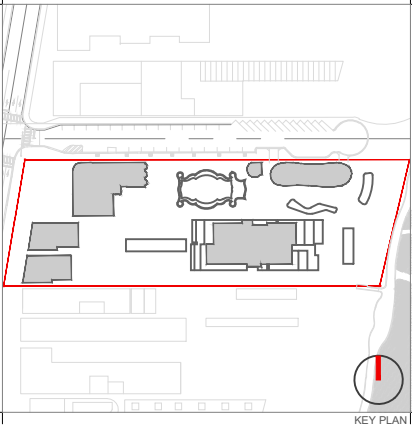
6 VIEW NORTH FROM COLLINS TOWARD RALEIGH



7 VIEW EAST DOWN 17TH TOWARD THE BEACH



8 VIEW WEST TOWARD WEST FROM BEACH



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

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Tel:  
Email:

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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



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1 AERIAL VIEW TOWARD EAST



4 AERIAL VIEW TOWARD EAST - 18TH STREET



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



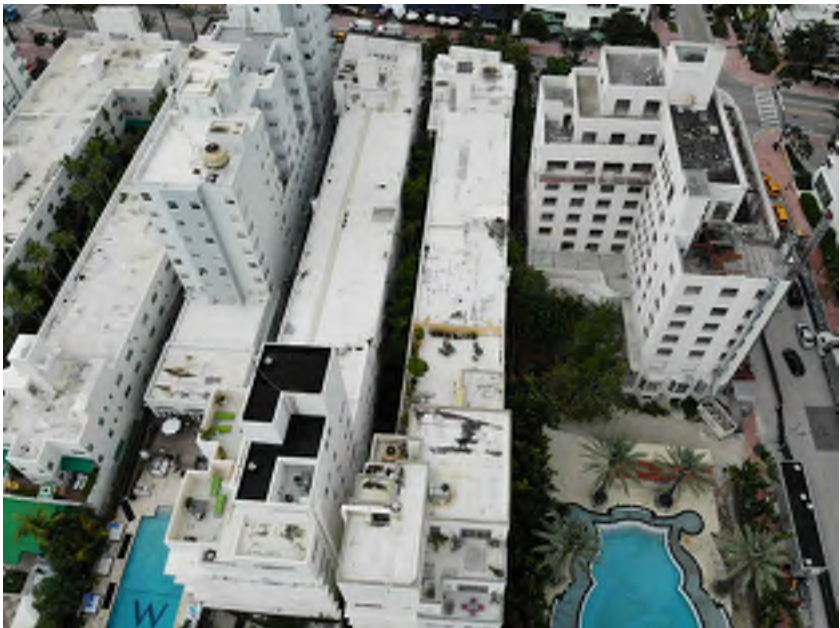
2 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



KEY PLAN



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



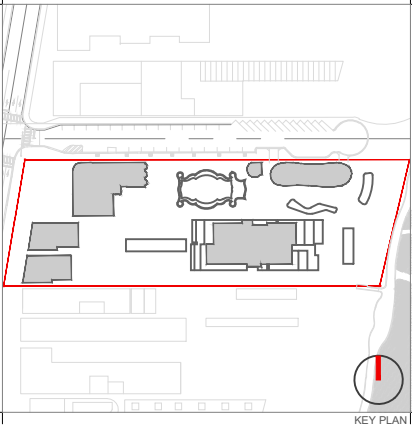
3 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



5 CLOSE UP AERIAL VIEW TOWARD RICHMOND & SOUTH SEAS ROOF



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



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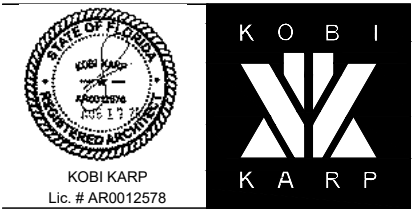
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info.miami@enea.ch

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**Email:**

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



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1 VIEW TOWARD SOUTH SEAS AND POOL AREA



2 RICHMOND POOL AREA



3 VIEW TOWARD NORTH AT RALEIGH BACKYARD



4 VIEW TOWARD SOUTH SEAS BACKYARD



KEY PLAN



5 CLOSE UP AERIAL VIEW OF 18TH STREET & RALEIGH



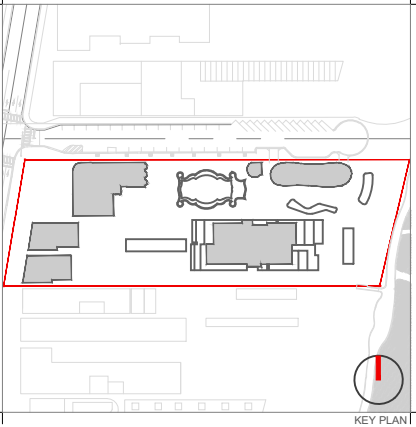
6 AERIAL VIEW OF SOUTH SEAS BEACH ACCESS



7 AERIAL VIEW OF RALEIGH, RICHMOND & SOUTH SEAS BACKYARD



8 AERIAL VIEW OF RALEIGH BAKCYARD



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

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**Email:** info.miami@enea.ch

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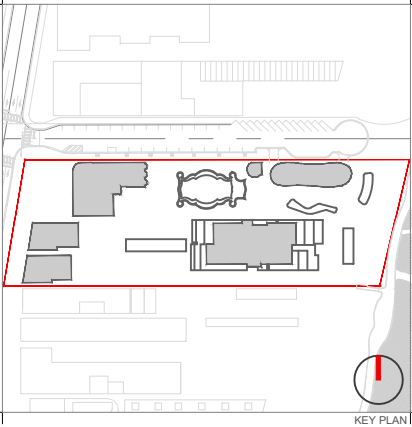
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**Fax:** +1(305) 573 3766



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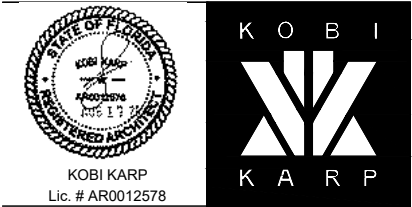
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Address 745 FIFTH AVENUE  
Address New York, NY 10151  
Tel 212.380.2100  
Email info@shvo.com

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

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

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



**CONTEXT IMAGES**  
**EXISTING CONDITION IMAGES**

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





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



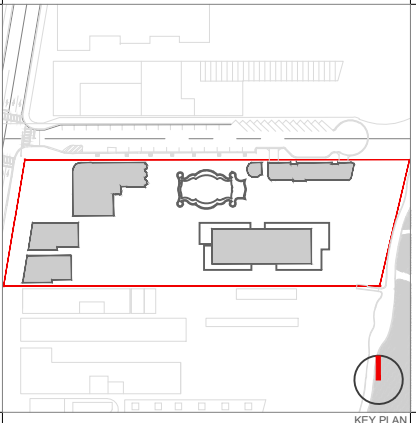
COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD,1940



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



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



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

**Owner:**  
Name BSD RALEIGH PROPCO LLC C/O SHVO  
Address 745 FIFTH AVENUE  
Address New York, NY 10151  
Tel 212.380.2100  
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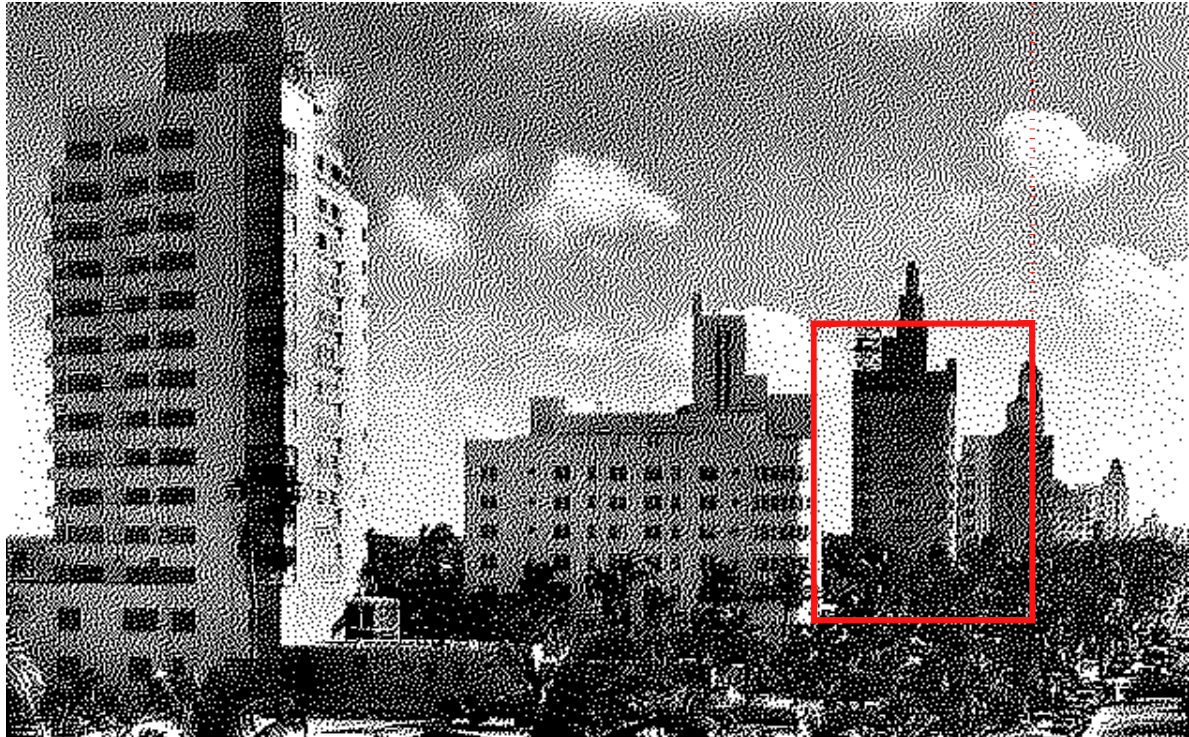


HISTORICAL IMAGES  
COLLINS AVE

Date	AUGUST 17, 2020	Sheet No.
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Project	1901	

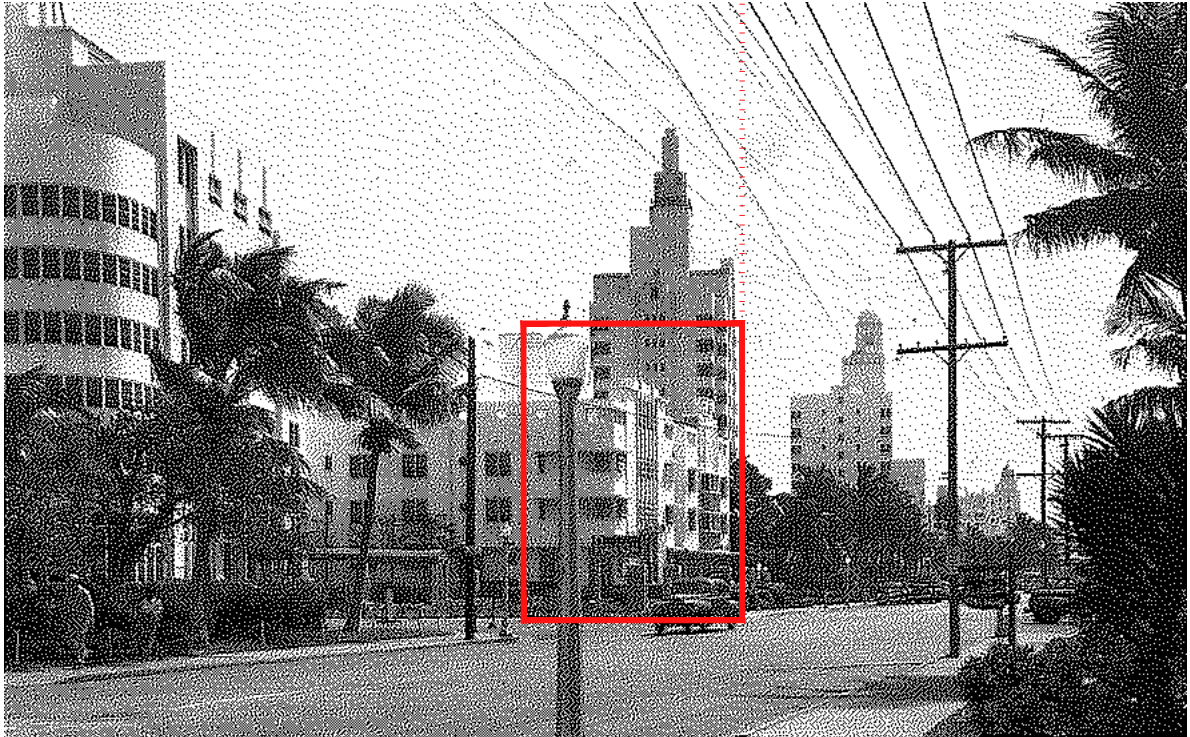


The photograph was likely taken in later 1940 since the Ritz Plaza aka Grossinger Beach Hotel still looks like it is in the final stages of construction with scaffolding at the tower level. The future Marseilles and Delano Hotel are yet to appear in 1947 -1948 on the skyline next door to the National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

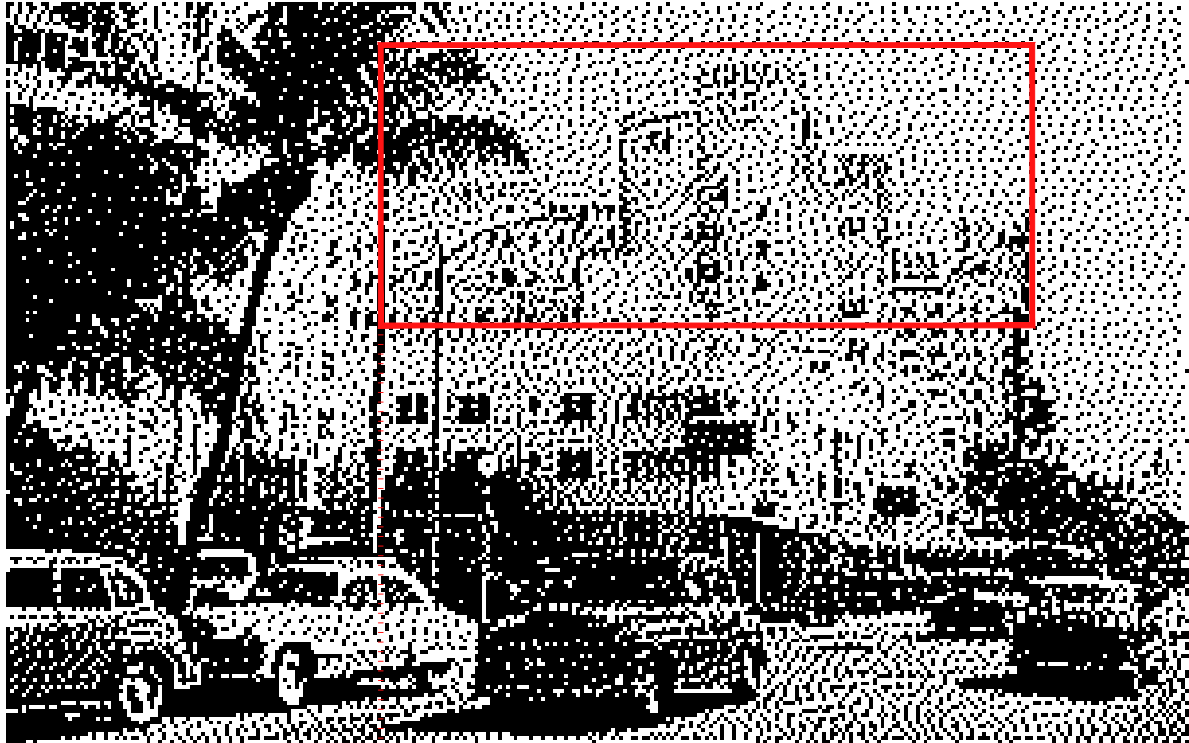


COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH,1940

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



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

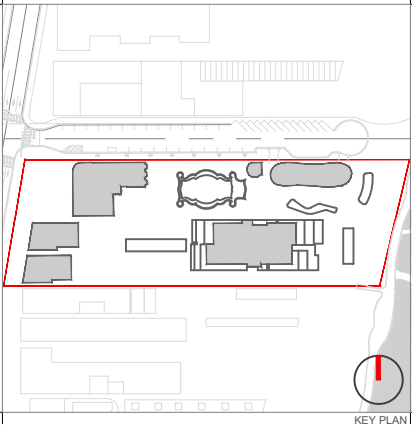


COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH,1950s

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



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



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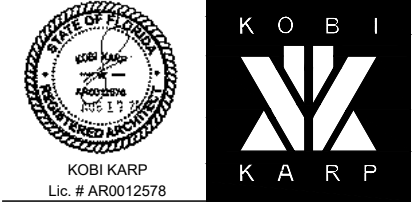
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**Fax:** +1(305) 573 3766



**HISTORICAL IMAGES**  
COLLINS AVE

Date	AUGUST 17, 2020	Sheet No.
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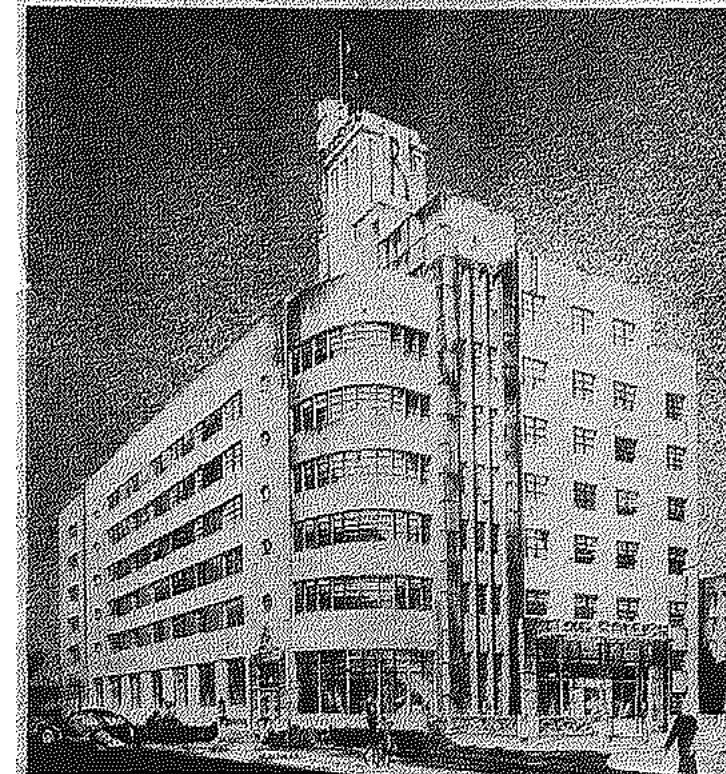


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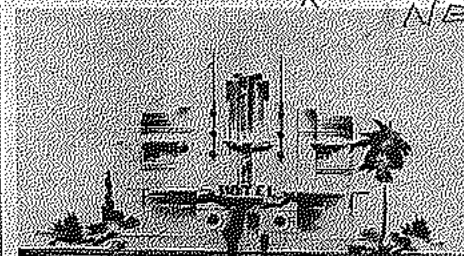


Polished stone entrance on 18th street.

## \$225,000 Raleigh Hotel Under Way On Beach



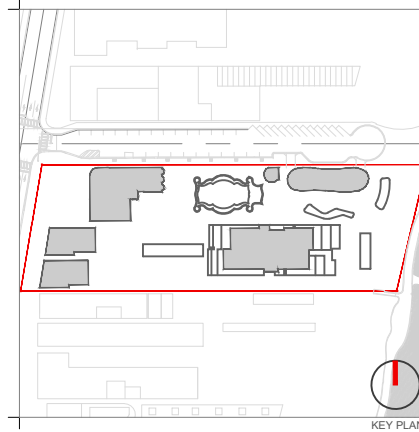
## \$40,000 Hotel Slated This Week



rooms and storage rooms. The exterior design will be handsome and modern. The entrance will be a large terrace with colored terrazzo floor and base. The office of Henry H. Hatcher prepared the plans and specifications, and S. L. Schwartz and D. J. Dooley are the real estate agents.

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.

[illegible]

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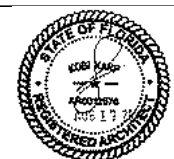
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Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBI KARP  
Lic. # AR0012578



K O B I  
K A R P

## HISTORICAL IMAGES

### THE RALEIGH HOTEL

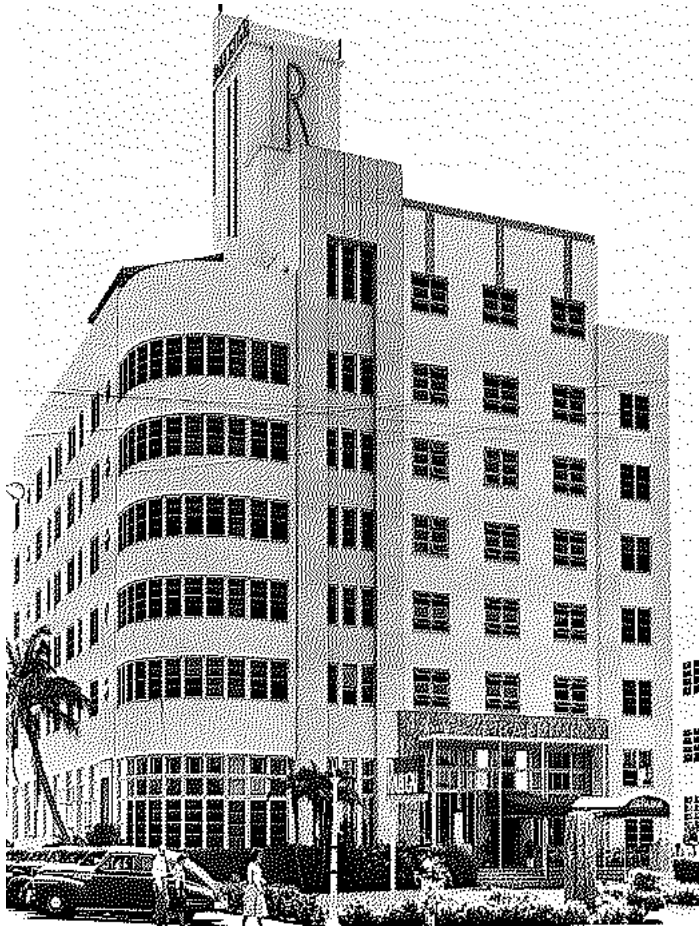
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Pole Sign addition in 1942



THE RALEIGH - PHOTOGRAPH, 1945



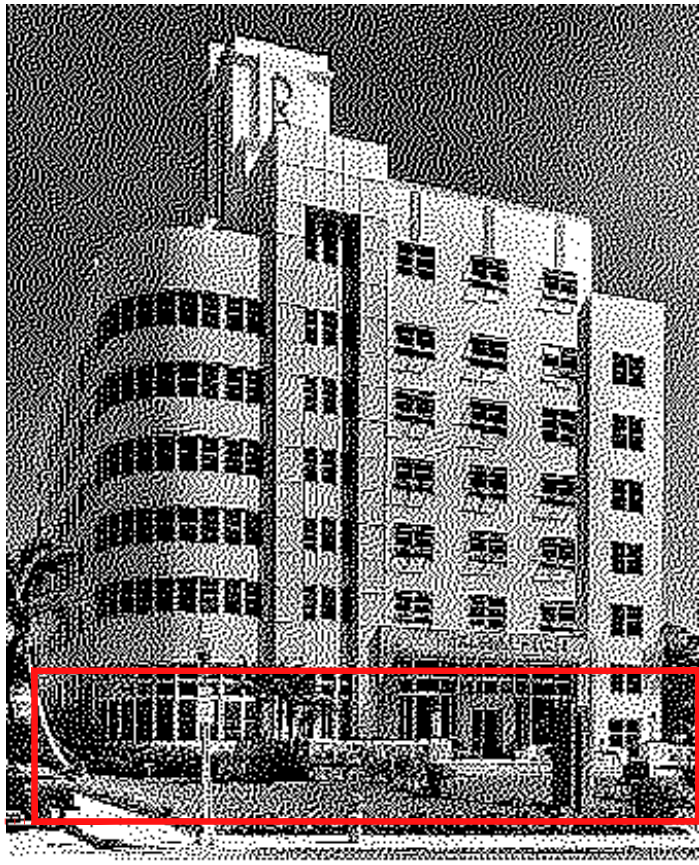
THE RALEIGH - PHOTOGRAPH, 1945



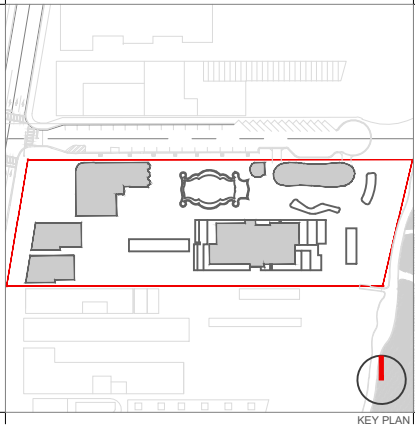
THE RALEIGH & THE RICHMOND - PHOTOGRAPH - 1945

The Raleigh pool and cabana club opened its doors in 1940, offering its guests a world class luxury hotel service in Miami at a prime beachfront location on Collins avenue. Designed by the architect Lawrence Murray Dixon, the Raleigh hotel explored a streamlined architectural approach. 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



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



HISTORICAL IMAGES  
THE RALEIGH HOTEL

Date	AUGUST 17, 2020	Sheet No.
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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 canopy changed to black color.



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



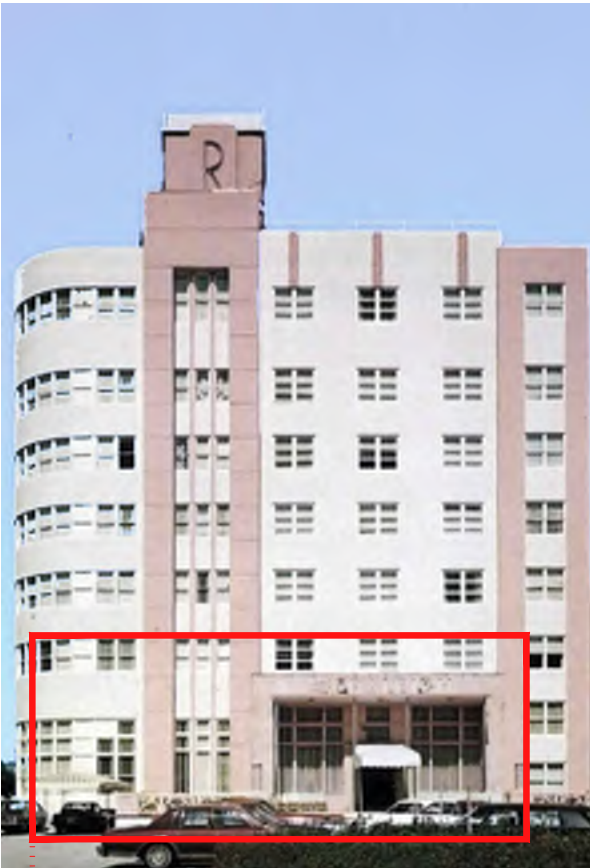
Raleigh facade remains coral color scheme but canopy changed to match.

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

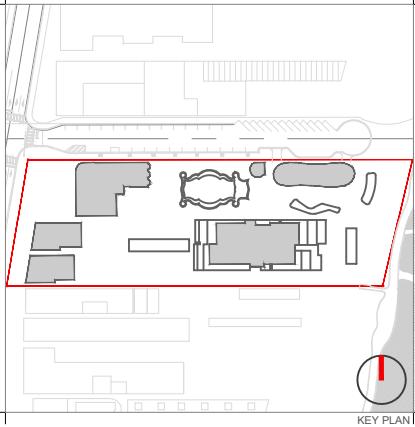


RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1970s

Raleigh canopy changed to white color



RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1970s



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Name: ENEA GARDEN DESIGN INC.  
Address: 7500 NE 4th Court, Suite 104  
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Consultant: Name: Address: Tel: Email:

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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



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

Date	AUGUST 17, 2020	Sheet No.
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Project	1901	



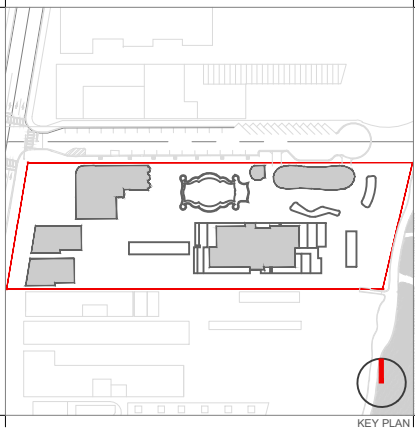


Part of the revitalization of Miami Beach included re-painting the buildings and changing the colors to make them pop more and seem more attractive to tourists,”

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.



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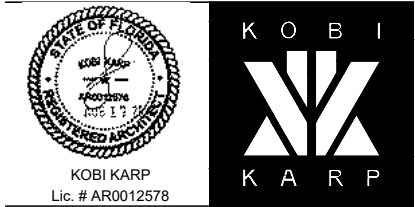
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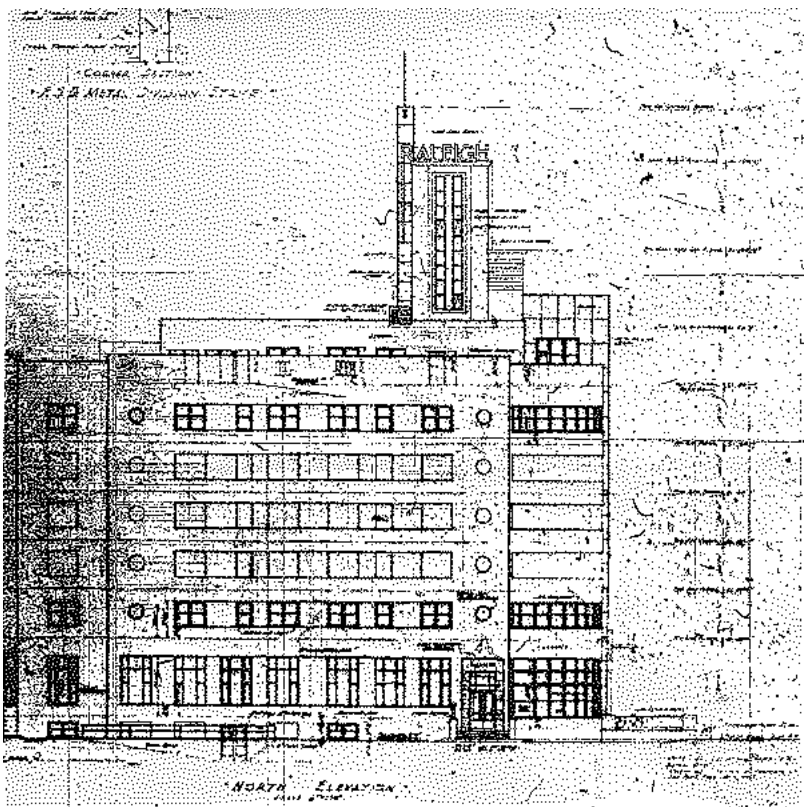


**HISTORICAL IMAGES**  
THE RALEIGH HOTEL - 1990s

Date	AUGUST 17, 2020	Sheet No.
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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.



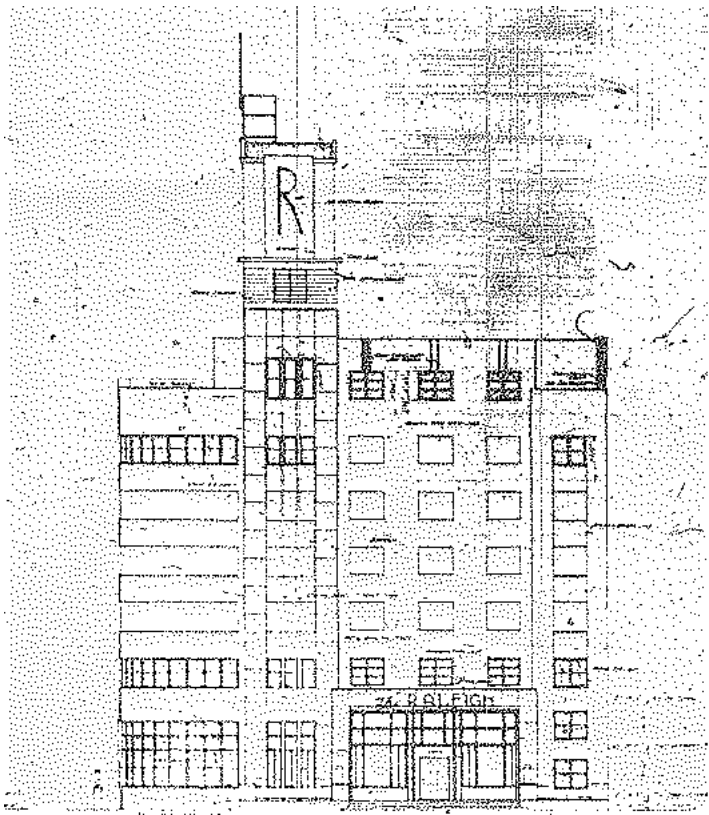
NORTH ELEVATION BY L. DIXON - 1940  
Original tower signage lighting detail



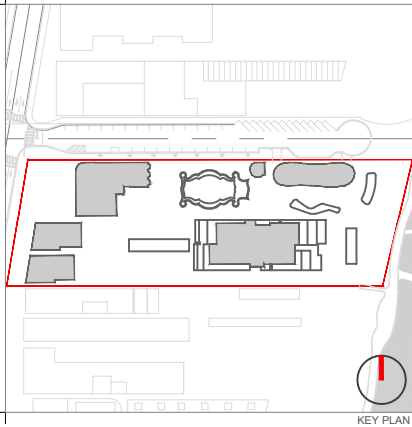
THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



THE RALEIGH, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



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



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**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



**HISTORICAL IMAGES**  
**SIGNAGE**

Date	AUGUST 17, 2020	Sheet No.
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Original patio before enclosure with roof & windows in 1957

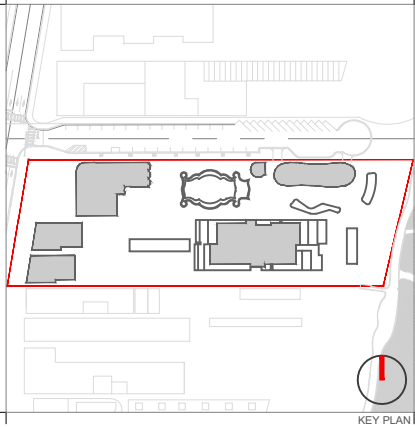


THE RALEIGH HOTEL, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1957

Enclosed patio after 1957



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



KEY PLAN

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HISTORICAL IMAGES  
THE RALEIGH HOTEL

Date	AUGUST 17, 2020	Sheet No.
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THE RALEIGH , MIAMI BEACH, FLA - PHOTOGRAPH, 2019



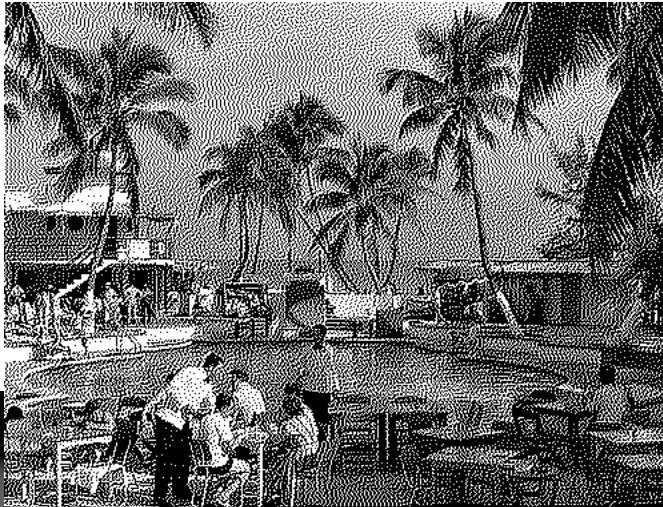
In Miami Beach, a unique form of art deco employed nautical themes as well as tropical floral and fauna motifs. Favored materials included bas-relief stucco, keystone, etched glass, a variety of metals, cast concrete, patterned terrazzo, glass block, and Vitrolite.



1940 Original coping detail



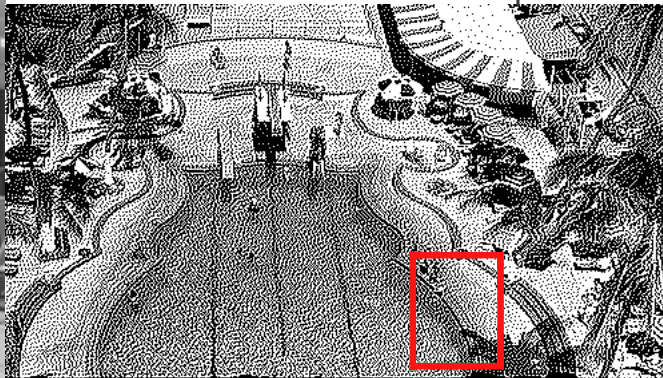
1947 Coping detail



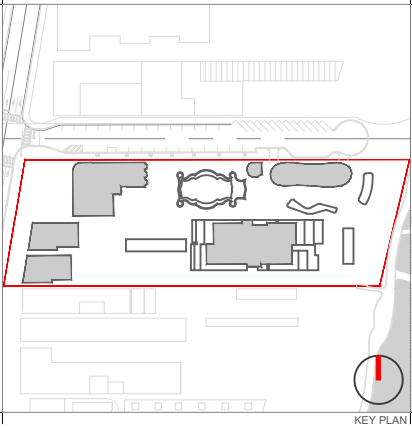
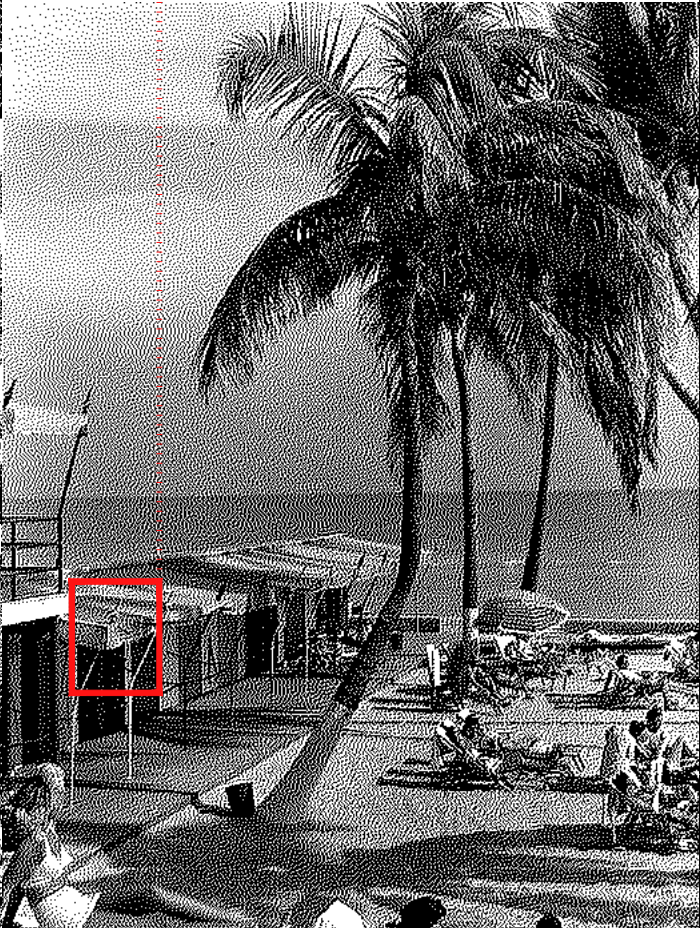
1947 Outdoor cafe and pool area



1940 Outdoor cafe and pool area



1940 Cabanas wood & concrete construction



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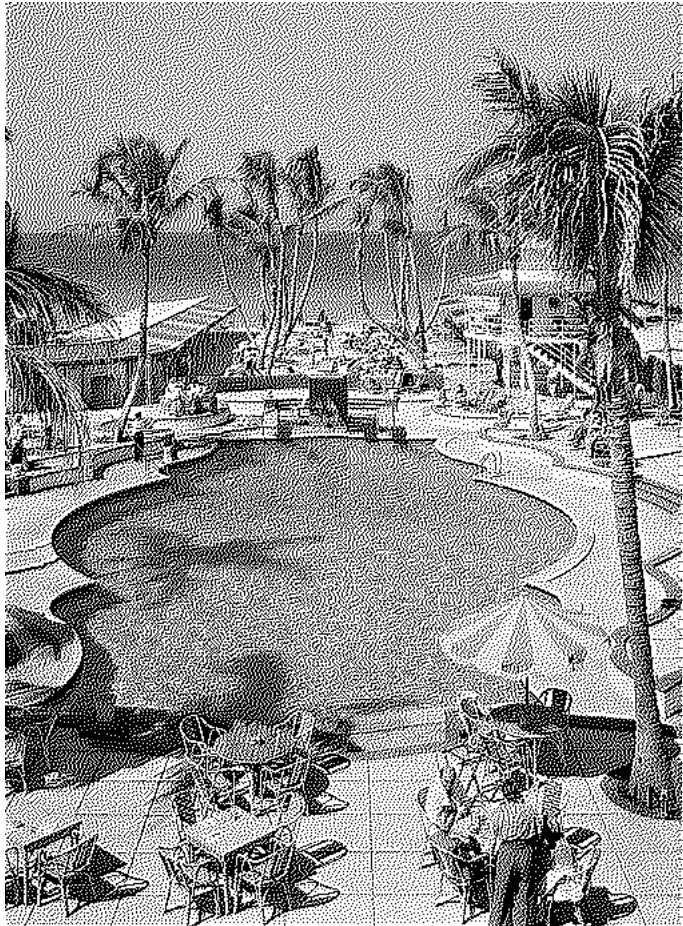
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HISTORICAL IMAGES  
RALEIGH POOL & CABANA CLUB

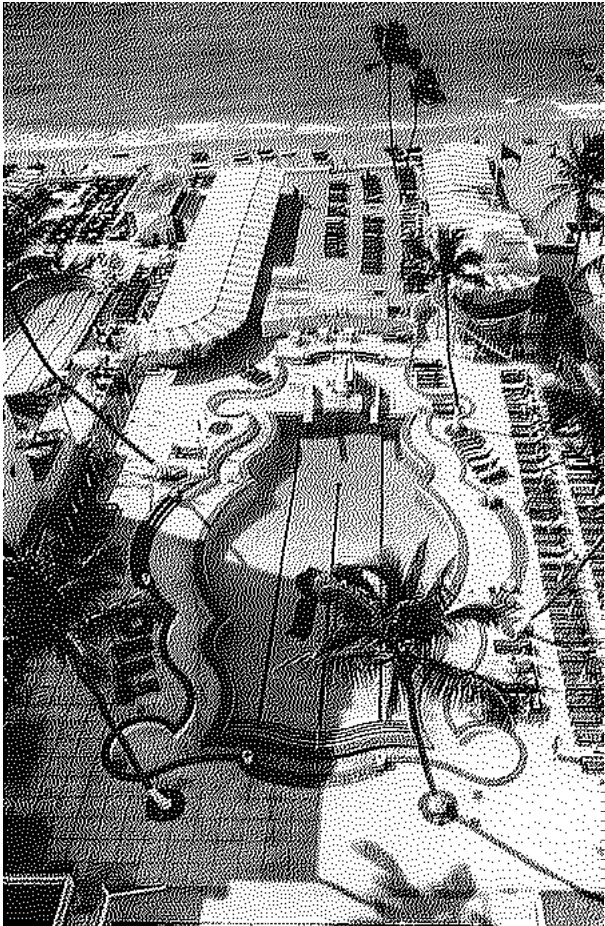
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Project	1901	





1940

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



1947

Coping around main pool shape is  
replaced Cherokee red brick



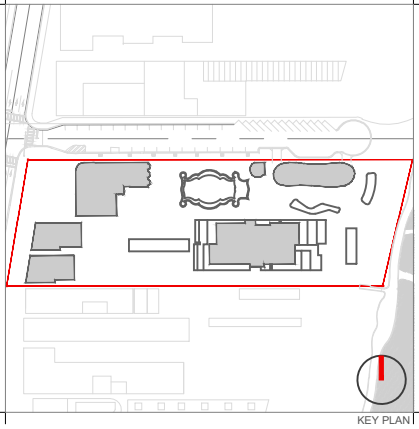
1991

Pool perimeter shallow deck / tanning  
ledge is filled with water  
Perimeter is painted red



2019

Pool perimeter is painted black



KEY PLAN

Rev.	Date	Rev.	Date

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

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

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

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



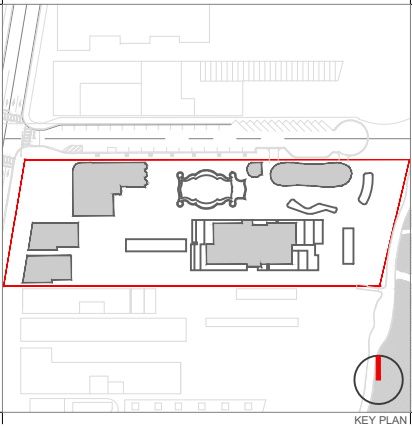
RICHMOND HOTEL, MIAMI BEACH, FLA - LINEN POSTCARD,1949



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



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



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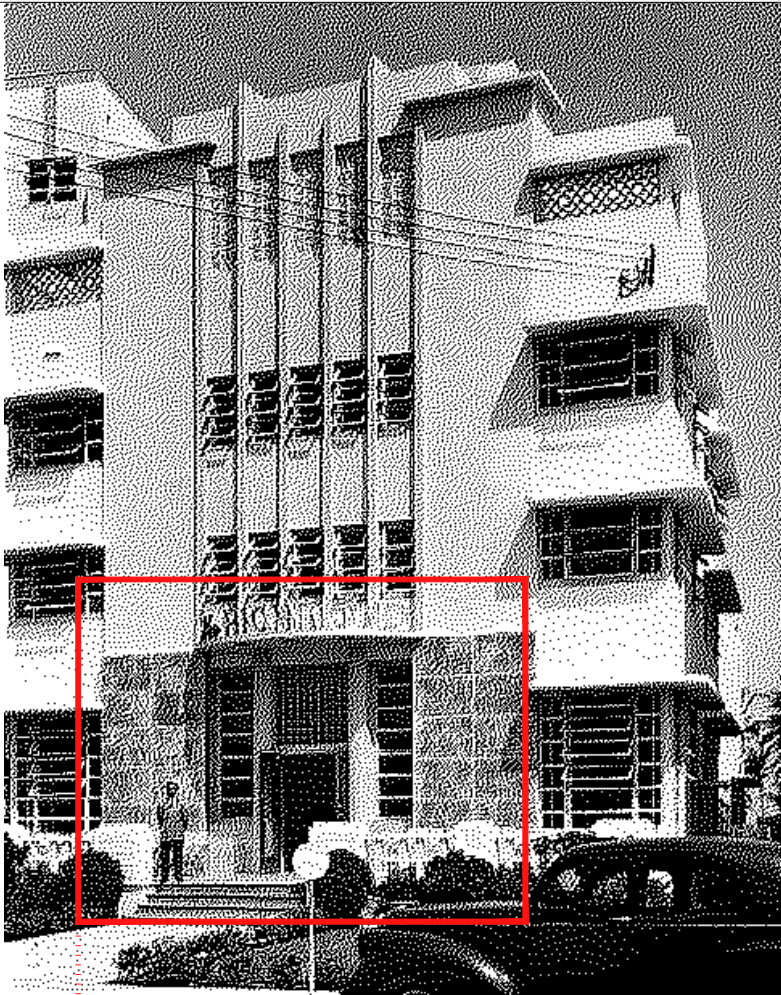
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2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
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HISTORICAL IMAGES  
THE RICHMOND

Date	AUGUST 17, 2020	Sheet No.
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THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1940s

Original elevation & sign on cantilever  
by Lawrence Murray Dixon .  
Entrance door is a dark wood color.  
Landscape around terrace is low height.

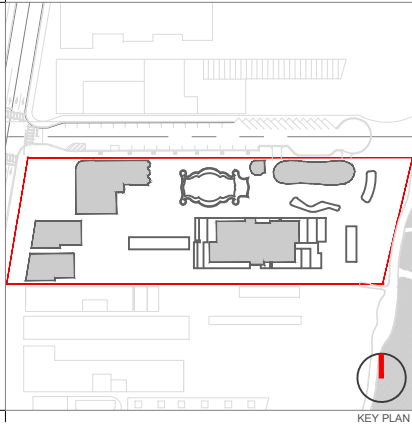


THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1948



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1948

Entrance door is painted light color.  
Landscape covers terrace baluster.  
Pole sign installed - 1948



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1775-1757-1751 COLLINS AVE  
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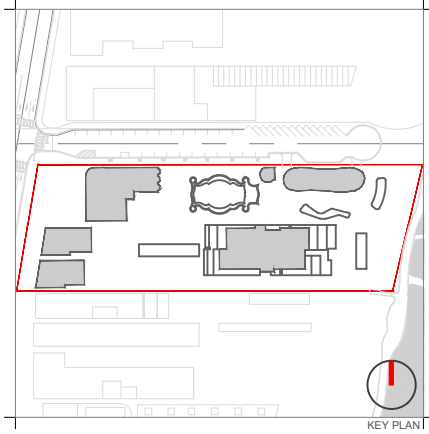


HISTORICAL IMAGES  
THE RICHMOND

Date	AUGUST 17, 2020	Sheet No.
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Prior to:  
The Raleigh addition at 7 floor - 1954  
The Richmond front facade alteration - 1954  
The South Seas front facade alteration - 1954



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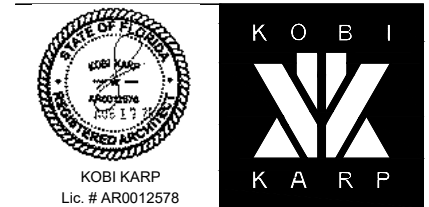
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HISTORICAL IMAGES  
THE RICHMOND

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

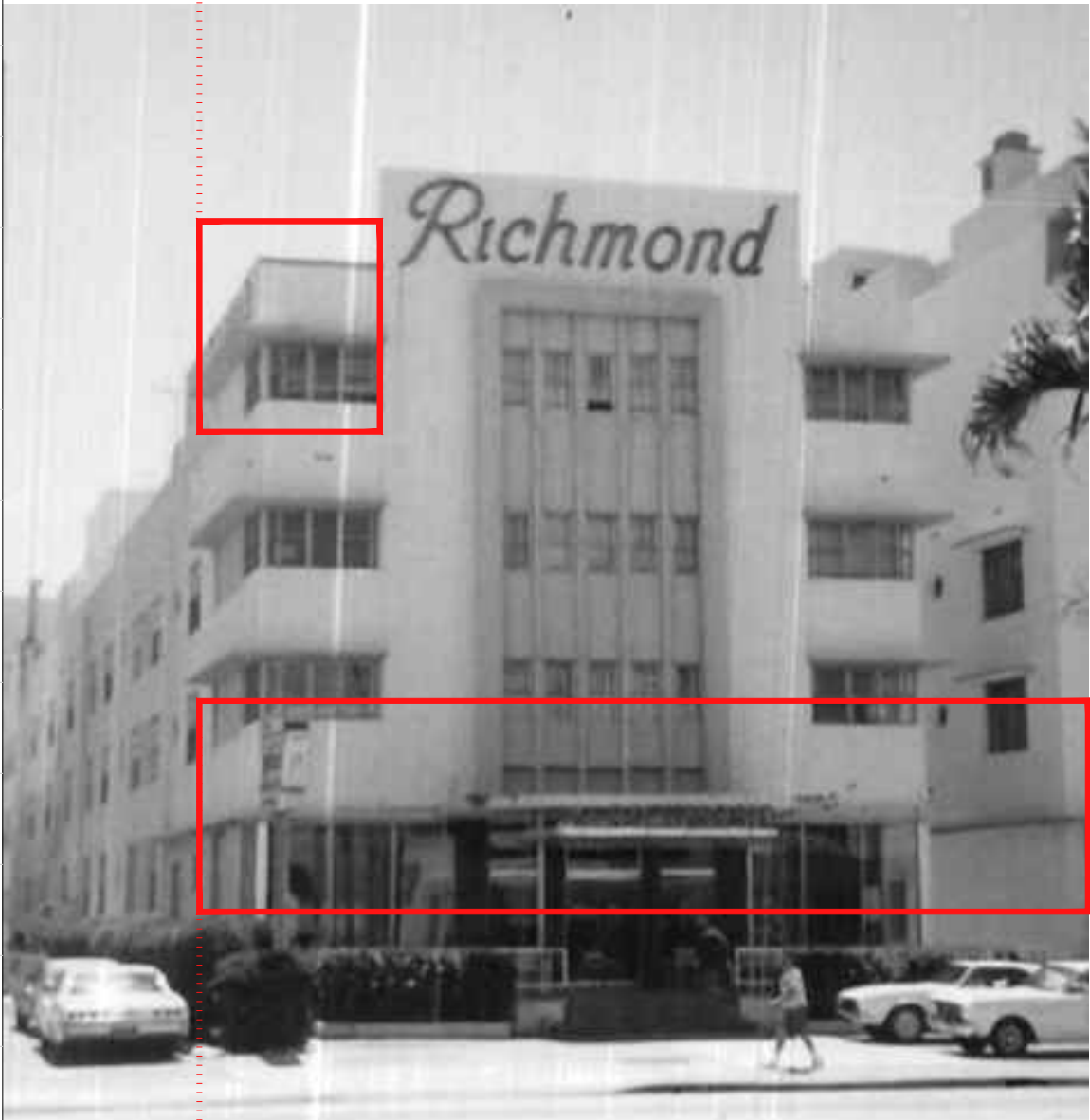
The Raleigh pole sign addition in 1942.  
The Richmond pole sign addition in 1948.  
Note: building exterior & lobby was painted in 1948. this image may not reflect original color scheme by L. Dixon. The only existing images of the Richmond prior to 1948 are black & white.



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



110 Windows replaced - 1966



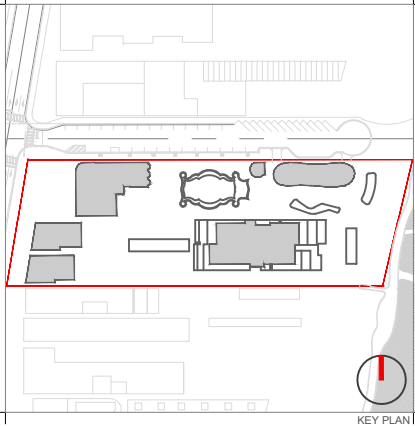
THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s

The Richmond pole sign change in 1960

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



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RALEIGH, RICHMOND & SOUTH SEAS  
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MIAMI BEACH, FLORIDA 33139

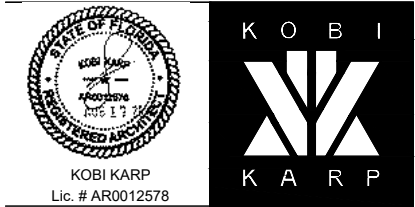
**Owner:** BSD RALEIGH PROPCO LLC C/O SHVO  
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Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
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**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



HISTORICAL IMAGES  
THE RICHMOND

Date	AUGUST 17, 2020	Sheet No.
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Flat wall sign removed  
Buildings exterior sandblasted  
and painted in 1972.



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1970s



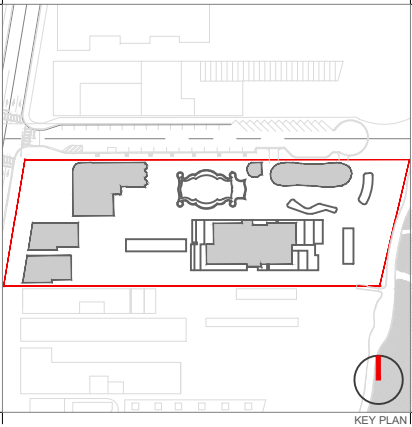
THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 1980s

The Richmond pole sign change in 1960

Flat wall sign reinstalled.  
Canopy remodeled and sign  
relocated.



THE RICHMOND MIAMI BEACH, FLA - PHOTOGRAPH, 2019



KEY PLAN

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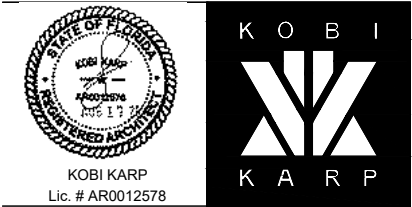
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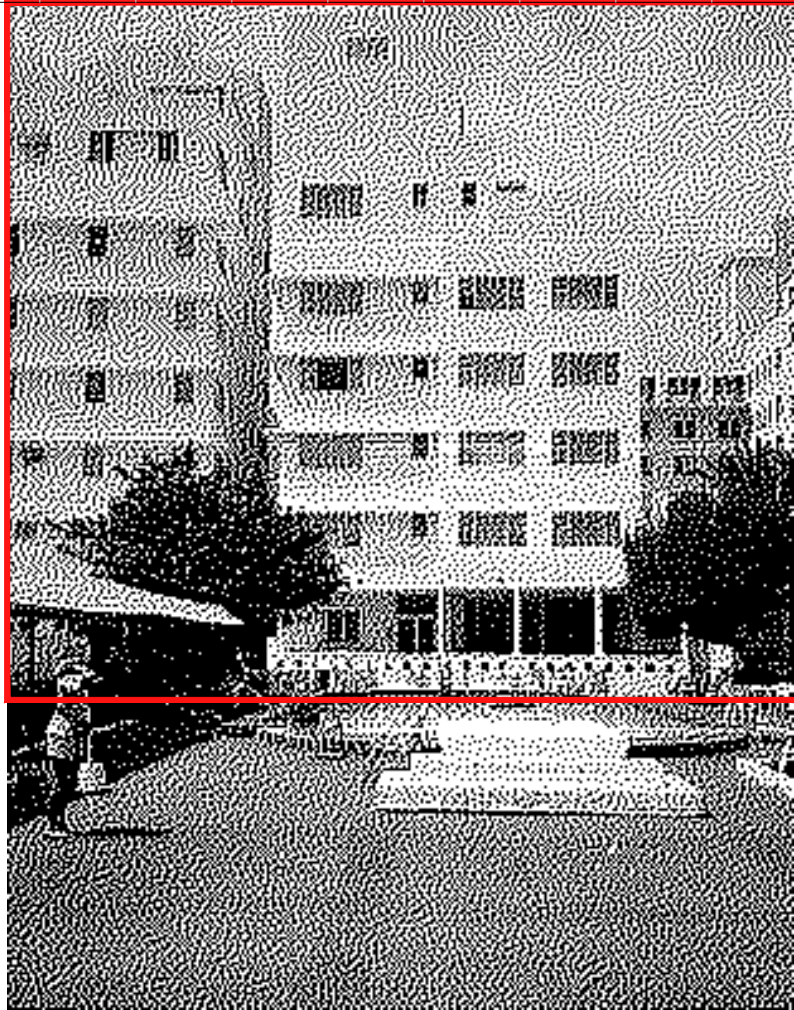
Architect of Record: Kobi Karp Architecture and Interior Design, Inc.  
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HISTORICAL IMAGES  
THE RICHMOND

Date	AUGUST 17, 2020	Sheet No.
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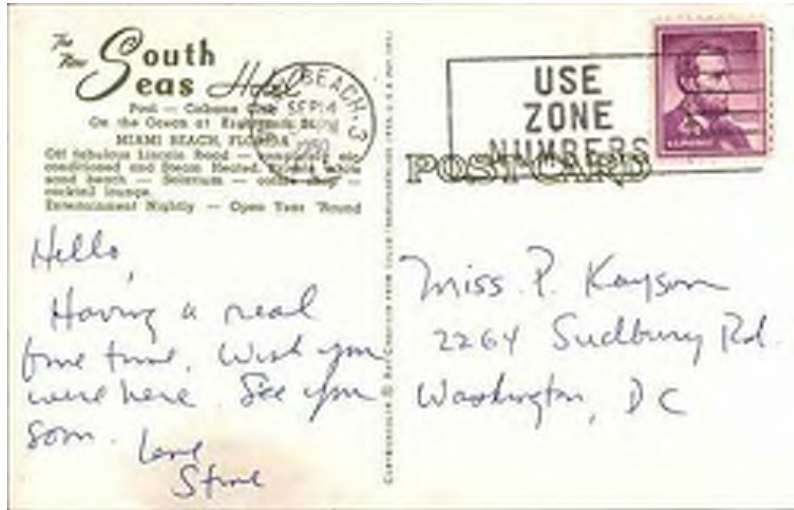
THE RICHMOND & SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1960s



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



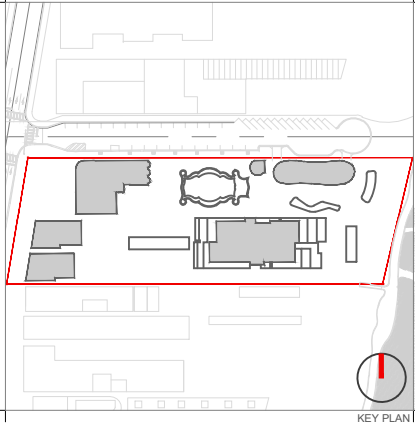
RICHMOND POOL, MIAMI BEACH, FLA-POSTCARD, 1960s



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

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

Front facade remodel by Melvin Grossman-1954



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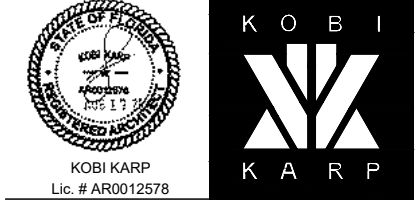
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Name: ENEA GARDEN DESIGN INC.  
Address: 7500 NE 4th Court, Suite 104  
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Email: 305.576.6702  
info.miami@enea.ch

Consultant: Name: Address: Tel: Email:

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2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
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HISTORICAL IMAGES  
THE RICHMOND & SOUTH SEAS

Date	AUGUST 17, 2020	Sheet No.
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SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD,1943



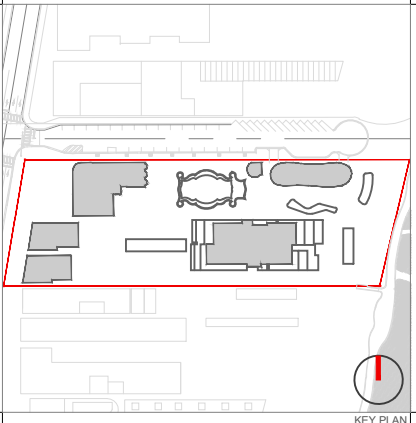
SOUTH SEAS, MIAMI BEACH, FLA - LINEN POSTCARD,1943



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



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



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**RALEIGH, RICHMOND & SOUTH SEAS**  
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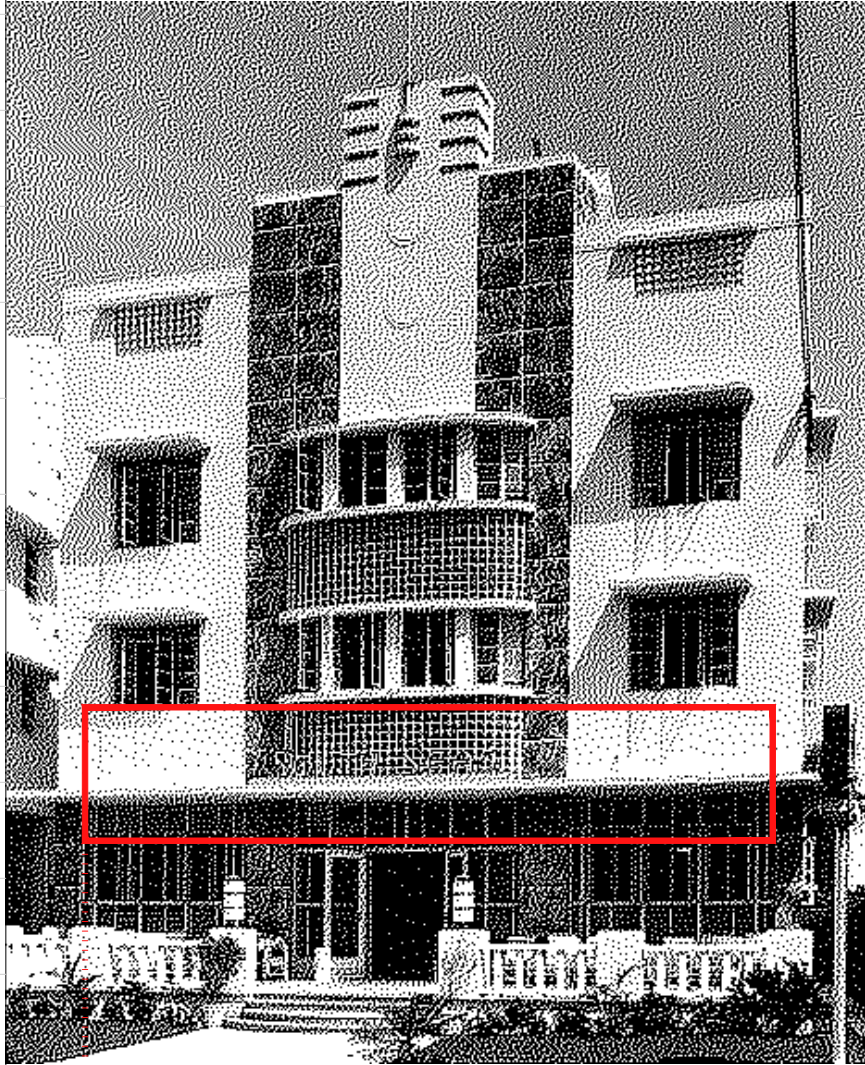
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**HISTORICAL IMAGES**  
**THE SOUTH SEAS**

Date	AUGUST 17, 2020	Sheet No.
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THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1940s

Original elevation & sign on cantilever by  
Lawrence Murray Dixon .



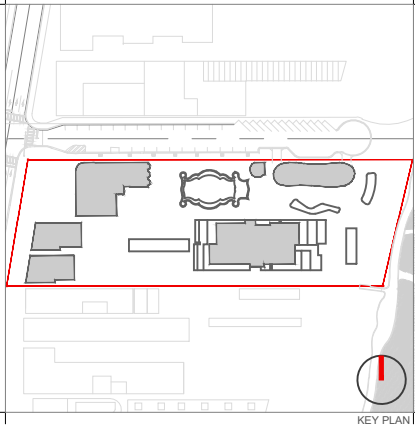
THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1960s

Front facade renovation by Melvin  
Grossman -1954



THE SOUTH SEAS MIAMI BEACH, FLA - PHOTOGRAPH, 1988

Sign over cantilever is removed



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**HISTORICAL IMAGES**  
THE SOUTH SEAS

Date	AUGUST 17, 2020	Sheet No.
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1 VIEW TOWARD RALEIGH WEST FACADE FROM COLLINS



2 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



3 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



4 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



5 VIEW TOWARD RALEIGH EAST FACADE



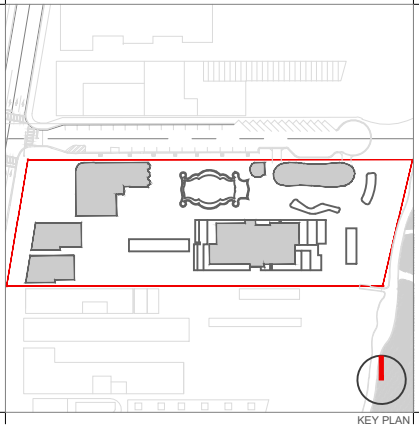
6 VIEW TOWARD RALEIGH EAST FACADE



7 VIEW TOWARD RALEIGH SOUTH FACADE



8 VIEW TOWARD RALEIGH EAST FACADE



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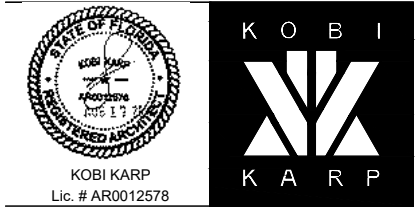
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**EXISTING IMAGES**  
**THE RALEIGH**

Date	AUGUST 17, 2020	Sheet No.
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1 VIEW TOWARD RALEIGH WEST FACADE



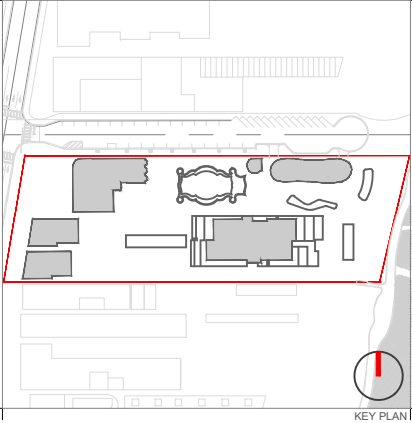
2 ORIGINAL METAL TRIM - WEST FACADE



3 ORIGINAL METAL TRIM - WEST FACADE



4 RALEIGH WEST TERRACE AND ENTRANCE



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1 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



2 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



3 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



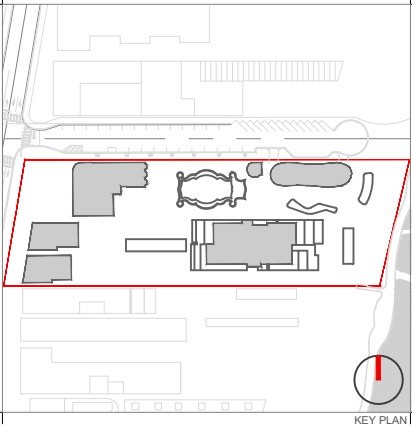
4 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE



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



6 THE RALEIGH WEST TERRACE - ORIGINAL BALUSTRATE & NEW LATTERN



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MIAMI BEACH, FLORIDA 33139

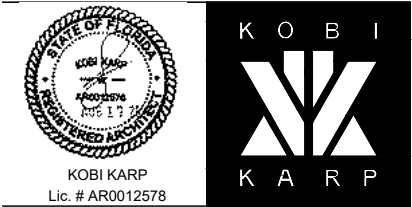
**Owner:**  
Name BSD RALEIGH PROPCO LLC C/O SHVO  
Address 745 FIFTH AVENUE  
Address New York, NY 10151  
Tel 212.380.2100  
Email info@shvo.com

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

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

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



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1 THE RALEIGH WEST TERRACE - ORIGINAL WOOD WINDOWS



2 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE



3 THE RALEIGH WEST TERRACE - ORIGINAL WOOD WINDOWS



4 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE DETAIL



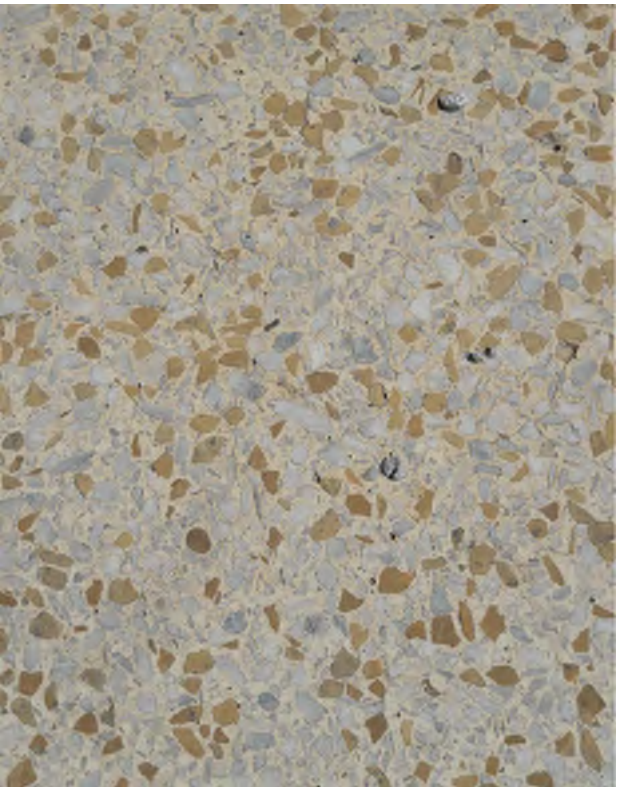
5 THE RALEIGH WEST TERRACE - ORIGINAL POLISHED STONE DETAIL



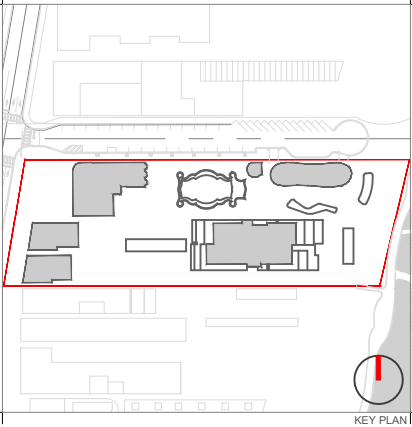
6 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



7 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



8 THE RALEIGH WEST TERRACE - ORIGINAL TERRAZZO



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

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

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

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



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1 THE RALEIGH - LEVEL 5 NORTHWEST CORNER



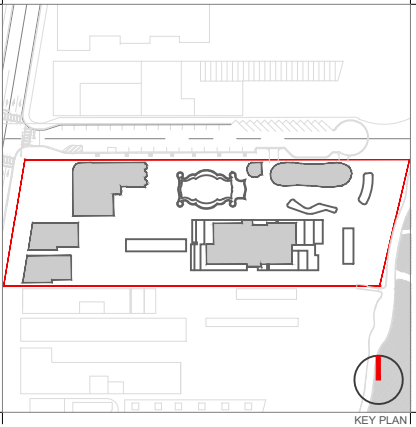
2 THE RALEIGH WEST TERRACE - LEVEL 2 INTERIOR VIEW TOWARD EAST



3 THE RALEIGH - LEVEL 5 INTERIOR VIEW TOWARD NORTH



4 THE RALEIGH - LEVEL 5 NORTHWEST CORNER



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

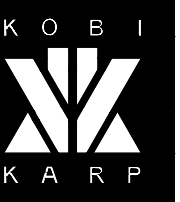
**Consultant:**  
Name  
Address  
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Tel  
Email

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

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



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Lic. # AR0012578



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1 THE RALEIGH - VIEW TOWARD EAST TERRACE



2 THE RALEIGH - LEVEL 2 VIEW TOWARD POOL



3 THE RALEIGH - LEVEL 2 VIEW TOWARD POOL



6 THE RALEIGH - EAST TERRACE ORIGINAL WOOD WINDOWS



4 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS



5 THE RALEIGH - SOUTH & EAST FACADE



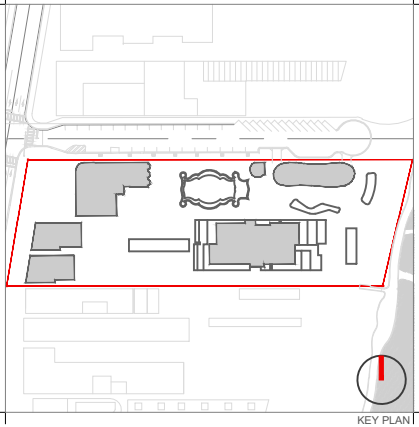
7 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS



8 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS



9 THE RALEIGH - EAST FACADE HISTORIC CURVED GLASS & PLANTERS



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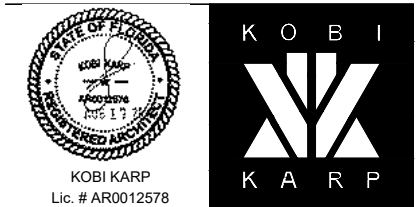
**Owner:**  
Name BSD RALEIGH PROPCO LLC C/O SHVO  
Address 745 FIFTH AVENUE  
Address New York, NY 10151  
Tel 212.380.2100  
Email info@shvo.com

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

**Consultant:**  
Name  
Address  
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Tel  
Email

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Name  
Address  
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Tel  
Email

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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



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1 THE RALEIGH - BASEMENT ENTRANCE @ EAST FACADE



2 THE RALEIGH - BASEMENT ENTRANCE @ EAST FACADE



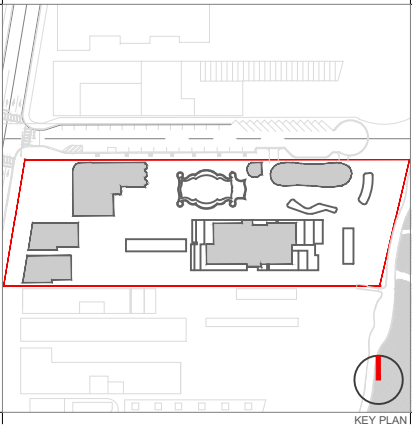
3 THE RALEIGH - VIEW TOWARD THE BASEMENT



4 THE RALEIGH - ORIGINAL GLASS BLOCK WINDOW @ BASEMENT



5 THE RALEIGH - VIEW TOWARD THE BASEMENT & EAST TERRACE



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

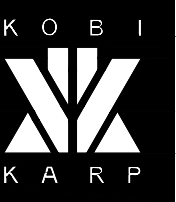
**Consultant:**  
Name  
Address  
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Email

**Consultant:**  
Name  
Address  
Address  
Tel  
Email

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



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1 THE RALEIGH - HISTORIC EAST TERRACE & STEPS



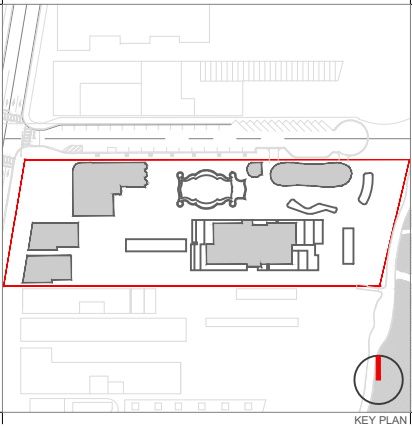
2 THE RALEIGH - HISTORIC EAST TERRACE & STEPS



3 THE RALEIGH - HISTORIC EAST TERRACE & STEPS



4 THE RALEIGH - VIEW TOWARDHISTORIC EAST TERRACE & STEPS



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

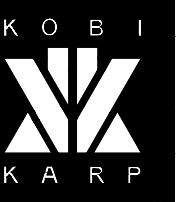
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Name:   
Address:   
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**Consultant:**  
Name:   
Address:   
Address:   
Tel:   
Email:

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



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1 THE RALEIGH - HISTORIC POOL



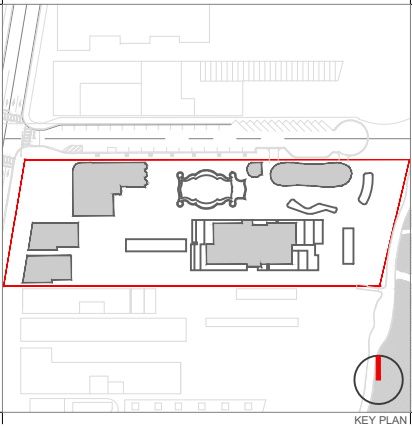
2 THE RALEIGH - HISTORIC POOL



3 THE RALEIGH - HISTORIC POOL



4 THE RALEIGH - HISTORIC POOL



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1775-1757-1751 COLLINS AVE  
MIAMI BEACH, FLORIDA 33139

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

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

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

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

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



**KOBİ KARP**  
Lic. # AR0012578

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