

The RALEIGH MASTERPLAN

SCOPE OF WORK

- MODIFICATION TO PREVIOUSLY APPROVED HPB ORDER, HPB19-0341
- ADDITION OF TWO BASEMENT LEVELS FOR PARKING
- RICHMOND BUILDING, CHANGE OF USE FROM RESTAURANT TO HOTEL SUITES
- SOUTH SEAS BUILDING, CHANGE OF USE FROM RESIDENTIAL LOBBY TO BAR AND DOUBLE STORY RESTAURANT
- OVERALL SITE, RELOCATION OF COVERED LIFE SAFETY RESIDENTIAL EGRESS PATH

OWNER

BSD RALEIGH PROPCO LLC C/O SHVO

745 5th Avenue
New York, NY 10151
O: 212.380.2100

LANDSCAPE DESIGNER

ENEAS GARDEN DESIGN INC.

7500 NE 4TH COURT, STUDIO 104
Miami, FL 33138
O: 305.576.67027

INTERIOR DESIGNER

PETER MARINO ARCHITECT

150 EAST 58TH STREET
NEW YORK, NY 10022
O: 212.752.5444

ARCHITECT

KOBI KARP ARCHITECTURE
& INTERIOR DESIGN, INC

2915 Biscayne Boulevard, Suite 200
Miami, FL 33137
O: 305.573.1818

CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
FINAL SUBMISSION HPB21-0493
JANUARY 10, 2021

ARCHITECTURAL

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Rev.	Date	Rev.	Date

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

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

Consultant:
 Name
 Address
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 Email

Consultant:
 Name
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 Tel:
 Email

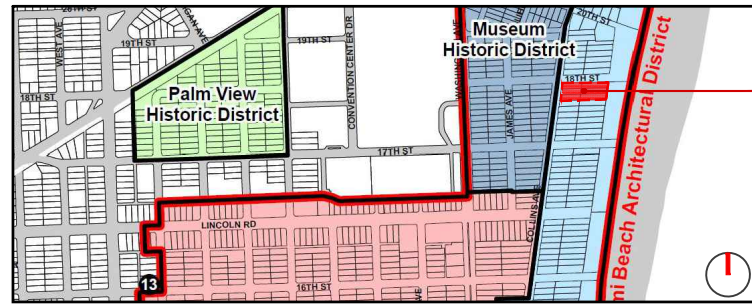
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
 Miami, Florida 33137 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



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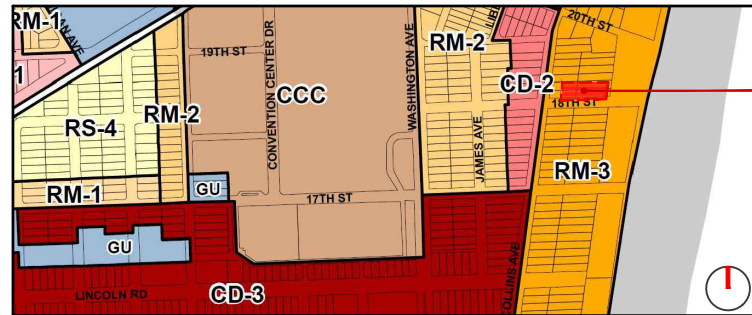
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HISTORIC DESIGNATION

SCALE: N.T.S.



ZONING DESIGNATION

SCALE: N.T.S.

SEATING / O.C.C CHART / PARKING CALCULATION				
RALEIGH HOTEL				
FLOOR LEVEL	ROOM NAME	AREA	TOTAL SEATS/OCCUPANTS	PARKING REQUIRED
BASEMENT	SPEAK EASY	1,250 NSF	84 SEATS	EXIST. NOT REQ
	COFFEE SHOP	280 GSF	10 SEATS	
GROUND	RETAIL	441 GSF	15 OCC	SEC. 130-31(9)(b) SEC. 130-31(9)(c)(3) SEC. 130-32(2A)(c)(3)
	LOWER LOBBY	1,150 GSF	21 SEATS	
	UPPER LOBBY	1,094 NSF	36 SEATS	
	MARTINI BAR	340 NSF	19 SEATS	
	OUTDOOR DINING	2,345 NSF	45 SEATS	
	TIGER ROOM & TERR	1,443 NSF	81 SEATS	
	TOTAL			
RICHMOND & SOUTH SEAS				
BASEMENT	LOBBY	500 SF	4 SEATS	Seating: 1 space for 7 seats or 1 space per 105 SF minus 1 seat or 15 SF per 2 units; Area: 1 space per 500 SF; Minus 75 SF per Unit
	GYM	4,350 SF	70 OCC	
	SPA	5000 GSF	25 OCC	
	YOGA	800 GSF	16 OCC	
	LOCKERS	2450 GSF	49 OCC	
	SPA WET AREAS	2750 GSF	36 OCC	
	HISTORIC LOBBY	870 NSF	24 SEATS	
	DINING AREA	1,750 NSF	40 SEATS	
	OUTDOOR TERRACE	2,900 GSF	98 SEATS	
	RESIDENTIAL LOBBY	870 NSF	18 OCC	
LEVEL 3	LOUNGE & BAR	1,205 GSF	30 SEATS	98 SEATS/ 7= 14 - 24 DU
TOTAL			124 SEATS + 214 OCC	0 PS
BEACH PAVILLION				
FLOOR LEVEL	ROOM NAME	AREA	TOTAL SEATS/OCCUPANTS	PARKING REQUIRED
LEVEL 1	RESTAURANT & BAR	2,334 GSF	105 SEATS + 20 OCC	15 PS
LEVEL 2	RESTAURANT & BAR	3,967 GSF	140 SEATS + 30 OCC	20 PS
ROOF LEVEL	LOUNGE & BAR	2750 GSF	80 SEATS	12 PS
TOTAL			325 SEATS + 50 OCC	47 PS
RALEIGH RESIDENCES				
UNIT TYPE	QUANTITY	AREA	PARKING SPACE / UNIT	PARKING REQUIRED
HOTEL UNITS	B6	EXISTING	N/A	EXIST. NOT REQ
	0	550-999 SF	N/A	N/A
RESIDENTIAL UNITS	0	1000-1200 SF	N/A	N/A
	49	+ 1200 SF	2	98 PS
		GUEST PARKING	10%	10 PS
TOTAL				108 PS
GRAND TOTAL				155 PS

GROSS AREA DIAGRAM					
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED / OCEAN TOWER	NORTH PAVILLION
SUB BASEMENT LEVEL 3				22,830 SF	
SUB BASEMENT LEVEL 2				26,047 SF	
BASEMENT LEVEL 1				60,717 SF	
1	8,045 SF	3,324 SF	3,152 SF	3,660 SF	1,440 SF
2	7,337 SF	0 SF	0 SF	0 SF	871 SF
3	8,353 SF	3,318 SF	1,942 SF	15,014 SF	592 SF
4	8,353 SF	-	-	15,316 SF	-
5	8,353 SF	-	-	15,627 SF	-
6	8,353 SF	-	-	15,627 SF	-
7	8,353 SF	-	-	16,198 SF	-
8	6,708 SF	-	-	16,094 SF	-
9	-	-	-	16,094 SF	-
10	-	-	-	16,094 SF	-
11	-	-	-	16,094 SF	-
12	-	-	-	16,340 SF	-
13	-	-	-	15,789 SF	-
14	-	-	-	15,691 SF	-
15	-	-	-	15,691 SF	-
16	-	-	-	15,691 SF	-
17	-	-	-	15,416 SF	-
18	-	-	-	15,416 SF	-
ROOF LEVEL	-	-	-	3,147 SF	-
POOL FOLLY LEVEL 1	193 SF	-	-	-	-
POOL FOLLY LEVEL 2	193 SF	-	-	-	-
TOTAL GROSS - EACH BUILDING	66,881 SF	6,642 SF	5,094 SF	259,206 SF	2,870 SF
TOTAL GROSS- ALL BUILDINGS	450,287 SF				

MIAMI BEACH
 Planning Department, 1700 Convention Center Drive
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information 6/20/16	
1	Address:	1775-1757-1751 COLLINS AVENUE, MIAMI BEACH, FL 33139
2	Board and File numbers:	
3	Folio number(s):	02-3234-019-0460 02-3234-019-0510 02-3234-019-0500
4	Year constructed:	Zoning District: RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL
5	Historic Designation	Local: Ocean Drive/ Collins Ave Historic District National: Miami Beach Architectural District
6	Flood Zone:	Flood Zone AE & Flood Zone X
7	Base Flood Elevation:	8'-0" NGVD Grade Value in NGVD: 6.83' NGVD
8	Design Flood Elevation:	9'-0" NGVD
9	Max. Wave Crest Elevation:	15'-0" NGVD
10	Adjusted grade (Flood+Grade/2)	N/A
11	Lot Area:	1775 COLLINS AVE = 63,628 SF/ 1757 COLLINS AVE = 34,699 SF/ 1751 COLLINS AVE = 34,489 SF
12	Lot Width	212.97'
13	Minimum Unit Size	550 SF
14	Existing User	HOTEL / RESTAURANT
	Lot Depth:	632.8'
	Average Unit Size:	TBD
	Proposed Use:	HOTEL/ RESIDENTIAL / RESTAURANT

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
10	Height			
	Architectural District-New Construction	200'-0" *	200'-0"	-
	Ground Floor Additions Sec. 142-246(e), (3)	25'-0" *	23'-8"	
11	Number of Stories			
	Architectural District-New Construction	20 STORIES	14 STORY TOWER	
	Ground Floor Additions	2 STORIES	2 STORIES	
12	FAR 2.0	265,058 SF	142,250 SF	265,058 SF
13	Gross Square Footage	N/A	N/A	-
14	Square Footage by use	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	49 UNITS
16	Number of Units Hotel	N/A	82	60
17	Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART
18	Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART

SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
At-Grade Parking Lot				
19	Front Setback (Collins ave/ West):	20'-0"	N/A	N/A
20	Side Setback (18th Street/ North):	10'-6"	N/A	N/A
21	Side Setback (South):	10'-6"	N/A	N/A
22	Rear Setback (East):	50' from BL/ 84'-2"	N/A	N/A
Subterranean/ Pedestal Oceanfront/ LVL 0-5				
23	Front Setback (Collins ave/ West):	20'-0"	30'-6" Min. RICHMOND	105'-0"
24	Side Setback (18th Street/ North):	17'-0"	4'-11" Min. BASEMENT	301'-8"
25	Side Setback (South):	17'-0"	4'-11" Min. SOUTH SEAS	17'-0"
26	Rear Setback (East):	100'-0"	86'-3" BASEMENT **	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	99'-5"
29	Side Setback (South):	32'-0"	N/A	26'-0" BALCONY PROJECTION / 32'-0" HABITABLE SPACE
30	Rear Setback (East):	100'-0"	N/A	109'-0" BALCONY PROJECTION / 115'-0" HABITABLE SPACE
Detached Additions at 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 Setback (South):	5'-0"	N/A	165'-8"
34	Rear Setback (East):	50' from BL/ 87'-1"	N/A	87'-3"

PARKING DISTRICT No 9	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
35	Total # of parking spaces	155	N/A	112
36	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED
37	Valet Drop off and pick up		N/A	ON SITE
38	Loading zones and trash collection areas		N/A	ONSITE
39	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED
40	Is this a contributing building?			YES
41	Located within a Local Historic District?			YES

Notes: If not applicable write N/A
 Notes: FAR calculated per Ordinance ZBA2019-0097
 * SEE PARKING REQUIREMENTS (A)

	Maximum	Existing	Proposed	Deficiencies
10	Height			
	Architectural District-New Construction	200'-0" *	200'-0"	-
	Ground Floor Additions Sec. 142-246(e), (3)	25'-0" *	23'-8"	
11	Number of Stories			

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1	12/10/2021		

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Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
Address: 745 FIFTH AVENUE
Address: New York, NY 10151
Tel: 212 380 2100
Email: info@shvo.com

Consultant: LANDSCAPE ARCHITECT
Name: ENEA GARDEN DESIGN INC.
Address: 7500 NE 4th Court, Suite 104
Address: Miami, FL 33138
Tel: 305 576 8702
Email: info.miami@enea.ch

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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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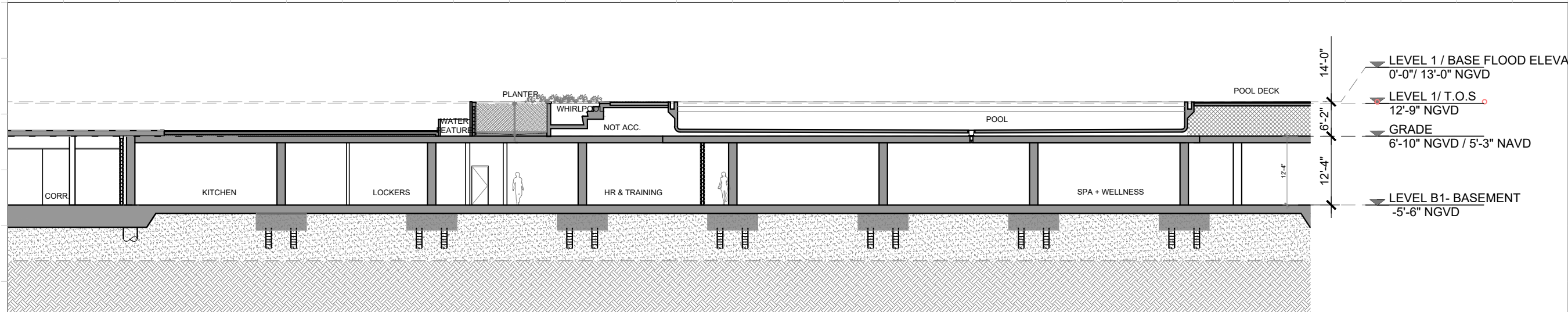


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PROJECT DATA

Date	NOVEMBER 15, 2021	Sheet No.	
Scale	AS SHOWN		A0.02
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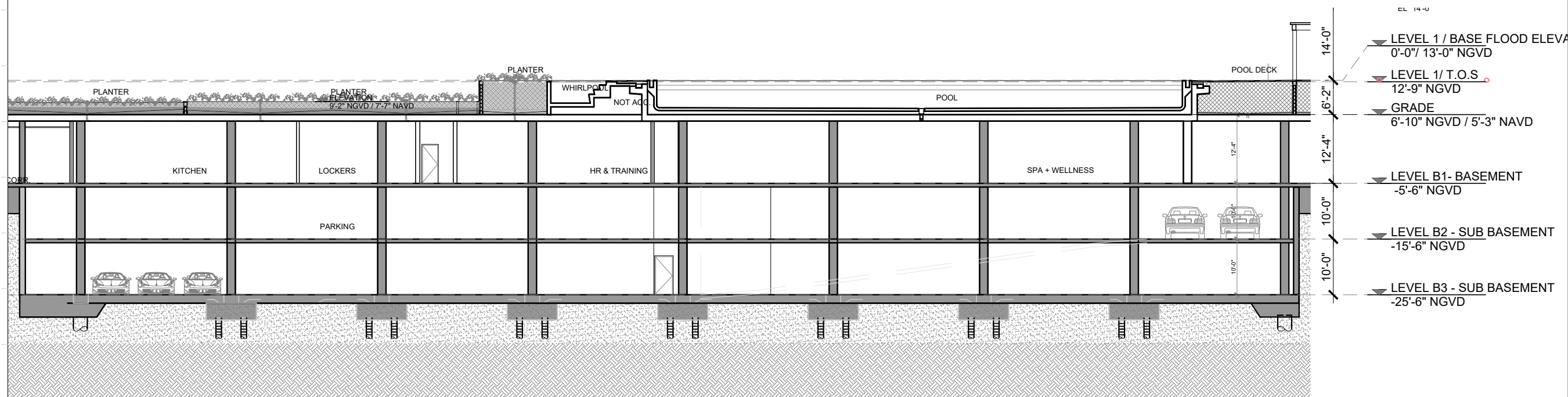
NOTE: C.U.P. REQUIRED
 - VARIANCE REQUESTED FOR ADDITIONAL LINKAGE TO BEACH PROMENADE
 - VARIANCE REQUESTED FOR DRIVEWAY (104 SF) PROJECTING BEYOND SUBTERRANEAN SETBACK TO ALLOW ACCESS TO BASEMENT ADN RESIDENTIAL DROP-OFF AREA

BASEMENT MODIFICATION



PREVIOUSLY APPROVED - 1 LEVEL BASEMENT SECTION
 HPB ORDER # 19-0341

SCALE: 1"=20'-0"



PROPOSED - 3 LEVEL BASEMENT SECTION

SCALE: 1"=20'-0"



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

Owner: BSD RALEIGH PROPCO LLC C/O SHVO
Name: BSD RALEIGH PROPCO LLC C/O SHVO
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 New York, NY 10151
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 Miami, FL 33138
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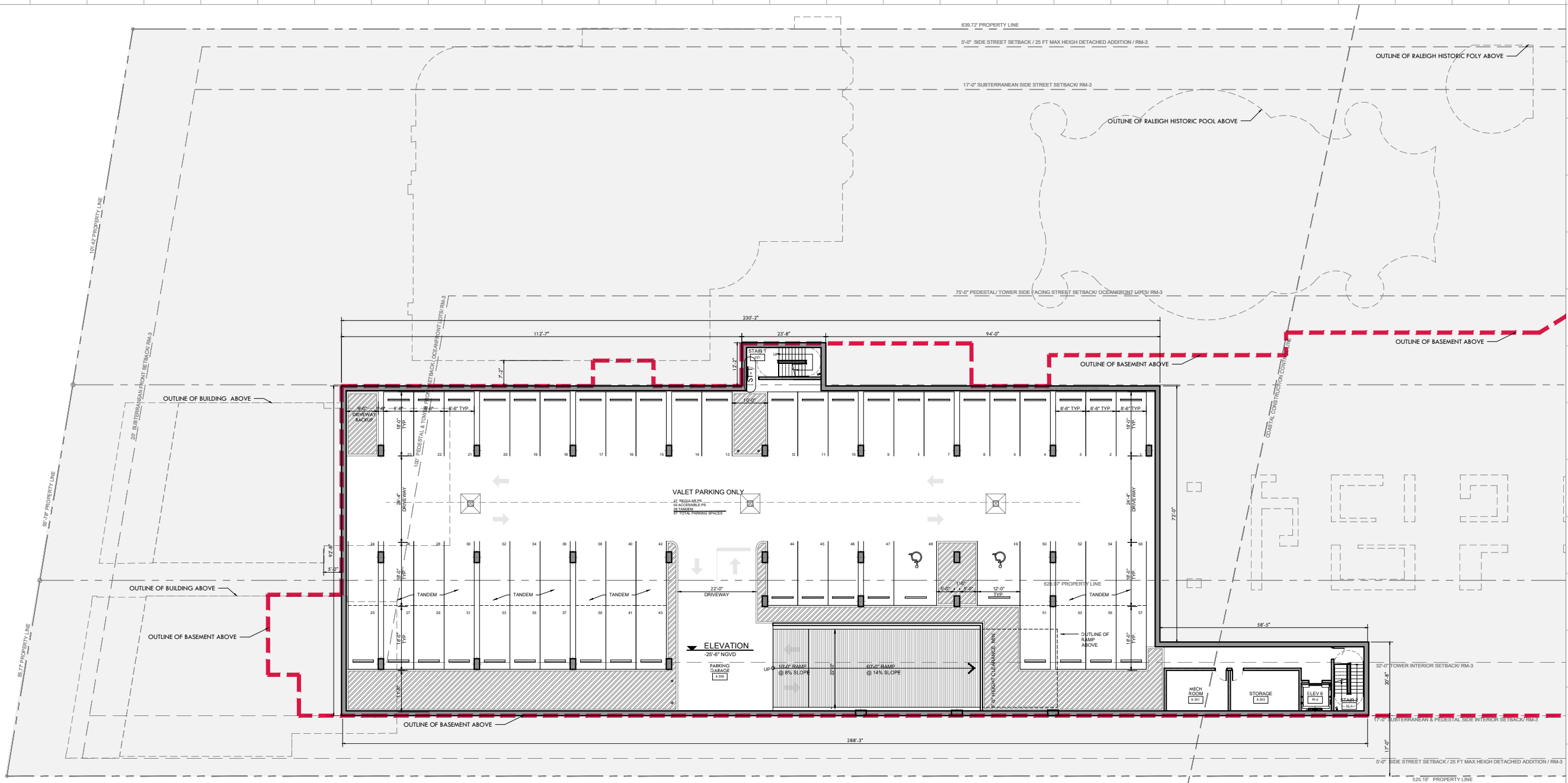
Consultant:
Name:
Address:
Tel:
Email:

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
BUILDING SECTION
BASEMENT

Date	JANUARY 10, 2022	Sheet No.	
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 OUTLINE OF PREVIOUSLY APPROVED BASEMENT ABOVE / HPB ORDER # 19-0341

PROPOSED - LEVEL B3 SUB-BASEMENT
SCALE: 1/32"=1'-0"



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Name: ENEA GARDEN DESIGN INC.
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Miami, FL 33138
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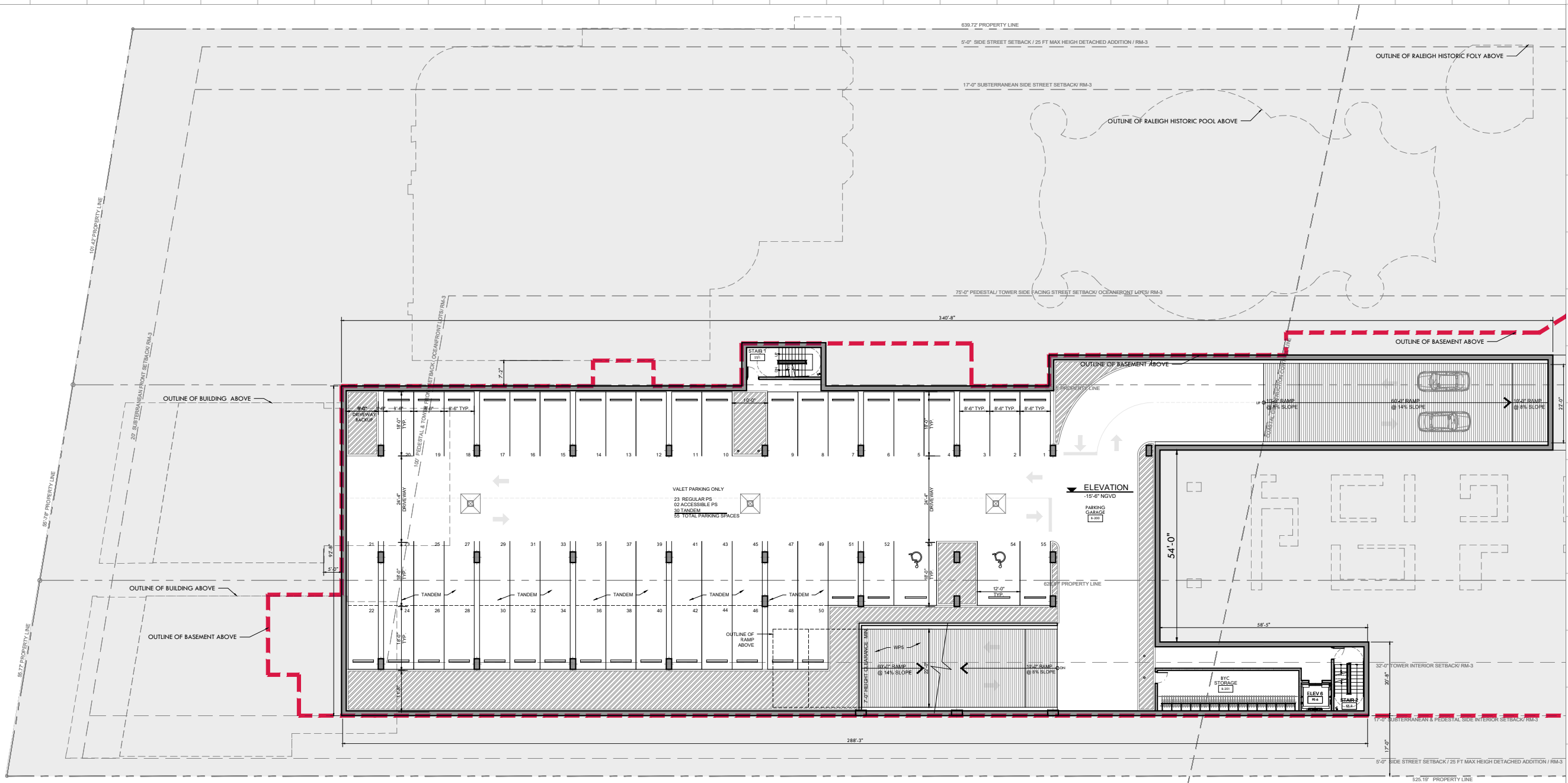
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Email:

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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



KOBİ KARP
Lic. # AR0012578
OVERALL FLOOR PLAN
LEVEL B3 / SUB-BASEMENT

Date	NOVEMBER 15, 2021	Sheet No.	A3.01
Scale	AS SHOWN		
Project	1901		



 OUTLINE OF PREVIOUSLY APPROVED BASEMENT ABOVE / HPB ORDER # 19-0341

PROPOSED - LEVEL B2 SUB-BASEMENT
SCALE: 1/32"=1'-0"



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Name: ENEA GARDEN DESIGN INC.
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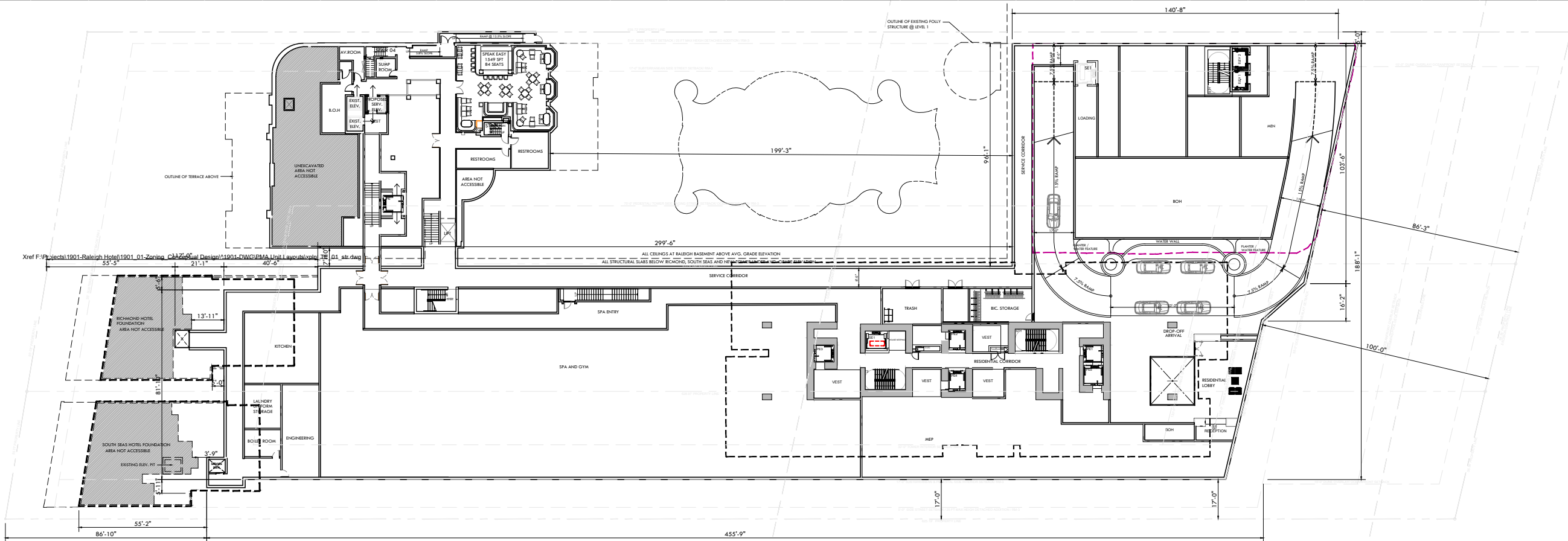
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Miami, Florida 33137 USA
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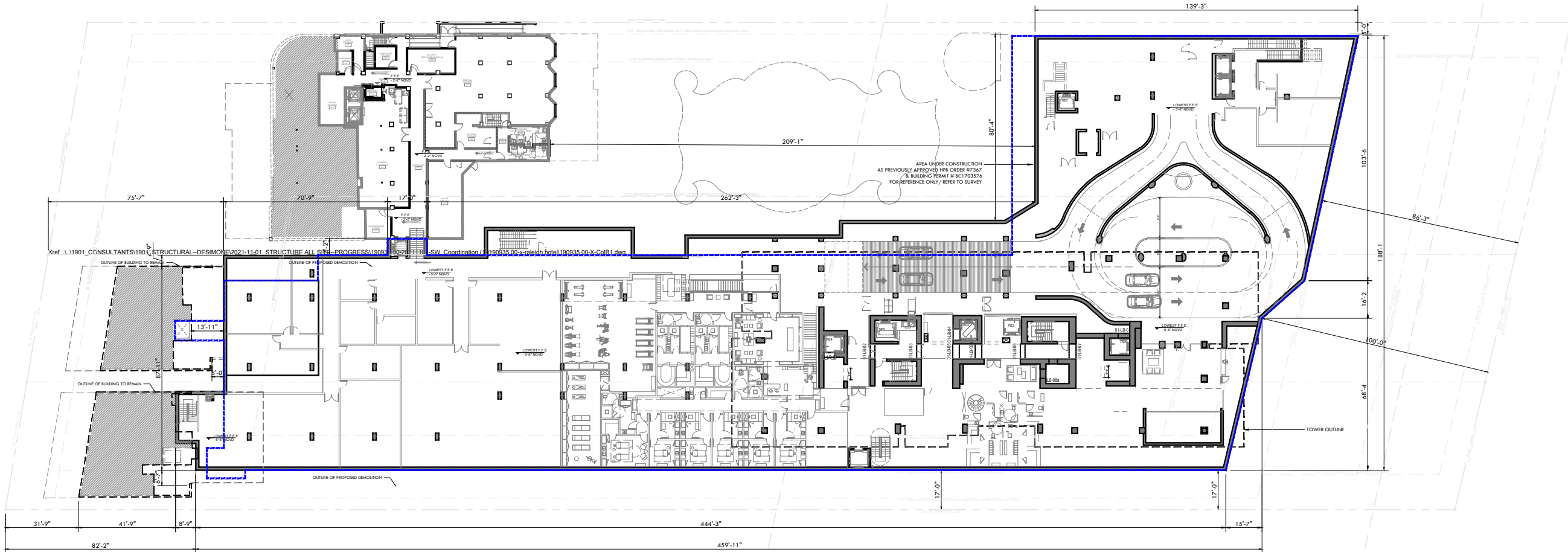
OVERALL FLOOR PLAN
LEVEL B2 / SUB-BASEMENT

Date	NOVEMBER 15, 2021	Sheet No.	A3.02
Scale	AS SHOWN		
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PREVIOUSLY APPROVED - LEVEL B1 BASEMENT
HPB ORDER # 19-0341

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



PROPOSED - LEVEL B1 BASEMENT

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

 PREVIOUSLY APPROVED BASEMENT AREA/ HPB ORDER# 19-0341

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 Miami, Florida 33137 USA
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KOBİ KARP
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OVERALL FLOOR PLAN
LEVEL B1 / BASEMENT

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