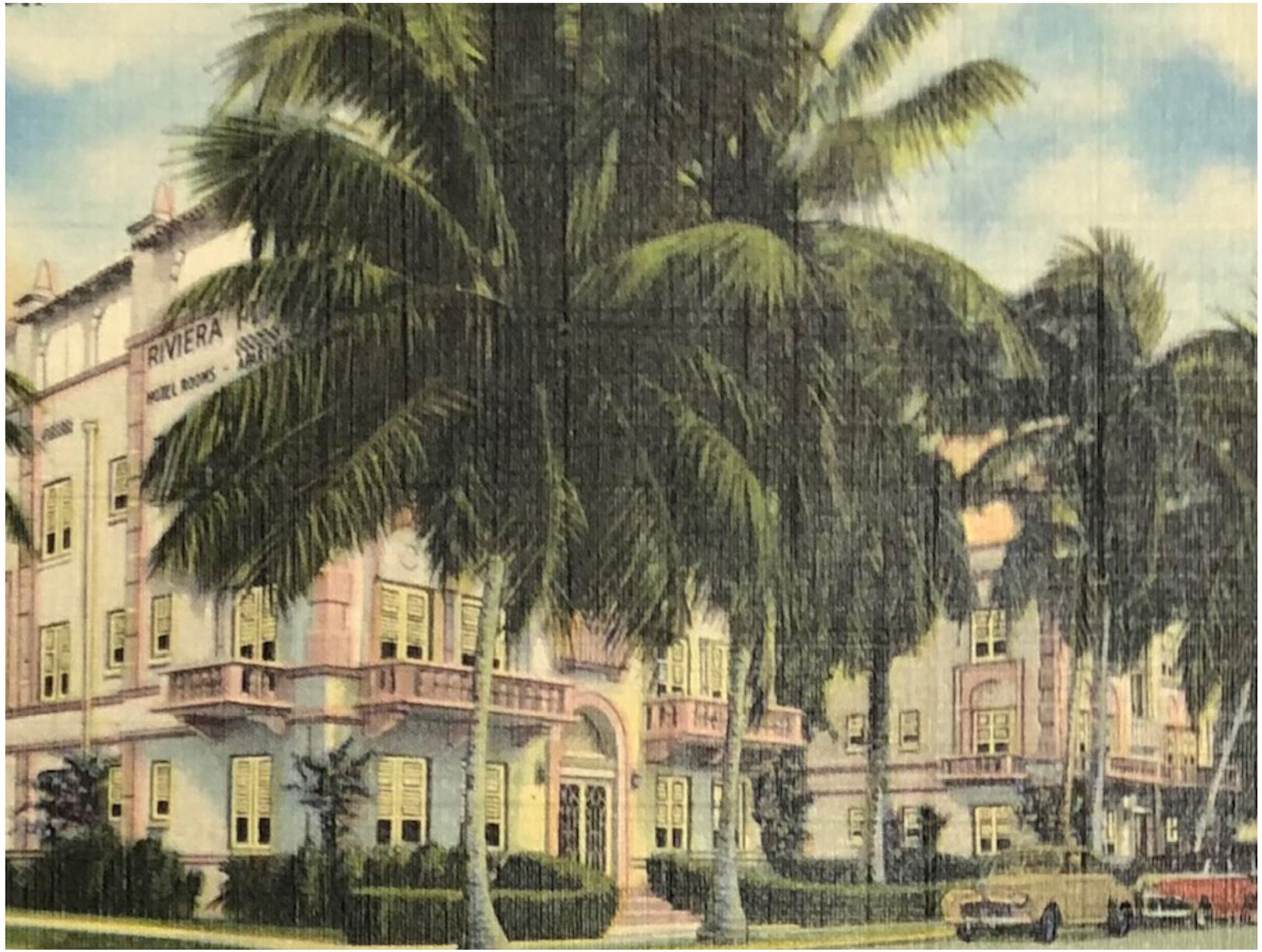


RIVIERA PLAZA

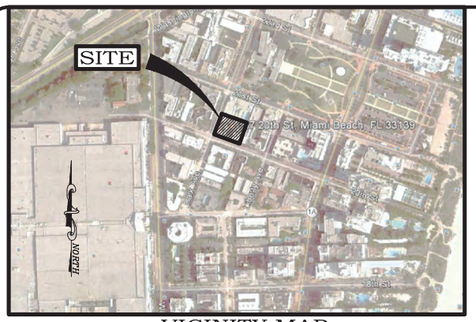
337 20TH STREET, MIAMI BEACH, FL 33139

Request for Certificate of Appropriateness and Conversion of an Apartment Building into a Hotel. Zoning District RM-2

City of Miami Beach
Historic Preservation Board
Final Submittal
January 10, 2023

Shulman + Associates

Architecture Interior Design Urban Design Graphic Design · 7300 Biscayne Blvd, Miami, FL 33138 305 438 0609 shulman-design.com AA 26001090 ©2023 Shulman + Associates



VICINITY MAP
NOT TO SCALE

MAP OF
ALTA BOUNDARY
SURVEY

GRAPHIC SCALE
0' 10' 20'
1" = 20'

EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO.: 5164073, DATED MARCH 22, 2015

THE FOLLOWING EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF THE ABOVE TITLE COMMITMENT, IF PLOTABLE AND EFFECTING THIS PROPERTY, ARE SHOWN HEREON:

1. (ITEM 4) – LAND USE RESTRICTION AGREEMENT RECORDED IN ORB 15701, PG. 854(EFFECTING THE PROPERTY, AND NOT PLOTABLE).

2. (ITEM 5) – EXTENDED LOW-INCOME HOUSING AGREEMENT RECORDED IN ORB 16188, PG. 353, AND FIRST AMENDMENT RECORDED IN ORB 16750, PG 3746; (EFFECTING THE PROPERTY, AND NOT PLOTABLE).

NOTES:

ALL ELECTRIC AND WATER JUNCTION BOXES, CONTROL BOXES, VALVES AND FIRE HYDRANTS SHOWN ARE WITHIN PUBLIC RIGHT OF WAYS RESERVED FOR PARK AVENUE AND 20TH STREET ACCORDING TO THE PLAT MENTIONED HEREON.

THERE IS NO VISIBLE EVIDENCE THAT THIS PROPERTY HAS BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.

BASED ON THE ENVIRONMENTAL ASSESSMENT PERFORMED BY FLORIDA ENVIRONMENTAL CONSULTING DATED DECEMBER 20, 2012 AND BASED ON MY KNOWLEDGE AND LEGAL LIMITATIONS AS A FLORIDA PROFESSIONAL SURVEYOR, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN WETLANDS.

THERE IS NO VISIBLE EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.

THERE IS NO OTHER VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THIS PROPERTY WITHIN RECENT MONTHS.

NO DRAINAGE FACILITIES SUCH AS RETENTION PONDS, INLETS, CATCH BASINS OR OUTFALL STRUCTURES WERE OBSERVED WITHIN THE BOUNDARIES OF THIS SITE.

THERE ARE NO EXPRESSED EASEMENTS ON OR ACROSS THIS PROPERTY FOR UTILITIES OR OTHERWISE ACCORDING TO THE TITLE COMMITMENT, AS PROVIDED, OR RECORDED PLAT.

NO SITE PLAN OR AS-BUILT INFORMATION WAS PROVIDED TO THE SURVEYOR PERTAINING TO THIS SITE, THEREFORE ANY UNDERGROUND FIXED IMPROVEMENTS SHOWN HEREON ARE BASED SOLELY ON SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.

TOTAL AREA = 18,750 SQUARE FEET OR 0.43± ACRES

BUILDING AREA = 11,586 SQUARE FEET AT GROUND LEVEL
YEAR BUILT = 1926

APPROXIMATE GROSS FLOOR AREA = 40,626 SQUARE FEET
MAXIMUM REQUIRED (FAR) = 2.0
EXISTING (FAR) – 40,626/18,750 = 2.167

ZONING = RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY

CURRENT BUILDING SETBACKS:
FRONT = 20 FEET MIN. REQUIRED – 9.6 FEET EXISTING
SIDE FACING STREET = 5 FEET MIN. REQUIRED – 5.2 FEET EXISTING
SIDE = 5 FEET MIN. REQUIRED – 7.4 FEET EXISTING
REAR = 5 FEET MIN. REQUIRED – 4.8 FEET EXISTING

PARKING REQUIRED = 0
PARKING PROVIDED = 0

MAXIMUM HEIGHT ALLOWED = 50 FEET

HEIGHT OF EXISTING BUILDING FROM GROUND = 46 FEET
HIGHEST POINT (DECORATIVE DOME) FROM GROUND = 59 FEET

THE DECORATIVE DOME IS PERMITTED TO EXCEED THE MAXIMUM HEIGHT RESTRICTION ACCORDING TO SECTION 142-1161a OF THE CURRENT BUILDING CODE.

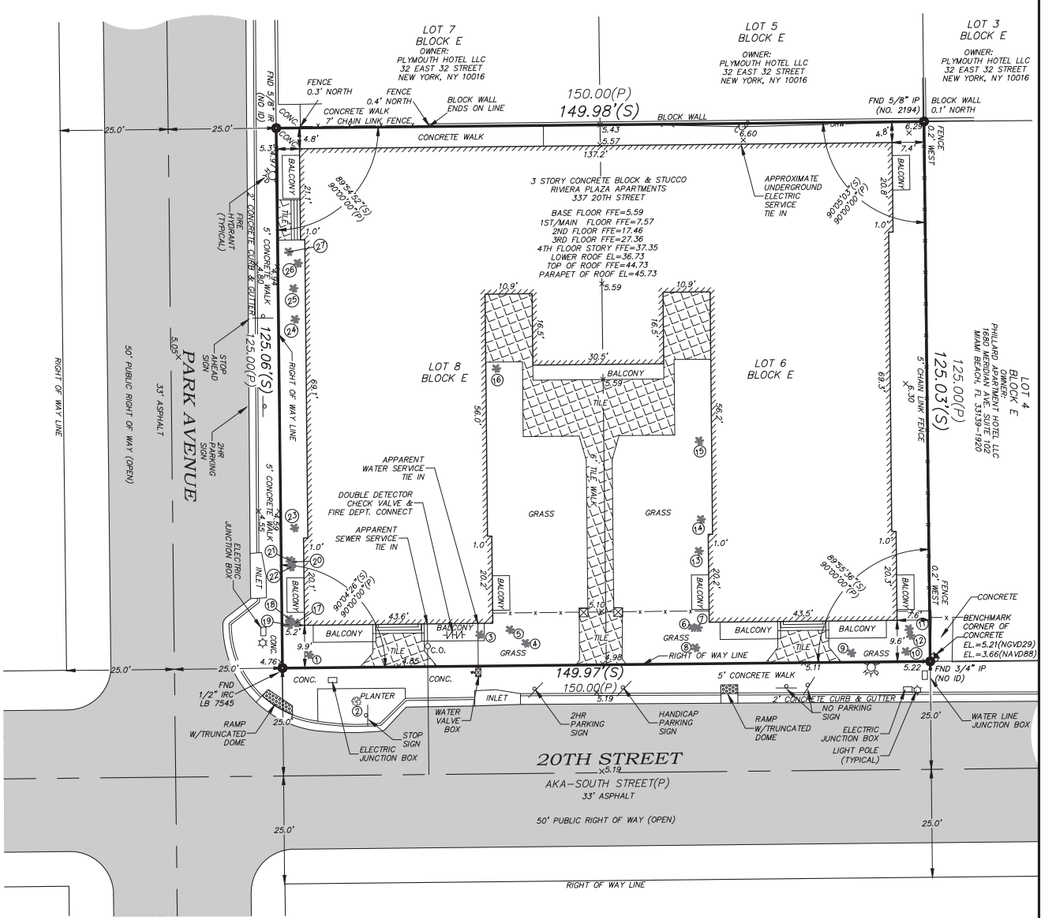
TREE LEGEND

= PALM TREE-(26) PALMS

= OAK TREE-(1) OAK

Tree Table			
Number	Type/DBH	Approx. Height	Approx. Canopy Dia.
1	PALM 16"	35'	25'
2	OAK 6"	20'	25'
3	PALM 14"	35'	25'
4	PALM 12" TRIPLE 36" BASE	45'	35'
5	PALM 4"	20'	15'
6	PALM 4"	25'	15'
7	PALM 4"	25'	15'
8	PALM 16"	35'	25'
9	PALM 16"	35'	25'
10	PALM 16"	35'	25'
11	PALM 4"	25'	20'
12	PALM 4"	25'	20'
13	PALM 12"	40'	12'
14	PALM 12"	40'	25'

Tree Table			
Number	Type/DBH	Approx. Height	Approx. Canopy Dia.
15	PALM 14"	40'	25'
16	PALM 14"	40'	25'
17	PALM 4"	38'	15'
18	PALM 4"	25	15'
19	PALM 4"	25'	15'
20	PALM 4"	30'	15'
21	PALM 4"	30'	15'
22	PALM 4"	20'	15'
23	PALM 4"	35'	18'
24	PALM 4"	32'	16'
25	PALM 4"	32'	16'
26	PALM 4"	35'	16'
27	PALM 4"	28'	15'



CERTIFIED TO:
RIVIERA PLAZA APARTMENTS, LLC

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE, (TITLE COMMITMENT WAS PROVIDED BY CLIENT AND REVIEWED BY SURVEYOR).
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
5.) THE SITE LIES IN FLOOD ZONE "AE (EL 8)(NGVD29)", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.
6.) NO EASEMENTS APPARENT ON RECORD PLAT OR TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO.: 5164073, DATED MARCH 22, 2015.
7.) LEGAL ACCESS TO THIS PROPERTY IS PROVIDED BY TWO DEDICATED PUBLIC RIGHT OF WAYS, 20TH STREET (AKA-SOUTH STREET) AND PARK AVENUE.
8.) ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 REFERENCING MIAMI-DADE COUNTY BENCHMARK "D-160" AT AN ELEVATION OF "5.35 FEET"(NGVD29).
9.) TO CONVERT ELEVATIONS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USE A CONVERSION FACTOR OF (-1.55 FEET).

REF: IRS-15-186
IRS-12-105

LEGEND

IP	= IRON PIPE	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	O.R.B.	= OFFICIAL RECORD BOOK
IRC	= IRON ROD WITH CAP	PG.	= PAGE
IR	= IRON ROD	(P)	= PLAT
ID	= IDENTIFICATION	(S)	= SURVEYED
FND.	= FOUND		= UTILITY POLE
CONC.	= CONCRETE	OHW	= OVERHEAD WIRES
C.O.	= 4" SEWER CLEAN OUT		= GUY ANCHOR
			= FIRE HYDRANT

LEGAL DESCRIPTION:

LOTS 6 AND 8, IN BLOCK "E", OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE
BENCHMARK NOTE ADDED/SITE BENCHMARK ADDED – CONVERTED TO NGVD29	12/21/22
TREE LEGEND REVISED TO INCLUDE MORE DESCRIPTION	12/21/22
ADD TREE TABLE PER ARCHITECT/ADD CERTIFICATIONS	01/09/23

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TO: RIVIERA PLAZA APARTMENTS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,2,3,4,6(b),7(a),7(b)(1),7(c),8,9,10),11(a),13,14,16,17,18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2022.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

FIELD BOOK	DRAWN
90	RJS
PAGE(S)	SCALE
71	1"=20'
FIELD DATE	JOB #
11/30/22	IRS-22-474

STEVE CARTECHINE LICENSE No. 4895 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Stephen P Cartechine
DN: c=US, o=INDIAN RIVER SURVEY, inQualifier=A01410C0000018086128760D009F067, cn=Stephen P Cartechine
Date: 2023.01.09 13:49:35 -05'00'

Stephen P Cartechine 01/09/2023

PROFESSIONAL SURVEYOR AND MAPPER — DATE
IN RESPONSIBLE CHARGE
STEVE CARTECHINE
FLORIDA REGISTRATION NO.4895

©2023 Shulman + Associates

GENERAL				
ADDRESS	337 20TH STREET			
FOLIO NUMBER(S)	02-3226-001-0210			
ZONING DISTRICT	RM-2			
GRADE	5.50' NGVD			
LOWEST ELEVATION AT GROUND FLOOR	5.50' NGVD (LOBBY)			
BASE FLOOD ELEVATION	8.00' NGVD			
LOT AREA	18,750 SF			
LOT WIDTH	150'-0"			
LOT DEPTH	125'-0"			

	ALLOWED	EXISTING	PROPOSED	COMMENTS
USE		APARTMENTS	HOTEL - 76 UNITS	
FAR: 2.0	37,500 SF	40,297 SF (2.15 FAR) 2,797 SF OVER MAX FLOOR AREA	39,531 SF (2.11 FAR) 2,031 SF OVER MAX FLOOR AREA	
NUMBER OF STORIES		4 STORIES	4 STORIES + ROOFTOP DECK, POOL & EQUIPIMENT AREA	
HEIGHT	**50'-0"**	42'-0"	**48'-0"**	

SETBACK REQUIREMENTS				
	REQUIRED (CD-3)	**EXISTING**	**PROPOSED**	COMMENTS
BUILDING				
PRINCIPAL FRONT - SOUTH - 20TH STREET	20'-0"	10'-0"	10'-0"	BY PROCESS OF WAIVER
SIDE FACING STREET - WEST - PARK AVE	12'-6"	6'-0"	6'-0"	BY PROCESS OF WAIVER
SIDE - INTERIOR	12'-6"	7'0"	7'0"	BY PROCESS OF WAIVER
REAR	12'-6"	6'-0"	5'-0"	BY PROCESS OF WAIVER

DRAWING LIST

G-1.00 COVER

SURVEY

G-1.01 ZONING DATA AND DRAWING LIST
G-1.02 LOCATION MAP
G-1.03 ZONING & HISTORIC DISTRICT MAP
G-1.04 SITE PLAN
G-1.05 EXISTING FAR DIAGRAMS
G-1.06 EXISTING FAR DIAGRAMS
G-1.07 EXISTING FAR DIAGRAMS
G-1.08 PROPOSED FAR DIAGRAMS
G-1.09 PROPOSED FAR DIAGRAMS
G-1.10 PROPOSED FAR DIAGRAMS
G-1.11 SITE IMAGES
G-1.12 SITE IMAGES
G-1.13 EXISTING INTERIOR IMAGES
G-1.14 EXISTING INTERIOR IMAGES
G-1.15 CONTEXT IMAGES
G-1.16 CONTEXT IMAGES
G-1.17 CONTEXT IMAGES
G-1.18 CONTEXT IMAGES
G-1.19 CONTEXT IMAGES
G-1.20 CONTEXT IMAGES
G-1.21 CONTEXT IMAGES
G-1.22 CONTEXT IMAGES
G-1.23 CONTEXT IMAGES

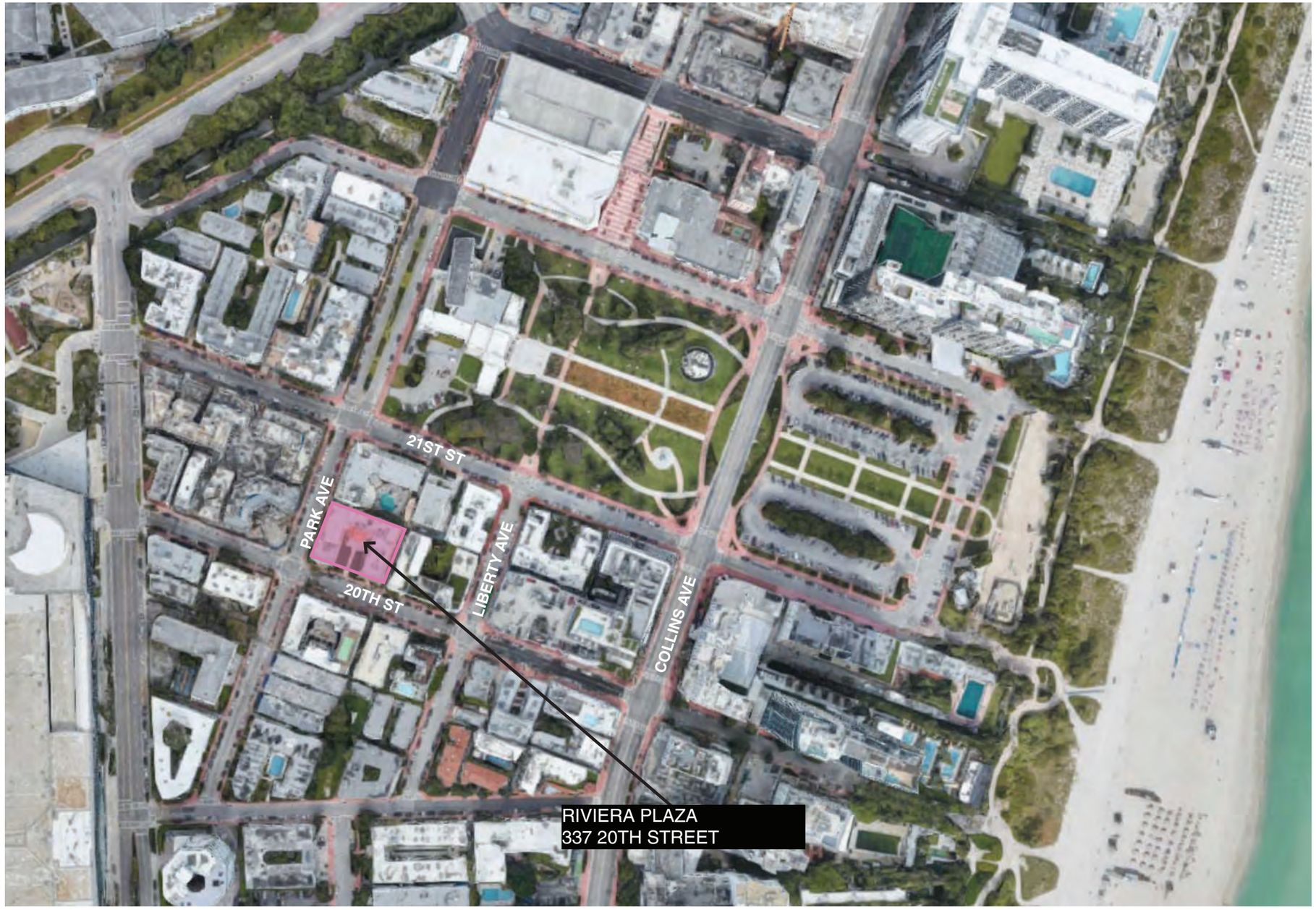
AB-1.00 AS BUILT GROUND FLOOR PLAN
AB-1.01 AS BUILT SECOND FLOOR PLAN
AB-1.02 AS BUILT THIRD FLOOR PLAN
AB-1.03 AS BUILT FOURTH FLOOR PLAN
AB-1.04 AS BUILT ROOF PLAN
AB-2.00 AS BUILT SOUTH ELEVATION
AB-2.01 AS BUILT WEST ELEVATION
AB-2.02 AS BUILT NORTH ELEVATION
AB-2.03 AS BUILT EAST ELEVATION

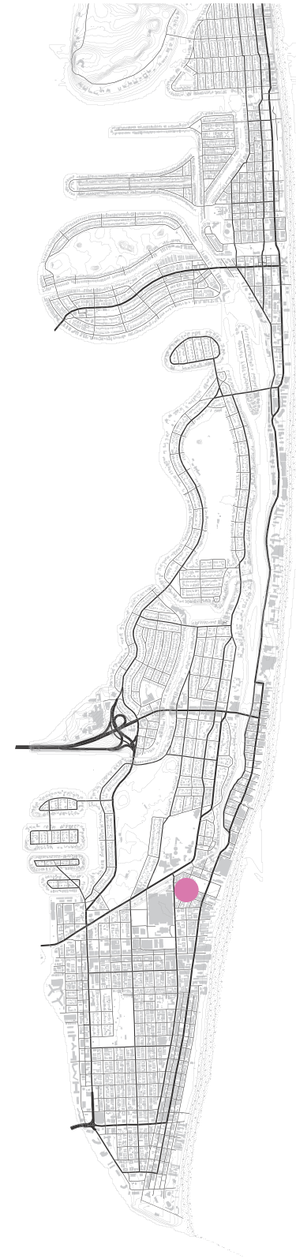
D-1.00 DEMOLITION GROUND FLOOR PLAN
D-1.01 DEMOLITION SECOND & THIRD FLOOR PLAN
D-1.02 DEMOLITION FOURTH FLOOR PLAN
D-1.03 DEMOLITION ROOF PLAN
D-2.00 DEMOLITION SOUTH ELEVATION
D-2.01 DEMOLITION WEST ELEVATION
D-2.02 DEMOLITION NORTH ELEVATION
D-2.03 DEMOLITION EAST ELEVATION

A-1.00 TIMELINE DIAGRAM
A-1.01 PROPOSED ADDITION DIAGRAM
A-1.02 LINE OF SIGHT ANALYSIS
A-1.03 LINE OF SIGHT ANALYSIS
A-2.00 GROUND FLOOR PLAN
A-2.01 SECOND FLOOR PLAN
A-2.02 THIRD FLOOR PLAN
A-2.03 FOURTH FLOOR PLAN
A-2.04 ROOF DECK PLAN
A-3.00 BUILDING SECTIONS
A-3.01 BUILDING SECTIONS
A-3.02 BUILDING SECTIONS
A-3.03 BUILDING SECTIONS
A-3.04 BUILDING SECTIONS
A-4.00 SOUTH BUILDING ELEVATION
A-4.01 WEST BUILDING ELEVATION
A-4.02 NORTH BUILDING ELEVATION
A-4.03 EAST BUILDING ELEVATION
A-5.00 LOBBY DRAWINGS
A-5.01 LOBBY DRAWINGS
A-6.00 PERSPECTIVE VIEW
A-6.01 PERSPECTIVE VIEW
A-6.02 PERSPECTIVE VIEW
A-6.03 PERSPECTIVE VIEW
A-6.04 PERSPECTIVE VIEW
A-6.05 AERIAL VIEW
A-7.00 PROPOSED MATERIALS

G-1.01 ZONING DATA AND DRAWING LIST

©2023 Shulman + Associates





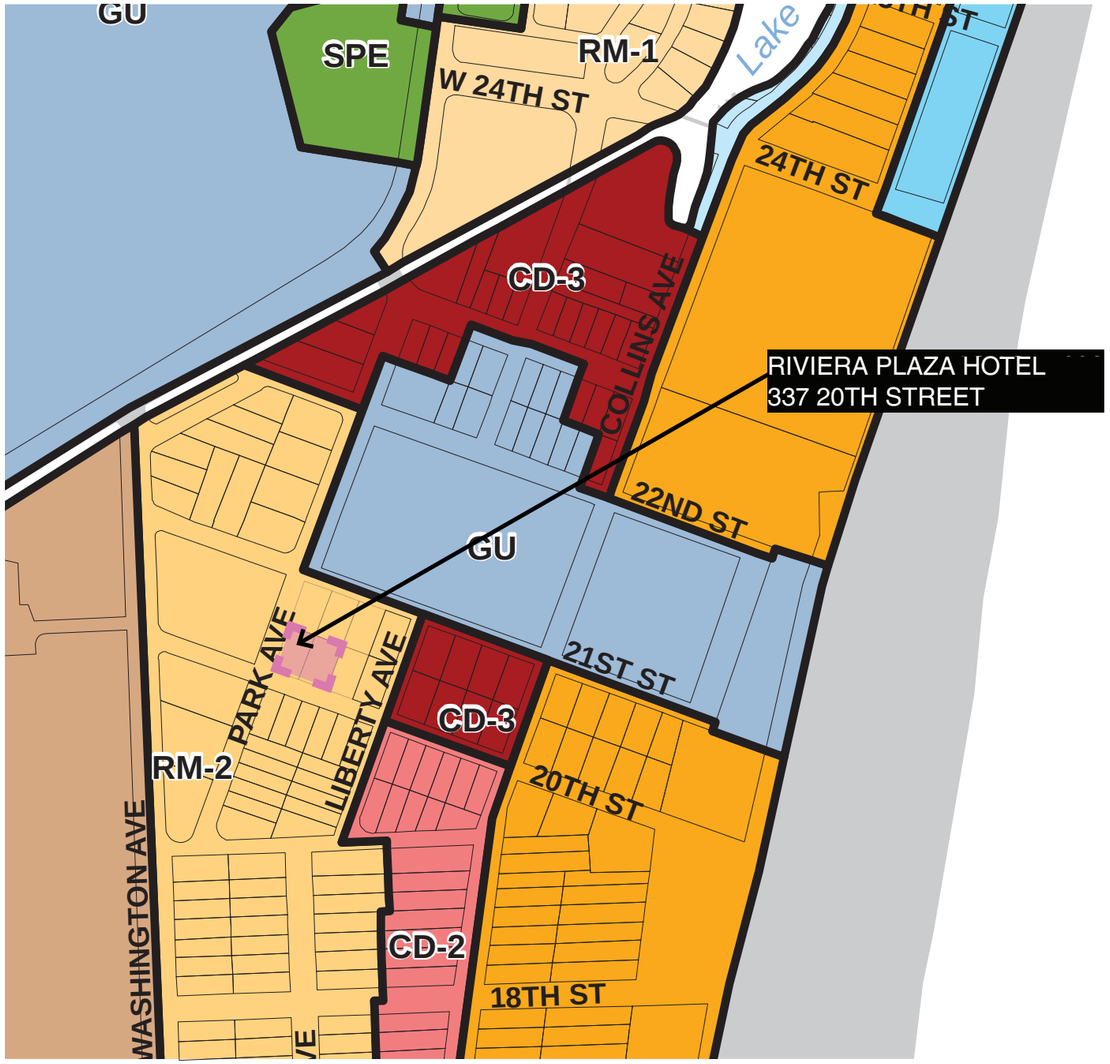
N

Scale = NTS

G-1.02 LOCATION MAP

Shulman + Associates

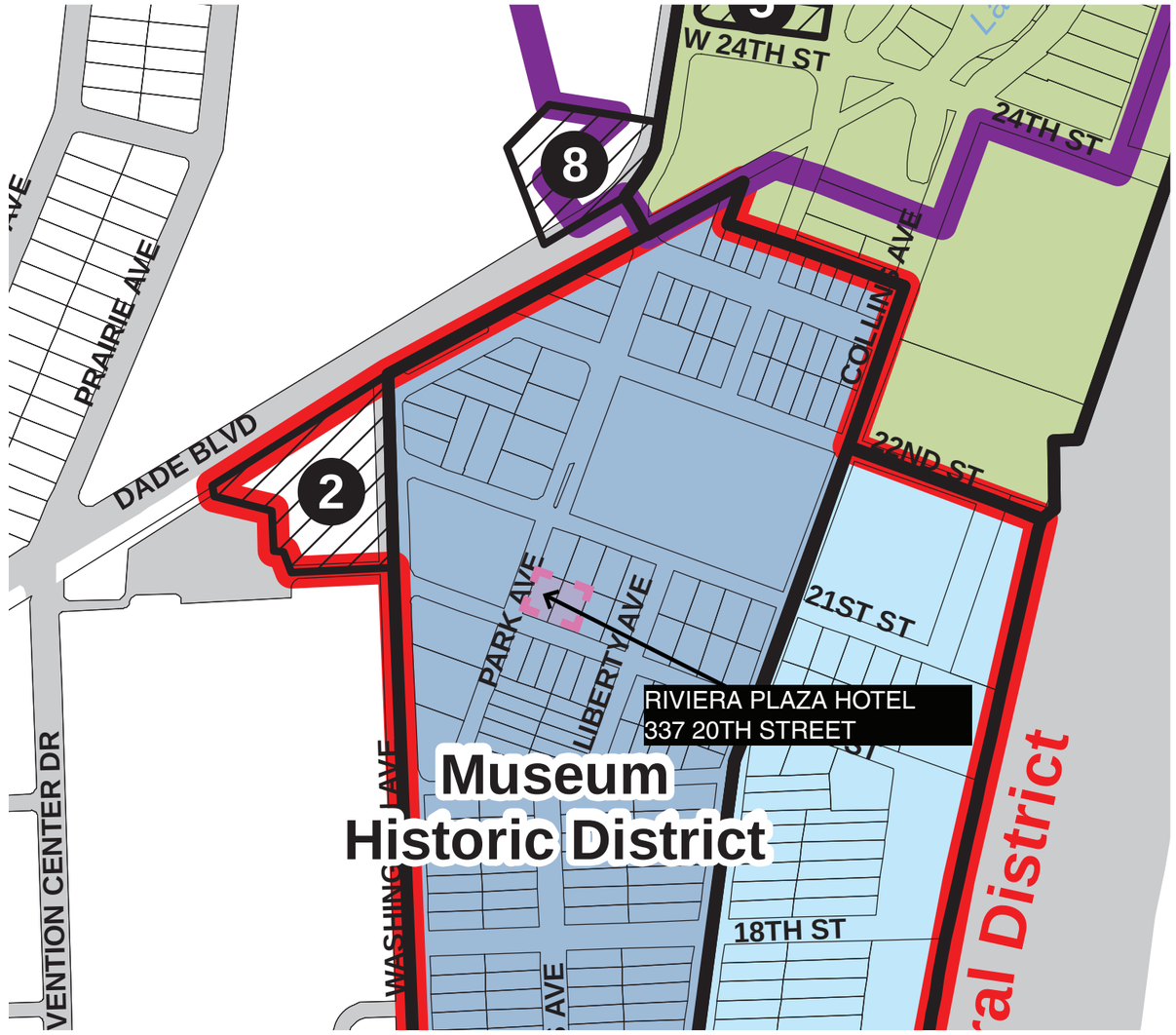
©2023 Shulman + Associates



ZONING MAP

RM-2 Zoning District

Site



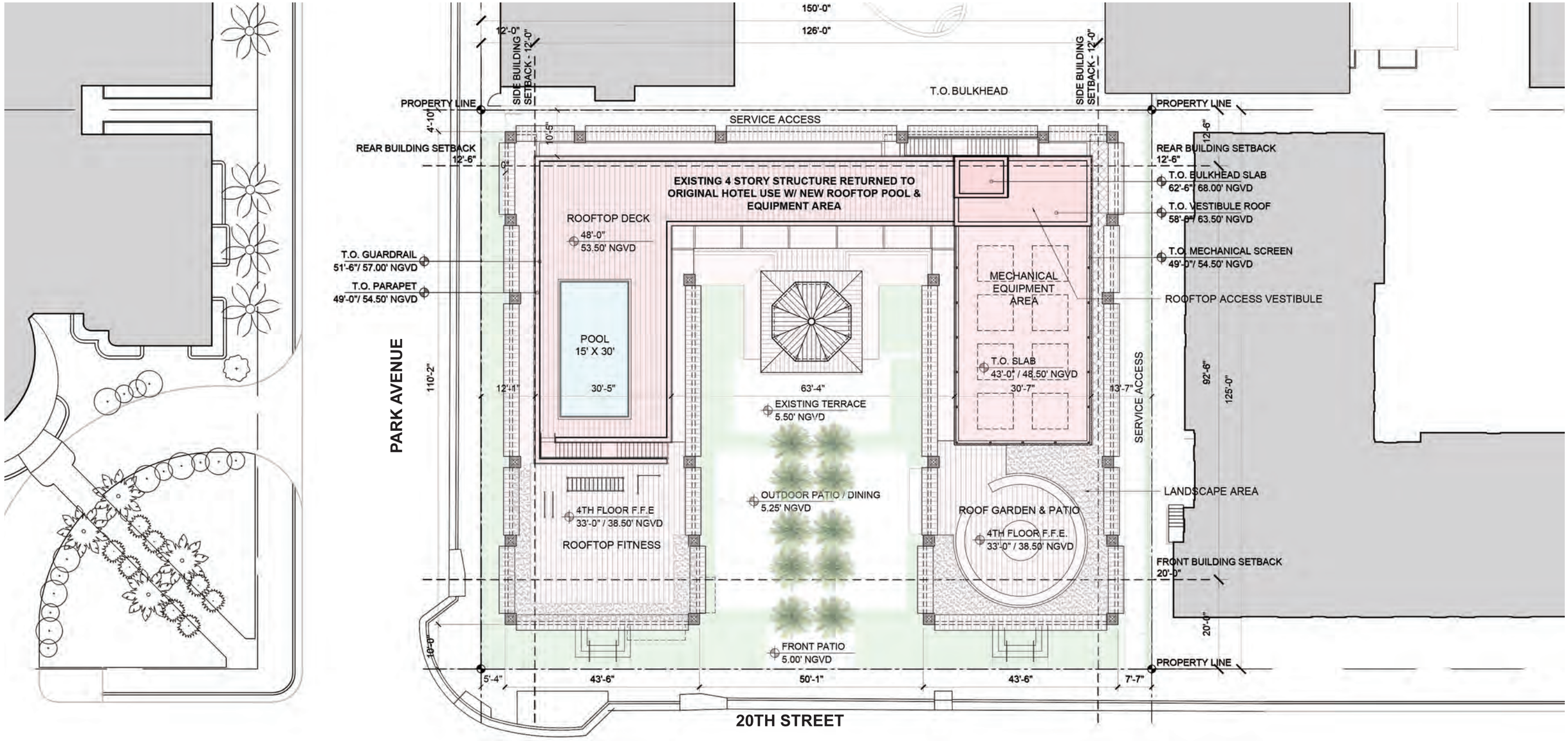
HISTORIC DISTRICT MAP

Museum Historic District

G-1.03- ZONING AND HISTORIC DISTRICT MAP

Shulman + Associates

©2023 Shulman + Associates

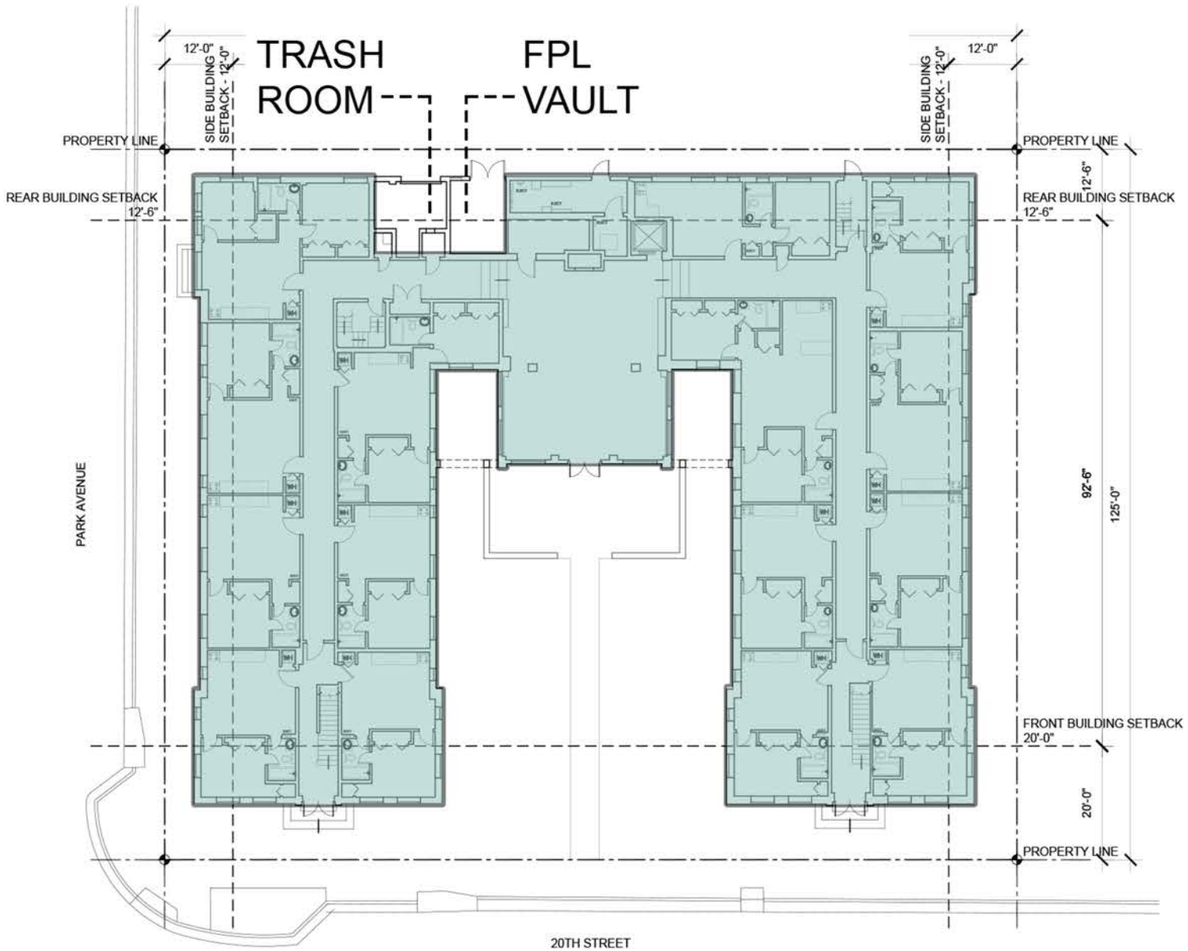


G-1.04 SITE PLAN

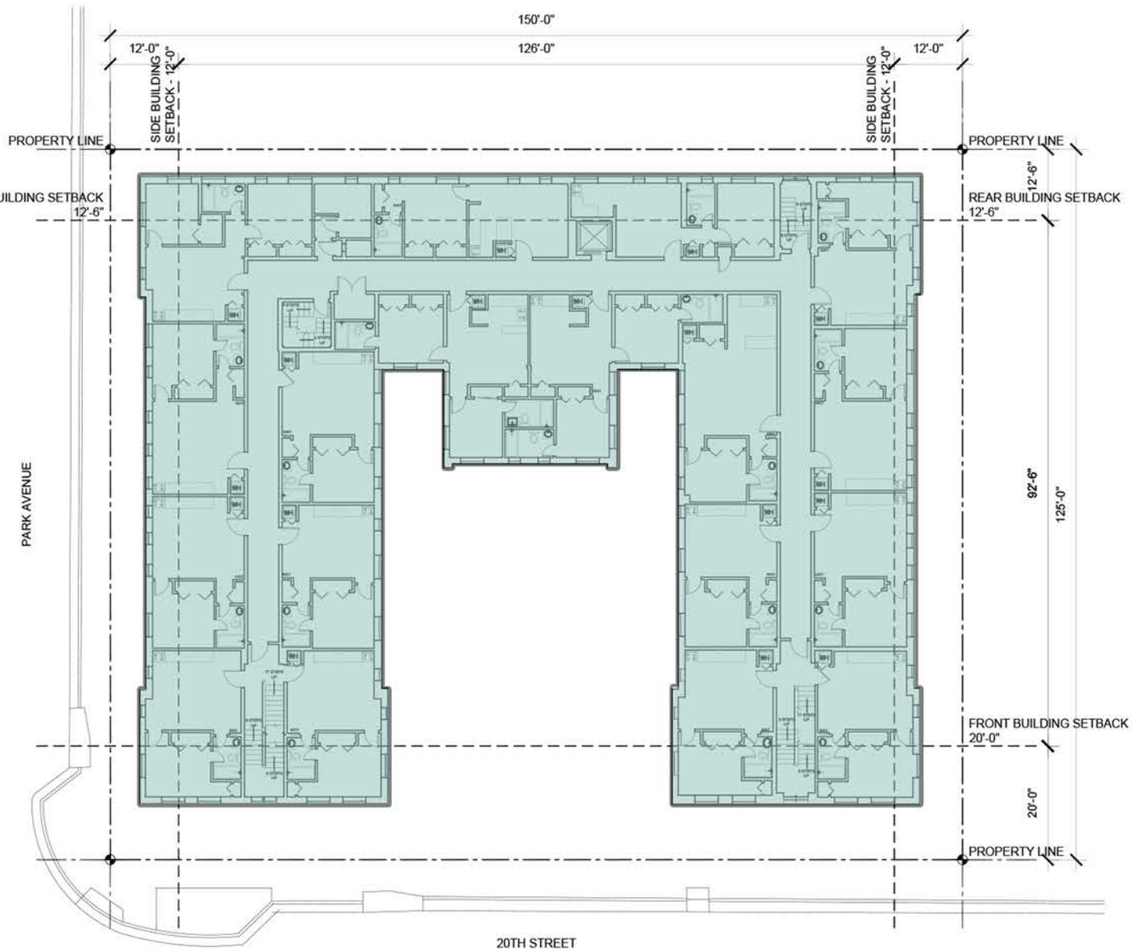
N

Scale = NTS

©2023 Shulman + Associates



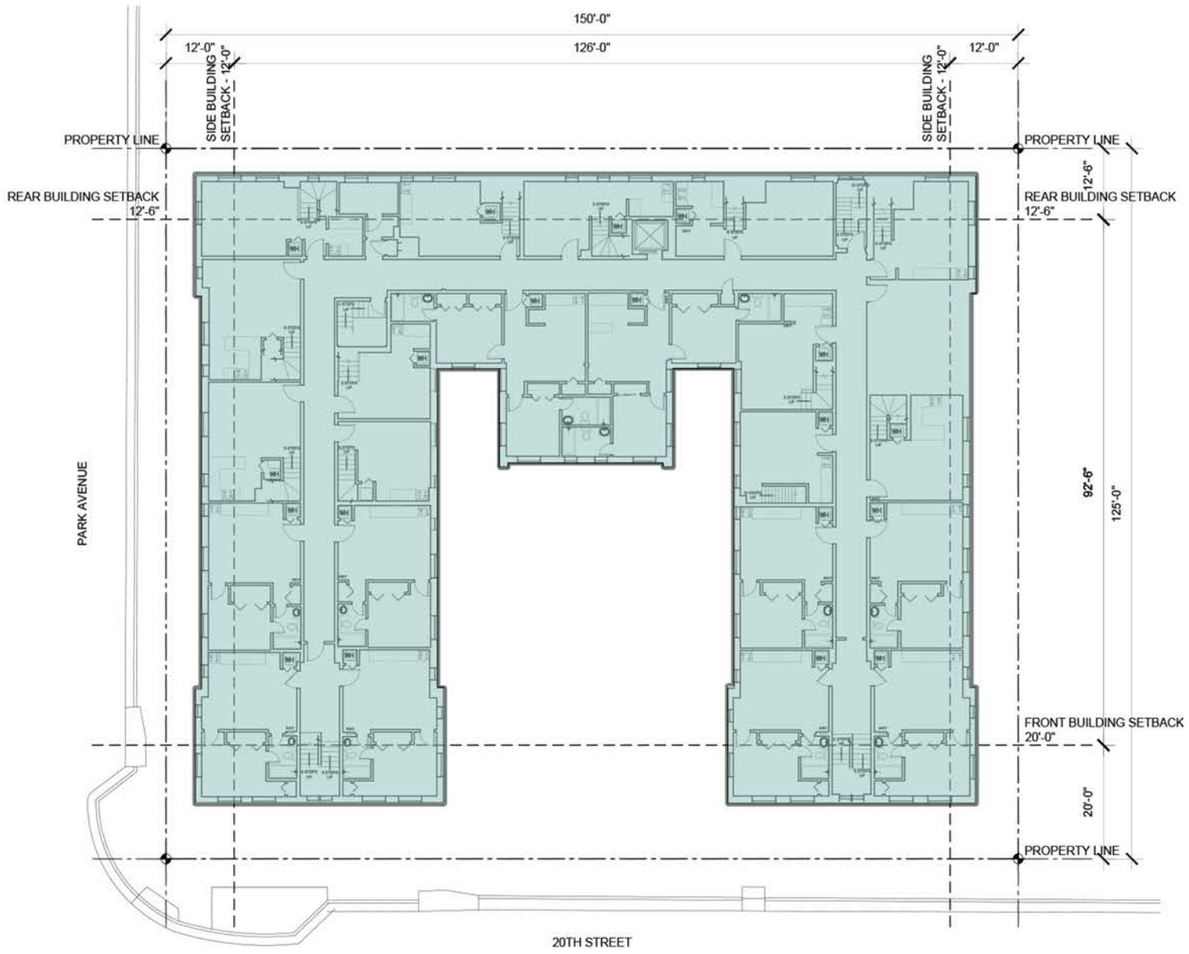
EXISTING GROUND FLOOR - 11,246 SF



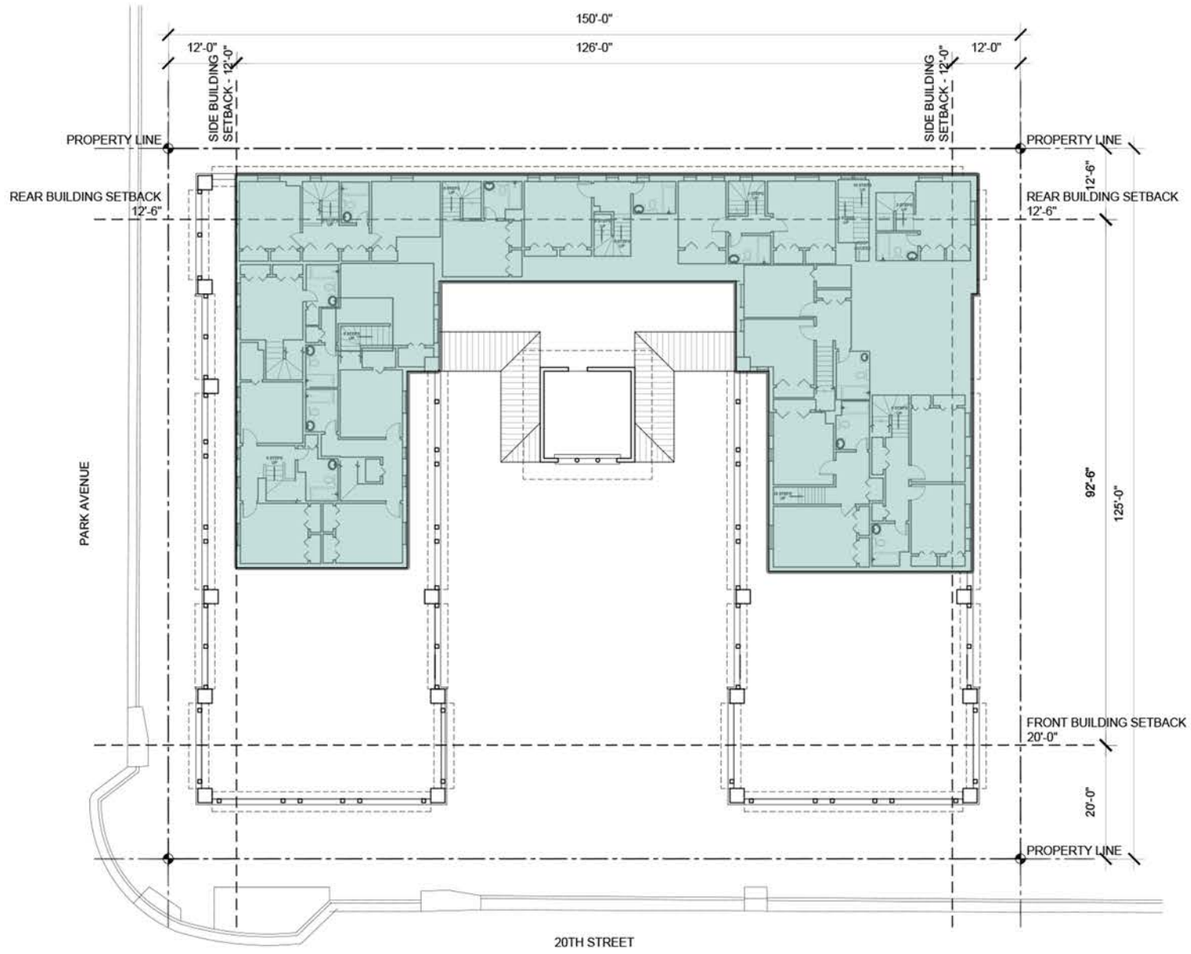
EXISTING SECOND FLOOR - 11,562 SF

G-1.05 EXISTING FAR DIAGRAMS

©2023 Shulman + Associates

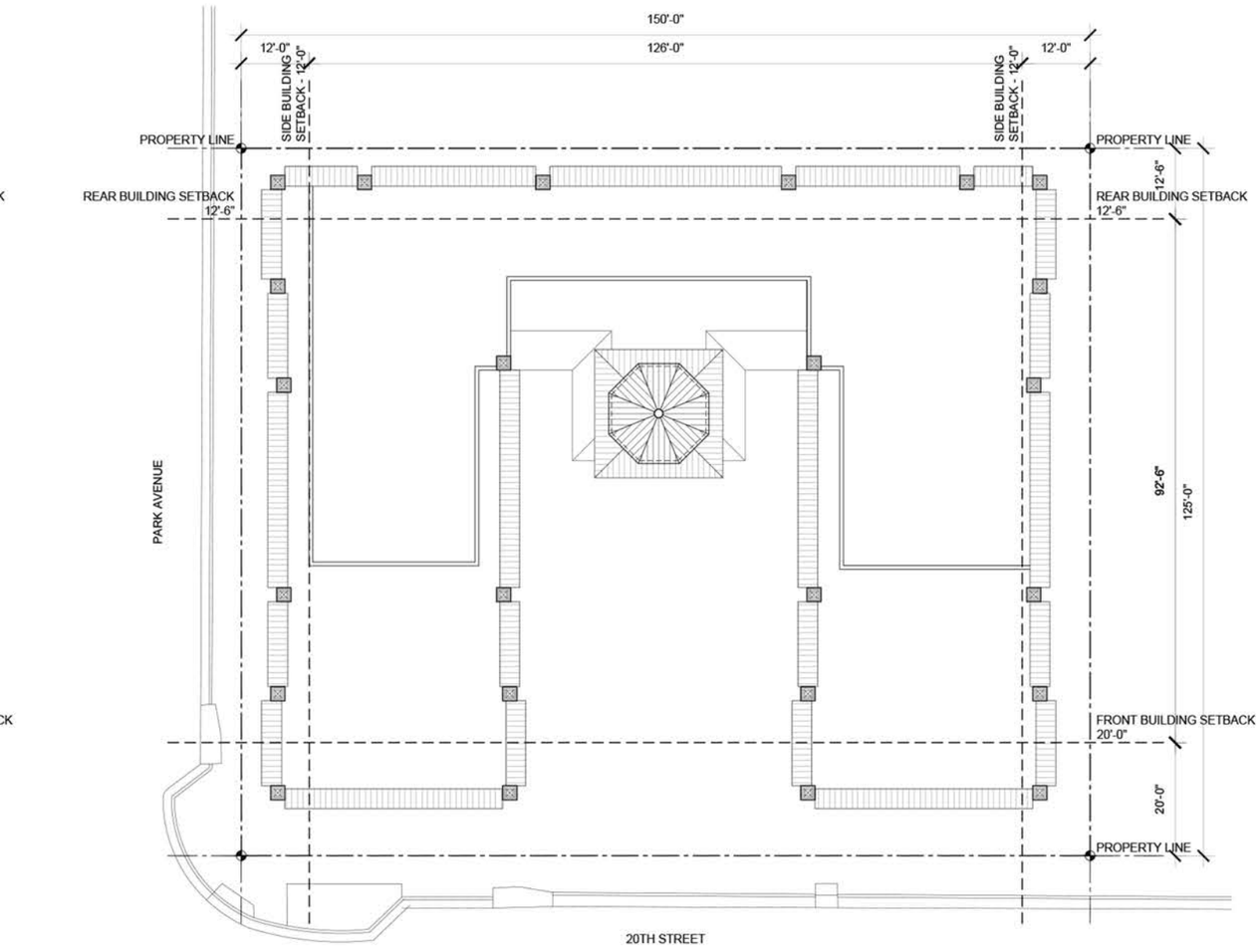


EXISTING THIRD FLOOR - 11,562 SF



EXISTING FOURTH FLOOR - 5,927 SF

G-1.06 EXISTING FAR DIAGRAMS

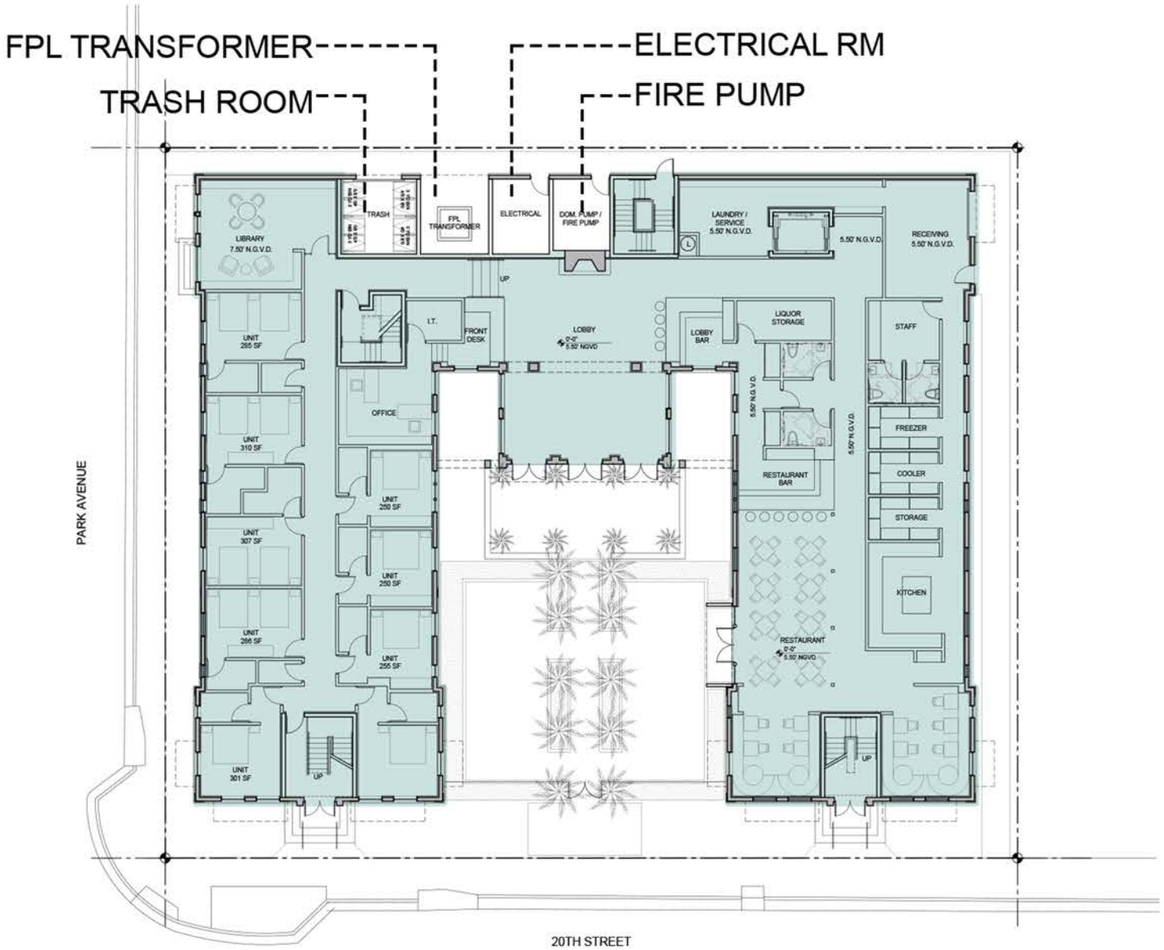


EXISTING ROOF - 0 SF

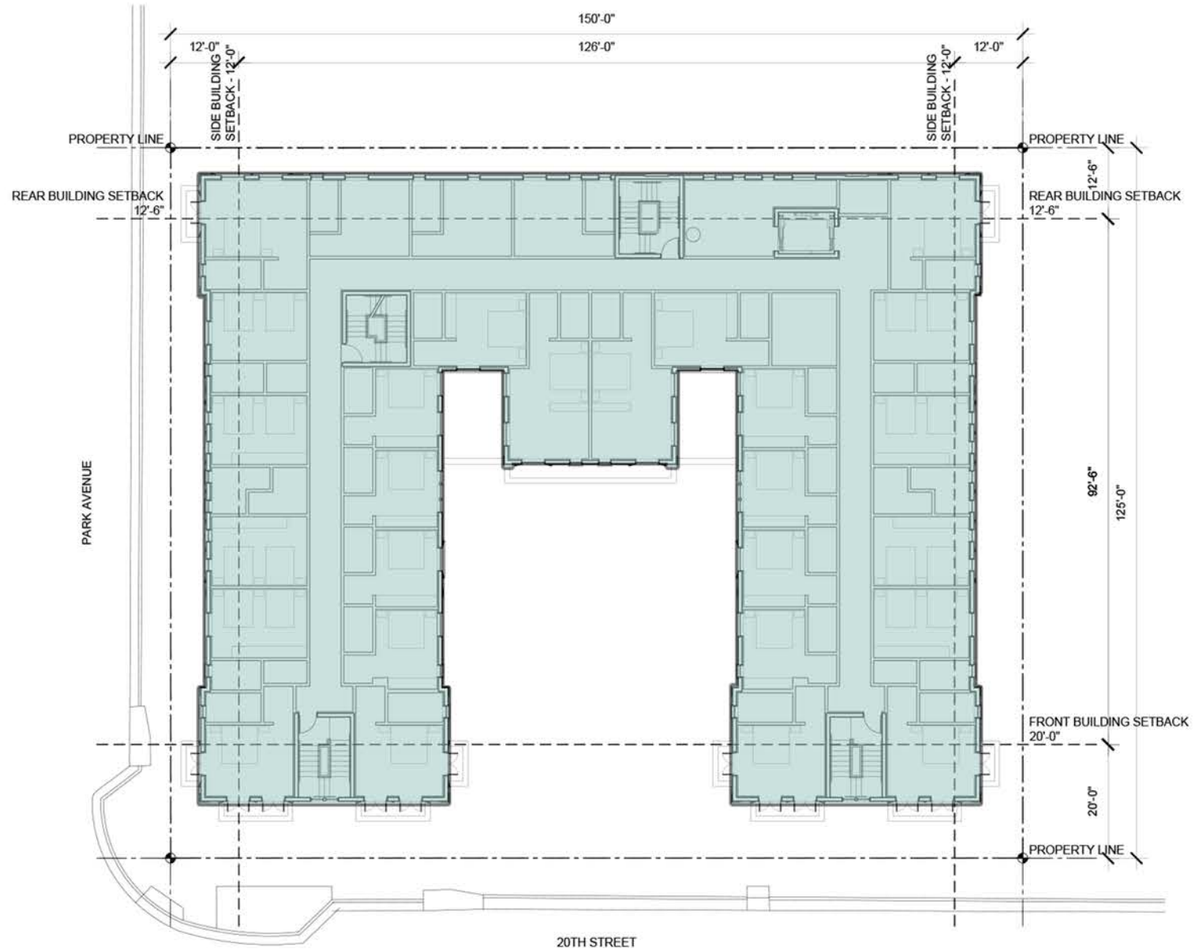
GROUND FLOOR	= 11,246 SF
SECOND FLOOR	= 11,562 SF
THIRD FLOOR	= 11,562 SF
FOURTH FLOOR	= 5,927 SF
ROOF	= 0 SF
EXISTING FLOOR AREA	= **40,297 SF (2.15 FAR)**
ALLOWED FLOOR AREA	= 37,500 SF (2.0 FAR)
OVERBUILT FLOOR AREA	= **2,797 SF**

G-1.07 EXISTING FAR DIAGRAMS

©2023 Shulman + Associates

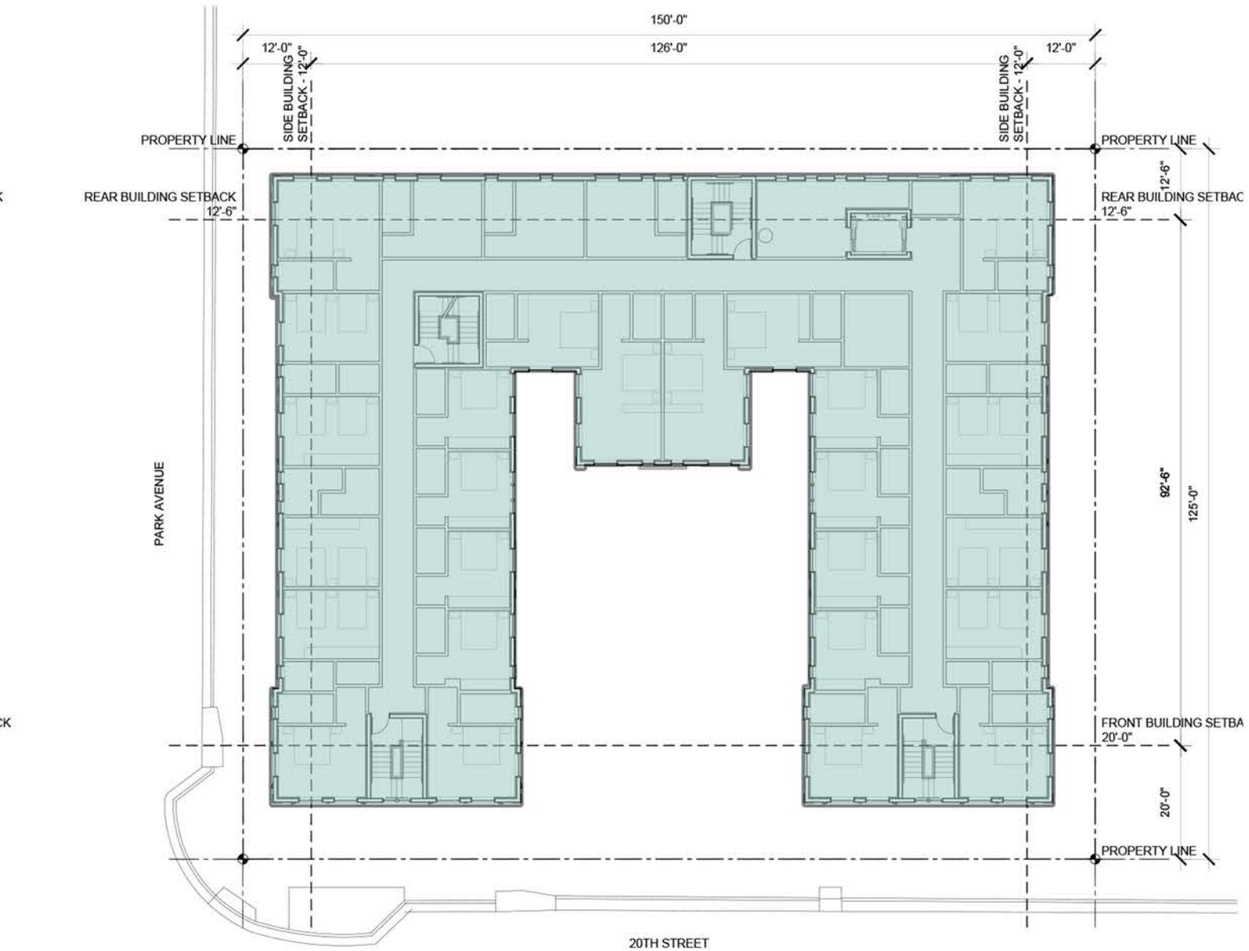


PROPOSED GROUND FLOOR - 10,905 SF

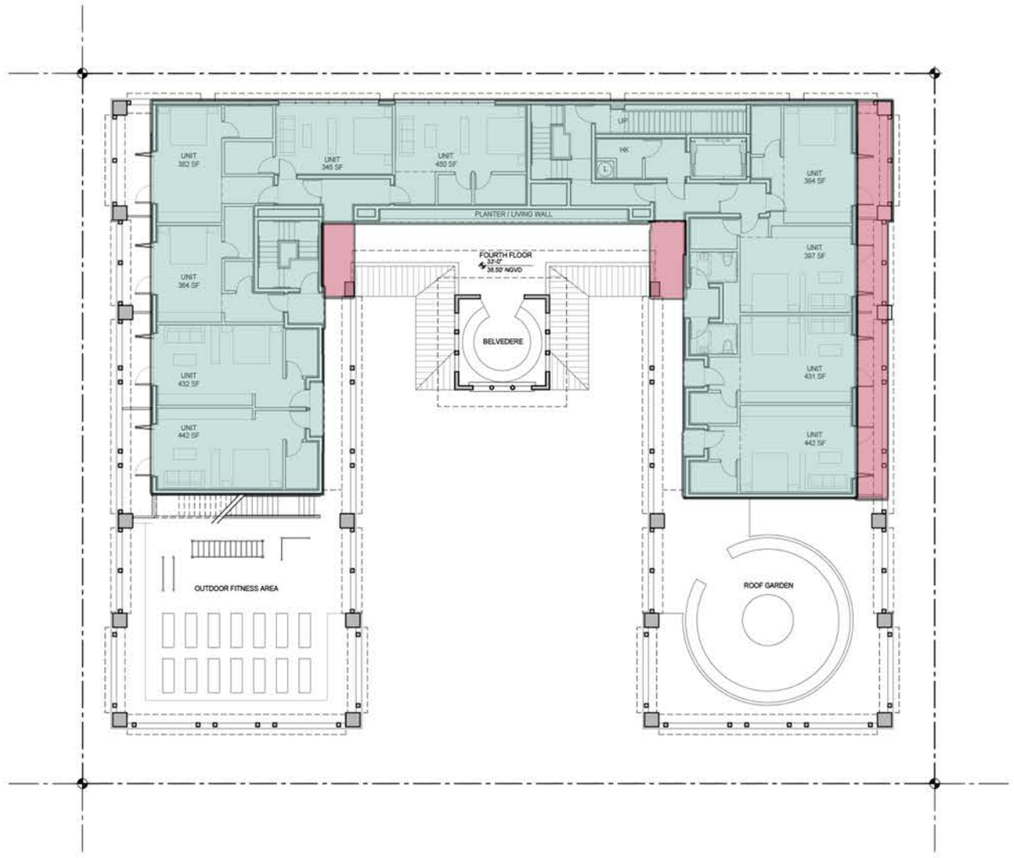


PROPOSED SECOND FLOOR - 11,555 SF

G-1.08 PROPOSED FAR DIAGRAMS



PROPOSED THIRD FLOOR - 11,555 SF



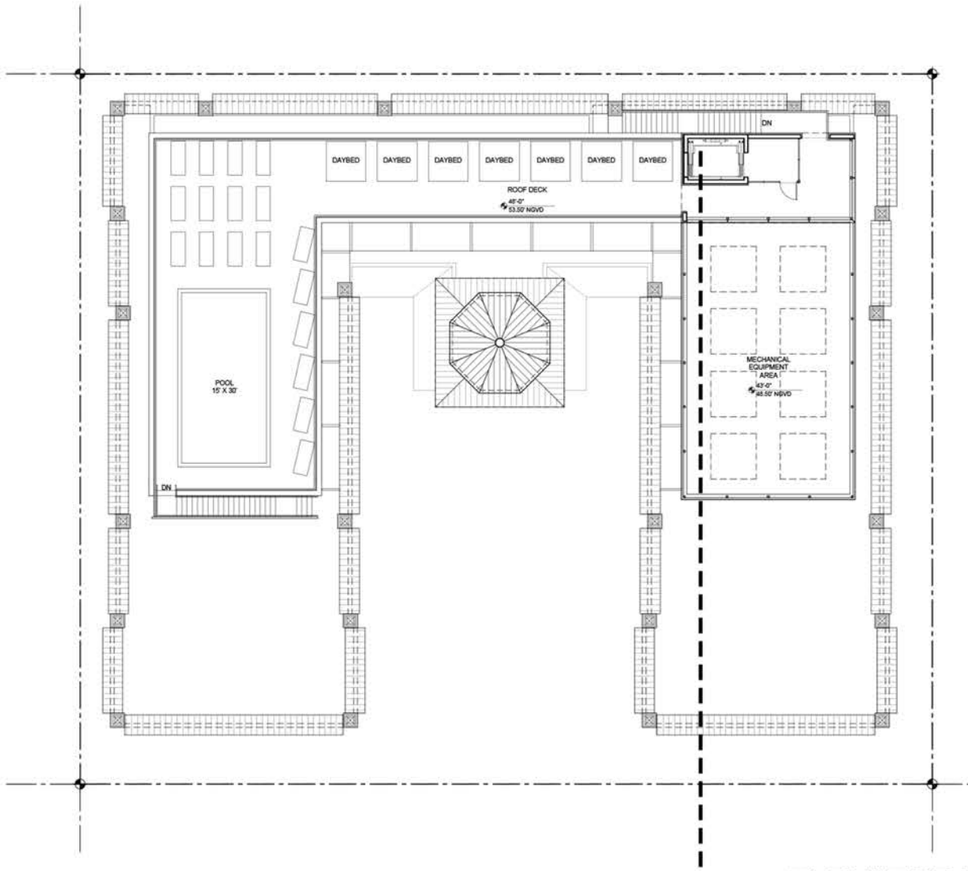
PROPOSED FOURTH FLOOR - 5,516 SF

EXISTING FLOOR AREA THAT HAS BEEN REMOVED

G-1.09 PROPOSED FAR DIAGRAMS

Shulman + Associates

©2023 Shulman + Associates

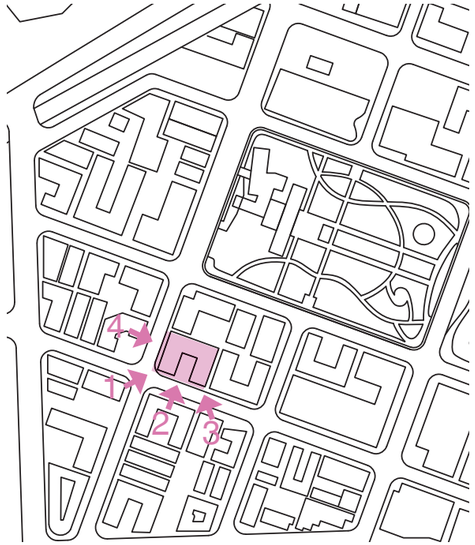


PROPOSED DECK - 0 SF

GROUND FLOOR	= 10,905 SF
SECOND FLOOR	= 11,555 SF
THIRD FLOOR	= 11,555 SF
FOURTH FLOOR	= 5,516 SF
ROOF	= 0 SF
PROPOSED FLOOR AREA	= **39,531 SF (2.11 FAR)**
ALLOWED FLOOR AREA	= 37,500 SF (2.0 FAR)
OVERBUILT FLOOR AREA	= **2,031 SF**

ELEVATOR BULKHEAD AND VESTIBULE NOT INCLUDED
IN FLOOR AREA AS PER MIAMI BEACH CODE OF ORDINANCES
SEC. 114-1. *FLOOR AREA* (11)

G-1.10 PROPOSED FAR DIAGRAMS



PHOTOS TAKEN DECEMBER 16, 2022



1



2



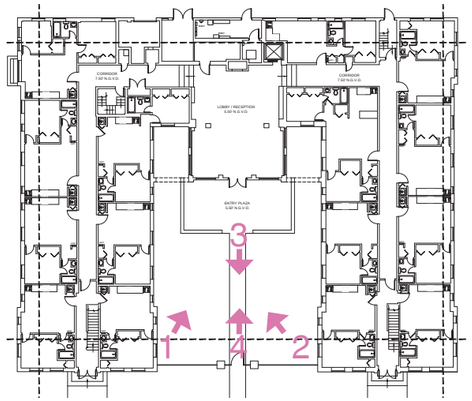
3



4

G-1.11 SITE IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



1



2



3

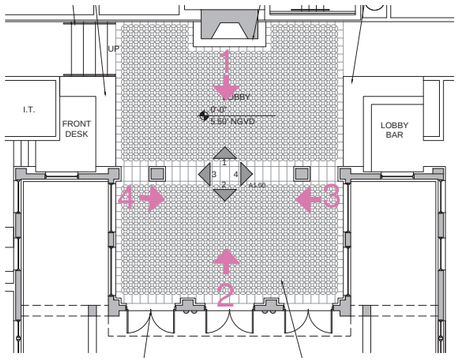


4

G-1.12 SITE IMAGES

Shulman + Associates

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



1



2



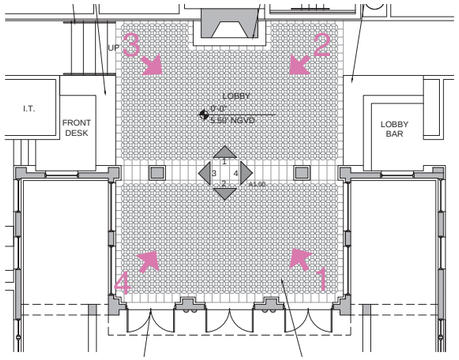
3



4

G-1.13 EXISTING INTERIOR IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



1



2



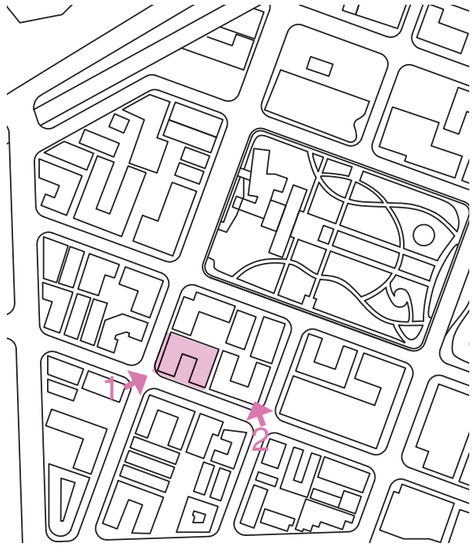
3



4

G-1.14 EXISTING INTERIOR IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



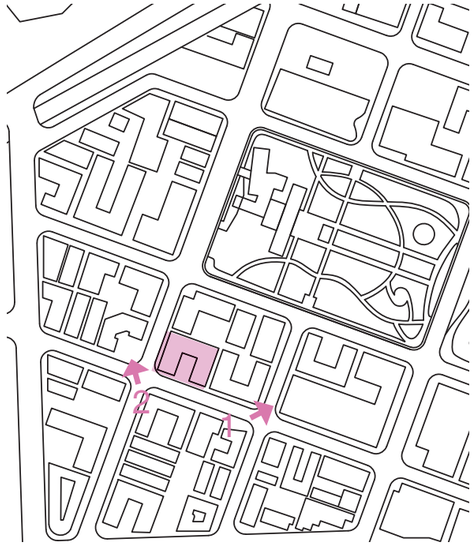
1



2

G-1.15 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



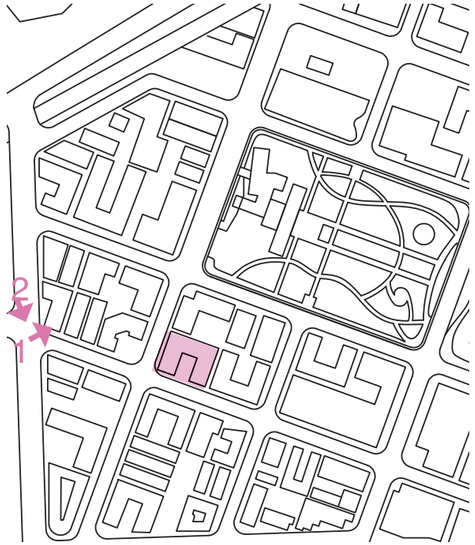
1



2

G-1.16 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



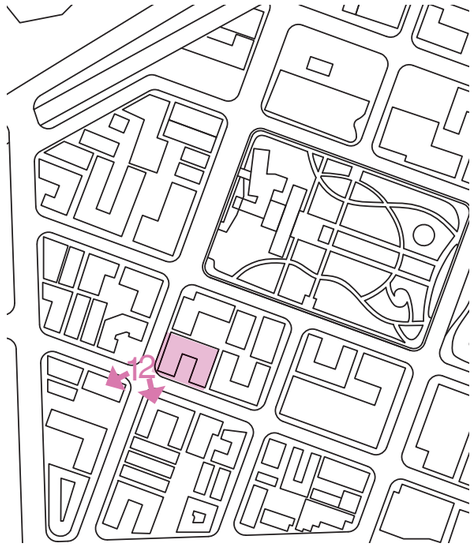
1



2

G-1.17 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



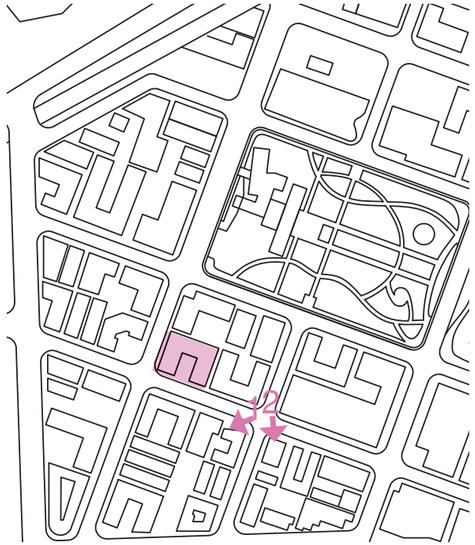
1



2

G-1.18 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



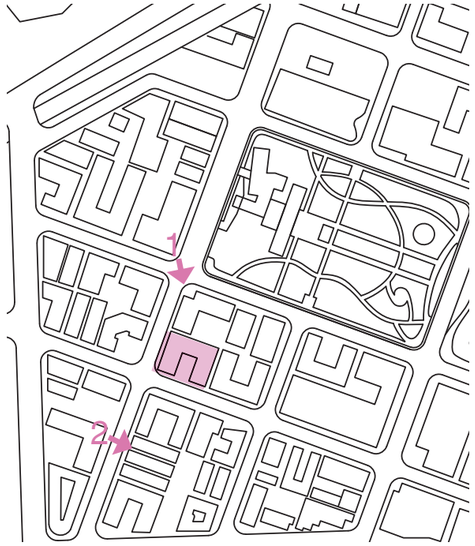
1



2

G-1.19 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



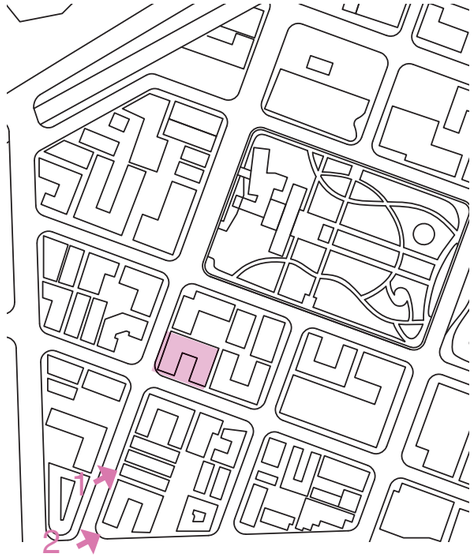
1



2

G-1.20 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



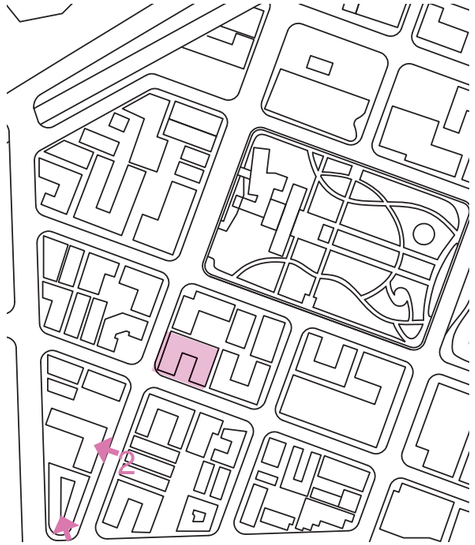
1



2

G-1.21 CONTEXT IMAGES

©2023 Shulman + Associates



1

PHOTOS TAKEN DECEMBER 16, 2022



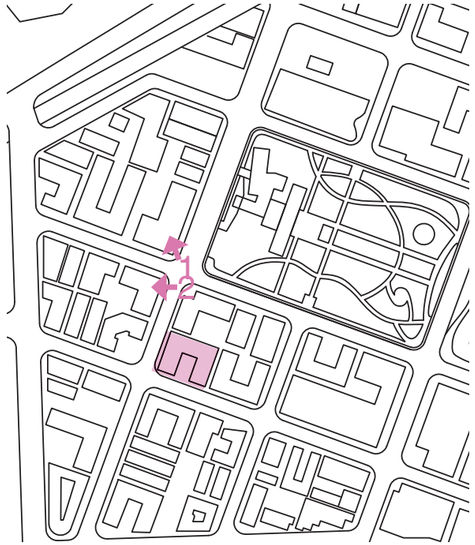
1



2

G-1.22 CONTEXT IMAGES

©2023 Shulman + Associates



PHOTOS TAKEN DECEMBER 16, 2022



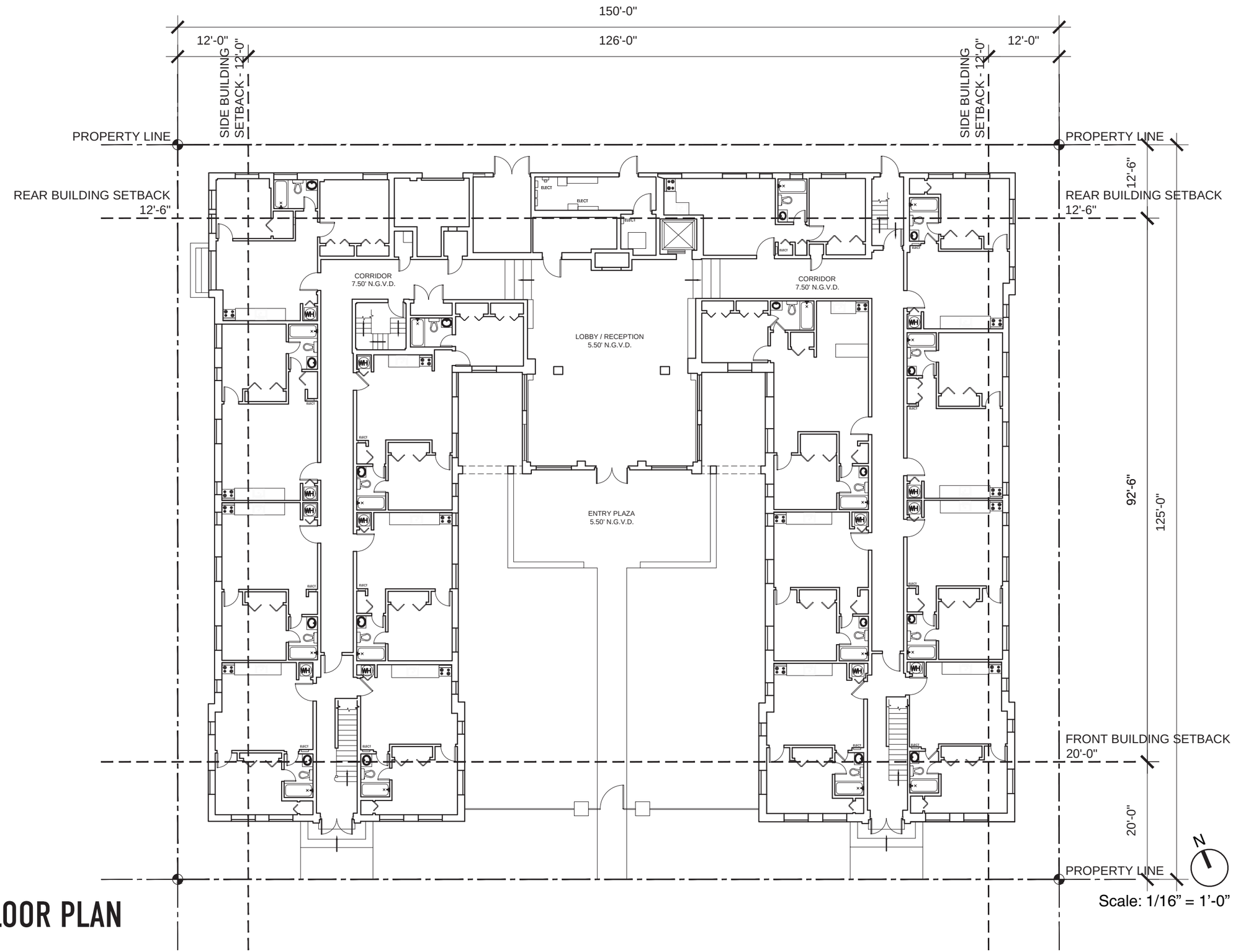
1



2

G-1.23 CONTEXT IMAGES

©2023 Shulman + Associates

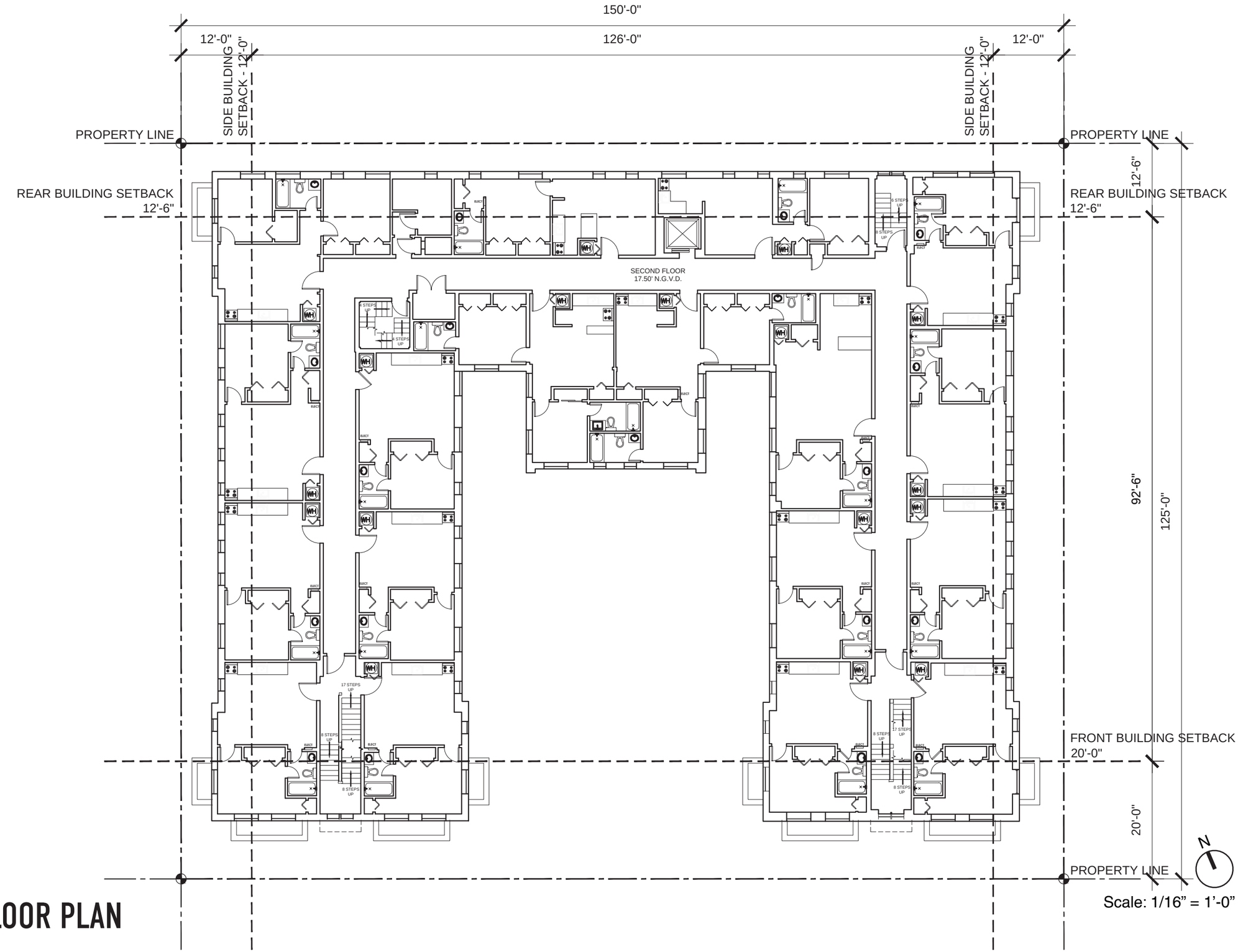


Scale: 1/16” = 1’-0”

AB-1.00
AS-BUILT GROUND FLOOR PLAN

Shulman + Associates

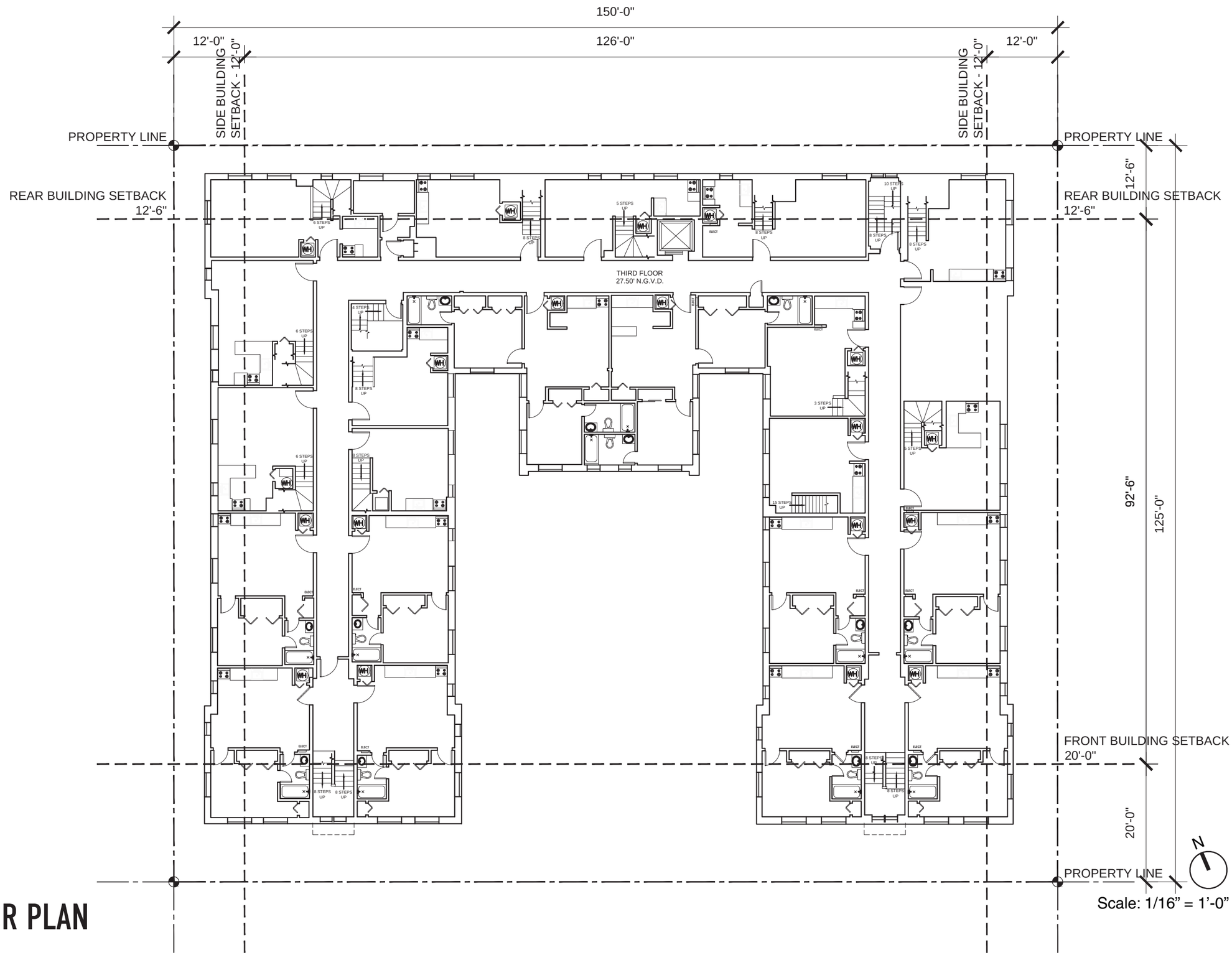
©2023 Shulman + Associates



AB-1.01
AS-BUILT SECOND FLOOR PLAN

Shulman + Associates

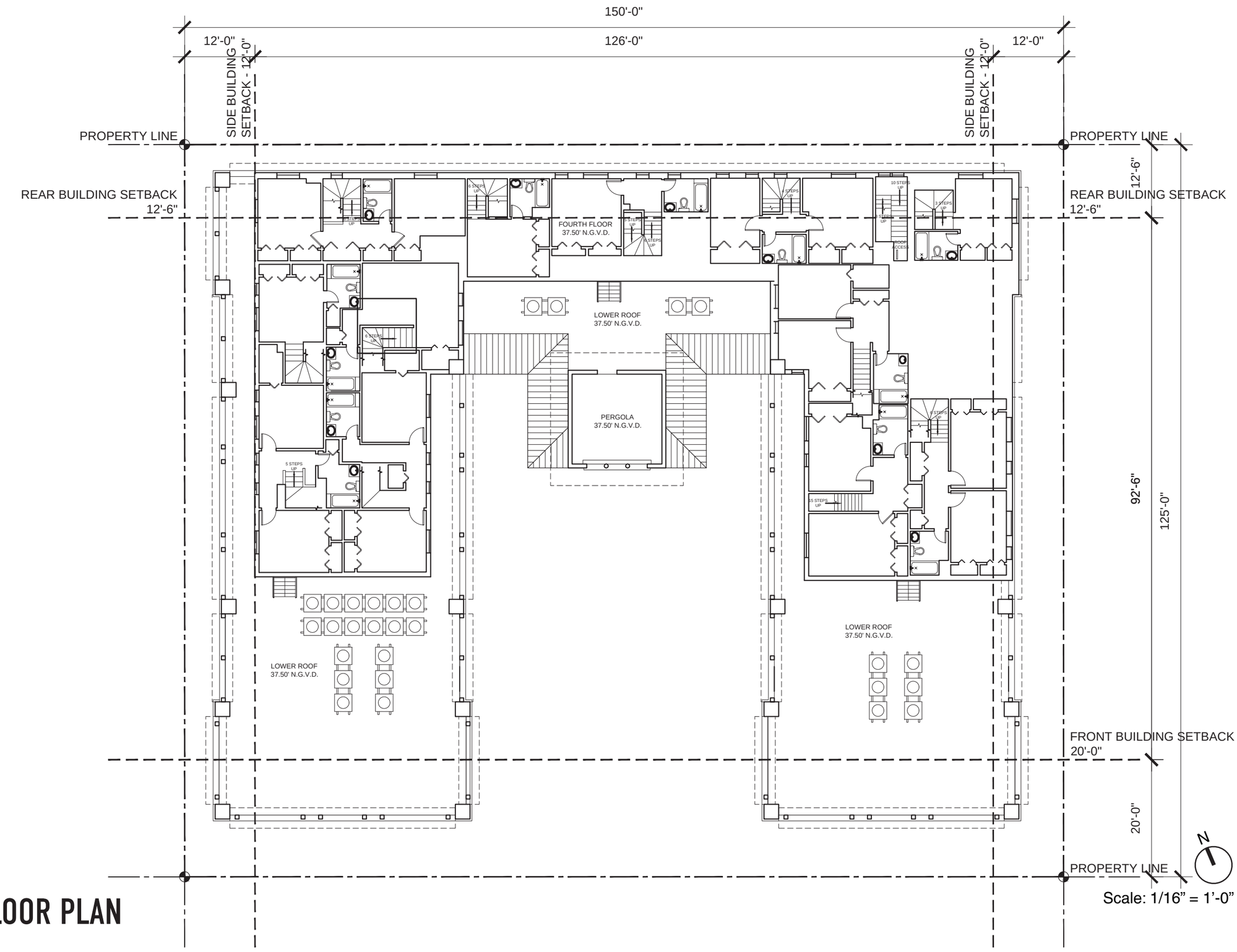
©2023 Shulman + Associates



AB-1.02
AS-BUILT THIRD FLOOR PLAN

Shulman + Associates

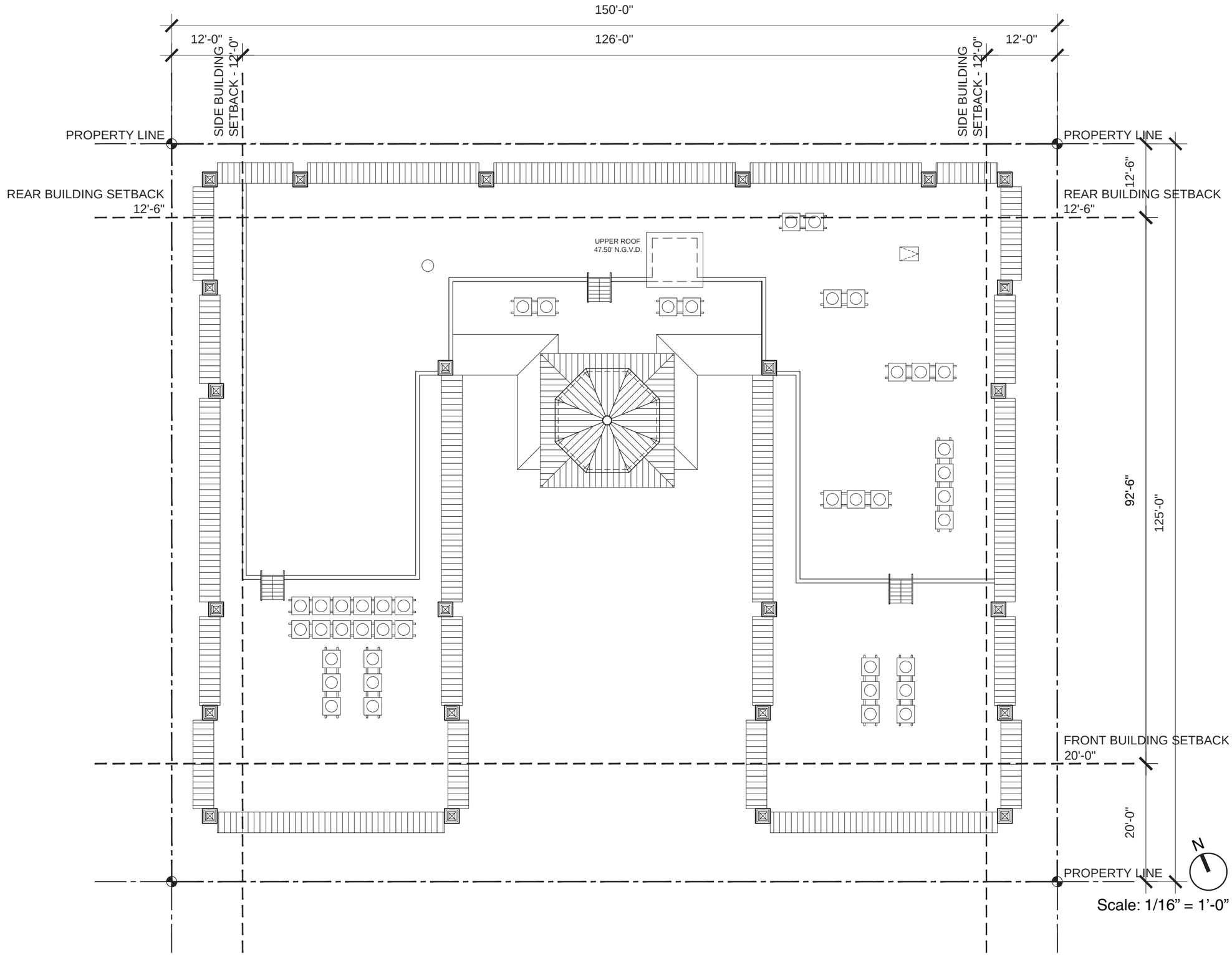
©2023 Shulman + Associates



AB-1.03
AS-BUILT FOURTH FLOOR PLAN

Shulman + Associates

©2023 Shulman + Associates



AB-1.04
AS-BUILT ROOF PLAN

Shulman + Associates

©2023 Shulman + Associates



AB-2.00 AS BUILT SOUTH ELEVATION

Shulman + Associates

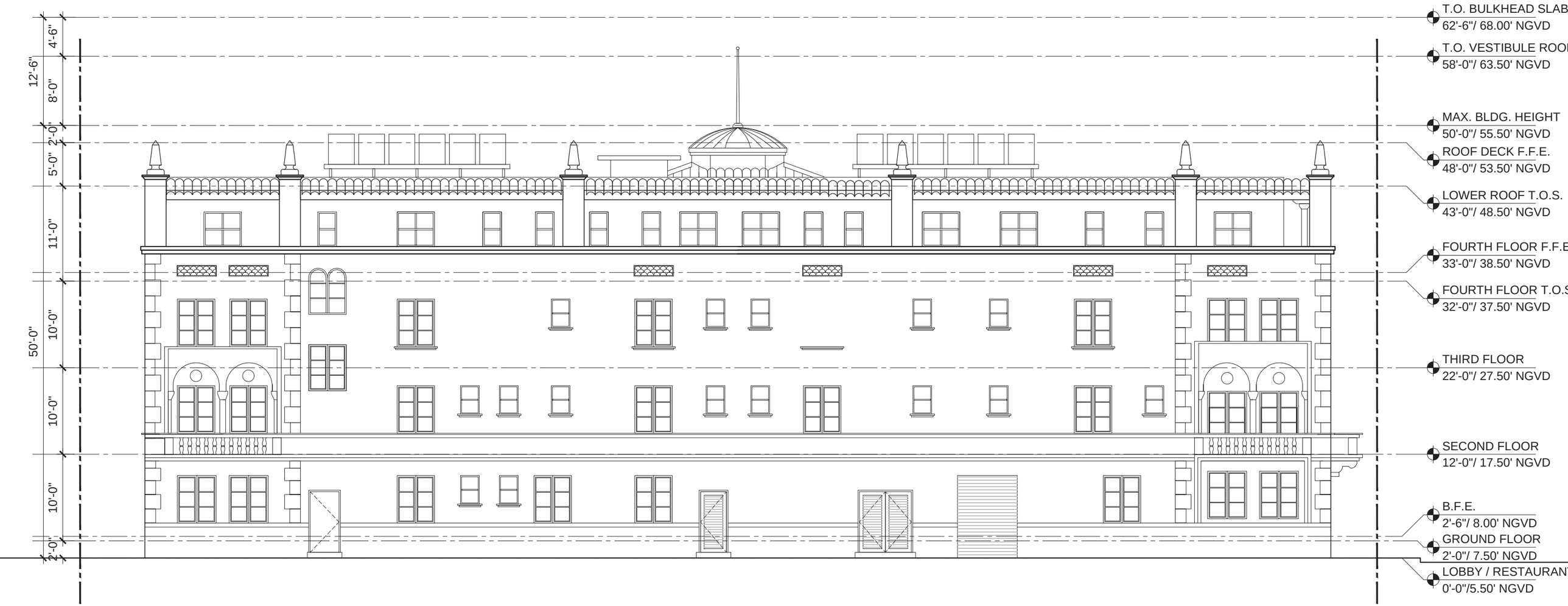
©2023 Shulman + Associates



AB-2.01 AS BUILT WEST ELEVATION

Shulman + Associates

©2023 Shulman + Associates



AB-2.02 AS BUILT NORTH ELEVATION

Shulman + Associates

©2023 Shulman + Associates



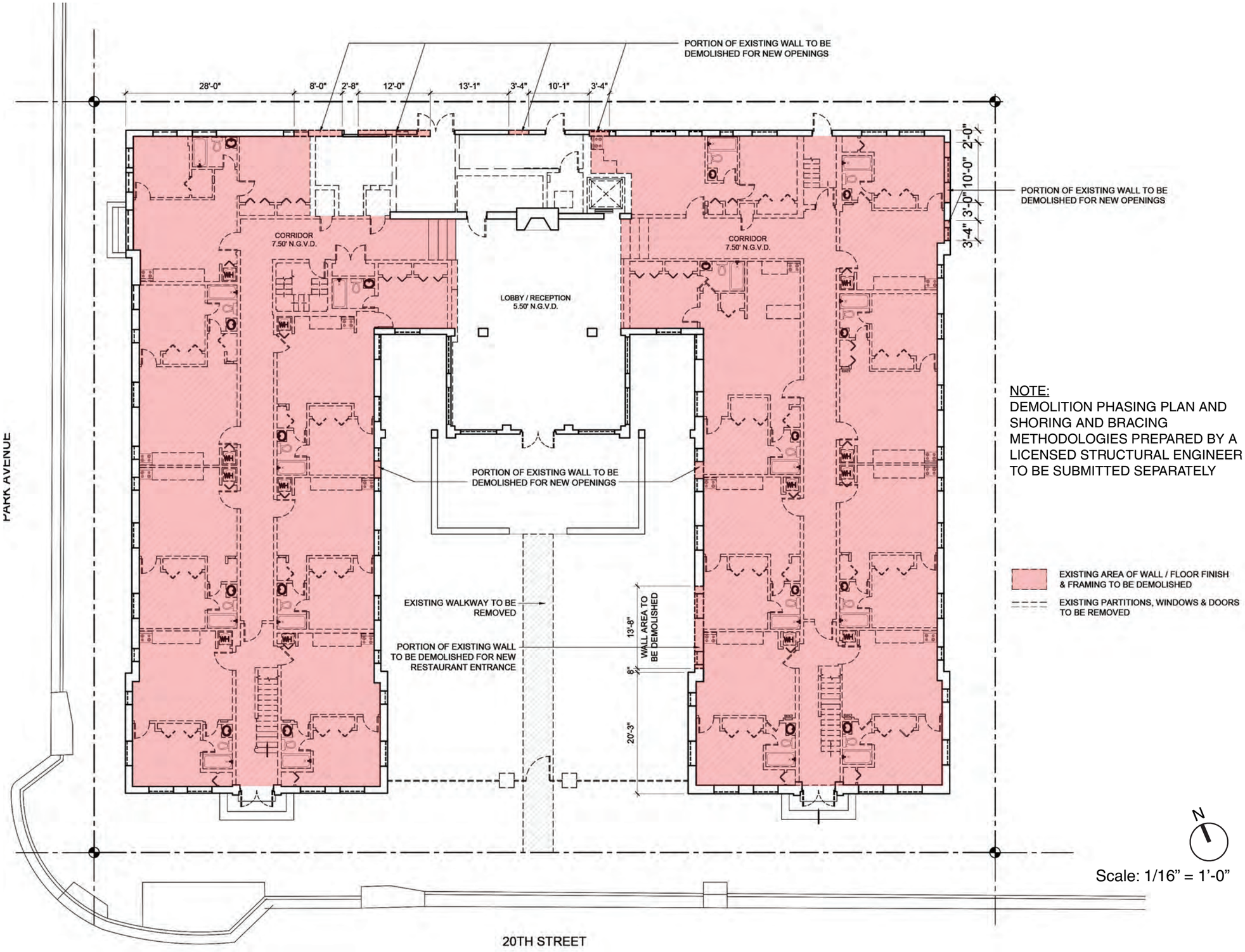
AB-2.03 AS BUILT EAST ELEVATION

Shulman + Associates

©2023 Shulman + Associates

DEMOLITION NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION.
2. WORK INCLUDED IN THIS SECTION: ALL LABOR, MATERIALS, ETC., NECESSARY TO COMPLETE ALL DEMOLITION AND REMOVAL WORK RELATED TO COMPLETE CONTRACT WORK AS SHOWN ON DRAWINGS, AS SPECIFIED HEREIN AND/ OR REQUIRED BY JOB CONDITIONS.
3. COORDINATE WITH BUILDING MANAGEMENT FOR WORKING HOURS, DUST AND NOISE CONTROL, UNIT ACCESS AND PROTECTION OF COMMON AREAS.
4. REMOVE ALL PARTITIONS, CEILINGS, A/C DUCTS, PLUMBING FIXTURES, ELECTRICAL OUTLETS AND FIXTURES AS INDICATED IN THE DEMOLITION PLANS.
5. CONTRACTOR SHALL PROTECT ALL CONCEALED UTILITIES. CONTRACTOR IS TO CAP ALL ELECTRICAL AND PLUMBING LINES AS REQUIRED.
6. APPLICABLE RULES AND REGULATIONS: ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND THE CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS AND ALL CITY DEPARTMENTS HAVING JURISDICTION OVER THE WORK AND THE OWNER SPECIAL CONDITIONS.THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY FEES, PERMITS (INCLUDING HAUL AND DUMPING LICENSES) AND CERTIFICATES AND GIVE ALL NOTICES REQUIRED DURING THE PERFORMANCE OF THE DEMOLITION WORK.
7. THE METHODS OF PERFORMING THE DEMOLITION WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CODE, AND ALL OTHER ORDINANCES AND REGULATIONS OF THE CITY OF MIAMI BEACH OR ANY OF ITS DEPARTMENTS, APPLICABLE TO THE WORK INVOLVED..
8. DEMOLITION WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE ANSI SAFETY CODE.
9. IN ADDITION TO THE INSURANCE REQUIRED TO BE PROVIDED UNDER THE CONTRACT, THE CONTRACTOR SHALL OBTAIN FOR HIM/HERSELF AND FOR EACH OF HIS SUBCONTRACTORS INSURANCE AGAINST SPECIAL HAZARDS INHERENT IN THE NATURE OF THE WORK. THIS INSURANCE SHALL HAVE AN EXTENDED COVERAGE CLAUSE TO HOLD HARMLESS THE OWNER AND THE ARCHITECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORKS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING AND / OR VERIFICATION OD ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DEMOLITION WORK IN CASE OF CONFLICT WITH THE DRAWINGS.
12. ALL DAMAGES DONE TO SURFACES SCHEDULED TO REMAIN, DUE TO DEMOLITION ACTIVITIES SHALL BE REPAIRED TO MATCH ORIGINAL EXISTING CONDITION.
13. COMPLETE ALL DEMOLITION WORKS AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE WORK. REMOVE ALL DEMOLITION DEBRIS AND MATERIALS FROM THE CONSTRUCTION SITE.



NOTE:
DEMOLITION PHASING PLAN AND SHORING AND BRACING METHODOLOGIES PREPARED BY A LICENSED STRUCTURAL ENGINEER TO BE SUBMITTED SEPARATELY

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

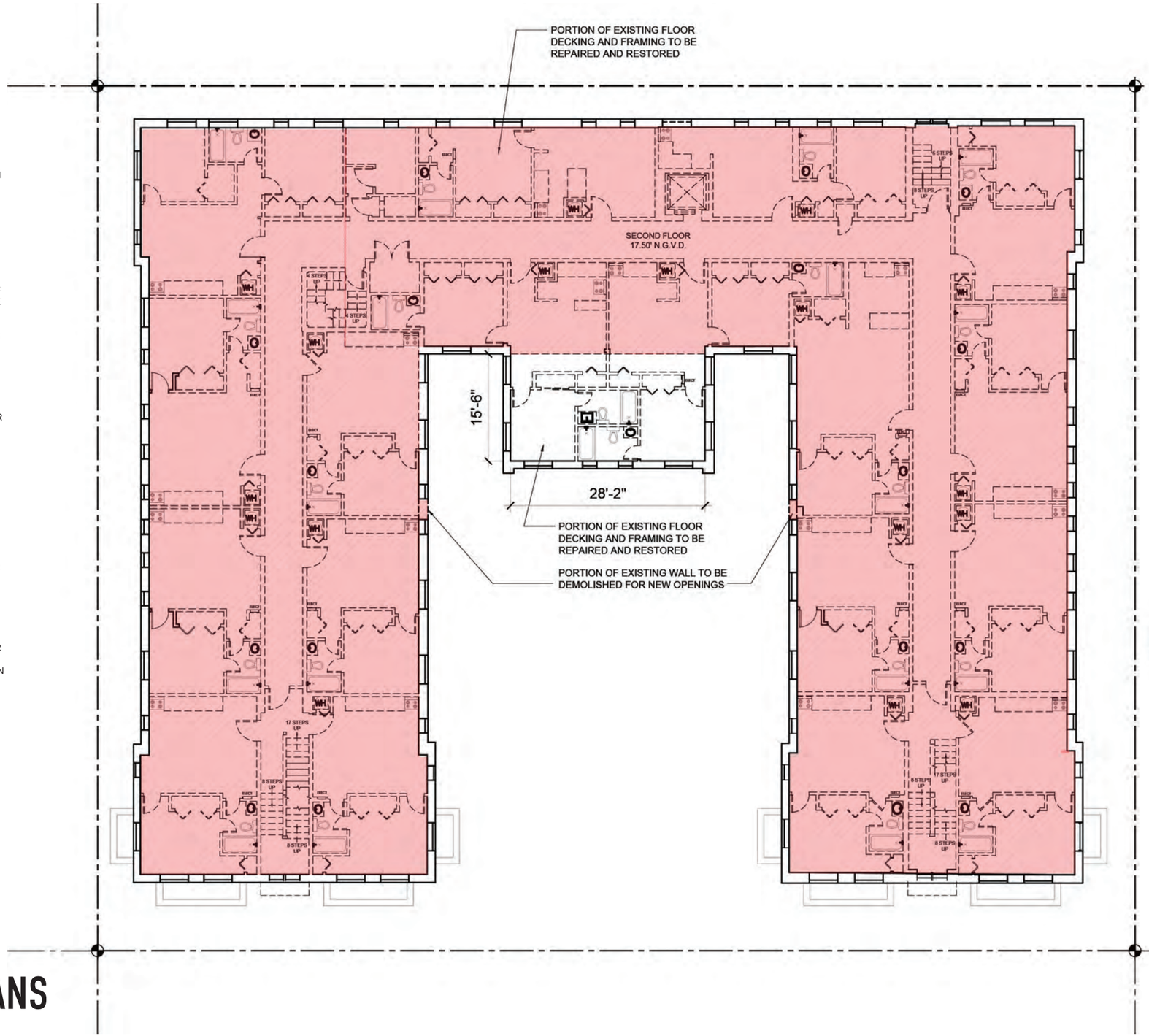
D-1.00 DEMOLITION GROUND FLOOR PLAN

Shulman + Associates

©2023 Shulman + Associates

DEMOLITION NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION.
2. WORK INCLUDED IN THIS SECTION: ALL LABOR, MATERIALS, ETC., NECESSARY TO COMPLETE ALL DEMOLITION AND REMOVAL WORK RELATED TO COMPLETE CONTRACT WORK AS SHOWN ON DRAWINGS, AS SPECIFIED HEREIN AND/ OR REQUIRED BY JOB CONDITIONS.
3. COORDINATE WITH BUILDING MANAGEMENT FOR WORKING HOURS, DUST AND NOISE CONTROL, UNIT ACCESS AND PROTECTION OF COMMON AREAS.
4. REMOVE ALL PARTITIONS, CEILINGS, A/C DUCTS, PLUMBING FIXTURES, ELECTRICAL OUTLETS AND FIXTURES AS INDICATED IN THE DEMOLITION PLANS.
5. CONTRACTOR SHALL PROTECT ALL CONCEALED UTILITIES. CONTRACTOR IS TO CAP ALL ELECTRICAL AND PLUMBING LINES AS REQUIRED.
6. APPLICABLE RULES AND REGULATIONS: ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND THE CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS AND ALL CITY DEPARTMENTS HAVING JURISDICTION OVER THE WORK AND THE OWNER SPECIAL CONDITIONS.THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY FEES, PERMITS (INCLUDING HAUL AND DUMPING LICENSES) AND CERTIFICATES AND GIVE ALL NOTICES REQUIRED DURING THE PERFORMANCE OF THE DEMOLITION WORK.
7. THE METHODS OF PERFORMING THE DEMOLITION WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CODE, AND ALL OTHER ORDINANCES AND REGULATIONS OF THE CITY OF MIAMI BEACH OR ANY OF ITS DEPARTMENTS, APPLICABLE TO THE WORK INVOLVED..
8. DEMOLITION WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE ANSI SAFETY CODE.
9. IN ADDITION TO THE INSURANCE REQUIRED TO BE PROVIDED UNDER THE CONTRACT, THE CONTRACTOR SHALL OBTAIN FOR HIM/HERSELF AND FOR EACH OF HIS SUBCONTRACTORS INSURANCE AGAINST SPECIAL HAZARDS INHERENT IN THE NATURE OF THE WORK. THIS INSURANCE SHALL HAVE AN EXTENDED COVERAGE CLAUSE TO HOLD HARMLESS THE OWNER AND THE ARCHITECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORKS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING AND / OR VERIFICATION OD ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DEMOLITION WORK IN CASE OF CONFLICT WITH THE DRAWINGS.
12. ALL DAMAGES DONE TO SURFACES SCHEDULED TO REMAIN, DUE TO DEMOLITION ACTIVITIES SHALL BE REPAIRED TO MATCH ORIGINAL EXISTING CONDITION.
13. COMPLETE ALL DEMOLITION WORKS AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE WORK. REMOVE ALL DEMOLITION DEBRIS AND MATERIALS FROM THE CONSTRUCTION SITE.



NOTE:
DEMOLITION PHASING PLAN AND SHORING AND BRACING METHODOLOGIES PREPARED BY A LICENSED STRUCTURAL ENGINEER TO BE SUBMITTED SEPARATELY

Scale: 1/16” = 1’-0”

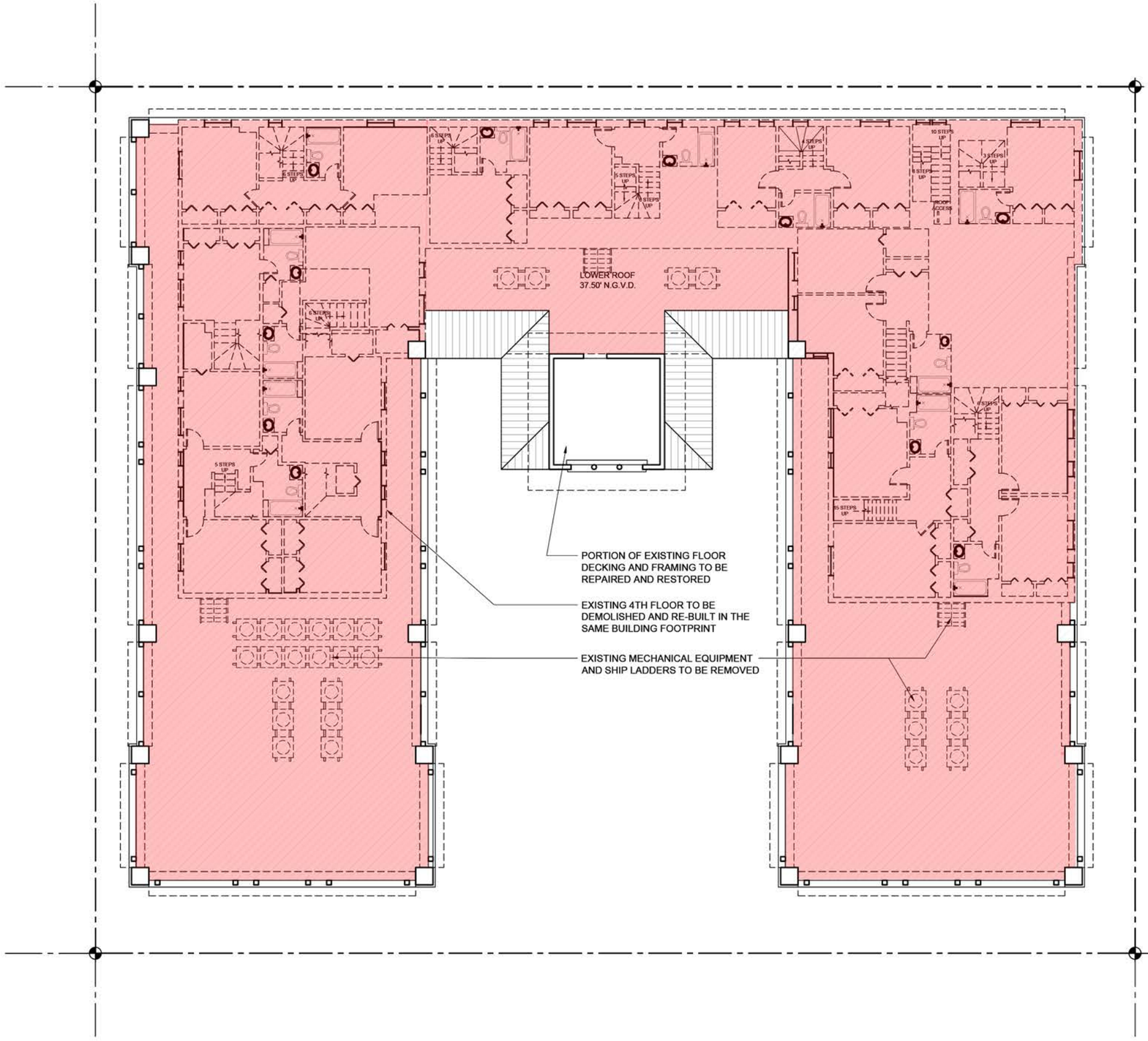
D-1.01 DEMOLITION 2ND & 3RD FLOOR PLANS

Shulman + Associates

©2023 Shulman + Associates

DEMOLITION NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION.
2. WORK INCLUDED IN THIS SECTION: ALL LABOR, MATERIALS, ETC., NECESSARY TO COMPLETE ALL DEMOLITION AND REMOVAL WORK RELATED TO COMPLETE CONTRACT WORK AS SHOWN ON DRAWINGS, AS SPECIFIED HEREIN AND/ OR REQUIRED BY JOB CONDITIONS.
3. COORDINATE WITH BUILDING MANAGEMENT FOR WORKING HOURS, DUST AND NOISE CONTROL, UNIT ACCESS AND PROTECTION OF COMMON AREAS.
4. REMOVE ALL PARTITIONS, CEILINGS, A/C DUCTS, PLUMBING FIXTURES, ELECTRICAL OUTLETS AND FIXTURES AS INDICATED IN THE DEMOLITION PLANS.
5. CONTRACTOR SHALL PROTECT ALL CONCEALED UTILITIES. CONTRACTOR IS TO CAP ALL ELECTRICAL AND PLUMBING LINES AS REQUIRED.
6. APPLICABLE RULES AND REGULATIONS: ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND THE CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS AND ALL CITY DEPARTMENTS HAVING JURISDICTION OVER THE WORK AND THE OWNER SPECIAL CONDITIONS.THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY FEES, PERMITS (INCLUDING HAUL AND DUMPING LICENSES) AND CERTIFICATES AND GIVE ALL NOTICES REQUIRED DURING THE PERFORMANCE OF THE DEMOLITION WORK.
7. THE METHODS OF PERFORMING THE DEMOLITION WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CODE, AND ALL OTHER ORDINANCES AND REGULATIONS OF THE CITY OF MIAMI BEACH OR ANY OF ITS DEPARTMENTS, APPLICABLE TO THE WORK INVOLVED..
8. DEMOLITION WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE ANSI SAFETY CODE.
9. IN ADDITION TO THE INSURANCE REQUIRED TO BE PROVIDED UNDER THE CONTRACT, THE CONTRACTOR SHALL OBTAIN FOR HIM/HERSELF AND FOR EACH OF HIS SUBCONTRACTORS INSURANCE AGAINST SPECIAL HAZARDS INHERENT IN THE NATURE OF THE WORK. THIS INSURANCE SHALL HAVE AN EXTENDED COVERAGE CLAUSE TO HOLD HARMLESS THE OWNER AND THE ARCHITECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORKS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING AND / OR VERIFICATION OD ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DEMOLITION WORK IN CASE OF CONFLICT WITH THE DRAWINGS.
12. ALL DAMAGES DONE TO SURFACES SCHEDULED TO REMAIN, DUE TO DEMOLITION ACTIVITIES SHALL BE REPAIRED TO MATCH ORIGINAL EXISTING CONDITION.
13. COMPLETE ALL DEMOLITION WORKS AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE WORK. REMOVE ALL DEMOLITION DEBRIS AND MATERIALS FROM THE CONSTRUCTION SITE.



NOTE:
DEMOLITION PHASING PLAN AND SHORING AND BRACING METHODOLOGIES PREPARED BY A LICENSED STRUCTURAL ENGINEER TO BE SUBMITTED SEPARATELY

EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED

EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED

N

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

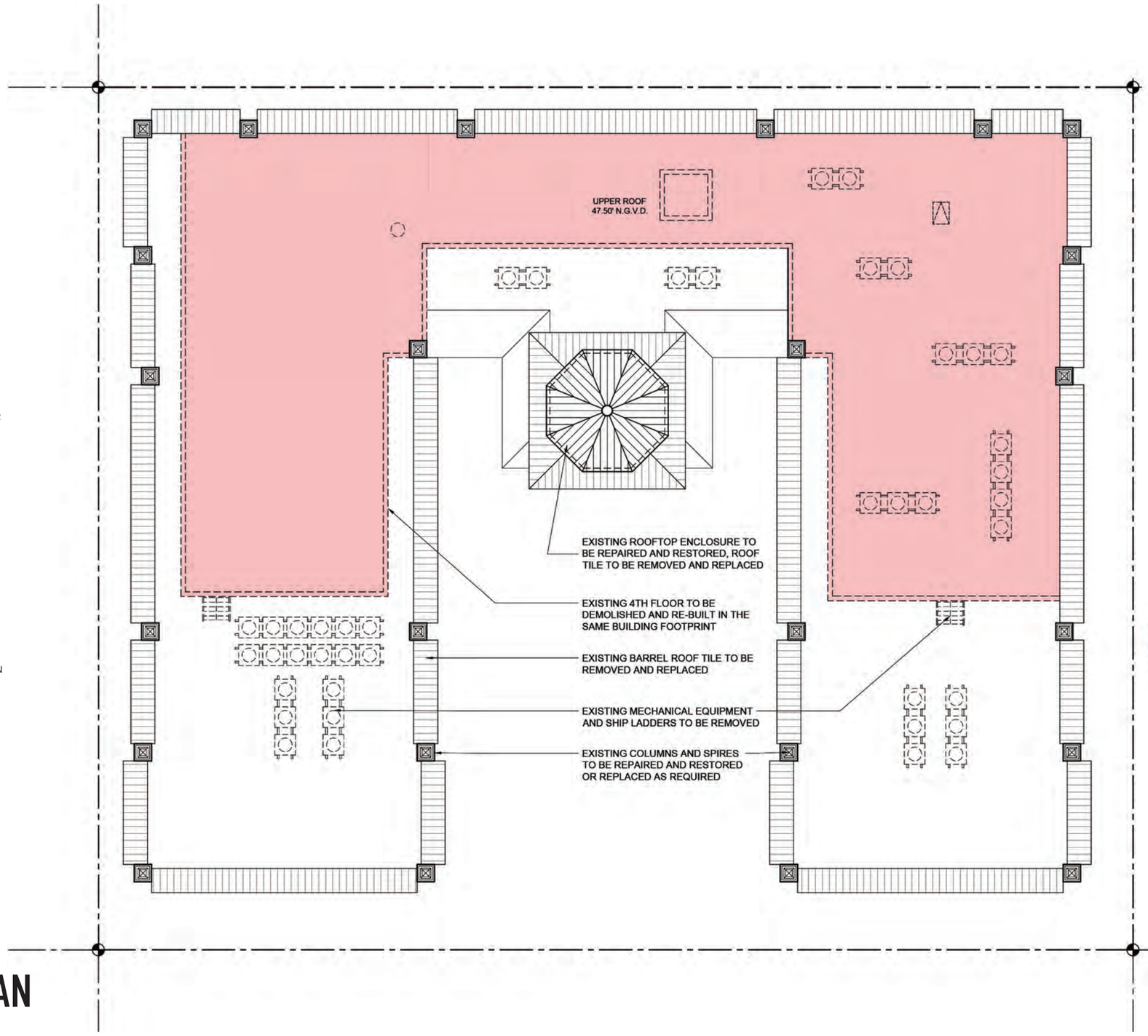
D-1.02 DEMOLITION FOURTH FLOOR PLAN

Shulman + Associates

©2023 Shulman + Associates

DEMOLITION NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION.
2. WORK INCLUDED IN THIS SECTION: ALL LABOR, MATERIALS, ETC., NECESSARY TO COMPLETE ALL DEMOLITION AND REMOVAL WORK RELATED TO COMPLETE CONTRACT WORK AS SHOWN ON DRAWINGS, AS SPECIFIED HEREIN AND/ OR REQUIRED BY JOB CONDITIONS.
3. COORDINATE WITH BUILDING MANAGEMENT FOR WORKING HOURS, DUST AND NOISE CONTROL, UNIT ACCESS AND PROTECTION OF COMMON AREAS.
4. REMOVE ALL PARTITIONS, CEILINGS, A/C DUCTS, PLUMBING FIXTURES, ELECTRICAL OUTLETS AND FIXTURES AS INDICATED IN THE DEMOLITION PLANS.
5. CONTRACTOR SHALL PROTECT ALL CONCEALED UTILITIES. CONTRACTOR IS TO CAP ALL ELECTRICAL AND PLUMBING LINES AS REQUIRED.
6. APPLICABLE RULES AND REGULATIONS: ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND THE CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS AND ALL CITY DEPARTMENTS HAVING JURISDICTION OVER THE WORK AND THE OWNER SPECIAL CONDITIONS.THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY FEES, PERMITS (INCLUDING HAUL AND DUMPING LICENSES) AND CERTIFICATES AND GIVE ALL NOTICES REQUIRED DURING THE PERFORMANCE OF THE DEMOLITION WORK.
7. THE METHODS OF PERFORMING THE DEMOLITION WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CODE, AND ALL OTHER ORDINANCES AND REGULATIONS OF THE CITY OF MIAMI BEACH OR ANY OF ITS DEPARTMENTS, APPLICABLE TO THE WORK INVOLVED..
8. DEMOLITION WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE ANSI SAFETY CODE.
9. IN ADDITION TO THE INSURANCE REQUIRED TO BE PROVIDED UNDER THE CONTRACT, THE CONTRACTOR SHALL OBTAIN FOR HIM/HERSELF AND FOR EACH OF HIS SUBCONTRACTORS INSURANCE AGAINST SPECIAL HAZARDS INHERENT IN THE NATURE OF THE WORK. THIS INSURANCE SHALL HAVE AN EXTENDED COVERAGE CLAUSE TO HOLD HARMLESS THE OWNER AND THE ARCHITECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORKS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING AND / OR VERIFICATION OD ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DEMOLITION WORK IN CASE OF CONFLICT WITH THE DRAWINGS.
12. ALL DAMAGES DONE TO SURFACES SCHEDULED TO REMAIN, DUE TO DEMOLITION ACTIVITIES SHALL BE REPAIRED TO MATCH ORIGINAL EXISTING CONDITION.
13. COMPLETE ALL DEMOLITION WORKS AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE WORK. REMOVE ALL DEMOLITION DEBRIS AND MATERIALS FROM THE CONSTRUCTION SITE.



NOTE:
DEMOLITION PHASING PLAN AND SHORING AND BRACING METHODOLOGIES PREPARED BY A LICENSED STRUCTURAL ENGINEER TO BE SUBMITTED SEPARATELY

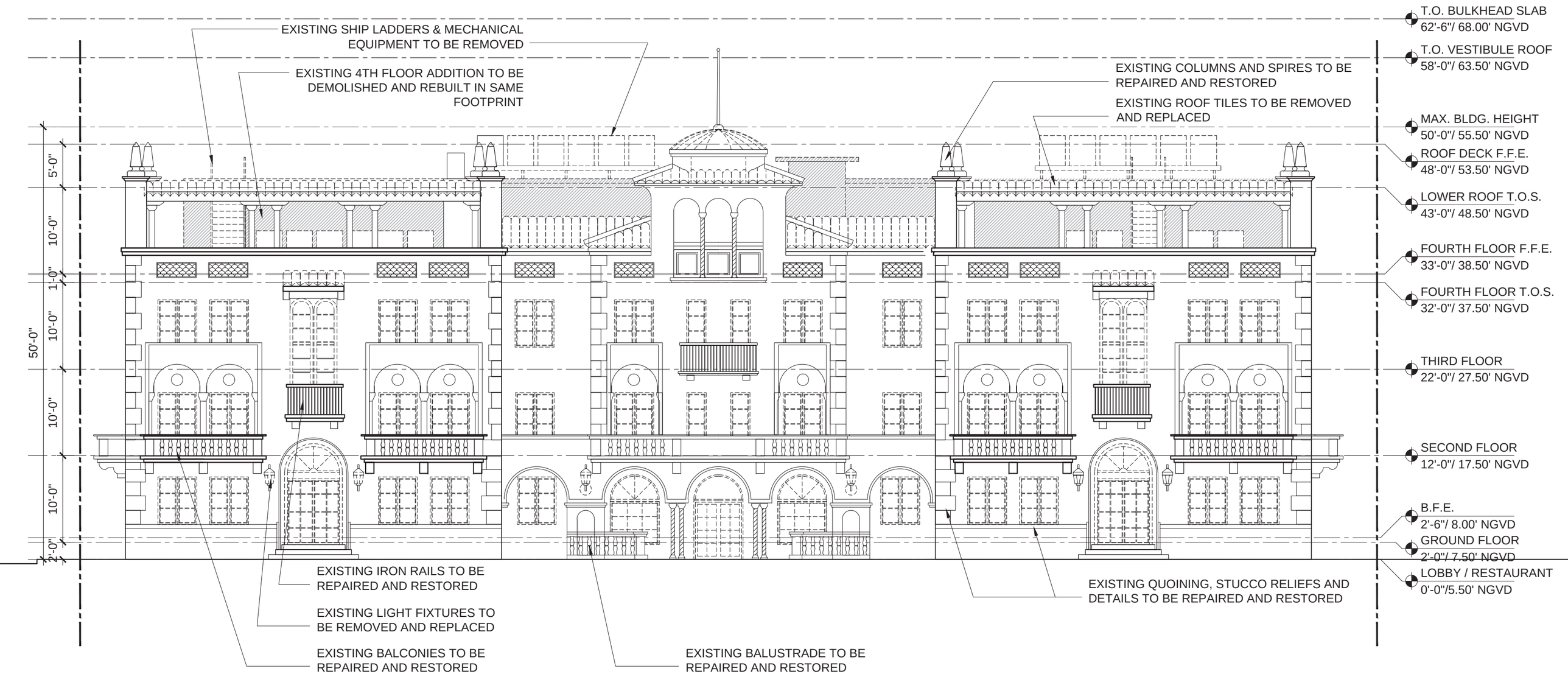
N

Scale: 1/16” = 1’-0”

D-1.03
DEMOLITION ROOF PLAN

Shulman + Associates

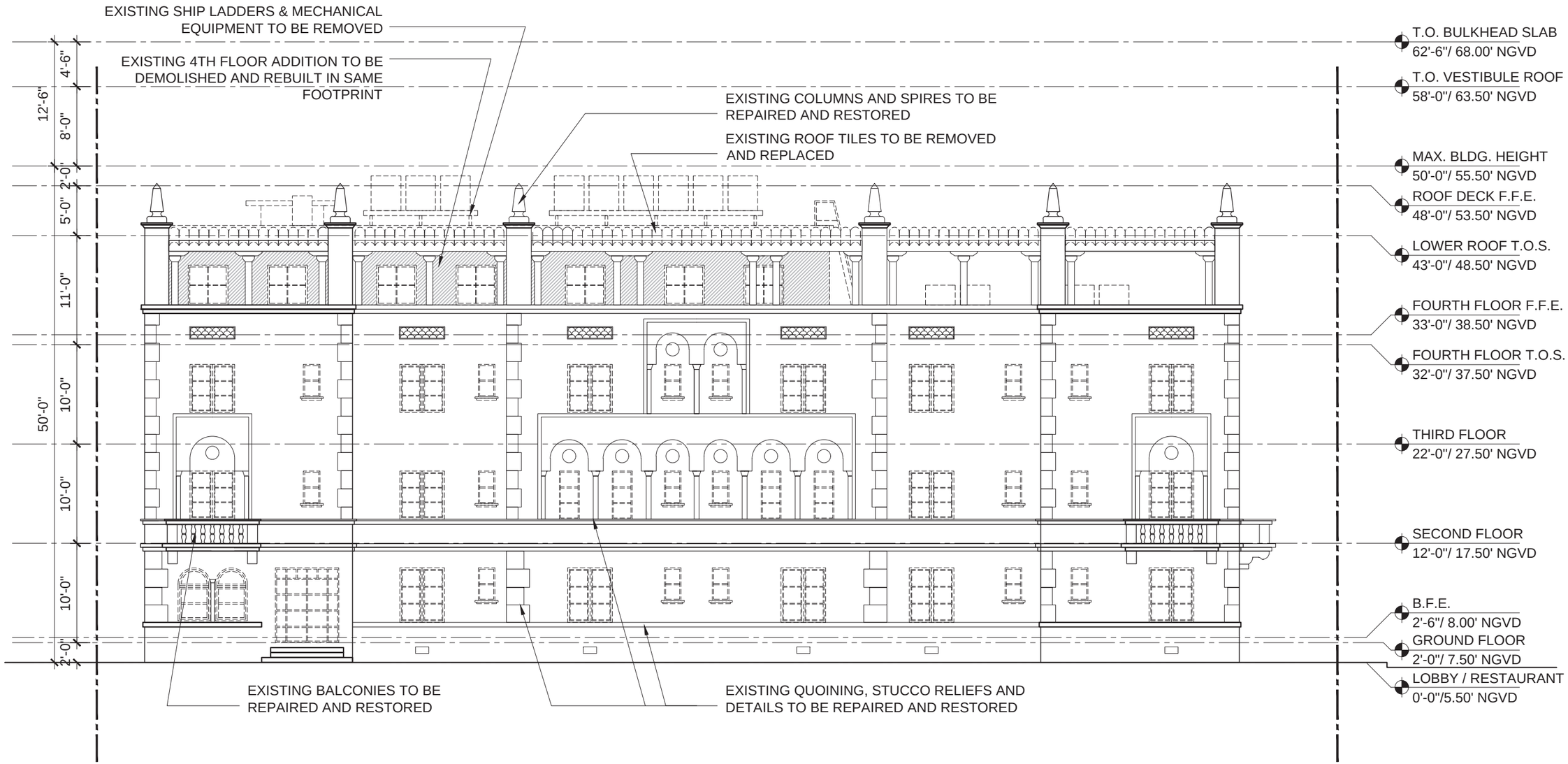
©2023 Shulman + Associates



D-2.00 DEMOLITION SOUTH ELEVATION

Shulman + Associates

©2023 Shulman + Associates



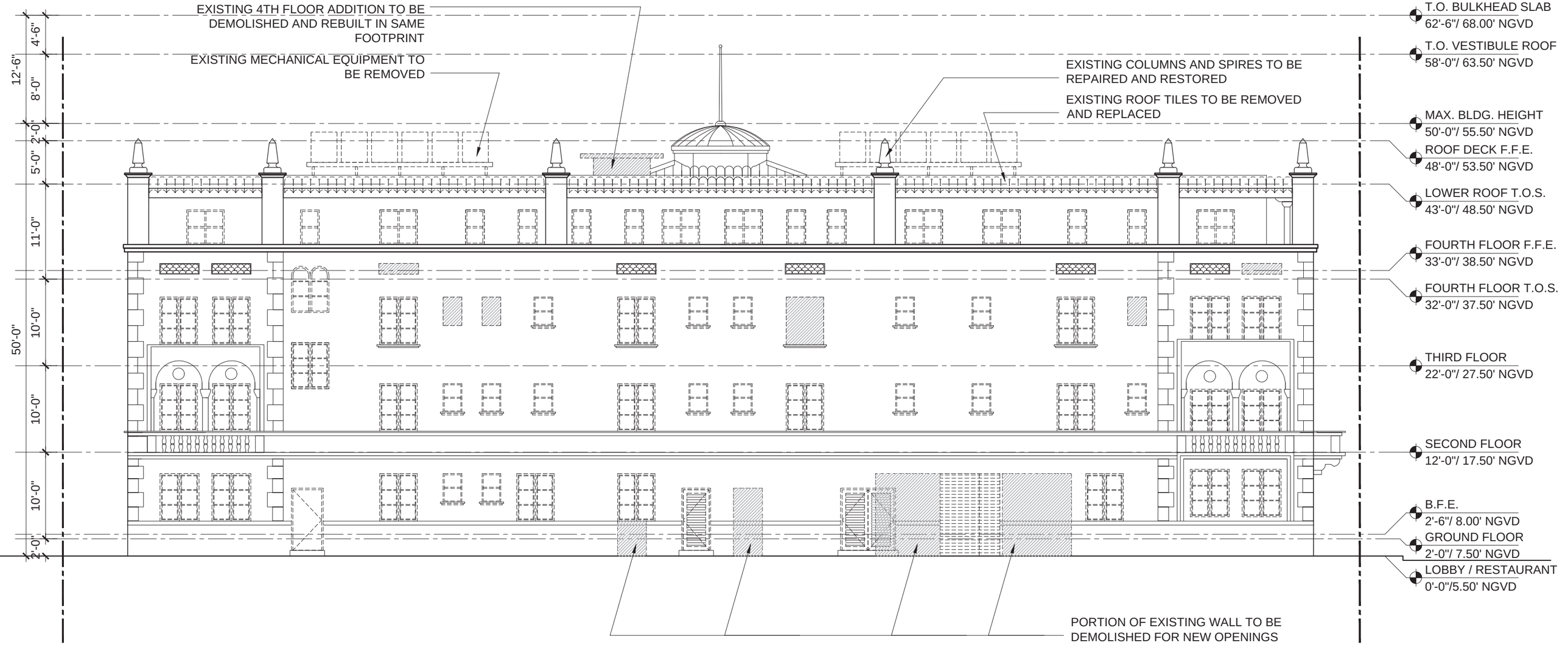
EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED

EXISTING PARTITIONS, WINDOWS & DOORS

D-2.01 DEMOLITION WEST ELEVATION

Shulman + Associates

©2023 Shulman + Associates



D-2.02 DEMOLITION NORTH ELEVATION

Shulman + Associates

©2023 Shulman + Associates



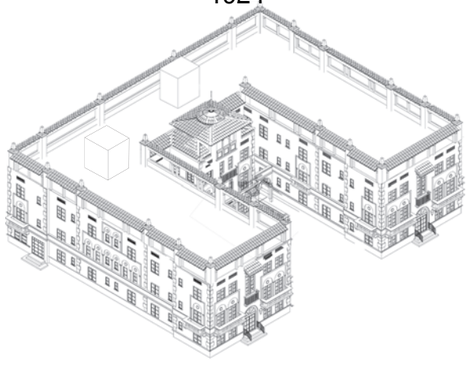
D-2.03 DEMOLITION EAST ELEVATION

Shulman + Associates

©2023 Shulman + Associates

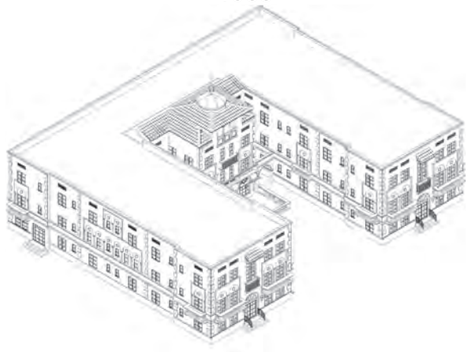


RIVIERA PLAZA HOTEL/ APARTMENTS
R.A. PREAS ARCHITECT
1924



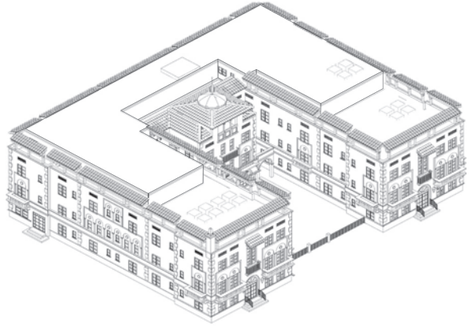


POST 1981/ 1982
DOCUMENTED BEILINSON ARCHITECT P.A.
1988



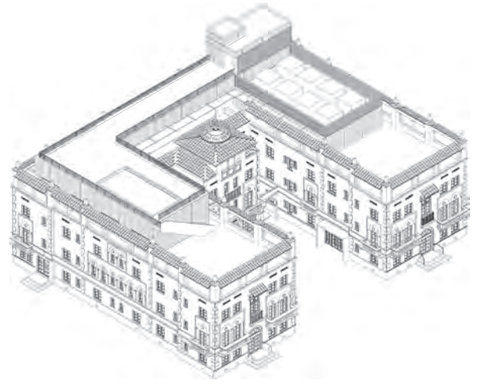


RIVIERA PLAZA HOTEL/ APARTMENTS
STA ARCHITECTURAL GROUP
1992





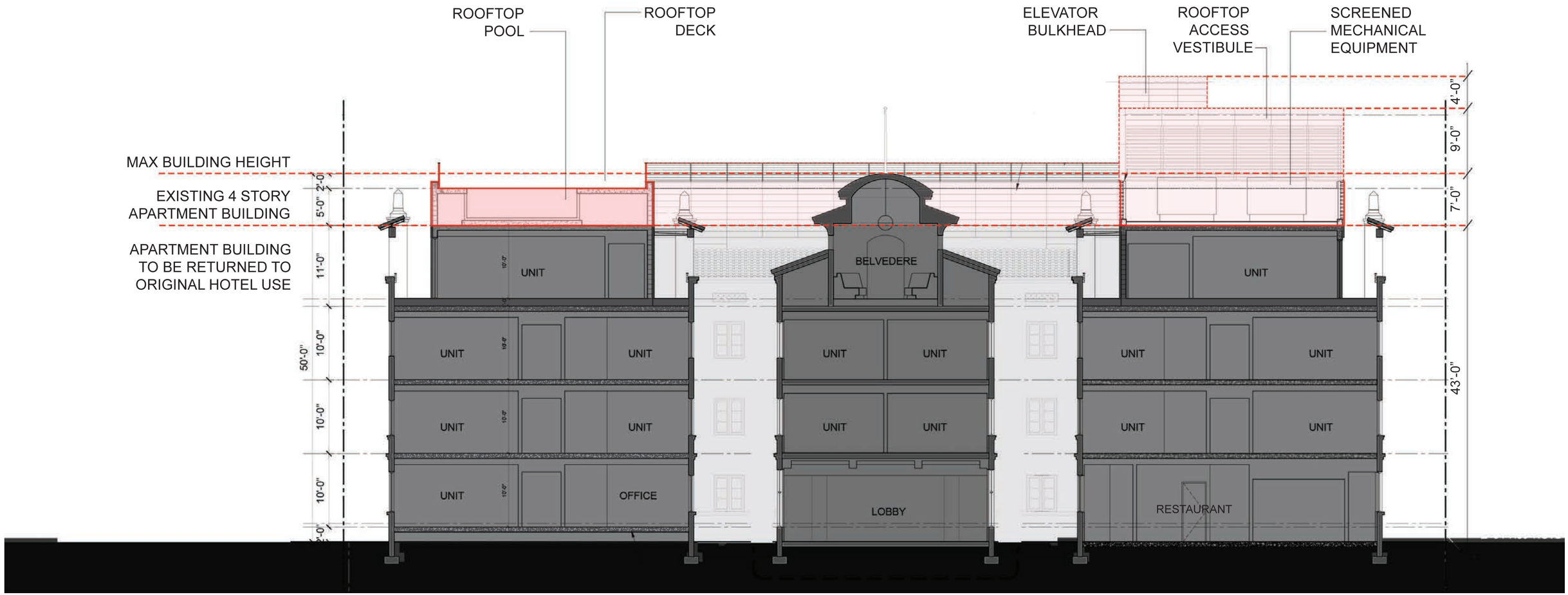
RIVIERA PLAZA HOTEL
PROPOSED
2022



A-1.00 TIMELINE DIAGRAM

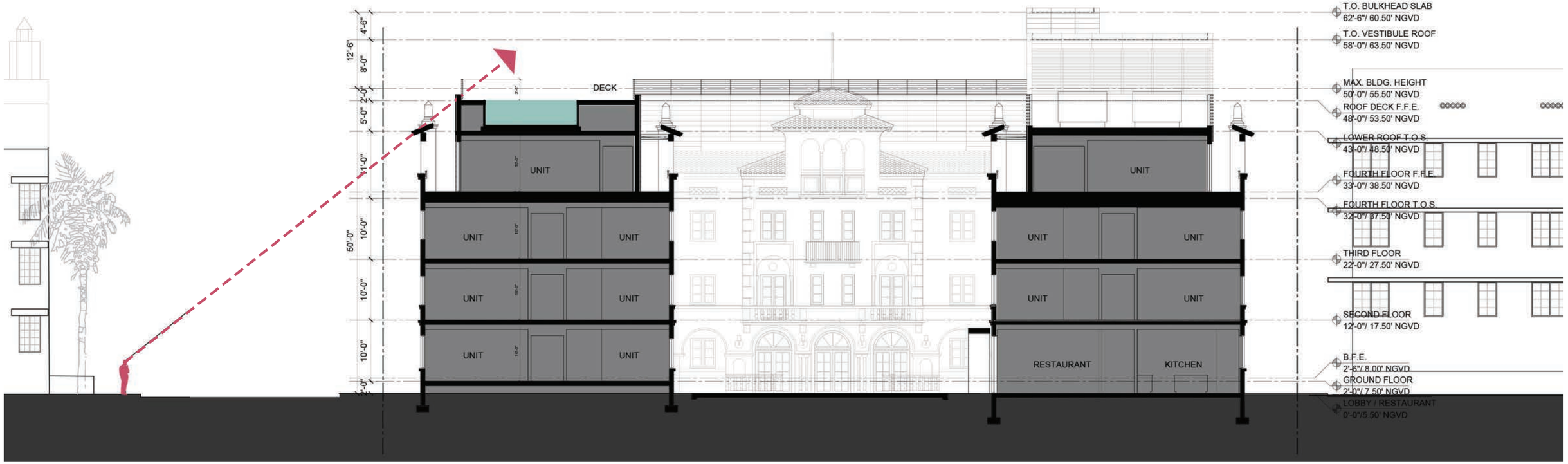
Shulman + Associates

©2023 Shulman + Associates



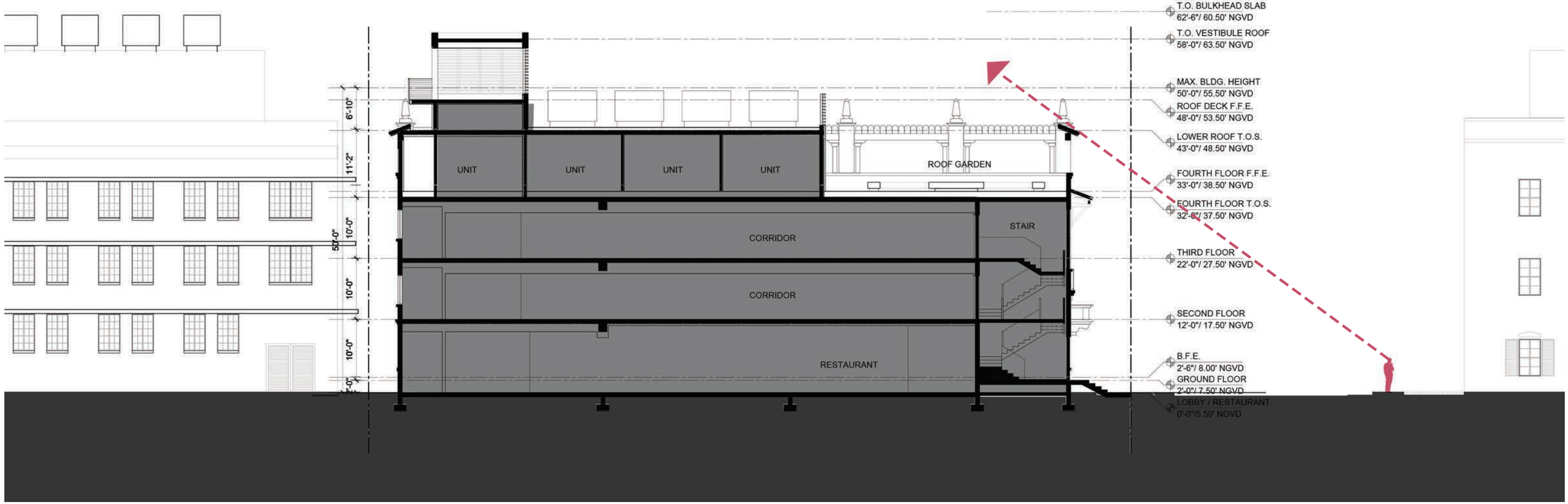
A-1.01 PROPOSED ADDITION DIAGRAM

©2023 Shulman + Associates



A-1.02 LINE OF SIGHT ANALYSIS

©2023 Shulman + Associates



A-1.03 LINE OF SIGHT ANALYSIS

Shulman + Associates

©2023 Shulman + Associates

EXISTING MASONRY SITE WALL TO REMAIN

PROPERTY LINE

REAR BUILDING SETBACK 12'-6"

NEW FRONT & BACK ELEVATOR. DESIGN BASIS OTIS GEN2 SERVICE

EXISTING EXTERIOR WALLS TO BE REPAIRED AND RESTORED

NEW IMPACT RESIST. CASEMENT WINDOWS W/ CLEAR GLASS TO MATCH HISTORIC DESIGN. DESIGN BASIS: CGI SENTINEL 238SN

NEW CONCRETE SLABS AT ALL FLOORS

EXISTING BALUSTRADE TO BE REPAIRED AND RESTORED

REFER TO SHEET A-XX FOR LOBBY FLOOR

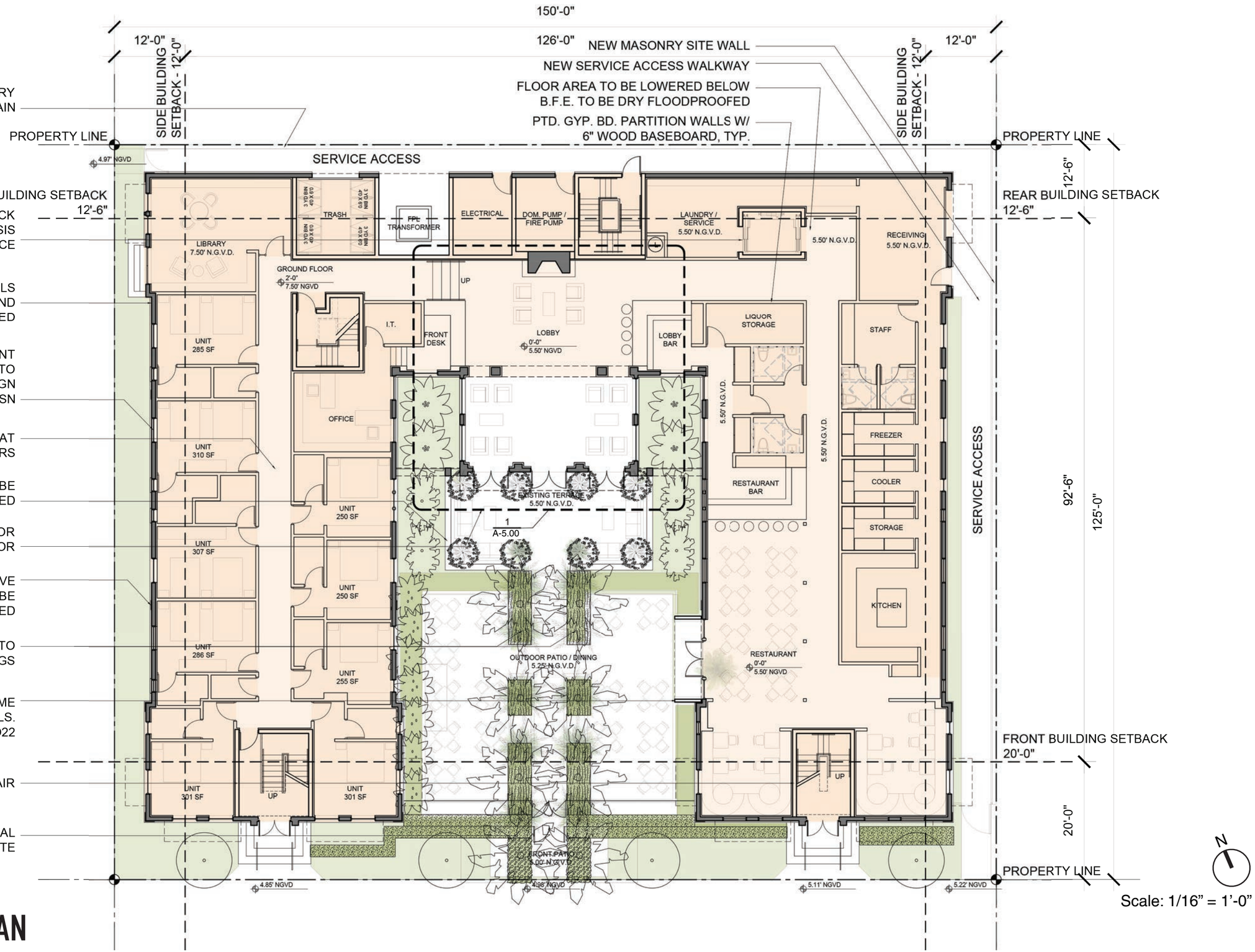
EXISTING QUOINING, DECORATIVE RELIEFS AND DETAILS TO BE REPAIRED AND RESTORED

PALM TREES, REFER TO LANDSCAPE DRAWINGS

NEW RESTAURANT ENTRANCE FRAME CLAD IN TERRACOTTA PANELS. DESIGN BASIS: NBK TERRART - ECO22

NEW EGRESS STAIR

HEDGES AND METAL FENCE W/ GATE

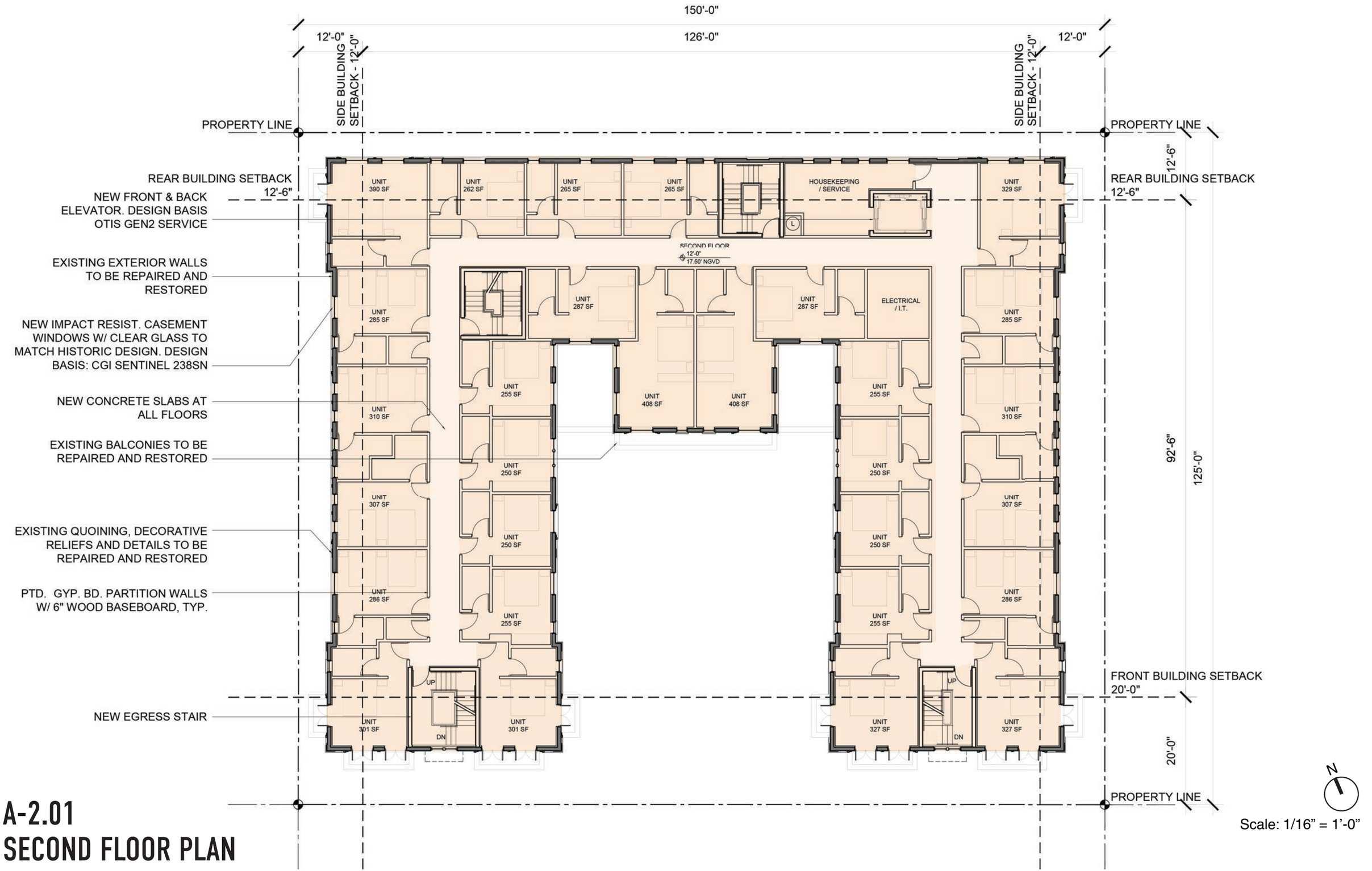


Scale: 1/16" = 1'-0"

A-2.00
GROUND FLOOR PLAN

Shulman + Associates

©2023 Shulman + Associates

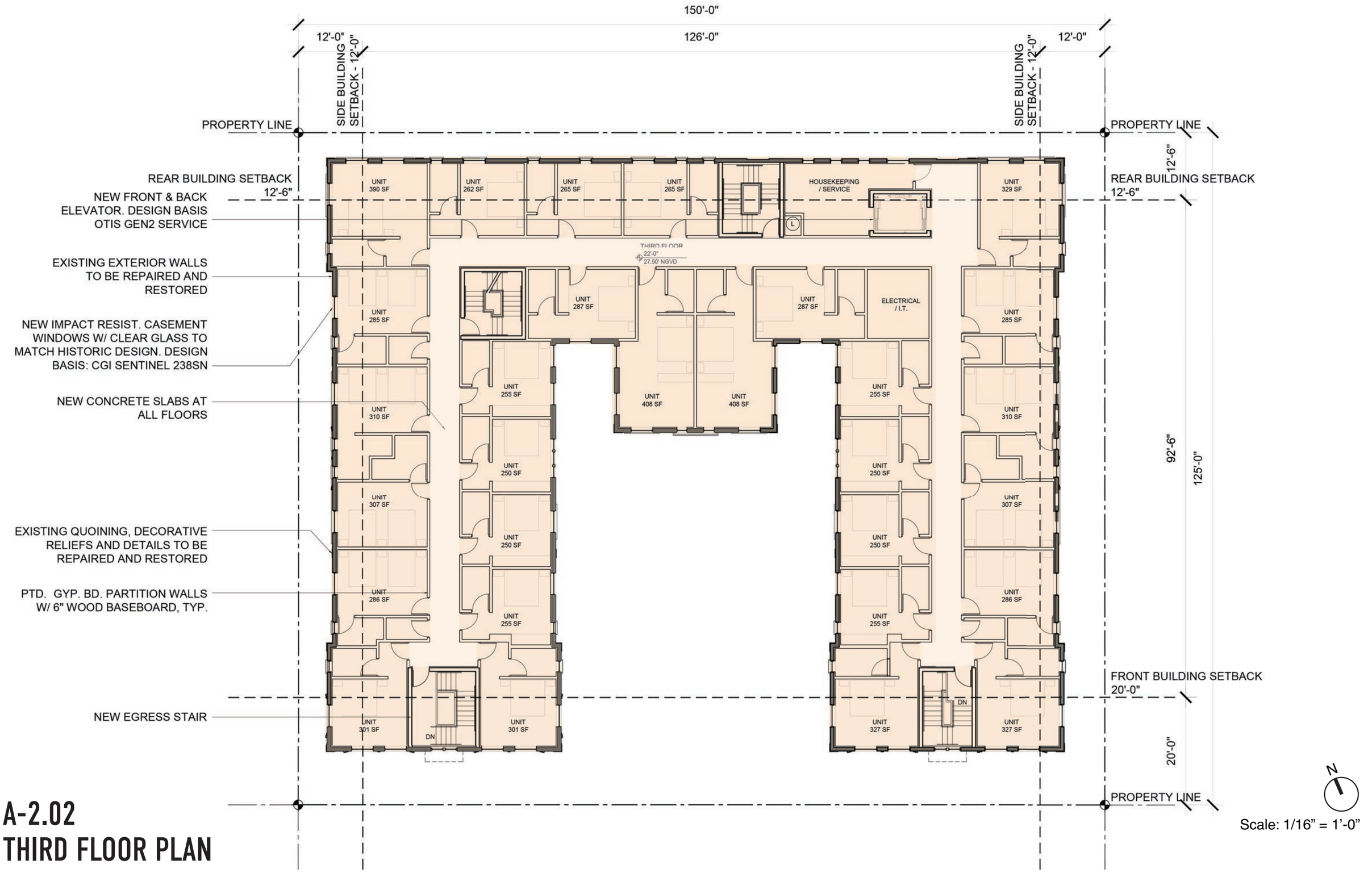


A-2.01
SECOND FLOOR PLAN

Scale: 1/16” = 1’-0”

Shulman + Associates

©2023 Shulman + Associates

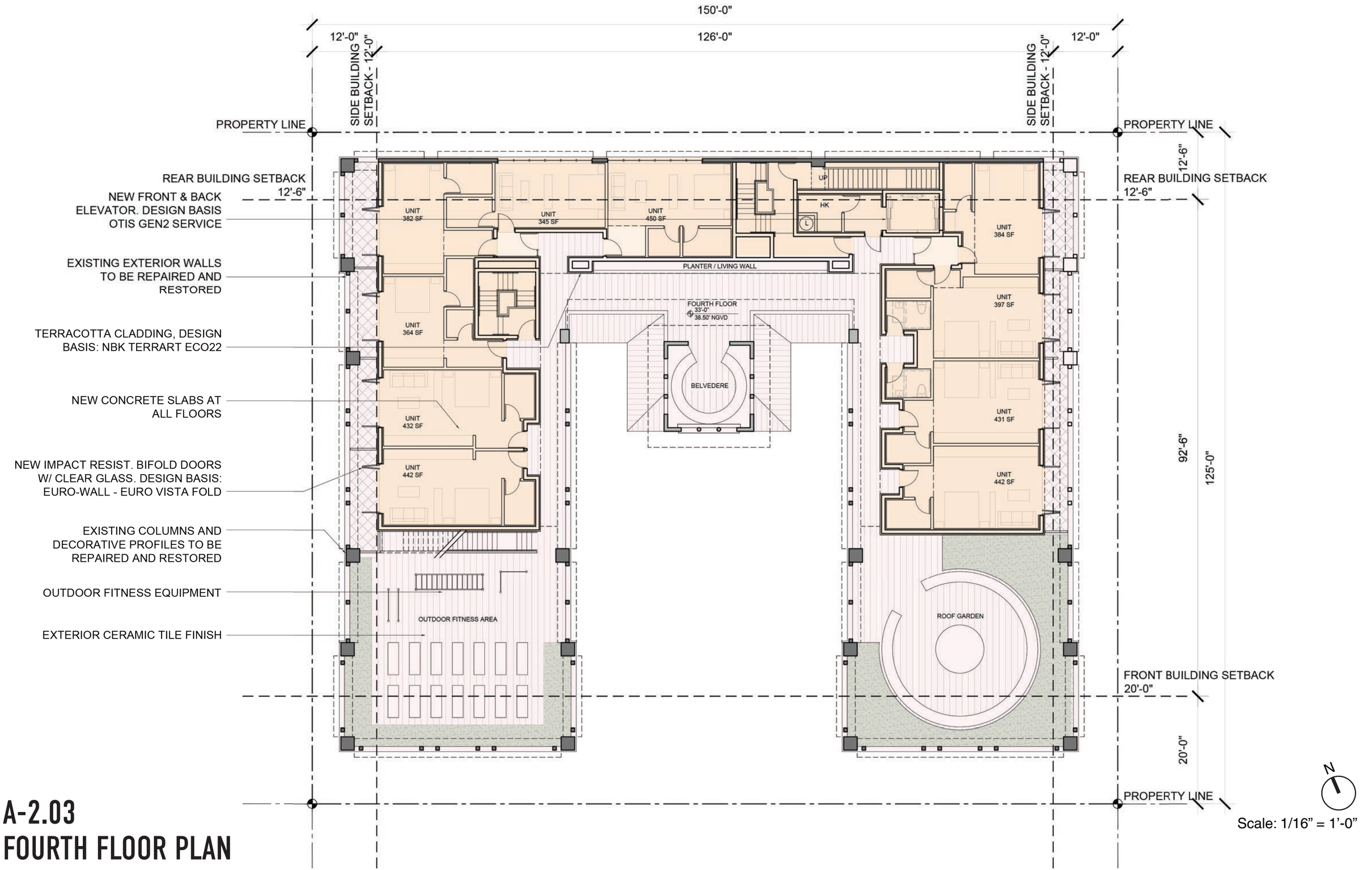


Scale: 1/16” = 1’-0”

A-2.02
THIRD FLOOR PLAN

Shulman + Associates

©2023 Shulman + Associates

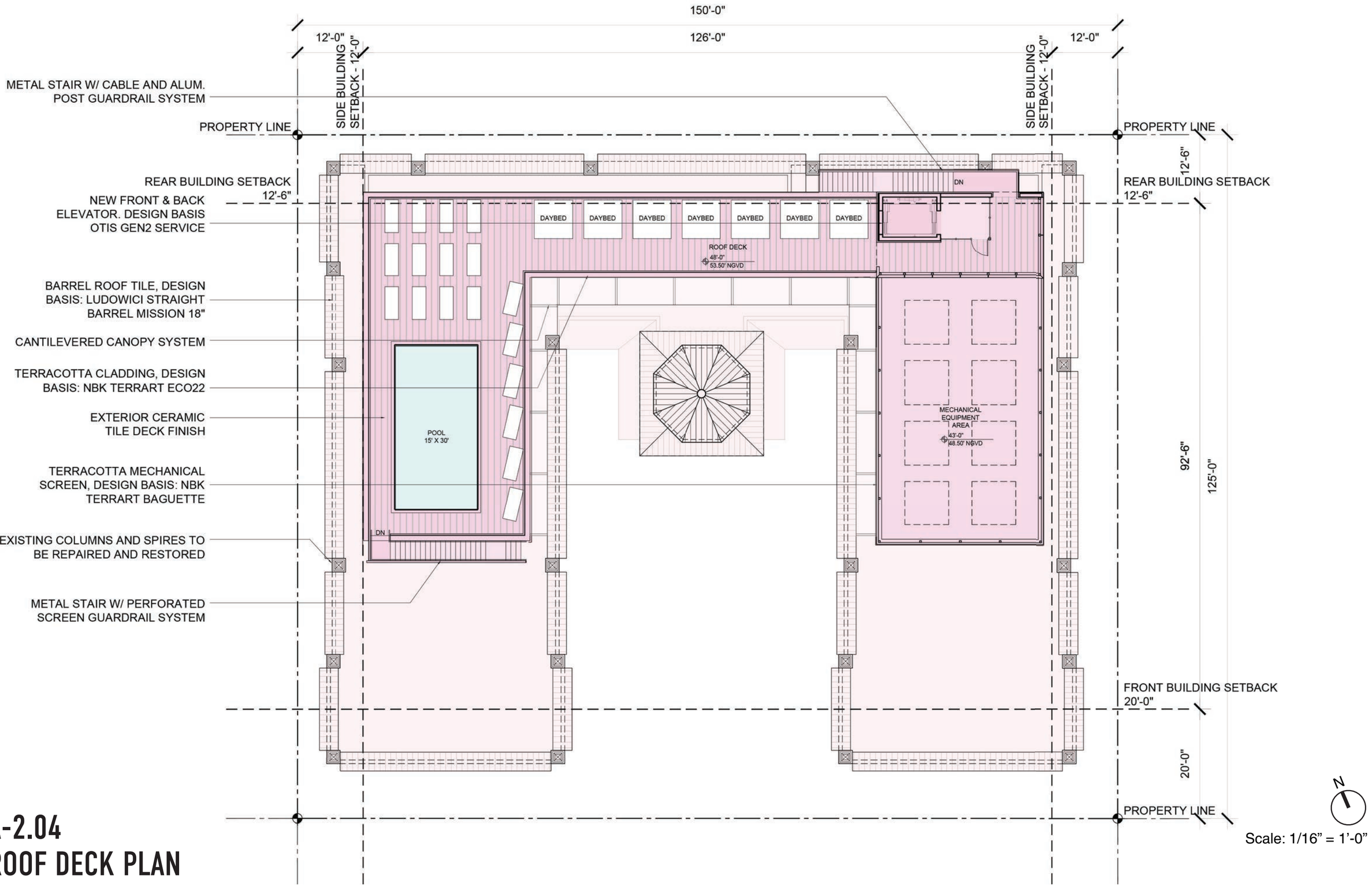


Scale: 1/16” = 1’-0”

A-2.03
FOURTH FLOOR PLAN

Shulman + Associates

©2023 Shulman + Associates

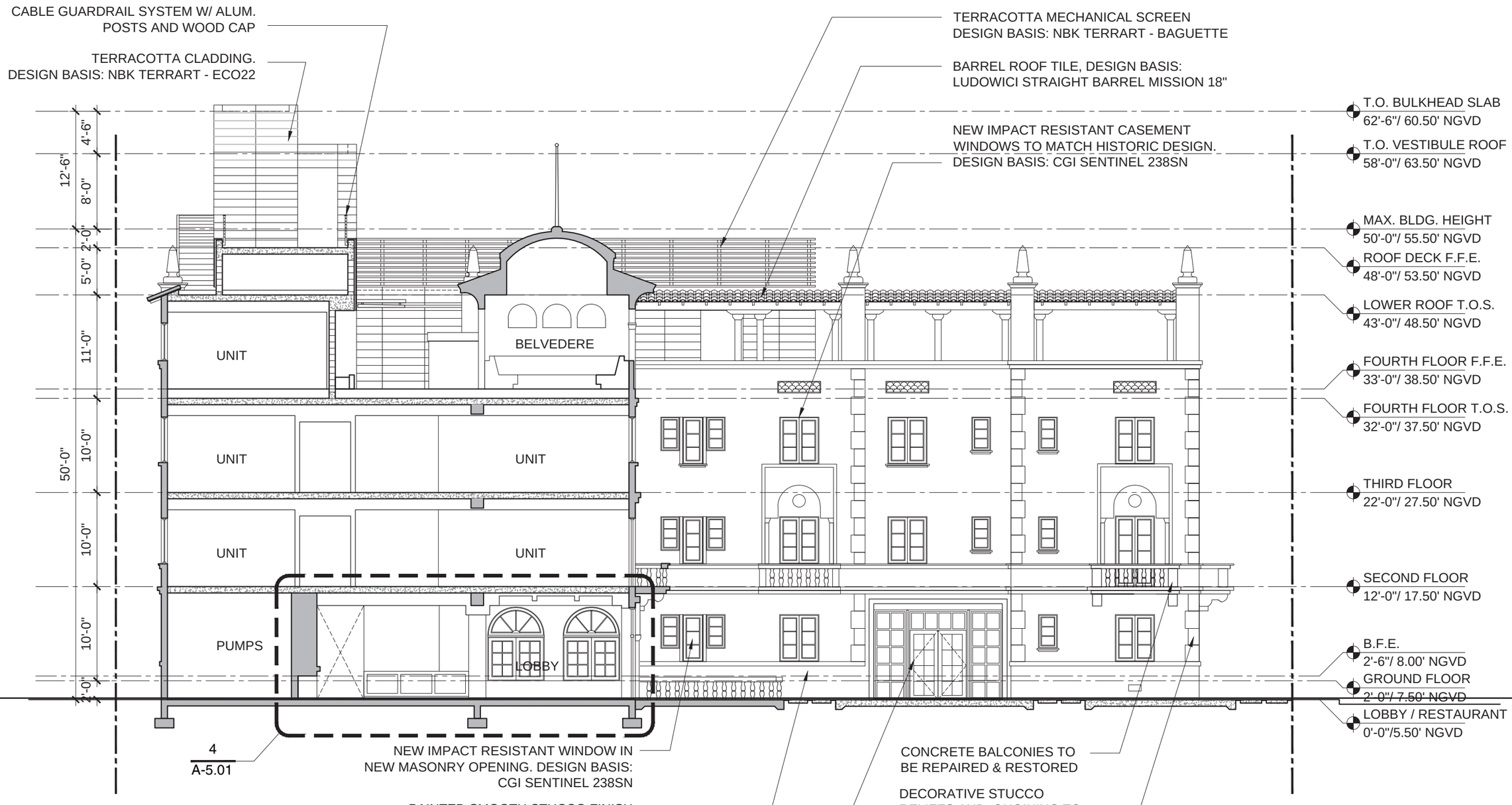


Scale: 1/16" = 1'-0"

A-2.04
ROOF DECK PLAN

Shulman + Associates

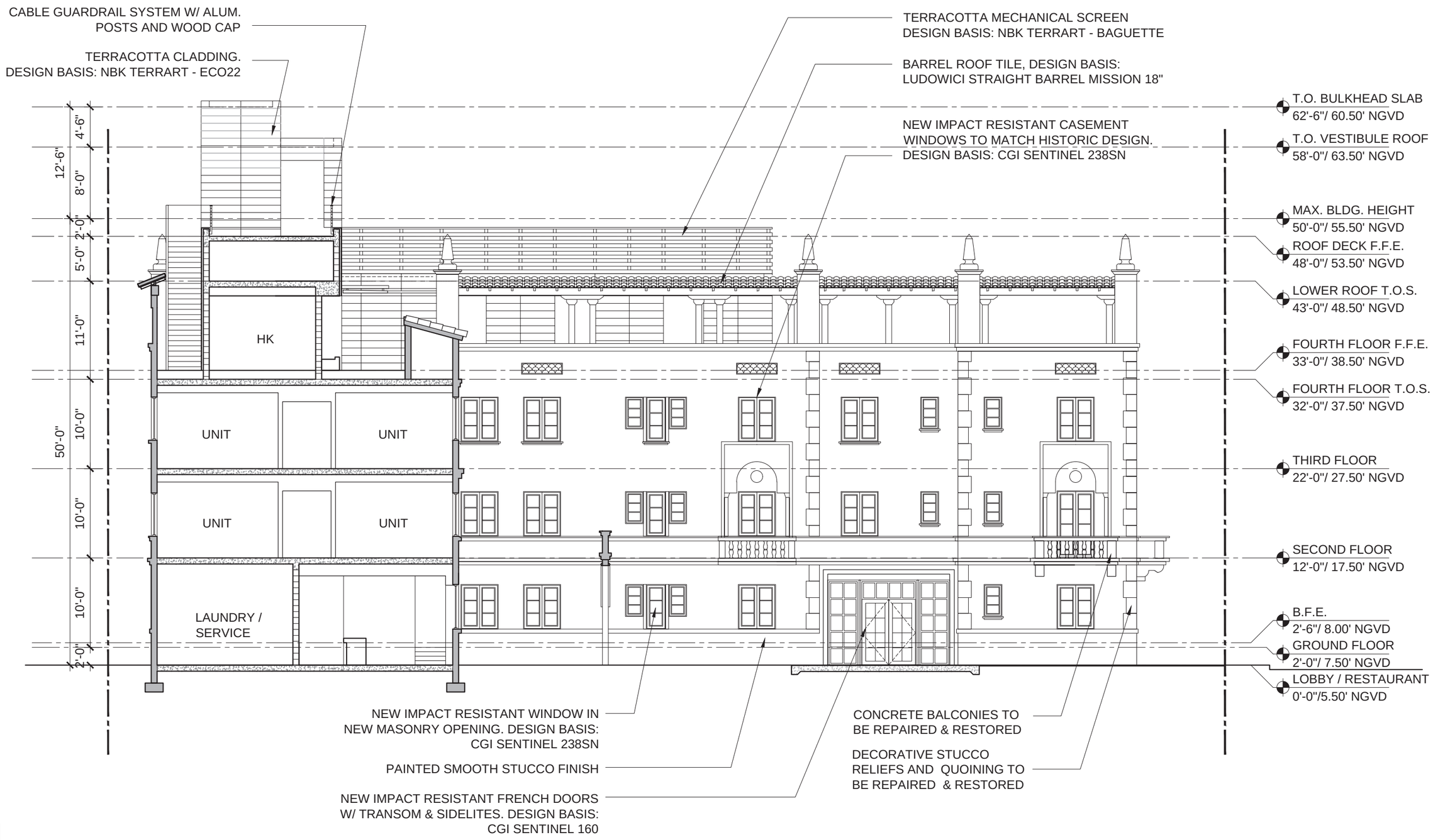
©2023 Shulman + Associates



A-3.00
BUILDING SECTION

Shulman + Associates

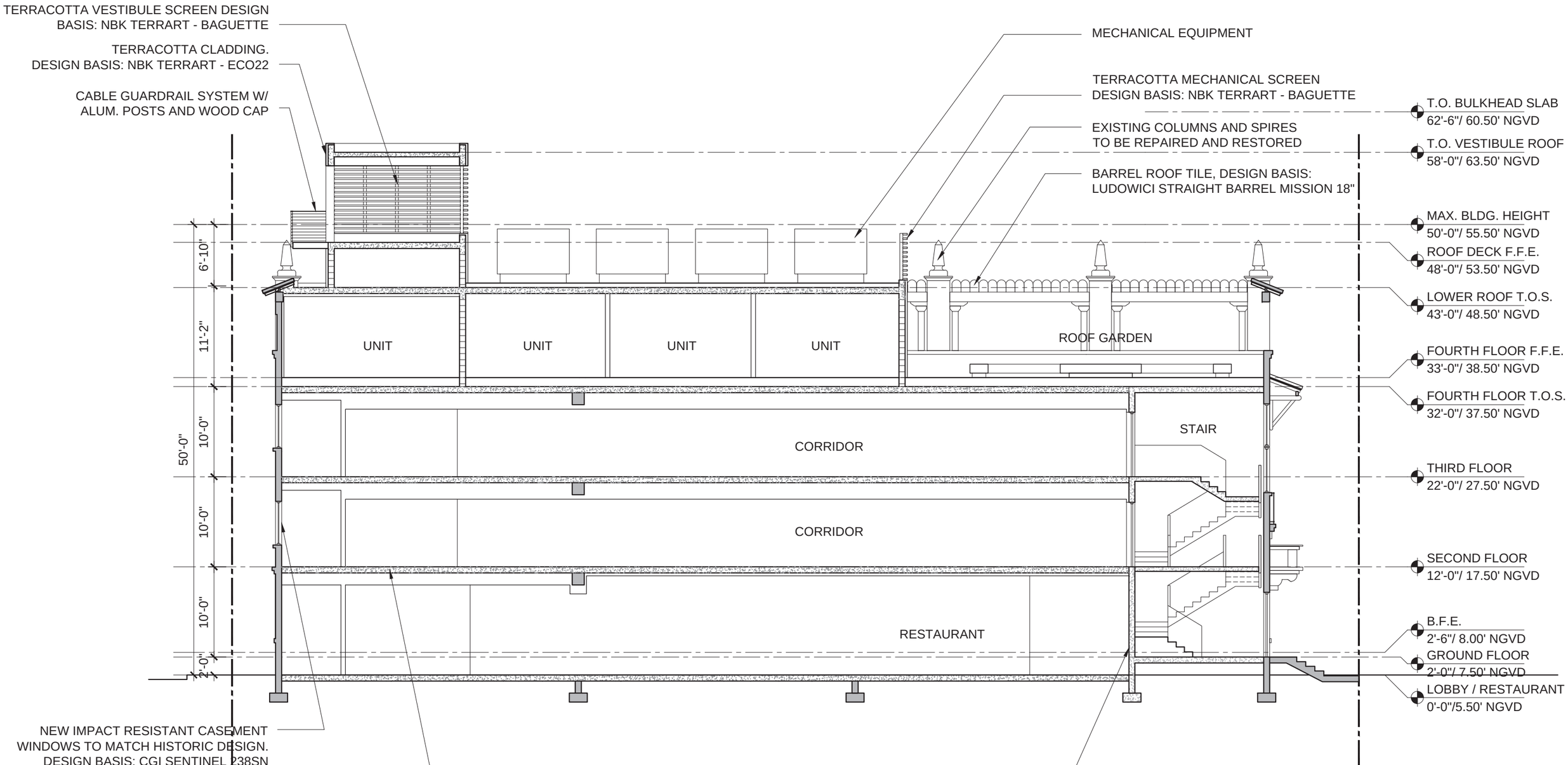
©2023 Shulman + Associates



A-3.01
BUILDING SECTION

Shulman + Associates

©2023 Shulman + Associates



A-3.02
BUILDING SECTION

Shulman + Associates

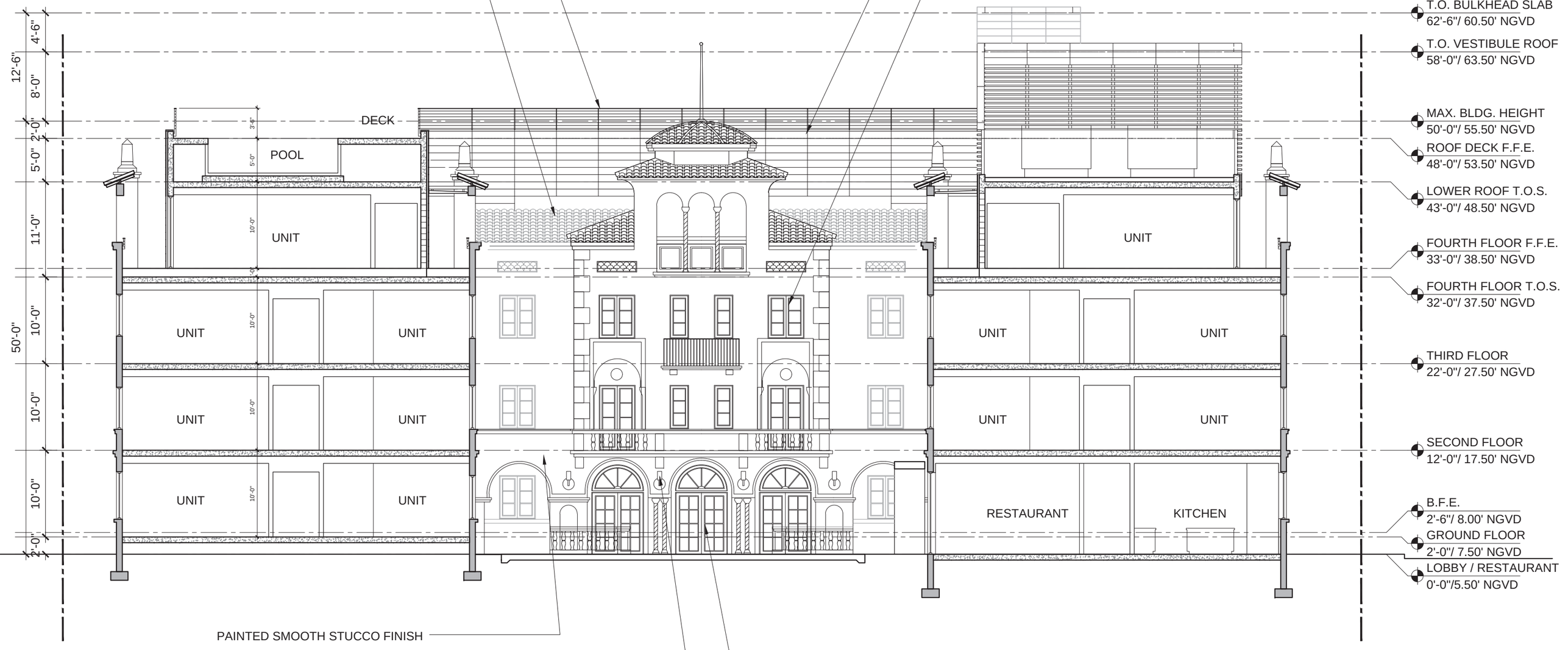
©2023 Shulman + Associates

CABLE GUARDRAIL SYSTEM W/
ALUM. POSTS AND WOOD CAP

BARREL ROOF TILE, DESIGN BASIS:
LUDOWICI STRAIGHT BARREL MISSION 18"

TERRACOTTA CLADDING.
DESIGN BASIS: NBK TERRART - ECO22

NEW IMPACT RESISTANT CASEMENT WINDOWS TO MATCH
HISTORIC DESIGN. DESIGN BASIS: CGI SENTINEL 238SN



PAINTED SMOOTH STUCCO FINISH

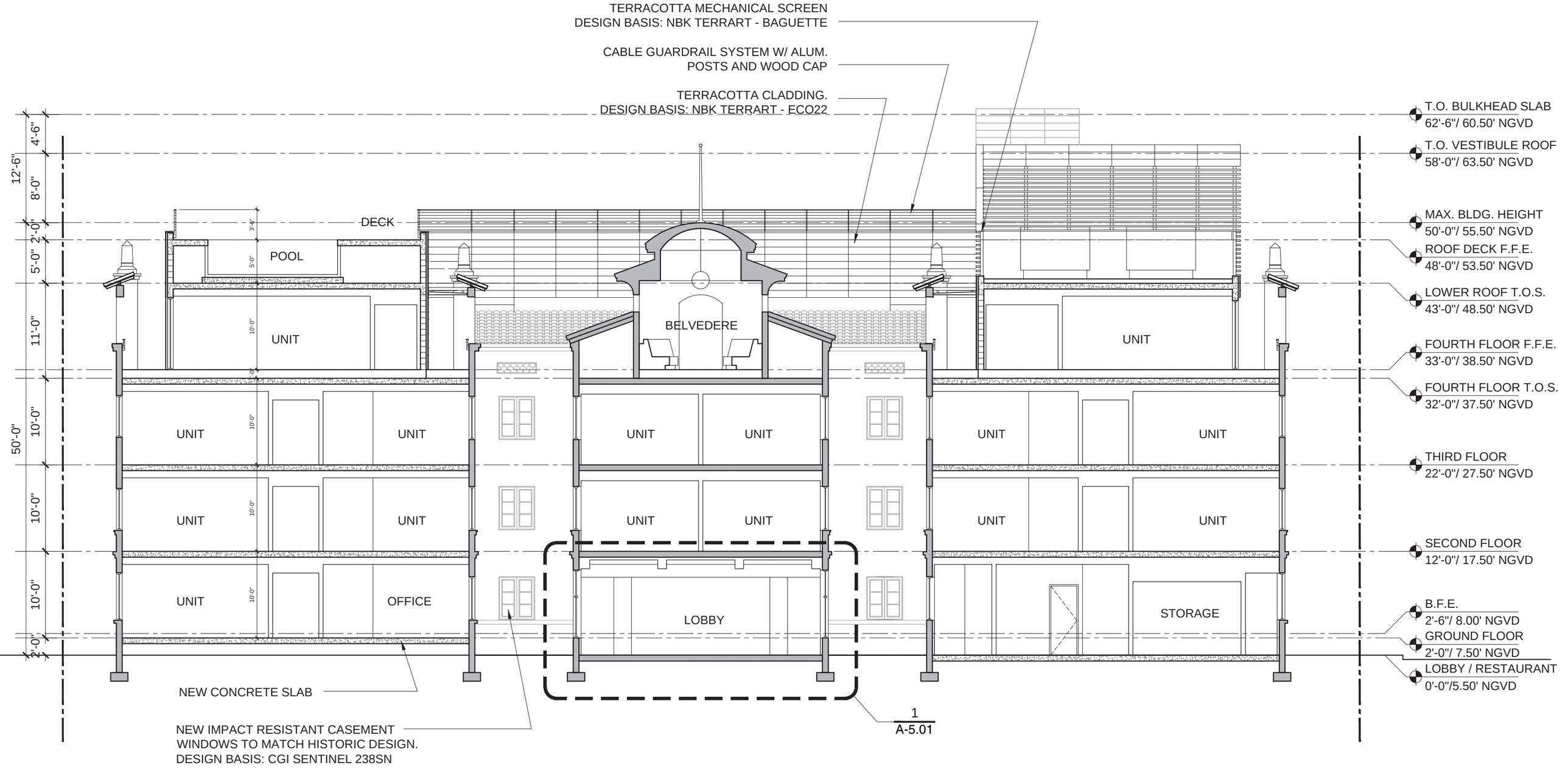
WALL MOUNTED LIGHT FIXTURES TO
MATCH HISTORIC DESIGN

NEW IMPACT RESISTANT FRENCH
DOORSTO MATCH HISTORIC DESIGN.
DESIGN BASIS: CGI SENTINEL 160

A-3.03
BUILDING SECTION

Shulman + Associates

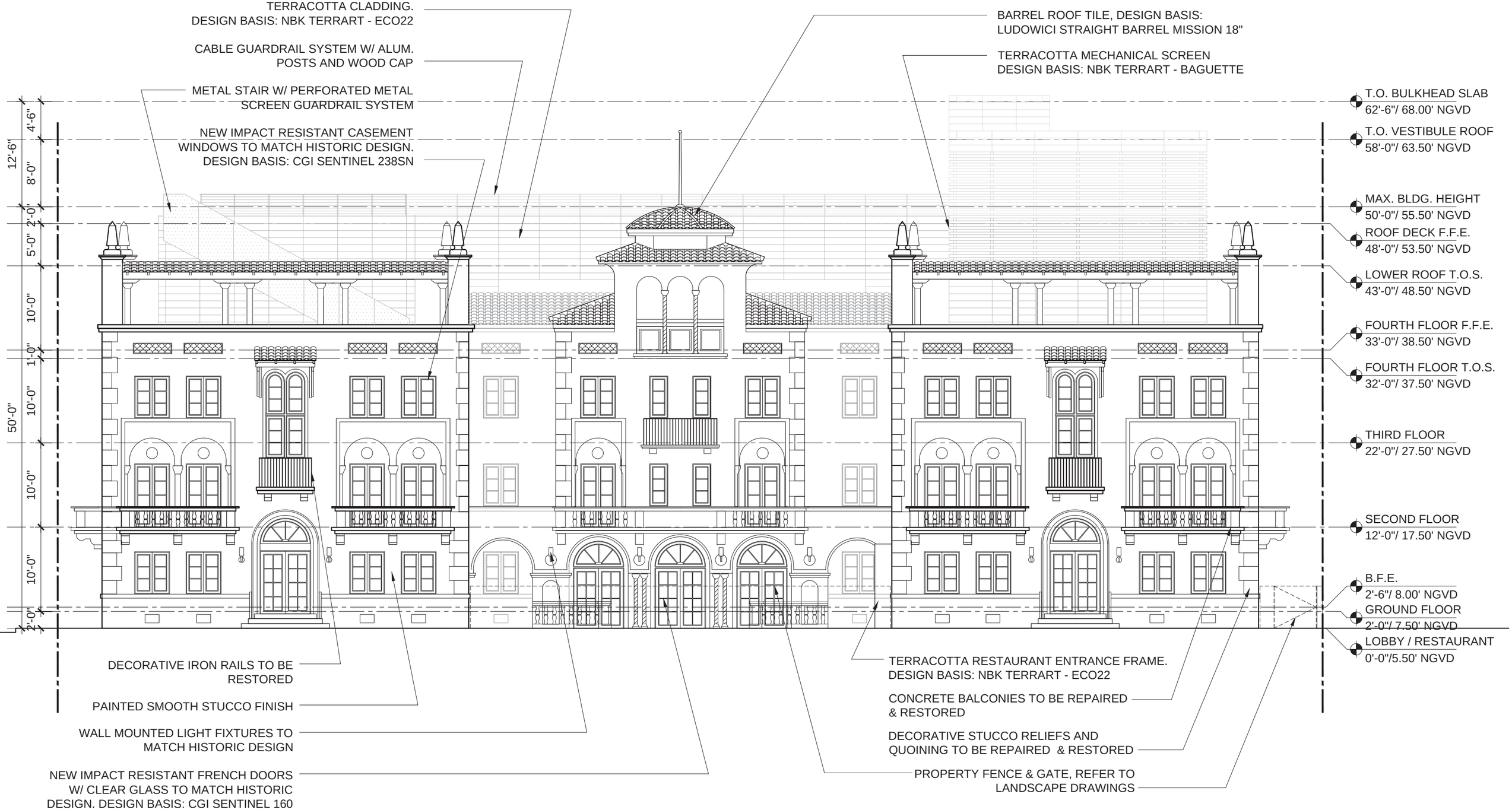
©2023 Shulman + Associates



A-3.04
BUILDING SECTION

Shulman + Associates

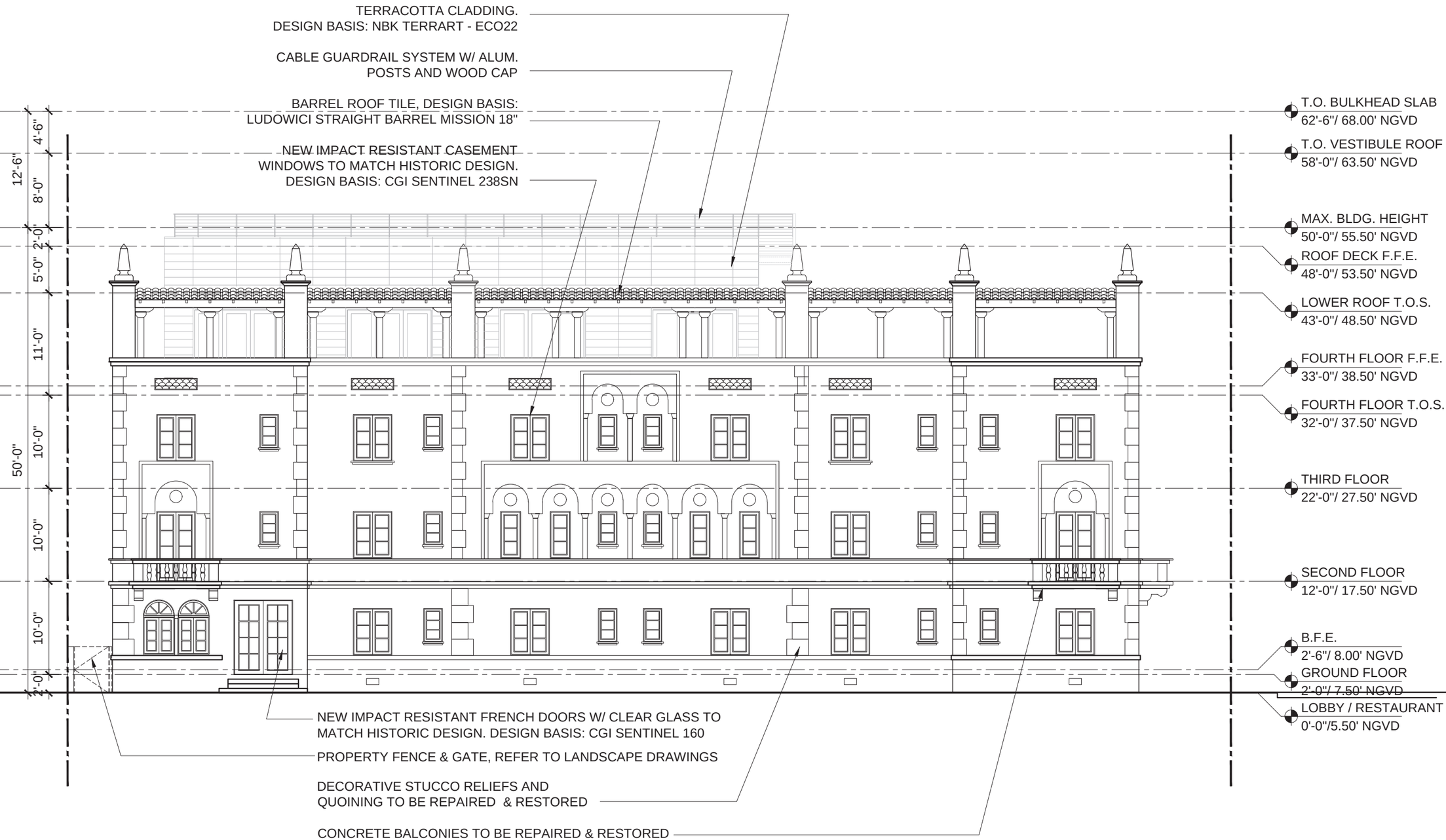
©2023 Shulman + Associates



A-4.00 SOUTH BUILDING ELEVATION

Shulman + Associates

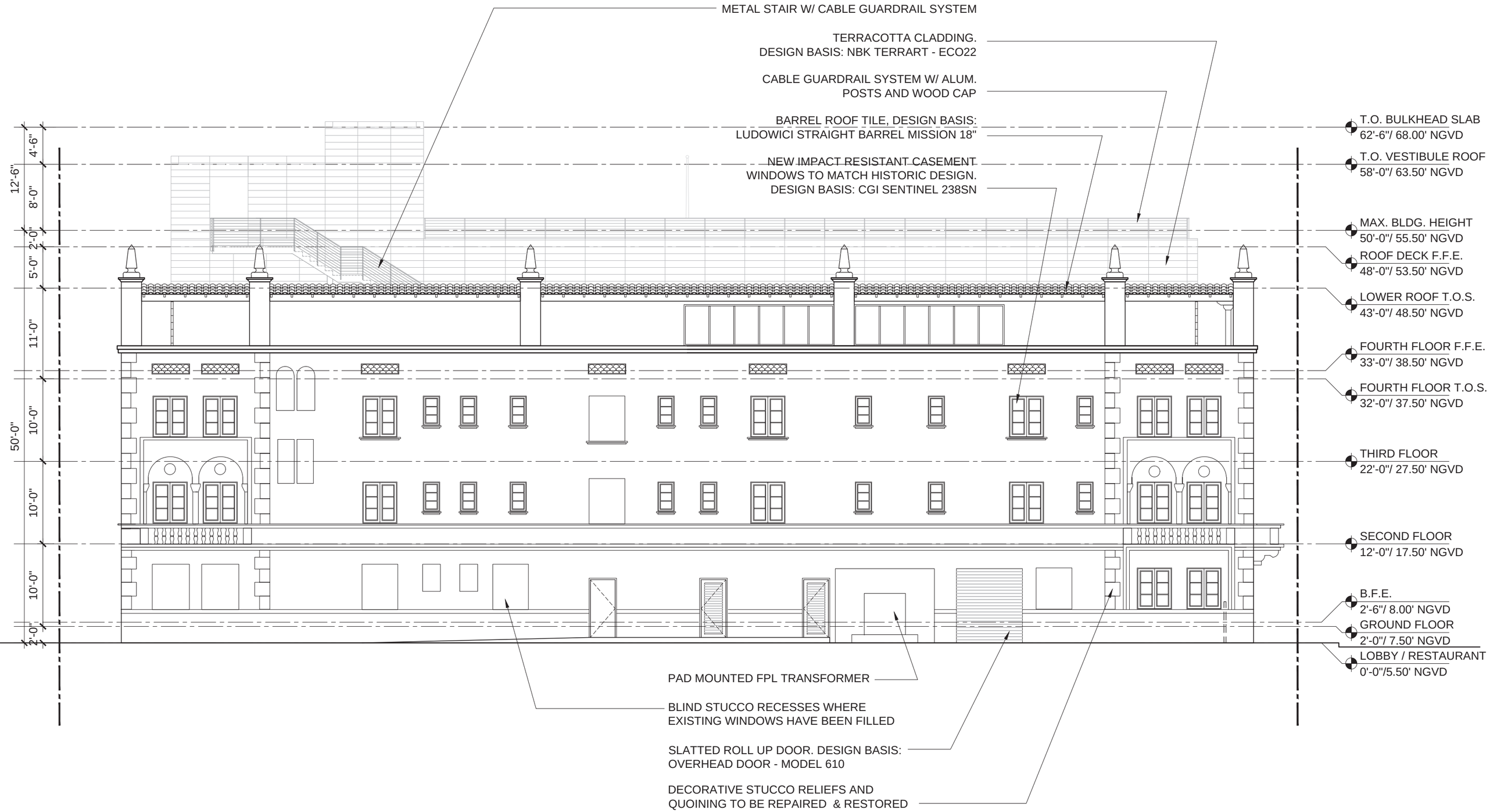
©2023 Shulman + Associates



A-4.01 WEST BUILDING ELEVATION

Shulman + Associates

©2023 Shulman + Associates



A-4.02 NORTH BUILDING ELEVATION

Shulman + Associates

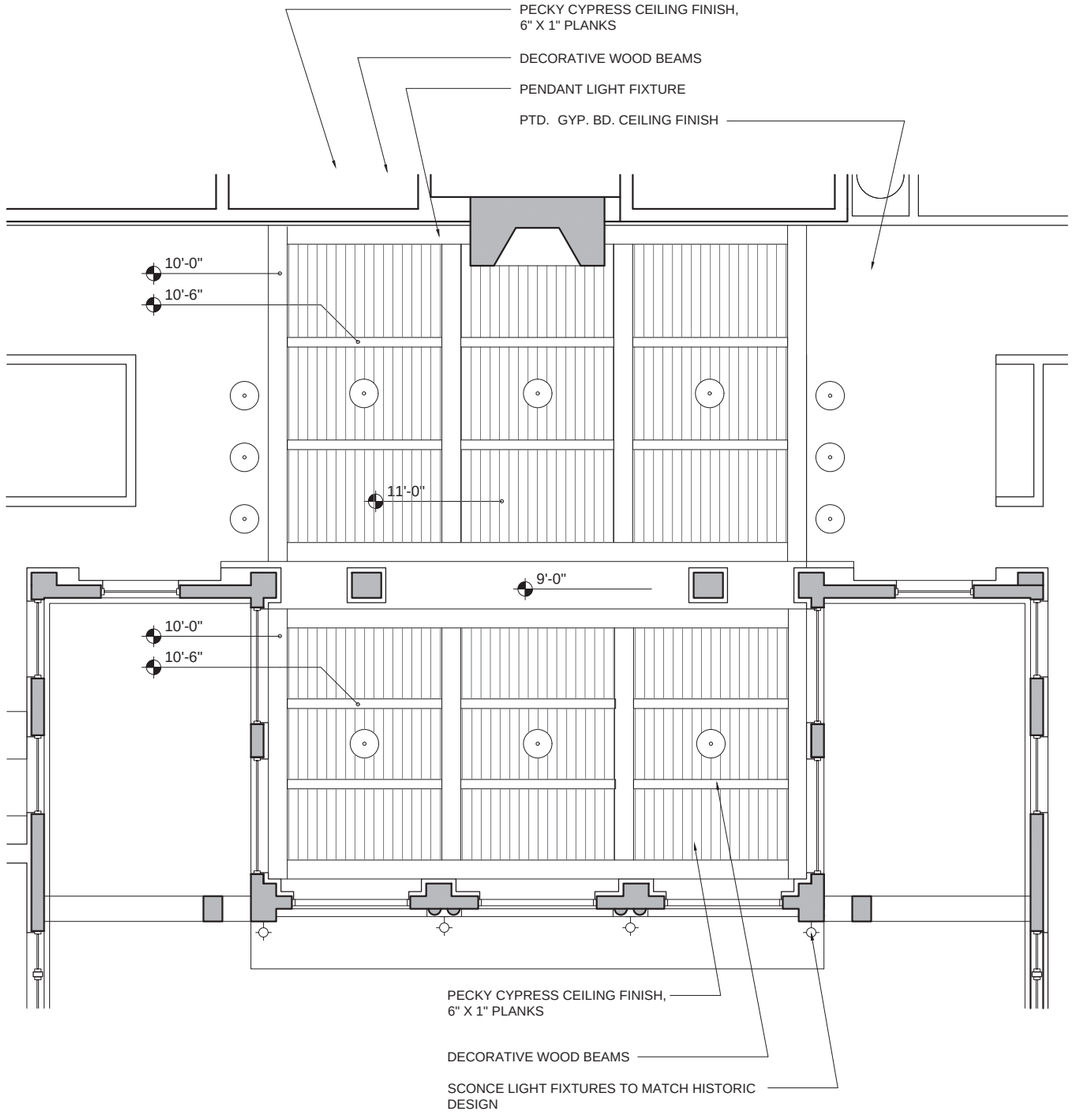
©2023 Shulman + Associates



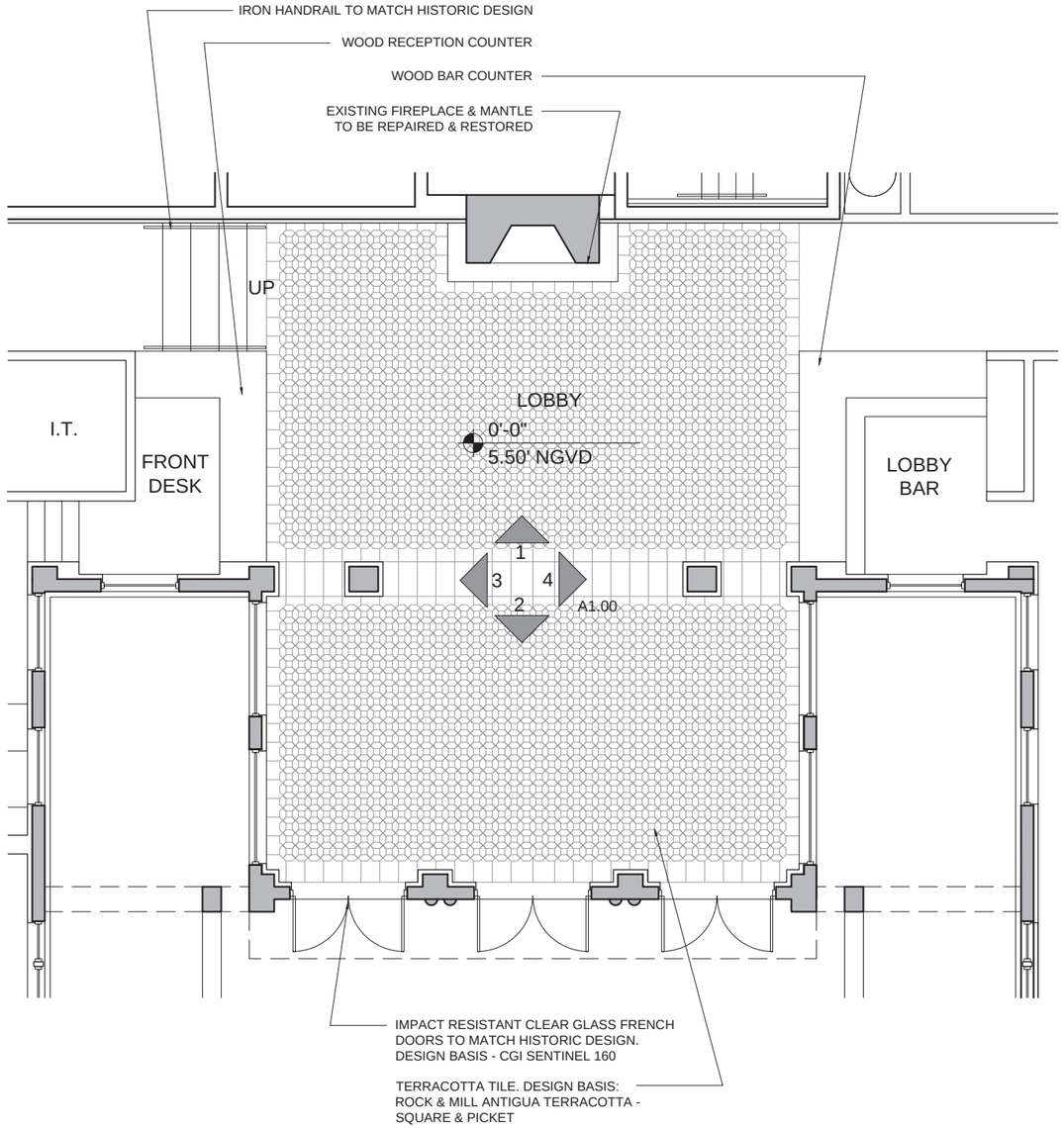
A-4.03 EAST BUILDING ELEVATION

Shulman + Associates

©2023 Shulman + Associates

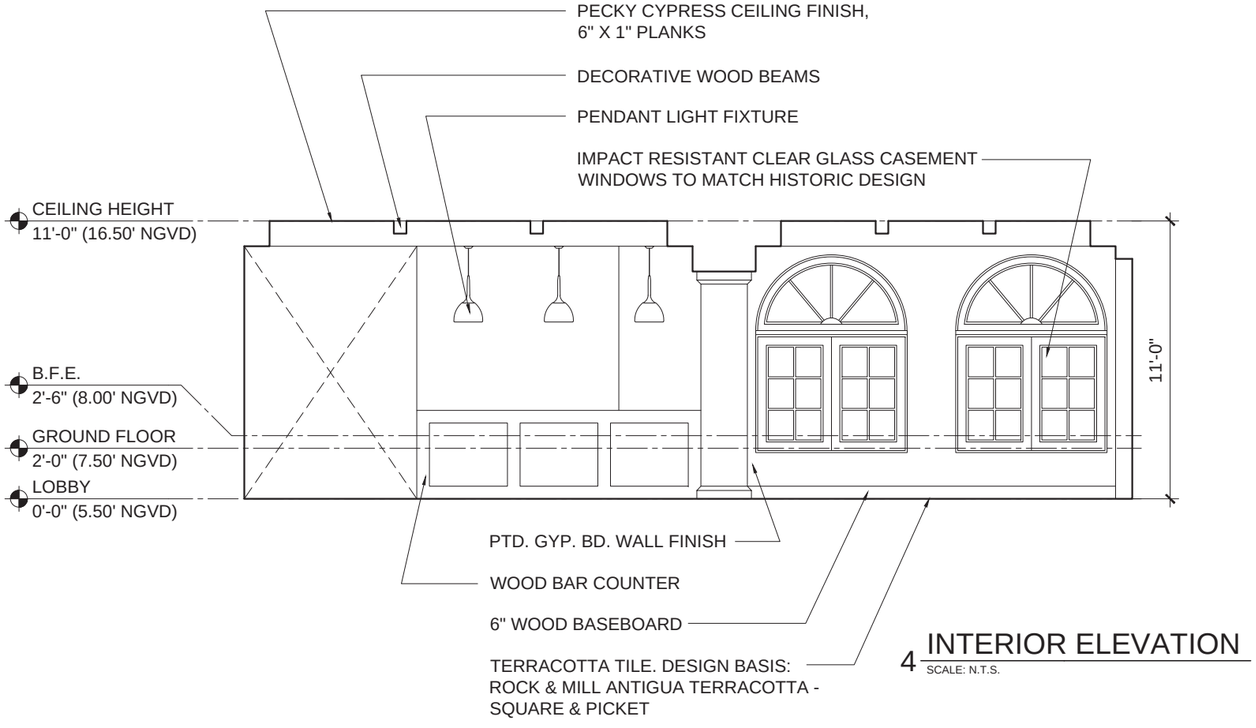


2 LOBBY REFLECTED CEILING PLAN
SCALE: N.T.S.

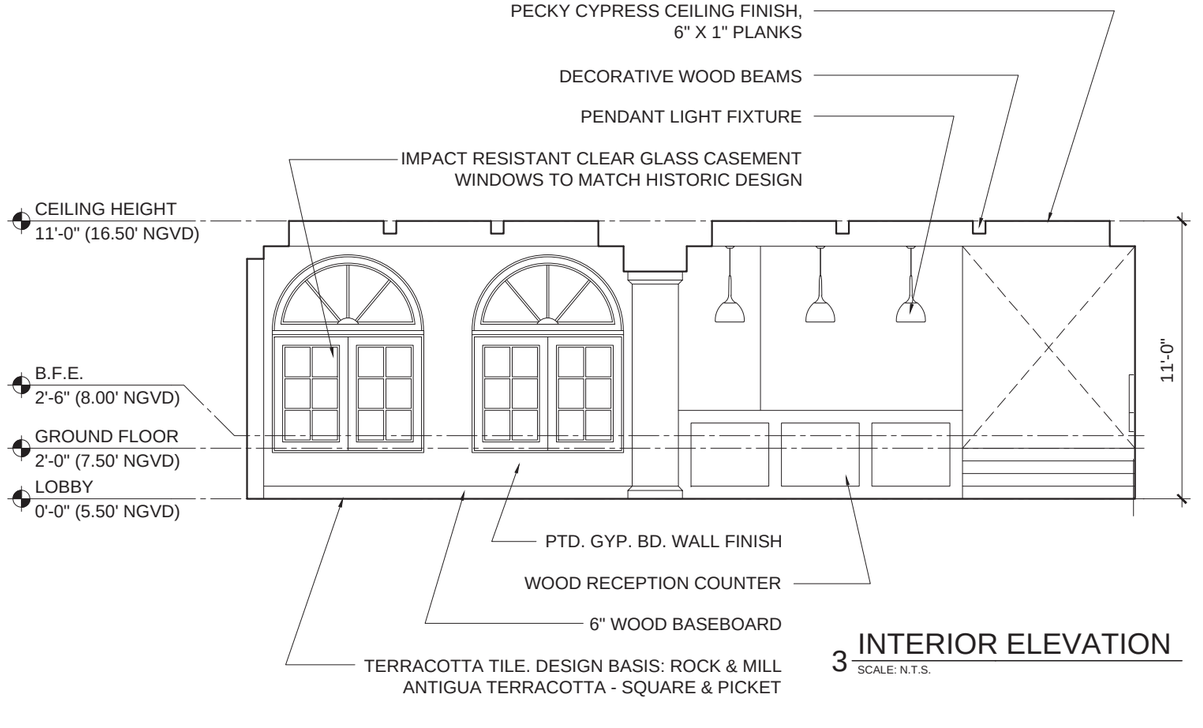


1 LOBBY FLOOR PLAN
SCALE: N.T.S.

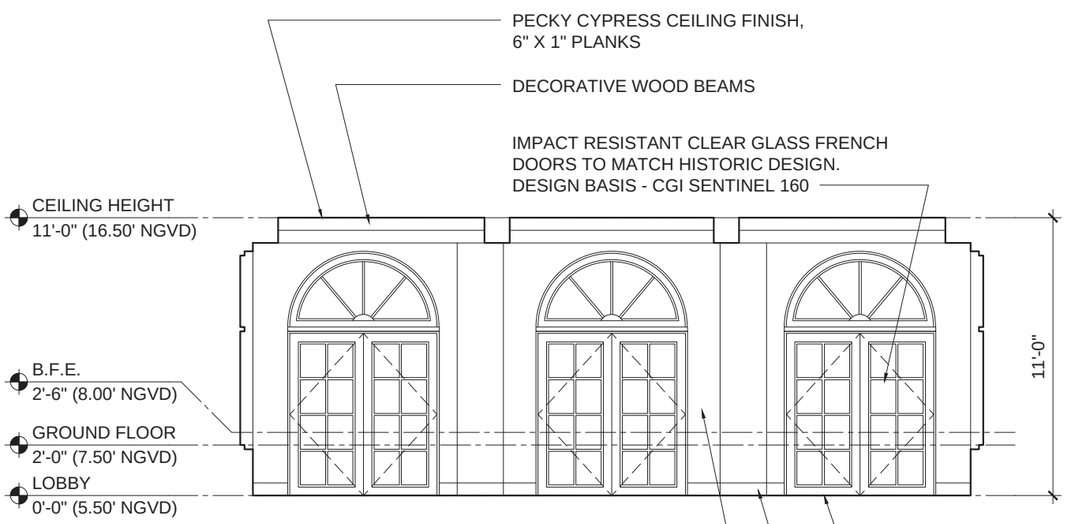
A-5.00 LOBBY DRAWINGS



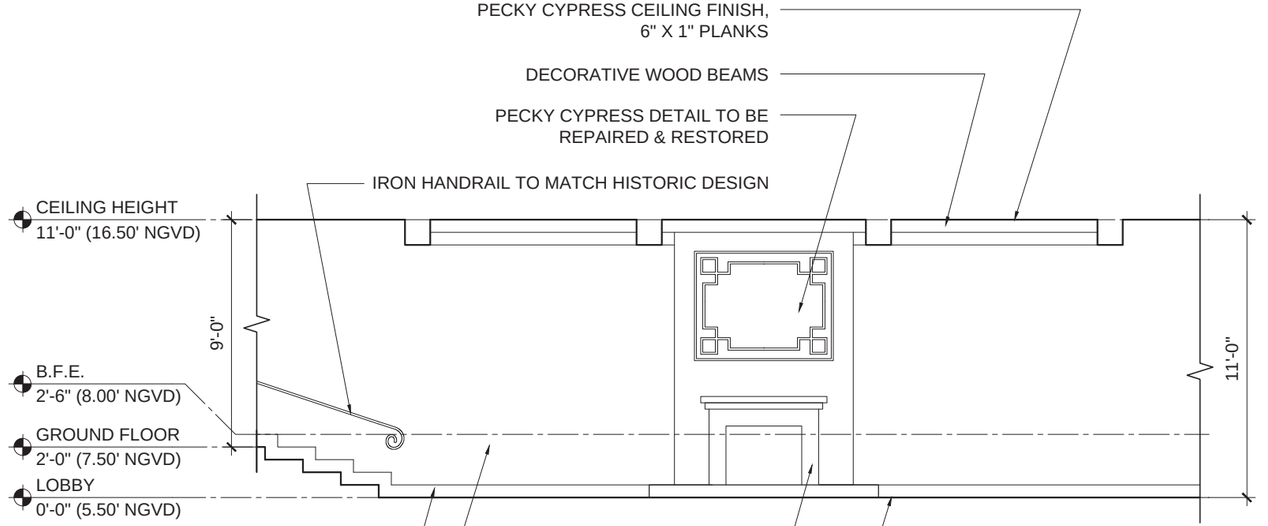
4 INTERIOR ELEVATION
SCALE: N.T.S.



3 INTERIOR ELEVATION
SCALE: N.T.S.



2 INTERIOR ELEVATION
SCALE: N.T.S.



1 INTERIOR ELEVATION
SCALE: N.T.S.

A-5.01
LOBBY DRAWINGS

Shulman + Associates

©2023 Shulman + Associates



A-6.00 PERSPECTIVE VIEW

©2023 Shulman + Associates



A-6.01 PERSPECTIVE VIEW

Shulman + Associates

©2023 Shulman + Associates



A-6.02 PERSPECTIVE VIEW

©2023 Shulman + Associates



A-6.03 PERSPECTIVE VIEW

©2023 Shulman + Associates



A-6.04 PERSPECTIVE VIEW

©2023 Shulman + Associates



A-6.05 AERIAL VIEW

©2023 Shulman + Associates



PECKY CYPRESS COFFERED CEILING
DESIGN BASIS: CAPITOL CITY LUMBER
PECKY CYPRESS T&G PANELING 1X6



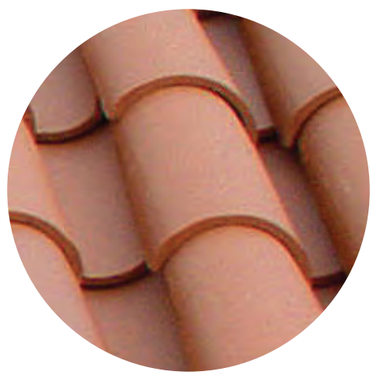
TERRACOTTA CLADDING
DESIGN BASIS: NBK TERRACOTTA - TERRART ECO22
10” X 60” HORIZONTAL PANELS
COLOR: 1.02-0 (GROUP 2)



TERRACOTTA FLOOR TILE - LOBBY
DESIGN BASIS: ROCK MILL TILE & STONE - ANTIGUA TERRACOTTA SQUARE & PICKET IN CAFE DARK



TERRACOTTA MECHANICAL SCREEN
DESIGN BASIS: NBK TERRACOTTA - TERRART BAGUETTE
2” X 6” PROFILES, HORIZONTAL
COLOR: 1.02-0 (GROUP 2)



BARREL ROOF TILE
DESIGN BASIS: LUDOWICI BARREL ROOF TILE - STRAIGHT BARREL MISSION 18”



IMPACT RESISTANT DOORS & WINDOWS W/ CLEAR GLASS.
DESIGN BASIS: CGI SENTINEL SERIES WINDOWS AND DOORS IN EXISTING BUILDING TO MATCH HISTORIC LAYOUT AND DIMENSIONS OF FRAMES, MUNTINS AND LITES. TYP.

A-7.00 PROPOSED MATERIALS

©2023 Shulman + Associates