



HPB22-0554

337 20th St.

Riviera Plaza

**Historic Preservation
Board Hearing
March 14, 2023**

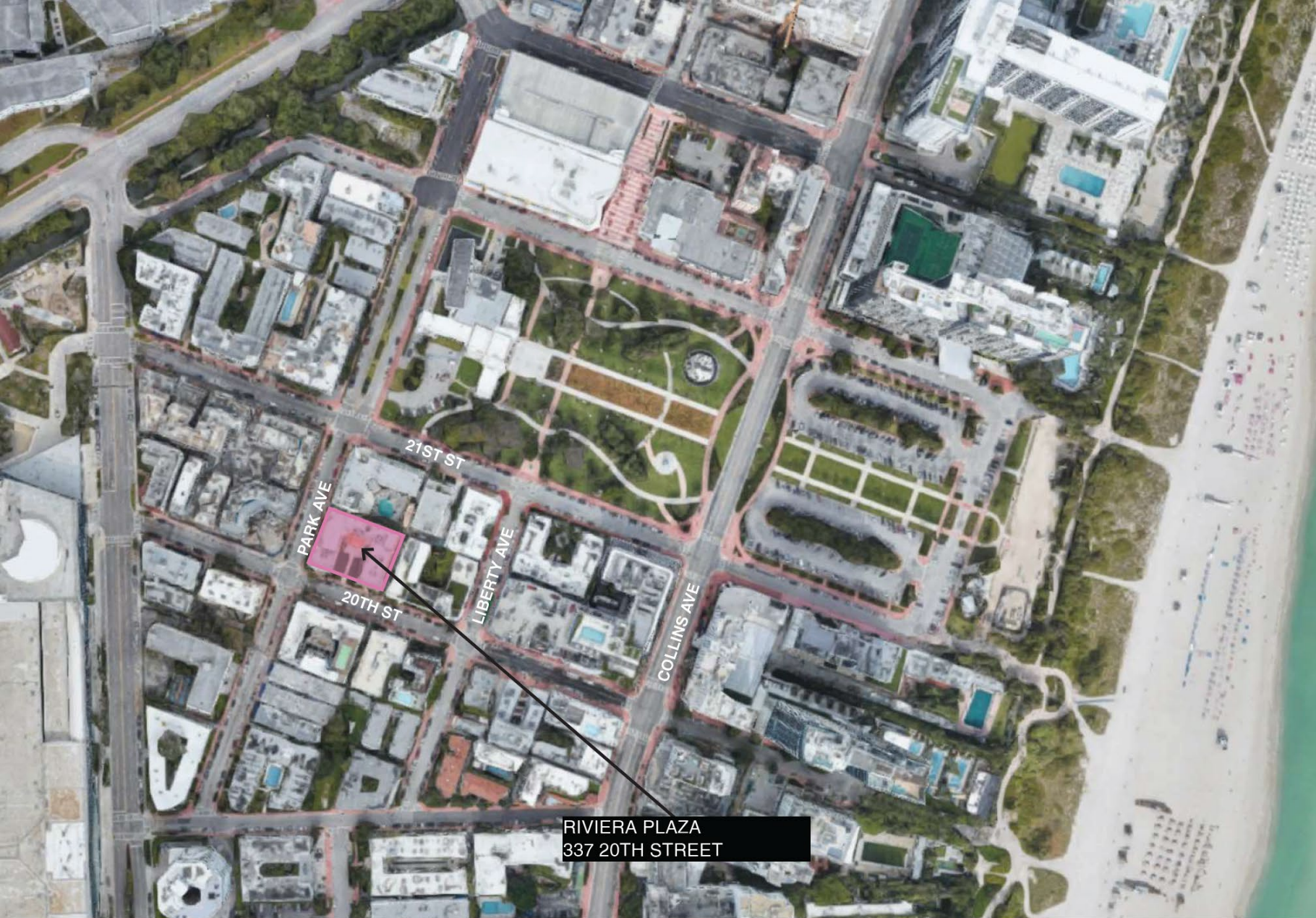
RR
RÜGER HOLDING
Owner


BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
Zoning Attorney

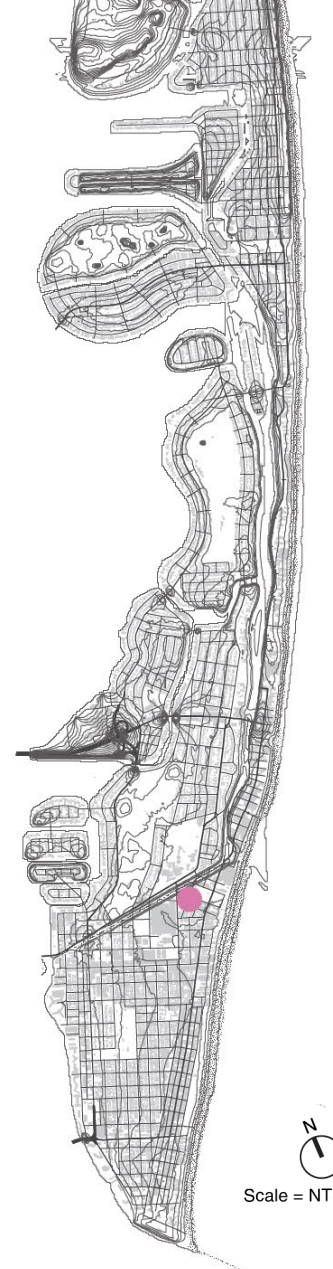
**Shulman +
Associates**
Design Architect


savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE
Landscape Architect

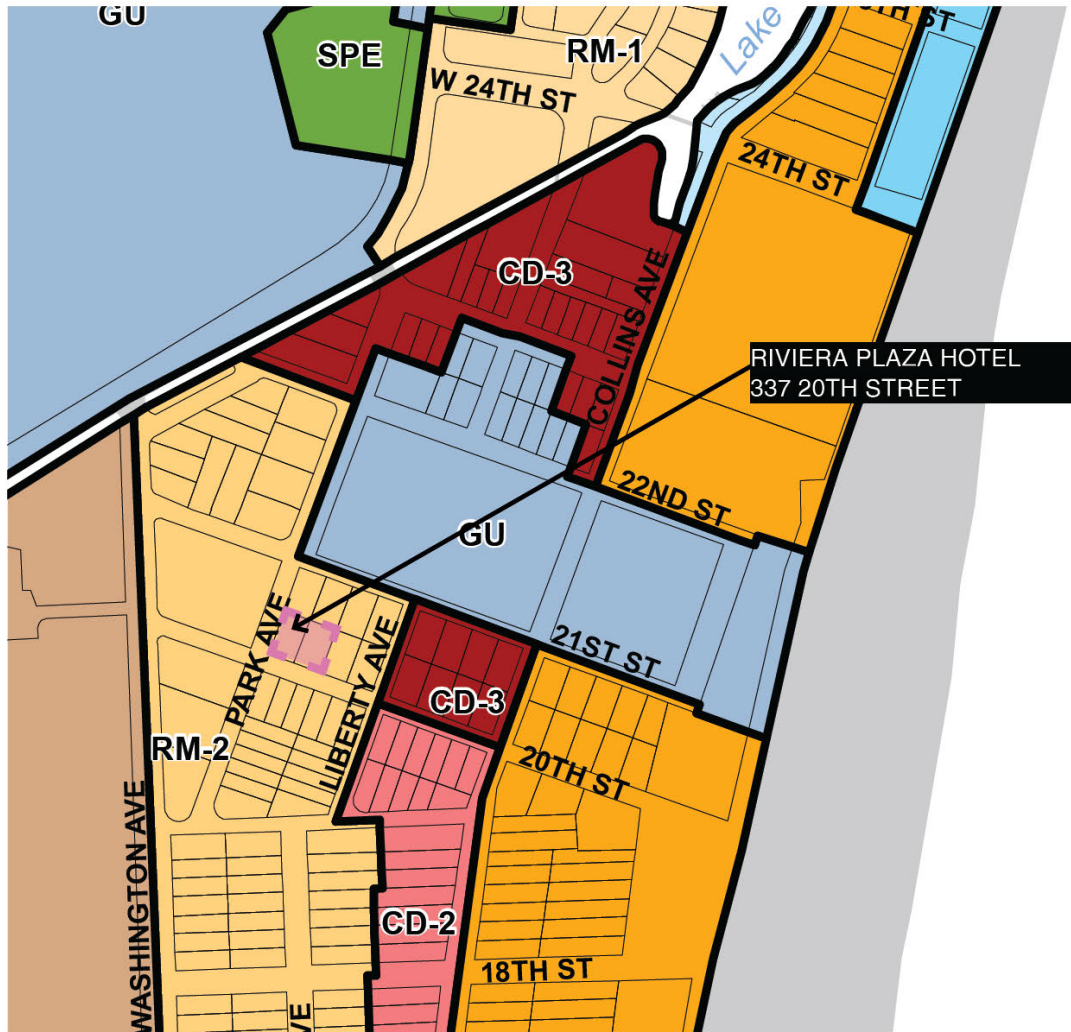

O'DONNELL &
NACCARATO
STRUCTURAL ENGINEERS
Structural Engineer



RIVIERA PLAZA
337 20TH STREET



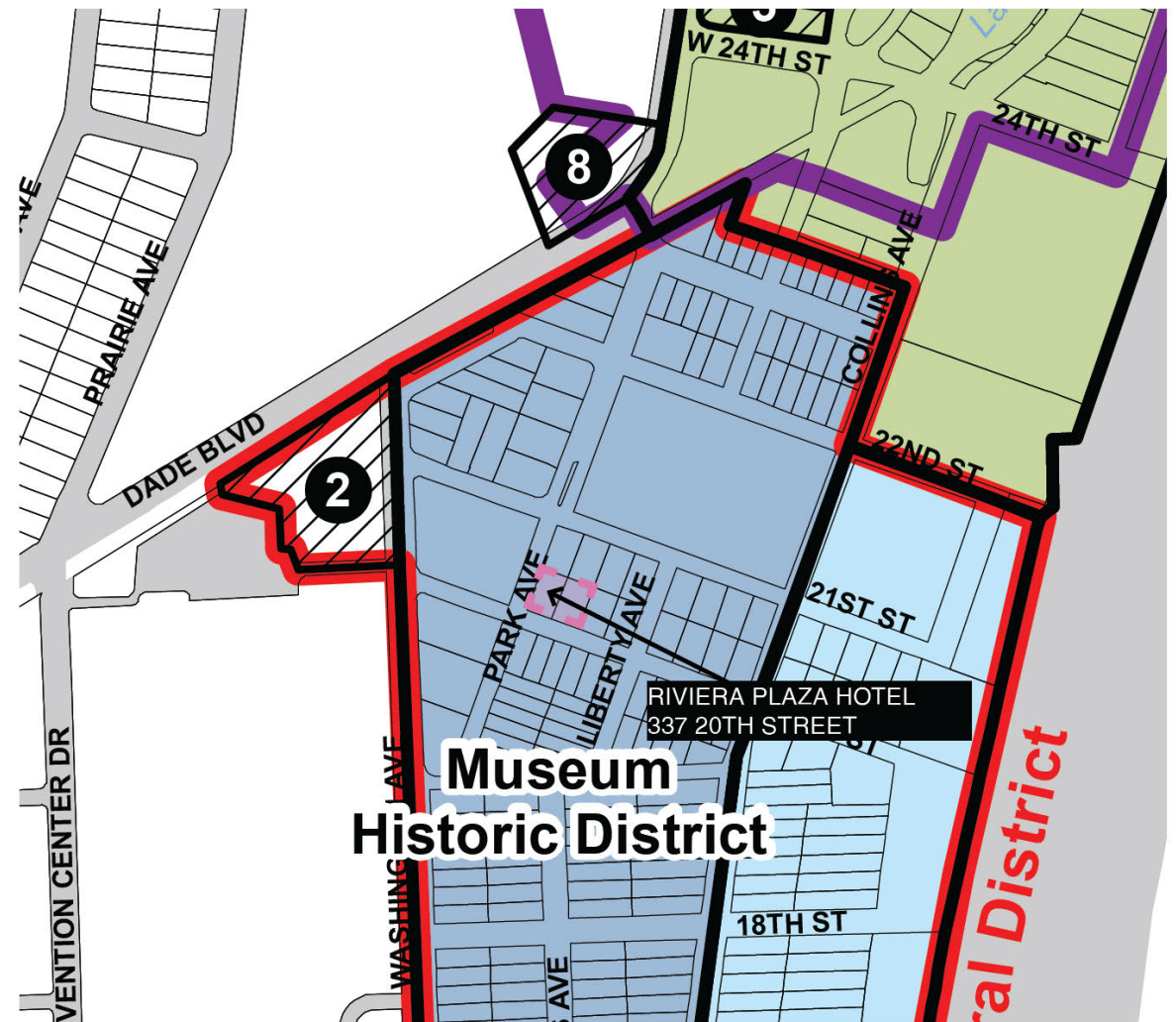
Scale = NTS



ZONING MAP

 RM-2 Zoning District

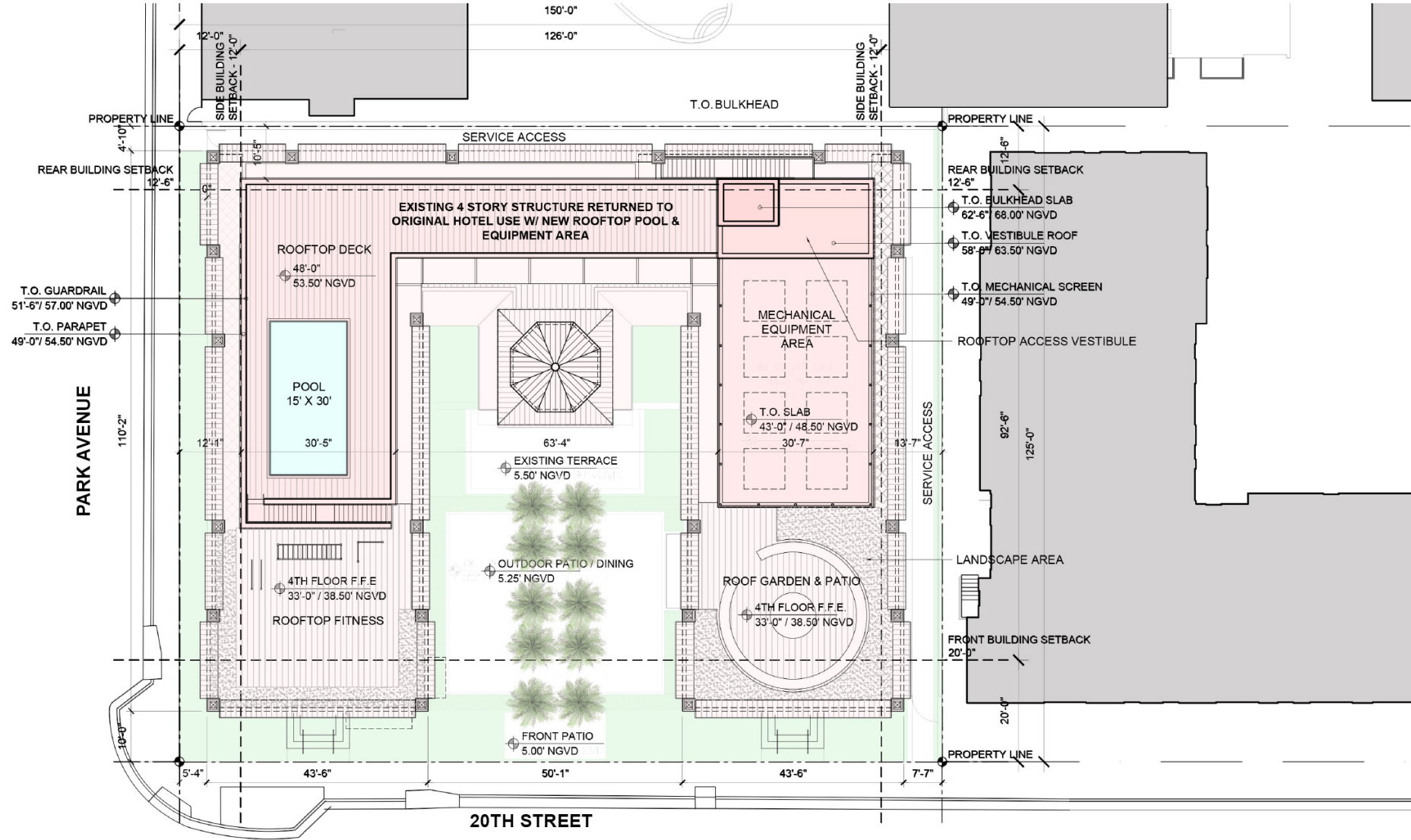
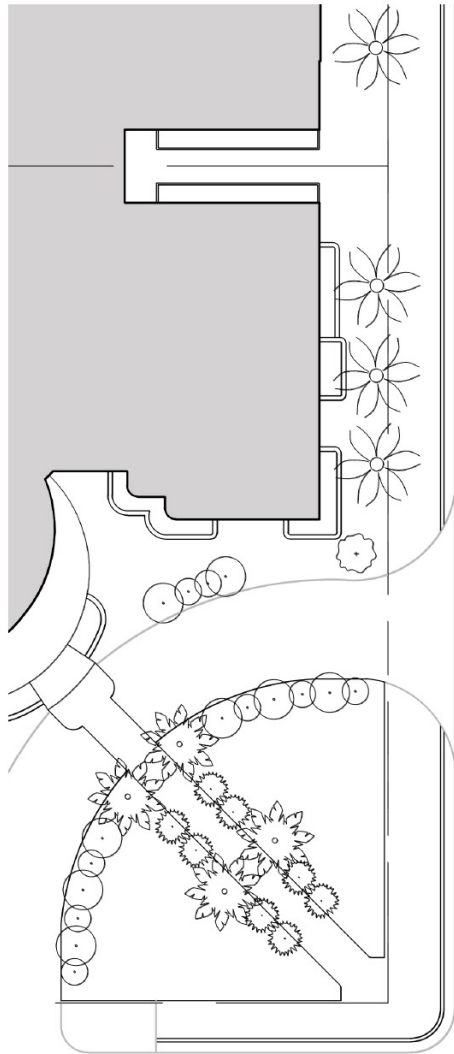
 Site



HISTORIC DISTRICT MAP

 Museum Historic District

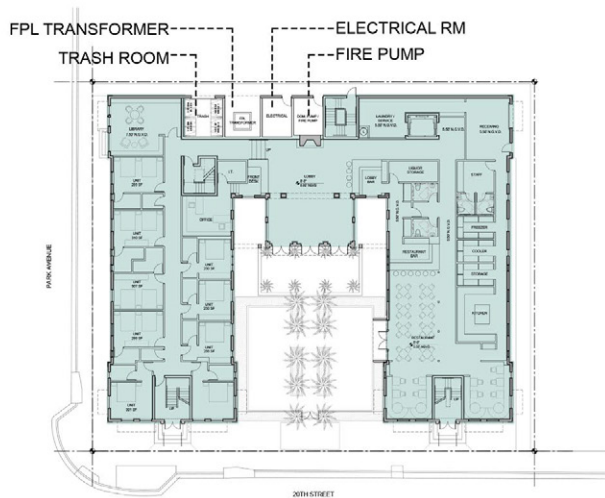




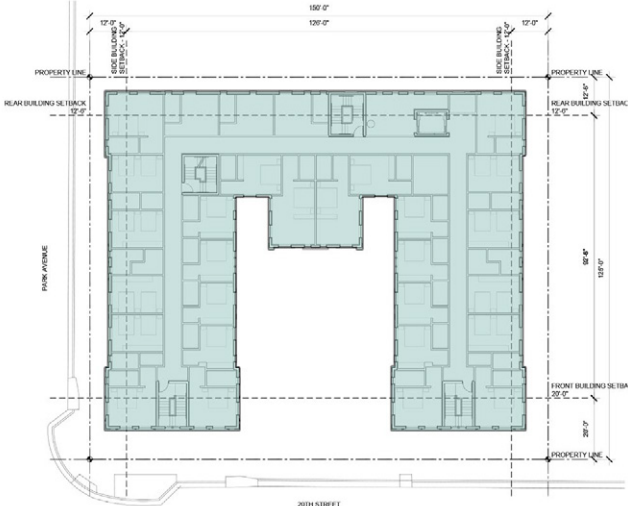
G-1.04 SITE PLAN



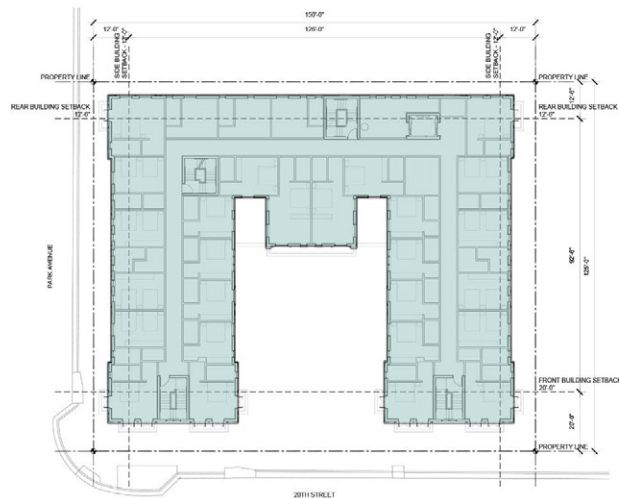
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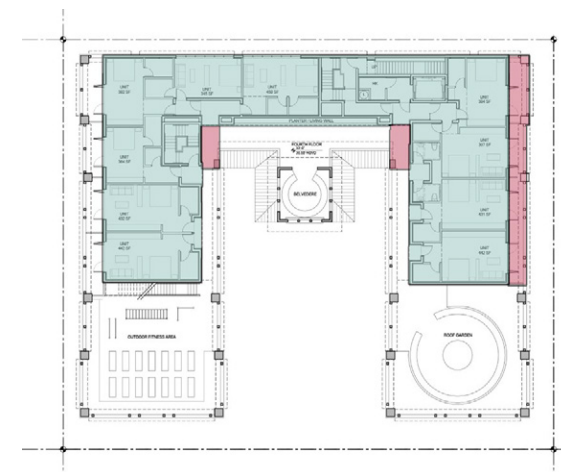
PROPOSED GROUND FLOOR - 10,905 SF



PROPOSED THIRD FLOOR - 11,555 SF

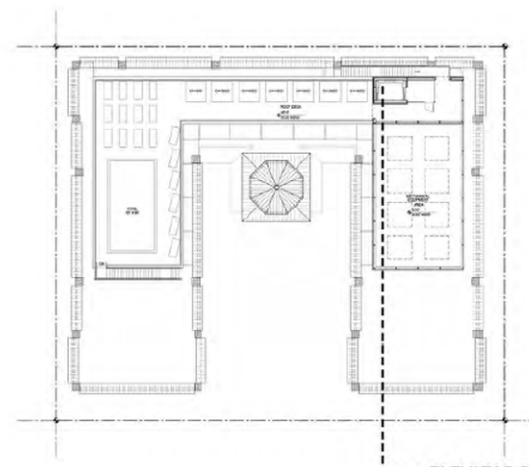


PROPOSED SECOND FLOOR - 11,555 SF



PROPOSED FOURTH FLOOR - 5,516 SF

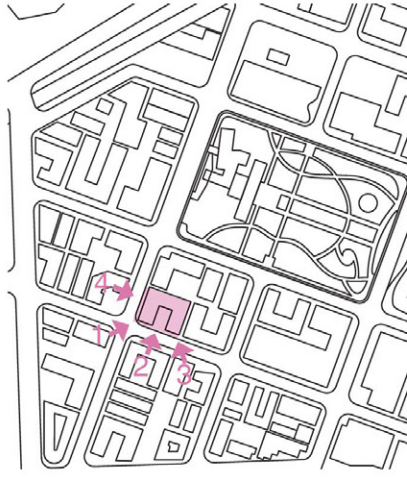
EXISTING FLOOR
AREA THAT HAS
BEEN REMOVED



PROPOSED DECK - 0 SF

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

	ALLOWED	EXISTING	PROPOSED
GROUND FLOOR		11,246 SF	10,905 SF
SECOND FLOOR		11,562 SF	11,555 SF
THIRD FLOOR		11,562 SF	11,555 SF
FOURTH FLOOR		5,927 SF	5,516 SF
ROOF DECK		0 SF	0 SF
TOTAL	37,500 SF (2.0 FAR)	40,297 SF (2.15 FAR)	39,531 SF (2.11 FAR)



PHOTOS TAKEN DECEMBER 16, 2022



1



2

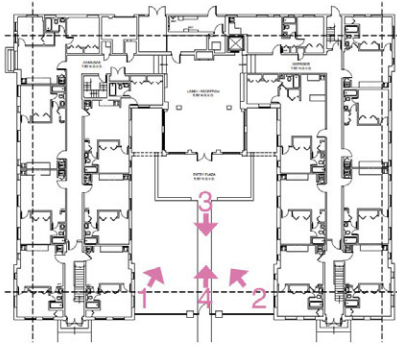


3



4

G-1.11 SITE IMAGES



PHOTOS TAKEN DECEMBER 16, 2022



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2



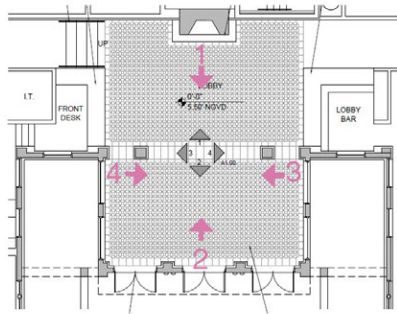
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4

G-1.12 SITE IMAGES

Presentation last saved: 11m ago



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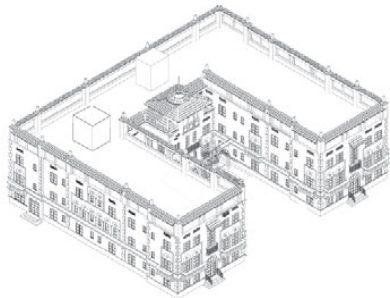


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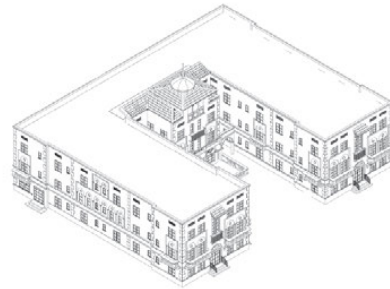
G-1.13 EXISTING INTERIOR IMAGES



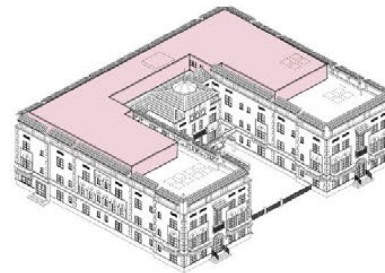
RIVIERA PLAZA HOTEL/ APARTMENTS
R.A. PREAS ARCHITECT
1924



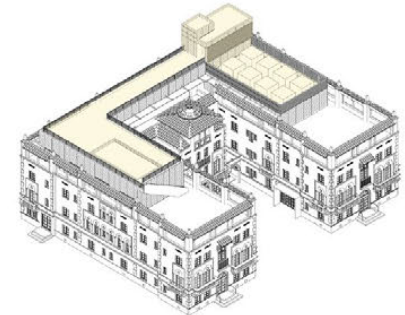
POST 1981/ 1982
DOCUMENTED BEILINSON ARCHITECT P.A.



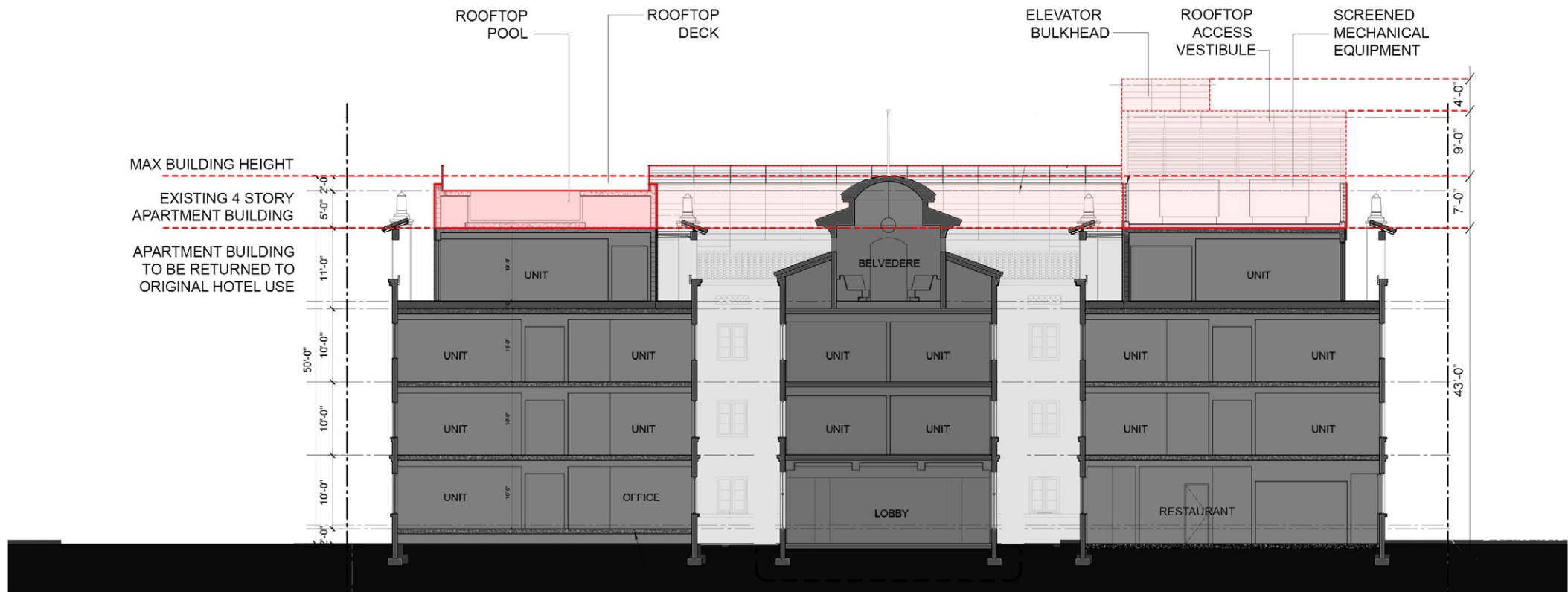
RIVIERA PLAZA HOTEL/ APARTMENTS
STA ARCHITECTURAL GROUP
1992



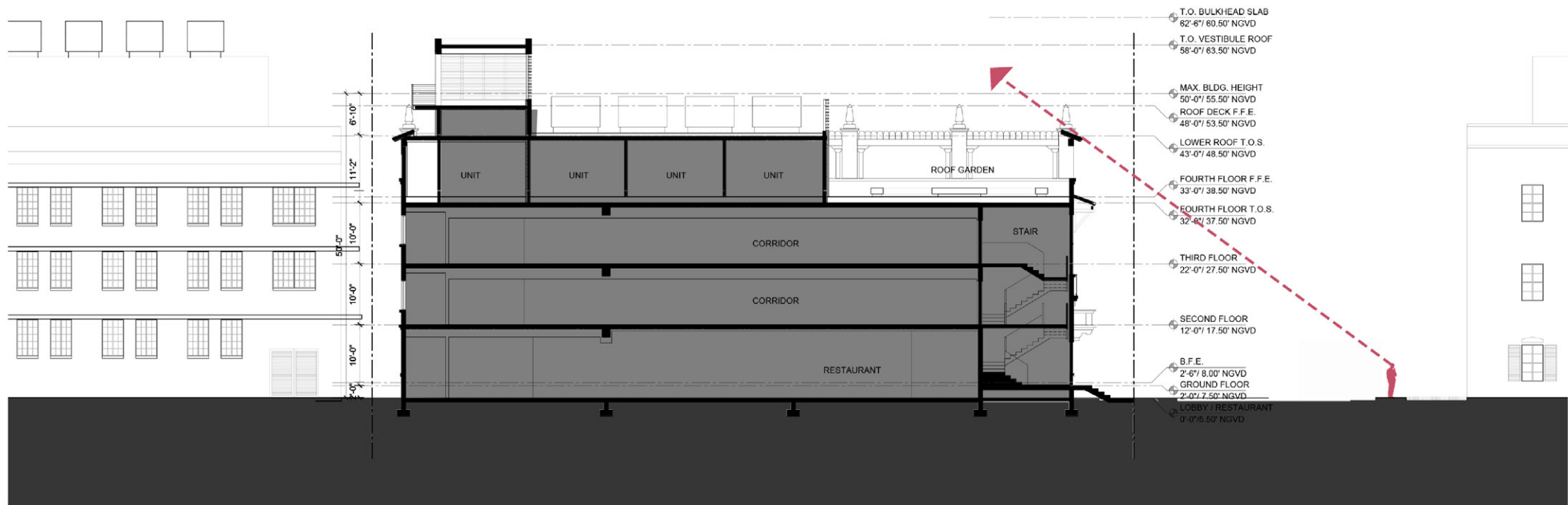
RIVIERA PLAZA HOTEL
PROPOSED
2022



TIMELINE



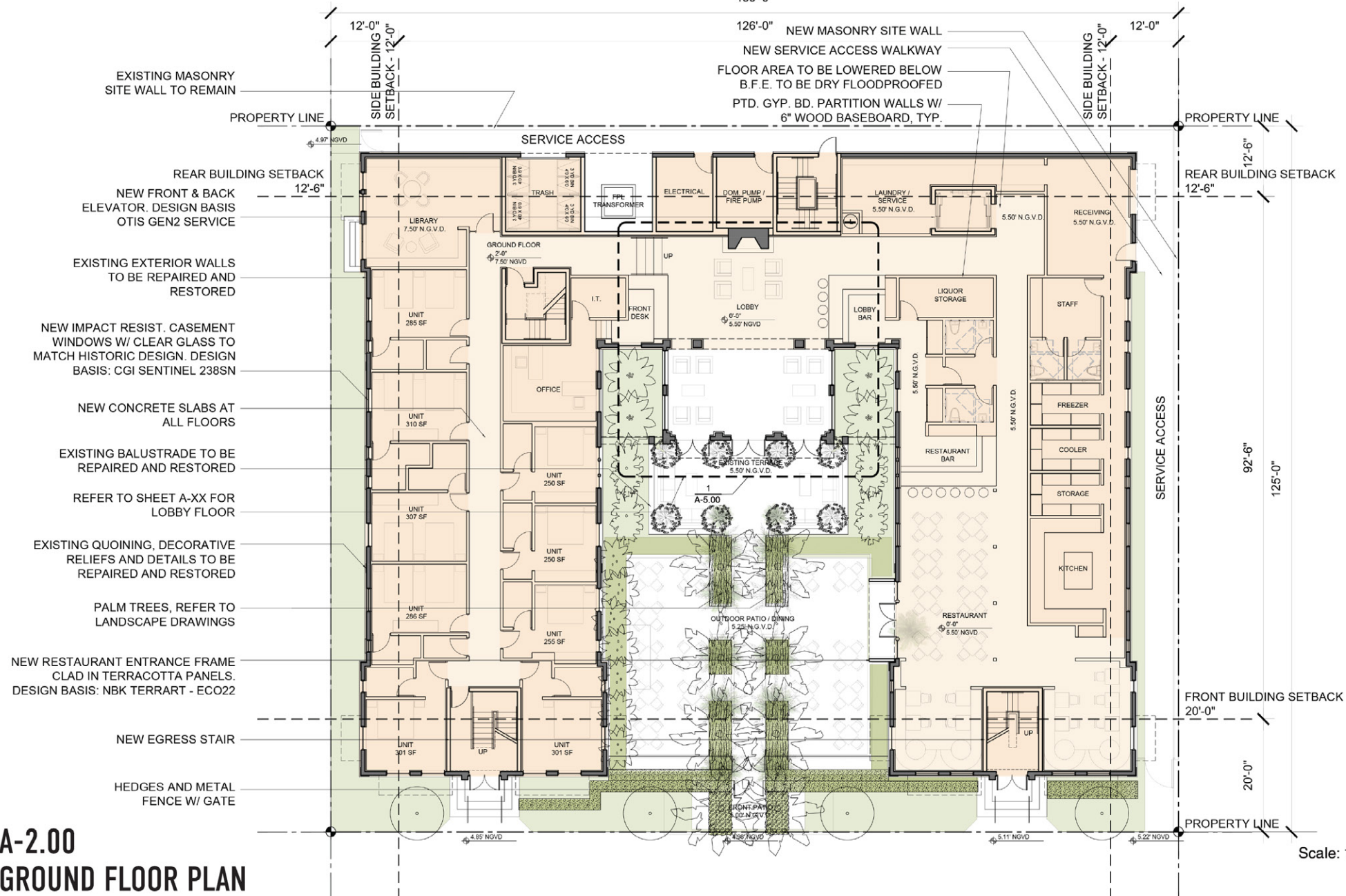
A-1.01 PROPOSED ADDITION DIAGRAM



A-1.03 LINE OF SIGHT ANALYSIS

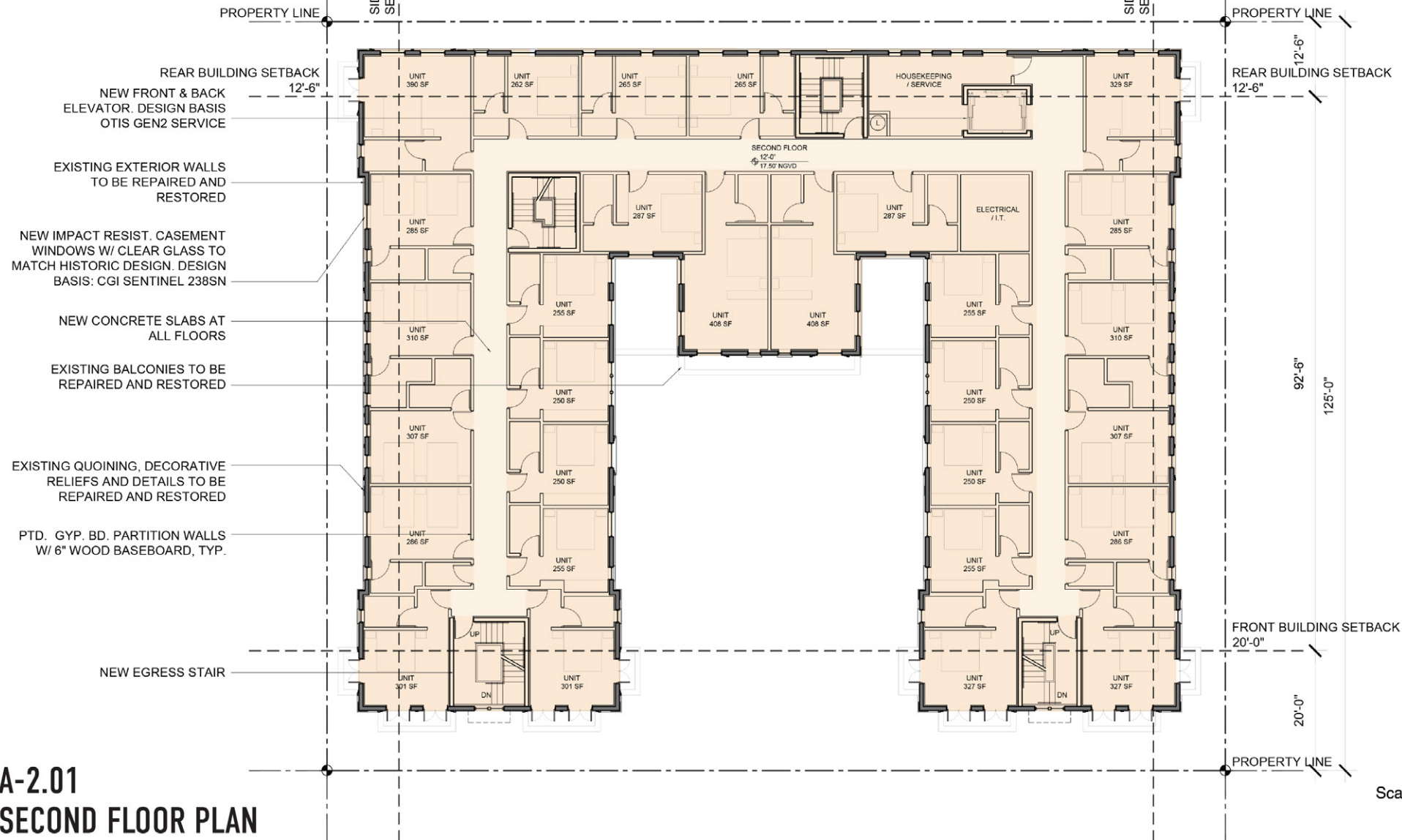
A-2.00 GROUND FLOOR PLAN

Shulman+
Associates

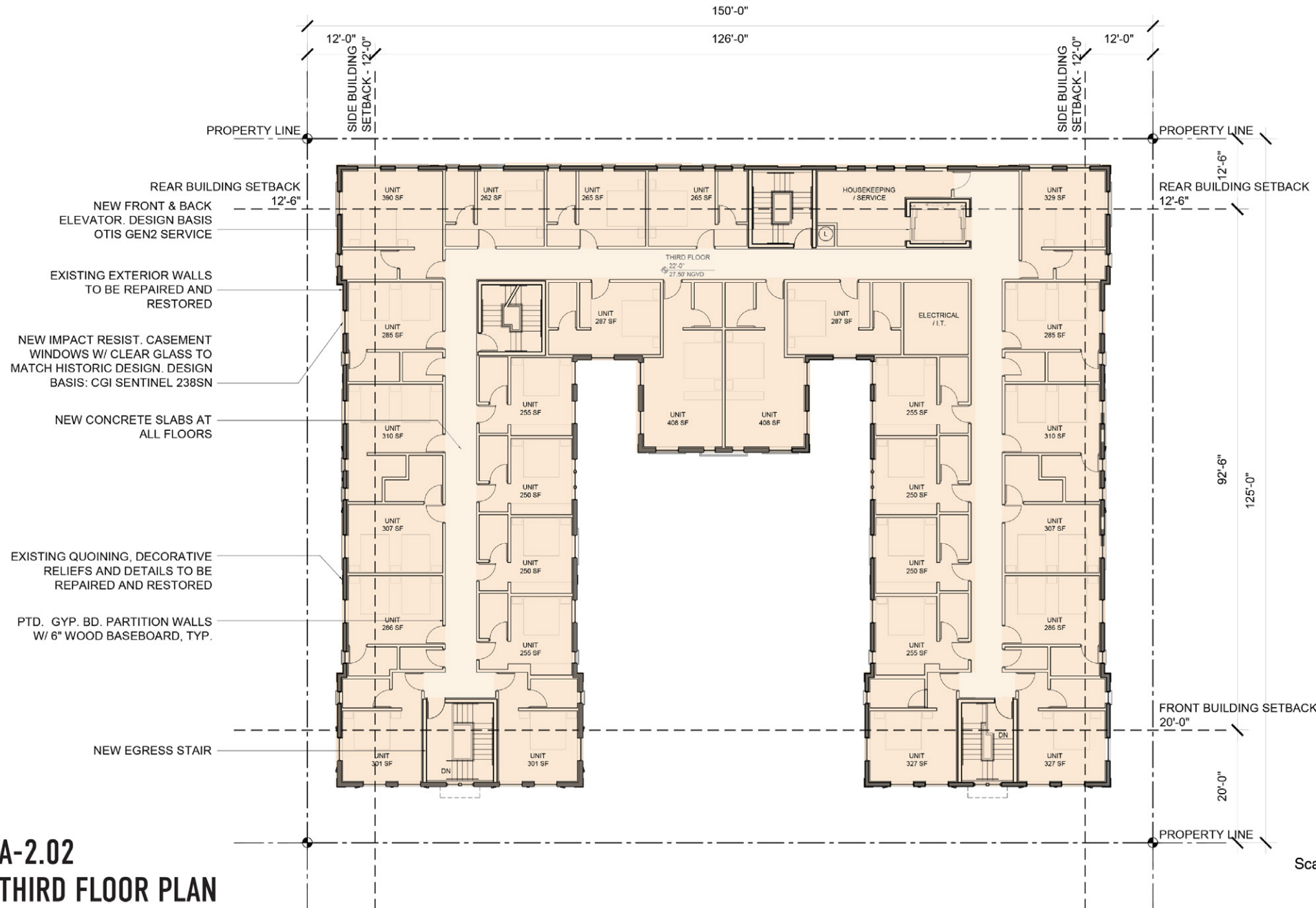


A-2.01 SECOND FLOOR PLAN

**Shulman +
Associates**



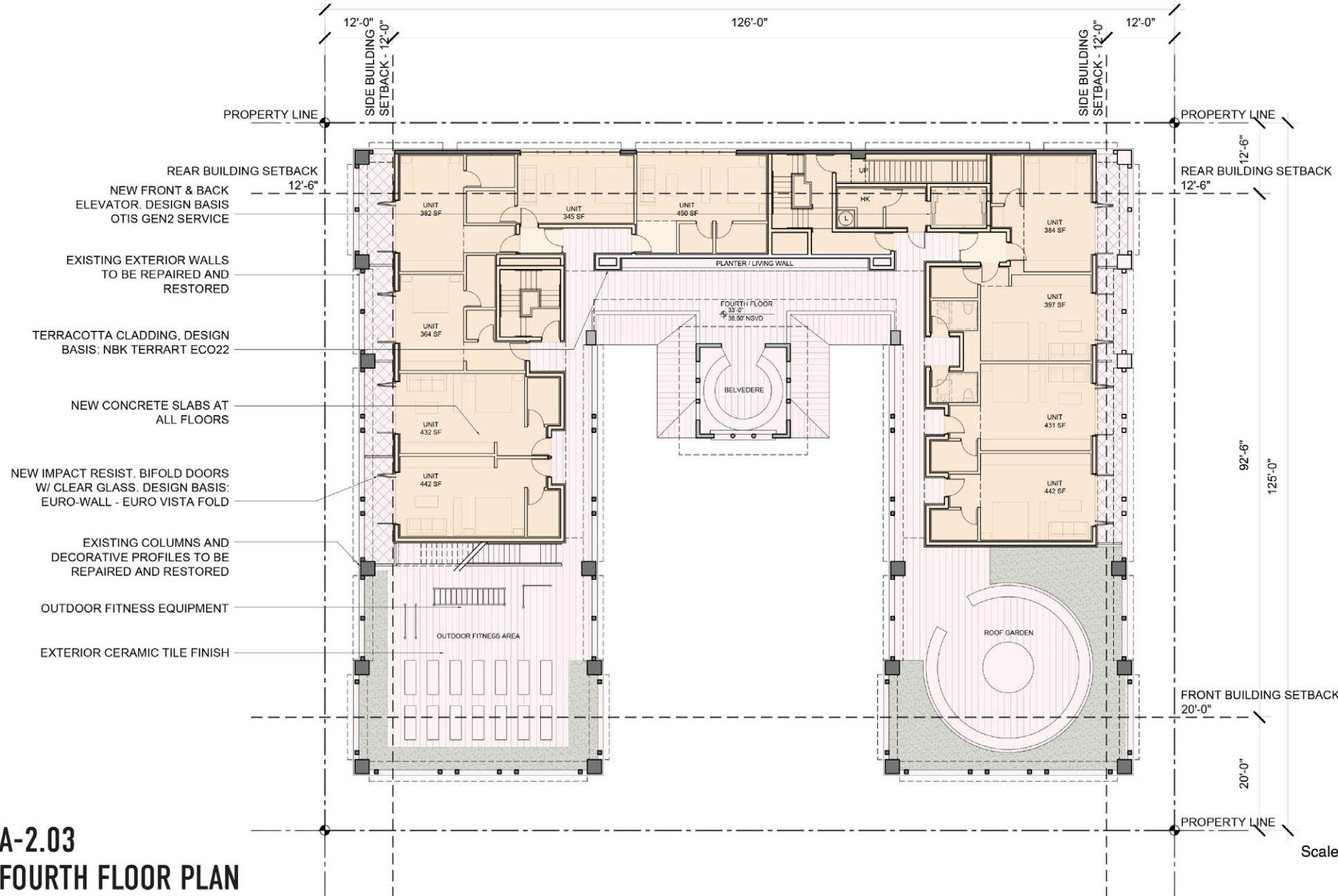
A-2.02 THIRD FLOOR PLAN **Shulman + Associates**



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

A-2.03 FOURTH FLOOR PLAN

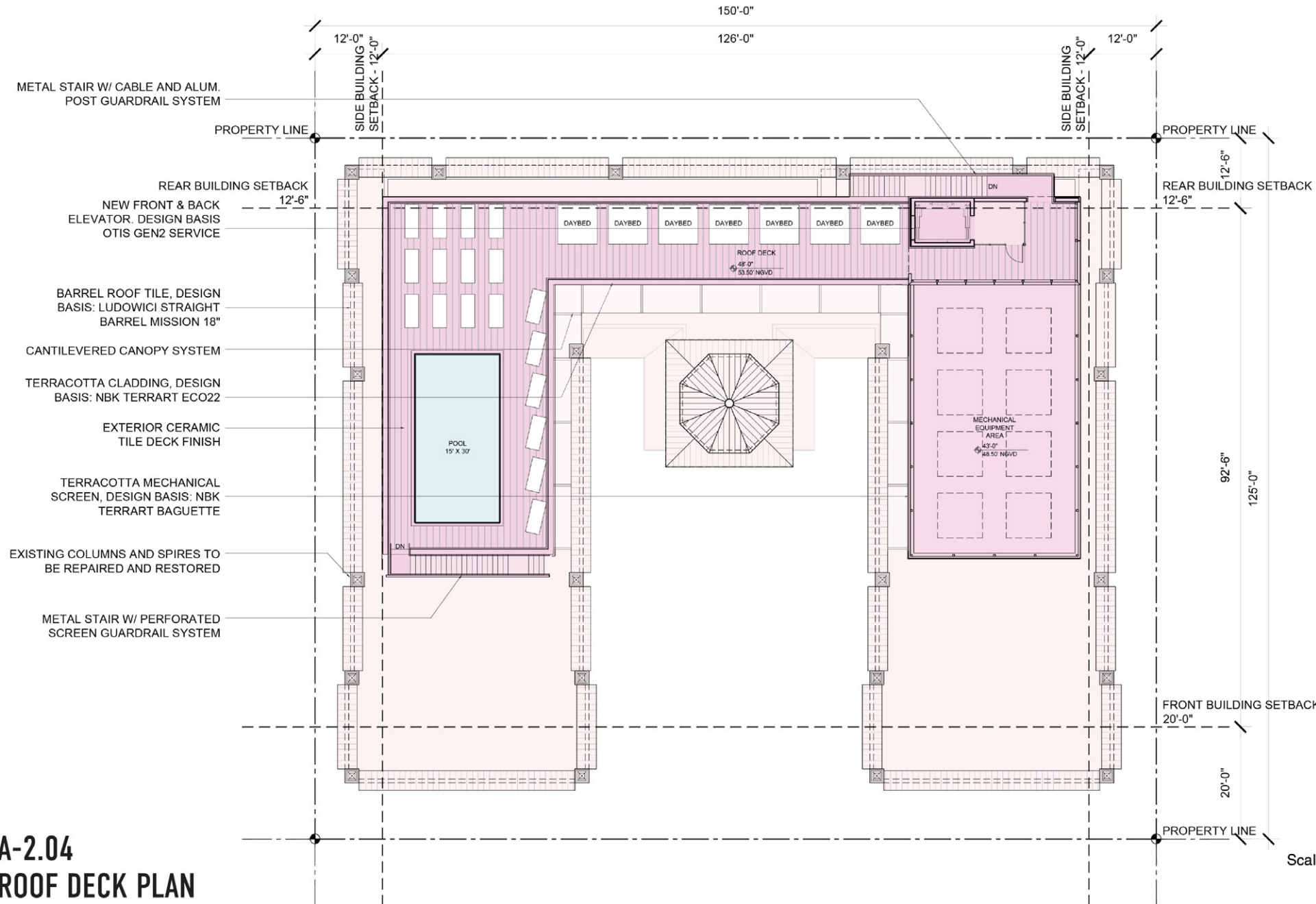
Shulman +
Associates



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

A-2.04 ROOF DECK PLAN

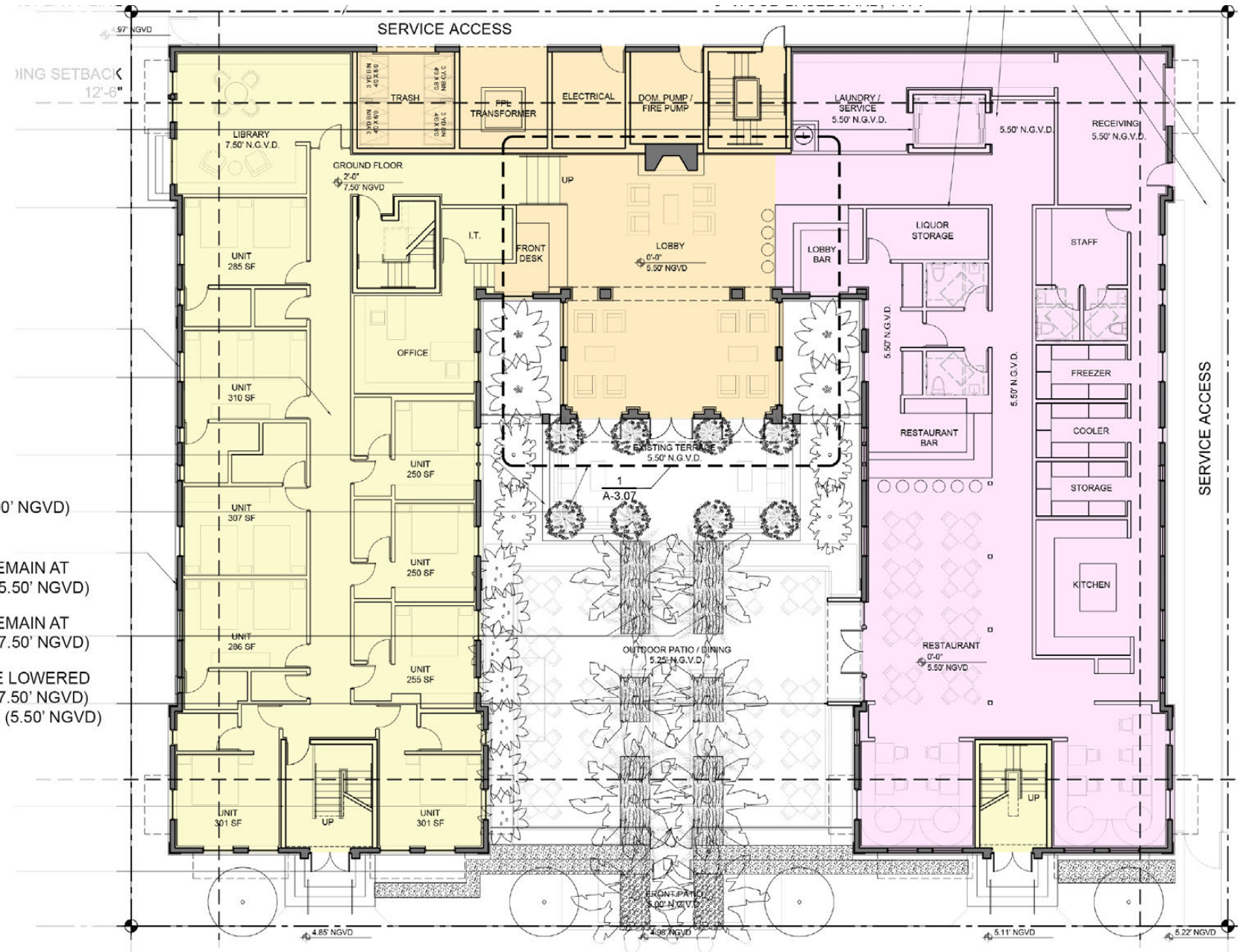
**Shulman +
Associates**

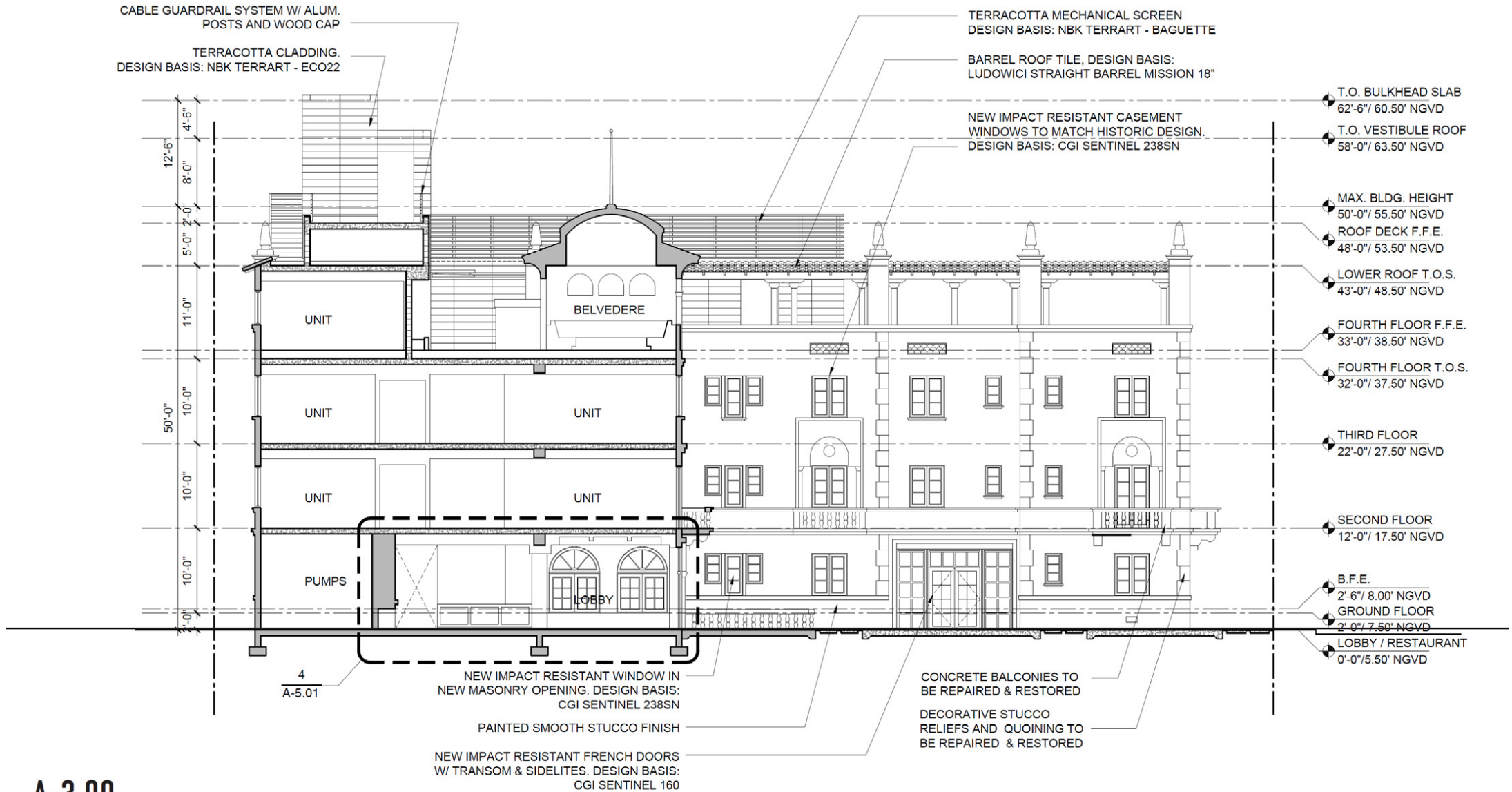


Scale: 1/16" = 1'-0"

FLOODPLAIN MANAGEMENT

- BASE FLOOD ELEVATION: 8.00' NGVD
- EXISTING FLOOR TO REMAIN AT CURRENT ELEVATION (5.50' NGVD)
 - EXISTING FLOOR TO REMAIN AT CURRENT ELEVATION (7.50' NGVD)
 - EXISTING FLOOR TO BE LOWERED CURRENT ELEVATION (7.50' NGVD) PROPOSED ELEVATION (5.50' NGVD)





A-3.00 BUILDING SECTION

Shulman+
Associates

CABLE GUARDRAIL SYSTEM W/ ALUM.
POSTS AND WOOD CAP

TERRACOTTA CLADDING.
DESIGN BASIS: NBK TERRART - ECO22

TERRACOTTA MECHANICAL SCREEN
DESIGN BASIS: NBK TERRART - BAGUETTE

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

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

T.O. BULKHEAD SLAB
62'-6" / 60.50' NGVD

T.O. VESTIBULE ROOF
58'-0" / 63.50' NGVD

MAX. BLDG. HEIGHT
50'-0" / 55.50' NGVD

ROOF DECK F.F.E.
48'-0" / 53.50' NGVD

LOWER ROOF T.O.S.
43'-0" / 48.50' NGVD

FOURTH FLOOR F.F.E.
33'-0" / 38.50' NGVD

FOURTH FLOOR T.O.S.
32'-0" / 37.50' NGVD

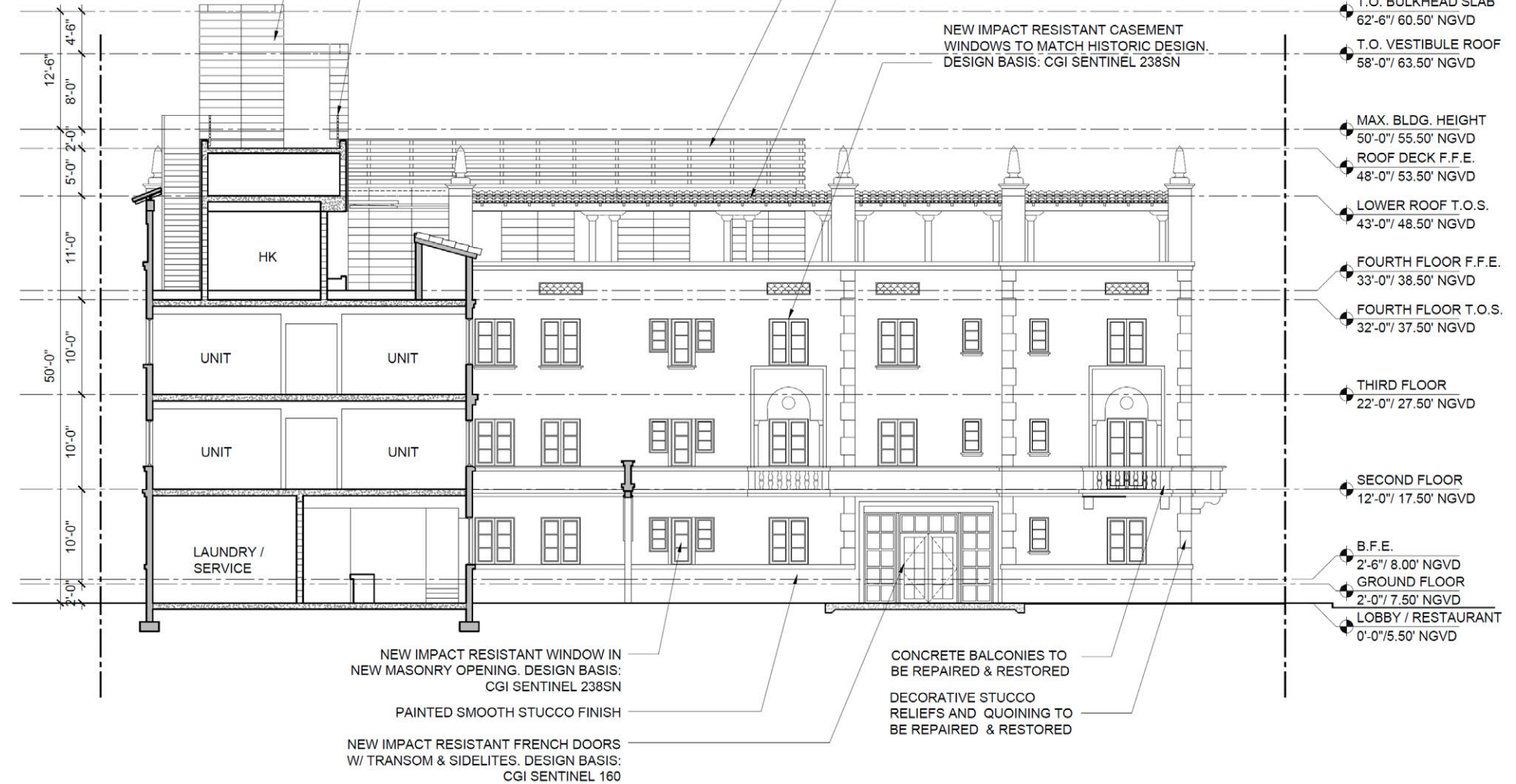
THIRD FLOOR
22'-0" / 27.50' NGVD

SECOND FLOOR
12'-0" / 17.50' NGVD

B.F.E.
2'-6" / 8.00' NGVD

GROUND FLOOR
2'-0" / 7.50' NGVD

LOBBY / RESTAURANT
0'-0" / 5.50' NGVD



A-3.01 BUILDING SECTION

Shulman +
Associates

TERRACOTTA VESTIBULE SCREEN DESIGN
BASIS: NBK TERRART - BAGUETTE

TERRACOTTA CLADDING.
DESIGN BASIS: NBK TERRART - ECO22

CABLE GUARDRAIL SYSTEM W/
ALUM. POSTS AND WOOD CAP

MECHANICAL EQUIPMENT

TERRACOTTA MECHANICAL SCREEN
DESIGN BASIS: NBK TERRART - BAGUETTE

EXISTING COLUMNS AND SPIRES
TO BE REPAIRED AND RESTORED

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

T.O. BULKHEAD SLAB
62'-6" / 60.50' NGVD

T.O. VESTIBULE ROOF
58'-0" / 63.50' NGVD

MAX. BLDG. HEIGHT
50'-0" / 55.50' NGVD

ROOF DECK F.F.E.
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32'-0" / 37.50' NGVD

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12'-0" / 17.50' NGVD

B.F.E.
2'-6" / 8.00' NGVD

GROUND FLOOR
2'-0" / 7.50' NGVD

LOBBY / RESTAURANT
0'-0" / 5.50' NGVD

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

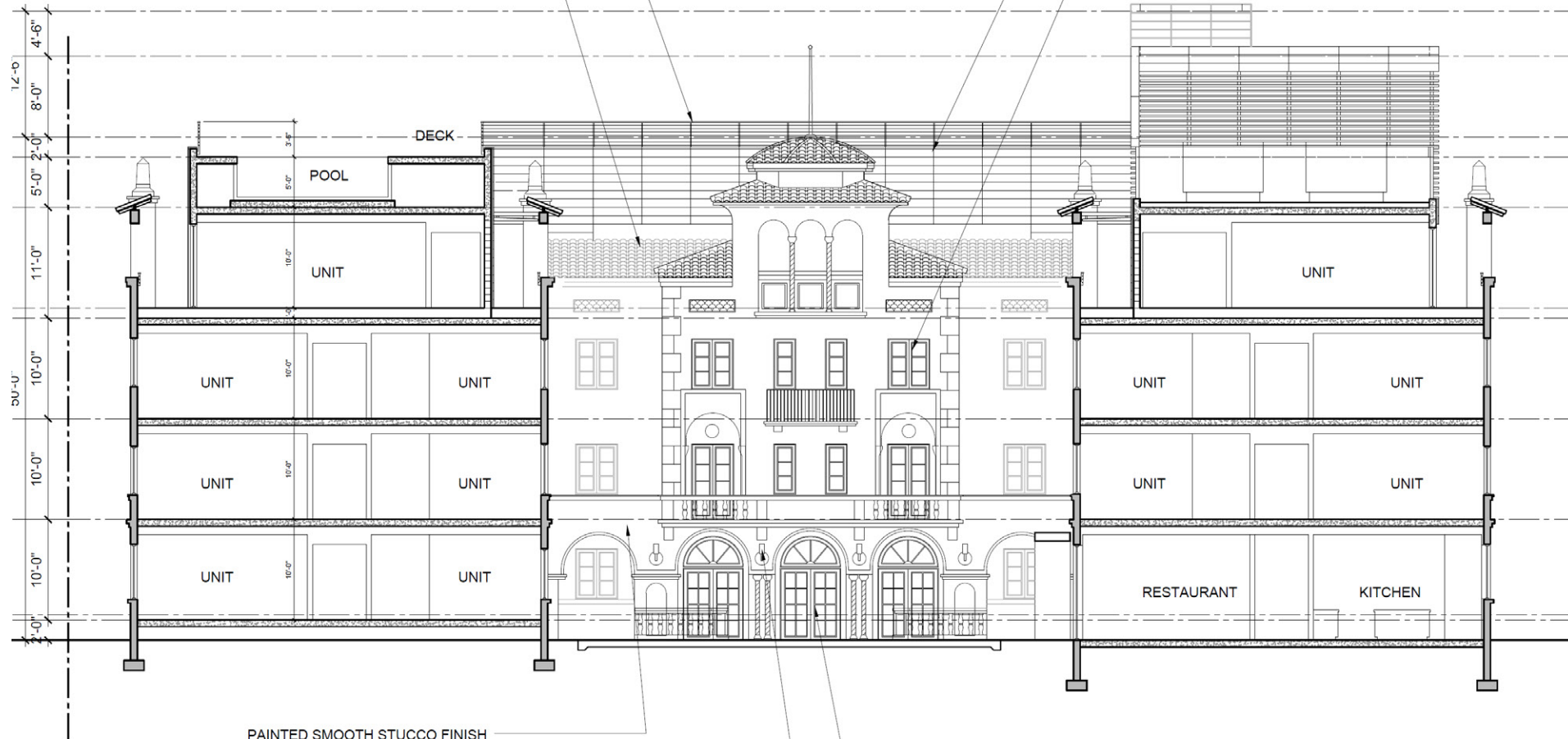
NEW CONCRETE SLABS AT ALL FLOORS

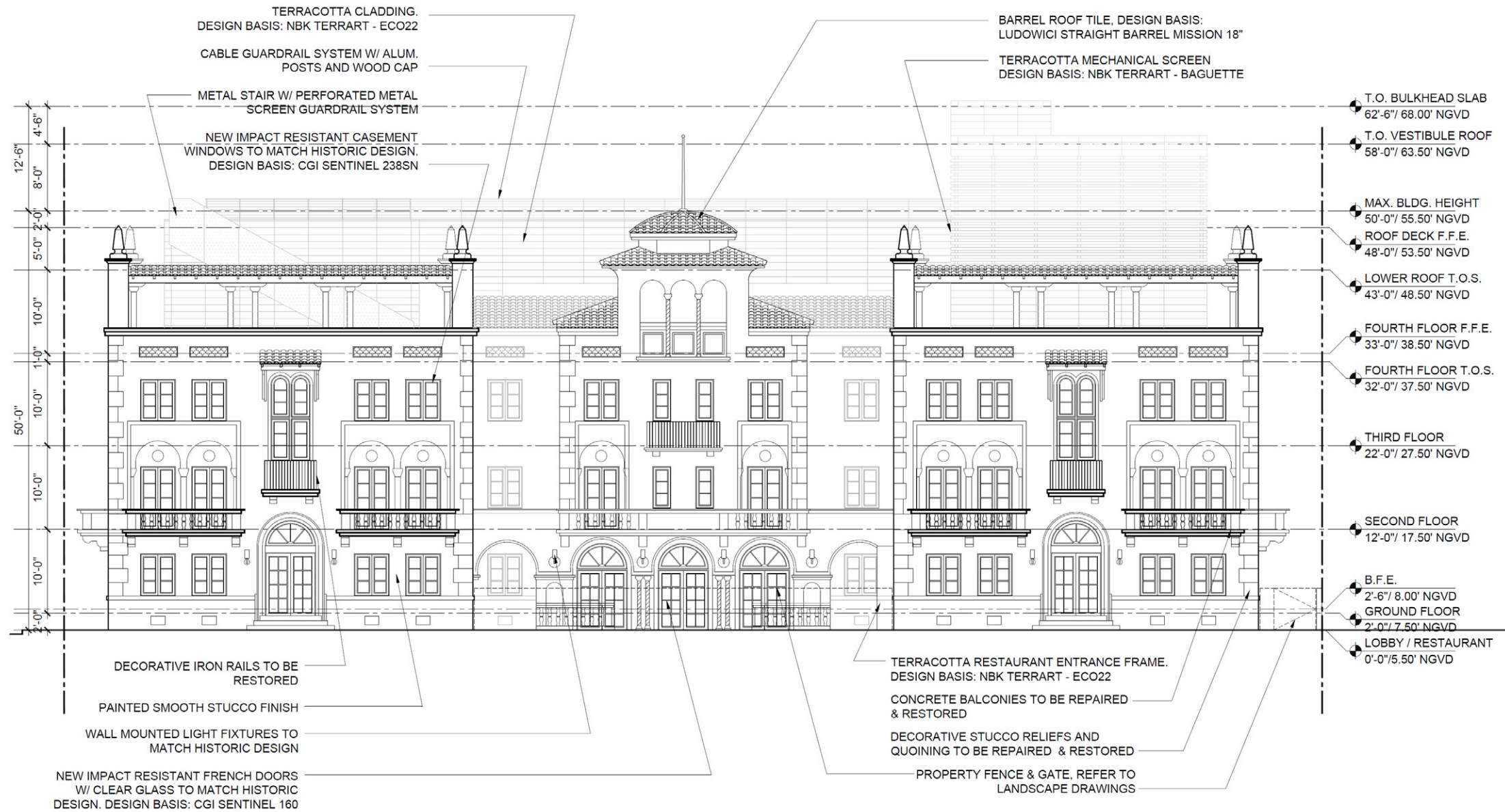
NEW EGRESS STAIR

A-3.02 BUILDING SECTION

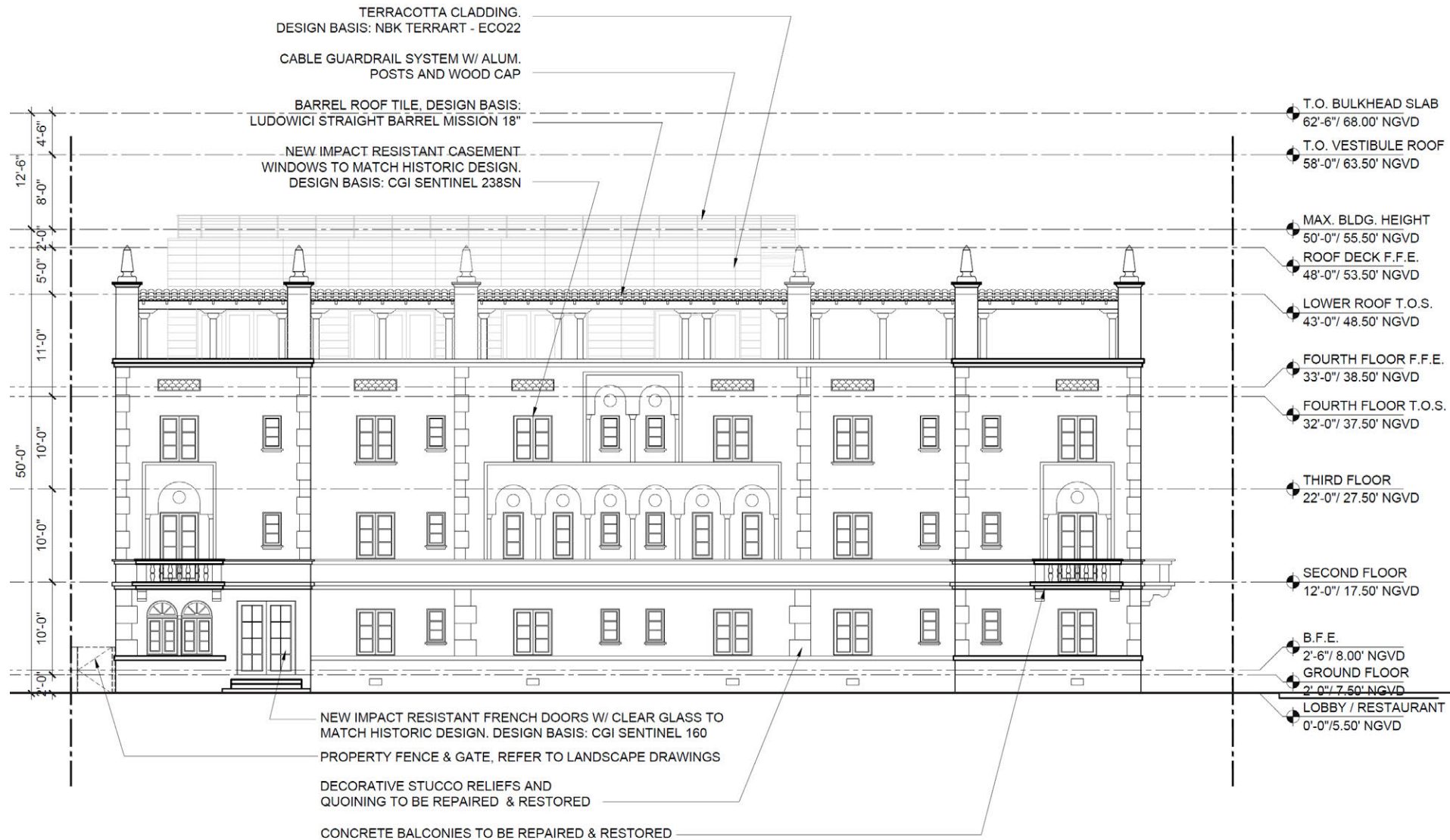
Shulman+
Associates

March 14, 2023

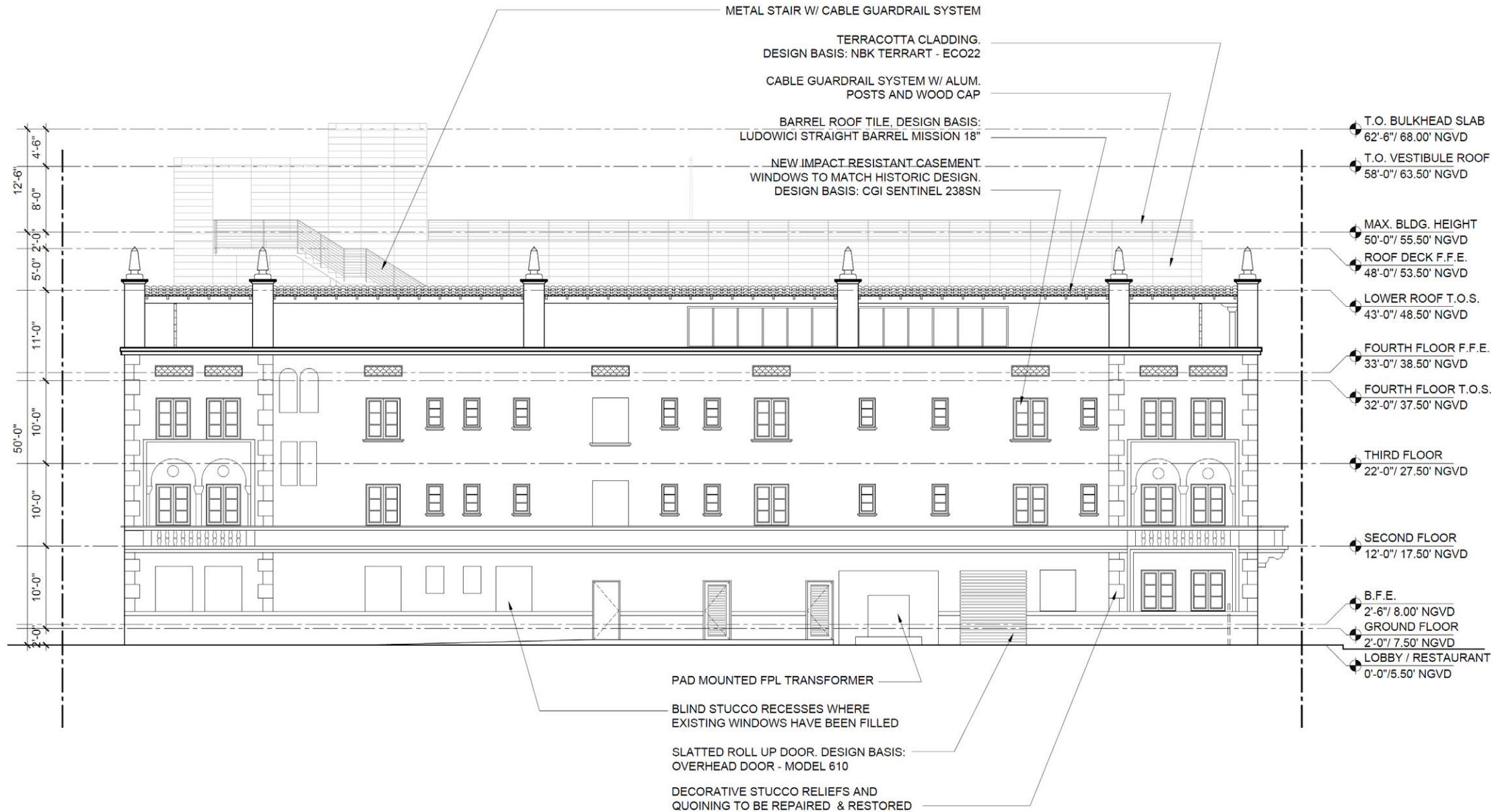




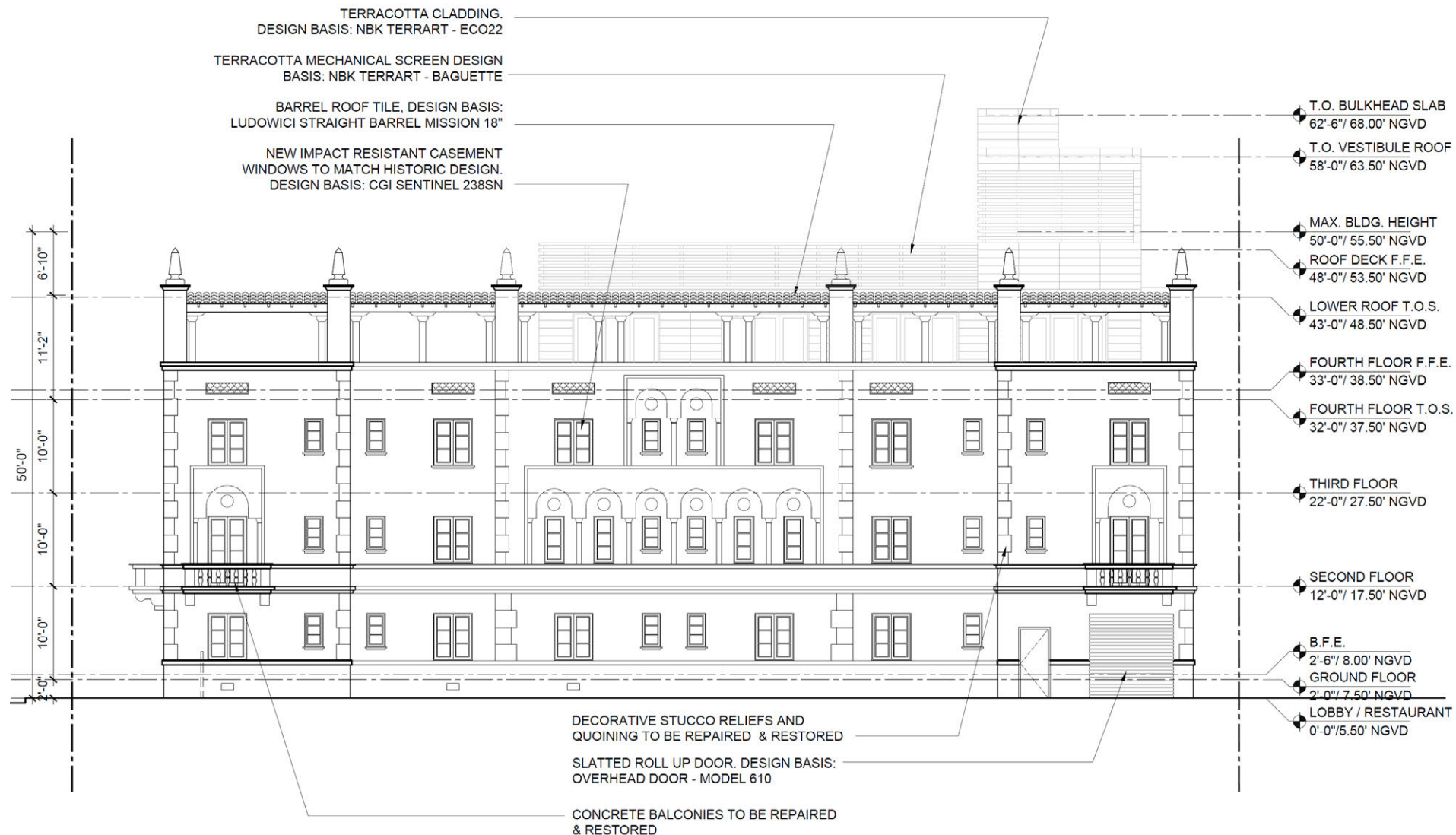
A-4.00 SOUTH BUILDING ELEVATION



A-4.01 WEST BUILDING ELEVATION

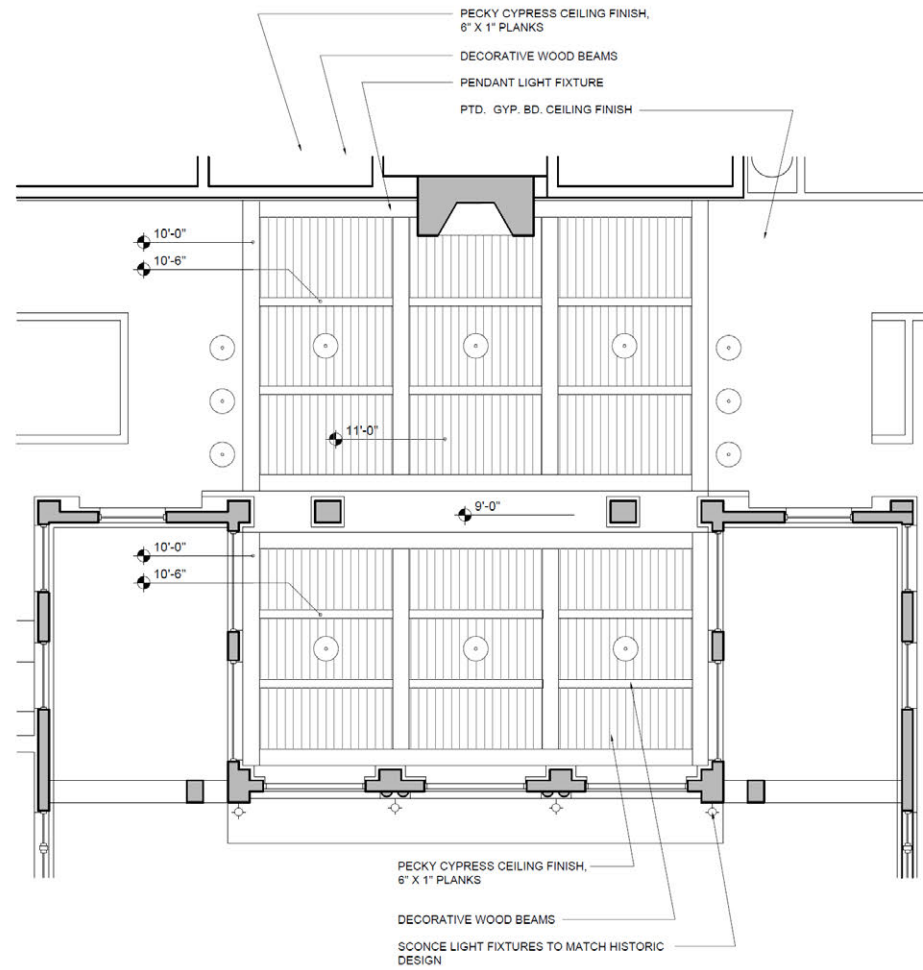


A-4.02 NORTH BUILDING ELEVATION

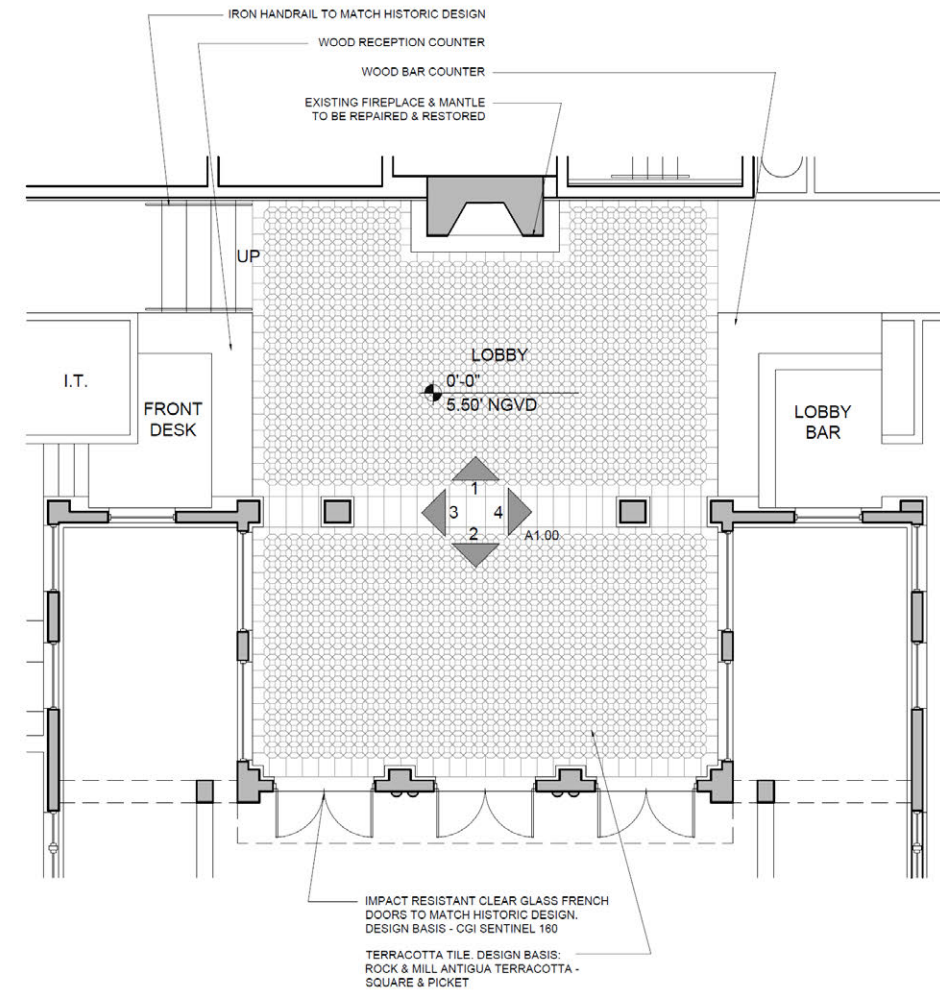


A-4.03 EAST BUILDING ELEVATION

Shulman+
Associates

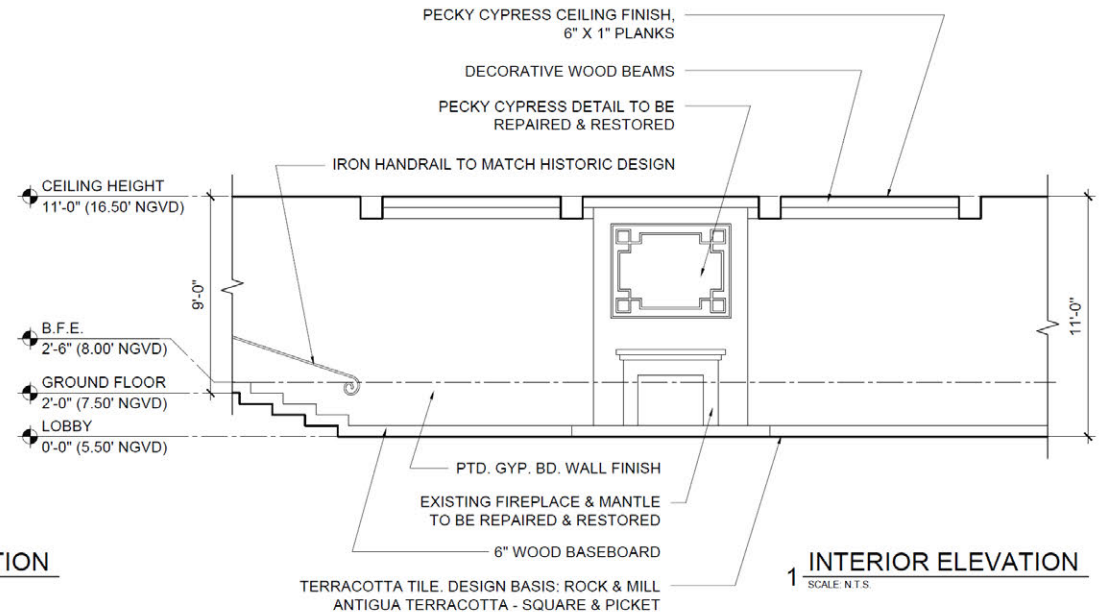
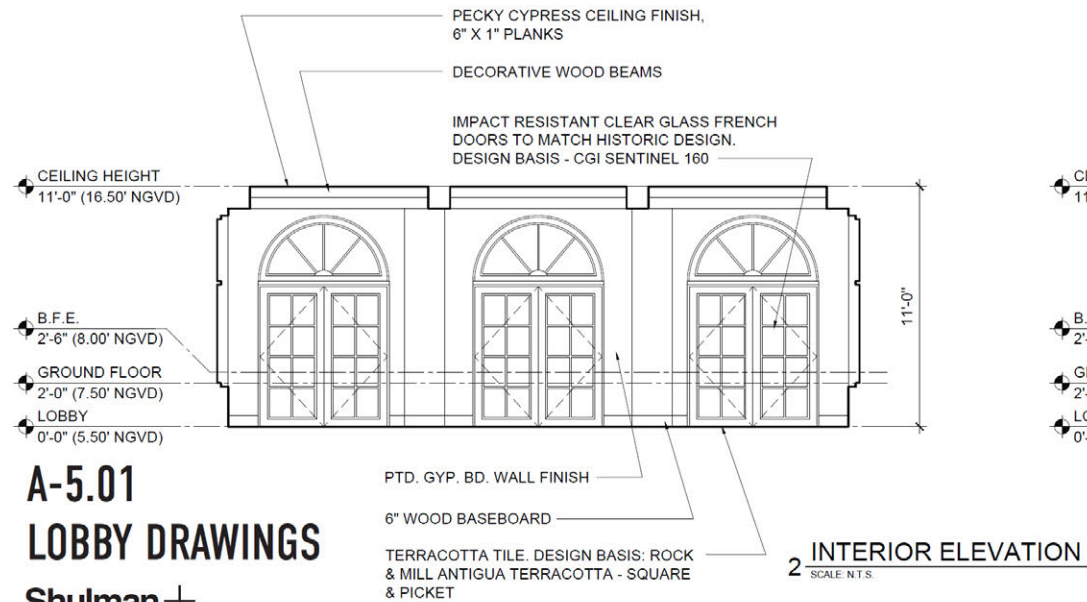
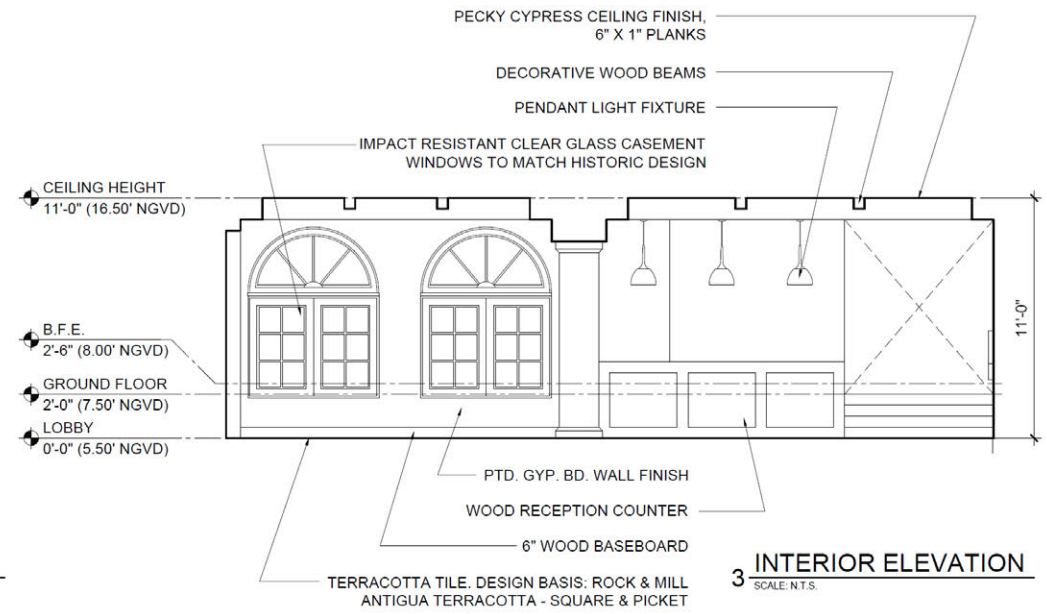
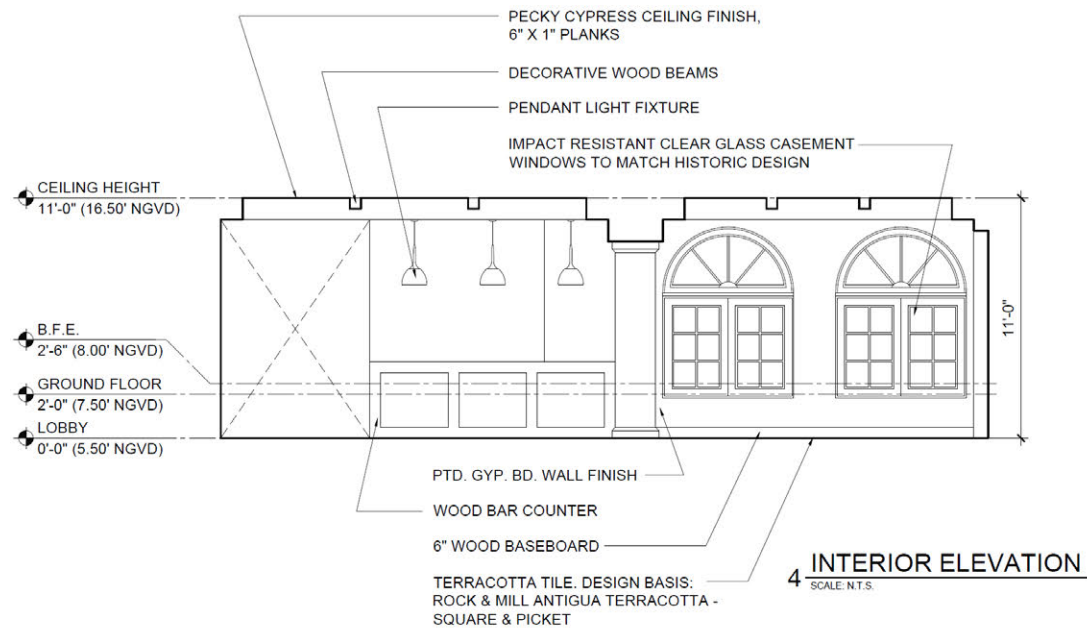


2 LOBBY REFLECTED CEILING PLAN
SCALE: N.T.S.



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

A-5.00 LOBBY DRAWINGS















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



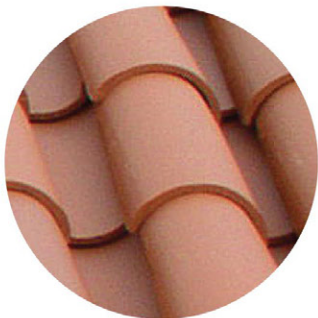
TERRACOTTA CLADDING
DESIGN BASIS: NBK TERRACOTTA -
TERRART ECO22
10" X 60" HORIZONTAL PANELS
COLOR: 1.02-0 (GROUP 2)



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

TREE MITIGATION PLAN



TREE TO REMAIN



TREE TO REMOVE

Legend



TREE REMOVALS

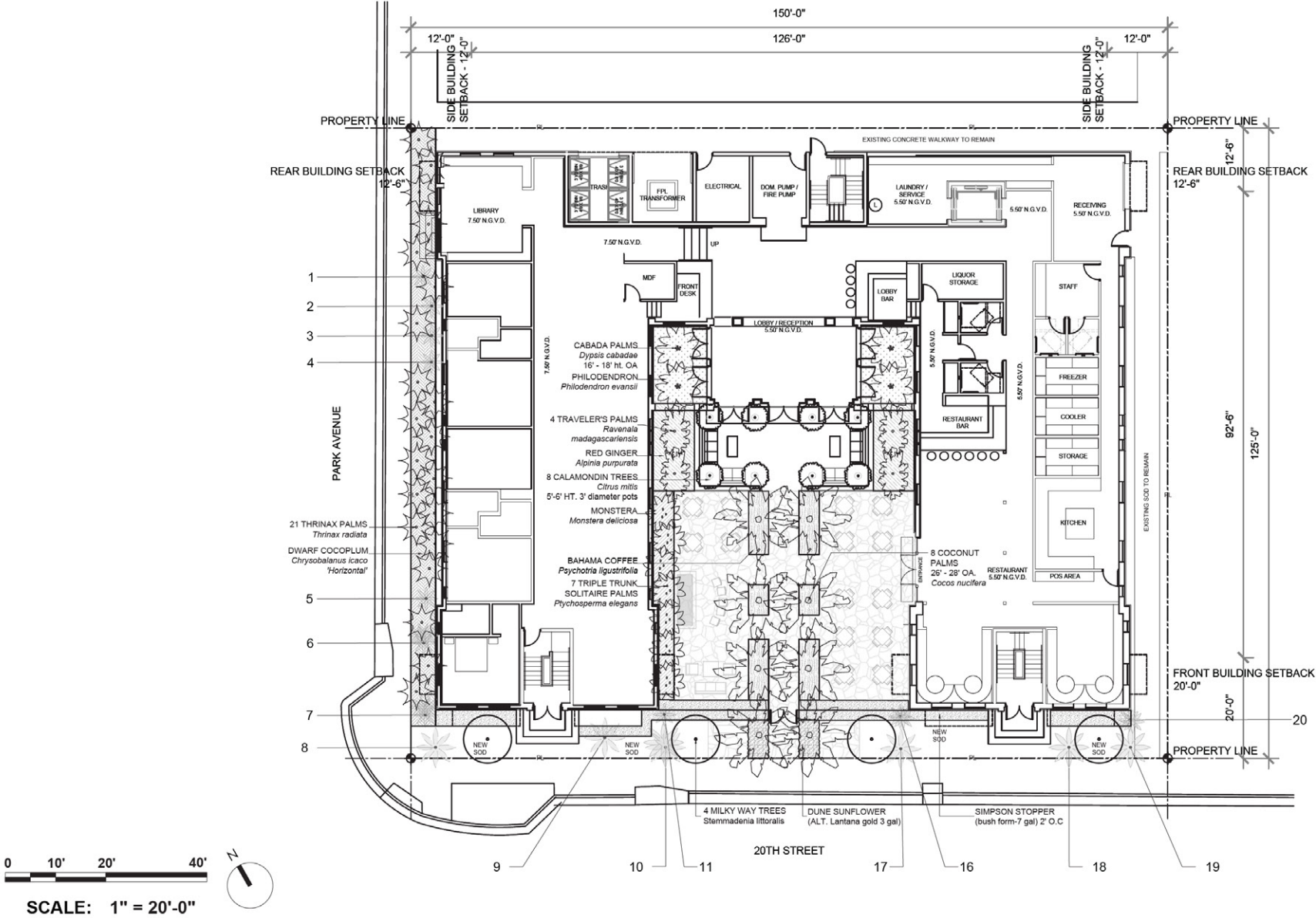


Four (4) Palms to be removed.
Trees numbered 12, 13, 14, 15

TREE PRESERVATIONS



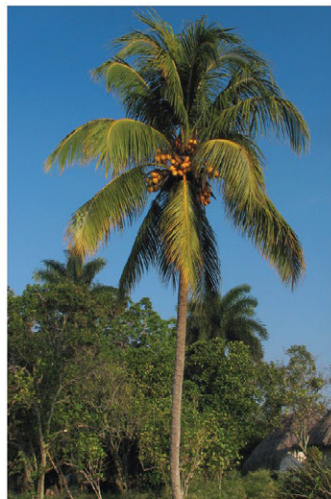
PLANTING PLAN



Palms



Dypsis cabadae
Cabada Palm



Cocos nucifera
Coconut palm



Ptychosperma elegans
Solitaire Palm



Ravenala madagascariensis
Travelers Palm



Thatch Palm
Thrinax radiata



Milky Way Tree
Stemmadenia littoralis

Shrubs and Groundcovers



Simpson Stopper
Myrcianthes fragrans



Bahama Coffee
Psychotria ligustrifolia



Dune Sunflower
Helianthus debilis



Wild Sage
Lantana depressa var. *depressa*



Swiss Cheese Monstera
Monstera deliciosa



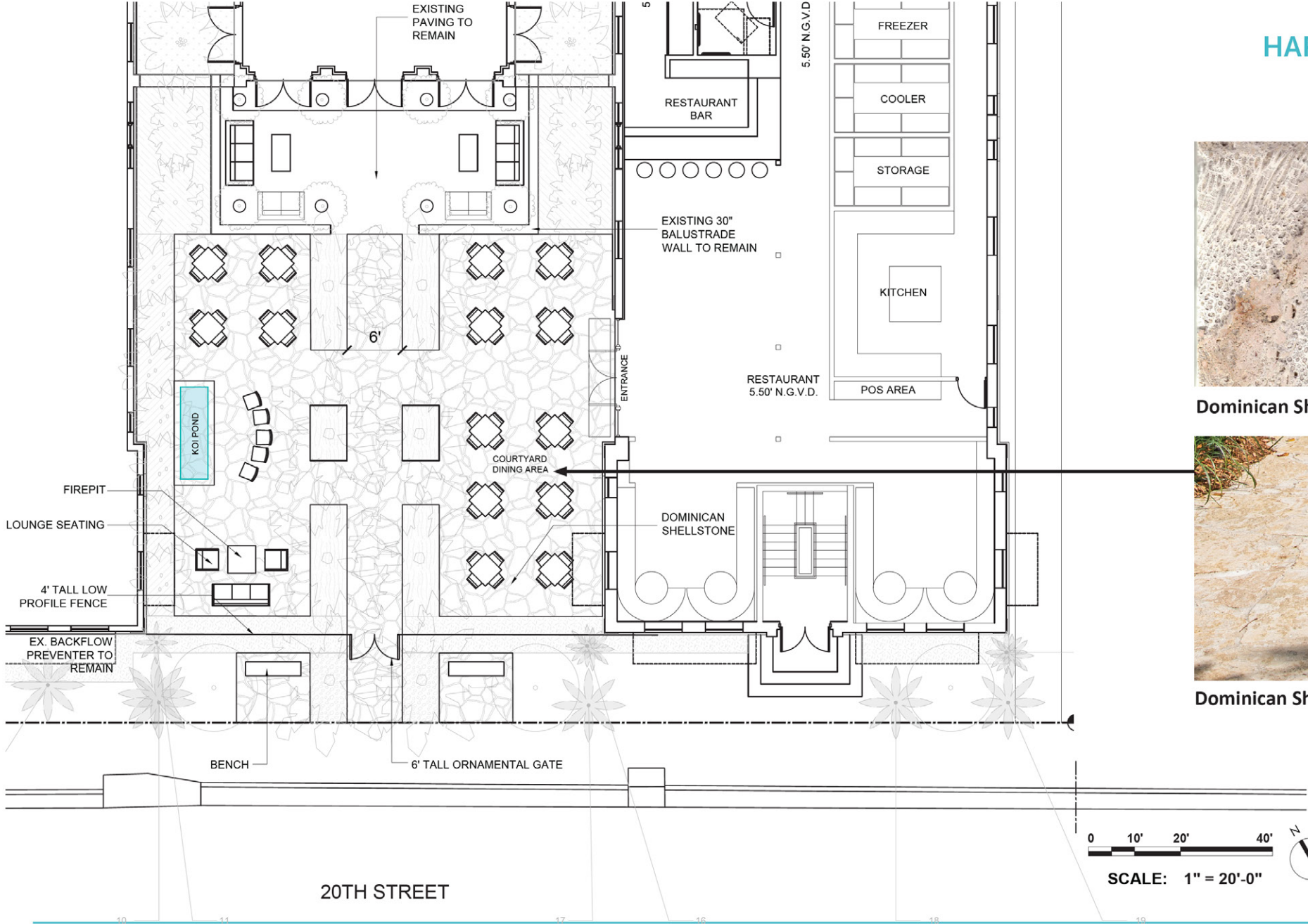
HARDSCAPE PLAN

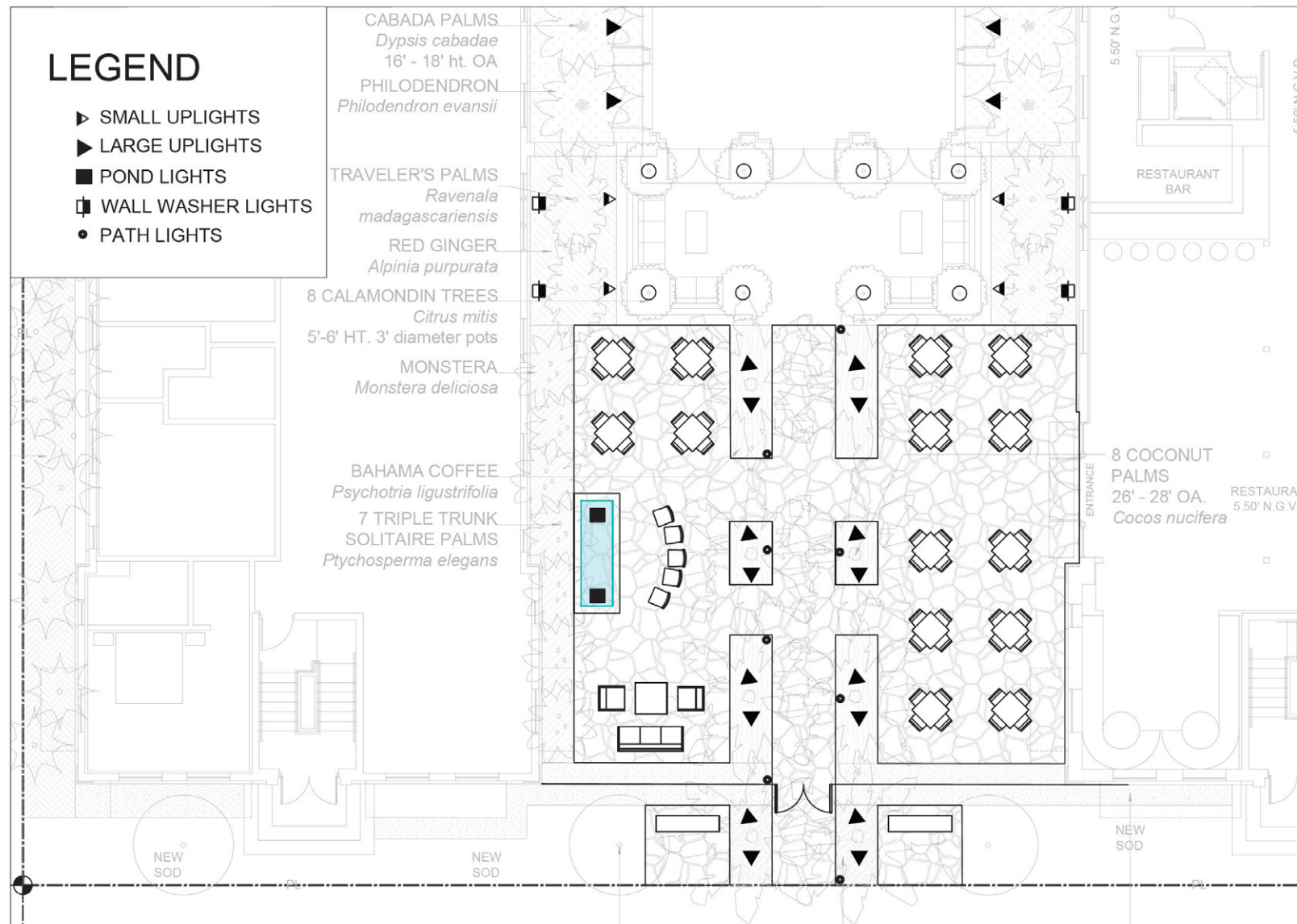


Dominican Shellstone Detail



Dominican Shellstone Flagstone





LIGHTING PLAN



Palm Uplighting (large and small)
BK Lighting - Denali on Power Pipe
LED, 12-27 Watts - Tree Dependant



Flood light - Yosemite Integral
BK Lighting - Wall wash optic
LED, 23 or 34 Watts - modular design



Path and area - Square Litestick
BK Lighting - 3 Power Pipe options
LED, 3 Watts - modular design





HPB22-0554

337 20th St.

Riviera Plaza

**Historic Preservation
Board Hearing
March 14, 2023**

RR
RÜGER HOLDING
Owner


BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
Zoning Attorney

**Shulman +
Associates**
Design Architect


savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE
Landscape Architect

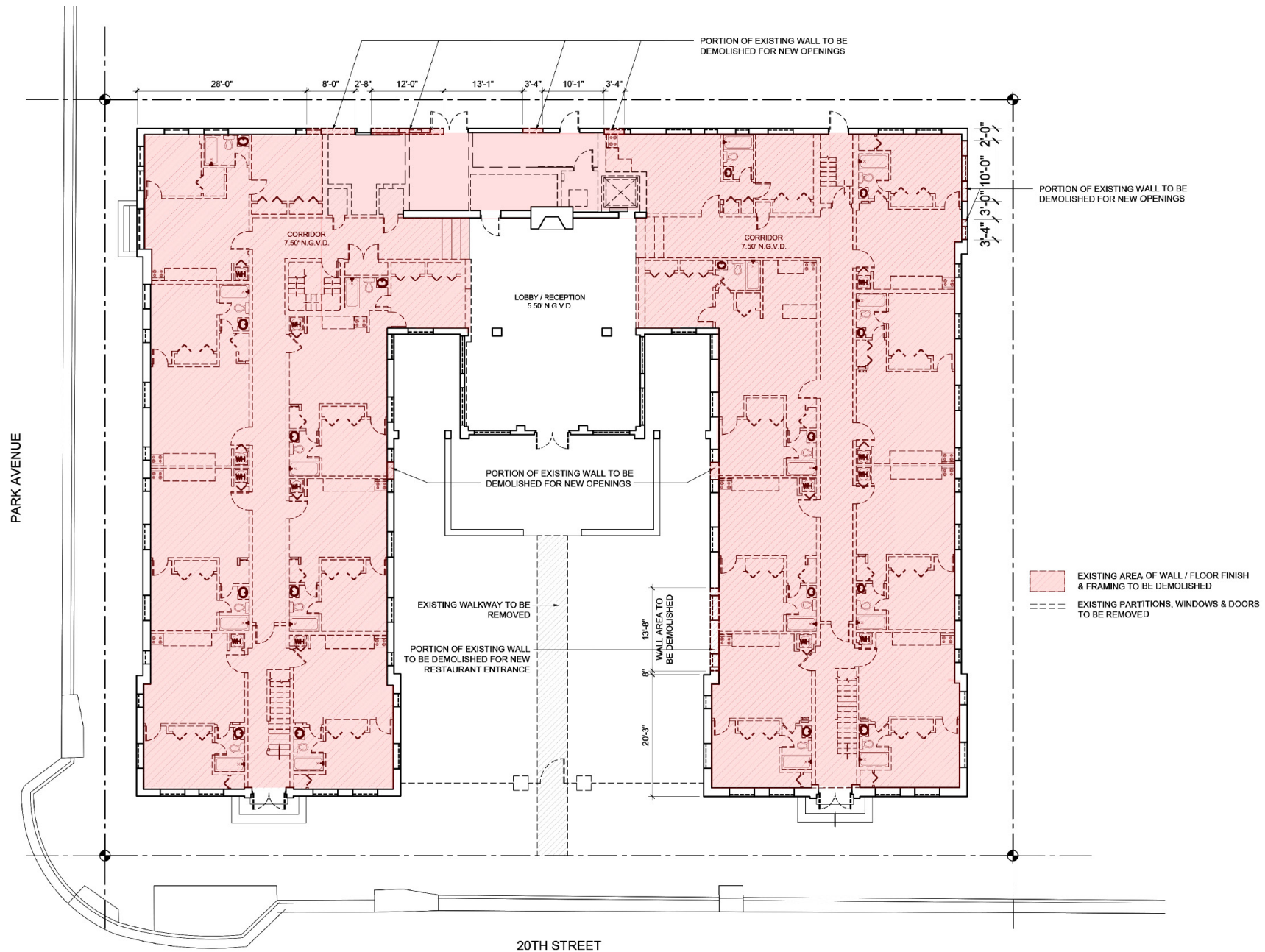

O'DONNELL &
NACCARATO
STRUCTURAL ENGINEERS
Structural Engineer

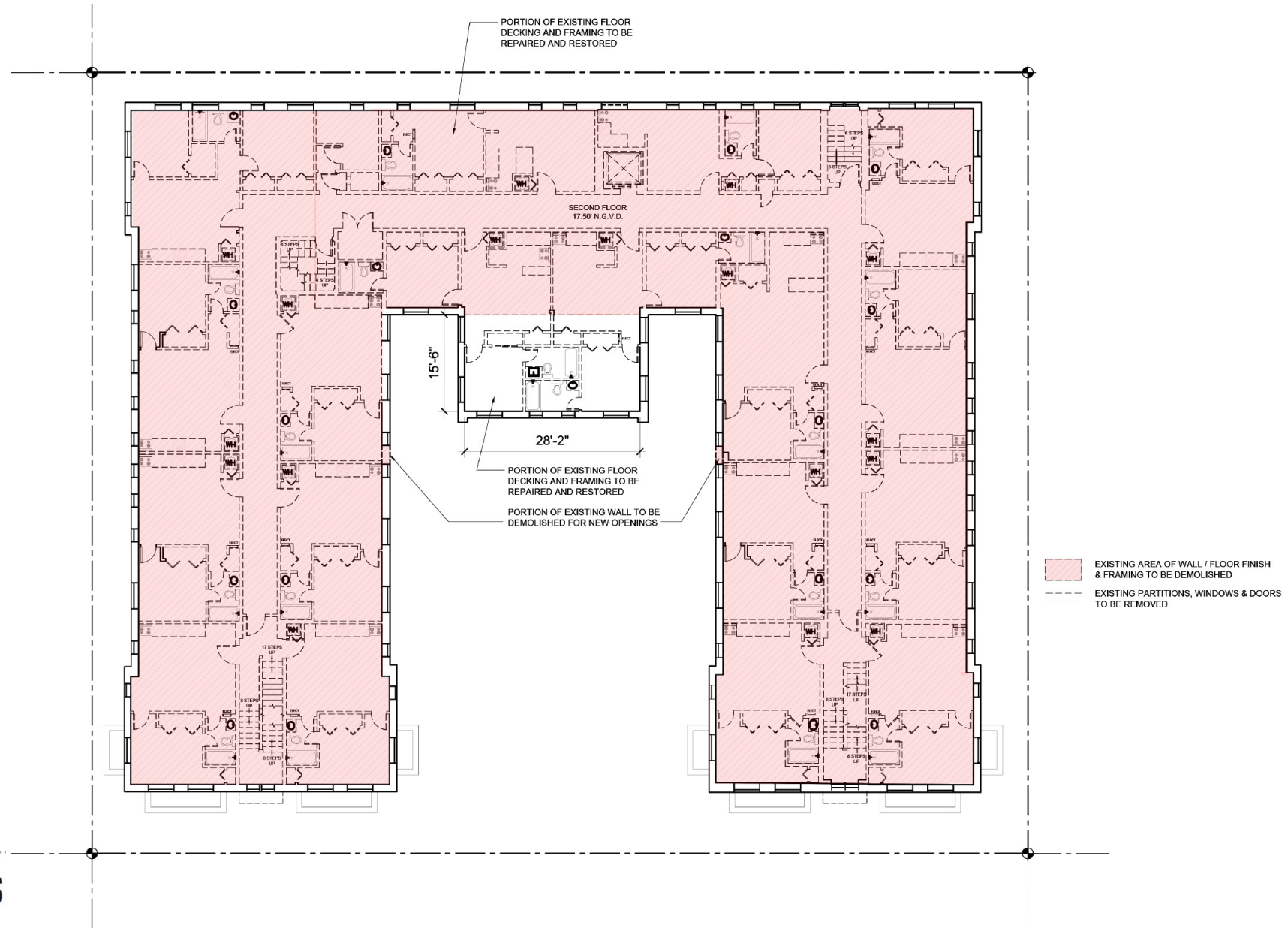
HPB22-0554 March 14, 2023

**EXTRA
MATERIALS
IF NEEDED**

Demo plans

D-1.00 DEMOLITION GROUND FLOOR PLAN

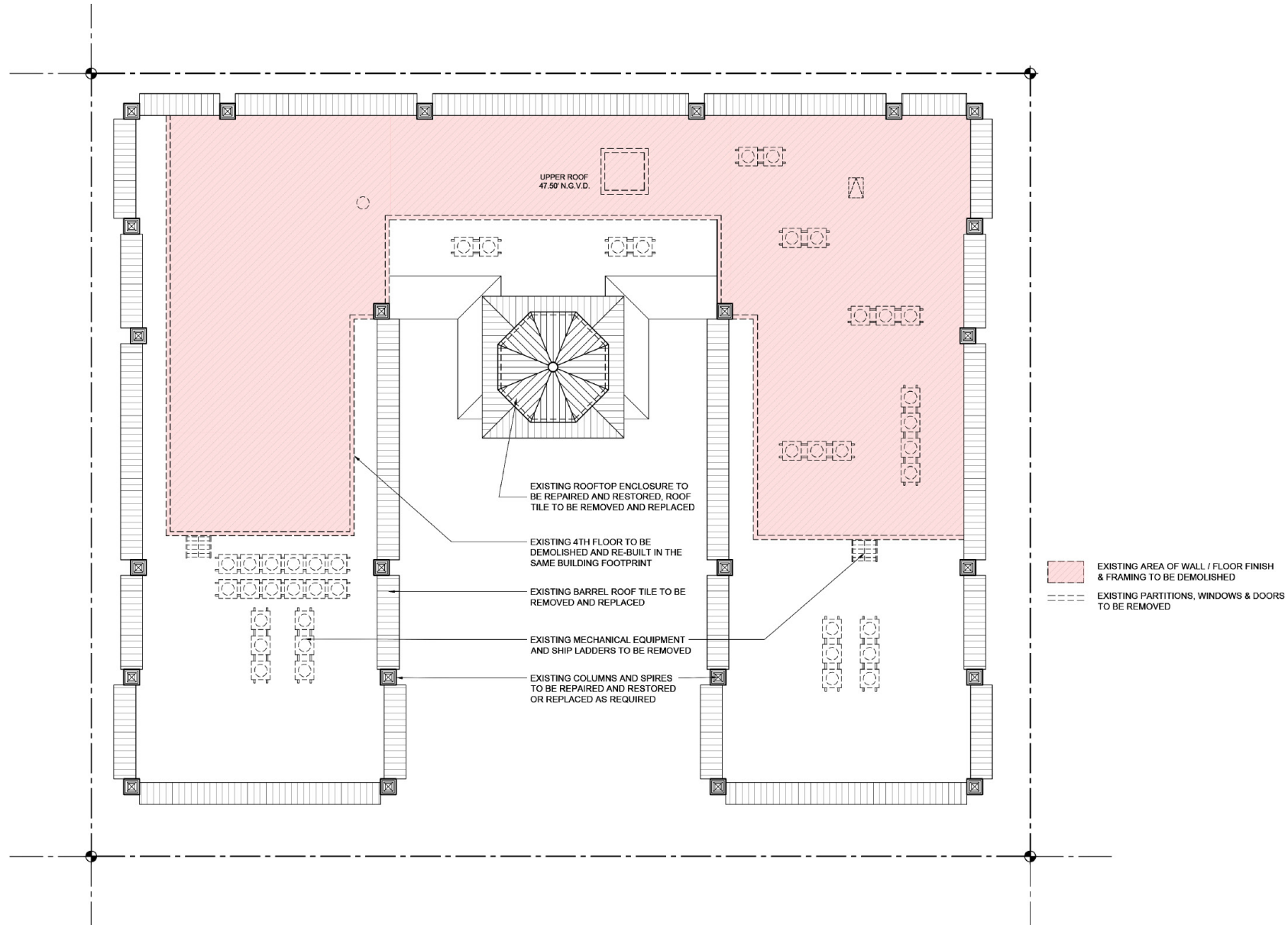




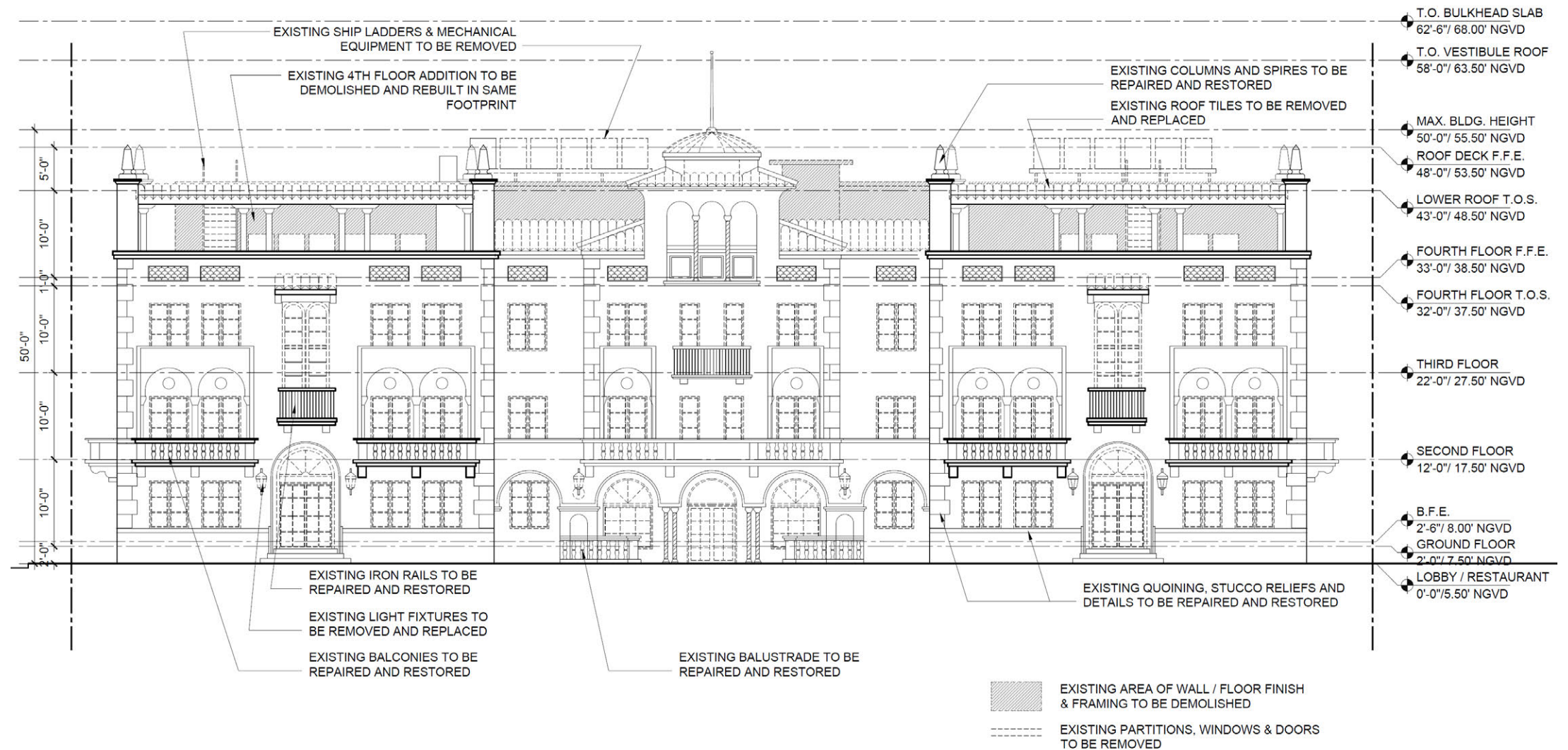
D-1.01 DEMOLITION 2ND & 3RD FLOOR PLANS

Shulman +
Associates



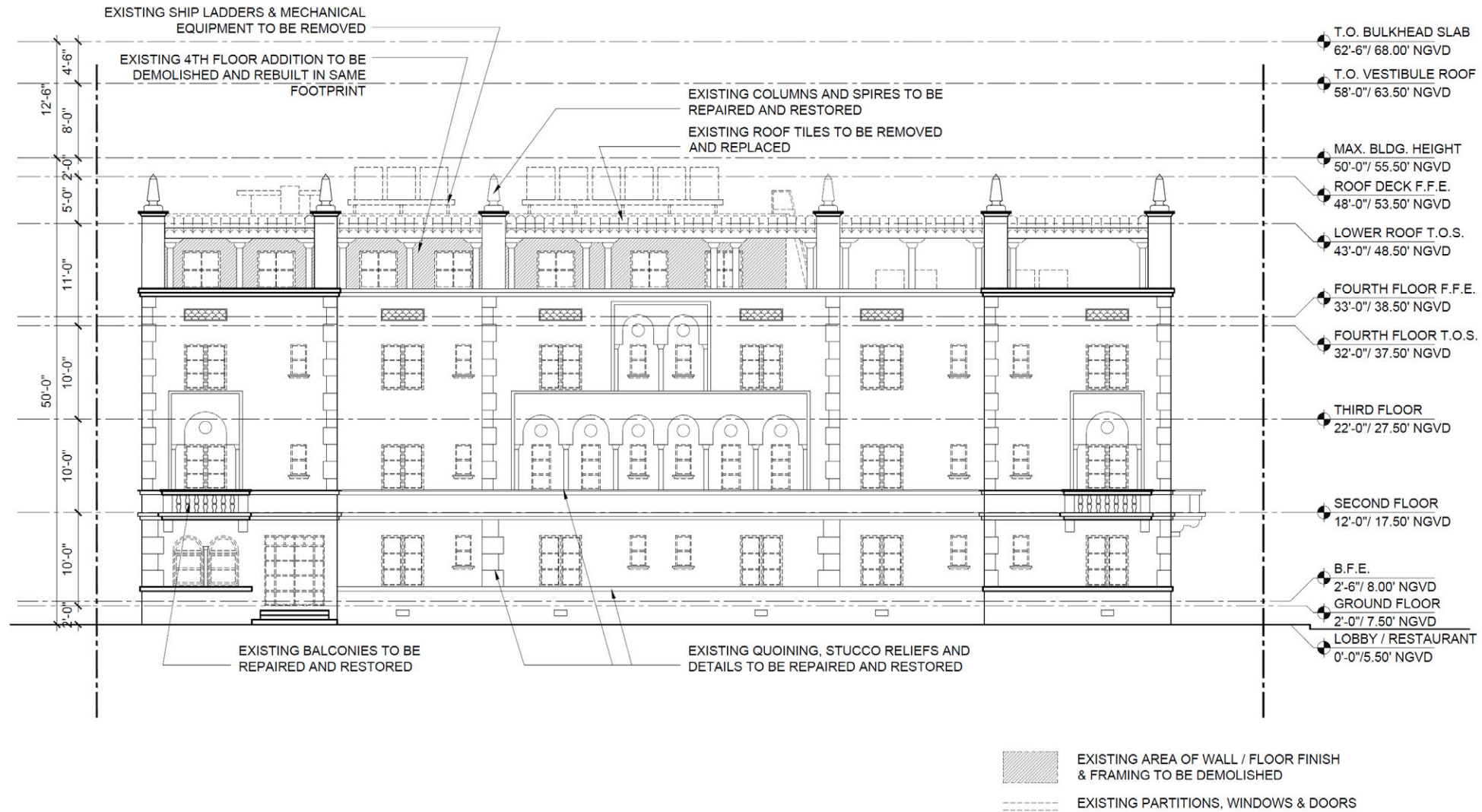


D-1.03 DEMOLITION ROOF PLAN



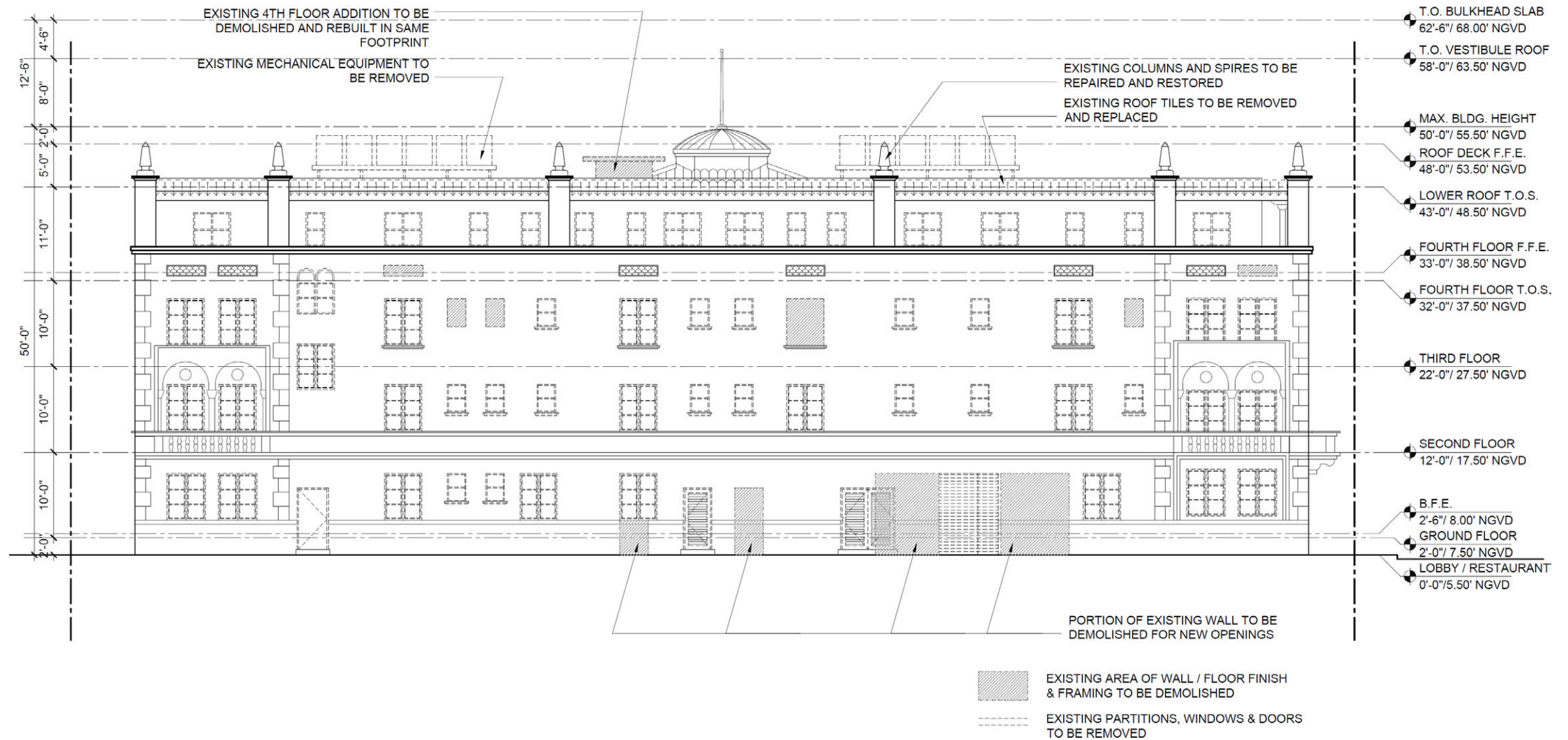
D-2.00 DEMOLITION SOUTH ELEVATION

**Shulman +
Associates**



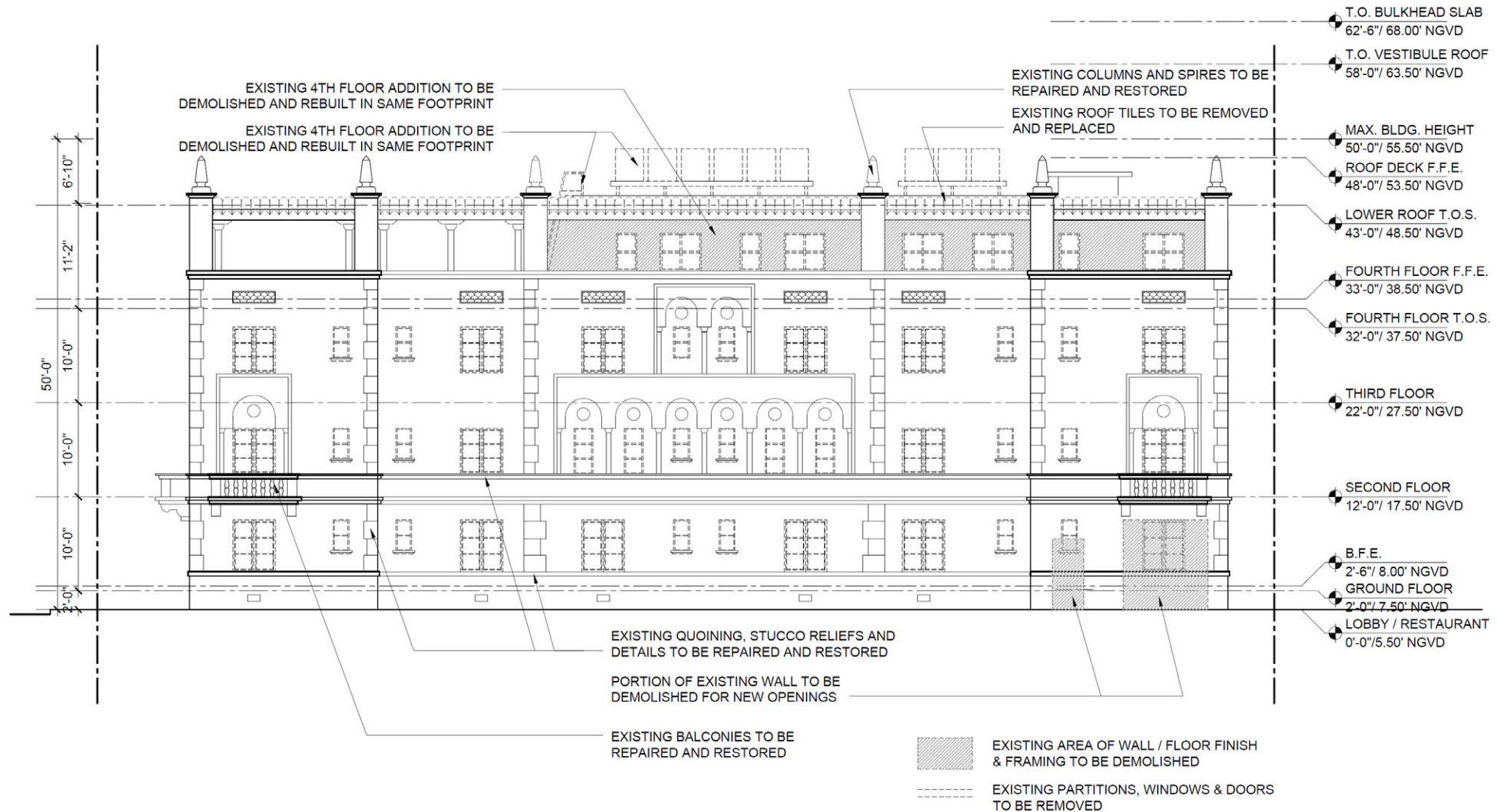
D-2.01 DEMOLITION WEST ELEVATION

Shulman+
Associates



D-2.02 DEMOLITION NORTH ELEVATION

**Shulman +
Associates**

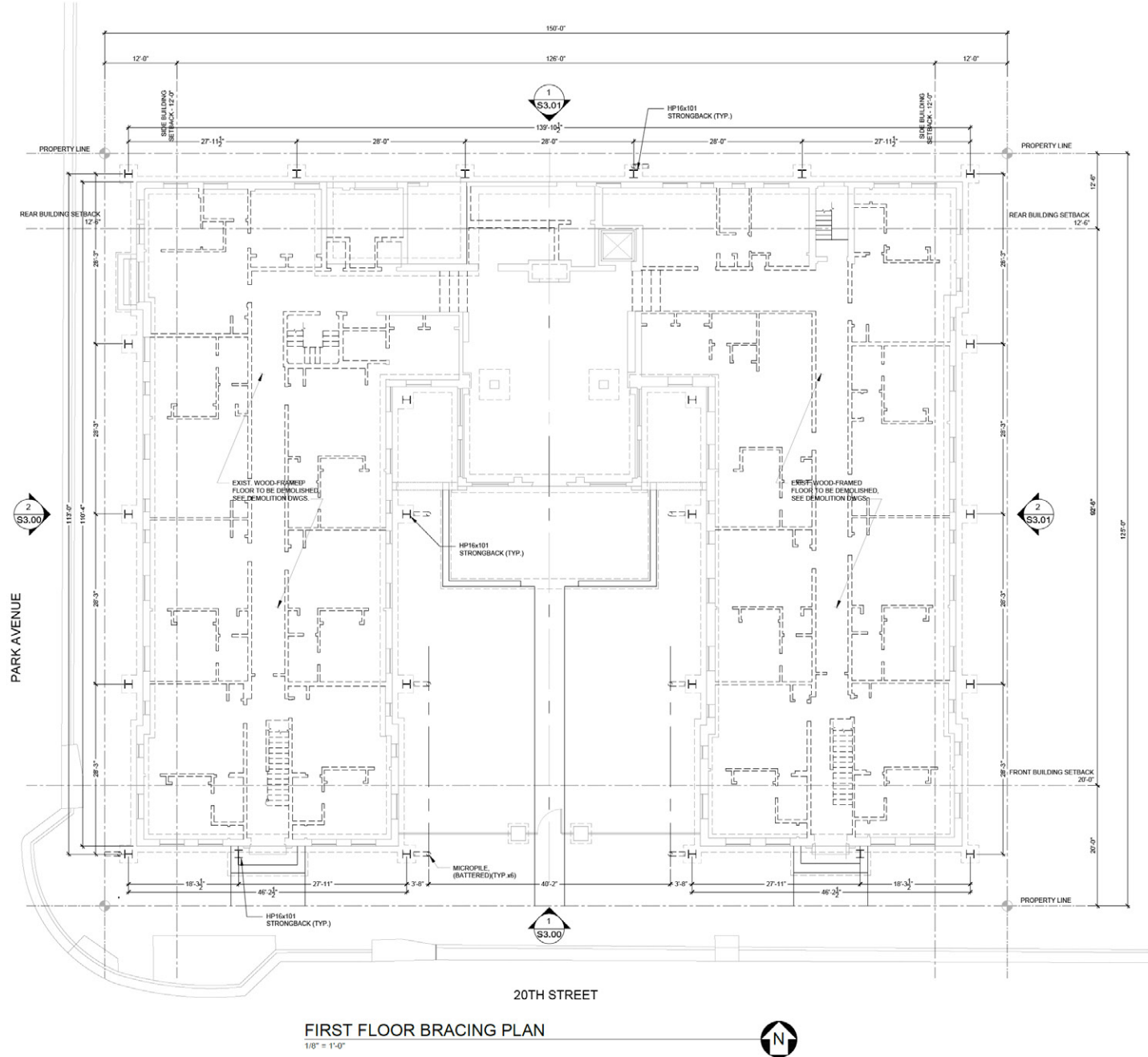


D-2.03 DEMOLITION EAST ELEVATION

Shulman+
Associates

Structural bracing plans – Doug Wood

P:\1-Project\22088 - Riviera Plaza Assessment\Feasibility Study\Drawings\Structural\Originals\PHASE-1 CONCEPTUAL BRACING & SHORING\22088-S2.02 First Floor Plan.dwg 2/6/2023 9:05:28 AM DWG to PDF.pc3

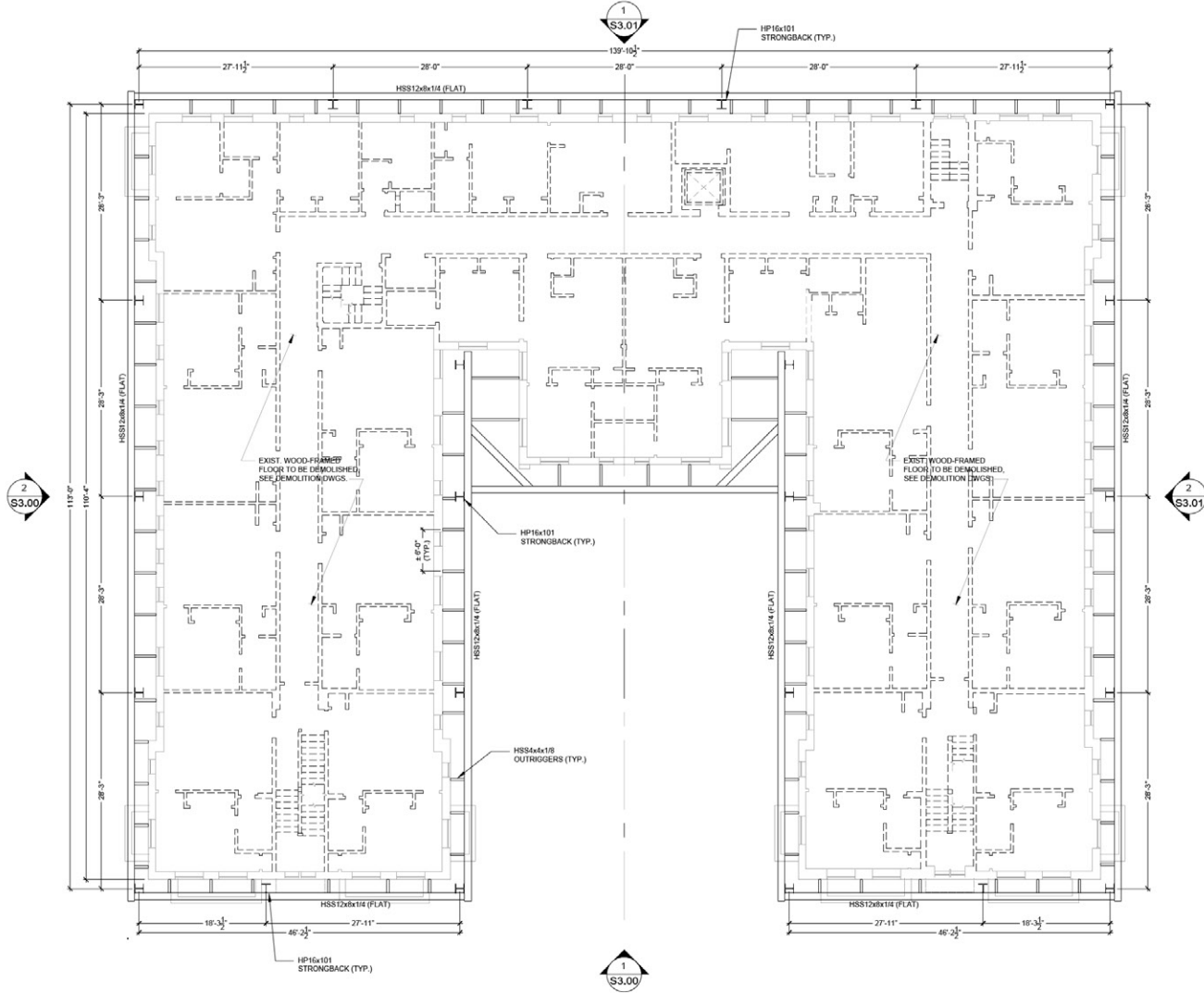


FIRST FLOOR BRACING PLAN
1/8" = 1'-0"

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

 WOOD/ O'DONNELL & NACCARATO STRUCTURAL ENGINEERS 500 NW 7th Street, Suite 520 Miami, Florida 33126 Ph: 305-461-3450 www.w-o-n.com		SEAL:	
		MARCOS R. PEREZ, P.E. FL P.E. #67422	
Project:		ADDRESS:	
RIVIERA PLAZA CONCEPTUAL DESIGN FOR TEMPORARY BRACING		Drawing Title: FIRST FLOOR BRACING PLAN	
REVISIONS			
Date: 02-03-2023		Scale: AS NOTED	
Drawn by: RA		Job: 22088	
Sheet		S2.00	

P:\1-Project\22088 - Riviera Plaza Assessment\Feasibility Study\Drawings\Structural\Originals\PHASE-1 CONCEPTUAL BRACING & SHORING\22088-S2.01 Second Floor Plan.dwg, 19/03/2023 8:05:32 AM, DWG To PDF.pc3



SECOND FLOOR BRACING PLAN
1/8" = 1'-0"



CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

WOOD/
O'DONNELL &
NACCARATO
STRUCTURAL ENGINEERS
500 NW 7th Street, Suite 520
Miami, Florida 33126
Ph: 305.461.3450
www.o-o.com

SEAL:

MARCOS R. PEREZ, P.E.
FL P.E. #67422

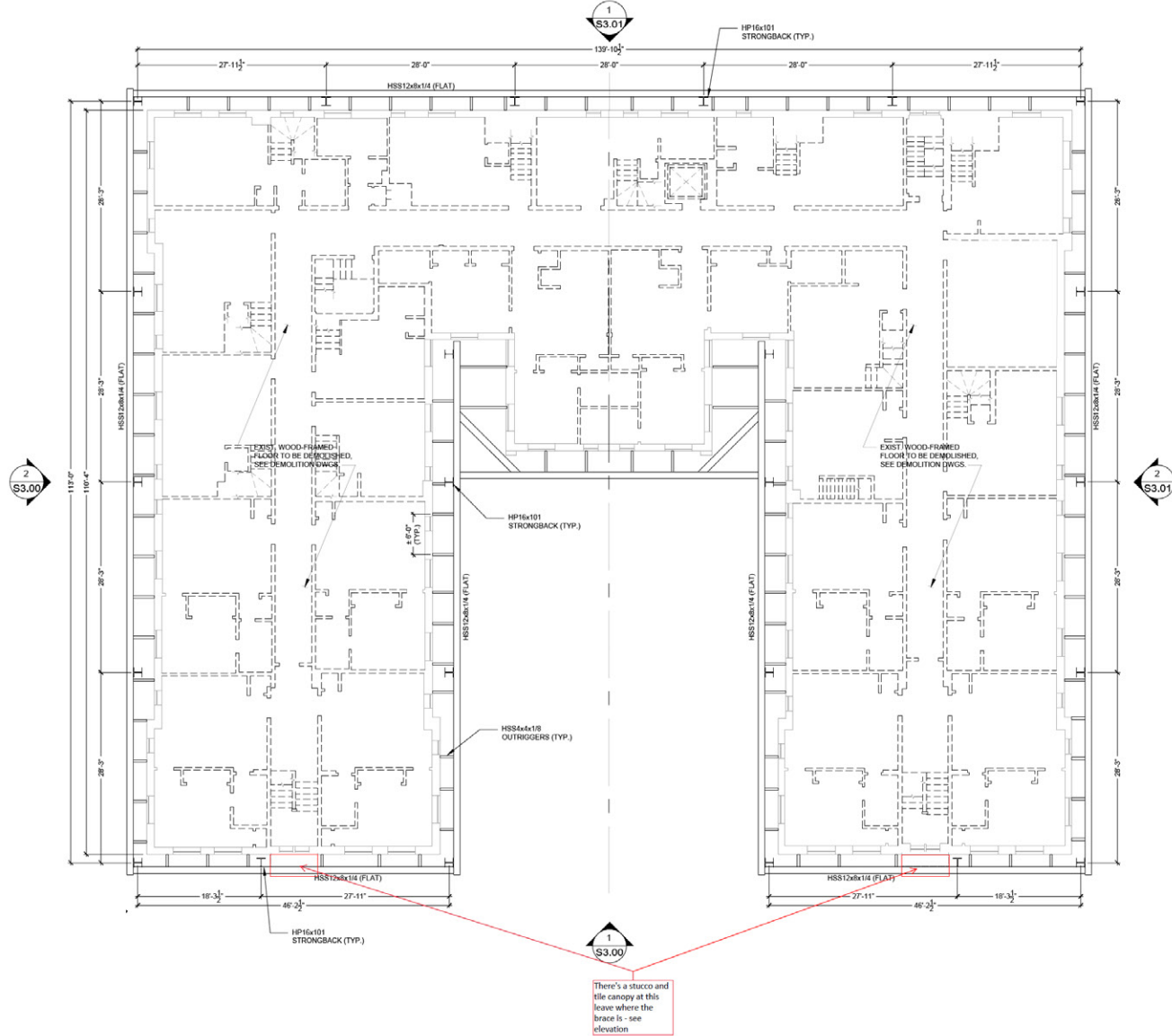
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Project: **RIVIERA PLAZA**
CONCEPTUAL DESIGN FOR
TEMPORARY BRACING
Drawing Title: **SECOND FLOOR BRACING PLAN**

REVISIONS

Date: 02-03-2023
Scale: AS NOTED
Drawn by: RA
Job: 22088
Sheet
S2.01

P:\1-Project\22088 - Riviera Plaza Assessment\Feasibility Study\Drawings\Structural\Originals\PHASE-1 CONCEPTUAL BRACING & SHORING\22088-S2.02 Third Floor Plan.dwg, 29/03/23 9:05:39 AM, DWG To PDF.pc3



THIRD FLOOR BRACING PLAN
1/8" = 1'-0"

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

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Miami, Florida 33126
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FL P.E. #67422

ADDRESS:

Project: **RIVIERA PLAZA**
CONCEPTUAL DESIGN FOR
TEMPORARY BRACING
Drawing Title: **THIRD FLOOR BRACING PLAN**

REVISIONS

Date: 02-03-2023
Scale: AS NOTED
Drawn by: RA
Job: 22088
Sheet

S2.02

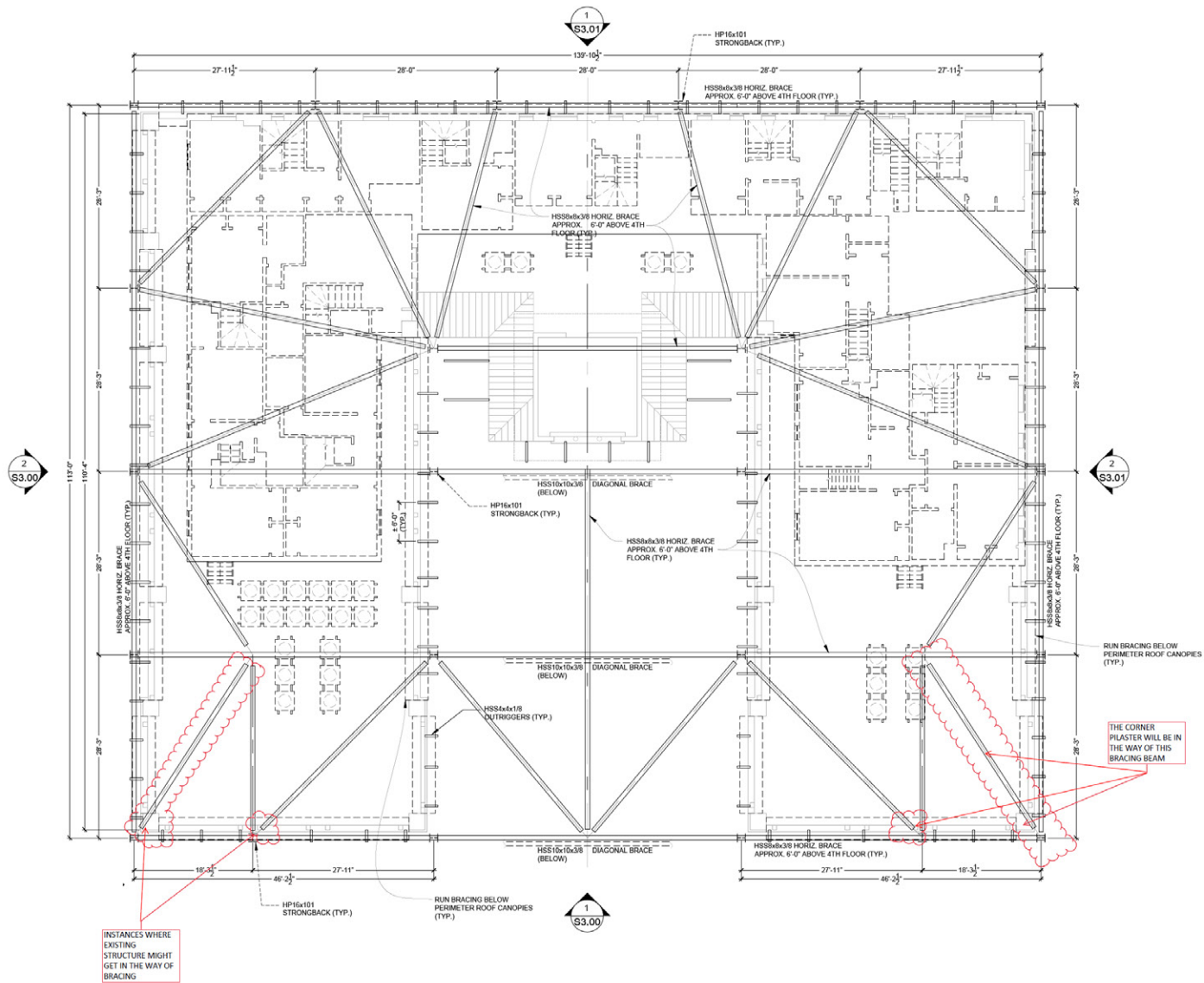
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RIVIERA PLAZA
CONCEPTUAL DESIGN FOR
TEMPORARY BRACING

Drawing Title:

S2.03

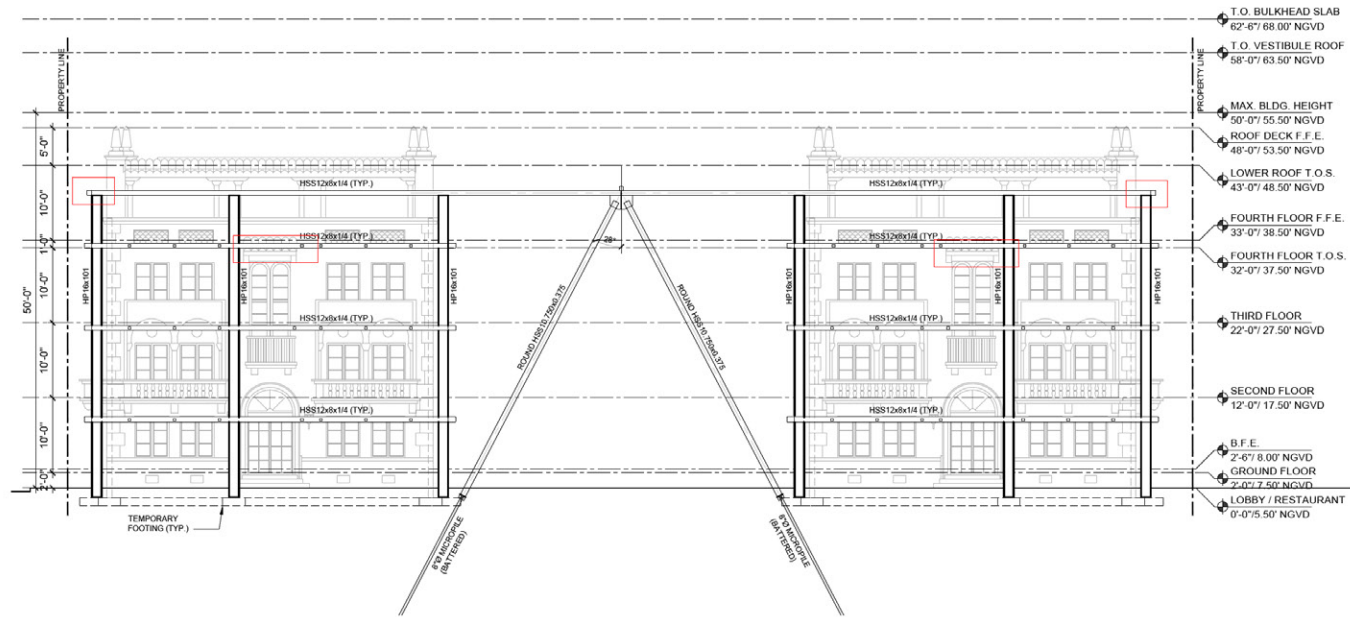




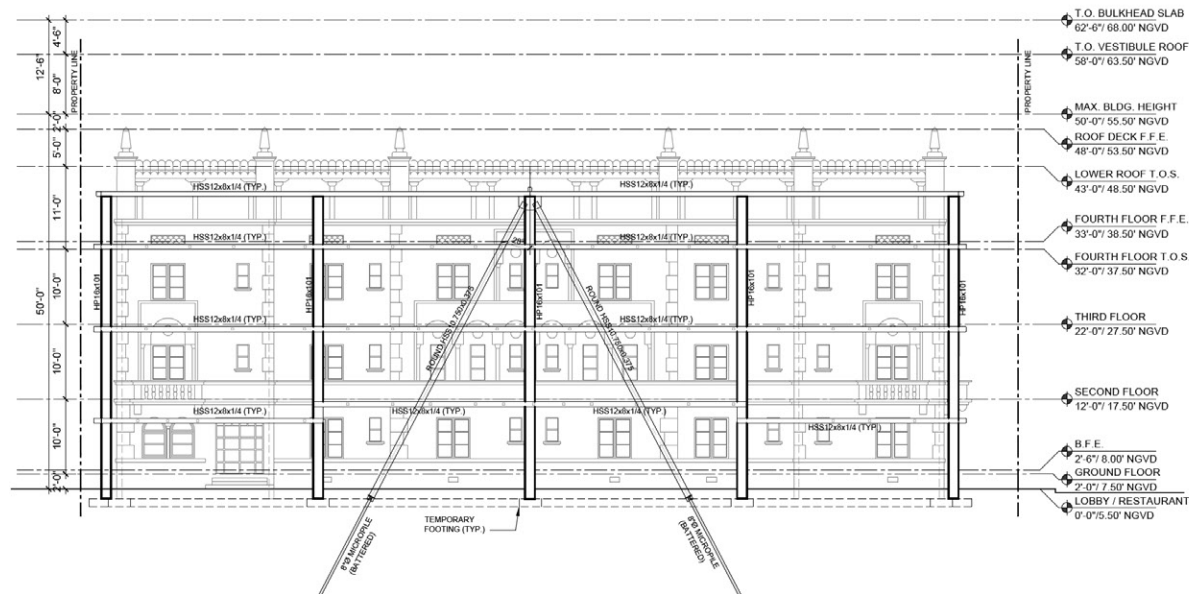
FOURTH FLOOR UPPER BRACING PLAN
1/8" = 1'-0"



CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION



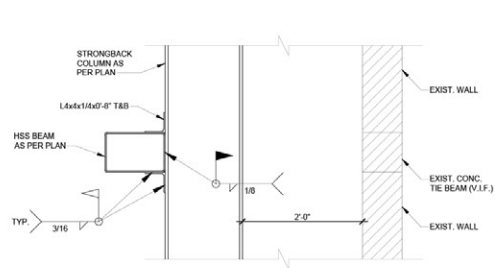
SOUTH ELEVATION
1/8" = 1'-0"



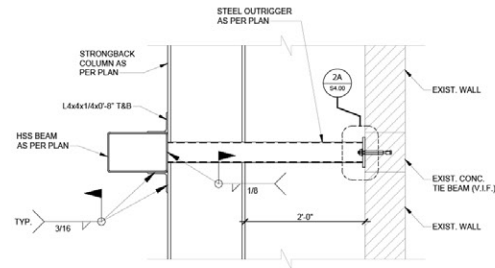
WEST ELEVATION
1/8" = 1'-0"

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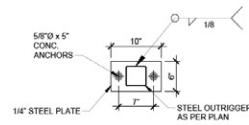
 WOOD/ O'DONNELL & MACCARATO STRUCTURAL ENGINEERS 5040 NW 7th Street, Suite 520 Miami, Florida 33126 Ph: 305-461-3450 www.o-o-n.com		SEAL:
MARCOS R. PEREZ, P.E. FL P.E. #67422		
ADDRESS:	RIVIERA PLAZA CONCEPTUAL DESIGN FOR TEMPORARY BRACING	
		ELEVATION
Project	Drawing Title	
REVISIONS		
Date: 02-03-2023		
Scale: AS NOTED		
Drawn by: RA		
Job: 22088		
Sheet		
S3.00		



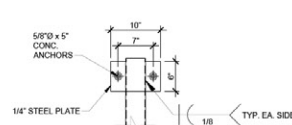
SECTION 1
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S4.00



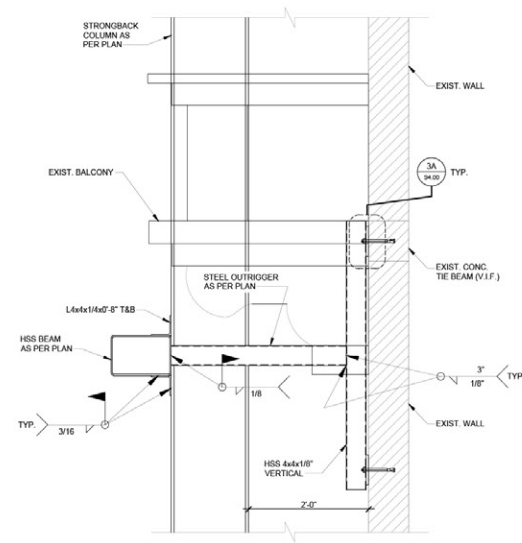
SECTION 2
SCALE: 1" = 1'-0"
S4.00



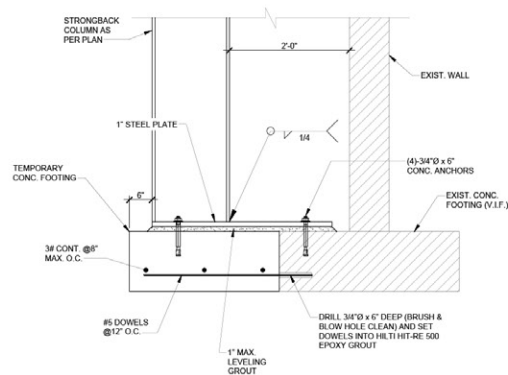
DETAIL 2A
SCALE: 1" = 1'-0"
S4.00



DETAIL 3A
SCALE: 1" = 1'-0"
S4.00



SECTION 3
SCALE: 1" = 1'-0"
S4.00



SECTION 4
SCALE: 1" = 1'-0"
S4.00

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www.w-on.com

SEAL:

MARCOS R. PEREZ, P.E.
FL P.E. #67422

ADDRESS:

Project: **RIVIERA PLAZA**
CONCEPTUAL DESIGN FOR
TEMPORARY BRACING
Drawing Title: **SECTIONS AND DETAILS**

REVISIONS

Date: 02-03-2023
Scale: AS NOTED
Drawn by: RA
Job: 22088
Sheet
S4.00