



revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

CITTERIO-VIEL & PARTNERS

ANTONIO CITTERIO PATRICIA VIEL
20122 via Cerva 4 Milan Italy
Ph +39 02 7638801
info@citterio-viel.com
www.citterio-viel.com

MCE
YOUSSEF HACHEM
CONSULTING ENGINEERING, INC.
CA 26553
99 NW 27 AVE
MIAMI, FL 33125
TEL. (786) 287-9120
FAX (305) 969-9453

CAP SUBMITTAL: 09/08/2024
FINAL SUBMITTAL: 11/08/2024
APPLICATION HPB No. 24-0635

BVLGARI HOTEL
MIAMI BEACH

100 21ST STREET
MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD
NOVEMBER 12, 2024

100 21st STREET



NAME: SEA GULL HOTEL a.k.a. DAY'S INN a.k.a. PROJECT PLUM
 ADDRESS: 100 21st Street
 DATE OF CONSTRUCTION: 1950
 ARCHITECT: ALBERT ANIS
 ARCHITECTURAL STYLE: STREAMLINE MODERNE
 HISTORIC STATUS: CONTRIBUTING
 LOCATED IN THE: 1992 Ocean Drive / Collins Avenue Historic District Expansion Designation

100 21st Street was designed in 1950 in the MiMo or Mid-20th-Century Modern Style of architecture, as it meets the International Style of architecture. The hotel arguably commands one of the best sites in Miami Beach - overlooking the ocean and beach and Collins Park.

According to the CMB Building Card the hotel has 145 rooms and stores and rises 7 levels with an overall height of 77'-0". It features a 186'-0" long elevation facing Collins Park.

Architect Albert Anis really brings the design to life with his incorporation of the unique exterior lighting shown above, which accented the architectural lines of the building and accentuated the streamlining of the hotel

design. Thankfully this electrical moment in time has been immortalized in this circa1950 so photograph.

The Sea Gull was advertised as: "A new aspect on resort living...where every room was an ocean view...and also featured a fully equipped Turkish Bath and swimming pool and deck." (8)

The Sea Gull featured a wonderful location not he ocean with view not only of the ocean yet most rooms had the very best view of the palatial Roney Plaza Hotel just across Collins Park from the Sea Gull.

PHOTOGRAPH ABOVE; 1964 HISTORIC POSTCARD VIEW FROM eBAY

100 21st



HISTORIC IMAGES 1



1



2



3



4



5



PHOTOGRAPHS - EXISTING SITE

These Plans and Drawings are the property of the Architect. They are to be used only for the project and site shown. No part of these Plans and Drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The Architect shall not be responsible for any errors or omissions in these Plans and Drawings. The Architect shall not be responsible for any delays or interruptions in the construction of the project. The Architect shall not be responsible for any accidents or injuries to persons or property. The Architect shall not be responsible for any damage to the project. The Architect shall not be responsible for any other matters. The Architect shall not be responsible for any other matters. The Architect shall not be responsible for any other matters.

revuelta
architecture
international

Miami
Santiago, Chile

www.revuelta.com

2850 SW 57TH AVE
SUITE 410
MIAMI, FL 33135
T: 305.580.8000
F: 305.580.8040

Design Architect
CITERIO-VIEL
& PARTNERS

ANTONIO CITERIO PATRICIA VIEL
2000 SW 10TH AVE
SUITE 200
MIAMI, FL 33135
T: 305.580.8000
F: 305.580.8040

Project

BVLGARI HOTEL
MIAMI BEACH
100 21st STREET
MIAMI BEACH, FL 33139

Revisions

Owner Information
BHI Miami Limited
Corp.
1521 Alton Rd.
Suite 403
Miami Beach, FL 33139
(786) 785-6504
Consultant

Architect
Luis O. Revuelta
AR-007972

HPB SET
Date
09/06/2024
Scale
AS SHOWN
Project No.
2005
Sheet Name

PHOTOGRAPHS - EXISTING
SITE
Sheet No.
A-004

PREVIOUSLY APPROVED

NO CHANGES TO HISTORIC PORTION

SEE STRUCTURAL DWGS. FOR
DEMOLITION / RECONSTRUCTION DETAILS

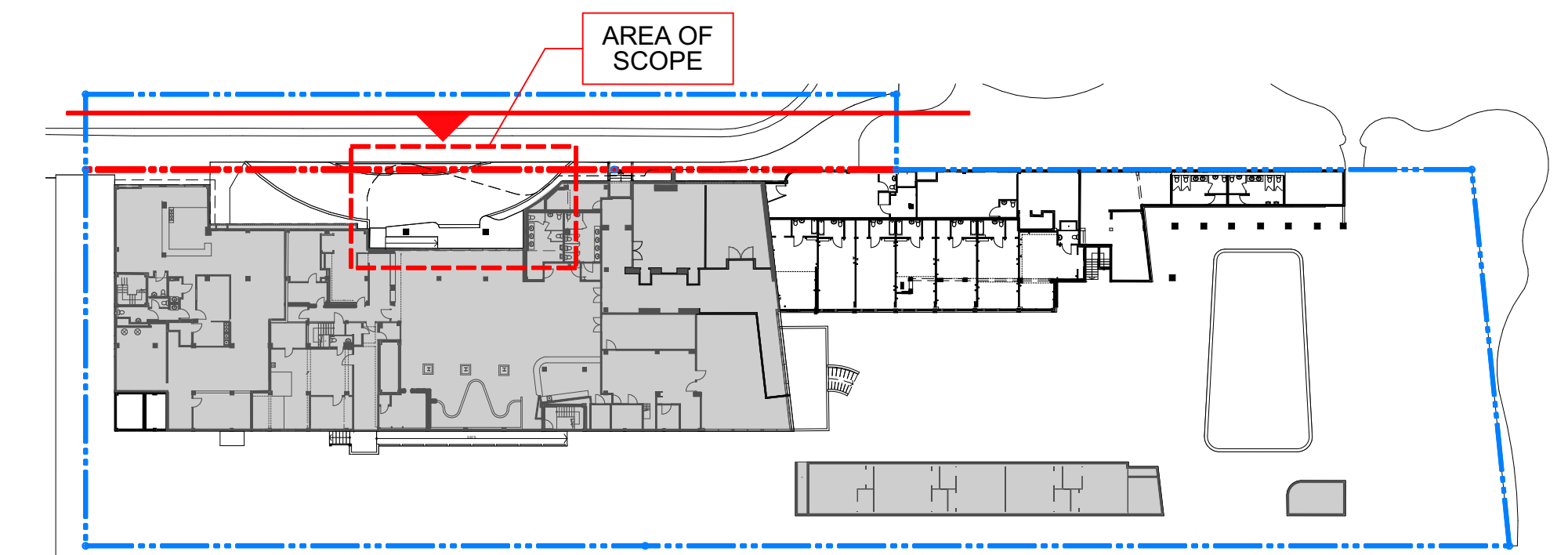


1 NORTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

PORTE COCHERE ROOF SLAB AND
COLUMNS TO BE REMOVED AND
RECONSTRUCTED/RESTORED (See
Structural Drawings for all Details).

DEMOLITION LEGEND



KEY PLAN - GROUND LEVEL

Revisions

Owner Information

BHI Miami Limited Corp.

1521 Alton Rd.
Suite 403
Miami Beach, FL 33139

(786) 785-6504

Consultant

Architect

Luis O. Revuelta
AR-007972

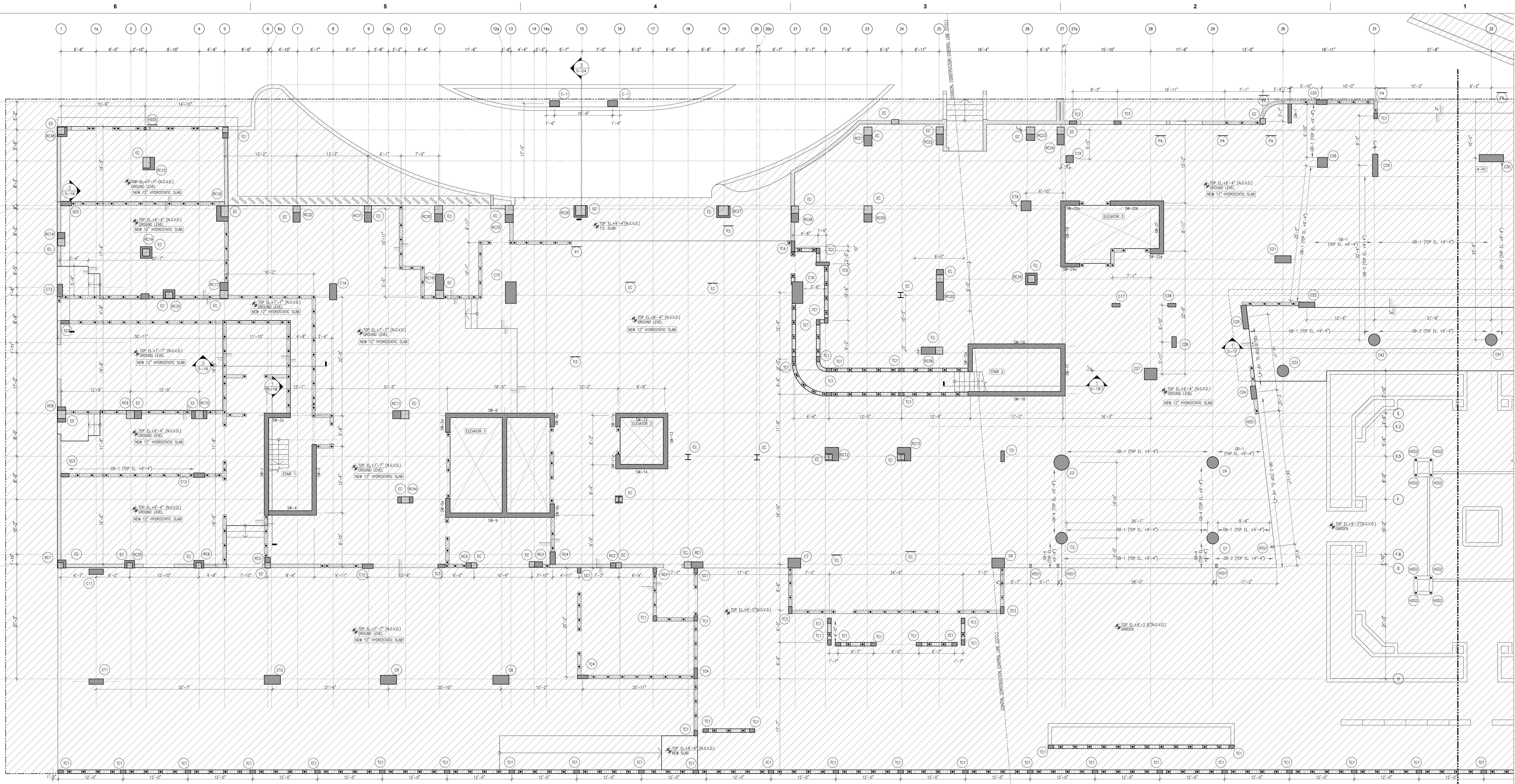
HPB SET

Date
09/06/2024

Scale
AS SHOWN

Project No.
2005

Sheet Name



GROUND LEVEL (WEST) PROPOSED FRAMING PLAN
1/8"=1'-0"

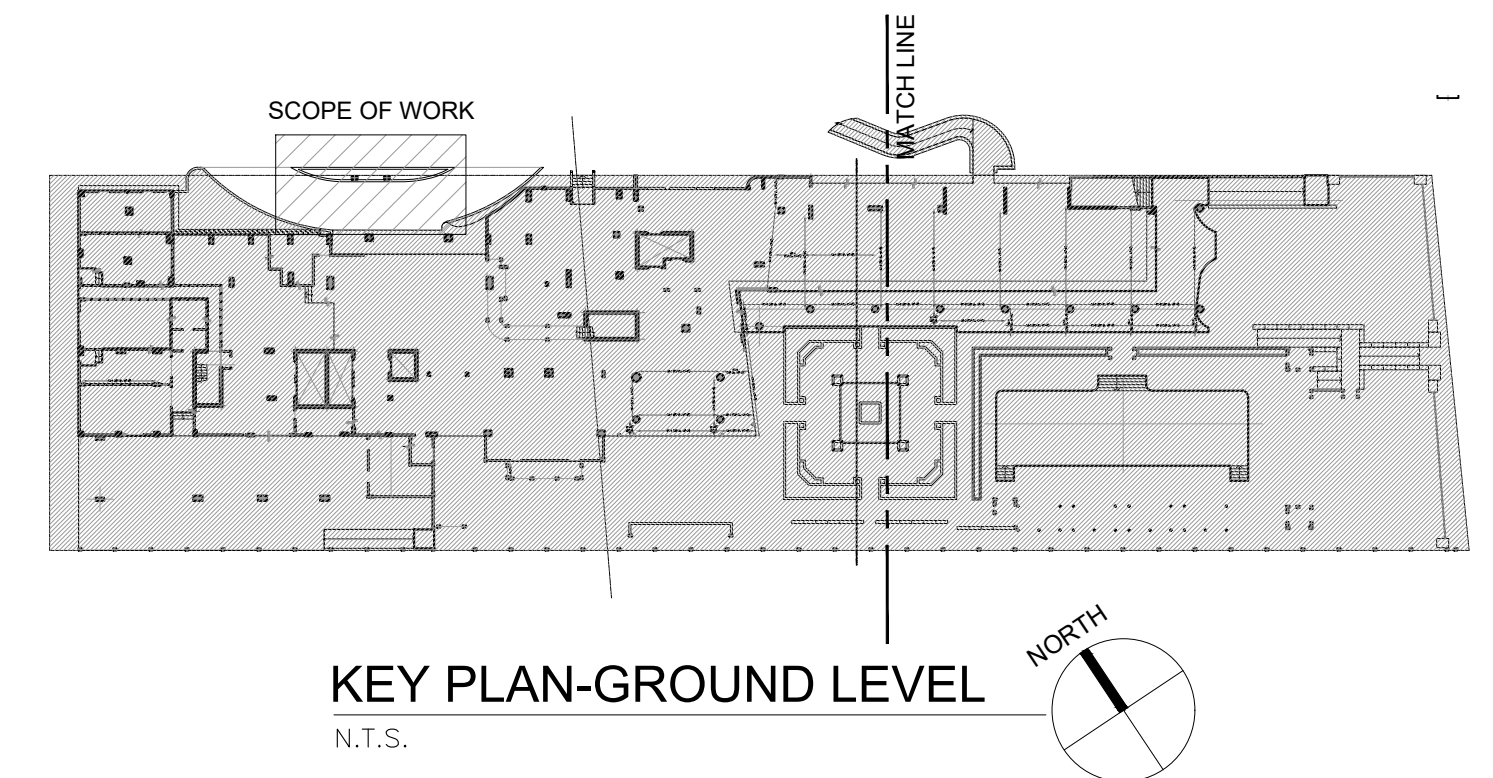
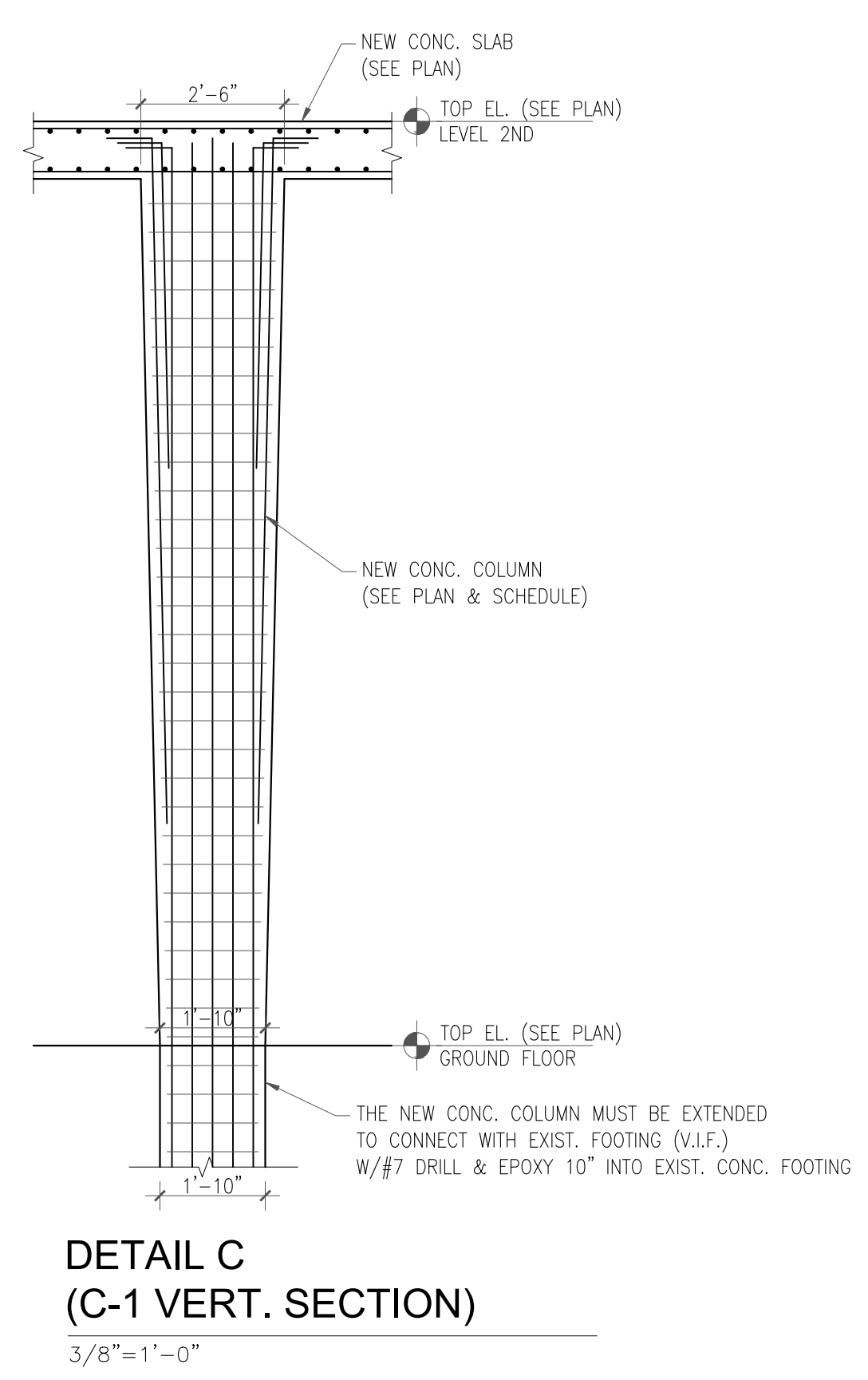
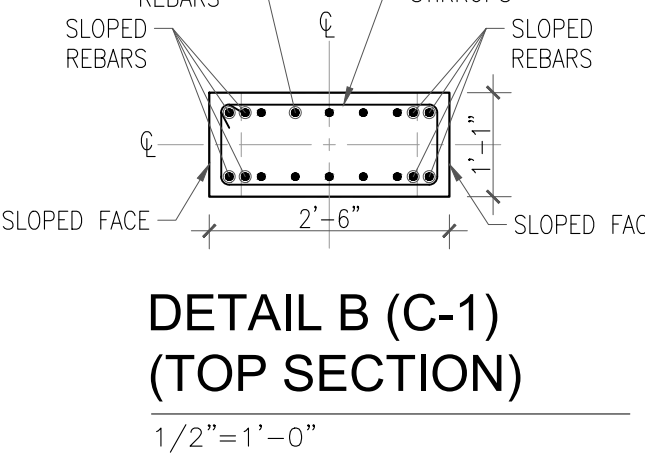
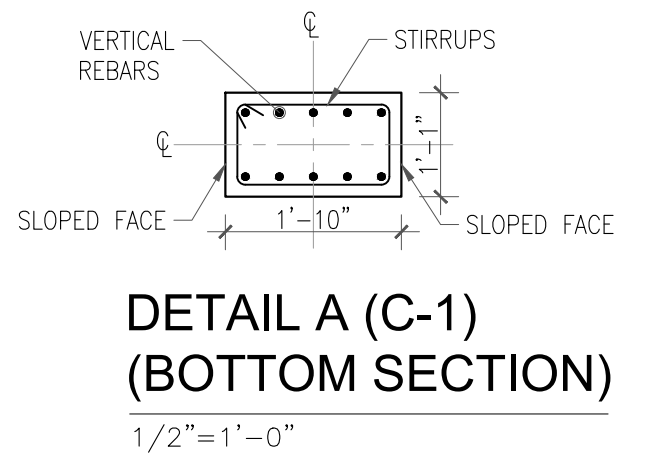
LEGEND

- DENOTES A CONCRETE COLUMN OR SHEAR WALL, STARTION OR CONTINUE A THIS LEVEL
- DENOTES A 8" LOAD-BEARING CONG. BLOCK WALL
- ▨ DENOTES AN EXIST. WALL TO REMAIN
- DENOTES A CONCRETE BEAM
- ▨ DENOTES AREA IN OTHER PERMIT
- XX DENOTES A COLUMN BELOW THIS LEVEL
- EC DENOTES AN EXIST. COLUMN LABEL

NOTES:
1-DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
2-TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL	TIES	
TC1	VARIABLE (SEE DETAILS)	18#7 (SEE DETAIL)	#3 □ @6" O.C.	



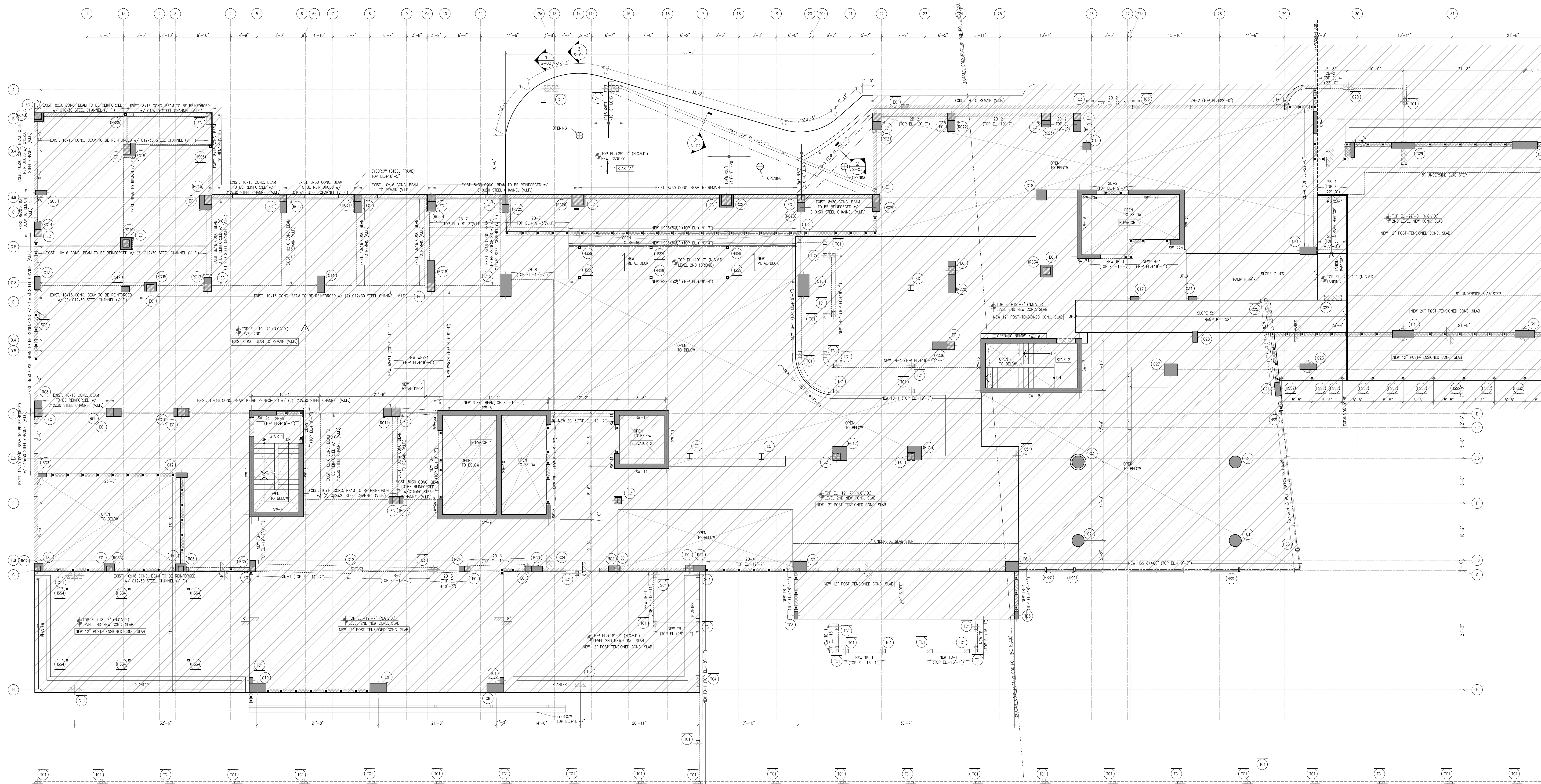
YCE
YOUSSEF HACHEM
CONSULTING ENGINEERING, INC.
CA 26553

YOUSSEF H. HACHEM
LICENSE
No 43302
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

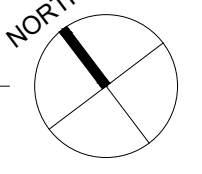
89 NW 27 AVE
MIAMI, FL 33125
(786) 287-9120
(305) 969-9453
www.yhengineering.com

YOUSSEF HACHEM, P.E., P.E.
No. 43302

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced, Copied, Distributed, or Used in Any Manner Without the Written Consent of the Architect. The Contractor Shall Verify All Dimensions of the Existing Building and Conditions Before Commencing Work. Dimensions to the Architectural Drawings Shall Govern Over All Other Documents. No Part of These Drawings Shall Be Used for Any Purpose Other Than That Intended. No Part of These Drawings Shall Be Used for Any Purpose Other Than That Intended. No Part of These Drawings Shall Be Used for Any Purpose Other Than That Intended.



LEVEL 2ND (WEST) PROPOSED FRAMING PLAN
1/8"=1'-0"



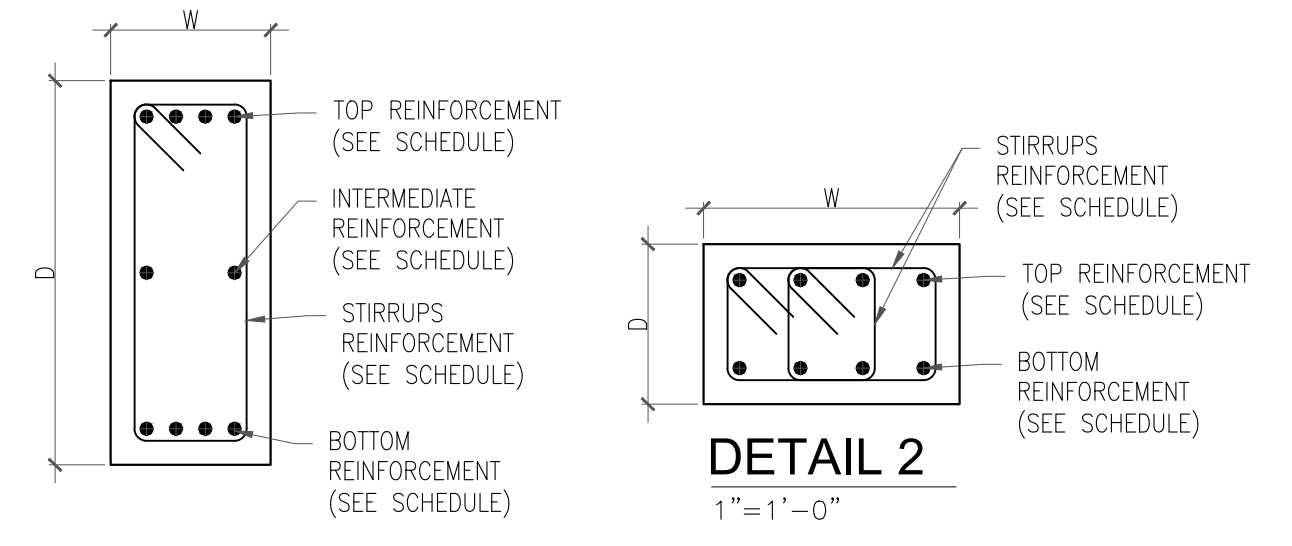
LEGEND

- Denotes a concrete column or shear wall below this level.
- Denotes a 6" load-bearing conc. block wall.
- Denotes an exist. wall to remain.
- Denotes a concrete beam.
- Denotes area in other permit.
- Denotes a column below this level.
- Denotes a new conc. column label.

NOTES:

- 1-DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
- 2-TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

NOTE:
EXISTING BEAM VERIFY IN FILL (V.I.F.) DIMENSION AND PROVIDE THE REINFORCEMENT

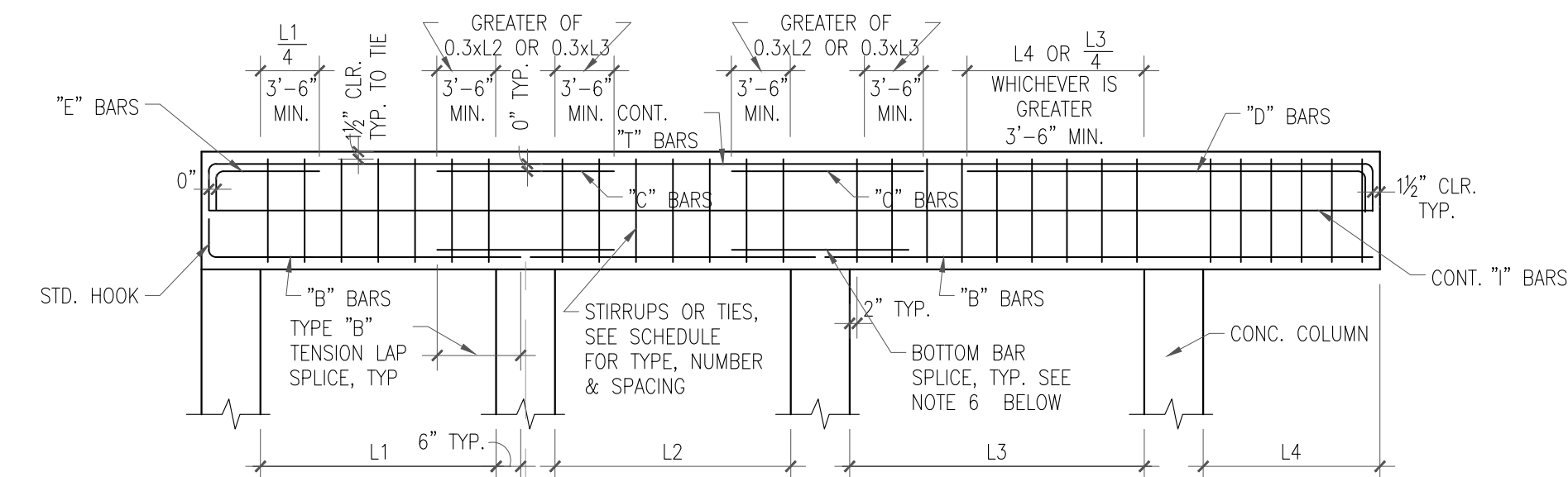
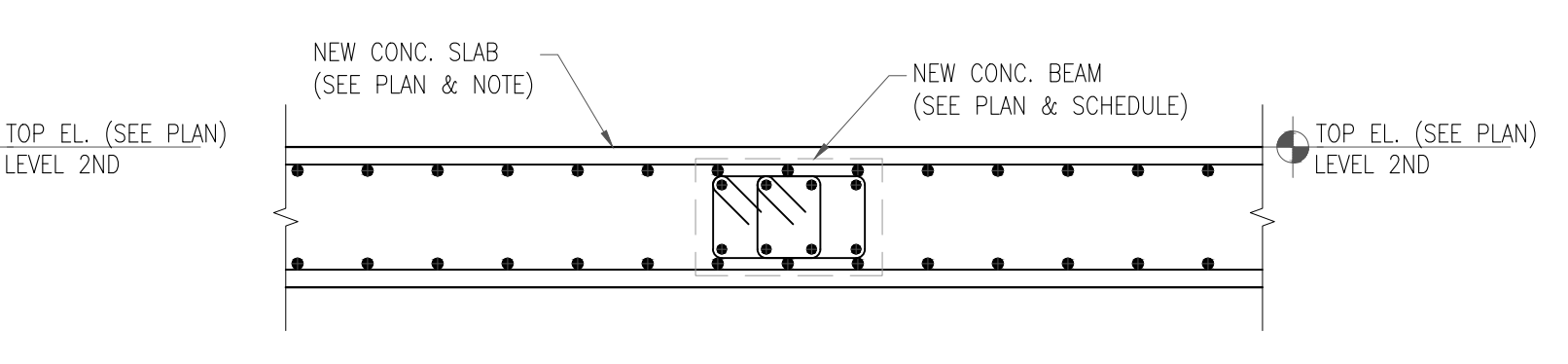
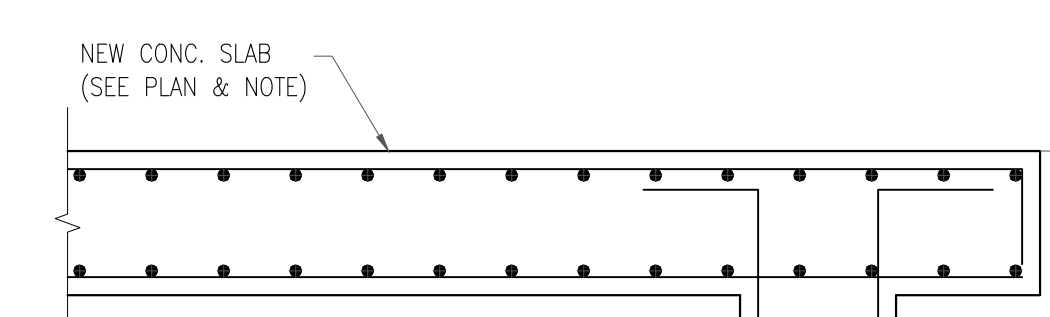


BEAM SCHEDULE

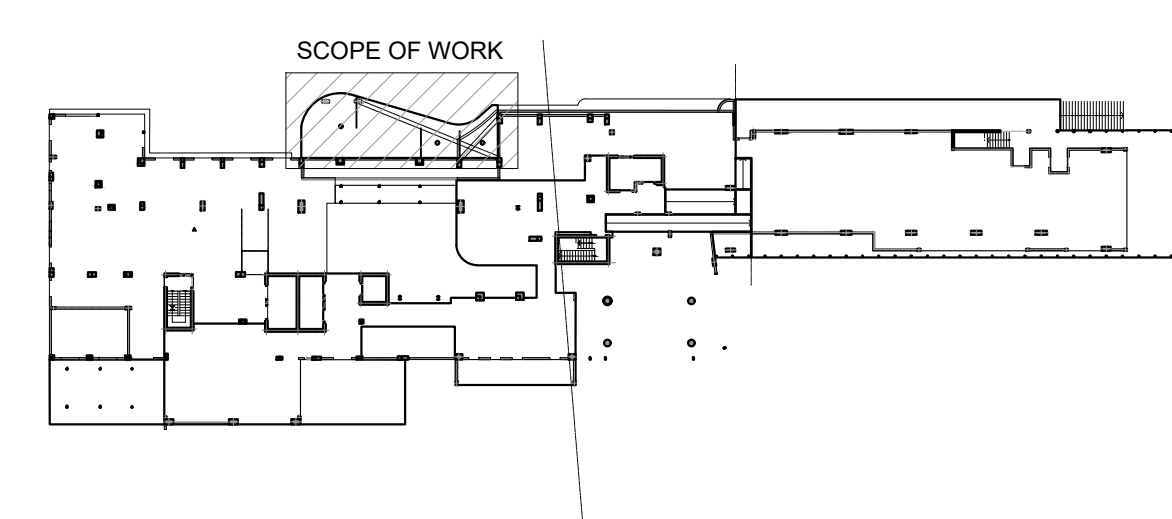
MARK	TOP ELEV.	SIZE	BOTT.	TOP REINFORCING				STIRRUPS		REMARKS
				#	SIZE	#	SIZE	TYPE	SPACING	
2B-1	SEE PLAN	16" x 11"	4#7	4#7			1#7	#4	6" O.C.	*TWO LEG (SEE DETAIL 2)
2B-2	SEE PLAN	8" x 24"	4#7	4#7					8" O.C.	(SEE DETAIL 1)

BEAM NOTES:

- 1-AT ALL BEAM CORNERS & INTERSECTIONS, PROVIDE 2 #5 L-SHAPED CORNER BARS WITH 30" LONG LEGS.
- 2-HOOK ALL TOP BARS AT ENDS.
- 3-DROP TB OVER OPENINGS & ADD 2 #6 BOTTOM. WHEN TB DEPTH EXCEEDS 36", PROVIDE 5 #4 @ 4/6" T BARS EACH FACE.



- NOTES:**
- 1-PLACE A MAXIMUM OF 2 BARS PER LAYER IN 8"-WIDE BEAMS.
 - 2-ALL TOP & BOTTOM BARS SHALL BE CONT. WHERE NECESSARY. LAP SPlice TOP BARS IN MIDDLE 3RD OF SPAN & LAP SPlice BOTTOM BARS @ SUPPORTS. LAP SPlice SHALL BE MIN. 3'-6". SPlice TOP BARS AT MID SPAN W/ CLASS "B" TENSION LAP SPICES.
 - 3-SPlice "T" BARS AT SUPPORTS W/ CLASS "B" TENSION LAP SPICES.
 - 4-PLACE "T" BARS OVER RIGHT-HAND SUPPORT, UNLESS NOTED IN REMARKS.
 - 5-"T" BARS AS SCHEDULED SHALL BE PLACED EACH SIDE OF BEAM.
 - 6-PROVIDE 1/4 OF THE AREA OF THE BOTTOM REINFORCING OF THE ADJACENT SPAN WITH THE HIGHEST AREA OF BOTTOM REINFORCING, BUT NOT LESS THAN TWO BARS. BAR SIZE NO LESS THAN A #5 BAR, WHERE ADJACENT BEAMS ARE DIFFERENT IN DEPTH PLACE THE SPlice BAR AT THE LEVEL OF THE BOTTOM BARS OF THE SHALLOWEST BEAM.
 - 7-ALL LAP SPlice SHALL BE CLASS "B" TENSION LAP SPlice, THE LONGER SPlice LENGTH SHALL BE USED FOR BARS OF DIFFERENT SIZE.
 - 8-"L" INDICATES THE LARGER OF ADJACENT SPANS.
 - 9-WHERE BOTTOM BARS ARE INDICATED AS CONT. W/ADJACENT SPANS, SPICES, WHERE NEEDED, SHALL BE MADE AT SUPPORTS.
 - 10-ALL TOP BARS TO BE HOOKED AT EA END WITH STANDARD HOOK SPECIFIED FOR TENSION, SEE SCHEDULE.



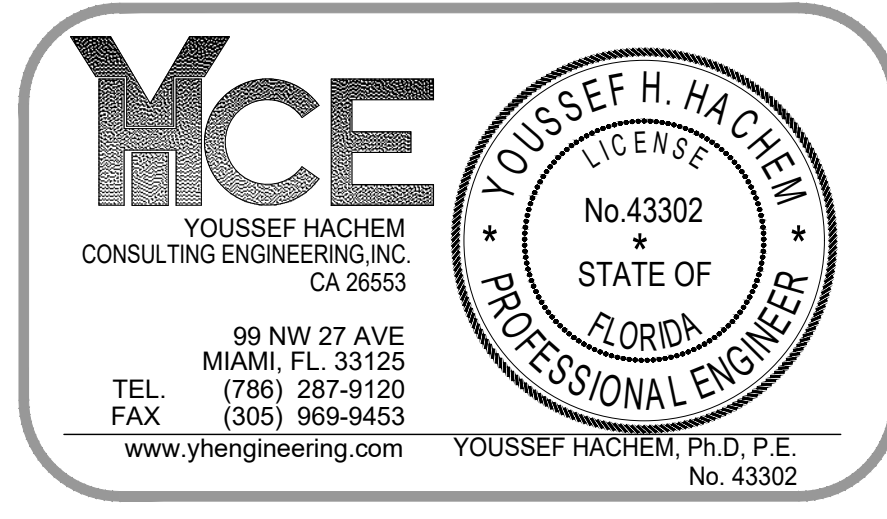
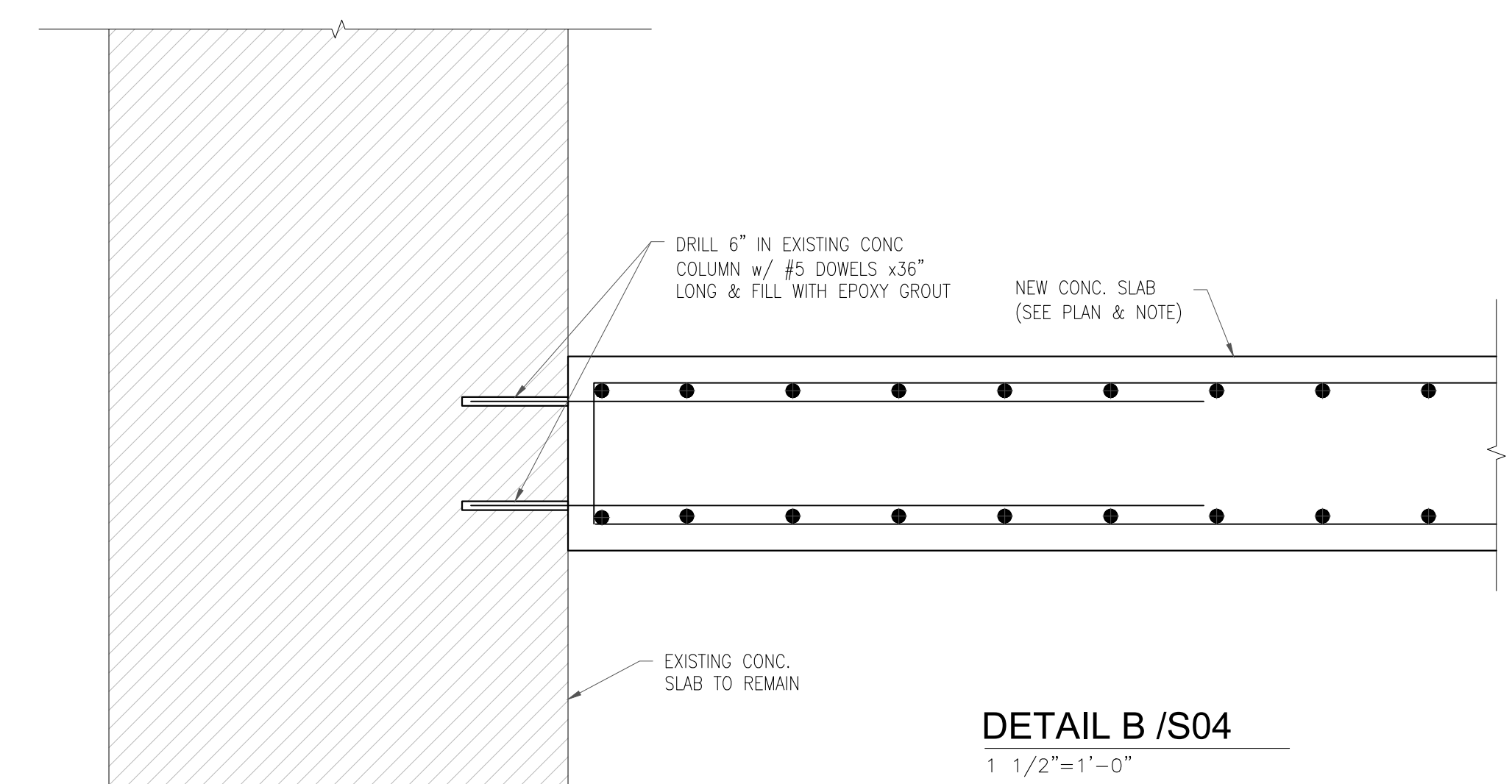
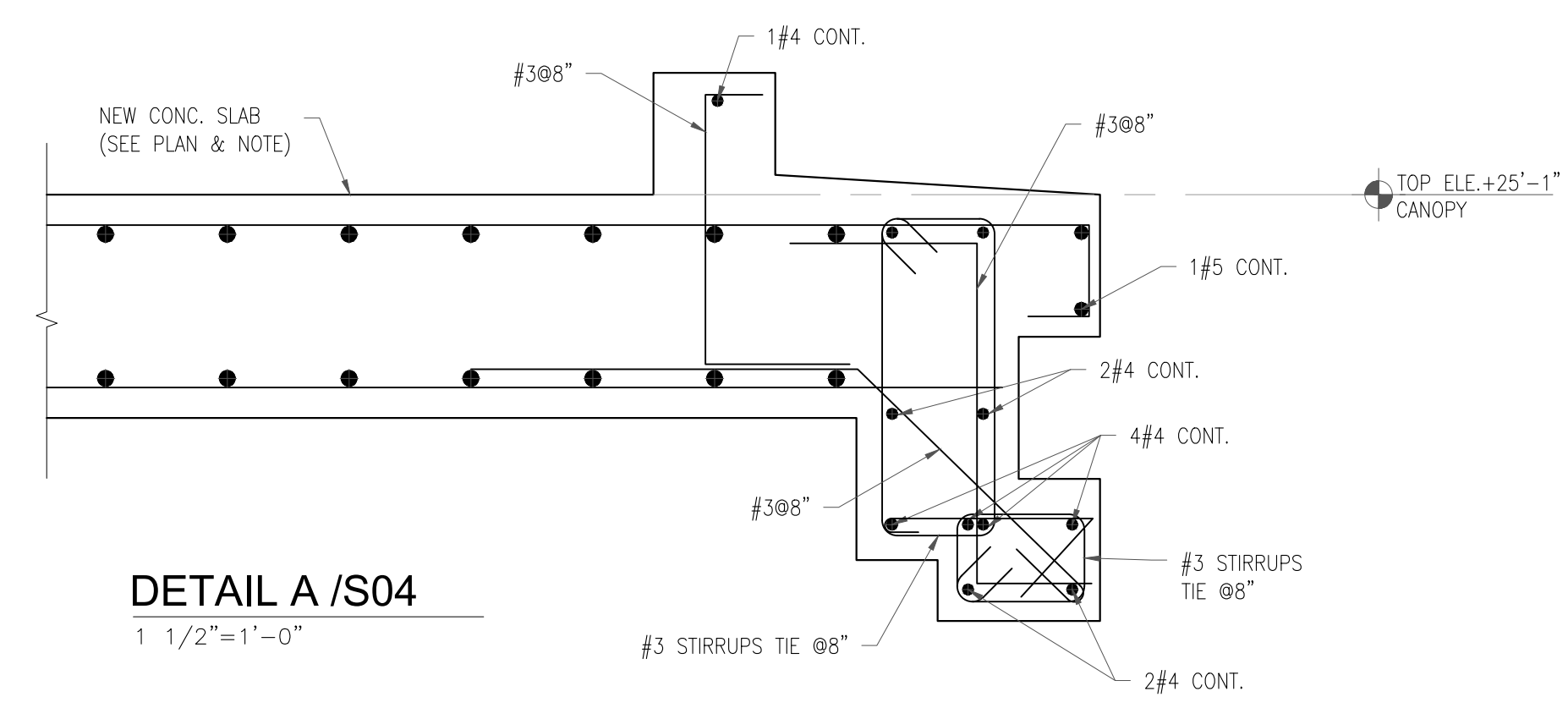
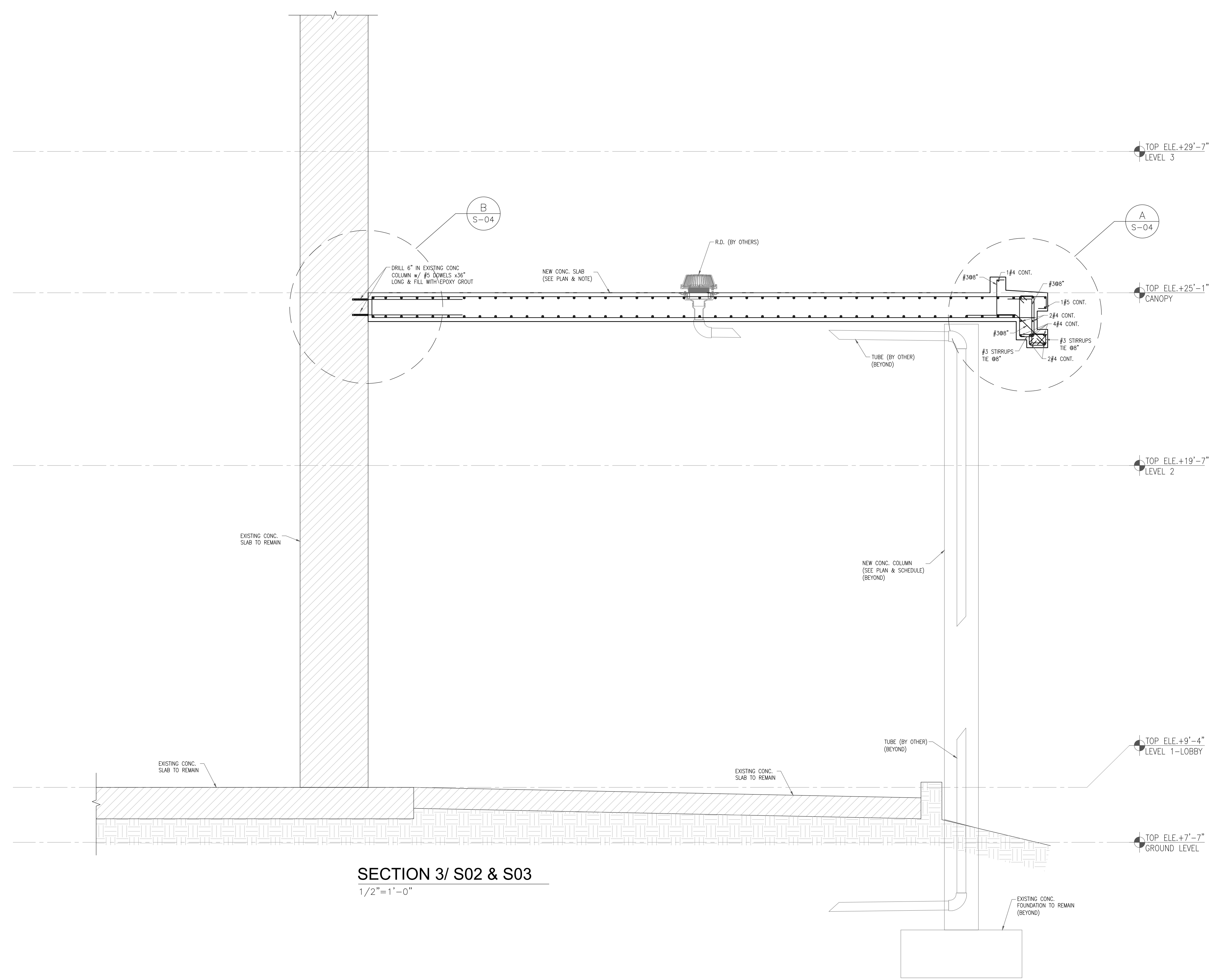
MCE
YOUSSEF HACHEM
CONSULTING ENGINEERING, INC.
CA 26553

TOUSSEF H. HACHEM
No. 43302
STATE OF FLORIDA
PROFESSIONAL ENGINEER

99 NW 27 AVE
MIAMI, FL 33125
TEL (786) 287-9120
FAX (305) 969-9453
www.yhengineering.com

YOUSSEF HACHEM, PH.D., P.E.
No. 43302

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced, Copied, or Transmitted in Any Form or by Any Means, Without the Prior Written Consent of the Architect. The Contractor Shall Be Responsible For Obtaining All Necessary Permits, Licenses, and Approvals From The Appropriate Authorities Before Commencing Work. Drawings Not To Be Scaled.



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced, Copied, Distributed, or Used in Any Manner Without The Written Consent of the Architect. The Contractor Shall Verify All Dimensions of The Existing Building and Conditions On Site Before Commencing Work. Drawings Not to be Scaled.

THANK YOU



BVLGARI HOTEL
MIAMI BEACH

**CITTERIO-VIEL
& PARTNERS**

ANTONIO CITTERIO PATRICIA VIEL
20122 via Cerva 4 Milan Italy
Ph + 39 02 7638801
info@citterio-viel.com
www.citterio-viel.com

