

# RIVIERA PLAZA

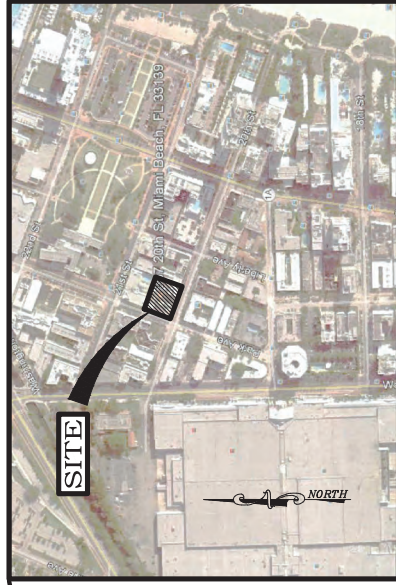
337 20TH STREET, MIAMI BEACH, FL 33139

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

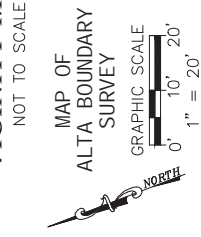
City of Miami Beach  
Historic Preservation Board  
Final Submittal  
January 10, 2023



# SURVEY



### VICINITY MAP



#### 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 PLOTTABLE AND EFFECTING THIS PROPERTY, ARE SHOWN HEREON:

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

#### 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

APPROXIMATE GROSS FLOOR AREA = 40,626 SQUARE FEET

MAXIMUM REQUIRED (FAR) = 2.0

EXISTING (FAR) = 40,626/18,750 = 2.16Z

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

REAR = 5 FEET MIN. REQUIRED - 7.4 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 142-1161g OF THE CURRENT BUILDING CODE.

#### LEGEND

IP	IRON PIPE	P.B.	PLAT BOOK
CM	CONCRETE MONUMENT	O.R.B.	OFFICIAL RECORD BOOK
IR	IRON ROD WITH CAP	PG.	PAGE
IR	IRON ROD	(P)	PLAT
IR	IRON ROD WITH PLATE	(S)	SURVEYED
FND.	FOUNDATION	CON	CONCRETE
CONC.	CONCRETE	OH	OVERHEAD WIRES
C.O.	4" SEWER CLEAN OUT	⊕	GUY ANCHOR
		⊕	FIRE HYDRANT

#### Tree Table

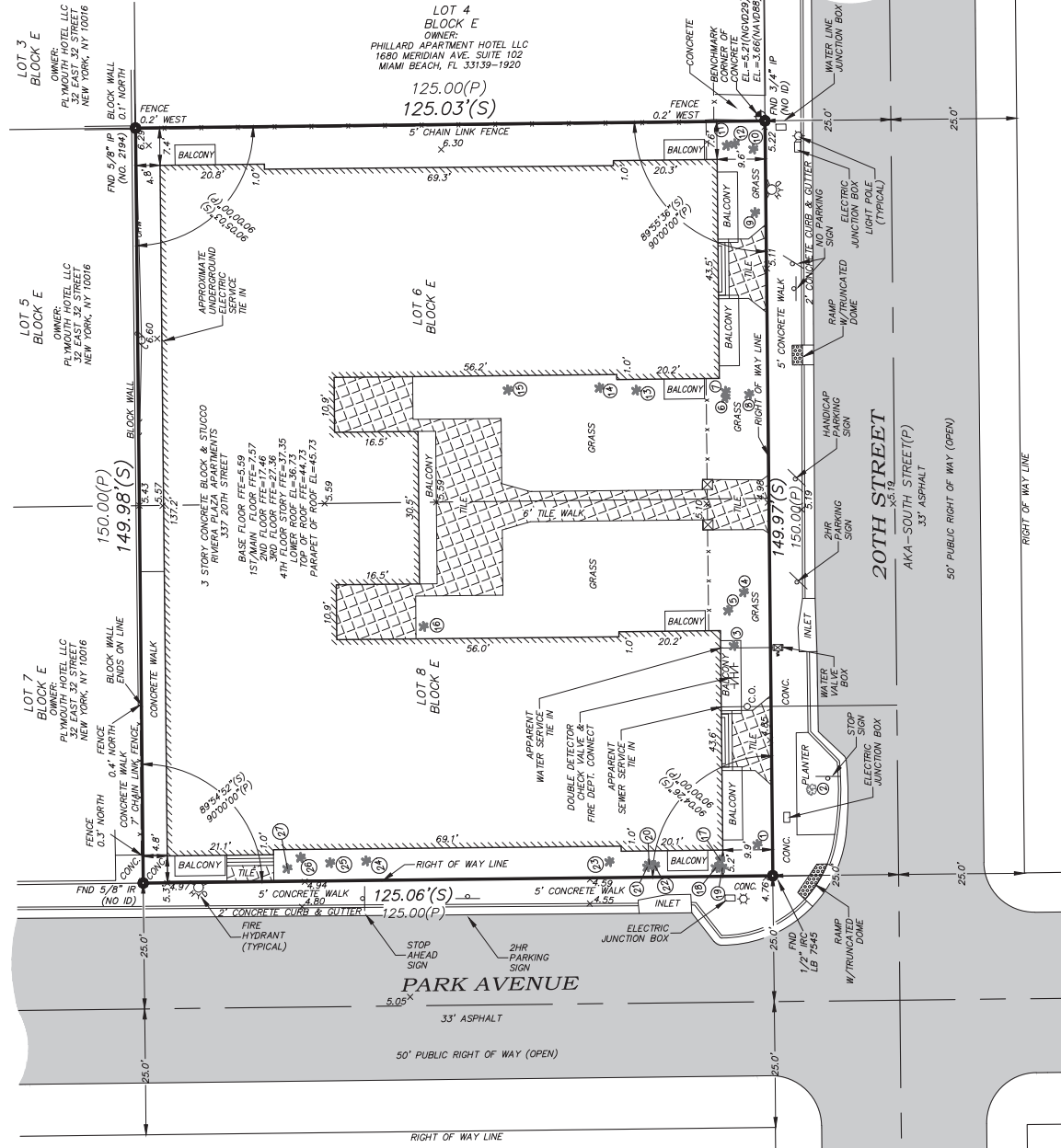
Number	Type/DBH	Approx. Height	Approx. Canopy Dia.
1	PALM 18"	35'	25'
2	OAK 6"	20'	25'
3	PALM 14"	35'	25'
4	PALM 12" TRIPLE 36" BASE	45'	35'
5	PALM 4"	20'	15'
6	PALM 4"	25'	15'
7	PALM 4"	25'	15'
8	PALM 16"	35'	25'
9	PALM 16"	35'	25'
10	PALM 16"	35'	25'
11	PALM 4"	25'	20'
12	PALM 4"	25'	20'
13	PALM 12"	40'	12'
14	PALM 12"	40'	25'

#### TREE LEGEND

- ☼ = PALM TREE-(26) PALMS
- ⊙ = OAK TREE-(1) OAK

#### 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'	18'
25	PALM 4"	32'	16'
26	PALM 4"	35'	16'
27	PALM 4"	28'	15'



CERTIFIED TO:  
RIVIERA PLAZA APARTMENTS, LLC

#### SURVEYOR'S NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- 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).
- 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.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- 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.
- 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.
- LEGAL ACCESS TO THIS PROPERTY IS PROVIDED BY TWO DEDICATED PUBLIC RIGHT OF WAYS, 20TH STREET (AKA-SOUTH STREET) AND PARK AVENUE.
- 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).
- TO CONVERT ELEVATIONS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USE A CONVERSION FACTOR OF (-1.55 FEET).

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

# 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

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(G), 11(G), 8.9, 10.11(G), 13.14, 16.17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2022.



Stephen P. Cartechine  
PROFESSIONAL SURVEYOR AND MAPPER

IN RESPECTIVE CHARGE

FLORIDA REGISTRATION NO. 4895

DATE

01/09/2023

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 & EQUIPMENT AREA	
HEIGHT	50'-0"	42'-0"	48'-0"	

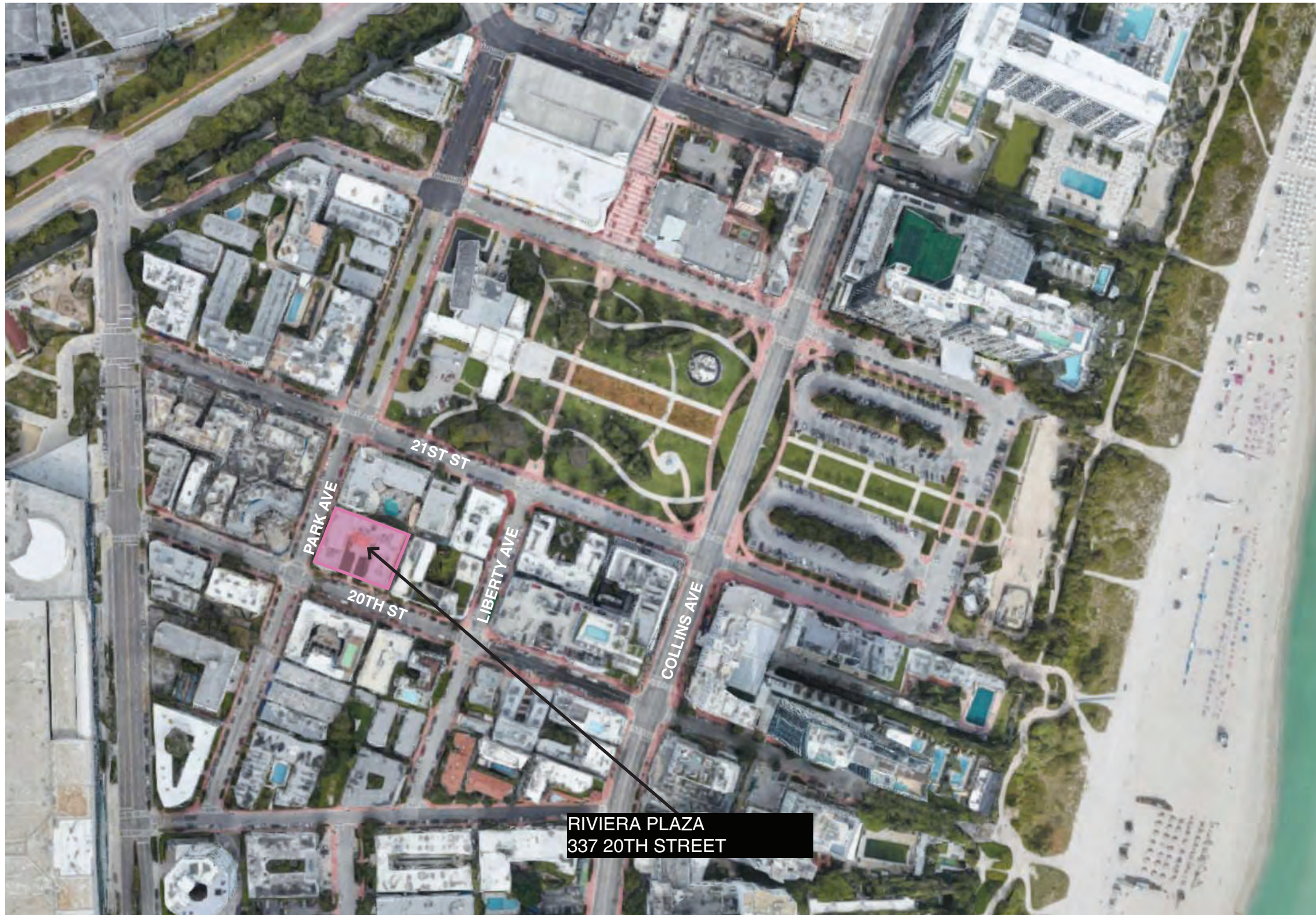
SETBACK REQUIREMENTS				
	REQUIRED (CD-3)	EXISTING	PROPOSED	COMMENTS
<b>BUILDING</b>				
PRINCIPAL FRONT - SOUTH - 20TH STREET	20'-0"	10'-0"	10'-0"	BY PROCESS OF WAIVER
SIDE FACING STREET - WEST - PARK AVE	12'-6"	6'-0"	6'-0"	BY PROCESS OF WAIVER
SIDE - INTERIOR	12'-6"	7'-0"	7'-0"	BY PROCESS OF WAIVER
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	A-1.00	TIMELINE DIAGRAM
G-1.02	LOCATION MAP	A-1.01	PROPOSED ADDITION DIAGRAM
G-1.03	ZONING & HISTORIC DISTRICT MAP	A-1.02	LINE OF SIGHT ANALYSIS
G-1.04	SITE PLAN	A-1.03	LINE OF SIGHT ANALYSIS
G-1.05	EXISTING FAR DIAGRAMS	A-2.00	GROUND FLOOR PLAN
G-1.06	EXISTING FAR DIAGRAMS	A-2.01	SECOND FLOOR PLAN
G-1.07	EXISTING FAR DIAGRAMS	A-2.02	THIRD FLOOR PLAN
G-1.08	PROPOSED FAR DIAGRAMS	A-2.03	FOURTH FLOOR PLAN
G-1.09	PROPOSED FAR DIAGRAMS	A-2.04	ROOF DECK PLAN
G-1.10	PROPOSED FAR DIAGRAMS	A-3.00	BUILDING SECTIONS
G-1.11	SITE IMAGES	A-3.01	BUILDING SECTIONS
G-1.12	SITE IMAGES	A-3.02	BUILDING SECTIONS
G-1.13	EXISTING INTERIOR IMAGES	A-3.03	BUILDING SECTIONS
G-1.14	EXISTING INTERIOR IMAGES	A-3.04	BUILDING SECTIONS
G-1.15	CONTEXT IMAGES	A-4.00	SOUTH BUILDING ELEVATION
G-1.16	CONTEXT IMAGES	A-4.01	WEST BUILDING ELEVATION
G-1.17	CONTEXT IMAGES	A-4.02	NORTH BUILDING ELEVATION
G-1.18	CONTEXT IMAGES	A-4.03	EAST BUILDING ELEVATION
G-1.19	CONTEXT IMAGES	A-5.00	LOBBY DRAWINGS
G-1.20	CONTEXT IMAGES	A-5.01	LOBBY DRAWINGS
G-1.21	CONTEXT IMAGES	A-6.00	PERSPECTIVE VIEW
G-1.22	CONTEXT IMAGES	A-6.01	PERSPECTIVE VIEW
G-1.23	CONTEXT IMAGES	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
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		

# G-1.01 ZONING DATA AND DRAWING LIST

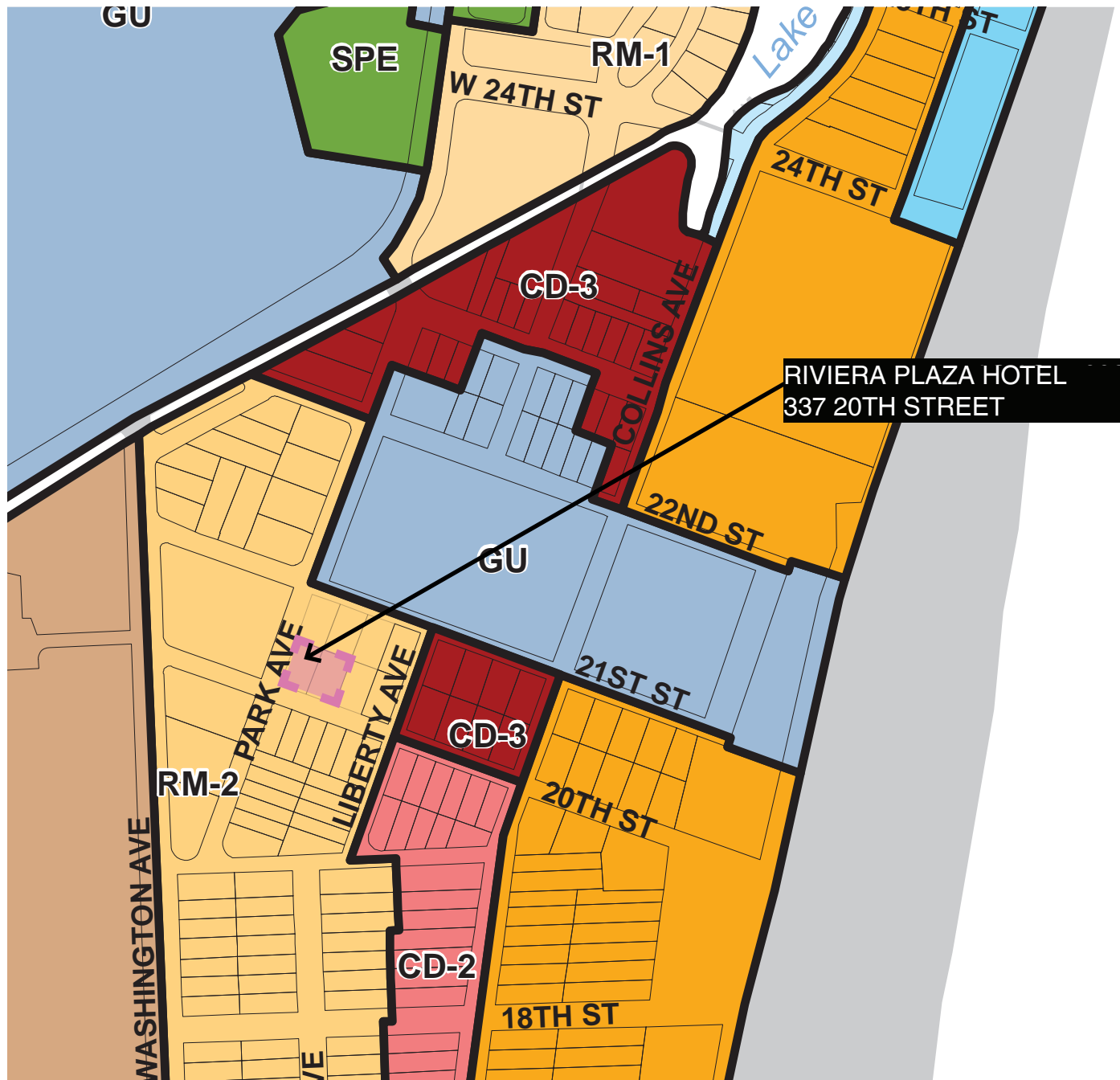




Scale = NTS

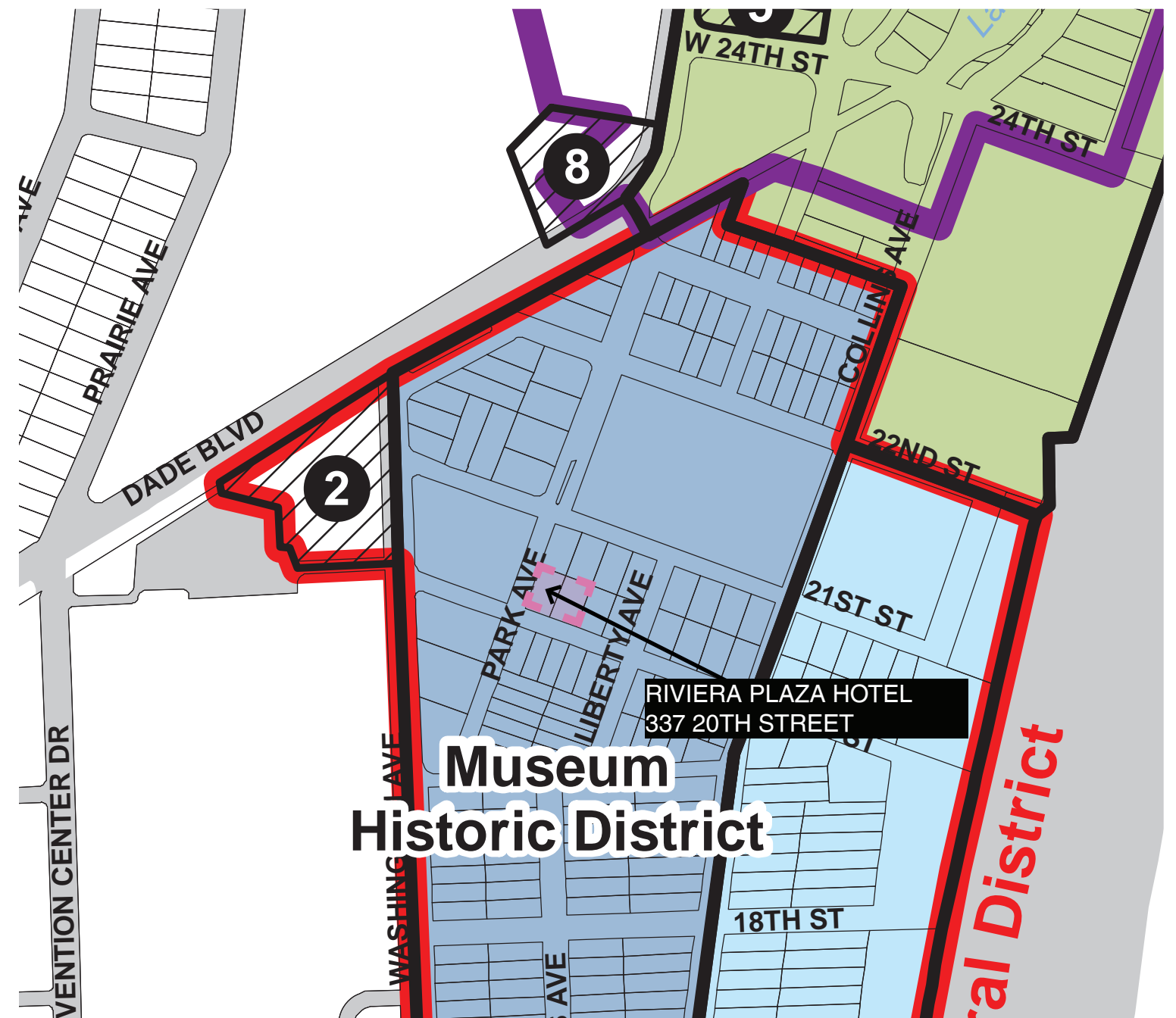
## G-1.02 LOCATION MAP





**ZONING MAP**

- RM-2 Zoning District
- Site

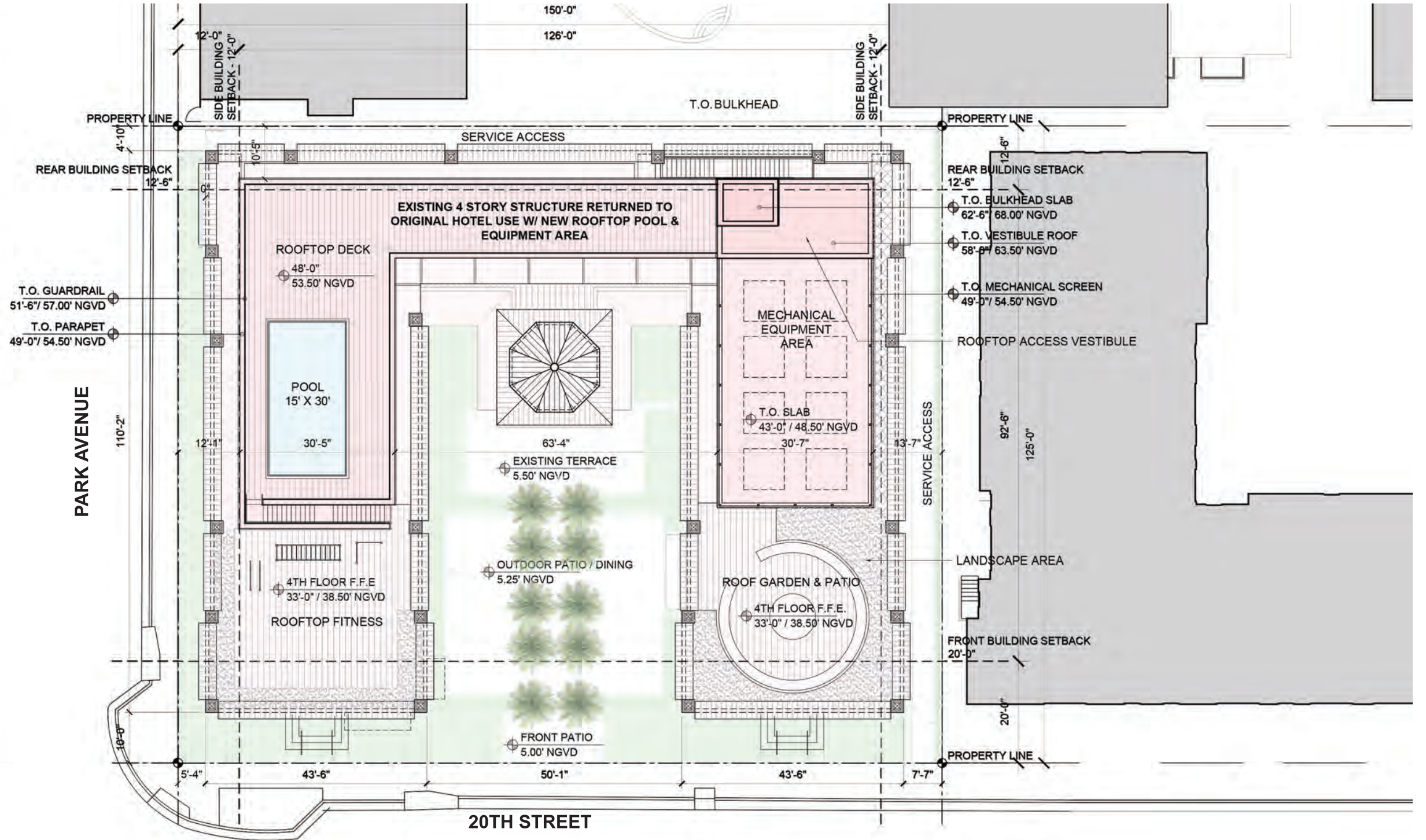
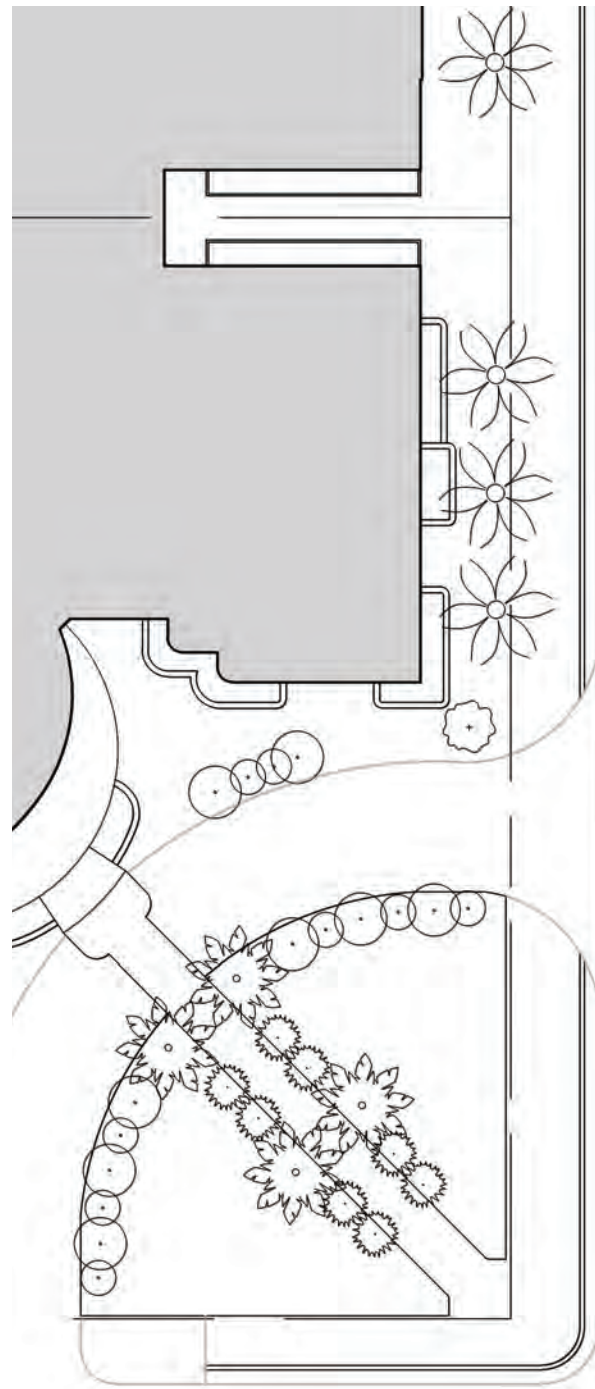


**HISTORIC DISTRICT MAP**

- Museum Historic District

## G-1.03- ZONING AND HISTORIC DISTRICT MAP

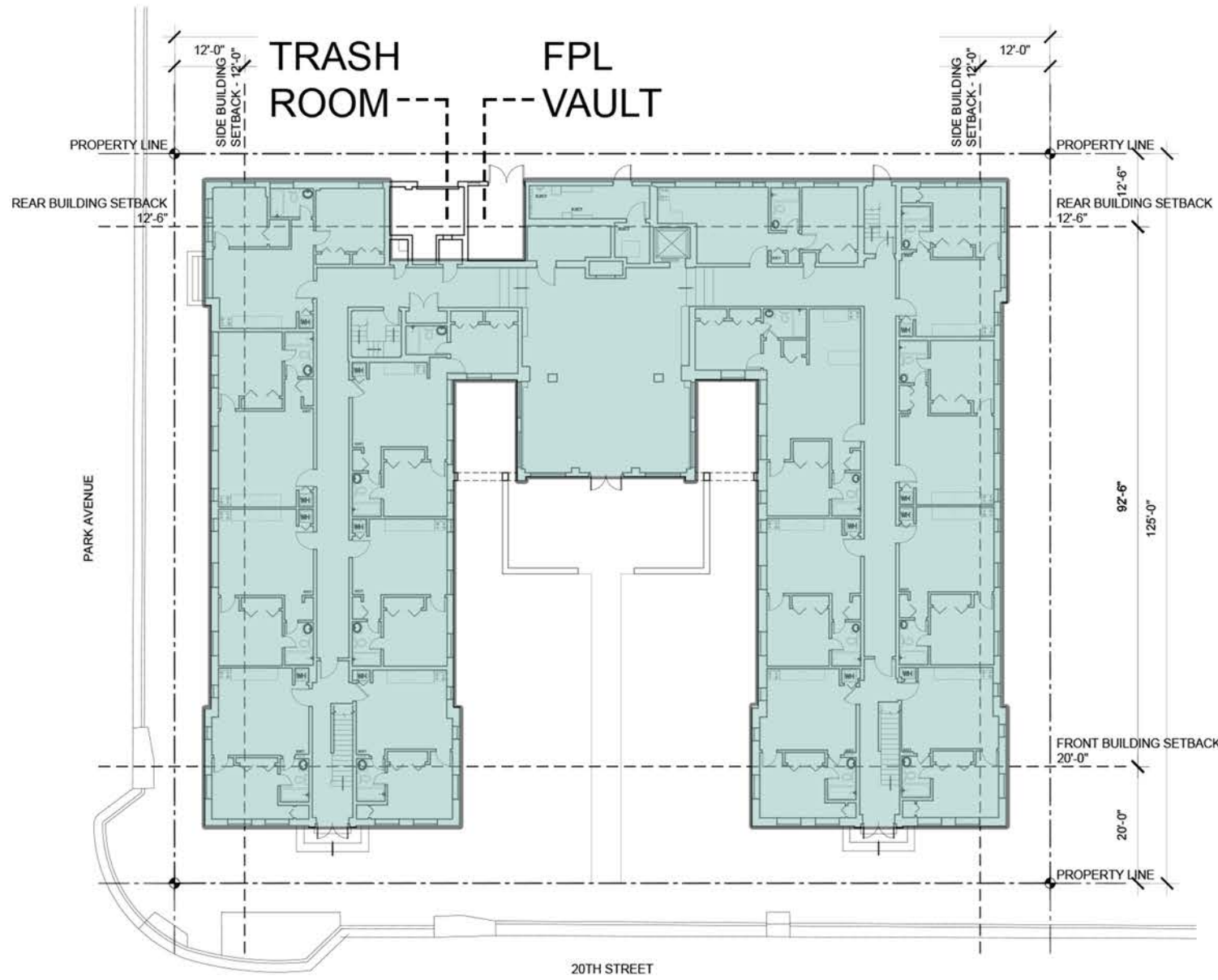




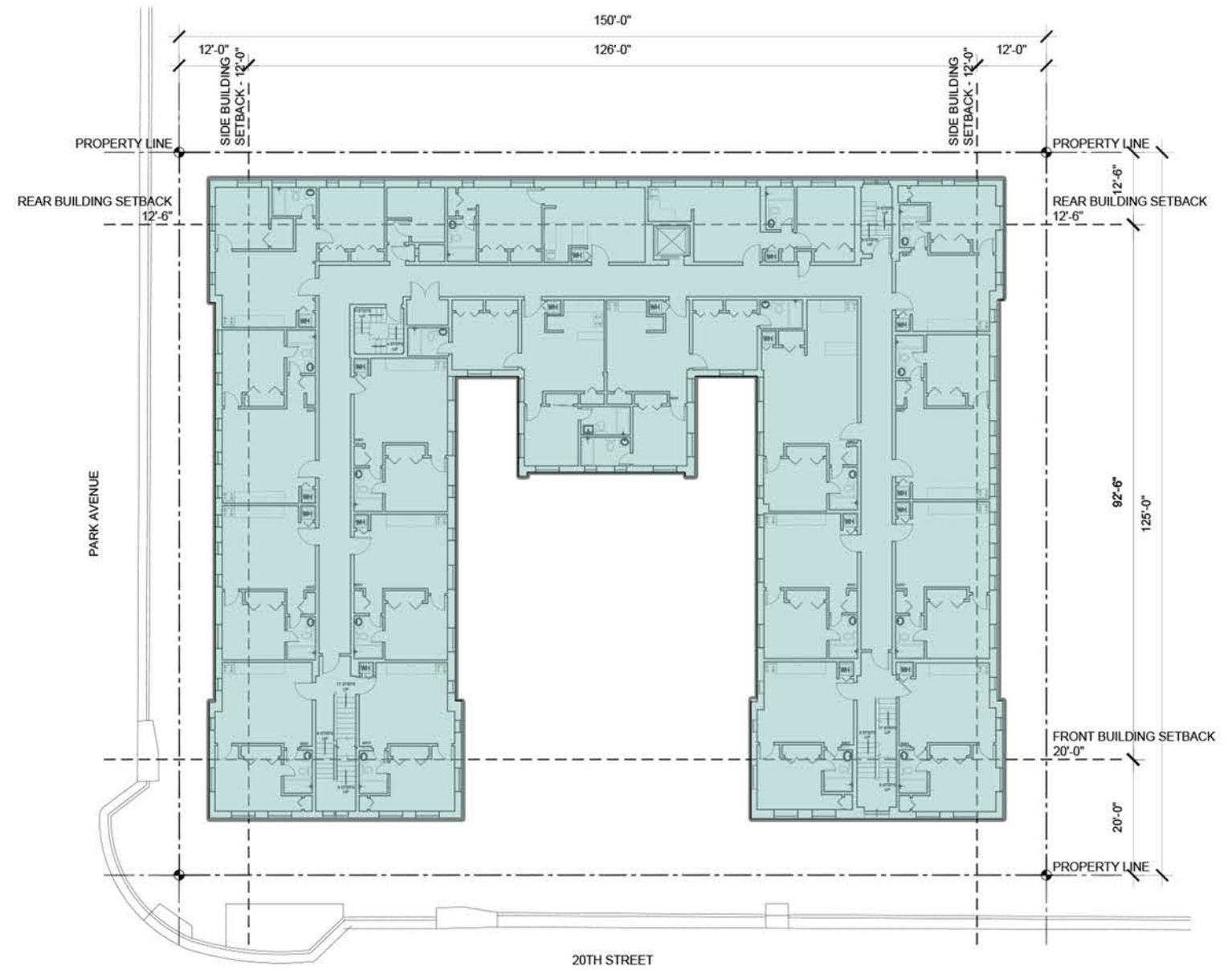
# G-1.04 SITE PLAN







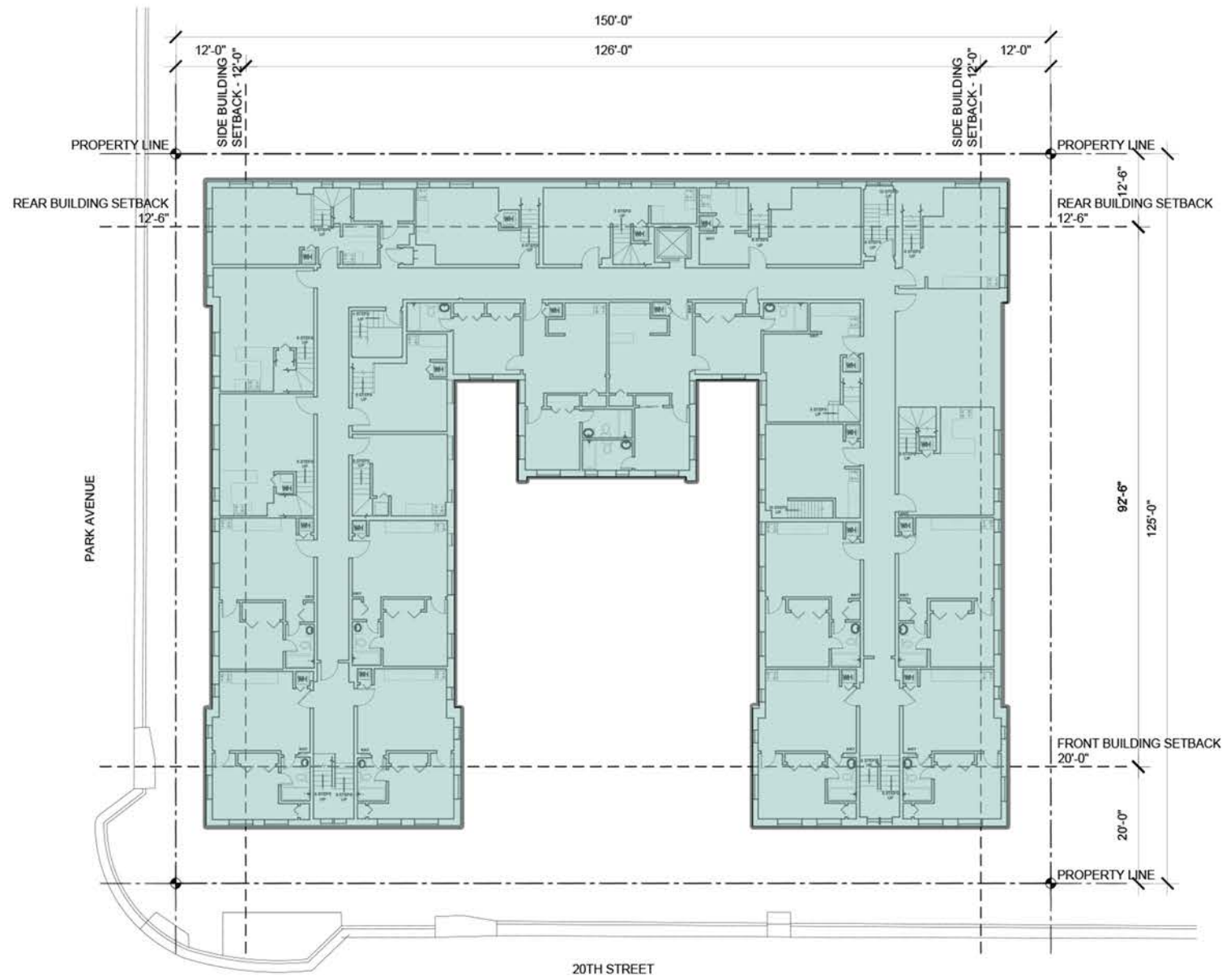
EXISTING GROUND FLOOR - 11,246 SF



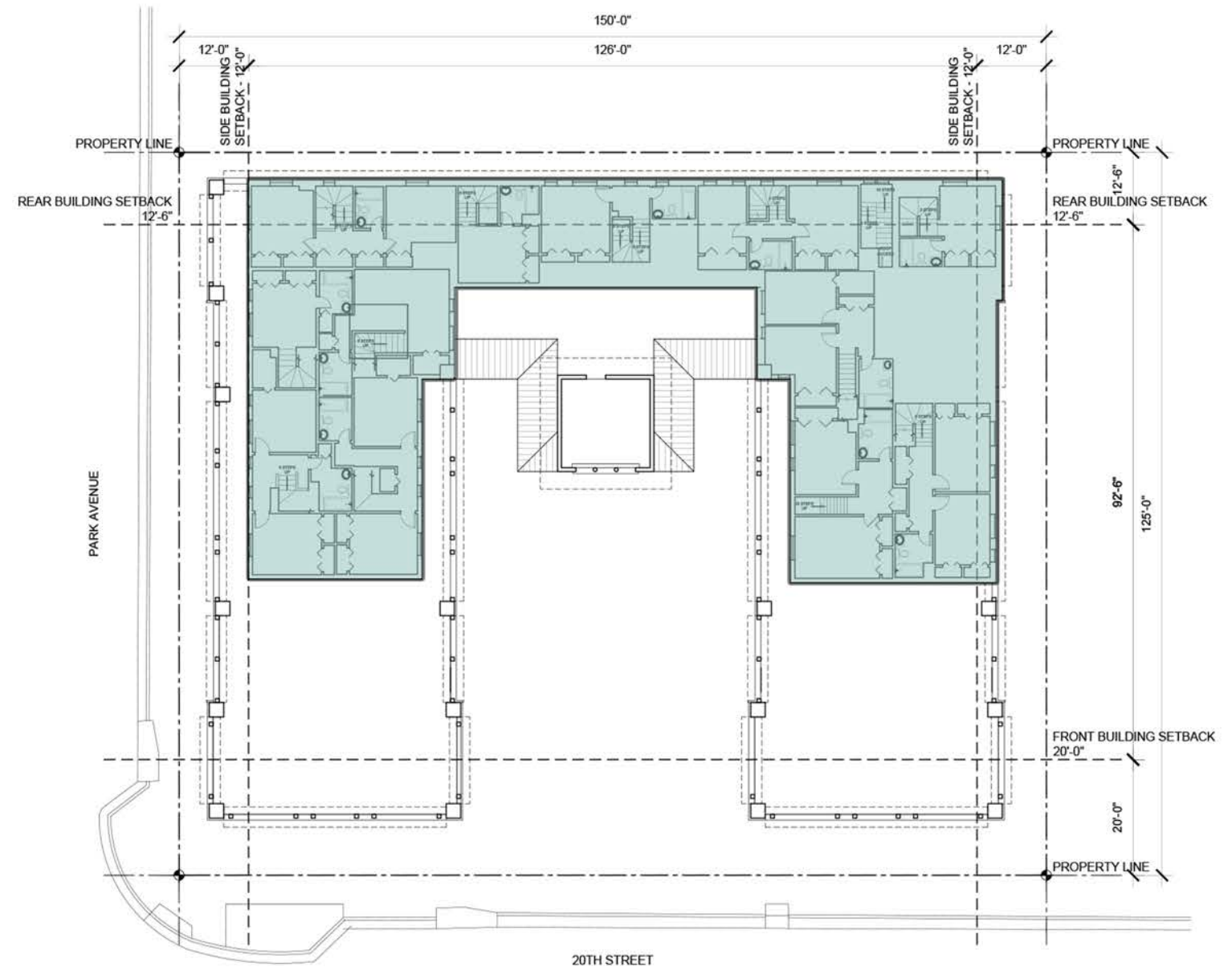
EXISTING SECOND FLOOR - 11,562 SF

## G-1.05 EXISTING FAR DIAGRAMS





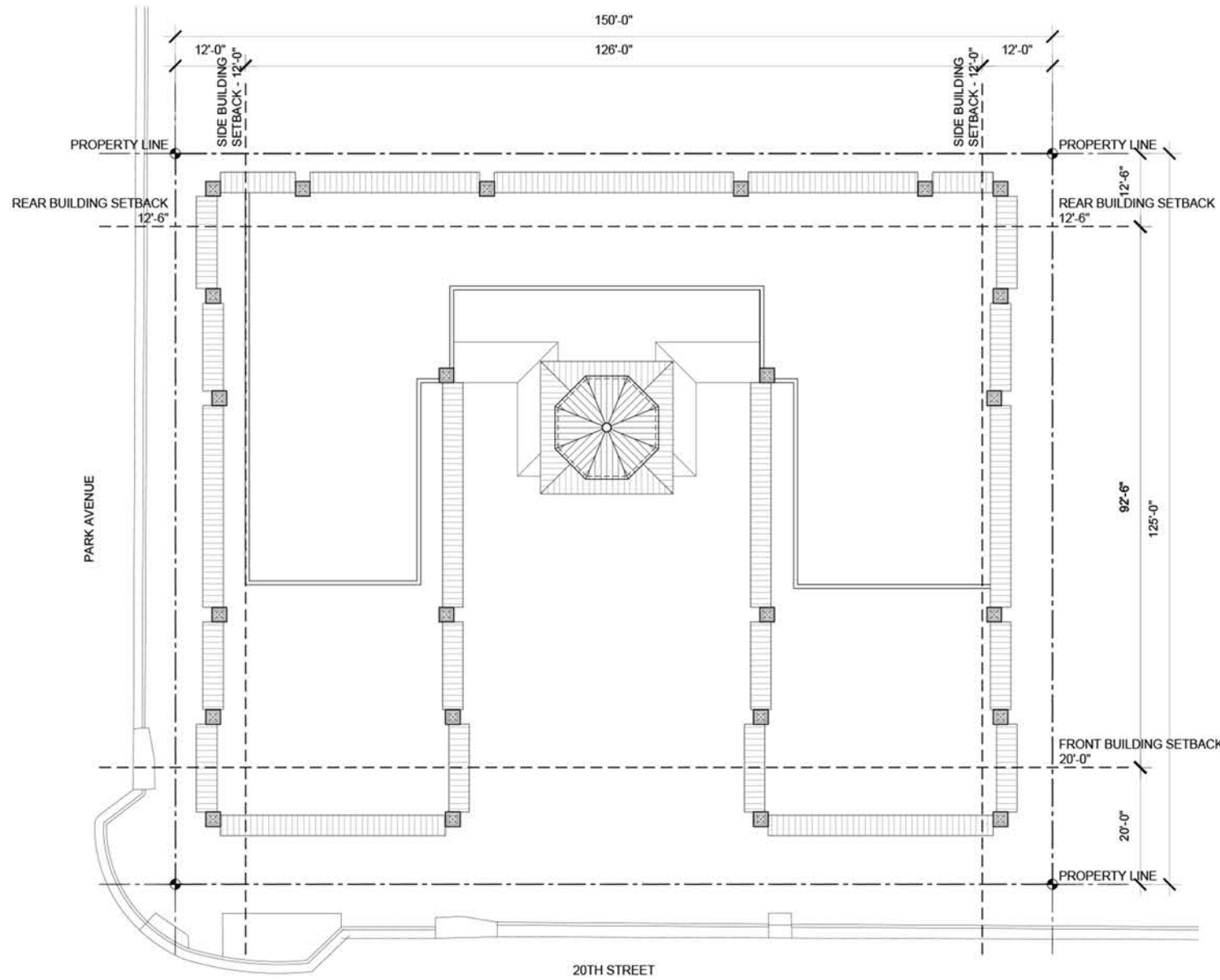
EXISTING THIRD FLOOR - 11,562 SF



EXISTING FOURTH FLOOR - 5,927 SF

# G-1.06 EXISTING FAR DIAGRAMS





EXISTING ROOF - 0 SF

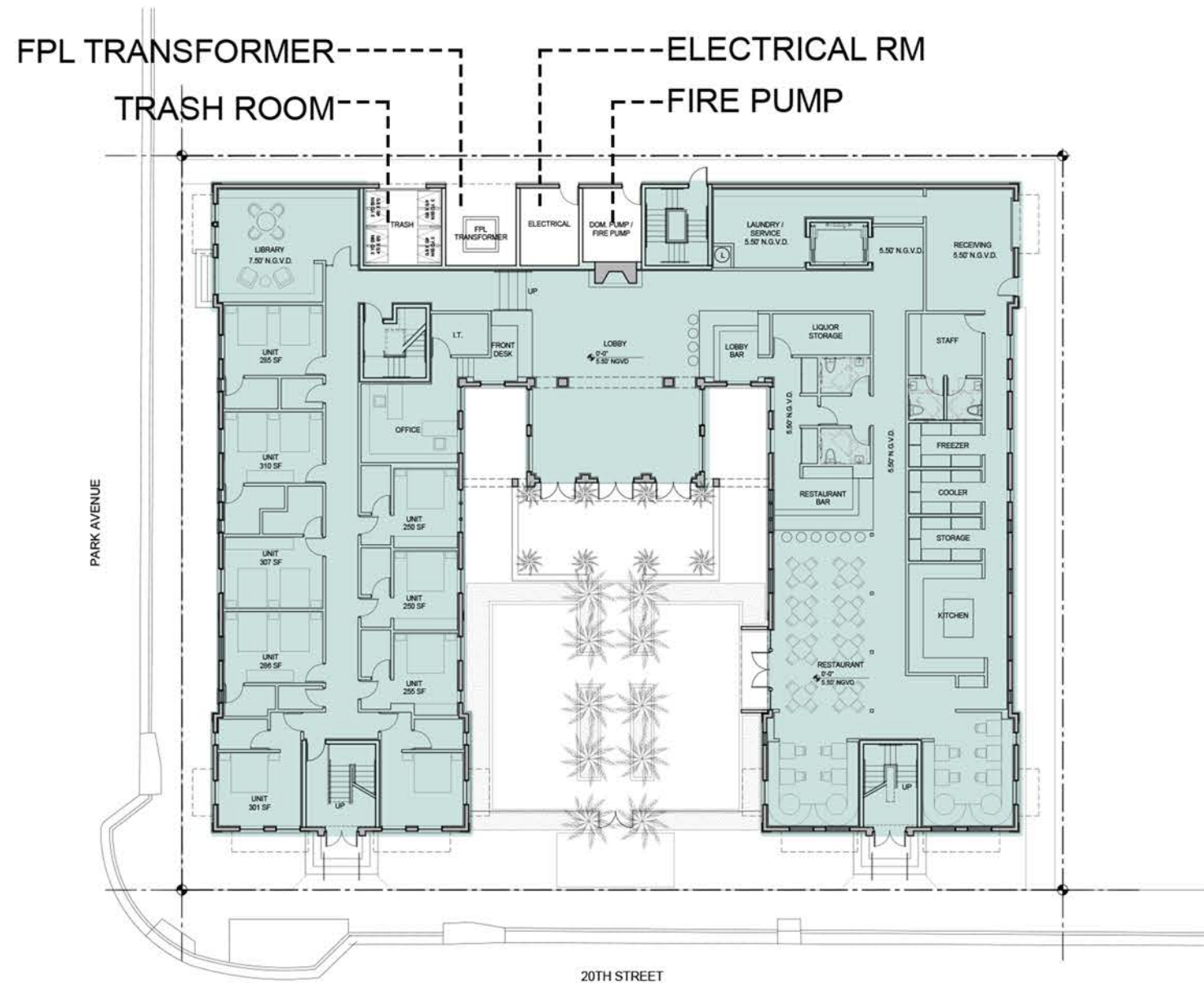
GROUND FLOOR = 11,246 SF  
 SECOND FLOOR = 11,562 SF  
 THIRD FLOOR = 11,562 SF  
 FOURTH FLOOR = 5,927 SF  
 ROOF = 0 SF

EXISTING FLOOR AREA = **40,297 SF (2.15 FAR)**  
 ALLOWED FLOOR AREA = 37,500 SF (2.0 FAR)

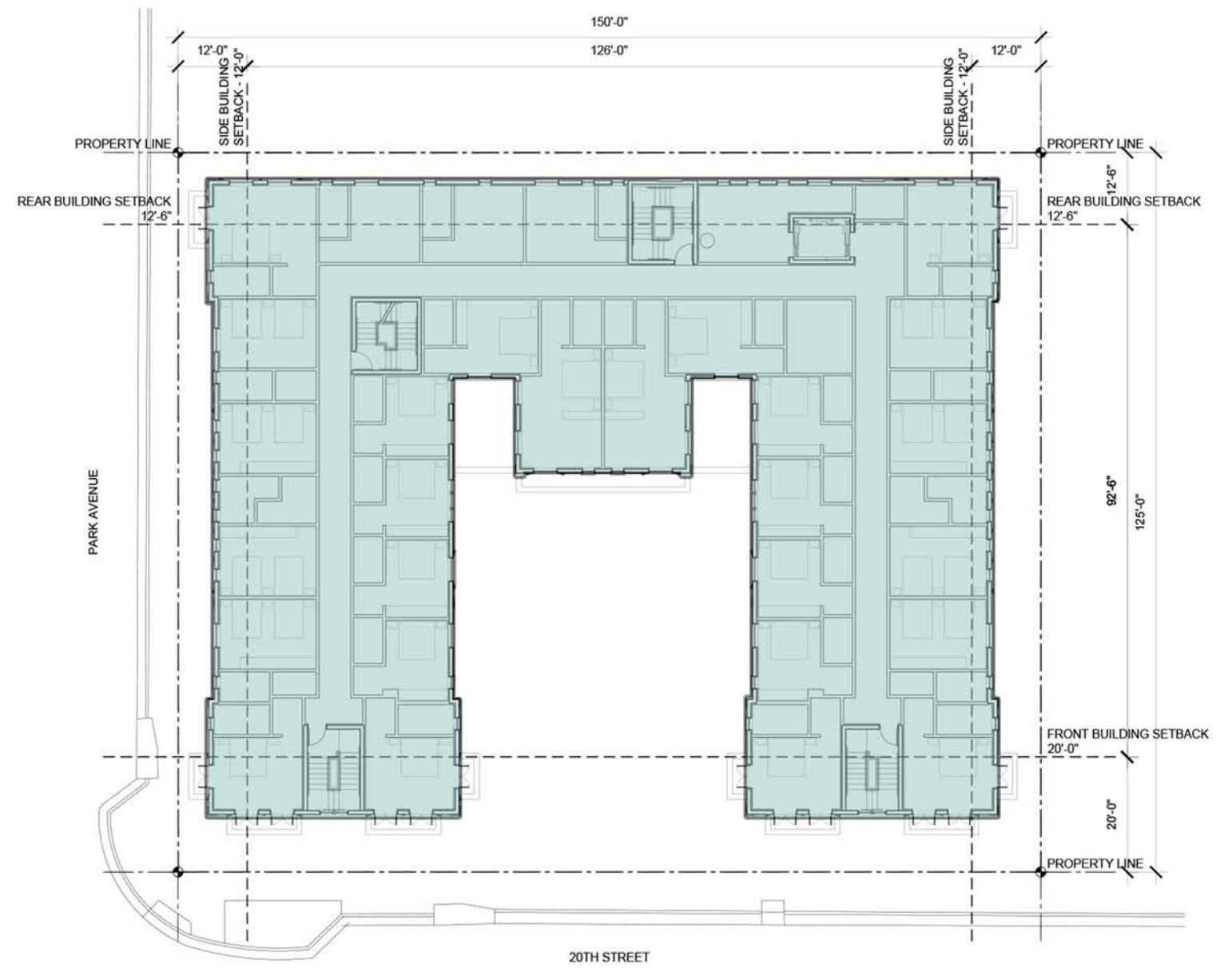
OVERBUILT FLOOR AREA = **2,797 SF**

## G-1.07 EXISTING FAR DIAGRAMS





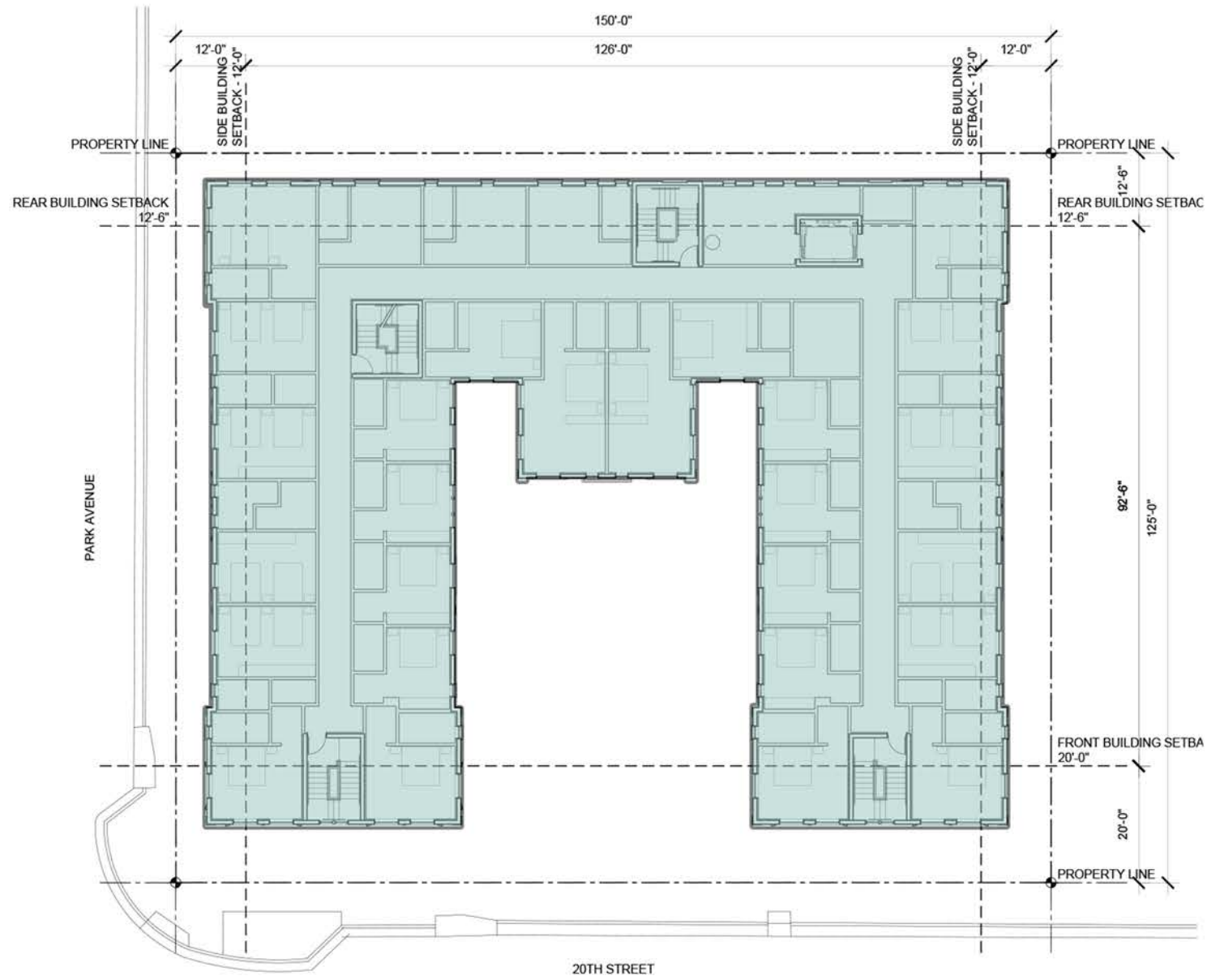
PROPOSED GROUND FLOOR - 10,905 SF



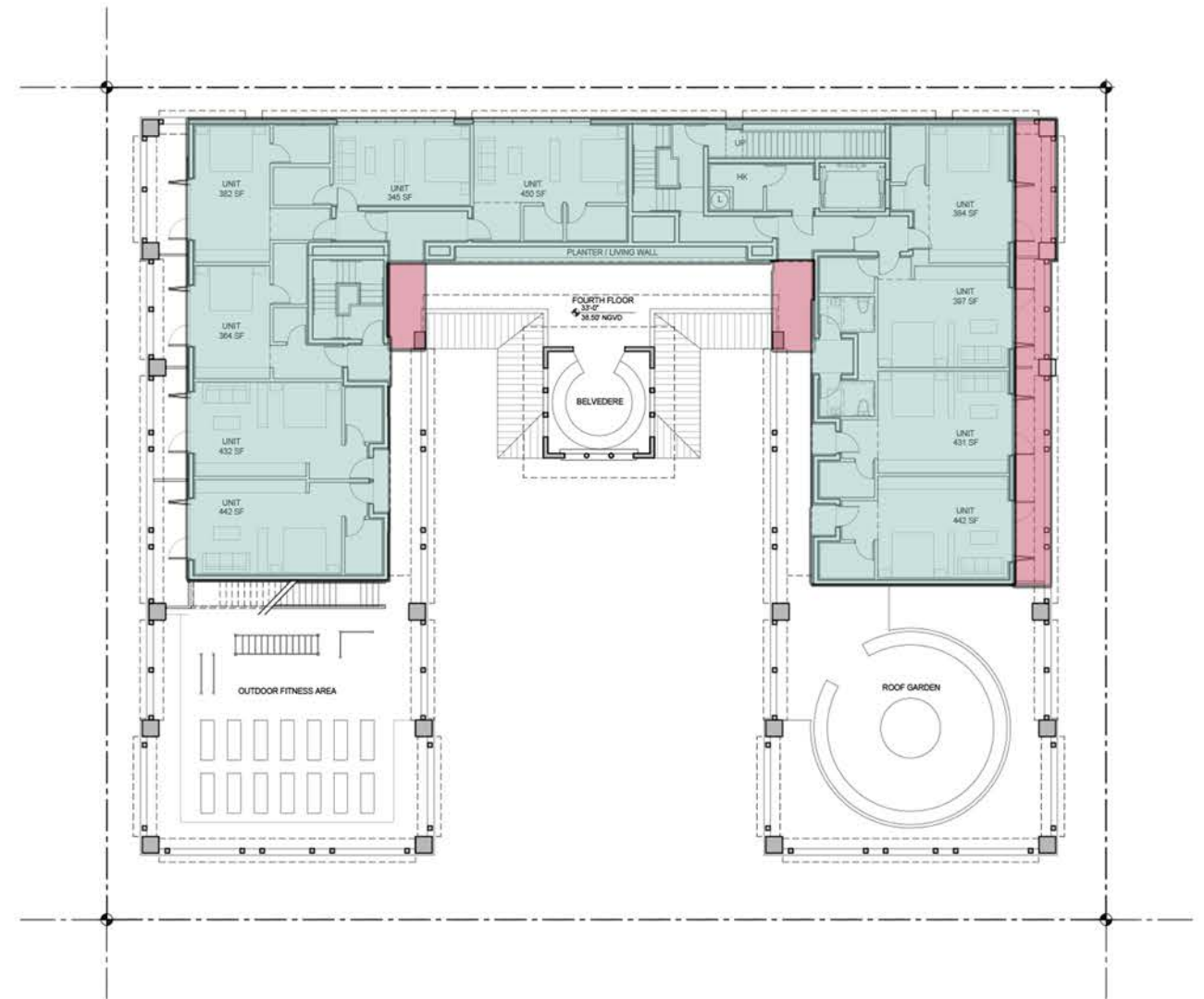
PROPOSED SECOND FLOOR - 11,555 SF

# G-1.08 PROPOSED FAR DIAGRAMS





PROPOSED THIRD FLOOR - 11,555 SF

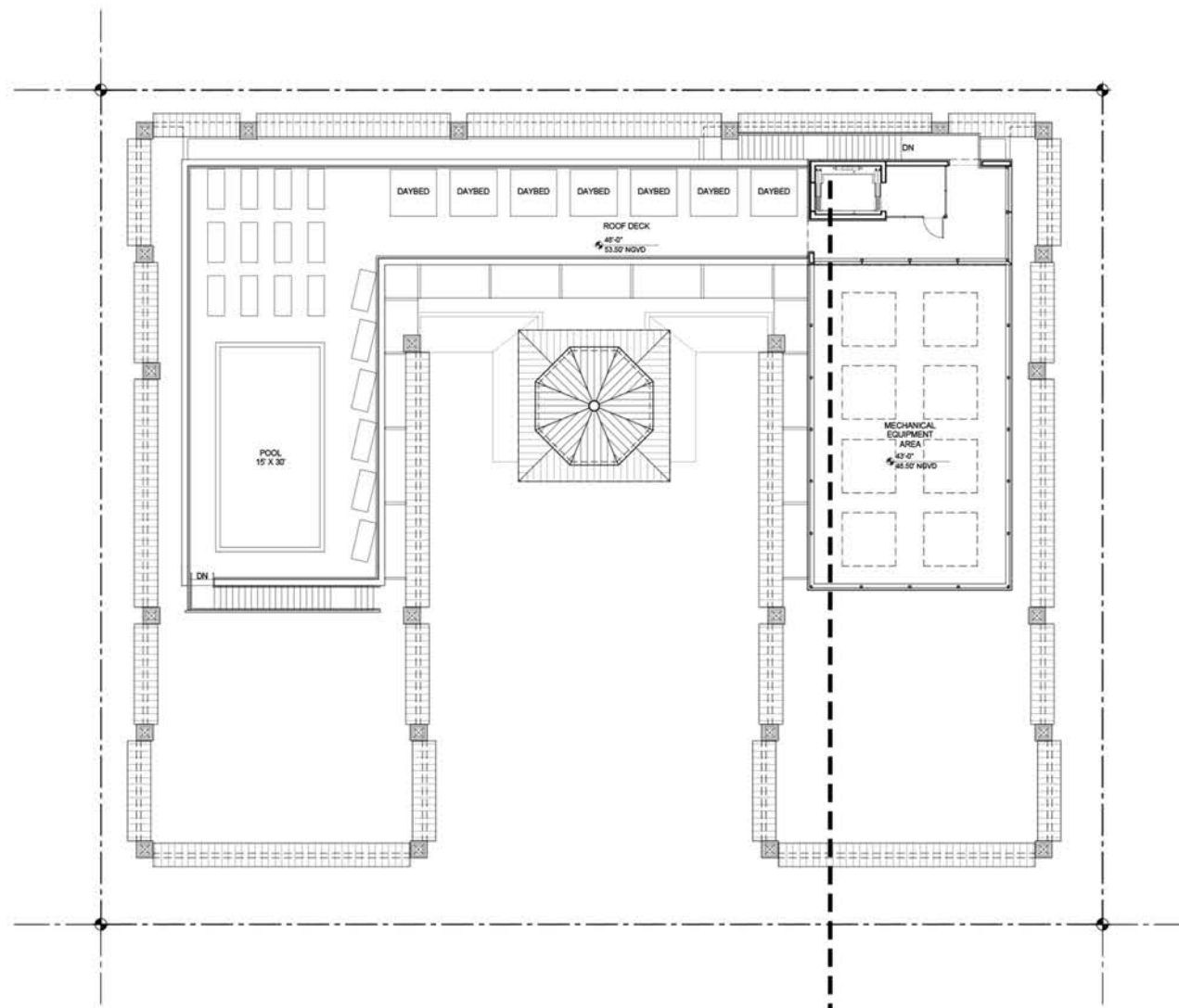


PROPOSED FOURTH FLOOR - 5,516 SF

EXISTING FLOOR AREA THAT HAS BEEN REMOVED

# G-1.09 PROPOSED FAR DIAGRAMS





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)

GROUND FLOOR = 10,905 SF  
 SECOND FLOOR = 11,555 SF  
 THIRD FLOOR = 11,555 SF  
 FOURTH FLOOR = 5,516 SF  
 ROOF = 0 SF

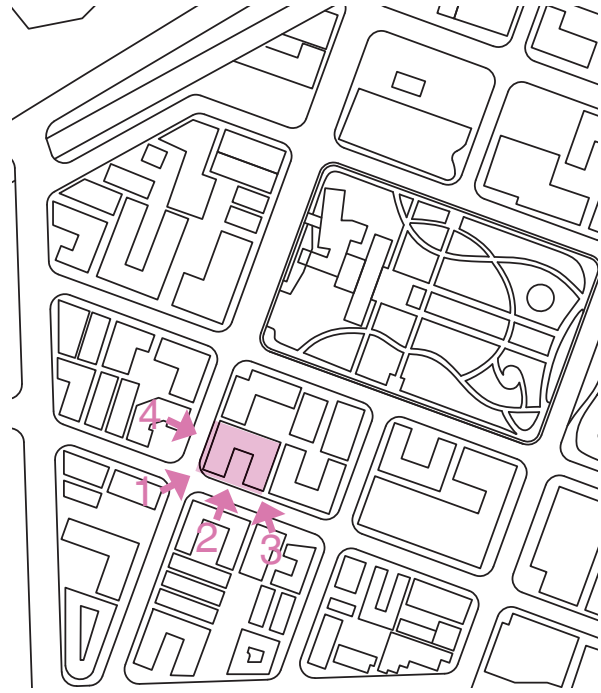
PROPOSED FLOOR AREA = **39,531 SF (2.11 FAR)**

ALLOWED FLOOR AREA = 37,500 SF (2.0 FAR)

OVERBUILT FLOOR AREA = **2,031 SF**

## G-1.10 PROPOSED FAR DIAGRAMS





PHOTOS TAKEN DECEMBER 16, 2022



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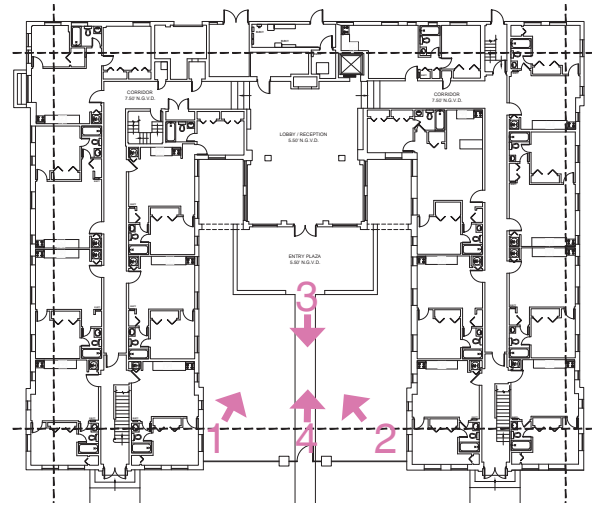
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# G-1.11 SITE IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



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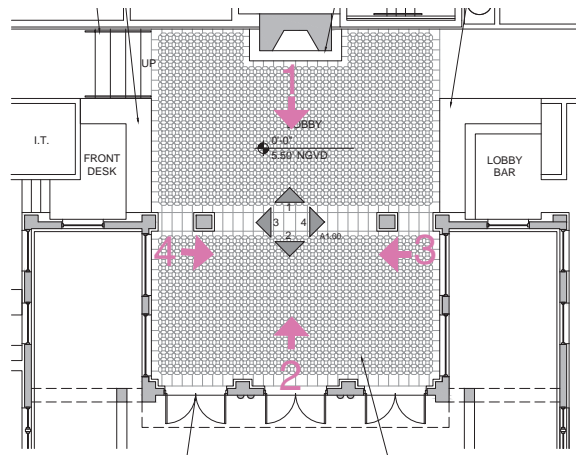
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# G-1.12 SITE IMAGES





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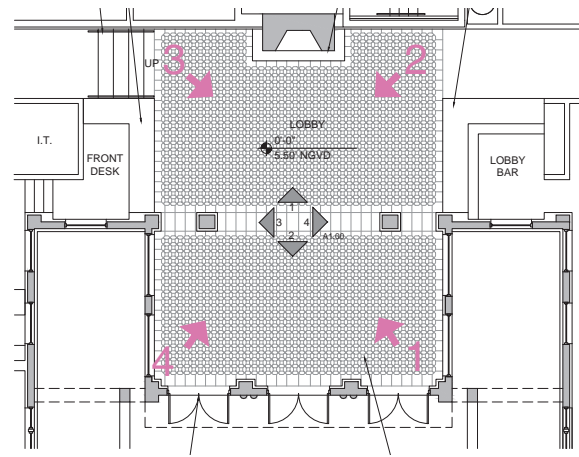
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## G-1.13 EXISTING INTERIOR IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



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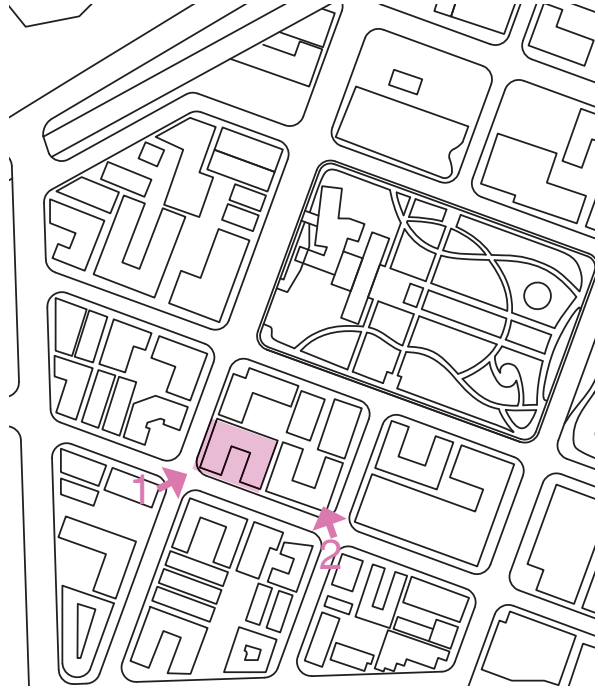
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## G-1.14 EXISTING INTERIOR IMAGES





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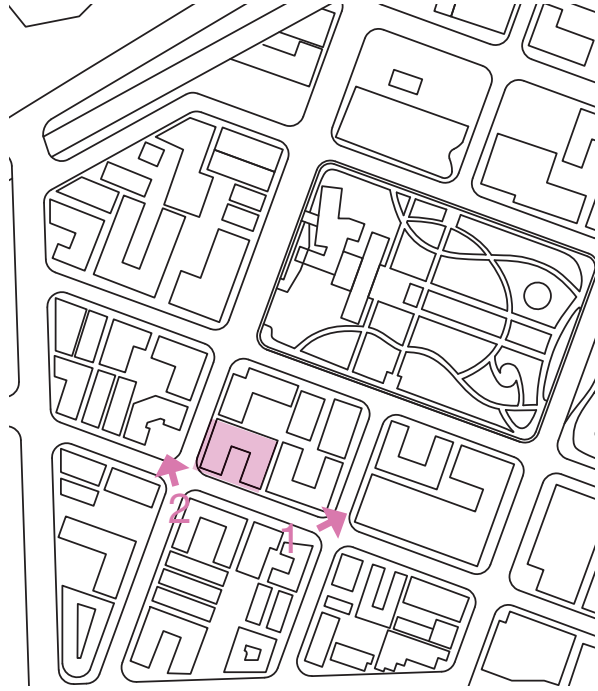
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## G-1.15 CONTEXT IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



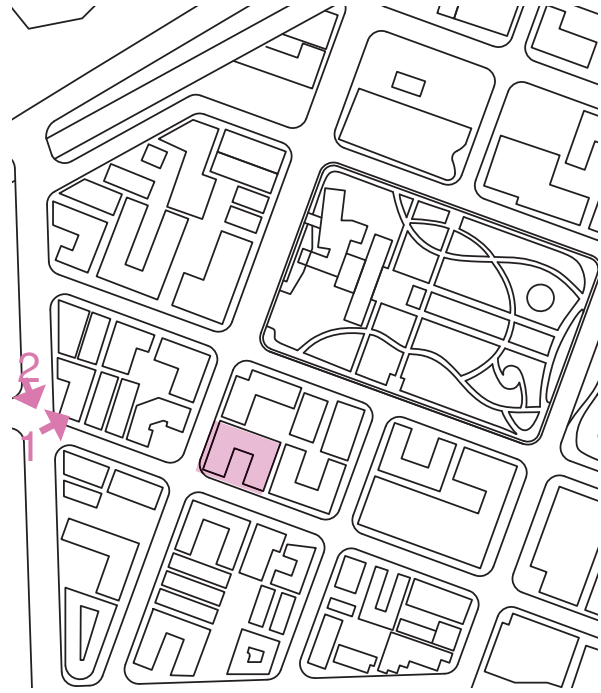
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## G-1.16 CONTEXT IMAGES





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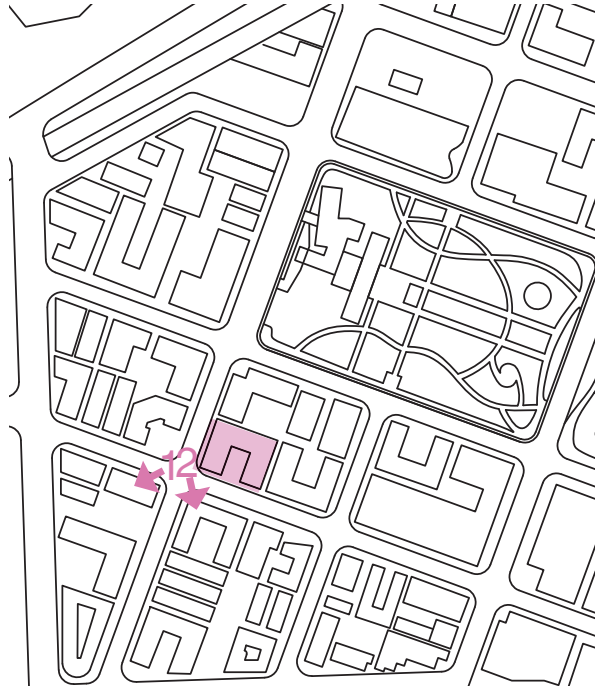
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## G-1.17 CONTEXT IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



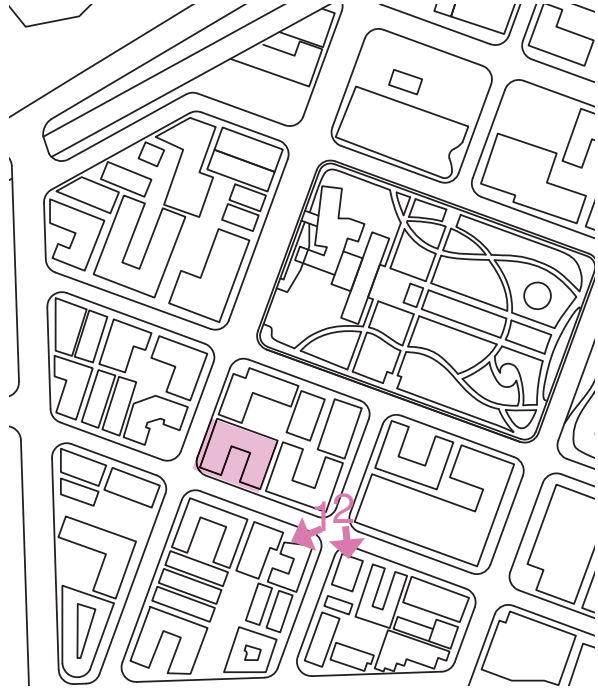
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# G-1.18 CONTEXT IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



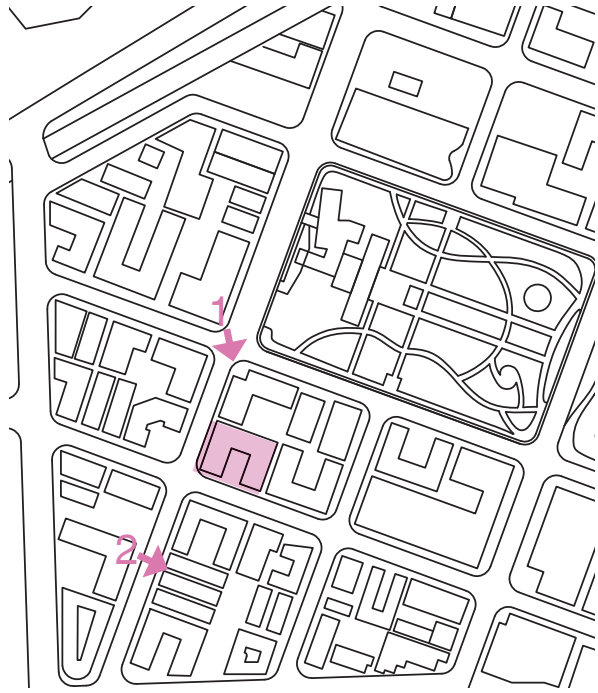
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## G-1.19 CONTEXT IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



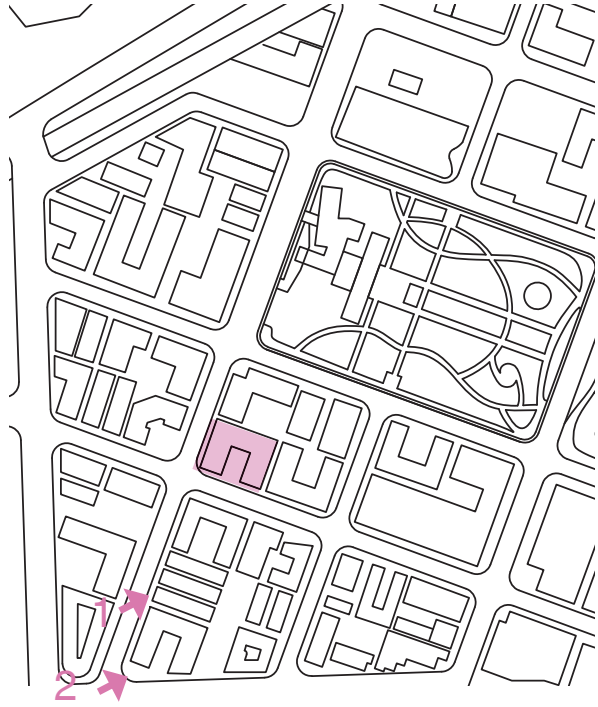
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## G-1.20 CONTEXT IMAGES





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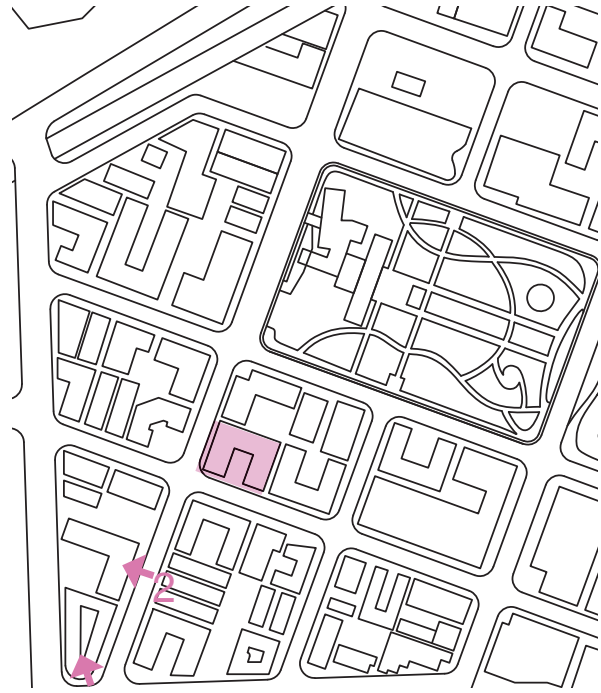
PHOTOS TAKEN DECEMBER 16, 2022



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# G-1.21 CONTEXT IMAGES



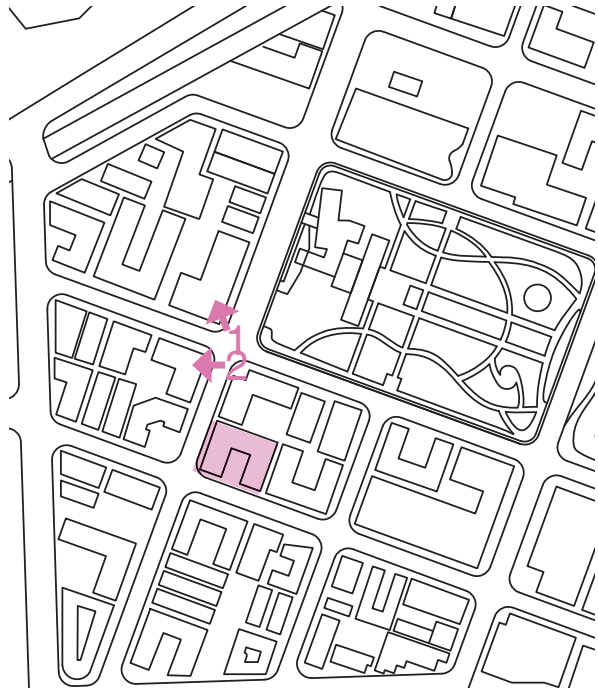


PHOTOS TAKEN DECEMBER 16, 2022



## G-1.22 CONTEXT IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



1

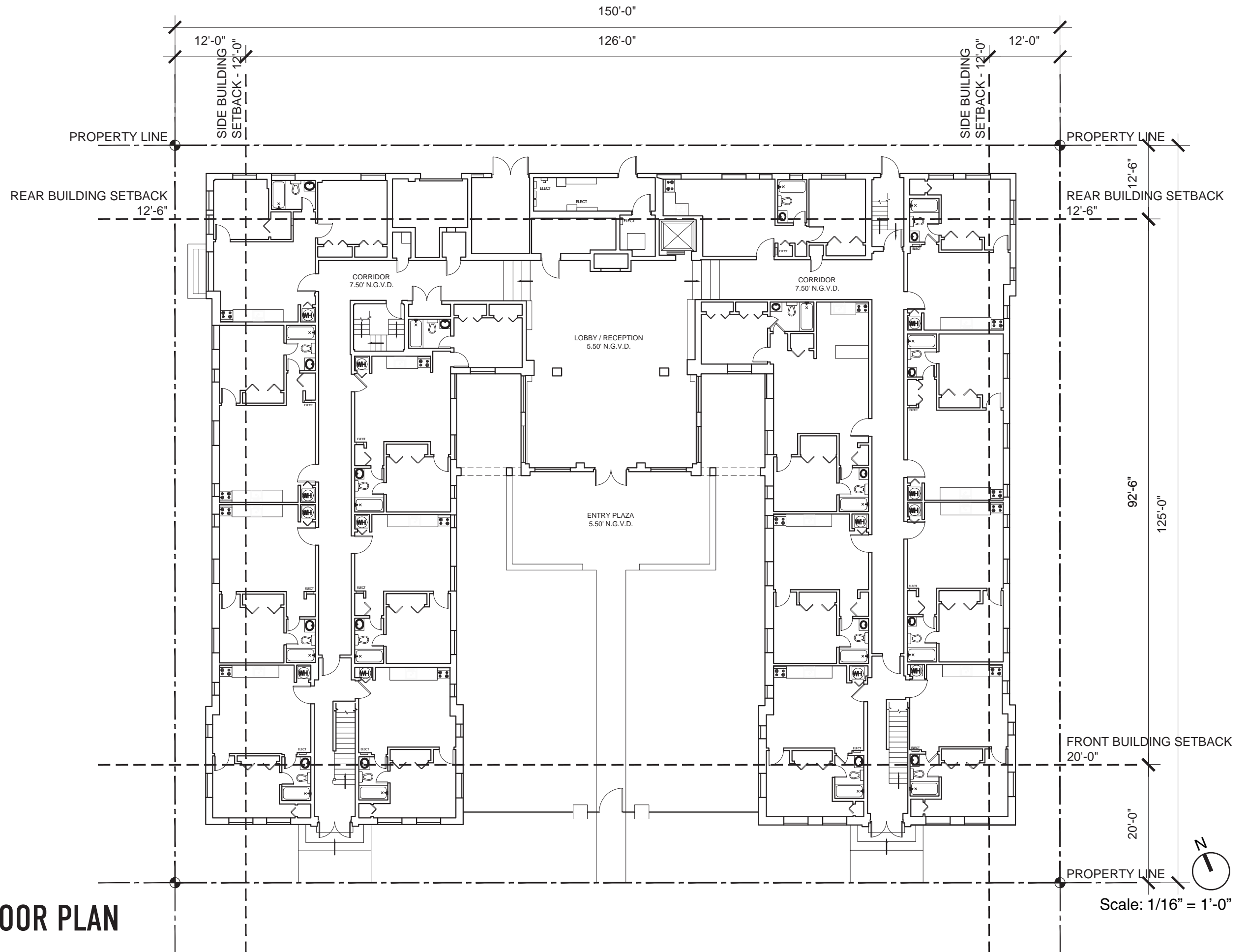


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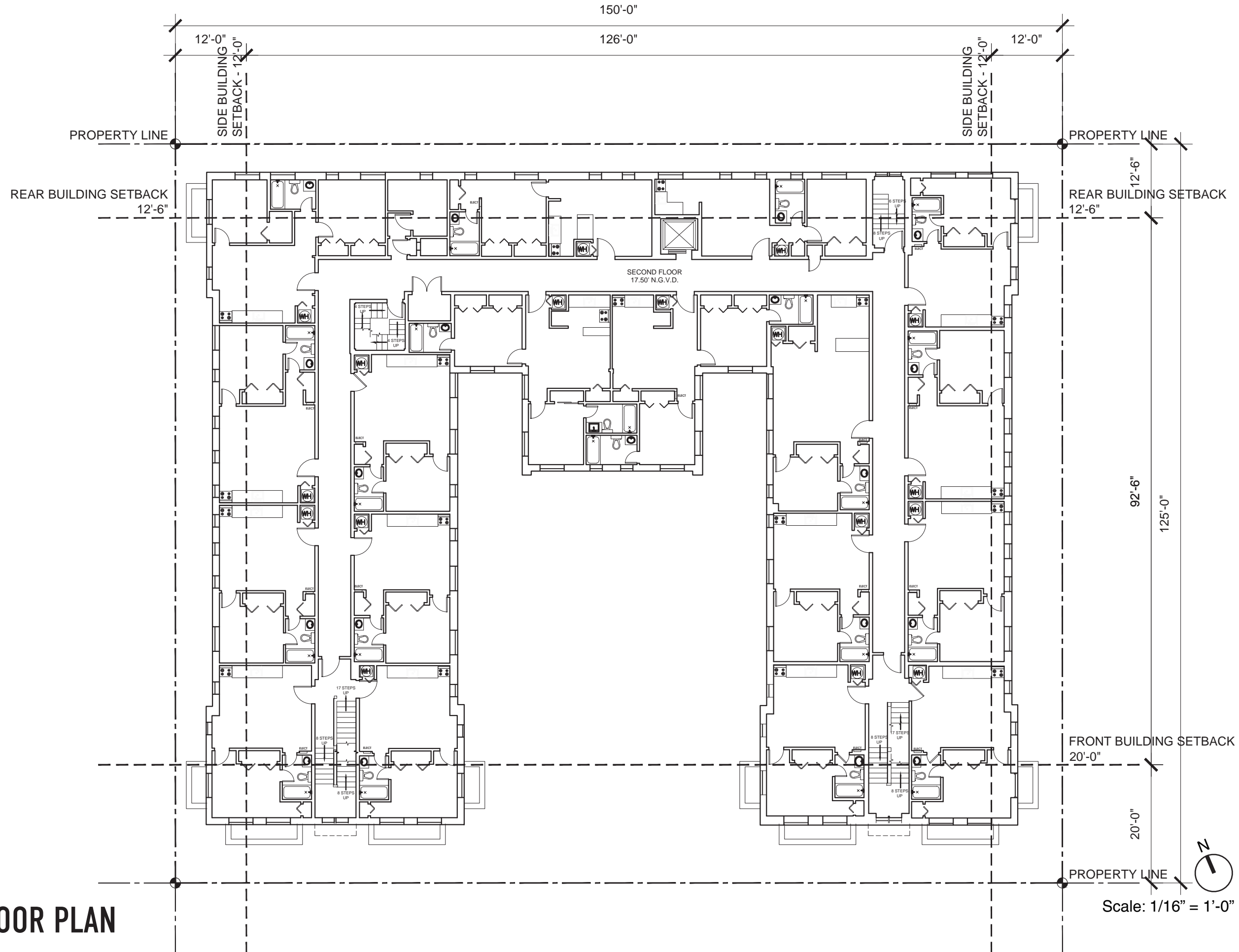
## G-1.23 CONTEXT IMAGES



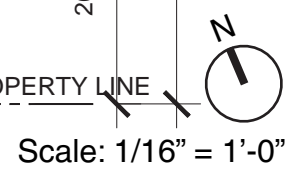
# AB-1.00 AS-BUILT GROUND FLOOR PLAN





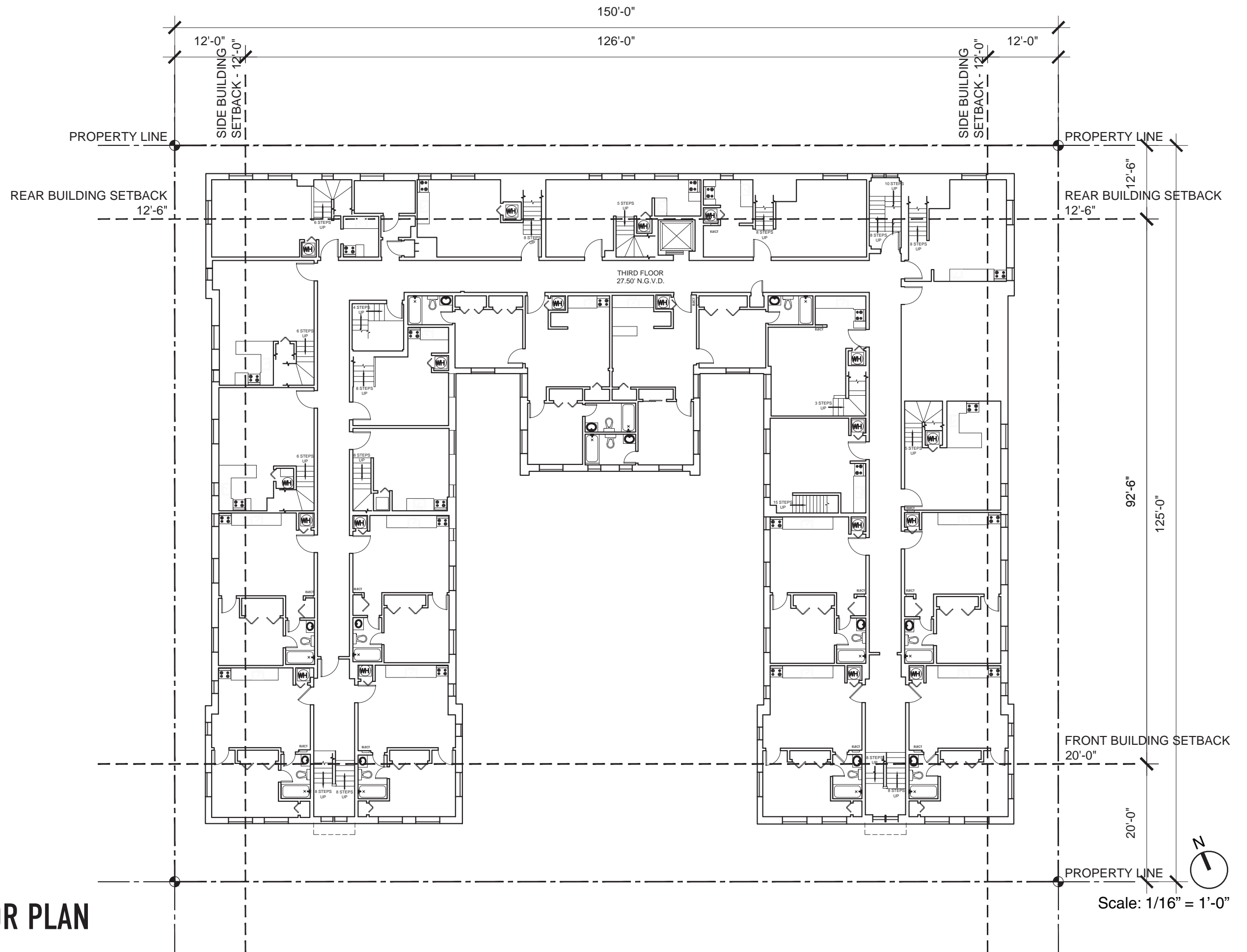


**AB-1.01  
AS-BUILT SECOND FLOOR PLAN**



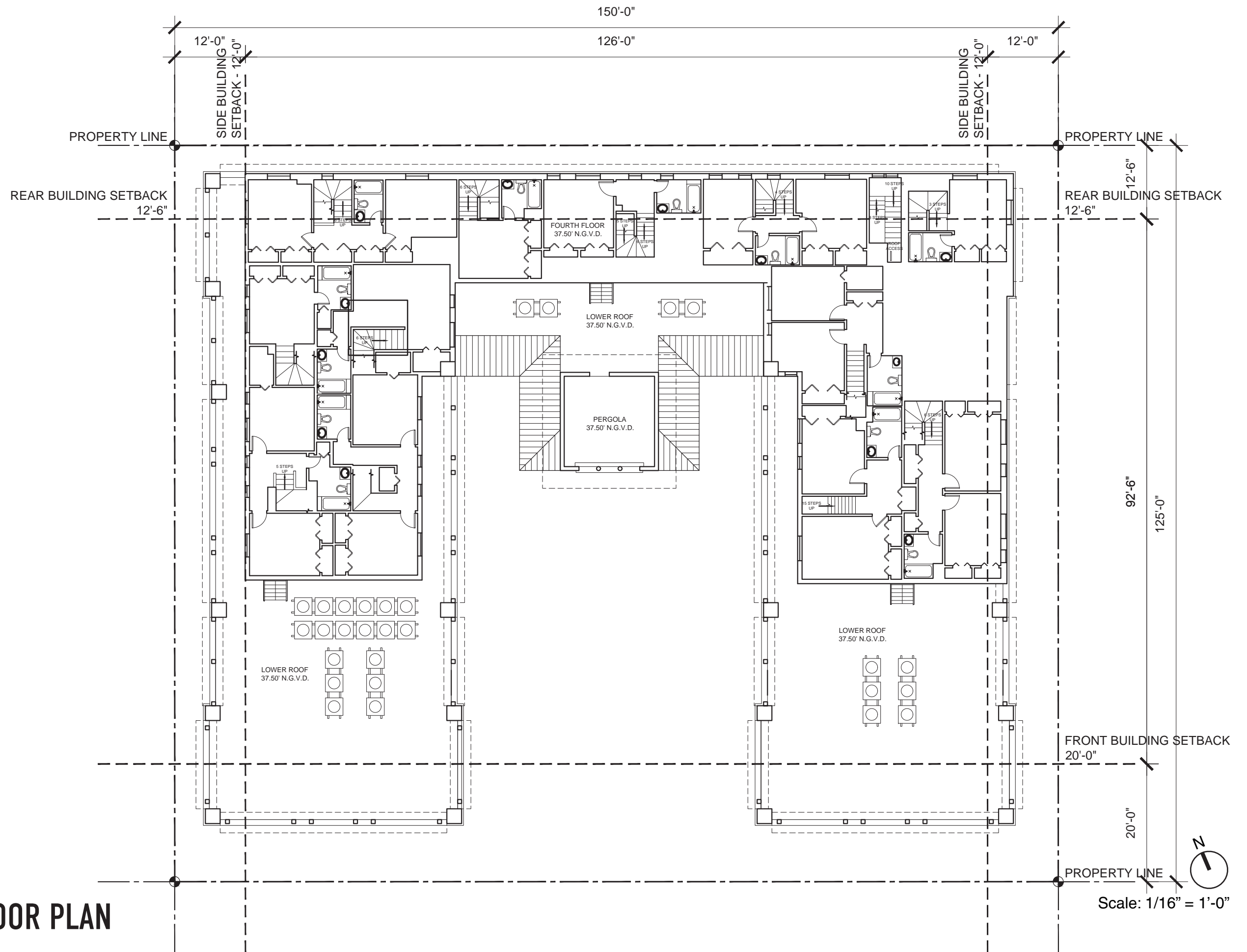


# AB-1.02 AS-BUILT THIRD FLOOR PLAN



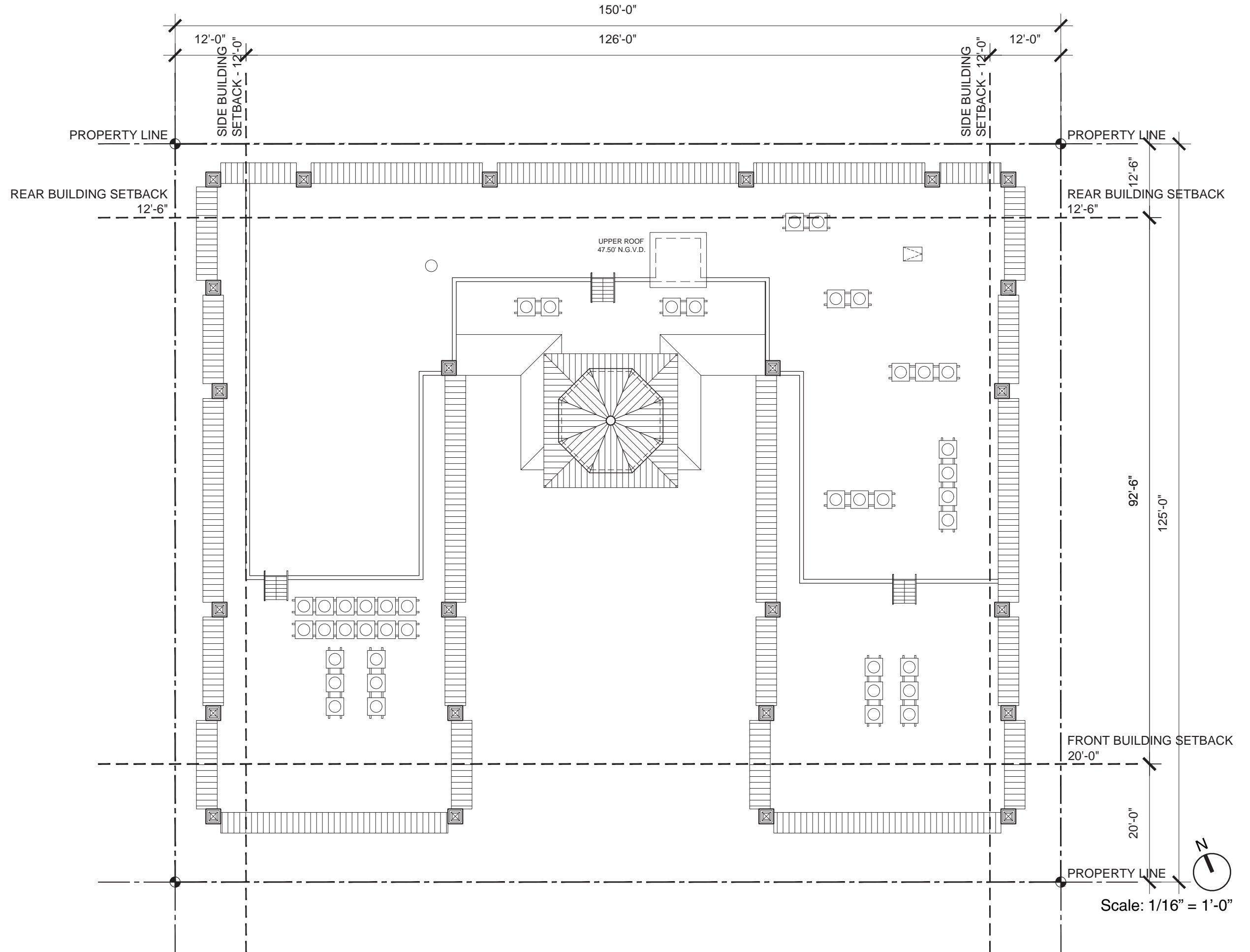


# AB-1.03 AS-BUILT FOURTH FLOOR PLAN





# AB-1.04 AS-BUILT ROOF PLAN







# AB-2.00 AS BUILT SOUTH ELEVATION

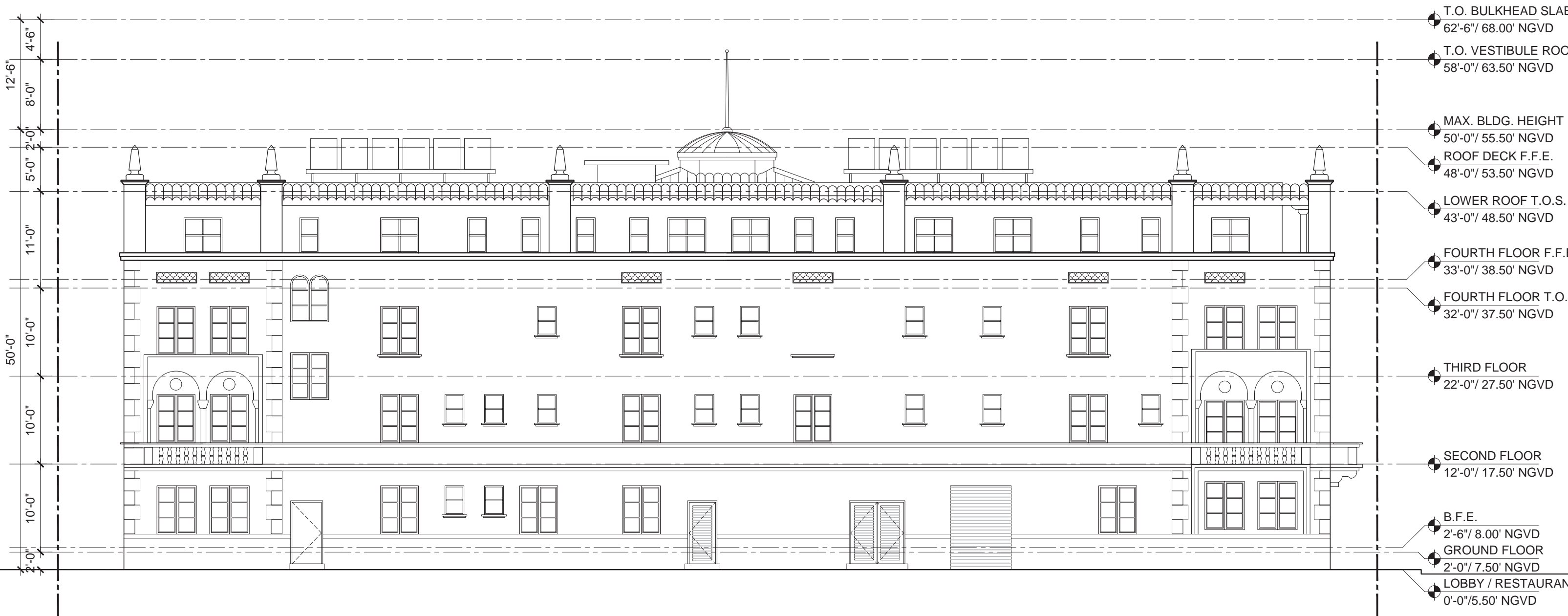
**Shulman + Associates**





# AB-2.01 AS BUILT WEST ELEVATION





# AB-2.02 AS BUILT NORTH ELEVATION

**Shulman + Associates**





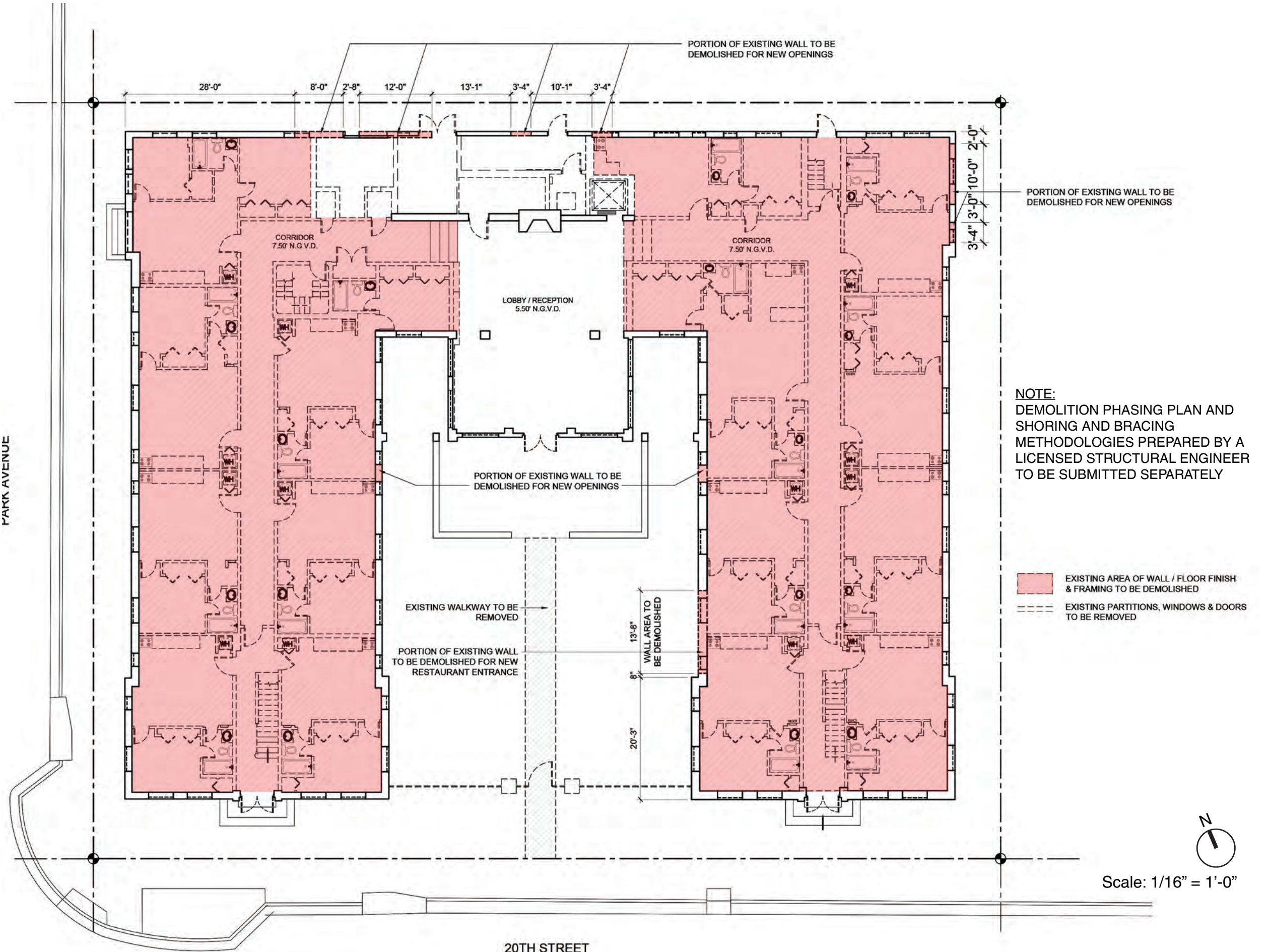
# AB-2.03 AS BUILT EAST ELEVATION

**Shulman + Associates**



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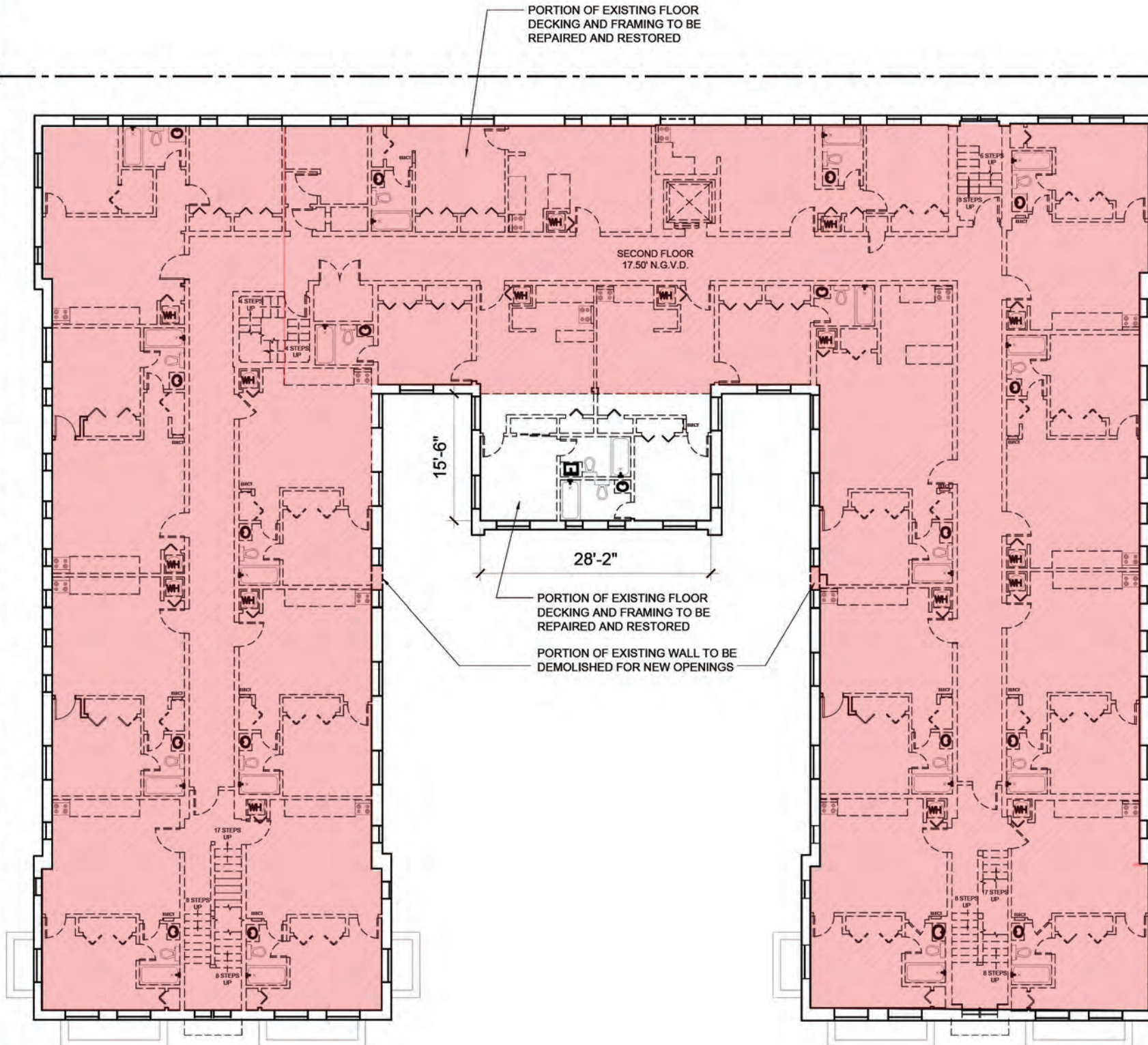
EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED  
 EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED

# D-1.00 DEMOLITION GROUND FLOOR PLAN



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- EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED

# D-1.01 DEMOLITION 2ND & 3RD FLOOR PLANS

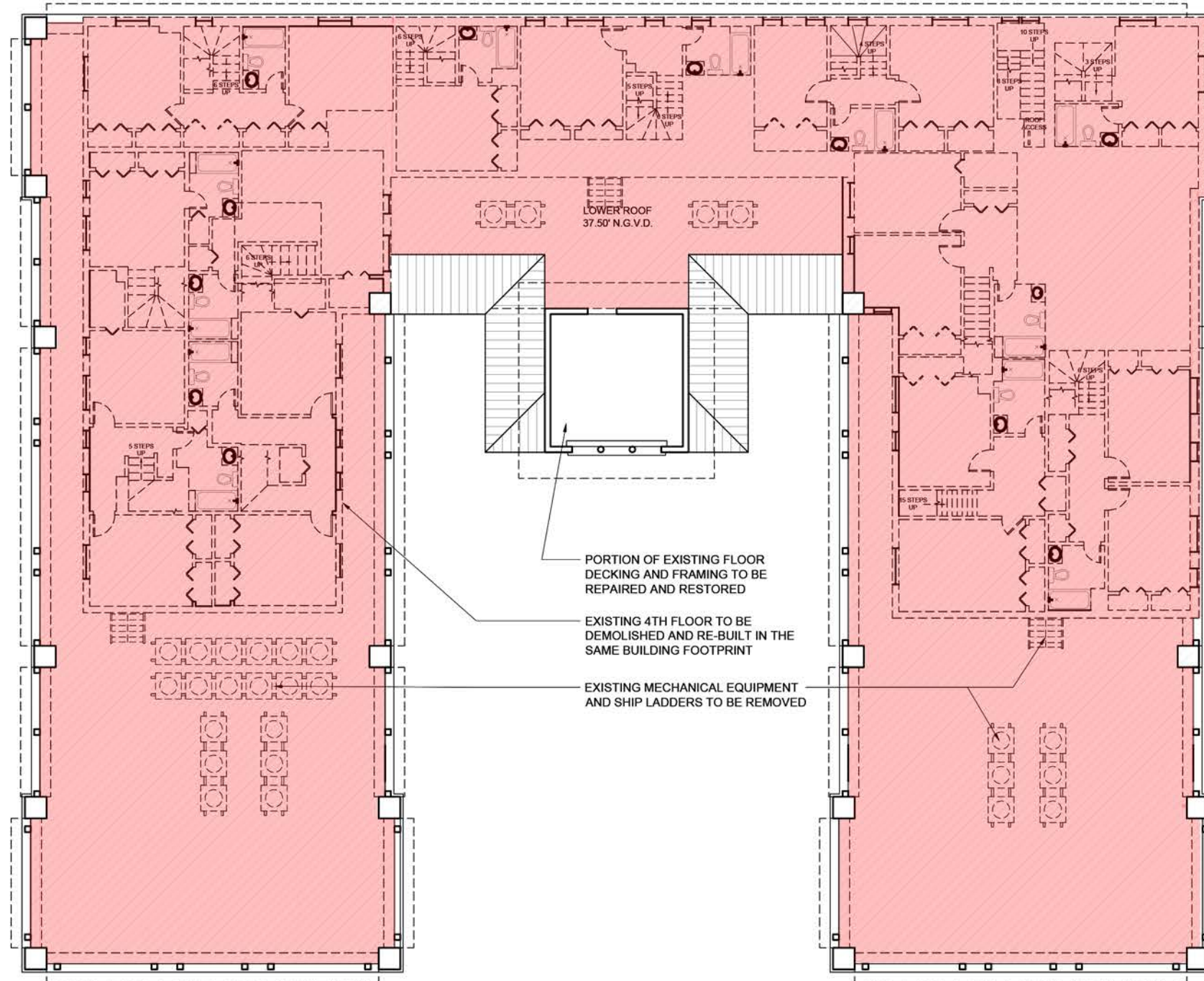


Scale: 1/16" = 1'-0"



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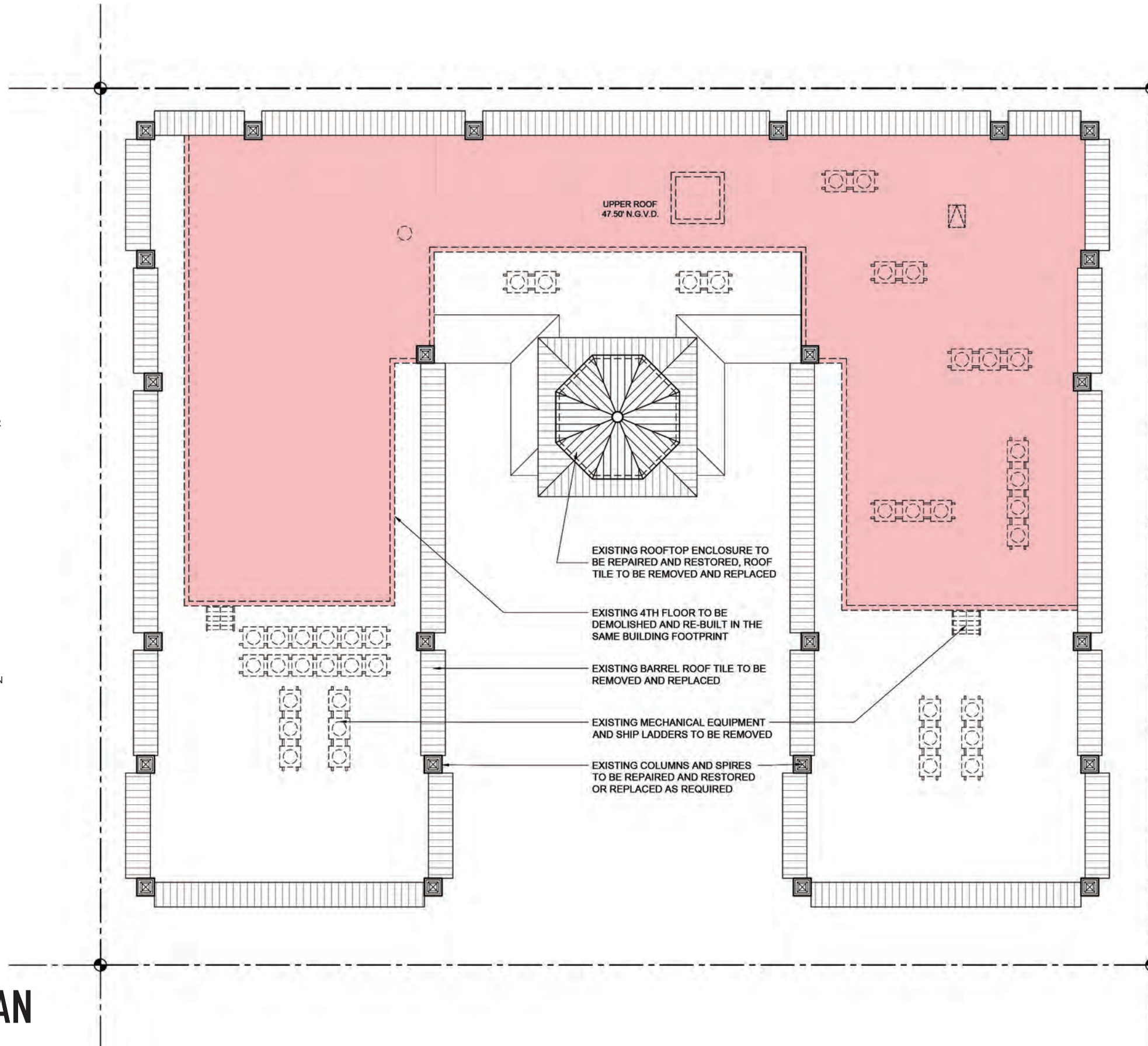
Scale: 1/16" = 1'-0"

# D-1.02 DEMOLITION FOURTH FLOOR PLAN



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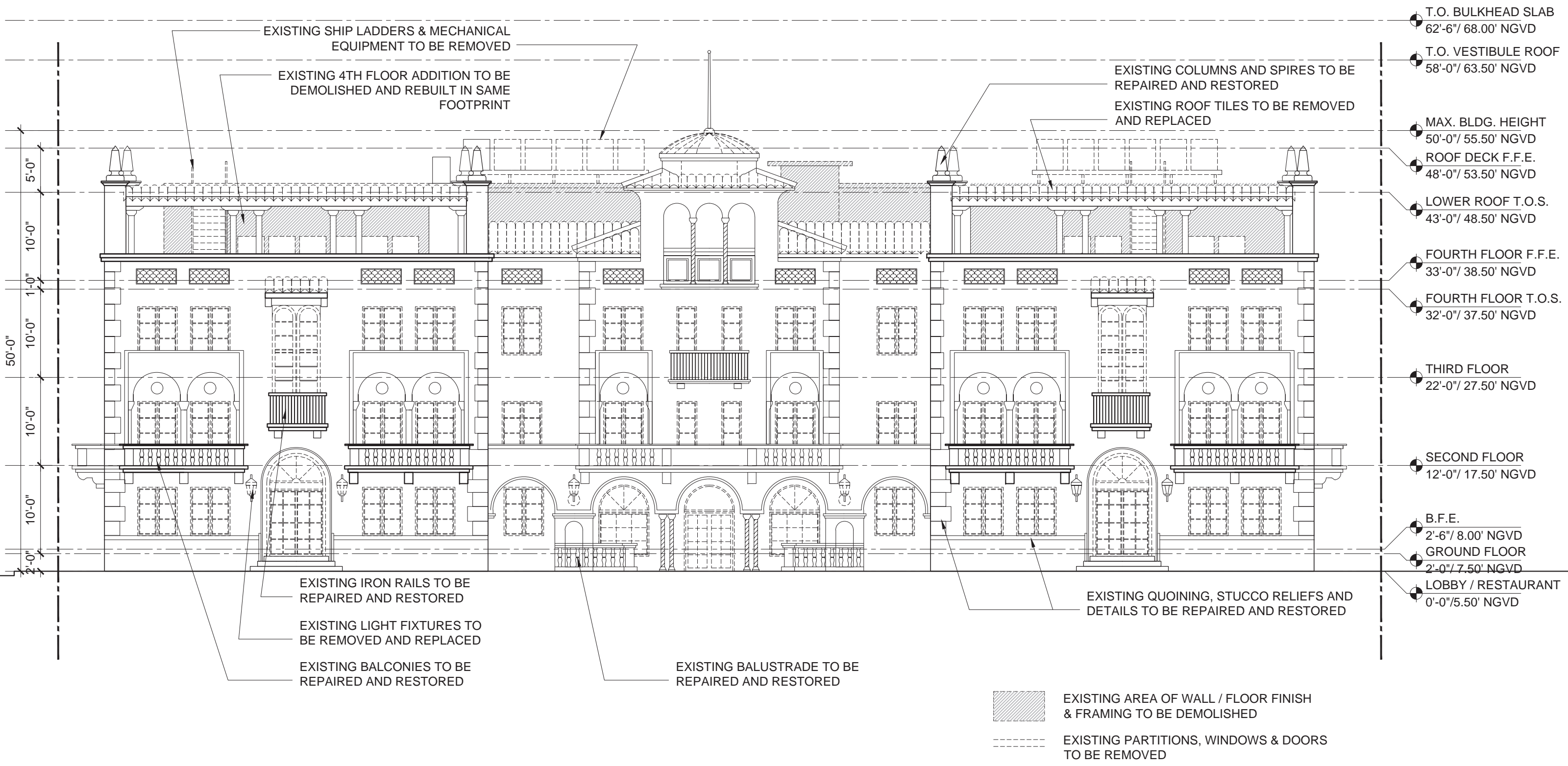
EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED  
 EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED



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

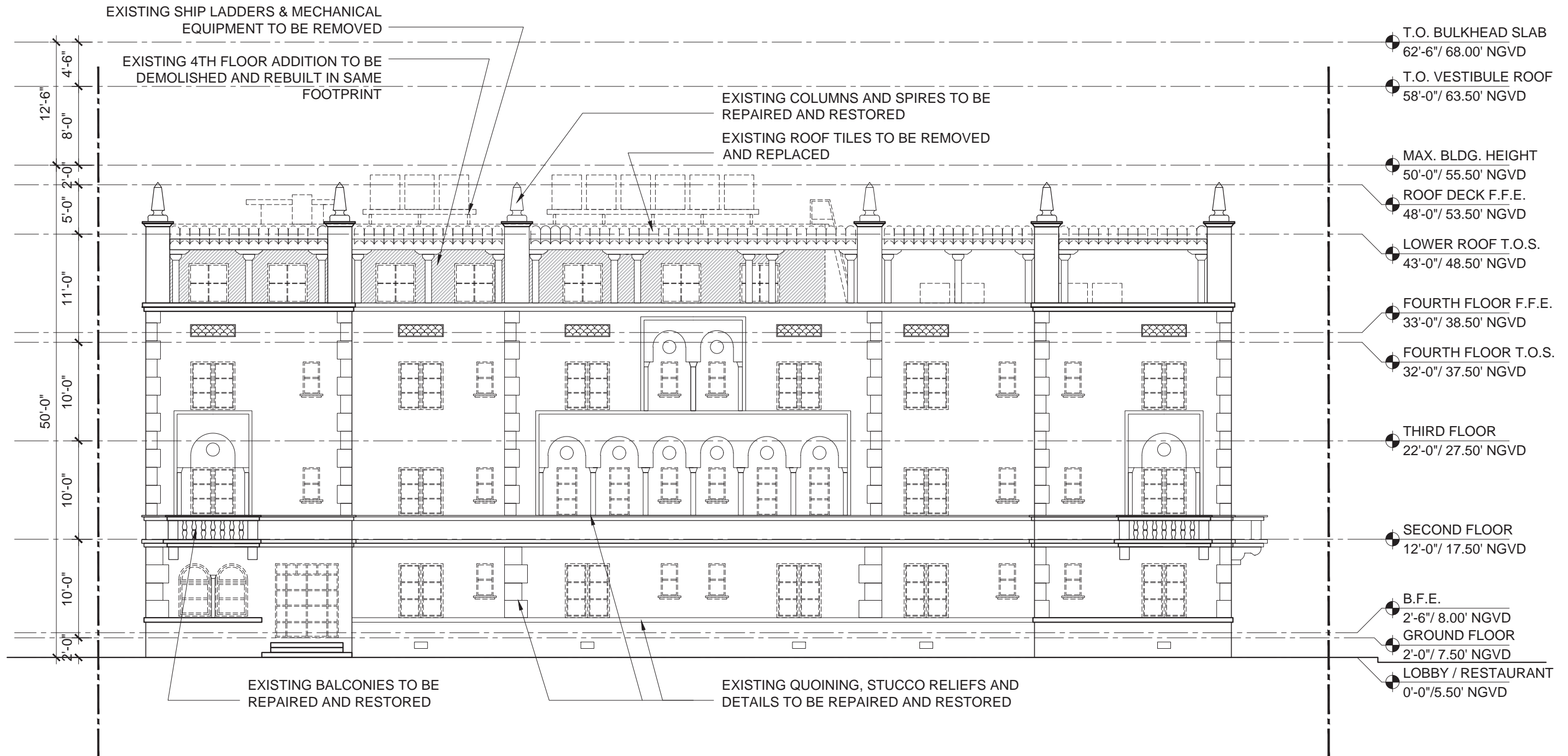
# D-1.03 DEMOLITION ROOF PLAN


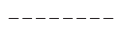




# D-2.00 DEMOLITION SOUTH ELEVATION

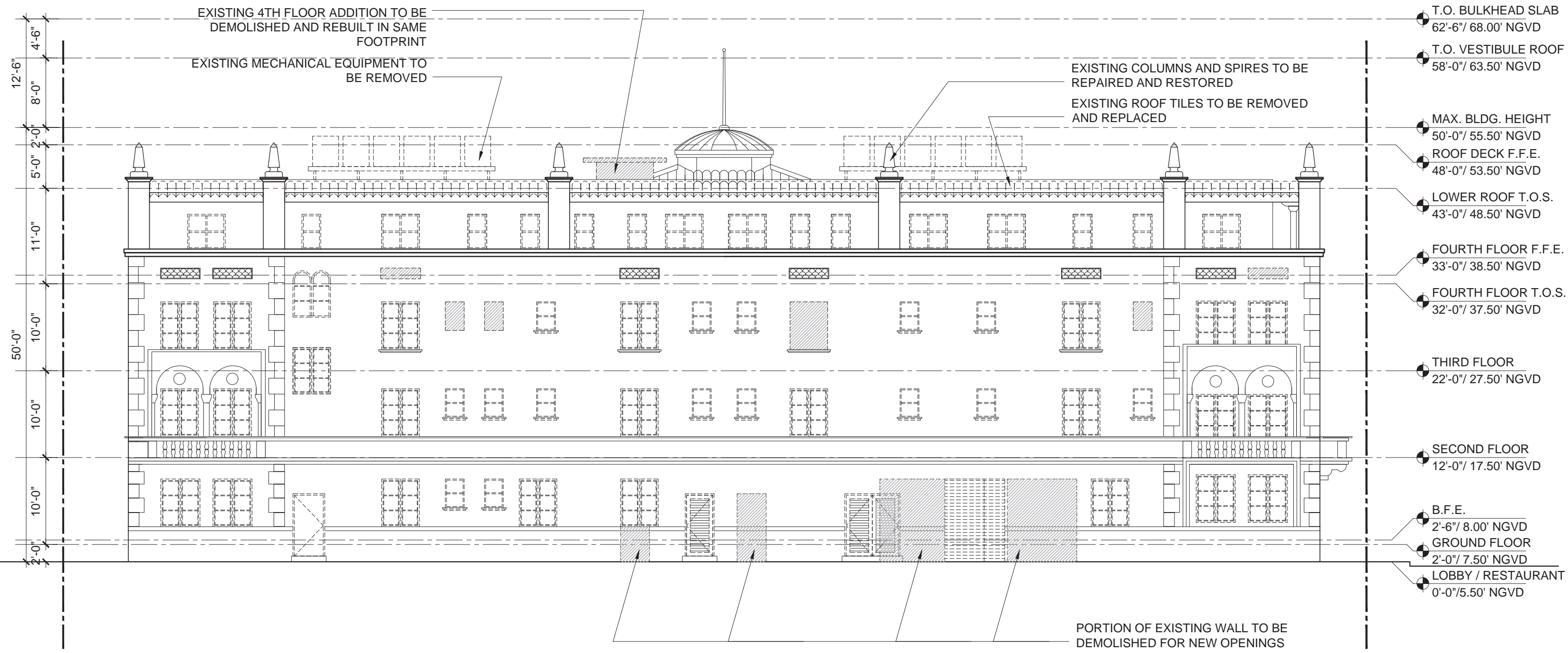



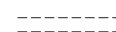


 EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED  
 EXISTING PARTITIONS, WINDOWS & DOORS

# D-2.01 DEMOLITION WEST ELEVATION





-  EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED
-  EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED

# D-2.02 DEMOLITION NORTH ELEVATION





# D-2.03 DEMOLITION EAST ELEVATION

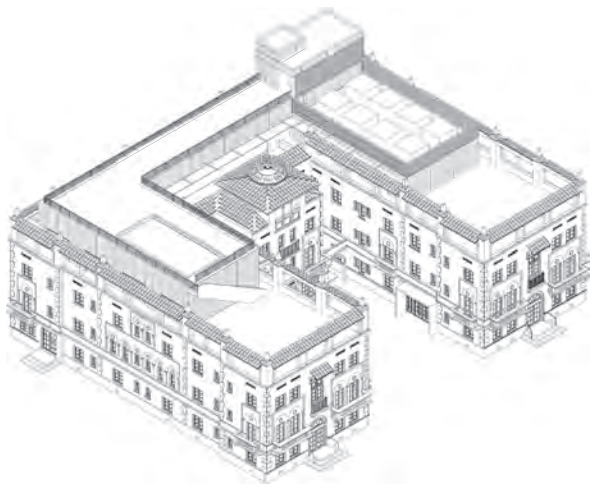




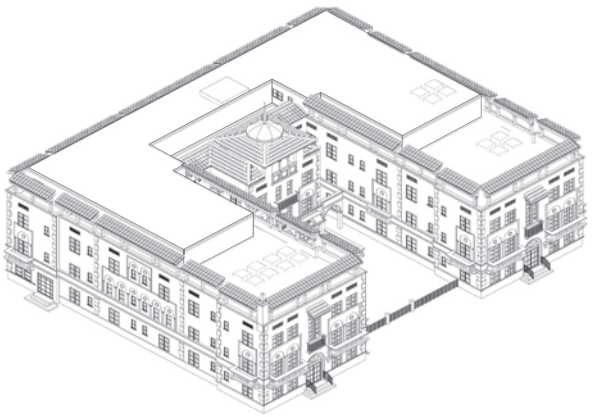
POST 1981/ 1982  
DOCUMENTED BEILINSON ARCHITECT P.A.  
1988



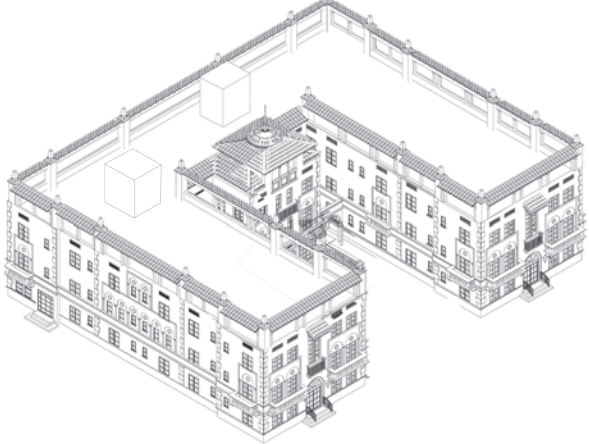
RIVIERA PLAZA HOTEL  
PROPOSED  
2022



RIVIERA PLAZA HOTEL/ APARTMENTS  
STA ARCHITECTURAL GROUP  
1992

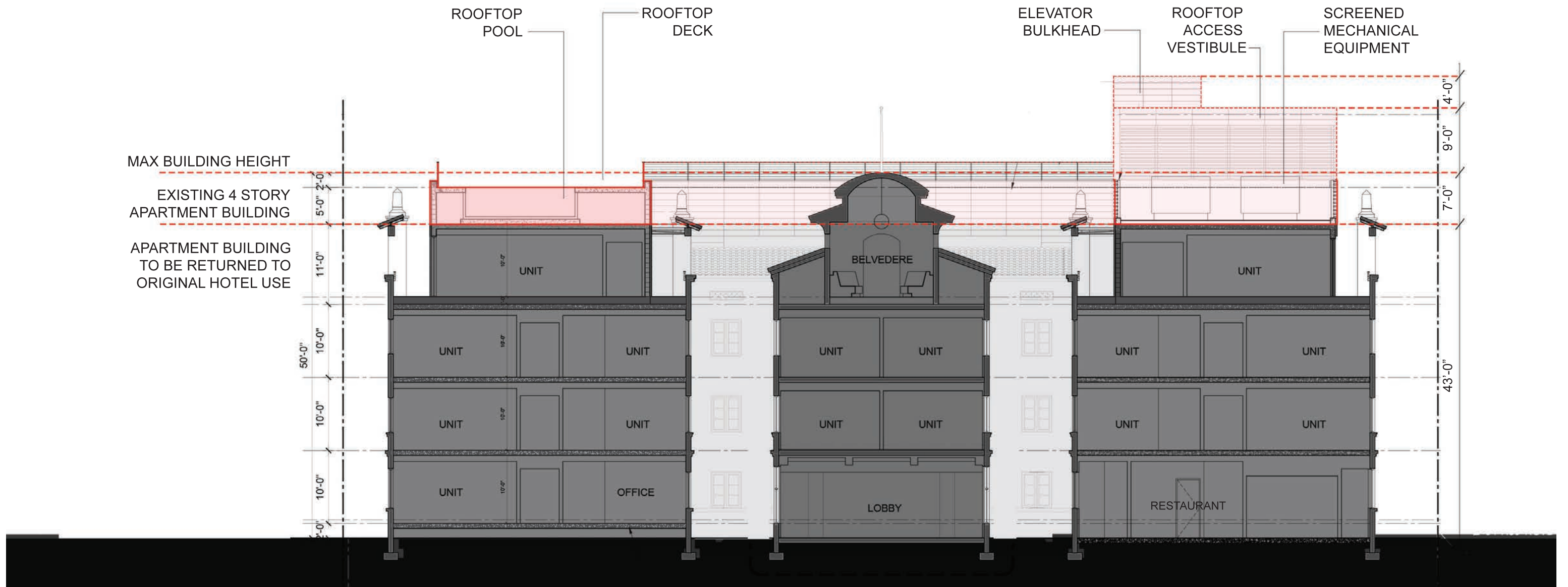


RIVIERA PLAZA HOTEL/ APARTMENTS  
R.A. PREAS ARCHITECT  
1924



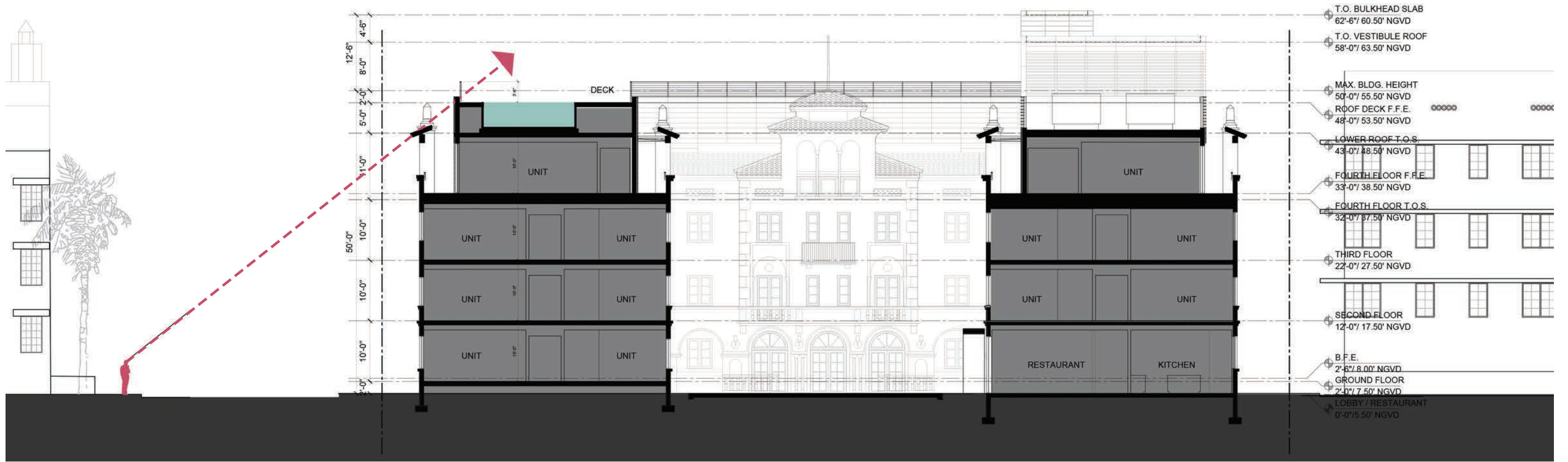
# A-1.00 TIMELINE DIAGRAM





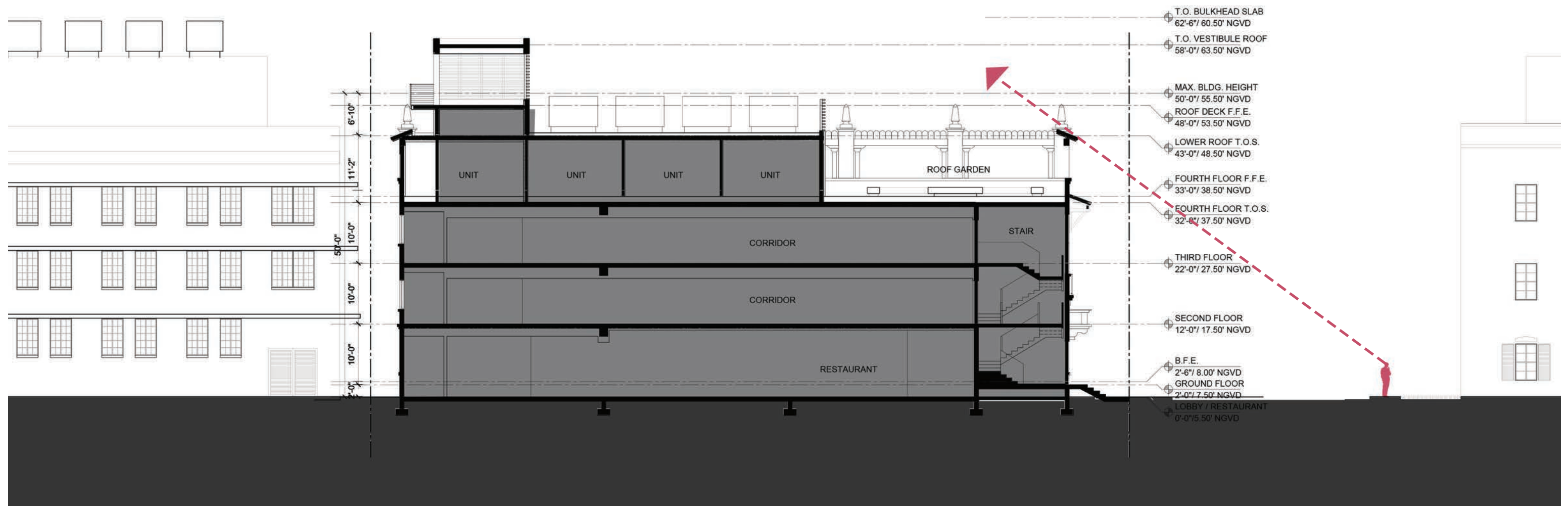
# A-1.01 PROPOSED ADDITION DIAGRAM





## A-1.02 LINE OF SIGHT ANALYSIS

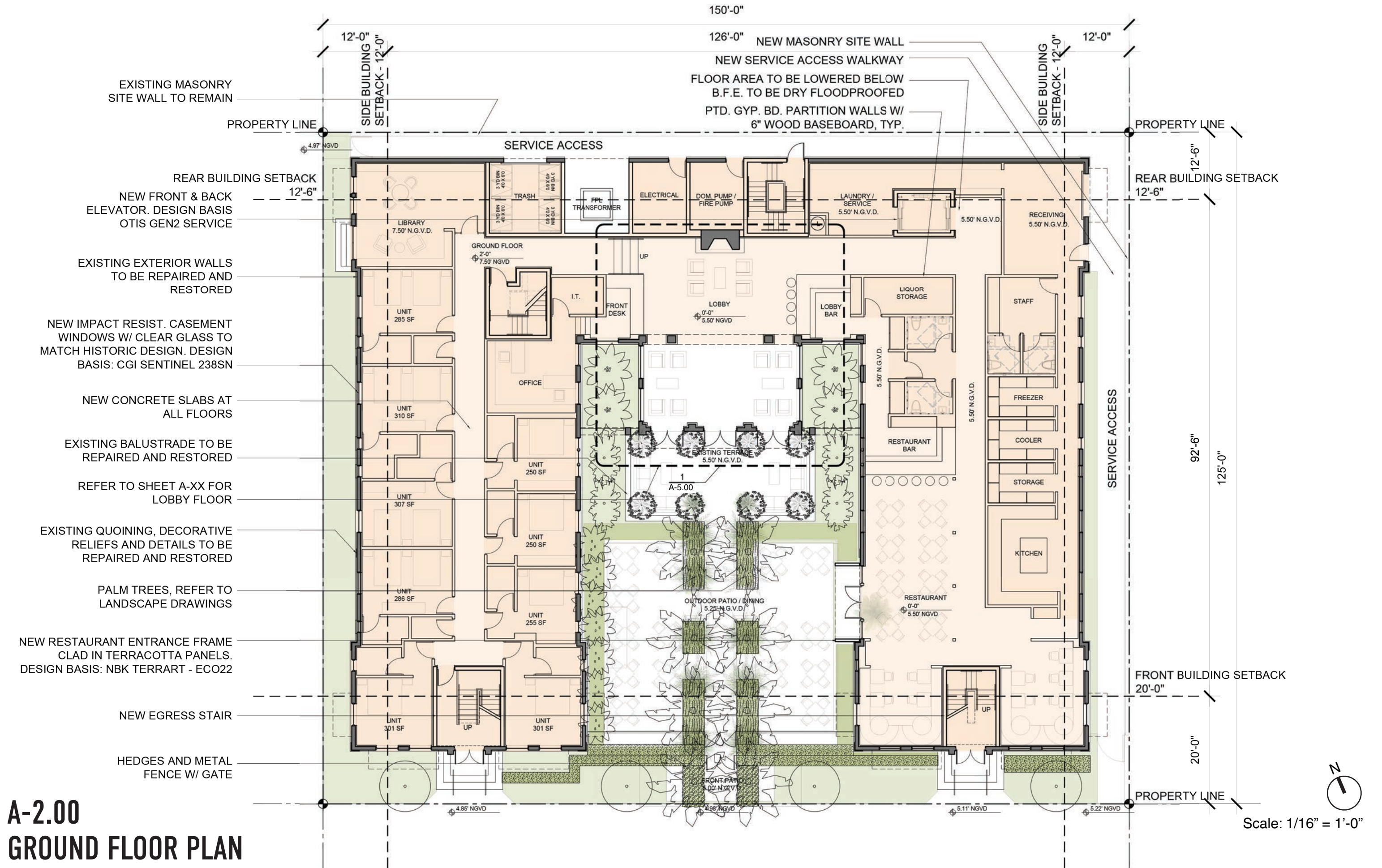




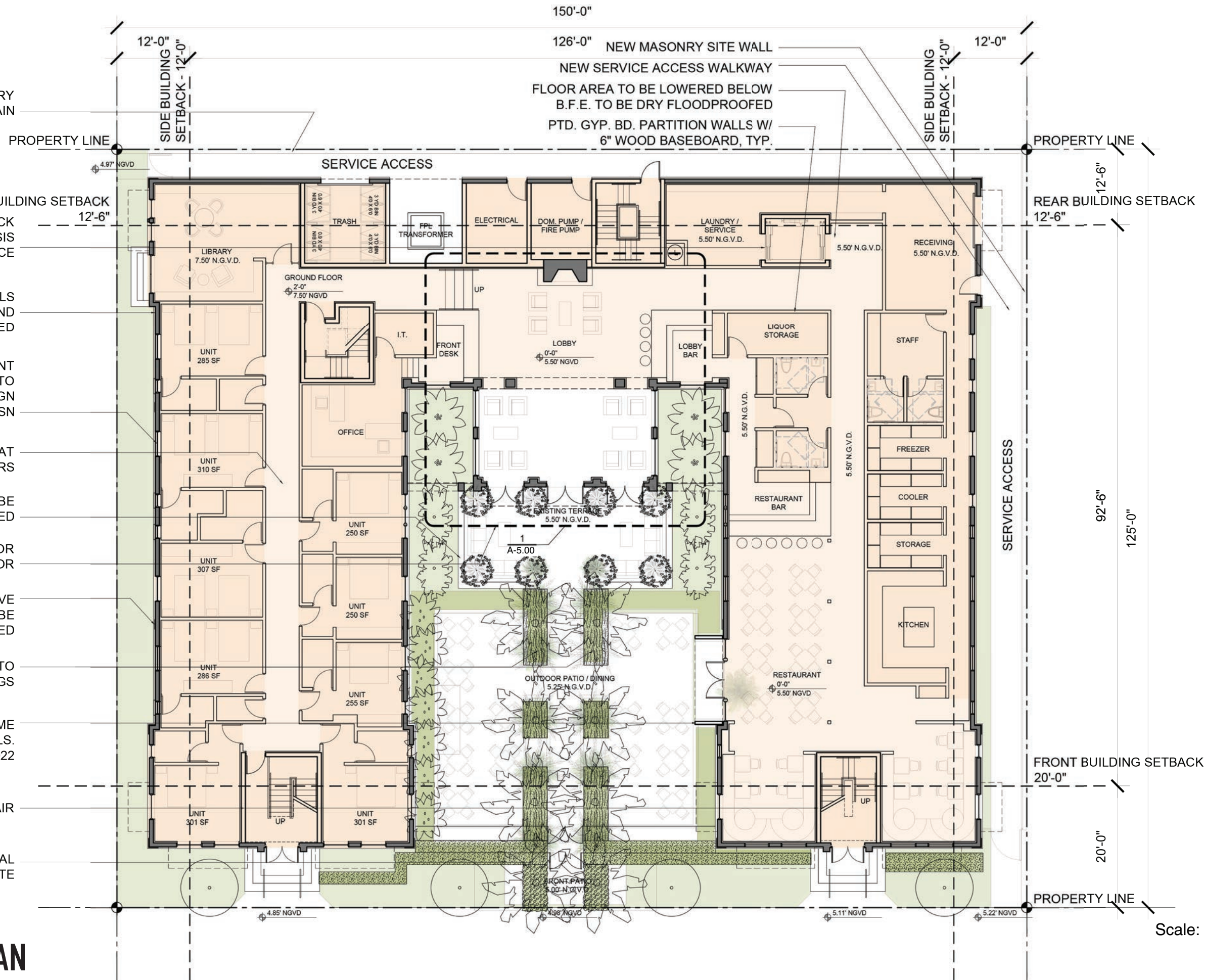
# A-1.03 LINE OF SIGHT ANALYSIS



# A-2.00 GROUND FLOOR PLAN

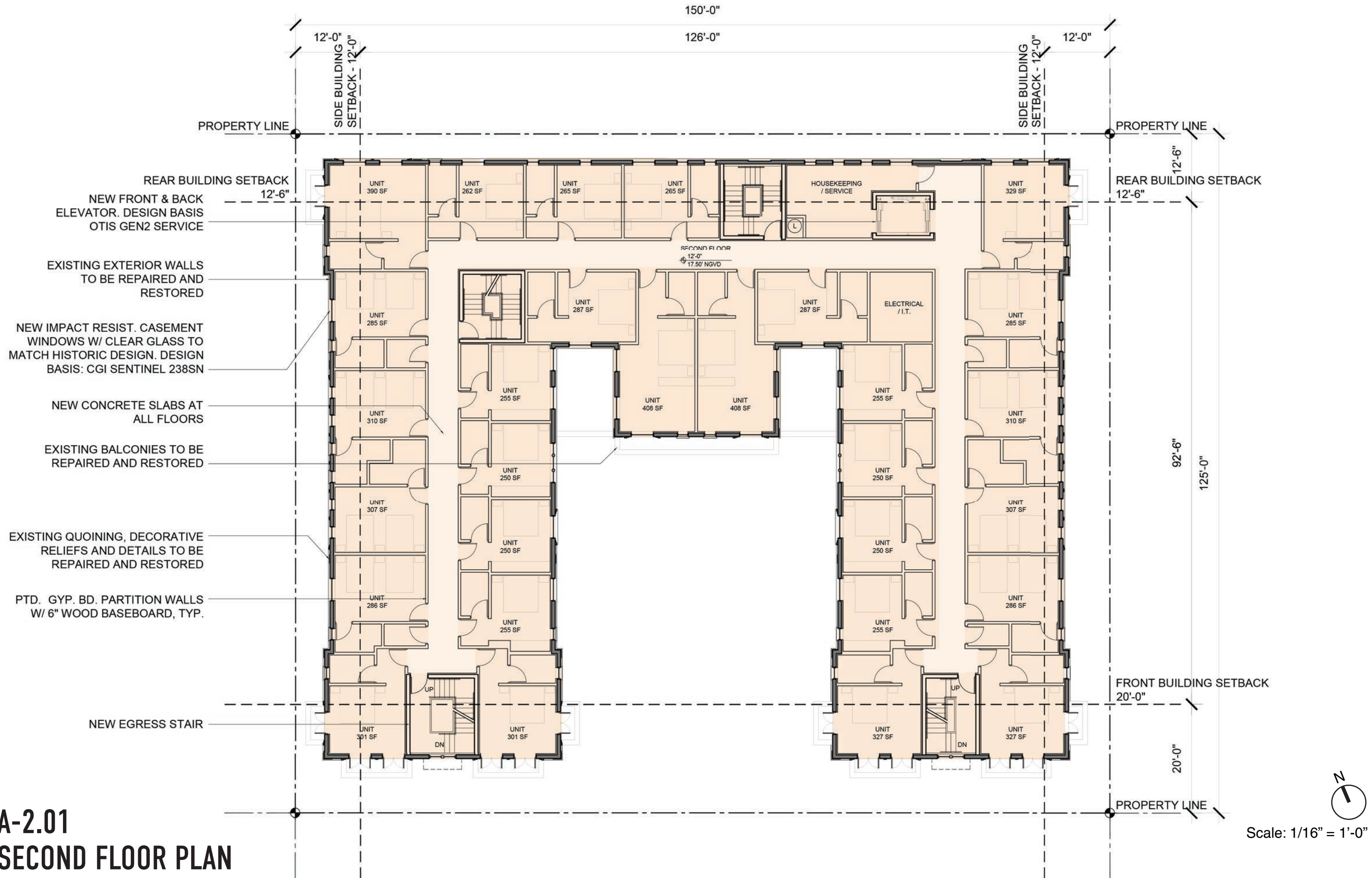


- EXISTING MASONRY SITE WALL TO REMAIN
- REAR BUILDING SETBACK 12'-0"
- NEW FRONT & BACK ELEVATOR. DESIGN BASIS OTIS GEN2 SERVICE
- EXISTING EXTERIOR WALLS TO BE REPAIRED AND RESTORED
- NEW IMPACT RESIST. CASEMENT WINDOWS W/ CLEAR GLASS TO MATCH HISTORIC DESIGN. DESIGN BASIS: CGI SENTINEL 238SN
- NEW 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"

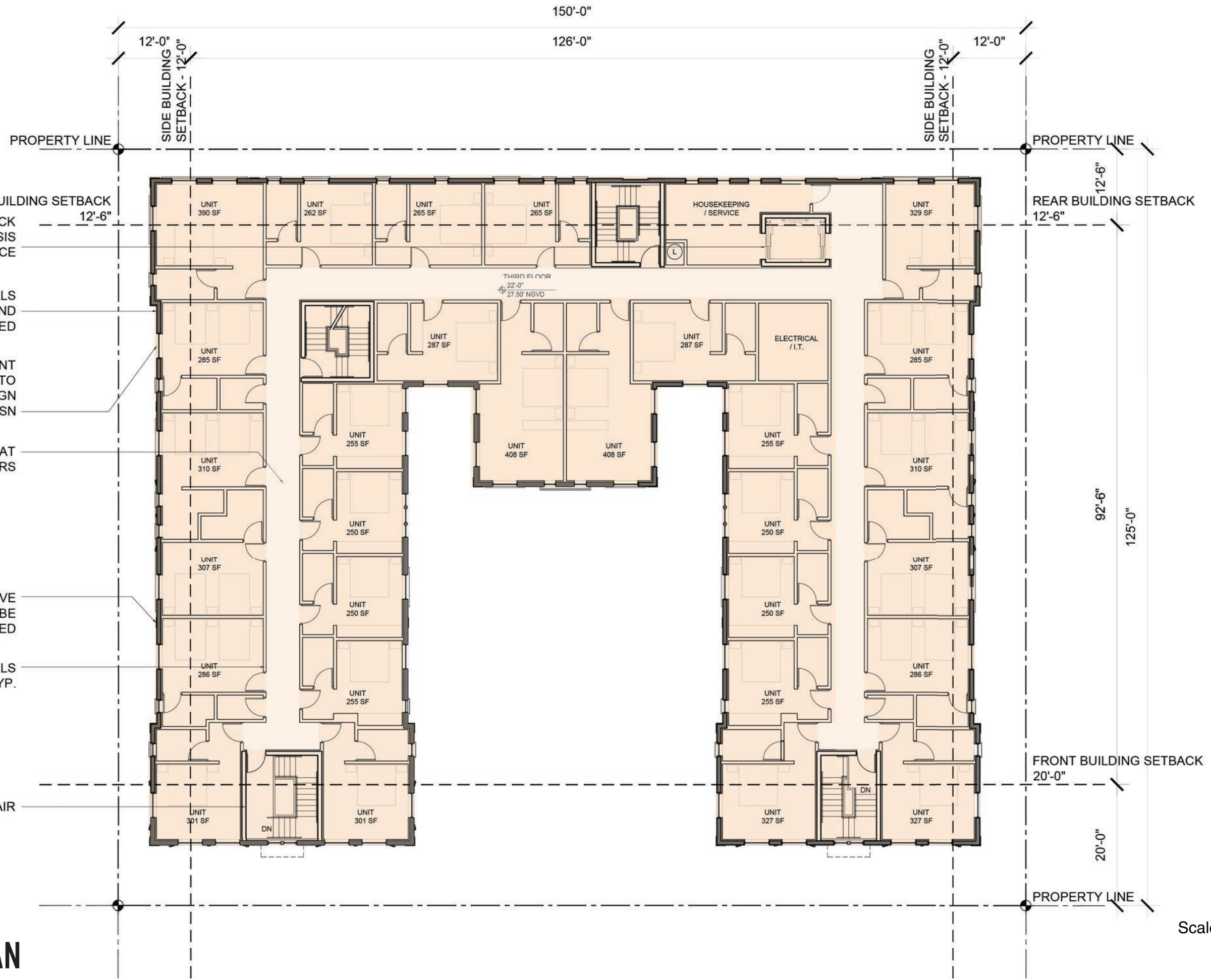




**A-2.01  
SECOND FLOOR PLAN**



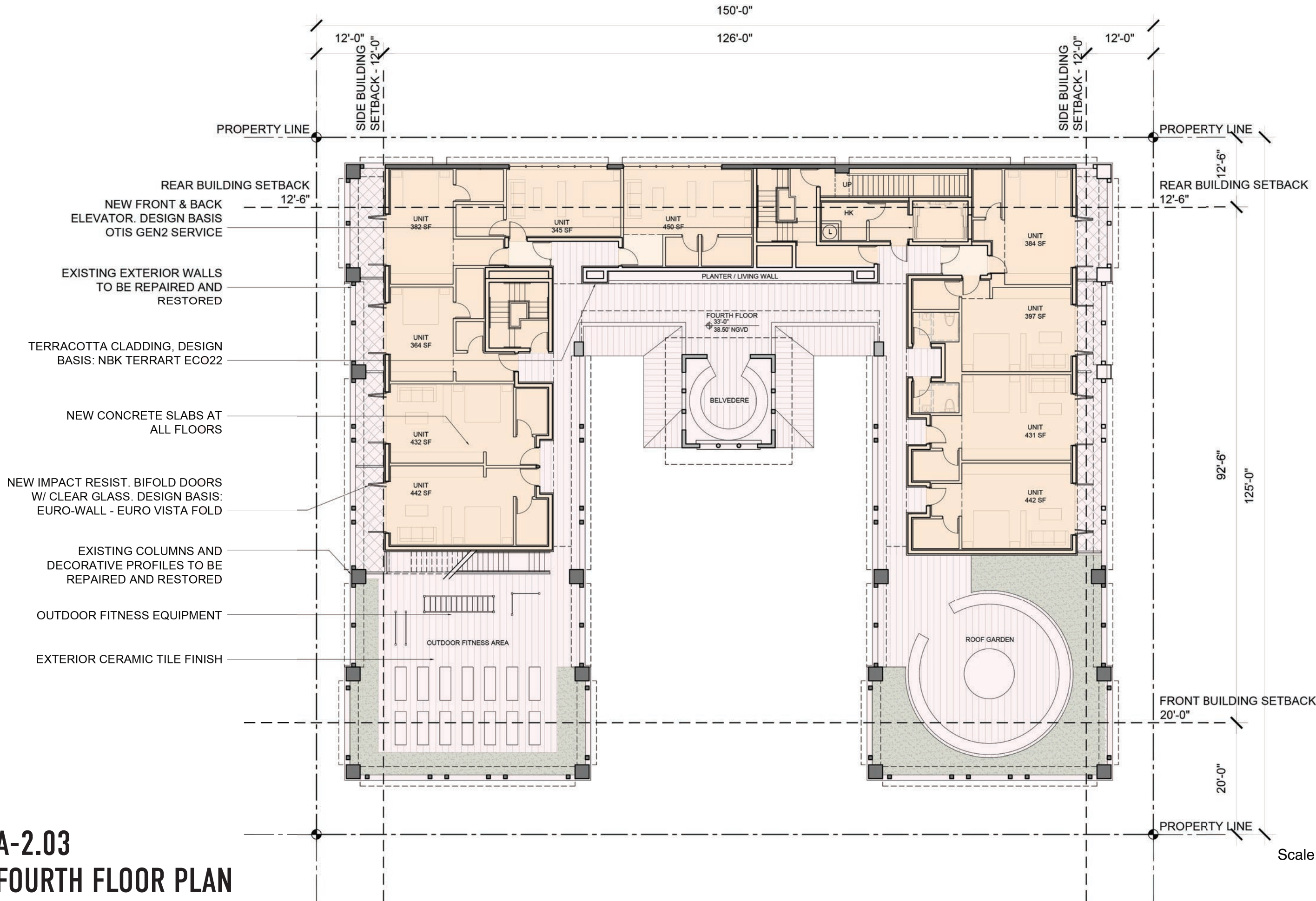
# A-2.02 THIRD FLOOR PLAN



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



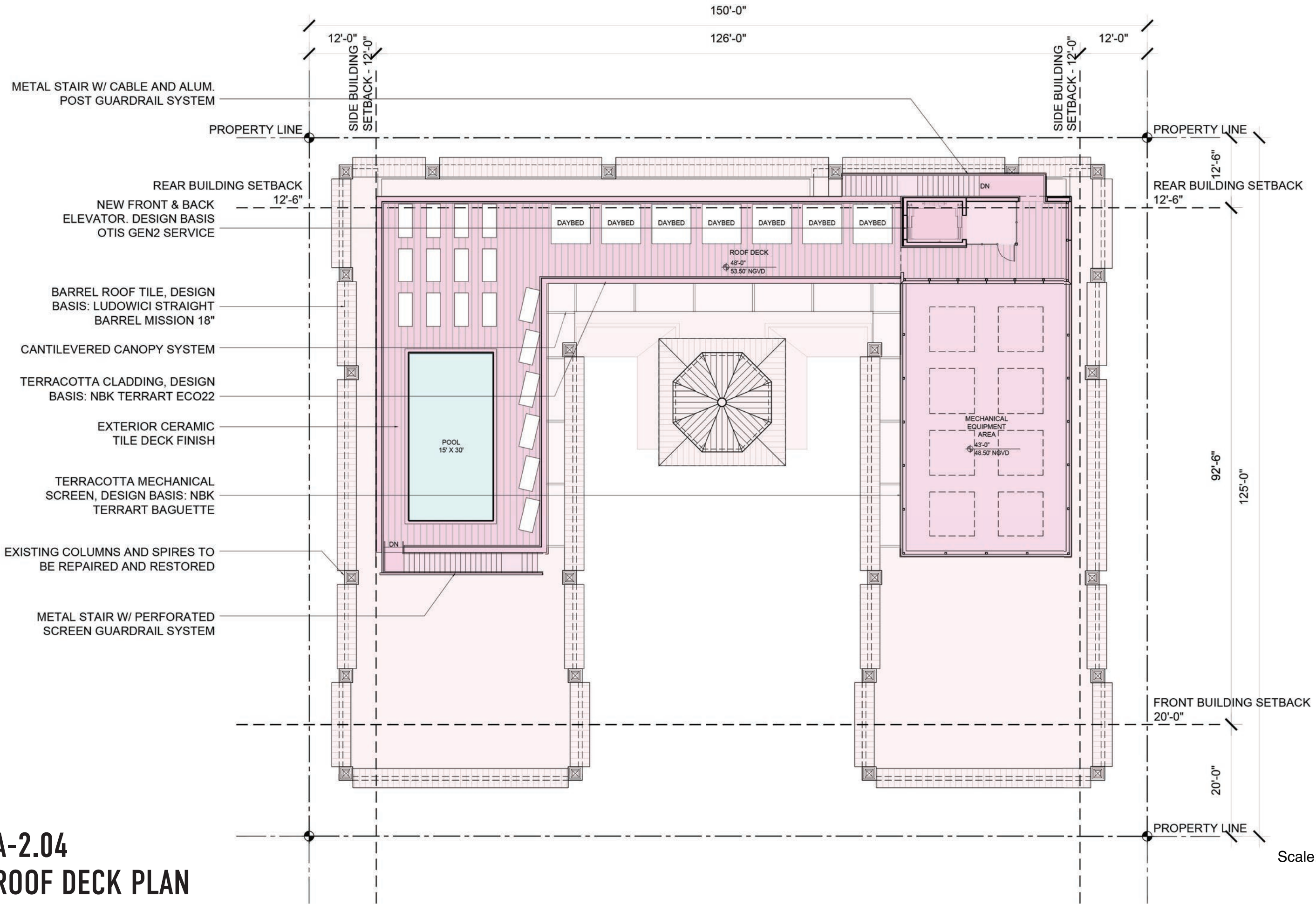
# A-2.03 FOURTH FLOOR PLAN



- REAR BUILDING SETBACK 12'-6"
- NEW FRONT & BACK ELEVATOR. DESIGN BASIS OTIS GEN2 SERVICE
- EXISTING EXTERIOR WALLS TO BE REPAIRED AND RESTORED
- TERRACOTTA CLADDING, DESIGN BASIS: NBK TERRART ECO22
- NEW CONCRETE SLABS AT ALL FLOORS
- NEW IMPACT RESIST. BIFOLD DOORS W/ CLEAR GLASS. DESIGN BASIS: EURO-WALL - EURO VISTA FOLD
- EXISTING COLUMNS AND DECORATIVE PROFILES TO BE REPAIRED AND RESTORED
- OUTDOOR FITNESS EQUIPMENT
- EXTERIOR CERAMIC TILE FINISH



# A-2.04 ROOF DECK PLAN



- METAL STAIR W/ CABLE AND ALUM. POST GUARDRAIL SYSTEM
- PROPERTY LINE
- REAR BUILDING SETBACK 12'-6"
- NEW FRONT & BACK ELEVATOR. DESIGN BASIS OTIS GEN2 SERVICE
- BARREL ROOF TILE, DESIGN BASIS: LUDOWICI STRAIGHT BARREL MISSION 18"
- CANTILEVERED CANOPY SYSTEM
- TERRACOTTA CLADDING, DESIGN BASIS: NBK TERRART ECO22
- EXTERIOR CERAMIC TILE DECK FINISH
- TERRACOTTA MECHANICAL SCREEN, DESIGN BASIS: NBK TERRART BAGUETTE
- EXISTING COLUMNS AND SPIRES TO BE REPAIRED AND RESTORED
- METAL STAIR W/ PERFORATED SCREEN GUARDRAIL SYSTEM

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



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

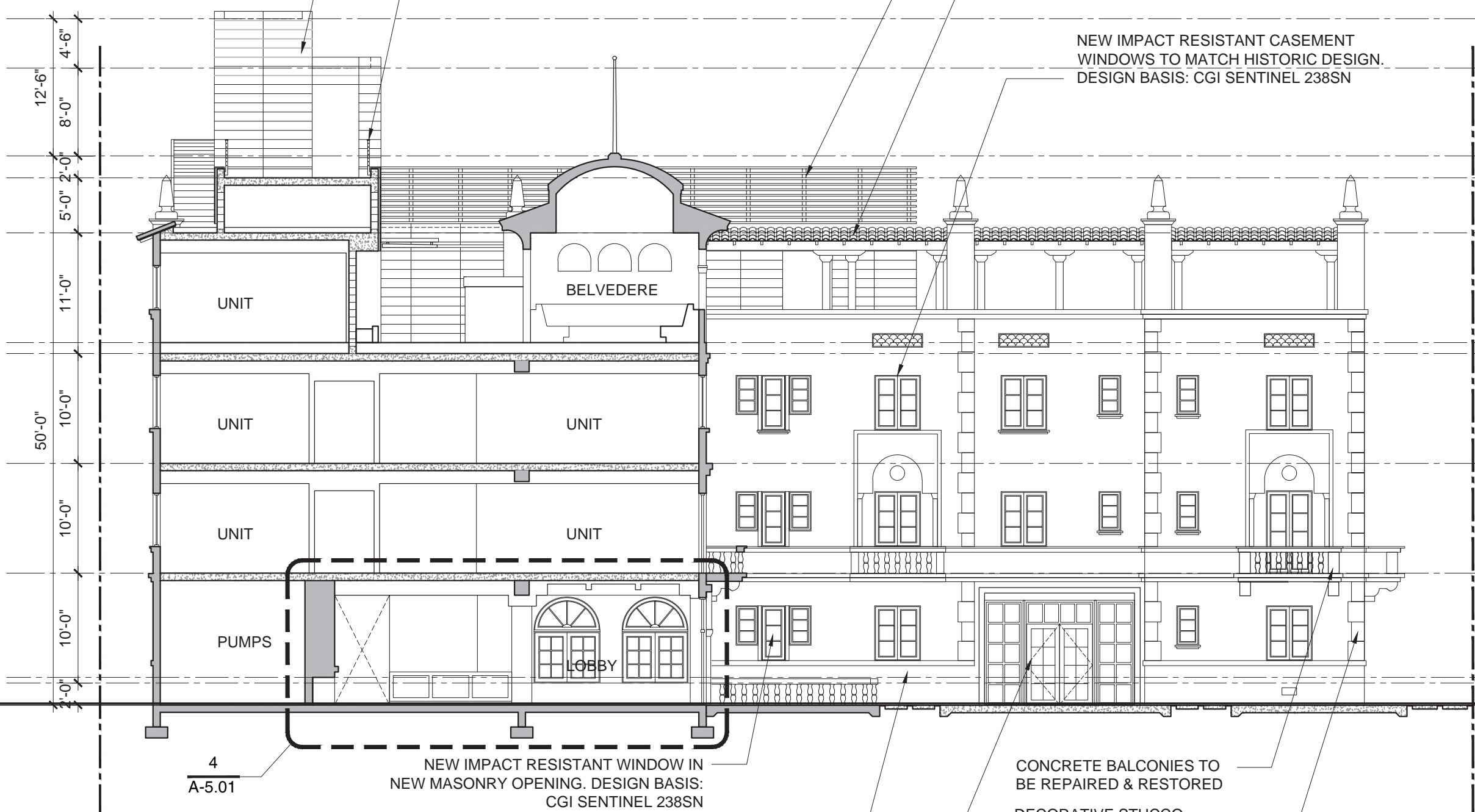
THIRD FLOOR 22'-0" / 27.50' NGVD

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



4  
A-5.01

NEW IMPACT RESISTANT WINDOW IN NEW MASONRY OPENING. DESIGN BASIS: CGI SENTINEL 238SN

PAINTED SMOOTH STUCCO FINISH

NEW IMPACT RESISTANT FRENCH DOORS W/ TRANSOM & SIDELITES. DESIGN BASIS: CGI SENTINEL 160

CONCRETE BALCONIES TO BE REPAIRED & RESTORED

DECORATIVE STUCCO RELIEFS AND QUOINING TO BE REPAIRED & RESTORED

# A-3.00 BUILDING SECTION



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

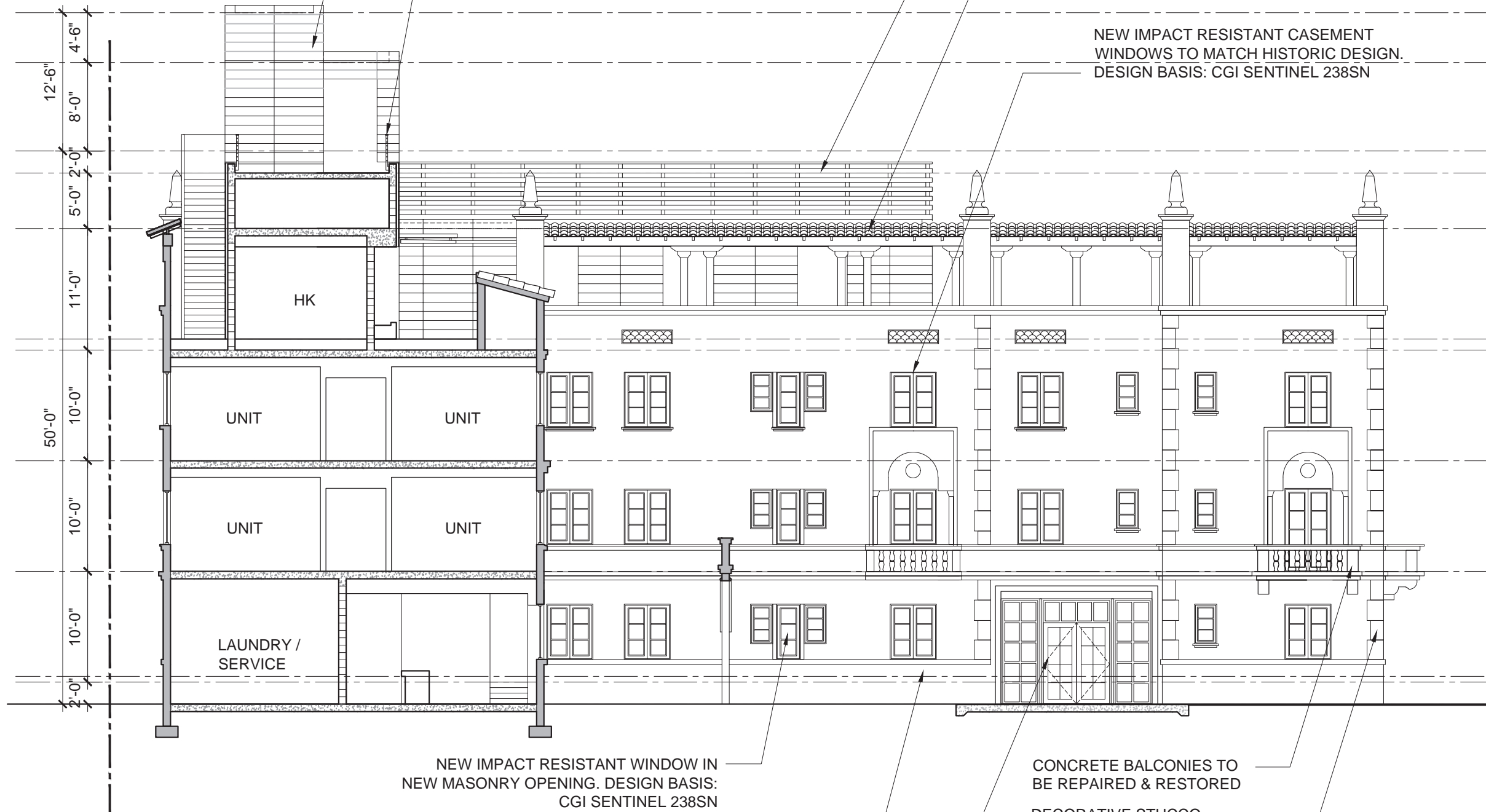
THIRD FLOOR 22'-0" / 27.50' NGVD

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



NEW IMPACT RESISTANT WINDOW IN NEW MASONRY OPENING. DESIGN BASIS: CGI SENTINEL 238SN

PAINTED SMOOTH STUCCO FINISH

NEW IMPACT RESISTANT FRENCH DOORS W/ TRANSOM & SIDELITES. DESIGN BASIS: CGI SENTINEL 160

CONCRETE BALCONIES TO BE REPAIRED & RESTORED

DECORATIVE STUCCO RELIEFS AND QUOINING TO BE REPAIRED & RESTORED

# A-3.01 BUILDING SECTION



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.  
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

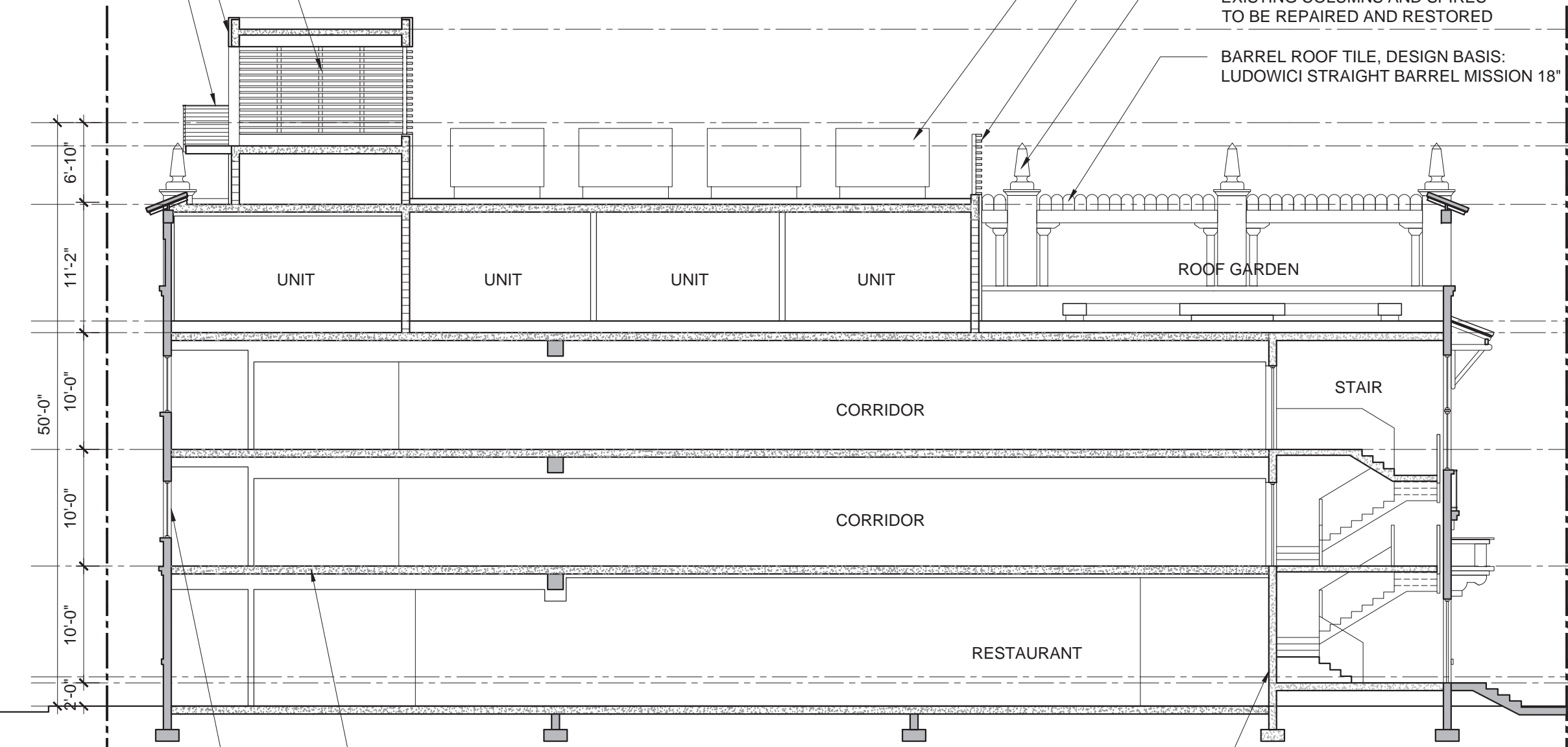
THIRD FLOOR  
22'-0" / 27.50' NGVD

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



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



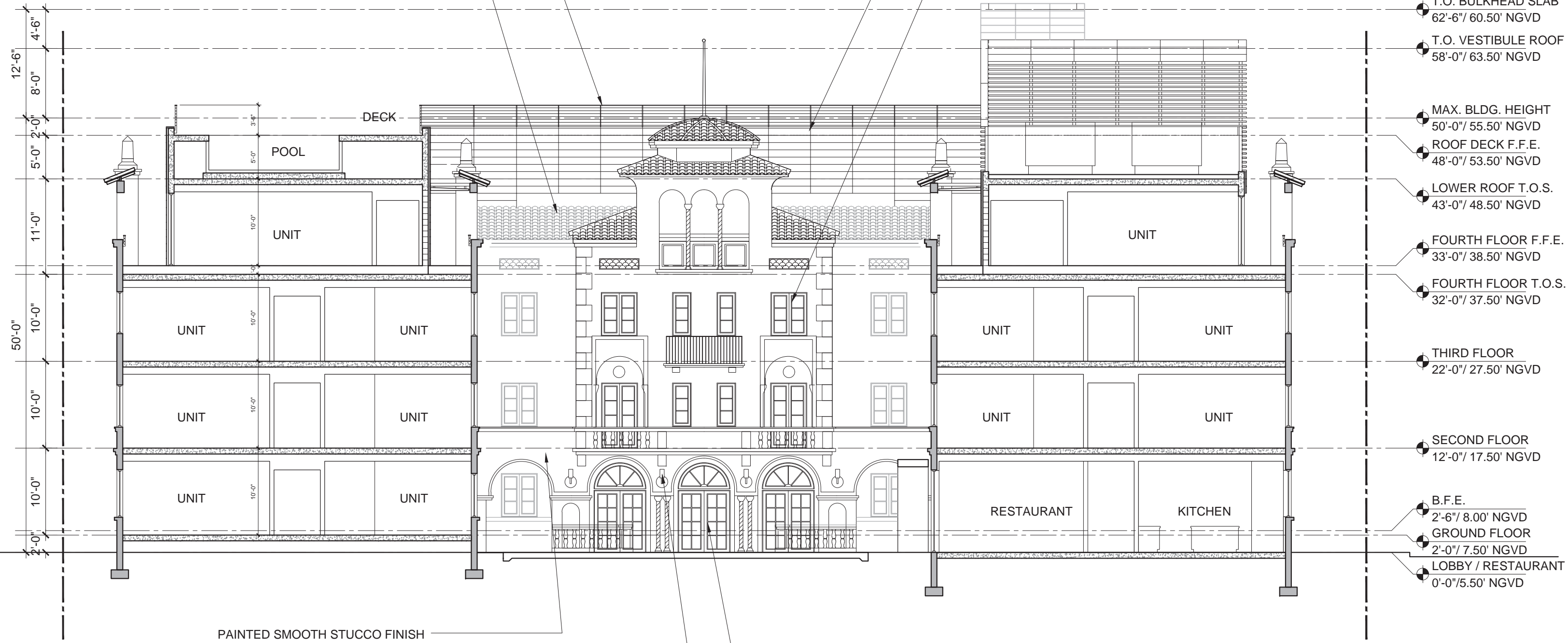


CABLE GUARDRAIL SYSTEM W/  
ALUM. POSTS AND WOOD CAP

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

TERRACOTTA CLADDING.  
DESIGN BASIS: NBK TERRART - ECO22

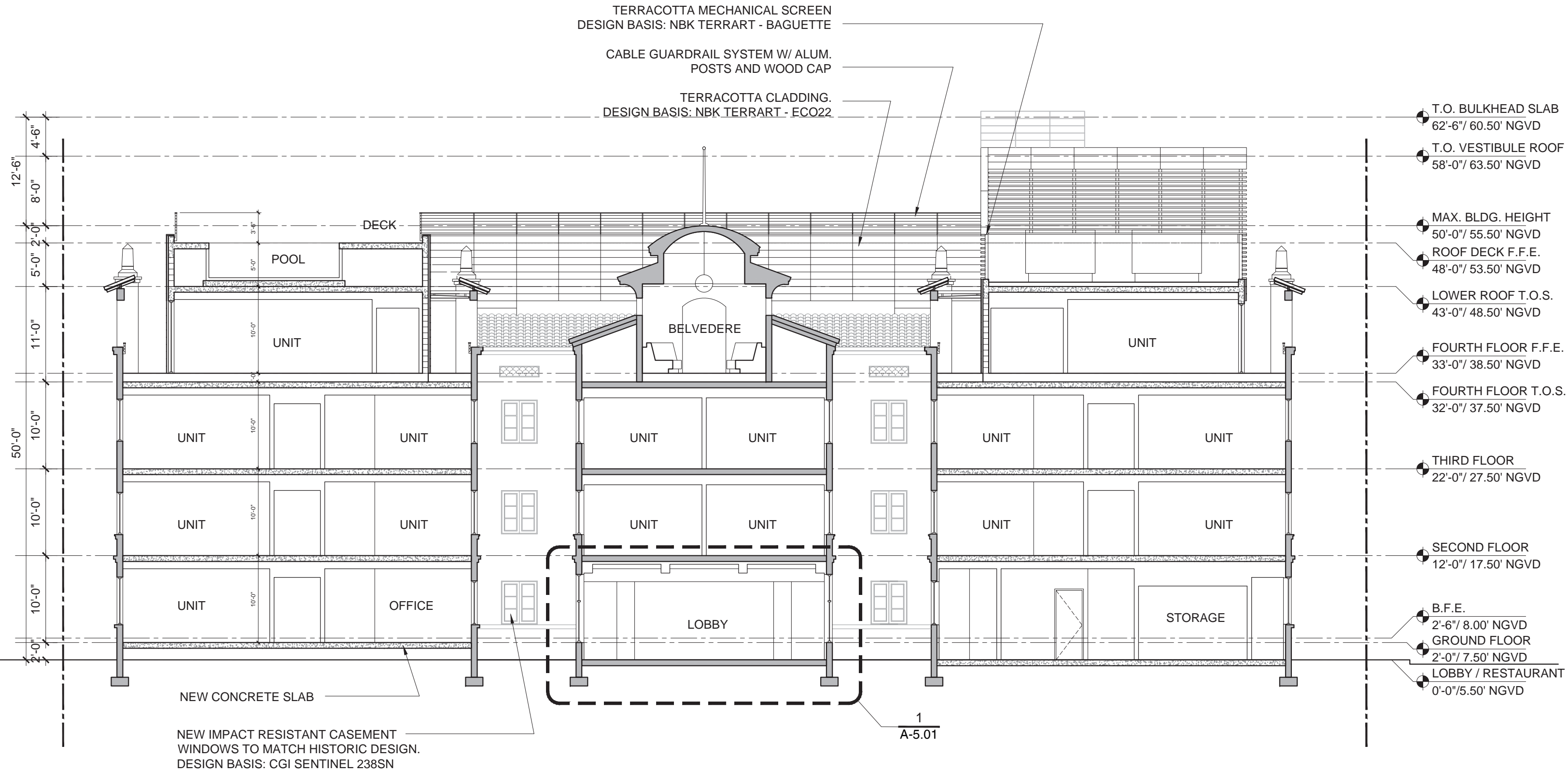
NEW IMPACT RESISTANT CASEMENT WINDOWS TO MATCH  
HISTORIC DESIGN. DESIGN BASIS: CGI SENTINEL 238SN



# A-3.03 BUILDING SECTION

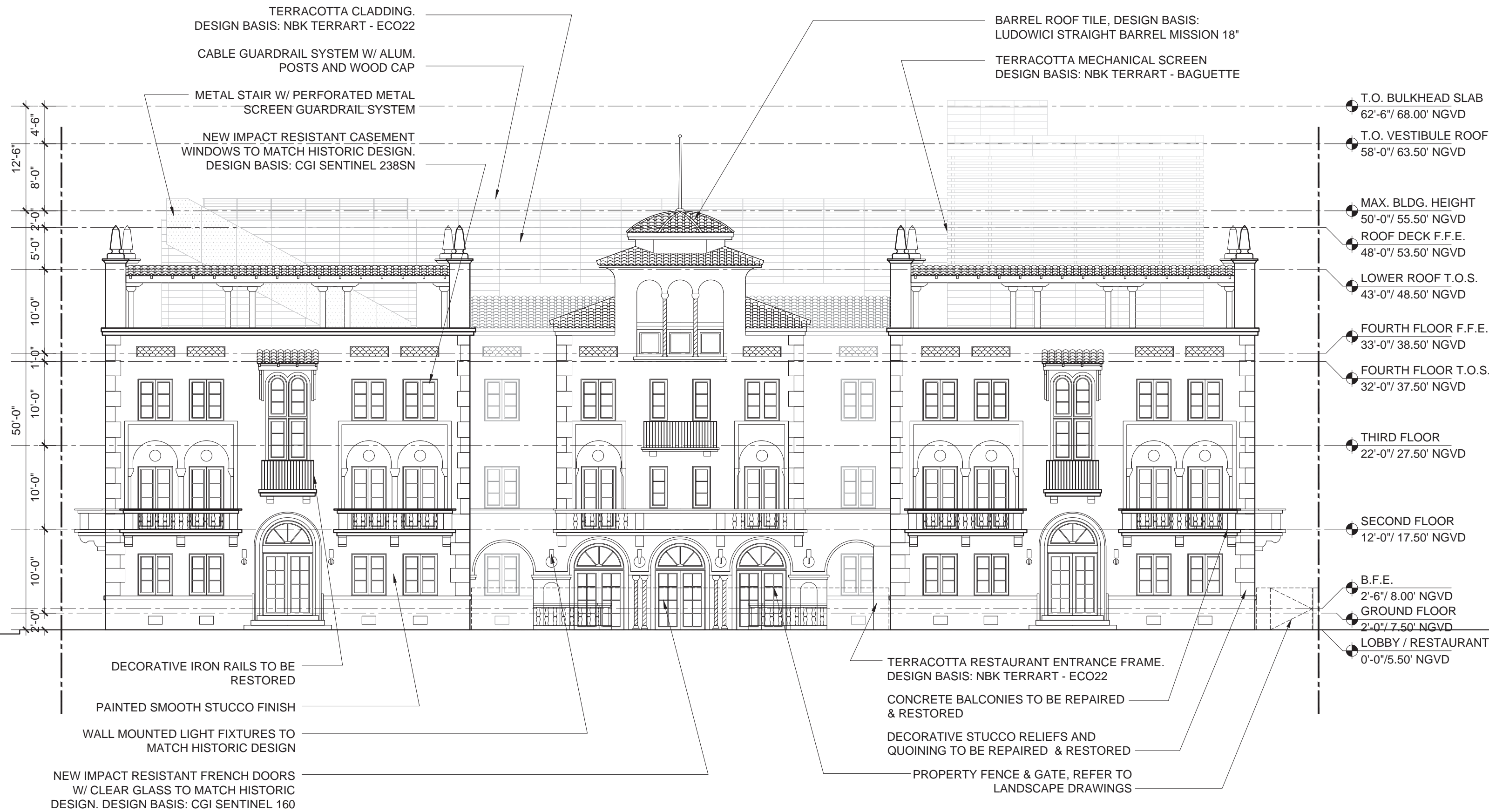






# A-3.04 BUILDING SECTION





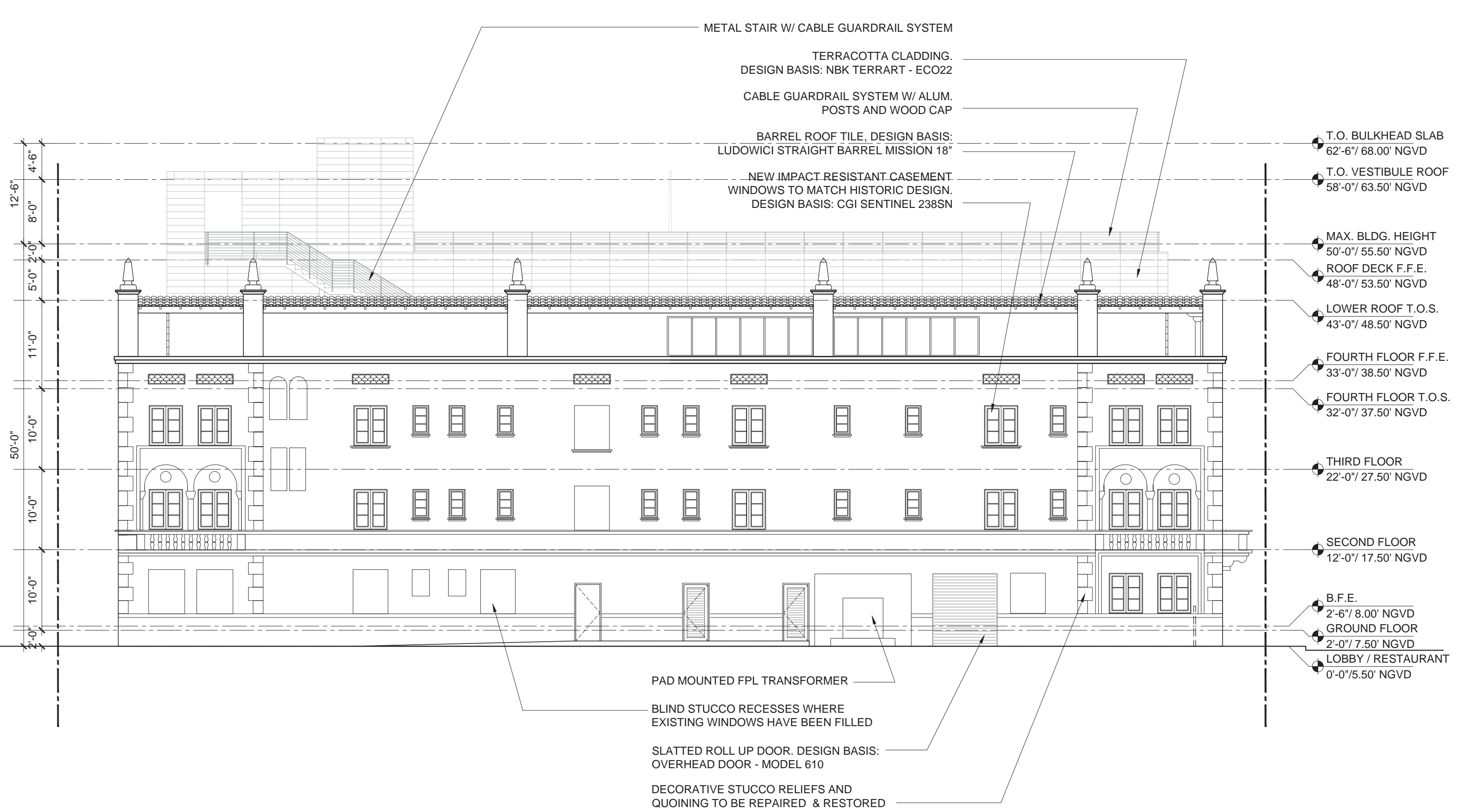
# A-4.00 SOUTH BUILDING ELEVATION





# A-4.01 WEST BUILDING ELEVATION





# A-4.02 NORTH BUILDING ELEVATION



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" / 68.00' 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

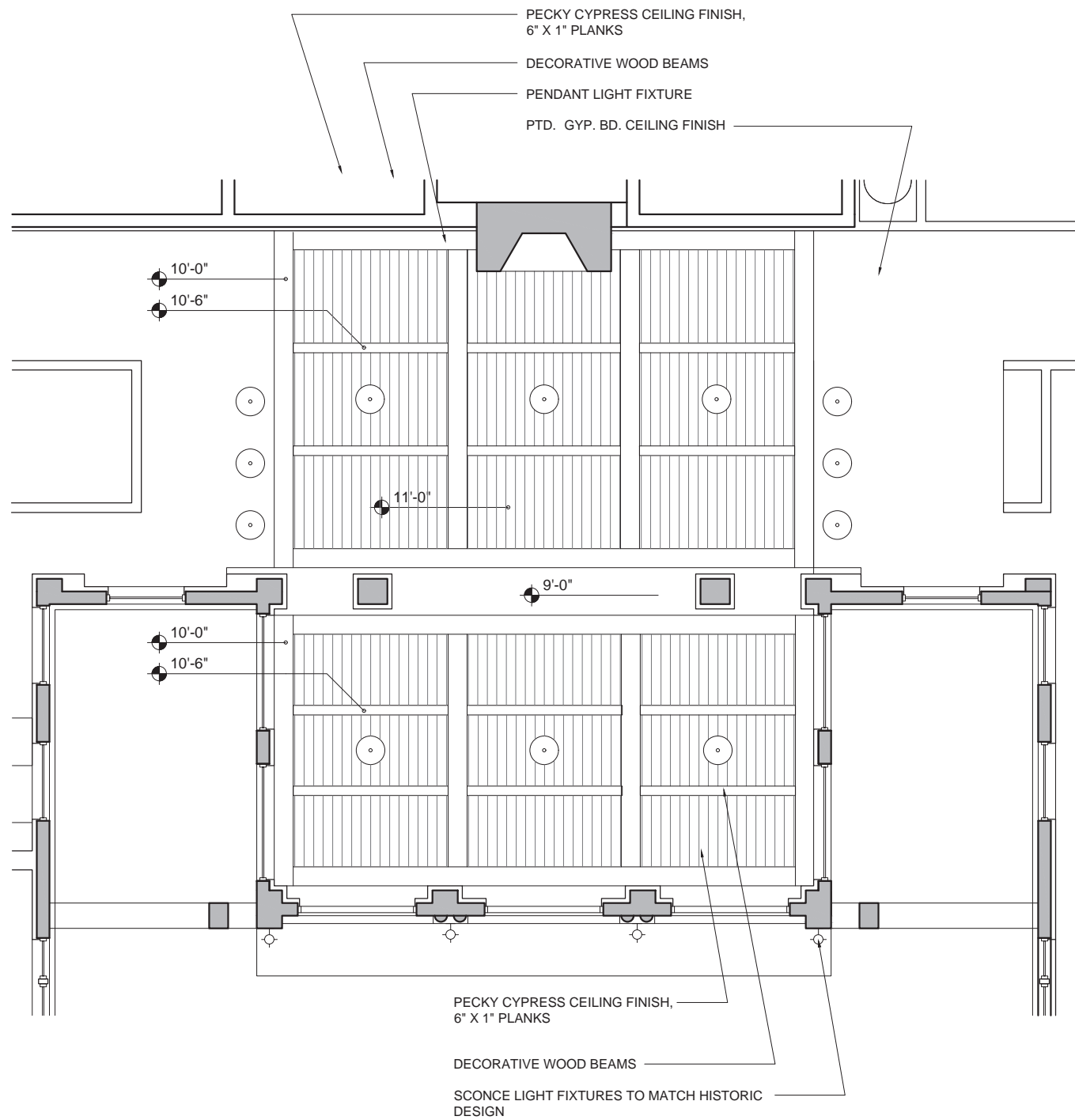
DECORATIVE STUCCO RELIEFS AND  
QUOINING TO BE REPAIRED & RESTORED

SLATTED ROLL UP DOOR. DESIGN BASIS:  
OVERHEAD DOOR - MODEL 610

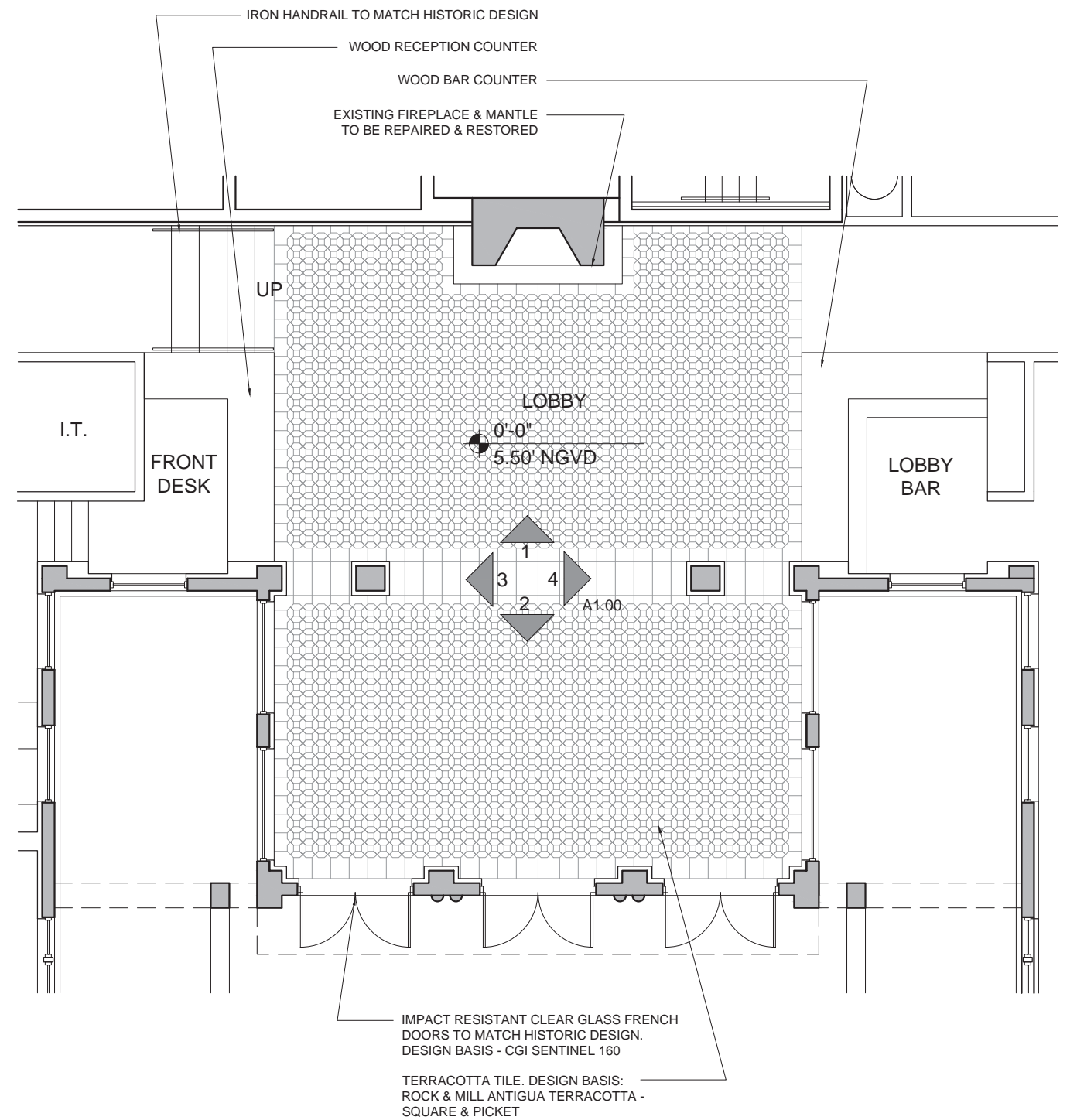
CONCRETE BALCONIES TO BE REPAIRED  
& RESTORED

# A-4.03 EAST BUILDING ELEVATION





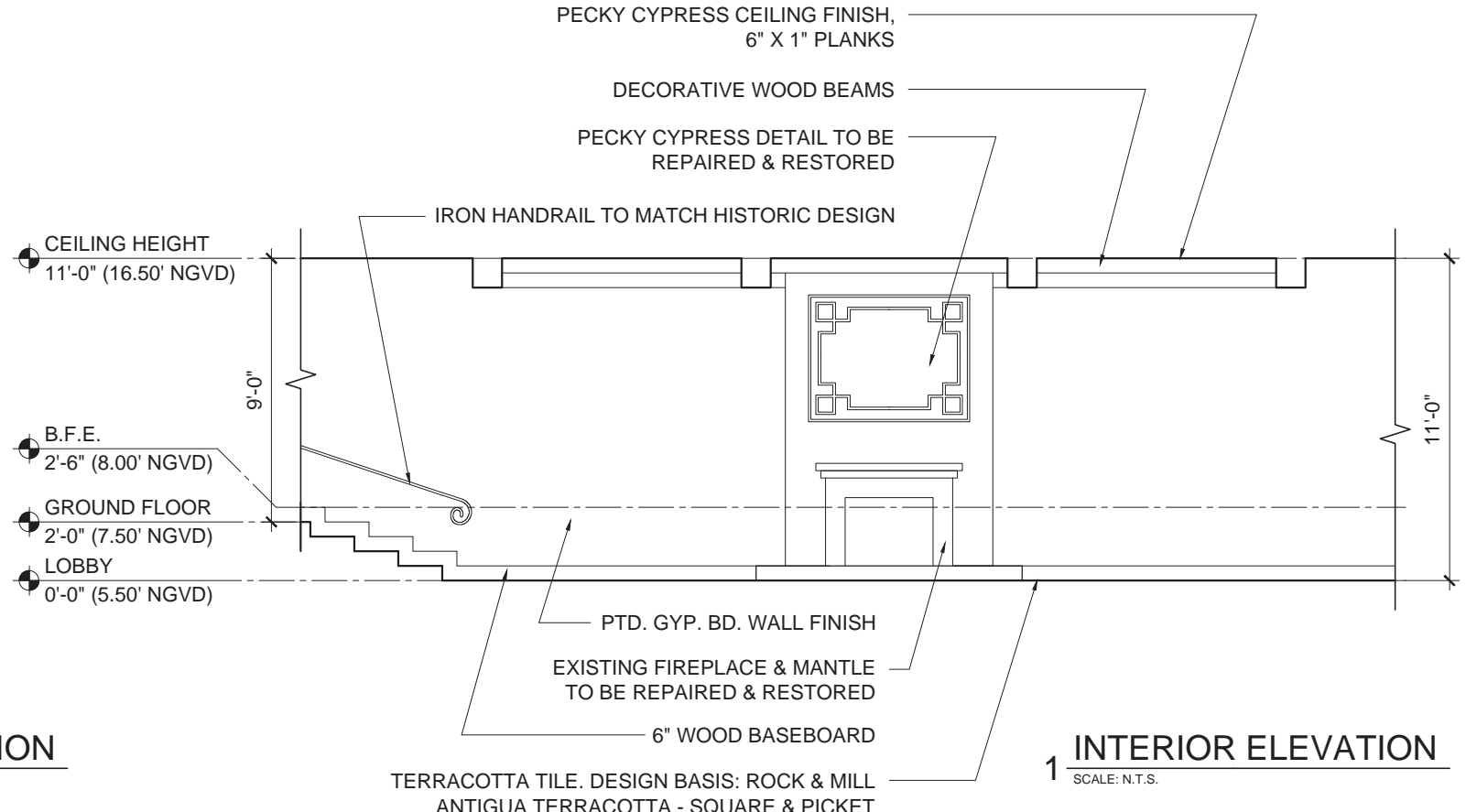
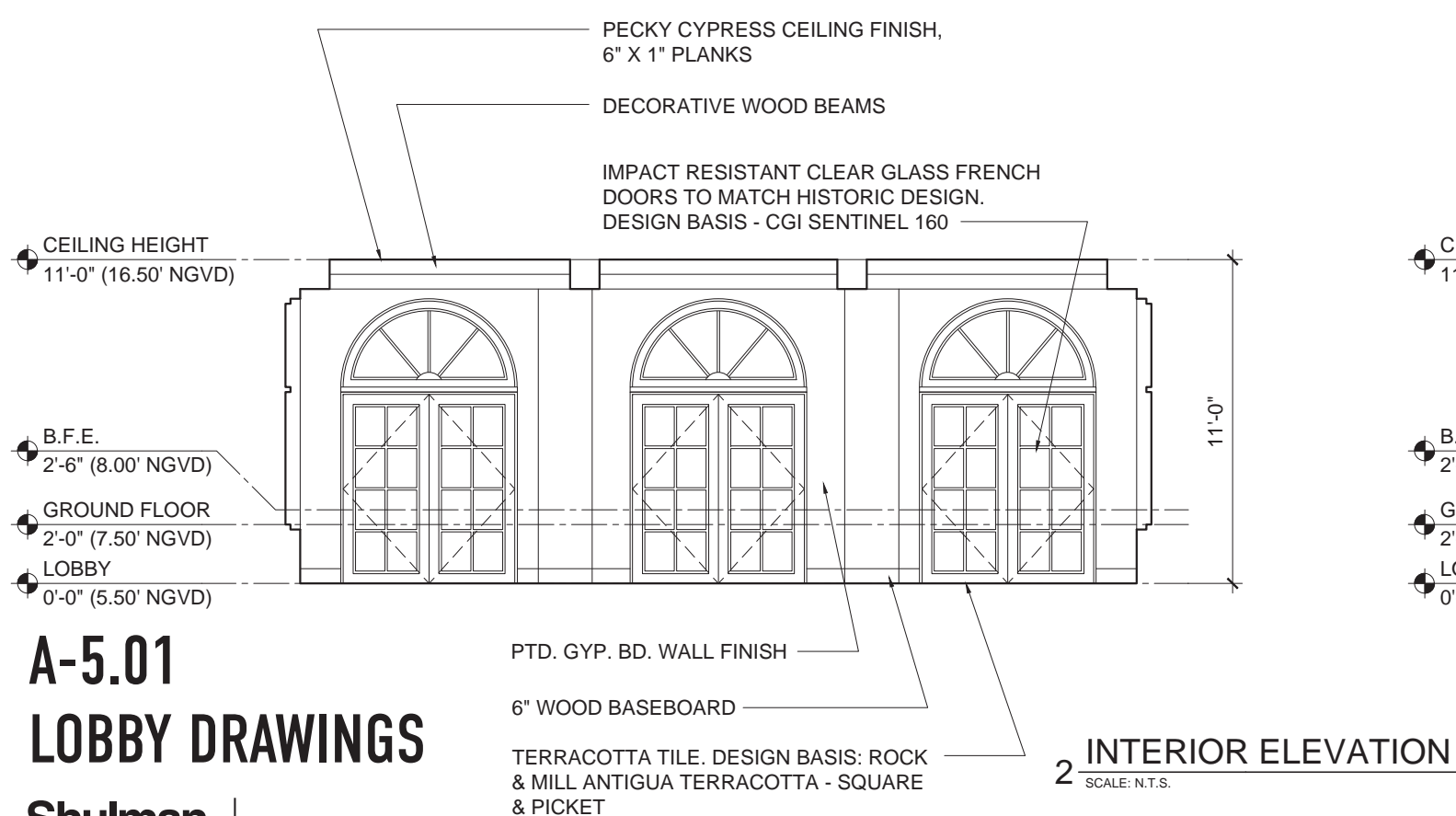
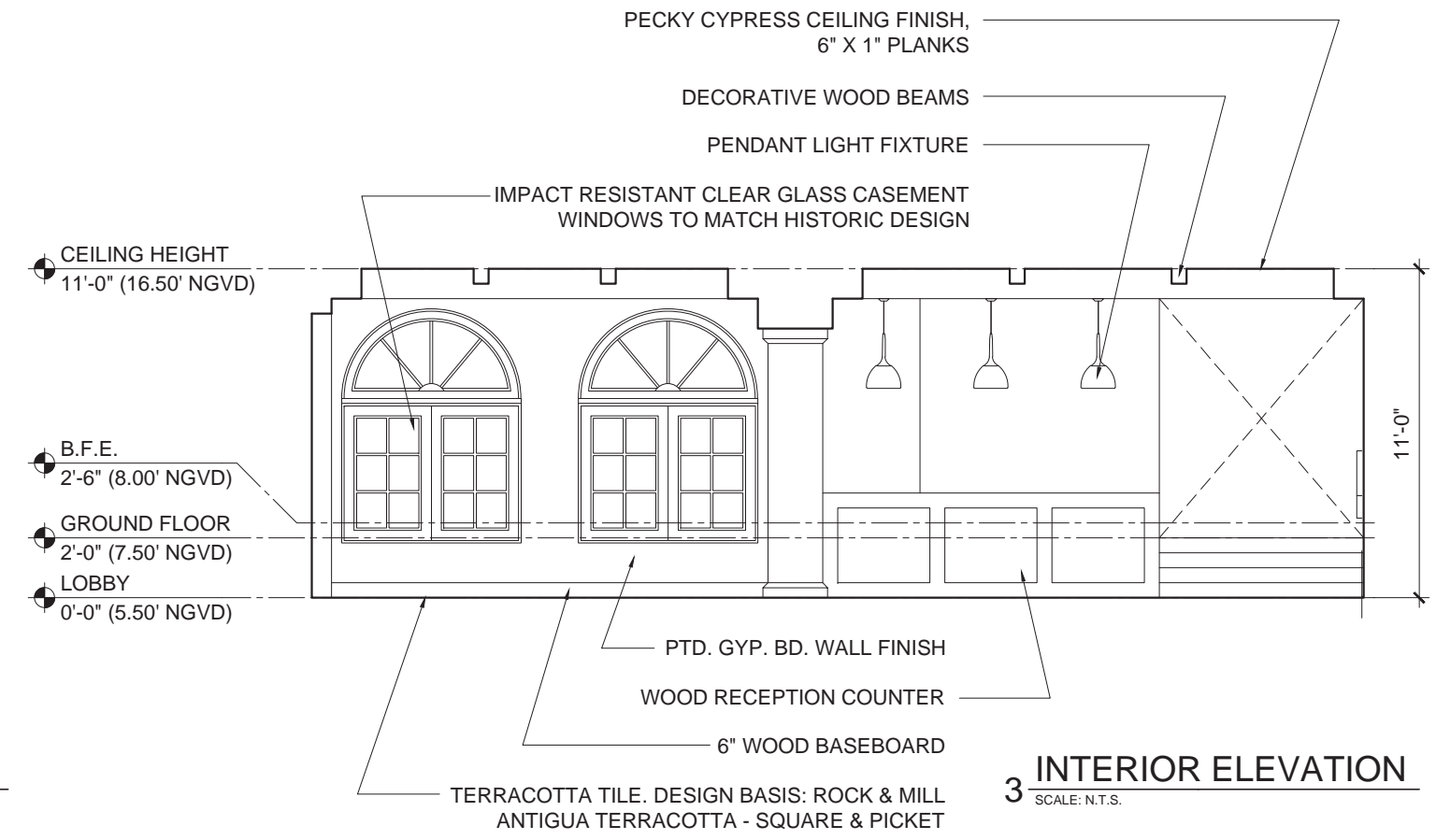
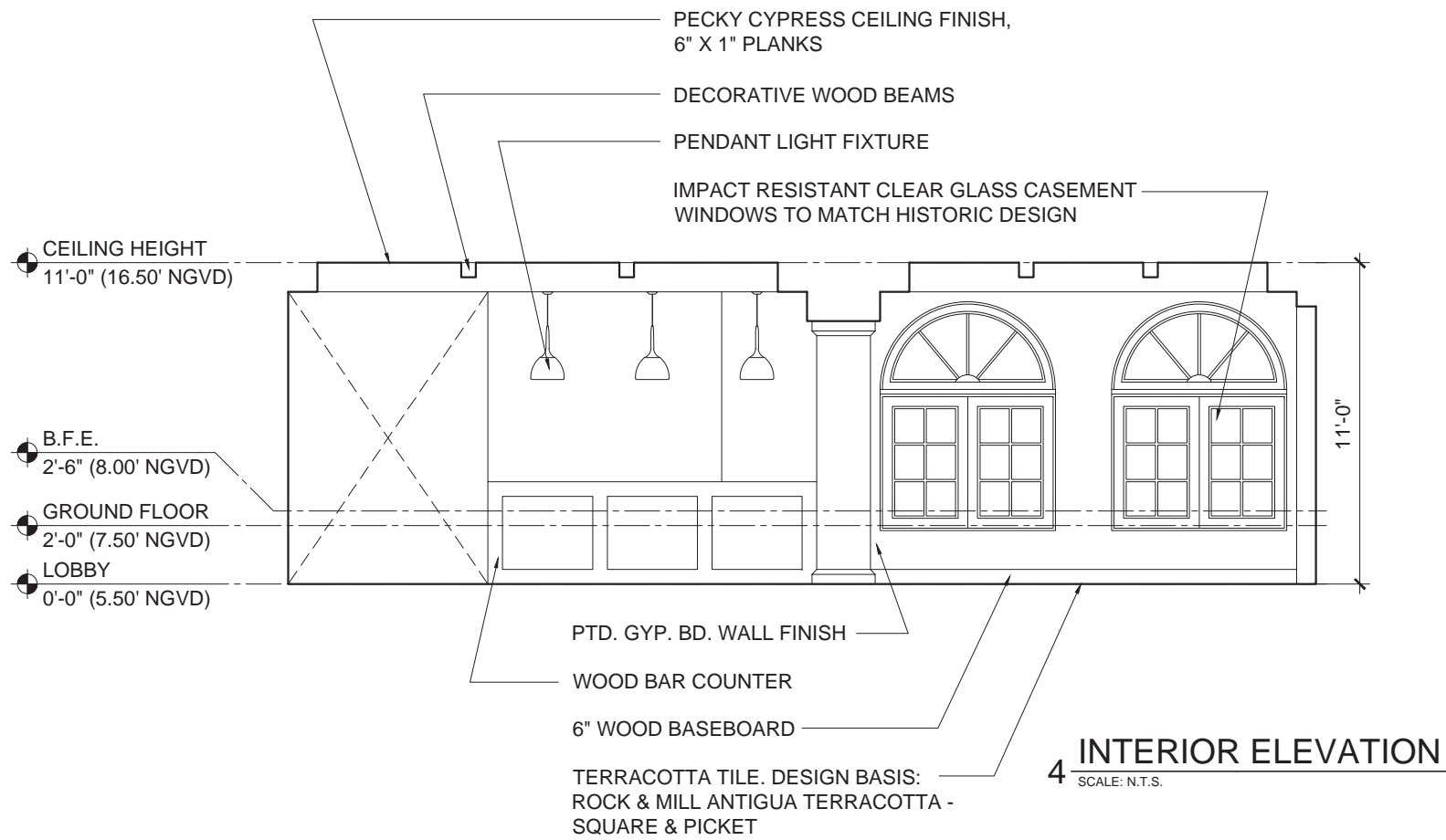
**2 LOBBY REFLECTED CEILING PLAN**  
SCALE: N.T.S.



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

# 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





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



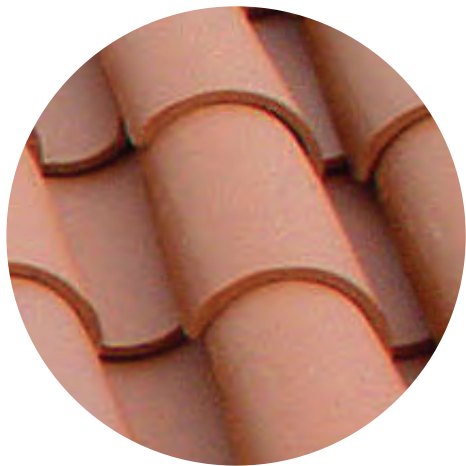
TERRACOTTA CLADDING  
DESIGN BASIS: NBK TERRACOTTA -  
TERRART ECO22  
10" X 60" HORIZONTAL PANELS  
COLOR: 1.02-0 (GROUP 2)



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