



**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

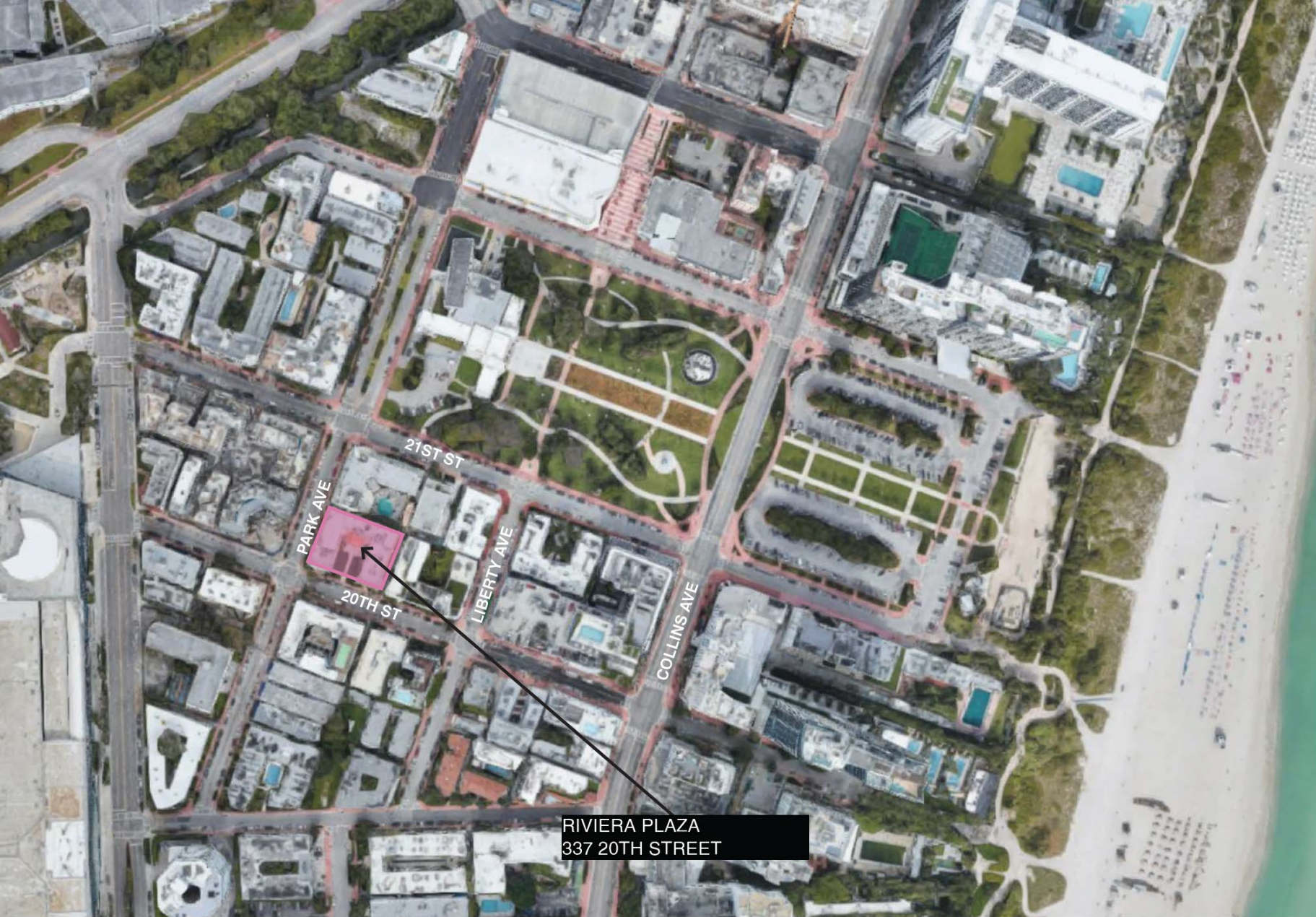
**savinomiller**  
DESIGN STUDIO

LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE  
Landscape Architect

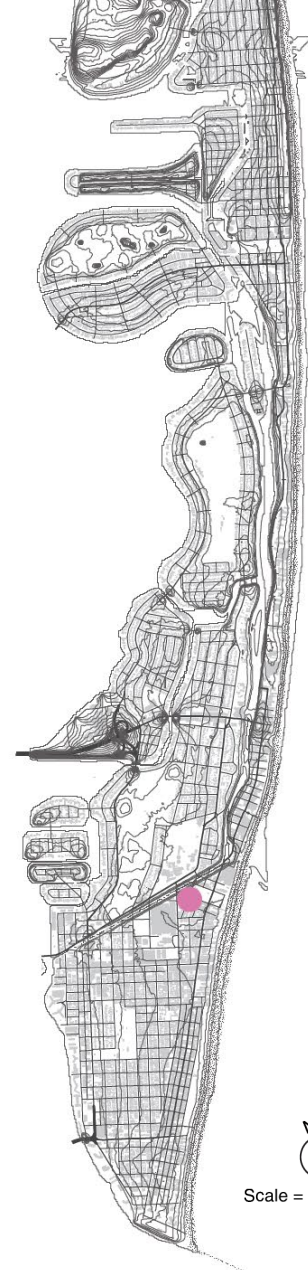
**O'DONNELL &  
NACCARATO**  
STRUCTURAL ENGINEERS

Structural Engineer





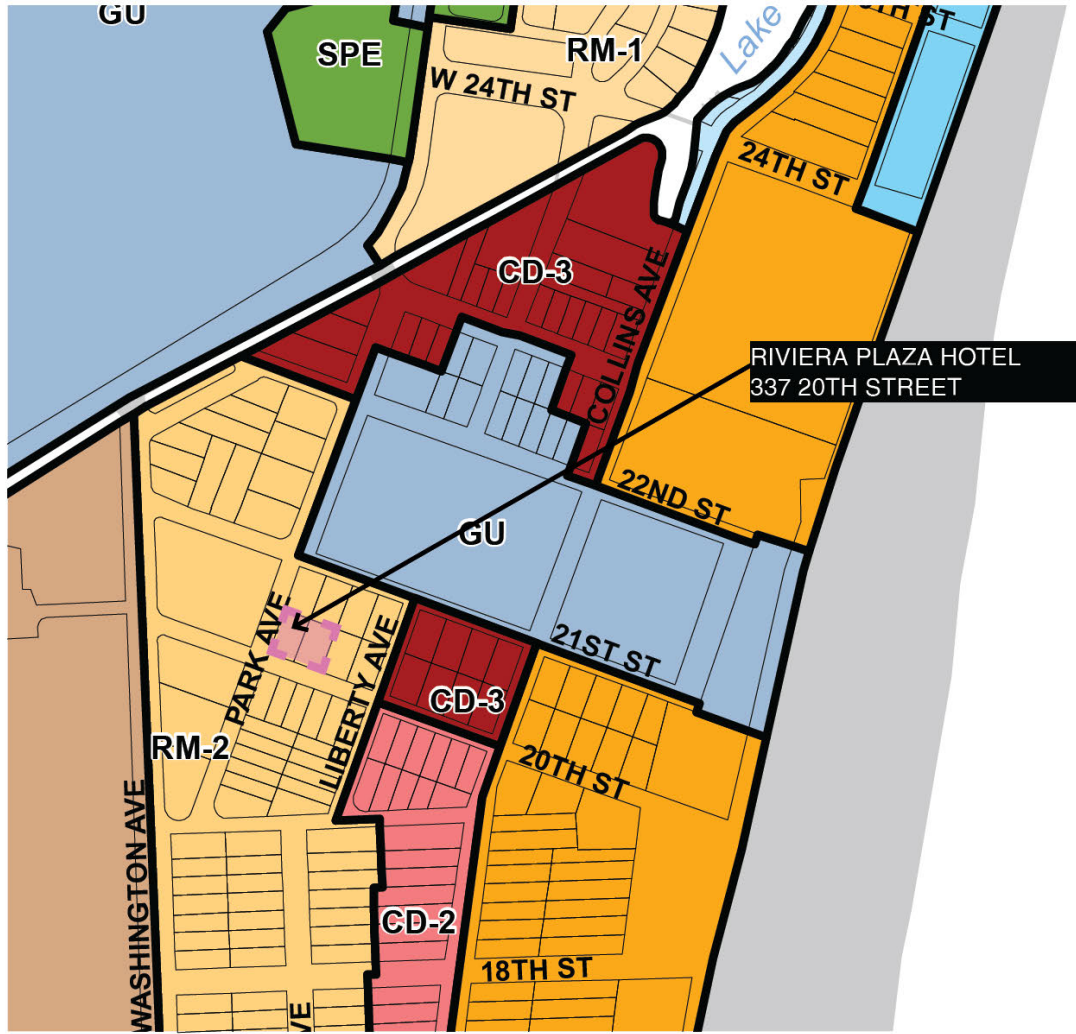
RIVIERA PLAZA  
337 20TH STREET



Scale = NTS

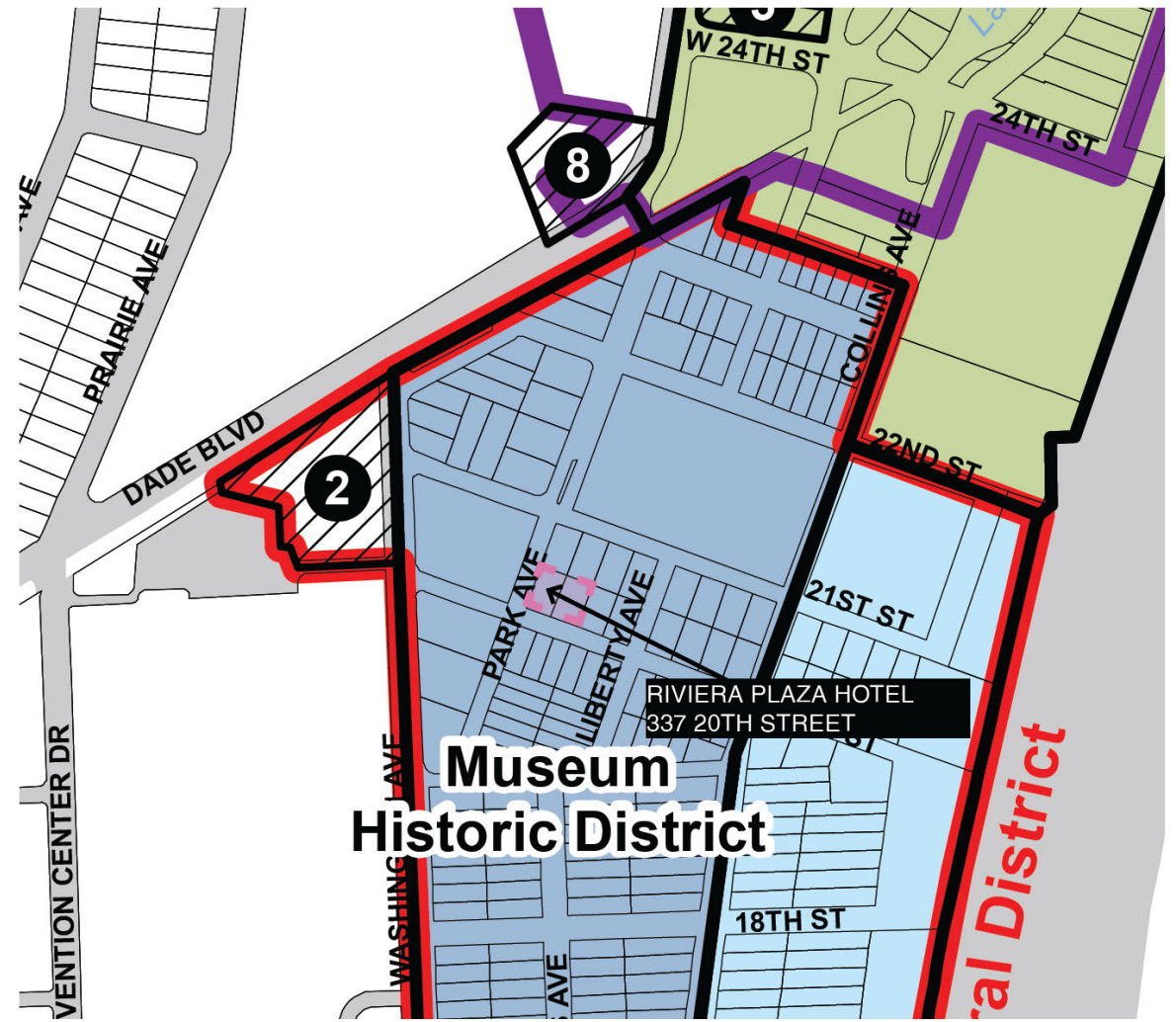






**ZONING MAP**

- RM-2 Zoning District
- Site



**HISTORIC DISTRICT MAP**

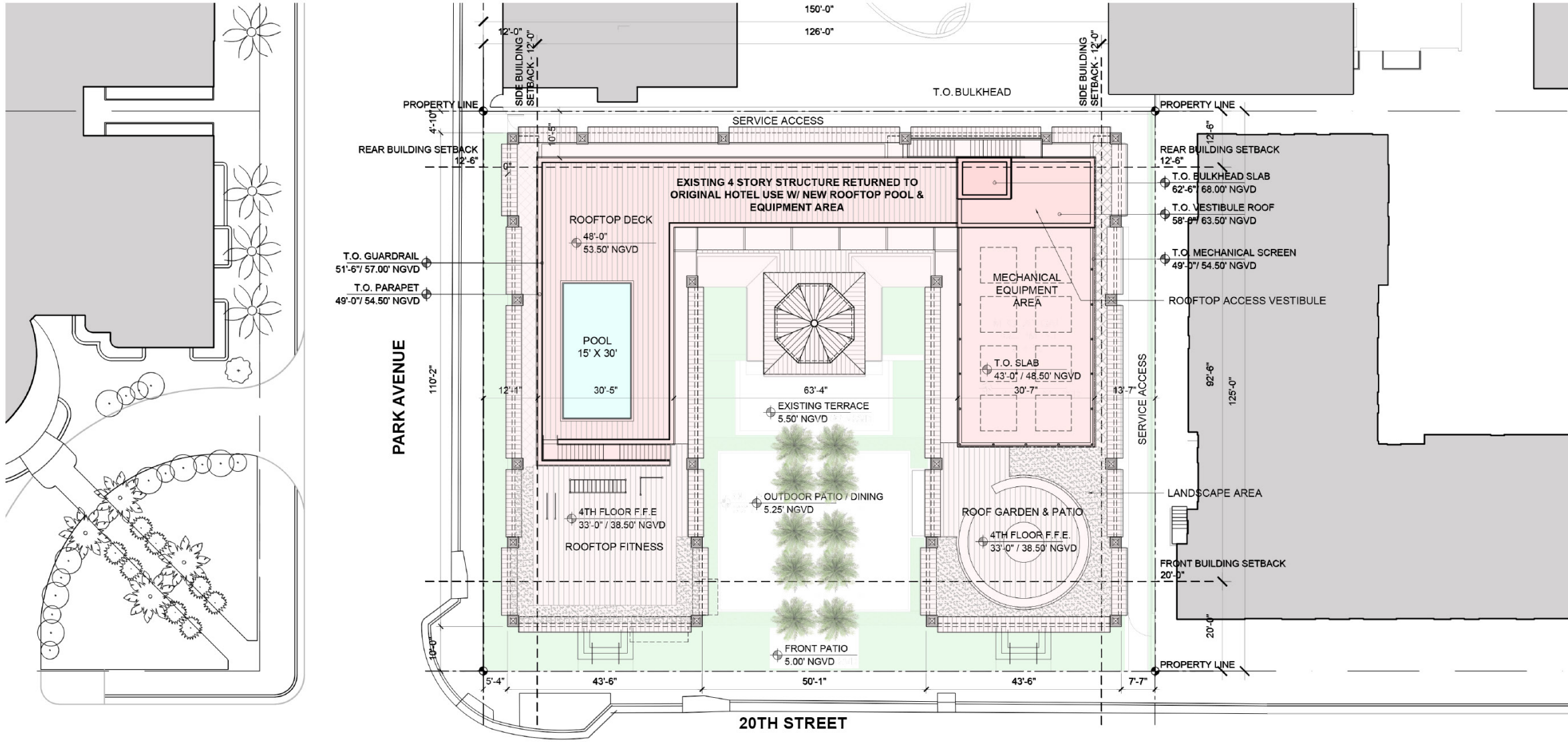
- Museum Historic District









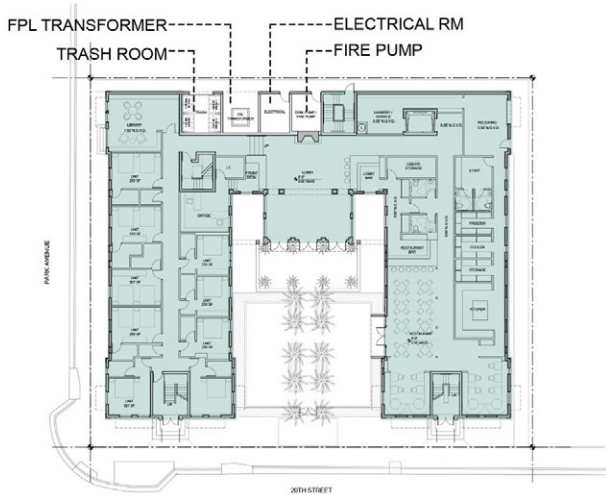


**G-1.04 SITE PLAN**

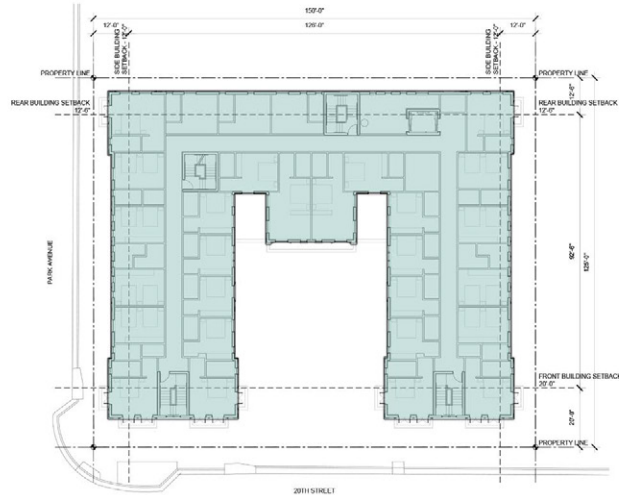


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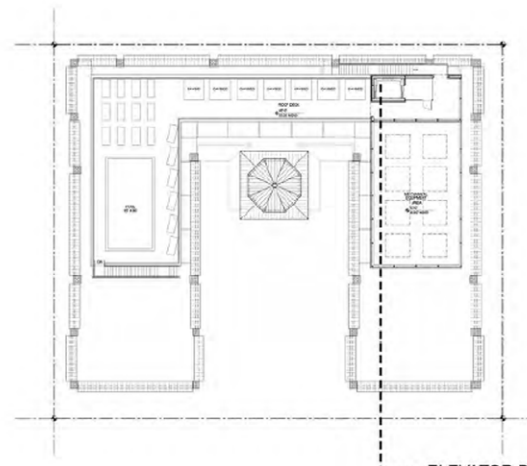




PROPOSED GROUND FLOOR - 10,905 SF

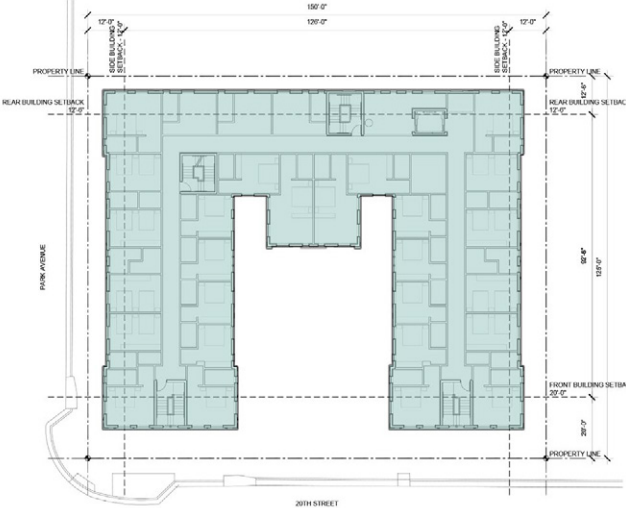


PROPOSED SECOND FLOOR - 11,555 SF

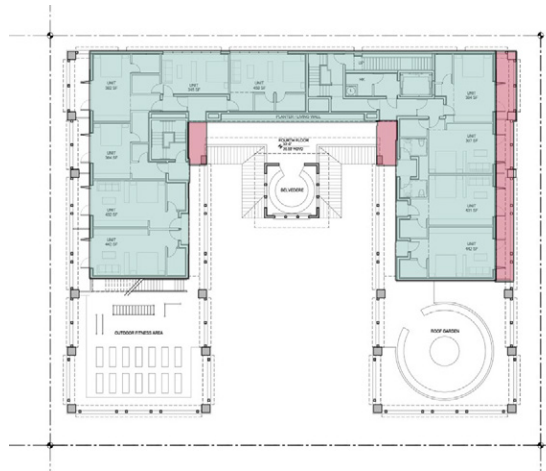


PROPOSED DECK - 0 SF

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



PROPOSED THIRD FLOOR - 11,555 SF

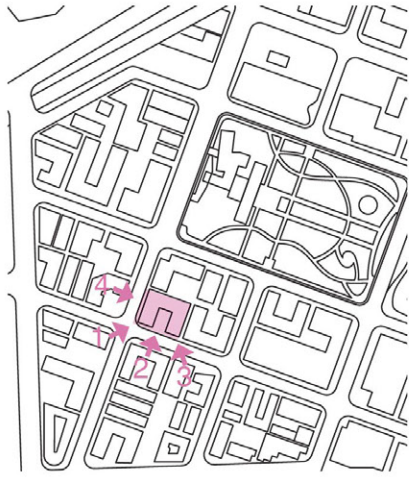


PROPOSED FOURTH FLOOR - 5,516 SF

EXISTING FLOOR AREA THAT HAS BEEN REMOVED

	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
<b>TOTAL</b>	<b>37,500 SF (2.0 FAR)</b>	<b>40,297 SF (2.15 FAR)</b>	<b>39,531 SF (2.11 FAR)</b>





PHOTOS TAKEN DECEMBER 16, 2022



1



2



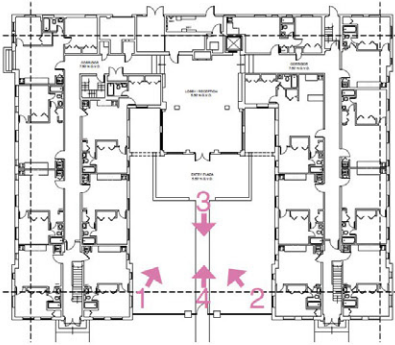
3



4

## G-1.11 SITE IMAGES





PHOTOS TAKEN DECEMBER 16, 2022



1



2



3

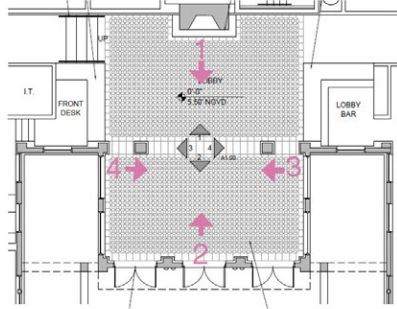


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## G-1.12 SITE IMAGES



Presentation last saved: 11m ago



PHOTOS TAKEN DECEMBER 16, 2022

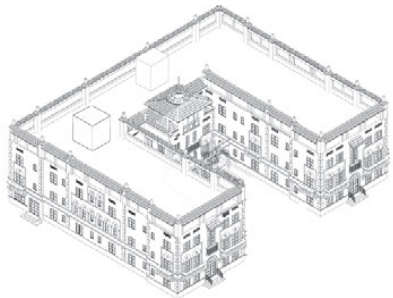


## G-1.13 EXISTING INTERIOR IMAGES

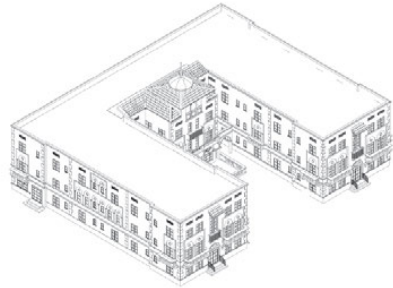




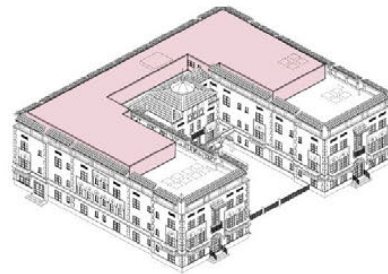
RIVIERA PLAZA HOTEL/ APARTMENTS  
R.A. PREAS ARCHITECT  
1924



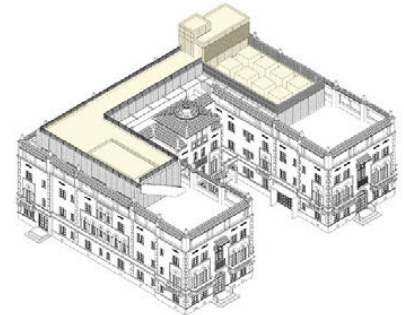
POST 1981/ 1982  
DOCUMENTED BEILINSON ARCHITECT P.A.



RIVIERA PLAZA HOTEL/ APARTMENTS  
STA ARCHITECTURAL GROUP  
1992

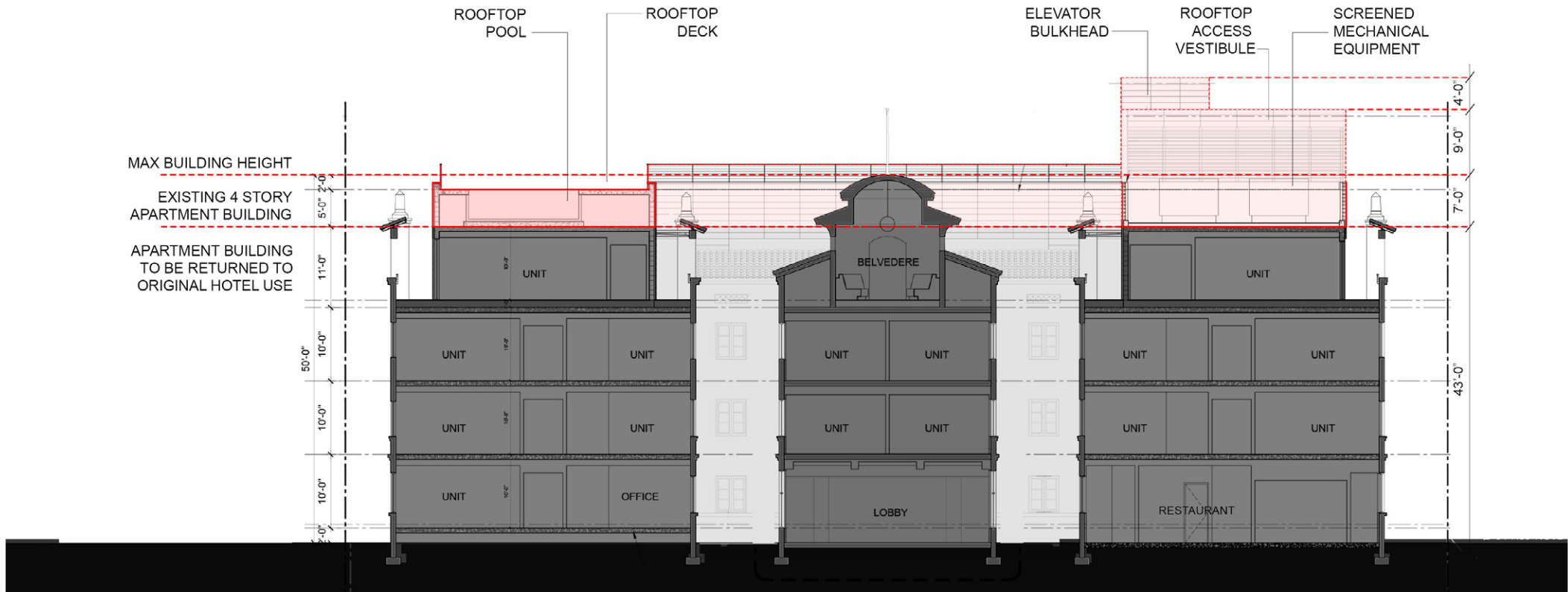


RIVIERA PLAZA HOTEL  
PROPOSED  
2022



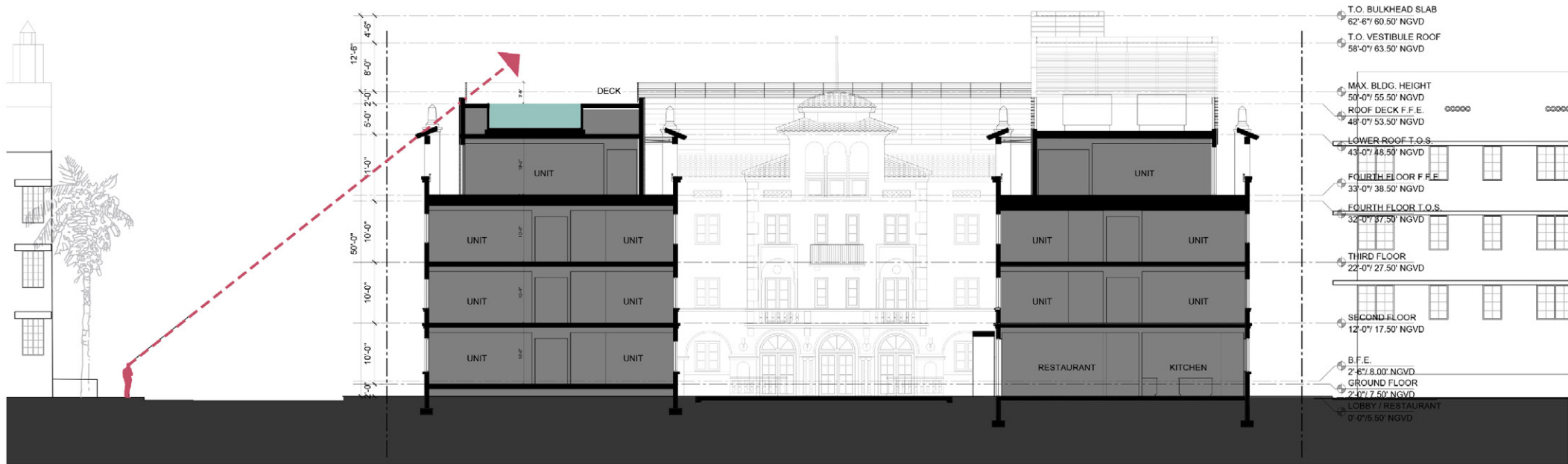
# TIMELINE





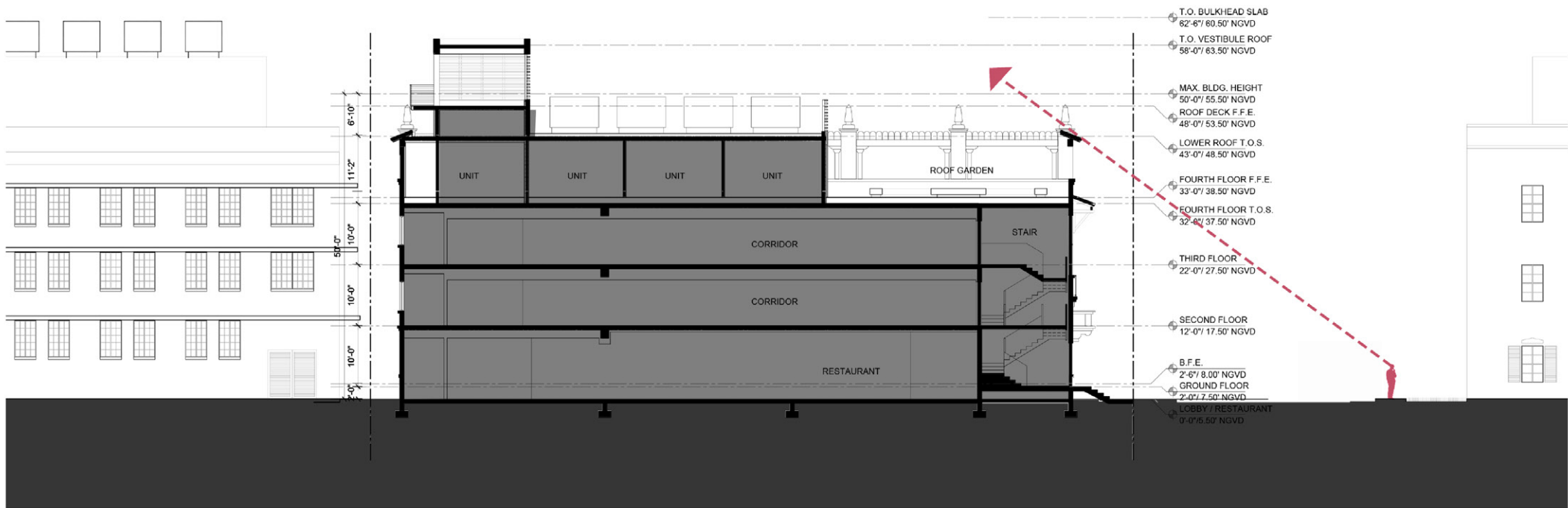
# A-1.01 PROPOSED ADDITION DIAGRAM





## A-1.02 LINE OF SIGHT ANALYSIS

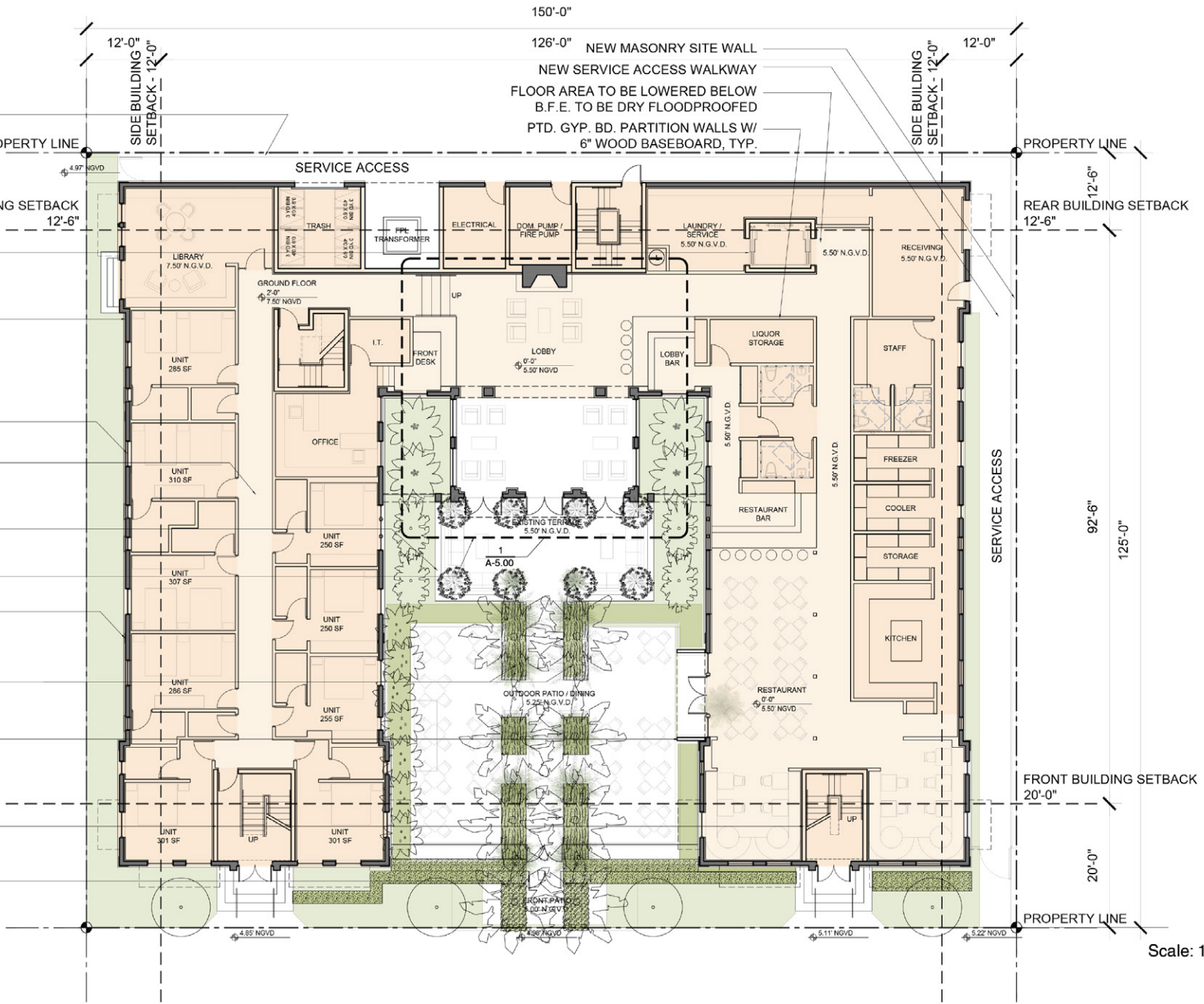




## A-1.03 LINE OF SIGHT ANALYSIS

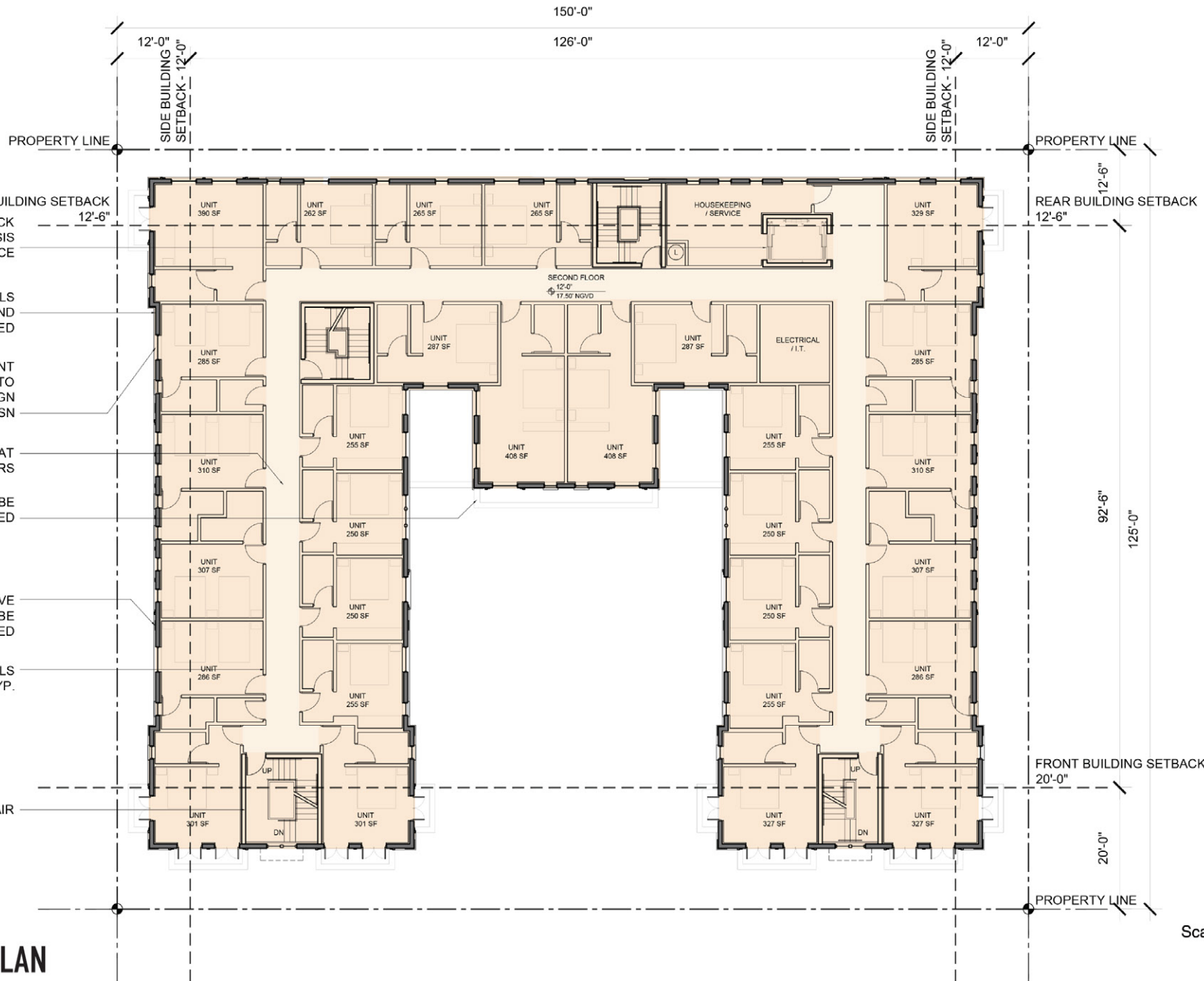


# A-2.00 GROUND FLOOR PLAN



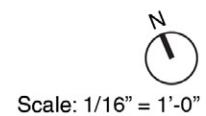
Scale: 1/16" = 1'-0"

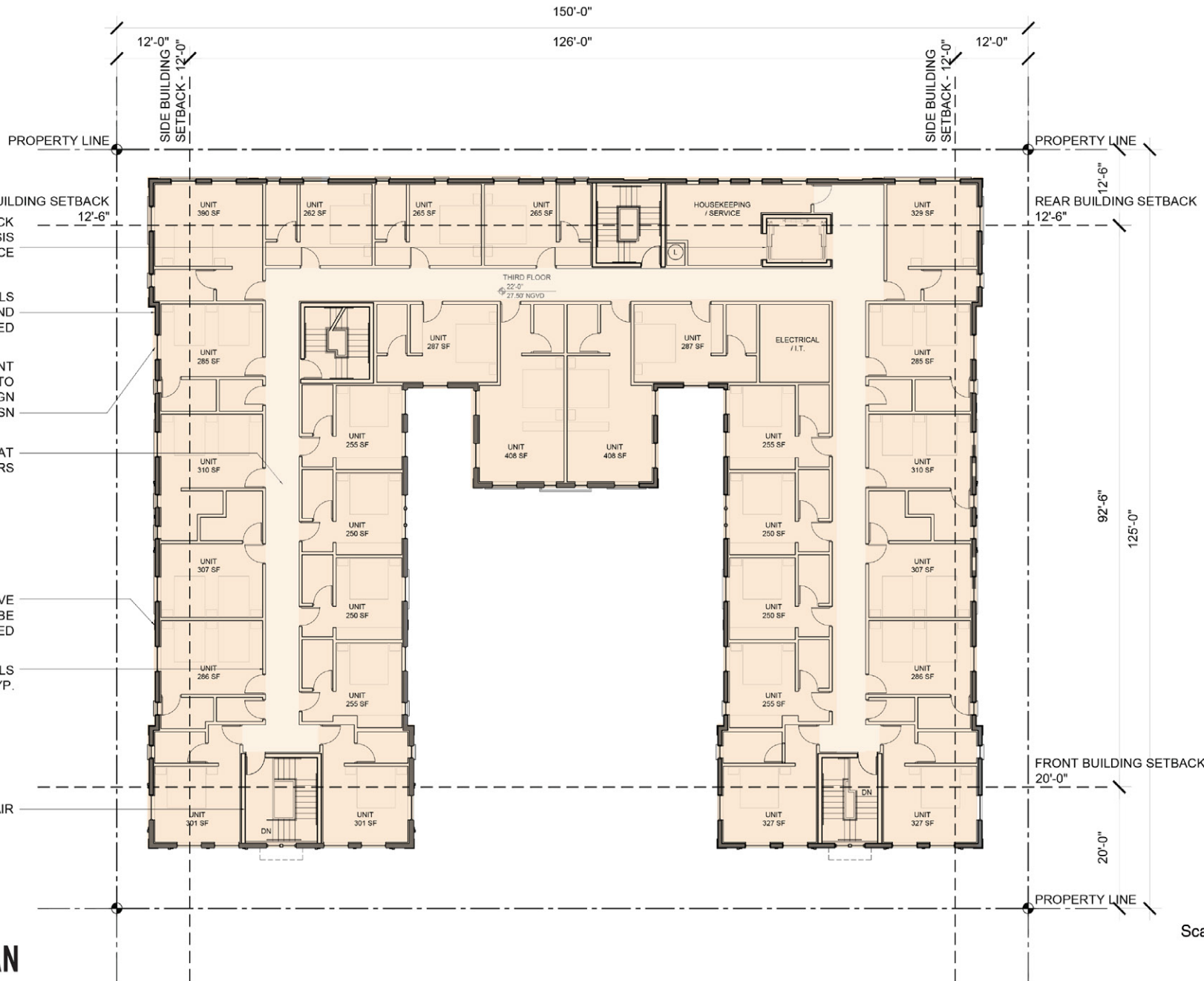




**A-2.01  
SECOND FLOOR PLAN**

**Shulman +  
Associates**



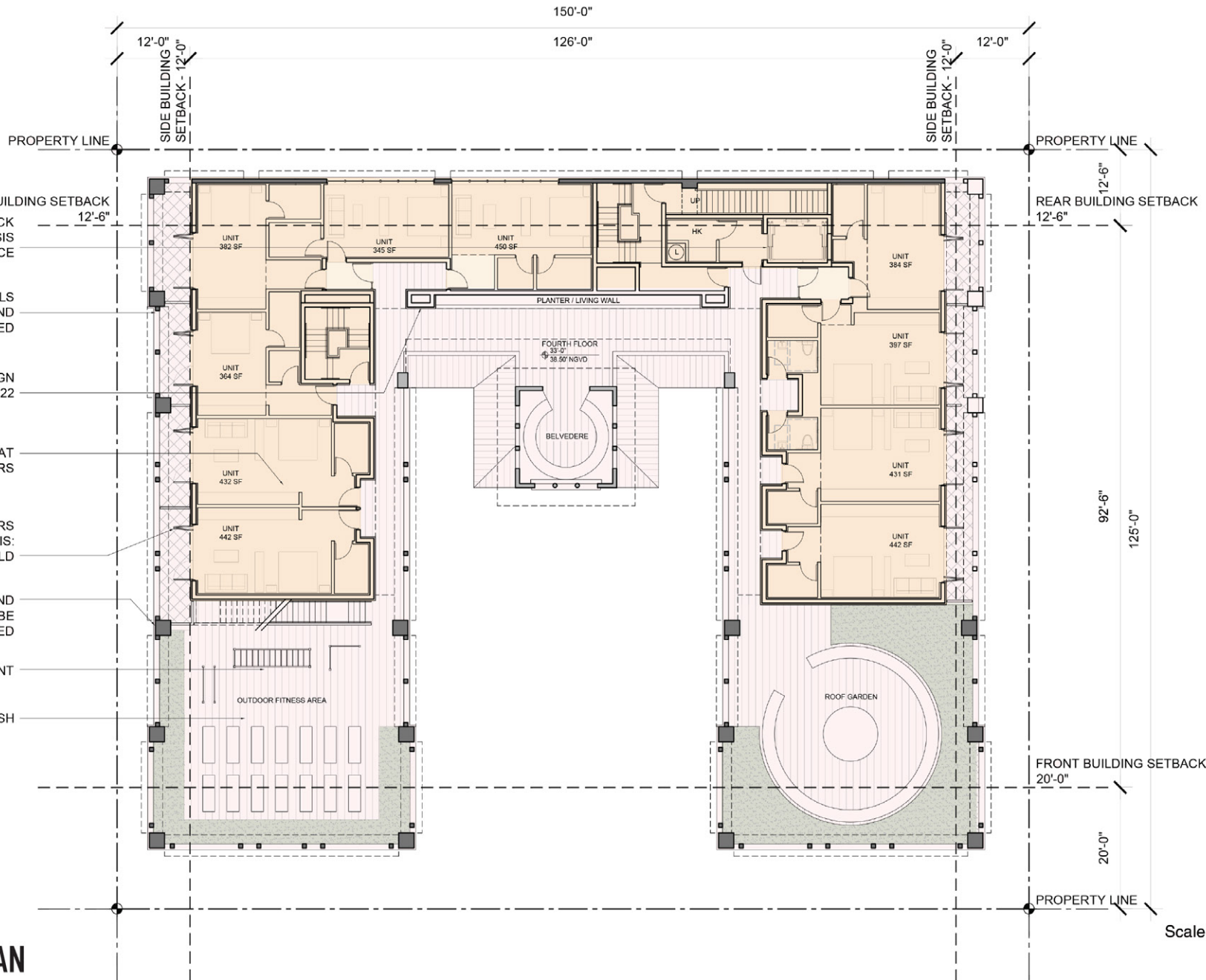


Scale: 1/16" = 1'-0"

**A-2.02  
THIRD FLOOR PLAN**

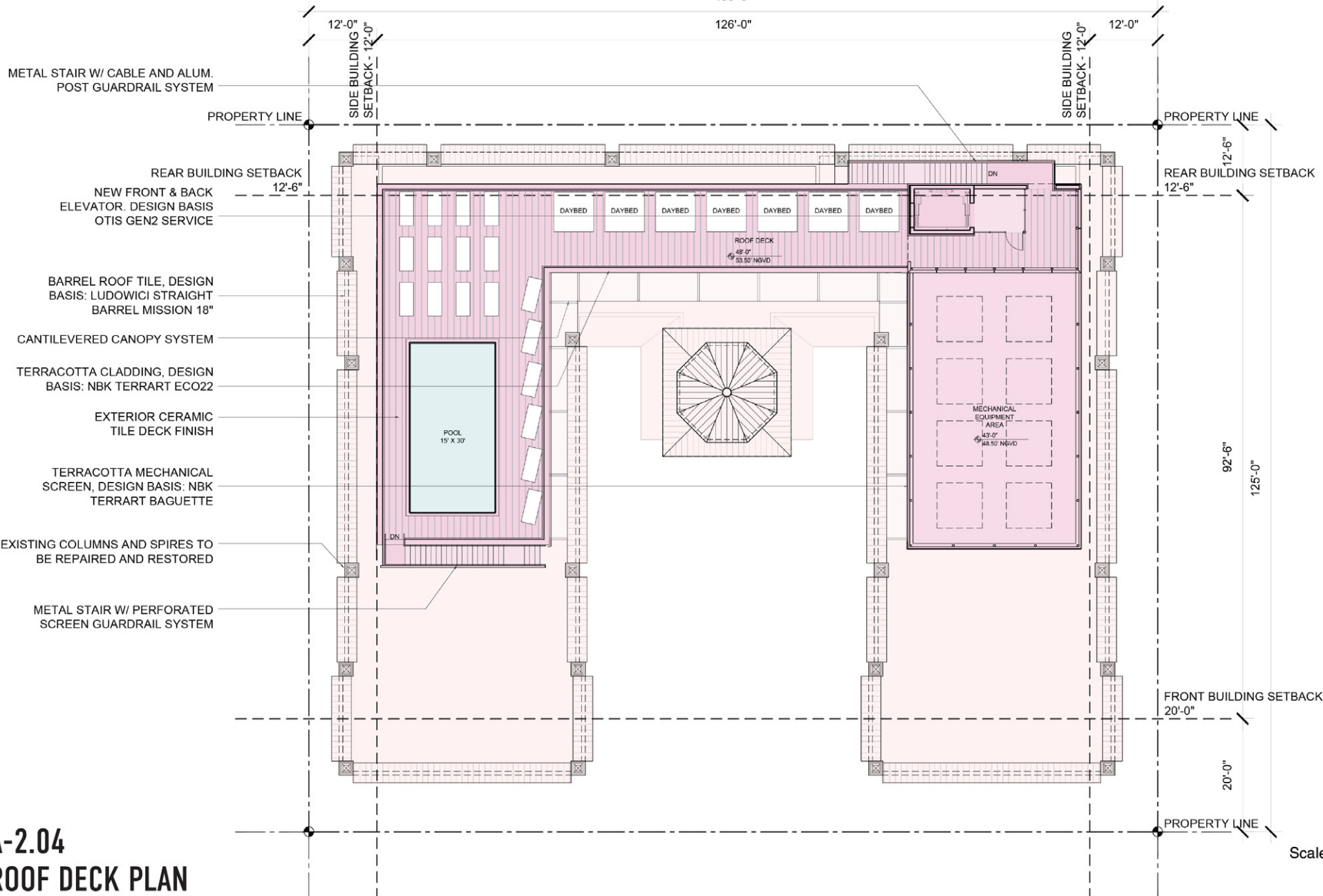
**Shulman +  
Associates**





**A-2.03**  
**FOURTH FLOOR PLAN**

**Shulman + Associates**

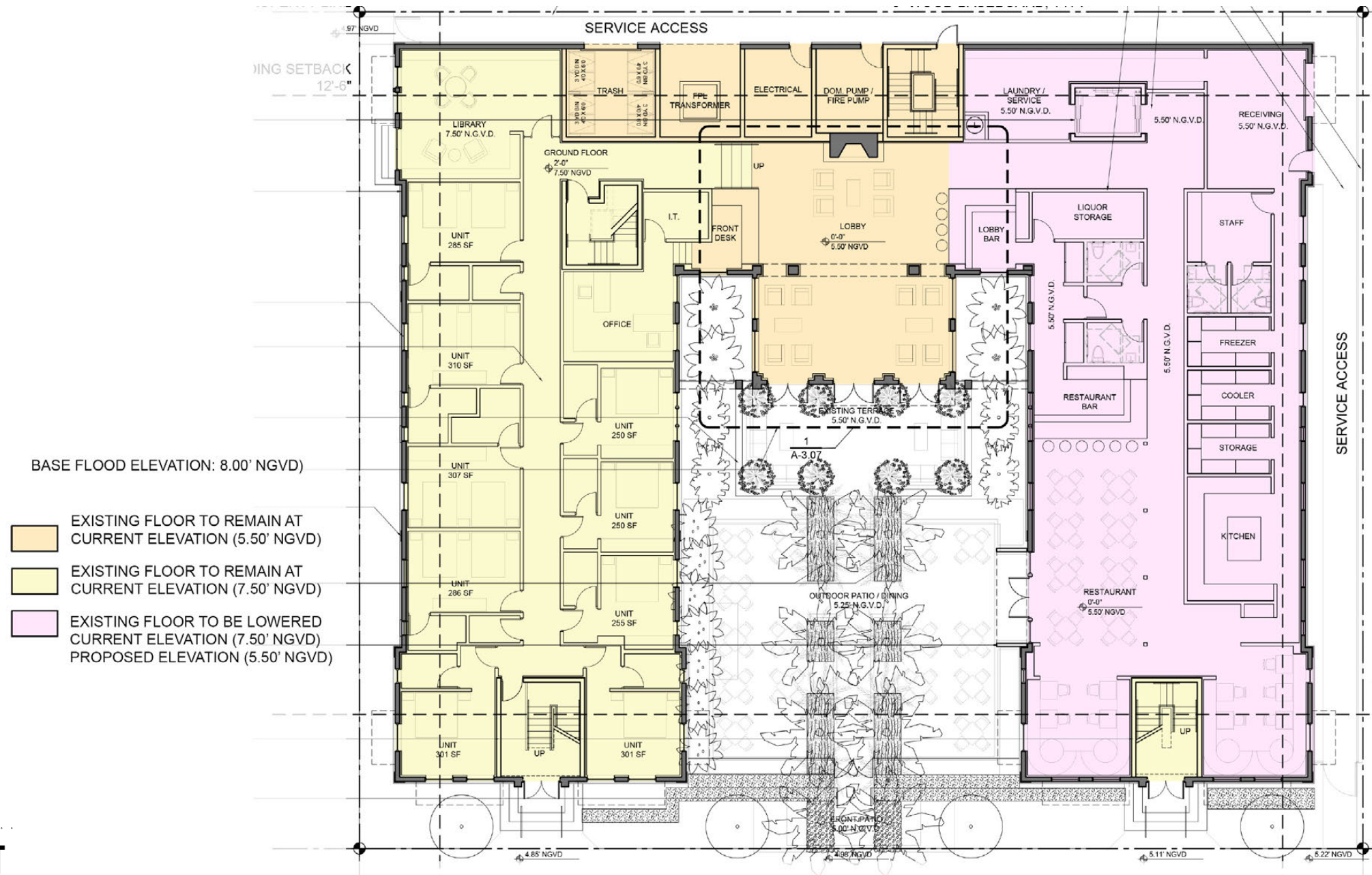


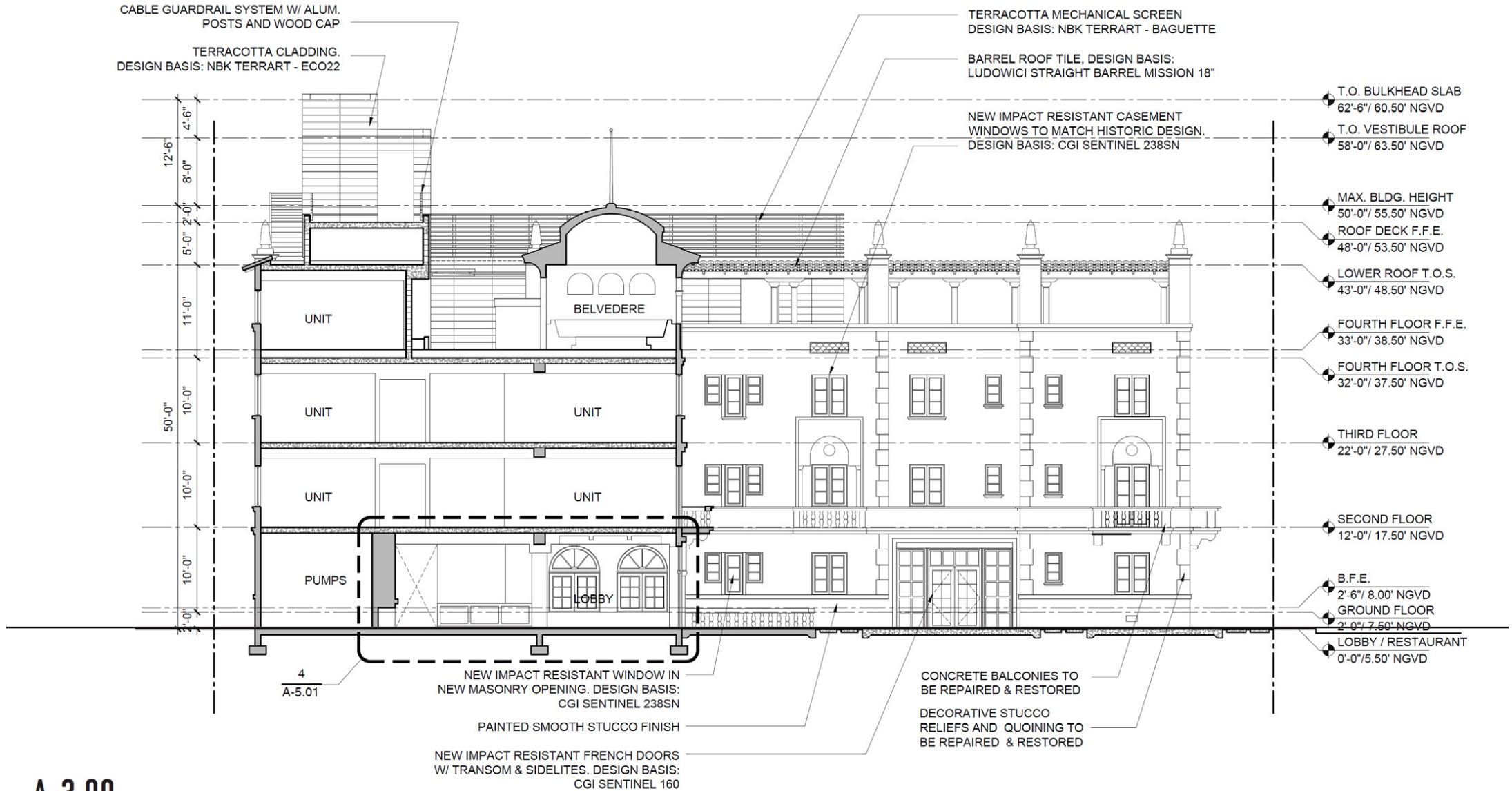
**A-2.04**  
**ROOF DECK PLAN**

**Shulman + Associates**



# FLOODPLAIN MANAGEMENT

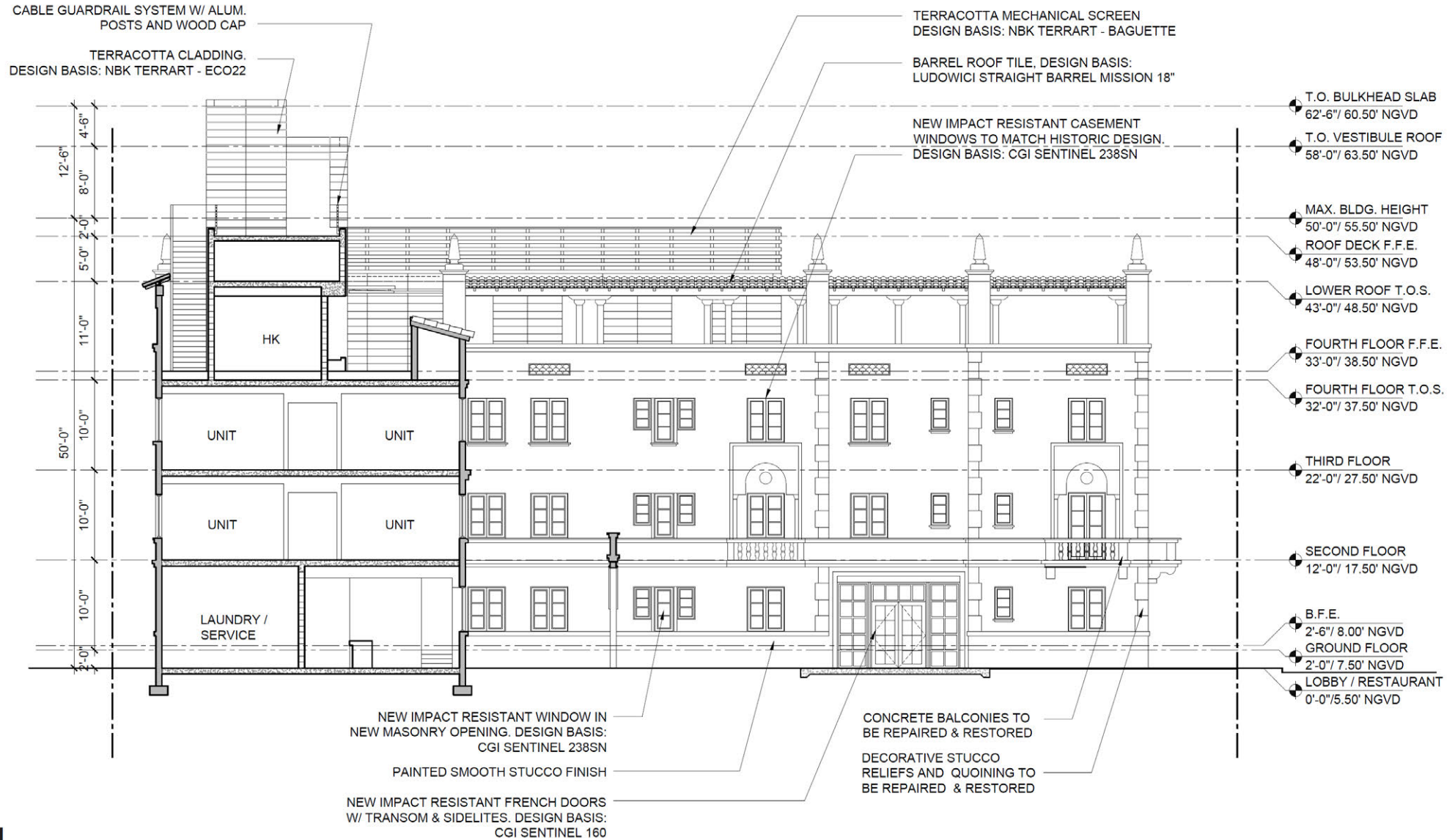




# A-3.00 BUILDING SECTION

**Shulman +  
Associates**





**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

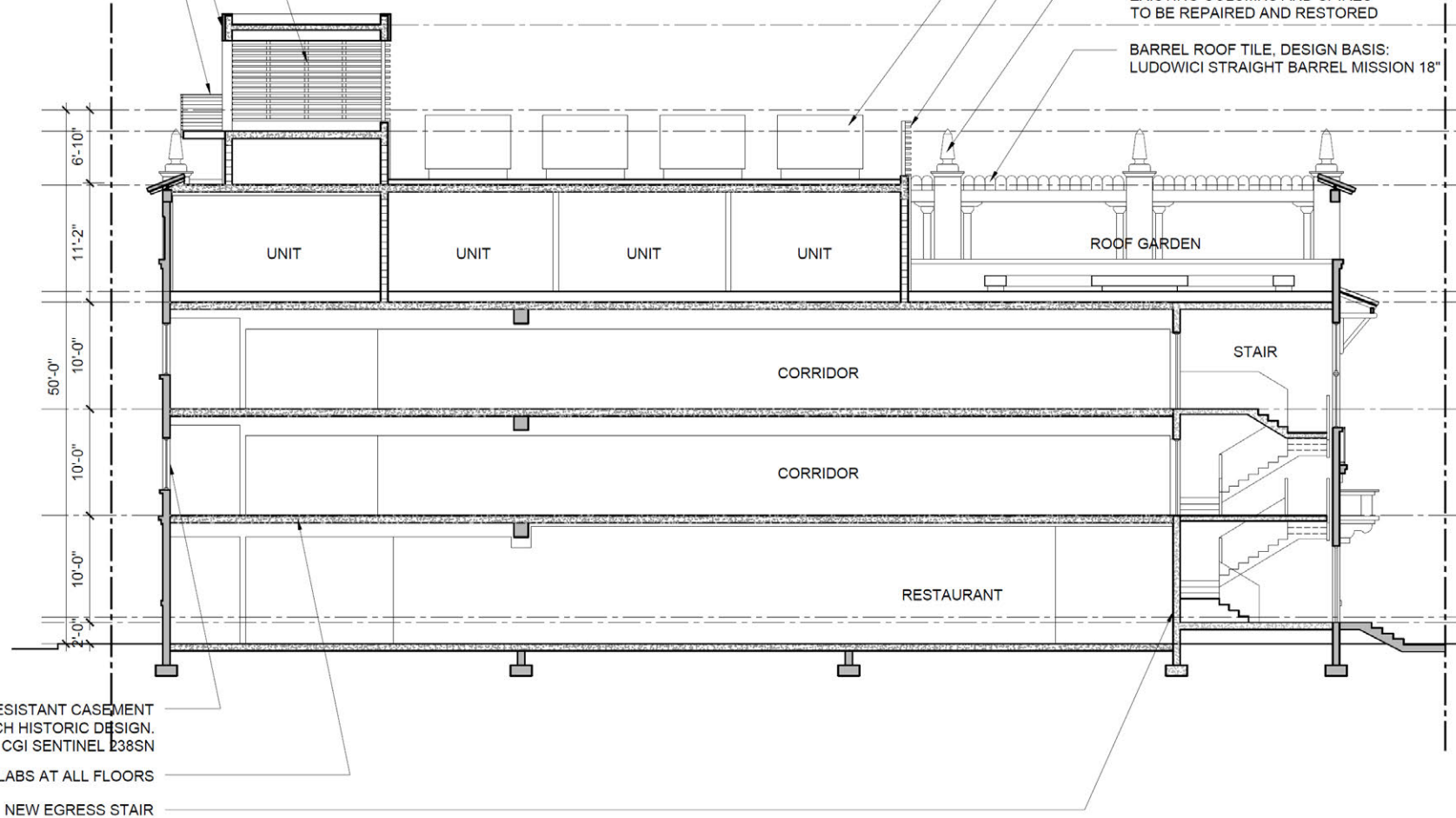
THIRD FLOOR  
22'-0" / 27.50' NGVD

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

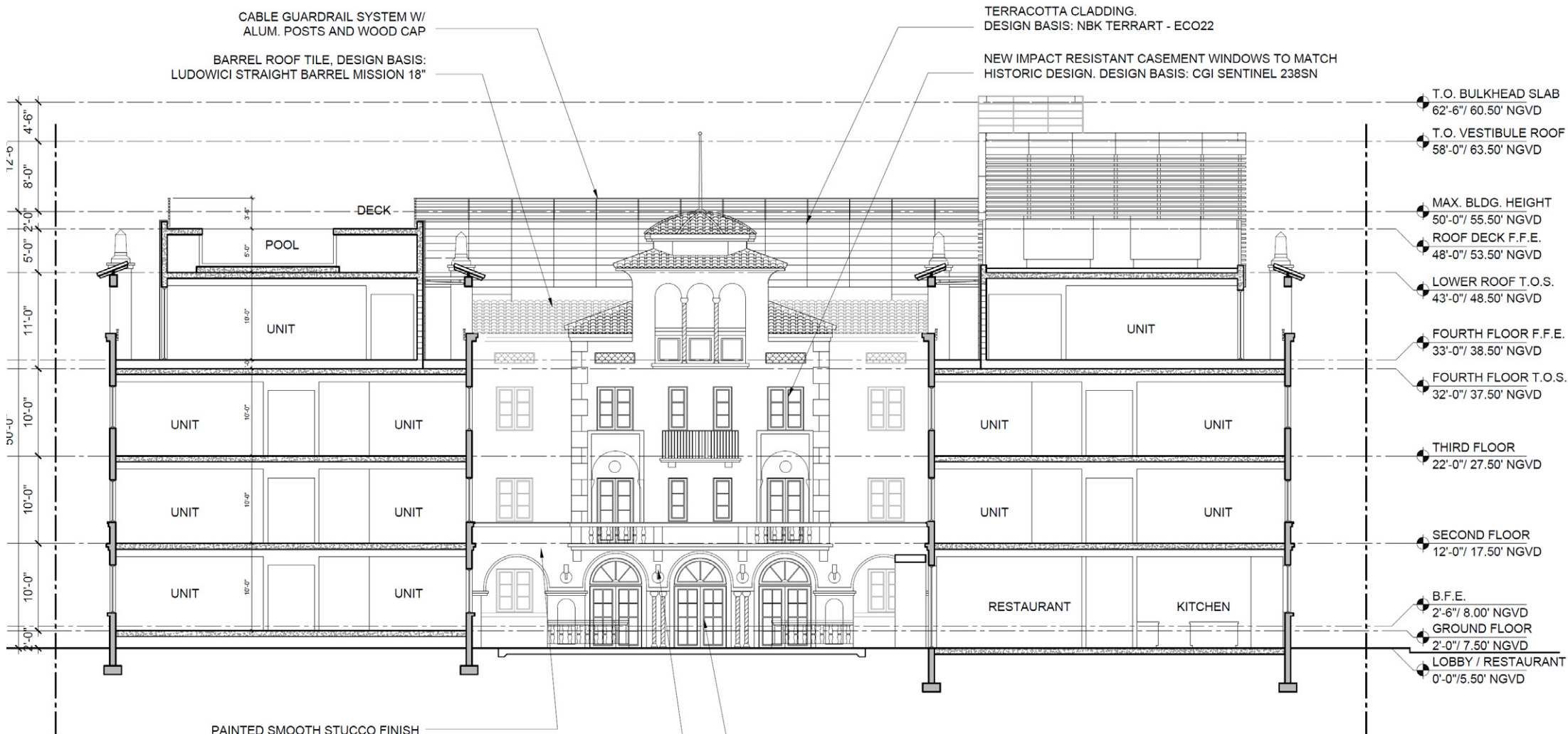
NEW CONCRETE SLABS AT ALL FLOORS

NEW EGRESS STAIR

# A-3.02 BUILDING SECTION

**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

- 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

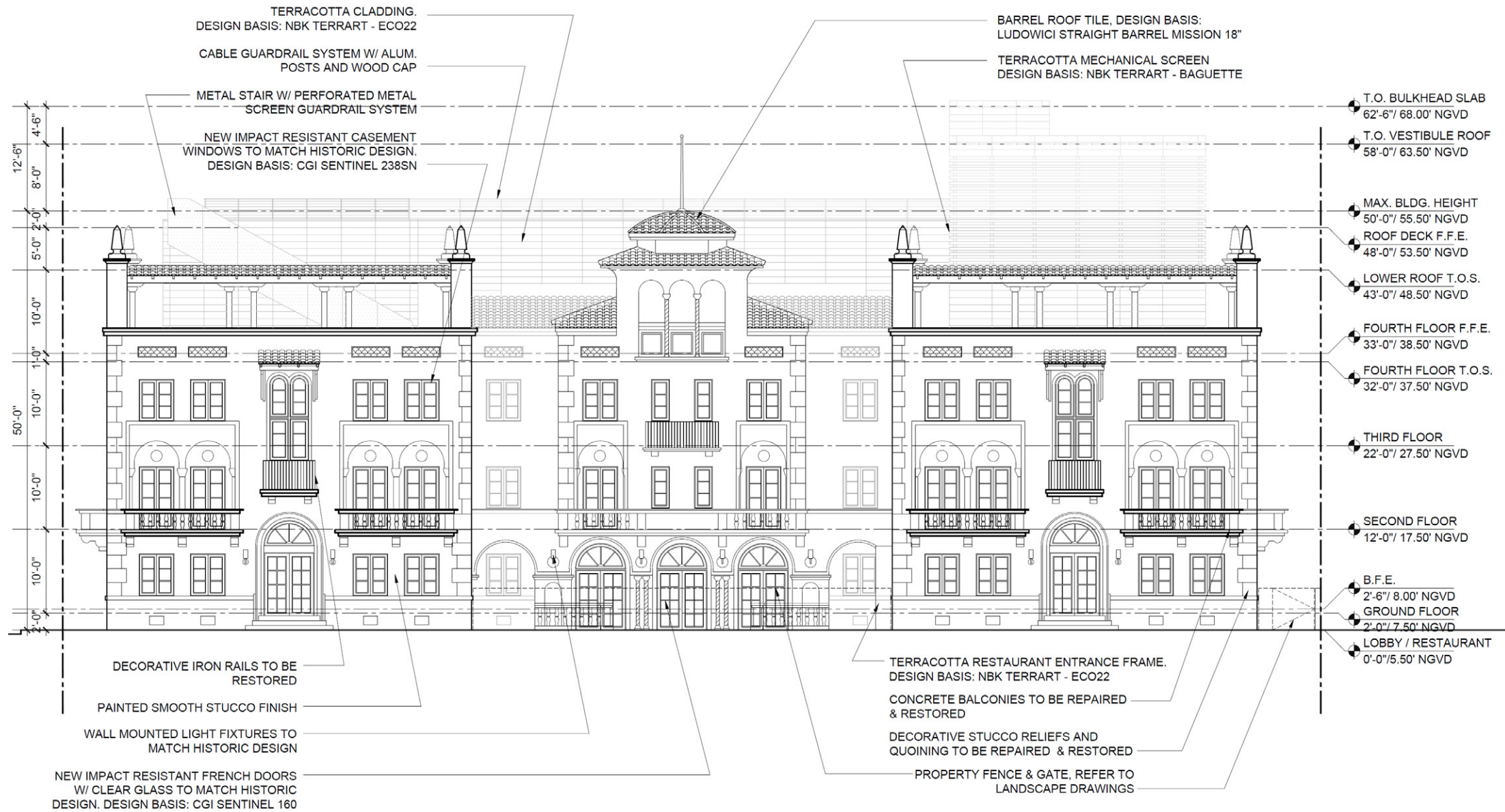
PAINTED SMOOTH STUCCO FINISH

WALL MOUNTED LIGHT FIXTURES TO  
MATCH HISTORIC DESIGN

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

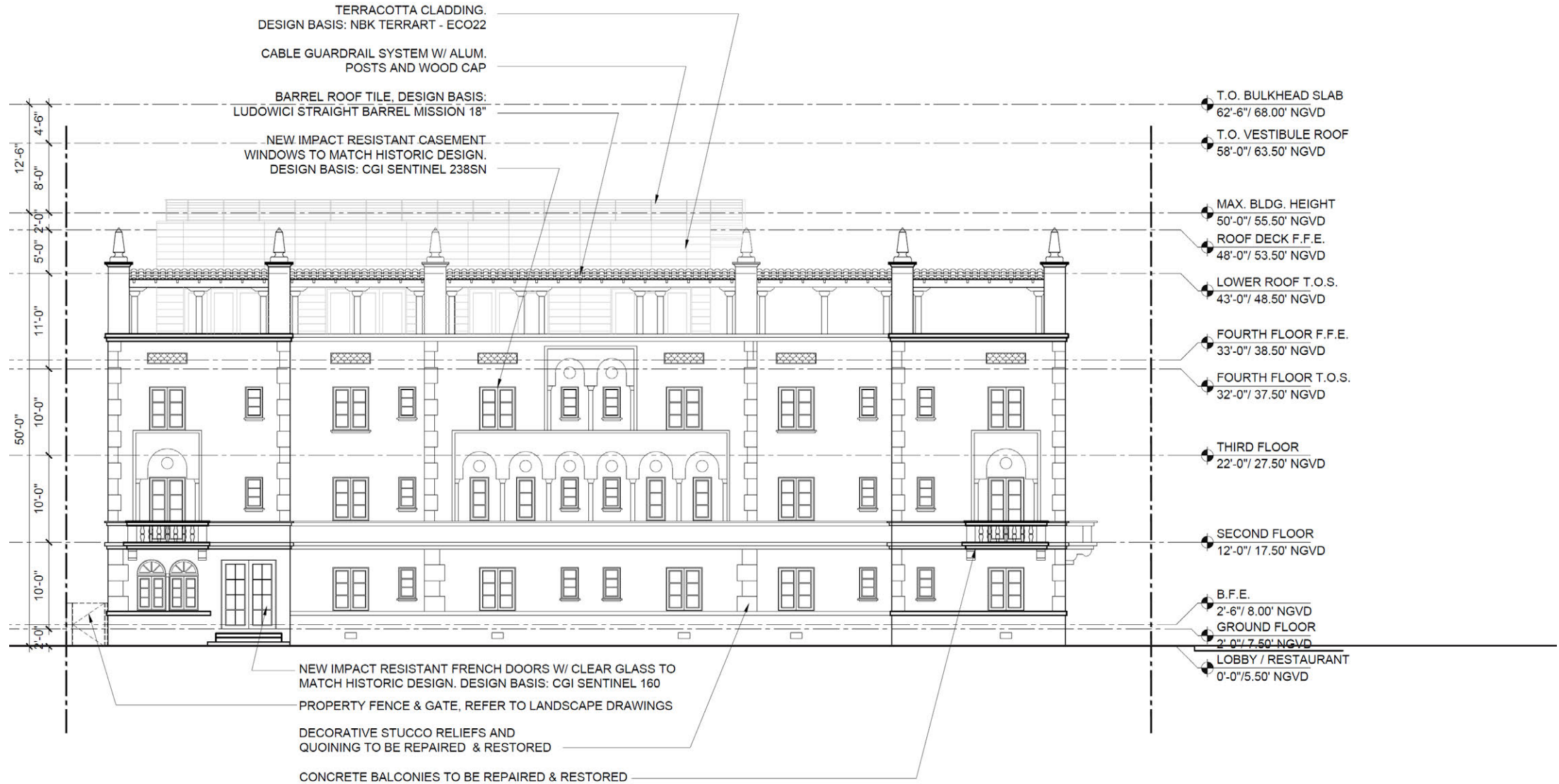
# A-3.03 BUILDING SECTION

**Shulman +  
Associates**

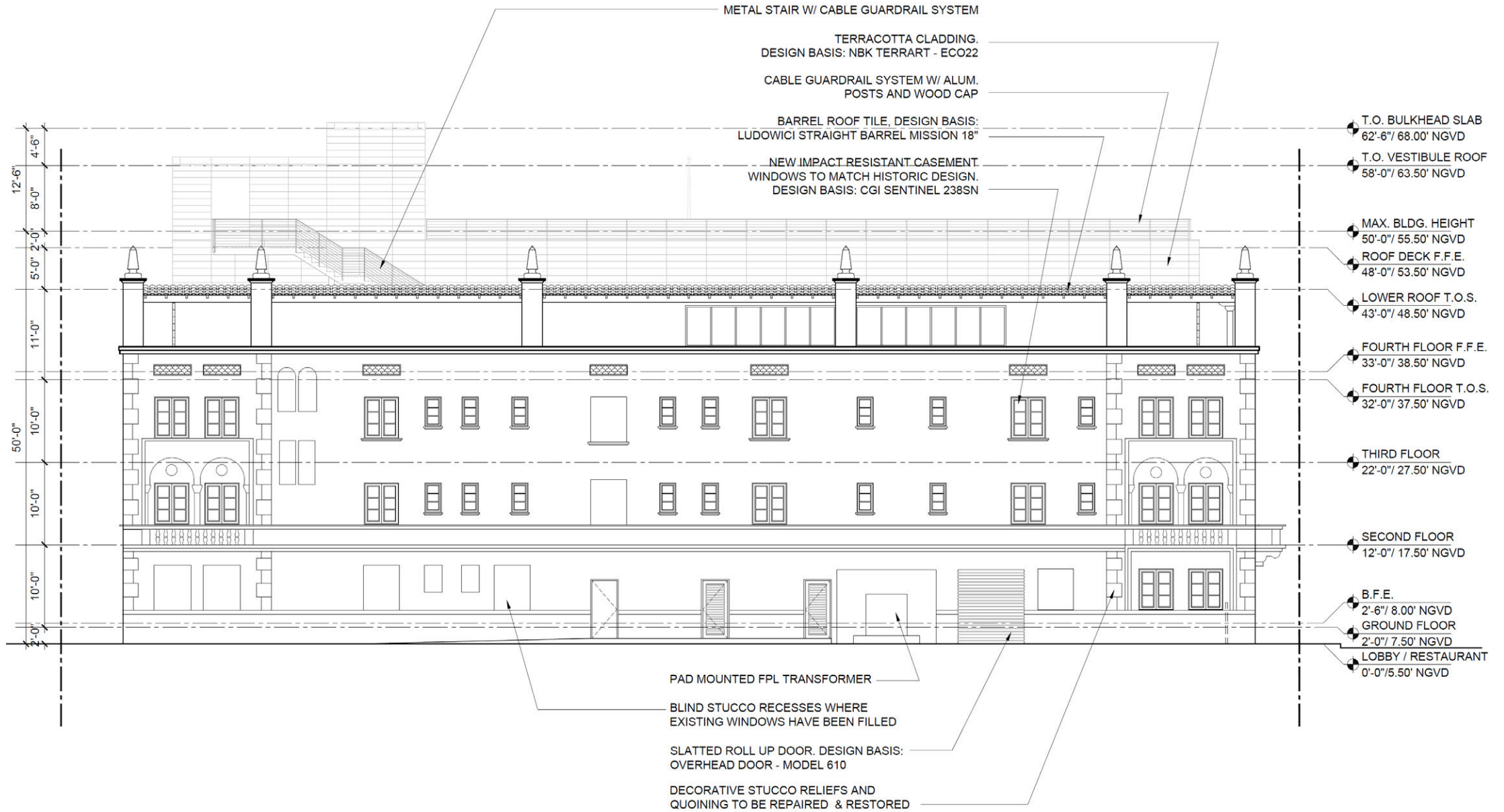


# A-4.00 SOUTH BUILDING ELEVATION



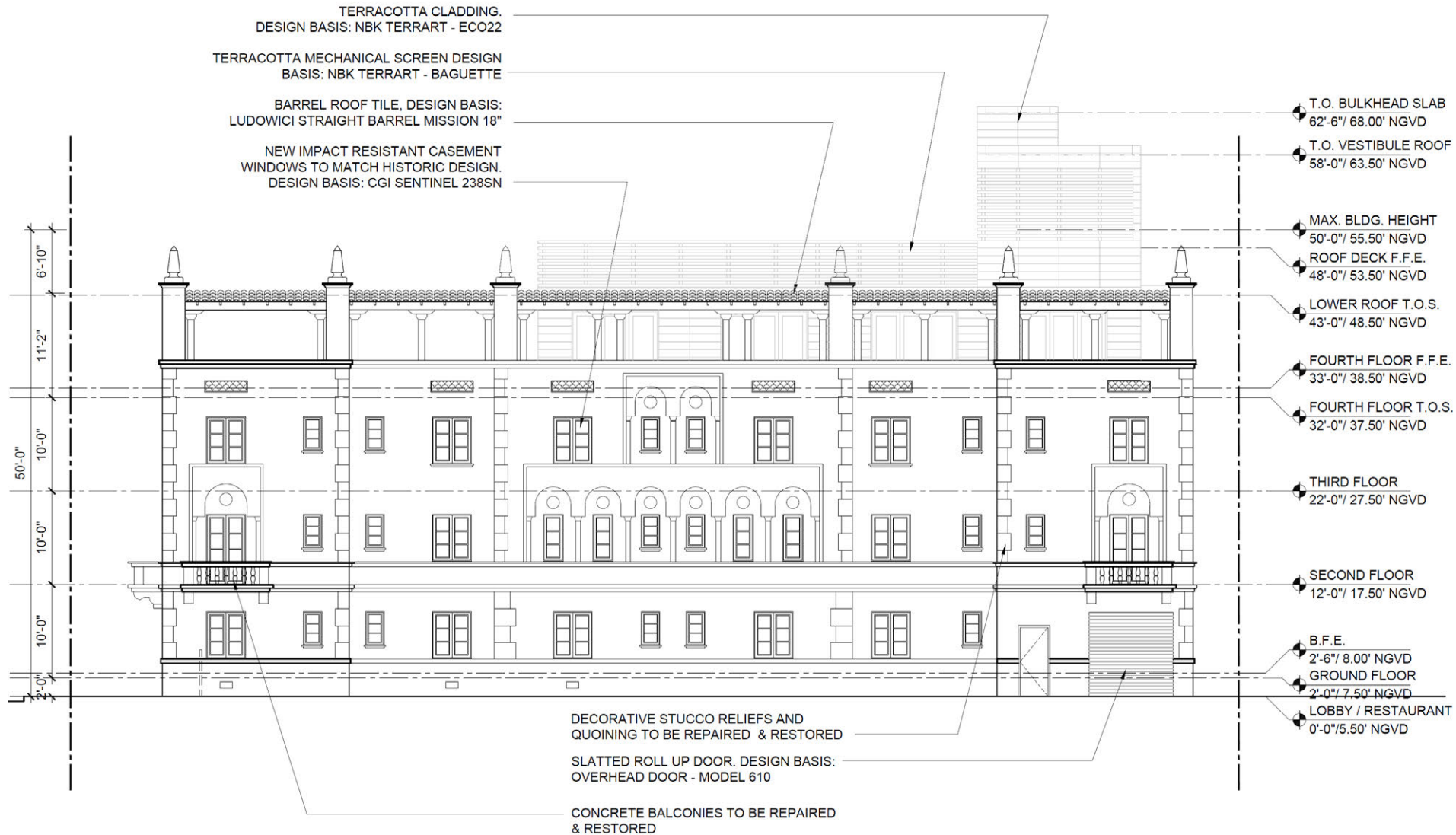


# A-4.01 WEST BUILDING ELEVATION

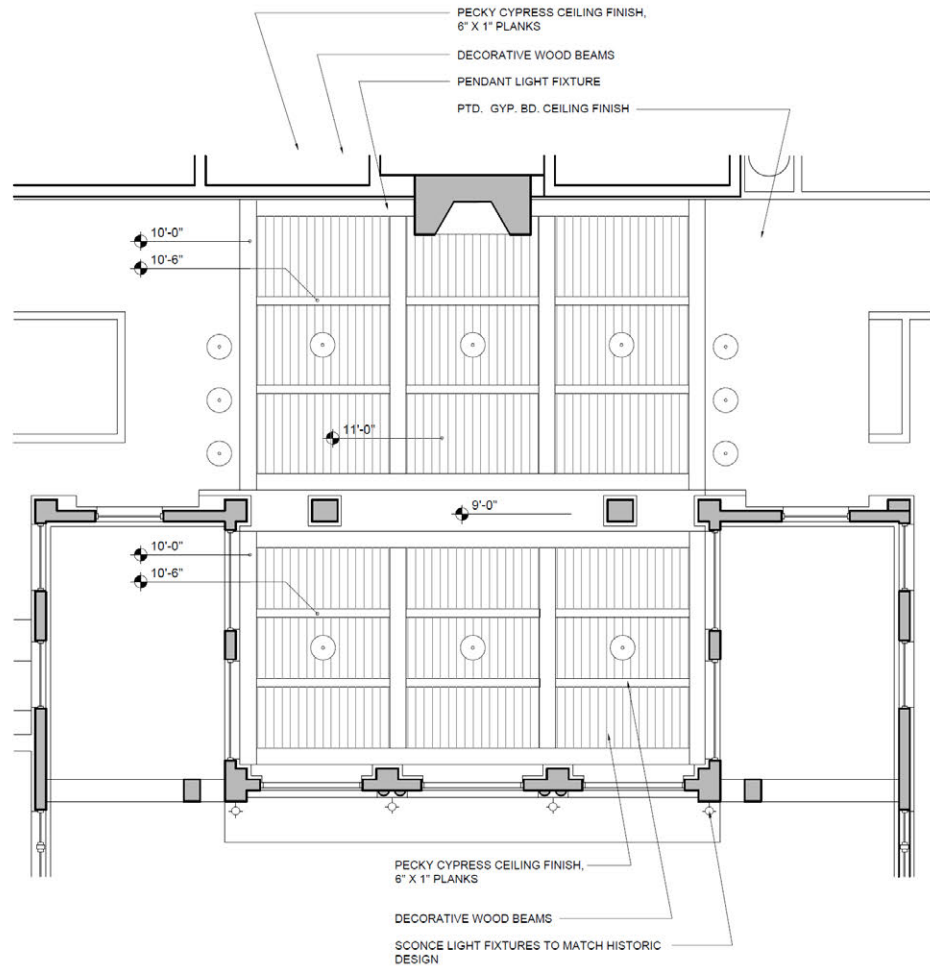


# A-4.02 NORTH BUILDING ELEVATION

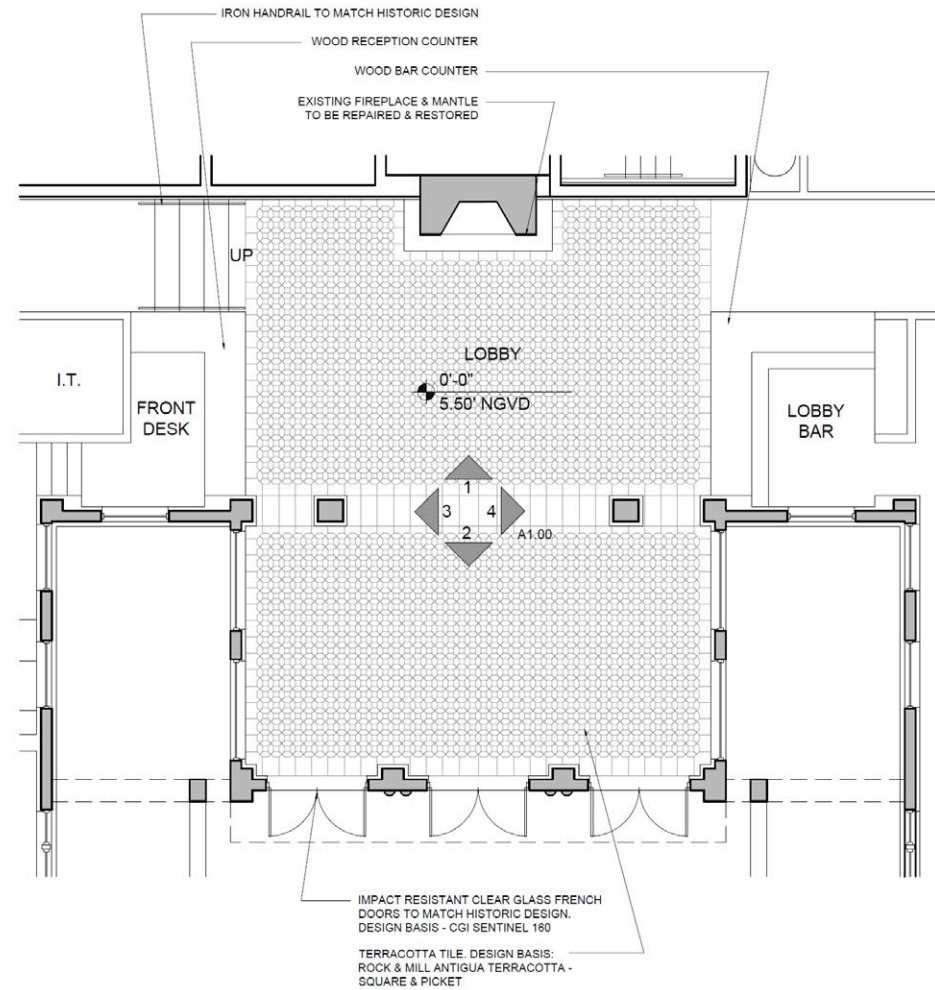




# A-4.03 EAST BUILDING ELEVATION



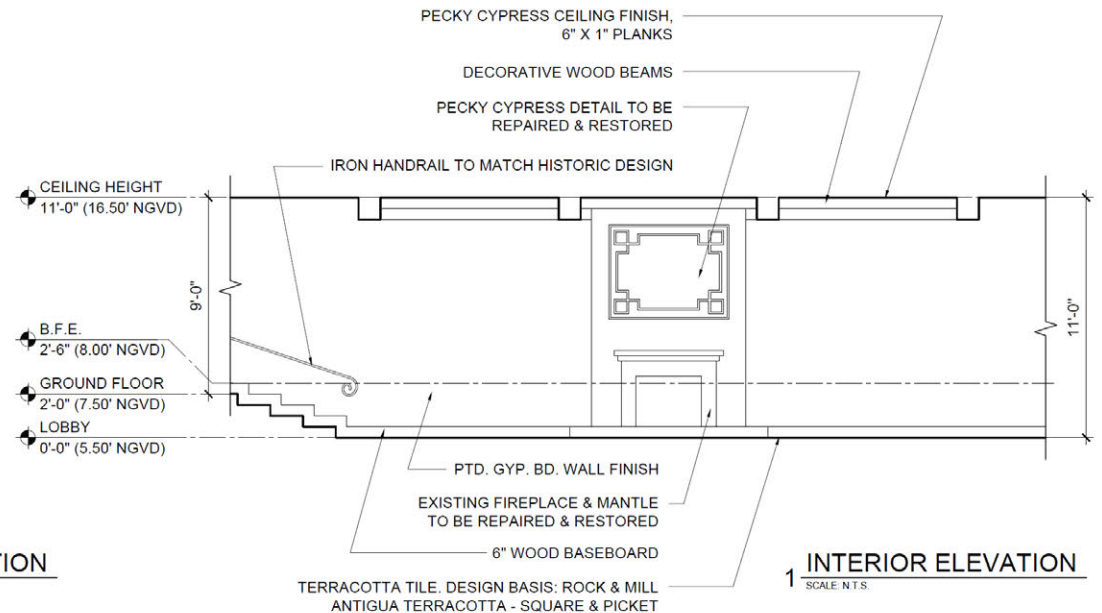
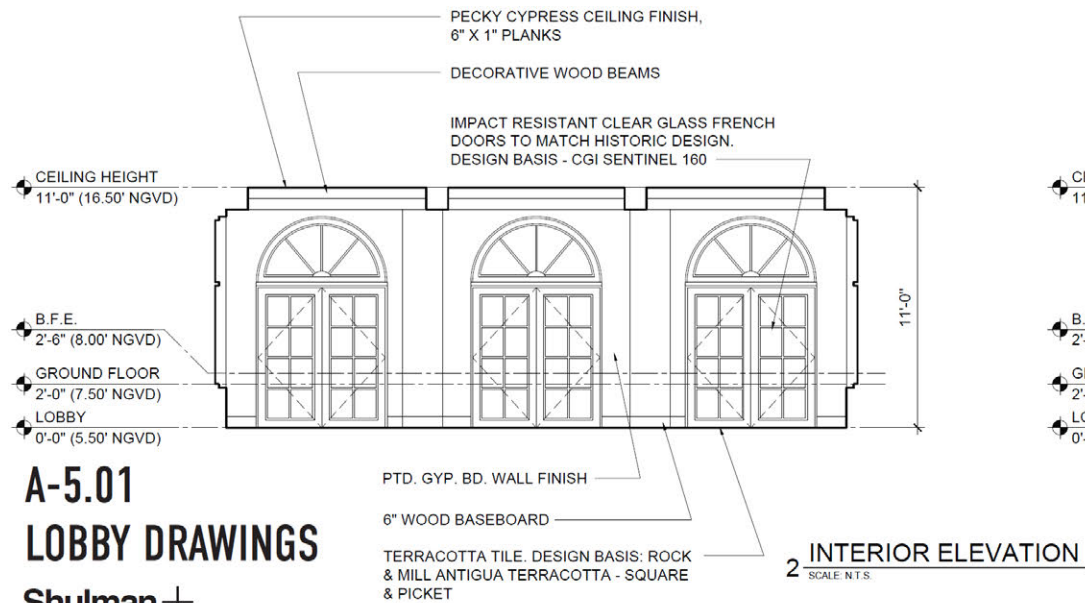
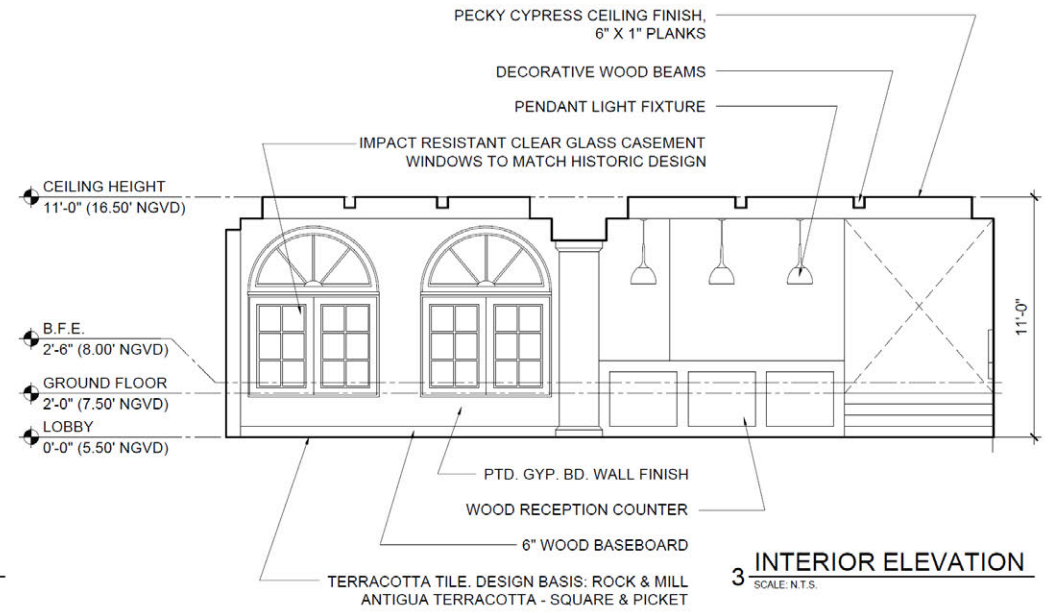
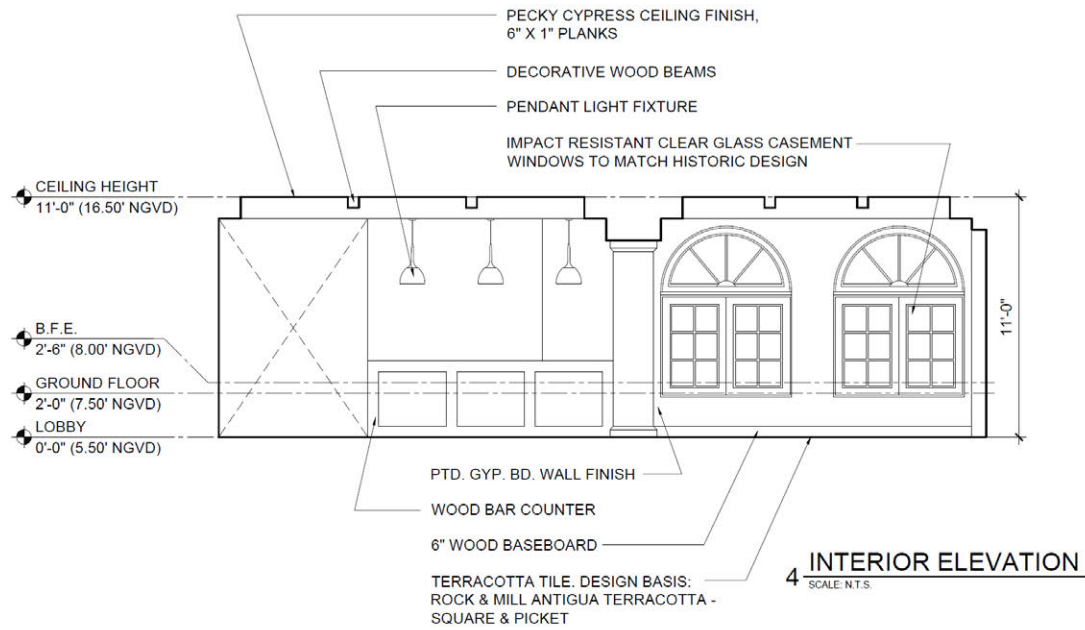
**2 LOBBY REFLECTED CEILING PLAN**  
SCALE: N.T.S.



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

# A-5.00 LOBBY DRAWINGS





**A-5.01**  
**LOBBY DRAWINGS**























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



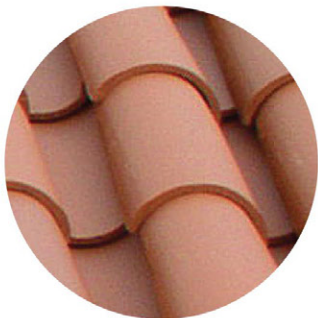
TERRACOTTA CLADDING  
DESIGN BASIS: NBK TERRACOTTA -  
TERRART ECO22  
10" X 60" HORIZONTAL PANELS  
COLOR: 1.02-0 (GROUP 2)



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)



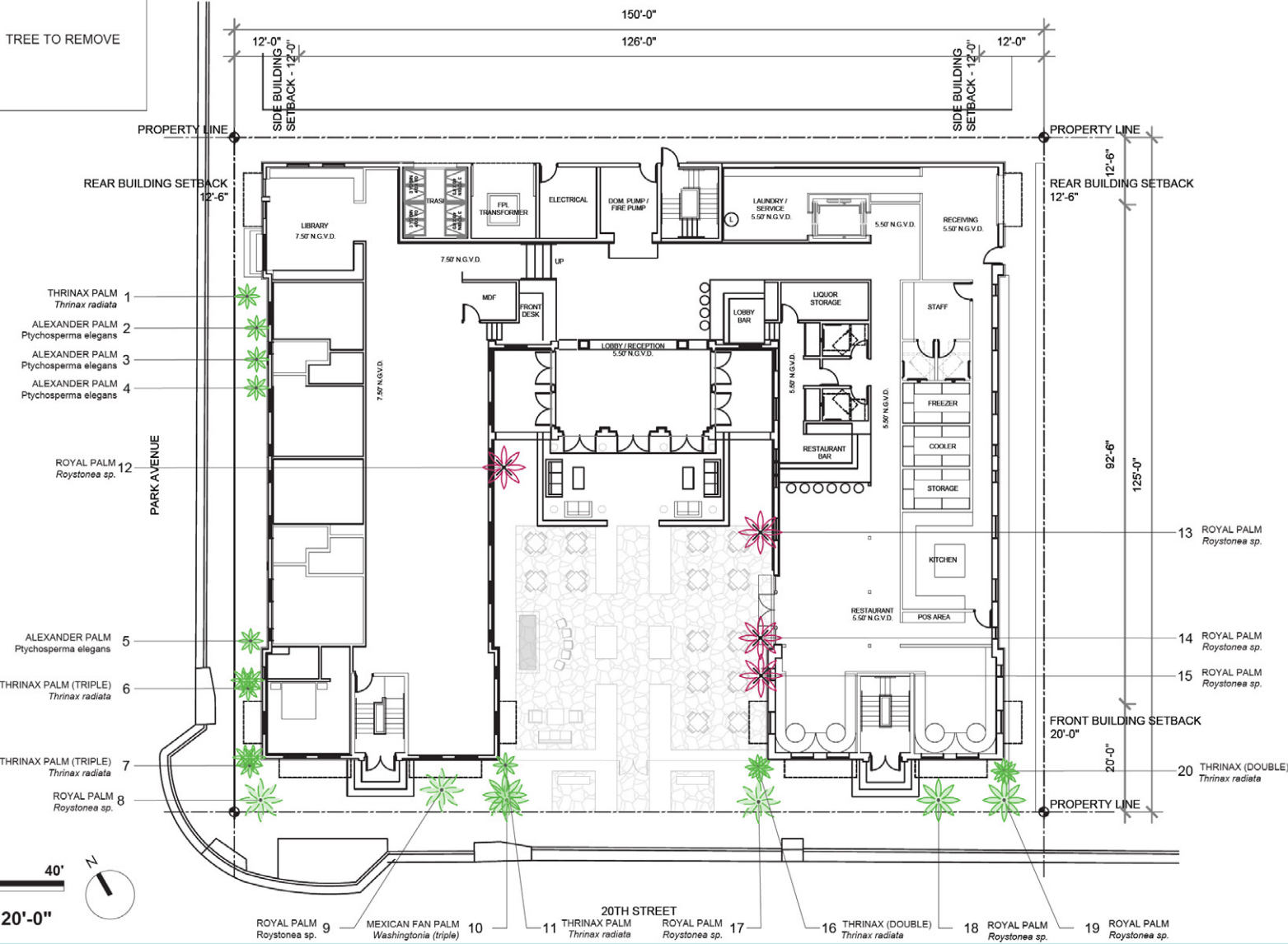
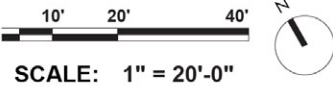
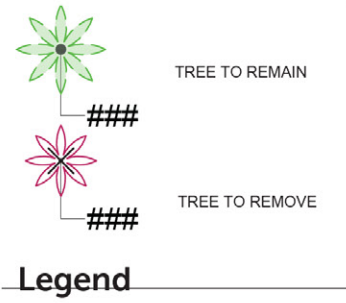
BARREL ROOF TILE  
DESIGN BASIS: LUDOWICI BARREL  
ROOF TILE - STRAIGHT BARREL  
MISSION 18"



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 REMOVALS

# TREE PRESERVATIONS

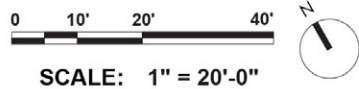
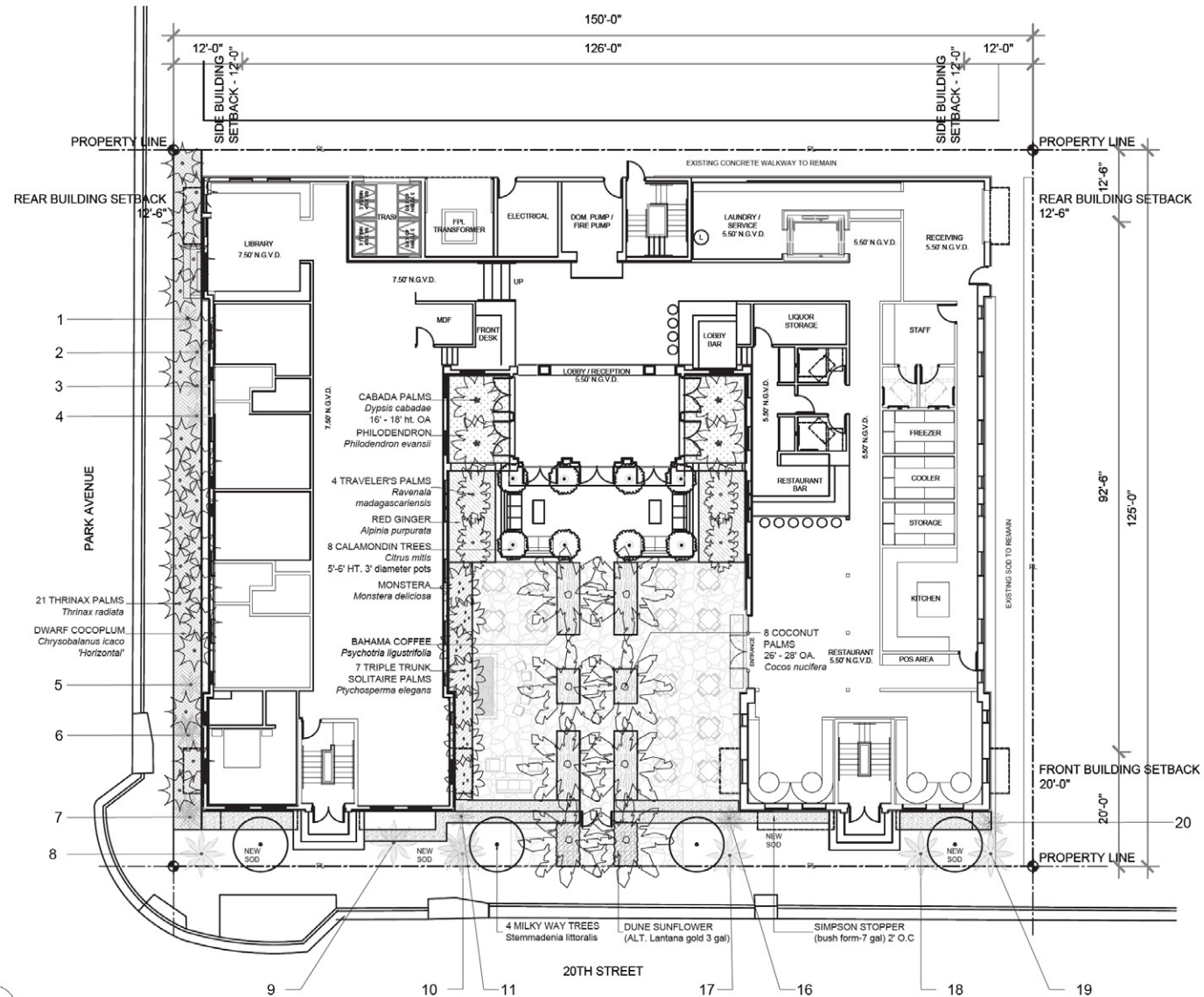


Four (4) Palms to be removed.  
Trees numbered 12, 13, 14, 15





# PLANTING PLAN

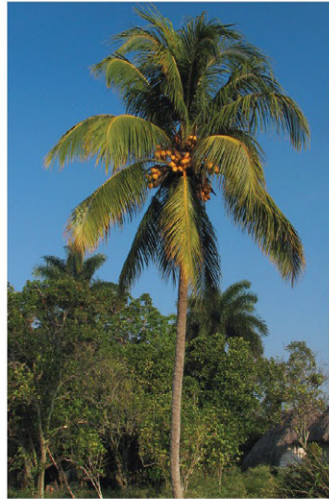




Palms



*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*





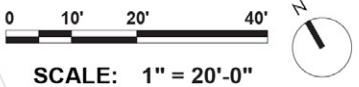
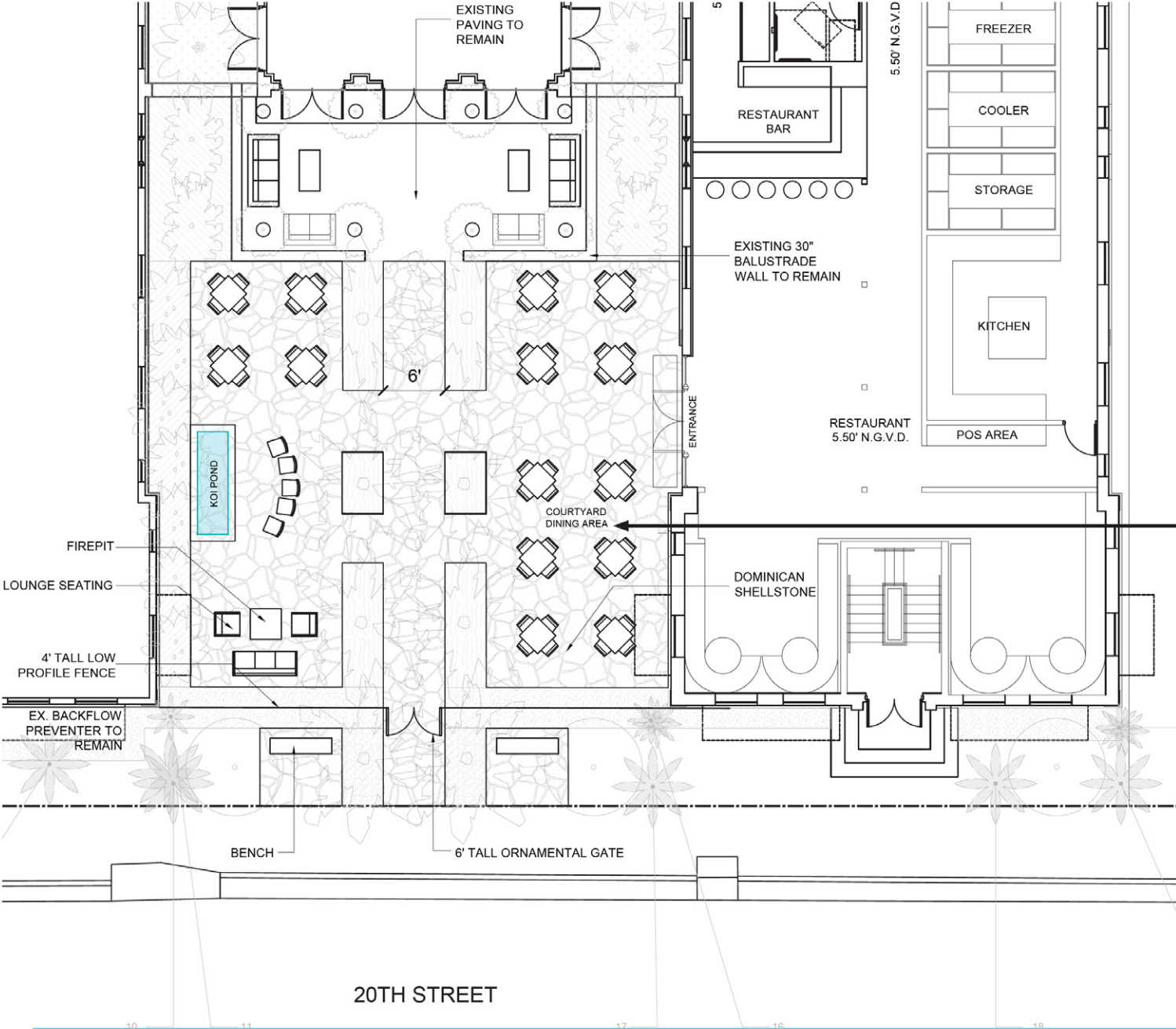
# HARDSCAPE PLAN



Dominican Shellstone Detail

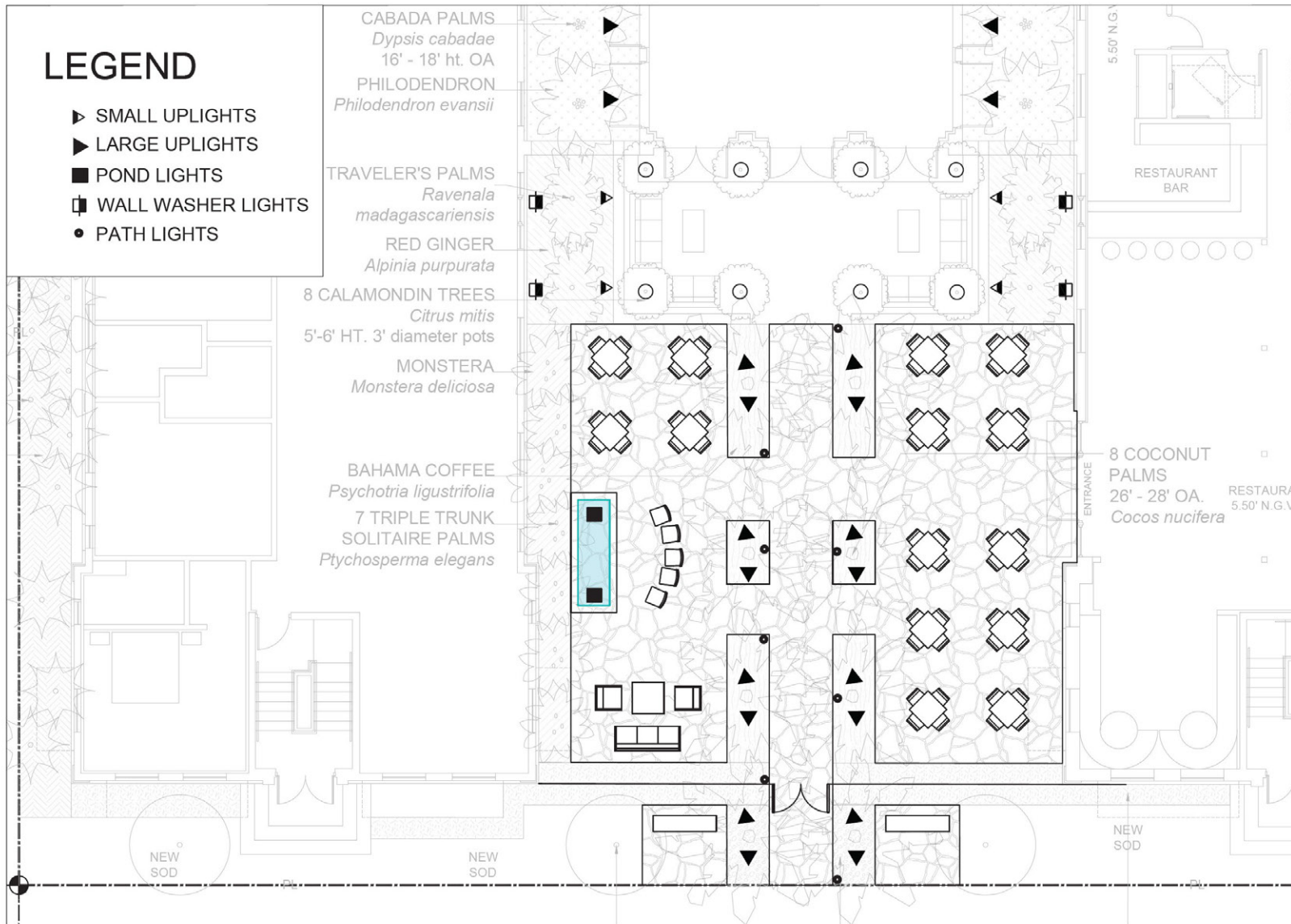


Dominican Shellstone Flagstone





# LIGHTING PLAN



## LEGEND

- ▶ SMALL UPLIGHTS
- ▶ LARGE UPLIGHTS
- POND LIGHTS
- ▭ WALL WASHER LIGHTS
- PATH LIGHTS

CABADA PALMS  
*Dypsis cabadae*  
16' - 18' ht. OA

PHILODENDRON  
*Philodendron evansii*

TRAVELER'S PALMS  
*Ravenala madagascariensis*

RED GINGER  
*Alpinia purpurata*

8 CALAMONDIN TREES  
*Citrus mitis*  
5'-6' HT. 3' diameter pots

MONSTERA  
*Monstera deliciosa*

BAHAMA COFFEE  
*Psychotria ligustrifolia*

7 TRIPLE TRUNK SOLITAIRE PALMS  
*Ptychosperma elegans*

8 COCONUT PALMS  
26' - 28' OA.  
*Cocos nucifera*

RESTAURANT  
5.50' N.G.V.E



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  
RAELL  
FERNANDEZ  
LARKIN +  
TAPANES  
Zoning Attorney

**Shulman +  
Associates**  
Design Architect

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

  
O'DONNELL &  
NACCARATO  
STRUCTURAL ENGINEERS  
Structural Engineer

HPB22-0554 March 14, 2023

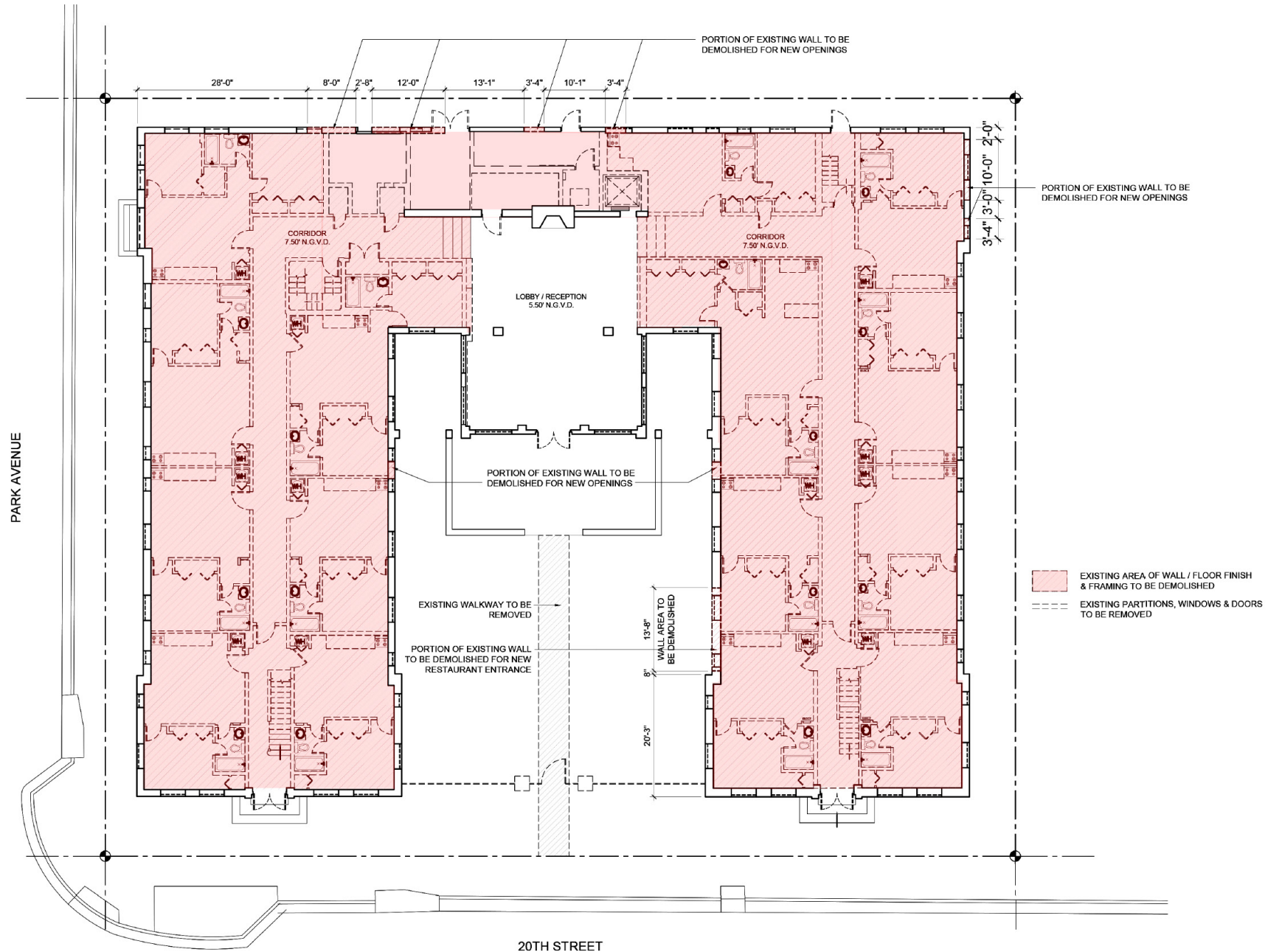


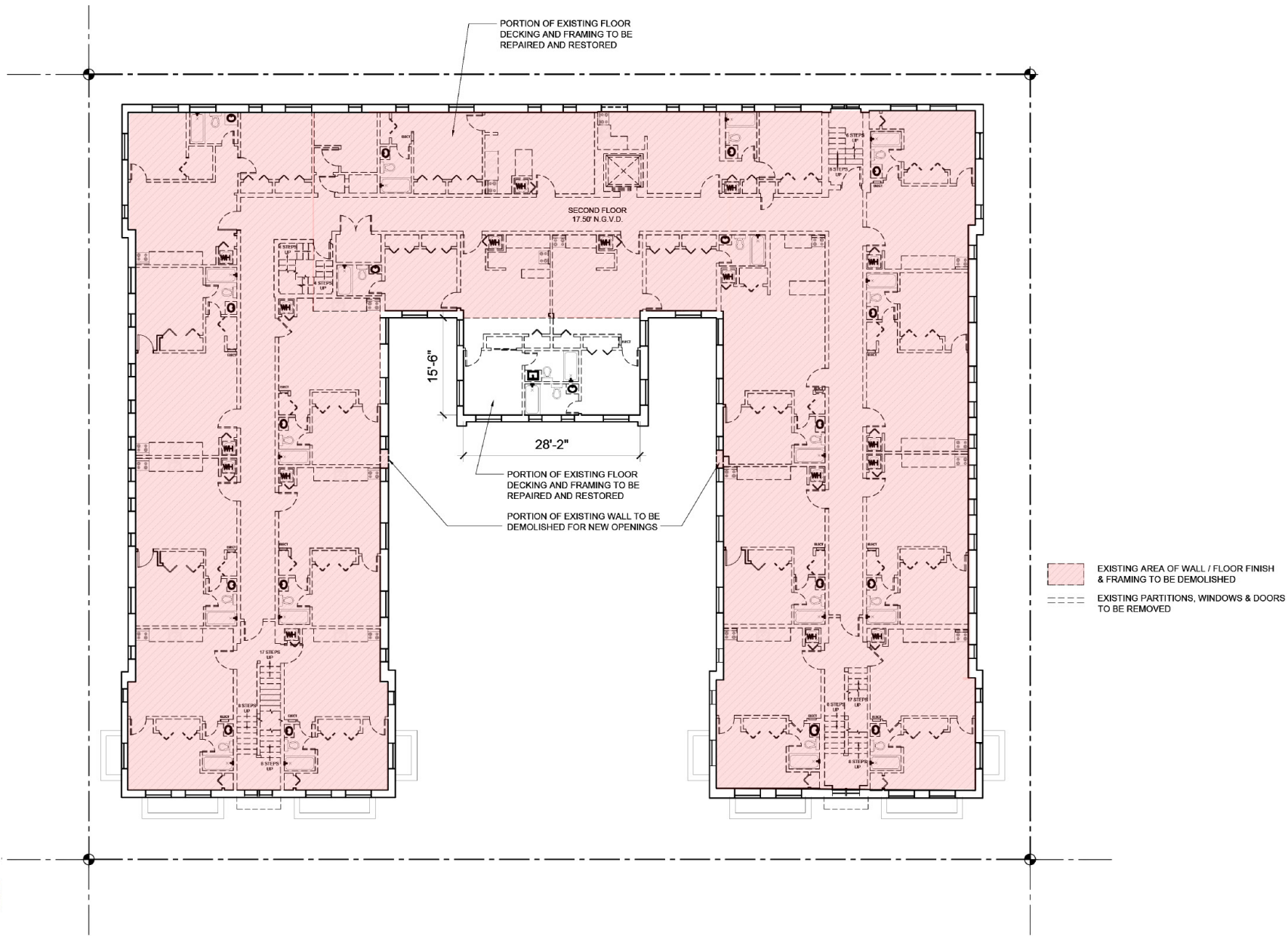
**EXTRA  
MATERIALS  
IF NEEDED**

# Demo plans



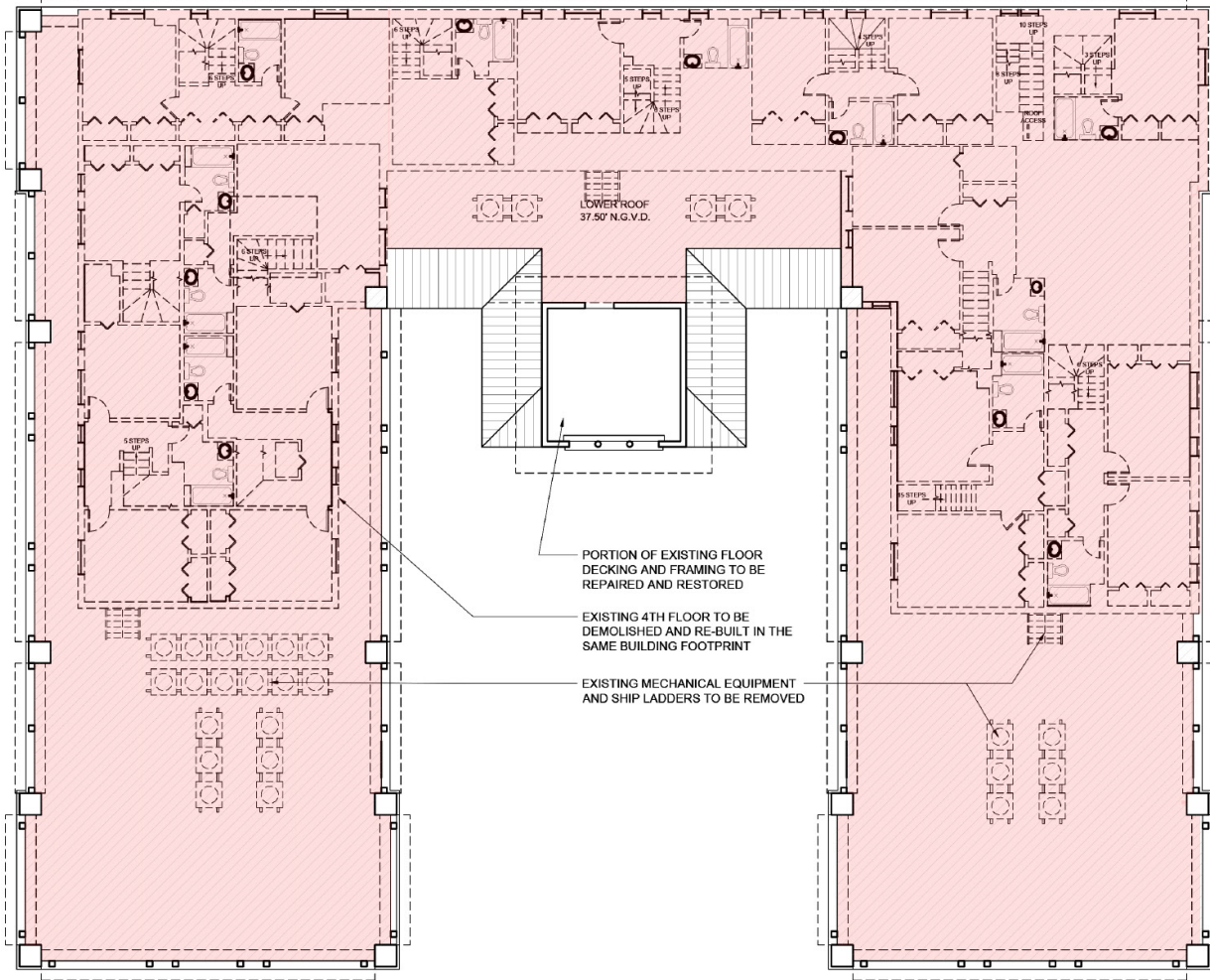
# D-1.00 DEMOLITION GROUND FLOOR PLAN





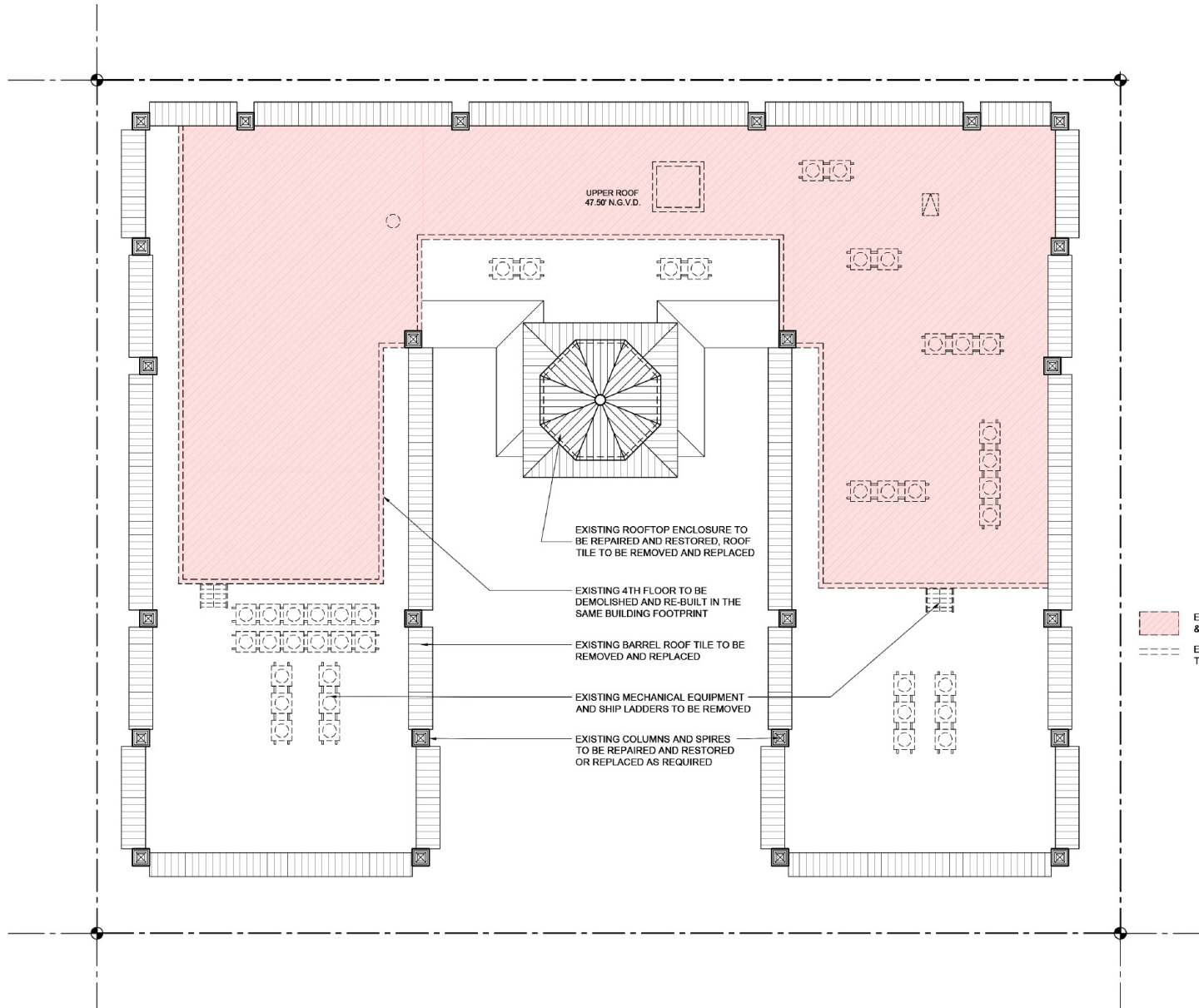
## D-1.01 DEMOLITION 2ND & 3RD FLOOR PLANS





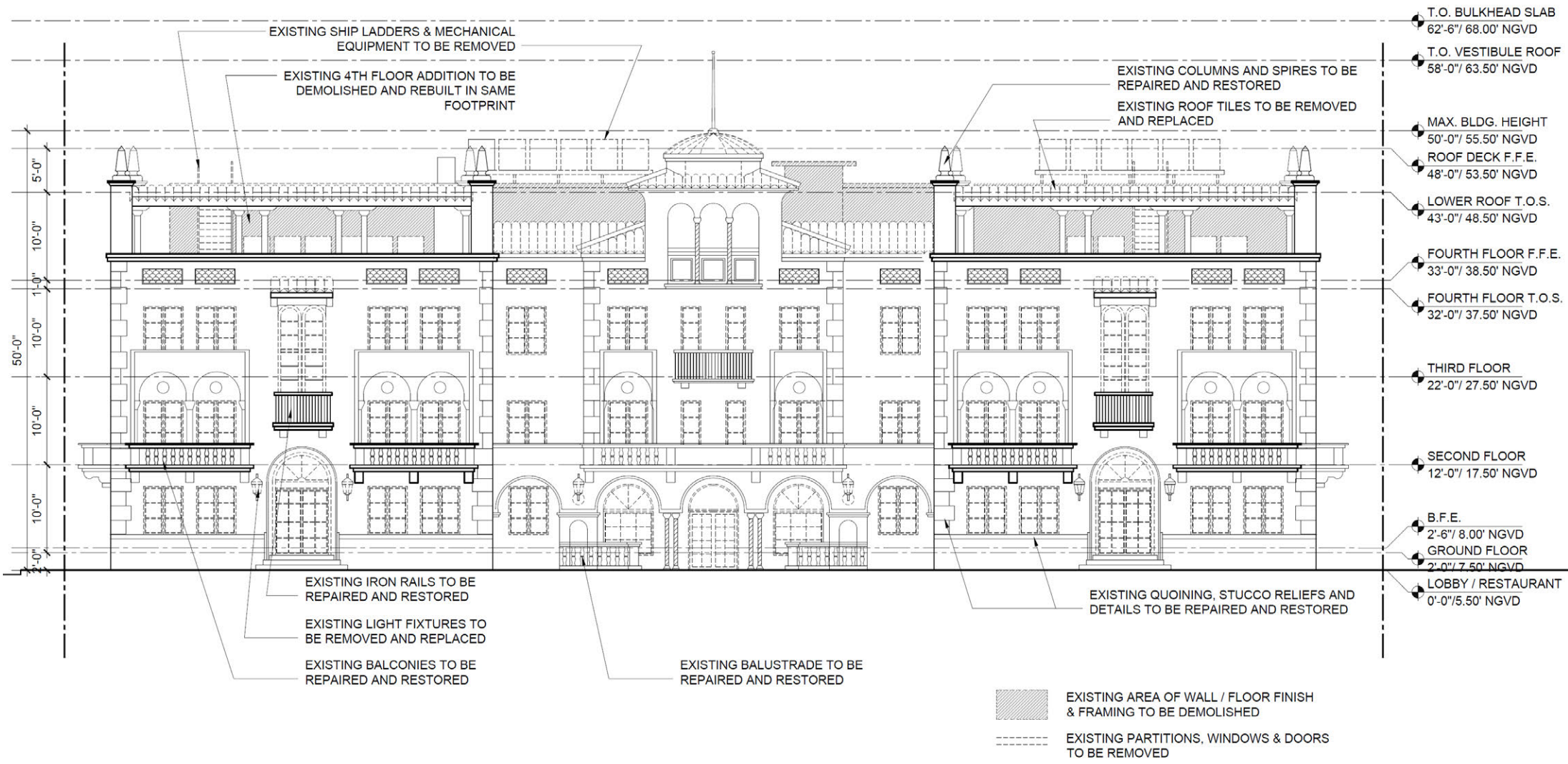
- EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED
- EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED

## D-1.02 DEMOLITION FOURTH FLOOR PLAN

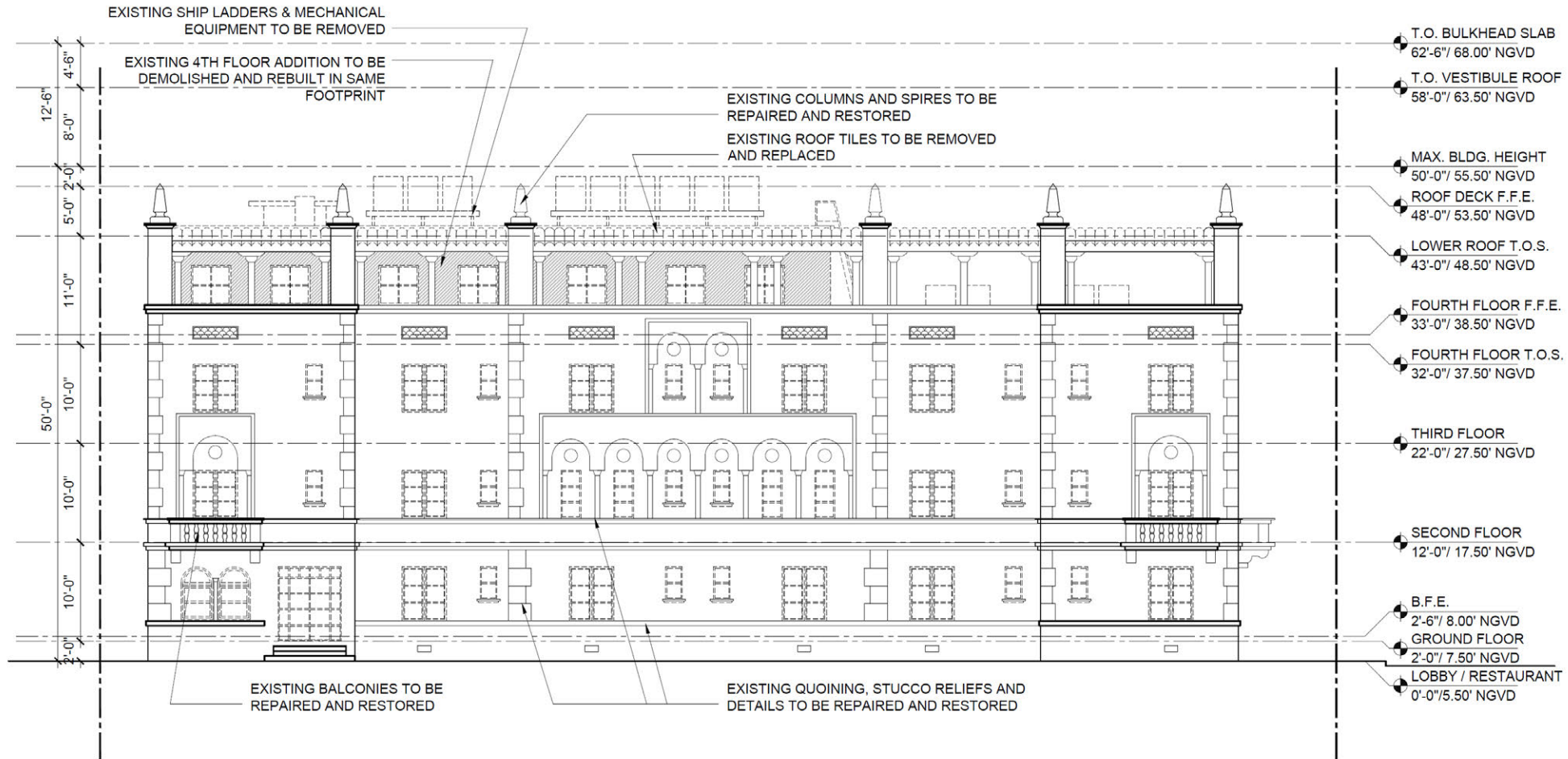




# D-1.03 DEMOLITION ROOF PLAN





# D-2.00 DEMOLITION SOUTH ELEVATION

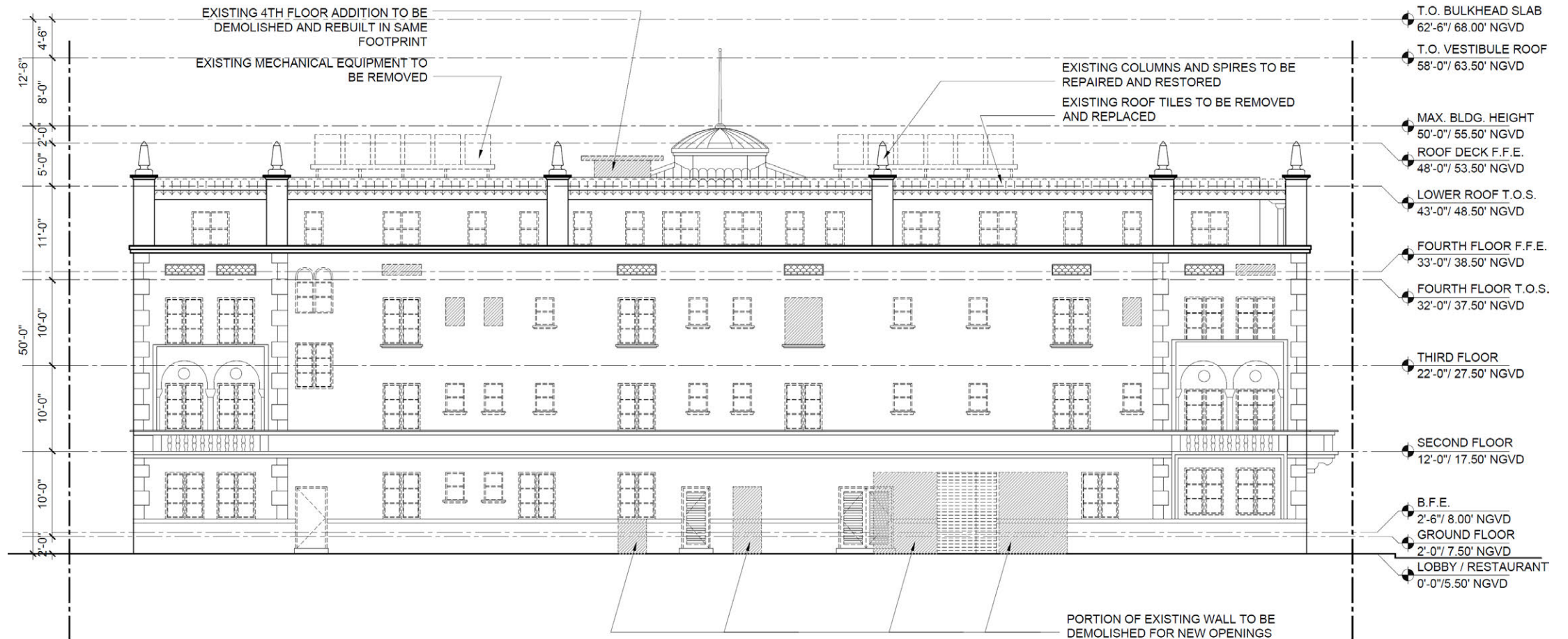




 EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED  
 EXISTING PARTITIONS, WINDOWS & DOORS

# D-2.01 DEMOLITION WEST ELEVATION

**Shulman + Associates**

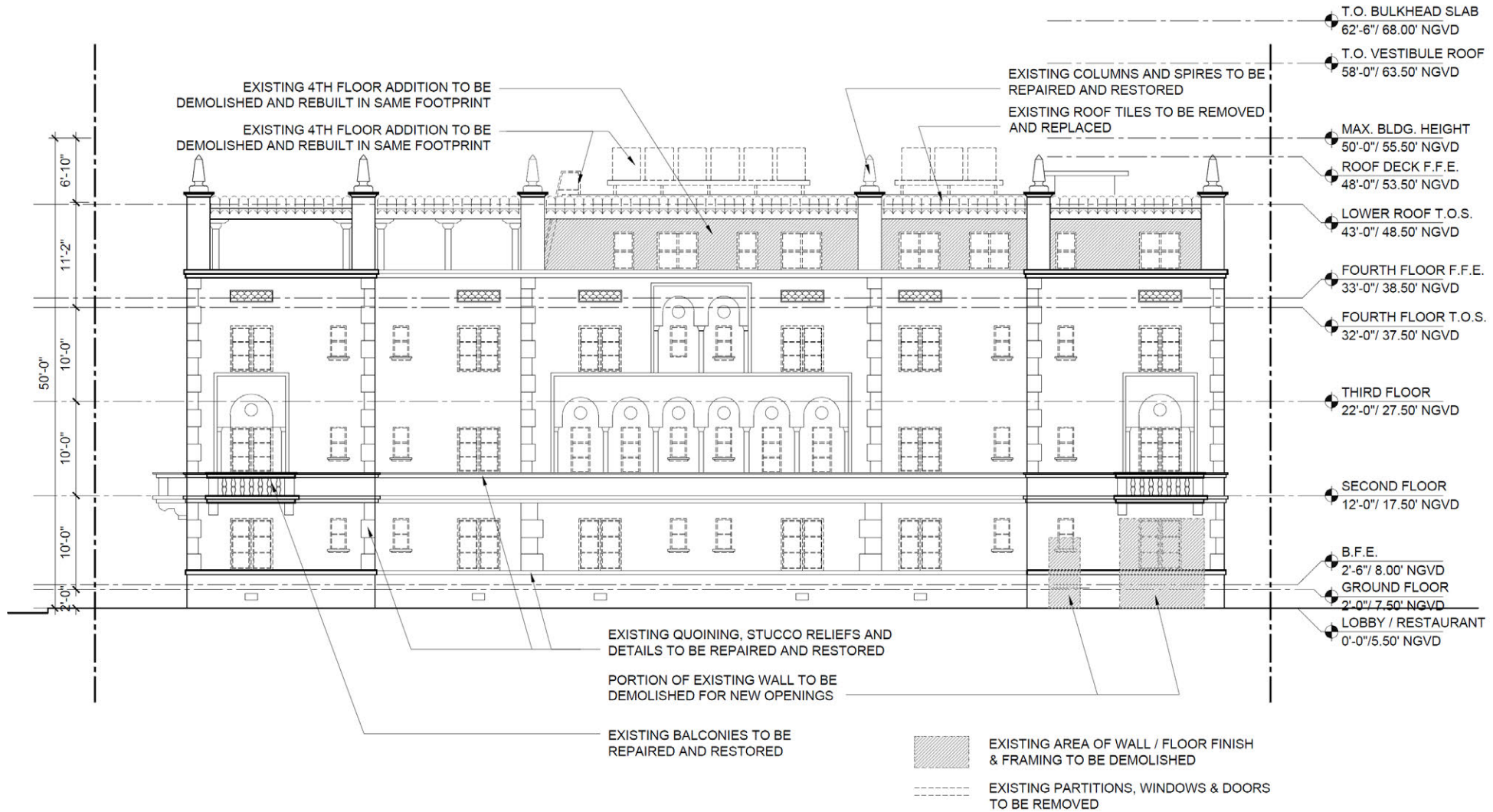




-  EXISTING AREA OF WALL / FLOOR FINISH & FRAMING TO BE DEMOLISHED
-  EXISTING PARTITIONS, WINDOWS & DOORS TO BE REMOVED

# D-2.02 DEMOLITION NORTH ELEVATION

**Shulman + Associates**



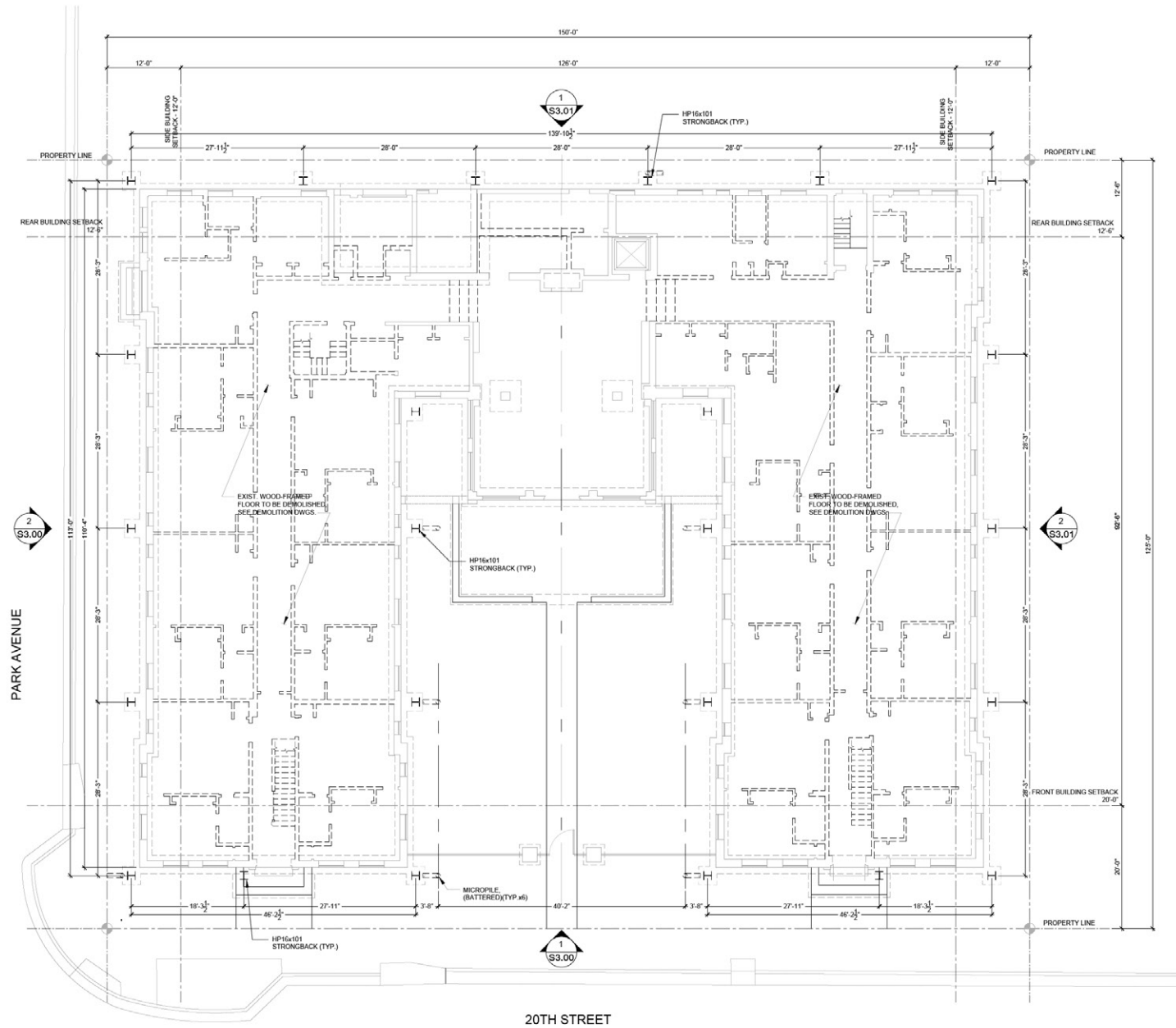
# D-2.03 DEMOLITION EAST ELEVATION

**Shulman + Associates**



# **Structural bracing plans – Doug Wood**

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



**CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION**

**WOOD/ODDINELLO/NAZZARATO**  
STRUCTURAL ENGINEERS  
500 NW 7th Street, Suite 620  
Miami, Florida 33126  
Ph: 305.461.3450  
www.o-o.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

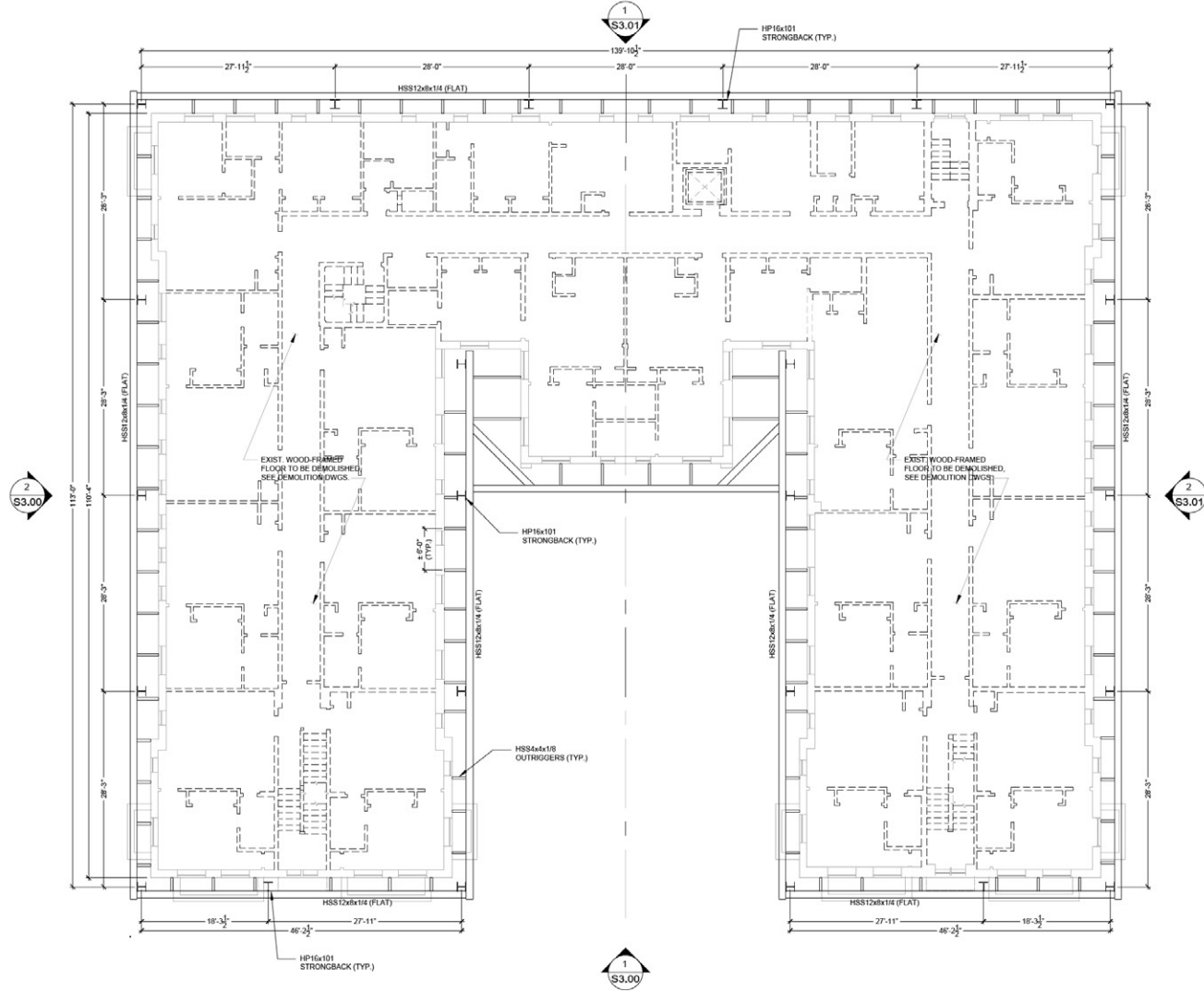
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Job: 22088  
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**S2.00**



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

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500 NW 7th Street, Suite 620  
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ADDRESS:

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

REVISIONS

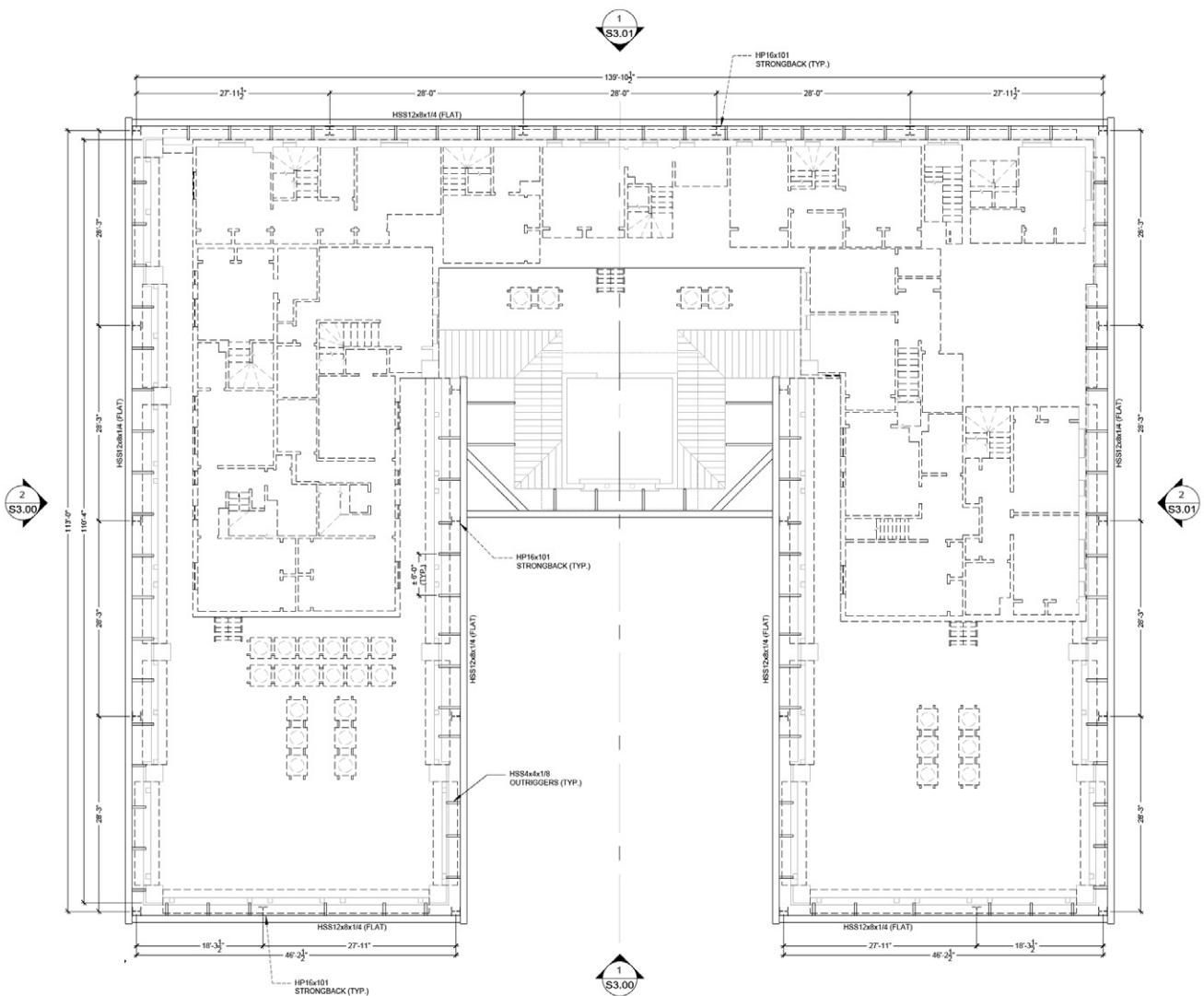
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S2.01





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

**WOOD/COINIELLO/NAZZARATO**  
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ADDRESS:

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

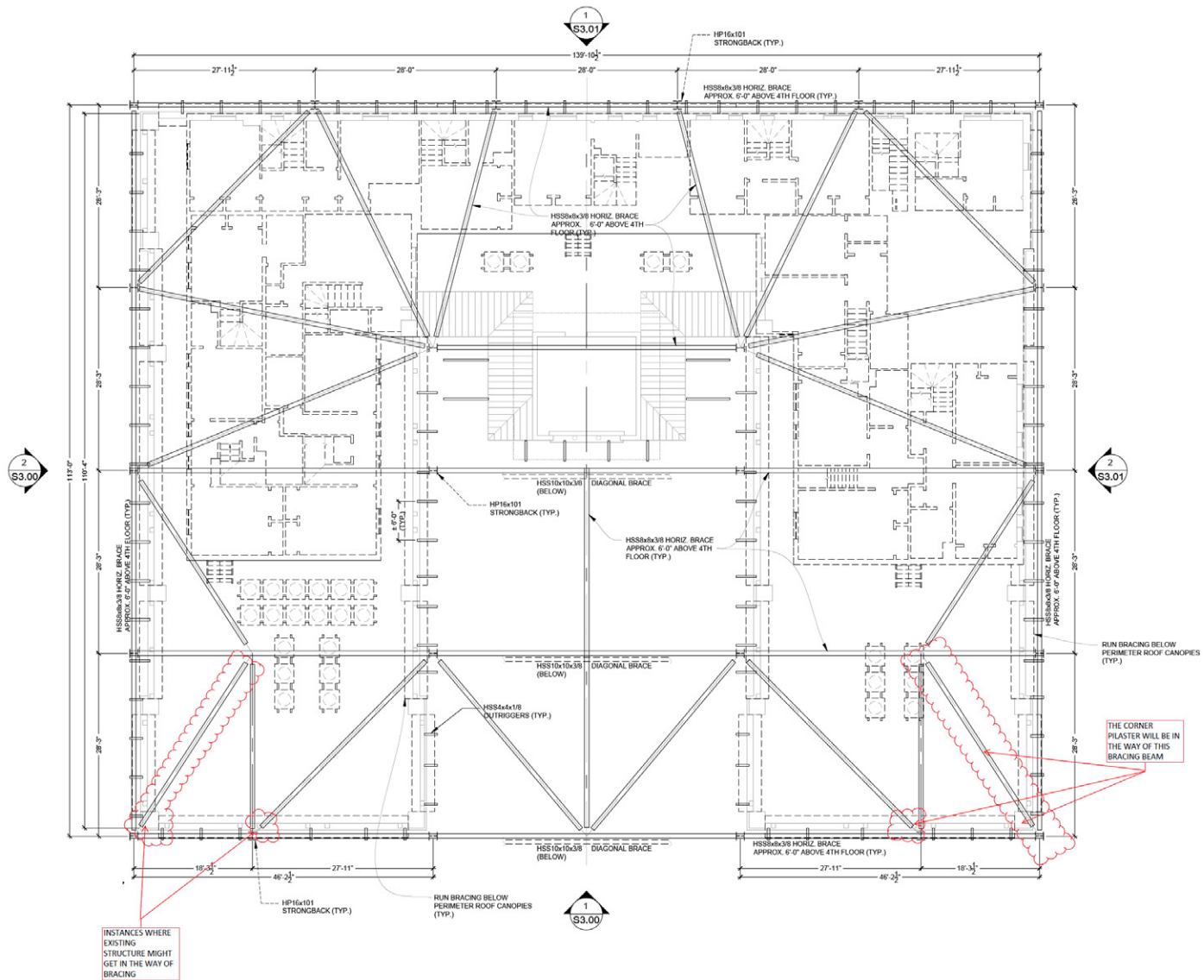
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**S2.03**

**CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION**

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



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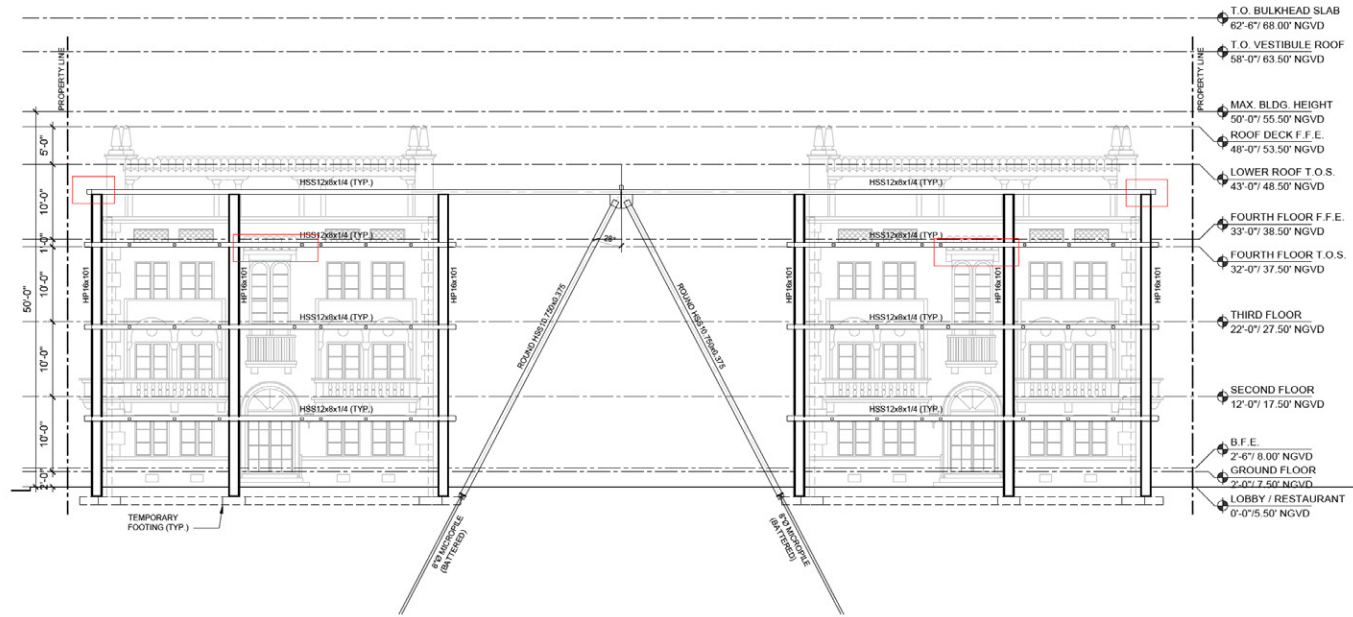
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REVISIONS

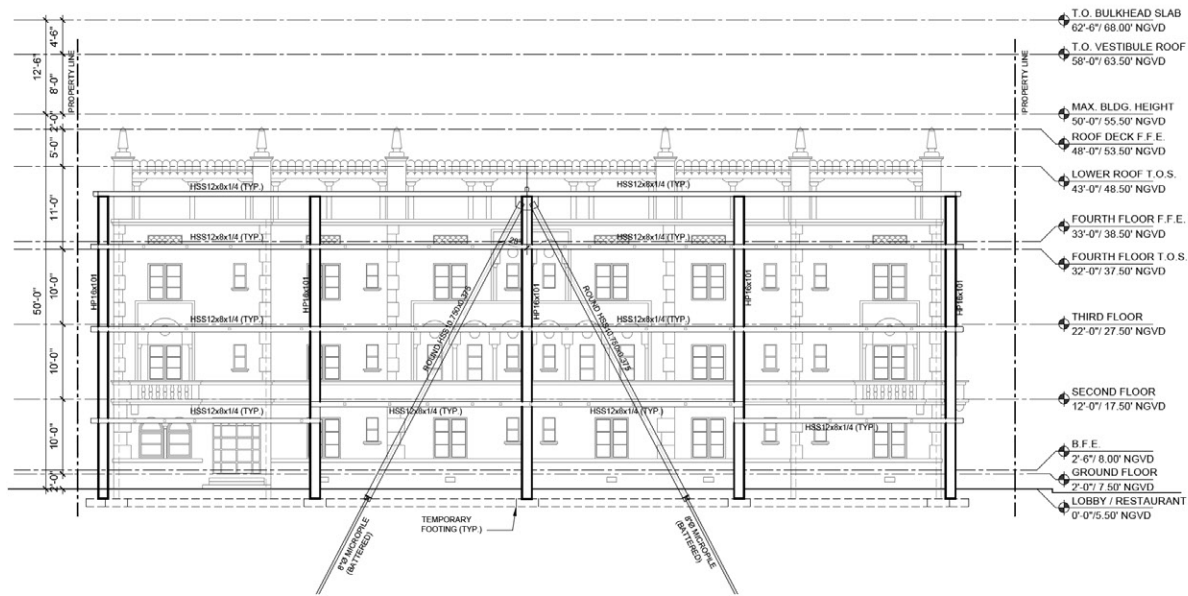
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CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION





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



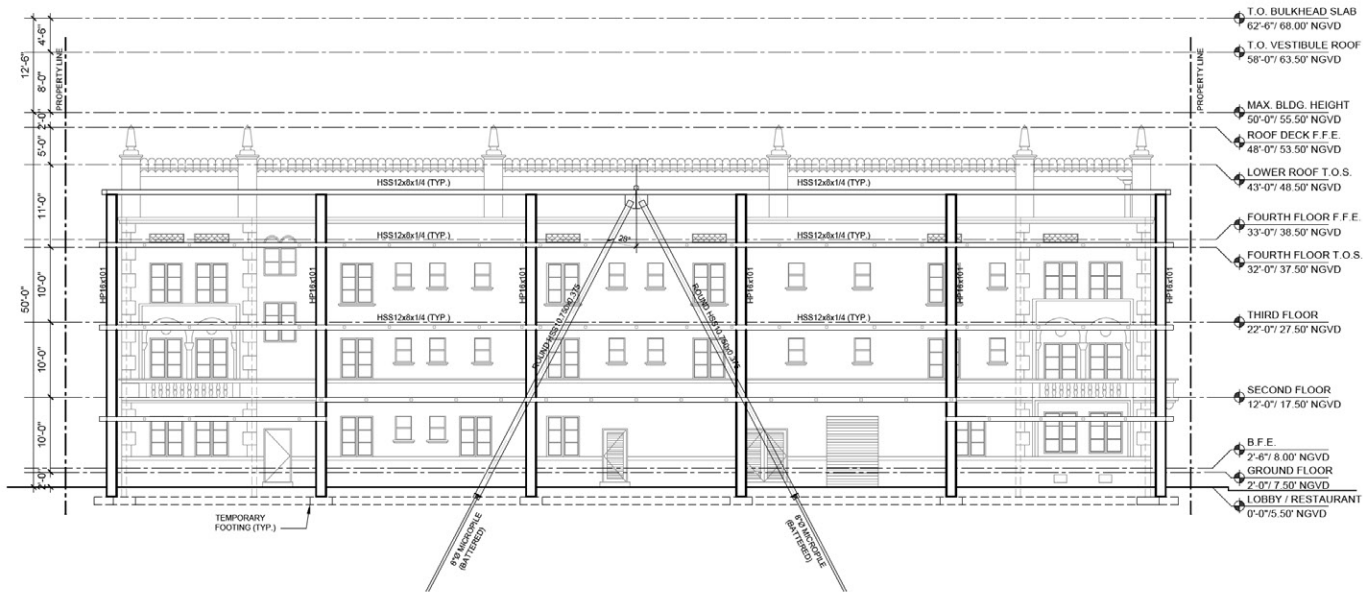
**WEST ELEVATION** 2  
1/8" = 1'-0"

**WOOD/COCCINELLI/NADEGARFATO**  
STRUCTURAL ENGINEERS  
5200 NW 7th Street, Suite 620  
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CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

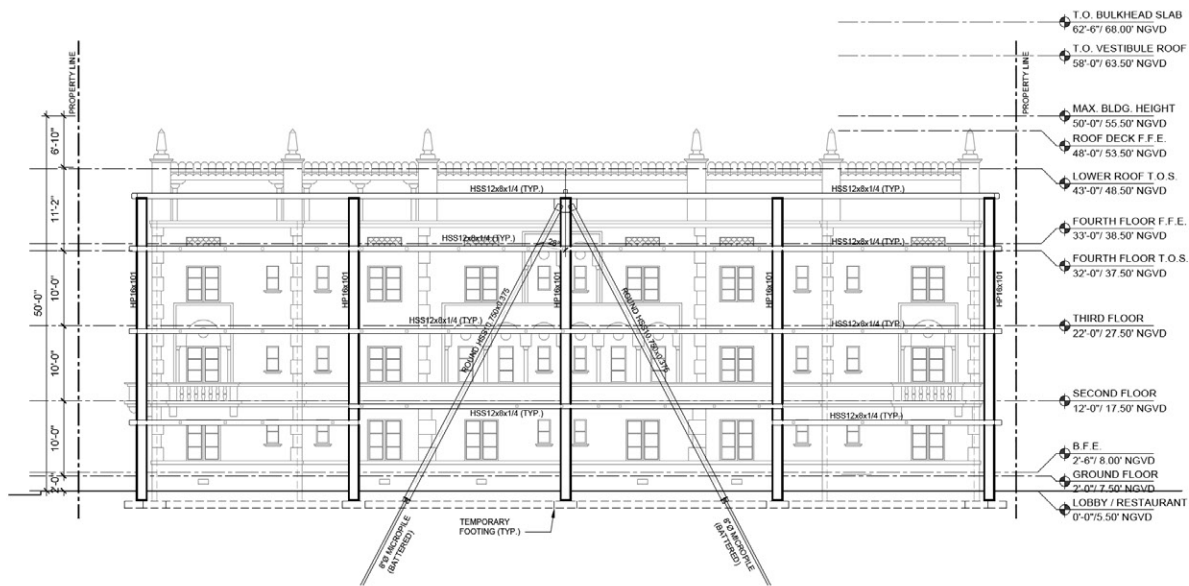
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REVISIONS	ELEVATION
Date:	02-03-2023
Scale:	AS NOTED
Drawn by:	RA
Job:	Z2088
Sheet:	S3.00



NORTH ELEVATION

1/8" = 1'-0"

1  
S3.01



EAST ELEVATION

1/8" = 1'-0"

2  
S3.01



SEAL:

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

ADDRESS:

Project: RIVIERA PLAZA  
CONCEPTUAL DESIGN FOR  
TEMPORARY BRACING ELEVATIONS

REVISIONS

Date: 02-03-2023

Scale: AS NOTED

Drawn by: RA

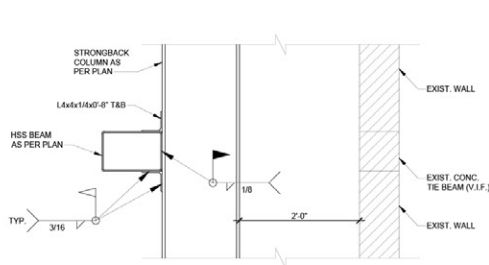
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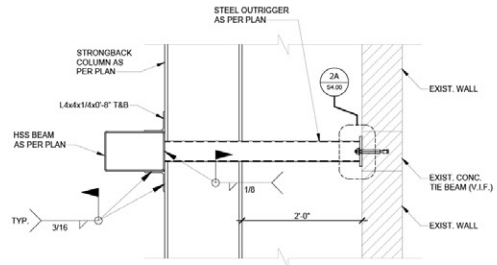
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CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

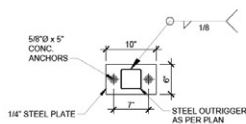




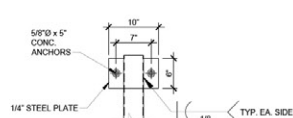
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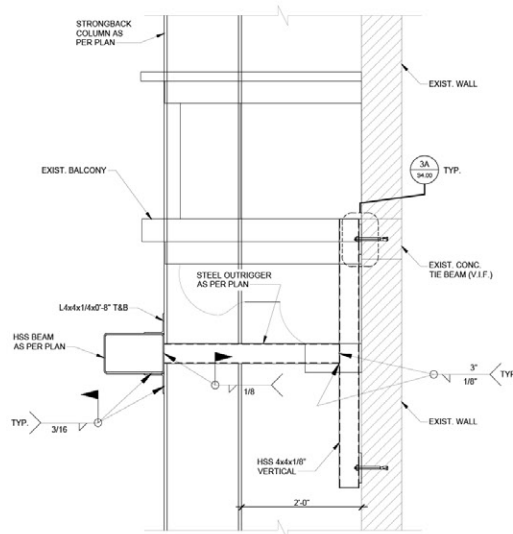
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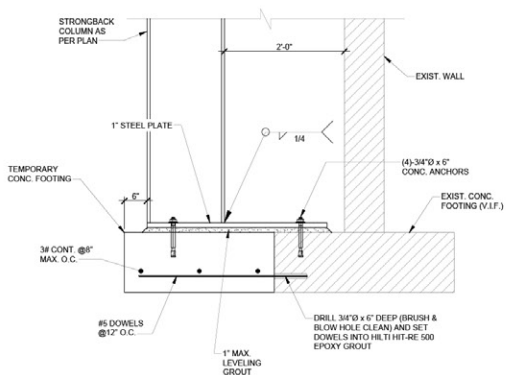
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DETAIL 3A  
SCALE: 1" = 1'-0"  
S4.00



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



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

SEAL:

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

ADDRESS:

Project:

RIVIERA PLAZA  
CONCEPTUAL DESIGN FOR  
TEMPORARY BRACING

SECTIONS AND DETAILS

Drawing Title:

REVISIONS

Date: 02-03-2023

Scale: AS NOTED

Drawn by: RA

Job: 22088

Sheet

S4.00

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