

BVLGARI
HOTEL MIAMI BEACH

Historic Preservation Board Meeting

15th June 2021

CITTERIO-VIEL & PARTNERS

THRESHOLD LANDSCAPE WORKSHOP

REVUELTA ARCHITECTURE INTERNATIONAL

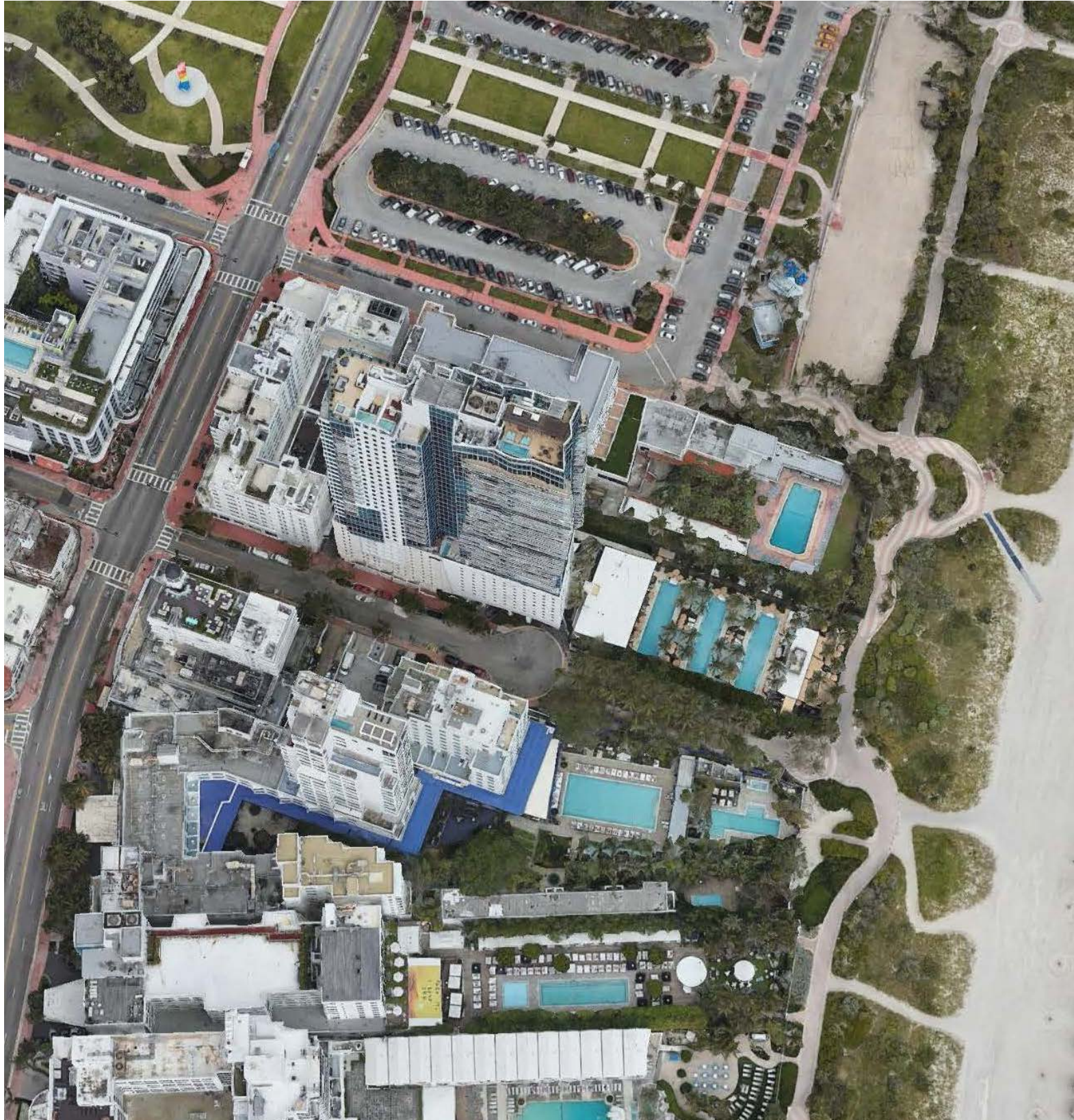


AERIAL VIEW SEAGULL HOTEL YEAR 1986 /2020

1986



2020



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.

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 fro the Sea Gull.

PHOTOGRAPH ABOVE; 1964 HISTORIC POSTCARD VIEW FROM eBAY





DAY'S INN

PHOTO ABOVE: DAY'S INN
HOTEL CIRCA 1980's (13)

PHOTO LEFT: DAY'S INN
HOTEL CIRCA 1980's



VIEW AT AUTOMOBILE ENTRANCE

1950'S FROM CITY OF MIAMI



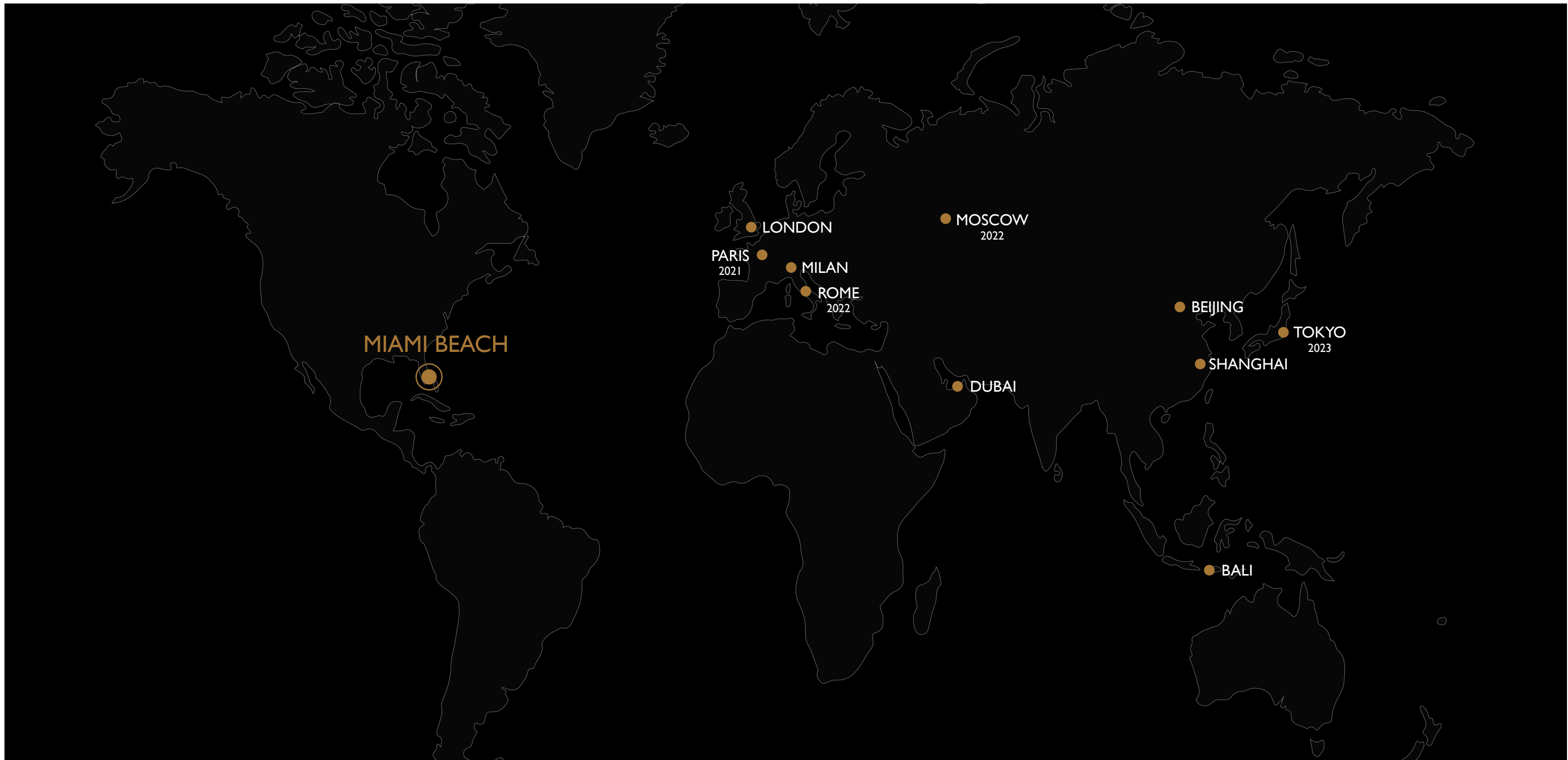
1980'S FROM CITY OF MIAMI



CURRENT VIEW



CITTERIO VIEL & PARTNERS – BVLGARI HOTEL & RESORTS PROJECTS



BVLGARI HOTEL MILANO
2004



BVLGARI RESORT BALI
2006



BVLGARI HOTEL LONDON
2012



BVLGARI RESORT DUBAI
2017



BVLGARI HOTEL BEIJING
2017



BVLGARI HOTEL SHANGHAI
2018



BVLGARI HOTEL PARIS
2021



BVLGARI HOTEL ROMA
2022



BVLGARI HOTEL &
RESIDENCES MOSCOW - 2022



BVLGARI HOTEL TOKYO
2023



BVLGARI HOTEL
MIAMI BEACH



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BVLGARI

HOTEL MIAMI BEACH



AERIAL VIEW OF EXISTING BUILDING



EXISTING NORTH FAÇADE







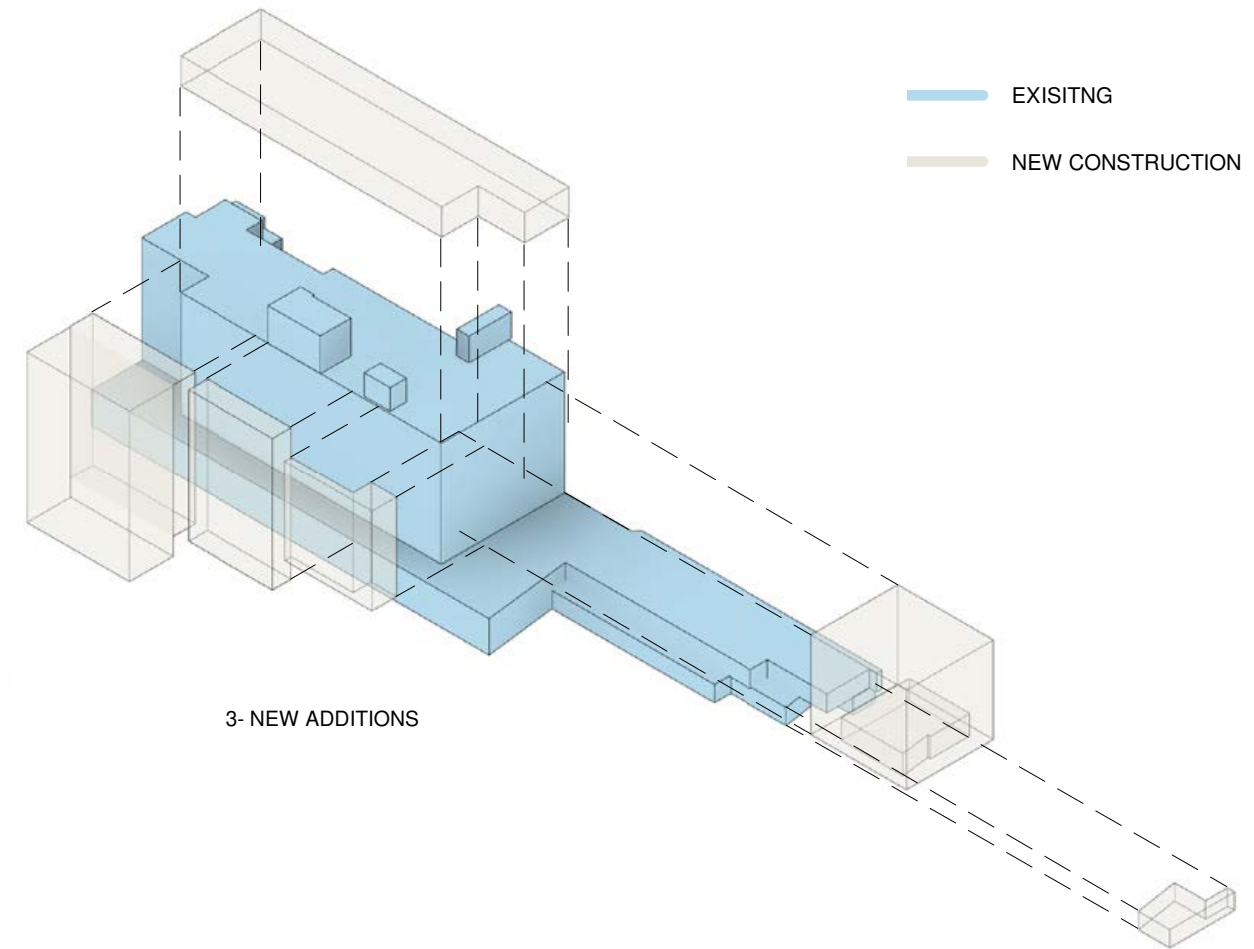
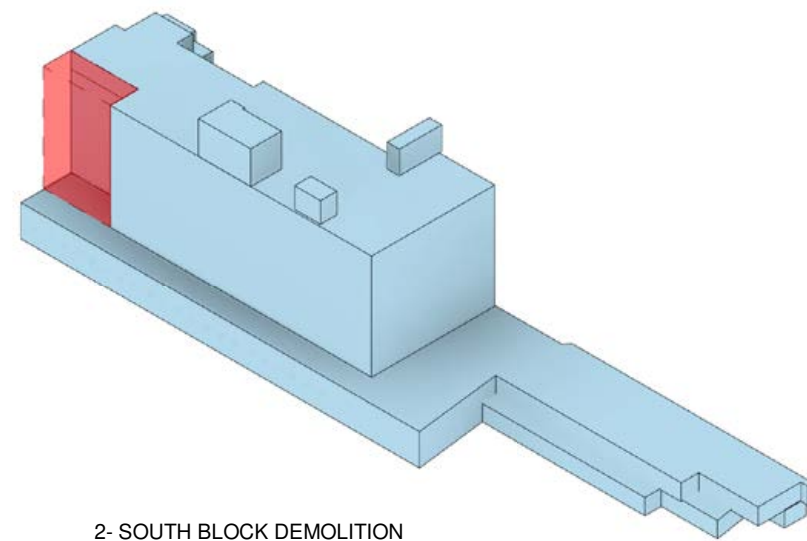
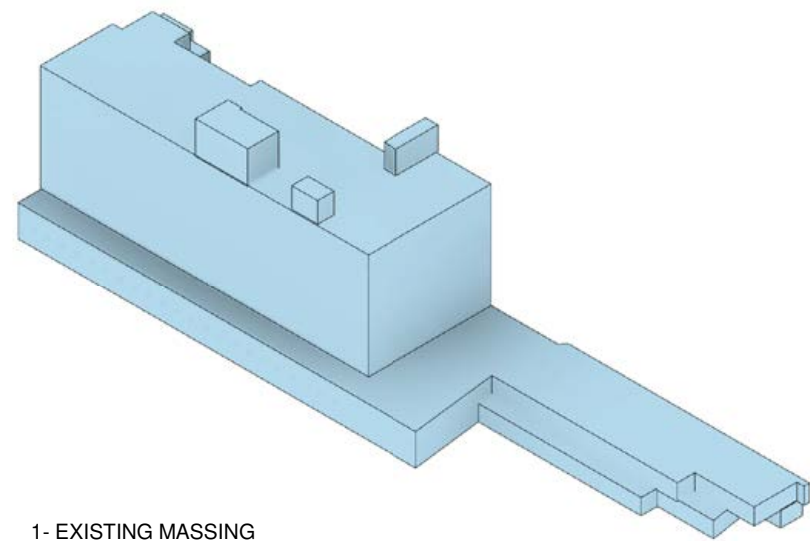








MASSING DIAGRAM



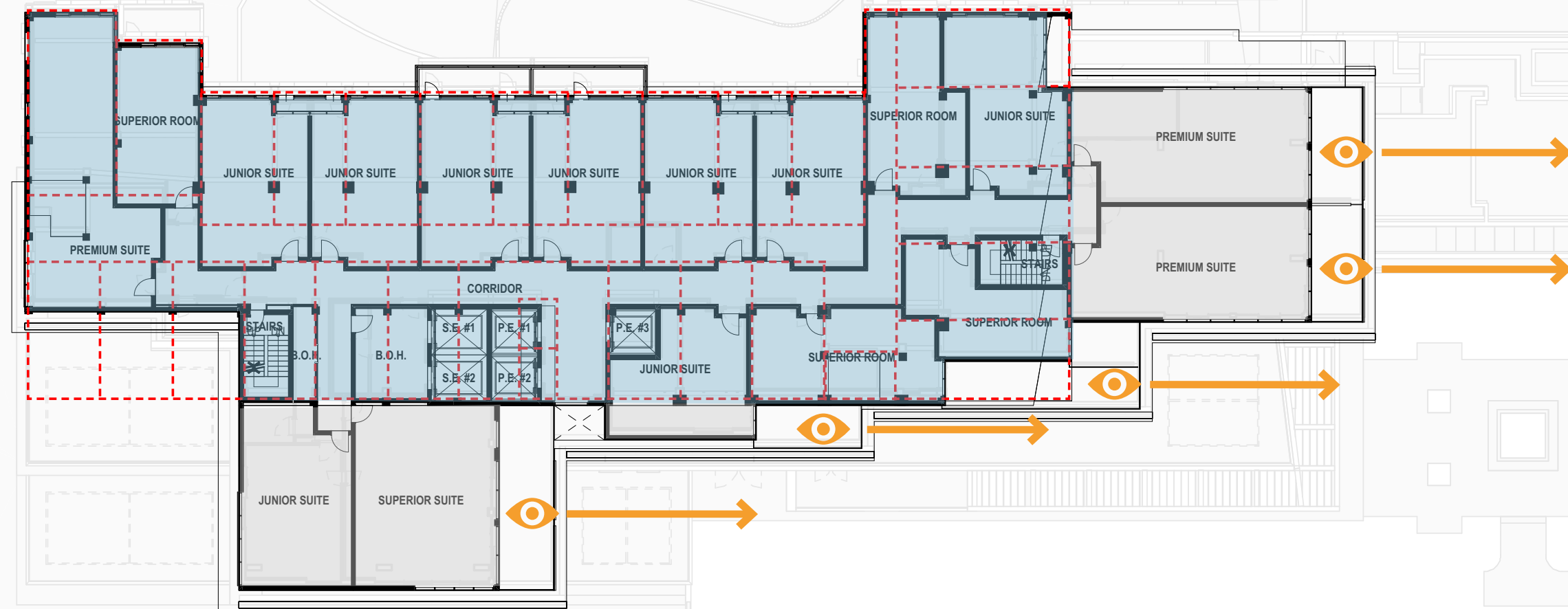
— EXISTING
— NEW CONSTRUCTION





FLOOR PLAN . TYPICAL FLOOR

- EXISTING
- NEW CONSTRUCTION
- EXISTING FLOORPLAN

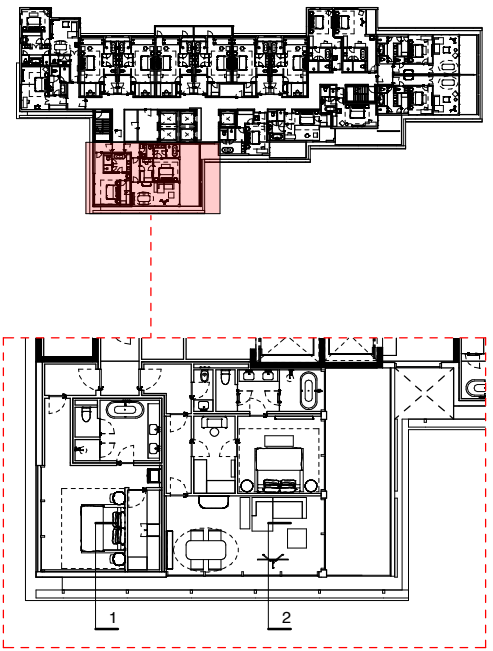
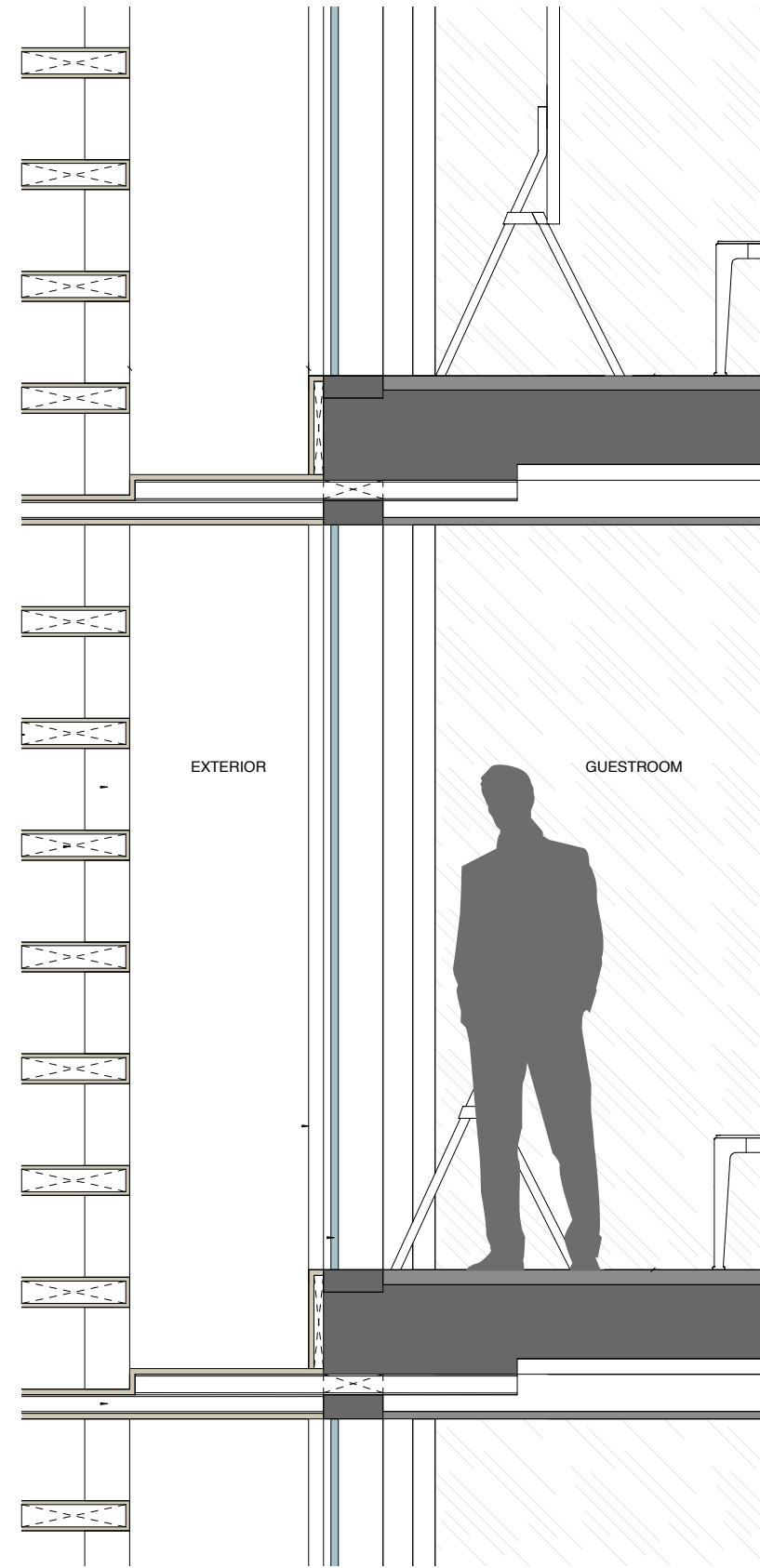
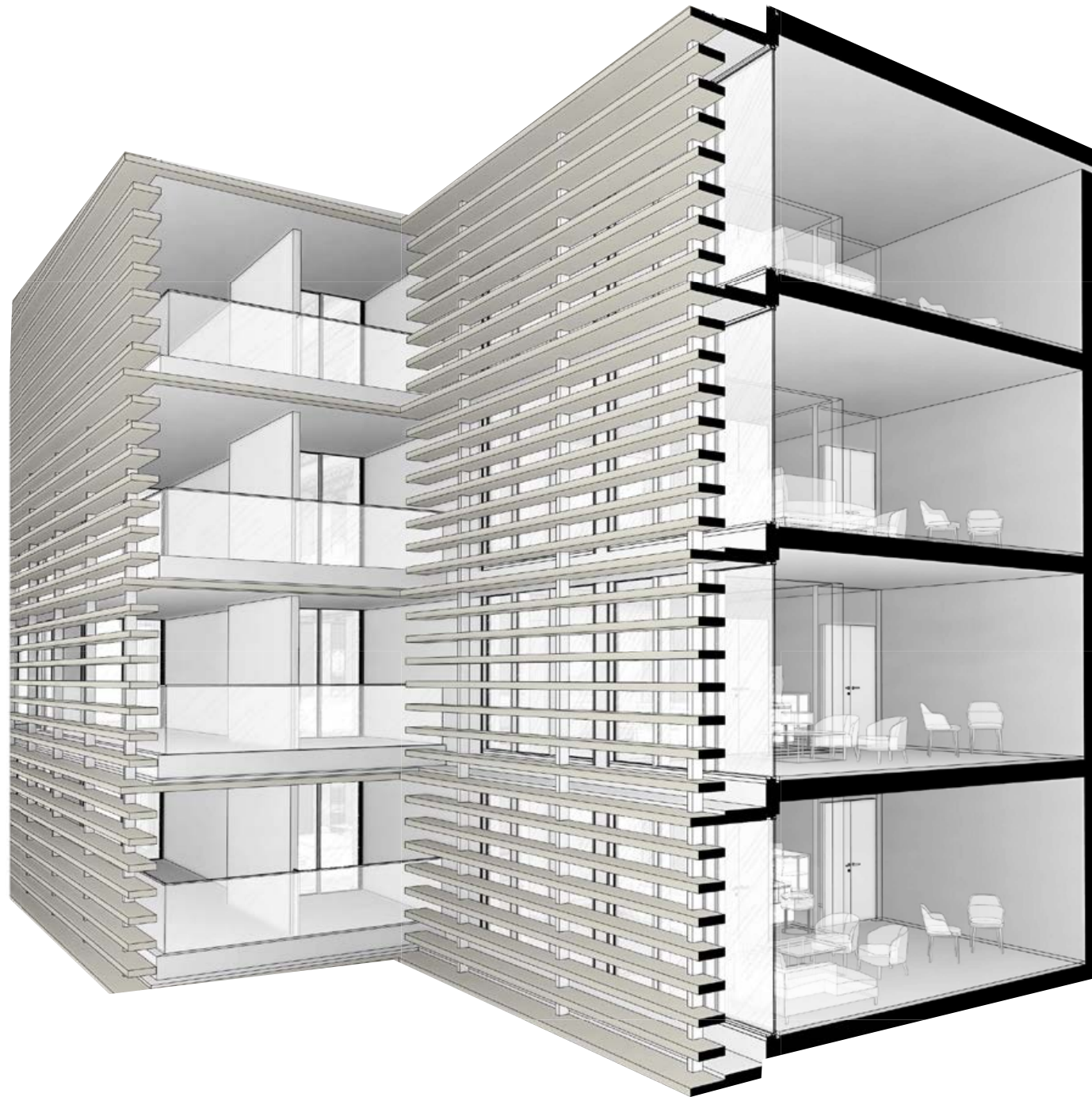


SETAI TOWER





FACADE DETAILS



SOUTH EXTENSION - SECTION DETAIL AT WINDOW







EXISTING



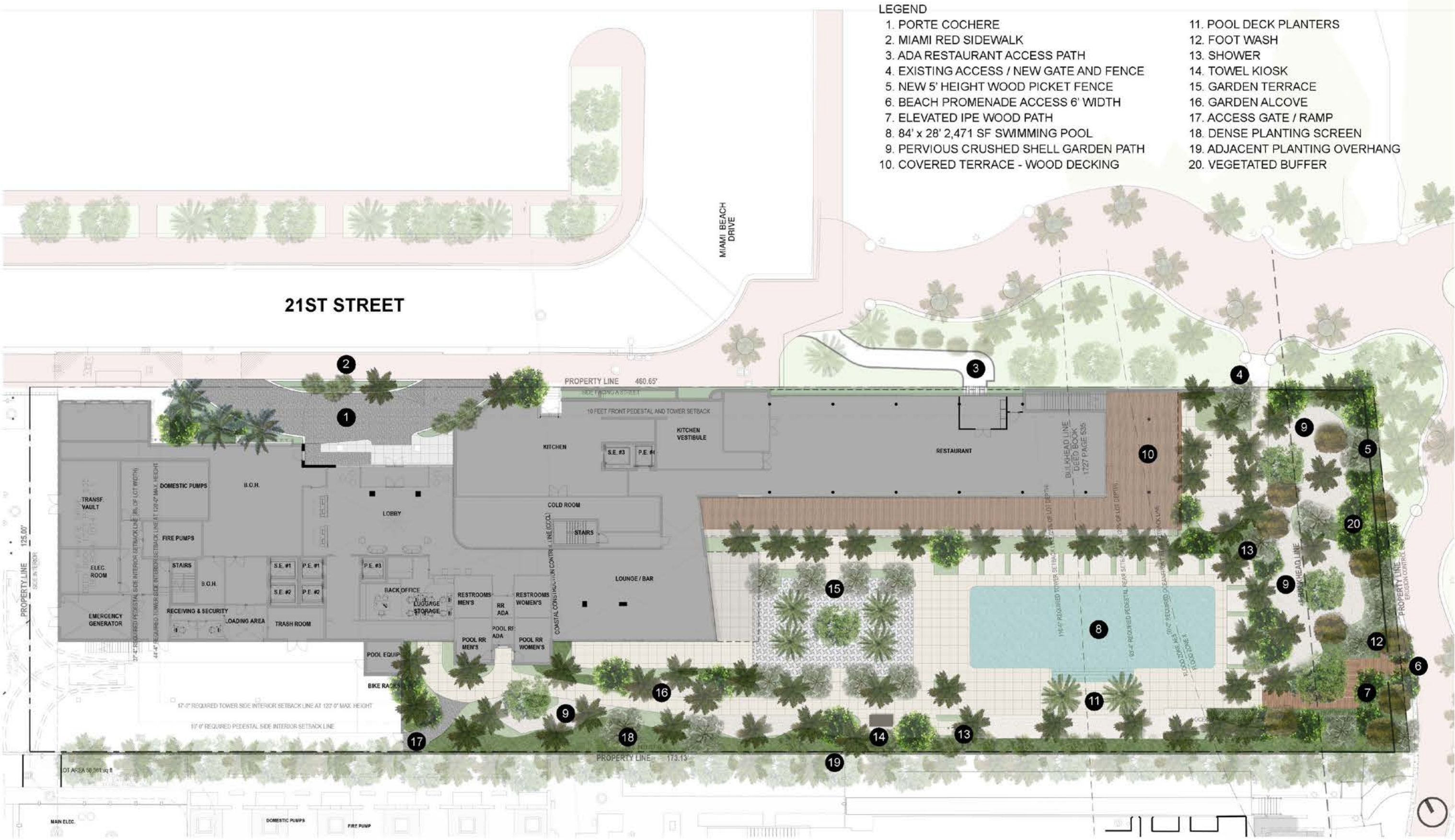
PROPOSED



LANDSCAPE PLAN

LEGEND

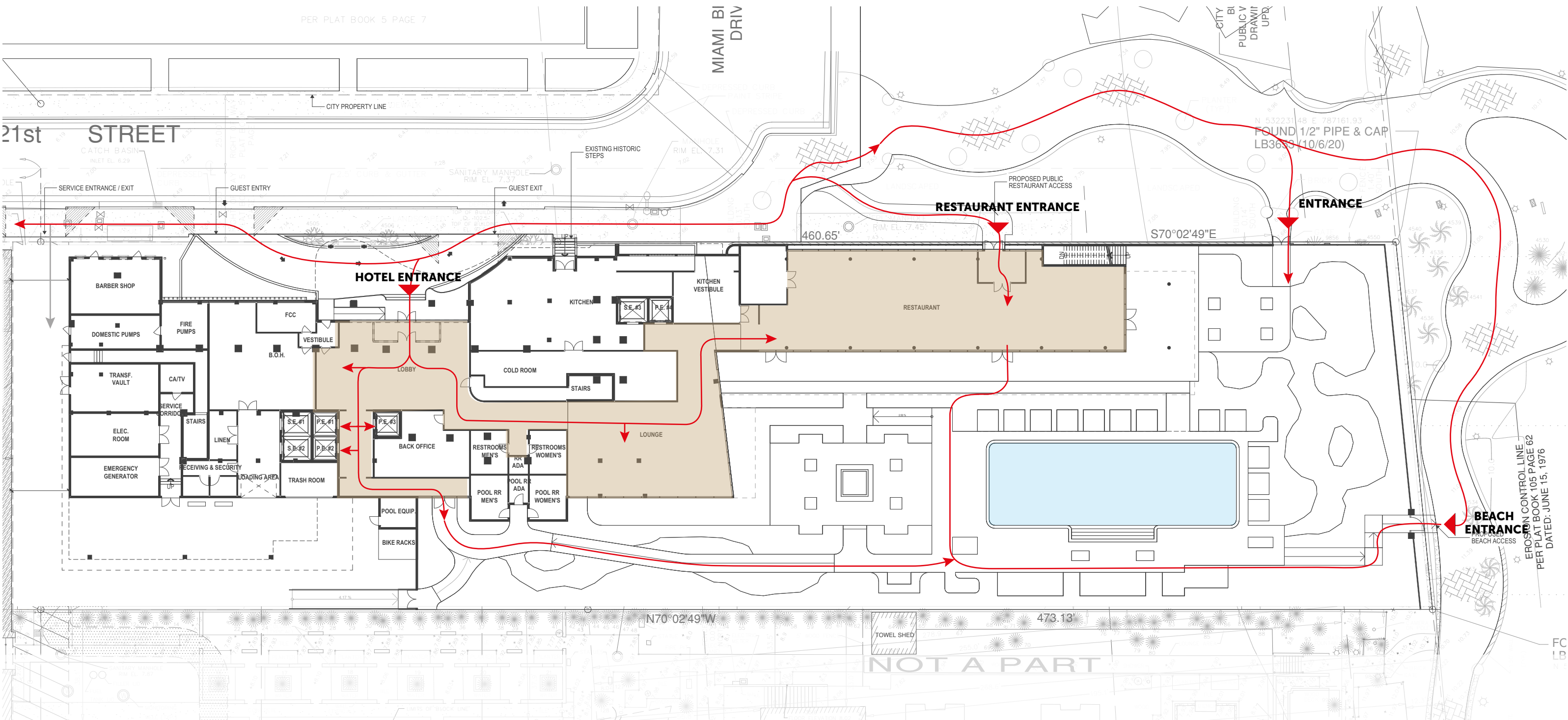
- | | |
|---|--------------------------------|
| 1. PORTE COCHERE | 11. POOL DECK PLANTERS |
| 2. MIAMI RED SIDEWALK | 12. FOOT WASH |
| 3. ADA RESTAURANT ACCESS PATH | 13. SHOWER |
| 4. EXISTING ACCESS / NEW GATE AND FENCE | 14. TOWEL KIOSK |
| 5. NEW 5' HEIGHT WOOD PICKET FENCE | 15. GARDEN TERRACE |
| 6. BEACH PROMENADE ACCESS 6' WIDTH | 16. GARDEN ALCOVE |
| 7. ELEVATED IPE WOOD PATH | 17. ACCESS GATE / RAMP |
| 8. 84' x 28' 2,471 SF SWIMMING POOL | 18. DENSE PLANTING SCREEN |
| 9. PERVIOUS CRUSHED SHELL GARDEN PATH | 19. ADJACENT PLANTING OVERHANG |
| 10. COVERED TERRACE - WOOD DECKING | 20. VEGETATED BUFFER |

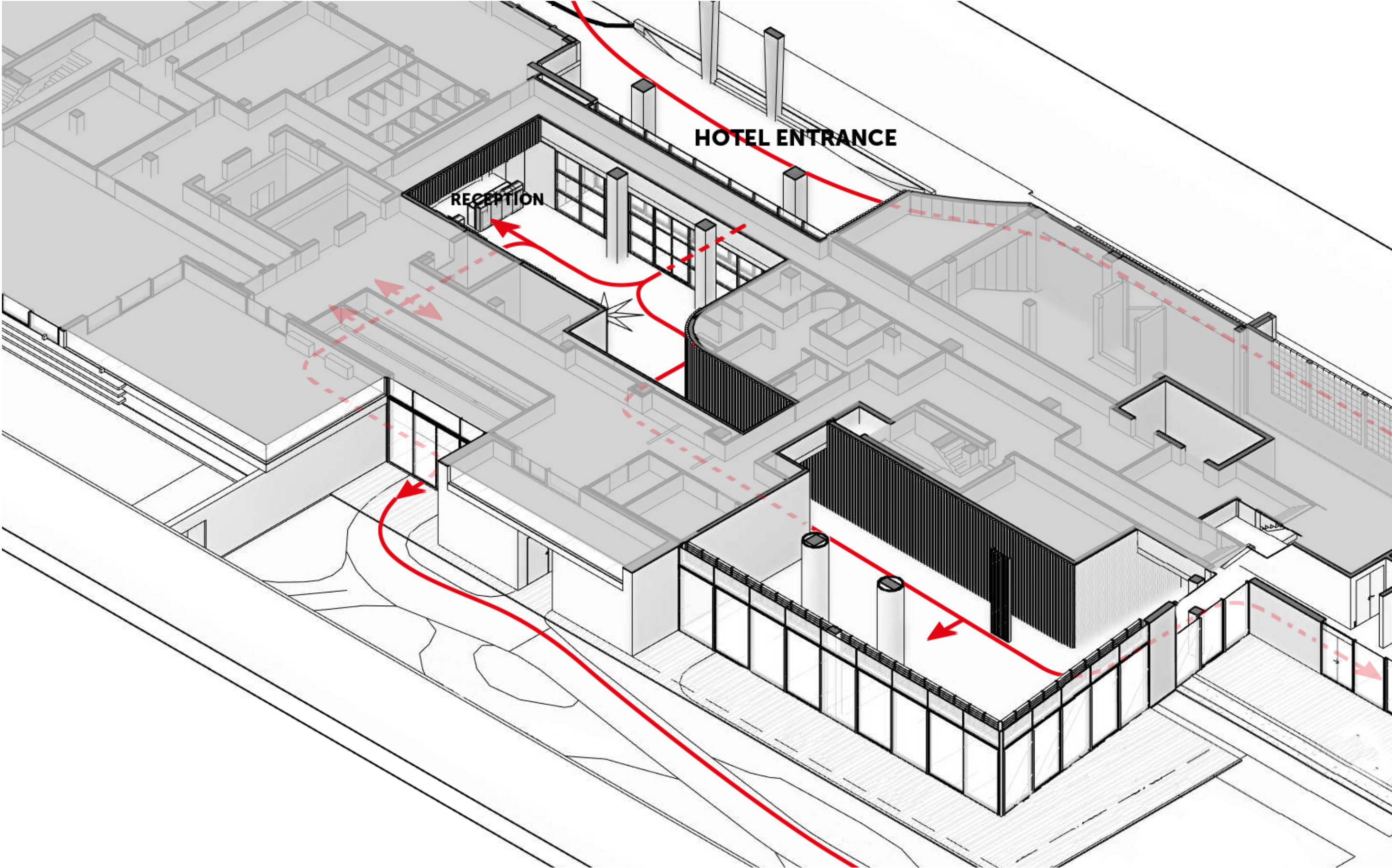




FLOOR PLAN . ENTRANCE LEVEL

→ GUEST CIRCULATION → SERVICE CIRCULATION

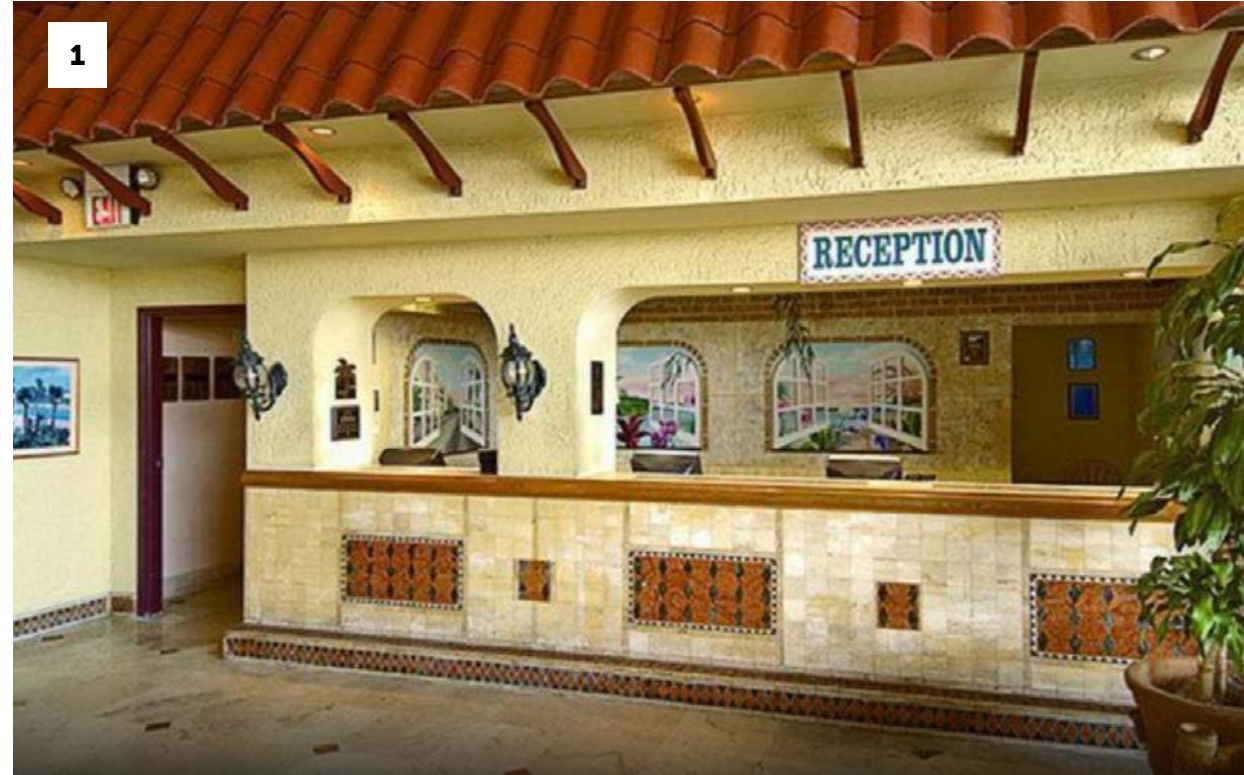
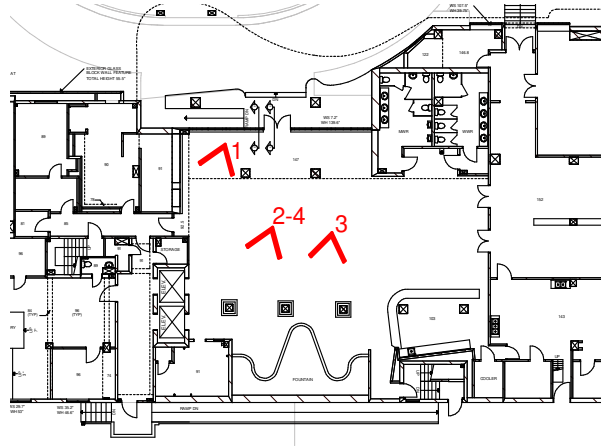






LOBBY SECTION

GROUND FLOOR LOBBY . EXISTING INTERIOR



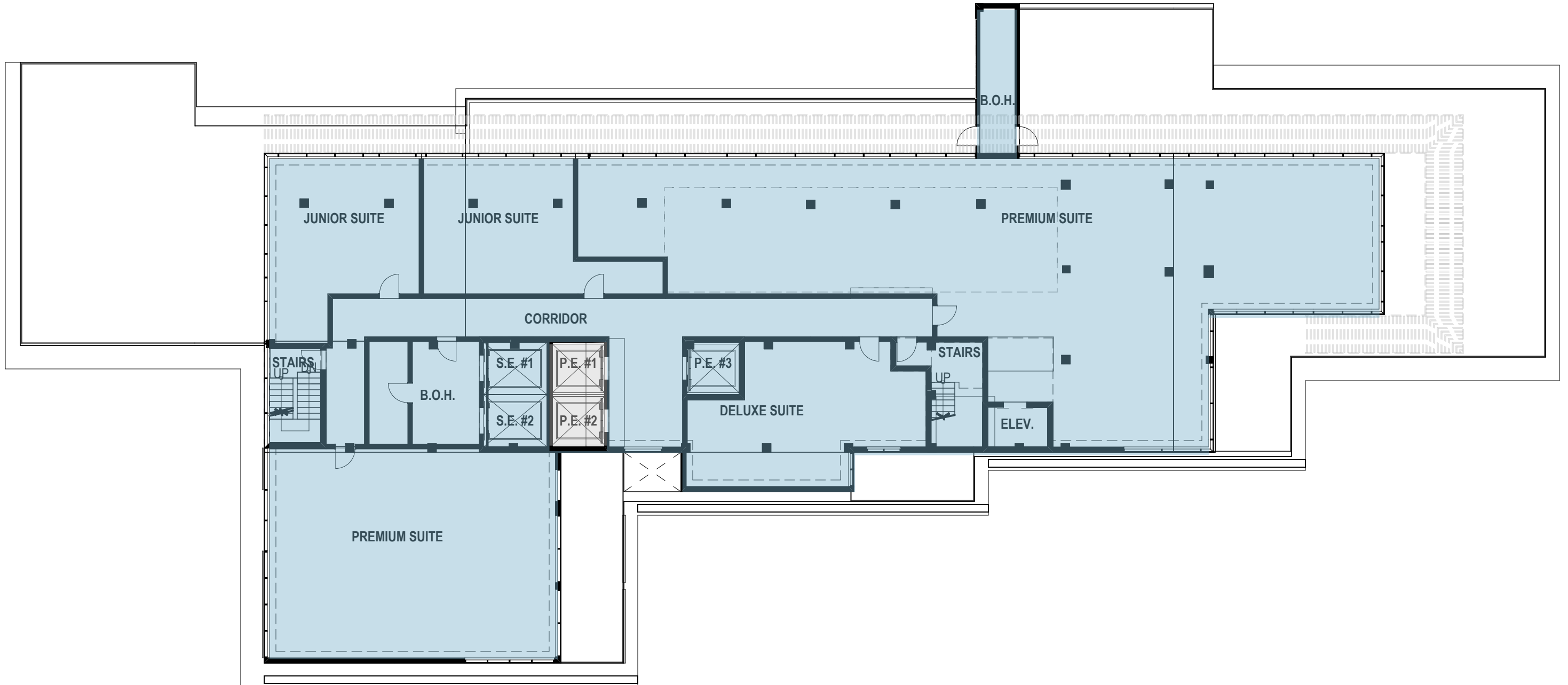
GROUND FLOOR LOBBY . PROPOSED DESIGN CONCEPT





FLOOR PLAN . LEVEL 09

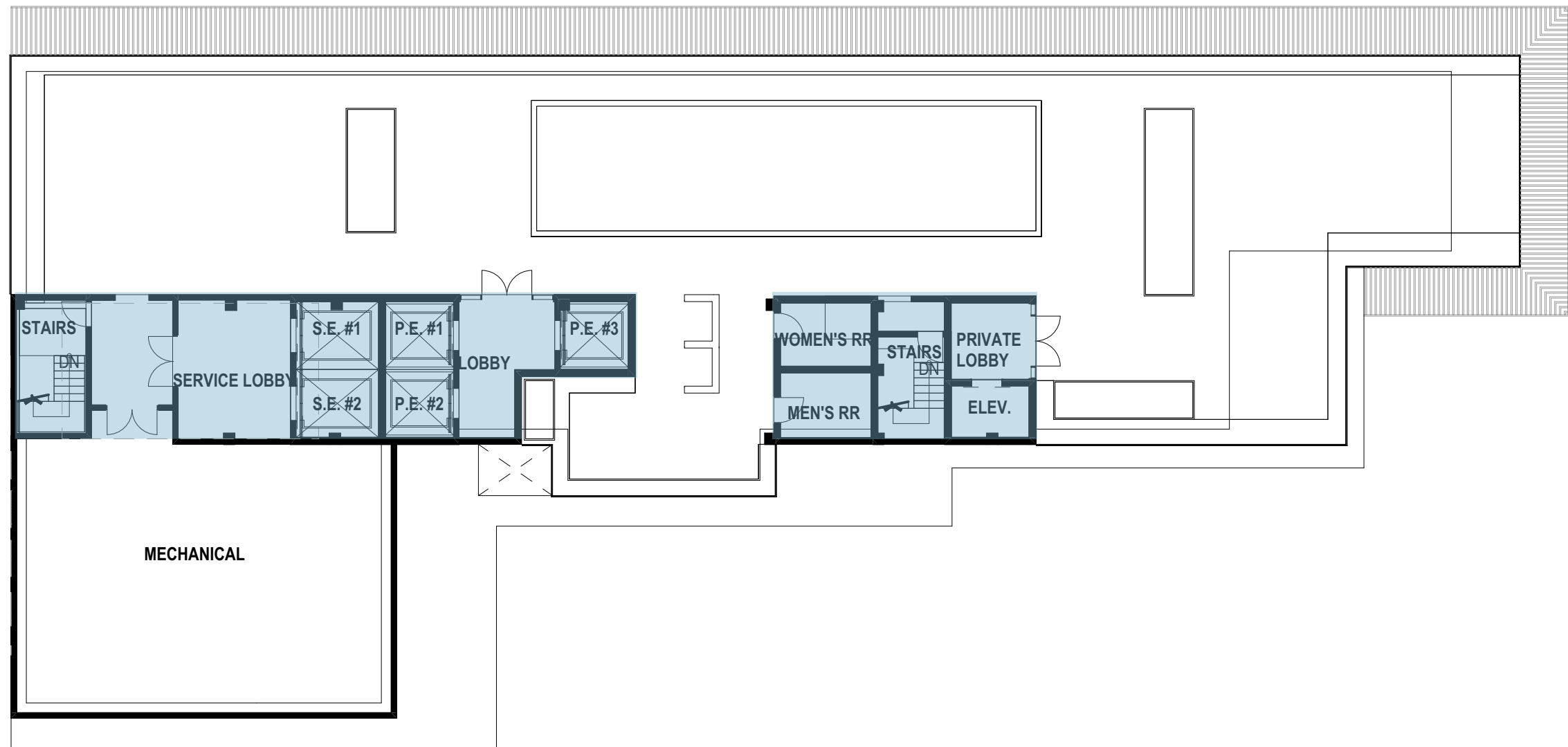
- EXISTING
- NEW CONSTRUCTION





FLOOR PLAN . LEVEL 10

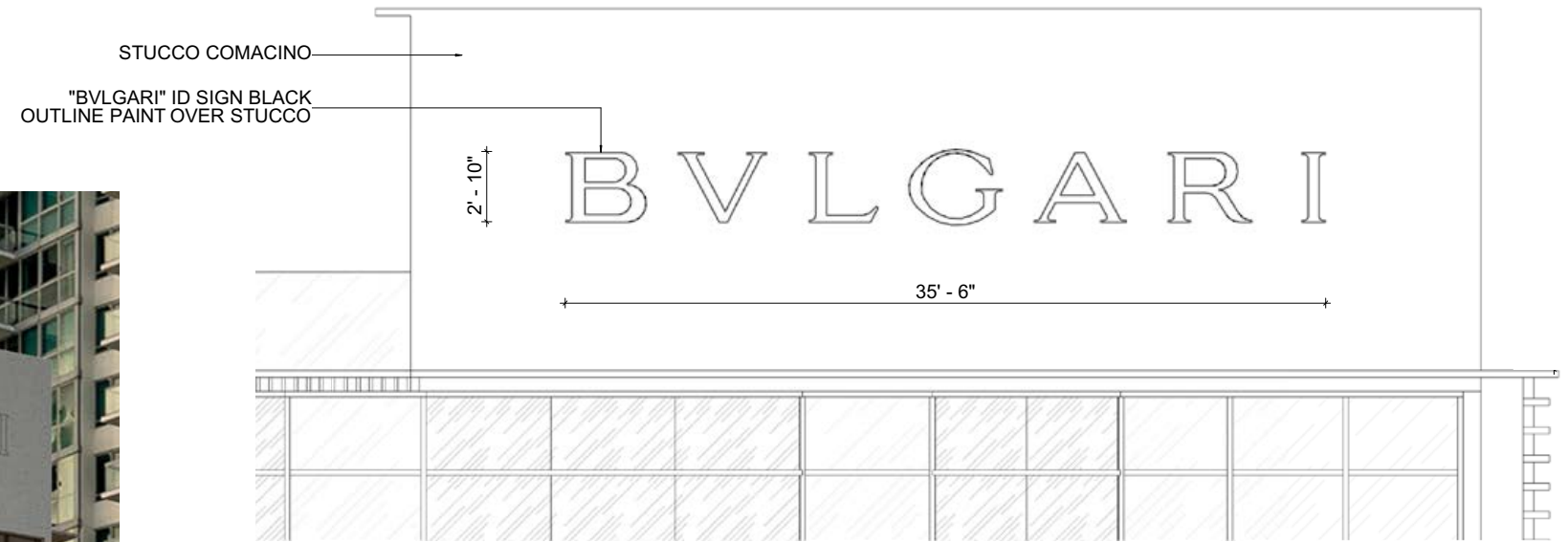
- EXISTING
- NEW CONSTRUCTION





APPROACH TO BUILDING SIGNAGE

IDENTITY & HISTORIC MEMORY



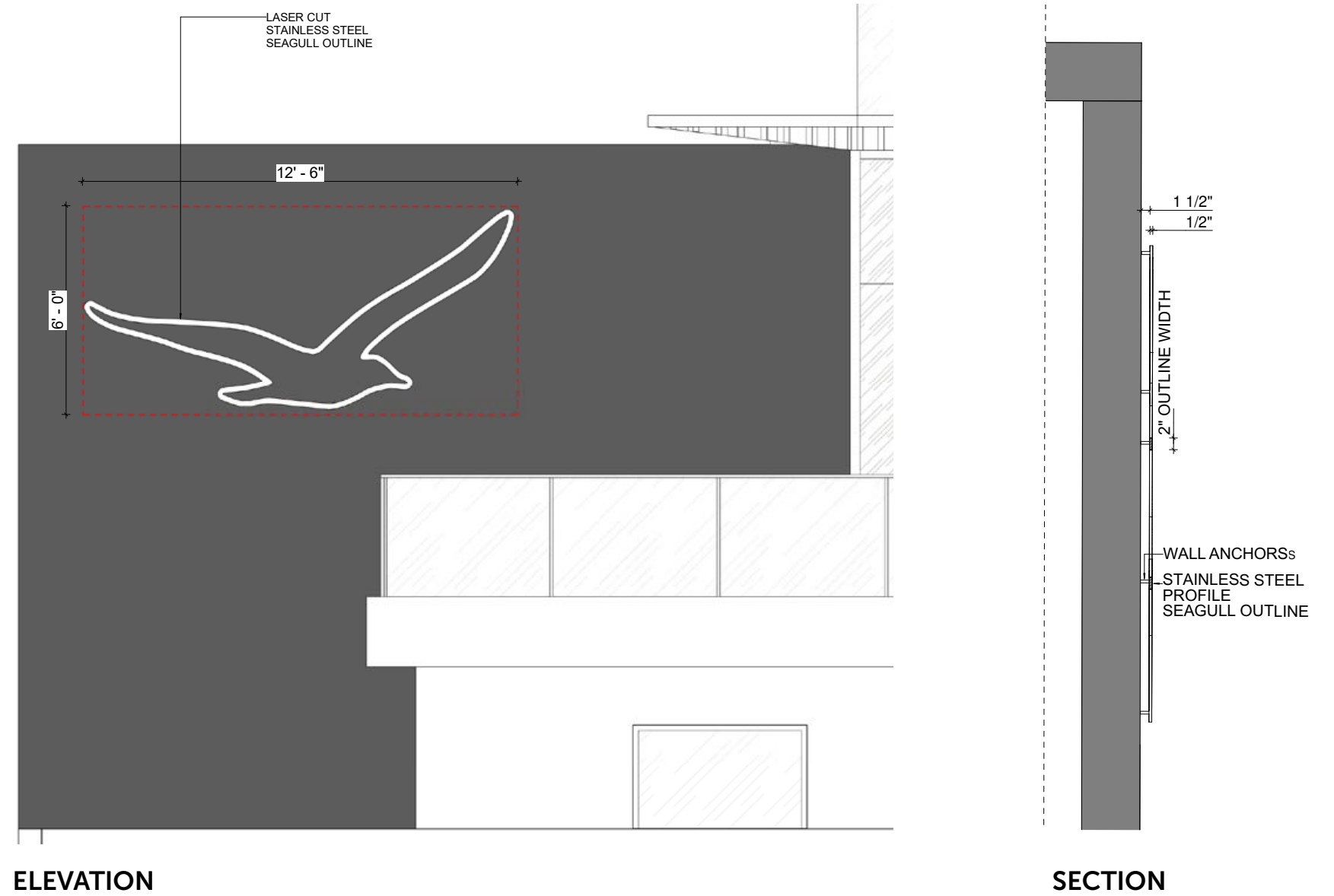
WEST ELEVATION



REFERENCE



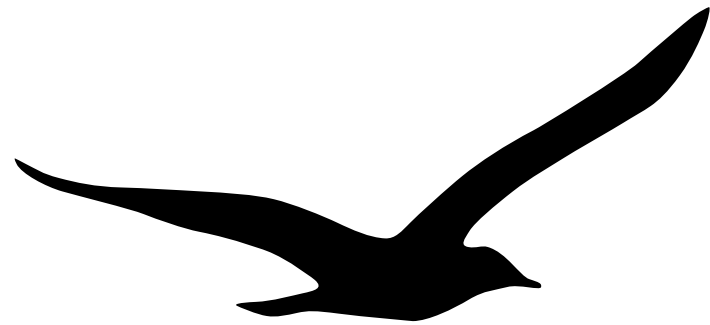
APPROACH TO BUILDING SIGNAGE IDENTITY & HISTORIC MEMORY



APPROACH TO BUILDING SIGNAGE

USE OF SYMBOLS IN BVLGARI HOTEL & RESORTS

BVLGARI HOTEL
MIAMI BEACH



BVLGARI HOTEL MILANO



BVLGARI HOTEL LONDON



BVLGARI RESORT BALI



BVLGARI HOTEL BEIJING



BVLGARI HOTEL SHANGHAI



BVLGARI RESORT DUBAI



BVLGARI HOTEL & RESIDENCES MOSCOW



WAIVERS



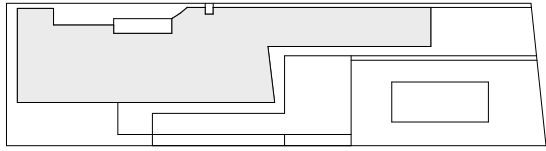
RESTAURANT FACADE ELEVATION



RESTAURANT FACADE SECTION



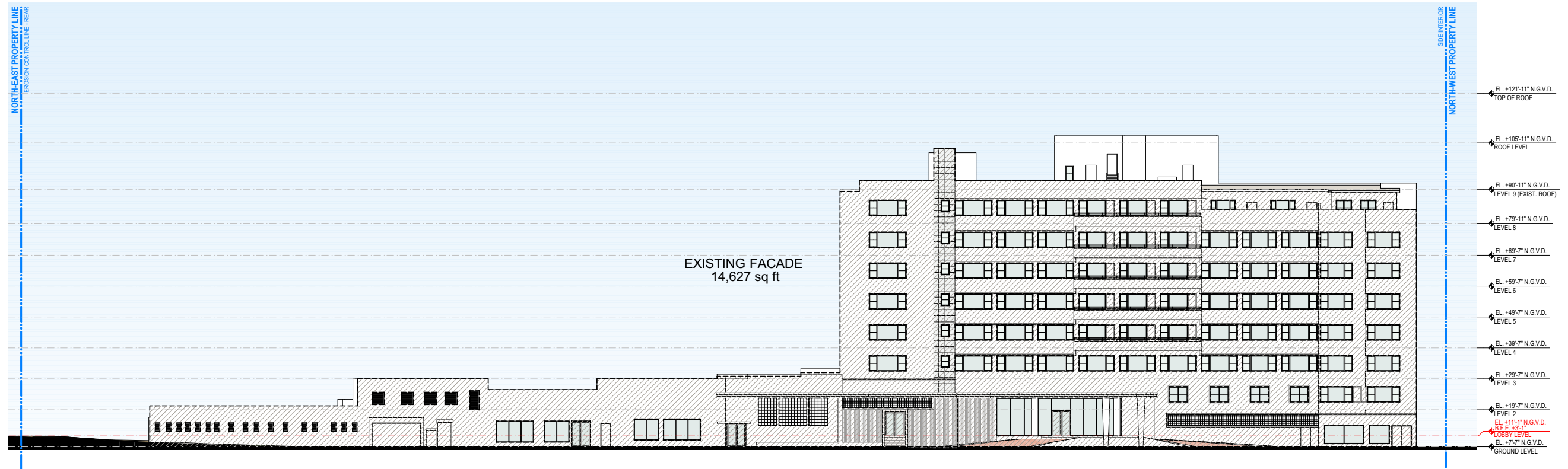
7



EXISTING

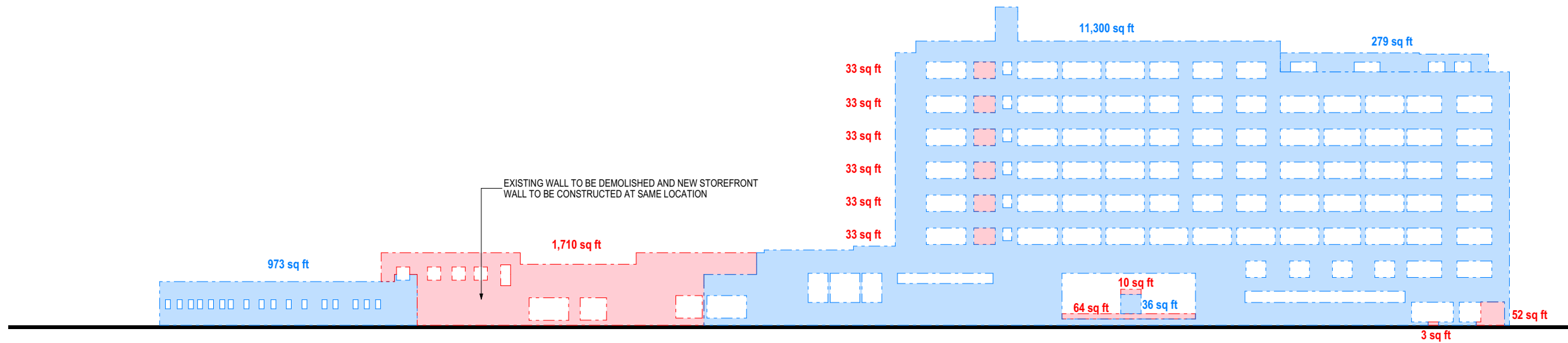
PROPOSED





EXISTING NORTH ELEVATION

▨ TOTAL FACADE WALL AREA = 14,627 SF

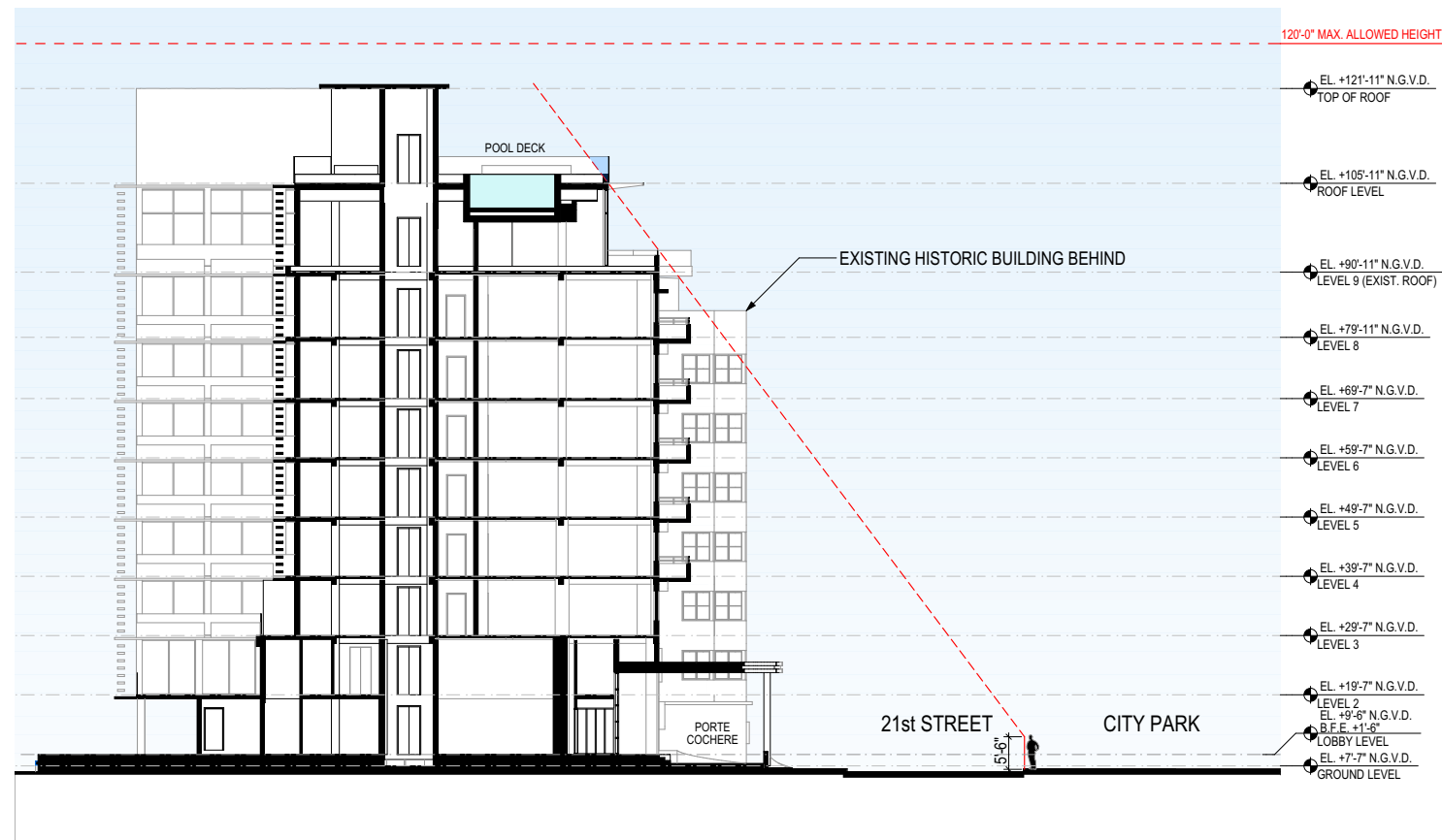


CALCULATION DIAGRAM

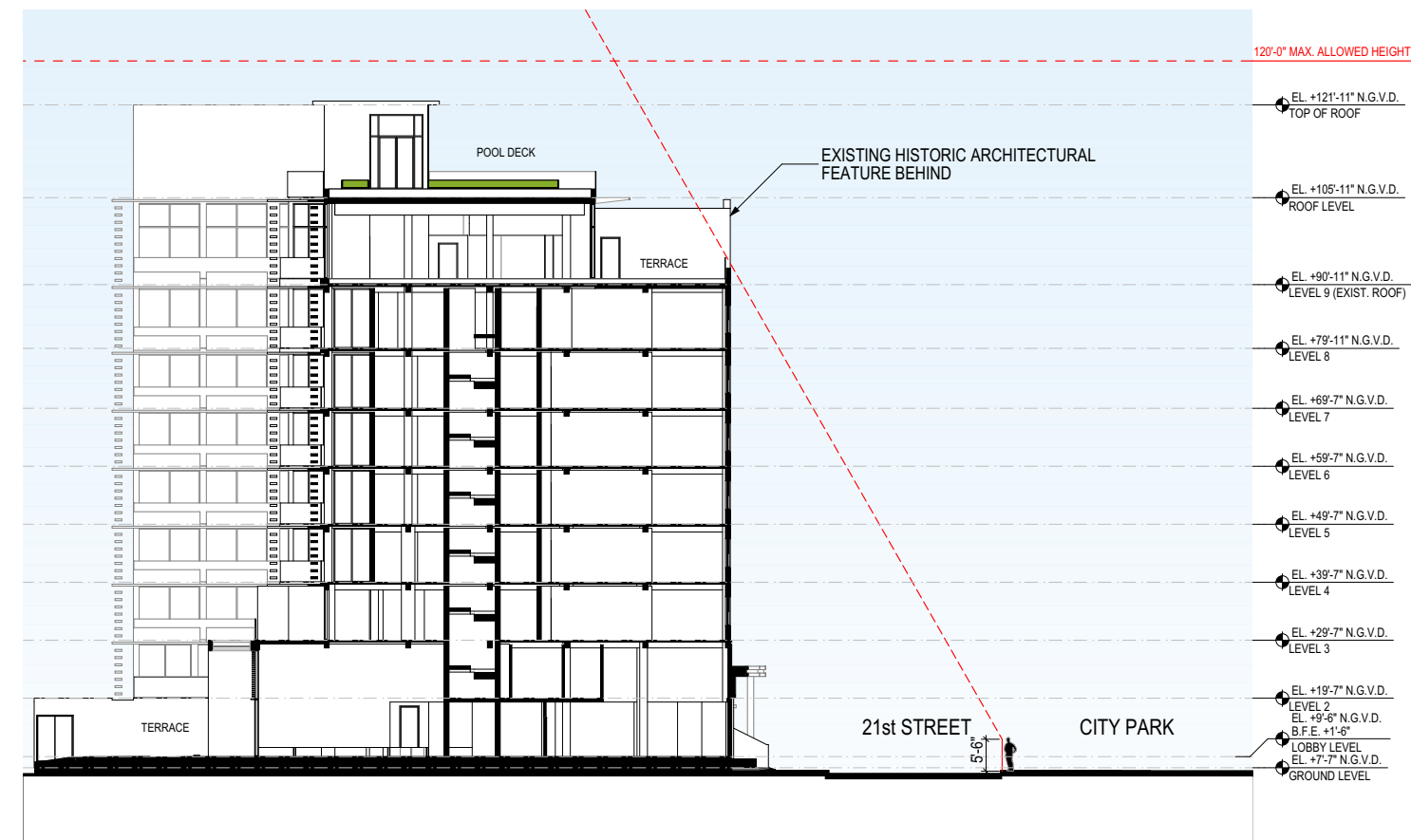
TOTAL FACADE WALL AREA	14,627 SF
▨ WALLS TO BE RETAINED	12,552 SF = 85.8%
▨ WALLS TO BE DEMOLISHED	2,037 SF = 14.2%

87.3%
 OF THE FACADE TO BE RETAINED AND PRESERVED
 COMPLIES WITH SECTION 118-395 (B)(2)(D)(2)
 HPB WAIVER REQUIRED

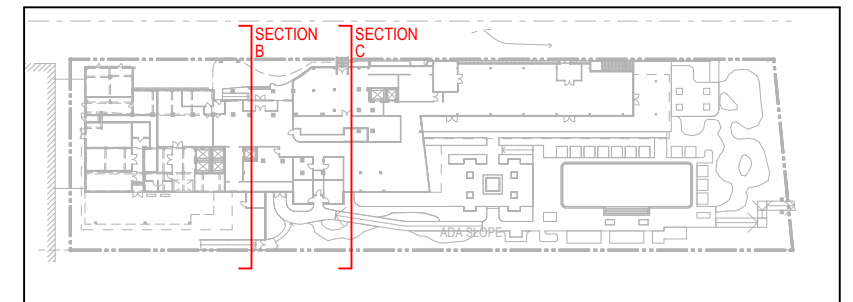
1 SCHEMATIC NORTH ELEVATION DEMOLITION PLAN
 SCALE: 1/16" = 1'-0"



1 SECTION B
SCALE: 1/16" = 1'-0"

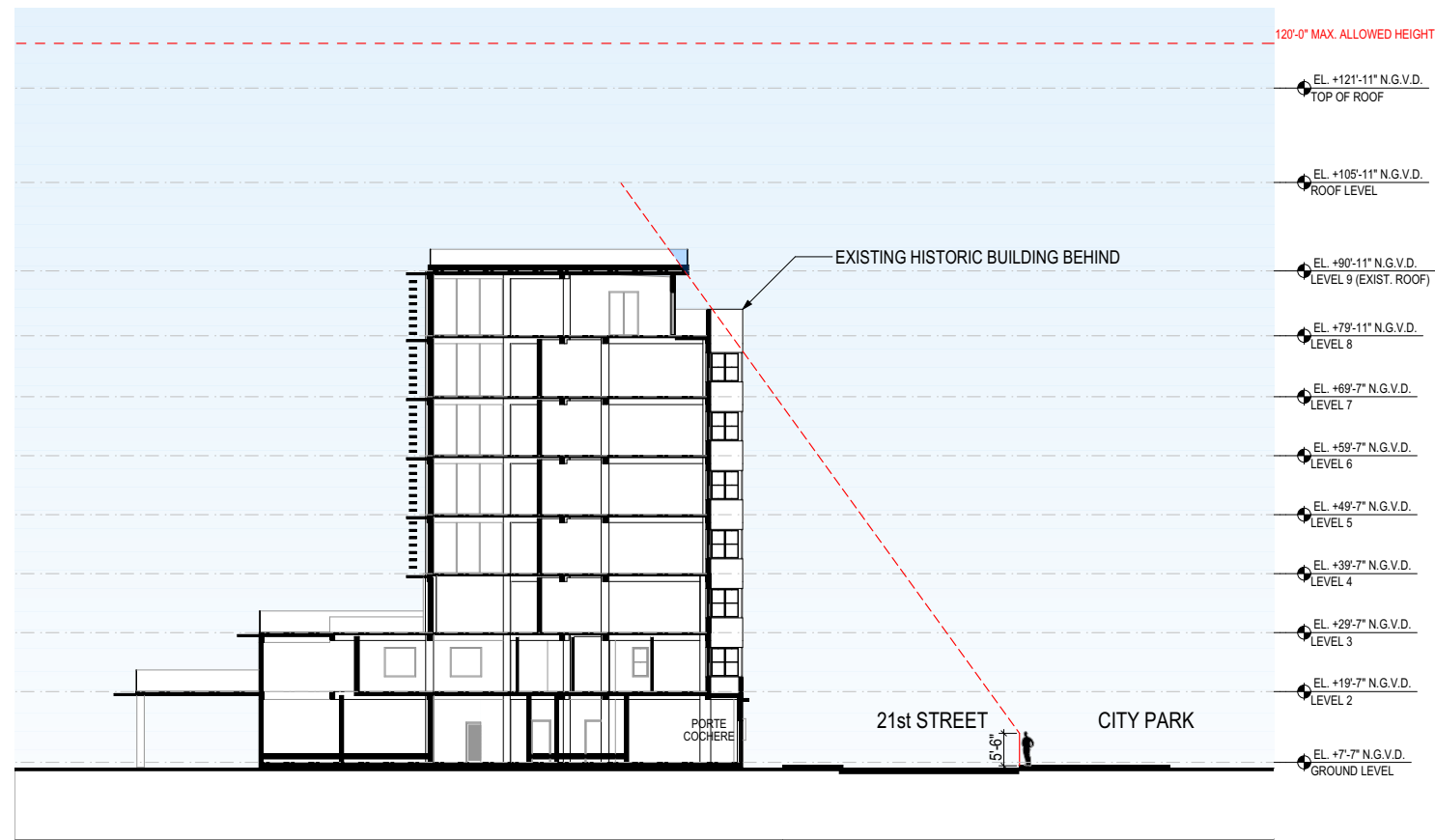


2 SECTION C
SCALE: 1/16" = 1'-0"

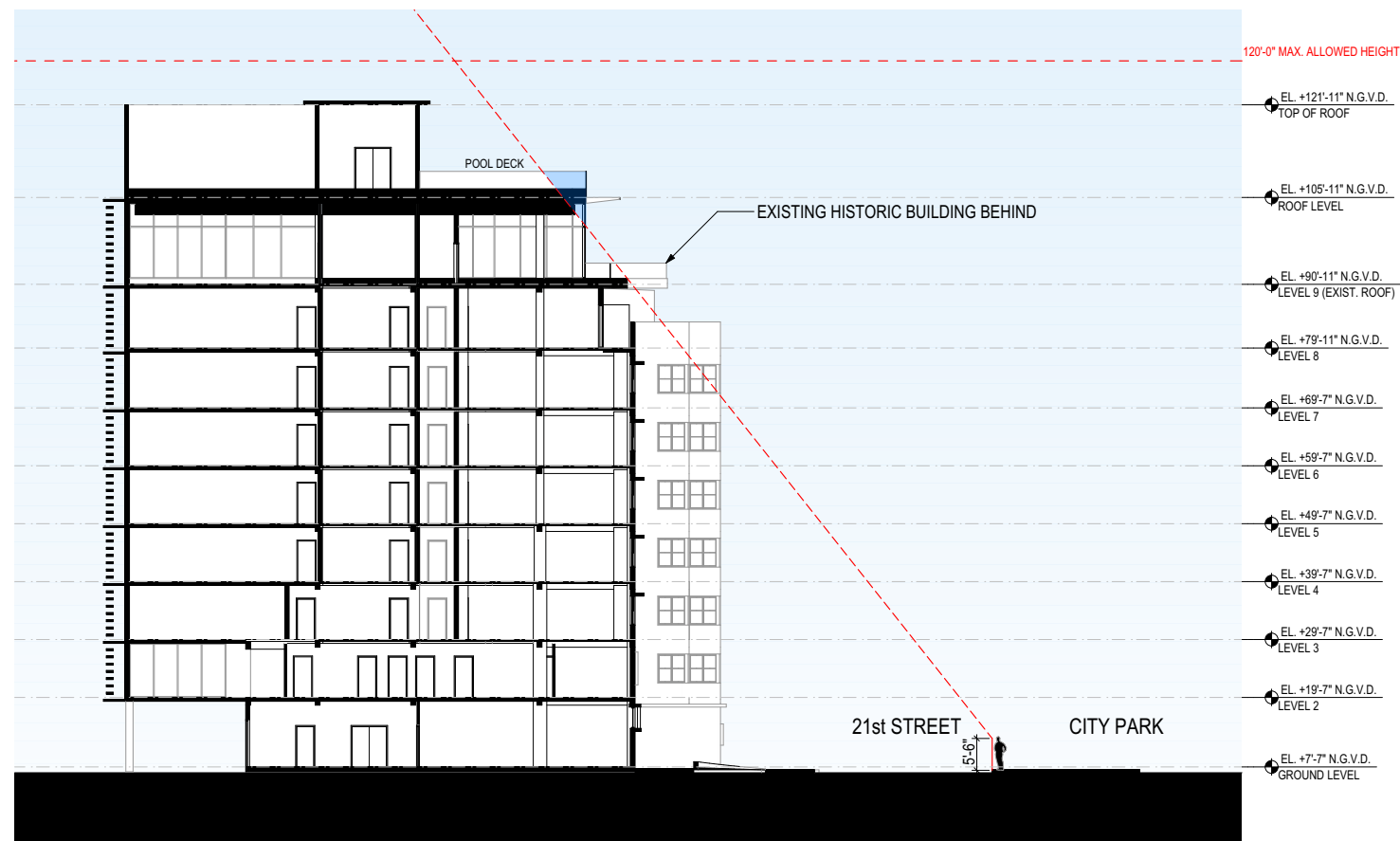


KEY PLAN

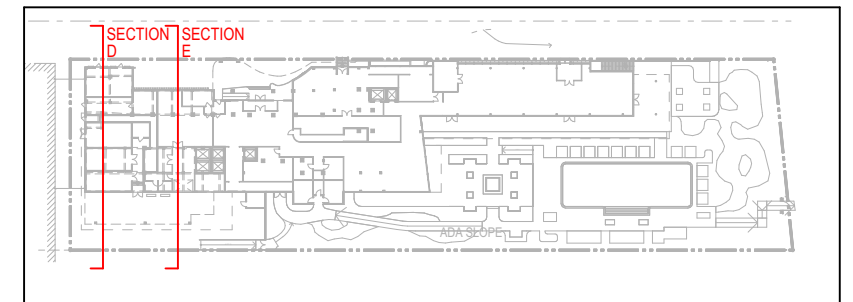
LINE OF SIGHT DIAGRAMS



1 SECTION D
SCALE: 1/16" = 1'-0"



2 SECTION E
SCALE: 1/16" = 1'-0"



KEY PLAN

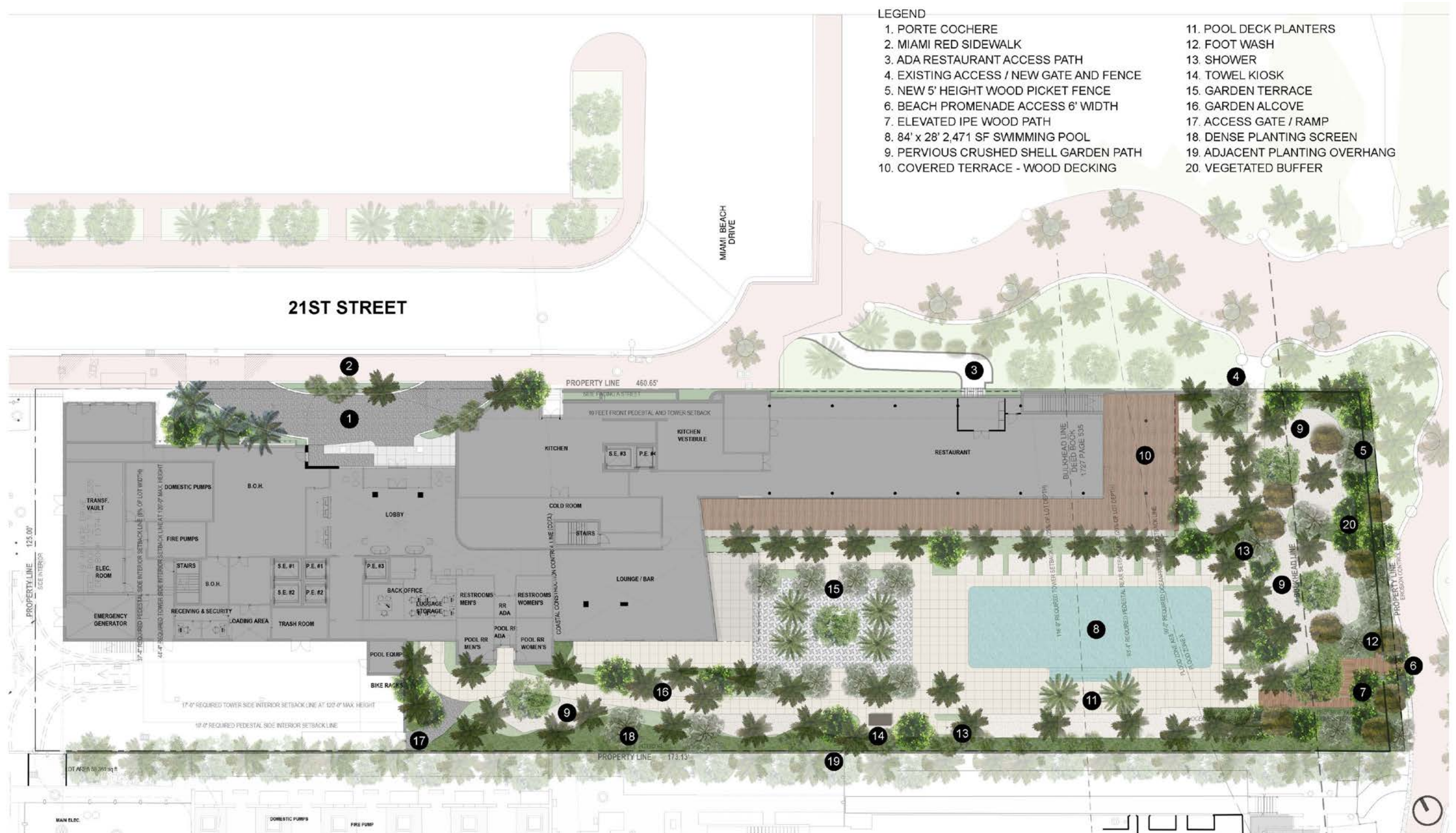
LINE OF SIGHT DIAGRAMS



LANDSCAPE



LANDSCAPE PLAN



LEGEND

- 1. PORTE COCHERE
- 2. MIAMI RED SIDEWALK
- 3. ADA RESTAURANT ACCESS PATH
- 4. EXISTING ACCESS / NEW GATE AND FENCE
- 5. NEW 5' HEIGHT WOOD PICKET FENCE
- 6. BEACH PROMENADE ACCESS 6' WIDTH
- 7. ELEVATED IPE WOOD PATH
- 8. 84' x 28' 2,471 SF SWIMMING POOL
- 9. PERVIOUS CRUSHED SHELL GARDEN PATH
- 10. COVERED TERRACE - WOOD DECKING
- 11. POOL DECK PLANTERS
- 12. FOOT WASH
- 13. SHOWER
- 14. TOWEL KIOSK
- 15. GARDEN TERRACE
- 16. GARDEN ALCOVE
- 17. ACCESS GATE / RAMP
- 18. DENSE PLANTING SCREEN
- 19. ADJACENT PLANTING OVERHANG
- 20. VEGETATED BUFFER

PROPOSED GARDEN CHARACTER



LOW DENSITY OPEN SPACE
CRUSHED SHELL GARDEN PATHWAY
PASSIVE ACTIVITY



THIRD FLOOR GARDEN TERRACE



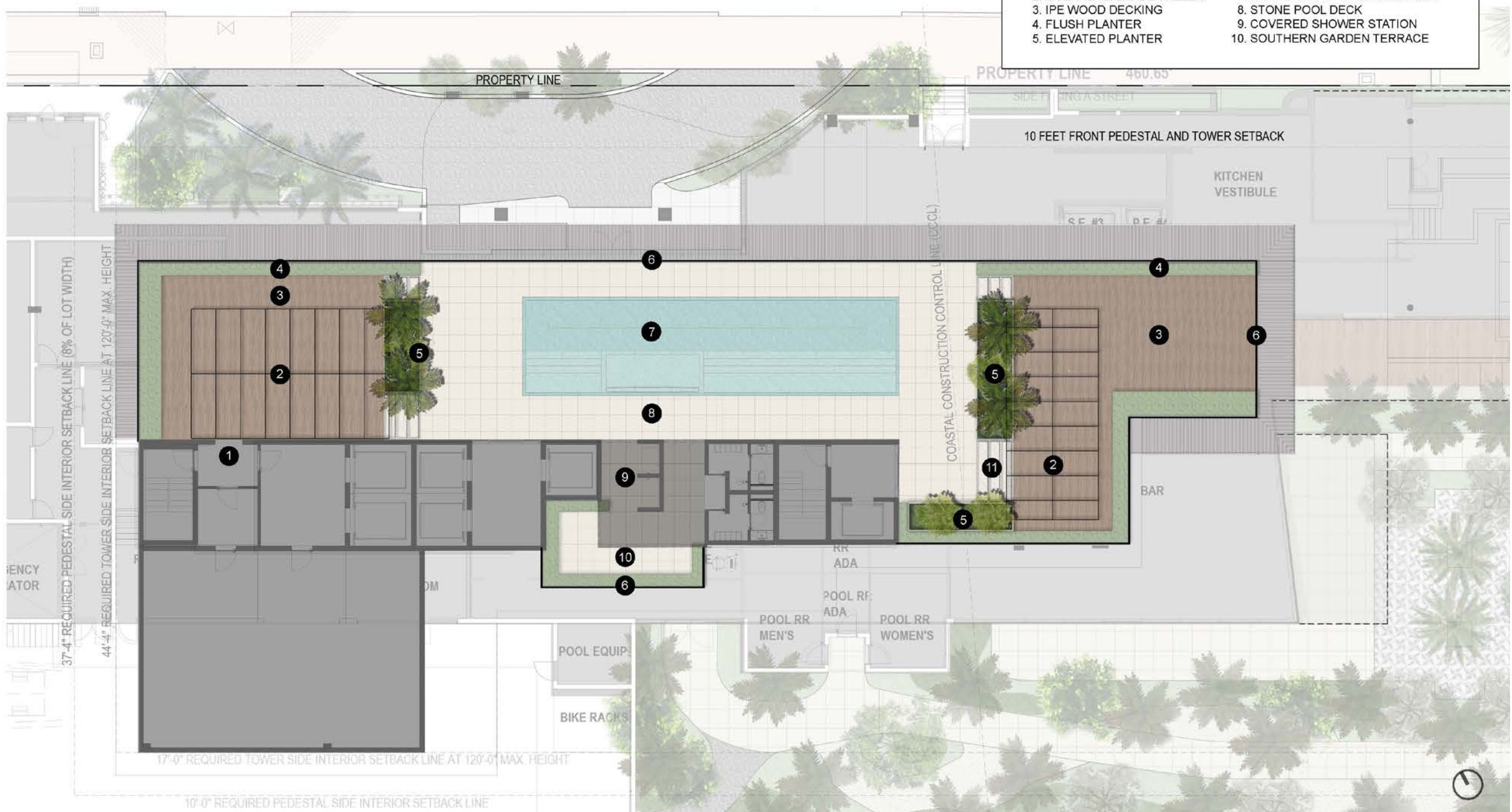
- LEGEND**
- | | |
|--|--------------------------|
| 1. STEP TO THIRD FLOOR GARDEN | 8. PORCELAIN TILE |
| 2. OVERHEAD SHADE TRELLIS WITH VINES | 9. WATER / FIRE FEATURE |
| 3. LOW PLANTER | 10. TILED ACCENT BENCH |
| 4. ELEVATED PLANTER WALL | 11. PLANTER POTS |
| 5. RAISED PLANTER WITH SMALL TREES | 12. LOW PLANTER |
| 6. ACCENT PAVING | 13. SECOND FLOOR LANDING |
| 7. PAVING BANDS WITH RIVER ROCK JOINTS | 14. SERVICE ACCESS |



ROOFTOP POOL TERRACE

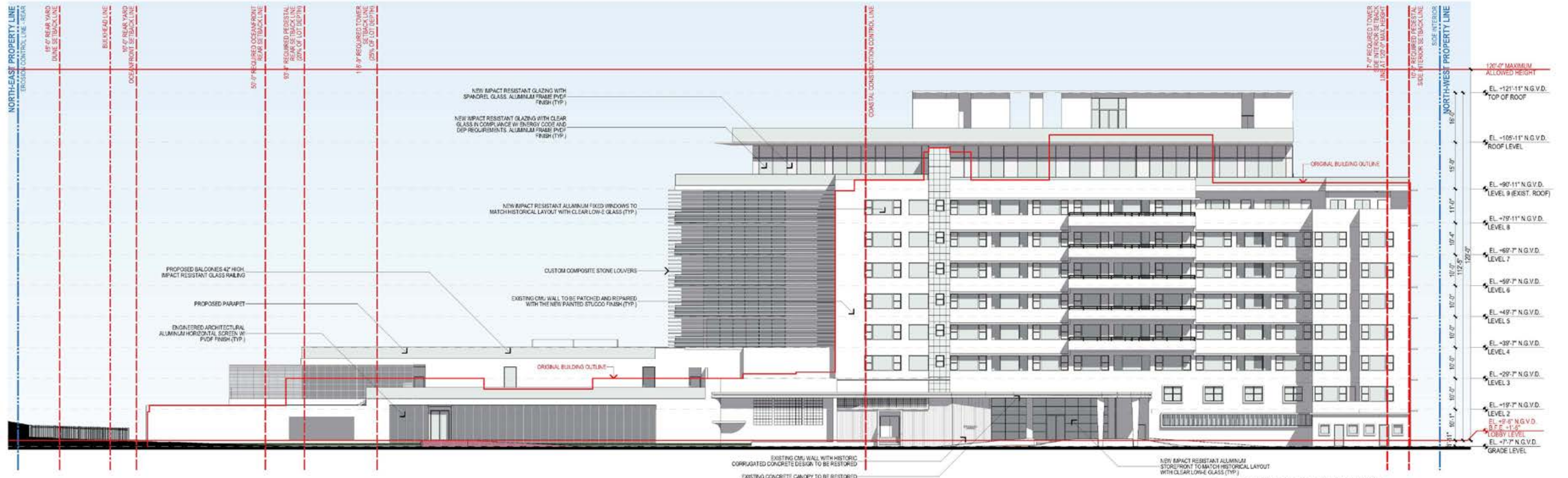
21ST STREET

- LEGEND**
- | | |
|---------------------------|-------------------------------------|
| 1. PENTHOUSE ENTRY | 6. PERIMETER GLASS FENCE 42" HEIGHT |
| 2. OVERHEAD SHADE TRELLIS | 7. 60' X 15' 900 SF SWIMMING POOL |
| 3. IPE WOOD DECKING | 8. STONE POOL DECK |
| 4. FLUSH PLANTER | 9. COVERED SHOWER STATION |
| 5. ELEVATED PLANTER | 10. SOUTHERN GARDEN TERRACE |

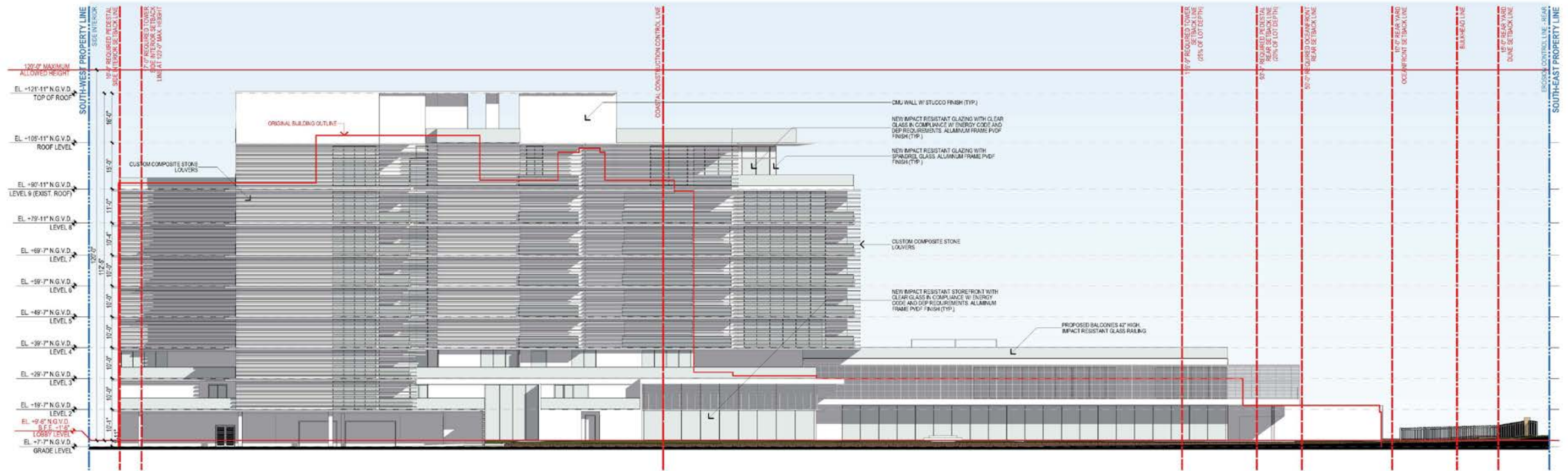


SITE PLAN AND ELEVATION



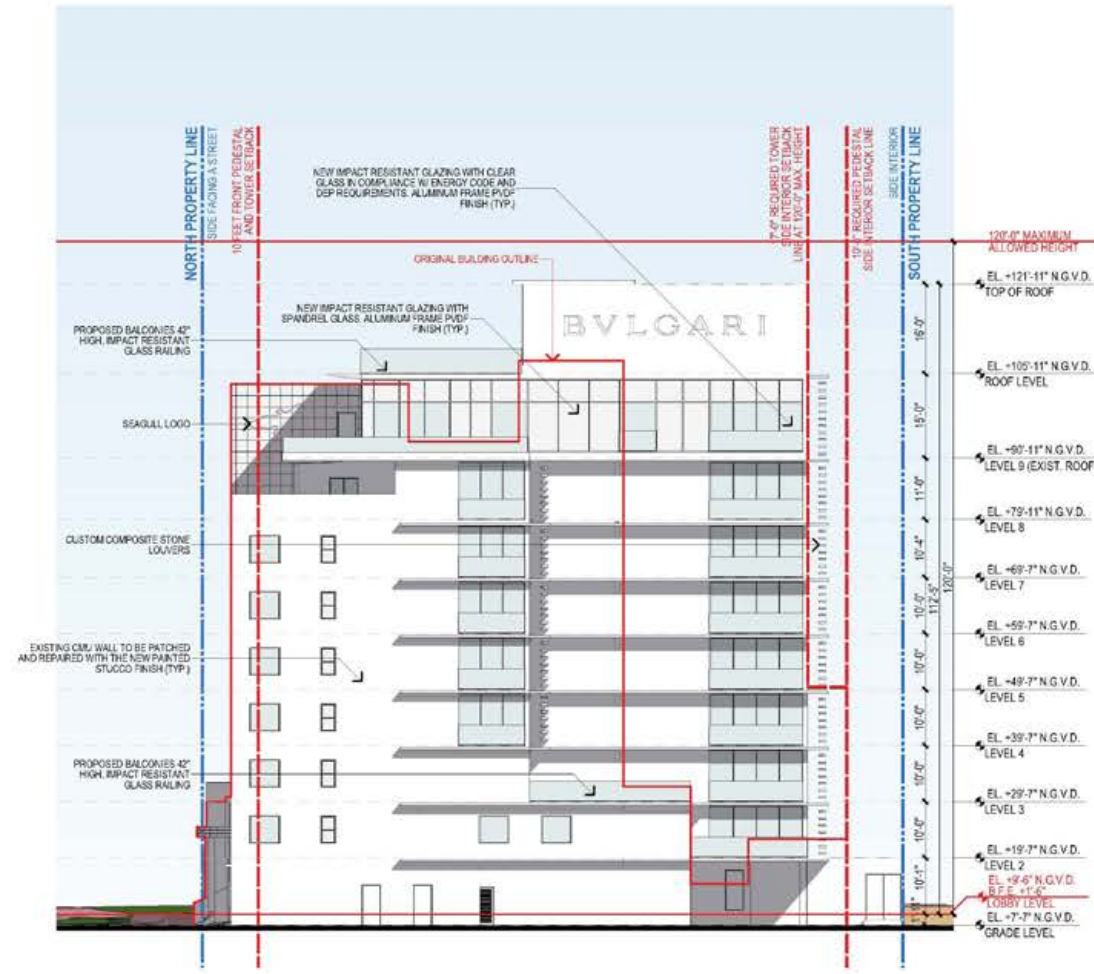


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

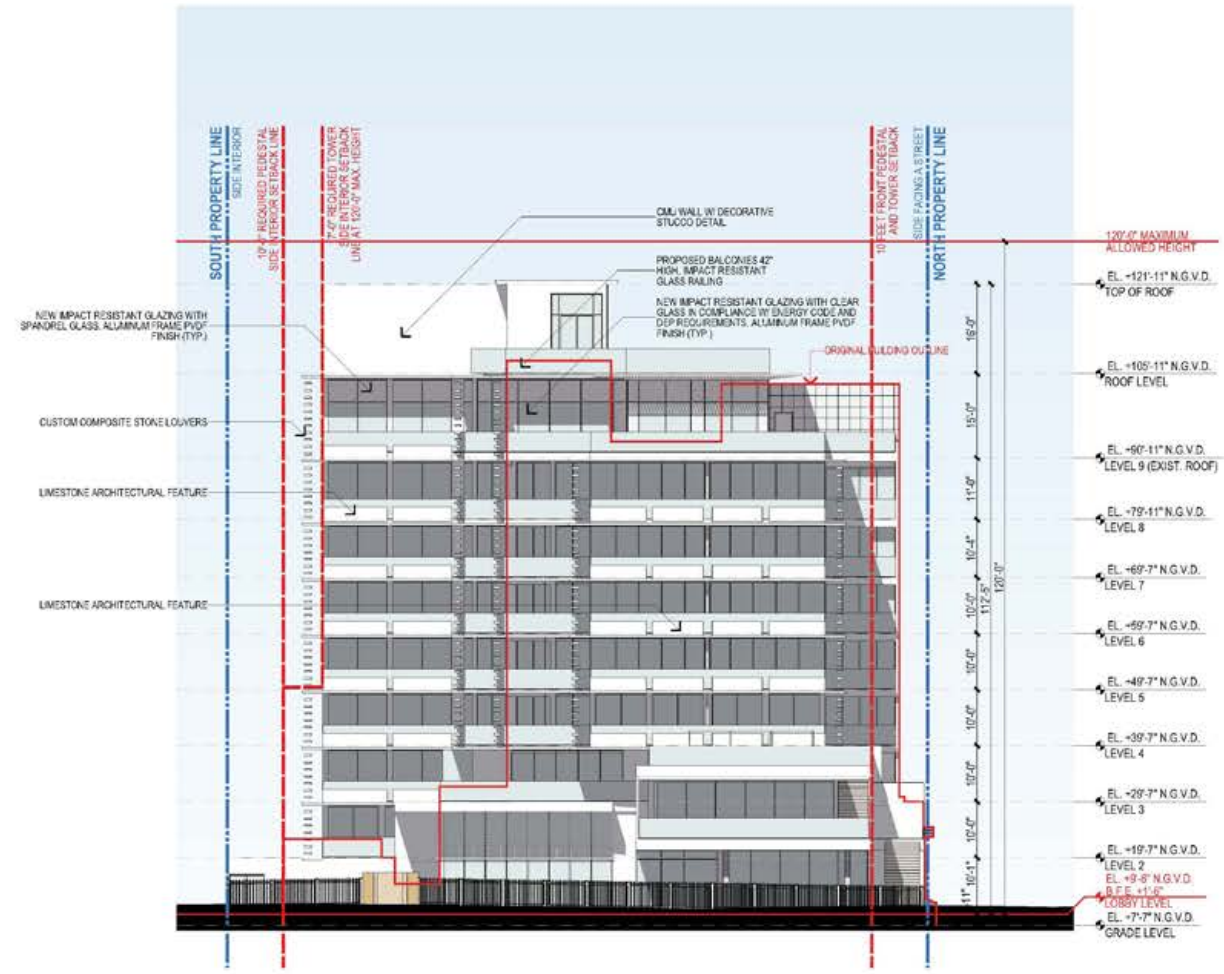


2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NORTH AND SOUTH ELEVATIONS



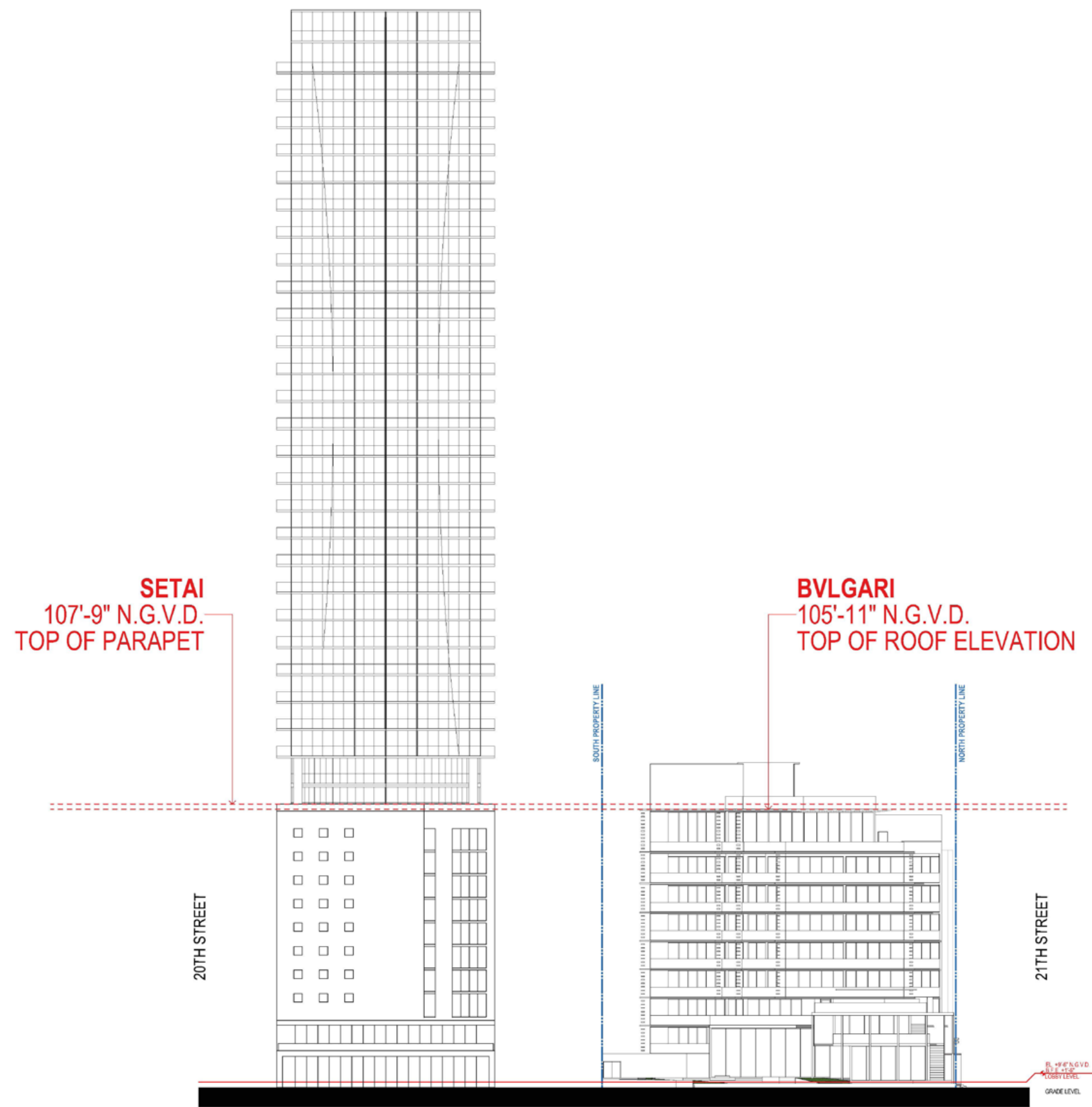
2 WEST ELEVATION
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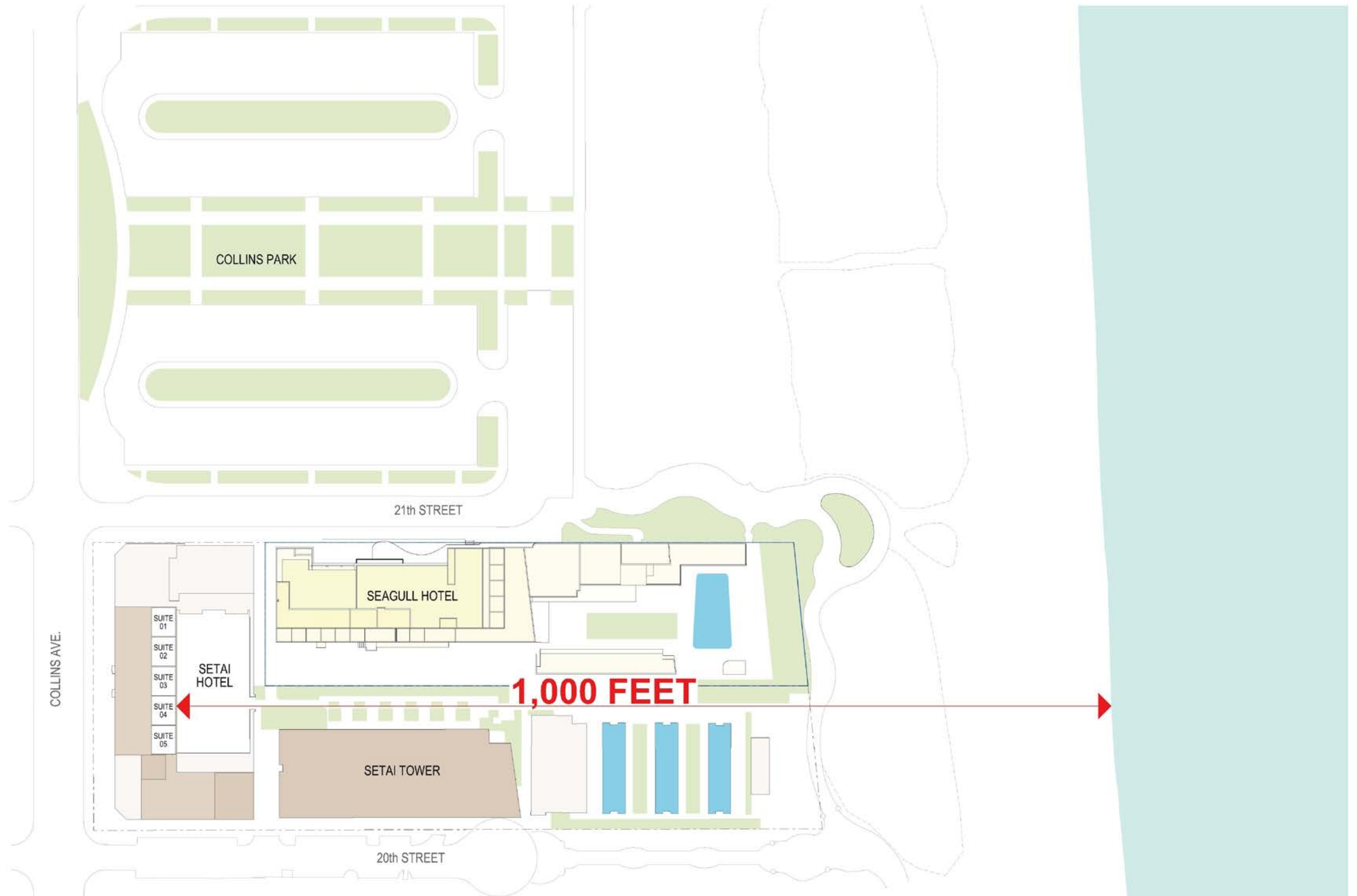


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

SEAGULL HOTEL AND SETAI TOWER

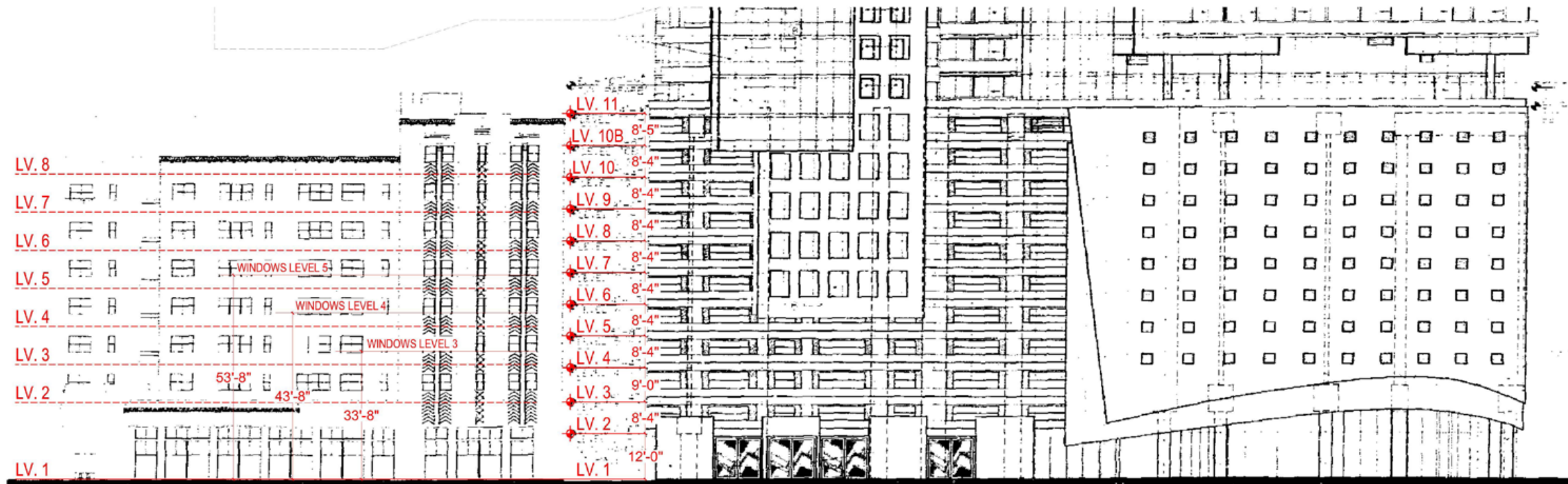






SETAI HOTEL

SETAI TOWER



AS PER THE SETAI HOTEL CONSTRUCTION DRAWINGS THE EAST FACADE OF THE HOTEL HAS STRAIGHT OCEAN VIEWS ABOVE LEVEL 4



STRAIGHT EAST VIEWS AT 30' IN HEIGHT
LEVEL 3 HOTEL WINDOWS AT 33'-8" IN HEIGHT
OCEAN VIEWS FULLY BLOCKED BY VEGETATION



STRAIGHT EAST VIEWS AT 42' IN HEIGHT
LEVEL 4 HOTEL WINDOWS AT 43'-8" IN HEIGHT
OCEAN VIEWS EXTREMELY LIMITED THROUGH VEGETATION



STRAIGHT EAST VIEWS AT 54' IN HEIGHT
LEVEL 5 HOTEL WINDOWS AT 53'-8" IN HEIGHT
OCEAN VIEWS FROM LEVEL 5 THROUGH 8

