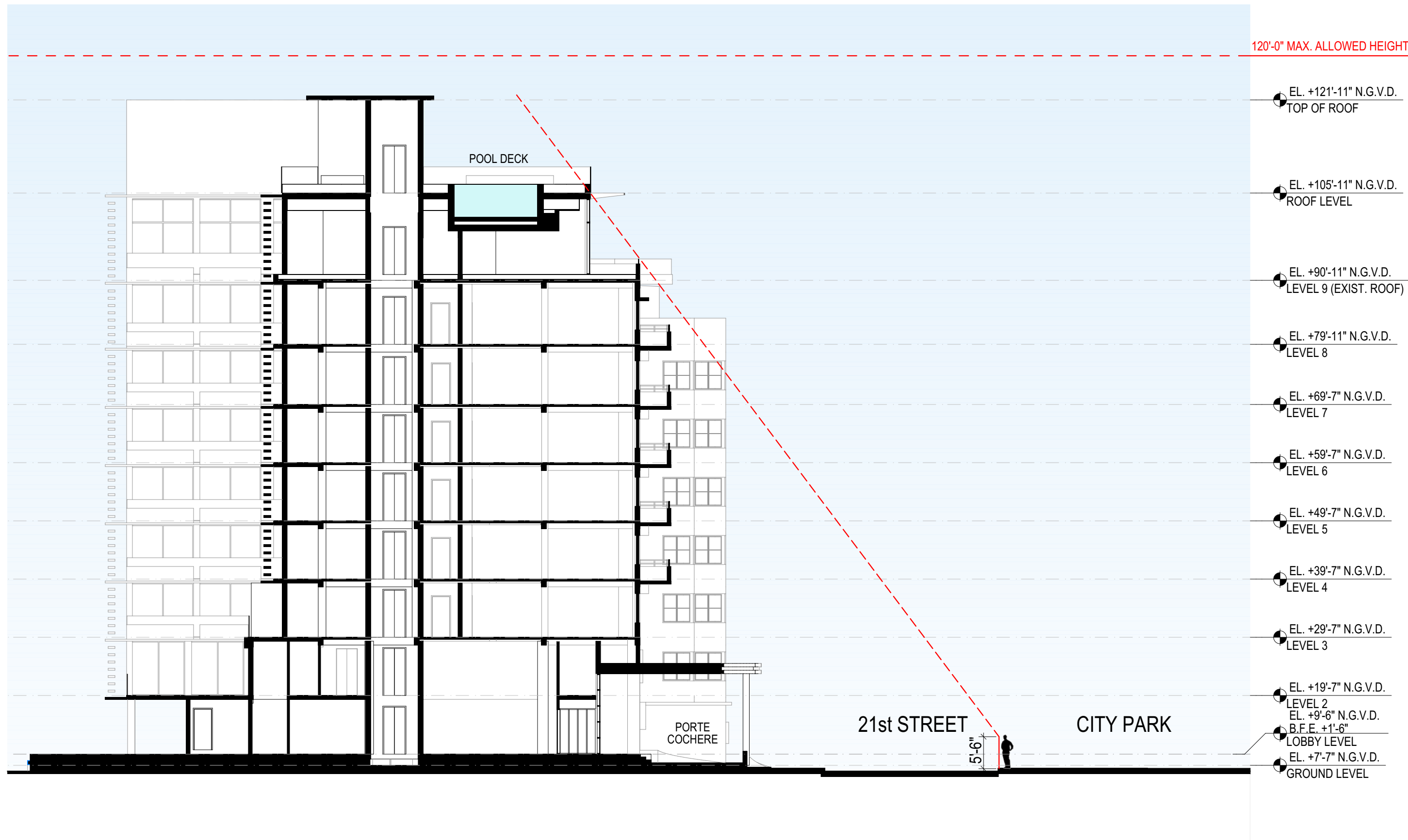
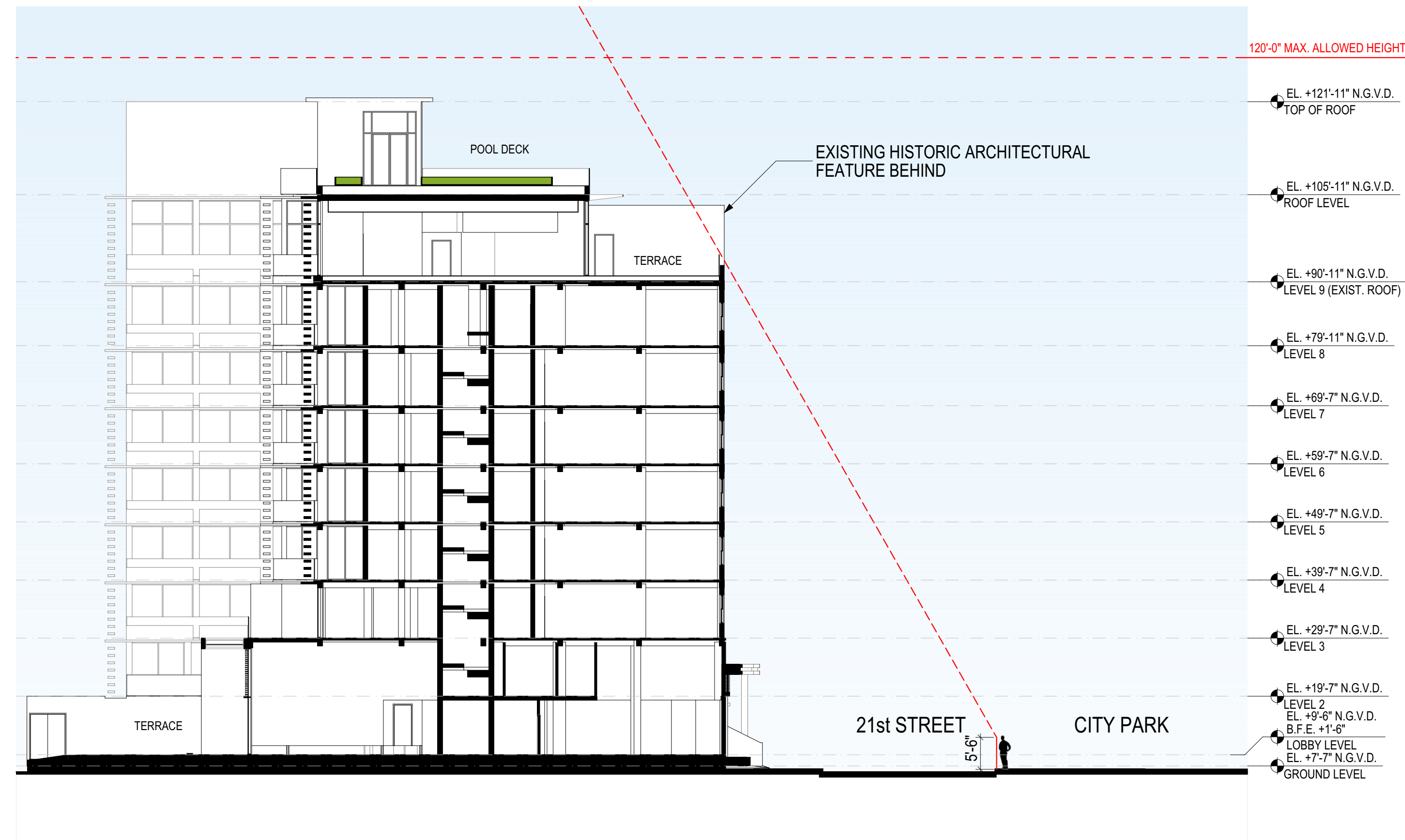


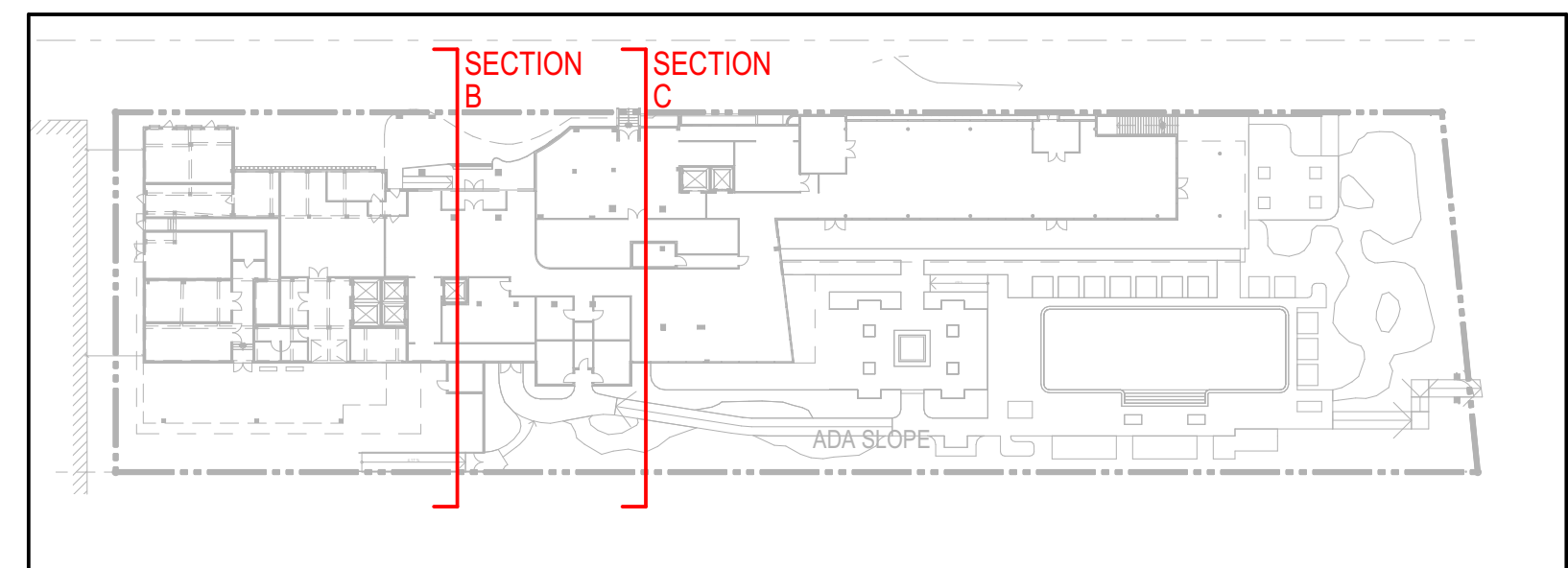
NOT FOR CONSTRUCTION



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



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



KEY PLAN

LINE OF SIGHT DIAGRAMS

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SUITE 110
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**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

Luis O. Revuelta

AR-0007972

HPB SET

Date

03/05/2021

Scale

AS SHOWN

Project No.

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Sheet Name

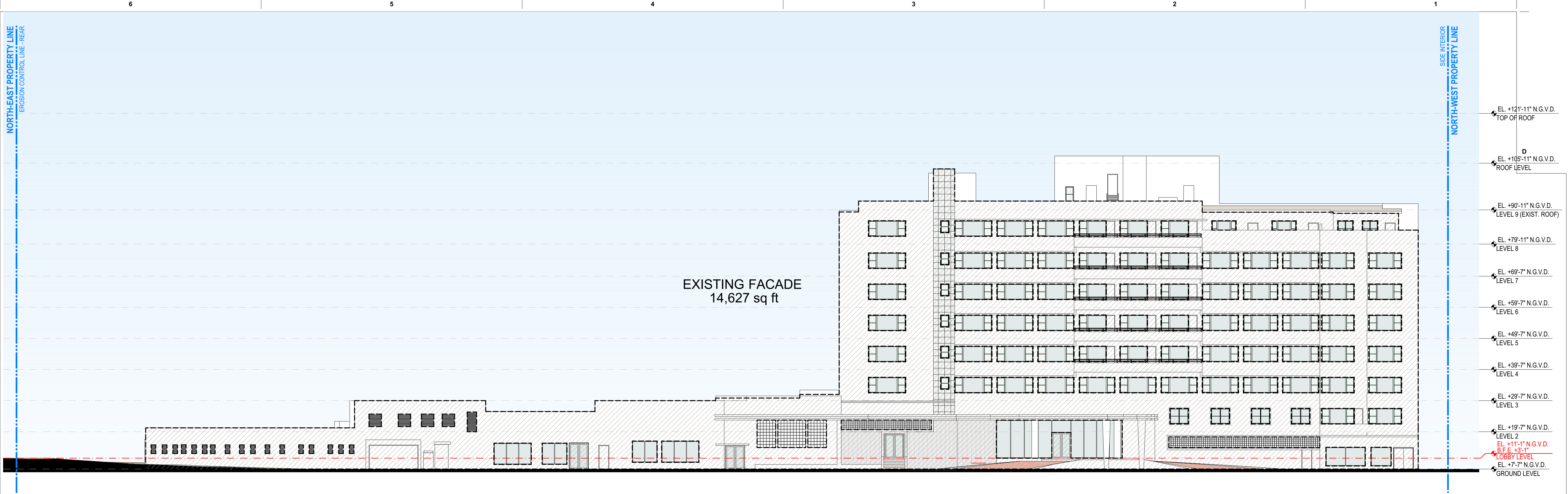
LINE OF SIGHT DIAGRAM

Sheet No.

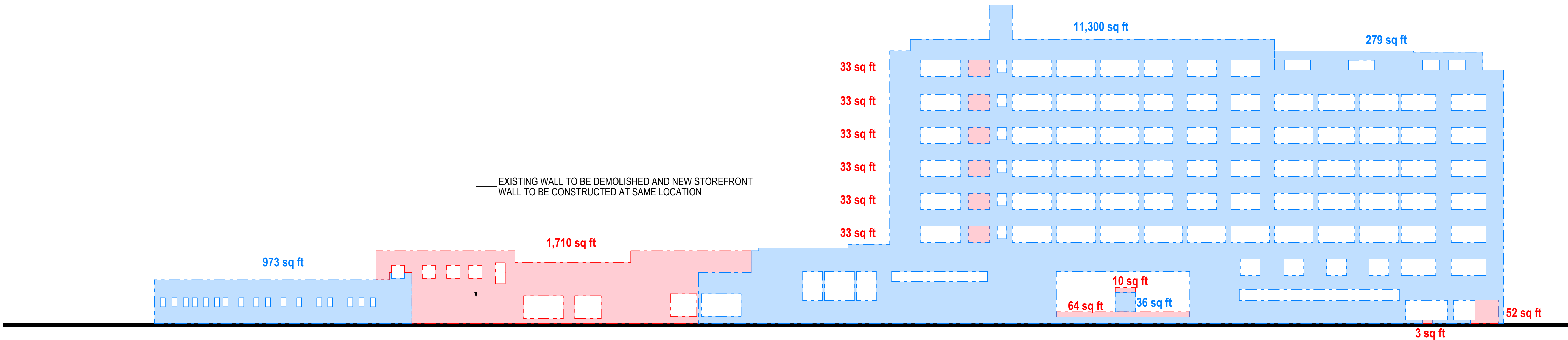
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EXISTING NORTH ELEVATION
TOTAL FACADE WALL AREA = 14,627 SF



CALCULATION DIAGRAM

TOTAL FACADE WALL AREA	14,627 SF
WALLS TO BE RETAINED	12,552 SF = 85.8%
WALLS TO BE DEMOLISHED	2,075 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"

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& PARTNERS

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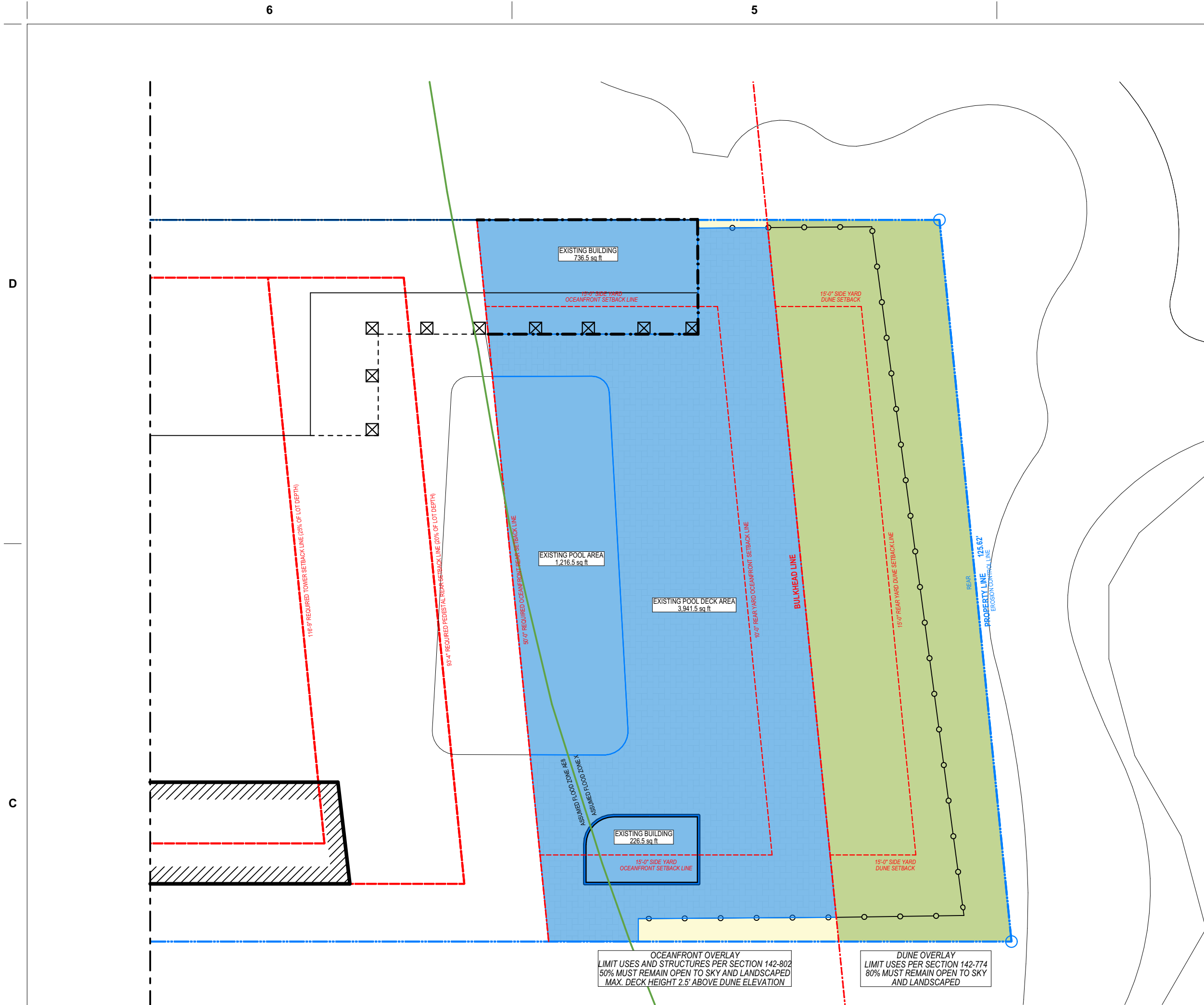
NORTH ELEVATION SCHEMATIC
DEMOLITION PLAN

Sheet No.

A-028

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OCEANFRONT OVERLAY

- OCEAN FRONT OVERLAY AREA
- EXISTING CONSTRUCTION

TOTAL OCEANFRONT OVERLAY AREA:	6,280 S.F.
REQUIRED OCEANFRONT OVERLAY OPEN TO SKY:	3,140 S.F. (50%)
DECK:	3,943 S.F.
POOL:	1,216 S.F.
BUILDINGS	962 S.F.
TOTAL CONST. AREA:	6,121 S.F.

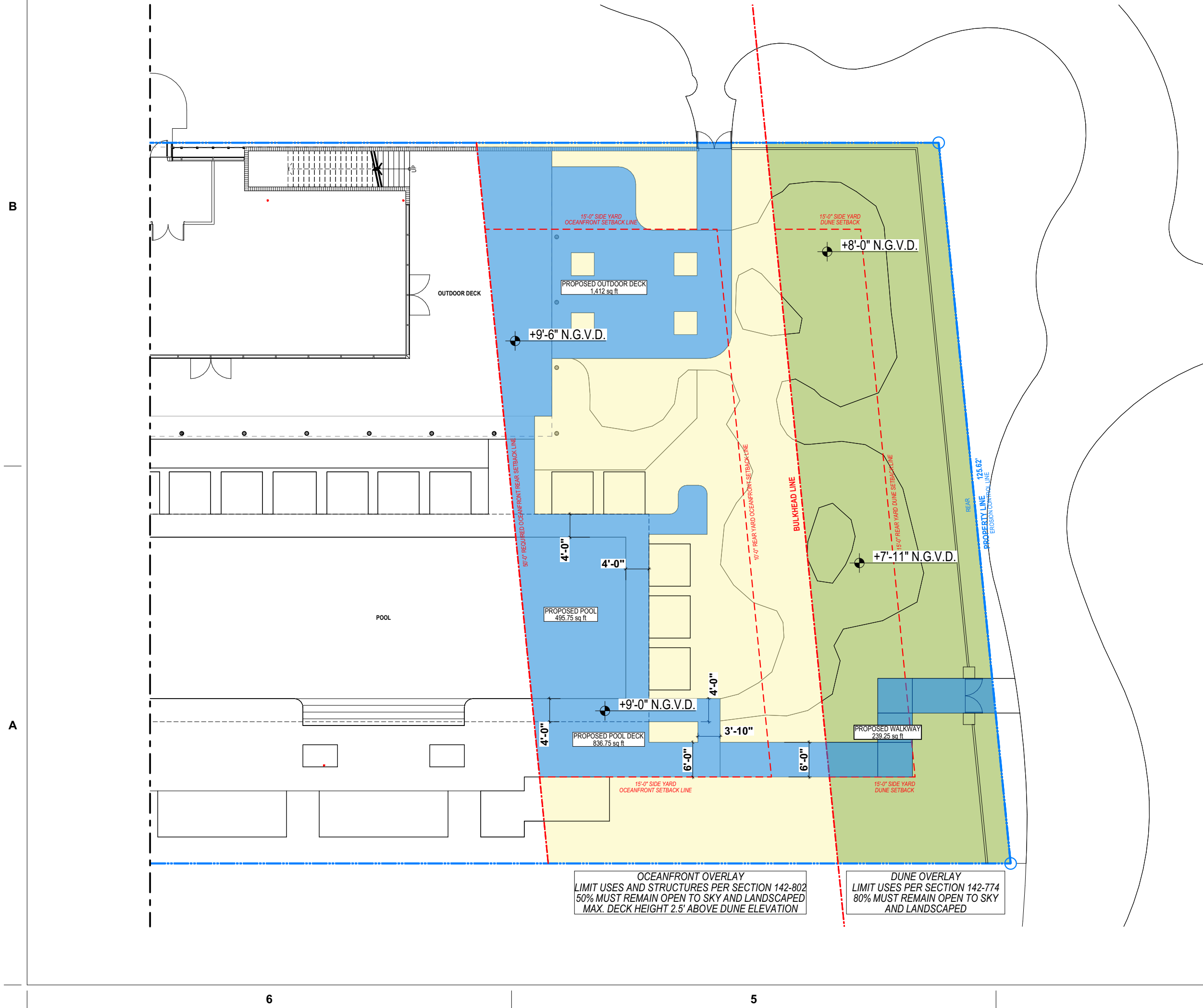
EXISTING OCEAN FRONT OVERLAY OPEN TO SKY: 2.54%
DEFICIENCY 2,981 S.F. (+47.46%)

DUNE OVERLAY

- OCEANFRONT DUNE OVERLAY AREA
- EXISTING CONSTRUCTION

TOTAL DUNE OVERLAY AREA:	3,739 S.F.
REQUIRED DUNE OVERLAY OPEN TO SKY:	2,991 S.F. (80%)
EXISTING DUNE OVERLAY OPEN TO SKY:	100%

EXISTING



OCEANFRONT OVERLAY

- OCEANFRONT OVERLAY AREA
- PROPOSED NEW CONSTRUCTION

TOTAL OCEANFRONT OVERLAY AREA:	6,280 S.F.
REQUIRED OCEANFRONT OVERLAY OPEN TO SKY:	3,140 S.F. (50%)
OUTDOOR DECK:	1,412 S.F.
POOL:	495.75 S.F.
POOL DECK:	836.75 S.F.
TOTAL CONST. AREA:	2,744.5 S.F.

PROPOSED OCEAN FRONT OVERLAY OPEN TO SKY: 56.3%

NOTE:
OCEANFRONT OVERLAY LIMIT USES AND STRUCTURES PER SECTION 142-802
50% MUST REMAIN OPEN TO SKY AND LANDSCAPED
MAX. DECK HEIGHT 2.5' ABOVE DUNE ELEVATION

DUNE OVERLAY

- OCEANFRONT DUNE OVERLAY AREA
- PROPOSED NEW CONSTRUCTION

TOTAL DUNE OVERLAY AREA:	3,739 S.F.
REQUIRED DUNE OVERLAY OPEN TO SKY:	2,991 S.F. (80%)
PROPOSED WALKWAY:	240 S.F.
TOTAL CONST. AREA:	240 S.F.
PROPOSED DUNE OVERLAY OPEN TO SKY:	93.59%

NOTE:
DUNE OVERLAY LIMIT USES PER SECTION 142-774
80% MUST REMAIN OPEN TO SKY AND LANDSCAPED

PROPOSED

OCEAN FRONT OVERLAY DIAGRAM COMPARISON



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SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

DESIGN ARCHITECT

CITTERIO-VIEL
& PARTNERS

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

Luis O. Revuelta

AR-0007972

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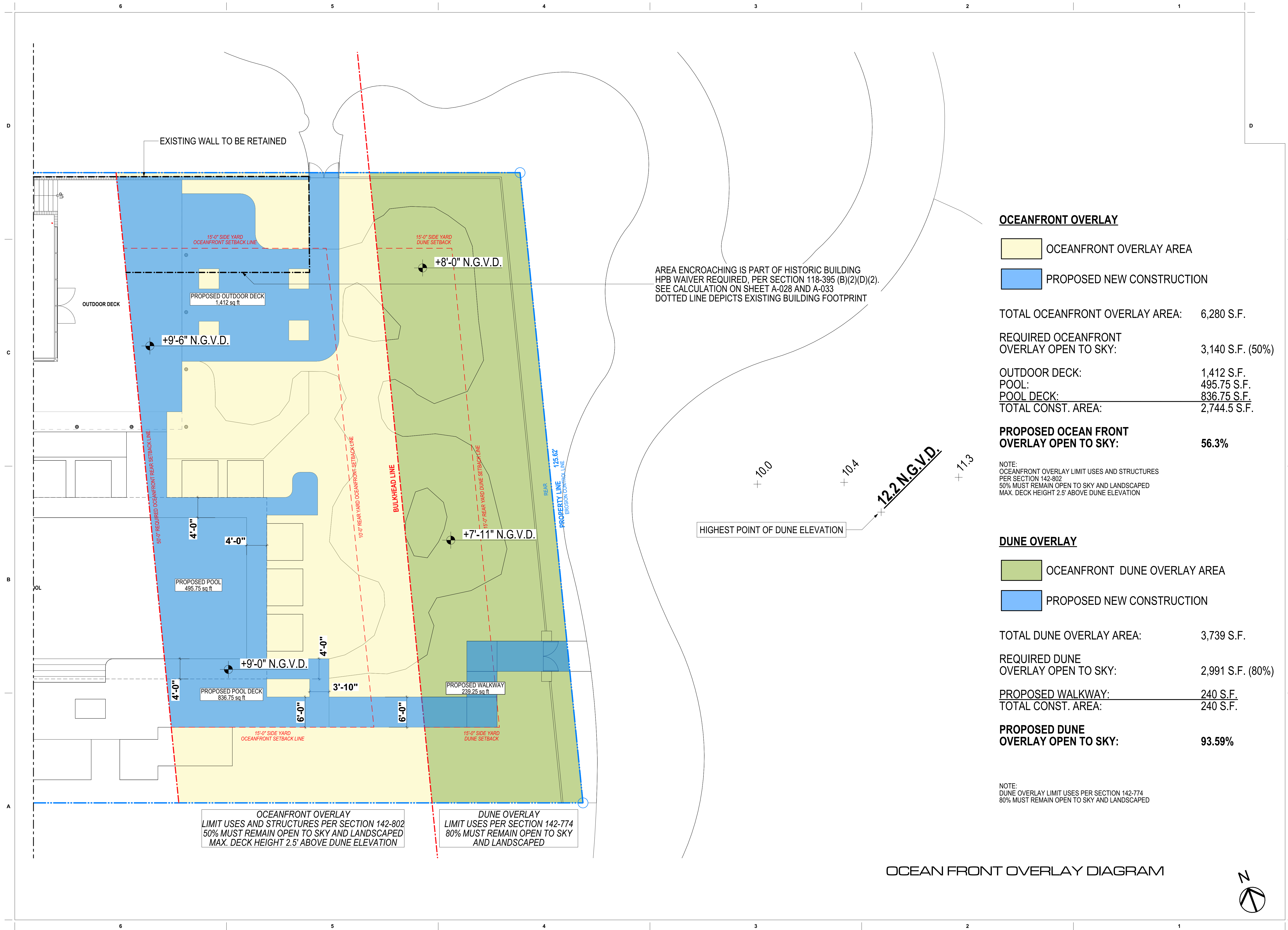
2005

Sheet Name

OCEAN FRONT OVERLAY DIAGRAM
COMPARISON

Sheet No.

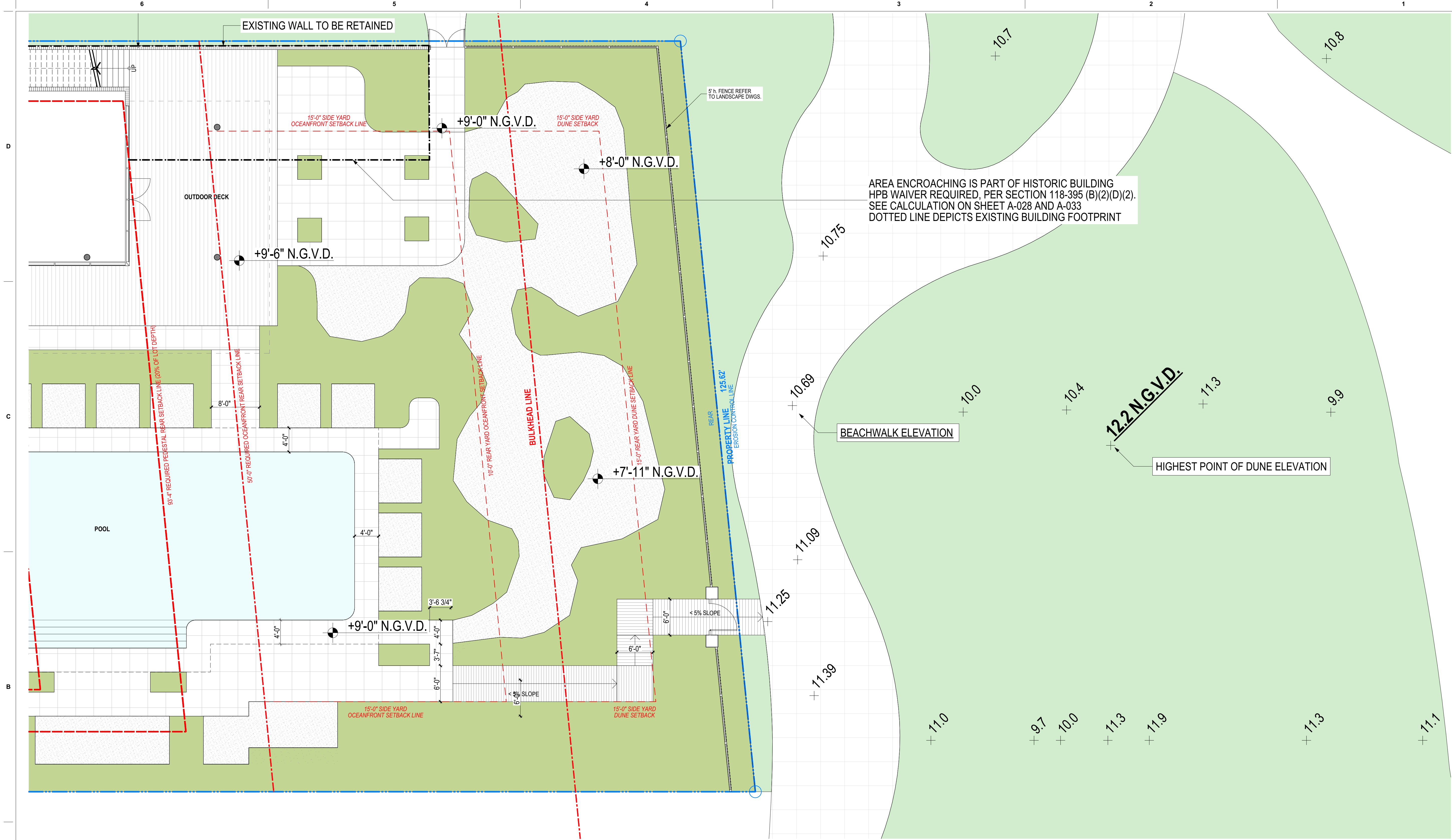
A-029



A-030

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LEGEND
PROPOSED MATERIALS



CORAL STONE HONED AND FILED
COLOR: CALYPSO



IPE WOOD DECKING



PERVIOUS CRUSHED SHELLS

FOR MATERIAL DETAILS PLEASE REFER TO LANDSCAPE DRAWINGS

HIGHEST POINT OF DUNE ELEVATION	12.2' N.G.V.D.
POOL DECK ELEVATION	9.0' N.G.V.D.
OUTDOOR DECK ELEVATION	9.5' N.G.V.D.
FOR CALCULATIONS PLEASE REFER TO SHEET A-032	

1

REAR YARD ENLARGED PLAN

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



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SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

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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

Luis O. Revuelta
AR-0007972

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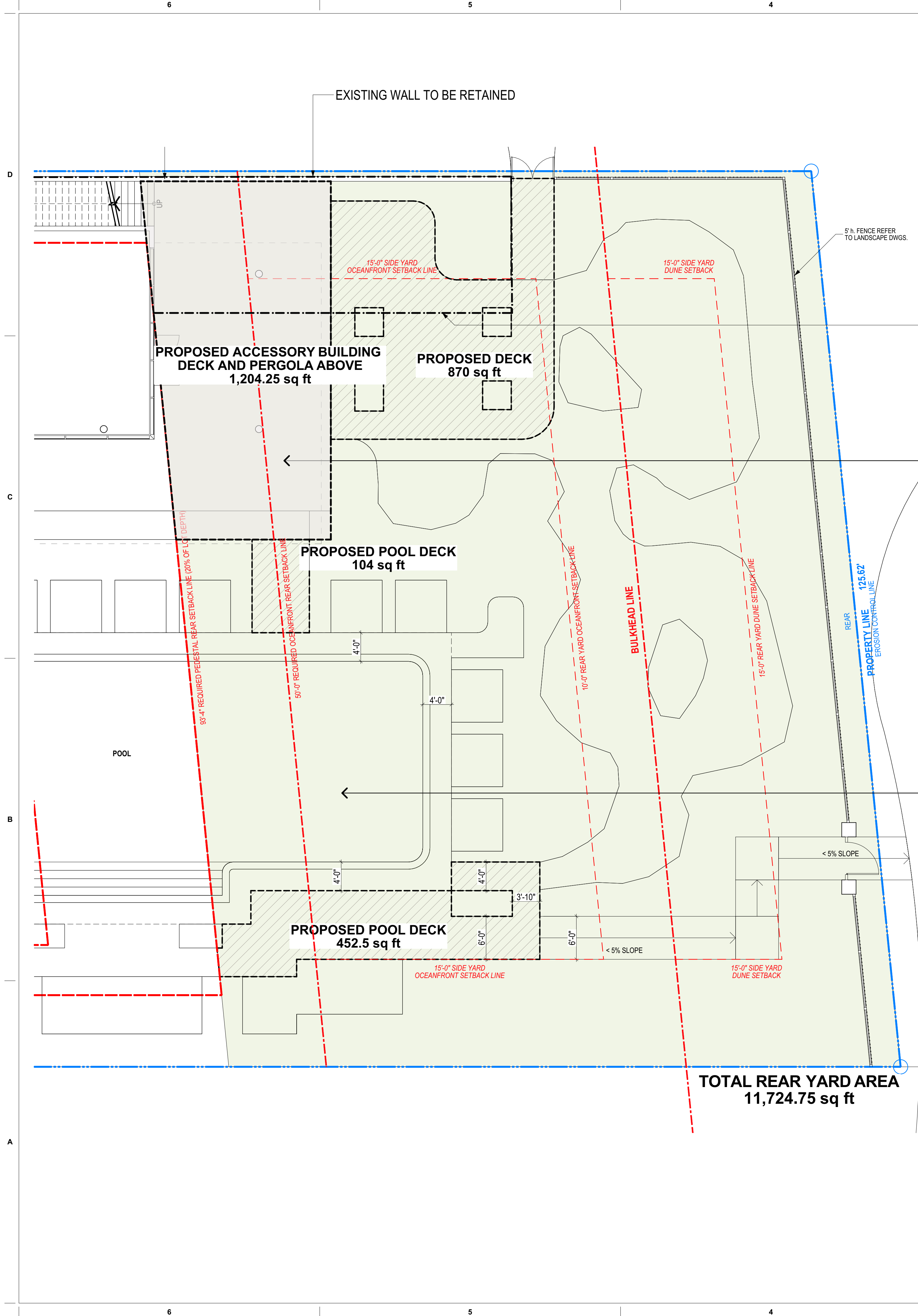
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Scale
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Sheet Name
REAR YARD ENLARGED PLAN
Sheet No.

A-031

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AREA ENCROACHING IS PART OF HISTORIC BUILDING
HPB WAIVER REQUIRED, PER SECTION 118-395 (B)(2)(D)(2).
SEE CALCULATION ON SHEET A-028 AND A-033
DOTTED LINE DEPICTS EXISTING BUILDING FOOTPRINT

ACCESSORY BLDG. DECK AND PERGOLA ABOVE
ALLOWED COVERAGE 30% = 3,571.42 SQ FT
PROPOSED COVERAGE 10.27 % = 1,204.25 SQ FT
SEC.142-1132 (a)

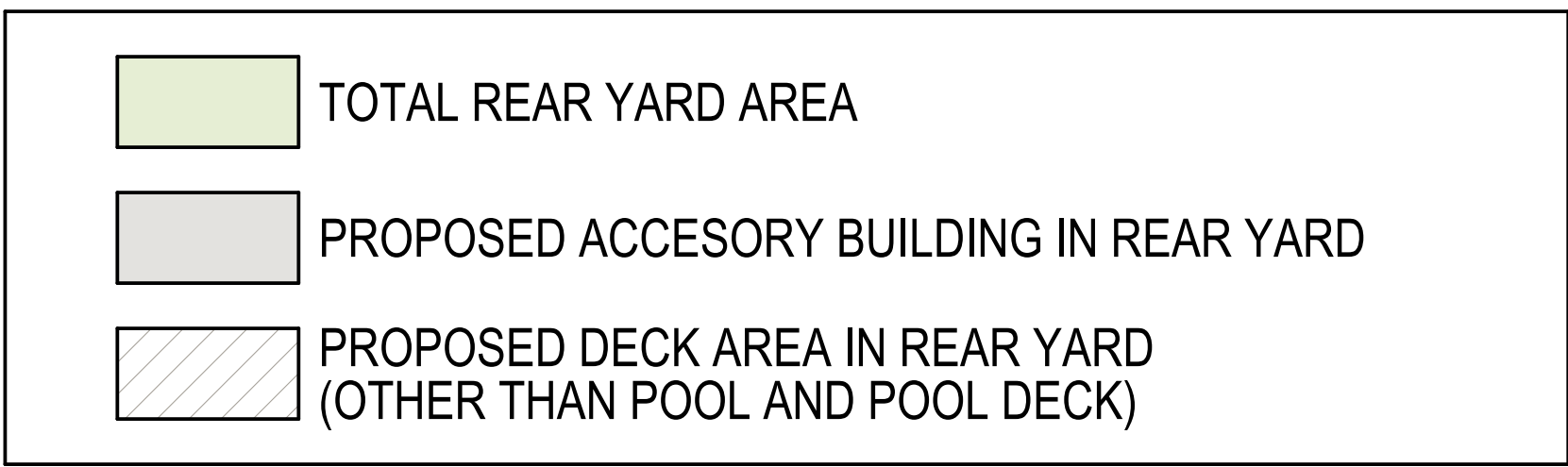
POOL AND POOL DECK
ALLOWED IN REAR YARD PER SE

REAR YARD AREA CALCULATIONS

TOTAL REAR YARD AREA = 11,724.75 SQFT

ALLOWED COVERAGE
30% OF REAR YARD = 3,517.4 SQFT

PROPOSED COVERAGE
ACCESSORY BUILDINGS SEC. 142-1132 (a) = 1,204.25 SQFT
DECK (Other than Pool Deck) SEC. 142-1132 (j) = 1,426.5 SQFT
TOTAL PROPOSED COVERAGE = 2,630.75 SQFT



1 REAR YARD OCCUPIABLE AREA
SCALE: 1/8" = 1'-0"



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& PARTNERS

Project

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MIAMI BEACH**
100 21st STREET
MIAMI BEACH, FL 33139

Revisions

B

Owner Information

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

Consultant

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AR-0007972

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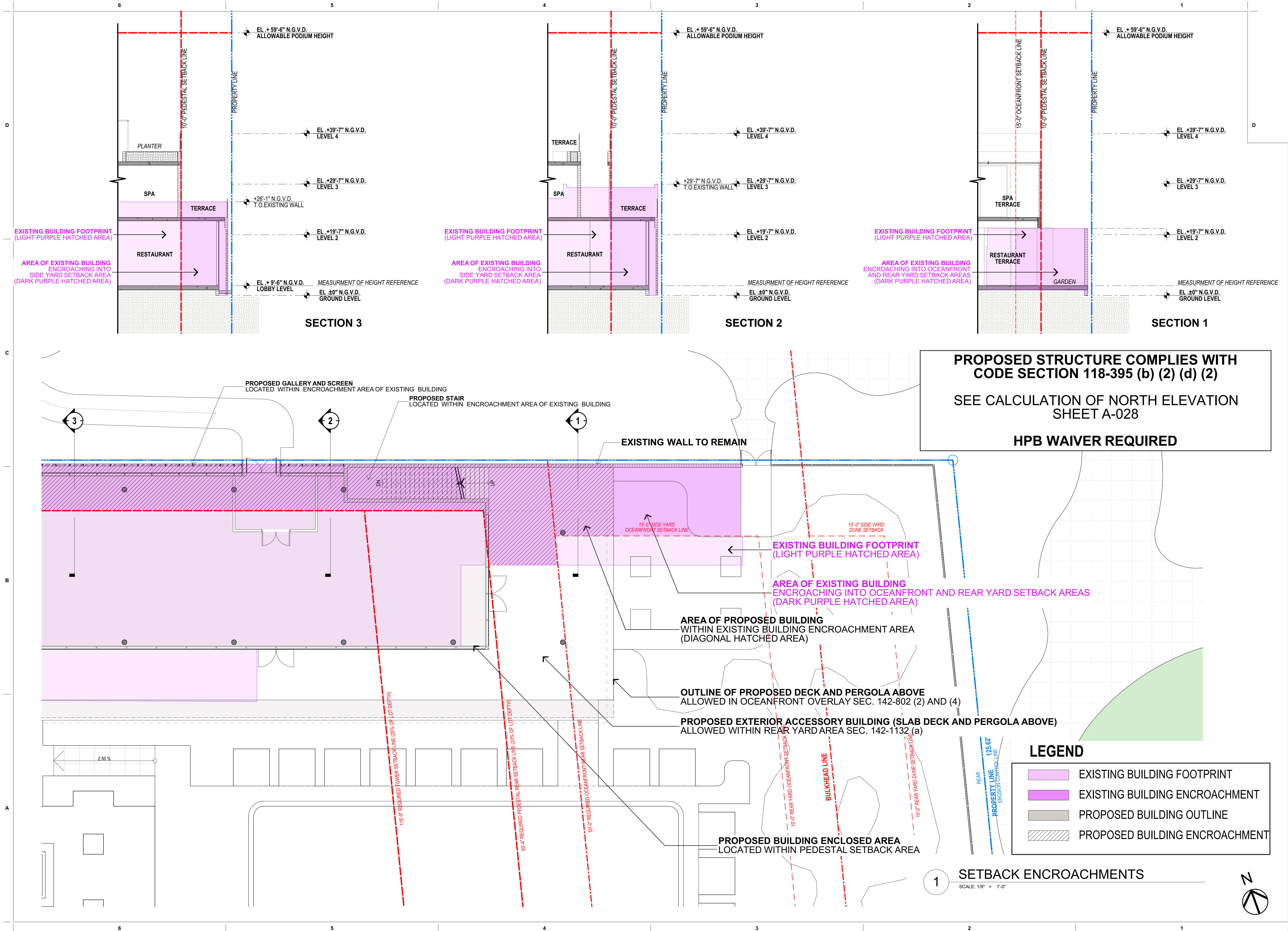
Sheet Name
REAR YARD CALCULATION

Sheet No.

A-032

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SUITE 110
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T: 305.590.5000
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& PARTNERS

Project

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MIAMI BEACH**
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MIAMI BEACH, FL 33139

Revisions

Owner Information
BHI Miami Limited Corp.
1521 Alton Rd.
Suite 403
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Consultant

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AR-0007972

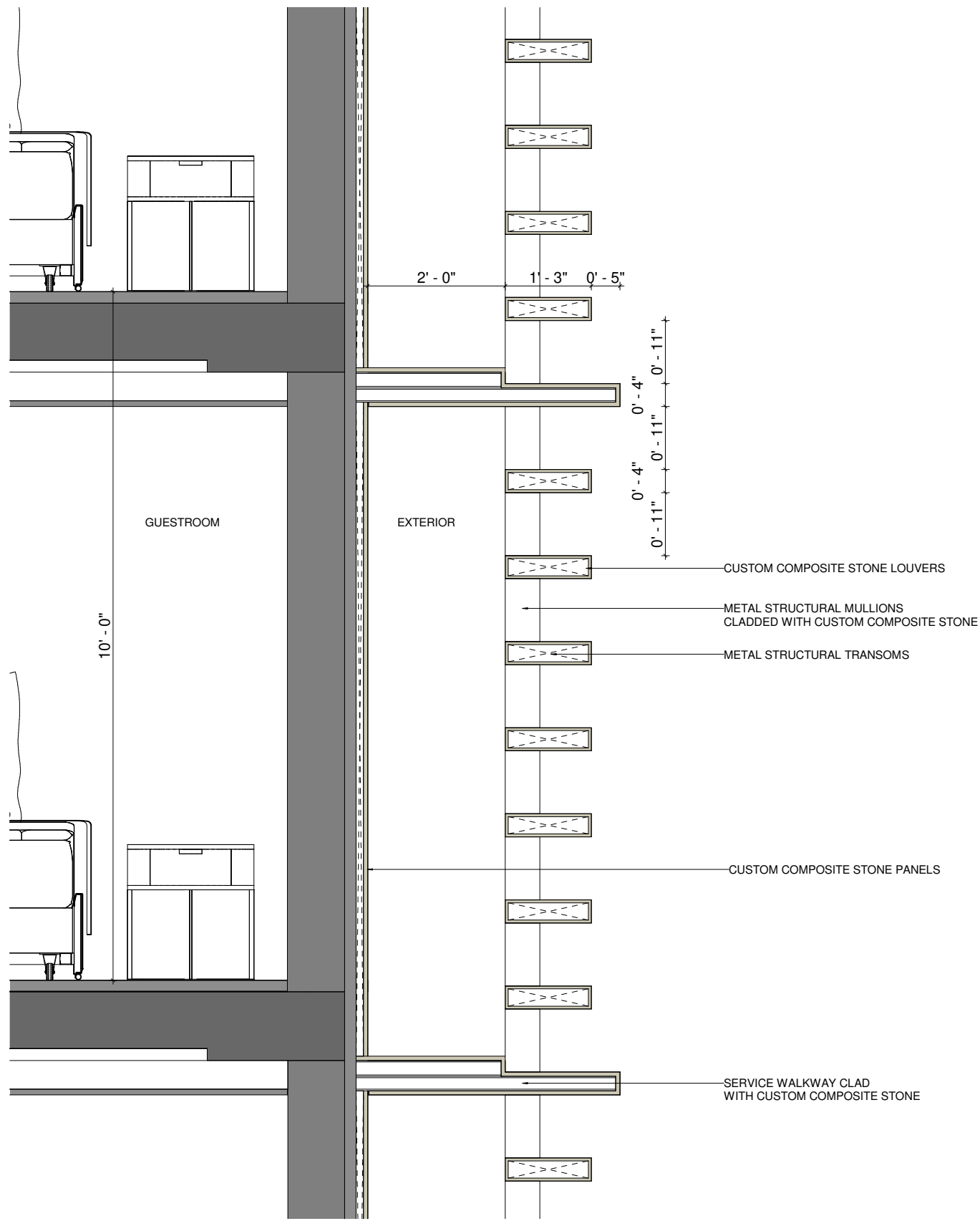
SCHEMATIC DESIGN

Date
3/5/2021
Scale
AS SHOWN
Project No.
2005
Sheet Name
ENCROACHMENT DIAGRAMS
Sheet No.

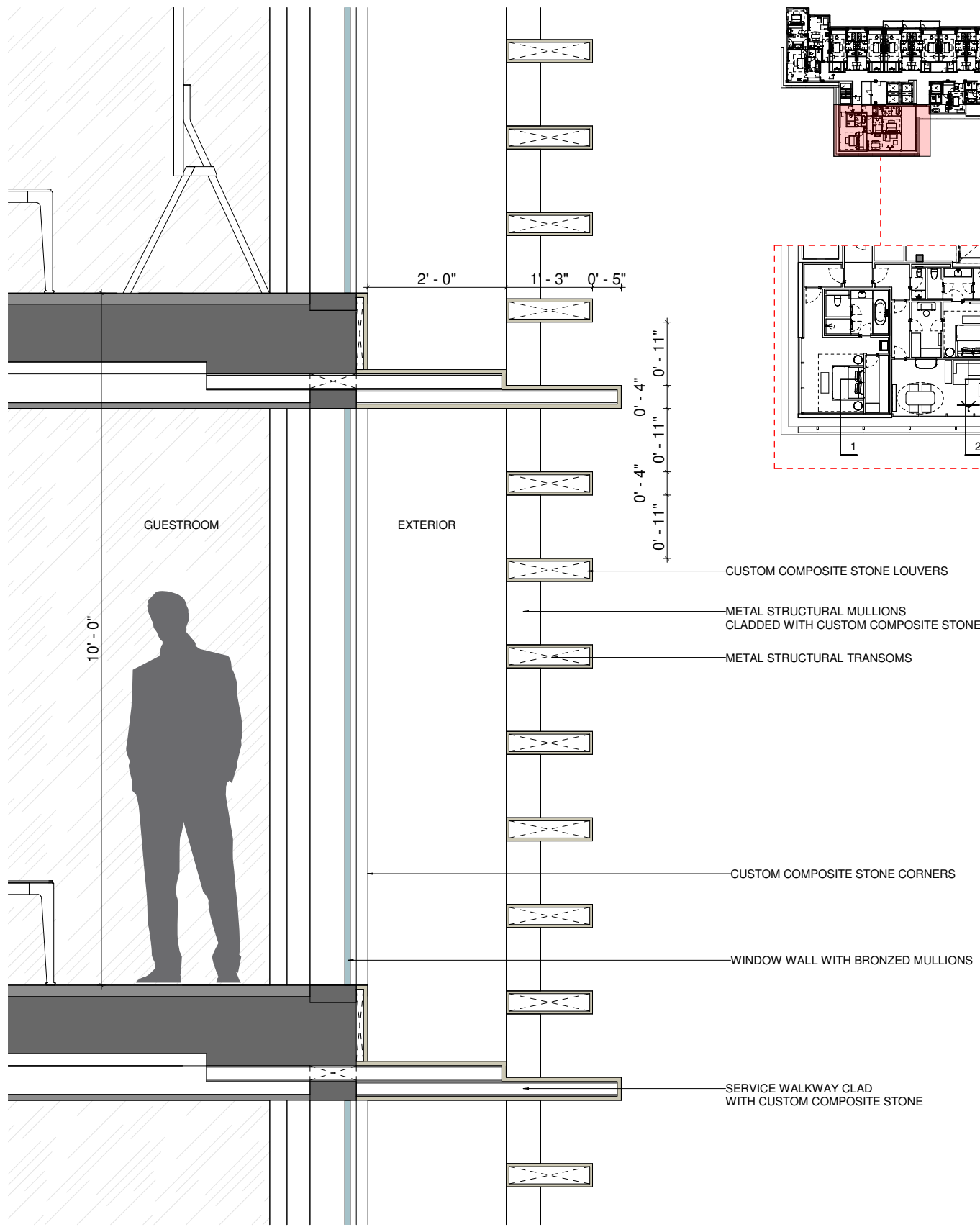
A-033

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SCALE 1/2" = 1'-0"



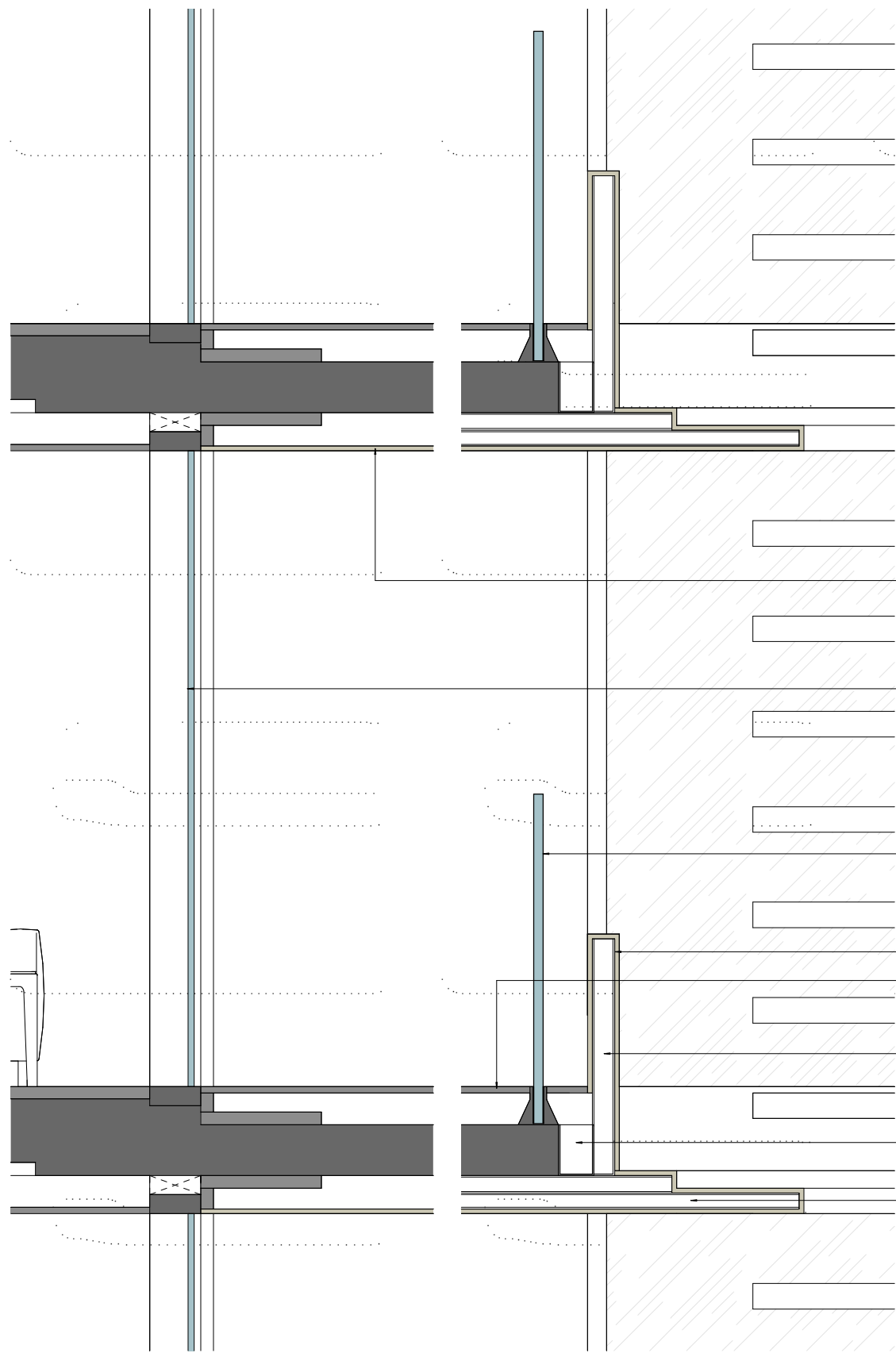
1 SOUTH EXTENSION - SECTION DETAIL
1/2" = 1'-0"



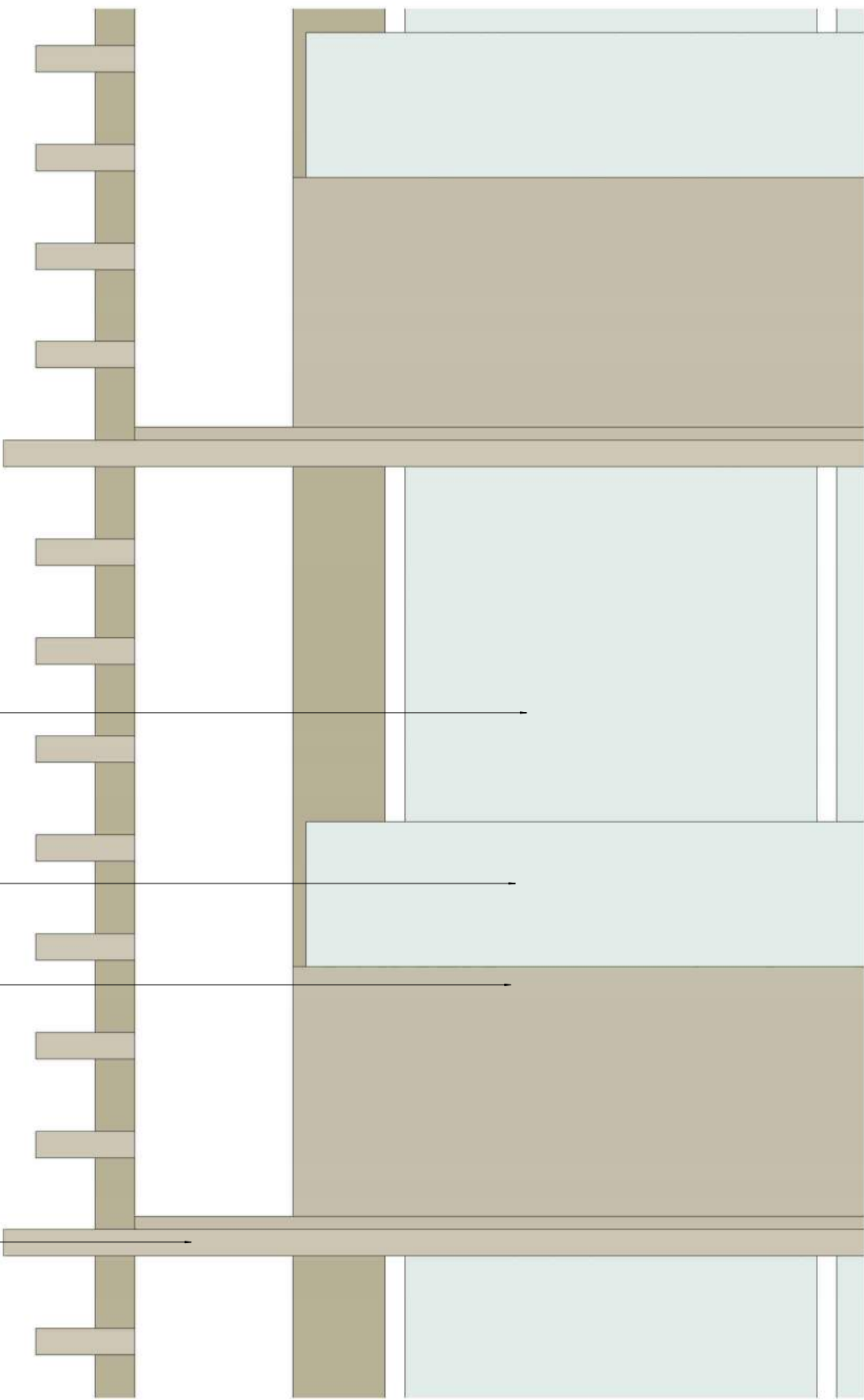
2 SOUTH EXTENSION - SECTION DETAIL AT WINDOW
1/2" = 1'-0"

1 FACADE HORIZONTAL SCREENING ELEMENTS 1

SCALE 1/2" = 1'-0"

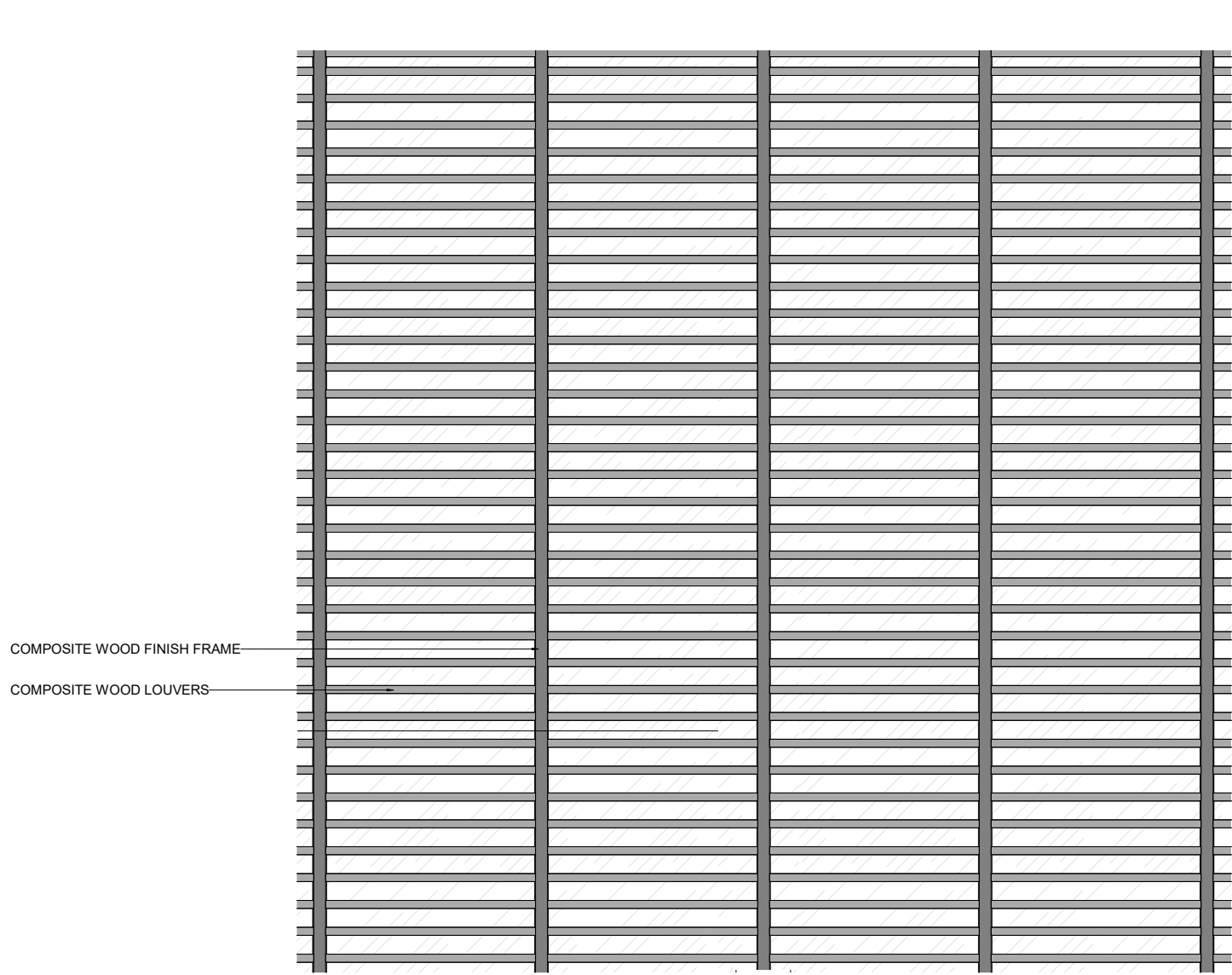


1 SOUTH EXTENSION - SECTION DETAIL AT BALCONY
1/2" = 1'-0"

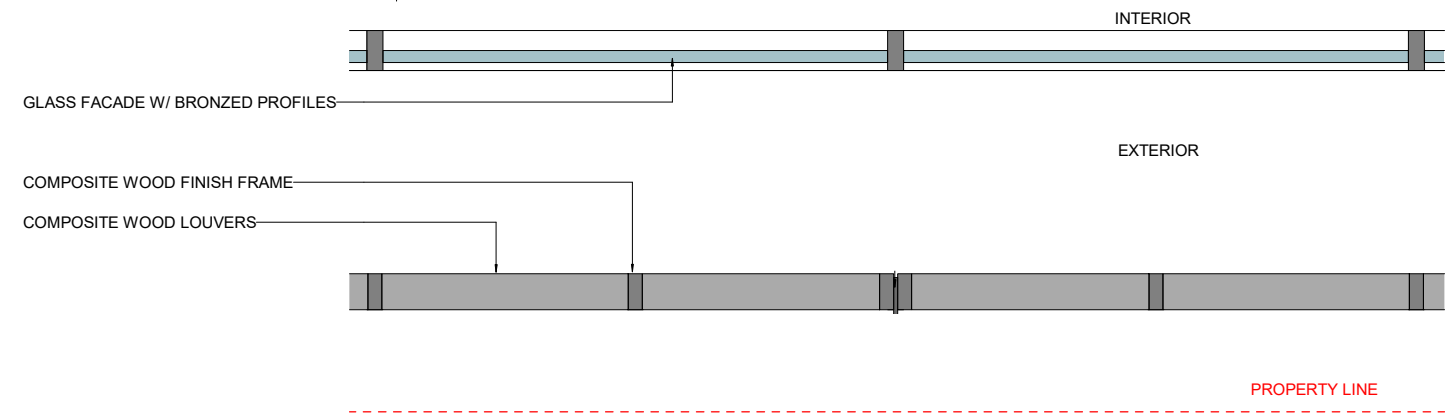


2 SOUTH EXTENSION - BALCONY ELEVATION
1/2" = 1'-0"

2 FACADE HORIZONTAL SCREENING ELEMENTS 2



4 Restaurant Louver Elevation Enlarged
1/2" = 1'-0"



5 Restaurant Louvers Enlarged
1/2" = 1'-0"

3 RESTAURANT SCREENING DETAIL

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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
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FACADE DETAILS

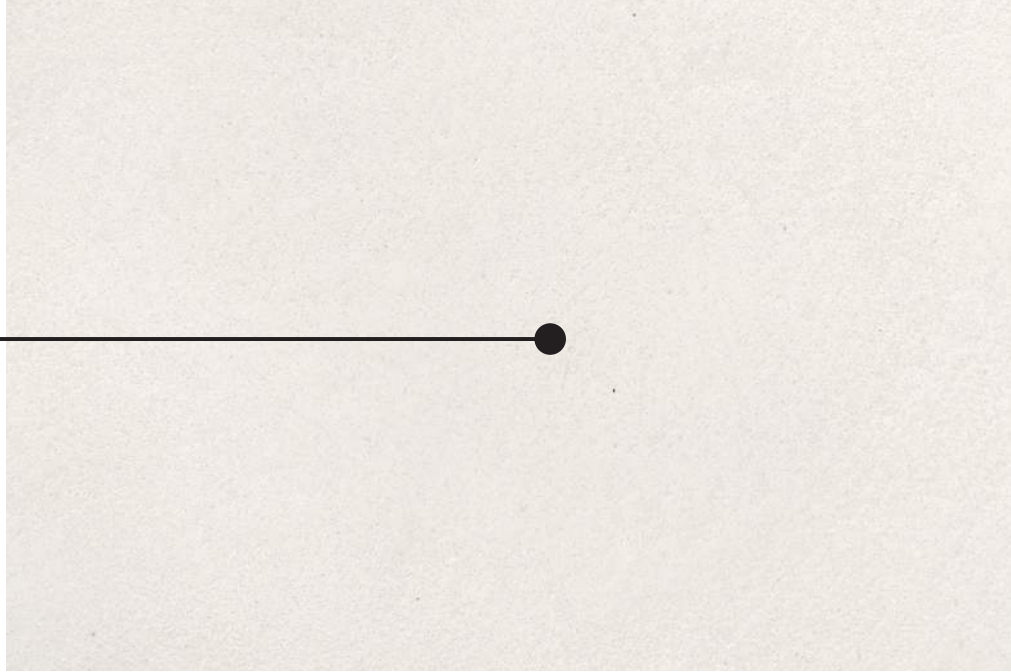
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BULGARI HOTEL MILAN



STUCCO COMACINO



COMPOSITE OUTDOOR DECKING



BRONZED WINDOW WALL PROFILES



CUSTOM COMPOSITE STONE LOUVERS



LIMESTONE FACADE



EXISTING/SIMILAR APPROVED LARGE FORMAT BLACK TILES



GLASS MOSAIC TILES



POOL MOSAIC

MATERIALS

1 PROPOSED MATERIALS

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SUITE 110
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Suite 403
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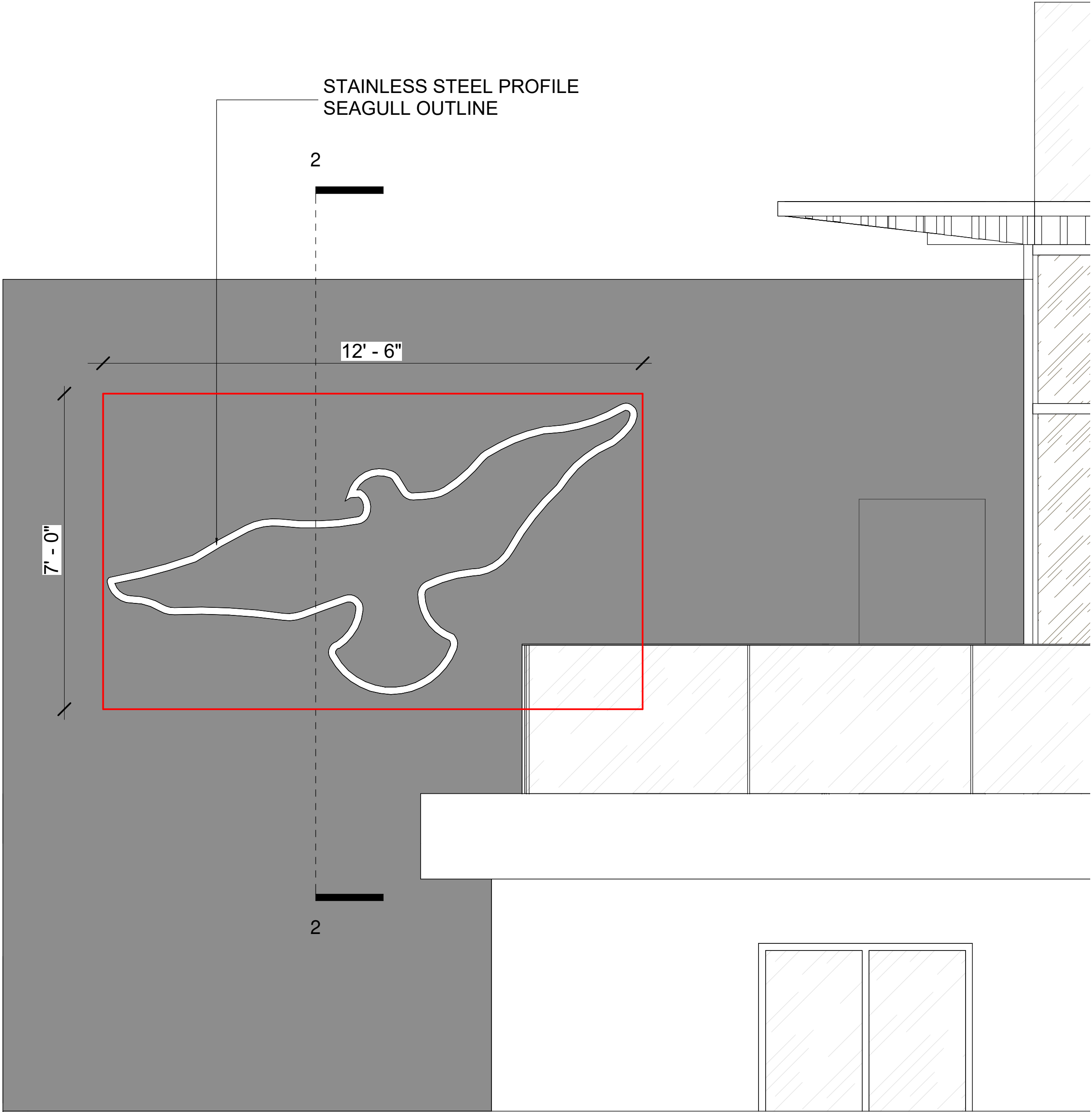
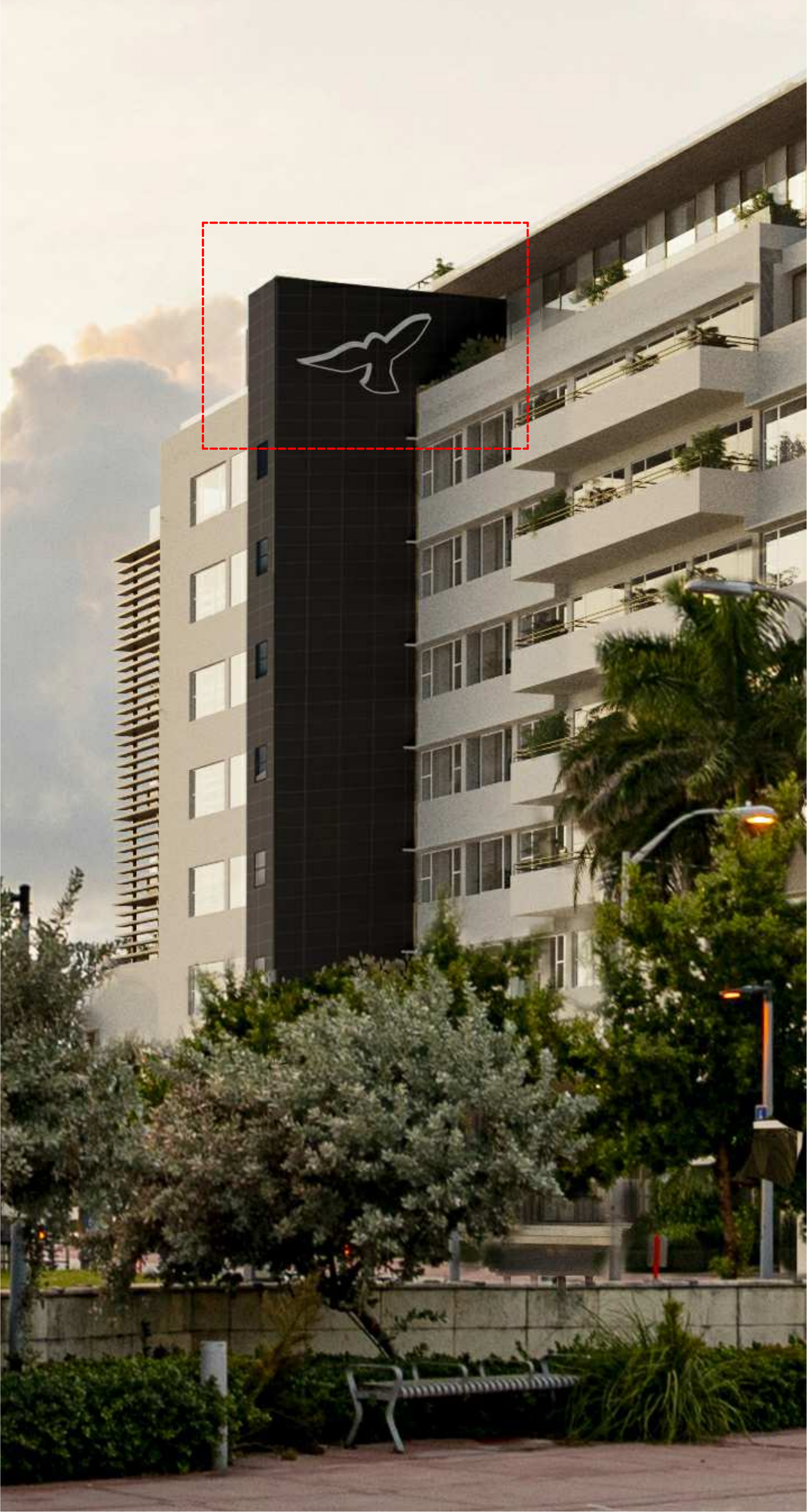
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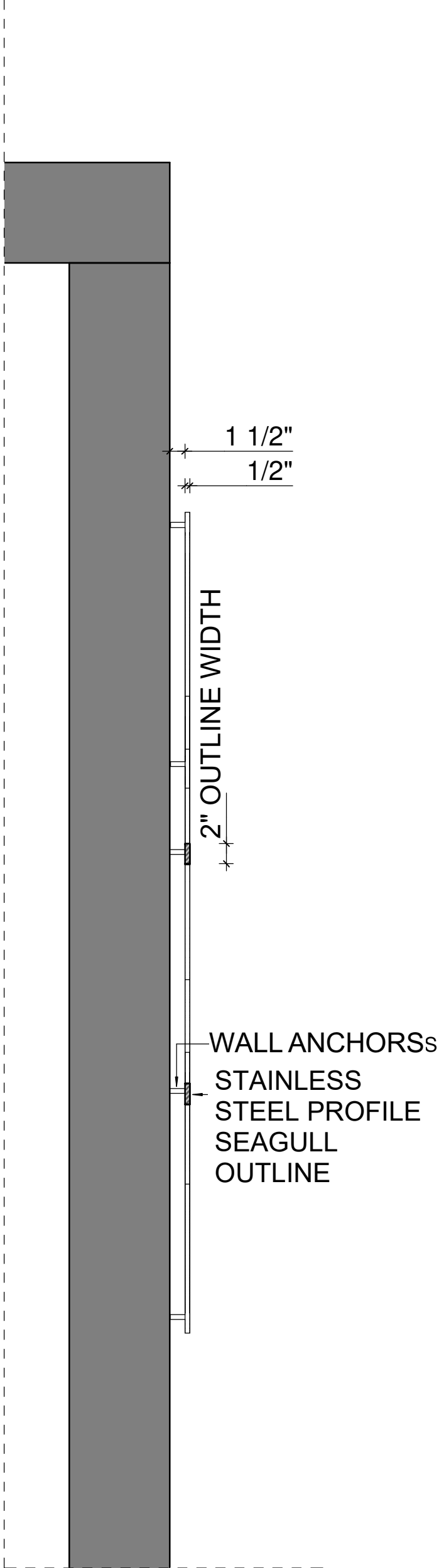
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MATERIAL BOARD
Sheet No.

A-035



1 ELEVATION



2 SECTION

1 SEAGULL TOWER SIGNAGE

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MIAMI BEACH**
100 21st STREET
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BHI Miami Limited Corp.
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Sheet Name
SEAGULL SIGNAGE
Sheet No.

A-036



1 WEST ELEVATION



SIGNAGE REFERENCE

1 BVLGARI WEST SIDE ID SIGNAGE

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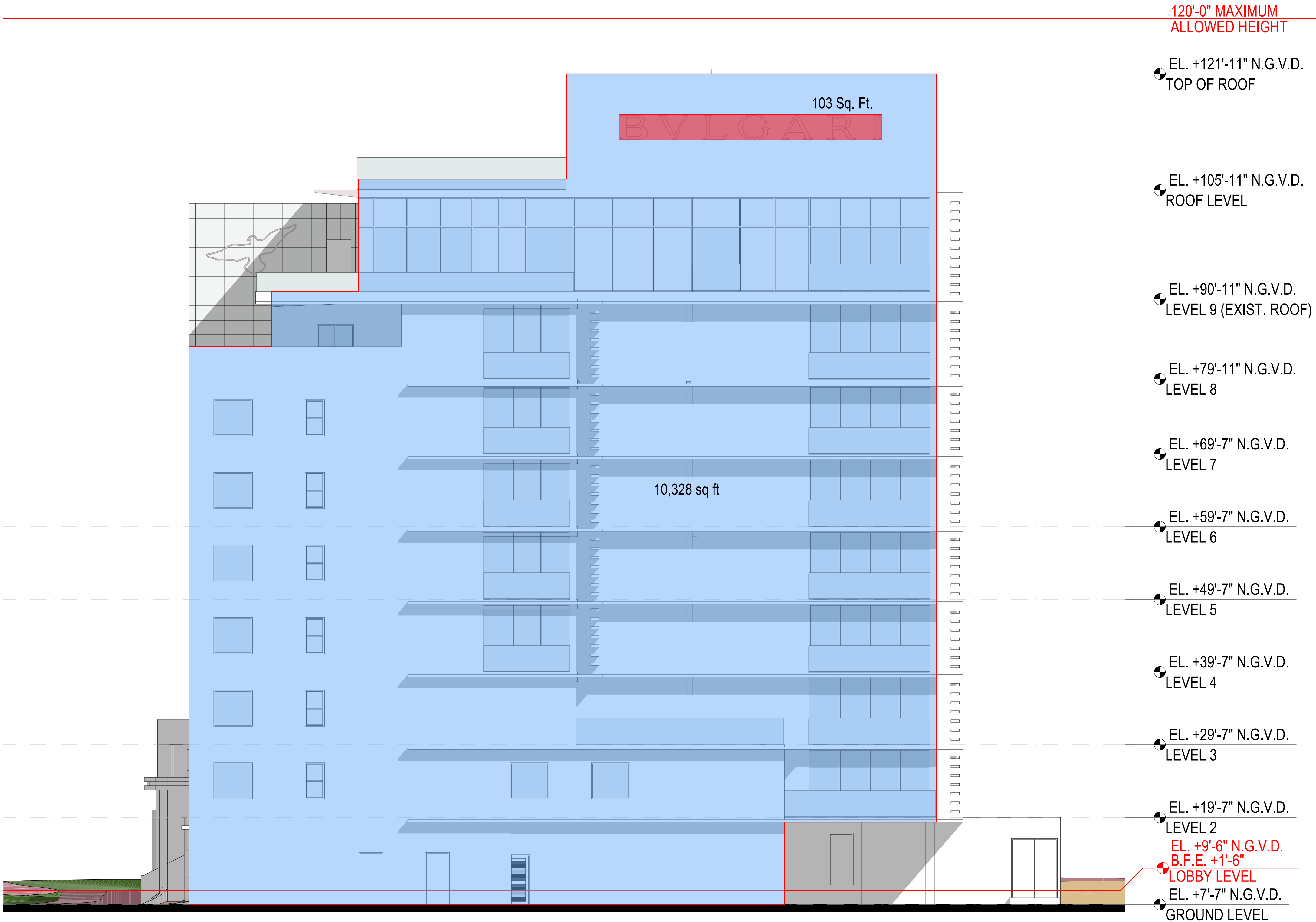
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Sheet Name
ID SIGNAGE
Sheet No.

A-037



WEST FACADE CALCULATION DIAGRAM

TOTAL FACADE WALL AREA	10,328 SF
1% ALLOWED SIGNAGE AREA	103.28 SF
PROPOSED SIGNAGE	103 SF

1 WEST ELEVATION - SIGNAGE
SCALE: 1/16" = 1'-0"

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Sheet Name

ID SIGNAGE CALCULATIONS

Sheet No.

A-038