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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



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Project

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

Revisions

Owner Information

**BHI Miami Limited
Corp.**

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Consultant

Architect

Luis O. Revuelta
AR-0007972

HPB SET

Date
09/06/2024

Scale
AS SHOWN

Project No.
2005

Sheet Name

CONTEXT ANALYSIS

Sheet No.

A-002

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 circa 1950 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 fro the Sea Gull.

PHOTOGRAPH ABOVE; 1964 HISTORIC POSTCARD VIEW
FROM eBAY

100 21st



HISTORIC IMAGES 1



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PHOTOGRAPHS - EXISTING
SITE

SITE
Sheet No.

Sheet No.
A 004

A-004



PHOTOGRAPHS - EXISTING CANOPY



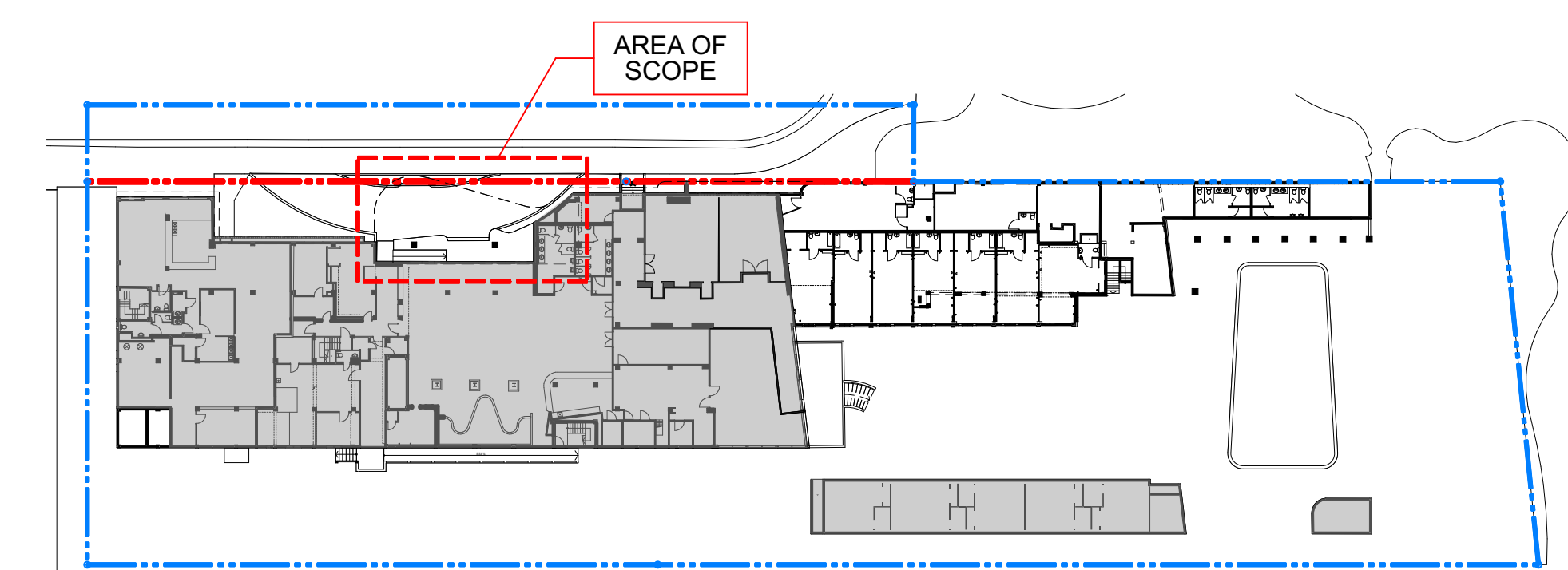


A hand is holding a large, flat, grey stone or brick over a paved area. The pavement consists of interlocking stones in shades of grey and brown. In the background, there is a white metal fence and some green foliage. The stone being held is rectangular with some lighter-colored speckles and a rough texture.


Photos 6.26.2024

Pictures sent over to YHCE showing the condition of the Porte Cochere.





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HPB SET

**DEMOLITION FLOOR PLANS -
PROPOSED**

Sheet No.

D-001

PREVIOUSLY APPROVED

NO CHANGES TO HISTORIC PORTION

SEE STRUCTURAL DWGS. FOR
DEMOLITION / RECONSTRUCTION DETAILS



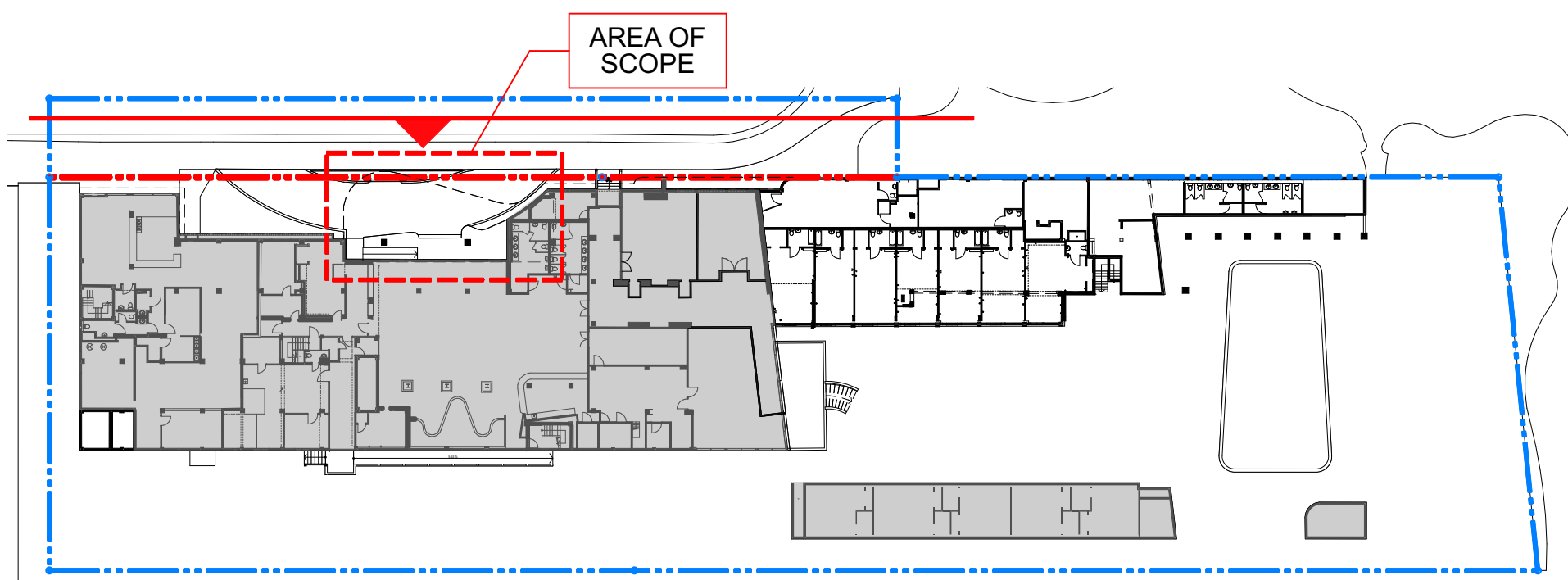
1 NORTH ELEVATION - EXISTING

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

COLUMN & ROOF SLAB REPLACEMENT



KEY PLAN - GROUND LEVEL

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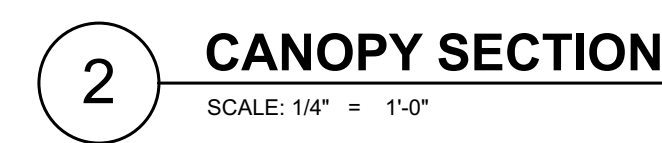
2005

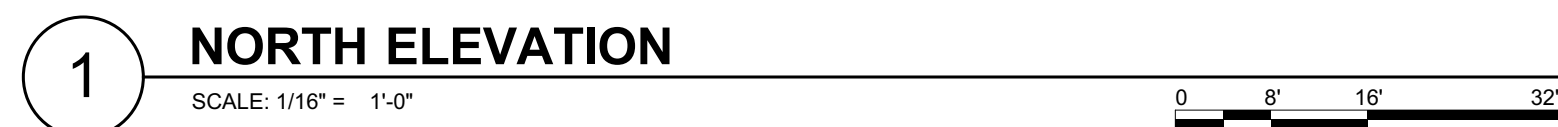
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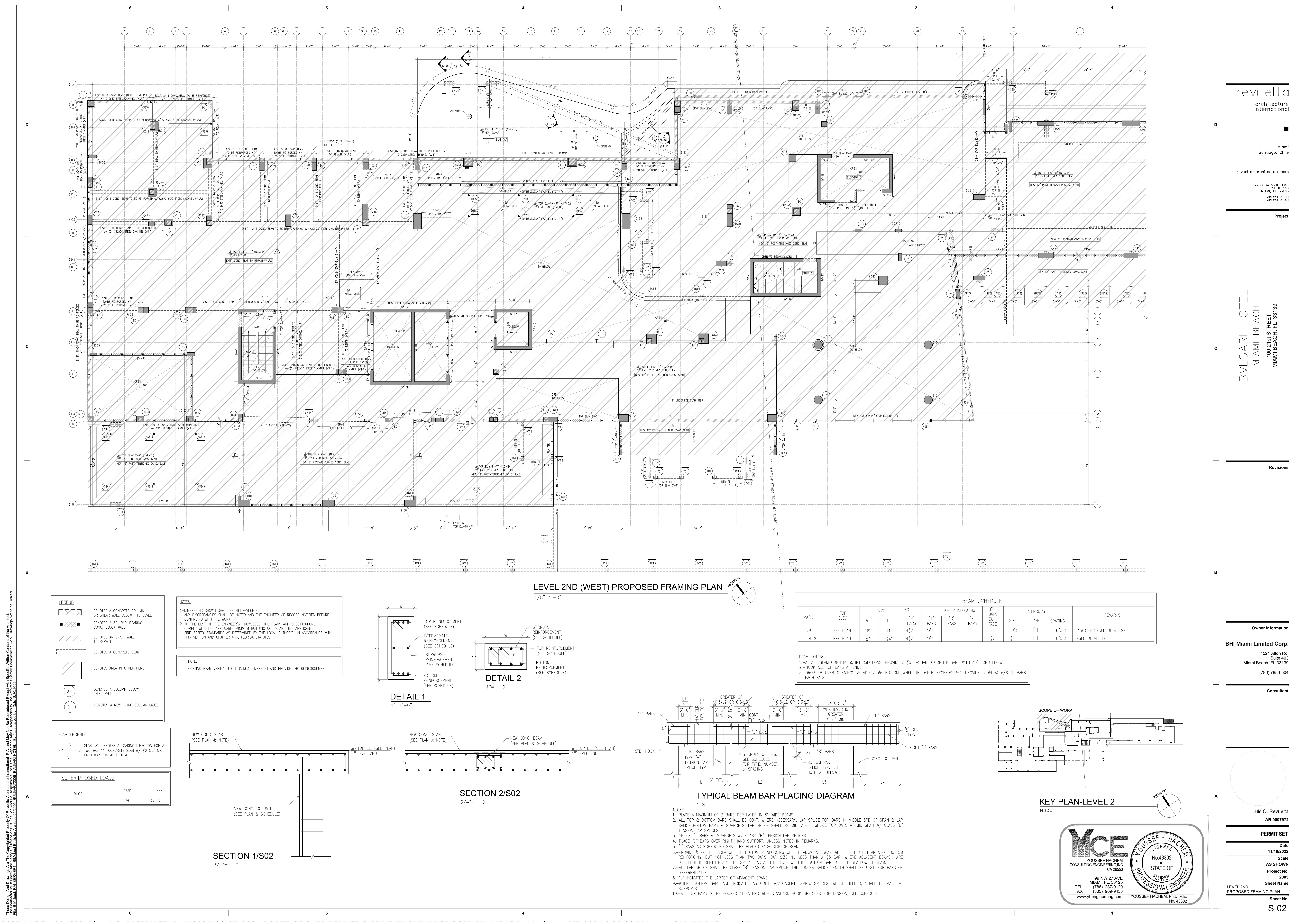
NORTH ELEVATION - EXISTING

Sheet No.

D-002







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LEGEND

■ DENOTES A CONCRETE COLUMN OR SHEAR WALL BELOW THIS LEVEL

■ DENOTES A 8" LOAD-BEARING CONC. BLOCK WALL

--- DENOTES AN EXIST. WALL TO REMAIN

--- DENOTES A CONCRETE BEAM

■ DENOTES AREA IN OTHER PERMIT

XX DENOTES A COLUMN BELOW THIS LEVEL

C- DENOTES A NEW CONC. COLUMN LABEL

SLAB LEGEND

SLAB "A" DENOTES A LOADING DIRECTION FOR A TWO WAY 11" CONCRETE SLAB W/ #6 @ 6" O.C. EACH WAY TOP & BOTTOM.

SUPERIMPOSED LOADS

	DEAD	30 PSF
ROOF		
LIVE		30 PSF

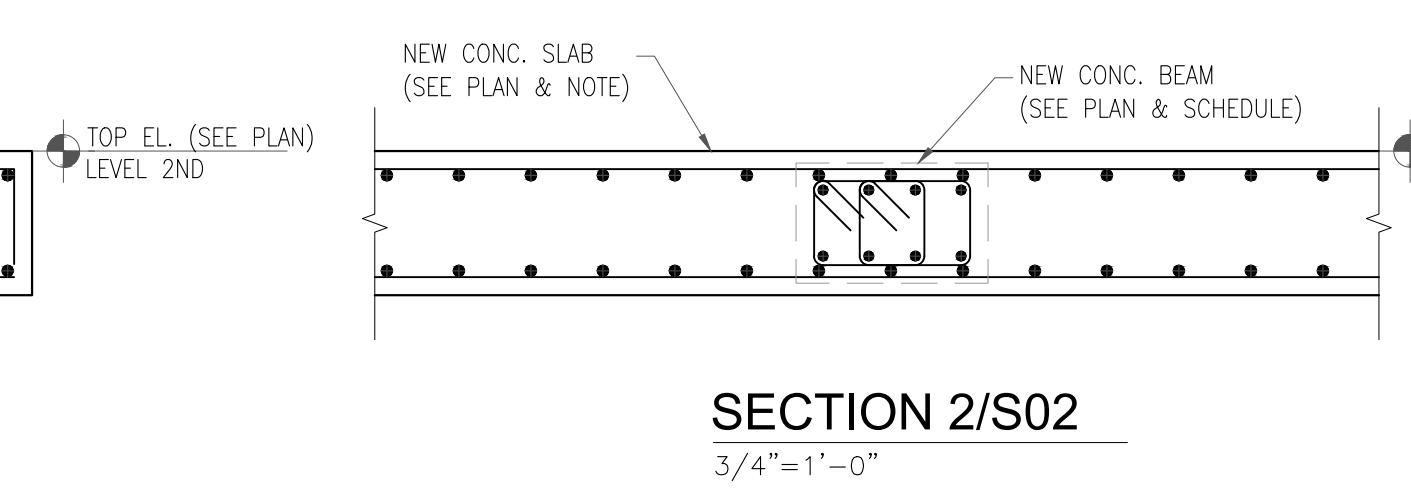
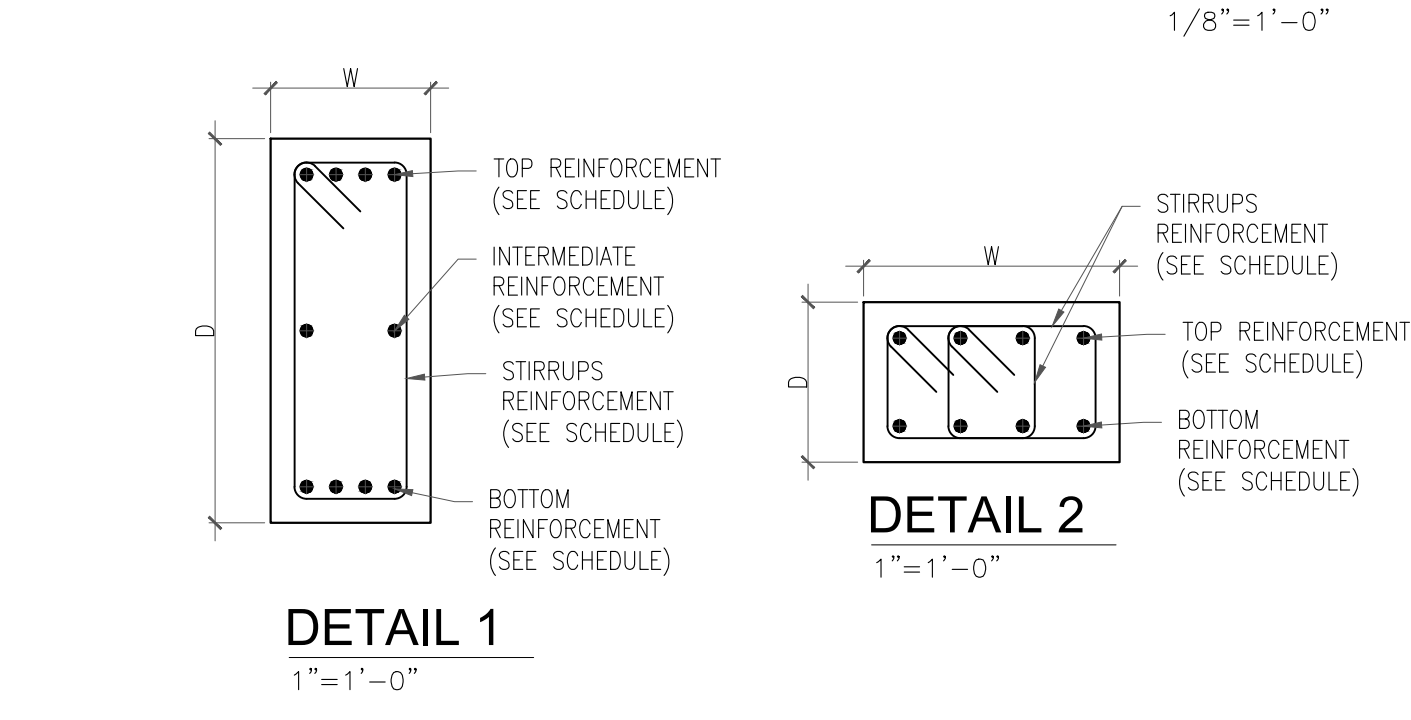
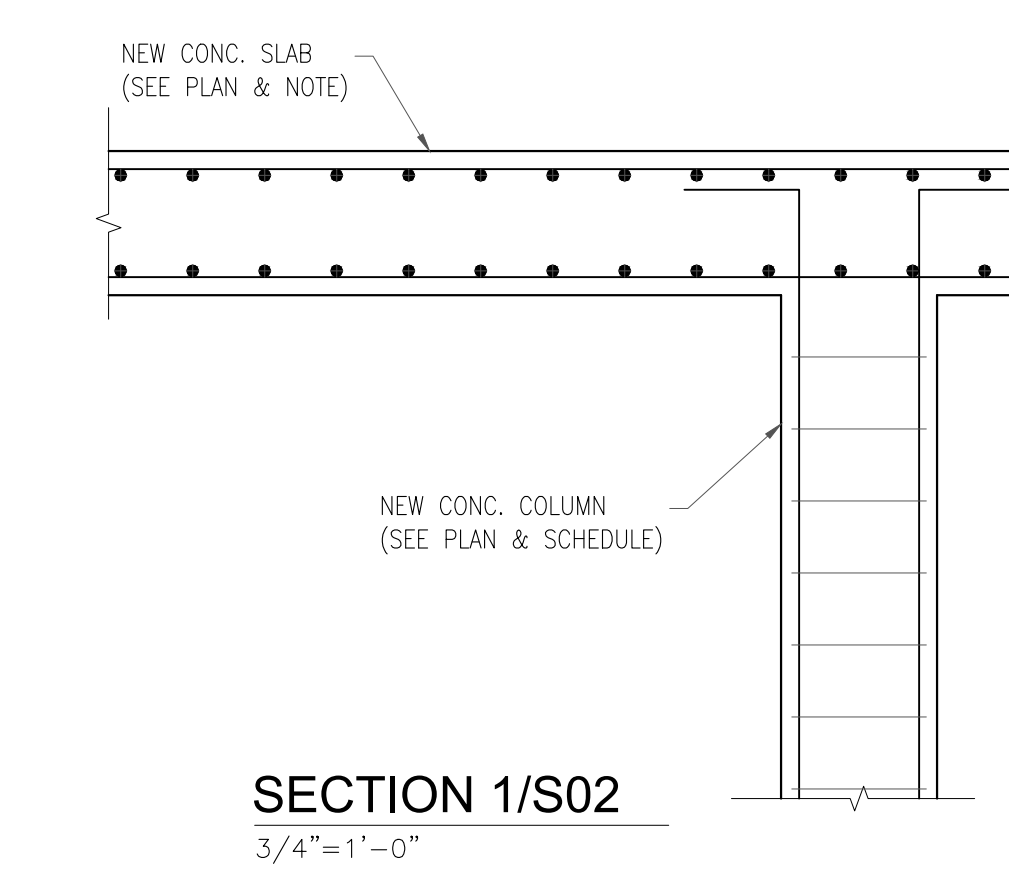
NOTES:

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 PRE-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



LEVEL 2ND (WEST) PROPOSED FRAMING PLAN

1/8"=1'-0"

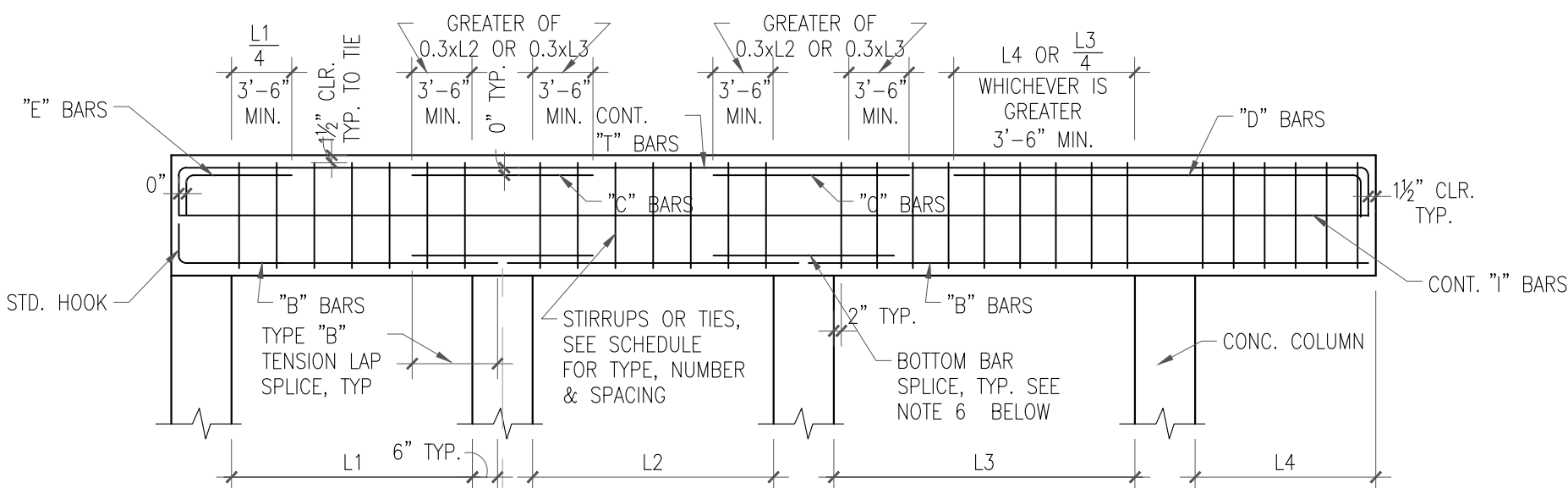
BEAM SCHEDULE									
MARK	TOP ELEV.	SIZE	BOTT.	TOP REINFORCING	"B" BARS EA. FACE	STIRRUPS	REMARKS		
		W	D	"B" BARS	"B" BARS	SIZE	TYPE	SPACING	
2B-1	SEE PLAN	16"	11"	4#7	4#7	2#3	□	6" O.C.	*TWO LEG (SEE DETAIL 2)
2B-2	SEE PLAN	8"	24"	4#7	4#7	1#7	□	8" O.C.	(SEE DETAIL 1)

BEAM NOTES:

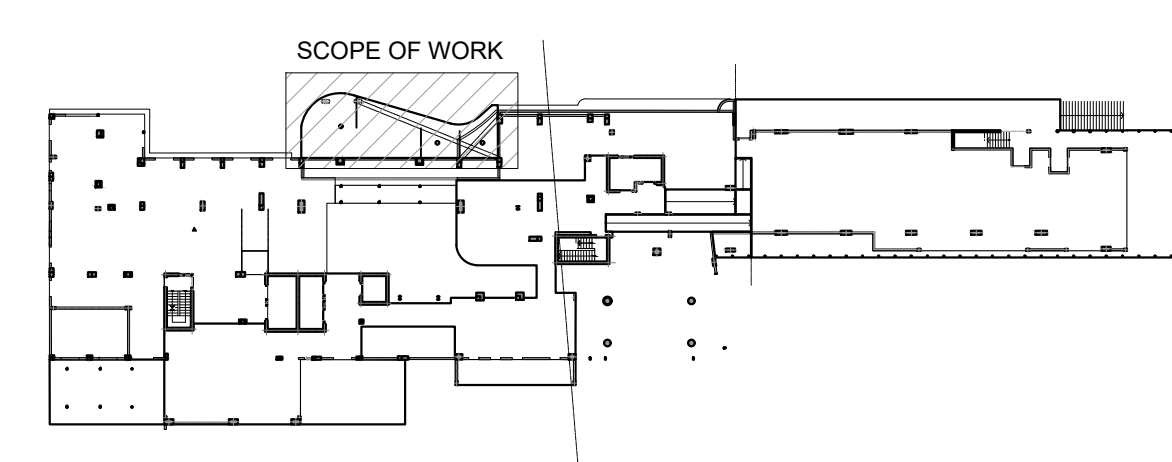
1.-AT ALL BEAM CORNERS & INTERSECTIONS, PROVIDE 2 #5 L-SHAPED CORNER BARS WITH 30" LONG LEGS.

2.-HOOK ALL TOP BARS AT ENDS.

3.-DROP TB OVER OPENINGS & ADD 2 #6 BOTTOM. WHEN TB DEPTH EXCEEDS 36", PROVIDE 5 #4 @ d/6 'I' 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 SPICE TOP BARS IN MIDDLE 3RD OF SPAN & LAP SPICE BOTTOM BARS @ SUPPORTS. LAP SPICE SHALL BE MIN. 3'-6", SPICE TOP BARS AT MID SPAN W/ CLASS "B" TENSION LAP SPICES.
 - 3.-SPICE "I" BARS AT SUPPORTS W/ CLASS "B" TENSION LAP SPICES.
 - 4.-PLACE "C" BARS OVER RIGHT-HAND SUPPORT, UNLESS NOTED IN REMARKS.
 - 5.-"I" BARS AS SCHEDULED SHALL BE PLACED EACH SIDE OF BEAM.
 - 6.-PROVIDE X 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 SPICE BAR AT THE LEVEL OF THE BOTTOM BARS OF THE SHALLOWEST BEAM.
 - 7.-ALL LAP SPICE SHALL BE CLASS "B" TENSION LAP SPICE. THE LONGER SPICE 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.



KEY PLAN-LEVEL 2

N.T.S.

MCE

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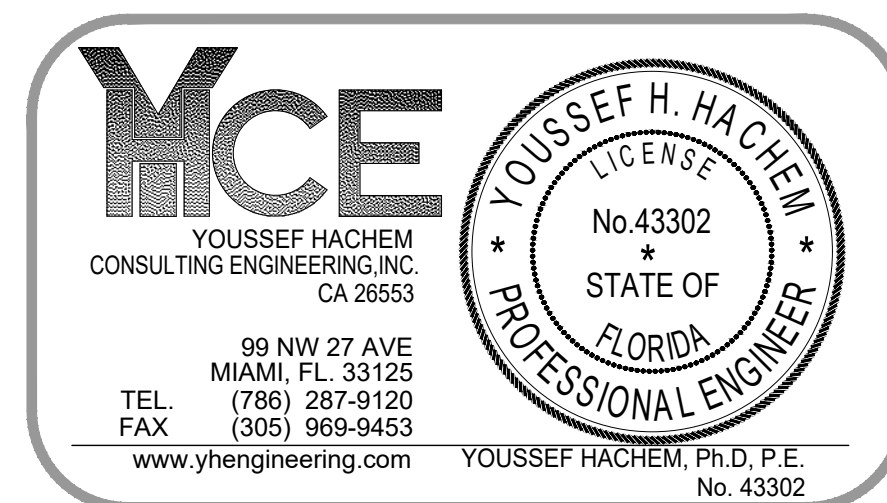
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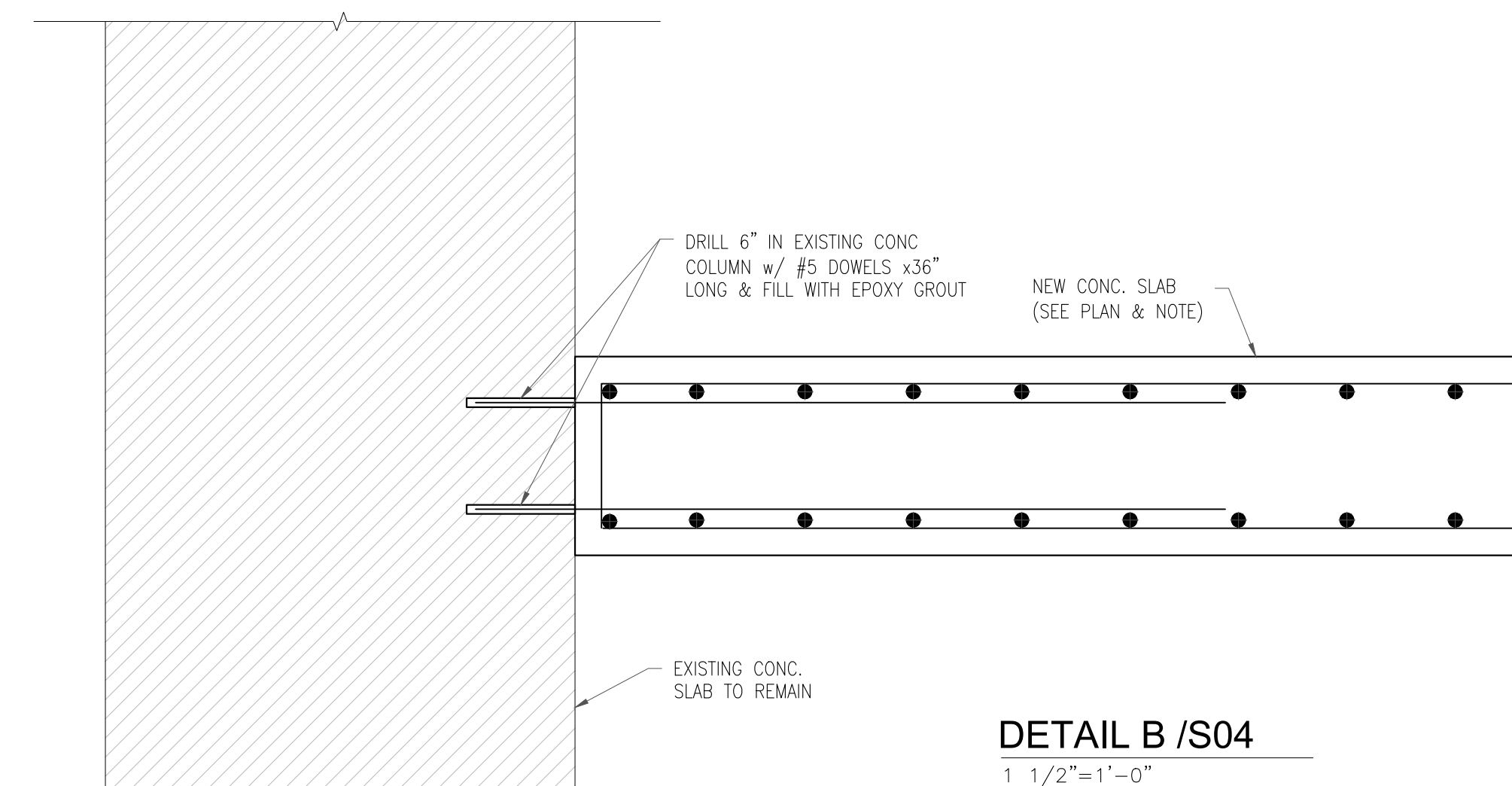
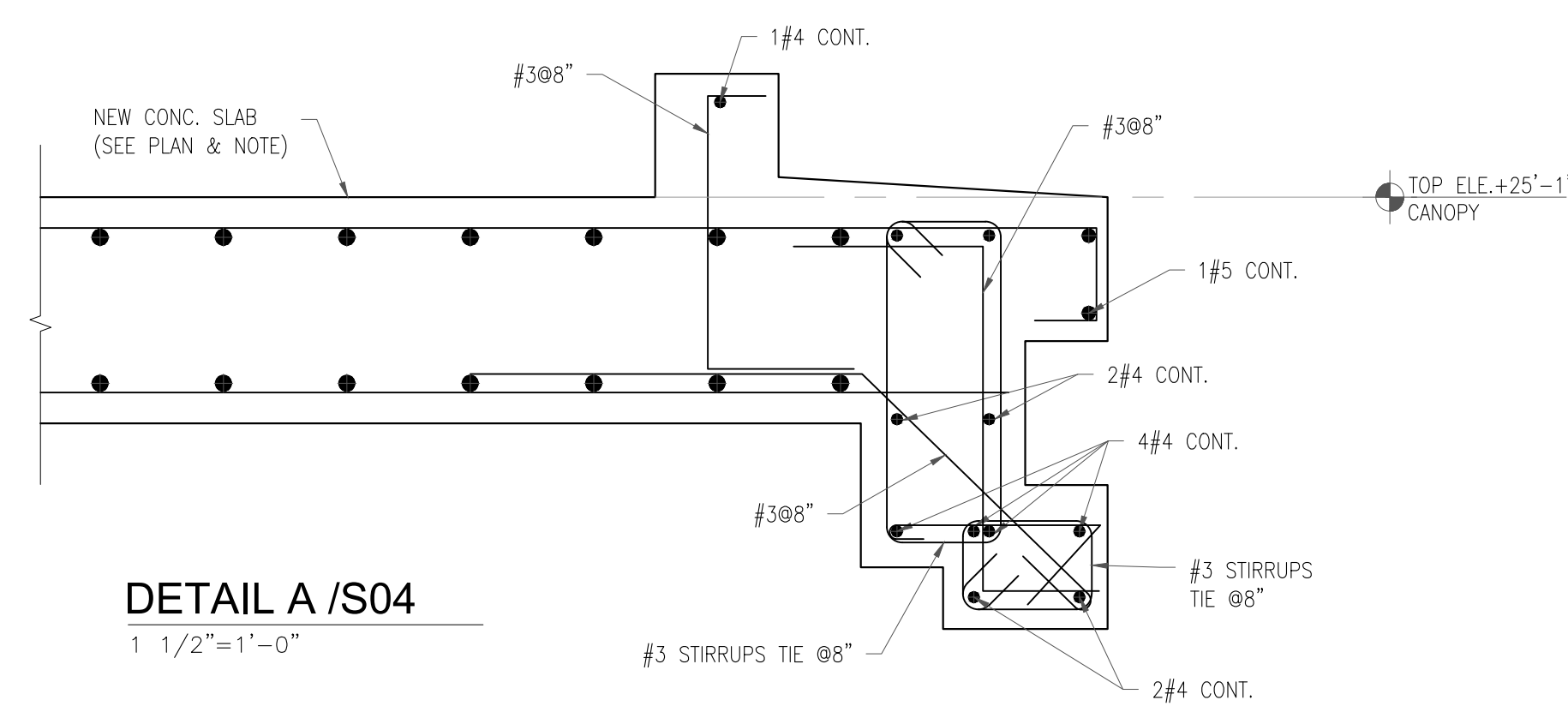
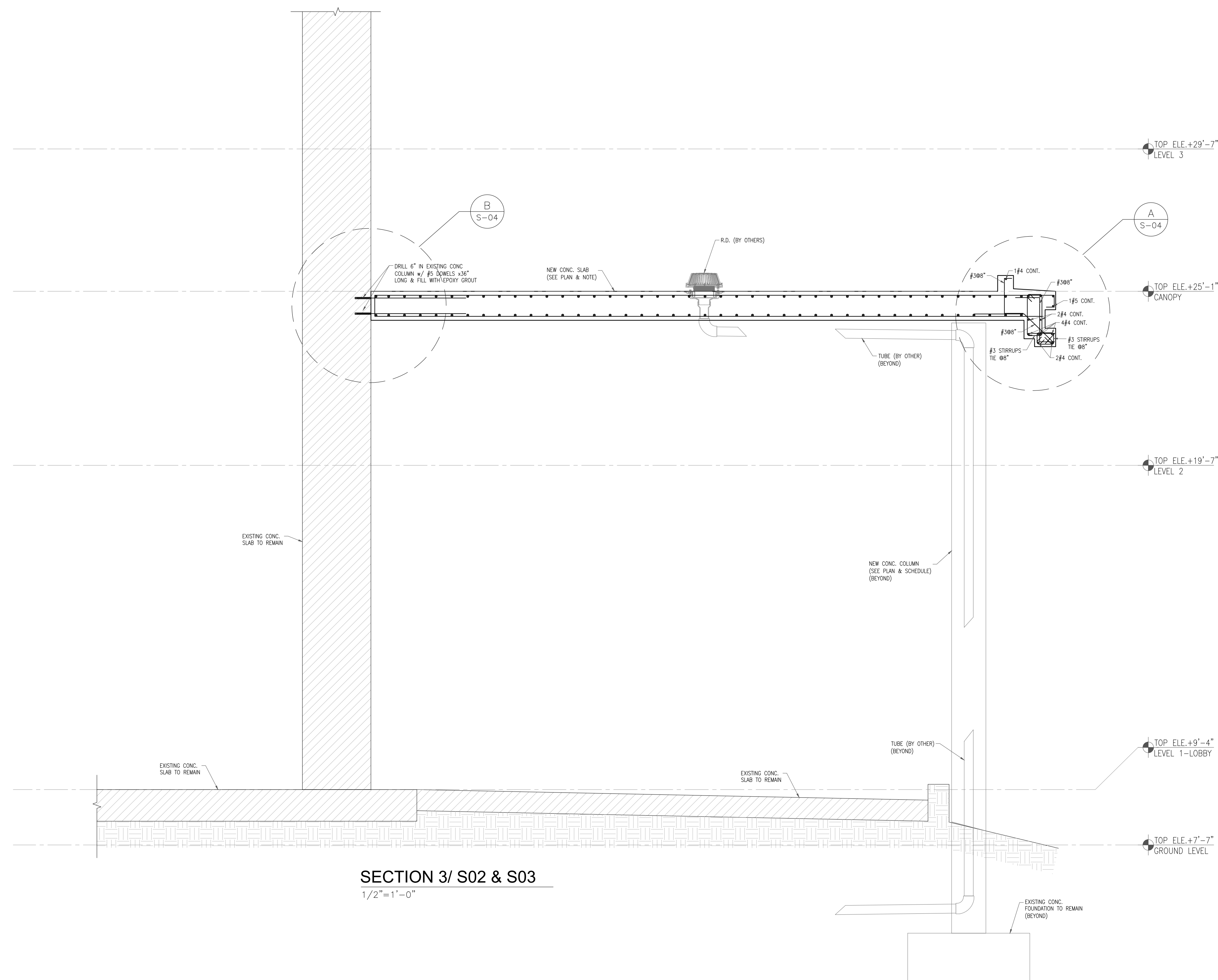
Luis O. Revuelta
AR-000792

PERMIT SET

Date
11/10/2022
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Sheet Name
LEVEL 2ND
PROPOSED FRAMING PLAN
Sheet No.
S-02



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THANK YOU



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