31st STREET

220 - 224 - 230 31st STREET | MIAMI BEACH | FL | 33140

FINAL SUBMITTAL

OCTOBER 9, 2023
FILE NO: HPB23-0589

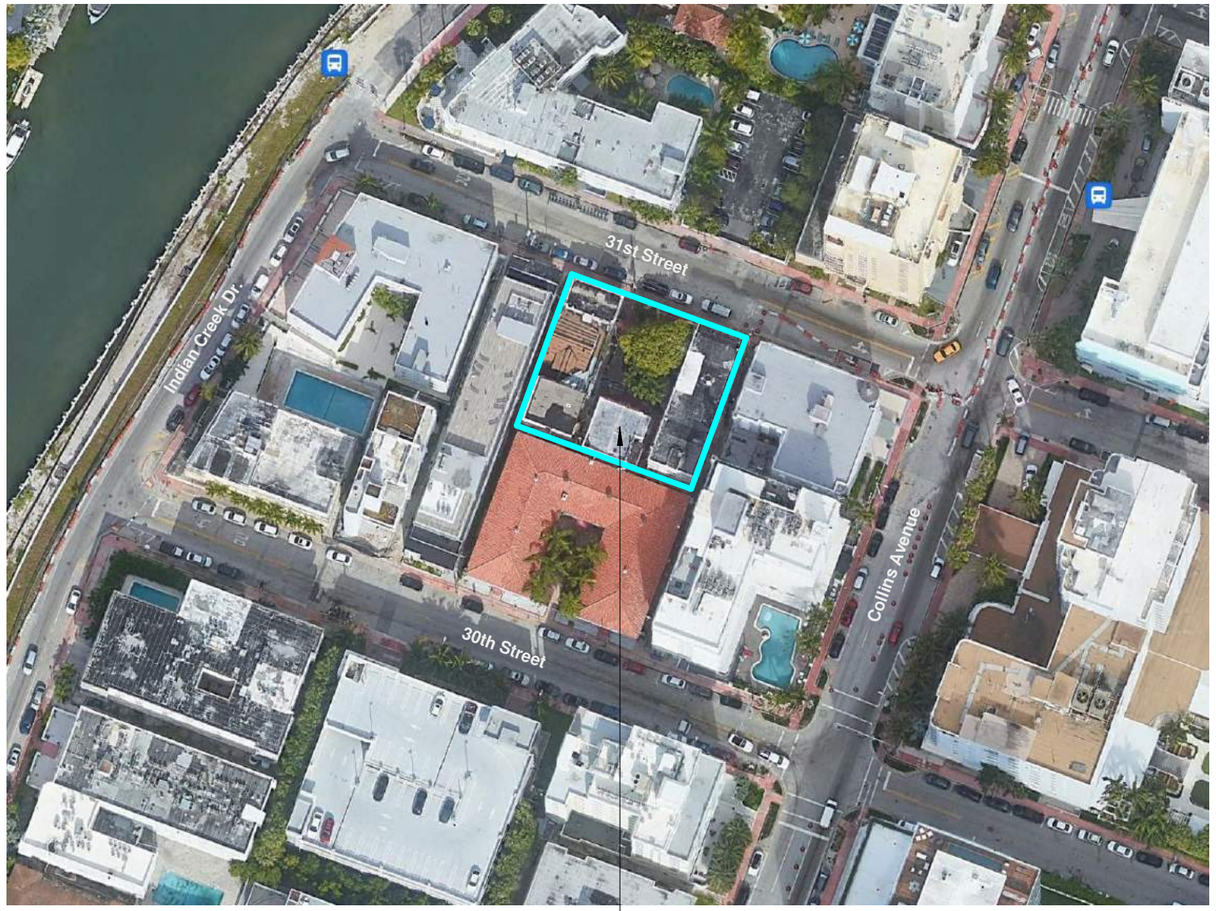
DRAWING LIST

A-0	TITLE
A-1	SURVEY
A-2	LOCATION & AERIAL MAPS
A-3	ZONING DATA SHEET
A-4	FAR DIAGRAM - EXISTING
A-5	FAR DIAGRAM - PROPOSED
A-6	SITE PHOTOS
A-7	SITE PHOTOS
A-8	CONTEXT PHOTOS
A-9	CONTEXT PHOTOS
A-10	SURROUNDING DISTRICT PHOTOS
A-11	SURROUNDING DISTRICT PHOTOS
A-12	ARCHIVE PHOTOS
A-13	ARCHIVE PHOTOS
A-14	RENDERS
A-15	RENDERS
A-16	RENDERS
A-17	INTERIOR LOBBY RENDERS
A-18	EXISTING GROUND FLOOR
A-19	EXISTING LEVEL 02
A-20	EXISTING LEVEL 03
A-21	EXISTING ELEVATIONS
A-22	EXISTING ELEVATIONS
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A-25	DEMOLITION LEVEL 03
A-26	DEMOLITION ELEVATIONS
A-27	DEMOLITION ELEVATIONS
A-28	DEMOLITION ELEVATIONS
A-29	SITE PLAN
A-30	GROUND FLOOR SITE PLAN
A-31	ENLARGED GROUND FLOOR PLAN
A-32	LEVEL 02
A-33	LEVEL 03
A-34	ROOF PLAN
A-35	ELEVATIONS
A-36	ELEVATIONS
A-37	ELEVATIONS
A-38	ELEVATIONS
A-39	ELEVATIONS
A-40	MATERIALS
A-41	SECTIONS
A-42	SECTIONS

L-00	SURVEY PLAN
L-01	LANDSCAPE PLAN
L-02	LANDSCAPE NOTES
L-03	PLANTS CATALOGUE
L-04	RELOCATION PLAN
LI-01	LIGHTING PLAN
IR-1	IRRIGATION PLAN



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT



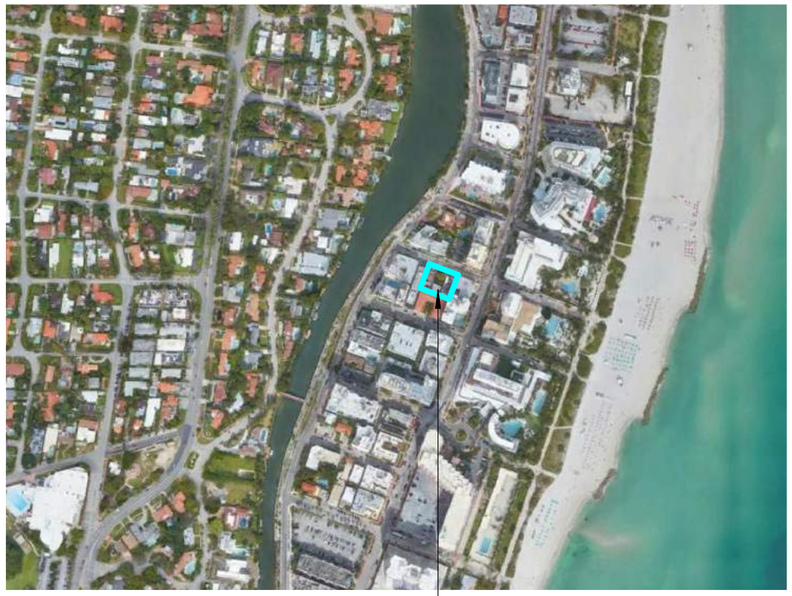
SUBJECT LOCATION
220 - 224 - 230 31st STREET
MIAMI BEACH | FL | 33140

SITE AERIAL MAP



SUBJECT LOCATION
220 - 224 - 230 31st STREET
MIAMI BEACH | FL | 33140

LOCATION MAP



SUBJECT LOCATION
220 - 224 - 230 31st STREET
MIAMI BEACH | FL | 33140

AERIAL MAP

N

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**LOCATION & AERIAL MAPS** 2023.09.18 1 1/2" = 1'-0" 2310	**A-2**



1



2



3



4



5



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SURROUNDING DISTRICT PHOTOS** 2023.09.18 2310	**A-10**



6



8



7



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SURROUNDING DISTRICT PHOTOS** 2023.09.18 2310	**A-11**



1



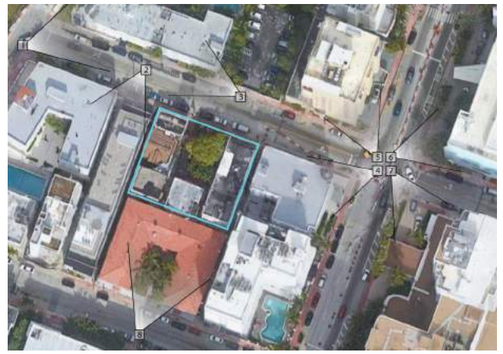
2



3



4



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**CONTEXT PHOTOS** 2023.09.18 2310	**A-8**



5



6



7



8



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**CONTEXT PHOTOS** 2023.09.18 2310	**A-9**



0 - BUILDING 220-224-230 STREET VIEW



1 - BUILDING 220



2 - BUILDING 220



3 - BUILDING 220



4 - BUILDING 220



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SITE PHOTOS** 2023.09.18 2310	**A-6**



5 - BUILDING 230



6 - BUILDING 230



7 - BUILDING 230



8 - BUILDING 230



9 - BUILDING 224



10 - BUILDING 224



11 - BUILDING 224



12 - BUILDING 224



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SITE PHOTOS** 2023.09.18 2310	**A-7**



BUILDING 220





BUILDING 230









BUILDING 224

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ARCHIVE PHOTOS** 2023.09.18 2310	**A-12**



BUILDING 220



BUILDING 224

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ARCHIVE PHOTOS** 2023.09.18 2310	**A-13**



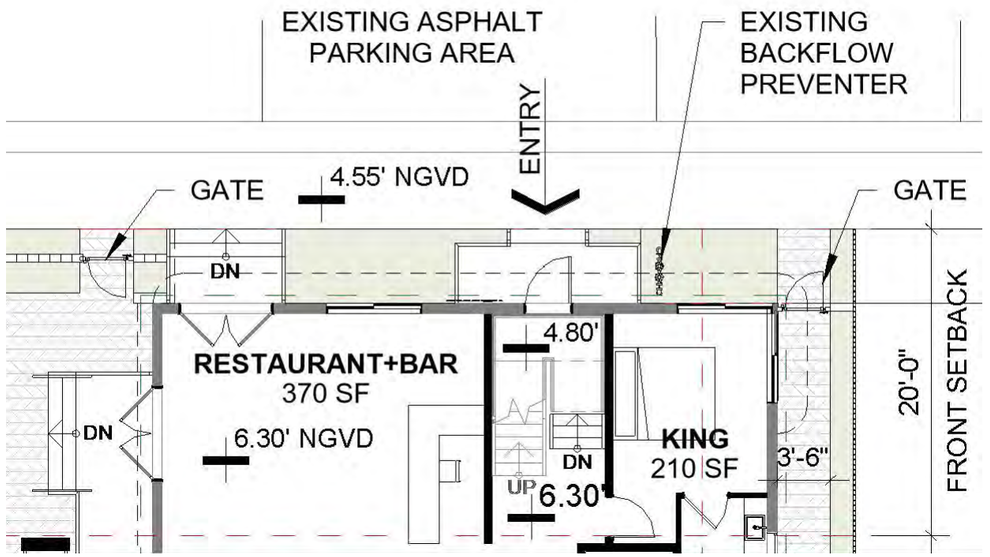




STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**RENDERS** 2023.09.18 2310	**A-14**





PROPOSED, IN RESPONSE TO STAFF COMMENTS:

Door to the right of Entry door at 220 building has been replaced by a window to match symmetry.

Keeping the original entry stoop and railings to be retained & restored.



AS SUBMITTED PREVIOUSLY

MM Dec 7 2023







STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**RENDERS** 2023.09.18 2310	**A-15**







STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**RENDERS** 2023.09.18 2310	**A-16**







STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**INTERIOR LOBBY RENDERS** 2023.09.18 2310	**A-17**



STUCCO
COLOR: GREEN



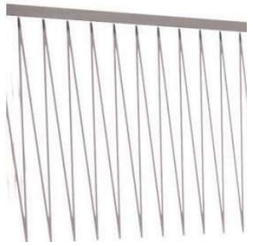




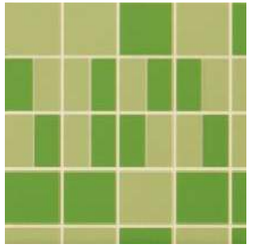
ROOF TILES
COLOR: GREEN



DOOR AND WINDOW FRAME
COLOR: WHITE
CLEAR GLASS



METAL RAILING
COLOR: WHITE



TILE
COLOR: GREEN

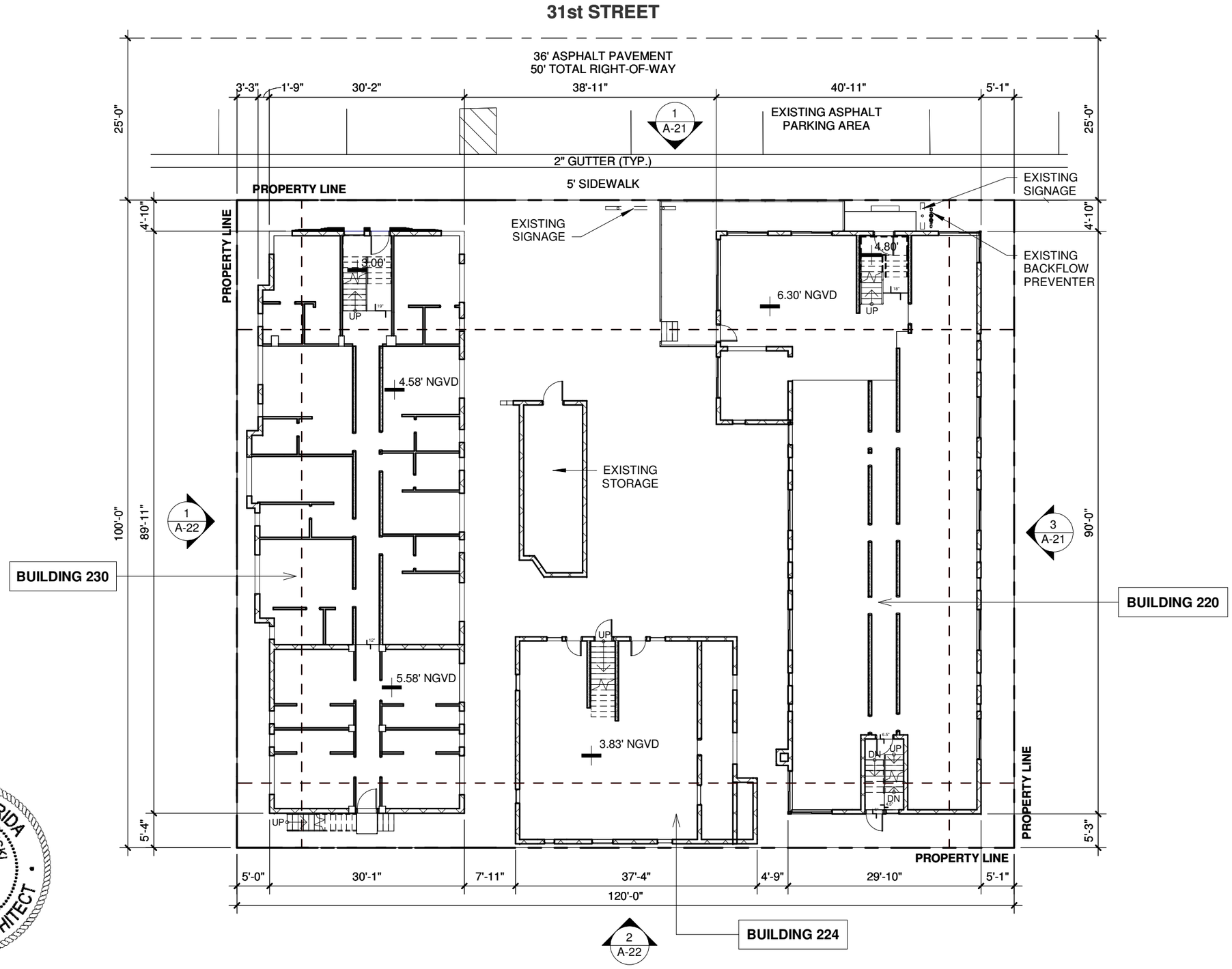


DECORATIVE MASONRY BLOCK CIRCLE WALL - FRONT FACADE



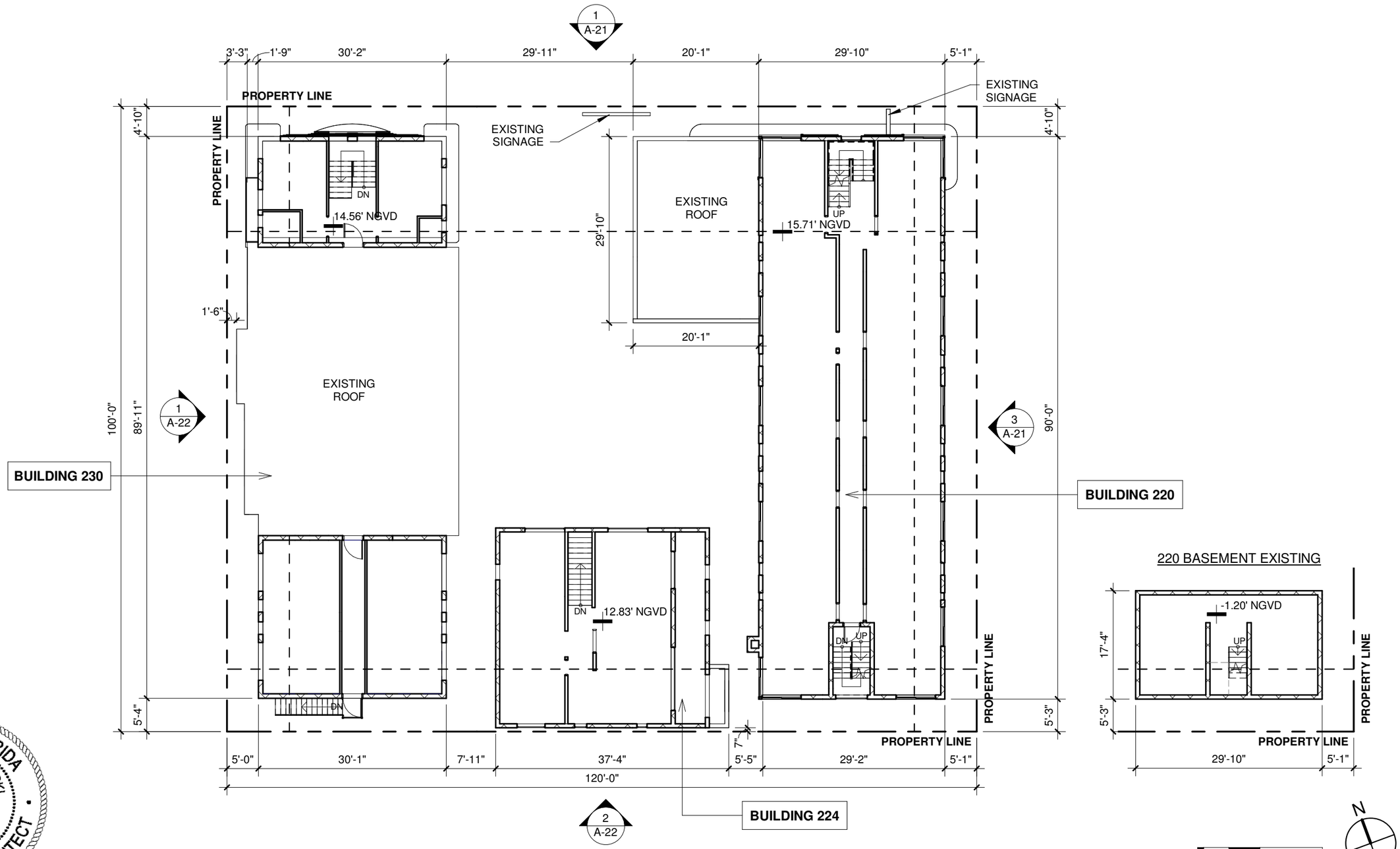
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**MATERIALS** 2023.09.18 2310	**A-40**



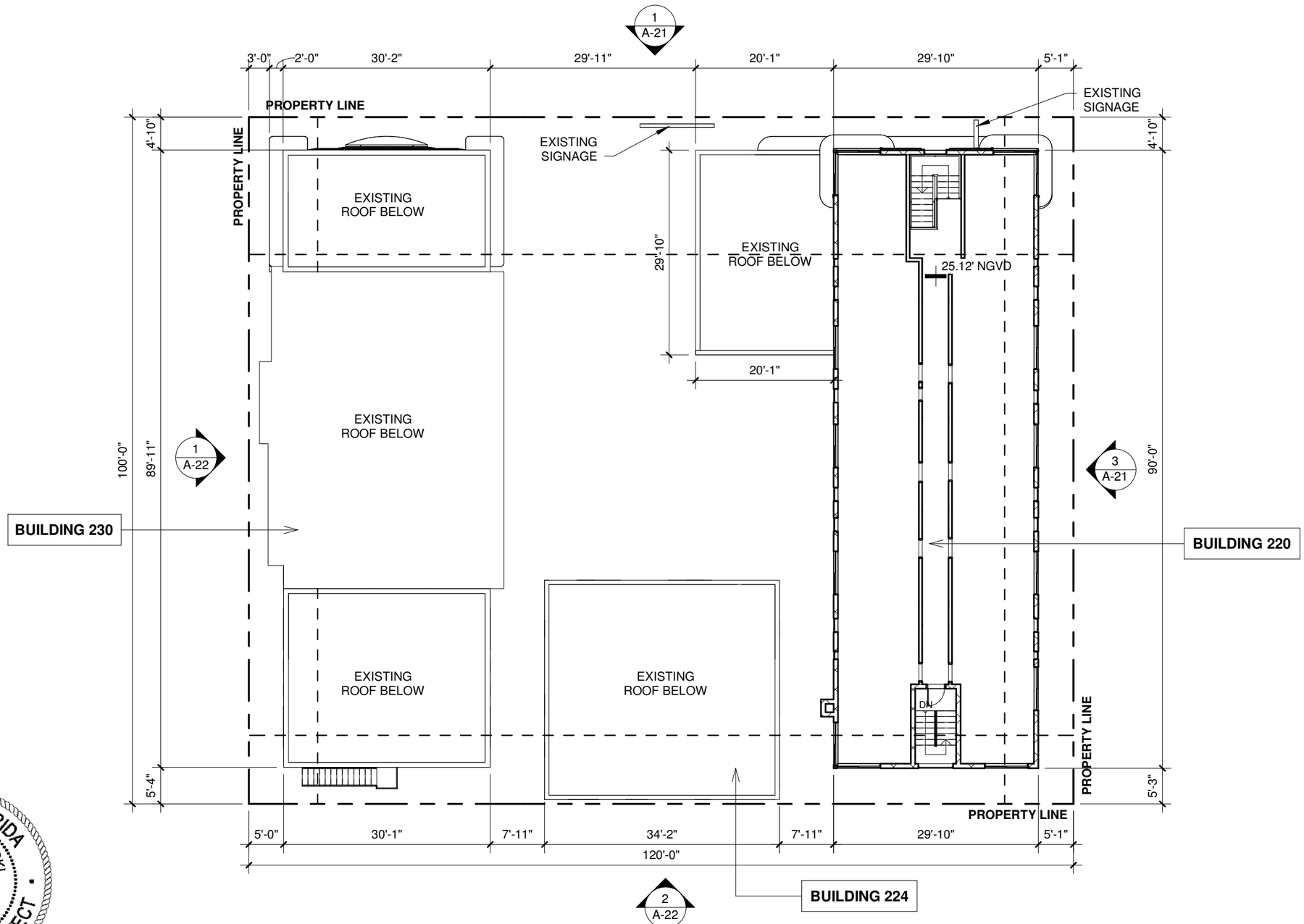
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**EXISTING GROUND FLOOR** 2023.09.18 1/16" = 1'-0" 2310	**A-18**



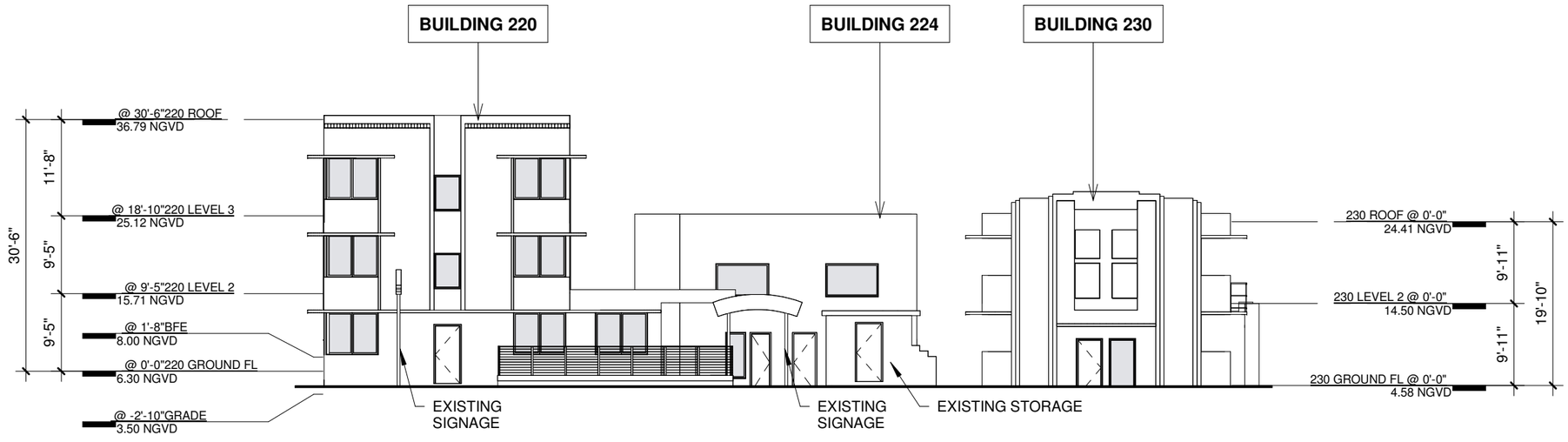
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**EXISTING LEVEL 02** 2023.09.18 1/16" = 1'-0" 2310	**A-19**



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**EXISTING LEVEL 03** 2023.09.18 1/16" = 1'-0" 2310	**A-20**



BUILDING 220 - 224 - 230 - NORTH ELEVATION - EXISTING

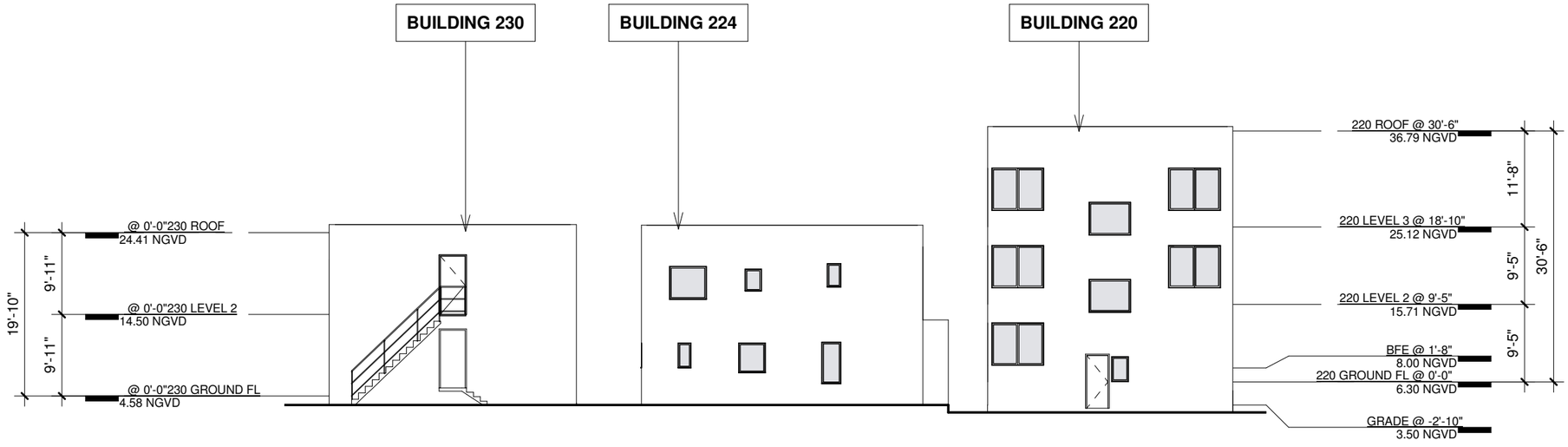


BUILDING 220 - EAST ELEVATION - EXISTING

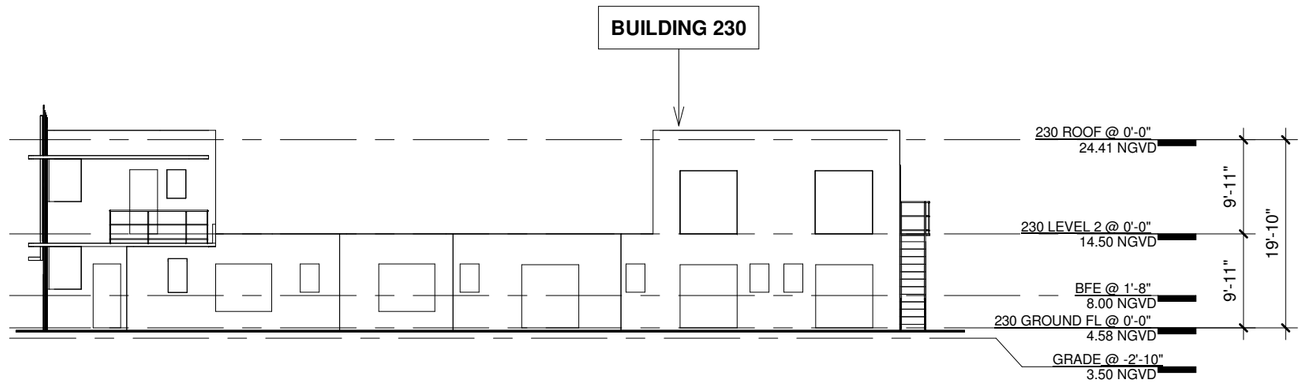
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**EXISTING ELEVATIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-21**



BUILDING 220 - 224 - 230 - SOUTH ELEVATION - EXISTING



BUILDING 230 - WEST ELEVATION - EXISTING

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

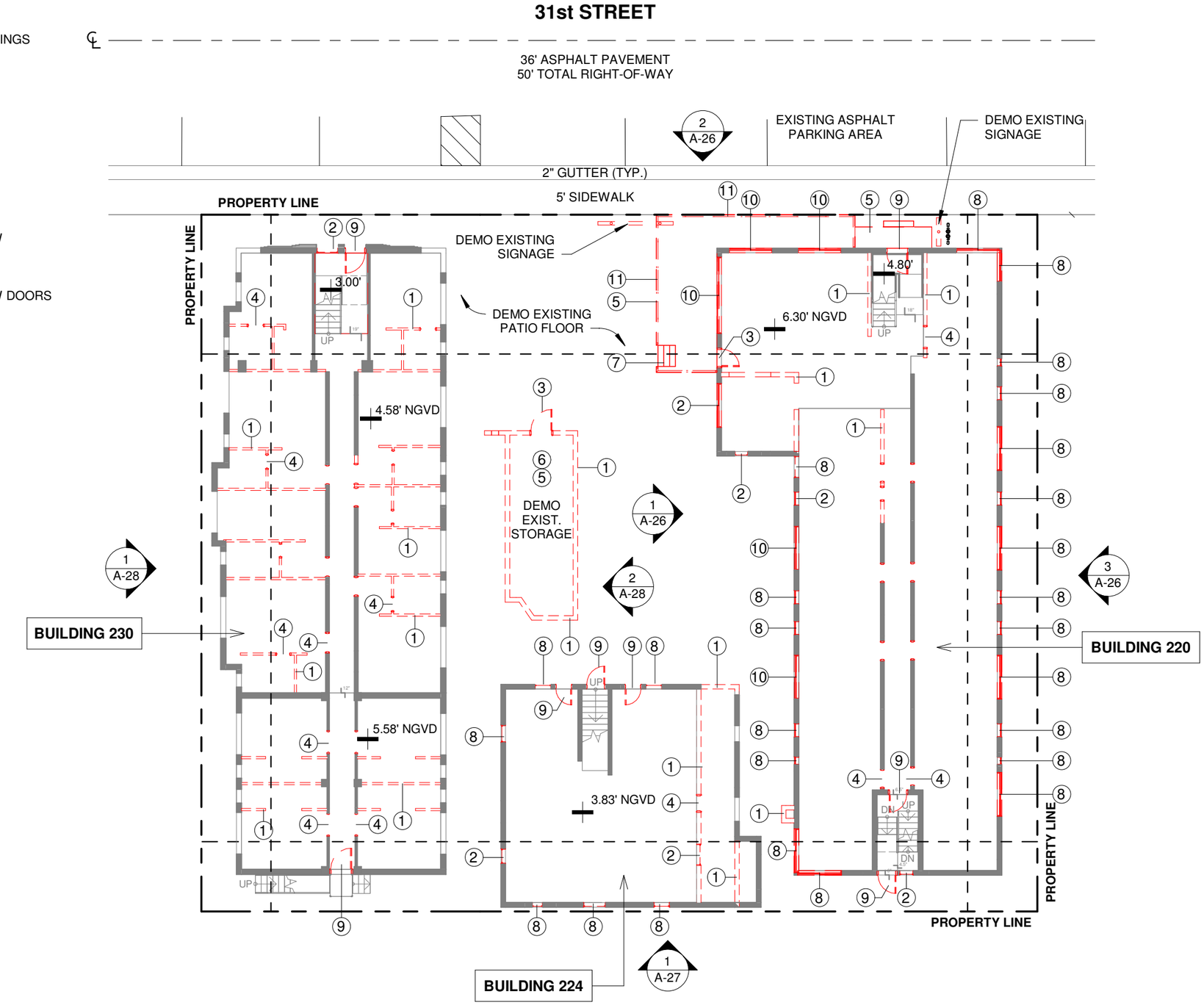
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**EXISTING ELEVATIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-22**

DEMOLITION LEGEND

1. REMOVE WALLS/WALL FRAMINGS
2. REMOVE WINDOWS
3. REMOVE DOORS
4. DEMO DOOR FRAMES
5. DEMO SLABS
6. DEMO ROOF
7. DEMO STEPS/STAIRS
8. REPLACE WINDOW FOR NEW
9. REPLACE DOOR FOR NEW
10. REPLACE WINDOW FOR NEW DOORS
11. DEMO RAILING
12. REPLACE RAILING FOR NEW

TO BE DEMOLISHED

EXISTING TO REMAIN



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

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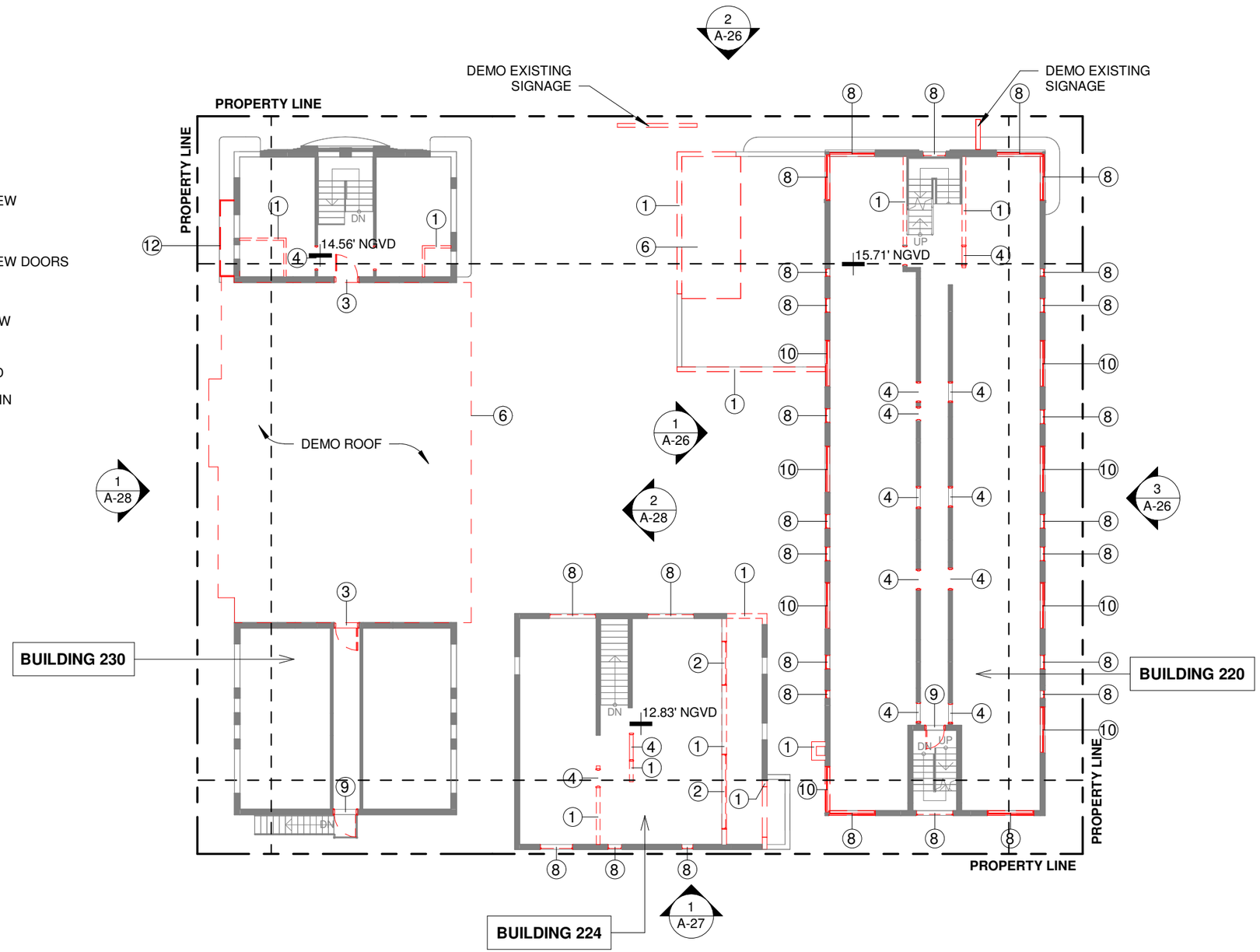
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**DEMOLITION GROUND FLOOR** 2023.09.18 As indicated 2310	**A-23**

DEMOLITION LEGEND

1. REMOVE WALLS/WALL FRAMINGS
2. REMOVE WINDOWS
3. REMOVE DOORS
4. DEMO DOOR FRAMES
5. DEMO SLABS
6. DEMO ROOF
7. DEMO STEPS/STAIRS
8. REPLACE WINDOW FOR NEW
9. REPLACE DOOR FOR NEW
10. REPLACE WINDOW FOR NEW DOORS
11. DEMO RAILING
12. REPLACE RAILING FOR NEW

TO BE DEMOLISHED

EXISTING TO REMAIN



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

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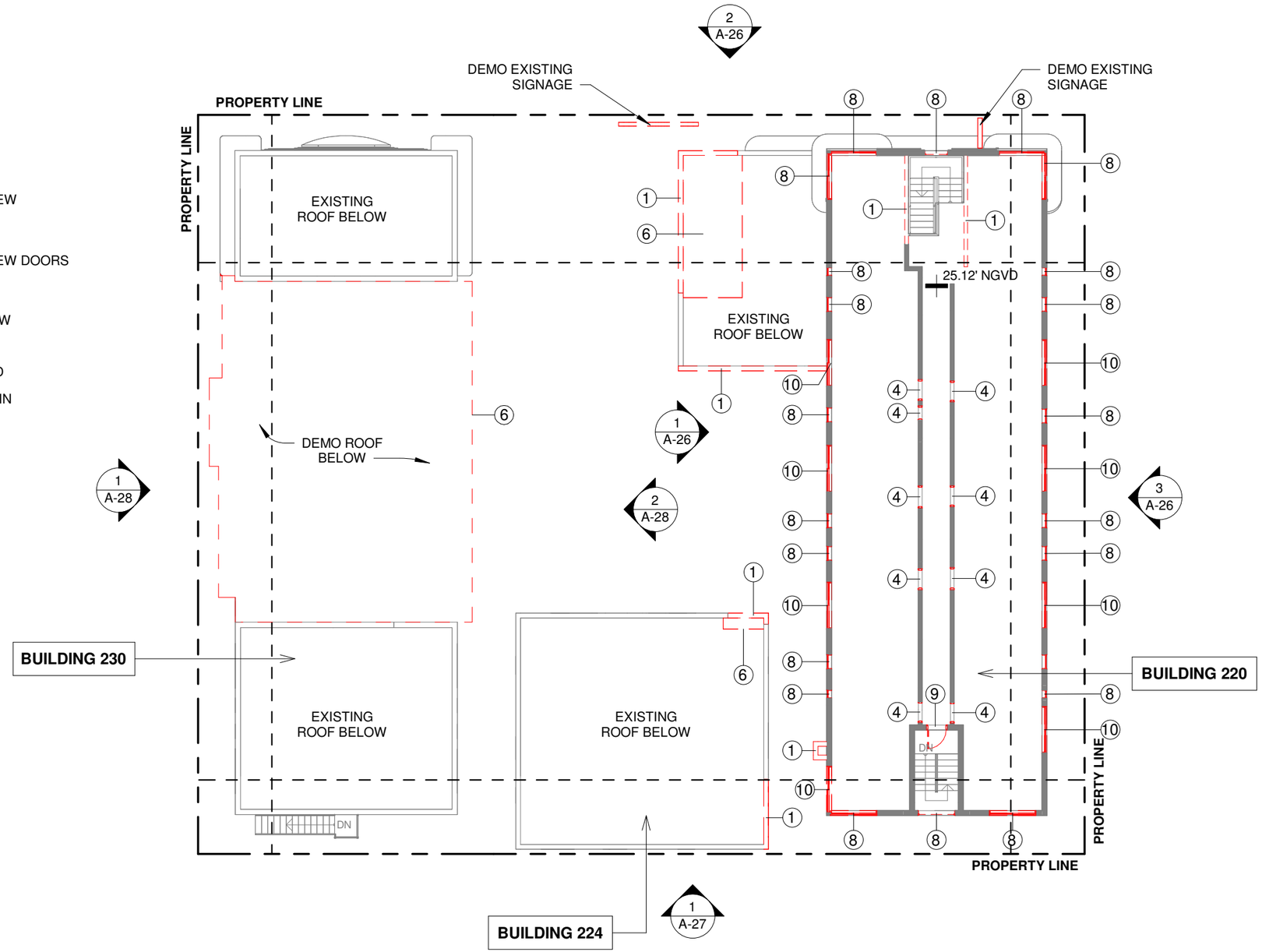
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**DEMOLITION LEVEL 02** 2023.09.18 As indicated 2310	**A-24**

DEMOLITION LEGEND

1. REMOVE WALLS/WALL FRAMINGS
2. REMOVE WINDOWS
3. REMOVE DOORS
4. DEMO DOOR FRAMES
5. DEMO SLABS
6. DEMO ROOF
7. DEMO STEPS/STAIRS
8. REPLACE WINDOW FOR NEW
9. REPLACE DOOR FOR NEW
10. REPLACE WINDOW FOR NEW DOORS
11. DEMO RAILING
12. REPLACE RAILING FOR NEW

TO BE DEMOLISHED

EXISTING TO REMAIN



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

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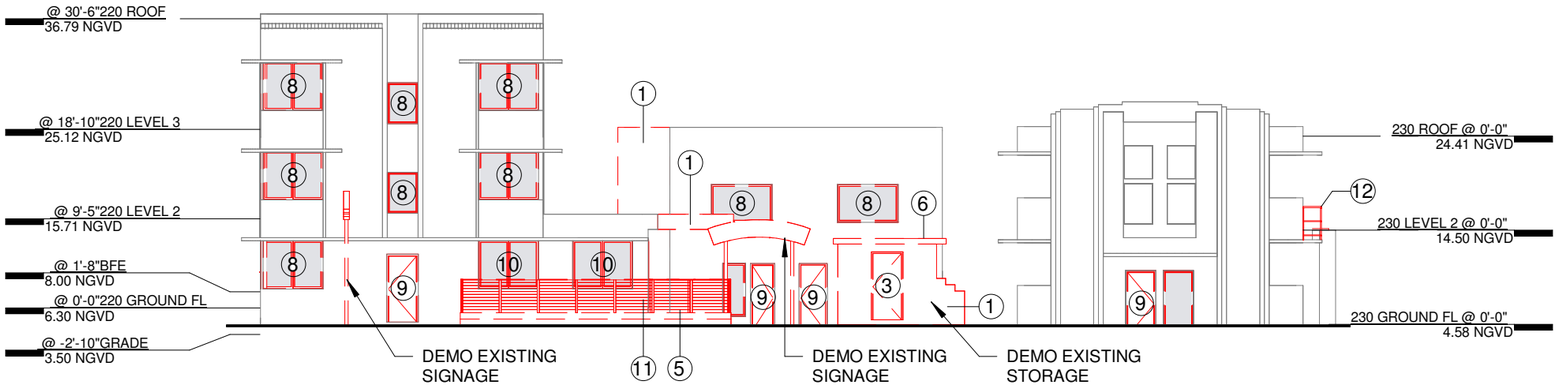
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**DEMOLITION LEVEL 03** 2023.09.18 As indicated 2310	**A-25**

DEMOLITION LEGEND

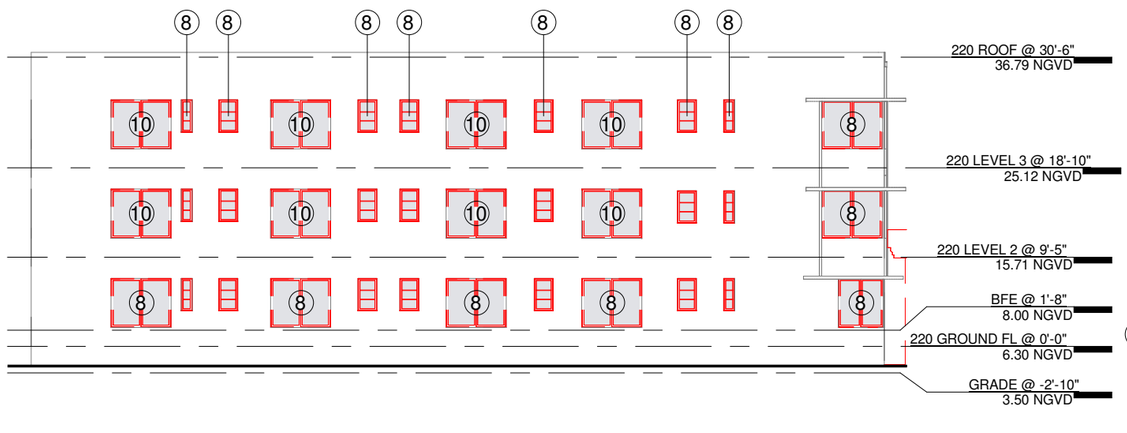
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2. REMOVE WINDOWS
3. REMOVE DOORS
4. DEMO DOOR FRAMES
5. DEMO SLABS
6. DEMO ROOF
7. DEMO STEPS/STAIRS
8. REPLACE WINDOW FOR NEW
9. REPLACE DOOR FOR NEW
10. REPLACE WINDOW FOR NEW DOORS
11. DEMO RAILING
12. REPLACE RAILING FOR NEW

TO BE DEMOLISHED

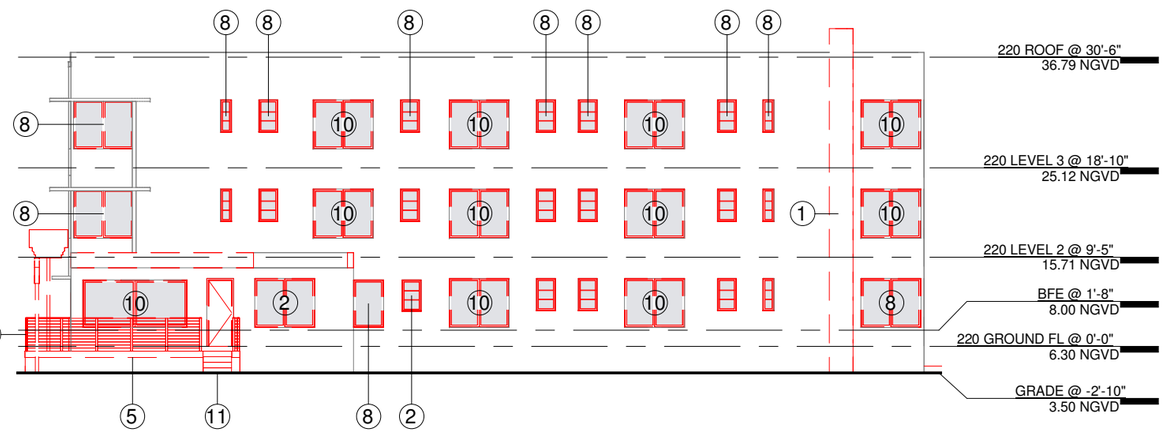
EXISTING TO REMAIN



BUILDING 220 - 224 - 230 - NORTH ELEVATION



BUILDING 220 - EAST ELEVATION



BUILDING 220 - WEST ELEVATION

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

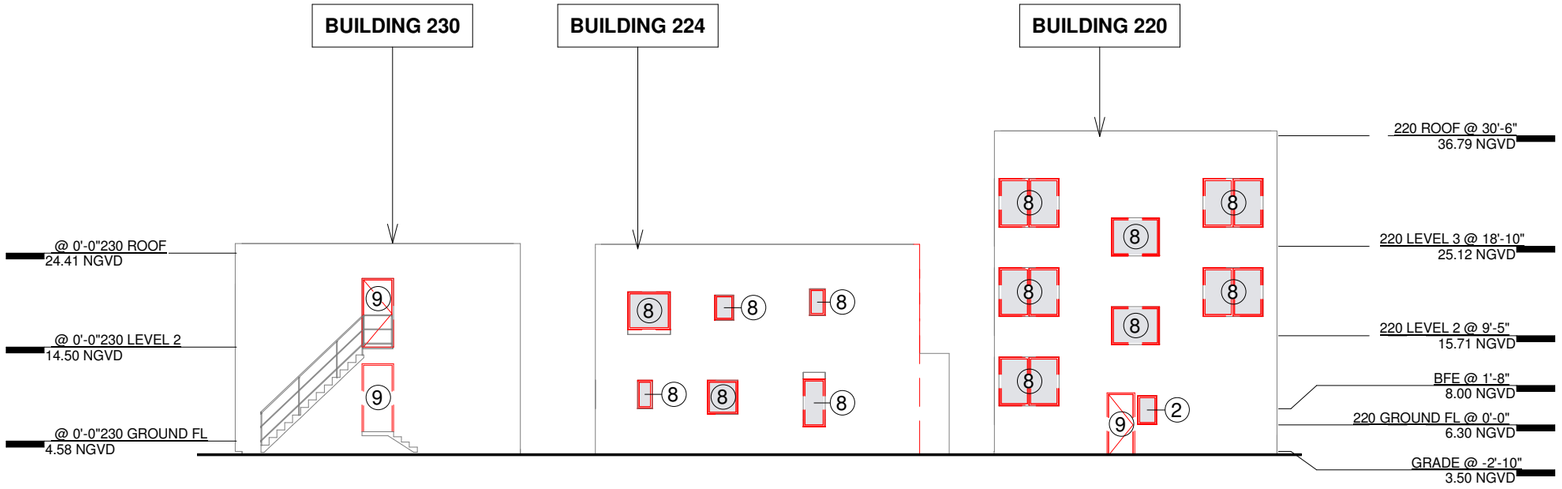
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**DEMOLITION ELEVATIONS** 2023.09.18 As indicated 2310	**A-26**

DEMOLITION LEGEND

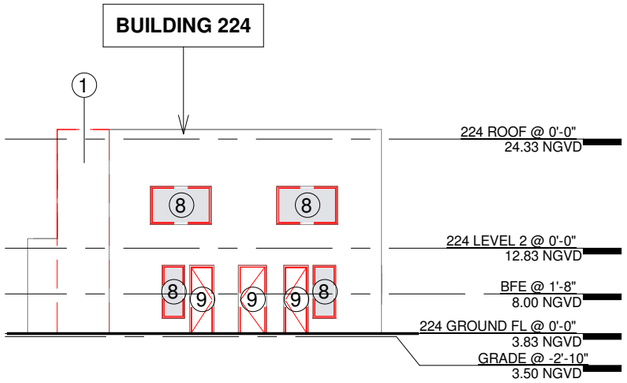
1. REMOVE WALLS/WALL FRAMINGS
2. REMOVE WINDOWS
3. REMOVE DOORS
4. DEMO DOOR FRAMES
5. DEMO SLABS
6. DEMO ROOF
7. DEMO STEPS/STAIRS
8. REPLACE WINDOW FOR NEW
9. REPLACE DOOR FOR NEW
10. REPLACE WINDOW FOR NEW DOORS
11. DEMO RAILING
12. REPLACE RAILING FOR NEW

TO BE DEMOLISHED

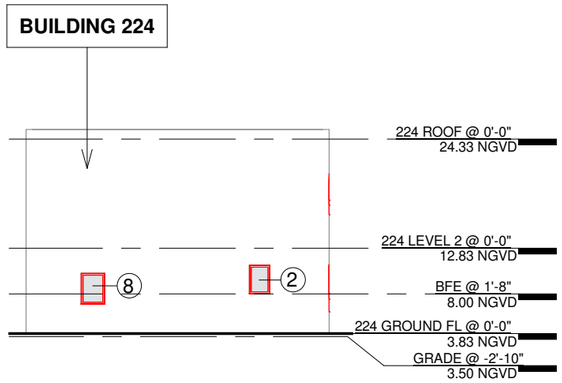
EXISTING TO REMAIN



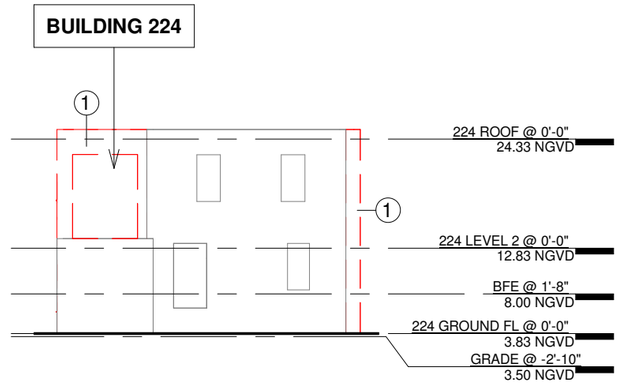
SOUTH ELEVATION - DEMO



BUILDING 224 - NORTH ELEVATION - DEMO



BUILDING 224 - WEST ELEVATION - DEMO



BUILDING 224 - EAST ELEVATION - DEMO

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

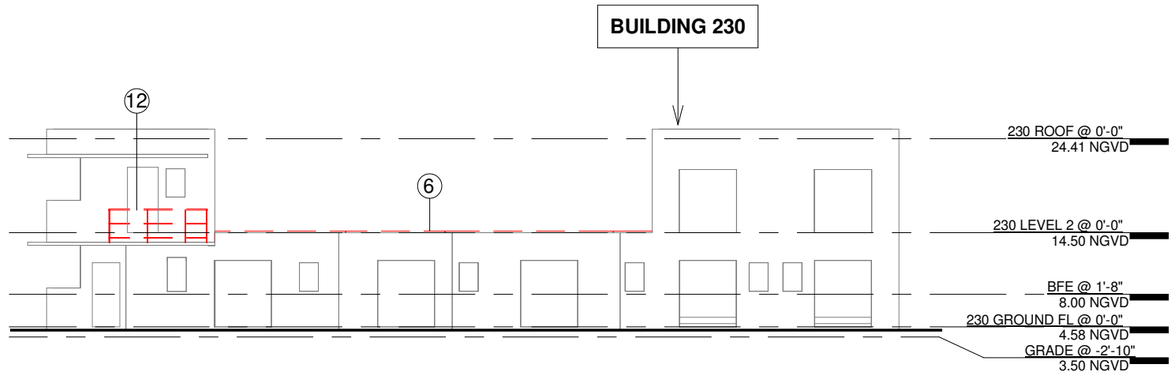
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**DEMOLITION ELEVATIONS** 2023.09.18 As indicated 2310	**A-27**

DEMOLITION LEGEND

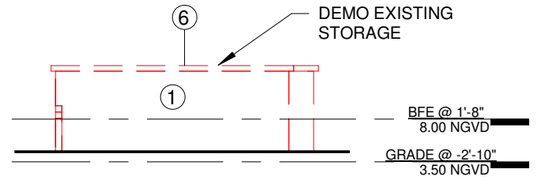
1. REMOVE WALLS/WALL FRAMINGS
2. REMOVE WINDOWS
3. REMOVE DOORS
4. DEMO DOOR FRAMES
5. DEMO SLABS
6. DEMO ROOF
7. DEMO STEPS/STAIRS
8. REPLACE WINDOW FOR NEW
9. REPLACE DOOR FOR NEW
10. REPLACE WINDOW FOR NEW DOORS
11. DEMO RAILING
12. REPLACE RAILING FOR NEW

TO BE DEMOLISHED

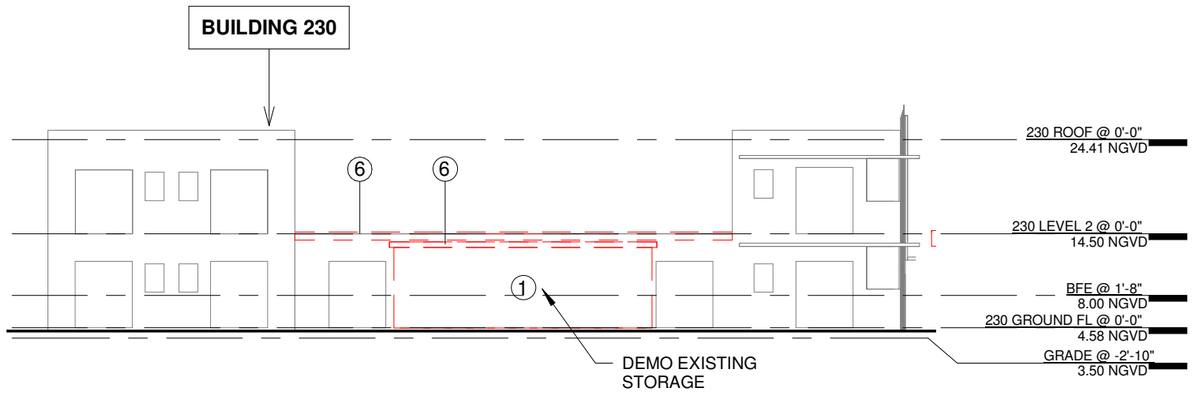
EXISTING TO REMAIN



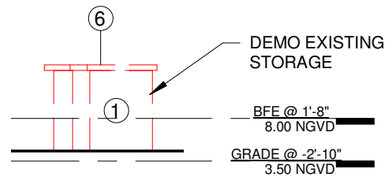
BUILDING 230 - WEST ELEVATION - DEMO



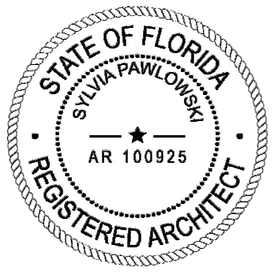
STORAGE WEST ELEVATION - DEMO



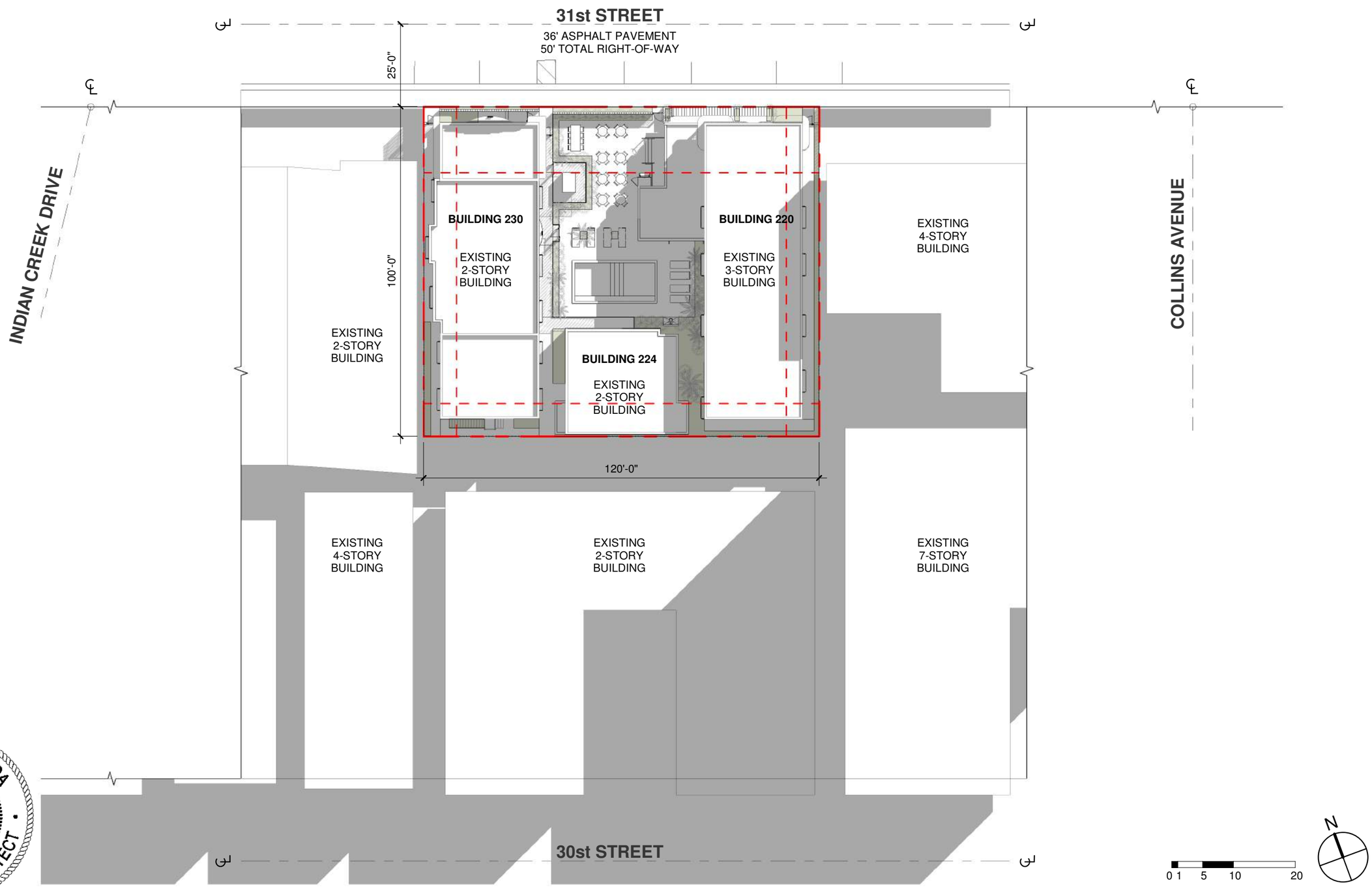
BUILDING 230 - EAST ELEVATION - DEMO



STORAGE SOUTH ELEVATION - DEMO



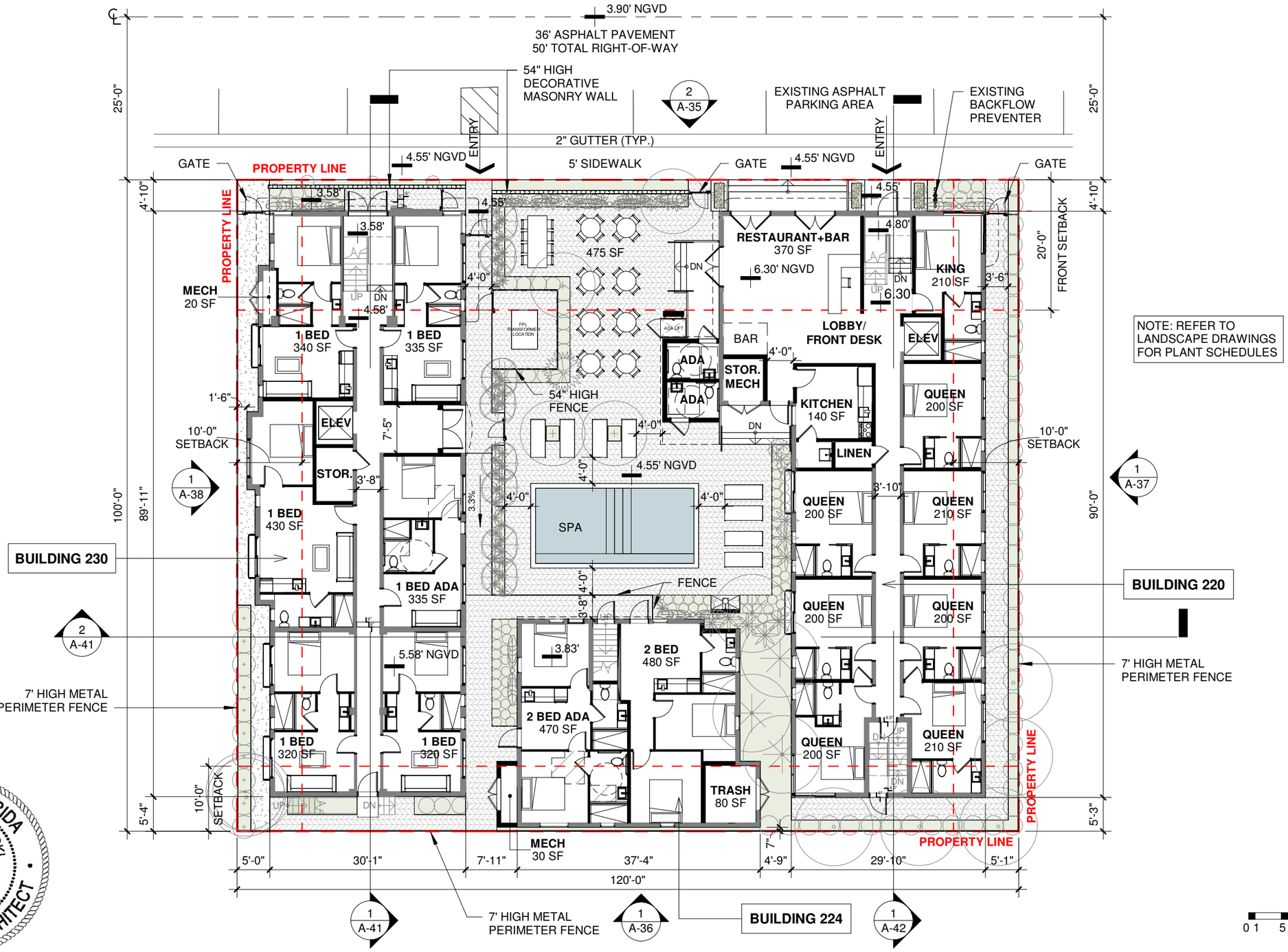
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**DEMOLITION ELEVATIONS** 2023.09.18 As indicated 2310	**A-28**



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE			DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SITE PLAN** 2023.09.18	As indicated	2310	**A-29**

31st STREET



NOTE: REFER TO LANDSCAPE DRAWINGS FOR PLANT SCHEDULES

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

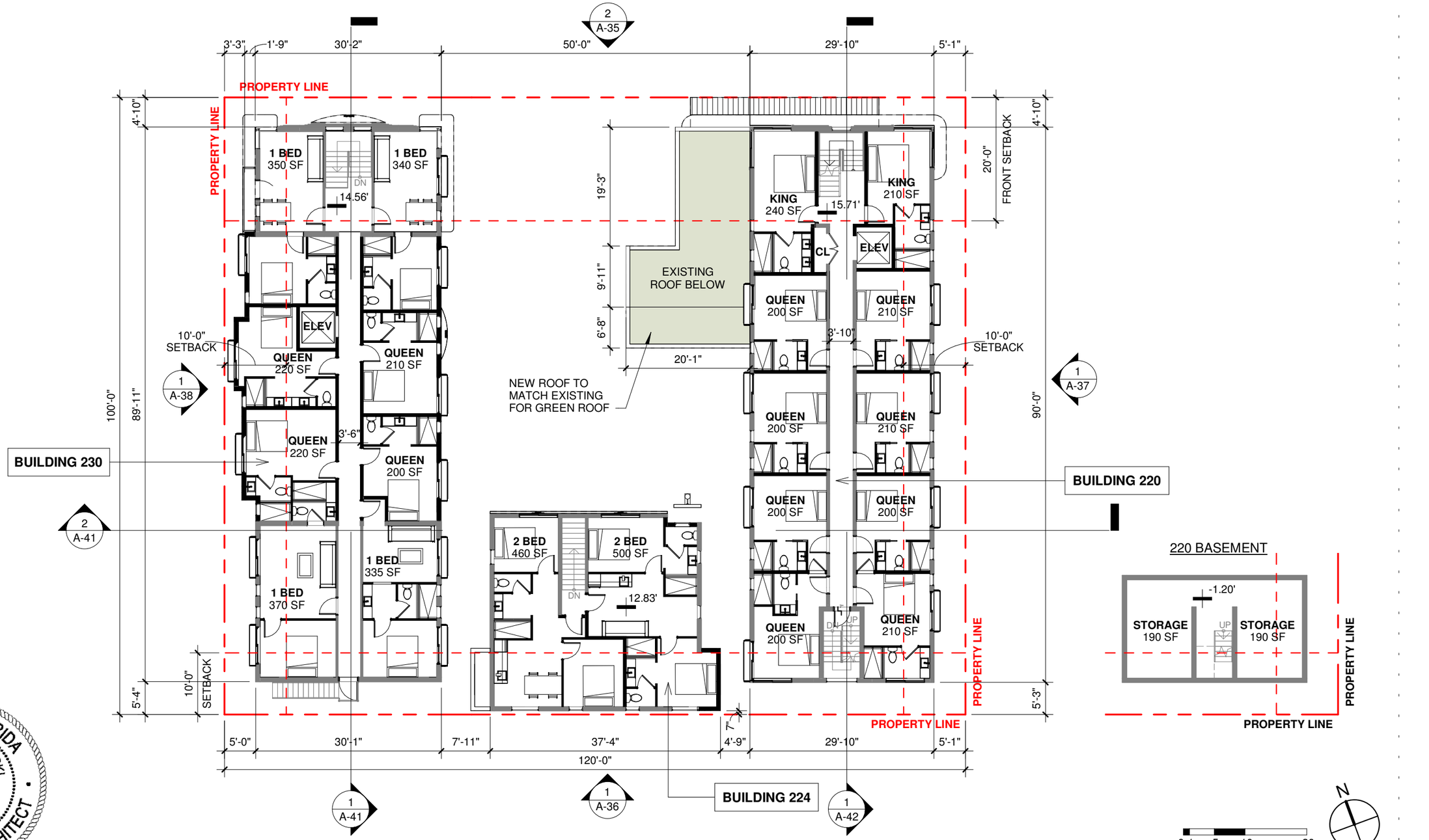
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ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**GROUND FLOOR SITE PLAN** 2023.09.18 1/16" = 1'-0" 2310	**A-30**

PROPERTY LINE
4.55' NGVD
ENTRY
54" HIGH GATE
5' SIDEWALK
54" HIGH GATE
4.55' NGVD
ENTRY
54" HIGH GATE
4'-10"
PROPERTY LINE
54" HIGH GATE
3.58'
3.58'
4.55'
4.80
FRONT SETBACK
20'-0"
RESTAURANT+BAR
370 SF
6.30' NGVD
475 SF
5'-2"
DN
5'-0"
MECH
20 SF
4'-0"
UP
DN
4.58'
6.30'
KING
210 SF
FPL TRANSFORMER LOCATION
ADA LIFT
LOBBY/
FRONT DESK
BAR
1 BED
340 SF
1 BED
335 SF
ADA
ADA
ELEV
3'-6"
STOR./
MECH
4'-0"
1'-6"
ELEV
54" HIGH FENCE
4.55' NGVD
KITCHEN
140 SF
QUEEN
200 SF
7'-5"
4'-0"
DN
10'-0"
SETBACK
STOR.
3'-8"
54" HIGH GATE
4.55'
MOP SINK
LINEN
10'-0"
SETBACK
4'-0"
3.3%
4'-0"
4'-0"
3'-10"
89'-11"
1 BED
430 SF
SPA
13'-0"
25'-9"
QUEEN
200 SF
QUEEN
210 SF
70'-0"
BUILDING 230
4'-0"
54" HIGH FENCE
SHOWER
BUILDING 220
1 BED ADA
335 SF
3'-8"
UP
7' HIGH METAL PERIMETER FENCE
5.58' NGVD
2 BED
480 SF
QUEEN
200 SF
QUEEN
200 SF
3.83' NGVD
4'-0"
2 BED ADA
470 SF
7' HIGH METAL PERIMETER FENCE
6.5"
UP
DN
QUEEN
200 SF
QUEEN
210 SF
DN
4.5"
1 BED
320 SF
1 BED
320 SF
TRASH
80 SF
PROPERTY LINE
10'-0"
SETBACK
5'-4"
UP
MECH
30 SF
7"
PROPERTY LINE

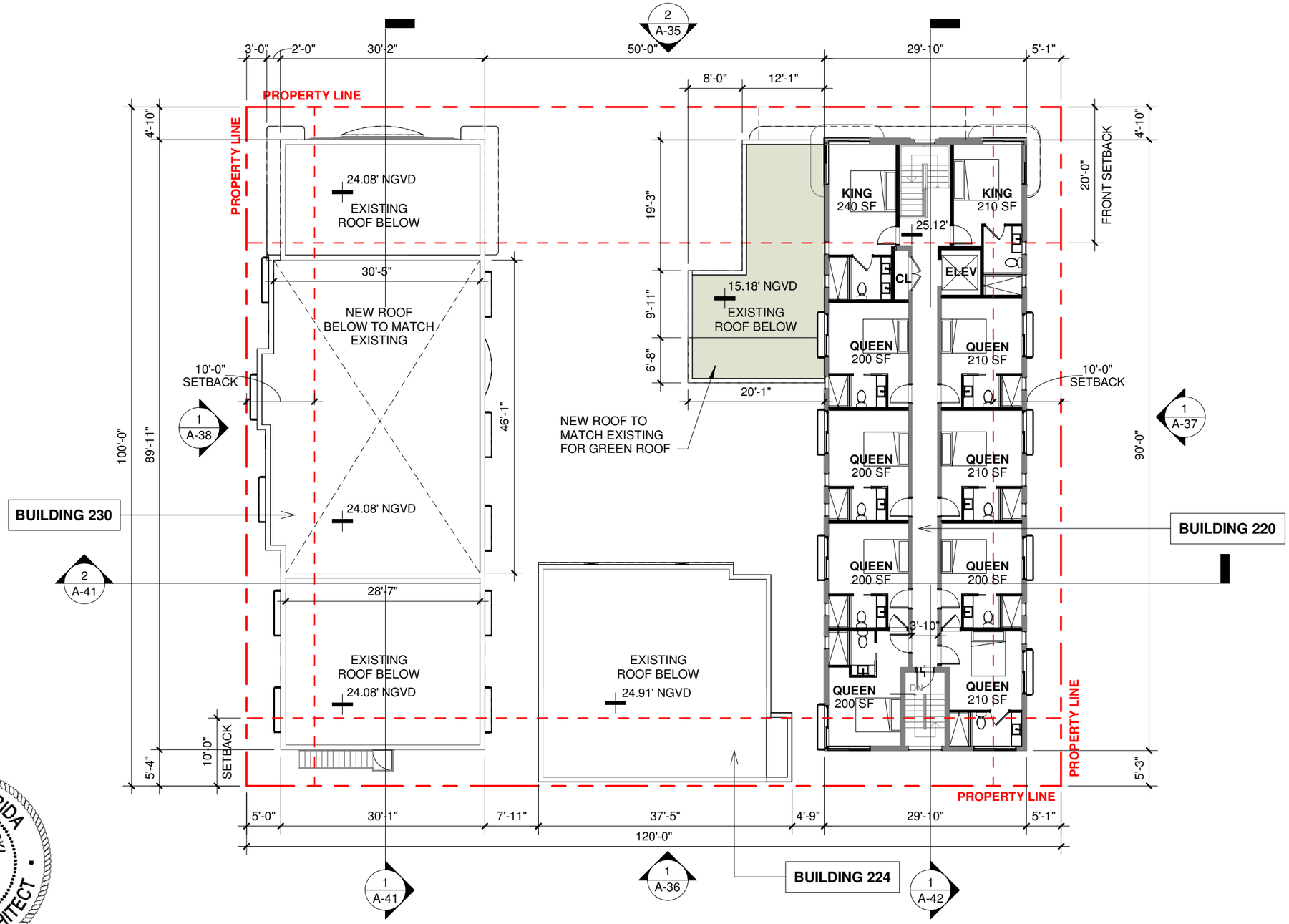
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ENLARGED GROUND FLOOR PLAN** 2023.09.18 3/32" = 1'-0" 2310	**A-31**



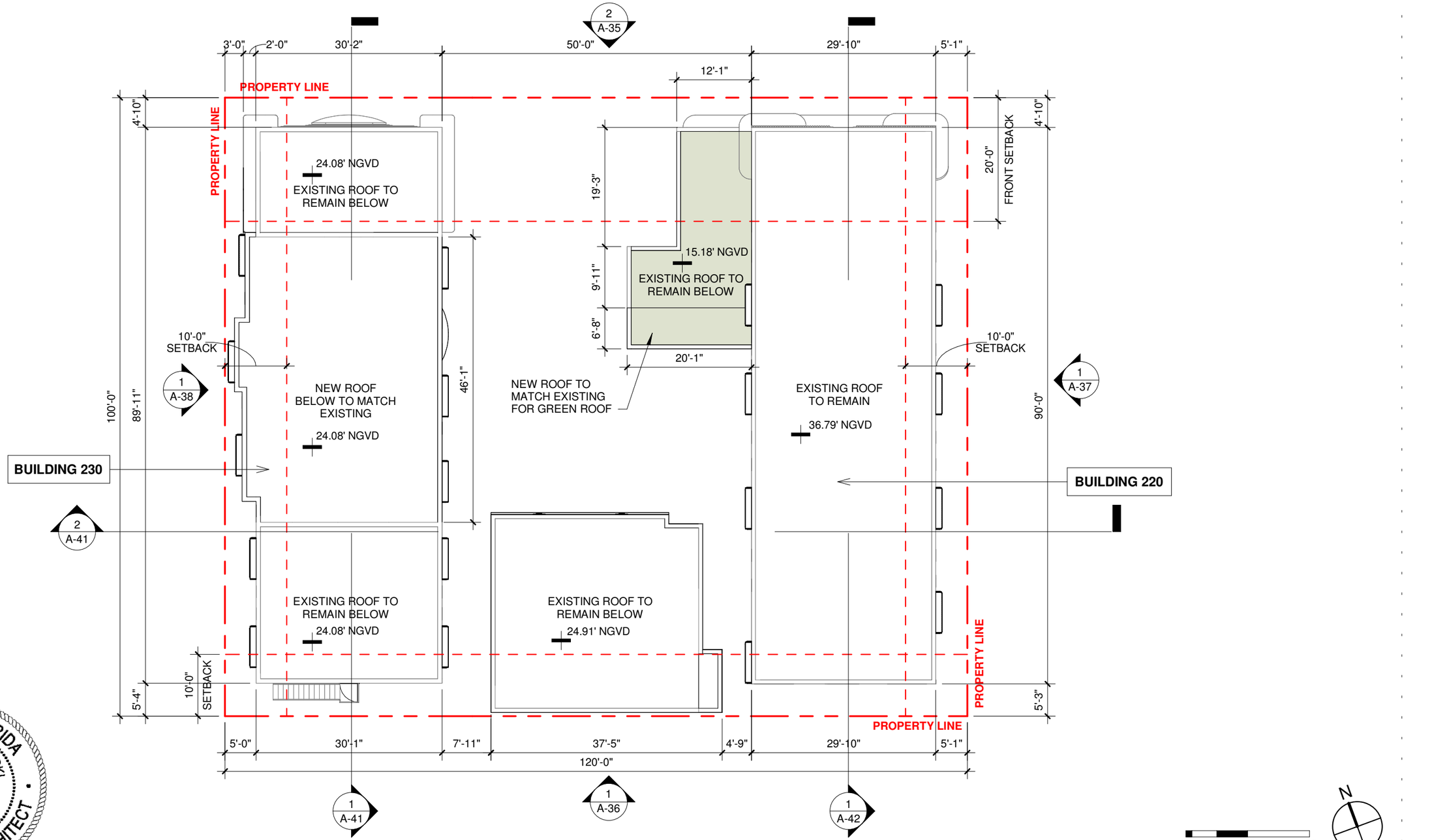
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**LEVEL 02** 2023.09.18 1/16" = 1'-0" 2310	**A-32**



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**LEVEL 03** 2023.09.18 1/16" = 1'-0" 2310	**A-33**



STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ROOF PLAN** 2023.09.18 1/16" = 1'-0" 2310	**A-34**

MATERIALS LEGEND

1 SMOOTH STUCCO - PAINTED

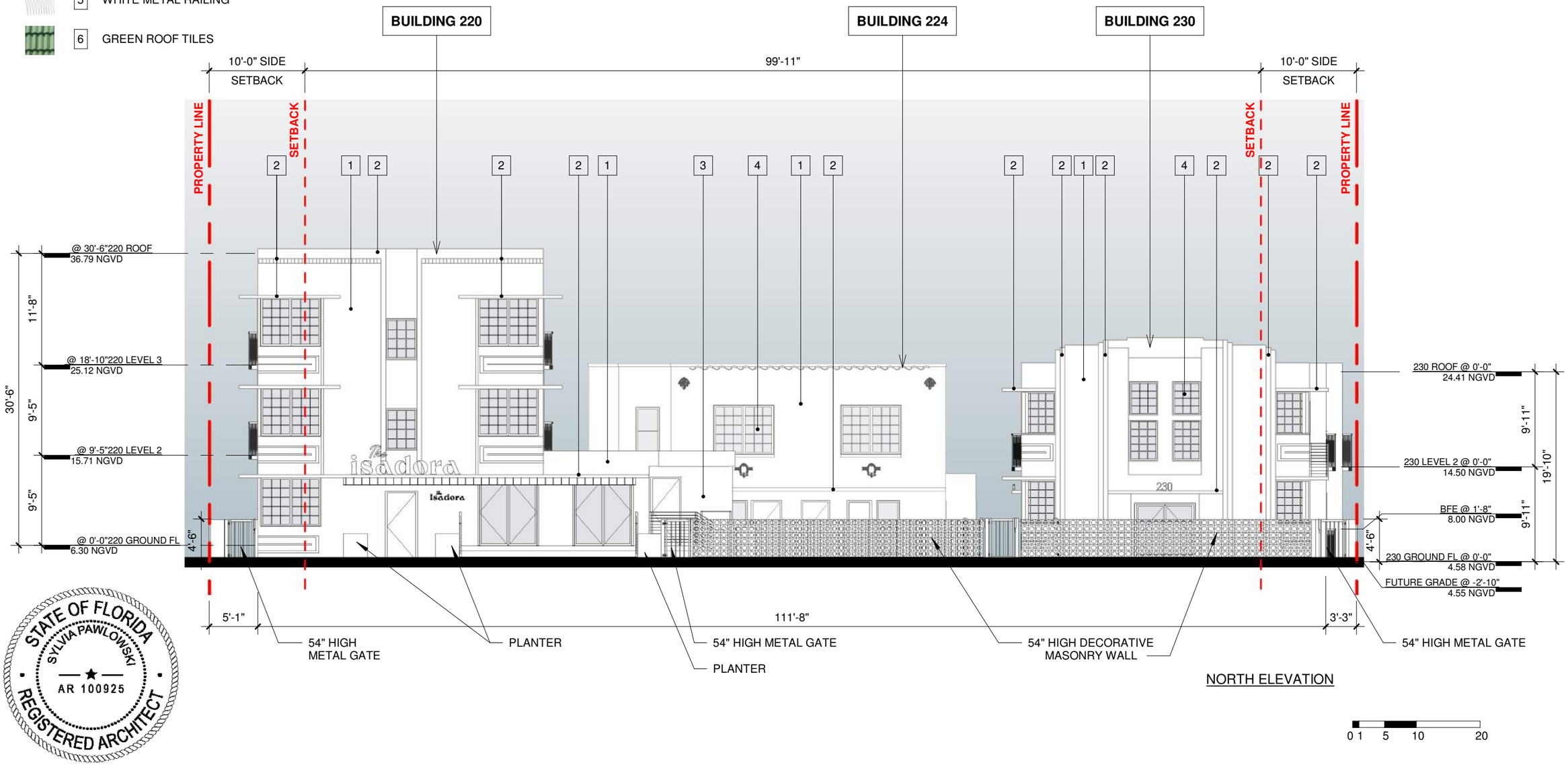
2 SMOOTH STUCCO - PAINTED

3 GREEN TILES

4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS

5 WHITE METAL RAILING

6 GREEN ROOF TILES



NORTH ELEVATION

0 1 5 10 20

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ELEVATIONS** 2023.09.18 As indicated 2310	**A-35**

MATERIALS LEGEND

1 SMOOTH STUCCO - PAINTED

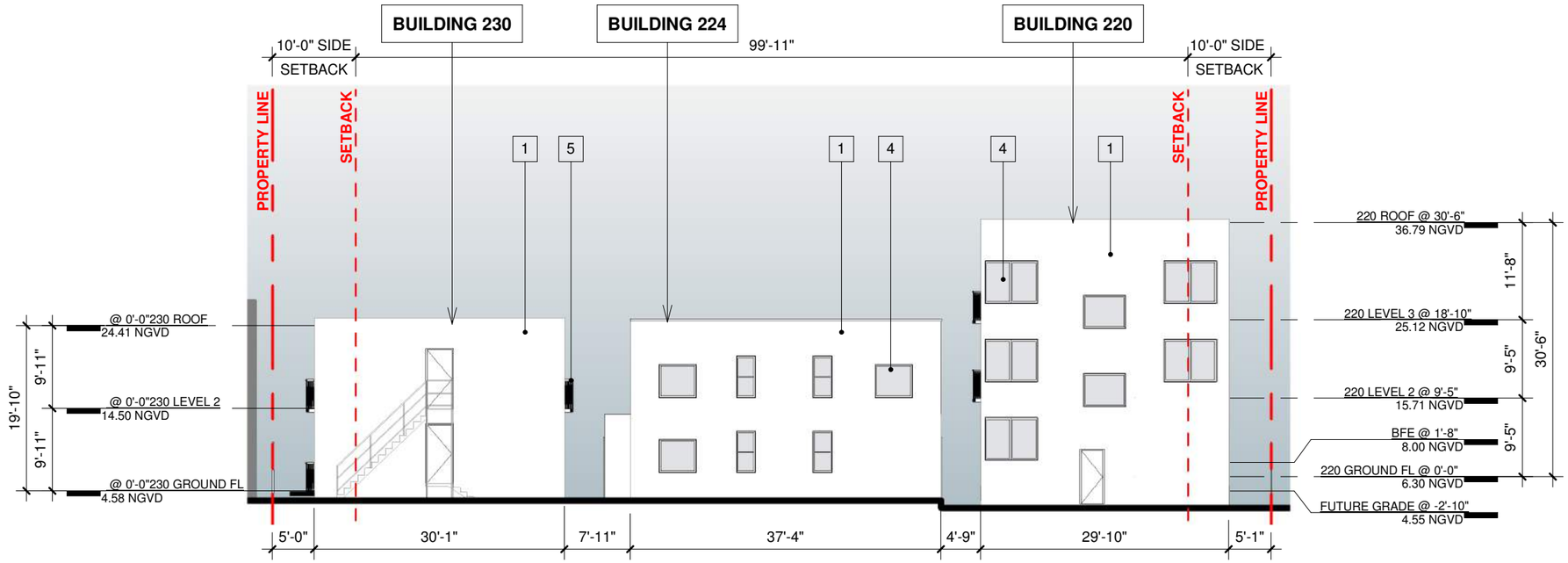
2 SMOOTH STUCCO - PAINTED

3 GREEN TILES

4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS

5 WHITE METAL RAILING

6 GREEN ROOF TILES



SOUTH ELEVATION

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ELEVATIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-36**

MATERIALS LEGEND

1 SMOOTH STUCCO - PAINTED

2 SMOOTH STUCCO - PAINTED

3 GREEN TILES

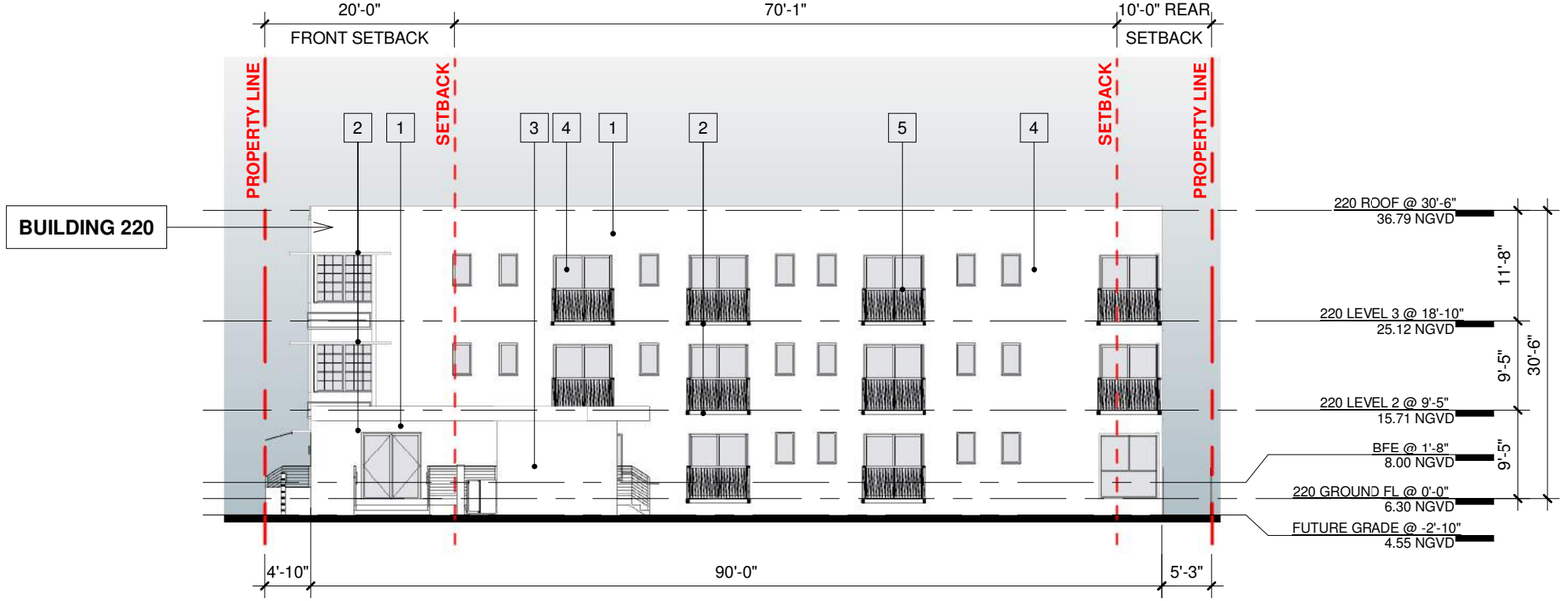
4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS

5 WHITE METAL RAILING

6 GREEN ROOF TILES



BUILDING 220 - EAST ELEVATION



BUILDING 220 - WEST ELEVATION

0 1 5 10 20

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ELEVATIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-37**

MATERIALS LEGEND

1 SMOOTH STUCCO - PAINTED

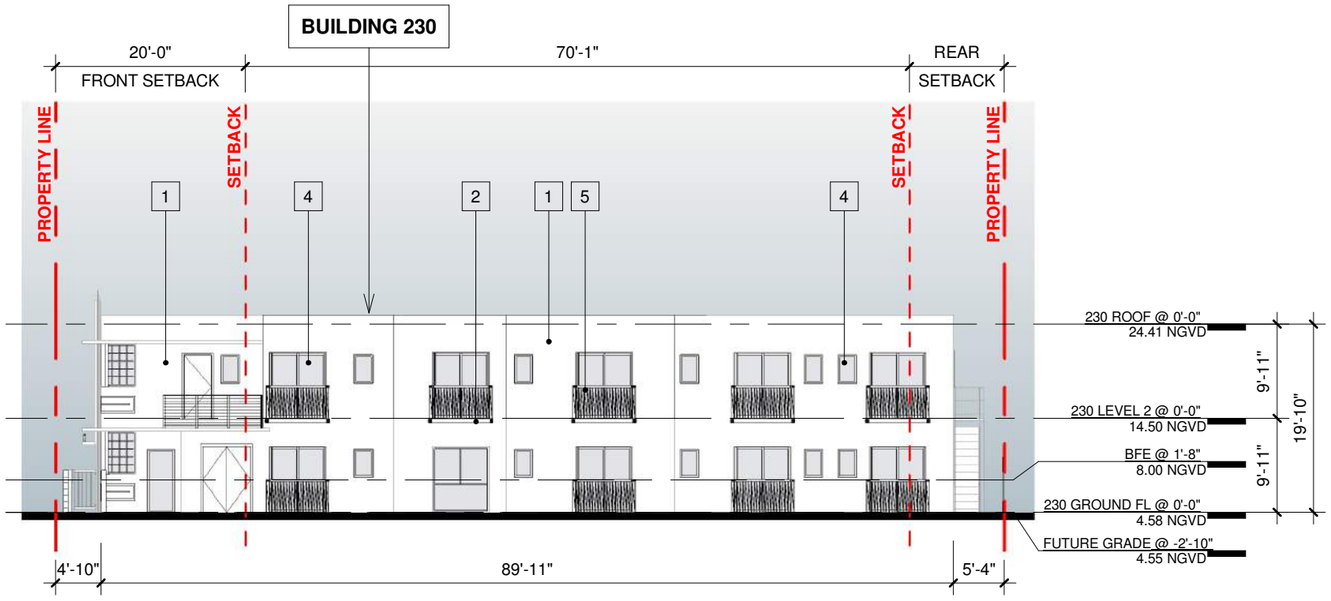
2 SMOOTH STUCCO - PAINTED

3 GREEN TILES

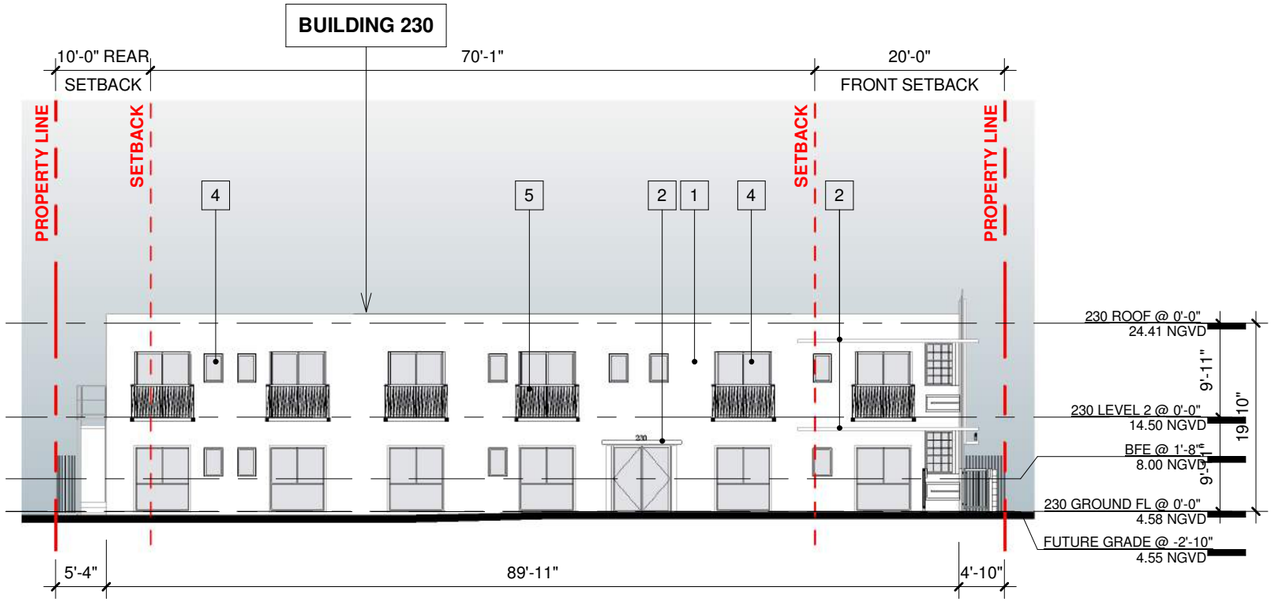
4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS

5 WHITE METAL RAILING

6 GREEN ROOF TILES



BUILDING 230 - WEST ELEVATION



BUILDING 230 - EAST ELEVATION

0 1 5 10 20

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ELEVATIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-38**

MATERIALS LEGEND

1 SMOOTH STUCCO - PAINTED

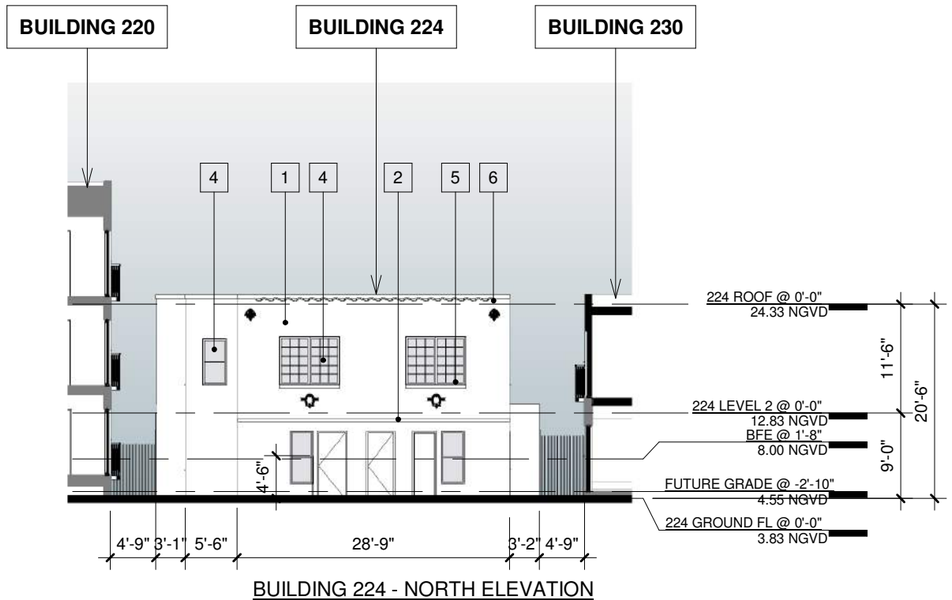
2 SMOOTH STUCCO - PAINTED

3 GREEN TILES

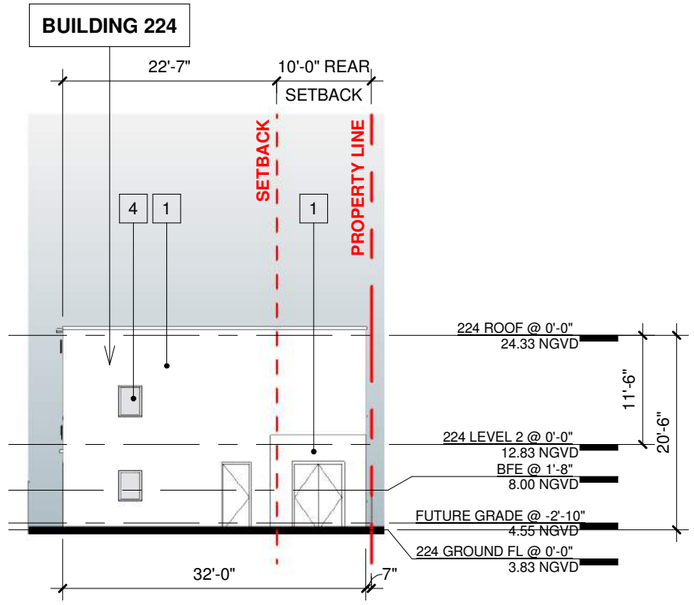
4 WHITE DOOR/WINDOW FRAME WITH CLEAR GLASS

5 WHITE METAL RAILING

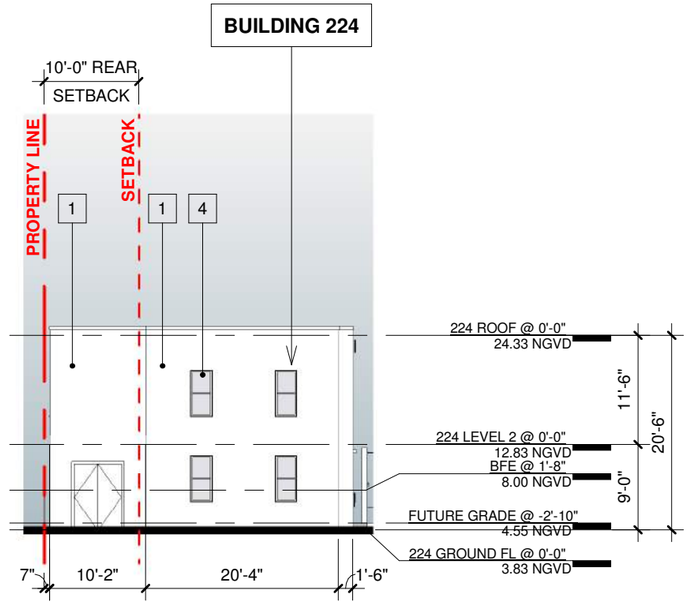
6 GREEN ROOF TILES



BUILDING 224 - NORTH ELEVATION



BUILDING 224 - WEST ELEVATION

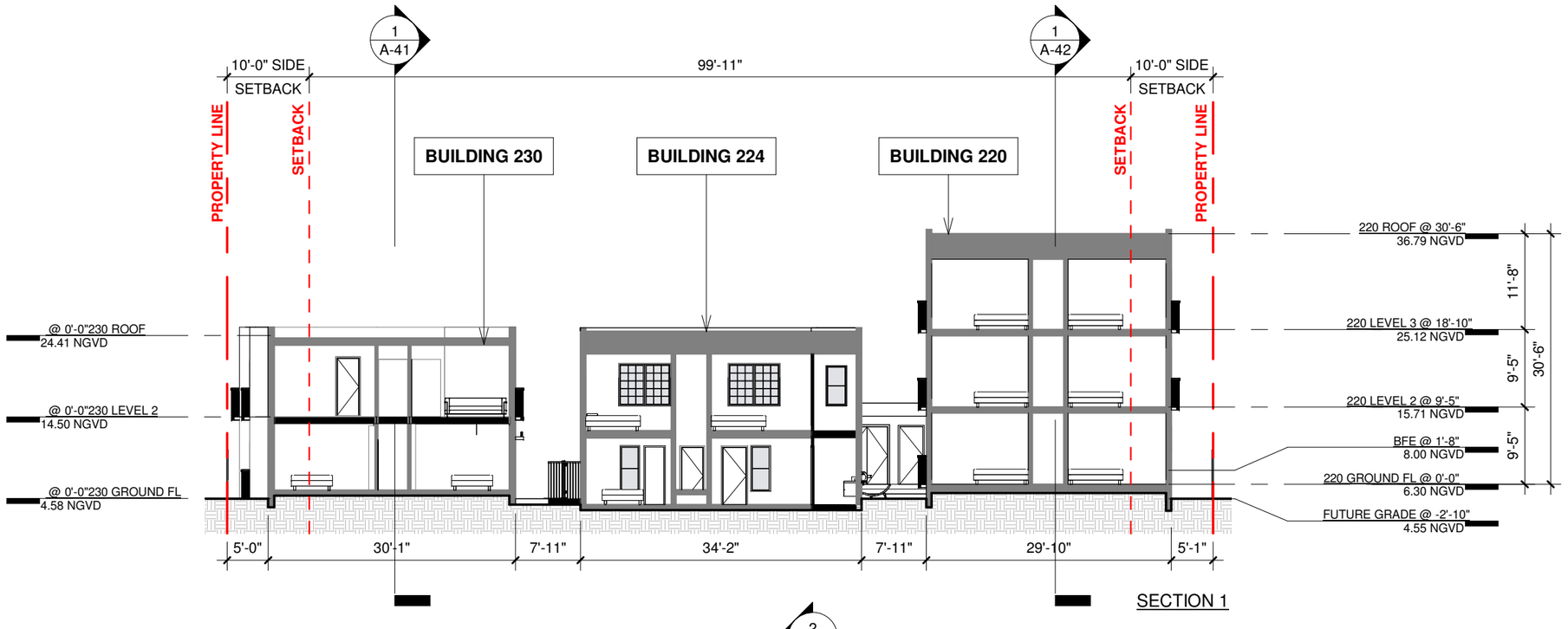


BUILDING 224- EAST ELEVATION

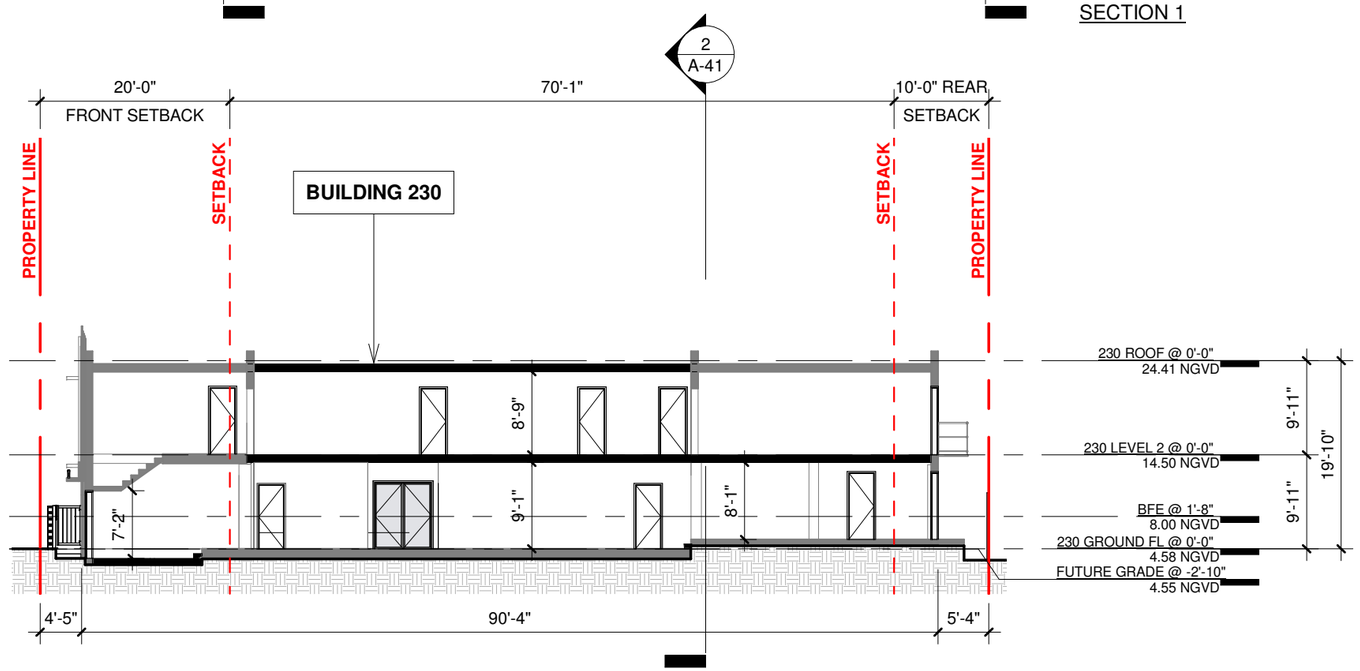
STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ELEVATIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-39**



SECTION 1

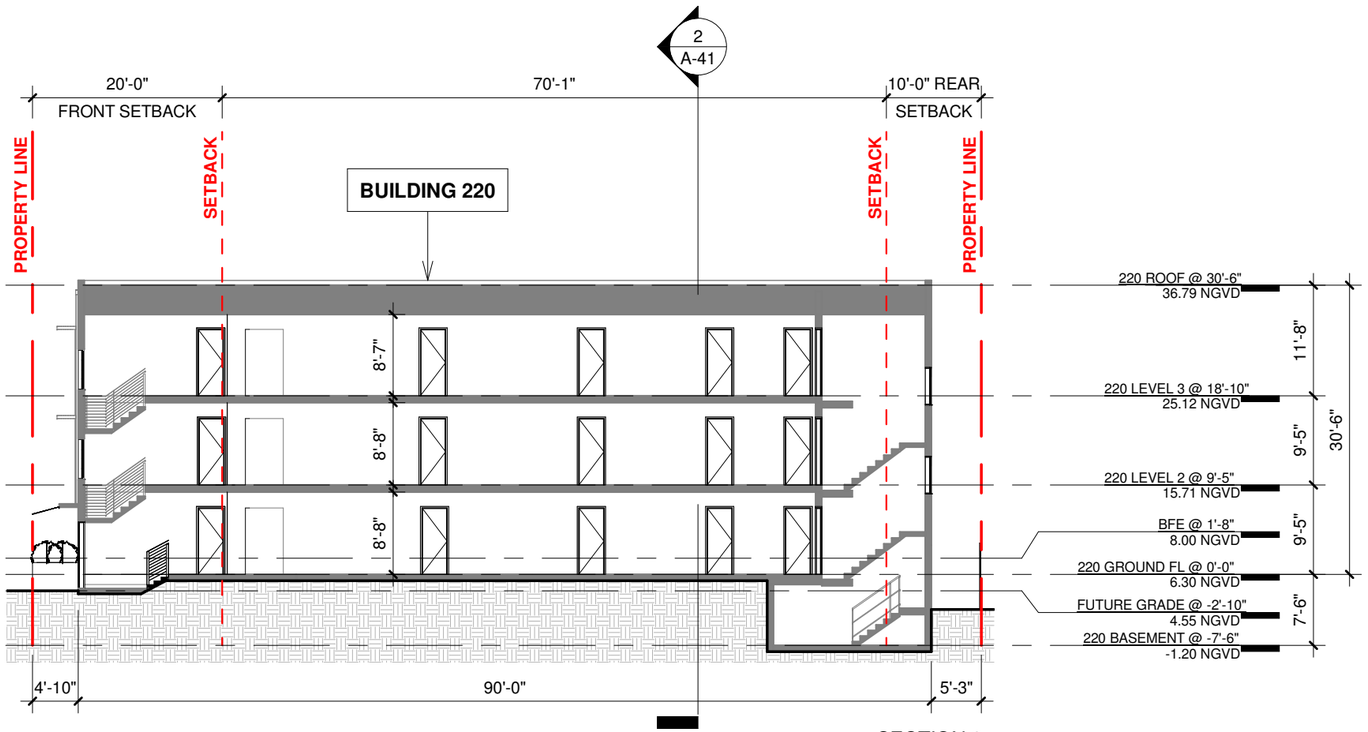


SECTION 2

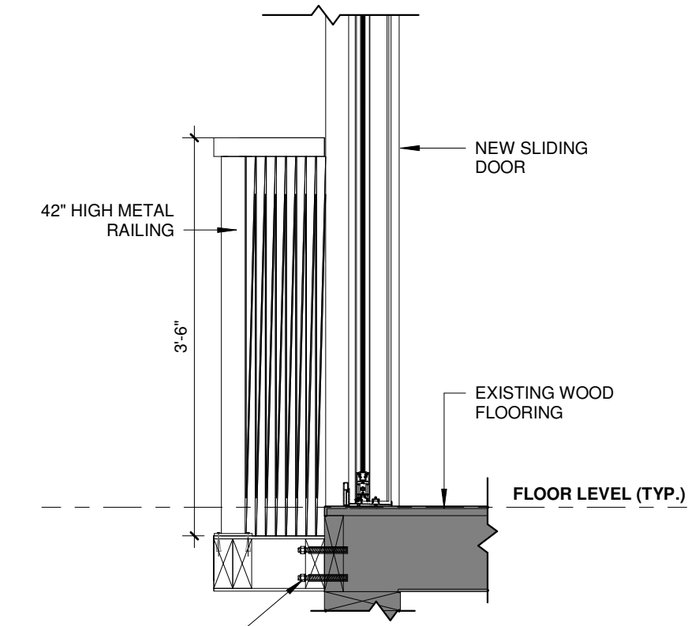
0 1 5 10 20

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SECTIONS** 2023.09.18 1/16" = 1'-0" 2310	**A-41**



SECTION 3

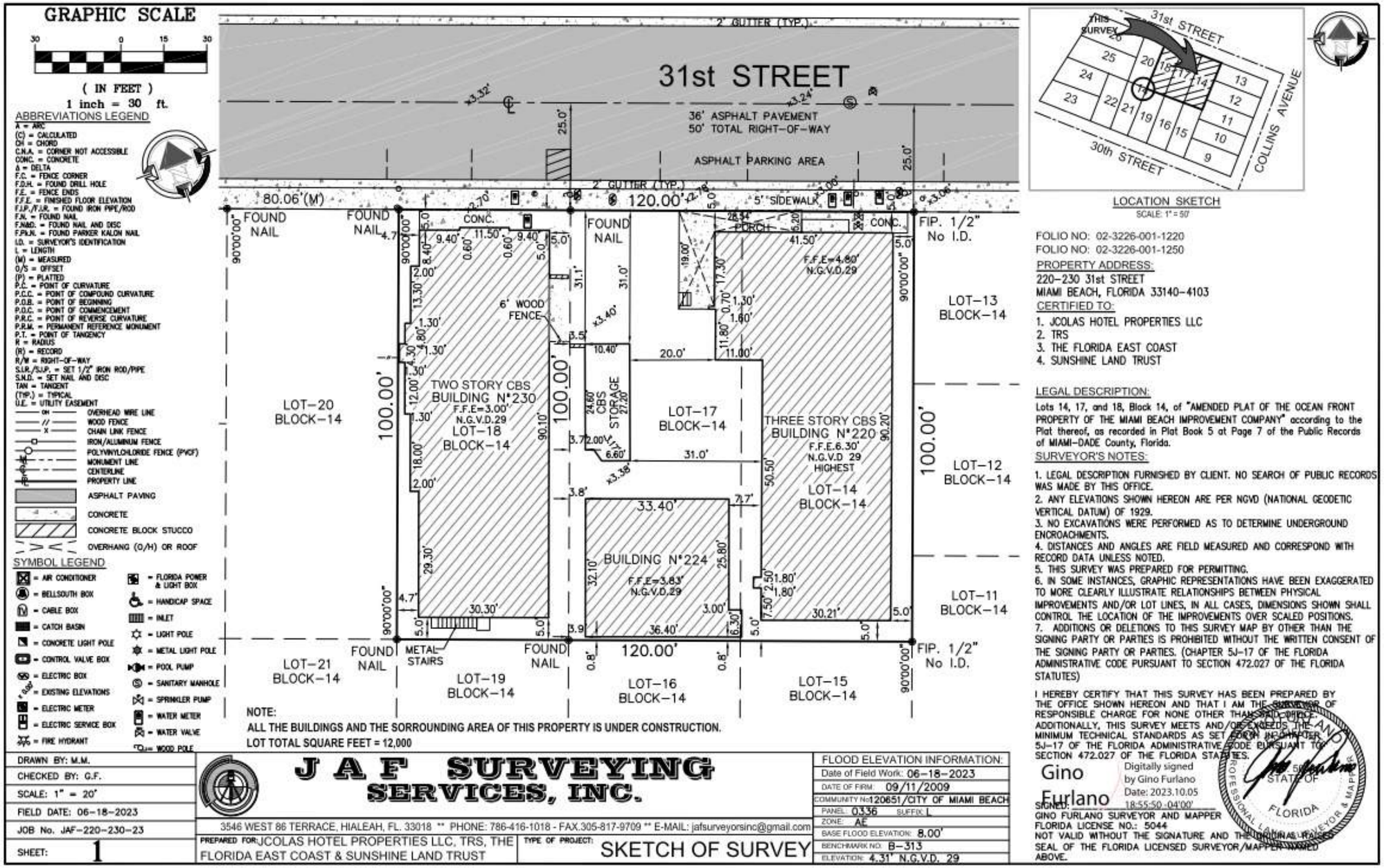


BALCONETTE DETAIL

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

0 1 5 10 20

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE			DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**SECTIONS** 2023.09.18	As indicated	2310	**A-42**



FOLIO NO: 02-3226-001-1220
FOLIO NO: 02-3226-001-1250

PROPERTY ADDRESS:
220-230 31st STREET
MIAMI BEACH, FLORIDA 33140-4103

CERTIFIED TO:
1. JCOLAS HOTEL PROPERTIES LLC
2. TRS
3. THE FLORIDA EAST COAST
4. SUNSHINE LAND TRUST

LEGAL DESCRIPTION:
Lots 14, 17, and 18, Block 14, of "AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" according to the Plat thereof, as recorded in Plat Book 5 at Page 7 of the Public Records of MIAMI-DADE County, Florida.

SURVEYOR'S NOTES:
1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Gino Furlano
Digitally signed by Gino Furlano
Date: 2023.10.05 18:55:50 -04'00'

SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		South Florida United Investments LLC 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	31st STREET	SURVEY 2023.09.18 NTS 2310	A-1

MULTIFAMILY COMMERICAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	ADDRESS:	220 - 224 - 230 31st STREET | MIAMI BEACH | FL | 33140			
2	FOLIO NUMBERS:	02-3226-001-1220 02-3226-001-1250			
3	BOARD AND FILE NUMBERS:	BUILDING 220 - 1939 BUILDING 224 - 1926 BUILDING 230 - 1937			
4	YEAR BUILT:	1946	ZONING DISTRICT:		RM-2
5	BASE FLOOD ELEVATION:	8.00' NGVD	GRADE VALUE IN NGVD:		4.55' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.52' NGVD	FREE BOARD:		N/A
7	LOT AREA:	12,000 SF			
8	LOT WIDTH	120 FT	LOT DEPTH:		100 FT
9	MINIMUM UNIT SIZE	200 SF	AVERAGE UNIT SIZE		263 SF
10	EXISTING USE:	HOTEL	PROPOSED USE:		HOTEL
		MAXIMUM	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
11	HEIGHT:	50 FT		EX TO REMAIN	
12	NUMBER OF STORIES:	N/A	BUILDING 220 - 3 BUILDING 224 - 2 BUILDING 230 - 2	EX TO REMAIN	
13	**FAR**	2	1.30	1.41	
14	FLOOR AREA SQUARE FOOTAGE:	24,000 SF	15,553 SF	16,882 SF	
15	SQUARE FOOTAGE BY USE:	N/A			
16	NUMBER OF UNITS RESIDENTIAL:	N/A	0	0	
17	NUMBER OF UNITS HOTEL:	N/A	N/A	46	
18	NUMBER OF SEATS:	N/A	N/A		
19	OCCUPANCY LOAD:	N/A	N/A		
	SETBACKS	**REQUIRED**	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
	SUBTERRANEAN:				
20	FRONT SETBACK:	20 FT	N/A	N/A	
21	SIDE SETBACK:	10 FT	N/A	N/A	
22	SIDE SETBACK:	10 FT	N/A	N/A	
23	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	
24	REAR SETBACK:	10 FT	N/A	N/A	
	AT GRADE PARKING:				
25	FRONT SETBACK:	20 FT	4'-10"	EX TO REMAIN	
26	SIDE SETBACK:	10 FT	5'-1"	EX TO REMAIN	
27	SIDE SETBACK:	10 FT	1'-6"	EX TO REMAIN	
28	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	
29	REAR SETBACK:	10 FT	7"	EX TO REMAIN	
	PEDESTAL:				
30	FRONT SETBACK:	20 FT	N/A	N/A	
31	SIDE SETBACK:	10 FT	N/A	N/A	
32	SIDE SETBACK:	10 FT	N/A	N/A	
33	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	
34	REAR SETBACK:	10 FT	N/A	N/A	
	TOWER:				
35	FRONT SETBACK:	20 FT	N/A	N/A	
36	SIDE SETBACK:	10 FT	N/A	N/A	

	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	PARKING:				
37	PARKING DISTRICT	N/A *SEE FOOTNOTE 1	N/A	N/A	
38	TOTAL # OF PARKING SPACES	N/A *SEE FOOTNOTE 1	N/A	N/A	
39	# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALC.)	N/A *SEE FOOTNOTE 1	N/A	N/A	
40	# OF PARKING SPACES PER LEVEL (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALC.)	N/A *SEE FOOTNOTE 1	N/A	N/A	
41	PARKING SPACE DIMENSIONS	N/A *SEE FOOTNOTE 1	N/A	N/A	
42	PARKING SPACE CONFIGURATION (45o,60o,90o,PARALLEL)	N/A *SEE FOOTNOTE 1	N/A	N/A	
43	ADA SPACES	N/A *SEE FOOTNOTE 1	N/A	N/A	
44	TANDEM SPACES	N/A *SEE FOOTNOTE 1	N/A	N/A	
45	DRIVE AISLE WIDTH	N/A *SEE FOOTNOTE 1	N/A	N/A	
46	VALET DROP OFF AND PICK UP	N/A *SEE FOOTNOTE 1	N/A	N/A	
47	LOADING ZONES AND TRASH COLLECTION AREA	N/A	N/A	N/A	
48	BICYCLE PARKING, LOCATION, AND NUMBER OF RACKS	N/A	N/A	N/A	
	RESTAURANTS, CAFES, BARS, LOUNGES, NIGHTCLUBS	**REQUIRED**	**EXISTING**	**PROPOSED**	**DEFICIENCIES**
49	TYPE OF USE	N/A	N/A	RESTAURANT/BAR	
50	TOTAL # SEATS	N/A	N/A	845/15 NET = 57	
51	TOTAL # OF SEATS PER VENUE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A	
52	TOTAL OCCUPANT CONTENT	N/A	N/A	KITCHEN 140 SF 140/200= 1 OCC	
53	TOTAL # OF CONTENT PER VENUE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A	
54	IS THIS A CONTRIBUTING BUILDING?	YES			
55	LOCATED WITHIN A LOCAL HISTORIC DISTRICT	YES, COLLINS WATERFRONT HISTORIC DISTRICT			

NOTES:

IF NOT APPLICABLE WRITE N/A

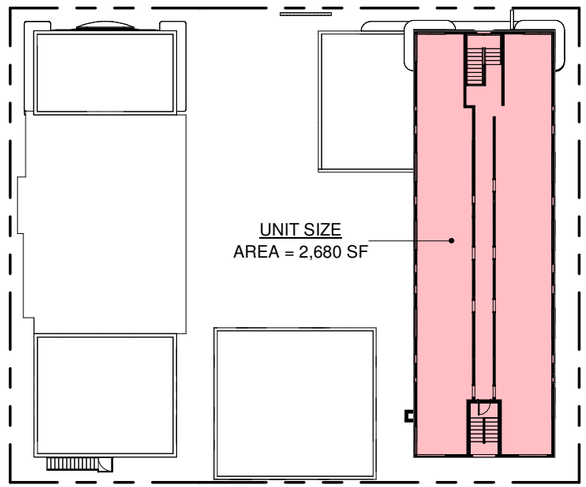
ALL OTHER DATA INFORMATION MAY BE REQUIRED AND PRESENTED LIKE THE ABOVE FORMAT.

FOOTNOTE:

1. Parking requirements are satisfied, See Sec. 130-32(6)e, City Code.

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

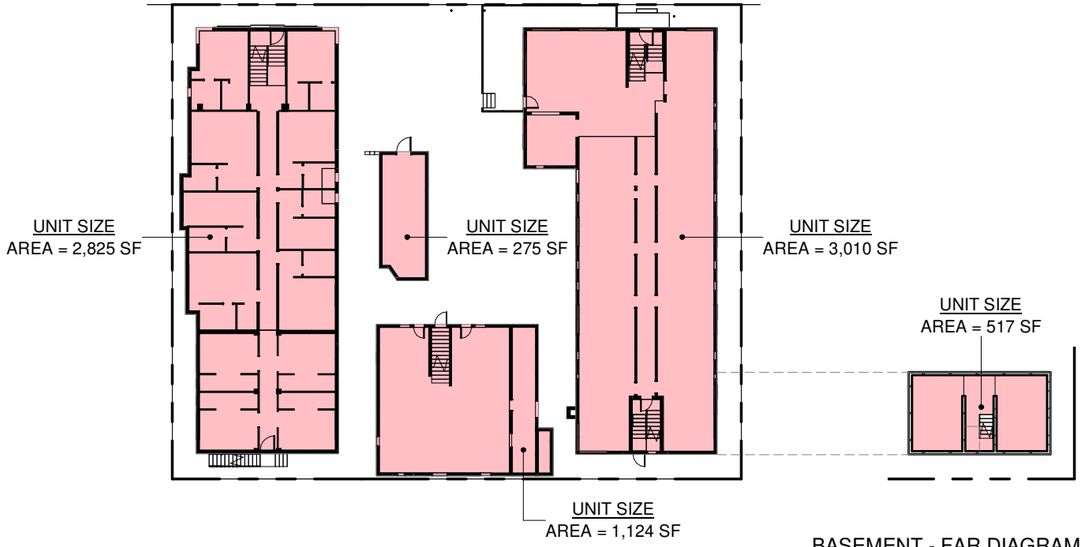
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**ZONING DATA SHEET** 2023.09.18 2310	**A-3**



LEVEL 03 - FAR DIAGRAM EXISTING



LEVEL 02 - FAR DIAGRAM EXISTING



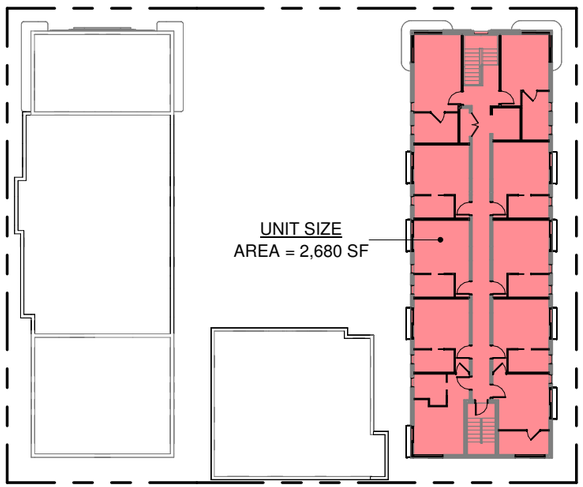
LEVEL 01 - FAR DIAGRAM EXISTING

BASEMENT - FAR DIAGRAM EXISTING

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

UNIT SIZE VOLUME		
	ALLOWED	PROPOSED
BASEMENT	12,000 SF X 2 = 24,000 SF	517 SF
GROUND FL		7,235 SF
LEVEL 2		5,121 SF
LEVEL 3		2,680 SF
		15,553 SF

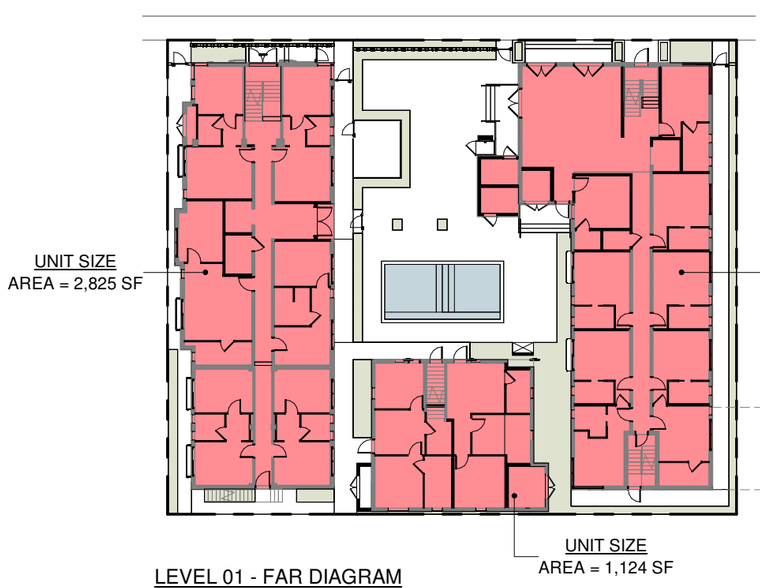
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**FAR DIAGRAM - EXISTING** 2023.09.18 1/32" = 1'-0" 2310	**A-4**



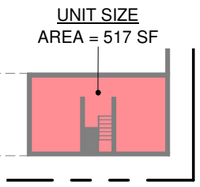
LEVEL 03 - FAR DIAGRAM



LEVEL 02 - FAR DIAGRAM



LEVEL 01 - FAR DIAGRAM



BASEMENT - FAR DIAGRAM

FAR DIAGRAM - PROPOSED			
		ALLOWED	PROPOSED
	BASEMENT	12,000 SF X 2 = 24,000 SF	517 SF
	GROUND FL		7,071 SF
	LEVEL 2		6,614 SF
	LEVEL 3		2,680 SF
			16,882 SF

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 7290 NW 1st COURT | MIAMI FL | 33150 www.ma77er.com		**South Florida United Investments LLC** 220 31st STREET | MIAMI BEACH | FLORIDA | 33140	**31st STREET**	**FAR DIAGRAM - PROPOSED** 2023.09.18 1/32" = 1'-0" 2310	**A-5**