

SADIGO COURT HOTEL

334 20th Street, Miami Beach, Florida 33139

Historic Preservation Board
Final Submission
JULY 06, 2018



ARCHITECTS
KOB I KARP ARCHITECTURE &
INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
TEL: 305.573.1818



OWNER
1111 KANE CONCOURSE SUITE 217
BAY HARBOR ISLANDS, FL 33154
TEL: 305.864.3777



DESIGN BUILD MANAGEMENT
13690 SW 142 AVE SUITE 28
MIAMI, FL 33186
TEL: 1.888.515.3107

SCOPE OF WORK

- Renovation of existing lobby including demolition of interior partitions.

REVISIONS / SUBMISSIONS	
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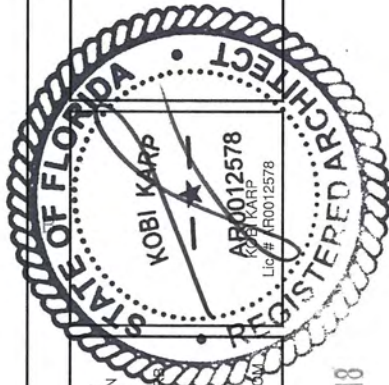
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SADIGO COURT HOTEL
334 20TH STREET
MIAMI BEACH, FLORIDA 33139

COVER

OWNER
BLUE ROAD
1111 KANE CONCOURSE SUITE 217
BAY HARBOR ISLANDS, FL 33154



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
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Suite 200
Miami, Florida 33137
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F: 305.573.1818
WWW.KOBIKARP.COM

JUL 06 2018



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DATE:

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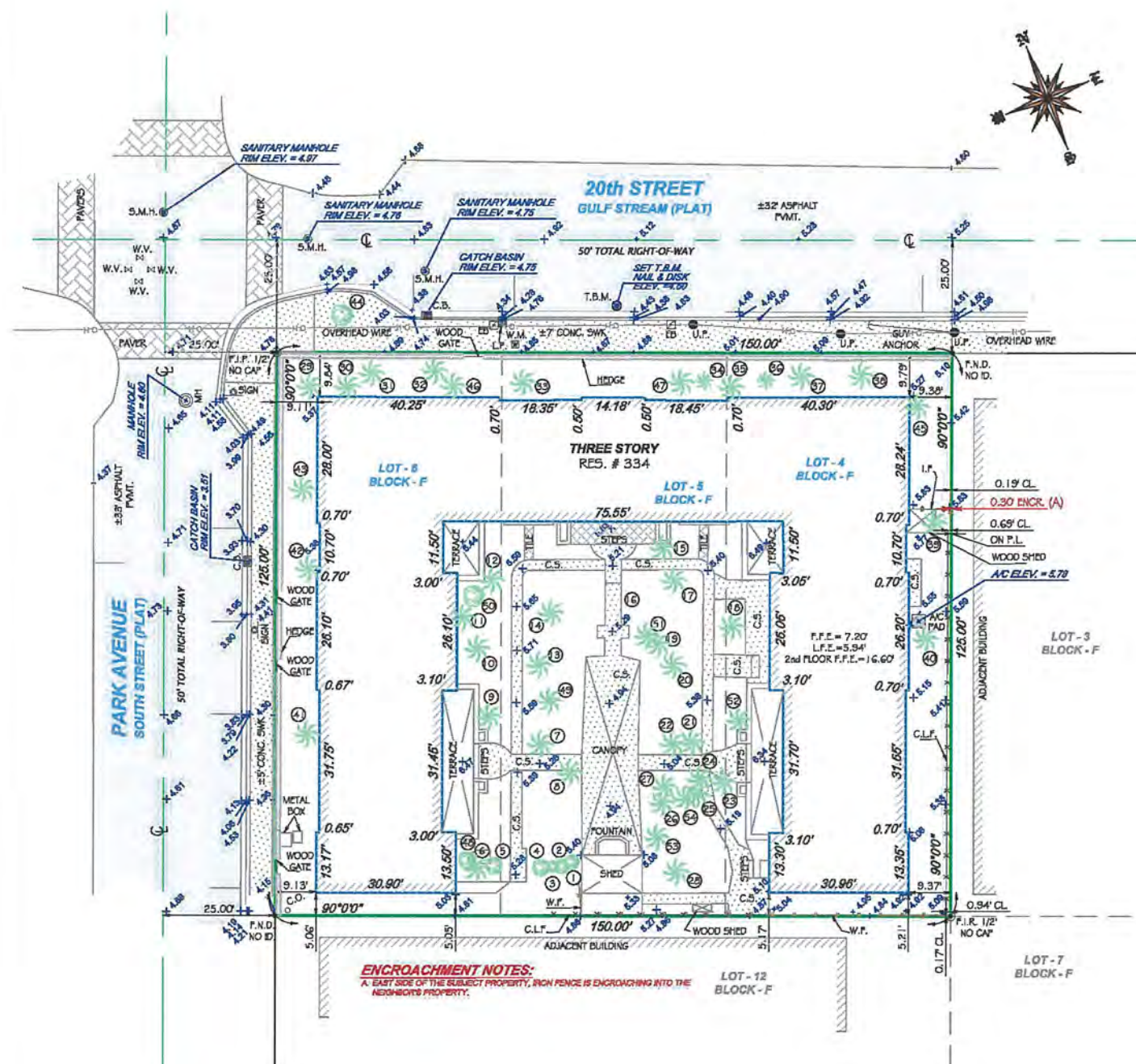
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GRAPHIC SCALE

-20 0 10 20 40 60

(IN FEET)
1 INCH = 20 FEET



No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	BIRD PARADISE	1.20	20	15
2	BIRD PARADISE	1.20	25	20
3	BIRD PARADISE	1.20	25	15
4	BIRD PARADISE	0.80	20	15
5	BIRD PARADISE	0.60	25	20
6	CHIBASE FAN	1.20	50	10
7	ALEXANDER	0.58	25	10
8	PAUL ALEXANDER	0.50	25	10
9	CHIBASE FAN	0.60	15	10
10	CHIBASE FAN	1.20	50	15
11	CHIBASE FAN	1	20	12
12	CHIBASE FAN	0.60	20	12
13	PAUL ALEXANDER	0.58	30	10
14	PAUL ALEXANDER	0.50	30	15
15	PAUL ALEXANDER	0.58	30	15
16	PAUL ALEXANDER	0.55	30	12
17	PAUL ALEXANDER	0.50	30	12
18	CHIBASE FAN	0.70	25	10
19	CHIBASE FAN	1.30	20	10
20	PAUL ALEXANDER	7	25	25
21	PAUL ALEXANDER	6	25	20
22	PAUL ALEXANDER	0.60	25	12
23	PAUL ALEXANDER	0.60	25	10
24	PAUL ALEXANDER	0.60	30	12
25	PAUL ALEXANDER	0.60	25	10
26	PAUL ALEXANDER	0.60	25	10
27	PAUL ALEXANDER	7	20	50
28	ARZICA PALM	1.2	20	40
29	SABAL PALM	1	10	10
30	SABAL PALM	1	15	10
31	PAUL ALEXANDER	0.50	15	10
32	PAUL ALEXANDER	0.50	15	10
33	PAUL ALEXANDER	0.50	15	10
34	PAUL ALEXANDER	0.50	10	10
35	TRAVELLER PALM	0.50	12	12
36	PAUL ALEXANDER	0.50	15	10
37	PAUL ALEXANDER	0.50	15	10
38	PAUL ALEXANDER	0.50	15	10
39	COCONUT PALM	1.20	30	15
40	SABAL PALM	1	16	10
41	SABAL PALM	1	16	10
42	SABAL PALM	1	16	10
43	SABAL PALM	1	16	10
44	UNIDENT.	0.42	80	12
45	SABAL PALM	1	16	10
46	SABAL PALM	1	25	15
47	ARZICA PALM	3	25	15
48	BIRD PARADISE	0.60	20	12
49	PAUL ALEXANDER	0.50	25	10
50	BIRD PARADISE	0.70	25	15
51	PAUL ALEXANDER	0.25	30	10
52	PAUL ALEXANDER	0.25	30	10
53	PAUL ALEXANDER	0.50	25	12

ABBREVIATIONS

[illegible]

PROPERTY ADDRESS:

334 20th STREET,
MIAMI BEACH CITY, FLORIDA, ZIP 33139

CERTIFICATION:

SADIGO HOTEL LLC

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

* THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
* EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
* THIS IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
* LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
* THIS SURVEY PROVIDES A VISUAL REPRESENTATION OF THE SURVEYED PROPERTY AND THE WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
* EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DIFFERED OTHERWISE.
* THIS IS NOT A GUARANTEE OF THE ACCURACY OF THE INSTRUMENTS.
* ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
* IF OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FENCES AND/OR FOUNDATIONS.
* FENCE OWNERSHIP NOT DETERMINED.
* THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND IS NOT TO BE USED FOR ANY UNLIMBED PARTY.

FLOOD ZONE INFORMATION

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00 FT.
COMMUNITY: 120581
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/12/2008
THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7802.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH CITY BENCHMARK # FOOT 87-10-1NC. ELEVATION IS 4.47 FEET ABOVE OF NAVD OF 1988 CONVERTED TO N.G.V.D. (1928) BY USING CORPSCON.

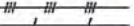
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE IN REGULATION 17A-02.01, FLORIDA REGS. 17A-02.01.

DATE: 05/15/2017
BY: JOHN IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR)

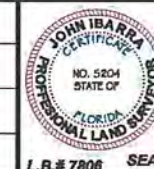
REVISOR ONE _____
REVISOR ONE _____

LEGEND



- - - - - OVERHEAD UTILITY LINES
 ■ CONCRETE BLOCK WALL
 X X X CHAIN LINK FENCE
 O O O IRON FENCE
 // // // WOOD FENCE
 --- BUILDING SETBACK LINE
 --- UTILITY EASEMENT
 |||| LIMITED ACCESS R/W
 |||| NON-VEHICULAR ACCESS R/W
 x 0.00 EXISTING ELEVATIONS

DRAWN BY:	FS
FIELD DATE:	05/15/2017
SURVEY NO:	17-002227-1
SHEET:	1 OF 1



A0.00	COVER
	SURVEY
A1.00	INDEX
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REVISIONS / SUBMISSIONS	
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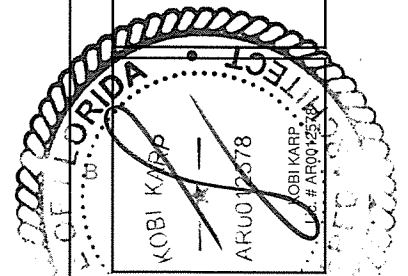
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SADIGO COURT HOTEL
334 20TH STREET
MIAMI BEACH, FLORIDA 33139

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BLUE ROAD
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BAY HARBOR ISLANDS, FL 33154

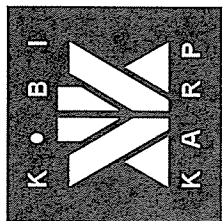


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PLANNING

AIA ASID NCARB

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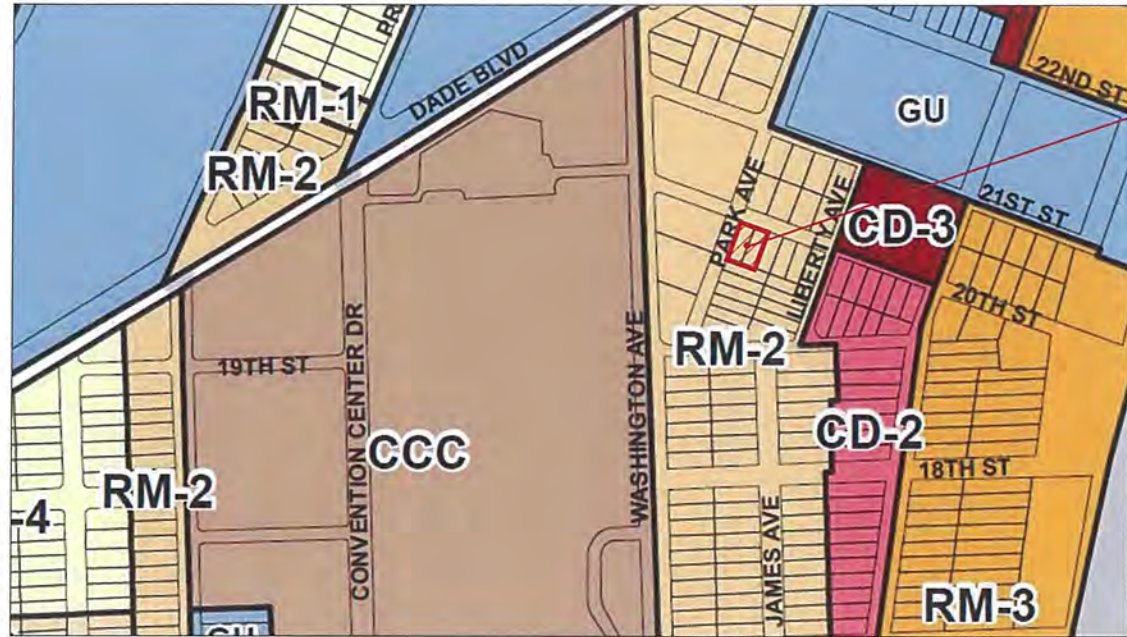
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CHECKED BY:	K.K.	C.A.
DATE:		

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1 MIAMI BEACH ZONING DESIGNATIONS
N.T.S



2 MIAMI BEACH HISTORIC DISTRICT
N.T.S

	ZONING INFORMATION			
SECTION	PROJECT NAME: SADIGO PROJECT ADDRESS: 334 20th STREET, MIAMI BEACH FLORIDA 33139 FOLIO NUMBER : 02-3226-001-0230 ZONING JURISDICTION: MIAMI BEACH ZONING DESIGNATION: RM-2 (RESIDENTIAL MULTIFAMILY, MEDIUM DENSITY) HISTORIC DISTRICT: MUSEUM H.D. BASE FLOOR ELEVATION: ZONE AE (EL. 8'-0" NGVD) ADJUSTED GRADE : NEW ADDITION 9'-0" NGVD NET LOT AREA: 150.06' x 125' =18,757 SF (.431 ACRE)			
1	SITE REQUIREMENTS			
		ALLOWED / REQUIRED	PROPOSED	
	A) MIN. LOT AREA	7,000 SQ FT MIN.	18,757 SF	
	B) MIN. LOT WIDTH	50 FEET MIN.	125'	
	C) FAR	(2) 18,757 SF x 2 = 37,514 SF	37,449 SF	
	C) MIN. UNIT SIZE	REHABILITATED BUILDING (FOR EXISTING AREA) HOTEL GUESTROOM MIN. AREA 200 SF. (FOR NEW AREA) HOTEL GUESTROOM :15%: 300-335 SF. AND 85%: 335 SF.	3 % (300-335 SF) 97 % (MORE THAT 335 SF) EXISTING UNITS MORE THAT 200 SF	
	E) BUILDING HEIGHT	50' MAXIMUM	50'	
F) NUMBER OF STORIES	5 STORIES	5 STORIES		
2	SETBACK REQUIREMENTS			
		ALLOWED / REQUIRED	EXISTING	PROPOSED
	A) FRONT (20th ST)	20' MIN.	10' -0"	10' -0"
	B) SIDE INTERIOR (EAST)	8% MIN.OF LOT WIDTH = 12'	9'-2"	9'-2"
	C) SIDE, FACING A STREET (PARK AVE)	8% MIN.OF LOT WIDTH = 12'	9'-2"	9'-2"
	D) REAR (SOUTH)	10% MIN. OF LOT DEPTH = 12-6"	5'-1"	5'-1"
4	EXISTING & PROPOSED # OF UNITS			
	EXISTING # OF UNITS	58 UNITS		
	PROPOSED # OF UNITS	19 UNITS		
	TOTAL OF UNITS	77 UNITS		
5	AREA BREAKDOWN			
	GROUND LEVEL	10,129 SF		
	LEVEL 02	10,460 SF		
	LEVEL 03	10,460 SF		
	LEVEL 04	4,621 SF		
	LEVEL 05	1,779 SF		
	TOTAL GROSS AREA:	37,449 SF		
6	PARKING REQUIREMENTS			
		PARKING RATE	REQUIRED	PROPOSED
	58 GUESTROOM IN EXISTING BUILDING STRUCTURE	0 PS x UNITS	0 PS	
	19 GUESTROOM IN NEW BUILDING STRUCTURE	1 PS x 2 UNITS + 1PS (SEC. 130-31.26) (NEW CONST.)	11 PS	
	RESTAURANT: 85 SEAT - 41 (.5 81 UNITS)	0 PS x UNITS	0 PS	
	TOTAL		11 PS	0 PS. AT THE SIDE
	ARTICLE V, FEE IN LIEU OF PARKING TO BE PAID (TO ABSORB THIS DEFICIT)			
7	LEVEL OF ALTERATION WORK CLASSIFICATION AS PER FBC 2014 - SECTION 508 - HISTORIC BUILDING			
8	USE AND OCCUPANCY CLASSIFICATION AS PER FBC 2014 - B SECTION 302 (R-1)			
7	IS THE BUILDING A CONTRIBUTING BUILDING ?			YES
8	IS THE BUILDING LOCATED AT THE HISTORIC DISTRICT ?			YES
9	LOADING ZONES AND TRASH COLLECTION AREA		1 LOADING SPACE	1 ON THE STREET (EXISTING) *

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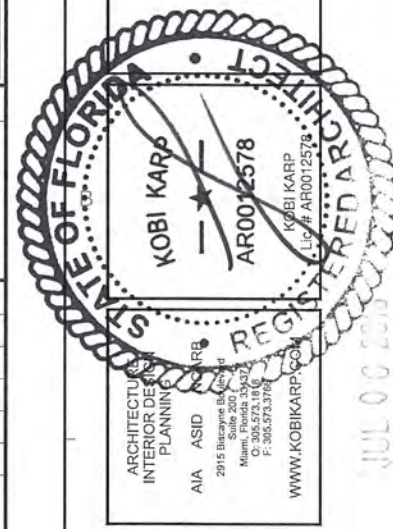
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SADIGO COURT HOTEL
334 20TH STREET
MIAMI BEACH, FLORIDA 33139

PROJECT DATA

OWNER
BLUE ROAD
1111 KANE CONCOURSE SUITE 217
BAY HARBOR ISLANDS, FL 33154



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K • B • I
K A R P

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CHECKED BY: K.K. C.A.

DATE:

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Sadigo Court Postcard - Circa 1936

1 HOTEL POSTCARD



3 ARCHIVE 2



2 ARCHIVE 1



4 ARCHIVE 3



5 LOCATION MAP

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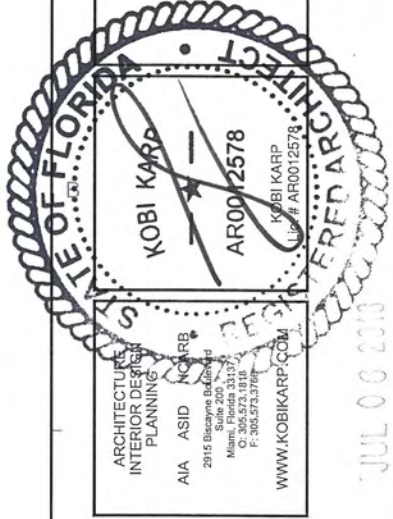
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ARCHIVE PHOTOS

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DATE:

A1.03

HPB SUBMITTAL



1 NORTH FACADE - 20TH ST



2 FACADE ZOOM IN - 20TH ST



3 MAIN ENTRANCE - 20TH ST



4 WEST FACADE - PARK AVE



5 LOCATION MAP



1 EXISTING PHOTOS

SCALE: ?" = ?'-?"

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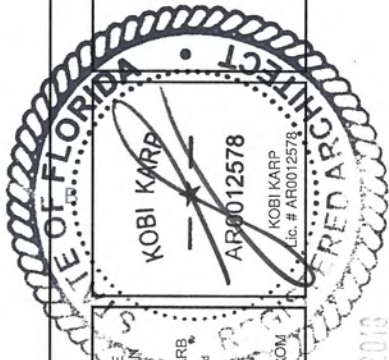
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JUL 06 2013



1 SURROUNDING 1 - 20TH ST



2 SURROUNDING 2 - PARK AVE



3 SURROUNDING 3 - 20TH ST / PARK AVE



4 SURROUNDING 4 - 20TH ST



5 LOCATION MAP



SURROUNDING PHOTOS

SCALE: 1" = 10'-0"

REVISIONS / SUBMISSIONS
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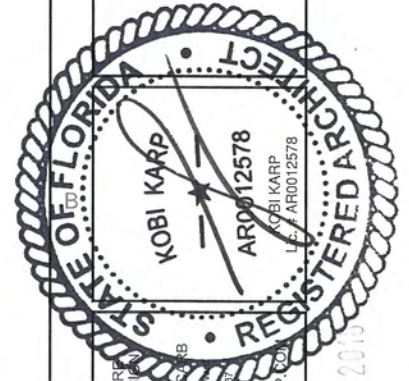
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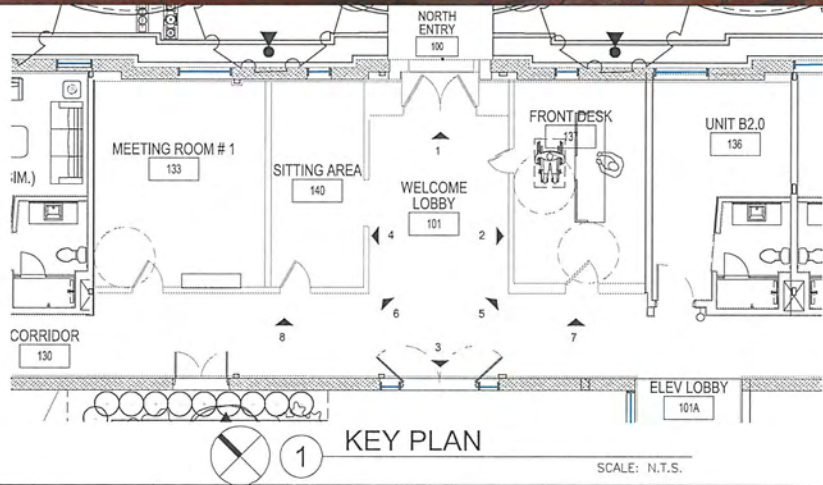
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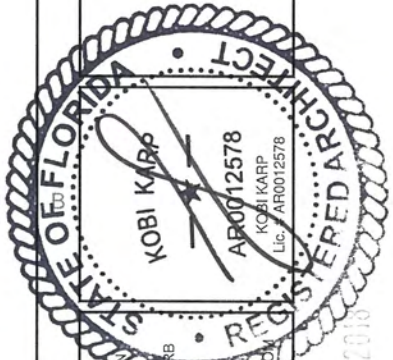
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EXISTING LOBBY PHOTO

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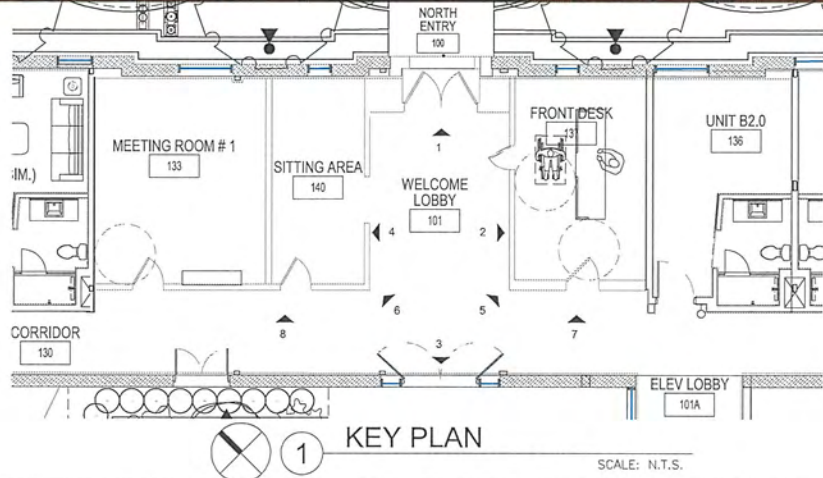


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SCALE: N.T.S.

HPB SUBMITTAL



EXISTING LOBBY PHOTO
SCALE: N.T.S.

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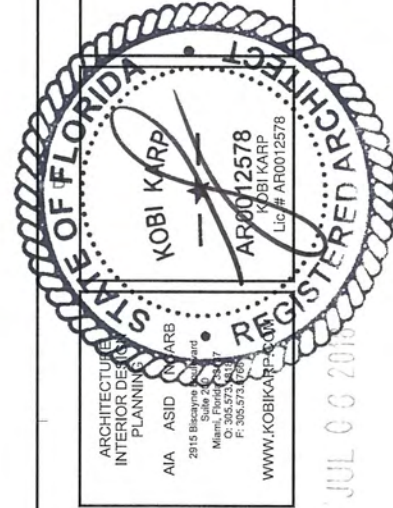
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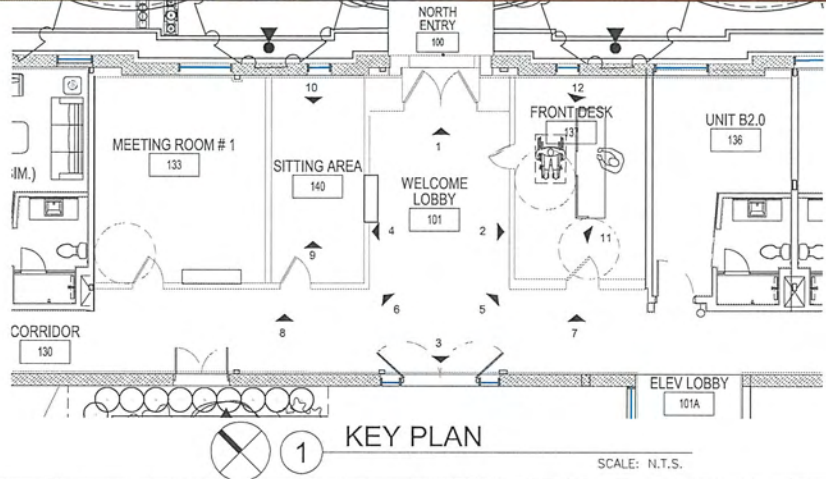
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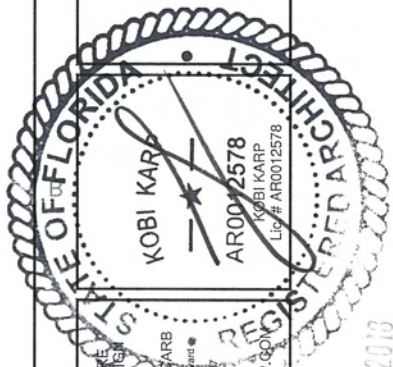
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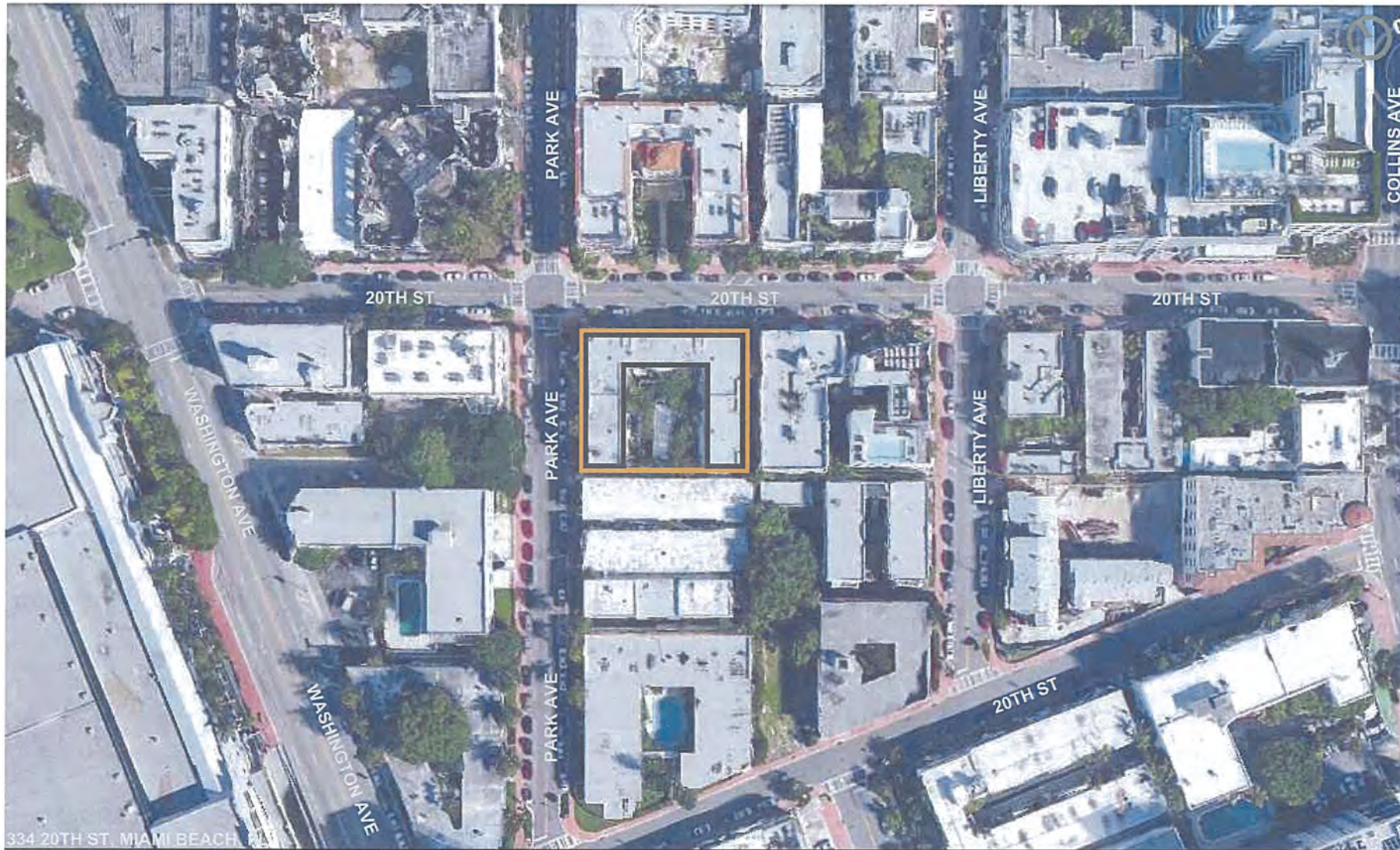
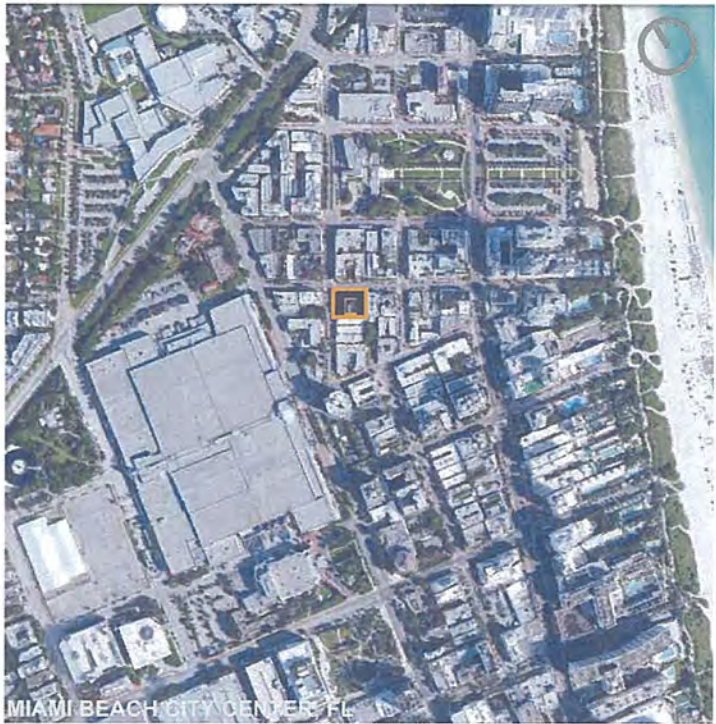


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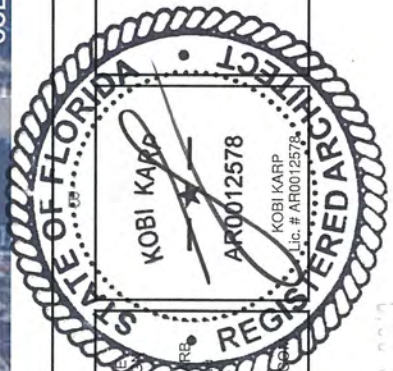
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LOCATION MAP

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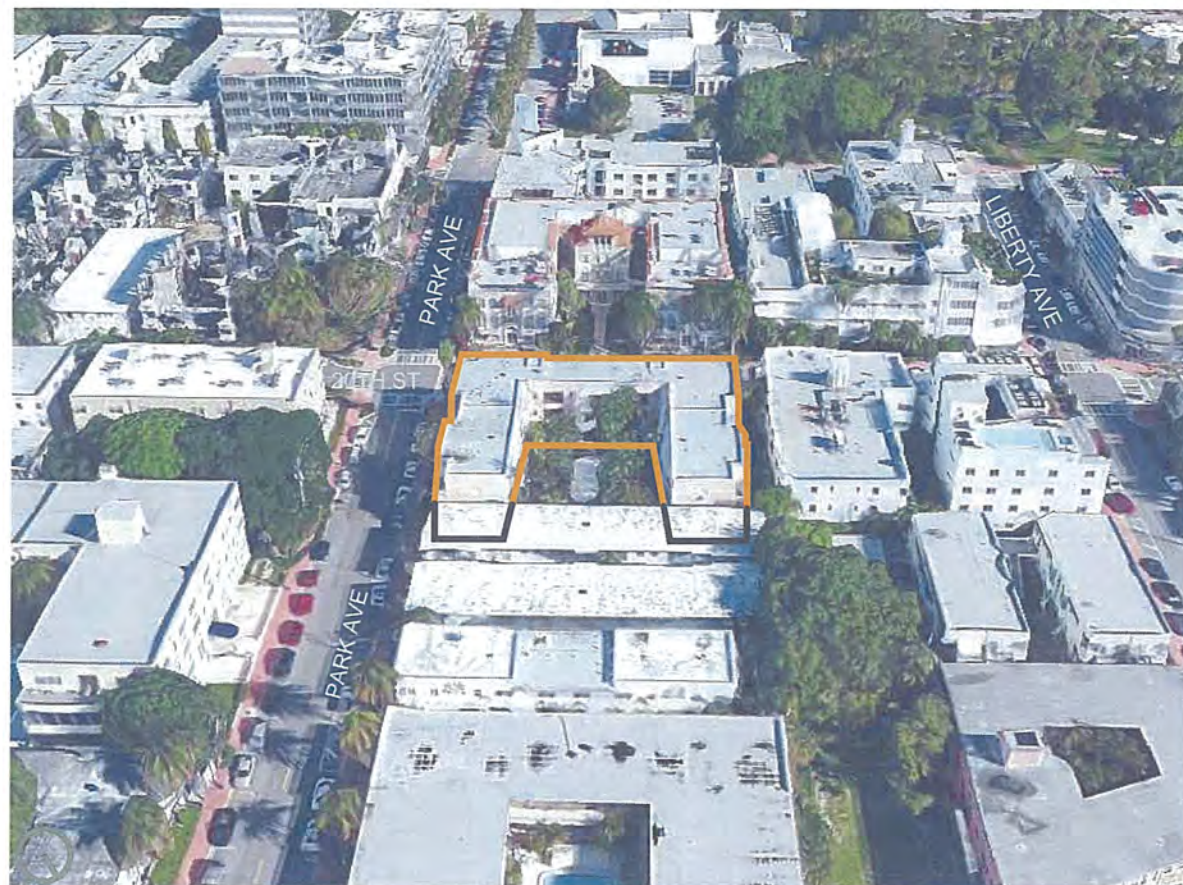
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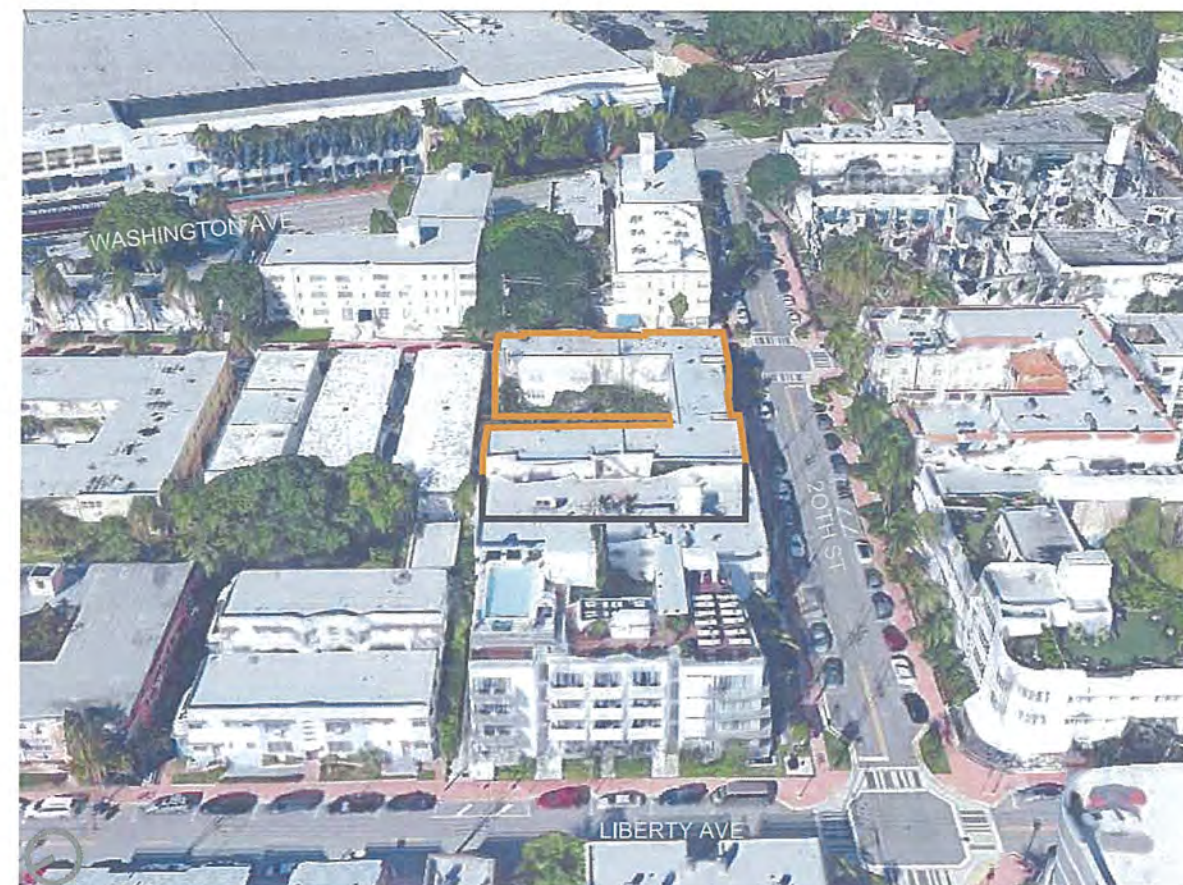
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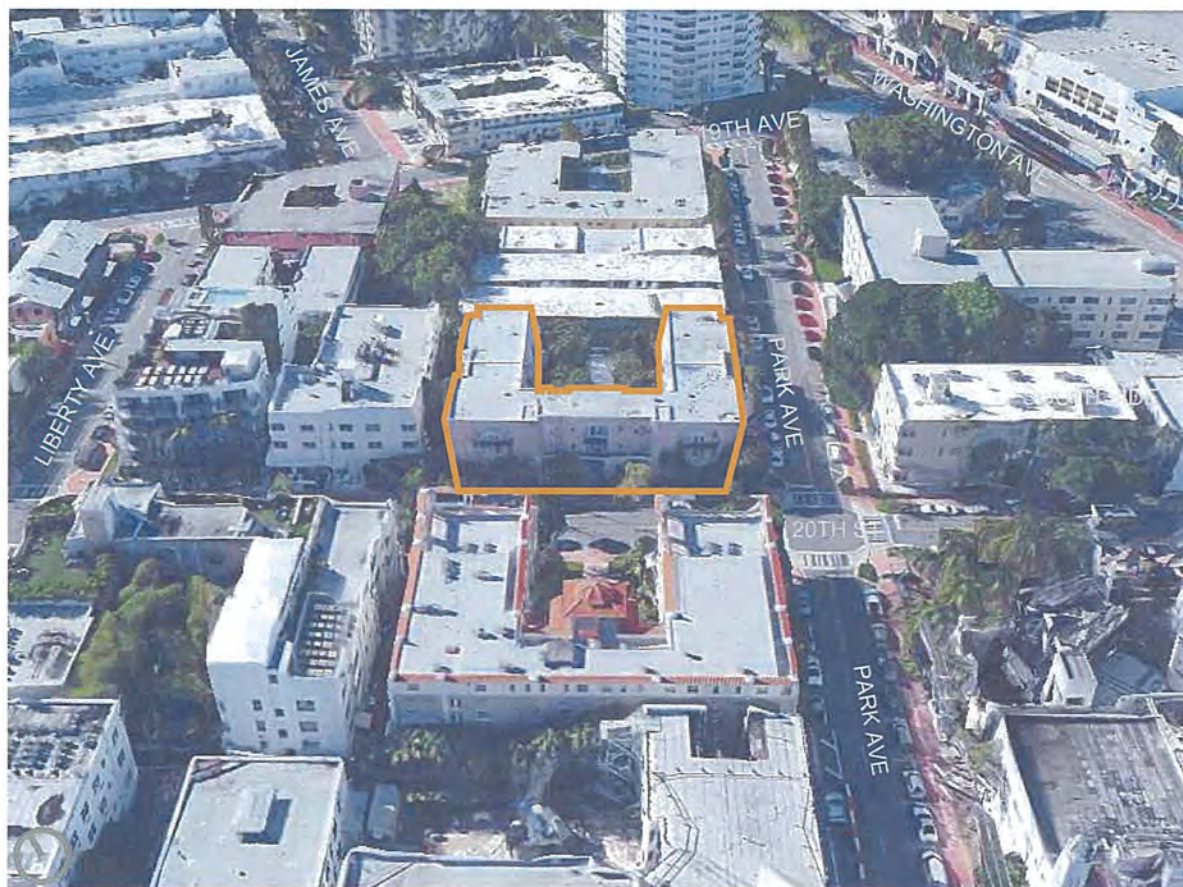
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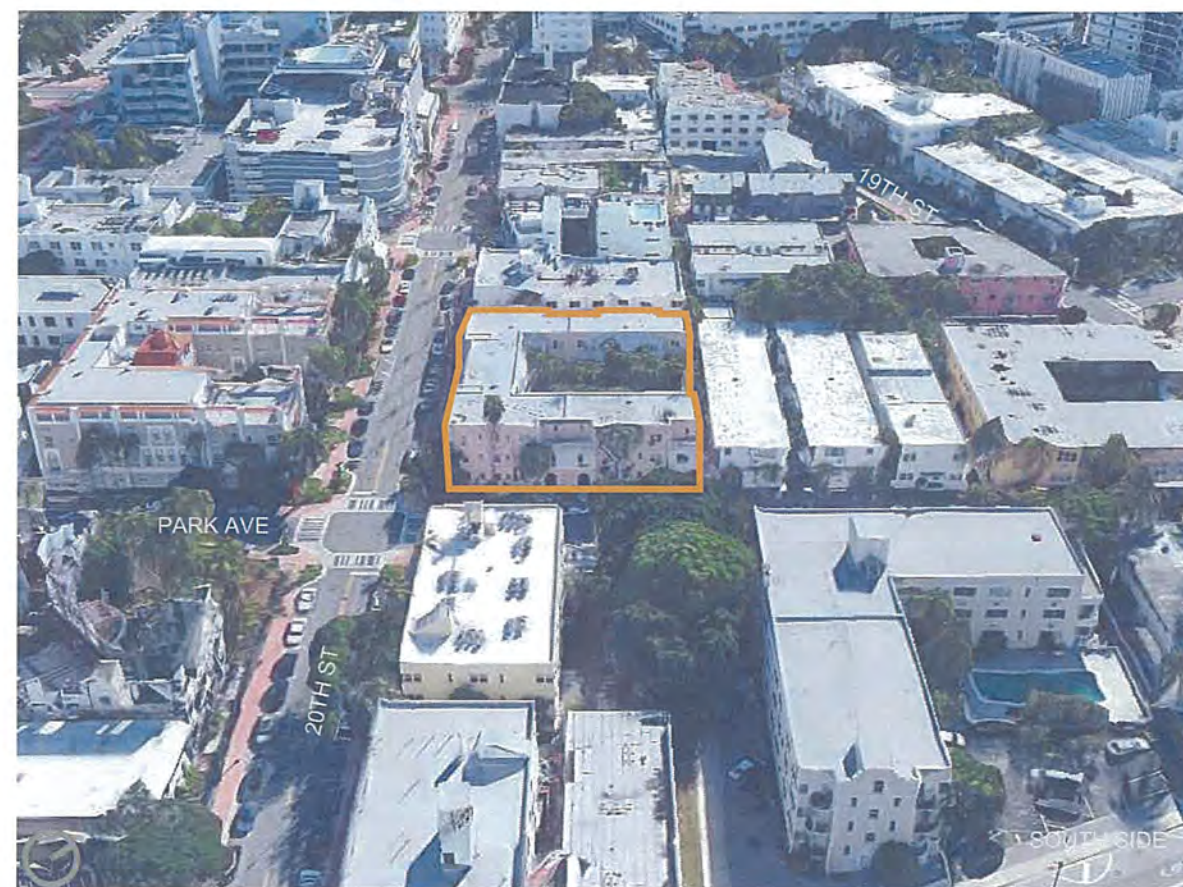
SOUTH SIDE



EAST SIDE



NORTH SIDE



WEST SIDE

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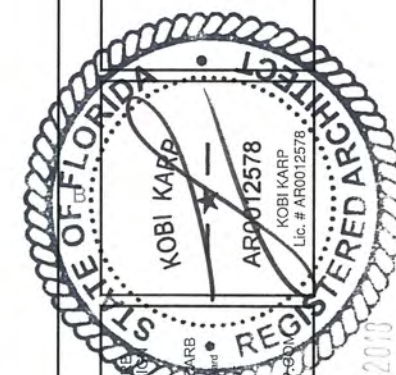
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AERIAL VIEW

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1 20TH STREET AND PARK AVENUE
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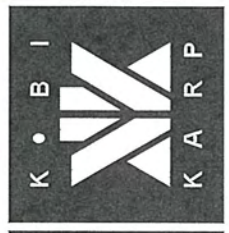
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1 PARK AVENUE RENDERING
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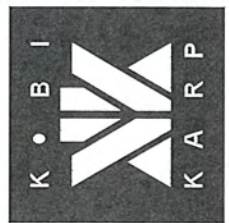
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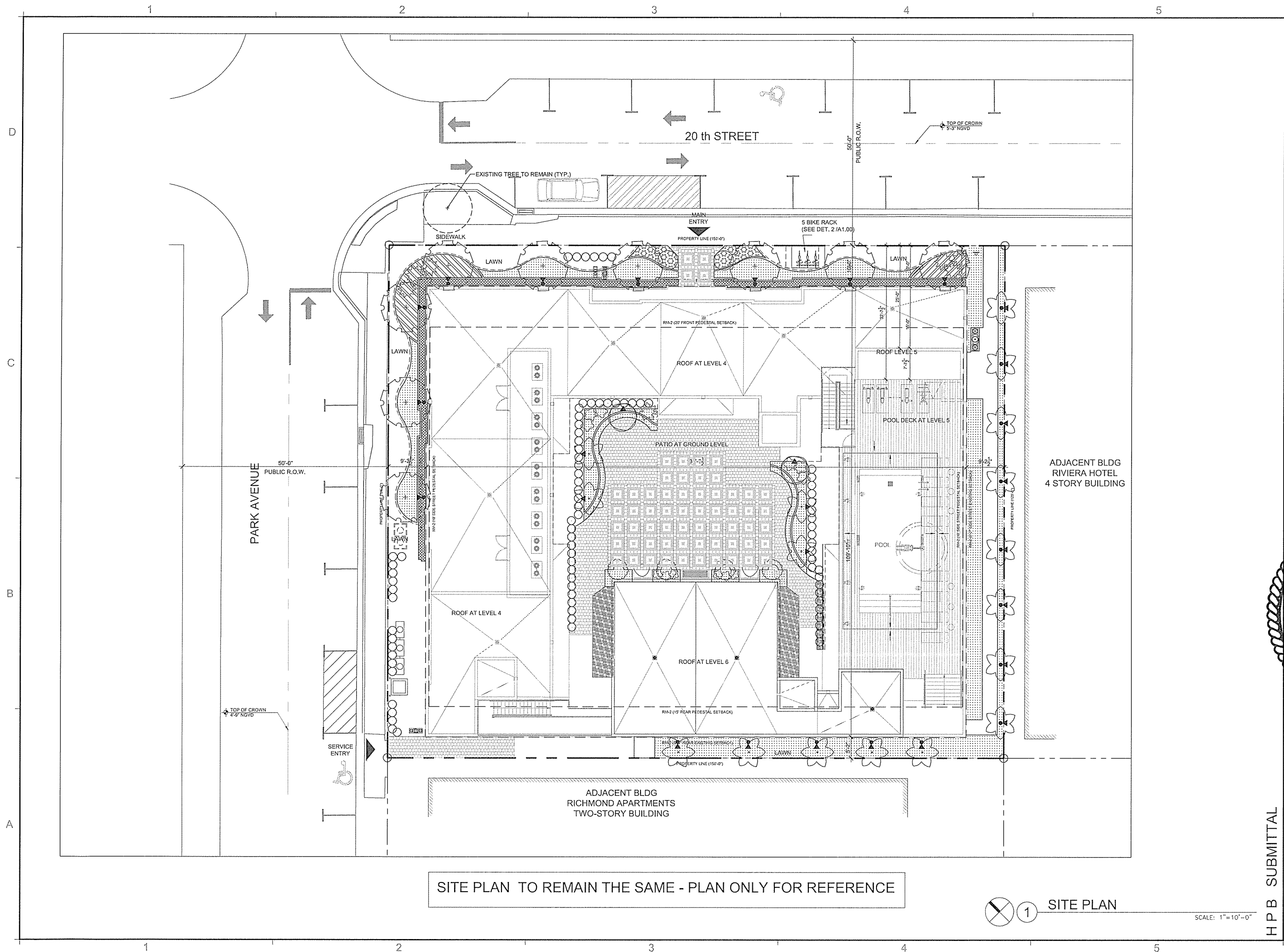


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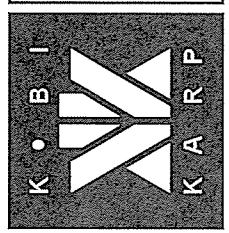
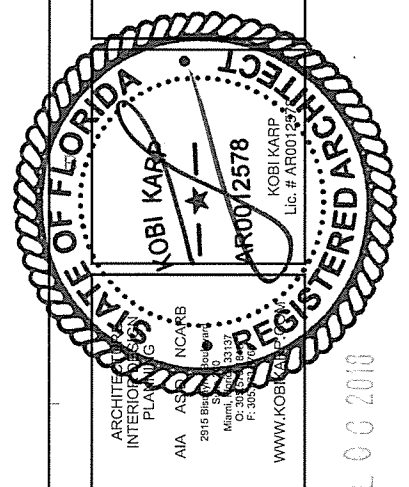
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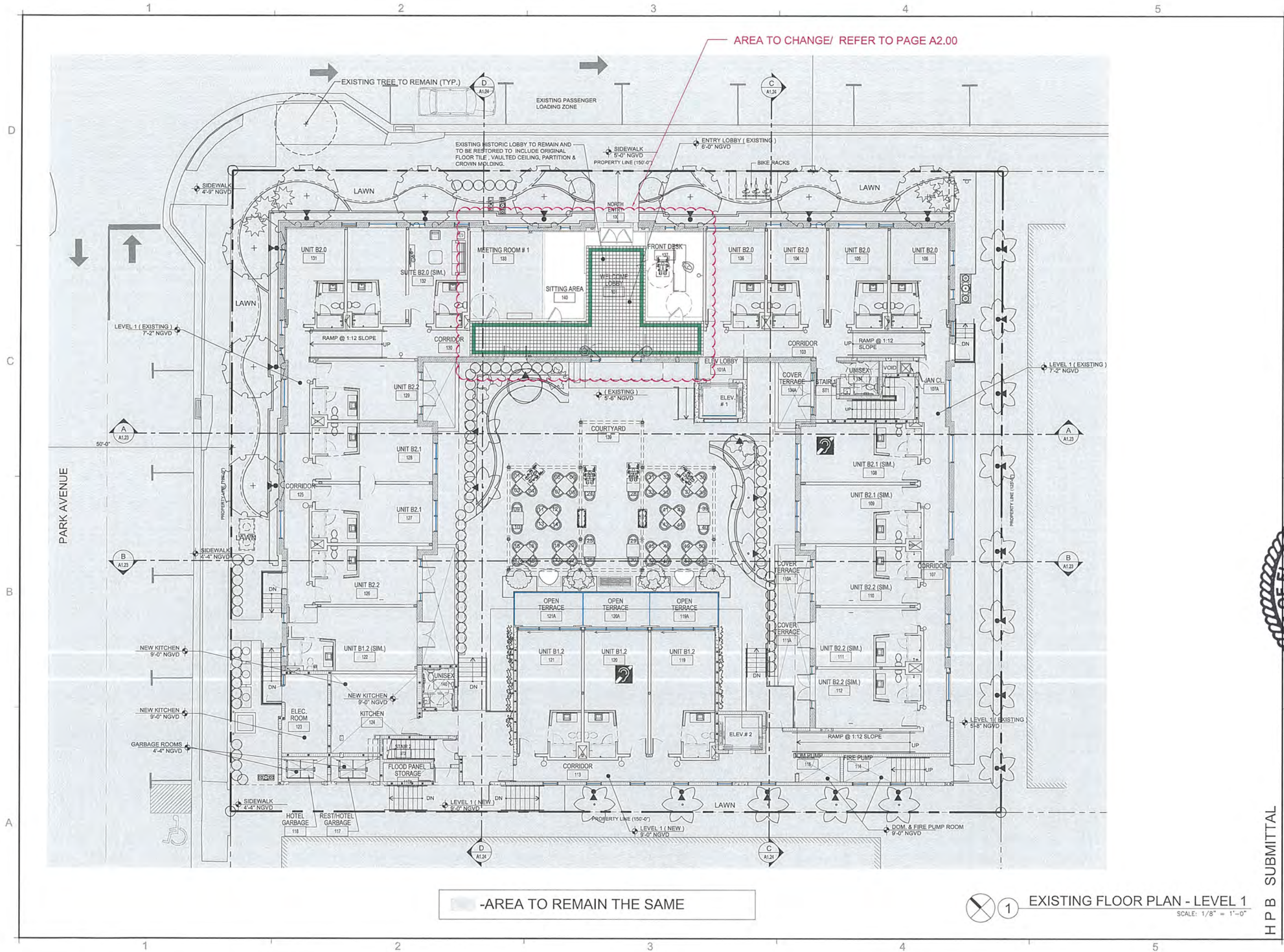
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EXISTING FLOOR PLAN - LEVEL 1

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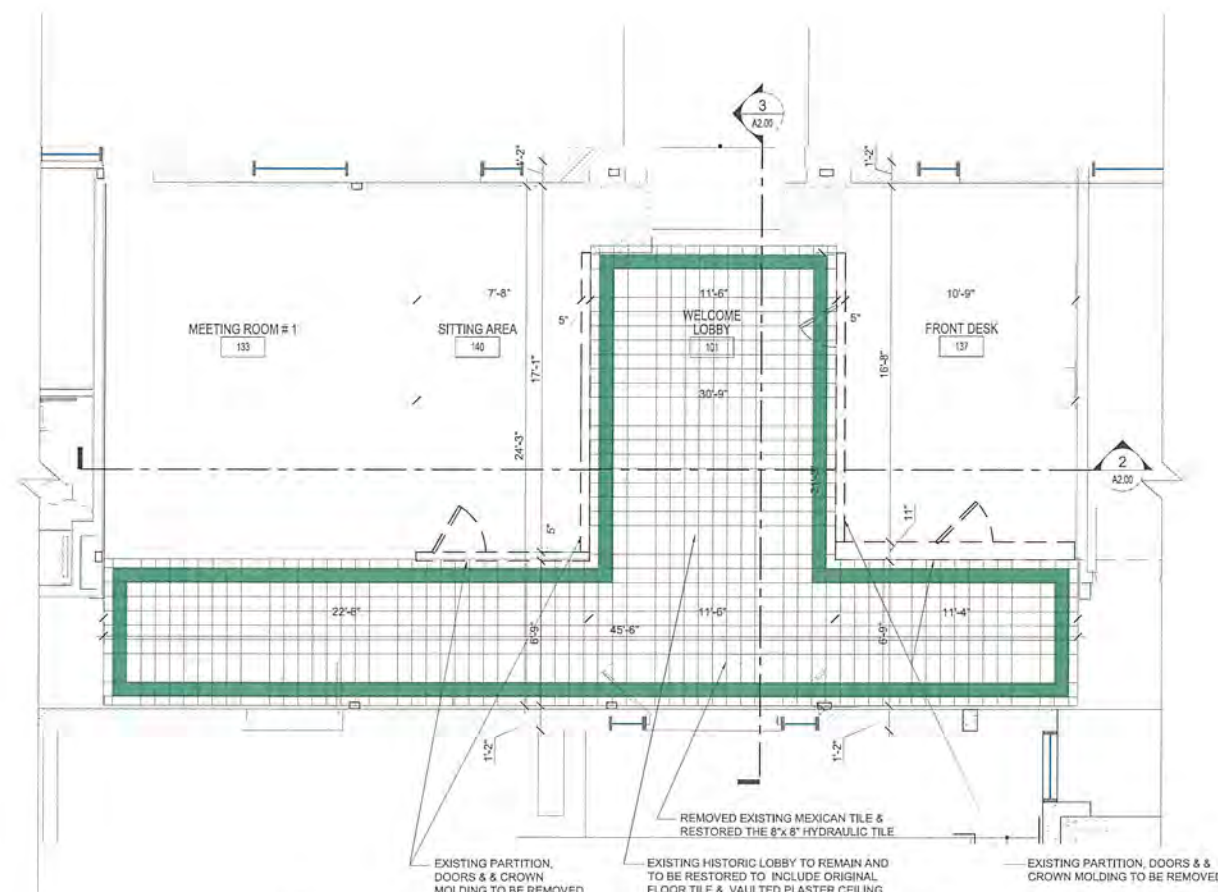
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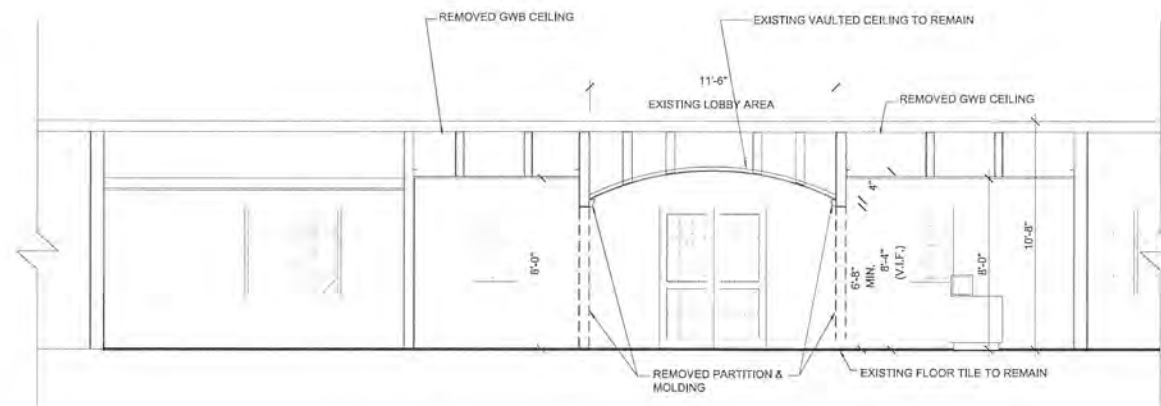


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SCALE: 1/4" = 1'-0"

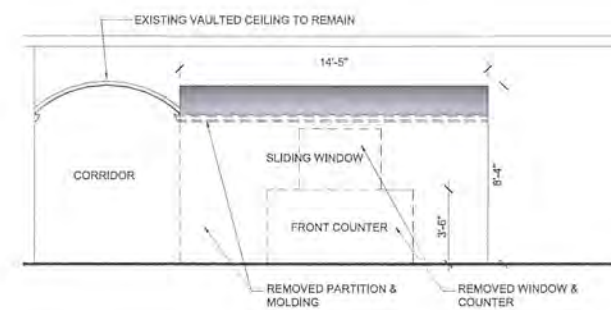


AREA TO BE DEMOLISHED



2 ELEVATION - DEMO. LOBBY

SCALE: 1/4" = 1'-0"



3 ELEVATION - DEMO. LOBBY

SCALE: 1/4" = 1'-0"



FLOOR PLAN - EXISTING/ DEMO LOBBY & ELEVATION

SCALE: 1/4" = 1'-0"

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EXISTING/ DEMO LOBBY & ELEVATION

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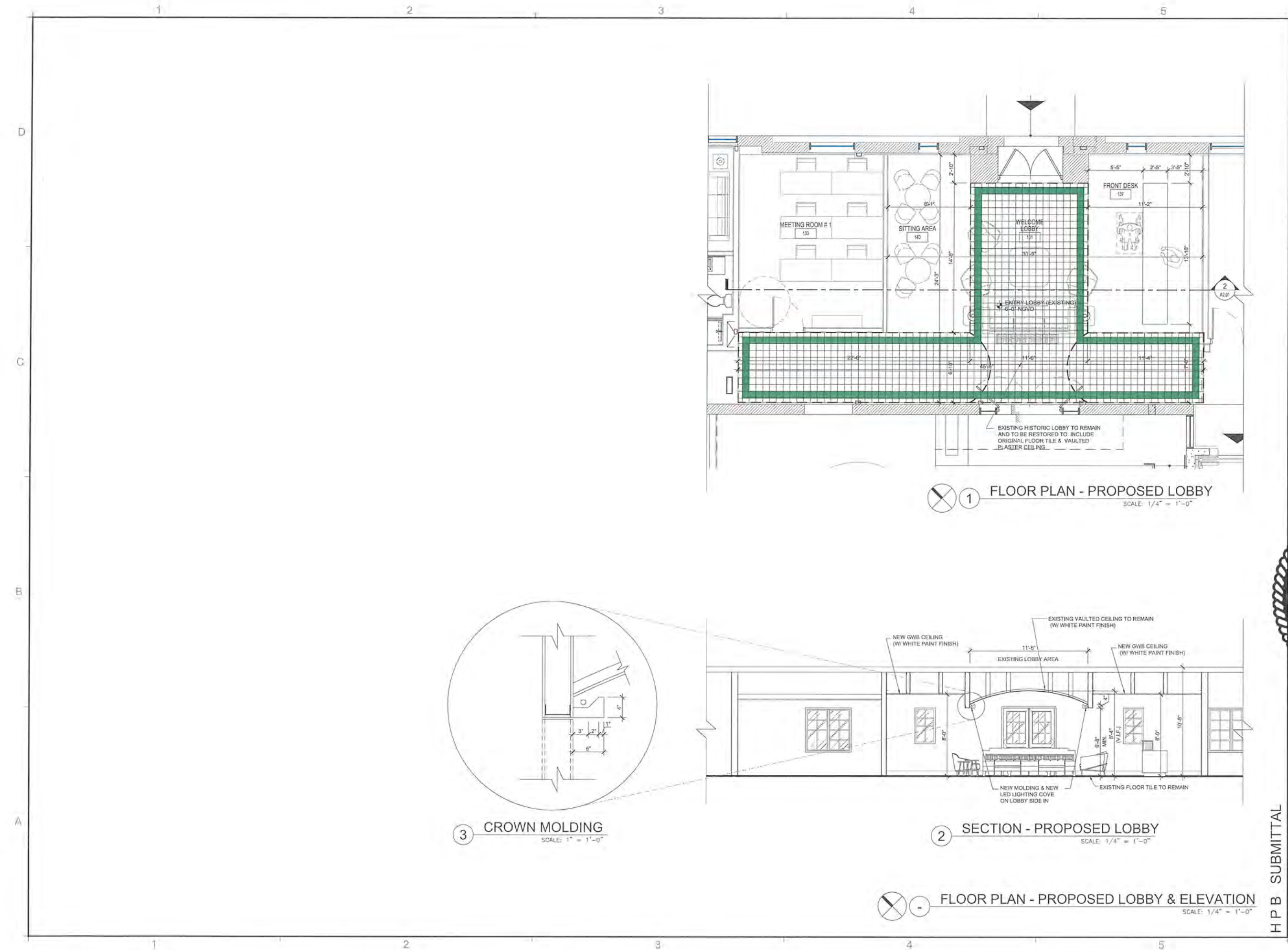
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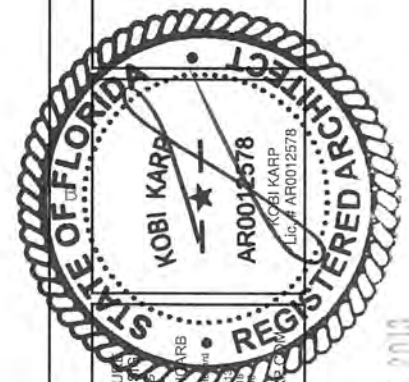
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FLOOR PLAN
PROPOSED LOBBY & ELEVATION

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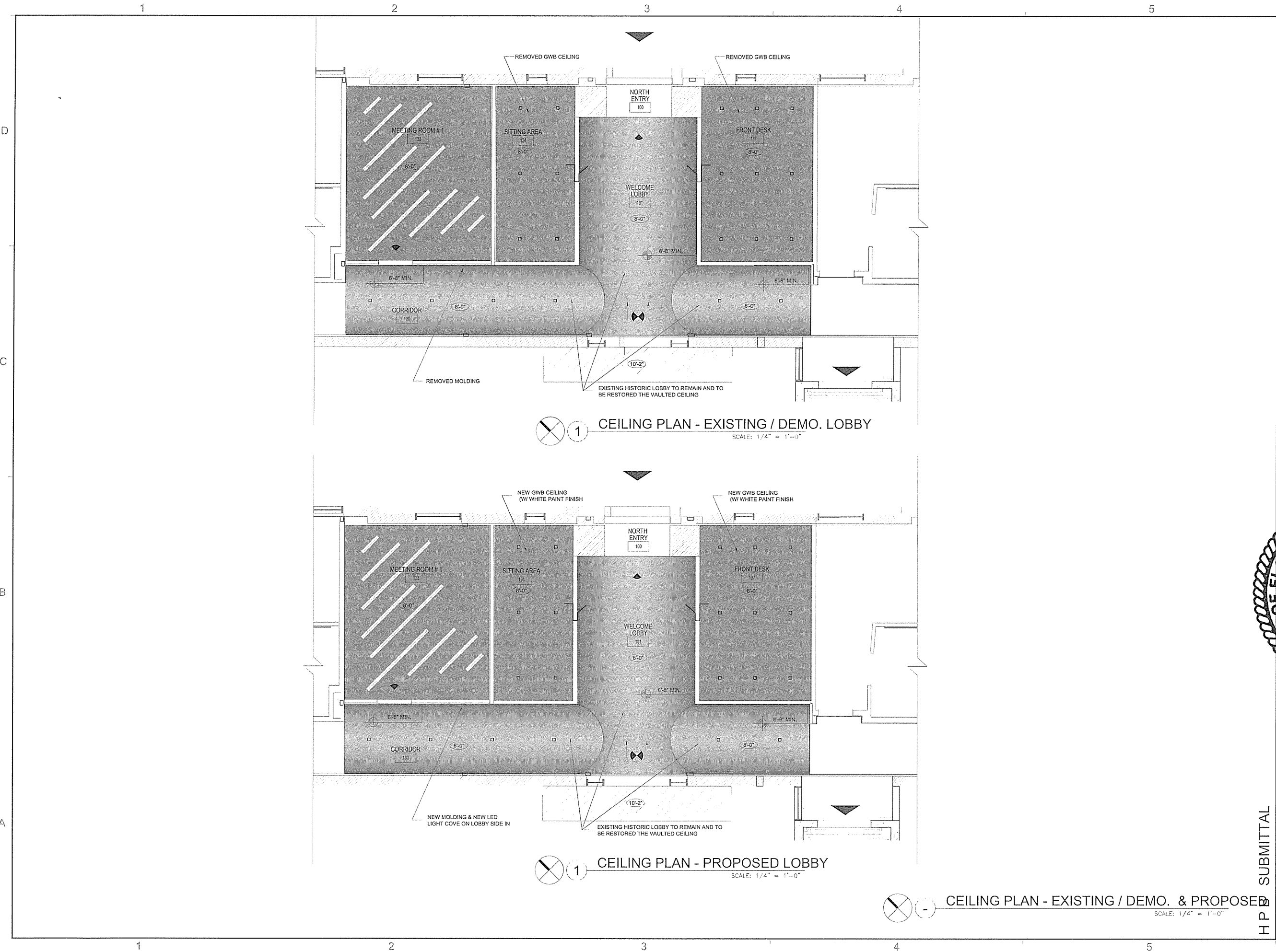


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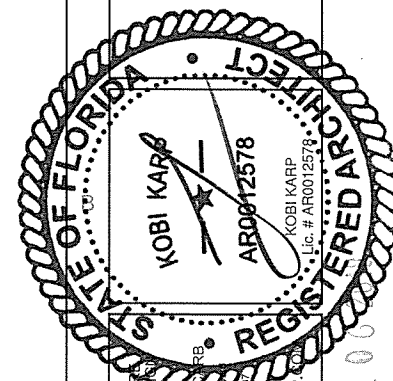
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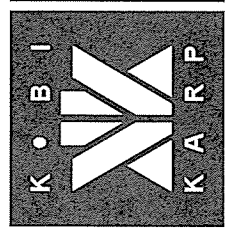
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