

SADIGO COURT HOTEL

334 20th STREET
Miami Beach,Florida



Sadigo Hotel - Miami Beach - FL

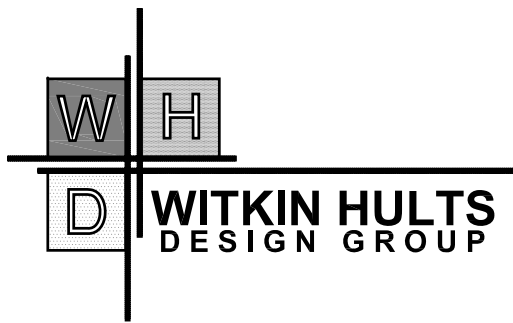
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HOLLYWOOD, FL 33020

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

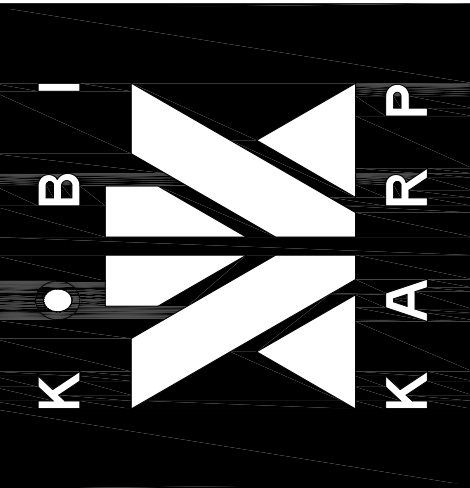
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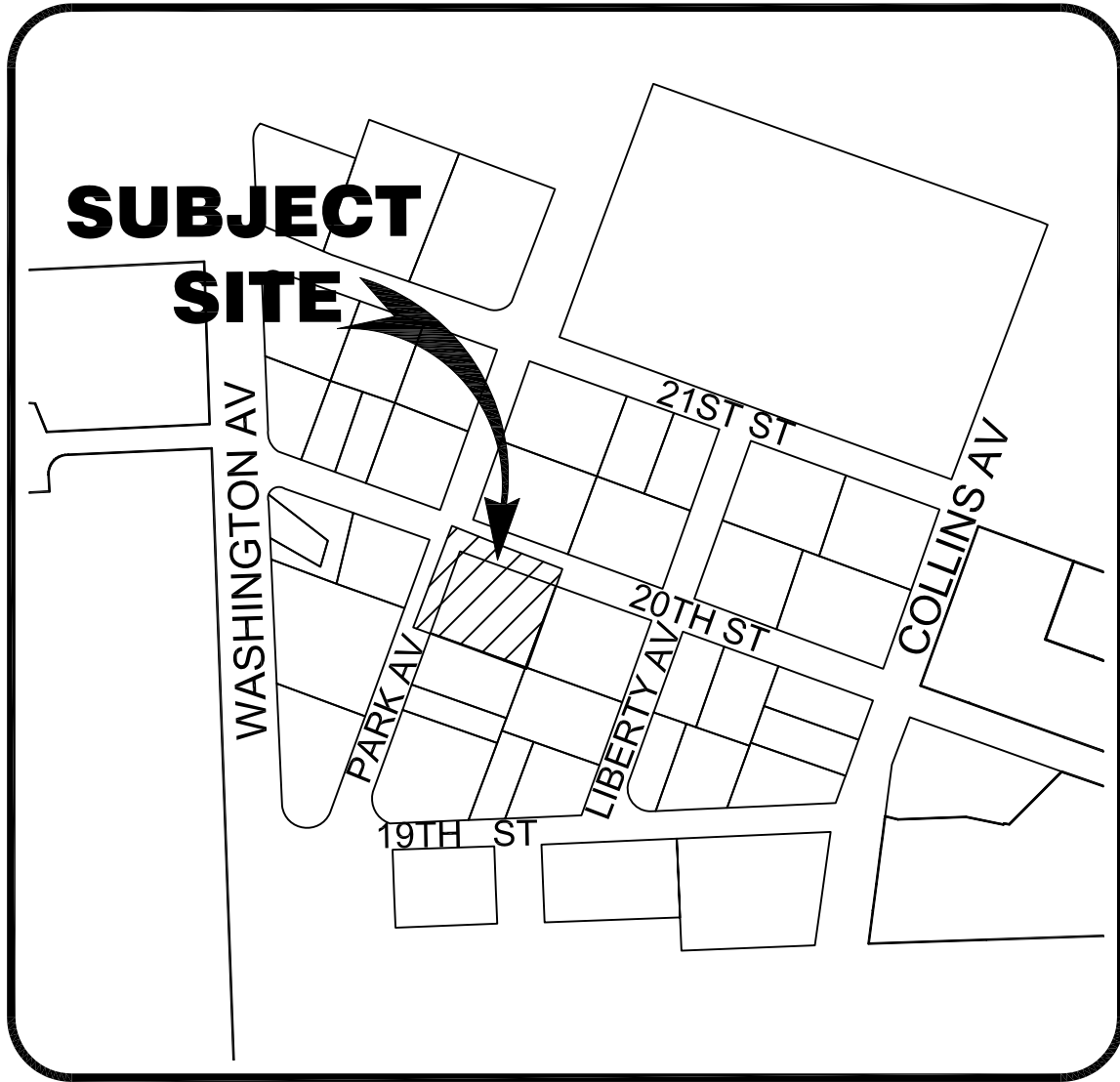
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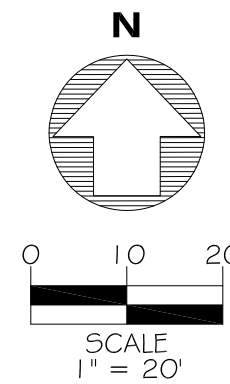
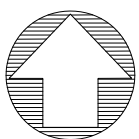
H P B FINAL SUBMITTAL 06-23-2016

MAP OF BOUNDARY SURVEY

SECTION 34 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING IN THE MIAMI-DADE COUNTY, FLORIDA



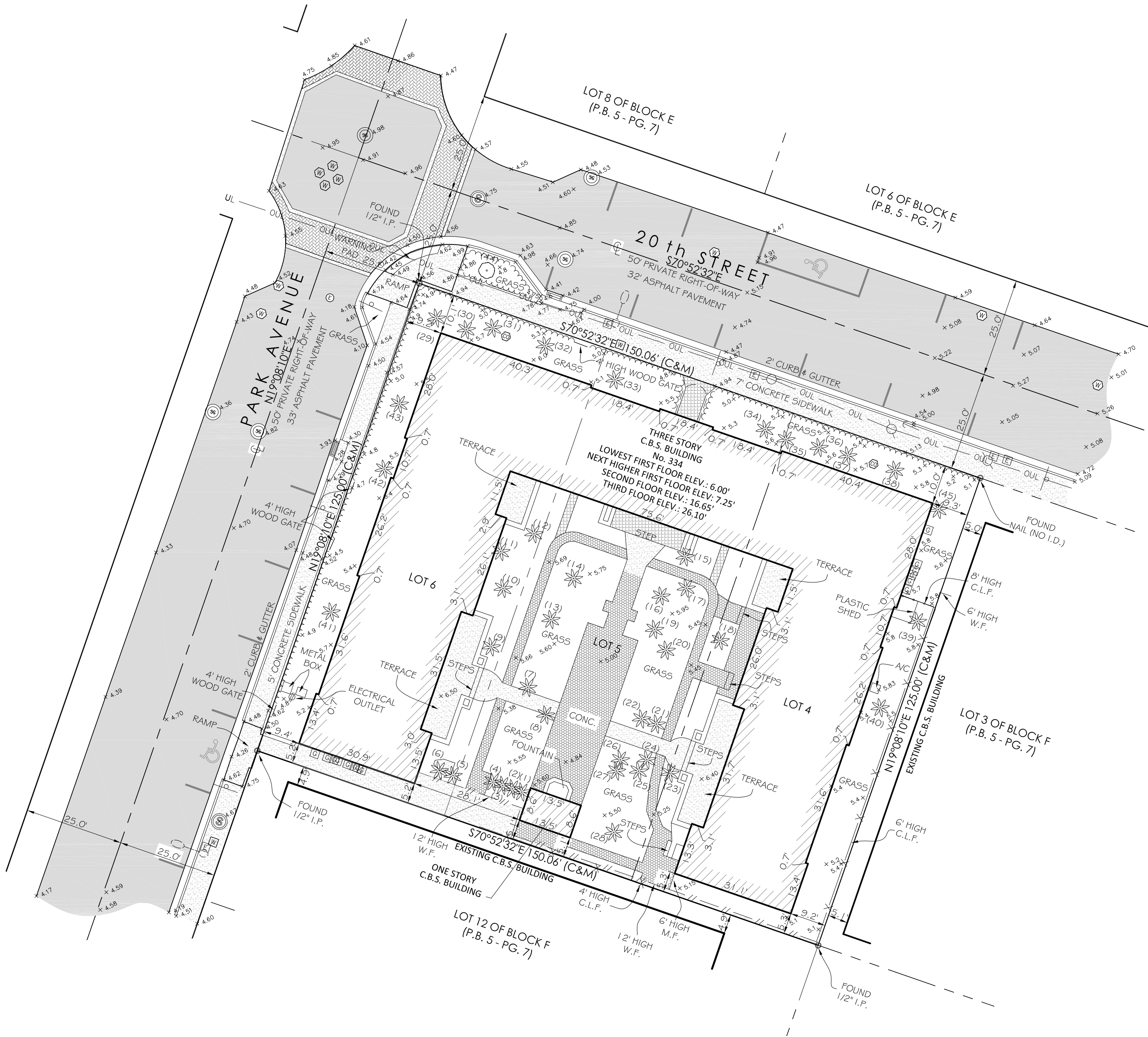
LOCATION MAP
(NOT TO SCALE)



LEGEND

CONC.	= CONCRETE
R	= RECORDED VALUE
M	= MEASURED VALUE
(C)	= CALCULATED
C.B.S.	= CONCRETE BLOCK STUCCO
CL	= CENTERLINE
P.B.	= PLAT BOOK
PG.	= PAGE
M.F.	= METAL FENCE
○	= WOOD POWER POLE
—	= GUY ANCHOR
—	= CONCRETE POWER POLE
○	= ORNAMENTAL PLANT
○	= BOLLARD
—	= SIGN
○	= PALM TREE
—	= TREE
—	= CHAIN LINK FENCE
—	= WOOD FENCE
—	= METAL FENCE
—	= COLUMN
—	= GAS VALVE
—	= CATCH BASIN
—	= ORNAMENTAL LIGHT
—	= ORNAMENTAL LIGHT POLE
—	= LIGHT POLE
—	= FLAG POLE
R	= RADIUS
ID.	= IDENTIFICATION
LP	= LIGHT POLE
(N.)	= TREE NUMBER
—	= OVERHEAD WIRE
—	= WATER VALVE
—	= WATER METER
—	= FIRE HYDRANT
—	= HEDGE OR LANDSCAPED AREA
—	= CLEAN OUT
—	= SANITARY SEWER MANHOLE
—	= STORM DRAINAGE MANHOLE
—	= UNKNOWN MANHOLE
—	= FPL MANHOLE
—	= ELECTRIC UTILITY
C.L.F.	= CHAIN LINK FENCE
M.F.	= METAL FENCE
W.F.	= WOOD FENCE
—	= MAILBOX
—	= SIGNAL MAST ARM
—	= STREET LIGHT SIGNAL
—	= BRICK
—	= CONCRETE
—	= PAVER
—	= TILE
—	= STAMPED CONCRETE
—	= ASPHALT
A	= ARC
L	= LENGTH
Δ	= ANGLE OF THE CURVE
☆	= ORNAMENTAL LIGHT POLE

TREE TABLE					
No.	BOTANICAL NAME	COMMON NAME	D.B.H.	HEIGHT	SPREAD
1	STRELITZIA REGINAE	BIRD PARADISE	16'	20'	10'
2	STRELITZIA REGINAE	BIRD PARADISE	16'	25'	20'
3	STRELITZIA REGINAE	BIRD PARADISE	16'	25'	15'
4	STRELITZIA REGINAE	BIRD PARADISE	12'	25'	15'
5	STRELITZIA REGINAE	BIRD PARADISE	12'	25'	20'
6	LIVISTONIA CHINENSIS	CHINASE FAN	18'	40'	15'
7	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 4)	25'	25'
8	PTYCHOSTERMA ELEGANS	PALM ALEXANDER	7.2'	25'	10'
9	LIVISTONIA CHINENSIS	CHINASE FAN	12'	15'	10'
10	LIVISTONIA CHINENSIS	CHINASE FAN	18'	50'	15'
11	LIVISTONIA CHINENSIS	CHINASE FAN	12'	20'	12'
12	LIVISTONIA CHINENSIS	CHINASE FAN	10.8'	20'	10'
13	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 6)	30'	30'
14	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7.2'	30'	15'
15	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 4)	30'	30'
16	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 6)	30'	30'
17	PTYCHOSTERMA ELEGANS	PALM ALEXANDER	7.2'	25'	30'
18	LIVISTONIA CHINENSIS	CHINASE FAN	12'	15'	10'
19	LIVISTONIA CHINENSIS	CHINASE FAN	24'	20'	20'
20	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 3)	25'	25'
21	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8' (CLUSTER OF 3)	25'	20'
22	PTYCHOSTERMA ELEGANS	PALM ALEXANDER	7.2'	25'	12'
23	PTYCHOSTERMA ELEGANS	PALM ALEXANDER	7.2'	25'	10'
24	PTYCHOSTERMA ELEGANS	PALM ALEXANDER	7.2'	30'	12'
25	PTYCHOSTERMA ELEGANS	PALM ALEXANDER	7.2'	25'	10'
26	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 3)	25'	30'
27	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7' (CLUSTER OF 5)	20'	30'
28	CHRYSAIDOCARPUS LUTESCENS	ARECA PALM	12' (CLUSTER)	20'	40'
29	SABAL PALMETTO	SABAL PALM	12' (CLUSTER OF 4)	10'	10'
30	SABAL PALMETTO	SABAL PALM	15.6'	15'	10'
31	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
32	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
33	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
34	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
35	RAVENALA MADAGASCARIENSIS	TRAVELLER PALM	5' (CLUSTER OF 2)	12'	12'
36	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
37	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
38	PACHYPODIUM LAMEREI	MADAGASCAR PALM	6' (CLUSTER OF 2)	10'	10'
39	SABAL PALMETTO	SABAL PALM	9'	18'	10'
40	SABAL PALMETTO	SABAL PALM	9'	18'	10'
41	SABAL PALMETTO	SABAL PALM	24'	25'	15'
42	SABAL PALMETTO	SABAL PALM	16'	18'	18'
43	SABAL PALMETTO	SABAL PALM	16'	32'	15'
44	UNKNOWN	UNKNOWN	5'	15'	12'
45	COCOS NUCIFERA	COCONUT PALM	9'	30'	15'



SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on March 28, 2016.

SURVEY LIMITS:

Lots 4, 5 and 6, in Block F, of "OCEAN FRONT SUBDIVISION", according to the Plat thereof as recorded in Plat Book 5 at Page 7 of the Public Records of Miami-Dade County, Florida. Containing 18757.5 sq. ft., more or less.

Property Address:

334 20th Street, Miami Beach, FL 33139
Folio No.: 02-3226-001-0230

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 20th Street with an assumed bearing of N70°03'46"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE" with the Base Flood Elevation begin 8.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C0317, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: C-160 Elevation: + 5.36 (N.G.V.D. '29)
Located 232' South of C/L of 22nd Street and 25' East of the C/L of Collins Avenue.

Plat of "OCEAN FRONT SUBDIVISION" according to the Plat thereof as recorded in Plat Book 5 at Page 7 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County, Florida.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County.

No excavations were performed.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were uncovered.

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

Blue Road, LLC

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary/Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Lis R. Tolstoy, PSM Signature Date
Registered Surveyor and Mapper LS6759
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE
SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166

PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 16112.0.00
FIELD BOOK: EFB

DRAWN BY: GS
SHEET 1 OF 1

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ARCHITECTURAL INDEX

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D1.01	EXISTING DEMO PLAN LEVEL 2	SH-4.0	SECTIONS
D1.02	EXISTING DEMO PLAN LEVEL 3	SH-5.0	ELEVATIONS
		SH-5.1	ELEVATIONS
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D2.01	EXISTING NORTH + EAST DEMO ELEVATIONS		
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L2	LANDSCAPE DETAILS		
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SCALE: 1/8" = 1'-0"

H P B FINAL SUBMITTAL 06-23-2016

REVISIONS / SUBMISSIONS	
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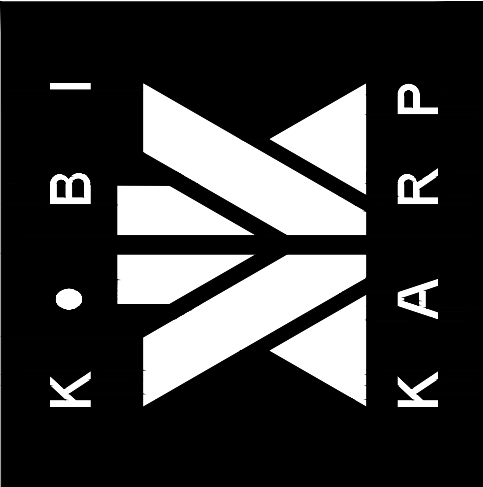
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DRAWN BY:	KKKID
CHECKED BY:	K.K. - J.M.
DATE:	
A1.00	

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	334 20th Street, Miami Beach			
2	Board and File numbers:				
3	Folio number(s):	02-3226-001-0230			
4	Year constructed:	1936	Zoning District:	RM-2 Residential Multifamily, Medium Intensity	
5	Based Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5.75 / Existing to remain: Lobby 6.00 NGVD Bldg: 7.2 NGVD	
6	Adjusted grade	New Addition : 9.00 NGVD	Lot Area:	18,757 SF	
7	Lot Width	150.06'	Lot Depth:	125.00'	
8	Minimum Unit Size	226 SF	Average Unit Size:	308 See Room Variance Table	
9	Existing User	Condo	Proposed Use:	Hotel	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0	N/A	50'-0"	-
11	Number of Stories	3	3	5	-
12	FAR				
13	Gross Square Footage (Floor Area)	37,514 SF	24,200 SF	36,827 sf	
14	Square Footage by use	N/A	N/A	-	-
15	Number of Units Residential	54	54	-	-
16	Number of Units Hotel	N/A	N/A	81	-
17	Number of Seats	N/A	N/A	85	-
18	Occupancy Load	61	N/A	N/A	-
	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal				
23	Front Setback (NORTH):	20'-0"	10'-0"	10'-0"	10'-0"
24	Side Setback (EAST) :	Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 10'-0"	9'-2"	9'-2"	10"
25	Side Setback (WEST) :	Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 10'-0"	9'-2"	9'-2"	10"
30	Rear Setback (SOUTH):	10% of lot depth =12'-6"	5'-1"	5'-1"	7'-5"
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District: 1				
40	Total # of parking spaces	8	0	0	8 spaces
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	-	N/A	See Chart	-
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	-	N/A	See Chart	-
43	Parking Space Dimensions	N/A	N/A	N/A	-
44	Parking Space Configurations (45o,60o,90o,Parallel)	N/A	N/A	N/A	-
45	ADA Spaces	N/A	N/A	N/A	-
46	Tandem Spaces	-	N/A	N/A	-
47	Drive Aisle Width	-	N/A	N/A	-
48	Valet Drop off and pick up	-	1	1	-
49	Loading zones and Trash collection areas	1	0	0	1
50	Bike Racks	2 per Hotel / Restaurant: 1 per 10	N/A	Hotel: 2 Restaurant: 9	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	-
52	Total # of Seats	N/A	N/A	85	-
53	Total # of Seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
54	Total Occupant Content	N/A	N/A	85	-
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	See Chart	N/A	N/A	-

56	Is this a contributing building?	YES
57	Located within a Local Historic District?	YES

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.

PARKING CALCULATION

PROPOSED	REQUIRED PARKING
66 GUEST ROOMS IN EXISTING BLDG	0
15 NEW GUEST ROOMS (SEC. 130-31.26) (NEW CONST.)	15 □ .5 □ 8
RESTAURANT: 85 SEATS - 41 (.5 □ 81 UNITS) □ 4	0
TOTAL	8

□ FEE IN LIEU OF PARKING TO BE PAID

SADIGO HOTEL - ROOM SIZE VARIANCE

	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
Ground	9	9	3	21
2nd Level	8	11	5	24
3rd Level	8	11	5	24
4th Level		4	5	9
5th Level		0	3	3
Total	25	35	21	81
	31%	43%	26%	100%

All units in Existing Building Envelop

	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
Ground	9	9	0	18
2nd Level	8	11	2	21
3rd Level	8	11	2	21
	25	31	4	60
	42%	52%	7%	100%

All units in the penthouse addition

	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
4th Level (Penthouse)	4	0	2	6
	67%	0%	33%	33%

All units in 5 Story Addition

	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
Ground	0	0	3	3
2nd Level	0	0	3	3
3rd Level	0	0	3	3
4th Level	0	0	3	3
5th Level	0	0	3	3
Total	0	0	15	15
	0%	0%	100%	

4 0

	Below 300sf	Between 300sf- 335sf	Above 335sf	total
Ground	0	0	3	3
2nd Level	0	0	3	3
3rd Level	0	0	3	3
4th Level	0	0	3	3
5th Level	0	0	3	3
Total	0	0	15	15
	0%	0%	100%	

	Existing Apartments
Ground	9
2nd Level	10
3rd Level	10
Total	29

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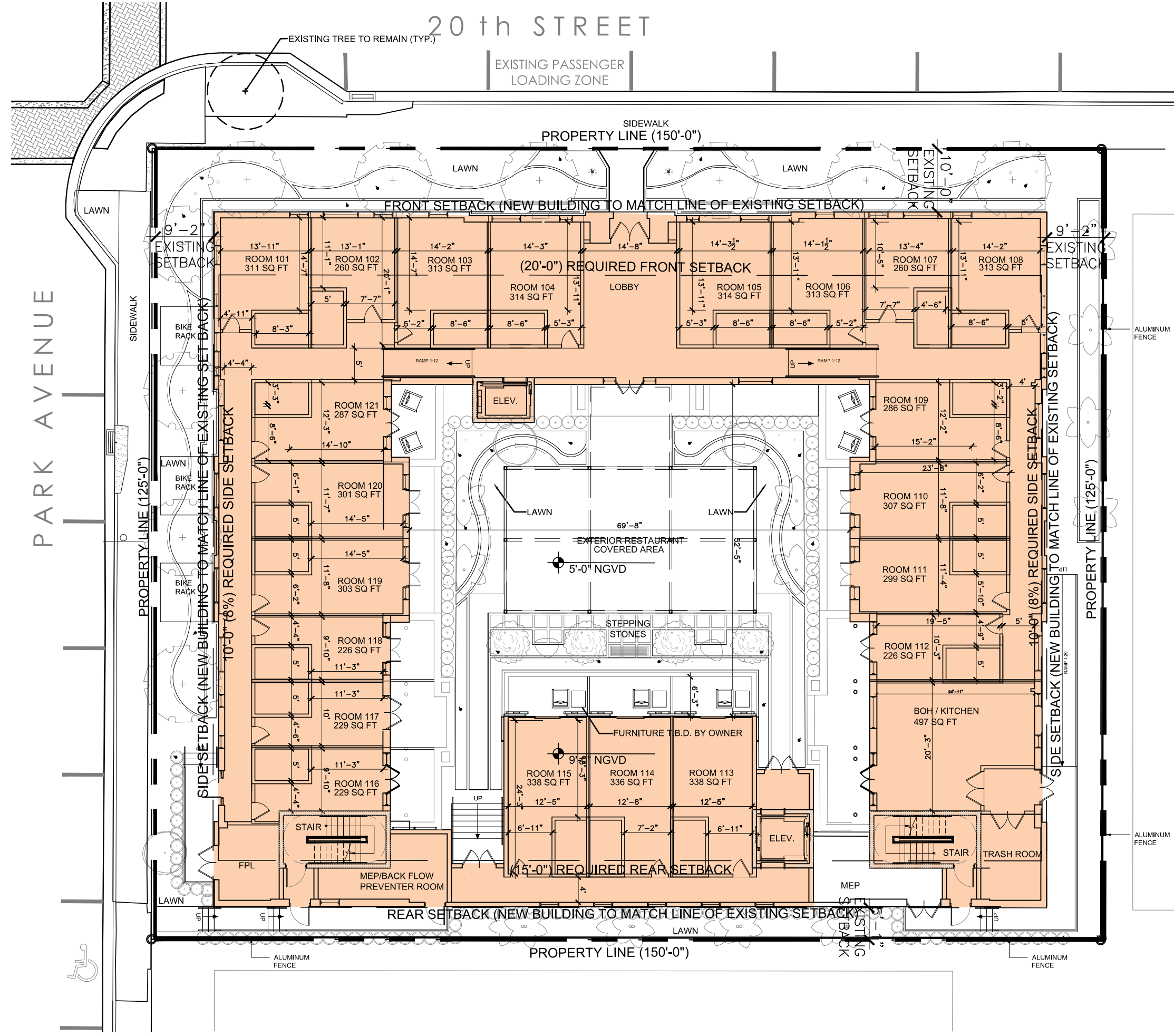
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2915 Biscayne Boulevard
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F: 305.673.6766

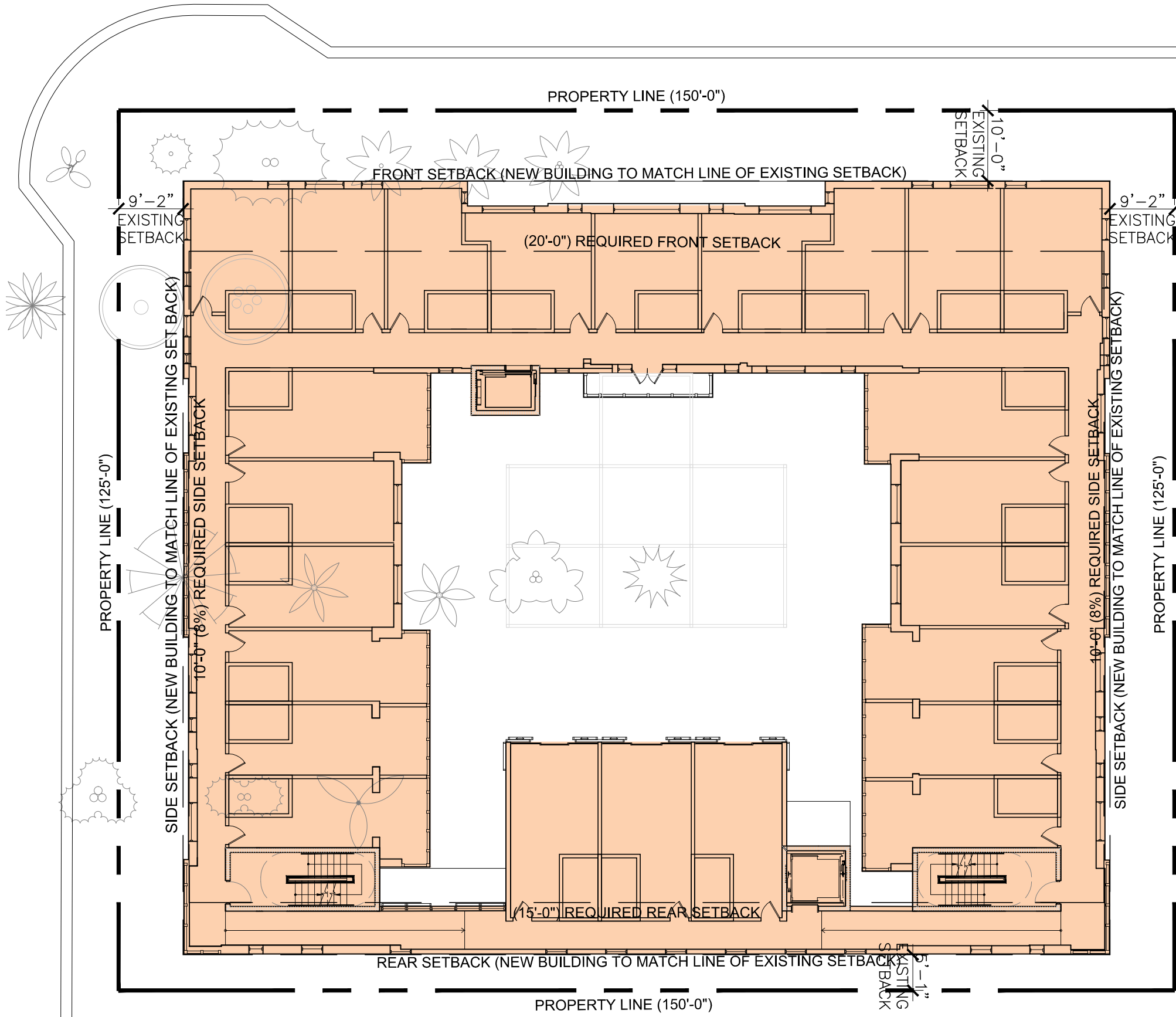
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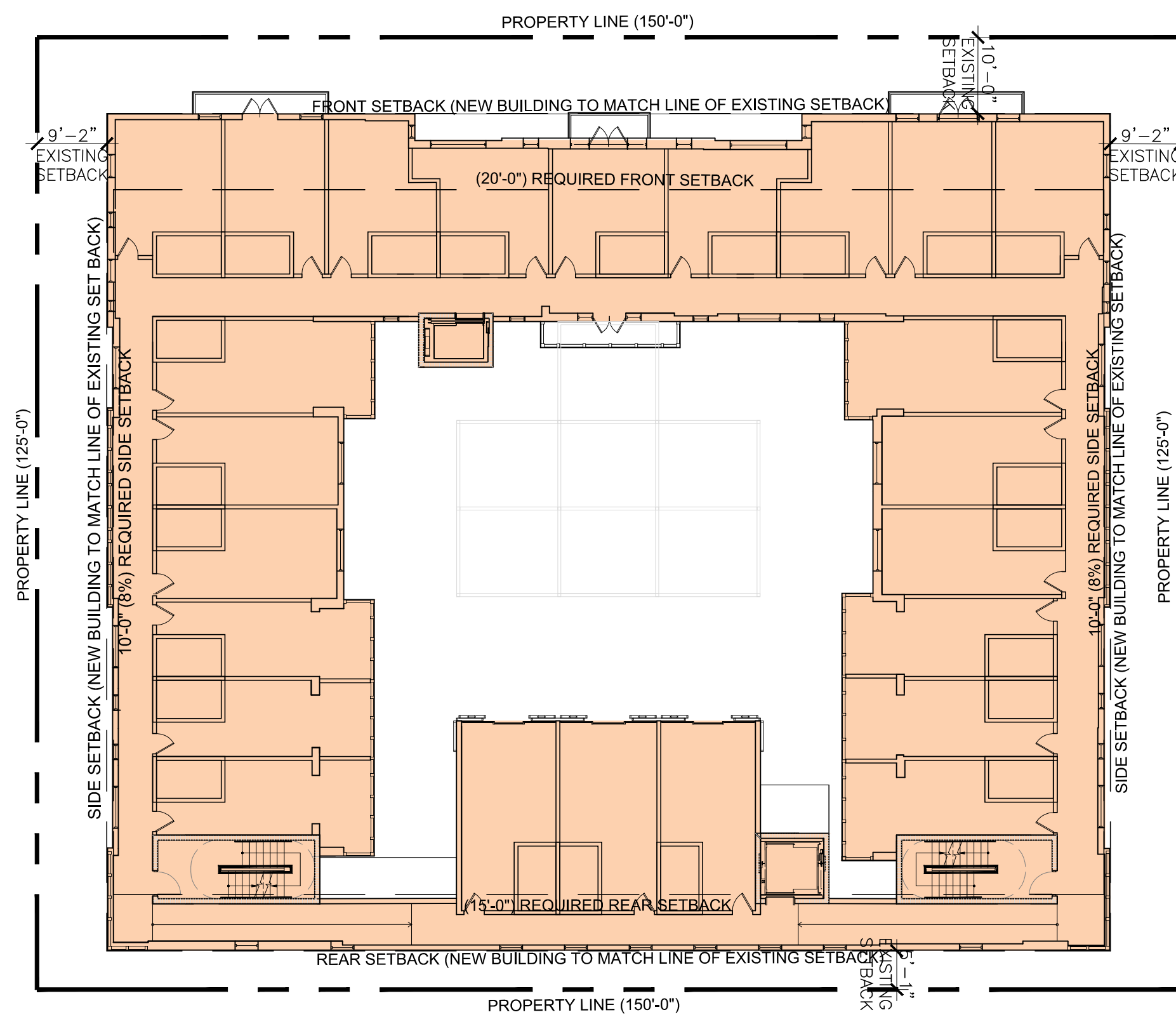
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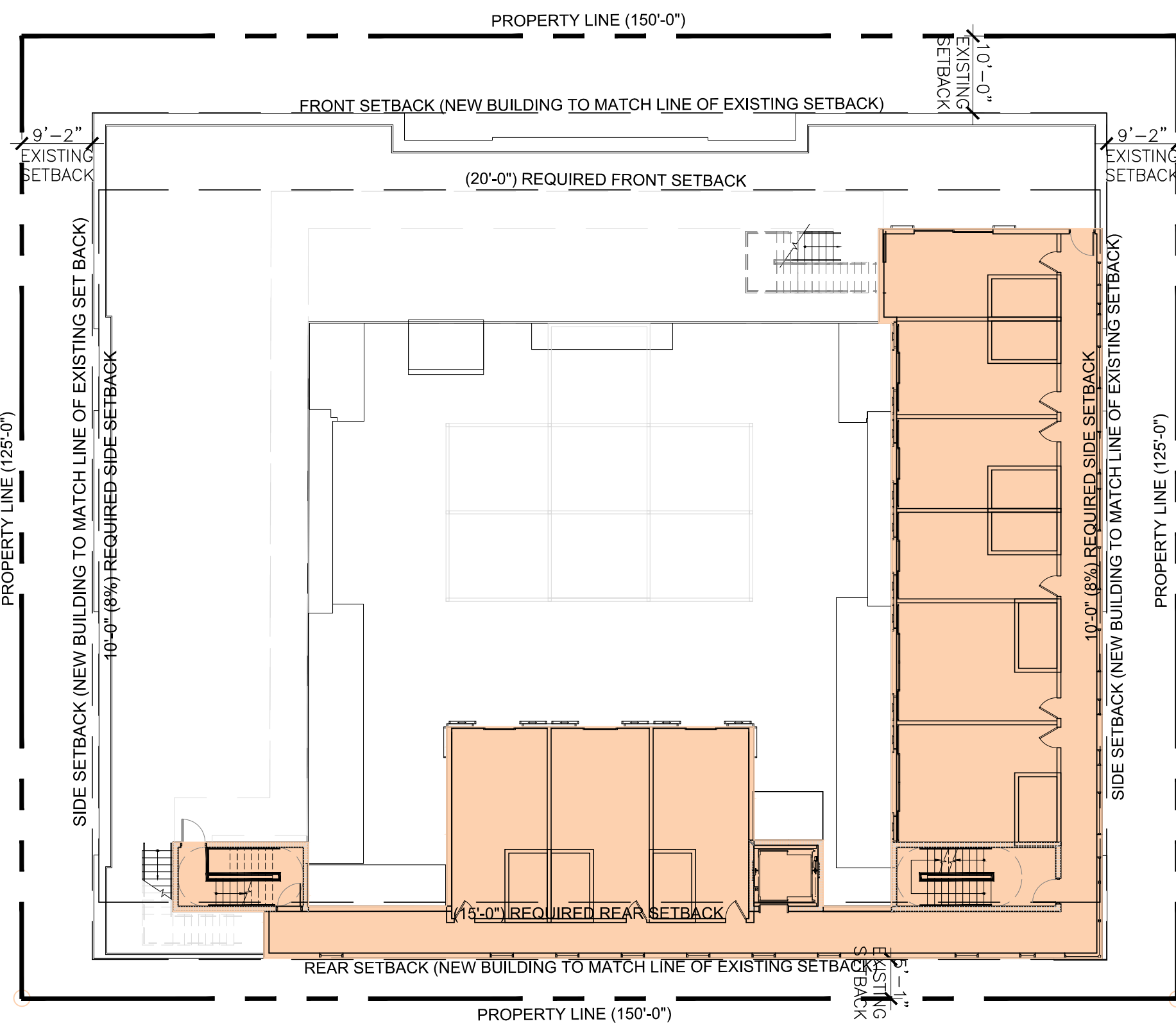
1 GROUND LEVEL
SCALE: 1/16" = 1'-0"



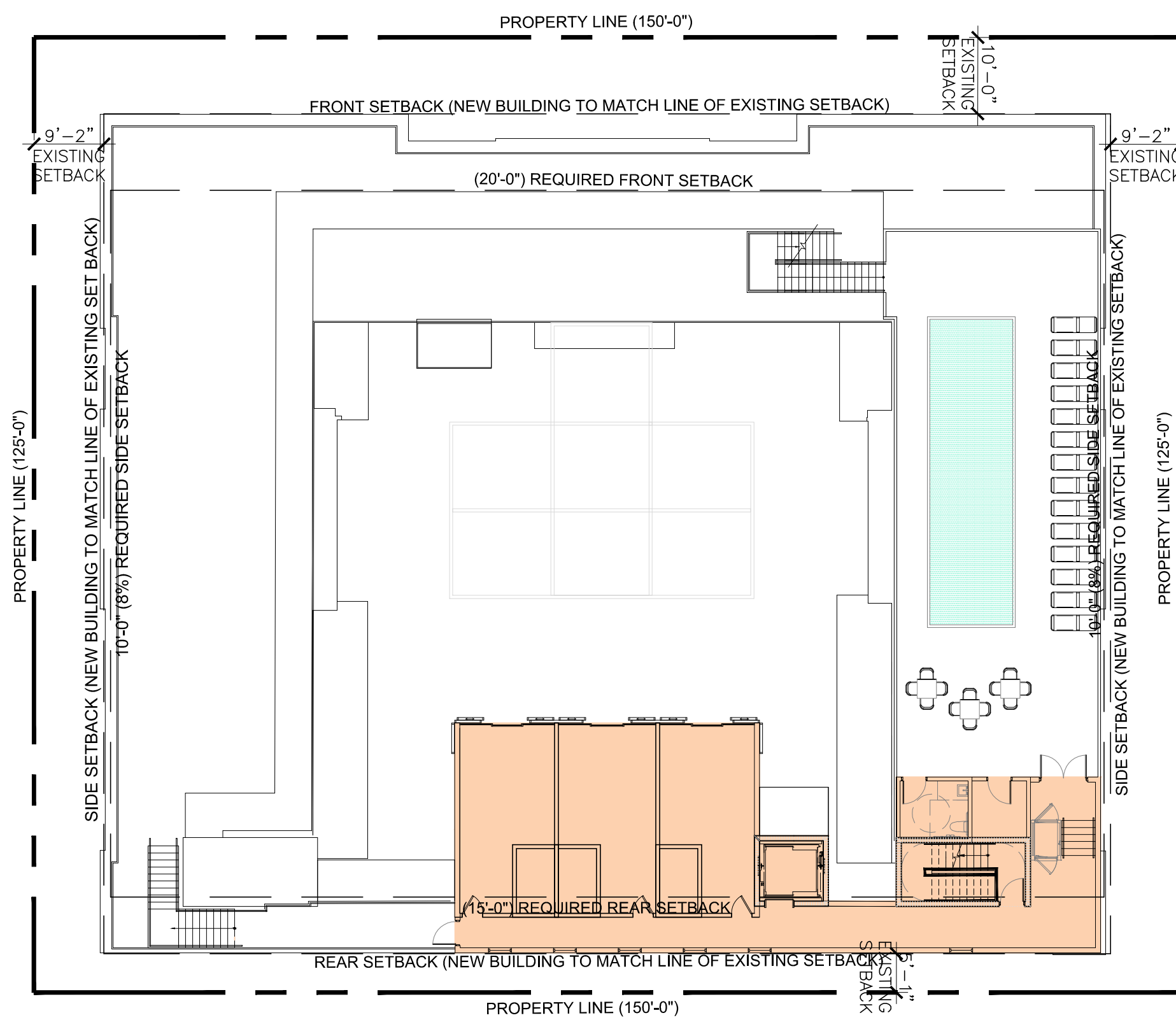
2 LEVEL 2
SCALE: 1/16" = 1'-0"



3 LEVEL 3
SCALE: 1/16" = 1'-0"



4 LEVEL 4
SCALE: 1/16" = 1'-0"



5 LEVEL 5
SCALE: 1/16" = 1'-0"

FAR CALCULATIONS

GROUND LEVEL - FAR AREA: 9,778 SF
LEVEL 2 - FAR AREA: 10,356 SF
LEVEL 3 - FAR AREA: 10,356 SF
LEVEL 4 - FAR AREA: 4,323 SF
LEVEL 5 - FAR AREA: 2,014 SF

FAR AREA TOTAL: 36,827 SF

REVISIONS / SUBMISSIONS		
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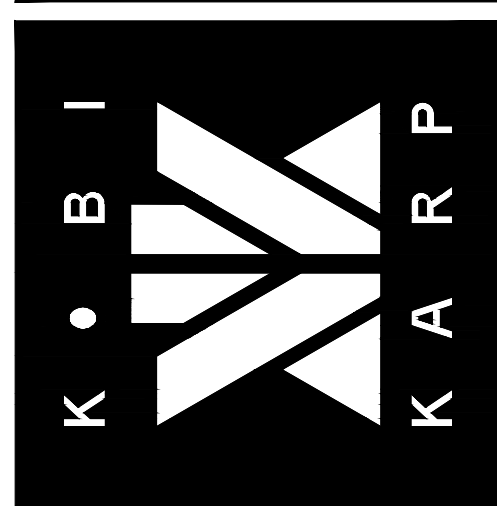
FAR CALCULATION

WITKIN HULTS
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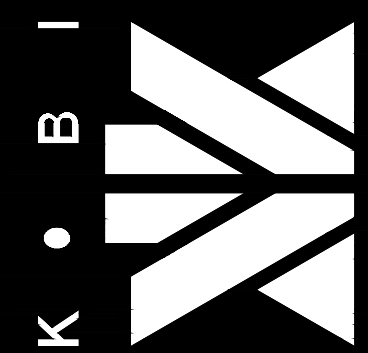
ARCHIVE PHOTOS

WITKIN HULTS
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LANDSCAPE ARCHITECT
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Sadigo Court Postcard - Circa 1936

1 HOTEL POSTCARD



2 ARCHIVE 1



3 ARCHIVE 2

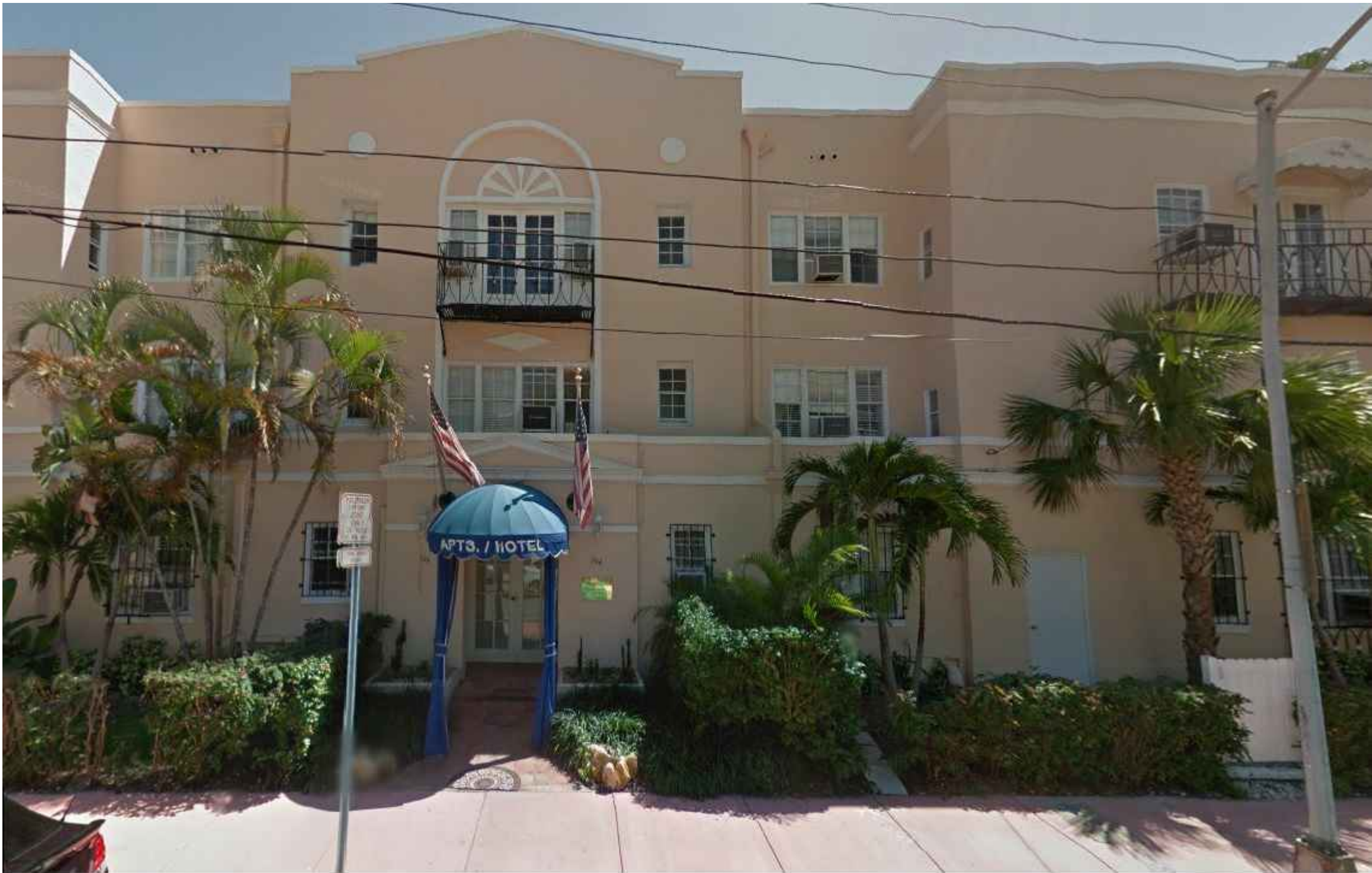


4 ARCHIVE 3



5 LOCATION MAP

H P B FINAL SUBMITTAL 06-23-2016



1 NORTH FACADE - 20TH ST



2 FACADE CLOOM IN - 20TH ST



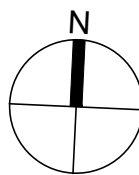
3 MAIN ENTRANCE - 20TH ST



4 WEST FACADE - PARK AVE



5 LOCATION MAP



1 EXISTING PHOTOS

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

REVISIONS / SUBMISSIONS		
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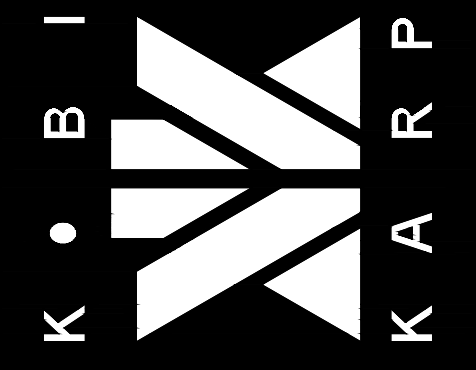
EXISTING PHOTOS

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1 SURROUNDING 1 - 20TH ST



2 SURROUNDING 2 - PARK AVE



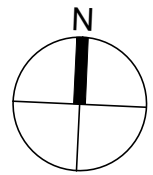
3 SURROUNDING 3 - 20TH ST / PARK AVE



4 SURROUNDING 4 - 20TH ST



5 LOCATION MAP



1 SURROUNDING PHOTOS

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

REVISIONS / SUBMISSIONS	
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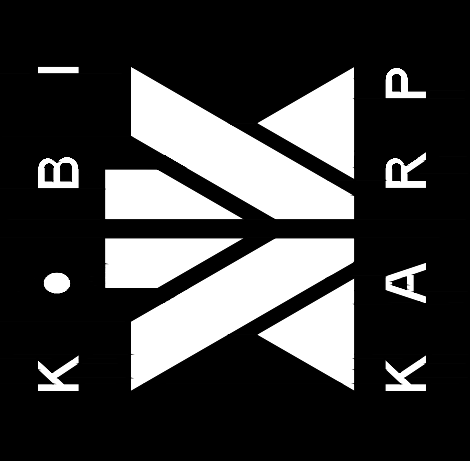
SURROUNDING PHOTOS

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1 INTERIOR COURTYARD



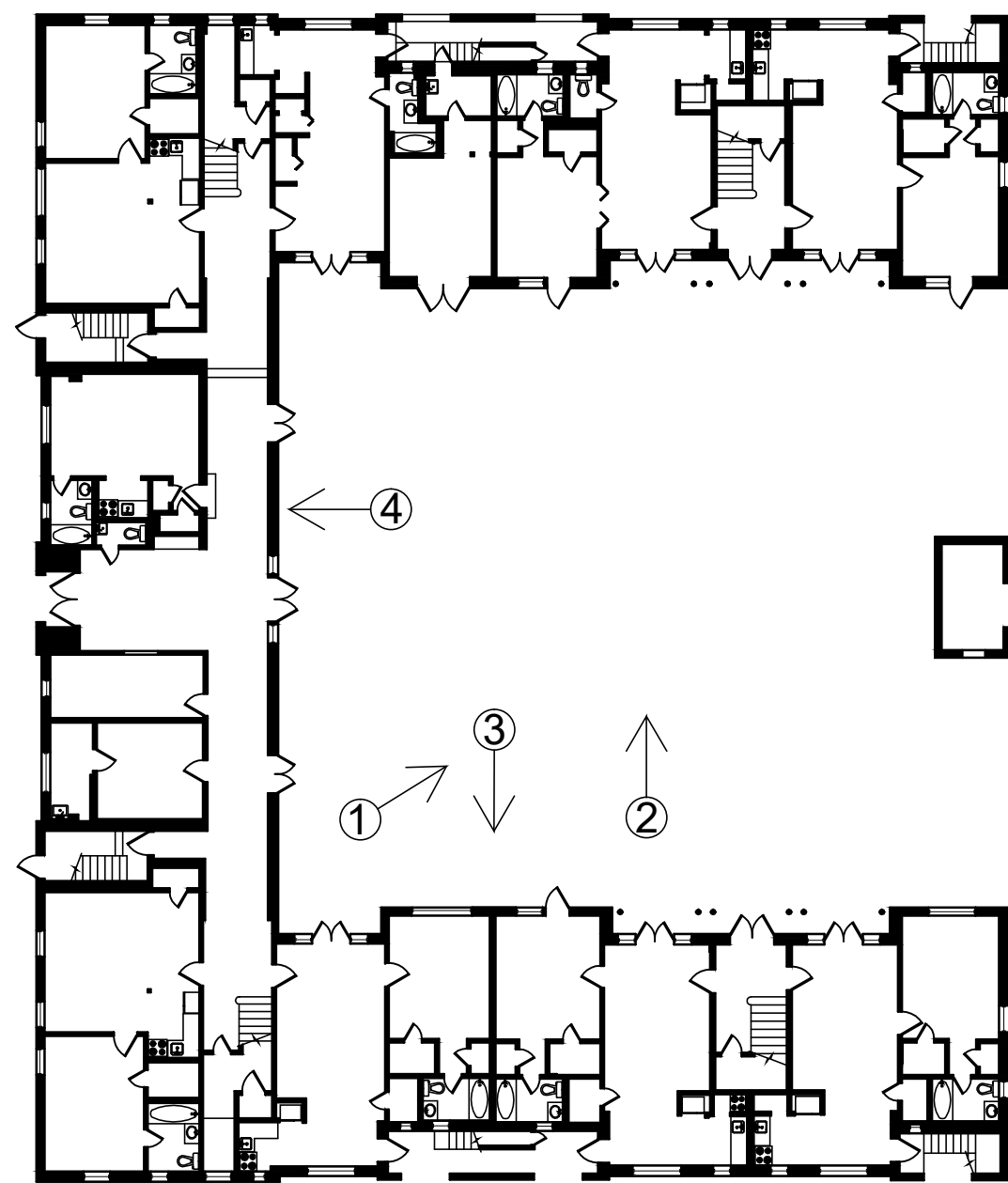
2 INTERIOR COURTYARD



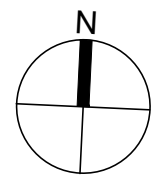
3 INTERIOR COURTYARD WINDOWS



4 INTERIOR COURTYARD PORTICO TERRACE



5 1ST FLOOR PLAN



1 COURTYARD PHOTOS

SCALE: NTS

REVISIONS / SUBMISSIONS		
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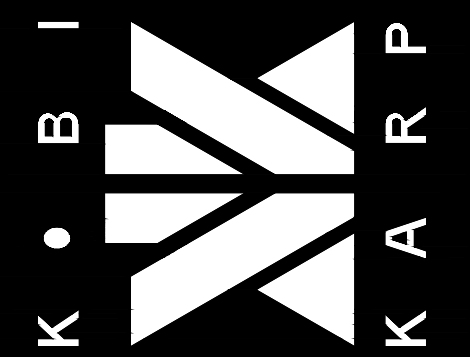
COURTYARD PHOTOS

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1 LOBBY DETAIL



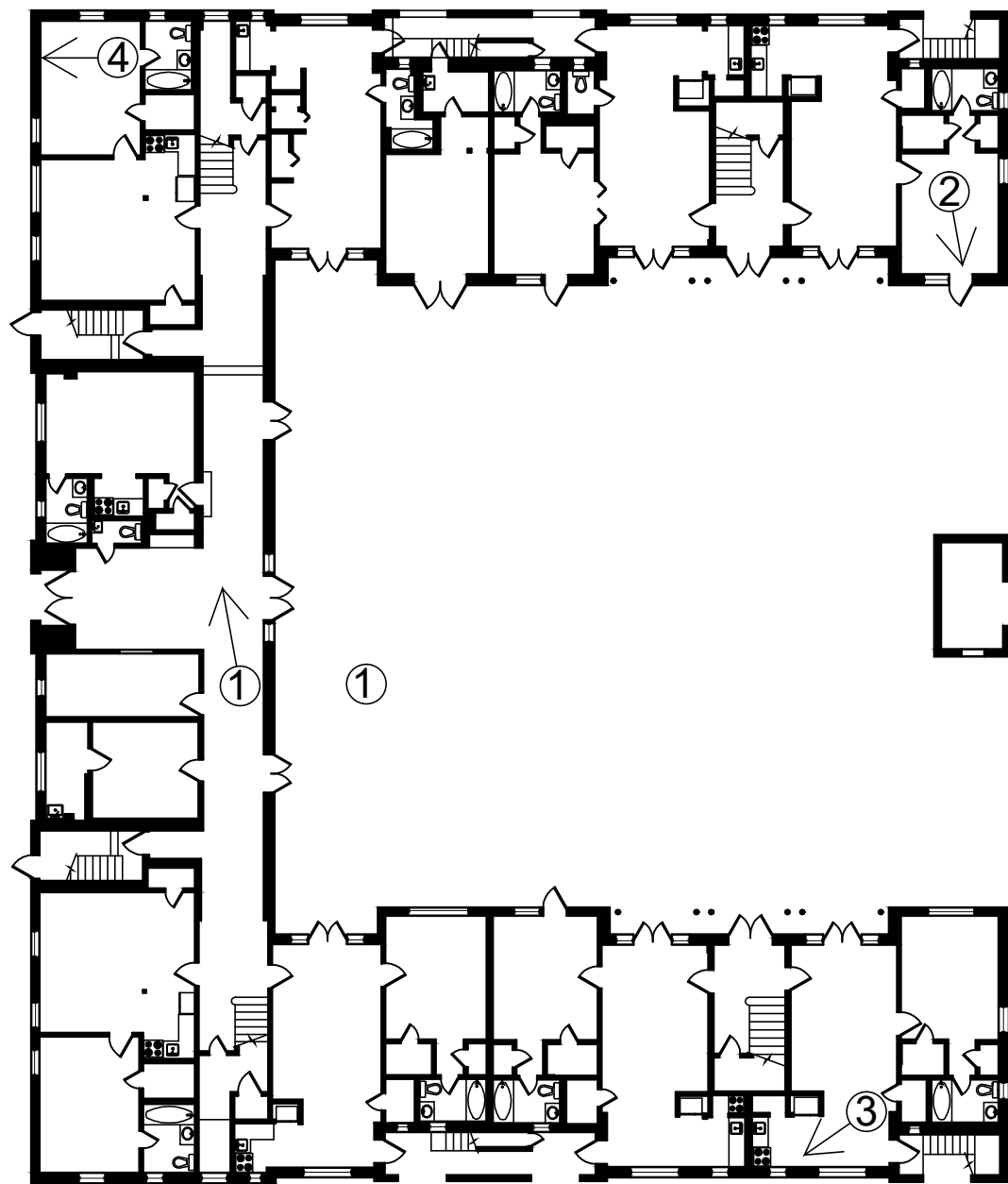
2 EXISTING SCREEN ROOM



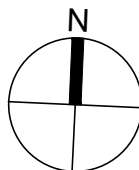
3 EXISTING SCREEN ROOM



4 GROUND FLOOR CORRIDOR



6 1ST FLOOR PLAN



1 INTERIOR PHOTOS

SCALE: NTS

REVISIONS / SUBMISSIONS		
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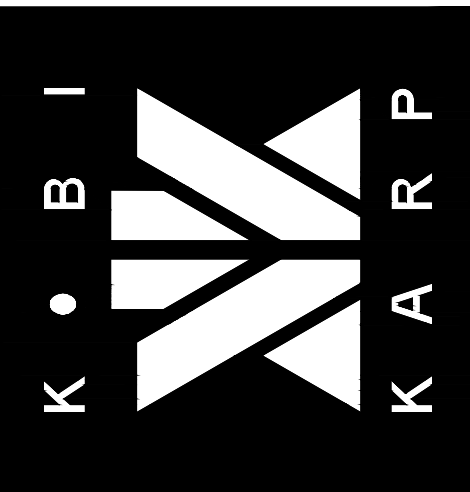
INTERIOR PHOTOS

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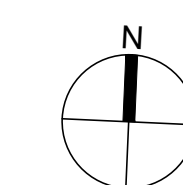
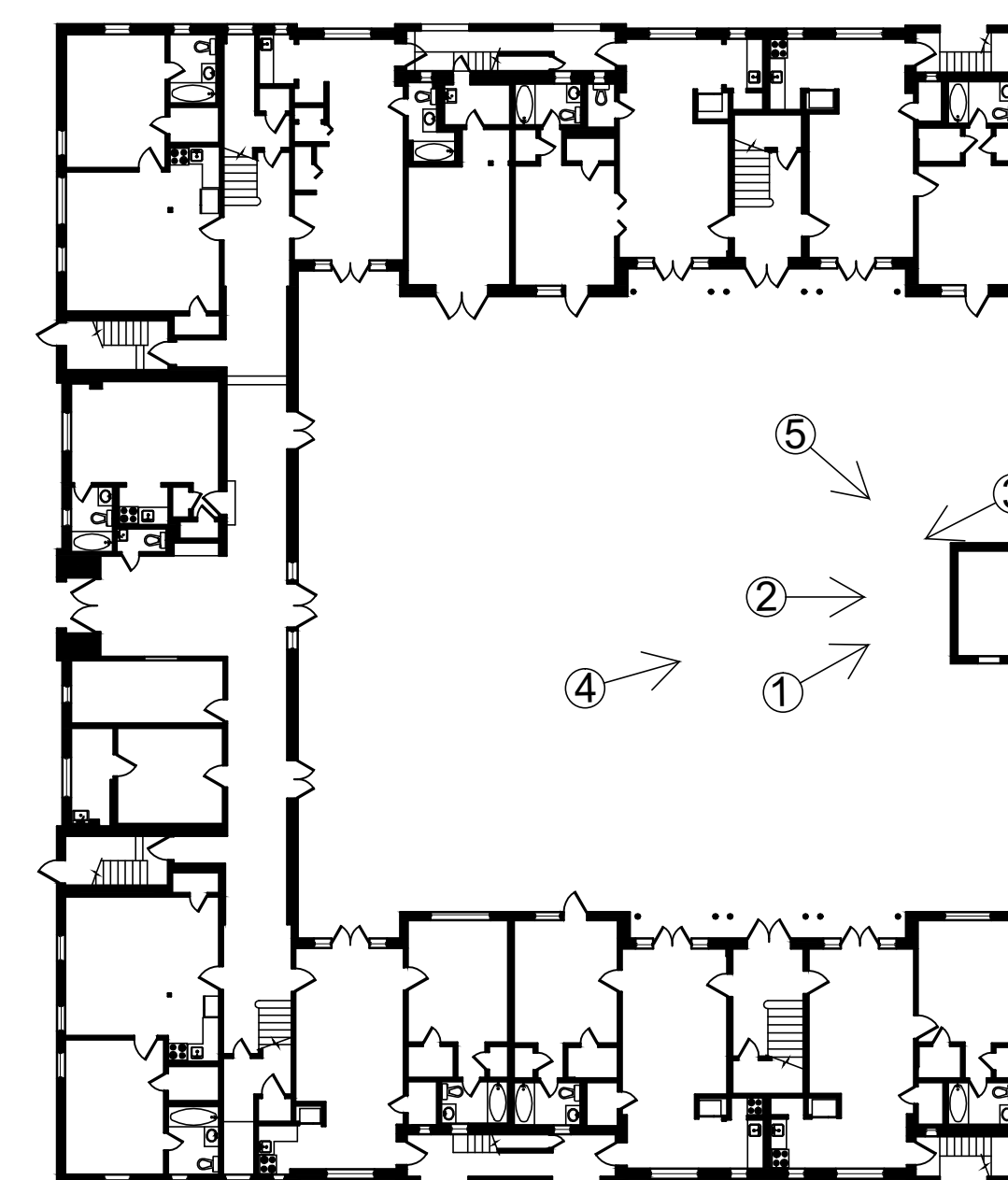
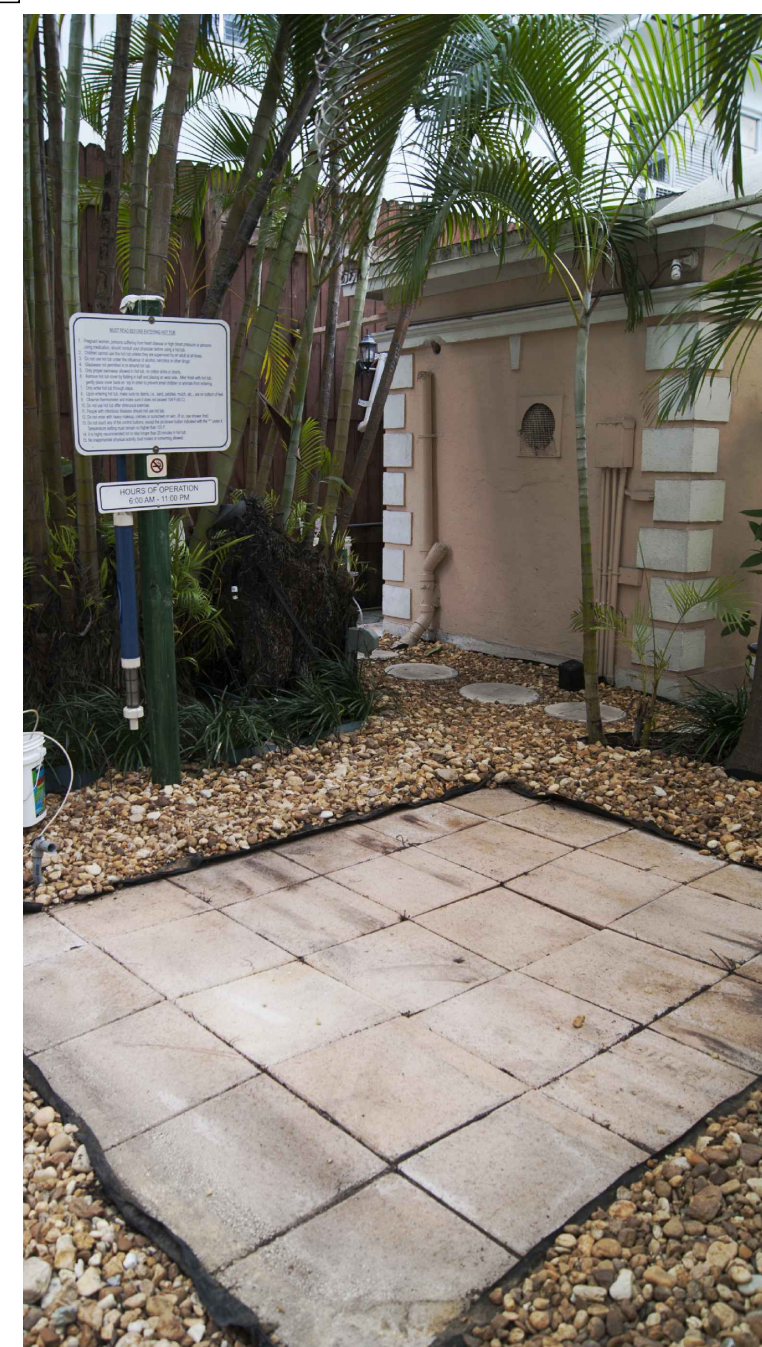
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FOUNTAIN PHOTOS

SCALE: NTS

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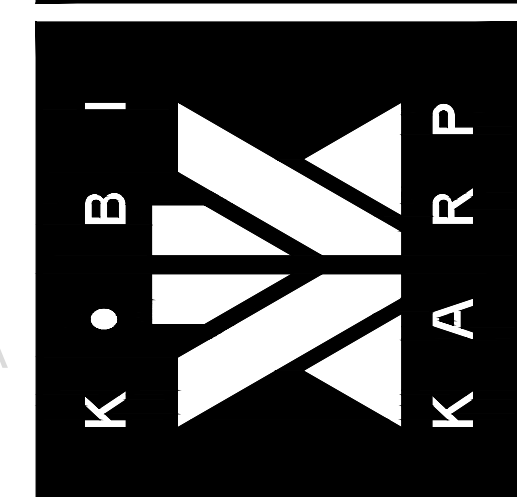
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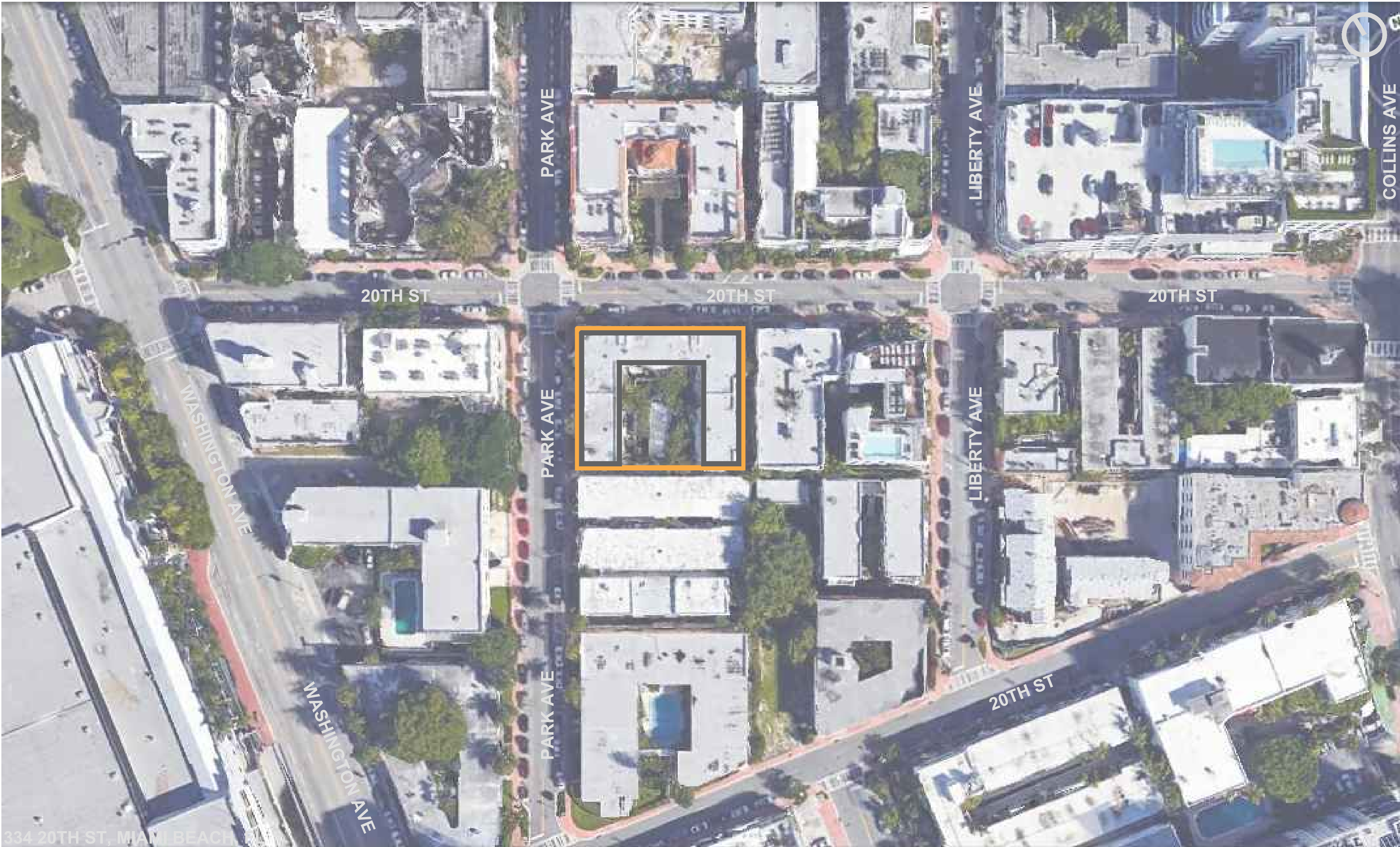
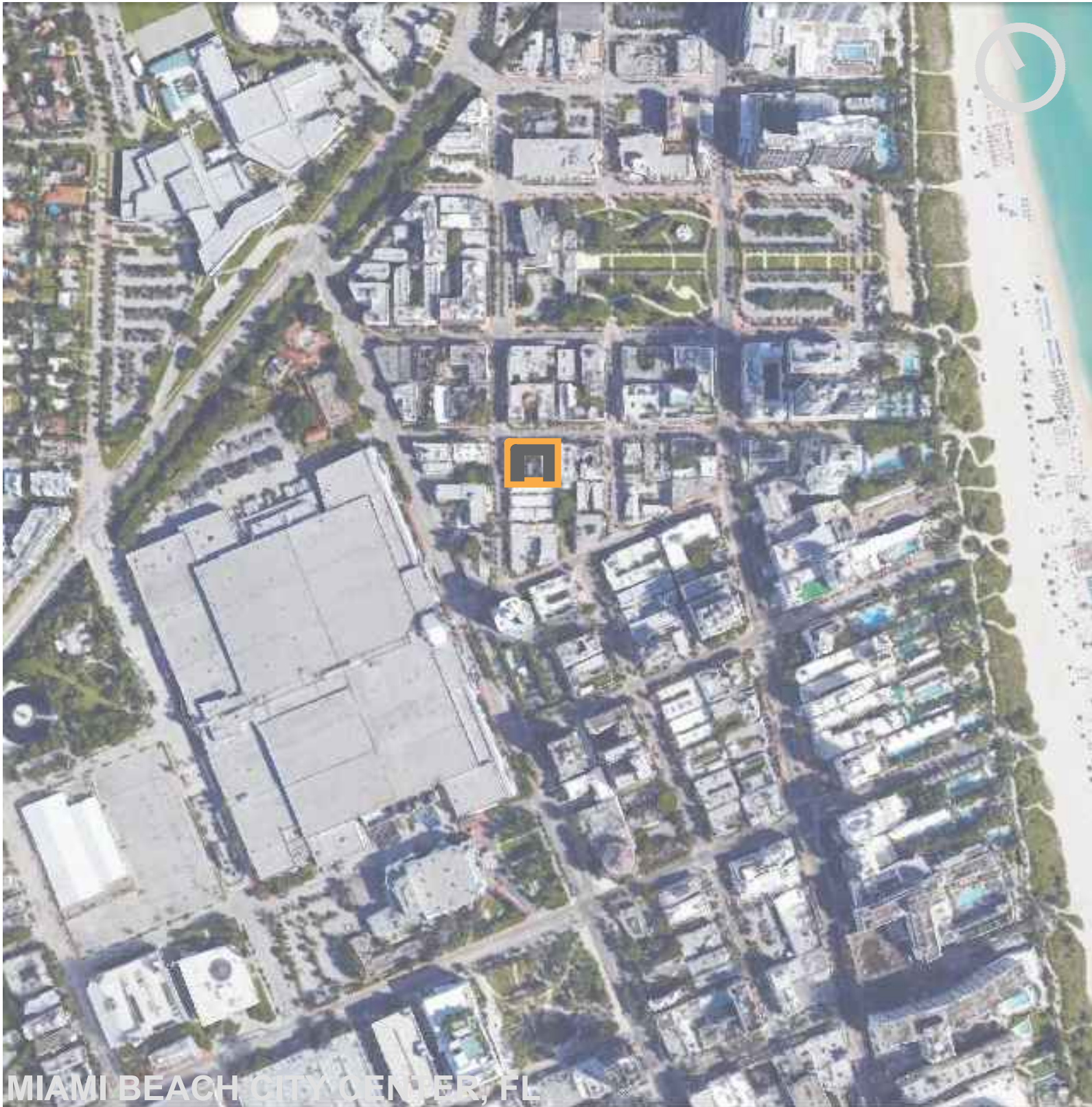
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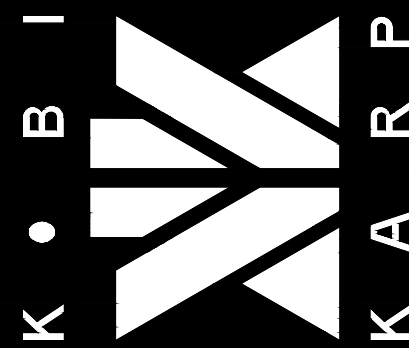
LOCATION MAP

WITKIN HULTS
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307 SOUTH 21st Avenue
Hollywood, FLORIDA
Ph: 954.923.9681

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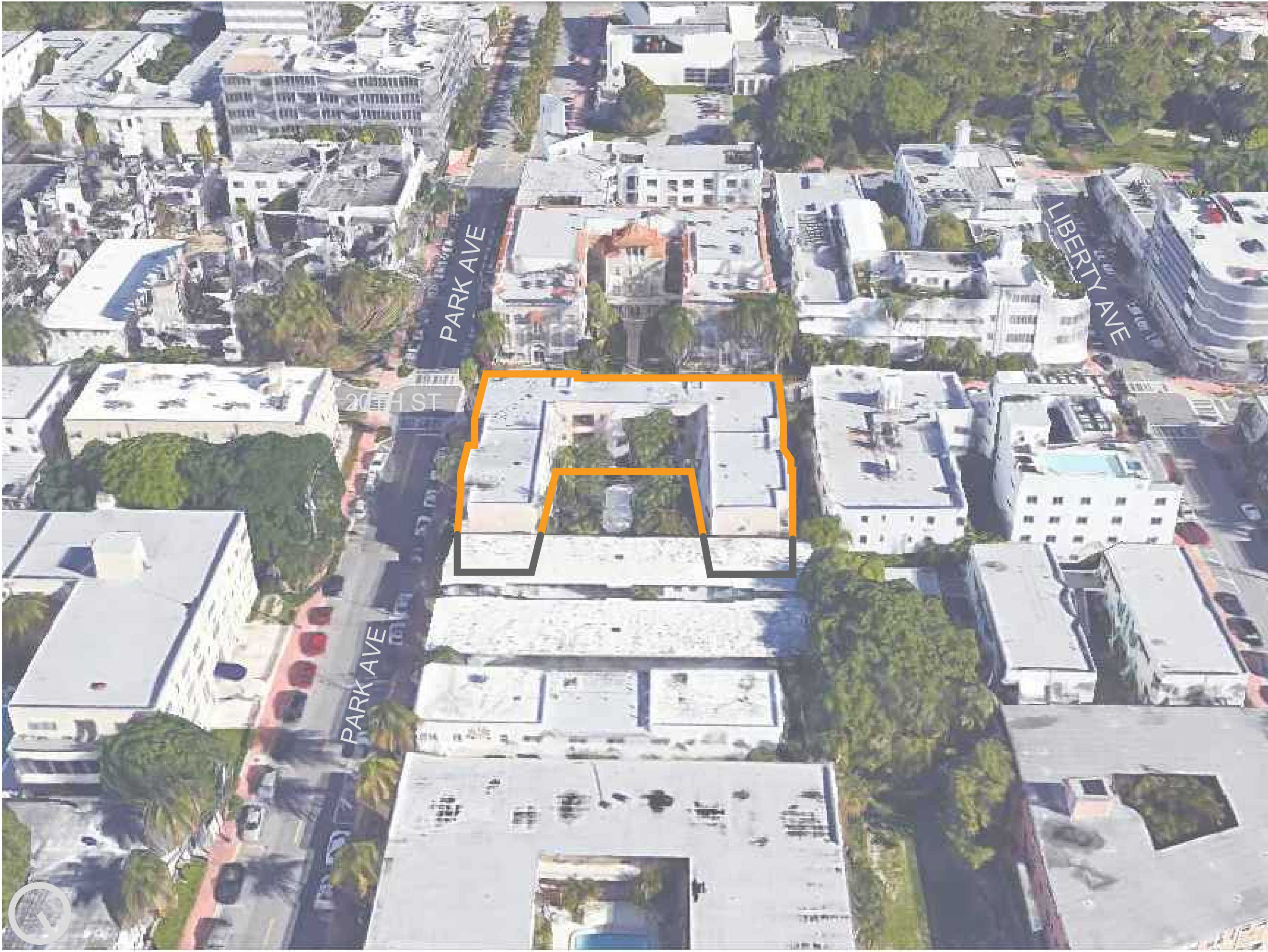
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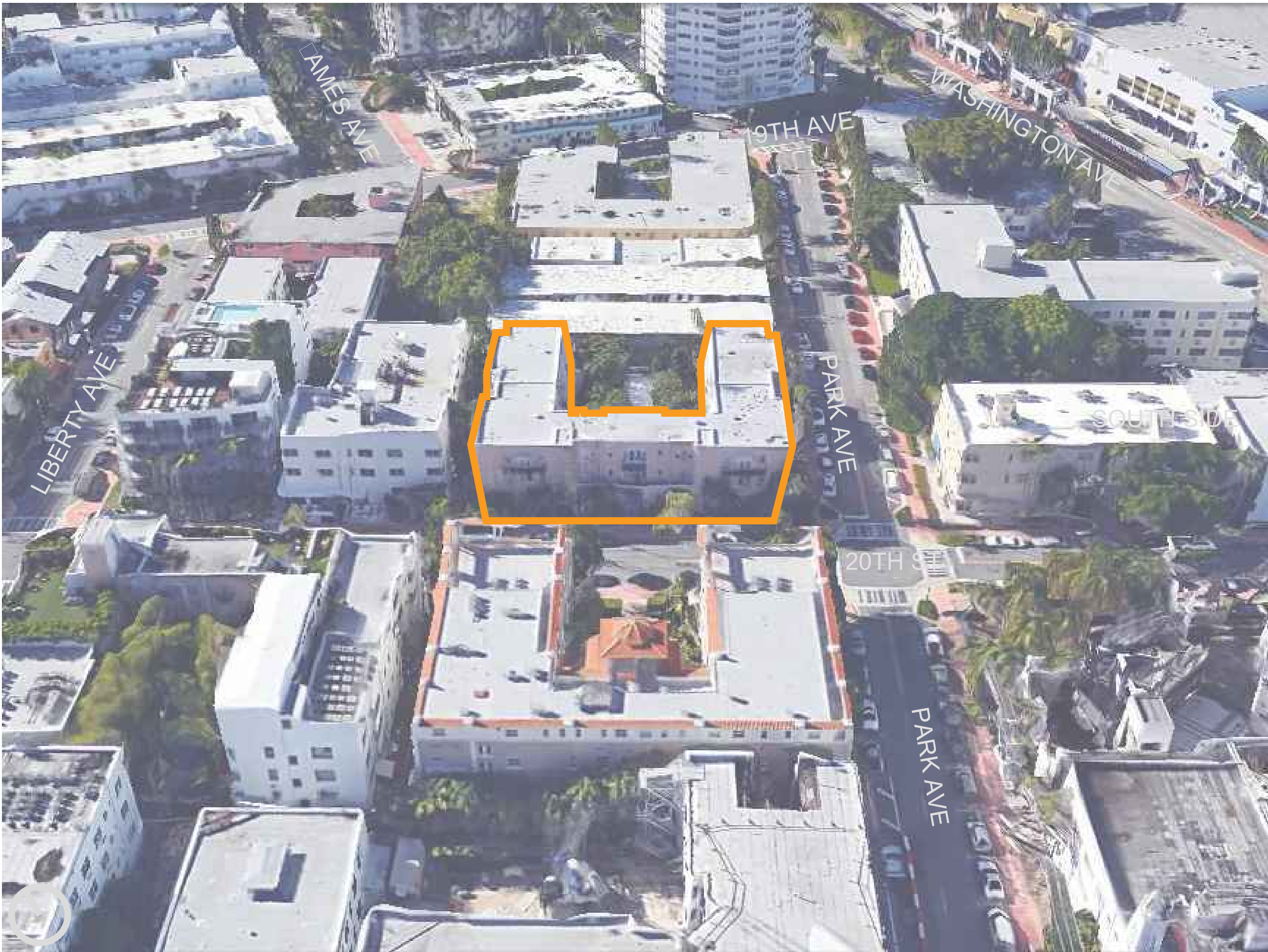
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SOUTH SIDE



EAST SIDE



NORTH SIDE



WEST SIDE

REVISIONS / SUBMISSIONS		
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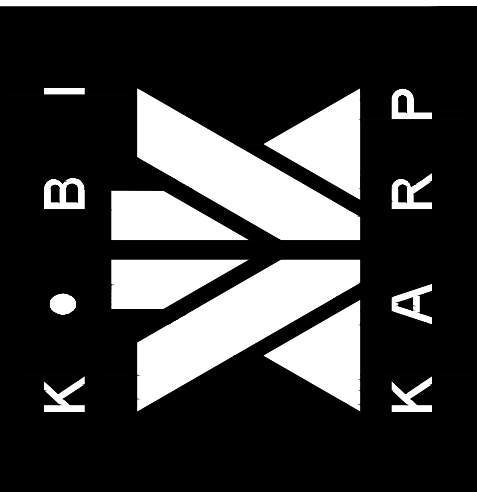
AERIAL VIEW

WITKIN HULTS
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Sadigo Hotel - Miami Beach - FL

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① 20TH STREET AND PARK AVENUE
SCALE: N.T.S.

HP B FINAL SUBMITTAL 06-23-2016

REVISIONS / SUBMISSIONS		
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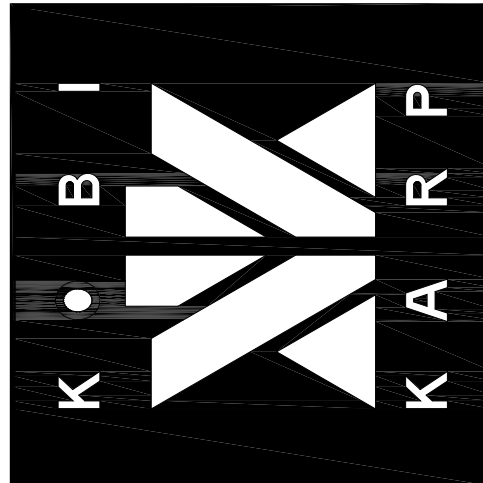
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RENDERING

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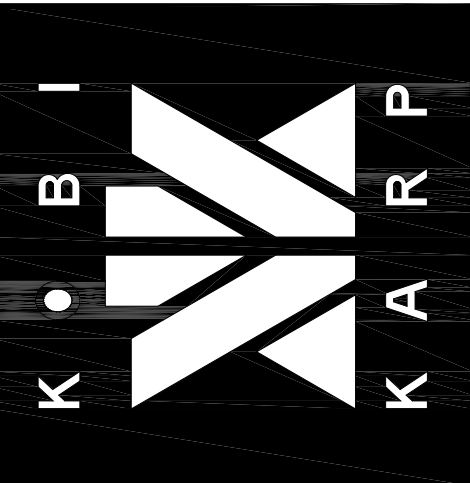
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WITKIN HULTS
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1 PARK AVENUE RENDERING

SCALE: N.T.S.

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Sadigo Court Hotel - Miami Beach - FL

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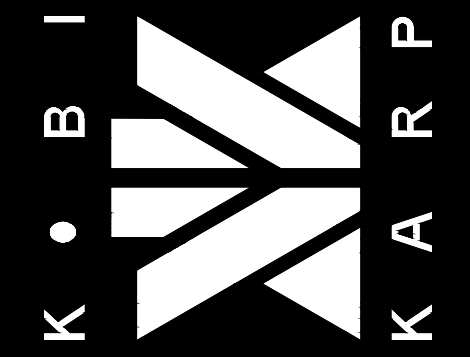
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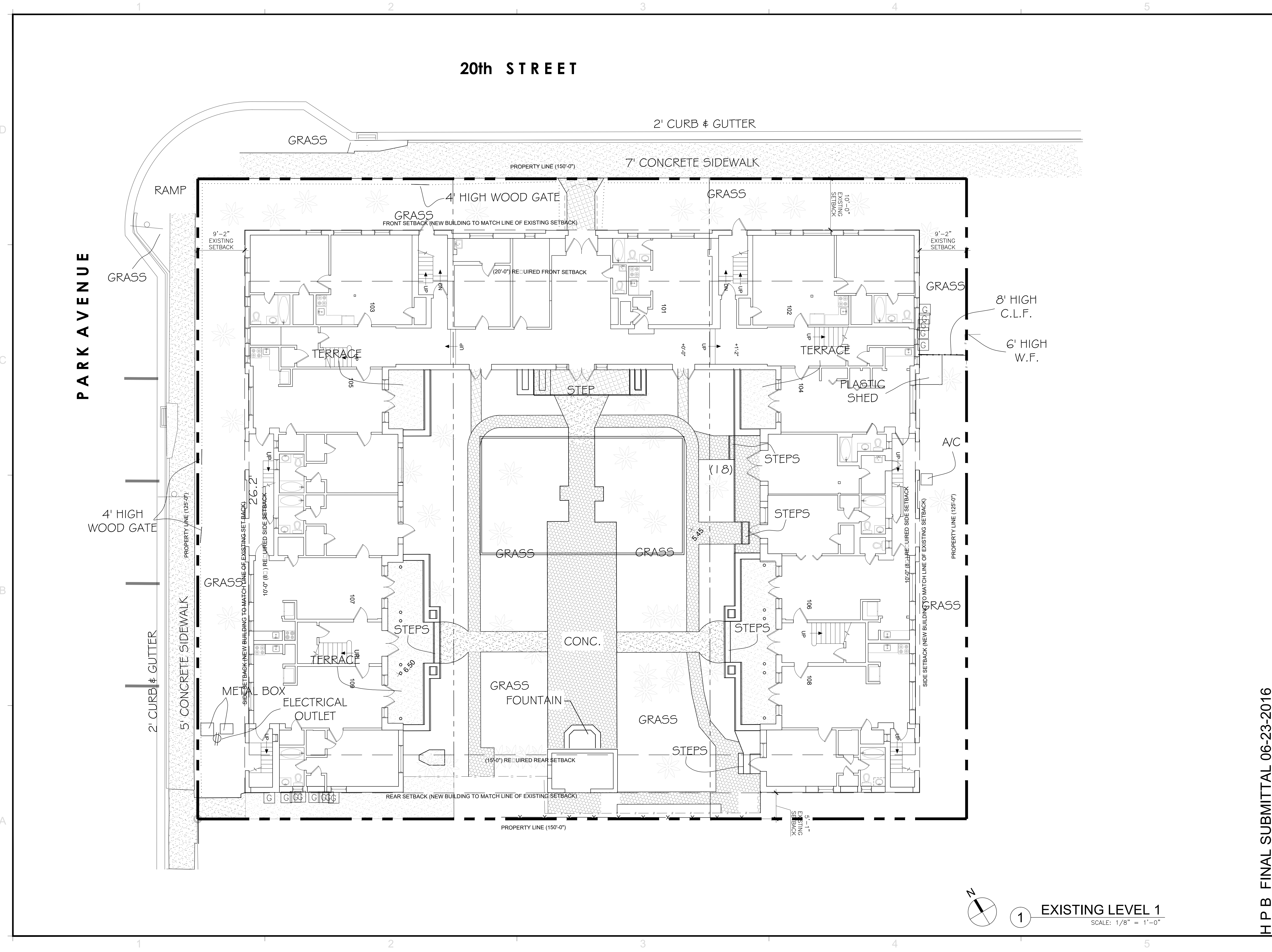
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EXISTING LEVEL 1

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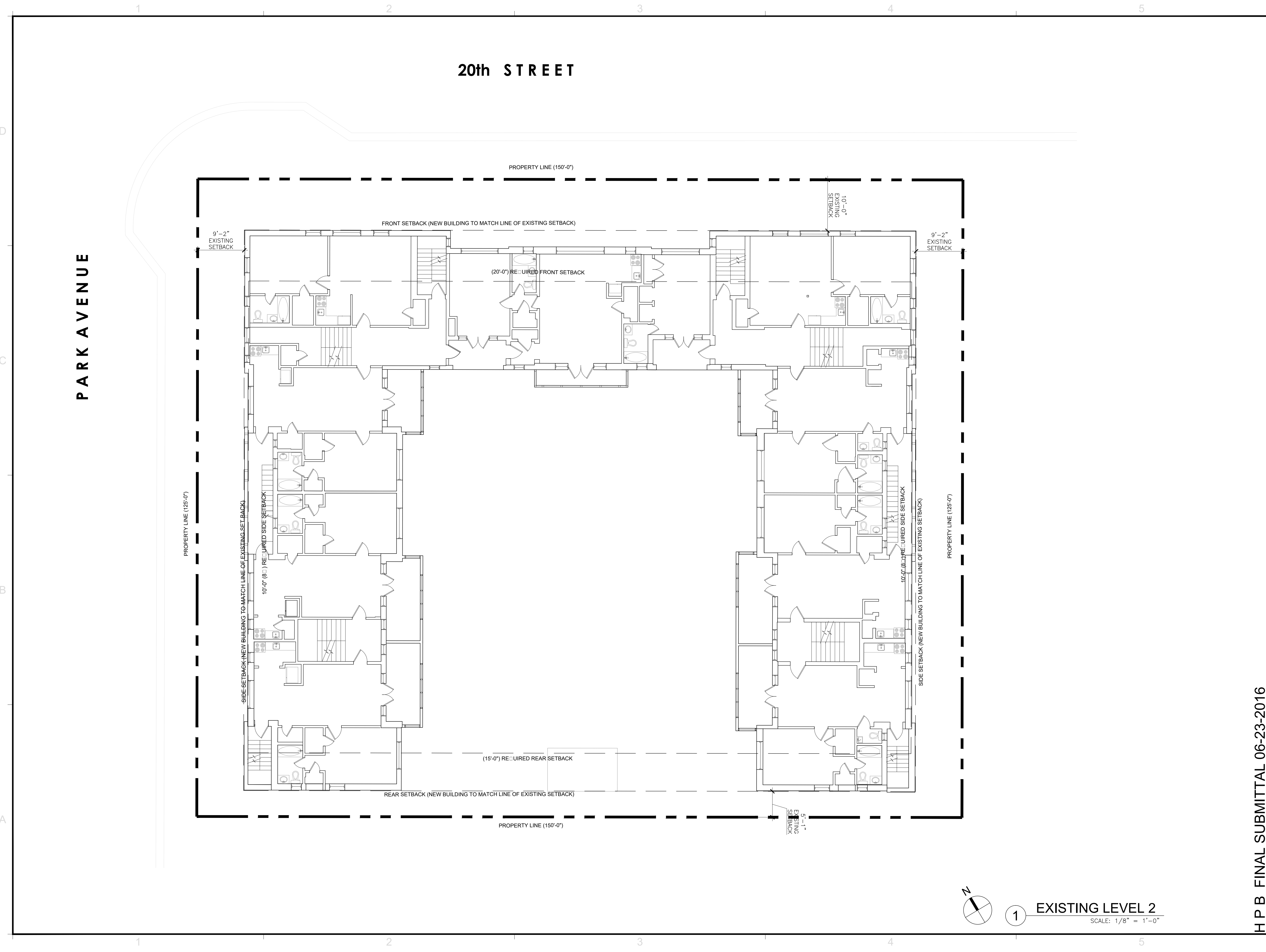
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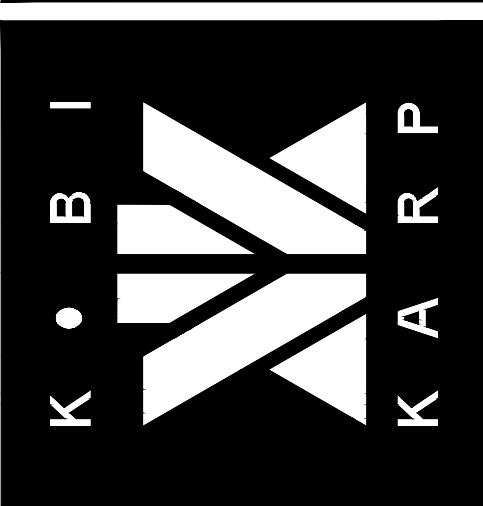
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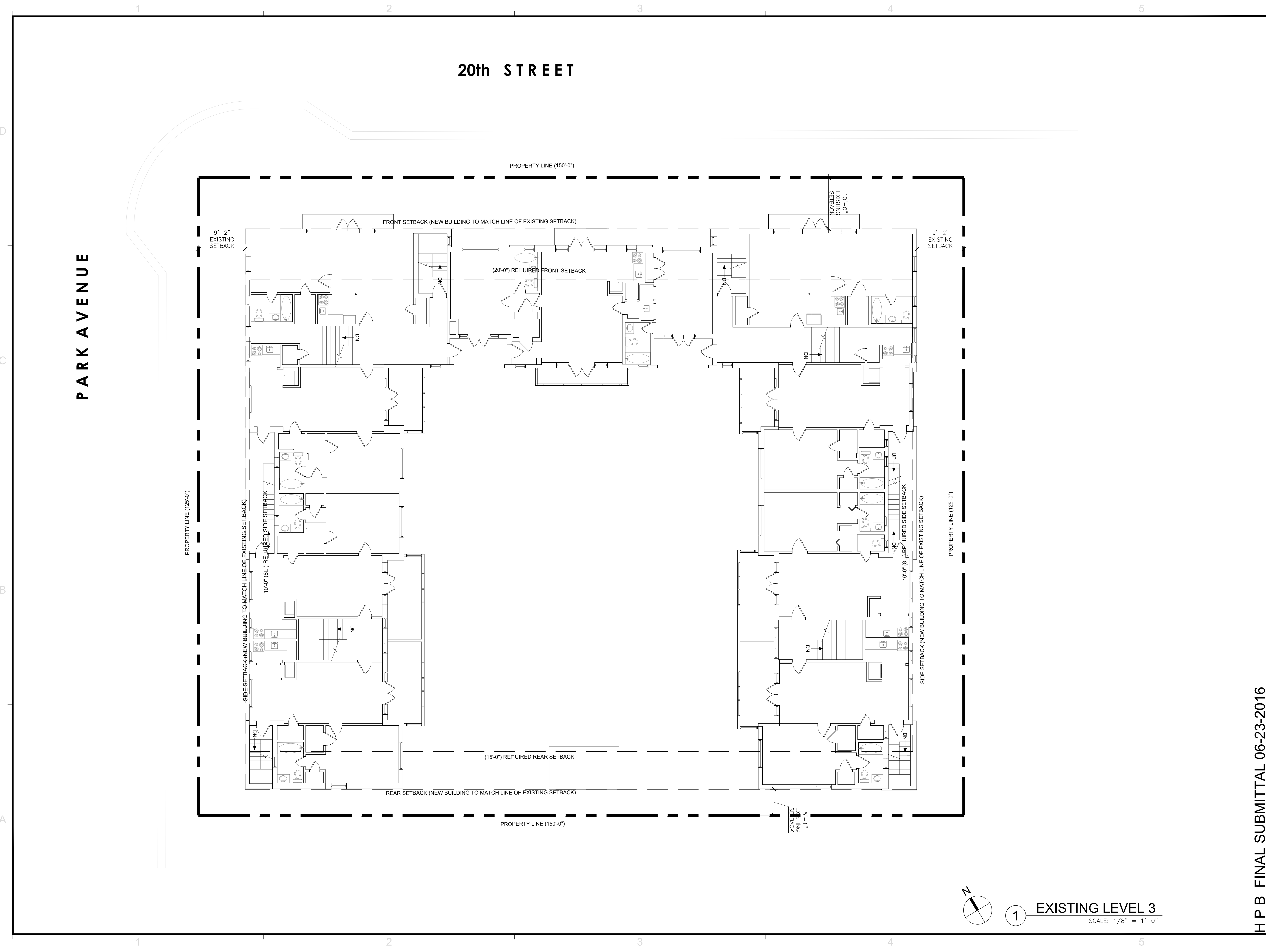
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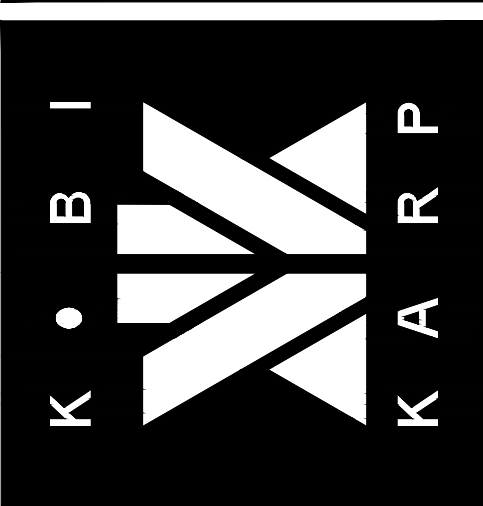
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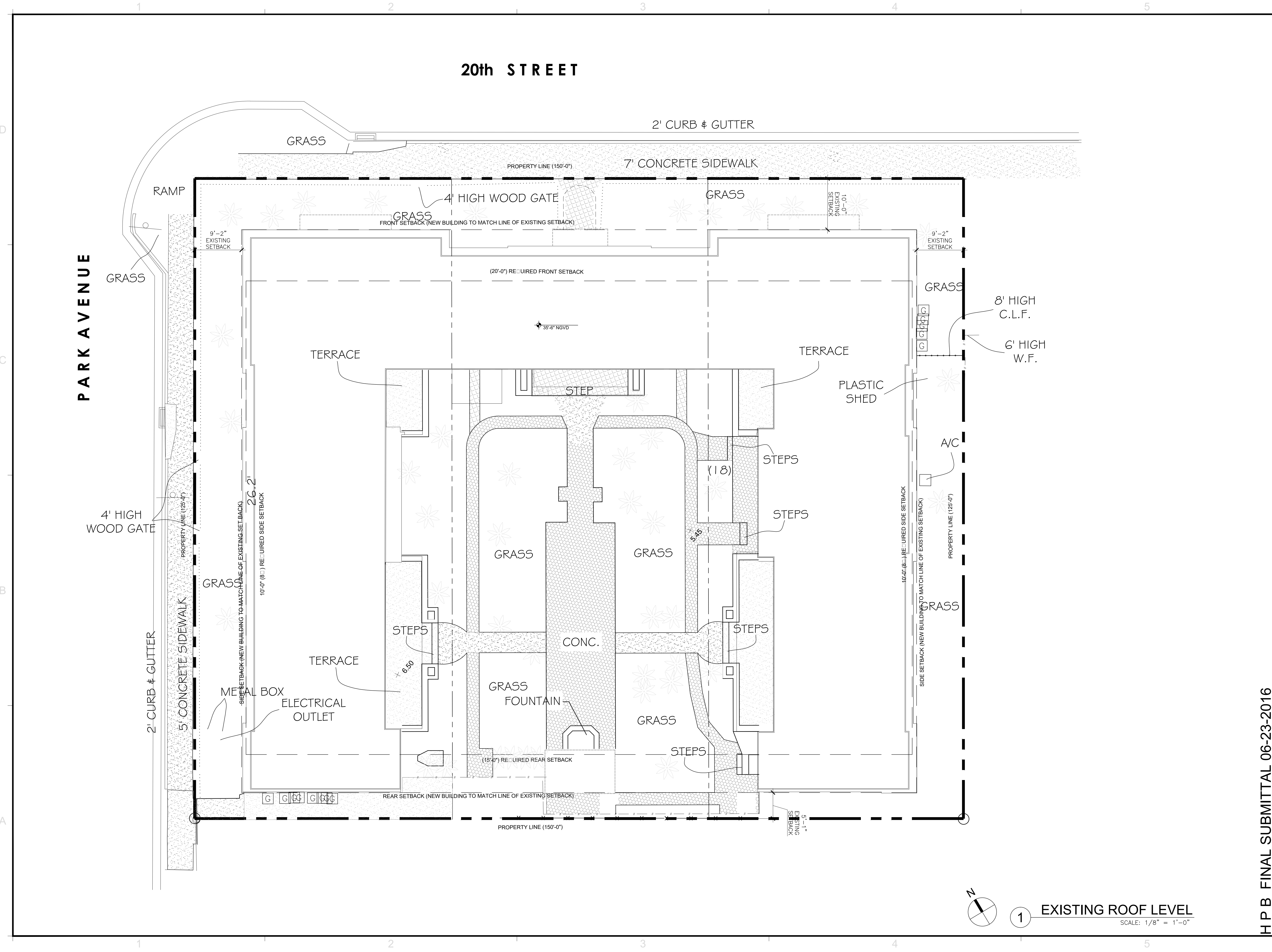


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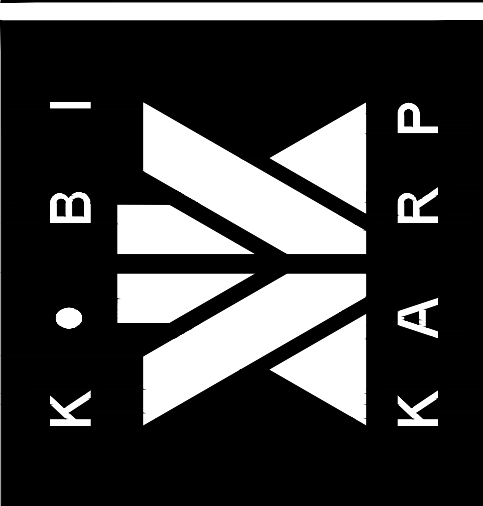
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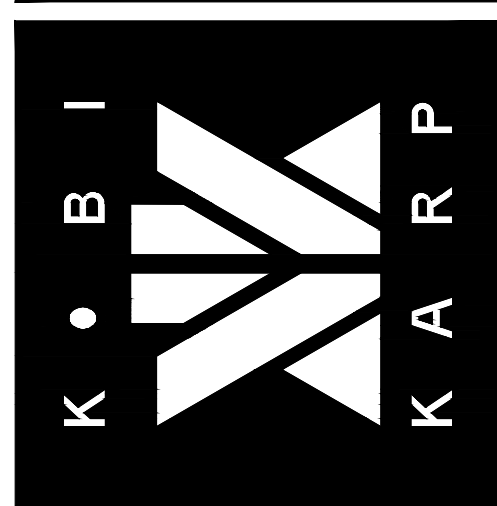
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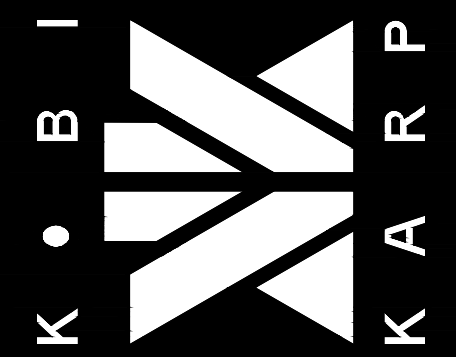
EXISTING BUILDING
SECTION

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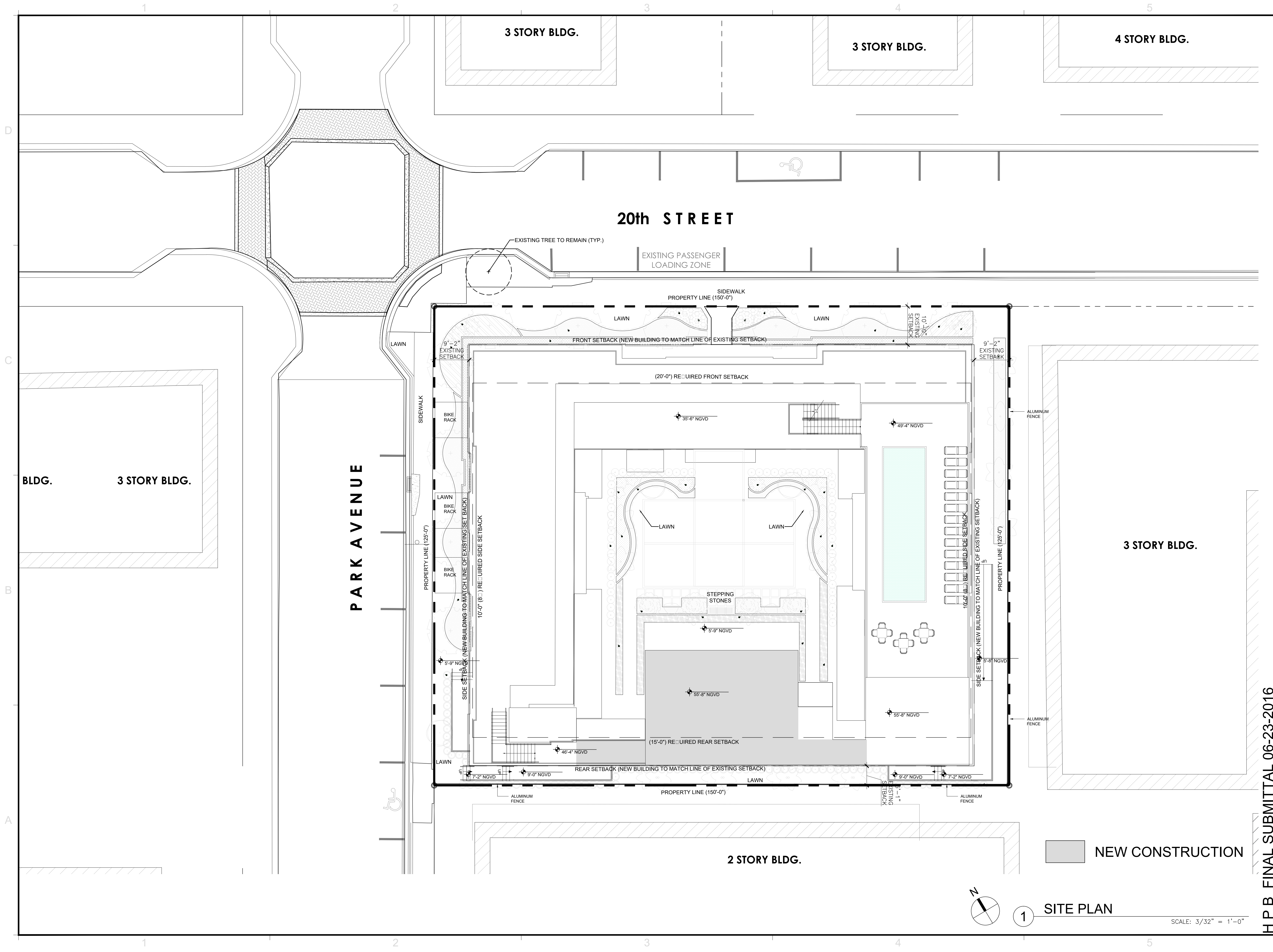
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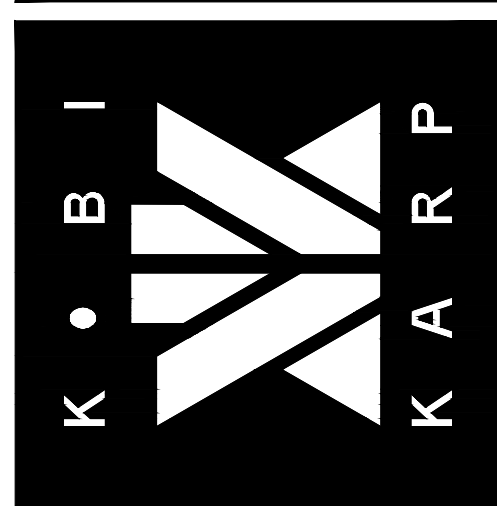
SITE PLAN

WITKIN HULTS
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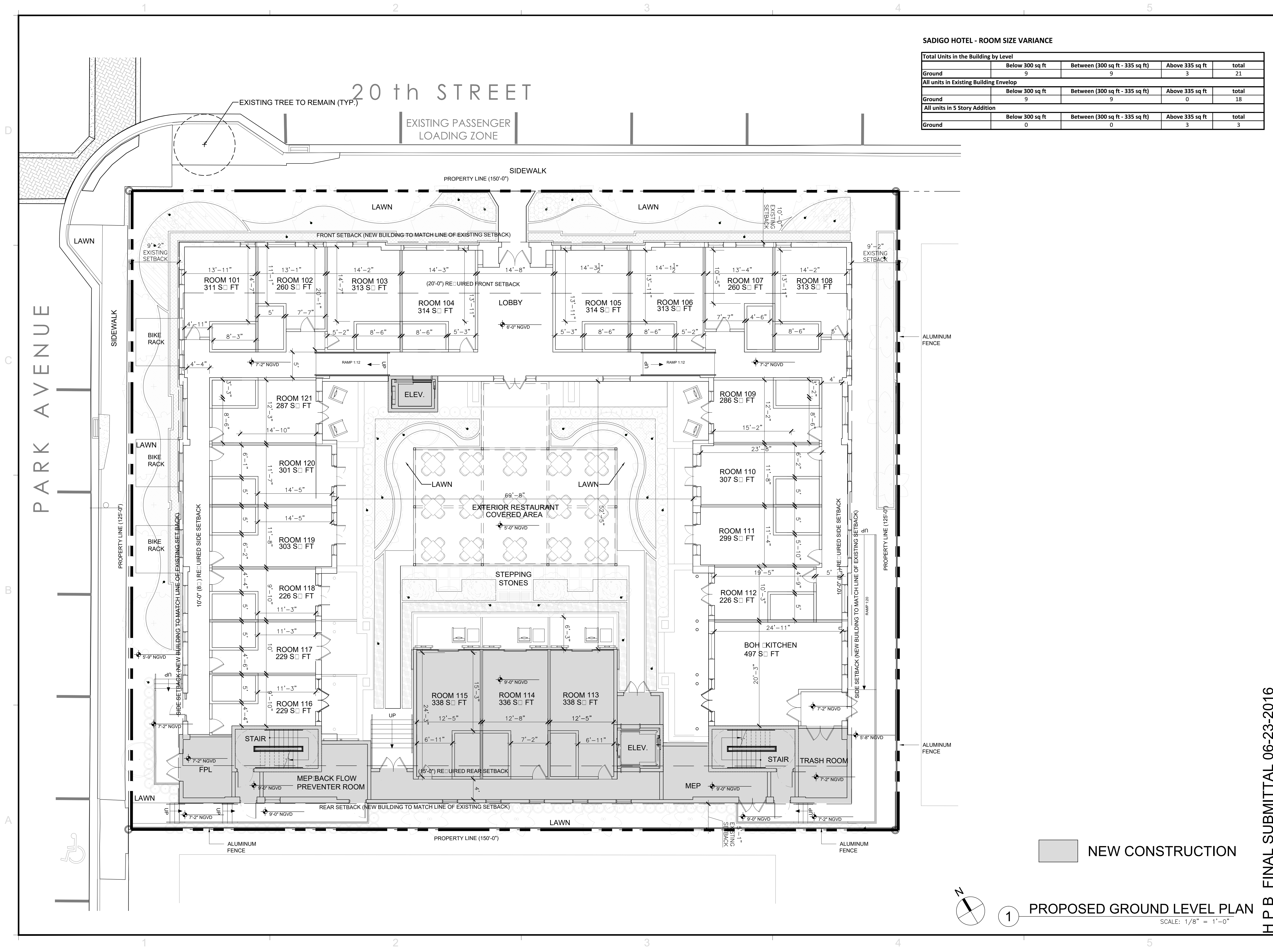


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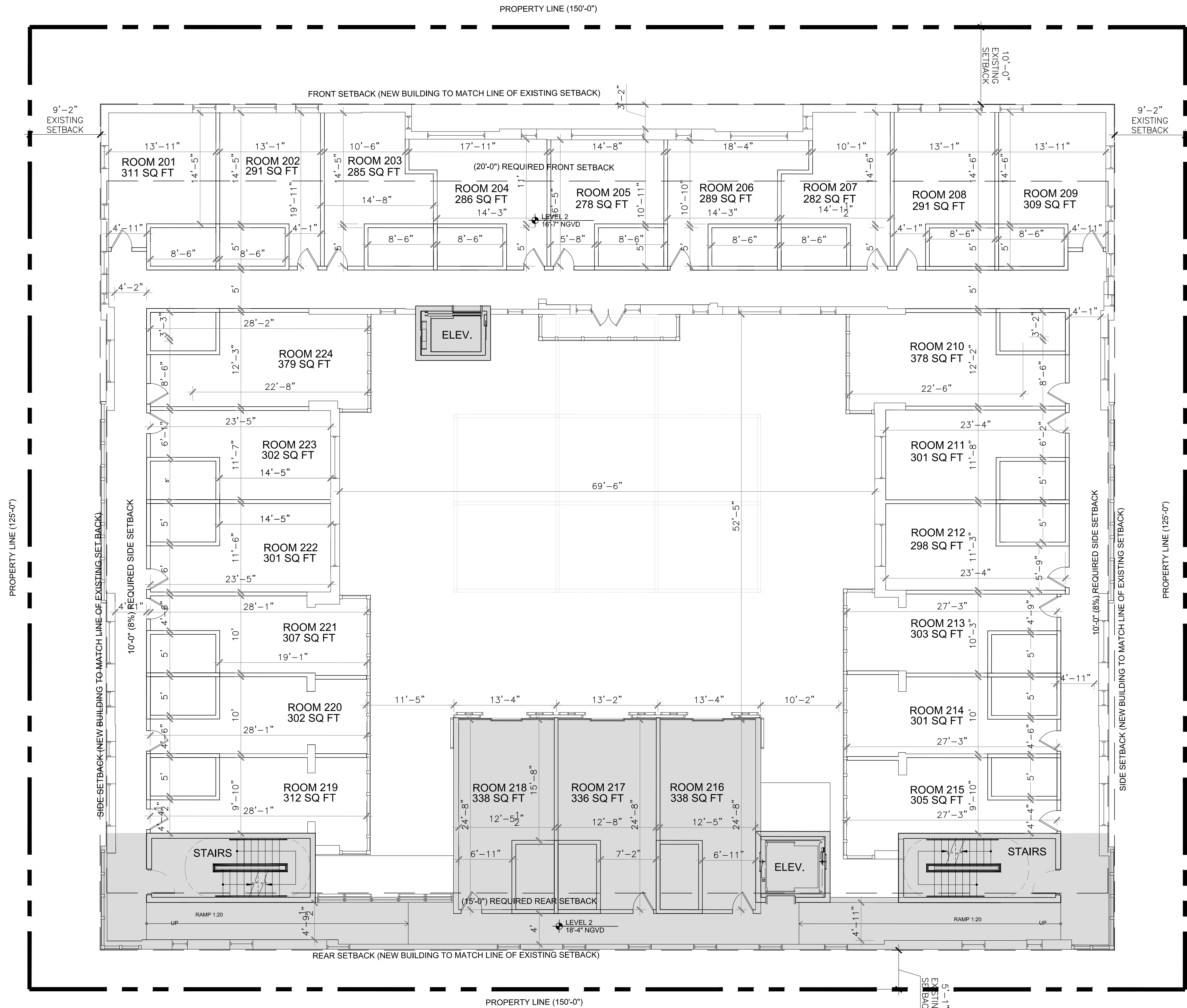
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1 SITE PLAN
SCALE: 3/32" = 1'-0"

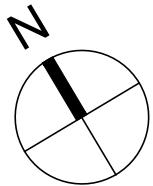


SADIGO HOTEL - ROOM SIZE VARIANCE

Total Units in the Building by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
2nd Level	8	11	5	24
All units in Existing Building Envelop by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
2nd Level	8	11	2	21
All units in 5 Story Addition by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
2nd Level	0	0	3	3



NEW CONSTRUCTION



PROPOSED LEVEL 2 PLAN

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

REVISIONS / SUBMISSIONS

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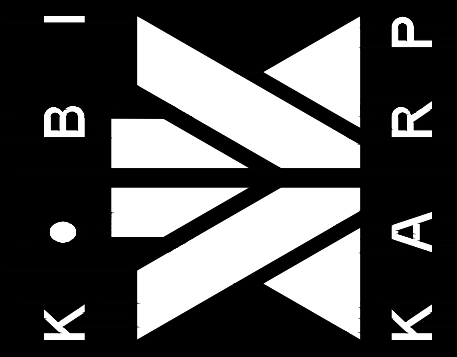
LEVEL 2
PROPOSED FLOOR PLAN

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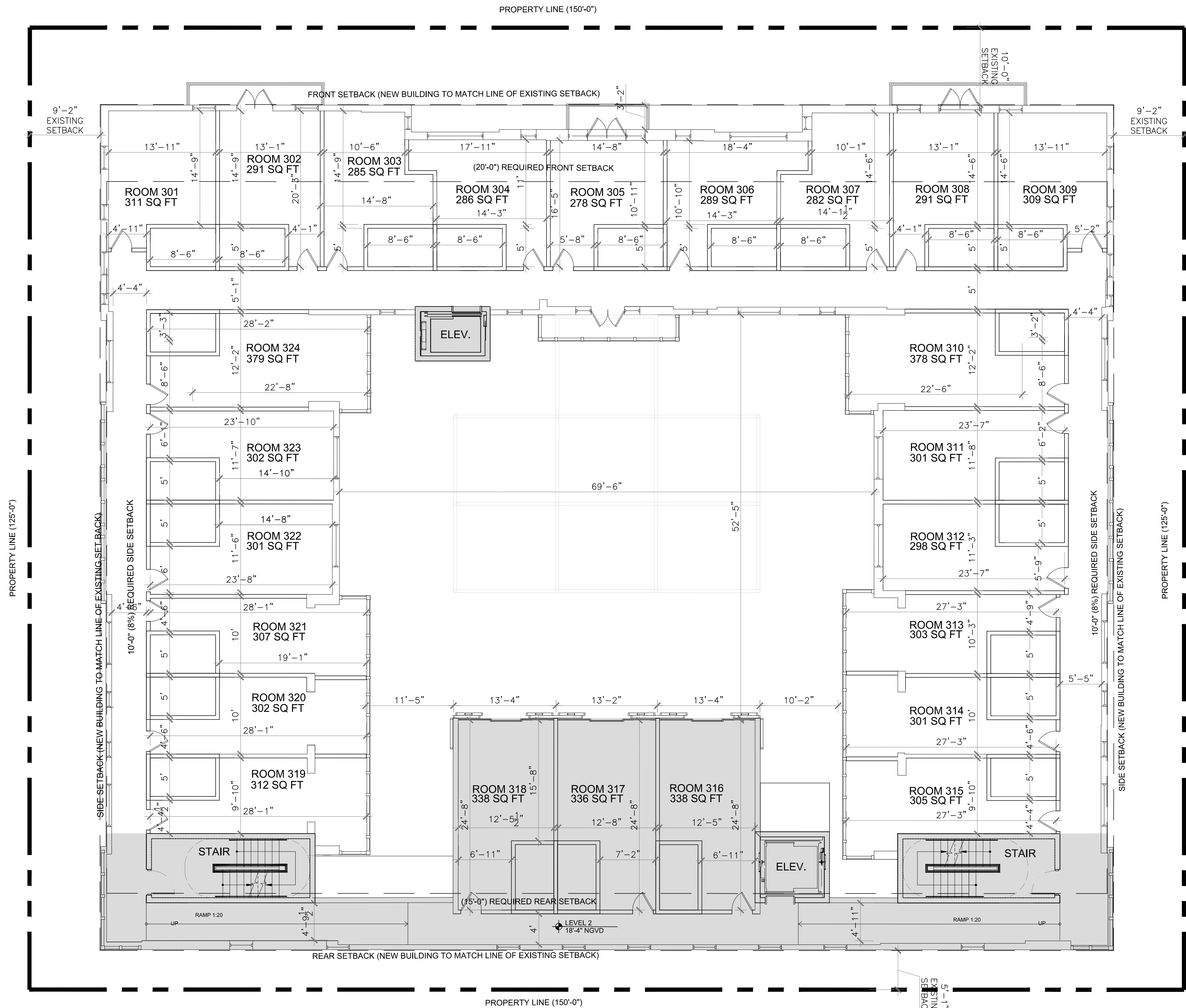
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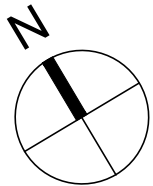
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SADIGO HOTEL - ROOM SIZE VARIANCE

Total Units in the Building by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
3rd Level	8	11	5	24
All units in Existing Building Envelop by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
3rd Level	8	11	2	21
All units in 5 Story Addition by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
3rd Level	0	0	3	3



NEW CONSTRUCTION



1 PROPOSED LEVEL 3 PLAN

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

REVISIONS / SUBMISSIONS

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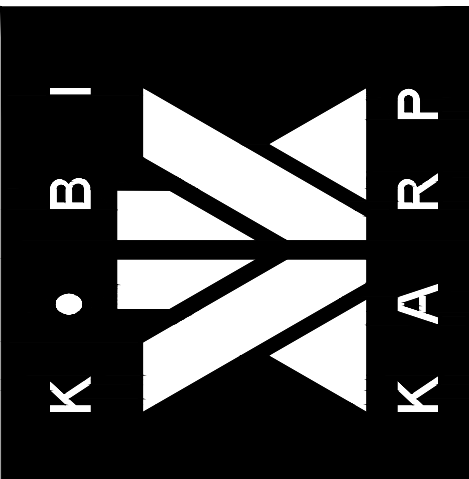
LEVEL 3
PROPOSED FLOOR PLAN

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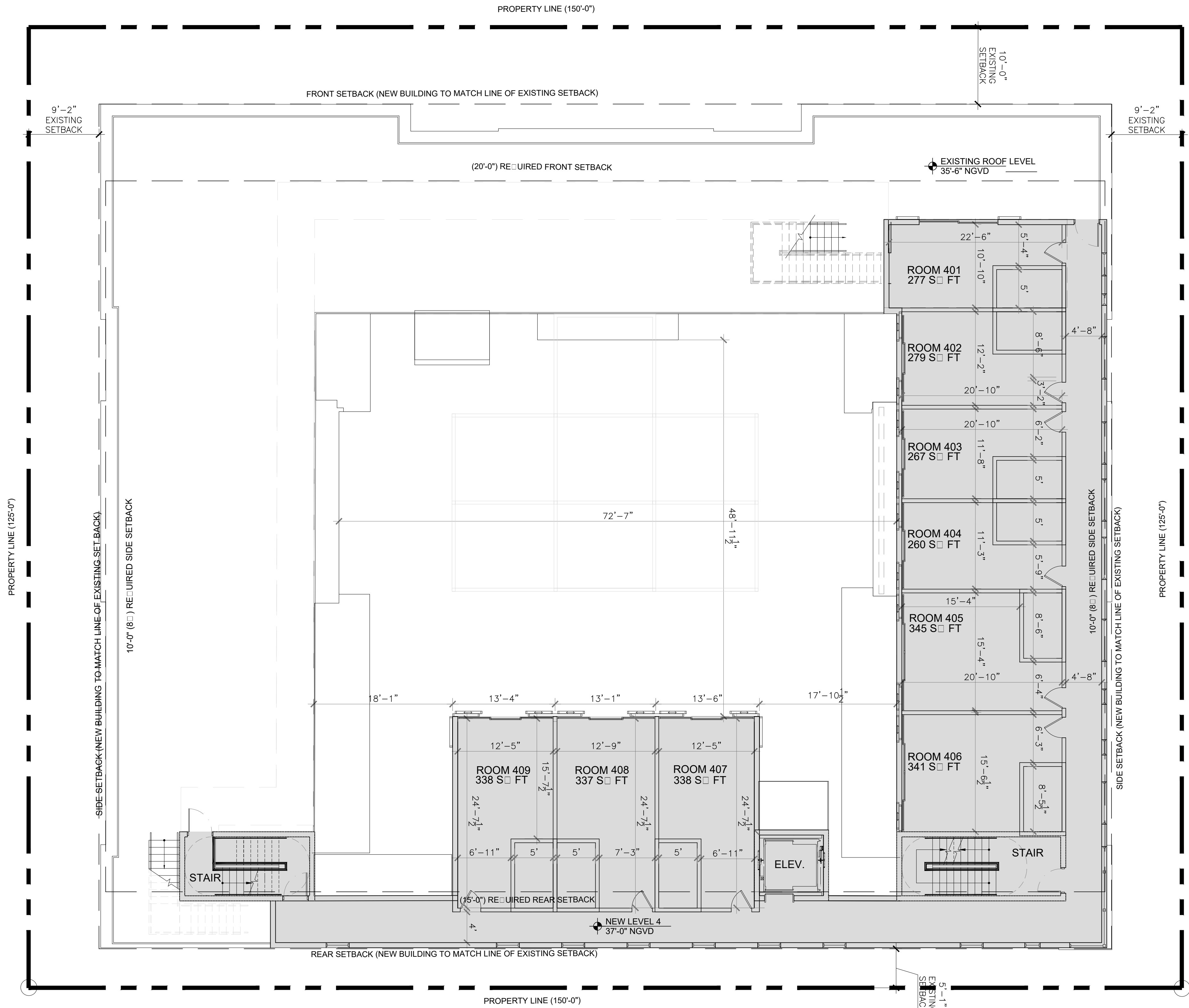
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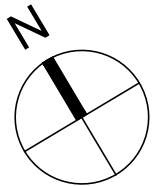
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SADIGO HOTEL - ROOM SIZE VARIANCE

Total Units in the Building by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
4th Level		4	5	9
All units in the penthouse addition by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
4th Level (Penthouse)	4	0	2	6
All units in 5 Story Addition by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
4th Level	0	0	3	3



NEW CONSTRUCTION



PROPOSED LEVEL 4 PLAN

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

REVISIONS / SUBMISSIONS

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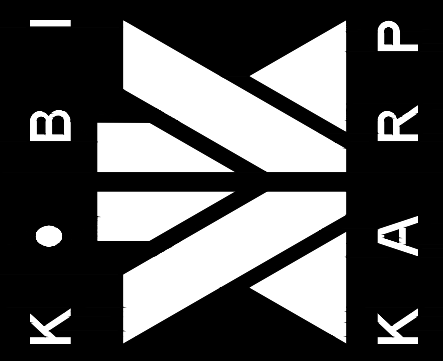
LEVEL 4
PROPOSED FLOOR PLAN

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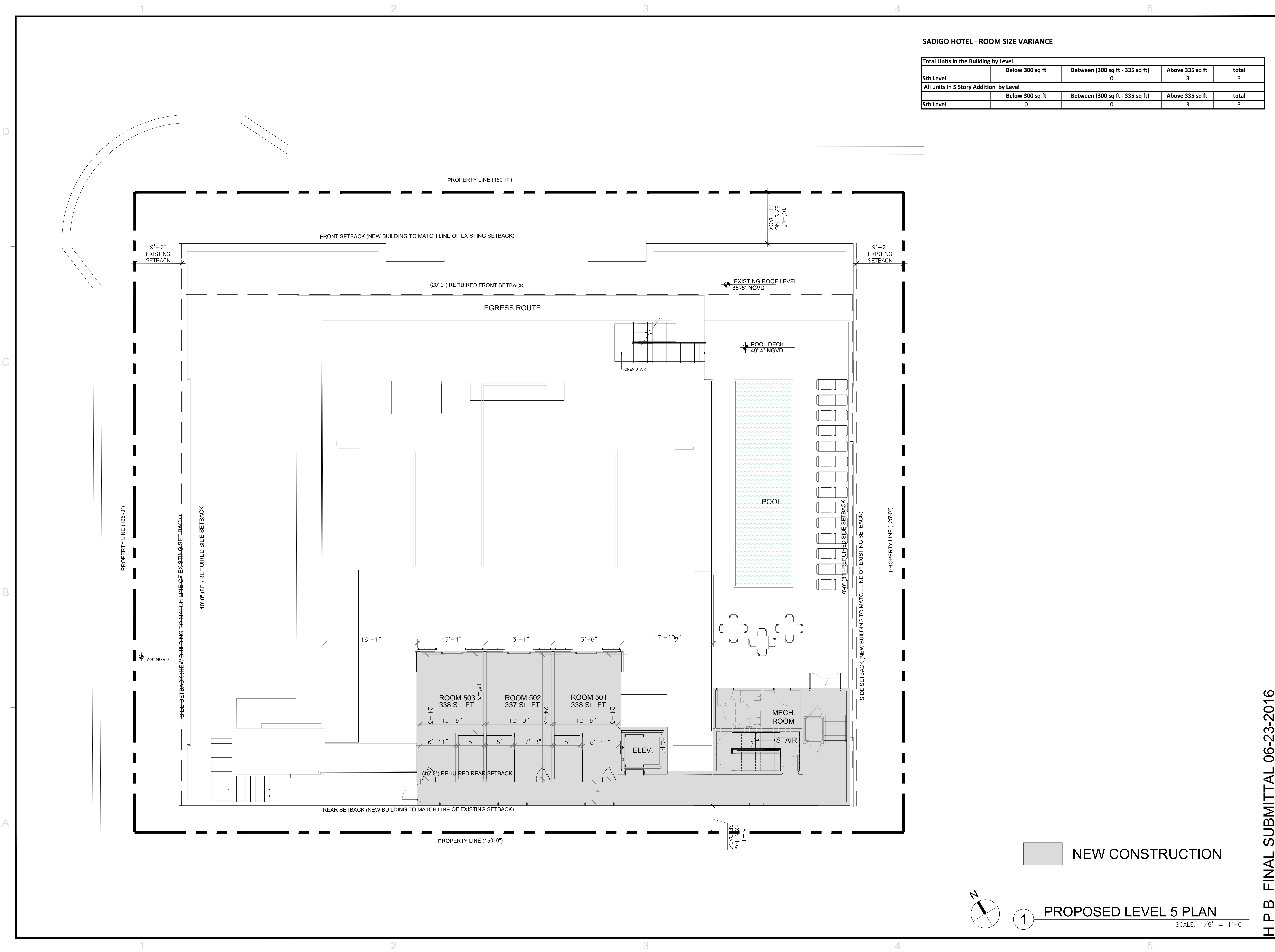
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P: 305.573.1818
F: 305.573.5188
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CHECKED BY: K.K. - J.M.
DATE:

A3.03

H P B FINAL SUBMITTAL 06-23-2016



SADIGO HOTEL - ROOM SIZE VARIANCE

Total Units in the Building by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
5th Level		0	3	3
All units in 5 Story Addition by Level				
	Below 300 sq ft	Between (300 sq ft - 335 sq ft)	Above 335 sq ft	total
5th Level	0	0	3	3

REVISIONS / SUBMISSIONS	
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1619

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

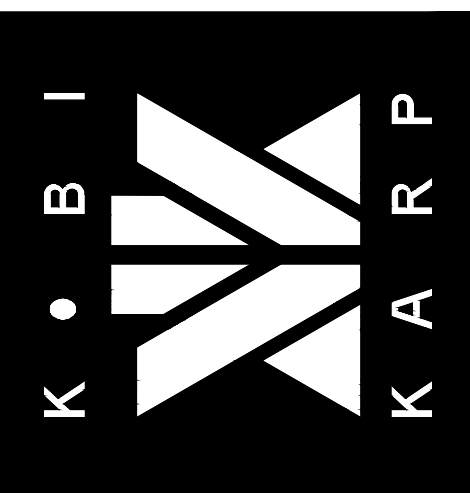
LEVEL 5
PROPOSED FLOOR PLAN

WITKIN HULTS
DESIGN GROUP
LANDSCAPE ARCHITECT
307 SOUTH 21st Avenue
Hollywood, FLORIDA
Ph: 954.923.9681

YOUSSEF HACHEM ENGINEERING
STRUCTURAL ENGINEER
99 NW 27 AVENUE
MIAMI, FLORIDA
Ph: 305.969.9423

KOB KARP
Lic. # AR0012578

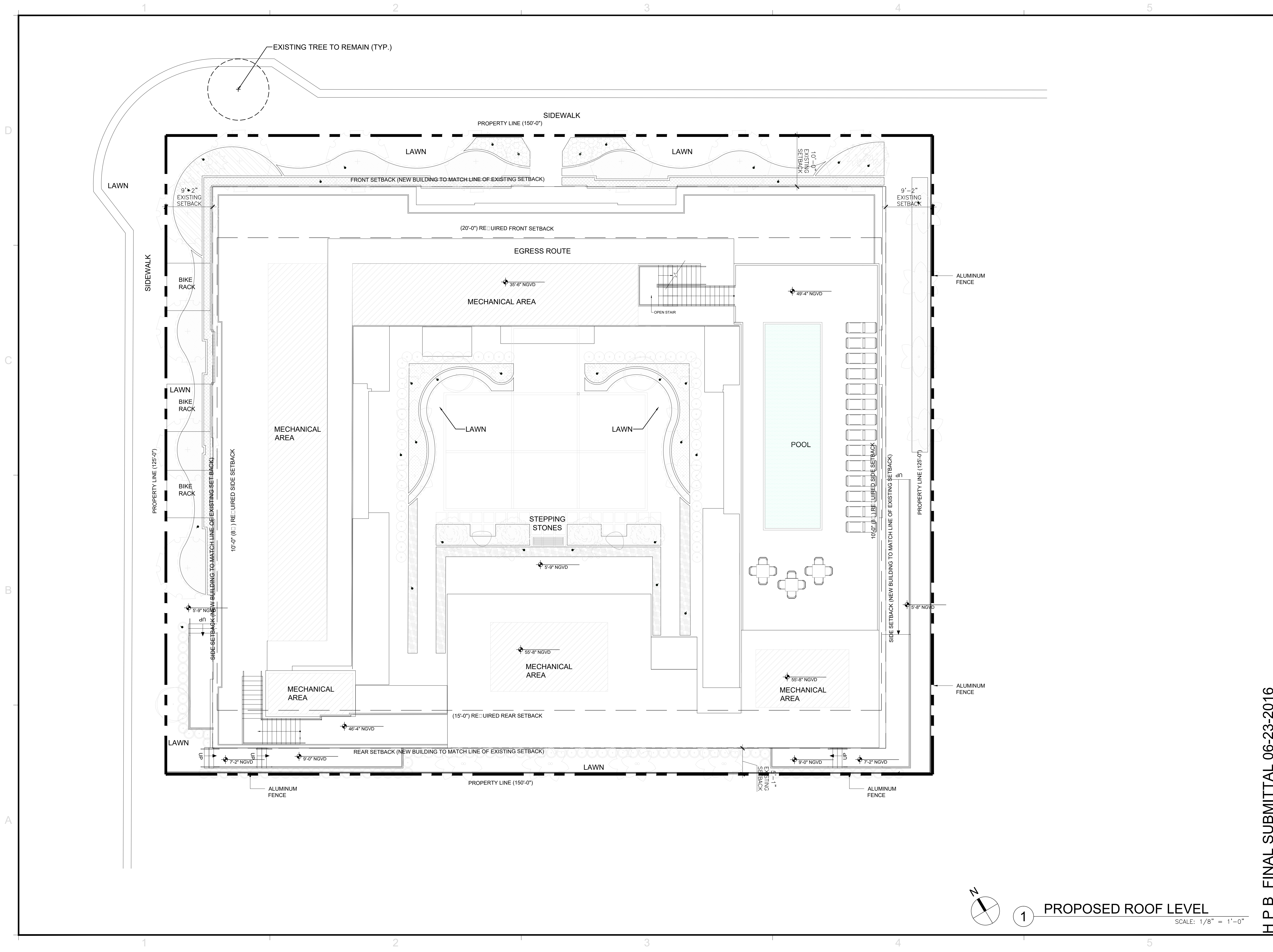
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P: 305.575.5178
F: 305.575.5178
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DATE:

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REVISIONS / SUBMISSIONS		
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MIAMI BEACH, FLORIDA 33139

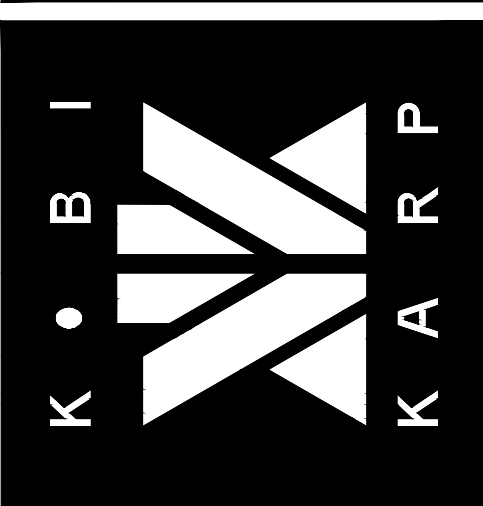
ROOF LEVEL
PROPOSED FLOOR PLAN

WITKIN HULTS
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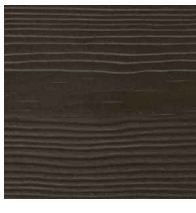
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CHECKED BY: K.K. - J.M.

DATE:

A3.05

ELEVATION NOTE:



WOOD GRAIN ALUMINUM FINISH
ALUMINUM



CLEAR GLASS



WHITE ALUMINUM

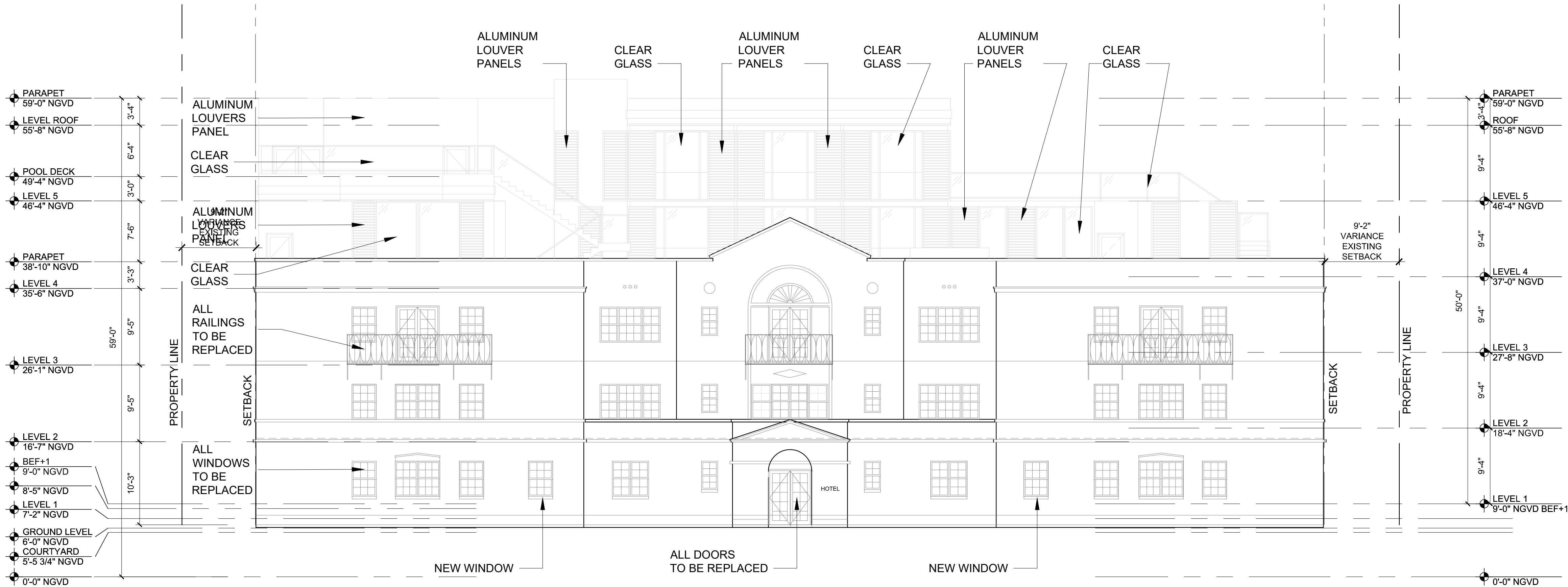


SOFT CANOPY



2 EXISTING NORTH ELEVATION

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



1 PROPOSED NORTH ELEVATION

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

REVISIONS / SUBMISSIONS		
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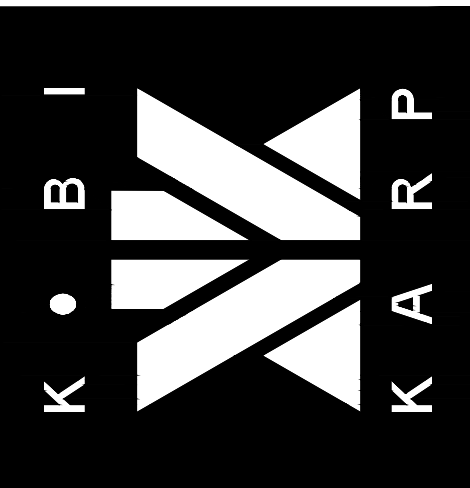
EXISTING / PROPOSED
BUILDING ELEVATIONS

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