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14	SECTION

SCOPE OF WORK

- NEW GUEST REGISTRATION AREA AT SECOND FLOOR
- NEW IMPACT RESISTANT WINDOWS

SOFI HOTEL

HISTORIC PRESERVATION BOARD REVISED SUBMITTAL - FEBRUARY 05, 2021

739 SECOND STREET
MIAMI BEACH , FLORIDA 33139

OWNER
APPLICANT - ALL CORNERS
CONDOMINIUM
ASSOCIATION INC.

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

MAP OF BOUNDARY SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

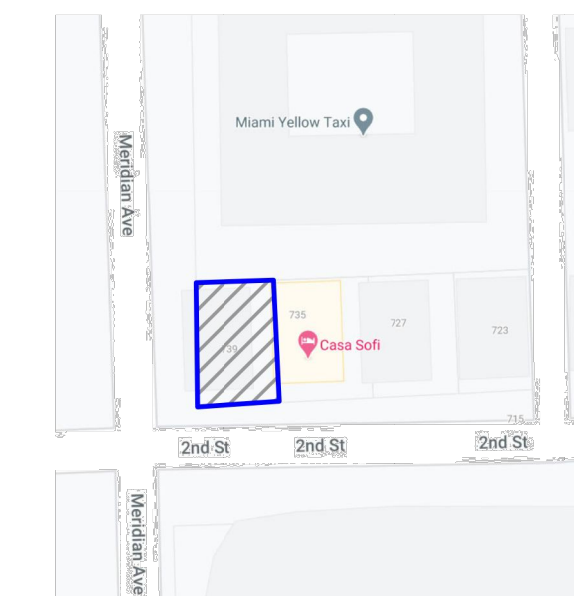
Survey Pros, Inc.

5966 S. DIXIE HIGHWAY SUITE 300, MIAMI, FL. 33143

Tel: 305.767.6802

www.survey-pros.com

LOCATION MAP:
NOT TO SCALE



PROPERTY ADDRESS:

739 2ND STREET, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

THE WEST 33.45 FEET OF LOT 9, BLOCK 54, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8. COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651. MAP & PANEL NUMBER 12086C0319 SUFFIX L.

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF 2ND STREET HAS BEEN ASSIGNED A BEARING OF N90°00'00"E.

LAND AREA CALCULATIONS:

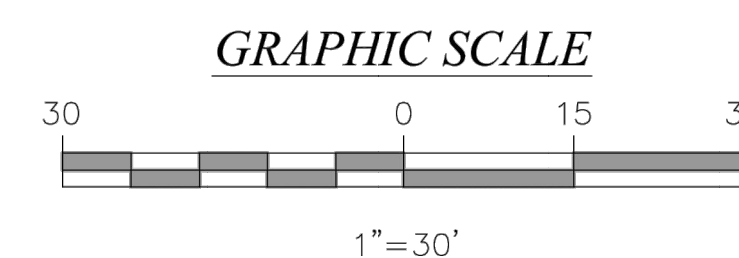
TOTAL AREA = 1,672.50sq.ft.

CERTIFIED TO:

ADRIAN ADORNO

REVISION(S):

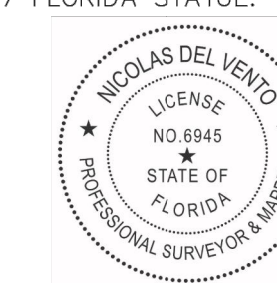
11/16/2020 - UPDATED SURVEY, JOB#20115938



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



N. Del Vento
NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF FIELD WORK:

08/09/19

JOB#: 19084392

DRAWN BY: NICK

CAD FILE: ADORNO

SHEET 1 OF 1

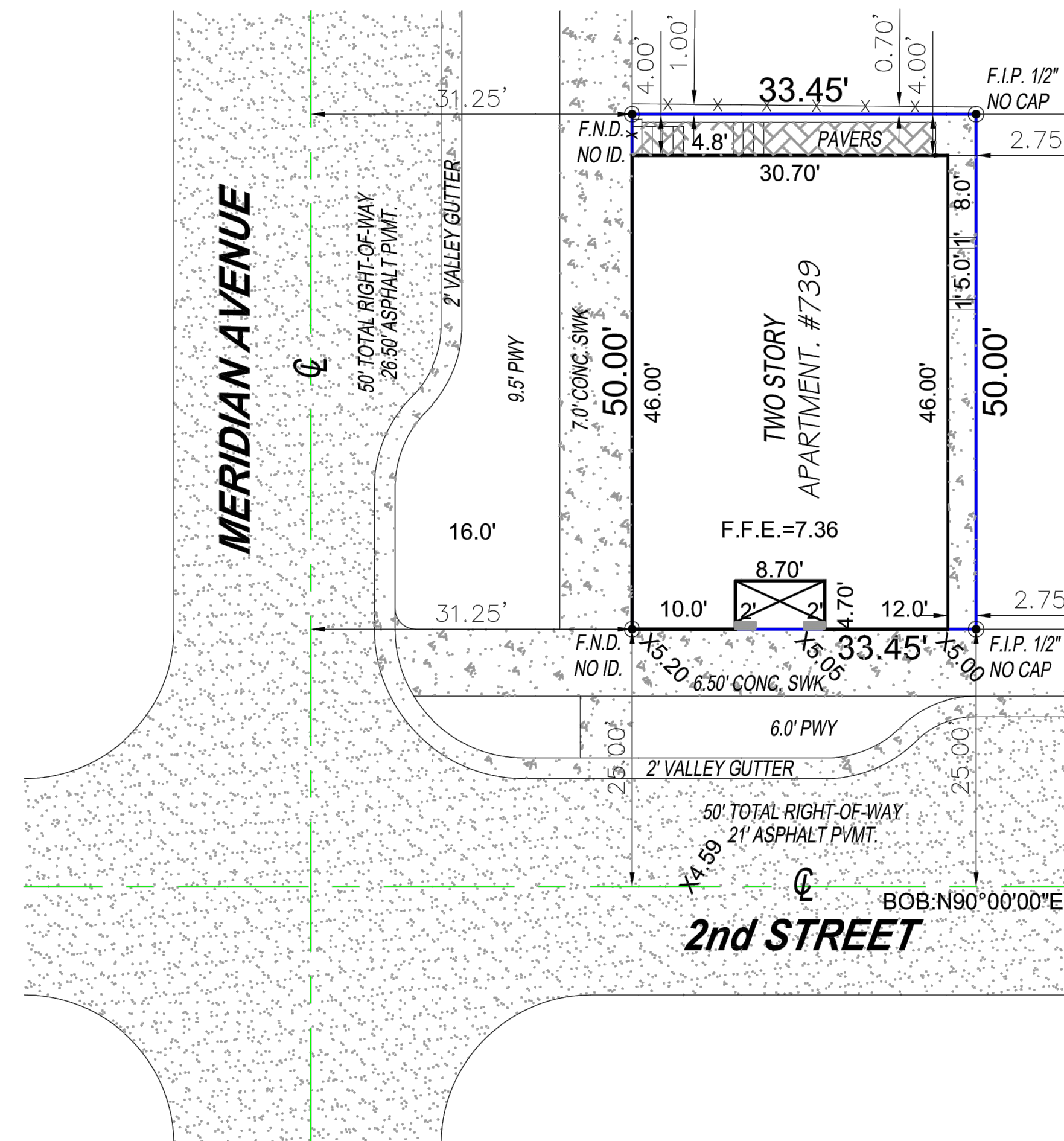
LEGEND

ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- PDB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- [Symbol] = TELEPHONE RISER
 - [Symbol] = CABLE TV RISER
 - [Symbol] = WATER METER
 - X 0.00 = ELEVATION
 - (00') = ORIGINAL LOT DISTANCE
 - Δ = CENTRAL ANGLE
 - ⊕ = CENTER LINE
 - [Symbol] = WATER VALVE
 - [Symbol] = CURB INLET
 - [Symbol] = FIRE HYDRANT
 - [Symbol] = LIGHT POLE
 - [Symbol] = CATCH BASIN
 - [Symbol] = UTILITY POLE
 - [Symbol] = DRAINAGE MANHOLE
 - [Symbol] = SEWER MANHOLE
 - [Symbol] = METAL FENCE
 - [Symbol] = WOOD FENCE
 - [Symbol] = CHAIN LINK FENCE
 - [Symbol] = EASEMENT
 - [Symbol] = BOUNDARY LINE
- ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA



SOFI HOTEL

739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

01- SURVEY

OWNER
APPLICANT - ALL CORNERS
CONDOMINIUM
ASSOCIATION INC.

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

SOFI HOTEL
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW
ADDRESS
739 SECOND STREET MIAMI BEACH, FL
ZONING CLASSIFICATION
RESIDENTIAL PERFORMANCE STANDARD, MEDIUM DENSITY (RPS-2)
BUILDING CLASSIFICATION
OCCUPANCY GROUP GROUP "R-1" HOTEL TRANSIENT(FBC)
TYPE OF CONSTRUCTION: TYPE IIIB

YEAR BUILT 1925 CONTRIBUTING STRUCTURE

APPLICATION FILE No. HPB20-0439

LOT SIZE: 1,672 SQFT

FLORIDA BUILDING CODE EXISTING 2017 USE FOR DESIGN STANDARDS

FLORIDA FIRE PREVENTION 6TH EDITION USE FOR DESIGN STANDARDS

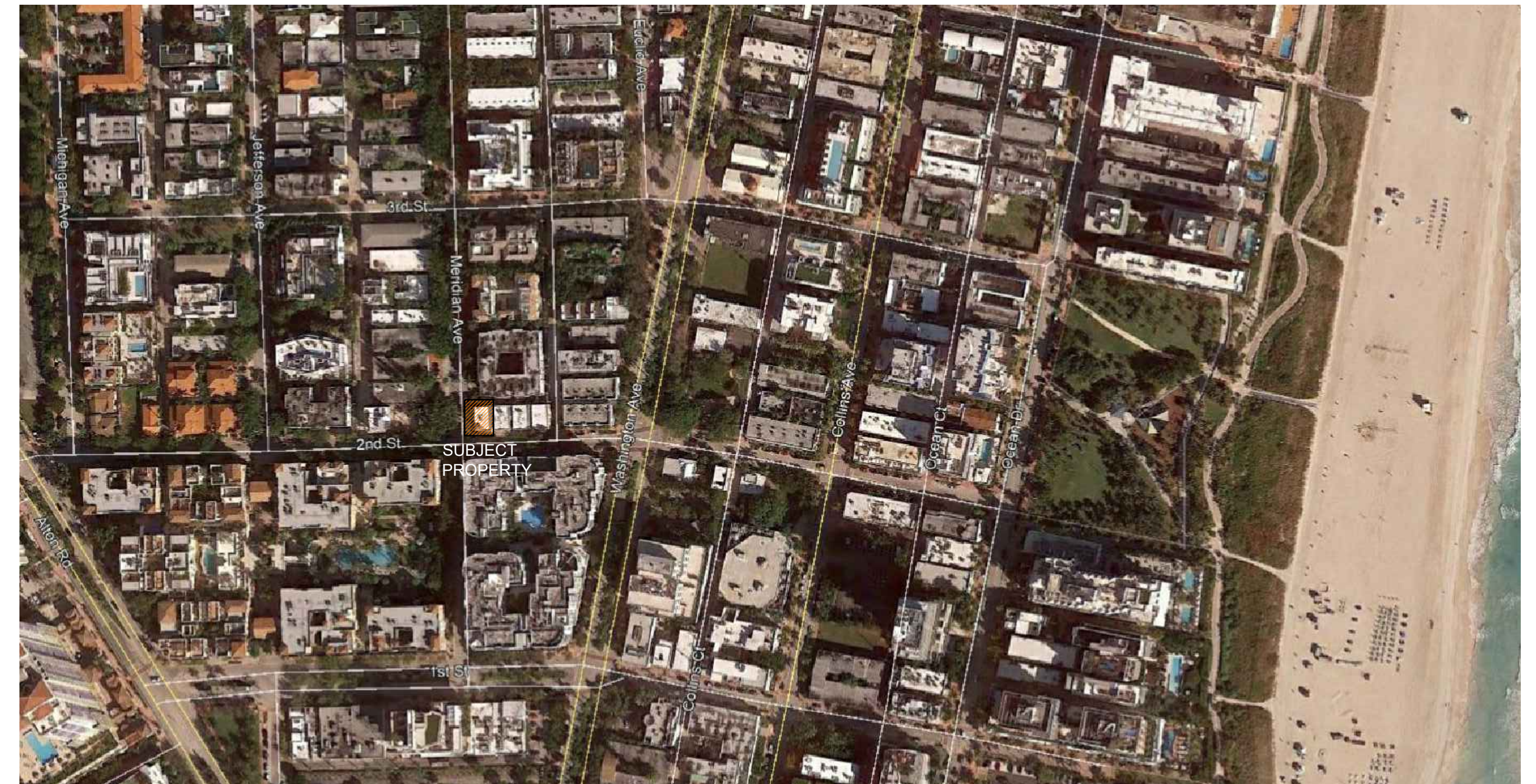
FLOOD MANAGE INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8'
LOWEST FFE OF HABITABLE SPACE	7.36'
LOWEST GRADE ELEVATION ADJECENT TO BUILDING	5.0'
HIGHEST GRADE ELEVATION ADJECENT TO BUILDING	5.0'
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	15.0'
FIRM MAP NUMBER	12086C0319

ALL ELEVATIONS REFERRED TO NGVD 1929

Classification of Structure for Flood-Resistant Design and Construction CATEGORY II

SETBACKS	ALLOWED	EXISTING
FRONT (2nd STREET)	5'-0"	0'-0"
REAR	5'-0"	4'-0"
SIDE (MERIDIAN)	5'-0"	0'-0"
SIDE	5'-0"	2'-9"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	2-STORIES - 22'-0"

UNIT S.F. (SUITES)		
UNIT #		S.F.
UNIT #01	RESIDENTIAL 1 BR, 1 ½ BATH, 1 BATH	504 S.F.
UNIT #02	1 HOTEL UNIT, 1 BATH	280 S.F.
UNIT #03	RESIDENTIAL 1 BR, 2 BATHS	548 S.F.
UNIT #04	1 HOTEL UNIT, 1 BATH	310 S.F.
UNIT #05	1 HOTEL UNIT, 1 BATH	270 S.F.
UNIT #06	1 HOTEL UNIT, 1 BATH	312 S.F.
TOTAL: 6 UNITS	2,224 S.F.	AVE 370 S.F



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739 SECOND STREET
MIAMI BEACH , FLORIDA 33139

02 - ZONING INFORMATION & LOCATION MAPS

OWNER
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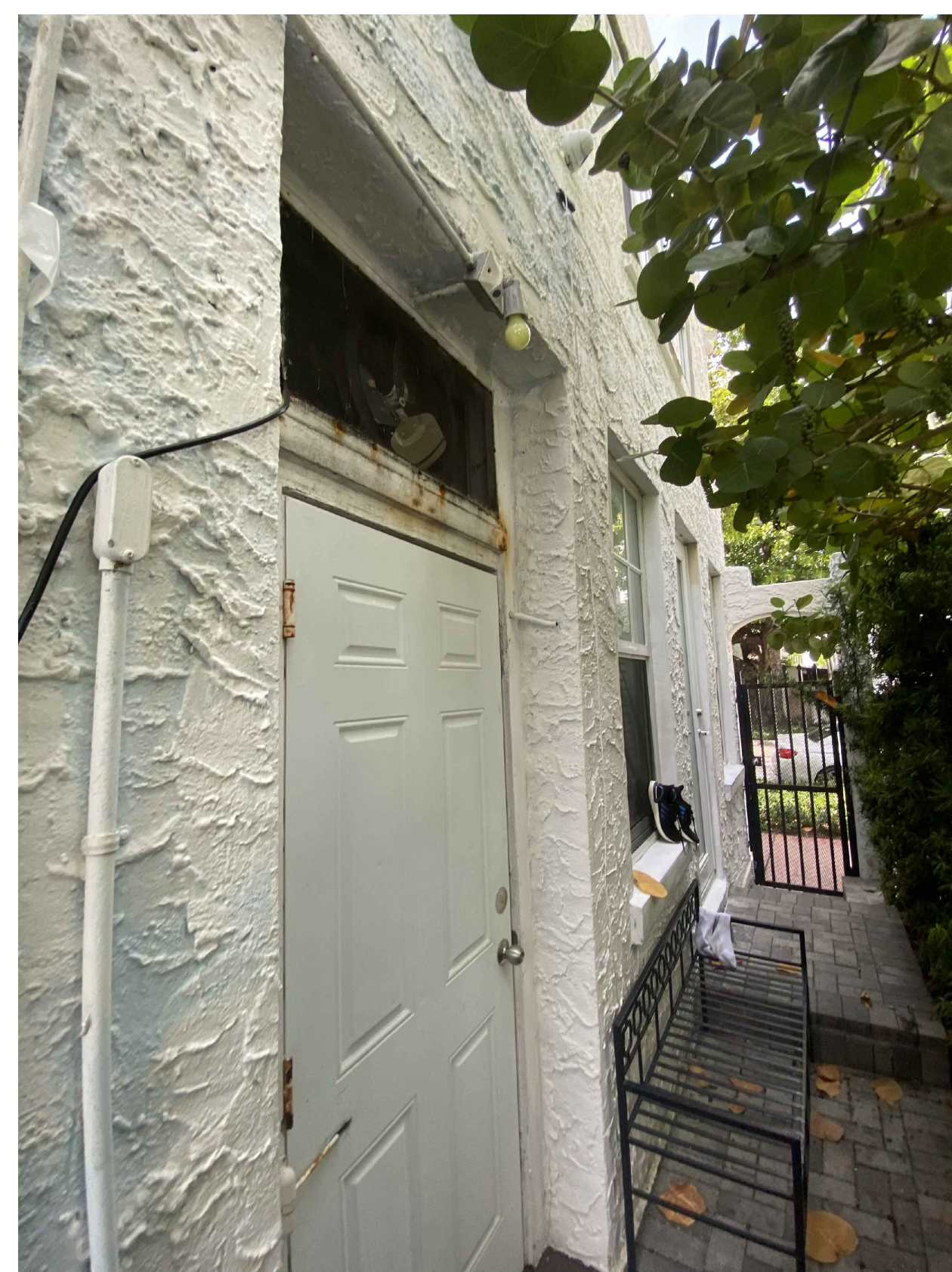
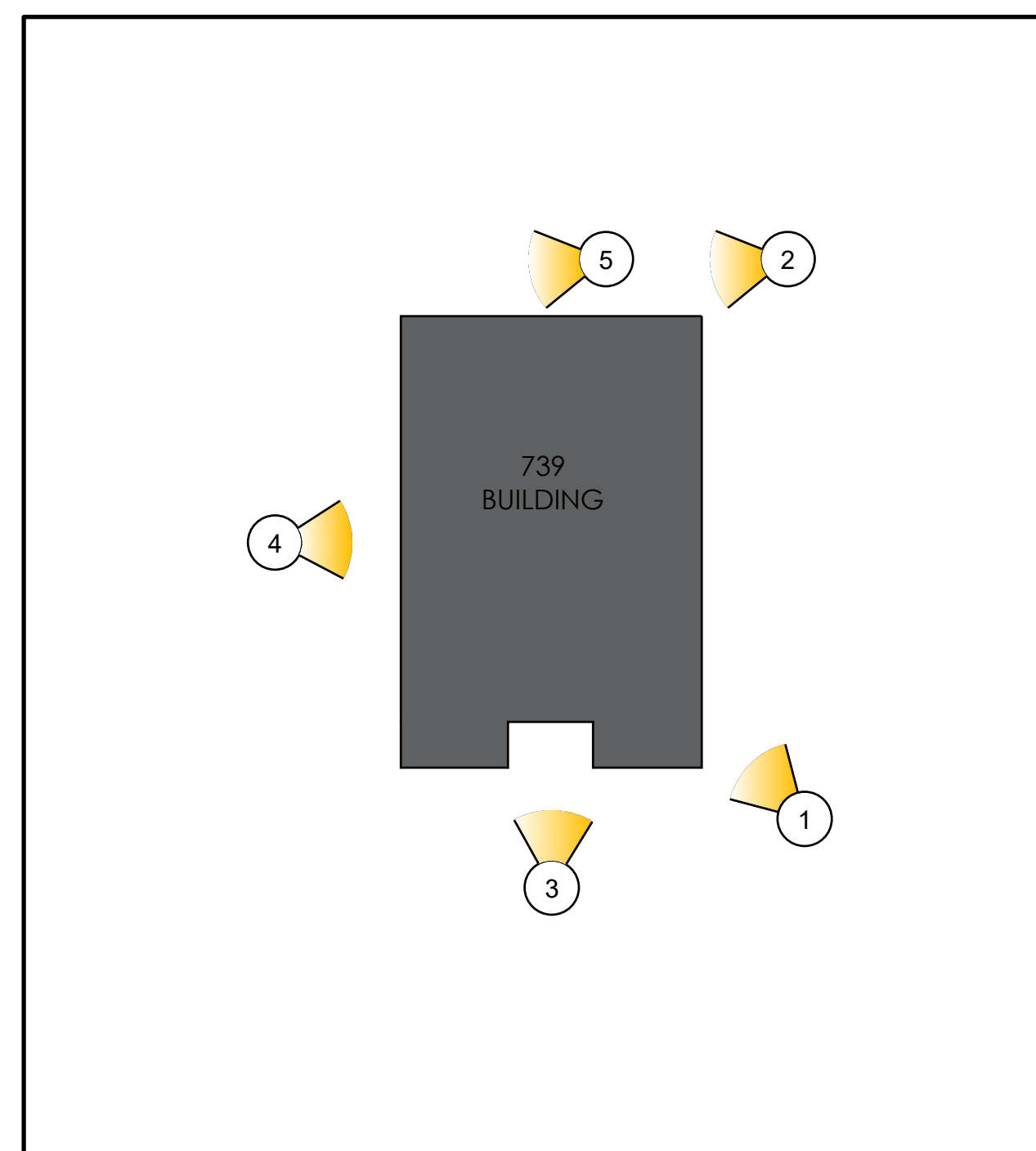
1 EAST VIEW



2 NORTH VIEW



3 SOUTH VIEW



5 NORTH VIEW



4 WEST VIEW

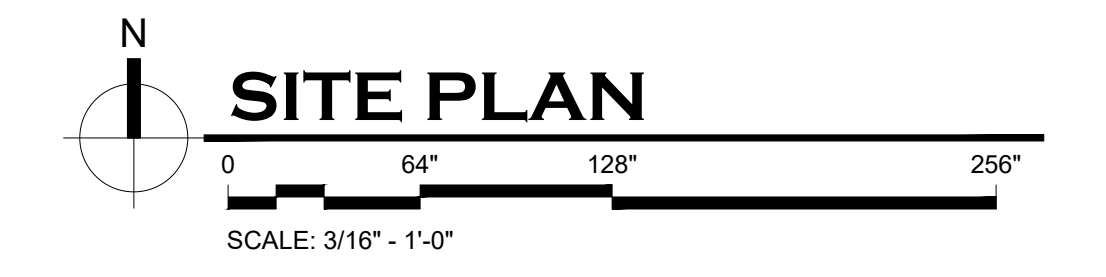
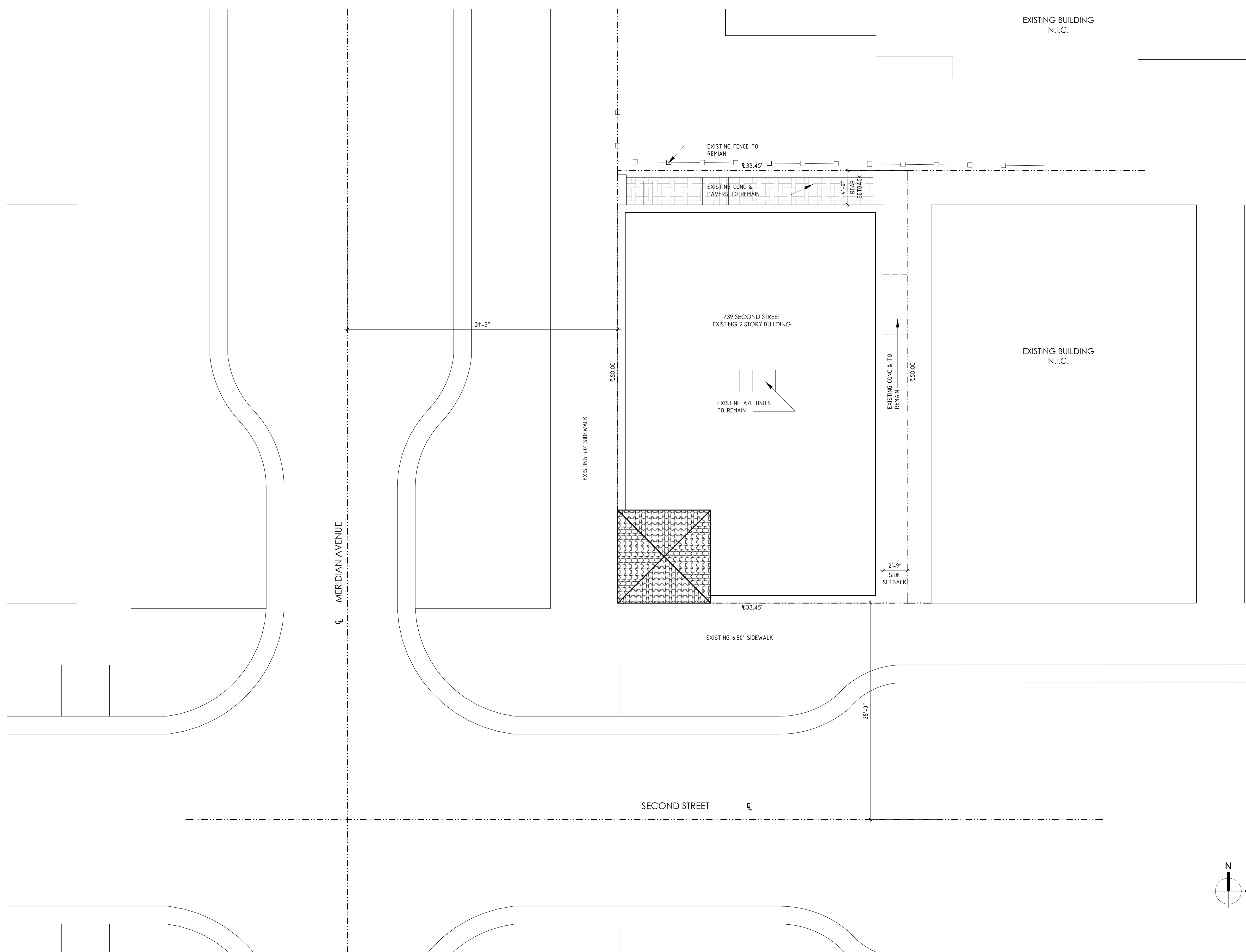
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739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

03 - EXTERIOR EXISTING CONDITIONS

OWNER
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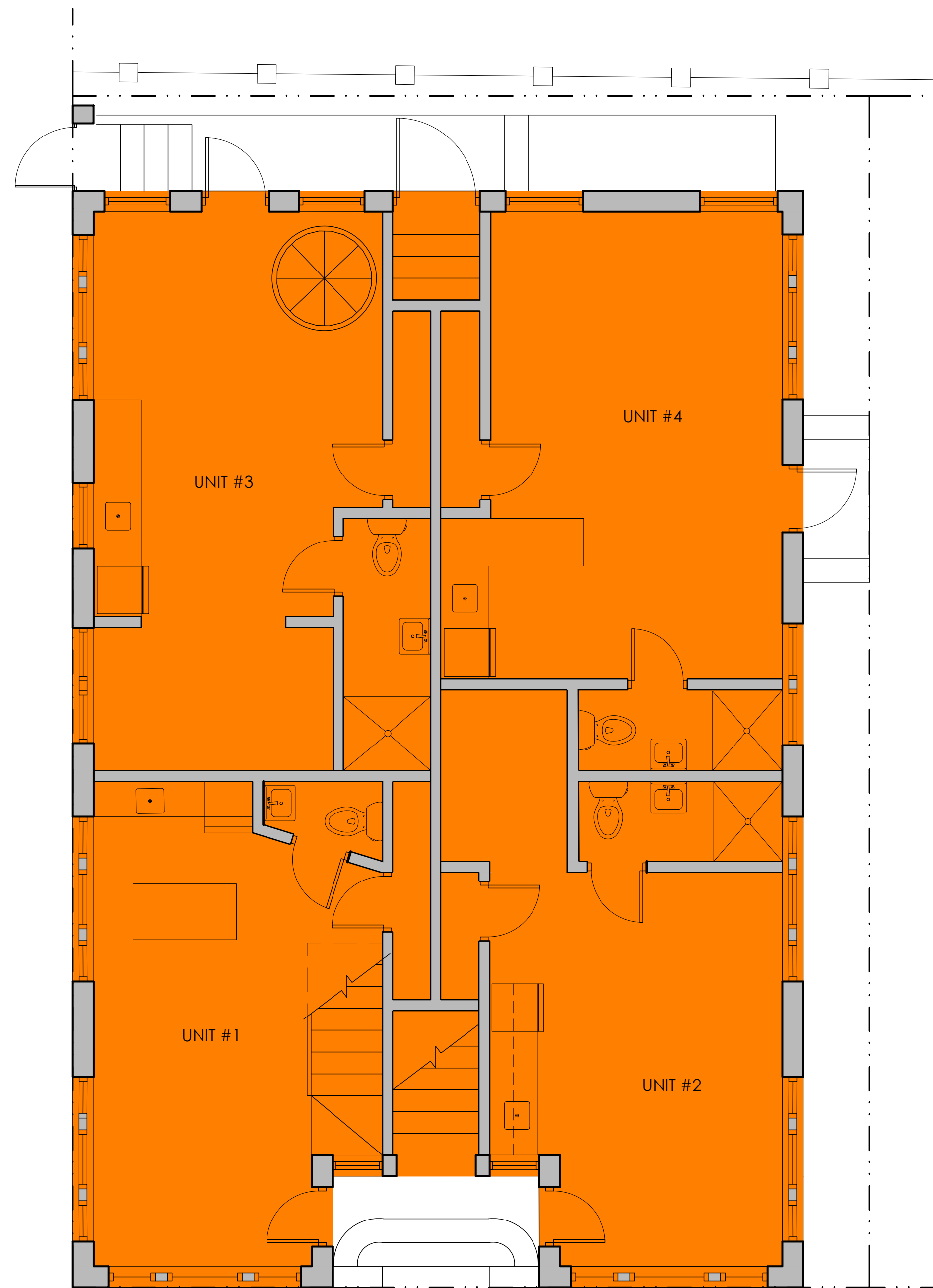
739 SECOND STREET
 MIAMI BEACH , FLORIDA 33139

04 - EXISTING SITE PLAN

OWNER
 APPLICANT - ALL CORNERS
 CONDOMINIUM
 ASSOCIATION INC.

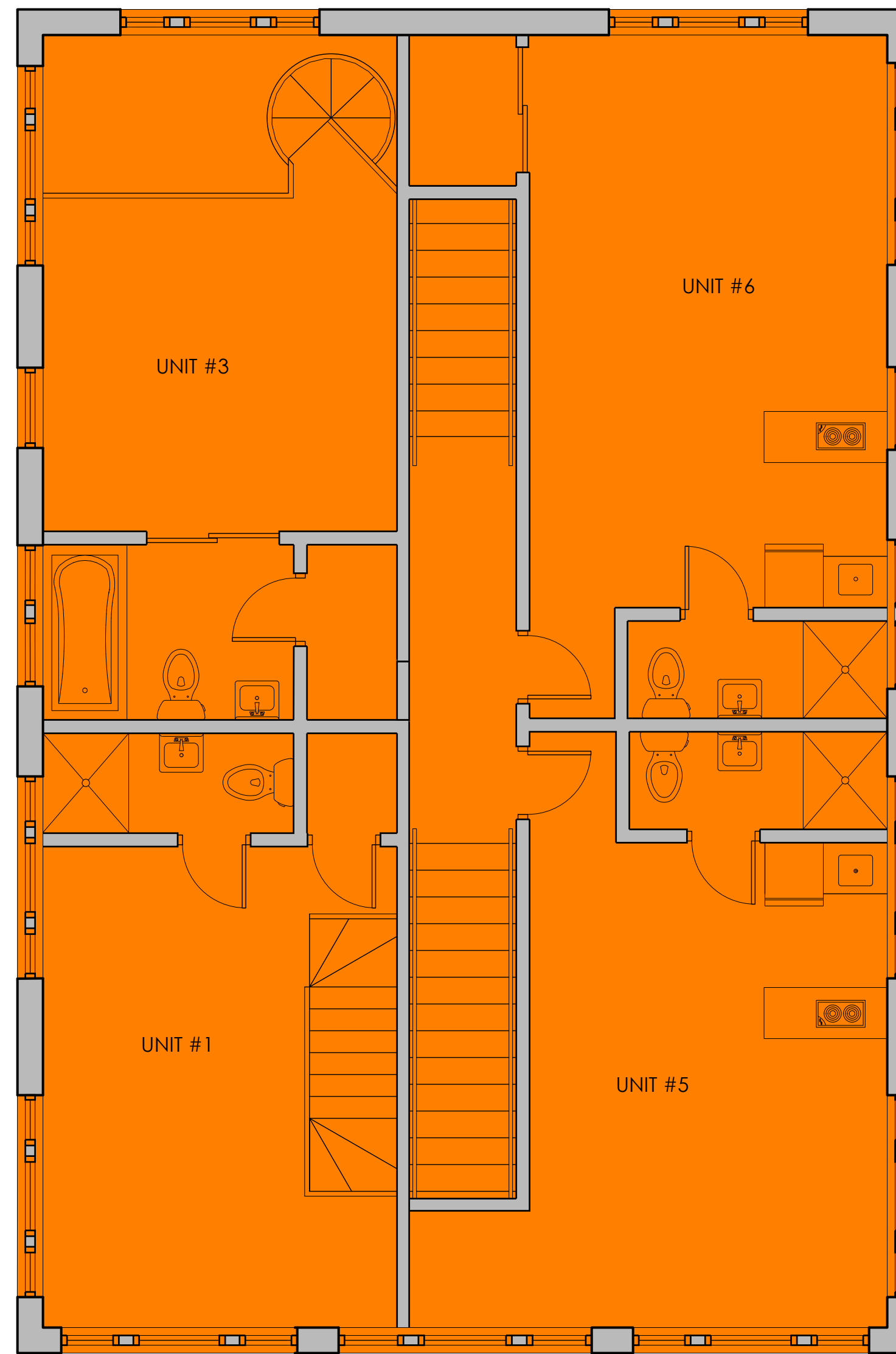
DNB
 DESIGN GROUP

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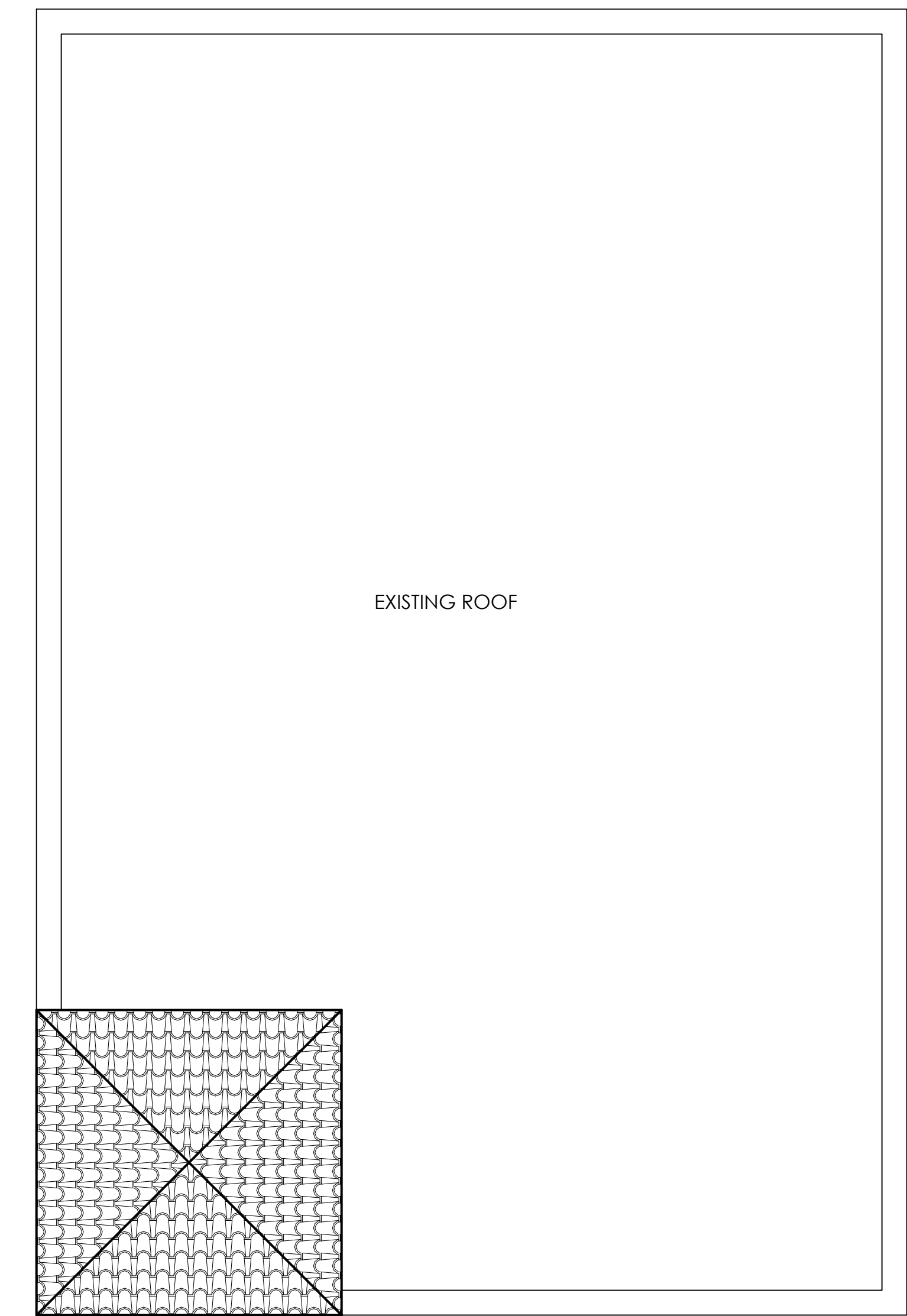
FAR 1,370 S.F.

N
**FIRST FLOOR
 EXISTING F.A.R.**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"



FAR 1,411 S.F.

N
**SECOND FLOOR
 EXISTING F.A.R.**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"



N
**ROOF
 EXISTING F.A.R.**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"

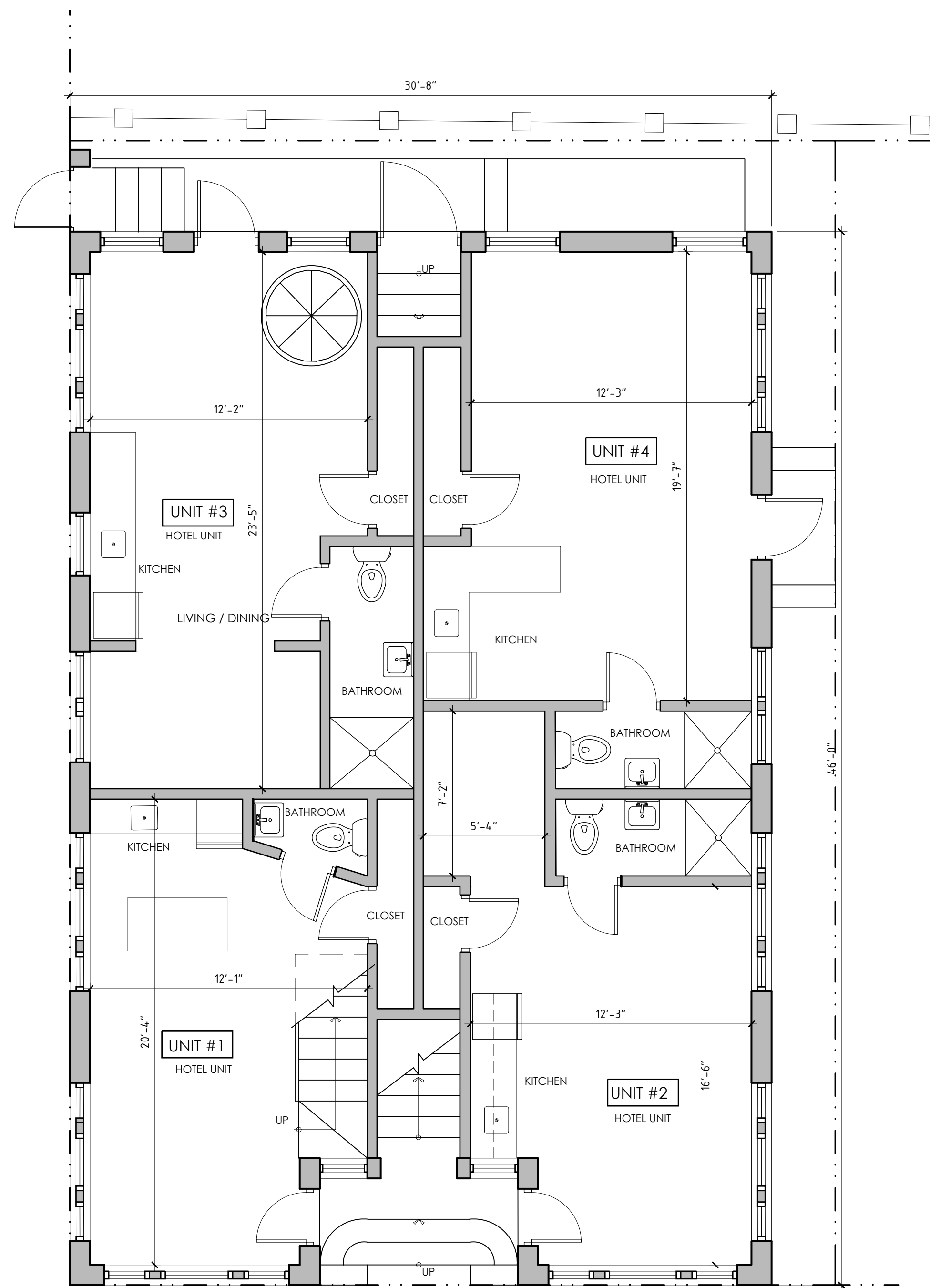
SOFI HOTEL

739 SECOND STREET
 MIAMI BEACH , FLORIDA 33139

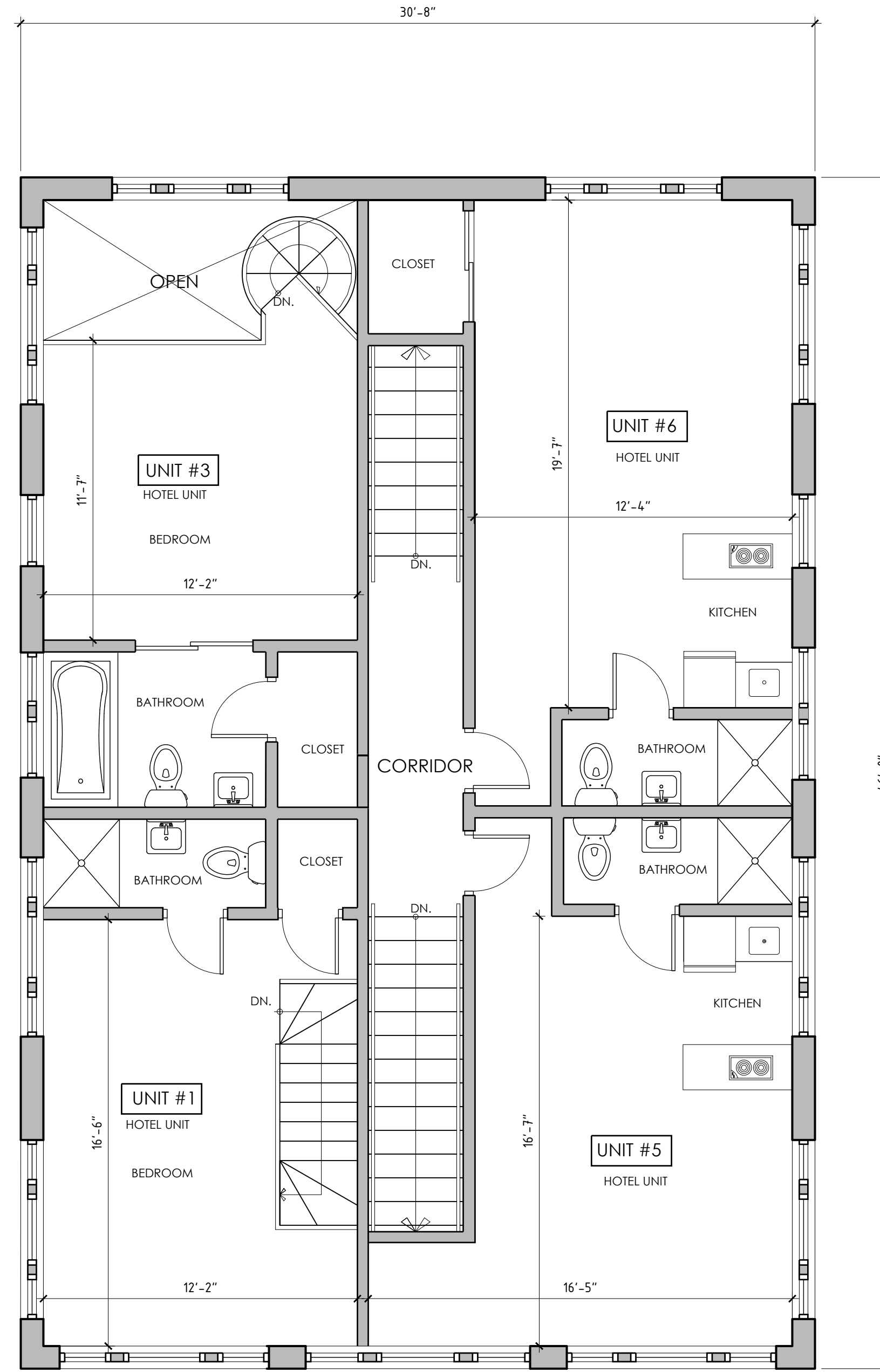
05 - EXISTING F.A.R.

OWNER
 APPLICANT - ALL CORNERS
 CONDOMINIUM
 ASSOCIATION INC.

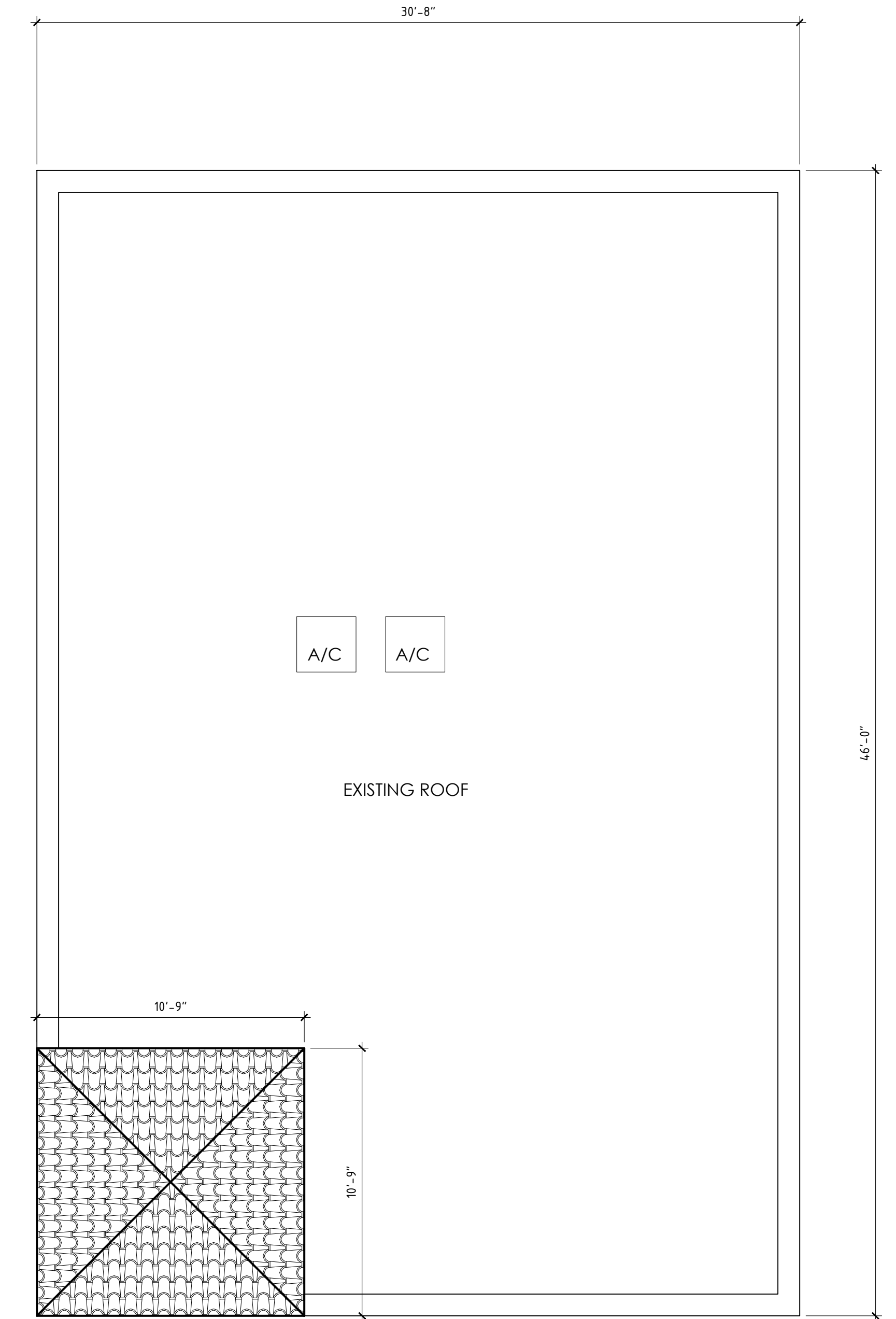
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N
**FIRST FLOOR
 EXISTING PLAN**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"



N
**SECOND FLOOR
 EXISTING PLAN**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"



N
**ROOF
 EXISTING PLAN**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"

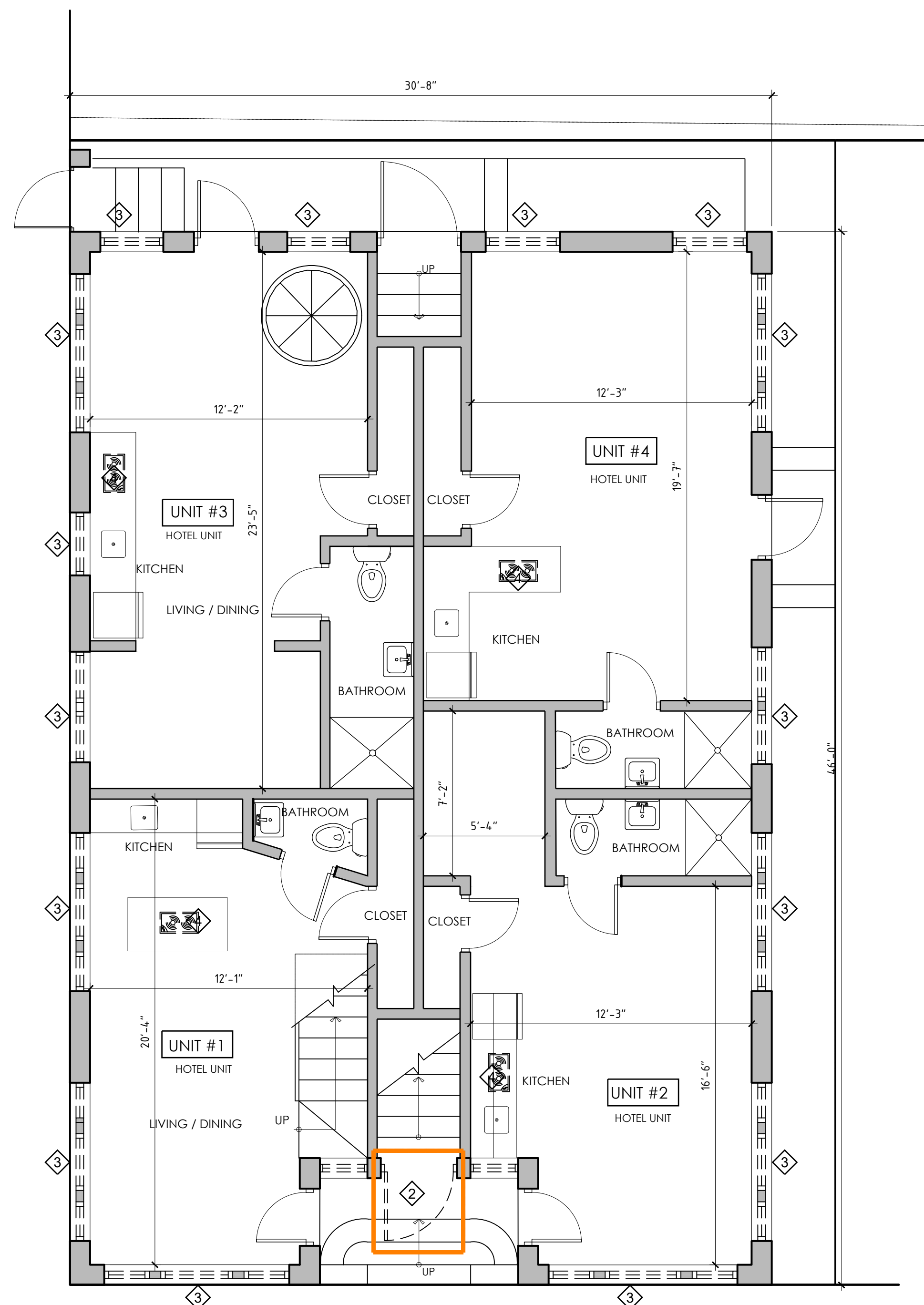
SOFI HOTEL

739 SECOND STREET
 MIAMI BEACH, FLORIDA 33139

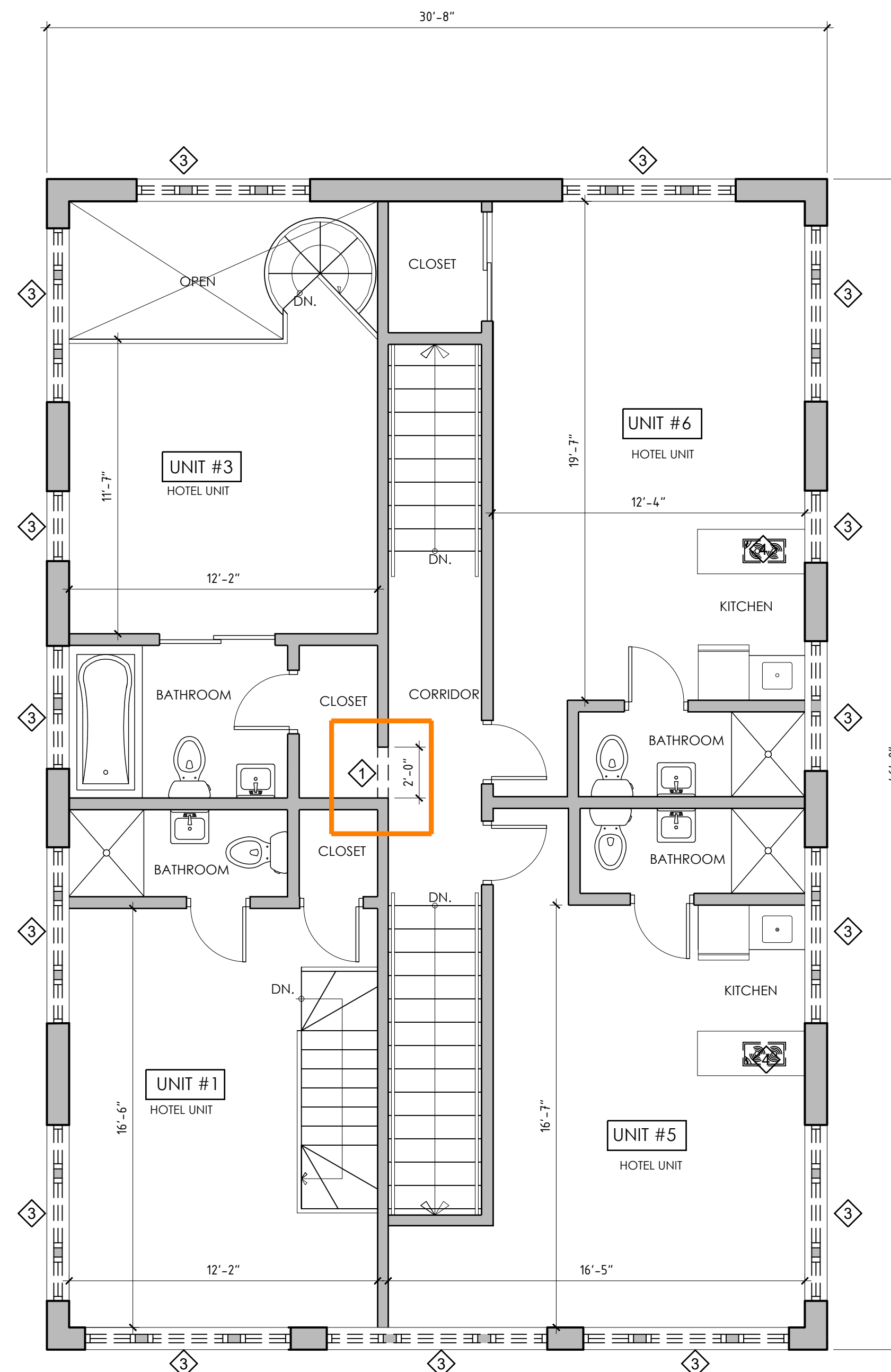
07 - EXISTING PLANS

OWNER
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N
**FIRST FLOOR
 DEMOLITION PLAN**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"



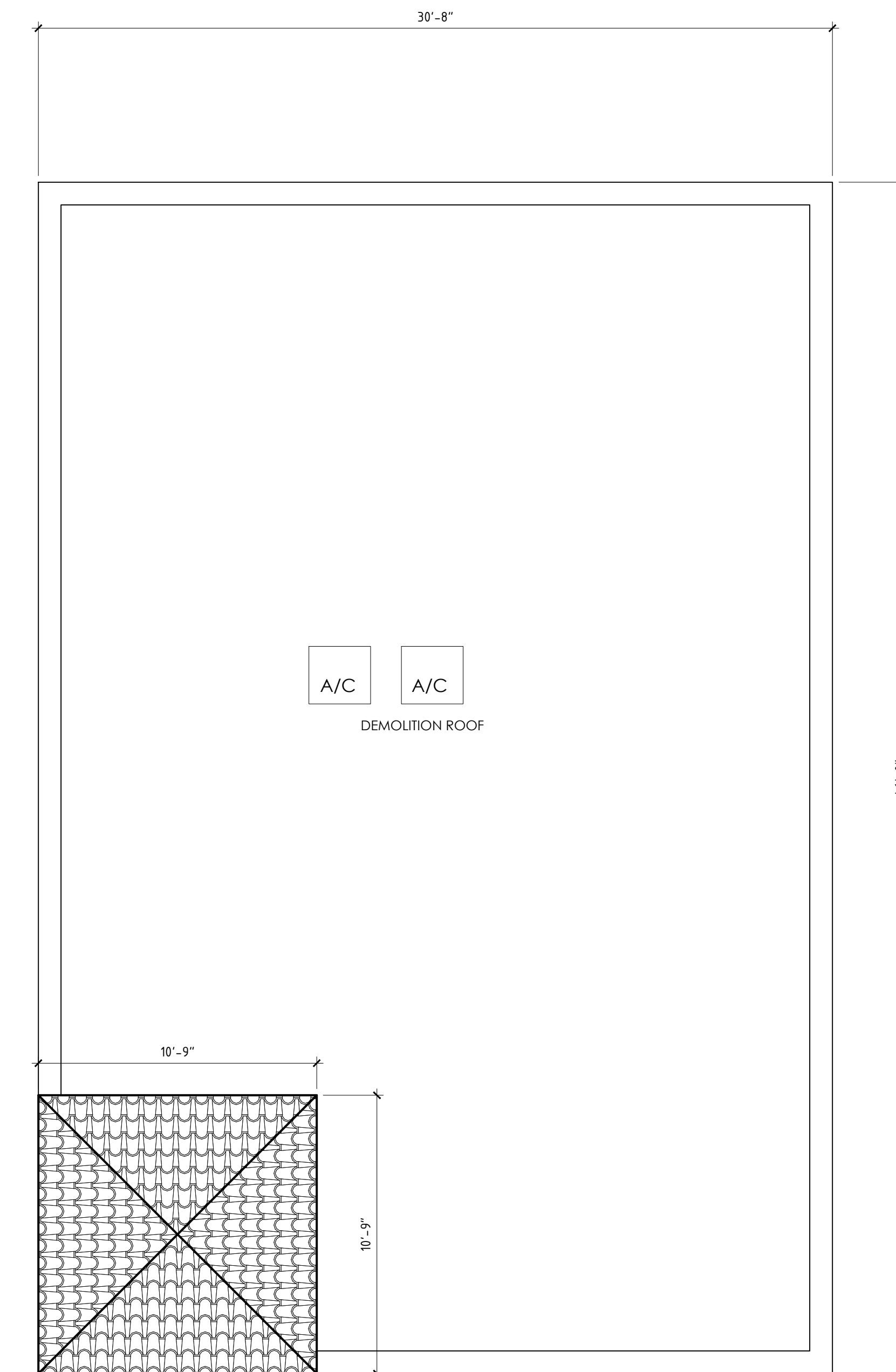
DEMOLITION PLAN LEGEND

- EXIST WALL/PARTITION TO REMAIN
- EXIST WALL/PARTITION TO BE REMOVE

DEMOLITION KEYNOTES

- PARTIAL WALL TO BE REMOVED
- EXISTING GATE TO BE REMOVED
- EXISTING WINDOW TO BE REMOVE
- EXISTING COOKTOPS TO BE REMOVED

N
**SECOND FLOOR
 DEMOLITION PLAN**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"



N
**ROOF
 DEMOLITION PLAN**
 0 4' 8' 16'
 SCALE: 1/4" = 1'-0"

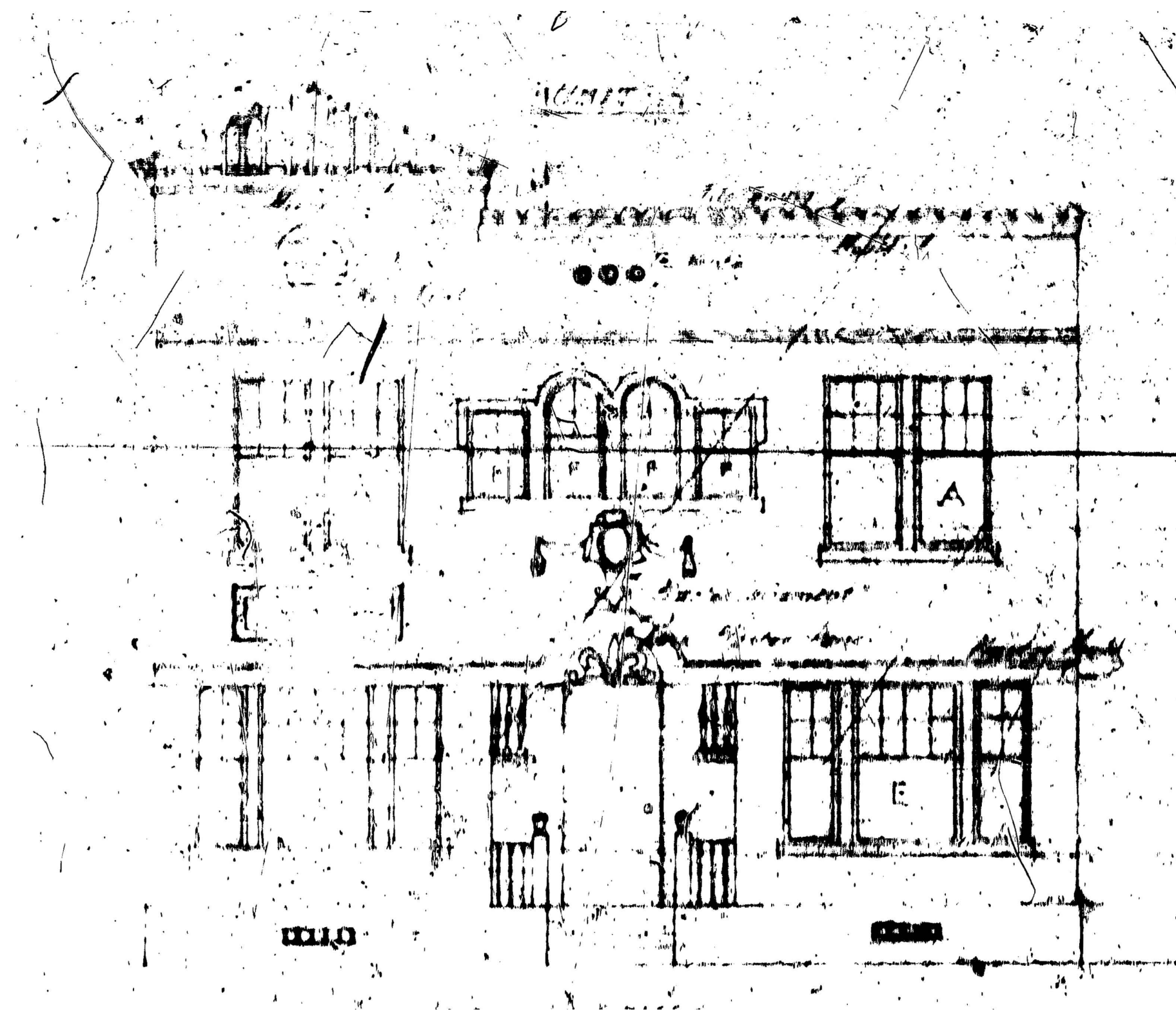
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739 SECOND STREET
 MIAMI BEACH , FLORIDA 33139

08 - DEMOLITION PLANS

OWNER
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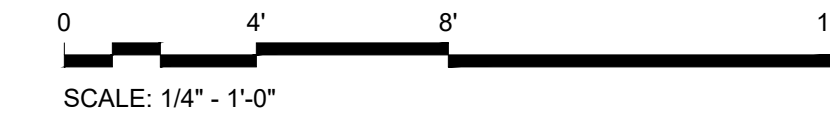
MICROFILM SOUTH ELEVATION



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

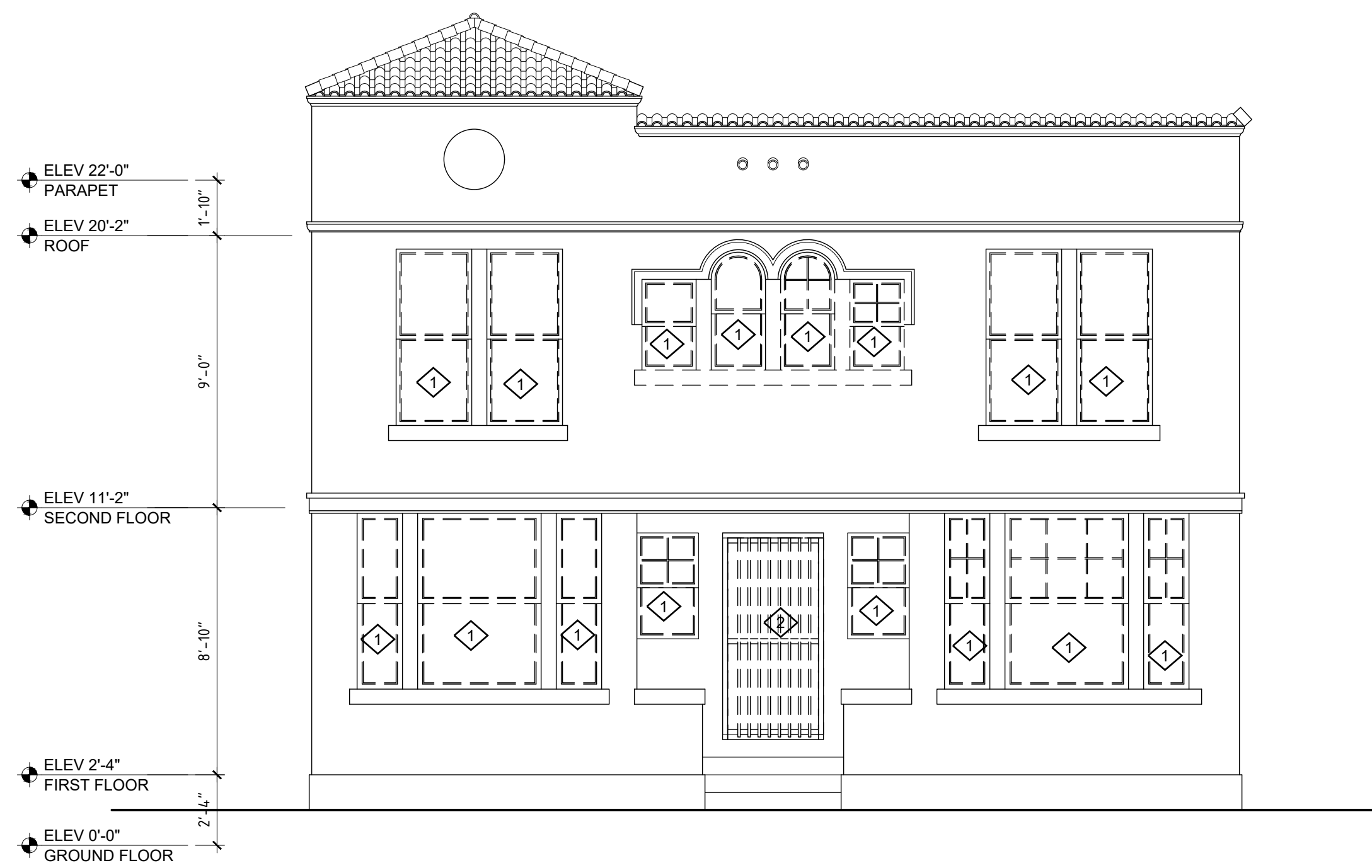


EXISTING SOUTH ELEVATION

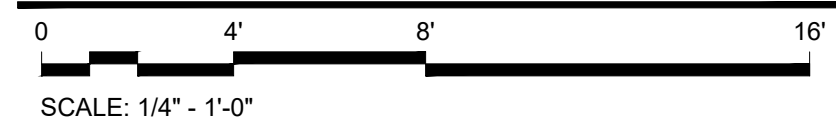


SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES	
	EXISTING WINDOW TO BE REMOVED
	EXISTING GATE TO BE REMOVED



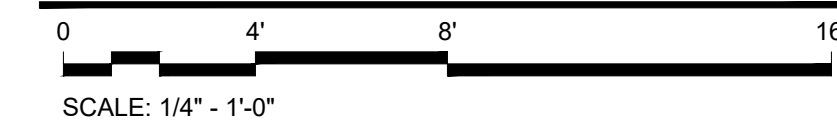
PARTIAL DEMOLITION SOUTH ELEVATION



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



PROPOSED SOUTH ELEVATION



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

ELEVATION LEGEND	
	NEW IMPACT RESISTANT WINDOWS
	NEW DOOR TO EXISTING OPENING

SOFI HOTEL

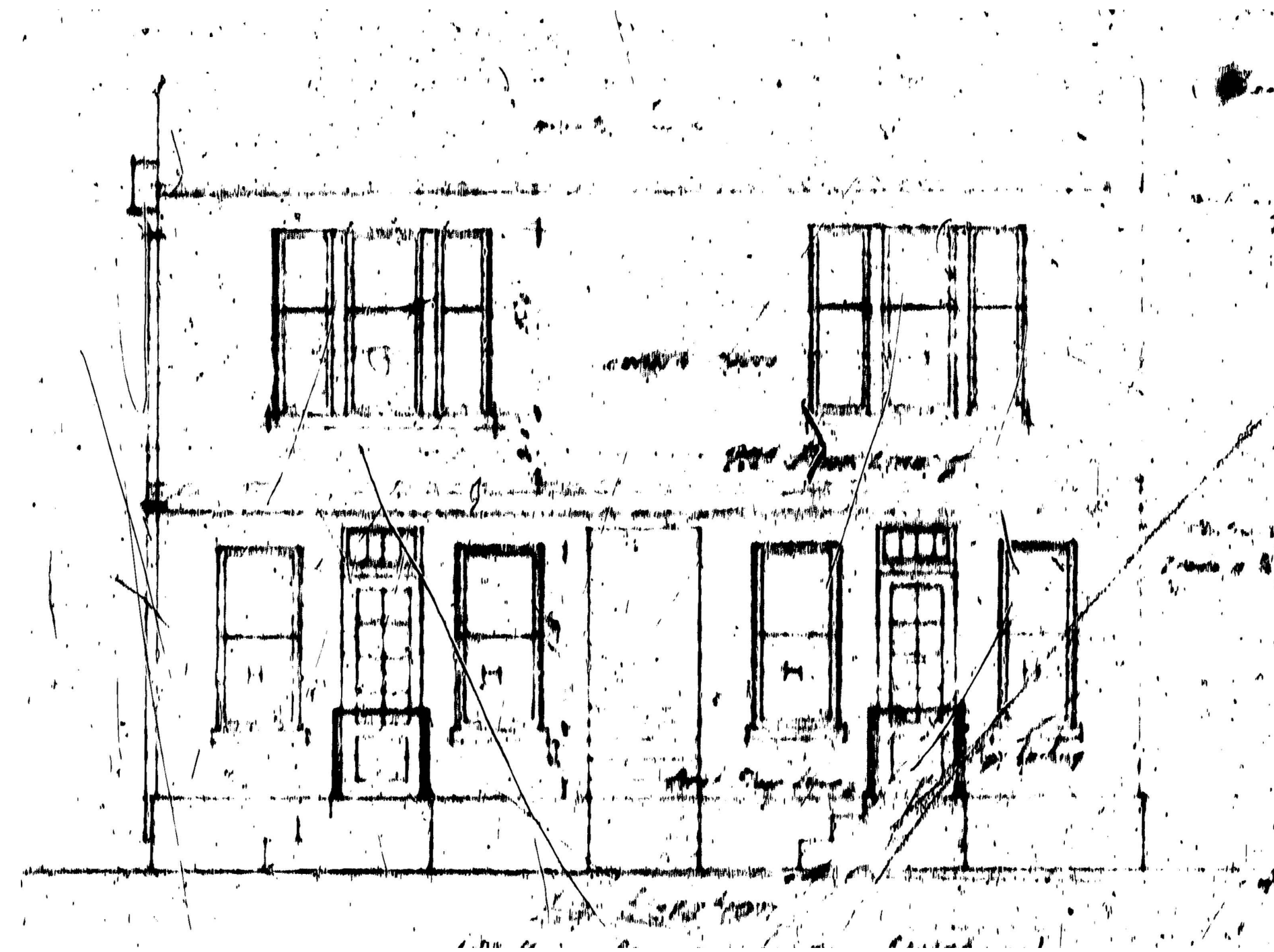
739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

10 - SOUTH ELEVATION

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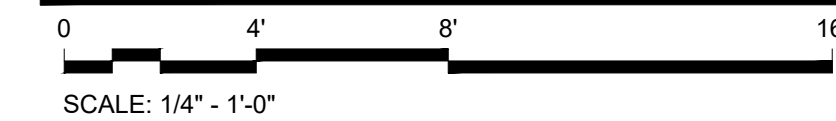
MICROFILM NORTH ELEVATION



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

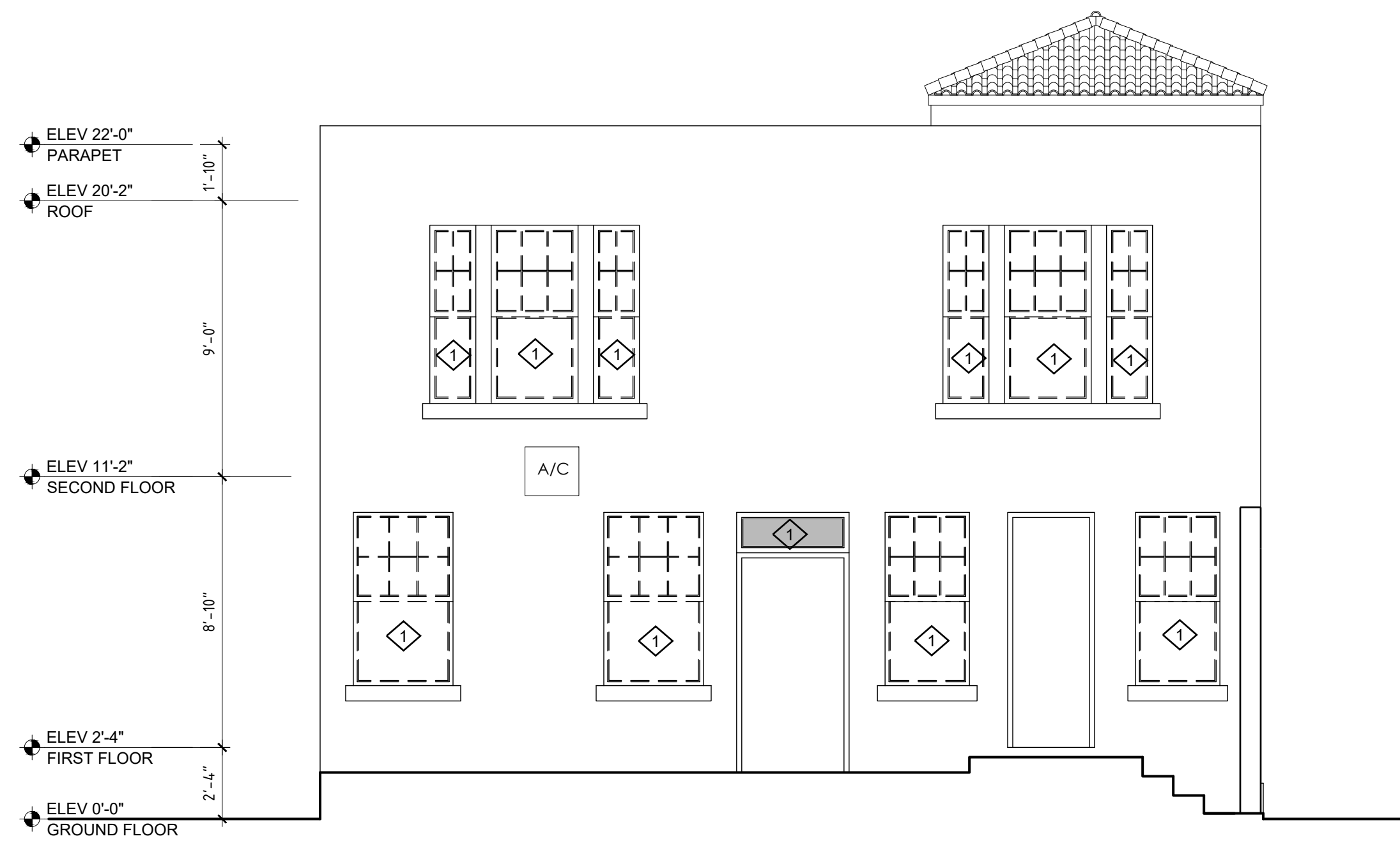


EXISTING NORTH ELEVATION

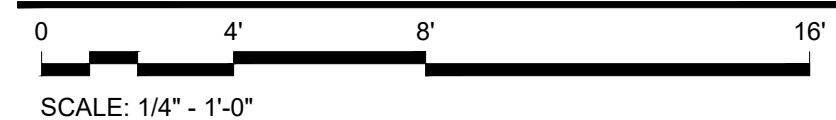


SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES	
	EXISTING WINDOW TO BE REMOVED



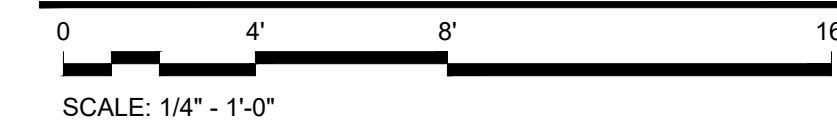
PARTIAL DEMOLITION NORTH ELEVATION



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



PROPOSED NORTH ELEVATION



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

ELEVATION LEGEND	
	NEW IMPACT RESISTANT WINDOWS

SOFI HOTEL

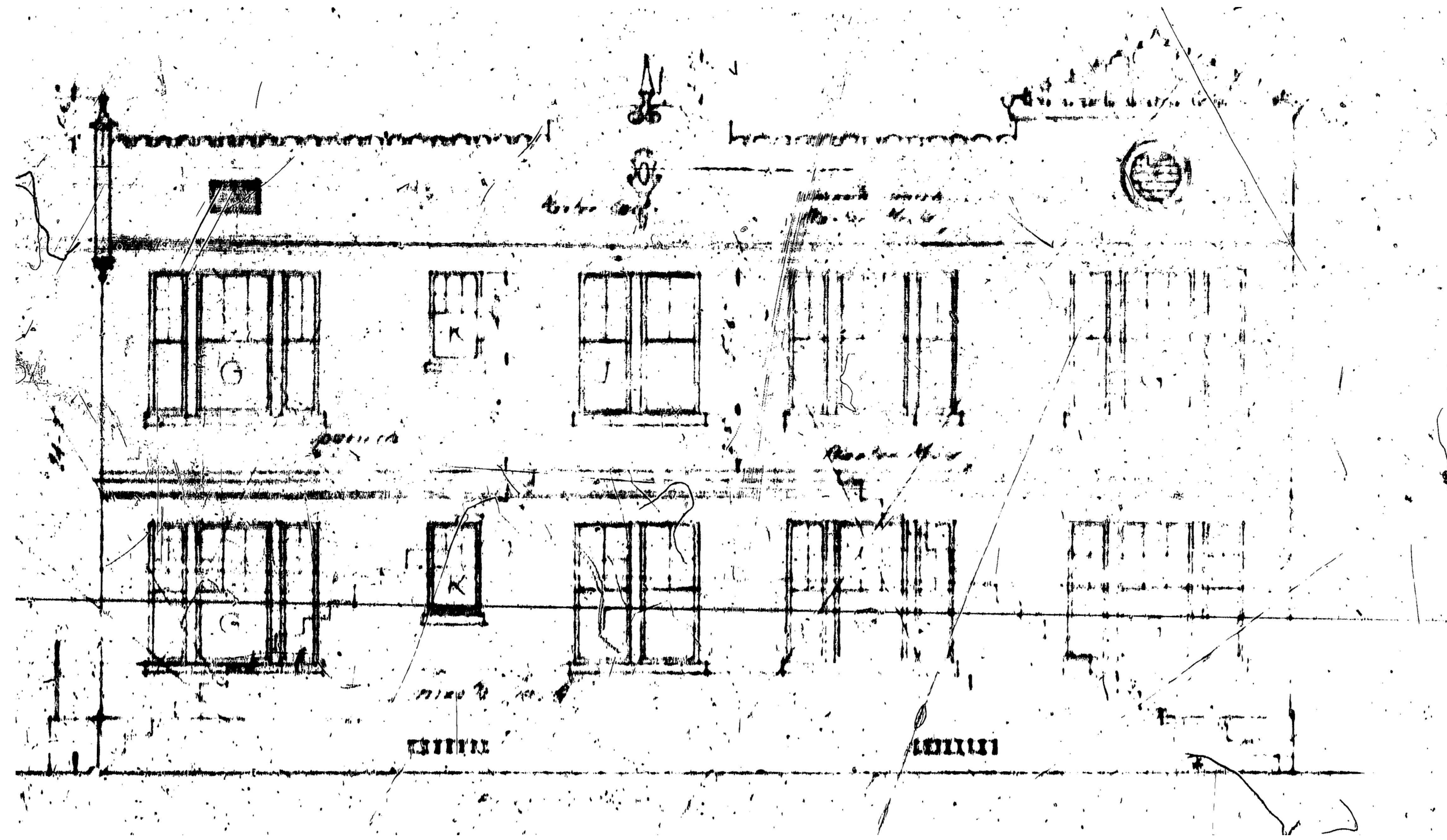
739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

11 - NORTH ELEVATION

OWNER
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MICROFILM WEST ELEVATION



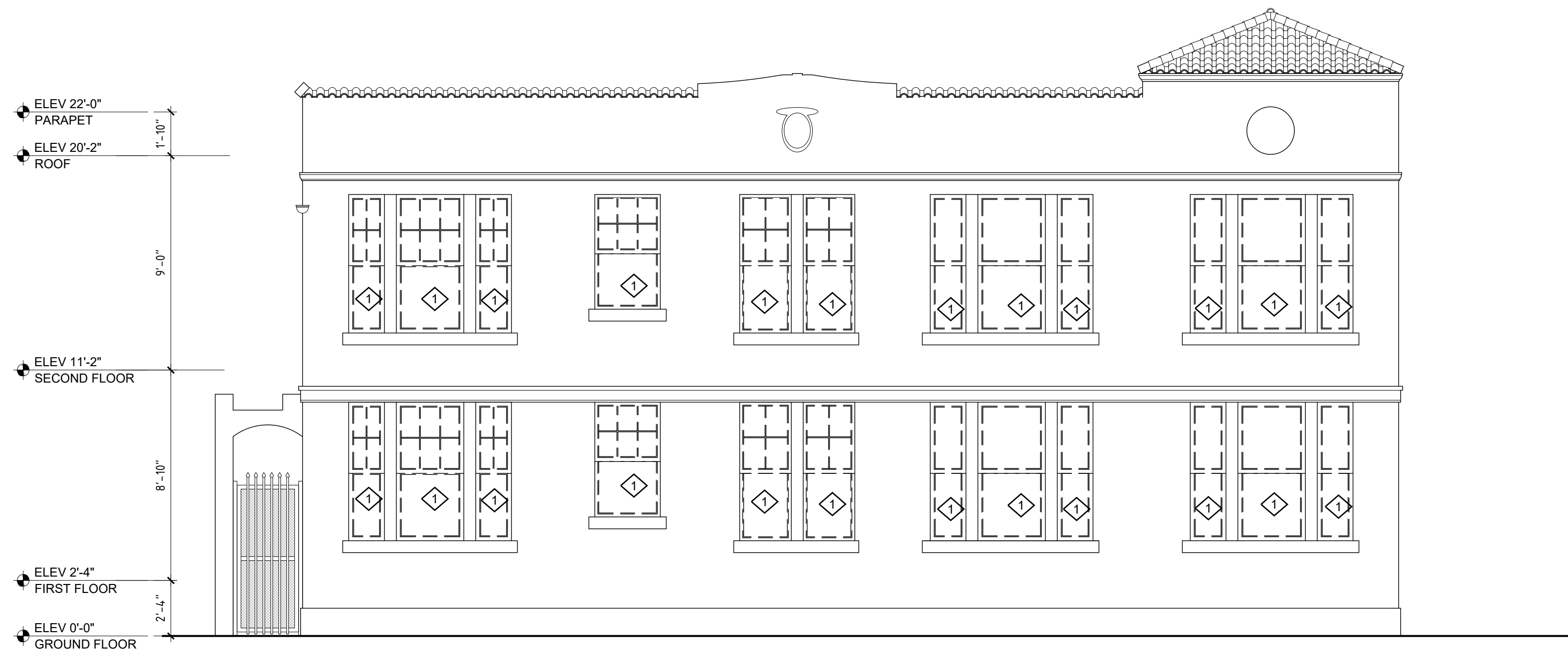
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION



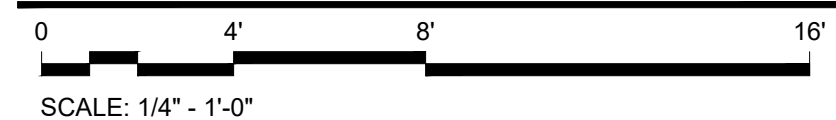
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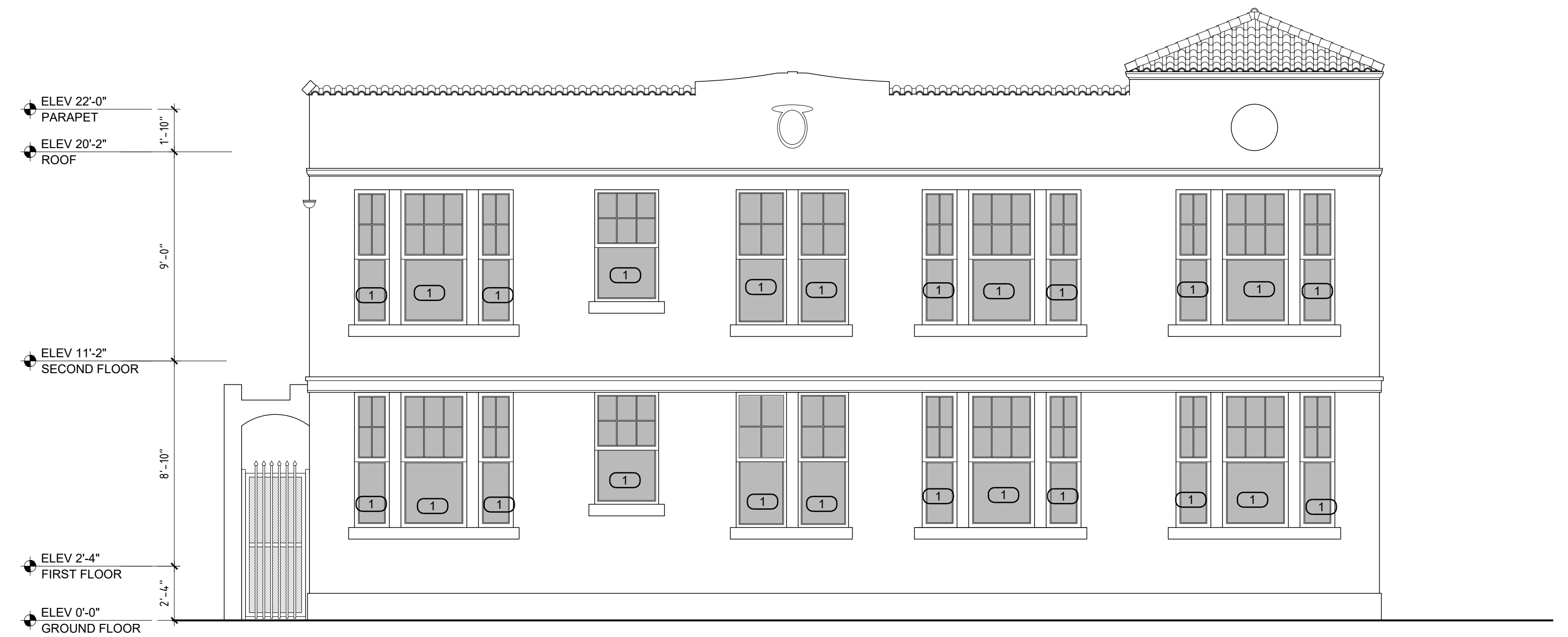
DEMOLITION KEYNOTES

◊ EXISTING WINDOW TO BE REMOVED

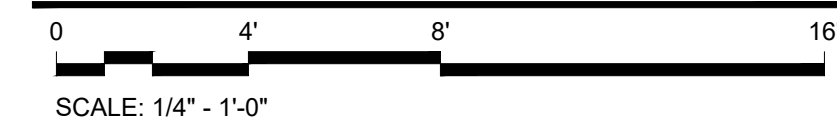
PARTIAL DEMOLITION WEST ELEVATION



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



PROPOSED WEST ELEVATION



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

ELEVATION LEGEND

① NEW IMPACT RESISTANT WINDOWS

SOFI HOTEL

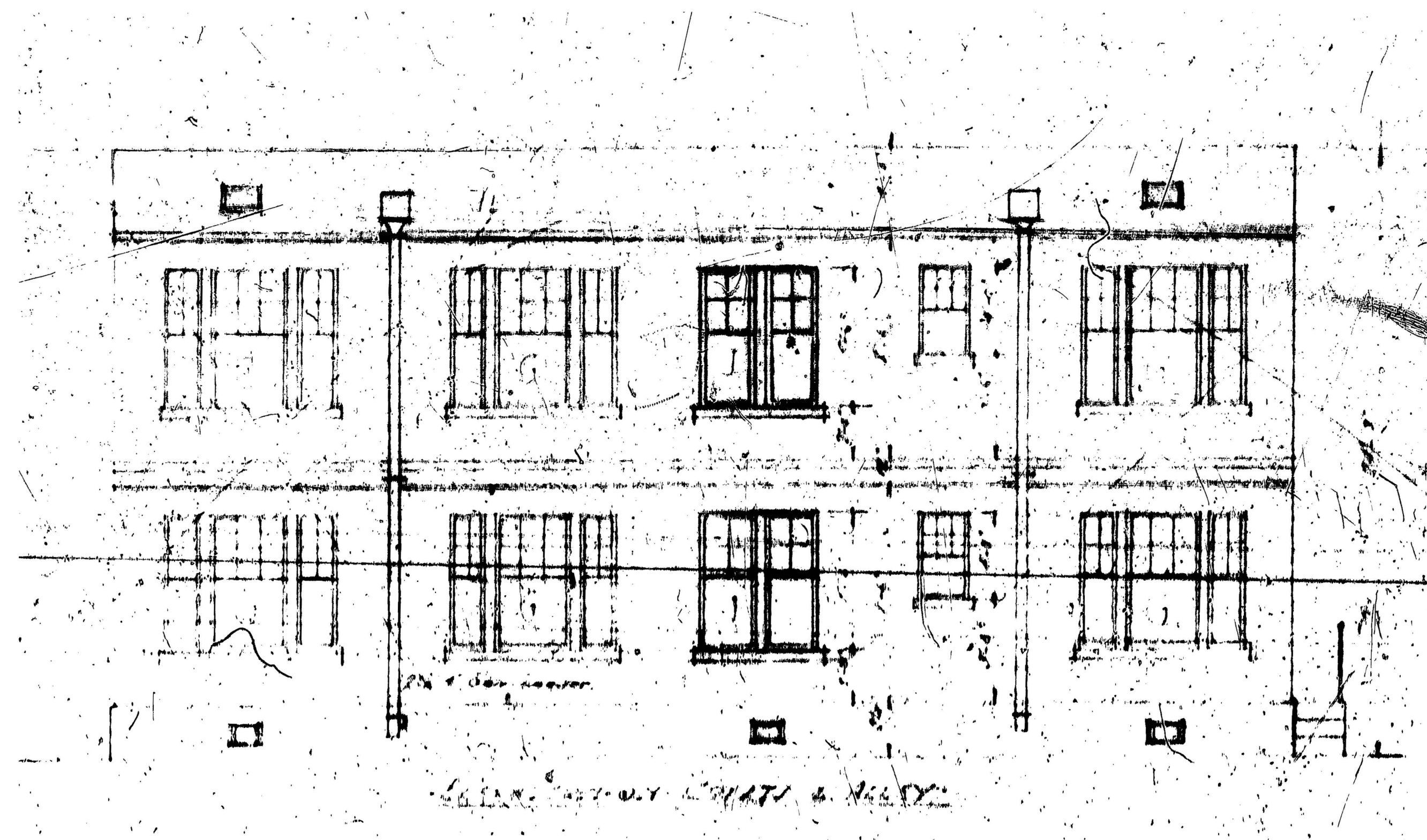
739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

12 - WEST ELEVATION

OWNER
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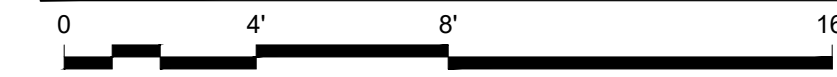
MICROFILM EAST ELEVATION



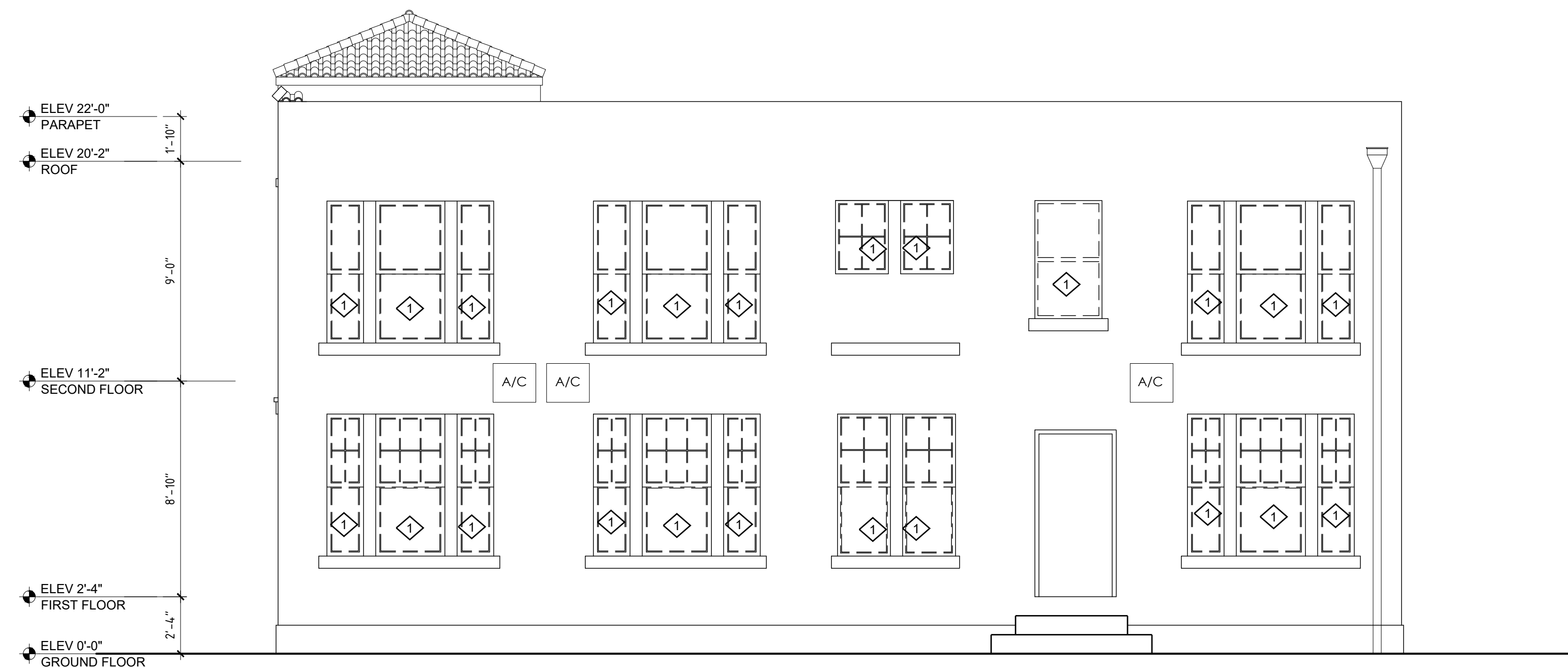
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION



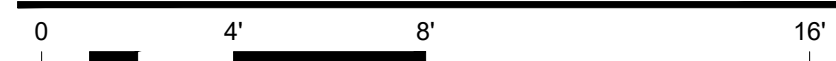
SCALE: 1/4" = 1'-0"



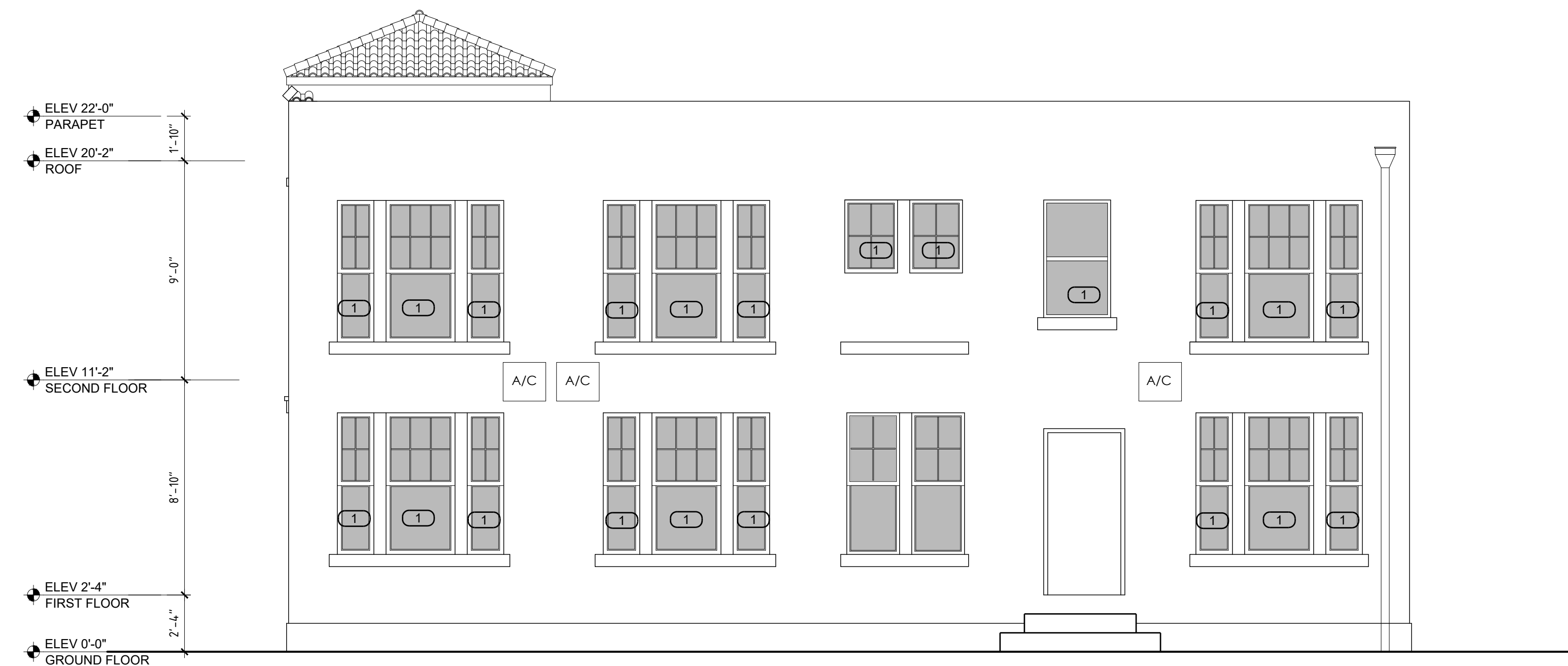
DEMOLITION KEYNOTES

◇ EXISTING WINDOW TO BE REMOVED

PARTIAL DEMOLITION EAST ELEVATION



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



ELEVATION LEGEND

① NEW IMPACT RESISTANT WINDOWS

PROPOSED EAST ELEVATION



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

SOFI HOTEL

739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

13 - EAST ELEVATION

OWNER
APPLICANT - ALL CORNERS
CONDOMINIUM
ASSOCIATION INC.

DNB
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