

# INDEX OF DRAWINGS

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13	EAST ELEVATION
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

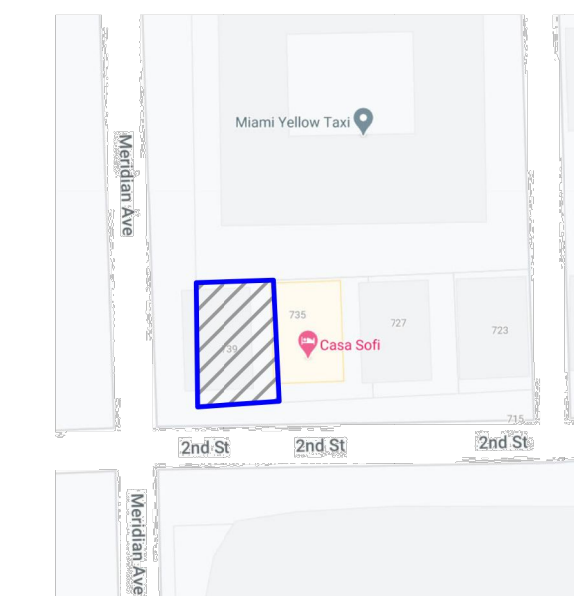
**Survey Pros, Inc.**

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:**

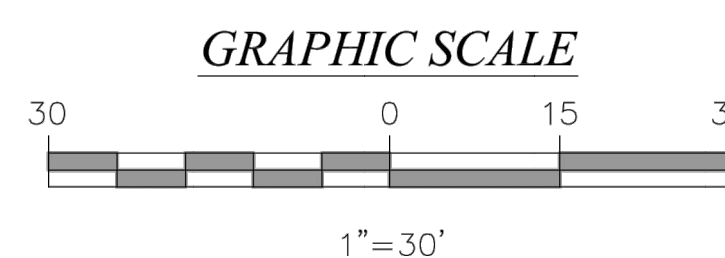
TOTAL AREA = 1,672.50sq.ft.

**CERTIFIED TO:**

ADRIAN ADORNO

**REVISION(S):**

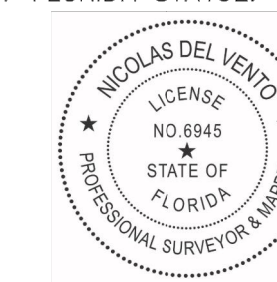
11/16/2020 - UPDATED SURVEY, JOB#20115938



**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

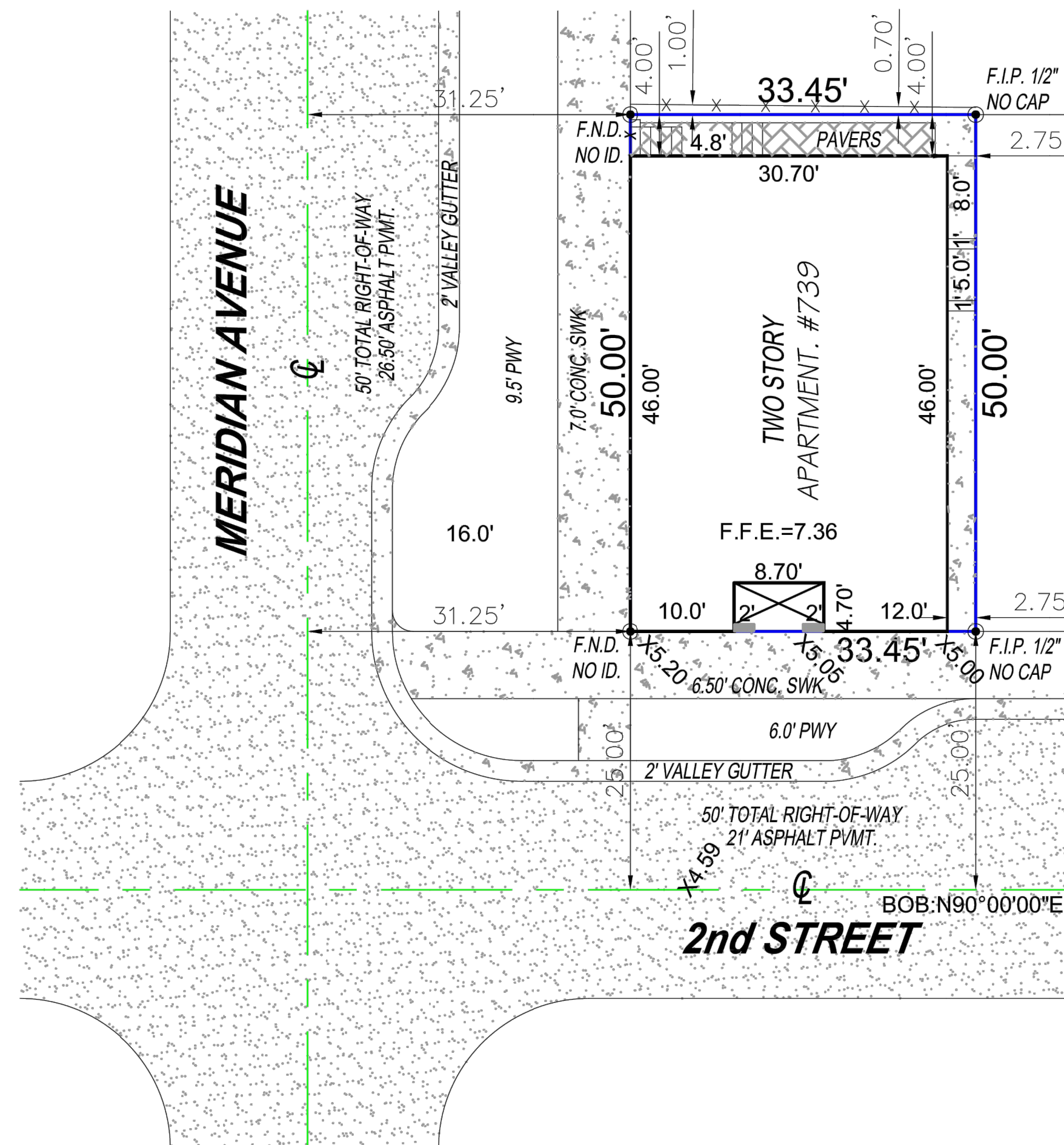
**LEGEND**

**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



<b>SOFI HOTEL</b>
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW
<b>ADDRESS</b>
739 SECOND STREET MIAMI BEACH, FL
<b>ZONING CLASSIFICATION</b>
RESIDENTIAL PERFORMANCE STANDARD, MEDIUM DENSITY (RPS-2)
<b>BUILDING CLASSIFICATION</b>
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

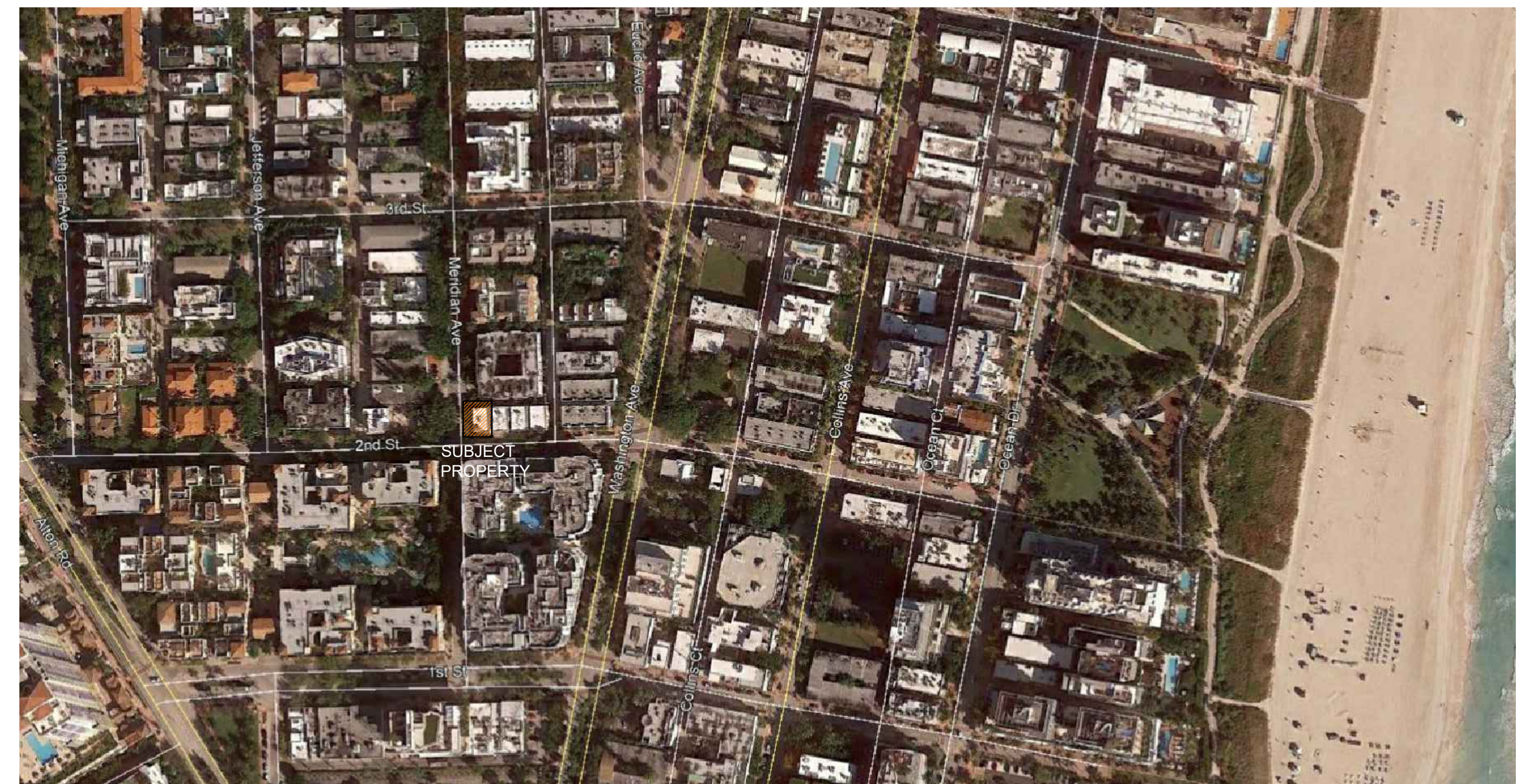
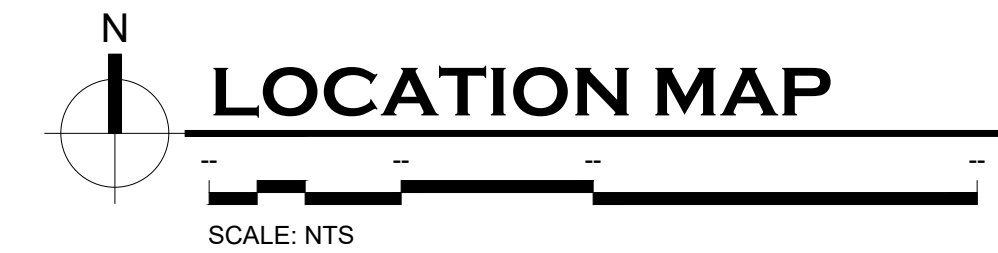
<b>FLOOD MANAGE INFORMATION</b>	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8'
LOWEST FFE OF HABITABLE SPACE	7.36'
LOWEST GRADE ELEVATION ADJECENT TO BUILDING	5.0'
HIGHEST GRADE ELEVATION ADJECENT TO BUILDING	5.0'
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	15.0'
FIRM MAP NUMBER	12086C0319

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"

<b>UNIT S.F. (SUITES)</b>		
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



## SOFI HOTEL

739 SECOND STREET  
MIAMI BEACH , FLORIDA 33139

## 02 - ZONING INFORMATION & LOCATION MAPS

OWNER  
APPLICANT - ALL CORNERS  
CONDOMINIUM  
ASSOCIATION INC.

**DNB**  
DESIGN GROUP  
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CORAL GABLES, FLORIDA 33134  
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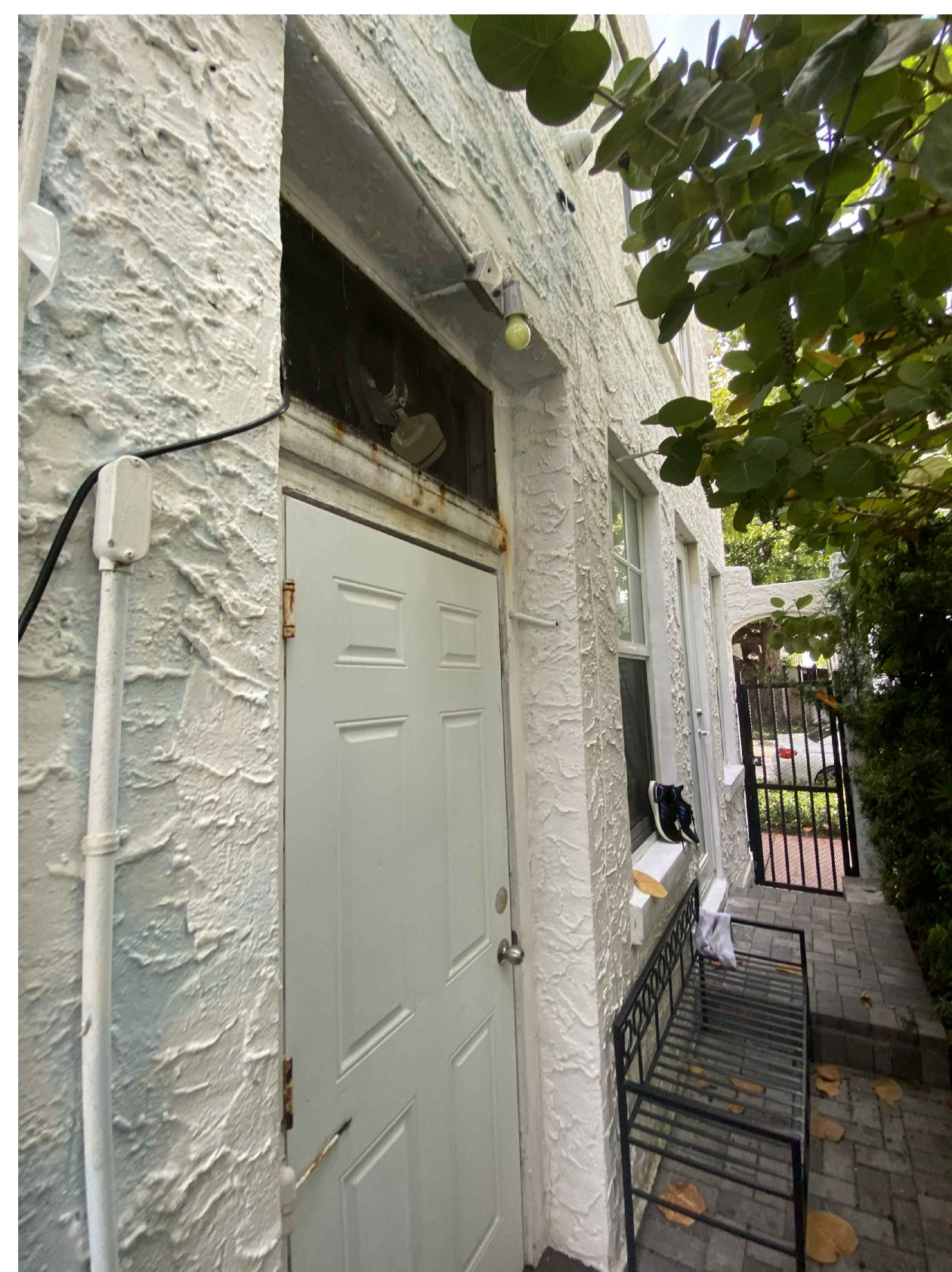
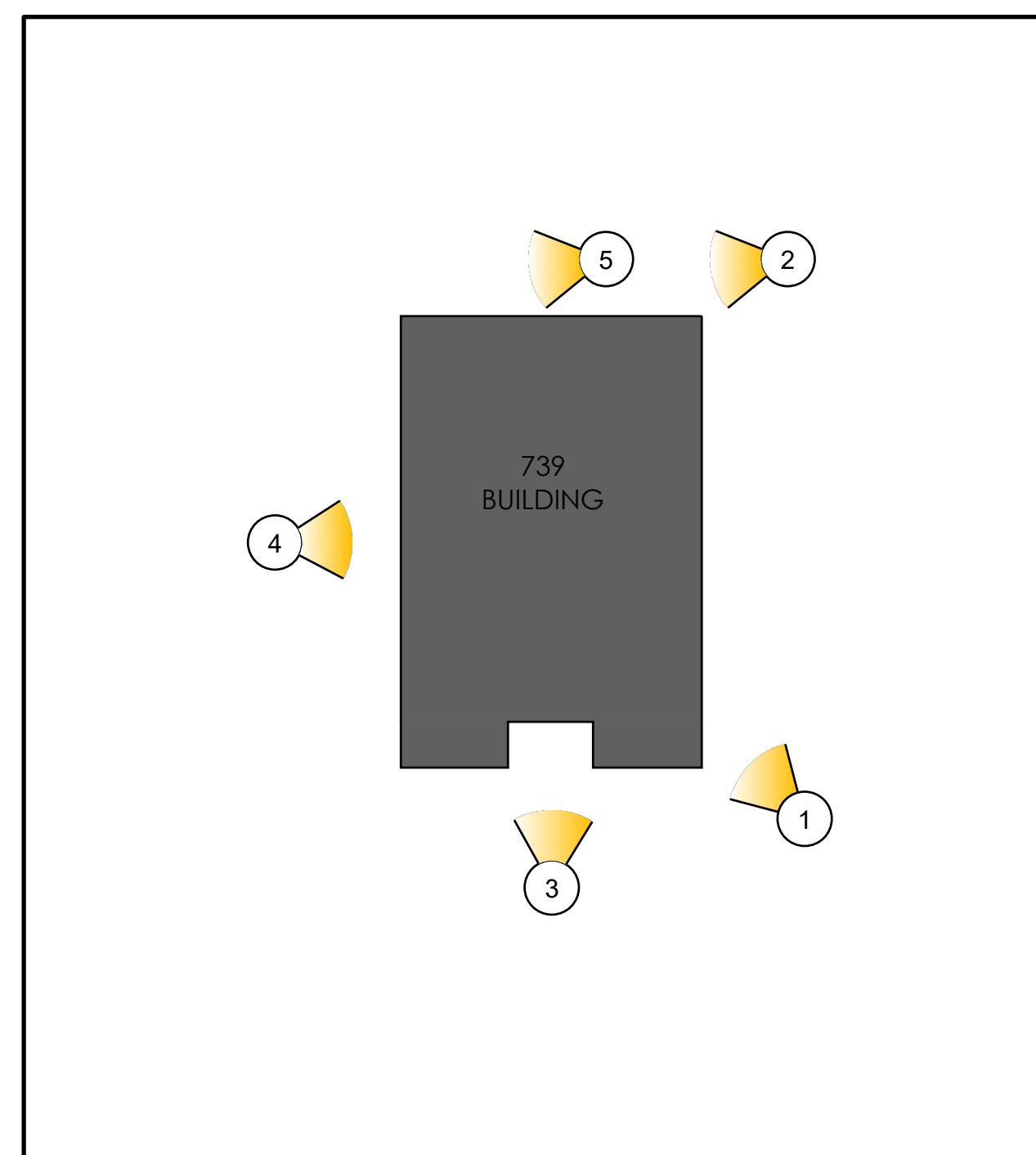
1 EAST VIEW



2 NORTH VIEW



3 SOUTH VIEW



5 NORTH VIEW



4 WEST VIEW

**SOFI HOTEL**

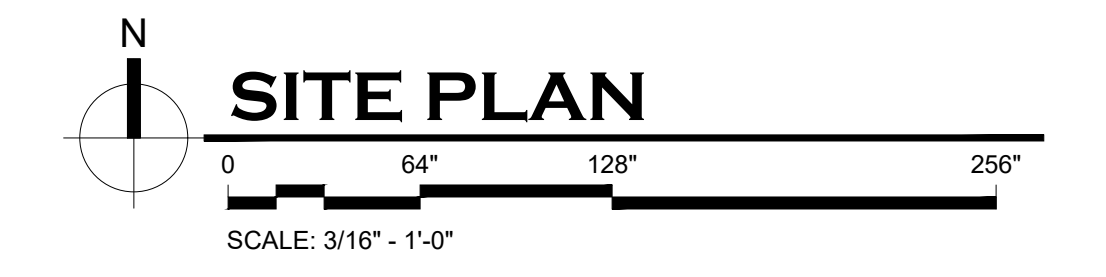
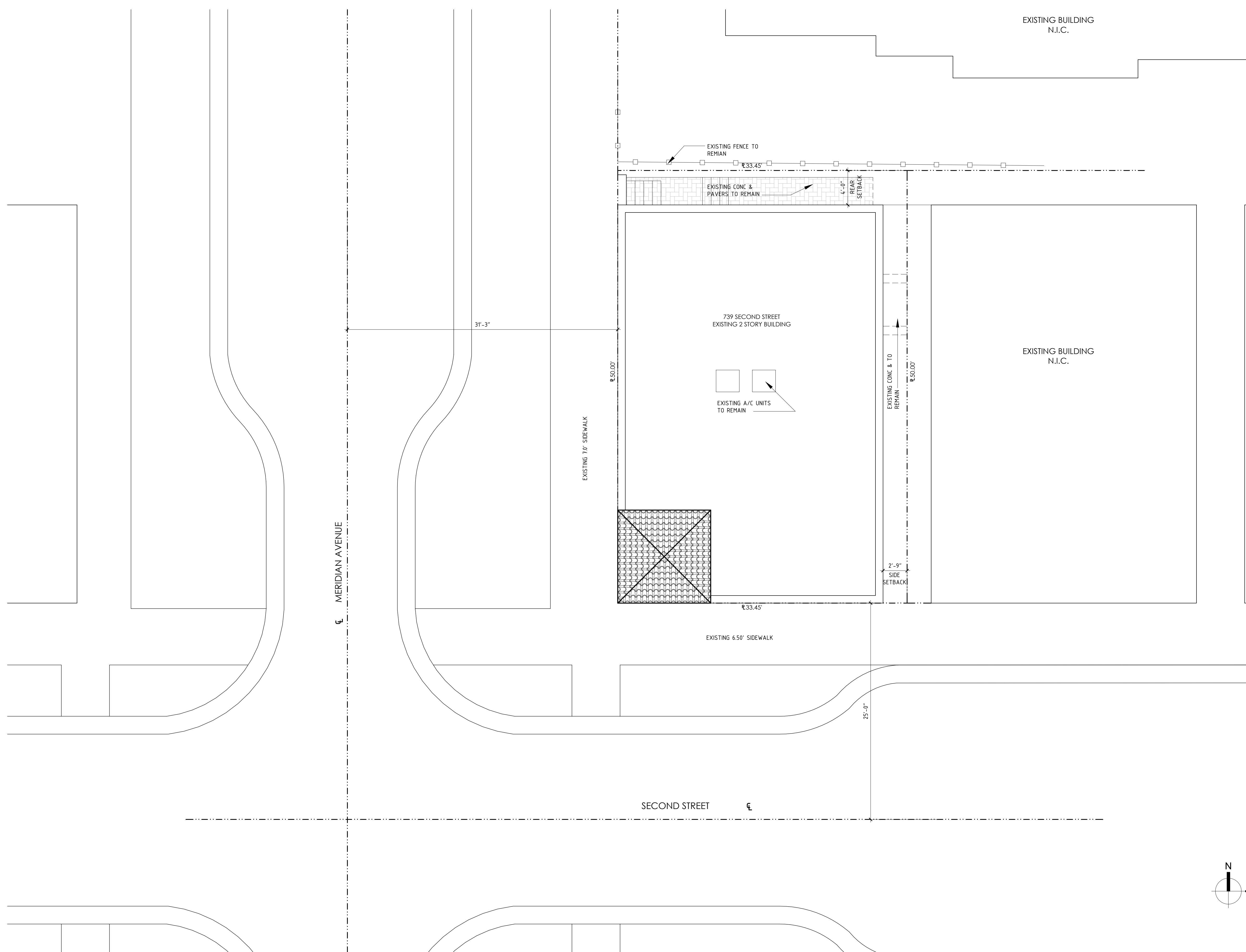
739 SECOND STREET  
MIAMI BEACH , FLORIDA 33139

**03 - EXTERIOR EXISTING CONDITIONS**

OWNER  
APPLICANT - ALL CORNERS  
CONDOMINIUM  
ASSOCIATION INC.

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DESIGN GROUP  
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**SOFI HOTEL** **04 - EXISTING SITE PLAN**

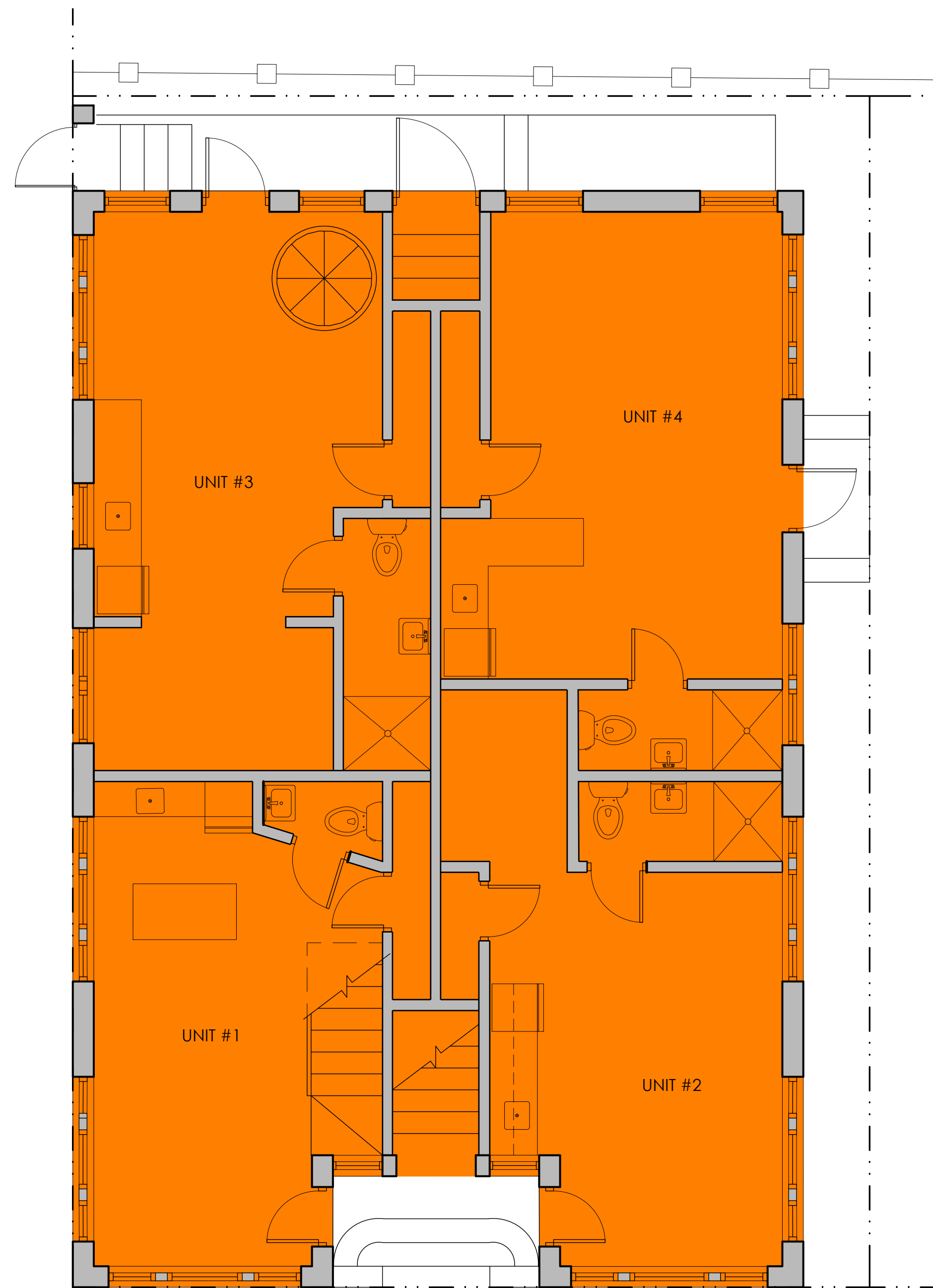
739 SECOND STREET  
MIAMI BEACH , FLORIDA 33139

OWNER  
APPLICANT - ALL CORNERS  
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ASSOCIATION INC.

**DNB**  
DESIGN GROUP

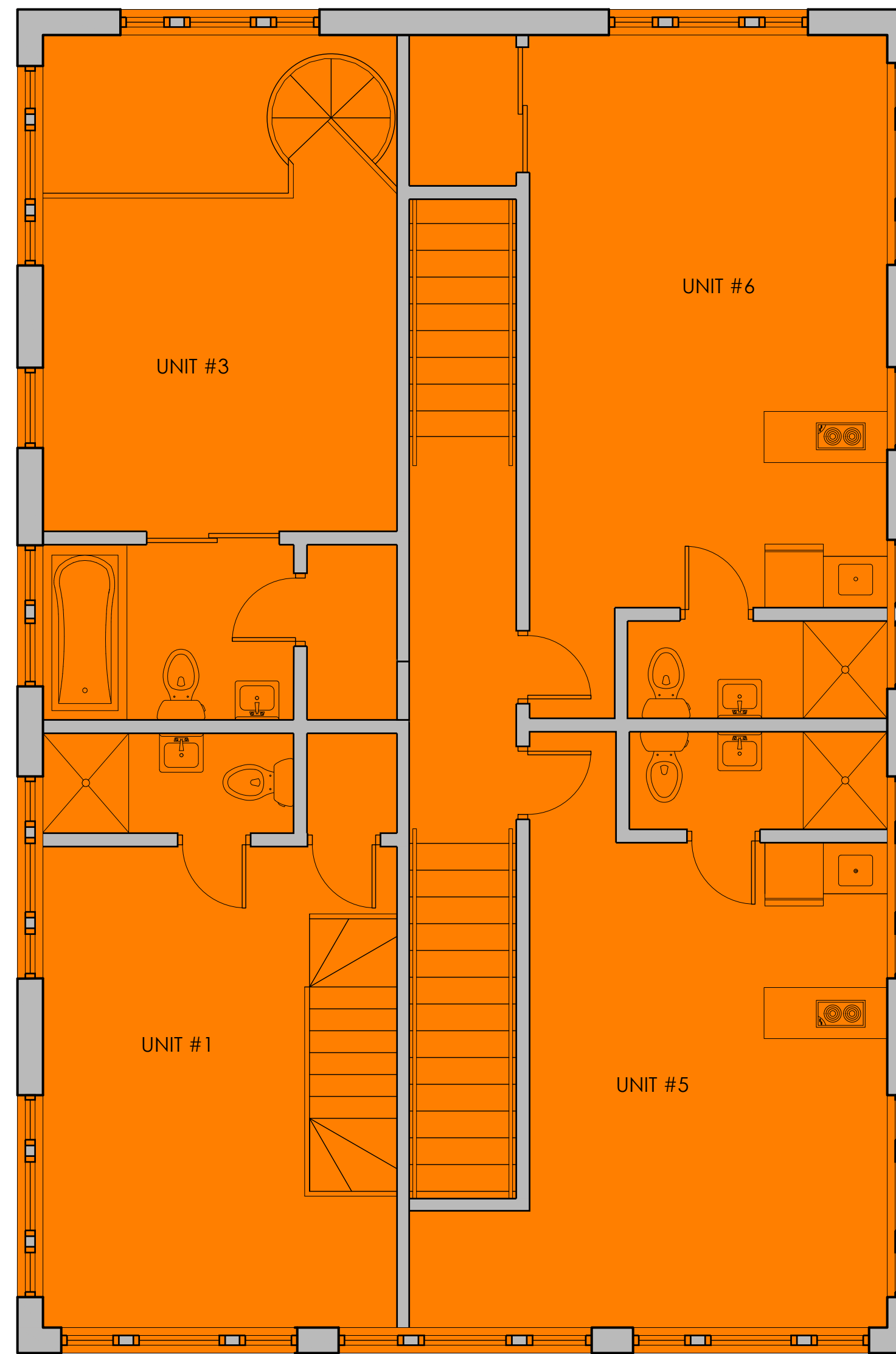
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
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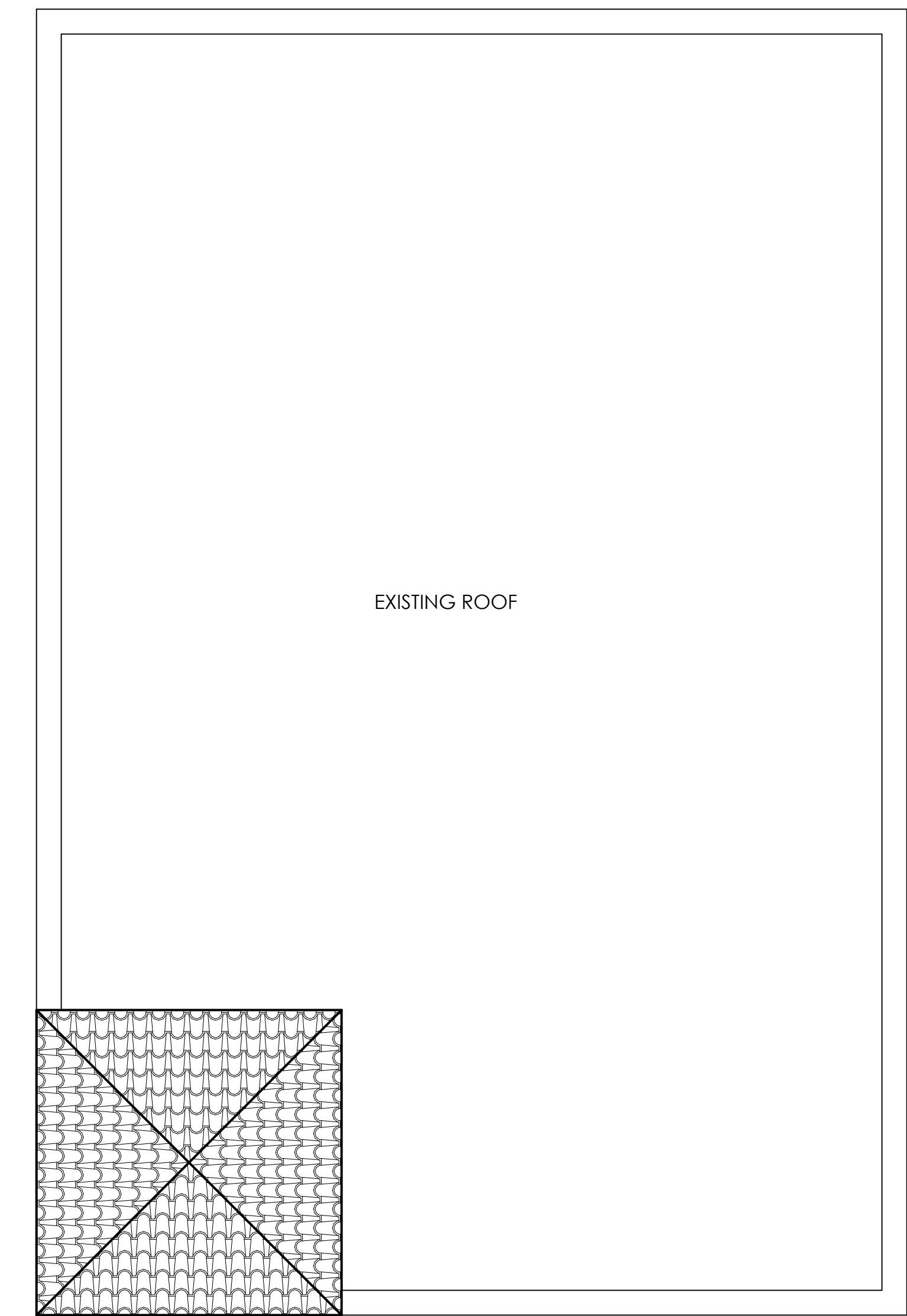
FAR 1,370 S.F.

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**

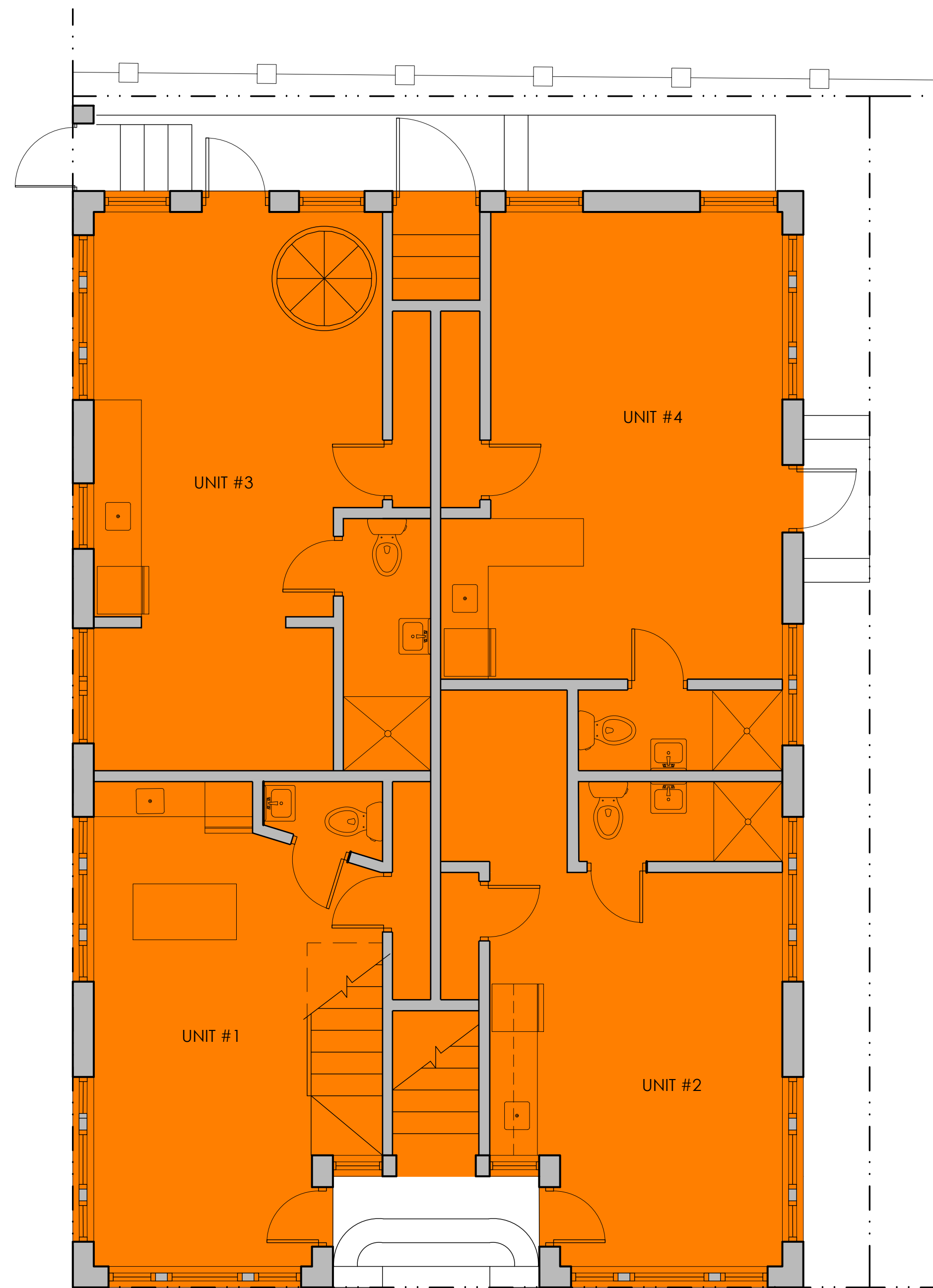
739 SECOND STREET  
 MIAMI BEACH, FLORIDA 33139

**05 - EXISTING F.A.R.**

OWNER  
 APPLICANT - ALL CORNERS  
 CONDOMINIUM  
 ASSOCIATION INC.

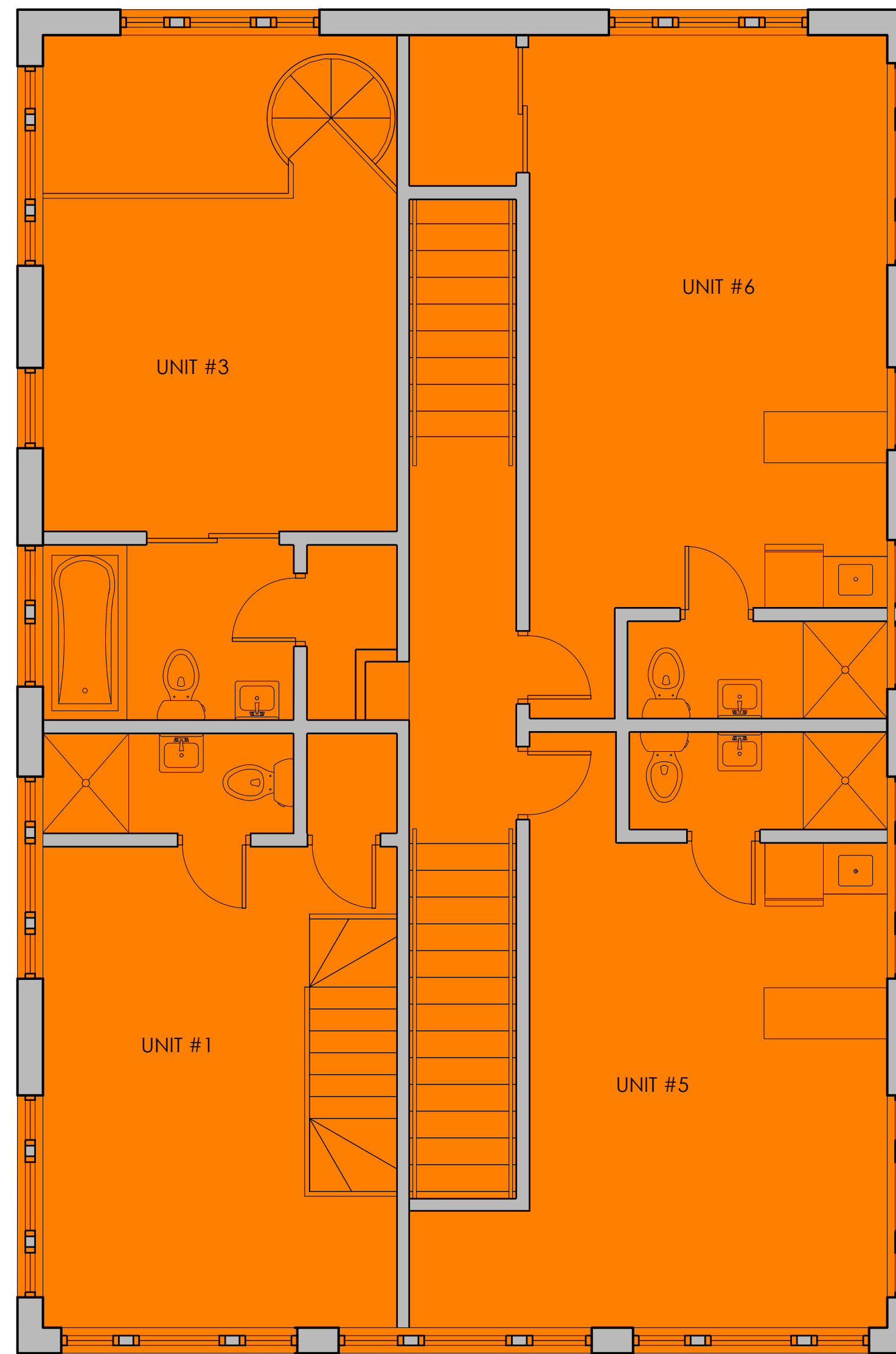
**DNB**  
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 CORAL GABLES, FLORIDA 33134  
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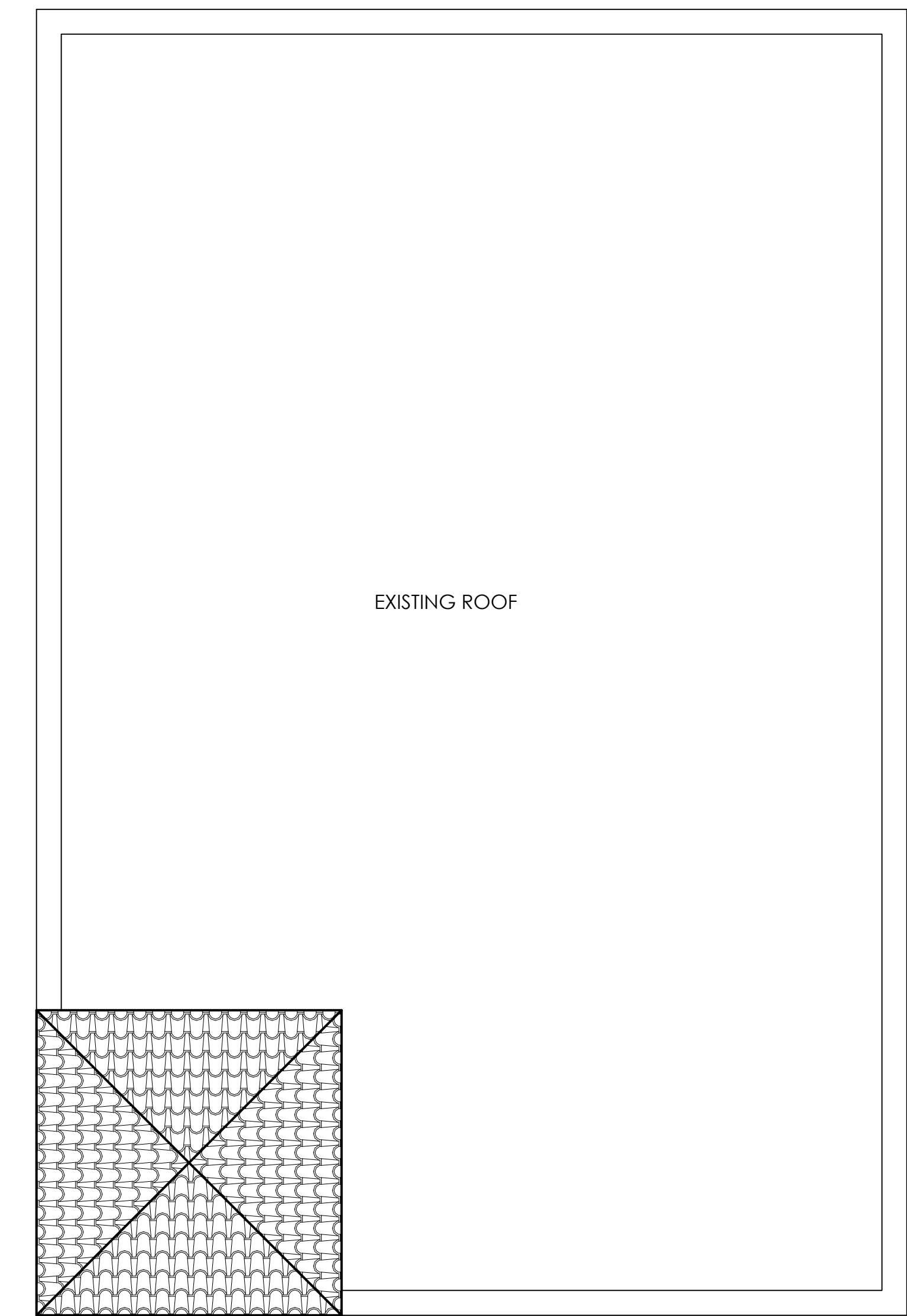
FAR 1,370 S.F.

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



FAR 1,411 S.F.

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



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

**SOFI HOTEL**

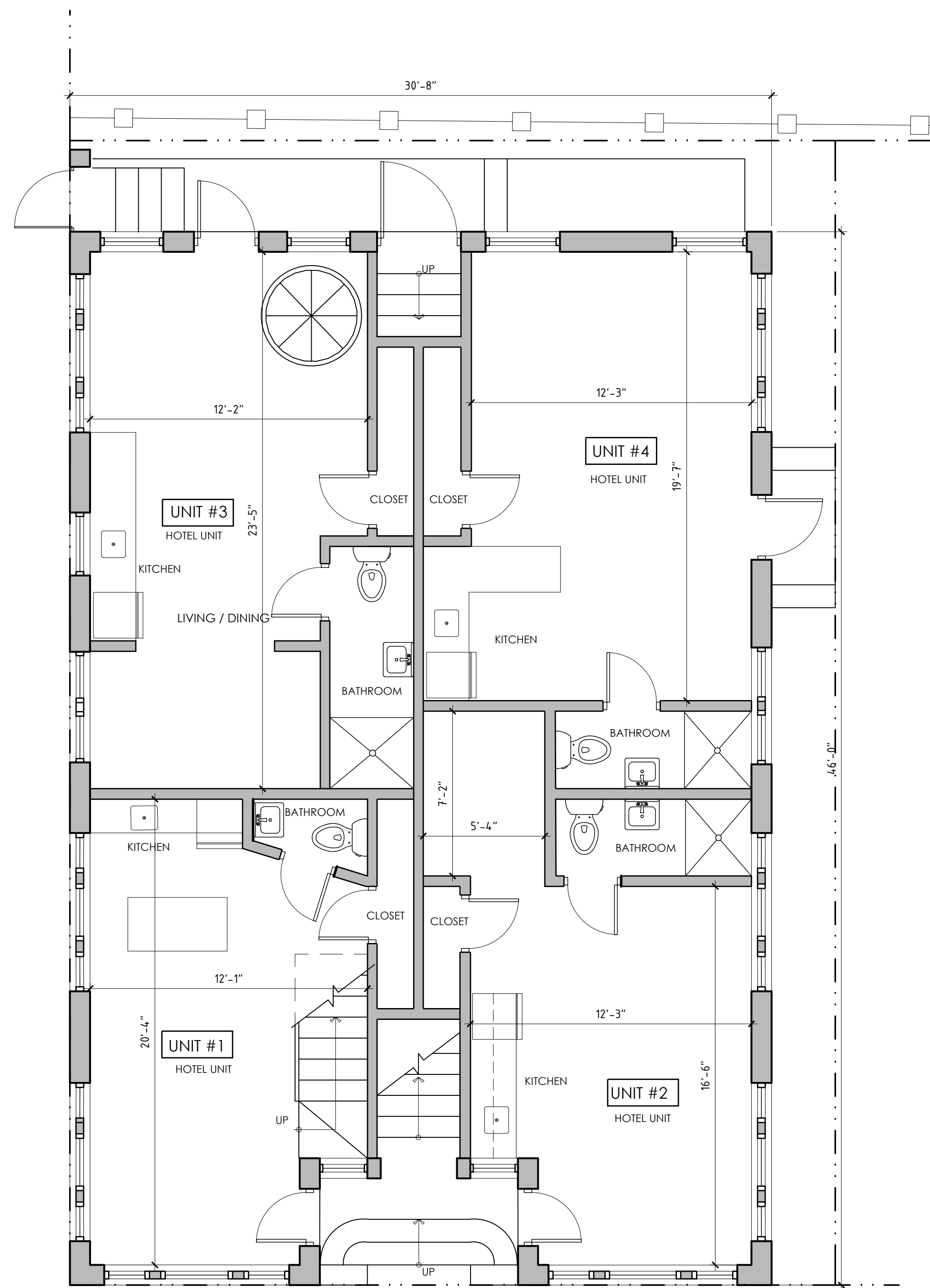
739 SECOND STREET  
 MIAMI BEACH , FLORIDA 33139

**06 - PROPOSED F.A.R.**

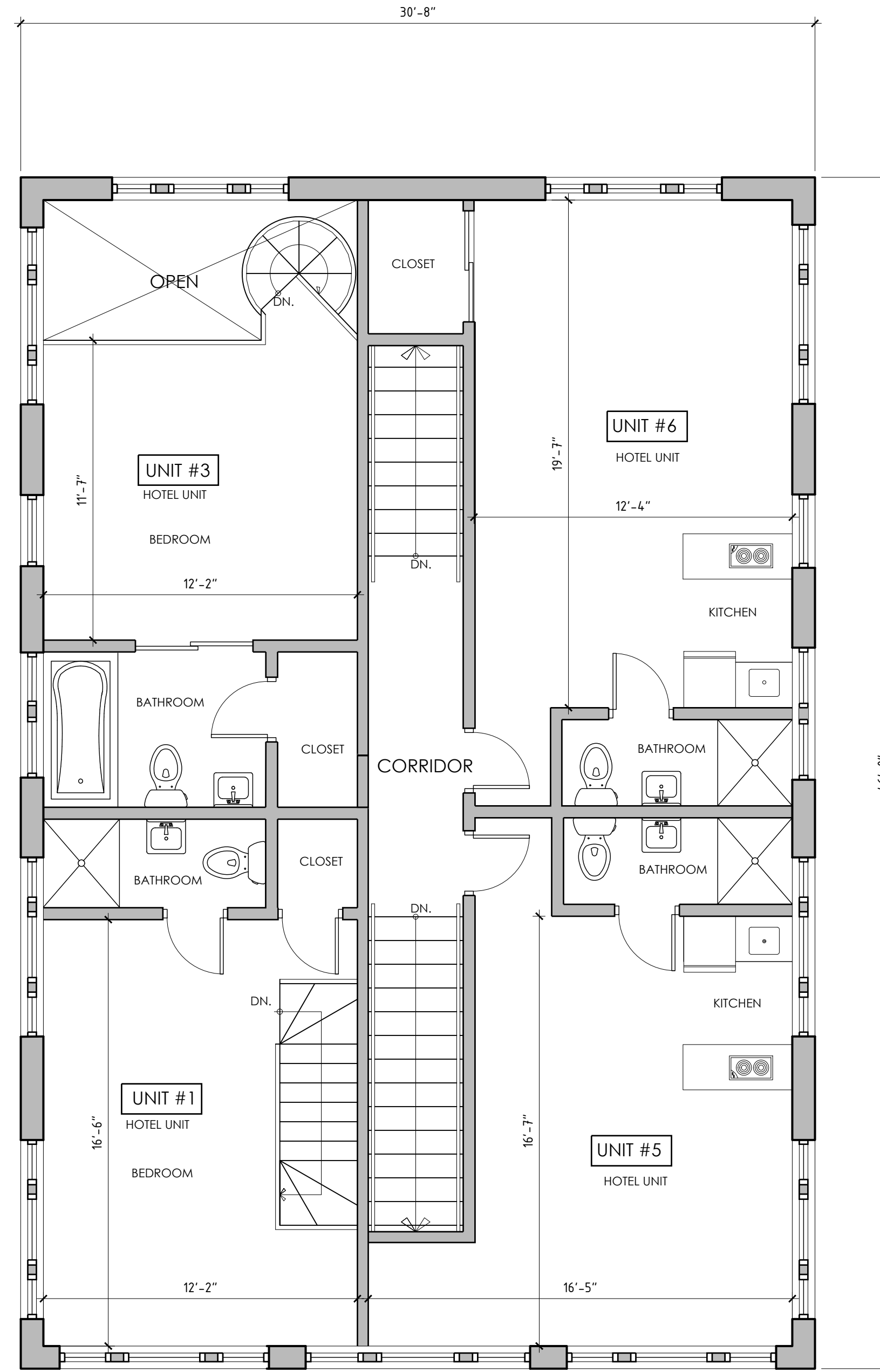
OWNER  
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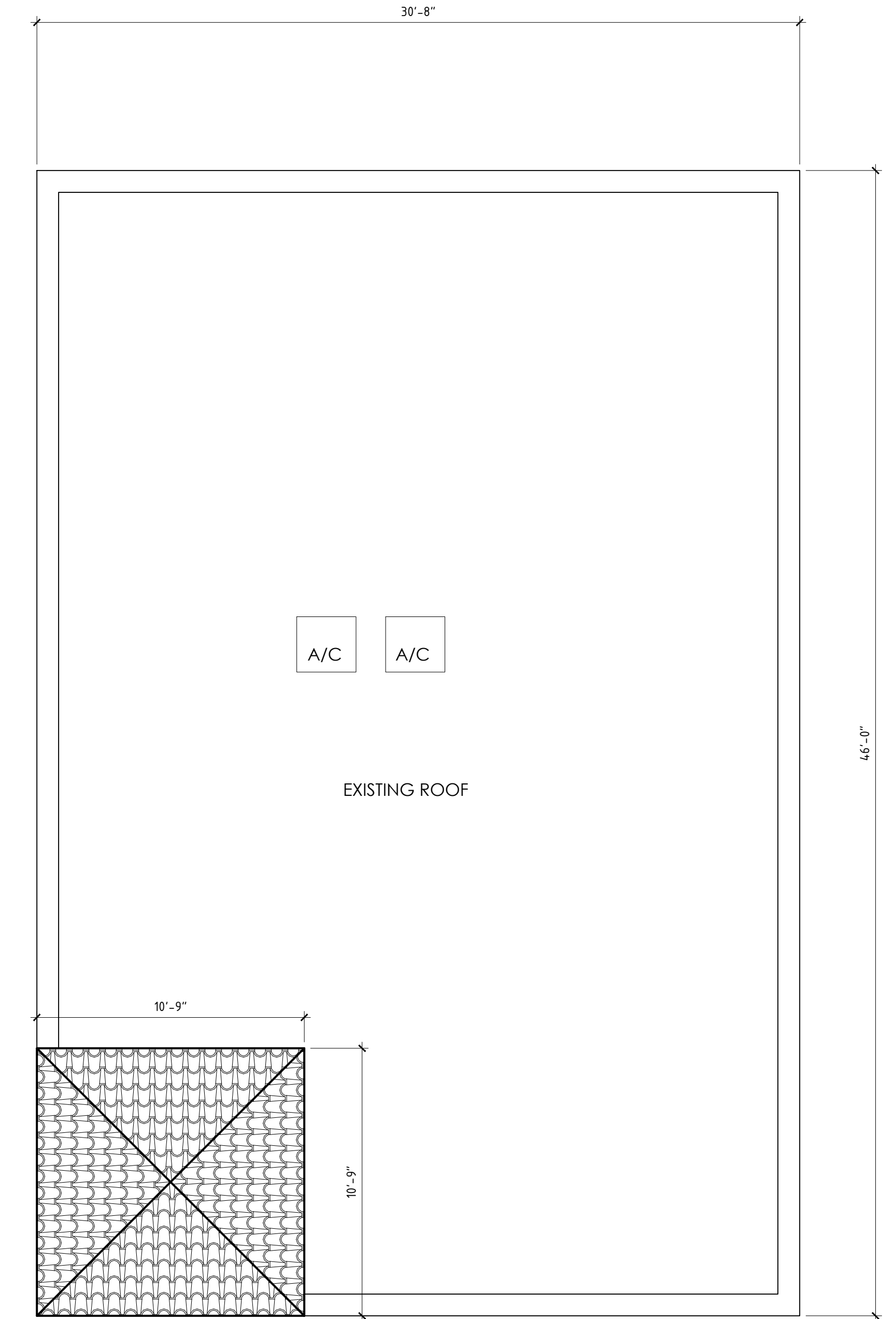




N  
**FIRST FLOOR  
 EXISTING PLAN**  
 0 4' 8' 16'  
 SCALE: 1/4" = 1'-0"



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**

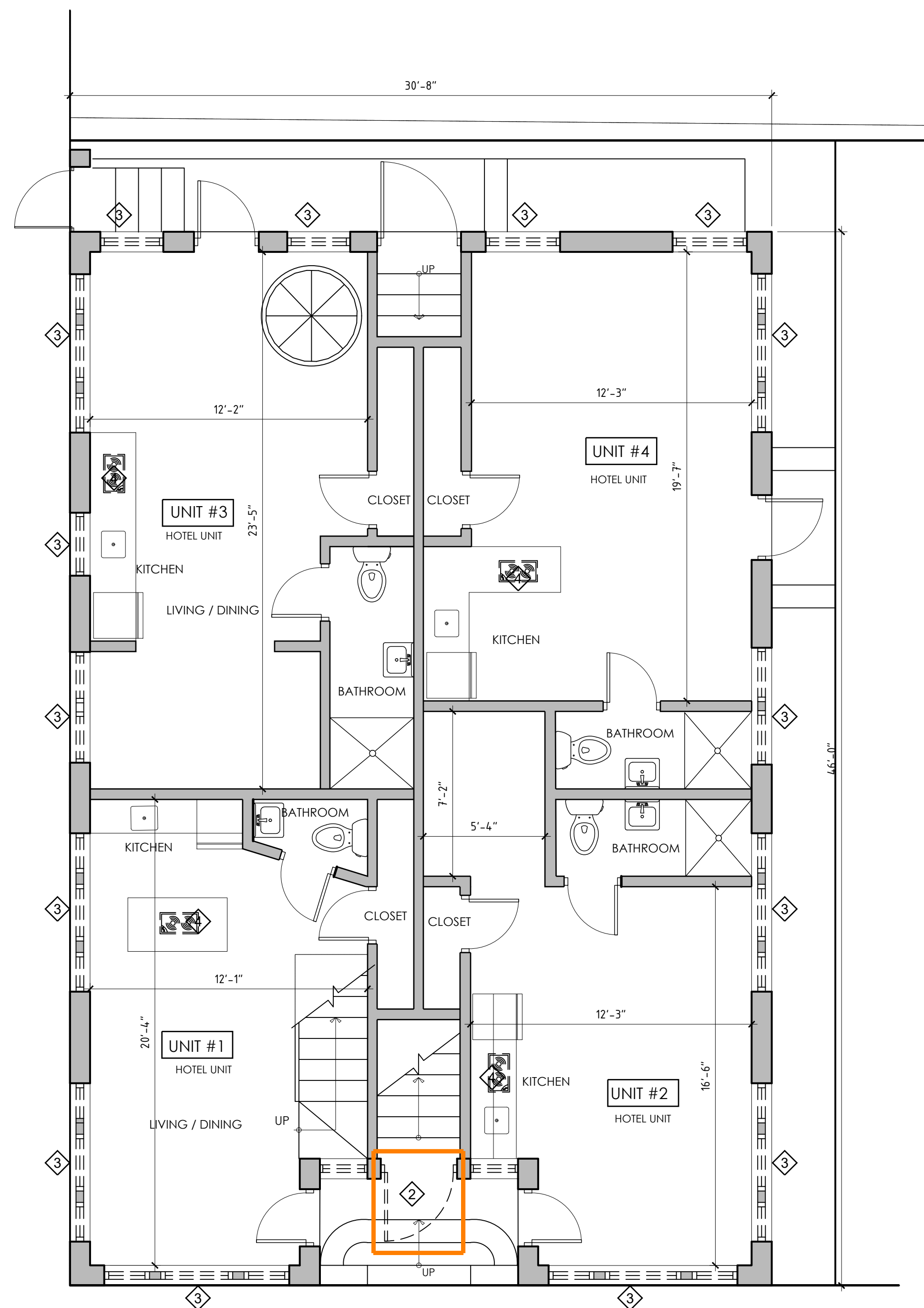
739 SECOND STREET  
 MIAMI BEACH, FLORIDA 33139

**07 - EXISTING PLANS**

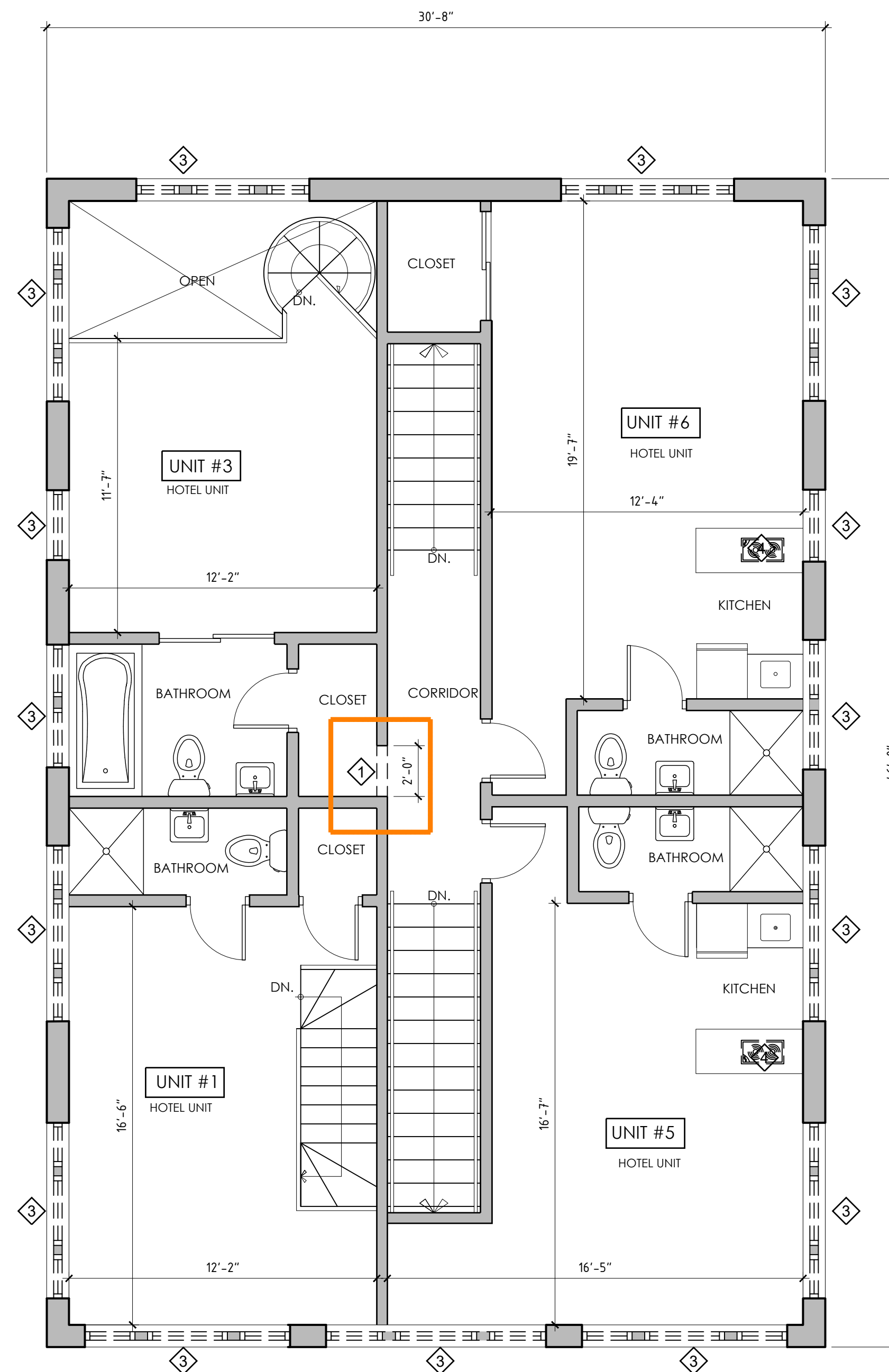
OWNER  
 APPLICANT - ALL CORNERS  
 CONDOMINIUM  
 ASSOCIATION INC.

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 2020 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FLORIDA 33134  
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N  
**FIRST FLOOR  
 DEMOLITION PLAN**  
 0 4' 8' 16'  
 SCALE: 1/4" = 1'-0"



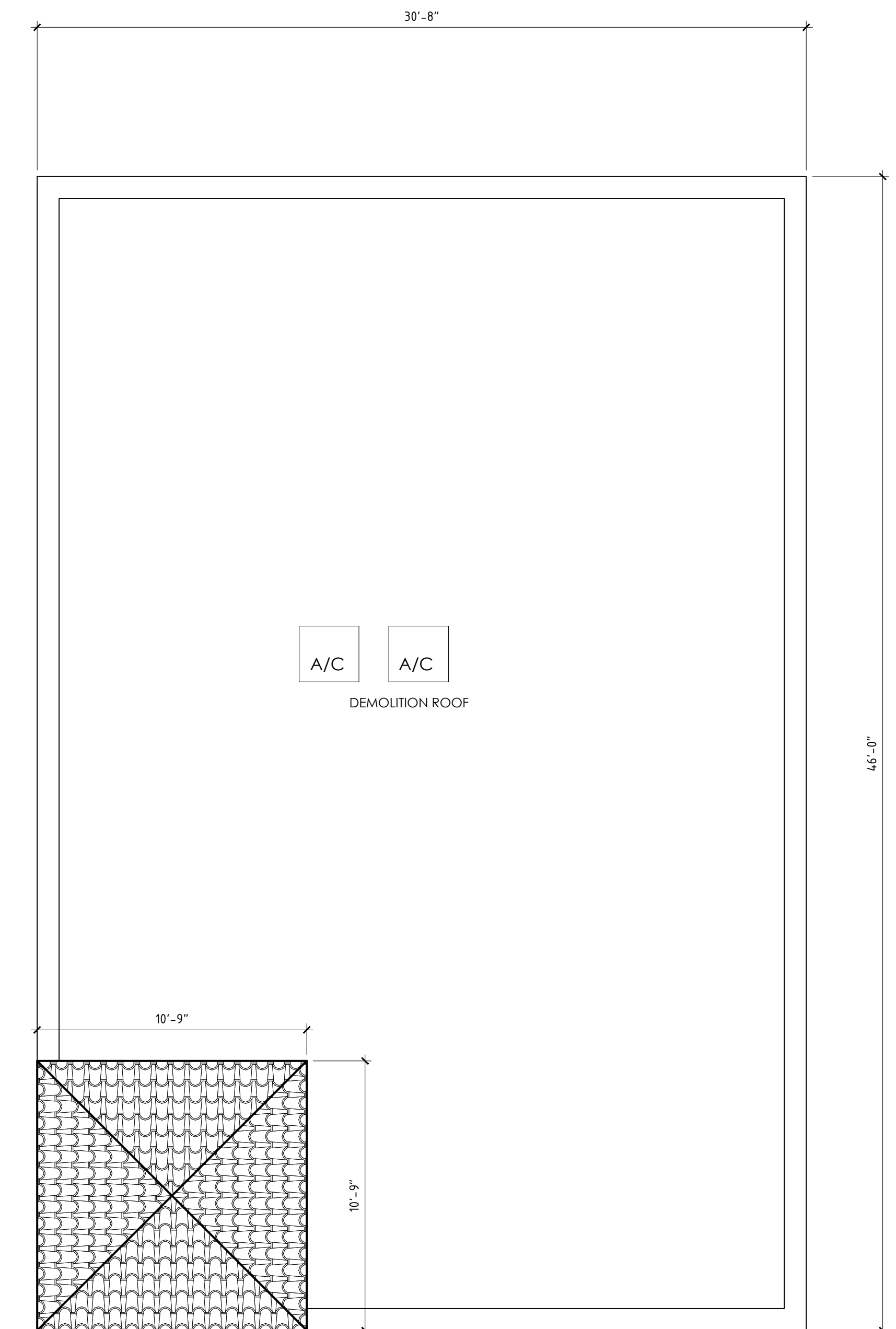
**DEMOLITION PLAN LEGEND**

- 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"

**SOFI HOTEL**

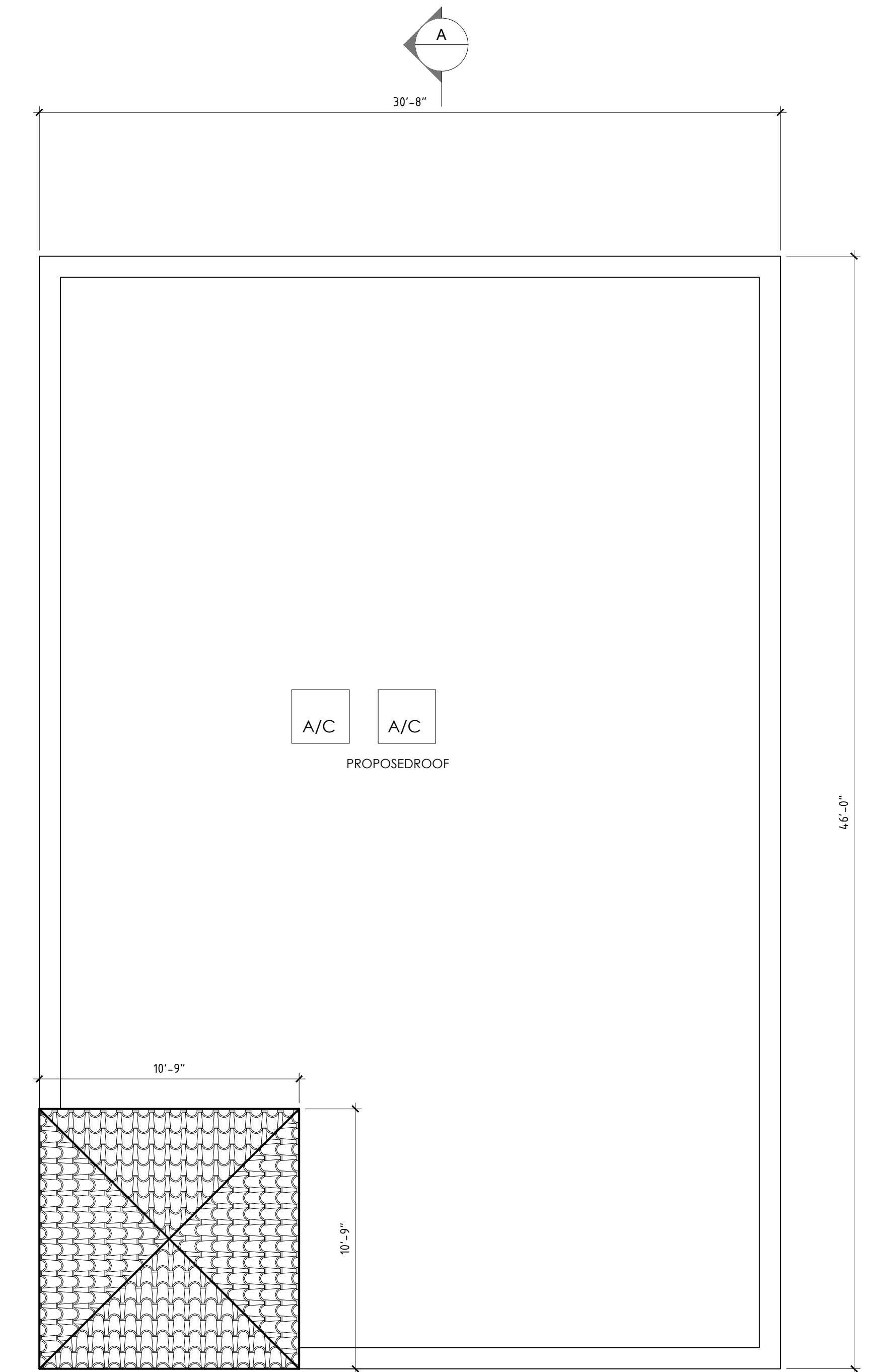
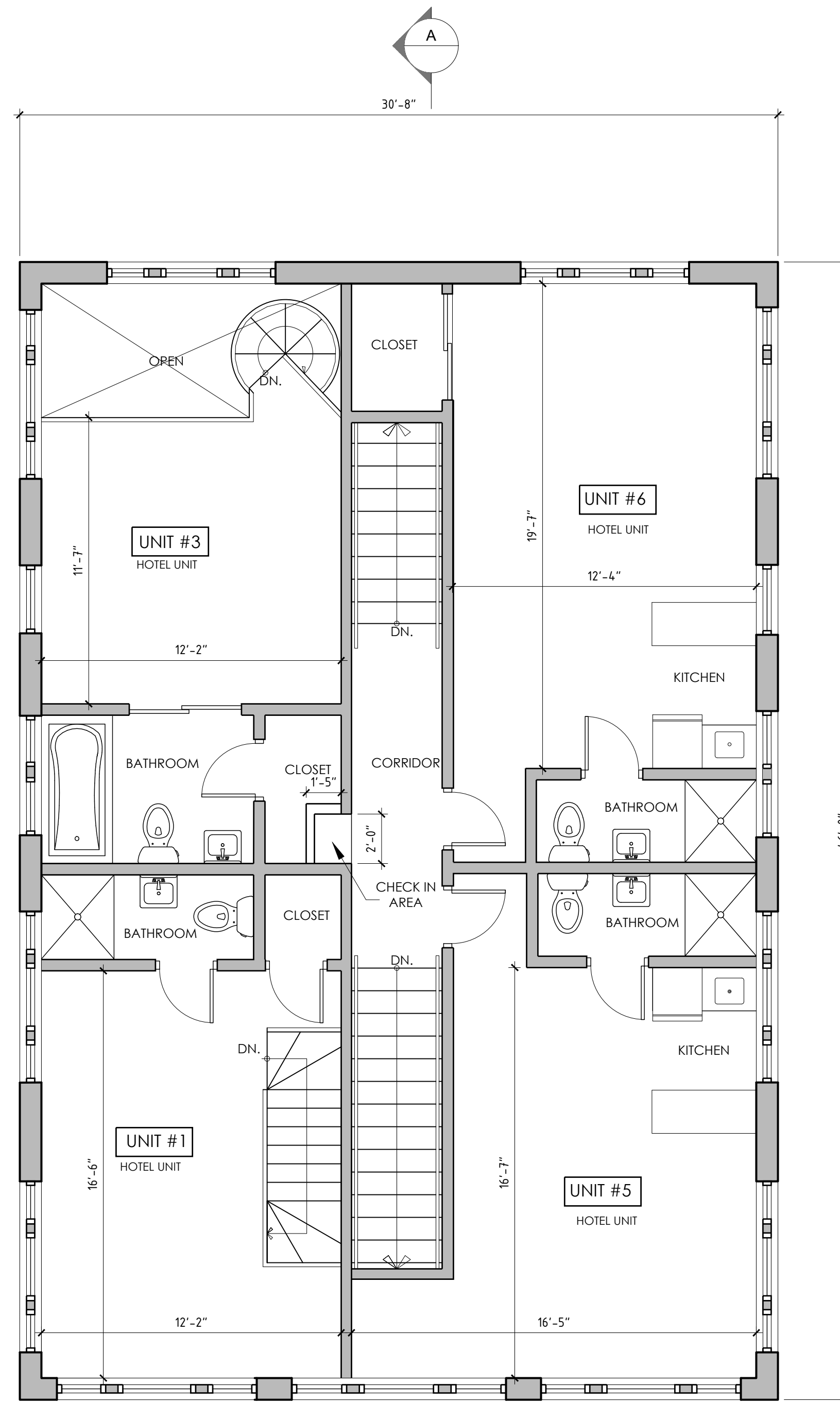
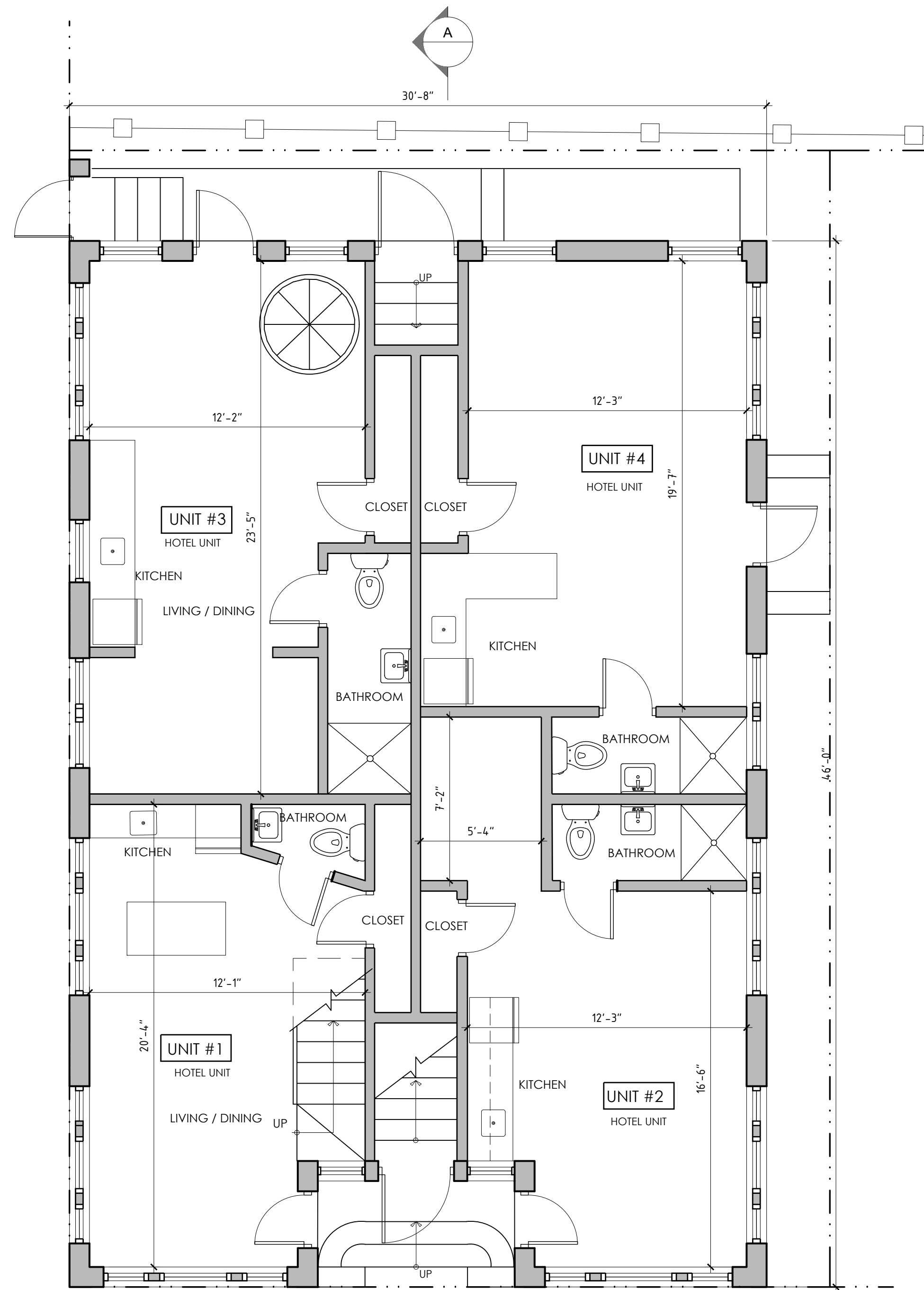
739 SECOND STREET  
 MIAMI BEACH , FLORIDA 33139

**08 - DEMOLITION PLANS**

OWNER  
 APPLICANT - ALL CORNERS  
 CONDOMINIUM  
 ASSOCIATION INC.

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





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

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

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

**SOFI HOTEL**

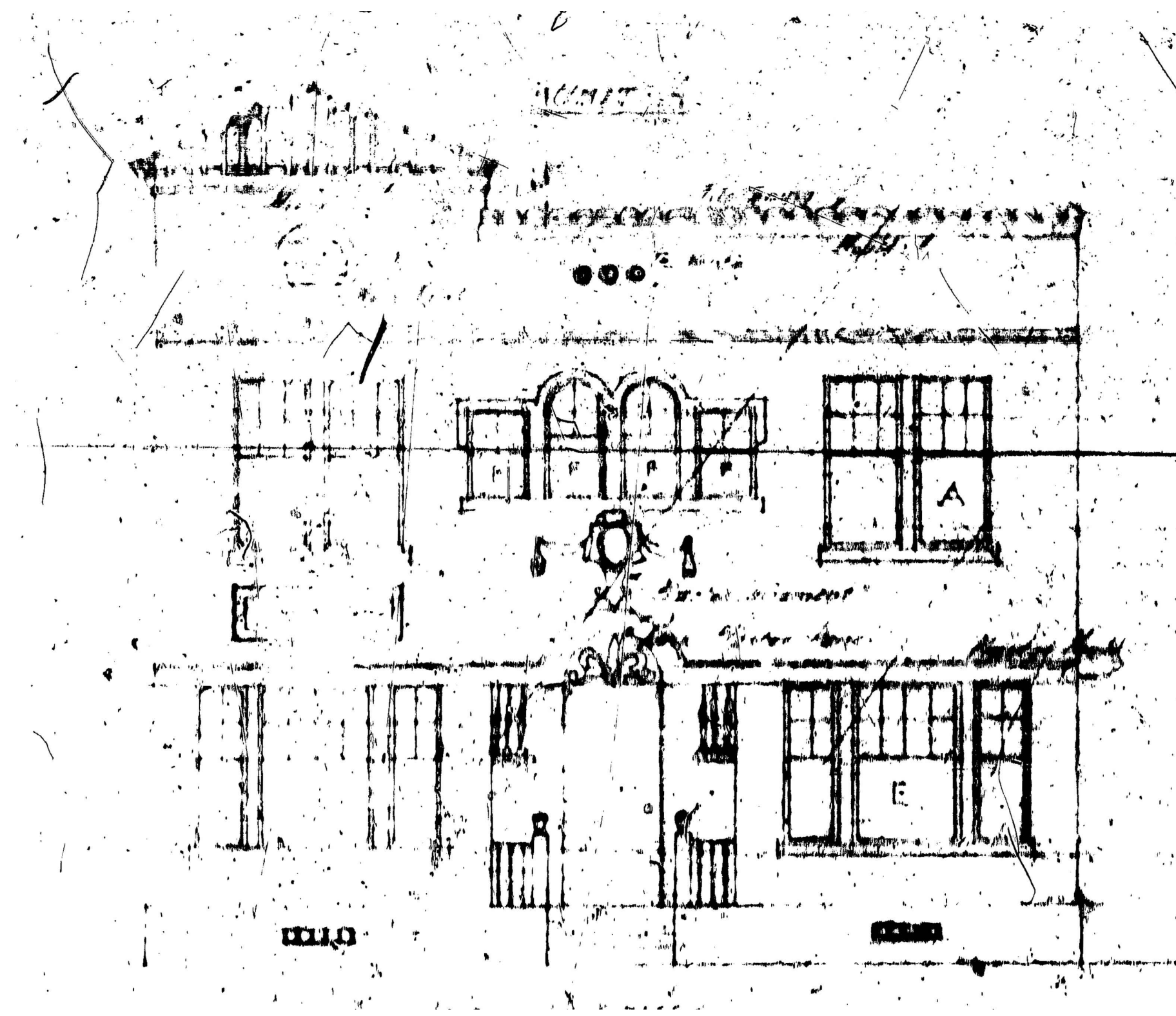
739 SECOND STREET  
 MIAMI BEACH, FLORIDA 33139

**09 - PROPOSED PLANS**

OWNER  
 APPLICANT - ALL CORNERS  
 CONDOMINIUM  
 ASSOCIATION INC.

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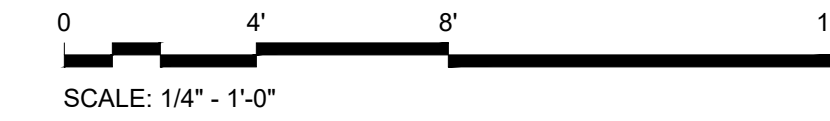
**MICROFILM SOUTH ELEVATION**



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

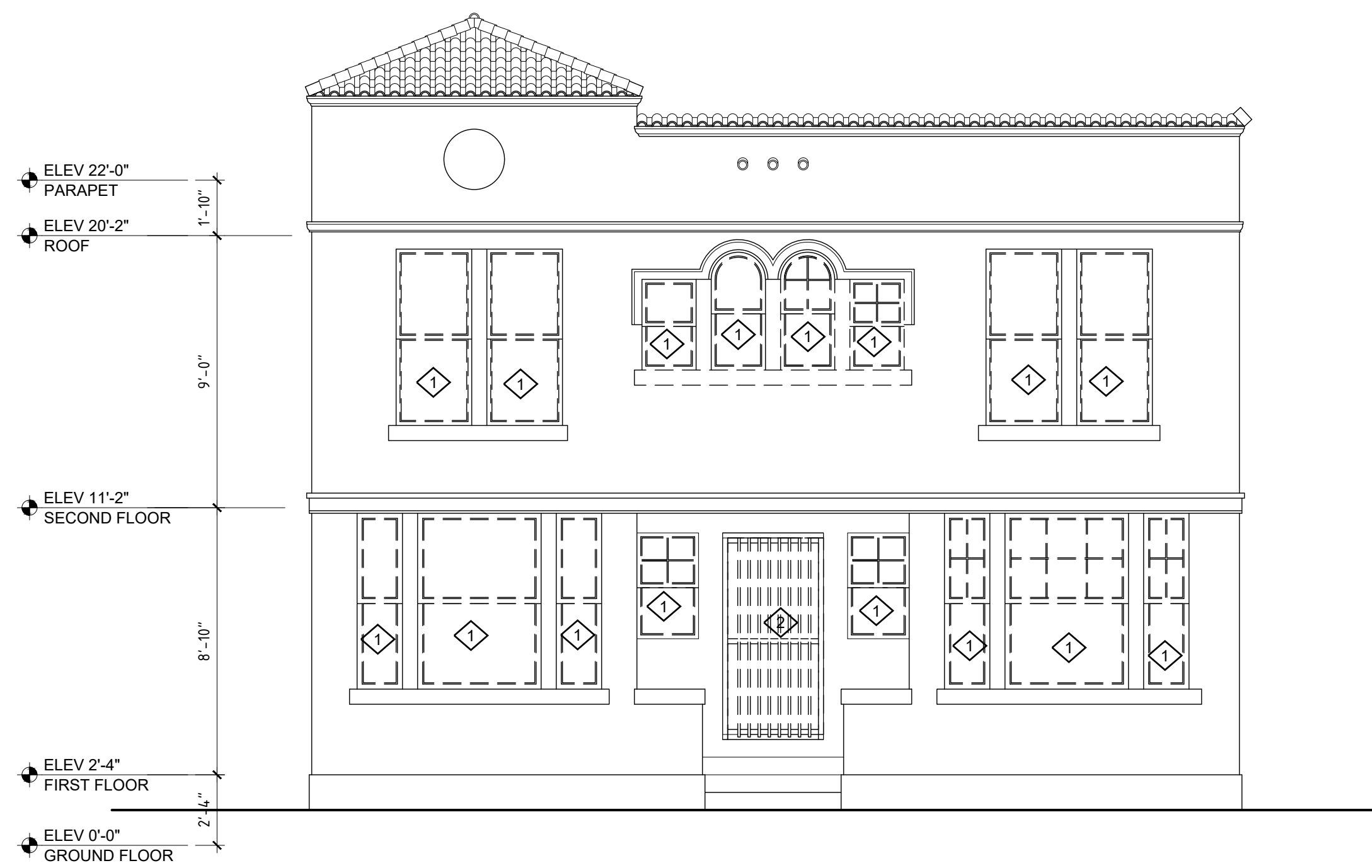


**EXISTING SOUTH ELEVATION**

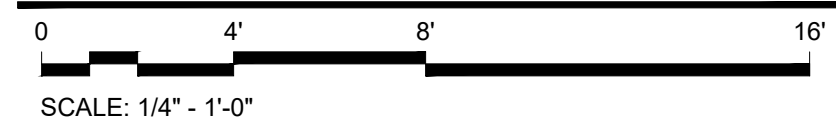


SCALE: 1/4" = 1'-0"

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



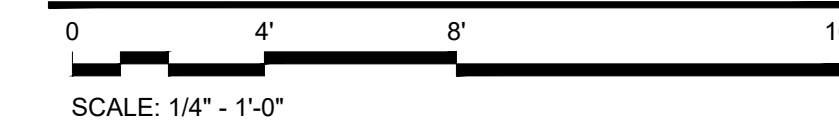
**PARTIAL DEMOLITION SOUTH ELEVATION**



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**

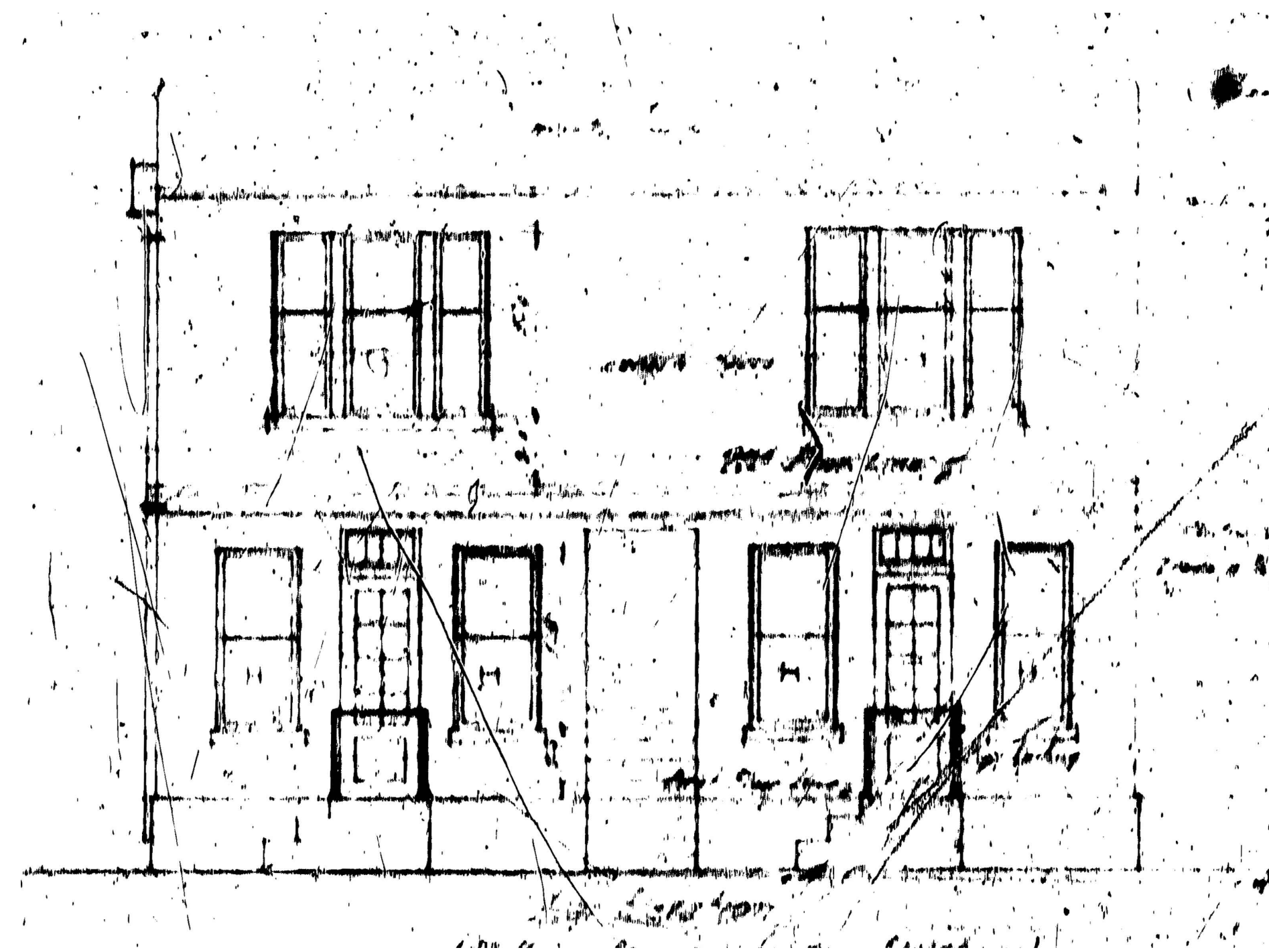
739 SECOND STREET  
MIAMI BEACH, FLORIDA 33139

**10 - SOUTH ELEVATION**

OWNER  
APPLICANT - ALL CORNERS  
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MAIN: 305.444.5545  
FAX: 305.444.5509





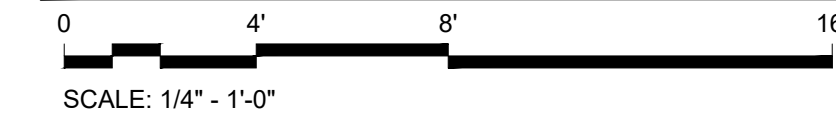
**MICROFILM NORTH ELEVATION**



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

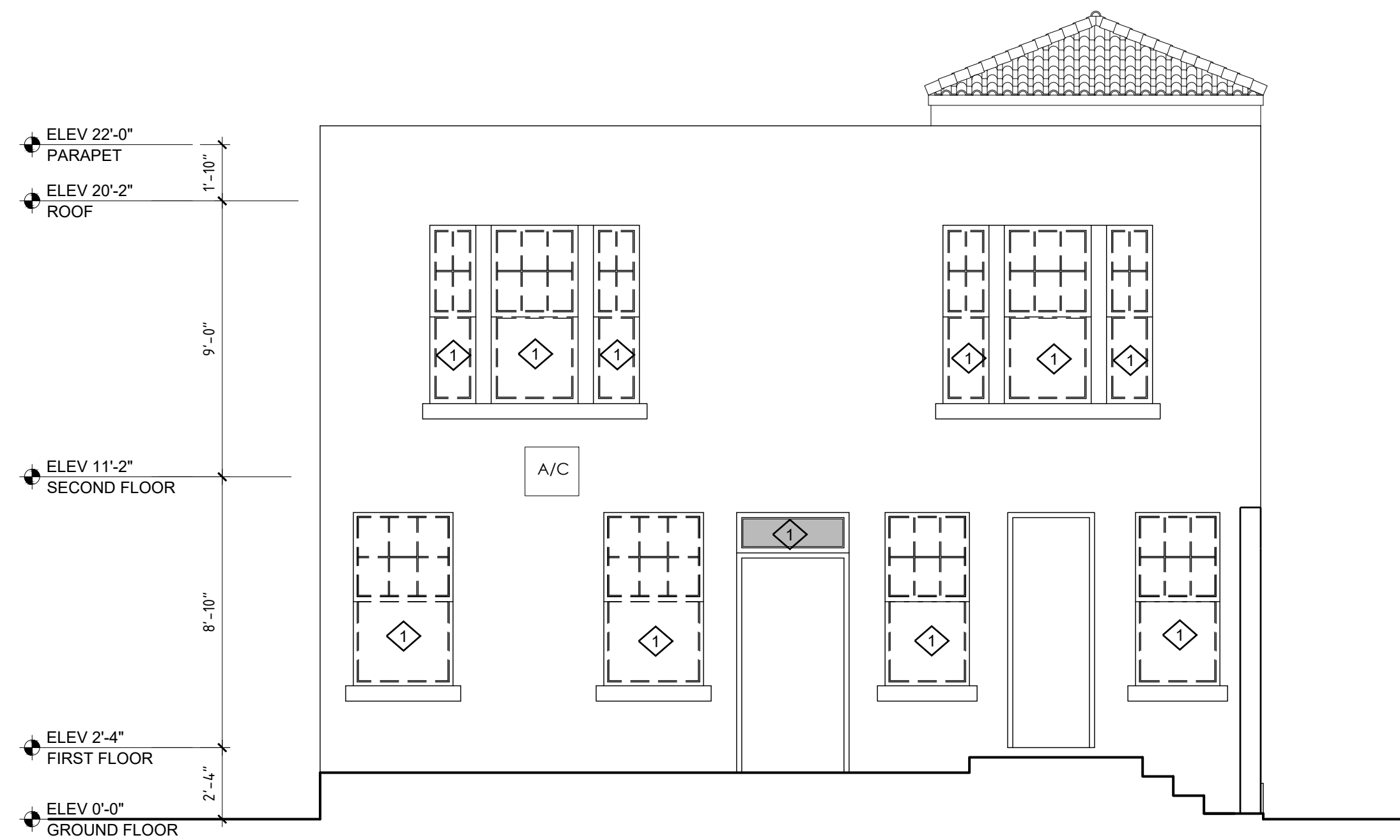


**EXISTING NORTH ELEVATION**

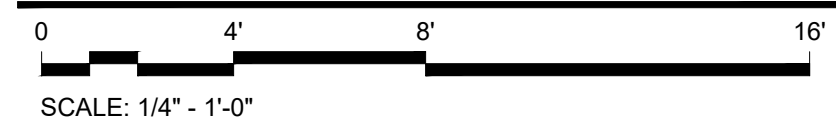


SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES	
	EXISTING WINDOW TO BE REMOVED



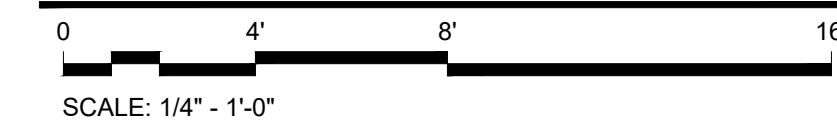
**PARTIAL DEMOLITION NORTH ELEVATION**



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



**PROPOSED NORTH ELEVATION**



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

ELEVATION LEGEND	
	NEW IMPACT RESISTANT WINDOWS

**SOFI HOTEL**

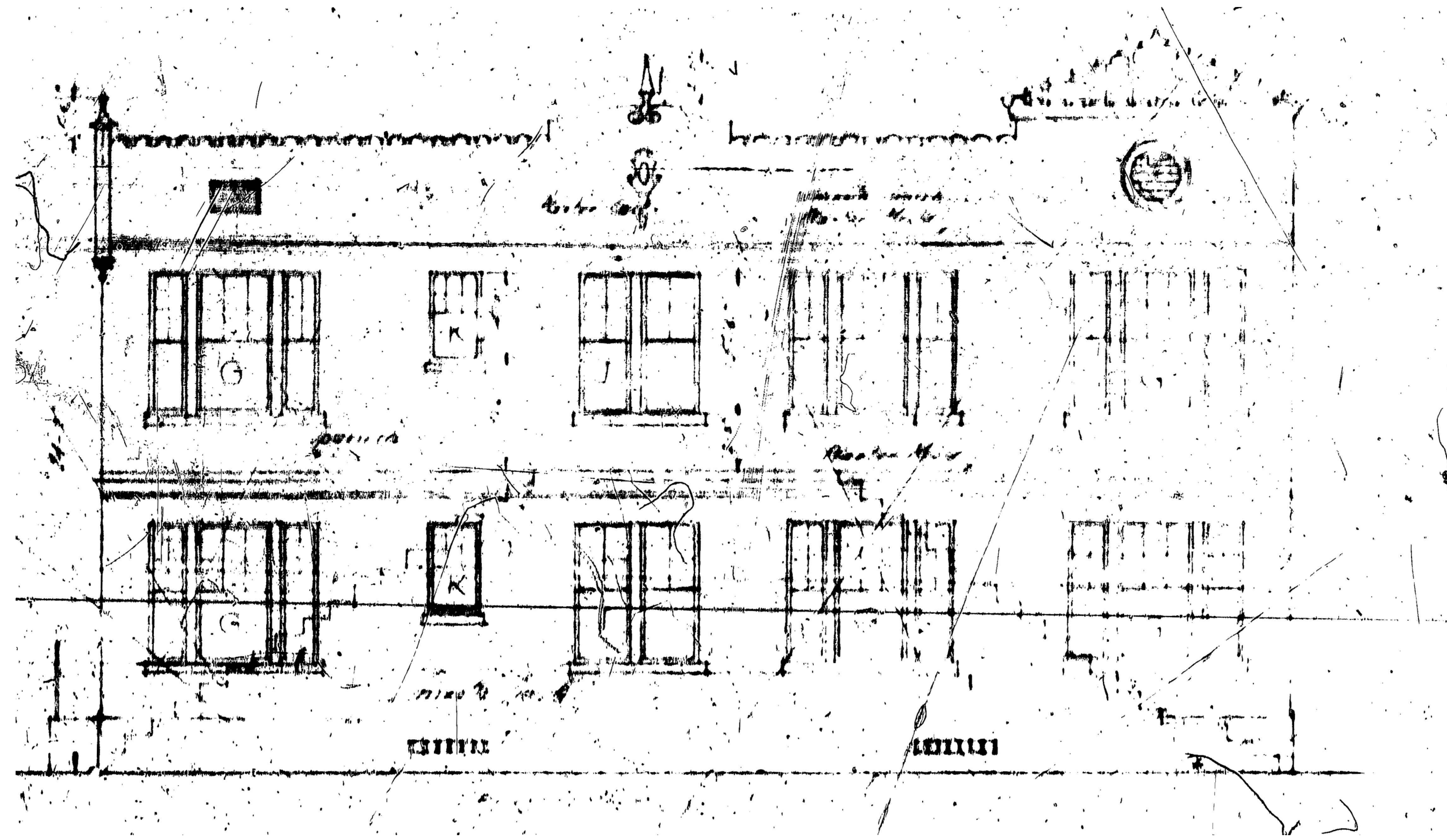
739 SECOND STREET  
MIAMI BEACH, FLORIDA 33139

**11 - NORTH ELEVATION**

OWNER  
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





**MICROFILM WEST ELEVATION**



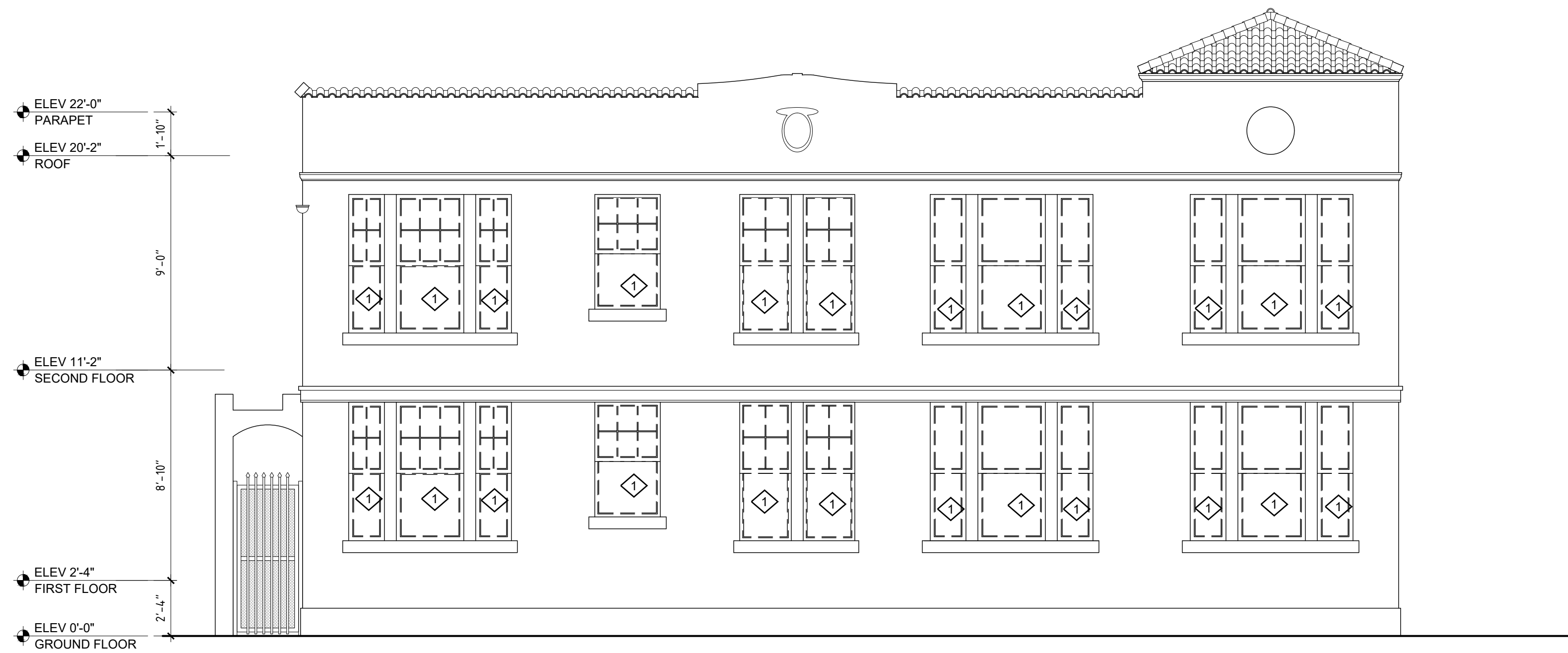
SCALE: 1/4" = 1'-0"



**EXISTING WEST ELEVATION**



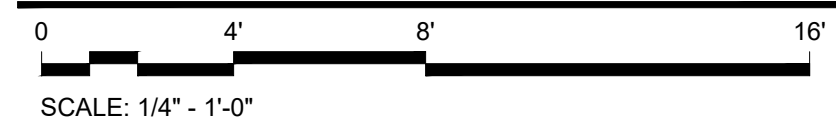
SCALE: 1/4" = 1'-0"



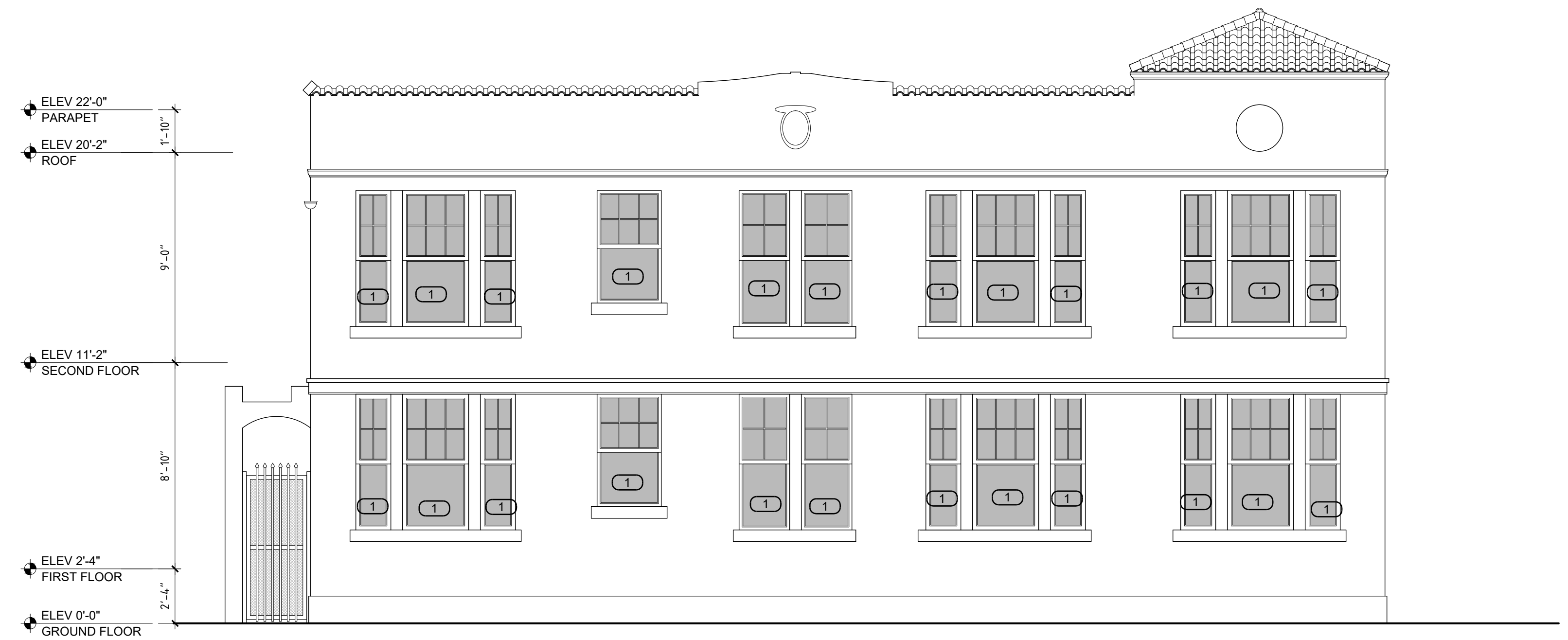
**DEMOLITION KEYNOTES**

◊ EXISTING WINDOW TO BE REMOVED

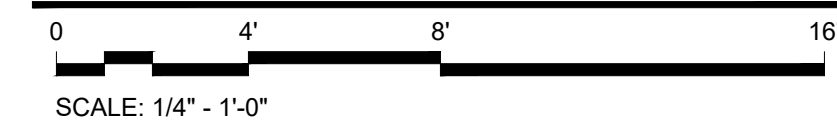
**PARTIAL DEMOLITION WEST ELEVATION**



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



**PROPOSED WEST ELEVATION**



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

**ELEVATION LEGEND**

① NEW IMPACT RESISTANT WINDOWS

**SOFI HOTEL**

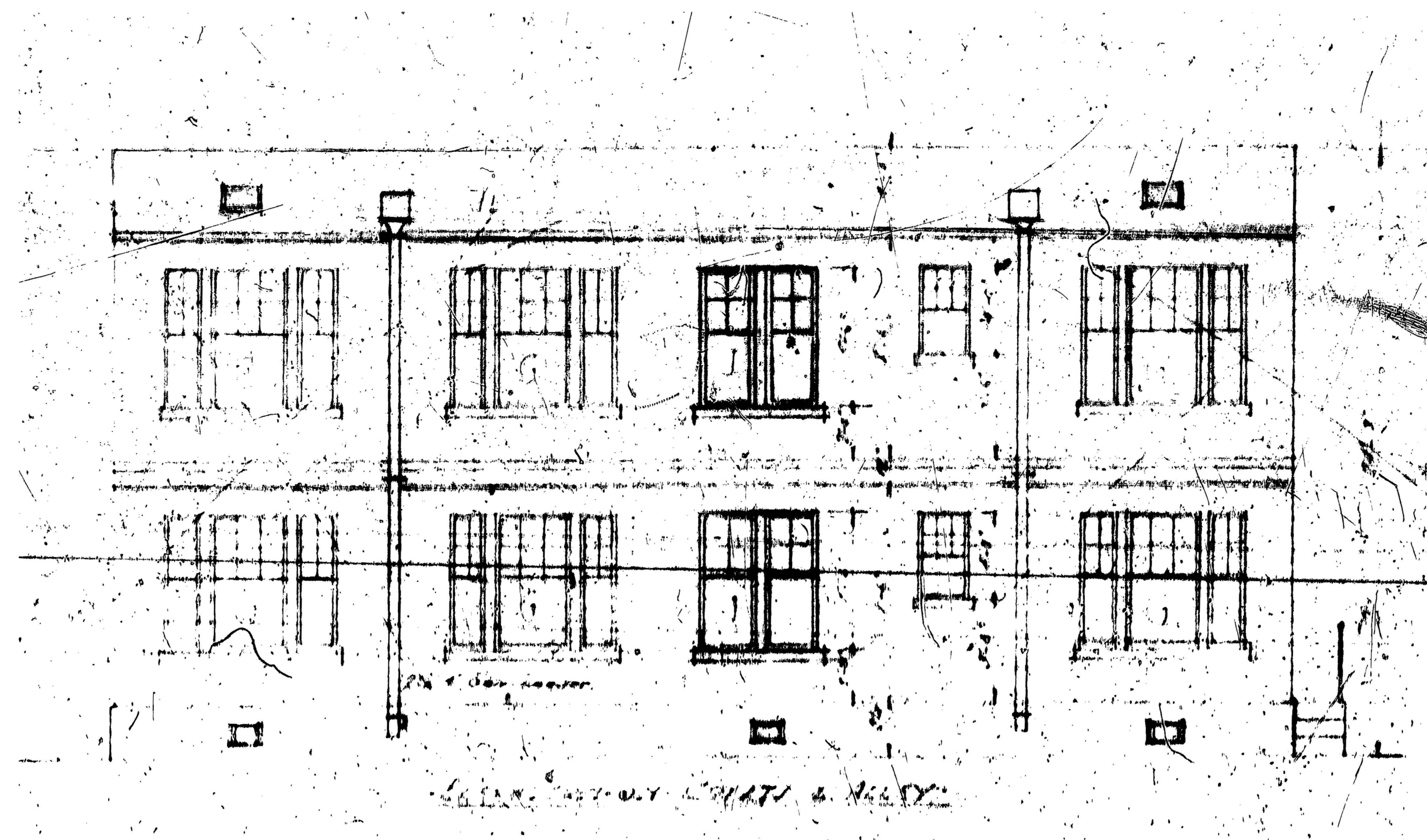
739 SECOND STREET  
MIAMI BEACH, FLORIDA 33139

**12 - WEST ELEVATION**

OWNER  
APPLICANT - ALL CORNERS  
CONDOMINIUM  
ASSOCIATION INC.

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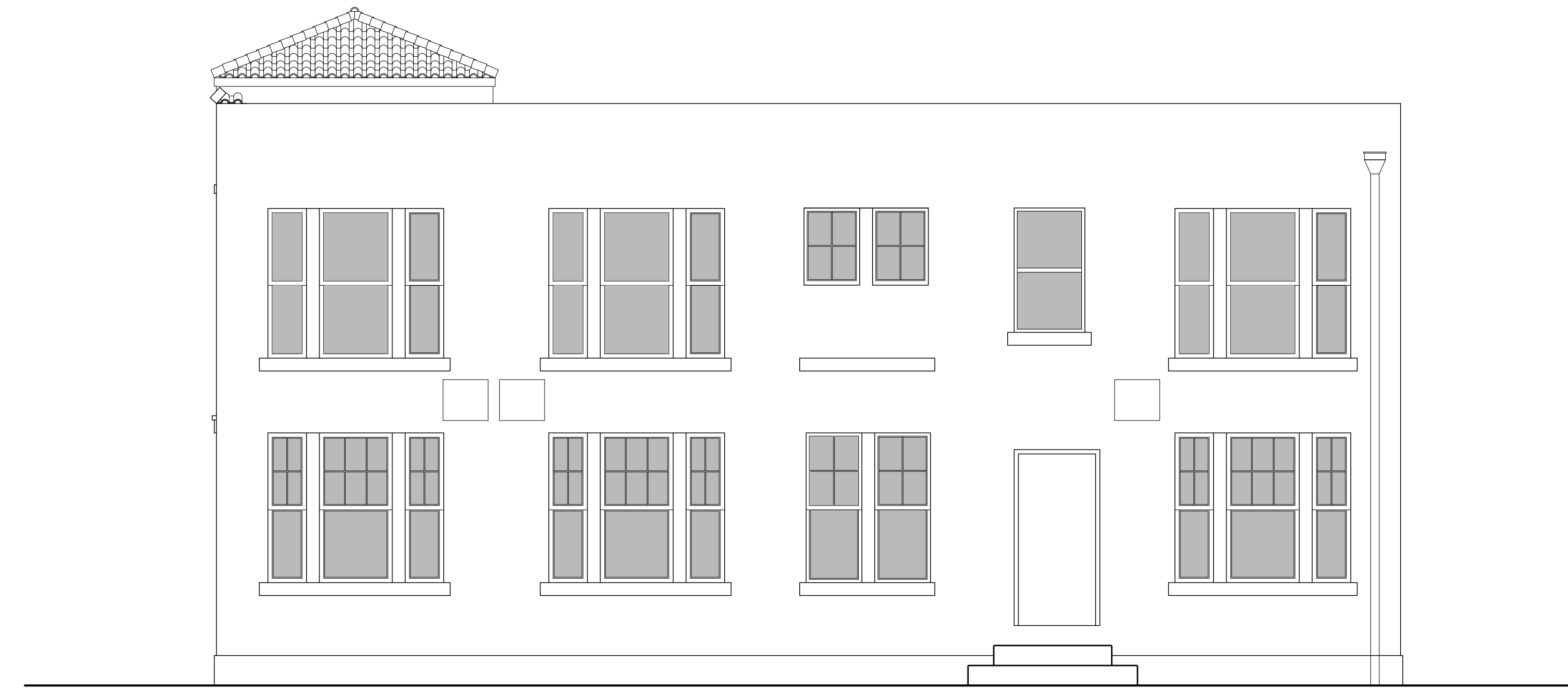




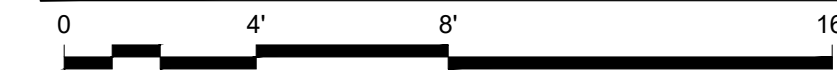
**MICROFILM EAST ELEVATION**



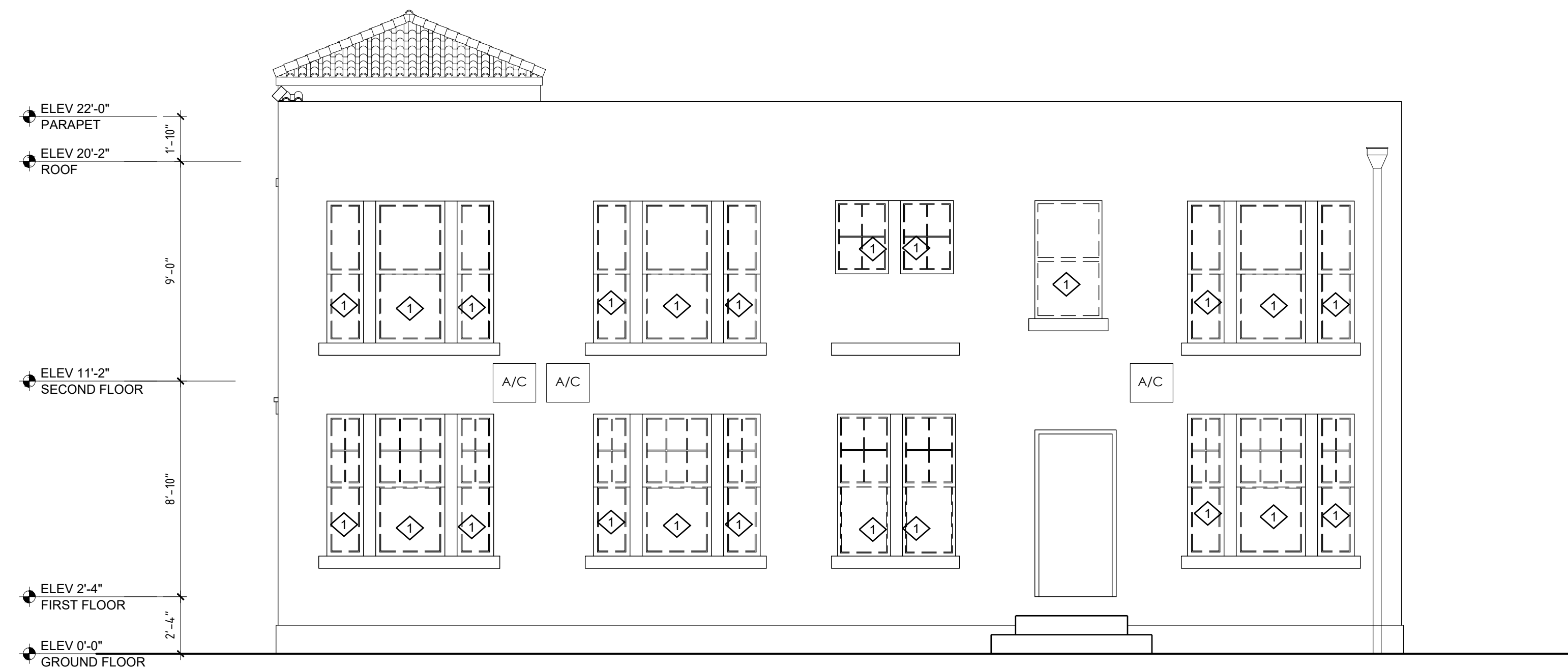
SCALE: 1/4" = 1'-0"



**EXISTING EAST ELEVATION**



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



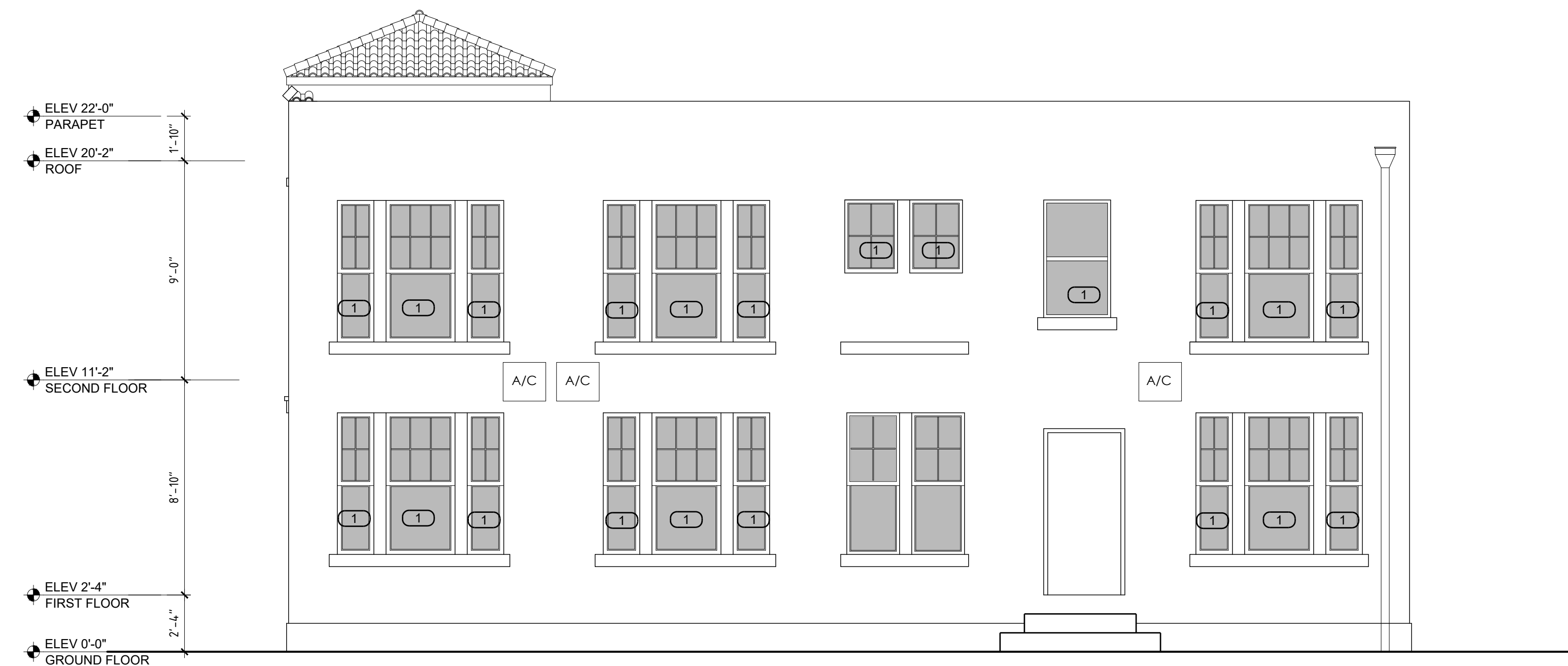
**DEMOLITION KEYNOTES**

◇ 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

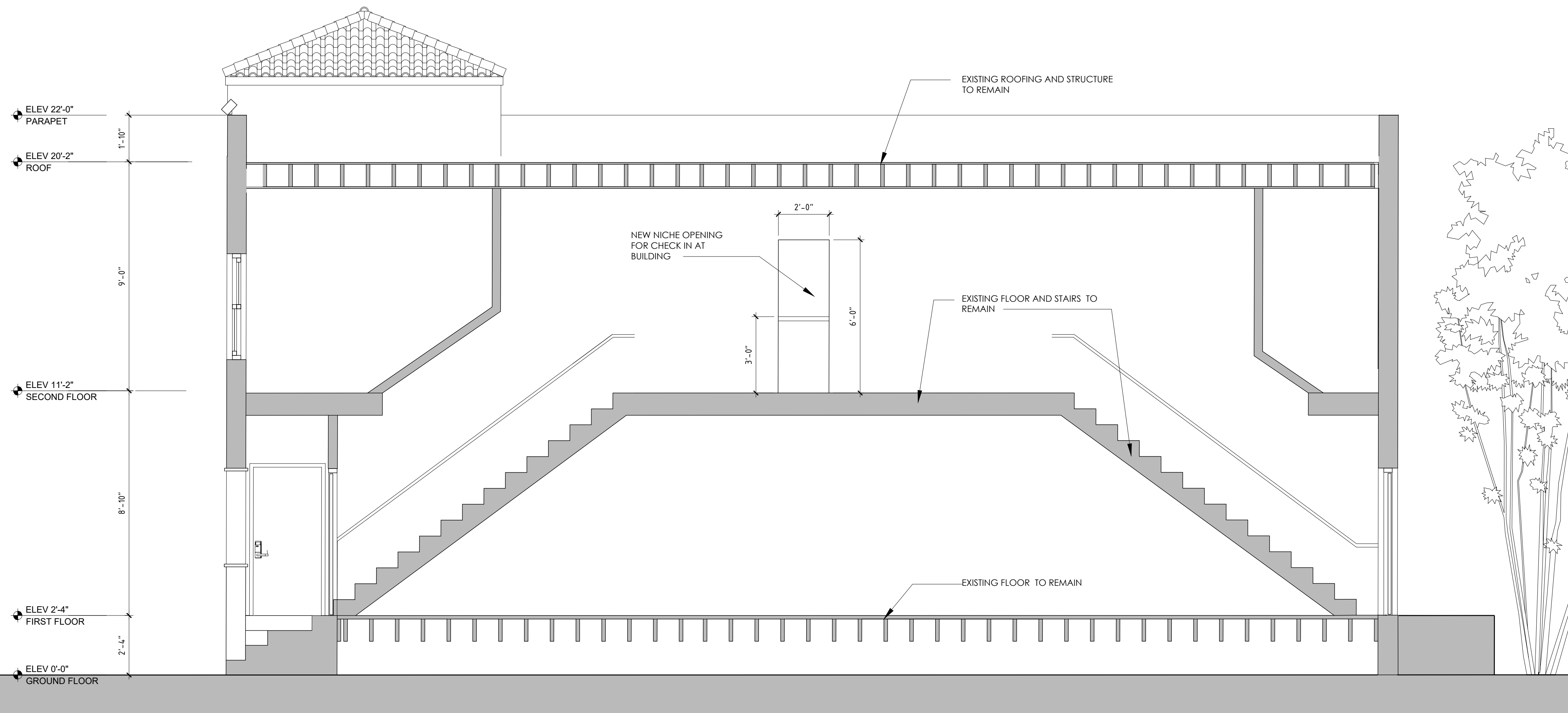
**13 - EAST ELEVATION**

OWNER  
APPLICANT - ALL CORNERS  
CONDOMINIUM  
ASSOCIATION INC.

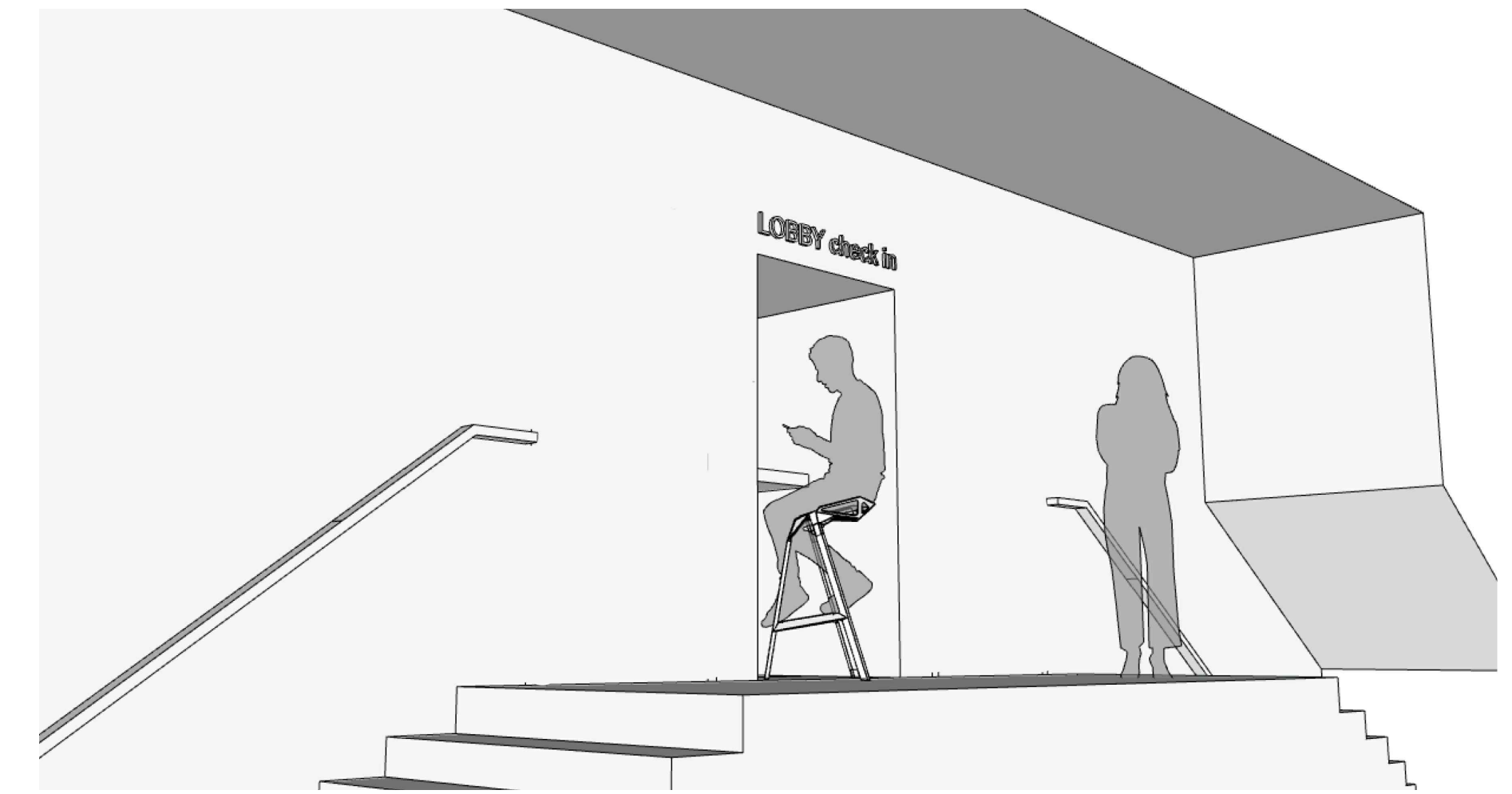
**DNB**  
DESIGN GROUP

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





**A-A SECTION**  
 0 32" 64" 128"  
 SCALE: 3/8" = 1'-0"



**INTERIOR RENDERING**  
 0  
 SCALE: N.T.S.

**SOFI HOTEL**

739 SECOND STREET  
 MIAMI BEACH, FLORIDA 33139

**14 - SECTION**

OWNER  
 APPLICANT - ALL CORNERS  
 CONDOMINIUM  
 ASSOCIATION INC.

**DNB**  
 DESIGN GROUP  
 2020 PONCE DE LEON BOULEVARD  
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 MAIN: 305.444.5545  
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