

INDEX OF DRAWINGS

01	SITE SURVEY
02	ZONING INFORMATION & LOCATION MAP
03	EXTERIOR EXISTING CONDITIONS
04	EXISTING SITE PLAN
05	EXISTING F.A.R.
06	PROPOSED F.A.R.
07	EXISTING FLOOR PLANS
08	DEMOLITION FLOOR PLANS
09	PROPOSED FLOOR PLANS
10	SOUTH ELEVATION
11	NORTH ELEVATION
12	WEST ELEVATION
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

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

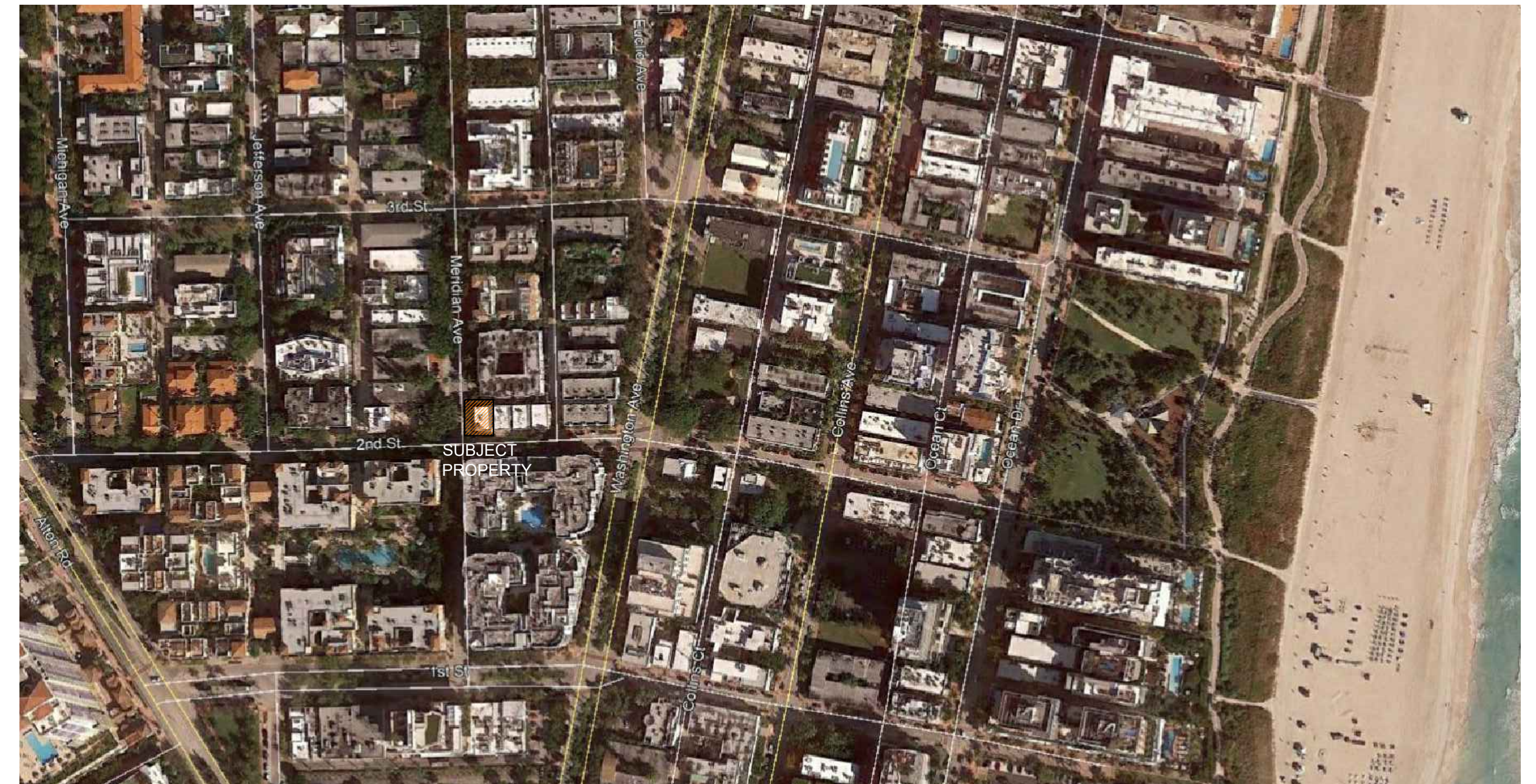
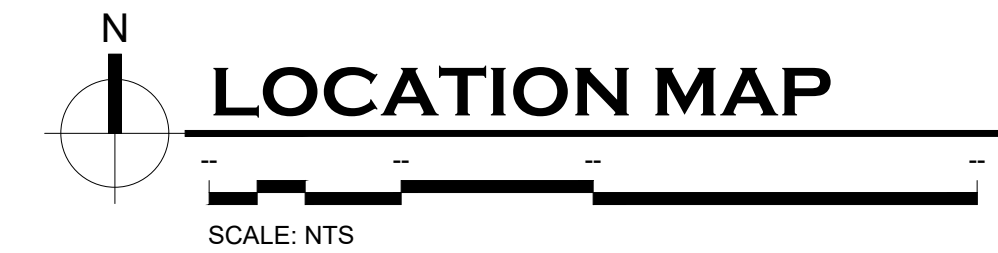
FLOOD MANAGE INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8'
LOWEST FFE OF HABITABLE SPACE	7.36'
LOWEST GRADE ELEVATION ADJECENT TO BUILDING	5.0'
HIGHEST GRADE ELEVATION ADJECENT TO BUILDING	5.0'
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	15.0'
FIRM MAP NUMBER	12086C0319

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 1/2 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



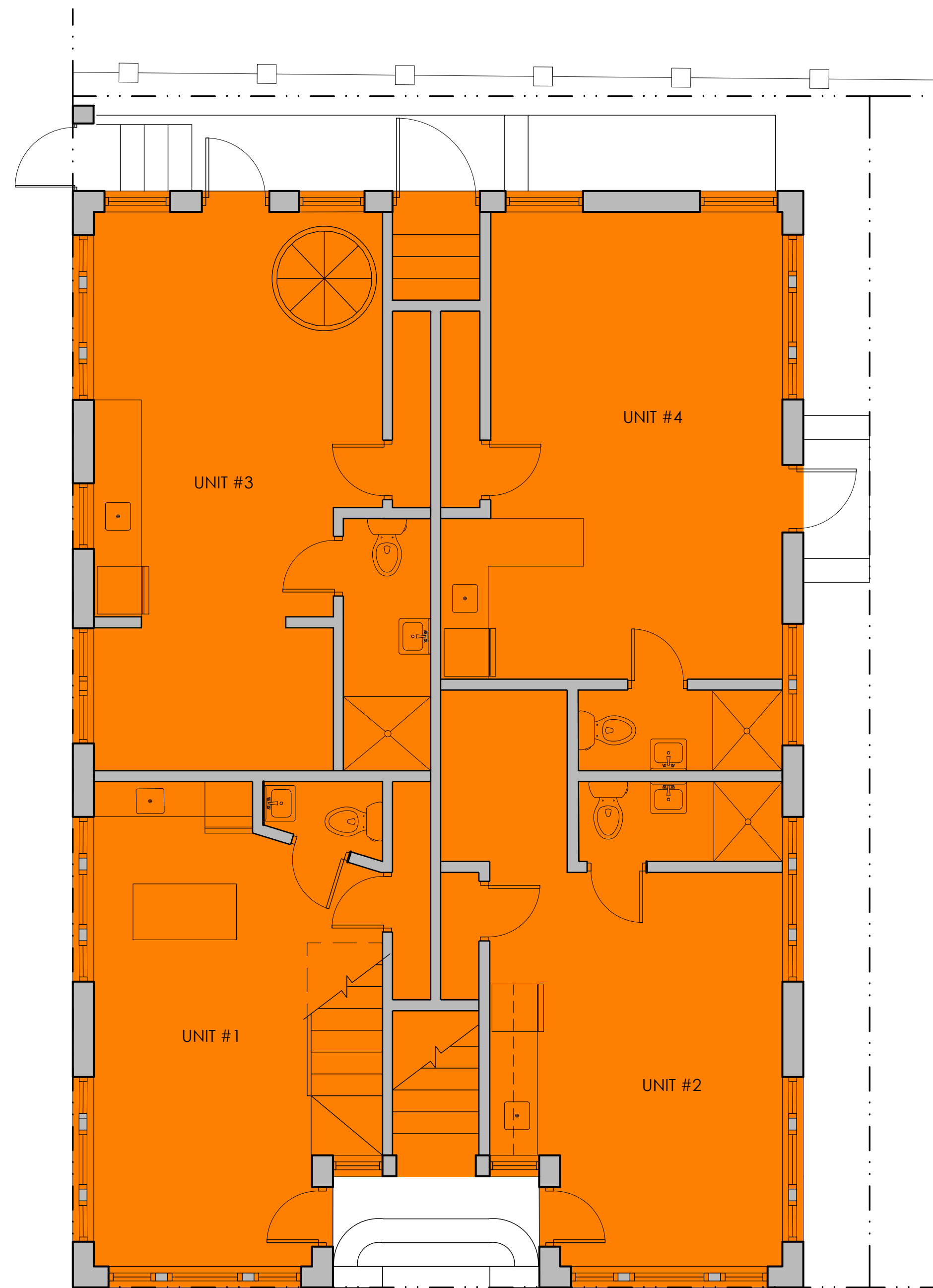
SOFI HOTEL

739 SECOND STREET
MIAMI BEACH , FLORIDA 33139

02 - ZONING INFORMATION & LOCATION MAPS

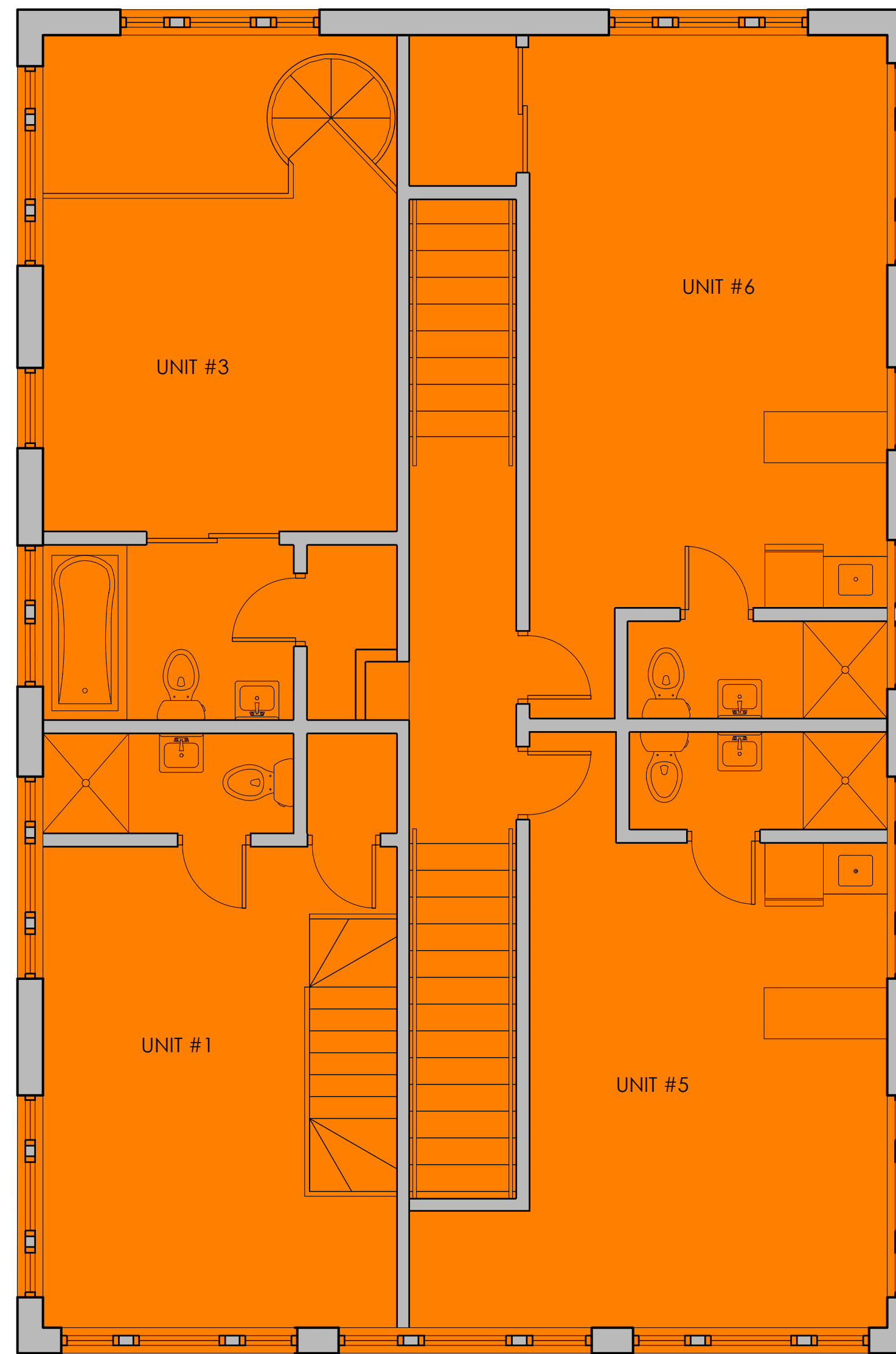
OWNER
APPLICANT - ALL CORNERS
CONDOMINIUM
ASSOCIATION INC.

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



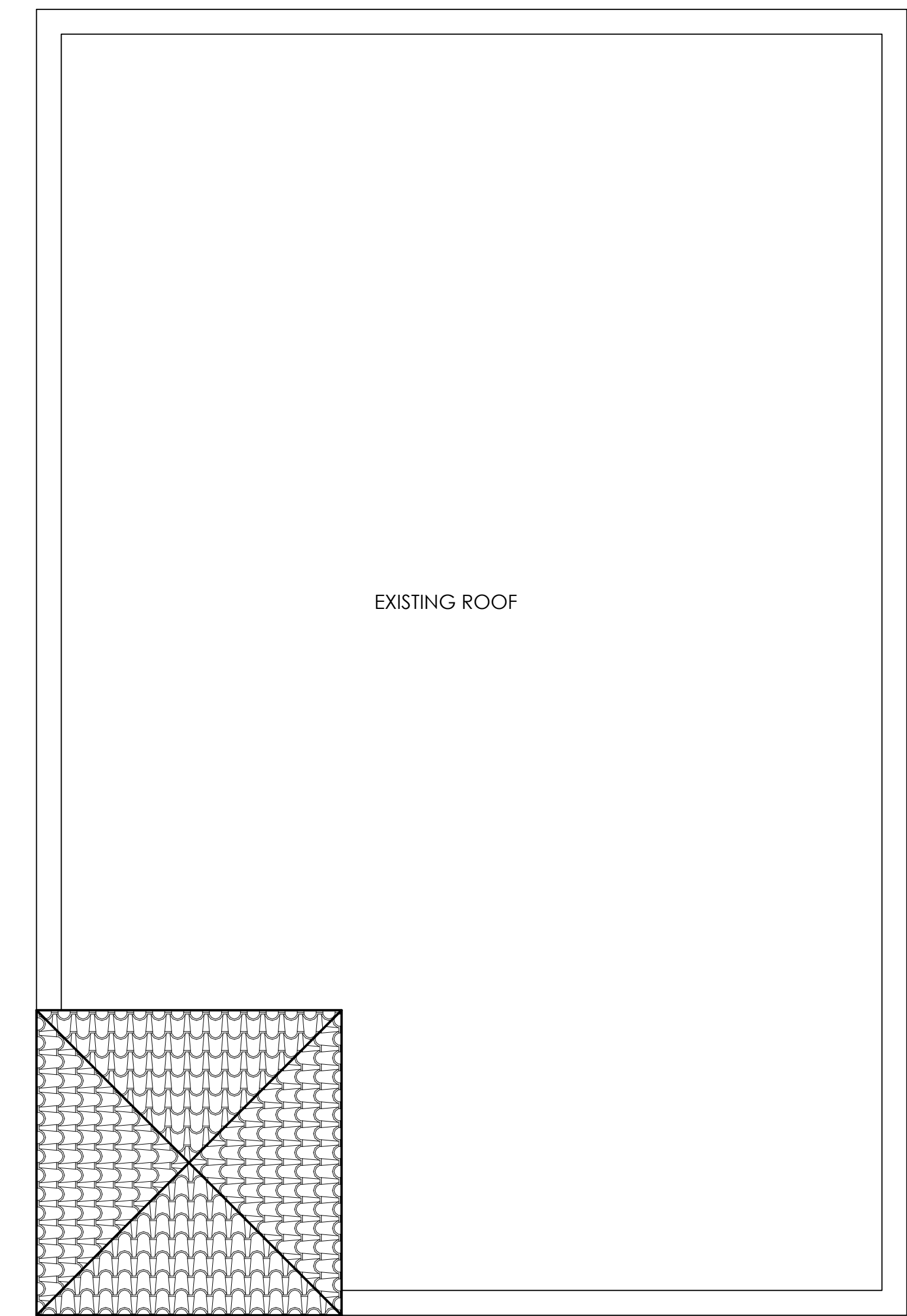
FAR 1,370 S.F.

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"

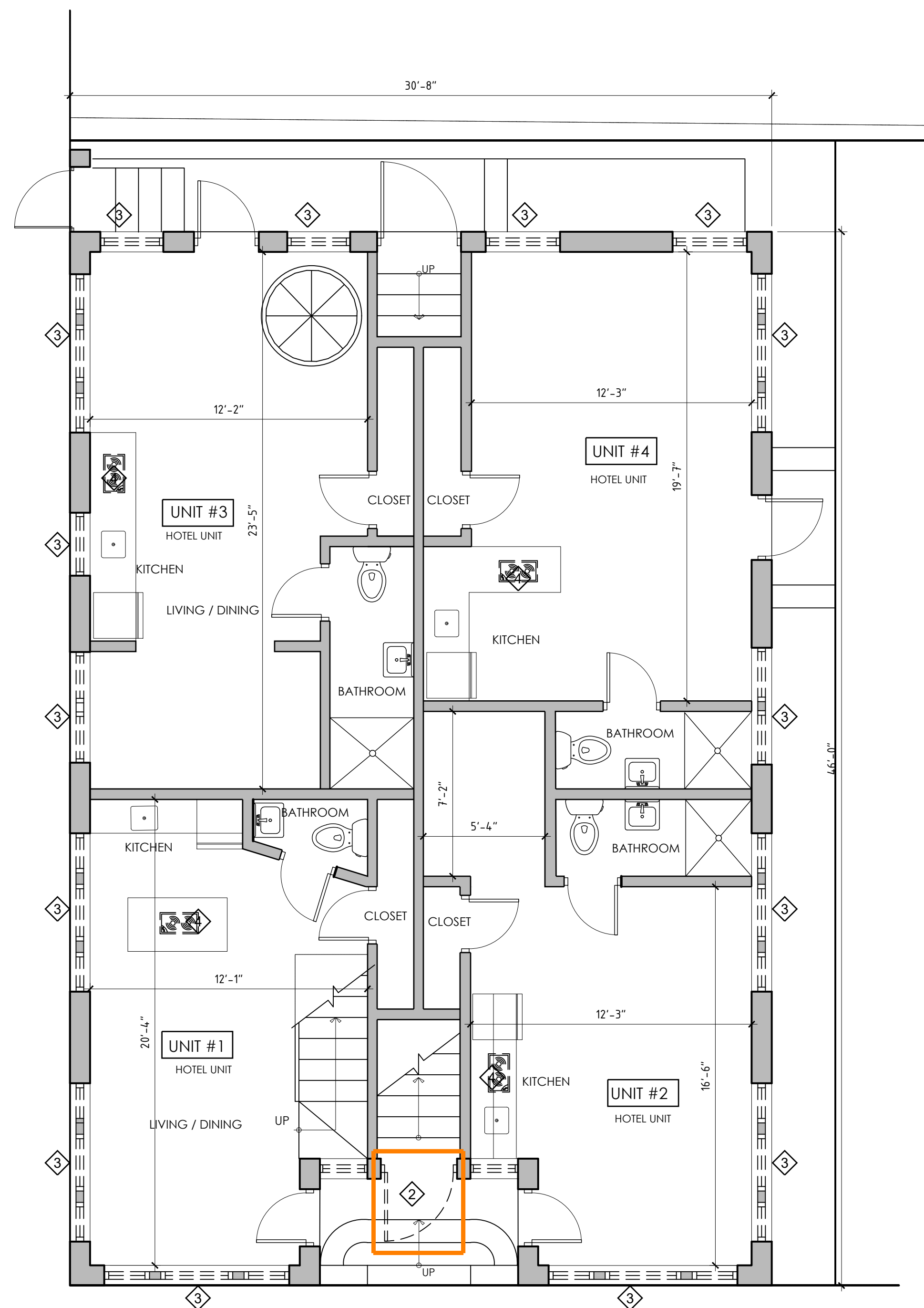
SOFI HOTEL

739 SECOND STREET
 MIAMI BEACH , FLORIDA 33139

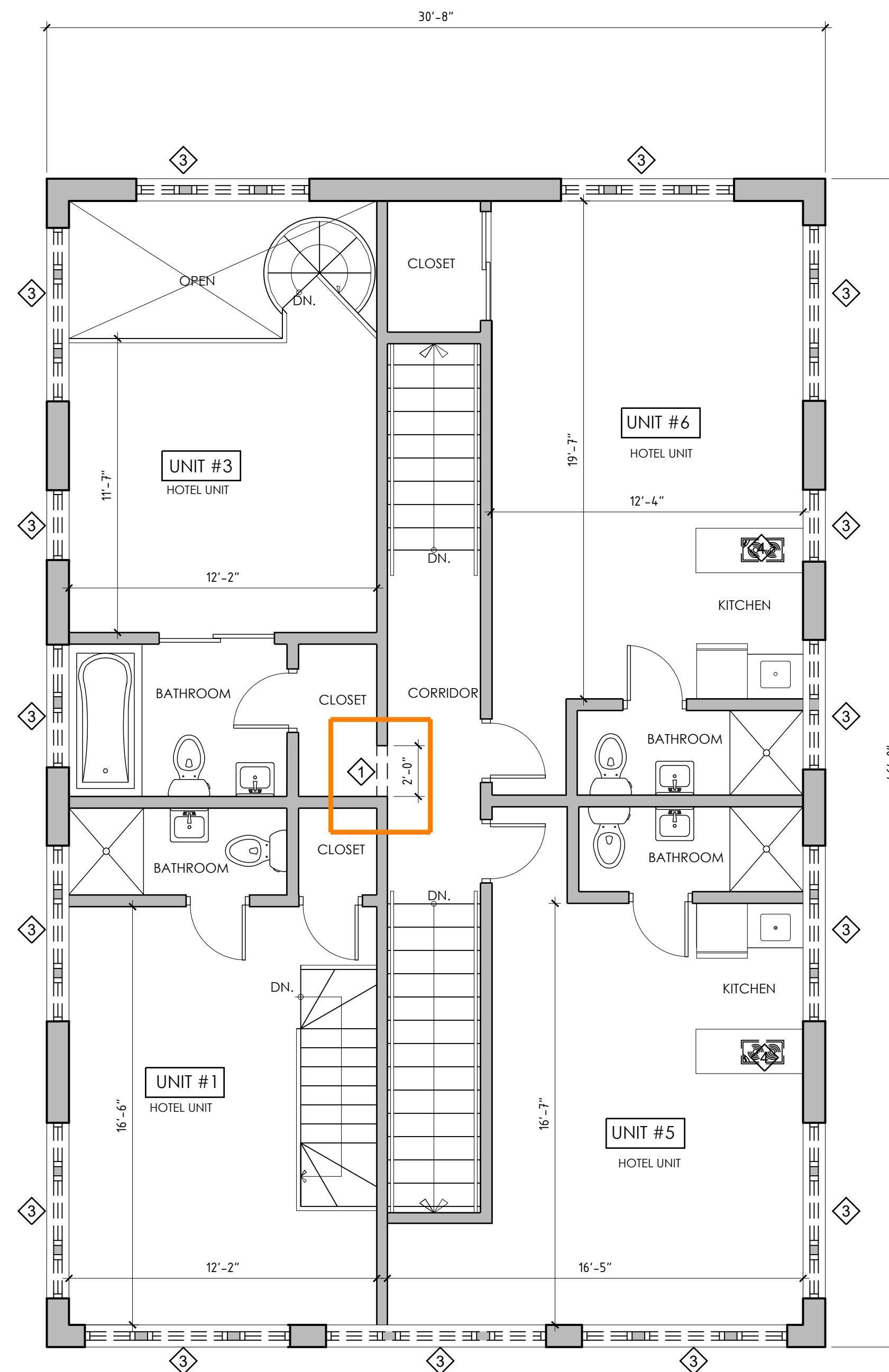
06 - PROPOSED F.A.R.

OWNER
 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



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



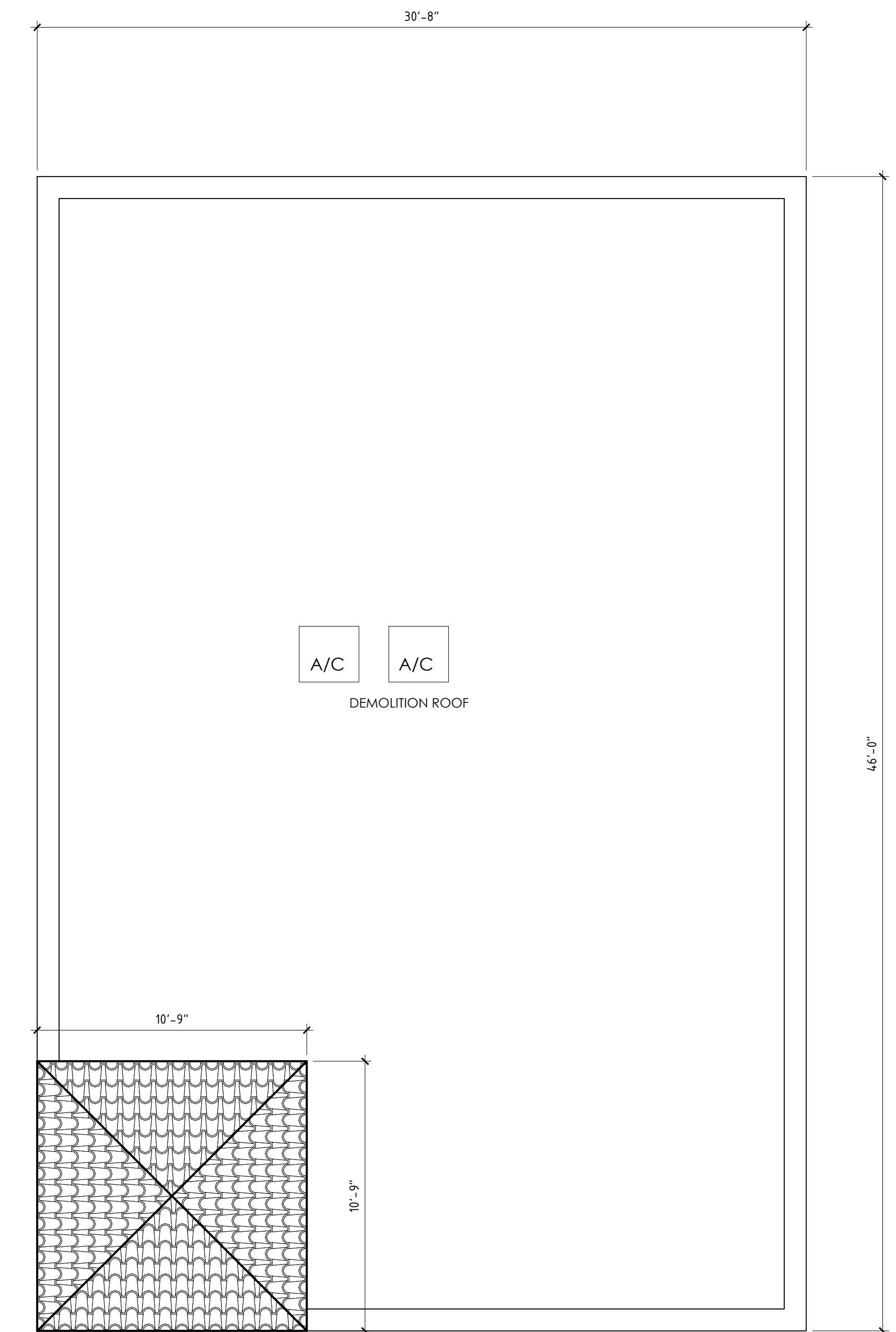
DEMOLITION PLAN LEGEND

- 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"

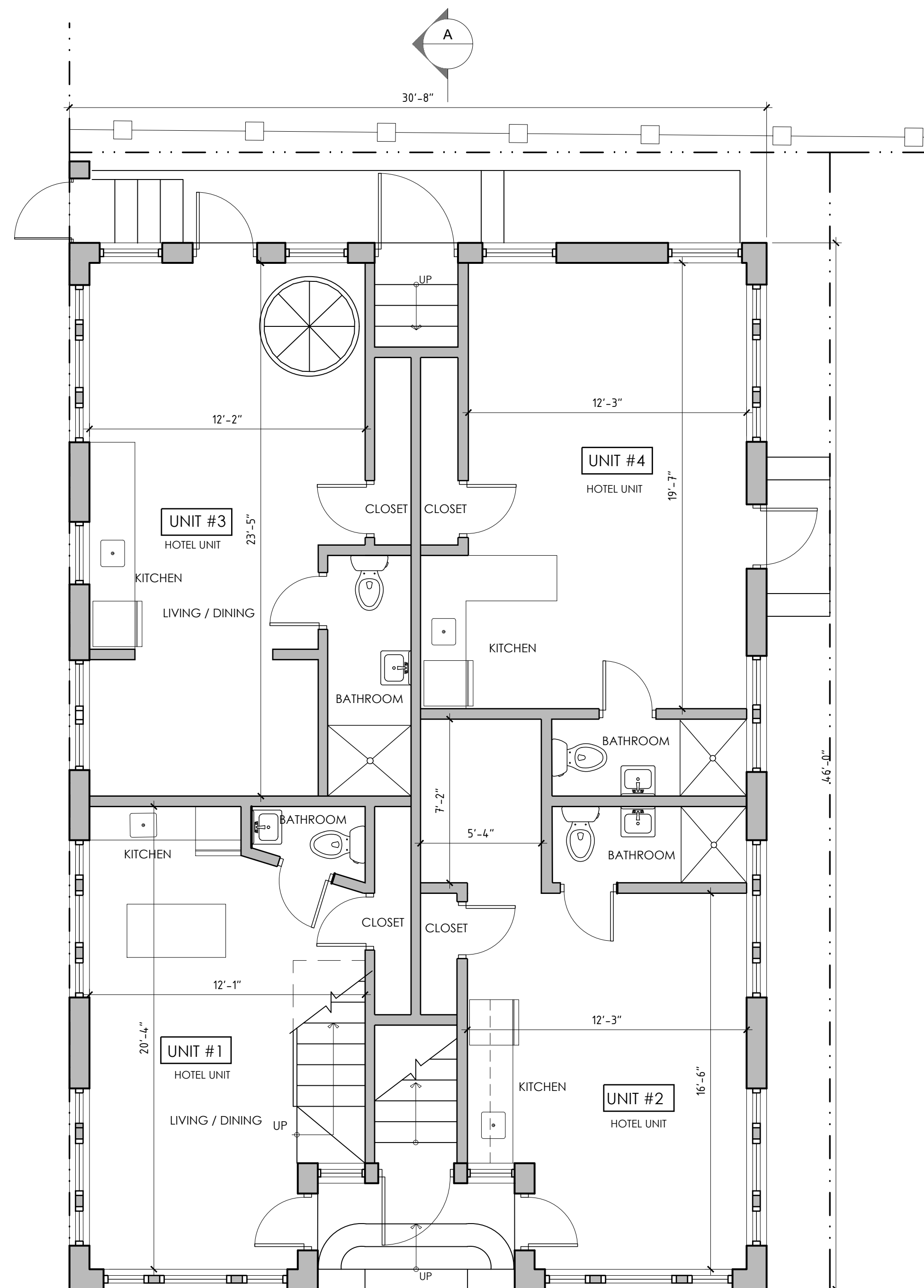
SOFI HOTEL

739 SECOND STREET
 MIAMI BEACH , FLORIDA 33139

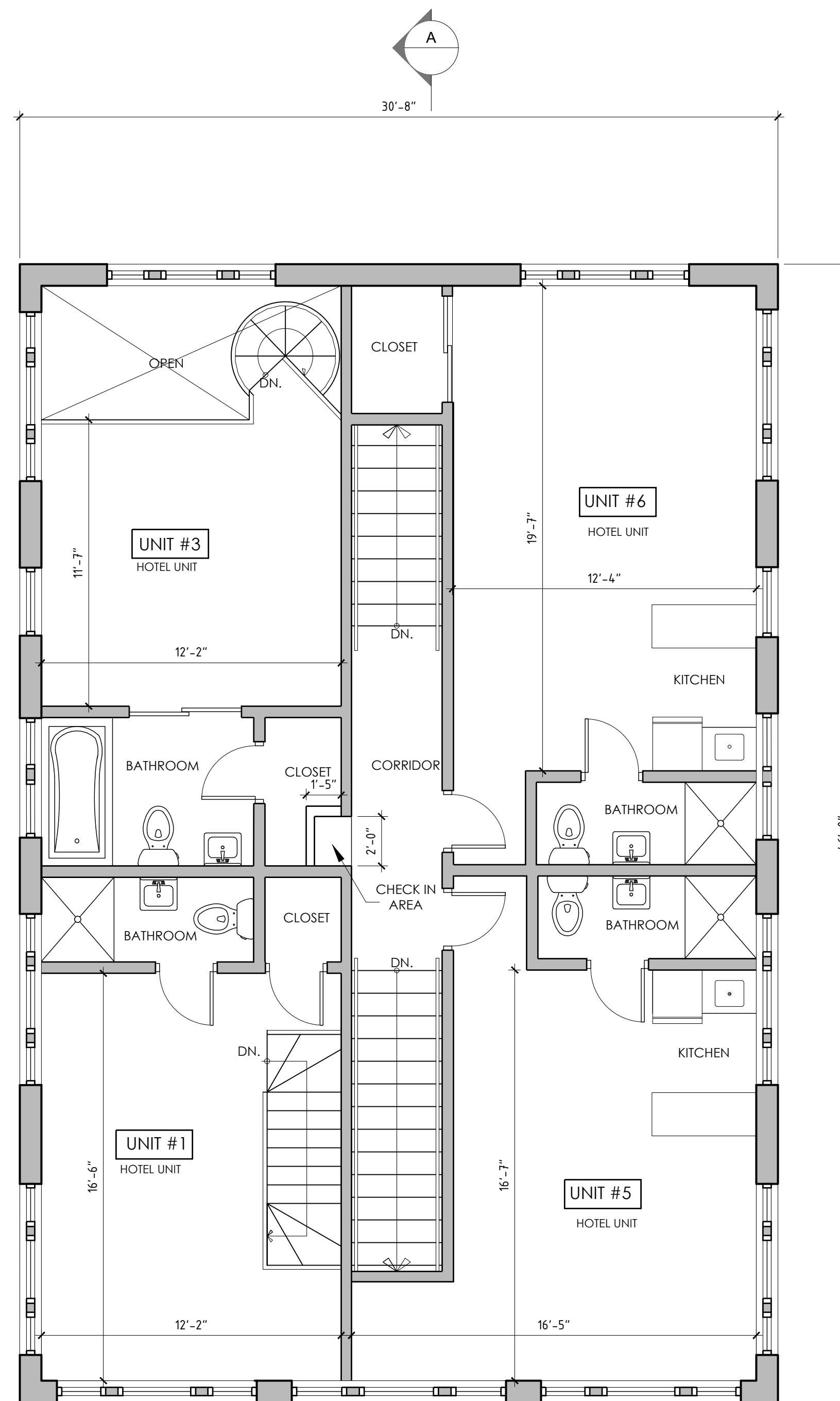
08 - DEMOLITION PLANS

OWNER
 APPLICANT - ALL CORNERS
 CONDOMINIUM
 ASSOCIATION INC.

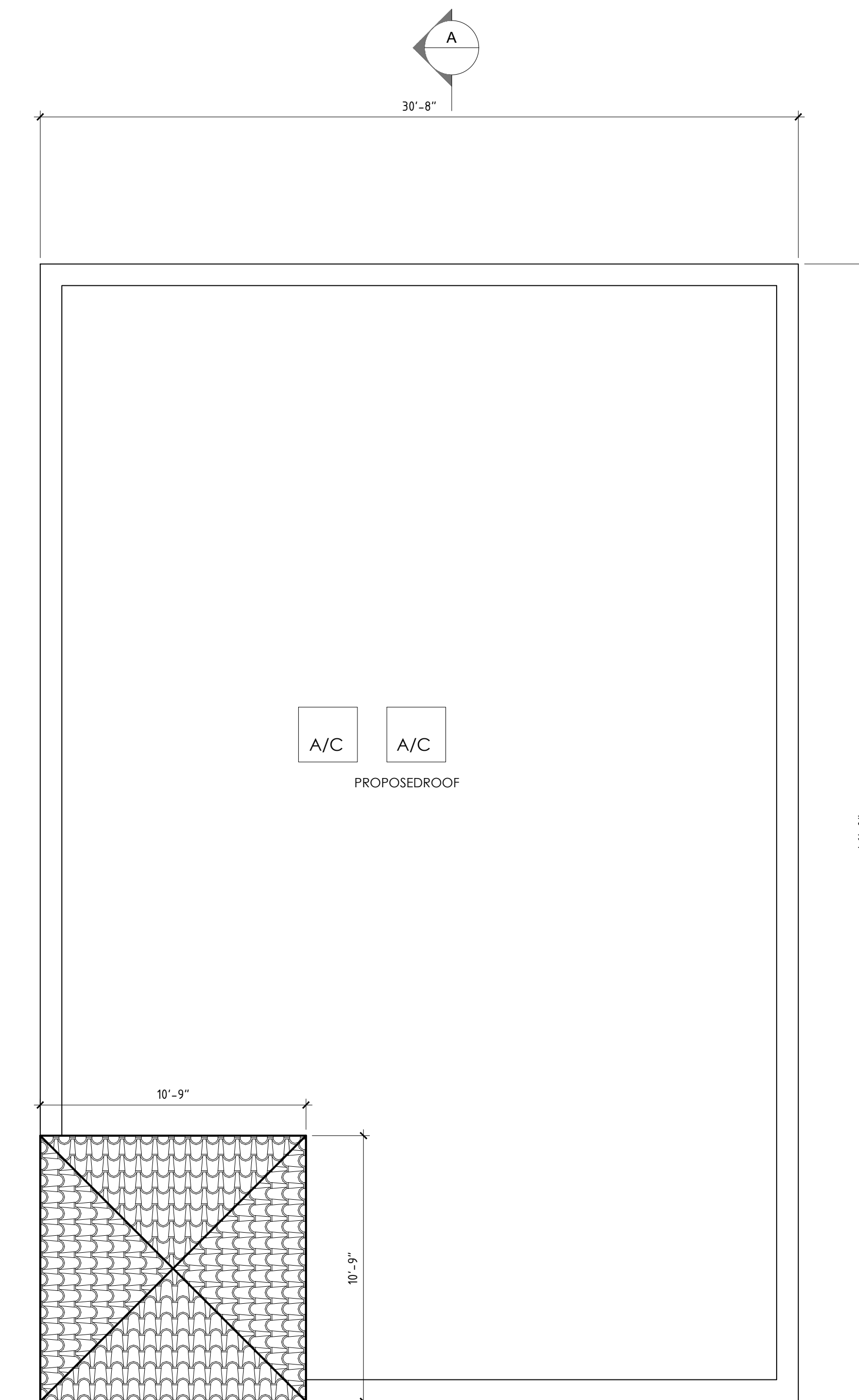
DNB
 DESIGN GROUP
 2020 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33134
 MAIN: 305.444.5545
 FAX: 305.444.5509



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

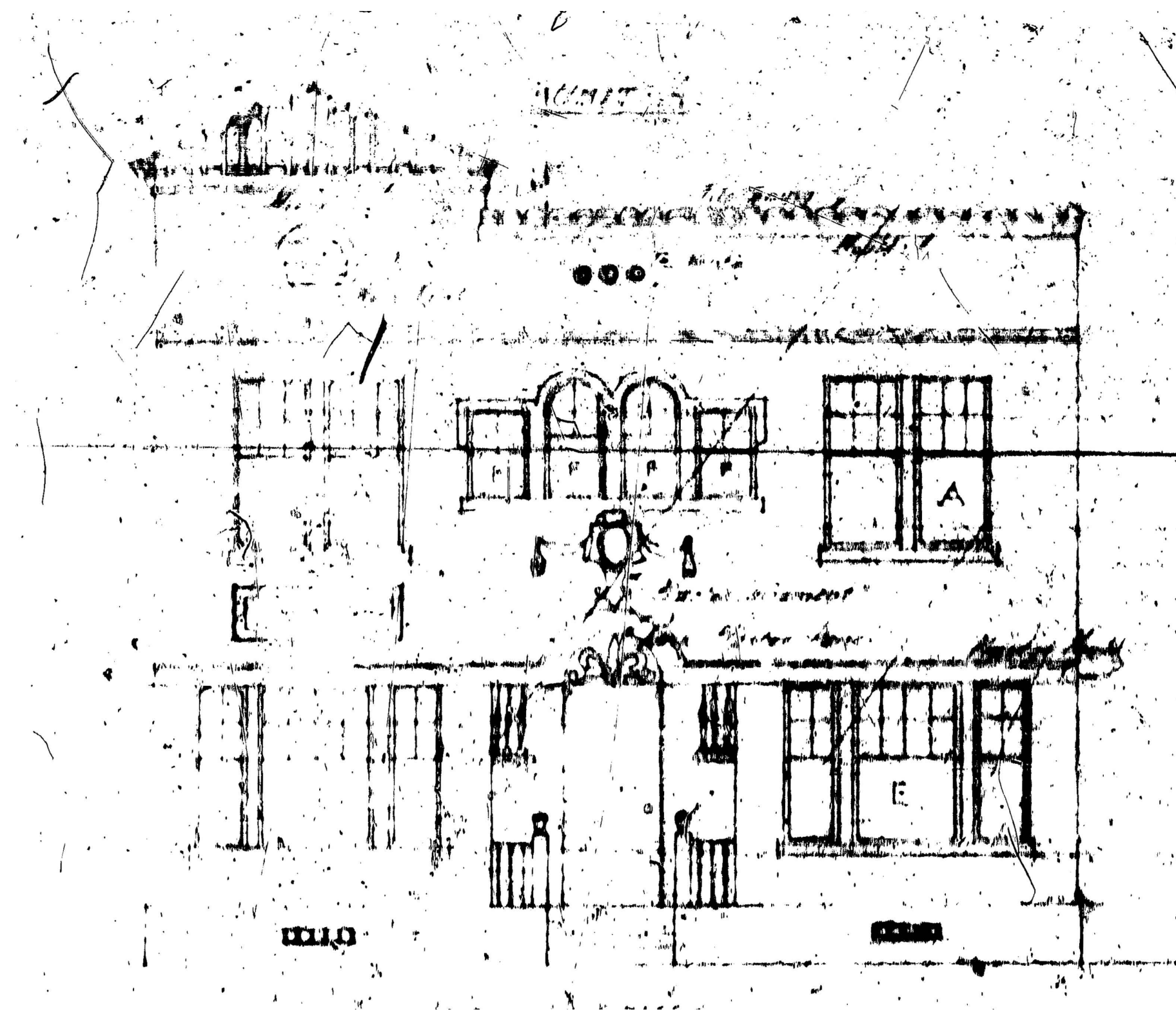
739 SECOND STREET
 MIAMI BEACH, FLORIDA 33139

09 - PROPOSED PLANS

OWNER
 APPLICANT - ALL CORNERS
 CONDOMINIUM
 ASSOCIATION INC.



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



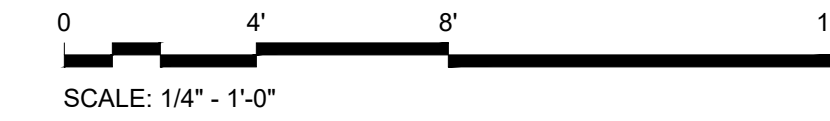
MICROFILM SOUTH ELEVATION



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

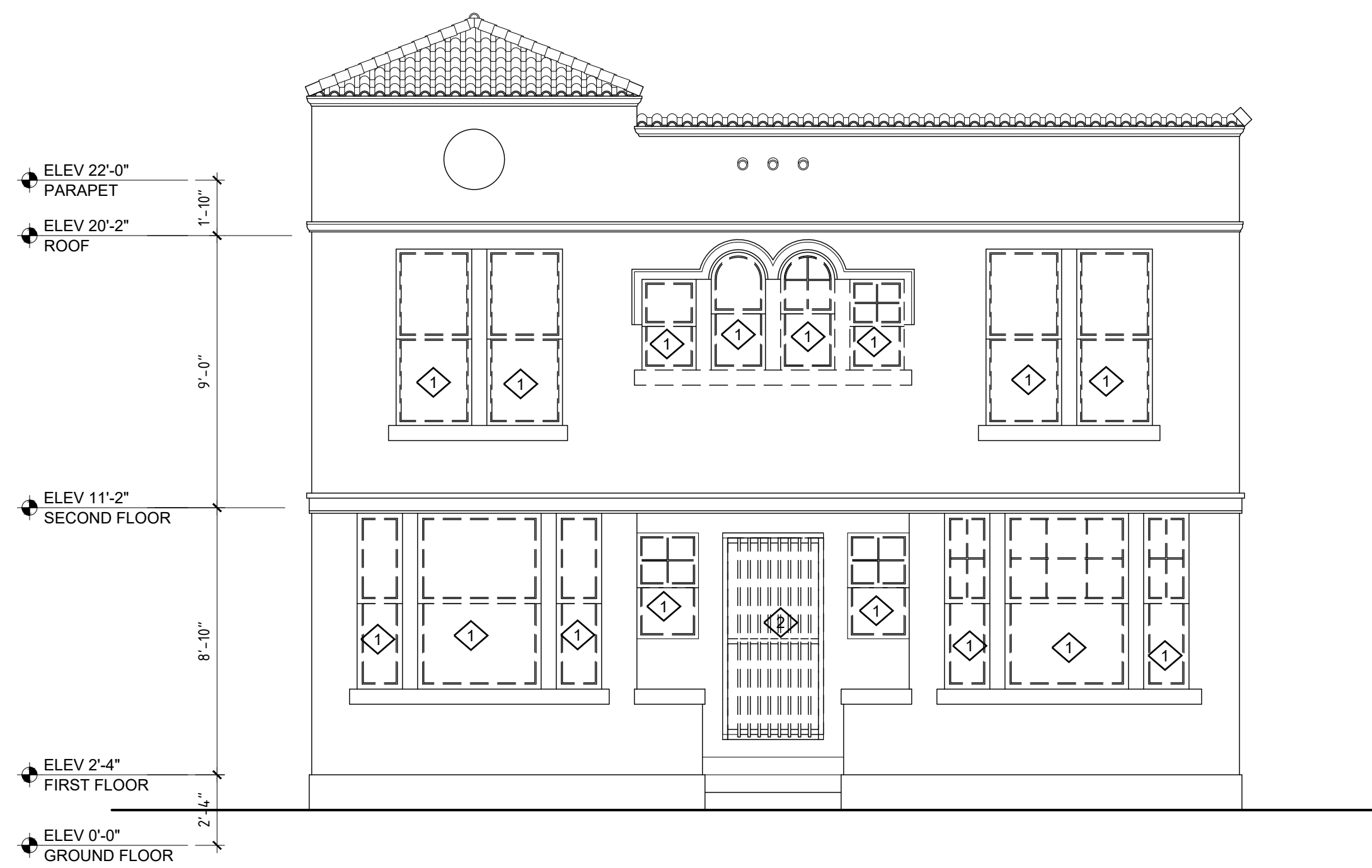


EXISTING SOUTH ELEVATION

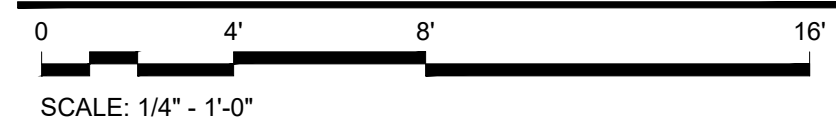


SCALE: 1/4" = 1'-0"

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



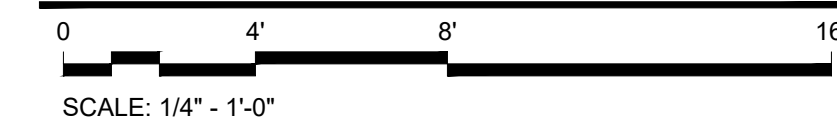
PARTIAL DEMOLITION SOUTH ELEVATION



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

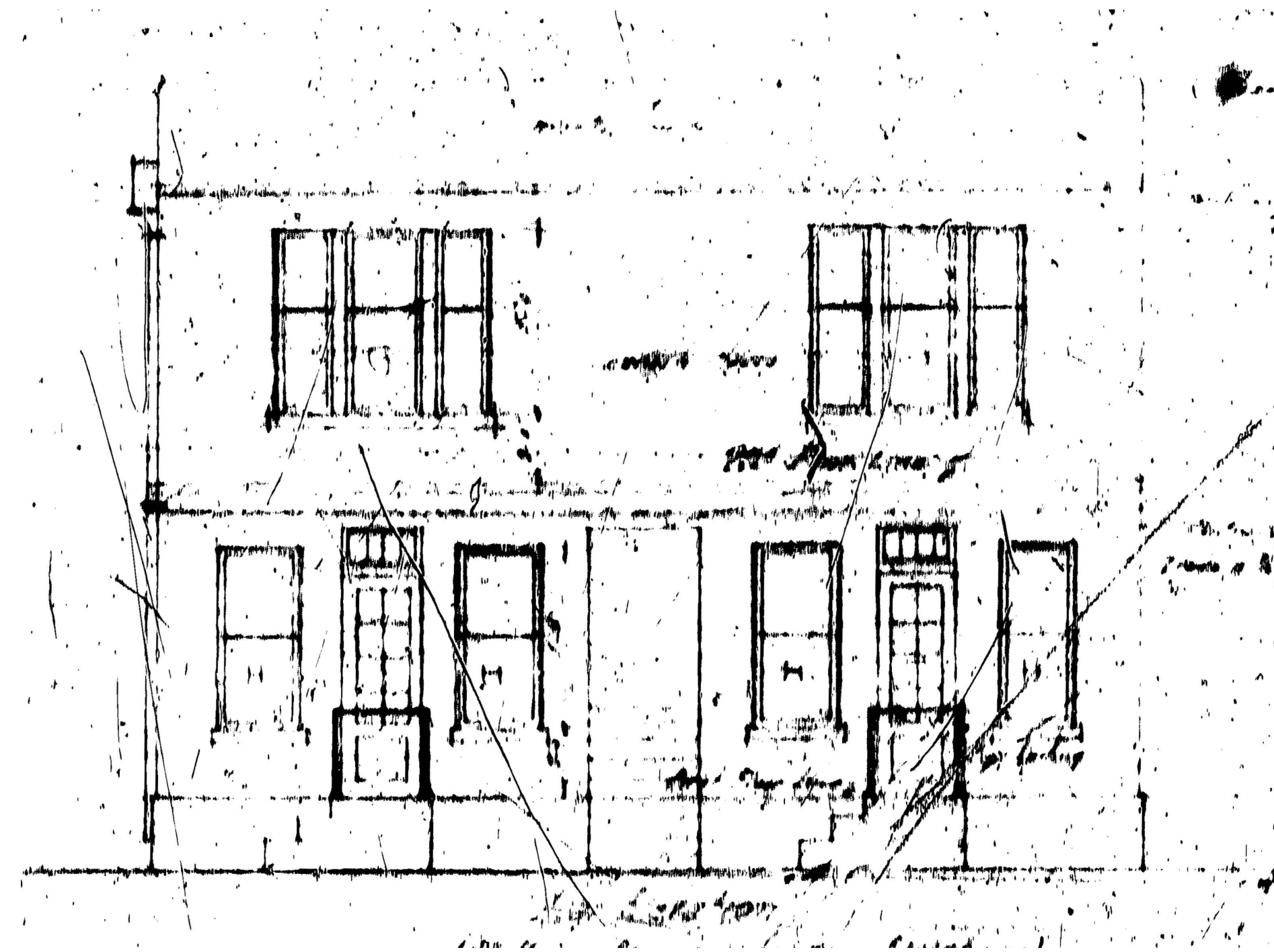
739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

10 - SOUTH ELEVATION

OWNER
APPLICANT - ALL CORNERS
CONDOMINIUM
ASSOCIATION INC.

DNB
DESIGN GROUP

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



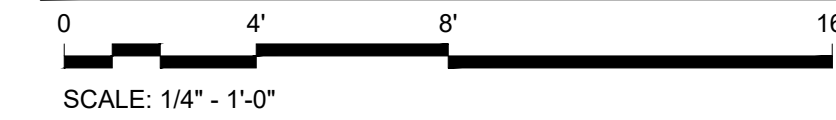
MICROFILM NORTH ELEVATION



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

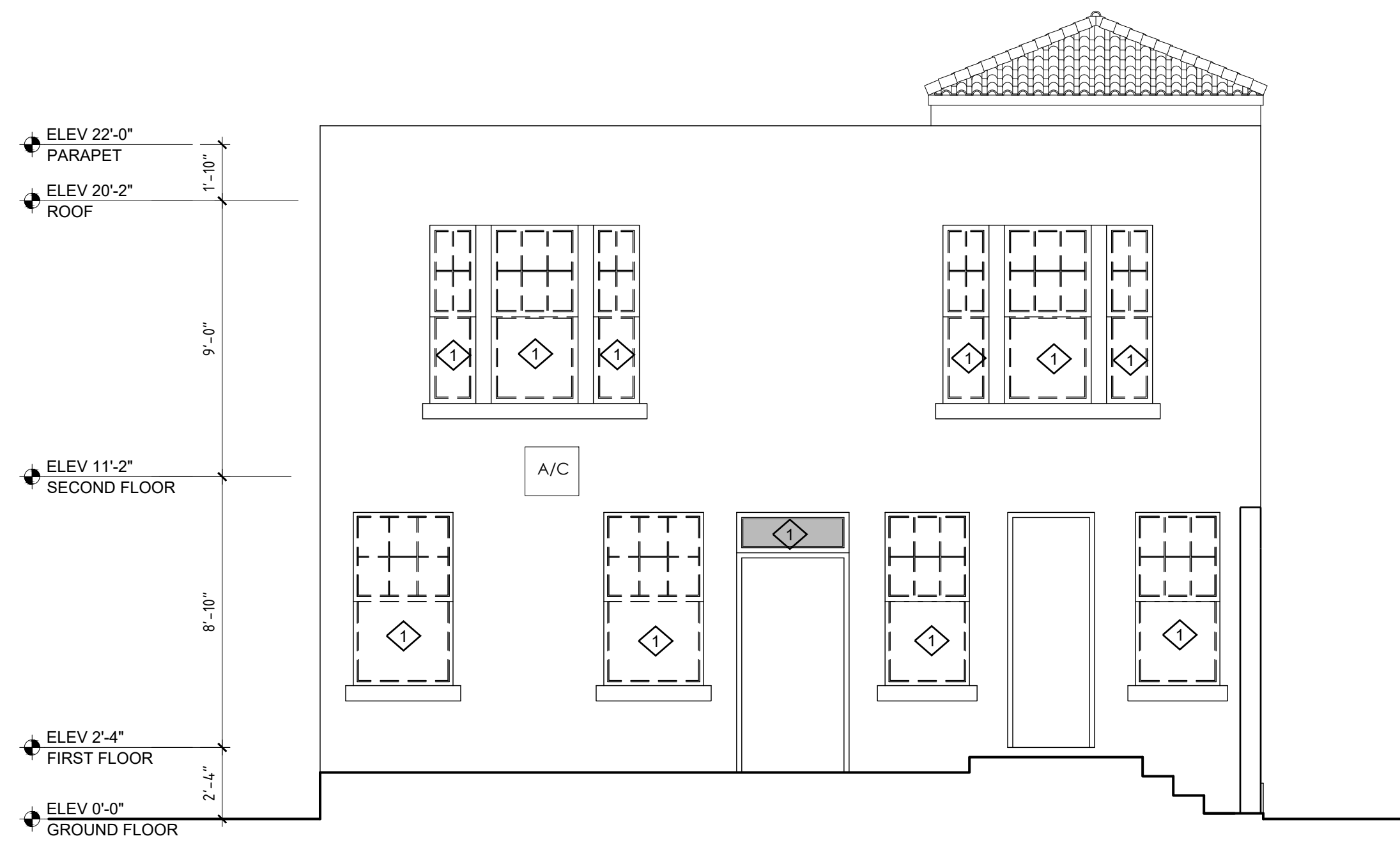


EXISTING NORTH ELEVATION

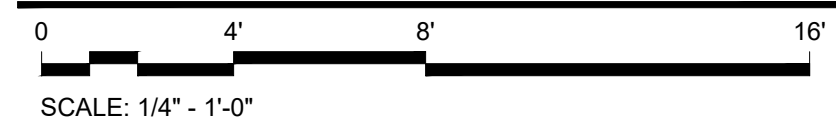


SCALE: 1/4" = 1'-0"

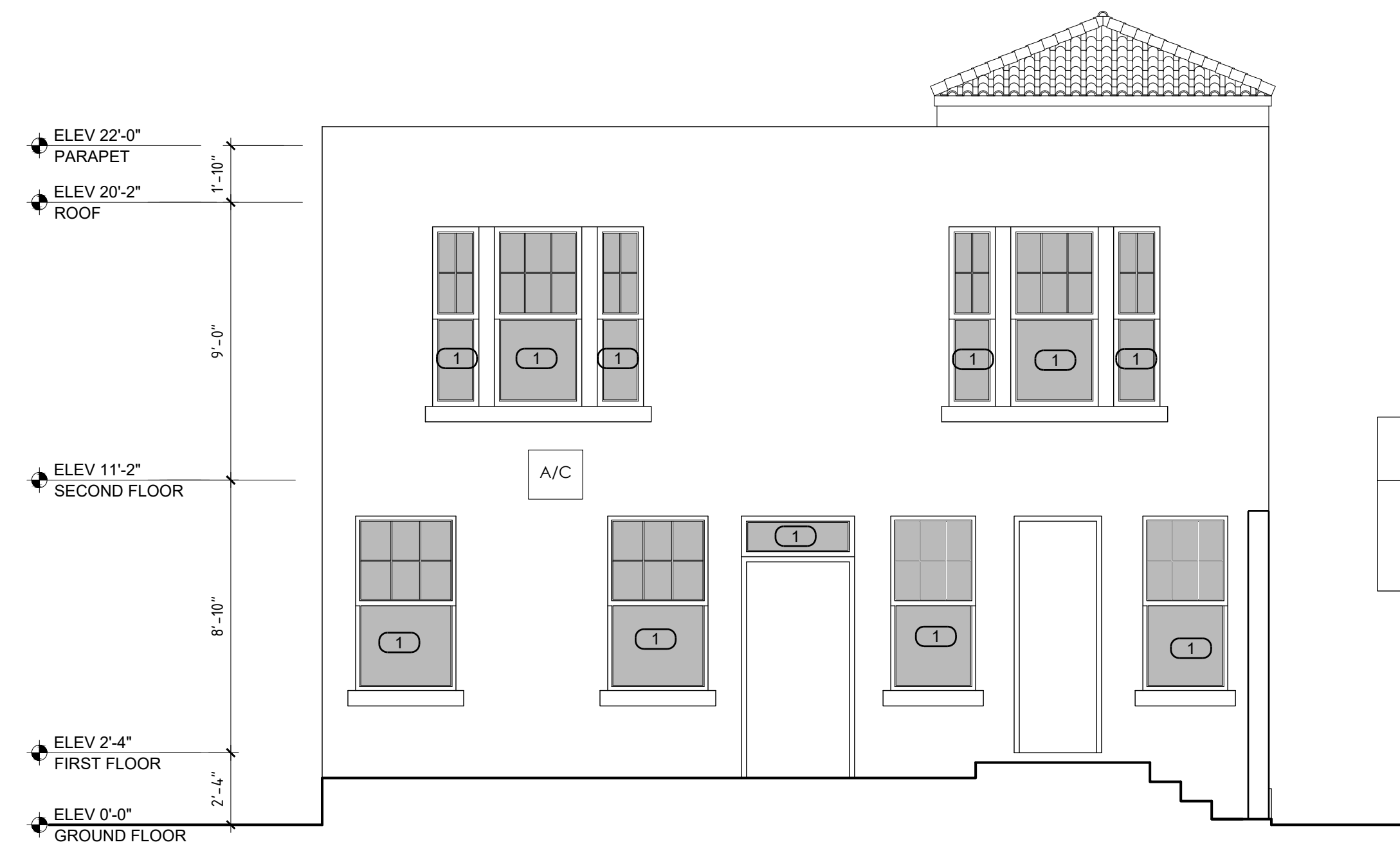
DEMOLITION KEYNOTES	
	EXISTING WINDOW TO BE REMOVED



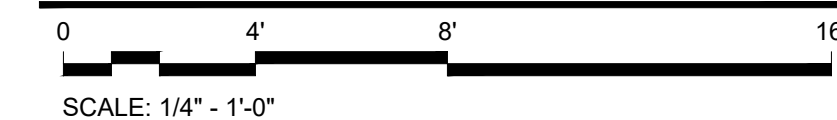
PARTIAL DEMOLITION NORTH ELEVATION



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



PROPOSED NORTH ELEVATION



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

ELEVATION LEGEND	
	NEW IMPACT RESISTANT WINDOWS

SOFI HOTEL

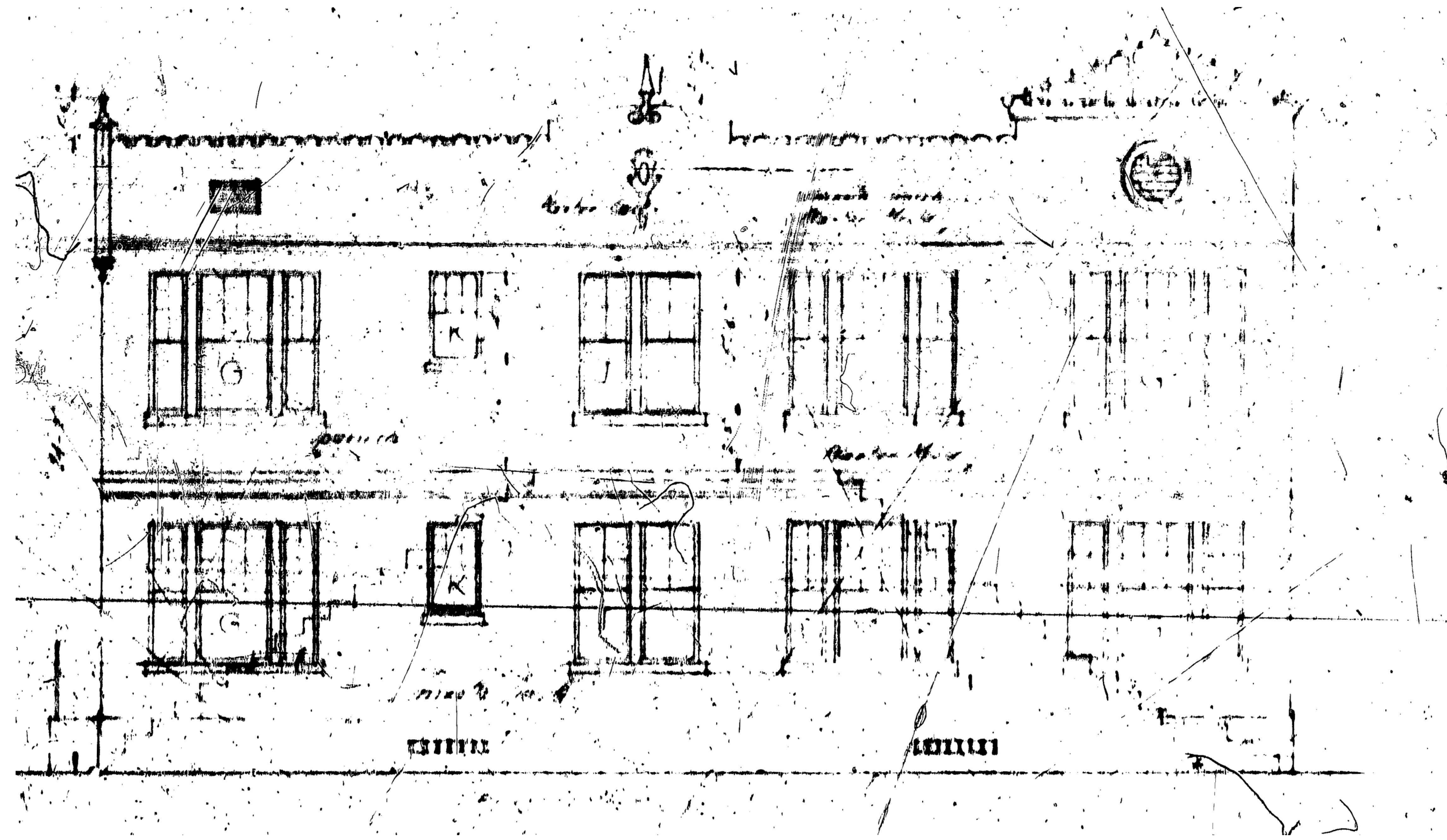
739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

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



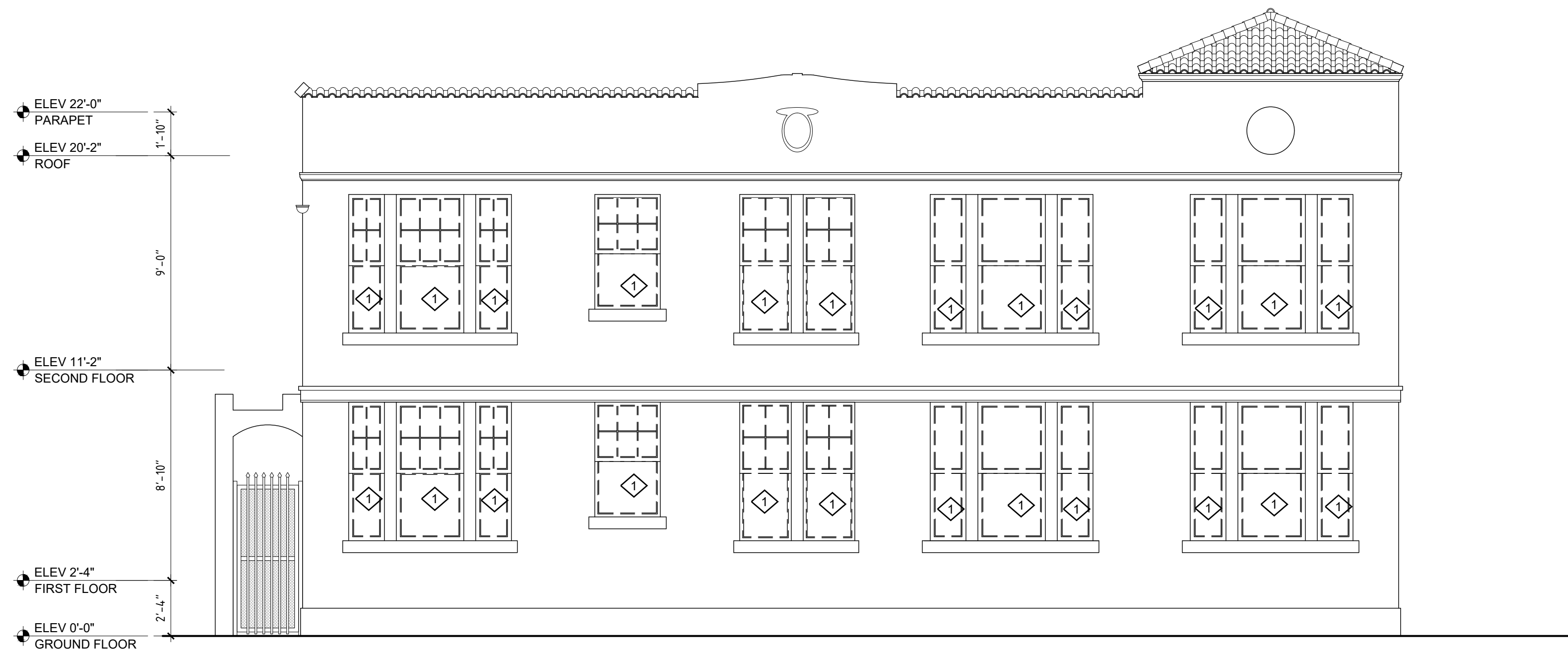
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION



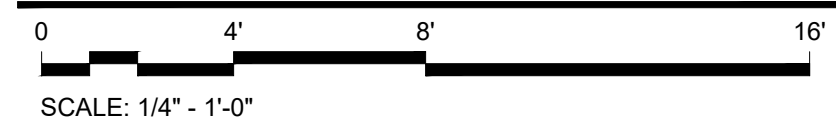
SCALE: 1/4" = 1'-0"



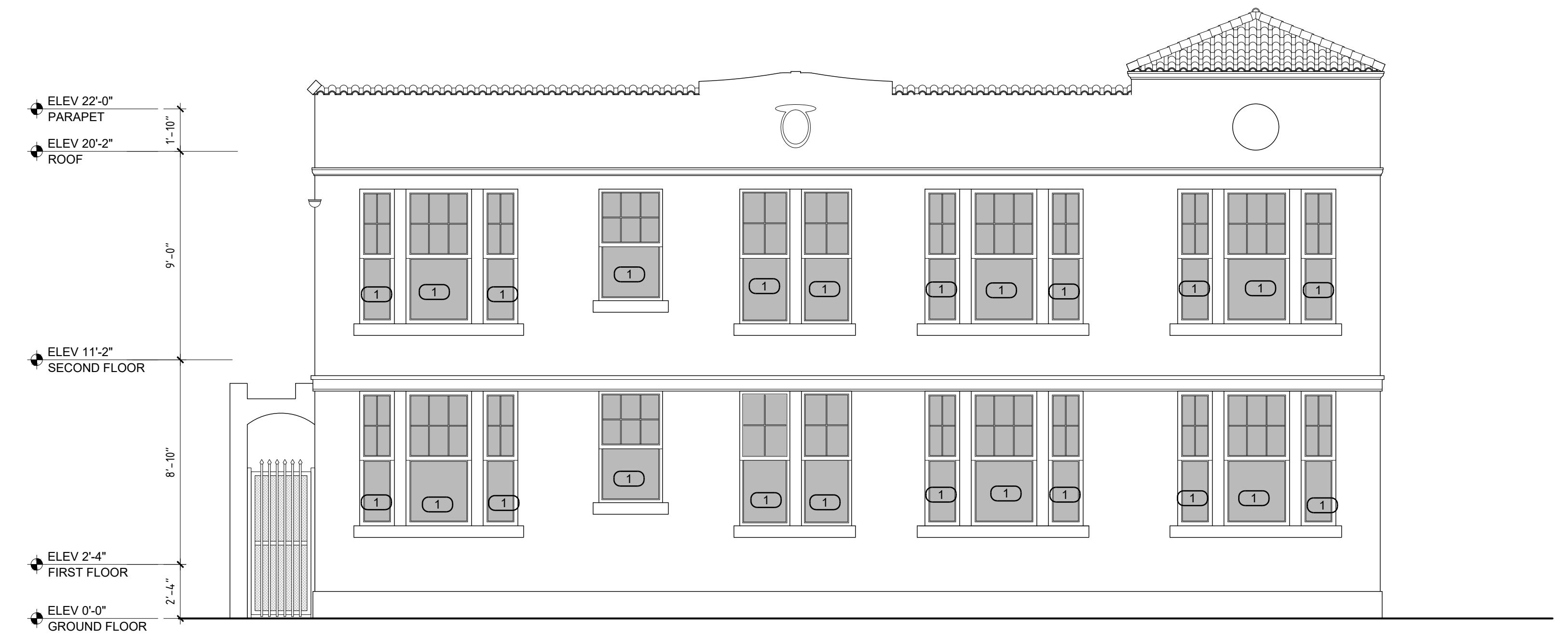
- ELEV 22'-0" PARAPET
- ELEV 20'-2" ROOF
- 9'-0"
- ELEV 11'-2" SECOND FLOOR
- 8'-10"
- ELEV 2'-4" FIRST FLOOR
- 2'-4"
- ELEV 0'-0" GROUND FLOOR

DEMOLITION KEYNOTES	
◊	EXISTING WINDOW TO BE REMOVED

PARTIAL DEMOLITION WEST ELEVATION



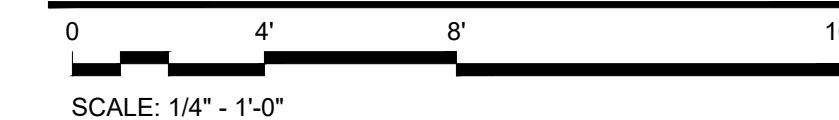
SCALE: 1/4" = 1'-0"



- ELEV 22'-0" PARAPET
- ELEV 20'-2" ROOF
- 9'-0"
- ELEV 11'-2" SECOND FLOOR
- 8'-10"
- ELEV 2'-4" FIRST FLOOR
- 2'-4"
- ELEV 0'-0" GROUND FLOOR

ELEVATION LEGEND	
①	NEW IMPACT RESISTANT WINDOWS

PROPOSED WEST ELEVATION



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

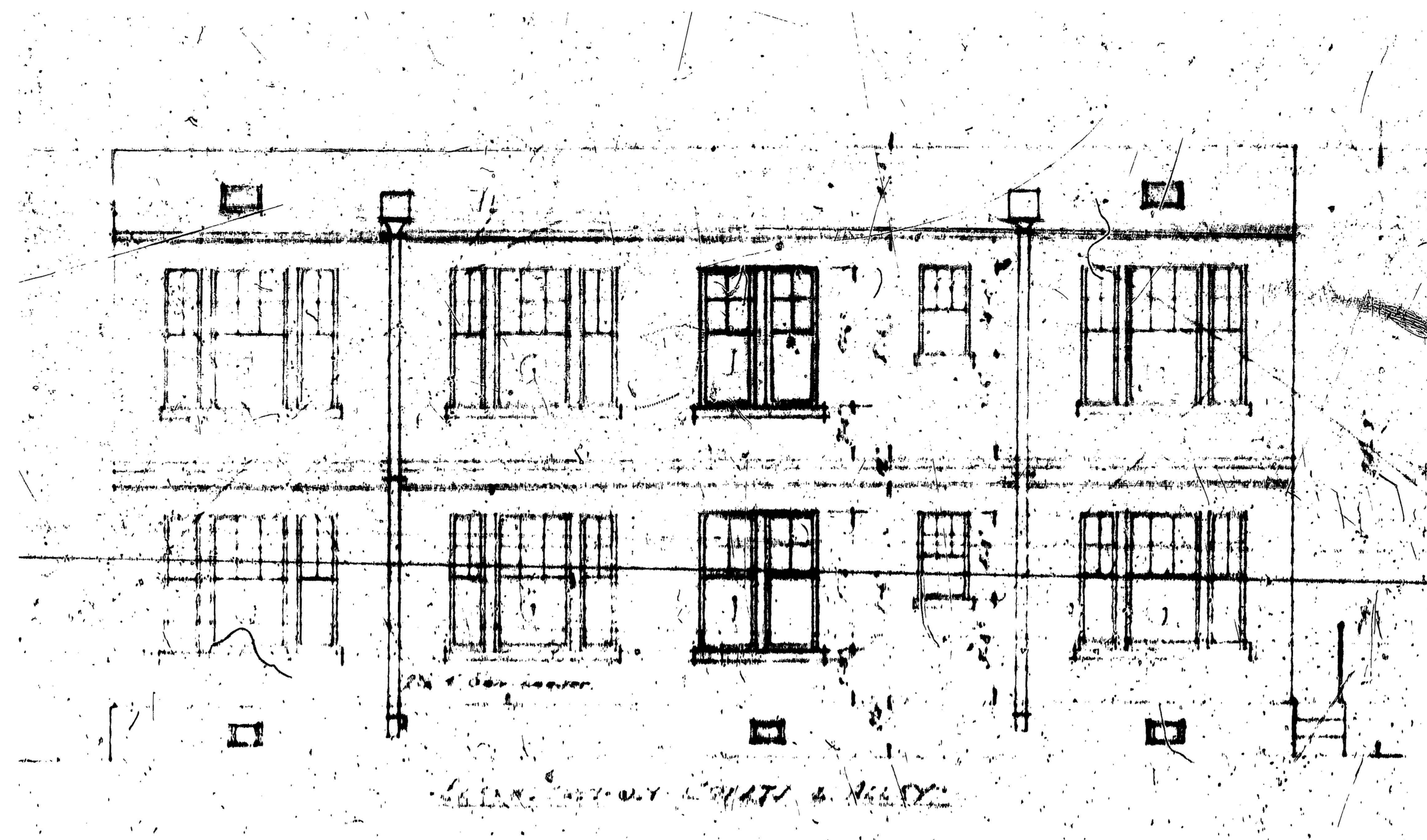
SOFI HOTEL

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
FAX: 305.444.5509



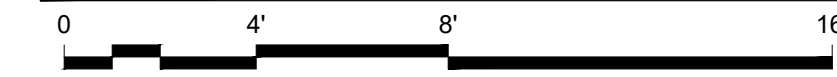
MICROFILM EAST ELEVATION



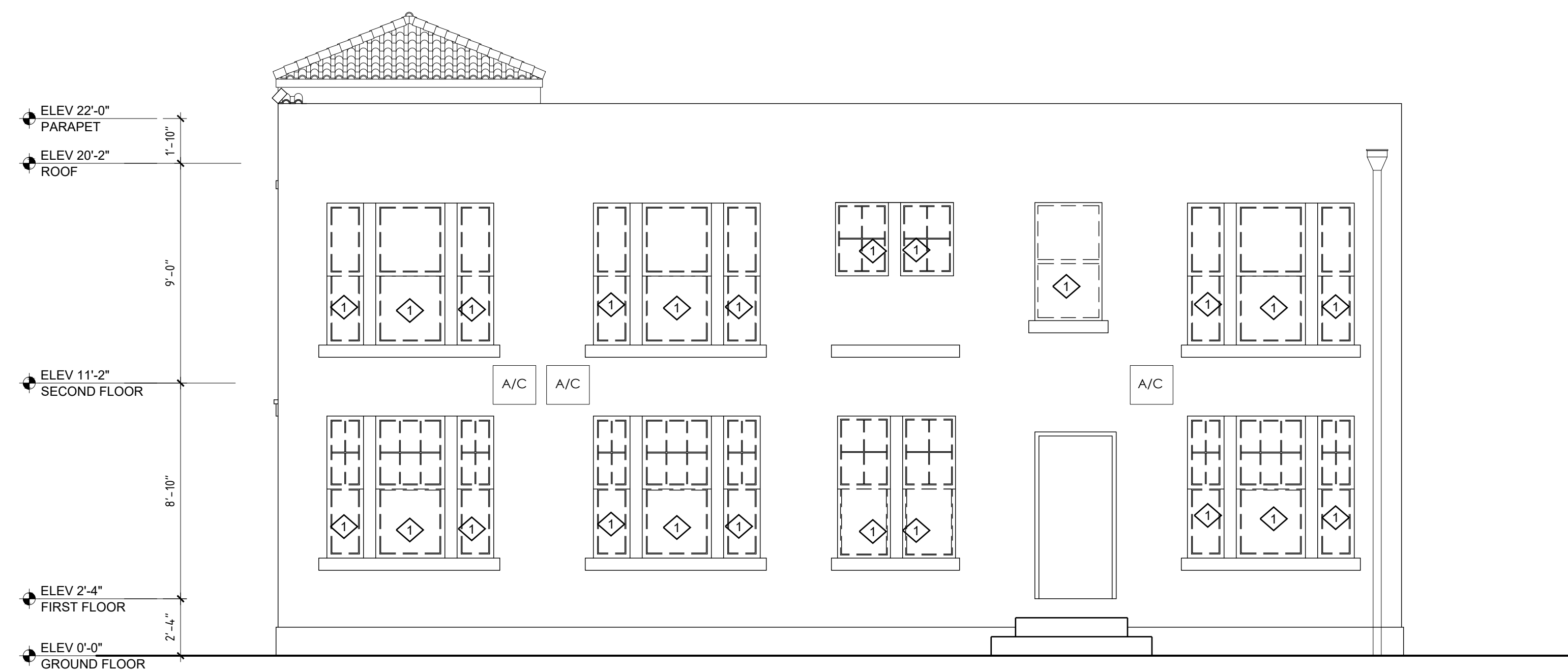
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION



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



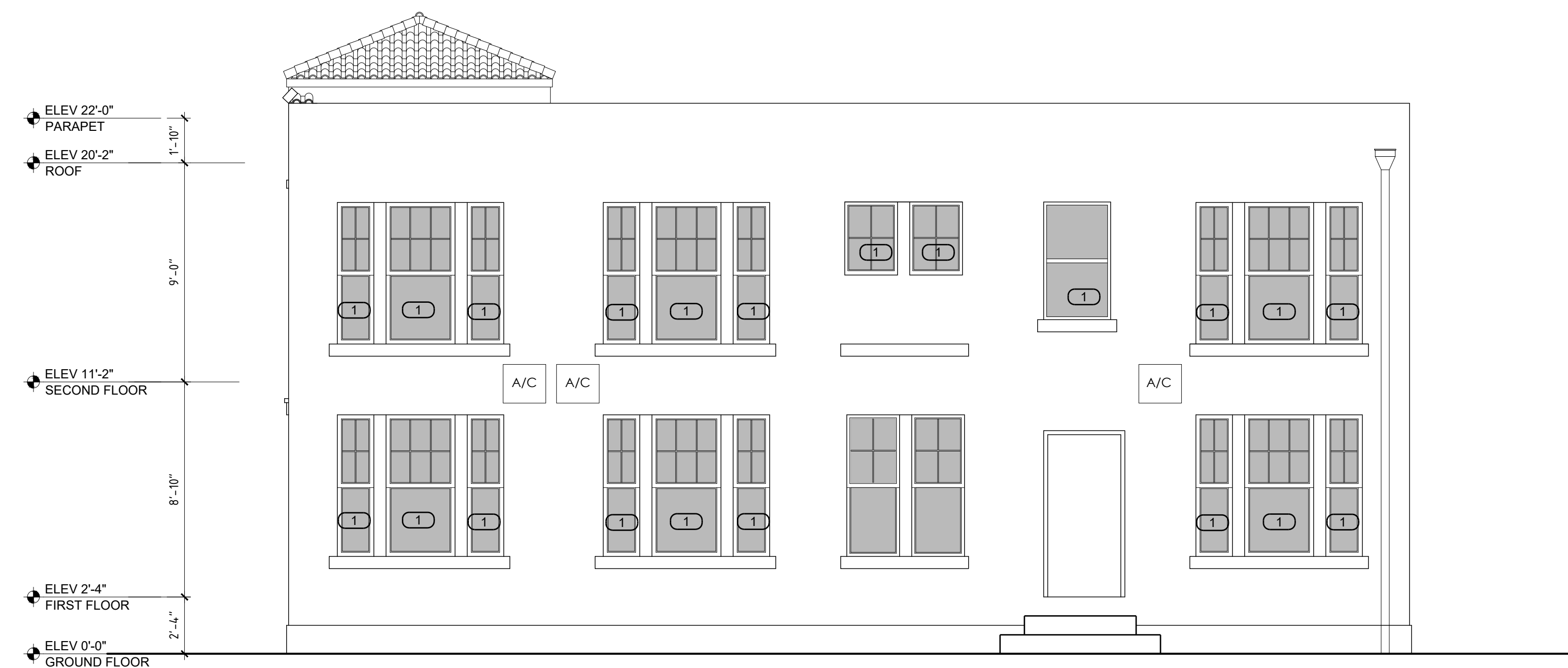
DEMOLITION KEYNOTES

◇ EXISTING WINDOW TO BE REMOVED

PARTIAL DEMOLITION EAST ELEVATION



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



PROPOSED EAST ELEVATION



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

ELEVATION LEGEND

① NEW IMPACT RESISTANT WINDOWS

SOFI HOTEL

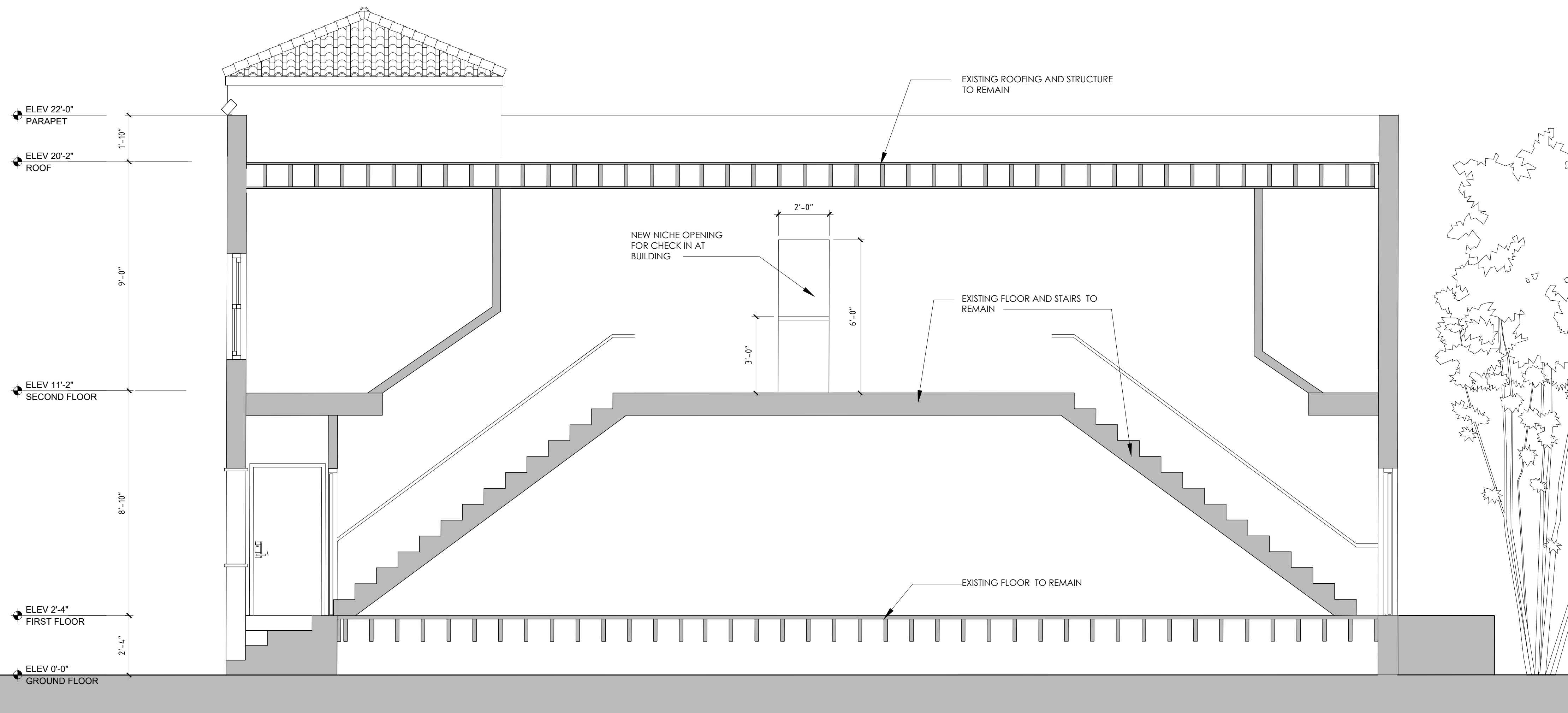
739 SECOND STREET
MIAMI BEACH, FLORIDA 33139

13 - EAST ELEVATION

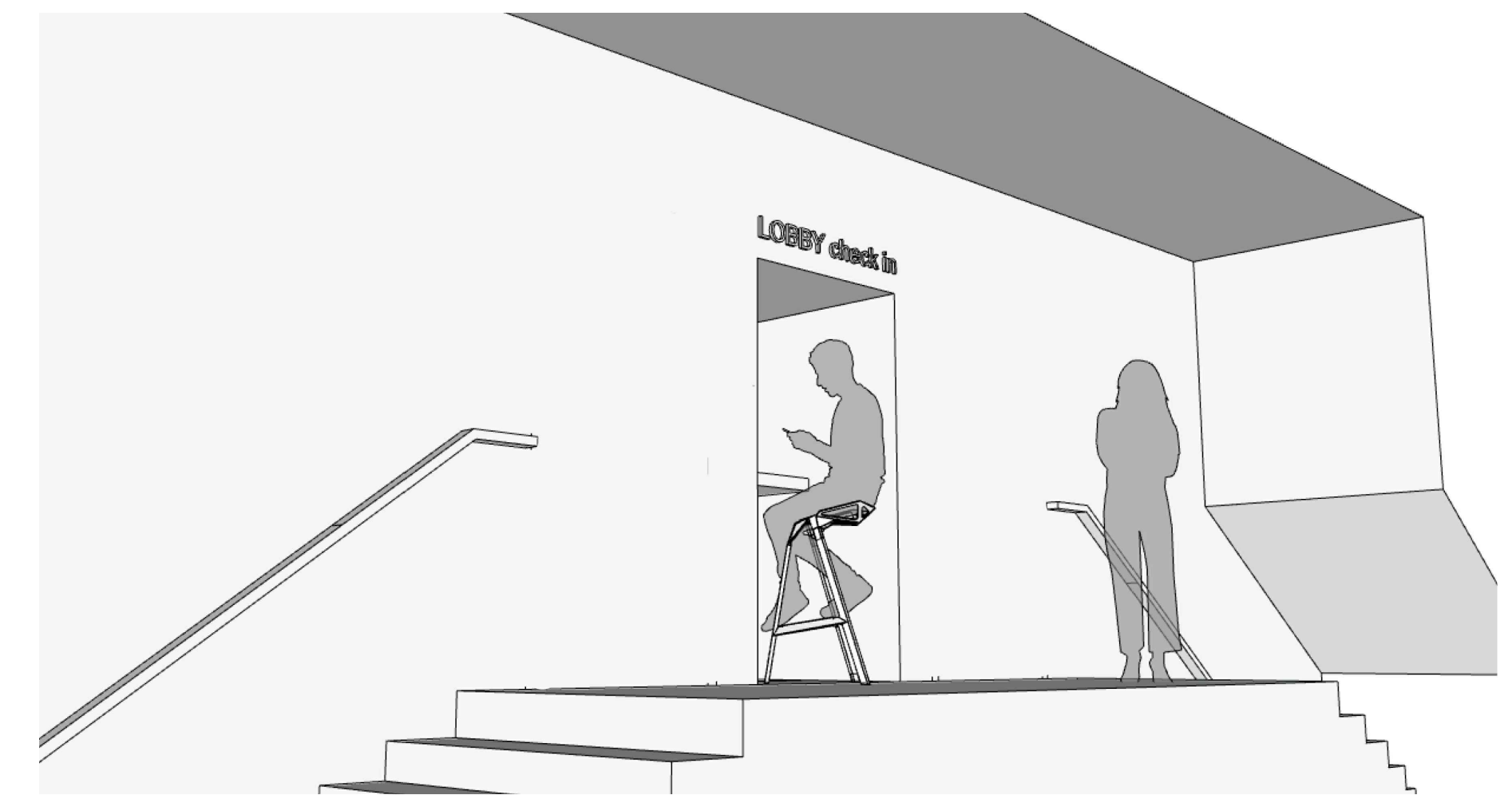
OWNER
APPLICANT - ALL CORNERS
CONDOMINIUM
ASSOCIATION INC.

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
 CORAL GABLES, FLORIDA 33134
 MAIN: 305.444.5545
 FAX: 305.444.5509