




ARCHITECTURE INTERIOR DESIGN PLANNING

MEMORANDUM

To: Florida Building Commission

Cc: Adam Hyatt – 235 Washington Holdings, LLC

From: Carlos Aguayo 

Date: July 2, 2020

Re: SoBe Hostel at 235 Washington Avenue, Miami Beach, Florida 33139
Accessibility Waiver Request

The purpose of this document is to provide an explanation from the design professional as to the specific reasons for the Request for Waiver ("Waiver") of accessibility requirements from the Florida Building Commission ("FBC") for the SoBe Hostel, located at 235 Washington Avenue in the City of Miami Beach, Florida. The SoBe Hostel is a 2-story Art Deco contributing structure built in 1938 located in the Ocean Beach District of South Beach. The Waiver is being requested for limited access to the public men and women restrooms located at the upper lobby reception. The access to these existing restrooms which already are built in compliance with ADA but are located 30" above the lower lobby entrance to the Hostel. The historical uniqueness of the Hostel is the street level lounge bar lobby which has access via four (4) steps to the upper lobby reception and guestrooms. The rear of the buildings ground floor is used for egress with stairs leading to the public right-of-way on Collins Court alleyway. Refer to the site and floor plans made part of this memo.

The applicant is in the process of renovating the existing interior finishes of the guestrooms, men and women gang bathrooms serving the guests and the public spaces. The City of Miami Beach Building Department has indicated that a waiver from Americans With Disabilities Act (ADA) vertical accessibility standards, and specifically from Florida Accessibility Code Section 201.1, must be issued by the FBC for this limited access to the public men and women restrooms.

Based on the building conditions described with proposed renovation the applicant is requesting a waiver for compliance with the FAC vertical accessibility requirements that are not mandated by ADA as they present a historical, economical and feasibility hardship. The applicant has considered two (2) alternative scenarios to achieve compliance, which concluded in determining the hardship.

In the first scenario, the use of a chair lift riding over the existing steps up to the lobby reception which would negatively impact the egress width of the stair and deter the appearance of street level lounge bar seating area.

In the second scenario, a ramp would be constructed to replace the four (4) steps. This would require a switch-back type 30'-0" long ramp (1" per 12" or 8.3% slope) which would again affect the uniqueness of the bar lounge and elevated reception lobby area affecting seating.

We respectfully request your consideration for this limited access to the existing public restrooms to the upper lobby to remain as is.

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT

Tel: 305-673-7550, Fax: 305-673-7559

June 22, 2020

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers, Operations Consultant
Florida Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399

RE: 235 Washington Avenue, Miami Beach, Florida

Dear Mr. Sellers and Members of the Commission and Council:

I am writing in reference to the above noted structure. Pursuant to the Miami Beach Historic Properties Database, the existing building located at 235 Washington Avenue is classified as 'Contributing' within the Ocean Beach Local Historic District.

The building was constructed in 1938 and designed by architect B. Kingston Hall, in the Art Deco style of architecture. The exterior of the subject structure retains a high degree of historic and architectural integrity. While the design of the lobby has been altered over time, the original terrazzo flooring remains.

Sincerely,



Debbie Tackett
Chief of Historic Preservation

INTERIOR FINISH CLASSIFICATION REQUIREMENTS

INTERIOR WALL OR CEILING FINISH REQUIREMENTS

THE FFPC 6TH EDITION REQUIRES THAT NEW INTERIOR FINISHES TO BE IN ACCORDANCE WITH SECTION 31.3.3.2 OF THE FFPC 6TH EDITION. INTERIOR WALL AND CEILING FINISHES CLASSIFIED IN ACCORDANCE WITH SECTION 10.2 ARE PERMITTED AS FOLLOWS:

- EXIT ENCLOSURES - CLASS A (SPRINKLER REDUCTION - CLASS A OR B)
- LOBBIES AND CORRIDORS - CLASS A OR CLASS B (SPRINKLER REDUCTION - CLASS A, B OR C)
- OTHER SPACES - CLASS A, CLASS B, OR CLASS C

SECTION 10.2.3 OF THE FFPC REQUIRES MATERIALS FOR INTERIOR WALL OR CEILING TO BE TESTED AND CLASSIFIED IN ACCORDANCE WITH:

- NFPA 255, STANDARD METHOD OF TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIAL
- ASTM E 84, STAND TEST METHOD SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS
- UL 723, STANDARD FOR TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.

ADDITIONALLY, SECTION 10.2.3.2 ALLOWS MATERIAL TO BE TESTED IN ACCORDANCE WITH NFPA 286, STANDARDS OF FIRE TEST FOR EVALUATING CONTRIBUTION OF WALL AND CEILING INTERIOR FINISH TO ROOM FIRE GROWTH, AND MEET THE REQUIREMENTS OF SECTION 10.2.3.7.2 WHEN FINISH IS REQUIRED TO BE A CLASS A RATING. INTERIOR FINISHES TESTED IN ACCORDANCE WITH NFPA 255, NFPA 286, ASTM E 84, AND UL 723 ARE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD AND SMOKE DEVELOPMENT AS INDICATED BELOW:

- CLASS A**
 - FLAME SPREAD, 0-25
 - SMOKE DEVELOPMENT, 0-450
 - NO CONTINUED PROPAGATION OF FIRE IN ANY ELEMENT THEREOF WHEN SO TESTED

- CLASS B**
 - FLAME SPREAD, 26-75
 - SMOKE DEVELOPMENT, 0-450

- CLASS C**
 - FLAME SPREAD, 76-200
 - SMOKE DEVELOPMENT, 0-450

CERTAIN FINISHES ARE ALSO REQUIRED BY SECTION 10.2.3.7.1 AND SECTION 10.2.3.7.2 OF THE FFPC TO UNDERGO ADDITIONAL TESTING. SECTION 10.2.3.7.1 OF THE FFPC REQUIRES FINISHES TO BE TESTED AND PASS USING METHOD B OF NFPA 265, STANDARD METHODS OF FIRE TESTS FOR EVALUATING ROOM FIRE GROWTH CONTRIBUTION OF TEXTILE COVERINGS ON FULL HEIGHT PANELS AND WALLS. SECTION 10.2.3.7.2 OF THE FFPC REQUIRES FINISHED TO BE TESTED AND PASS USING NFPA 286.

INTERIOR FLOOR FINISHES REQUIREMENTS

THE FFPC REQUIRES THAT NEW INTERIOR FLOOR FINISHED BE IN ACCORDANCE WITH SECTION 31.3.3.3. INTERIOR FLOOR FINISHES CLASSIFIED IN ACCORDANCE WITH SECTION 10.2 ARE NOT PERMITTED TO BE LESS THAN A CLASS II INTERIOR FLOOR FINISH. THE FFPC SECTION 10.2.7.1 REQUIRES THAT CARPET AND CARPET-LIKE INTERIOR FLOOR FINISHES COMPLY WITH ASTM D 2899, STANDARD TEST METHOD FOR IGNITION CHARACTERISTICS OF FINISHED TEXTILE FLOOR COVERING MATERIALS. ALL OTHER INTERIOR FLOOR FINISHES ARE REQUIRED BY FFPC, SECTION 10.2.7.3 TO BE TESTED IN ACCORDANCE WITH NFPA 253, STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE¹. INTERIOR FLOOR FINISHES TESTED IN ACCORDANCE WITH NFPA 253 MUST BE CLASSIFIED AS IN ACCORDANCE WITH FFPC, SECTION 10.2.7.4 AS INDICATED BELOW:

- CLASS I INTERIOR FLOOR FINISH**
 - IGNITION BY A RADIANT FLUX NOT LESS THAN 0.45 W / CM²

- CLASS II INTERIOR FLOOR FINISH**
 - IGNITION BY A RADIANT FLUX NOT LESS THAN 0.22 W /CM² BUT LESS THAN 0.45 W/CM²

INTERIOR CONTENTS AND FURNISHING REQUIREMENTS

SECTION 31.7.2 OF THE FFPC 6TH EDITION REQUIRE CONTENTS AND FURNISHING TO COMPLY WITH SECTION 10.3 OF THE FFPC 6TH EDITION. WHILE NOT REQUIRED, A NUMBER OF FURNISHING HAVE BEEN PROVIDED WITH FLAME-SPREAD RATINGS IN EXCESS OF MINIMUM CODE REQUIREMENTS AND ARE IDENTIFIED IN THIS REVIEW LETTER. IF IT WERE APPLICABLE, SECTION 10.3.2.1 OF THE FFPC 6TH EDITION REQUIRES THAT NEWLY INTRODUCED UPHOLSTERED COMPONENTS TO MEET THE REQUIREMENTS FOR CLASS I WHEN TESTED IN ACCORDANCE WITH NFPA 260, STANDARD METHODS OF TEST AND CLASSIFICATION SYSTEM FOR CIGARETTE IGNITION RESISTANCE OF COMPONENTS OF UPHOLSTERED FURNITURE, OR WITH ASTM E 1363, STANDARD TEST METHODS FOR CIGARETTE IGNITION RESISTANCE OF COMPONENTS OF UPHOLSTERED FURNITURE. NEW DRAPERIES, CURTAINS AND OTHER SIMILARLY LOOSELY HANGING FURNISHING AND DECORATIONS BE FLAME RESISTANCE AS DEMONSTRATED BY TESTING IN ACCORDANCE WITH NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS.



LOCATION MAP
NOT TO SCALE



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LOCATION PLAN

N.T.S.

LEGAL DESCRIPTION:

LOT 13, BLOCK 8 OF OCEAN BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 02--4203--003--1070

GENERAL CONSTRUCTION NOTES

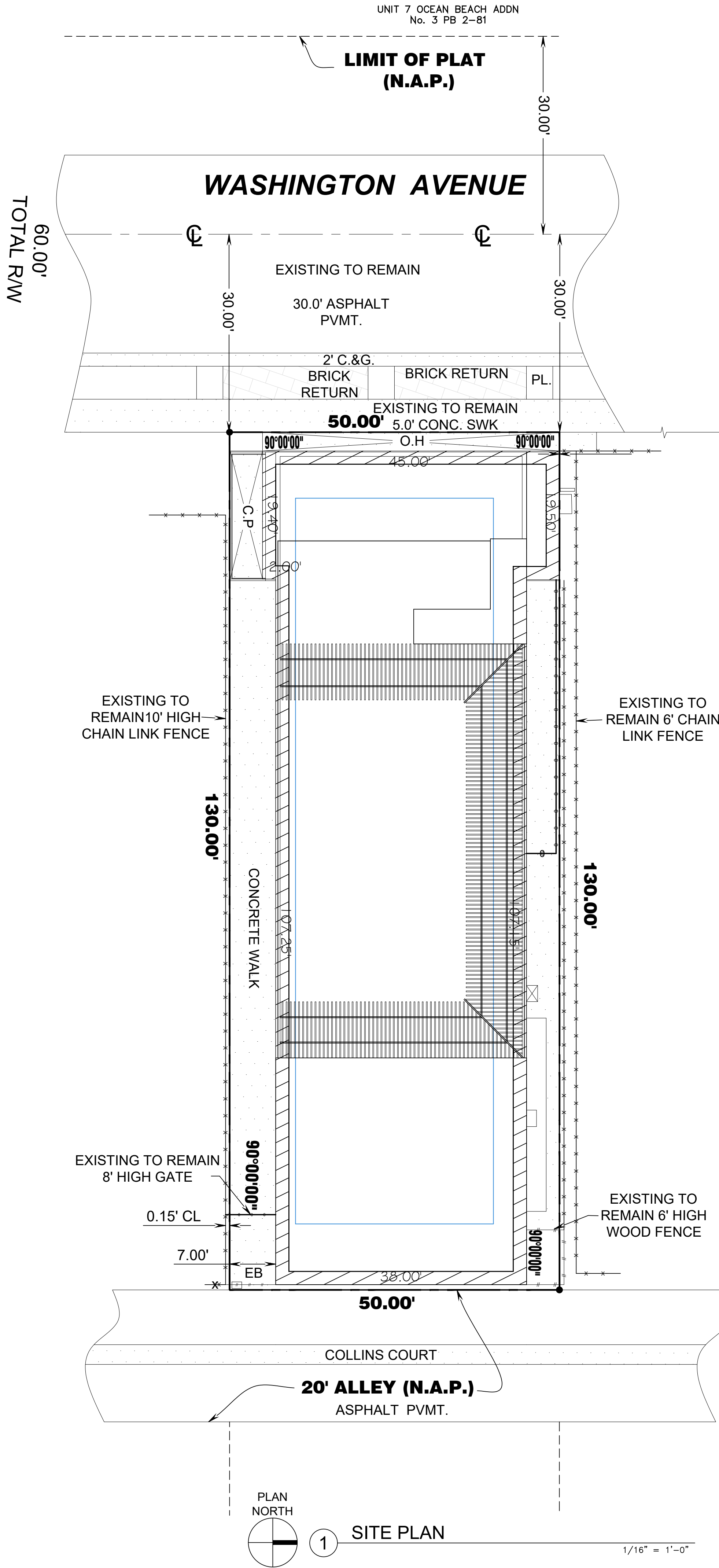
- THE SEQUENCE OF OPERATIONS AND PLACES OF COMMENCEMENT OF THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR IN ORDER TO MEET THE REQUIREMENTS OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.
- QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AND BE INSURED TO MEET THE REQUIREMENTS OF MIAMI DADE COUNTY AND THE CITY OF MIAMI BEACH
- THE REMOVAL OF ALL TEMPORARY INSTALLATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TO BRING DISTURBED AREAS BACK TO THEIR ORIGINAL CONDITION.
- OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBS TO THE OWNER FOR THIS PURPOSE.
- THE GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEPED BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED.
- THE CONTRACTOR SHALL PREVENT UNAUTHORIZED PERSONNEL FROM ACCESS TO CONSTRUCTION AREAS.
- ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE.
- ALL WORK SHALL BE DONE IN ACCORDANCE W/ ALL APPLICABLE NATIONAL, STATE & LOCAL CODES AND ORDINANCES. WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AS PER STANDARD BUILDING TECHNIQUES AND PRACTICES.
- G.C. IS RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION.
- G.C. IS TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT IN WRITING.
- ALL SUBCONTRACTORS SHALL MAKE A SITE VISIT TO VERIFY CONDITIONS PRIOR TO BIDDING. VERIFY EXISTING STRUCTURAL AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- G.C. IS TO CONTROL JOB CLEANING TO PREVENT DIRT, DEBRIS AND DUST FROM THE PREMISES BEING ALTERED EACH WORK DAY.
- NO SUBSTITUTIONS ARE TO BE MADE WITHOUT APPROVAL BY ARCHITECT. G.C. IS TO SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLE FOR APPROVAL, IN WRITING TO ARCHITECT, PRIOR TO COMMENCEMENT OF WORK.
- NO TOXIC OR COMBUSTIBLE MATERIALS TO BE USED ABOVE FINISH CEILING LINE.
- G.C. TO COORDINATE DISCONNECTION AND RECONNECTION OF ALL UTILITIES AS REQUIRED FOR COMMENCEMENT AND COMPLETION OF WORK.
- G.C. TO VERIFY ALL ITEMS AND/ OR SERVICES TO BE PROVIDED.
- WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
- ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE EXISTING ADJACENT UTILITIES. IF THE CONTRACTOR FINDS A CONFLICT WITH THE EXISTING AND THE NEW, HE SHALL CONTACT THE ARCHITECT IN WRITING.
- WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE, AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS NOT REPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED.
- THE CONSTRUCTION SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, EXTENSIONS, CONNECTIONS, CUTTING, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK, INCIDENTAL TO, AND TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. THE CONSTRUCTION SHALL ALSO INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED.
- ALL MEASUREMENTS MUST BE VERIFIED AND CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK AND REQUEST CLARIFICATION.
- STORE MATERIALS IN A SAFE AND APPROVED LOCATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS WHETHER UNDER CONTRACT TO HIM OR TO THE OWNER.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED AND ALL WOOD IN CONCEAL SPACES SHALL BE FIRE RETARDANT

FLOOD ZONE INFORMATION

PROJECT FLOOD ZONE INFORMATION			
FLOOD ZONE		AE	
COMMUNITY-PANEL NUMBER		120651	
MAP NO.		12086C0319, SUFFIX L	
FIRM INDEX DATE:		09-11-2009	
		EXISTING	PROVIDED
	BFE:	8.00' NGVD MIN.	-
DESIGN FLOOD ELEVATION:	BFE +1:	9.00' NGVD	9.00' NGVD
TOP OF BOTTOM FLOOR:		-	5.50' NGVD
NEXT HIGHER FLOOR ELEVATION: (LEVEL 2)		-	21.50' NGVD
TRASH ROOM SLAB ELEVATION: (LEVEL 1)		-	5.50' NGVD
LOWEST ELEVATION OF EQUIPMENT OR MACHINERY SERVICING THE BUILDING: (LEVEL 1, ALL EQPT. RM's)		-	9.00' NGVD
LOWEST ADJACENT GRADE NEXT TO BUILDING		-	4.50' NGVD
HIGHEST ADJACENT GRADE NEXT TO BUILDING		-	5.75' NGVD
HEIGHT OF FLOOD PROOFING ABOVE THE LOWEST ADJACENT GRADE NEXT TO BUILDING:		-	9.00' NGVD
HIGHEST OF CROWN OF ROAD ELEVATION		-	-
ADJUSTED GRADE ELEVATION		5.50' NGVD (EXIST.)	

GENERAL NOTES:

- DRY-FLOOD PROOFING IS SOLELY FOR NON-RESIDENTIAL AREAS.
- THE STRUCTURE WILL BE DESIGNED AND CONSTRUCTED SO THAT ANY STRUCTURE OR AREA BELOW DESIGN FLOOD ELEVATION (+9.00' NGVD), TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES, IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER.
- ALL STRUCTURE COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRO DYNAMIC FLOOD FORCES, INCLUDING THE EFFECT OF BUOYANCY TO AN ELEVATION OF +10.00' NGVD, AND ANTICIPATED DEBRIS IMPACT FORCES.



1

SITE PLAN

1/16" = 1'-0"

Rev.	Date	Rev.	Date

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ALTERATION LEVEL 2

SOBE HOSTEL

235 WASHINGTON AVE
MIAMI BEACH, FL 33139

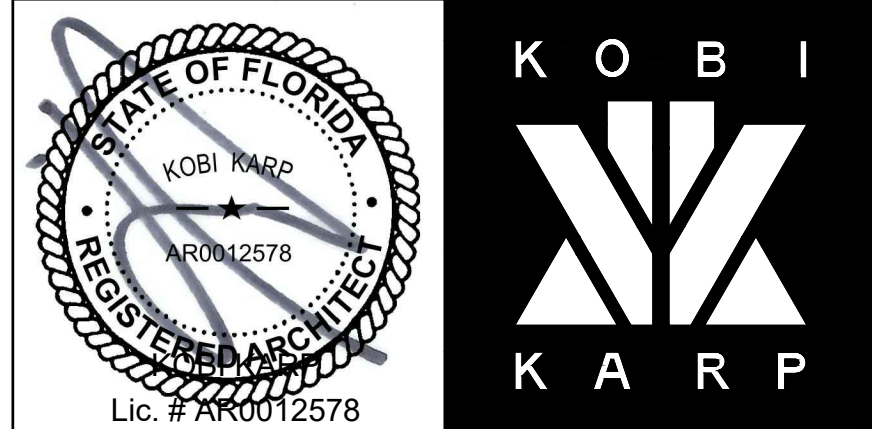
Owner:
Name ADAM HYATT
Address 235 WASHINGTON AVENUE
Address MIAMI BEACH, FL, 33139
Tel: 305.4901018
Email ADAM@VULTUREFUND.COM

Consultant:
Name RPA - ENGINEERING
Address 19570 NW 84TH AVE.,
Address MIAMI, FLORIDA 330
Tel: Tel: (305) 308.985
Email Email: RPerez@RPA-ENGINEERING.COM

Consultant:
Name
Address
Address
Tel:
Email

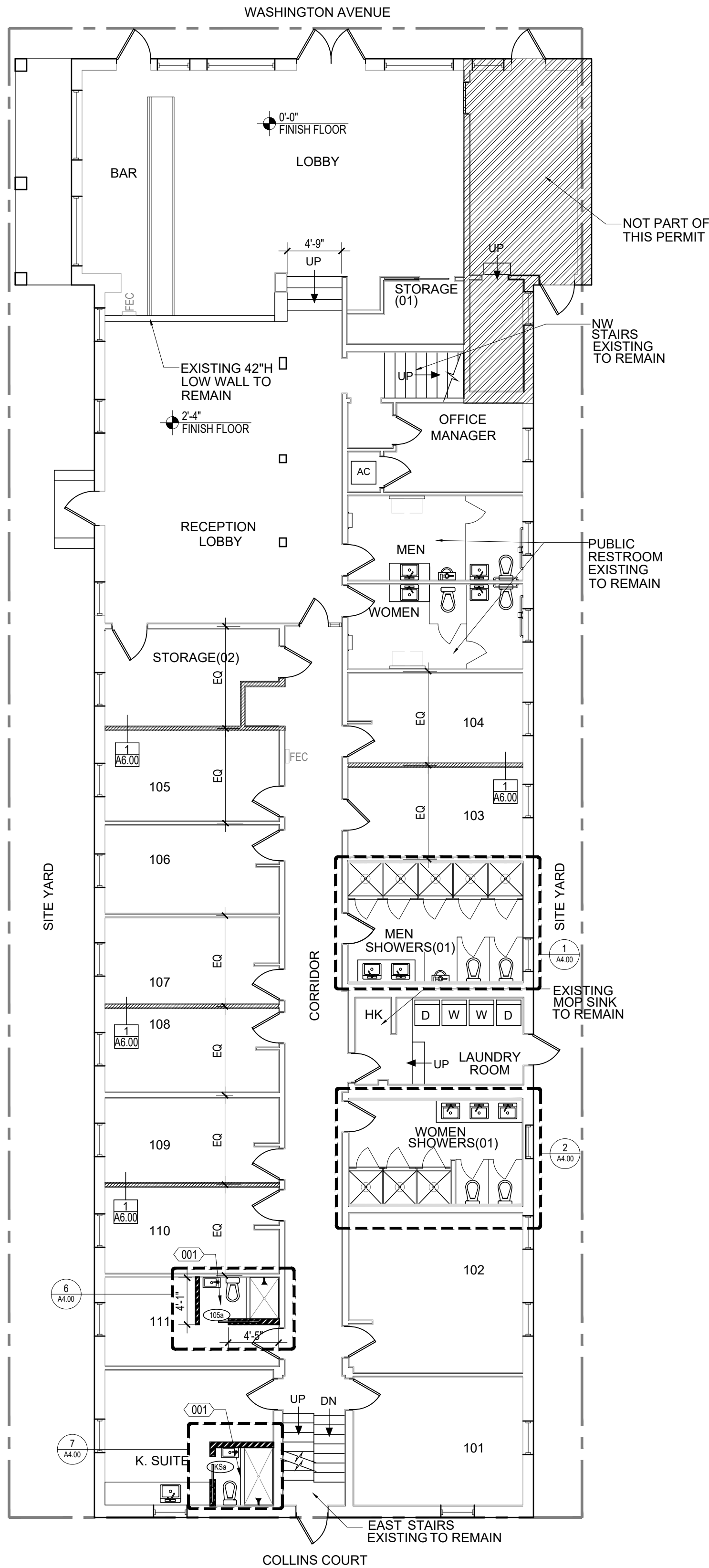
Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

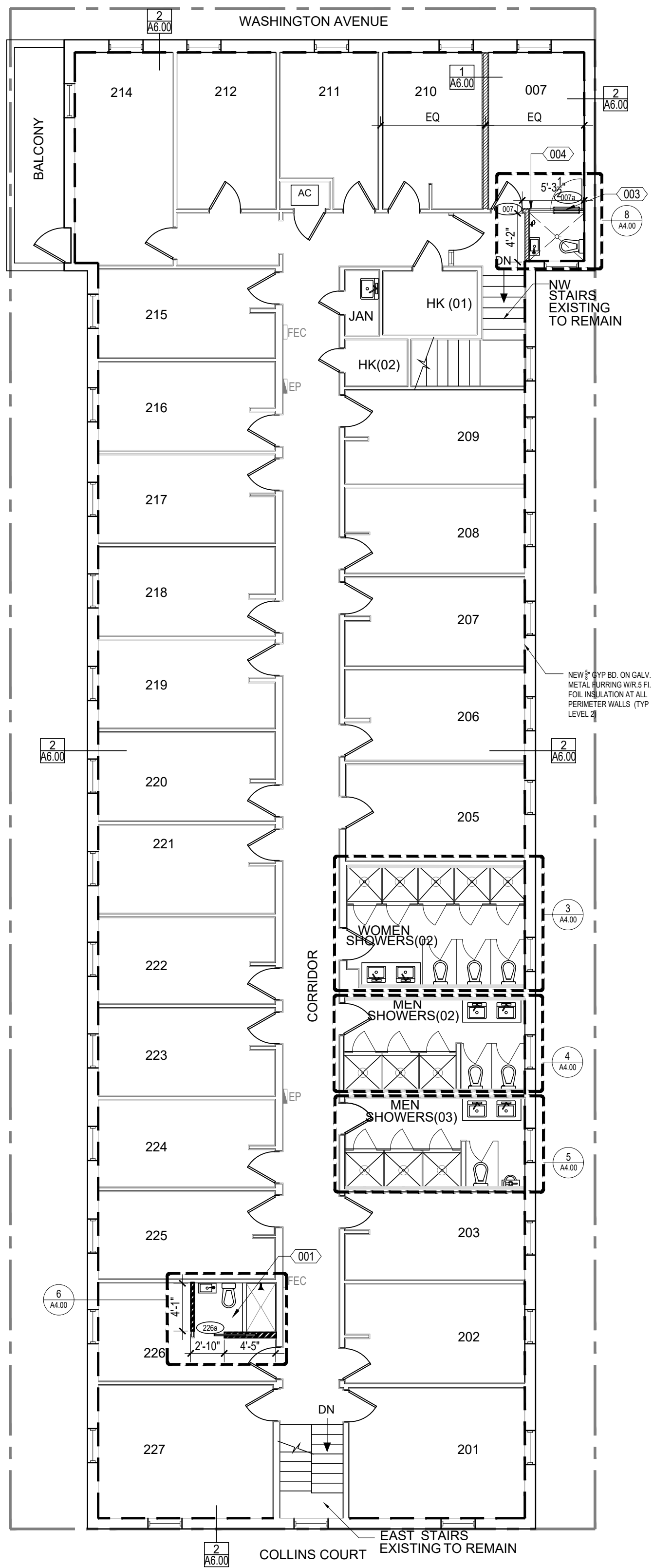


SITE PLAN

Date	JUNE 08, 2020	Sheet No.
Scale	AS INDICATED	A1.00
Project	1967	



1 LEVEL ONE - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL TWO - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

- LEGEND
- NEW NON RATED WALL AT BATHROOM.
 - NEW 1 HOUR FIRE RATED PARTITION ONLY AT DEMISING UNIT.
 - NEW 5/8" GYP BD. ON GALV. METAL FURRING W/ 5 FI. FOIL INSULATION (TYP LEVEL 2).
 - PLUMBING WALL SAME AS DEMISING EXIST. STUDS NEW GYP BD.

- GENERAL NOTES
- ALL LIFE SAFETY DEVICES (PULL STATIONS, FIRE ALARMS, FIRE SPRINKLERS, ETC.), SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
 - ALL EGRESS DOORS AND ROUTES SHALL REMAIN UNOBSTRUCTED DURING CONSTRUCTION.

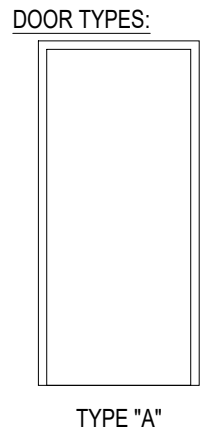
CONSTRUCTION KEY NOTES

- 001 G.C. TO PREP FLOOR LEVEL FOR INSTALLATION OF NEW FLOOR FINISH THROUGHOUT WITH SOUND PROOFING ISOLATION SIMILAR TO WHISPER MAT-CS COMPOSITE SYSTEM TO ACHIEVE A MIN. STC AND IIC OF 50.
- 002 NEW INT. GLASS PARTITION.
- 003 NEW INT. FROSTED CATEGORY II SAFETY GLASS FRAMELESS DOOR.

DOOR SCHEDULE											
#	LOCATION	SIZE (W X H X TH)	DOOR			FRAME		FIRE RATING	THRESHOLD	HRDWR	REMARKS
			MAT'L	FINISH	TYPE	MAT'L	FINISH				
105A	ROOM 105 PRIVATE BATHROOM	3'-0" X 7'-0"	WD	PL	A	FL	P	-	NONE	02	POCKET DOOR
KSA	KITCHEN SUITE PRIVATE BATHROOM	3'-0" X 7'-0"	WD	PL	A	FL	P	-	NONE	02	POCKET DOOR
226A	ROOM 226 PRIVATE BATHROOM	3'-0" X 7'-0"	WD	PL	A	FL	P	-	NONE	02	POCKET DOOR
007	ROOM 007	3'-0" X 7'-0"	WD	PL	A	HM	P	45 MIN. (C)	NONE	01	-

- DOOR HARDWARE:
- 01 - HINGES / ENTRANCE LEVER LOCKSET / CLOSER / FLOOR STOP/ FIRE SEALS
 - 02 - POCKET DOOR HEAVY DUTY TRACK / PRIVACY LATCH AND PULL

- LEGEND
- P PAINTED
 - FF FACTORY FINISHED
 - GL GLASS
 - AL ALUMINUM
 - MA MASONITE
 - WD WOOD
 - HM HOLLOW METAL
 - PL HIGH PRESS PLASTIC LAMINATE / VENEER
 - FL FRAMELESS W/ CONCEAL HINGES



FINISH LEGEND						
#	LOCATION	FLOOR	BASE	WALLS	CEILING	REMARKS
-	LOBBY / BAR	TERRAZZO	WOOD - 6" HIGH	GWB / PAINTED	CLIPSO CEILING	
-	RECEPTION LOBBY	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED / WALLCOVERING	GWB / PAINTED	
-	STORAGE 01	TERRAZZO	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
-	STORAGE 02	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
101-111	GUESTROOMS	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	
-	MANAGER OFFICE	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
-	WOMEN PUBLIC RESTROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	EXISTING TO REMAIN
-	MEN PUBLIC RESTROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	EXISTING TO REMAIN
105	PRIVATE BATHROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, FULL HEIGHT
KS	KITCHEN SUITE BATHROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, FULL HEIGHT
KS	KITCHEN SUITE GUESTROOM	PORCELAIN TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, FULL HEIGHT
007	GUESTROOM	PORCELAIN TILE	WOOD - 6" HIGH	GWB / PAINTED / WALLCOVERING	GWB / PAINTED	
HK	HK (01,02)	PORCELAIN TILE	TILE	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
JAN	JANITOR'S CLOSET	PORCELAIN TILE	TILE	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
-	WOMEN SHOWER	PORCELAIN TILE	TILE	GWB / PAINTED / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, FULL HEIGHT.
-	MEN SHOWER	PORCELAIN TILE	TILE	GWB / PAINTED / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, FULL HEIGHT.
-	LAUNDRY ROOM	PORCELAIN TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN

- GENERAL NOTES:
- ALL GWB @ WET AREAS & WHERE TILE BOARD WILL BE APPLIED SHALL BE DENS-SHIELD AND/OR FIRE RATED DENS-SHIELD.
 - ALL TILE & STONE AS CALLED OUT ON INTERIOR DESIGN FINISH INDEX TO BE SEALED W/ HMK S34 OR EQUAL.
 - ALL GWB & PLASTER FINISHES SHALL BE A LEVEL 5 FINISHED SMOOTH, PRIMED AND PAINTED.
 - STUD GAUGE SHALL BE AS SPECIFIED, EXCEPT AT BATHROOMS, A MIN. 20 GAUGE AT 24" OC. SHALL BE USED WHERE CABINETS OR PLUMBING FIXTURES ARE HUNG.
 - DROP CEILINGS TO BE 5/8" GYP. BOARD WITH "SMOOTH" TEXTURE & PRIME COAT AND PAINT FINISH.
 - PROVIDE BATHROOM ACCESSORIES AS FOLLOWS: TP. HOLDER MOUNTED AT SIDE OF WC. TB. MOUNTED AT ALL SHOWERS, TUBS AND ADJACENT TO LAV. TH. MOUNTED ADJACENT TO ALL SHOWERS, AND TUBS. SD. MOUNTED AT SIDE OF LAV. TUBS AND SHOWERS. M.C. AT MASTER BATHS LAV ONLY. (U.O.N) VANITY WALL TH (NOT MOUNTED) JUST BACKING PROVIDED.
 - SHOWERS TO BE PREFABRICATED BASIN WITH 4" HIGH CURB OR CURBLESS AT ROLL IN SHOWER LOCATIONS. SHOWER SURROUND TO BE PROVIDED.
 - ALL INTERIOR FINISHES (WALL / CEILING / FLOOR) OTHER THAN PAINT SHALL COMPLY WITH THE REQUIREMENTS NOTED ON SHEET A0.00
 - SELECTION OF ALL FINISHES HAVE BEEN MADE BY OWNER HIRED INTERIOR DESIGNER, UNDER SEPARATE CONTRACT

Rev.	Date	Rev.	Date

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ALTERATION LEVEL 2

SOBE HOSTEL
235 WASHINGTON AVE
MIAMI BEACH, FL 33139

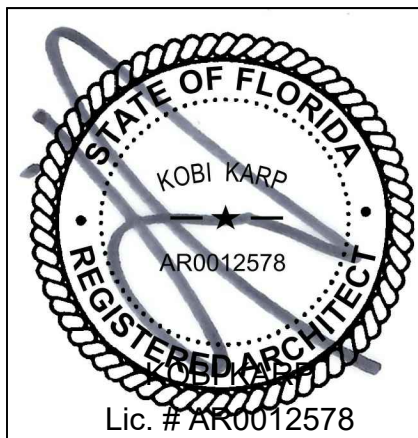
Owner:
Name ADAM HYATT
Address 235 WASHINGTON AVENUE
Address MIAMI BEACH, FL. 33139
Tel: 305.4901018
Email ADAM@VULTUREFUND.COM

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

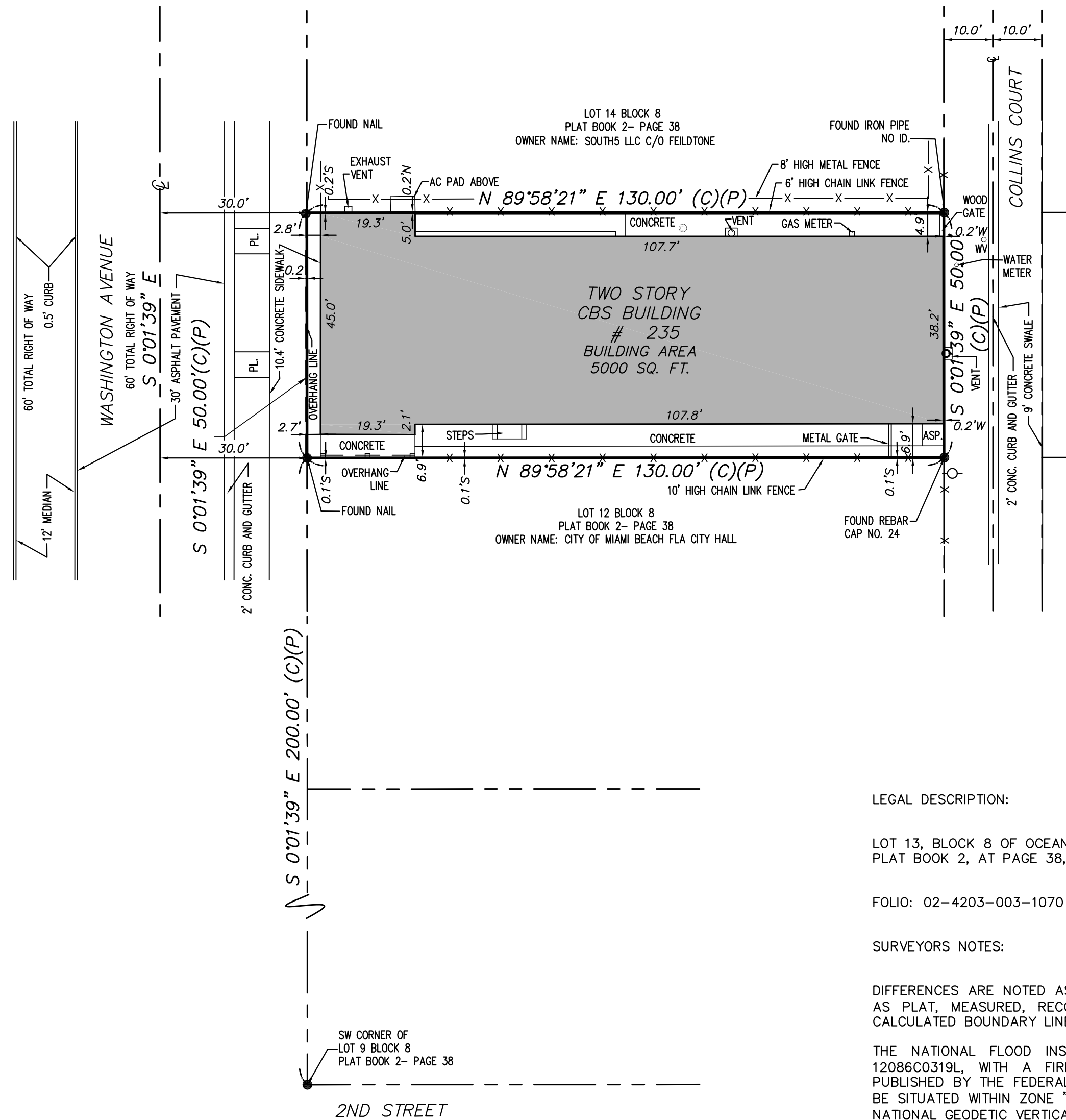
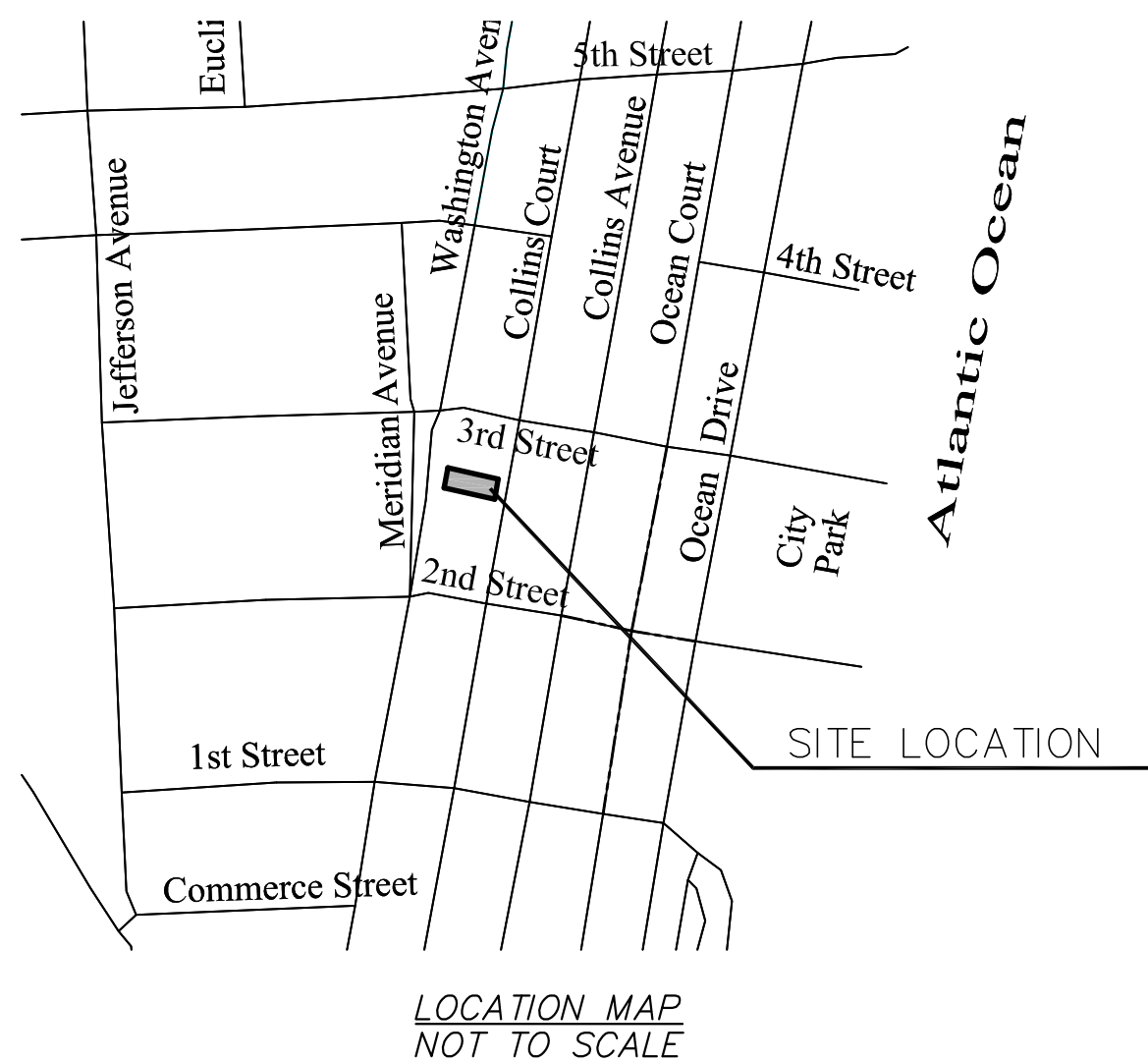
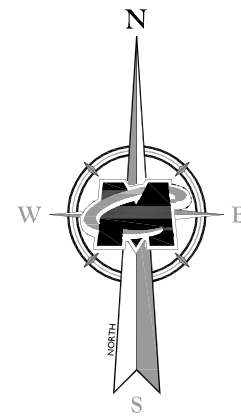
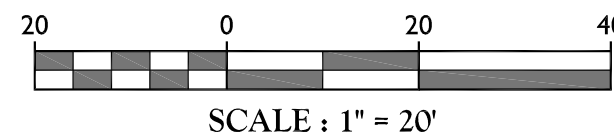
Consultant:
Name
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED PLAN LEVEL 01 & 2

Date	JUNE 08, 2020	Sheet No.
Scale	AS INDICATED	A3.00
Project	1967	



LEGAL DESCRIPTION:

LOT 13, BLOCK 8 OF OCEAN BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 02-4203-003-1070

SURVEYORS NOTES:

DIFFERENCES ARE NOTED AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT AND ARE SHOWN AS PLAT, MEASURED, RECORD AND/OR DEED. ALL TIES AS SHOWN HEREON ARE TAKEN TO THE CALCULATED BOUNDARY LINE.

THE NATIONAL FLOOD INSURANCE RATE MAP FOR FLORIDA, COMMUNITY NO. 120651, MAP NO. 12086C0319L, WITH A FIRM DATE OF 09/11/09, AND WITH AN EFFECTIVE DATE OF 09/11/09, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE DESCRIBED LAND TO BE SITUATED WITHIN ZONE "AE", WITH A REPORTED BASE FLOOD ELEVATION OF 8.0 FEET, RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT (NGVD '29).

ONLY THE SURFACE INDICATIONS OF UNDERGROUND UTILITIES WERE LOCATED. THERE MAY BE OTHER UNDERGROUND UTILITIES IN ADDITION TO THOSE EVIDENCED BY VISIBLE APPURTENANCES AS SHOWN ON THIS SKETCH.

UNDERGROUND FOOTERS HAVE NOT BEEN LOCATED.

RIGHTS OF WAYS AS SHOWN ARE BASED ON THE RECORDED PLATS, RIGHT OF WAY DEEDS, AND
RECORD DESCRIPTIONS.

THERE IS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON.

NO WETLANDS DELINEATION MARKERS WERE OBSERVED ON THE PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF CEMENTERIES ON THE PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION OF THE PROPERTY IS CONTIGUOUS WITH NO GAPS OR GORES.

THE PROPERTY SURVEYED IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

GROSS LAND AREA OF THE SUBJECT PARCEL IS 6500 ± SQUARE FEET MORE OR LESS OR 0.15 ± ACRES MORE OR LESS.

BEARING AS SHOWN HEREON REFER TO A BEARING OF S00°01'39"E ALONG THE CENTERLINE OF WASHINGTON AVENUE AS INDICATED ON THE SURVEY MAP.

ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.

NO TREE WAS LOCATED AT THE TIME OF SURVEY.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DRAWN TO THE FACT THAT SAID SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

THE ZONING OF THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN THE R-PS3 RESIDENTIAL PERFORMANCE STANDARD, MEDIUM-HIGH DENSITY ZONING DISTRICT.

SCHEDULE B SECTION II EXCEPTIONS:

THE EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS EVIDENCED BY RECORDED DOCUMENTS AND/OR OTHER TITLE EXCEPTIONS PROVIDED TO THE SURVEYOR NOTED IN SCHEDULE B-II OF CHICAGO TITLE INSURANCE COMPANY, COMMITMENT ORDER NO. 7483664, WITH A TITLE COMMITMENT DATE OF FEBRUARY 15, 2019 AT 11:00 A.M. WHICH ARE A MATTER OF SURVEY HAVE BEEN PLOTTED HEREON AND/OR NOTED BELOW:

ITEM 3.

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. AFFECTS THE SUBJECT PROPERTY HOWEVER IS BLANKET IN NATURE AND NOT PLOTTABLE.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
ITS NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR
HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
ITS NOT A SURVEY MATTER.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
ITS NOT A SURVEY MATTER.

ITEM 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
ITS NOT A SURVEY MATTER.

ITEM 5. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES.
ITS NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATION:

TO:

CHICAGO TITLE INSURANCE COMPANY
TURN CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (A), 6(B), 7(A), 7(B)(1), 8, 9, 11, 13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2ND, 2019.

LEGEND:

CBS = CONCRETE, BLOCK AND STUCCO
 LB = LICENSED BUSINESS
 PL. = PLANTER
 IP = IRON PIPE
 C. = CENTERLINE
 (C) = CALCULATED DIMENSION
 (P) = PLATTED DIMENSION
 WV = WATER VALVE
 WM = WATER METER
 CL = CLEAR
 FPL = FLORIDA POWER AND LIGHT
 ENC. = ENCROACHMENT
 ORB = OFFICIAL RECORDS BOOK
 PG. = PAGE
 R/W = RIGHT OF WAY
 ~O~ = WOOD POWER POLE
 WV = WATER VALVE
 B = BURNOUT
 SQ. FT. = SQUARE FEET
 AC = AIR CONDITIONING



	ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
								235	washi				
	15151	Ocean Beach	1/1/1996	Contributing	Original -		1938	235	Washington Ave	ART DECO	Hall, B. Kingston	Milton Steinhardt	
	Exterior Ornament		Explanation Evaluation					Notes					
			Plain stucco façade with raised circular panel; Vertical scored banding wrapping corner; Projecting eyebrows over first floor doors and windows										