

PROJECT:

THE HOHAUSER

1030 6th Street
Miami Beach, FL 33139

DRAWING:

COVER SHEET

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE: N.T.S.
CHECK: JMcG
DATE: 08/08/2022

SHEET NUMBER

THE HOHAUSER HOTEL

1030 6th Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD FINAL SUBMISSION

August 8th, 2022



Scope of Work

- Restoration of two Historic 2-story structures and the adjoining courtyard.
- Demolition of 1 Contributing 2-story structure on the south side of the lot with Partial Reconstruction.
- New construction of a 7-story Hotel
- 62 units in new proposed building and 14 units in existing buildings.



VIEW FACING SOUTH ON 6TH STREET

THE HOHAUSER

RENDERINGS



JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE:
 CHECK: JMcG
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SHEET NUMBER

VIEW FACING SOUTH ON 6TH STREET

2010

PROJECT NUMBER

PROJECT:

THE HOHAUSER

1030 6th Street
 Miami Beach, FL 33139

DRAWING:

RENDERINGS



JENNIFER MCCONNEY FLORIDA LIC# AR03044
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SCALE:
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 DATE: 12/14/2020
 SHEET NUMBER

VIEW INTO COURTYARD FACING SOUTH ON
 6TH STREET

THE HOHAUSER

RENDERINGS



VIEW INTO COURTYARD FACING SOUTH ON
 6TH STREET

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7500 NE 4th Court
Studio 102
Miami, FL 33138

2237

PROJECT NUMBER

PROJECT:

THE HOHAUSER

1030 6th Street
Miami Beach, FL 33139

DRAWING:

INDEX

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SCALE:

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SHEET NUMBER

A0.01

PARKING CALCULATIONS		
Hotel units in new construction	51 units X 0.5 parking space	26 P.S.
RESTAURANT/CAFÉ	Restaurant is located inside historic structure and historic courtyard space	0 P.S.
ALTERNATIVE PARKING (reduction up to 50% of required parking)	10 parking spaces of required parking* 5 bike racks/parking space	MINUS 10 P.S.
FEE in lieu of providing parking spaces. Sec.130-132(ab)	15 parking spaces	
TOTAL		16 P.S.

Unit Number	300-335sf	335+ sf	Part of Existing Bldg	Area
Level 1				
101	I			315 SF
102	I			300 SF
103	I			300 SF
104	I			300 SF
105		I		336 SF
XX				
107		I		336 SF
108		I		387 SF
XX				
115		I	yes	336 SF
116	I		yes	307 SF
117		I	yes	516 SF
Floor Total		10 units		3,433 SF
Level 2				
201	I			314 SF
202	I			300 SF
203	I			300 SF
204	I			300 SF
205		I		390 SF
206		I		369 SF
207		I		390 SF
208	I			300 SF
209	I			300 SF
210	I			300 SF
211	I			314 SF
212		I	yes	435 SF
213		I	yes	379 SF
214		I	yes	350 SF
215		I	yes	379 SF
216		I	yes	350 SF
217		I	yes	435 SF
Floor Total		17 units		5,905 SF
Level 3				
301	I			315 SF
302	I			300 SF
303	I			300 SF
304	I			300 SF
305		I		336 SF
XX				
307		I		336 SF
308	I			300 SF
309	I			300 SF
310	I			300 SF
311	I			315 SF
Floor Total		10 units		3,102 SF
Level 4				
401	I			315 SF
402	I			300 SF
403	I			300 SF
404	I			300 SF
405		I		336 SF
XX				
407		I		336 SF
408	I			300 SF
409	I			300 SF
410	I			300 SF
411	I			315 SF
Floor Total		10 units		3,102 SF
Level 5				
501	I			315 SF
502	I			300 SF
503	I			300 SF
504	I			300 SF
505		I		336 SF
XX				
507		I		336 SF
508	I			300 SF
509	I			300 SF
510	I			300 SF
511	I			315 SF
Floor Total		10 units		3,102 SF
Level 6				
602		I		396 SF
603	I			300 SF
604	I			300 SF
605		I		336 SF
XX				
607		I		336 SF
608	I			300 SF
609	I			300 SF
610		I		396 SF
Floor Total		8 units		2,664 SF
Level 7				
Floor Total		0 units		0 SF
Grand Subtotal	41 units	24 units	14 units	42,616 SF
Ratio	63.08%	36.92%		
Grand Total	65 units			

GUEST ROOMS PER LEVEL	
Level 1	10 units
Level 2	17 units
Level 3	10 units
Level 4	10 units
Level 5	10 units
Level 6	8 units
Level 7	0 units
TOTAL	65 units

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITE M #	Zoning Information			
1	Address:	1030-1050 6 Street, Miami Beach FL 33139		
2	Board and File numbers:	HPB20-0420.		
3	Folio number(s):	02-4203-009-7860		
4	Year constructed:	1938	Zoning District:	CPS-2 w/ RPS-3 setbacks
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.25' NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	15,000 SF
7	Lot Width	150'-0"	Lot Depth:	100'-0"
8	Minimum Unit Size	300SF	Average Unit Size:	N/A
9	Existing User	Residential Multi-Family	Proposed Use:	Hotel

	Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	N/A	62'-8"
11	Number of Stories	N/A	2	-
12	FAR	2.0	N/A	2.0
13	FLOOR AREA Square Footage	30,000 SF	N/A	29,629 SF
14	Square Footage by use	N/A	N/A	N/A
15	Number of Units Residential	N/A	N/A	0
16	Number of Units Hotel	N/A	15	65
17	Number of Seats	N/A	N/A	80
18	Occupancy Load	N/A	N/A	-

	Required	Existing	Proposed	Deficiencies
Setbacks				
At Grade Parking:				
19	Front Setback (NORTH):	5'-0"	N/A	N/A
20	Rear Setback (SOUTH):	5'-0"	N/A	N/A
21	Side Setback interior (alley) (EAST):	5'-0"	N/A	0'
22	Side Setback facing Lennox Ave (WEST):	5'-0"	N/A	N/A
Pedestal LEVEL 1 (RPS-3)				
23	Front Setback (NORTH):	5'-0"	10'-2"	10'-2"
24	Rear Setback (SOUTH):	10'-0"	10'-1"	1'-0" (VARIANCE REQUIRED)
25	Side Setback interior (alley) (EAST):	7'-6"	5'-1"	5'-0"
26	Side Setback facing Lennox Ave (WEST):	5'-0"	5'-5"	5'-0"
Tower (RPS-3)				
27	Front Setback (NORTH):	50'-0"	N/A	58'-6"
28	Rear Setback (SOUTH):	15'-0"	N/A	1'-0" (VARIANCE REQUIRED)
29	Side Setback Interior (alley) (EAST):	14'-6"	N/A	5'-0" (VARIANCE REQUIRED)
30	Side Setback facing Street (WEST):	12'-0"	N/A	5'-0" (VARIANCE REQUIRED)

	Required	Existing	Proposed	Deficiencies
31	Parking District	I	I	-
32	Total # of parking spaces	0.5 P.S. PER UNIT TILL 100	N/A	0
33	# of parking spaces required	51 NEW CONSTRUCTION UNITSX0.5 SPACE=25P.S.	N/A	0
34	Parking Space Dimensions	8.5' X 18'		N/A
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE		N/A
36	ADA Spaces	0	N/A	0
37	Tandem Spaces	N/A	N/A	N/A
38	Drive Aisle Width	22'	N/A	N/A
39	Valet Drop off and pick up	11'	N/A	N/A
40	Loading zones and Trash collection areas	3	0	3
41	Bike Racks (15% of required parking)	25 p.s.*15%=4 BIKE RACKS REQUIRED	N/A	50 BIKE RACKS

	Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges,				
42	Type of use	N/A	RESIDENTIAL	HOTEL/COMMERCIAL
43	Total # of Seats	N/A	N/A	80
44	Total # of Seats per venue	N/A	N/A	80
45	Total Occupant Content	N/A	N/A	N/A
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
47	Is this a contributing building?	YES		
48	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.
* SEE PARKING REQUIREMENTS (A)

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L.301	EXISTING TREE CHART, MITIGATION SUMMARY, NOTES, DETAILS



7500 NE 4th Court
Studio 103
Miami, FL 33138

2010

PROJECT NUMBER

PROJECT:

THE HOHAUSER

1030 6th Street
Miami Beach, FL 33139

DRAWING:

INDEX AND DATA

JENNIFER MCCONNEY FLORIDA LIC# AR30344
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SCALE:
CHECK: JMcG
DATE: 12/14/2020
SHEET NUMBER

A0.01

PARKING CALCULATIONS		
Hotel Units in new construction (76 -14 = 62 (within Historic Building))	62 units x 0.5 parking space	31 P.S.
RESTAURANT/CAFÉ	1 space / 4 seats - 1 seat / 2 units 38 seats - 38 (0.5*76)	0 P.S.
(reduction up to 50% of required parking)	5 long term bike racks = -1 ps 15 parking spaces x 5 = 75 bike racks	MINUS 15 P.S.
TOTAL		16 P.S.
9 parking spaces provided on site 7 parking spaces FEE in lieu of parking see Sec. 130-132		

Building height	70'-1"	or 85'1"
10% of height	7'-1"	or 85"
Tower Setbacks Calculations		
East Tower Setback	Pedestal+10% height	7'-6" + 7'-1"= 14'-7"
West Tower Setback	Pedestal+10% height	5'-0" + 7'-1"= 12'-1"

Unit Number	300-335sf	335+ sf	Part of Existing Bldg	Area
Level 1				
101	I		yes	317 SF
102	I		yes	317 SF
103	-		-	0 SF
104	-		-	0 SF
105	I		yes	313 SF
106	I		yes	317 SF
107	I		yes	317 SF
108	I		yes	313 SF
Floor Total	6 units			1,894 SF
Level 2				
201		I		400 SF
202	I			300 SF
203	I			300 SF
204		I		385 SF
205		I		385 SF
206	I			300 SF
207	I			300 SF
208		I		400 SF
209	I		yes	300 SF
210	I		yes	306 SF
211	I		yes	306 SF
212	I		yes	300 SF
213	I		yes	300 SF
214	I		yes	306 SF
215	I		yes	306 SF
216	I		yes	300 SF
Floor Total	16 units			5,194 SF
Level 3				
301	I			300 SF
302	I			300 SF
303	I			300 SF
304	I			300 SF
305		I		352 SF
306	I			317 SF
307	I			317 SF
308		I		352 SF
309	I			300 SF
310	I			300 SF
311	I			300 SF
312	I			300 SF
Floor Total	12 units			3,738 SF

GUEST ROOMS PER LEVEL	
Level 1	6 units
Level 2	16 units
Level 3	12 units
Level 4	12 units
Level 5	10 units
Level 6	10 units
Level 7	10 units
TOTAL	76 units

All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

Level 4				
401	I			300 SF
402	I			300 SF
403	I			300 SF
404	I			300 SF
405		I		352 SF
406	I			317 SF
407	I			317 SF
408		I		352 SF
409	I			300 SF
410	I			300 SF
411	I			300 SF
412	I			300 SF
Floor Total	12 units			3,738 SF
Level 5				
501	I			300 SF
502	I			300 SF
503	I			300 SF
504		I		352 SF
505	I			317 SF
506	I			317 SF
507		I		352 SF
508	I			300 SF
509	I			300 SF
510	I			300 SF
Floor Total	10 units			3,138 SF
Level 6				
601	I			300 SF
602	I			300 SF
603	I			300 SF
604		I		352 SF
605	I			317 SF
606	I			317 SF
607		I		352 SF
608	I			300 SF
609	I			300 SF
610	I			300 SF
Floor Total	10 units			3,138 SF
Level 7				
701	I			300 SF
702	I			300 SF
703	I			300 SF
704		I		352 SF
705	I			317 SF
706	I			317 SF
707		I		352 SF
708	I			300 SF
709	I			300 SF
710	I			300 SF
Floor Total	10 units			3,138 SF
Grand Subtotal	62 units	14 units	14 units	47,956 SF
Ratio	81.58%	18.42%		
Grand Total	76 units			

Zoning Information			
Address:	1030-1050 6 Street, Miami Beach FL 33139		
Board and File numbers:	HPB22-0536 (MODIFICATION OF HPB20-0420)		
Folio number(s):	02-4203-009-7860		
Year constructed:	1938	Zoning District:	CPS-2 w/ RPS-3 setbacks
Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.25' NGVD
Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	15,000 SF
Lot Width	150'-0"	Lot Depth:	100'-0"
Minimum Unit Size	300SF	Average Unit Size:	N/A
Existing User	Residential Multi-Family	Proposed Use:	Hotel

	Maximum	Existing	Proposed	Deficiencies
Height	75'-0"	N/A	70'-1"	-
Number of Stories	N/A	2	7	-
FAR	2.0	N/A	2.0	-
FLOOR AREA Square Footage	30,000 SF	N/A	29,629 SF	-
Square Footage by use	N/A	N/A	N/A	-
Number of Units Residential	N/A	12	0	-
Number of Units Hotel	N/A	N/A	76	-
Number of Seats	N/A	N/A	40	-
Occupancy Load	N/A	N/A	N/A	-

Setbacks	Required	Existing	Proposed	Deficiencies
At Grade Parking:				
Front Setback (NORTH):	5'-0"	N/A	N/A	-
Rear Setback (SOUTH):	5'-0"	N/A	N/A	-
Side Setback interior (alley) (EAST):	5'-0"	N/A	5'-0"	-
Side Setback facing Lennox Ave (WEST):	5'-0"	N/A	5'-0"	-
Pedestal LEVEL 1 (RPS-3)				
Front Setback (NORTH):	5'-0"	10'-2"	10'-2"	-
Rear Setback (SOUTH):	10'-0"	10'-1"	1'-0" (VARIANCE GRANTED) *	9'-0"
Side Setback interior (alley) (EAST):	7'-6"	5'-0"	5'-0" (VARIANCE GRANTED) *	2'-6"
Side Setback facing Lennox Ave (WEST):	5'-0"	5'-5"	5'-0"	-
Tower (RPS-3)				
Front Setback (NORTH):	50'-0"	N/A	50'-2"	-
Rear Setback (SOUTH):	15'-0"	N/A	1'-0" (VARIANCE GRANTED) *	14'-0"
Side Setback Interior (alley) (EAST):	14'-7"	N/A	16'-0"	-
Side Setback facing Street (WEST):	12'-1"	N/A	16'-0"	-
* Variances Granted under HPB20-0420				

Parking	Required	Existing	Proposed	Deficiencies
Parking District	I	I	I	-
	0.5 P.S. PER UNIT TILL			
Total # of parking spaces	100	N/A	9	-
# of parking spaces required	62 NEW CONSTRUCTION UNITSX0.5 SPACE=31 P.S.	N/A	9	Fee in lieu of providing parking, Sec. 130-132. (a,b). See parking chart.
Parking Space Dimensions	8.5' X 18'		8.5 X 18	-
Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE		N/A	-
ADA Spaces	0	N/A	1	-
Tandem Spaces	N/A	N/A	N/A	-
Drive Aisle Width	22'	N/A	12' (TWO-WAY DRIVEWAY) PER SEC. 142-695c	-
Valet Drop off and pick up	11'	N/A	N/A	-
Loading zones and Trash collection areas	3	0	2*	WAIVER GRANTED
Bike Racks (15% of required parking)	25 p.s.*15%=4 BIKE RACKS REQUIRED	N/A	75 BIKE RACKS	ALLOWS FOR A REDUCTION OF 15 PARKING SPACES
* Waiver Granted under HPB20-0420				

Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
Type of use	N/A	RESIDENTIAL	HOTEL/COMMERCIAL	-
Total # of Seats	N/A	N/A	38	-
Total # of Seats per venue	N/A	N/A	38	-
Total Occupant Content	N/A	N/A	N/A	-
Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
Is this a contributing building?	YES / NO			
Located within a Local Historic District?	YES			



7500 NE 4th Court
Studio 102
Miami, FL 33138

2237

PROJECT NUMBER

PROJECT:

THE HOHAUSER

1030 6th Street
Miami Beach, FL 33139

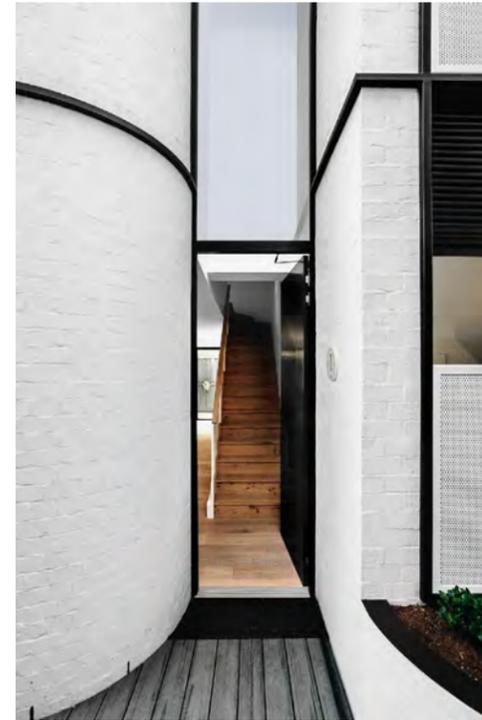
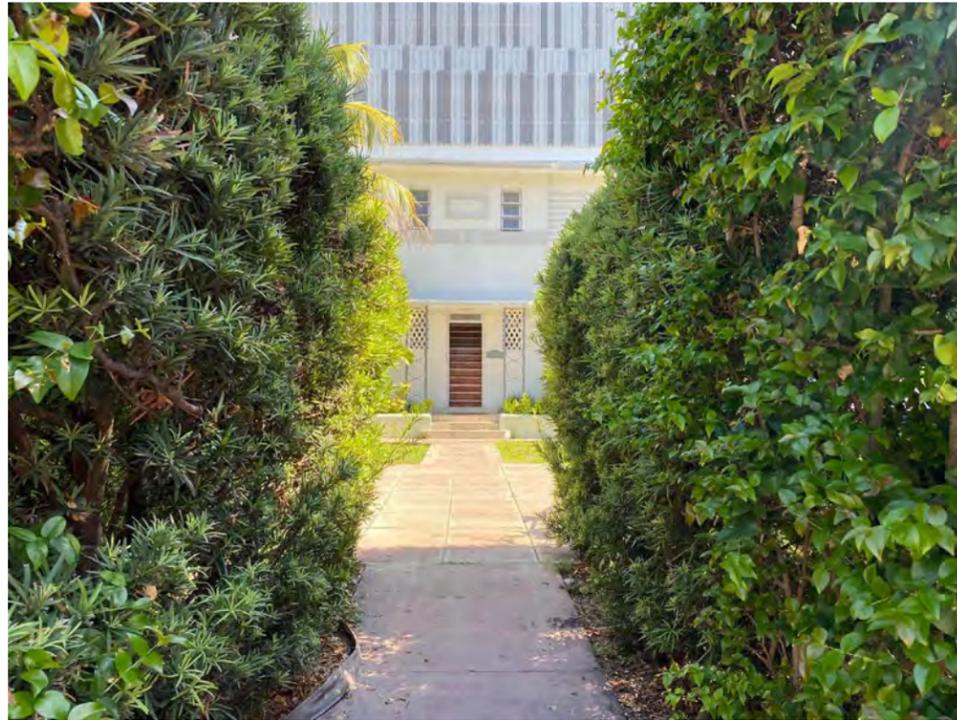
DRAWING:

PROJECT DATA

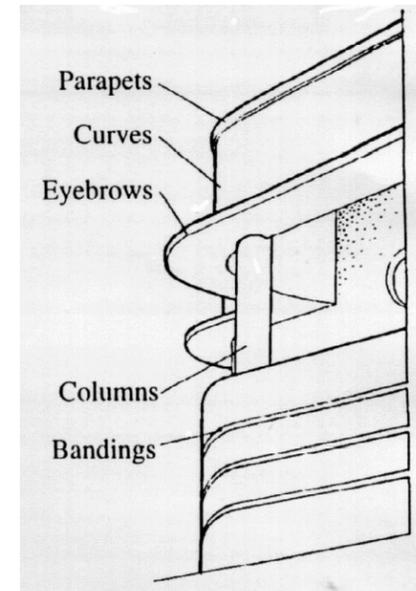
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A0.01A

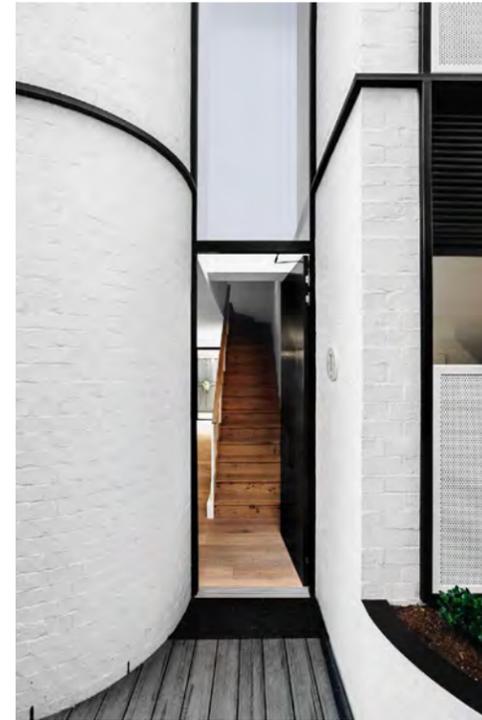
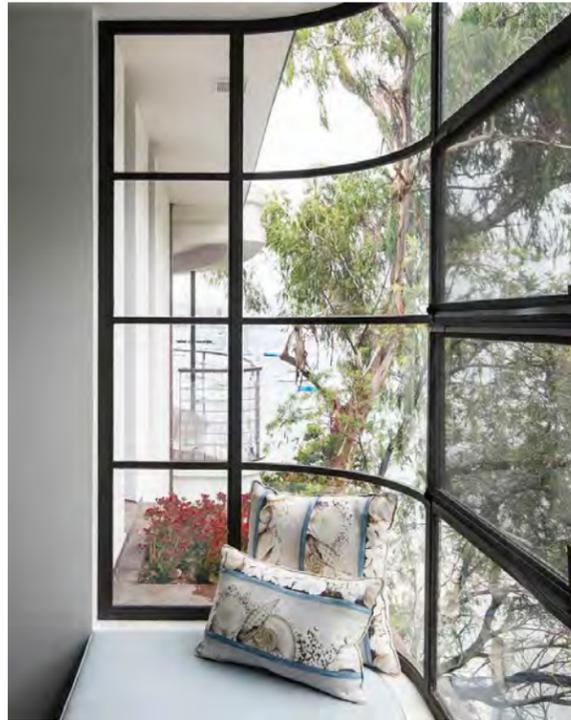
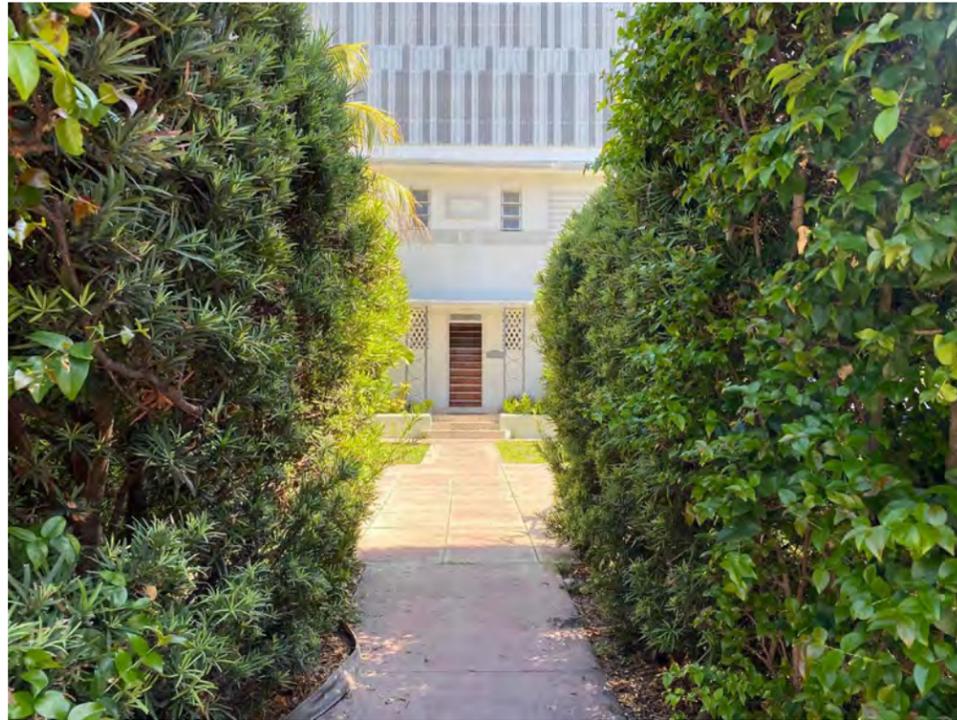


CONCEPTUAL
IMAGES

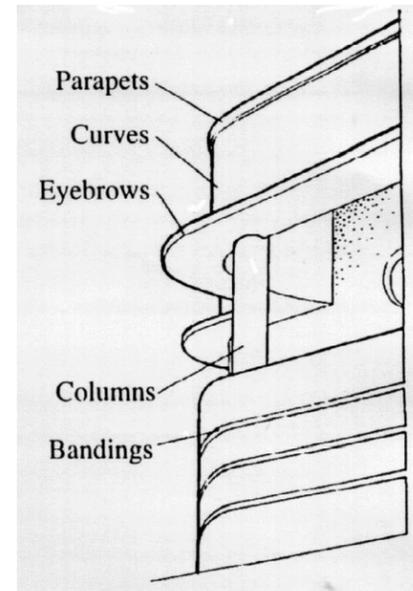


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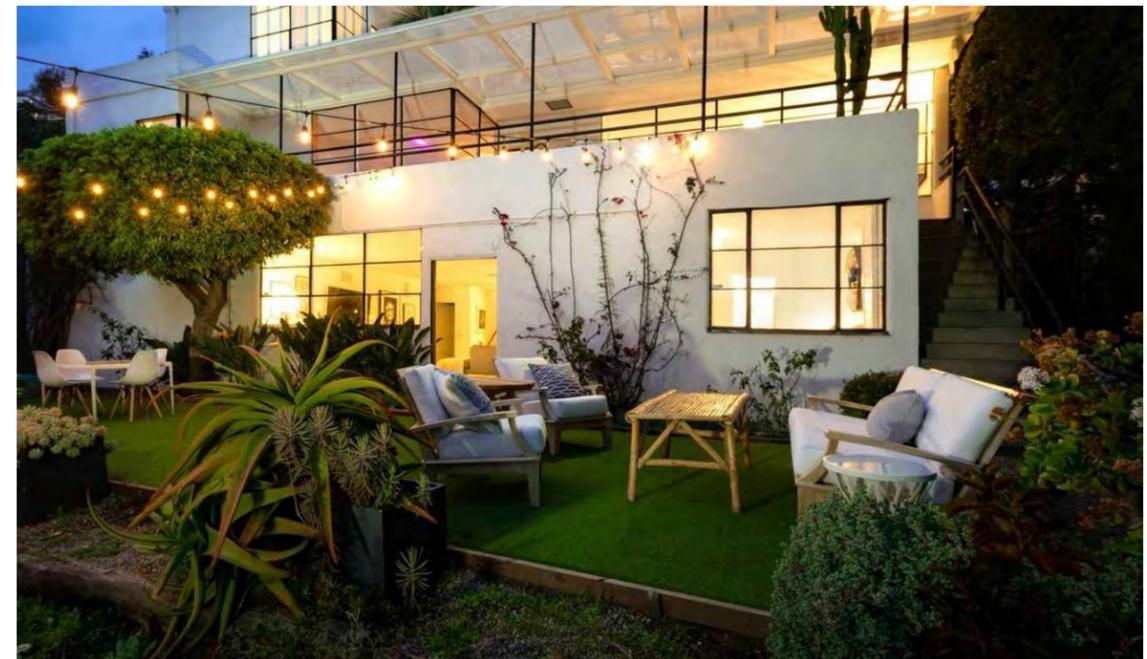
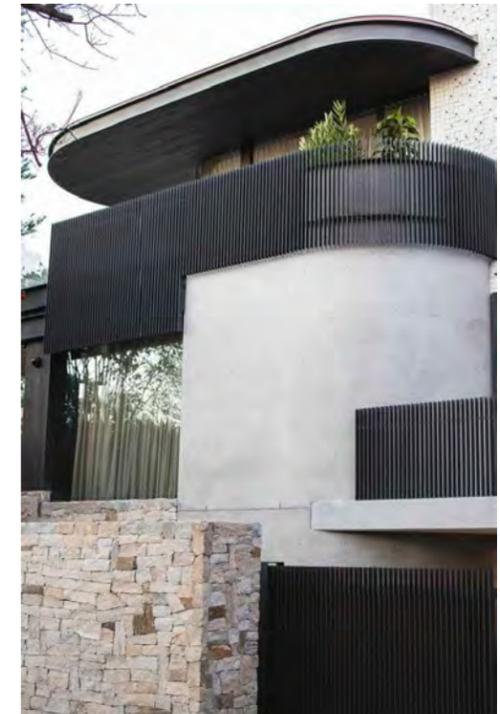


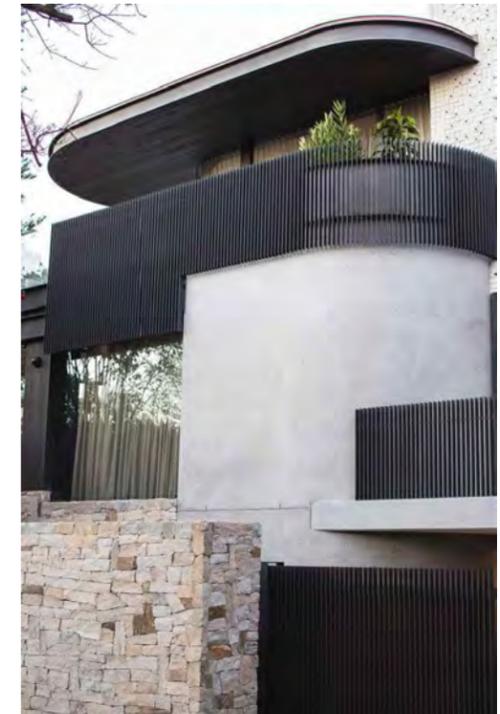
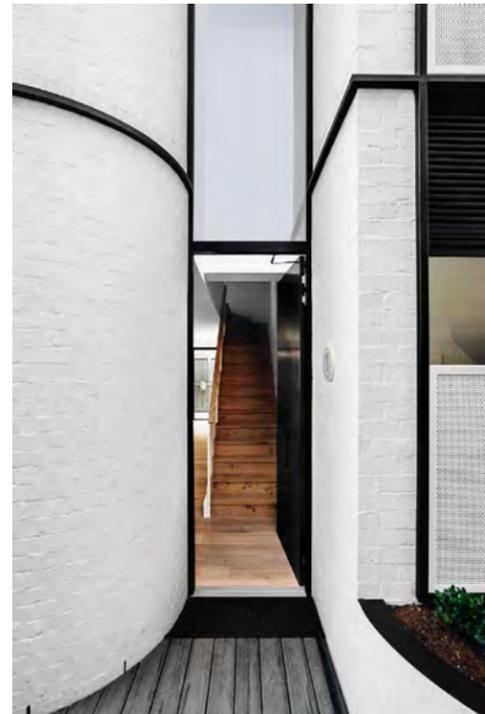
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DATE: 08/08/2022
SHEET NUMBER







BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTH



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTHWEST



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTH



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTHWEST

PROPOSED
BUILDING
MASSING

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SCALE:

CHECK: JMcG

DATE: 08/08/2022

SHEET NUMBER

A0.32



LOCATION PLAN 1"=120'







THE HOHAUSER

1030 6th Street
Miami Beach, FL 33139

DRAWING:

**PROPOSED
SITE
ELEVATIONS**

JENNIFER MCCONNEY FLORIDA LIC# AR03044

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SCALE: 1"=40'-0"

CHECK: JMcG

DATE: 12/14/2020

SHEET NUMBER

A1.02

