



1509-1515 WASHINGTON AVE

PB PRESENTATION
FILE NO. PB23-0625
04.25.2024

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

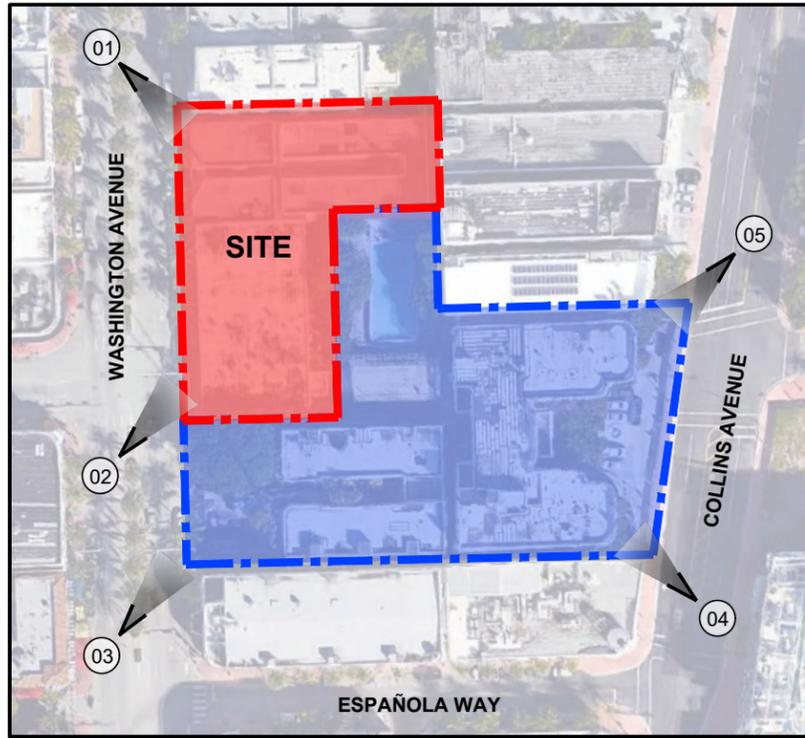


ARQUITECTONICA



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139





LOCATION MAP



VIEW 02



VIEW 04



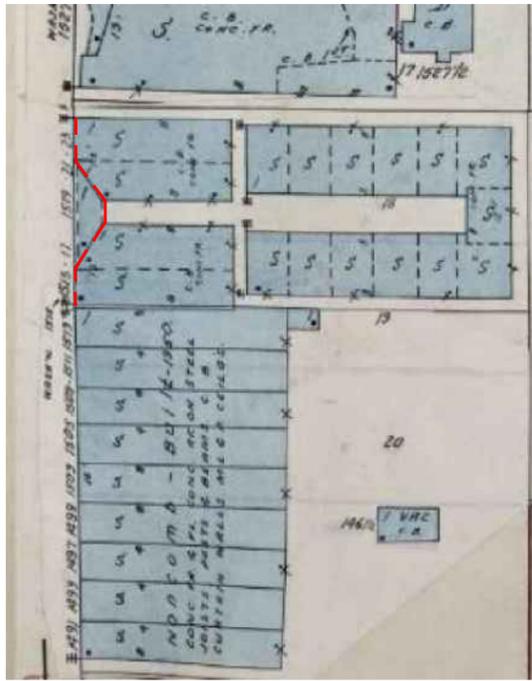
VIEW 01



VIEW 03



VIEW 05



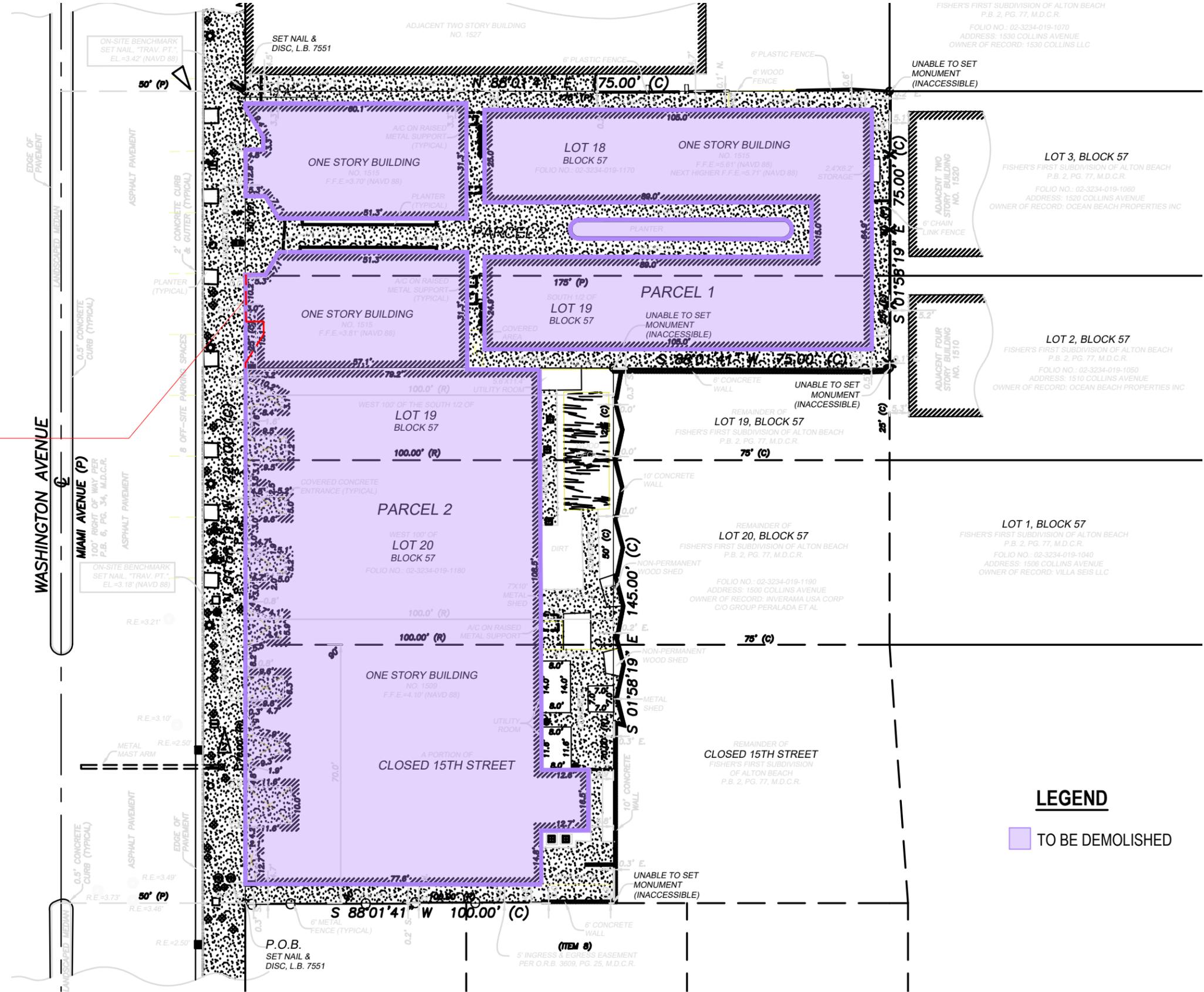
NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.



ACTUAL NON-HISTORICAL CASE TO BE DEMOED.



ACTUAL TERRAZO FLOORING.



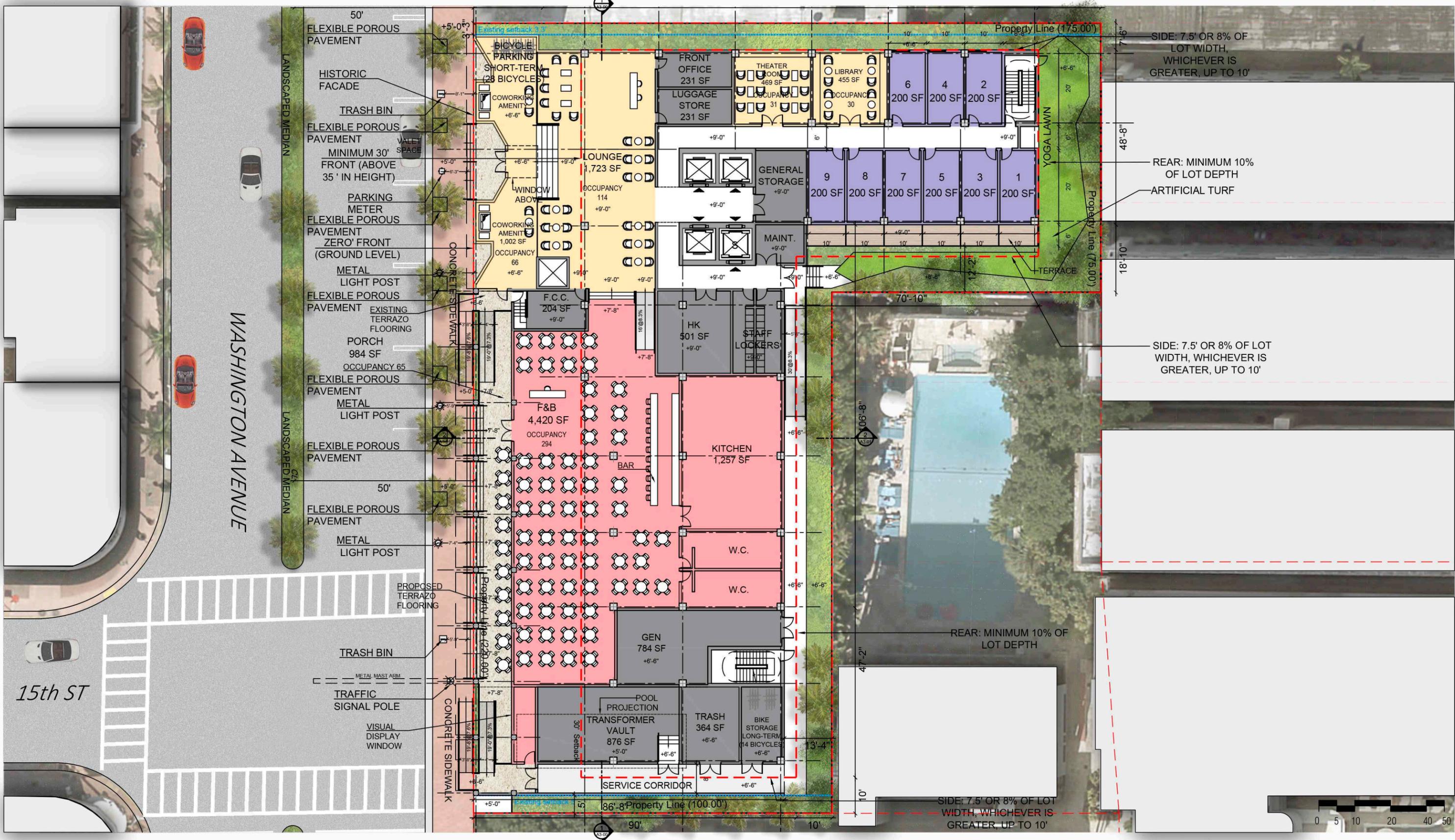
LEGEND
 TO BE DEMOLISHED

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

DEMOLITION DIAGRAM



ARQUITECTONICA

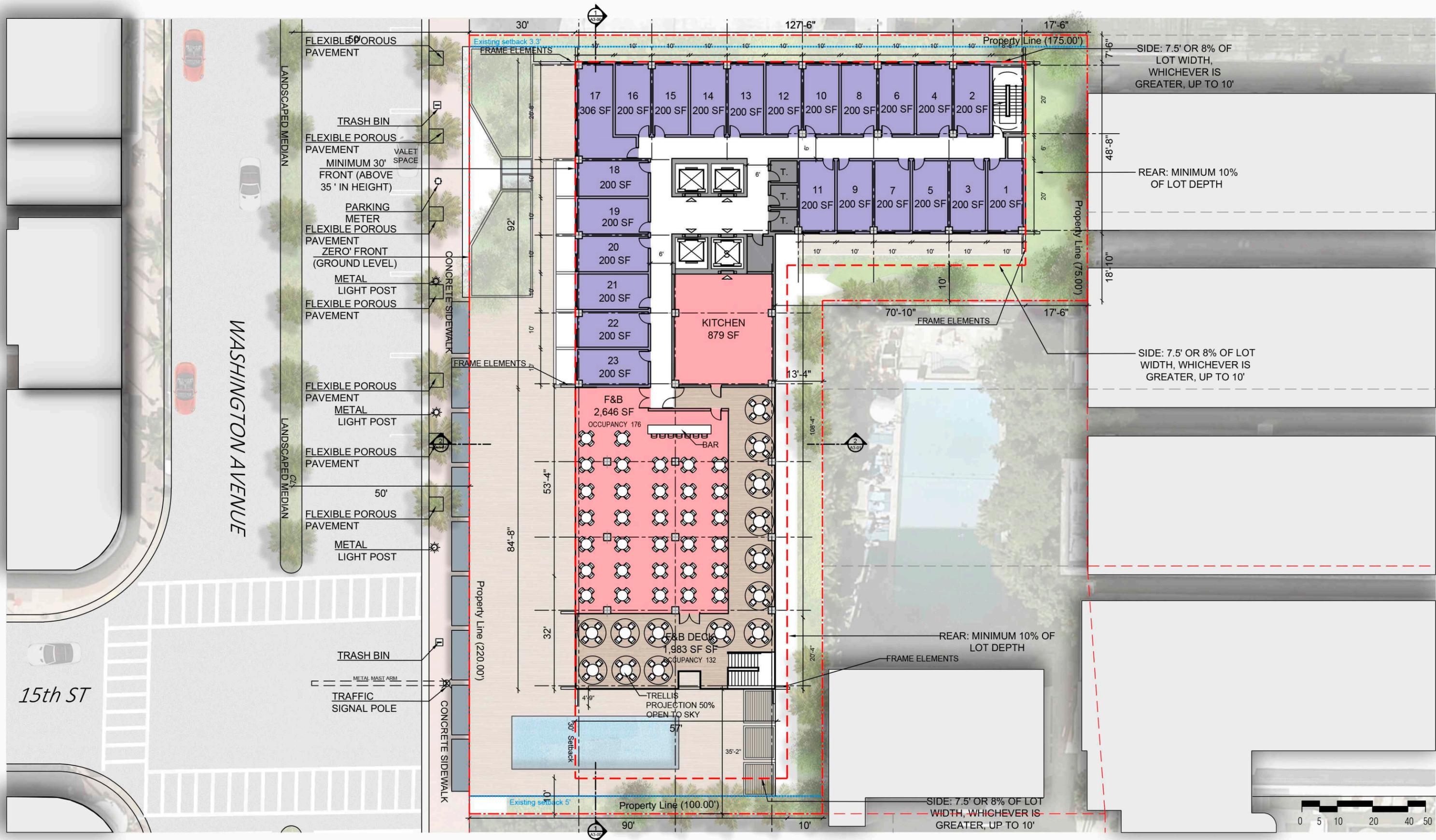


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

⊕ GROUND LEVEL (CURRENT R/W CONDITION)



ARQUITECTONICA

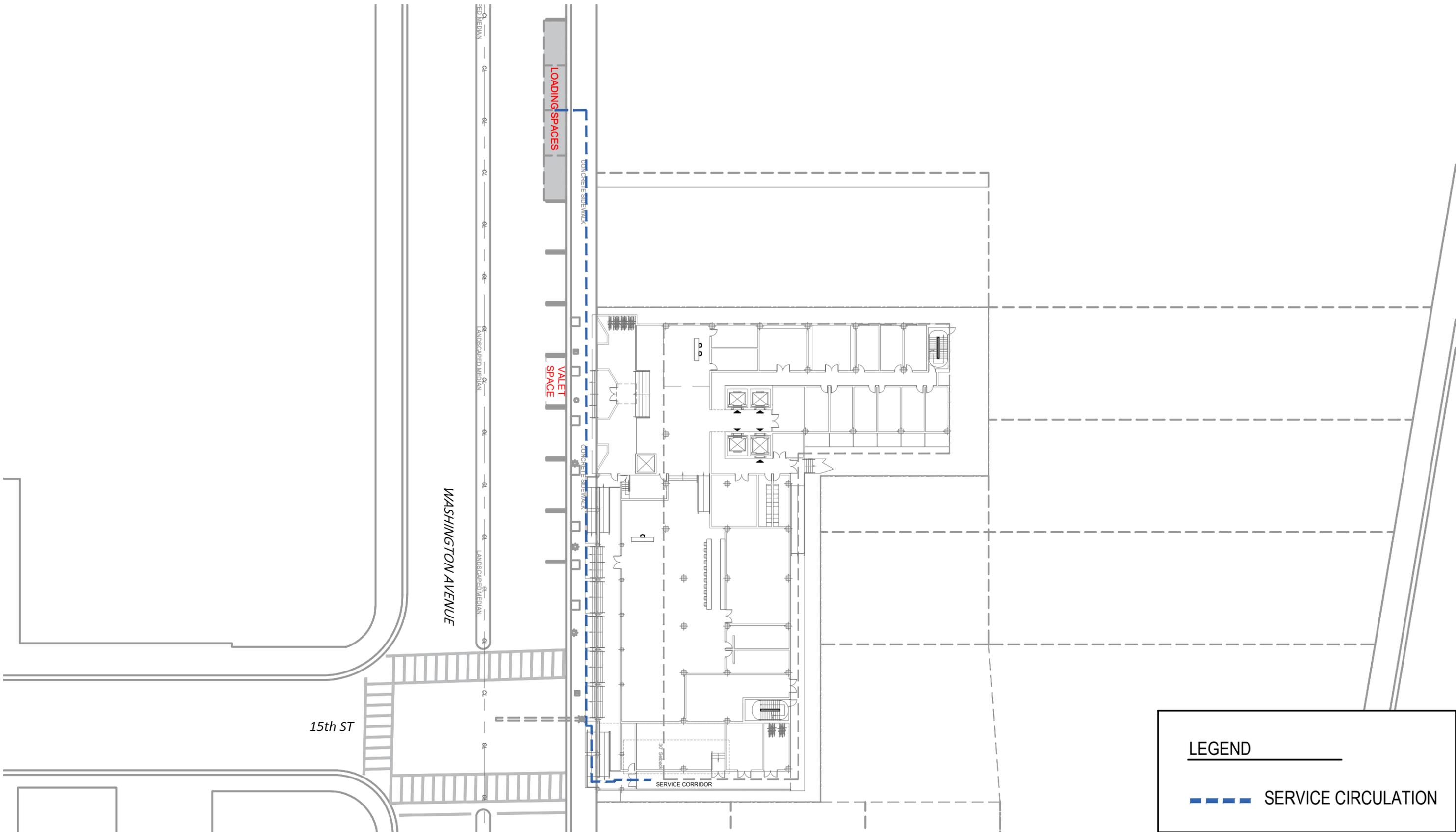


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

LEVEL 7

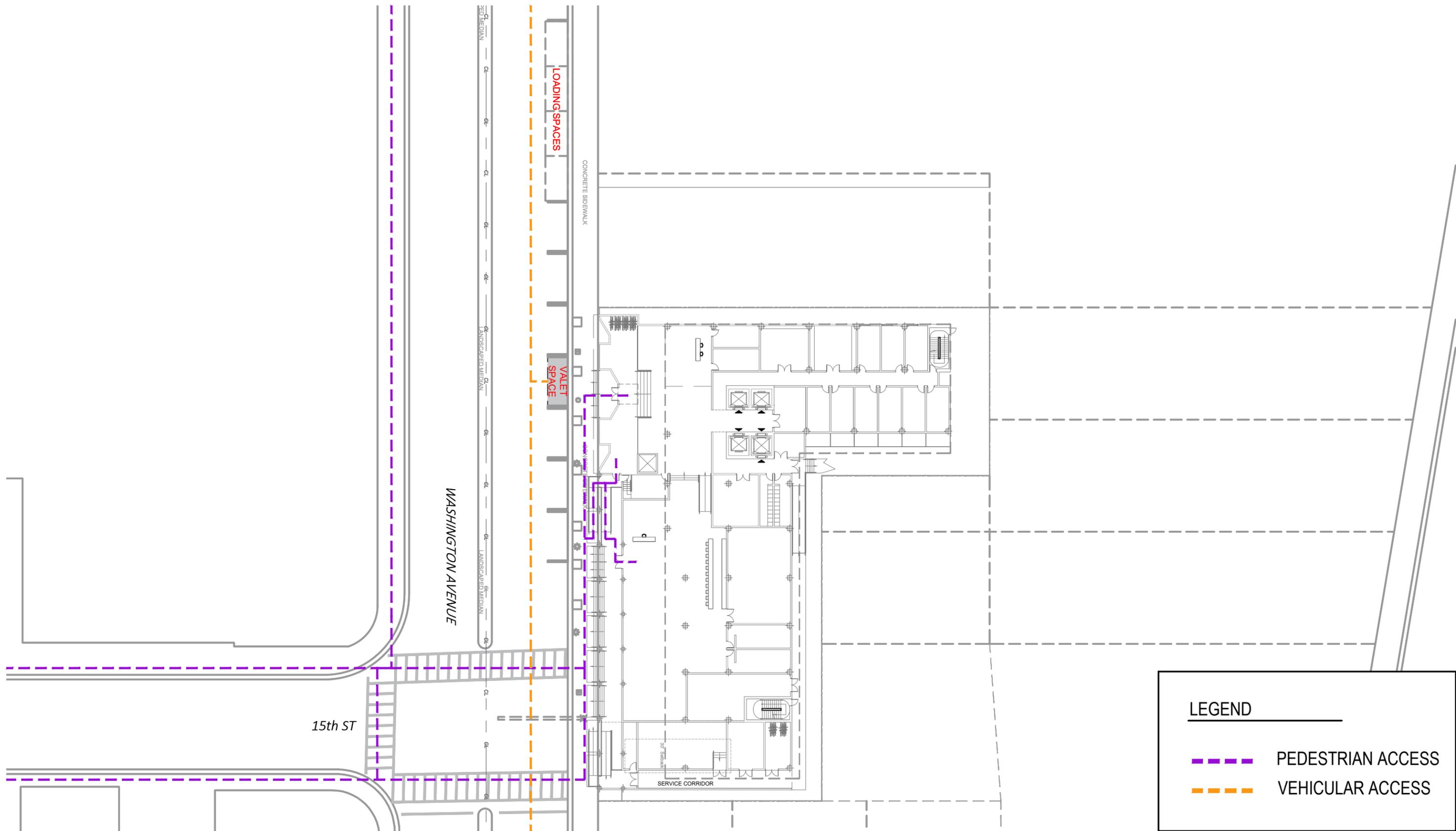


ARQUITECTONICA



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

 SERVICE CIRCULATION



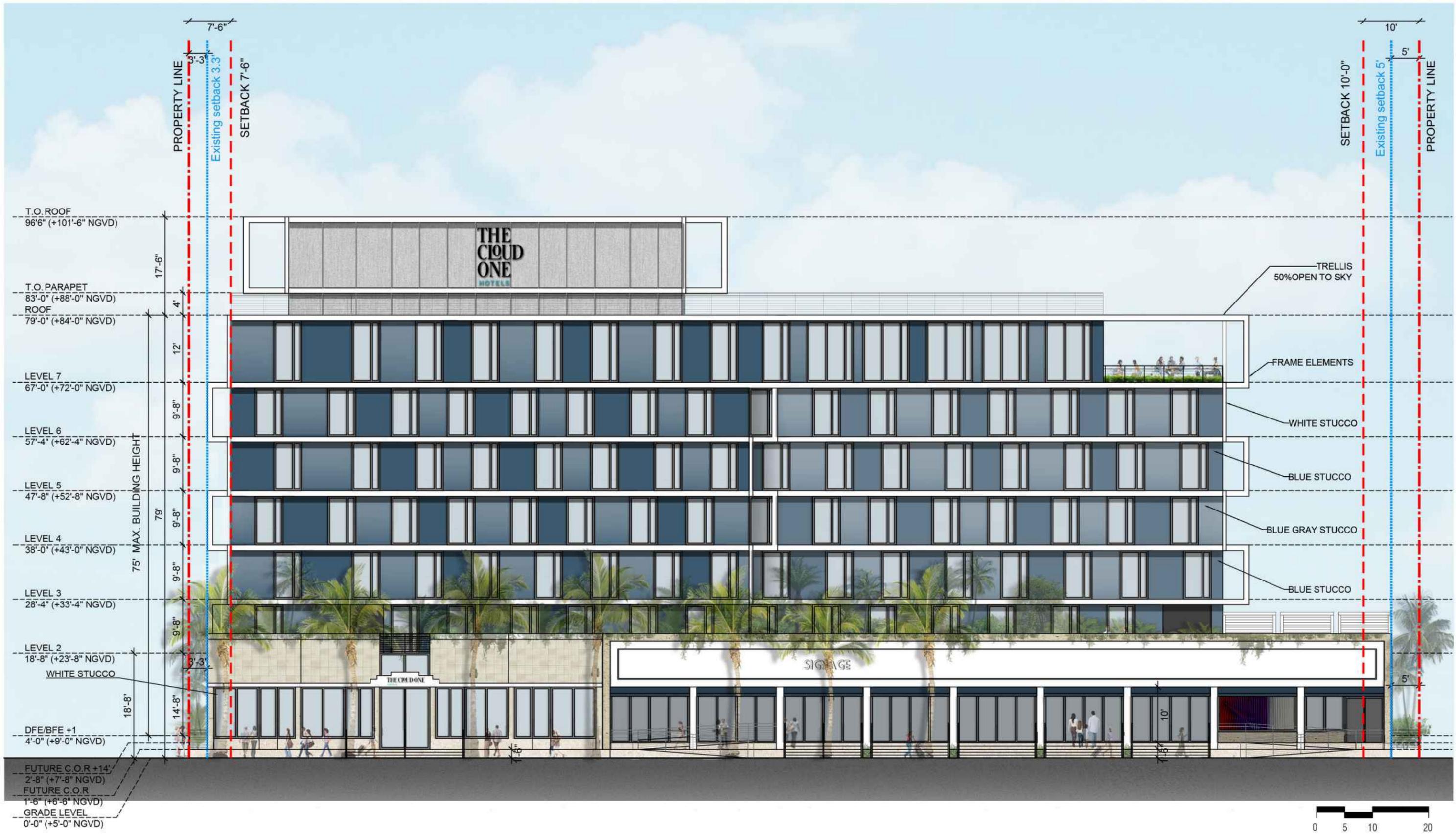
LEGEND

- - - PEDESTRIAN ACCESS
- - - VEHICULAR ACCESS

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

 PEDESTRIAN AND VEHICULAR CIRCULATION





1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

WEST ELEVATION RENDERED (CURRENT R/W CONDITION)

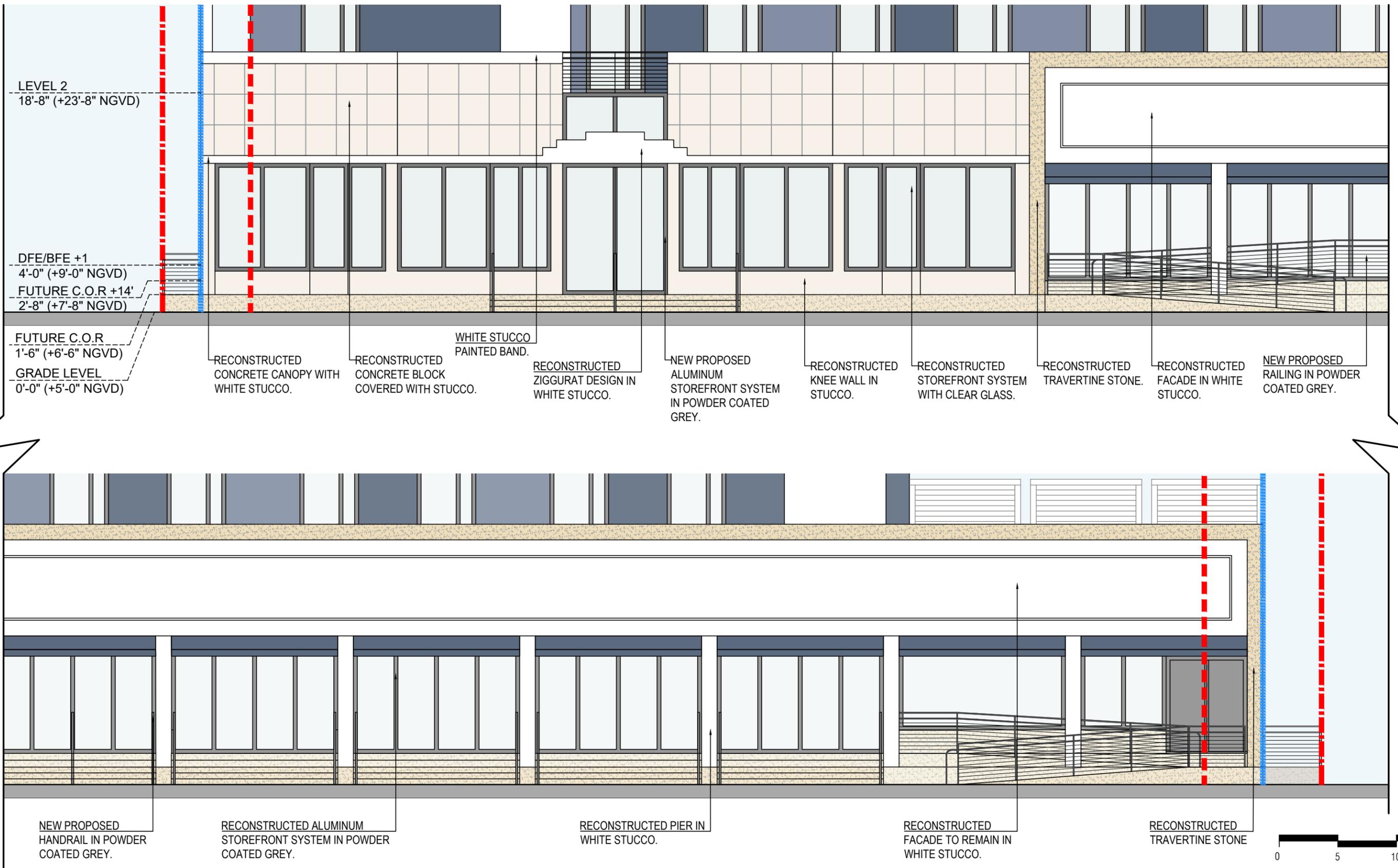




1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

WEST ELEVATION RENDERED (FUTURE R/W CONDITION)





1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

ENLARGED WEST ELEVATION





1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

SOUTH ELEVATION RENDERED





1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

EAST ELEVATION RENDERED



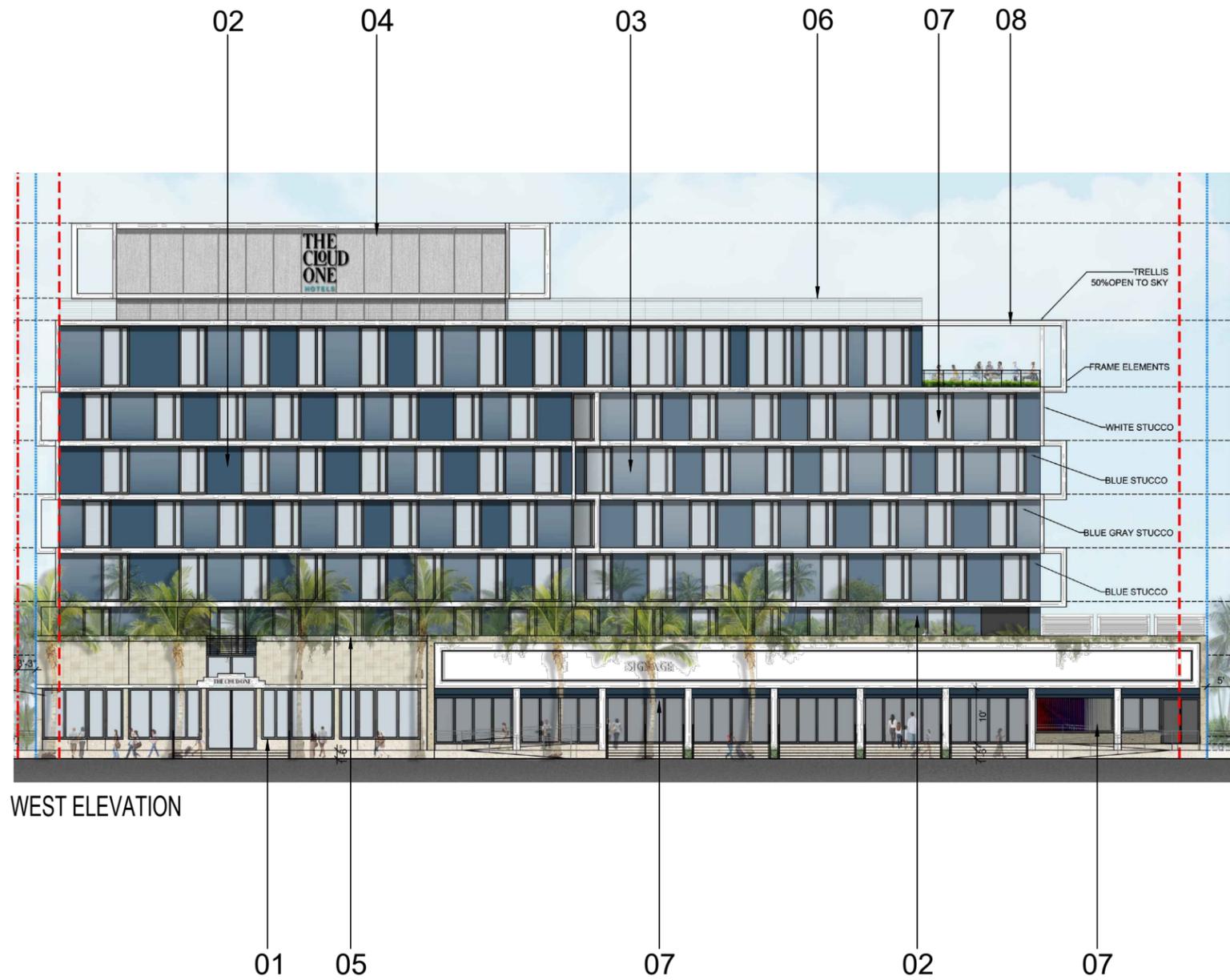


1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

NORTH ELEVATION RENDERED



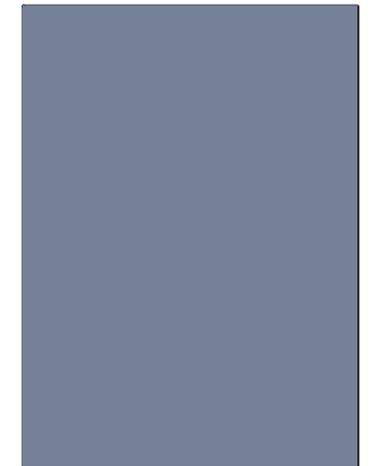
ARQUITECTONICA



01 - DECORATIVE CONCRETE



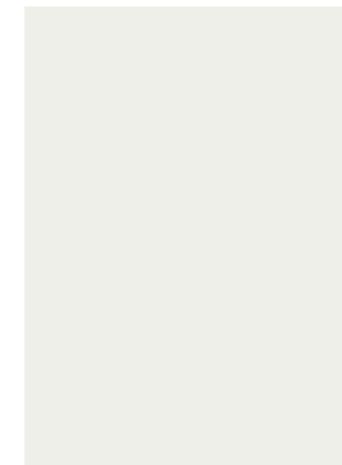
02 - BLUE STUCCO



03 - GRAY BLUE STUCCO



04 - GRAY STUCCO



05 - WHITE STUCCO



06 - CABLE RAILING IN POWDER COATED GREY



07 - CLEAR GLASS



08 - ALUMINUM TRELLIS



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 1 (CURRENT R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 1 (FUTURE R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 2 (CURRENT R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 2 (FUTURE R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 3 (CURRENT R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

RENDERING 3 (FUTURE R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139



RENDERING 4 (CURRENT R/W CONDITION)



ARQUITECTONICA



*R.O.W. in this render to be coordinated with Public Works

1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139

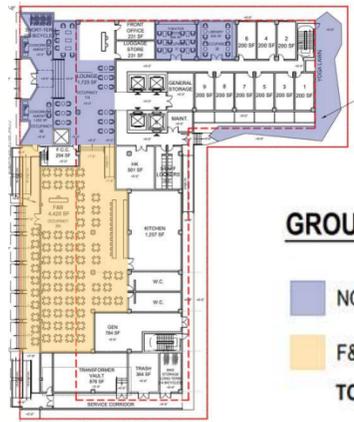


RENDERING 4 (FUTURE R/W CONDITION)



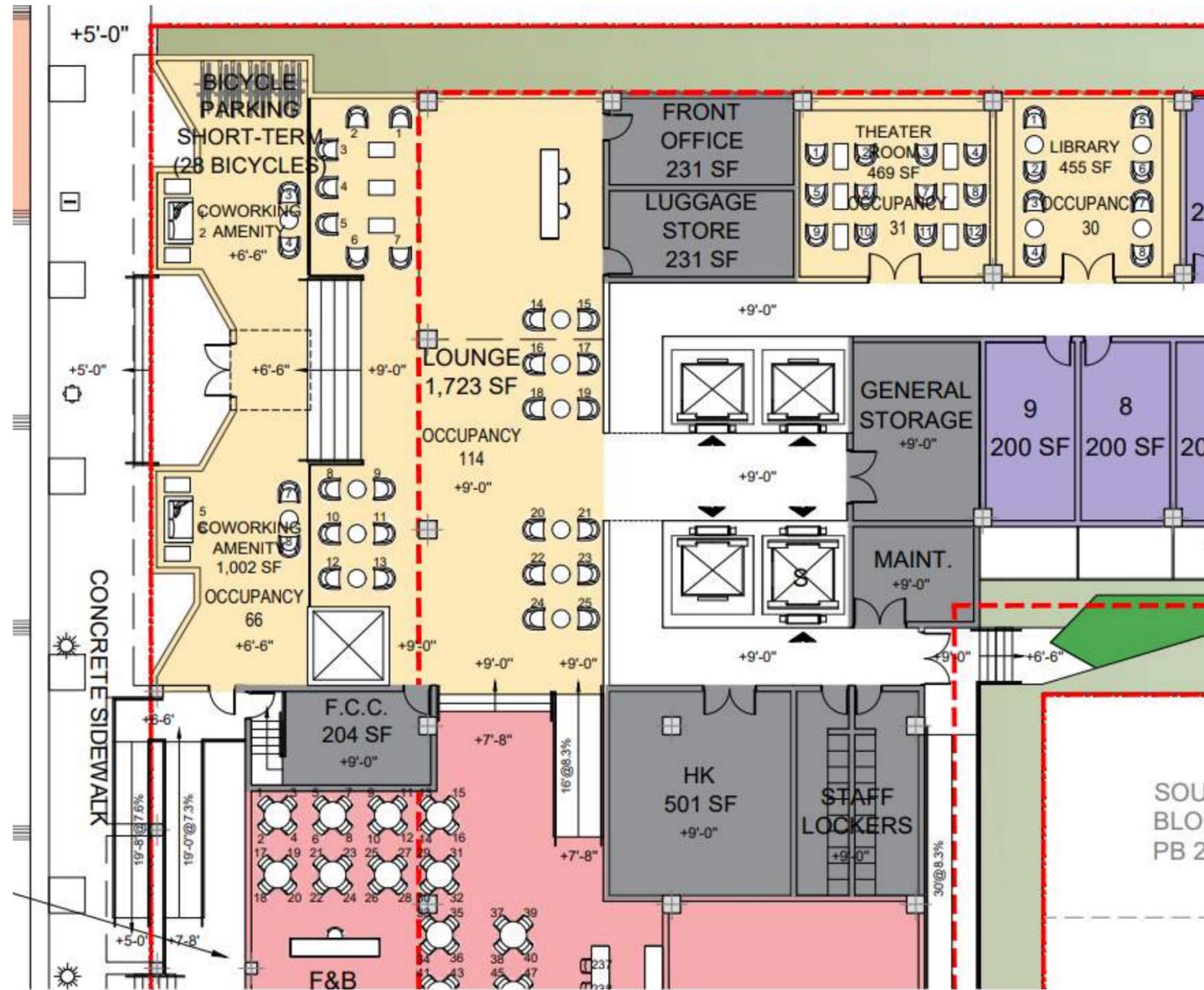
ARQUITECTONICA

GROUND FLOOR



GROUND LEVEL

NON F&B: 4,740 SF
 F&B: 5,578 SF
 TOTAL: 10,318 SF



LOBBY & LOUNGE

Entrance from Washington Avenue. Operated by the Cloud One Hotels. Hotel guest check-in, management offices and reception lounge area - without any F&B service.

Operator: The Cloud One Hotels

Concept: Lifestyle Design Limited Service

Employees: 10

Occupancy: Coworking 66
 Lounge 114
 Theatre Room 31
 Library 30

TOTAL: 241 (Based on Code per SF)

Seats: Coworking 8
 Lounge 25
 Theatre Room 12
 Library 8

TOTAL: 53

Hours of Operation: 7AM - 2AM

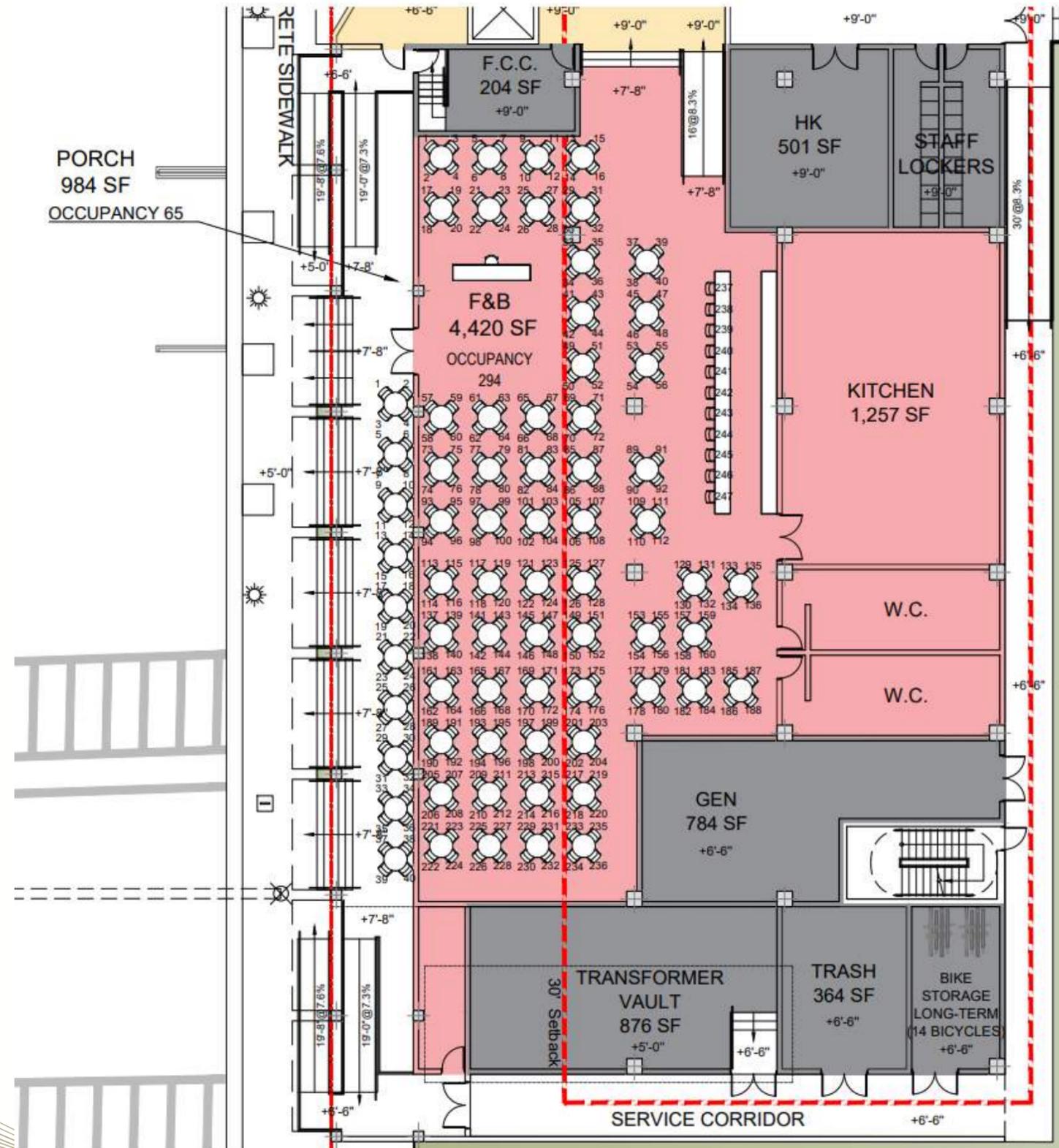
Hrs. of Entertainment:
 Ambient music only in hotel lounge.

GROUND FLOOR



GROUND LEVEL

- NON F&B: 4,740 SF
- F&B: 5,578 SF
- TOTAL: 10,318 SF



RESTAURANT

Restaurant serving lunch and dinner. Public entry through Washington Avenue and from lobby for hotel guests.

Operator: TBD (3rd Party Lease)

Concept: TBD

Employees: est. 35

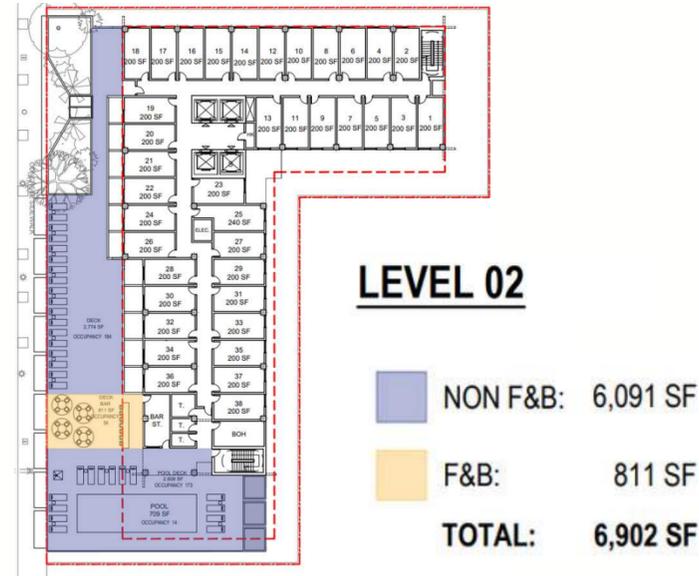
Occupancy: Interior: 294
 Porch: 65 **TOTAL: 395**
**Based on code occupancy per sf*

Seats: Interior: 247
 Porch: 40 **TOTAL: 287**

Hours of Operation:
 Indoor: 12PM - 2AM
 Outdoor: 12PM - 2AM

Hours of Entertainment:
 No live entertainment, Ambient background music only

LEVEL 2



POOL DECK

Limited to hotel guests only. Access only via room key card through hotel corridor. F&B service provided by the bar, operated by the hotel.

Loudspeakers: 6" bass drivers or smaller (low mounted, no subwoofers).

Operator: The Cloud One Hotels

Concept: Active pool environment

Employees: 5

Occupancy: Pool Deck: 173
 F&B Deck: 54
 Sun Deck: 184
 Pool: 14
 Cabanas: 6 (2 per cabin)
TOTAL: 431

*Based on code occupancy per sf

Seats: Pool Deck: 32
 F&B Deck: 23
 Cabanas: 6 (2 per cabin)
TOTAL: 61

Hours of Operation: 8AM - 8PM

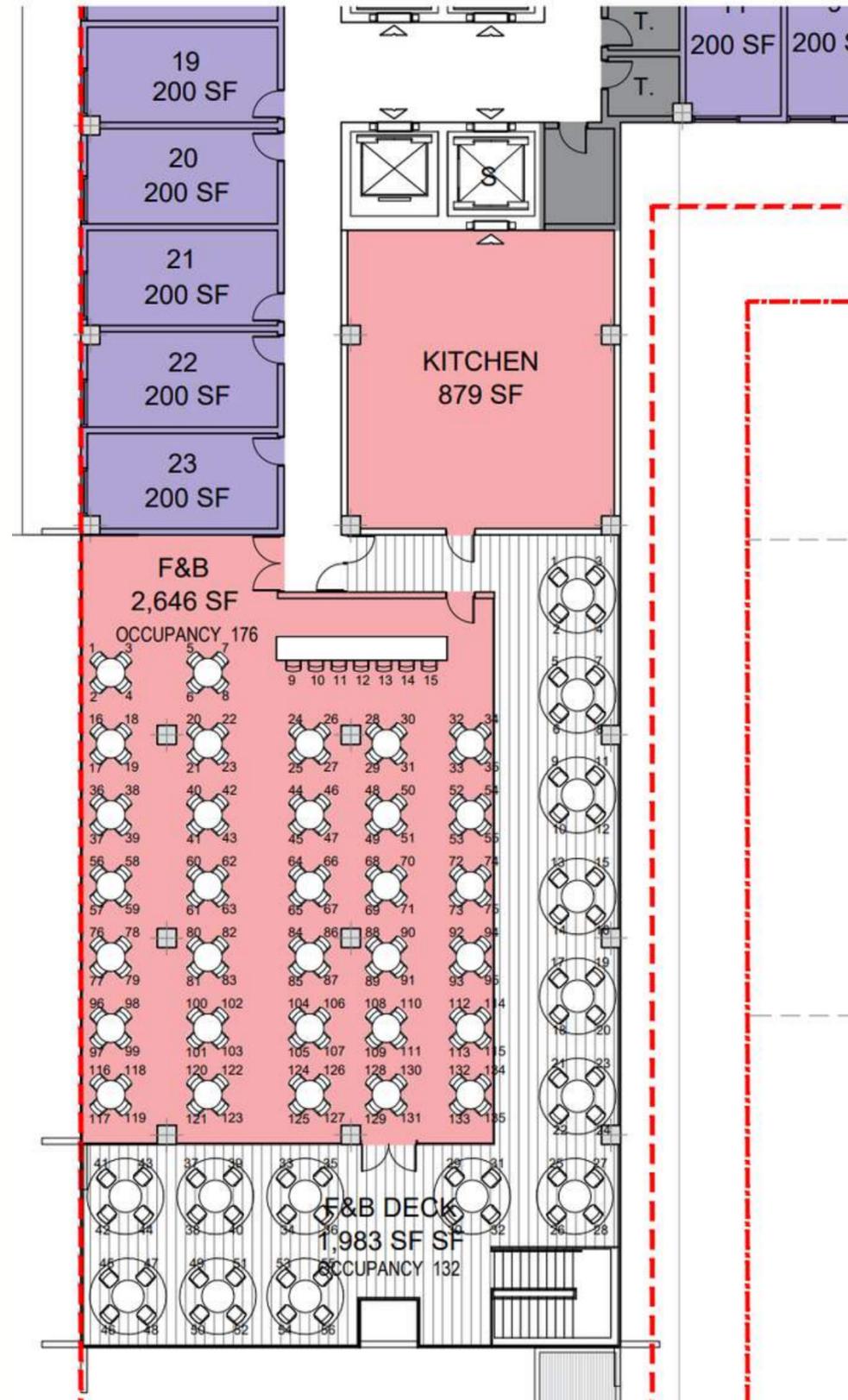
Hrs. of Entertainment:
 Ambient background music only

LEVEL 7



LEVEL 07

F&B 4,629 SF
TOTAL: 4,629 SF



ROOFTOP LOUNGE

Indoor and Outdoor venue for serving hotel breakfast and limited all day dining. Access through hotel elevators. Public access only after 5PM.

Sliding glass doors separate lounge from terrace. Terrace will be covered by trellis sun shade pannels.

Operator: The Cloud One Hotels

Employees: 15

Concept: Hotel Lounge

Occupancy (based on code occ. per sqft):
 Interior: 176
 Exterior: 132 **TOTAL: 308**

Seats: Interior: 135
 Exterior: 56 **TOTAL: 191**

Hours of Operation:
 Indoor: 7AM - 2AM
 Outdoors: 7AM - 12AM

Hrs. of Entertainment:
 Ambient background music only. No subwoofers, low mounted speakers.

VENUE	FLOOR	EMPLOYEES
Lobby and Lounge	Ground Floor	10
Restaurant	Ground Floor	35
Pool Deck	Level 2	5
Rooftop Lounge	Level 7	15

TOTAL: 65

The employee count as noted above is based on high season and high occupancy at any given time.
Employees will be given monthly Miami-Dade County public transportation passes.

VENUES - SUMMARY OF VENUES OPEN TO PUBLIC

1515 Washington Avenue Hotel Development

VENUE	FLOOR	INDOOR / OUTDOOR	OCCUPANCY	SEATS	ACCESS	HOURS OF OPERATION
Indoor Restaurant	Ground Floor	Indoor	294	247	Public	12PM - 2AM
Outdoor Restaurant	Ground Floor	Outdoor	65	40	Public	12PM - 2AM
Sky Lounge	Level 7	Indoor	176	135	Public after 5PM	7AM - 2AM
Sky Lounge	Level 7	Outdoor	132	56	Public after 5PM	7AM - 12AM

TOTALS: 667 478



1509-1515 WASHINGTON AVE, MIAMI BEACH, FL 33139



ARQUITECTONICA

CONDITIONAL USE PERMIT SUMMARY

1515 Washington Avenue Hotel Development

VENUE	FLOOR	INDOOR / OUTDOOR	CAPACITY	PUBLIC / HOTEL ONLY	HOURS OF OPERATION	HOURS OF ENTERTAINMENT	ENTERTAINMENT
Lobby	Ground Floor	Indoor	241	Hotel Guests	7AM-2AM	N/A	Ambient Music Only
Indoor Restaurant	Ground Floor	Indoor	294	Public	12PM - 2AM	N/A	Ambient Music Only
Outdoor Restaurant	Ground Floor	Outdoor	65	Public	12PM - 2AM	N/A	Ambient Music Only
Pool Deck	Level 2	Outdoor	173	Hotel Guests Only	8AM -8PM	N/A	Ambient Music Only
F&B Deck	Level 2	Outdoor	54	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Sun Deck	Level 2	Outdoor	184	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Cabanas	Level 2	Outdoor	6	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Pool	Level 2	Outdoor	14	Hotel Guests Only	8AM-8PM	N/A	Ambient Music Only
Sky Lounge	Level 7	Indoor	176	Public after 5PM	7AM - 2AM	N/A	Ambient Music Only
Sky Lounge	Level 7	Outdoor	132	Public after 5PM	7AM - 12AM	N/A	Ambient Music Only

TOTAL: 1,339

PURSUANT TO THE POLICIES OF THE HOTEL, ALL SECURITY WILL BE ADMINISTERED BY HOTEL MANAGEMENT AND THE FOLLOWING MEASURES WILL BE IMPLEMENTED:

1. Security will be present 24-hours a day.
 2. Security cameras will be located at the major entrance and exit points of the property.
 3. Security cameras will be installed to monitor all points of sale.
 4. Security cameras will be installed in elevators to monitor guest flow.
 5. Extra security will be scheduled on high occupancy days.
 6. Security to be assigned to pool deck as required.
- 