



1409-1413 WASHINGTON AVENUE  
ADDITION & RENOVATION  
HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

SCOPE:  
RESTORATION OF TWO EXISTING  
BUILDINGS OF 11,581SQ FT INTO A  
25,396 SQ FT HOTEL.  
THE NEW HOTEL WILL HOUSE 50  
ROOMS, RETAIL SPACE, A NEW ROOF  
TERRACE AND POOL DECK.

PROJECT NUMBER:  
01700500

DATE:  
OCTOBER 27TH 2017

7636 NE 4th Court  
Suite 114  
Miami, FL 33138  
T 305/350-2993  
F 305/350-2524  
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# ZONING DATA SHEET



Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

1 of 2

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1409 - 1413 Washington Avenue		
2	Board and file numbers :			
3	Folio number(s):	02-3234-008-0820   02-3234-008-0830		
4	Year constructed:	1935   1936	Zoning District:	CD-2
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	6.24' NGVD
6	Adjusted grade (Flood+Grade/2):	7.12' NGVD	Lot Area:	13,000 SQ FT
7	Lot width:	100'-0"	Lot Depth:	130'-0"
8	Minimum Unit Size:	200 SQ FT	Average Unit Size	246.7 SQ FT
9	Existing use:	COMMERCIAL	Proposed use:	HOTEL/COMMERCIAL

		Maximum	Existing	Proposed	Deficiencies
10	Height	55'-0"	37'-0"	54'-4"	0'
11	Number of Stories	5	3	5	0
12	FAR	26,000 SQ FT	11,581 SQ FT	25,396 SQ FT	0'
13	Gross square footage	50,000 SQ FT	11,581 SQ FT	41,935 SQ FT	0'
14	Square Footage by use			**	
15	Number of units Residential	N/A	4	0	N/A
16	Number of units Hotel	N/A	8	50	N/A
17	Number of seats	N/A	-	129	N/A
18	Occupancy load	N/A	-	386	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	0'	N/A	N/A	N/A
20	Side Setback:	0'	N/A	N/A	N/A
21	Side Setback:	0'	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	0'	N/A	N/A	N/A
	At Grade Parking:				-
24	Front Setback:	5'	0'	N/A	N/A
25	Side Setback:	5'	0'	27'-0"	N/A
26	Side Setback:	5'	0'	5'-0"	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	5'	0'	5'-0"	N/A
	Pedestal:				
29	Front Setback:	20'	0'	21'-6"	N/A
30	Side Setback:	8'	0'	8'-1"	N/A
31	Side Setback:	8'	5'	8'-0"	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	13'	0'	45'-10"	N/A
	Tower:				
34	Front Setback:	N/A	N/A	21'-6"	N/A
35	Side Setback:	N/A	N/A	8'-1"	N/A



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ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	8'	5'	8'-0"	0
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	19.5'	0'	45'-10"	0

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	7			
40	Total # of parking spaces	0	0	34	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	***		34	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A		34	
43	Parking Space Dimensions	8.5' X 18'		8.5' X 18'	
44	Parking Space configuration (45o,60o,90o,Parallel)				
45	ADA Spaces	2	0	2	N/A
46	Tandem Spaces	0	0	0	
47	Drive aisle width	22'	0	22'	
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas	2	0	2	N/A
50	Bicycle Racks	18	0	18	0

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	RESTAURANT	RESTAURANT	
52	Number of seats located outside on private property	N/A		43	
53	Number of seats inside	N/A		86	
54	Total number of seats	N/A		129	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A		129	
56	Total occupant content	N/A			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

58	Proposed hours of operation	7AM-12PM
59	Is this an NIE? (Neighboot Impact Establishment, see CMB 141-1361)	NO
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO
61	Is this a contributing building?	YES
62	Located within a Local Historic District?	YES

Notes:

If not applicable write N/A

Square Footage by Use:

**\*\*Proposed: Restaurant 2,359 SQ FT + Hotel 18,475 SQ FT= 20,834 SQ FT**

\*\*\*Restaurant Parking Count: 1 space per 4 seats = 129 seats/4= 32 spaces

ROOM BREAKDOWN

ROOM COUNT		
FLOOR	EXISTING PROJECT	PROPOSED PROJECT
Ground Floor	0	0
Second Floor	6	15
Third Floor	6	15
Fourth Floor	0	10
Fifth Floor	0	10
Roof Terrace	0	0
Total	12	50

ROOM SIZE BREAKDOWN						
PROPOSED BUILDING						
	Ground Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor
1	-	218 SQ FT	218 SQ FT	218 SQ FT	218 SQ FT	-
2	-	218 SQ FT	218 SQ FT	218 SQ FT	218 SQ FT	-
3	-	218 SQ FT	218 SQ FT	424 SQ FT	424 SQ FT	-
4	-	232 SQ FT	232 SQ FT	286 SQ FT	286 SQ FT	-
5	-	224 SQ FT	224 SQ FT	224 SQ FT	225 SQ FT	-
6	-	224 SQ FT	224 SQ FT	217 SQ FT	218 SQ FT	-
7	-	218 SQ FT	218 SQ FT	217 SQ FT	218 SQ FT	-
8	-	217 SQ FT	217 SQ FT	224 SQ FT	224 SQ FT	-
9	-	224 SQ FT	224 SQ FT	222 SQ FT	222 SQ FT	-
10	-	221 SQ FT	221 SQ FT	232 SQ FT	232 SQ FT	-
11	-	259 SQ FT	259 SQ FT	-	-	-
12	-	271 SQ FT	271 SQ FT	-	-	-
13	-	284 SQ FT	284 SQ FT	-	-	-
14	-	413 SQ FT	413 SQ FT	-	-	-
15	-	236 SQ FT	236 SQ FT	-	-	-
Average Size	-	245.13 SQ FT	245.13 SQ FT	248.2 SQ FT	248.5 SQ FT	-





RENDERING  
VIEW FROM WASHINGTON AVENUE, SOUTH-WEST CORNER

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RENDERING  
VIEW FROM WASHINGTON AVENUE, NORTH-WEST CORNER





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VIEW FROM WASHINGTON AVENUE, SOUTH-WEST CORNER

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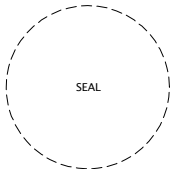
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ADDITION & RENOVATION  
1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114

Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



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Date: 10/27/17  
Job Number: 01700500

Drawing History

No.	Issue	Date

No.

Sheet Title

PROPOSED SITE PLAN

Sheet

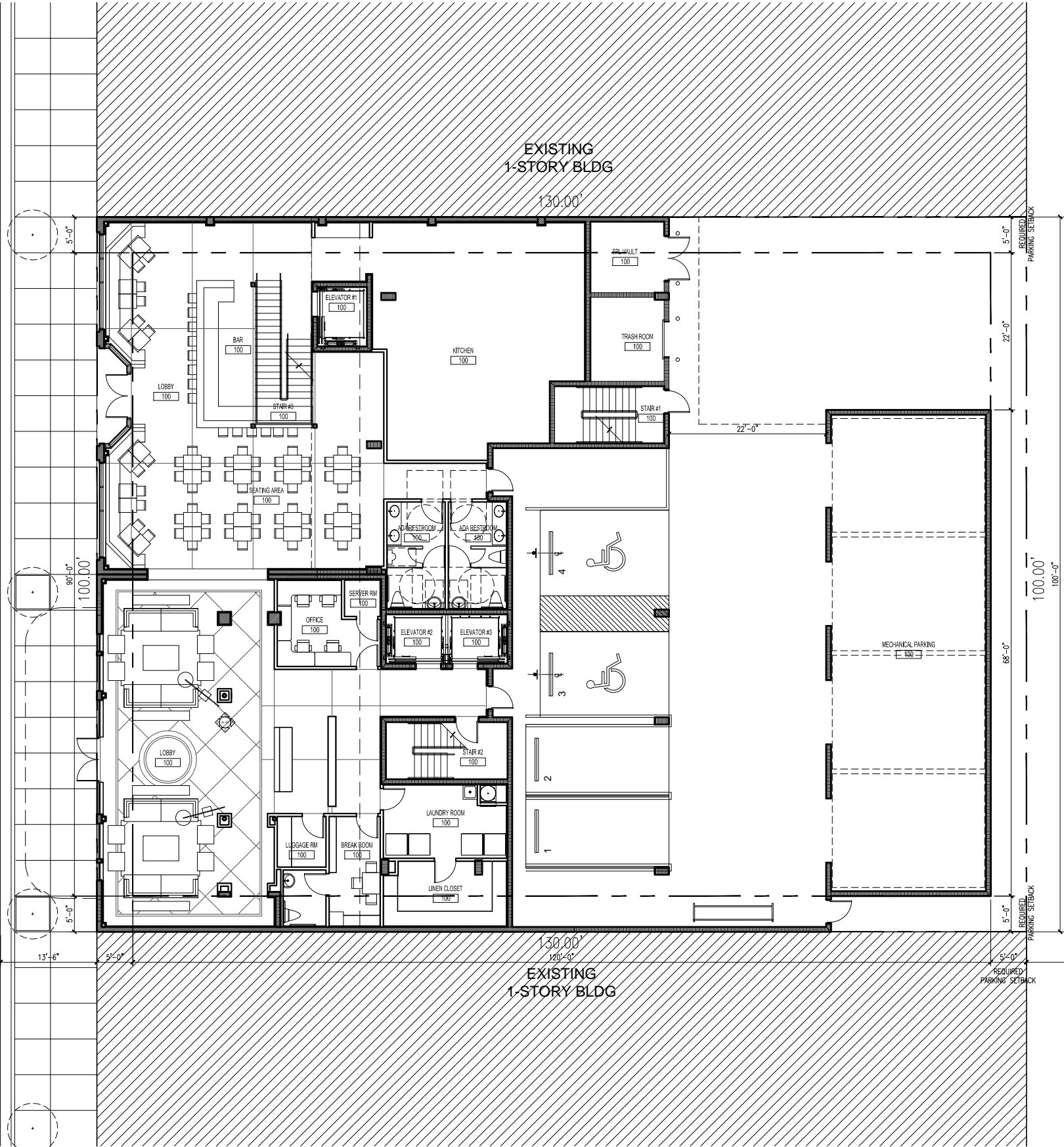
S-2

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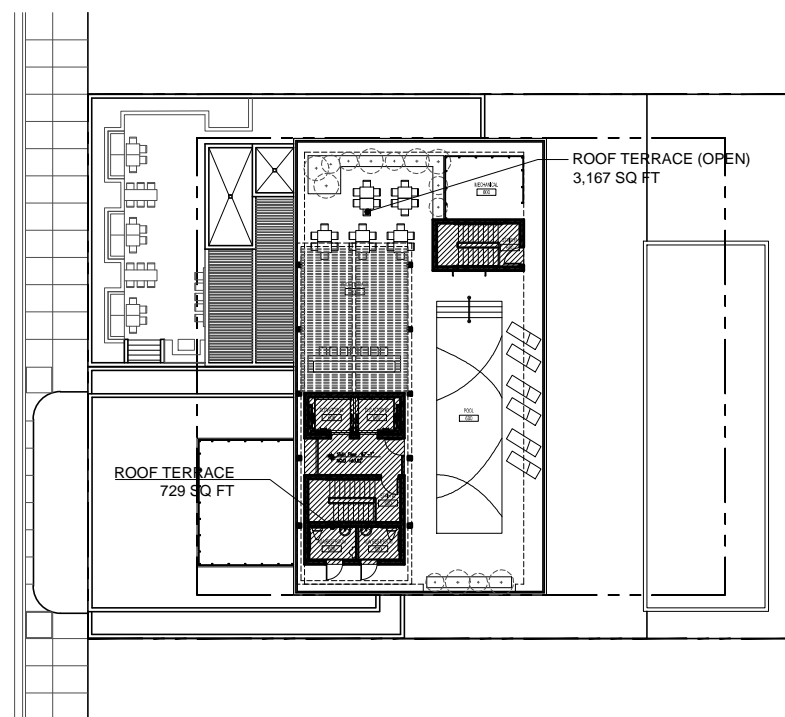
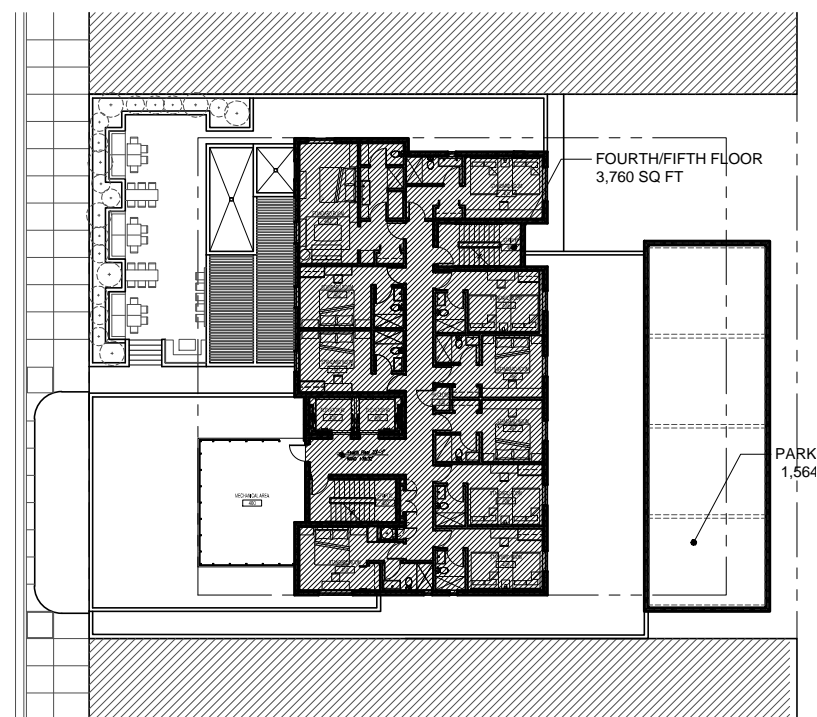
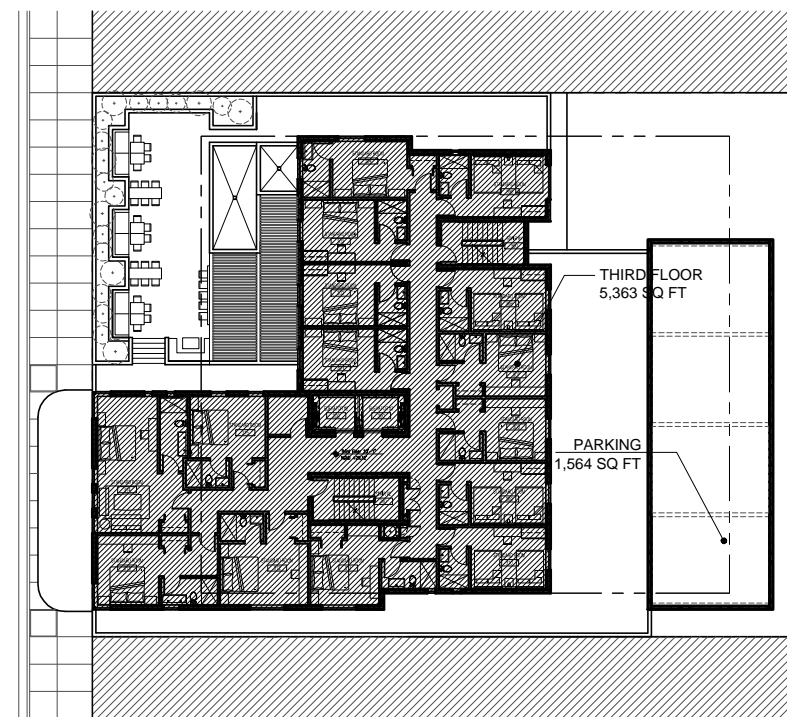
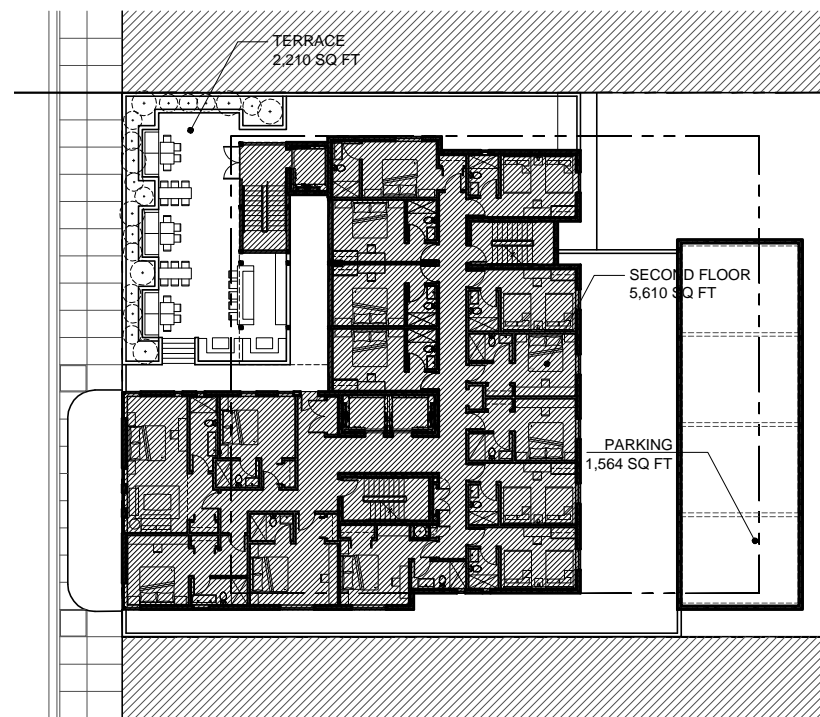
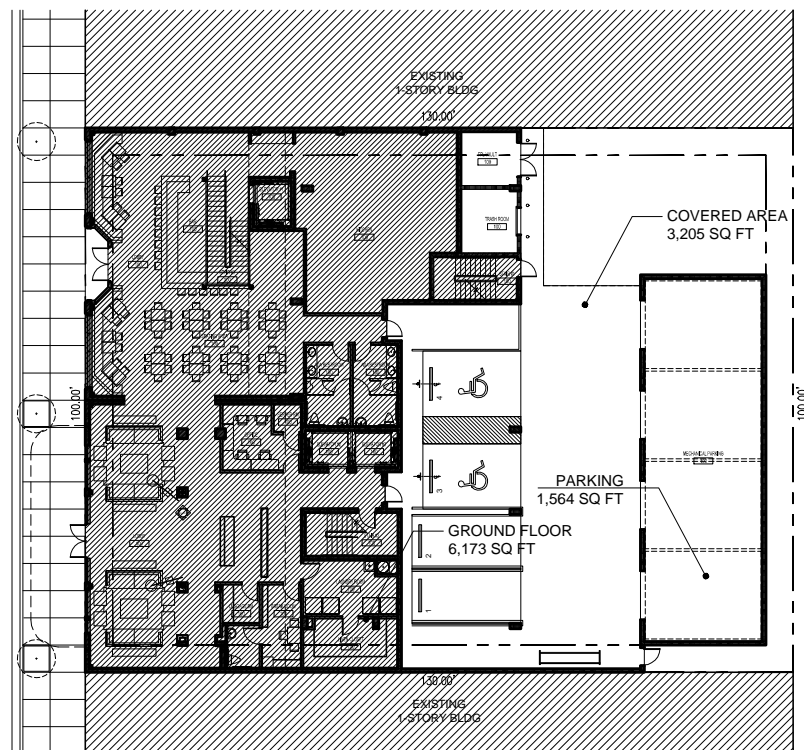
WASHINGTON AVENUE

COLLINS COURT

1 PROPOSED SITE PLAN  
1/8"=1'-0"





PROPOSED FLOOR AREA

FIRST FLOOR:	6,173 SQ FT
SECOND FLOOR:	5,610 SQ FT
THIRD FLOOR:	5,363 SQ FT
FOURTH FLOOR:	3,760 SQ FT
FIFTH FLOOR:	3,760 SQ FT
ROOF TERRACE:	729 SQ FT

TOTAL ROOM COUNT

GROUND FLOOR:	0
SECOND FLOOR:	15
THIRD FLOOR:	15
FOURTH FLOOR:	10
FIFTH FLOOR:	10
ROOF TERRACE:	0

TOTAL FLOOR AREA: 25,396 SQ FT  
ALLOWABLE FLOOR AREA: 26,000 SQ FT

GROSS AREA TOTAL: 25,396 SQ FT + 14,838 SQ FT =  
40,234 SQ FT





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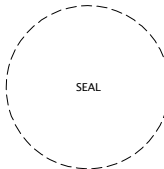
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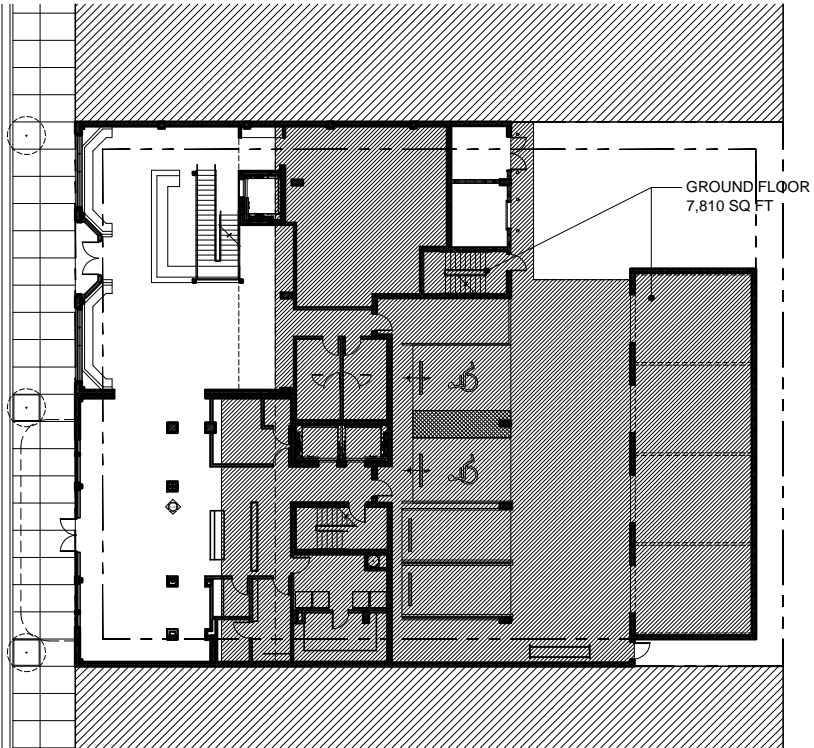
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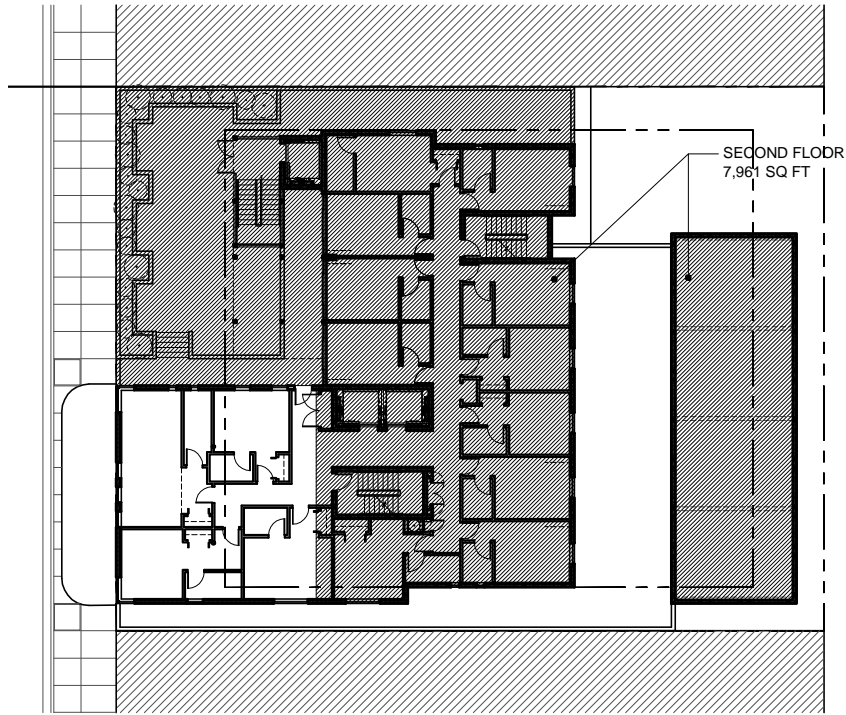
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PROPOSED NEW GROSS  
SQUARE FOOTAGE  
CALCULATIONS  
Sheet

F-3

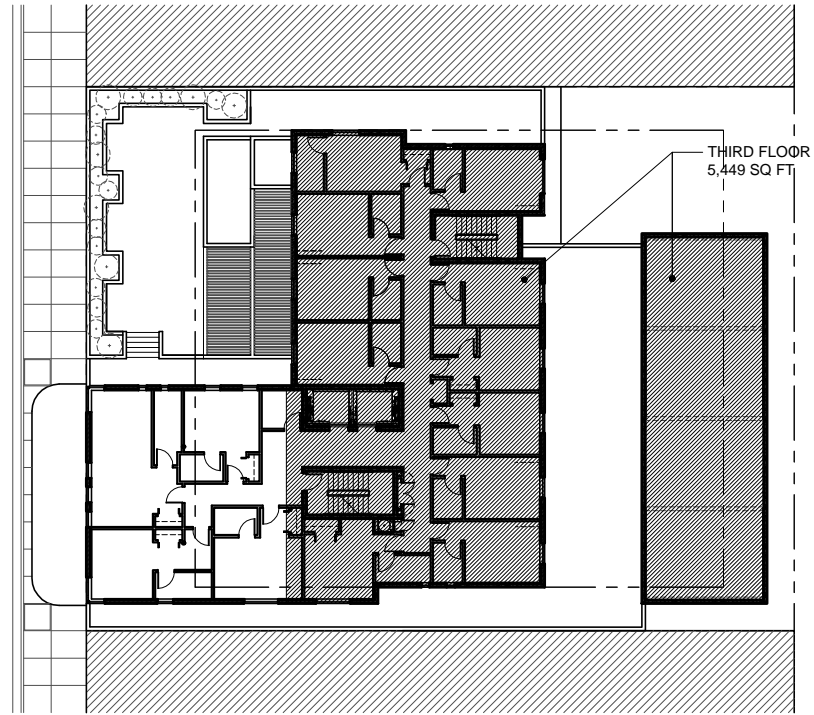
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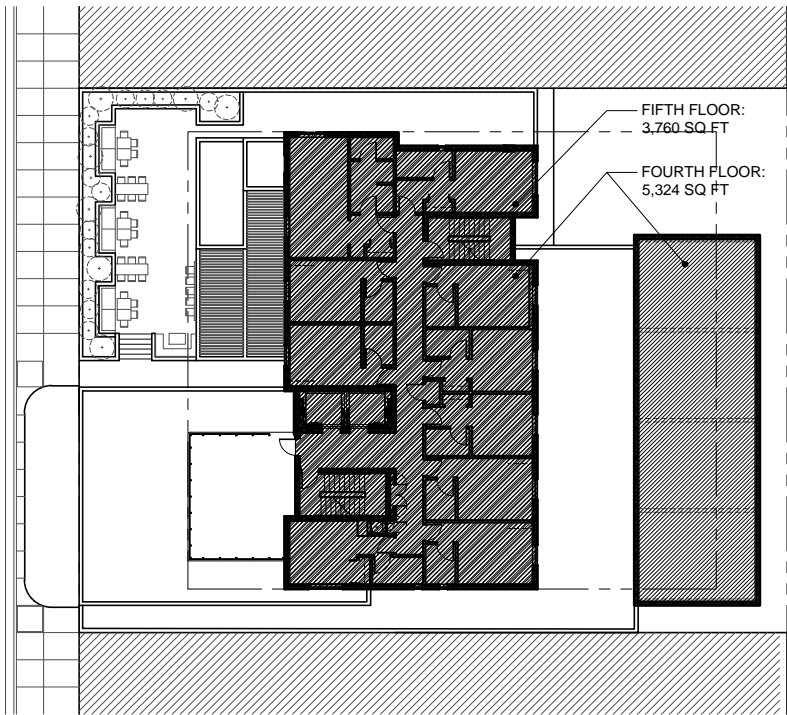
1 GROUND FLOOR PLAN  
1/16"=1'-0"



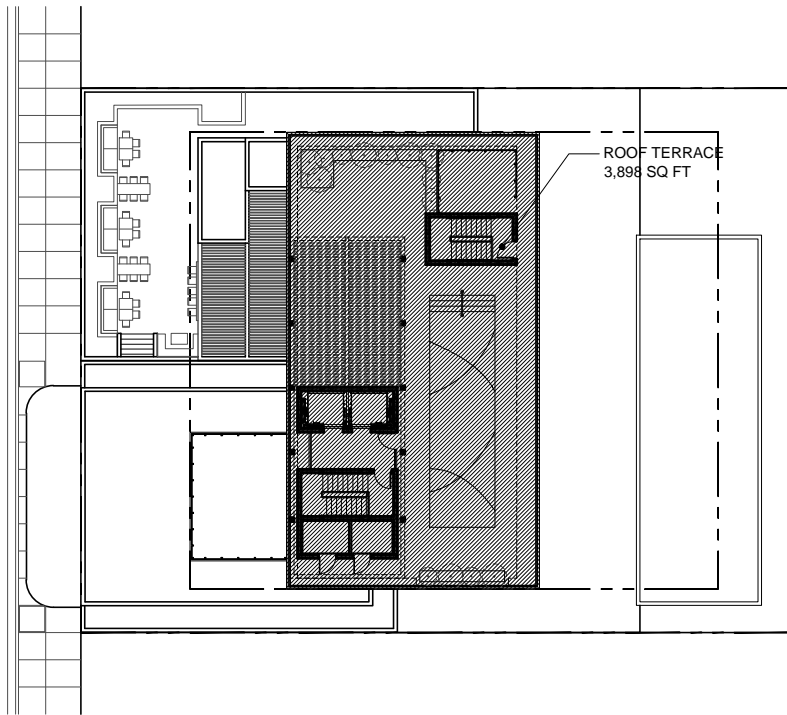
2 SECOND FLOOR PLAN  
1/16"=1'-0"



3 THIRD FLOOR PLAN  
1/16"=1'-0"



4 FOURTH & FIFTH FLOOR PLAN  
1/16"=1'-0"



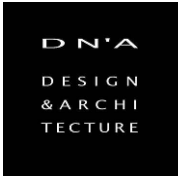
4 ROOF TERRACE PLAN  
1/16"=1'-0"

NEW GROSS SQUARE FOOTAGE:

FIRST FLOOR:	7,810 SQ FT
SECOND FLOOR:	7,961 SQ FT
THIRD FLOOR:	5,449 SQ FT
FOURTH FLOOR:	5,324 SQ FT
FIFTH FLOOR:	3,760 SQ FT
ROOF TERRACE:	3,898 SQ FT

GROSS AREA TOTAL: 34,202 SQ FT





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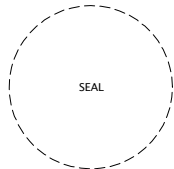
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MIAMI BEACH, FLORIDA 33139

Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114

Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



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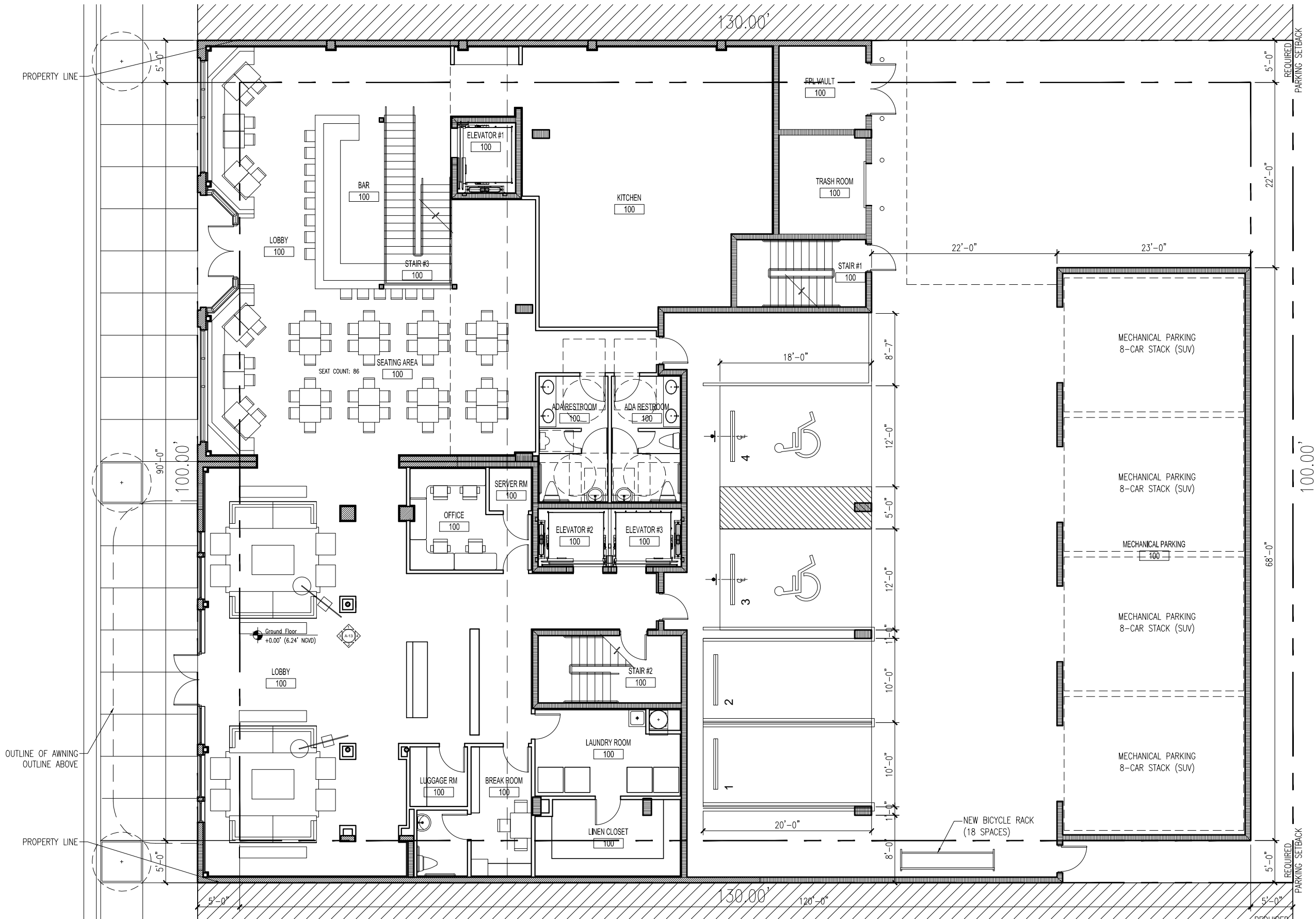
Sheet Title

GROUND FLOOR PLAN

Sheet

A-1

Historical Board Presentation



1 GROUND FLOOR PLAN

3/16"=1'-0"



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MIAMI BEACH, FLORIDA 33139

Client:  
409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
86.506.2114

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Registration No: AR 91744

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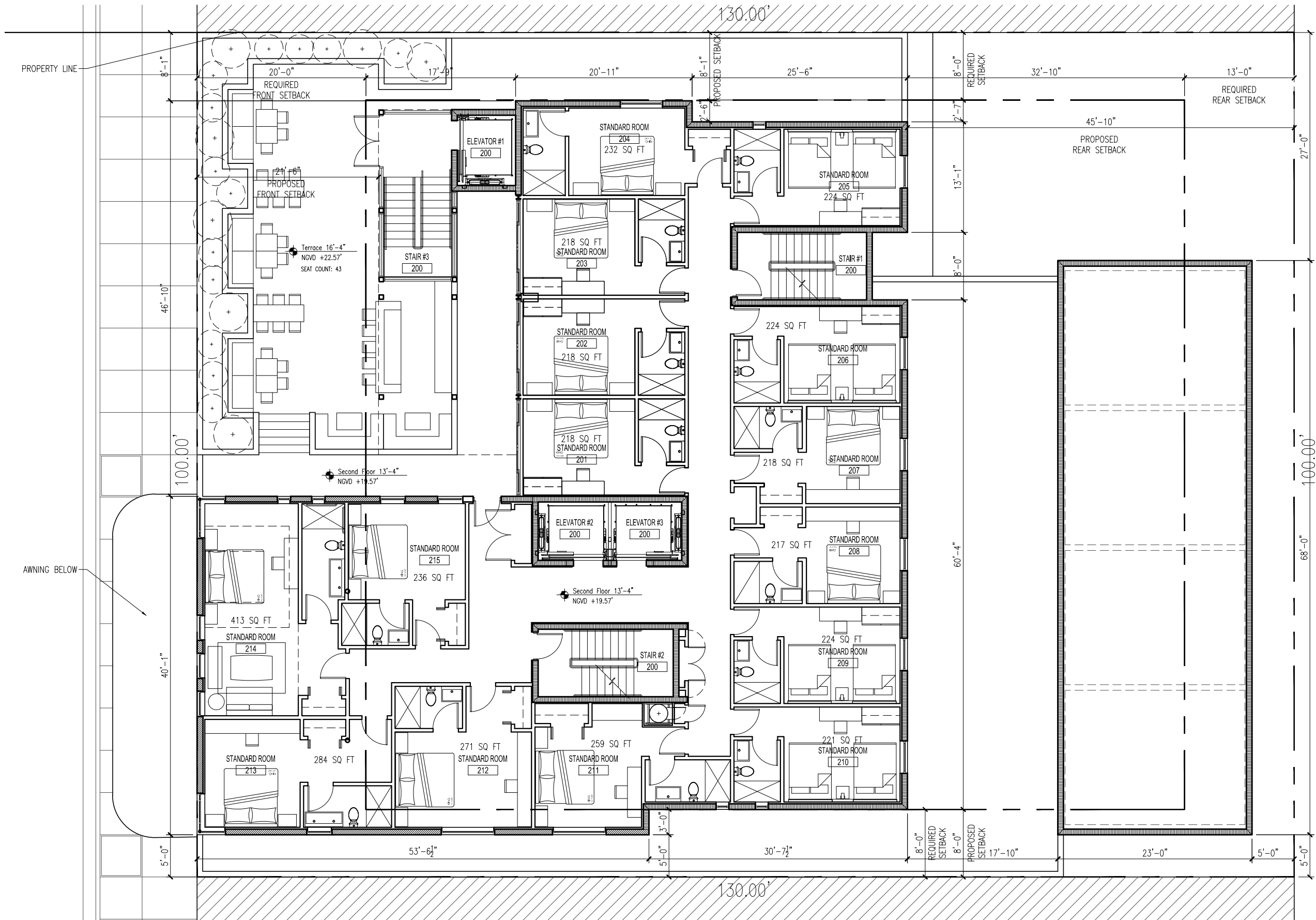
SECOND FLOOR PLAN

heet

A-2

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Historical Board Presentation



**1 SECOND FLOOR PLAN**  
3/16"=1'-0"





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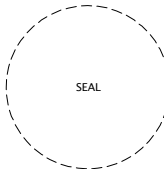
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786.506.2114

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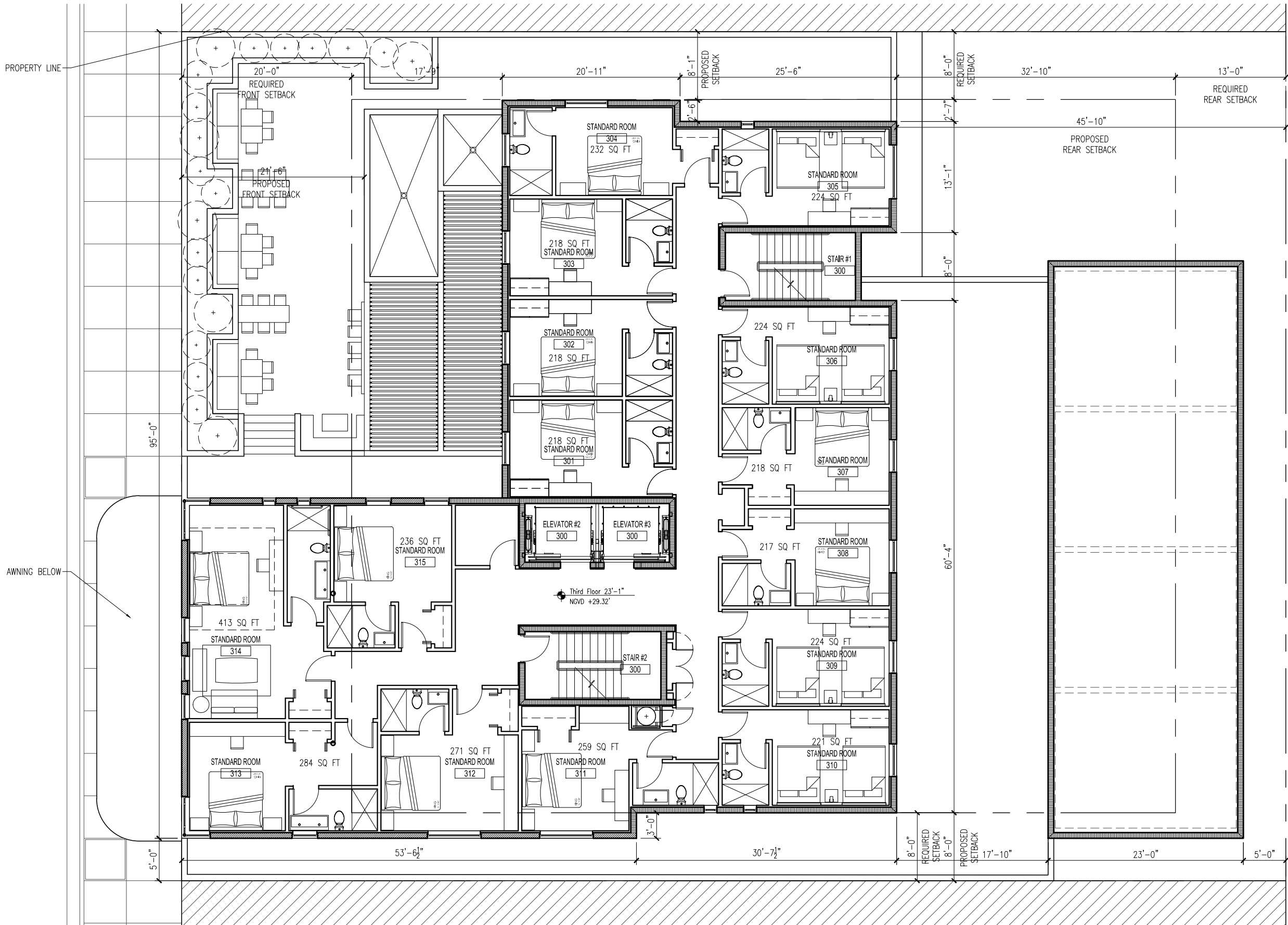
Sheet Title

THIRD FLOOR PLAN

Sheet

A-3

Historical Board Presentation



1 THIRD FLOOR PLAN  
3/16"=1'-0"





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Client:  
1409 Washington Ave LL  
Contact:  
Sebastian Gallo  
786.506.2114

Architectural Registration  
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Rodrigo A. Carrion  
Registration No: AR 9174



Date: 10/27/17  
Job Number: 01700500

### Drawing History



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Issue	Date
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No.

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Sheet Title

FOURTH FLOOR PL

Sheet

A 4

A-4



1 FOURTH FLOOR PLAN  
3/16"=1'-0"

$$3/16'' = 1' - 0''$$


A-4

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**Historical Board Presenta**





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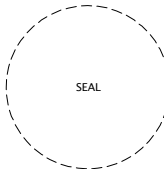
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786.506.2114

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No.

Sheet Title

FIFTH FLOOR PLAN

Sheet

A-5

Historical Board Presentation



1

FIFTH FLOOR PLAN

3/16"=1'-0"











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786.506.2114

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Issue	Date
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No.

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Sheet Title

### ROOF PLAN

Sheet

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A-7

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### Historical Board Presenta

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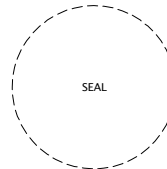


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Sebastian Gallo  
786.506.2114

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### Drawing History


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Issue	Date
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No.

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Sheet Title

ELEVATION

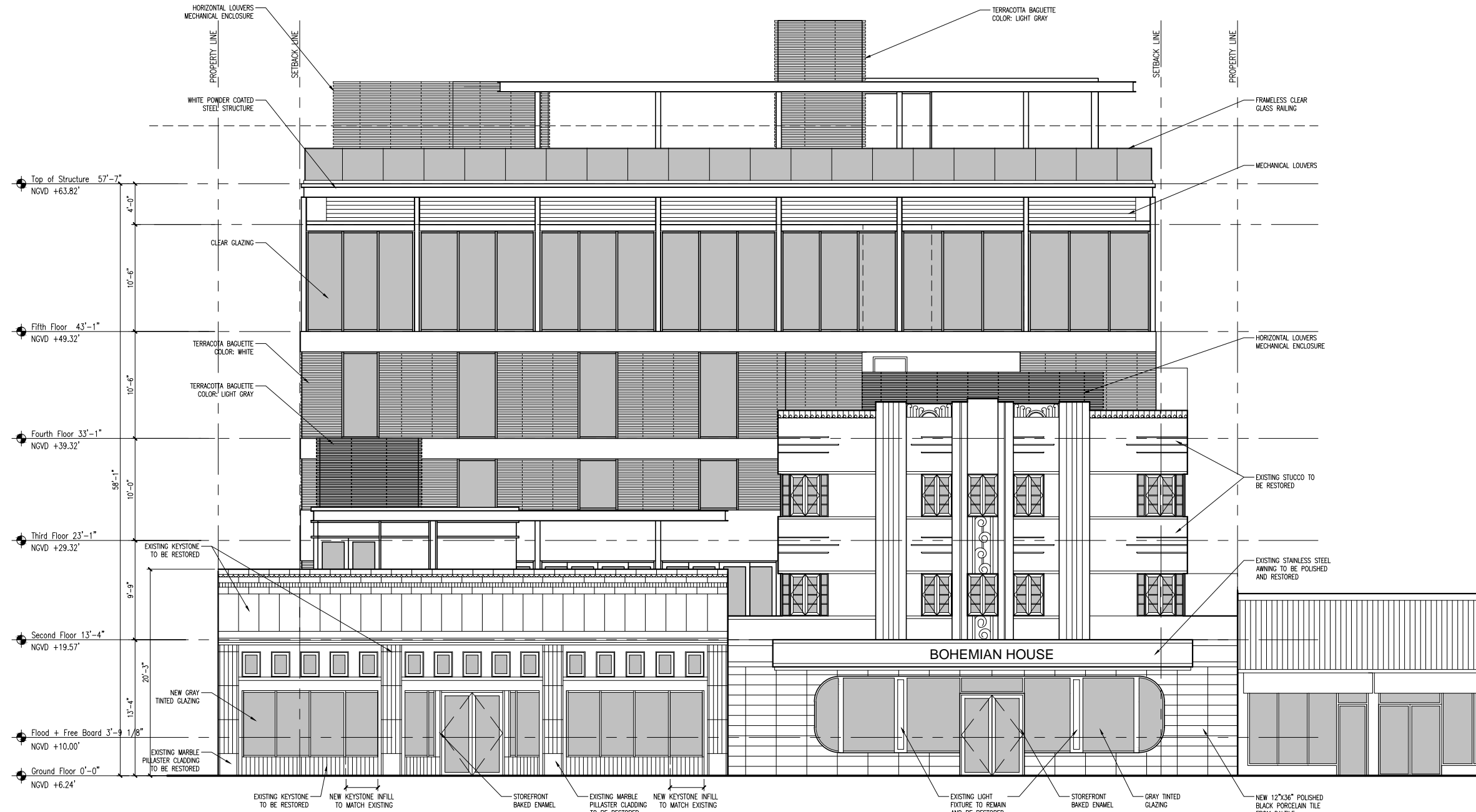
Sheet

A O

A-8

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### Historical Board Presenta



**1** ELEVATION  
3/16"=1'-0"

$$3/16'' = 1' - 0''$$





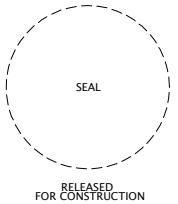
7636 NE 4th Court  
Suite 114  
Miami, FL 33138  
T 305/350-2993  
W www.dna-arc.com  
AA26000789

Consultant

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1409-1413 WASHINGTON AVE  
ADDITION & RENOVATION  
1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date: 11/09/17	
Job Number: 01700500	
Drawing History	
Issue	Date
No.	

Sheet Title  
ELEVATION

Sheet

A-9  
Historical Board Presentation



1 EAST ELEVATION  
3/16"=1'-0"







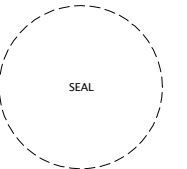
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ADDITION & RENOVATION  
1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

Client:  
409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
86.506.2114

---

Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



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Date: 11/09/17  
Job Number: 01700500

### Drawing History








Issue	Date
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no.

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**Long Title**

Sheet Title

ELEVATION

## LEVATION

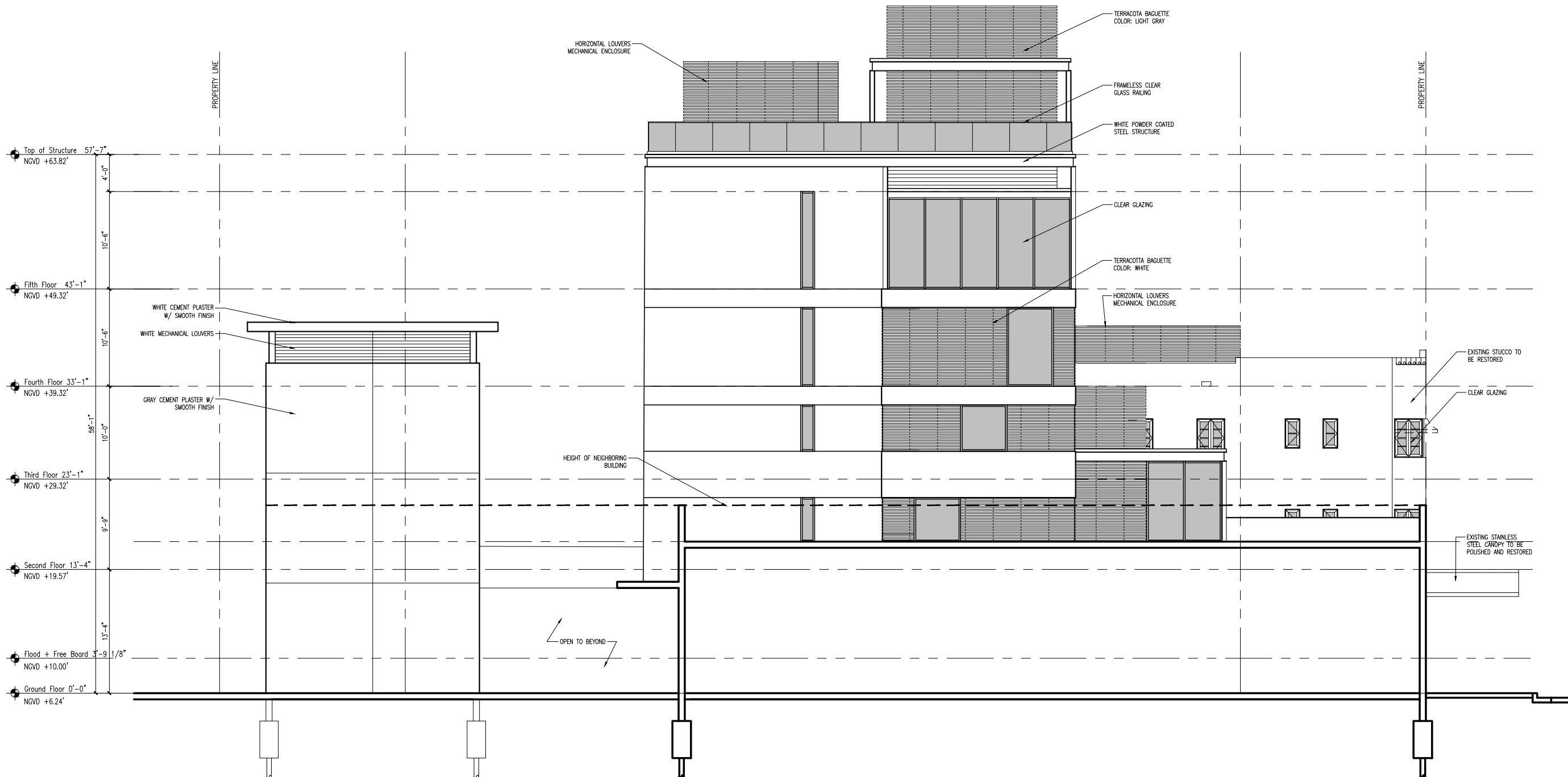
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heet

A-11

A-11

### Historical Board Presentation



1 NORTH ELEVATION  
3/16"=1'-0"

$$3/16'' = 1' - 0''$$

A-11

Consultant

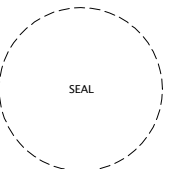
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ADDITION & RENOVATION  
1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

Client:  
409 Washington Ave LLC  
Contact:  
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86.506.2114

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State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



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FOR CONSTRUCTION

Date: 11/09/17  
Job Number: 01700500

### Drawing History







	Issue	Date

Issue	Date
10.	

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Sheet Title

ELEVATION

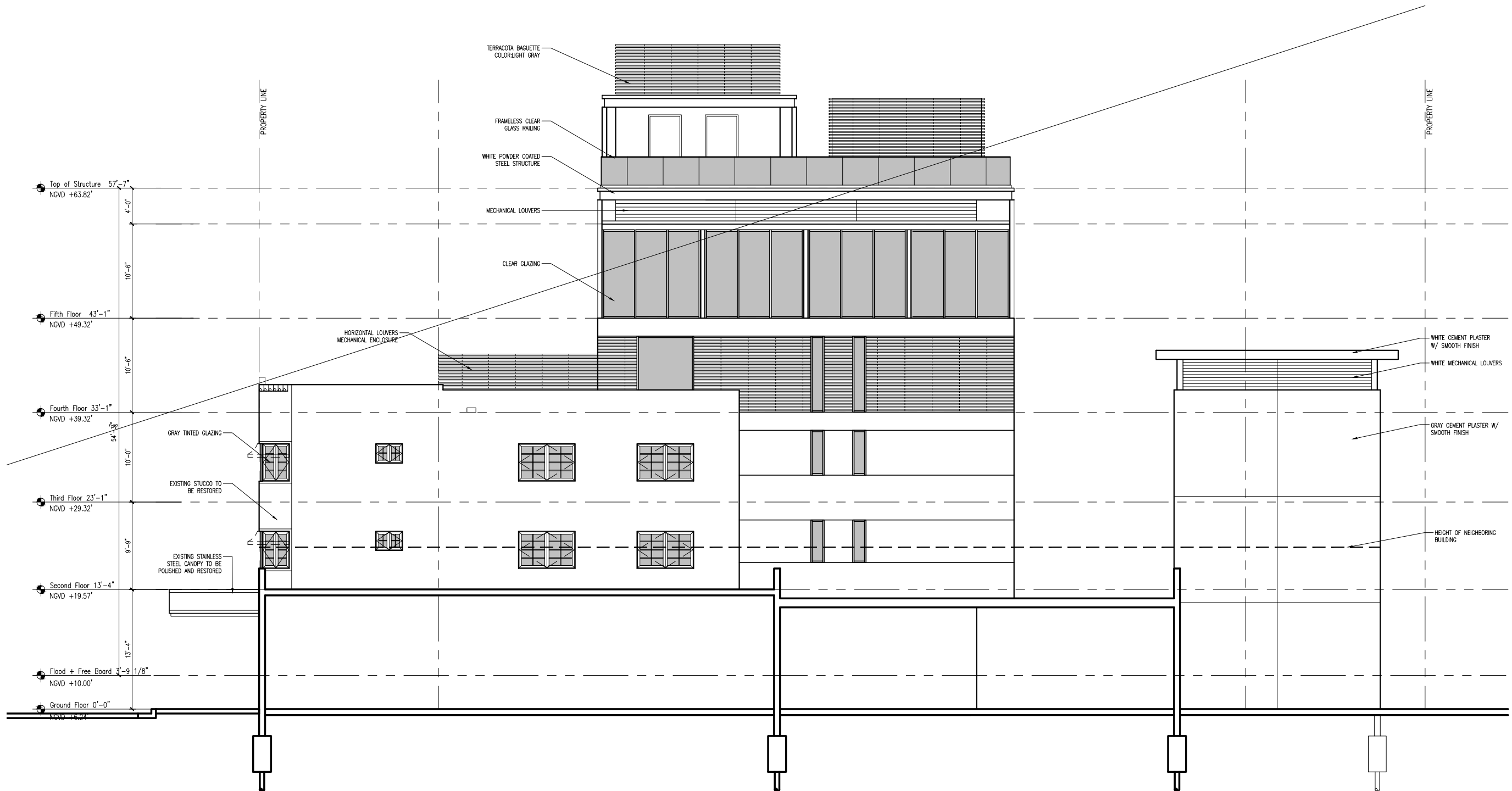
ELEVATION

## best

neet

A-12

### Historical Board Presentation



1

SOUTH ELEVATION

$$3/16'' = 1'-0''$$

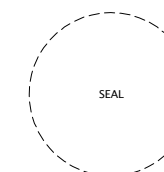


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1409-1413 WASHINGTON AVE  
ADDITION & RENOVATION  
1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

Client:  
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Sebastian Gallo  
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Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



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Date: 10/27/17  
Job Number: 01700500

### Drawing History


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No.	Issue	Date

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Sheet Title

PROPOSED INTERIC

## ELEVATIONS

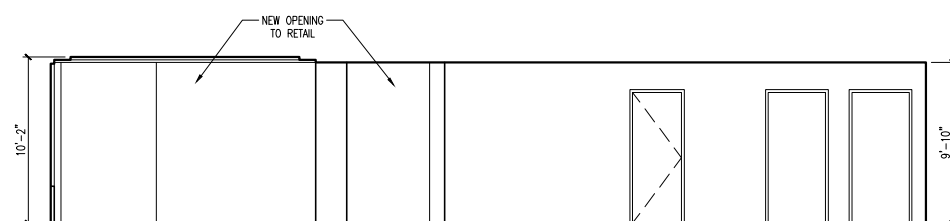
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Sheet

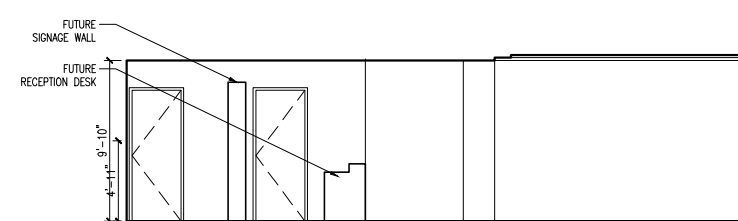
A-13

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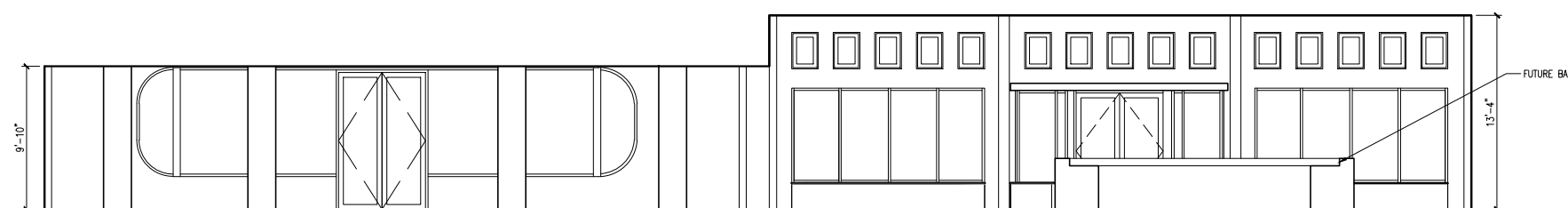
Historical Board Presentati



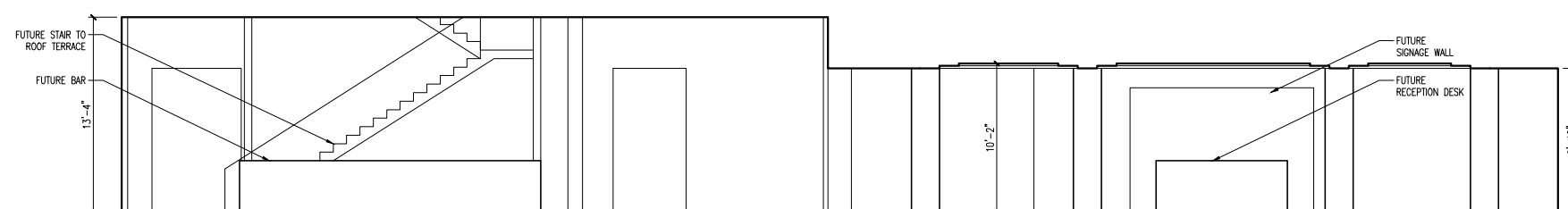
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3/16"=1'-0"



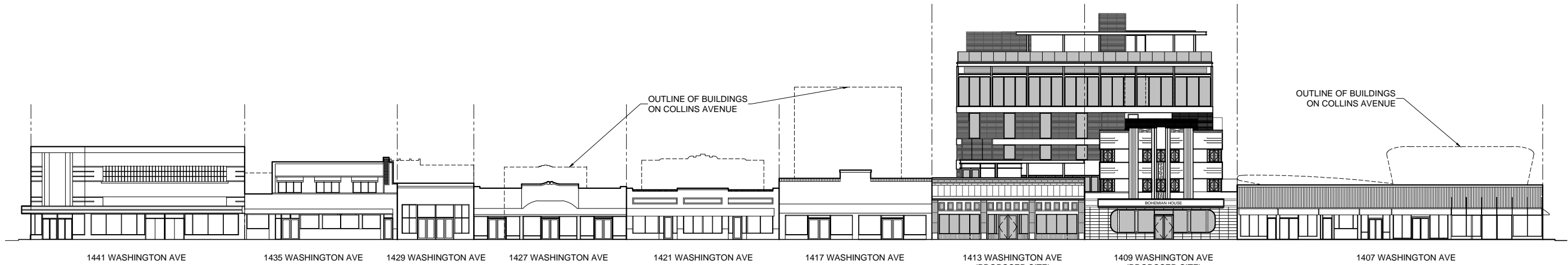
2 1409 INTERIOR ELEVATION  
3/16"=1'-0"



3 1409-1413 INTERIOR ELEVATION  
3/16"=1'-0"

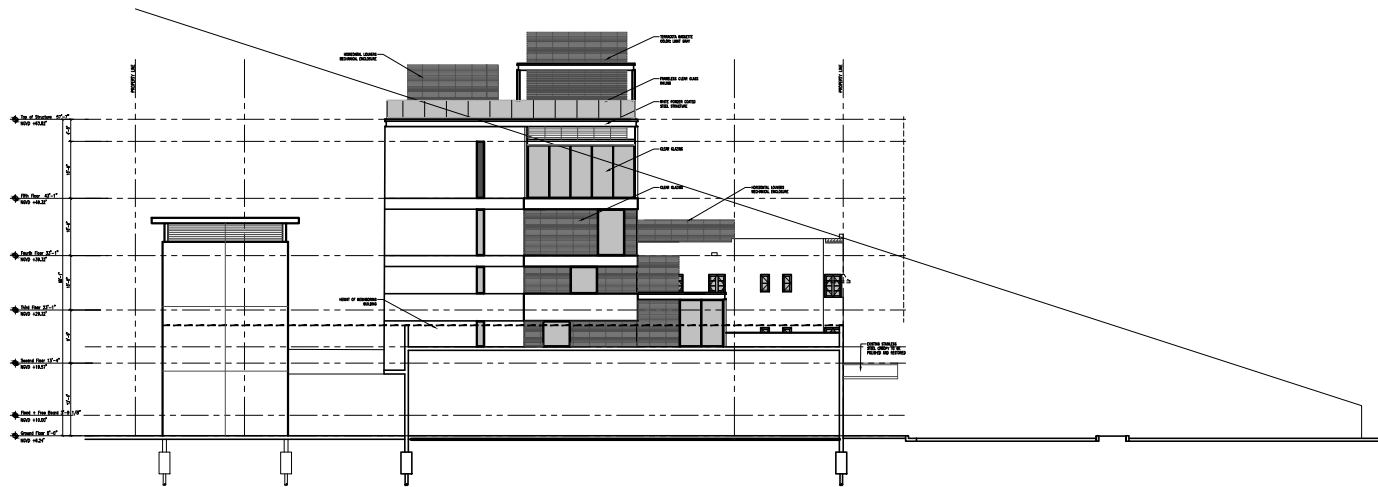


4 1409-1413 INTERIOR ELEVATION  
3/16"=1'-0"



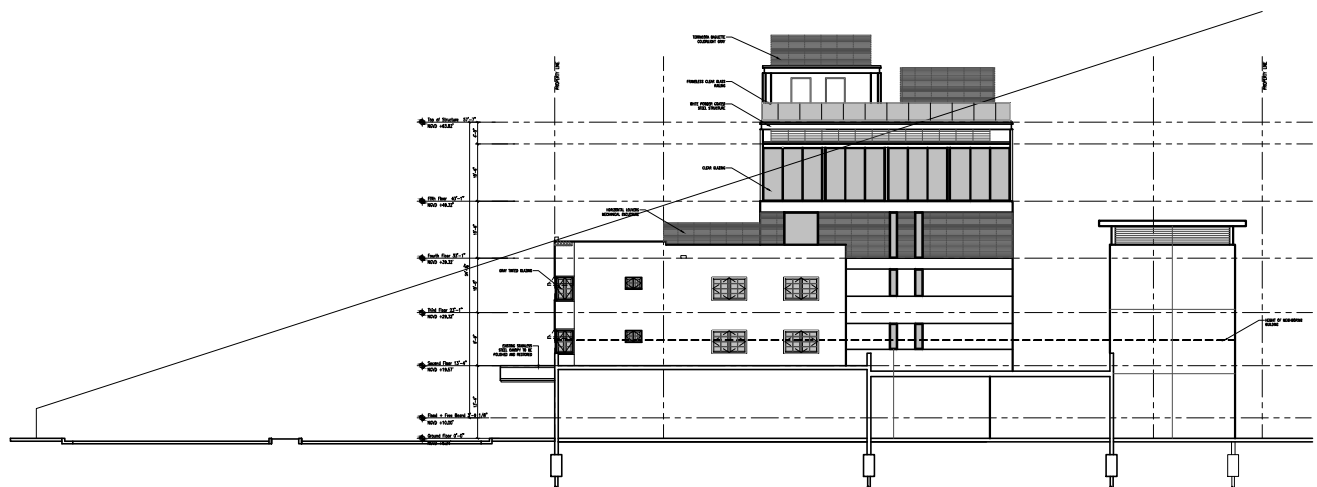
# 1 CONTEXTUAL ELEVATION

1/16"=1'-0"



# 2 NORTH ELEVATION LINE OF SIGHT STUDY

1/16"=1'-0"



# 3 SOUTH ELEVATION LINE OF SIGHT STUDY

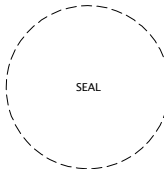
1/16"=1'-0"

## 1409-1413 WASHINGTON AVE ADDITION & RENOVATION

1409-1413 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114

Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



RELEASED  
FOR CONSTRUCTION

Date: 11/09/17  
Job Number: 01700500

Drawing History

No.	Issue	Date

Sheet Title

CONTEXTUAL ELEVATION  
& LINE OF SIGHT STUDIES

Sheet

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Historical Board Presentation



