

KASKADES HOTEL

300 17th Street, MIAMI BEACH, FLORIDA

FINAL SUBMISSION
HISTORIC PRESERVATION BOARD
MARCH 2ND, 2018



SCOPE OF WORK

- ONE STORY ADDITION TO THE FRONT OF THE KASKADES HOTEL FOR A NEW LOBBY USE AT GROUND LEVEL
- FRONT SETBACK VARIANCE FOR NEW ADDITION
- VARIANCE OF SECTION 142-1132(o) TO ALLOW A PAVED SEATING AREA, ROOFTOP PARAPET OF NEW ADDITION AND TRELLIS TO PROJECT INTO THE REQUIRED FRONT YARD IN EXCESS OF THE PERMITTED 25%.

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ZONING DATA FROM RECENT RENOVATION

ZONING DATA				
CODE OF THE CITY OF MIAMI BEACH				
LOCATION:		300 17th STREET		
SITE DATA		CRITERIA		
ZONING DISTRICT		CD3 / MUSEUM HISTORIC DISTRICT		
HISTORICAL DISTRICT		HPD-5 (MUSEUM HISTORIC DISTRICT)		
BUILDINGS DESIGNATION		CONTRIBUTING HISTORIC STRUCTURES		
BUILDING DATA		REQUIRED	ALLOWED	EXISTING
FAR		2.5		1.77
TOTAL LOT AREA		7,500 SQ FT		
DEVELOPABLE AREA		18,750 SQ FT		13,247 SQ FT
SETBACKS:		20'-0" FT	20'-5"	30'-5" New Floor
FRONT (EAST):		7'-6" FT	5'-1"	5'-1" New Floor
SIDE, INTERIOR (SOUTH):		7'-6"	5'-0"	11'-0" New Floor
SIDE, STREET (NORTH):		15'-0" (10% OF LOT DEPTH)	5'-2"	9'-9" New Floor
REAR (WEST):				
BUILDING HEIGHT:		50'-0" (5 STORIES)		37'-0" to upper roof deck (3 STORIES)
ALLOWABLE:				
PARKING REQUIREMENTS:				
NEW HOTEL ROOMS				
CRITERIA				
1 SPACE PER 2 NEW HOTEL UNITS		5 NEW UNITS = 3 SPACES		
MINIMUM FLOOR AREA PER HOTEL UNIT:		300-335 SQ FT	4 UNITS	
# OF UNITS:		335+ SQ FT	21 UNITS	
FAR AREA				
BASEMENT		0 SQ FT		
GROUND FLOOR		4,591 SQ FT		
SECOND FLOOR		4,612 SQ FT		
THIRD FLOOR		3,587 SQ FT		
ROOF DECK		457 SQ FT		
TOTAL		13,247 SQ FT		
FAR		1.77		

AREA CALCULATIONS		
LEVEL	EXISTING FAR	PROP. FAR
GROUND FLOOR	4,564 SF	580 SF
LEVEL 2	5,119 SF	
LEVEL 3	4,138 SF	
LEVEL 4 / ROOF	667 SF	
TOTAL	14,488 SF	580 SF

GUEST ROOM SIZES				
LEVEL	300- sf	300-335sf	335+ sf	SQ.FT.
Level 1 (9 UNITS)				
101			*	415
102				RELOCATED
103			*	378
104	*			316
105			*	451
106			*	451
107			*	451
108			*	451
109			*	451
110			*	355
Level 2 (10 UNITS)				
201			*	415
202	*			301
203			*	378
204	*			316
205			*	451
206			*	451
207			*	451
208			*	451
209			*	450
210			*	450
Level 3 (6 UNITS)				
301			*	390
302			*	390
303			*	390
304			*	390
305			*	548
306			*	622
25 guestrooms		12.00%		

ZONING DATA SHEET				
ITEM #	Zoning Information	LAND USE: CD-3		
1	Address:	300 17TH STREET, Miami Beach , FL 33139-7509		
2	Board and File numbers:			
3	Folio number(s):	02-3234-019-0720		
4	Year constructed:	1952 and 2015	Zoning District:	CD-3
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5'-3"
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	7,500 SF
7	Lot Width	50'-0"	Lot Depth:	150'-0"
8	Minimum Unit Size	301 SF		N/A
9	Existing User	HOTEL	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	49'-4"	49'-4"	
11	Number of Stories	5 STORIES	4 STORIES	4 STORIES	-
12	FAR	2.25	1.76	1.84	-
13	FLOOR AREA Square Footage	16,875	14,488	15,068	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	25	25	-
17	Number of Seats	N/A	N/A	36	-
18	Occupancy Load	N/A	N/A	36	-

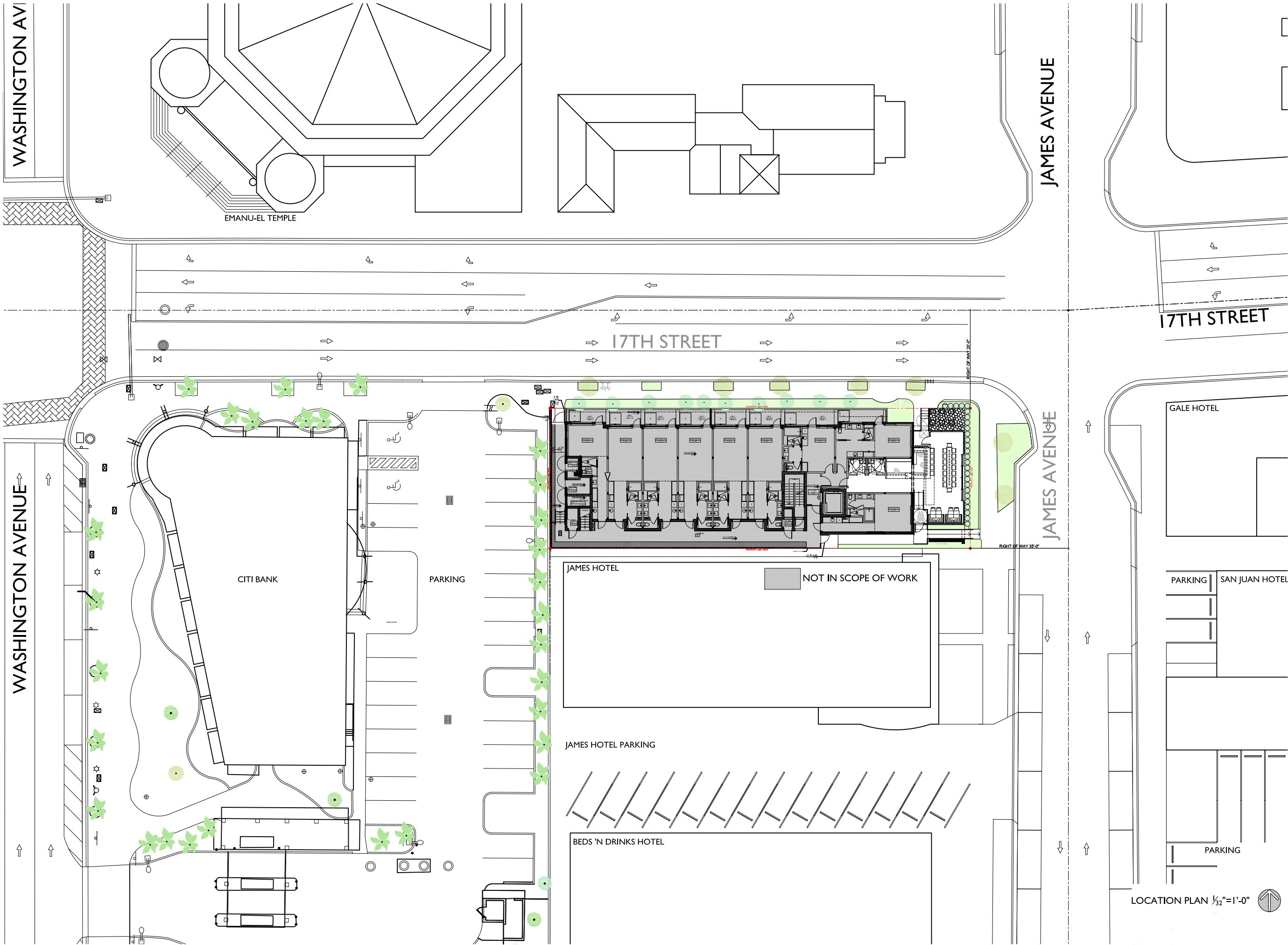
	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (SOUTH):	0'-0"	N/A	N/A	-
20	Rear Setback (NORTH):	5'-0"	N/A	N/A	-
21	Side Setback facing Street (EAST):	0'-0"	N/A	N/A	-
22	Side Setback (WEST):	0'-0"	N/A	N/A	-
	Pedestal LEVEL 1 (CD-3) RM-3 SETBACK				
23	Front Setback (EAST):	20'-0"	20'-0"	2'-0"	variance required
24	Rear Setback (WEST):	15'-0"	5'-2"	5'-2" exist. Bldg	-
25	Side Setback facing Street (NORTH):	7'-6"	0'-0" & 5'-0"	0'-0", 5'-0" and New Add. 7'-11"	-
26	Side Setback (SOUTH):	7'-6"	5'-1"	5'-1" Exist. Bldg & New Add. 7'-11"	-
	TOWER SETBACKS ABOVE 50'				
27	Front Setback (SOUTH):	N/A	N/A	N/A	-
28	Rear Setback (NORTH):	N/A	N/A	N/A	-
29	Side Setback facing Street (EAST):	N/A	N/A	N/A	-
30	Side Setback (WEST):	N/A	N/A	N/A	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	0	0	0	-
33	# of parking spaces required	N/A	6	6	FEE IN LIEU OF PARK. PAID
34	Parking Space Dimensions	8.5' X 18'	N/A	N/A	-
35	Parking Space Configurations (45°, 60°, 90° Parallel)	90 DEGREE	N/A	N/A	-
36	ADA Spaces	1	N/A	N/A	-
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	0	0	0	-
41	Bike Racks (15% of required parking)	1	1	1	-

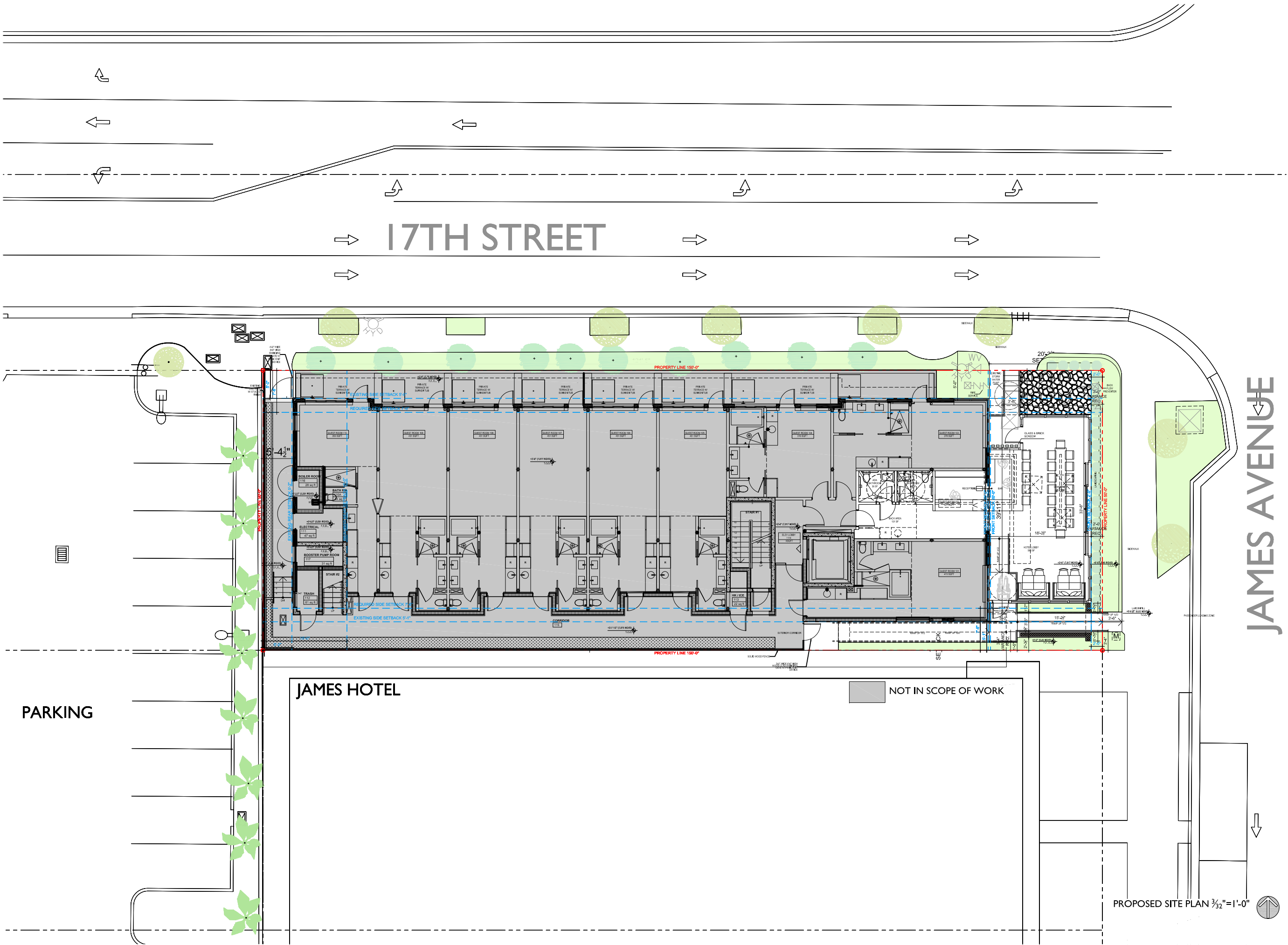
	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	HOTEL	HOTEL / RESTAURANT	-
43	Total # of Seats	N/A	N/A	36 (HOTEL GUESTS ONLY)	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	N/A	N/A	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	36	-

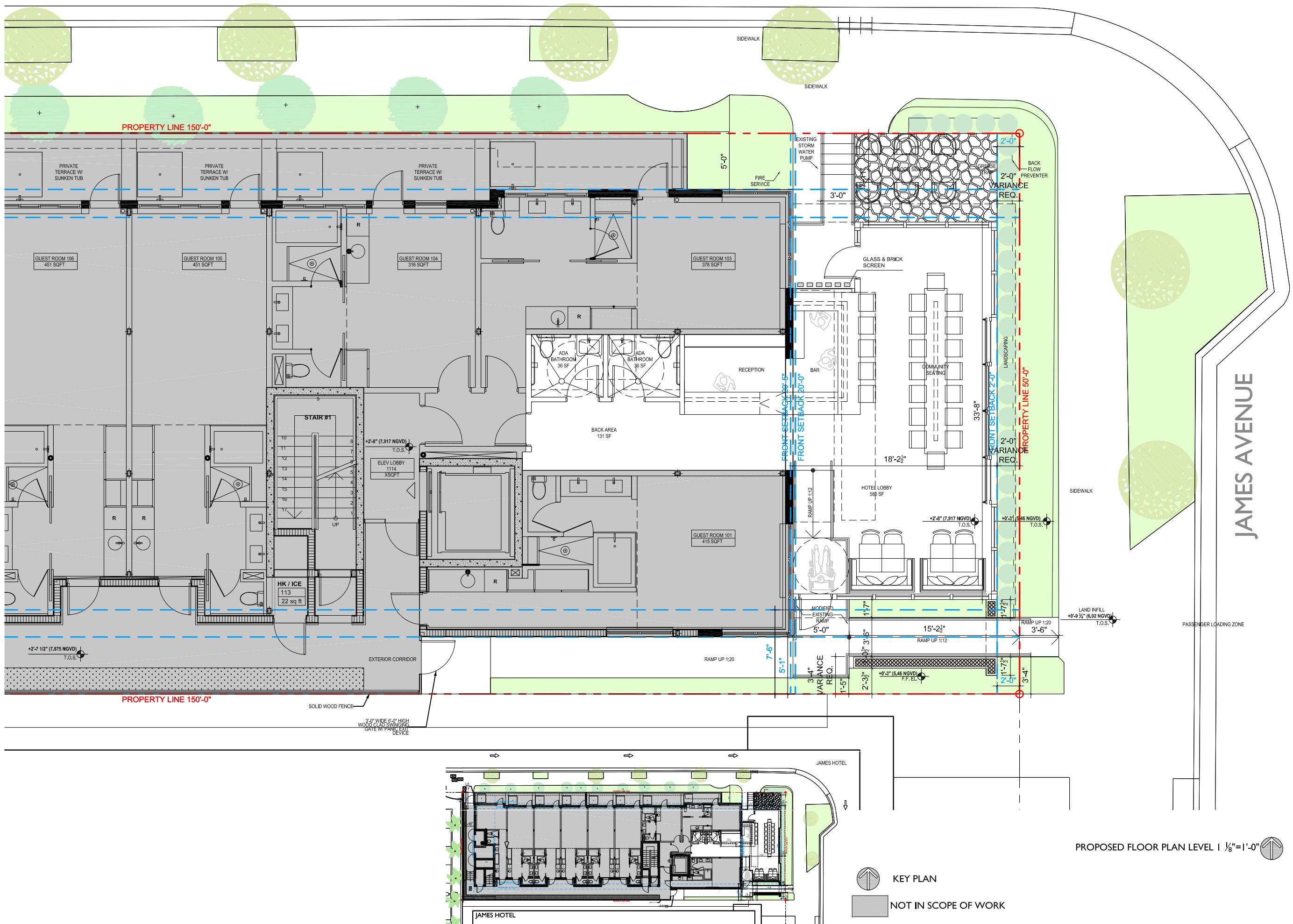
47	Is this a contributing building?	YES
48	Located within a Local Historic District?	YES



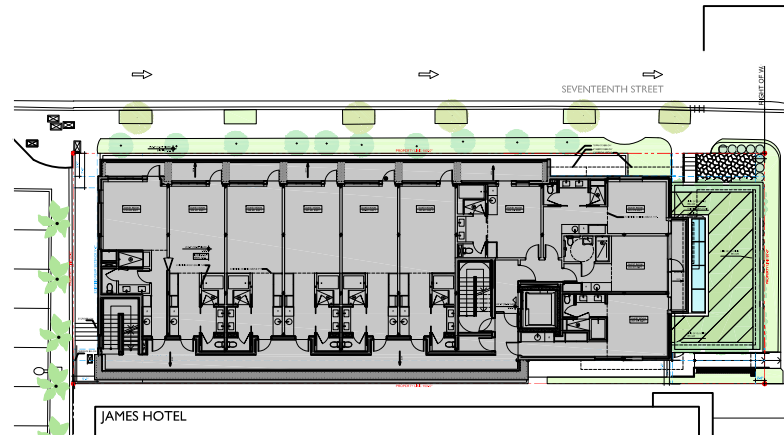
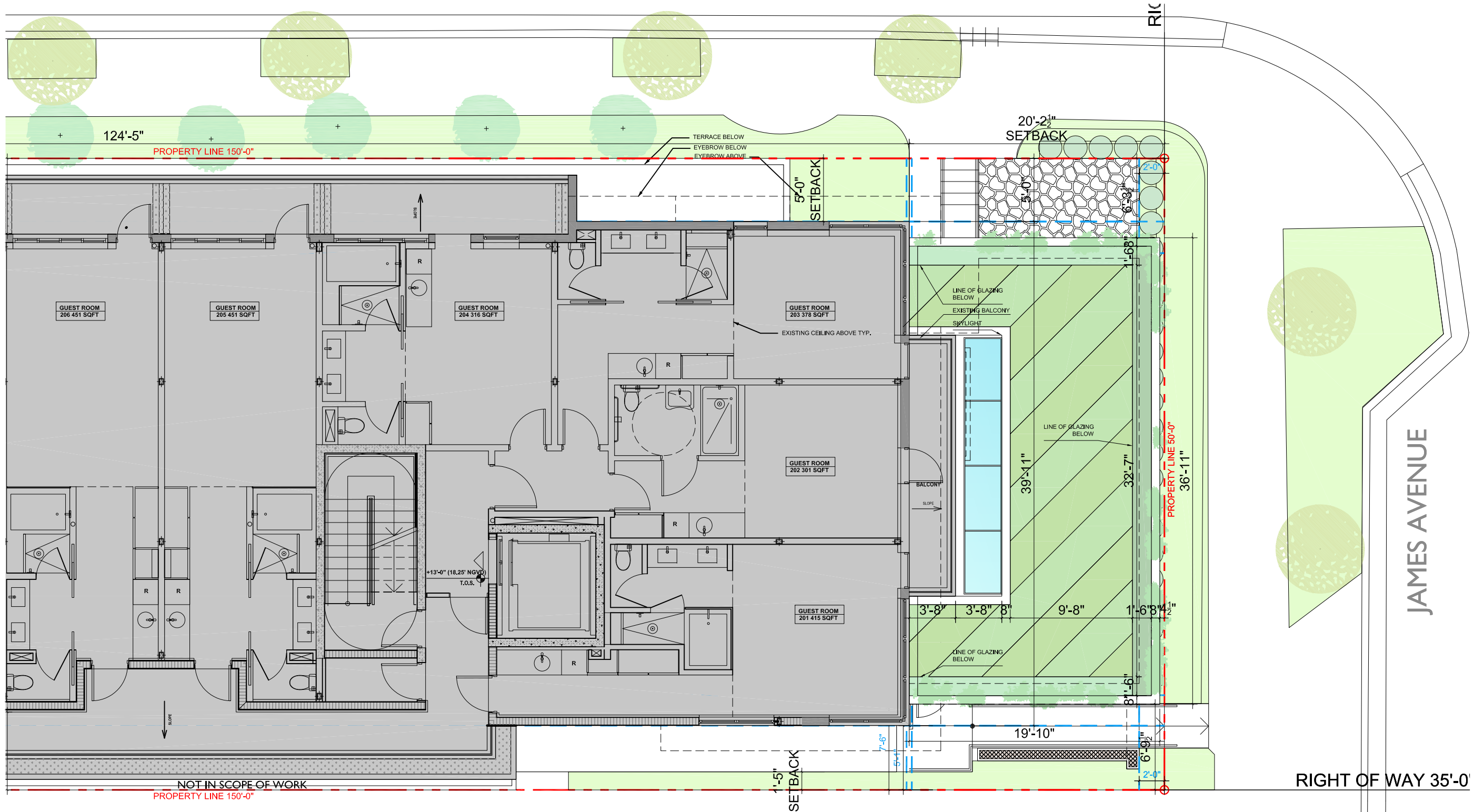








PROPOSED FLOOR PLAN LEVEL I 1/8"=1'-0"



KEY PLAN



NOT IN SCOPE OF WORK

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



JENNIFER MCCONNEY FLORIDA LIC# ARB3044

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SCALE: 1/8"=1'-0"

CHECK: JMcG

DATE: 03/02/2018

SHEET NUMBER