SYMPHONY PARK *HOTEL*

1685 Washington Avenue, Miami Beach, FL 33139

SCOPE OF WORK

- DEMOLITION OF A 1-STORY, NON-HISTORIC BANK STRUCTURE
- NEW CONSTRUCTION OF AN 8 STORY MIXED-USE HOTEL AND RETAIL STRUCTURE
- 150 GUESTROOMS PROPOSED IN THE HOTEL

MCG ARCHITECTURE + PLANNING

7580 NE 4th Court
Studio 100
Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CCLA
LANDSCAPE ARCHITECT

DRAWING:

COVER PAGE

JENNIFER McCONNEY FLORIDA LIC# AR93044

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A 0.00

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PARKING CALCULATIONS

PARKING CALCULATIONS

SPACE	SF	SEATS/UNITS	RATIO	PARKING SPACES
HOTEL		150 UNITS	0	0
CITIBANK	4,000 SF		300	13.33
RETAIL	2,052 SF		300	6.84
RESTAURANT L	4,826 SF	145 SEATS	0.25	36.25
RESTAURANT R	2,943 SF	150 SEATS	0.25	37.5
TOTAL				***93.92***

LOADING CALCULATIONS

SPACE	SQFT / UNITS	LOADING REQUIREMENTS	LOADING PROVIDED
COMMERCIAL SPACE	13,821 SQFT	2	2
HOTEL	150 UNITS	3	3
TOTAL		5	5

OCCUPANT LOAD CHART

OCCUPANT LOAD CHART

LOCATION	SF	O/SF	OCCUPANTS
Ground Floor:			***187***
RESTAURANT	2,405	15	160
HOTEL LOBBY BAR	400	15	27
Roof Level:			***207***
RESTAURANT	1,876	15	125
OUTDOOR SEATING AREA	1,227	15	82
TOTAL			***394***

AREA CALCULATIONS & UNITS

4/9/2018

	AREA - FAR	AREA - GROSS	AREA NET LEASABLE	UNITS	UNITS UNDER 335 SF	
LEVEL 1	15,135	27,089	10,878			
LEVEL 2	877	26,730				
LEVEL 3	13,791	18,443		30	4	
LEVEL 4	12,151	18,443		30	4	
LEVEL 5	12,151	16,799		30	4	
LEVEL 6	12,151	16,011		30	4	
LEVEL 7	12,151	16,011		30	4	
LEVEL 8	3,924	16,968	2,943			
ROOF	0					
TOTAL	**82,331**	**156,494**	**13,821**	**150**	**20**	13%

FAR Allowed 82,439 SF

DATA

MIAMIBEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1685 Washington Avenue, Miami Beach , FL 33139		April 9, 2018
2	Board and File numbers:			
3	Folio number(s):	02-3234-019-0730		
4	Year constructed:	1996	Zoning District:	CD-3
5	Base Elood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5.81' NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	29978 SF or 0.688 acres
7	Lot Width	200'	Lot Depth:	149.89'
8	Minimum Unit Size	300SF	Average Unit Size:	N/A
9	Existing User	Citi Bank	Proposed Use:	MIXED USE RETAIL AND HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	80'-0"	47'-10"	83'-0"	3'-0" VARIANCE REQUIRED
11	Number of Stories	7 STORIES	1 STORY	8 STORIES	1 STORY VARIANCE
12	**FAR**	2.75	N/A	2.75	-
13	FLOOR AREA Square Footage	82,439 SF	N/A	82,439 SE	-
14	Square Eootage 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	N/A	150	-
17	Number of Seats	N/A	N/A	295	-
18	Occupancy Load	N/A	N/A	SEE CHART	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Commerical Pedestal:				
19	Eront Setback (West):	0'-0"	6.1'	5'-0"	-
20	Rear Setback (East):	5'-0"	72.1'	5'-0"	-
21	Side Setback facing Street (North):	0'-0"	6.2'	5'-0"	-
22	Side Setback (South):	0'-0"	72.5'	0'-0"	-
	Residential Pedestal(CD-3)				
23	Front Setback (West):	20'-0"	N/A	32'-6 1/2"	-
24	Rear Setback (East):	15'-0"	N/A	22'-6"	-
25	Side Setback facing Street (North):	16'-0"	N/A	16'-0"	-
26	Side Setback (South):	16'-0"	N/A	21'-0"	-
	Residential Tower (CD-3)				
27	Eront Setback (West):	45'-0"	N/A	32'-06 1/2"	12'-5 1/2" variance required
28	Rear Setback (East):	22'-6"	N/A	22'-6"	-
29	Side Setback facing Street (North):	16'-0"	N/A	16'-0"	-
30	Side Setback (South):	19'-0"	N/A	21'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	7	7	7	-
32	Total # of parking spaces	94	28	120	-
33	# of parking spaces required	see chart	28	122	-
34	Parking Space Dimensions	8.5' X 18'		8.5' X 18'	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE		90 DEGREE	-
36	ADA Spaces	1	2	1	-
37	Tandem Spaces	N/A	N/A	32	-
38	Drive Aisle Width	22'	22'	22'	var. req. column at edge of parking space
39	Valet Drop off and pick up	N/A	N/A	ground level	
40	Loading zones and Trash collection	5	0	5	
41	Bike Racks	N/A	N/A	15	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	BANK	HOTEL/COMMERCIAL	-
43	Total # of Seats	N/A	N/A	295	-
44	Total # of Seats per venue	N/A	N/A	145, 150	-
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	SEE CHART	-

47	Is this a contributing building?	NO
48	Located within a Local Historic Dist	YES

1 3' height variance for the 8th floor
2 Variance in height to allow for 8 stories instead of 7
3 Interior drive aisle variance to reduce a portion of the drive from 22'-0" to 21'-3"
4 Interior drive aisle variance to reduce the required 18" setback of the column to 0"
5 Front setback variance for the tower portion of the structure to reduce the setback from 45'-0" to 32'-6"
6 Front setback balcony projection variance for the tower to increase a 6' allowed projection to 8'-10"
7 Side facing street balcony projection variance for the pedestal and tower to increase a 4' allowed projection to 9'-4"

MCG
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7580 NE 4th Court
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PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

INDEX & DATA

JENNIFER McCONNEY FLORIDA LIC# AR93044

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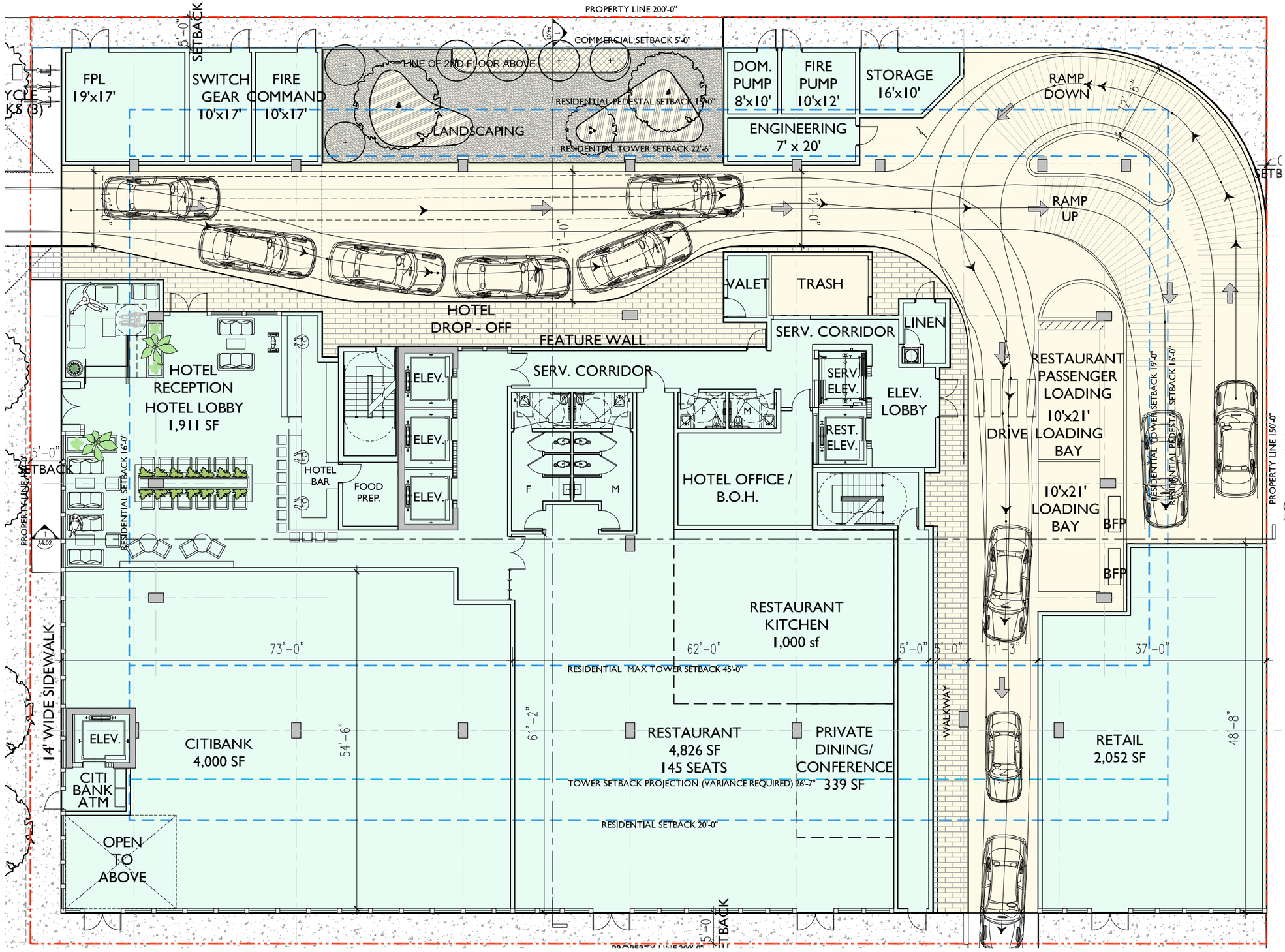

GROSS AREA = 27,089 S.F.
F.A.R. = 15,135 S.F.

F.A.R. DIAGRAM GROUND LEVEL 1/16" = 1'-0"

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DRAWING:

F.A.R DIAGRAM GROUND LEVEL

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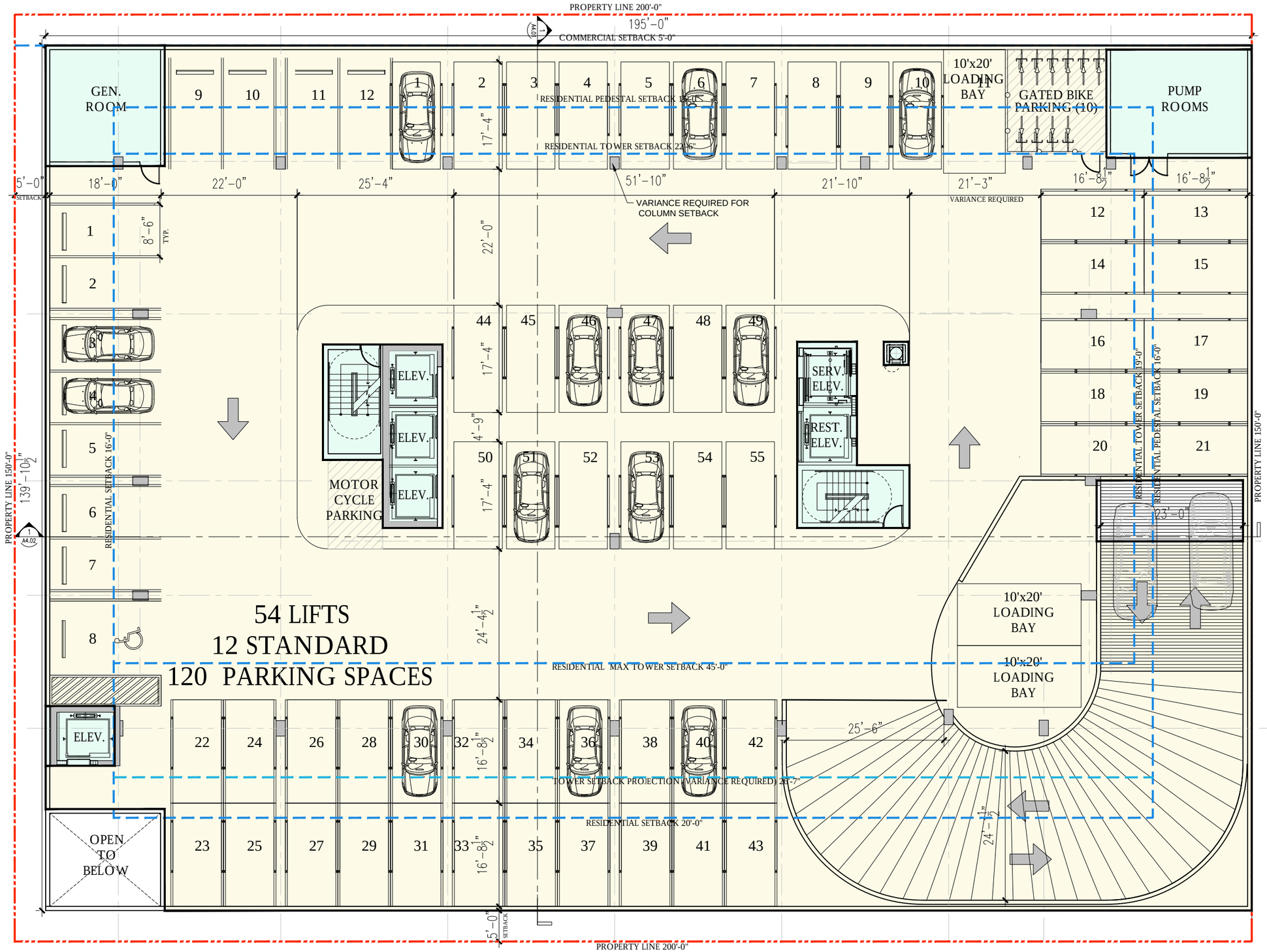

GROSS AREA = 26,730 S.F.
F.A.R. = 877 S.F.

F.A.R. DIAGRAM 2ND LEVEL 1/16" = 1'-0"

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F.A.R. DIAGRAM
2ND LEVEL

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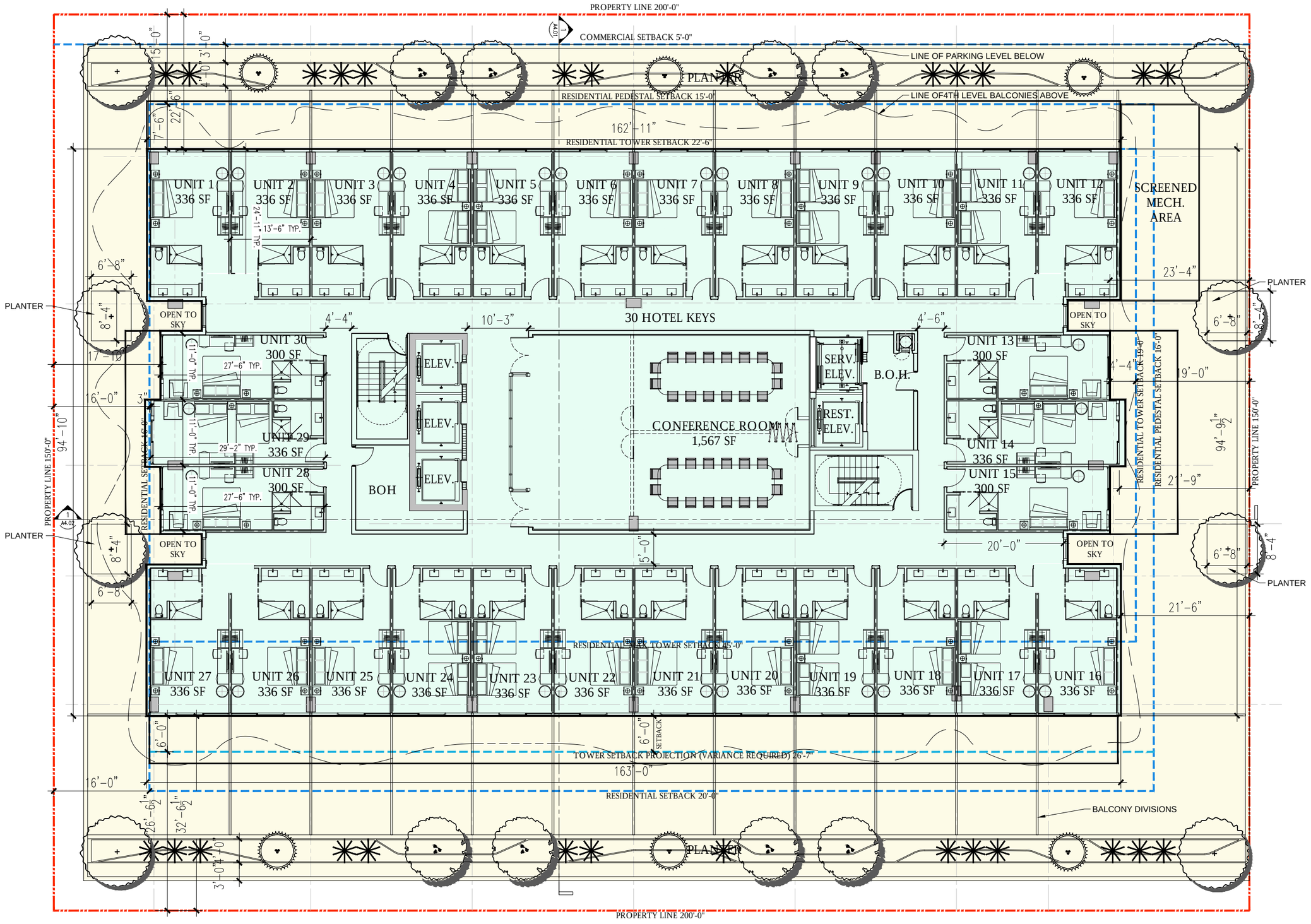

18,443 S.F. = GROSS AREA
13,791 S.F. = F.A.R.

F.A.R. DIAGRAM, 3RD LEVEL 1/16" = 1'-0"

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F.A.R. DIAGRAM 3RD LEVEL

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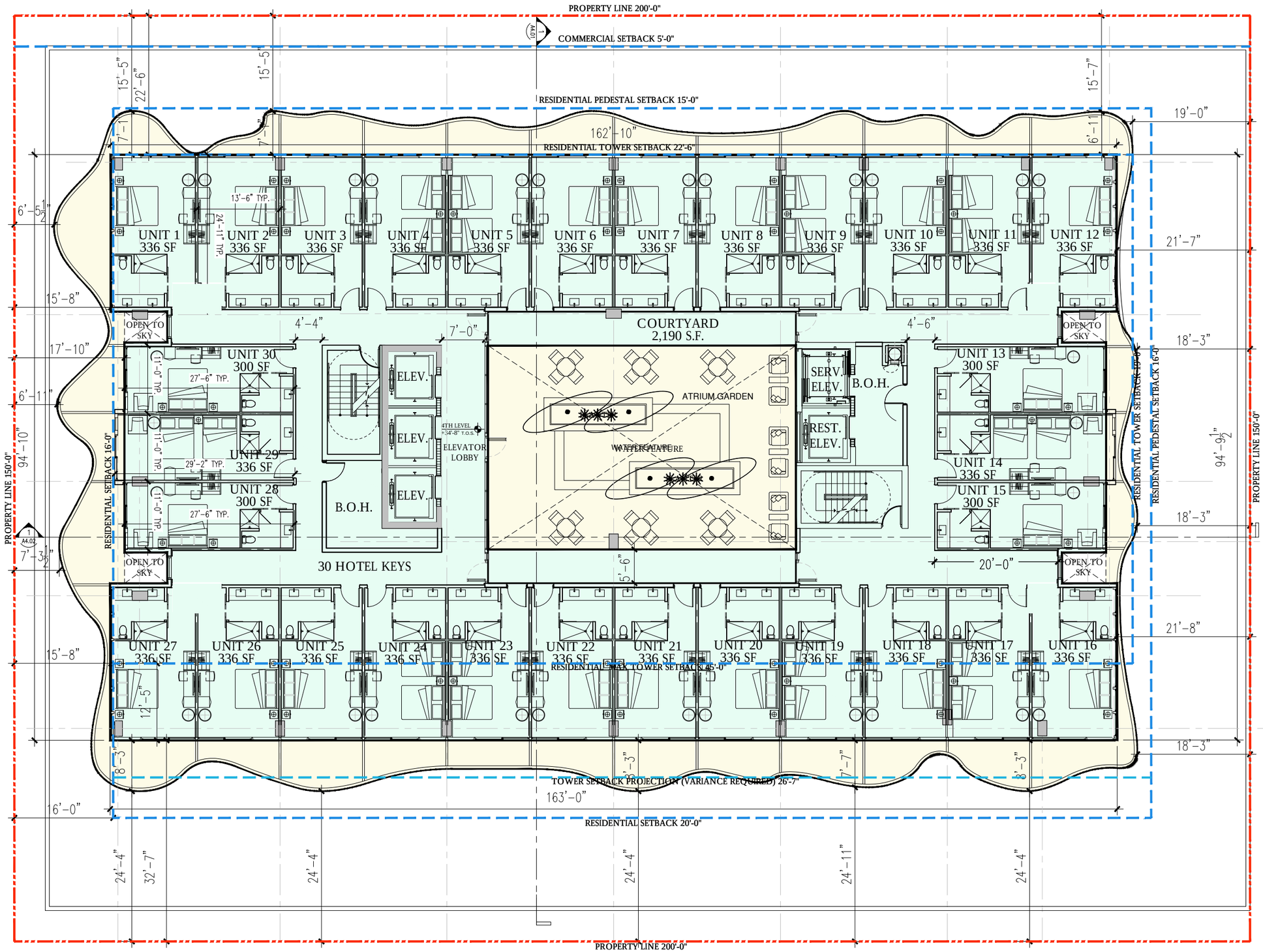

GROSS AREA = 18,443 S.F.
F.A.R. = 12,151 S.F.

F.A.R. DIAGRAM 4TH LEVEL 1/16" = 1'-0"

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F.A.R. DIAGRAM 4TH LEVEL

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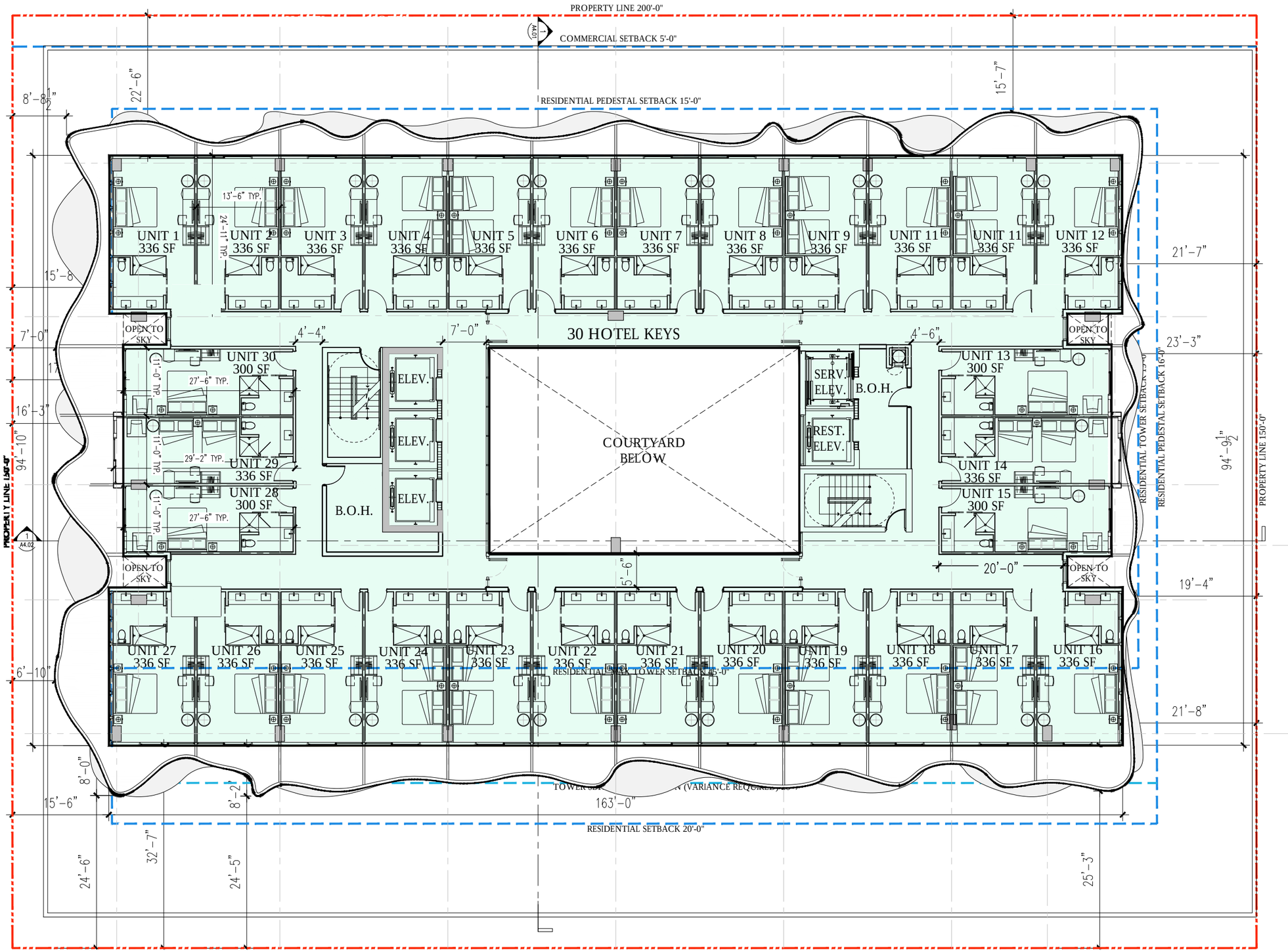

GROSS AREA = 16,799 S.F.
F.A.R. = 12,151 S.F.

F.A.R. DIAGRAM 5TH LEVEL 1/16"=1'-0"

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F.A.R. DIAGRAM 5TH LEVEL

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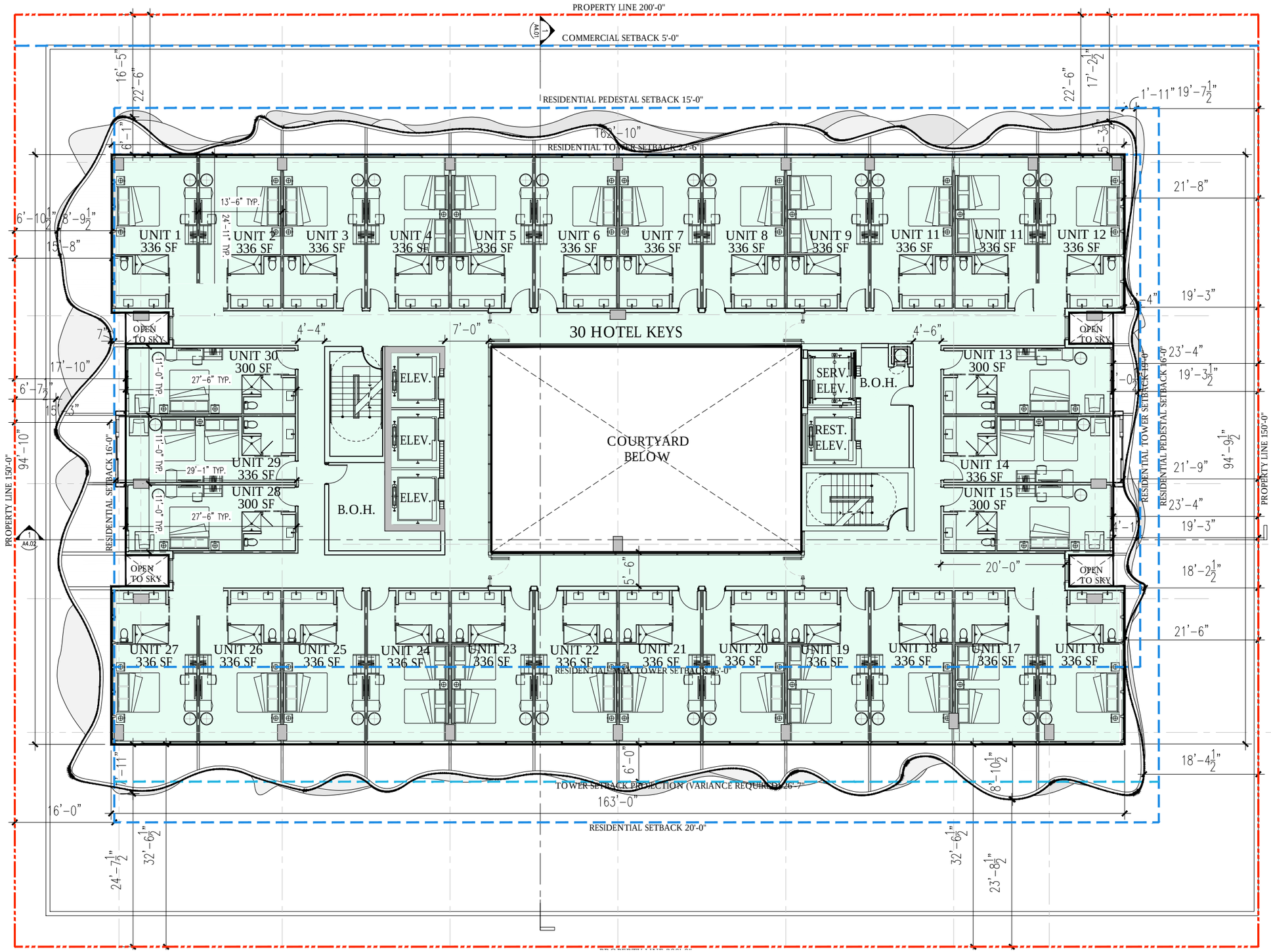

GROSS AREA = 16,011 S.F.
F.A.R. = 12,151 S.F.

F.A.R. DIAGRAM 6TH LEVEL 1/16" = 1'-0"

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F.A.R. DIAGRAM
6TH LEVEL

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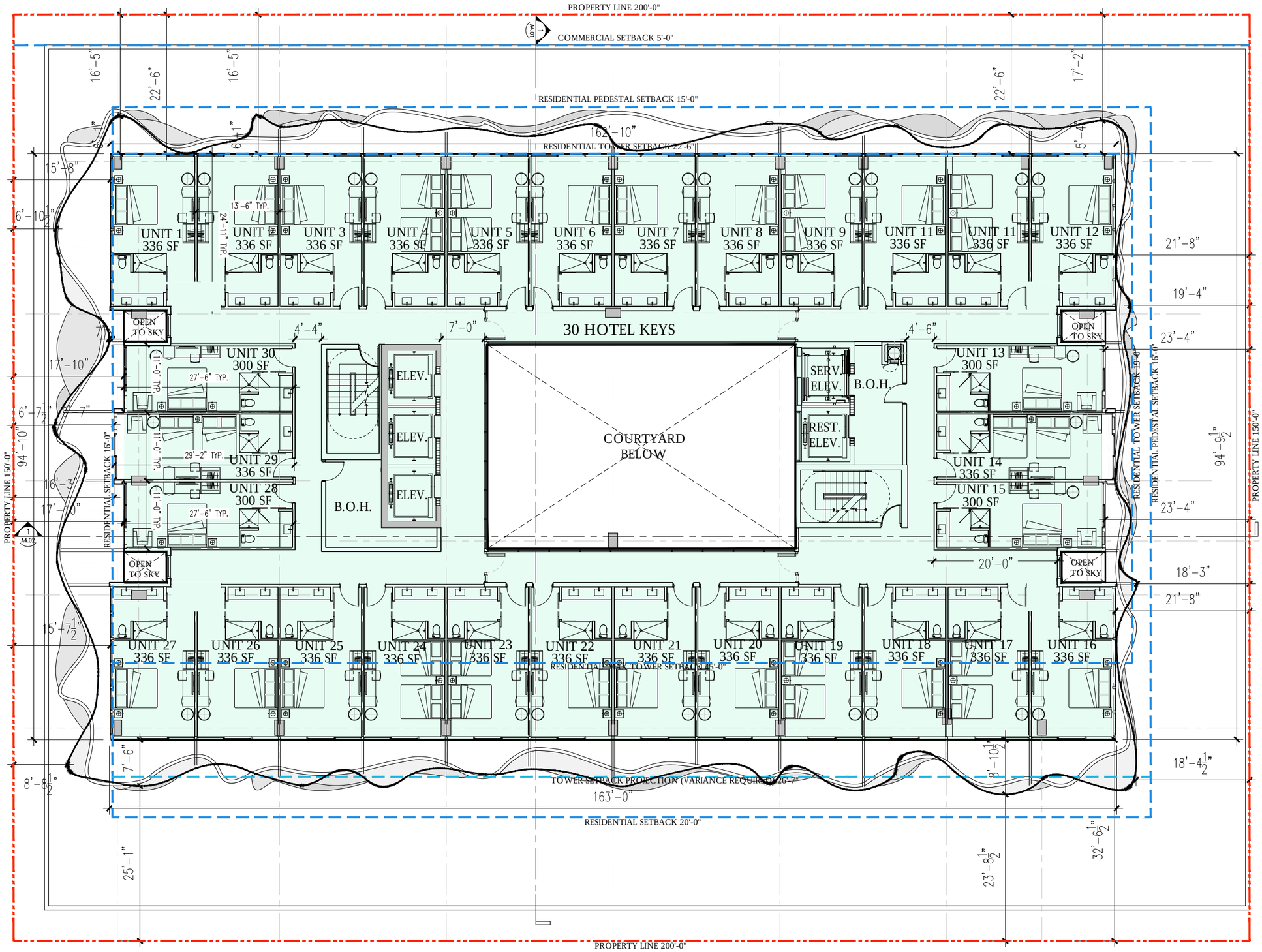

GROSS AREA = 16,011 S.F.
F.A.R. = 12,151 S.F.

F.A.R. DIAGRAM 7TH LEVEL 1/16"=1'-0"

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F.A.R. DIAGRAM
7TH LEVEL

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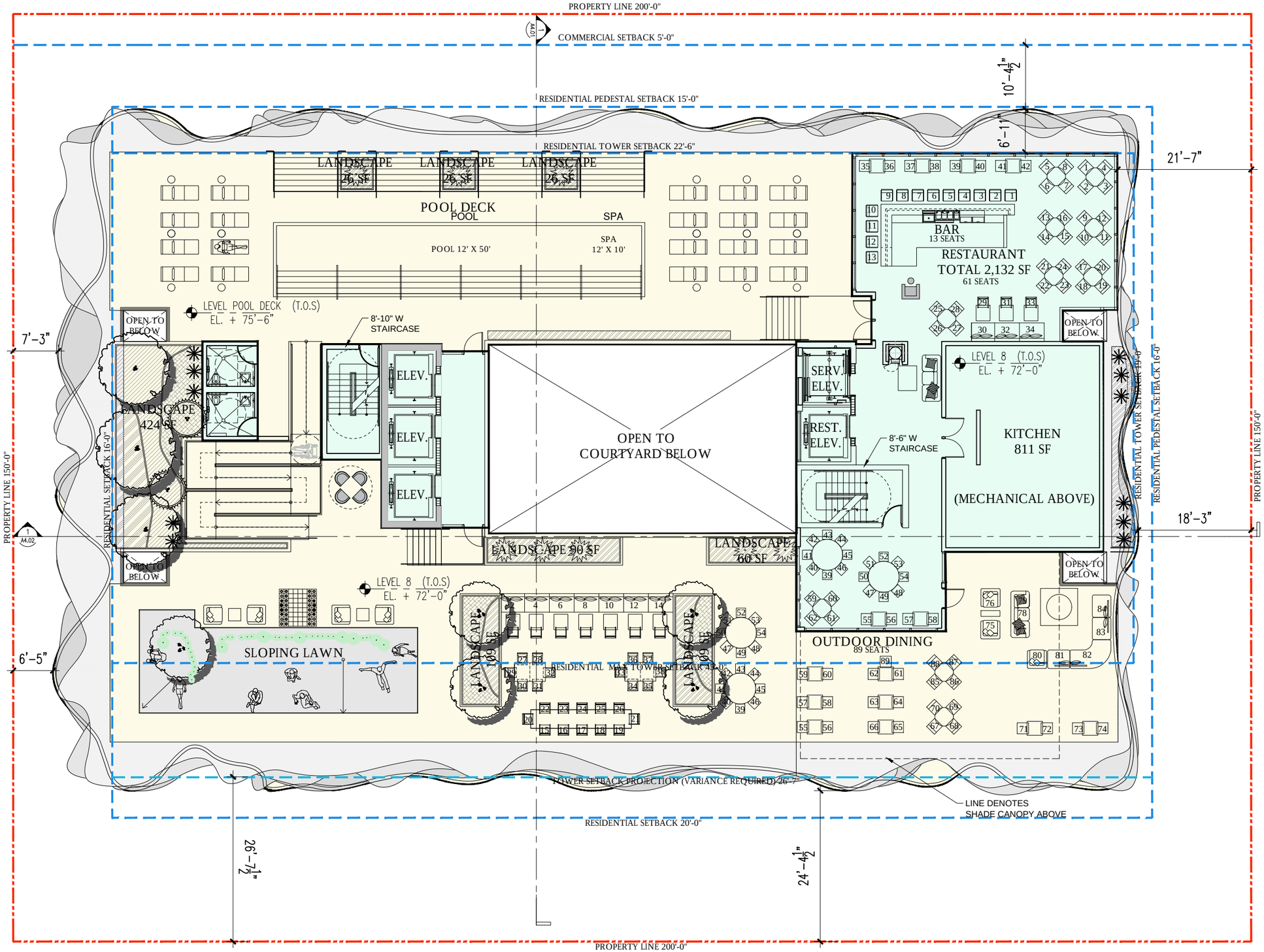

GROSS AREA = 16,968 S.F.
F.A.R. = 3,924 S.F.

FAR DIAGRAM 8TH LEVEL / ROOF 1/16"=1'-0"

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FAR DIAGRAM 8TH LEVEL/ROOF

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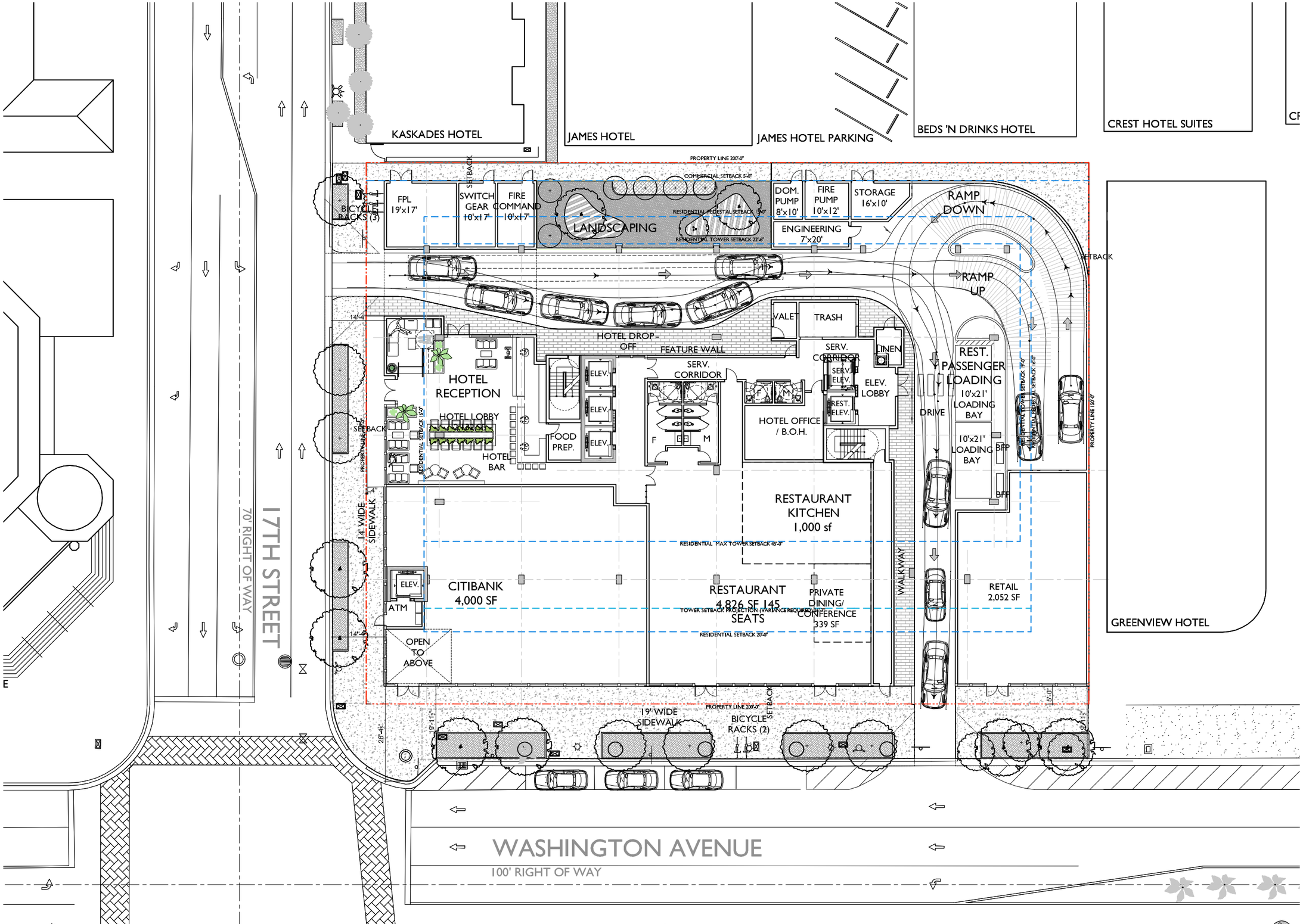

PROPOSED SITE PLAN 1" = 25'- 0"

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PROPOSED SITE PLAN

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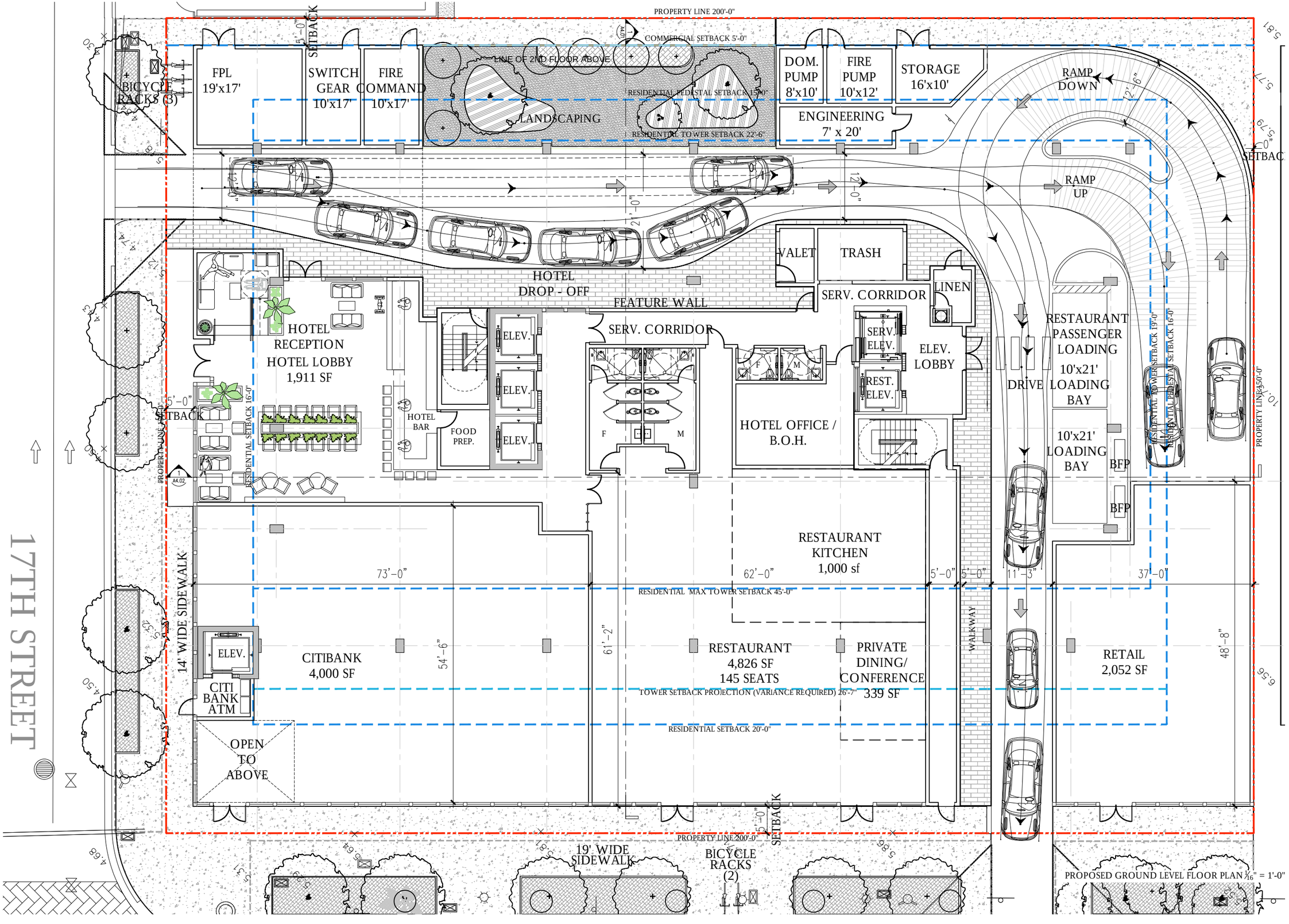
A2.00_B



ARCHITECTURE + PLANNING

7580 NE 4th Court
Studio 100
Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CC LA
Landscape Architecture LLC
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED GROUND LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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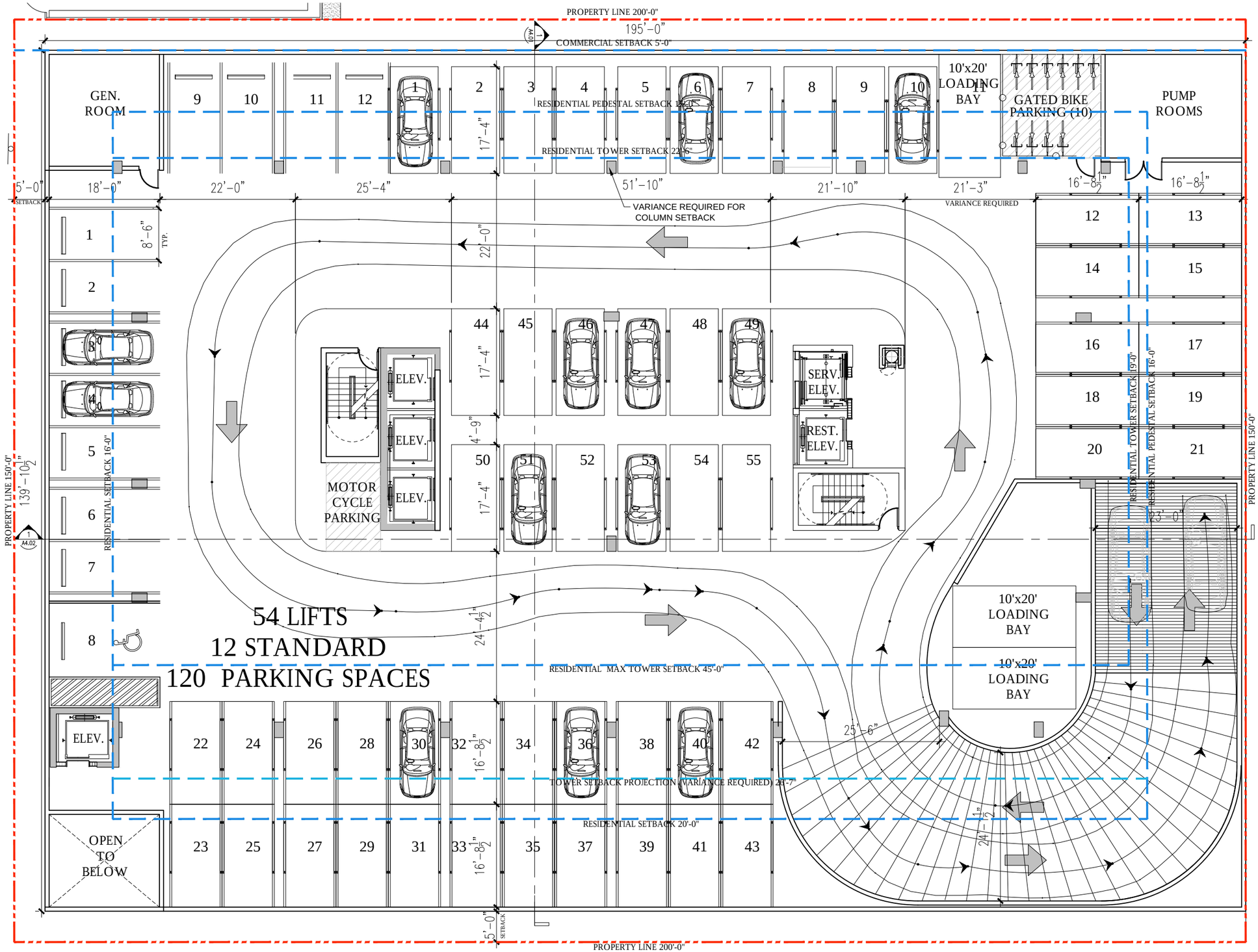
SCALE:
CHECK: JMcG
DATE: 04/27/2018

SHEET NUMBER

A2.01



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7580 NE 4th Court
Studio 100
Miami, FL 33138

1705
PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CCLA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 2ND LEVEL FLOOR PLAN

GREENVIEW

JENNIFER McCONNEY FLORIDA LIC# AR93044

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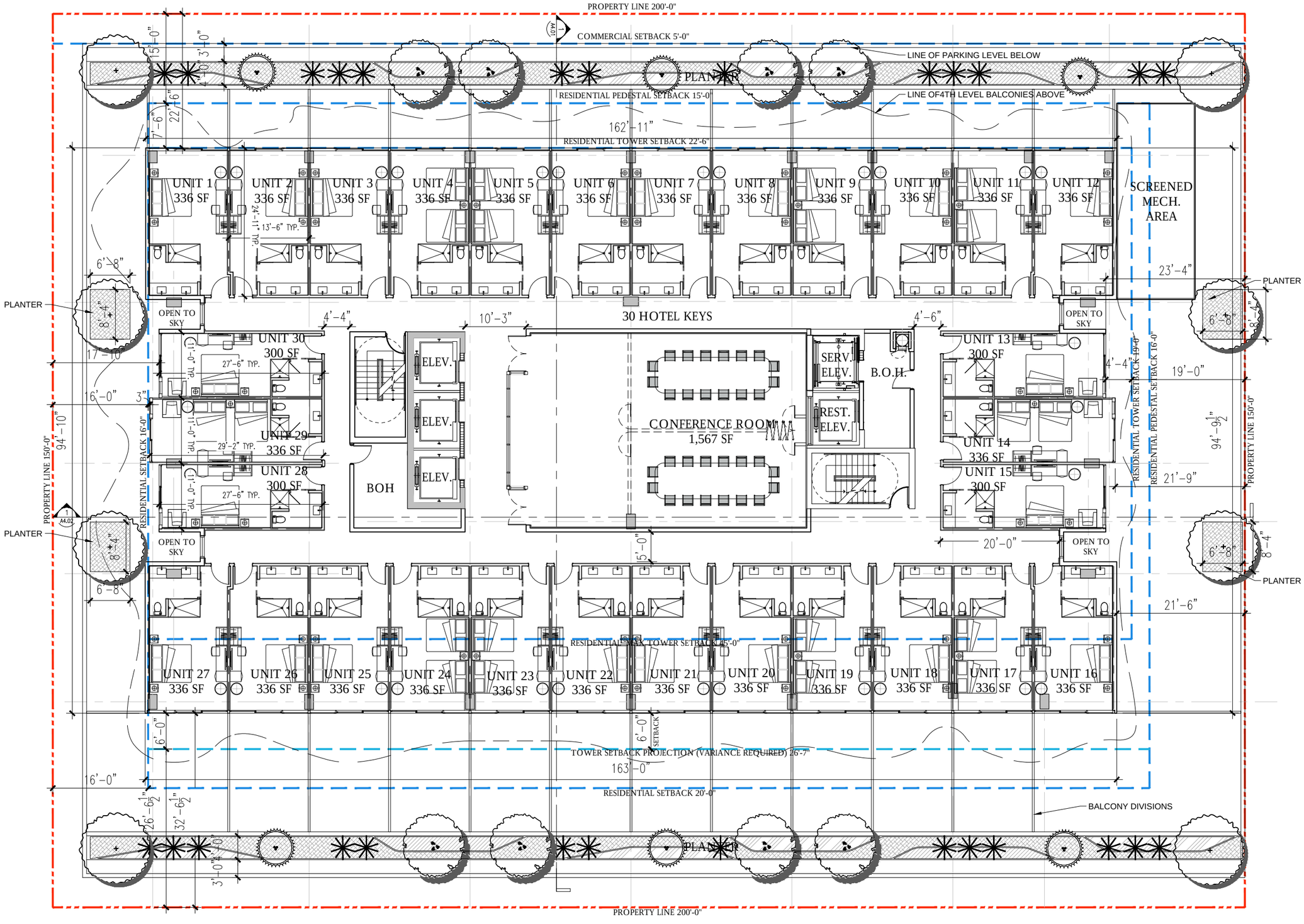
SHEET NUMBER

A2.02



PROPOSED 3RD LEVEL FLOOR PLAN 1/16" = 1'-0"

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Studio 100
Miami, FL 33138

1705
PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CCLA
Landscape Architecture LLC
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 3RD LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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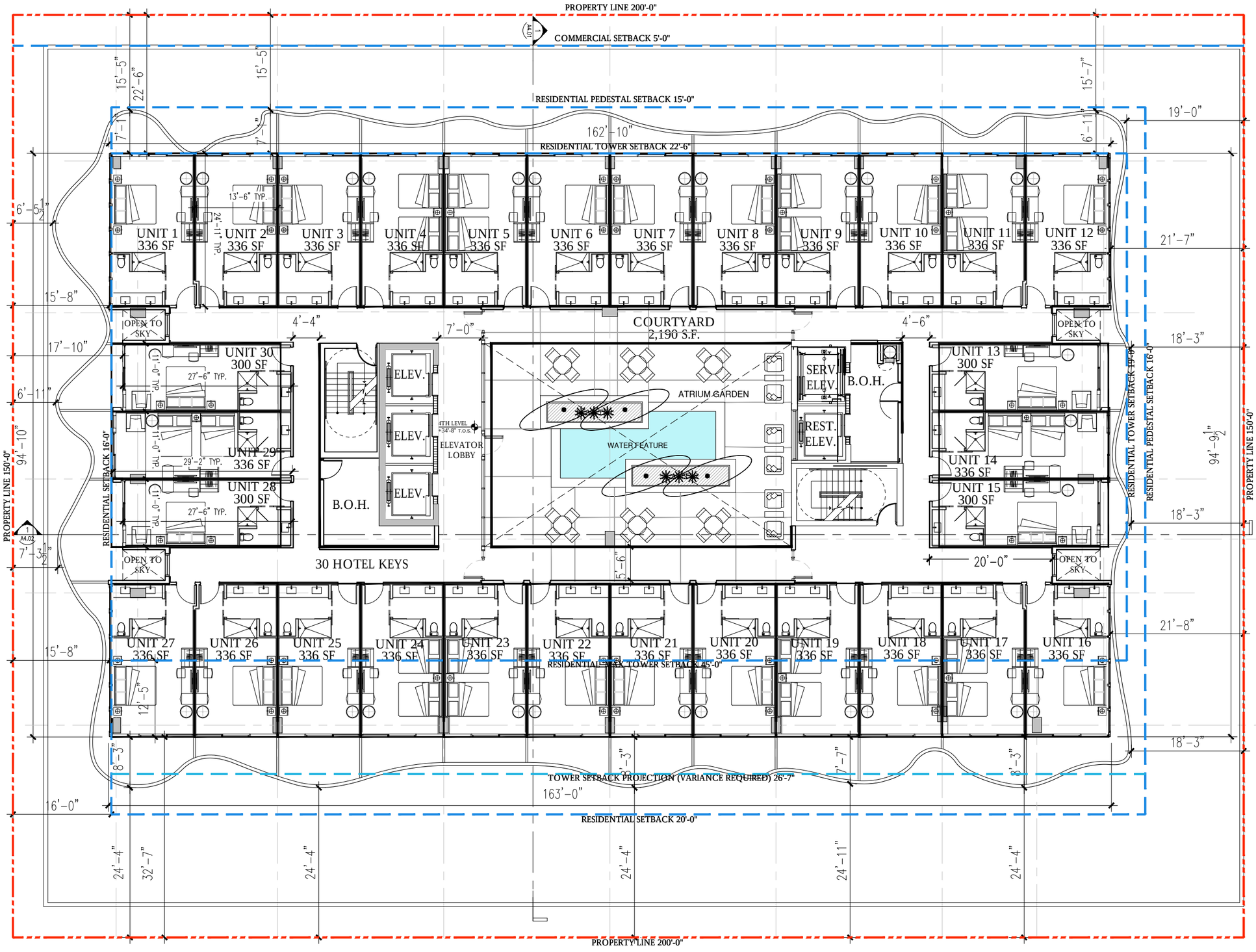
A2.03



PROPOSED 4TH LEVEL FLOOR PLAN 1/16" = 1'-0"

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1705
PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CC Landscape Architecture LLC | LA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 4TH LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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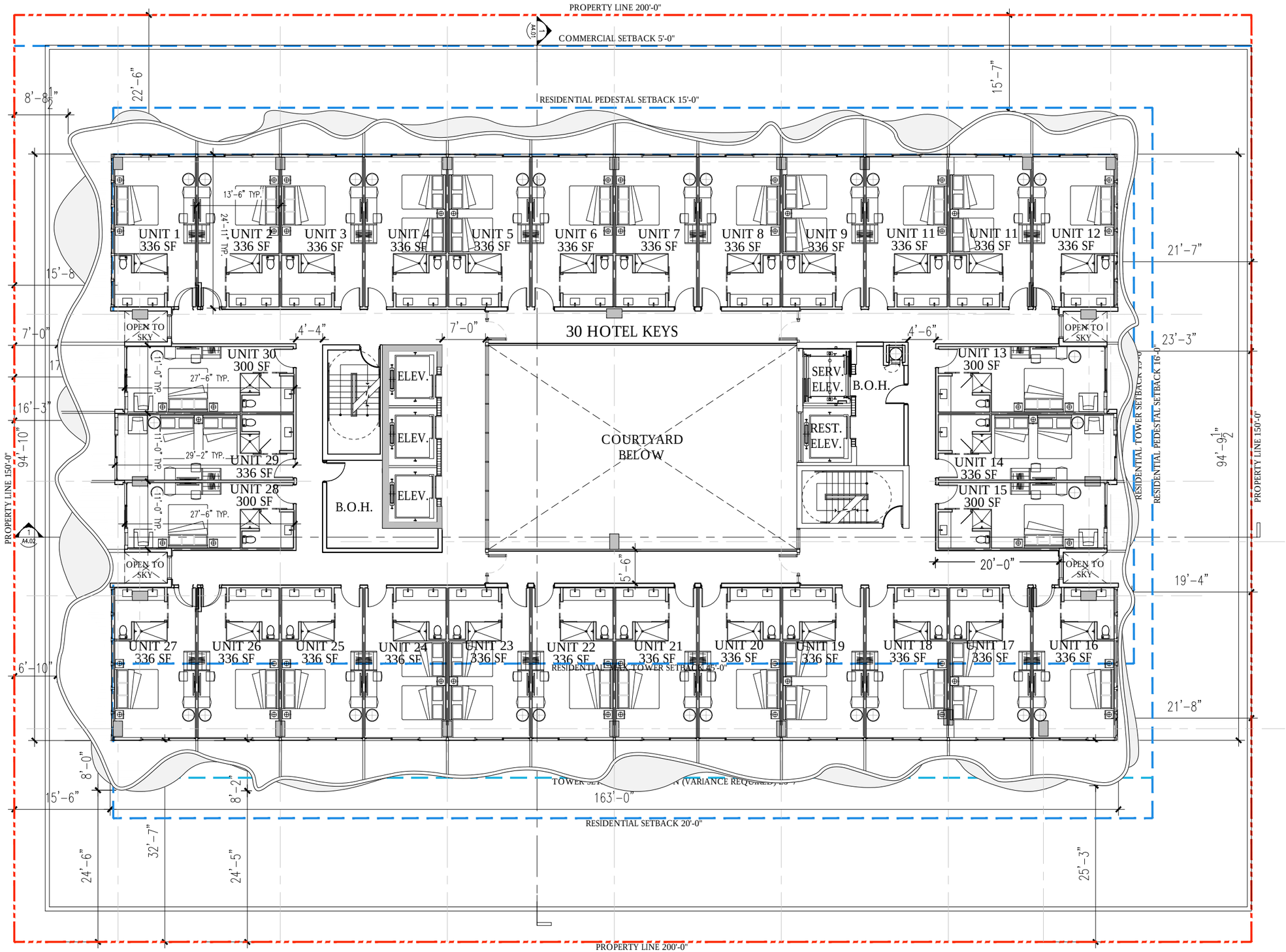
SHEET NUMBER

A2.04



PROPOSED 5TH LEVEL FLOOR PLAN 1/16" = 1'-0"

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7580 NE 4th Court
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Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 5TH LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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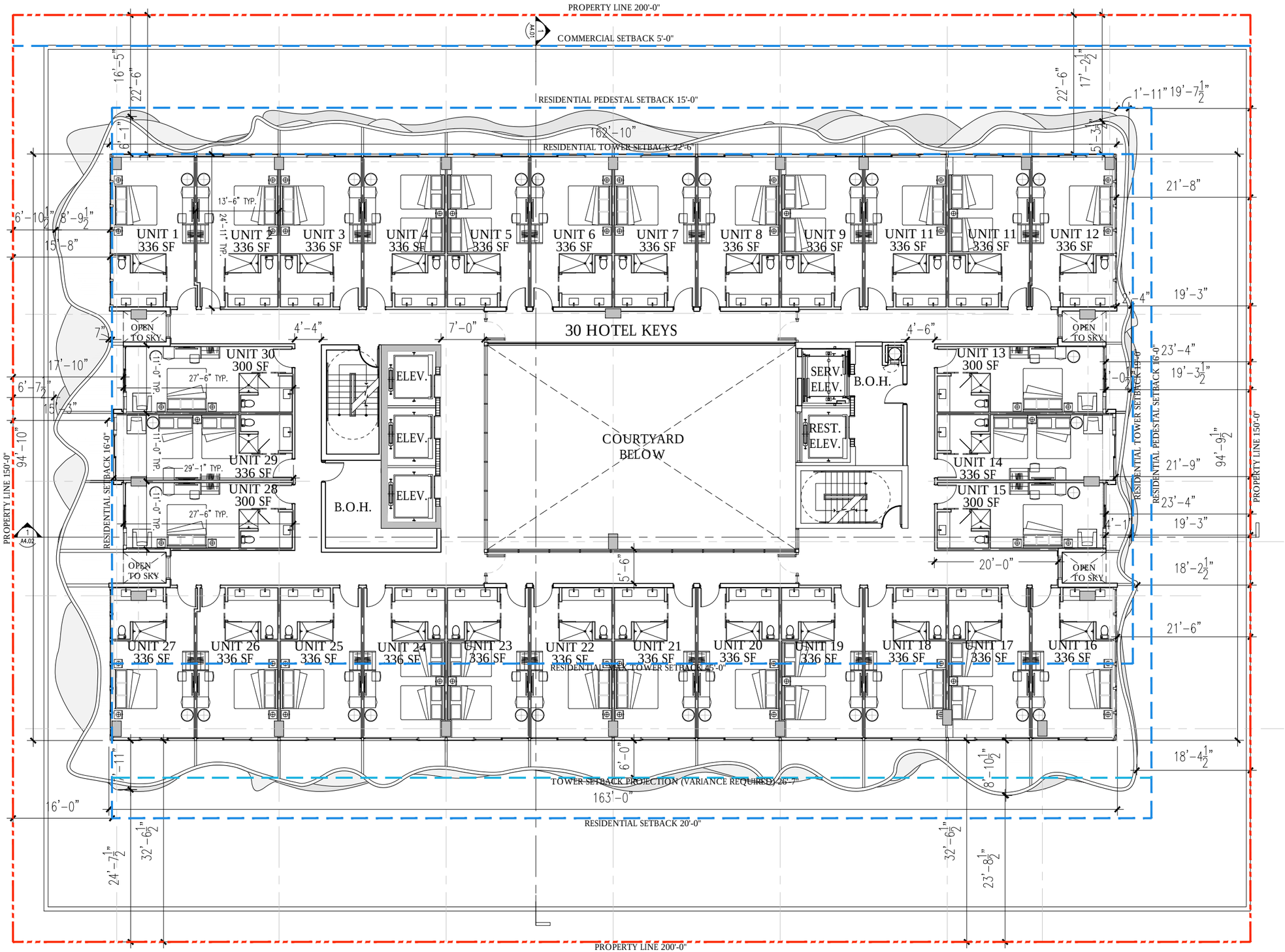
A2.05



PROPOSED 6TH LEVEL FLOOR PLAN 1/16" = 1'-0"

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1705
PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 6TH LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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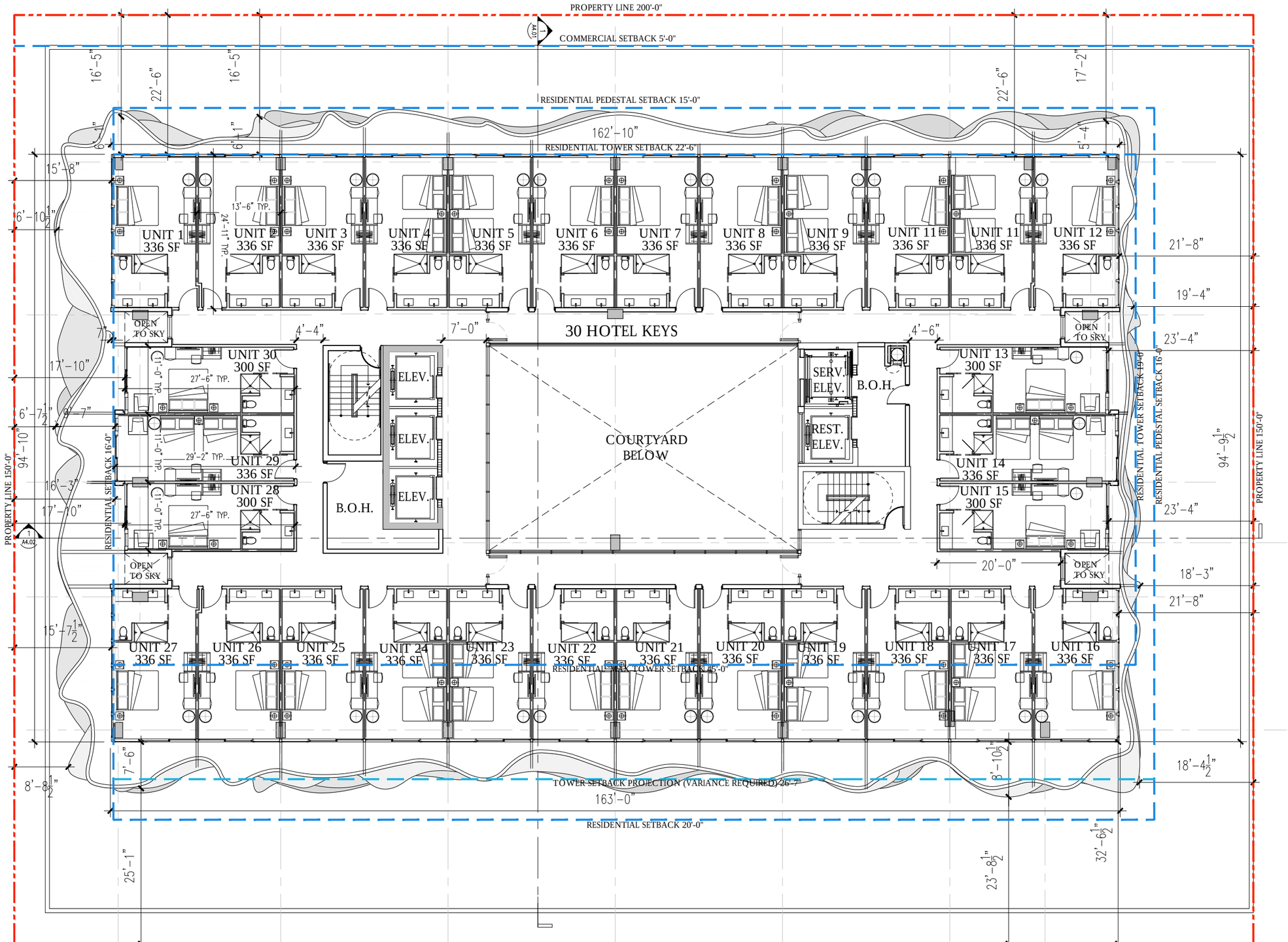
SHEET NUMBER

A2.06



PROPOSED 7TH LEVE LFLOOR PLAN 1/16" = 1'-0"

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PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
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FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CCLA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 7TH LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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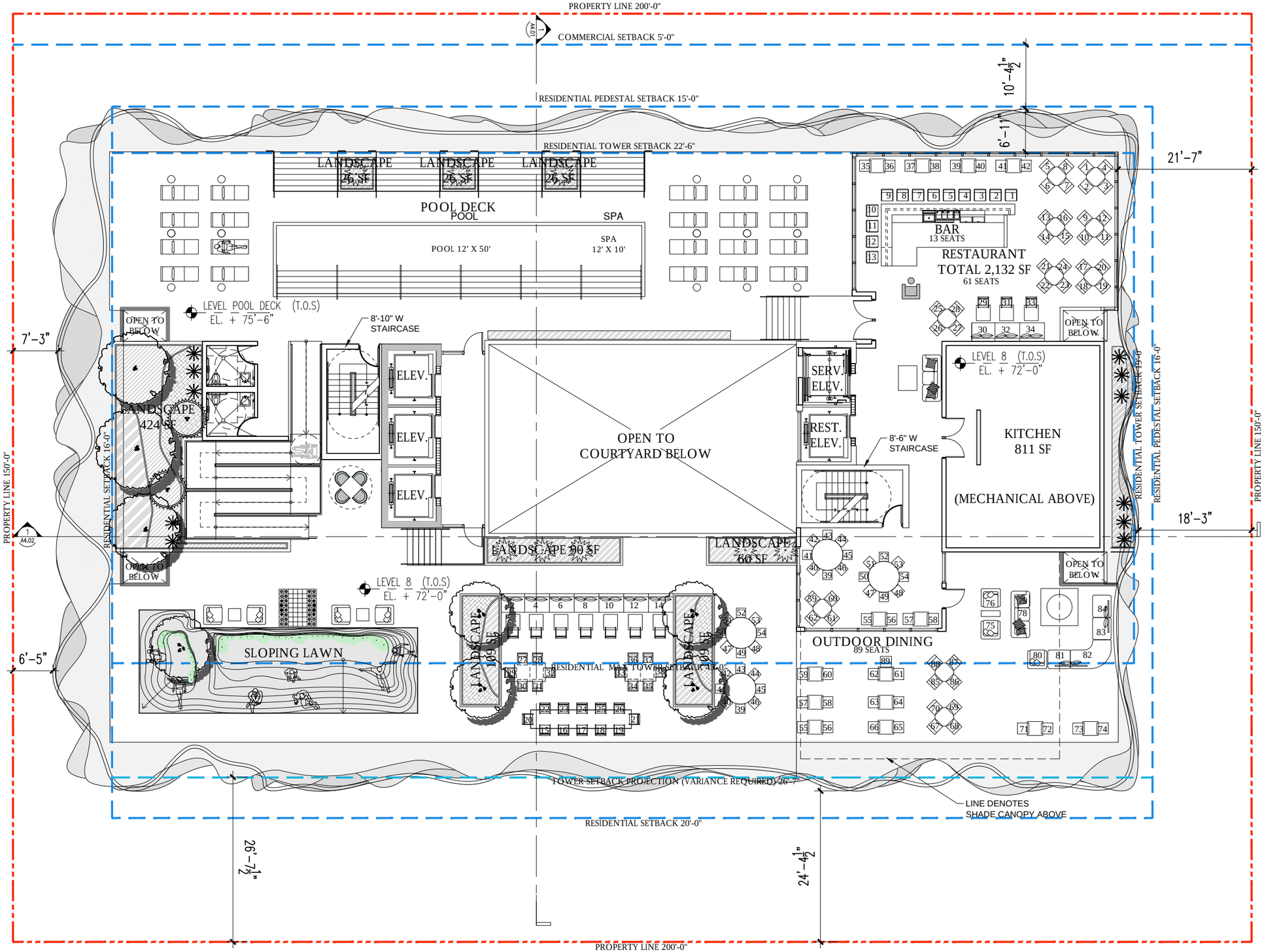
SHEET NUMBER

A2.07



PROPOSED 8TH LEVEL / ROOF PLAN PLAN 1/16" = 1'-0"

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PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
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CLIENT

RUDY RICCIOTTI architecte
DESIGNER

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LANDSCAPE ARCHITECT

DRAWING:

PROPOSED 8TH LEVEL / ROOF PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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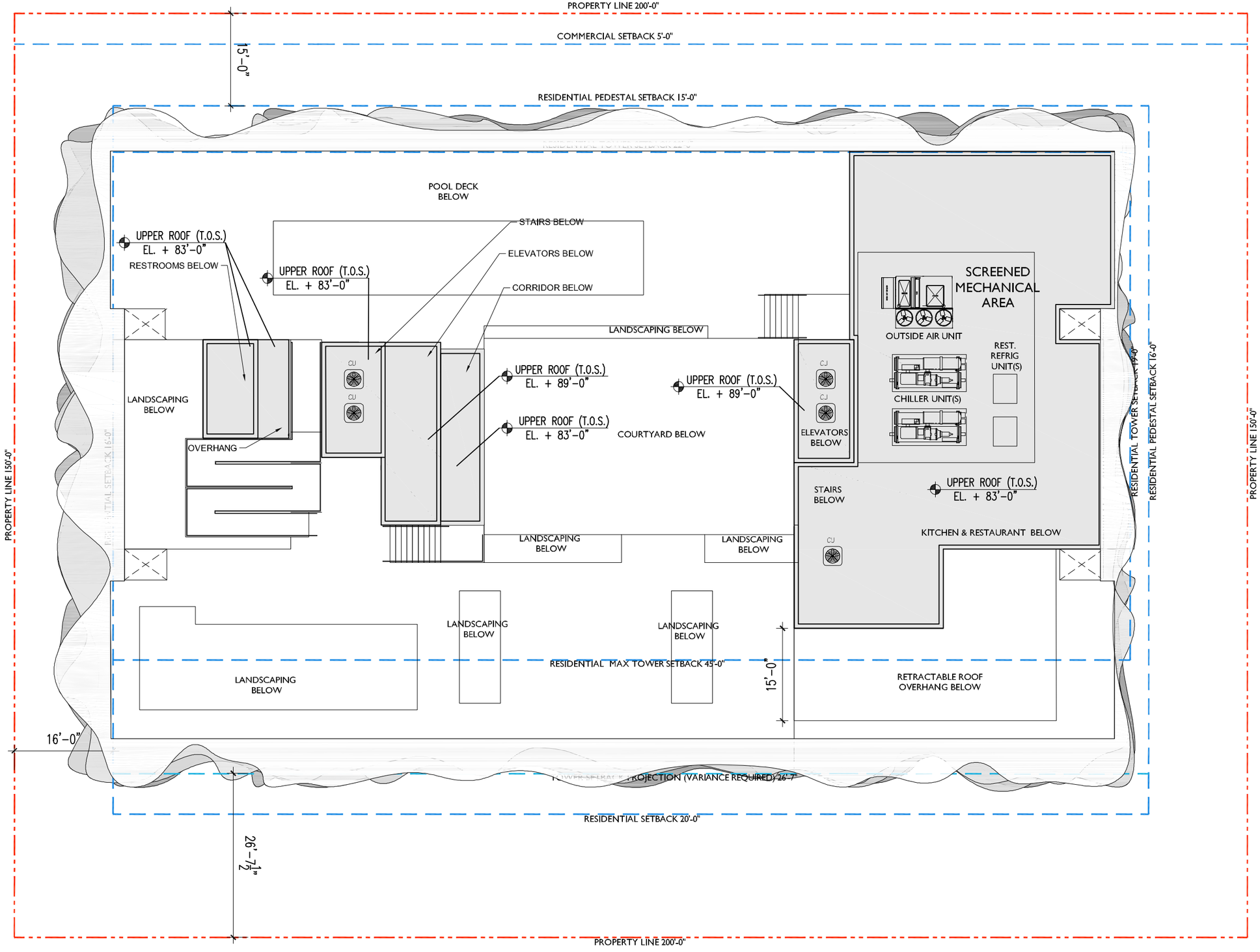
SHEET NUMBER

A2.08



PROPOSED UPPER ROOF LEVEL PLAN 1/16" = 1'-0"

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1705
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PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED UPPER ROOF LEVEL PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SHEET NUMBER

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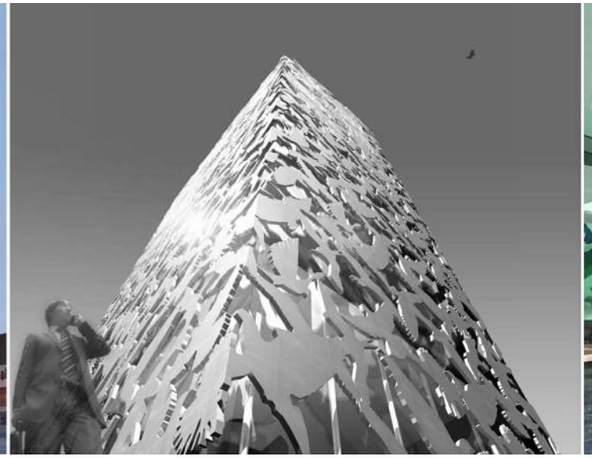

LOUIS VUITTON, JAPAN

MARSEILLE MUSEUM, FRANCE

MAISON DU PEUPLE DE CLICHY, FRANCE

ARCHITECTURE + PLANNING

7580 NE 4th Court
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Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

PRECEDENT PROJECTS BY RUDY RICCIOTTI

JENNIFER McCONNEY FLORIDA LIC# AR93044

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DATE: 04/27/2018

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A1.04

SOUNDSCAPE PARK

SOUNDSCAPE VEGETATION - BOUGAINVILLEA

SOUNDSCAPE PARK ELEMENTS

BOUGAINVILLEA

ART DECO FLORAL MOTIFS

ART DECO ORNAMENT

ART DECO ORNAMENT

ART DECO ORNAMENT

BOUGAINVILLEA INSPIRED SYMPHONY PARK HOTEL PROPOSED SCREEN

CONTEXTUAL ARCHITECTURAL ELEMENTS

GREEENVIEW HOTEL

ARCHITECTURAL CONTINUITY

INTERSECTION OF COLLINS AVENUE AND LINCOLN ROAD

SYMPHONY PARK HOTEL PROPOSED BALCONIES

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ARCHITECTURE + PLANNING

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Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

HISTORIC DISTRICT RELATIONSHIP COMPARISON

JENNIFER McCONNEY FLORIDA LIC# AR93044

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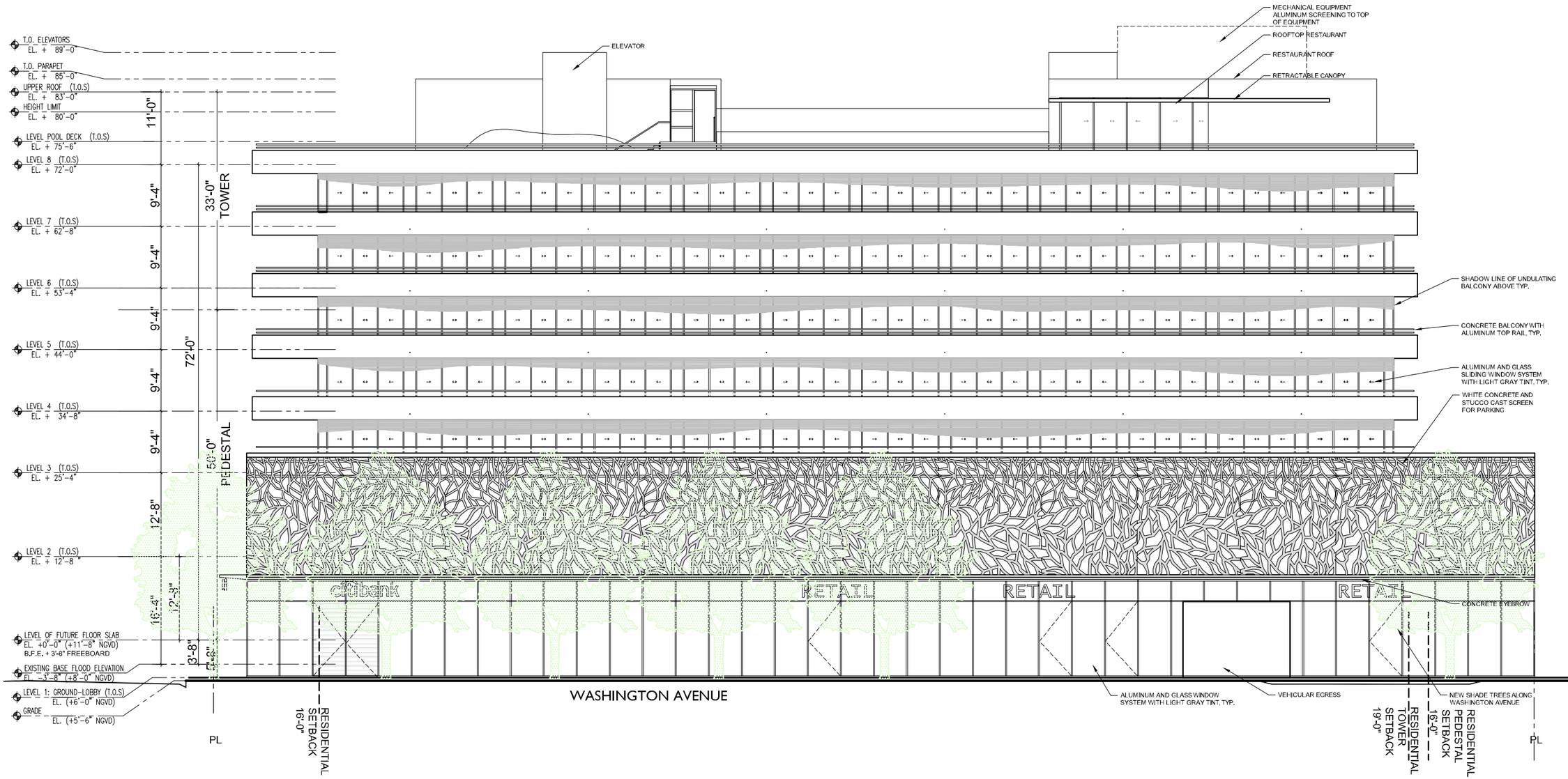
DATE: 04/27/2018

SHEET NUMBER

A1.05



PROPOSED WEST ELEVATION 1/16" = 1"-0"

PROPOSED CONTEXT WEST ELEVATION 1/64" = 1"-0"

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PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CCLA
Landscape Architecture LLC
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED WEST ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE:
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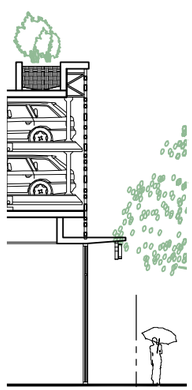
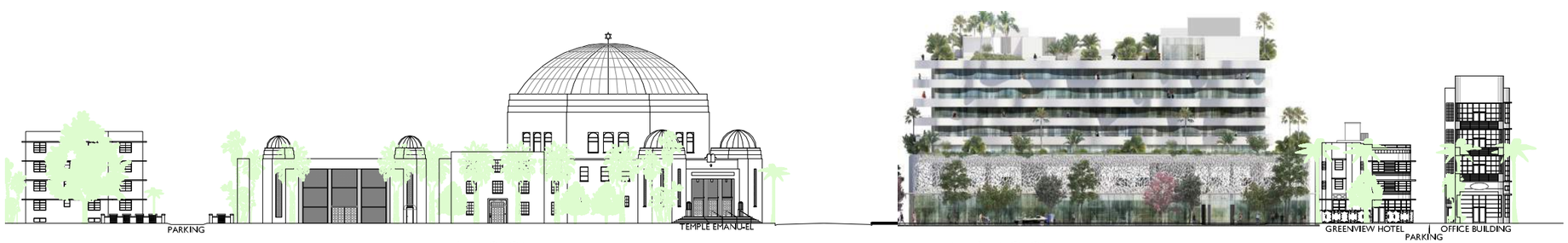
SHEET NUMBER

A3.01_A

PROPOSED WEST ELEVATION 1/16" = 1"-0"



PROPOSED WALL SECTION THROUGH SCREEN AND GLASS FACADE 1/16 " = 1"-0"



PROPOSED CONTEXT WEST ELEVATION 1/64" = 1"-0"

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1705
PROJECT NUMBER

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Symphony Park Hotel

1685 Washington Ave
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RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CC
Landscape Architecture LLC | LA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED WEST ELEVATION

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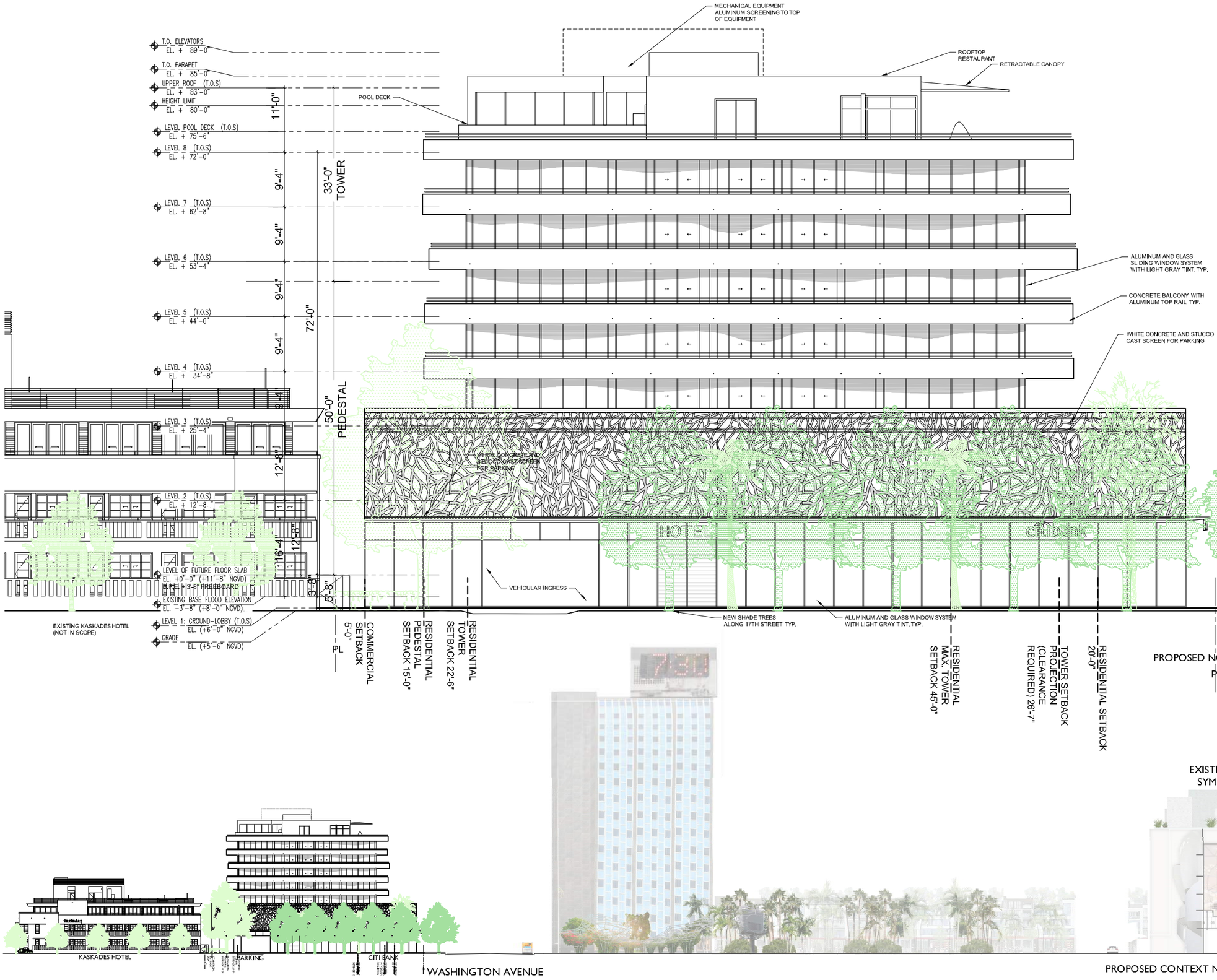
A3.01_B



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1705
PROJECT NUMBER

PROJECT:

Symphony Park Hotel

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Miami Beach, FL 33139

FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CCLA
Landscape Architecture LLC
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED NORTH ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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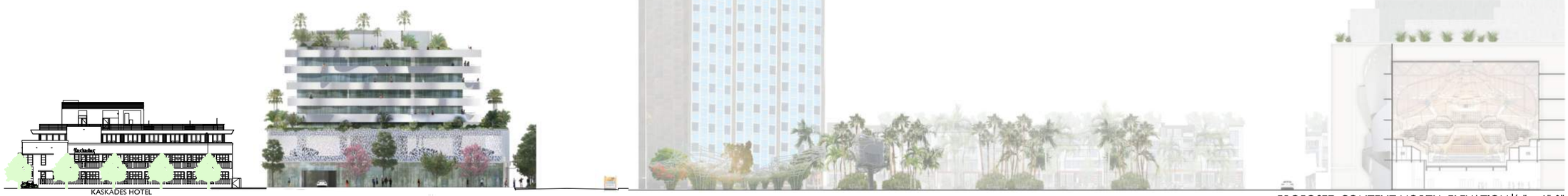
SHEET NUMBER

A3.02_A

PROPOSED NORTH ELEVATION 1/64" = 1'-0"



PROPOSED CONTEXT NORTH ELEVATION 1/64" = 1'-0"

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Symphony Park Hotel

1685 Washington Ave
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DRAWING:

PROPOSED NORTH ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044
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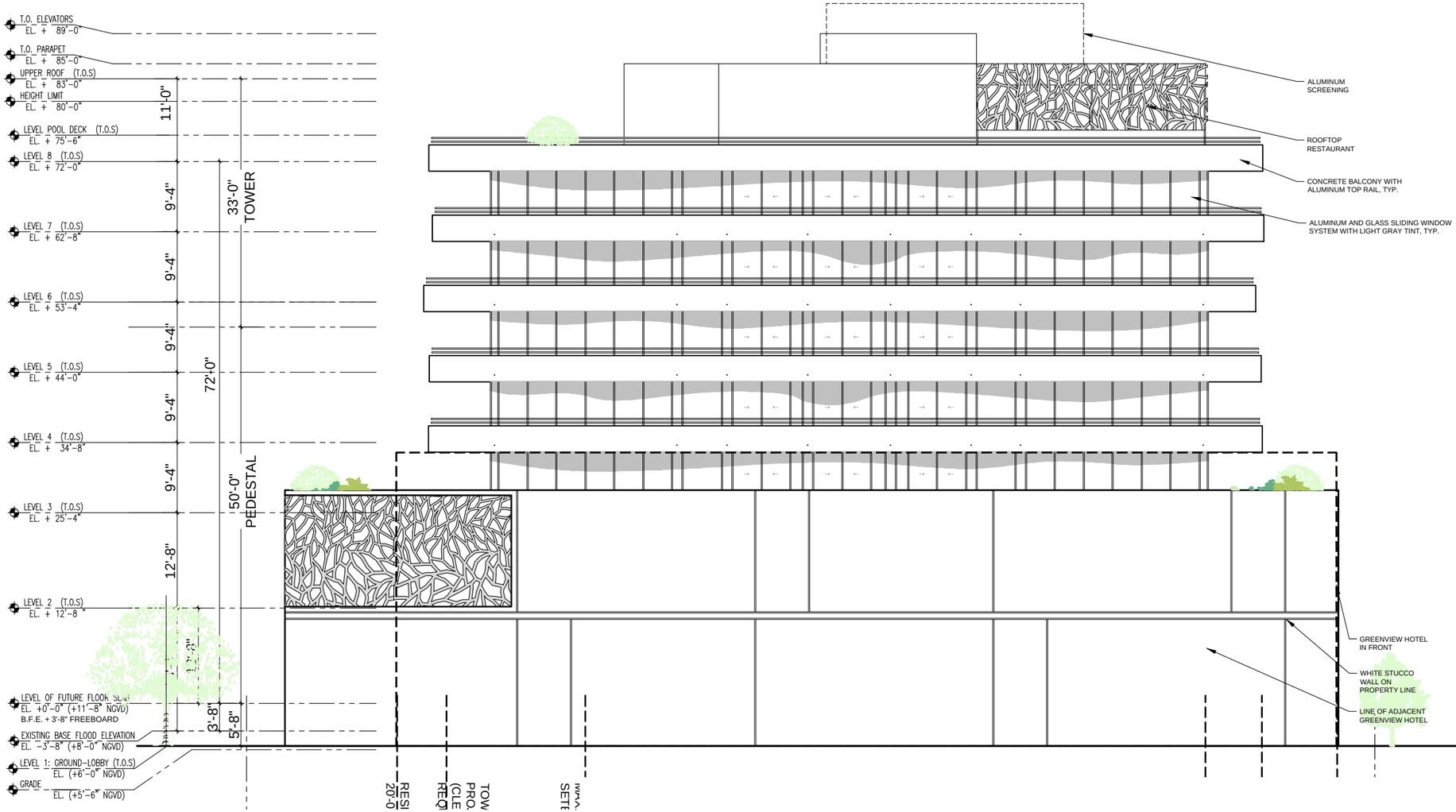

PROPOSED SOUTH ELEVATION 1/16" = 1"-0"

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1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave
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FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY | CC LA
Landscape Architecture LLC
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED SOUTH ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SHEET NUMBER

A3.03_A

PROPOSED SOUTH ELEVATION 1/16" = 1"-0"

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Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

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FINVARB GROUP
CLIENT

RUDY RICCIOTTI architecte
DESIGNER

CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED SOUTH ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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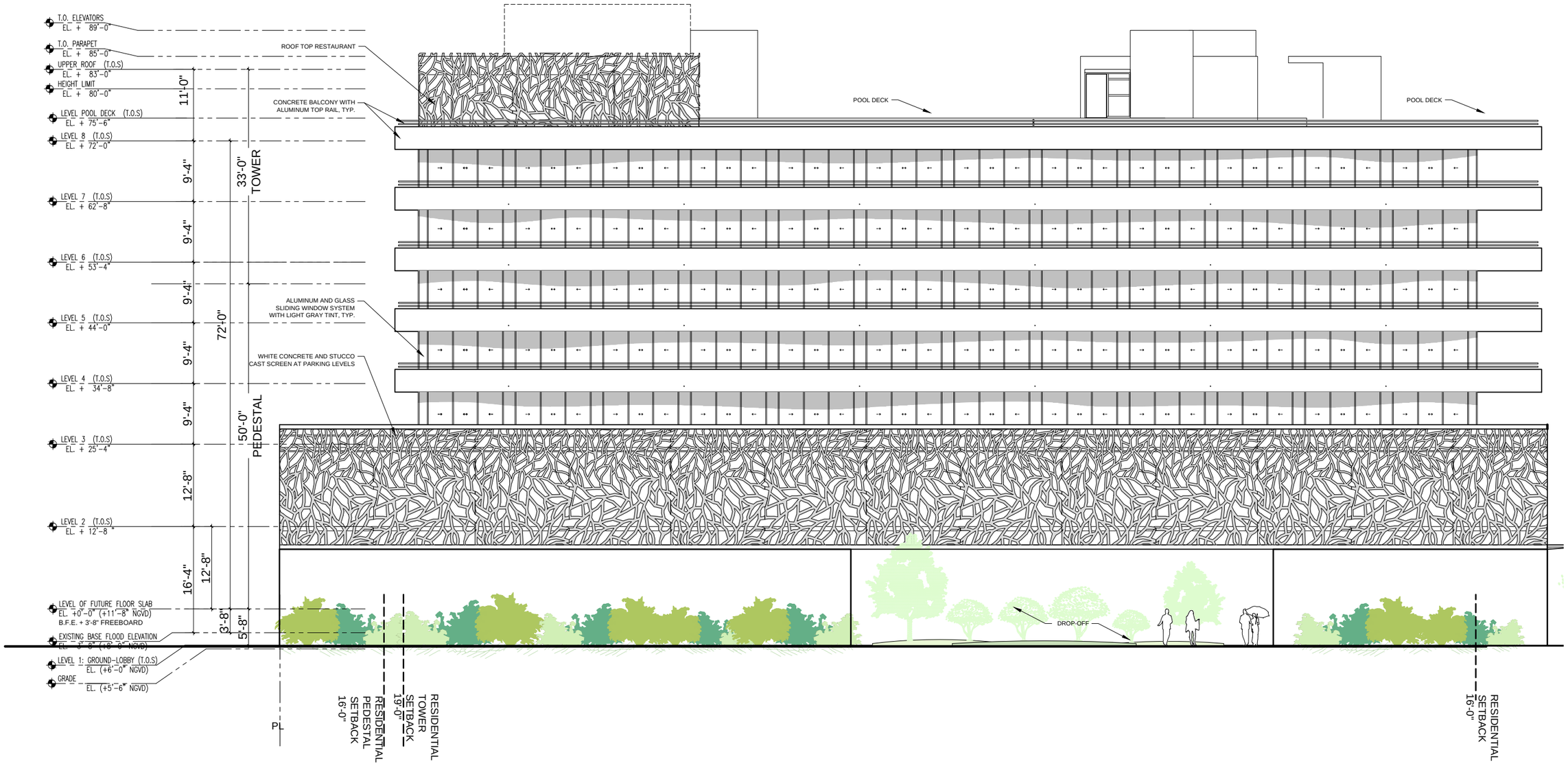

PROPOSED EAST ELEVATION 1/16" = 1"-0"

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1705
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PROJECT:

Symphony Park Hotel

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FINVARB GROUP
CLIENT

RUDY RICCIOTTI
architecte
DESIGNER

CHRISTOPHER CAWLEY | CC LA
Landscape Architecture LLC
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED EAST ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:
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DATE: 04/27/2018

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A3.04_A

PROPOSED EAST ELEVATION $\frac{1}{16}$" = 1"-0"

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DESIGNER

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LANDSCAPE ARCHITECT

DRAWING:

PROPOSED EAST ELEVATION

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DATE: 04/27/2018

SHEET NUMBER

A3.04_B