

SYMPHONY PARK HOTEL

1685 Washington Avenue, Miami Beach, FL 33139



HISTORIC PRESERVATION BOARD
FINAL SUBMISSION MAY 4TH, 2018



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 GUESTROOM PROPOSED IN THE HOTEL

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:

RENDERING



JENNIFER MCCONNEY FLORIDA LIC# ARS3044

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VIEW FACING EAST FROM INTERSECTION OF WASHINGTON AVENUE AND 17TH STREET

**Symphony Park
Hotel**

1685 Washington Ave
Miami Beach, FL 33139



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VIEW FACING NORTH ALONG WASHINGTON AVENUE

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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

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

DATA

MIAMI BEACH

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		May 2, 2018
2	Board and File numbers:			
3	Folio number(s):	02-3234-019-0730		
4	Year constructed:	1996	Zoning District:	CD-3
5	Base Flood 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 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	N/A	150	-
17	Number of Seats	N/A	N/A	295	-
18	Occupancy Load	N/A	N/A	SEE CHART	-

	Required	Existing	Proposed	Deficiencies	
Setbacks					
Commerical Pedestal:					
19	Front 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	Front Setback (West):	50'-0"	N/A	32'-06 1/2"	17'-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'-4"	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

- 3' height variance for the 8th floor
- Variance in height to allow for 8 stories instead of 7
- Interior drive aisle variance to reduce a portion of the drive from 22'-0" to 21'-3"
- Interior drive aisle variance to reduce the required 18" setback of the column to 0"
- Front setback variance for the tower portion of the structure to reduce the setback from 50'-0" to 32'-6"
- Front setback balcony projection variance for the tower to increase a 6' allowed projection to 8'-10"
- Side facing street balcony projection variance for the pedestal and tower to increase a 4' allowed projection to 9'-4"
- Rear Tower balcony projection variance to increase allowed projection from 5'-7" to 6'-11"



7580 NE 4th Court
Studio 100
Miami, FL 33138

1705

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LANDSCAPE ARCHITECT

DRAWING:

INDEX & DATA

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KASKADES HOTEL

PROPERTY LINE 200'-0"

COMMERCIAL SETBACK 5'-0"

RESIDENTIAL PEDESTAL SETBACK 15'-0"

RESIDENTIAL TOWER SETBACK 22'-6"

RESIDENTIAL SETBACK 16'-0"

RESIDENTIAL TOWER SETBACK 19'-4"

RESIDENTIAL PEDESTAL SETBACK 16'-0"

RESIDENTIAL MAX TOWER SETBACK 50'-0"

TOWER SETBACK PROJECTION (VARIANCE REQUIRED) 26'-7"

RESIDENTIAL SETBACK 20'-0"

PROPERTY LINE 200'-0"

WASHINGTON AVENUE

17TH STREET

PROPERTY LINE 150'-0"

GREENVIEW HOTEL



7580 NE 4th Court
Studio 100
Miami, FL 33138

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SITE SETBACK
DIAGRAMS

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SITE SETBACK DIAGRAMS 1/16"=1'-0"



A0.14

1705

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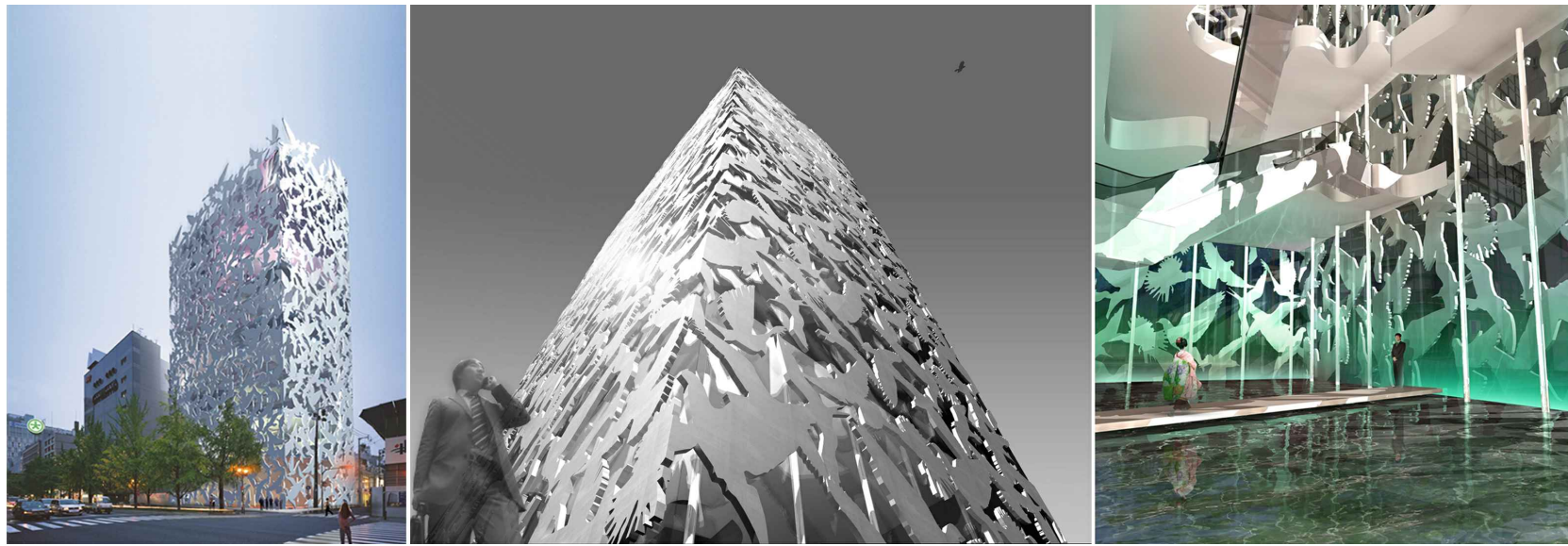
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**PRECEDENT
PROJECTS BY
RUDY
RICCIOTTI**

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LOUIS VUITTON, JAPAN



MARSEILLE MUSEUM, FRANCE

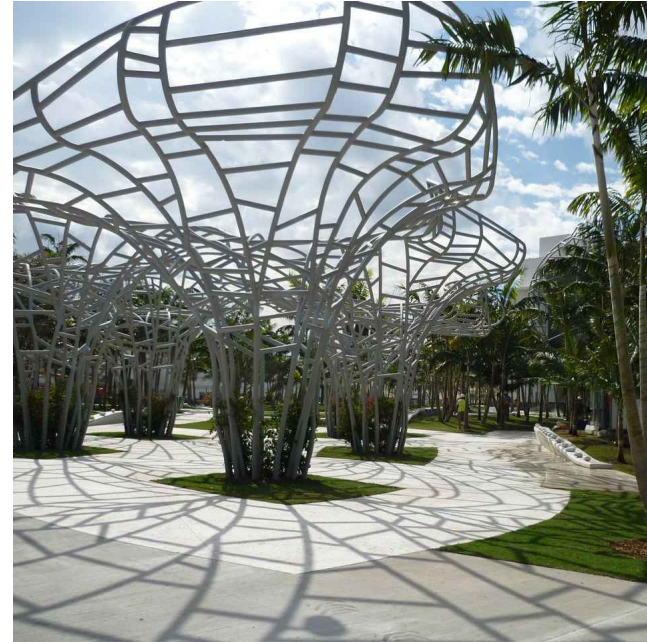


MAISON DU PEUPLE DE CLICHY, FRANCE

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



GREENVIEW HOTEL



ARCHITECTURAL CONTINUITY



INTERSECTION OF COLLINS AVENUE AND LINCOLN ROAD



SYMPHONY PARK HOTEL PROPOSED BALCONIES



Symphony Park Hotel

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DRAWING:

**PROPOSED
LOCATION
PLAN**

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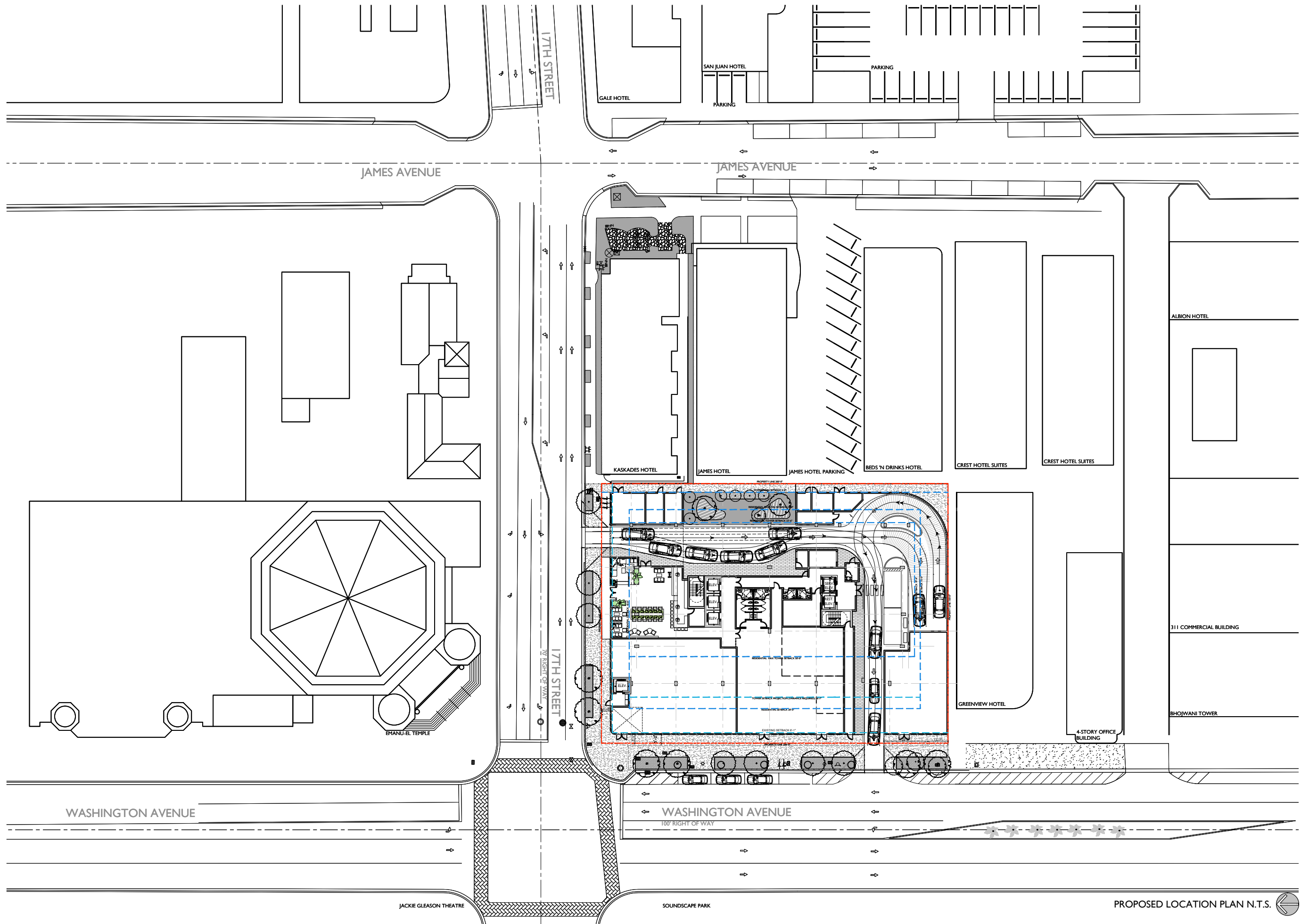
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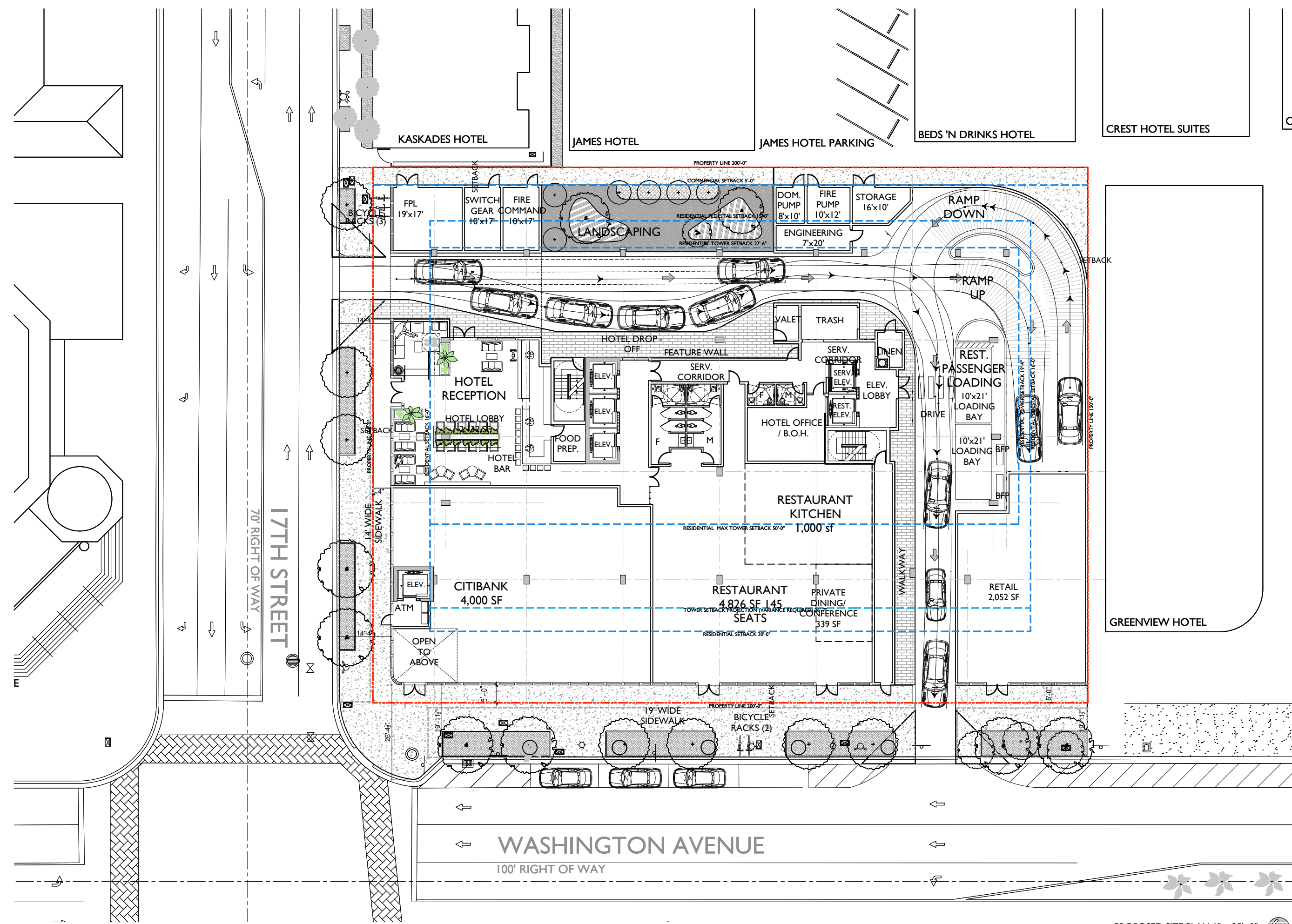
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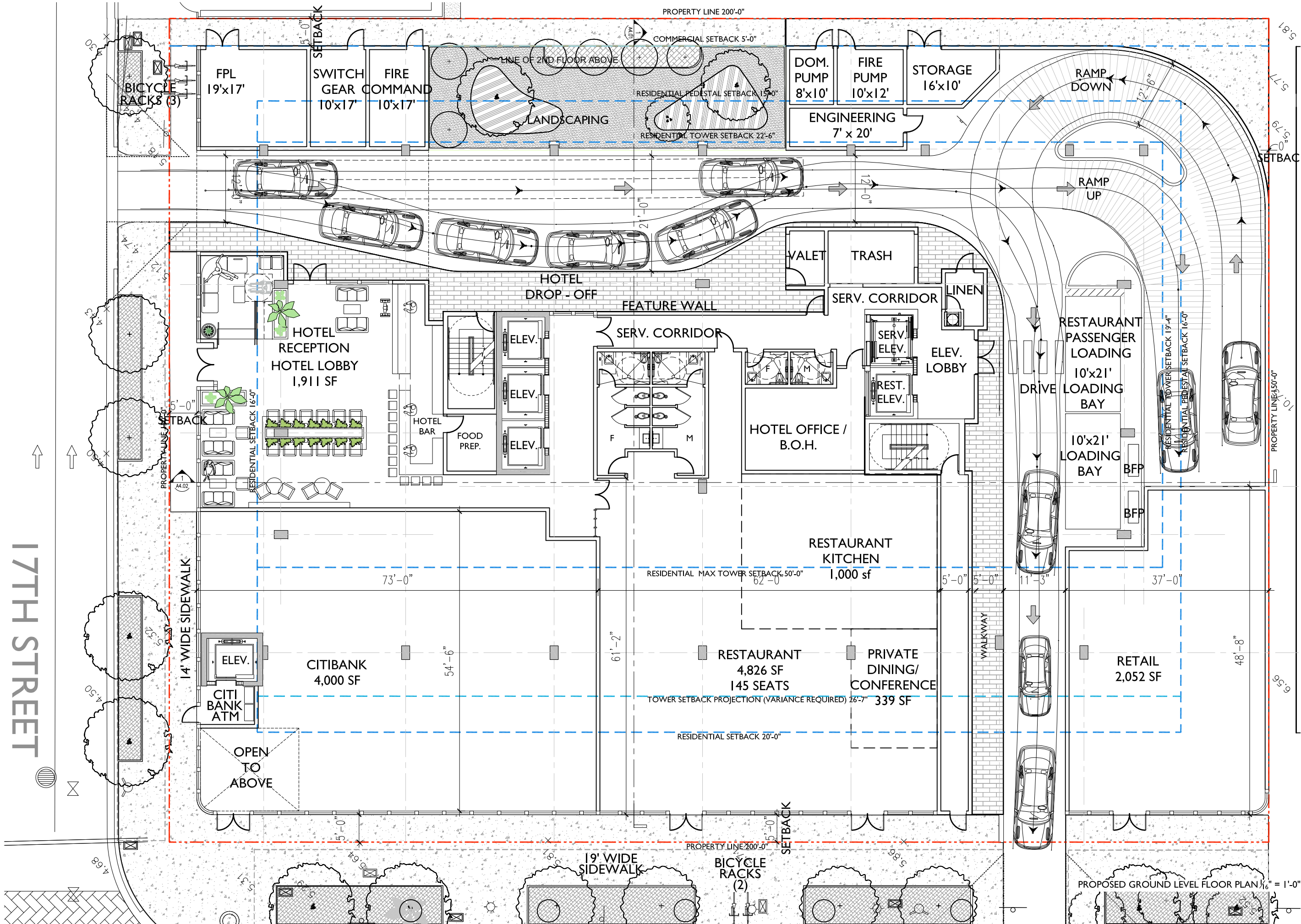
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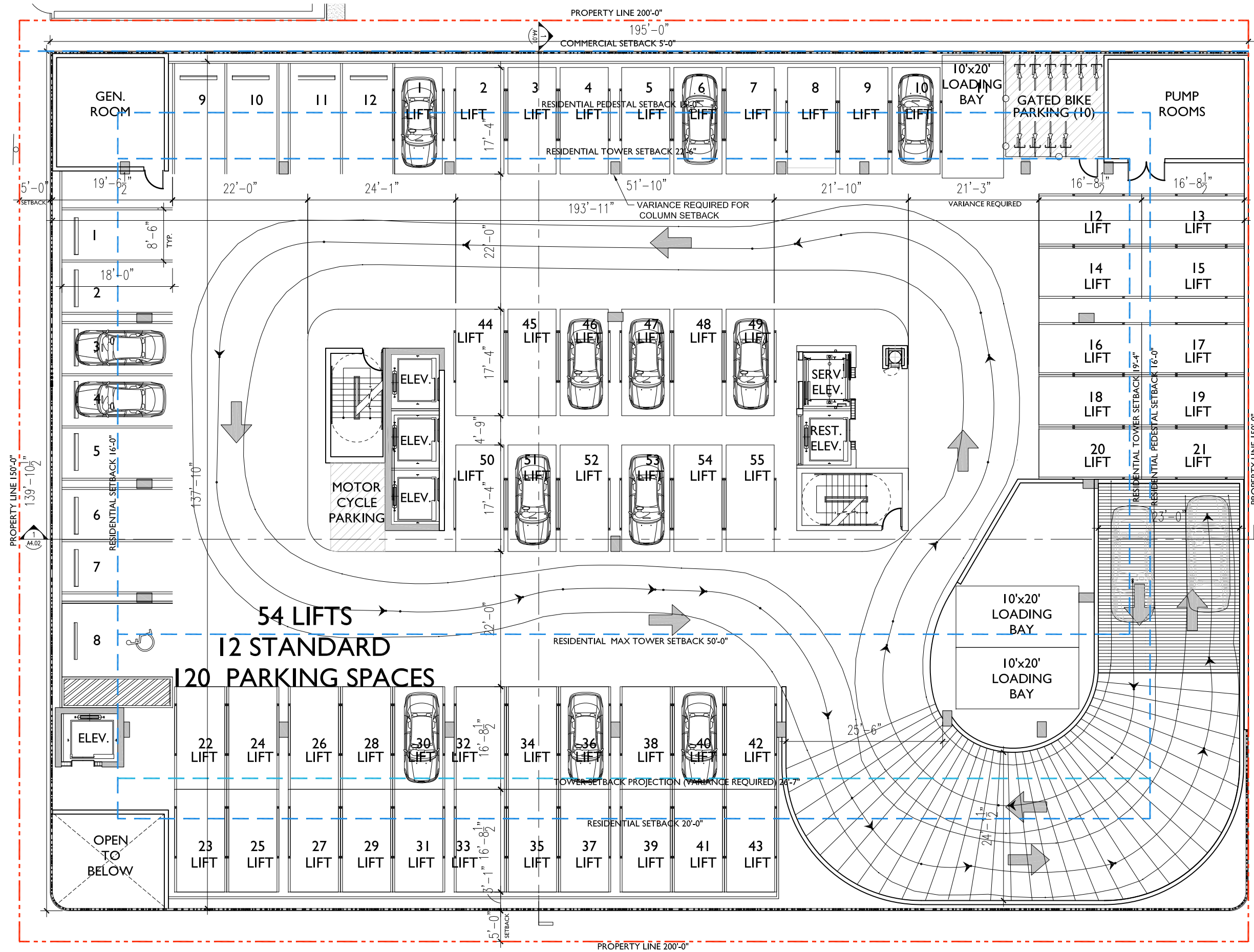


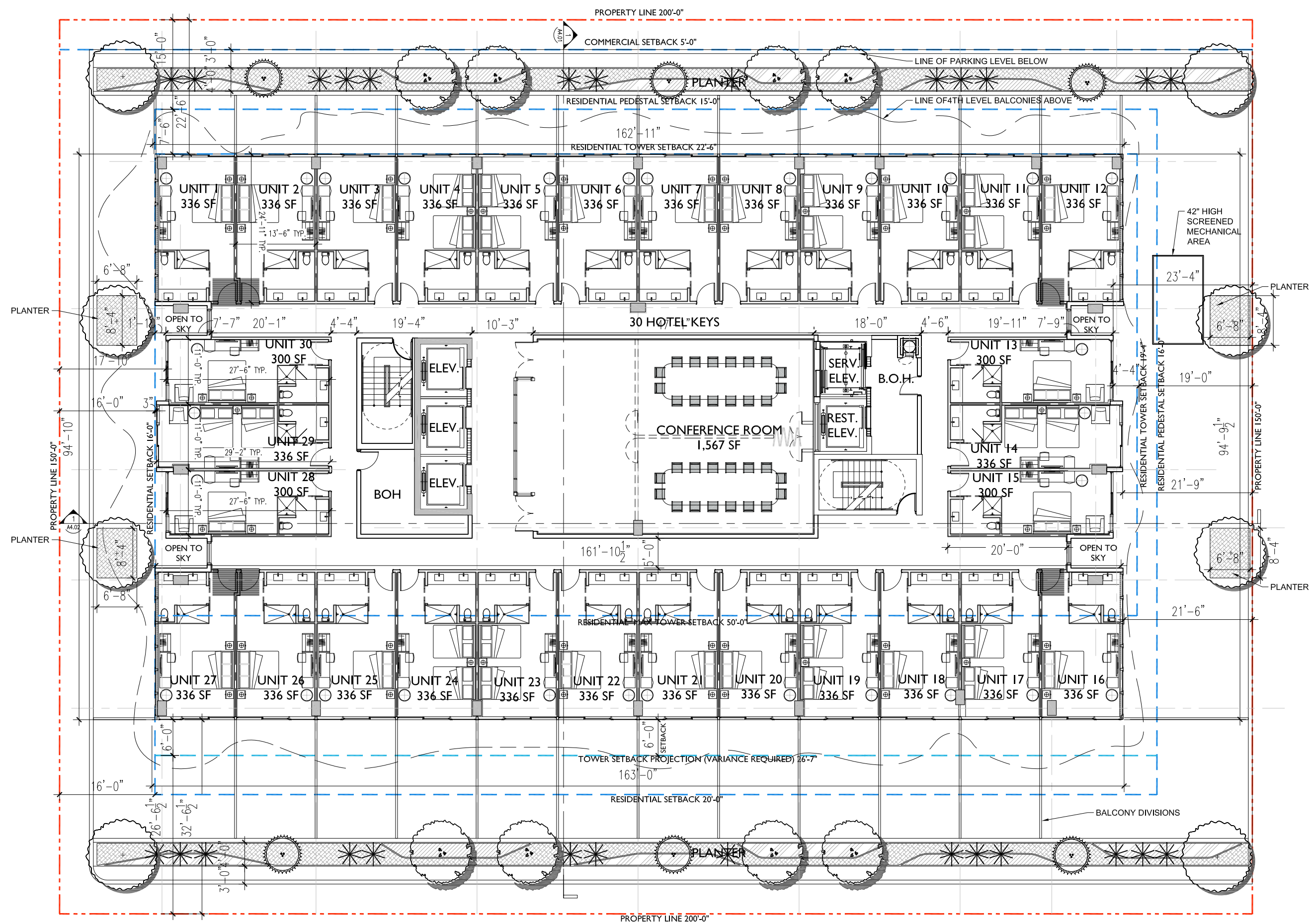
PROPOSED SITE PLAN 1" = 25'- 0"



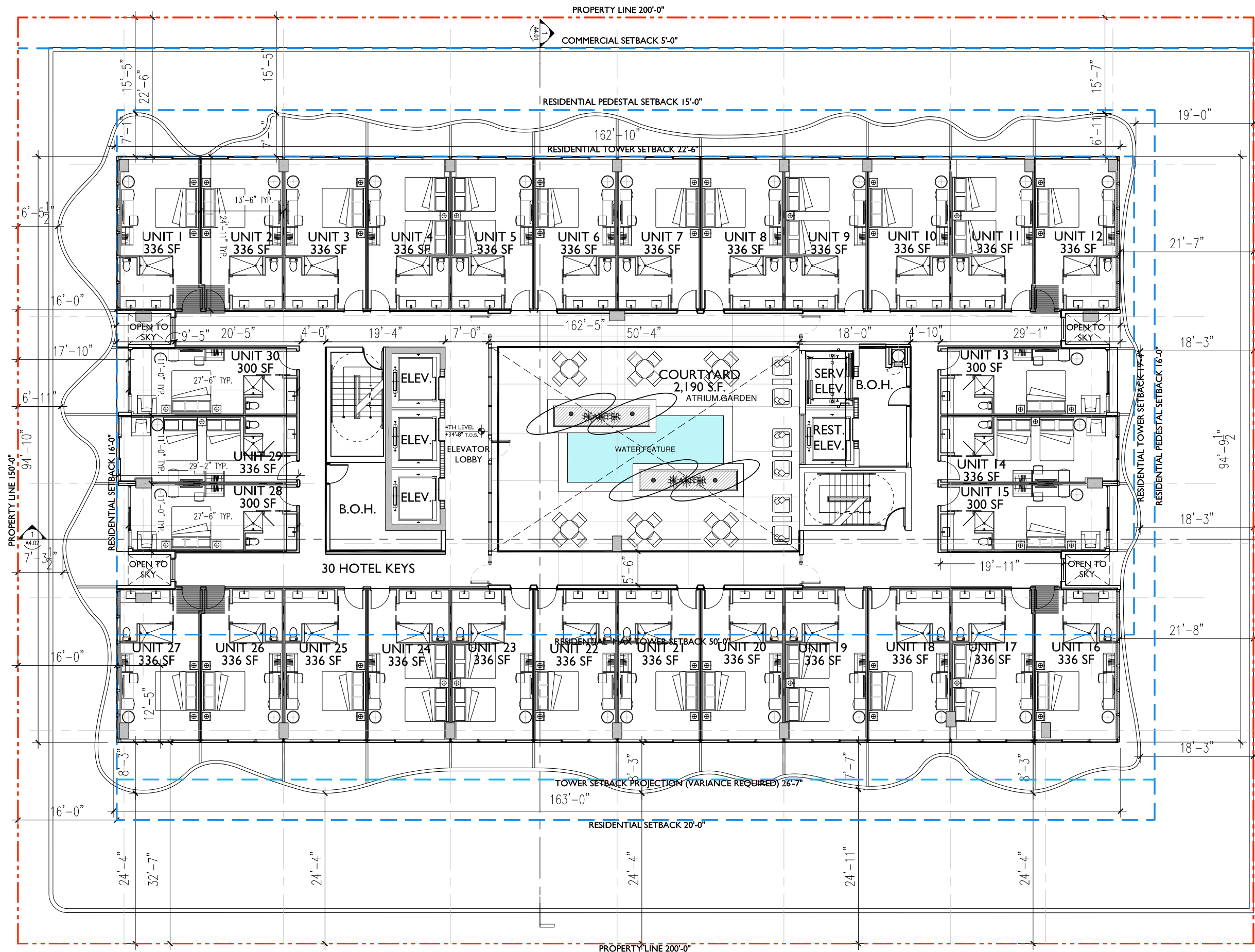
17TH STREET

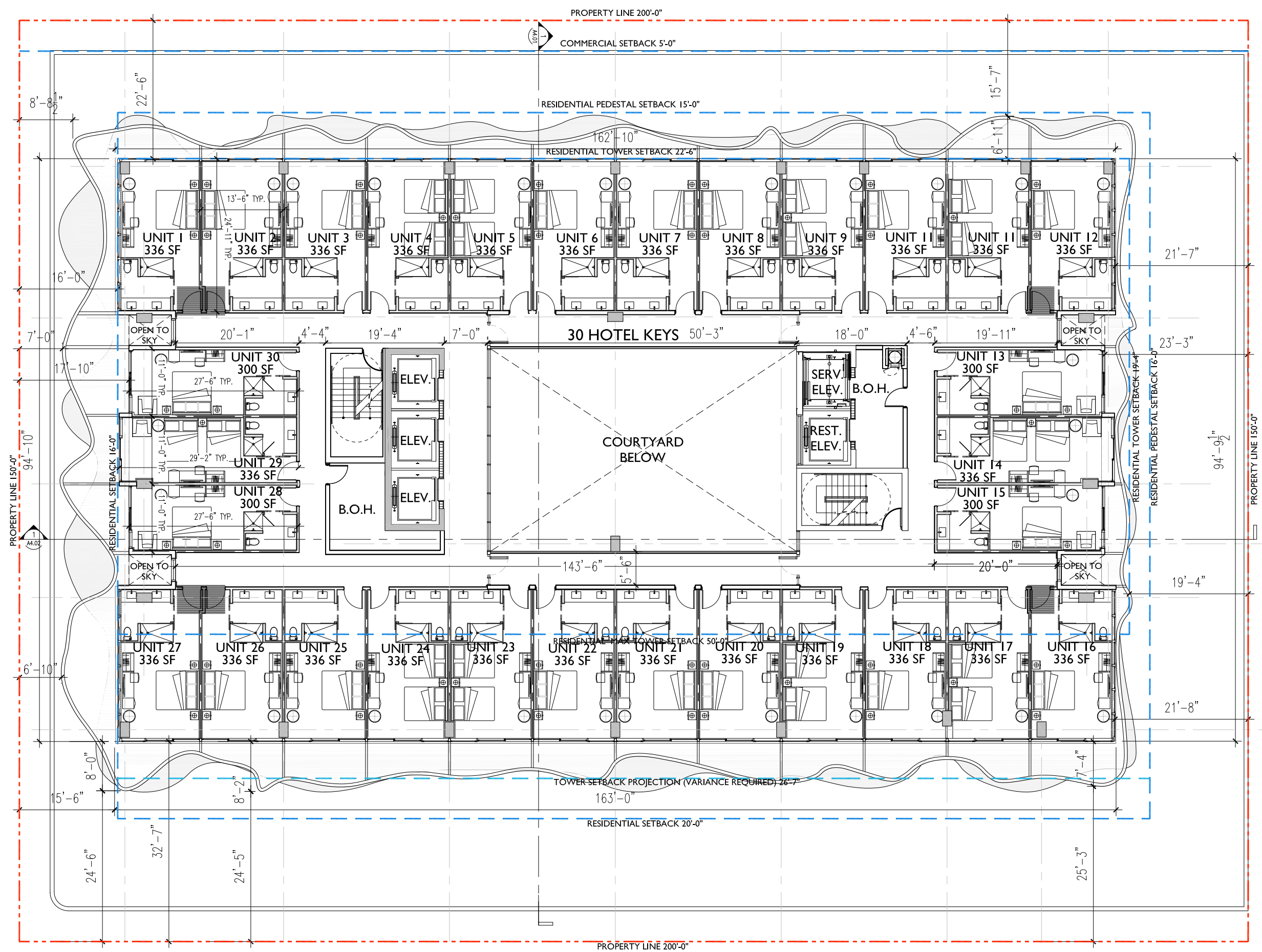
PROPOSED GROUND LEVEL FLOOR PLAN 1/8" = 1'-0"

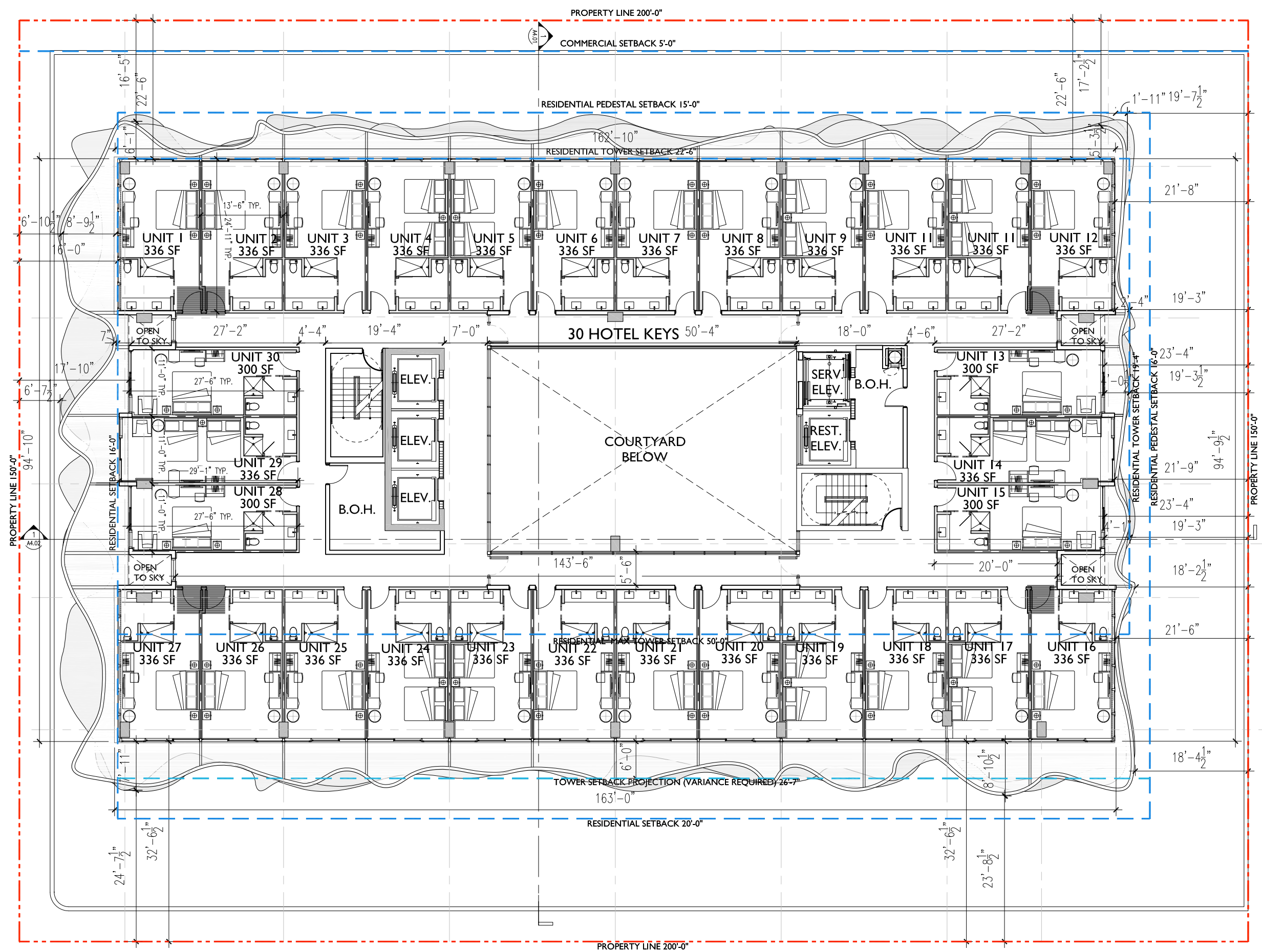


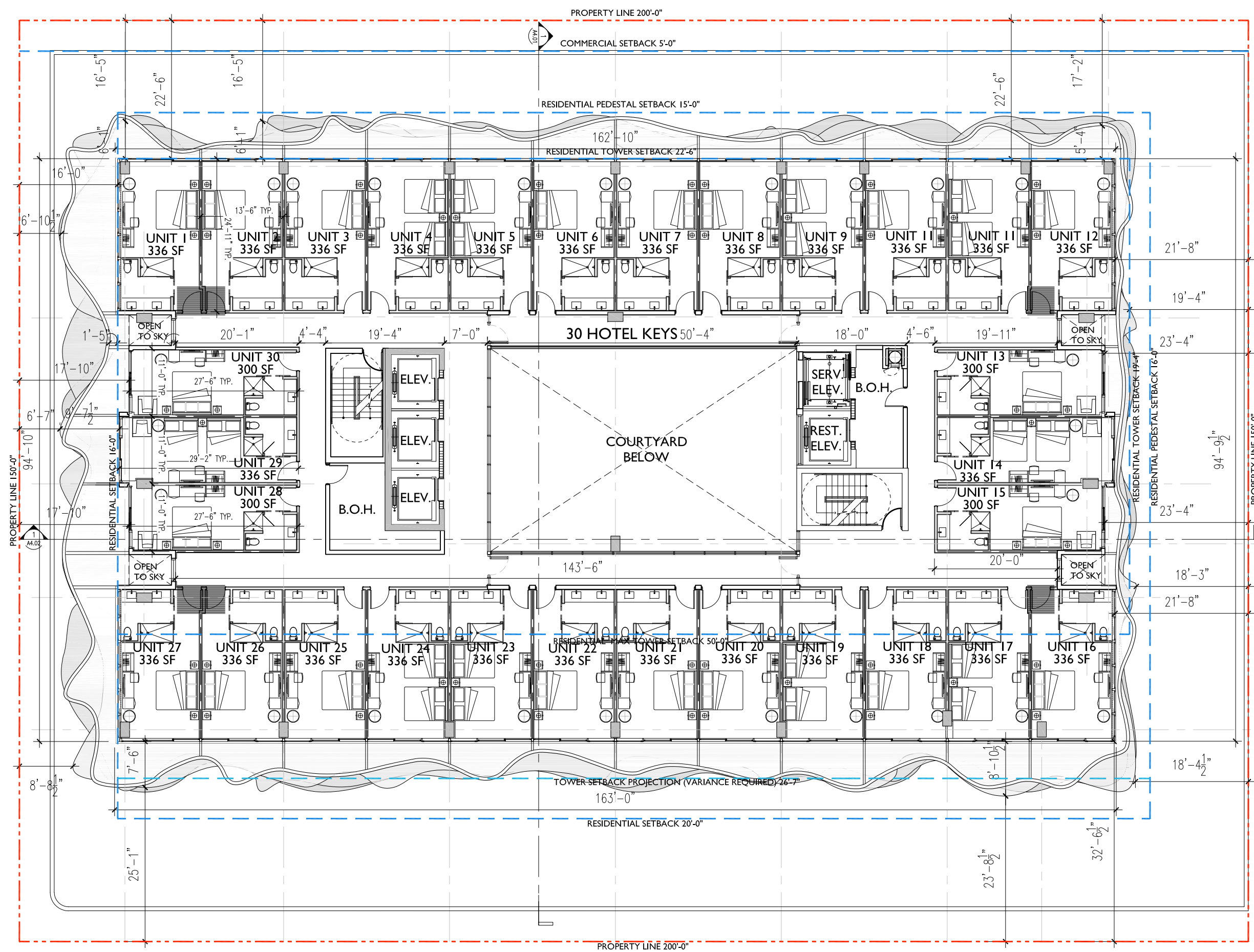


PROPOSED 3RD LEVEL FLOOR PLAN 1/16" = 1'-0"

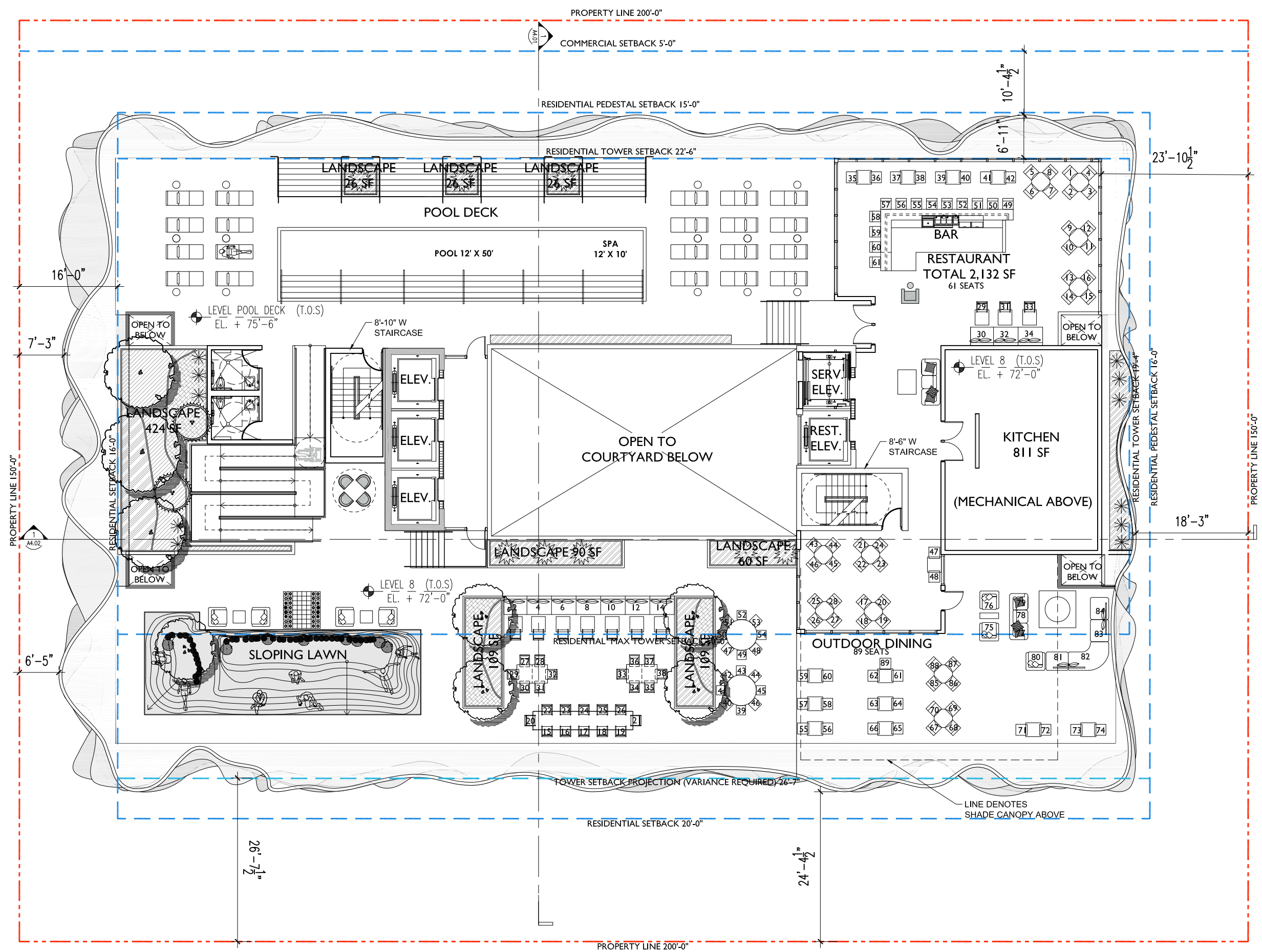


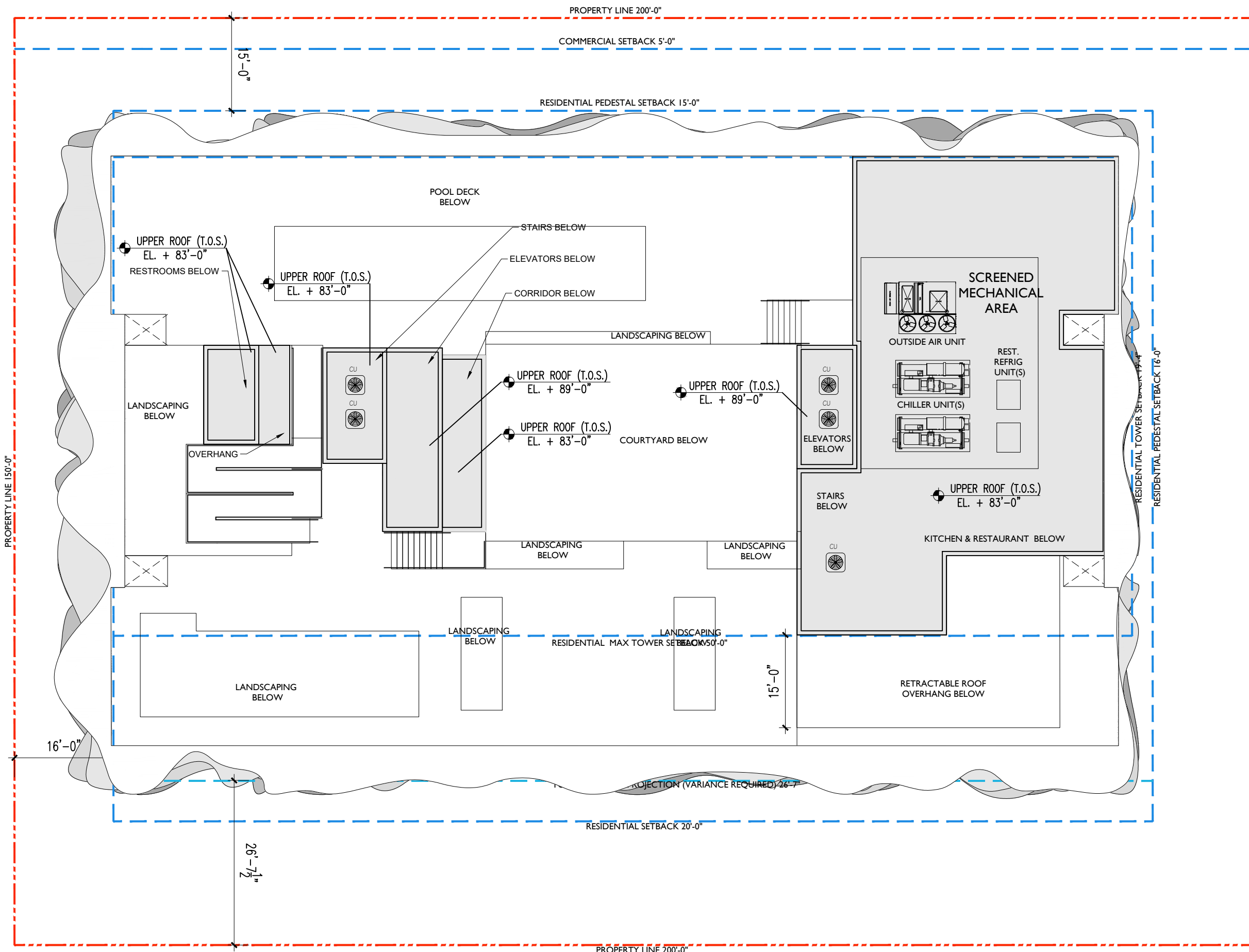






PROPOSED 7TH LEVEL FLOOR PLAN 1/8" = 1'-0"





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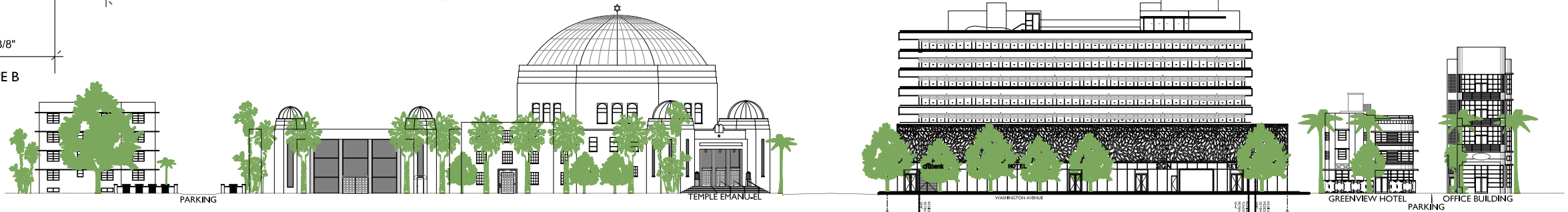
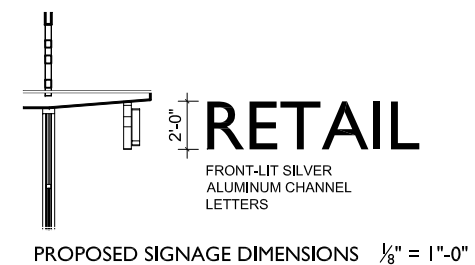
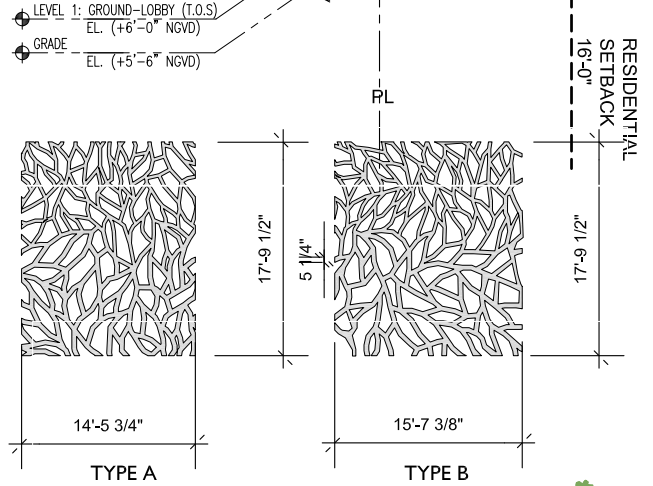
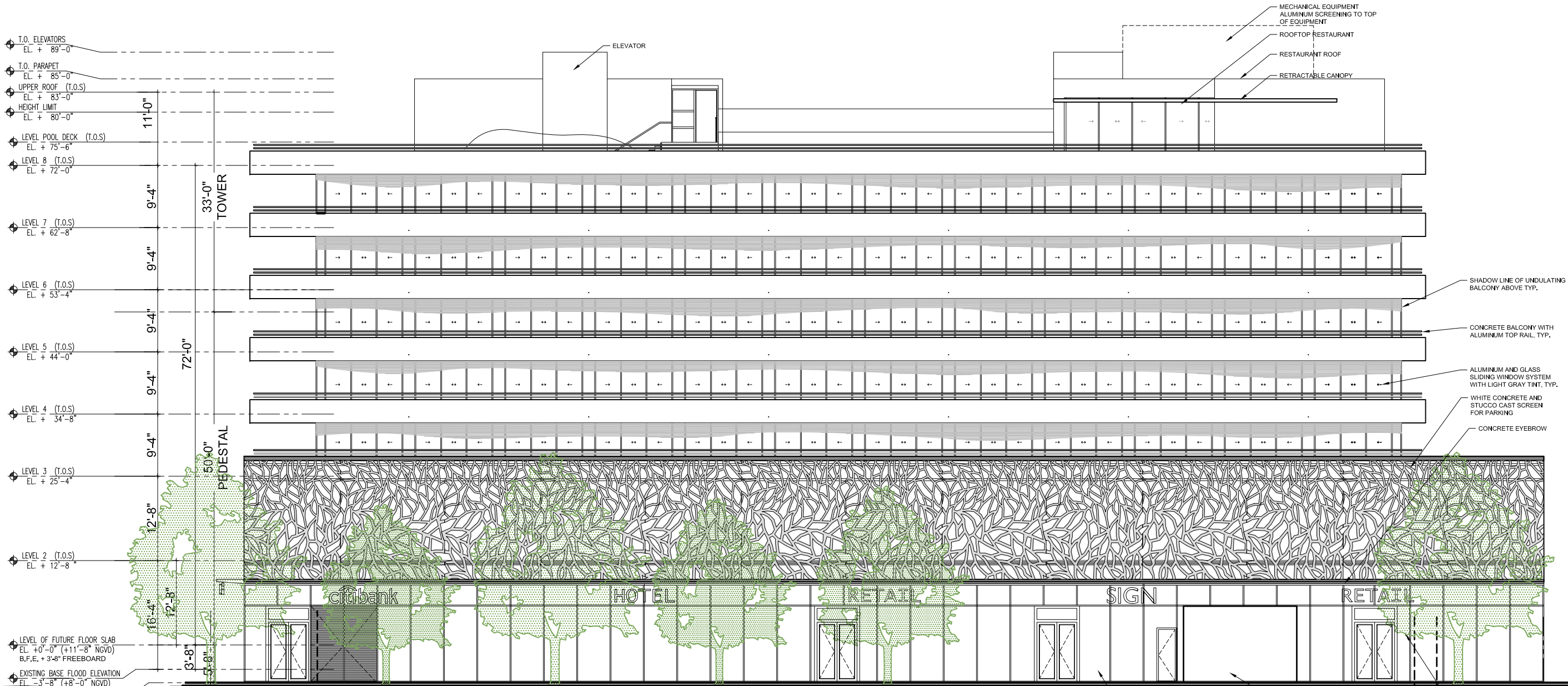
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DRAWING:

PROPOSED
WEST
ELEVATION



PROPOSED WEST ELEVATION 1/6" = 1"-0"

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

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DRAWING:

**PROPOSED
WEST
ELEVATION**

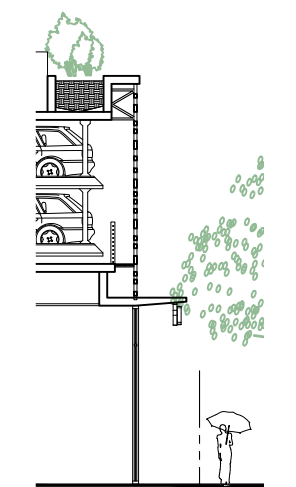
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A3.01_B



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"