

PROJECT DATA

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LOCATION SKETCH (NTS)



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 36, OCEAN BEACH, FLA. ADDITION NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 2
THAT PORTION OF DREXEL AVENUE CONVEYED BY THE CITY OF MIAMI BEACH BY QUITCLAIM DEED RECORDED IN O.R. BOOK 15688, PAGE 557 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 36, OCEAN BEACH, FLA., ADDITION NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (THE "POINT OF BEGINNING");

THENCE RUN EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET, A DISTANCE OF 78.80 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE ABOVE MENTIONED BLOCK 36;

THENCE RUN NORTHERLY, ALONG THE EASTERLY LINE OF SAID BLOCK 36, A DISTANCE OF 349.04 FEET TO THE POINT OF BEGINNING;

LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 7, OF SAID BLOCK 36.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN INFORMATION

ZONING DESIGNATION:	CD-2
FLOOD ZONE	AE-8
TYPE OF OCCUPANCY:	HOTEL/RESIDENTIAL
NET LOT AREA	58,669 SF (1.35 ACRES) PARCEL 1 & PARCEL 2 45,000 SF (1.03 ACRES) PARCEL 1 ONLY

BASE FAR	FLOOR AREA RATIO	ALLOWED	PROVIDED	
BASE F.A.R. = 2.0	(BASED ON ORIGINAL LOT LINES)			
	2.0 X 45,000 SF	90,000 SF	55,959 SF	Existing
			27,507 SF	New Construction
			Total	83,466 SF

BUILDING SETBACKS (RM-2, based on original lot lines)

		REQUIRED	EXISTING	PENTHOUSE SETBACK
1050 WASHINGTON AVE	FRONT (EAST):	20'-0"	24'-6"	48'-2"
	SIDE INTERIOR (SOUTH):	7'-6"	15'-2 1/2"	15'-2 1/2"
	SIDE FACING A STREET (NORTH):	8'-0"	4'-6"	10'-0"
	REAR (WEST):	15'-0"	4'-10"	4'-10" (TO MATCH EXISTING)
	SUM OF SIDES:	16'-0"	4'-6" + 15'-2 1/2" = 19'-8 1/2"	4'-6" + 15'-2 1/2" = 19'-8 1/2"
1040 WASHINGTON AVE	FRONT (EAST):	20'-0"	24'-6"	40'-4"
	SIDE INTERIOR (SOUTH):	7'-6"	5'-2"	5'-2"
	SIDE INTERIOR (NORTH):	7'-6"	4'-9"	4'-9"
	REAR (WEST):	15'-0"	4'-11"	4'-11" (TO MATCH EXISTING)
	SUM OF SIDES:	8'-0"	5'-2" + 4'-9" = 9'-11"	5'-2" + 4'-9" = 9'-11"
1030-1036 WASHINGTON AVE	FRONT (EAST):	20'-0"	24'-6"	45'-0"
	SIDE INTERIOR (SOUTH):	8'-0"	5'-0"	5'-0"
	SIDE INTERIOR (NORTH):	8'-0"	4'-5"	4'-5"
	REAR (WEST):	15'-0"	5'-0"	5'-0"
	SUM OF SIDES:	16'-0"	5'-0" + 4'-5" = 9'-5"	5'-0" + 4'-5" = 9'-5" (VARIANCE)
1020 WASHINGTON AVE	FRONT (EAST):	20'-0"	24'-10"	40'-10"
	SIDE FACING A STREET (SOUTH):	7'-6"	5'-0"	5'-0"
	SIDE INTERIOR (NORTH):	7'-6"	5'-0"	5'-0"
	REAR (WEST):	15'-0"	5'-0"	5'-0" (TO MATCH EXISTING)
	SUM OF SIDES:	8'-0"	5'-0" + 5'-0" = 10'-0"	5'-0" + 5'-0" = 10'-0"

BUILDING HEIGHT	ALLOWED	PROVIDED
1050 WASHINGTON AVE	50'-0" 5 STORIES	45'-2" 4 STORIES
1040 WASHINGTON AVE	50'-0" 5 STORIES	34'-0" 3 STORIES
1036 WASHINGTON AVE	50'-0" 5 STORIES	31'-3" 3 STORIES
1030 WASHINGTON AVE	50'-0" 4 STORIES	40'-0" 4 STORIES
1020 WASHINGTON AVE	50'-0" 5 STORIES	37'-4" 3 STORIES

PARKING REQUIRED

HOTEL ROOMS			
IN EXISTING STRUCTURE	133 X 0 SPACE/UNIT	=	NO PARKING REQUIRED
IN NEW STRUCTURE	51 X 1 SPACE/UNIT	=	51
HOTEL ACCESSORIES			
RESTAURANT			LOCATED IN EXISTING STRUCTURE
		TOTAL =	* 51 PARKING SPACES REQUIRED

PARKING PROVIDED

NO PARKING SPACES PROVIDED

*51 PARKING SPACES TO BE PAID BY FEE IN LIEU OF PROVIDING THE REQUIRED PARKING

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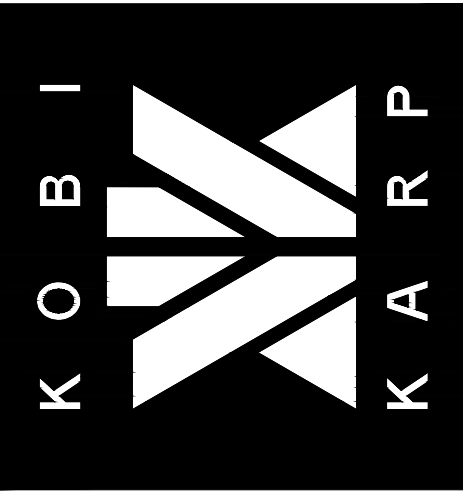
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WYNTHAM GARDEN
KENMORE -1050 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

PROJECT DATA

KOB KARP
Lic. # AR0012578

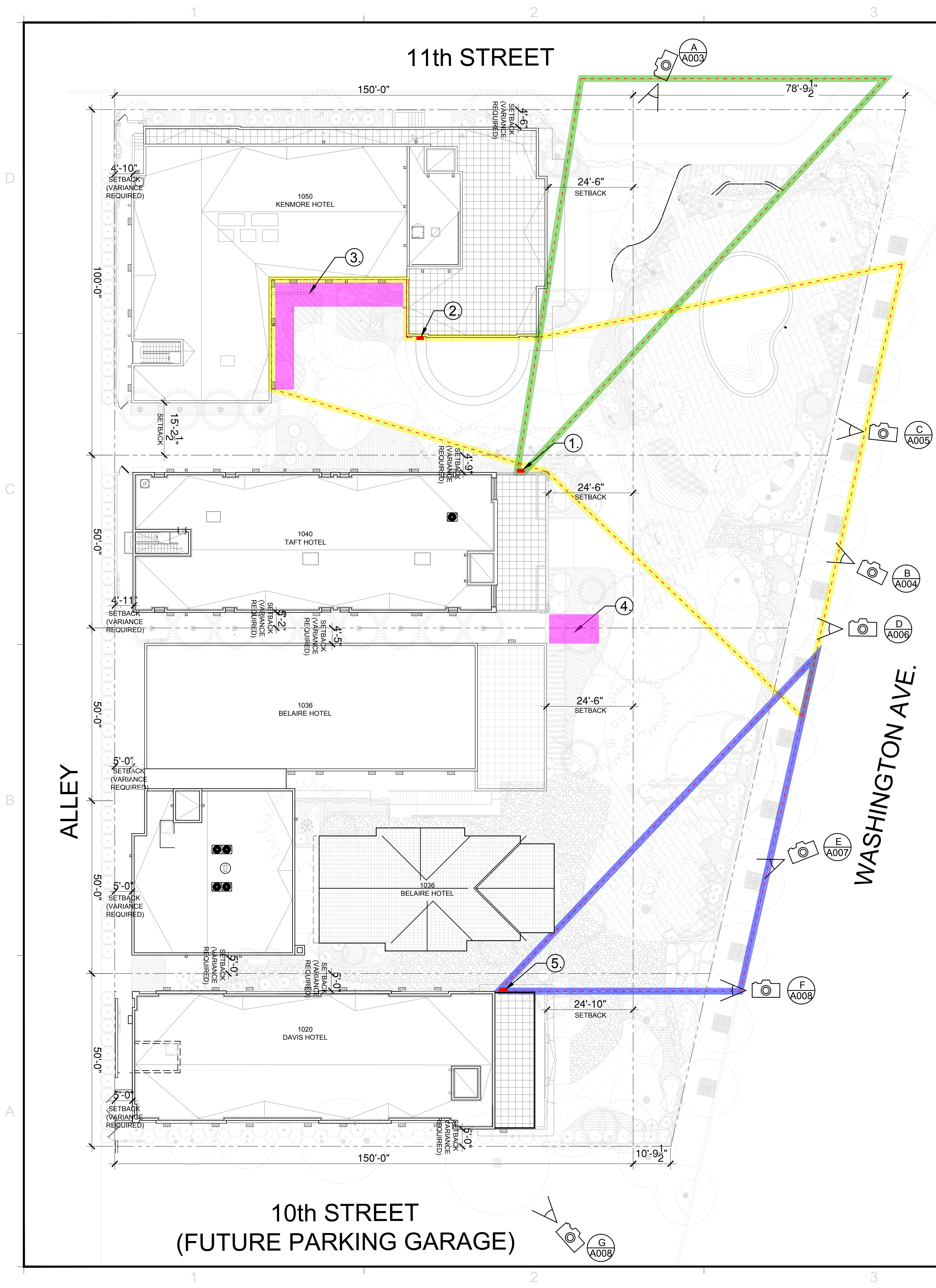
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DRAWN BY:	KKKID
CHECKED BY:	KKKID
DATE:	MAY 2016

A.002

FIRST SUBMITTAL: 05/05/2016



PROPOSED PTAC ADJUSTMENTS

- NUMBER OF PTACs CHANGED TO FLUSH = 4
- NUMBER OF PTACs SCREENED WITH ADDITIONAL PERMANENT LANDSCAPING = 15

NOTE: ALL OTHER PTACs SCREENED WITH EXISTING LANDSCAPING OR BY BUILDING SIGHT LINES.

LEGEND

1. AT TAFT NORTH FACADE REPLACE 1 PTAC UNIT WITH FLUSH MOUNT VERSION VISIBLE TO PUBLIC ROW. IN GREEN VISION TRIANGLE.
2. AT KENMORE SOUTH FACADE REPLACE 2 PTAC UNITS WITH FLUSH MOUNT VERSIONS VISIBLE TO PUBLIC ROW. IN YELLOW VISION TRIANGLE.
3. AT KENMORE INTERNAL EAST AND SOUTH FACADE PROVIDE ADDITIONAL PERMANENT LANDSCAPING IN PINK HIGHLIGHTED AREA TO SCREEN 15X PTAC UNITS VISIBLE TO PUBLIC ROW. IN YELLOW VISION TRIANGLE.
4. BETWEEN TAFT AND BELAIRE BUILDINGS PROVIDE ADDITIONAL PERMANENT LANDSCAPING IN PINK HIGHLIGHTED AREA TO SCREEN
5. AT DAVIS NORTH FACADE REPLACE 1 PTAC UNIT WITH FLUSH MOUNT VERSION, AND PROVIDE ADDITIONAL LANDSCAPING TO CONCEAL OTHER UNITS VISIBLE TO PUBLIC ROW. IN BLUE VISION TRIANGLE.



A003 VIEW OF TAFT NORTH FACADE FROM PUBLIC ROW.

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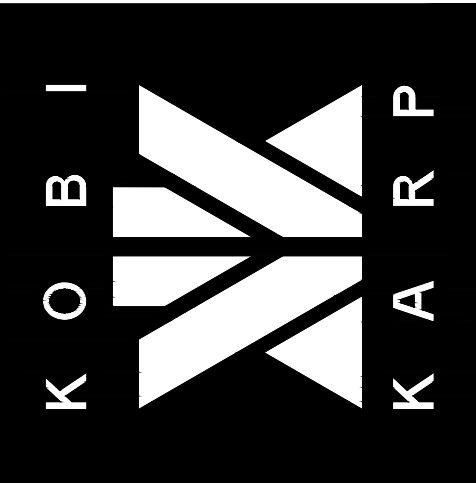
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KENMORE - 1050 WASHINGTON AVENUE
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SITE PLAN

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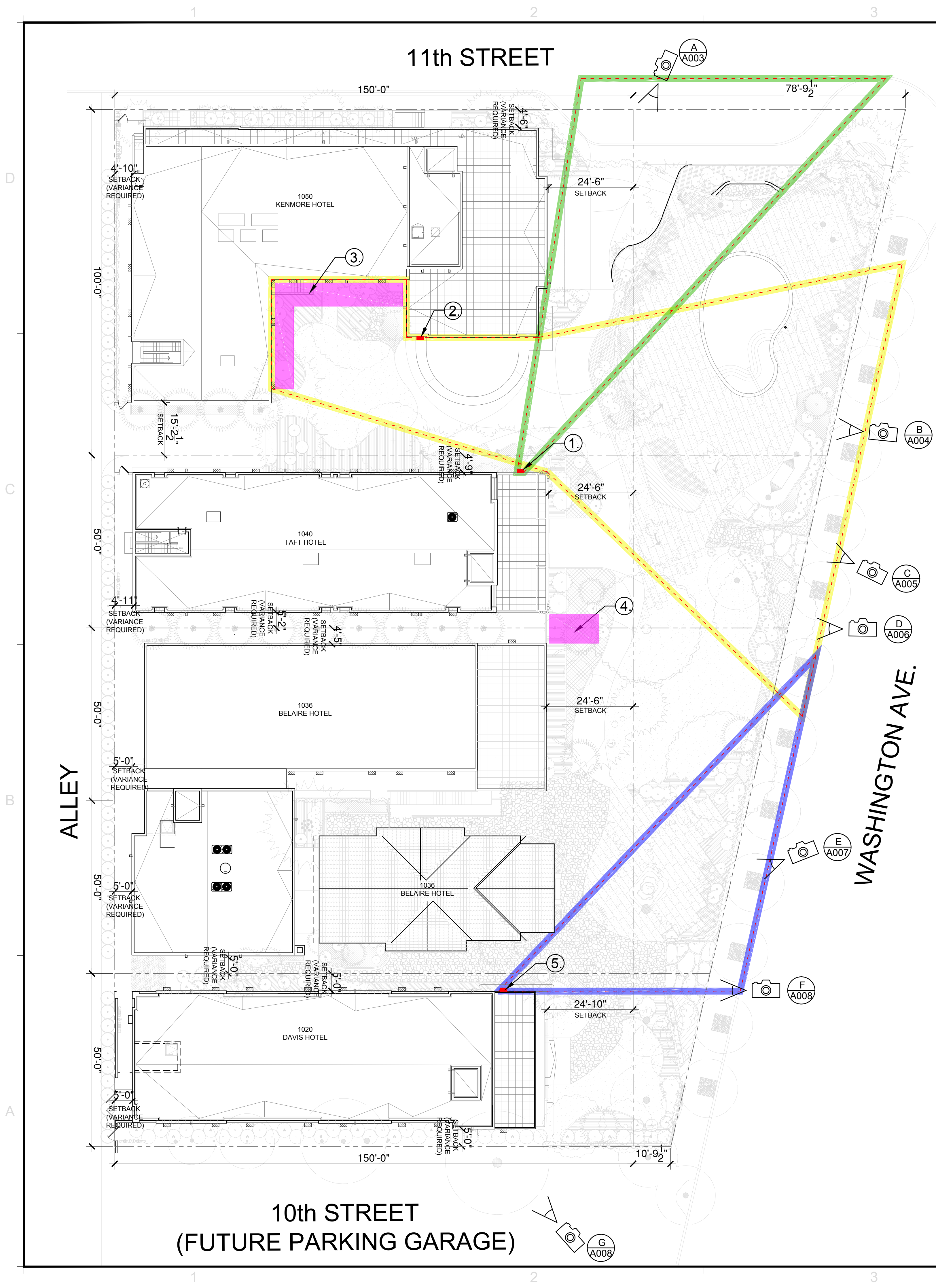
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DRAWN BY: KKAID
CHECKED BY: KKAID
DATE: MAY 2016

A.003

FIRST SUBMITTAL: 05/05/2016



PROPOSED PTAC ADJUSTMENTS

- NUMBER OF PTACs CHANGED TO FLUSH = 4
- NUMBER OF PTACs SCREENED WITH ADDITIONAL PERMANENT LANDSCAPING = 15

NOTE: ALL OTHER PTACs SCREENED WITH EXISTING LANDSCAPING OR BY BUILDING SIGHT LINES.

LEGEND

1. AT TAFT NORTH FACADE REPLACE 1 PTAC UNIT WITH FLUSH MOUNT VERSION VISIBLE TO PUBLIC ROW. IN GREEN VISION TRIANGLE.
2. AT KENMORE SOUTH FACADE REPLACE 2 PTAC UNITS WITH FLUSH MOUNT VERSIONS VISIBLE TO PUBLIC ROW. IN YELLOW VISION TRIANGLE.
3. AT KENMORE INTERNAL EAST AND SOUTH FACADE PROVIDE ADDITIONAL PERMANENT LANDSCAPING IN PINK HIGHLIGHTED AREA TO SCREEN 15X PTAC UNITS VISIBLE TO PUBLIC ROW. IN YELLOW VISION TRIANGLE.
4. BETWEEN TAFT AND BELAIRE BUILDINGS PROVIDE ADDITIONAL PERMANENT LANDSCAPING IN PINK HIGHLIGHTED AREA TO SCREEN
5. AT DAVIS NORTH FACADE REPLACE 1 PTAC UNIT WITH FLUSH MOUNT VERSION, AND PROVIDE ADDITIONAL LANDSCAPING TO CONCEAL OTHER UNITS VISIBLE TO PUBLIC ROW. IN BLUE VISION TRIANGLE.



VIEW OF KENMORE SOUTH FACADE FROM PUBLIC ROW.

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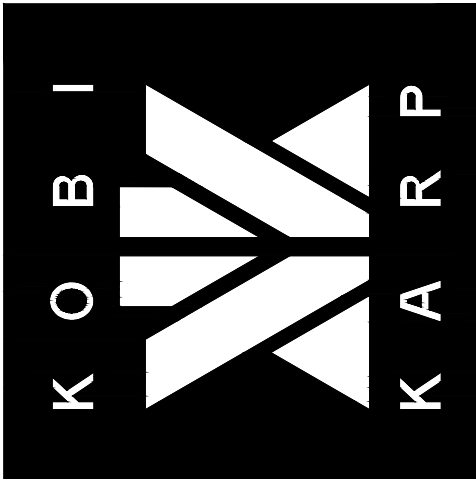
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SITE PLAN
PROPOSED PTAC ADJUSTMENTS SHEET 2

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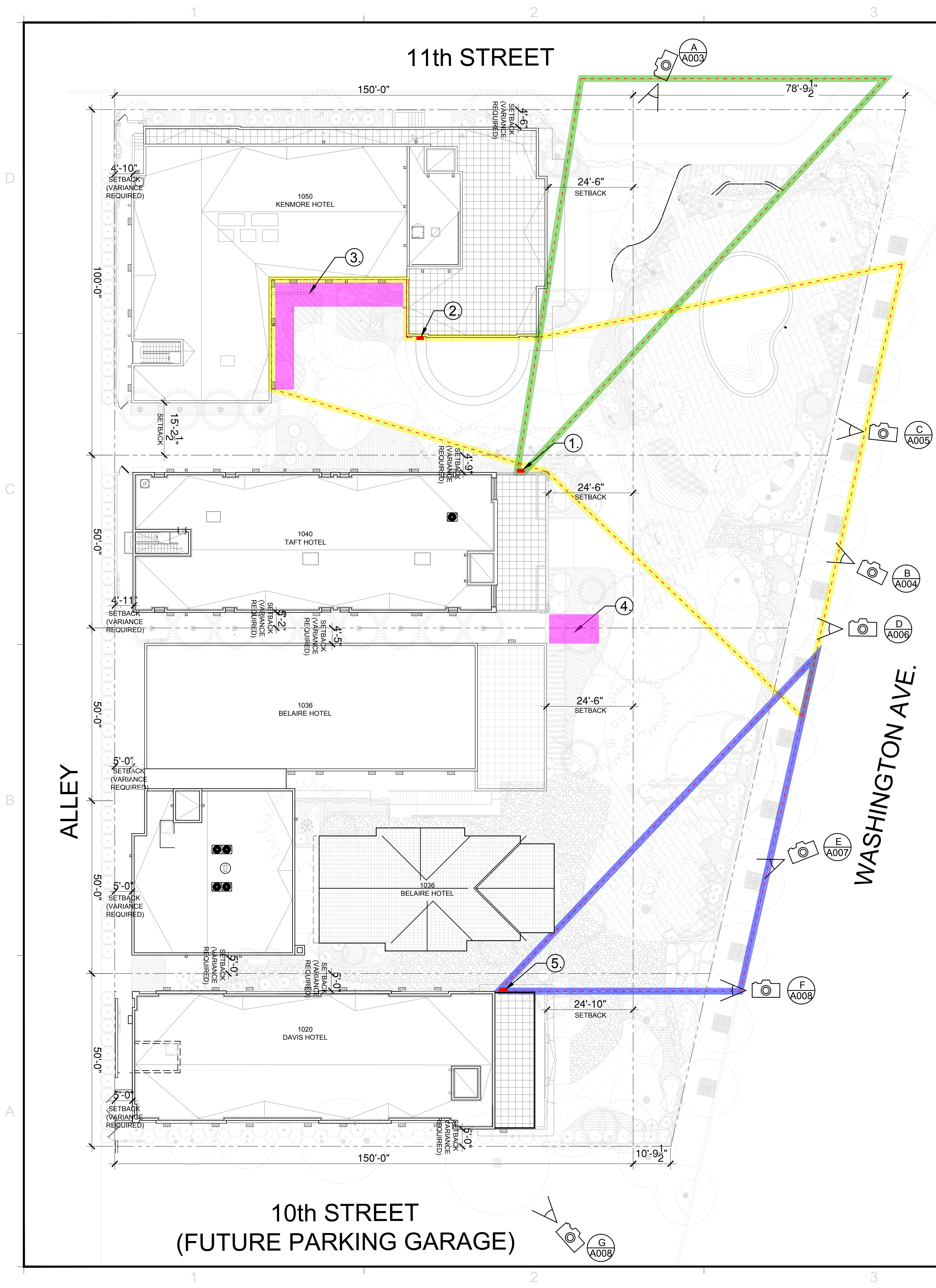
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DRAWN BY: KKAID
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DATE: MAY 2016

A.004

FIRST SUBMITTAL: 05/05/2016



PROPOSED PTAC ADJUSTMENTS

- NUMBER OF PTACs CHANGED TO FLUSH = 4
- NUMBER OF PTACs SCREENED WITH ADDITIONAL PERMANENT LANDSCAPING = 15

NOTE: ALL OTHER PTACs SCREENED WITH EXISTING LANDSCAPING OR BY BUILDING SIGHT LINES.

LEGEND

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C VIEW OF KENMORE EAST INTERIOR FACADE FROM PUBLIC ROW.

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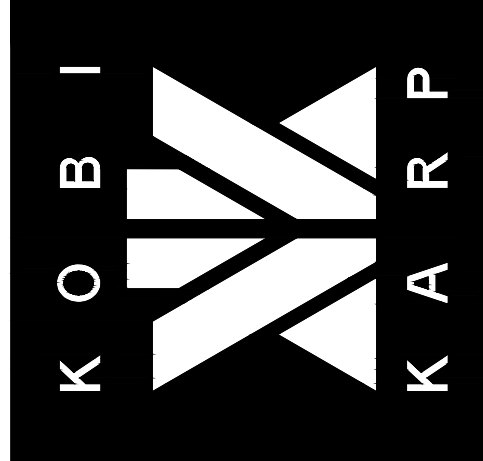
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SITE PLAN
PROPOSED PTAC ADJUSTMENTS SHEET 3

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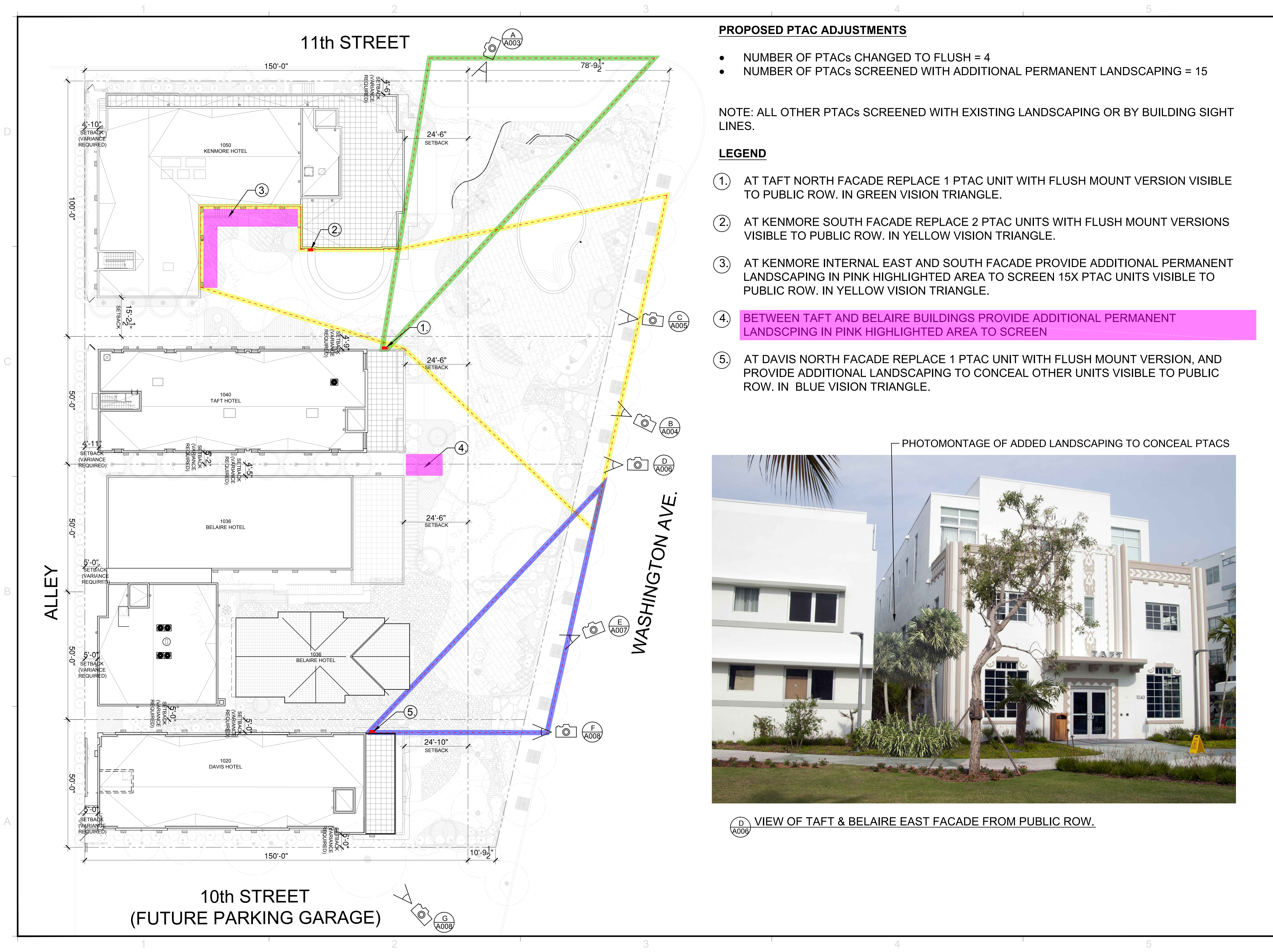
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A.005

FIRST SUBMITTAL: 05/05/2016



PROPOSED PTAC ADJUSTMENTS

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PHOTOMONTAGE OF ADDED LANDSCAPING TO CONCEAL PTACS



VIEW OF TAFT & BELAIRE EAST FACADE FROM PUBLIC ROW.

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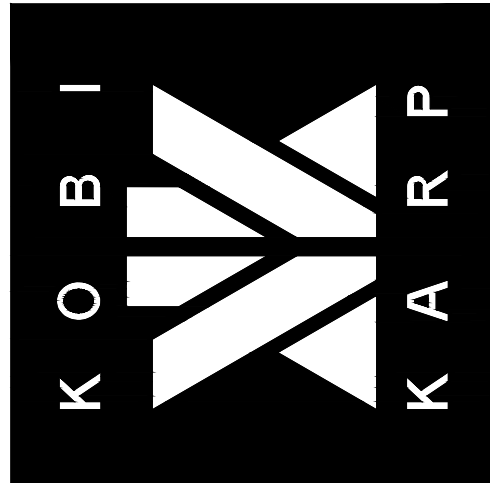
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SITE PLAN
PROPOSED PTAC ADJUSTMENTS SHEET 4

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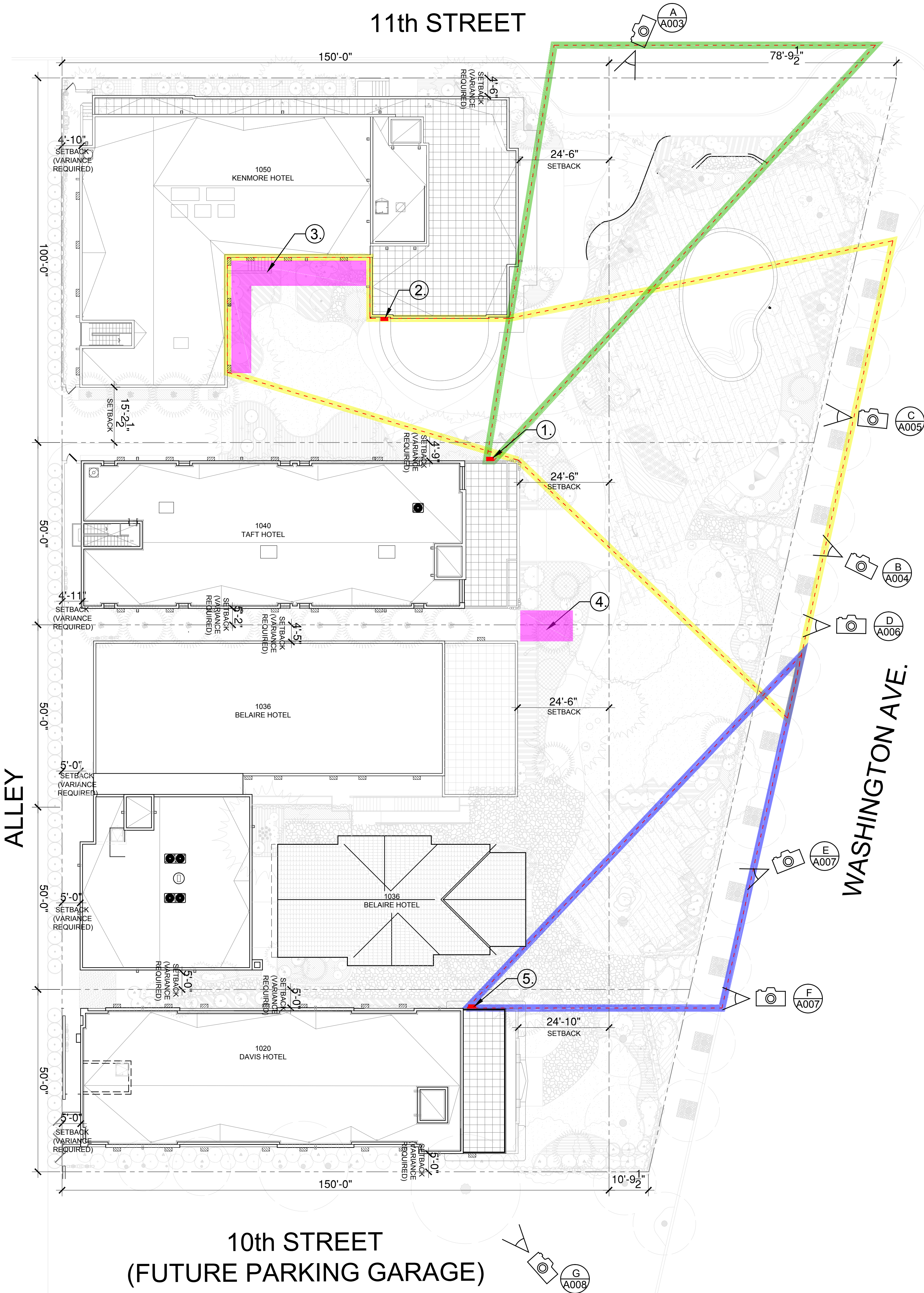


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A.006

FIRST SUBMITTAL: 05/05/2016

11th STREET



10th STREET
(FUTURE PARKING GARAGE)

PROPOSED PTAC ADJUSTMENTS

- NUMBER OF PTACs CHANGED TO FLUSH = 4
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LEGEND

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VIEW OF DAVIS NORTH EAST FACADE FROM PUBLIC ROW.

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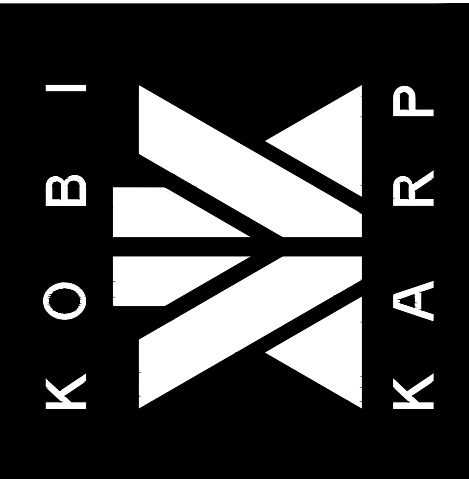
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SITE PLAN

PROPOSED PTAC ADJUSTMENTS SHEET 5

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A.007

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WYNDHAM GARDENS HOTELS

1020-1050 WASHINGTON AVENUE. - MIAMI BEACH - FLORIDA

FIRST SUBMITTAL 05/03/2016

SCOPE OF WORK, REQUEST FOR:

- REMOVAL OF 4 PTACs FROM KENMORE, TAFT AND DAVIS FACADES AND REPLACEMENT WITH FLUSH MOUNTED PTACs.
- PROVIDE ADDITIONAL LANDSCAPING TO CONCEAL 15 PTACs ON KENMORE INTERIOR EAST AND SOUTH FACADE

ARCHITECTS

KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVE. SUITE 200,
MIAMI, FL 33137
TEL: 305-573-1818

LANDSCAPE

DAVID 'O LANDSCAPE
ARCHITECTURE
2686 SW 28TH LANE,
CORAL GABLES, FL 33133
TEL: 305-854-9299



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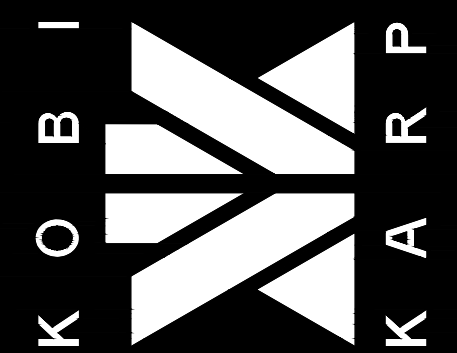
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COVER

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Lic. # AR0012578

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A0.00

FIRST SUBMITTAL: 05/05/2016