

SITE PICTURES
1409 WASHINGTON AVE



West Facade, Southwest corner 09/15/16



West Facade of Existing Building 09/15/16



West Facade, Northeast corner 09/15/16



Southwest corner from 14th St/ Washington Ave intersection 09/15/16

SITE PICTURES
1409 WASHINGTON AVE



Southeast corner from Collins Court 09/15/16



East Facade of Existing Building 09/15/16



Existing terrazo on ground floor 09/15/16



Existing terrazo on ground floor 09/15/16

SITE PICTURES
1409 WASHINGTON AVE



Existing terrazo on ground floor 09/15/16



Ground floor retail interior 09/15/16



Ground floor retail interior 09/15/16



Ground floor retail interior 09/15/16

SITE PICTURES
1409 WASHINGTON AVE



Ground floor retail back of house 09/15/16



Ground floor retail back of house 09/15/16



Outdoor Machinery Area 09/15/16



Hallway 09/15/16

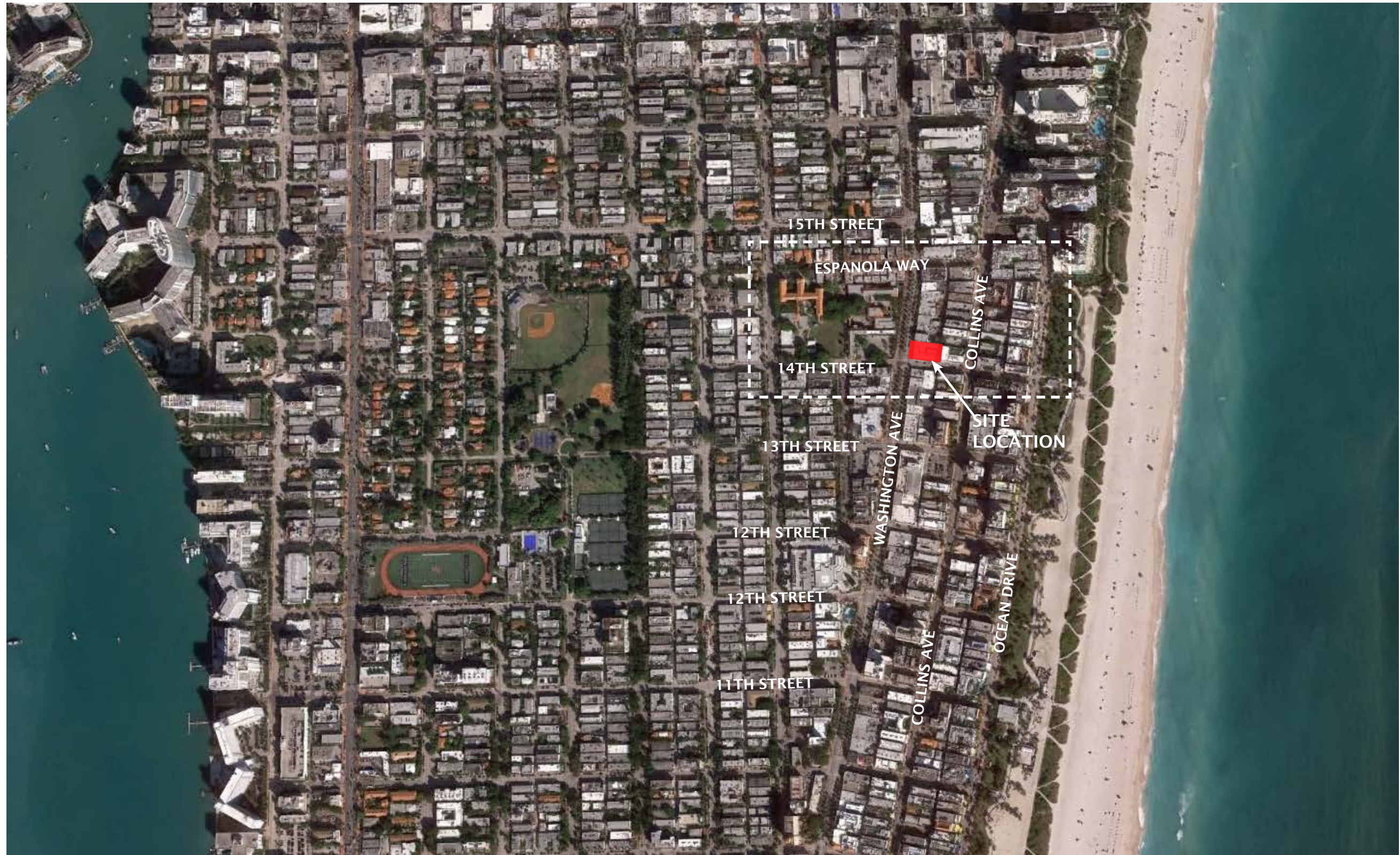
SITE PICTURES
1409 WASHINGTON AVE



Second floor apartment 09/15/16



Second floor apartment 09/15/16



LOCATION PLAN / AERIAL
1/2 MILE RADIUS



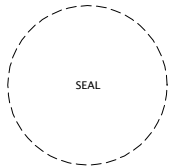
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Suite 303
Miami, FL 33130
T 305|350-2993
F 305|350-2524
W www.dna-arc.com
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

1409 WASHINGTON AVE
ADDITION & RENOVATION
1409 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



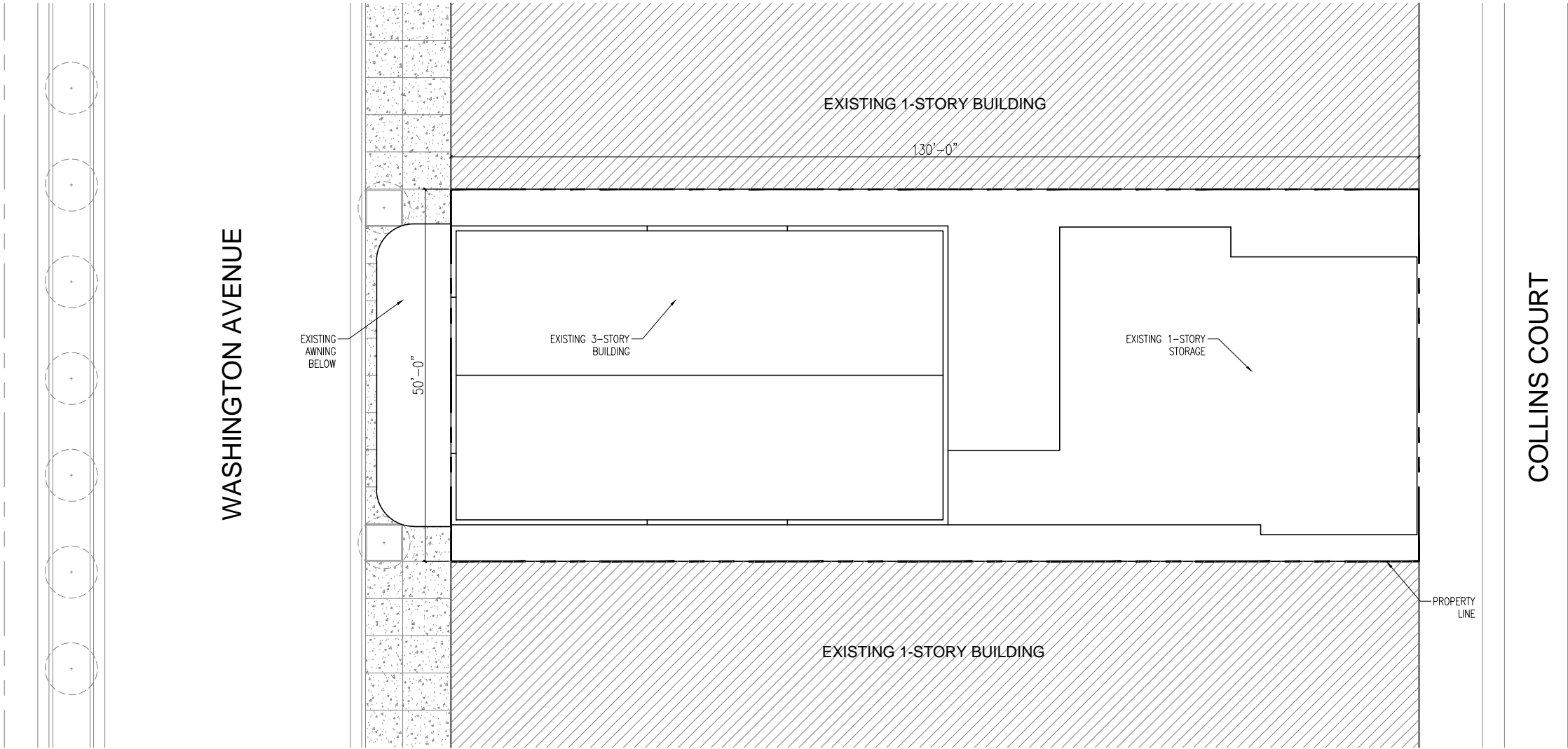
Date: 10/17/2016	
Job Number	
Drawing History	
No.	Date

Sheet Title
EXISTING SITE PLAN

Sheet

S-1

Planning Board
First Submittal
Date: 10/17/2016



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



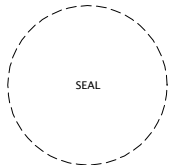
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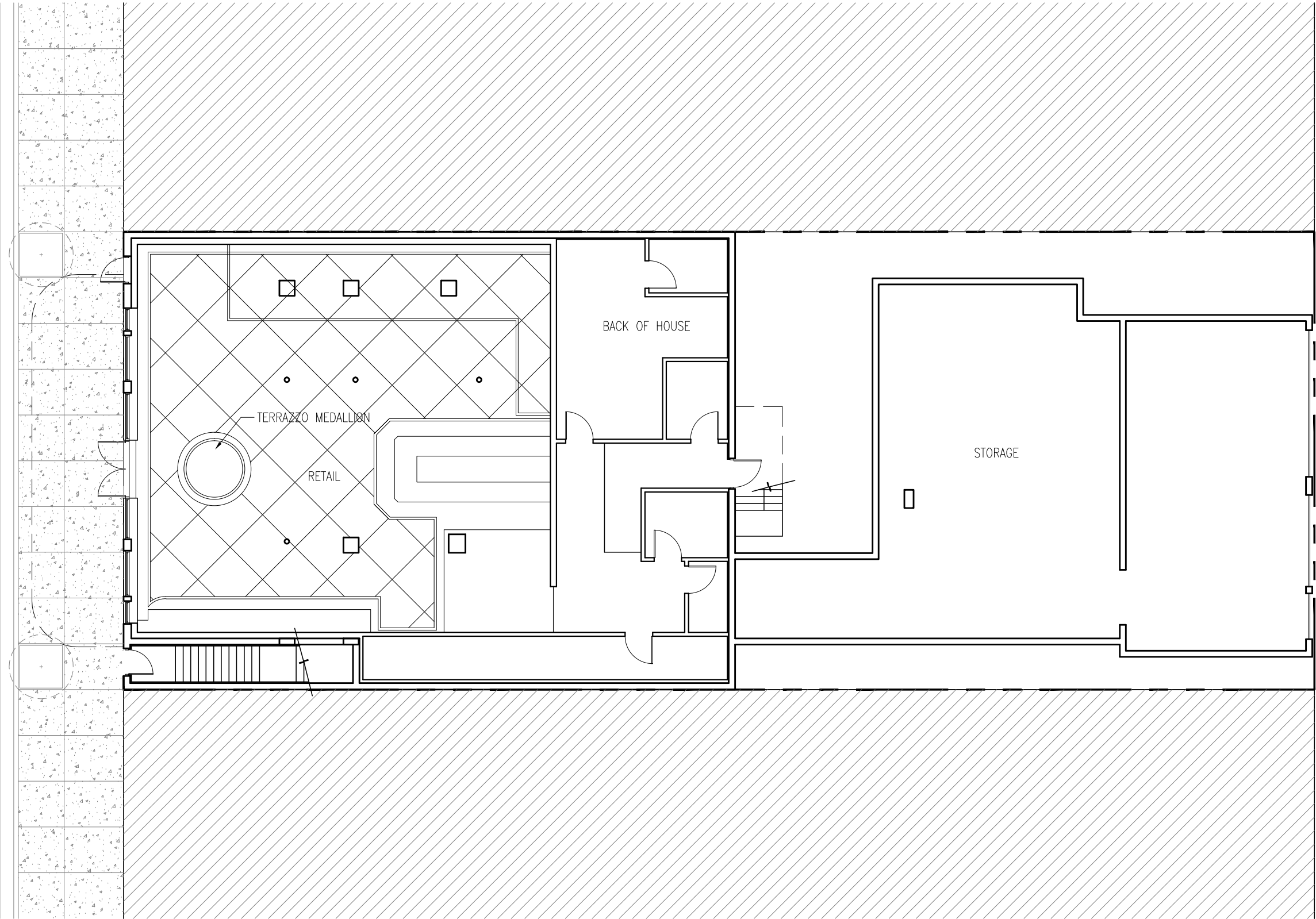
Client:
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Rodrigo A. Carrion
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Date: 10/17/2016	
Job Number	
Drawing History	
No.	Date

Sheet Title
EXISTING GROUND
FLOOR PLAN
Sheet

E-1
Planning Board
First Submittal
Date: 10/17/2016



1 EXISTING GROUND FLOOR PLAN
3/16"=1'-0"



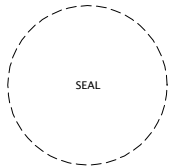
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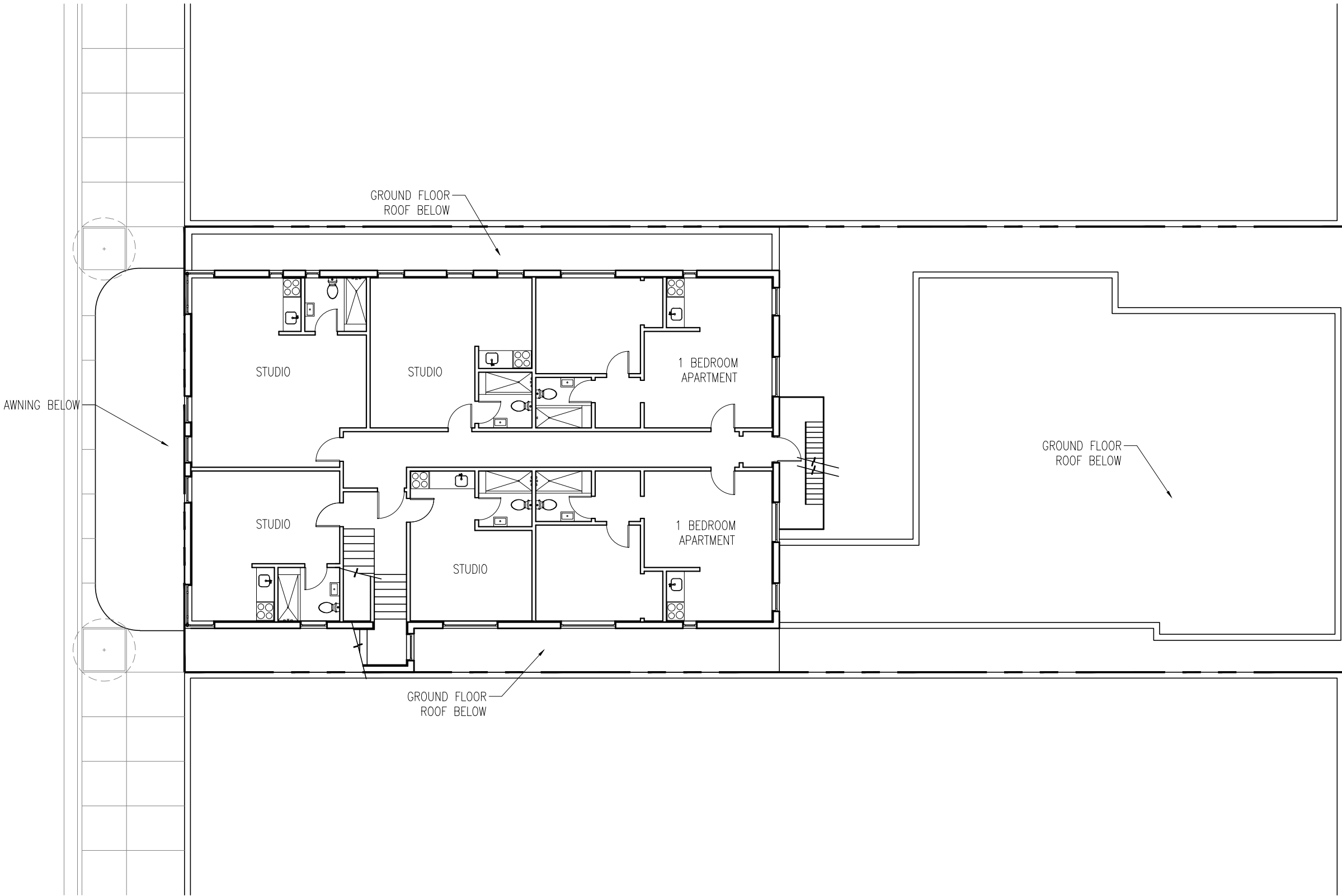
Client:
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Date: 10/17/2016	
Job Number	
Drawing History	
No.	Date

Sheet Title
EXISTING SECOND
FLOOR PLAN
Sheet

E-2
Planning Board
First Submittal
Date: 10/17/2016



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



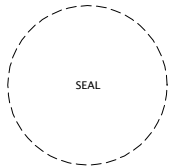
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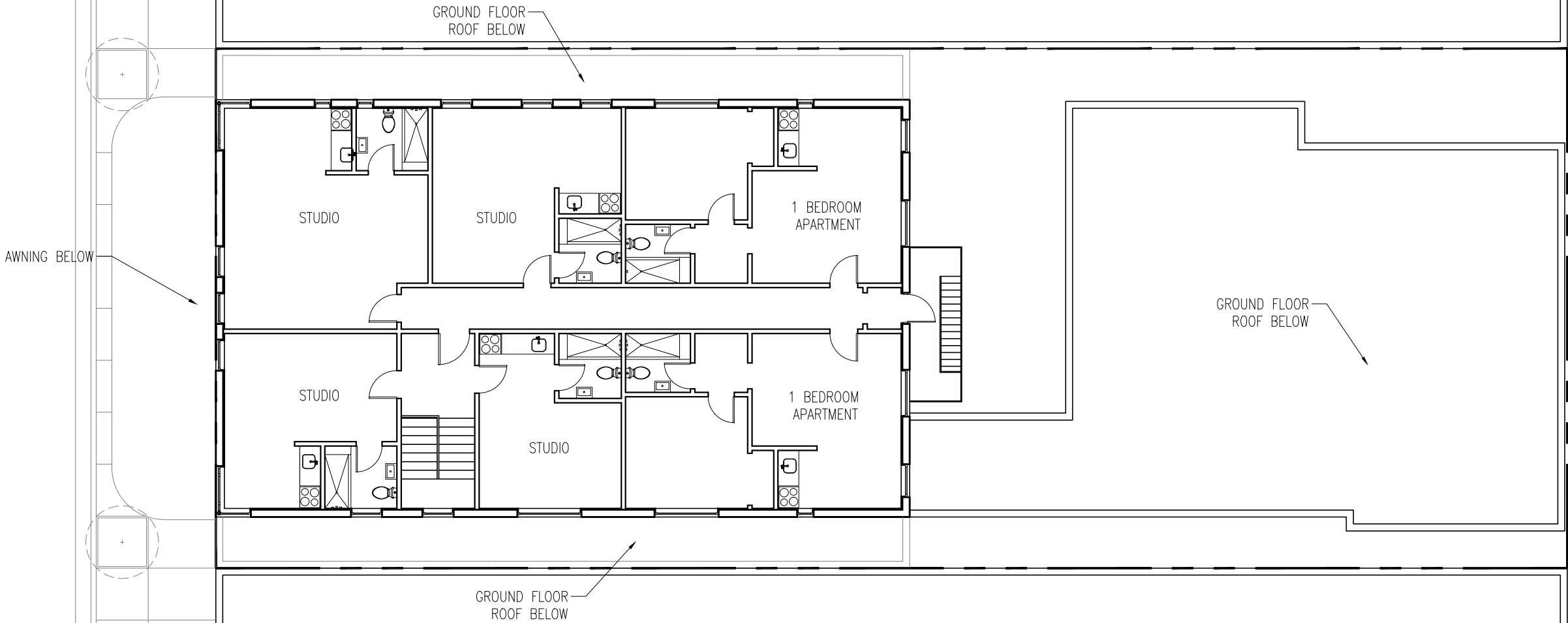


Date: 10/17/2016	
Job Number	
Drawing History	
No.	Date

Sheet Title
EXISTING THIRD FLOOR
PLAN
Sheet

E-3
Planning Board
First Submittal
Date: 10/17/2016

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





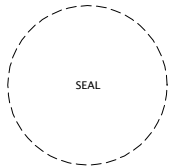
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Registration No: AR 91744



Date: 10/17/2016	
Job Number	
Drawing History	
No.	Issue
	Date

Sheet Title
EXISTING ELEVATIONS

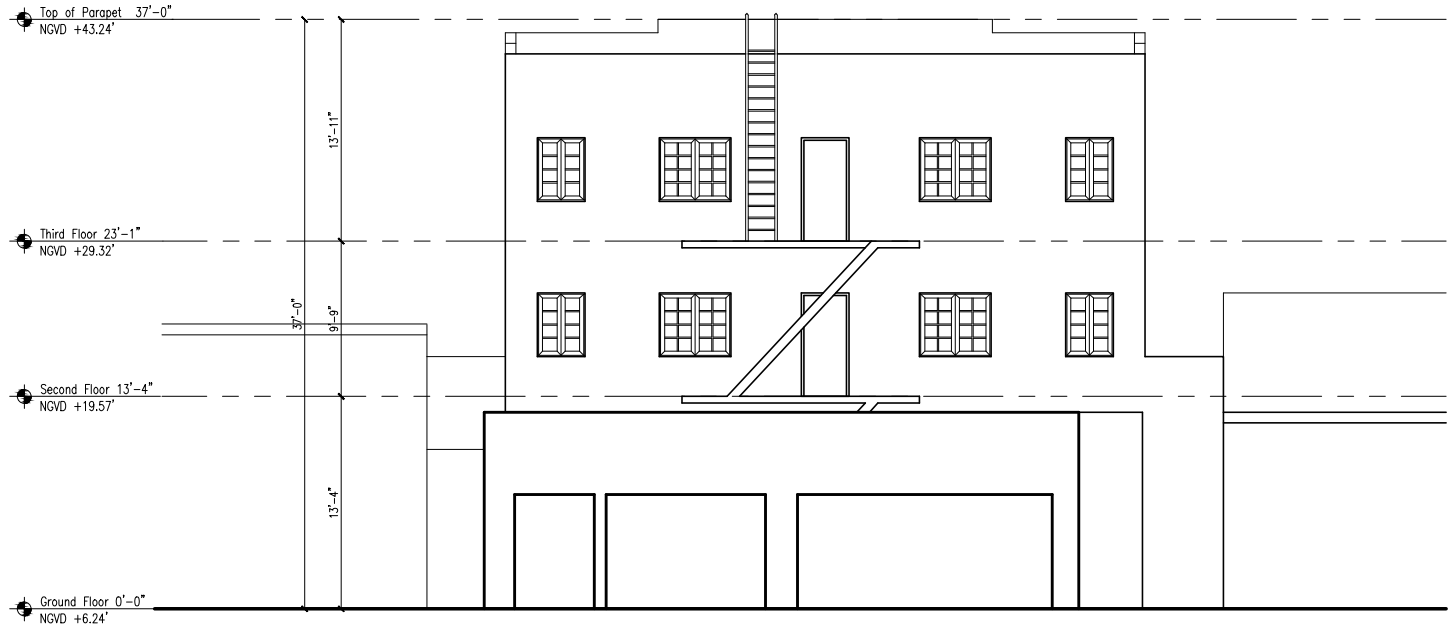
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E-4

Planning Board
First Submittal
Date: 10/17/2016



1 EXISTING WEST ELEVATION
3/16"=1'-0"



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



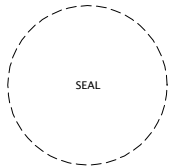
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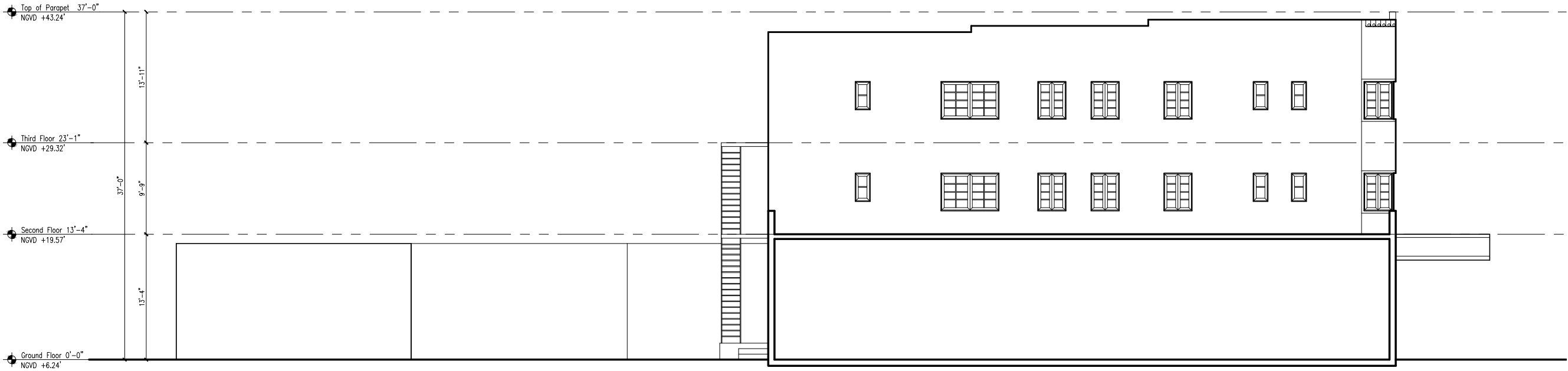
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Job Number	
Drawing History	
No.	Issue
Date	
Sheet Title	

EXISTING ELEVATIONS

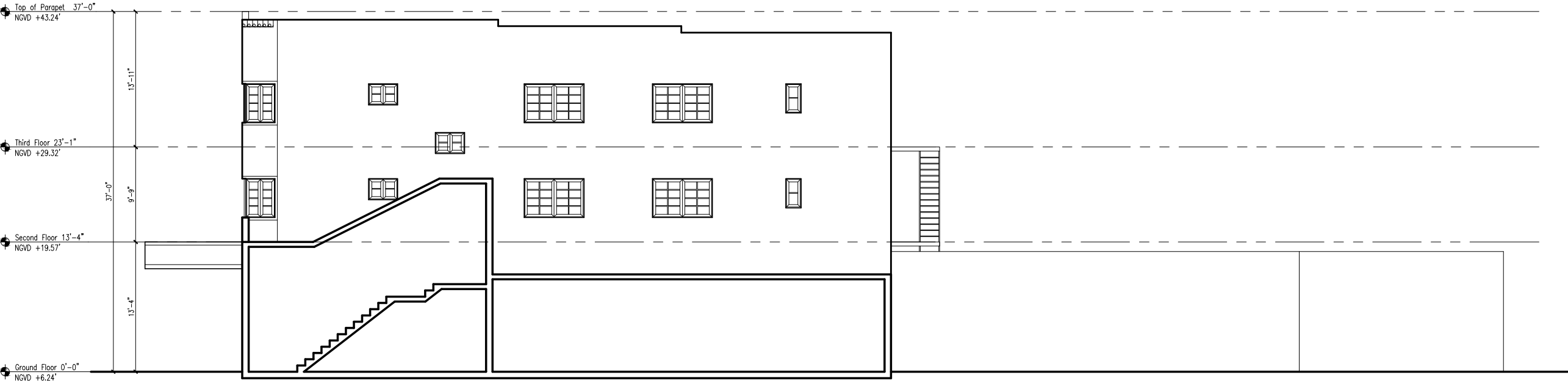
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E-5

Planning Board
First Submittal
Date: 10/17/2016



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



2 EXISTING SOUTH ELEVATION
3/16"=1'-0"



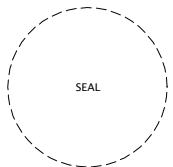
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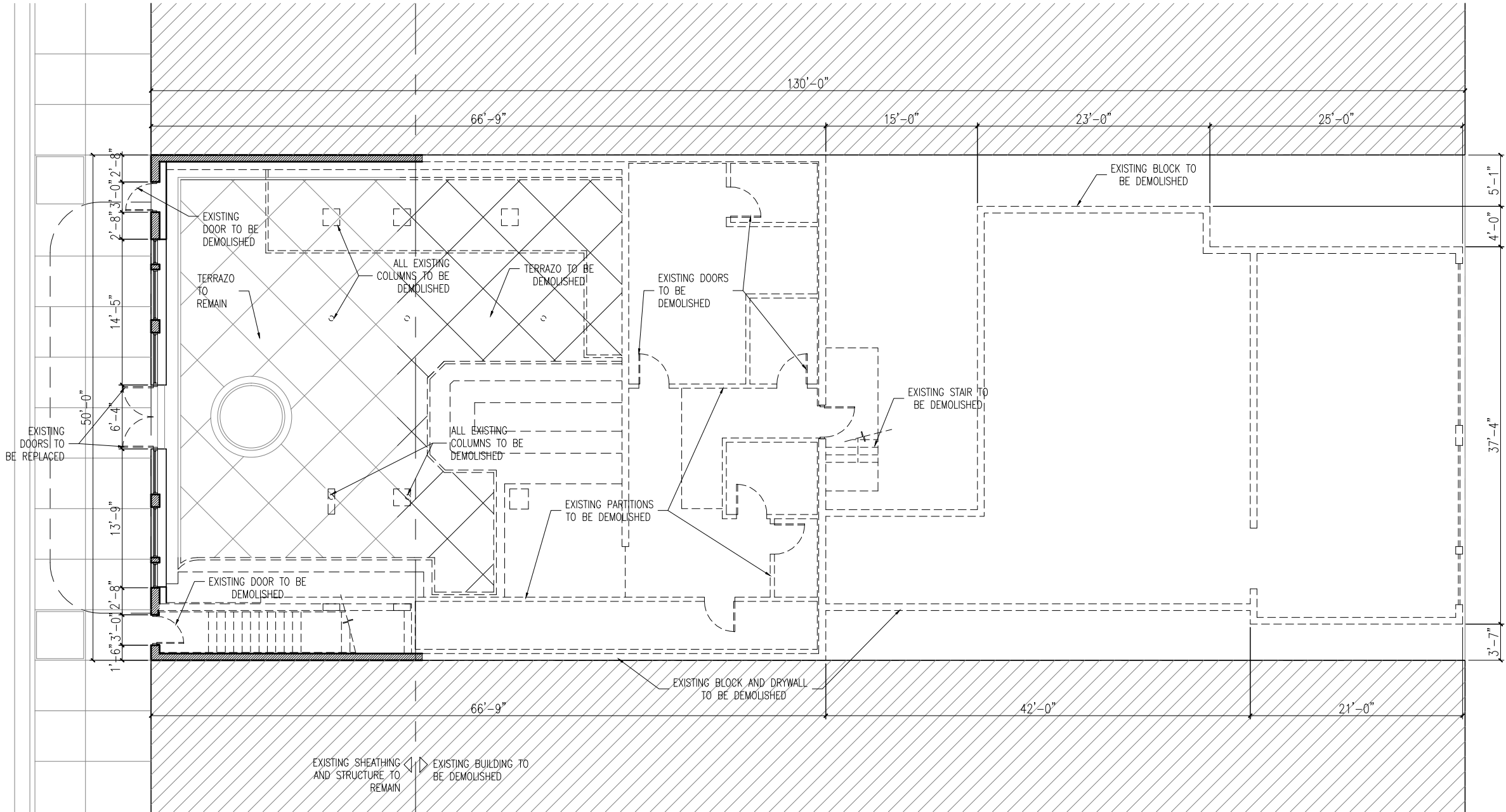
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Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date:	10/17/2016
Job Number	
Drawing History	
No.	Issue
	Date

Sheet Title
EXISTING GROUND FLOOR
DEMOLITION PLAN
Sheet

D-1
Planning Board
First Submittal
Date: 10/17/2016



1 GROUND FLOOR PLAN - DEMOLITION
3/16"=1'-0"



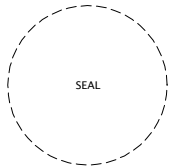
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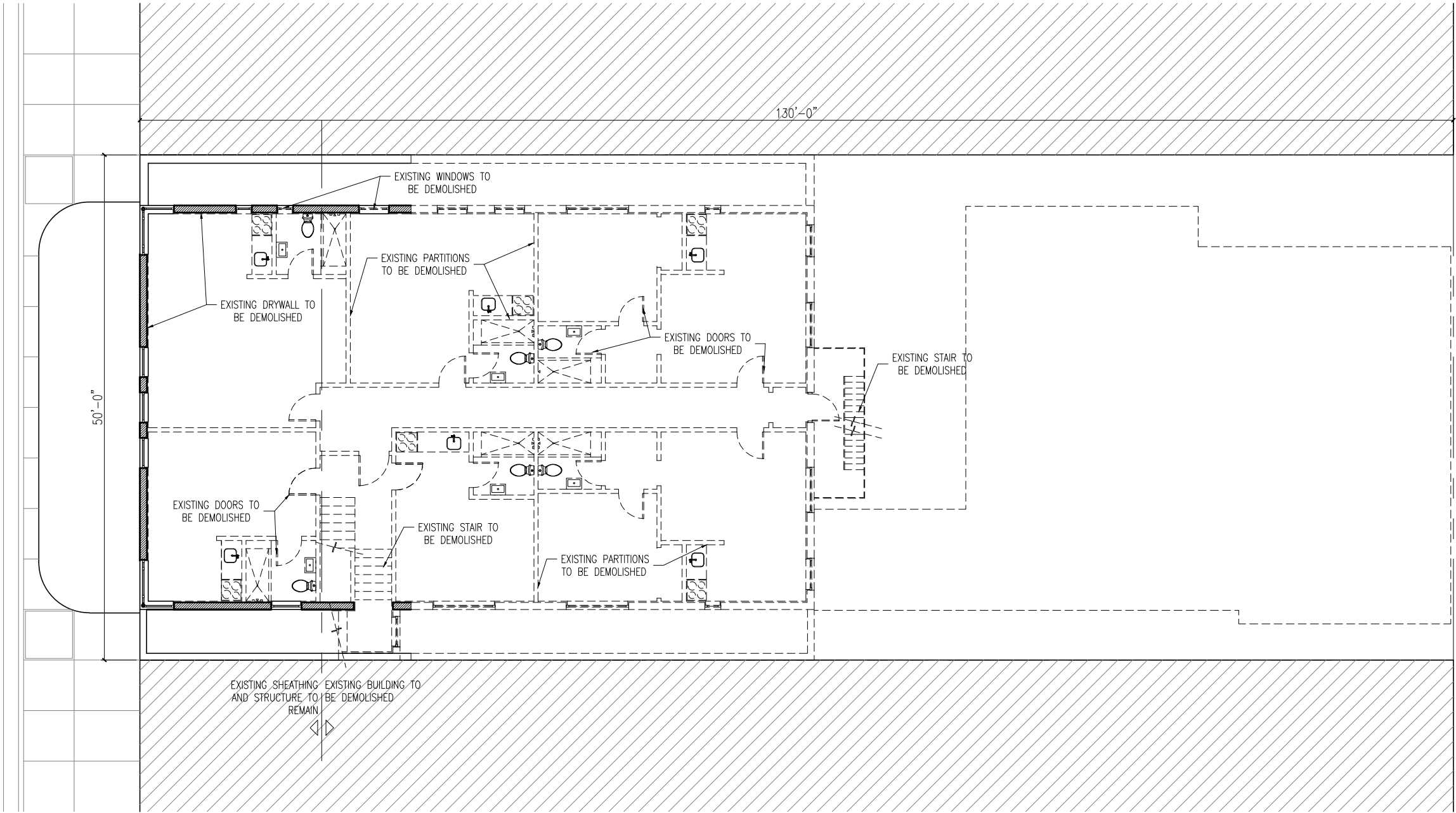


Date: 10/17/2016
Job Number
Drawing History

No.	Issue	Date

Sheet Title
EXISTING SECOND FLOOR
DEMOLITION PLAN

Sheet
D-2
Planning Board
First Submittal
Date: 10/17/2016



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



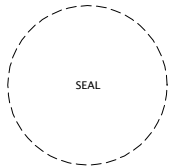
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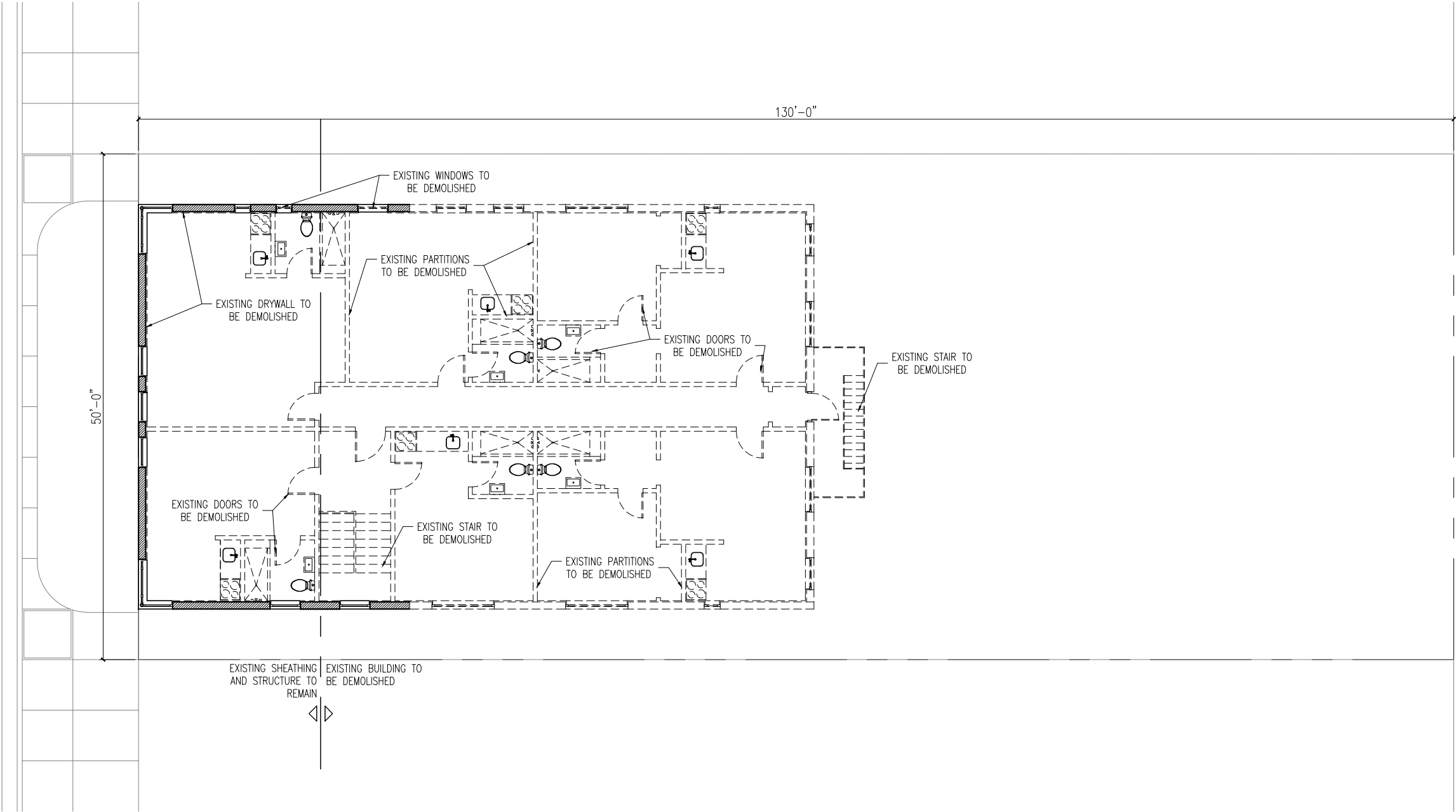
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Date: 10/17/2016	
Job Number	
Drawing History	
No.	Date

Sheet Title
EXISTING DEMOLITION
PLANS
Sheet

D-3
Planning Board
First Submittal
Date: 10/17/2016



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



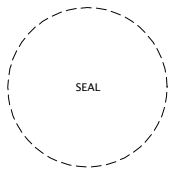
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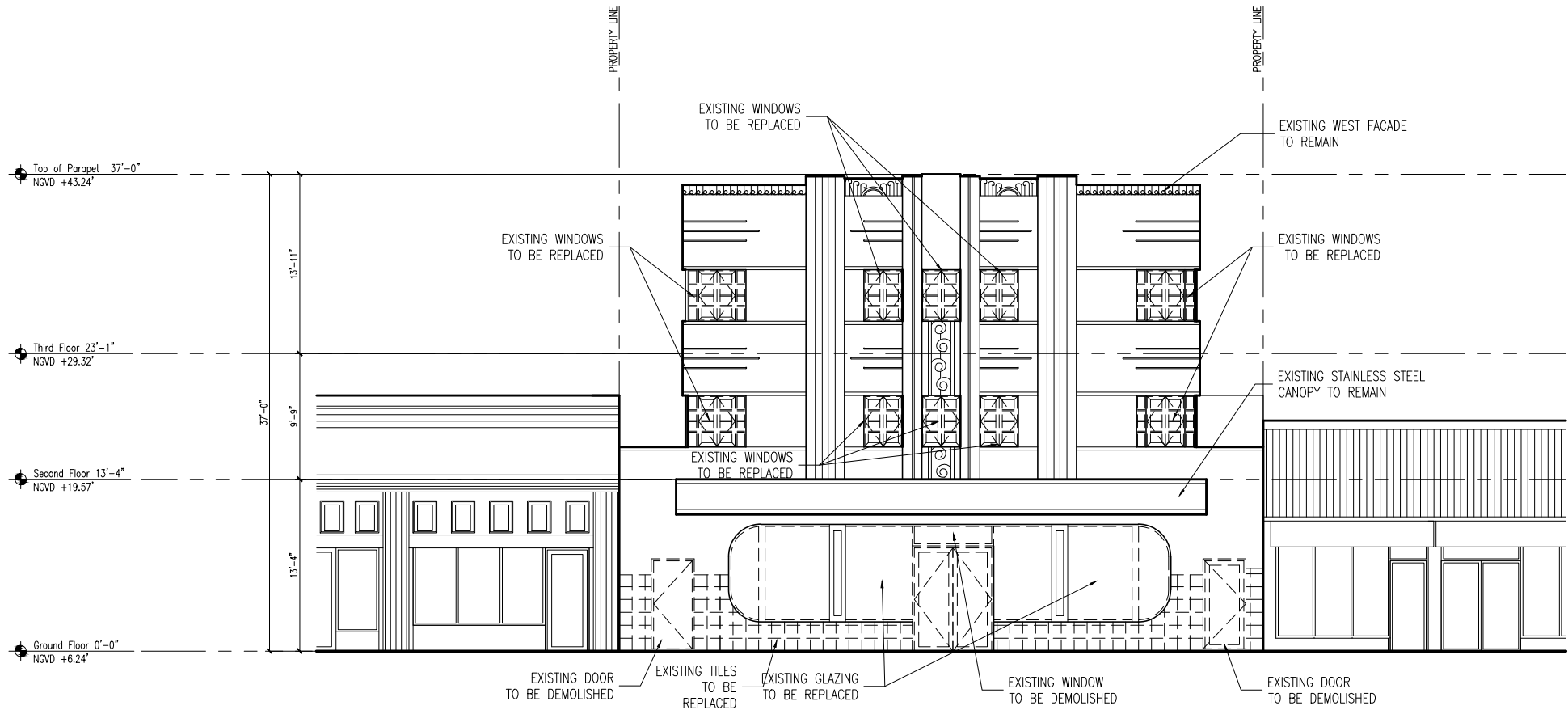
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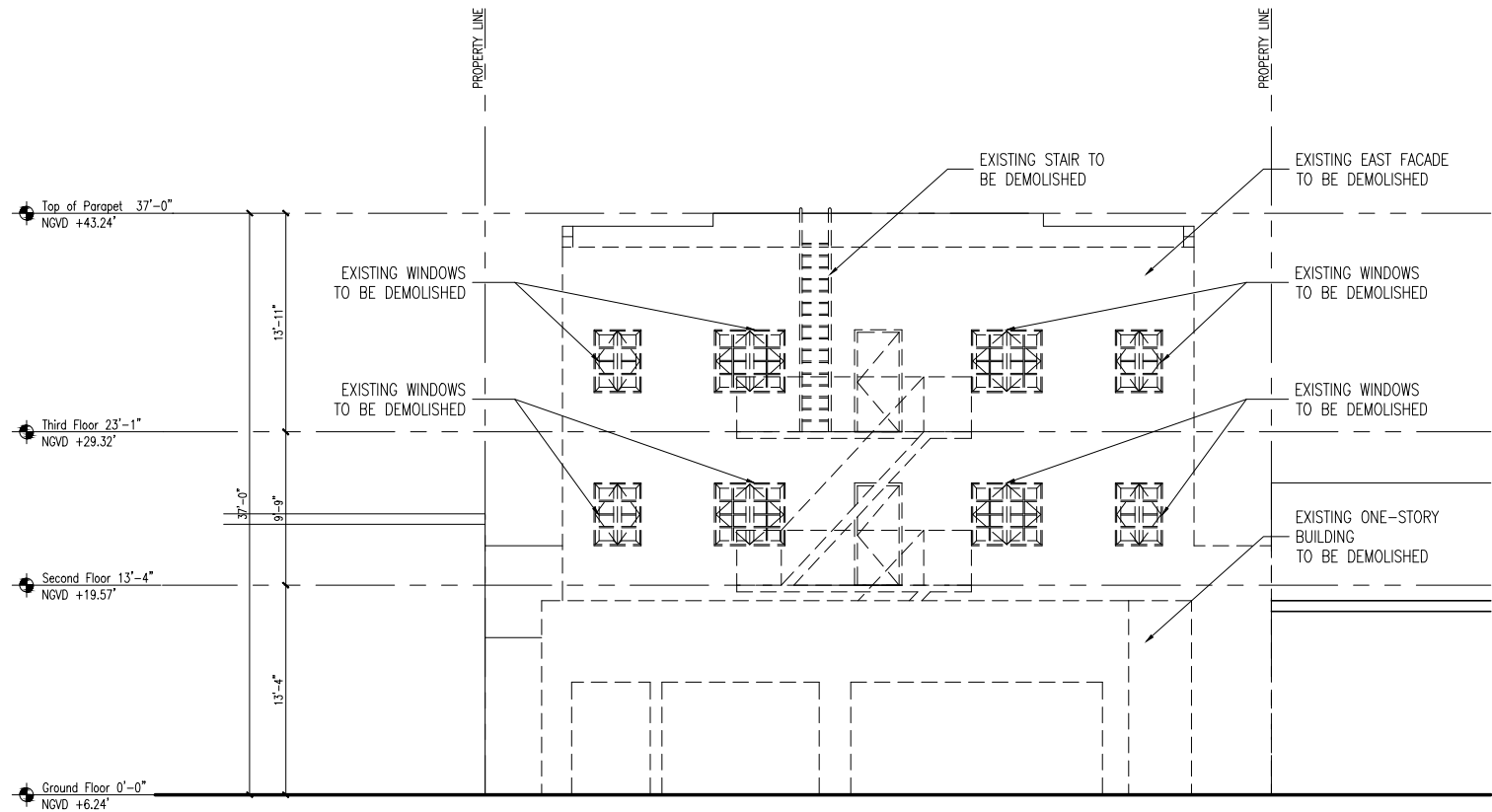
Date: 10/17/2016	
Job Number	
Drawing History	
No.	Issue
Date	

Sheet Title
EXISTING DEMOLITION
ELEVATION
Sheet

D-4
Planning Board
First Submittal
Date: 10/17/2016



1 WEST ELEVATION - DEMOLITION
3/16"=1'-0"



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



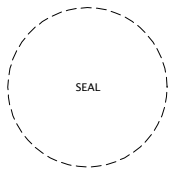
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MIAMI BEACH, FLORIDA 33139

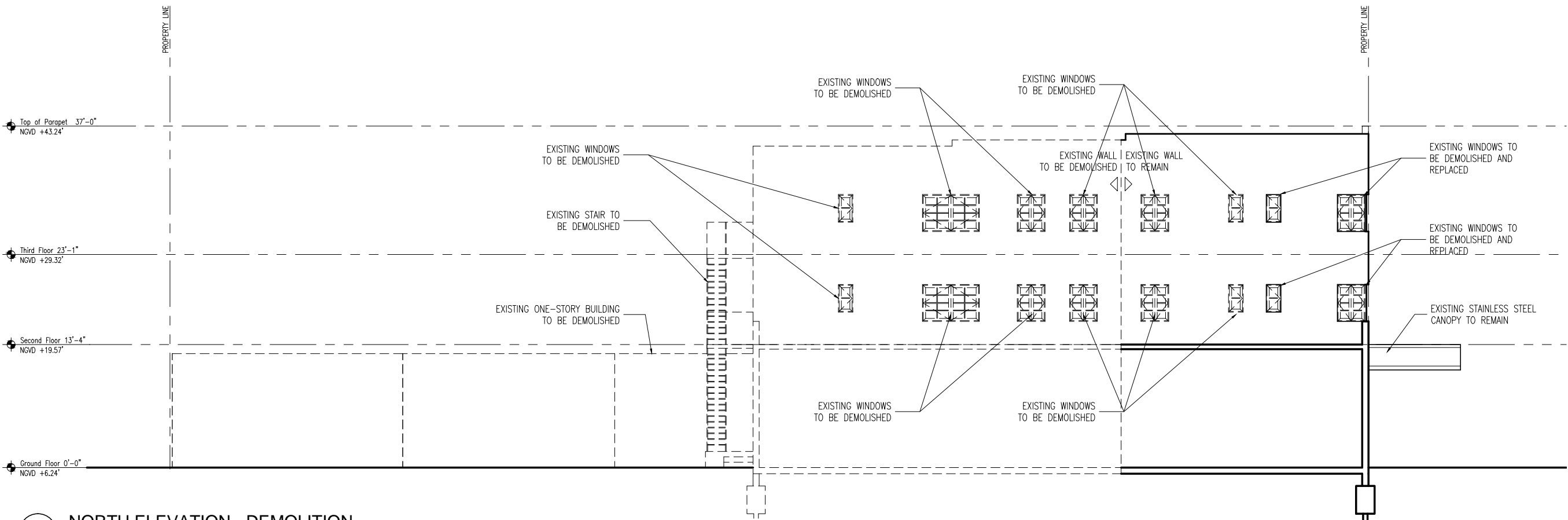
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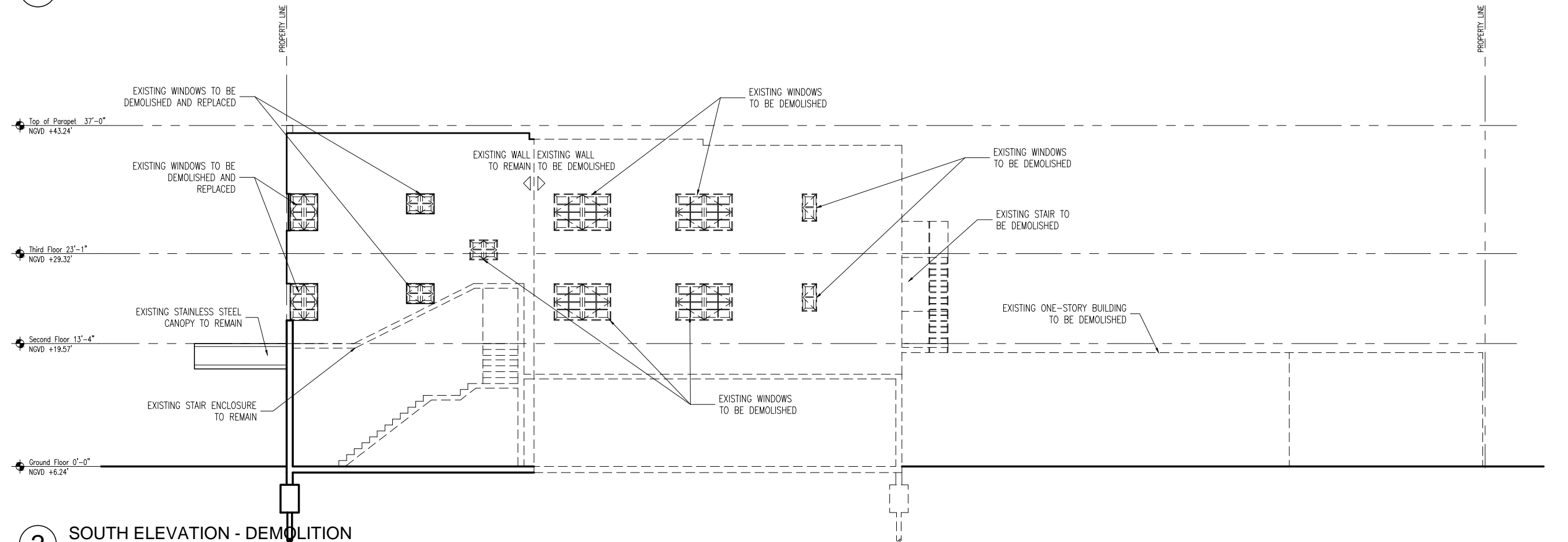
Date: 10/17/2016	
Job Number	
Drawing History	
No.	Issue
Date	

Sheet Title
EXISTING DEMOLITION
ELEVATION
Sheet

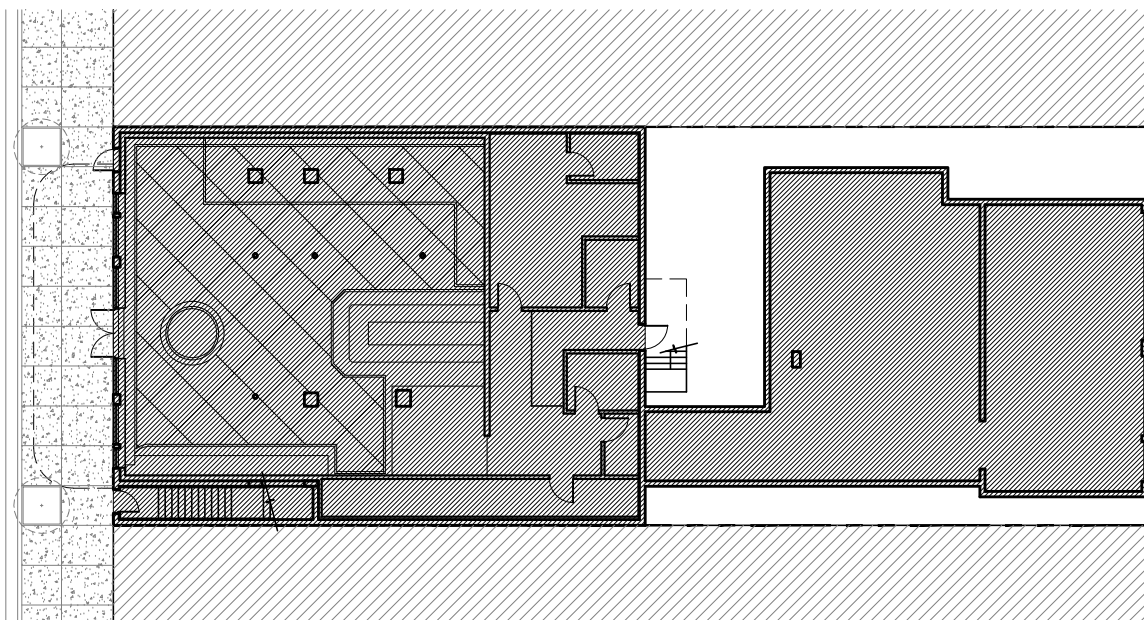
D-5
Planning Board
First Submittal
Date: 10/17/2016



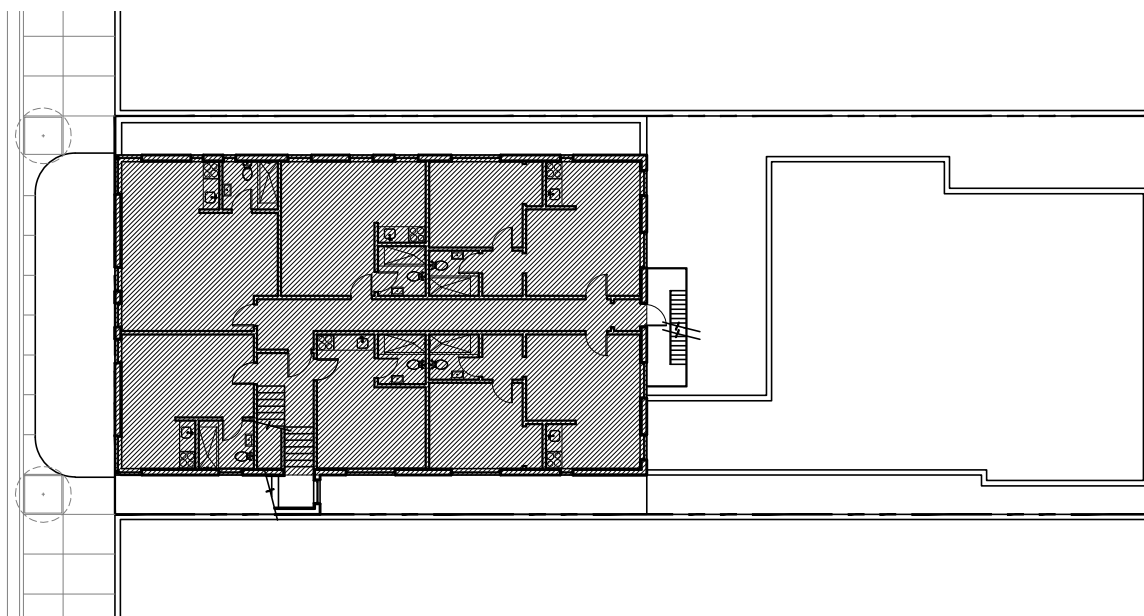
1 NORTH ELEVATION - DEMOLITION
3/16"=1'-0"



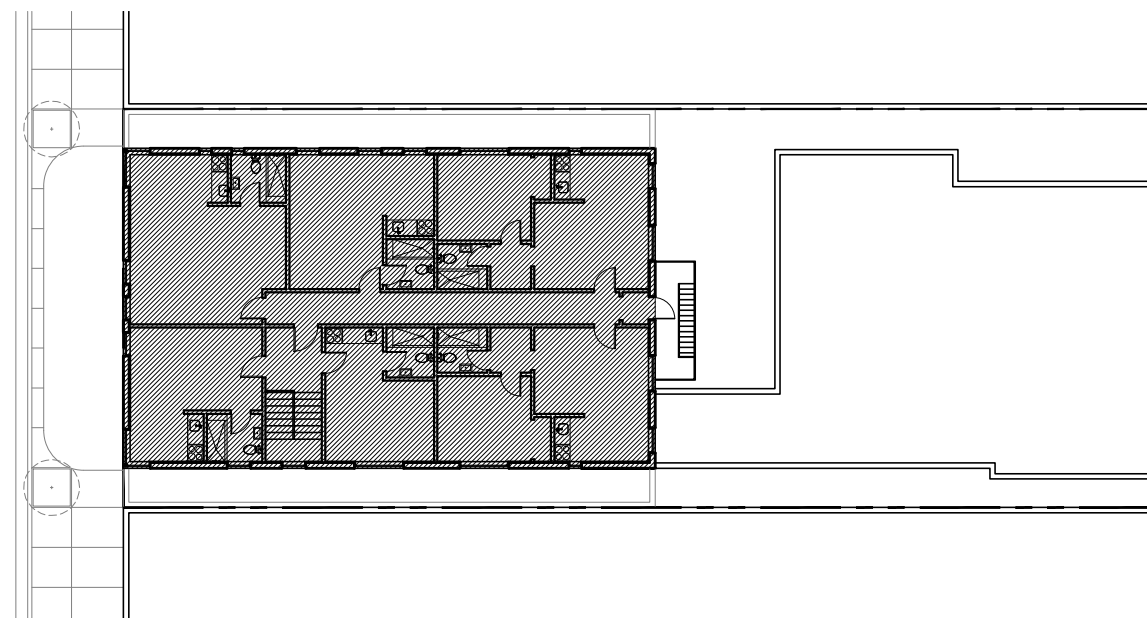
2 SOUTH ELEVATION - DEMOLITION
3/16"=1'-0"



1 GROUND FLOOR PLAN
3/32"=1'-0"



2 SECOND FLOOR PLAN
3/32"=1'-0"



3 THIRD FLOOR PLAN

EXISTING FLOOR AREA		TOTAL ROOM COUNT	
FIRST FLOOR:	5,336 SQ FT	GROUND FLOOR:	0
SECOND FLOOR:	2,681 SQ FT	SECOND FLOOR:	6
THIRD FLOOR:	2,681 SQ FT	THIRD FLOOR:	6
TOTAL FLOOR AREA: 10,698 SQ FT			
ALLOWABLE FLOOR AREA: 13,000 SQ FT		TOTAL:	12

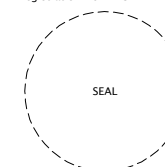
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State of Florida
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Date: 10/17/2016

Job Number

Drawing History

[illegible]

No.	Issue
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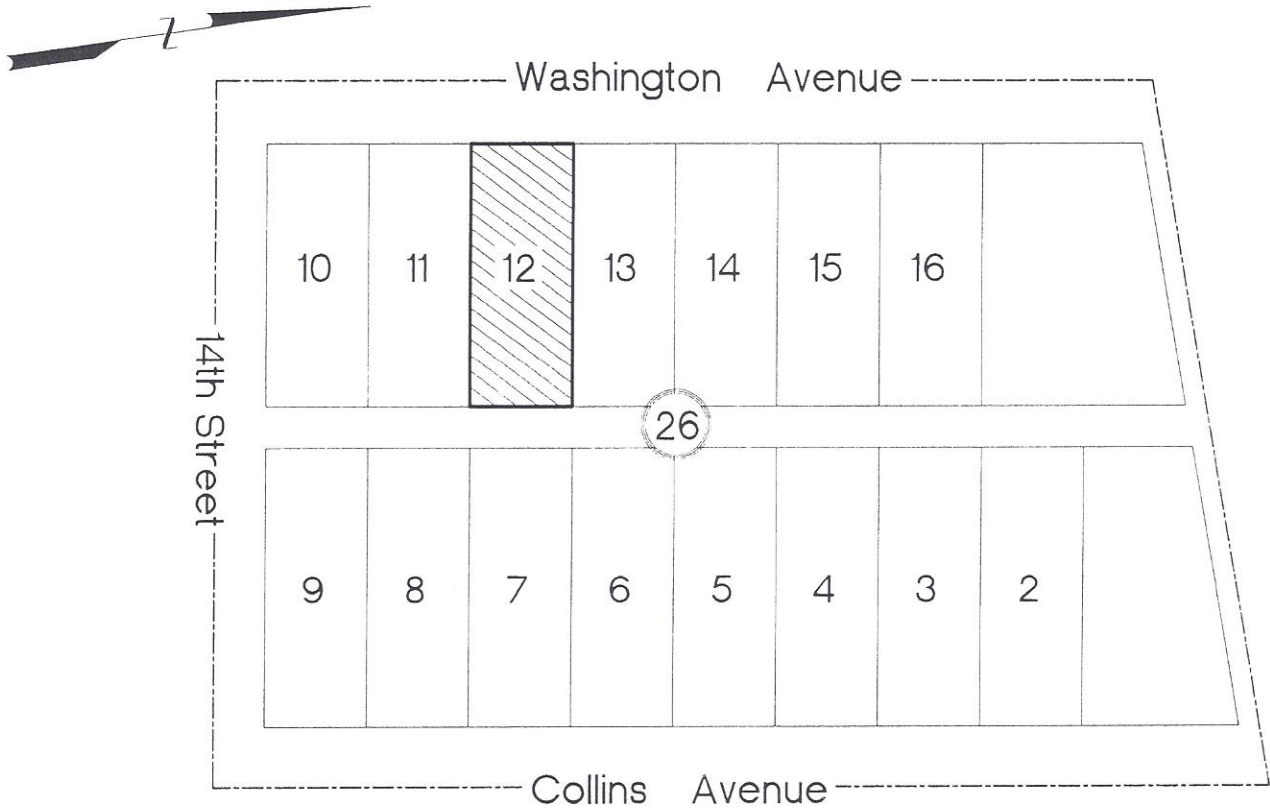
Sheet Title

FAR CALCULATIONS
EXISTING

Sheet

F-1

Planning Board
First Submittal
Date: 10/17/2016



PROPERTY ADDRESS:

1409 Washington Avenue
Miami Beach, Florida 33139

ABBREVIATIONS

- A = ARC DISTANCE
AVE. = AVENUE
ASPH. = ASPHALT
A/C = AIR CONDITIONER
BLDG. = BUILDING
B.COR. = BLOCK CORNER
C.B. = CATCH BASIN
CLF. = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS. = CONCRETE BLOCK STRUCTURE
C.M.F. = CANAL MAINTENANCE EASEMENT
D. = DIRECTION
D.W. = DRAINAGE
D.M.F. = DRAINAGE & MAINTENANCE EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.L.P. = FOUND IRON PIPE
F.C. = FINISH COLOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F.D. = FOUND DIM.
F.N. = FOUND NAIL
F.T. = IRON FENCE
L. = LENGTH
M.L.P. = METAL LIGHT POLE
M.F. = MEASURED
M.H. = MANHOLE
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O.L. = OIL LINE
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVATURE
R. = RADIUS
RES. = RESIDENT
SDW/LK. = SIDEWALK
T. = TANGENT
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
= IRON FENCE
= CHAIN LINK FENCE
= WOOD FENCE
= CBS WALL
= OVERHEAD FLEC
= CENTER LINE
= EASEMENT
= DENOTES ELEVATIONS
= BUILDING
= DISTANCE
= CATCH BASIN
= WATER METER
= W.U.P.
= STATE ROAD
= US HIGHWAY
= INTERSTATE
= MONITORY WELL

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel 120651
Panel # 0317
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. N/A
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

SURVEYOR NOTES

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement Right of Way that are shown on survey are as per plat of record unless otherwise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. BM Name 13-148-R, BM Locator 3220 N, BM Elev. 6.35'
#3 Bearings as Shown hereon are Based upon Washington Avenue, N08°00'00"E
#4 Please See Abbreviations
#5 Survey is incomplete Without Sheet 2 of 2
#6 Drawn By: F.O. Date: 12-05-2015
#7 Complete Field Survey Date: 12-03-2015
#8 Disc No 2015, Station Surveying Scion
#9 Last Revised:
#10 Legal Description Furnished by client.
#11 This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
#12 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
#13 ACCURACY: The expected use of the land, as classified in the Minimum Technical Standard (SJ-17.050), is "Residential". The Minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#15 Not Valid without one signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
#16 Contact the appropriate authority prior to any design work on information.
#17 Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#18 Ownership Subject to OPINION OF TITLE.

CERTIFIED ONLY TO:

Acastar Miami LLC

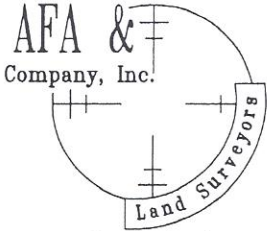
LEGAL DESCRIPTION:

Lot 12, Block 26, "OCEAN BEACH ADDITION No. 2", according to the Plat Thereof, as recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter SJ-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

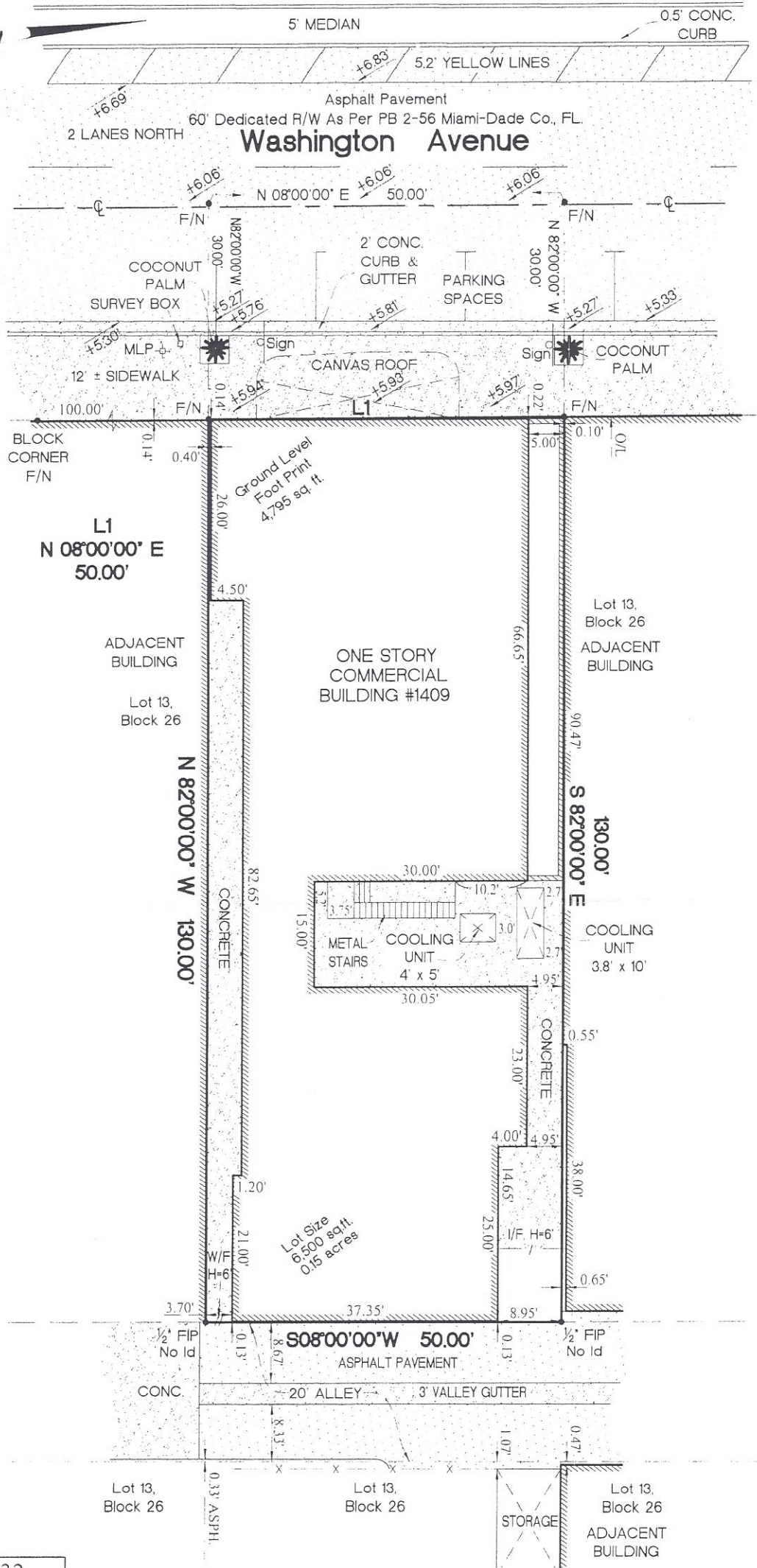
Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal



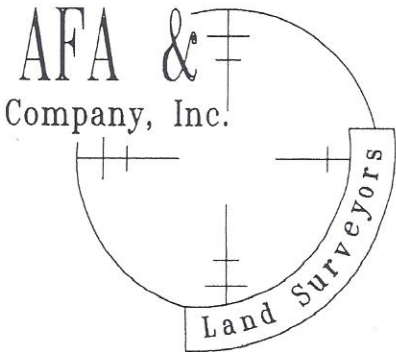
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

JOB #	15-1232
DATE	12-05-2015
PB	2-56



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DATE	12-05-2015
PB	2-56

Surveyor Notes:
Survey is Incomplete without sheet 1 of 2
Scale of Drawing 1"=20'
Drawn By: E.O. Date: 12-05-2015
Completed Field Survey Date: 12-03-2015
AFA & COMPANY, INC. LB #7498
Professional Land Surveyors and Mappers
13050 SW 133rd CT Miami, Florida 33186
PH: 305-234-0588 FX: 206-495-0778



The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief. Subject to notes and Notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

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