

1409 WASHINGTON AVENUE
ADDITION AND RENOVATION
PLANNING BOARD FINAL SUBMITTAL

1409 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

SCOPE:
RESTORATION OF AN EXISTING 10,698 SQ FT BUILDING
INTO A HOTEL OF 12,830 SQ FT TOTAL.
THE NEW HOTEL WILL HOUSE 30 ROOMS, RETAIL SPACE,
A NEW ROOF TERRACE, POOL DECK AND MECHANICAL
PARKING SYSTEM.

PROJECT NUMBER:
1500600

DATE:
NOVEMBER 2ND, 2016

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
T 305-350-2993
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AA2600769



ZONING DATA SHEET

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Item #	Zoning Information			
1	Address:	1409 Washington Avenue Miami Beach, FL 33139		
2	Board and file numbers:			
3	Folio number (s):	02-3234-008-0820		
4	Year constructed:	1935	Zoning District:	CD-2
5	Base Flood Elevation:	8'	Grade Value in NGVD:	6.24'
6	Adjusted grade (Floor+Grade/2)	6.24'	Lot Area:	6,500 SQ FT
7	Lot width:	50'	Lot Depth:	130'
8	Minimum Unit Size:		Average Unit Size:	217.7 SQ FT
9	Existing use:	RESIDENTIAL / HOTEL	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	55'	37'	48'-1"	
11	Number of Stories	5	3	4	
12	FAR	13,000 SQ FT	10,698 SQ FT	12,830 SQ FT	
13	Gross Square Footage	13,000 SQ FT	10,698 SQ FT	12,830 SQ FT	
14	Square Footage by Use			**	
15	Number of Units Residential	N/A	4	0	
16	Number of Units Hotel	N/A	8	30	
17	Number of seats	N/A		64	
18	Occupancy Load	N/A		277.3	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback	20'	N/A	26'-2"	
20	Side Setback	0'	N/A	0'	
21	Side Setback	0'	N/A	0'	
22	Side Setback facing Street	N/A	N/A	N/A	
23	Rear Setback	0'	N/A	15'	
	At Grade Parking:				
24	Front Setback	20'	0'	48'-3"	
25	Side Setback	5'	0'	5'	
26	Side Setback	5'	0'	5'	
27	Side Setback facing Street	N/A	N/A	N/A	
28	Rear Setback	5'	0'	29'-1"	
	Pedestal:				
29	Front Setback	20'	0'	26'-2"	
30	Side Setback	7.5'	0'	1'-6"	- 6.0'
31	Side Setback	7.5'	0'	5'-0"	- 2.5'
32	Side Setback facing Street	N/A	N/A	N/A	
33	Rear Setback	13'	0'	7'-0"	- 6.0'
	Tower:				
34	Front Setback	N/A	N/A	N/A	
35	Side Setback	N/A	N/A	N/A	
36	Side Setback	N/A	N/A	N/A	
37	Side Setback facing Street	N/A	N/A	N/A	
38	Rear Setback	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	7	N/A	N/A	
40	Total # of parking spaces	16	0	6	10
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	Hotel: 0 Restaurant: 16***	0 0	0 6	0 10
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	0	6	10
43	Parking Space Dimensions (45o. 60o, 90o, Parellel)	8.5X18	0	8.5X18	
44	Parking Space Configuration	N/A	0	90	
45	ADA Spaces	0	0	0	
46	Tandem Spaces	0	0	0	
47	Drive Aisle Width	22'	0	22'	
48	Valet Drop-Off and Pick Up	N/A	N/A	N/A	
49	Loading Zone and Trash Collection areas	N/A	0	0	
50	Racks	N/A	N/A	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	RESTAURANT	RESTAURANT	
52	Total # of seats	N/A		64	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A		64	
54	Total Occupant content	N/A		78	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		78	

56	Is this a contributing building?	YES
57	Located within a Local Historical District?	YES

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

Square Footage by use:
**Proposed
Restaurant: 1,996 SQ FT
Hotel: 14,459 SQ FT
Total: 16,814 SQ FT

*** Restaurant Parking Count: 1 space per 4 seats = 64 seats/4 = 16 spaces



ROOM BREAKDOWN

Room Count		
Floor	Existing Building	New Building
Basement	0	0
Ground Floor	0	0
Second Floor	10	0
Third Floor	0	10
Fourth Floor	0	10
Roof Terrace	0	
Total	10	20
Grand Total	30	

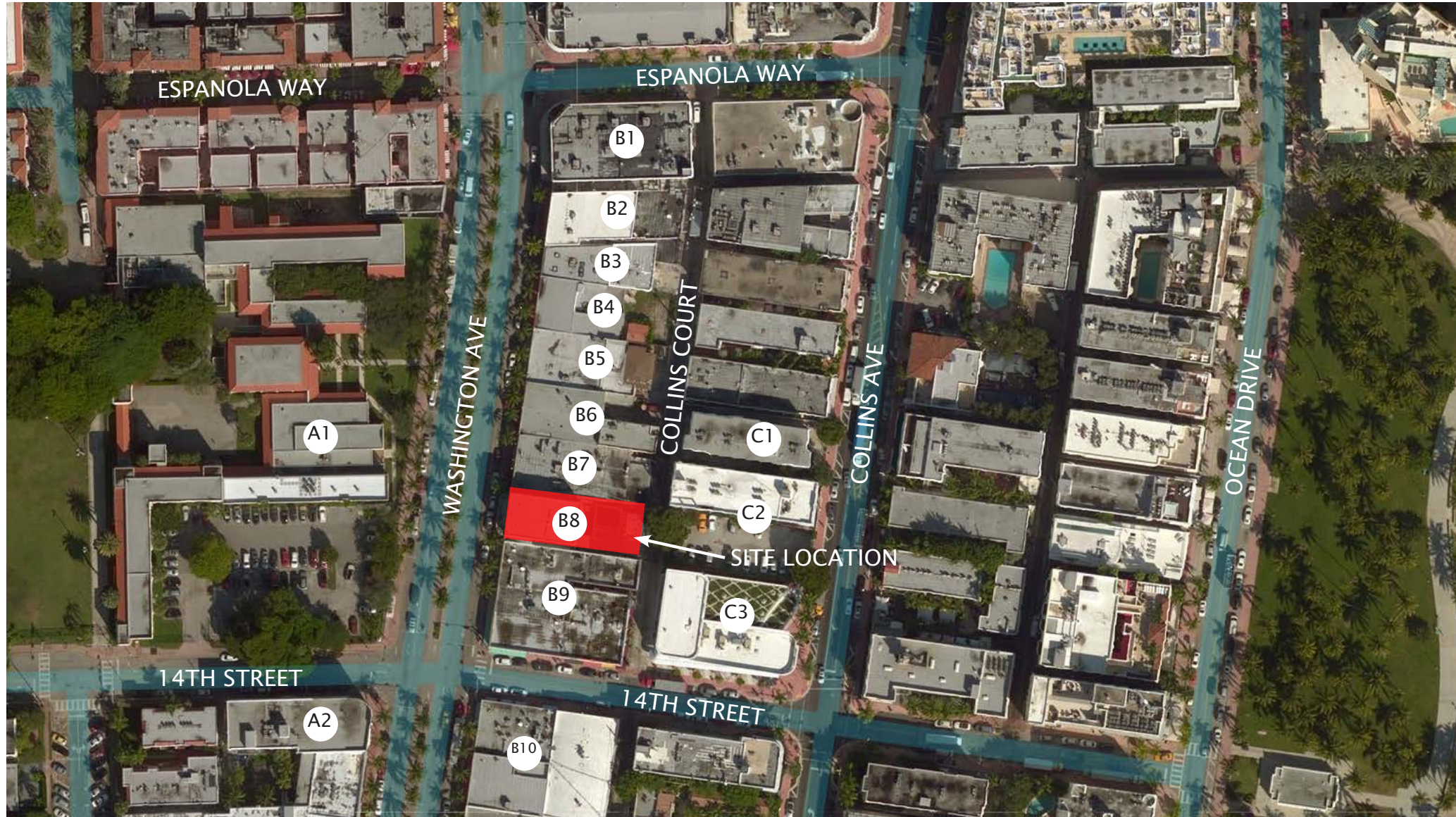
Room Size Breakdown						
	Basement	Ground Floor	Second Floor	Third Floor	Fourth Floor	Roof Terrace
1	-	-	219	219	238	-
2	-	-	271	273	209	-
3	-	-	226	225	208	-
4	-	-	200	200	209	-
5	-	-	212	212	208	-
6	-	-	212	212	202	-
7	-	-	212	212	214	-
8	-	-	212	212	236	-
9	-	-	212	212	210	-
10	-	-	202	202	240	-
Average Size	-	-	217.8	217.9	217.4	-



RENDERING
WASHINGTON AVE, SOUTHWEST CORNER VIEW



RENDERING
WASHINGTON AVE, NORTHWEST CORNER VIEW

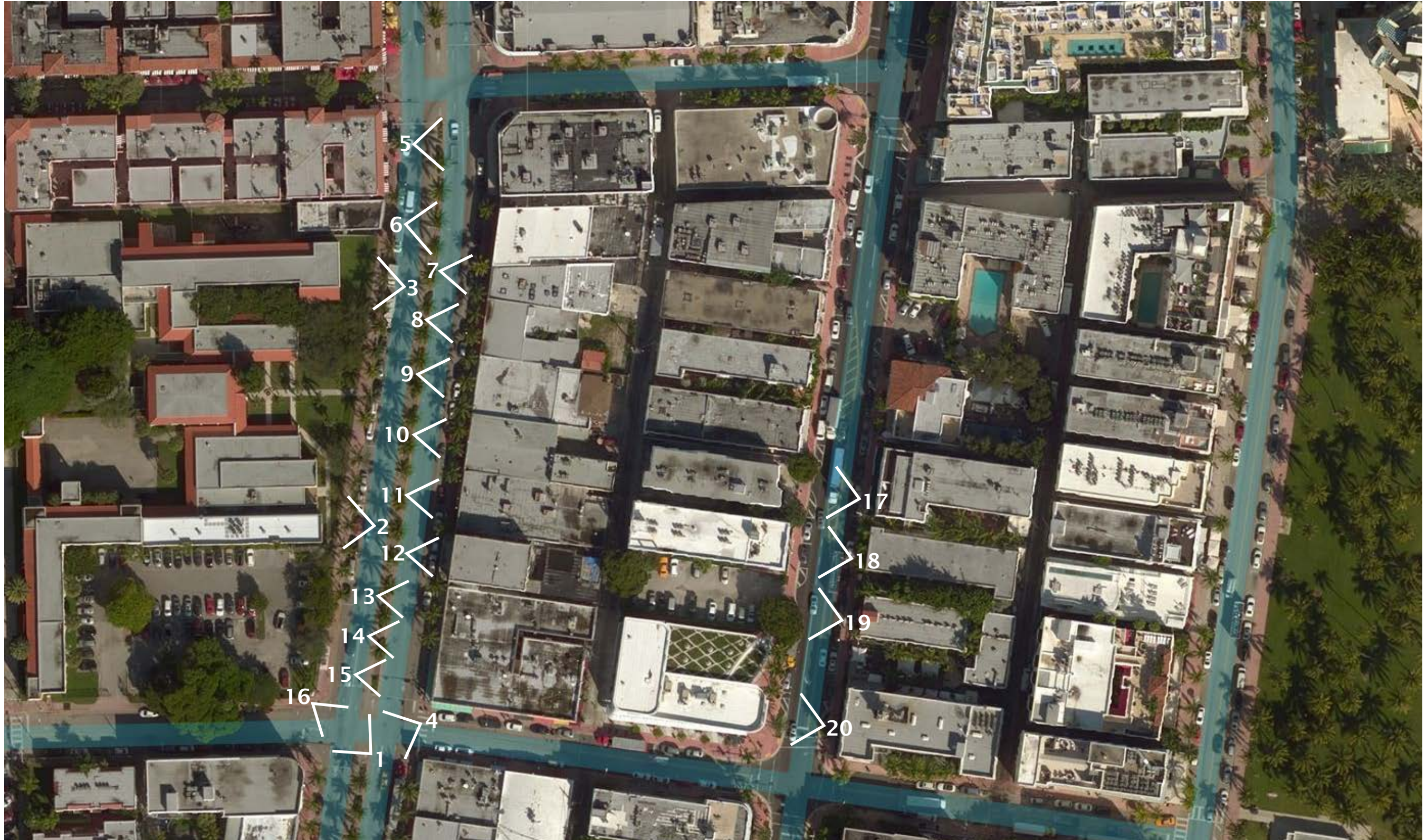


NEIGHBORING BUILDINGS MAP

A1 – 1420 Washington Avenue
 A2 – 1370 Washington Avenue
 B1 – 1441 Washington Avenue
 B2 – 1435 Washington Avenue
 B3 – 1429 Washington Avenue
 B4 – 1427 Washington Avenue

B5 – 1421 Washington Avenue
 B6 – 1417 Washington Avenue
 B7 – 1413 Washington Avenue
 B8 – 1409 Washington Avenue
 B9 – 1407 Washington Avenue
 B10 – 1359 Washington Avenue

C1 – 1418 Collins Avenue
 C2 – 1414 Collins Avenue
 C3 – 1400 Collins Avenue



KEY DIRECTIONAL PLAN

SITE PICTURES

NEIGHBORING BUILDINGS



1. A1 – 1420 Washington Avenue, Southwest corner 09/12/16



2. A1 – 1420 Washington Avenue 09/12/16



3. A1 – 1420 Washington Avenue 09/12/16



4. A2 – 1370 Washington Avenue, Northeast corner 09/12/16

SITE PICTURES

NEIGHBORING BUILDINGS



5. B1 – 1441 Washington Avenue 09/12/16



6. B2 – 1435 Washington Avenue 09/12/16



7. B3 – 1429 Washington Avenue 09/12/16



8. B4 – 1427 Washington Avenue 09/12/16

SITE PICTURES

NEIGHBORING BUILDINGS



9. B5 – 1421 Washington Avenue 09/12/16



10. B6 – 1417 Washington Avenue 09/12/16



11. B7 – 1413 Washington Avenue 09/12/16



12. B8 – 1409 Washington Avenue 09/12/16 (Proposed site)

SITE PICTURES

NEIGHBORING BUILDINGS



13. B9 – 1407 Washington Avenue 09/12/16



14. B9 – 1407 Washington Avenue 09/12/16



15. B9 – 1407 Washington Avenue 09/12/16



16. B10 – 1359 Washington Avenue 09/12/16

SITE PICTURES
NEIGHBORING BUILDINGS



17. C1 – 1418 Collins Avenue 09/12/16



18. C2 – 1414 Collins Avenue 09/12/16 (Proposed site beyond)



19. C2 – 1414 Collins Avenue 09/12/16



20. C3 – 1400 Collins Avenue 09/12/16

PANORAMIC VIEW

FROM WASHINGTON AVENUE 11/16/15





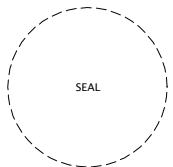
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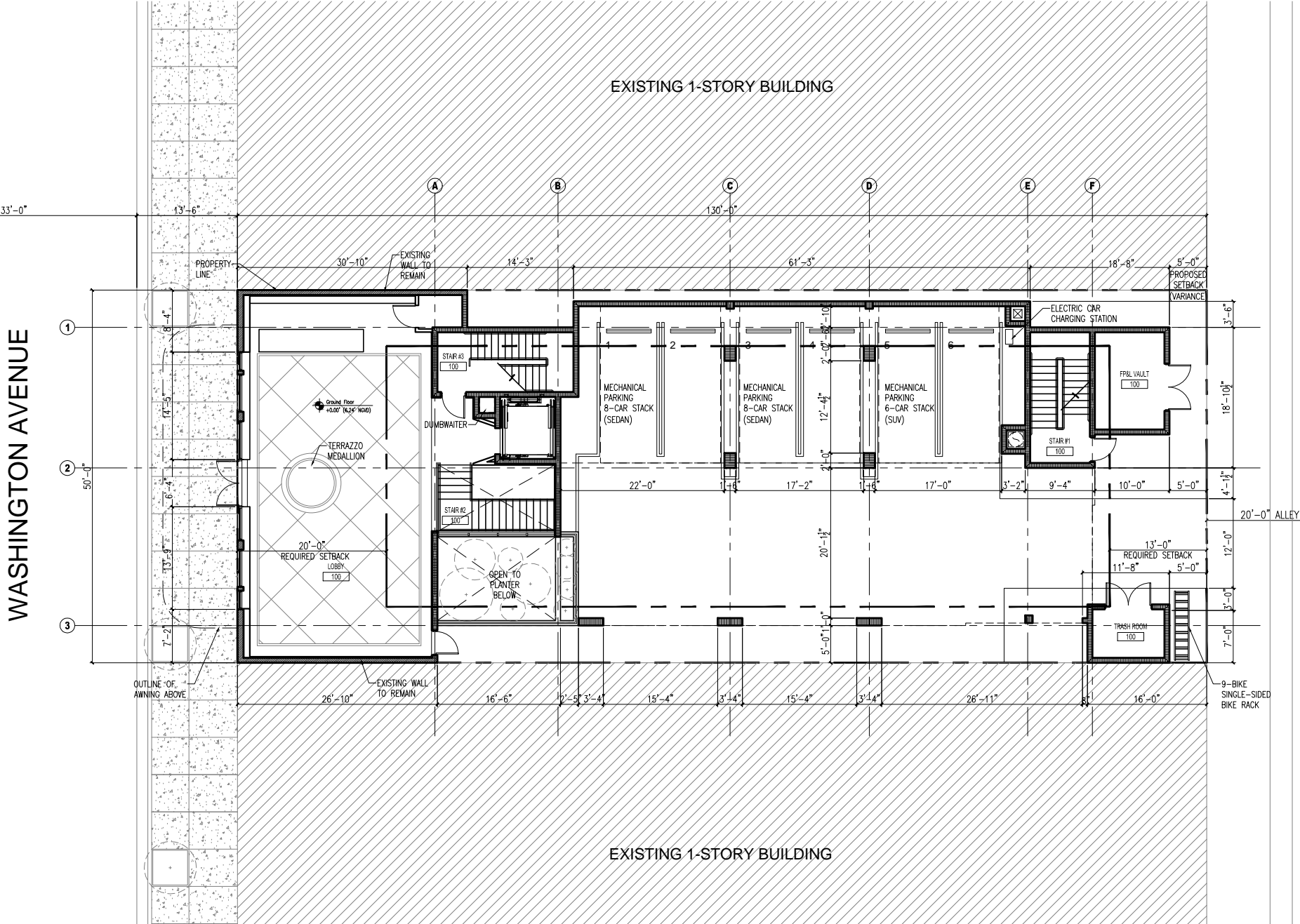


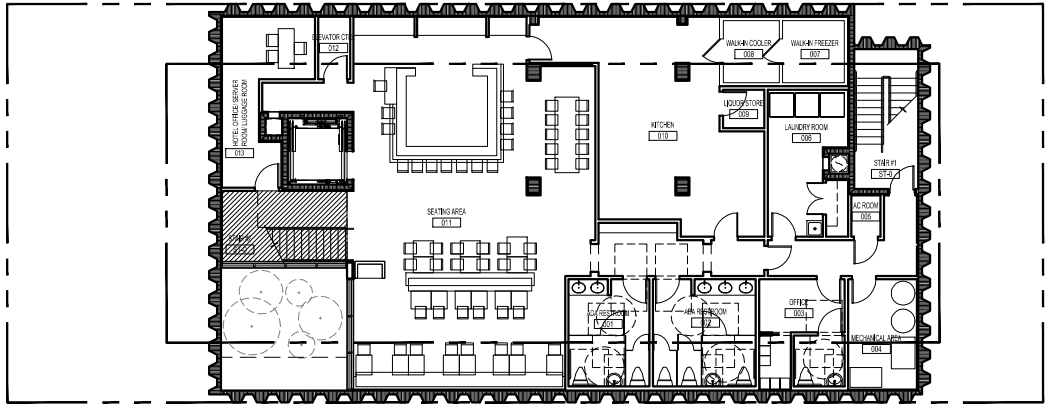
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Sheet Title
PROPOSED SITE PLAN /
ROOF PLAN
Sheet

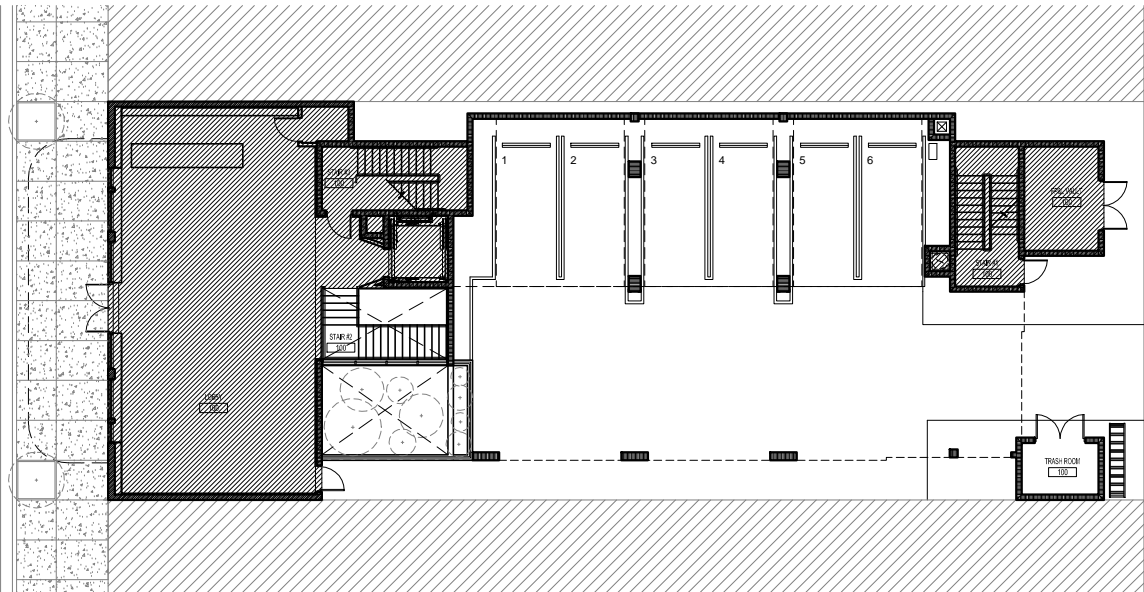
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1 PROPOSED SITE PLAN
1/8"=1'-0"

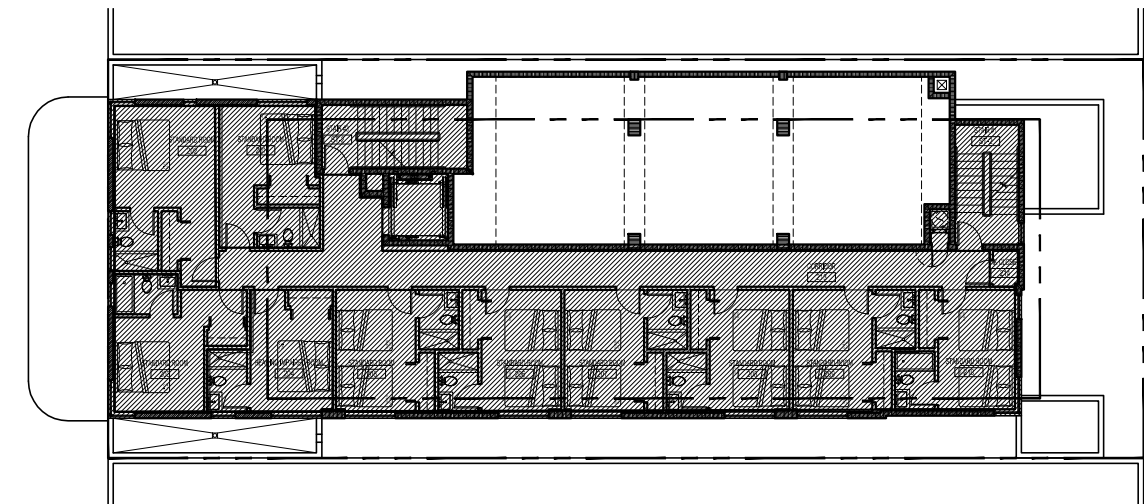




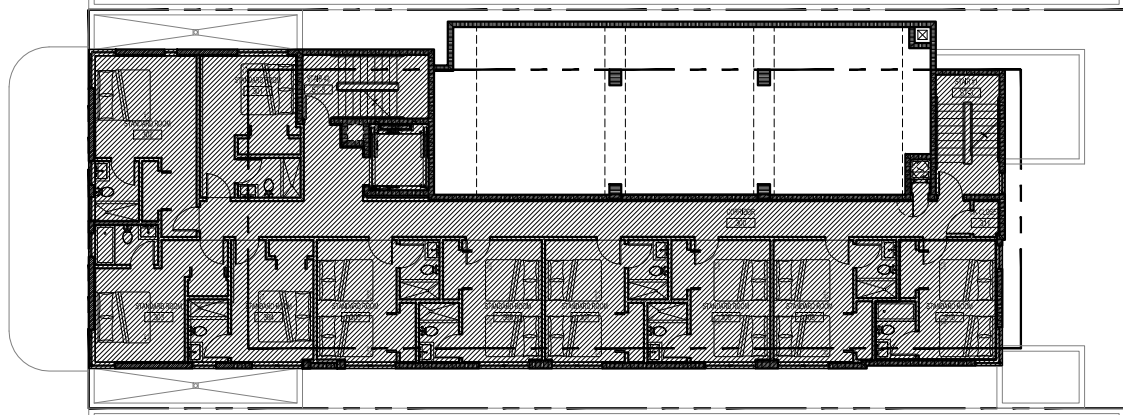
1 BASEMENT FLOOR PLAN
3/32"=1'-0"



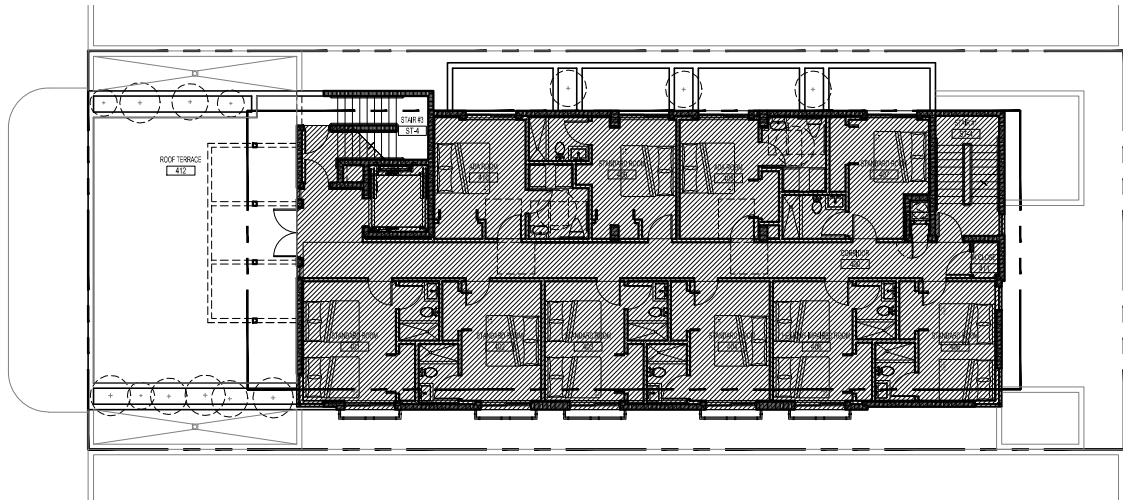
2 GROUND FLOOR PLAN
3/32"=1'-0"



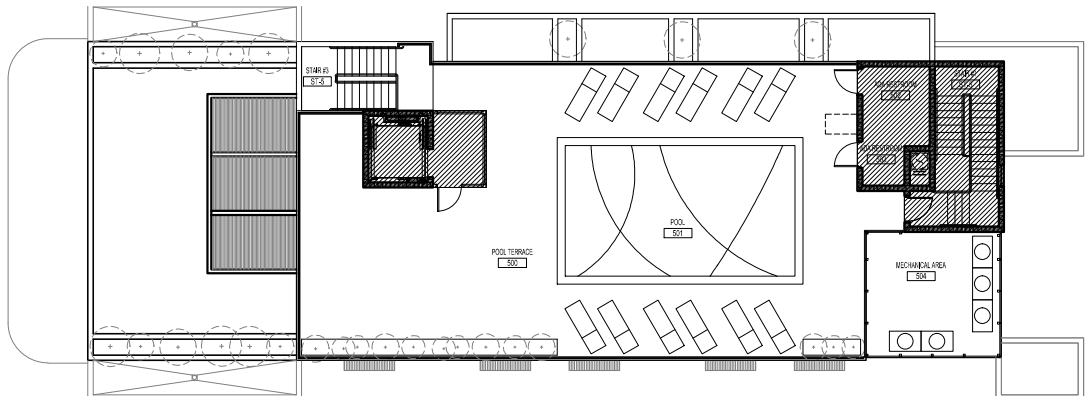
3 SECOND FLOOR PLAN
3/32"=1'-0"



4 THIRD FLOOR PLAN
3/32"=1'-0"

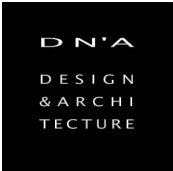


5 FOURTH FLOOR PLAN
3/32"=1'-0"



6 ROOF TERRACE PLAN
3/32"=1'-0"

PROPOSED FLOOR AREA		TOTAL ROOM COUNT	
BASEMENT:	139 SQ FT	BASEMENT:	0
FIRST FLOOR:	2,020 SQ FT	GROUND FLOOR:	0
SECOND FLOOR:	3,469 SQ FT	SECOND FLOOR:	10
THIRD FLOOR:	3,446 SQ FT	THIRD FLOOR:	10
FOURTH FLOOR:	3,244 SQ FT	FOURTH FLOOR:	10
ROOF TERRACE:	512 SQ FT	FIFTH FLOOR:	0
TOTAL FLOOR AREA:	12,830 SQ FT	TOTAL:	30
ALLOWABLE FLOOR AREA:	13,000 SQ FT		



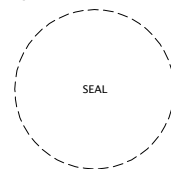
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Sheet Title
FAR CALCULATIONS
PROPOSED
Sheet

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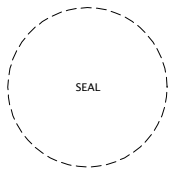
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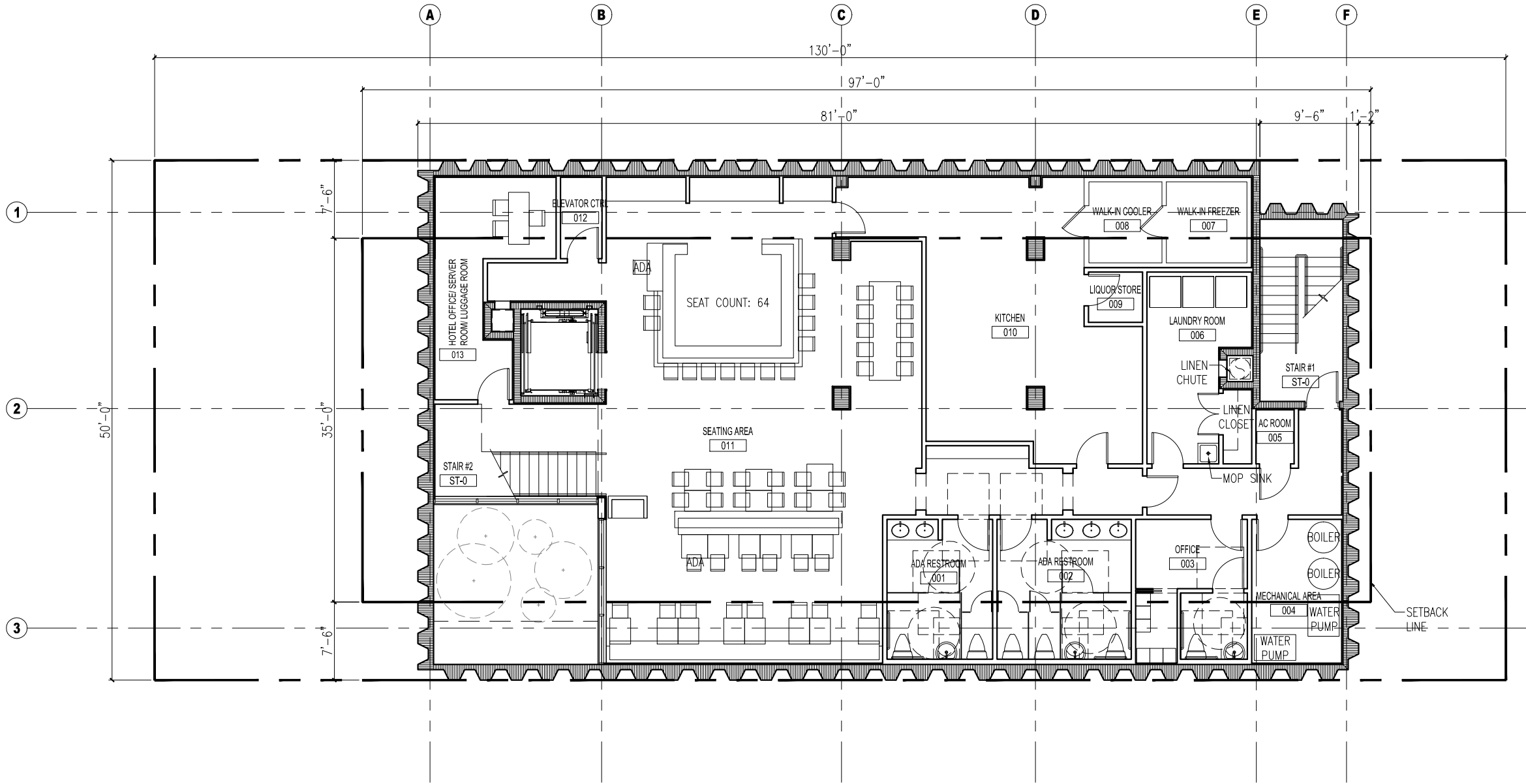
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BASEMENT FLOOR PLAN

Sheet

A-1

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1 BASEMENT FLOOR PLAN
3/16"=1'-0"



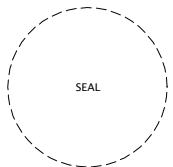
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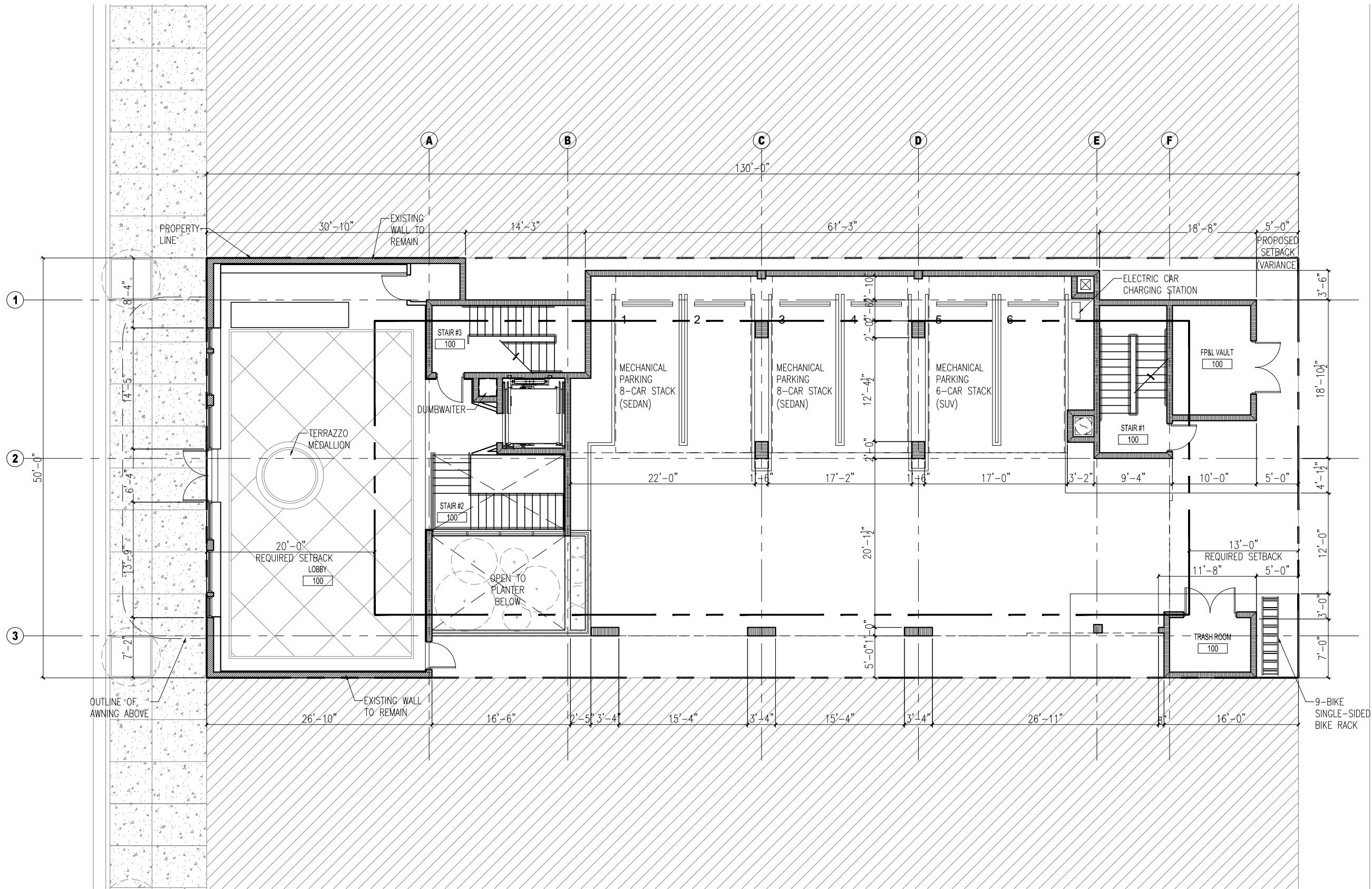
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Sheet Title
GROUND FLOOR PLAN

Sheet

A-2

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Date: 11/02/2016



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





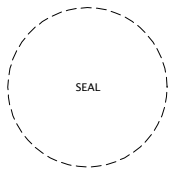
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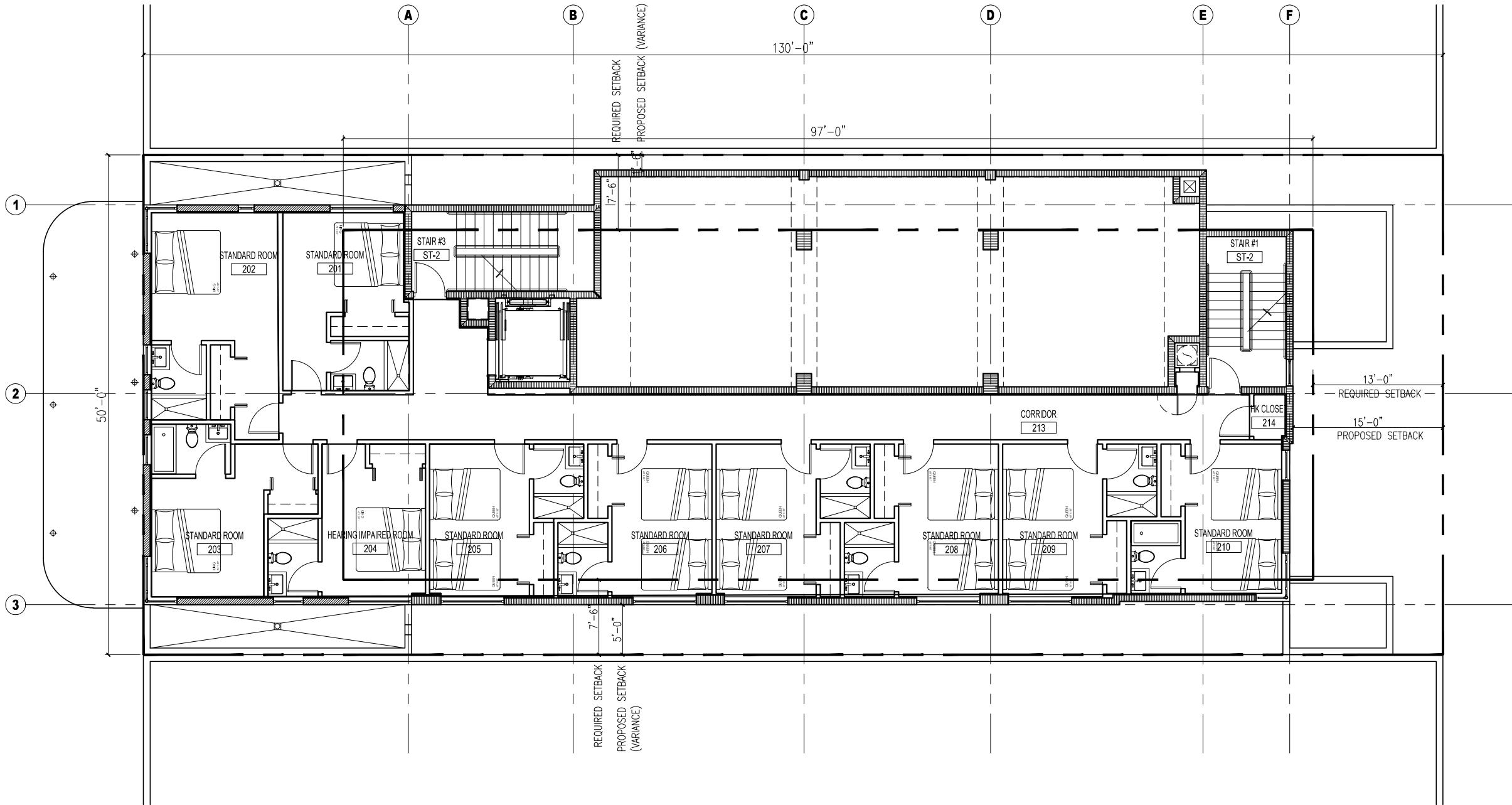
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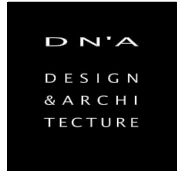
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Sheet Title
SECOND FLOOR PLAN

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



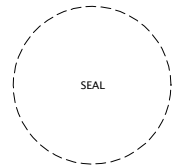
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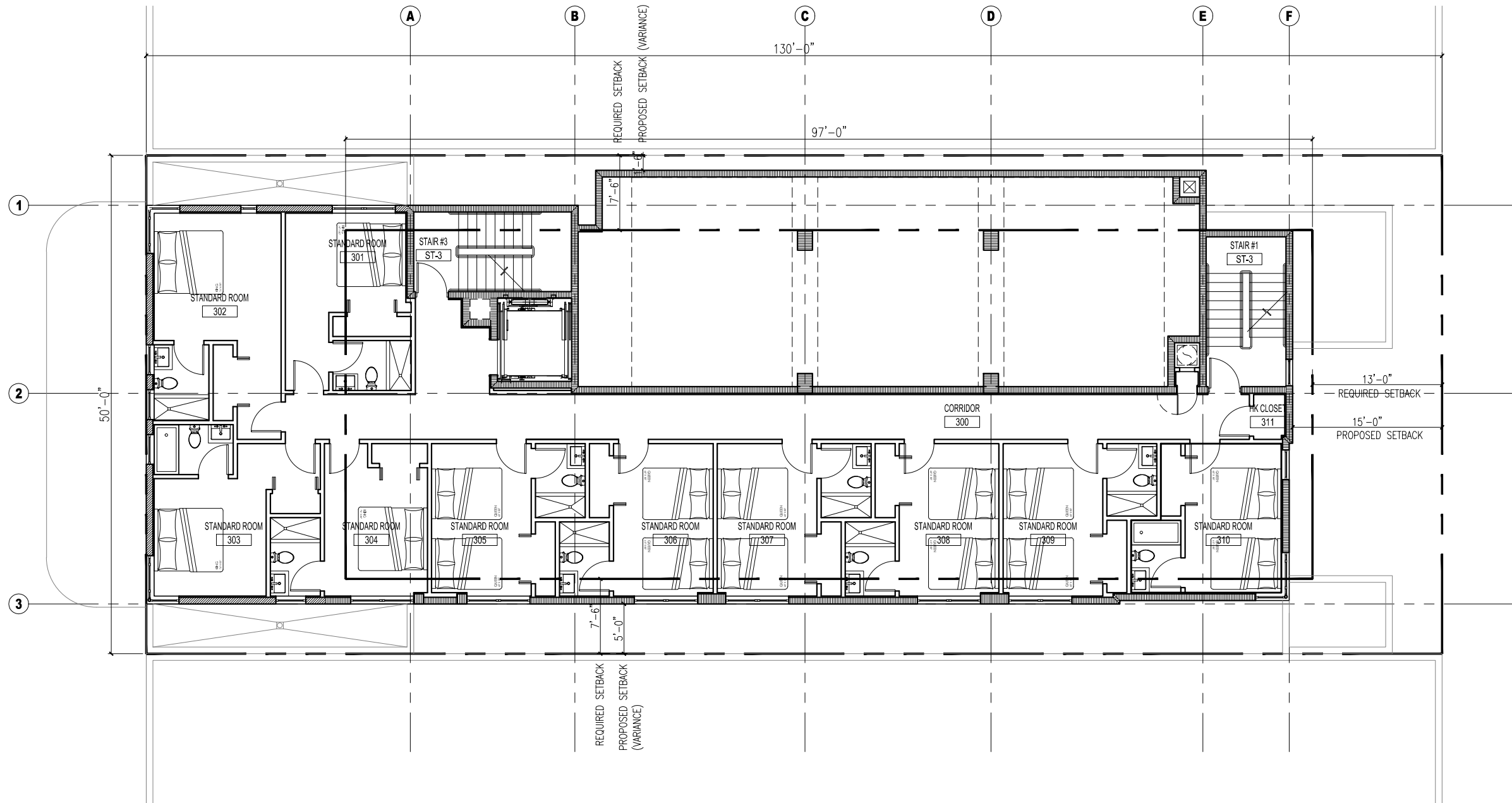
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Sheet Title
THIRD FLOOR PLAN

Sheet
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Planning Board
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1 THIRD FLOOR PLAN
3/16"=1'-0"



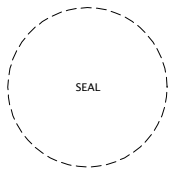
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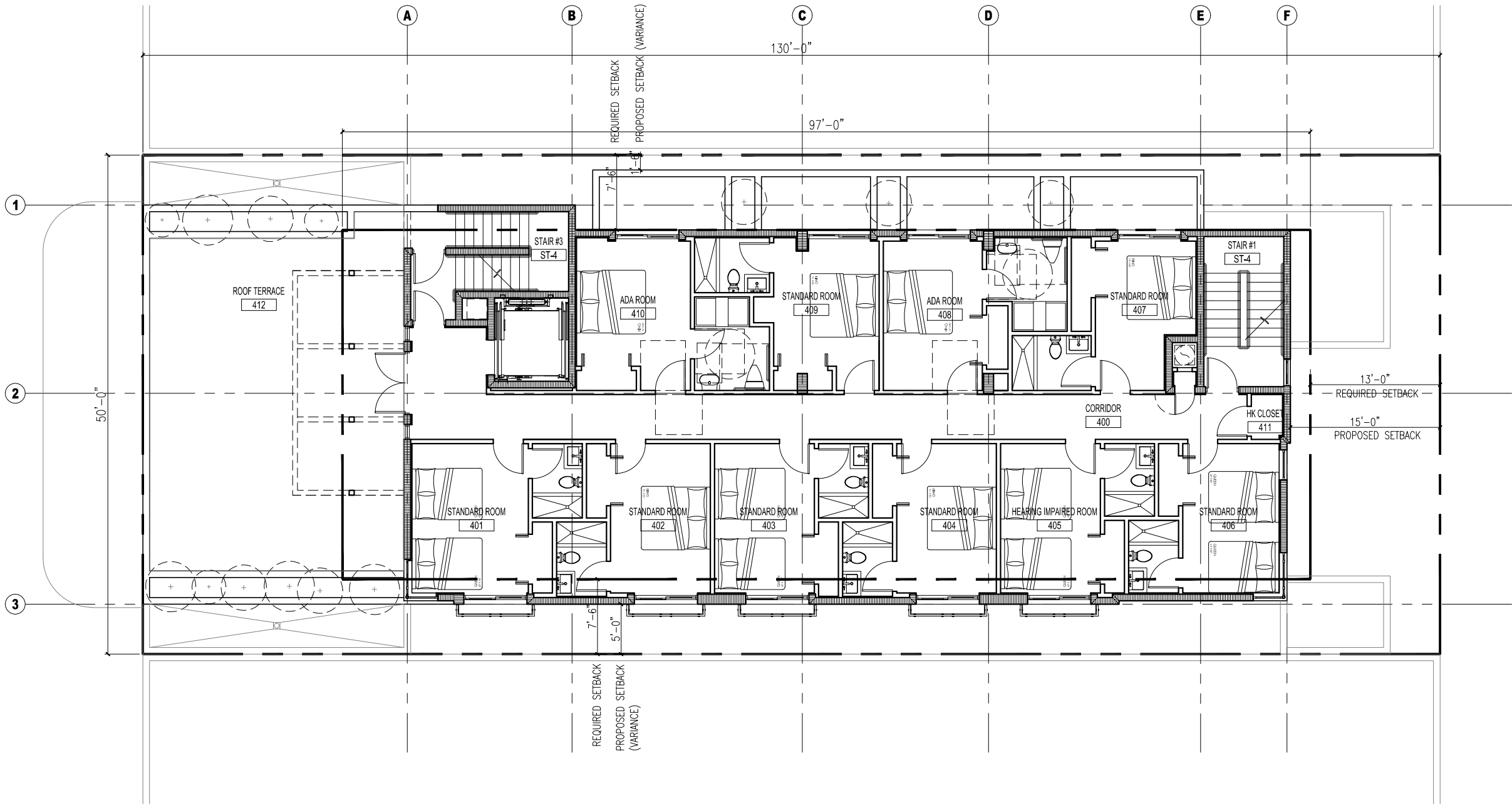
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Sheet Title
FOURTH FLOOR PLAN

Sheet

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1 FOURTH FLOOR PLAN
3/16"=1'-0"





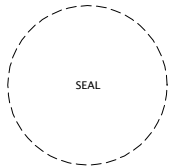
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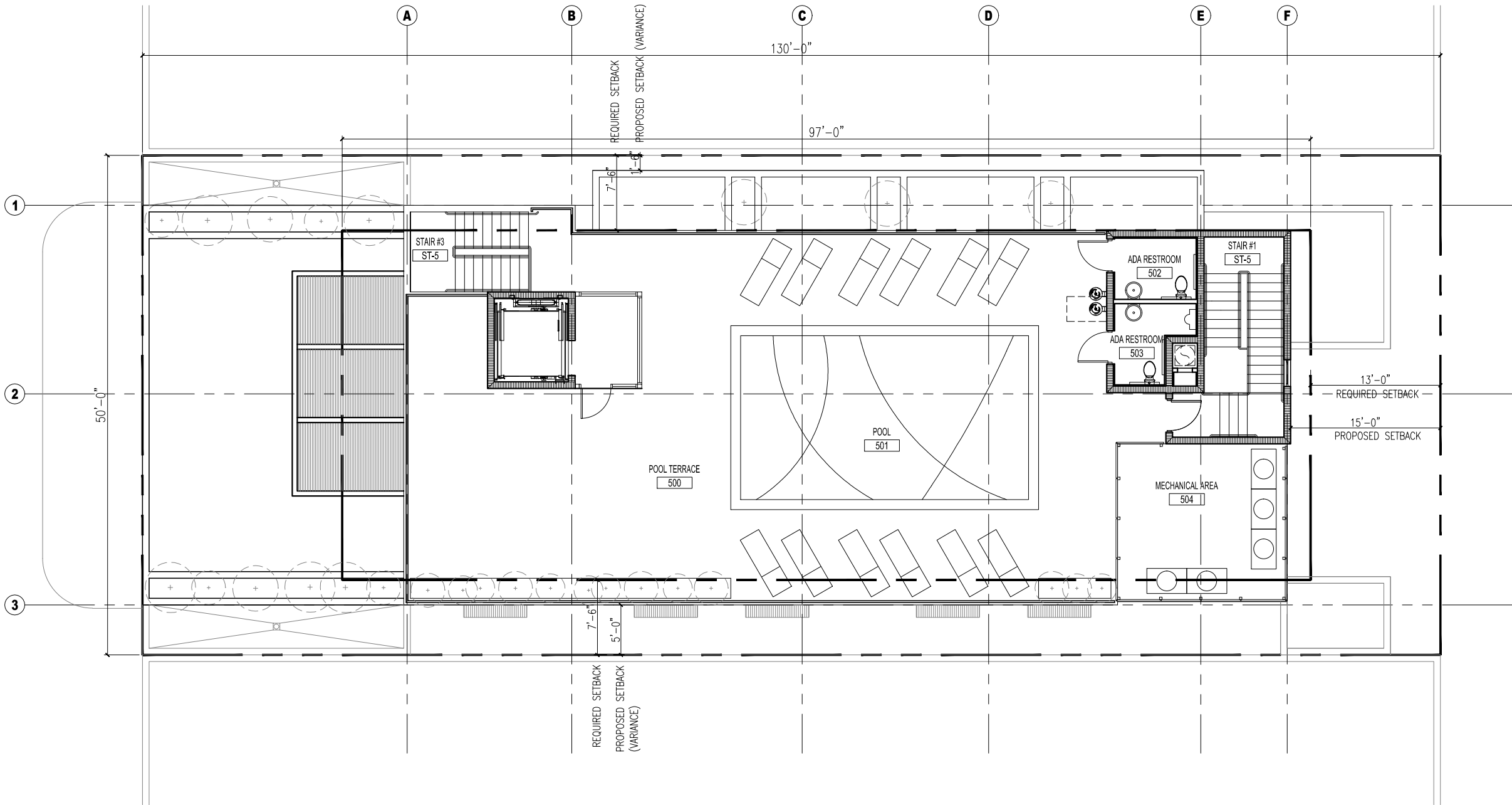


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Sheet Title
ROOF TERRACE PLAN

Sheet
A-6

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Final Submittal
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1 ROOF TERRACE PLAN
3/16"=1'-0"



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1409 WASHINGTON AVE
ADDITION & RENOVATION

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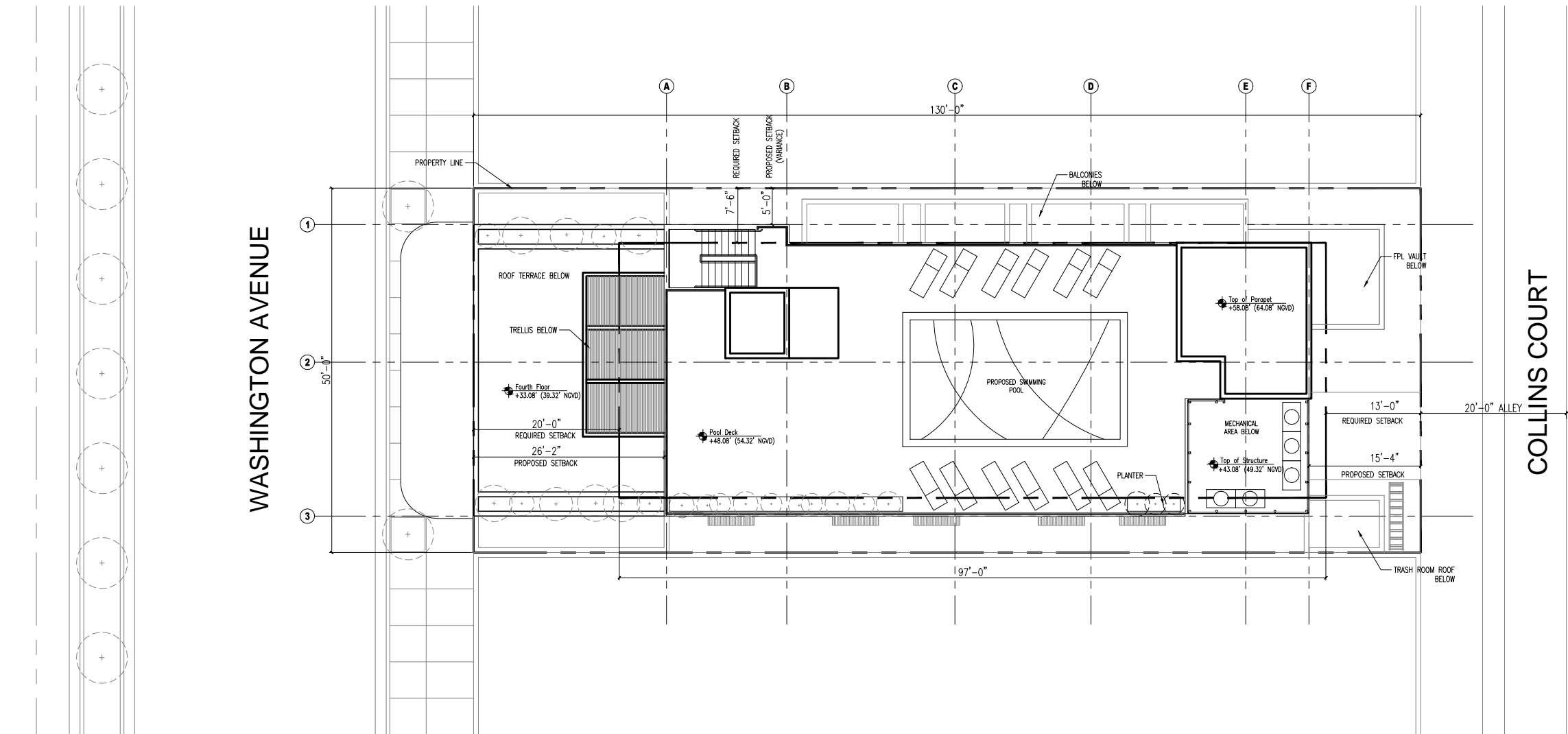
Sheet Title

PROPOSED ROOF PLAN

Sheet

A-7

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1 PROPOSED ROOF PLAN
1/8"=1'-0"

A-7



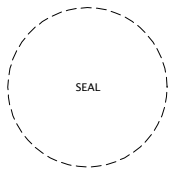
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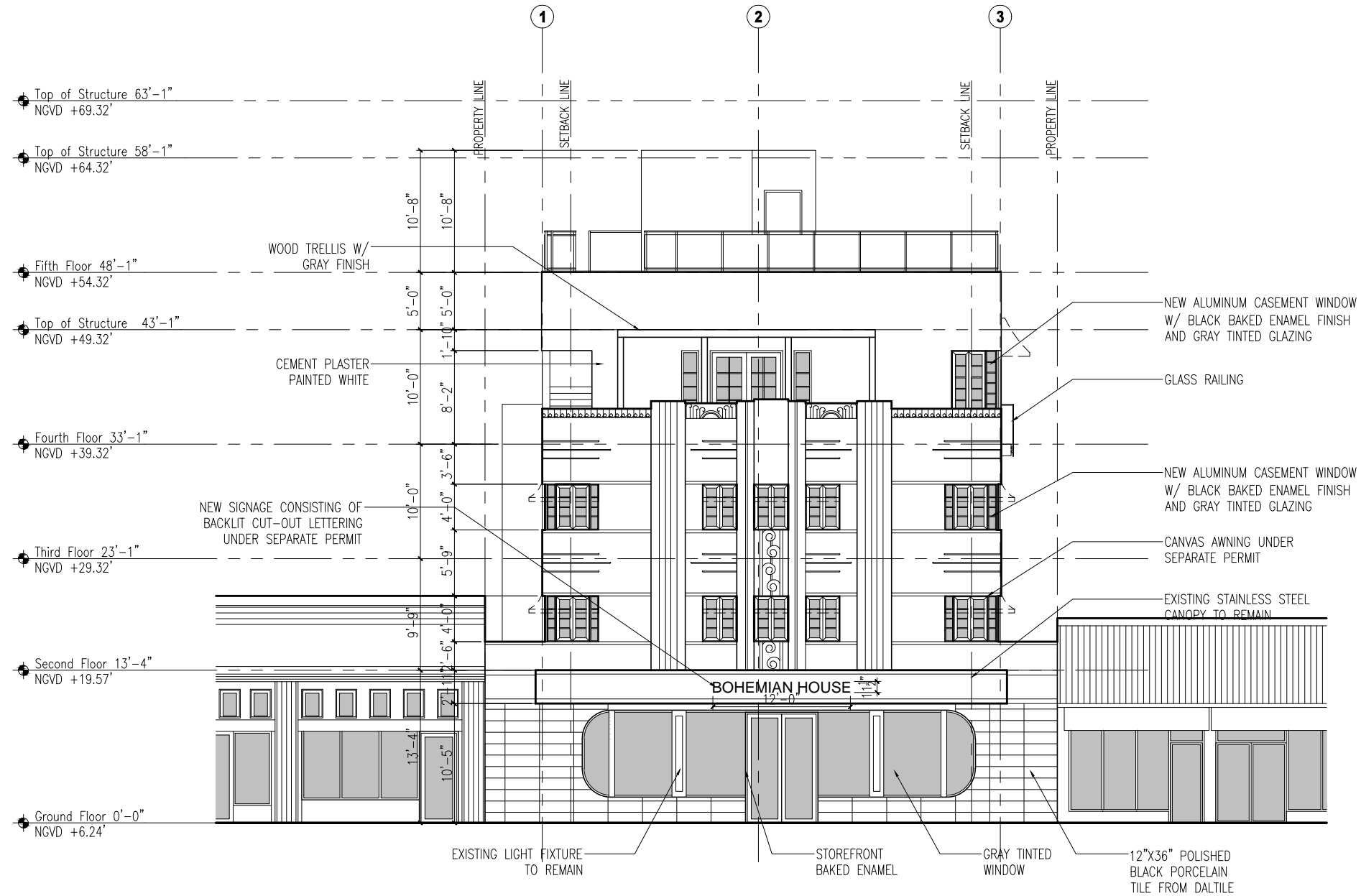
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Sheet Title
WEST ELEVATION

Sheet
A-8
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1 WEST ELEVATION
3/16"=1'-0"



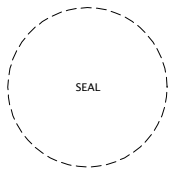
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Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



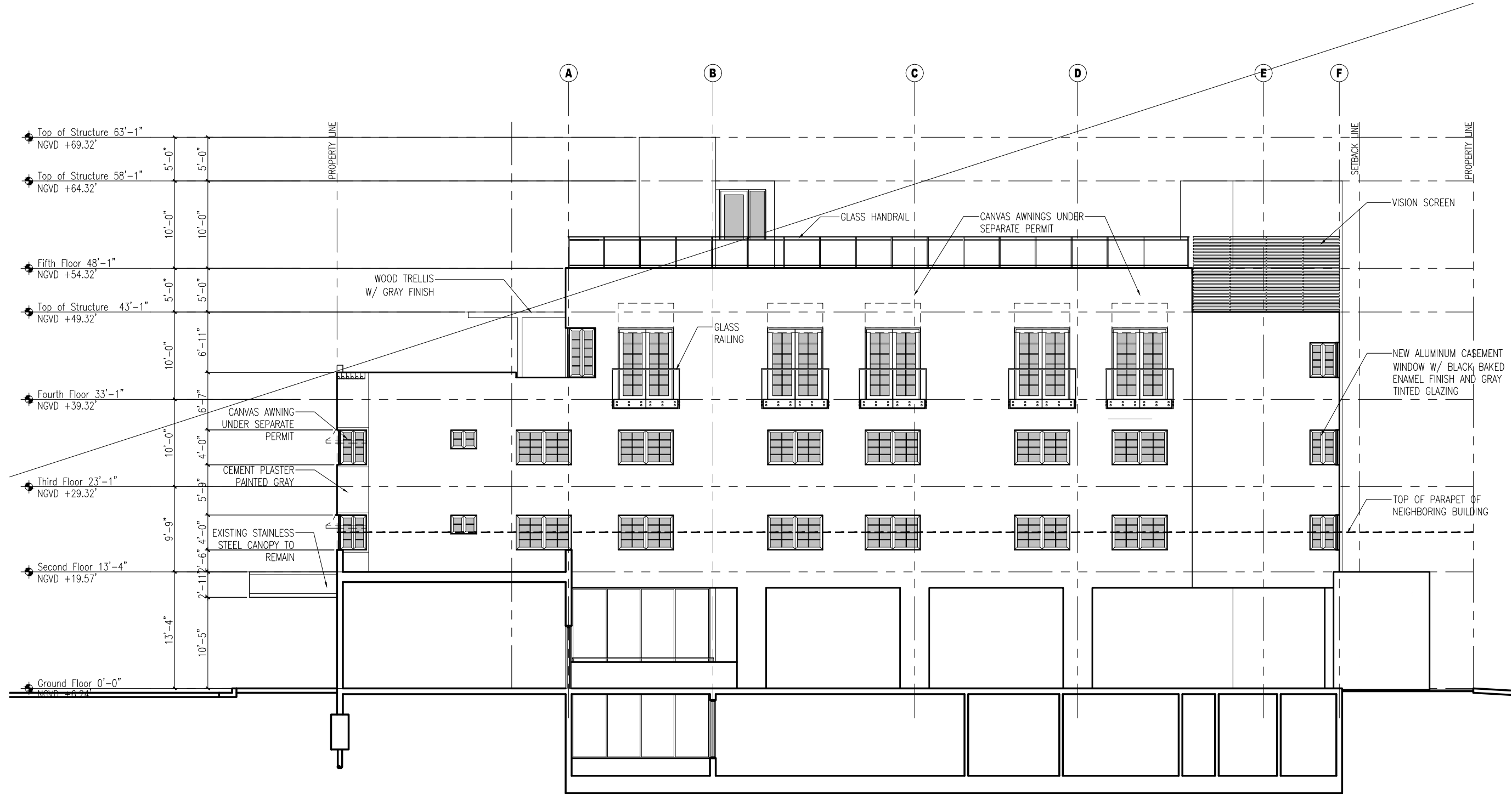
Date:	11/02/2016
Job Number	
Drawing History	
No. Issue	Date

Sheet Title
SOUTH ELEVATION

Sheet

A-9

Planning Board
Final Submittal
Date: 11/02/2016



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



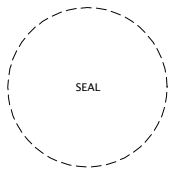
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Consultant

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ADDITION & RENOVATION
1409 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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Registration No: AR 91744

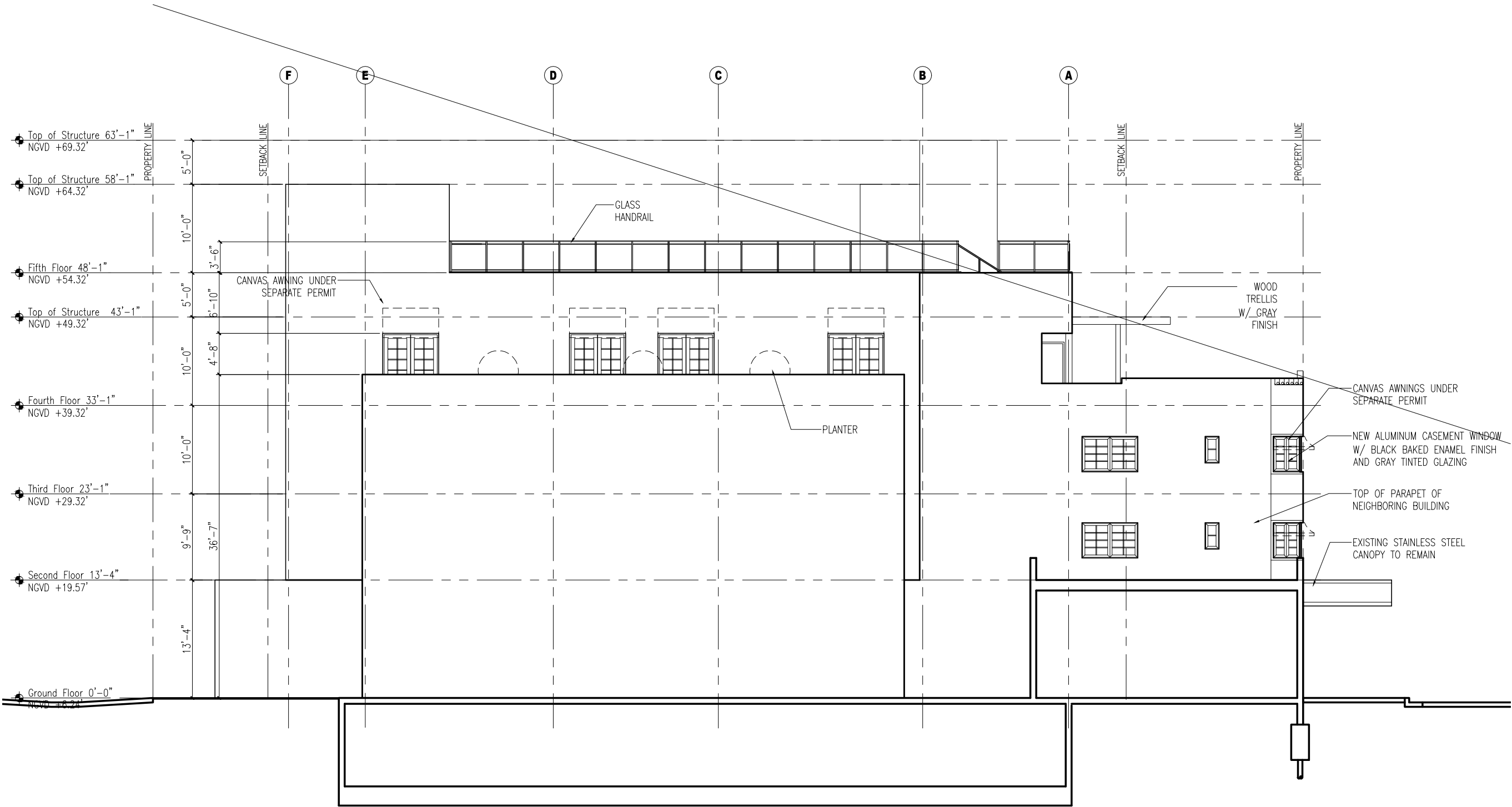


Date: 11/02/2016		
Job Number		
Drawing History		
No.	Issue	Date

Sheet Title
NORTH ELEVATION

Sheet
A-10

Planning Board
Final Submittal
Date: 11/02/2016



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



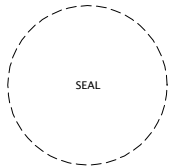
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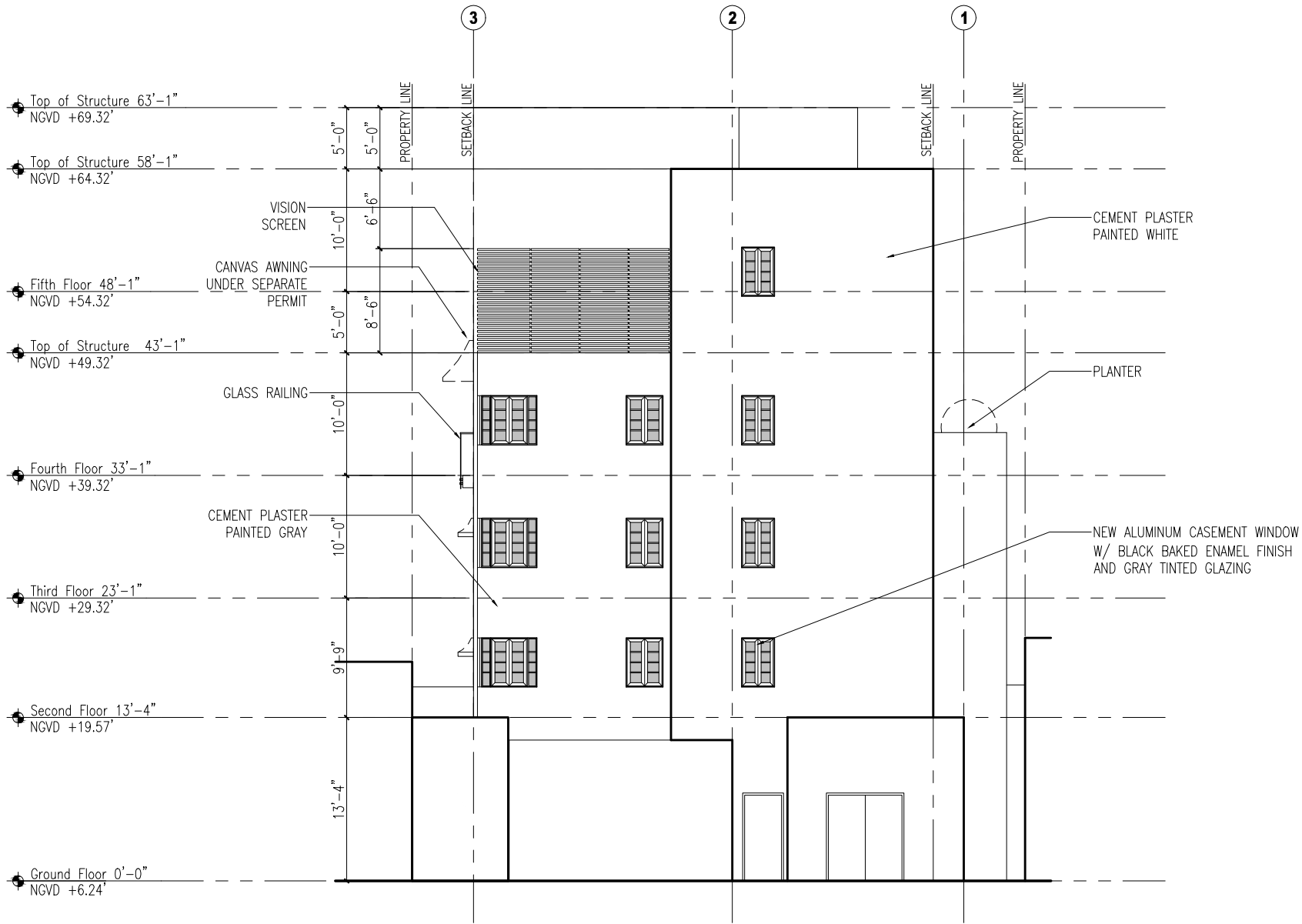
Job Number

Drawing History

Sheet Title
EAST ELEVATION

Sheet
A-11

Planning Board
Final Submittal
Date: 11/02/2016



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



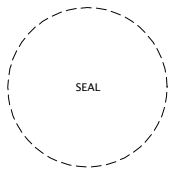
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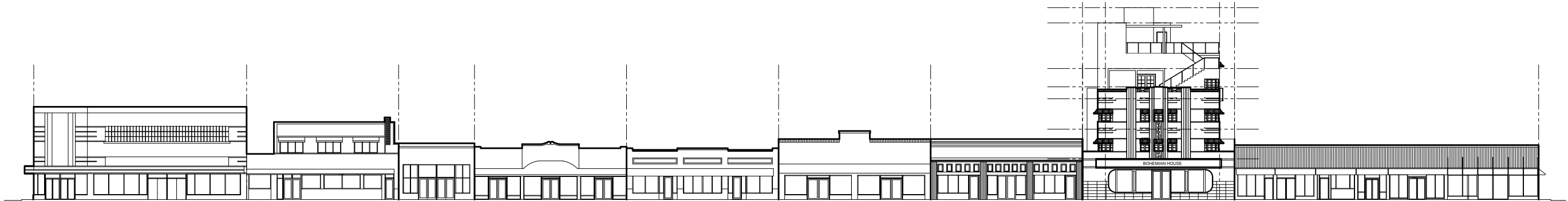


Date:	11/02/2016
Job Number	
Drawing History	
No.	Issue
	Date

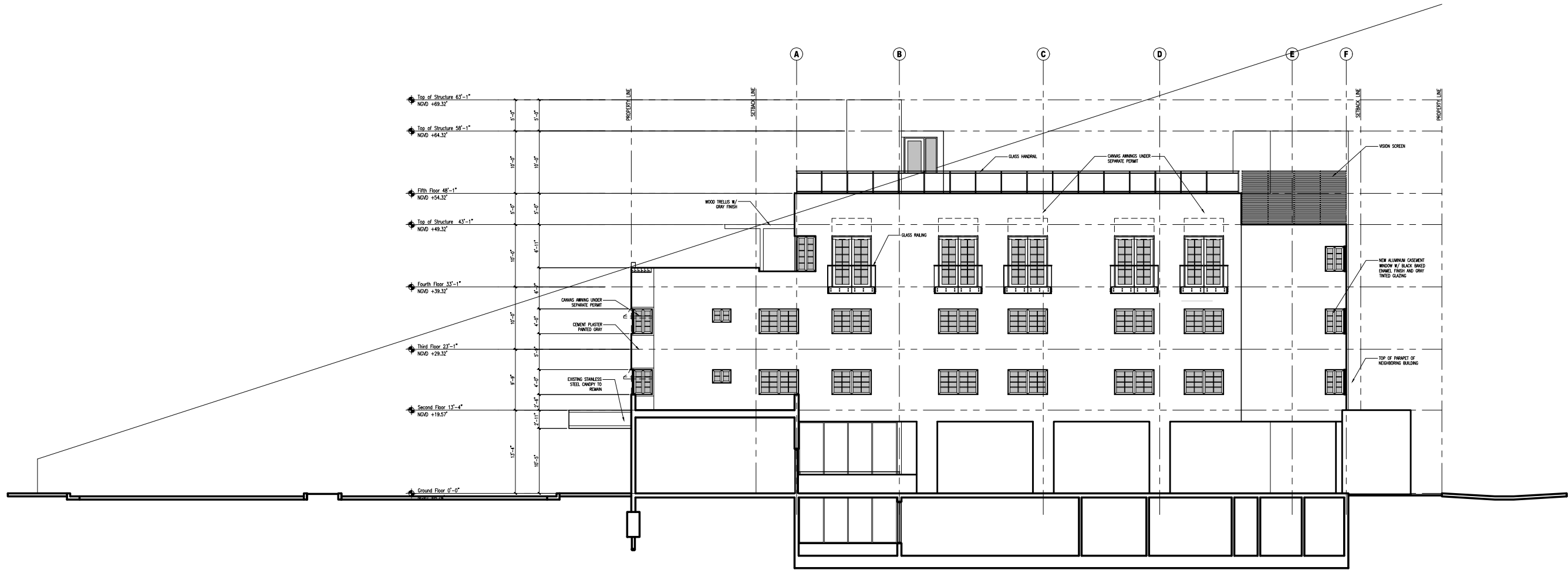
Sheet Title
CONTEXT ELEVATION
AND LINE OF SIGHT
STUDY
Sheet

A-12

Planning Board
Final Submittal
Date: 11/02/2016



1 WASHINGTON AVENUE CONTEXT ELEVATION (11/16)
1/16"=1'-0"



2 PROPOSED ELEVATION WITH LINE OF SIGHT STUDY
1/8"=1'-0"



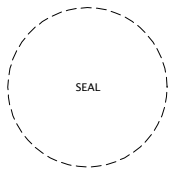
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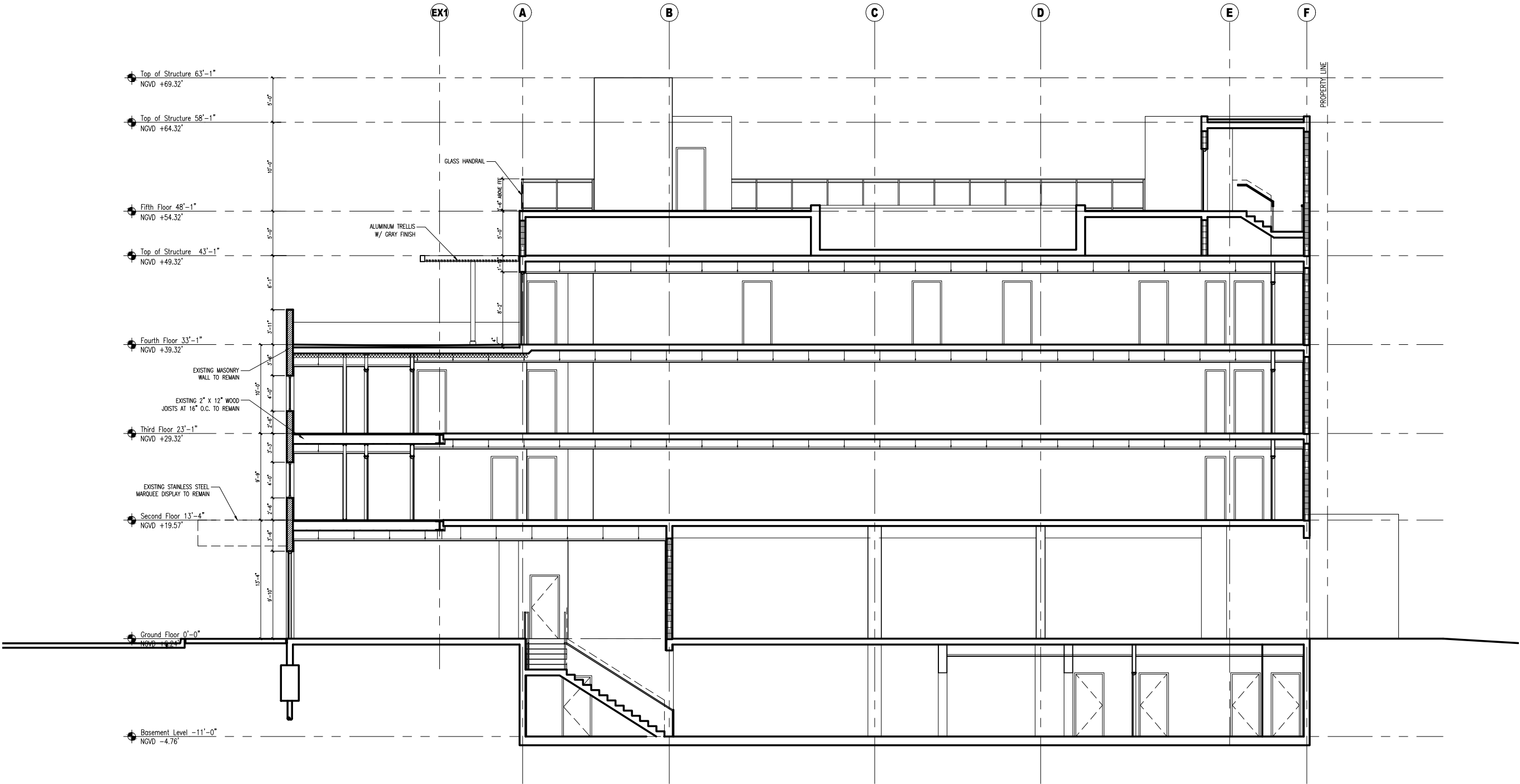
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Rodrigo A. Carrion
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Date: 11/02/2016	
Job Number	
Drawing History	
No.	Issue
Date	

Sheet Title
PROPOSED BUILDING
SECTION
Sheet

A-12
Planning Board
Final Submittal
Date: 11/02/2016



1 PROPOSED BUILDING SECTION
3/16"=1'-0"