



## Historic Preservation Board

FINAL SUBMISSION 1st of September, 2016

### 915 Washington Avenue Miami Beach, FL

#### Scope of Work

- Addition of a 7 story hotel tower at the eastern side of the property
- Partial demolition of the existing buildings
- New amenities deck, landscape design and courtyard (ground level, 2nd level and roof
- Complete renovation of the existing retail buildings to include:
- Renovation to existing historic facade
- Replacement of all existing windows and storefront systems
- Concrete and stucco repairs if needed



915 Washington Avenue Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue New York, NY 10022 O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West New York, NY 10003 O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street New York, NY 10001 O: 212.674.6500



PLANNING

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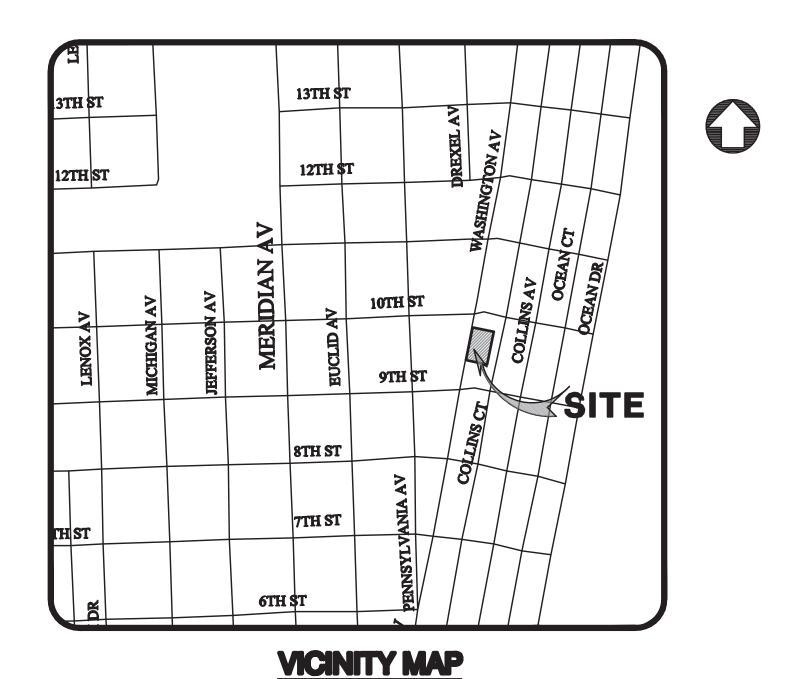
O: 305.573.1818 F: 305.573.3766

Historic Preservation and Planning Board Submission

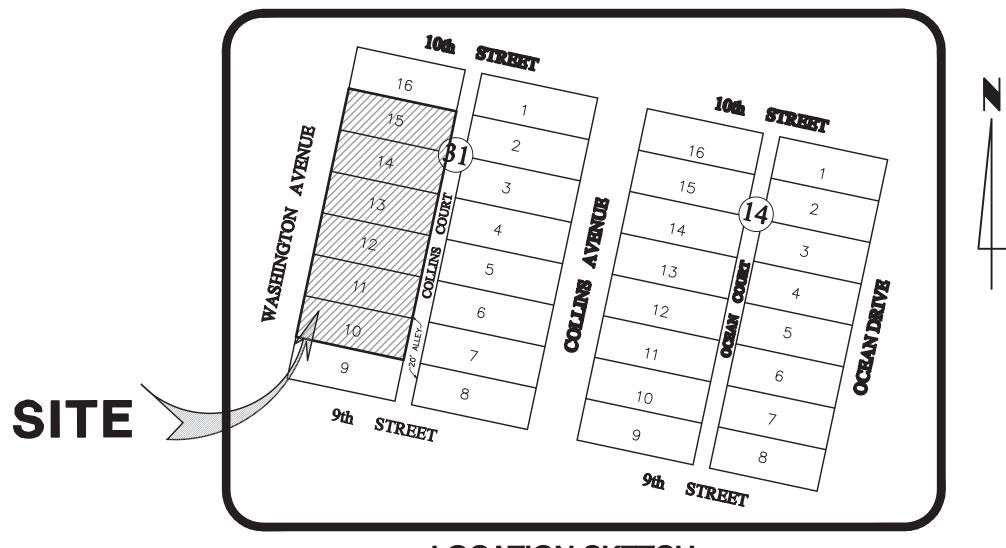
**COVER SHEET** 

# **BOUNDARY SURVEY**

of 915-943 WASHINGTON AVENUE, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139 for LIGHTSTONE



NOT TO SCALE



**LOCATION SKETCH** 

NOT TO SCALE

#### **SURVEYOR'S NOTES:**

1. Field Survey was completed on: June 7th, 2016.

#### 2. LEGAL DESCRIPTION:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami—Dade, State of Florida.

Lots 10 to 15 inclusive, Block 31, of 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.

Containing 39,000 Square Feet or 0.90 Acres more or less by calculations.

#### 3. SOURCES OF DATA:

#### AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of S78°00'00"E along the Southerly line of the Subject property, Miami—Dade County, Florida. Said line is considered well—established and monumented.

#### AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120651 Map No. 12086CO319, Suffix L, Firm Index Date: 09—11—2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum of 1929.

#### Benchmark used:

Miami—Dade County Benchmark: X—310—R Elevation: 8.12 feet (National Geodetic Vertical Datum) Location: 11 ST —— 55' North of north edge of pavement

Washington AVE --- 105' West of west edge of pavement

#### 4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

#### 5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami—Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J—17 of the Florida Administrative Code.

#### **CERTIFY TO:**

#### **SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

# J. BONFILL & ASSOCIATES, INC. Florida Certificate of Authorization Number LB 3398

ly:\_\_\_\_\_ ORIA JANNET SUAREZ Professional Surveyor and Mapper No. 6781 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REGISTERED LAND SURVEYORS & Florida Certificate of Authorization 7100 S.W. 99th Avenue, Suite

BOUNDARY SURVEY

of

915-943 WASHINGTON AVENUE, MIAMI BEACH,

MIAMI-DADE COUNTY, FLORIDA 33139

for

LIGHTSTONE

Proj: 16-0065

Job: 16-007-2016

REVISIONS

Drawn: G.P., J.S., C.B., A.A Checked: J.S.

Scale: AS SHOWN

Field Book: ON FILE
SHEET 1 OF 2



J. Bonfill & Associates, Inc.

REGISTERED LAND SURVEYORS & MAPPERS

Florida Certificate of Authorization LB3398

7100 S. W. 99th Avenue. Suite 104

BOUNDARY SURVEY
of
015-943 WASHINGTON AVENUE, MIAMI BEAC
MIAMI-DADE COUNTY, FLORIDA 33139
for

EVISIONS	BY
16-006	5
16.015	

Proj: 16-0065

fob: 16-0170

Date: 06-07-2016

Drawn: G.P., J.S., C.B., A.A.

Checked: J.S.

Scale: AS SHOWN

Field Book: ON FILE

#### **ARCHITECTURE**

		ARCHITECTURE			
PAGE	DRAWING NUMBER	DRAWING NAME	PAGE	DRAWING NUMBER	DRAWING NAME
1	A 0.00	COVER SHEET	57	A 4.03	PROPOSED SOUTH ELEVATION
2		SURVEY	58	A 4.04	PROPOSED BUILDING SCREENING
3	A 0.01	INDEX	59	A 4.05	PROPOSED BAR ELEVATIONS
4	A 0.02	DATA SHEET	60	A 5.00	BUILDING SECTION
5	A 1.00	AERIAL MAP	61	A 5.01	LINE OF SIGHT SECTION
6	A 1.01	AERIAL AXONOMETRIC VIEW			LANDSCAPE
7	A 1.02	SITE PHOTOS	PAGE	DRAWING NUMBER	DRAWING NAME
8	A 1.03	SITE PHOTOS	62	L-0.00	Existing Tree Survey
9	A 1.04	SITE PHOTOS	63	L-1.00	Composite Site Plan
10	A 1.05	SITE PHOTOS	64	L-1.01	LVL 1 - Hardscape Plan
11	A 1.06	SITE PHOTOS	65	L-1.02	LVL 1 - Hardscape Reference Images
12	A 1.07	SITE PHOTOS	66	L-1.03	LVL 2 - Hardscape Plan
13	A 1.08	SITE PHOTOS	67	L-1.04	LVL 2 - Hardscape Reference Images
14	A 1.09	SITE PHOTOS	68	L-1.05	Rooftop LVL - Hardscape Plan
15	A 1.10	ARCH DETAILS	69	L-1.06	Rooftop LVL - Hardscape Reference Images
16	A 1.11	ARCH DETAILS	70	L-3.00	Tree Disposition Plan
17	A 1.12	ARCH DETAILS	<i>7</i> 1	L-3.01	LVL 1 - Landscape Plan
18	A 1.13	ARCH DETAILS	72	L-3.02	LVL 1 - Planting Reference Images
19	A 1.14	ARCH DETAILS	73	L-3.03	LVL 2 - Landscape Plan
20	A 1.15	EXISTING INTERIOR PHOTOS	74	L-3.04	LVL 2 - Planting Reference Images
21	A 1.16	EXISTING INTERIOR PHOTOS	75	L-3.05	Rooftop LVL - Landscape Plan
22	A 1.17	EXISTING INTERIOR PHOTOS	76	L-3.06	Rooftop LVL - Planting Reference Images
23	A 1.18	EXISTING INTERIOR PHOTOS	77	L-3.07	General Planting Details 01
24	A 1.19	EXISTING INTERIOR PHOTOS	78	L-3.08	General Planting Details 02
25	A 1.20	EXISTING INTERIOR PHOTOS	70 79	L-4.01	LVL 1 - Landscape Lighting Plan
26	A 2.01	EXISTING FLOOR PLAN	80	L-4.03	LVL 2 - Landscape Lighting Plan
27	A 2.02	EXISTING ROOF PLAN	81	L-4.05	Rooftop LVL - Landscape Lighting Plan
28	A 2.03	EXISTING WEST ELEVATION	82	L-5.01	LVL 1 - Irrigation Plan
29 29	A 2.04	EXISTING EAST ELEVATION	83	L-5.03	LVL 2 - Irrigation Plan
30	A 2.05	DEMOLITION FLOOR PLAN	84	L-5.05	Rooftop LVL - Irrigation Plan
31	A 2.06	DEMOLITION ROOF PLAN	04	L-3.03	STRUCTURAL
32	A 2.07	DEMOLITION WEST ELEVATION	PAGE	DRAWING NUMBER	DRAWING NAME
33	A 2.08	DEMOLITION WEST ELEVATION  DEMOLITION EAST ELEVATION	85	S-1.0	First Floor Plan
34	A 2.09	SITE PLAN	86	S-2.0	Sections
35	A 2.10	SERVICE PLAN	87	S-3.0	Sections
36	A 2.11	FAR DIAGRAMS	67	3-3.0	Sections
37	A 2.12	FAR DIAGRAMS			
	A 2.12	FAÇADE INSPIRATION			
38 39	A 2.14	RENDERING: WAHSINGTON AVE			
40	A 2.14	RENDERING: WAHSINGTON AVE NO LS			
41	A 2.16	RENDERING: WAHSINGTON AVE			
42	A 2.17	RENDERING: WAHSINGTON AVE NO LS			
	A 2.17				
43	A 2.19	RENDERING: HOTEL ENTRY RENDERING: HOTEL ENTRY COLOR OPTION			
44					
45	A 2.20	RENDERING: COURTYARD FAÇADE			
46	A 2.21	RENDERING: POOL DECK			
47	A 2.22	RENDERING: COLLINS AVE			
48	A 2.23	RENDERING: COLLINS AVE			
49	A 2.24	RENDERING: MECHANICAL EQUIPMENT			
50 51	A 3.00	LEVEL 1			
51	A 3.01	LEVEL 2			
52	A 3.02	LEVELS 3-7			
53	A 3.03	ROOFTOP LEVEL			
54	A 4.00	PROPOSED WEST ELEVATION			
55	A 4.01	PROPOSED NORTH ELEVATION			
56	A 4.02	Proposed east elevation			
		The state of the s			



1611

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BOLD



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Historic Preservation and Planning Board Submission

INDEX NOT TO SCALE A 0.01

#### 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 6/20/16			
1	Address:	915-947-955 W A SHIN	IGTON AVENUE,Miar	mi Beach , FL 33139-2412
2	Board and File numbers:			
3	Folio number(s):	02-3234-008-1400   (	02-3234-008-1410   0	2-3234-008- 1420
4	Year constructed:	1936	Zoning District:	CD-2 : GROUND/PEDESTAL
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NG	6.15 NGVD   6'-1-13/16"
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	915 = 26,000, 947 = 6,500, 955 = 6,500 39,000 SF TOTA
7	Lot Width	300'-0''	Lot Depth:	130'-0"
8	Minimum Unit Size	170 SF	Average Unit Size:	N/A
9	Existing User	COMMERCIAL	Proposed Use:	hotel / retail / restaurant

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0''	16'-1 1/2''	74'-6"	=
11	Number of Stories	7 STORIES	1	7 STORIES	-
12	FAR 2.0	78,000 SF	31,172 SF	77,787 SF	
13	Gross Square Footage	N/A	31,172 SF	77,787 SF	-
14	Square Footage by use	N/A	N/A	N/A	Ξ
15	Number of Units Residential	N/A	N/A	N/A	=
16	Number of Units Hotel	N/A	0	204	-
17	Number of Seats	N/A	N/A	546	-
18	Occupancy Load	N/A	N/A	693	=

Se	etbacks	Required	Existing	Proposed	Deficiencies
At	Ground Level:				
19 Fr	ont Setback (West):	0'-0''	0'-0''	O'-O''	-
O Sic	de Setback (North):	0'-0''	0'-0''	0'-0''	-
21 Sic	de Setback (South):	0'-0''	0'-0''	0'-0''	-
22 Re	ear Setback (East):	0'-0''	0'-0''	16'-10''	-
Al	bove Ground Level up to 35'-0" (Level 2):				
3 Fro	ont Setback (West):	15'-0"	N/A	1 <i>7</i> '-11"	-
24 Sic	de Setback (North):	0'-0''	N/A	24'-0''	-
5 Sic	de Setback (South):	0'-0''	N/A	24'-0''	-
?6 R∈	ear Setback (East):	13'-0''	N/A	16'-10''	-
Le	evels 3-7				
27 Fr	ont Setback (West):	30'-0"	N/A	63'-7"	-
8 Sic	de Setback (North):	24'-0''	N/A	24'-0''	-
.9 Sic	de Setback (South):	24'-0''	N/A	55'-3''	-
O Re	ear Setback (East):	13'-0"	N/A	14'-4''	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	7	7	7	-
					25 (fee in lieu of
32	Total # of parking spaces	34	0	9	parking to be paid)
33	# of parking spaces per use (Provide a	SEE CHART	N/A	8	
33	separate chart for a breakdown	PROVIDED	IN/A	,	_
34	Valet Drop off and pick up	15'	N/A	42'-8"	-
35	Loading zones and Trash collection areas	6	N/A	6 ONSITE	-
36	Bike Racks	25	N/A	25	-
		'	<u> </u>		
37	Is this a contributing building?			YES	

YES

38 Located within a Local Historic District? Notes: If not applicable write N/A

All other data information may be required and presented like the above format.

1611	OWNER	INTERIOR DESIGNER	LANDSCAPE DESIGNER	LIGHTING DESIGNER
HOTELS	LIGHTSTONE	ROCKWELLGROUP	NATURALFICIAL	BOLD
915 Washington Avenue Miami Beach, FL 33139	460 Park Avenue New York, NY 10022 O: 212.616.9969	5 Union Square West New York, NY 10003 O: 212.463.0334	P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	227 West 29th Street New York, NY 10001 O: 212.674.6500

915	WASHINGT	ON PARKIN	IG REQI	JIREMENT	<b>S</b> 8/26/16	
USE	# OF ROOMS	EXISTING SF	NEW SF	# SEATS IN EXISTING		PARKING REQUIRED
HOTEL	204					0
RESTAURANT (7,530 SF)						
EXISTING AREA		7530		234		0
BAR 2ND LEVEL DECK 1/4 SEATS					156	39
COURTYARD DINING (1,870 SF)						
EXISTING AREA 1/4 SEATS		1870	0	46		0
HOTEL LOBBY BAR						
EXISTING AREA		1600		30		0
RETAIL (1,335 SF)						
EXISTING AREA		1335				0
RESTAURANT (3,000sf)						
EXISTING AREA		3,000		100		0
ROOFTOP BAR 1/4 SEATS					80	20
SUB-TOTAL				410	236	59
30B-IOIAL					236   <b>46</b>	59 <b>59</b>
					770	spaces

spaces

PARKING CREDIT:

\*SUBJECT TO HPB APPROVAL OF PARKING CREDITS

1 SEAT / 2 HOTEL UNITS 102 25.5 TOTAL 33.5

34 spaces

PARKING LOCATED ON SITE

	GROSS		
LEVEL	AREA	EXISTING	
1	20,549 SF	9,869 SF	25,345 SF
2	10,619 SF		30,656 SF
3	9,056 SF		9,056 SF
4	9,056 SF		9,056 SF
5	9,056 SF		9,056 SF
6	9,056 SF		9,056 SF
7	9,056 SF		9,056 SF
ROOF TOP	1,332 SF		9,056 SF
TOTAL	77,78	110,337 SF	

ARCHITECTURE INTERIOR DESIGN PLANNING

2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766

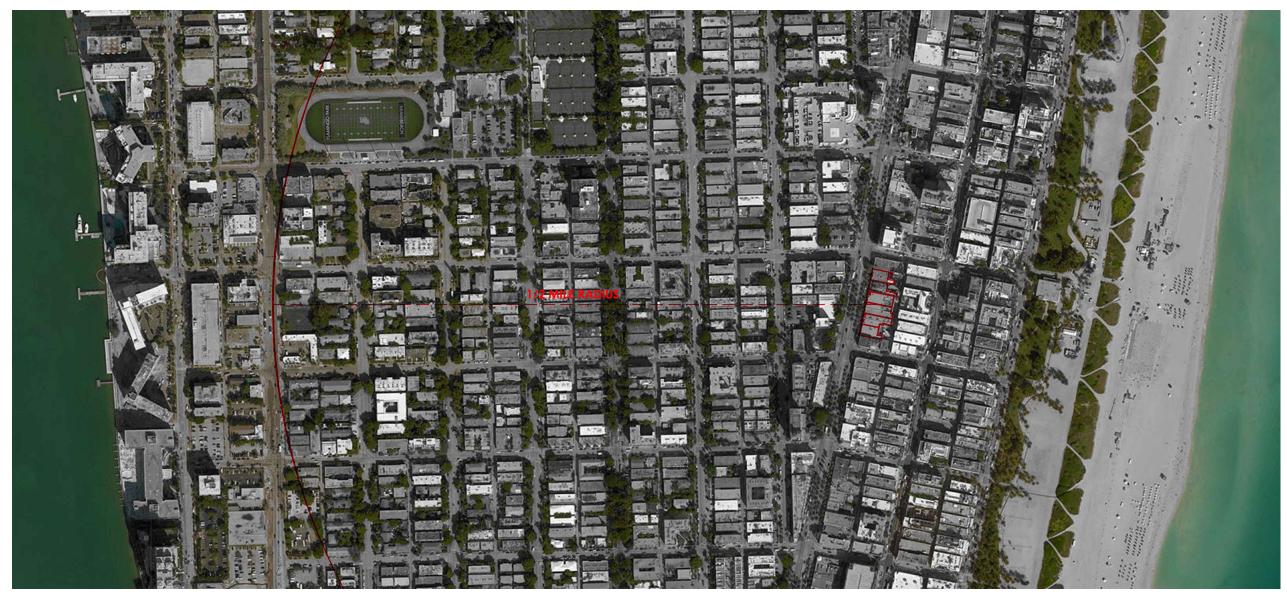
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DATA

NOT TO SCALE

Historic Preservation and Planning Board Submission

<sup>\*</sup> SEE PARKING REQUIREMENTS (A)









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**AERIAL VIEW** 

Historic Preservation and Planning Board Submission





EAST SIDE



WEST SIDE



NORTH SIDE

SOUTH SIDE



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**AERIAL AXONOMETRIC VIEW** 









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SITE PHOTOS

not to scale 09-01-2016 A 1.05









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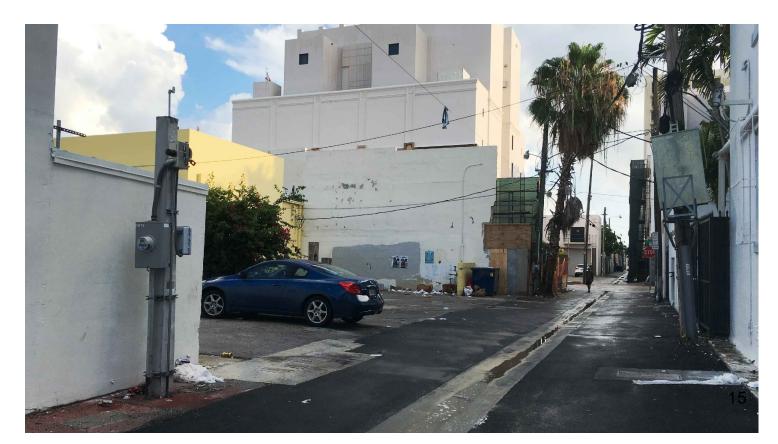
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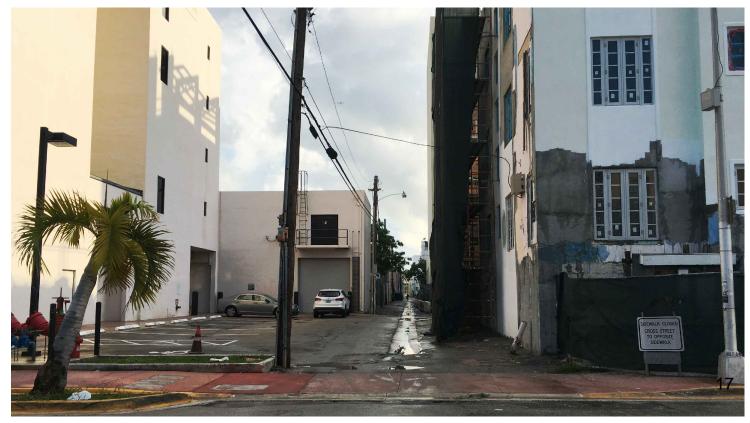
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not to scale 09-01-2016 A 1.06











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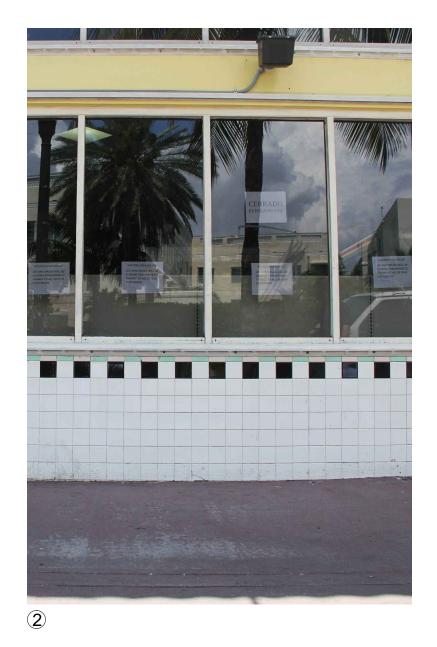
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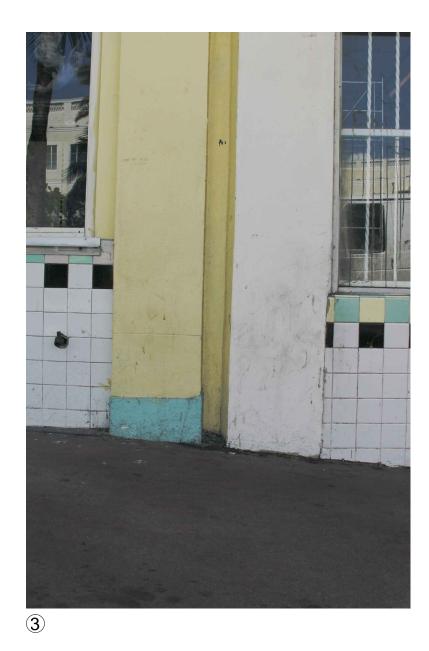
Historic Preservation and Planning Board Submission

SITE PHOTOS

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983 955 947 939 933 917 901

WEST ELEVATION

HOTELS 915 Washington Avenue

Miami Beach, FL 33139

1611

LIG

LIGHTSTONE

OWNER

460 Park Avenue New York, NY 10022 O: 212.616.9969 INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West New York, NY 10003 O: 212.463.0334 LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341 LIGHTING DESIGNER

BOLD

227 West 29th Street New York, NY 10001 O: 212.674.6500



2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766

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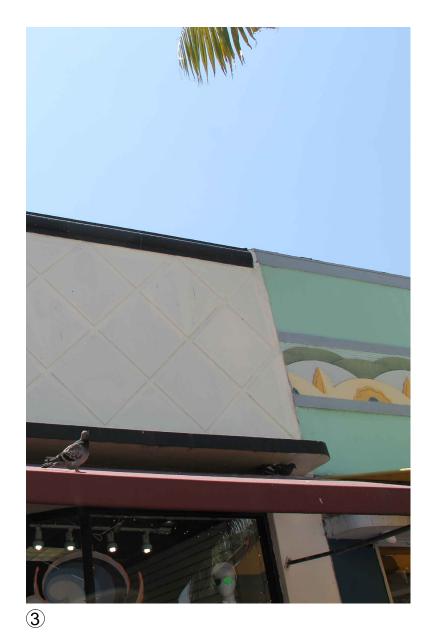
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ARCHITECTURAL DETAILS

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