



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 top)
 - 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

1611	OWNER	INTERIOR DESIGNER	LANDSCAPE DESIGNER	LIGHTING DESIGNER	<div>KOBI KARP</div> <div></div> <div>ARCHITECTURE INTERIOR DESIGN P L A N N I N G</div> <div>2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766</div> <div>AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM</div>
<div>moxy</div> <div>HOTELS</div> <div>915 Washington Avenue Miami Beach, FL 33139</div>	LIGHTSTONE	ROCKWELLGROUP	NATURALFICIAL	BOLD	
	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	

Historic Preservation and Planning Board Submission

09-01-2016
COVER SHEET

The map shows a grid of streets: Washington Avenue, Collins Avenue, Ocean Avenue, and Ocean Drive. The lots are numbered 9 through 16. A callout labeled 'SITE' points to the lot numbered 31, which is located between Collins Avenue and Ocean Avenue, north of 9th Street and south of 10th Street.

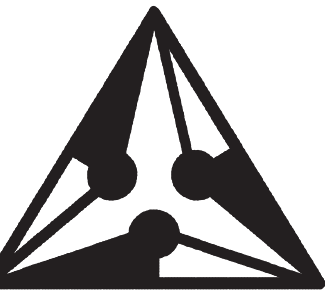
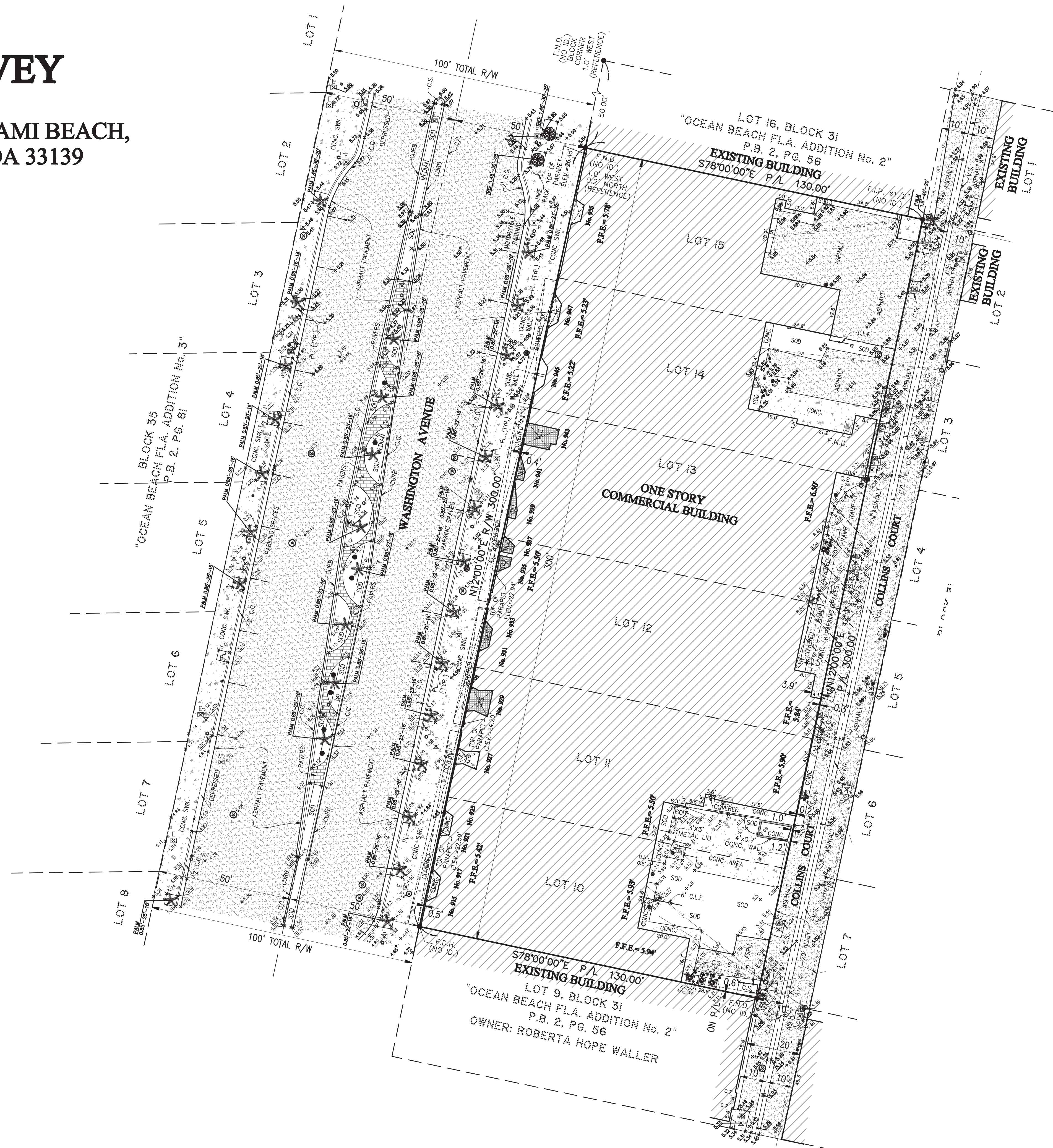
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ox:	16-0170
ate:	06-07-2016
awn:	G.P., J.S., C.B., A.A.
checked:	J.S.
ale:	AS SHOWN
old Book:	ON FILE
HEET 1 OF 2	

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



- ## ABBREVIATIONS

- | | |
|--------|------------------------------|
| A | Arc Length |
| A/C | Air Conditioner Pad |
| ASPH. | Asphalt |
| B.M. | Benchmark |
| C.B.S. | Concrete Block Structure |
| C.G. | Curb & Gutter |
| C/L | Center Line |
| C.L.F. | Chain Link Fence |
| CONC. | Concrete |
| C.S. | Concrete Slab |
| DWY. | Driveway |
| E.T.P. | Electric Transformer Pad |
| F.F.E. | Finished Floor Elevation |
| F.I.P. | Found Iron Pipe |
| F.N.D. | Found Nail & Disc |
| F.R. | Found Rebar |
| ID. | Identification |
| INV. | Inverts |
| L.F.E. | Lowest Floor Elevation |
| M/L | Monument Line |
| P.B. | Plat Book |
| P.C.P. | Permanent Control Point |
| PG. | Page |
| PL | Plaster |
| P/L | Property Line |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Commencement |
| P/S | Parking Spaces |
| P.R.M. | Permanent Reference Monument |
| R/W | Right-of-Way Line |
| SWK. | Sidewalk |
| T.B.M. | Temporary Benchmark |
| T.O.B. | Top of Bank |
| U.E. | Utility Easement |
| V.G. | Valley Gutter |
| W.F. | Wood Fence |
| (TYP.) | Typical |
| E.O.W. | Edge of Water |
| P.B. | Plat Book |
| R | Recorded |



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue, Suite 104
Miami, Florida 33173 (305) 598-8383

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

[illegible]

ARCHITECTURE

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Miami Beach, FL 33139

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Historic Preservation and Planning Board Submission

INDEX

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09-01-2016

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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 6/20/16				
1	Address:	915-947-955 WASHINGTON AVENUE,Miami Beach , FL 33139-2412			
2	Board and File numbers:				
3	Folio number(s):	02-3234-008-1400 02-3234-008-1410 02-3234-008- 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 TOTAL
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	-
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	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Ground Level:				
19	Front Setback (West):	0'-0"	0'-0"	0'-0"	-
20	Side Setback (North):	0'-0"	0'-0"	0'-0"	-
21	Side Setback (South):	0'-0"	0'-0"	0'-0"	-
22	Rear Setback (East):	0'-0"	0'-0"	16'-10"	-
	Above Ground Level up to 35'-0" (Level 2):				
23	Front Setback (West):	15'-0"	N/A	17'-11"	-
24	Side Setback (North):	0'-0"	N/A	24'-0"	-
25	Side Setback (South):	0'-0"	N/A	24'-0"	-
26	Rear Setback (East):	13'-0"	N/A	16'-10"	-
	Levels 3-7				
27	Front Setback (West):	30'-0"	N/A	63'-7"	-
28	Side Setback (North):	24'-0"	N/A	24'-0"	-
29	Side Setback (South):	24'-0"	N/A	55'-3"	-
30	Rear Setback (East):	13'-0"	N/A	14'-4"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	7	7	7	-
32	Total # of parking spaces	34	0	9	25 (fee in lieu of parking to be paid)
33	# of parking spaces per use (Provide a separate chart for a breakdown	SEE CHART PROVIDED	N/A	9	-
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	-

37	Is this a contributing building?	YES
38	Located within a Local Historic District?	YES

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

915 WASHINGTON PARKING REQUIREMENTS 8/26/16

USE	# OF ROOMS	EXISTING SF	NEW SF	# SEATS IN EXISTING	# SEATS IN NEW CONST	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
				646		59

PARKING CREDIT:	*SUBJECT TO HPB APPROVAL OF PARKING CREDITS				
1 SEAT / 2 HOTEL UNITS				102	25.5
TOTAL					33.5
					34

PARKING LOCATED ON SITE 9 spaces

FAR CALCULATIONS			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	77,780 SF		110,337 SF

Historic Preservation and Planning Board Submission

DATA

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1611



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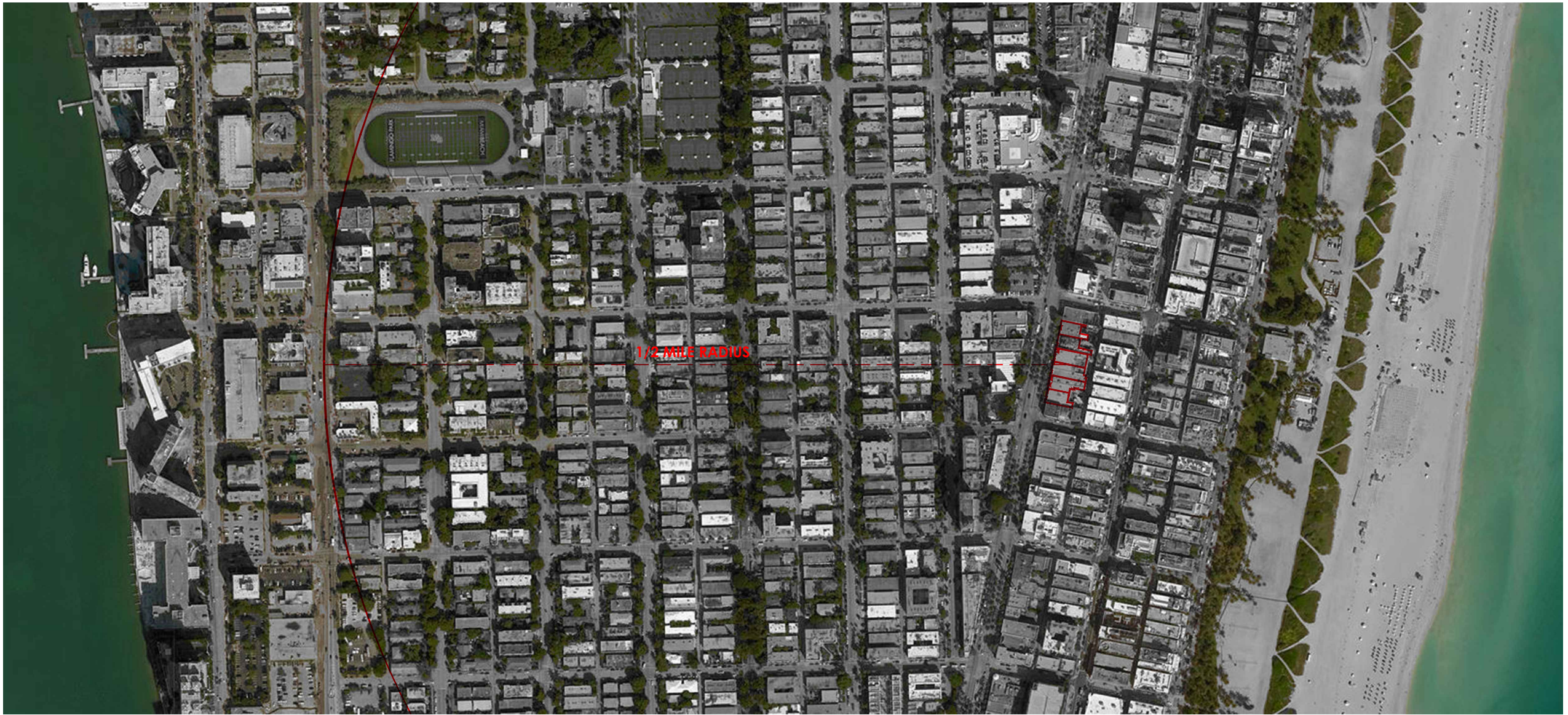


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AERIAL VIEW

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EAST SIDE



WEST SIDE



NORTH SIDE



SOUTH SIDE



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	LIGHTSTONE	ROCKWELLGROUP	NATURALFICIAL	BOLD		AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM	AERIAL AXONOMETRIC VIEW
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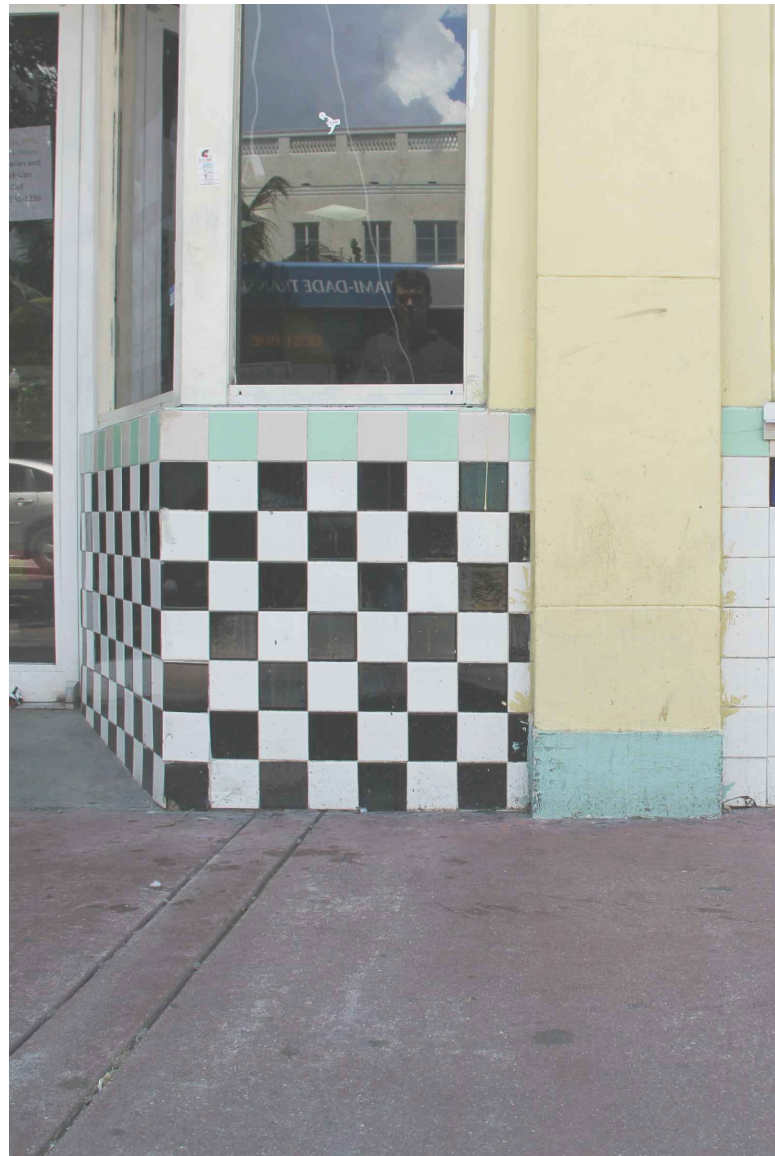








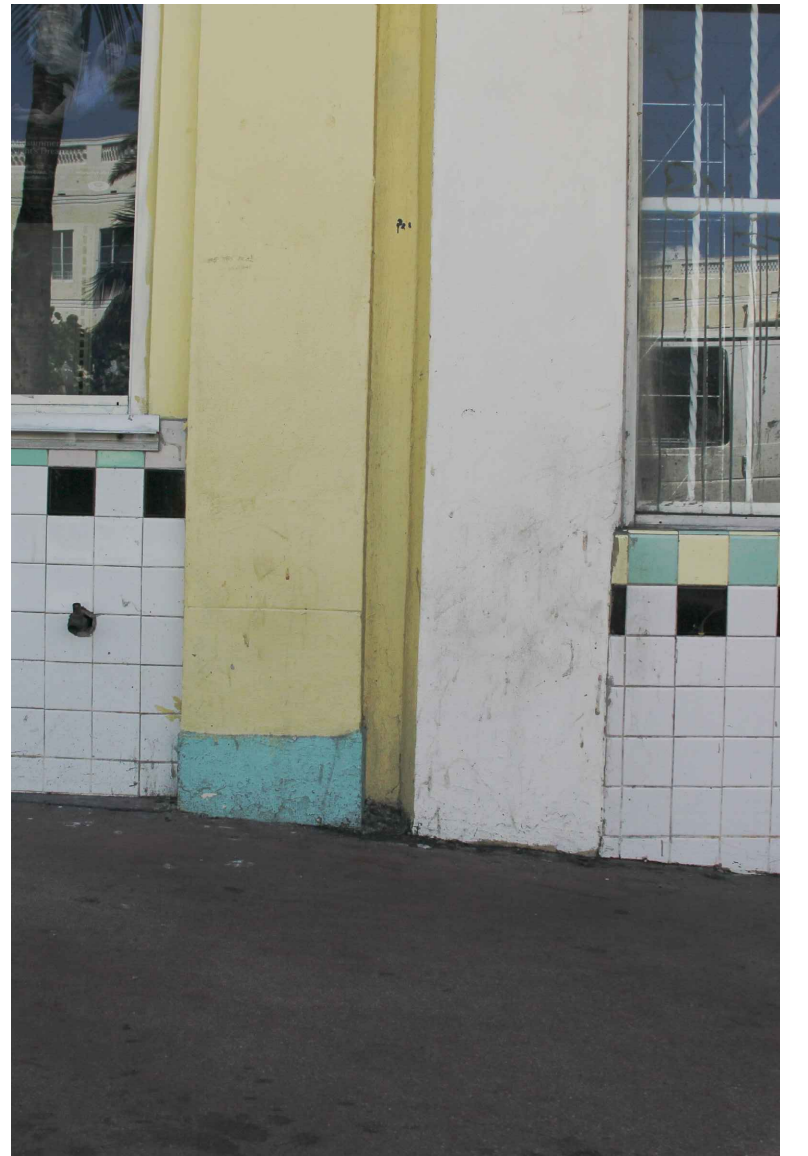




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moxy
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ARCHITECTURAL DETAILS

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