

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD APPLICATION

119 WASHINGTON AVE MIAMI BEACH, FLORIDA
SCOPE OF WORK : ROOFTOP ADDITION



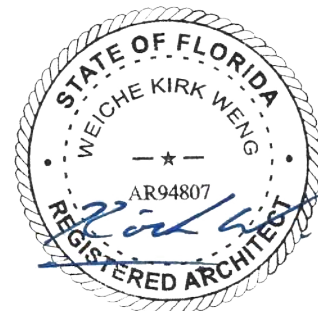
PRE-APPLICATION MEETING : MARCH 28, 2023
FIRST SUBMITTAL : JUNE 20, 2023
FINAL SUBMITTAL : JULY 10, 2023

OWNER:
YANTRA 119 LLC

119 WASHINGTON AVE, SUITE 101
MIAMI BEACH, FL 33139

ARCHITECT OF RECORD:
KIRK WENG ARCHITECTS

7901 LUDLAM ROAD, SUITE 205
MIAMI, FLORIDA 33143
info@kirkweng.com
+1.305.851.3351



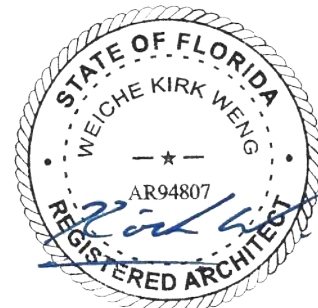
DRAWING INDEX

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A 5.02	LINE OF SIGHT STUDY

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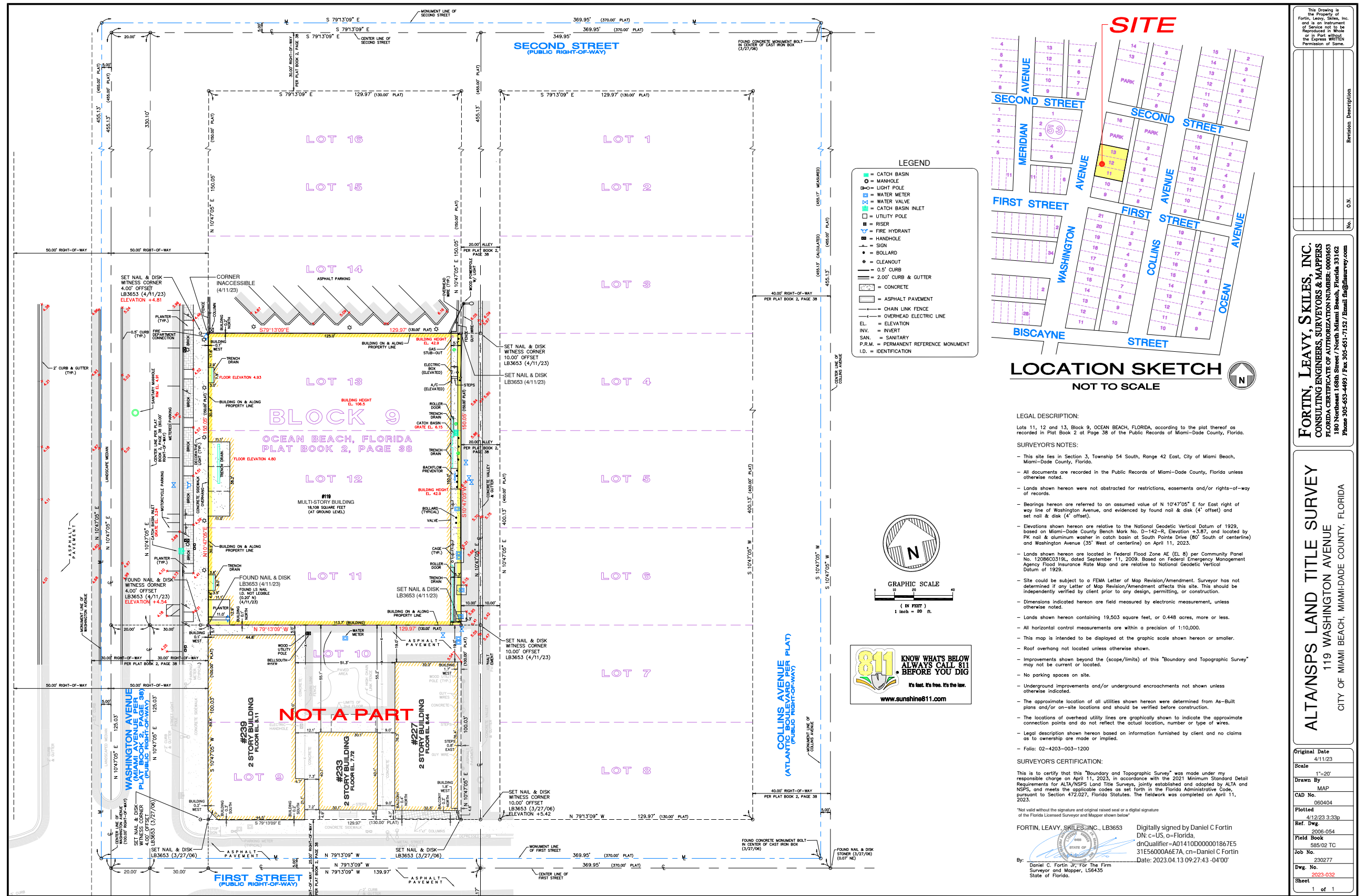
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DRAWING INDEX

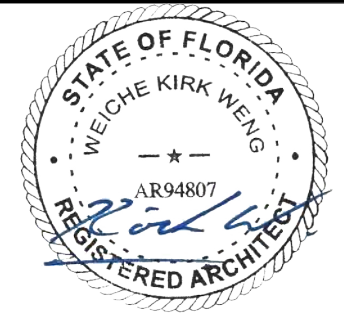


119 WASHINGTON AVE

FULL LEGAL DESCRIPTION:
 3 54 42
 OCEAN BEACH FLA SUB
 PB 2-38
 LOTS 11 THRU 13 BLK 9
 LOT SIZE 150.000 X 130
 OR 18254-0667 0898 6



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A 0.02
 SCALE: 1/XX" = 1'-0"

PROPERTY SURVEY | 119 WASHINGTON AVE

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

Revision Description
 No. O.N. No.

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006653
 1800 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-653-7152 / Email fl@flsurvey.com

ALTANSPPS LAND TITLE SURVEY
 119 WASHINGTON AVENUE
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 4-11-23
 Scale: 1"=20'
 Drawn By: MAP
 CAD No.: 050404
 Plotted: 4/12/23 3:33p
 Ref. Dwg.: 2006-054
 Field Book: 585-02 TC
 Job No.: 230277
 Dwg. No.: 2023-032
 Sheet: 1 of 1

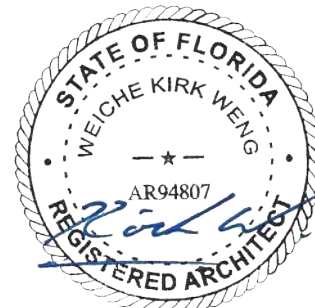
COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 119 WASHINGTON AVE MIAMI BEACH, FL 33139	Folio number(s):	02-4203-003-1200	Year built:	2002
2	Board file number(s), Determination of Architectural Significance:	HPB23-0577		Lot Area:	19,500 sf
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	C-PS1	Lot width:	150'-0"
4	Individual Historic Site (Yes or No):	No		Lot Depth:	130'-0"
5	Base Flood Elevation:	AE-8	Grade value in NGVD:	5.0' NGVD	
6	Adjusted grade (BFE+Grade / 2):	6.5' NGVD	Free board:	EXISTING TO REMAIN	
7	Proposed Use:	OFFICE (6,368 sf)			
8	Proposed Accesory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.7	2.48	2.70	-
14	Building Height	90'-0"	74'-6"	89'-3"	-
15	At grade parking lot on the same lot				
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback				
d	Rear setback	5'	5'-2"	5'-2"	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)	N/A	EXISTING TO REMAIN	EXISTING TO REMAIN	
21	Parking	131	118	0	13
22	Loading				

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A 0.03
SCALE: 1/XX" = 1'-0"

ZONING DATA SHEET



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A 0.04

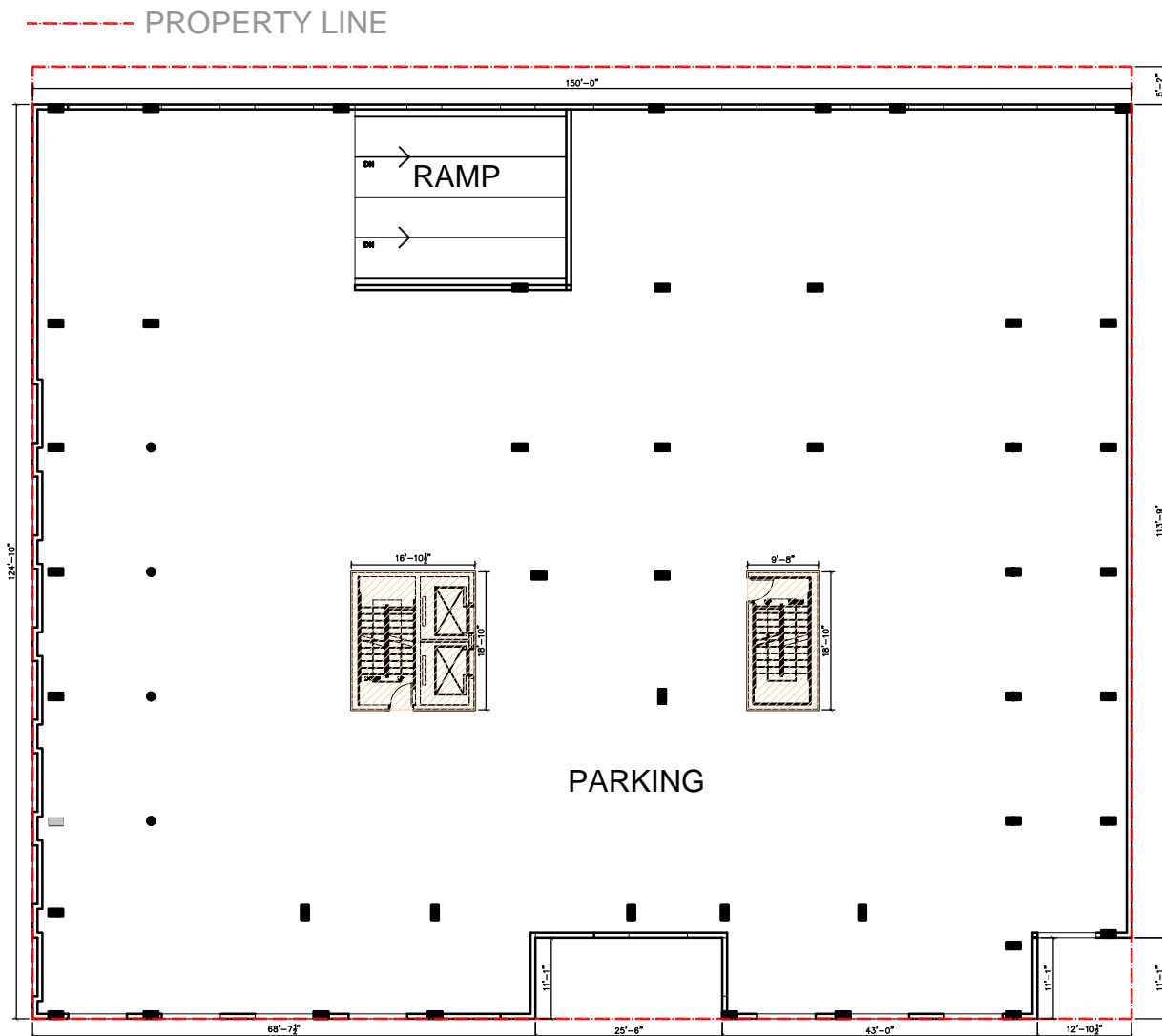
CONTEXT LOCATION PLAN



119 WASHINGTON AVE

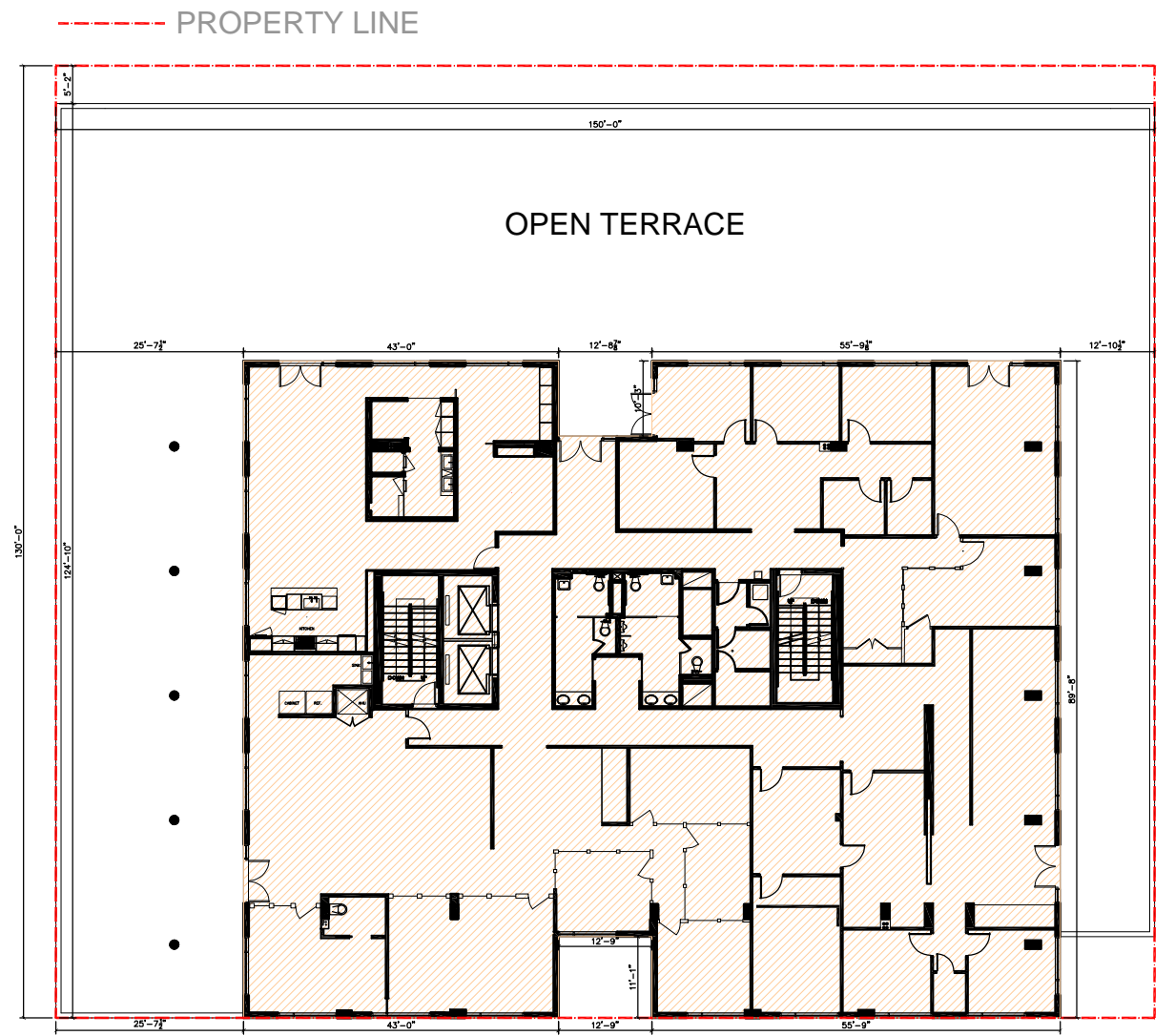
GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70

GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
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LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70



LEVEL 3 : PARKING
493 SF

 AREA COUNTED TOWARD F.A.R.

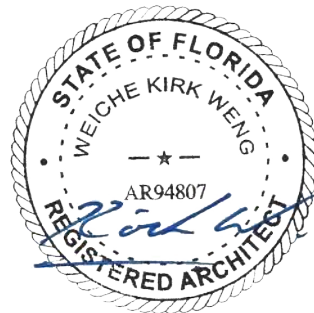


LEVEL 4 : OFFICE
9,726 SF

 AREA COUNTED TOWARD F.A.R.

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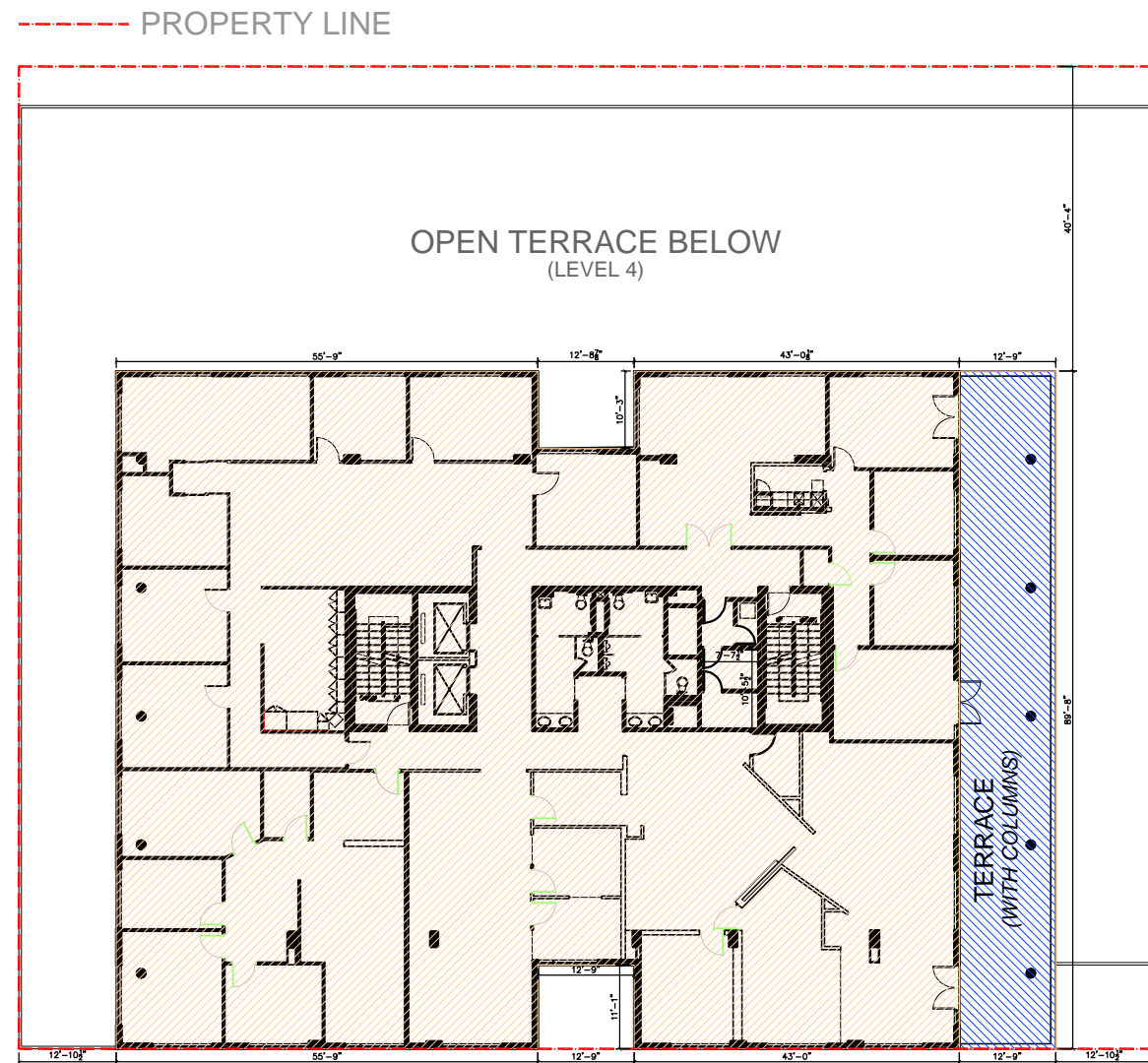
F.A.R. SHADED DIAGRAMS



119 WASHINGTON AVE

GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70

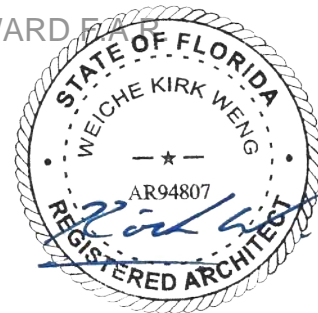
GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70



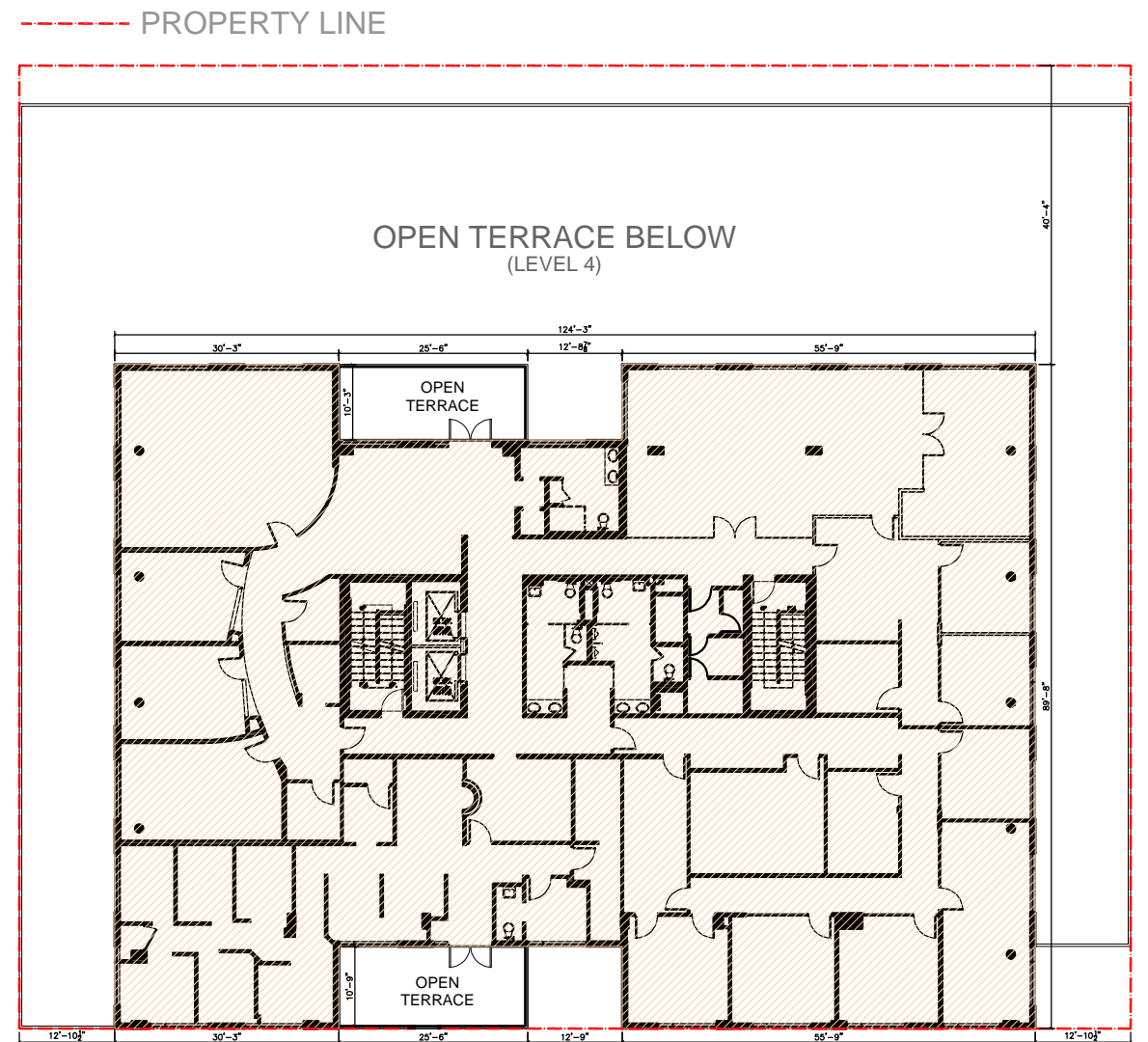
LEVEL 5 : OFFICE
9,726 SF + 1,143 SF TERRACE

- AREA COUNTED TOWARD F.A.R.
- TERRACE COUNTED TOWARD F.A.R.

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LEVEL 6 : OFFICE
10,325 SF

- AREA COUNTED TOWARD F.A.R.

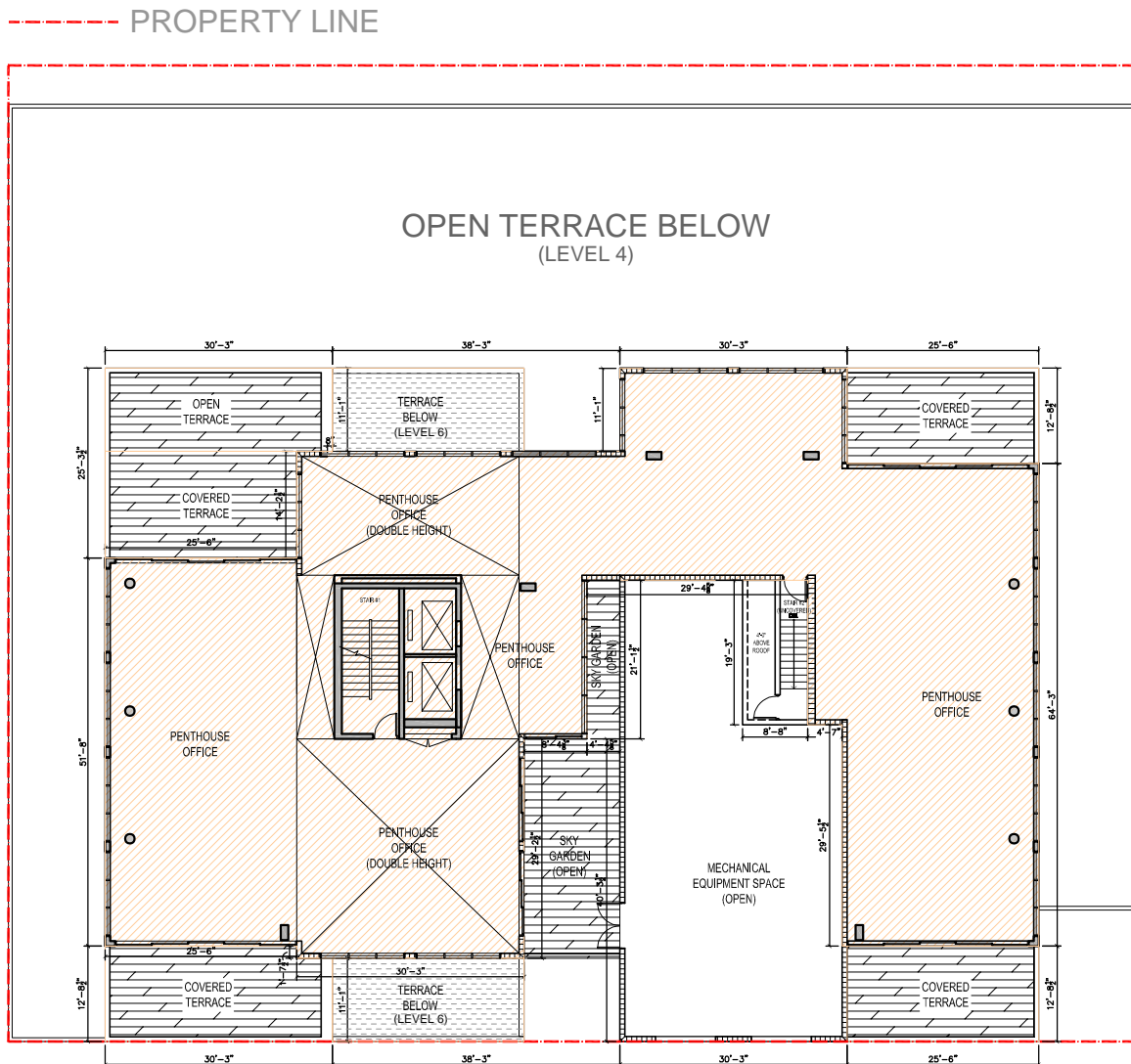
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F.A.R. SHADED DIAGRAMS



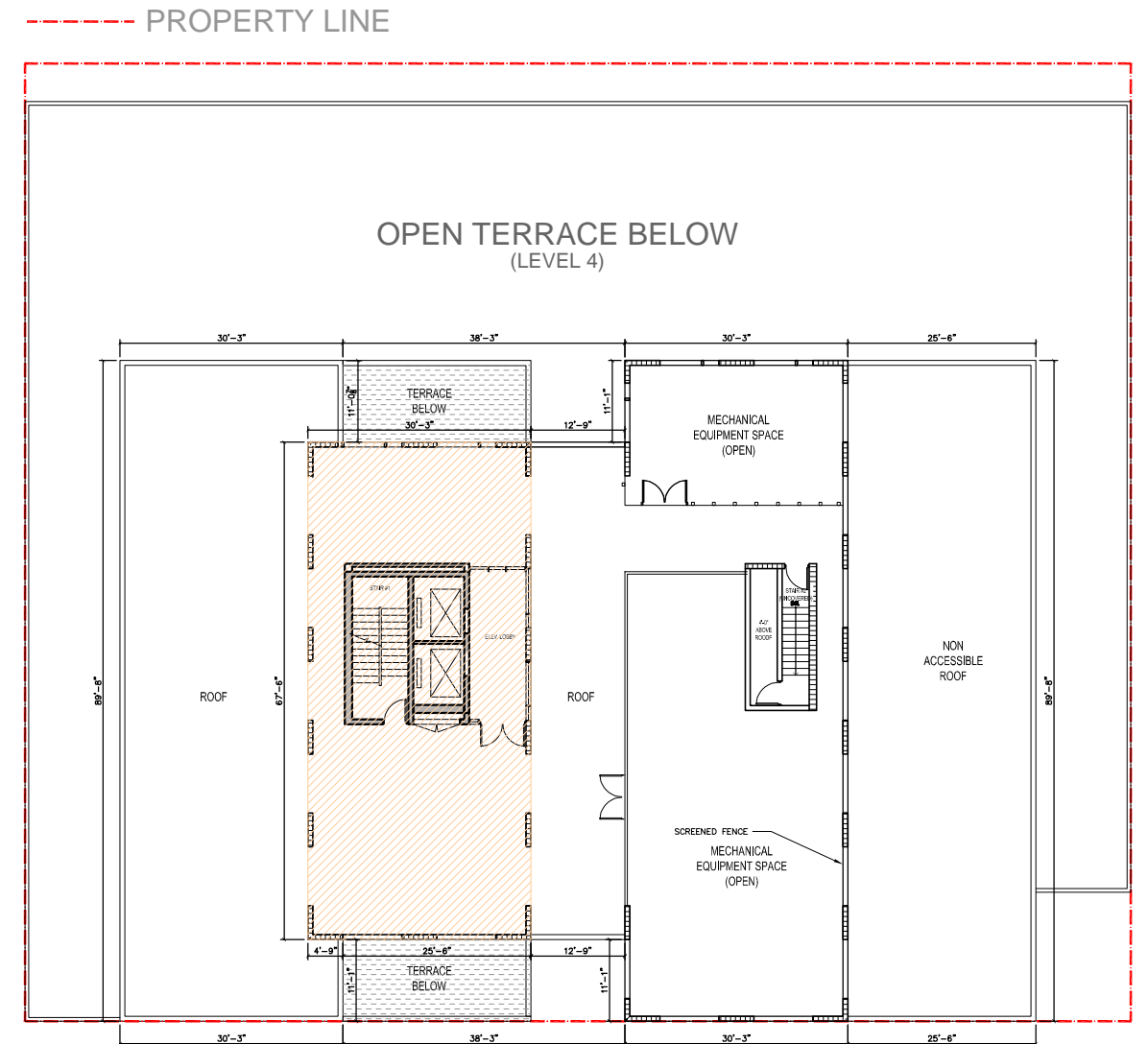
119 WASHINGTON AVE

GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70



LEVEL 7 : OFFICE (ROOFTOP ADDITION)
6,368 SF

 AREA COUNTED TOWARD F.A.R.

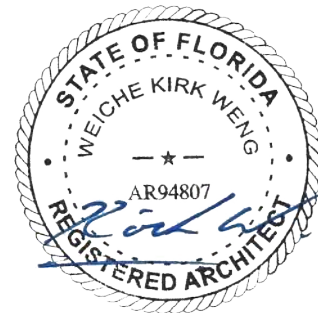


LEVEL 7 : EXISTING CONDITION
2,042 SF

 AREA COUNTED TOWARD F.A.R.

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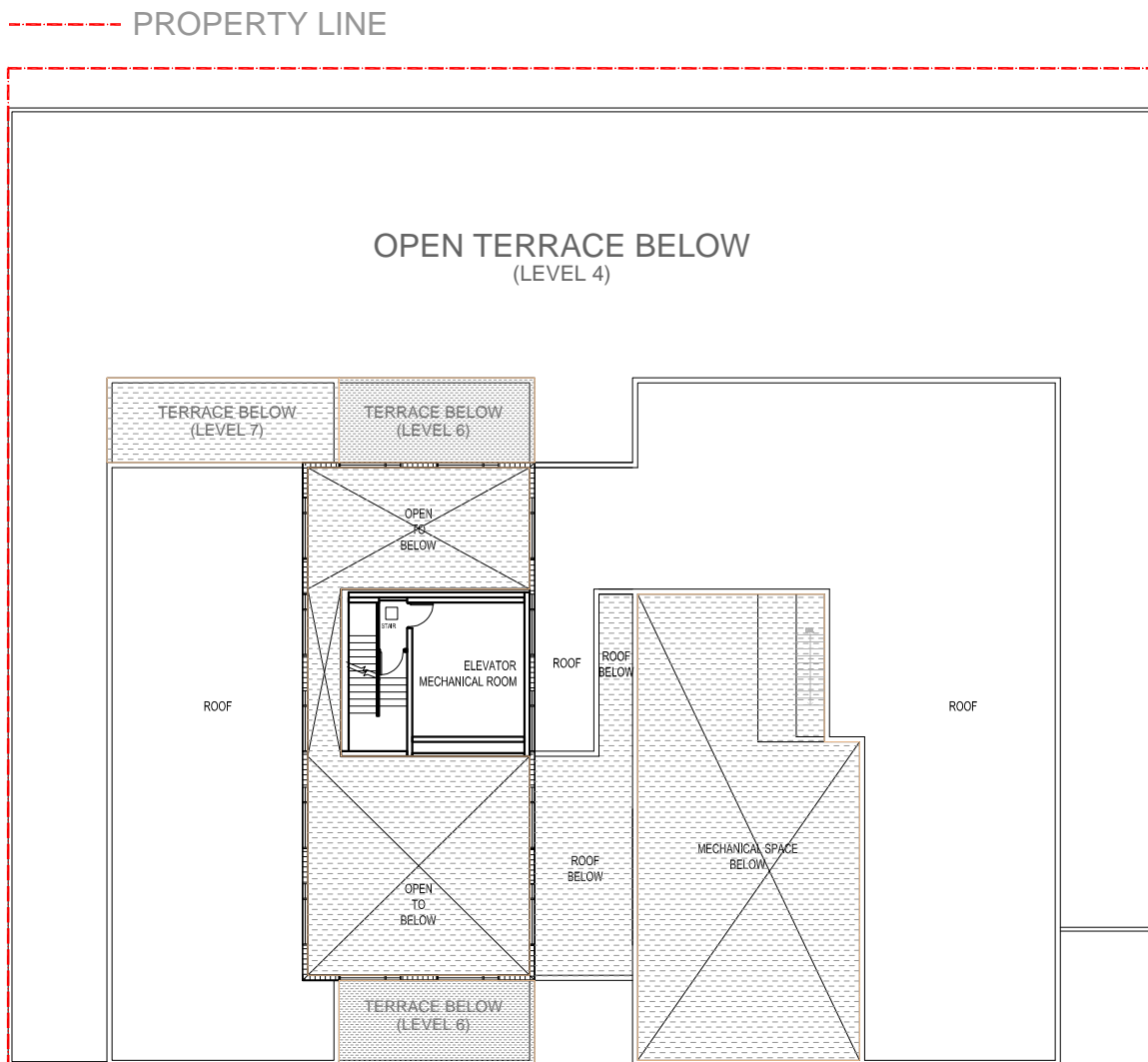
F.A.R. SHADED DIAGRAMS



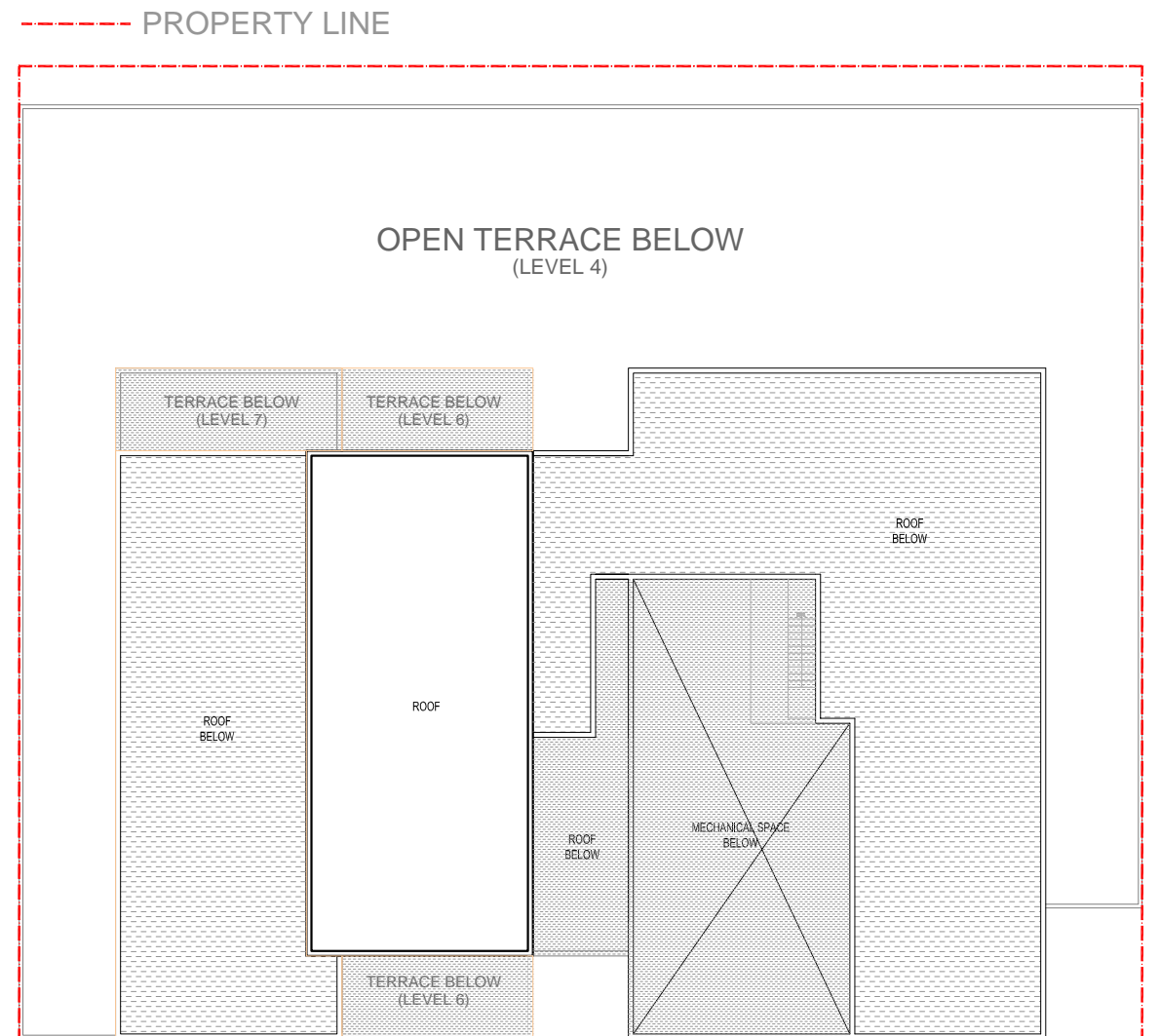
119 WASHINGTON AVE

GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70

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LEVEL 3 - PARKING	493	0
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LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTOL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70



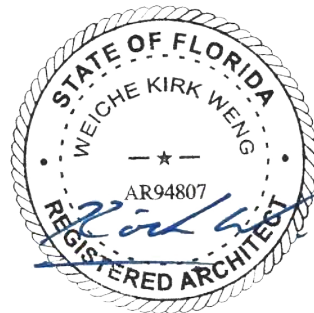
MECH AND ELEVATOR OVERRUN
0 SF



ROOF
0 SF

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A 0.05-5

F.A.R. SHADED DIAGRAMS



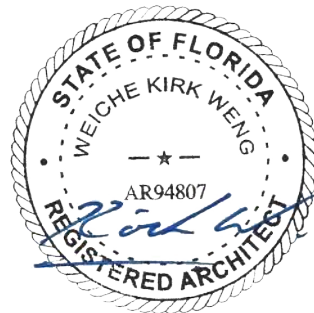
119 WASHINGTON AVE

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	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
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LEVEL 3 - PARKING	493	0
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LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTAL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70

FLOOR AREA = 52,648 SF
 LOT AREA = 19,500 SF
FLOOR AREA RATIO = 2.70

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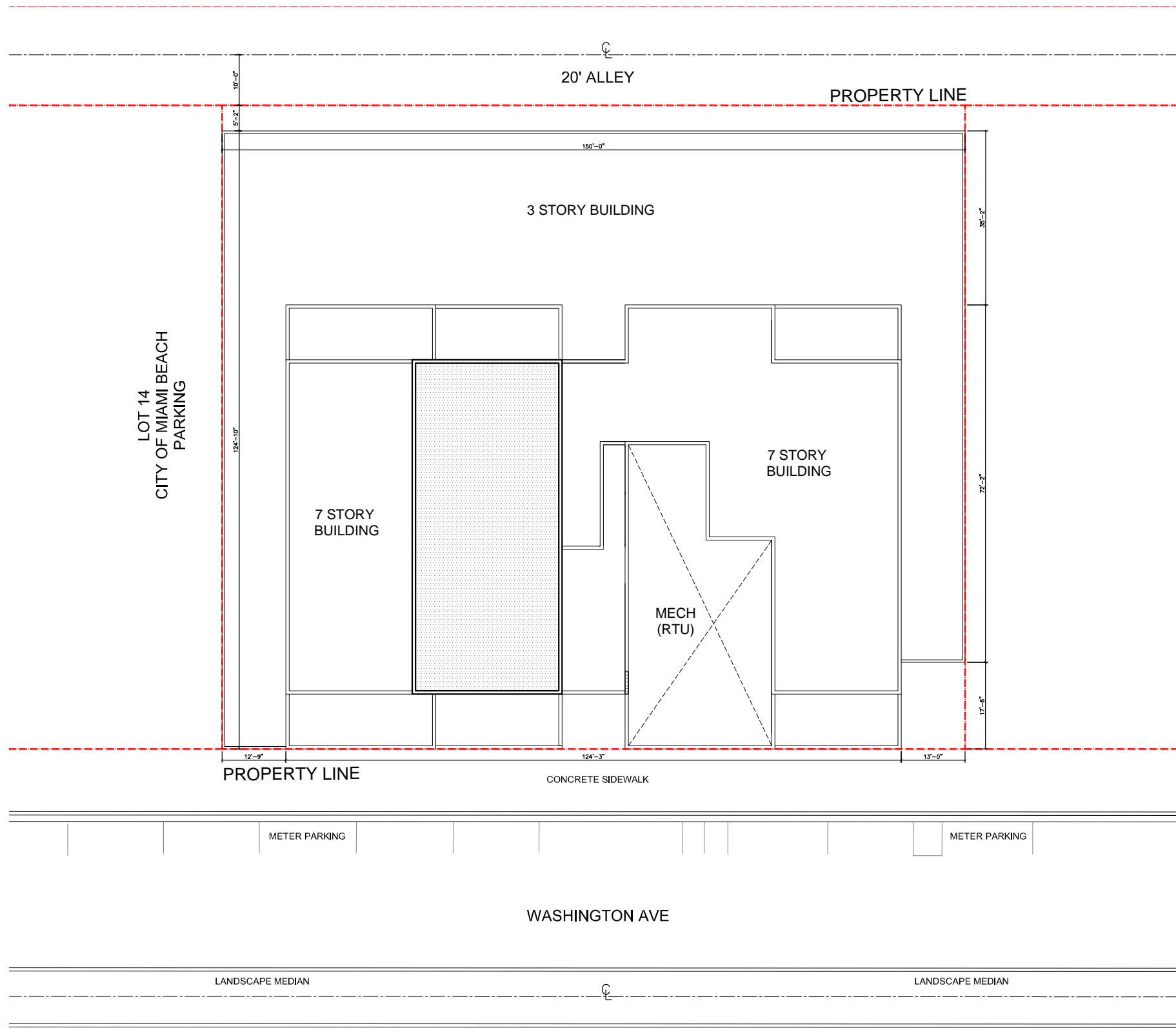


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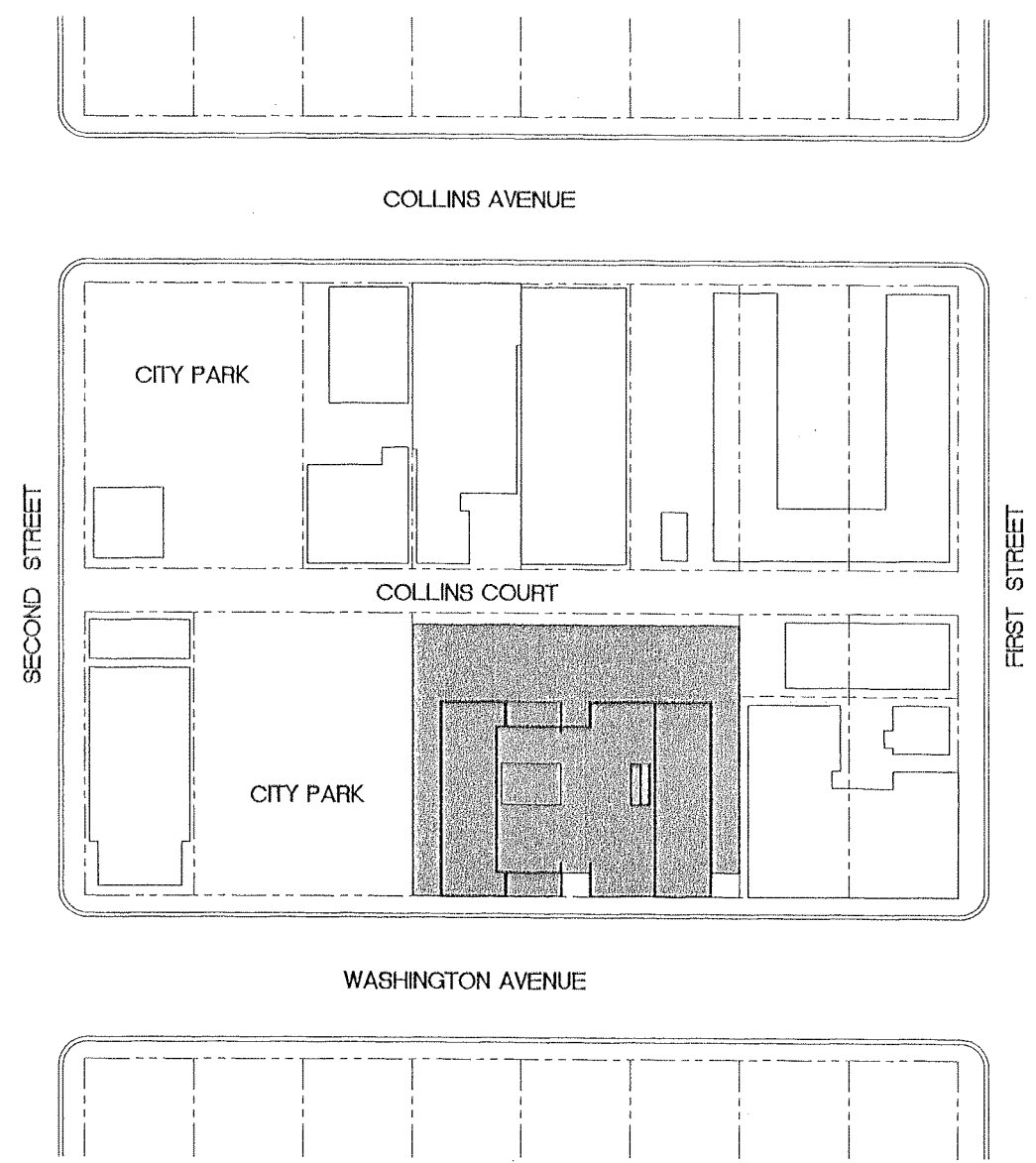
F.A.R. SHADED DIAGRAMS



119 WASHINGTON AVE



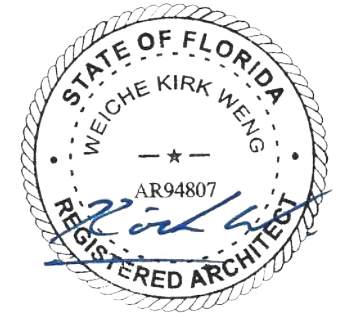
PROPOSED SITE PLAN
SCALE: 1" = 25'-0"



LOCATION PLAN
SCALE: N.T.S.

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A 0.06
SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN



119 WASHINGTON AVE



VIEW TO EAST



VIEW TO SOUTHWEST



VIEW TO SOUTH



VIEW TO NORTHEAST

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A 0.07

PHOTO DATE: 2021 OCT

CURRENT AERIAL PHOTOS



119 WASHINGTON AVE



EXISTING NORTH/WEST FACADE



EXISTING SOUTH/WEST FACADE



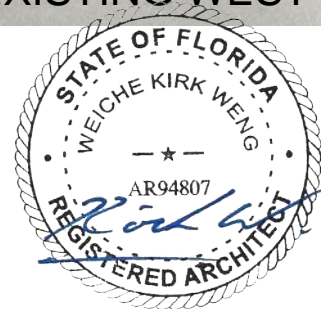
EXISTING WEST FACADE



EXISTING EAST FACADE

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A 0.08

PHOTO DATE: 2023 APR

CURRENT SITE PHOTOS

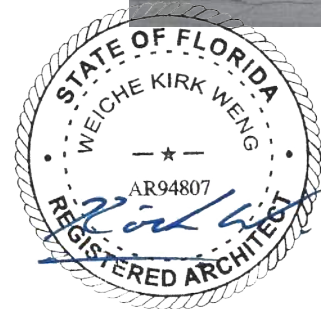


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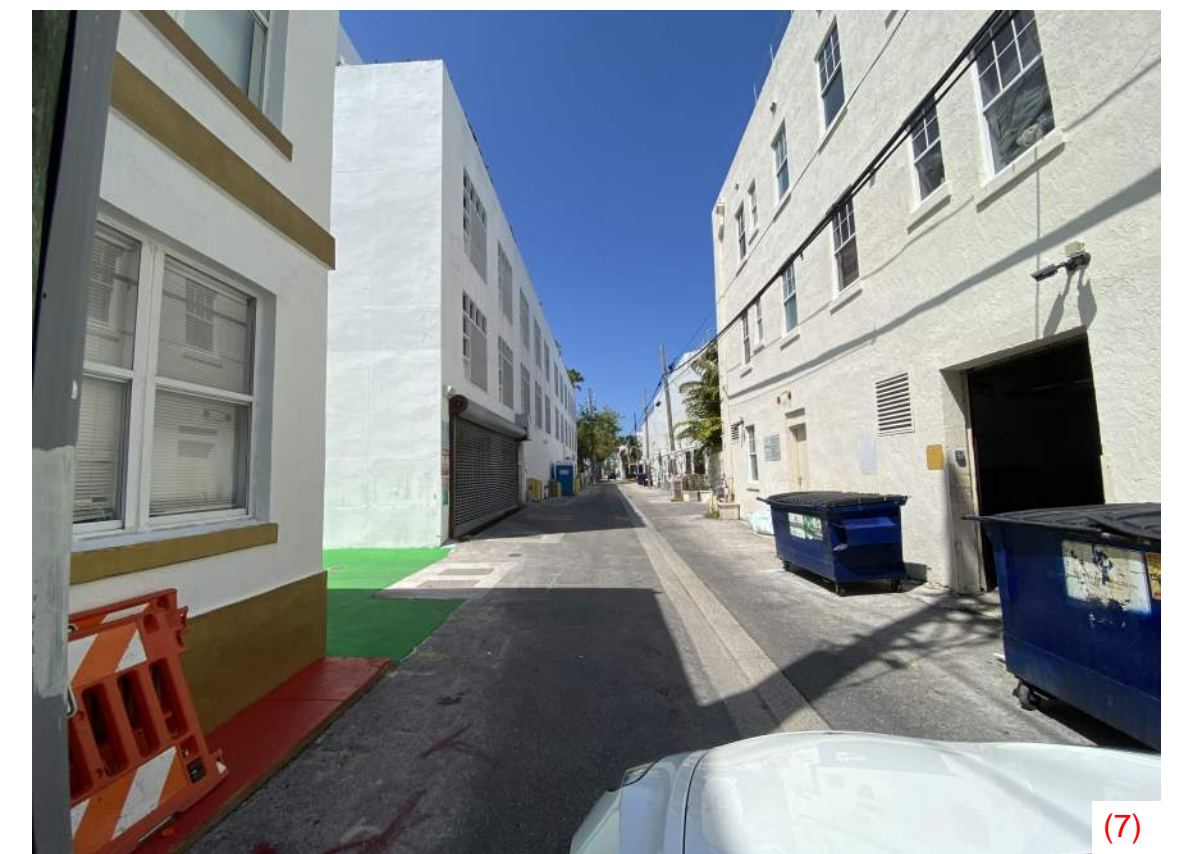
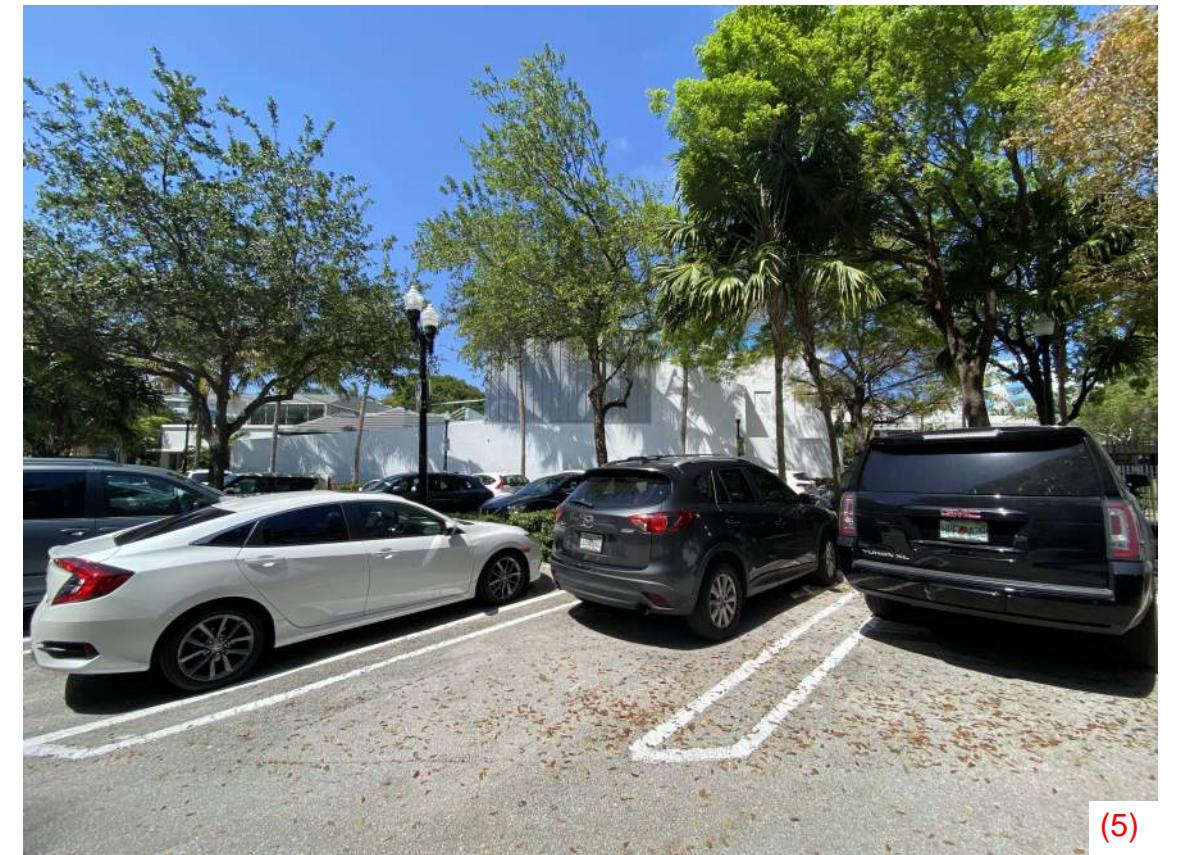
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PHOTO DATE: 2023 APR

EXISTING CONTEXT PHOTOS

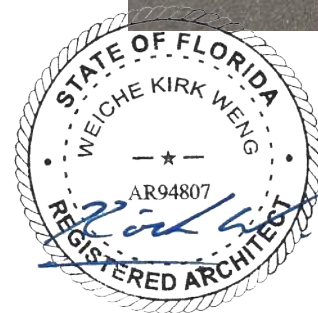


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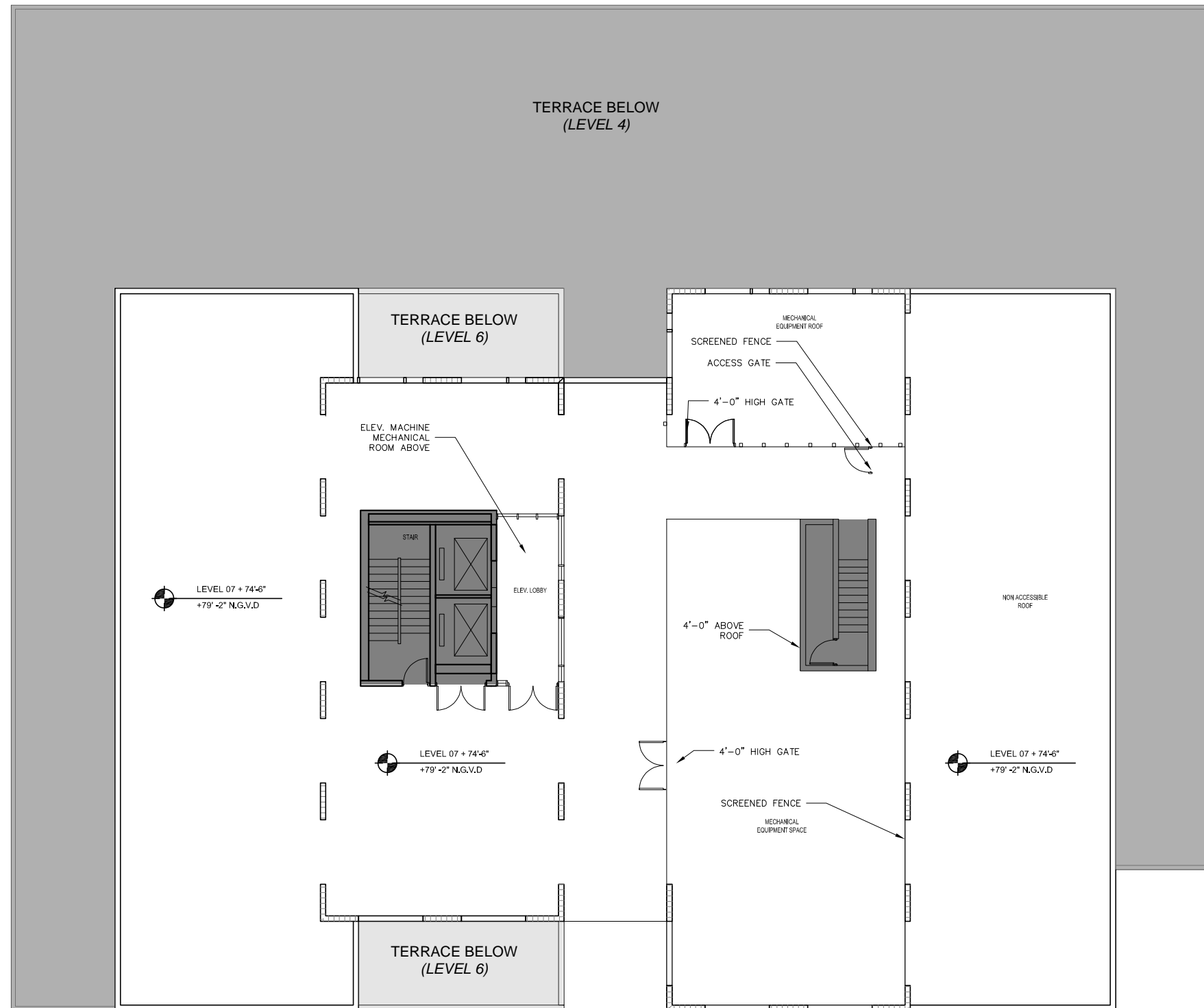
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PHOTO DATE: 2023 APR

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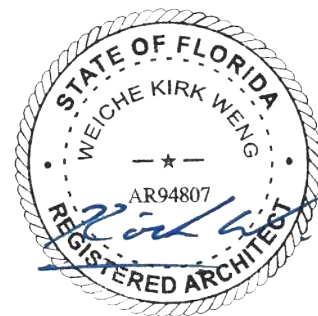


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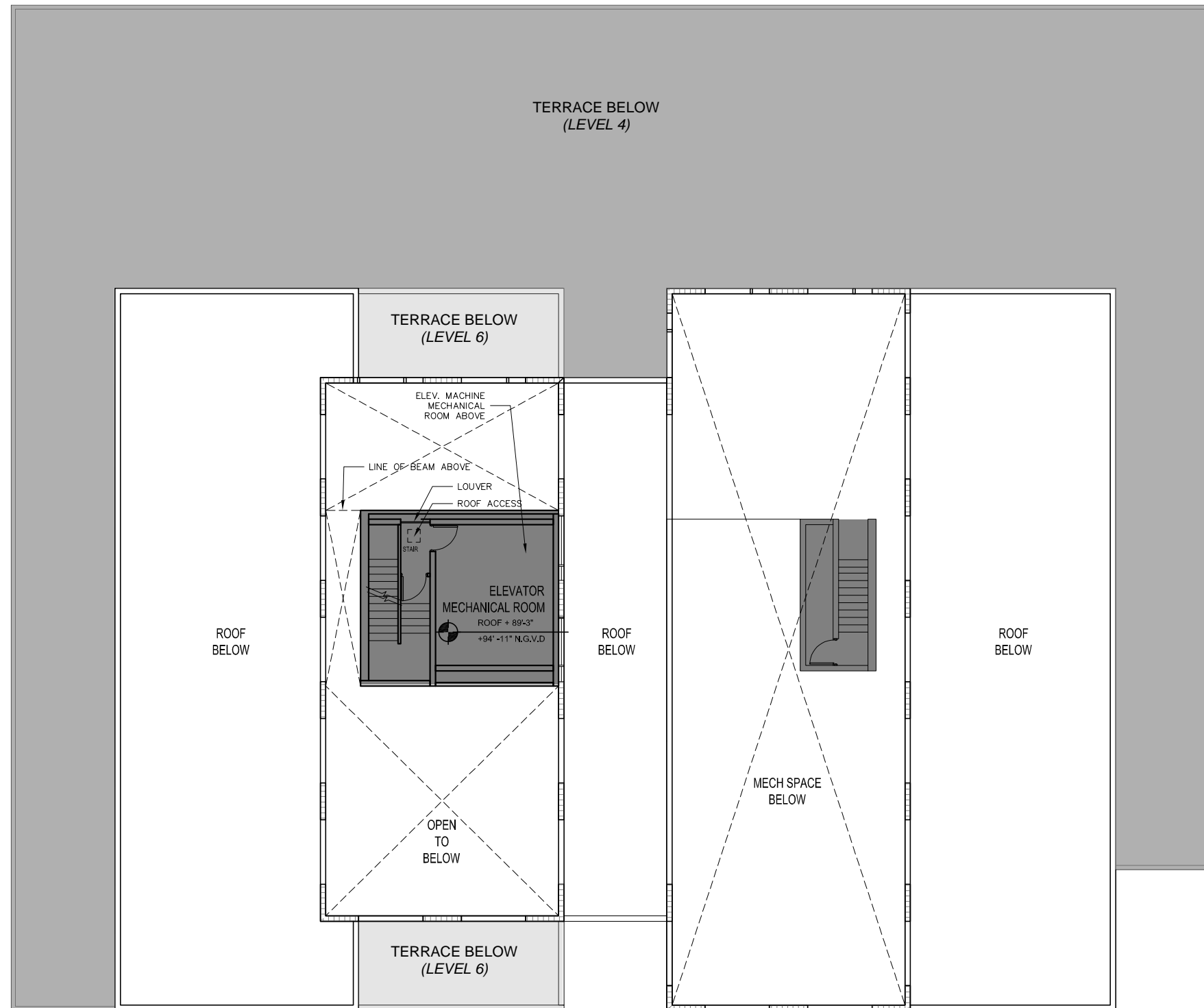


A 0.11
 SCALE: 1/16" = 1'-0"

EXISTING LEVEL 7 PLAN

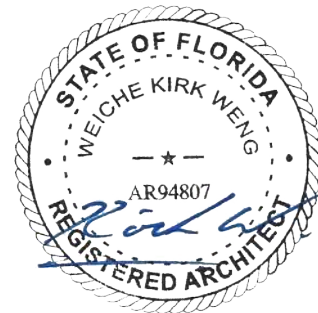


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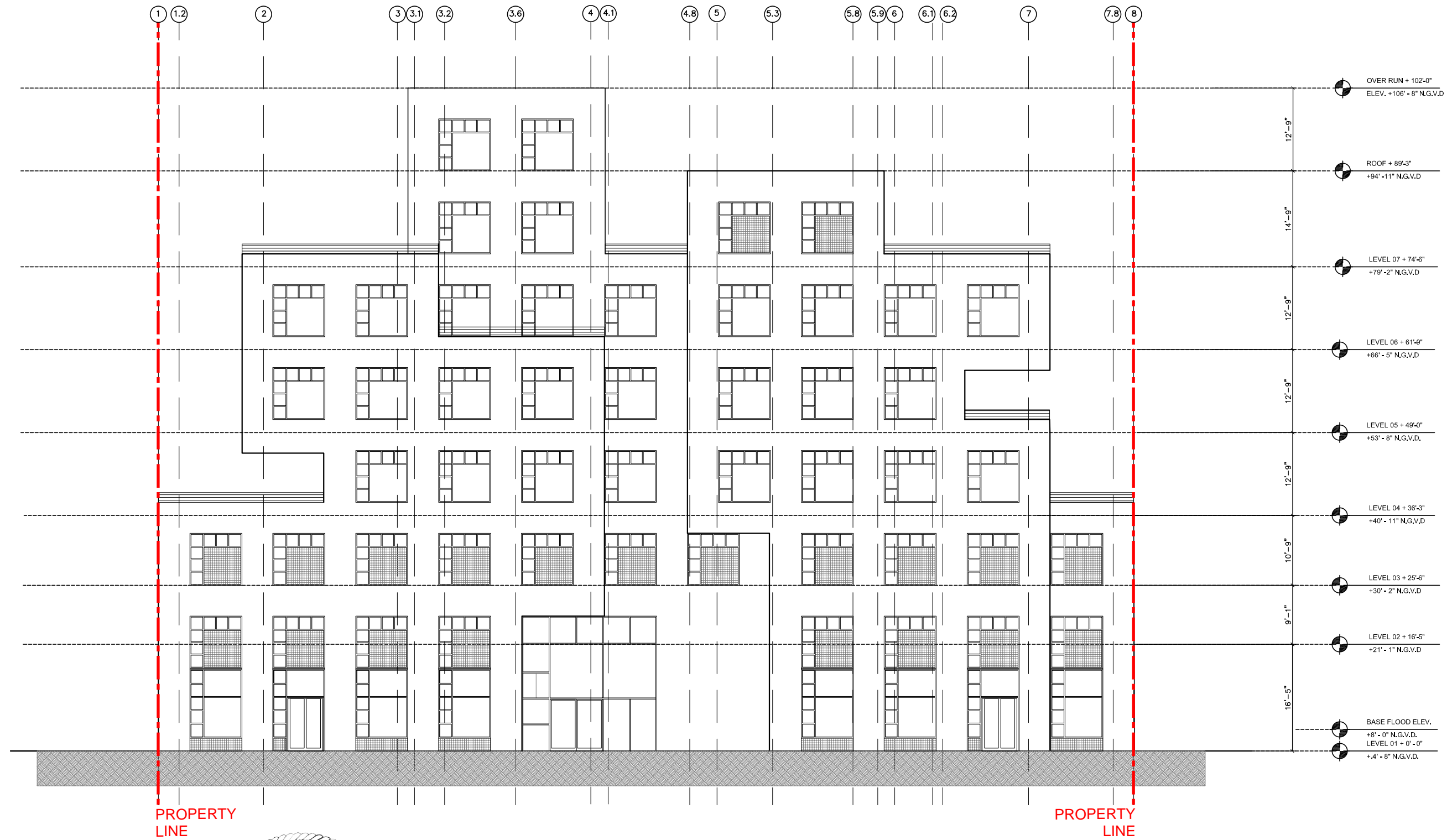


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EXISTING LEVEL 8 / ROOF PLAN

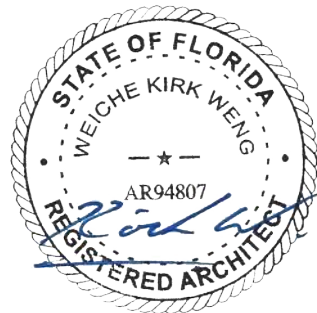


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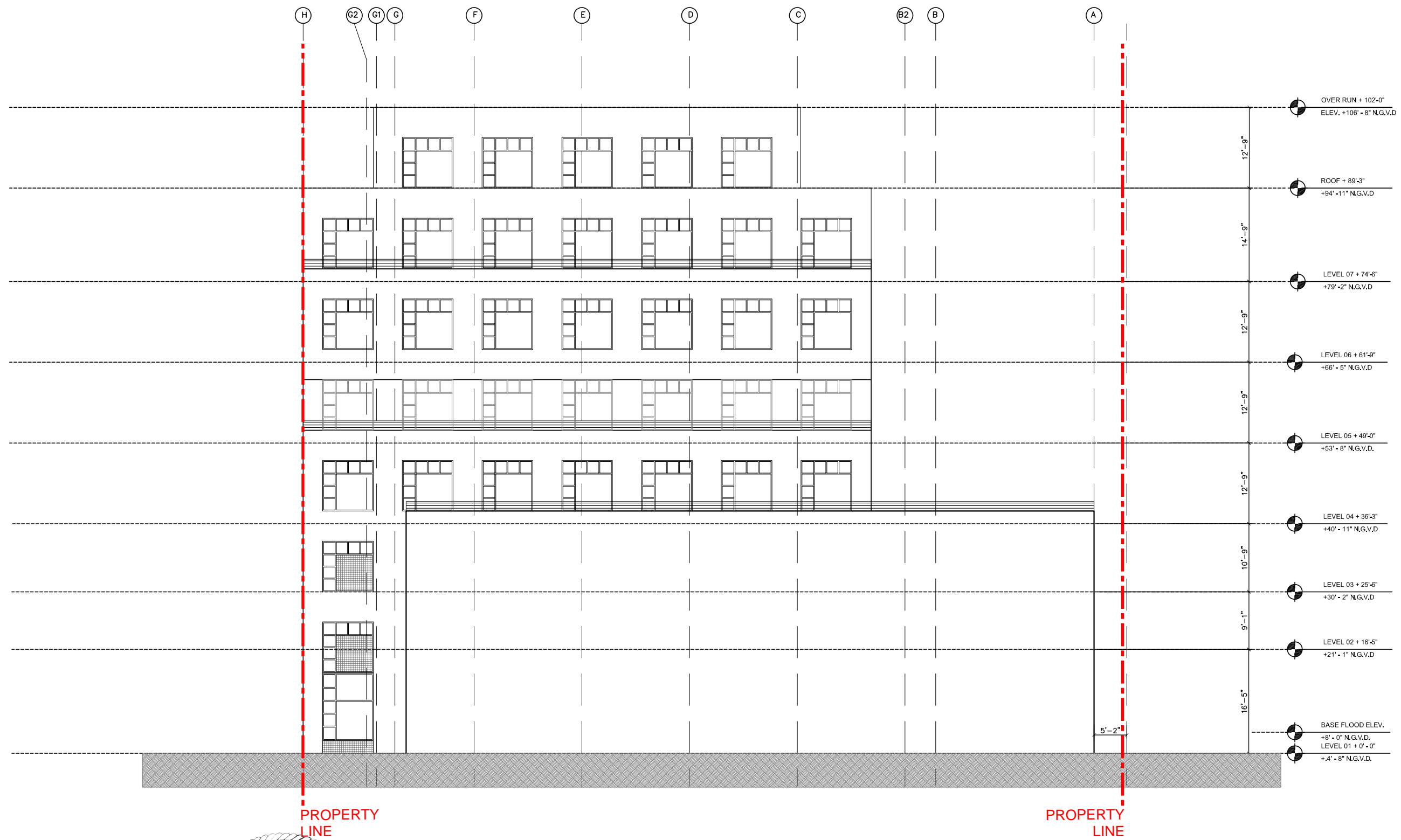


A 0.21
 SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - WEST

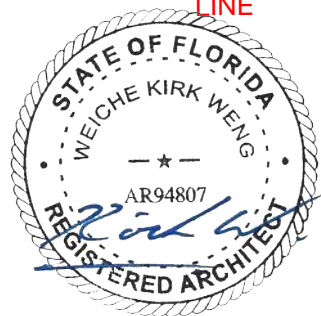


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 MIAMI, FLORIDA 33143
 info@kirkweng.com
 +1.305.851.3351

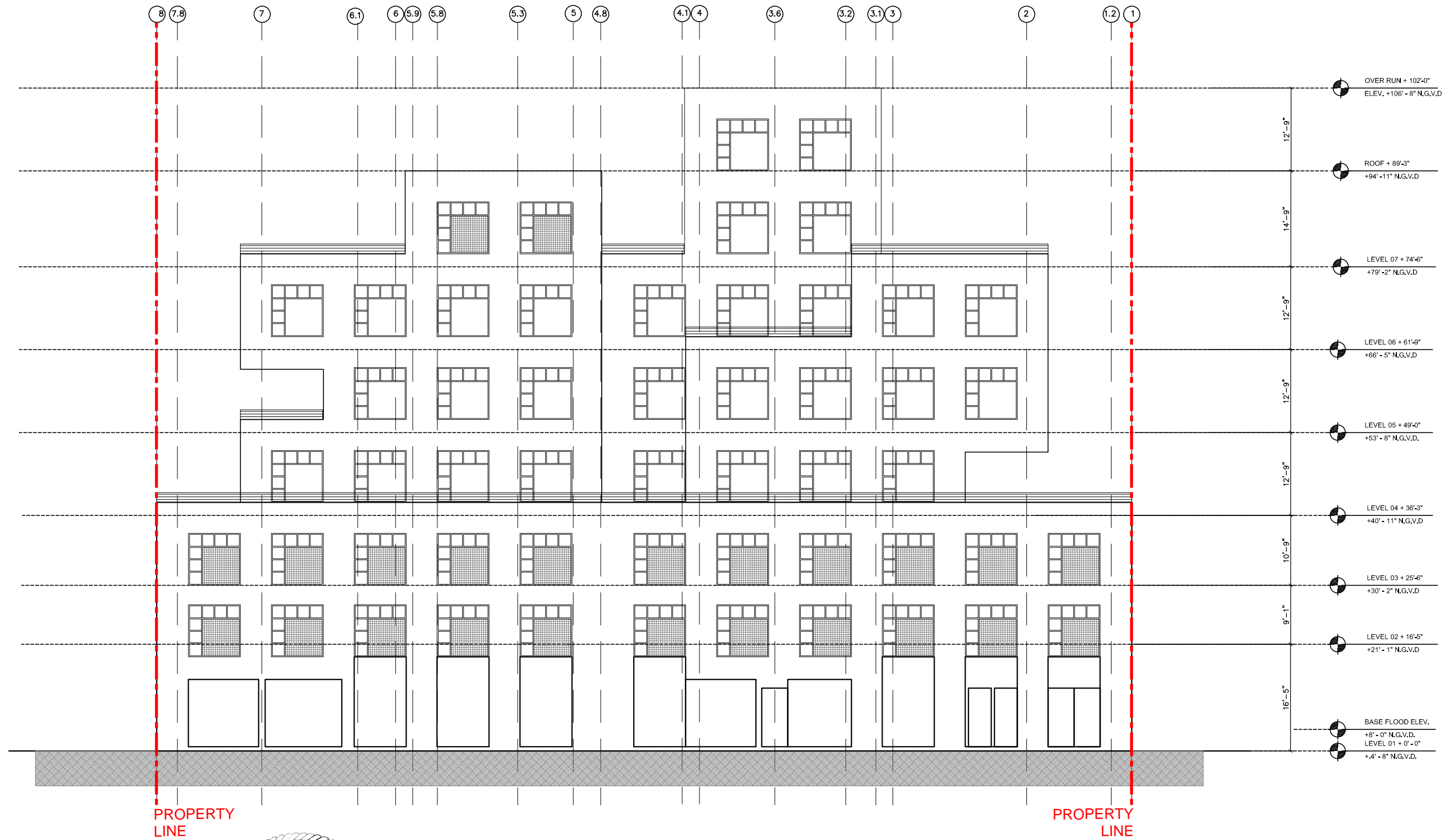


A 0.22
 SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - SOUTH

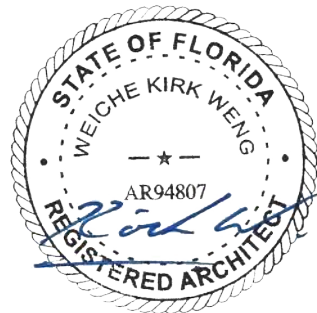


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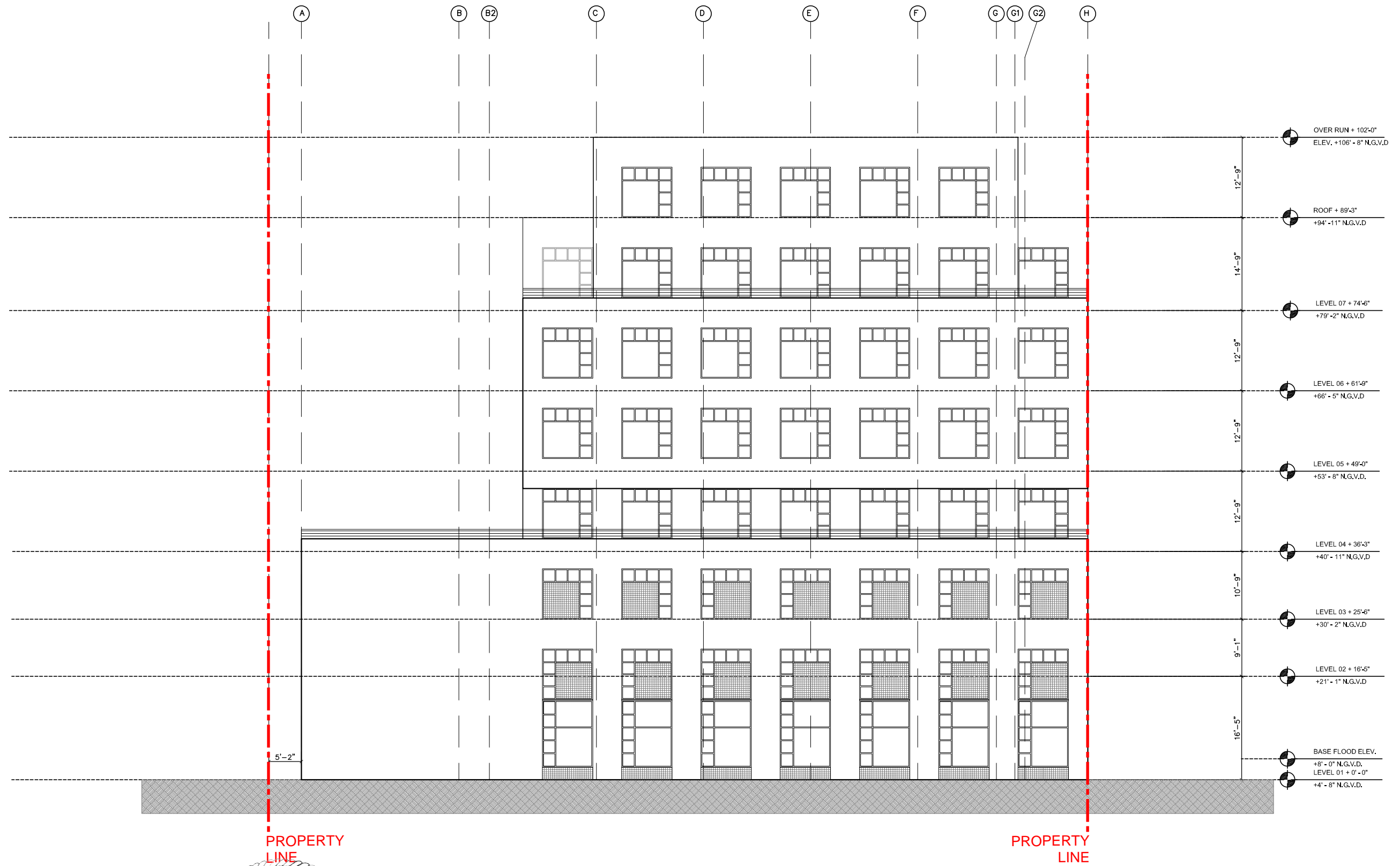


A 0.23
 SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - EAST

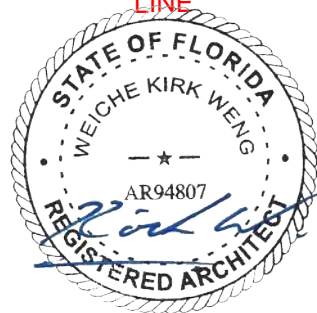


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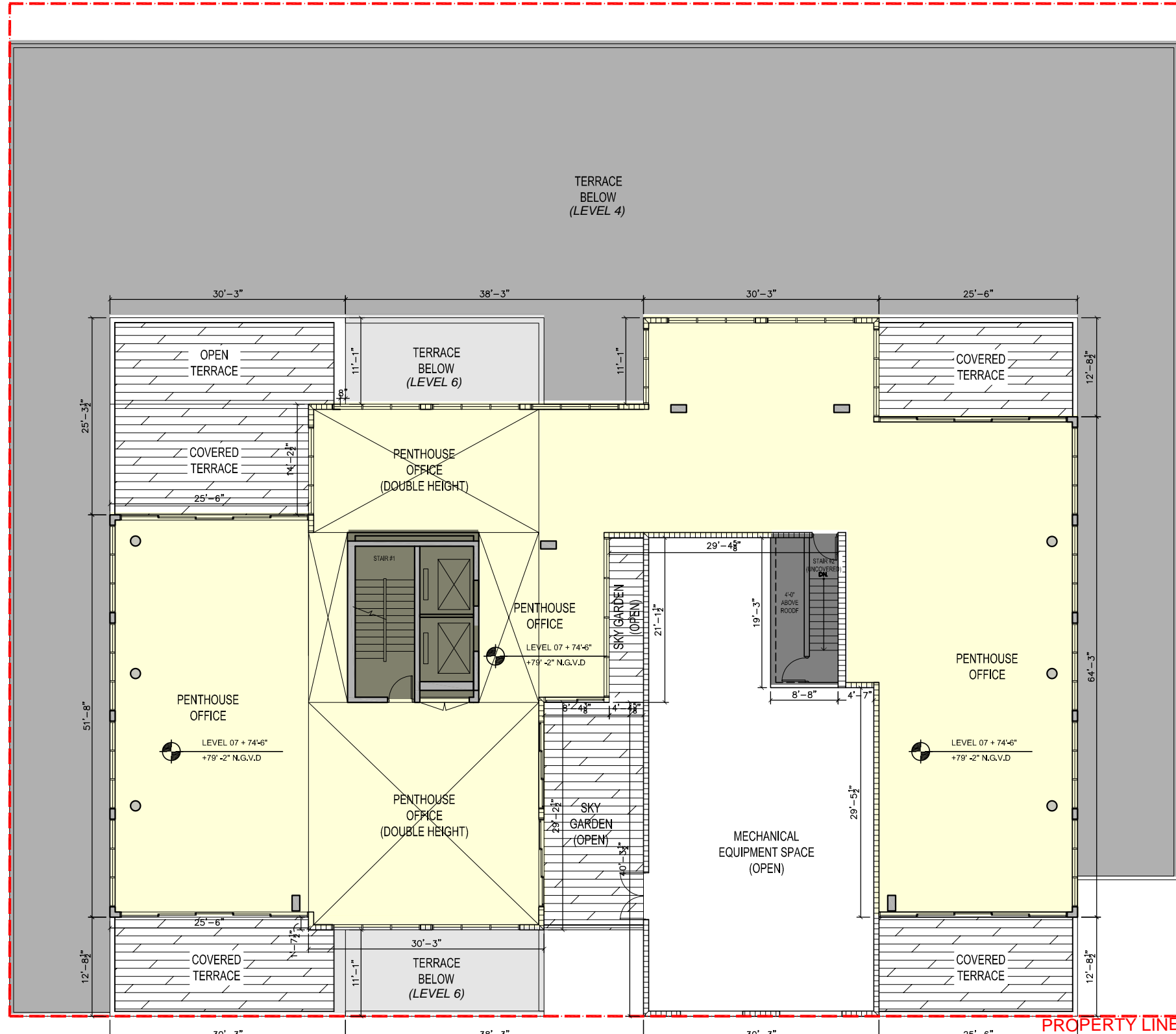
A 0.24
 SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - NORTH



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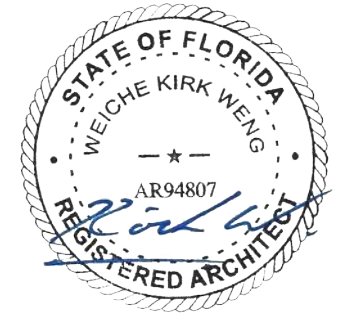
PROPERTY LINE



PROPOSED LEVEL 7 / PH OFFICE PLAN (6,475 SF)

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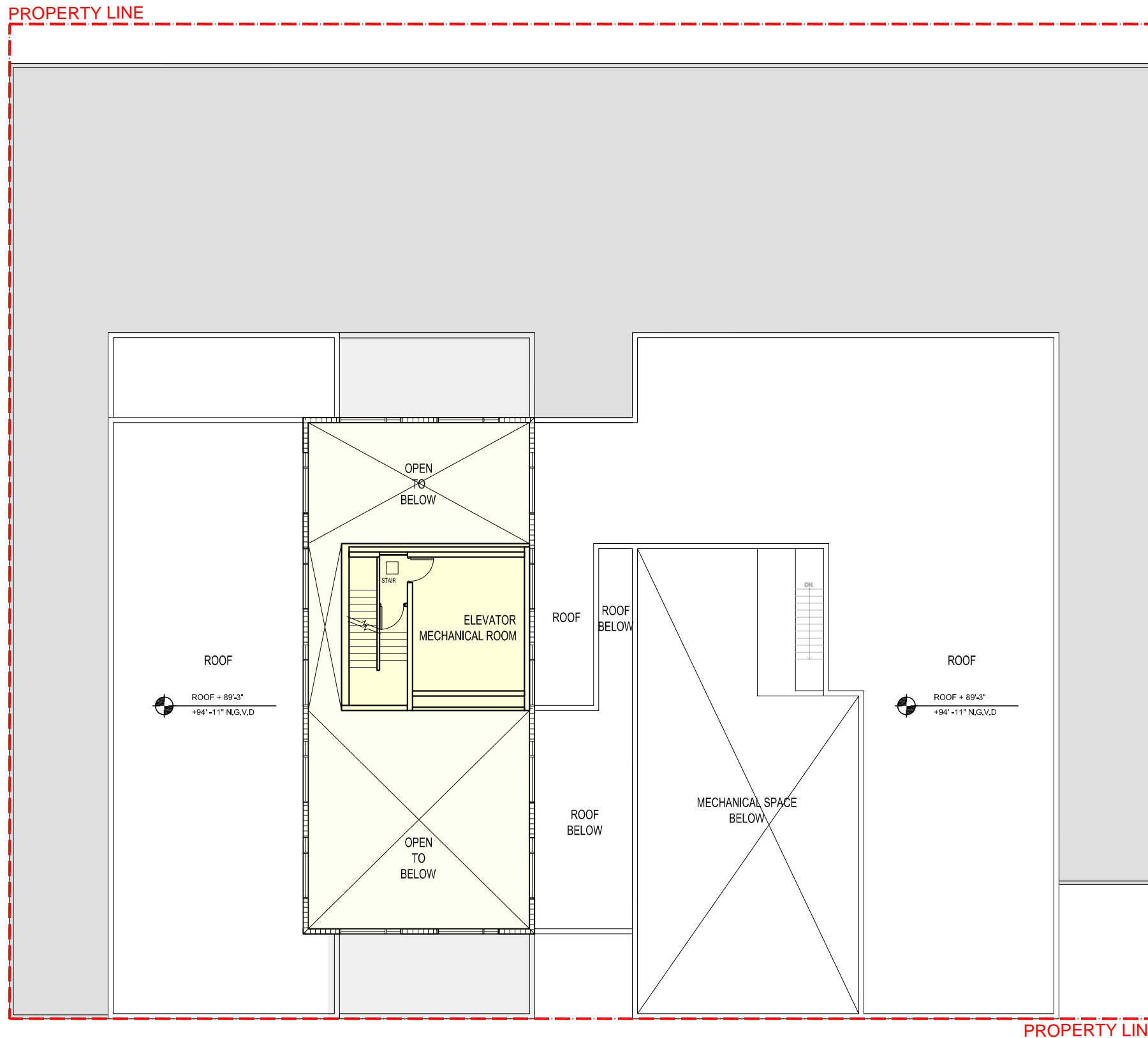


A 1.01
SCALE: 1/16" = 1'-0"

PROPOSED LEVEL 7 / PH PLAN



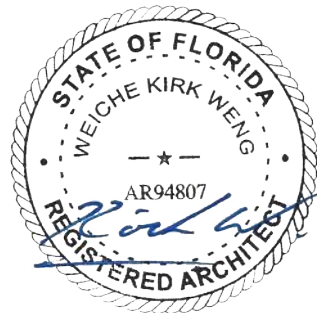
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PROPOSED LEVEL 8 / LOWER ROOF PLAN

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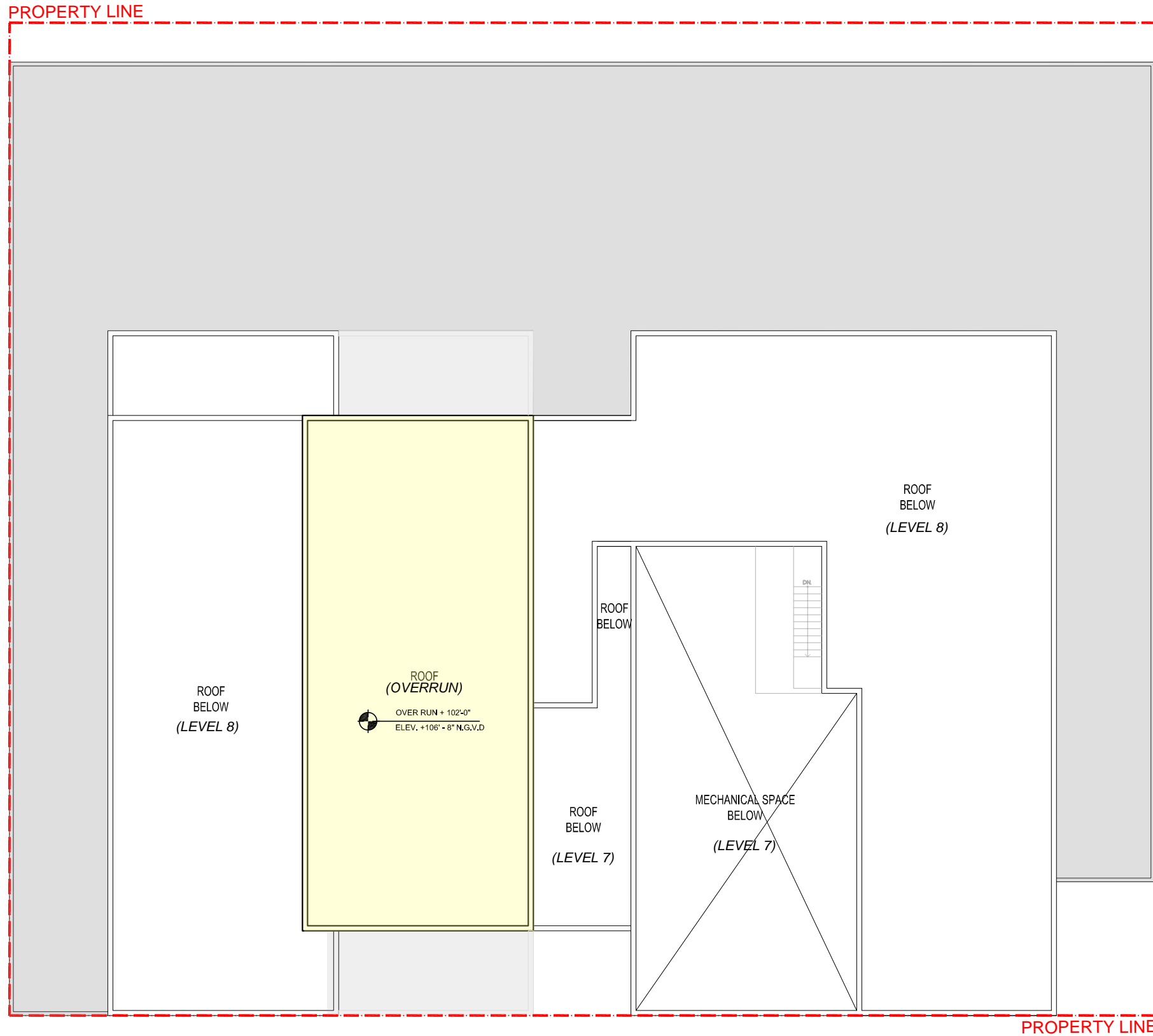


A 1.02
 SCALE: 1/16" = 1'-0"

PROPOSED LEVEL 8 / LOWER ROOF PLAN



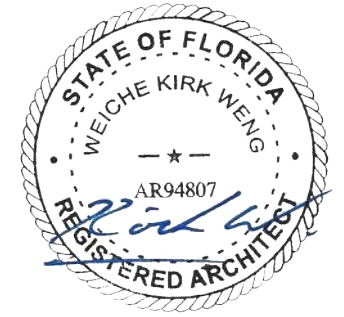
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ROOF OVERRUN

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A 1.03

SCALE: 1/16" = 1'-0"

ROOF OVERRUN



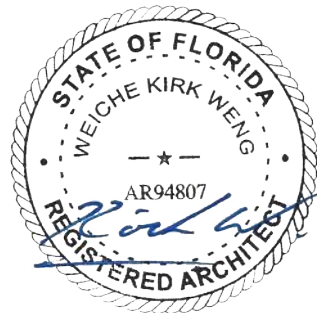
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PROPOSED BUILDING ELEVATION - WEST



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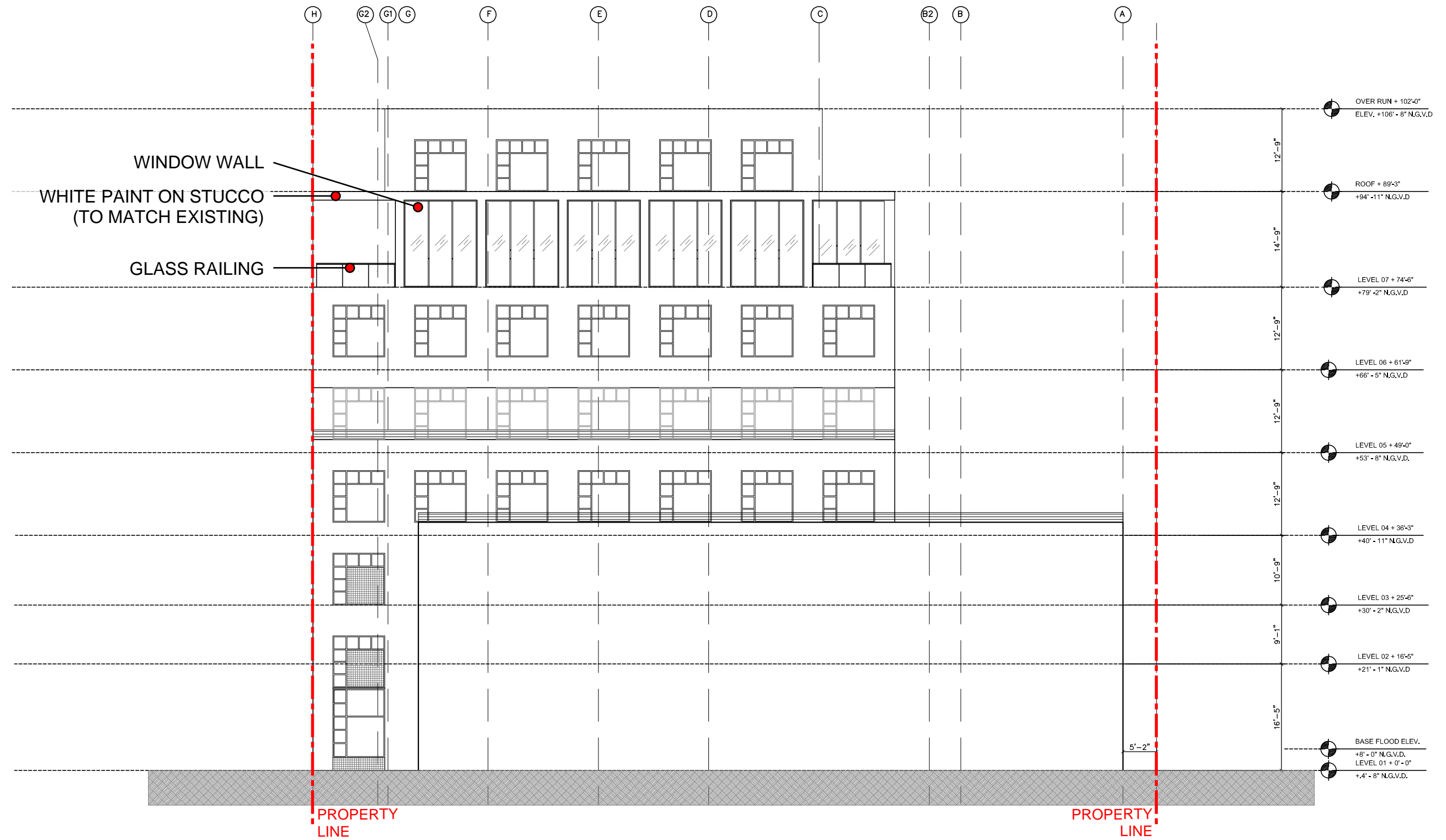
A 2.01
 SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - WEST



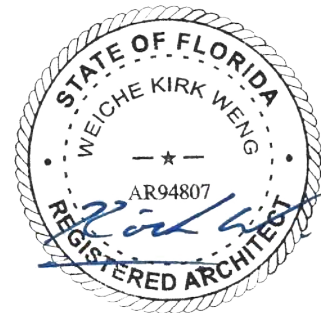
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PROPOSED BUILDING ELEVATION - SOUTH



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A 2.02
SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - SOUTH



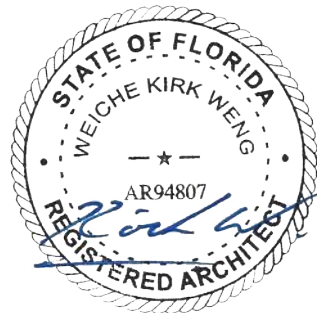
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PROPOSED BUILDING ELEVATION - EAST



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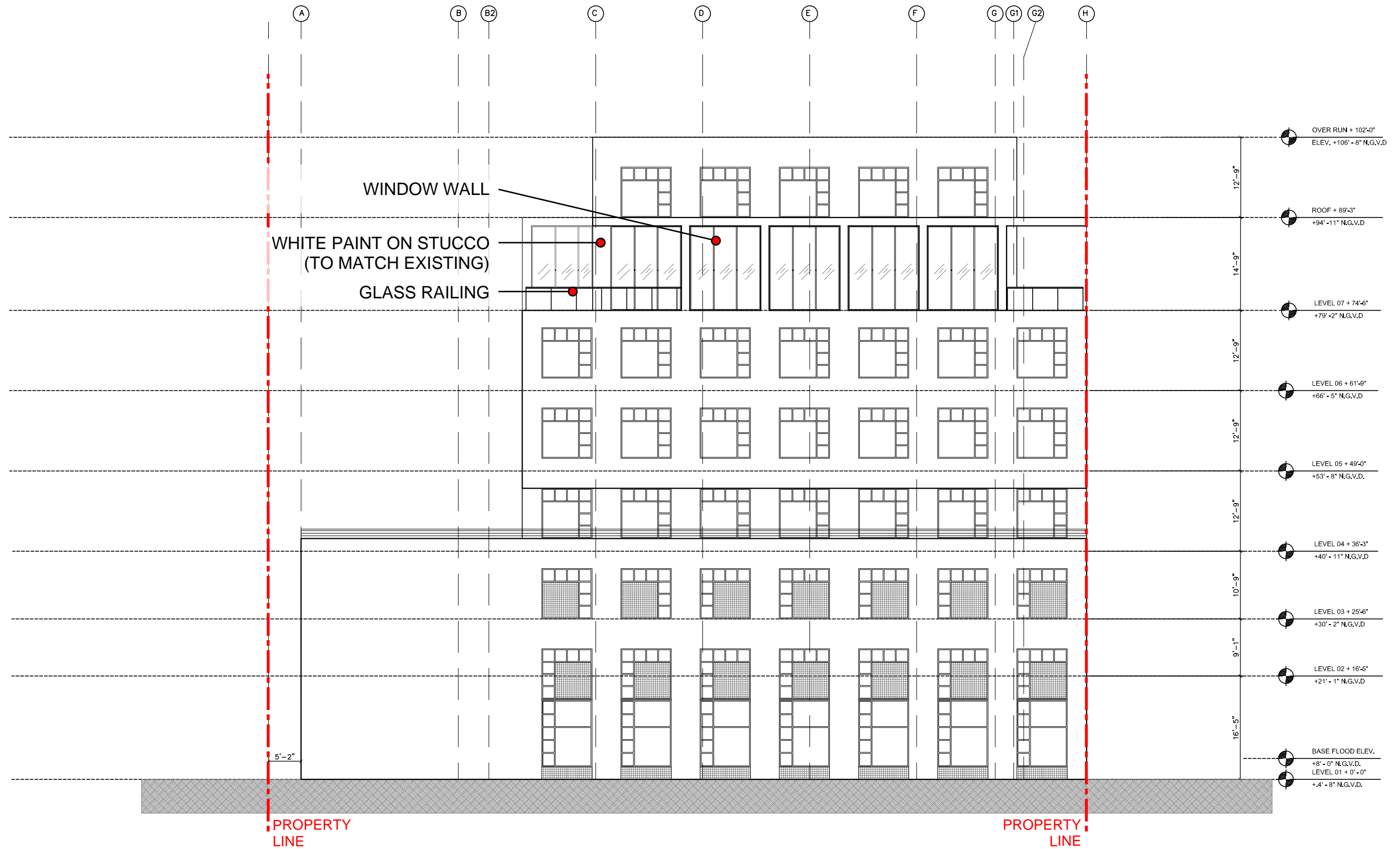
A 2.03
 SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - EAST



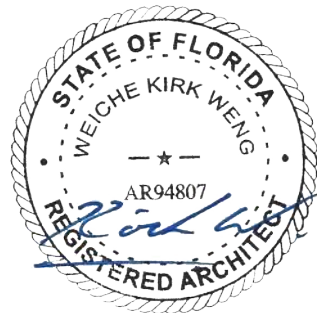
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PROPOSED BUILDING ELEVATION - NORTH



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A 2.04
 SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - NORTH



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NEW STRUCTURE

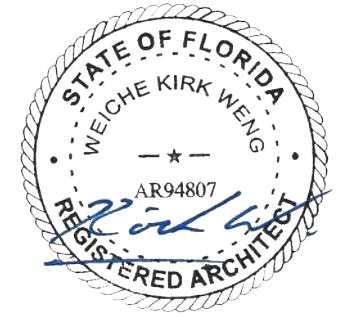
EXISTING STRUCTURE

1 1.2 2 3 3.1 3.2 3.6 4 4.1 4.8 5 5.3 5.8 5.9 6 6.1 6.2 7 7.8 8



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A 3.01
SCALE: 1/16" = 1'-0"

PROPOSED BUILDING SECTION

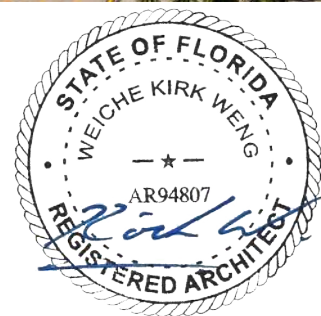


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A 4.01

PERSPECTIVE

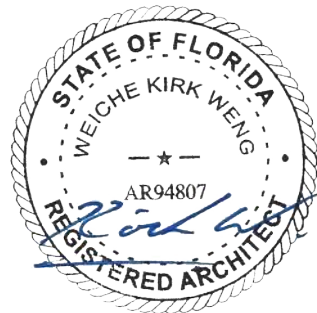


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A 4.02

PERSPECTIVE

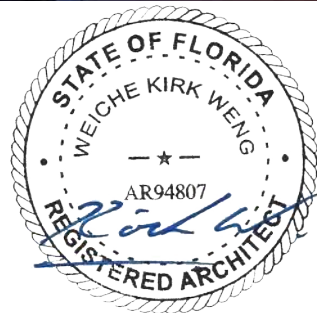


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A 4.03

PERSPECTIVE

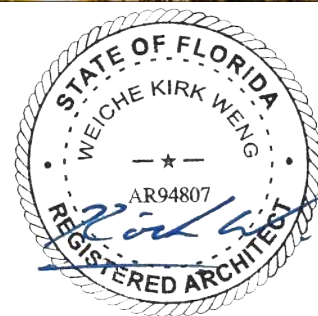


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A 4.04

PERSPECTIVE

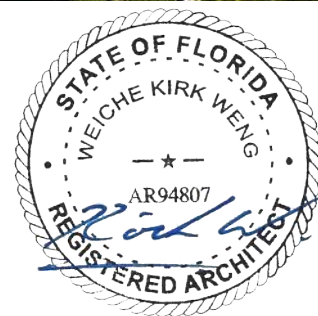


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A 4.05

PERSPECTIVE

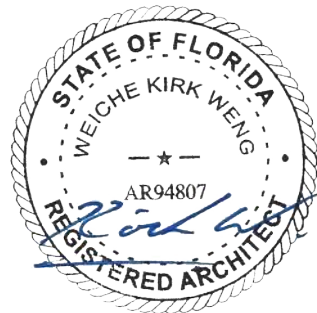


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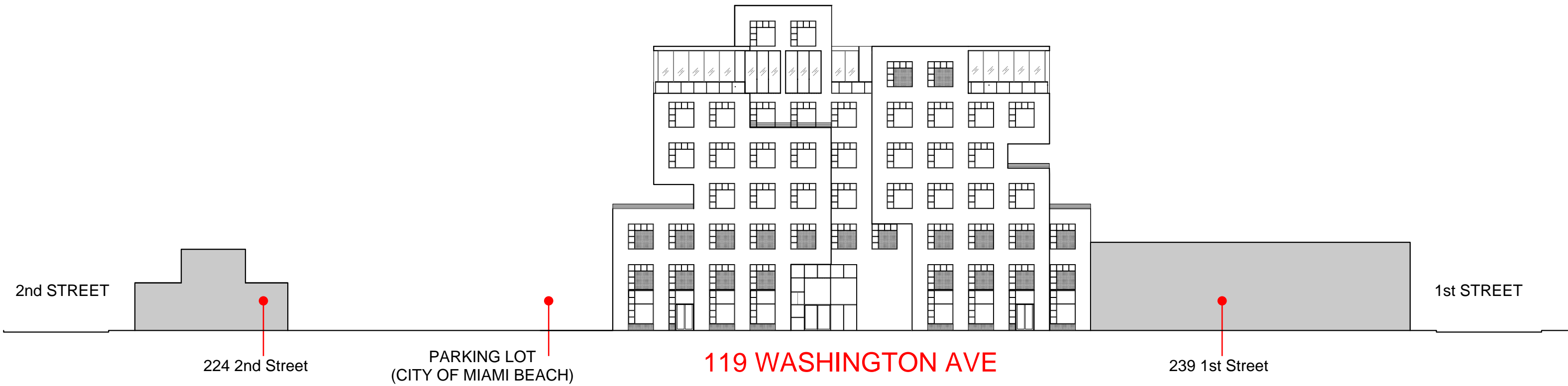


A 4.06

INTERIOR PERSPECTIVE

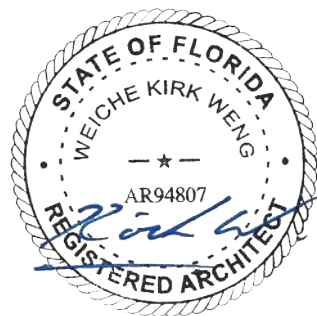


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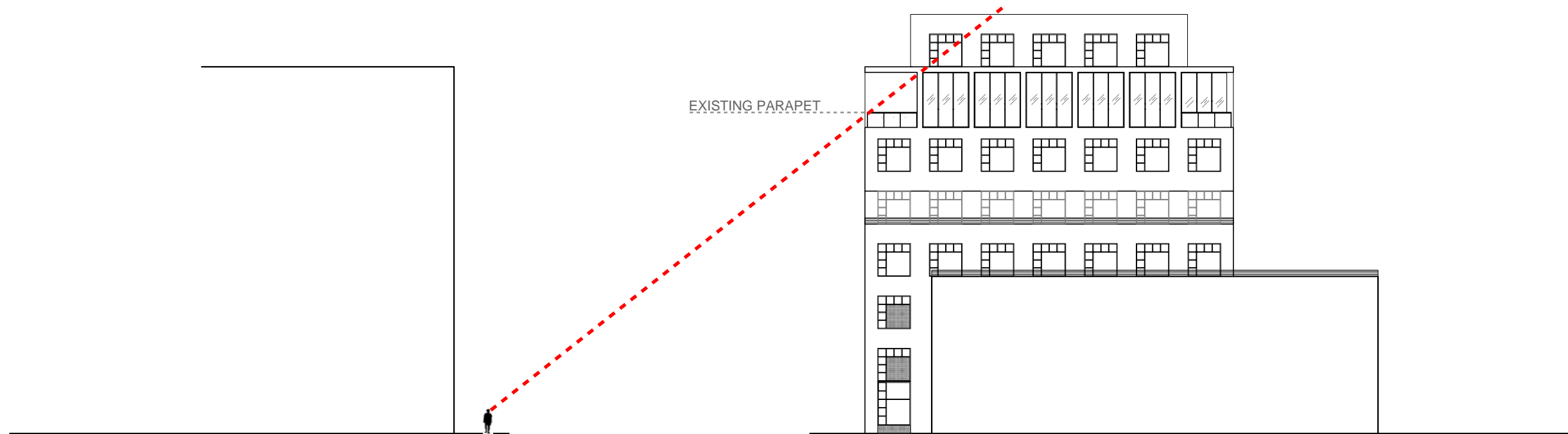
A 5.01

SCALE: 1" = 30'-0"
 DATE: APRIL 2023

CONTEXTUAL ELEVATION LINE DRAWING



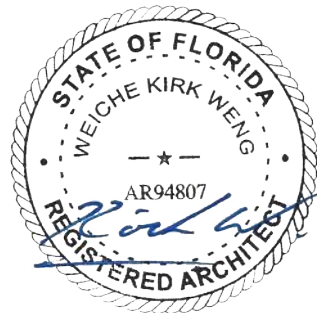
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A 5.02

SCALE: 1" = 30'-0"
 DATE: APRIL 2023

LINE OF SIGHT STUDY



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