

1409 WASHINGTON AVENUE ADDITION AND RENOVATION

HISTORIC PRESERVATION FINAL SUBMITTAL

1409 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

SCOPE:
RESTORATION OF AN EXISTING 10,698 SQ FT BUILDING
INTO A HOTEL OF 12,928 SQ FT TOTAL.
THE NEW HOTEL WILL HOUSE 30 ROOMS, RETAIL SPACE,
A NEW ROOF TERRACE AND POOL DECK.

PROJECT NUMBER:
1500600

DATE:
JANUARY 25TH, 2016

Architect:
DN'A Design and Architecture
1333 South Miami Ave, Suite 303
Miami, FL 33130
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AA2600769



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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	Based 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:	217.9 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	12,928 SQ FT	
13	Gross Square Footage	13,000 SQ FT	10,698 SQ FT	12,928 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		50	
18	Occupancy Load	N/A		144	

	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	13	0	6	7
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	Hotel: 0 13***	0 0	0 6	0 7
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	0	6	7
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	1	
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		50	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A		50	
54	Total Occupant content	N/A		72	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		72	

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: 2,355 SQ FT
Hotel: 14,459 SQ FT
Total: 16,814 SQ FT

*** Restaurant Parking Count: 1 space per 4 seats = 50 seats/4 = 13 spaces



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	-	-	212	202	202	-
2	-	-	212	212	208	-
3	-	-	212	212	209	-
4	-	-	212	212	208	-
5	-	-	212	212	209	-
6	-	-	212	212	238	-
7	-	-	193	193	240	-
8	-	-	234	234	210	-
9	-	-	267	280	236	-
10	-	-	214	214	214	-
Average Size	-	-	218	218.3	217.4	-



RENDERING
WASHINGTON AVE, SOUTHWEST CORNER VIEW



RENDERING
WASHINGTON AVE, NORTHWEST CORNER VIEW



West Facade, Southwest corner 07/29/15



West Facade of Existing Building 07/29/15



West Facade, Northeast corner 07/29/15



Southwest corner from 14th St/ Washington Ave intersection
07/29/15



Southeast corner from Collins Court 07/29/15



East Facade of Existing Building 07/29/15

SITE PICTURES (INTERIOR VIEWS)

1409 WASHINGTON AVE



Existing terrazo on ground floor 12/15/15



Existing terrazo on ground floor 12/15/15



Existing terrazo on ground floor 12/15/15



Ground floor retail interior 12/15/15



Ground floor retail interior 12/15/15



Ground floor retail interior 12/15/15

SITE PICTURES (INTERIOR VIEWS)

1409 WASHINGTON AVE



Ground floor retail back of house 12/15/15



Ground floor retail back of house 12/15/15



Outdoor Machinery Area 12/15/15



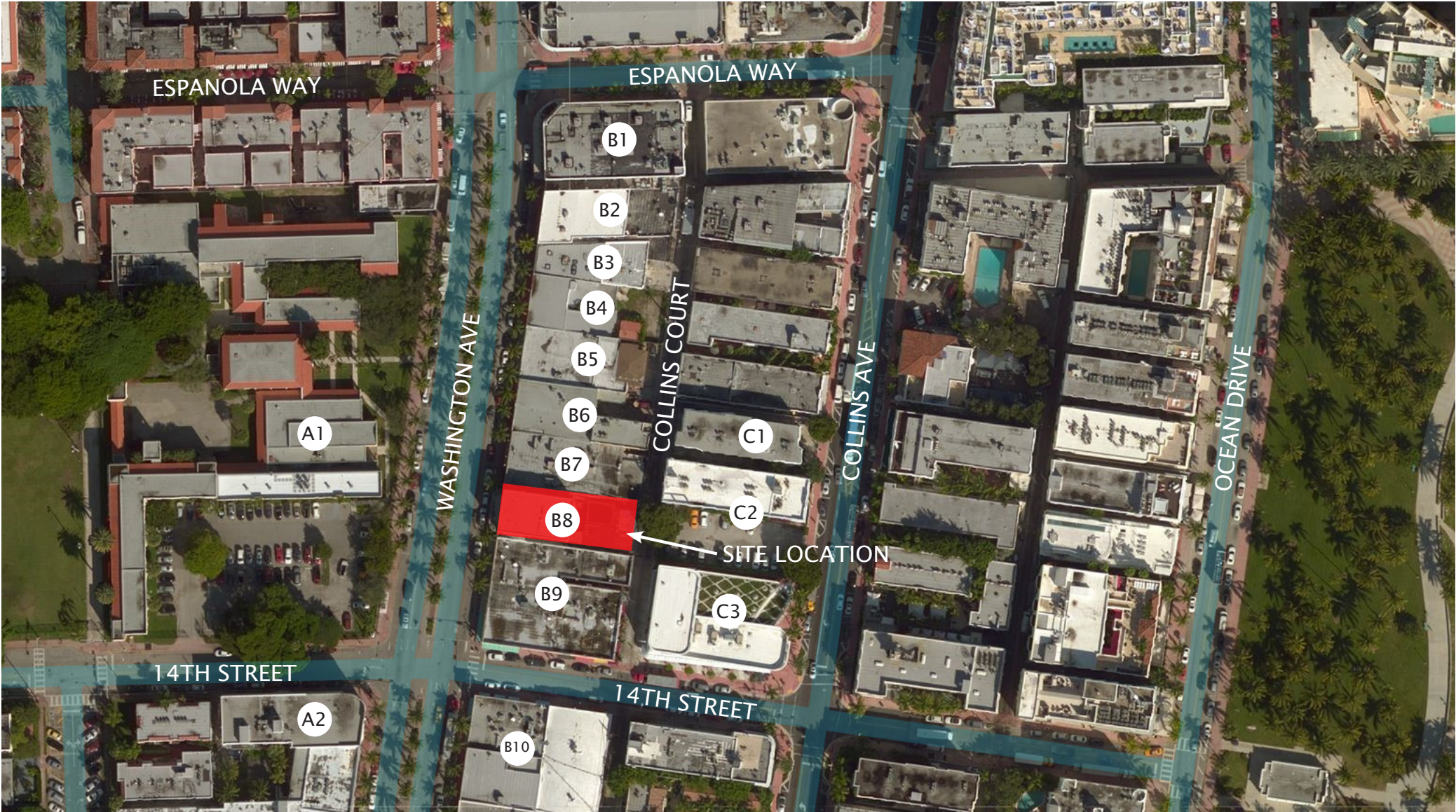
Staircase 11/16/15



Second floor apartment 12/15/15



Second floor apartment 12/15/15



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



A1 (1) – 1420 Washington Avenue, Southwest corner 11/16/15



A1 (2) – 1420 Washington Avenue 11/16/15



A1 (3) – 1420 Washington Avenue 11/16/15



A2 – 1370 Washington Avenue, Northeast corner 11/16/15



B1 – 1441 Washington Avenue 11/16/15



B2 – 1435 Washington Avenue 11/16/15



B3 – 1429 Washington Avenue 11/16/15



B4 – 1427 Washington Avenue 11/16/15



B5 – 1421 Washington Avenue 11/16/15



B6 – 1417 Washington Avenue 11/16/15



B7 – 1413 Washington Avenue 11/16/15



B8 – 1409 Washington Avenue 11/16/15 (Proposed site)



B9 (1) – 1407 Washington Avenue, Southwest corner 11/16/15



B9 (2) – 1407 Washington Avenue 11/16/15



B9 (3) – 1407 Washington Avenue 11/16/15



B9 (4) – 1407 Washington Avenue 11/16/15



B10 – 1359 Washington Avenue 11/16/15



C1 – 1418 Collins Avenue 11/16/15



C2 (1) – 1414 Collins Avenue 11/16/15 (Proposed site beyond)



C2 (2) – 1414 Collins Avenue 11/16/15



C3 – 1400 Collins Avenue 11/16/15

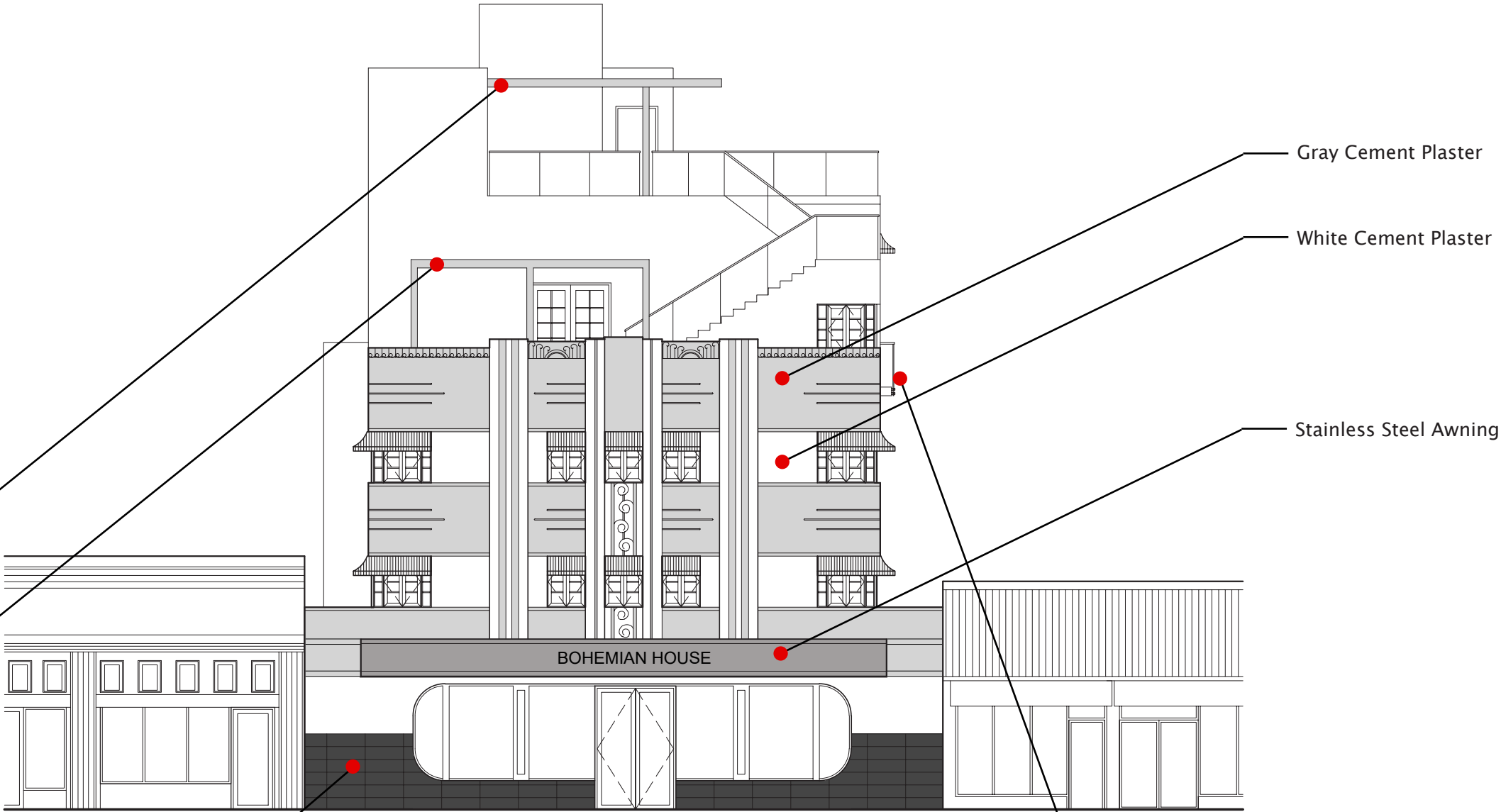
PANORAMIC VIEW

FROM WASHINGTON AVENUE 11/16/15

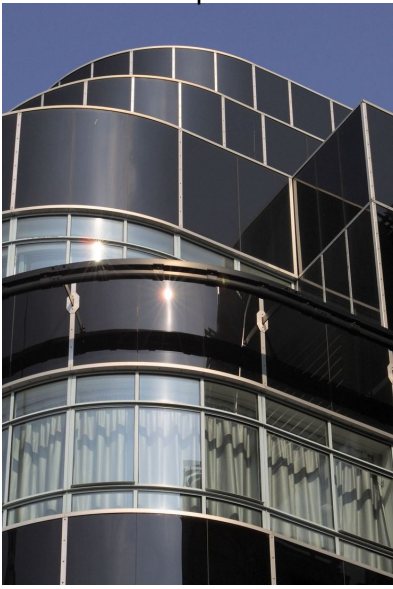


MATERIALS

1409 WASHINGTON AVENUE



Wood Trellis with Gray Finish



12"X36" Polished Black Porcelain Tiles
Manufacturer: Daltile



Glass Railing with Aluminum Posts



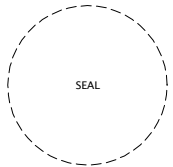
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MIAMI BEACH, FLORIDA 33139

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Registration No: AR 91744



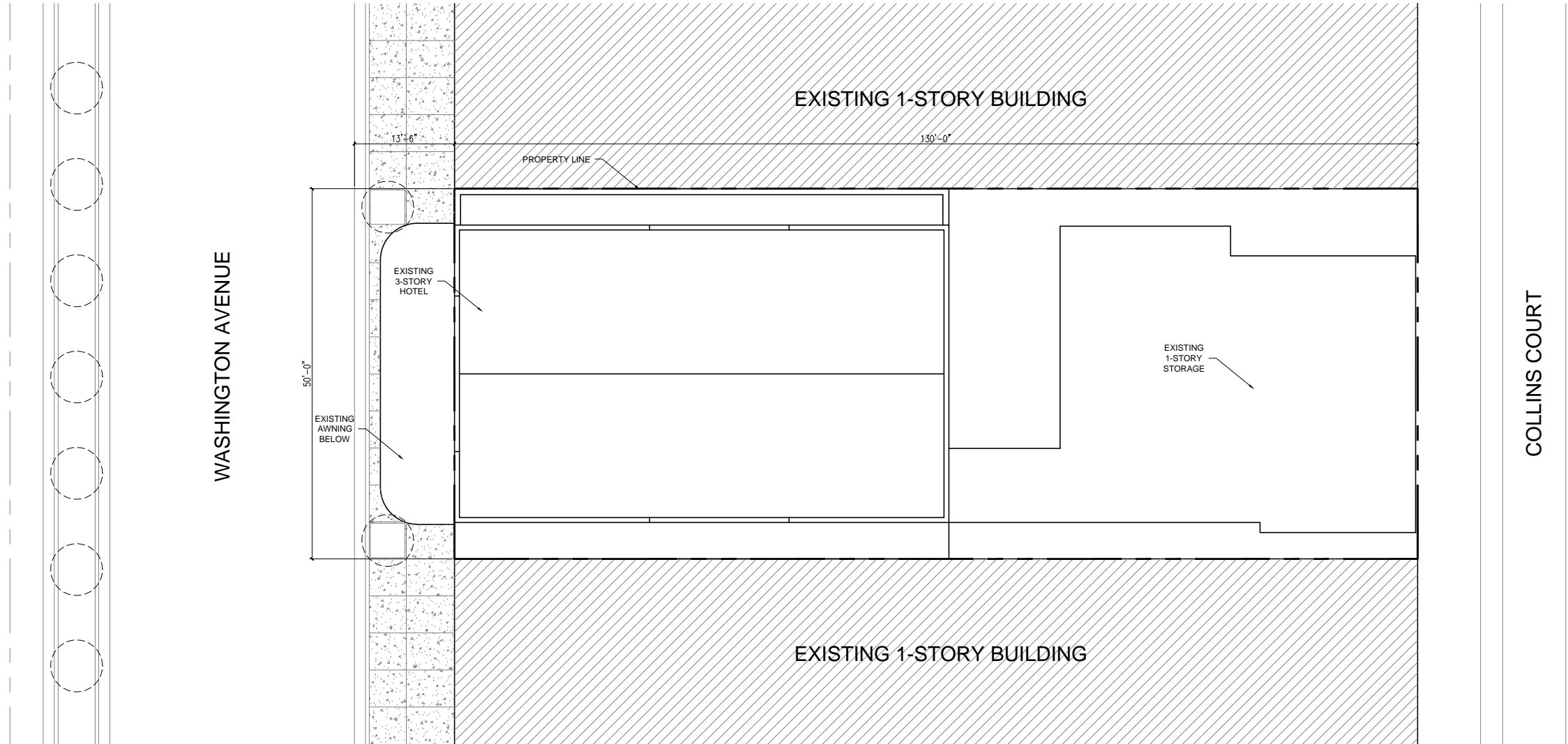
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Sheet Title
EXISTING SITE PLAN

Sheet

S-1

Historical Preservation Board
Final Submittal
Date: 01/25/2016



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





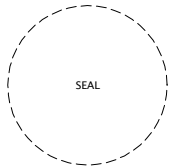
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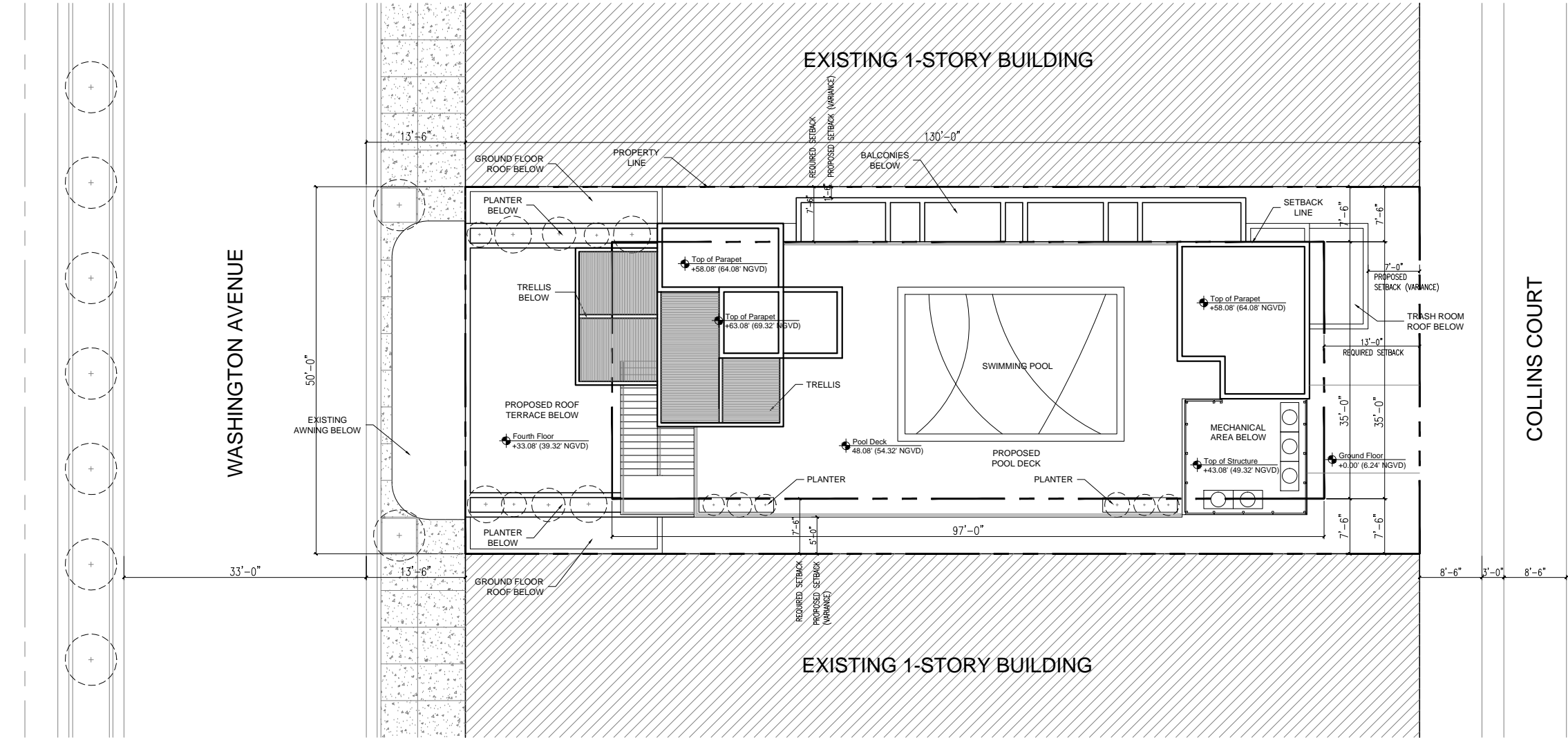
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Sheet Title
PROPOSED SITE PLAN /
ROOF PLAN
Sheet

S-2
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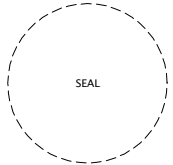
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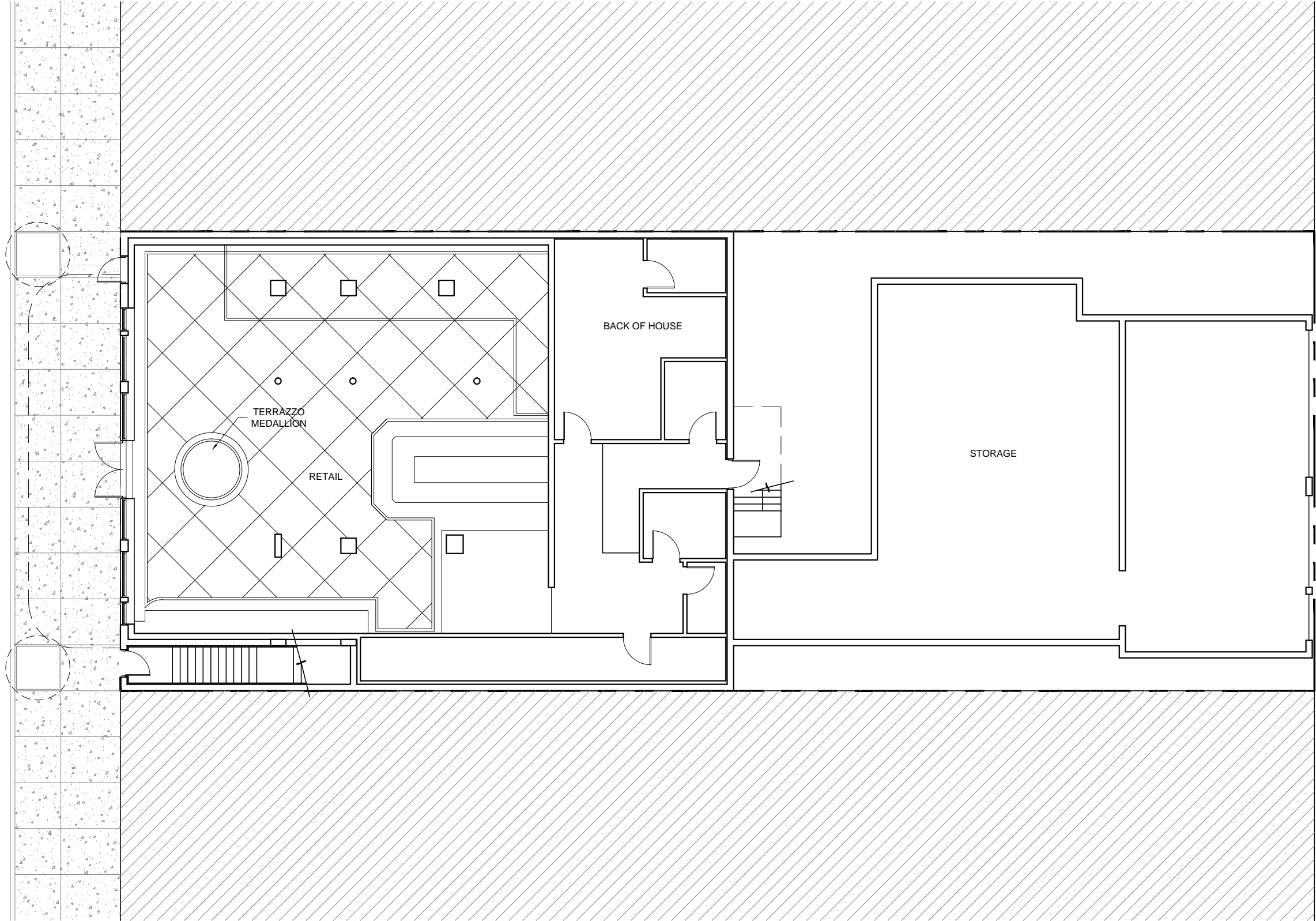
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Sheet Title
EXISTING GROUND
FLOOR PLAN
Sheet

E-1
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1 EXISTING GROUND FLOOR PLAN
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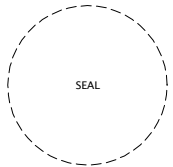
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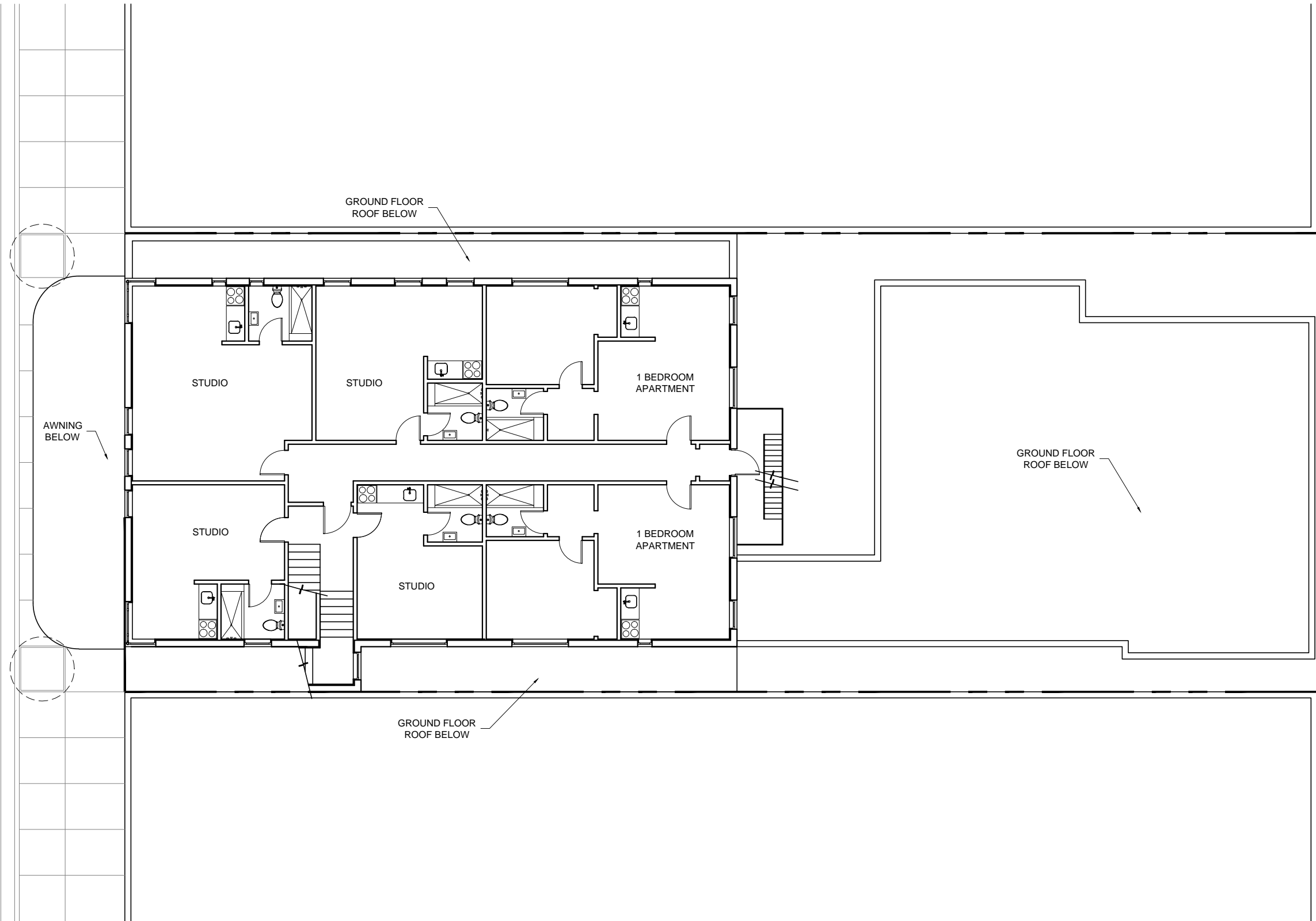
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Sheet Title
EXISTING SECOND
FLOOR PLAN
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E-2
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1 EXISTING SECOND FLOOR PLAN
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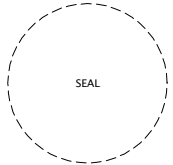
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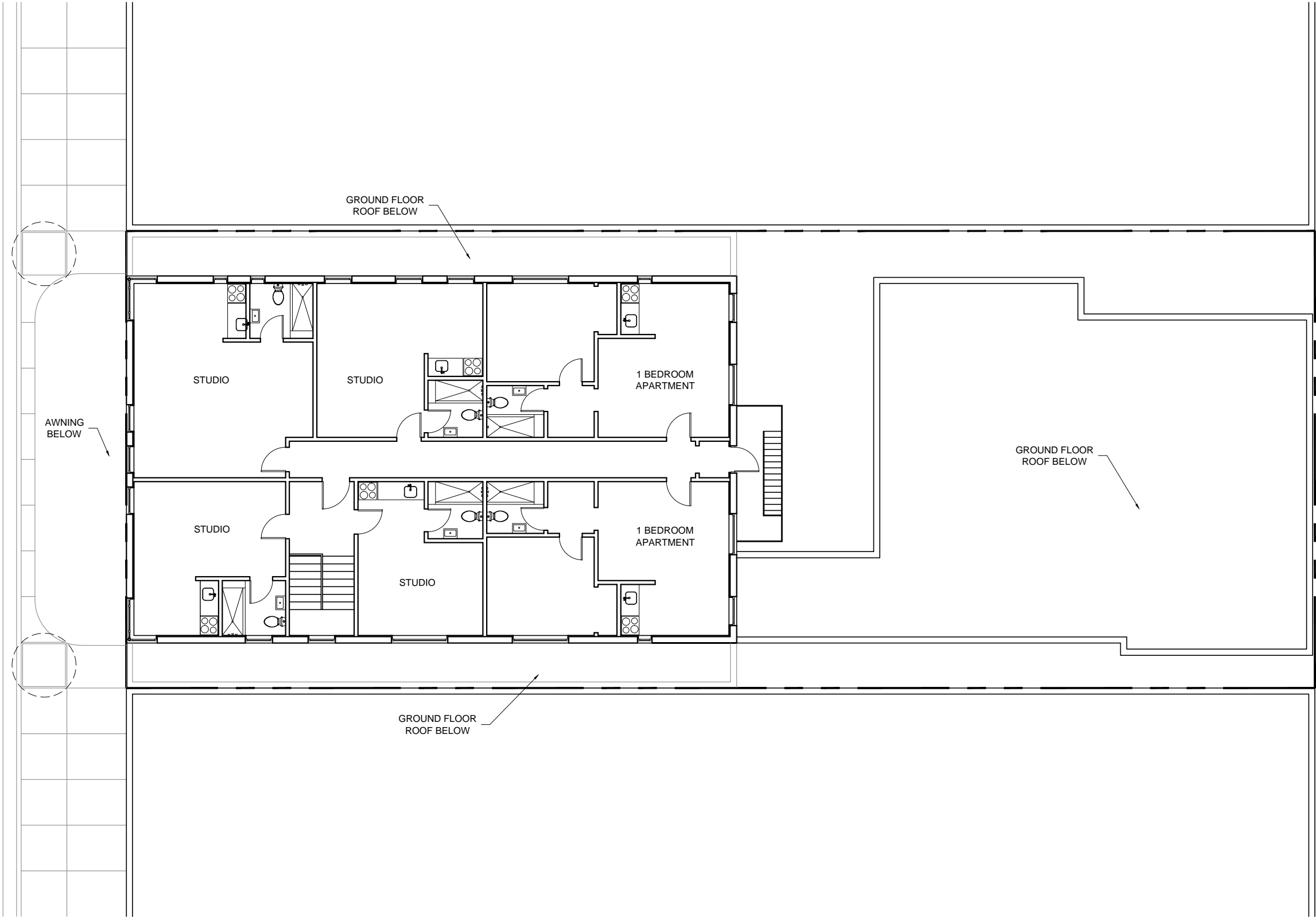
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Sheet Title
EXISTING THIRD FLOOR
PLAN
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E-3
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Final Submittal
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1 EXISTING THIRD FLOOR PLAN
3/16"=1'-0"



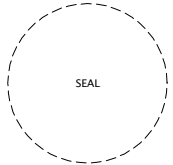
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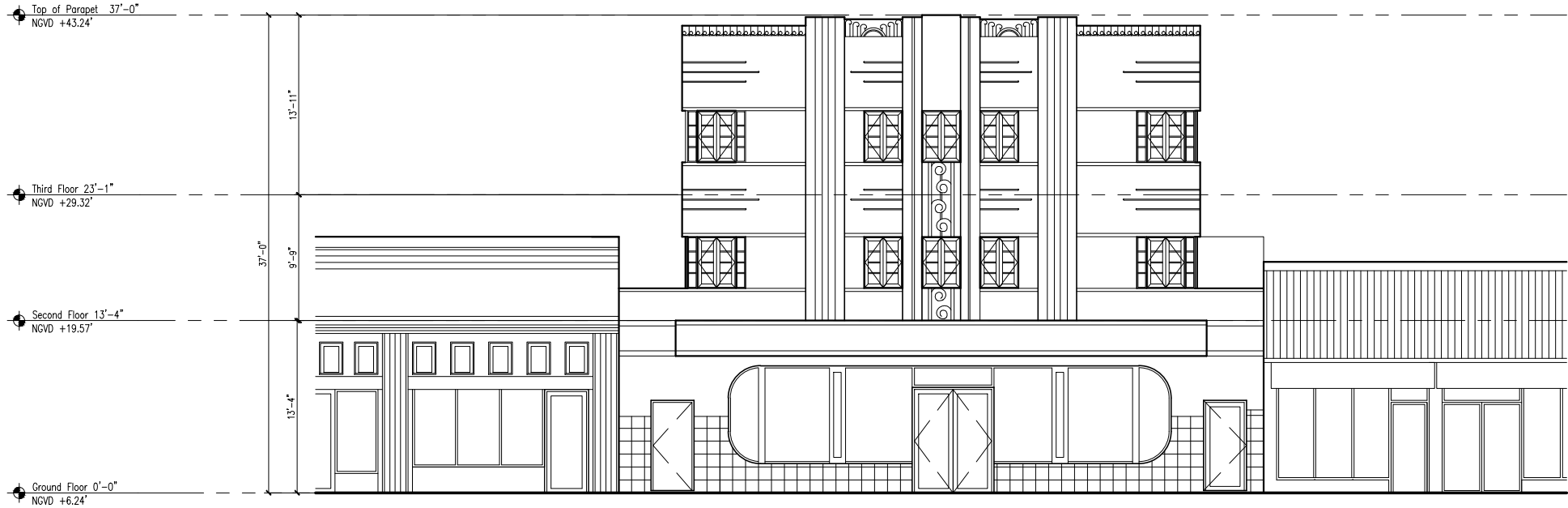


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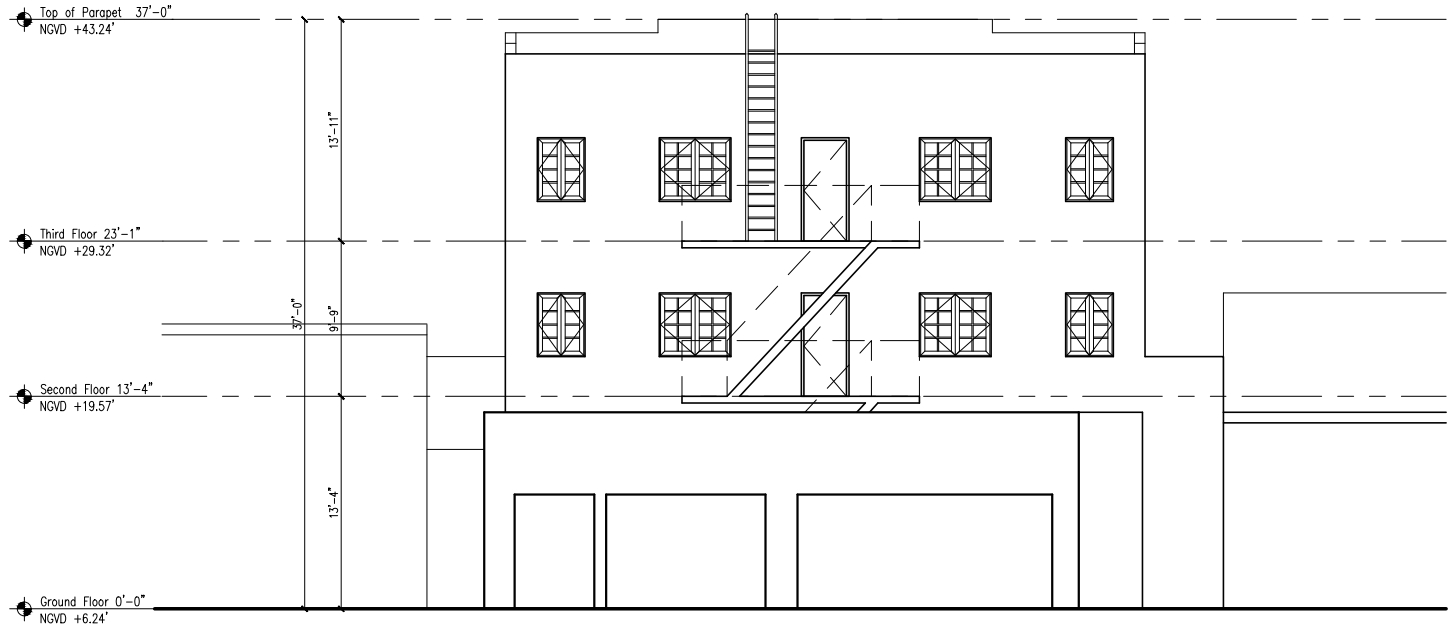
EXISTING ELEVATIONS

Sheet

E-4
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Date: 01/25/2016



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



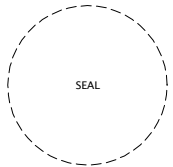
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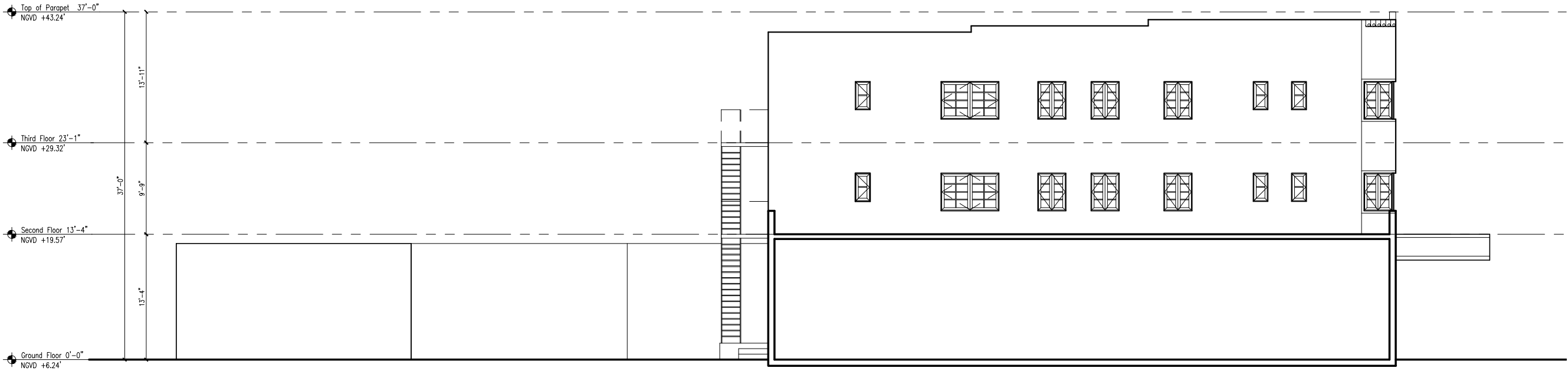
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EXISTING ELEVATIONS

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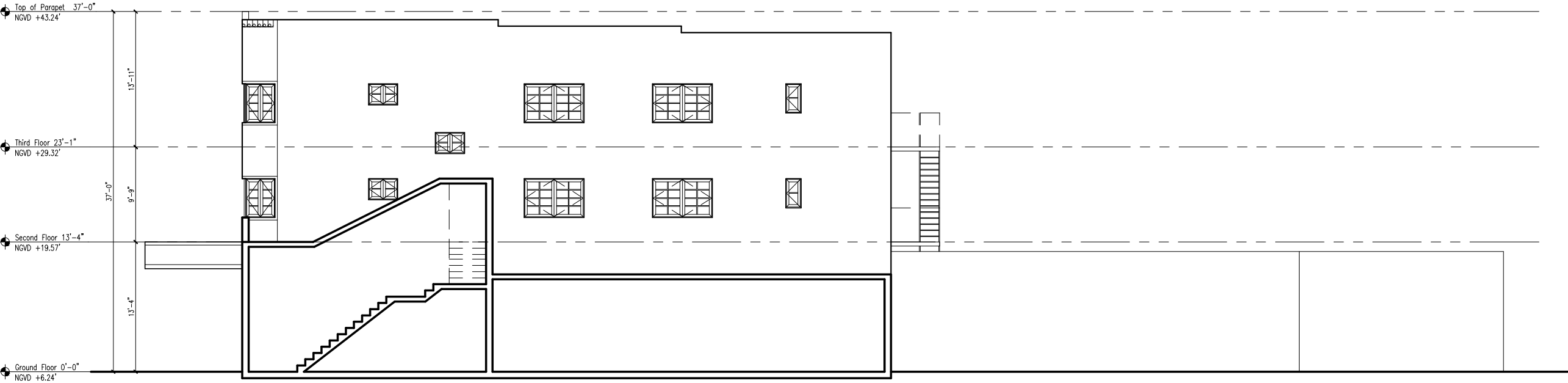
E-5

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1 EXISTING NORTH ELEVATION

3/16"=1'-0"



2 EXISTING SOUTH ELEVATION

3/16"=1'-0"



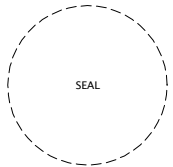
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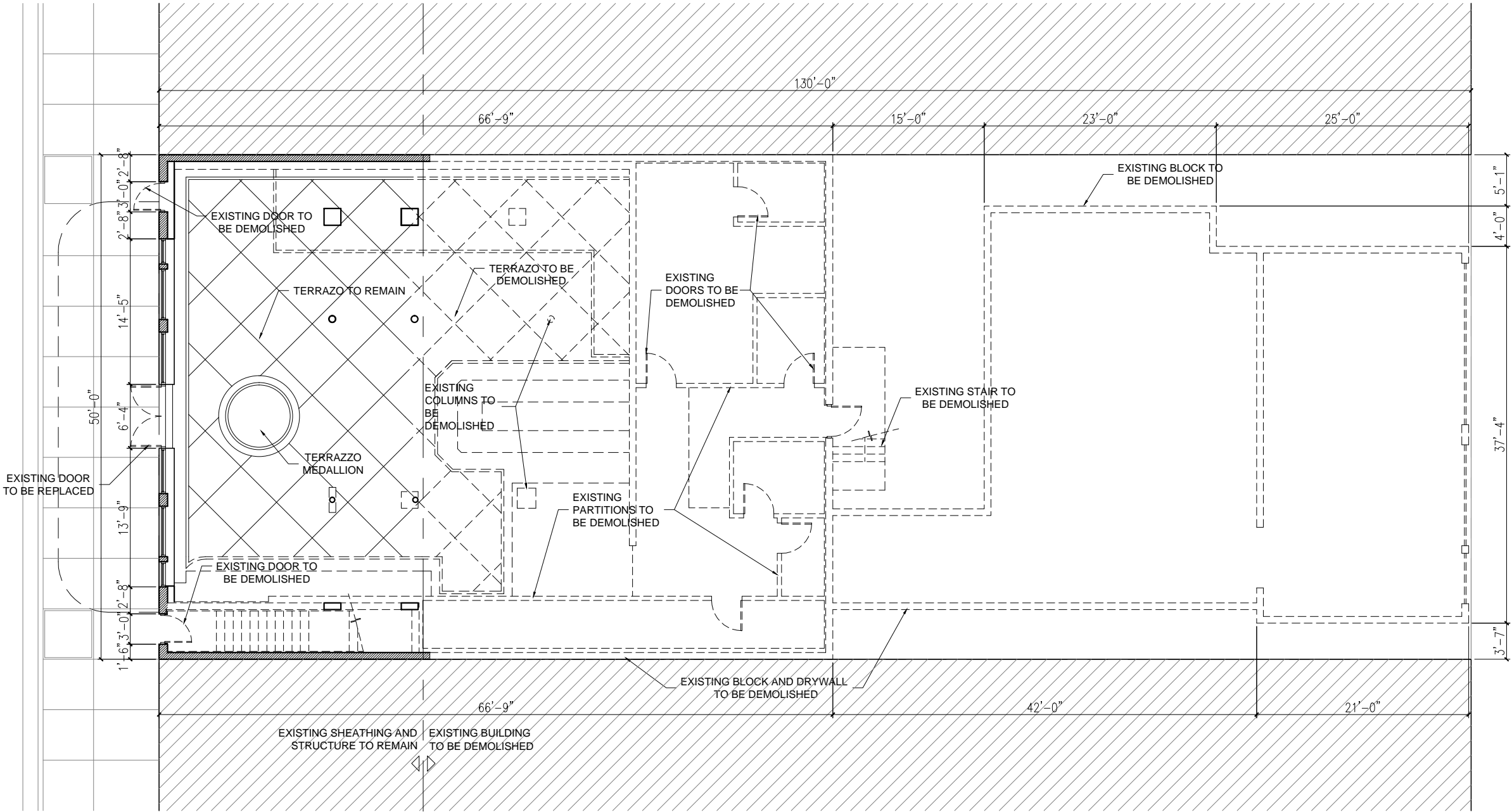
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Sheet Title
EXISTING GROUND FLOOR
DEMOLITION PLAN

Sheet
D-1

Historical Preservation Board
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Date: 01/25/2016



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



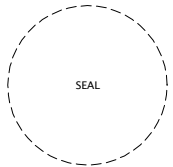
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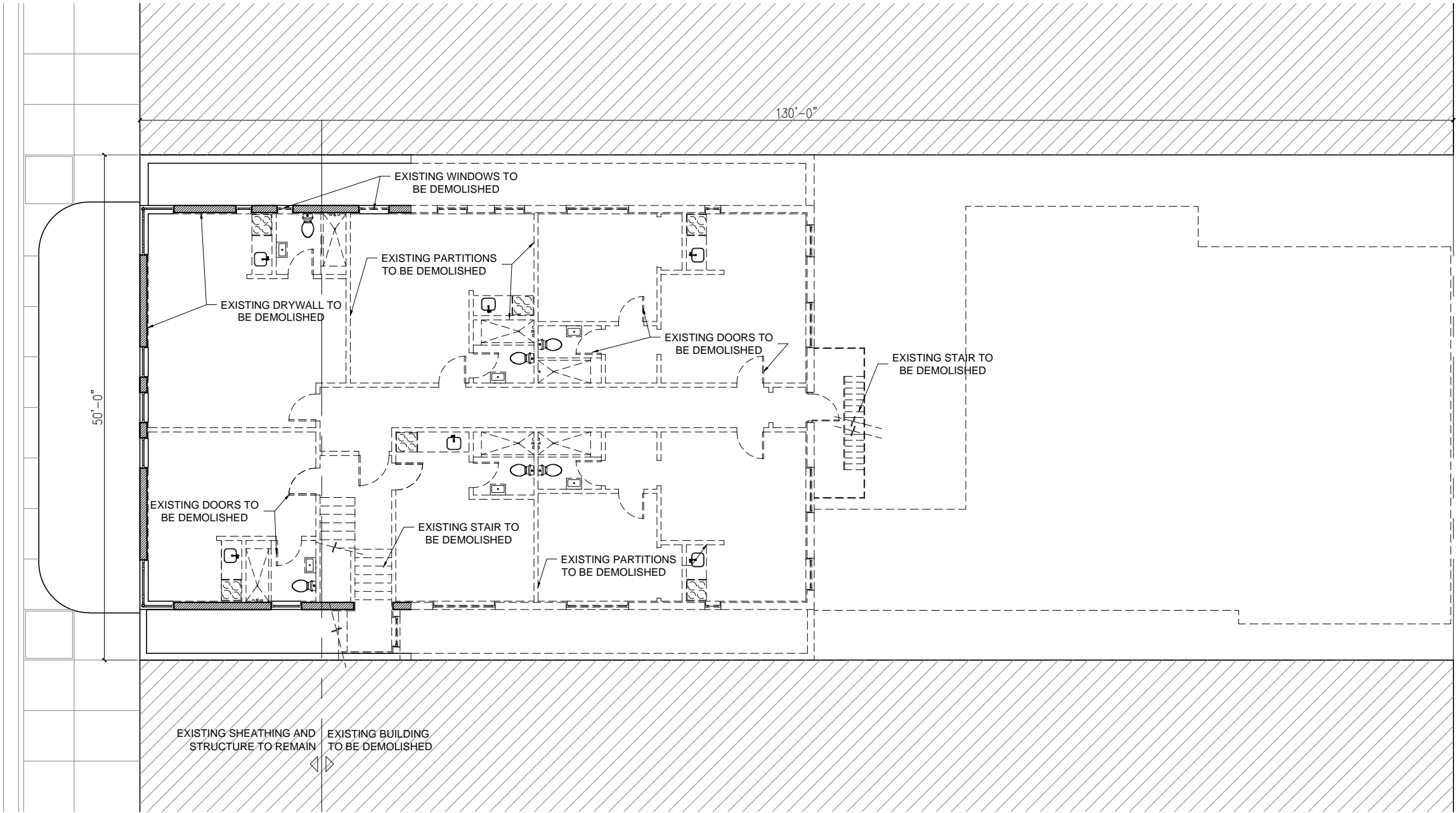
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Sheet Title
EXISTING SECOND FLOOR
DEMOLITION PLAN

Sheet

D-2

Historical Preservation Board
Final Submittal
Date: 01/25/2016



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



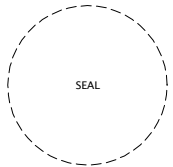
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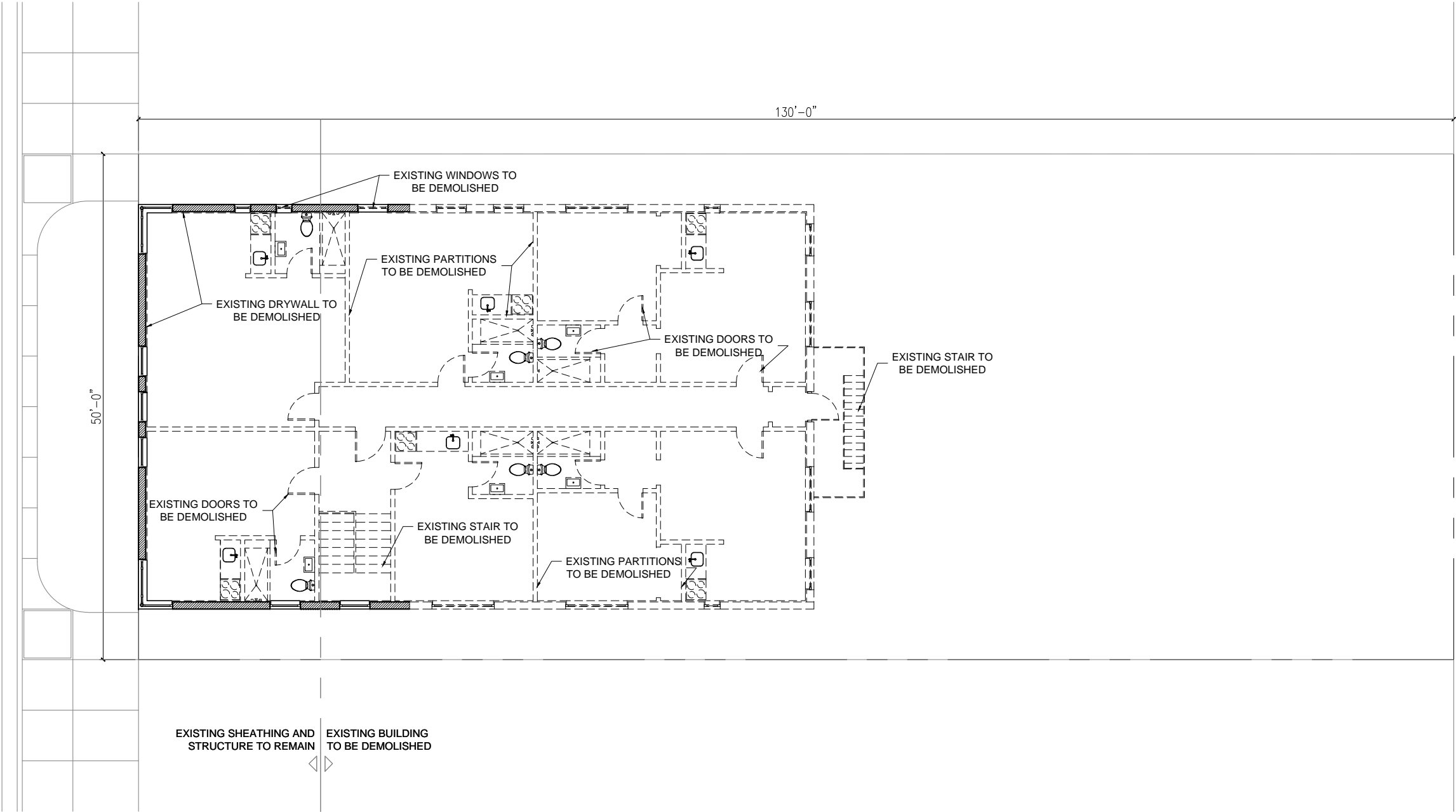
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Sheet Title
EXISTING DEMOLITION
PLANS
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D-3
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1 THIRD FLOOR PLAN - DEMOLITION
3/16"=1'-0"



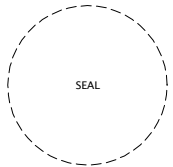
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AA26000789

Consultant

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1409 WASHINGTON AVE
ADDITION & RENOVATION
1409 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

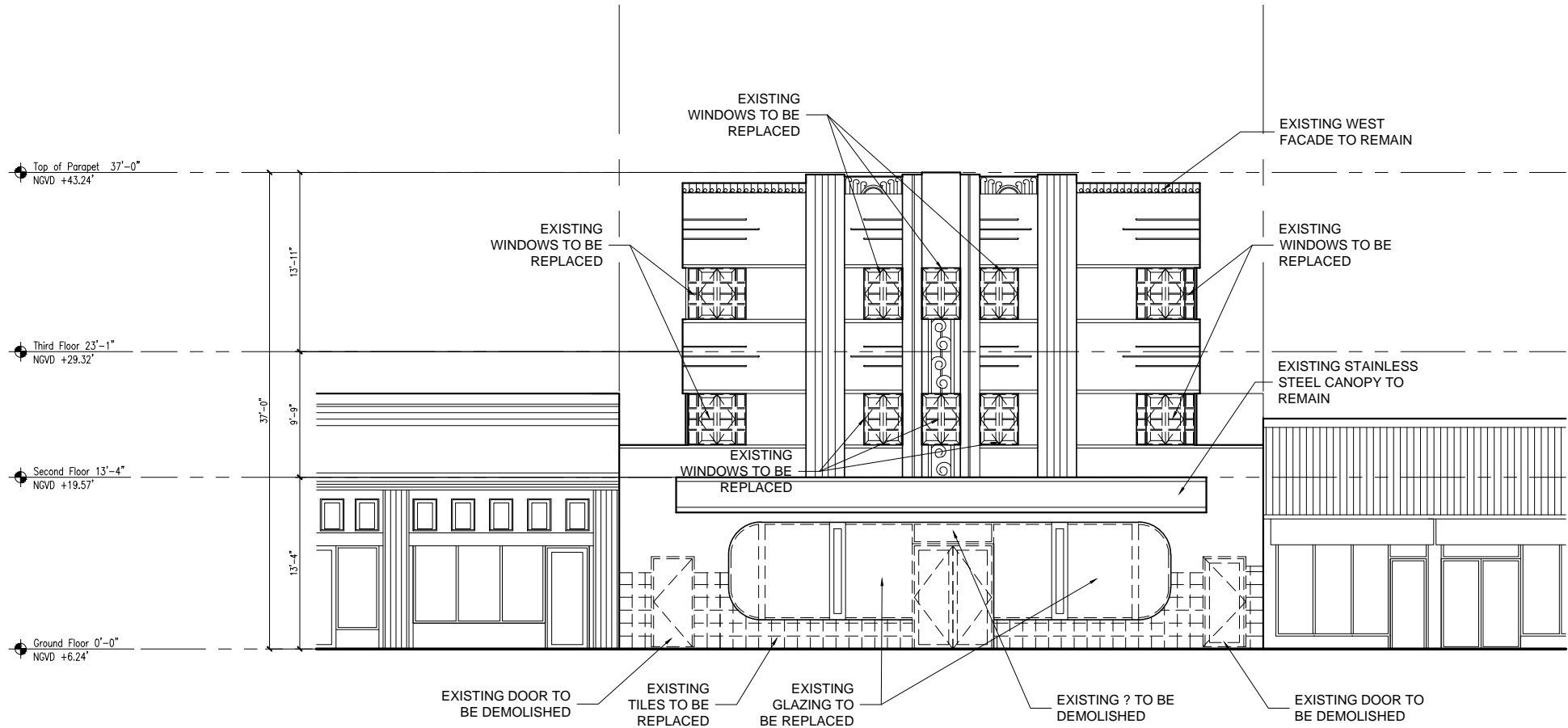
Client:
1409 Washington Ave LLC
Contact:
Sebastian Gallo
786.506.2114
Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



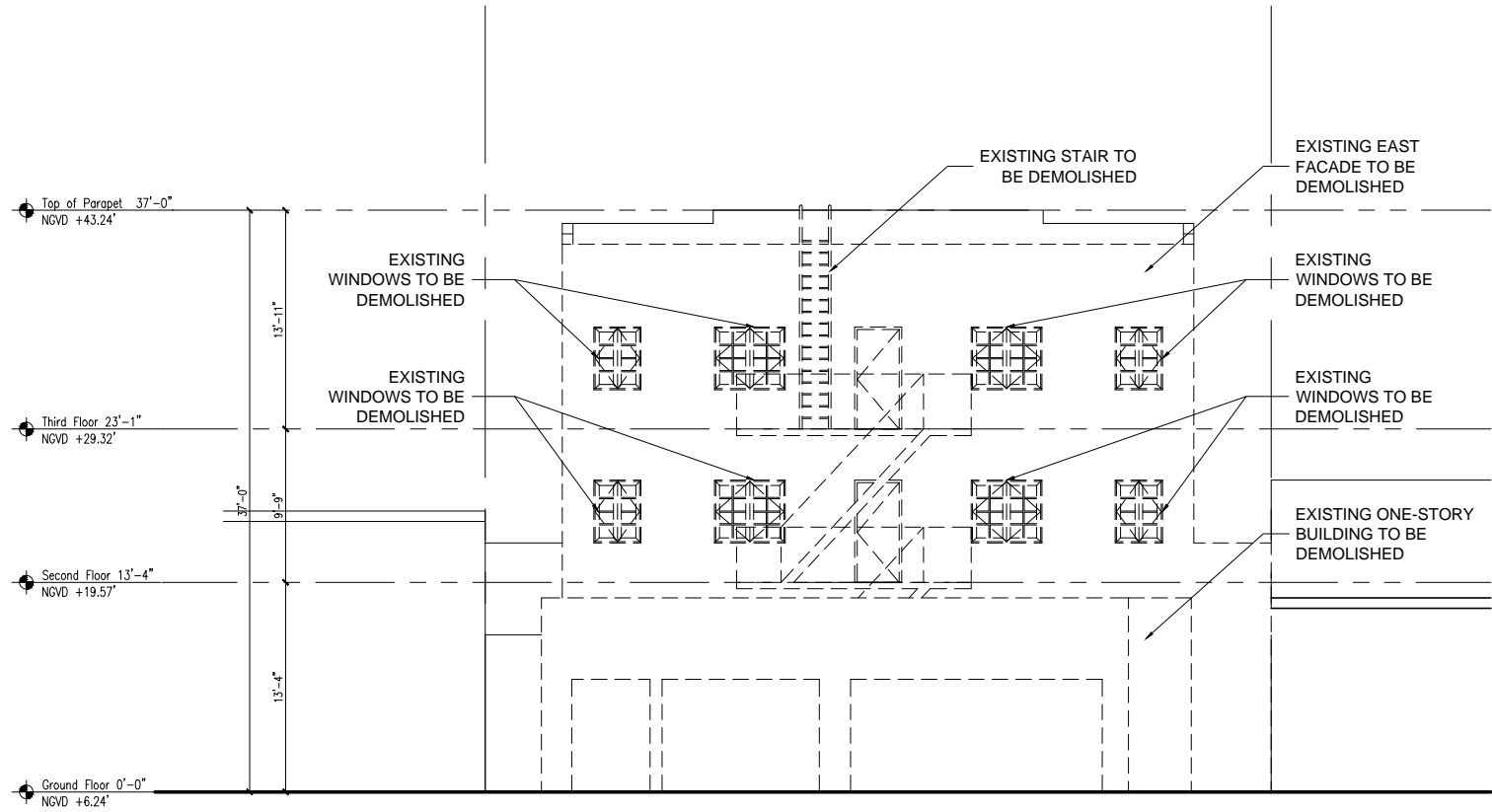
Date	
Job Number	
Drawing History	
No.	Issue
Date	

Sheet Title
EXISTING DEMOLITION
ELEVATION
Sheet

D-4
Historical Preservation Board
Final Submittal
Date: 01/25/2016



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



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



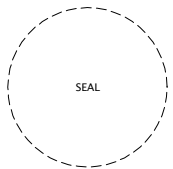
1333 South Miami Ave
Suite 303
Miami, FL 33130
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ADDITION & RENOVATION
1409 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

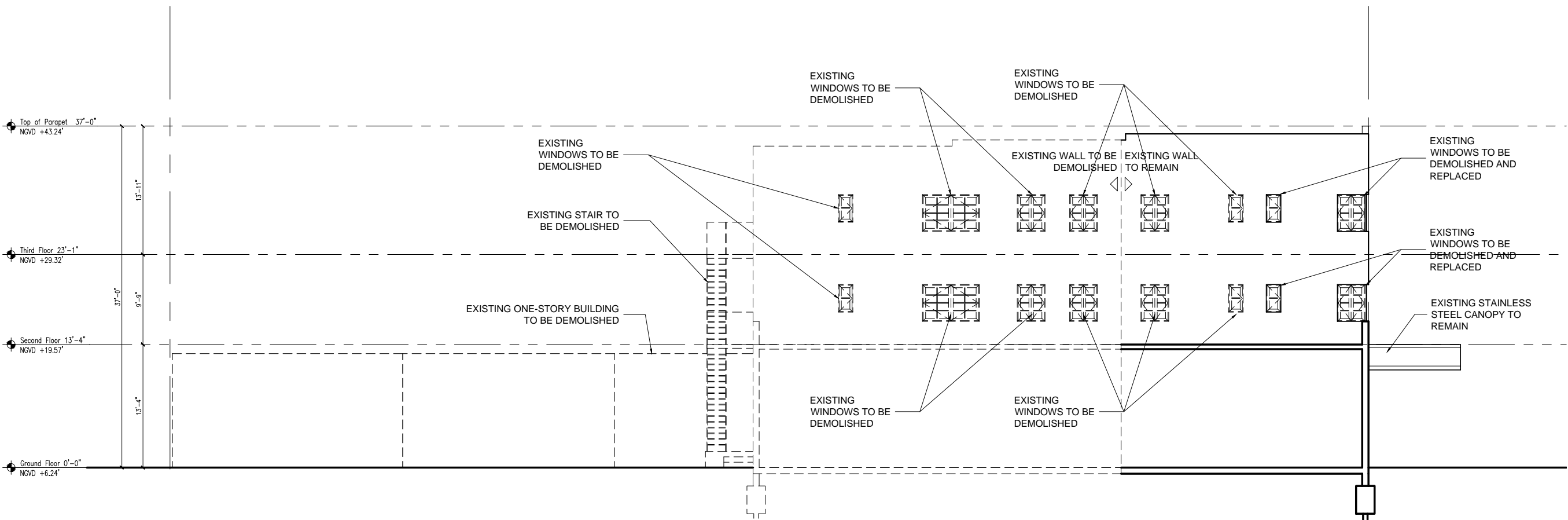
Client:
1409 Washington Ave LLC
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State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



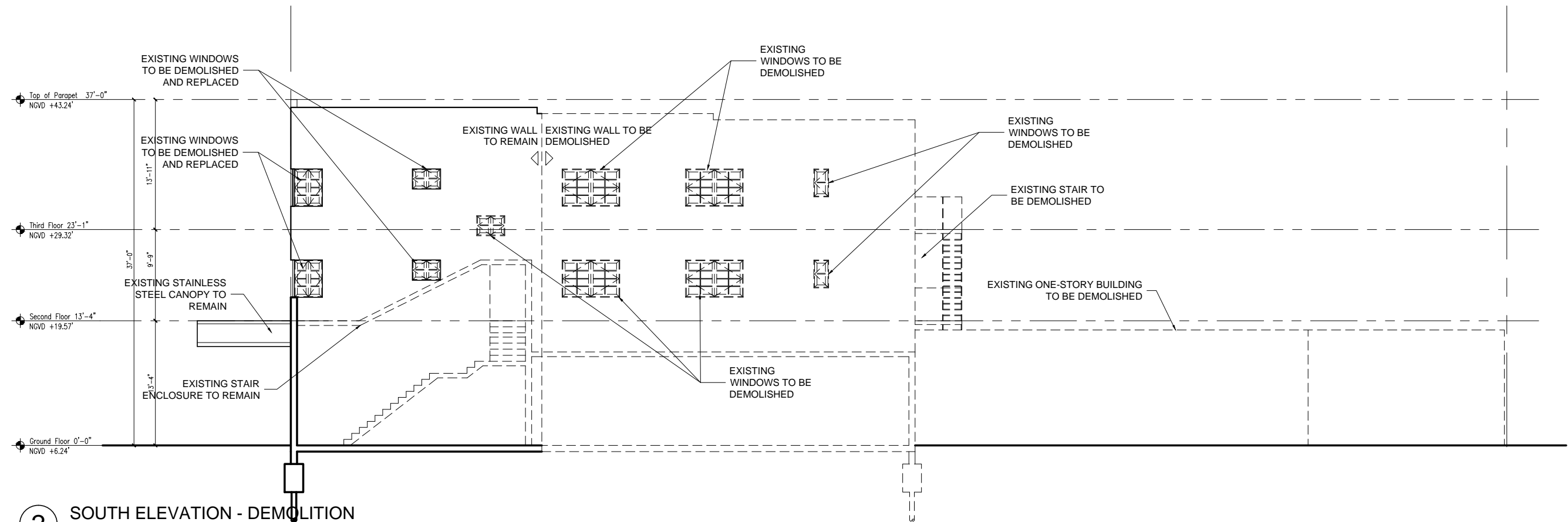
Date	
Job Number	
Drawing History	
No. Issue	Date

Sheet Title
EXISTING DEMOLITION
ELEVATION
Sheet

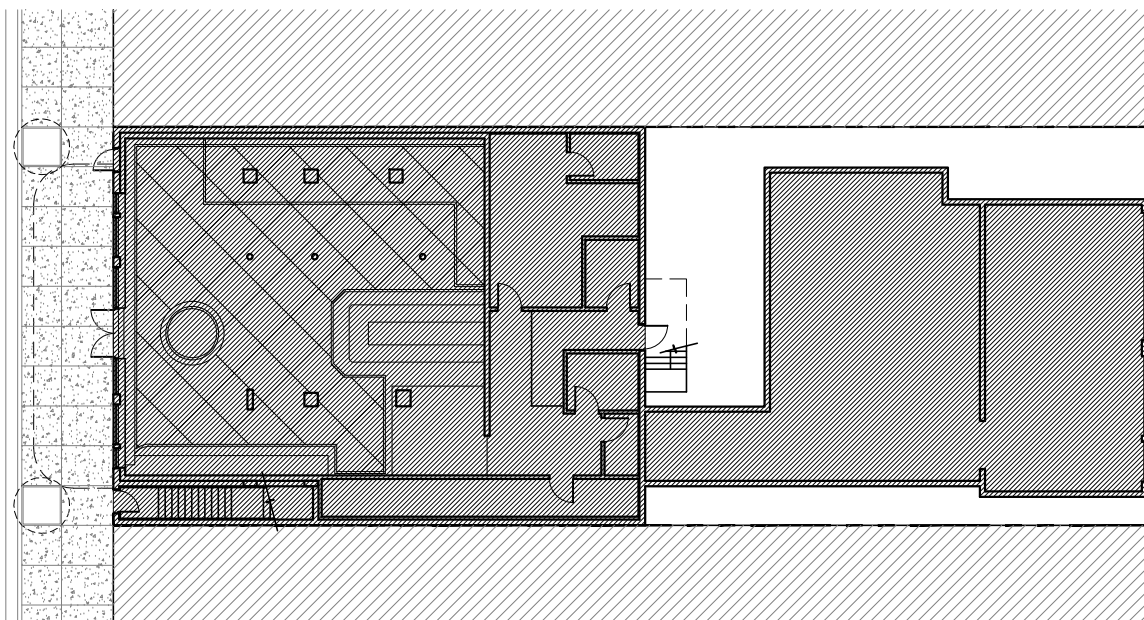
D-5
Historical Preservation Board
Final Submittal
Date: 01/25/2016



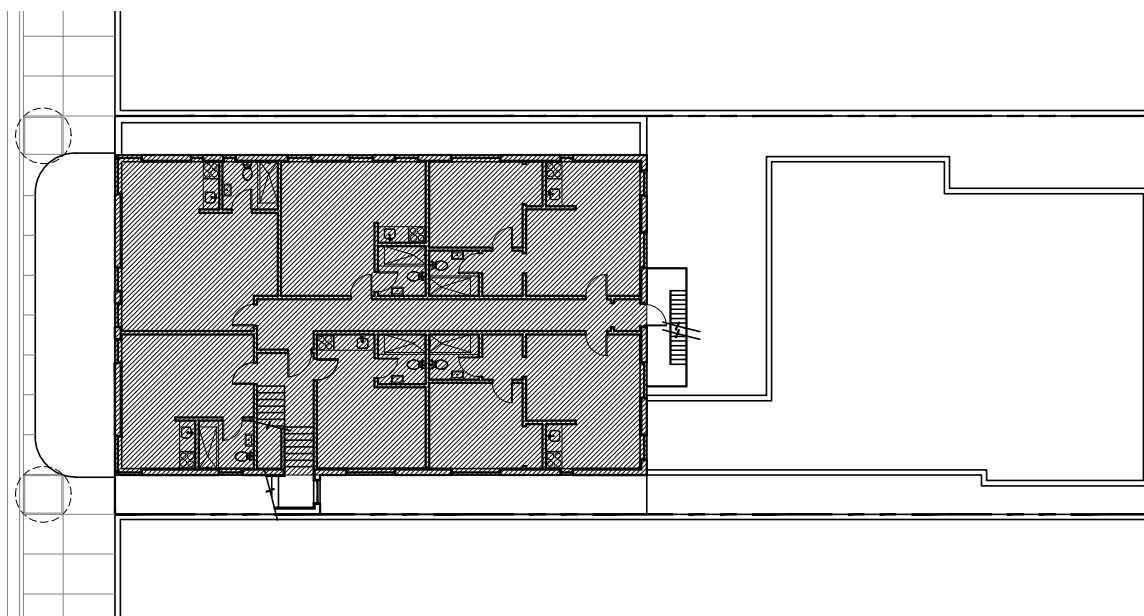
1 NORTH ELEVATION - DEMOLITION
3/16"=1'-0"



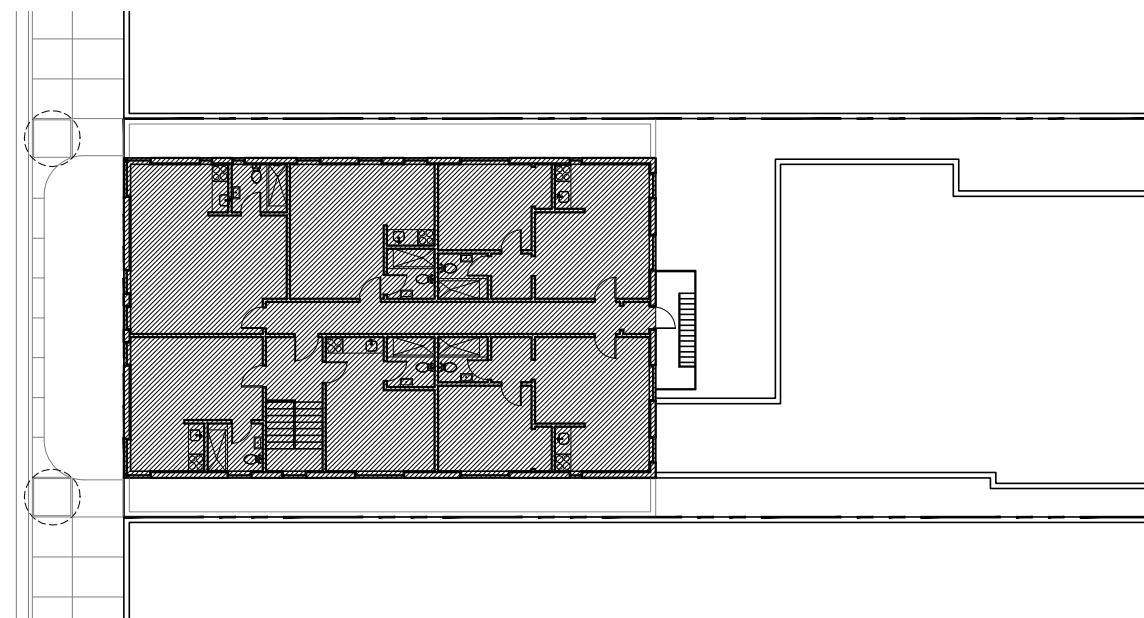
2 SOUTH ELEVATION - DEMOLITION
3/16"=1'-0"



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



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



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

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		TOTAL:	
ALLOWABLE FLOOR AREA: 13,000 SQ FT		12	

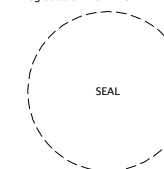
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Rodrigo A. Carrion
Registration No: AR 9174



Date
Job Number
Drawing History

[illegible]

Sheet Title

FAR CALCULATION
EXISTING

She

F-1