



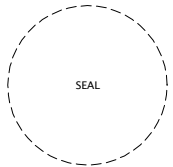
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 3051350-2993  
F 3051350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written  
materials herein constitute  
original work of the architect  
and may only be duplicated  
with their written consent.

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

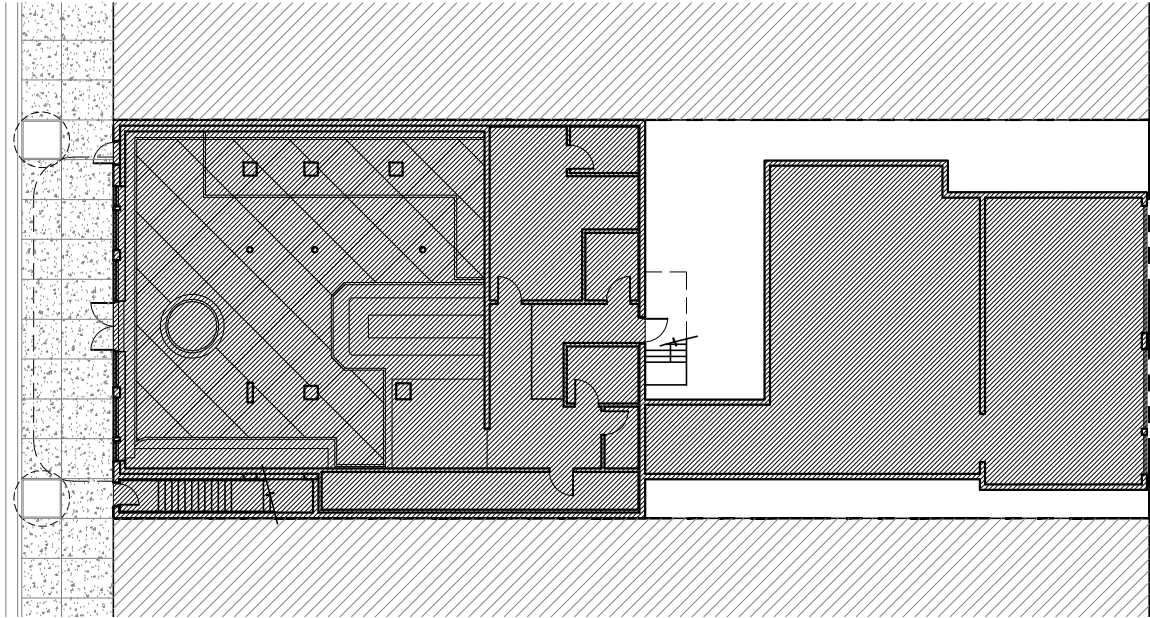
Sheet Title

FAR CALCULATIONS  
EXISTING

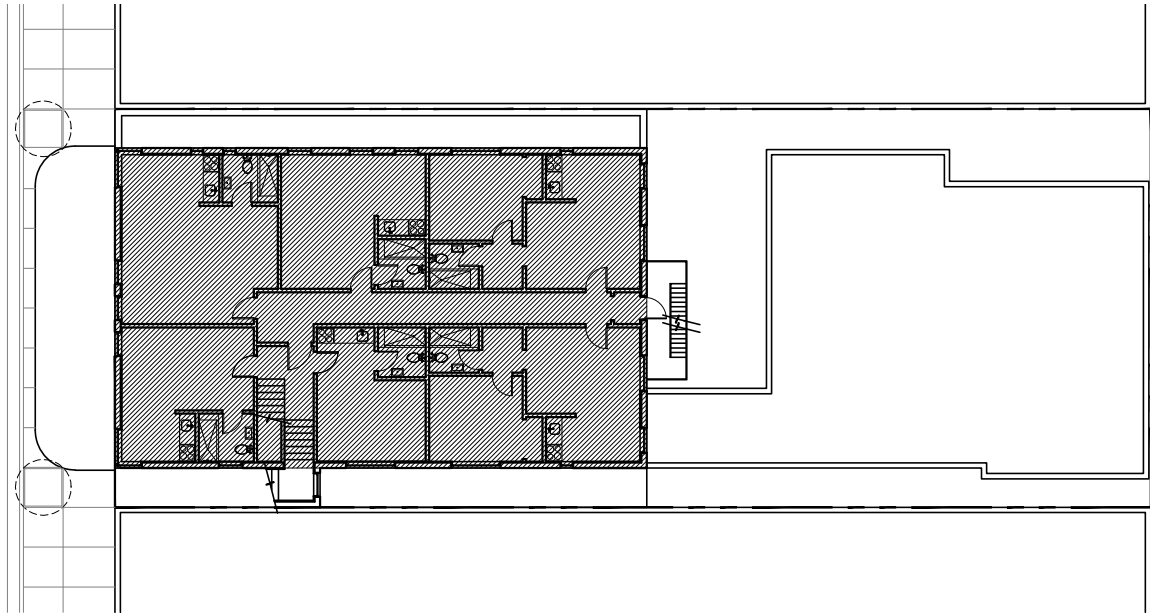
Sheet

F-1

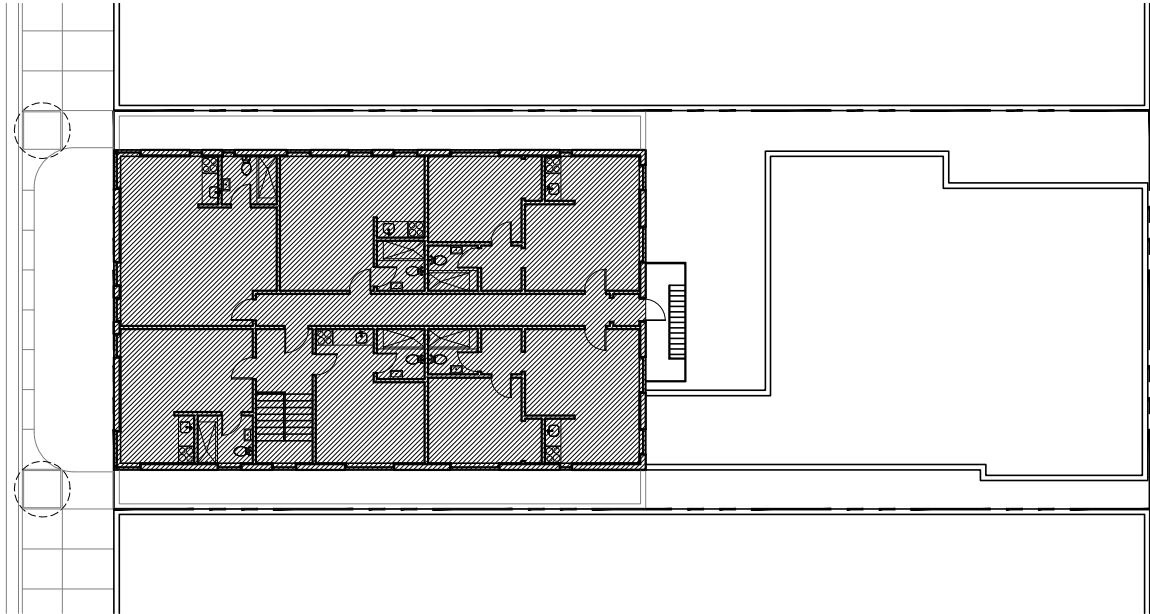
Historical Preservation Board  
Final Submittal  
Date: 01/25/2016



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



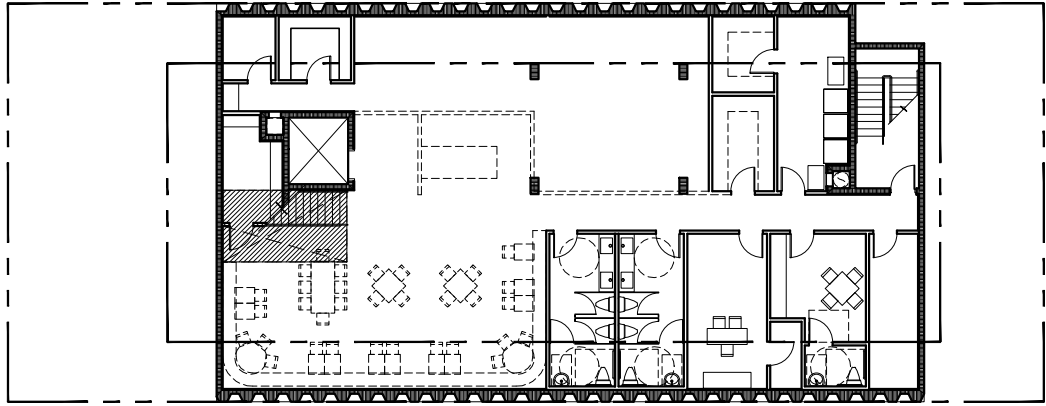
2 SECOND FLOOR PLAN  
3/32"=1'-0"



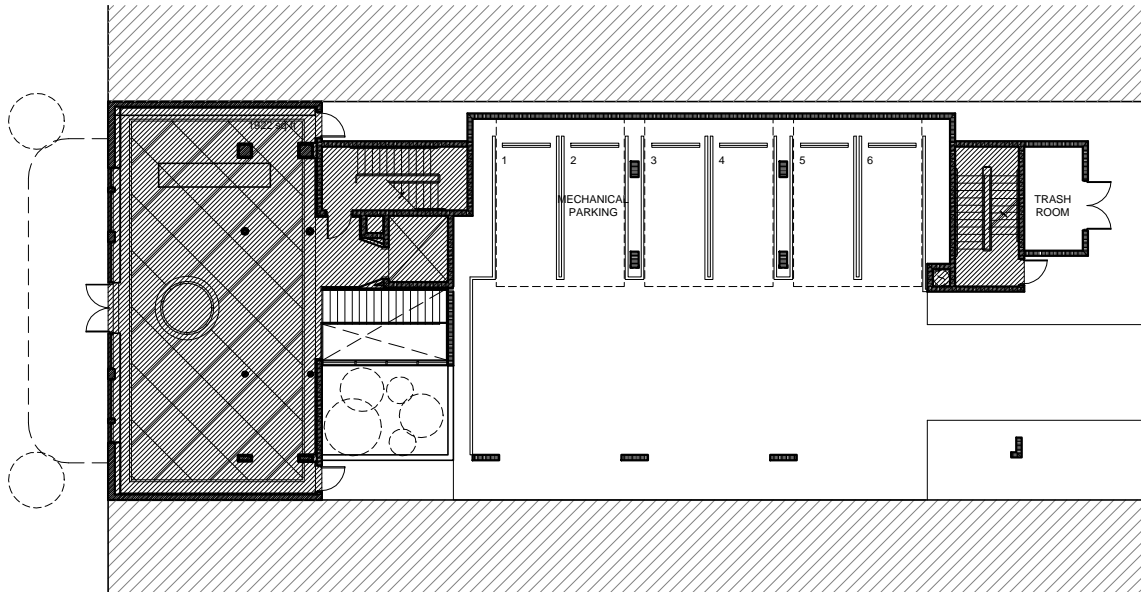
3 THIRD FLOOR PLAN  
3/32"=1'-0"



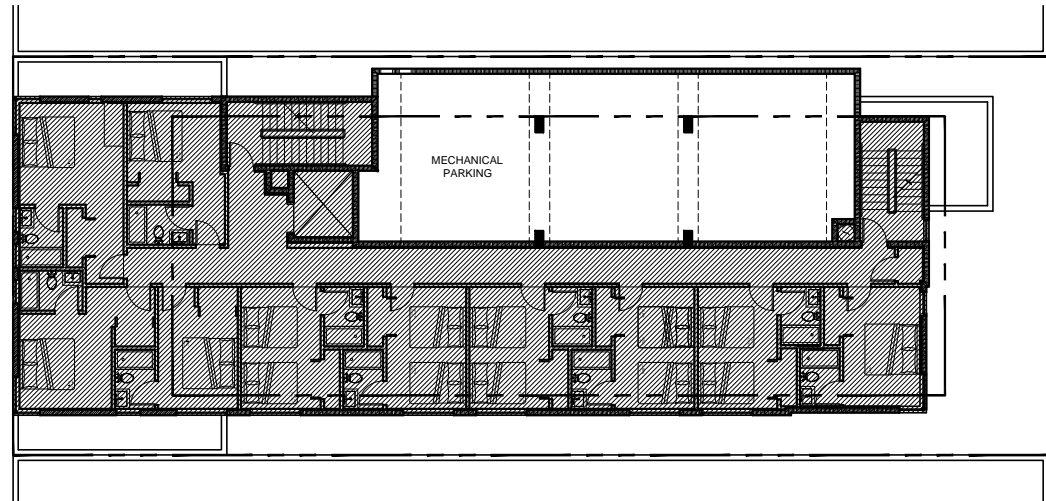
EXISTING FLOOR AREA		TOTAL ROOM COUNT	
FIRST FLOOR:	5,336 SQ FT	GROUND FLOOR:	0
SECOND FLOOR:	2,681 SQ FT	SECOND FLOOR:	6
THIRD FLOOR:	2,681 SQ FT	THIRD FLOOR:	6
TOTAL FLOOR AREA: 10,698 SQ FT		TOTAL:	12
ALLOWABLE FLOOR AREA: 13,000 SQ FT			



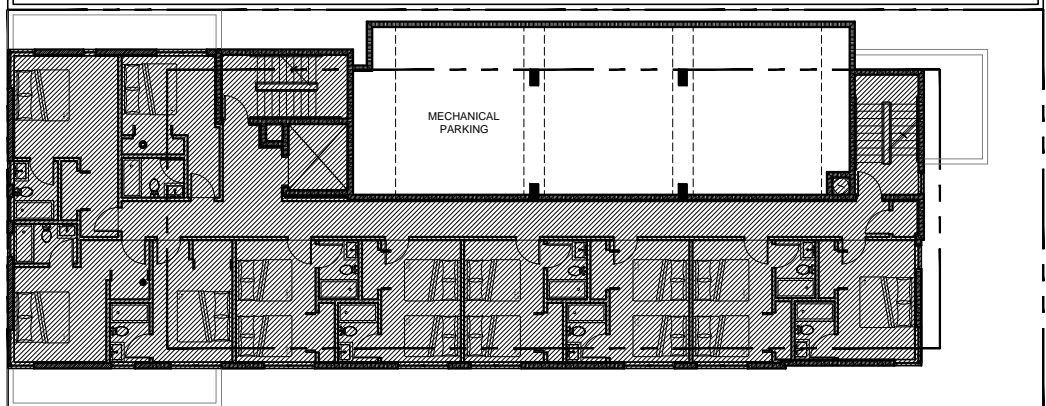
1 BASEMENT FLOOR PLAN  
3/32"=1'-0"



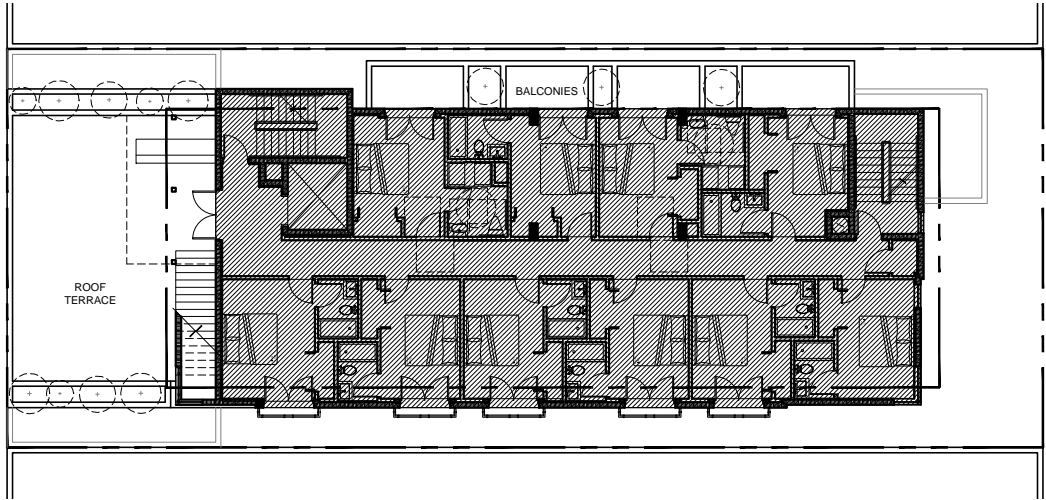
2 GROUND FLOOR PLAN  
3/32"=1'-0"



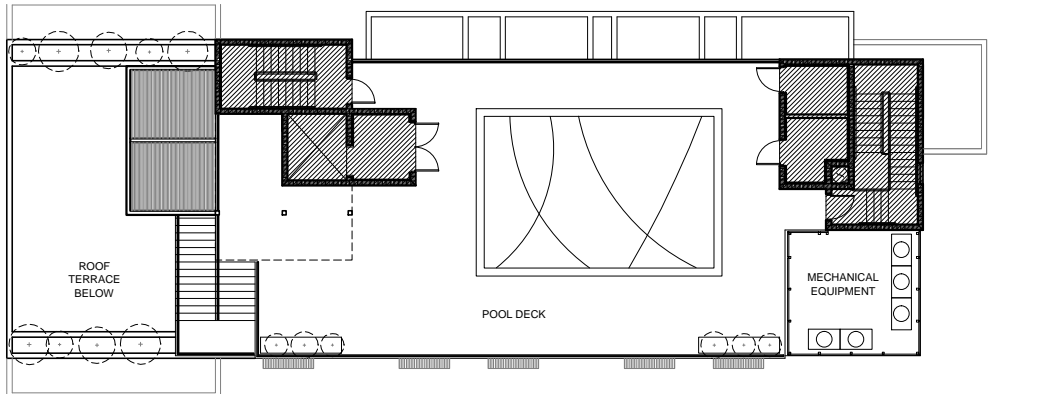
3 SECOND FLOOR PLAN  
3/32"=1'-0"



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



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



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

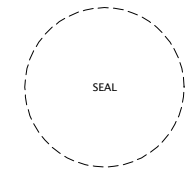
PROPOSED FLOOR AREA		TOTAL ROOM COUNT	
BASEMENT:	140 SQ FT	BASEMENT:	0
FIRST FLOOR:	1,855 SQ FT	GROUND FLOOR:	0
SECOND FLOOR:	3,461 SQ FT	SECOND FLOOR:	10
THIRD FLOOR:	3,439 SQ FT	THIRD FLOOR:	10
FOURTH FLOOR:	3,362 SQ FT	FOURTH FLOOR:	10
ROOF TERRACE:	671 SQ FT	FIFTH FLOOR:	0
TOTAL FLOOR AREA:	12,928 SQ FT	TOTAL:	30
ALLOWABLE FLOOR AREA:	13,000 SQ FT		

All drawing and written  
materials herein constitute  
original work of the architect  
and may only be duplicated  
with their written consent.

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. Carrian  
Registration No: AR 91744



Date	
Job Number	
Drawing History	
No. Issue	Date

Sheet Title

FAR CALCULATIONS  
PROPOSED

Sheet

F-2

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



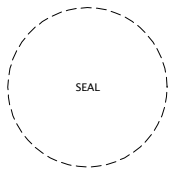
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

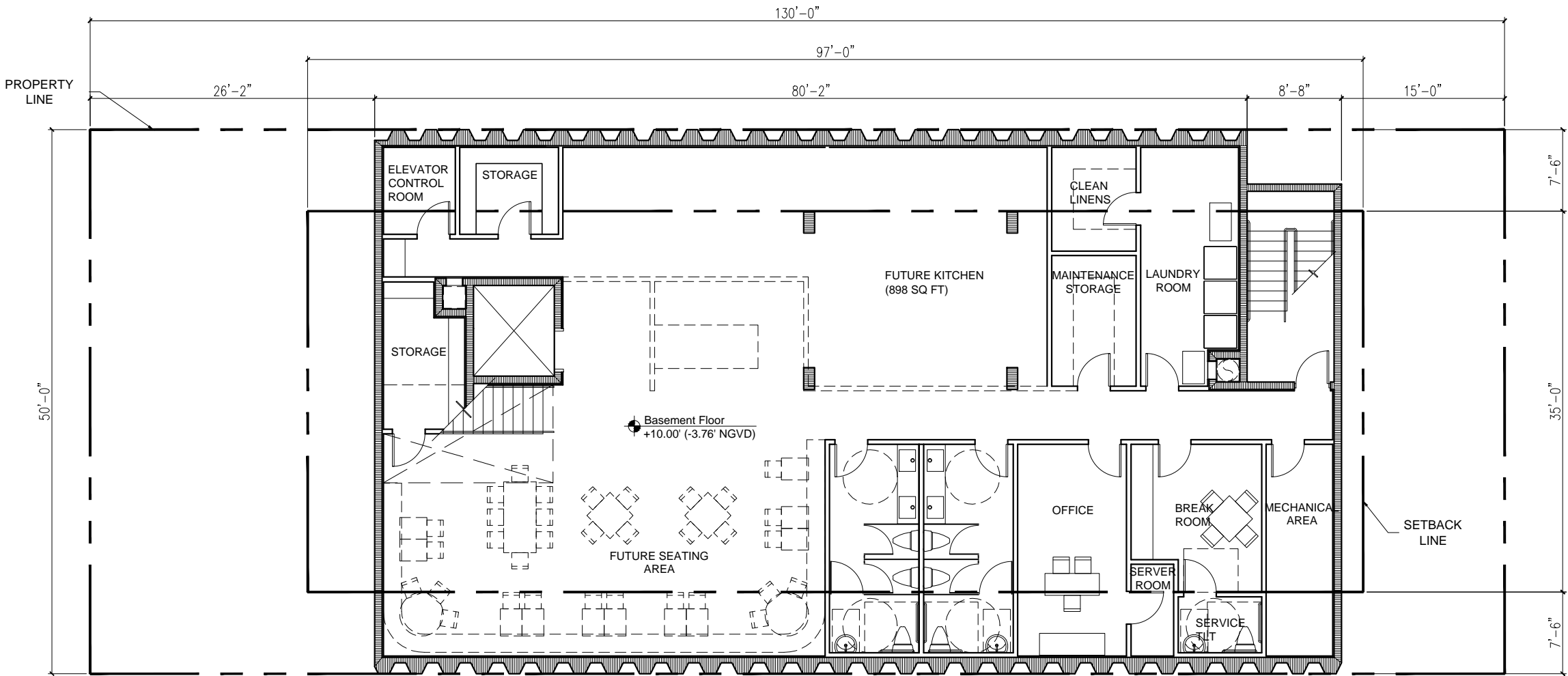


Date	
Job Number	
Drawing History	
No.	Issue
Date	

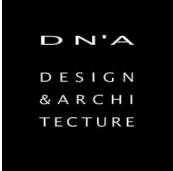
Sheet Title  
BASEMENT FLOOR PLAN

Sheet

A-1  
Historical Preservation Board  
Final Submittal  
Date: 01/25/2016



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



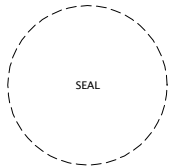
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

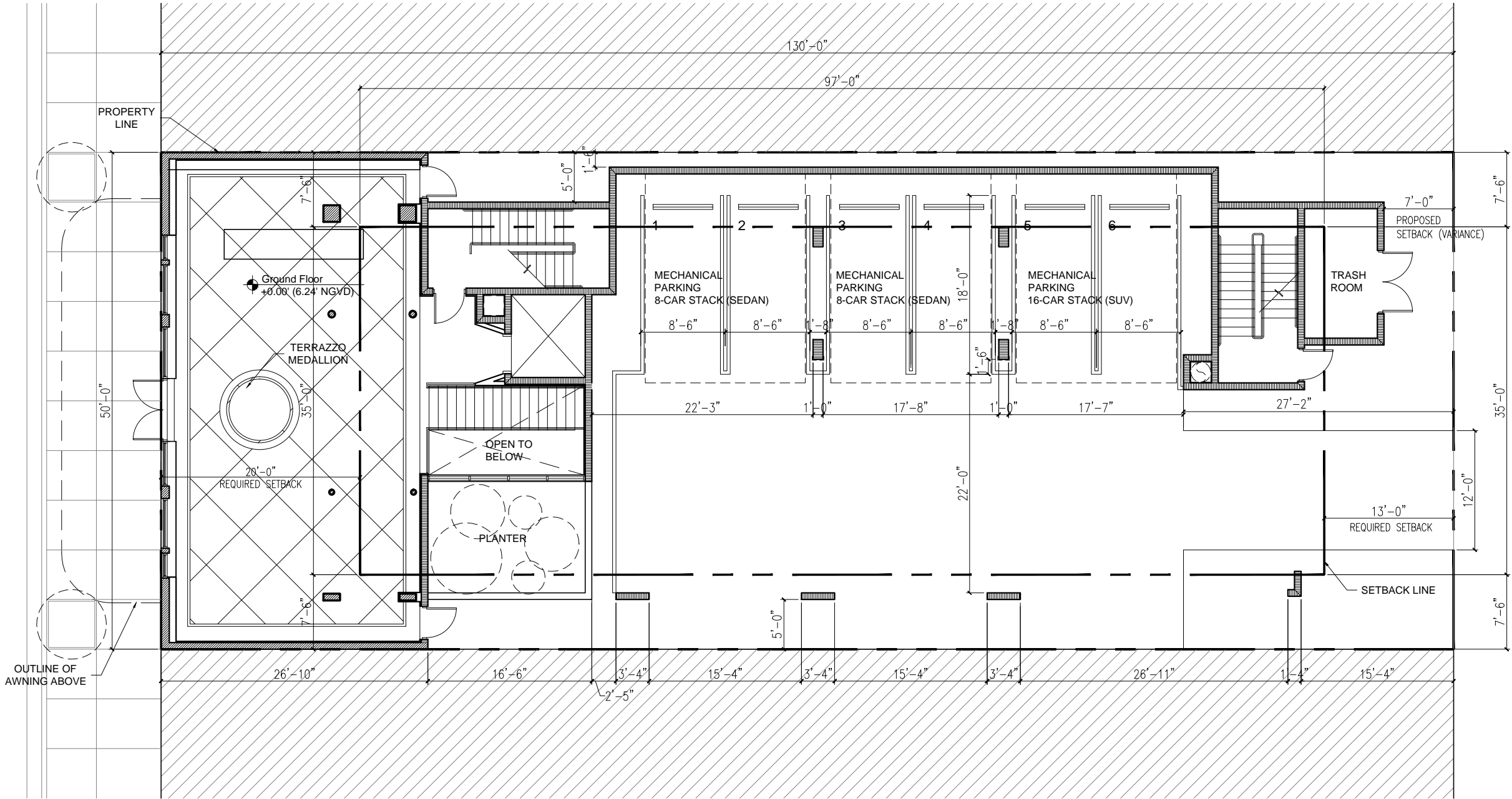
No.	Issue
	Date

Sheet Title  
GROUND FLOOR PLAN

Sheet

A-2

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



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





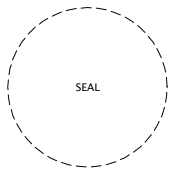
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

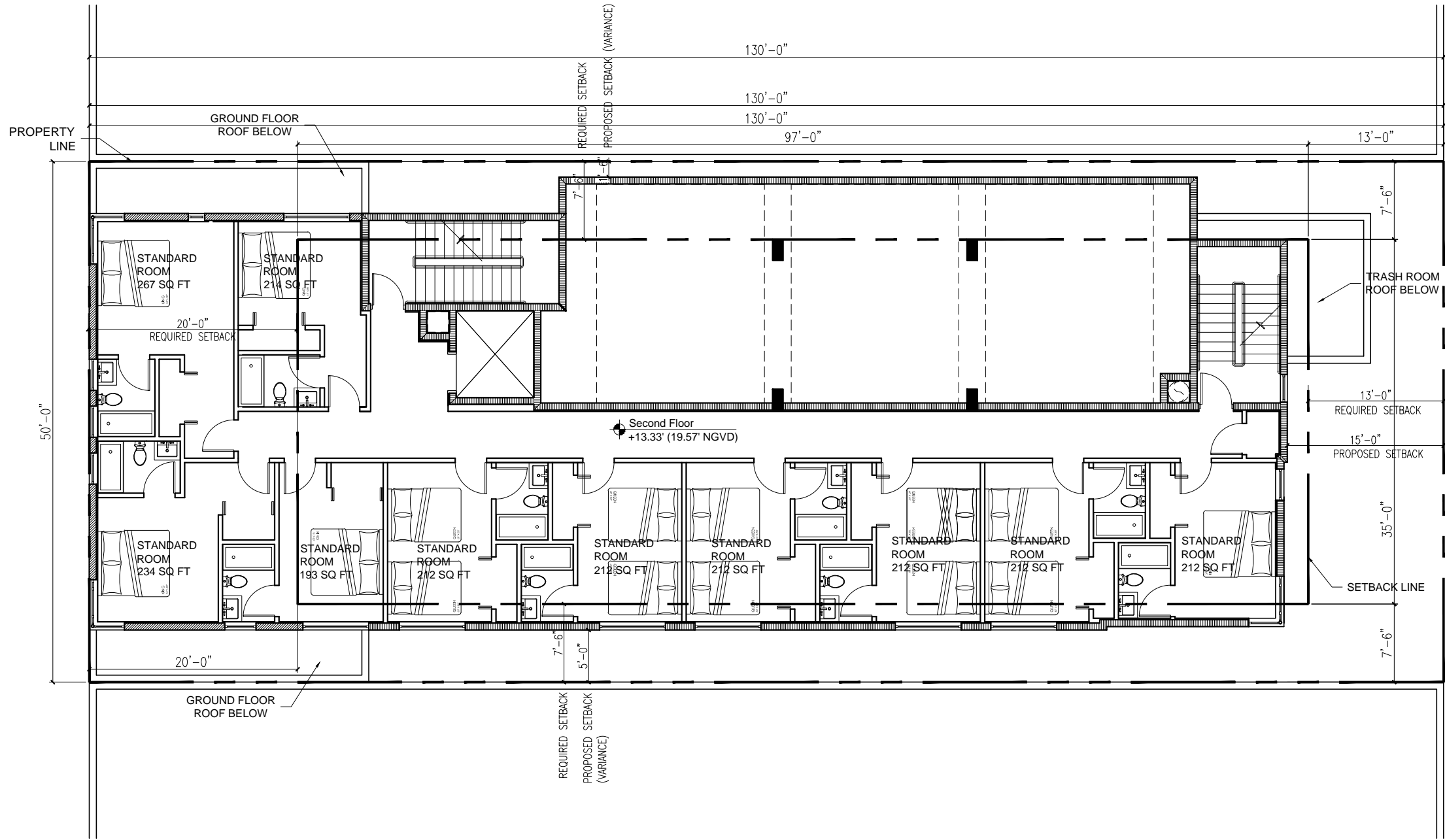


Date	
Job Number	
Drawing History	
No.	Date

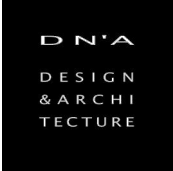
Sheet Title  
SECOND FLOOR PLAN

Sheet  
A-3

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



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



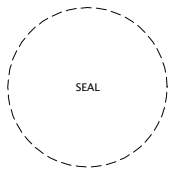
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

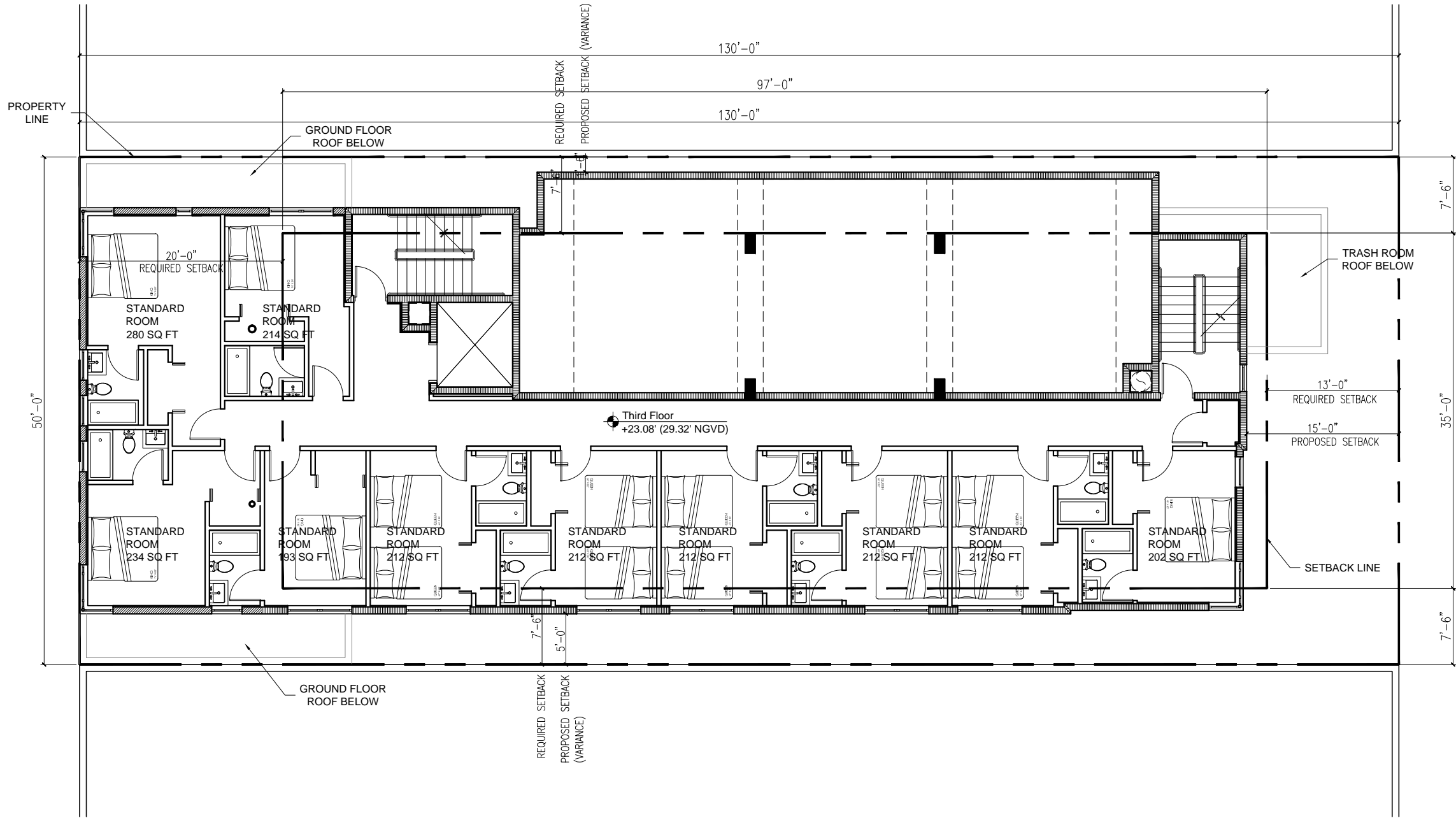
Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date	
Job Number	
Drawing History	
No.	Date

Sheet Title  
THIRD FLOOR PLAN

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



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

1 409 WASHINGTON AVE  
ADDITION & RENOVATION

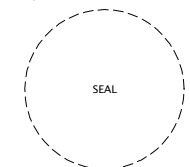
---

1 409 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

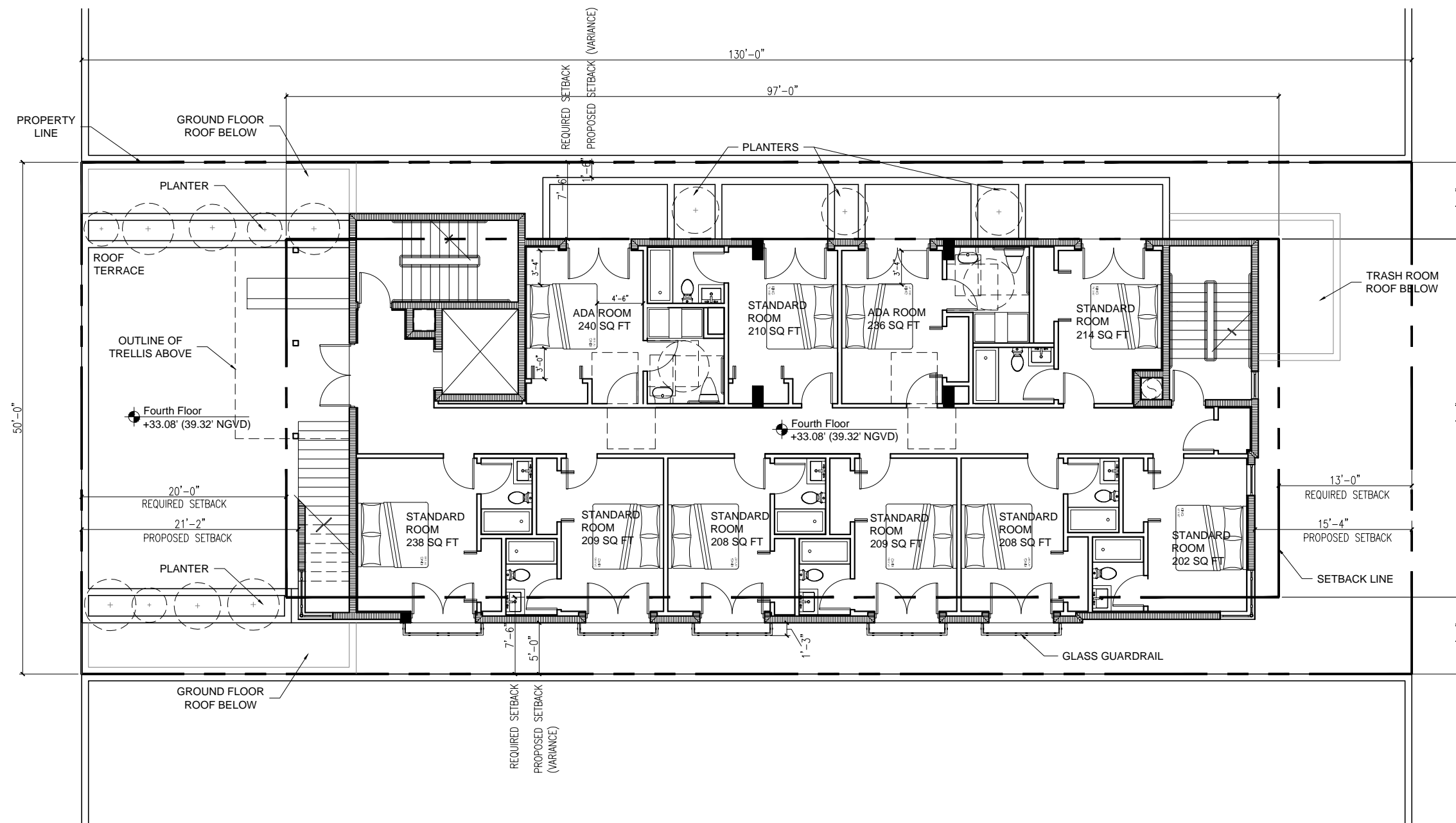
Sheet Title

FOURTH FLOOR PLAN

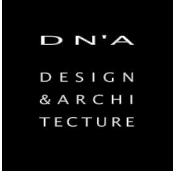
Sheet

A-5

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



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



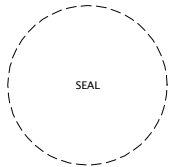
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

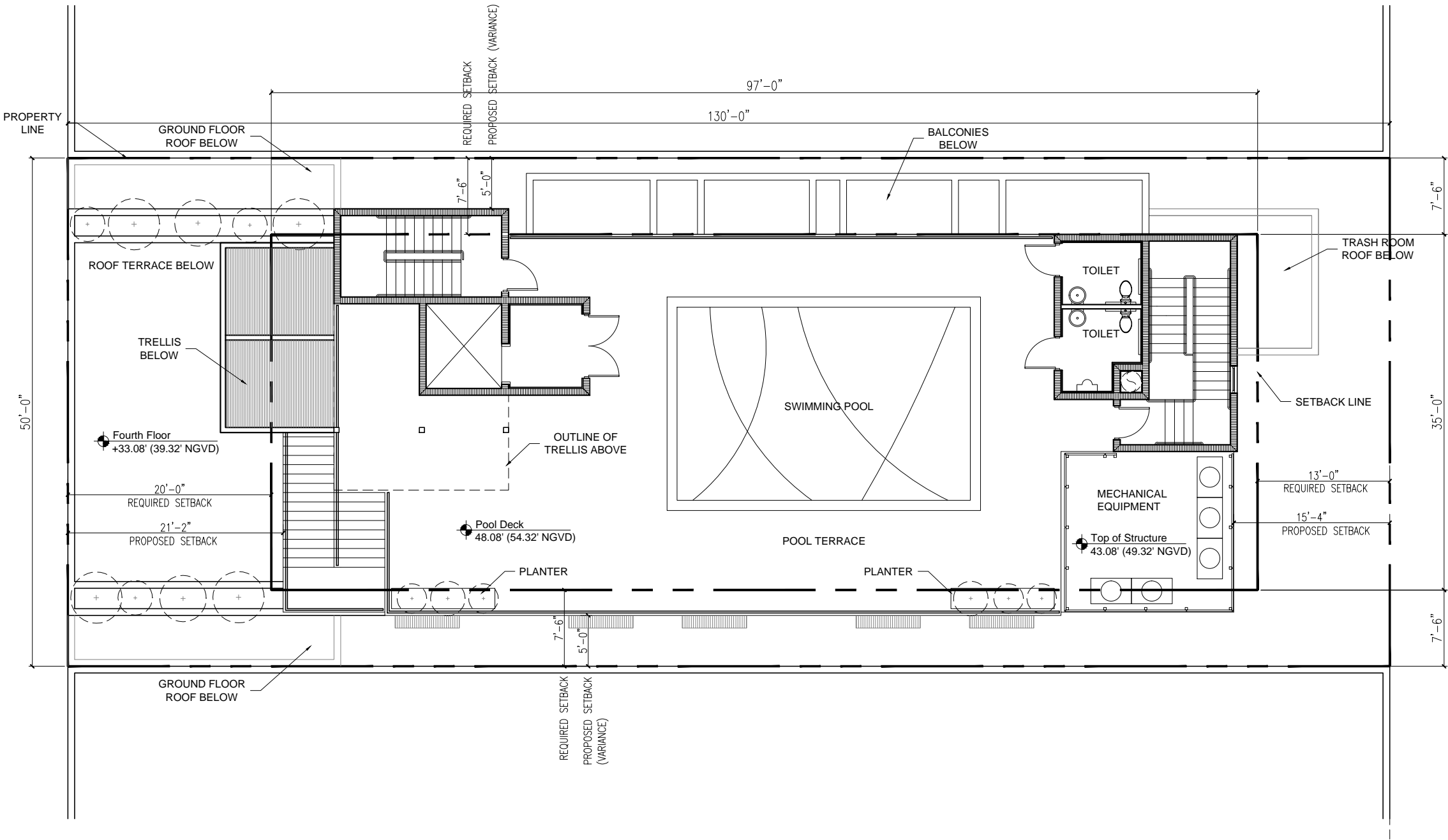
Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date	
Job Number	
Drawing History	
No.	Date

Sheet Title  
ROOF TERRACE PLAN

Sheet  
A-6  
Historical Preservation Board  
Final Submittal  
Date: 01/25/2016



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





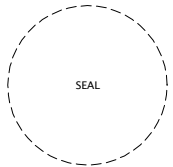
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

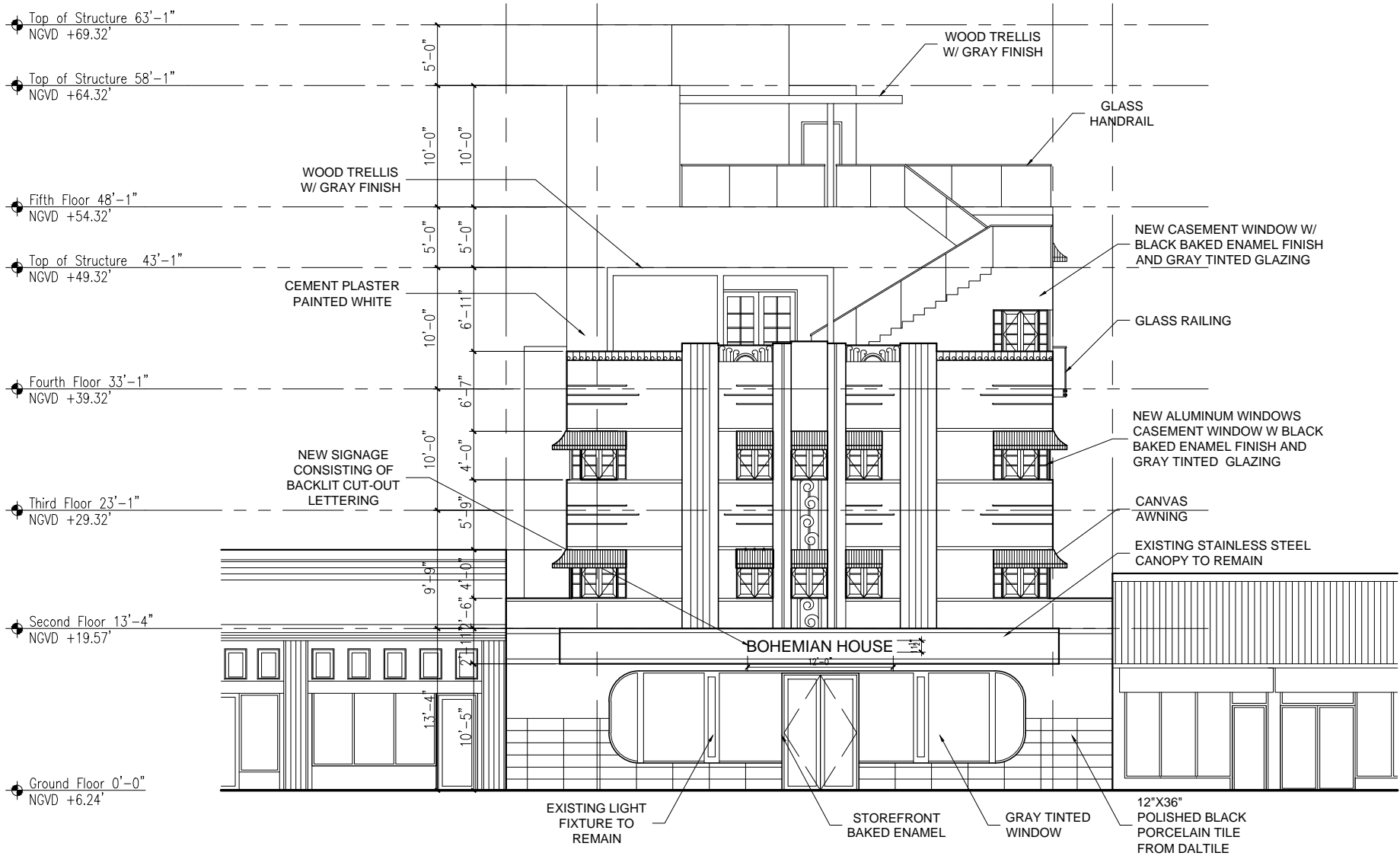


Date	
Job Number	
Drawing History	
No.	Issue
Date	

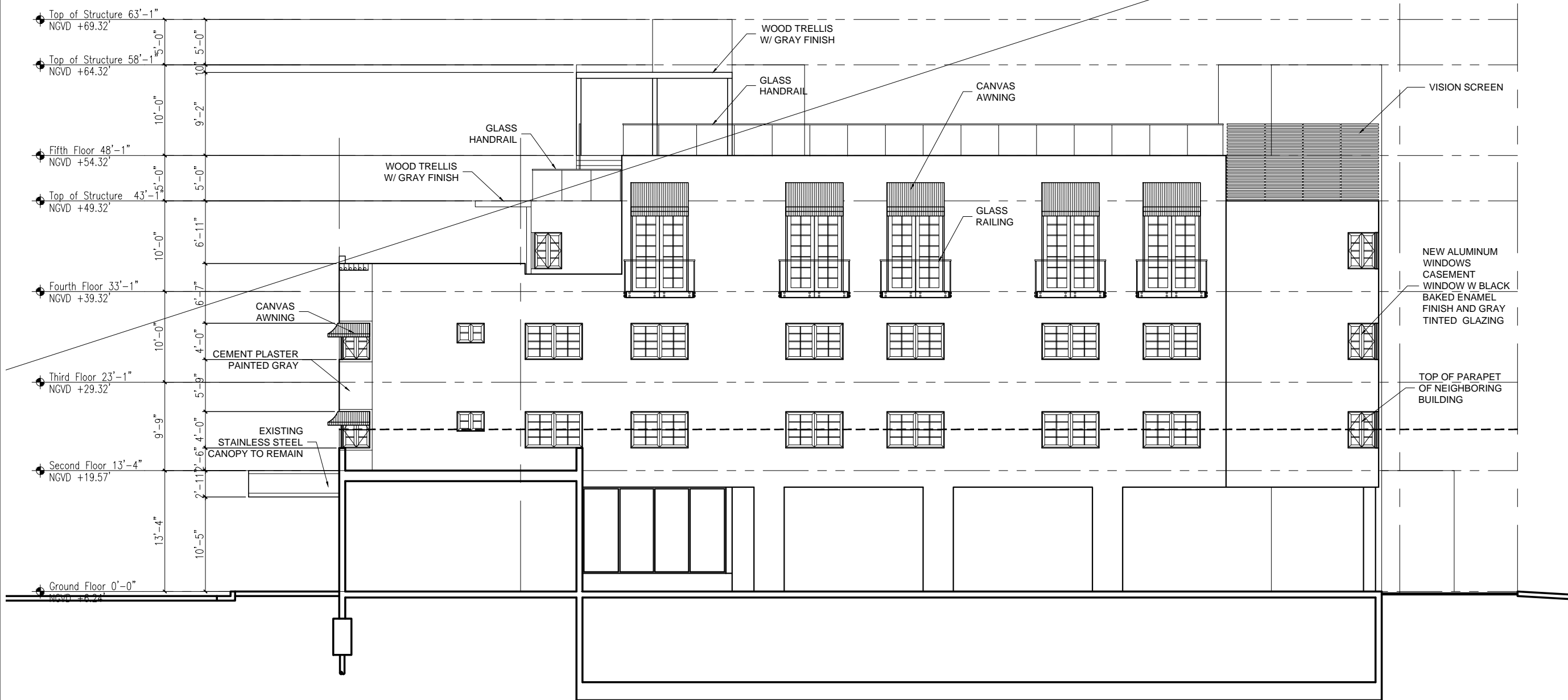
Sheet Title  
WEST ELEVATION

Sheet  
A-7

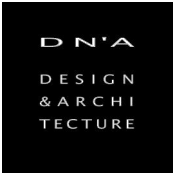
Historical Preservation Board  
Final Submittal  
Date: 01/25/2016



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



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



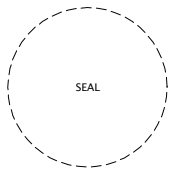
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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  
SOUTH ELEVATION

Sheet

A-8

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



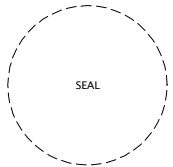
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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



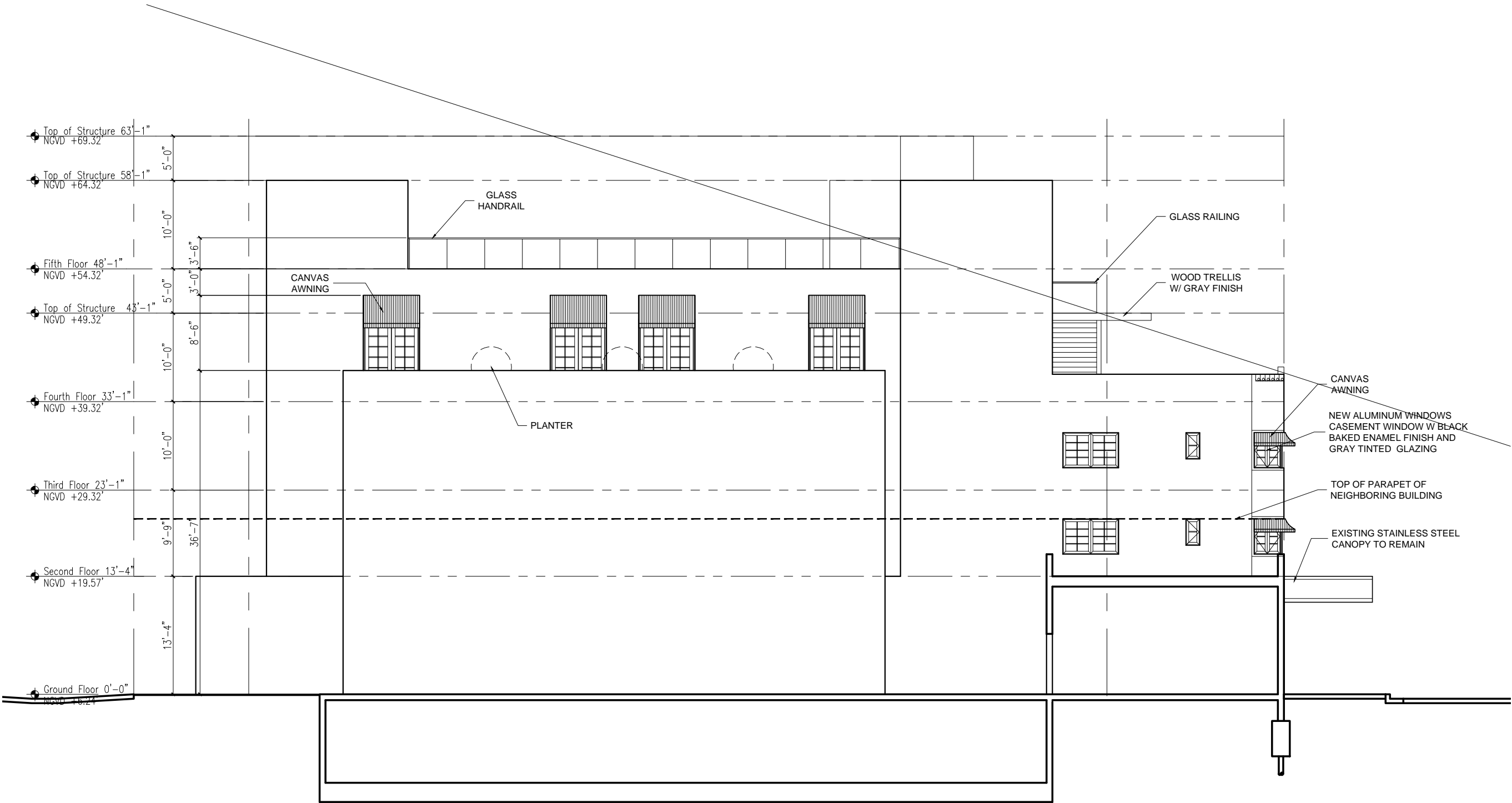
Date	
Job Number	
Drawing History	
No.	Issue
	Date

Sheet Title  
NORTH ELEVATION

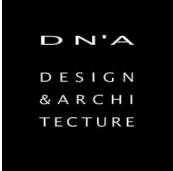
Sheet

A-9

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



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



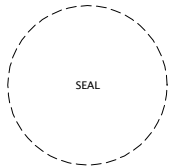
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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



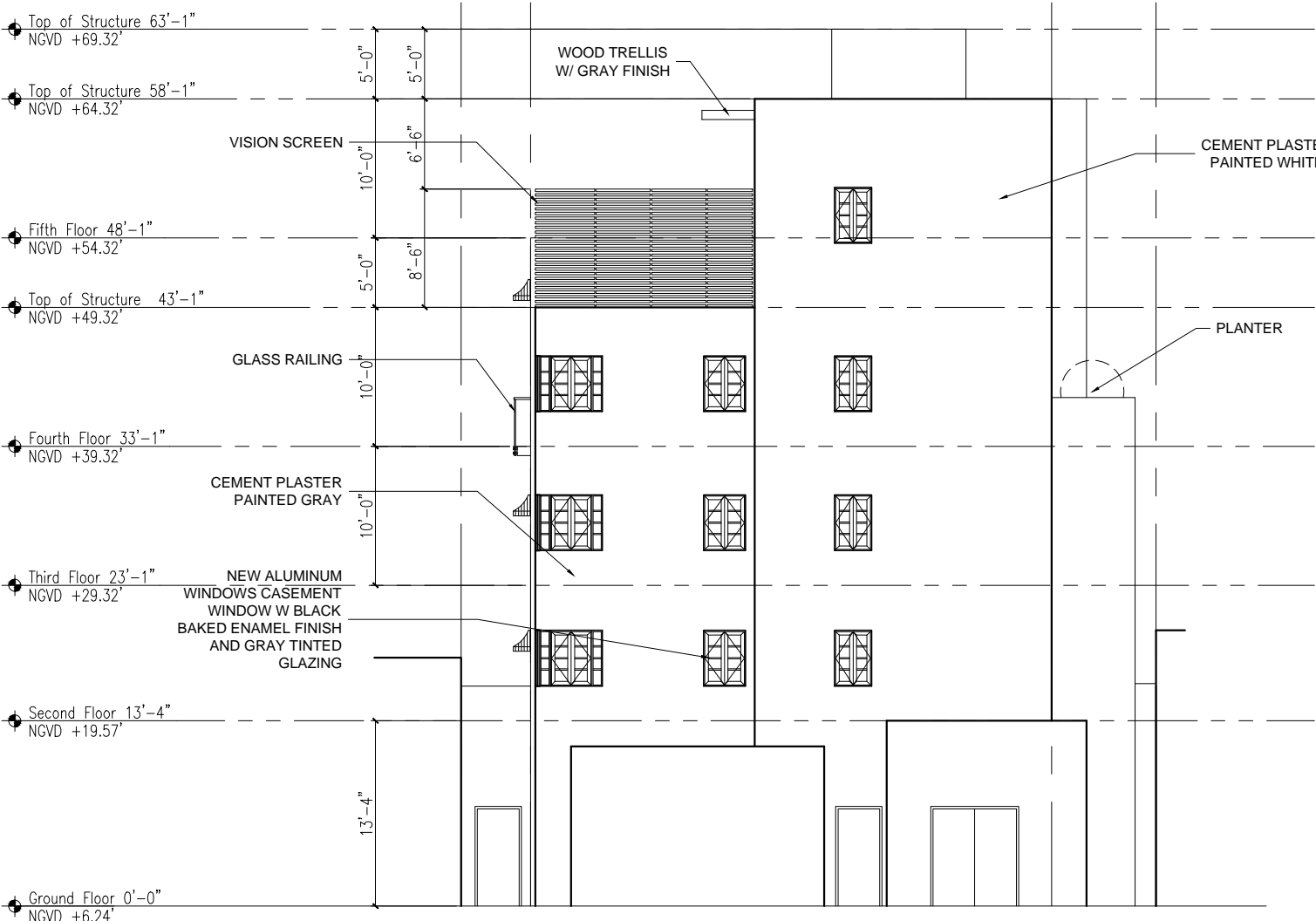
Date	
Job Number	
Drawing History	
No.	Issue
	Date

Sheet Title  
EAST ELEVATION

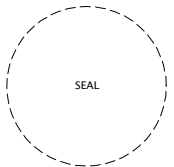
Sheet

A-10

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



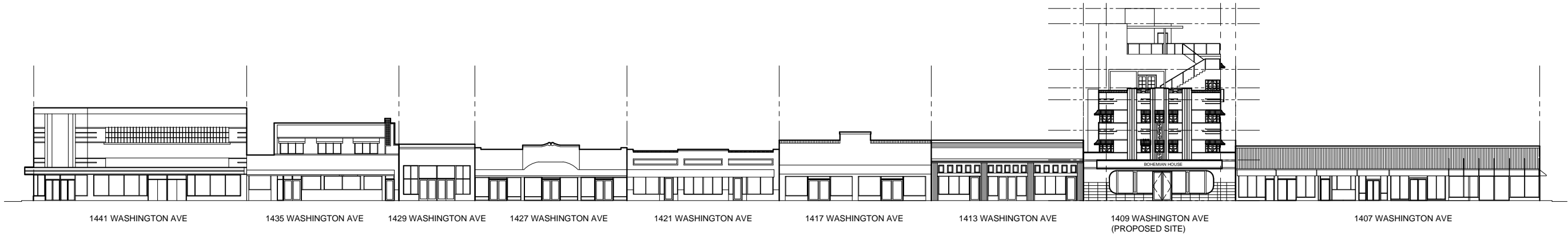
1 EAST ELEVATION  
3/16"=1'-0"



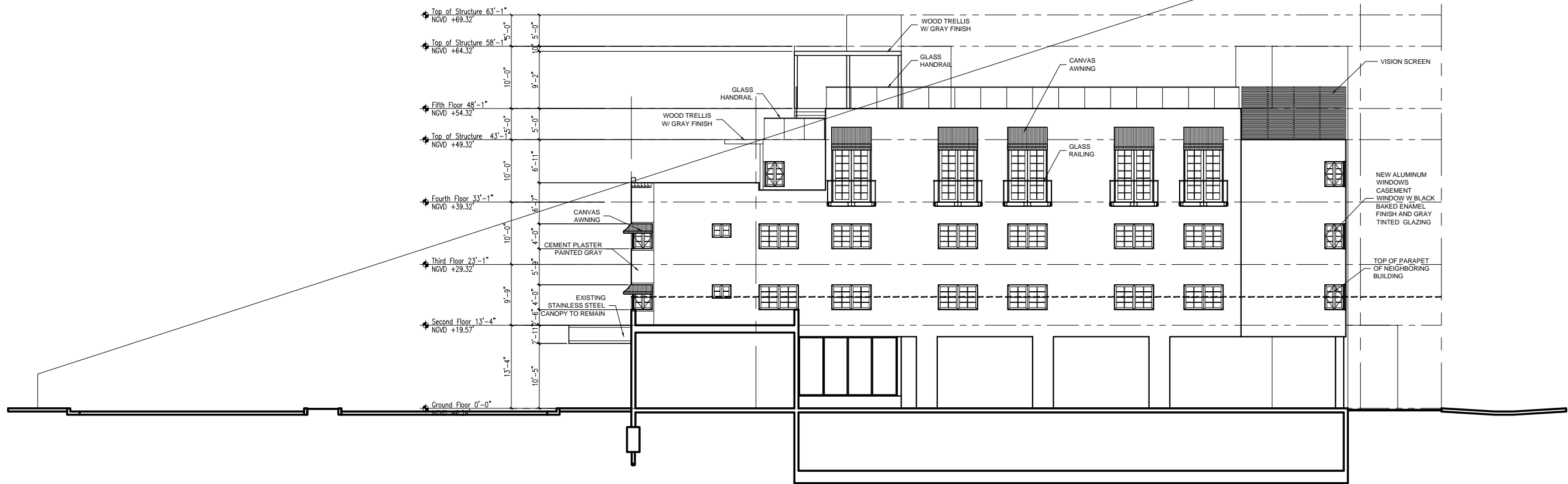
Date		
Job Number		
Drawing History		
No.	Issue	Date

Sheet Title  
CONTEXT ELEVATION  
AND LINE OF SIGHT  
STUDY

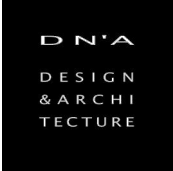
Sheet  
A-11



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



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



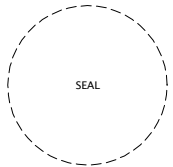
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 305/350-2993  
F 305/350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

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

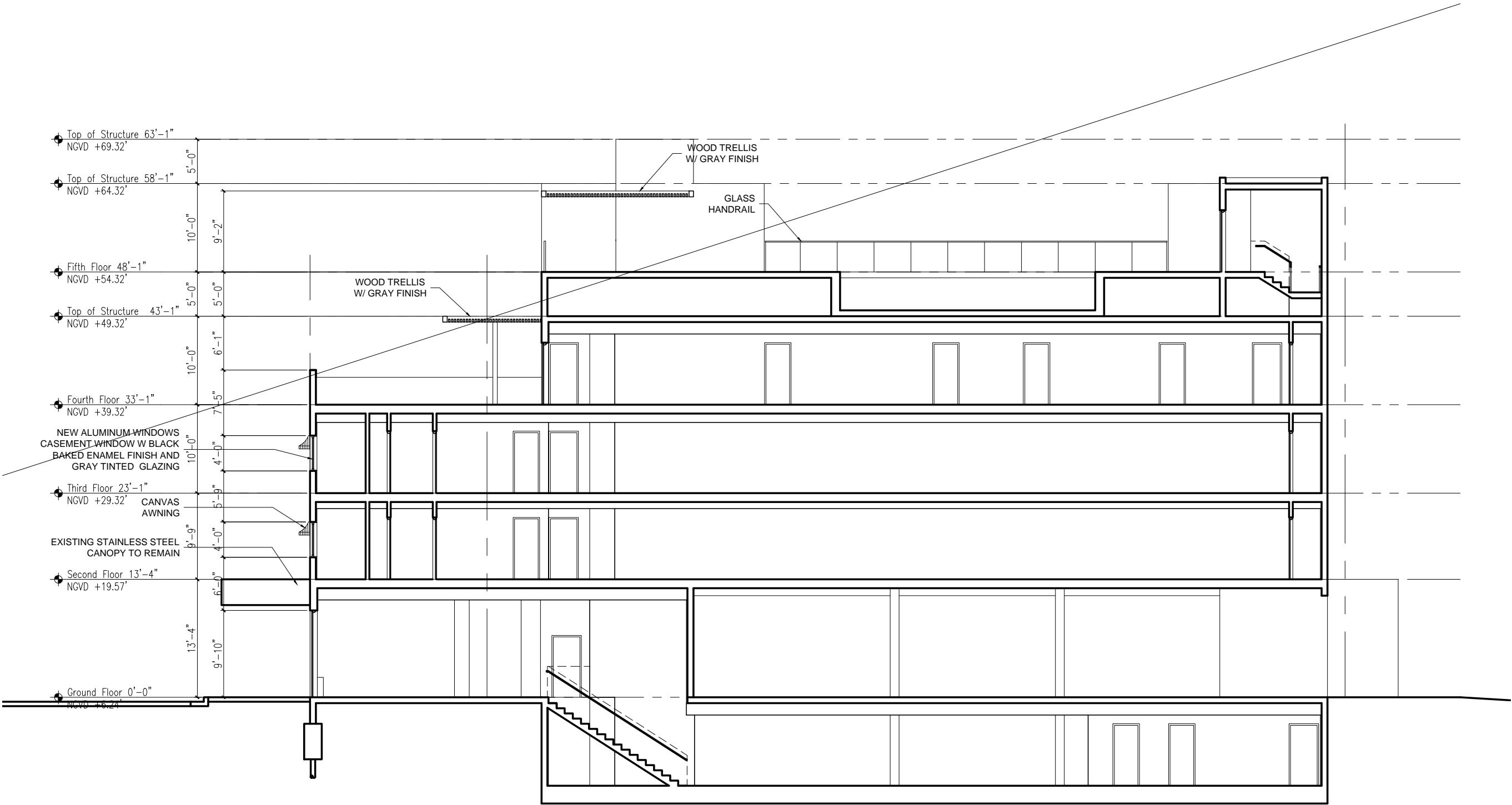
Client:  
1409 Washington Ave LLC  
Contact:  
Sebastian Gallo  
786.506.2114  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date	
Job Number	
Drawing History	
No.	Issue
	Date

Sheet Title  
PROPOSED BUILDING  
SECTION  
Sheet

A-12  
Historical Preservation Board  
Final Submittal  
Date: 01/25/2016



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