

CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD APPLICATION

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



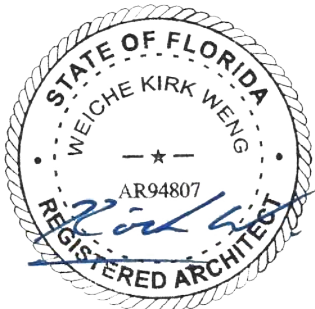
PRE-APPLICATION MEETING : MARCH 28, 2023
FIRST SUBMITTAL : JUNE 20, 2023
FINAL SUBMITTAL : JULY 10, 2023

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



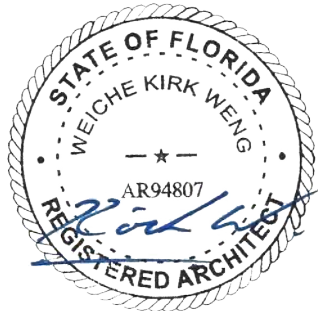
DRAWING INDEX

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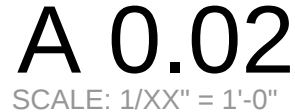
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DRAWING INDEX

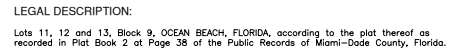


119 WASHINGTON AVE

KIRK WENG ARCHITECTS



119 WASHINGTON AVE



LEGAL DESCRIPTION:

Lots 11, 12 and 13, Block 9, OCEAN BEACH, FLORIDA, according to the plat thereof as recorded in Plat Book 2 at Page 38 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 10°47'05" E for East right of way line of Washington Avenue, and evidenced by found nail and disk (4' offset) and set nail & disk (4' offset).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-142-R, Elevation 3.807, and located by PK nail and aluminum washer in catch basin at South Pointe Drive (8'87" of centerline and Washington Avenue (35' West of centerline) on April 11, 2013.
- Lands shown hereon are located in Federal Flood Zone AE (EL 63) per Community Panel No. 00602319A, dated September 11, 2009. Based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to National Geodetic Vertical Datum of 1929.
- Site could be subject to a FEMA Letter of Map Revision/Amendment. Surveyor has not determined if any Letter of Map Revision/Amendment affects this site. This should be independently verified by client prior to any design, permitting, or construction.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 19,503 square feet, or 0.448 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the (scope/limits) of this "Boundary and Topographic Survey" may not be current or located.
- No parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio: 02-4203-003-1200

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 11, 2023, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on April 11, 2023.

"No useful without the signature and original sealed or as a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SWILLEY & CO., LBP653

Digitally signed by Daniel C Fortin
DN = c=US, o=Florida,
ouQualifier=A-01A1D0DD000001B867F5
315E6500A6E7A, cn=Daniel C Fortin

By: _____ Date: 2023.04.13 09:27:43 -0400-

FORTIN, LEAVY, SKILES & INC., LB3653

 Digitally signed by Daniel C Fortin
DN: c=US, o=Florida,
dnQualifier=A01410D000001867E5
31E5600A06E7A, cn=Daniel C Fortin
By: _____ Date: 2023.04.13 09:27:43 -04'00'

Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LB6435
State of Florida,

ALTAN/NSPS LAND TITLE SURVEY 119 WASHINGTON AVENUE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA	
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000663 180 Northeast 168th Street / North Miami Beach, Florida 33162 Phone 305-653-4495 / Fax 305-651-7152 / Email fln@flsurvey.com	
Original Date 4/11/23 Scale 1"=20' Drawn By MAP CAD No. 060404 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	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTA/NSPS LAND TITLE SURVEY
119 WASHINGTON AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

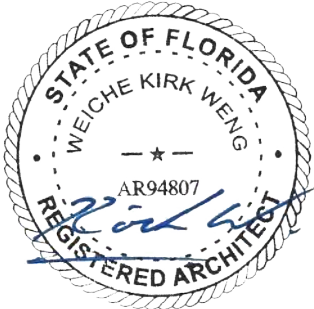
COMMERCIAL - ZONING DATA SHEET

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

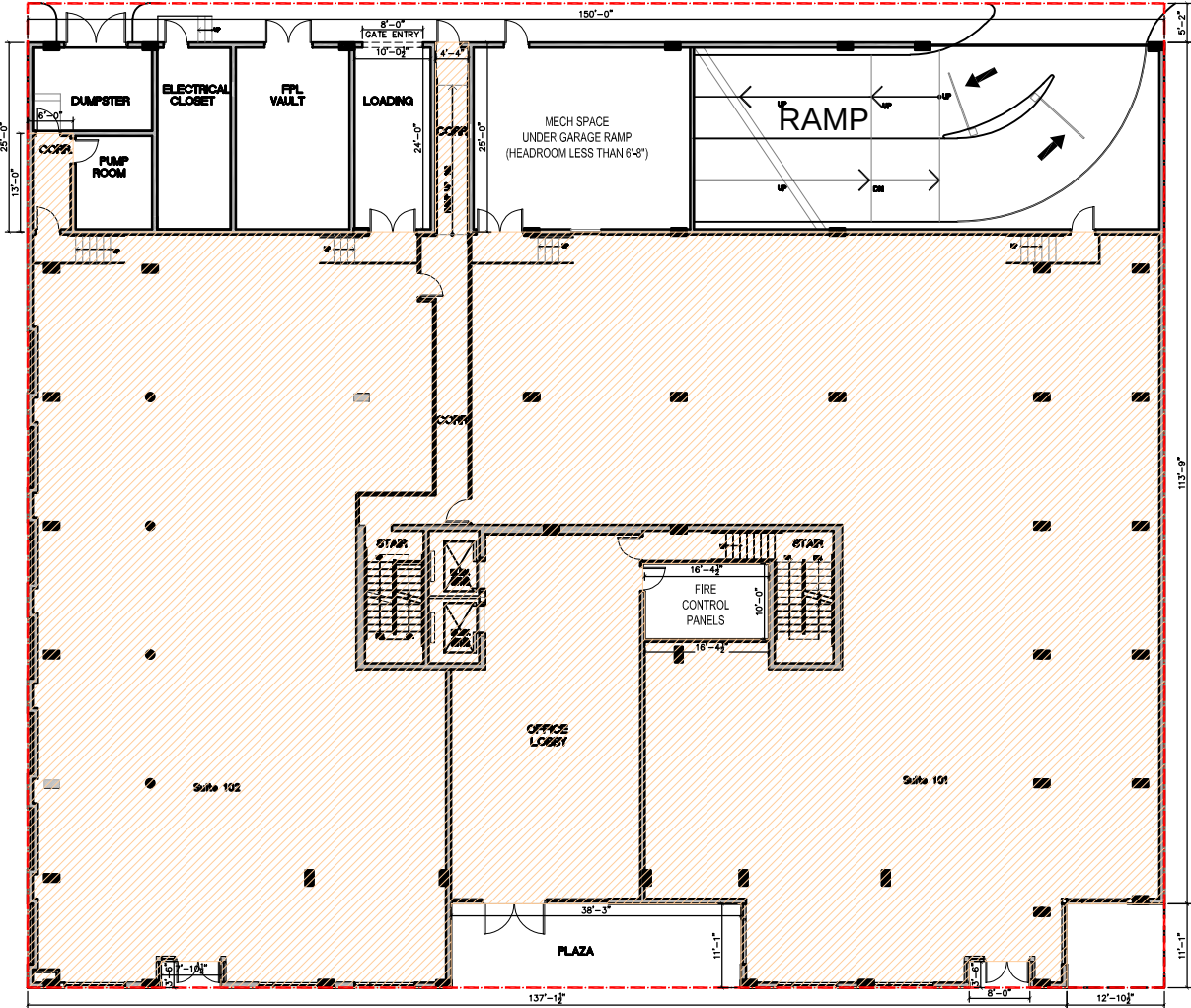


119 WASHINGTON AVE

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

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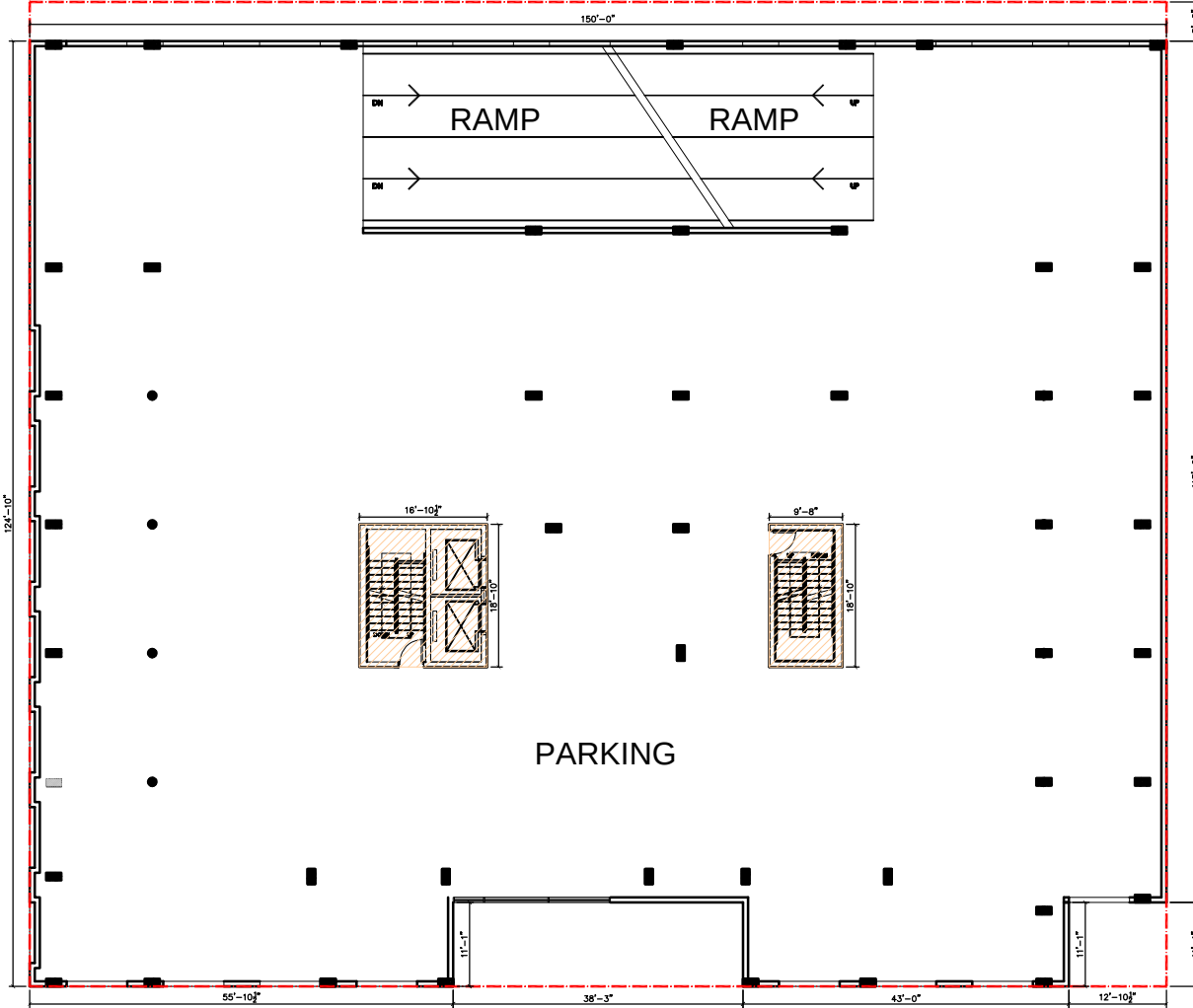
----- PROPERTY LINE



LEVEL 1:
14,374 SF

AREA COUNTED TOWARD F.A.R.

----- PROPERTY LINE

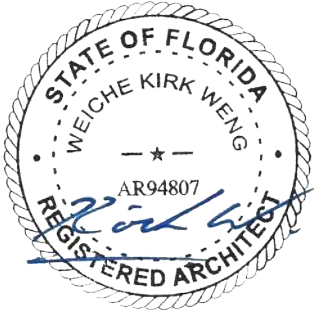


LEVEL 2 : PARKING
493 SF

AREA COUNTED TOWARD F.A.R.

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A 0.05-1

F.A.R. SHADED DIAGRAMS

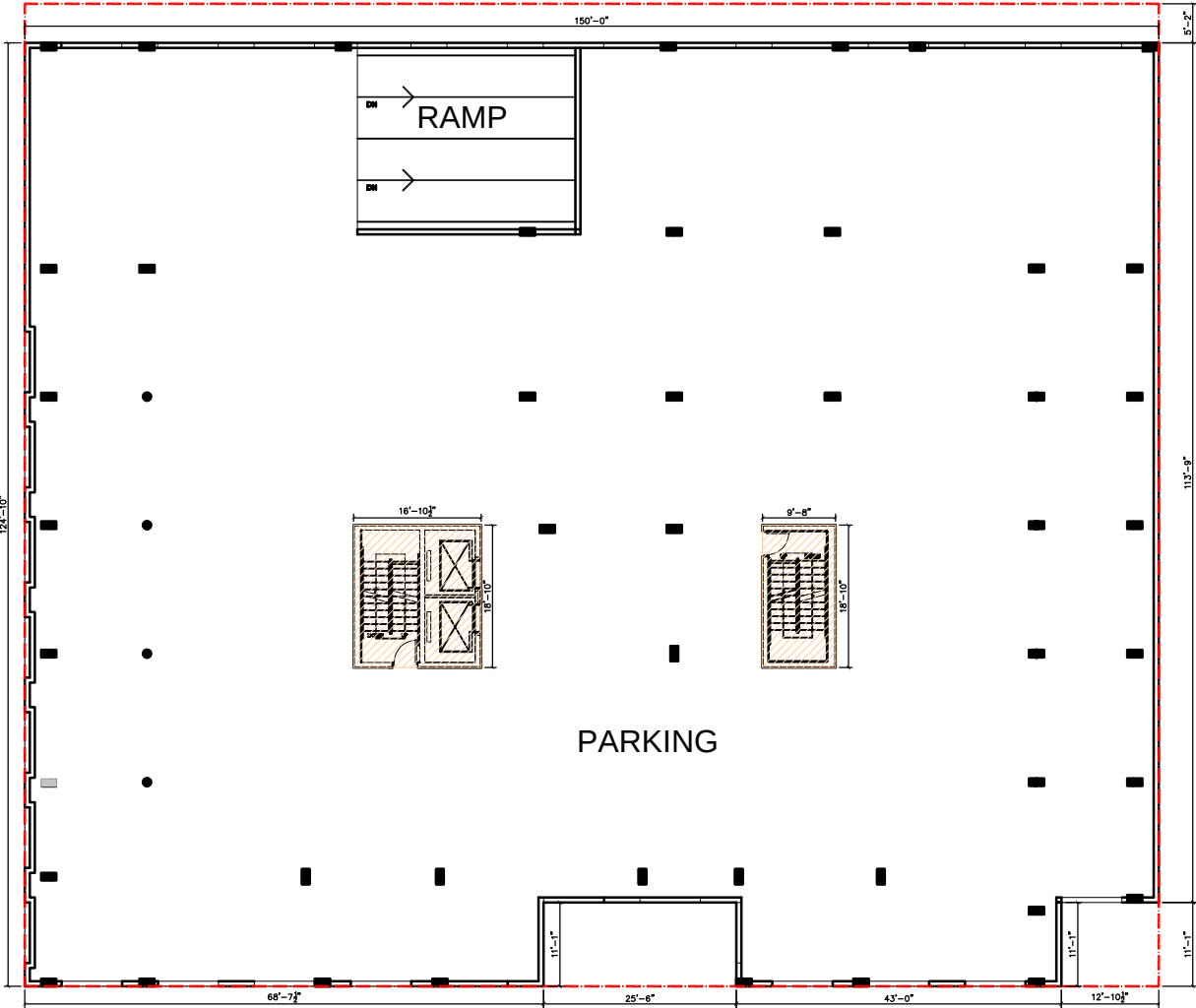


119 WASHINGTON AVE

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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
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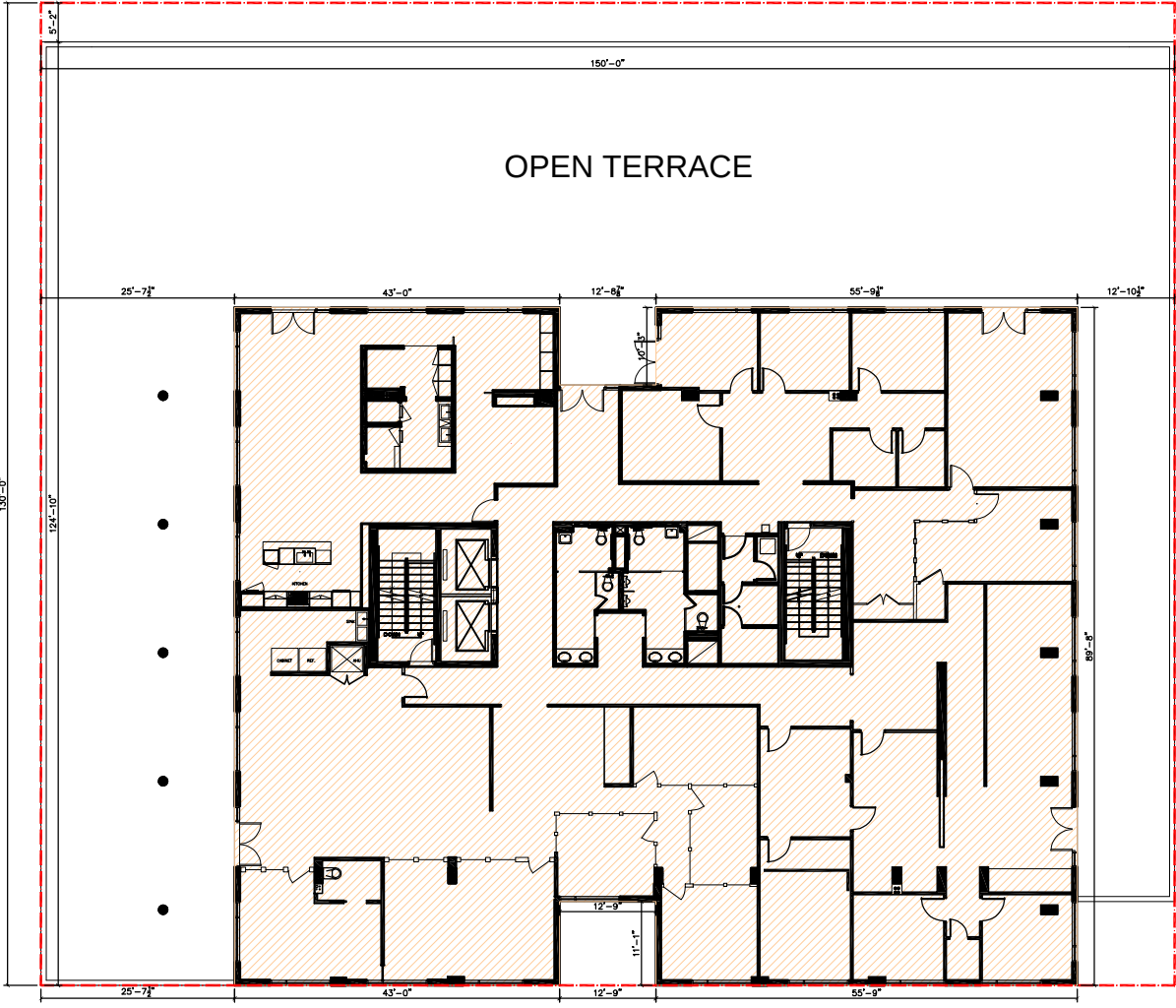
----- PROPERTY LINE



LEVEL 3 : PARKING
493 SF

AREA COUNTED TOWARD F.A.R.

----- PROPERTY LINE

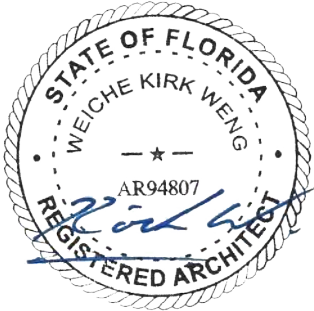


LEVEL 4 : OFFICE
9,726 SF

AREA COUNTED TOWARD F.A.R.

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A 0.05-2

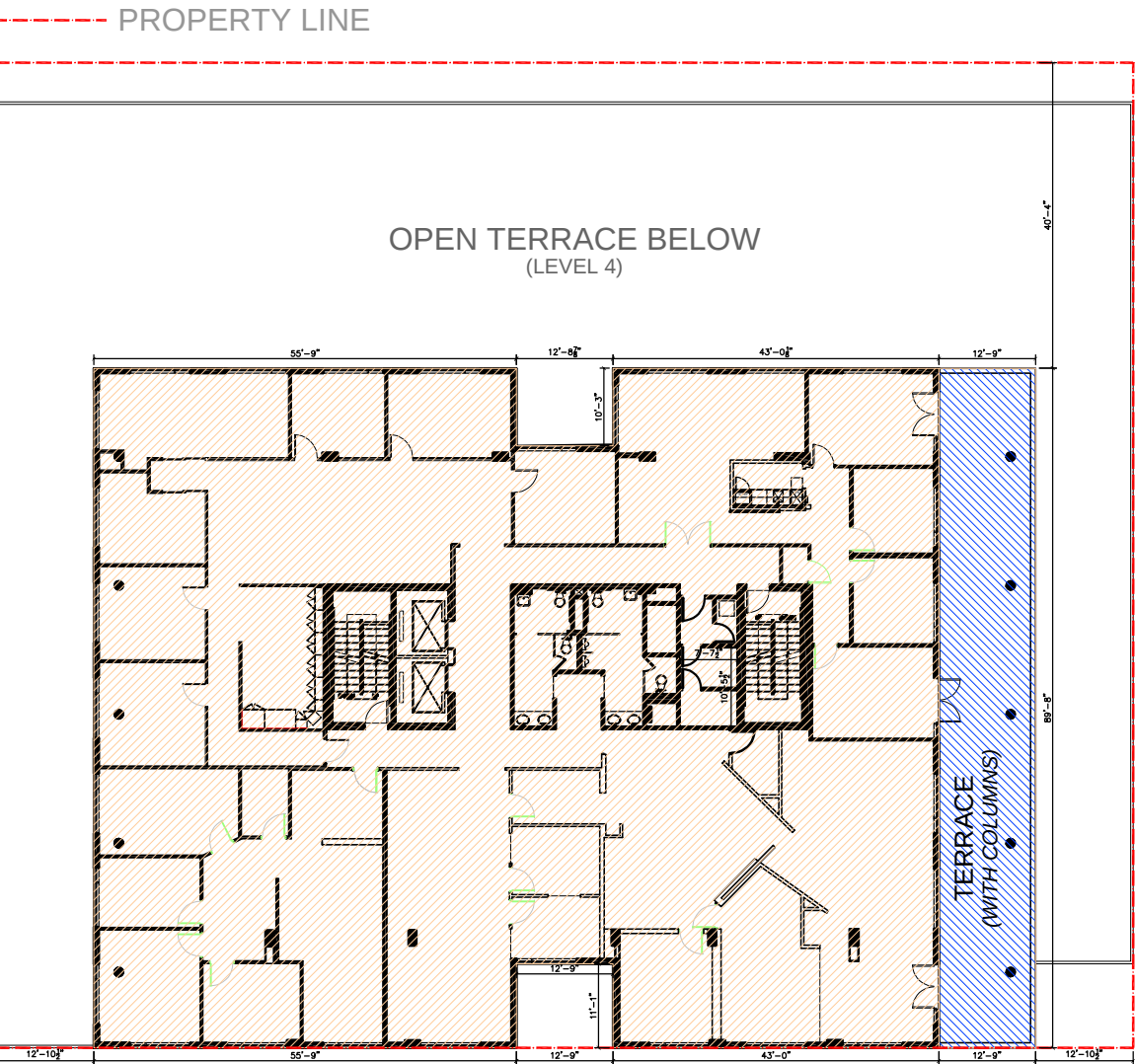
F.A.R. SHADED DIAGRAMS



119 WASHINGTON AVE

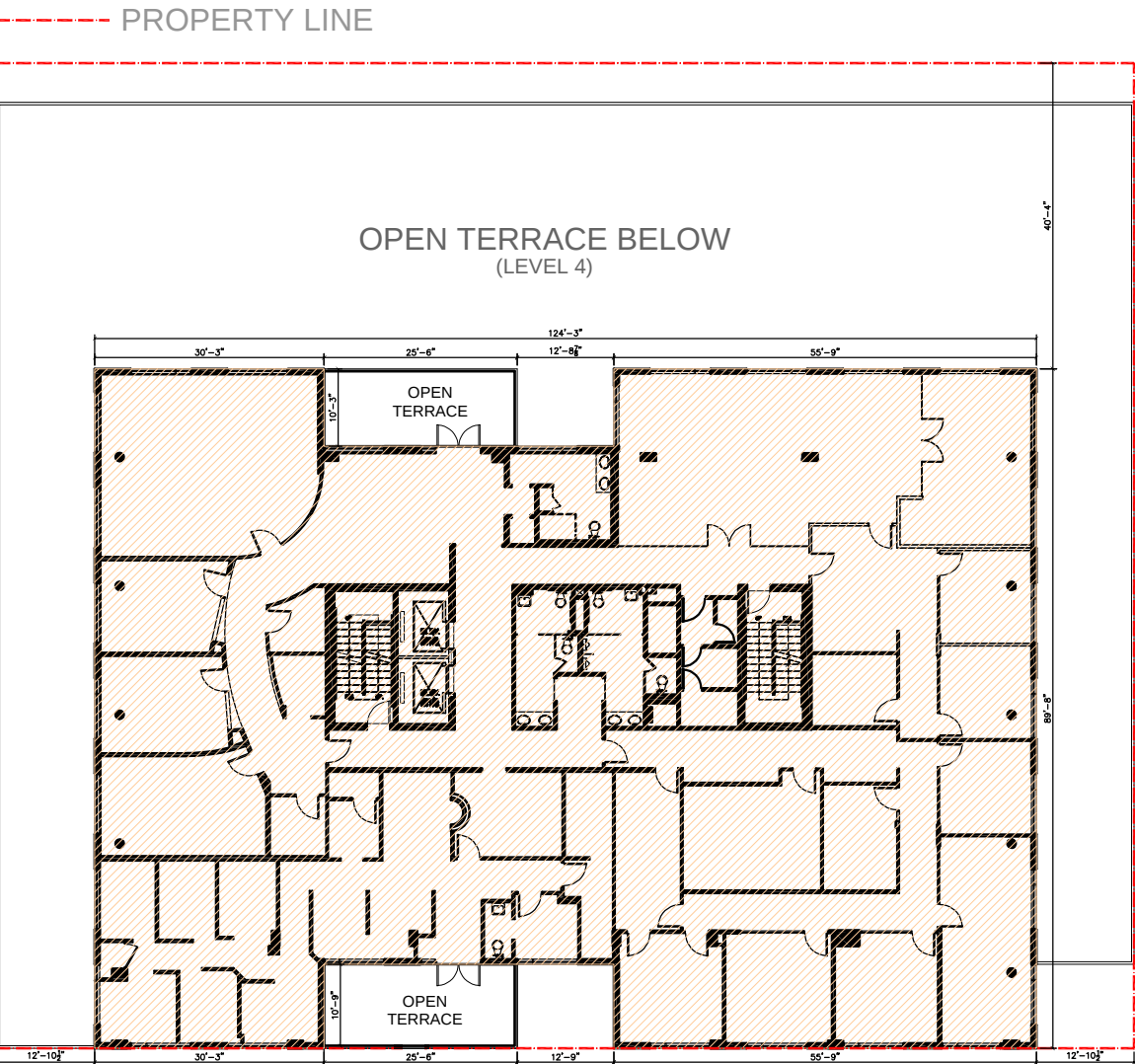
GROSS F.A.R. BREAKDOWN		
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GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
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LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
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LEVEL 8 - ELEVATOR OVERRUN	0	0
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LEVEL 5 : OFFICE
9,726 SF + 1,143 SF TERRACE

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

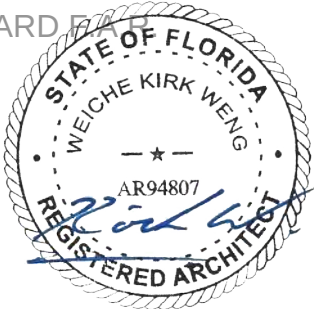


LEVEL 6 : OFFICE
10,325 SF

AREA COUNTED TOWARD F.A.R.

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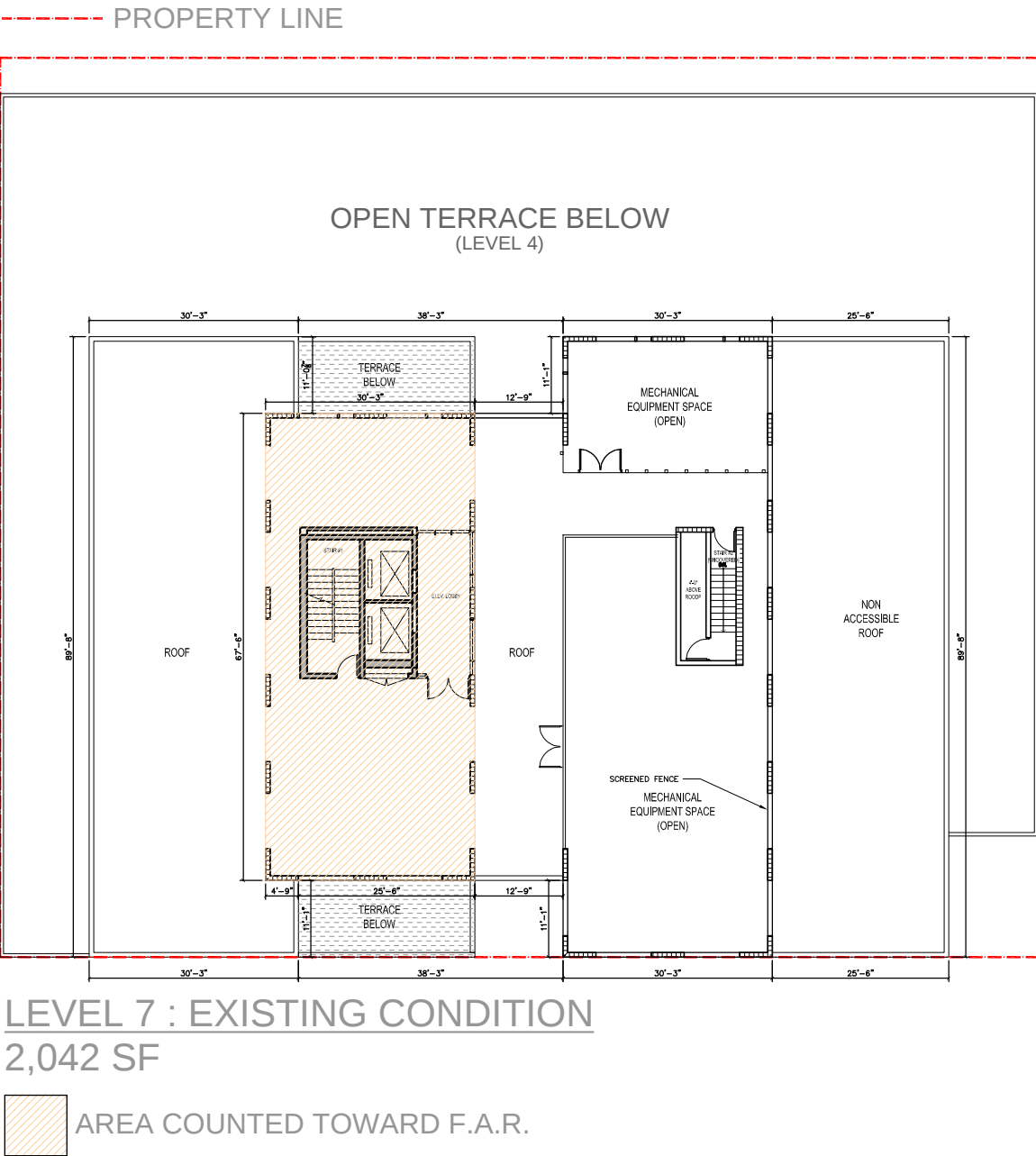
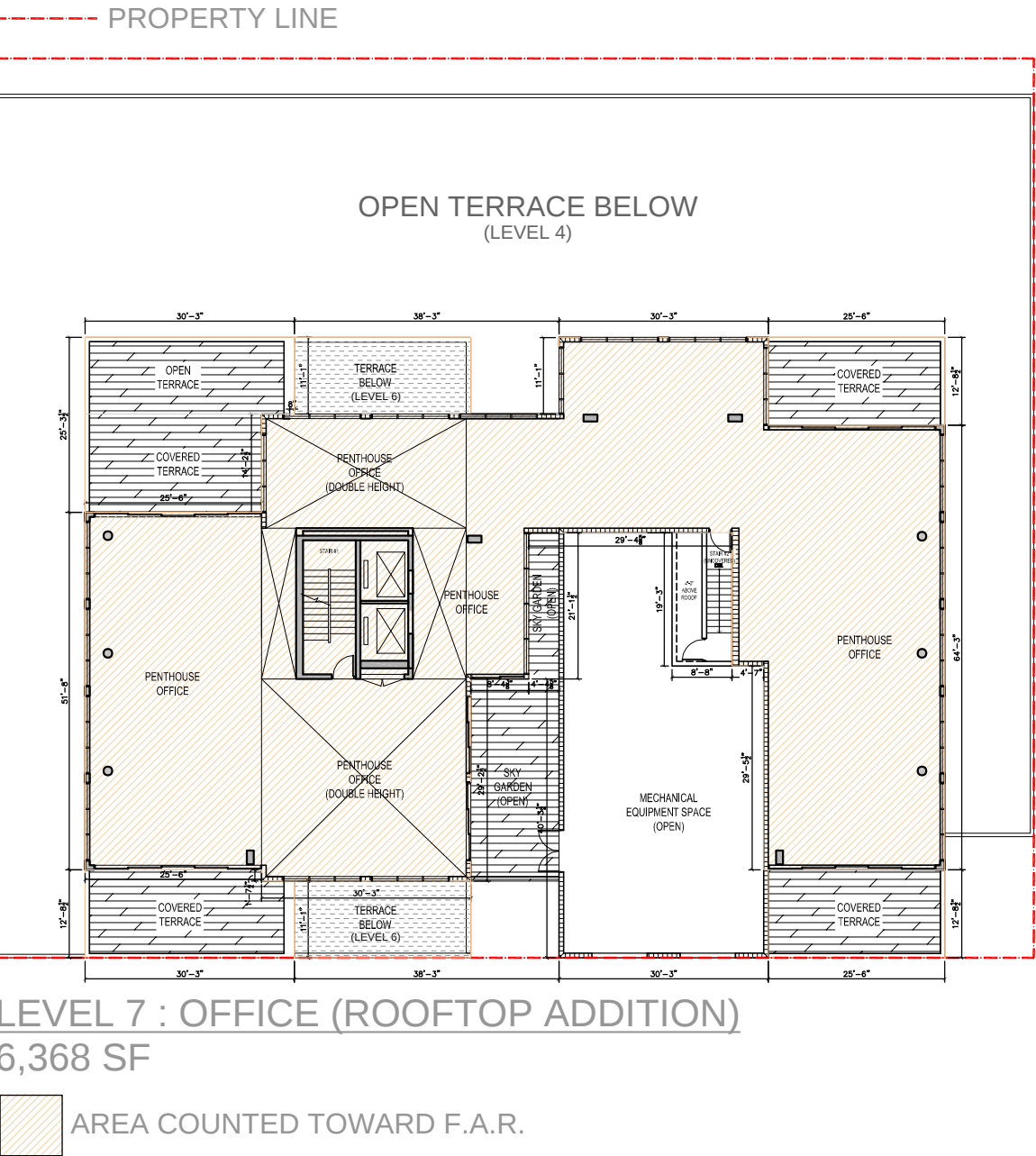
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F.A.R. SHADED DIAGRAMS



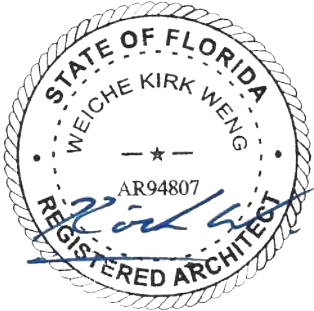
119 WASHINGTON AVE

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A 0.05-4

F.A.R. SHADED DIAGRAMS

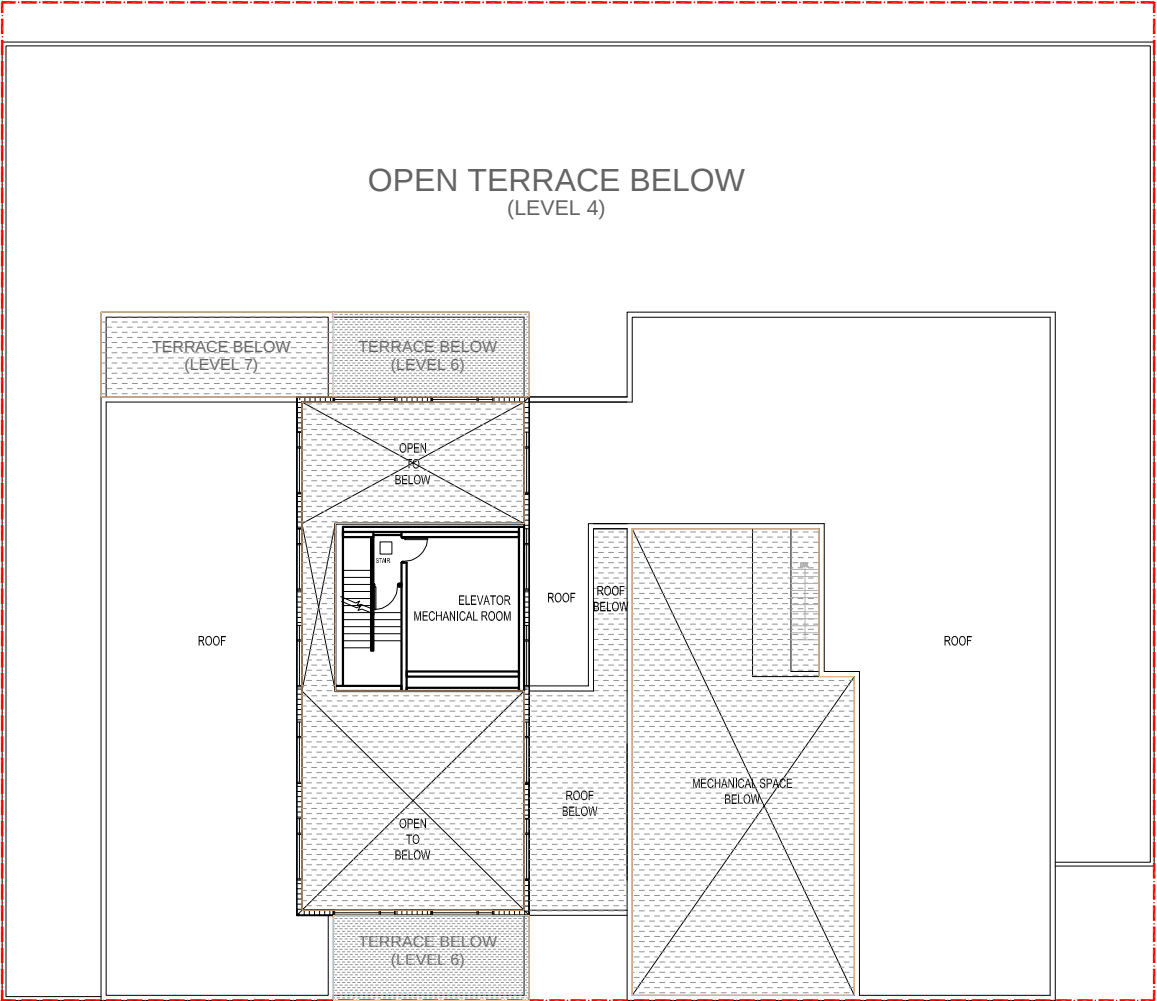


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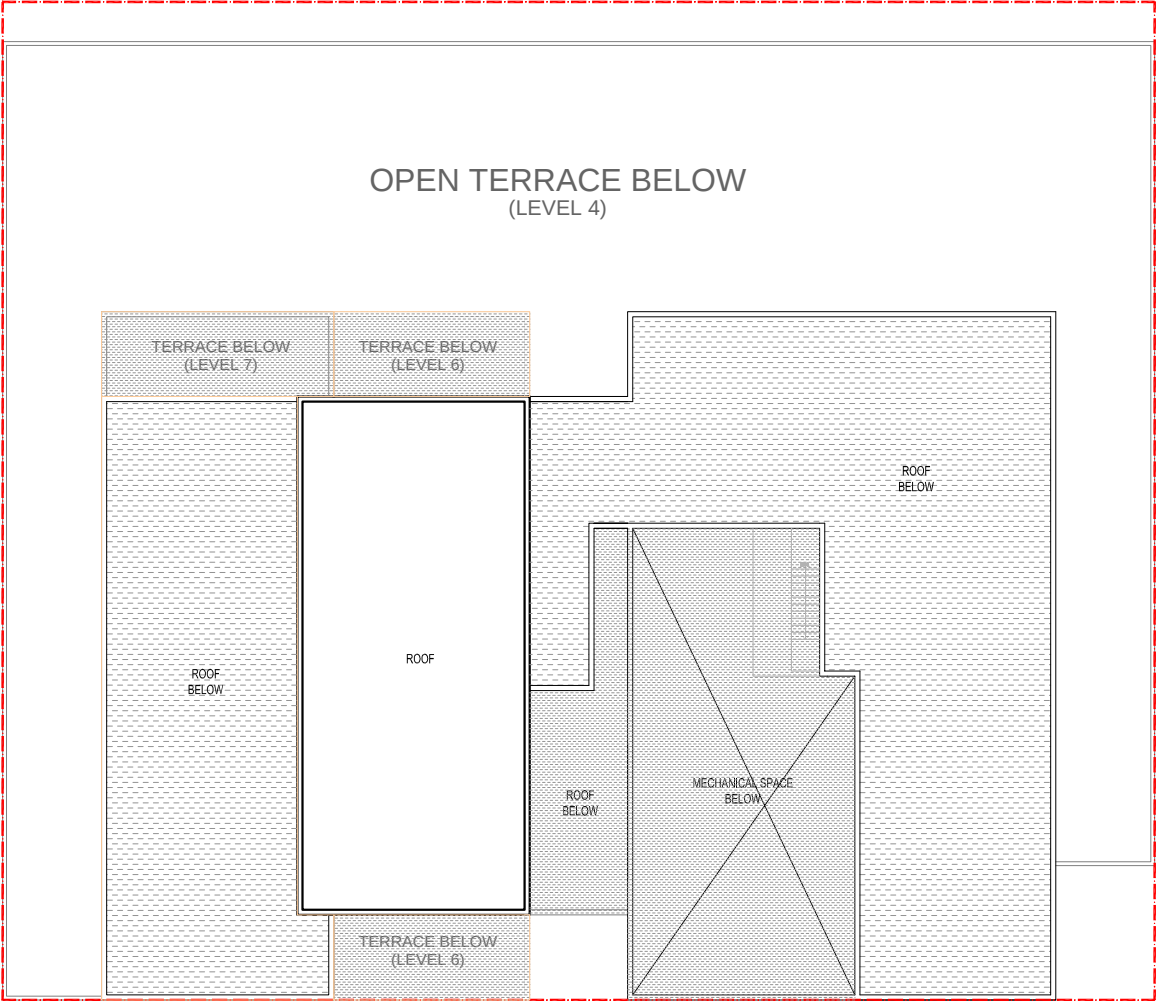
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----- PROPERTY LINE



MECH AND ELEVATOR OVERRUN
0 SF

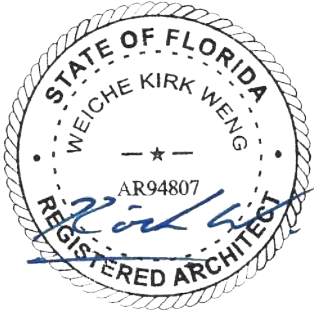
----- PROPERTY LINE



ROOF
0 SF

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A 0.05-5

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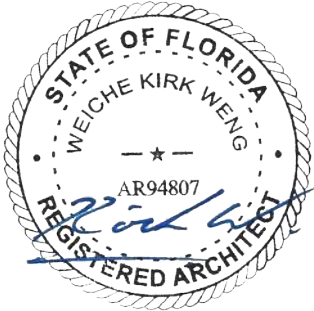
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TOTAL	52,648	
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FLOOR AREA = 52,648 SF
LOT AREA = 19,500 SF
FLOOR AREA RATIO = 2.70

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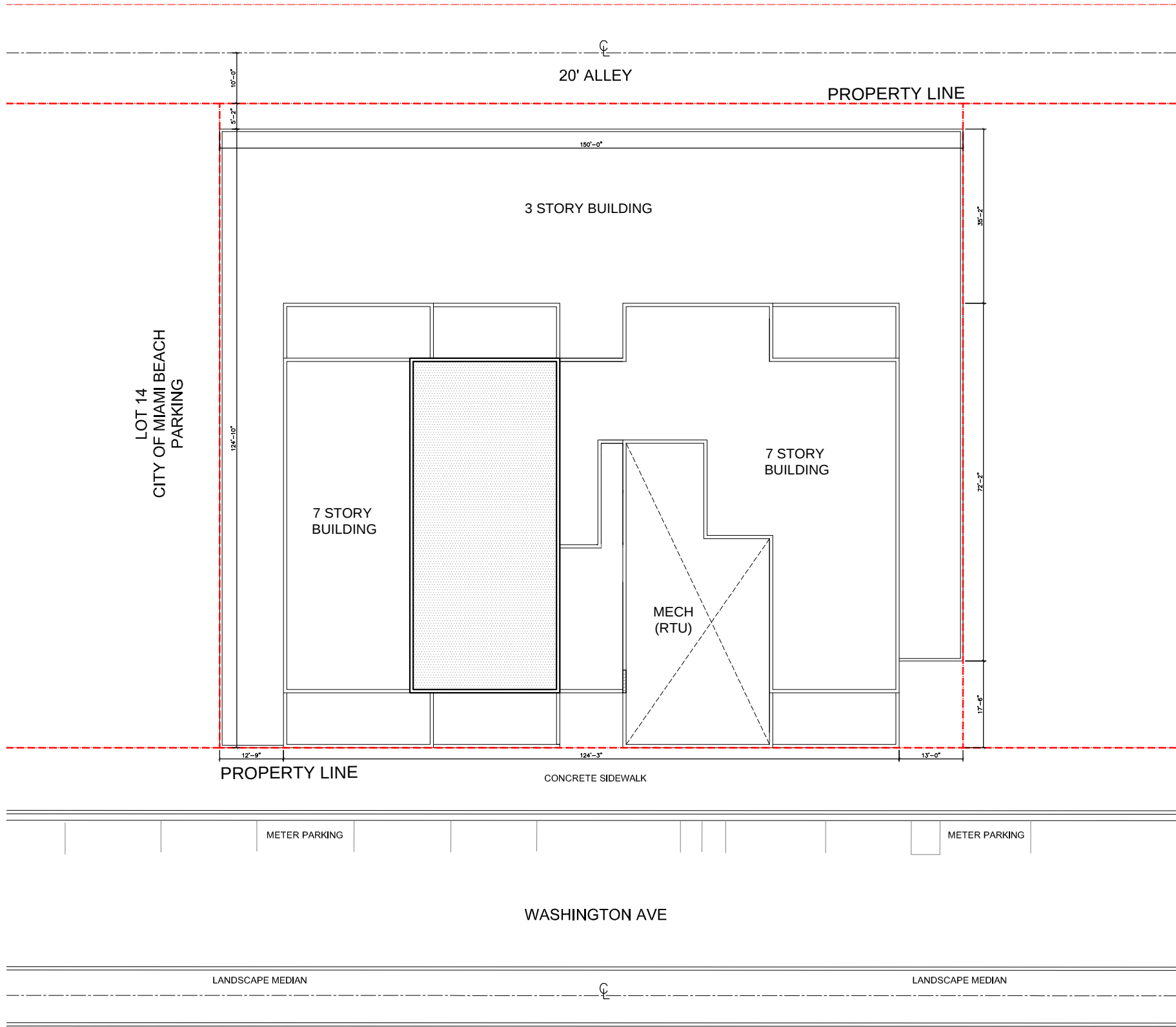


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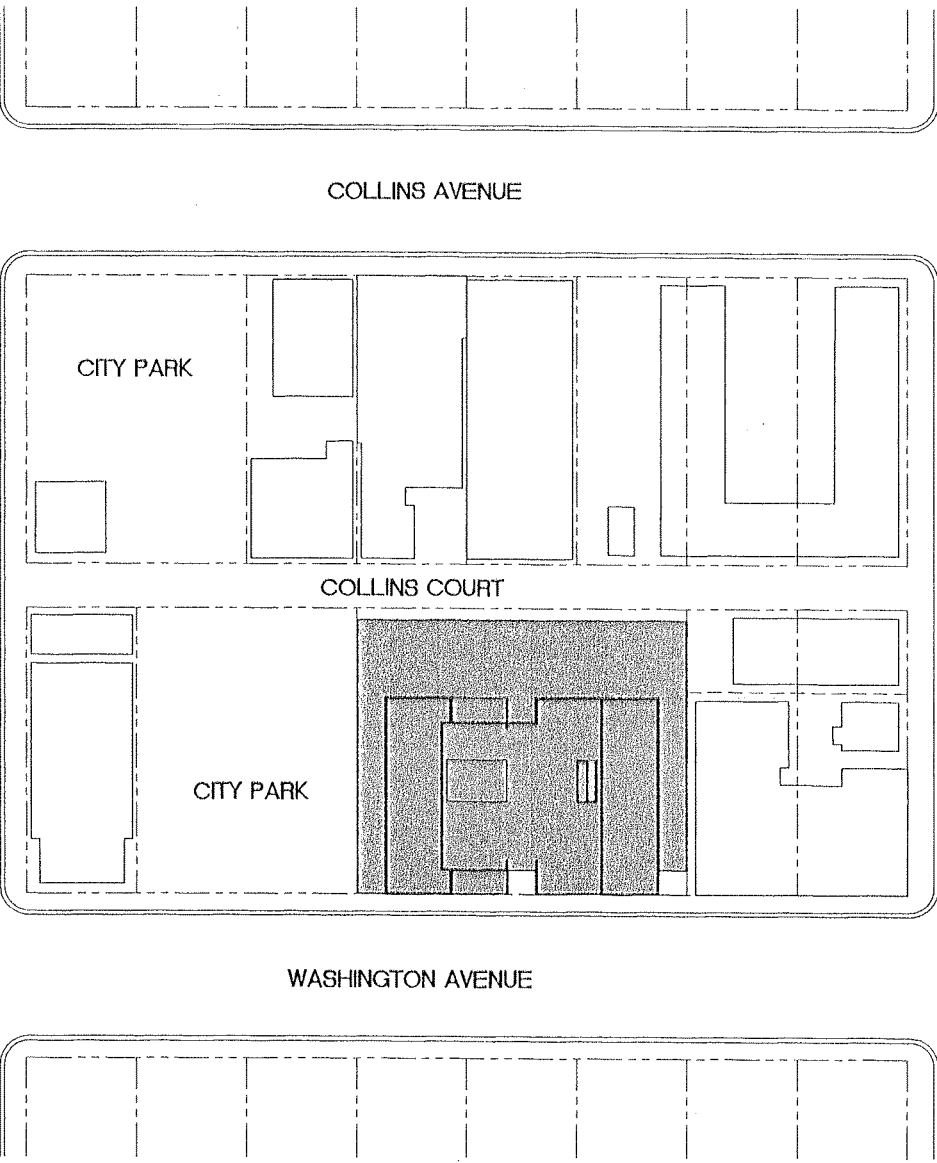
F.A.R. SHADED DIAGRAMS



119 WASHINGTON AVE



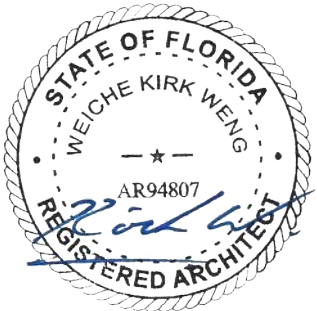
PROPOSED SITE PLAN
SCALE: 1" = 25'-0"



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

KIRK WENG ARCHITECTS

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info@kirkweng.com
+1.305.851.3351



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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+1.305.851.3351



A 0.08
PHOTO DATE: 2023 APR

CURRENT SITE PHOTOS

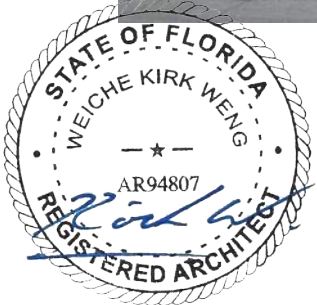


119 WASHINGTON AVE



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+1.305.851.3351

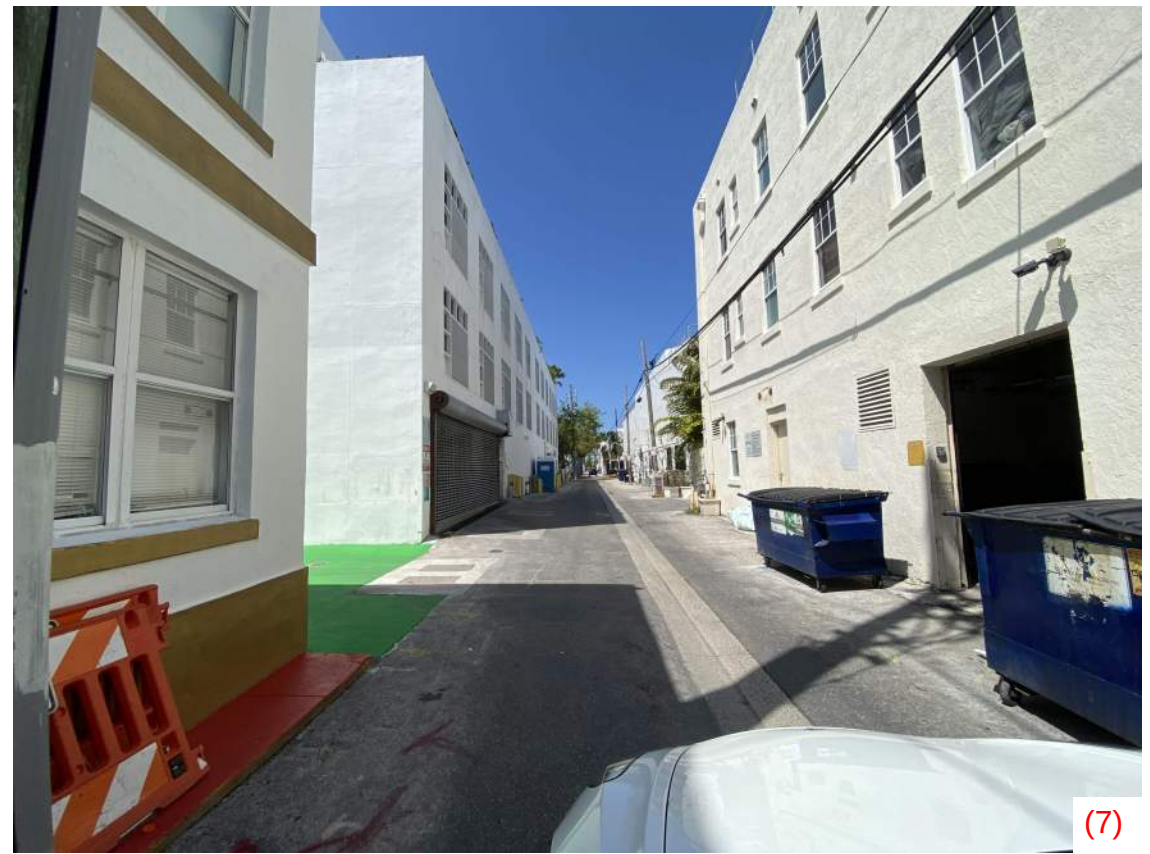


A 0.09
PHOTO DATE: 2023 APR

EXISTING CONTEXT PHOTOS



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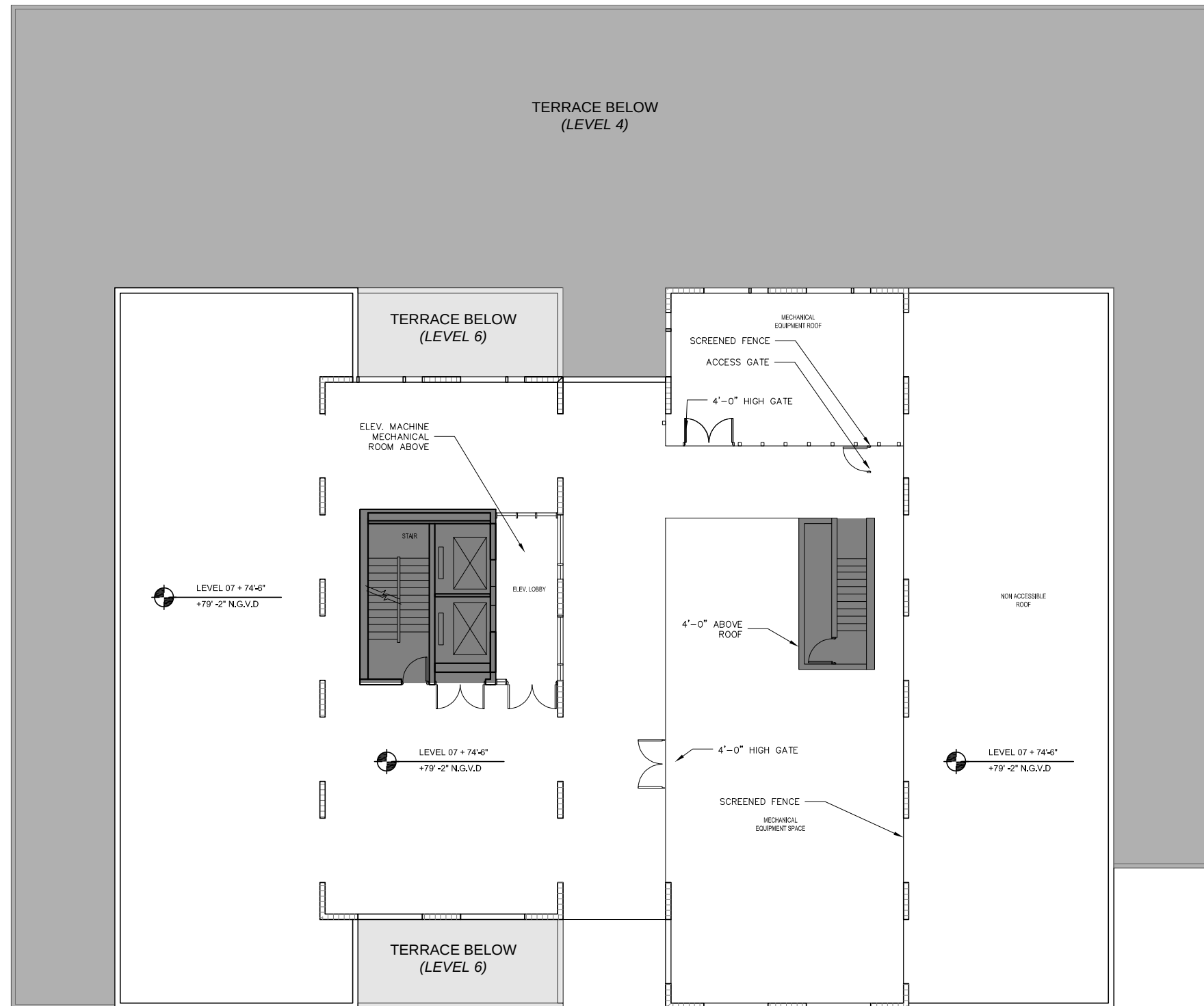


A 0.10
PHOTO DATE: 2023 APR

EXISTING CONTEXT PHOTOS

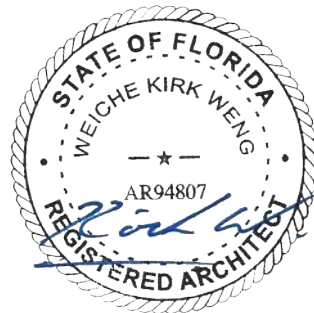


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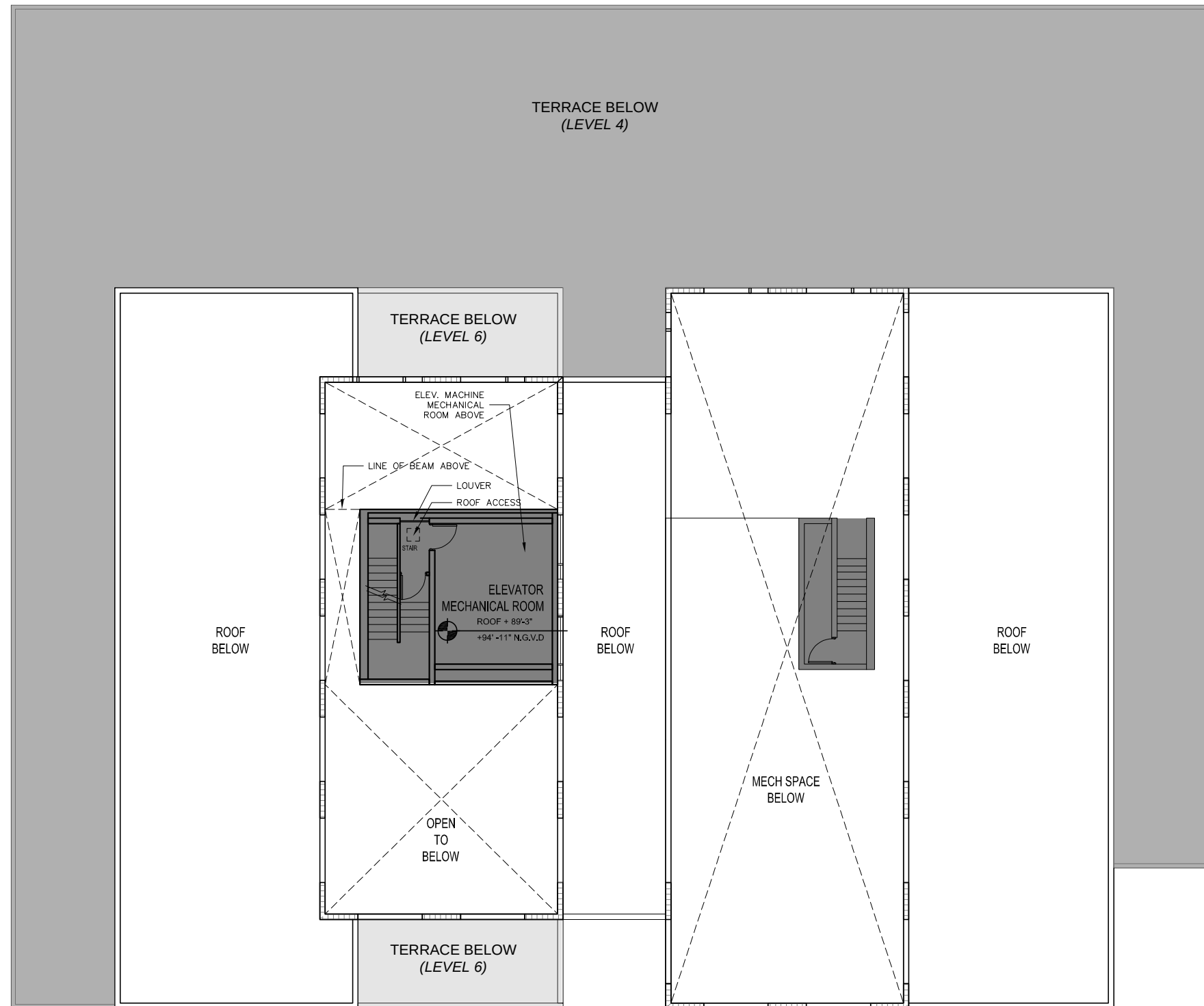


A 0.11
SCALE: 1/16" = 1'-0"

EXISTING LEVEL 7 PLAN

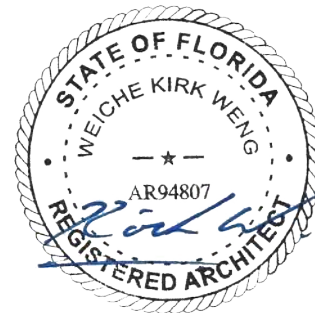


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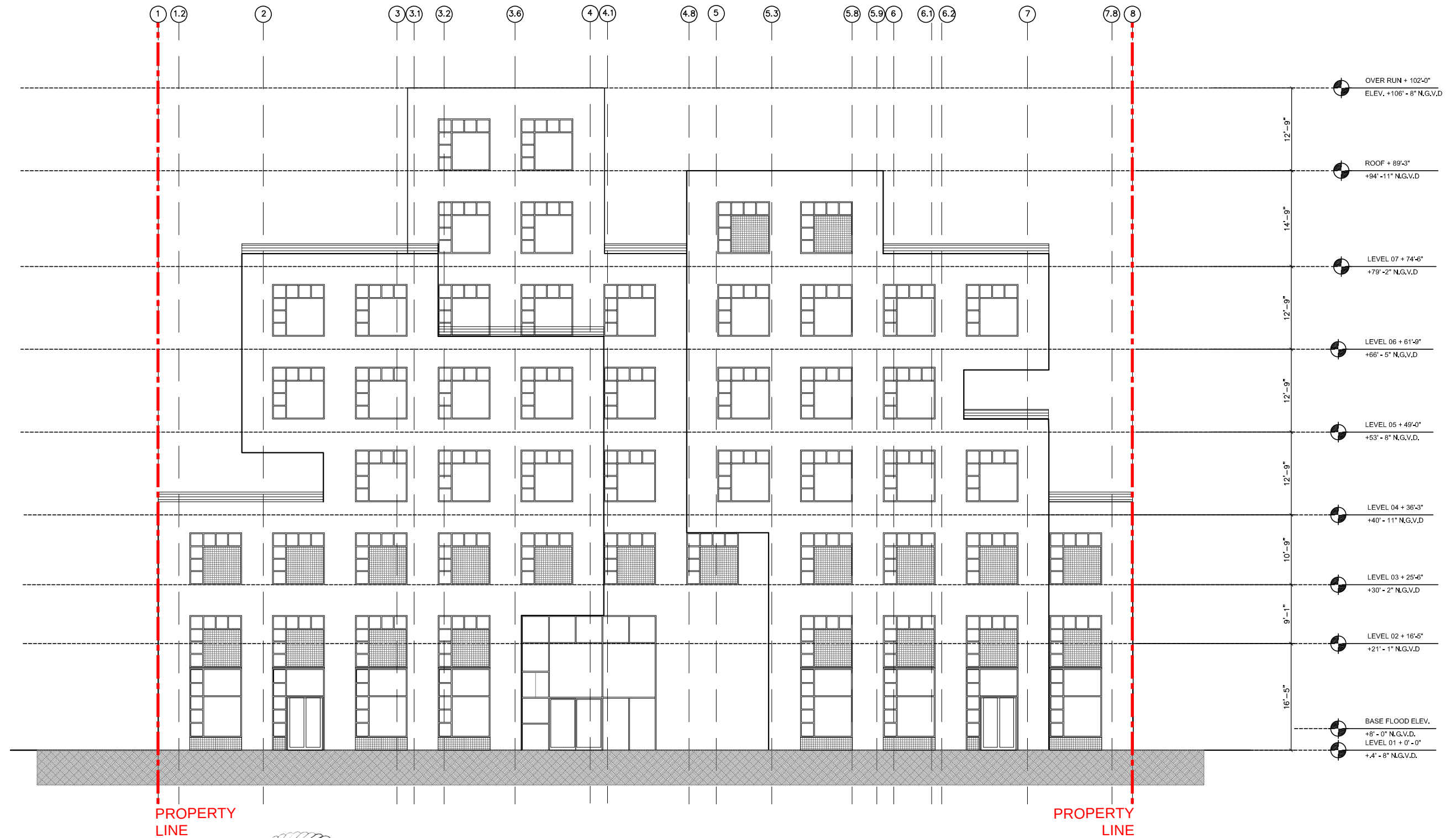


A 0.12
SCALE: 1/16" = 1'-0"

EXISTING LEVEL 8 / ROOF PLAN

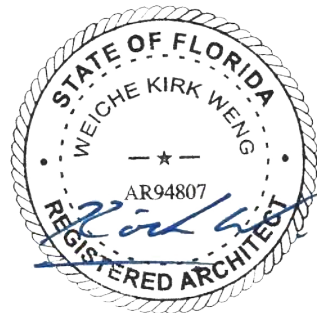


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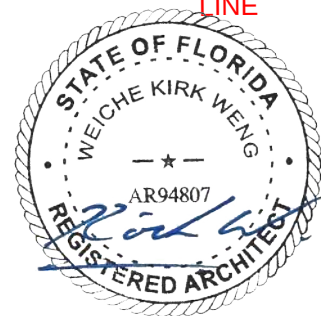
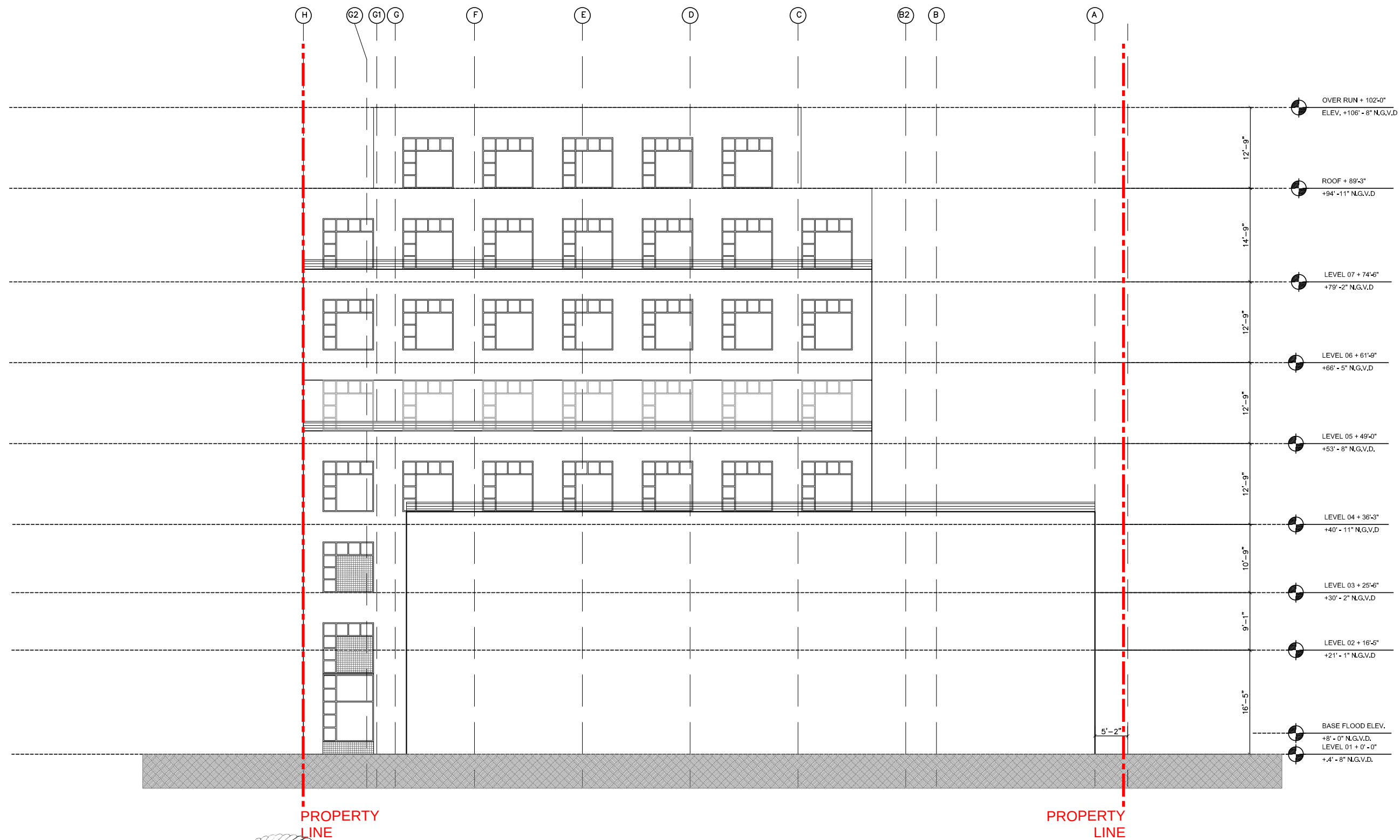


A 0.21
SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - WEST



119 WASHINGTON AVE



KIRK WENG ARCHITECTS

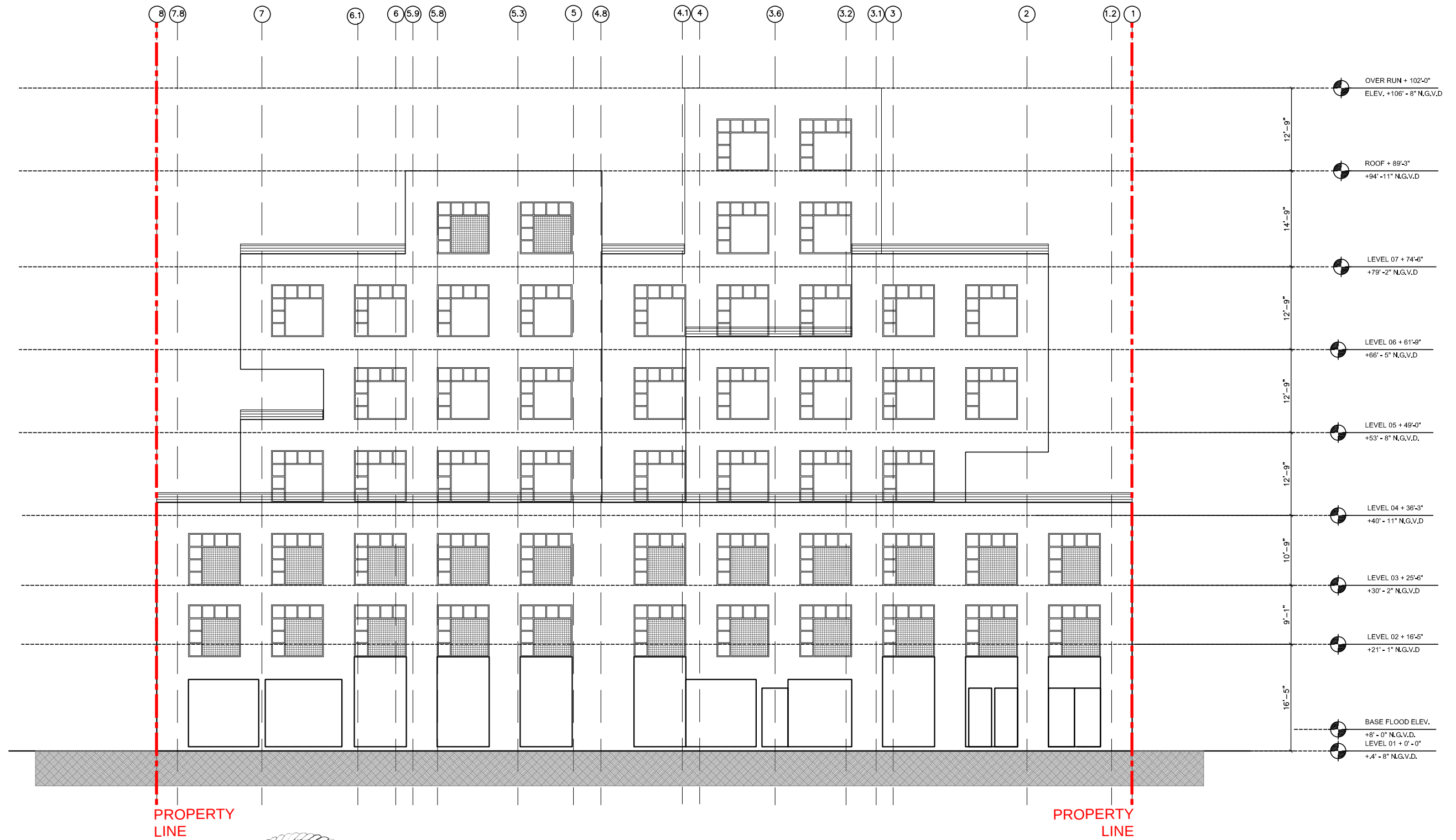
7901 LUDLAM ROAD, SUITE 205
MIAMI, FLORIDA 33143
info@kirkweng.com
+1.305.851.3351

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

EXISTING BUILDING ELEVATION - SOUTH

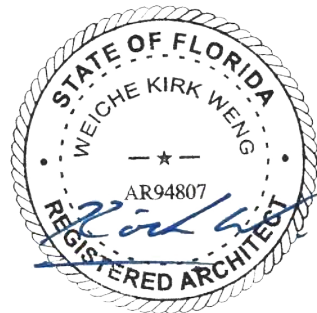


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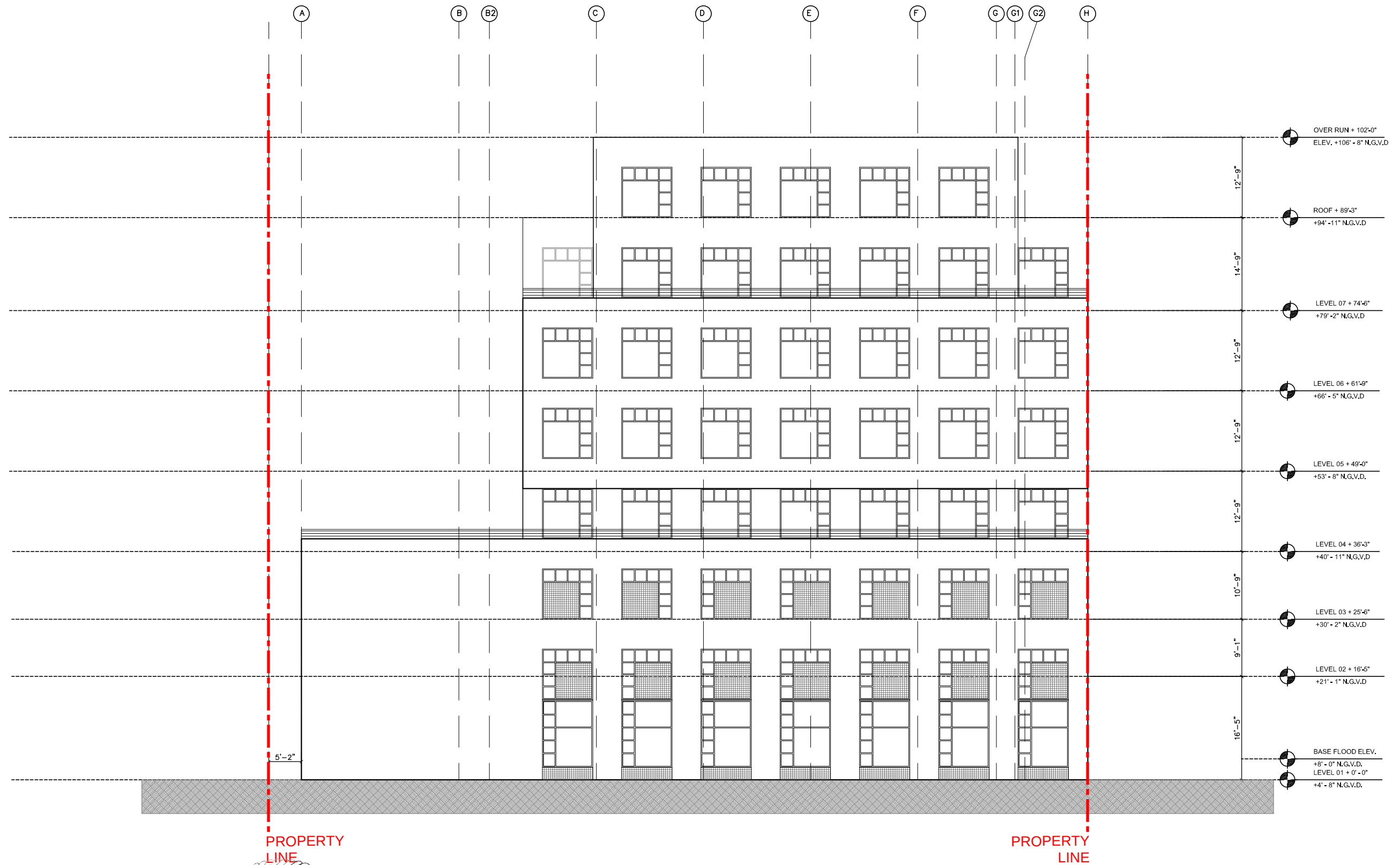


A 0.23
SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - EAST

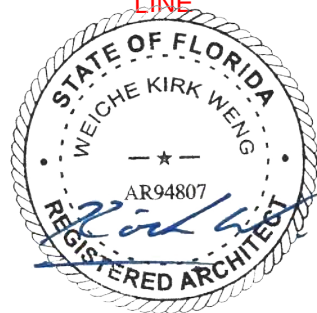


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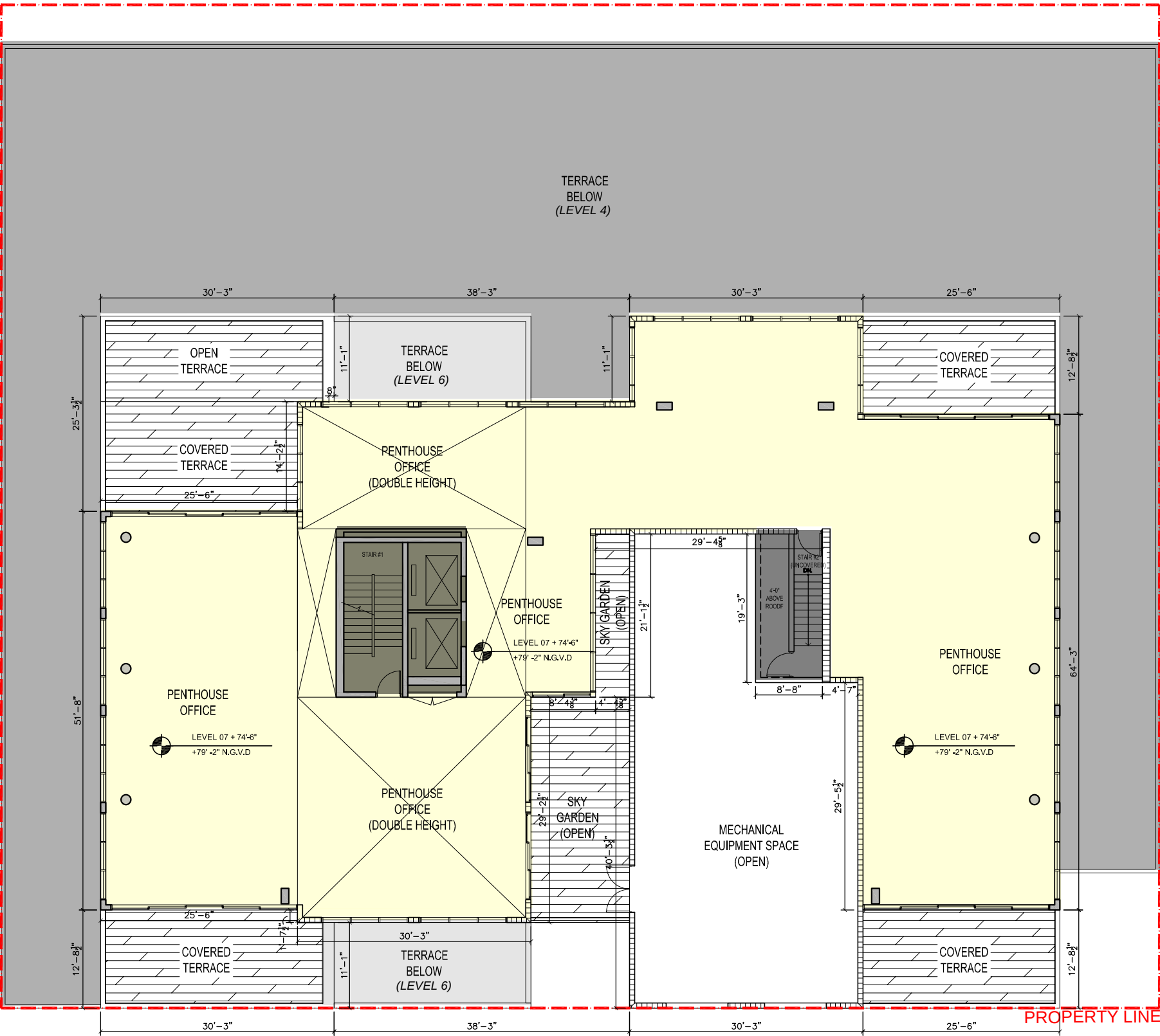
A 0.24
SCALE: 1/16" = 1'-0"

EXISTING BUILDING ELEVATION - NORTH

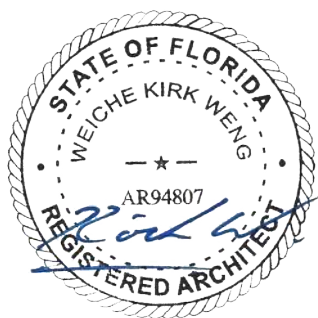


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PROPERTY LINE



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



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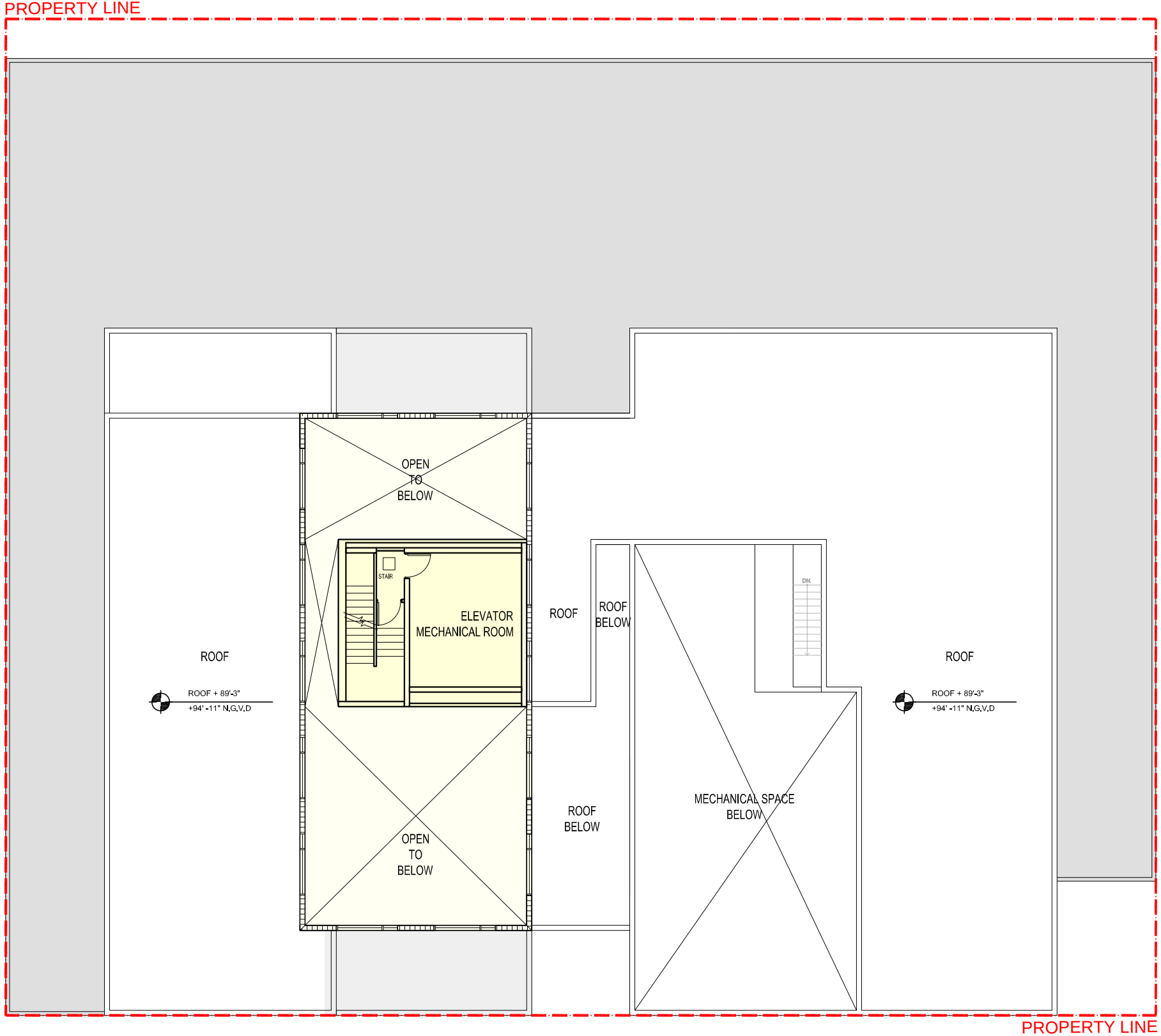
A 1.01

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

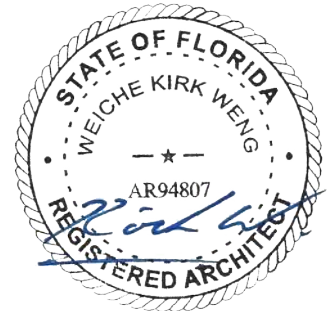
PROPOSED LEVEL 7 / PH PLAN



119 WASHINGTON AVE



PROPOSED LEVEL 8 / LOWER ROOF PLAN



KIRK WENG ARCHITECTS

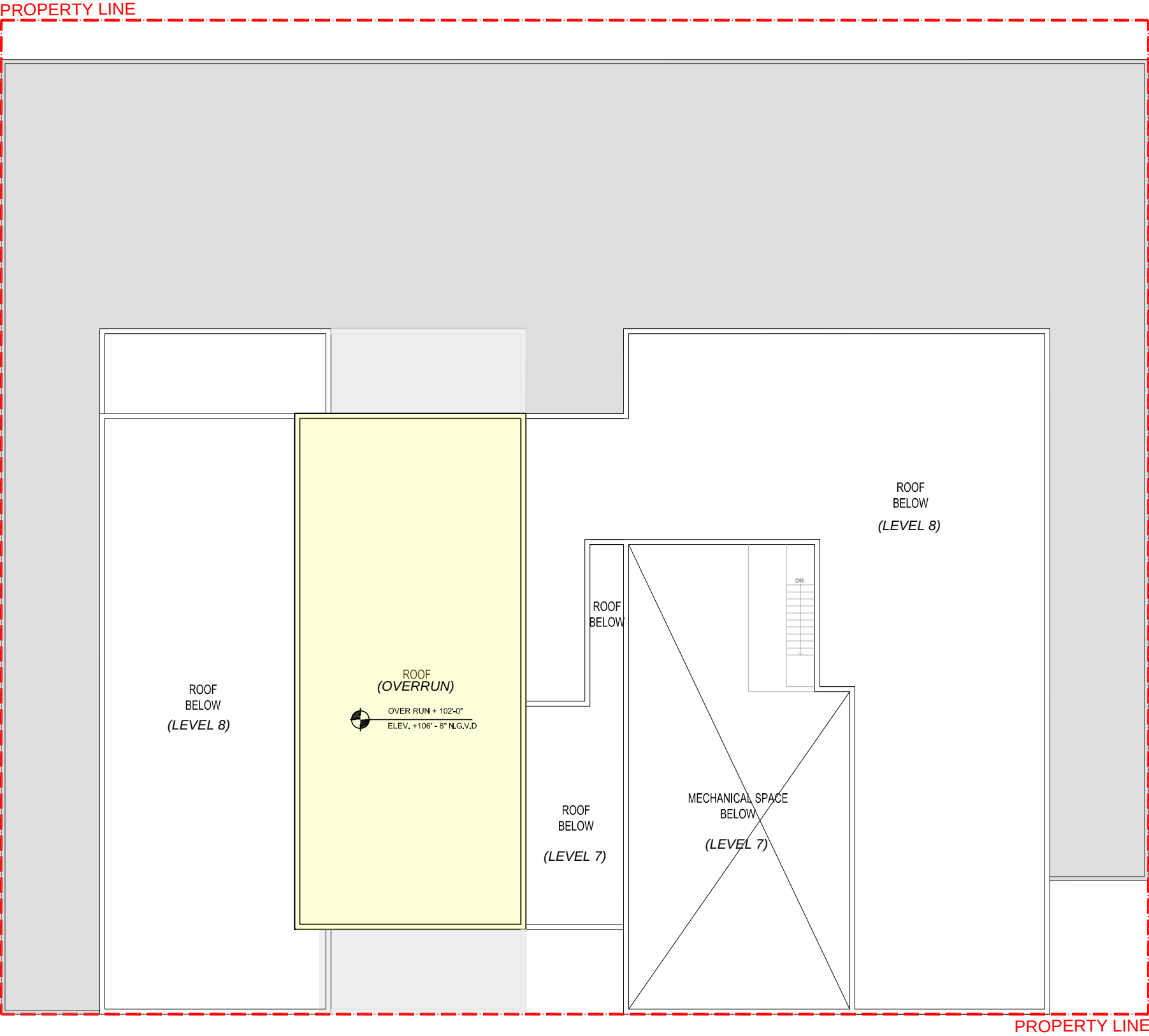
7901 LUDLAM ROAD, SUITE 205
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info@kirkweng.com
+1.305.851.3351

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

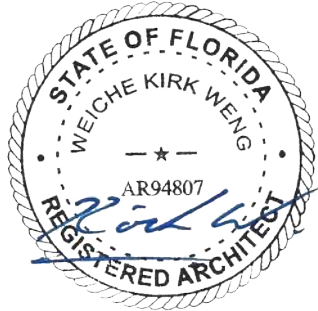
PROPOSED LEVEL 8 / LOWER ROOF PLAN



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ROOF OVERRUN



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A 1.03

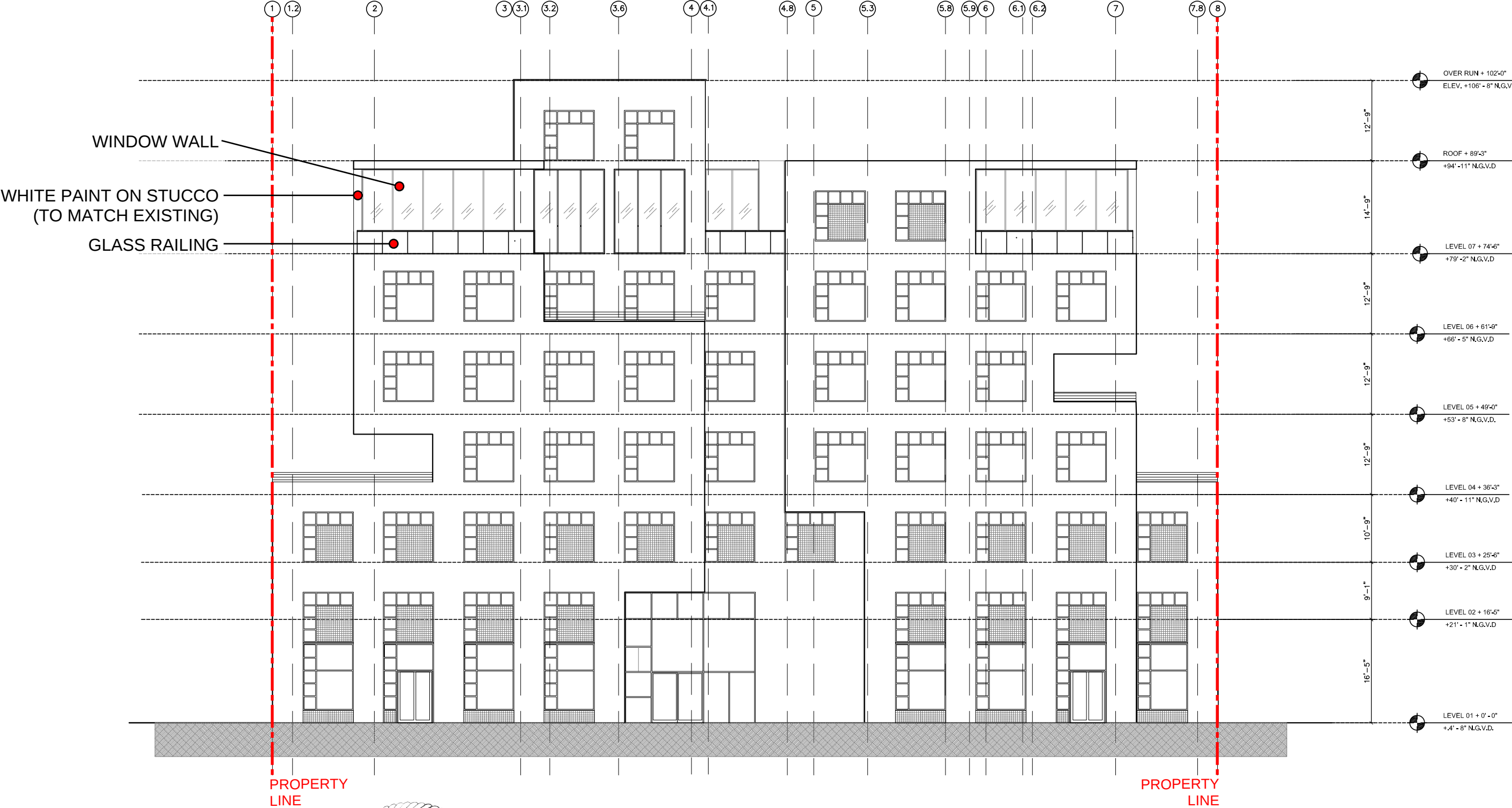
SCALE: 1/16" = 1'-0"

ROOF OVERRUN



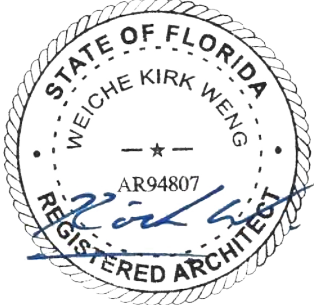
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PROPOSED BUILDING ELEVATION - WEST



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A 2.01

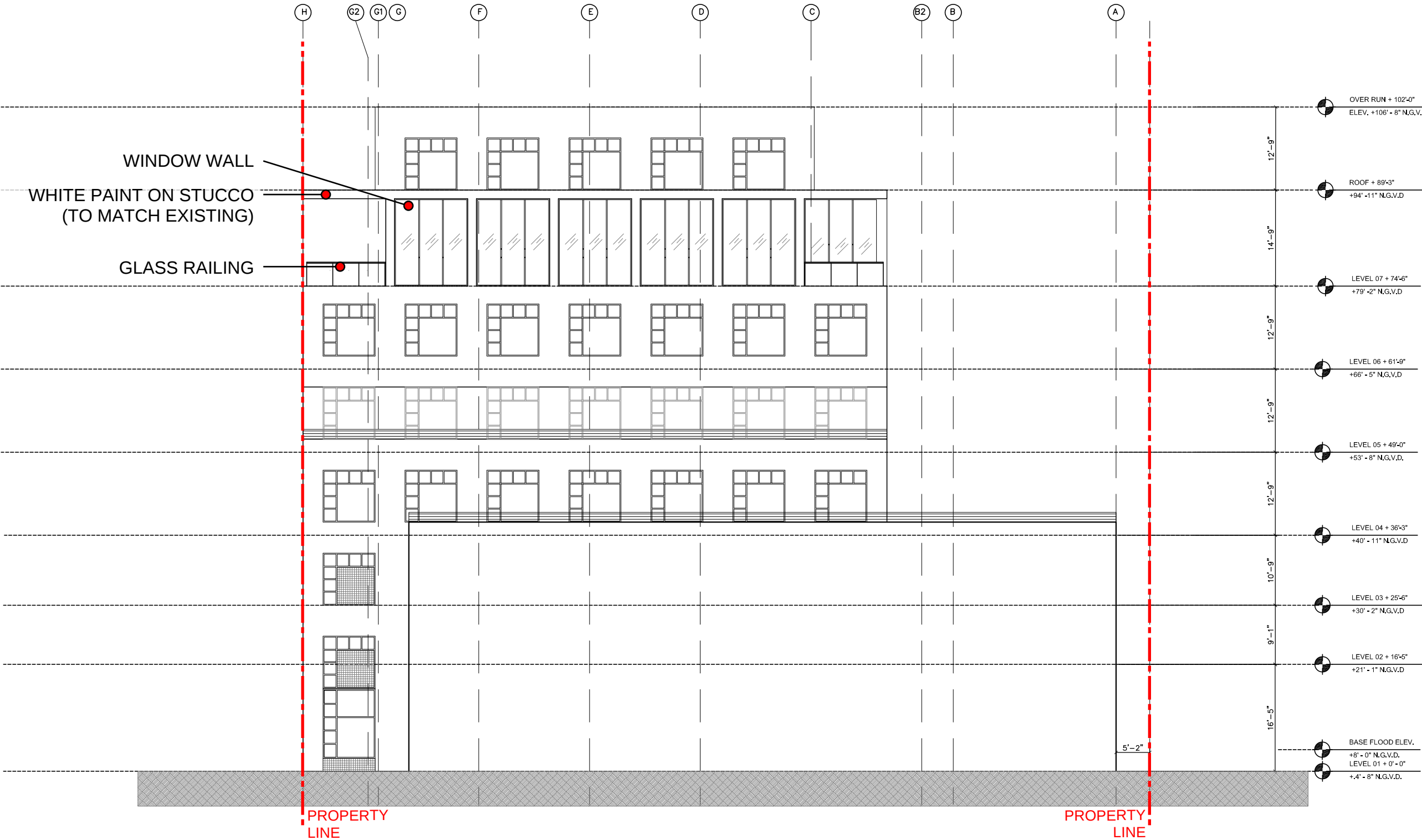
SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - WEST



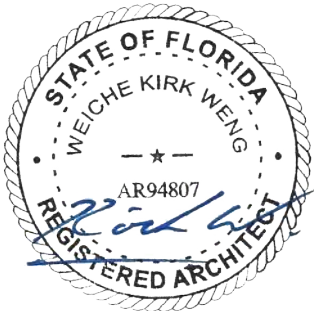
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PROPOSED BUILDING ELEVATION - SOUTH



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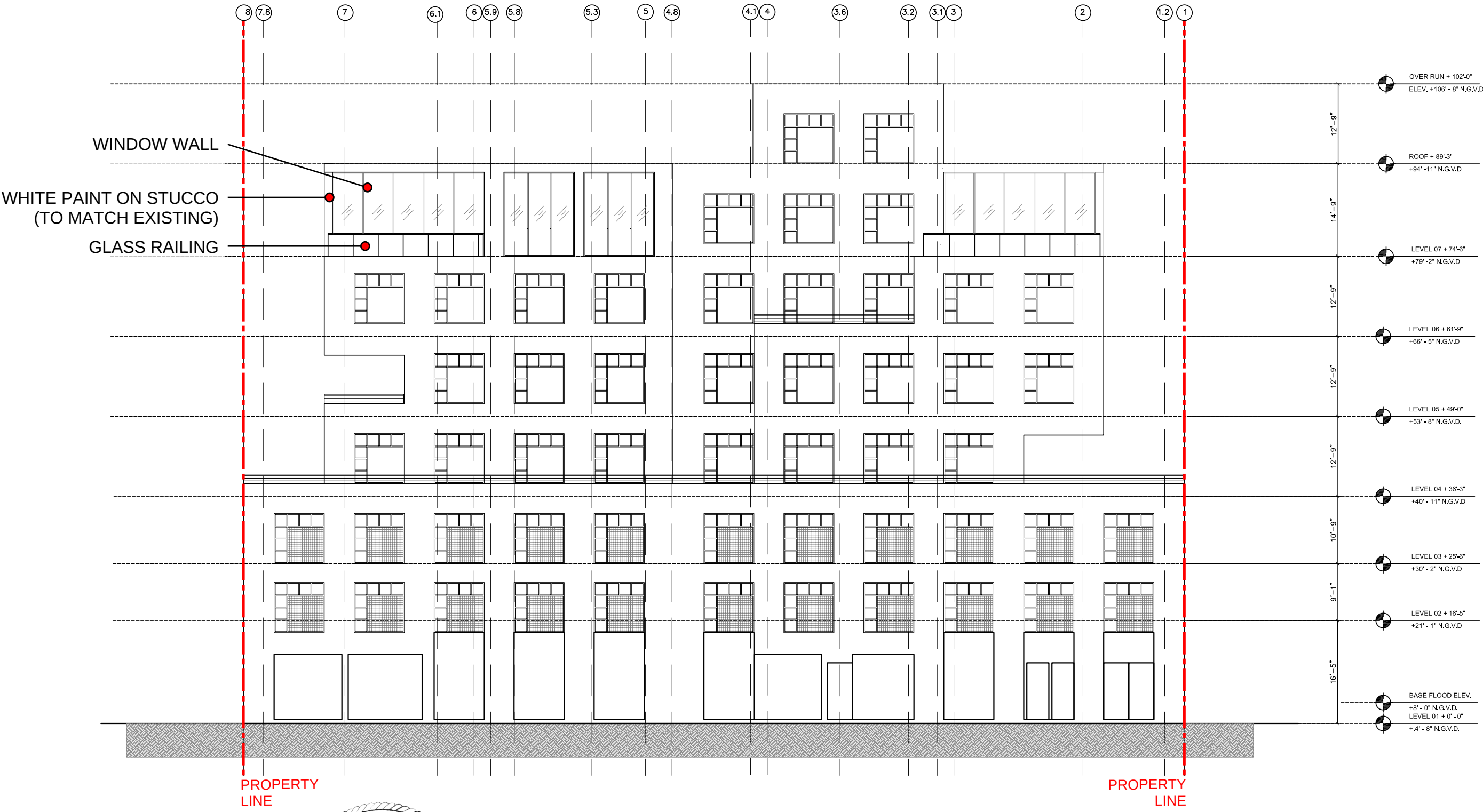
A 2.02
SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - SOUTH



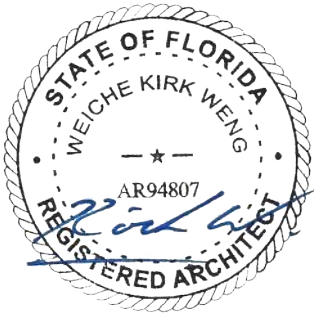
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PROPOSED BUILDING ELEVATION - EAST



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A 2.03

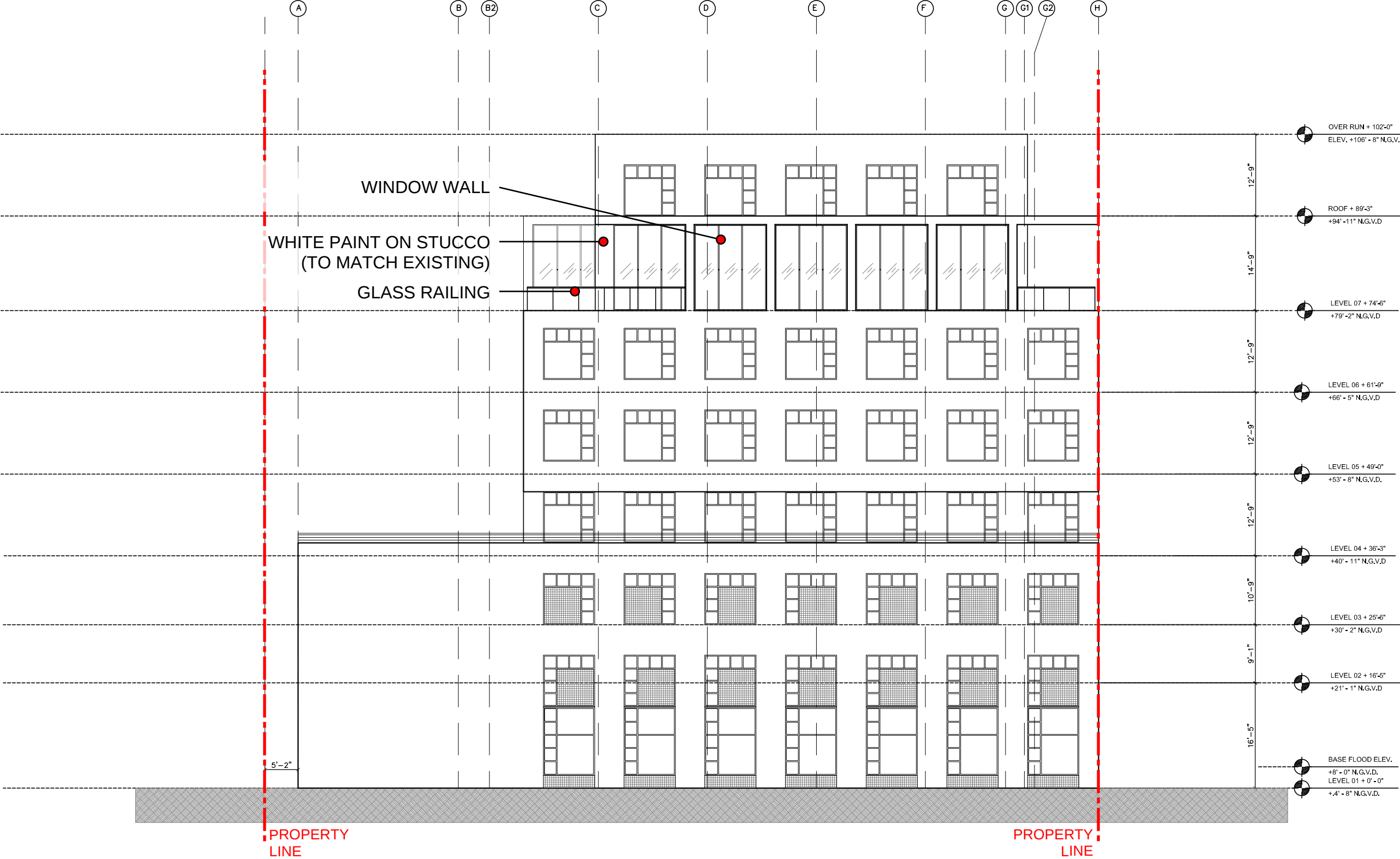
SCALE: 1/16" = 1'-0"

PROPOSED BUILDING ELEVATION - EAST



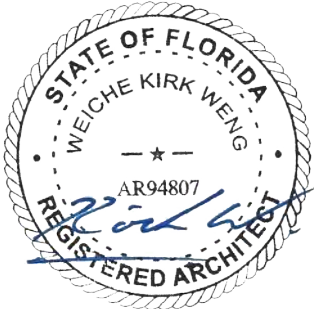
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PROPOSED BUILDING ELEVATION - NORTH



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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

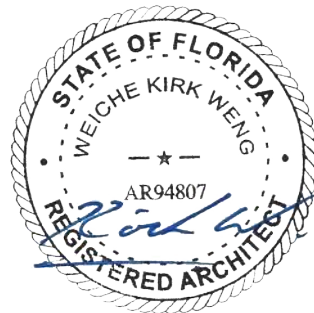
7

7.8 8



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A 3.01

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

PROPOSED BUILDING SECTION

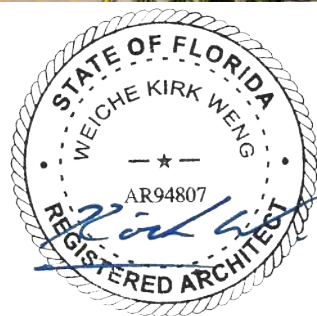


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A 4.01

PERSPECTIVE

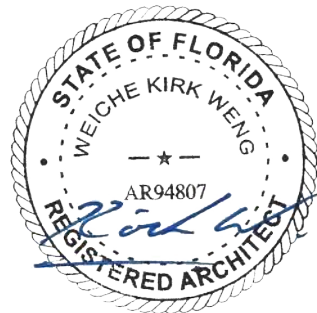


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A 4.02

PERSPECTIVE

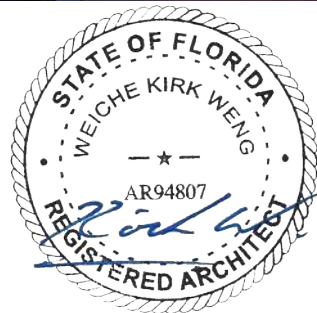


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A 4.03

PERSPECTIVE

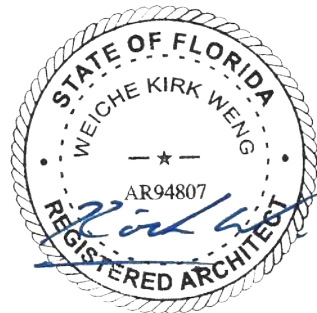


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A 4.04

PERSPECTIVE

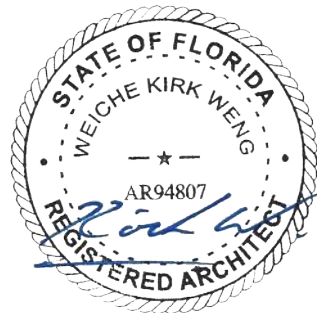


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A 4.05

PERSPECTIVE

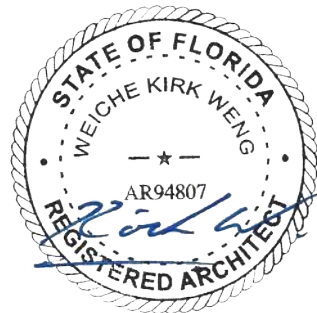


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A 4.06

INTERIOR PERSPECTIVE

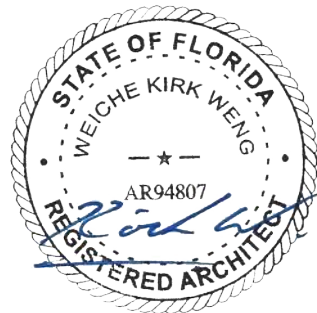


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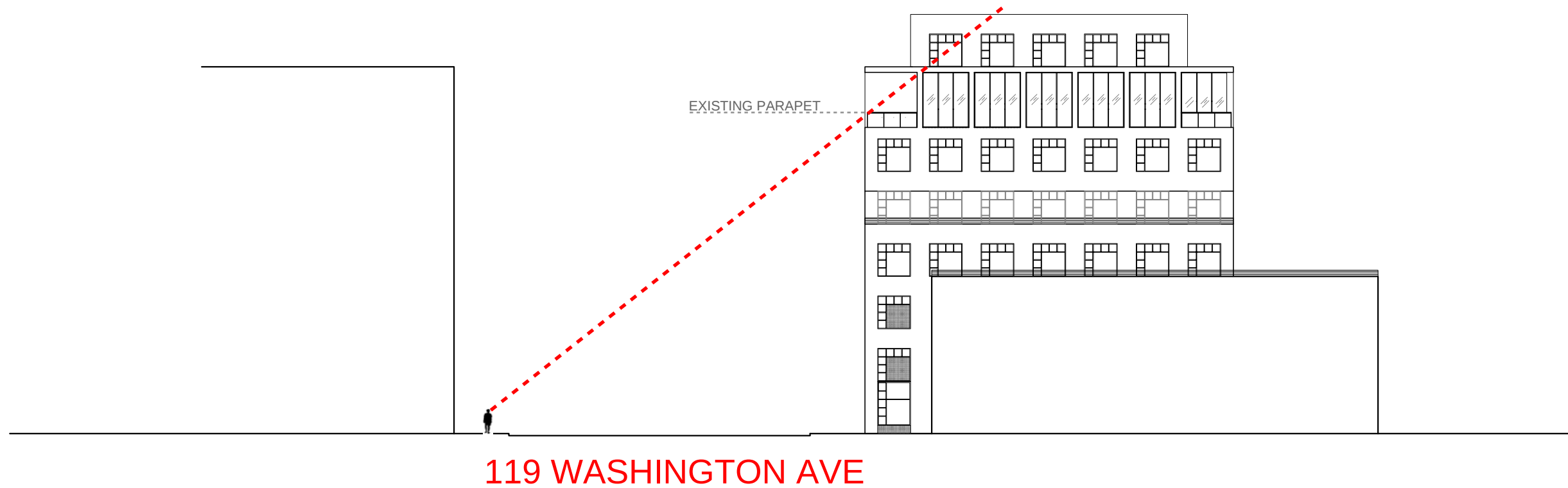
CONTEXTUAL ELEVATION LINE DRAWING

A 5.01

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

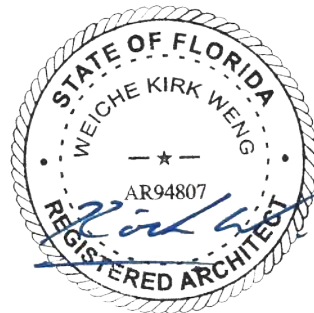


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A 5.02

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

LINE OF SIGHT STUDY



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