

NEW BUILDING AND EXISTING RENOVATION
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139



HISTORIC PRESERVATION BOARD
MIAMI BEACH
PLANNING DEPARTMENT 1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBeachFL.GOV
305.673.7550

ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1529 JEFFERSON AV, MIAMI BEACH, FL 33140		
2	FOLIO NUMBER:	02-4203-009-4930		
3	BOARD AND FILE NUMBER:			
4	YEAR BUILT:	1936	ZONING DISTRICT:	RM-1
5	BASE FLOOD ELEVATION:	9'	GRADE VALUE IN NGVD:	6.56' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.45' NGVD		
7	LOT AREA:	7,500 SQ FT		
8	LOT WIDTH:	50'	LOT DEPTH:	150'
9	MAX LOT COVERAGE FT AND %:	3,375 SQ FT (45%)	PROPOSED LOT COVERAGE FT AND %:	3,600.75 SF (48.01%)
10	EXISTING LOT COVERAGE FT AND %:	1,672 SQ FT (22.29%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE FT AND 55%:	848 SQ FT (46.64%)	REAR YARD OPEN SPACE FT AND 70%:	750.00 SF (100%)
12	MAX UNIT SIZE FT (1.25 F.A.R.):	9,375 SQ FT (1.25)	PROPOSED UNIT SIZE FT AND %:	
13	EXISTING 1st FLOOR UNIT SIZE:	1,672.00 SQ FT	PROPOSED TOTAL FLOOR UNIT SIZE:	9,077.71 SF (1.21)
14	EXISTING 2nd FLOOR UNIT SIZE:	1,672.00 SQ FT	PROPOSED 2nd VOLUMETRIC UNIT SIZE SF AND %. (NOTE: TO EXCEED 70% OF THE 1st FLOOR OF THE MAIN HOME REQUIRES BOARD APPROVAL)	N/A
			PROPOSED 2nd FLOOR UNIT SIZE SF AND %:	N/A
15			PROPOSED ROOF DECK AREA SIZE SF AND %. (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A
16				

ZONING INFORMATION/ CALCULATIONS		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:				
18	SETBACKS:				
19	FRONT 1st LEVEL	20'	16'- 0" EXISTING	70' - 0 1/2" NEW BUILDING	
20	FRONT 2nd LEVEL	30'	16'-0" EXISTING	70' - 0 1/2" NEW BUILDING	
21	SIDE 1:	10'	7' - 1 1/4" EXISTING	7' - 6 1/2" NEW BUILDING	
22	SIDE 2 OR (FACING STREET):	10'	4' - 10 3/4" EXISTING	7' - 6 1/2" NEW BUILDING	
23	REAR:	20'	90' - 0" EXISTING	15' - 0" NEW BUILDING	
24	ACCESSORY STRUCTURE SIDE 1:	N/A			
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A			
26	ACCESSORY STRUCTURE REAR:	N/A			
27	SUM OF SIDE YARDS:	25% LOT WIDTH			
28	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?				YES OR NO
29	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?				YES OR NO
30	DESIGNATED TO BE ARCHITECTURALLY SIGNIFICANT?				YES OR NO

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code, Existing - 2020 SEVENTH EDITION
Florida Building Code, Residential - 2020 SEVENTH EDITION
Florida Fire Prevention Code - 2020 SEVENTH Edition



LEGAL DESCRIPTION:

LINCOLN SUB PB 9-69 UNDIV 1/4 INT IN LOT 17 BLK 62 1529 JEFFERSON AVE
APT #1 LOT SIZE 12.500 X 150 OR 16489-3033 0894 2 (4) COC 24071-4595 12
2005 2

ZONING DATA:

OCCUPANCY: MULTIFAMILY
HISTORIC PRESERVATION DISTRICT: OCEAN BEACH
TOTAL SITE AREA: 7,500 SF (7,500 S.F)
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8' NGVD

SCOPE OF WORK:

THE NEW CONSTRUCTION OF 4 STORY BUILDING TO BE LOCATED ON AN
EXISTING LOT PROPERTY. THE PROPOSED 6 UNIT.

CONSTRUCTION BUILDING DATA:

TYPE OF CONSTRUCTION: TYPE V-B 1HR UNPROTECTED SPRINKLERS
FIRE RATING FOR EXTERIOR WALLS: 2 HOUR
SPRINKLER SYSTEM: NO
FIRE RATED DOORS AT EXTERIOR 2 HR RATED WALLS: 90 MINUTES

BUILDING HEIGHT:

OF STORIES ABOVE GRADE: 3 STORIES
ALLOWED: 35'-0"
PROVIDED: 30'-0" TO TOP OF ROOF SLAB
3 STORIES

AREAS:

EXISTING UNIT TYPES AND COUNT:

2 UNITS (2 BED - 2 BATH)
2 UNITS (2 BED- 2 BATH)

4 UNITS TOTAL

NEW UNITS TYPES AND COUNT:

4 UNITS (2BED - 2 BATH)
1 UNITS (1 BED- 1 BATH)
1 UNIT (3 BED- 2 BATH)

6 UNITS TOTAL

EXISTING BUILDING AREA:

LEVEL 1 LIVING & STAIRS----- =1,672.00 S.F
2 UNITS (2 BED- 2 BATH)
LEVEL 2 LIVING & STAIRS----- =1,672.00 S.F
2 UNITS (2 BED- 2 BATH)

TOTAL FLOOR AREA=====3,344.00 S.F

NET SITE AREA-----=7,500 S.F

ARCHITECT

3
DESIGN
ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
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INDEX OF DRAWINGS:

ARCHITECTURE

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A-7.3 RENDER

SCOPE OF WORK:

-NEW 6 UNIT APARTMENT BUILDING
-RENOVATION EXISTING 4 UNITS BUILDING

ALLOWED: 1.25
PROVIDED: 1.24
FLOOR AREA RATIO----- 9,375 S.F 9,365.00 S.F
(Existing building renovation & New Building)

NEW BUILDING AREA:

LEVEL 1 ELEVATOR,STAIRS & LIVING-----1,928.75 SF
LEVEL 2 STAIRS & LIVING -----1,891.55 SF
LEVEL 3 STAIRS & LIVING -----1,891.55 SF

TOTAL FLOOR AREA ----- 5,711.85 SF

NEW UNIT AREAS:

TOTAL NUMBER OF UNITS ----- 6

UNIT 1 ----- 840.52 S.F
UNIT 2 ----- 842.27 S.F
UNIT 3 ----- 840.52 S.F
UNIT 4 ----- 842.27 S.F
UNIT 5 ----- 1,111.98 S.F
UNIT 6 ----- 560.46 S.F

TOTAL UNIT AREA ----- 5,038.02 S.F

EXISTING UNIT AREAS:

TOTAL NUMBER OF UNITS ----- 4

UNIT 1 ----- 762.12 S.F
UNIT 2 ----- 762.12 S.F
UNIT 3 ----- 762.12 S.F
UNIT 4 ----- 762.12 S.F

TOTAL UNIT AREA ----- 3,048.48 S.F

PARKING DATA:

There is no parking requirement for RM-1

DRAWN BY:

REVISIONS:

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ANTHONY LEON
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A-0.0

GENERAL NOTES &
PROJECT DATA

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

DEMOLITION LEGEND

A

REMOVE WOOD DECK

B

REMOVE CHAIN LINK FENCE

C

REMOVE STAIRS

D

REMOVE STORAGE

F

REMOVE ALL INTERIOR BUILDING 1ST AND 2ND FLOOR,NO EXTERIOR WALL AND BERING WALL TO BE DEMOLISH

G

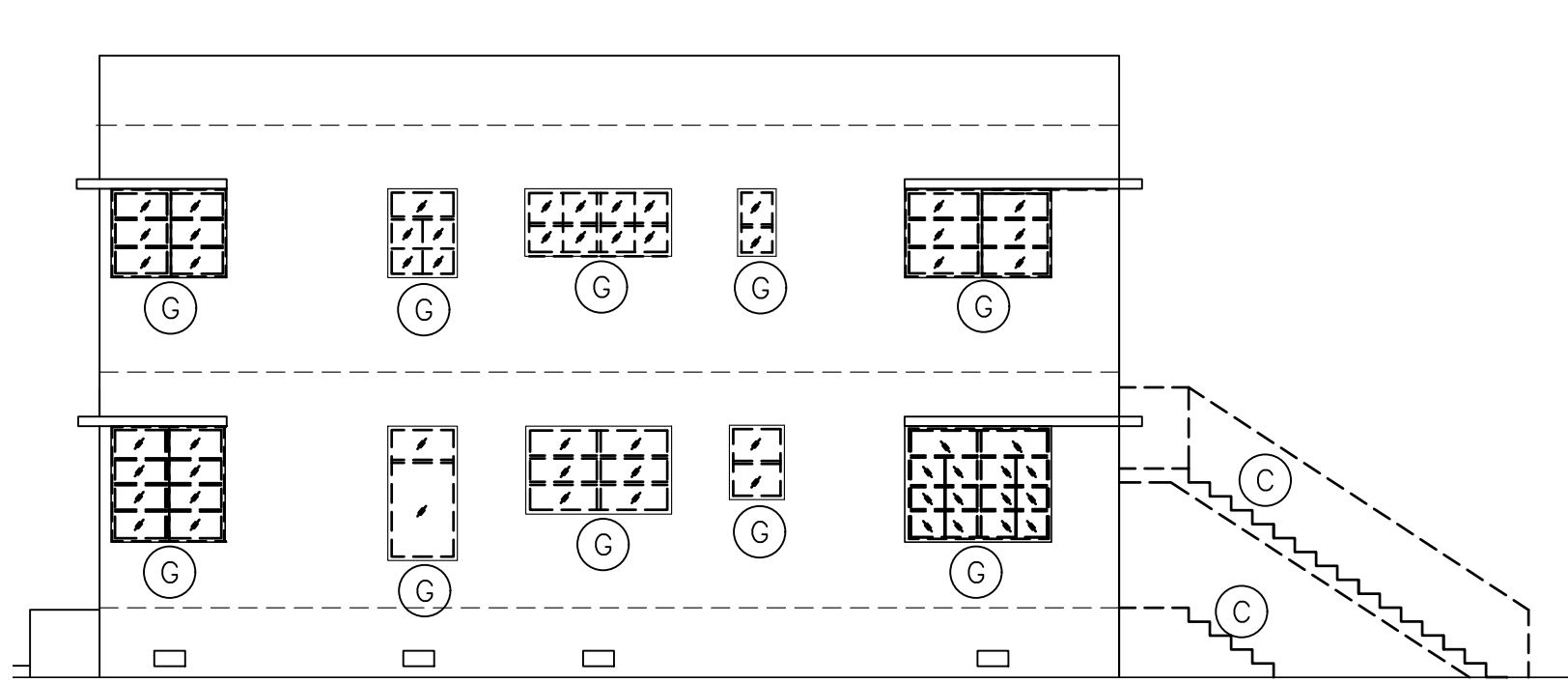
REMOVE WINDOWS AND DOOR

H

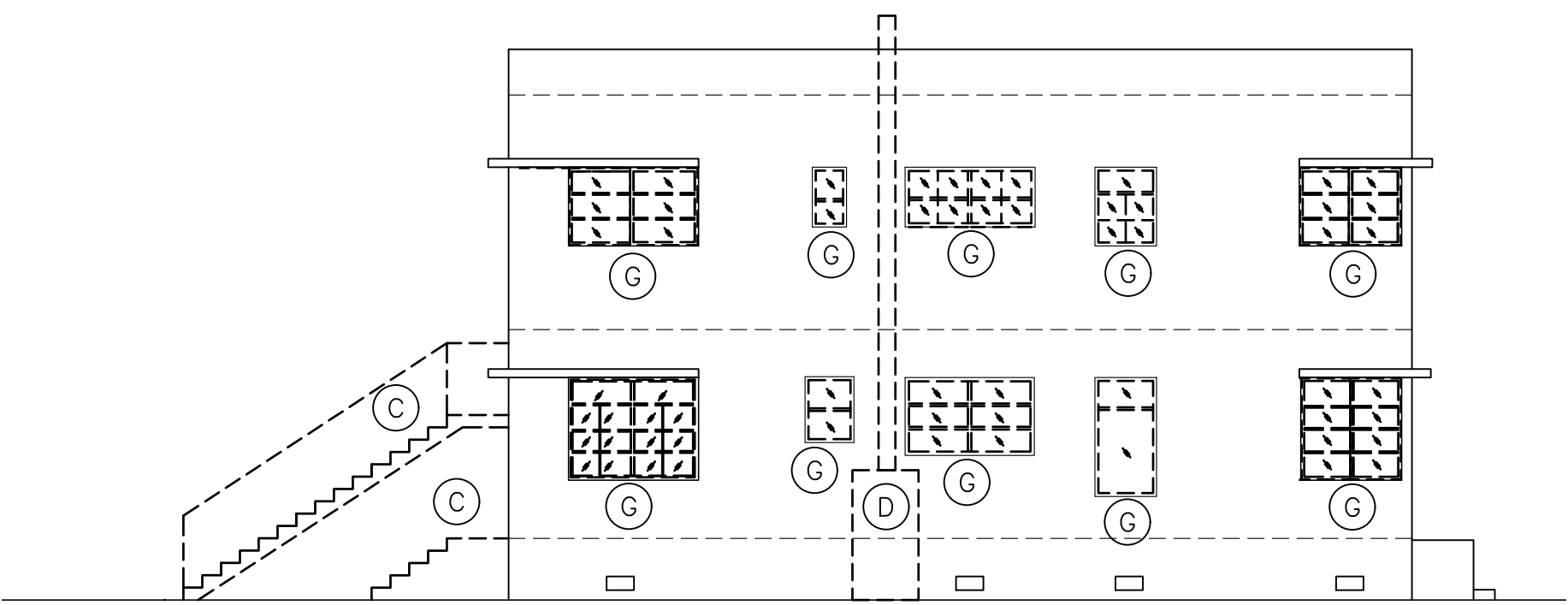
CAP ALL BUILDING SOURCES

DEMOLITON

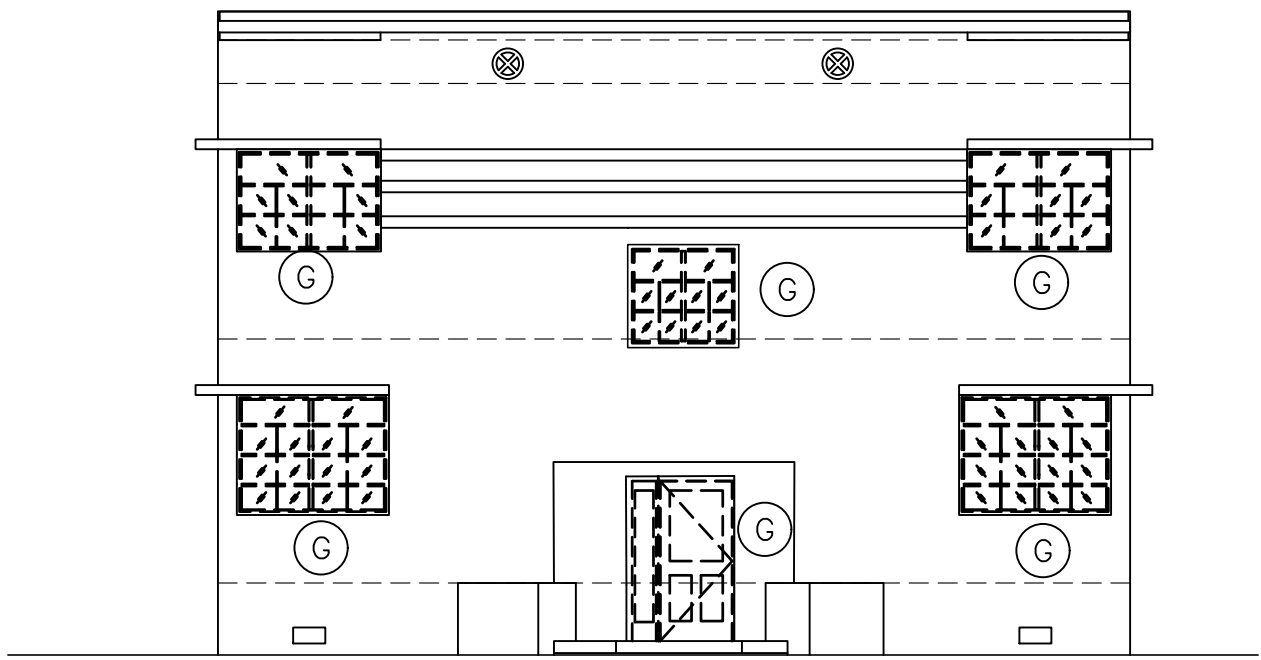
TO REMAIN



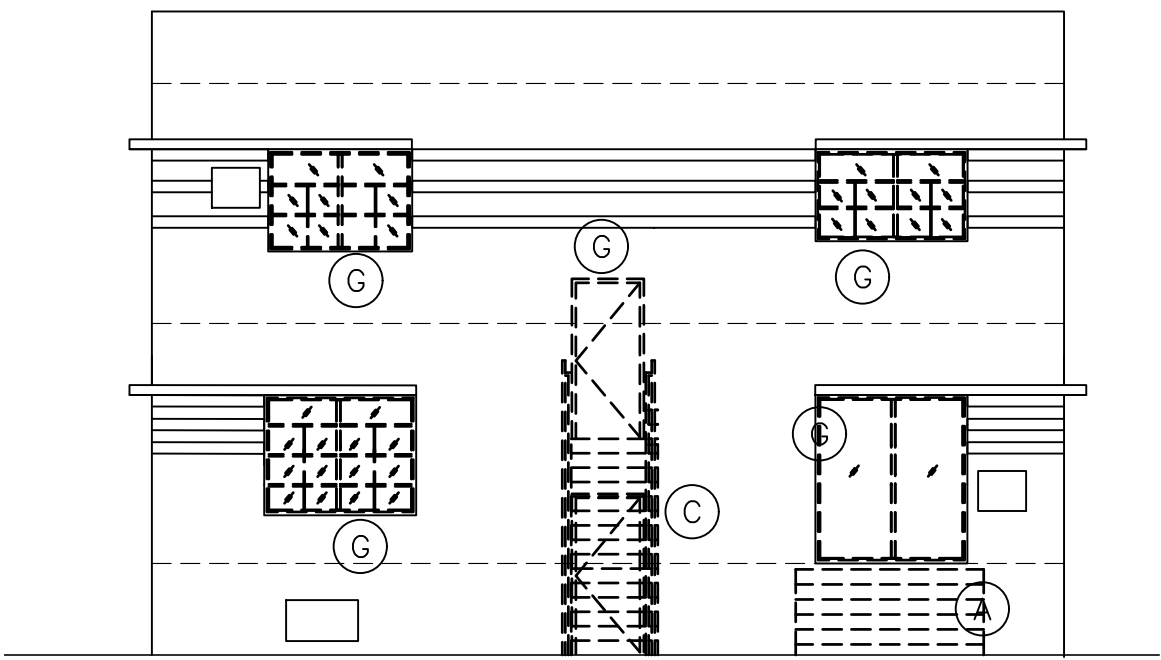
SOUTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



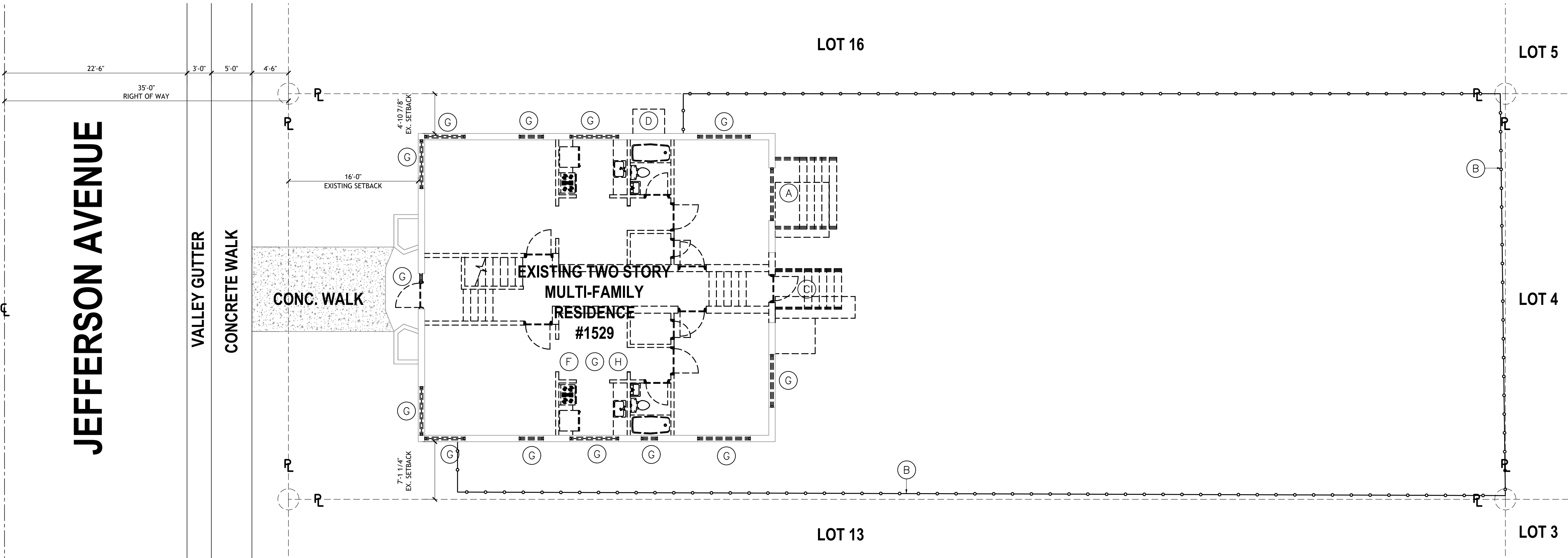
NORHT ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



WEST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



EAST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



EXISTING INTERIOR / SITE PLAN DEMOLITION
SCALE: 1/8" = 1'-0"

DRAWN BY:

REVISIONS:

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EXISTING & PROPOSED
SITE PLAN

EXISTING BUILDING :

LEVEL 1:	
UNIT 1:	762.12 SQ FT
UNIT 2:	762.12 SQ FT
STAIRWELL:	135 SQ FT
LEVEL 1 TOTAL GROSS SQ FT:	
1,659.24 SQ FT	

LEVEL 2:	
UNIT 1:	762.12 SQ FT
UNIT 2:	762.12 SQ FT
STAIRWELL:	135 SQ FT
LEVEL 1 TOTAL GROSS SQ FT:	
1,659.24 SQ FT	

EXISTING BUILDING UNIT SIZE CALCULATION :

MINIMUM UNIT SIZE	400.00 S.F
MINIMUM UNIT SIZE PROPOSED	762.12 S.F
MINIMUM UNIT SIZE AVERAGE	550.00 S.F
MINIMUM UNIT SIZE AVERAGE PROPOSED	762.12 S.F

NEW BUILDING :

LEVEL 1:	
UNIT 1:	840.52 SQ FT
UNIT 2:	842.27 SQ FT
STAIRWELL:	135 SQ FT
LEVEL 1 TOTAL GROSS SQ FT:	
1,909.79 SQ FT	

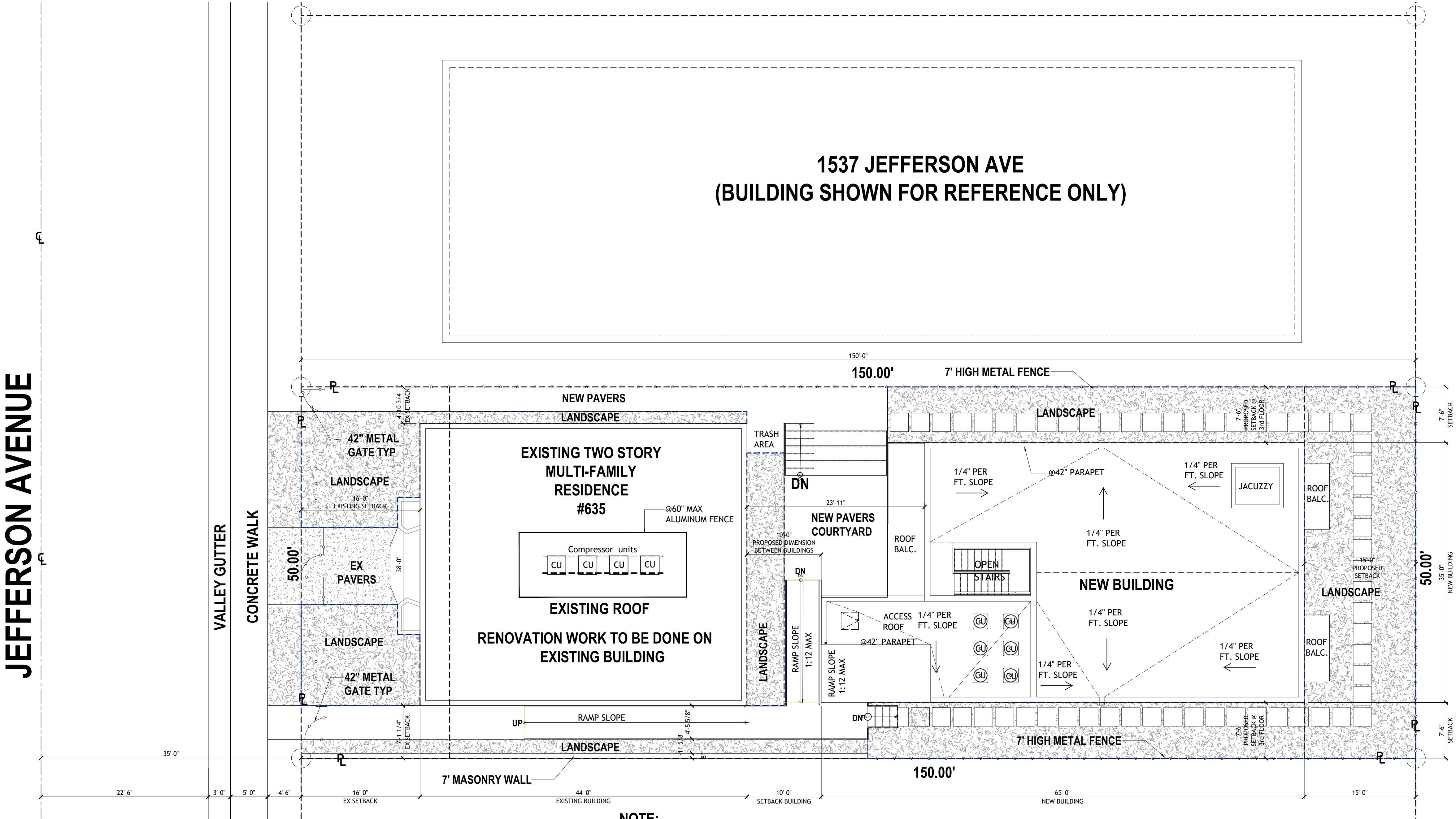
LEVEL 2:	
UNIT 3 :	840.52 SQ FT
UNIT 4 :	842.27 SQ FT
STAIRWELL & CORRIDOR:	96.00 SQ FT
LEVEL 2 TOTAL GROSS SQ FT:	
1,778.79 SQ FT	

LEVEL 3:	
UNIT 5 :	1,111.98 SQ FT
UNIT 6 :	560.46 SQ FT
STAIRWELL & CORRIDOR:	96.00 SQ FT
LEVEL 3 TOTAL GROSS SQ FT:	
1,768.44SQ FT	

TOTAL GROSS SQ FT OF BUILDING:	5,457.02 SQ FT
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NEW BUILDING UNIT SIZE CALCULATION :

MINIMUM UNIT SIZE	550.00 S.F
MINIMUM UNIT SIZE PROPOSED	560.46 S.F
MINIMUM UNIT SIZE AVERAGE	800.00 S.F
MINIMUM UNIT SIZE AVERAGE PROPOSED	839.67 S.F



NOTE:
ALL STORM WATER RUNOFF WILL BE
CONTAINED ON SITE.
ALL WALKWAYS SHALL SLOPE
TOWARDS THE INTERIOR OF THE LOT.



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



CONSTRUCTION DOCUMENTS SET. MAY 8, 2023


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REVISIONS:

SEAL

FAR CALCULATION 1ST FLOOR:	
LOT SIZE:	7,500 SQ FT
 FIRST FLOOR AREA EX BUILDING:	1,672.00 SQ FT
 FIRST FLOOR AREA NEW BUILDING:	1,887.00 SQ FT

FAR CALCULATION 2ND FLOOR	
 SECOND FLOOR AREA EX BUILDING:	1,672.00 SQ FT
 SECOND FLOOR AREA NEW BUILDING:	2,067.00 SQ FT

FAR CALCULATION 3RD FLOOR	
 THIRD FLOOR AREA NEW BUILDING:	2,067.00 SQ FT

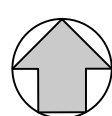
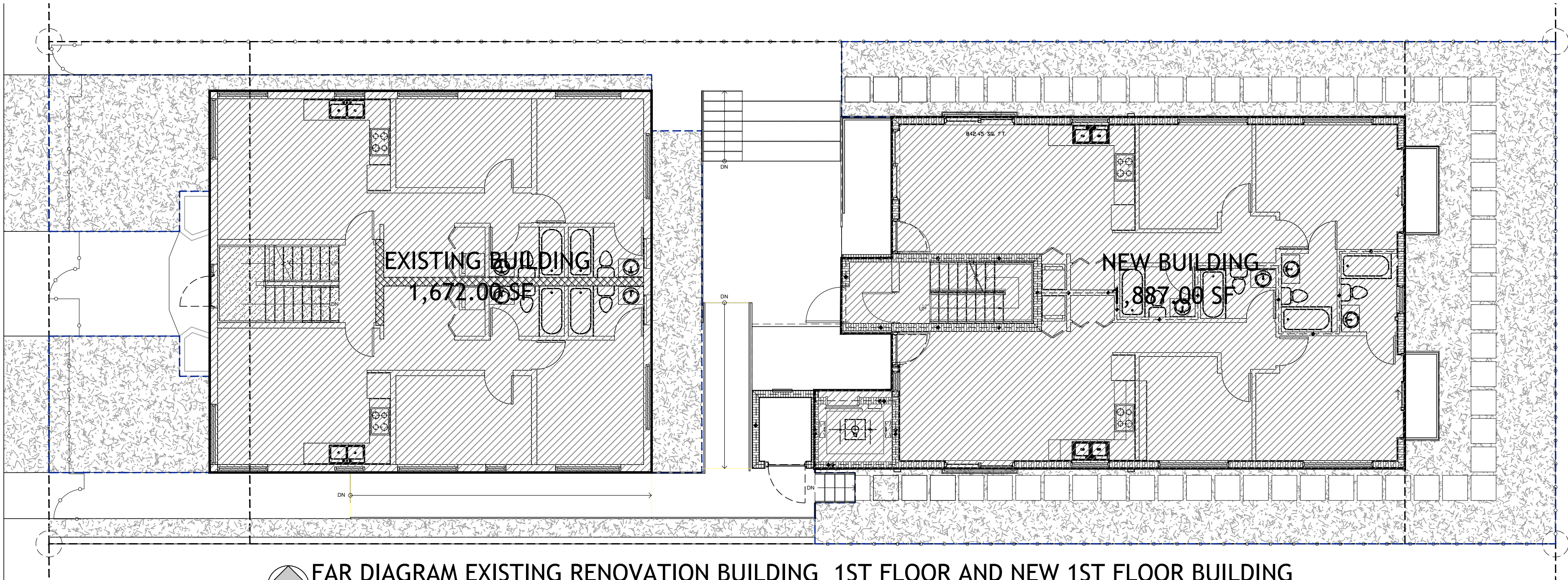
FAR CALCULATION (1.25 ALLOWED):	
LOT SIZE:	7,500 SQ FT
 EXISTING BUILDING TOTAL AREA	3,344.00 SQ FT
 NEW BUILDING TOTAL AREA	6,021.00 SQ FT
 TOTAL BUILDING AREAS:	9,365.00 SQ FT
ALLOWED FAR(1.25)	9,375.00 SQ FT
PROVIDED FAR(1.24)	9,365.00 SQ FT

JEFFERSON AVENUE

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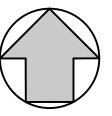
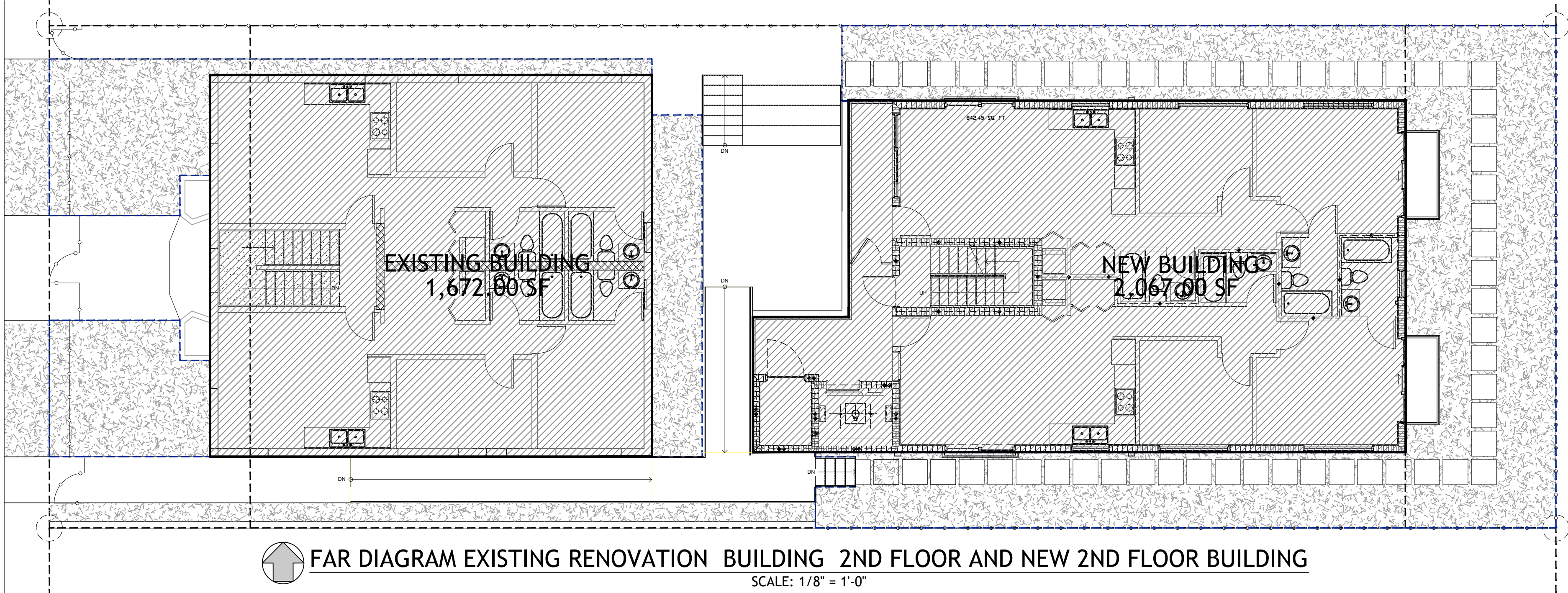
VALLEY GUTTER
CONCRETE SIDEWALK



FAR DIAGRAM EXISTING RENOVATION BUILDING 1ST FLOOR AND NEW 1ST FLOOR BUILDING

SCALE: 1/8" = 1'-0"

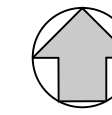
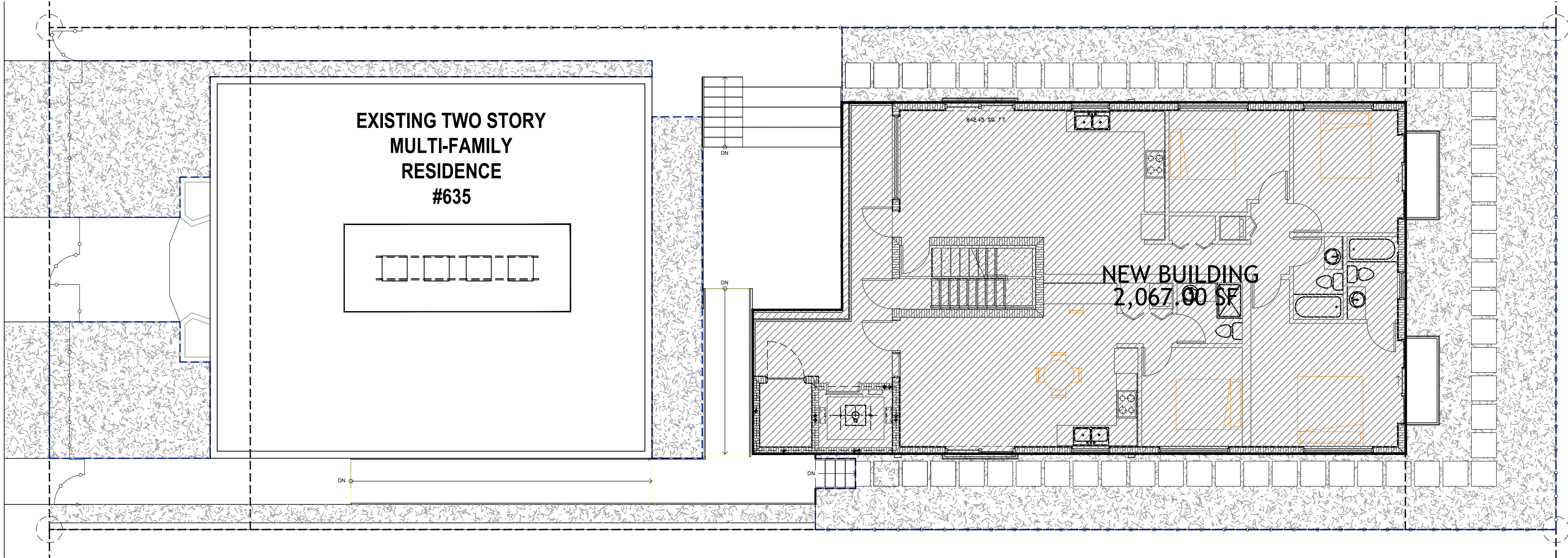
VALLEY GUTTER
CONCRETE SIDEWALK



FAR DIAGRAM EXISTING RENOVATION BUILDING 2ND FLOOR AND NEW 2ND FLOOR BUILDING

SCALE: 1/8" = 1'-0"

VALLEY GUTTER
CONCRETE SIDEWALK



FAR DIAGRAM EXISTING RENOVATION ROOF AND NEW BUILDING 3RD FLOOR

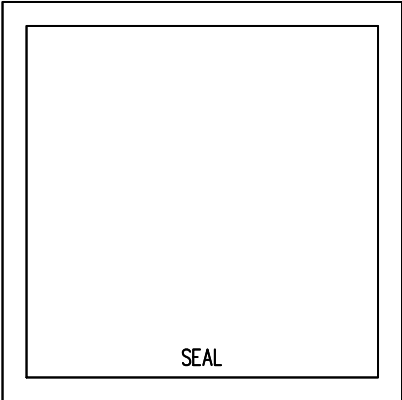
SCALE: 1/8" = 1'-0"

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A-1.2

FAR DIAGRAMS/
CALCULATION

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139



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DESIGN
ARCHITECTURE
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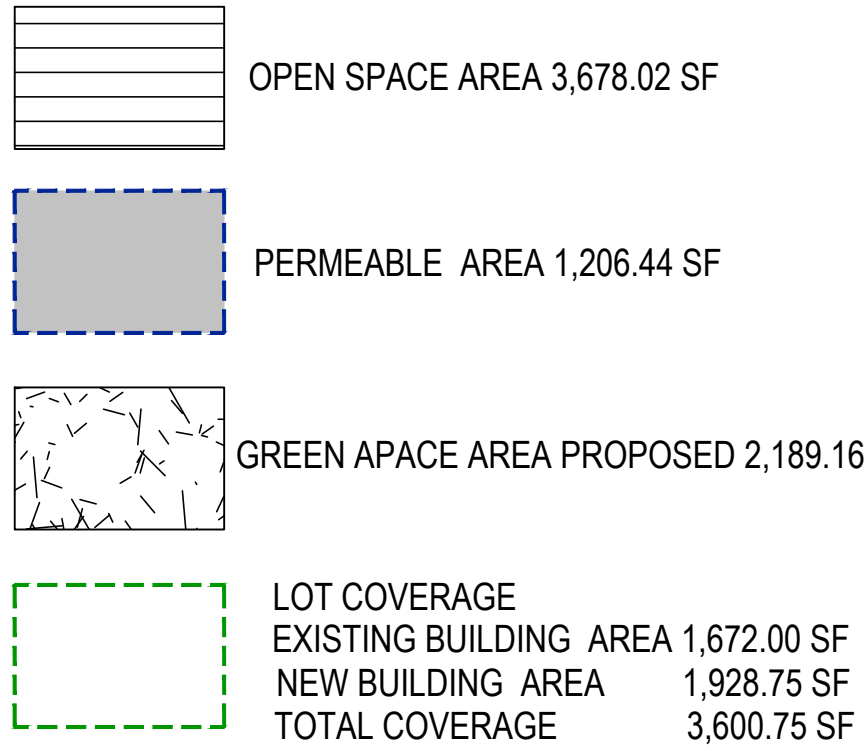
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REVISIONS:

OPEN SPACE AREA:

LOT AREA: 7,500 SF (75 x100)
MAX. LOT COVERAGE 45%: 3,375.00 SF
OPEN SPACE REQUIRED 55%: 4,125.00 SF
OPEN SPACE PROPOSED 49.04%: 3,678.02 SF

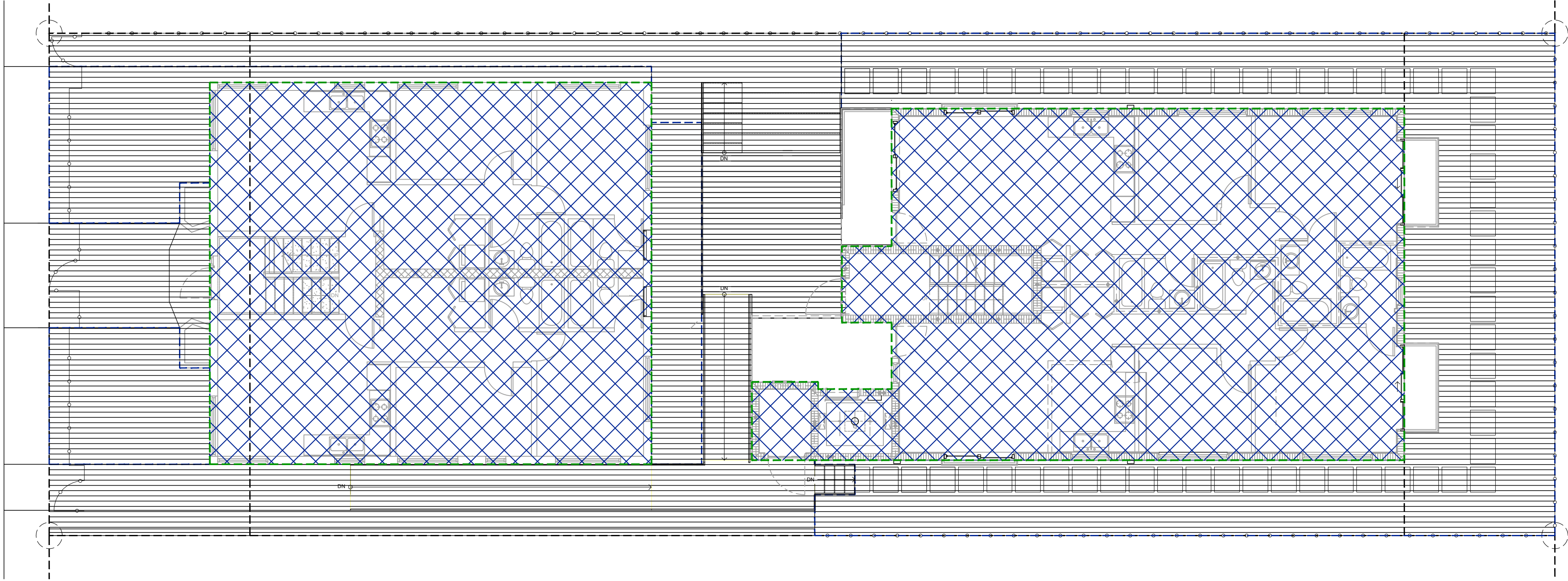
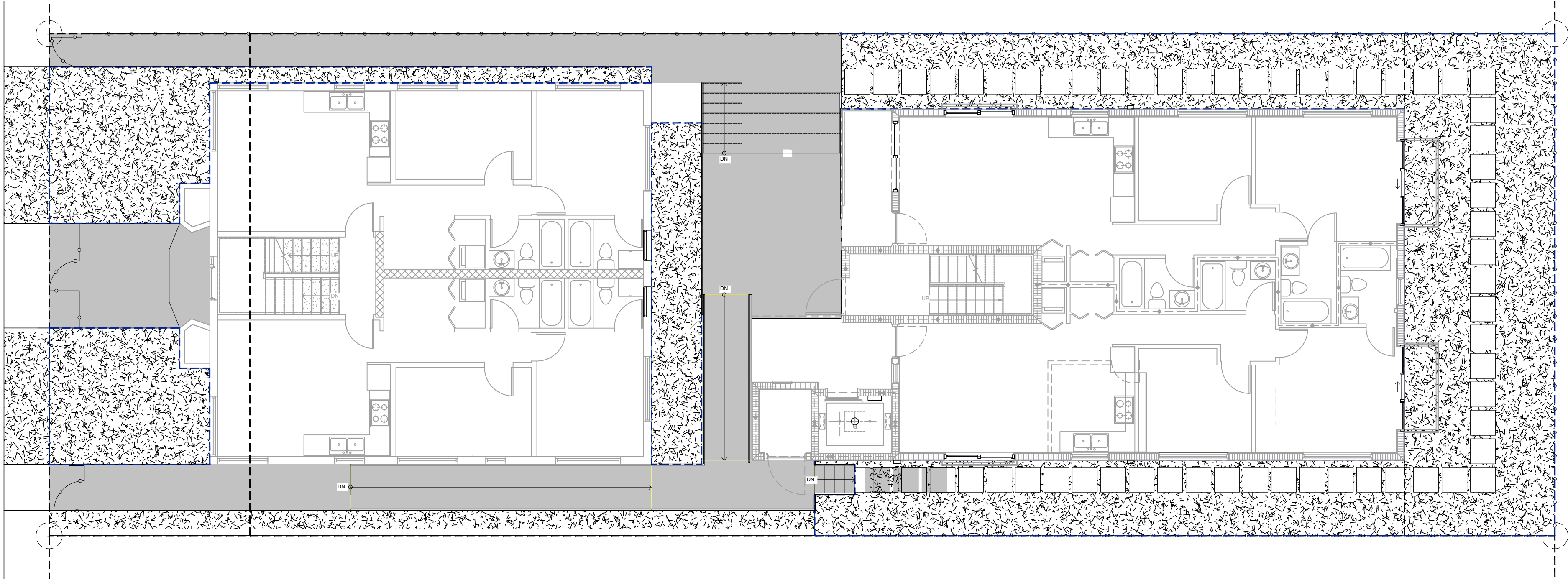
GREEN SPACE AREA:

MAX. LAWN AREA
% OF REQUIRED OPEN SPACE
RM-1 30% REQUIRED= 1237.5 SF
GREEN SPACE PROPOSED: 60.6%= 2,189.16 SF
PERMEABLE AREA DRIVEWAYS, WALKWAY, RAMP.



JEFFERSON AVENUE

JEFFERSON AVENUE



EXISTING BUILDING RENOVATION

OPEN SPACE DIAGRAM
SCALE: 3/16" = 1'-0"

NEW BUILDING

DRAWN BY:
REVISIONS:

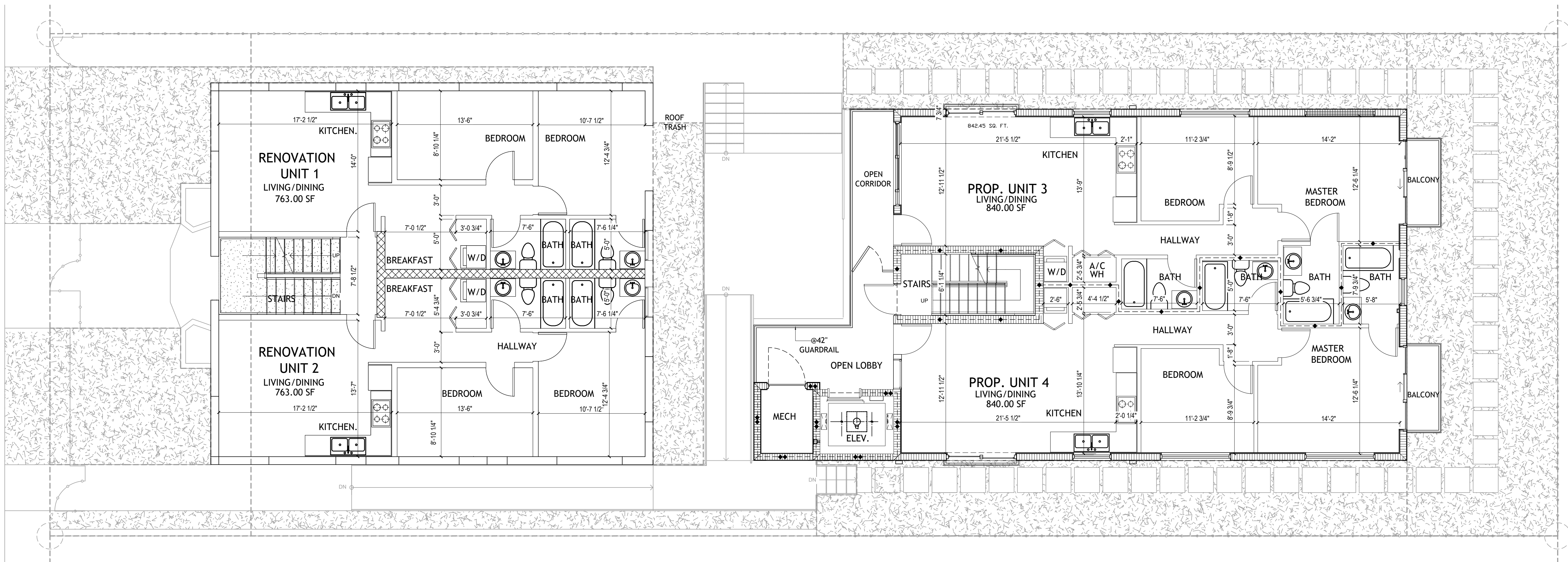
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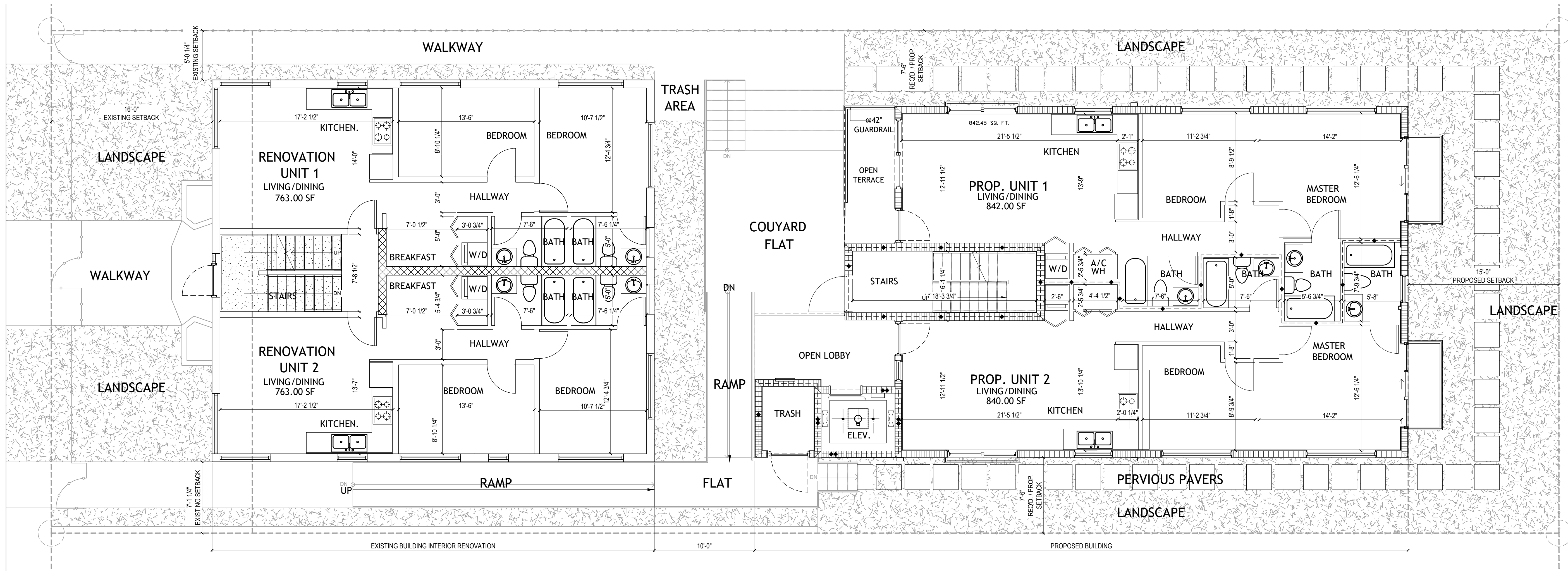
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FOR:
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EXISTING RENOVATION BUILDING / PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING RENOVATION BUILDING / PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DRAWN BY:

REVISIONS:

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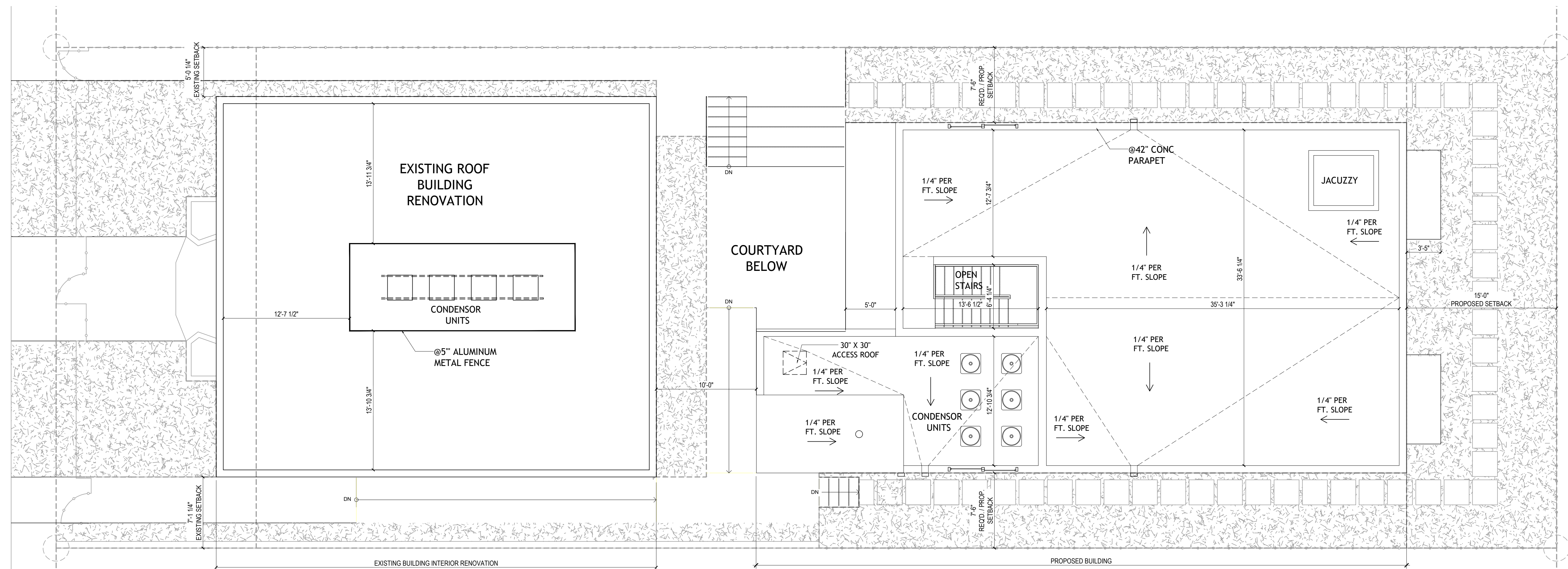
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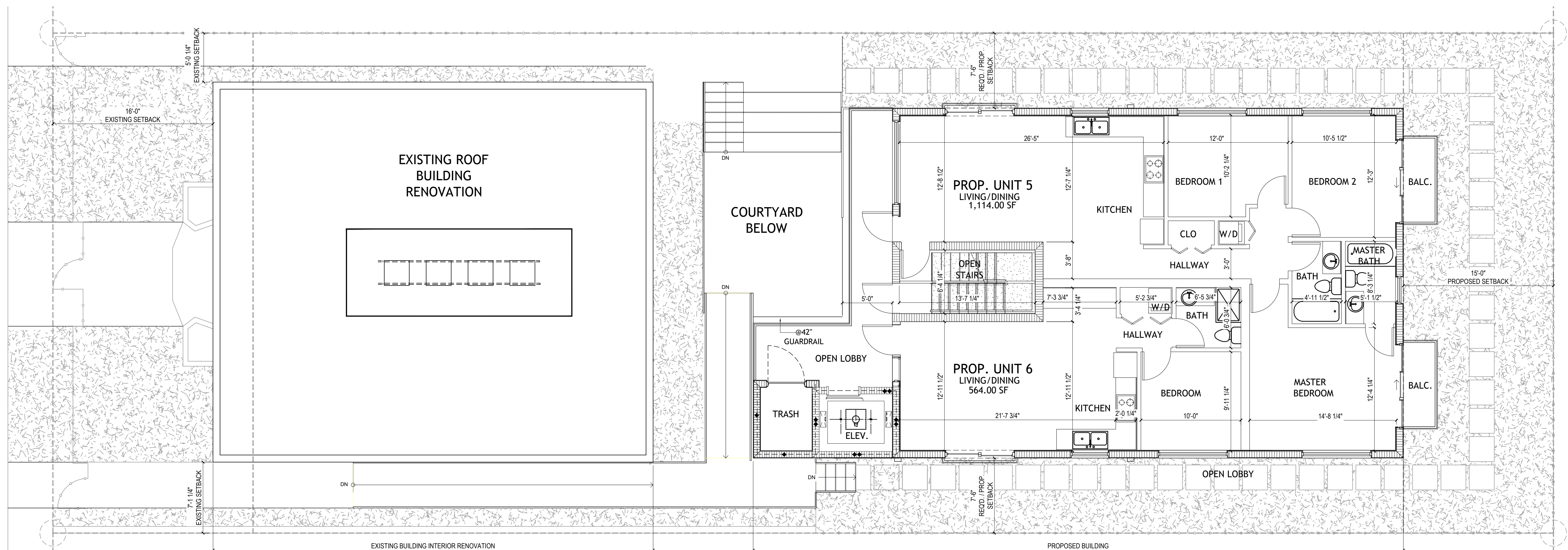
A-2.0

EXISTING RENOVATION
AND PROPOSED
1ST & 2ND FLOOR



 **PROPOSED TERRACE FLOOR PLAN**
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



 **PROPOSED 3RD FLOOR PLAN**
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

DRAWN BY:

REVISIONS:

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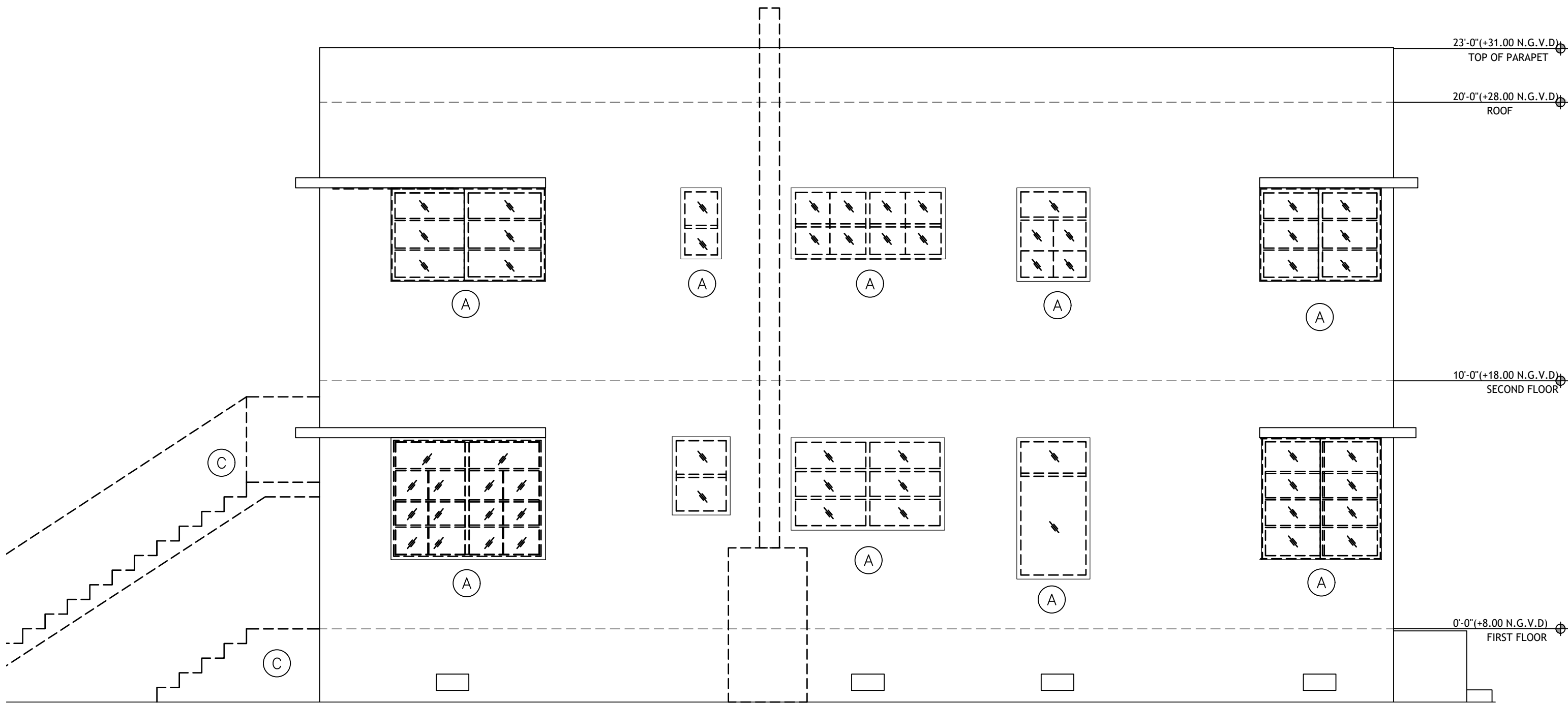
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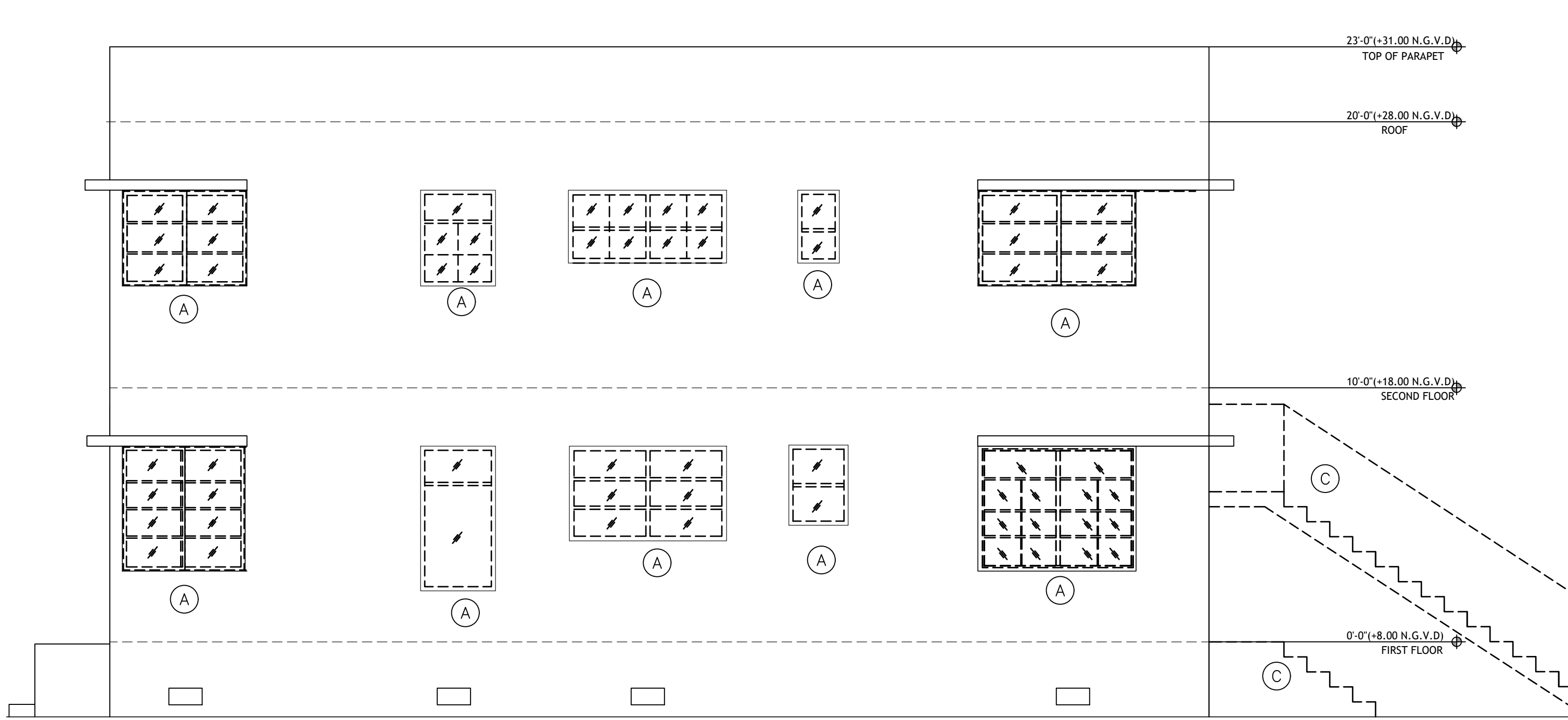
A-2.1

PROPOSED 3RD &
TERRACE FLOOR PLAN

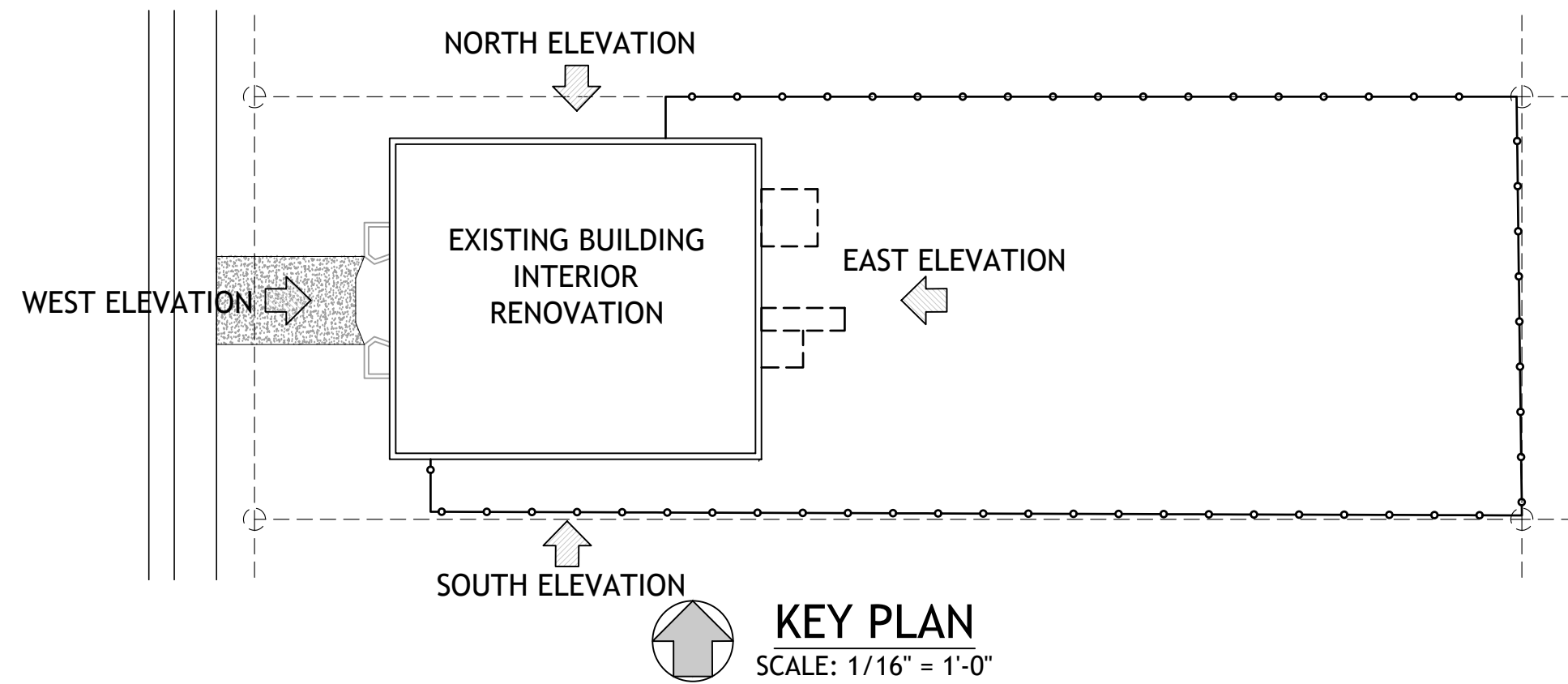
CONSTRUCTION DOCUMENTS SET. APRIL 14, 2023



EXISTING DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"

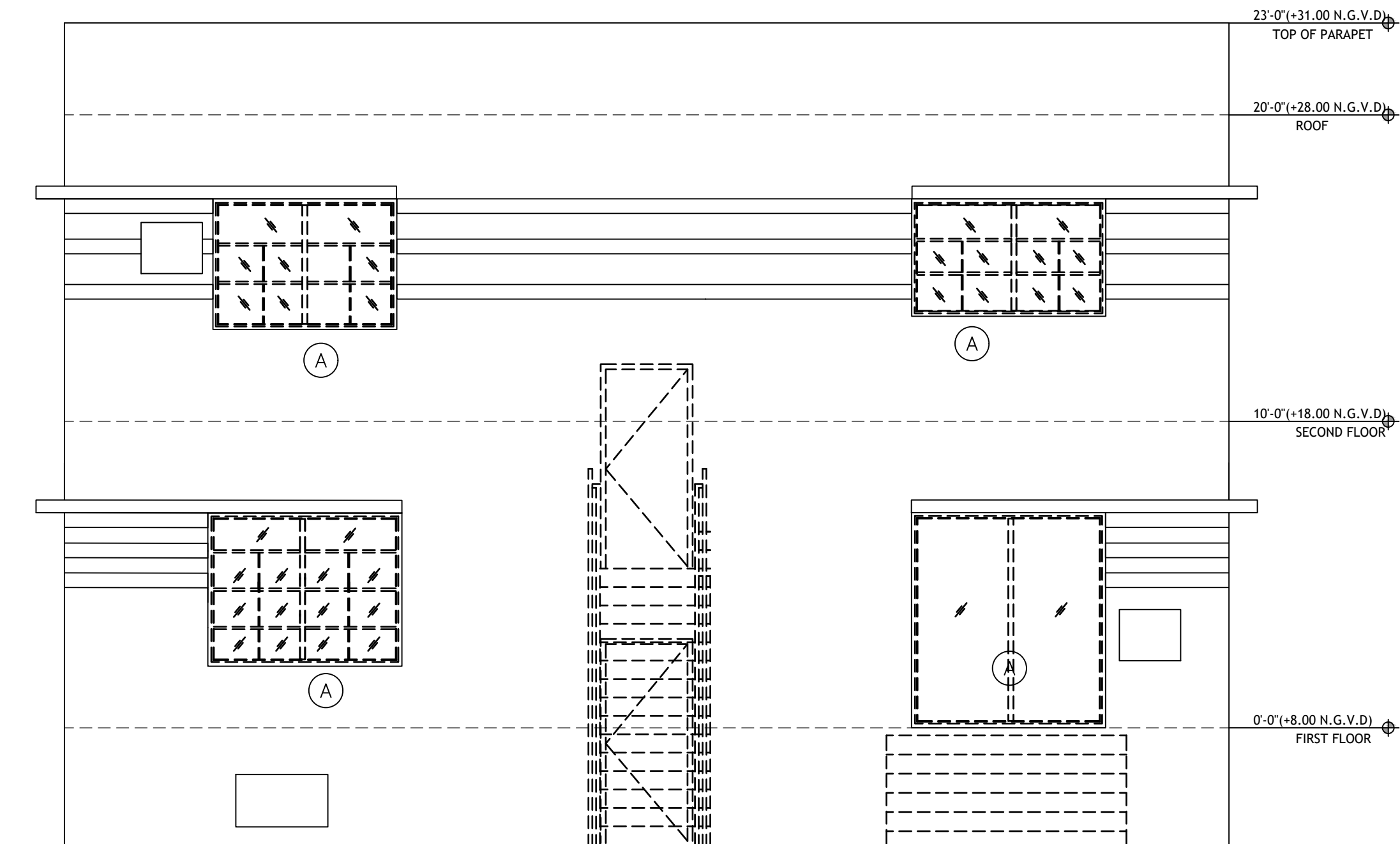


EXISTING DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

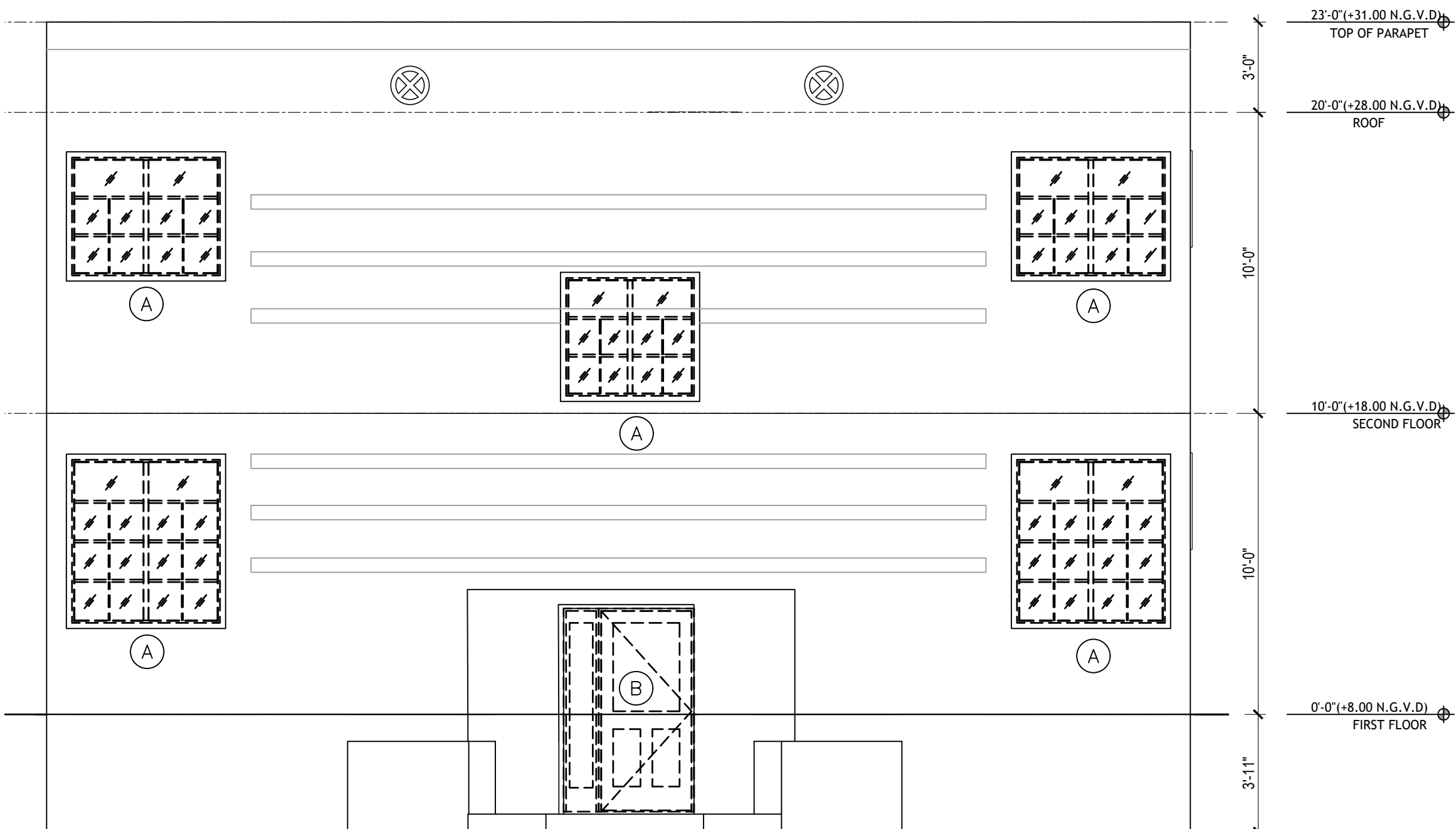


KEY PLAN
SCALE: 1/16" = 1'-0"

DEMOLITION LEGEND	
(A)	REMOVE WINDOW
(B)	REMOVE DOOR
(C)	REMOVE EXTERIOR STAIRS
DEMOLITON	
TO REMAIN	



EXISTING DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN BY:

REVISIONS:

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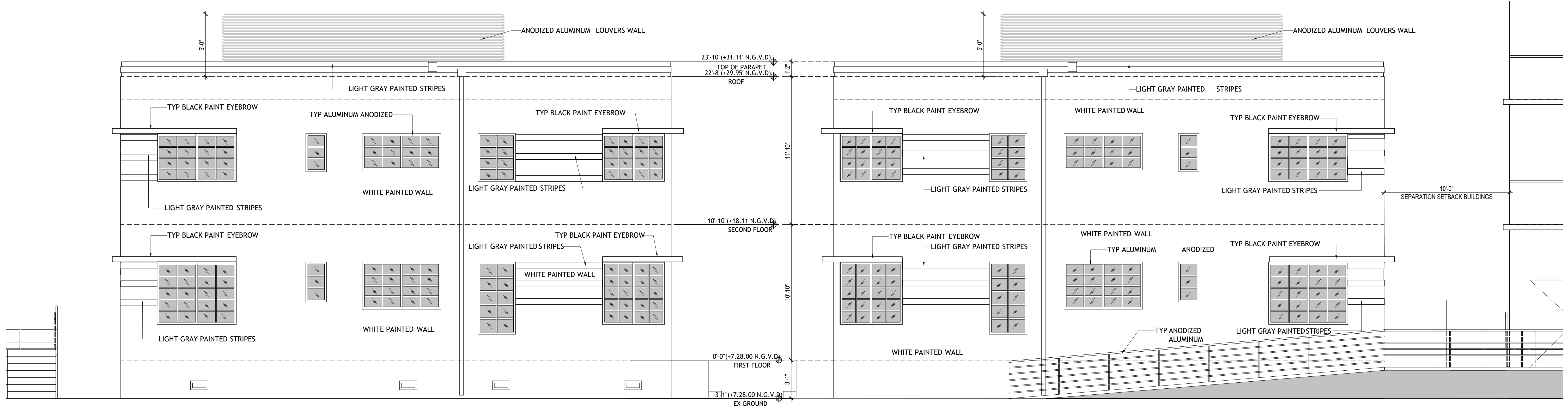
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A-3.0

ELEVATIONS

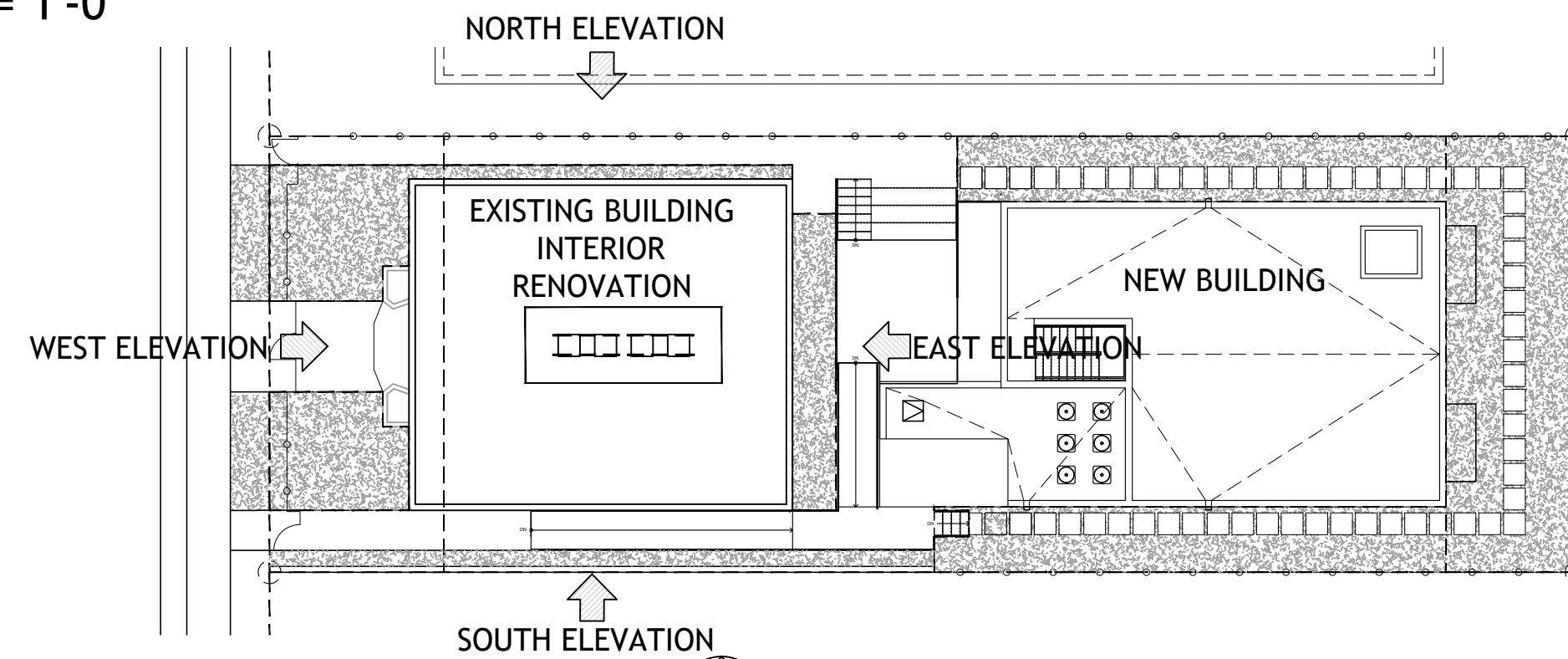


EXISTING RENOVATION BLDG NORTH ELEVATION

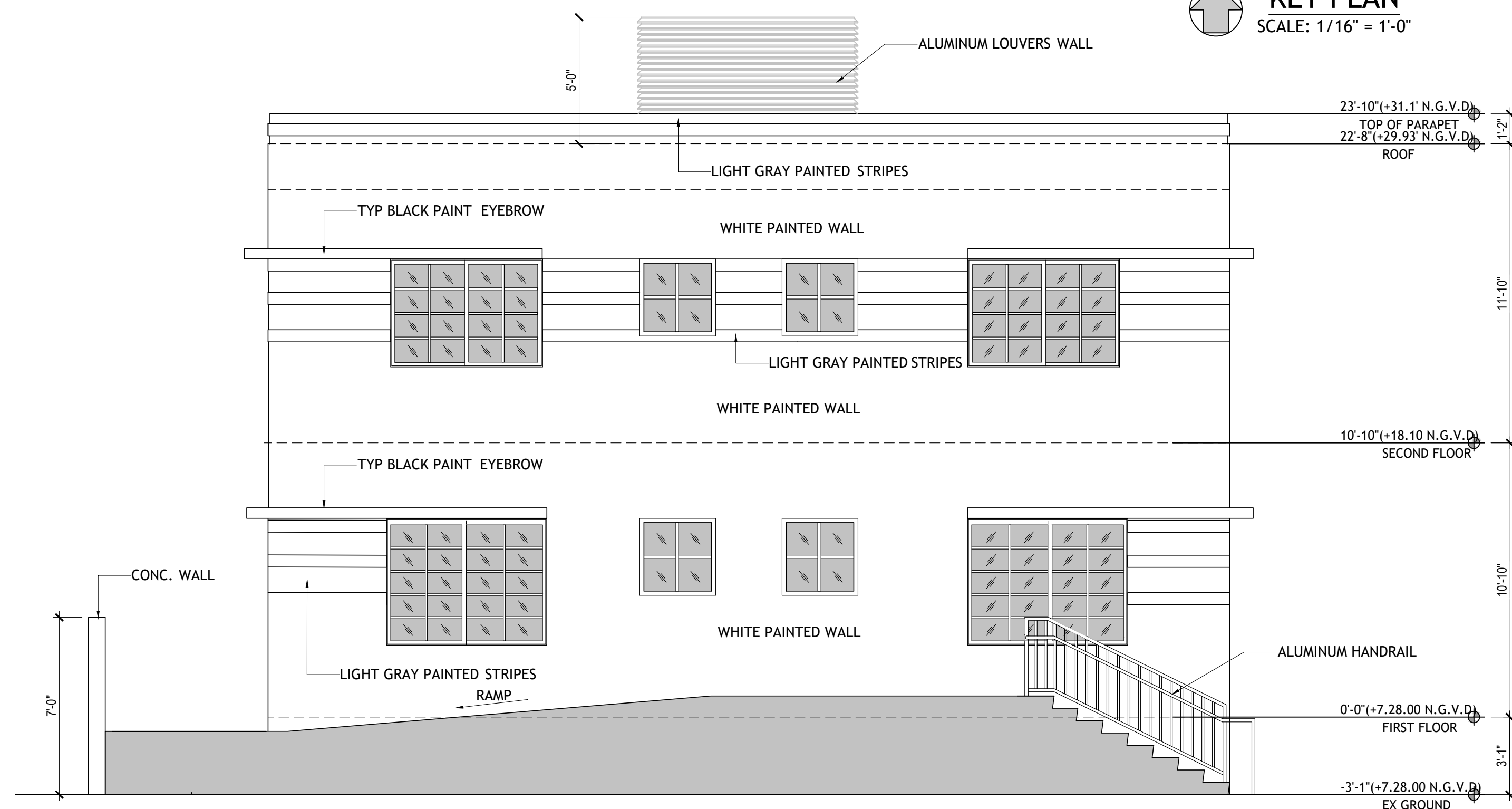
SCALE: 1/4" = 1'-0"

EXISTING RENOVATION BLDG SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

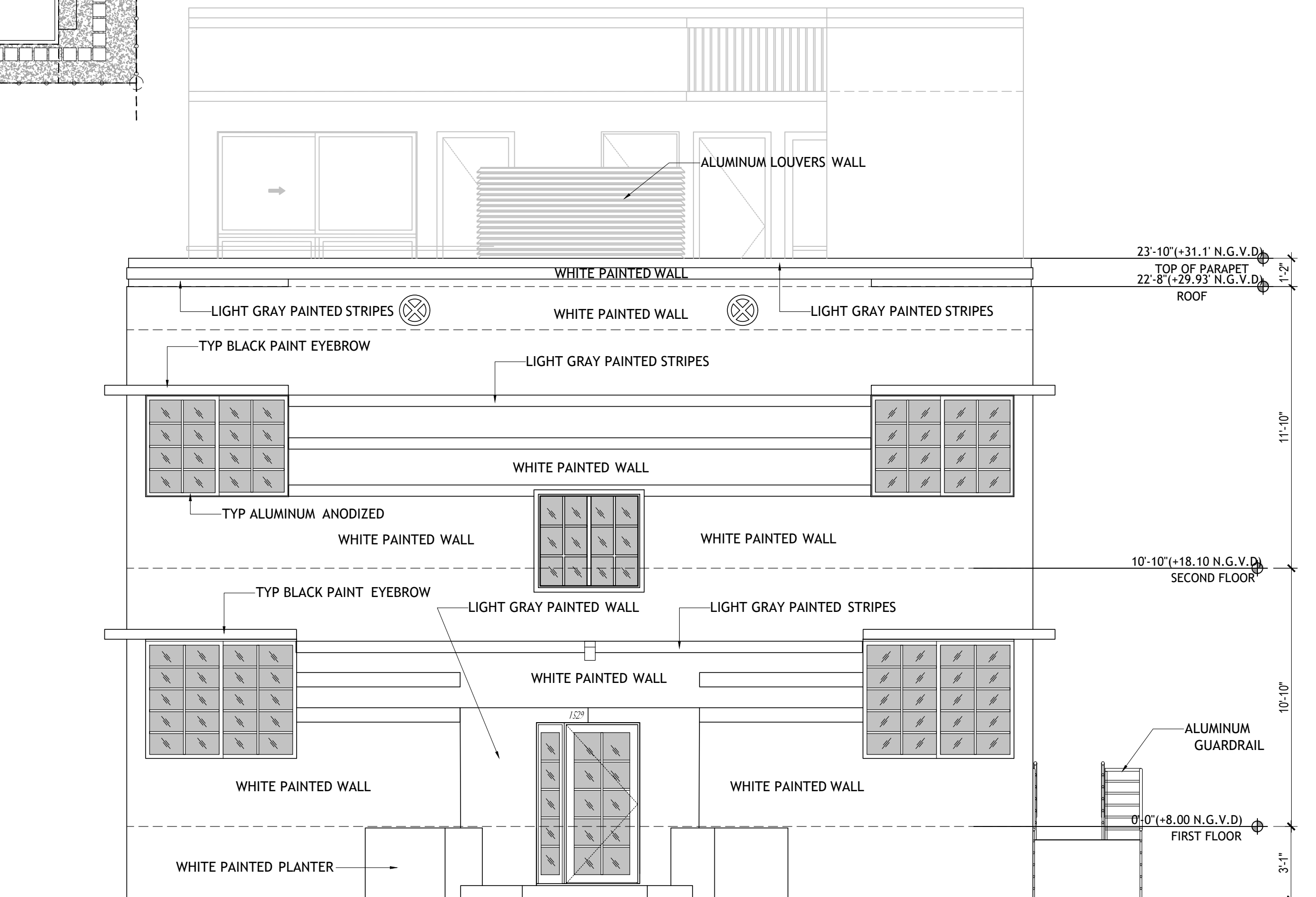


KEY PLAN
SCALE: 1/16" = 1'-0"



EXISTING RENOVATION BLDG EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RENOVATION BLDG WEST ELEVATION

SCALE: 1/4" = 1'-0"

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DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE
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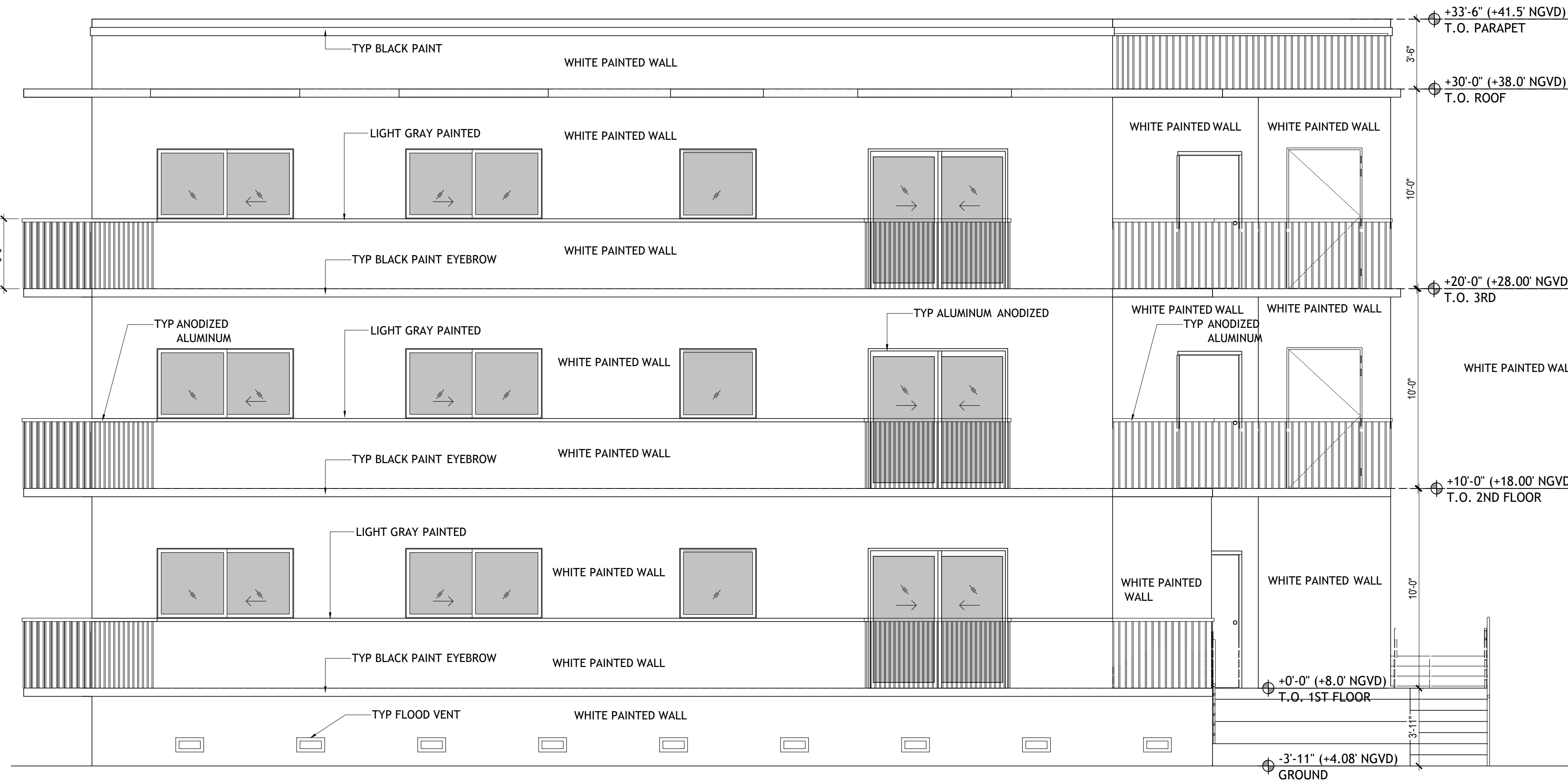
SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

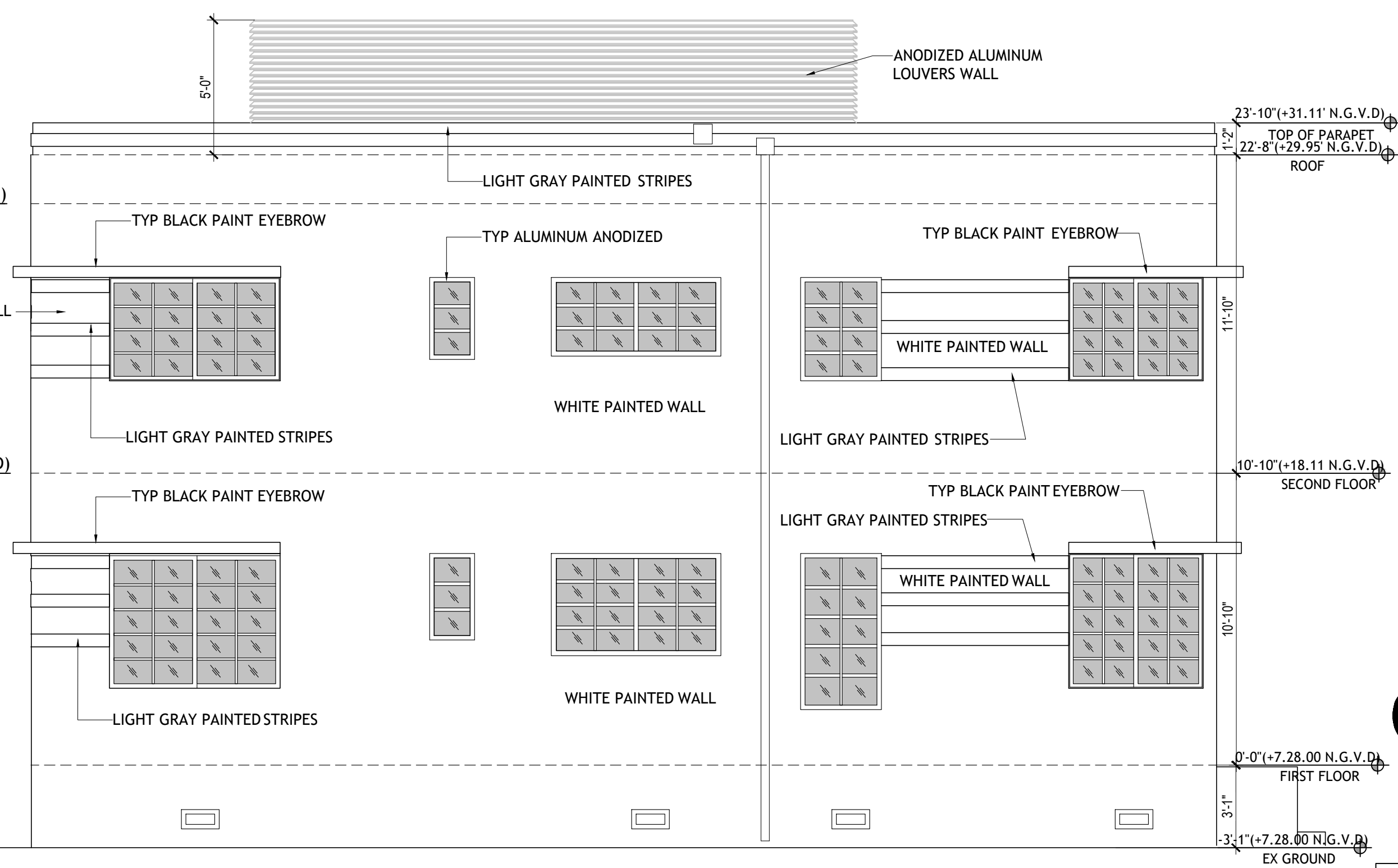
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A-3.1

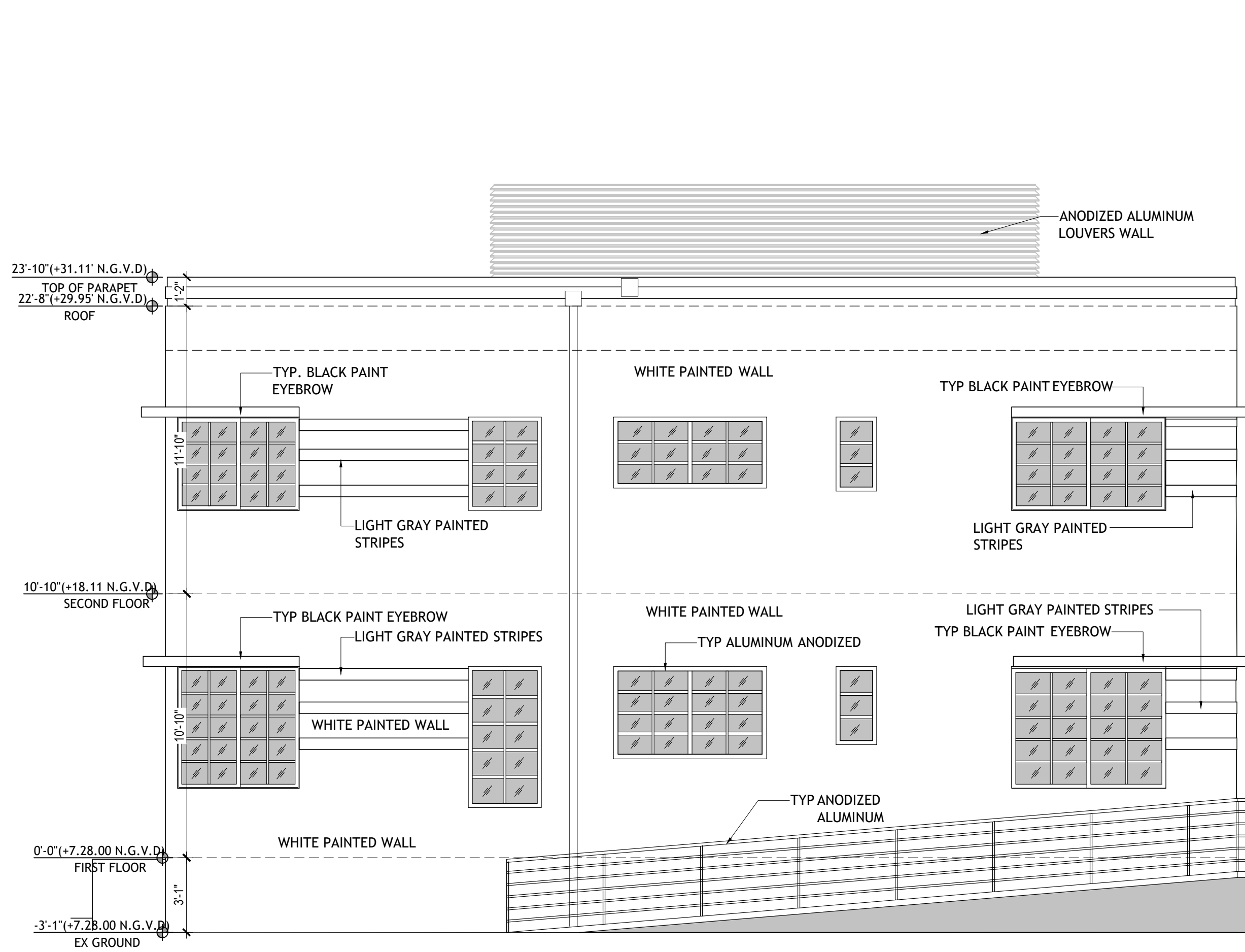
ELEVATIONS



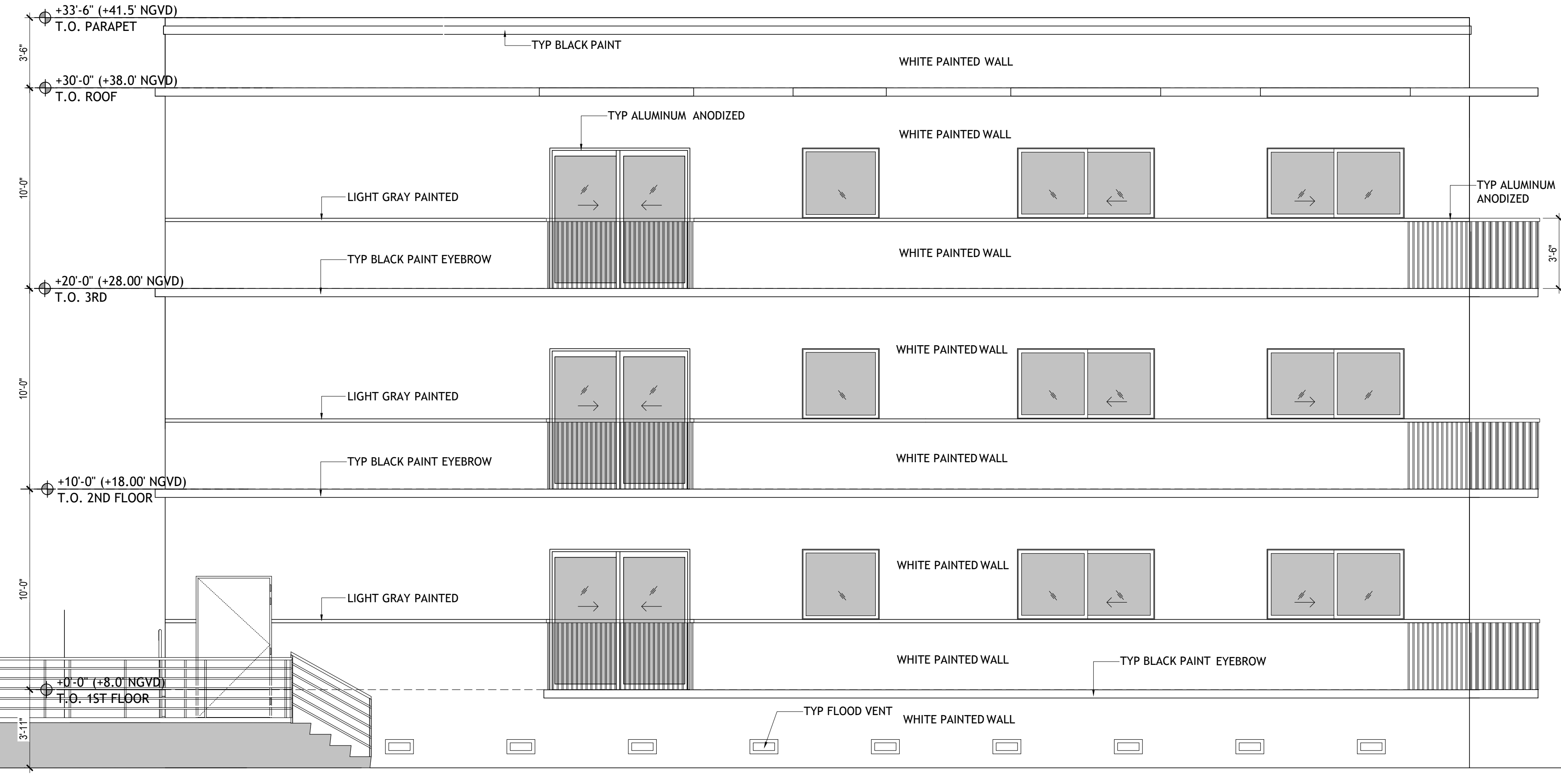
NEW BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. RENOVATION BLDG NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. RENOVATION BLDG SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NEW BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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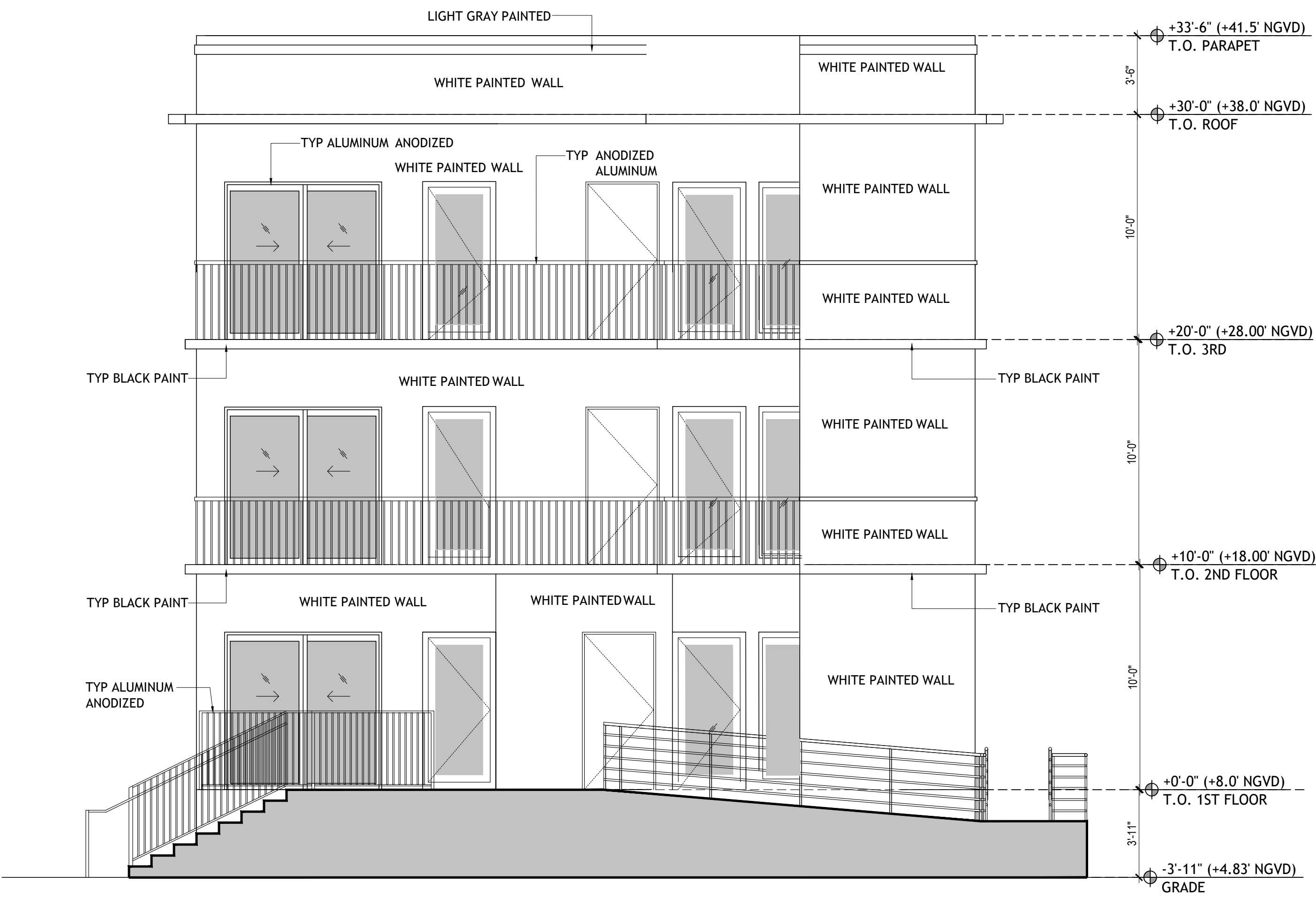
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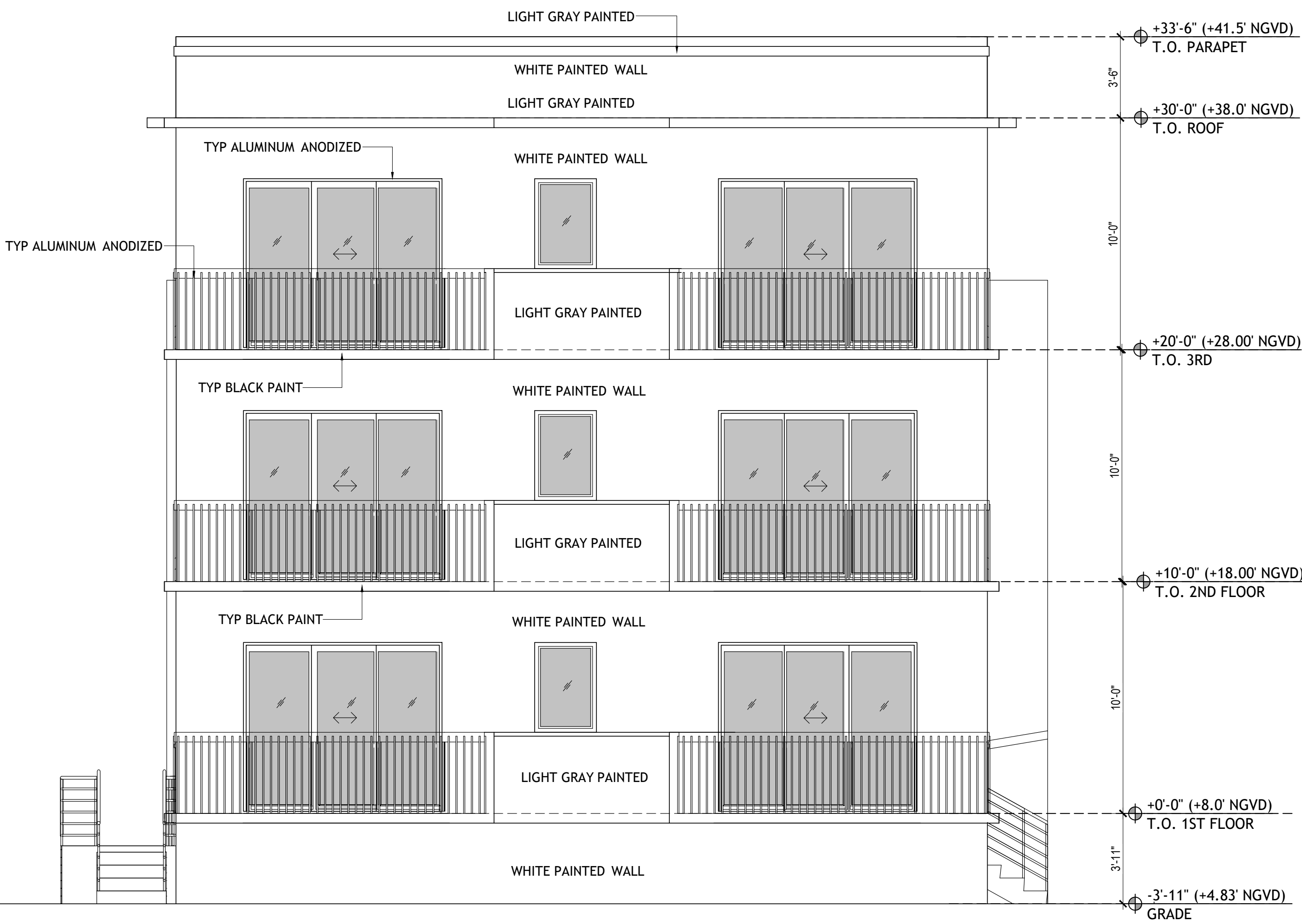
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A-3.2
ELEVATIONS



NEW BUILDING INTERIOR WEST ELEVATION

SCALE: 1/4" = 1'-0"

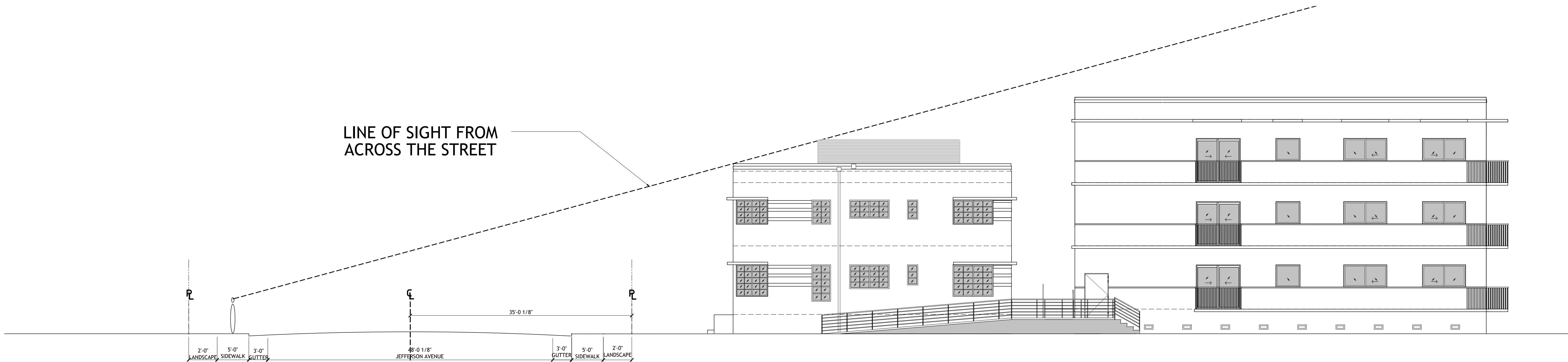


NEW BUILDING EAST ELEVATION

SCALE: 1/4" = 1'-0"

DRAWN BY:
REVISIONS:

SEAL



LINE OF SIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

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REVISIONS:

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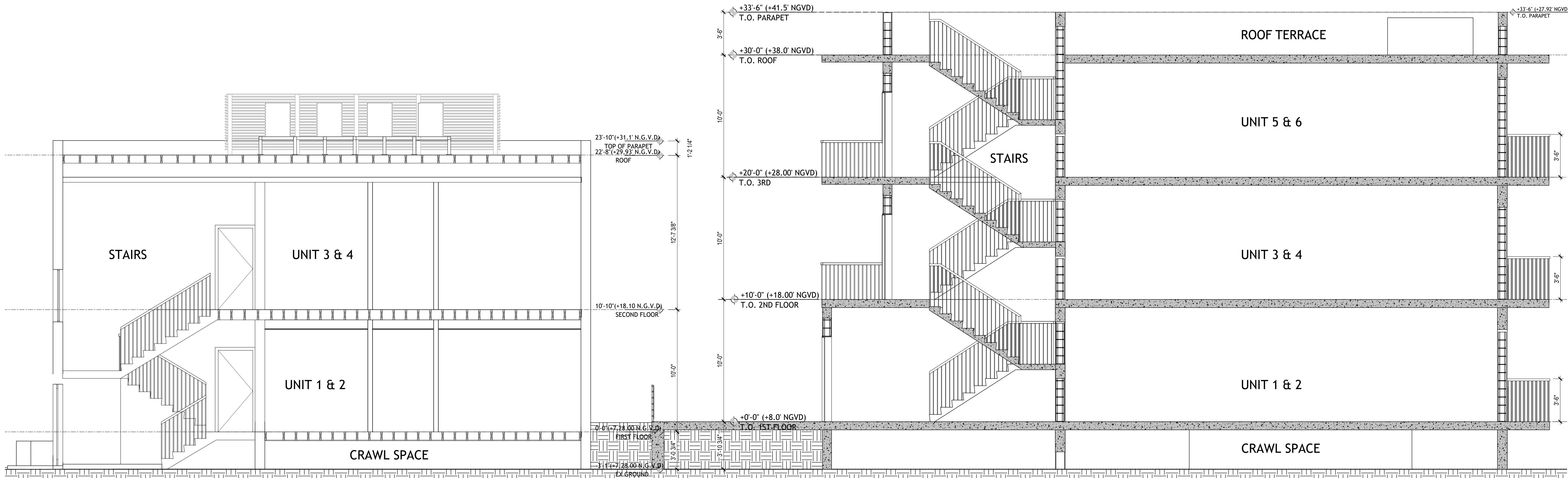
SEAL

NEW BUILDING
FOR:
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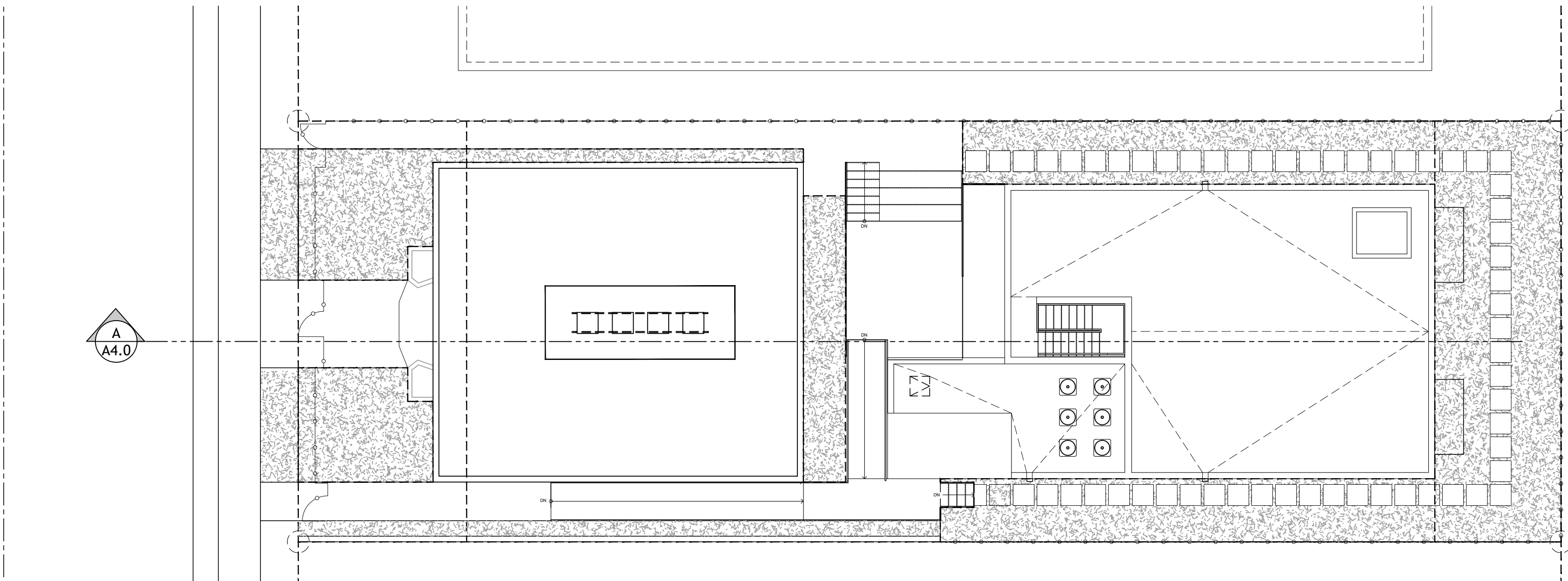
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A-3.4

LINE OF SIGHT



SECTION A
SCALE: 1/4" = 1'-0"



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A-4.0
SECTION



AERIAL VIEW
SCALE: N.T.S.

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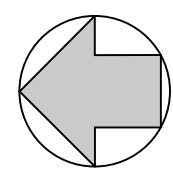
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NEW BUILDING
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A-5.0

AERIAL RENDERS



SURROUNDING BUILDINGS CONTEXT MAP

SCALE: N.T.S.

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A-6.0
SURROUNDING BUILDING CONTEXT MAP



1537 JEFFERSON AV



1561 JEFFERSON AV



1555 JEFFERSON AV



1545 JEFFERSON AV



1537 JEFFERSON AV



1529 JEFFERSON AV



1521 JEFFERSON AV



833 JEFFERSON AV

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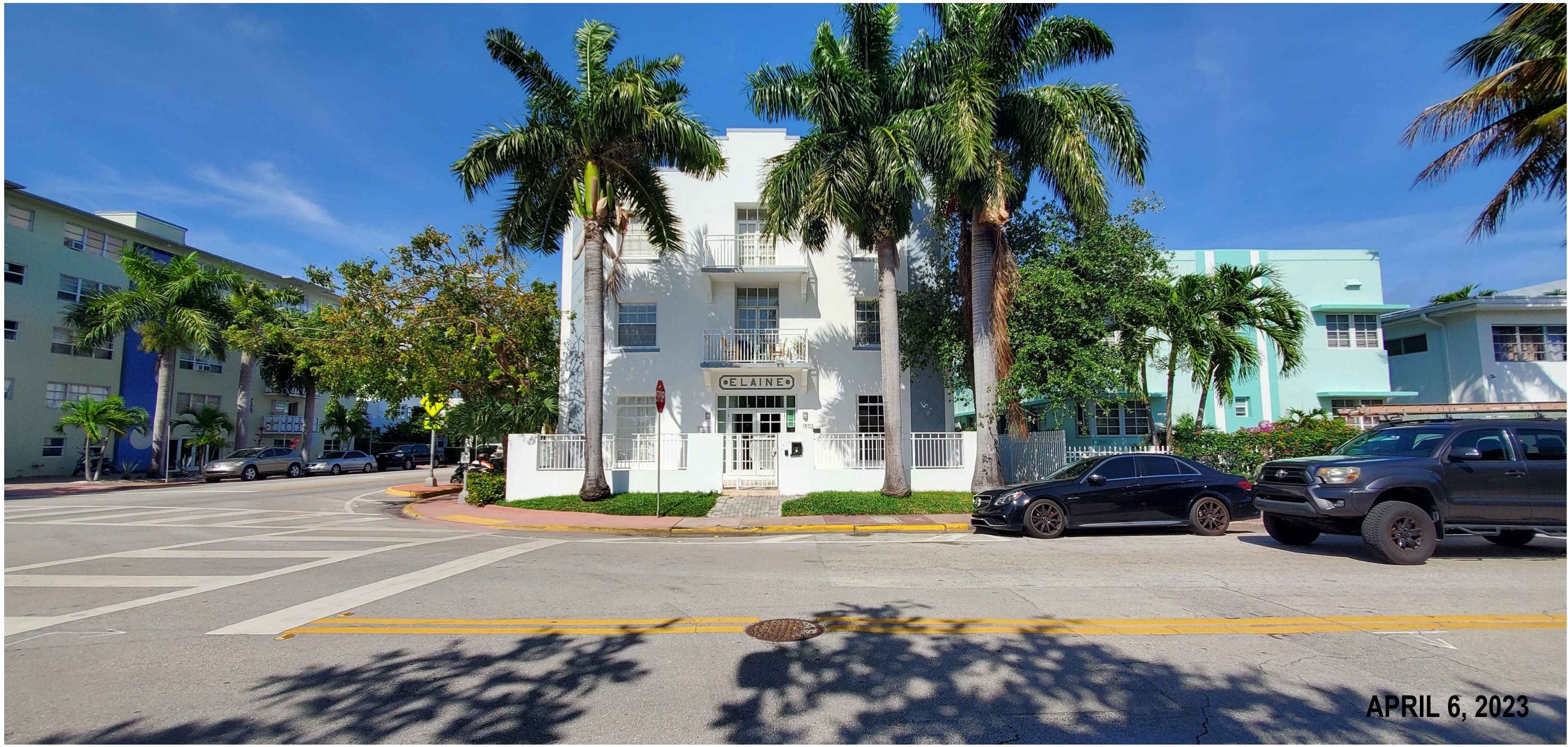
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A-6.1

FRONT FACADES
CORNER TO CORNER



1502 JEFFERSON AV



1510 JEFFERSON AV



1536 JEFFERSON AV



1550 JEFFERSON AV



1560 JEFFERSON AV



900 JEFFERSON AV

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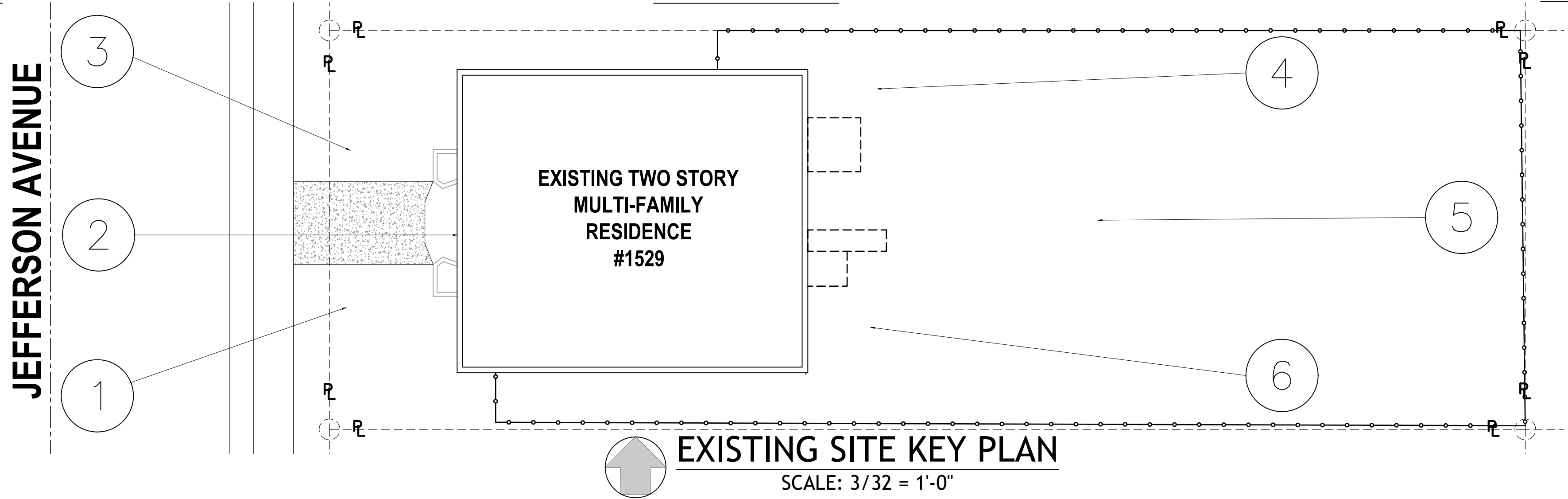
VIEW 3



VIEW 2



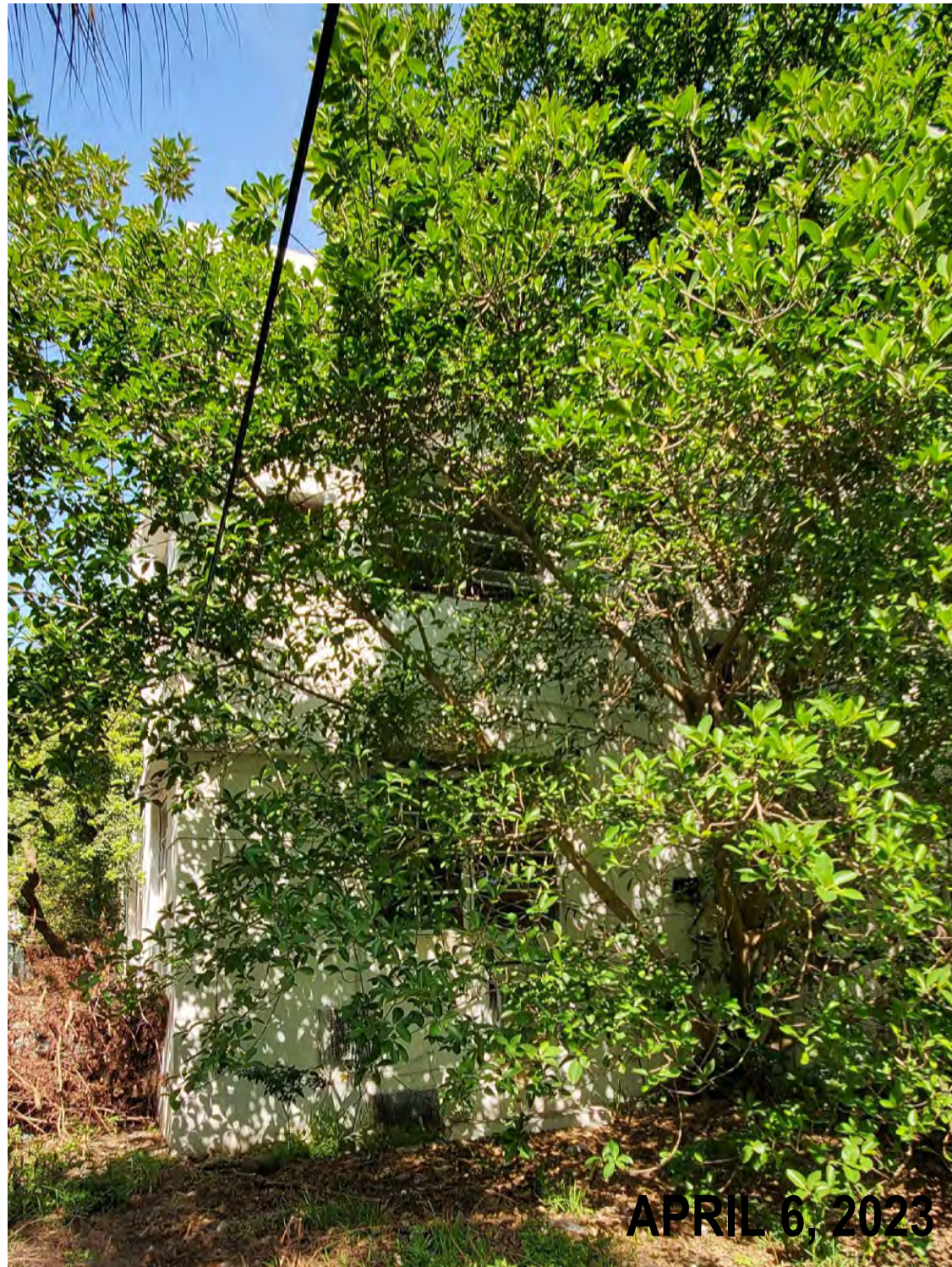
VIEW 1



VIEW 4



VIEW 5



VIEW 6

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NEW BUILDING
FOR:
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EXISTING BUILDING FRONT VIEW
SCALE: N.T.S.

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A-7.0

RENDERS



NEW BUILDING REAR VIEW
SCALE: N.T.S.

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A-7.1

RENDERS



INTERIOR COURTYARD VIEW
SCALE: N.T.S.

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A-7.2

RENDERS



NEW & EXISTING BUILDING SIDE VIEW

SCALE: N.T.S.

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A-7.3

RENDERS