

BP 1501, LLC.

1211 ALTON ROAD
MIAMI BEACH, FL. 33139

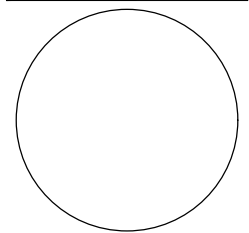
JOB TITLE:

HISTORIC PRESERVATION
BOARD

1501 MICHIGAN AVE,
MIAMI BEACH, FL. 33139

SHEET TITLE:

ZONING DATA.
LOCATION MAP



STRUCTURAL ENGINEER

JOSE LUIS GUZMAN

4869 SW 75th AVE.

MIAMI, FL. 33155

786-338-1082

PE 56138

LANDSCAPE ARCHITECT & PLANNER

VINCENT FILIGENZI

5130 CHEROKEE AVE

MIAMI BEACH, FL. 33140

786-346-8909

RLA 6667191

LANDSCAPE CONSULTANT

PAUL LORENZO

7915 EAST DR. #1A.

NORTH BAY VILLAGE, FL. 33141

786-453-2455

ZONING INFORMATION

ADDRESS	1501-1511 MICHIGAN AVE. MIAMI BEACH, FL. 33139
FOLIO NUMBER	02-3234-002-1530
YEAR CONSTRUCTED	1955
BASE FLOOD ELEVATION	+8.00' NGVD
GRADE	+3.94' NGVD
ADJUSTED GRADE	+5.97' NGVD
ZONING DISTRICT	RM-1 RESIDENTIAL MULTIFAMILY - LOW INTENSITY
LOT AREA	14,998 SQ.FT.
LOT WIDTH	100 FT
LOT DEPTH	150 FT
MINIMUM UNIT SIZE	441 SF
AVERAGE UNIT SIZE	485 SF
EXISTING USE	APARTMENT BUILDING
PROPOSED USE	APARTMENT BUILDING

	MAXIMUM	EXISTING	PROPOSED
HEIGHT	40 FT	19'-6"	19'-6"
NUMBER OF STORIES	4	2	2
FAR	1.25	1.16	1.16
GROSS SQUARE FOOTAGE	17,454 SF	17,454 SF	17,454 SF
SQUARE FOOTAGE BY USE	17,454 SF	17,454 SF	17,454 SF
NUMBER OF RESIDENTIAL UNITS	36	36	36
NUMBER OF HOTEL UNITS	-	0	0
NUMBER OF SEATS	-	0	0
OCCUPANT LOAD	88	72	72

SETBACKS PEDESTAL & TOWER	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	20'-0"	14'-10 1/2"	14'-10 1/2"
SIDE SETBACK	* 8 FT MIN (16 FT SUM)	3'-11 1/2"	3'-11 1/2"
SIDE SETBACK FACING STREET	** 8 FT MIN (16 FT SUM)	4'-10"	4'-10"
REAR SETBACK	***15 FT (MIN)	5'-1 1/2"	5'-1 1/2"

* SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH MINIMUM—7.5 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER.

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*** 10% LOT DEPTH

PARKING	MAXIMUM	EXISTING	PROPOSED
PARKING DISTRIC	N/A	N/A	N/A
TOTAL # OF PARKING SPACES	N/A	N/A	N/A
# OF PARKING SPACES PER USE	N/A	N/A	N/A
# OF PARKING SPACES PER LEVEL	N/A	N/A	N/A
PARKING SPACES DIMENSIONS	N/A	N/A	N/A
PARKING SPACES CONFIGURATION	N/A	N/A	N/A
ADA SPACES	N/A	N/A	N/A
TANDEM SPACES	N/A	N/A	N/A
DRIVE AISLE WIDTH	N/A	N/A	N/A
VALET DROP OFF AND PICK UP	N/A	N/A	N/A
LOADING ZONES AND TRASH COLLECTION AREAS	N/A	N/A	N/A
RACKS	N/A	N/A	N/A

RESTAURANTS, CAFES, BARS, LOUNGES, NIGHTCLUBS	MAXIMUM	EXISTING	PROPOSED
TYPE OF USE	N/A	N/A	N/A
TOTAL # OF SEATS	N/A	N/A	N/A
TOTAL # OF SEATS PER VENUE	N/A	N/A	N/A
TOTAL OCCUPANT CONTENT	N/A	N/A	N/A
OCCUPANT CONTENT PER VENUE	N/A	N/A	N/A

IS THIS A CONTRIBUTING BUILDING	YES
LOCATED WITHIN A LOCAL HISTORIC DISTRIC	YES

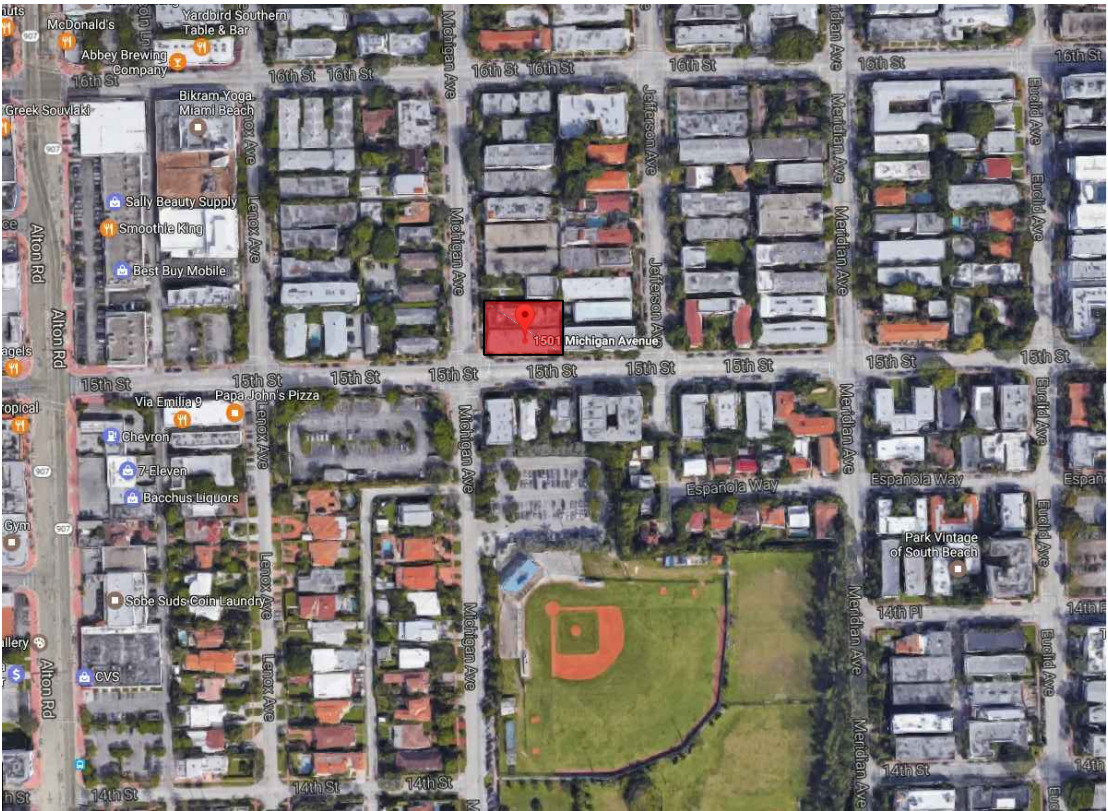
SCOPE OF WORK

- APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR DESIGN MODIFICATION

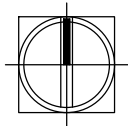
- TWO SETBACK VARIANCES ON THE FRONT AND SIDE SETBACKS FOR LOCATION OF FPL VAULT.

LEGAL DESCRIPTION

PARCEL 5
LOTS 19 AND 20, BLOCK 63, LINCOLN SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN
PLAT BOOK 9, AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



1 LOCATION MAP
SCALE: NTS



SHEET:

G1.01

PLOT DATE: 2018-03-02



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MIAMI BEACH, FL. 33139

HISTORIC PRESERVATION
BOARD

1501 MICHIGAN AVE,
MIAMI BEACH, FL. 33139

SHEET TITLE:

SURVEY

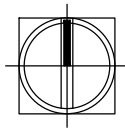


REVISIONS:

SHEET:

G1.02

PLOT DATE: 2018-03-02



OWNER:

BP 1501, LLC.

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MIAMI BEACH, FL. 33139

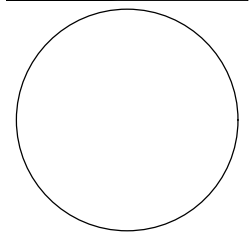
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SHEET TITLE:

HISTORICAL VIEW



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1 HISTORICAL VIEW
SCALE: NTS