

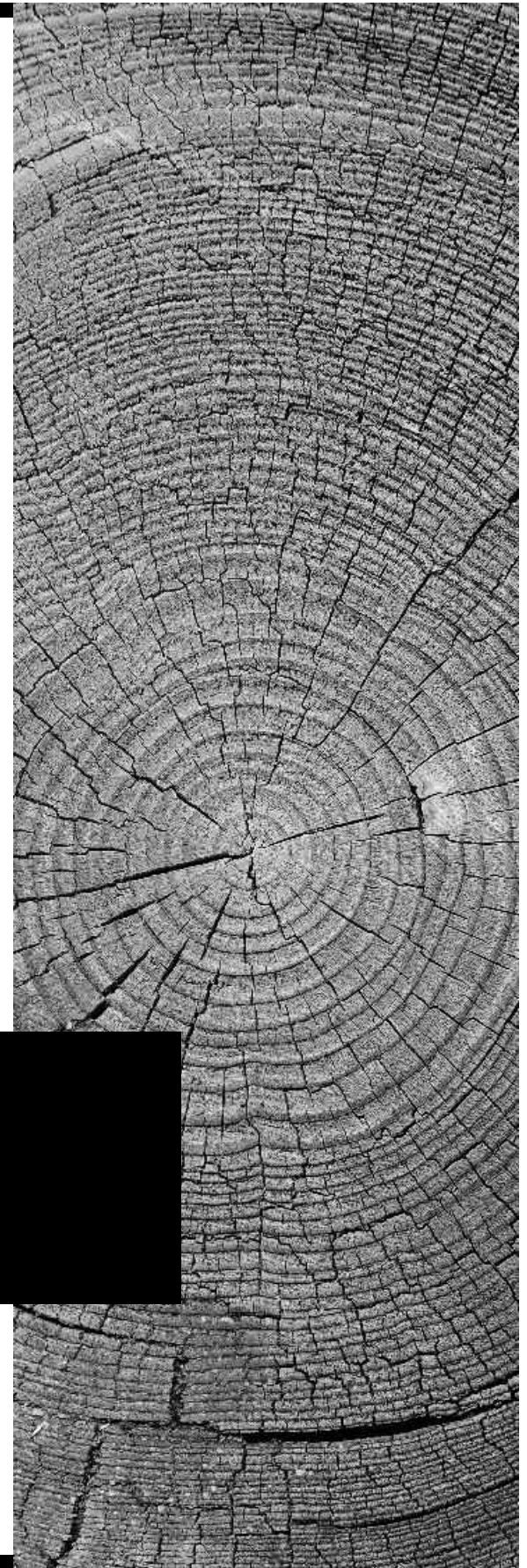
Historic Preservation
Board
BR-2004562

SINGLE FAMILY

828 4TH STREET
MIAMI BEACH- FL, 33139

H.P.B. MEETING

Date 10. 13.2020



Owner:

- Jacquelyn & Christopher Sankowski

Attorney:

- Mickey Marrero

Architect:

- Kaller Architecture

Landscape:

- Mirrors of Paradise

Structural:

- PLF Engineers

ABOUT US

Project Team

Existing:

Single Family residence Built in 1922 by the Architect A.R. Ogle on a 2,500. sq. ft. lot.

The footprint of the building contains 1,155 sq. ft. The Permastone exterior siding was installed over the original wood siding on the home on all 4 sides in 1952.

Scope:

Renovation and restoration of the existing structure, to make it compliant with the current Florida building Code as well as the addition of a new pool and garage.

Add:

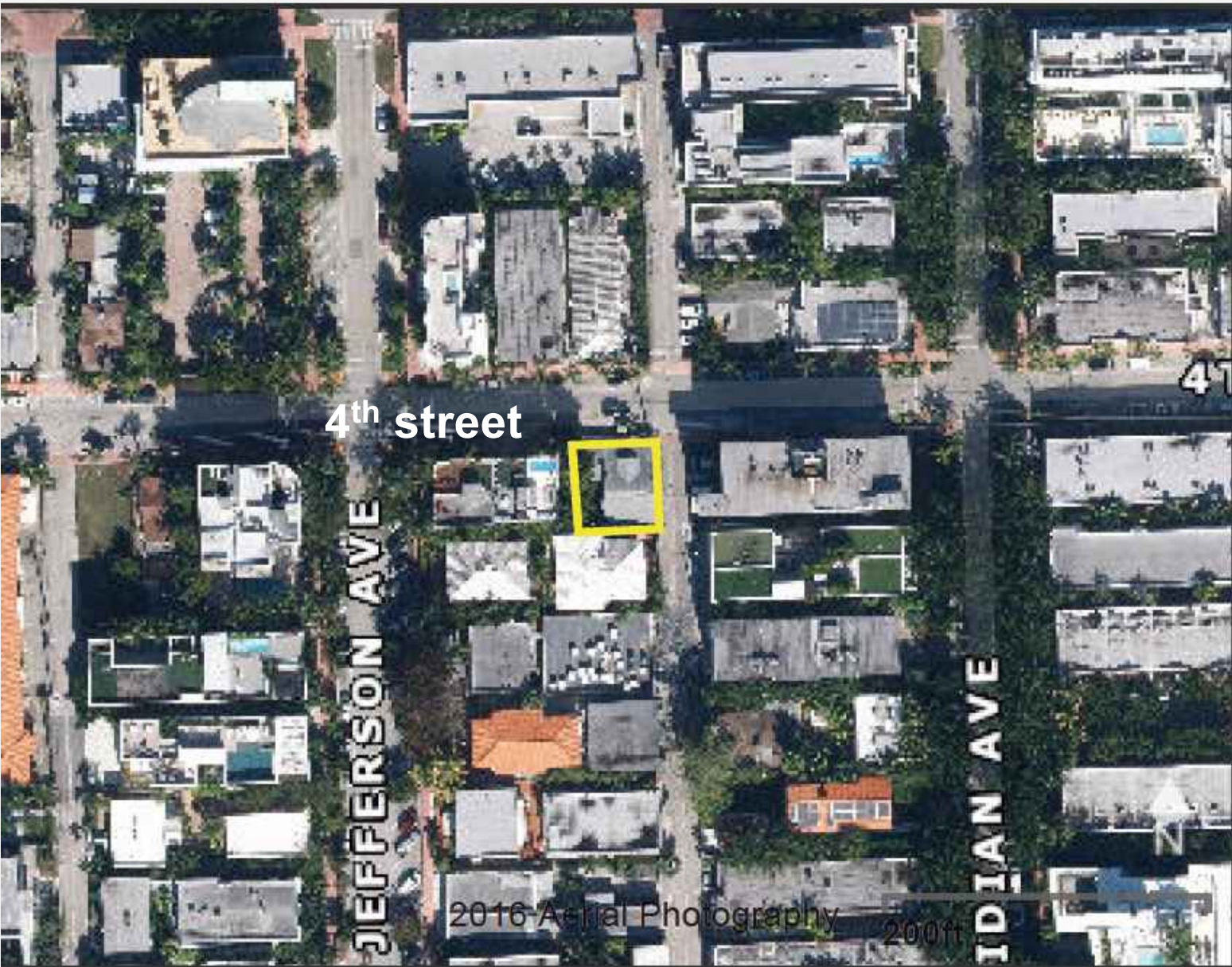
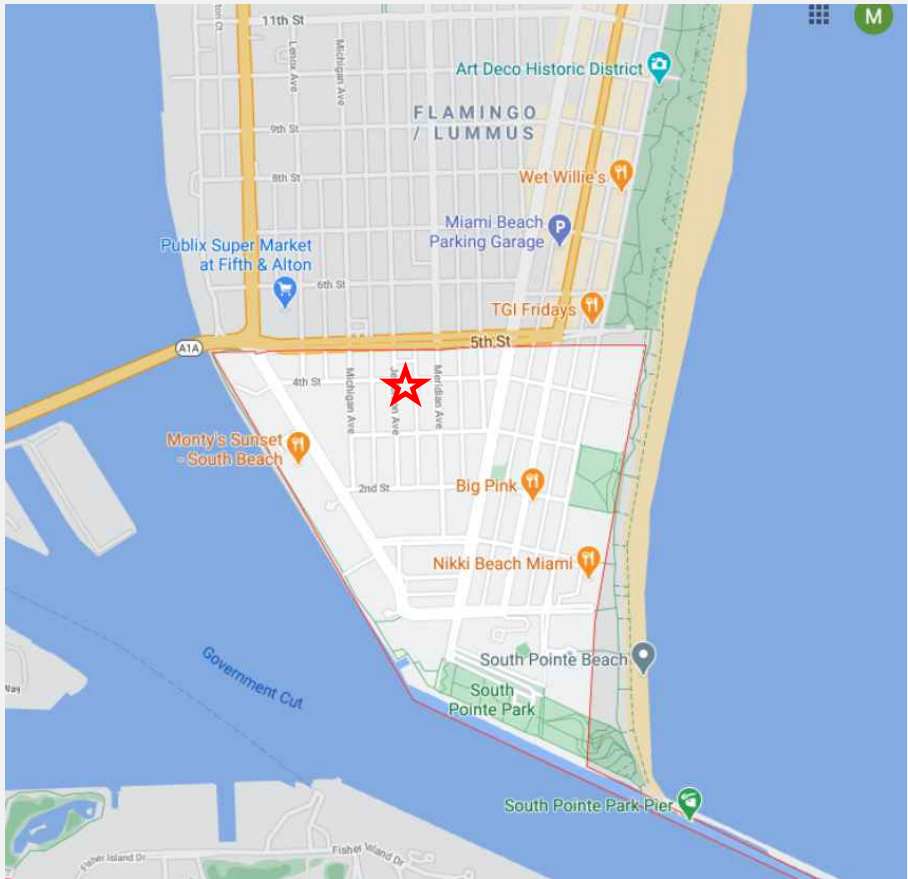
1. Adding new metal roofing material.
2. New Impact windows.
3. Retaining / replacement of wood siding.

PROJECT

Scope of Work

PROJECT SITE LOCATION

828 4th street, Miami Beach, Fl 33139




Site Information

- Zoning:
RPS-2
Historic Structure
- Land-Use:
Residential
Multi-Family
- Lot Area:
2,500 sq. ft.



SINGLE
FAMILY

A detailed architectural drawing in white lines on a dark background, showing a site plan and floor plan. The drawing includes various rooms, corridors, and outdoor spaces. Key features include a circular area with four rectangular extensions in the top left, a central rectangular area with a dashed line and the label 'D/W', a rectangular area with a dashed line and the label 'P', a rectangular area with a dashed line and the label 'ST', a rectangular area with a dashed line and the label 'CP', a rectangular area with a dashed line and the label 'EP', a rectangular area with a dashed line and the label 'F', a rectangular area with a dashed line and the label 'E', a rectangular area with a dashed line and the label '10'0"', a rectangular area with a dashed line and the label '8'0"', a rectangular area with a dashed line and the label '10'0"', and a rectangular area with a dashed line and the label '10'0"'.

SITE + FLOOR PLAN

PROJECT INFORMATION

SITE PLAN

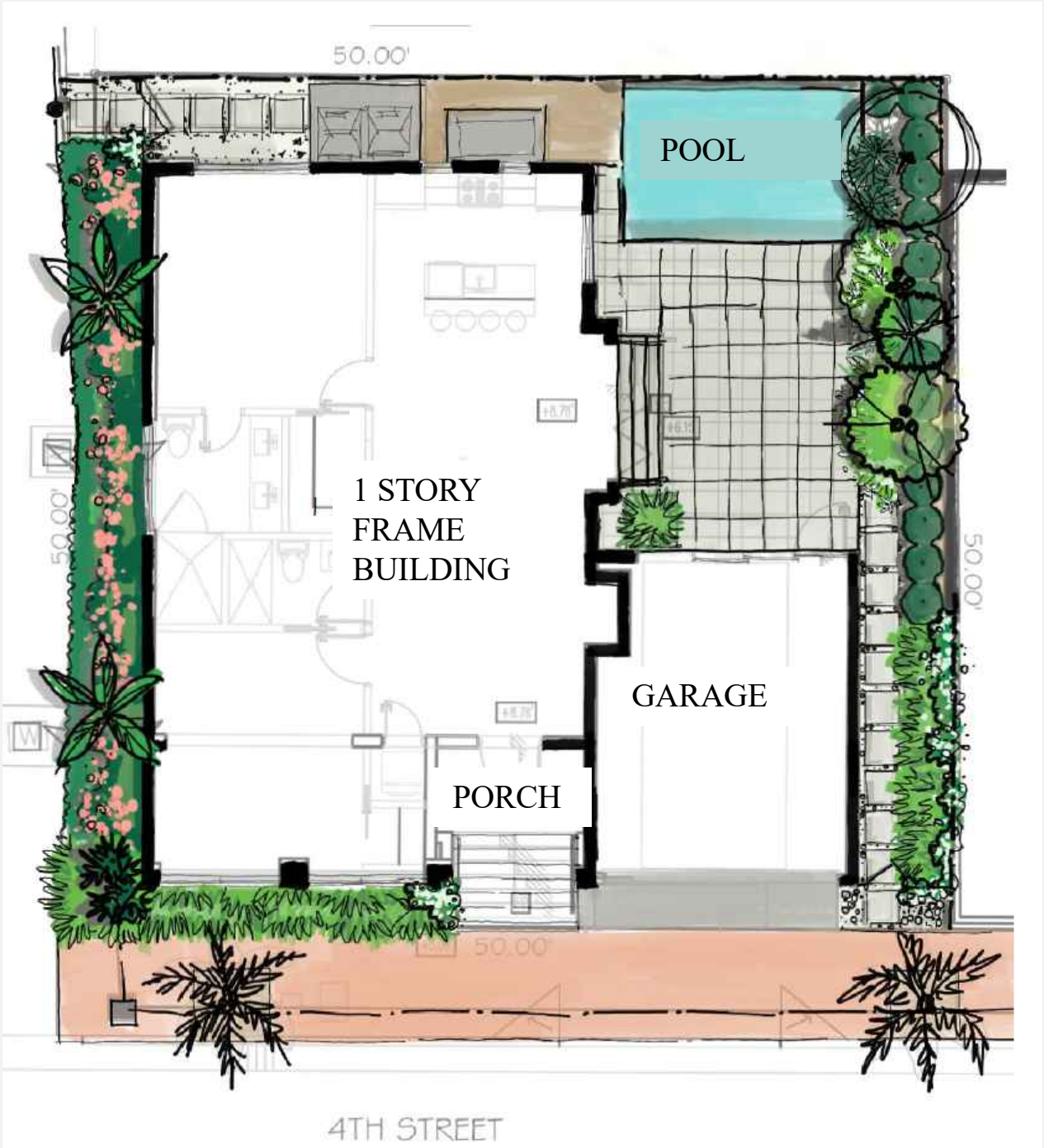
Site Layout + Building Information



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Building Information

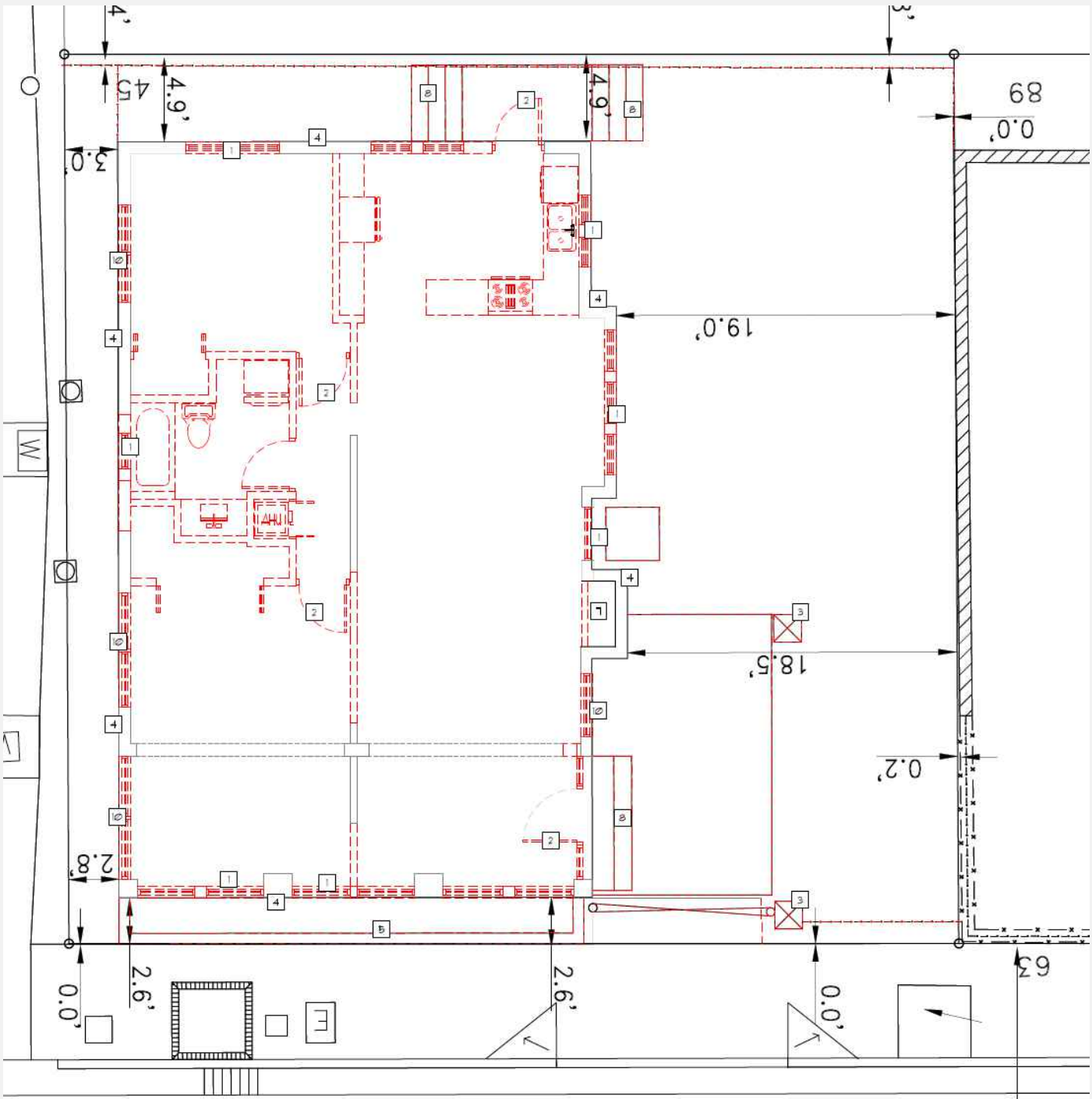
- 1 story (16'-6" H)
- Building Footprint
1,155 sq. ft .
- Finished Floor
elevation
8.94'



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EXISTING FLOOR PLAN

Existing Floor plan



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Scope

- Red layer denotes areas to be demo / rehab
- Remove jalousie and awning windows and replace with new single hung windows.



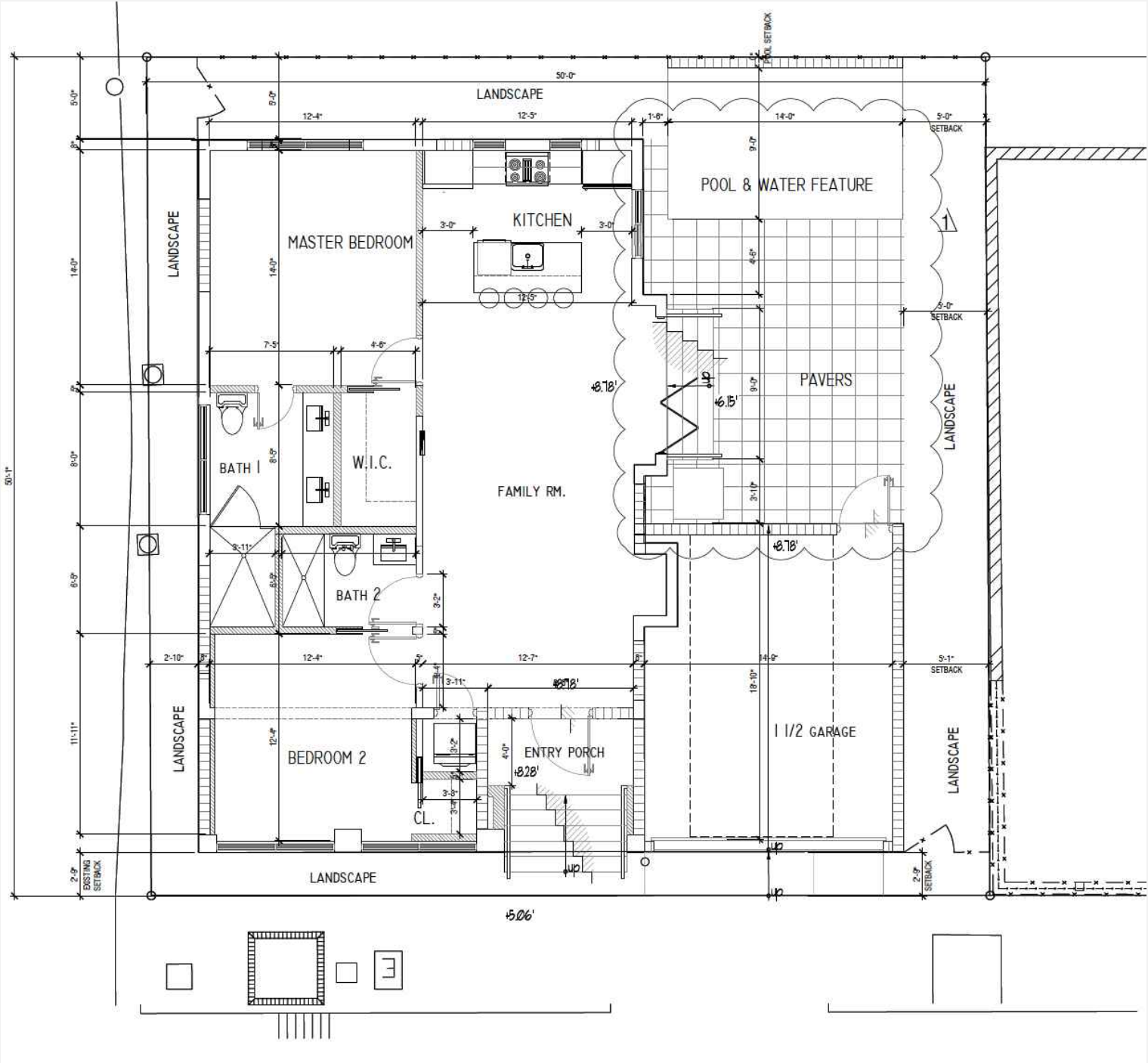
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PROPOSED FLOOR PLAN

Proposed Floor plan



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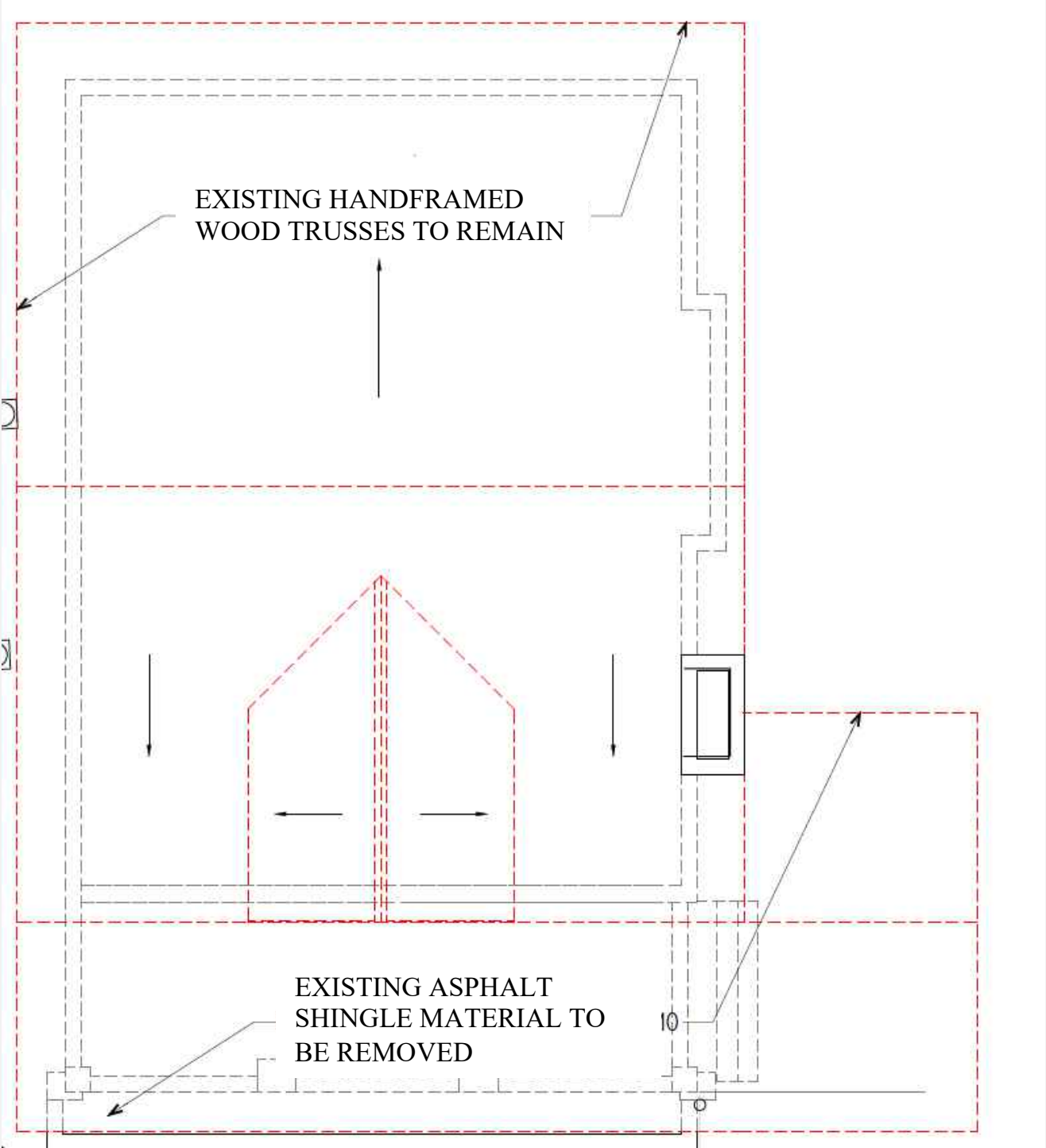
Scope

- New front porch
- Garage Addition
- Wood stairs to Patio
- New Pool
- New Bathroom
- New Kitchen
- New Impact windows



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EXISTING ROOF PLAN



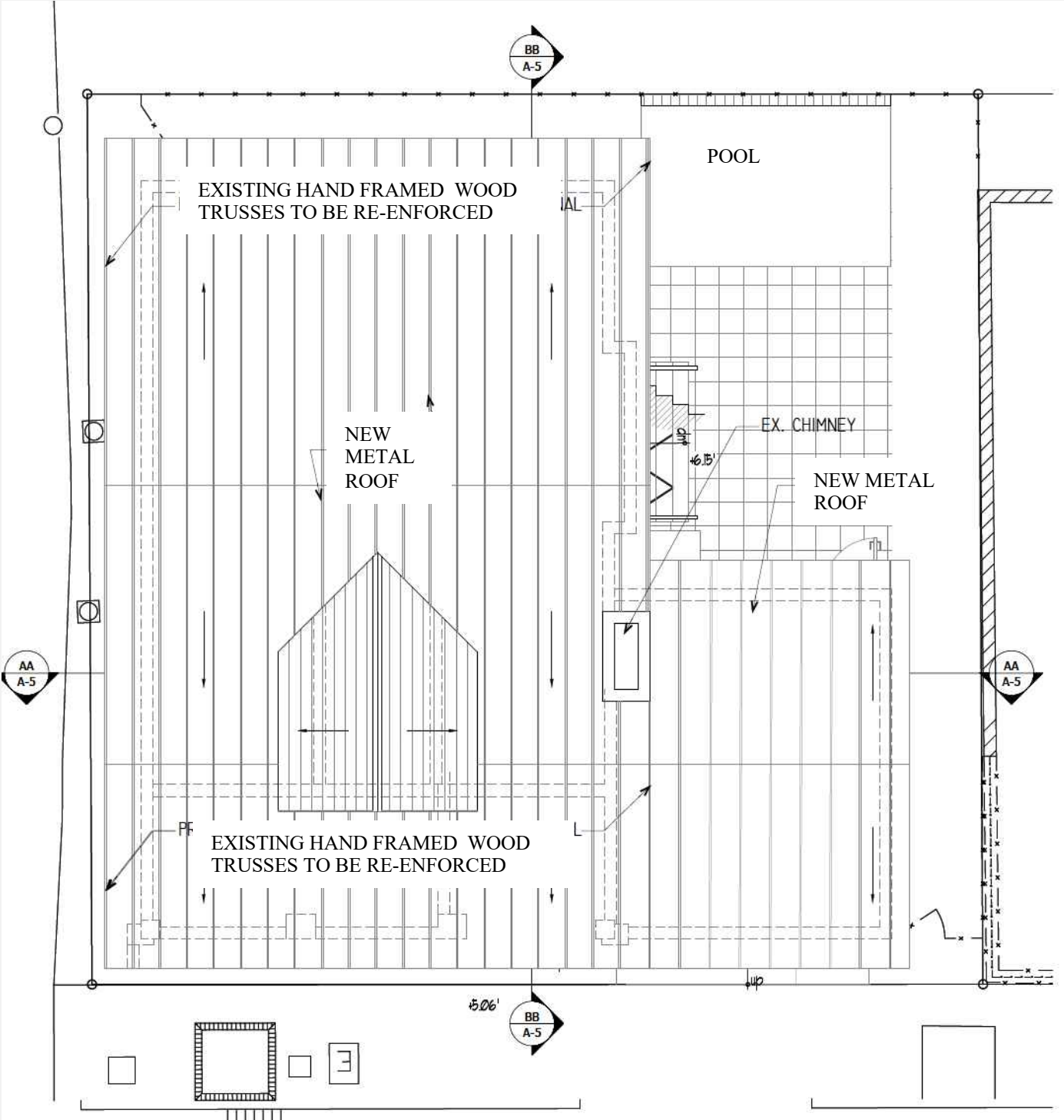
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Scope

- Existing roof structure to be re-inforced.
- Existing asphalt shingles to be demoed Roof Structure to remain

PROPOSED ROOF PLAN

Proposed Floor plan



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Scope

- New metal roof
- Existing roof structure to remain to be re-enforced to meet code



BUILDING ELEVATIONS

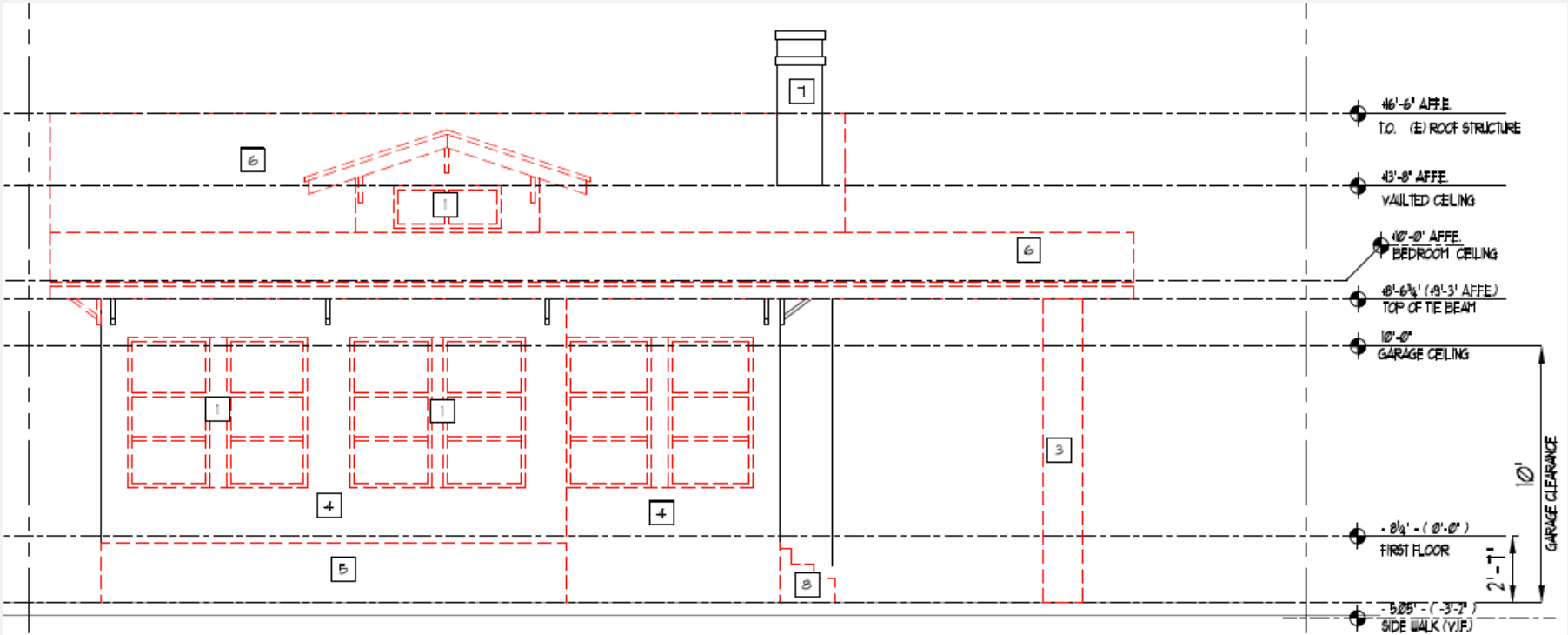
ELEVATIONS

NORTH



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EXISTING



PROPOSED



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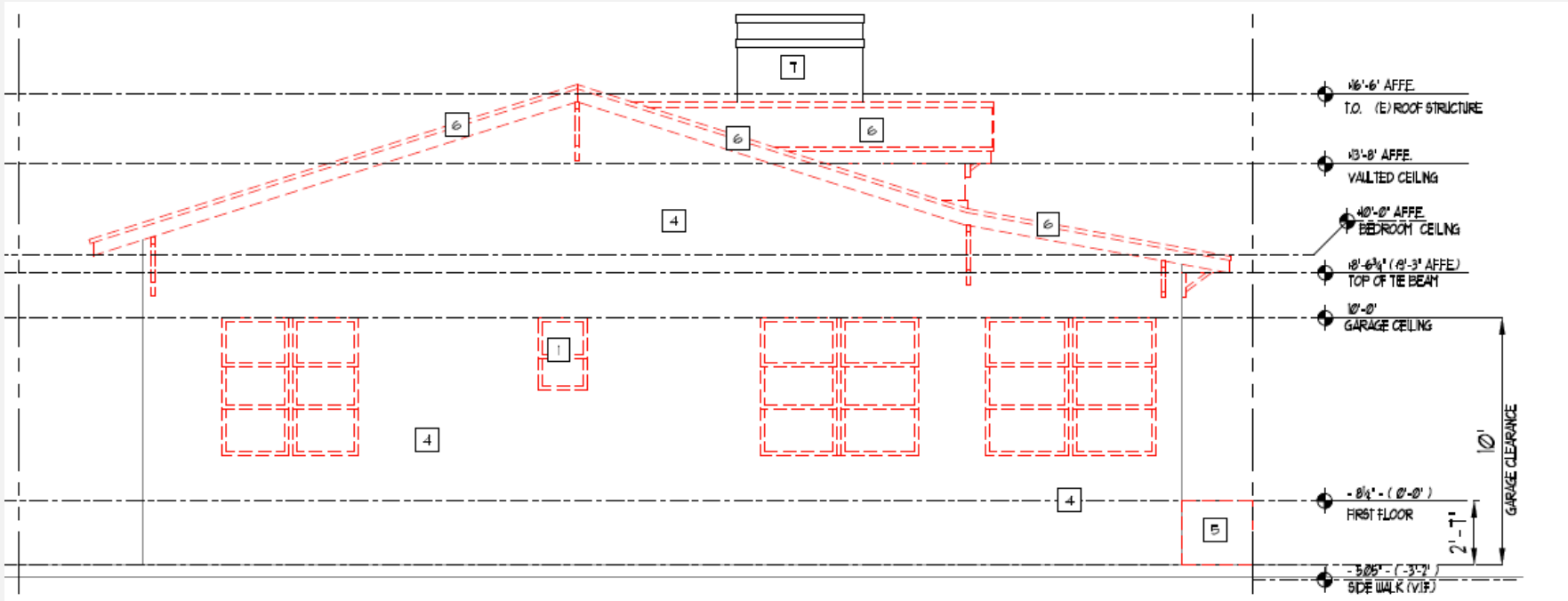
ELEVATIONS

EAST

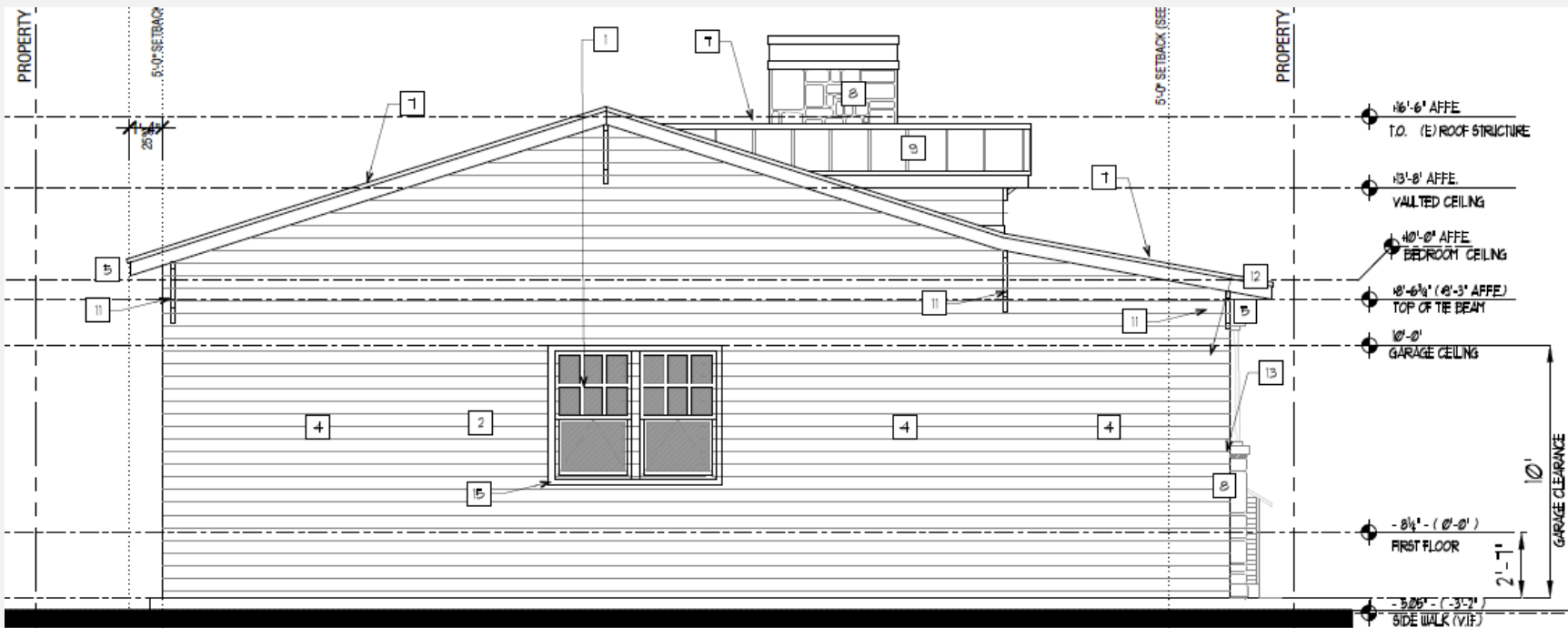


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EXISTING



PROPOSED



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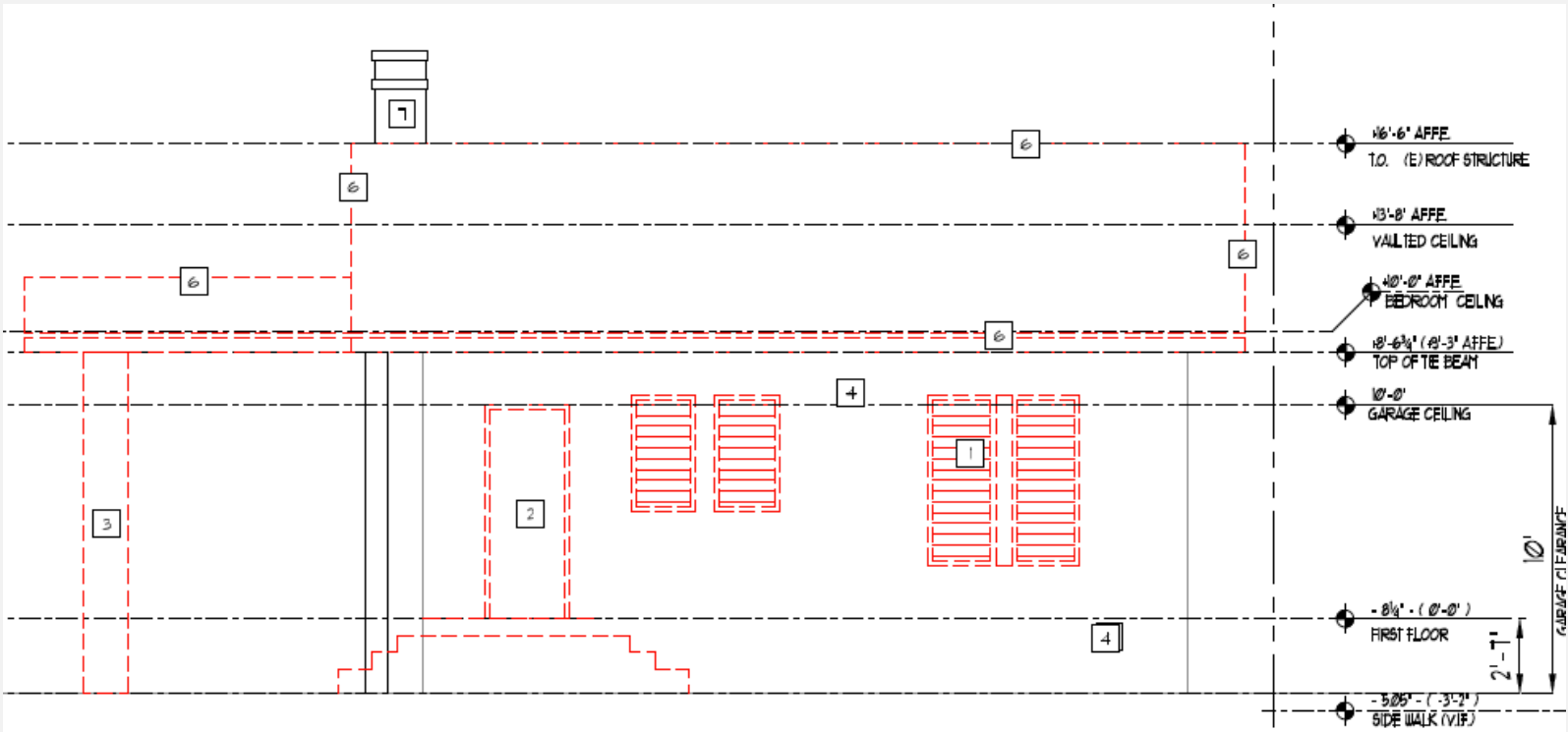
ELEVATIONS

SOUTH

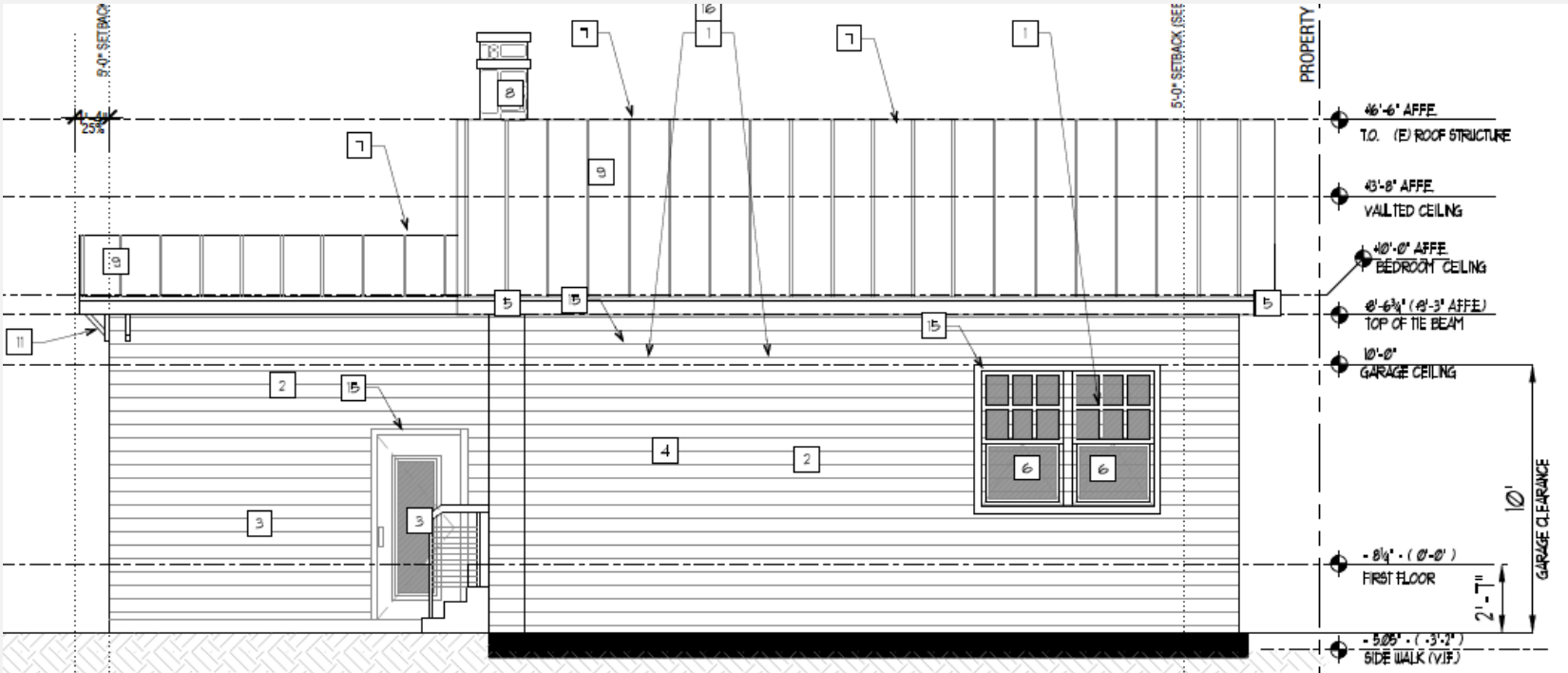


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EXISTING



PROPOSED



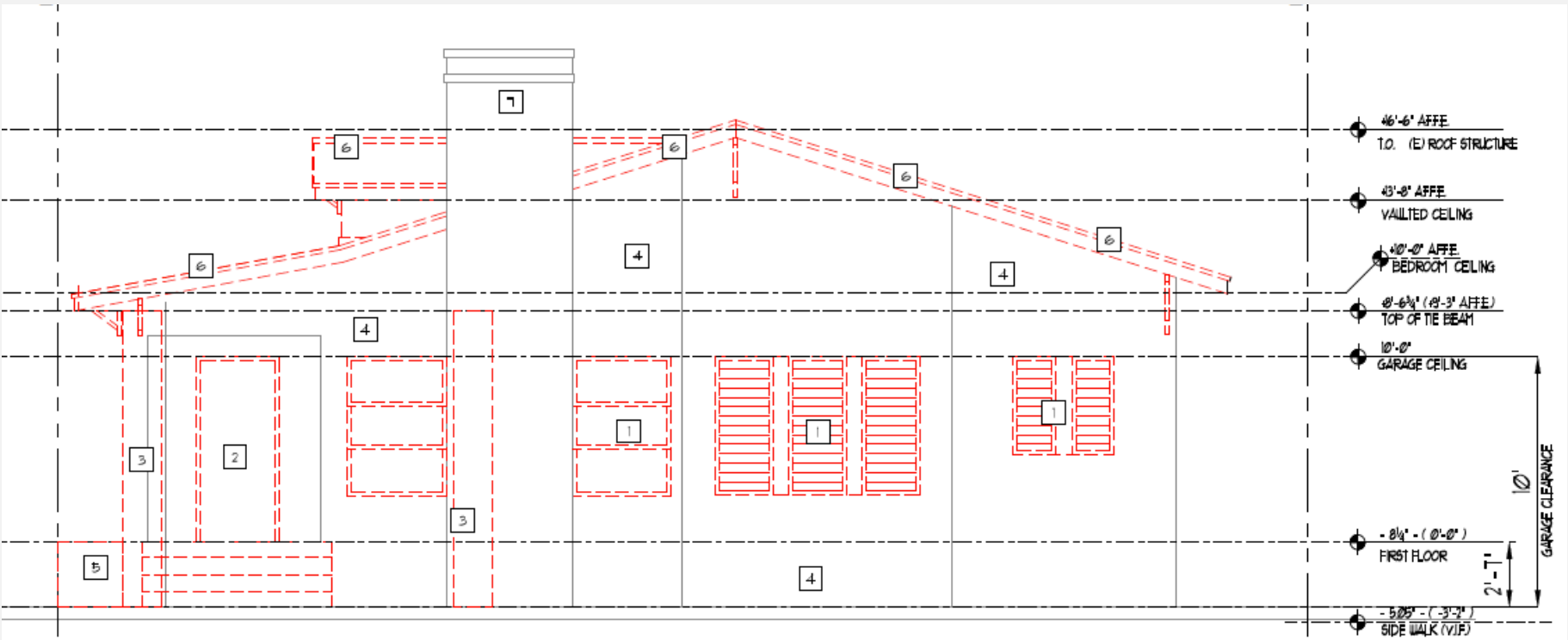
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ELEVATIONS

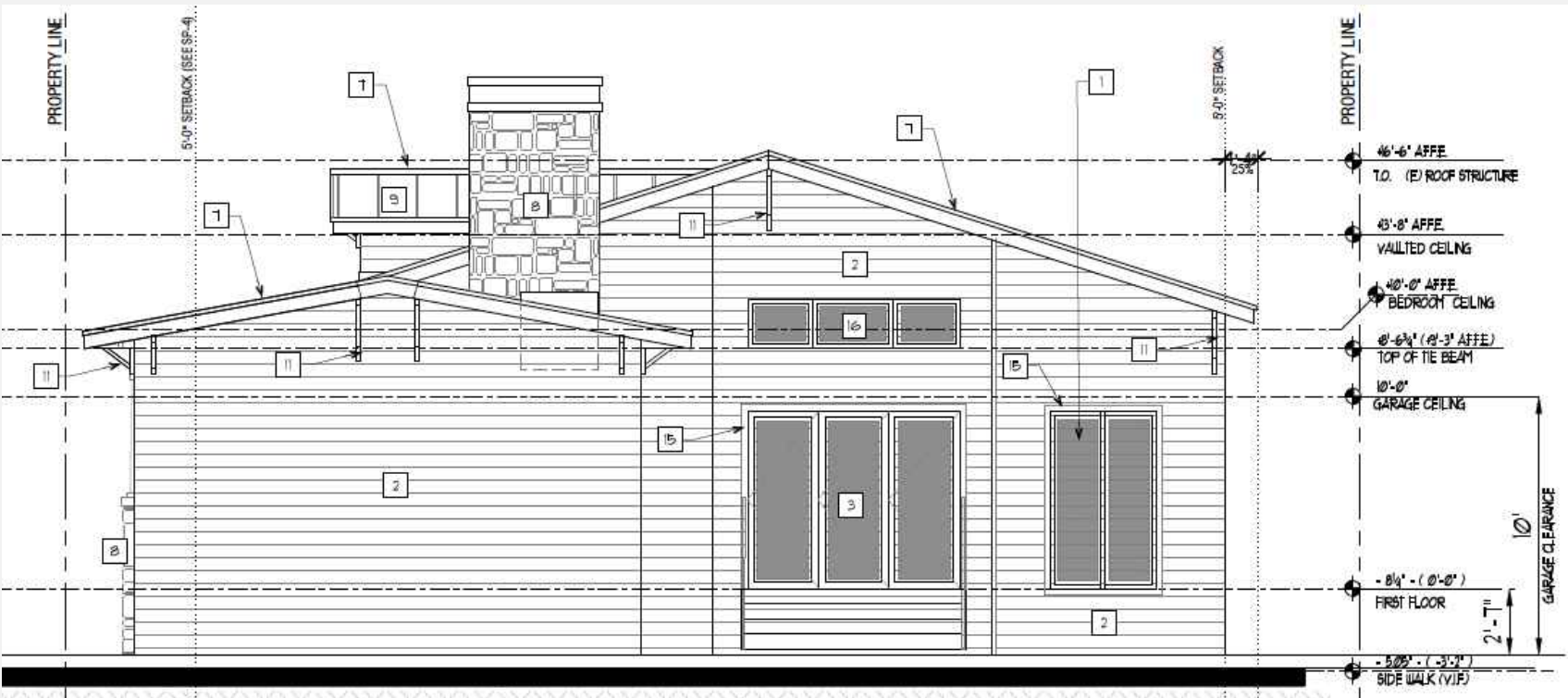


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EXISTING



PROPOSED



EXISTING CONDITIONS



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Existing Floor support



*Interior view of
Original wood
siding*



*Exterior view of
Original wood
siding*



RENDERINGS

& INSPIRATION

RENDERING



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INSPIRATION IMAGES



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Metal roof + Wood column on stone base



New pool with water feature



THANK YOU

Joseph B Kaller

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