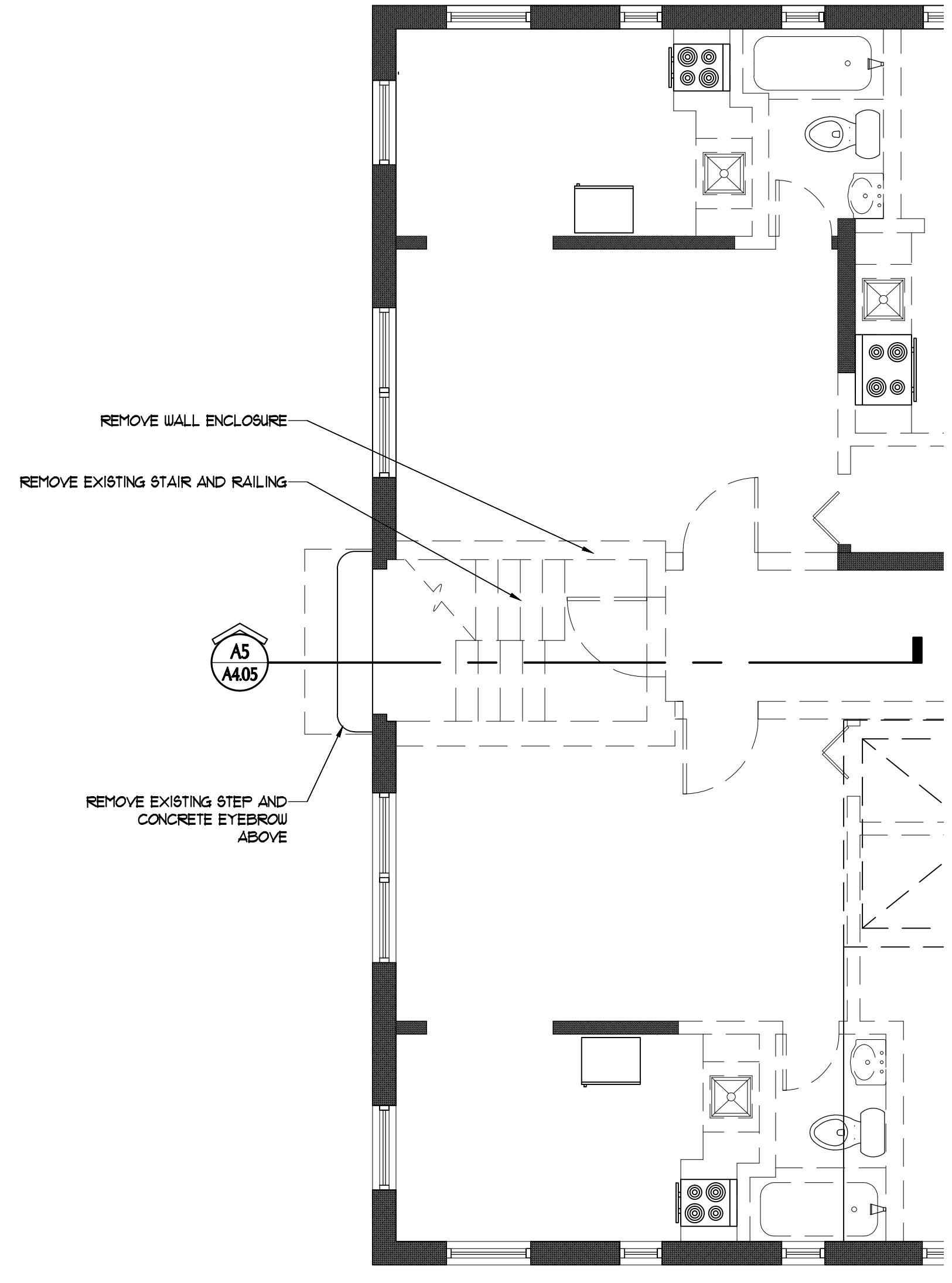
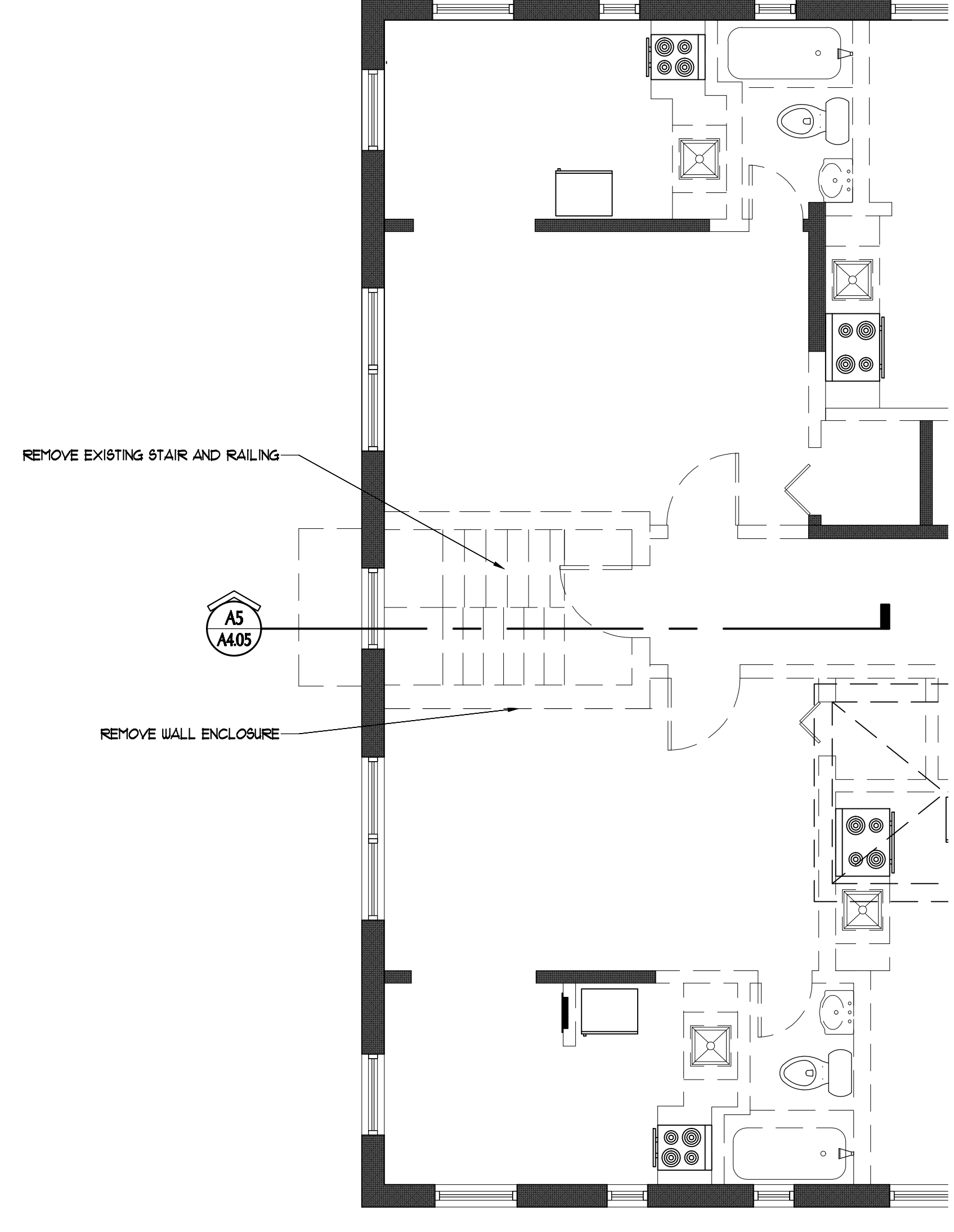


**Partial Demolition Laundry**  
SCALE: 1/4" = 1'-0"



**Partial Demolition 1st Floor**  
SCALE: 1/4" = 1'-0"

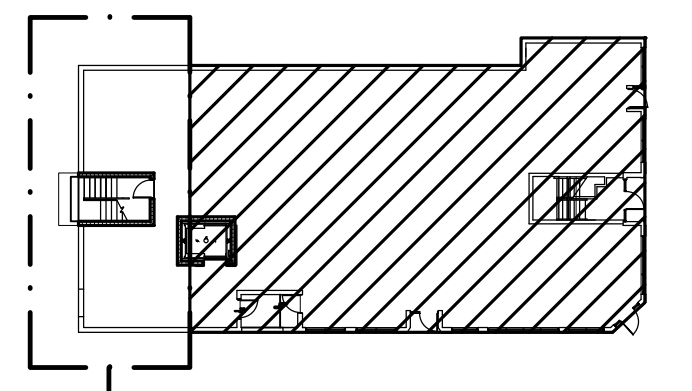


**Partial Demolition 2nd Floor**  
SCALE: 1/4" = 1'-0"

**VILLAGE**  
ARCHITECTS  
OF KEY BISCAYNE, INC.  
AA. 26002086  
ARCHITECTS, PLANNERS  
INTERIOR DESIGNERS

184 CRANDON BLVD, SUITE 424  
KEY BISCAYNE, FLORIDA 33149  
Tel: 305-361-5335, Fax: 305-361-5329  
E-Mail: info@villagearchitects.com

CONSULTANTS



WORK AREA Site Locator

**Renovations to Existing Apartments**

239 1st Street  
Miami Beach, FL 33139

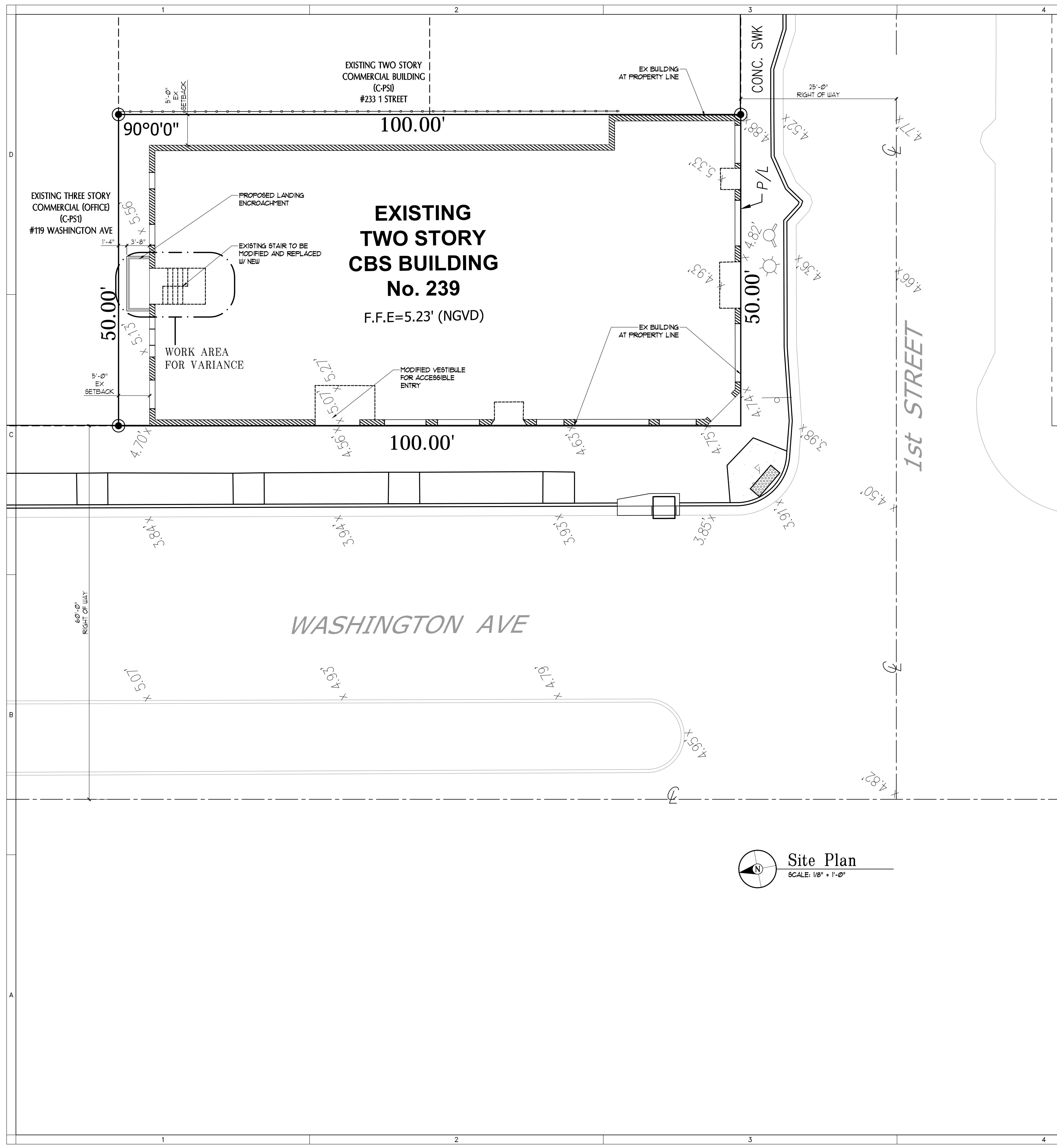
OWNER INFO  
101 Washington Ave Realty LLC  
346 Madison Avenue 10F1  
New York, NY 10017

Mark	Date	Description	Mark	Date	Description
	3/7/22	HEP Variance			
	11/9/21	Design Develop.			
	10/22/21	Schematic			
	10/4/21	Schematic			
	9/14/21	Schematic			
	8/24/21	As-built			

ARCHITECT  
ROBERT JOHN GRABOSKI AR. 009159  
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AA. 26002086  
PROJECT YR.: 2021 CAD DWG FILE: G-Washington  
DRAWN BY: CHECKED BY:  
SHEET TITLE  
**Partial Demolition Floor Plans**  
SHEET No.

**D1.04**



**Site Plan**  
 SCALE: 1/8" = 1'-0"

### Scope of Work

REMODEL EXISTING 13 APARTMENTS WITH NEW KITCHEN AND BATHROOMS  
ADD ELEVATOR AND ACCESSIBLE ENTRANCE, MODIFY EXISTING STAIRCASES

### Legal Description

FOLIO: 02-4203-003-1170  
 LEGAL DESCRIPTION:  
 OCEAN BEACH FLA SUB  
 W 50' OF LOTS 9 & 10  
 PB 2, 35  
 LOT SIZE 50' X 100'  
 5,000 SQFT  
 ZONING CLASSIFICATION:  
 C-PSI COMMERCIAL SUBDISTRICT  
 PROPOSED USE:  
 TWO STORY APARTMENT/ COMMERCIAL  
 FLOOD ZONE:  
 ZONE: AE ELEVATION: +8.00' N.G.V.D.  
 MIN. FINISH FLOOR ELEVATION REQUIRED: + 9.00' N.G.V.D.  
 EXIST. FINISH FLOOR ELEVATION: + 5.23' N.G.V.D.  
 AVERAGE CROWN OF THE ROAD:  
 1ST STREET  
 (4.50' + 4.77' / 2) = +4.63' N.G.V.D.  
 WASHINGTON AVENUE  
 (4.79' + 5.07' / 2) = +4.93' N.G.V.D.  
 BACK OF SIDEWALK:  
 1ST STREET  
 (4.74' + 4.88' / 2) = +4.81' N.G.V.D.  
 WASHINGTON AVENUE  
 (4.56' + 4.75' / 2) = +4.65' N.G.V.D.

### Site Data

SETBACKS:	REQUIRED:	EXISTING:	PROPOSED:
FRONT - SOUTH (1ST STREET)	0'-0" / 5'-0" RES.	0'-0"	0'-0"
SIDE STREET - WEST (WASHINGTON AVENUE)	0'-0" / 5'-0" RES.	0'-0"	0'-0"
SIDE - EAST	0'-0" / 5'-0" RES.	0'-0"	0'-0"
SIDE - NORTH	0'-0" / 5'-0" RES.	5'-0"	5'-0"
PROPOSED 3'-8" LANDING ENCROACHMENT:			1'-4"

HEIGHT:	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	40'-0"	26'-9" TWO STORY

EXISTING FLOOR AREA:	PROPOSED
<b>1st FLOOR:</b>	
EXIST COMMERCIAL RESTAURANT:	2,630 sqft
APARTMENT AREA:	933 sqft
CIRCULATION:	669 sqft
<b>2nd FLOOR:</b>	
APARTMENT AREA:	3,654 sqft
CIRCULATION:	684 sqft
<b>TOTAL:</b>	<b>8,570 sqft</b>

# VILLAGE

## ARCHITECTS

OF KEY BISCAYNE, INC.  
AA. 26002081

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INTERIOR DESIGNERS

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CONSULTANTS

## Renovations to Existing Apartments

239 NE 1 Street  
Miami Beach, FL 33139

OWNER INFO  
101 Washington Ave Realty LLC

346 Madison Avenue 10F1  
New York, NY 10017

Mark	Date	Description	Mark	Date	Description
	10/22/21	Schematic			
	10/4/21	Schematic			
	9/14/21	Schematic			
	8/24/21	As-built			

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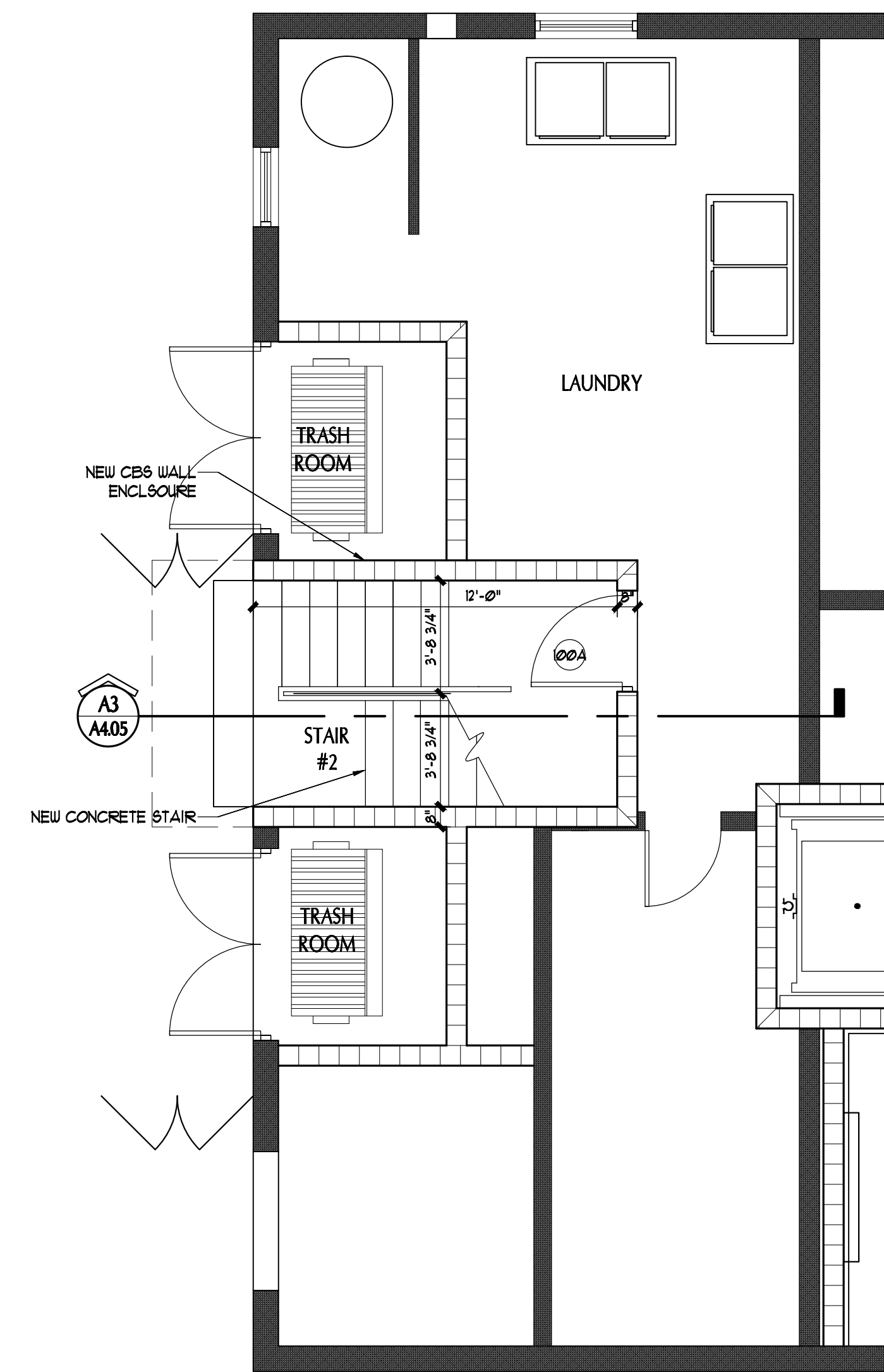
AA. 26002081

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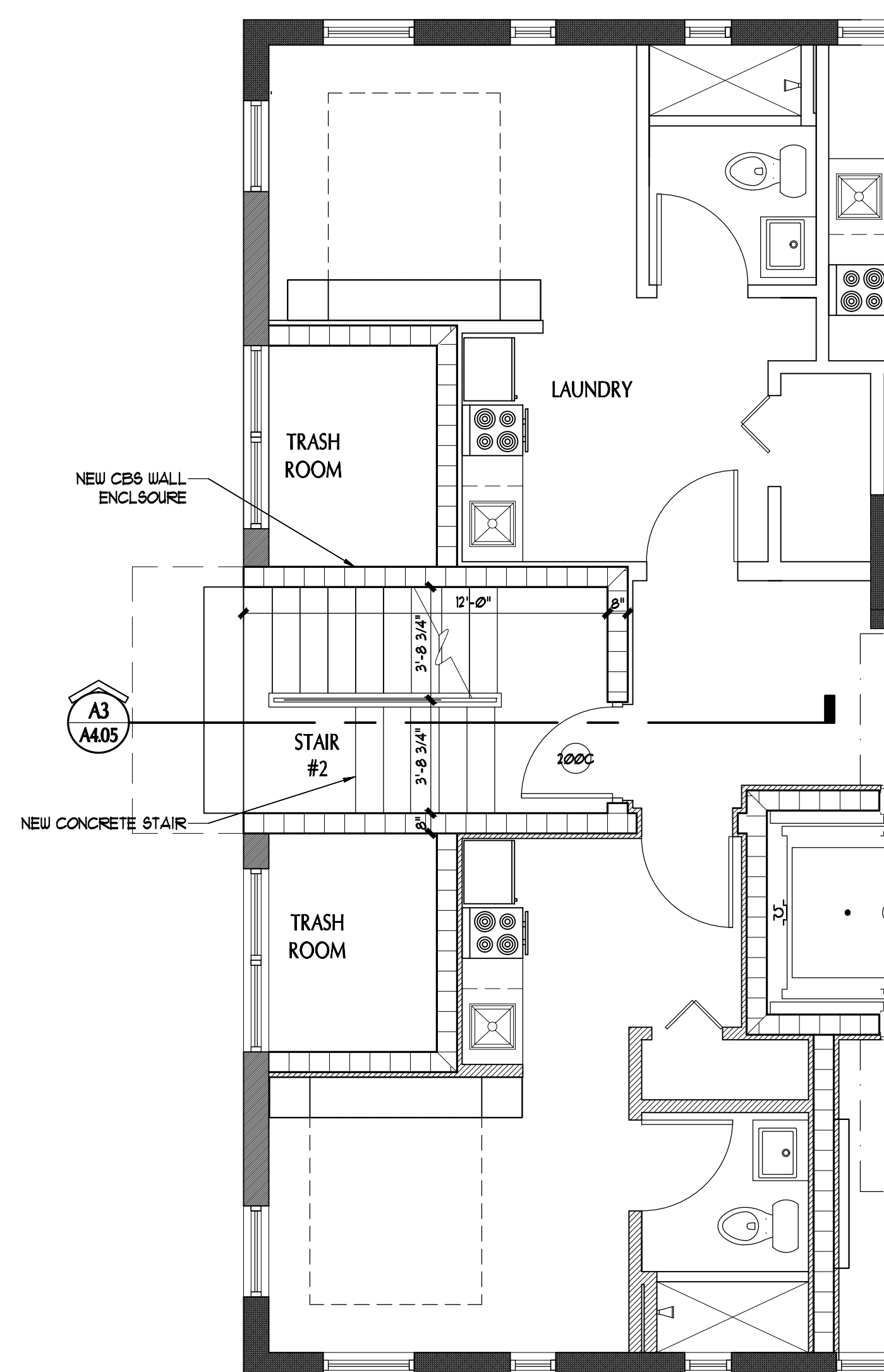
SHEET TITLE  
Site Plan & Zoning Data

SHEET No.

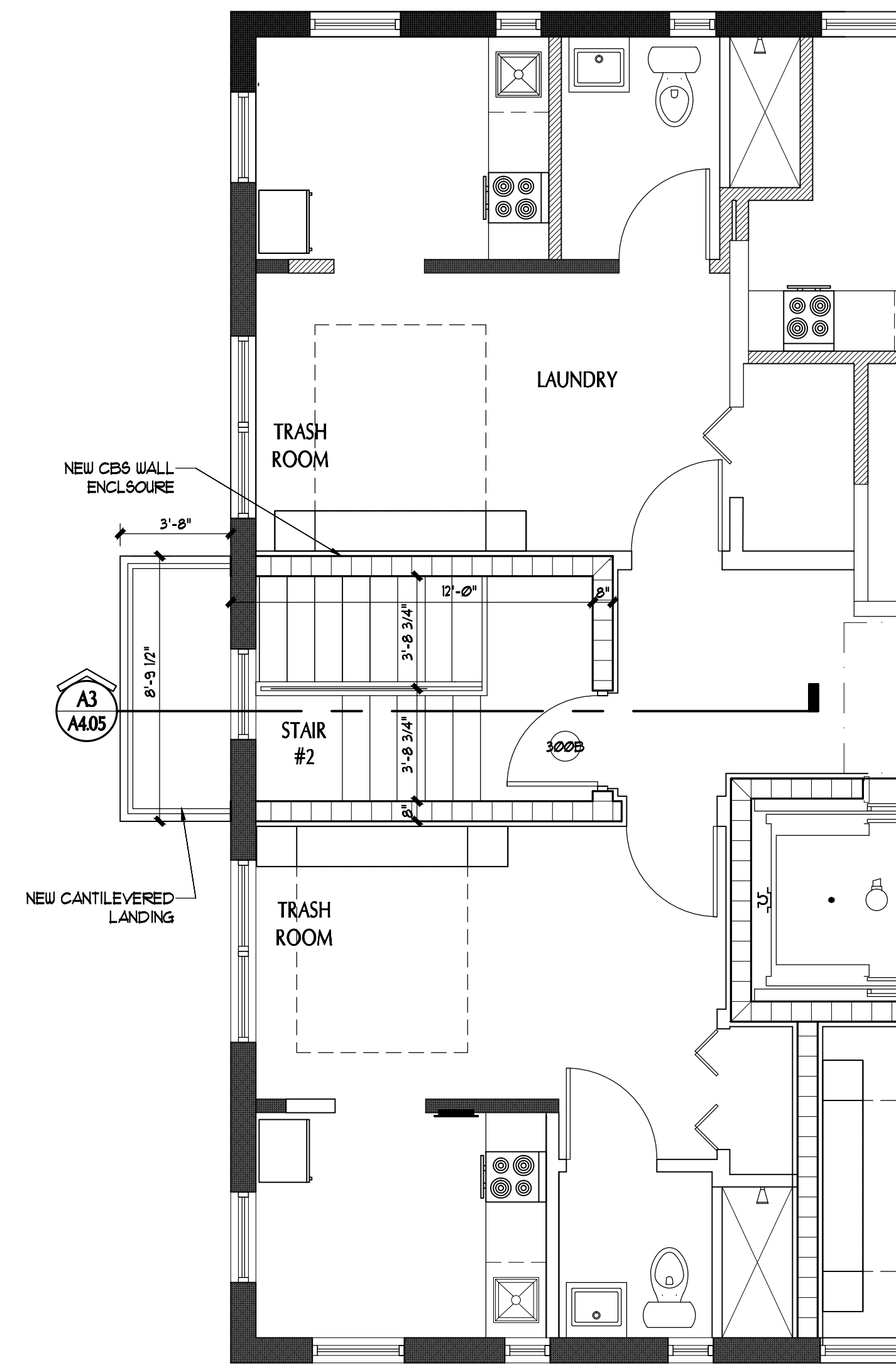
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Partial Laundry Plan  
SCALE: 1/4" = 1'-0"



Partial 1st Floor Plan  
SCALE: 1/4" = 1'-0"



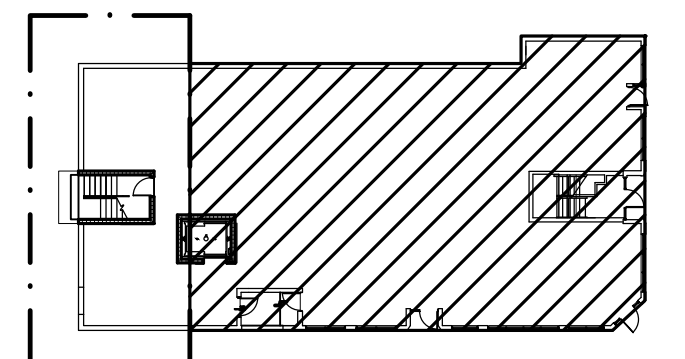
Partial 2nd Floor Plan  
SCALE: 1/4" = 1'-0"

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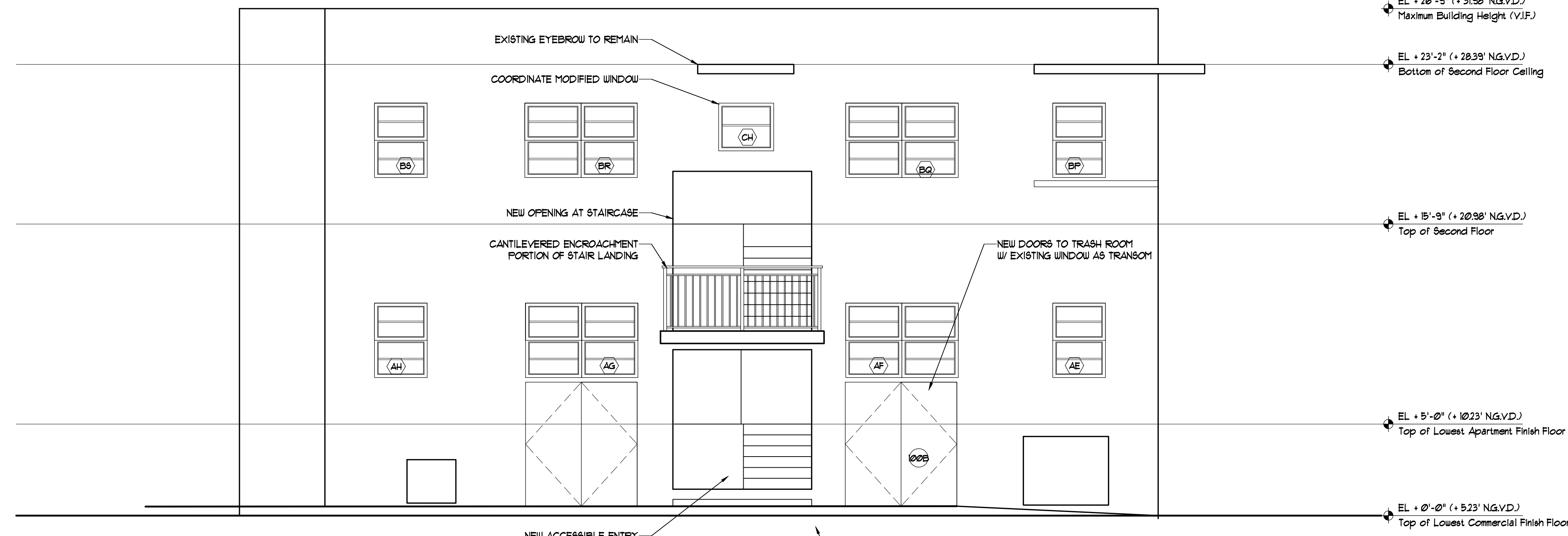
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SHEET TITLE

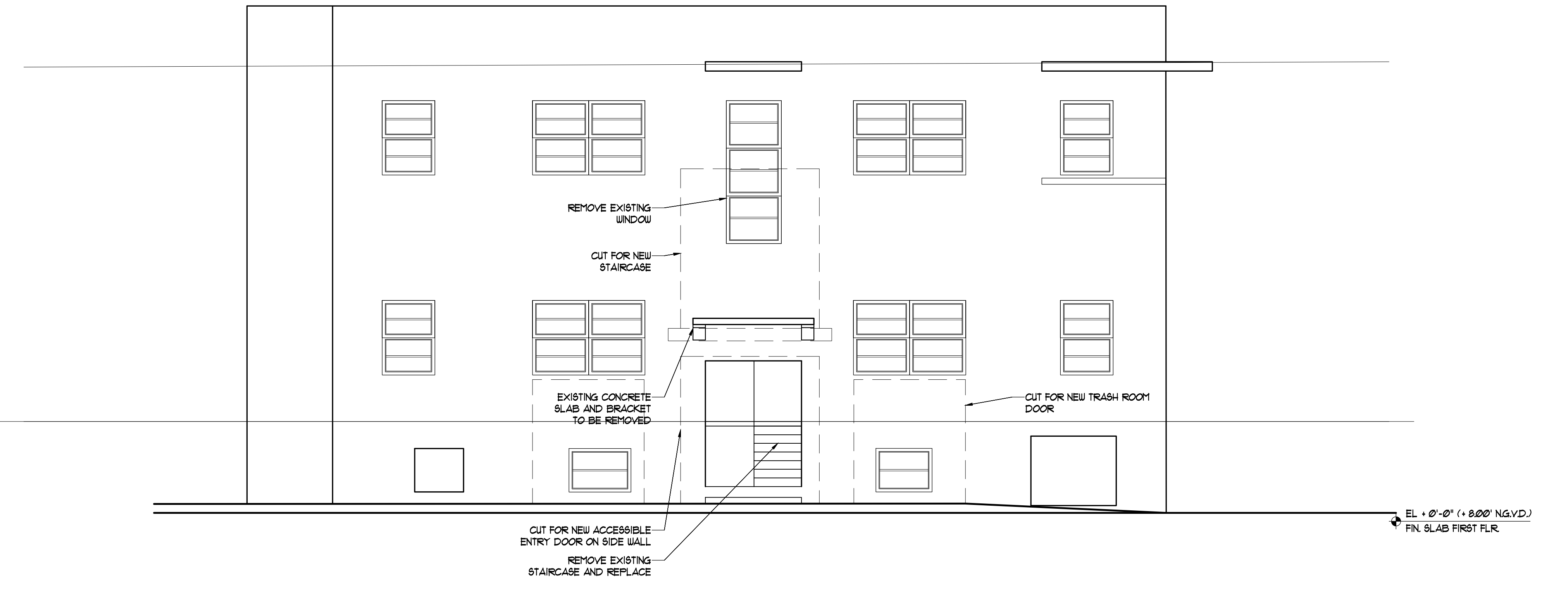
Partial Floor Plans

SHEET No.

A1.05



**North Side Elevation**  
SCALE: 1/4" = 1'-0"



**Demolition North Side Elevation**  
SCALE: 1/4" = 1'-0"

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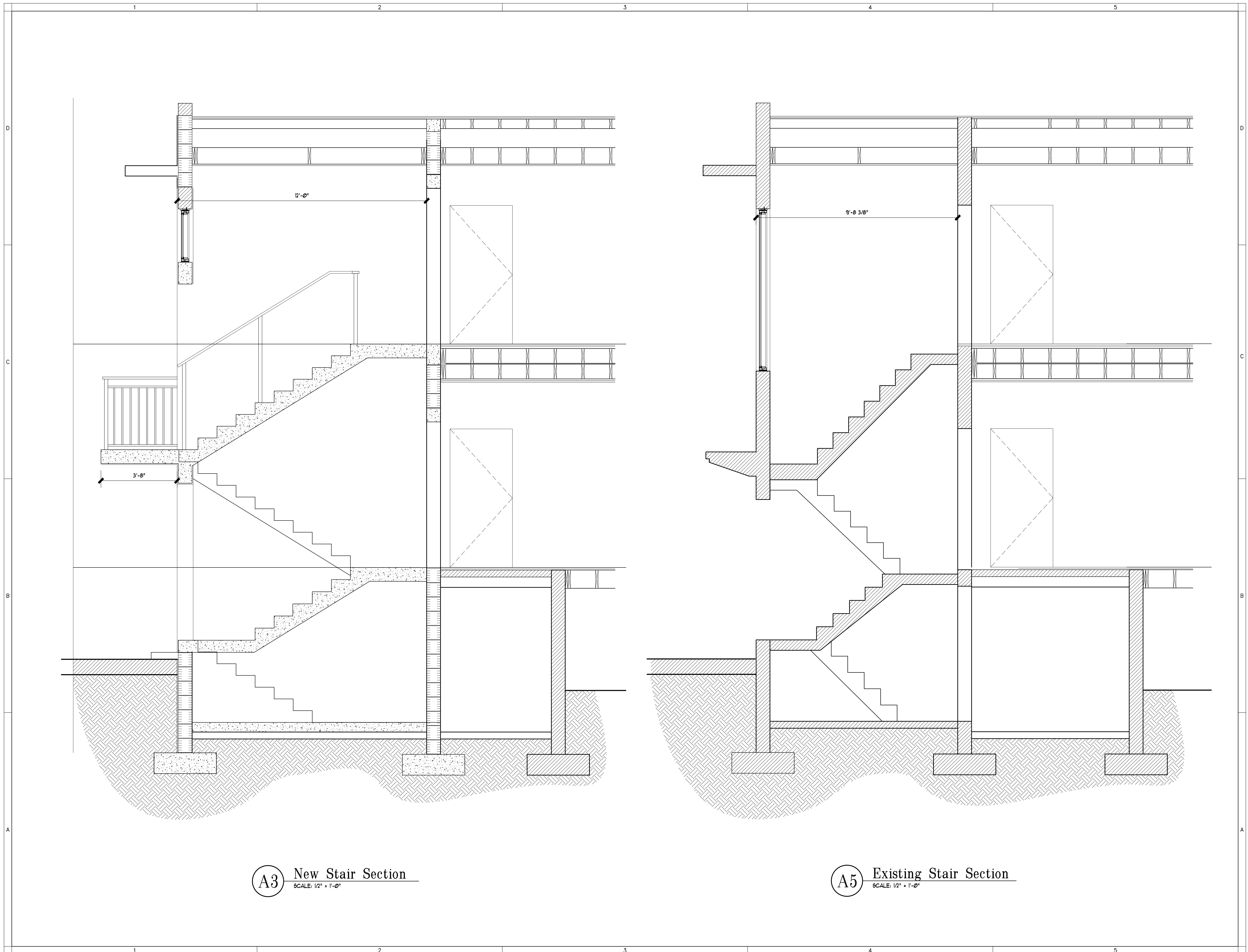
AA. 26002086

PROJECT YR.: 2021 CAD DWG FILE: G-Washington  
DRAWN BY: CHECKED BY:

SHEET TITLE  
Demolition & Proposed  
North Elevations

SHEET No.

**A2.03**



**A3** New Stair Section  
SCALE: 1/2" = 1'-0"

**A5** Existing Stair Section  
SCALE: 1/2" = 1'-0"

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AA. 26002086

PROJECT YR.: 2021 CAD DWG FILE: G-Washington  
DRAWN BY: CHECKED BY:

SHEET TITLE  
Existing & New Stair  
Section

SHEET No.  
**A4.05**