

# HPB21-0495 Final Submittal

## City of Miami Beach Historic Preservation Board

Date= January 03, 2022

### PROPOSAL

It is the intent of this proposal to present a strategy to convert the long-abandoned Fourplex and grounds at 622 15th Street into an attractive, historically accurate, and economically viable enterprise. In order to achieve this overriding goal, the Applicant requests that the Board reclassify the garage building at the back of the site from contributing to non-contributing, allow its demolition, and approve the site plan illustrated in the drawings herein.

It is also the Applicant's intent to replace the garage structure in the back of the site with a new building containing three two-bedroom apartments. The proposed new construction to replace the garage building shall adhere to modern methods of structure and design while honoring the existing Fourplex in scale, color, materials, fenestration, and composition.

### PROFFERS

The property at 622 15th Street has been uninhabited since the current owner bought it in 2012. For numerous reasons the Owner, who lives abroad, has been unable to renovate the property per his original intention. As such the condition of the buildings and grounds are in a state of advanced neglect and present an eyesore on a block where every other property has been renovated.

Ancient roofs and broken tiles, leaking windows and doors, pipe penetrations and lack of proper drainage have all combined to allow significant water infiltration into the structure of the building. Subsequent rot and damage to wooden structural members, advanced mold, falling plaster, and lack of attention to any mechanical and life safety systems have created, in the Applicant's opinion, a threat to public safety.

It is the Applicant's goal to see the existing Fourplex and the site returned to a condition that is an asset to the street, the neighborhood, the City, and the Owner. Within the proposed plans for the restoration of this historic structure it is proposed to:

01. Recreate the arcaded front porch, arched entryway and porte-cochere that appear in the original drawings but were never built (see Historic Resources Report).
02. Restore all existing roofs as well as the wood bracketing, barrel tile, eaves, and roof detailing that give the building its character.
03. Replace all existing windows and doors with impact rated products to match the original microfilm drawings in size, general style and composition. All replacement exterior doors shall be full height with single lights.
04. Relocate all existing AC compressors at grade to the roof, shielding them behind the existing parapet walls.
05. Relocate all accumulated exterior plumbing pipes, electrical conduits, and etc. to the interior walls.
06. Repair and patch all existing exterior stucco as required and repaint the entire structure.
07. Provide professionally designed and coordinated landscape and hardscape plans- based on resiliency and storm water management- to augment the design intent of the site and building composition.
08. Reduce the existing 22' two-way curb cut to a 12' one-way curb cut.

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### PROPERTY INFORMATION

PROPERTY ADDRESS: 622 15TH STREET  
MIAMI BEACH, FL  
33139

FOLIO # 02-3234-002-1880

LEGAL DESCRIPTION: LINCOLN SUB PB9-69 LOT 3 BLK 73  
LOT SIZE 60,000 X 100  
OR 20709-2796 09 2002 1  
COC 25129-4936 11 2006 1

OWNER/ESTIMENTS, LLC  
c/o MANNY VADILLO, ESQ  
11402 NW 41 ST #202  
MIAMI, FL 33178

APPLICANT: NEAL DEPUTY ARCHITECT  
1446 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139

ZONING DISTRICT: RM-1

HISTORIC DISTRICT: FLAMINGO PARK

CONTRIBUTING STATUS: CONTRIBUTING

SITE AREA: 6,000 SQUARE FEET (60' x 100')

SITE USE: MULTIFAMILY

ARCHITECT: NEAL DEPUTY ARCHITECT  
1446 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT: RITUPARNA SIMLAI, RLA  
STUDIO ARTH LLC  
2754 SW 36 AVENUE  
MIAMI, FL 33133

NEAL R. DEPUTY ARCHITECT  
dba NEAL R. DEPUTY PC, PA

1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
305-467-4026 NEALDEPUTY@GMAIL.COM FL # 0015514

### CONSULTANT



Proposed Site & Building Improvements for  
**622 15th Street**  
Miami Beach, Florida, 33139

### DRAWING ISSUES

30 NOV 21 CITY STAFF REVIEW  
03 JAN 22 FINAL HPB SUBMITTAL

SCALE: AS NOTED

### COVER SHEET

**C-01**



# MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

## Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155  
Tel: 305.767.6802

www.survey-pros.com

### LEGEND

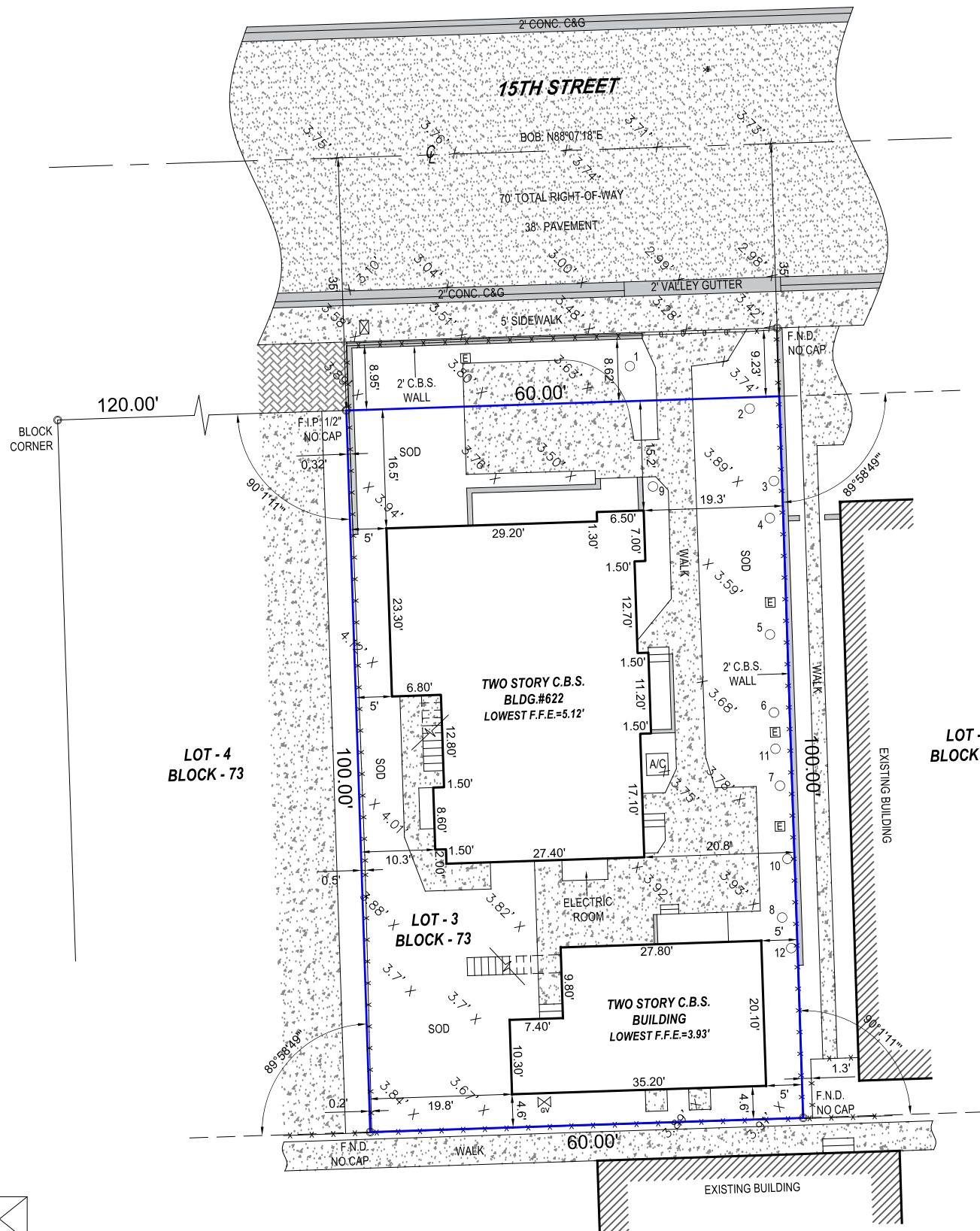
#### ABBREVIATIONS:

A = ARC DISTANCE  
AC = AIR CONDITIONER PAD  
BCR = BROWARD COUNTY RECORDS  
BLDG = BUILDING  
BM = BENCH MARK  
BOB = BASIS OF BEARINGS  
CBS = CONCRETE BLOCK & STUCCO  
(C) = CALCULATED  
C&G = CURB & GUTTER  
CLF = CHAIN LINK FENCE  
COL = COLUMN  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT  
D/W = DRIVEWAY  
EB = ELECTRIC BOX  
ENC. = ENCROACHMENT  
EP = EDGE OF PAVEMENT  
EW = EDGE OF WATER  
FDH = FOUND DRILL HOLE  
FFE = FINISHED FLOOR ELEVATION  
FIP = FOUND IRON PIPE (NO ID)  
FIR = FOUND IRON ROD (NO ID)  
FN = FOUND NAIL (NO ID)  
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD  
L.E. = LANDSCAPE EASEMENT  
L.M.E. = LAKE MAINTENANCE EASEMENT  
(M) = MEASURED  
MDCR = MIAMI-DADE COUNTY RECORDS  
MH = MAN HOLE  
ML = MONUMENT LINE  
(P) = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
PCP = PERMANENT CONTROL POINT  
PE = POOL EQUIPMENT PAD  
PG = PAGE  
PI = POINT OF INTERSECTION  
PL = PLANTER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENCY  
R = RADIUS DISTANCE  
(R) = RECORD  
R/W = RIGHT-OF-WAY  
RES = RESIDENCE  
SIP = SIP LB#8023  
SND = SET NAIL & DISK LB#8023  
STL = SURVEY TIE LINE  
SWK = SIDEWALK  
(TYP) = TYPICAL  
UB = UTILITY BOX  
U.E. = UTILITY EASEMENT  
W/F = WOOD FENCE

#### SYMBOLS:

☐ = TELEPHONE RISER  
☐ = CABLE TV RISER  
☐ = WATER METER  
X 0.00 = ELEVATION  
(00') = ORIGINAL LOT DISTANCE  
Δ = CENTRAL ANGLE  
⊙ = CENTER LINE  
⊗ = WATER VALVE  
☐ = CURB INLET  
☐ = FIRE HYDRANT  
☐ = LIGHT POLE  
☐ = CATCH BASIN  
☐ = UTILITY POLE  
⊙ = DRAINAGE MANHOLE  
⊙ = SEWER MANHOLE  
— — — = METAL FENCE  
— — — = WOOD FENCE  
— x — x — = CHAIN LINK FENCE  
— — — = EASEMENT  
— — — = BOUNDARY LINE  
— — — = OVERHEAD UTILITY LINE

ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA



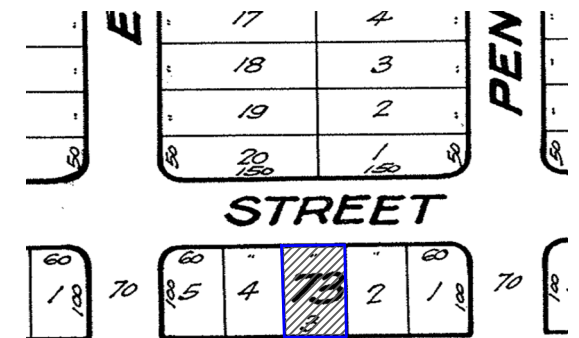
### TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	KING PALM	38"	15'	10'
2	PALM	22"	25'	10'
3	PALM CLUSTER	44"	20'	7'
4	PALM	9"	20'	7'
5	PALM	9"	20'	7'
6	PALM	9"	20'	7'
7	PALM	9"	20'	7'
8	PALM	9"	20'	7'
9	PALM CLUSTER	32"	10'	5'
10	PALM	9"	20'	7'
11	PALM	9"	20'	7'
12	CONIFER	21"	50'	10'

IN CASE OF DISPUTE AN ARBORIST REPORT WILL GOVERN.

### LOCATION MAP:

NOT TO SCALE



### PROPERTY ADDRESS:

622 15TH STREET, MIAMI BEACH, FL. 33139

### LEGAL DESCRIPTION:

LOT 3, BLOCK 73, OF LINCOLN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE. BASE FLOOD ELEVATION 8. COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651. MAP & PANEL NUMBER 12086C0317 SUFFIX L.

### SURVEYOR'S NOTES:

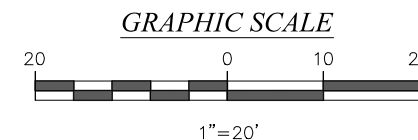
- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF 15TH STREET BEARS N88°07'18"E.

### CERTIFIED TO:

TOA INVESTMENT, LLC.  
C/O MANNY VADILLO ESQ.

### REVISION(S):

09/14/2021 - TOPOGRAPHIC + TREE SURVEY, JOB#21097059



### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6945

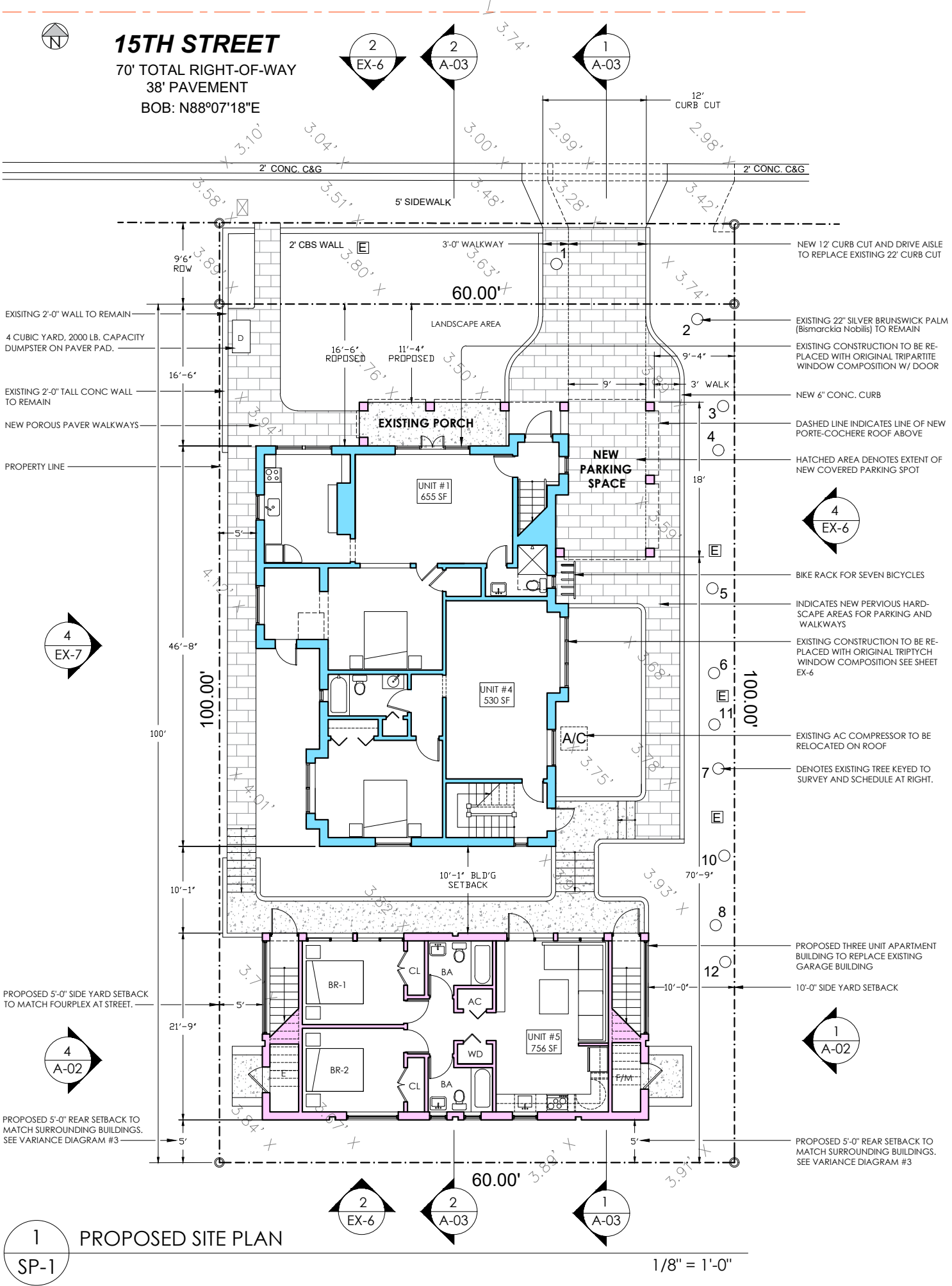
DATE OF ORIGINAL FIELD WORK: 07/28/2021

JOB#: 21076895

DRAWN BY: ADRIEL

CAD FILE: TOA

SHEET 1 OF 1



1 PROPOSED SITE PLAN  
SP-1

1/8" = 1'-0"

GRAPHIC KEY

- DENOTES EXISTING CONSTRUCTION TO REMAIN
- DENOTES PROPOSED NEW CONSTRUCTION
- DENOTES EXISTING CONSTRUCTION TO BE REMOVED
- DENOTES NEW MASONRY OPENING
- DENOTES NEW COVERED AREA PER MICROFILM
- DENOTES TEXTURED CONCRETE WALKWAY
- DENOTES CONC PAVERS WITH GRASS SEPARATION

TREE TABLE

NO	COMMON NAME	DBH	HT.	CANOPY
1	CANARY DATE PALM	38"	15'	10'
2	SILVER BRUNSWICK PALM	22"	25'	10'
3	CHRISTMAS PALMS	44"	20'	7'
4	CHRISTMAS PALM	9"	20'	7'
5	CHRISTMAS PALM	9"	20'	7'
6	CHRISTMAS PALM	9"	20'	7'
7	CHRISTMAS PALM	9"	20'	7'
8	CHRISTMAS PALM	9"	20'	7'
9	PYGMY DATE PALM	32"	10'	5'
10	CHRISTMAS PALM	9"	20'	7'
11	CHRISTMAS PALM	9"	20'	7'
12	NORFOLK ISLAND PALM	21"	50'	10'

\*SEE ARBORISTS REPORT FOR MORE DETAIL ON TREE TYPES SIZES, CONDITIONS AND DISPOSITION.

OPEN SPACE CALCULATIONS

TOTAL SITE AREA = 60.00' X 100.00' = 6,000 SF  
 EXST'G MAIN BUILDING FOOTPRINT = 1,512 SF  
 PROPOSED REAR BLD'G FOOTPRINT = 1,005 SF  
 TOTAL BUILDING FOOTPRINT = 2,517 SF  
 TOTAL HARDSCAPE AREA = 1,467 SF  
 3,516 SF (47% OPEN)  
 REQUIRED OPEN SPACE % = NOT SPECIFIED FOR LOTS < 65'

PROPOSED APARTMENT SIZES

APT #1= 655 SF EXISTING  
 APT #2= 581 SF EXISTING  
 APT #3= 489 SF EXISTING  
 APT #4= 530 SF EXISTING  
**2,255 SF TOTAL BLDG 1**

AVERAGE SIZE REHAB UNIT  
**564 SF**

APT #5= 722 SF NEW BUILDING  
 APT #6= 788 SF NEW BUILDING  
 APT #7= 802 SF NEW BUILDING  
**2,326 SF TOTAL BLDG 2**

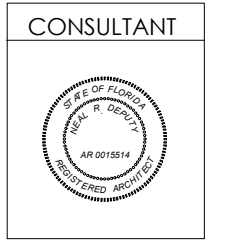
AVERAGE SIZE NEW UNIT  
**771 SF**

**4,581 SF TOTAL PROPOSED**  
 PROPOSED FAR= **0.61**

ZONING DATA SHEET

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET						
<b>Project Information</b>						
1 Address:	622 15th Street, Miami Beach, FL 33139					
2 Board and file numbers:						
3 Folio number(s):	02-3234-002-1880					
4 Year constructed:	1925	Zoning District:	RM-1			
5 Based Flood Elevation:	8'-0"	Grade value in NGVD:	3'-0" at Sidewalk			
6 Adjusted grade (Flood+Grade/2):	9'-6"	Lot Area:	6,000 square feet			
7 Lot width:	60'-0"	Lot Depth:	100'-0"			
8 Minimum Unit Size	Ren=400 New=800	Average Unit Size	Ren= 564 New= 771			
9 Existing use:	Multifamily	Proposed use:	Multifamily			
<b>Zoning Information / Calculations</b>						
10 Height	35'-0"	Existing	32'-8" (NGVD)	Proposed	34'-6"	Deficiencies
11 Number of Stories	3		2		3	
12 FAR	1.25		0.43		0.61	
13 Gross square footage	N/A		5,563		7,476	
14 Square Footage by use	N/A					
15 Number of units Residential	10		6		7	
16 Number of units Hotel	N/A					
17 Number of seats	N/A					
18 Occupancy load	N/A					
<b>Setbacks</b>						
	Required	Existing	Proposed	Deficiencies		
<b>Subterranean:</b>						
19 Front Setback:	N/A					
20 Side Setback:	N/A					
21 Side Setback:	N/A					
22 Side Setback facing street:	N/A					
23 Rear Setback:	N/A					
<b>At Grade Parking:</b>						
24 Front Setback:	20'-0"	0'-0"	11'-4"	8'-8"		
25 Side Setback (East):	5'-0"	10'-2"	9'-4"			
26 Side Setback (West):	5'-0"	N/A	N/A			
27 Side Setback facing street:	5'-0"	N/A	N/A			
28 Rear Setback:	10'-0"	46'-2"	70'-8"			
<b>Pedestal:</b>						
29 Front Setback:	20'-0"	15'-0"	11'-4"	8'-8"		
30 Side Setback (East):	Min. 7'-6"	5'-0"	10'-0"			
31 Side Setback (West):	5'-0" & 7'-6"	5'-0"	5'-0" & 7'-6"			
32 Side Setback facing street:	N/A	N/A	N/A			
33 Rear Setback:	10'-0"	4'-7"	5'-0"	5'-0"		
<b>Tower:</b>						
34 Front Setback:	N/A					
35 Side Setback:	N/A					
<b>Parking</b>						
	Required	Existing	Proposed	Deficiencies		
39 Parking district						
40 Total # of parking spaces	0	0	1			
41 # of parking spaces per use (Provide a	N/A					
42 # of parking spaces per level (Provide a	N/A					
43 Parking Space Dimensions	8'6" x 18'-0"	0	9'-0" x 18'-0"			
44 Parking Space configuration (450, 600,						
45 ADA Spaces	0	0	0			
46 Tandem Spaces	0	0	0			
47 Drive aisle width	12'-0"	N/A	12'-0"			
48 Valet drop off and pick up	N/A					
49 Loading zones and Trash collection area	See Site Plan	1 Dumpster				
50 Bicycle parking, location and # of racks	See Site Plan	7 Bicycles				
<b>Restaurants, Cafes, Bars, Lounges,</b>						
	Required	Existing	Proposed	Deficiencies		
51 Type of use	N/A					
52 Number of seats located outside on	N/A					
53 Number of seats inside	N/A					
54 Total number of seats	N/A					
55 Total number of seats per venue	N/A					
56 Total occupant content	N/A					
57 Occupant content per venue (Provide a	N/A					
58 Proposed hours of operation	N/A					
59 Is this an NIE? (Neighborhood Impact	N/A					
60 Is dancing and/or entertainment	N/A					
61 Is this a contributing building?			YES			
62 Located within a Local Historic District?			YES			
Additional data or information must be presented in the format outlined in this section						

NEAL R. DEPUTY ARCHITECT  
 dba NEAL R. DEPUTY P.C., PA  
 1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
 305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514



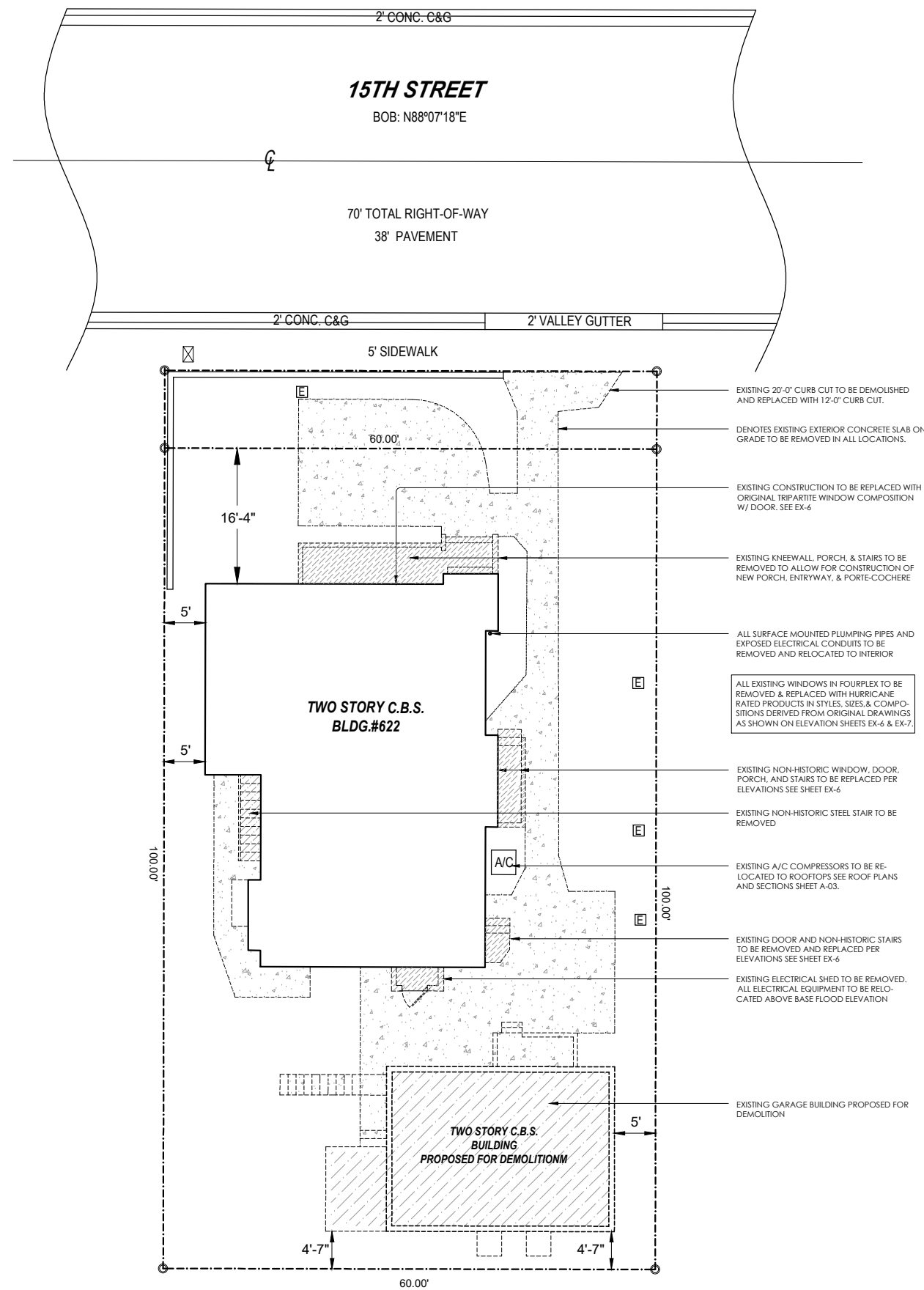
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DRAWING ISSUES  
 30 NOV 21 CITY STAFF REVIEW  
 03 JAN 22 FINAL HPB SUBMITTAL

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

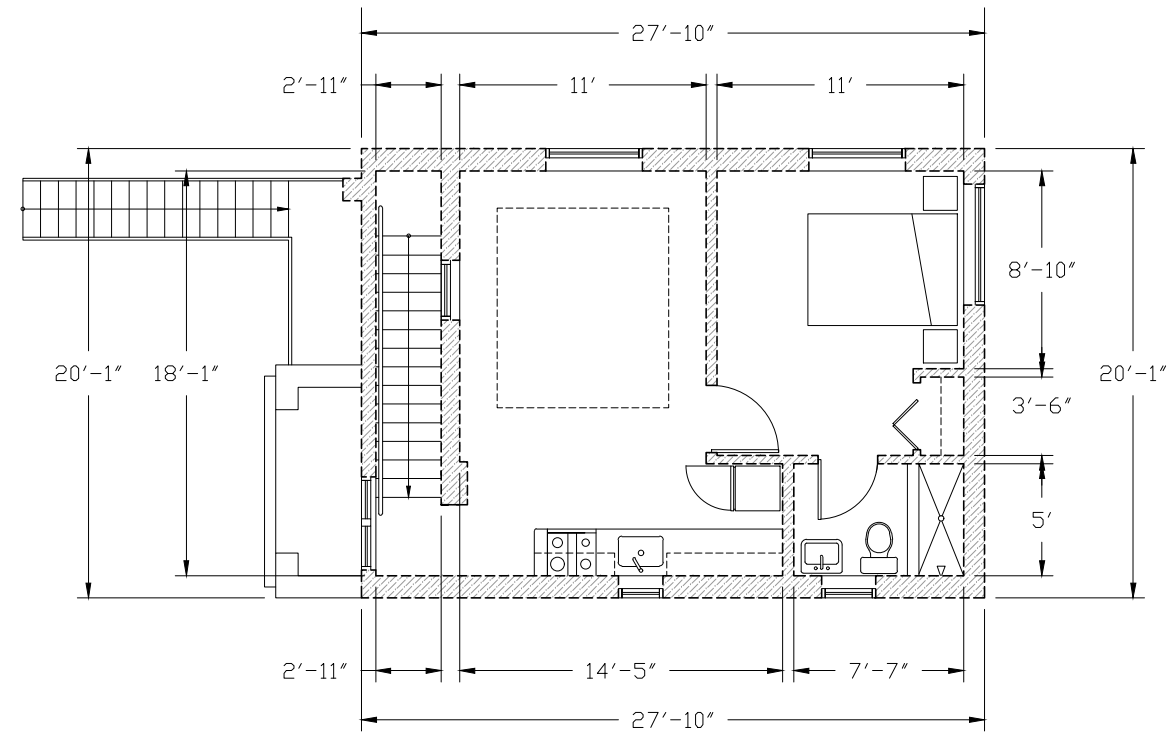
PROPOSED SITE PLAN  
**SP-1**  
 SHEET 03 OF 28



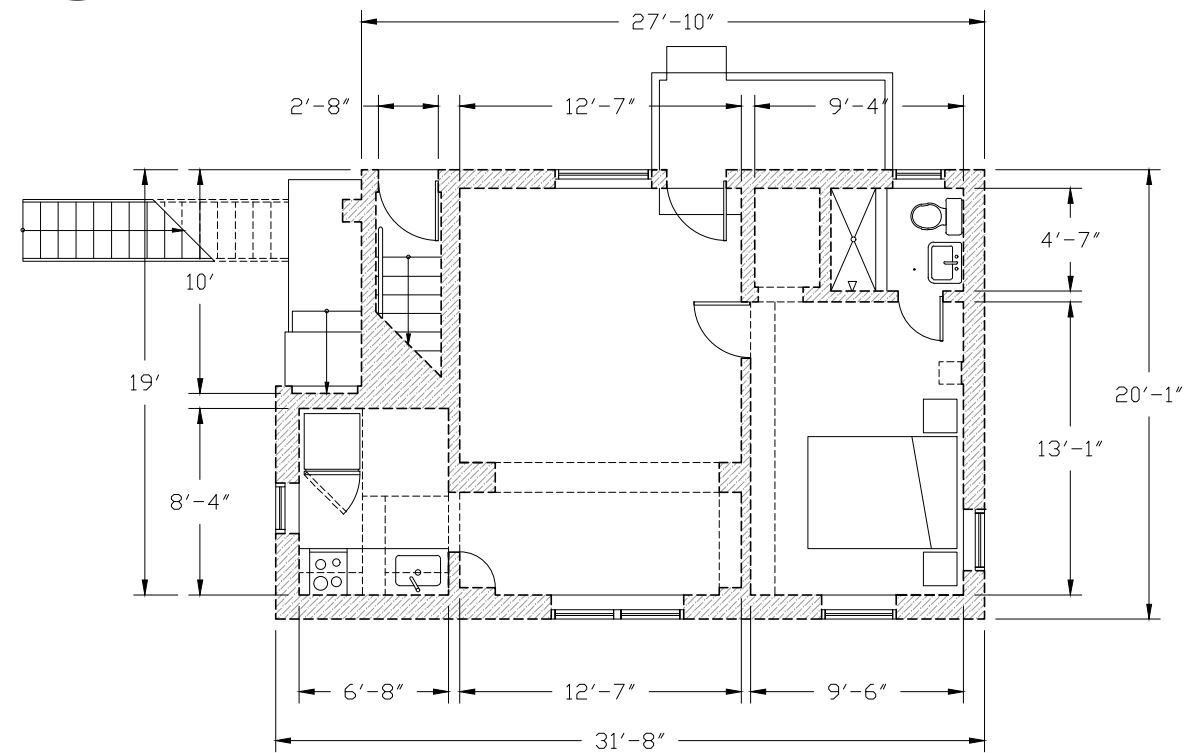


**1** PROPOSED DEMOLITION SITE PLAN  
EX-1  
1/4" = 1'-0"

# EXISTING GARAGE BUILDING PROPOSED FOR RECLASSIFICATION & DEMOLITION



**2** EXISTING SECOND FLOOR PLAN - GARAGE BUILDING  
EX-1  
1/4" = 1'-0"



**3** EXISTING FIRST FLOOR PLAN - GARAGE BUILDING  
EX-1  
1/4" = 1'-0"

**NEAL R. DEPUTY ARCHITECT**  
dba NEAL R. DEPUTY PC, PA  
1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
305-467-4026 NEALDEPUTY@GMAIL.COM TEL# 0015514

CONSULTANT



Existing Conditions Drawings For  
**622 15th Street**  
Miami Beach, Florida, 33139

DRAWING ISSUES

30 NOV 21 CITY STAFF REVIEW  
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SCALE: AS NOTED

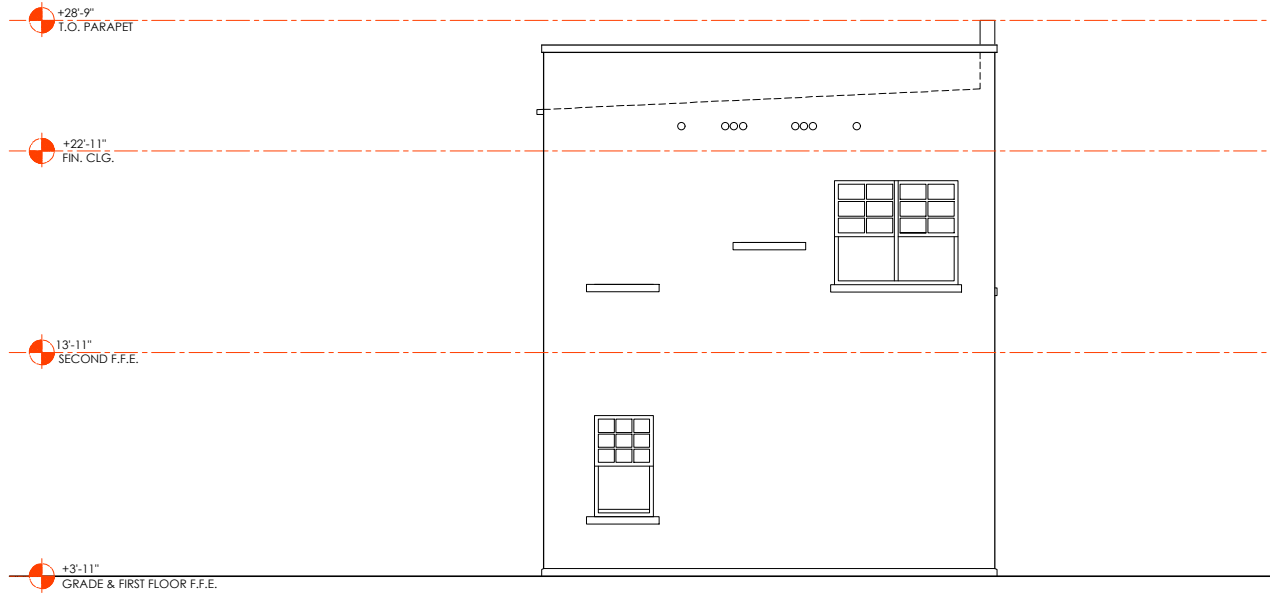
GARAGE BLD'G PLANS

**EX-1**

SHEET 04 OF 28

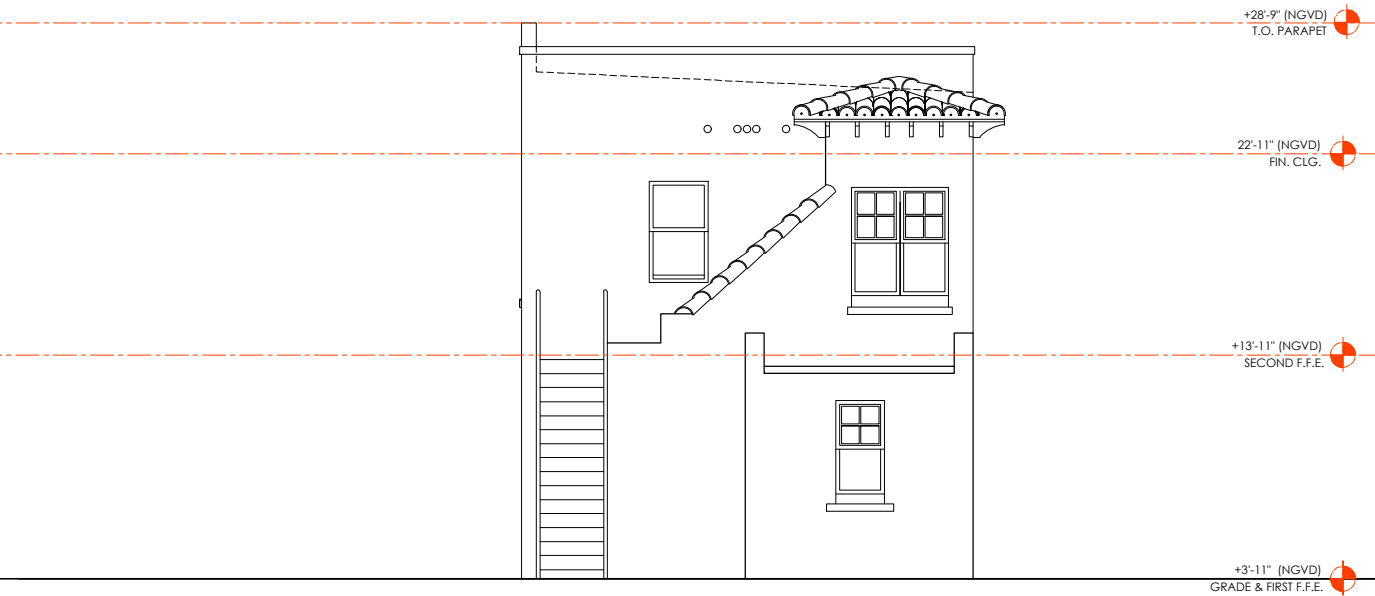
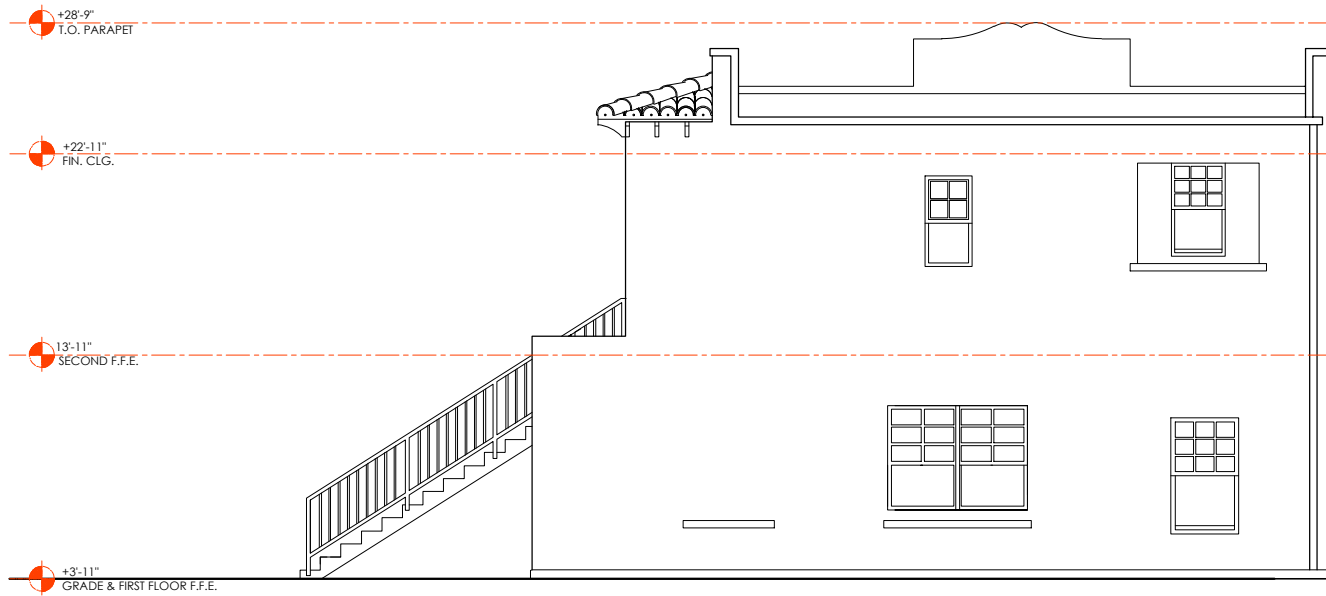


# EXISTING GARAGE BUILDING PROPOSED FOR RECLASSIFICATION & DEMOLITION



1 EXISTING EAST ELEVATION - GARAGE BUILDING  
EX-2 1/4" = 1'-0"

2 EXISTING NORTH ELEVATION - GARAGE BUILDING  
EX-2 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION - GARAGE BUILDING  
EX-2 1/4" = 1'-0"

4 EXISTING WEST ELEVATION - GARAGE BUILDING  
EX-2 1/4" = 1'-0"

NEAL R. DEPUTY ARCHITECT  
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1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
305-467-4026 NEALDEPUTY@GMAIL.COM FL.# 0015514

CONSULTANT  
STATE OF FLORIDA  
NEAL R. DEPUTY  
AR 0015514  
REGISTERED ARCHITECT

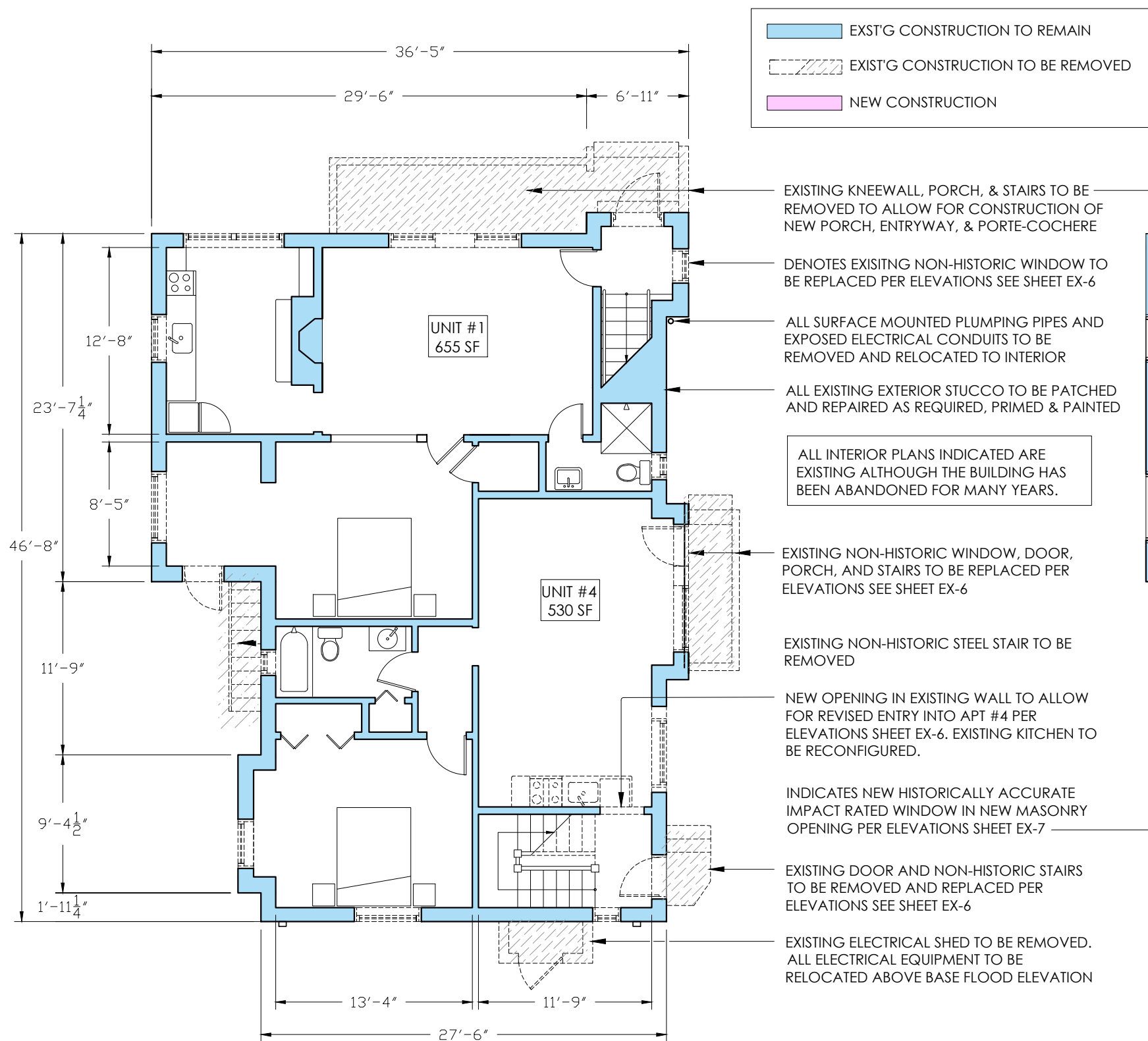
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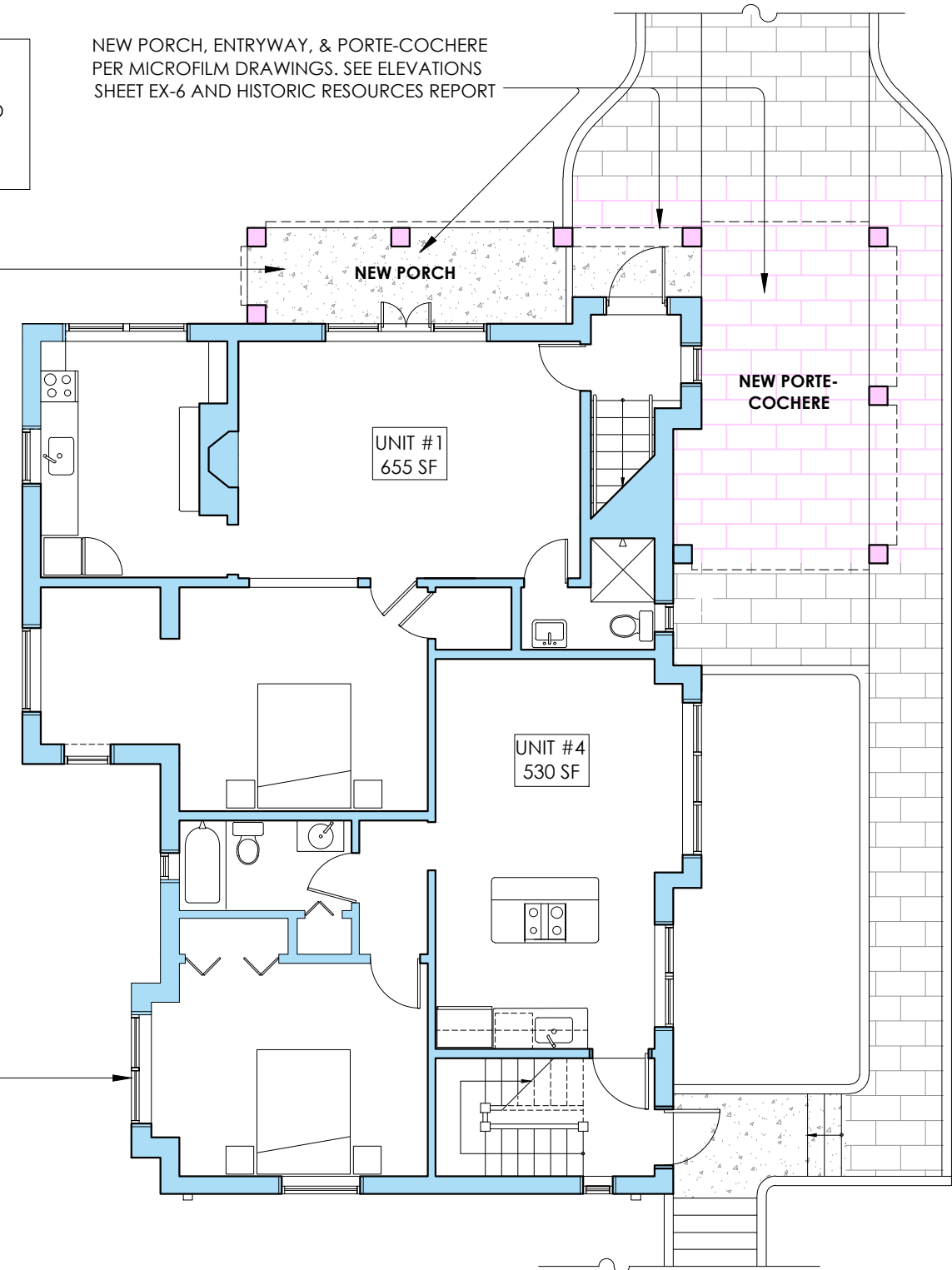
GARAGE ELEVATIONS  
**EX-2**  
SHEET 05 OF 28



# EXISTING FOURPLEX AT STREET PROPOSED FOR RESTORATION



NEW PORCH, ENTRYWAY, & PORTE-COCHERE PER MICROFILM DRAWINGS. SEE ELEVATIONS SHEET EX-6 AND HISTORIC RESOURCES REPORT



NEAL R. DEPUTY ARCHITECT  
dba: NEAL R. DEPUTY PC, PA  
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 305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514

CONSULTANT



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 03 JAN 22 FINAL HPB SUBMITTAL

SCALE: AS NOTED

FOURPLEX FIRST FLOOR

**EX-3**

SHEET 06 OF 28

1 PROPOSED DEMOLITION- FIRST FLOOR PLAN  
 EX-3




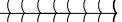
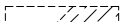

1/8" = 1'-0"

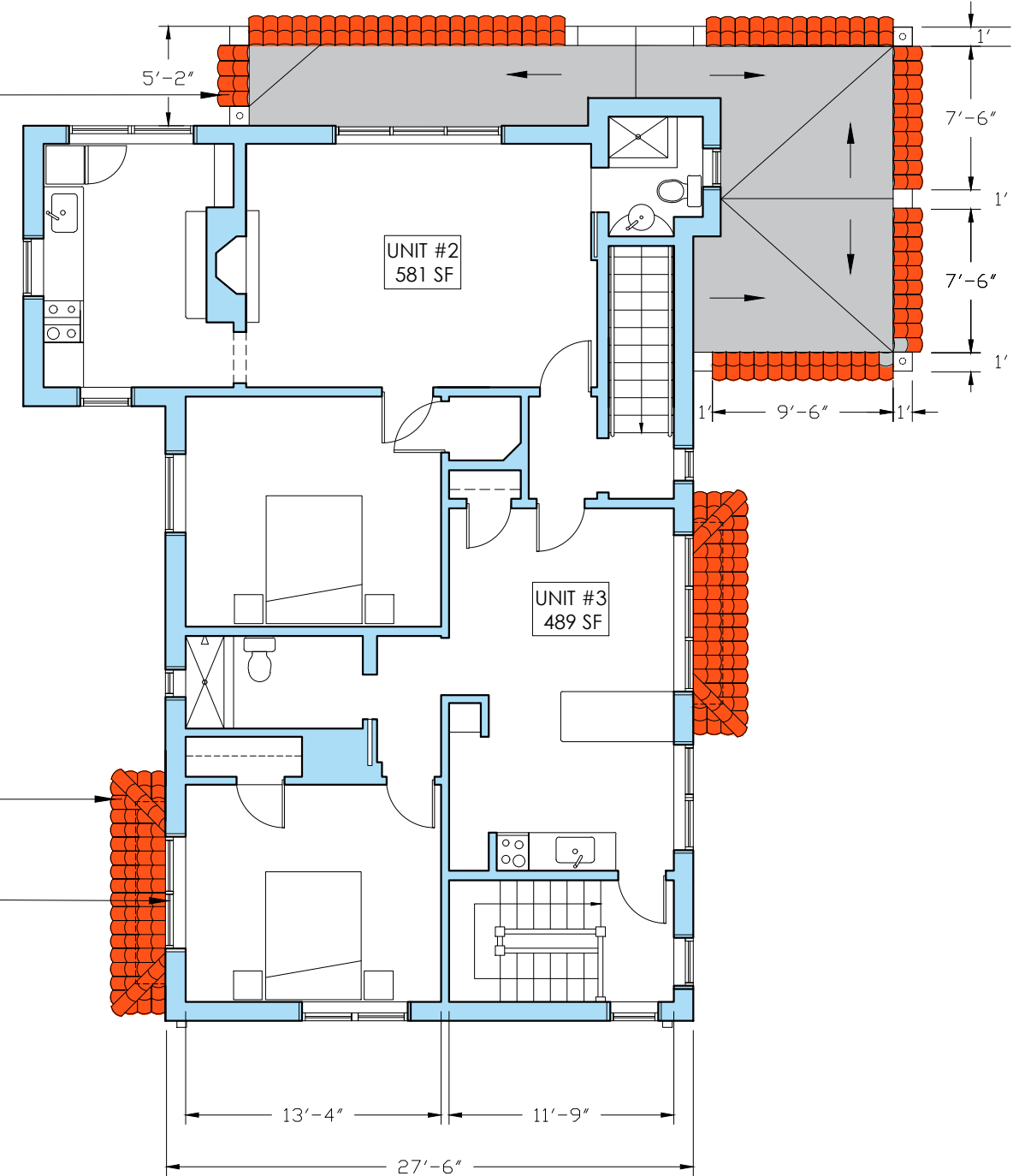
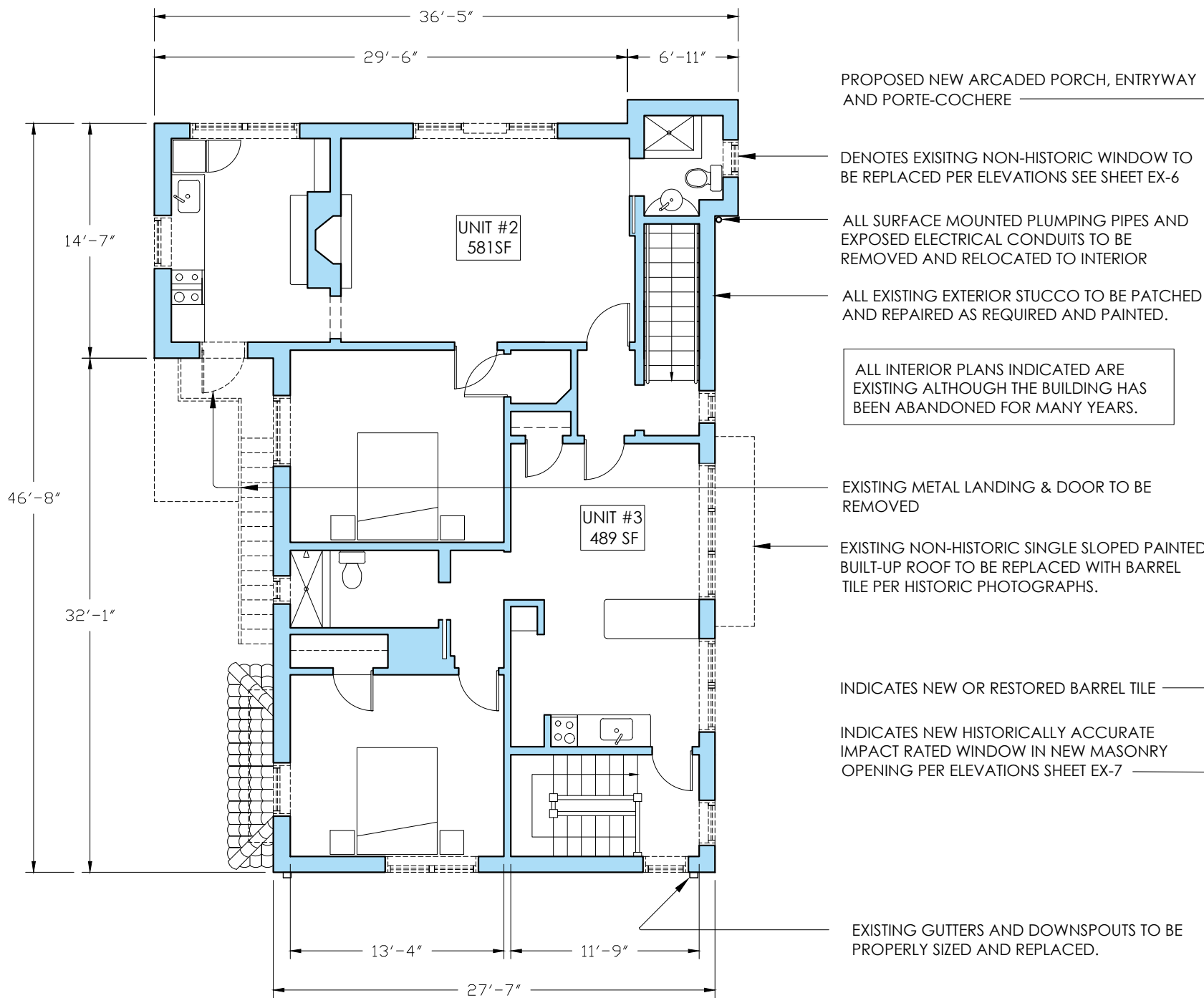
2 PROPOSED RENOVATIONS- FIRST FLOOR PLAN  
 EX-3

1/8" = 1'-0"



# EXISTING FOURPLEX AT STREET PROPOSED FOR RESTORATION

	DENOTES EXISTING CONSTRUCTION TO REMAIN		DENOTES NEW ROOF AT NEW ARCADE
	DENOTES PROPOSED NEW CONSTRUCTION		DENOTES EXISTING TILES TO BE REPAIRED/REPLACED
	DENOTES EXISTING CONSTRUCTION TO BE REMOVED		DENOTES NEW OR RESTORED BARREL TILE



1 PROPOSED DEMOLITION- EXISTING SECOND FLOOR PLAN  
EX-4 1/8" = 1'-0"

2 PROPOSED RENOVATION- SECOND FLOOR PLAN  
EX-4 1/8" = 1'-0"

NEAL R. DEPUTY ARCHITECT  
dba NEAL R. DEPUTY P.C. PA  
1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
305-467-4026 NEALDEPUTY@GMAIL.COM FL.# 0015514

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STATE OF FLORIDA  
NEAL R. DEPUTY  
AR 0015514  
REGISTERED ARCHITECT

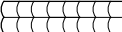


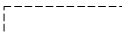
Proposed Site & Building Improvements for  
622 15th Street  
Miami Beach, Florida, 33139

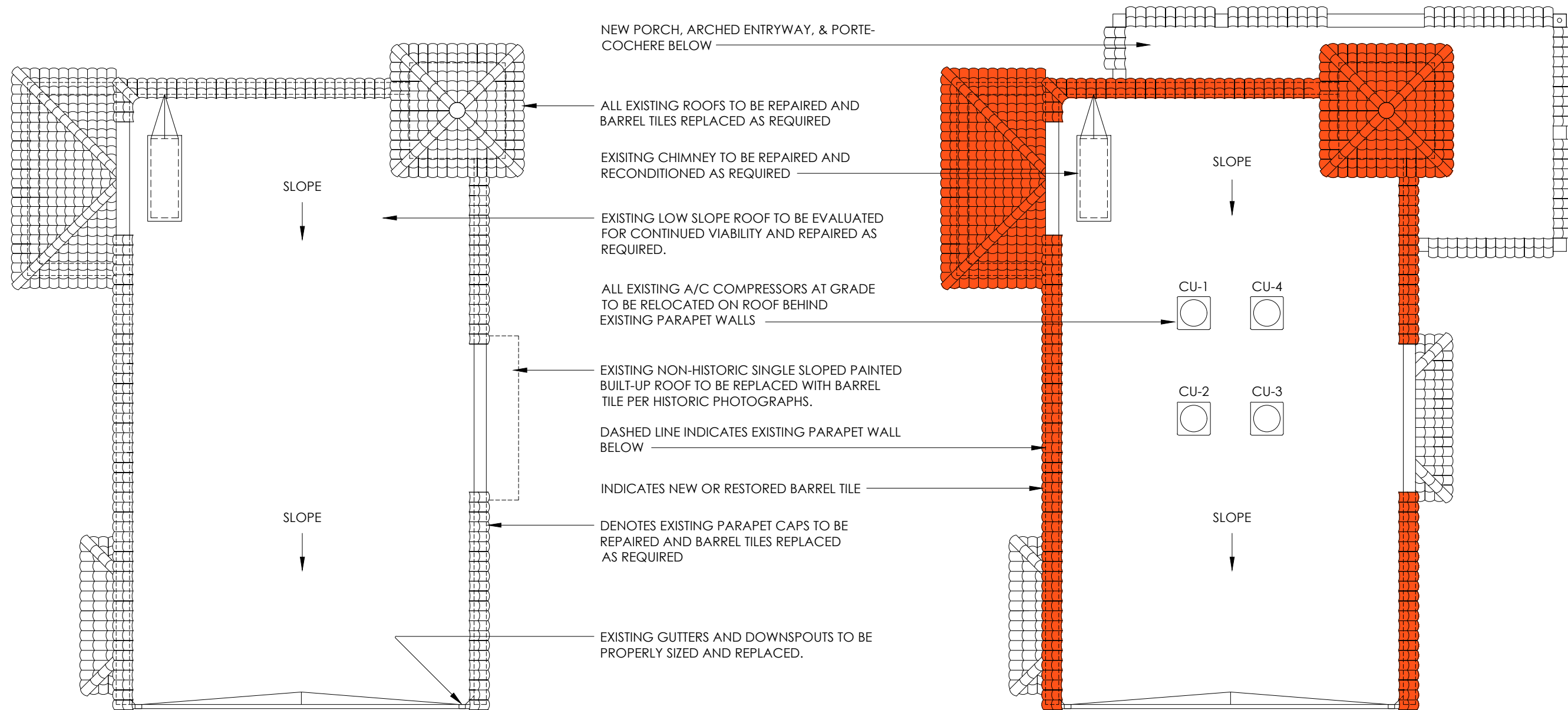
DRAWING ISSUES  
30 NOV 21 CITY STAFF REVIEW  
03 JAN 22 FINAL HPB SUBMITAL  
SCALE: AS NOTED

FOURPLEX SECOND FLR.  
EX-4  
SHEET 07 OF 28



# EXISTING FOURPLEX AT STREET PROPOSED FOR RESTORATION


	DENOTES EXISTING TILES TO BE REPAIRED/REPLACED		DENOTES NEW CU TO BE RELOCATED FROM GROUND
	DENOTES NEW OR RESTORED BARREL TILE		
	DENOTES EXISTING CONSTRUCTION TO BE REMOVED		



1 PROPOSED DEMOLITION- ROOF PLAN  
EX-5 1/8" = 1'-0"

2 PROPOSED RENOVATION- ROOF PLAN  
EX-5 1/8" = 1'-0"

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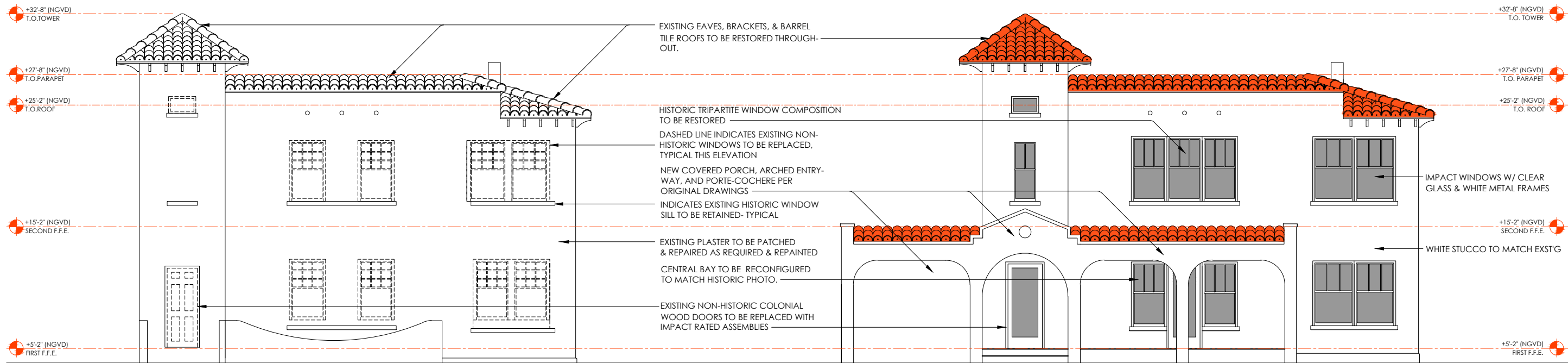
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30 NOV 21 CITY STAFF REVIEW  
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SCALE: AS NOTED

FOURPLEX ROOF PLAN  
**EX-5**  
SHEET 08 OF 28



# EXISTING FOURPLEX AT STREET PROPOSED FOR RESTORATION

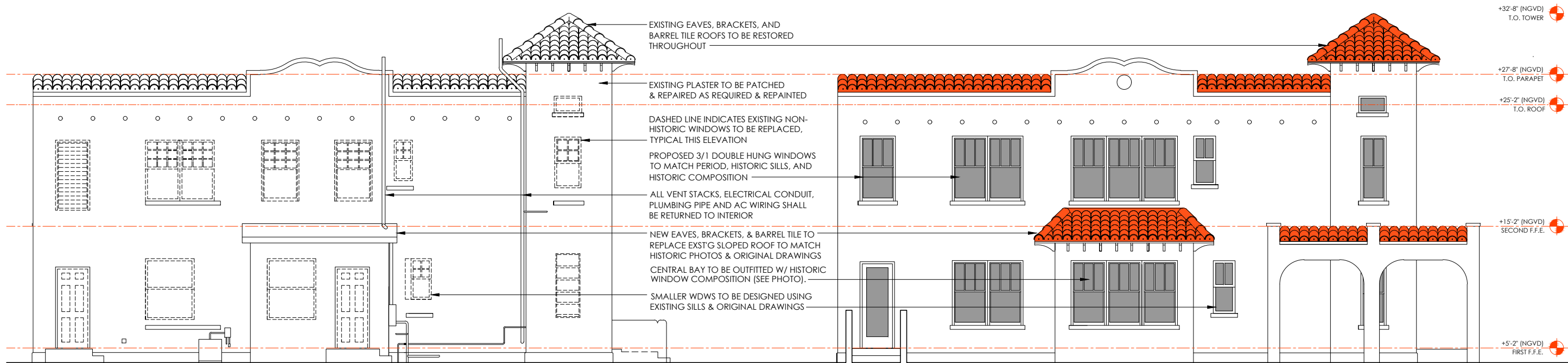


1 EXISTING NORTH ELEVATION - FOURPLEX  
EX-6

1/8" = 1'-0"

2 PROPOSED NORTH ELEVATION - FOURPLEX  
EX-6

1/8" = 1'-0"



3 EXISTING EAST ELEVATION - FOURPLEX  
EX-6

1/8" = 1'-0"

4 PROPOSED EAST ELEVATION - FOURPLEX  
EX-6

1/8" = 1'-0"

NEAL R. DEPUTY ARCHITECT  
dba/NEAL R. DEPUTY PC, PA

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Proposed Site & Building Improvements for

622 15th Street

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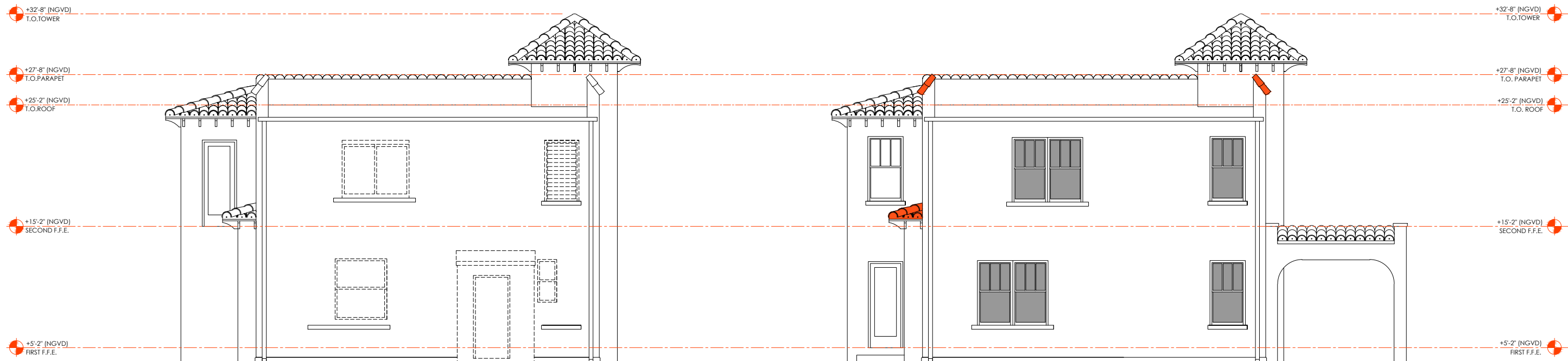
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS

EX-6

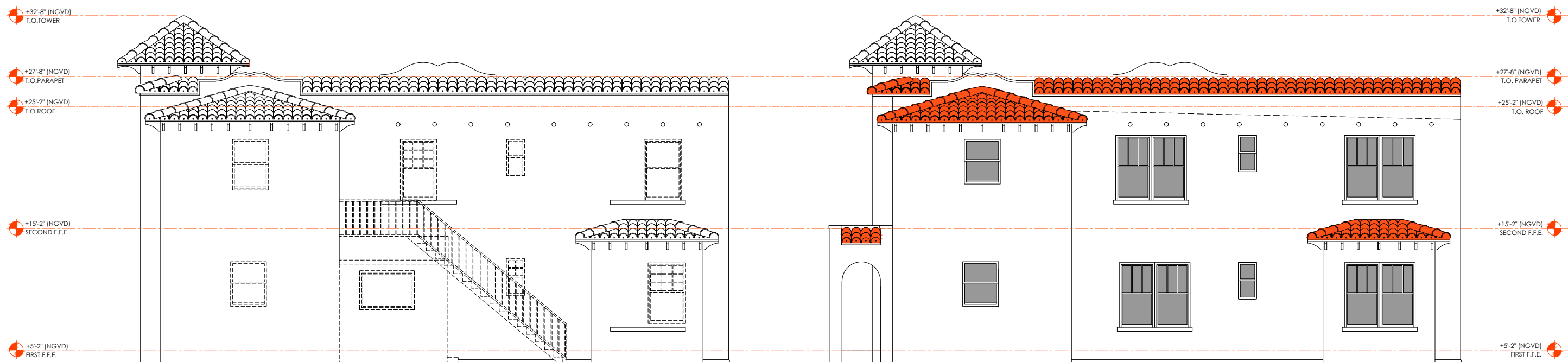
SHEET 09 OF 28

# EXISTING FOURPLEX AT STREET PROPOSED FOR RESTORATION



1 EXISTING SOUTH ELEVATION - FOURPLEX  
EX-7 1/8" = 1'-0"

2 PROPOSED SOUTH ELEVATION - FOURPLEX  
EX-7 1/8" = 1'-0"



3 EXISTING WEST ELEVATION - FOURPLEX  
EX-7 1/8" = 1'-0"

4 PROPOSED WEST ELEVATION - FOURPLEX  
EX-7 1/8" = 1'-0"

NEAL R. DEPUTY ARCHITECT  
dba: NEAL R. DEPUTY PC, PA  
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CONSULTANT  
STATE OF FLORIDA  
NEAL R. DEPUTY  
AR 0015514  
REGISTERED ARCHITECT

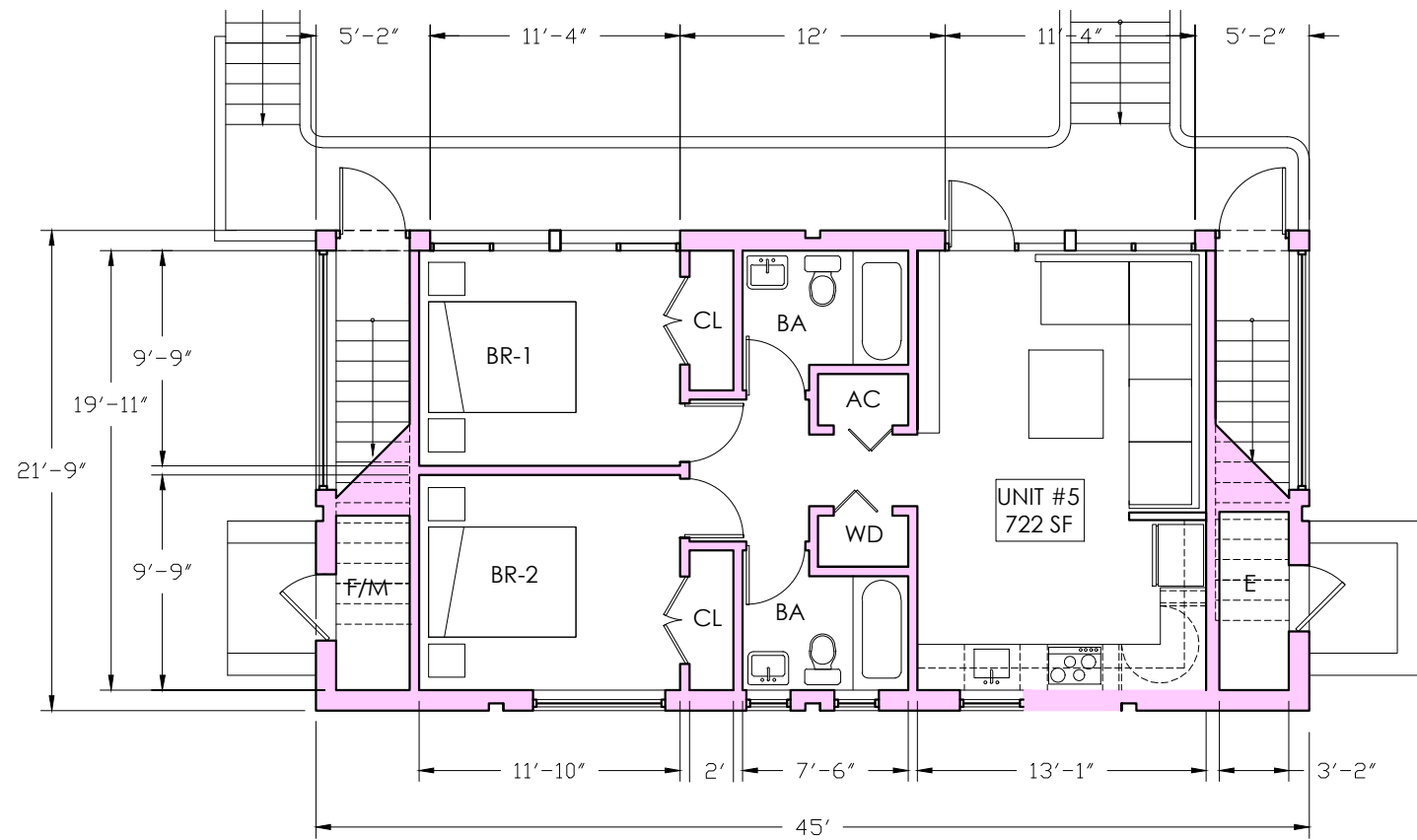
Proposed Site & Building Improvements for  
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Miami Beach, Florida, 33139

DRAWING ISSUES  
30 NOV 21 CITY STAFF REVIEW  
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SCALE: 1/4" = 1'-0"

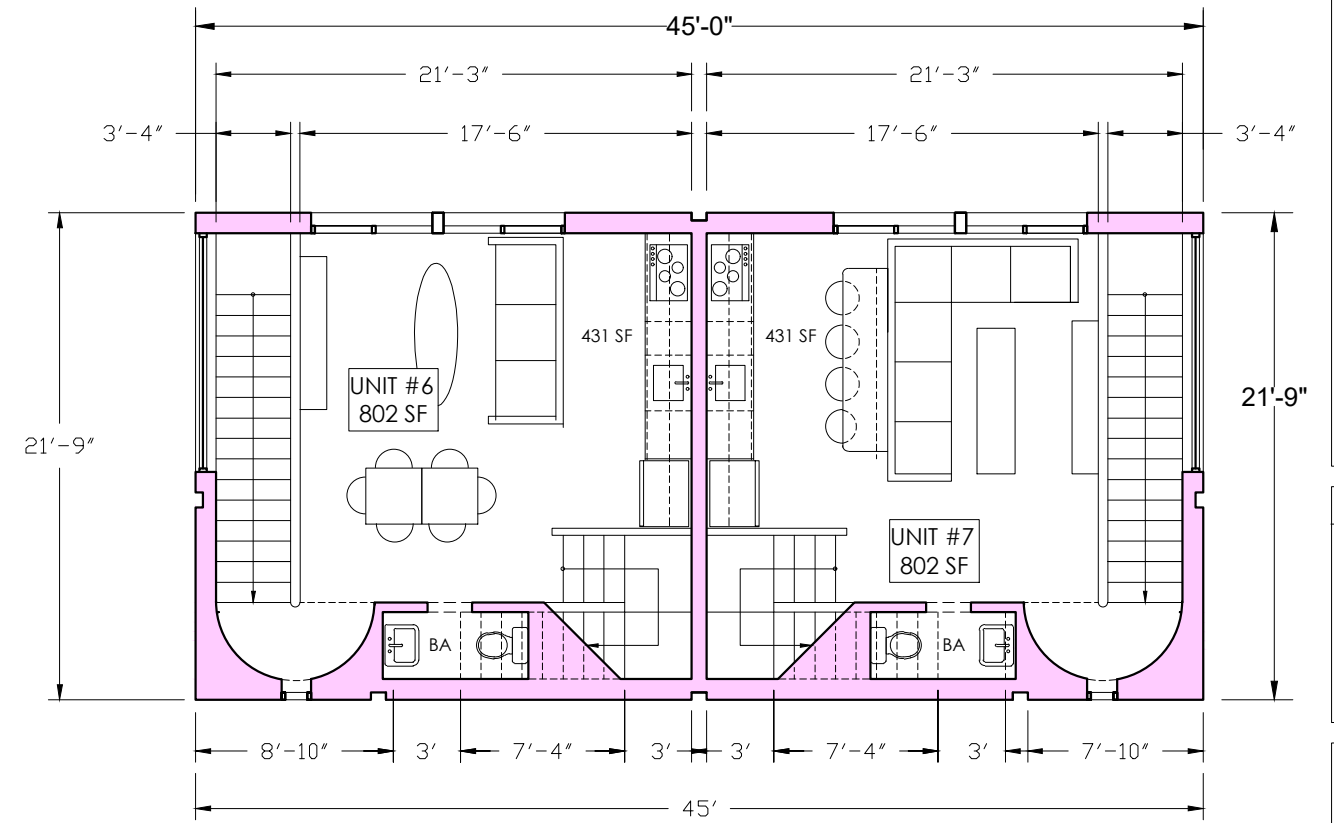
EXISTING ELEVATIONS  
**EX-7**  
SHEET 10 OF 28





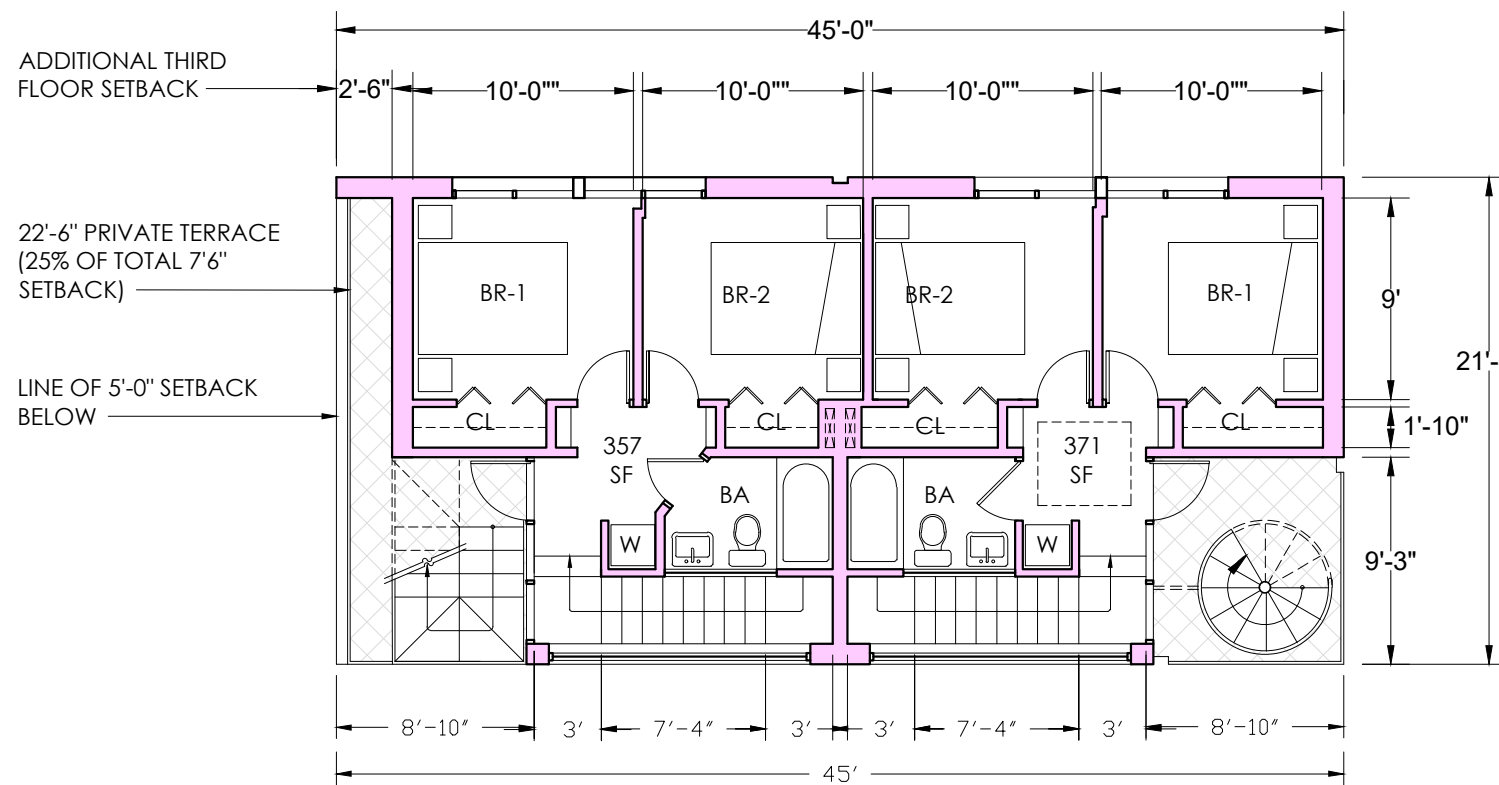
1 PROPOSED FIRST FLOOR PLAN  
A-01 PROPOSED REAR BUILDING

1/4" = 1'-0"



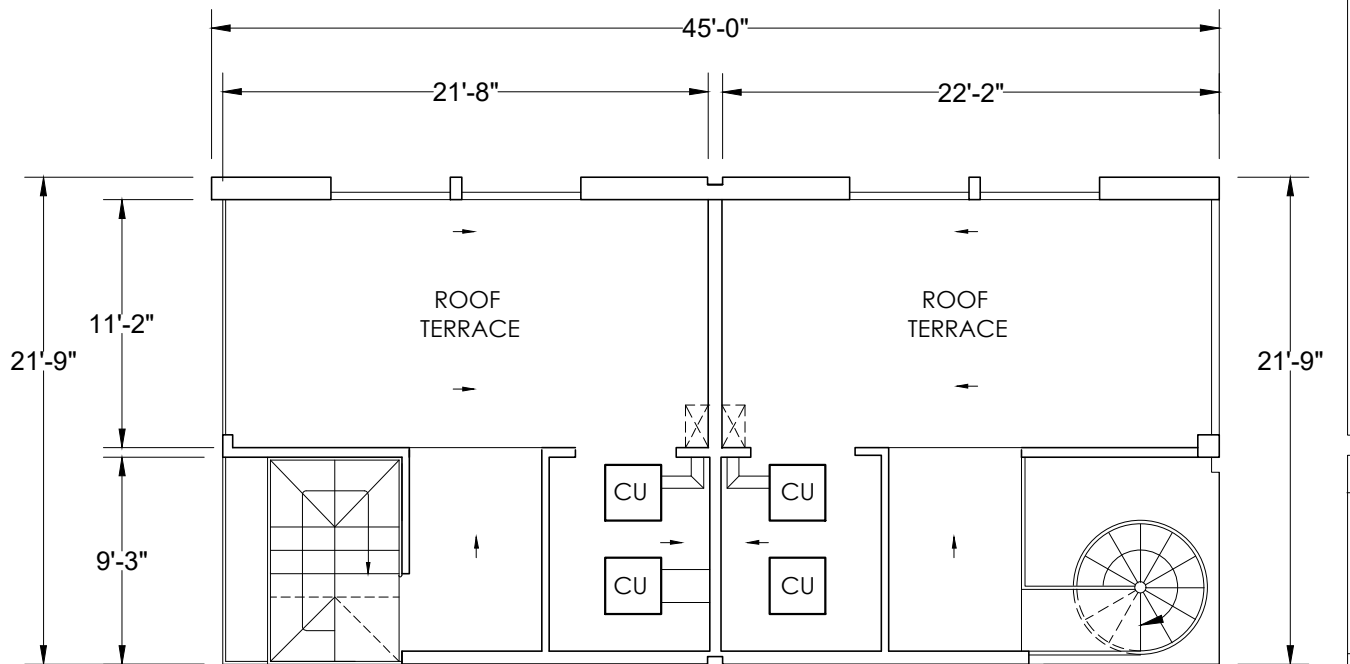
2 PROPOSED SECOND FLOOR PLAN  
A-01 PROPOSED REAR BUILDING

1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN  
A-01 PROPOSED REAR BUILDING

1/4" = 1'-0"



4 PROPOSED ROOF PLAN  
A-01 PROPOSED REAR BUILDING

1/4" = 1'-0"

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Proposed Site & Building Improvements for

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Miami Beach, Florida, 33139

DRAWING ISSUES

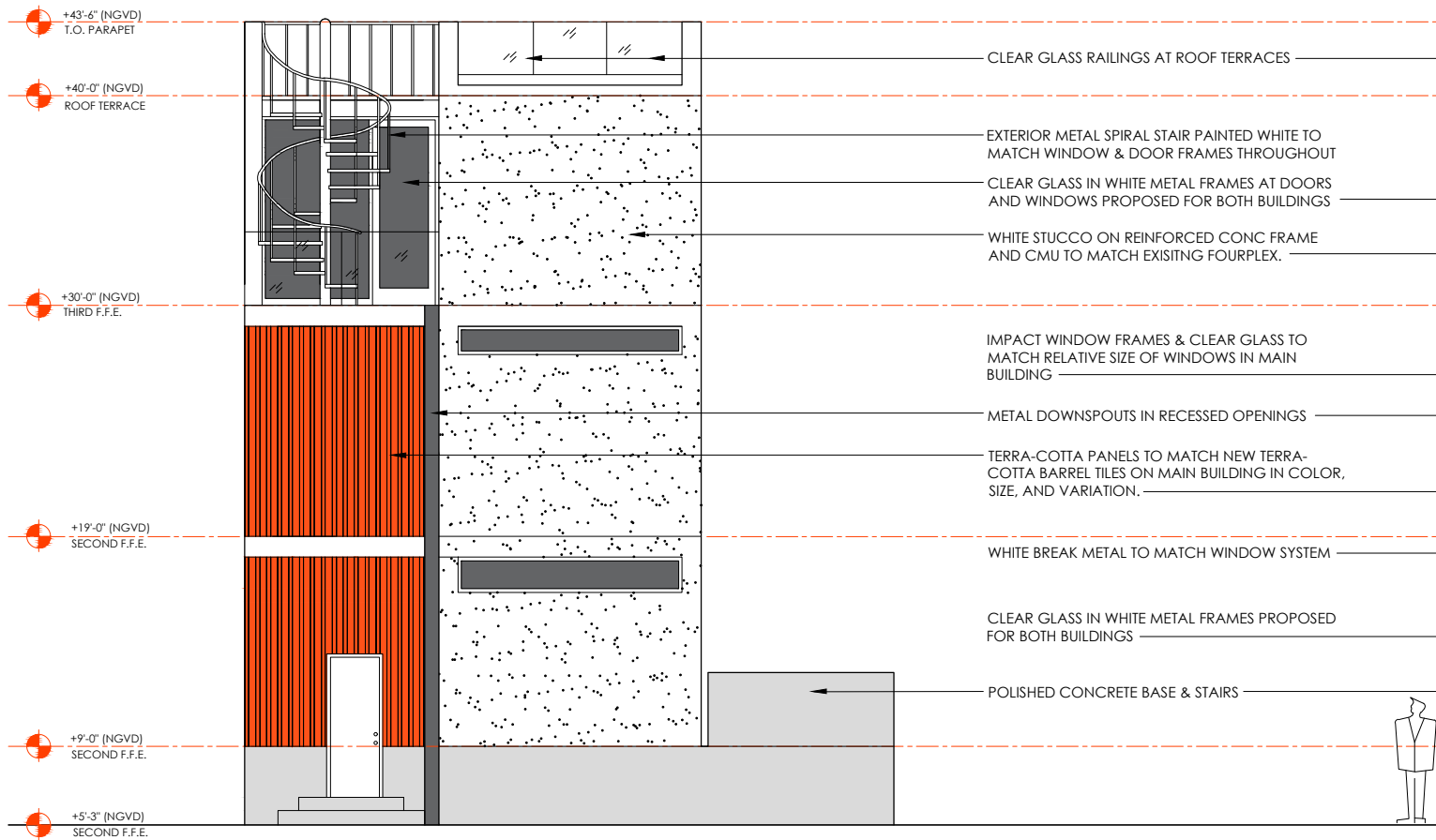
30 NOV 21 CITY STAFF REVIEW  
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SCALE: AS NOTED

REAR BUILDING PLANS

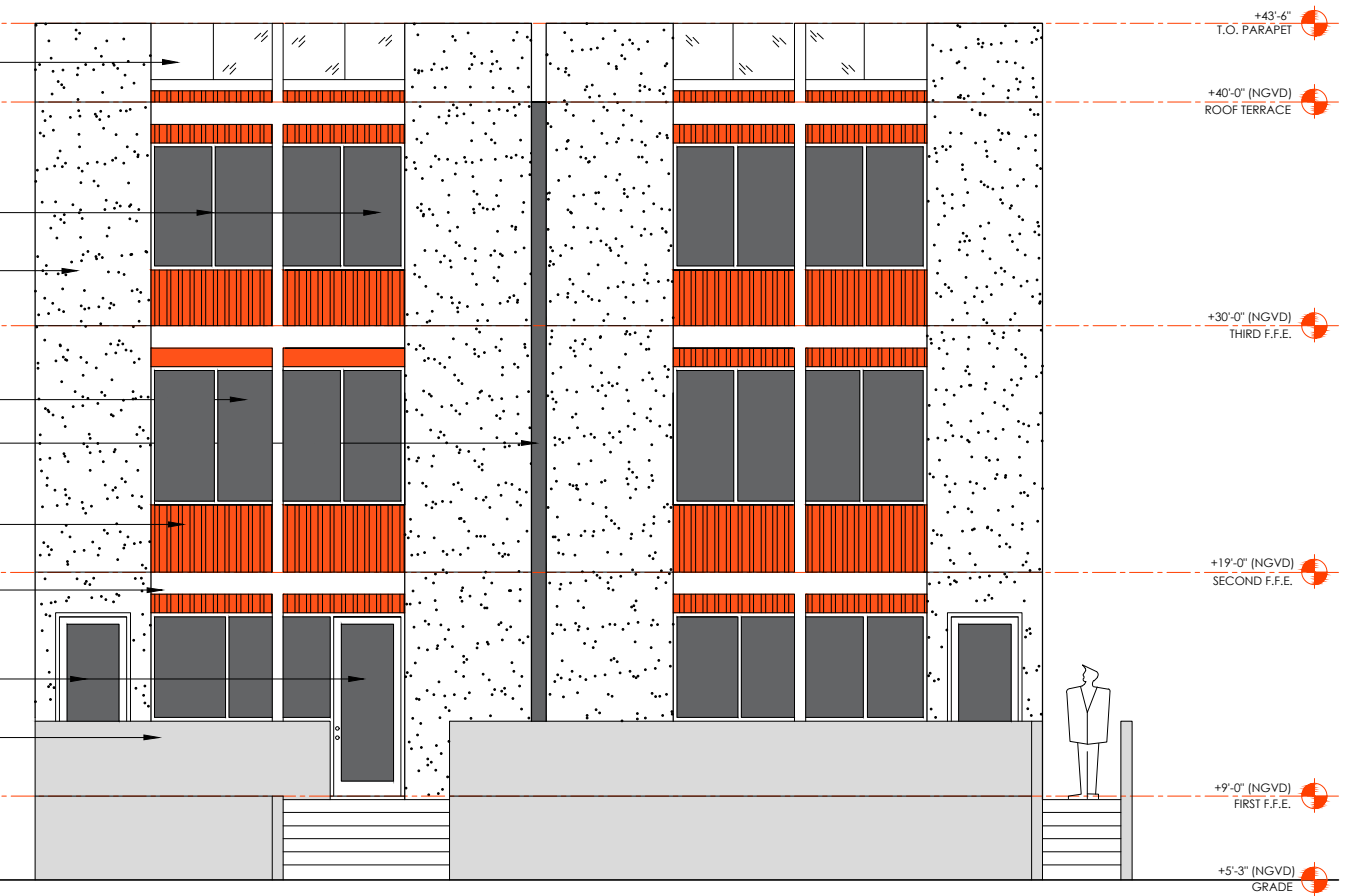
A-01

SHEET 11 OF 28



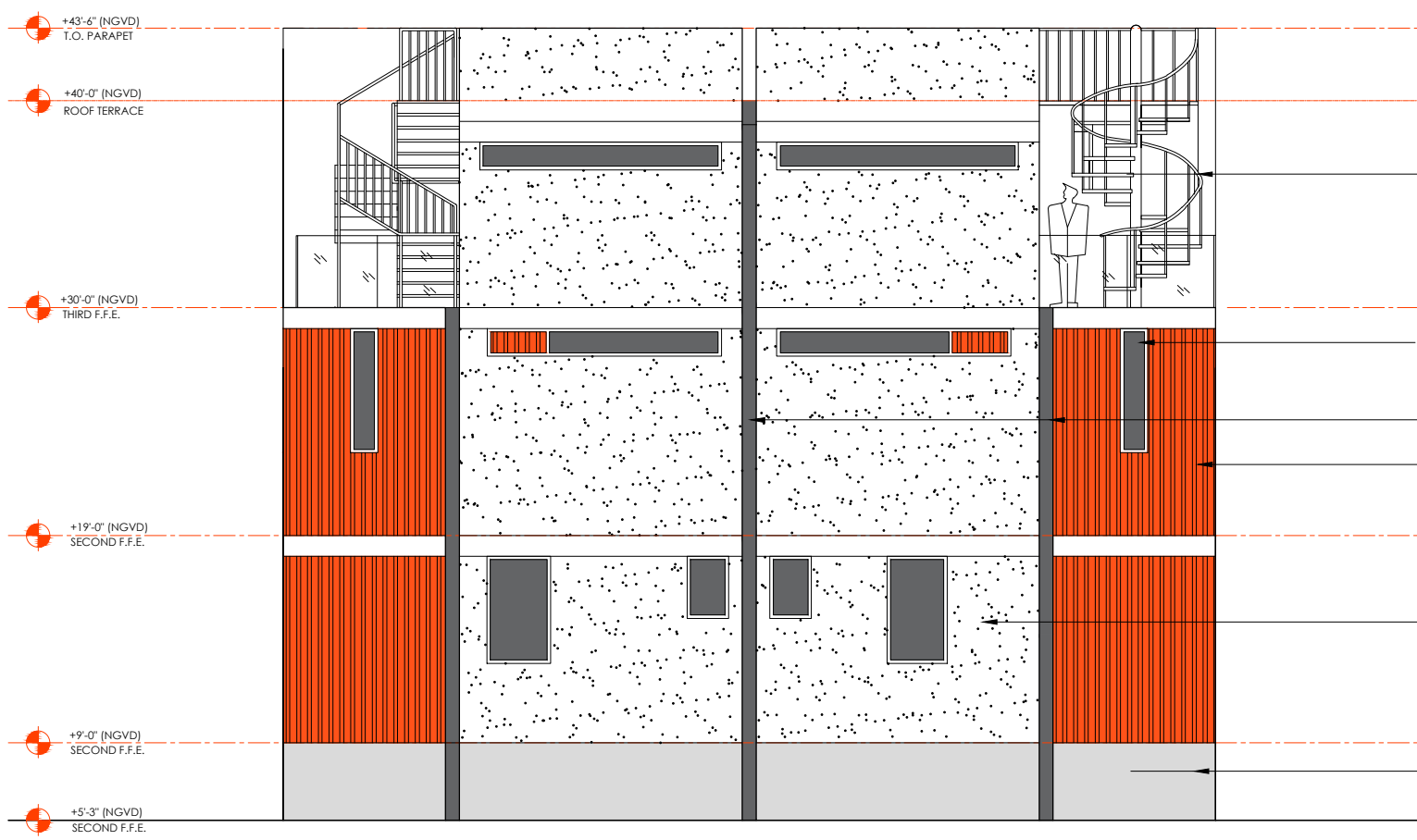
1 PROPOSED EAST ELEVATION  
A-02 PROPOSED REAR BUILDING

1/4" = 1'-0"



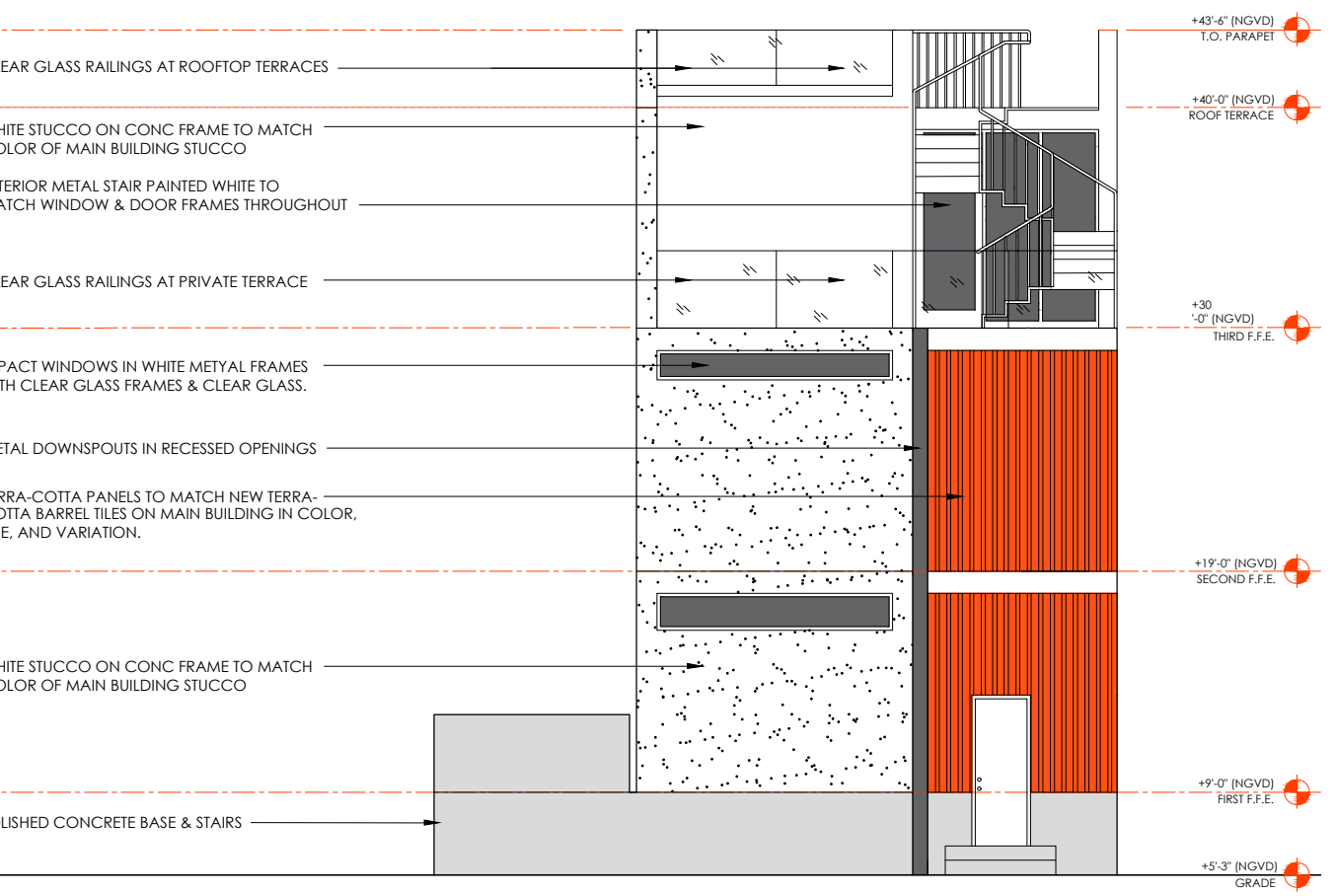
2 PROPOSED NORTH ELEVATION  
A-02 PROPOSED REAR BUILDING

1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
A-02 PROPOSED REAR BUILDING

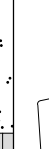
1/4" = 1'-0"



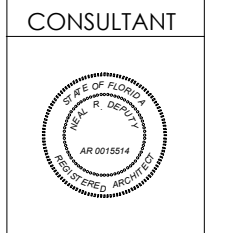
4 PROPOSED WEST ELEVATION  
A-02 PROPOSED REAR BUILDING

1/4" = 1'-0"

- CLEAR GLASS RAILINGS AT ROOF TERRACES
- EXTERIOR METAL SPIRAL STAIR PAINTED WHITE TO MATCH WINDOW & DOOR FRAMES THROUGHOUT
- CLEAR GLASS IN WHITE METAL FRAMES AT DOORS AND WINDOWS PROPOSED FOR BOTH BUILDINGS
- WHITE STUCCO ON REINFORCED CONC FRAME AND CMU TO MATCH EXISTING FOURPLEX.
- IMPACT WINDOW FRAMES & CLEAR GLASS TO MATCH RELATIVE SIZE OF WINDOWS IN MAIN BUILDING
- METAL DOWNSPOUTS IN RECESSED OPENINGS
- TERRA-COTTA PANELS TO MATCH NEW TERRA-COTTA BARREL TILES ON MAIN BUILDING IN COLOR, SIZE, AND VARIATION.
- WHITE BREAK METAL TO MATCH WINDOW SYSTEM
- CLEAR GLASS IN WHITE METAL FRAMES PROPOSED FOR BOTH BUILDINGS
- POLISHED CONCRETE BASE & STAIRS



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**622 15th Street**  
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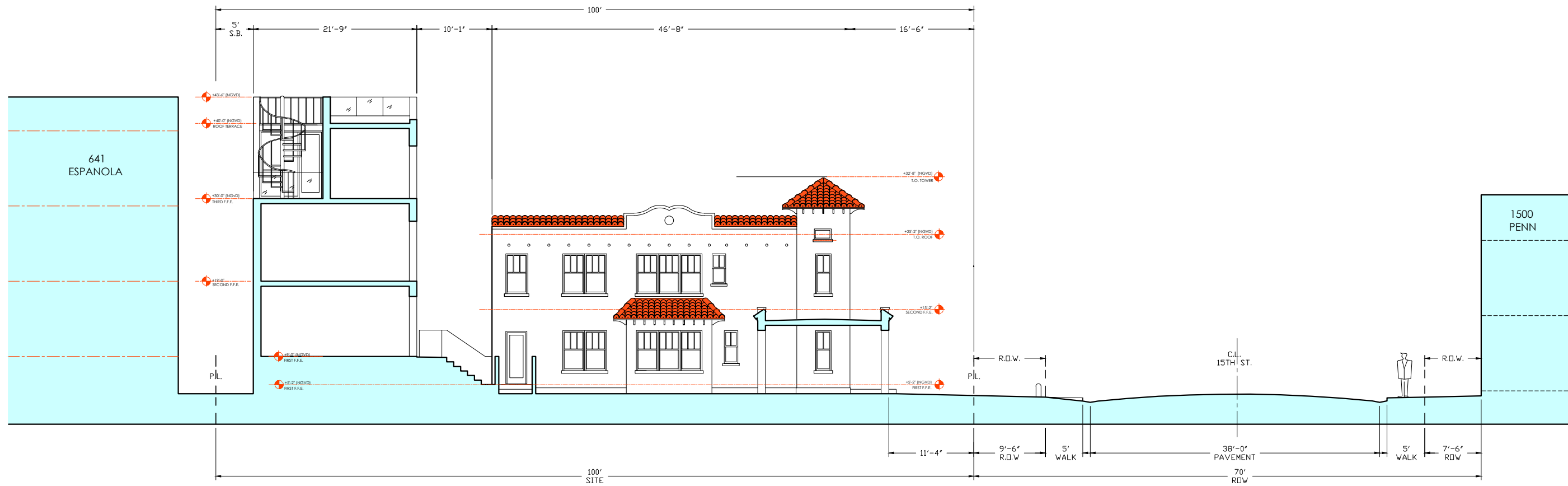
30 NOV 21	CITY STAFF REVIEW
03 JAN 22	FINAL HPB SUBMITAL

SCALE: AS NOTED

PROPOSED ELEVATIONS

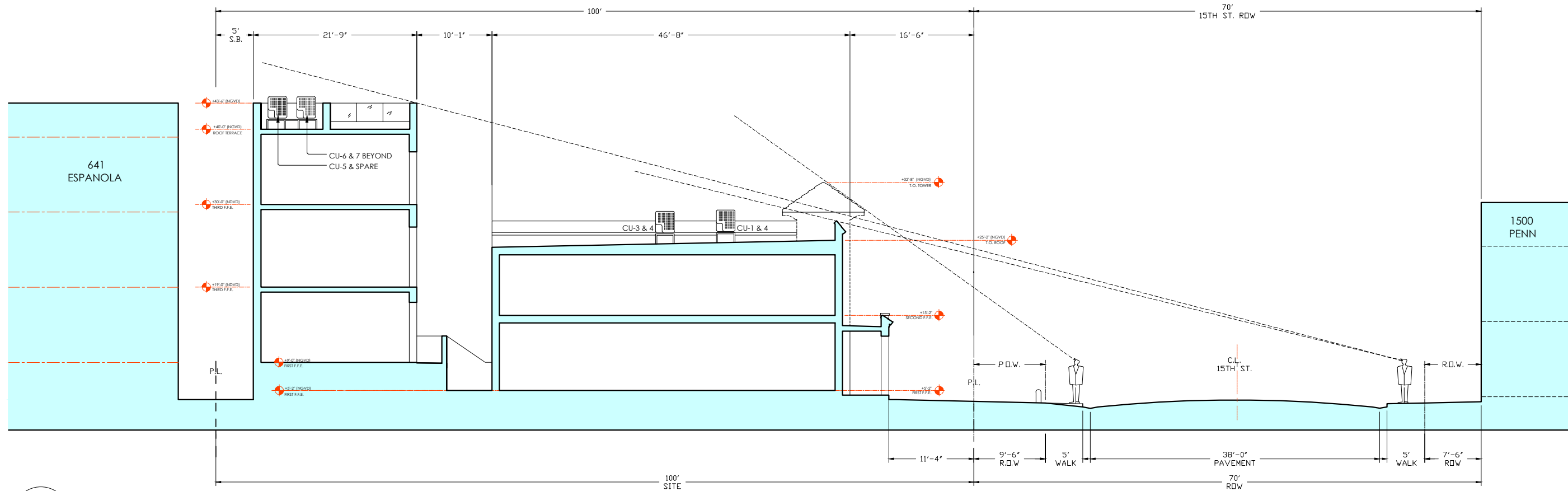
**A-02**





1 SITE SECTION AT PORTE-COCHERE  
A-03

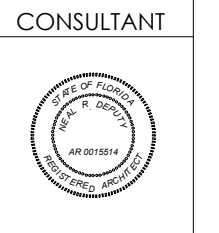
1/8" = 1'-0"



2 SITE SECTION THROUGH FOURPLEX & PROPOSED REAR BUILDING  
A-03

1/8" = 1'-0"

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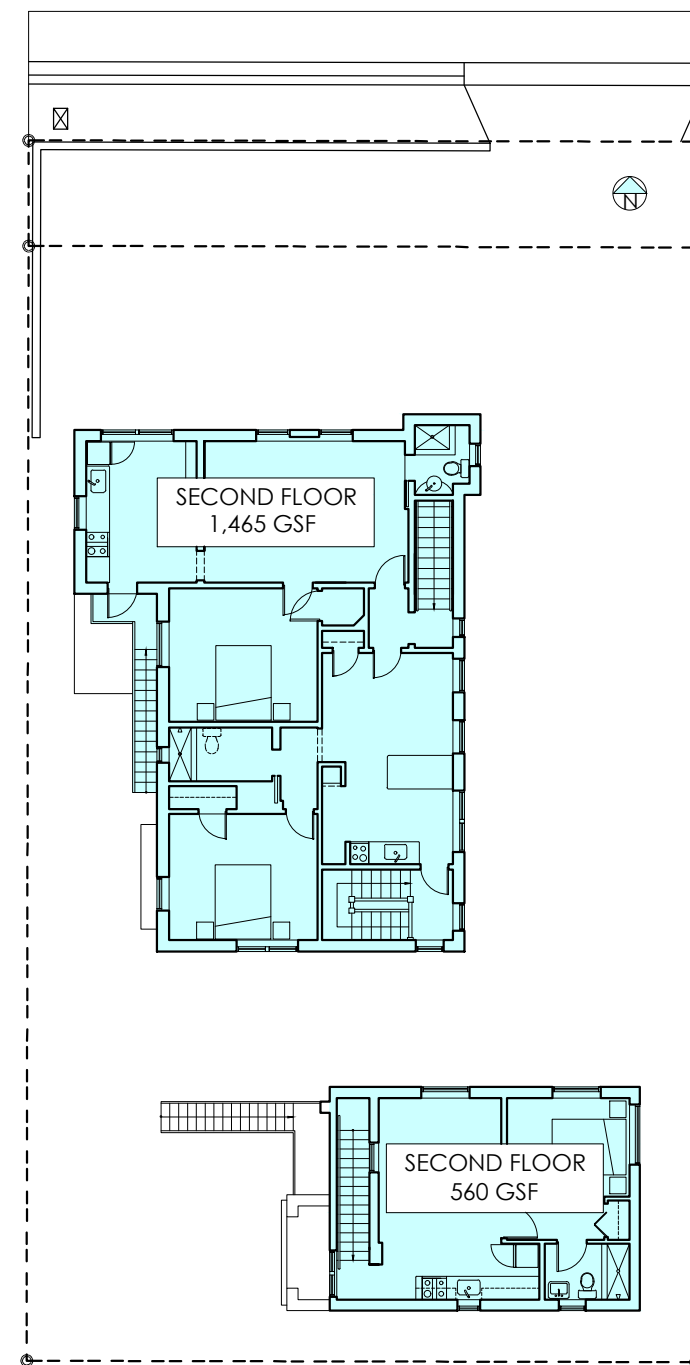
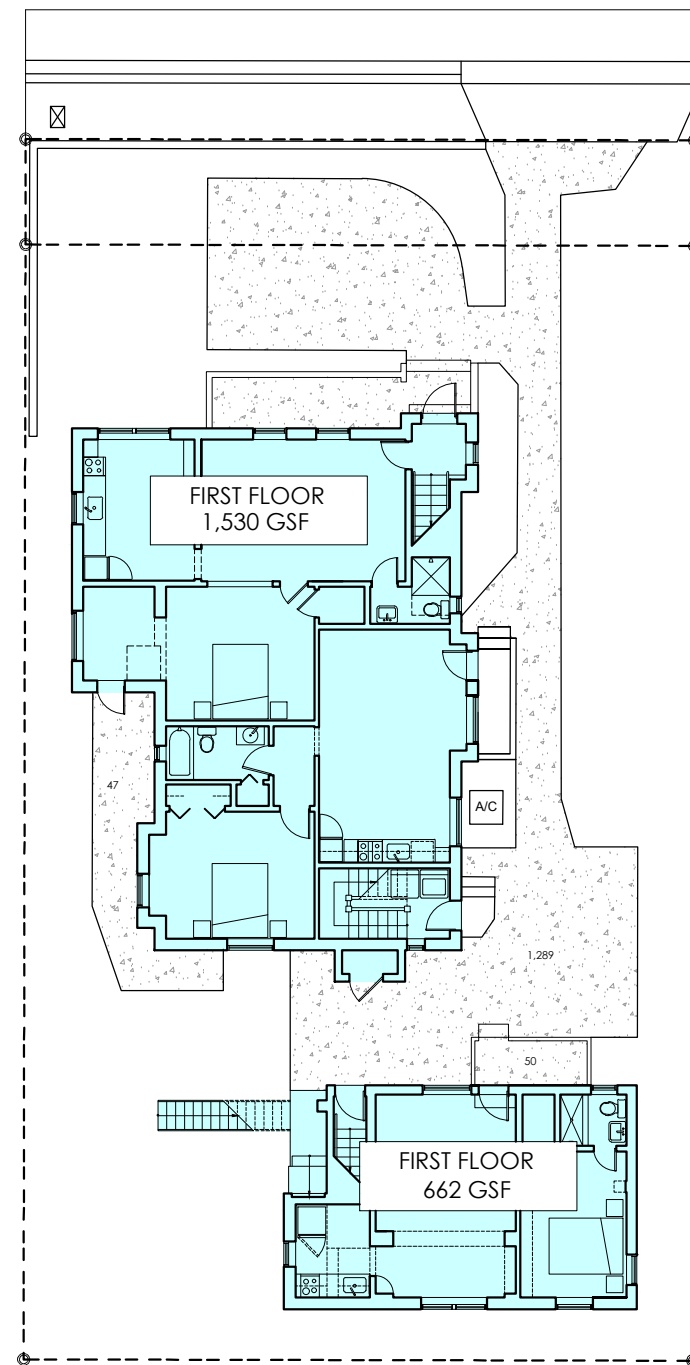
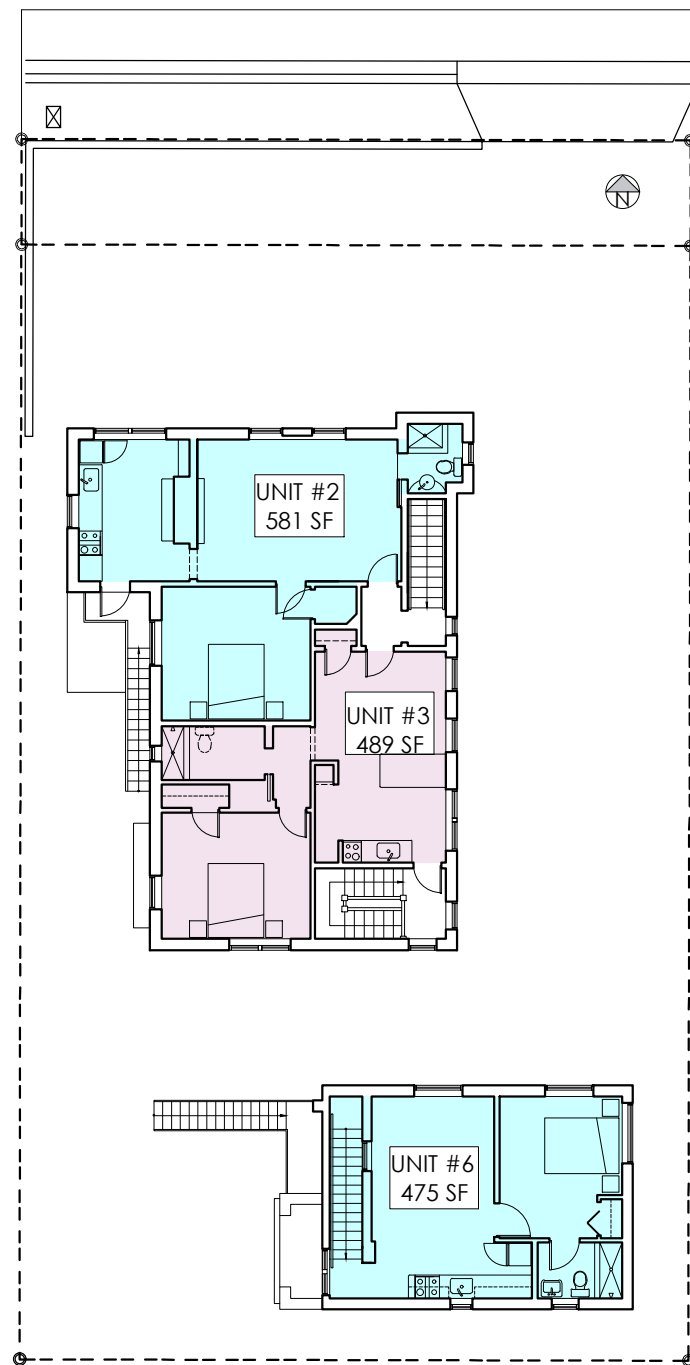
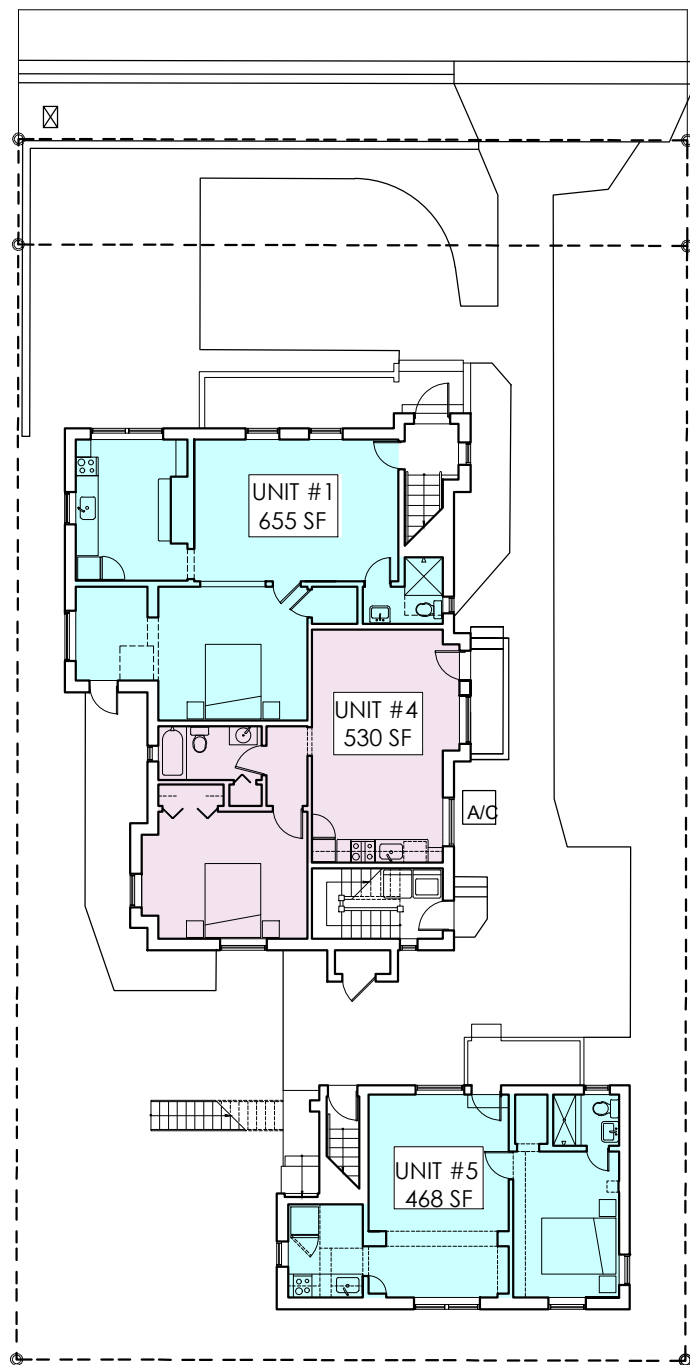
Proposed Site & Building Improvements for  
**622 15th Street**  
Miami Beach, Florida, 33139

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30 NOV 21 CITY STAFF REVIEW  
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SCALE: 1/8" = 1'-0"

SITE SECTIONS  
**A-03**

SHEET 13 OF 28



1 EXISTING NET F.A.R. CALCULATIONS  
A-04 FIRST FLOOR- EXISTING 1/8" = 1'-0"

2 EXISTING NET F.A.R. CALCULATIONS  
A-04 SECOND FLOOR- EXISTING 1/8" = 1'-0"

3 EXISTING GROSS SQUARE FOOT CALCULATIONS  
A-04 FIRST FLOOR- EXISTING 1/8" = 1'-0"

4 EXISTING GROSS SQUARE FOOT CALCULATIONS  
A-04 SECOND FLOOR- EXISTING 1/8" = 1'-0"

EXISTING F.A.R. CALCULATIONS			
EXST'G FOURPLEX: Unit #1=	655 SF	EXISTING GARAGE: Unit #5=	468 SF
Unit #2=	581 SF	Unit #6=	475 SF
Unit #3=	489 SF		
Unit #4=	530 SF		
<b>TOTAL=</b>	<b>2,255 SF</b>	<b>943 SF</b>	<b>TOTAL EXISTING NET AREA= 3,198 SF</b>

EXISTING GROSS AREA CALCULATIONS			
EXST'G FOURPLEX= Ground Floor=	1,530 SF	EXISTING GARAGE= Ground Floor=	622 SF
Second Floor=	1,465 SF	Second Floor=	560 SF
Hardscape=	1,336 SF	Hardscape=	50 SF
<b>TOTAL=</b>	<b>4,331 SF</b>	<b>1,232 SF</b>	<b>TOTAL GROSS AREA= 5,563 SF</b>

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STATE OF FLORIDA  
NEAL R. DEPUTY  
AR 0015514  
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**622 15th Street**  
Miami Beach, Florida, 33139

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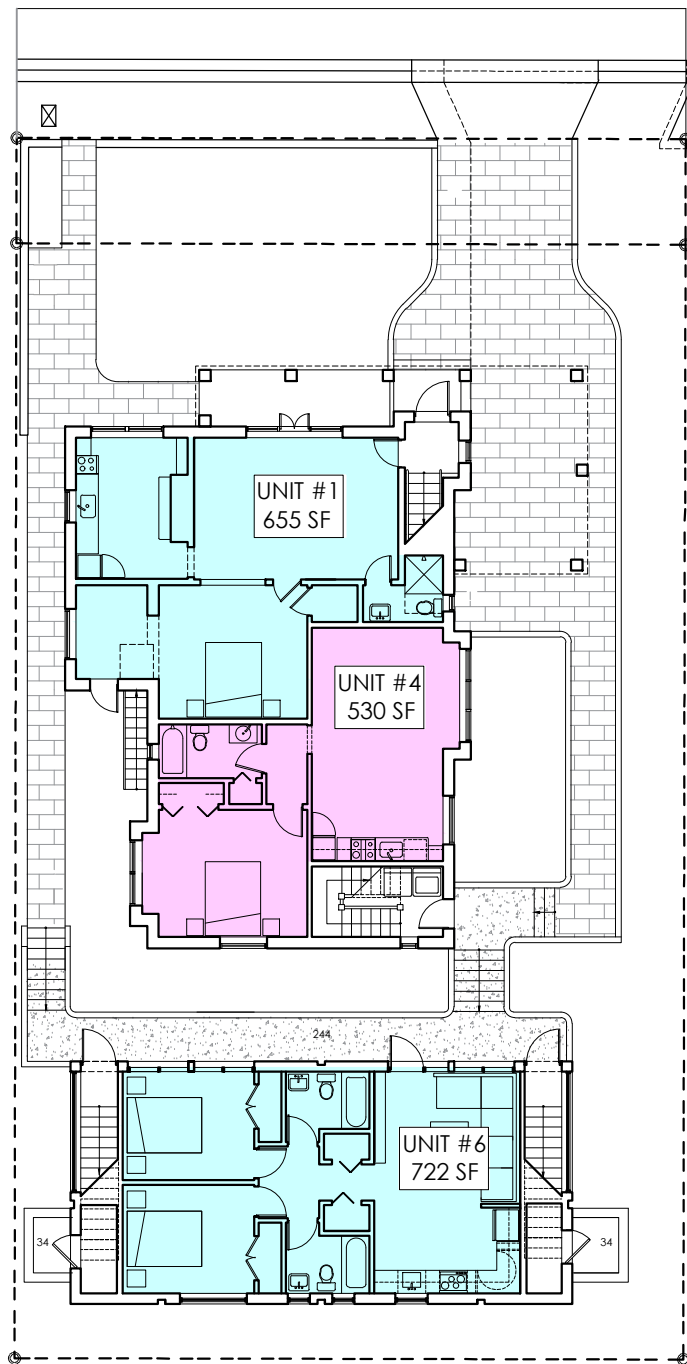
SCALE: AS NOTED

BLD'G AREA DIAGRAMS

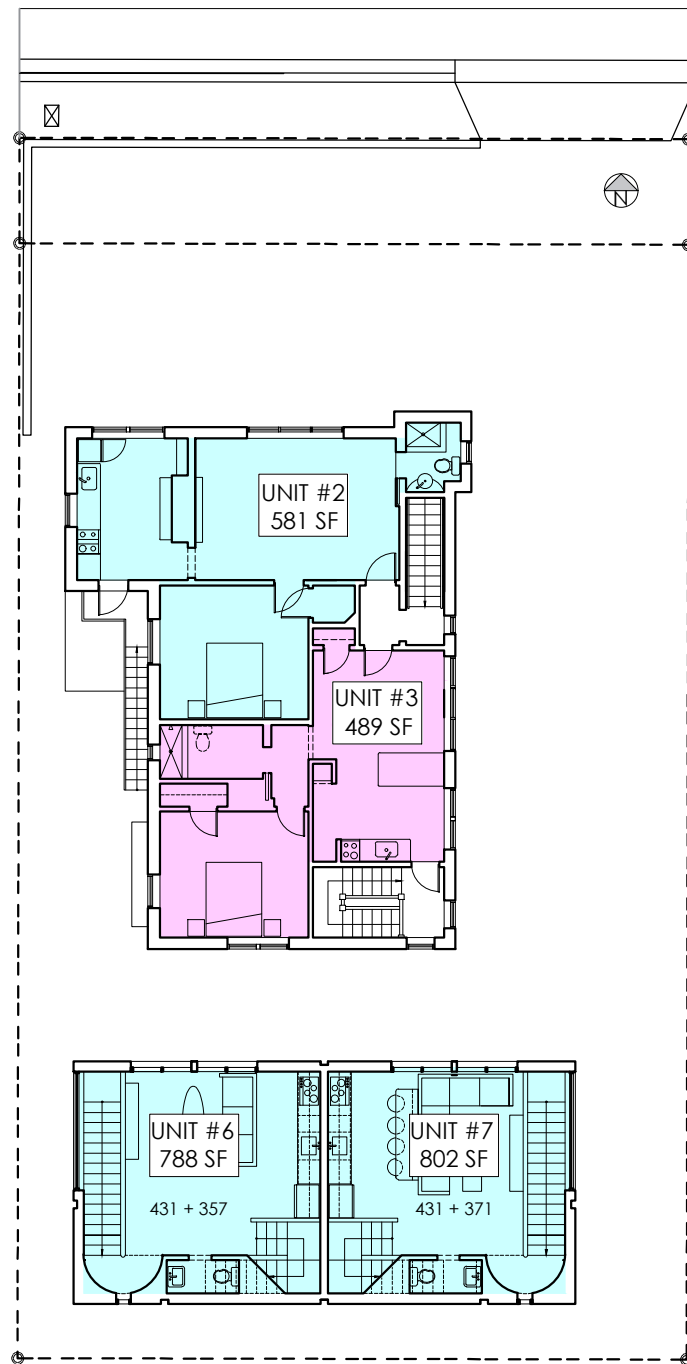
**A-04**

SHEET 14 OF 28

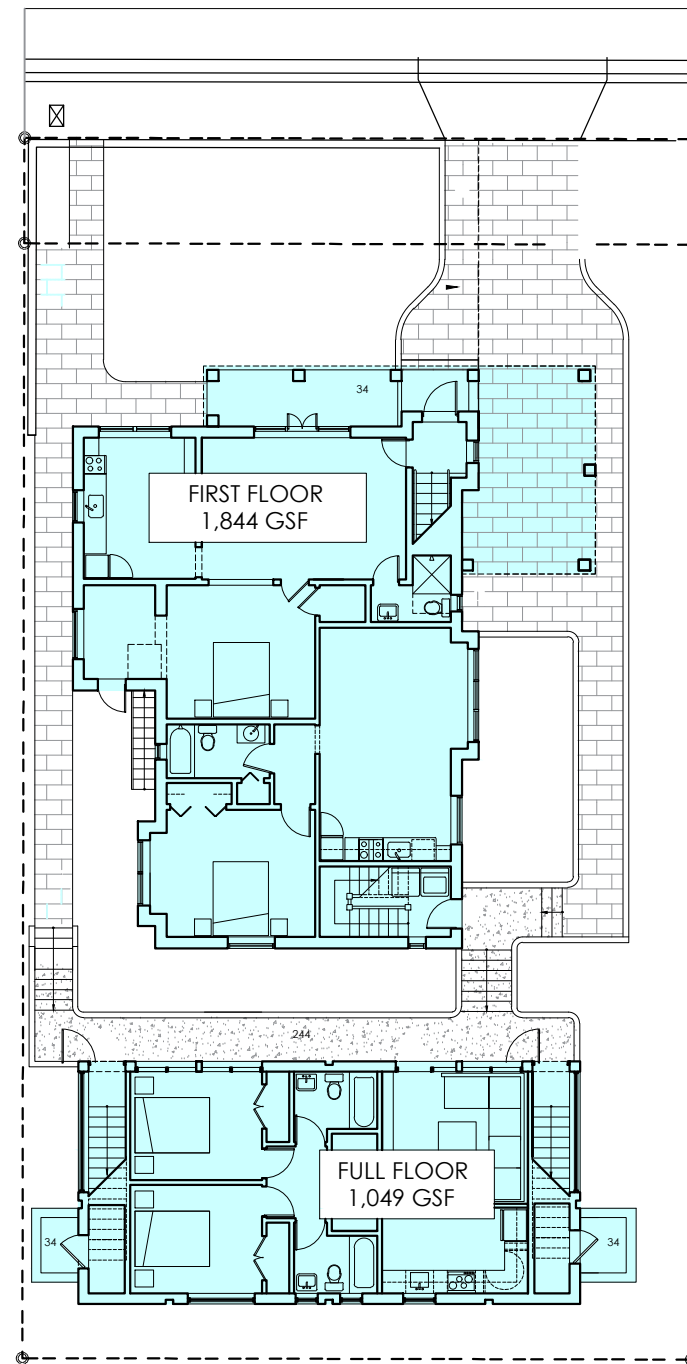




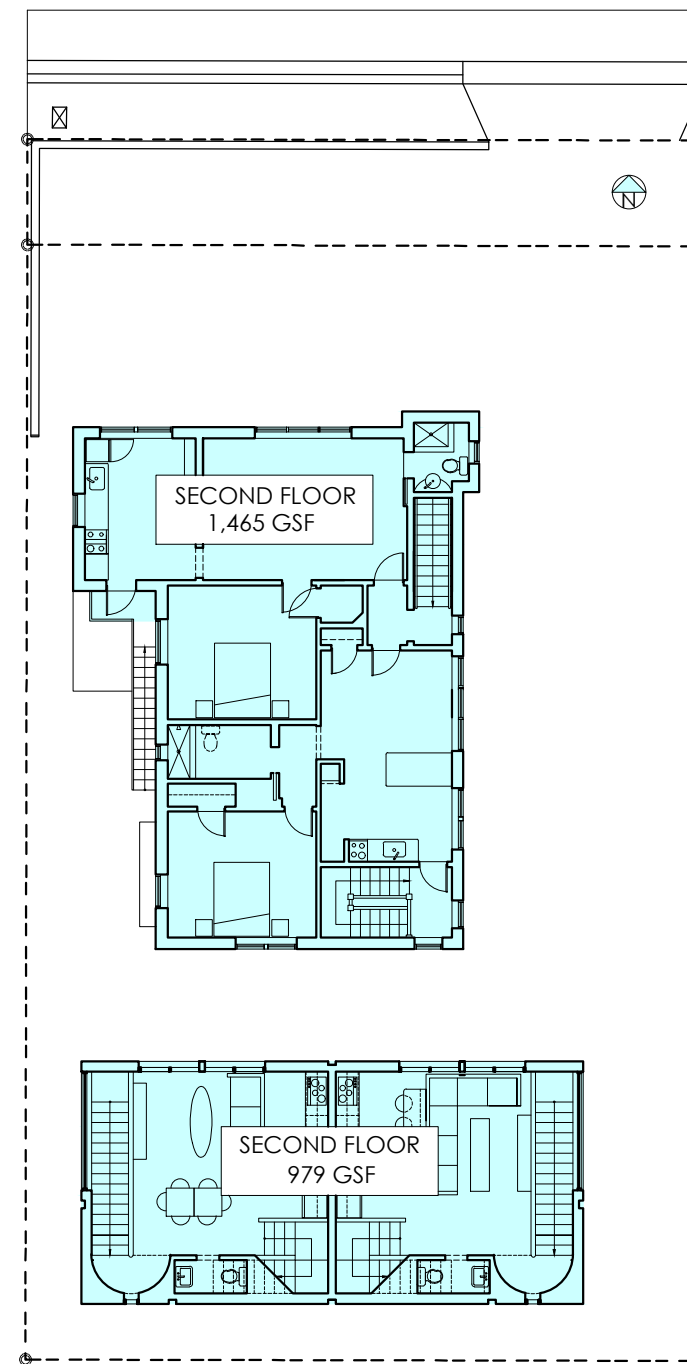
1 PROPOSED NET F.A.R. CALCULATIONS  
A-05 GROUND FLOOR- PROPOSED 1/8" = 1'-0"



2 PROPOSED NET F.A.R. CALCULATIONS  
A-05 SECOND & THIRD FLOOR -PROPOSED 1/8" = 1'-0"



3 PROPOSED GROSS SF CALCULATIONS  
A-05 GROUND FLOOR- PROPOSED 1/8" = 1'-0"



4 PROPOSED GROSS SF CALCULATIONS  
A-05 SECOND FLOOR- PROPOSED 1/8" = 1'-0"

### POPOSED F.A.R. CALCULATIONS

RENO FOURPLEX=	Unit #1= 655 SF	PROPOSED BUILDING=	Unit #5= 722 SF	PROPOSED NET FLOOR AREA= 4,581 SF
	Unit #2= 581 SF		Unit #6= 788 SF	
	Unit #3= 489 SF		Unit #7= 802 SF	
	Unit #4= 530 SF		<b>TOTAL= 2,312 SF</b>	PROPOSED F.A.R.= 4,581/7,500= <b>0.61</b>
<b>TOTAL= 2,255 SF</b>				
Average Renovated Unit = <b>564 SF</b>		Average New Unit Size= <b>771 SF</b>		

SEE DRAWING SHEET A-04 FOR EXISTING FAR CALCULATIONS

### PROPOSED GROSS AREA CALCULATIONS

RENO FOURPLEX=	Ground Floor= 1,844 SF	PROPOSED BUILDING=	Ground Floor= 1,049 SF	TOTAL= <b>3,343 SF</b>
	Second Floor= 1,465 SF		Second Floor= 979 SF	
	Hardscape= 34 SF		Third Floor= 974 SF	
			Roof = 819 SF	
			Hardscape= 312 SF	
			<b>TOTAL= 4,133 SF</b>	<b>TOTAL GROSS AREA= 7,476 SF</b>

SEE DRAWING SHEET A-04 FOR EXISTING GROSS AREA CALCULATIONS

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Proposed Site & Building Improvements for

622 15th Street

Miami Beach, Florida, 33139

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08 MAR 22 FINAL HPB SUBMITTAL

SCALE: AS NOTED

BLDG AREA DIAGRAMS

A-05

SHEET 15 OF 28



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 Tel: 857-928-1937  
 email: info@studioarth.com  
 www.studioarth.com

Client:  
**TOA INVESTMENT LLC**

PROPOSED  
 SITE REDEVELOPMENT

622 15 TH STREET,  
 MIAMI BEACH,  
 FLORIDA 33139

Revision

No.	Description	Date

Project Status:  
 HFB21-0495  
 FIRST SUBMITTAL  
 03-08-2022



Digitally signed  
 by RITUPARNA  
 SIMLAI  
 Date:  
 2021.12.29  
 11:35:51 -05'00'

Rituparna Simlai LA5667403  
 Drawing Name

LANDSCAPE PLAN

Scale \_\_\_\_\_  
 Project Number 20101  
 Issue Date 11/11/2021  
 Checked By RS  
 Drawing No \_\_\_\_\_



L300



*Caryota mitis*  
Fishtail Palm  
*Simarouba glauca*  
Paradisa Tree

*Bulnesia arborea*  
Verawood

*Yucca elephantipes*  
Yucca In pot

*Alpinia purpurata*  
Red Ginger

*Clusia nana*

*Monstera deliciosa*  
Swiss Cheese Plant

*Caesalpinia feneea*  
Leopard Tree

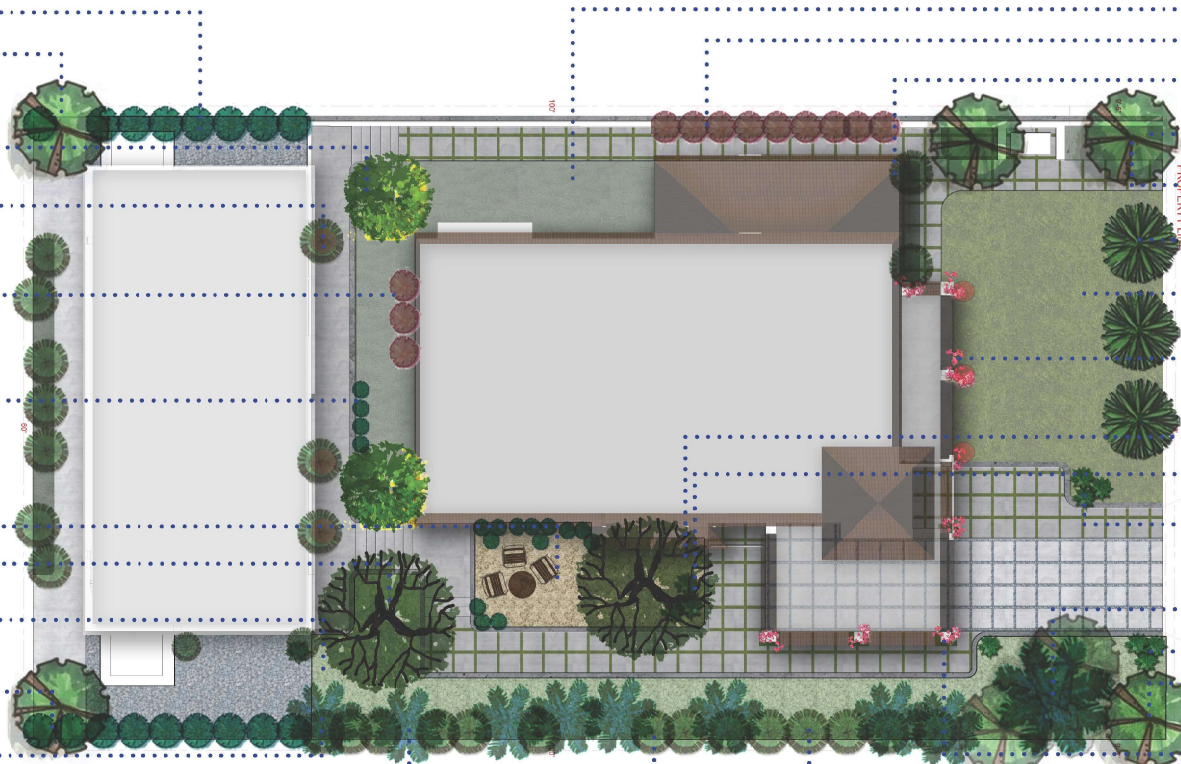
*Liriope*  
Monkey Grass

*Simarouba glauca*  
Paradisa Tree

*Caryota mitis*  
Fishtail Palm

*Adonidia merrillii* (Existing)  
Christmas Palm

*Gymnanthes lucida*  
Crabwood



Mondograss

*Alpinia purpurata*  
Red Ginger  
*Yucca elephantipes*  
Yucca

*Bursea simaruba*  
Gumbo Limbo

*Myrcianthes fragrans*  
Simpson's Stopper

*Phoenix canariensis*  
Canary Date Palm

*Zoysia cashmere*

*Jasmin sambac*  
Arabian Jasmin

*Agave attenuata*  
Spineess agave

*Bursea simaruba*  
Gumbo Limbo

*Agave attenuata*  
Spineess agave

*Bismarckia nobilis* (Existing)  
Bismarck Palm

*Agave attenuata*  
Spineess agave

*Myrcianthes fragrans*  
Simpson's Stopper

*Jasmin sambac*  
Arabian Jasmin

*Gymnanthes lucida*  
Crabwood

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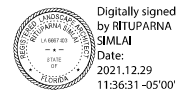
Client:  
TOA INVESTMENT L.L.C

PROPOSED  
STE REDEVELOPMENT

622 15 TH STREET,  
MIAMI BEACH,  
FLORIDA 33139

Revision		
No.	Description	Date

Project Status:  
HPB21-0495  
FIRST SUBMITTAL  
03-06-2022



Rituparna Simlai LA6667403  
Drawing Name

P\_LANTING PLAN

Scale  
Project Number 20101  
Issue Date 11/11/2021  
Checked By RS  
Drawing No

L800

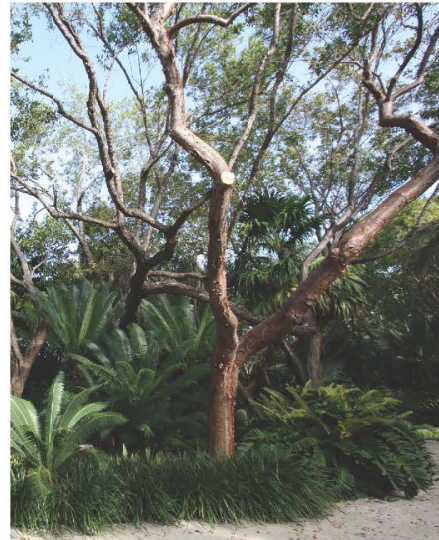




*Myrcianthes fragrans*  
Simpson's Stopper



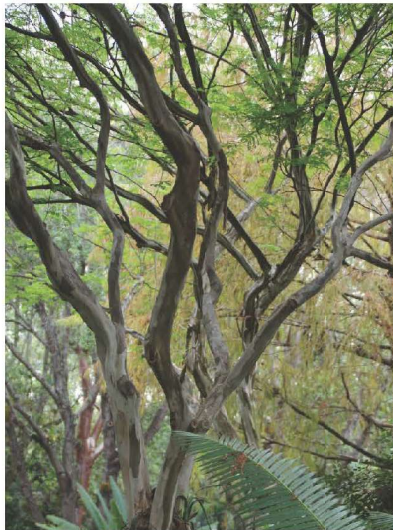
*Simarouba glauca*  
Paradisa Tree



*Bursera simaruba*  
Gumbo Limbo



*Bulnesia arborea*  
Verawood



*Caesalpinia ferrea*  
Leopard Tree



*Gymnanthes lucida*  
Crabwood



*Caryota mitis*  
Fishtail Palm



*Alpinia purpurata*  
Red Ginger

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Client:  
TOA INVESTMENT LLC

PROPOSED  
SITE REDEVELOPMENT

622 15 TH STREET,  
MIAMI BEACH,  
FLORIDA 33139

Revision

No.	Description	Date

Project Status:  
HF821\_0495  
FIRST SUBMITTAL  
03-08-2022



Digitally  
signed by  
RITUPARNA  
SIMLAI  
Date:  
2021.12.29  
11:37:00-05'00'

Rituparna Simlai LA6667403  
Drawing Name

PLANTING IMAGERY

Scale  
Project Number 20101  
Issue Date 11/11/2021  
Checked By RS  
Drawing No

L801

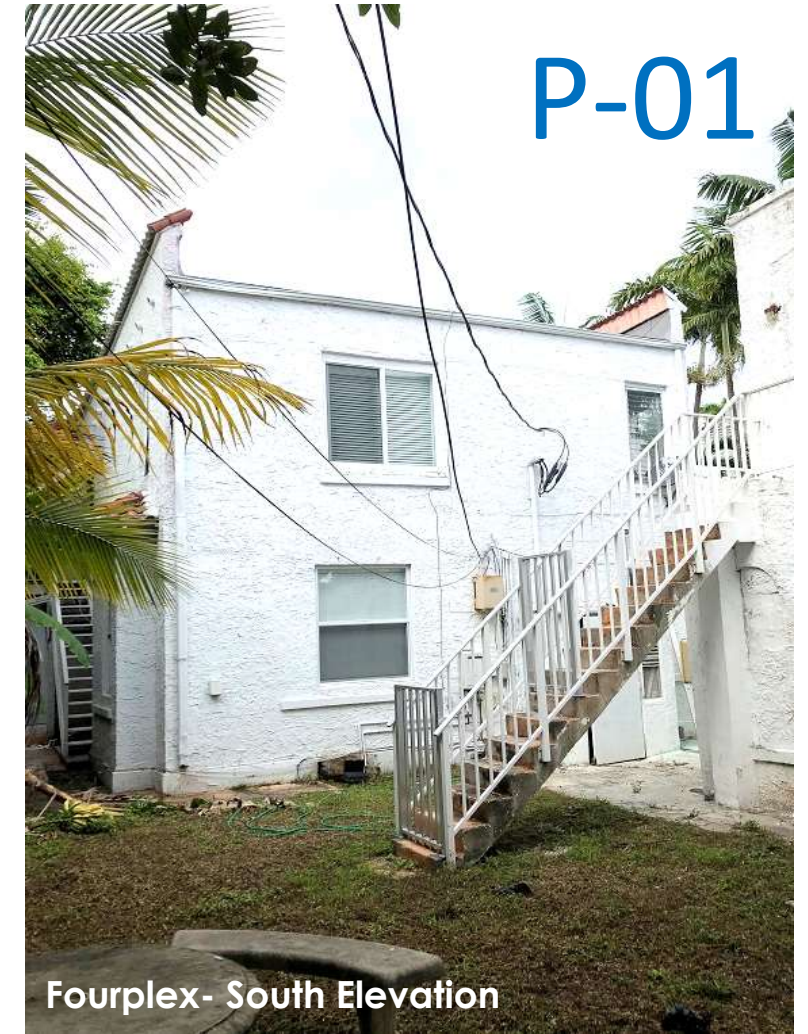




Fourplex- North Elevation (Street)



Fourplex- East Elevation



P-01

Fourplex- South Elevation

## Existing Fourplex at Street- Photos Proposed for Renovation



Fourplex- West Elevation



View of Garage Building from Street



Poorly sized Windows and AC Units at Fourplex





Garage Building - Northwest Corner



Garage Building - Southwest Corner



Garage Building - Southeast Corner

## Existing Garage Building at Rear- Photos Proposed for Reclassification, Demolition, & Replacement



Garage Building from Site Interior



Garage Door "Ghost"



Garage Building - North Elevation

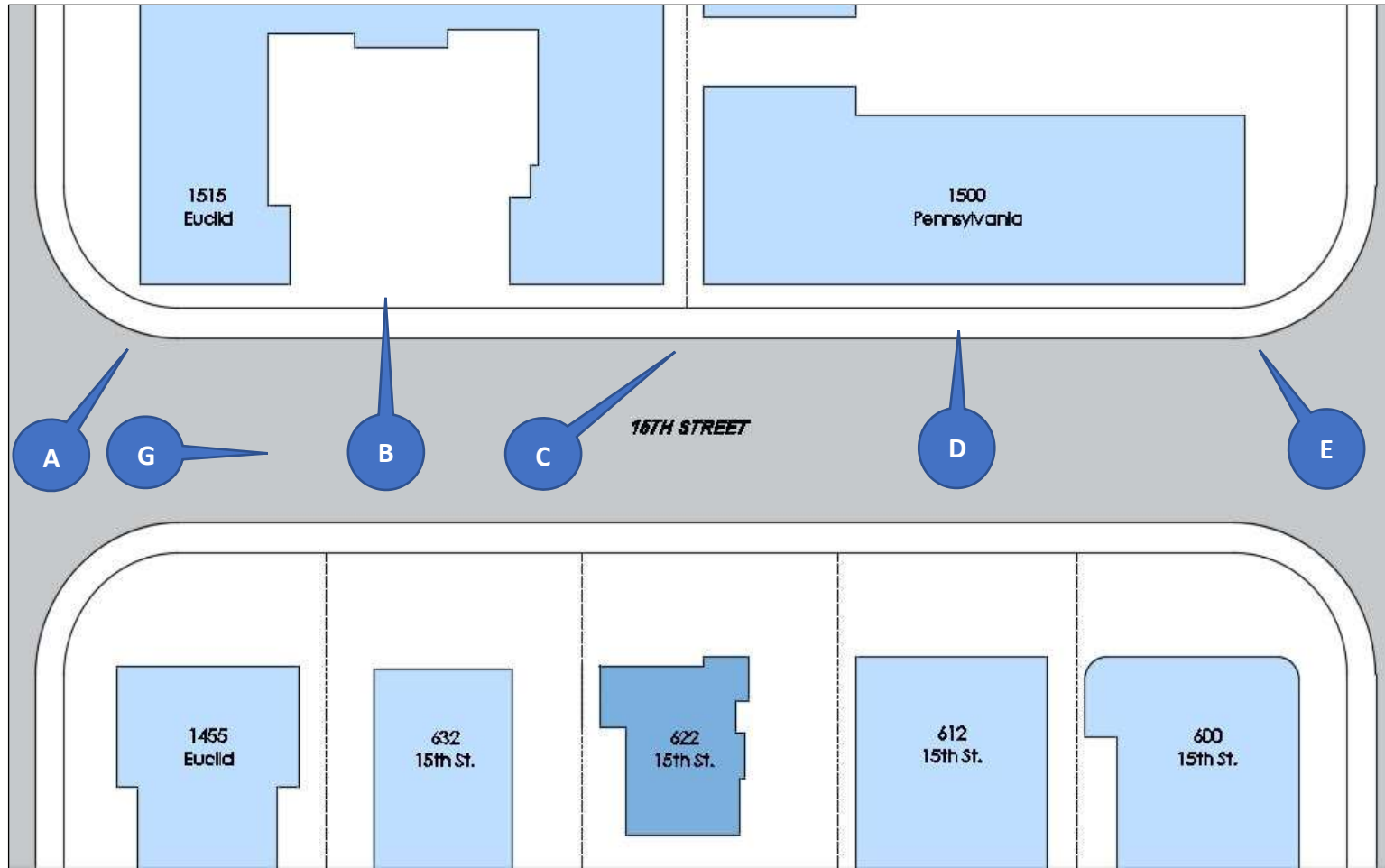




















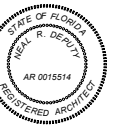
1  
T-01

PRIMARY ELEVATION FROM 15TH ST SHOWING PROPOSED ARCADED PORCH, ENTRYWAY, AND PORT-COCHERE  
NO SCALE

NEAL R. DEPUTY ARCHITECT  
dba NEAL R., DEPUTY PC, PA

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CONSULTANT



Proposed Site & Building Improvements for  
**622 15th Street**  
Miami Beach, Florida, 33139

DRAWING ISSUES

CITY STAFF REVIEW 11/30/21

SCALE: AS NOTED

3D SITE DIAGRAMS

T-01

SHEET 27 OF 30





1  
T-02

VIEW FROM NORTHEAST SHOWING PROPOSED RENOVATIONS TO 622 15TH ST & NEW BUILDING AT REAR  
NO SCALE

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Miami Beach, Florida, 33139

DRAWING ISSUES

30 NOV 21 CITY STAFF REVIEW  
03 JAN 22 FINAL HPB SUBMITTAL

SCALE: N.T.S.

PERSPECTIVE RENDERING

T-02

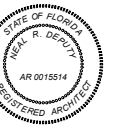




1 VIEW OF ENTRY PROMENADE SHOWING PROPOSED RENOVATIONS TO 622 15TH ST & NEW BUILDING AT REAR  
 T-03 NO SCALE

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Proposed Site & Building Improvements for  
**622 15th Street**  
 Miami Beach, Florida, 33139

DRAWING ISSUES

30 NOV 21 CITY STAFF REVIEW  
 03 JAN 22 FINAL HPB SUBMITTAL

SCALE: N.T.S

PERSPECTIVE RENDERING

**T-03**





1  
T-04

PRIMARY ELEVATION FROM 15TH ST SHOWING PROPOSED ARCADED PORCH, ENTRYWAY, AND PORT-COCHERE  
NO SCALE

NEAL R. DEPUTY ARCHITECT

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Proposed Site & Building Improvements for

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Miami Beach, Florida, 33139

DRAWING ISSUES

30 NOV 21 CITY STAFF REVIEW  
03 JAN 22 FINAL HPB SUBMITTAL

SCALE: N.T.S.

PERSPECTIVE RENDERING

T-04

SHEET 28 OF 28