

Balancing Tradition & Progress:

829 Milano Boutique

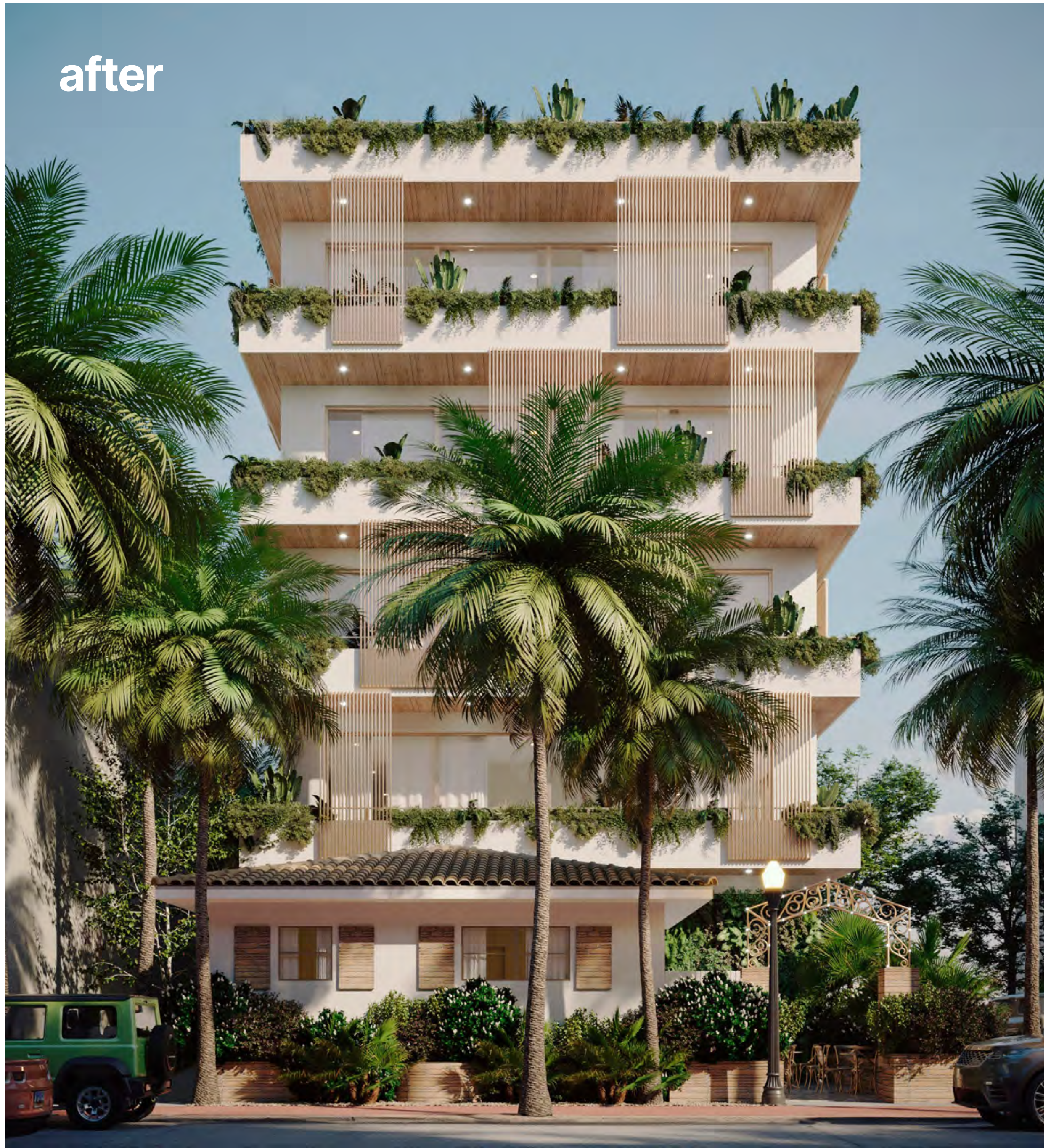
HISTORIC PRESERVATION
BOARD 22-0561



before



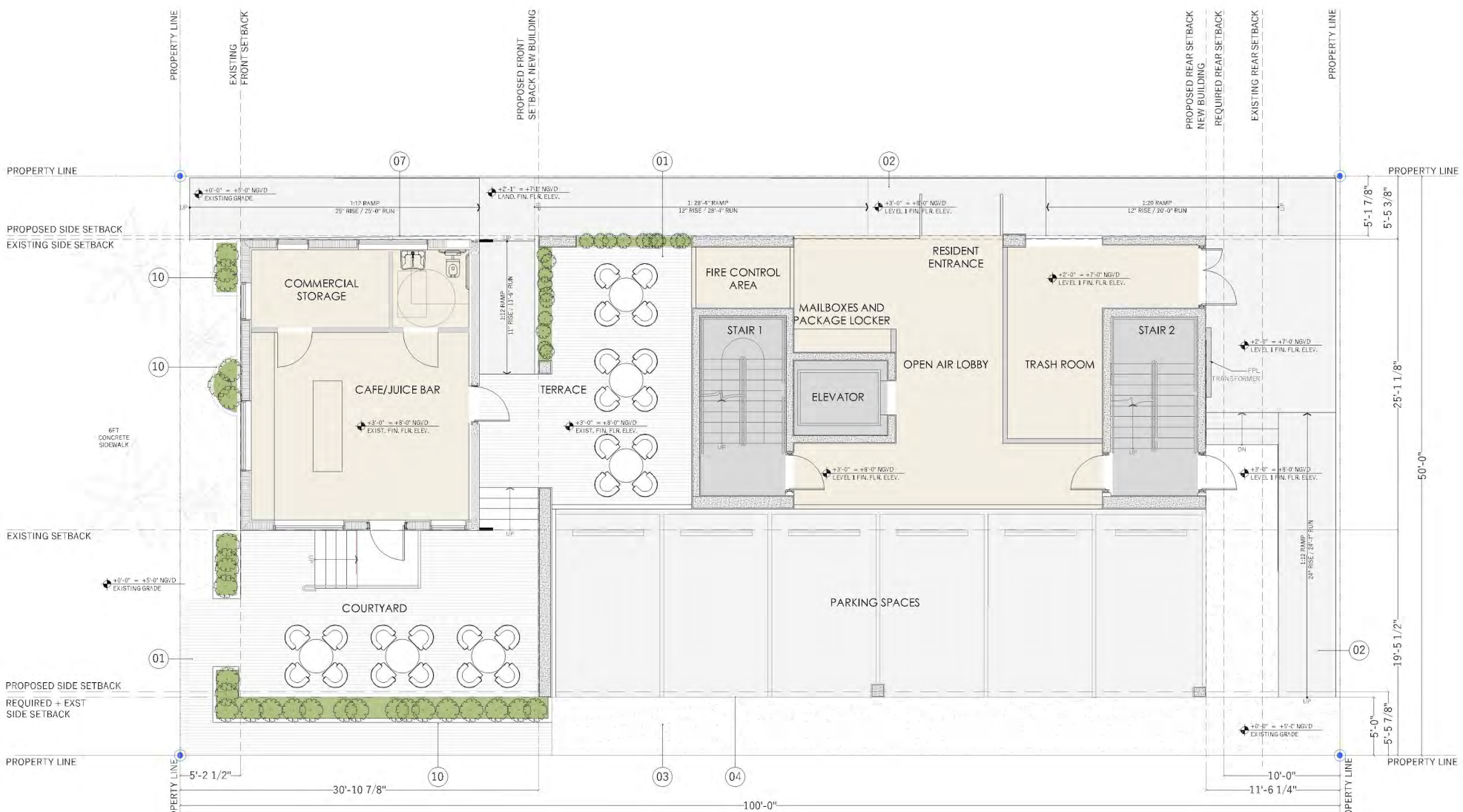
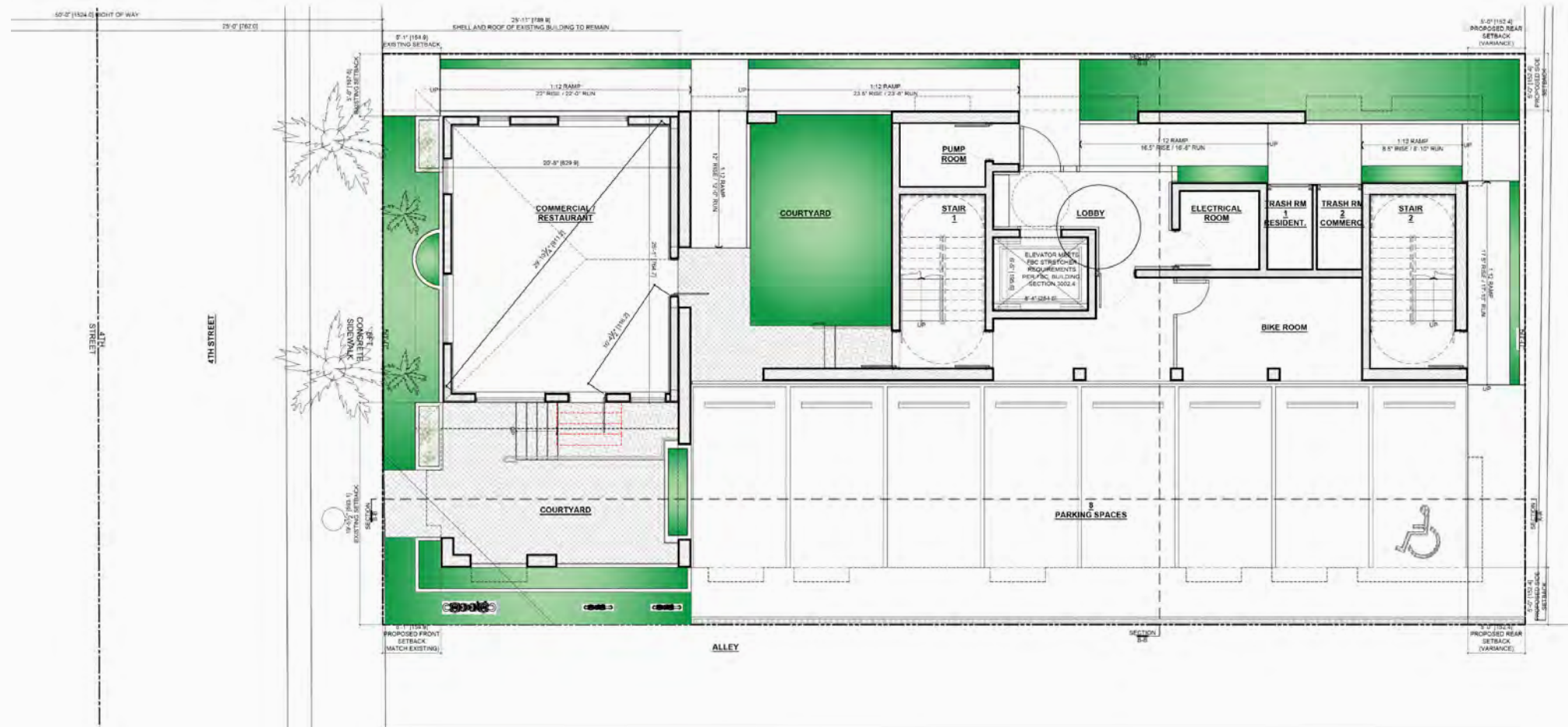
after

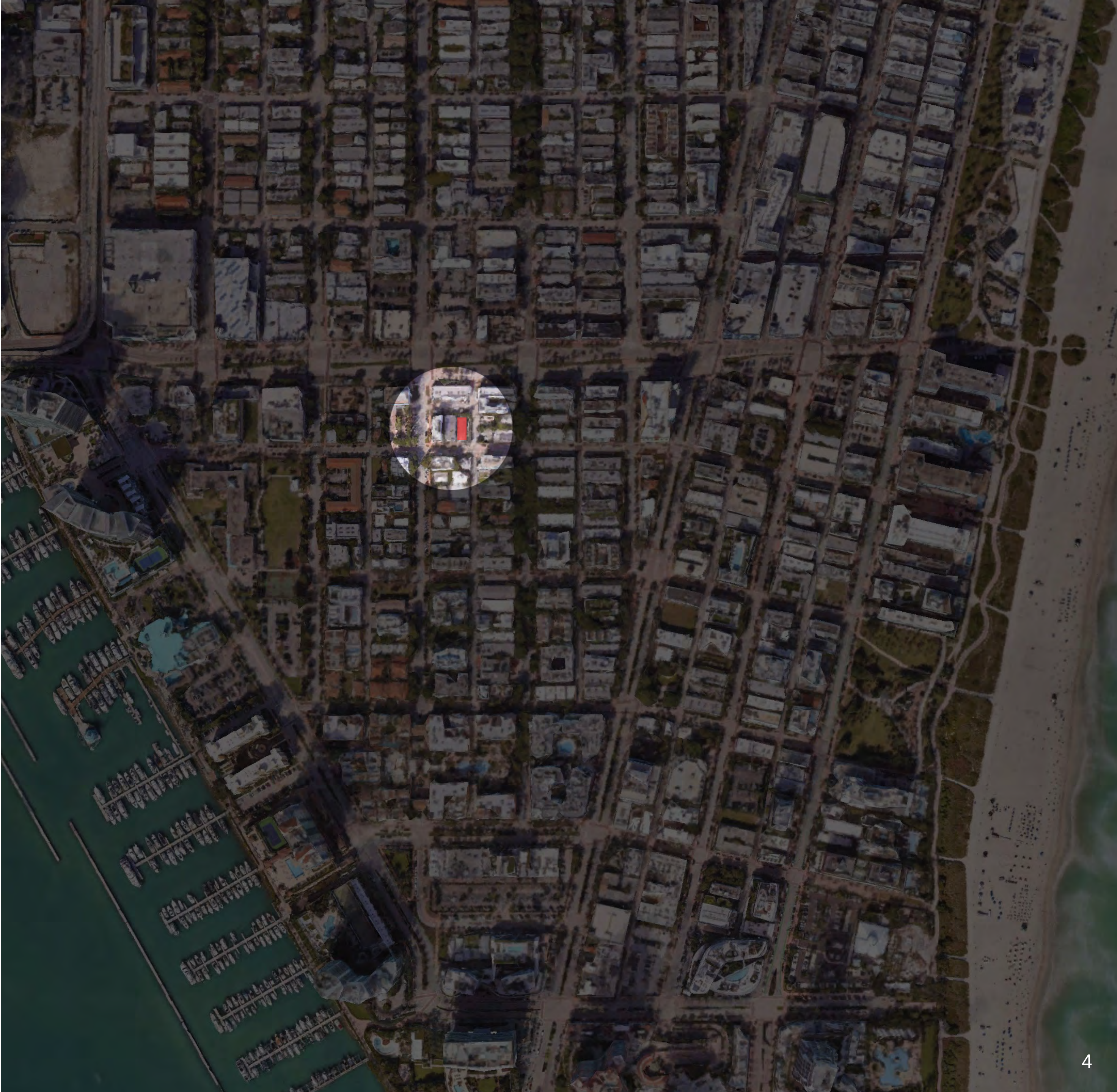
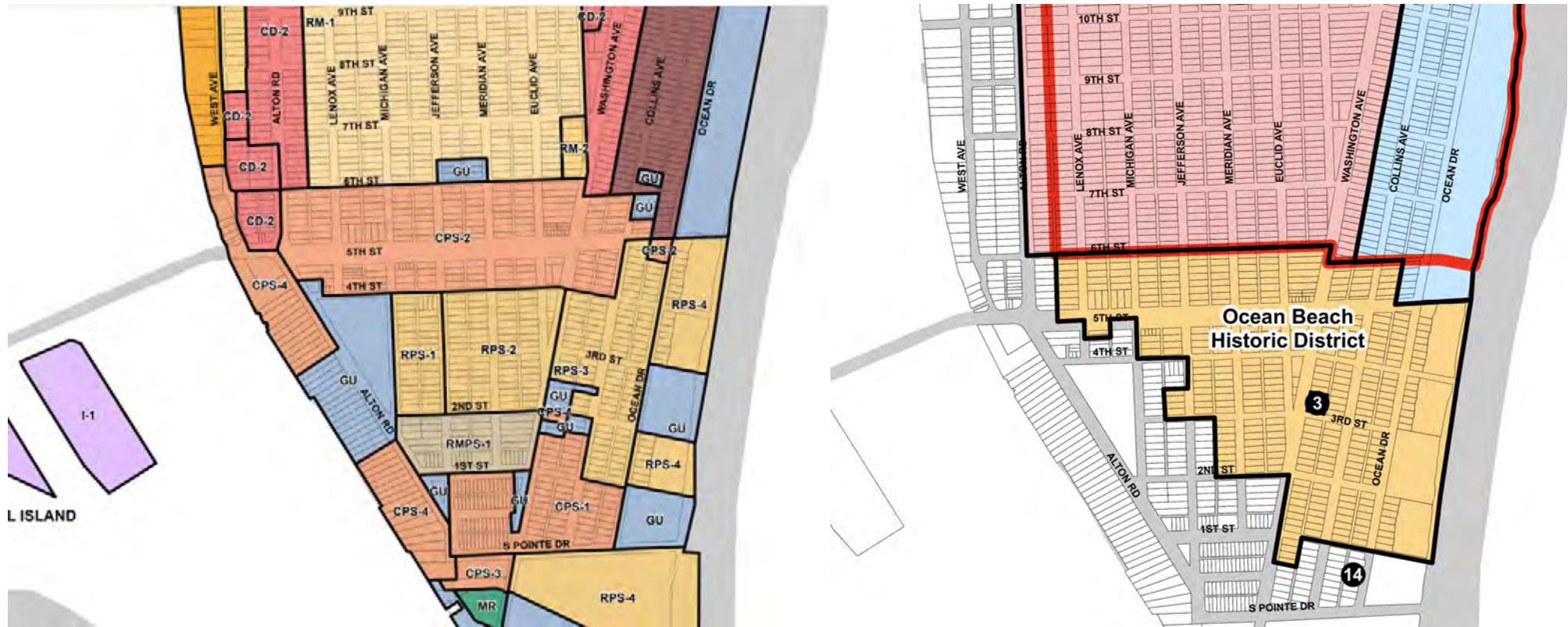


before



after









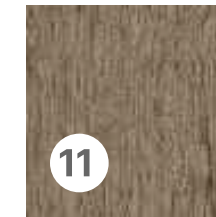
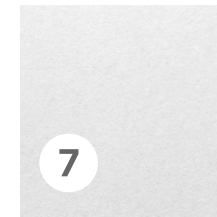
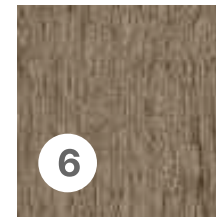
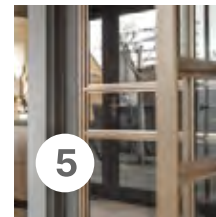
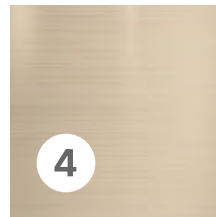
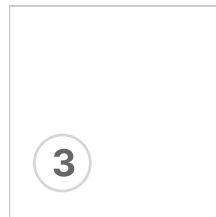
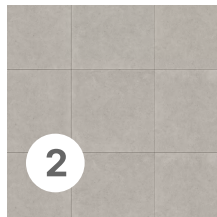
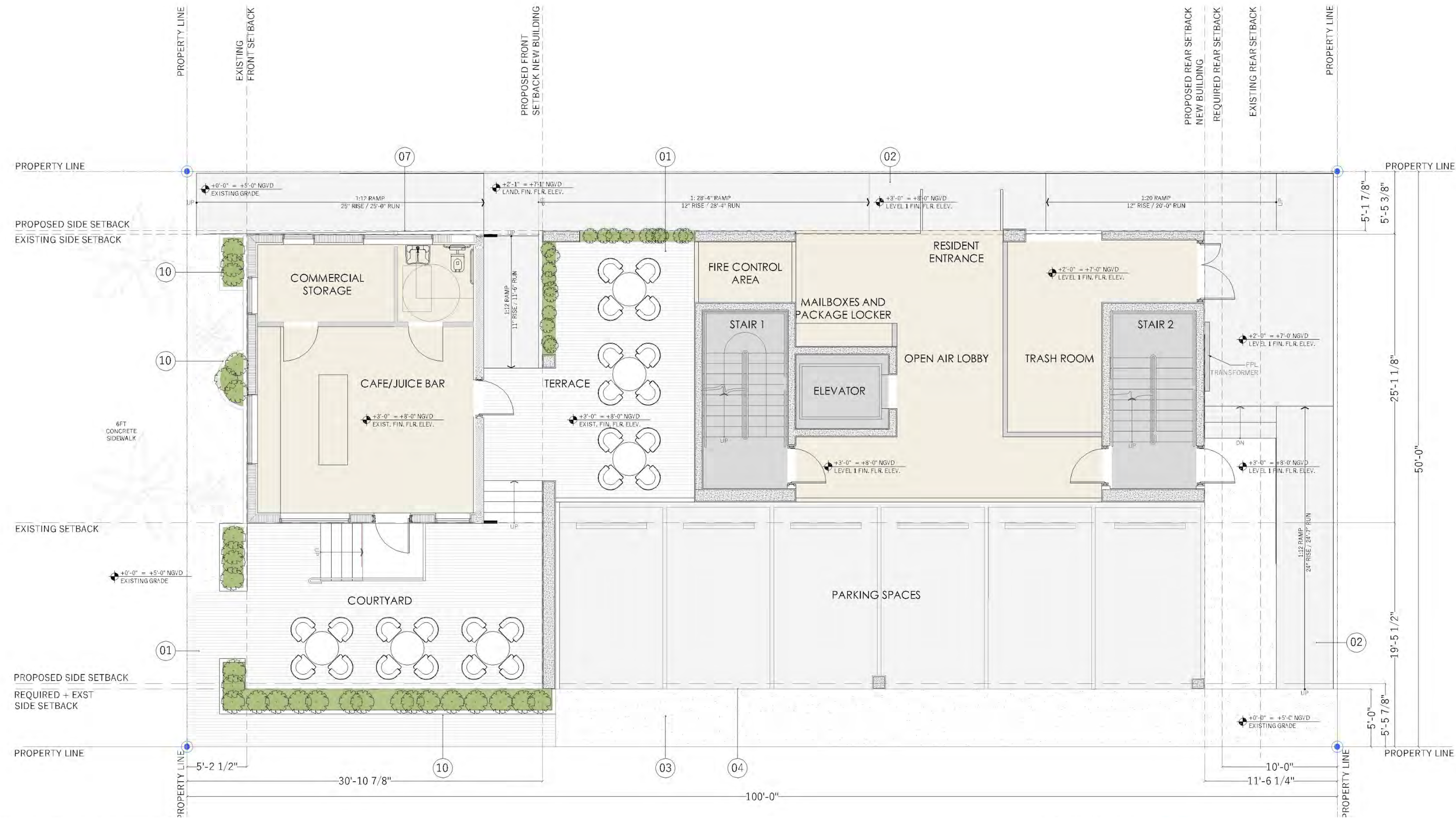
FLORIDA MAR. 1955

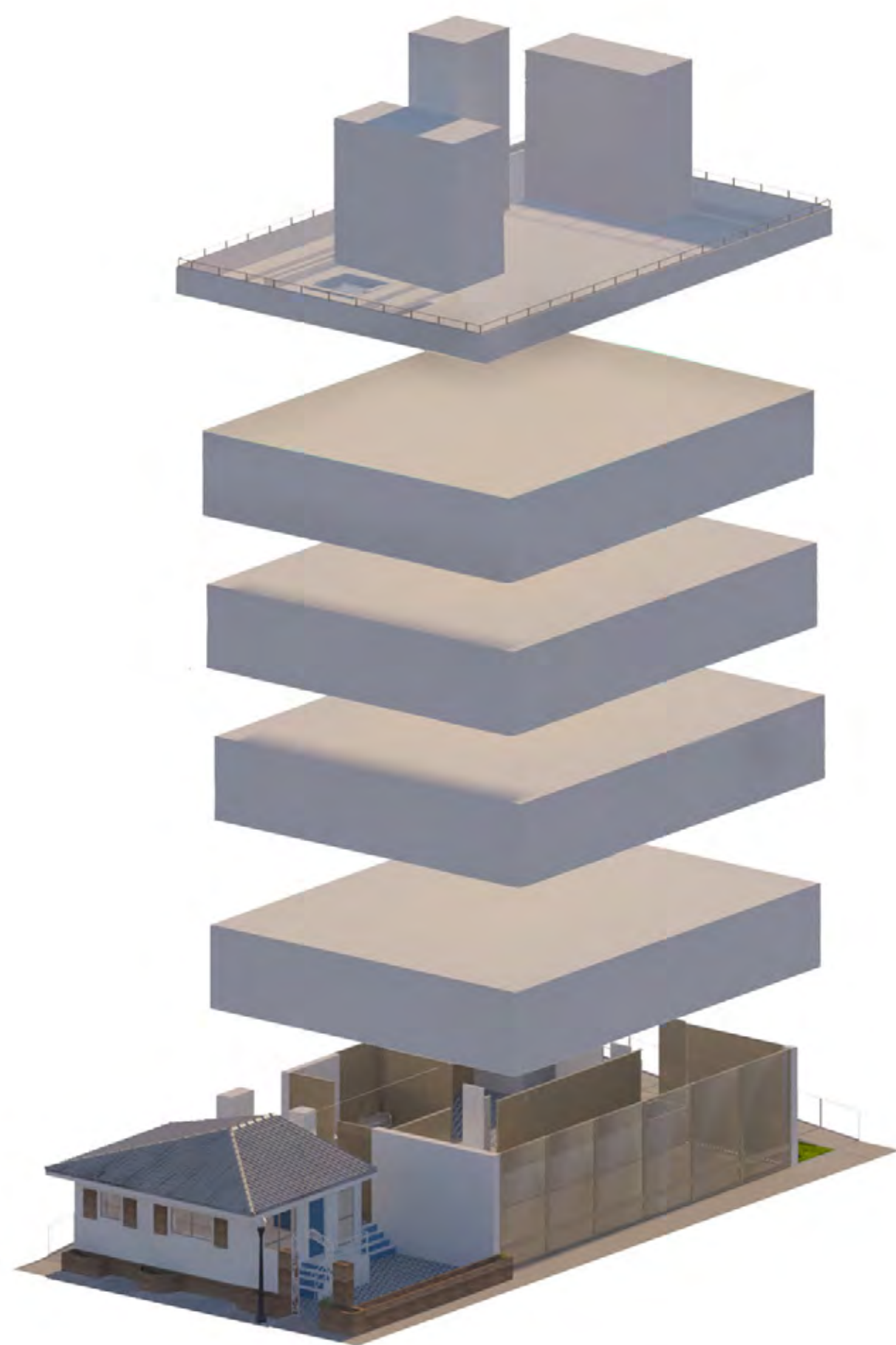






Proposed
Site plan





Finishes



Etoffe Porcelain
Decorative Tile



Santa Barbara
Warm White Stucco



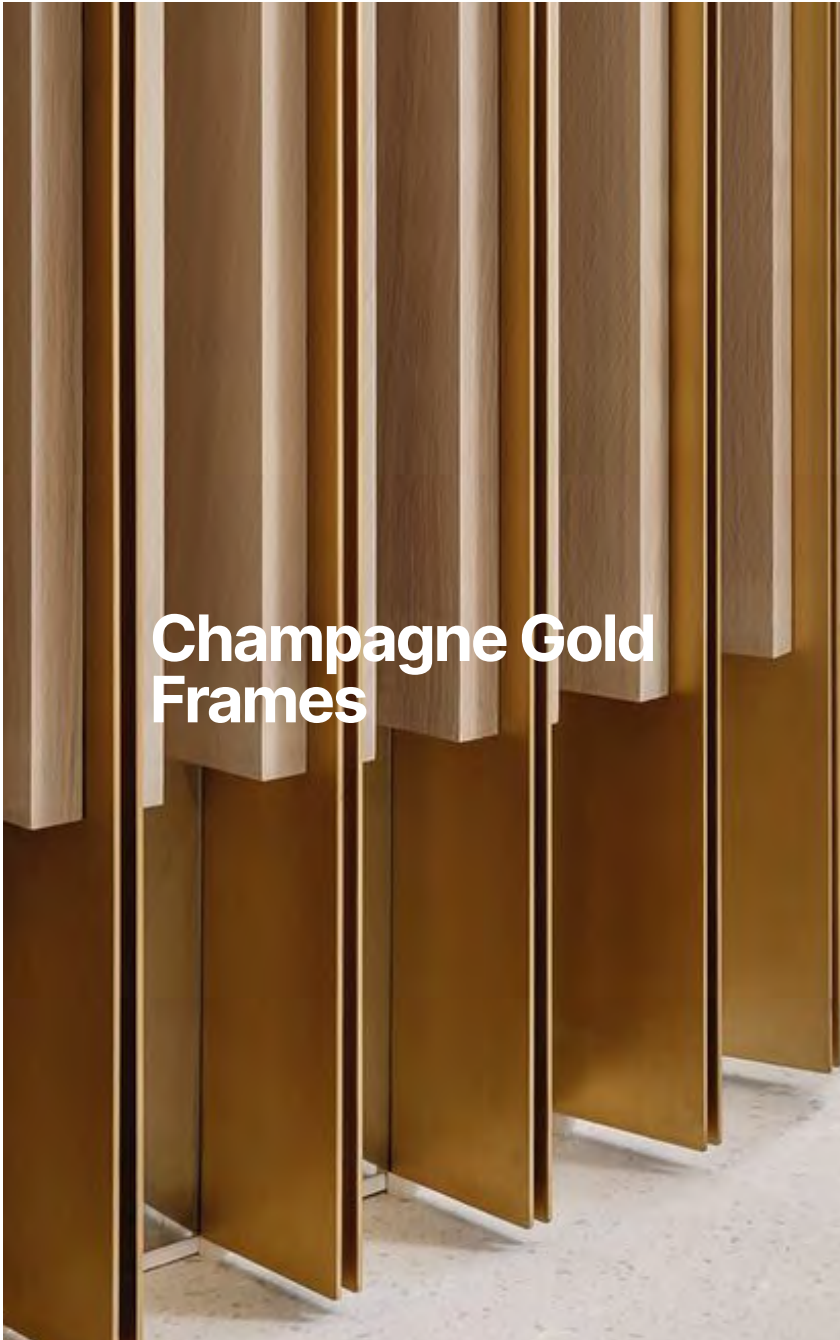
Maestri del Cotto
Vintage Bricks



Natural ash
Porcelain Tile



Oak Wood



Champagne Gold
Frames

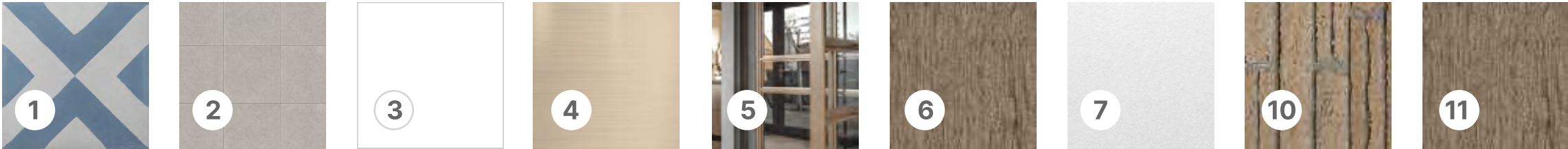


Oak Wood Deck

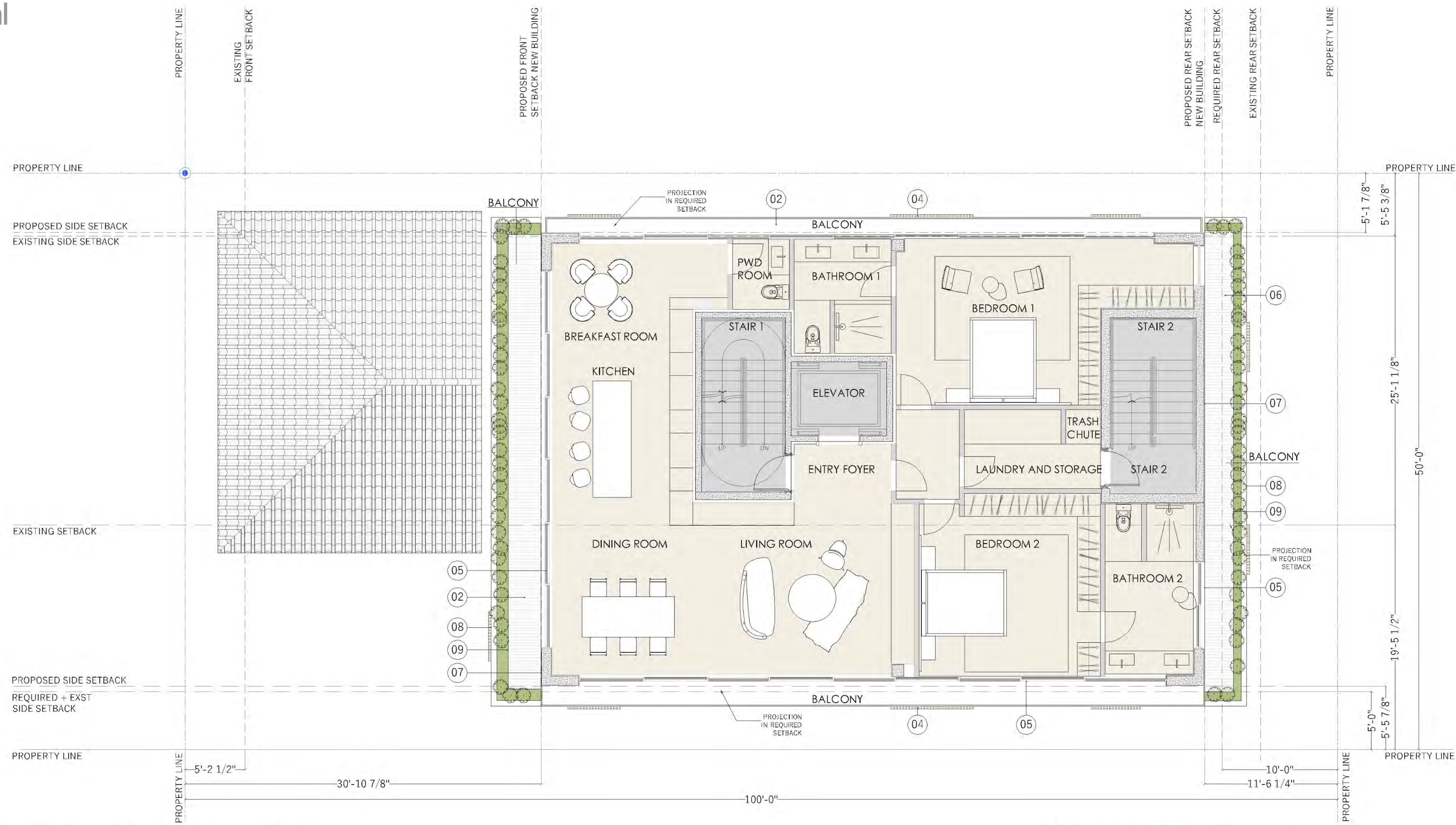


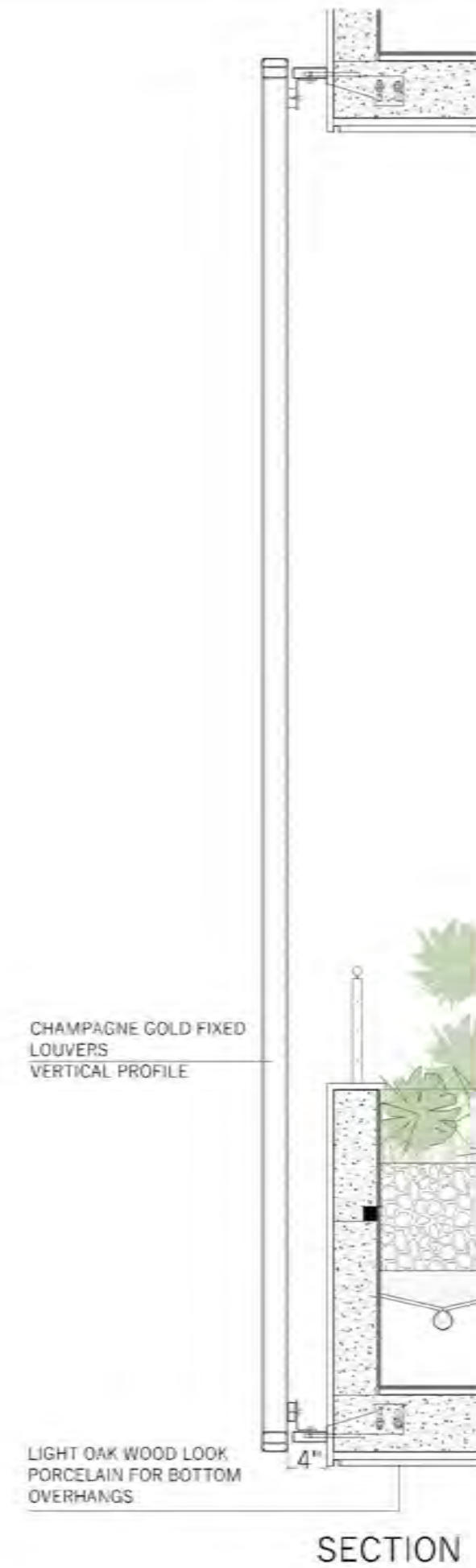
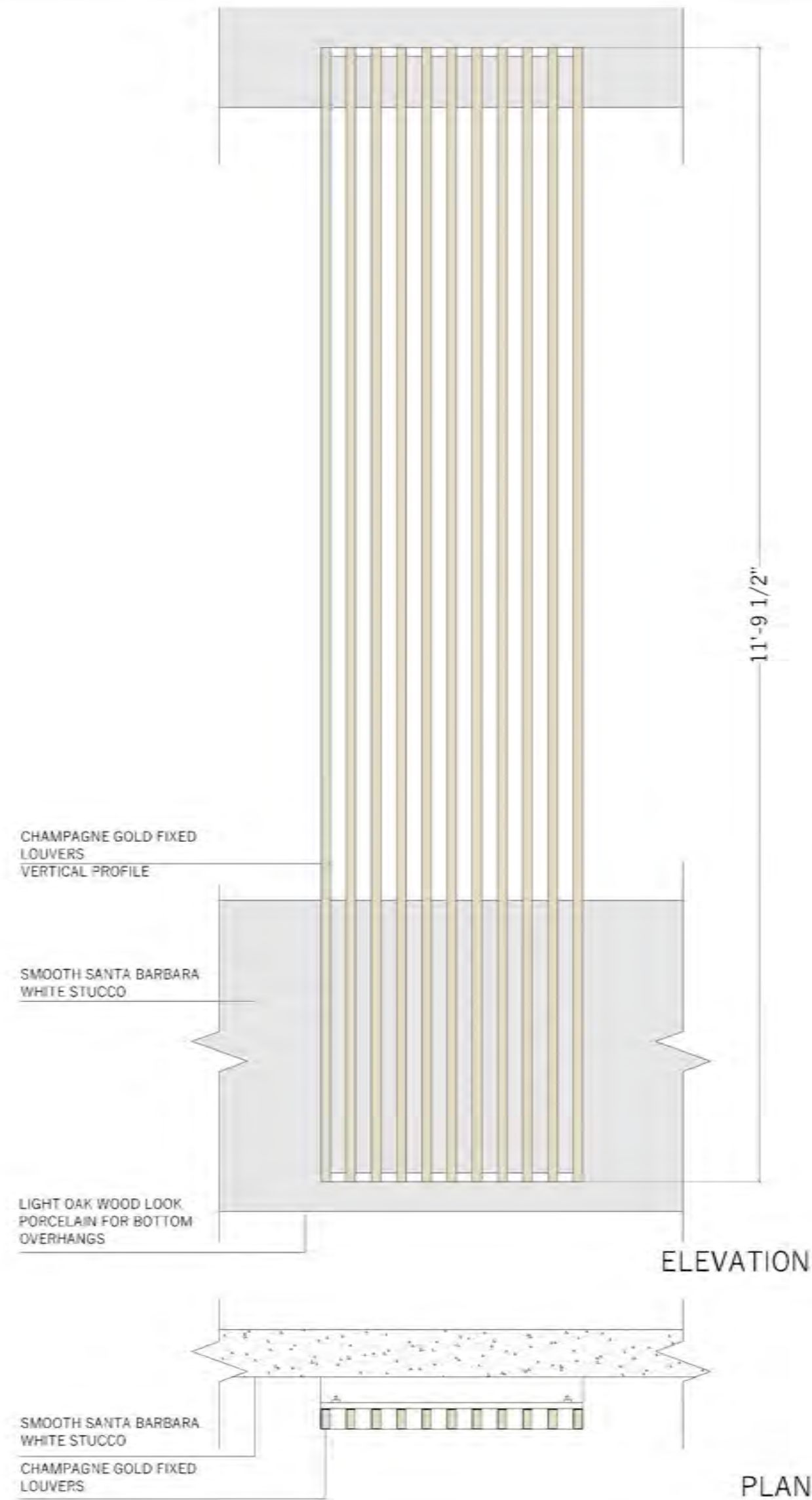
Champagne
Gold Louvers

Longitudinal
Section



Proposed Typical floor plan





LOUVER DETAILS
SCALE 1"-1/2"=1' 0"

LOUVER DETAILS
SCALE 3"=1' 0"

CHAMPAGNE GOLD FIXED LOUVERS
VERTICAL PROFILE

MULLION 3" x 2" x 1/8"

HORIZONTAL SYSTEM ASSEMBLY

FIXING SYSTEM

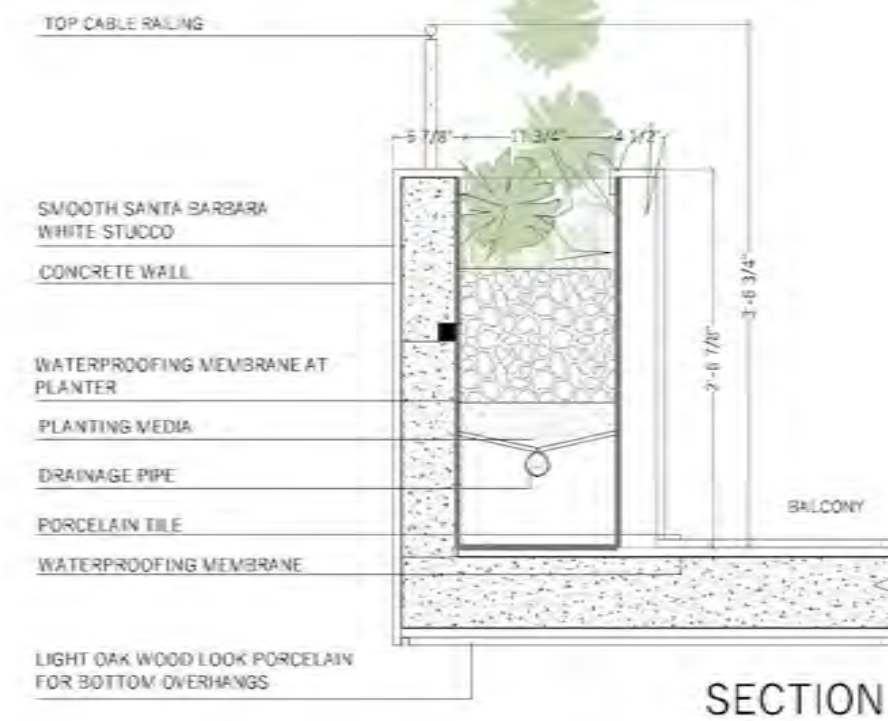
SECTION

SMOOTH SANTA BARBARA WHITE STUCCO

HORIZONTAL SYSTEM ASSEMBLY

CHAMPAGNE GOLD FIXED LOUVERS
VERTICAL PROFILE
MULLION 3" x 2" x 1/8"

PLAN



PLANTER DETAIL
SCALE 1-1/2"=1' 0"

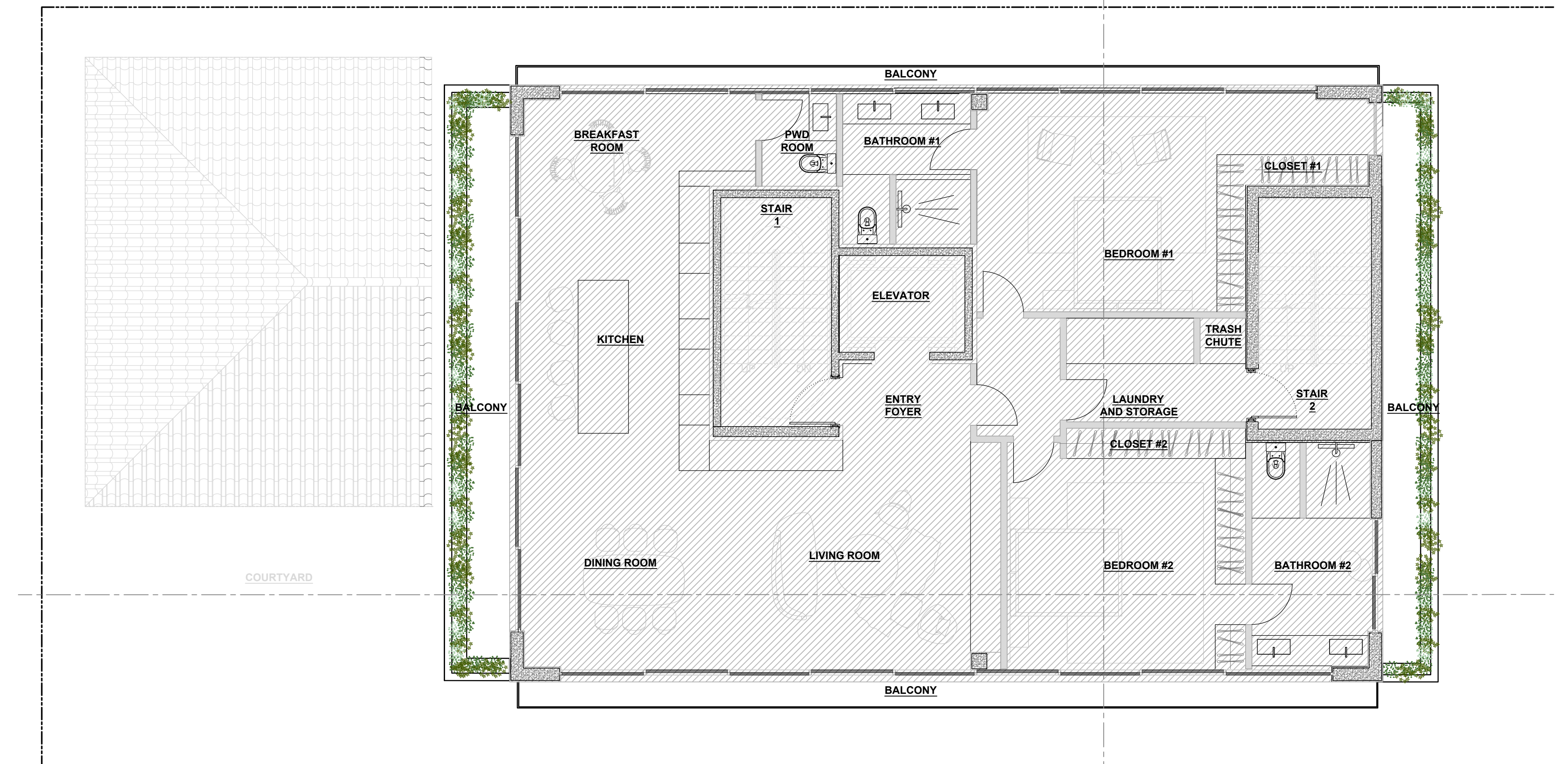
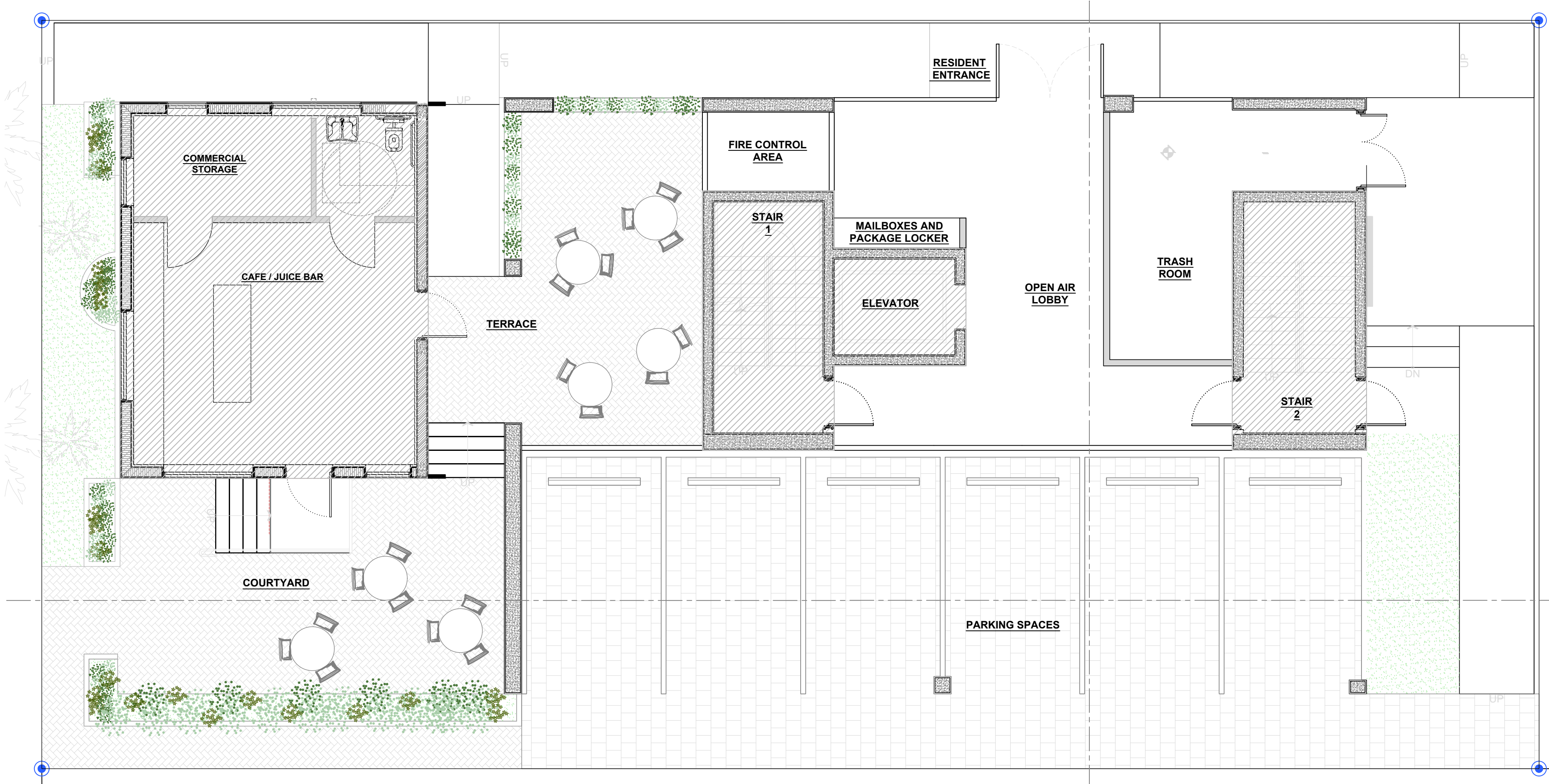




Thank you







PROPOSED BUILDING FAR 2.0 (MAX 10,000 SF)

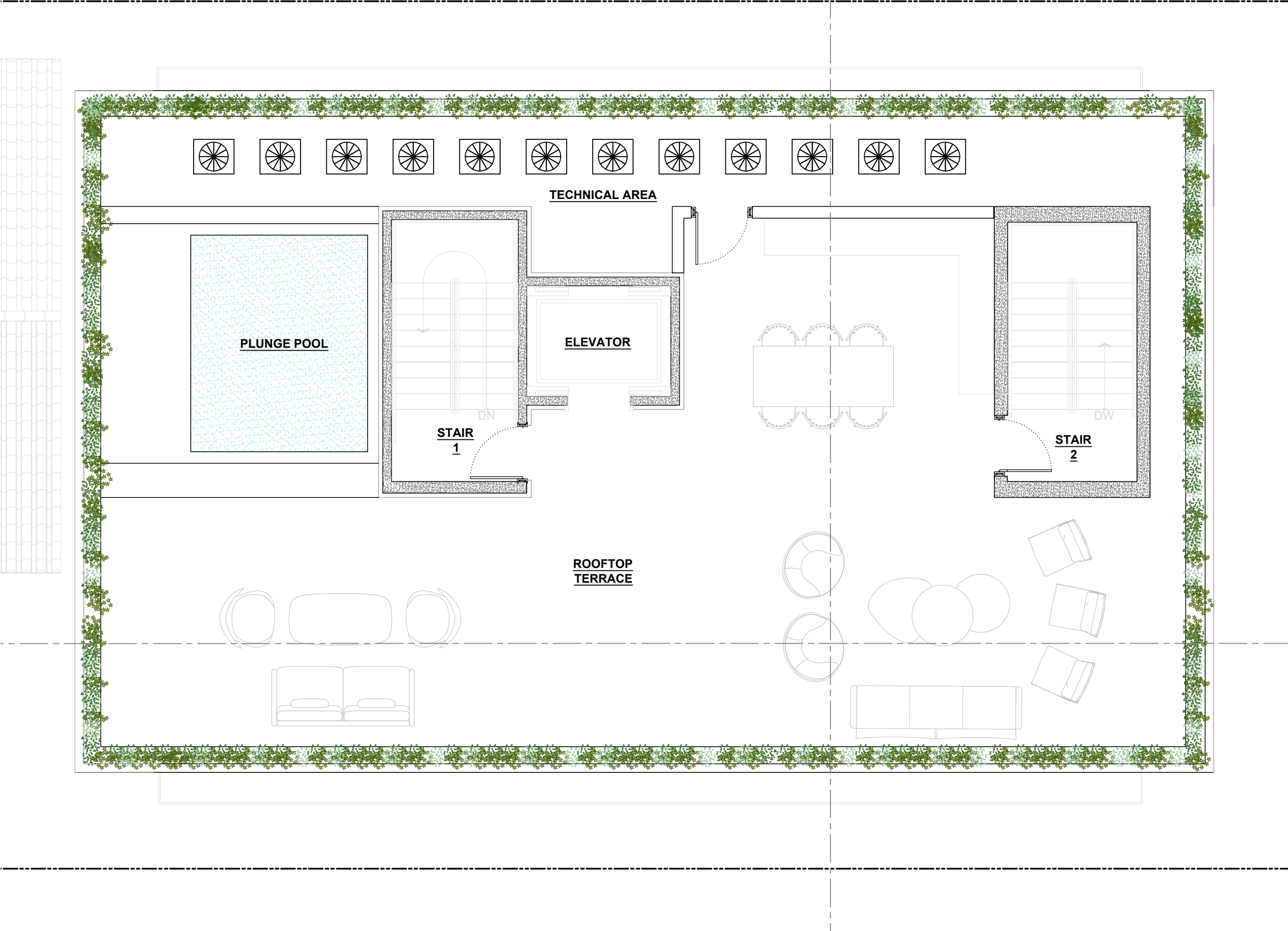
GROUND FLOOR, EXISTING GRADE
514.4 SF COMMERCIAL SPACE + 222 SF STAIR 1 AND ELEVATOR + 155.6 SF STAIR 2
FOR A TOTAL OF 892.0 SF

SECOND TO FIFTH FLOOR
1,890.5 SF PER RESIDENTIAL UNIT FLOOR + 222 SF STAIR 1 AND ELEVATOR
+ 155.6 SF STAIR 2 FOR A TOTAL OF (2,268.125 X 4)= 9,072.5 SF

ROOFTOP TERRACE
NO AREA TO BE INCLUDED

TOTAL FAR AREA 9,964.5 SF

- NOTES
- 1 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, SECTION 114.1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREEZEWAYS, OR OPEN PORCHES.
 - 2 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES FLOOR SPACE USED FOR REQUIRED ACCESSORY OFF-STREET PARKING SPACES (MAX. 2 SPACES PER RESIDENTIAL UNIT).
 - 3 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK.
 - 4 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES.
 - 5 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES ENCLOSED GARBAGE ROOMS, ENCLOSED WITHIN THE BUILDING ON THE GROUND FLOOR LEVEL.
 - 6 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK.
 - 7 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS.
 - 8 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES FIRE CONTROL ROOMS AND RELATED EQUIPMENT FOR LIFE-SAFETY PURPOSES.
 - 9 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING.





1.



2.



3.



4.



5. CONTEXT ELEVATION





