



C13 1688 MERIDIAN AVE



C14 1685 JEFFERSON AVE



C15 1685 JEFFERSON AVE



C16 1698 JEFFERSON AVE

Rev.	Date	Rev.	Date
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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

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CONTEXTUAL IMAGES

Date: 02-04-2024	Sheet No.
Scale:	A0.07
Project: 2354	



C17 1698 JEFFERSON AVE



C18 JEFFERSON AVE - LOOKING NORTH



C19 JEFFERSON AVE - LOOKING SOUTH

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8a		23	
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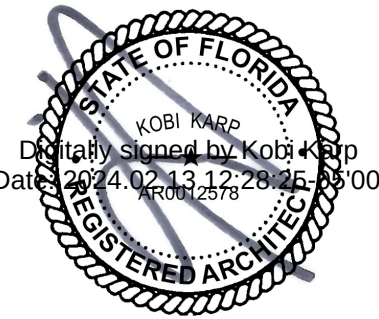
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CONTEXTUAL IMAGES

Date: 02-04-2024	Sheet No.
Scale:	A0.08
Project: 2354	



S1 SITE LOOKING EAST



S2 SITE LOOKING SOUTH



S3 SITE LOOKING WEST



S4 SITE LOOKING NORTH

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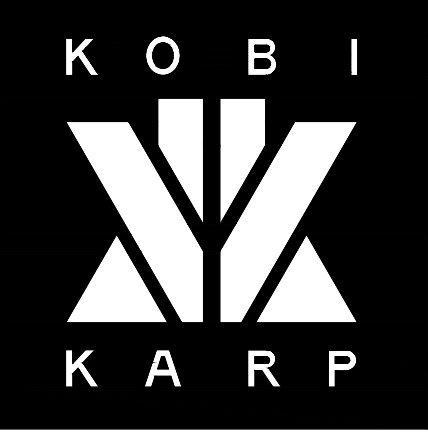
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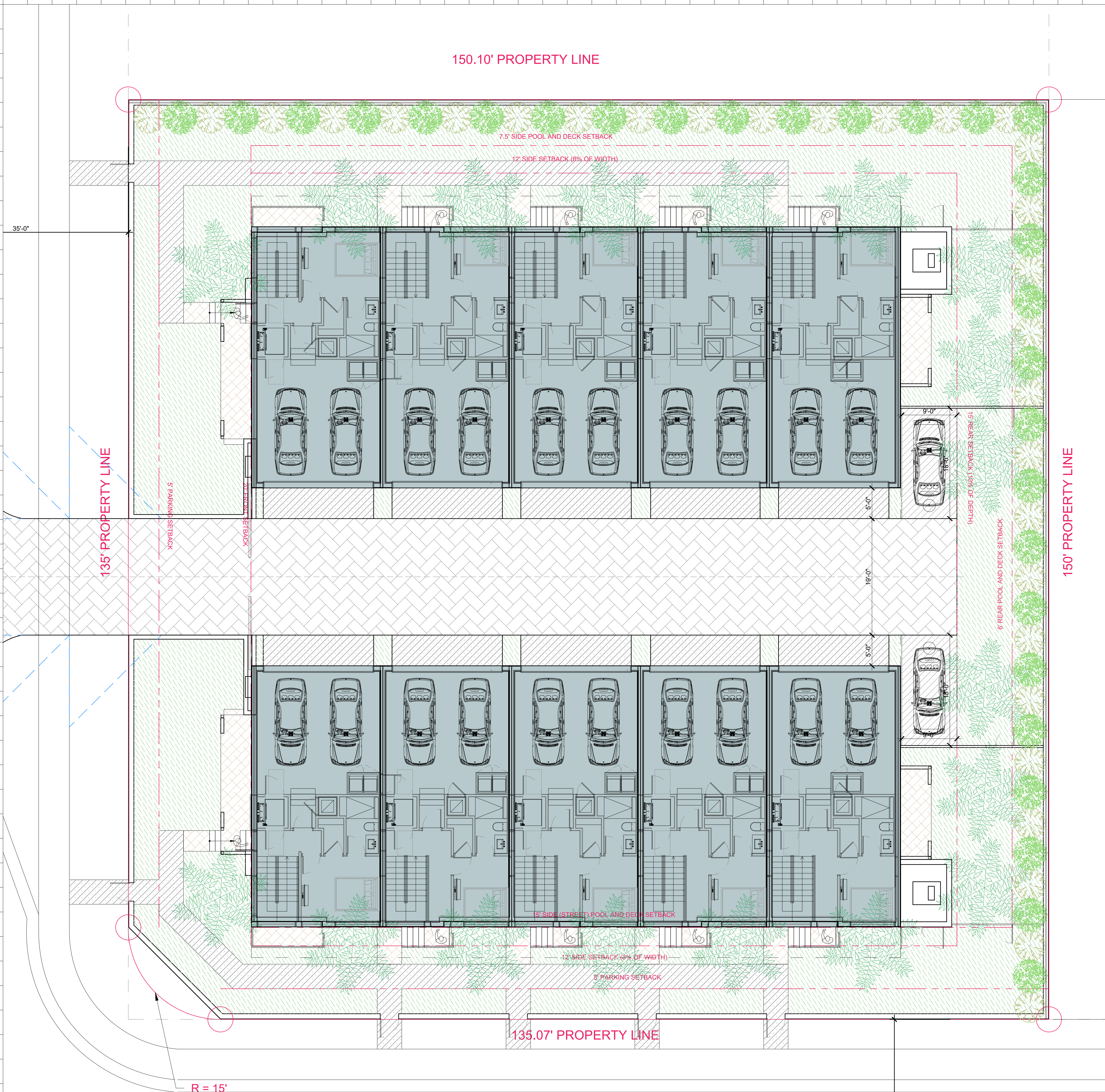


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CONTEXTUAL IMAGES

Date:	02-04-2024	Sheet No.
Scale:		A0.09
Project:	2354	



17TH STREET

1 ZONING LOT COVERAGE
SCALE: 1/4" = 1'-0"

LOT COVERAGE CALCULATION
LOT AREA: 22,454 SF
ALLOWED: 45% = 10,104 SF
PROPOSED: 40% = 9,014 SF

LOT AREA: 22,454 SF.

2 GUEST PARKING SPACES PROVIDED

EACH UNIT HAS (1) GARAGE WITH 2 PARKING SPACES,
ACCESSED INTERNALLY FROM DRIVEWAY.

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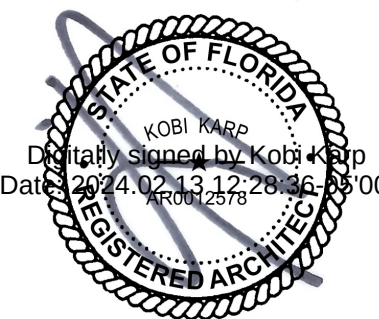
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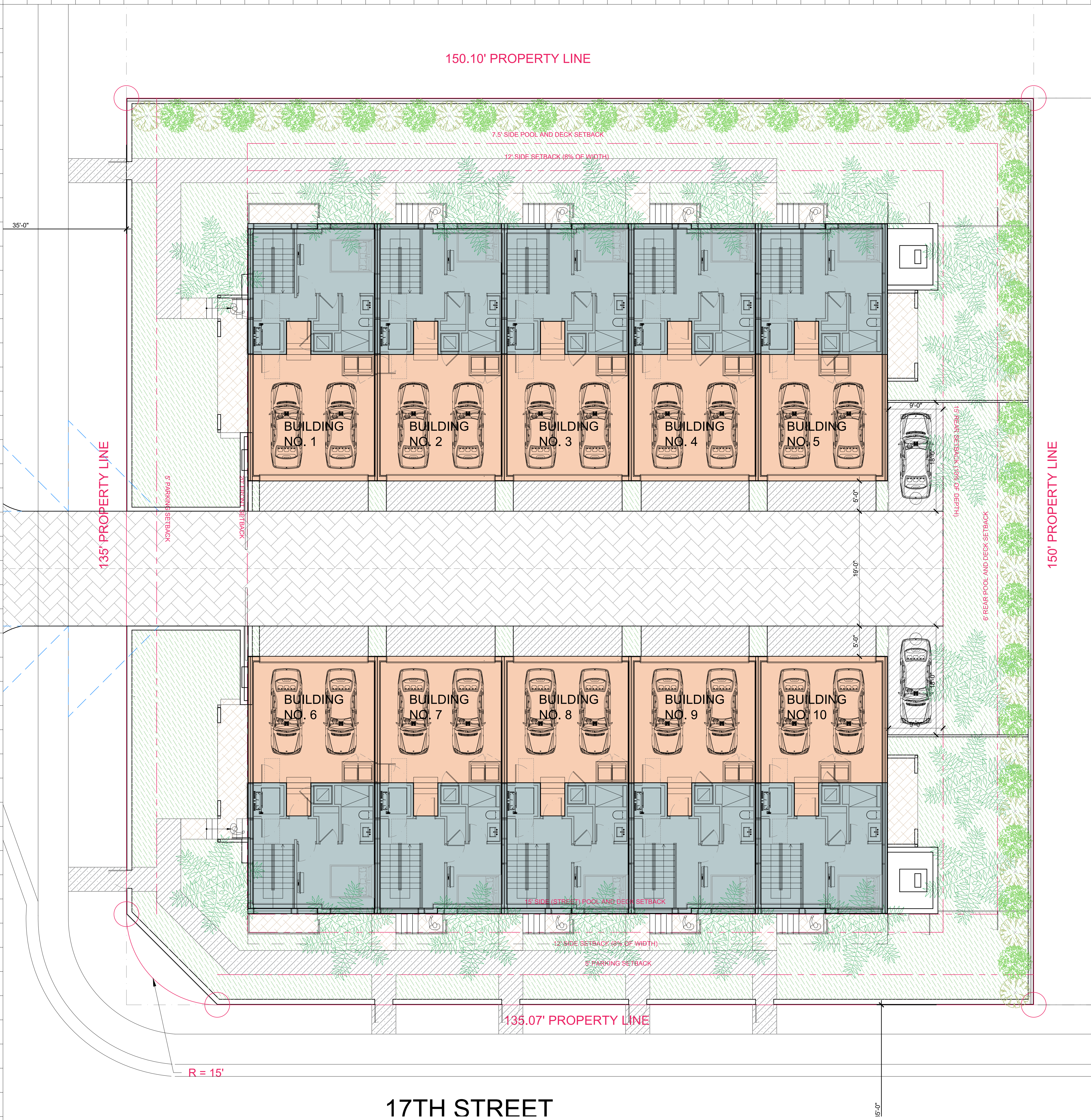


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LOT COVERAGE

Date:	02-04-2024	Sheet No.
Scale:		A1.10
Project:	2354	



17TH STREET

1 LEVEL 1 FAR DIAGRAM
SCALE: 1/4" = 1'-0"

LOT AREA: 22,454 SF.
2 GUEST PARKING SPACES PROVIDED
EACH UNIT HAS (1) GARAGE WITH 2 PARKING SPACES,
ACCESSED INTERNALLY FROM DRIVEWAY.

FAR - BUILDING AREA						
BUILDING	GARAGE	LEVEL 1 AREA	LEVEL 2 AREA	LEVEL 3 AREA	LEVEL 4 AREA	ROOF
1	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.
2	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.
3	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.
4	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.
5	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.
6	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.
7	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.
8	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.
9	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.
10	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.
TOTAL	(4647 SF NIC)	4366 SF.	7831 SF.	7846 SF.	7846 SF.	0 SF.

TOTAL
10 UNITS @ 2771 SF & 2816 SF EACH = 27,890 SF TOTAL
1.25 FAR = 28,067 SF TOTAL MAX ALLOWABLE

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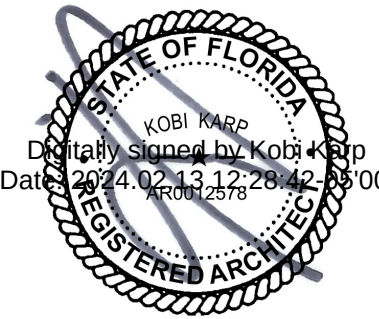
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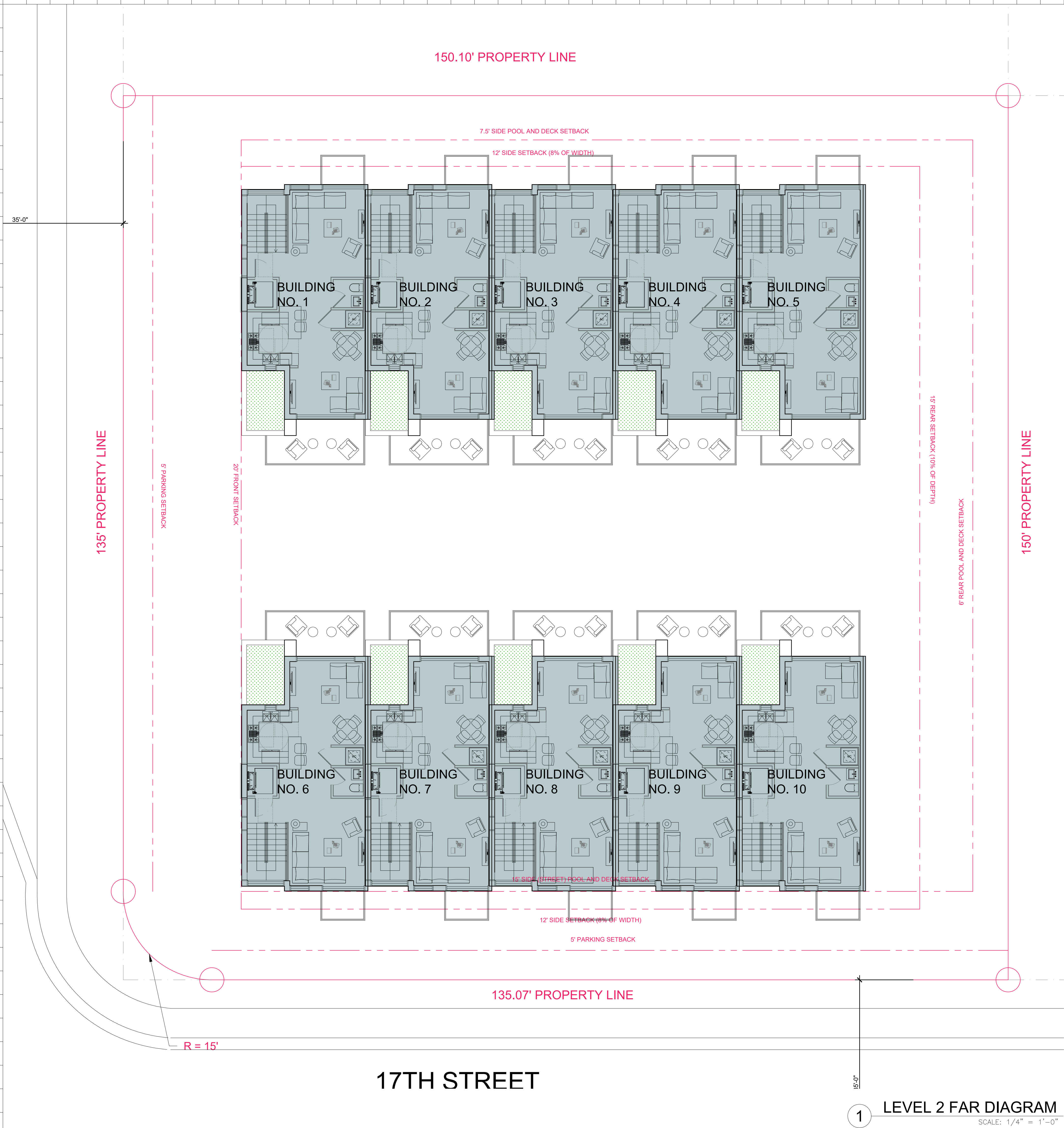
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FAR DIAGRAMS

Date: 02-04-2024	Sheet No.
Scale:	A1.11
Project: 2354	



1 LEVEL 2 FAR DIAGRAM

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

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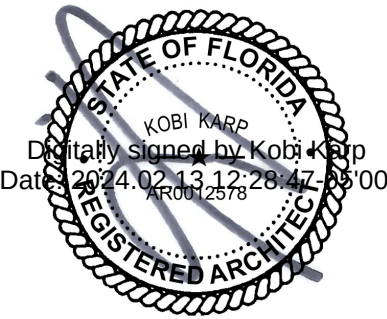
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FAR DIAGRAMS

Date:	02-04-2024	Sheet No.
Scale:		A1.12
Project:	2354	



1 LEVEL 3 FAR DIAGRAM
SCALE: 1/4" = 1'-0"

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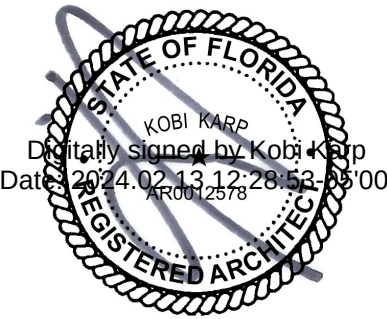
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FAR DIAGRAMS

Date: 02-04-2024	Sheet No.
Scale:	A1.13
Project: 2354	



1 LEVEL 4 FAR DIAGRAM
SCALE: 1/4" = 1'-0"

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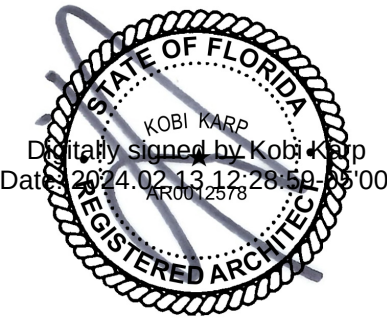
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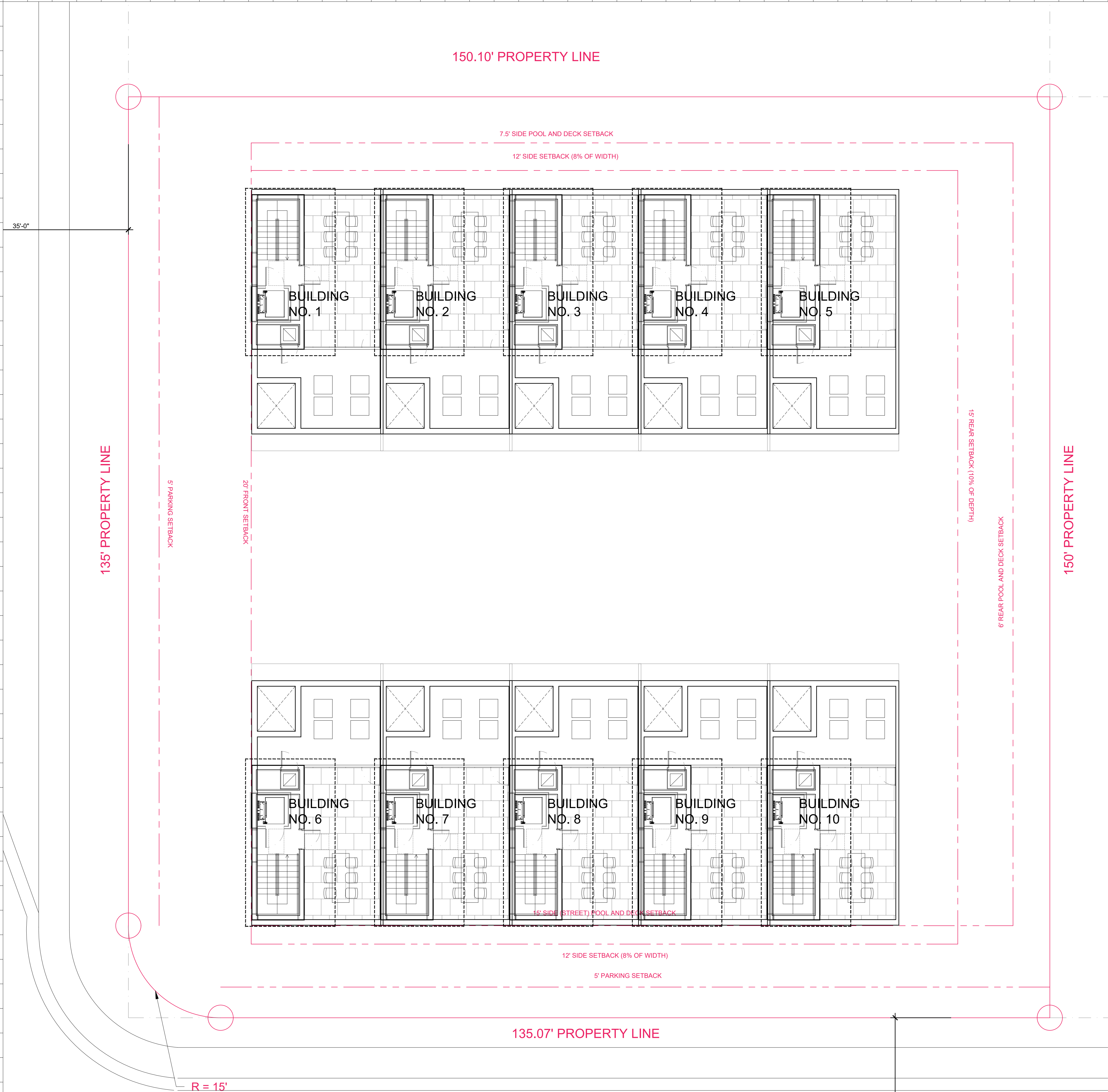
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FAR DIAGRAMS

Date: 02-04-2024	Sheet No.
Scale:	A1.14
Project: 2354	



1 LEVEL ROOF FAR DIAGRAM
SCALE: 1/4" = 1'-0"

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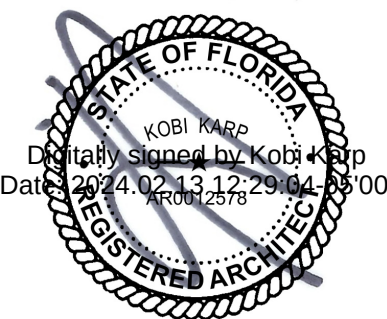
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FAR DIAGRAMS

Date: 02-04-2024	Sheet No.
Scale:	A1.15
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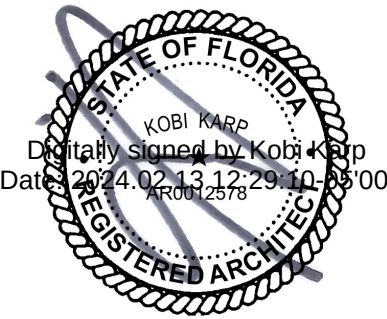
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RENDERINGS

Date:	02-04-2024	Sheet No.
Scale:		A1.20
Project:	2354	



1709 Jefferson Ave, MIAMI BEACH, FLORIDA 33139

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Rev.	Date	Rev.	Date
1		1	
2		2	
3		3	
4		4	
5		5	
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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
Name: --
Address: --
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Email: --

Consultant:
Name: --
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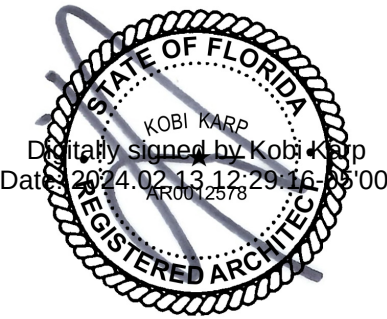
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Date:	02-04-2024	Sheet No.
Scale:		A1.21
Project:	2354	