

927 JEFFERSON AVE.

927 Jefferson Ave. Miami Beach, FL 33139 - Folio: 02-4203-009-4440

Historic Preservation Board Submittal HPB File# 7576 Revised Submittal

21 AUG / 2015

REVISED SUBMITTAL 08 OCT/2015

REVISED 2ND SUBMITTAL 21 OCT/2015

DRAWING INDEX

A0-0 TITLE SHEET
AS-1 BOUNDARY SURVEY
AS-1 EXISTING ARCHITECTURAL SITE PLAN
D-1 DEMOLITION ARCHITECTURAL SITE PLAN
AS-2 PROPOSED ARCHITECTURAL SITE PLAN
AS-3 AERIAL SITE PHOTOS
AS-4.1 SURROUNDING AREA AT JEFFERSON AVE
AS-4.2 DETAIL PHOTOS OF EXISTING BUILDING TO REMAIN
AS-4.3 DETAIL PHOTOS OF EXISTING BUILDING TO BE DEMOLISHED
AS-4.4 SURROUNDING AREA AT MERIDIAN CT.
GN-1 PROJECT DATA & INFORMATION
GN-2 FLOOR AREA RATIO (FAR) CALCULATION
LANDSCAPING DRAWING LIST

L-1 DISPOSITION PLANS
L-2 LANDSCAPING PLAN & PLANT LIST

ARCHITECTURAL DRAWING LIST

AX-1.1 EXISTING FIRST FLOOR PLAN
AX-1.2 EXISTING SECOND FLOOR PLAN
D-1.1 DEMOLITION FIRST FLOOR PLAN
D-1.2 DEMOLITION ELEVATION
A-1.1 PROPOSED FIRST FLOOR PLAN
A-1.2 PROPOSED SECOND FLOOR PLAN
A-1.3 PROPOSED THIRD FLOOR PLAN
A-1.4 PROPOSED ROOF DECK PLAN
A-5.1 EXISTING AND PROPOSED EAST ELEVATIONS
A-5.2 EXISTING AND PROPOSED WEST ELEVATIONS
A-5.3 PROPOSED SOUTH & NORTH ELEVATIONS
A-5.4 PROPOSED ELEVATION
A-5.5 PROPOSED 3D IMAGES
A-5.6 EXISTING BUILDING RESTORATION ELEVATIONS
A-6.1 PROPOSED SECTION
A-7.1 PROPOSED RENDERINGS JEFFERSON AVE
A-7.2 PROPOSED RENDERINGS JEFFERSON AVE
A-7.3 PROPOSED RENDERINGS MERIDIAN CT. (ALLEY)
A-7.4 PROPOSED AERIAL RENDERINGS

X-X BACK COVERSHEET



333 SE 2ND AVENUE, SUITE 2066
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM



1 **FACING WEST**
SCALE : N/A



2 **FACING WEST**
SCALE: N/A

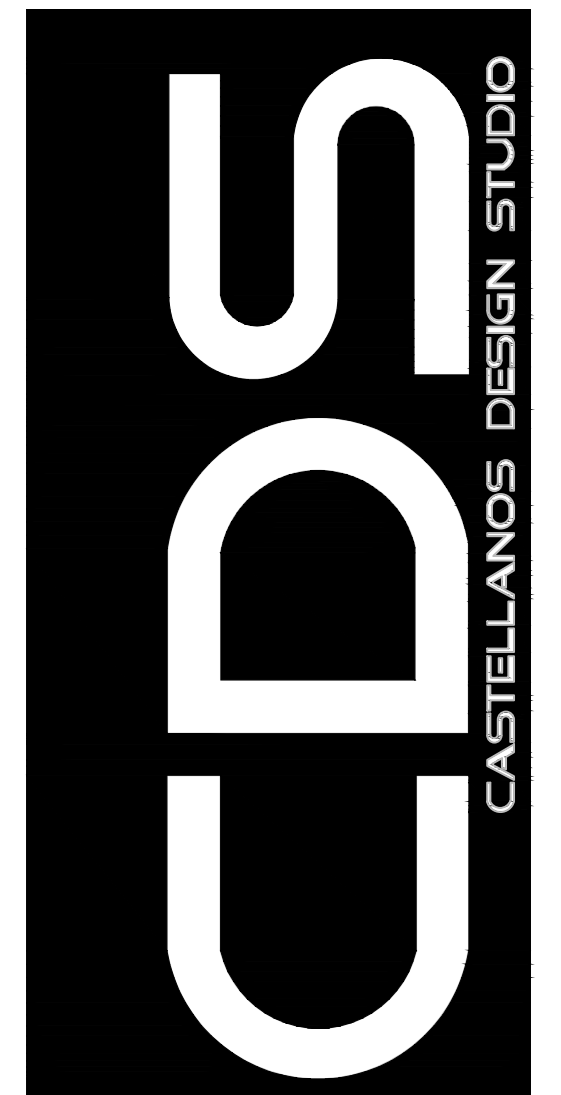


3 **FACING WEST**
SCALE: N/A

CLIENT :

927 Jefferson
Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST

ALL DRAWING AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, N.C. AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF CASTELLANOS DESIGN STUDIO, LLC.

THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF WORK, AND SUCH DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT PRICE, UNLESS SUCH ADJUSTMENT IS AUTHORIZED FROM THE ARCHITECT.

IN THE EVENT OF A DISCREPANCY OR A CONFLICT WITHIN AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST DEMAND ON THE WORK SHALL PREVAIL.

THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

SEAL :

927 Jefferson Ave.



LOCATION PLAN
SCALE: NTS

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

SURROUNDING
AREA AT
MERIDIAN
CT.

CHECKED BY : WC	S
-----------------	---

DRAWN BY :

SCALE: AS NOTED

© 2015 BY CDS

SHEET NO :

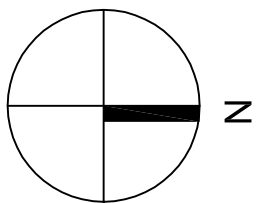
AS-4.4

SITE LOCATION MAPS



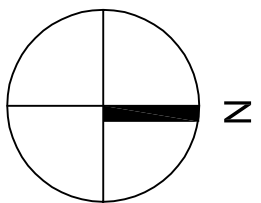
SITE

1 LOCATION MAP
SCALE : SCALE:N.T.S.



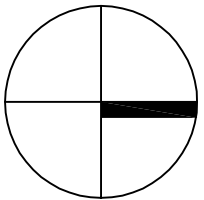
SITE

2 LOCATION MAP
SCALE : SCALE:N.T.S.



AREA OF WORK

3 AERIAL PLAN
SCALE : SCALE:N.T.S.



ZONING INFORMATION

1. Address:	927 Jefferson Avenue			
2. Board and File numbers:	Historic Preservation Board - HPB No. 7576			
3. Folio Numbers:	02-4203-009-4440			
4. Year Constructed:	1925	Zoning District:	RM-1	
5. Base Flood Elevation:	8'-0" + 1'-0"	Grade value in NGVD:	6'-3"	
6. Adjusted grade (Flood+Grade/2):	9'-0"	Lot Area:	7,000 s.f.	
7. Lot width:	50'-0"	Lot Depth:	140'-0"	
8. Minimum Unit Size:	695 s.f.	Average Unit Size	1,162 s.f.	
9. Existing Use:	R1	Proposed Use:	R1&R2	
10. Height	Maximum 35'-0"	Existing 25'-0"	Proposed 35'-0"	Deficiencies None
11. Number of Stories	3	2	3	None
12. FAR (1.25)	8,750 s.f.	3,388 s.f.	5,883 s.f	None
13. Gross Square Footage	8,750 s.f.	3,388 s.f.	5,883 s.f.	None
14. S. F. by Use R1 "A"+R2 "B"	Bldg "A" R1 (2,137) + Bldg "B" R2(3,746) =5,883			
15. Number of Units Residential	3	0	3	None
16. Number of Units Hotel	2	2	2	None
17. Number of Seats	N/A			
18. Occupant Load	N/A			
Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean: N/A				
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			
At Grade Parking (New)				
24. Front Setback:	20'-0"	110'-0"	115'-0"	None
25. Side Setback (North):	5'-0"	3'-0"	2'-2"	Variance#3
26. Side Setback (South):	5'-0"	25'-0"	5'-0"	None
27. Side Setback facing street:	N/A			
28. Rear Setback:	5'-0"	5'-0"	5'-0"	None
Pedestal (New Structure):				
29. Front Setback:	20'-0"	24'-9"	24'-9"	Existing
30. Side Setback (North):	9'-10"	9'-10"	7'-6"	Waiver 1
31. Side Setback (South):	7'-6"	9'-11"	9'-11"	None
32. Side Setback facing street:	N/A			
33. Rear Setback:	5'-0"	3'-10"	5'-0"	None
Tower: (New Structure)				
34. Front Setback:	20'-0"	94'-10"	90'-0"	None
35. Side Setback (North):	9'-10"	9'-10"	7'-6"	Waiver 1
36. Side Setback (South):	7'-6"	9'-11"	9'-11"	None
37. Side Setback facing street:	N/A			
38. Rear Setback:	5'-0"	3'-10"	5'-0"	None
Parking:	Required	Existing	Proposed	Deficiencies
39. Parking District:	RM-1	RM-1	RM-1	None
40. Total # of parking spaces	5	2	5	Comply
41. # of Parking spaces per use (Provide a separate chart for a breakdown calculation	R-1 (3) R-2 (5)	1 1	0 5	Existing
42. # of parking spaces per level (Provide a separate chart for a breakdown calculation				
43. Parking Space Dimensions	20'x8'6"	26'x13'	20'x8'6"	
44. Parking Space Configurations (450, 600, 900, parallel)	900			
45. ADA Spaces	0	0	0	
46. Tandem Spaces	0	0	0	
47. Drive Aisle width	N/A			
48. Valet Drop Off and Pick up	N/A			
49. Loading zones and Trash Collection Areas	N/A			
50. Racks	N/A			

DATA TABLES

EXISTING DATA TABLE BUILDING "A" TO REMAIN		
Sq.Ft. BY FLOOR		
1) GROUND FLOOR 4BR/ 3.5 BATHS	1,183	Sq. Ft.
2) SECOND FLOOR 4BR/ 2 BATHS	974	Sq. Ft.
TOTAL SQUARE FOOTAGE - BUILDING "A" REMAIN	2,137	Sq. Ft.
PARKING - 2 PARKING SPACES	20' x 8' - 6"	
EXISTING DATA TABLE BUILDING "B" TO DEMOLISH		
Sq.Ft. BY FLOOR		
1) GROUND FLOOR 2 UNITS EACH UNIT - 1BR/1 BATH	978	Sq. Ft.
TOTAL SQUARE FOOTAGE - BUILD "B" DEMO	978	Sq. Ft.
PROPOSED DATA TABLE BUILDING "B"		
Sq.Ft. BY FLOOR		
GROUND FLOOR	784	Sq. Ft.
SECOND FLOOR	1,435	Sq. Ft.
THIRD FLOOR	1,435	Sq. Ft.
ROOF TOP BULKHEAD	92	Sq. Ft.
TOTAL SQUARE FOOTAGE	3,746	Sq. Ft.
3 APARTMENTS 1/2 BED/ 1 BATH IN GROUND FLOOR 2/3 BED/ 3 BATH IN SECOND/THIRD FLOOR 3/3 BED/ 3 BATH IN SECOND/THIRD FLOOR	695 1,329 1,329	Sq. Ft. Sq. Ft. Sq. Ft.
PARKING - 5 PARKING SPACES	20' x 8' - 6"	
TOTAL SITE DATA TABLE		
FAR CALCULATIONS	7,000	Sq. Ft.
LOT SIZE	x 1.25	
MAX ALLOWABLE FAR	= 8,750	Sq. Ft.
EXISTING BUILDING "A" AREA EXISTING BUILDING "B" AREA TO BE DEMOLISHED TOTAL OF EXISTING S.F.	2,137 978 = 3,115	Sq. Ft. Sq. Ft. Sq. Ft.
SUBTRACTING EXISTING BUILDING "B"	- 978	Sq. Ft.
TOTAL OF REMAINING S.F.	2,137	Sq. Ft.
ADDING PROPOSED BUILDING "B"	+ 3,746	Sq. Ft.
TOTAL BUILDING AREA (EXIS. & PROPOSED)	= 5,883	Sq. Ft.
ALLOWABLE FAR	8,750	Sq. Ft.
Restaurant, Cafe, Bars, Lounges, Nightclubs	Required	Existing
51. Type of Use		
52. Total # of seats		
53. Total # of seats per venue		
54. Total occupant content		
55. Occupant content per venue		
56. Is this a Contributing building?	Yes	
57. Located within a Local Historic District?	Yes	

CLIENT :

927 Jefferson Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



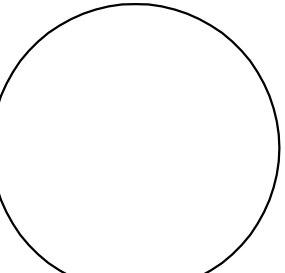
333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED/ REVISED
1	21 AUG/15	M.A. BOARD SUBMITTAL - HPB 1ST
2	28 SEP/15	RE-SUBMITTAL - HPB 2ND

ALL DRAWING AND DESIGN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC, AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CASTELLANOS DESIGN STUDIO, LLC. THE DRAWINGS ARE SCOPED DOCUMENTS WHICH INDICATE THE GENERAL CONCEPTS AND INTENT OF THE DESIGN. THEY ARE NOT TO BE USED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. FOR THE PROPER COMPLETION OF ITS WORK, WITHOUT ADJUSTMENT TO THE DRAWINGS, IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THE DOCUMENT PRELIMINARY TO THE CONTRACT SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCOVERING AND REPORTING TO CDS AND, IN NO CASE SHALL PROCEED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CDS.

SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE #96133
PROJECT NO. : 2015-02

PROJECT DATA & INFORMATION

CHECKED BY : WJC SHEET NO. :
DRAWN BY :
SCALE: AS NOTED
© 2015 BY CDS

GN-1

CLIENT :

927 Jefferson
Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

License #AA 2600246

WWW.CASTELLANOSDESIGN.COM

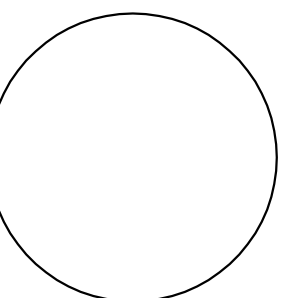
No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST
2	28 SEP/15	RE-SUBMITTAL - HPB 2ND

[illegible]

ALL DRAWN AND WRITTEN JOURNAL, CONTAINED HEREIN, ARE THE SOLE PROPERTY OF CASTLEMAN JENSEN STUDY, LLC, AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CASTLEMAN JENSEN STUDY, LLC.

THE DRAWINGS AND SCOPE DOCUMENTS WHICH INCORPORATE THE GENERAL CONTRACTOR'S DESIGN SHALL BE THE PROPERTY OF CASTLEMAN JENSEN STUDY, LLC. THE GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED BY THE GENERAL CONTRACTOR'S DESIGN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK, INCLUDING THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACT AMOUNT UNLESS SPECIFIC WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS, IN THE EVENT OF A CONFIRMED WRITTEN ORDER FROM CASTLEMAN JENSEN STUDY, LLC, SHALL BE THE FULL CONTRACT AMOUNT. THE GENERAL CONTRACTOR SHALL COOPERATE WITH CASTLEMAN JENSEN STUDY AND CARRY OUT ALL THE GENERAL CONTRACTOR'S OBLIGATIONS AND RESPONSIBILITIES, INCLUDING THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS, AND REPORT TO CDS AND, IN NO CASE SHALL, PROCEED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CASTLEMAN JENSEN STUDY, LLC.

SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133
PROJECT NO : 2015-02

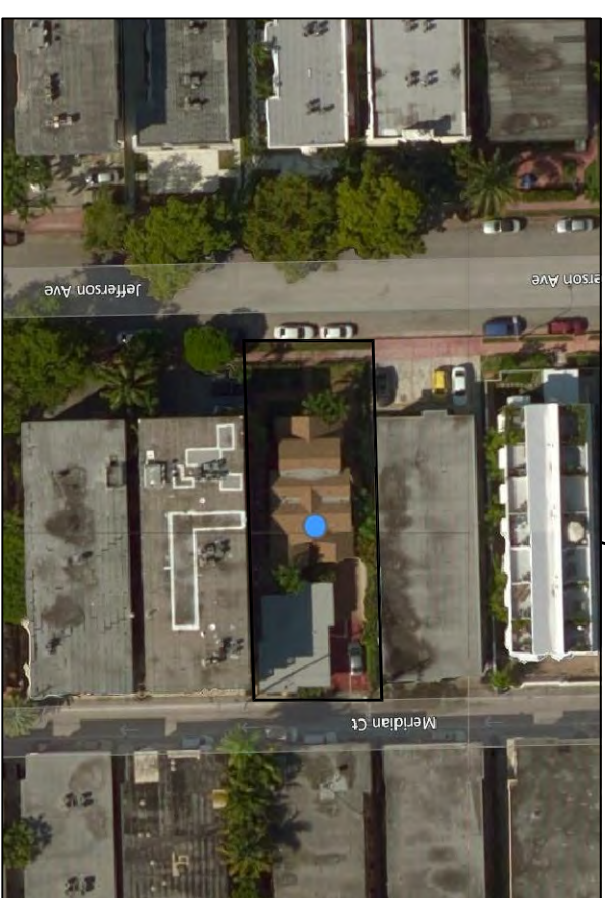
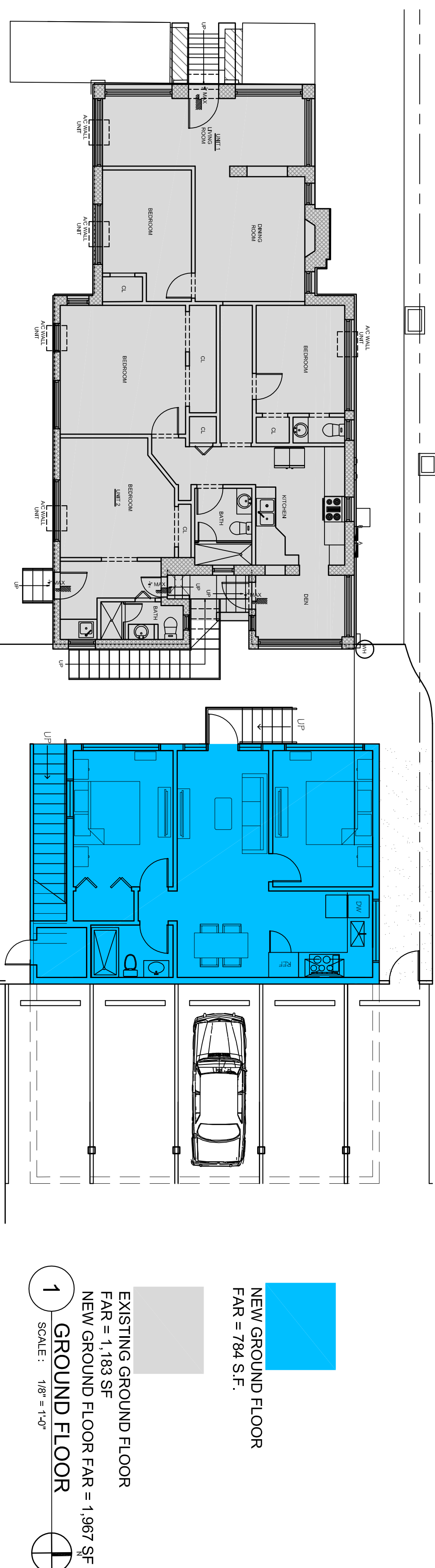
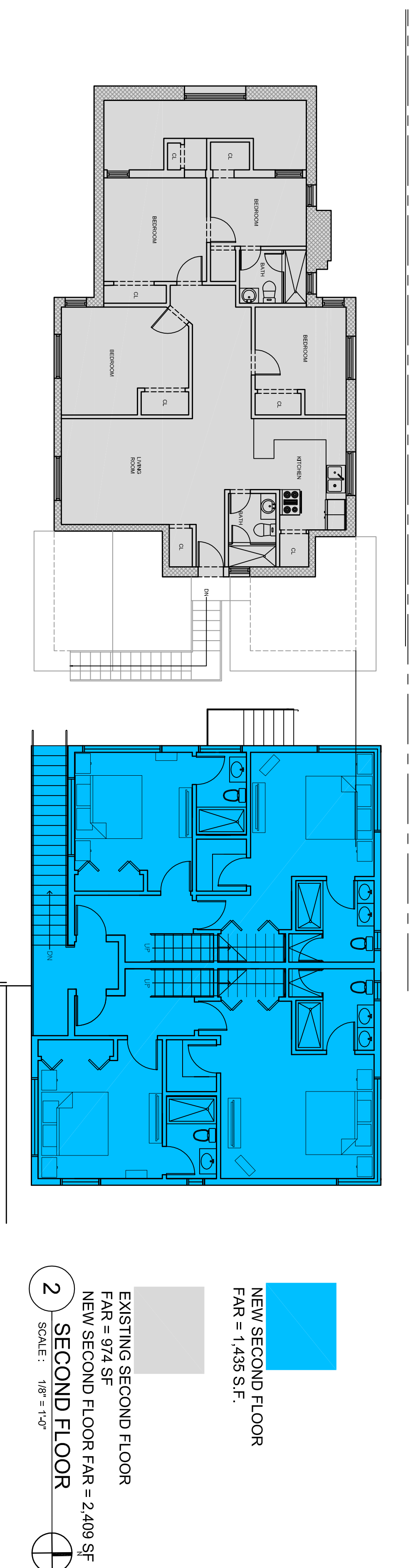
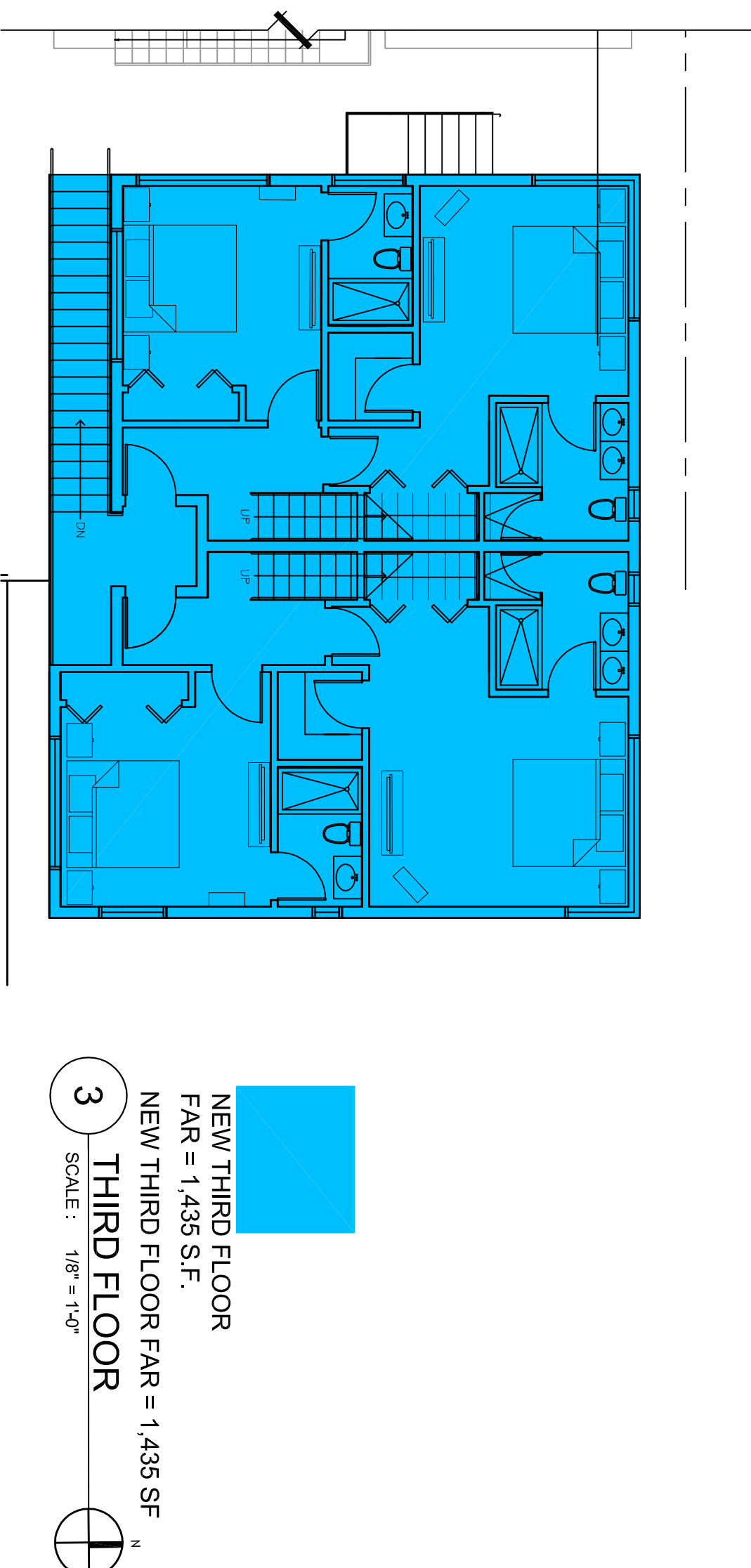
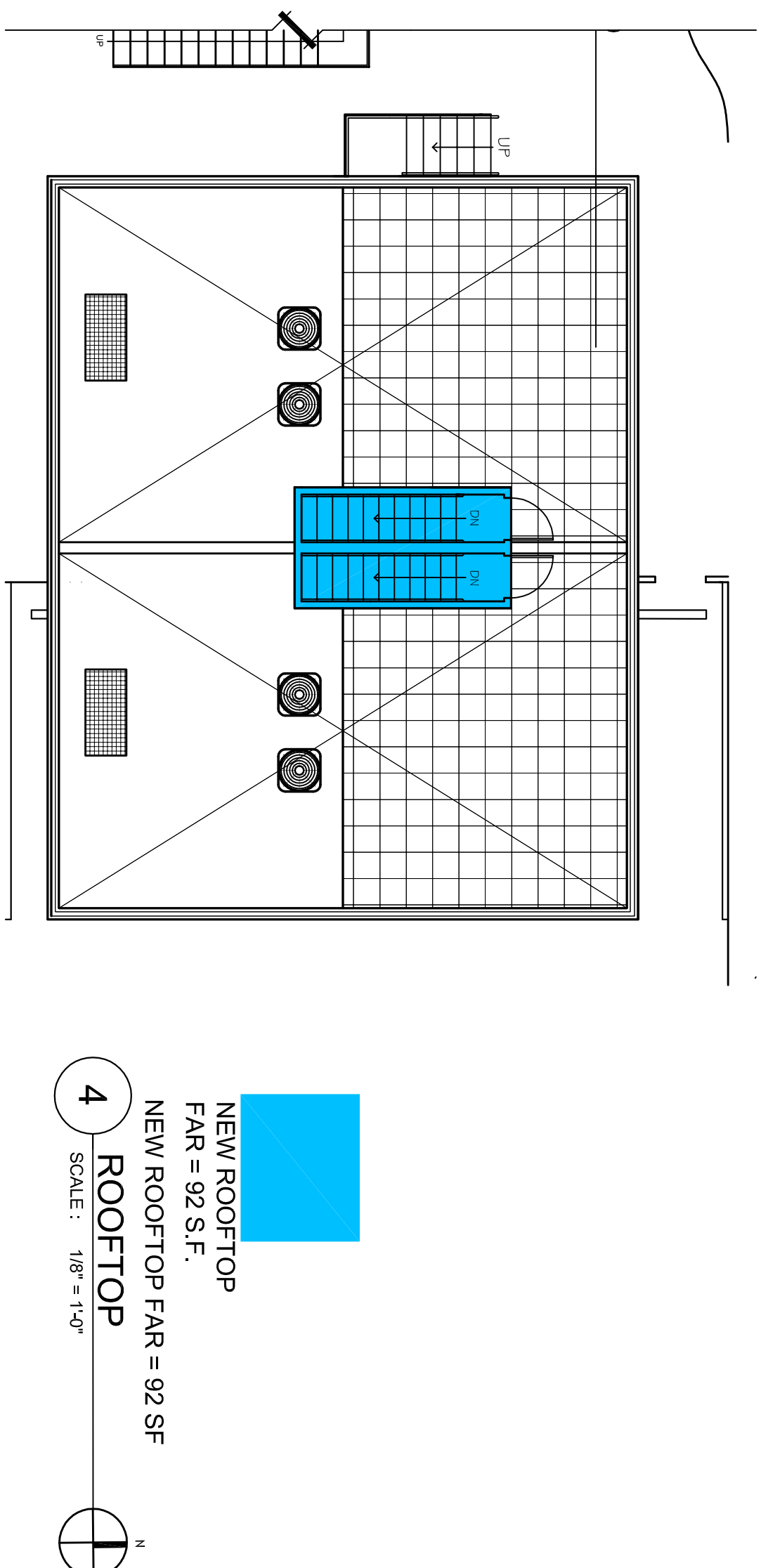
PROJECT NO : 2015-02

FLOOR AREA RATIO (FAR) CALCULATION

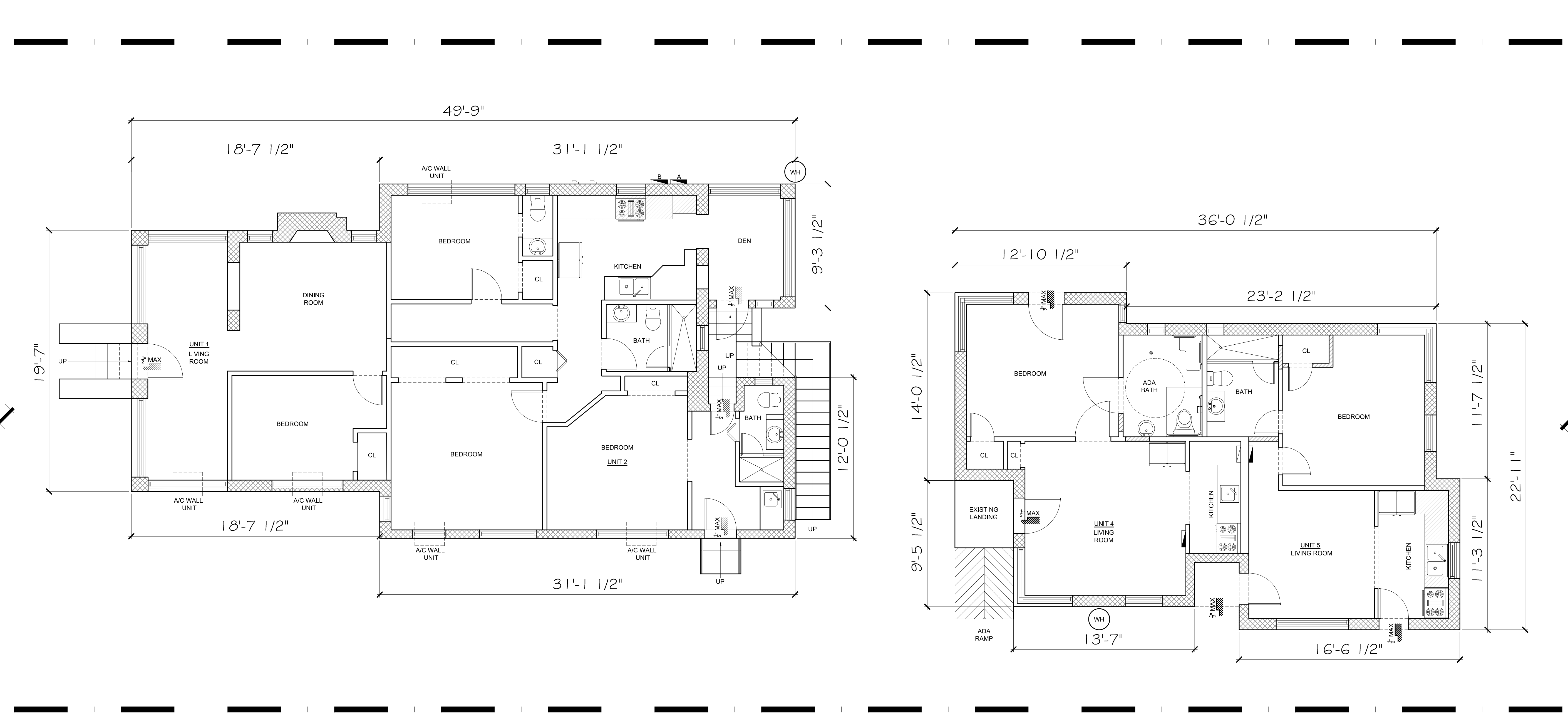
CHECKED BY : WC	SHEET NO
-----------------	----------

DRAWN BY :

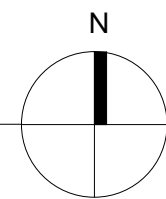
© 2015 BY CDS



927 Jefferson Ave.



1 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



927 Jefferson Ave.



LOCATION PLAN
SCALE: NTS

CLIENT :

927 Jefferson Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



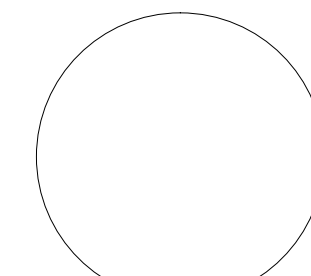
333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST

ALL DRAWN AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC. AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF CASTELLANOS DESIGN STUDIO, LLC. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK AND SUCH DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT UNLESS SCOPE OF WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS. IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

**EXISTING
FIRST
FLOOR PLAN**

CHECKED BY : WC

SHEET NO :


DRAWN BY :

SCALE: AS NOTED

© 2015 BY CDS

AX-1.1

927 Jefferson
Ave.

The logo for Castellanos Design Studio, featuring the letters 'CDs' in a large, bold, white sans-serif font, with 'CASTELLANOS DESIGN STUDIO' in a smaller, white, all-caps sans-serif font stacked vertically to the right.

WWW.CASTELLANOSDESIGN.COM

[illegible]SEAL :

PROJECT NO : 2015-02

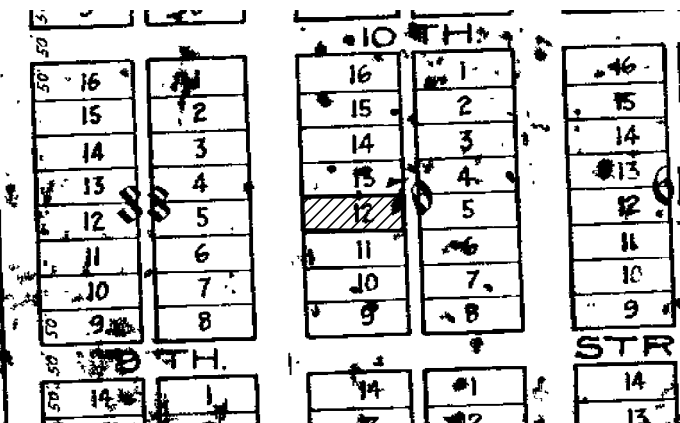
CHECKED BY : WC	SHEET NO : AX-1.2
DRAWN BY :	
SCALE: AS NOTED	
© 2015 BY CDS	

SCALE : NTS

1

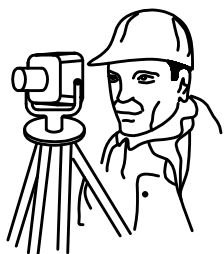


SKETCH OF BOUNDARY SURVEY



LOCATION MAP

NOT TO SCALE

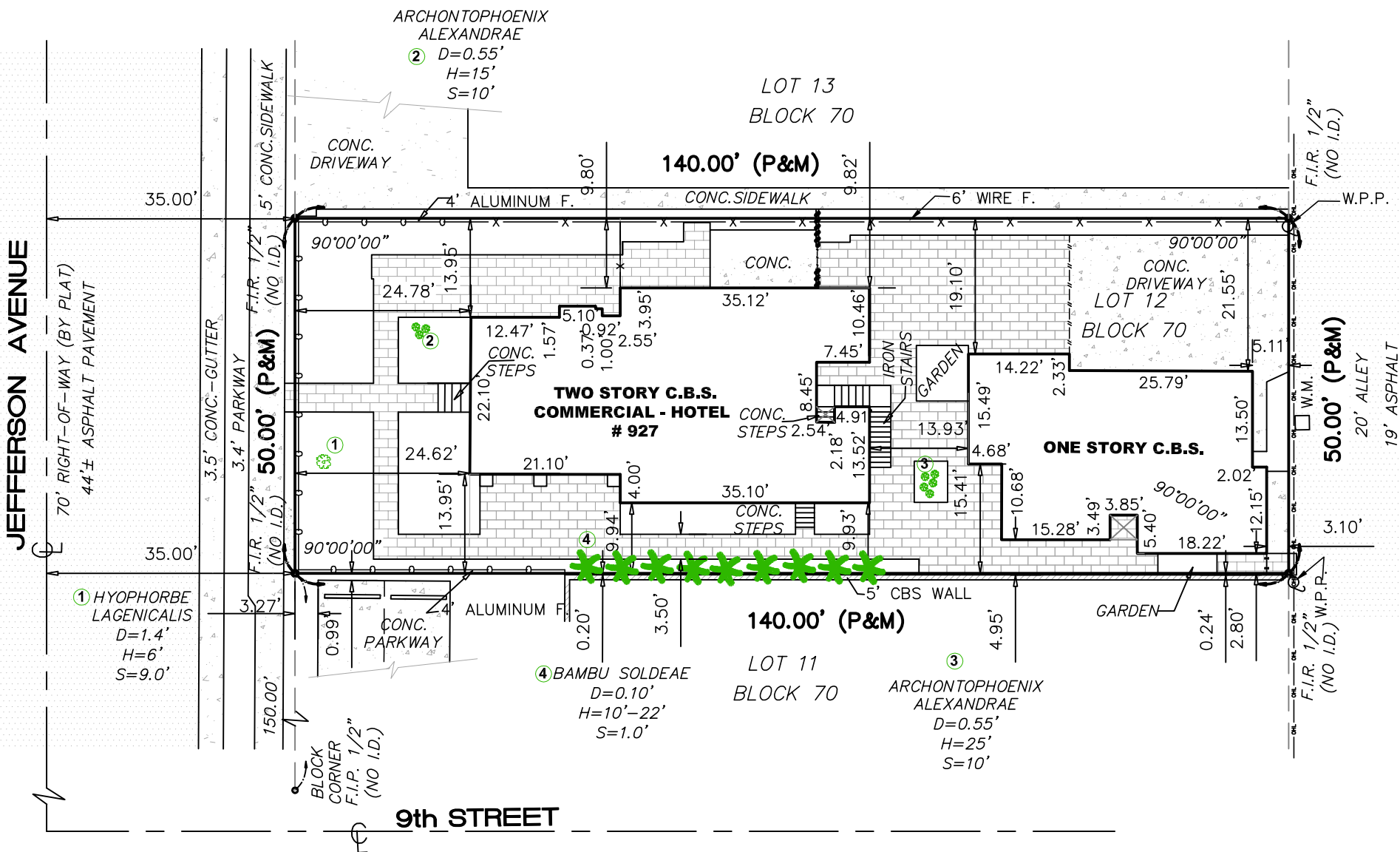


KARL F. KUHN

Professional Land Surveyor

1382 N.E. 178th Street,
North Miami Beach,
Florida 33162.

TEL: (786) 306-5348
kuhnkarl@comcast.net



LEGAL DESCRIPTION:

Lot 12, in Block 70, of "OCEAN ADDITION No.3", according to the Plat thereof as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

EMOTIONS AP. LLC.

City of Miami Beach Building and Zoning Department

PROPERTY ADDRESS:

927 Jefferson Avenue,
Miami Beach, FL 33139

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWN)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Miami-Dade County Benchmark # W-310 Elevation=5.47' NGVD29

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of field work: 08-18-2015

GRAPHIC SCALE



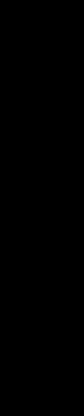
(IN FEET)
1 inch = 20 ft.

Karl F. Kuhn
Professional Surveyor # 5953
State of Florida.

LEGEND

A	B.M.	ARC	BENCH MARK	CL	CLEARANCE	E.T.	ELECTRIC TRANSFORMER	(M)	MEASURED	WM	WOOD FENCE
B.O.B.	BASES OF BEARINGS	CL	UTILITY POLE	ENC.	ENCROACHMENT	WV	WATER METER	WM	WATER METER	WV	WATER VALVE
BR	BEARING	N&D	FINISHED FLOOR ELEVATION	FIP	FOUND IRON PIPE	N	NAIL	OS	OFFSET	OS	OFFSET
BC	BLOCK CORNER	F.F. ELEV.	CENTRAL ANGLE	FIR	FOUND IRON ROD	CH. BR	CHORD BEARING	T	TANGENT	CH. BR	CHORD BEARING
C	CALCULATED	DEL	DRILL HOLE	CLF	CHAIN LINK FENCE	PT	POINT OF CURVATURE	DE	DRAINAGE EASEMENT	DME	DRAINAGE AND MAINTENANCE EASEMENT
CBS	CATCH BASIN	OH	OVERHEAD UTILITY LINES	CLF	CHAIN LINK FENCE	PT	POINT OF REVERSE CURVATURE	LME	LAKE MAINTENANCE EASEMENT	CME	CANAL MAINTENANCE EASEMENT
CH	CONCRETE BLOCK STRUCTURE	EL	ELEVATION	CLF	CHAIN LINK FENCE	PT	POINT OF COMPOUND CURVATURE	UE	UTILITY EASEMENT	RES	RESIDENCE
C	CHORD	E.M.	ELECTRIC METER	CLF	CHAIN LINK FENCE	PT	POINT OF COMMENCEMENT	OHL	OVERHEAD LINE		
ML	MONUMENT LINE	E.M.H.	ELECTRIC MAN HOLE	CLF	CHAIN LINK FENCE	PT	POINT OF COMMENCEMENT				
CONC.	CONCRETE			CLF	CHAIN LINK FENCE	PT	POINT OF COMMENCEMENT				
CL	CLEARANCE			CLF	CHAIN LINK FENCE	PT	POINT OF COMMENCEMENT				

927 Jefferson
Ave.

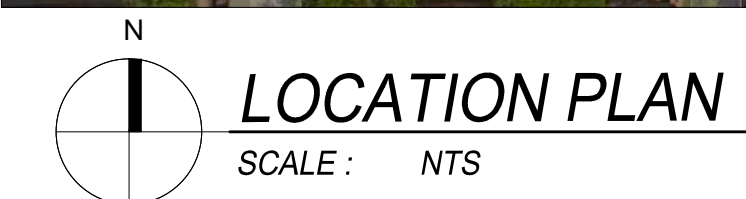
The logo for CDs Castellanos Design Studio. It features the letters 'CDs' in a large, white, stylized font on a black background. To the right of the letters, the words 'CASTELLANOS DESIGN STUDIO' are written in a smaller, white, sans-serif font, stacked vertically.

WWW.CASTELLANOSDESIGN.COM

[illegible]SEAL :

EXISTING ARCHITECTURAL SITE PLAN

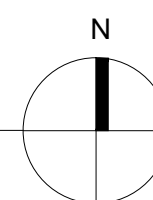
927 Jefferson Ave. 7



LOCATION PLAN

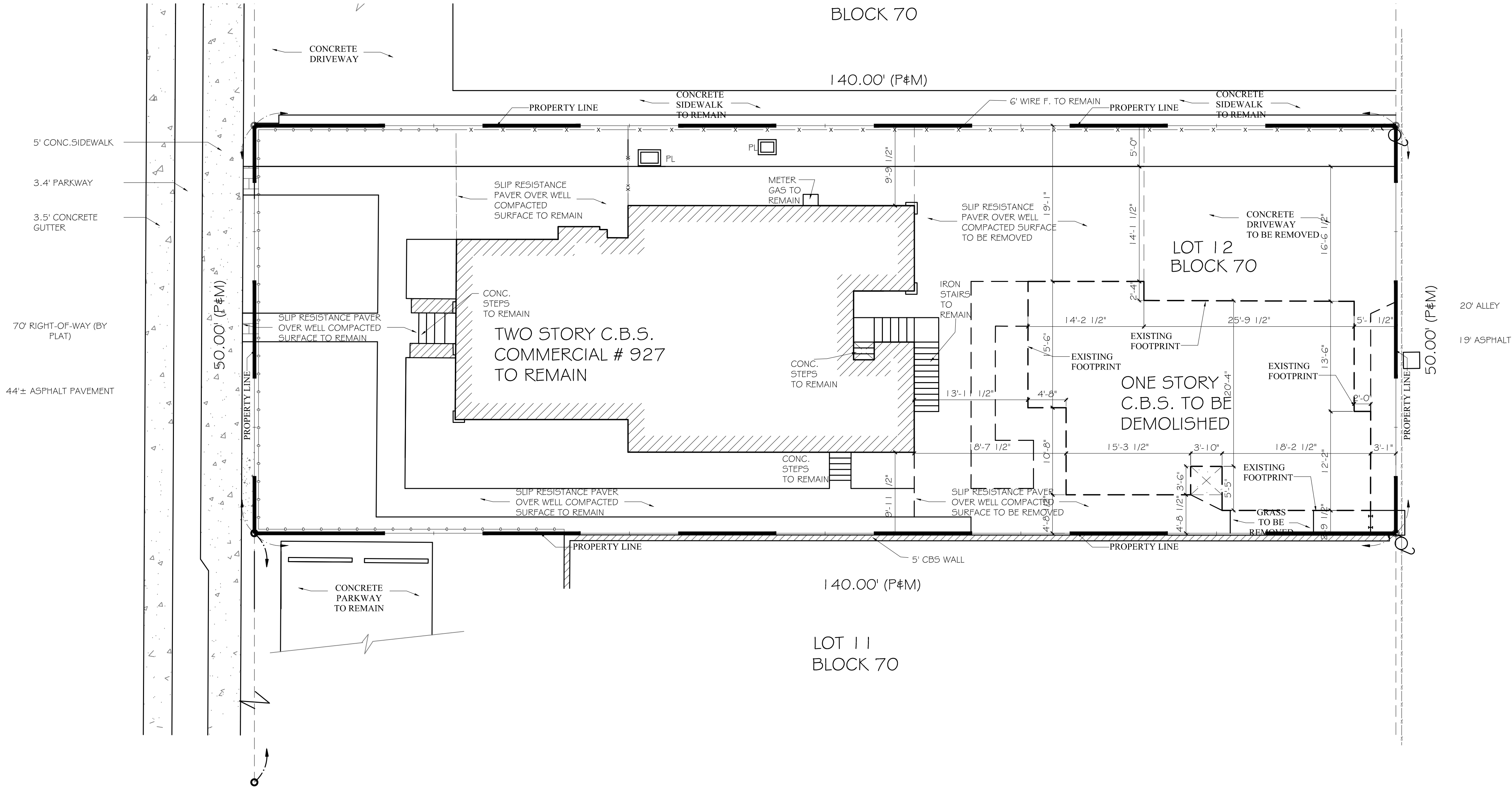
SCALE: NTS

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



JEFFERSON AVENUE

JEFFERSON AVENUE



1 DEMOLITION ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

Demolition Legend

EXISTING INTERIOR PARTITION TO REMAIN

EXISTING MASORY EXTERIOR WALL

EXISTING TO BE REMOVED

1. BUILDING ON EAST END WILL BE COMPLETELY DEMOLISHED.

LOT 4
BLOCK 70

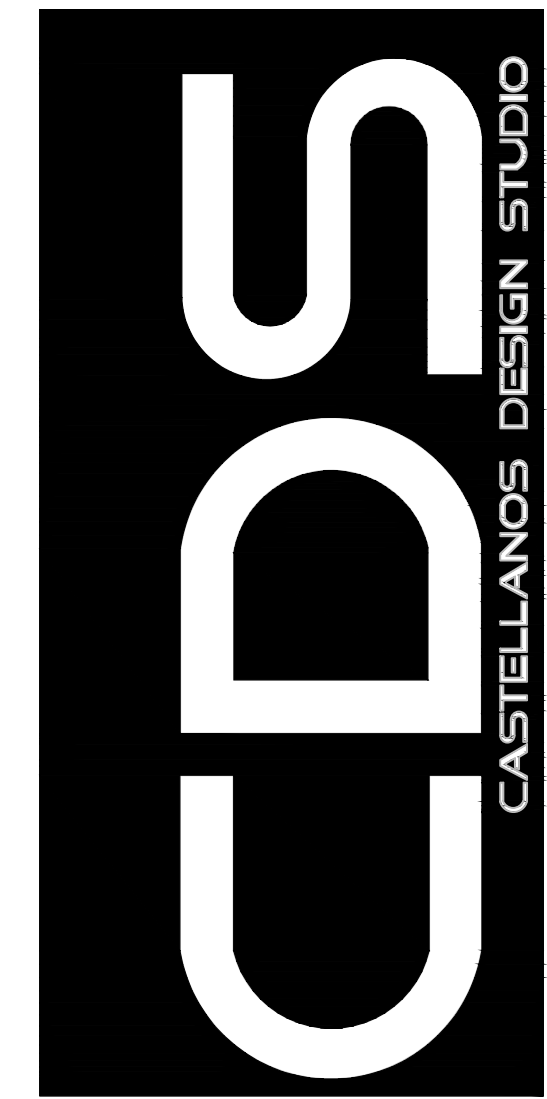
LOT 5
BLOCK 70

LOT 6
BLOCK 70

CLIENT :

927 Jefferson Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



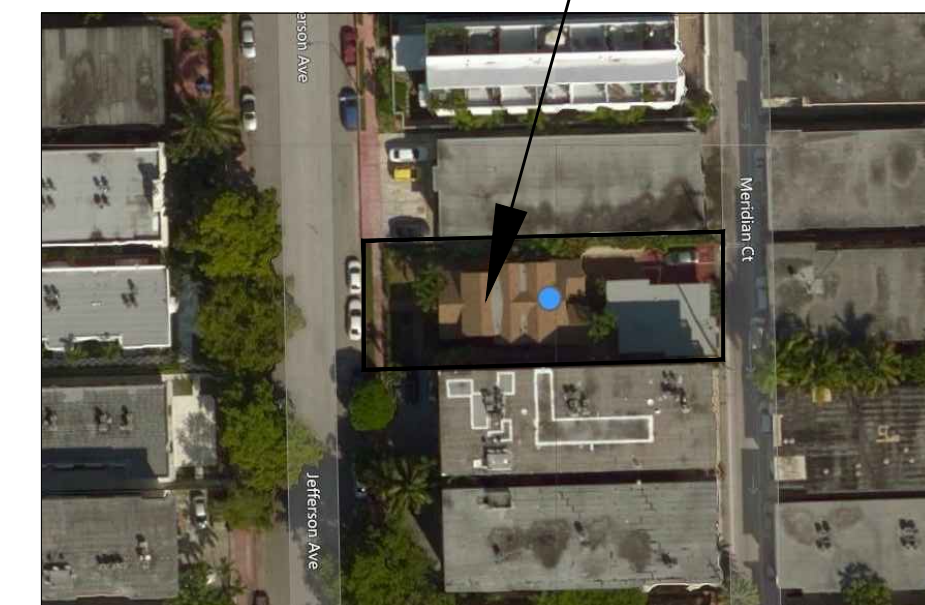
333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467
WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST

ALL DRAWN AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC. AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF CASTELLANOS DESIGN STUDIO, LLC. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK AND SUCH DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT UNLESS SCOPE OF WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS. IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

SEAL :

927 Jefferson Ave.



LOCATION PLAN
SCALE: NTS

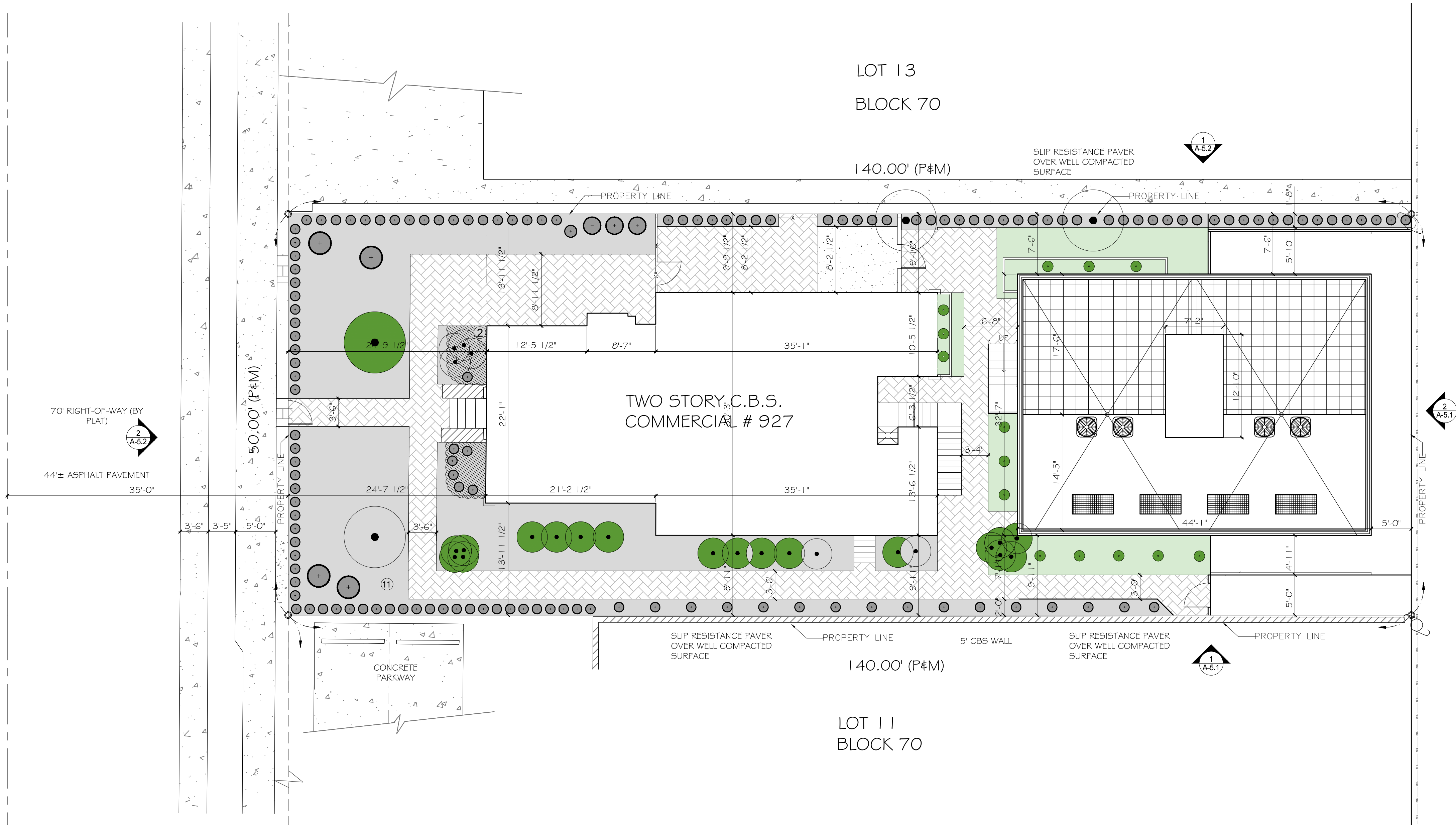
WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

DEMOLITION ARCHITECTURAL SITE PLAN

CHECKED BY : WC	SHEET NO :
DRAWN BY :	D-1
SCALE: AS NOTED	
© 2015 BY CDS	

JEFFERSON AVENUE



1 PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

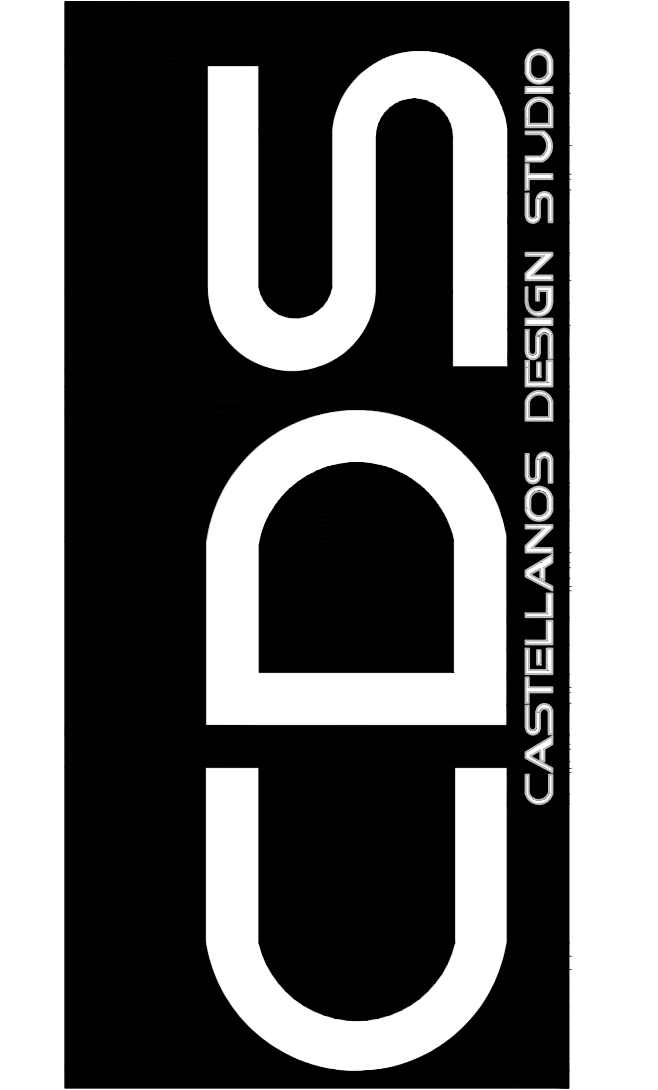
LOT 4
BLOCK 70

LOT 5
BLOCK 70

LOT 6
BLOCK 70

CLIENT :

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST
2	28 SEP/15	RE-SUBMITTAL - HPB 2ND

ALL DRAWN AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC. AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF CASTELLANOS DESIGN STUDIO, LLC. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK, AND SUCH DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT UNLESS SCOPE OF WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS. IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

SEAL:

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

PROPOSED
ARCHITECTURAL
SITE PLAN

CHECKED BY : WC
DRAWN BY :
SCALE: AS NOTED
© 2015 BY CDS

SHEET NO :
AS-2

927 Jefferson Ave.



LOCATION PLAN
SCALE: NTS



1 **FACING EAST**
SCALE: N/A



2 **FACING EAST**
SCALE: N/A



3 **FACING EAST**
SCALE: N/A



4 **FACING EAST**
SCALE : N/A



5 **FACING NORTH**
SCALE: N/A

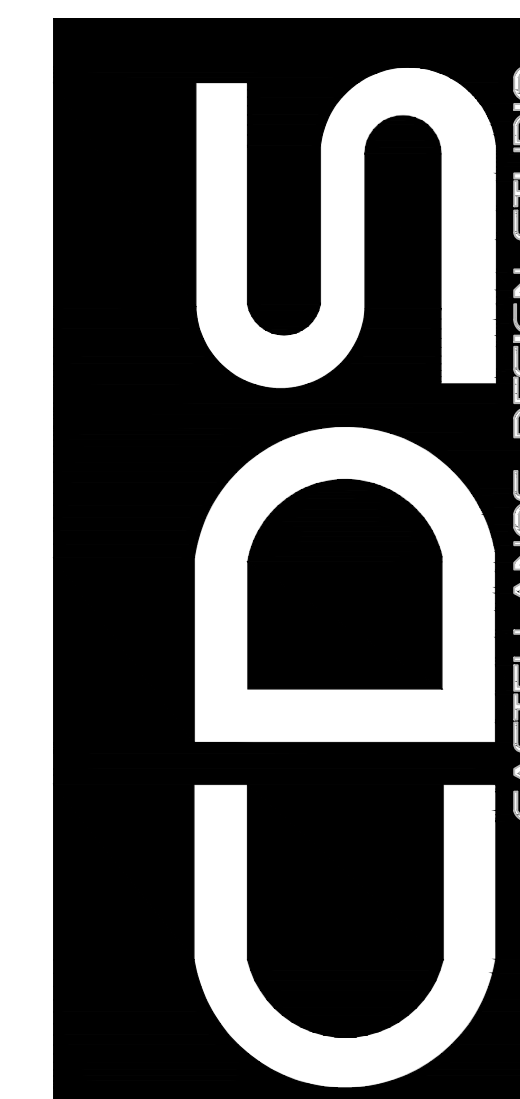


6 FACING SOUTH
SCALE : N/A

CLIENT :

927 Jefferson
Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

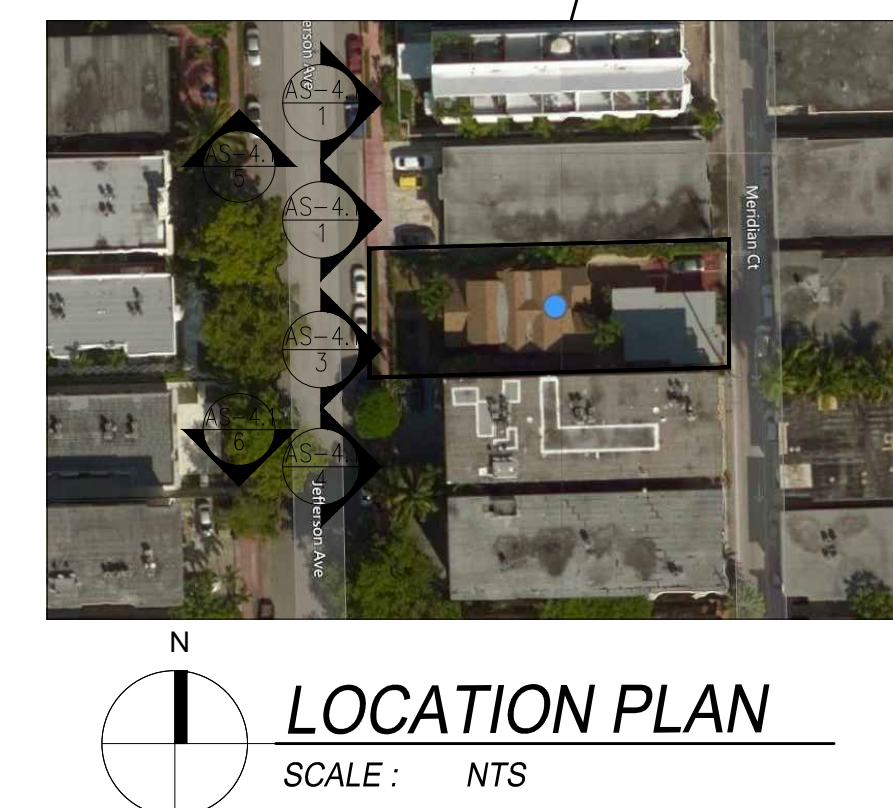
WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST

ALL DRAWING AND WRITTEN MATERIAL CONTAINED HEREIN IS THE PROPERTY OF CASTELLANOS DESIGN STUDIO, L.L.C. AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN PERMISSION OF CASTELLANOS DESIGN STUDIO, L.L.C. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK AND DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED TO COMPLETE THE FULL PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT UNLESS SUCH WORK DIFFERS FROM THAT INDICATED IN THE DRAWINGS. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNLESS THE WORK IS CORRECTED.

SEAL :

927 Jefferson Ave. 7



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

SURROUNDING
AREA AT
JEFFERSON
AVE,

CHECKED BY : WC

DRAWN BY :

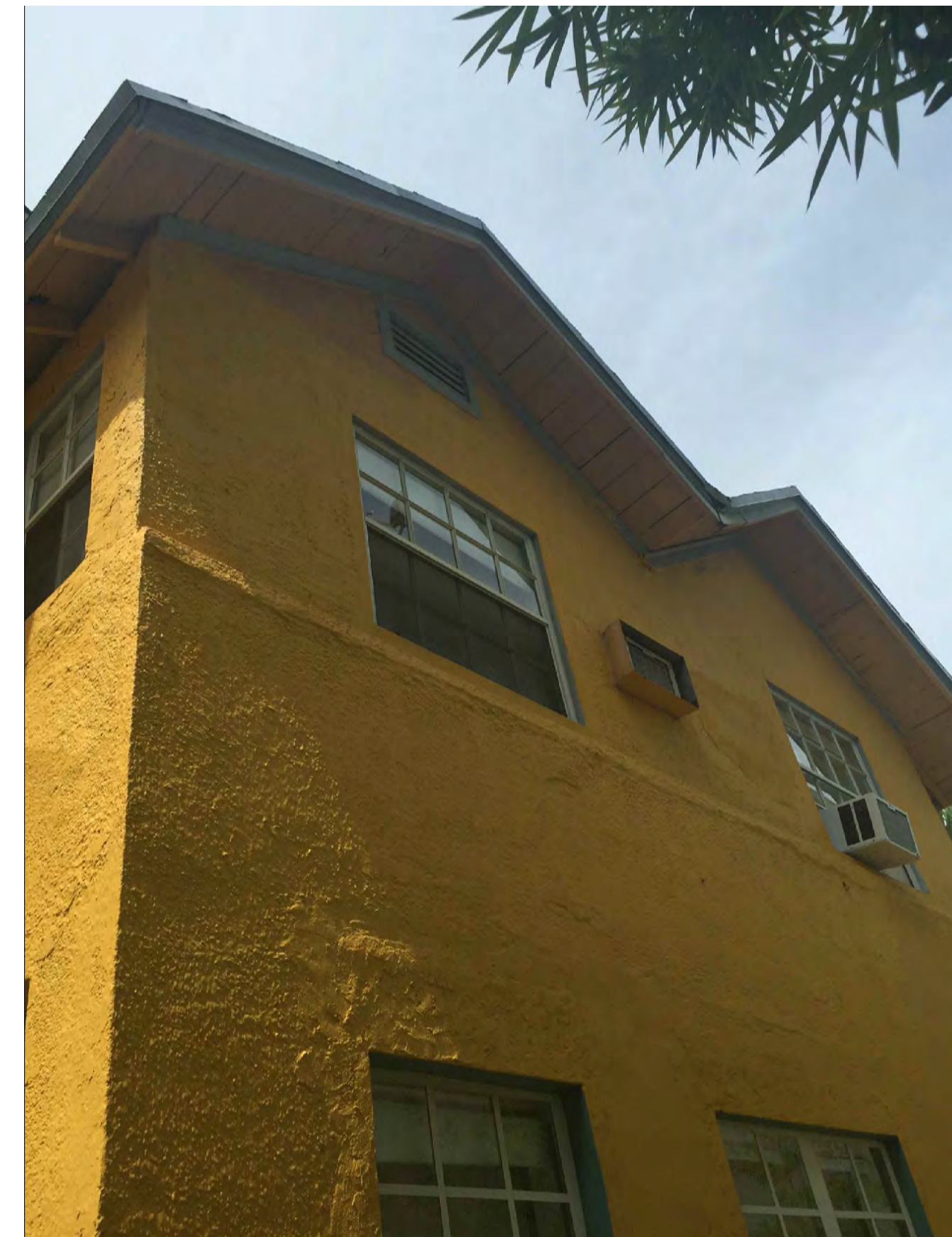
SCALE: AS NOTED

© 2015 BY CDS

SHEET NO :

AS-4.1

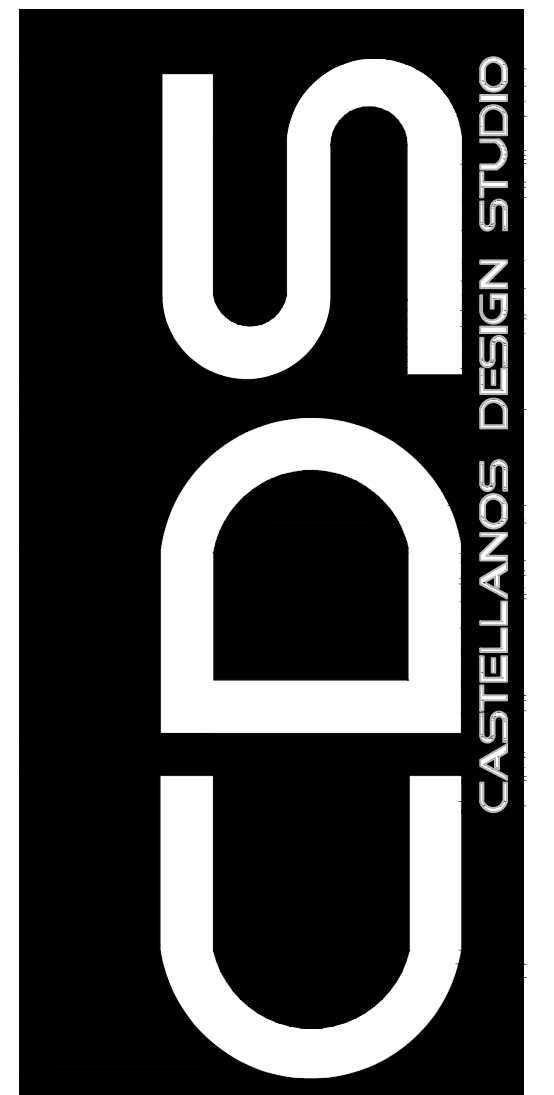
7.6.1



CLIENT :

927 Jefferson
Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



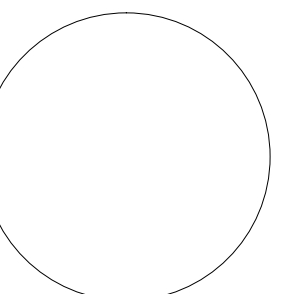
333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

[illegible]

ALL DRAWING AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC, AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF CASTELLANOS DESIGN STUDIO, LLC. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK, AND SUCH DO NOT NECESSARILY DESCRIBE ALL WORK TO BE REQUIRED FOR COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT PRICE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES INDICATED ON THE DRAWINGS, IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST DEMAND ON THE WORK SHALL PREVAIL. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE ARCHITECT BY REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

DETAIL PHOTOS
OF EXISTING
BUILDING TO
REMAIN

CHECKED BY : WC	S
-----------------	---

DRAWN BY :

SCALE: AS NOTED

© 2015 BY CDS

PAGE NO :

AS-4.2



1 **FACING SOUTH**
SCALE: N/A



2 **FACING SOUTH**
SCALE: N/A



3 **FACING SOUTH**
SCALE: N/A



4 **FACING EAST**
SCALE: N/A



5 **FACING WEST**
SCALE: N/A

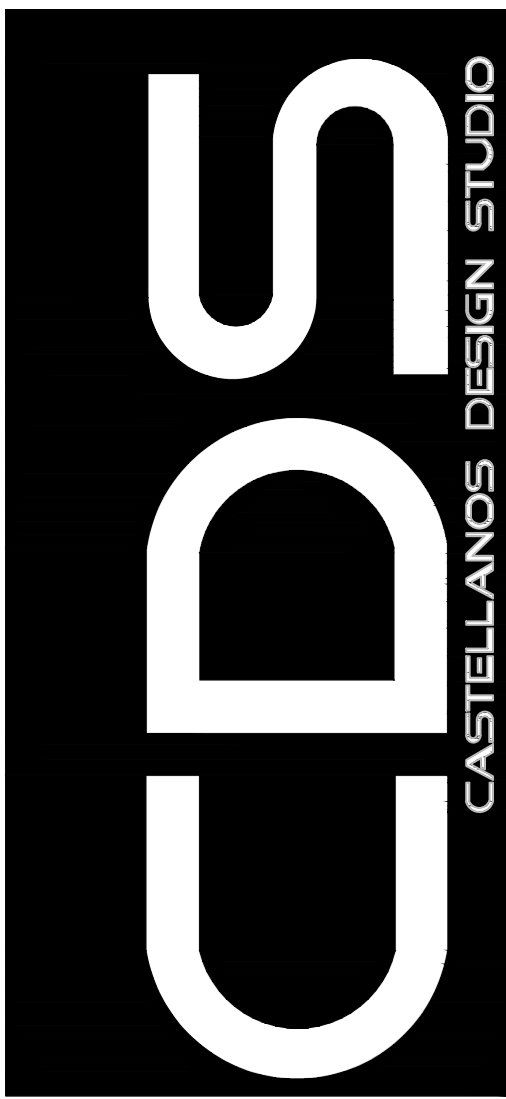


6 **FACING NORTH**
SCALE: N/A

CLIENT :

927 Jefferson Ave.

927 Jefferson Ave.
Miami Beach, FL 33139
Folio:02-4203-009-4440



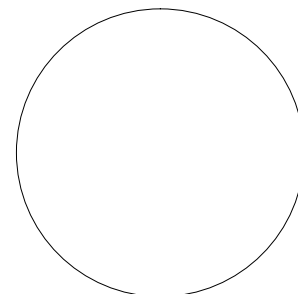
333 SE 2nd AVE
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	21 AUG/15	M.B. BOARD SUBMITTAL - HPB 1ST

ALL DRAWN AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC. AND MAY NOT BE DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF CASTELLANOS DESIGN STUDIO, LLC. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK AND SUCH DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT UNLESS SCOPE OF WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS. IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

DETAIL PHOTOS
OF EXISTING
BUILDING TO BE
DEMOLISHED

CHECKED BY : WC

SHEET NO :

DRAWN BY :

SCALE: AS NOTED

© 2015 BY CDS

AS-4.3