

927 JEFFERSON AVE.

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

Reclassification of Accessory Structure at Alley Historic Preservation Board Submittal First Submittal

08 OCT. / 2015

DRAWING INDEX

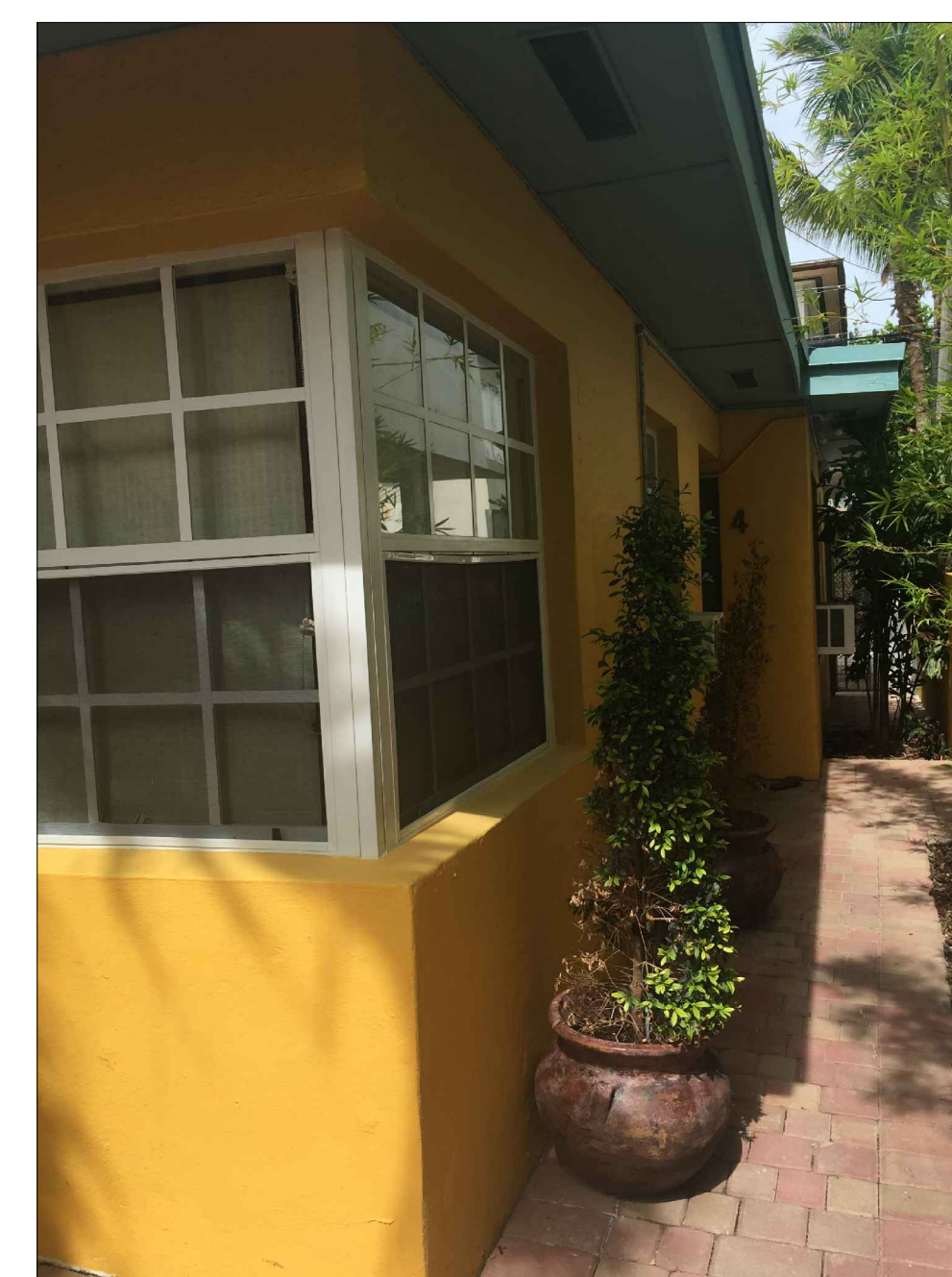
ARCHITECTURAL DRAWING LIST

A0-0	TITLE SHEET
AS-1	EXISTING ARCHITECTURAL SITE PLAN
GN-1	PROJECT DATA & INFORMATION
AX-1.1	EXISTING FIRST FLOOR PLAN
AX-1.2	EXISTING SECOND FLOOR PLAN
X-X	BACK COVER SHEET



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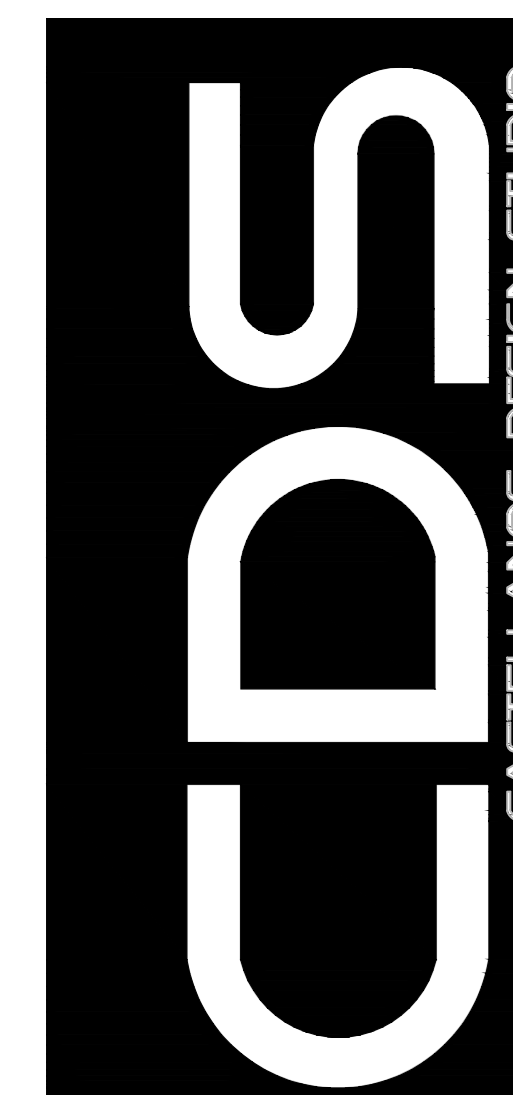
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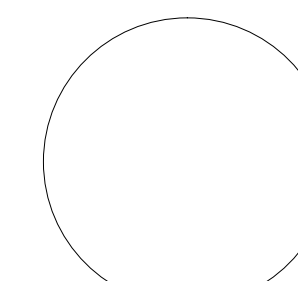
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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

DETAIL PHOTOS
OF EXISTING
BUILDING TO BE
DEMOLISHED

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C	SHEET NO :
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DRAWN BY :

SCALE: AS NOTED

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AS-4.3



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



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

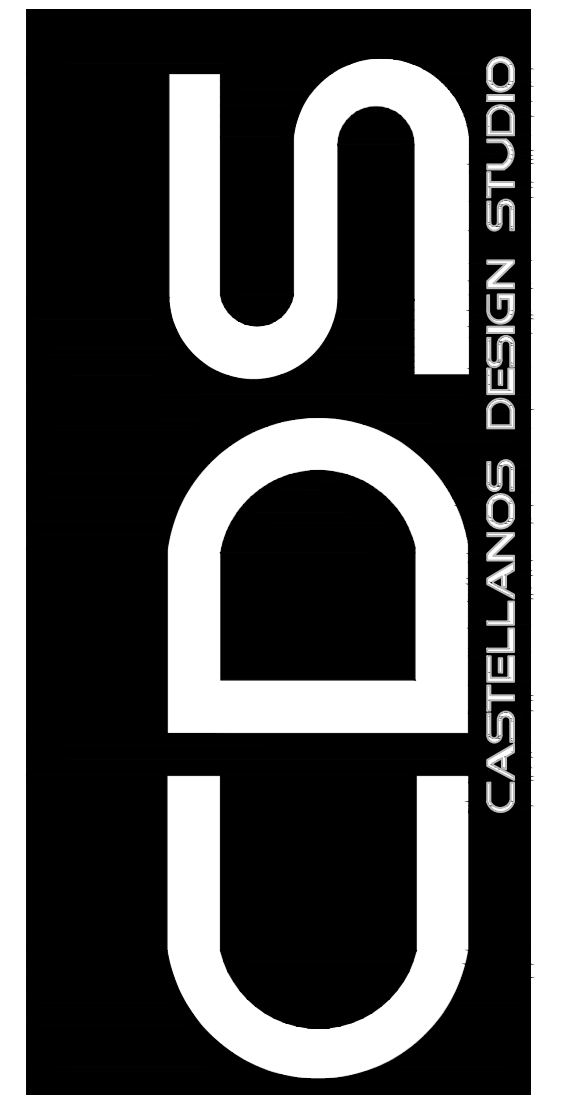


3 **FACING WEST**
SCALE: N/A

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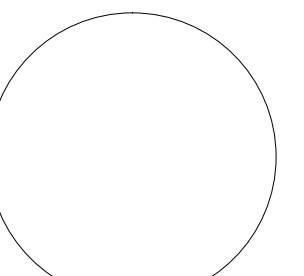
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FLORIDA ARCHITECT LICENSE AR 96133

SURROUNDING
AREA AT
MERIDIAN
CT.

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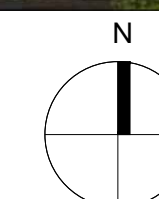
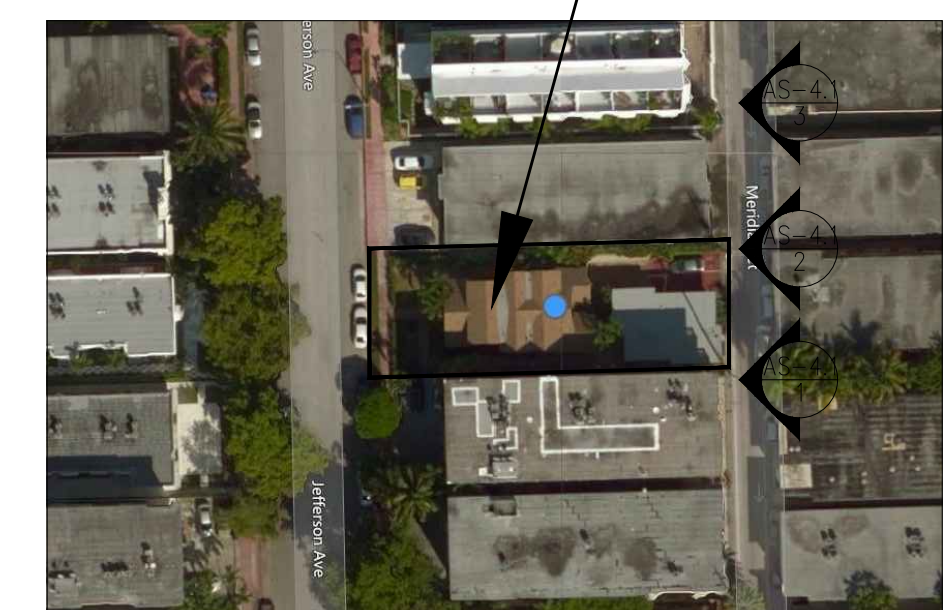
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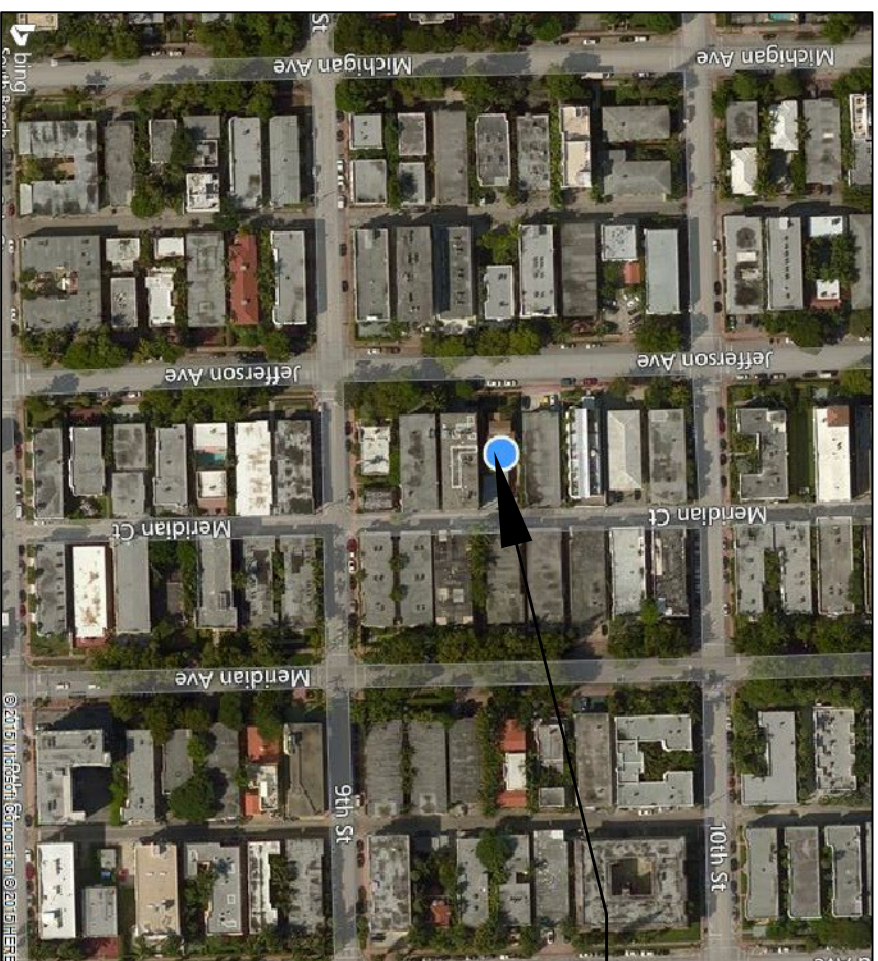
AS-4.4

927 Jefferson Ave.



LOCATION PLAN
SCALE: NTS

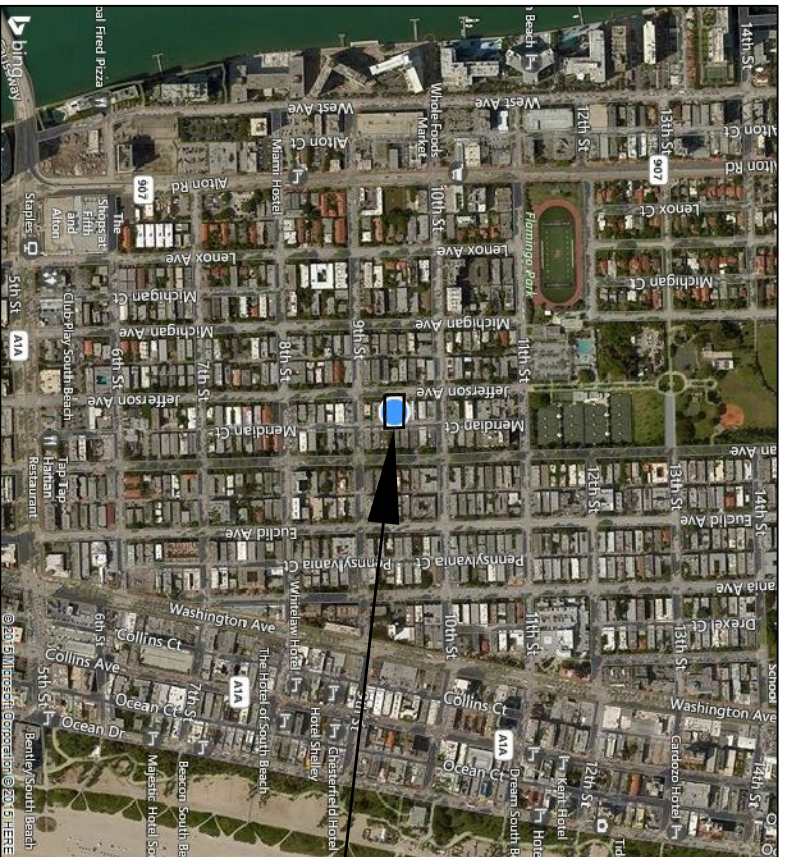
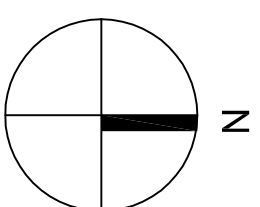
SITE LOCATION MAPS



SITE

1 LOCATION MAP

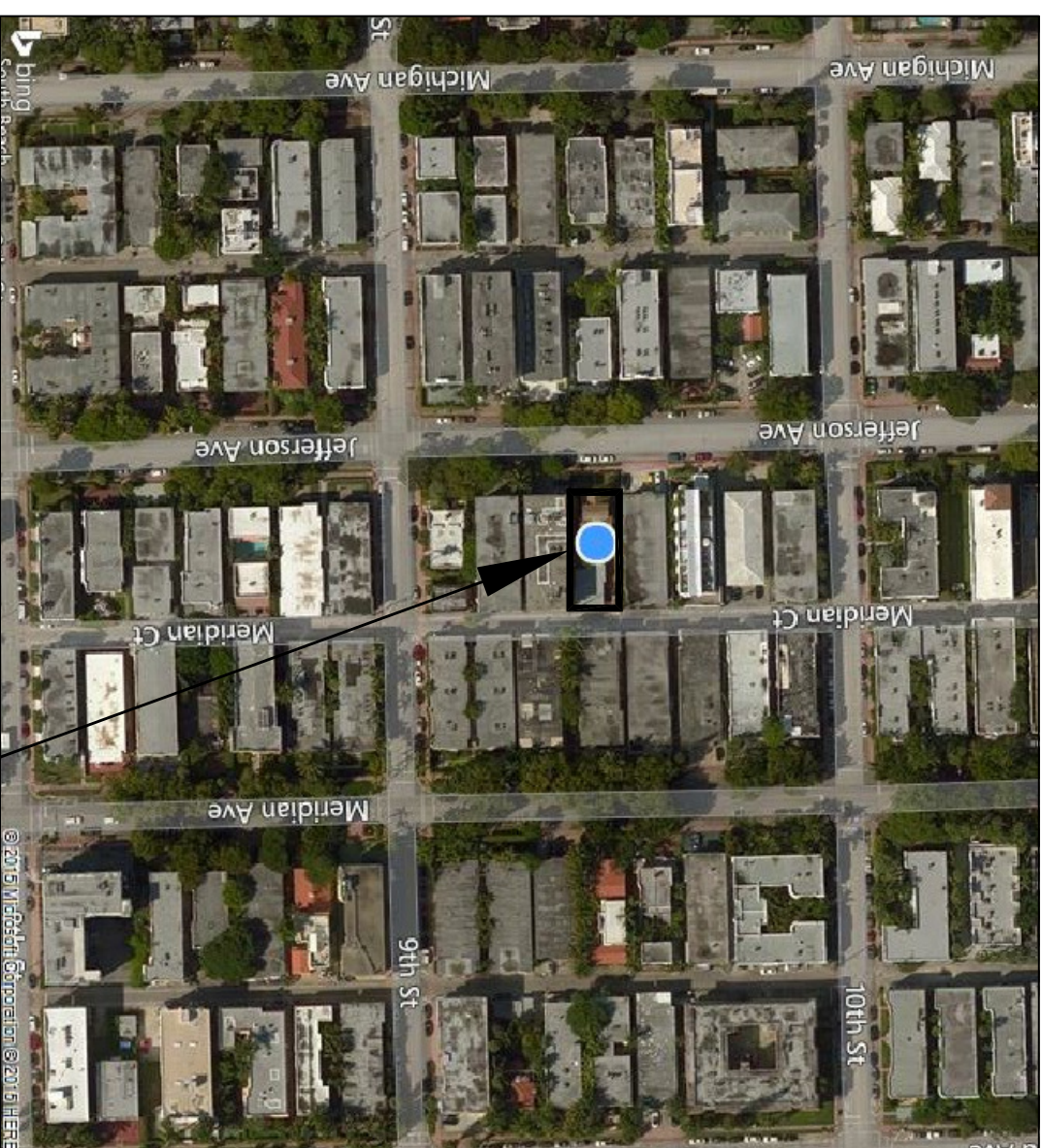
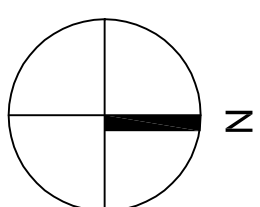
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SITE

2 LOCATION MAP

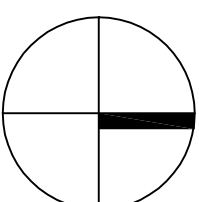
SCALE: N.T.S.



AREA OF WORK

3 AERIAL PLAN

SCALE: N.T.S.



ZONING INFORMATION

ZONING DESIGNATION:	3900 MULTIFAMILY - 38-62 U/A		
TAX FOLIO No.:	02-4203-009-4440		
PROPERTY ADDRESS:	927 JEFFERSON AVE, MIAMI BEACH, FL 33139-8491		
OWNER:	EMOTIONS AP LLC		
MAILING ADDRESS:	927 JEFFERSON AVE, MIAMI BEACH, FL 33139-8491		
LAND USE:	0803 MULTIFAMILY 2-9 UNITS - MULTIFAMILY 3 OR MORE UNITS		
EXISTING BEDS/BATH/HALF:	10/7/0	PROPOSED BEDS/BATH/HALF:	8/7/0
EXISTING LIVING UNITS:	5	PROPOSED LIVING UNITS:	3
BEDS/BATH TO BE DEMO.:	2/2		
LIVING UNITS TO BE DEMO.:	2	TOTAL BEDS/BATH/HALF:	16/12/0
		TOTAL LIVING UNITS:	6
YEAR BUILT:	1925		
LOT OCCUPATION			
LOT AREA:	7,000 S.F.		
LOT WIDTH:	50'-0"		
LOT COVERAGE:	EXISTING BUILDING TO REMAIN -		
	21.9% - FIRST FLOOR 14.6% - SECOND FLOOR		
	EXISTING ACCESSORY BUILDING:		
	13.9% - FIRST FLOOR		

DATA TABLES

DATA TABLE	
FAR CALCULATIONS	
LOT SIZE	7,000 Sq. Ft.
MAX ALLOWABLE FAR	$\begin{array}{r} \times 1.25 \\ \hline = 8,750 \end{array}$ Sq. Ft.
EXISTING BUILDING AREA	3,388 Sq. Ft.
EXISTING ACCESSORY BUILDING	- 978 Sq. Ft.
	$\begin{array}{r} = 2,410 \\ \hline \end{array}$ Sq. Ft.

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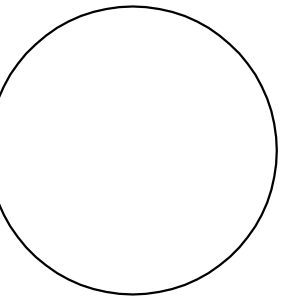
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PROJECT NO : 2015-02

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PROJECT DATA & INFORMATION

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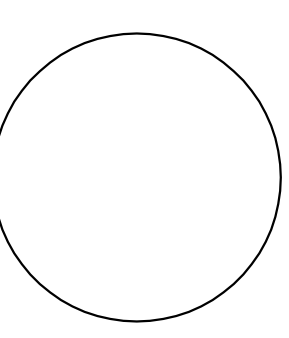
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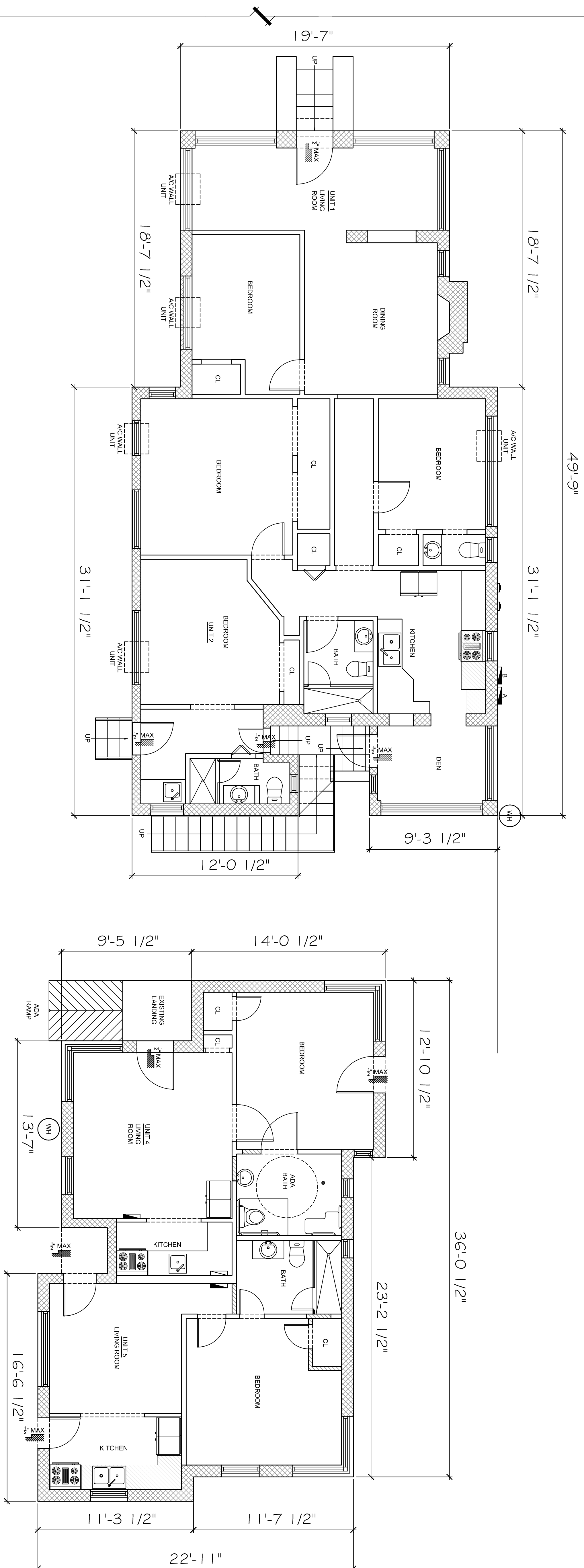
EXISTING
FIRST
FLOOR PLAN

WC	SHEET NO :
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LOCATION PLAN
SCALE: NTS

SCALE: NTS

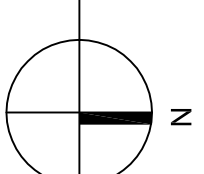
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EXISTING FIRST FLOOR PLAN

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



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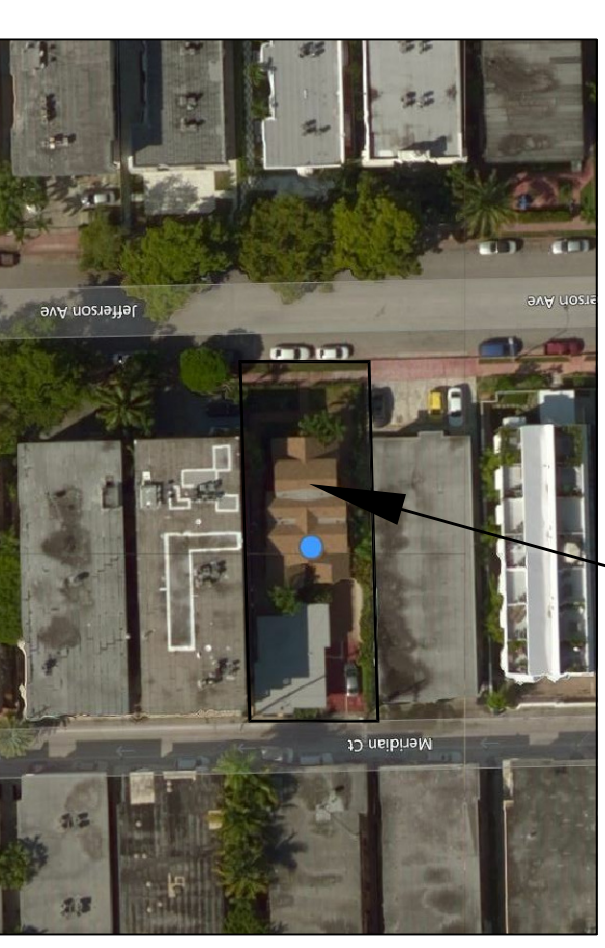
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EXISTING
SECOND
FLOOR PLAN

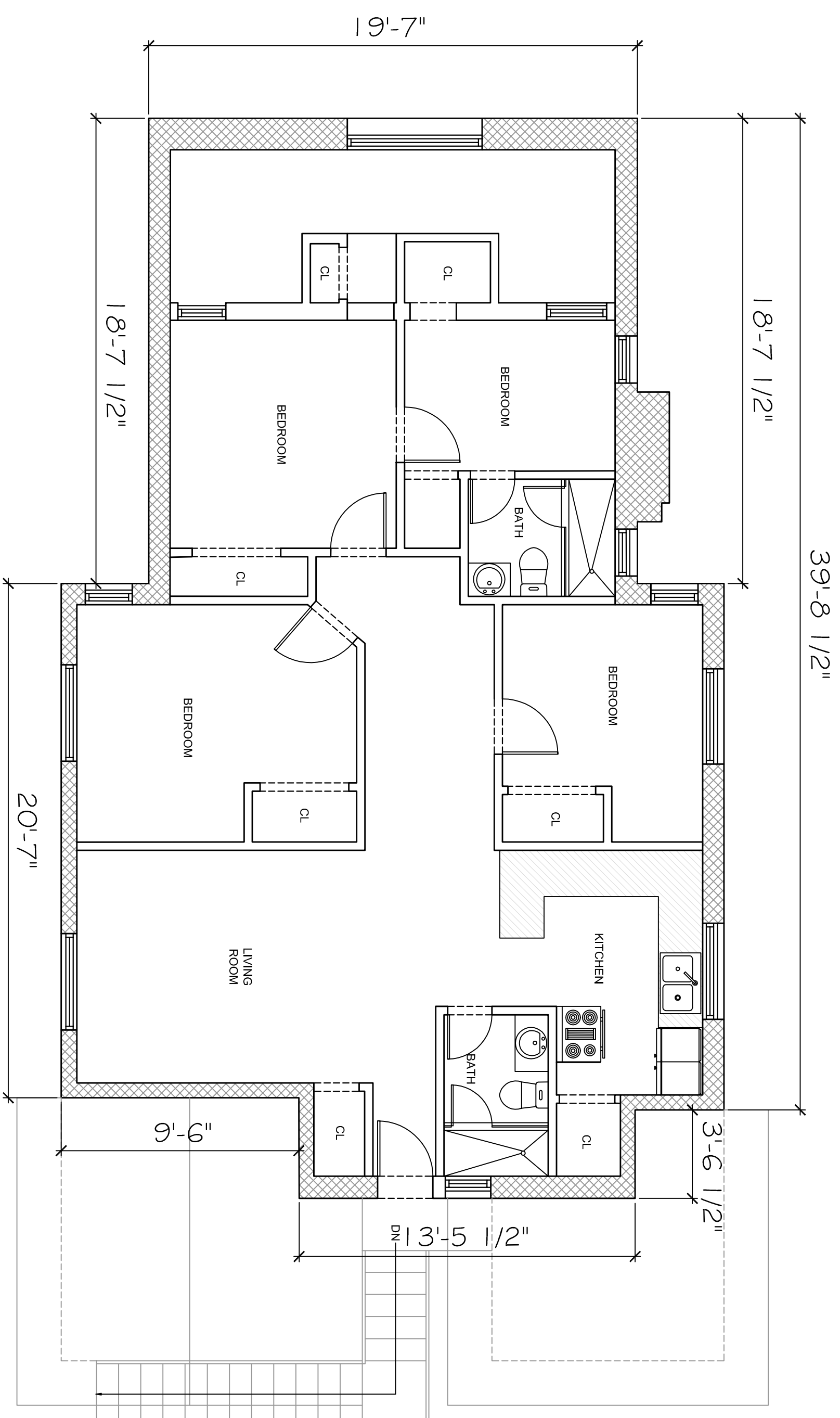
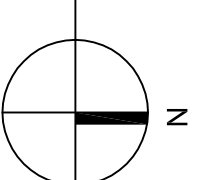
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LOCATION PLAN
SCALE: NTS

SCALE: NTS

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



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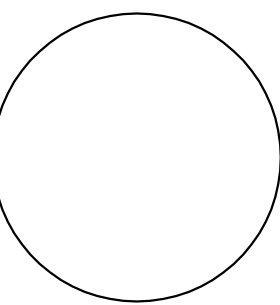
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BACK
COVER
SHEET

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