

Private Residence

803 Second Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION

DECEMBER 19th, 2022

PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

COVER PAGE

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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SCALE:

CHECK: JMcG

DATE: 12/19/2022

SHEET NUMBER

A0.00









View fr



14. VIEW AT THE CORNER 803 2ND STREET



16. AERIAL VIEW AT 803 2 STREET

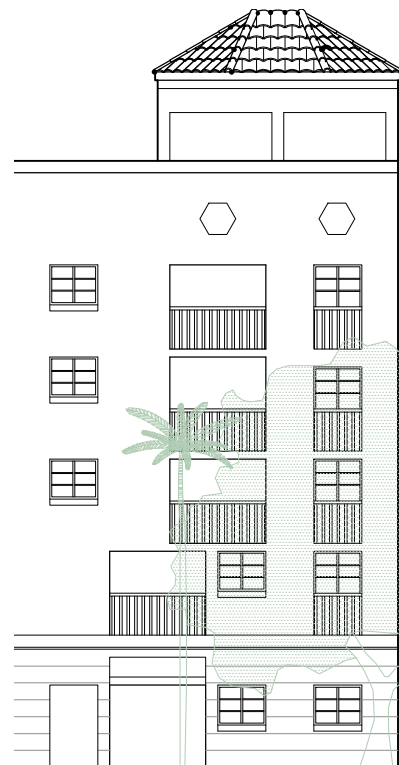


15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

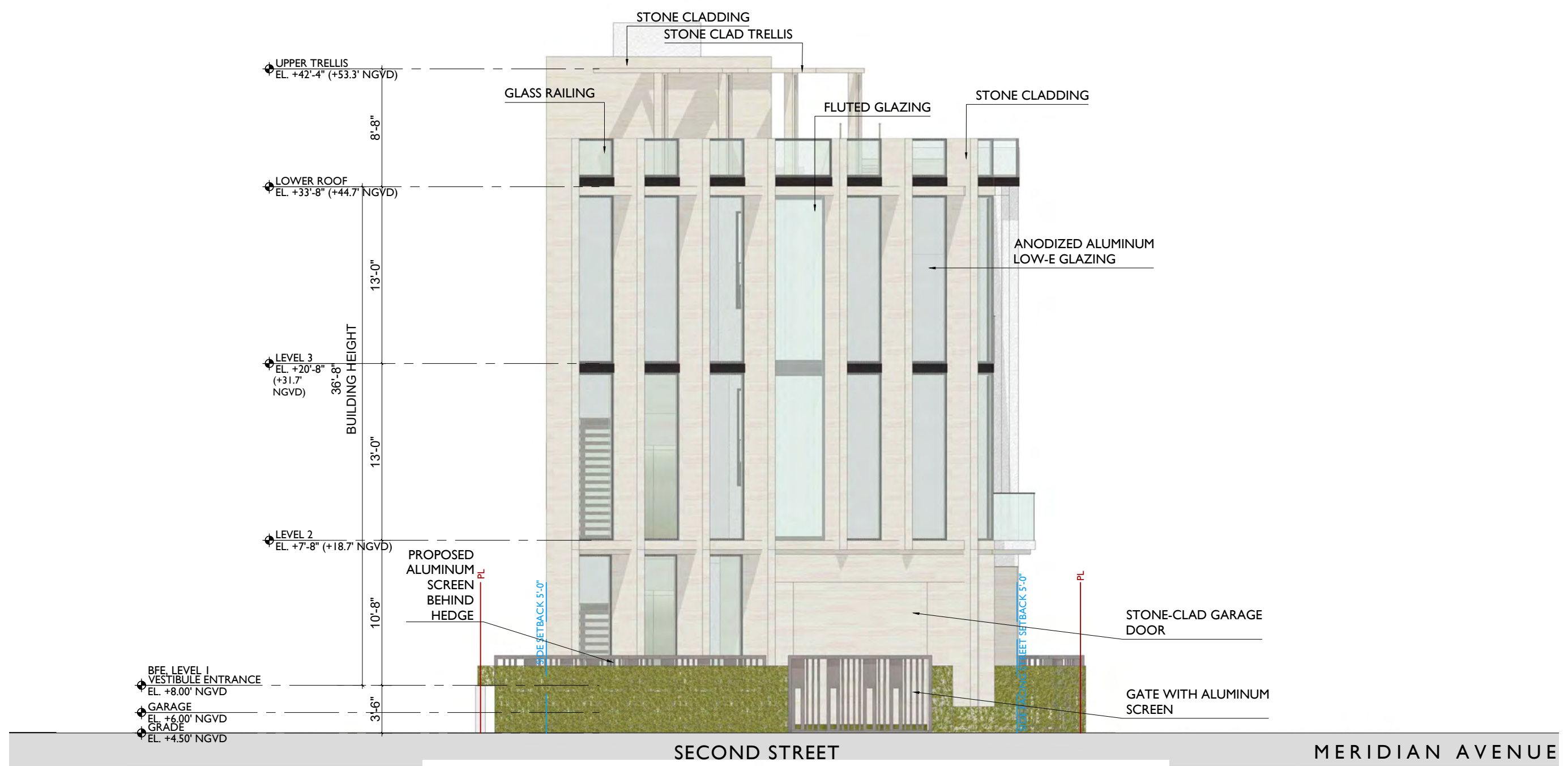
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SOUTH ELEVATION 1/8"=1'-0"



SECOND STREET 50'-0" RIGHT-OF-WAY
MERIDIAN AVENUE 70'-0" RIGHT-OF-WAY

SOUTH STREET ELEVATION 1/16"=1'-0"

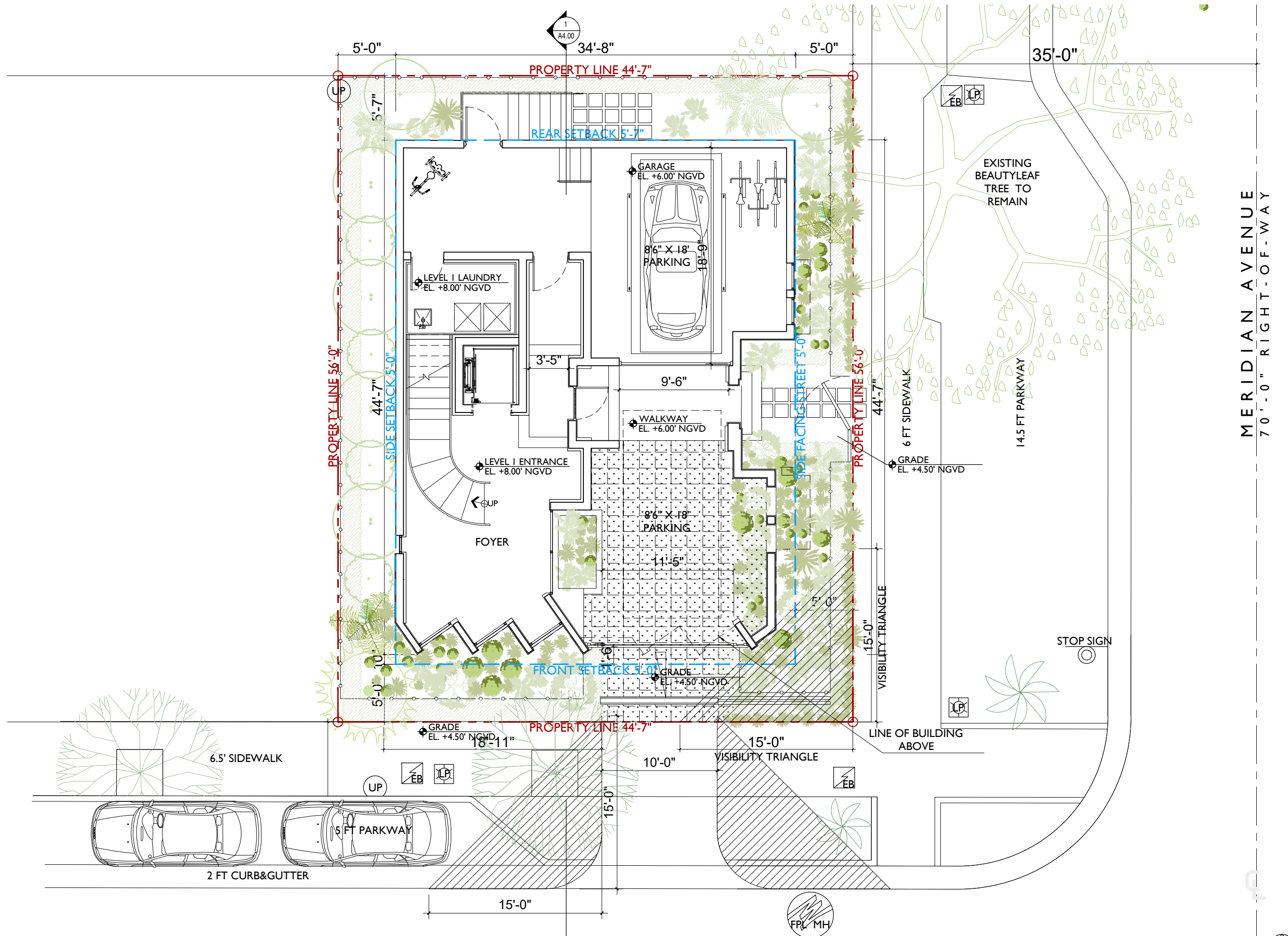
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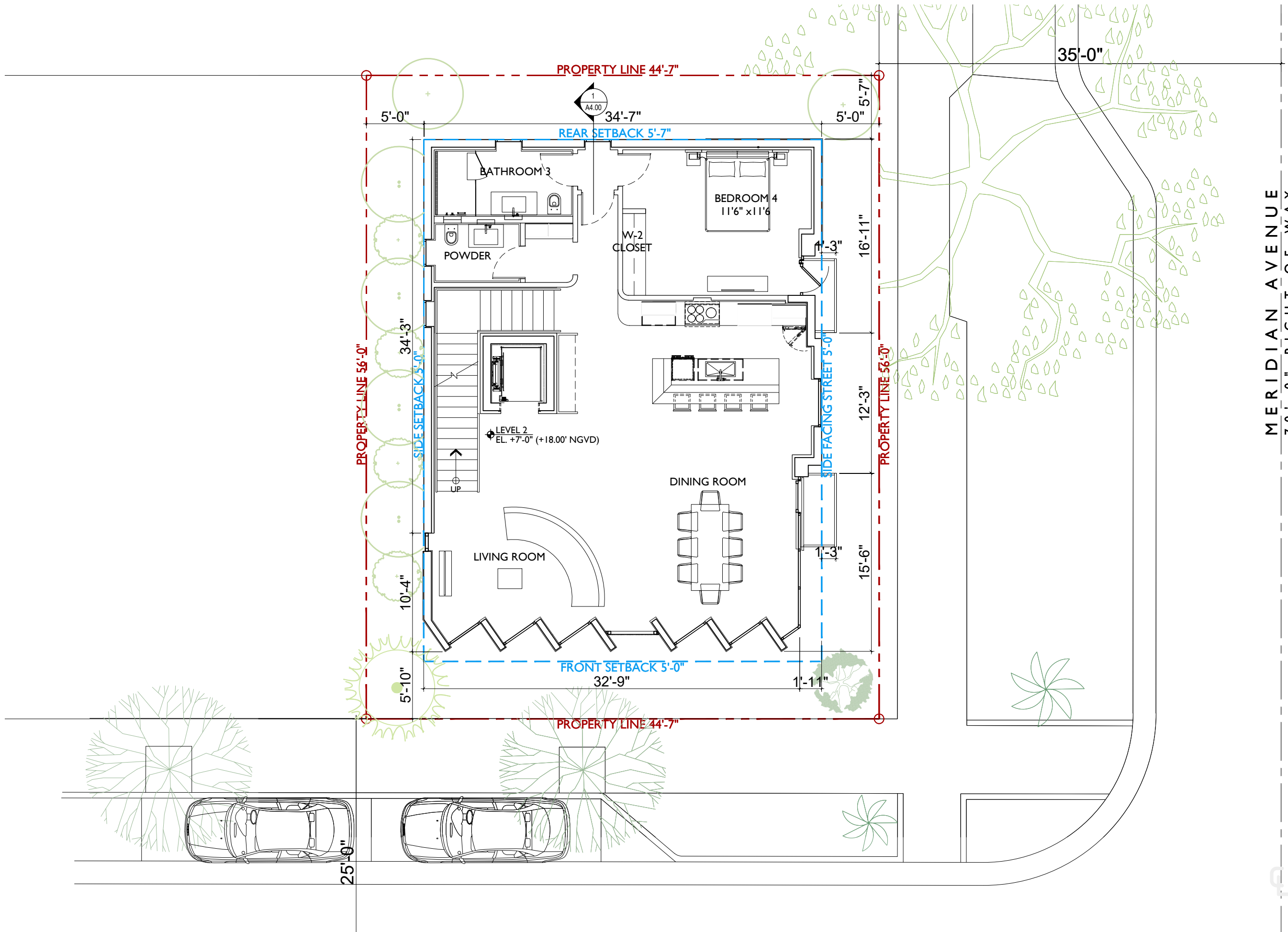
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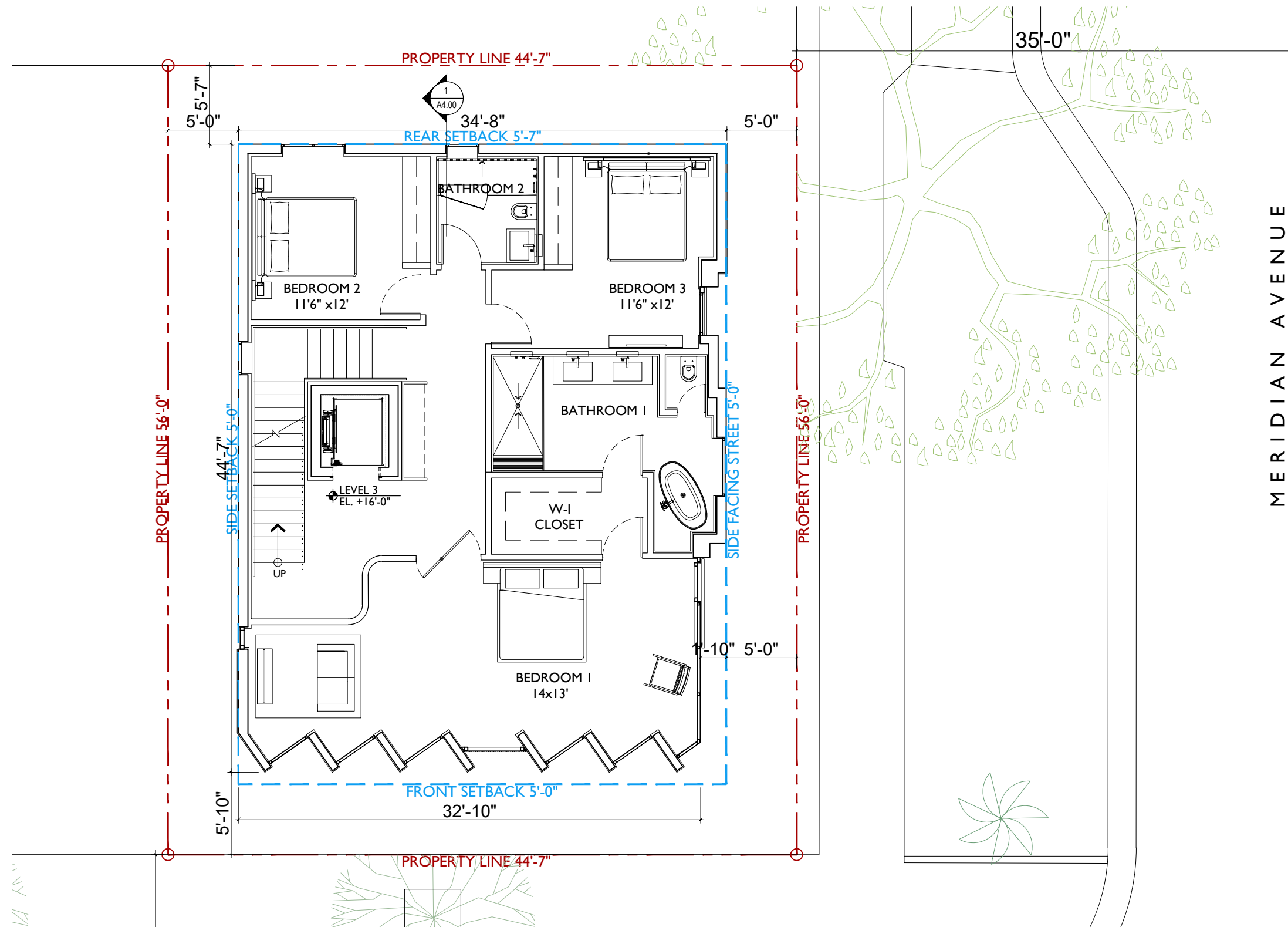
MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

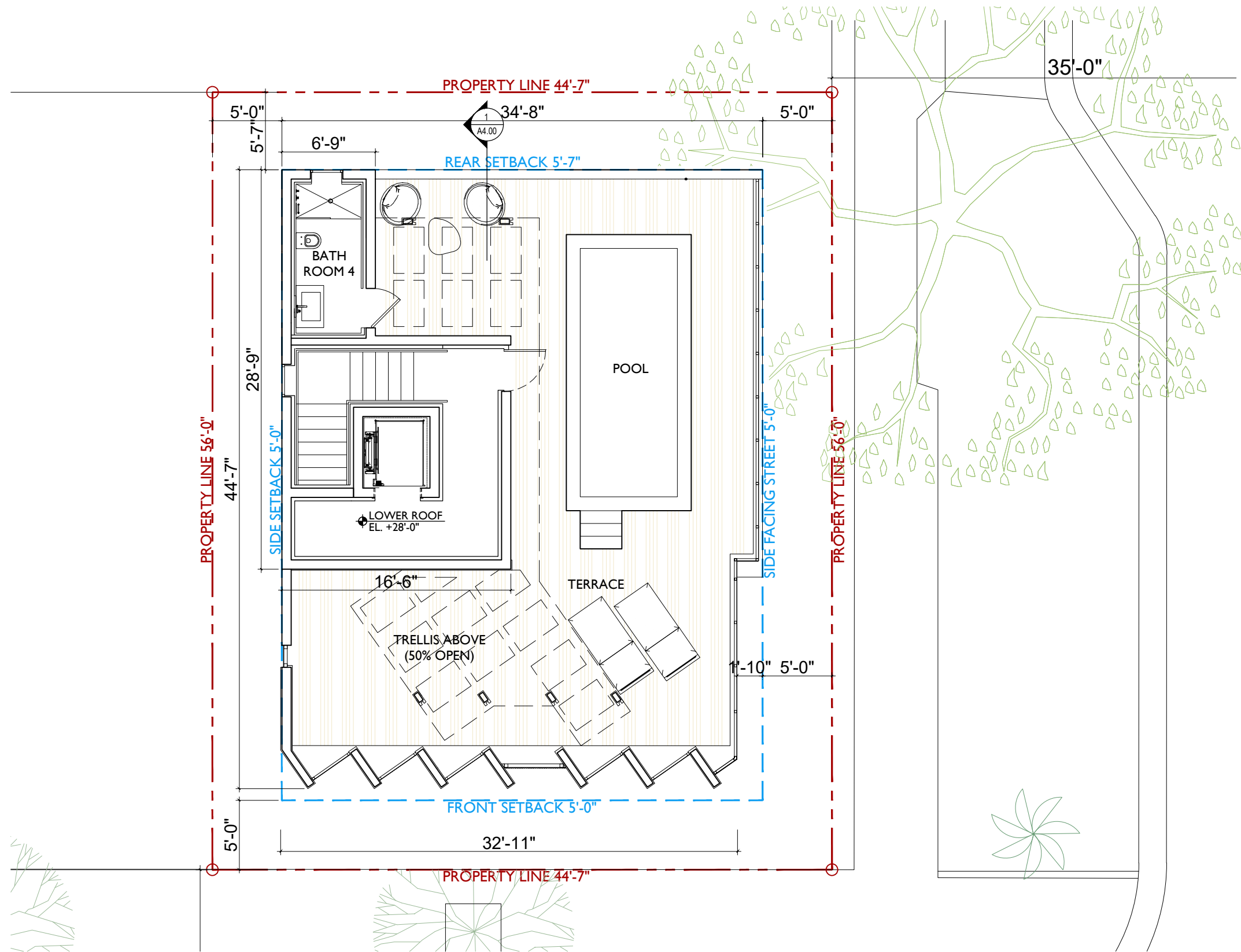
PROPOSED LEVEL I FLOOR PLAN 1/8"=1'-0"



MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

PROPOSED LEVEL 2 FLOOR PLAN 1/8"=1'-0"





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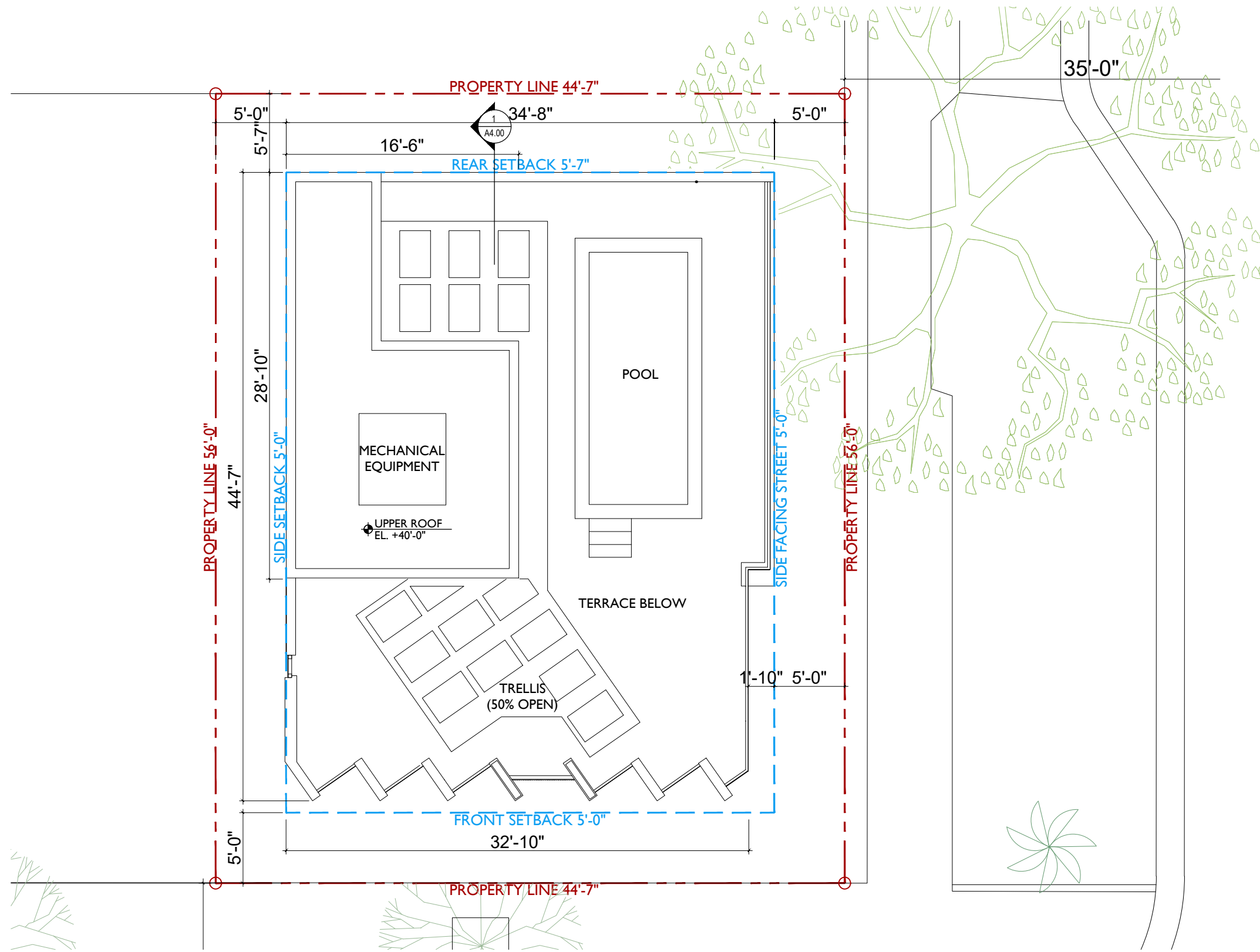
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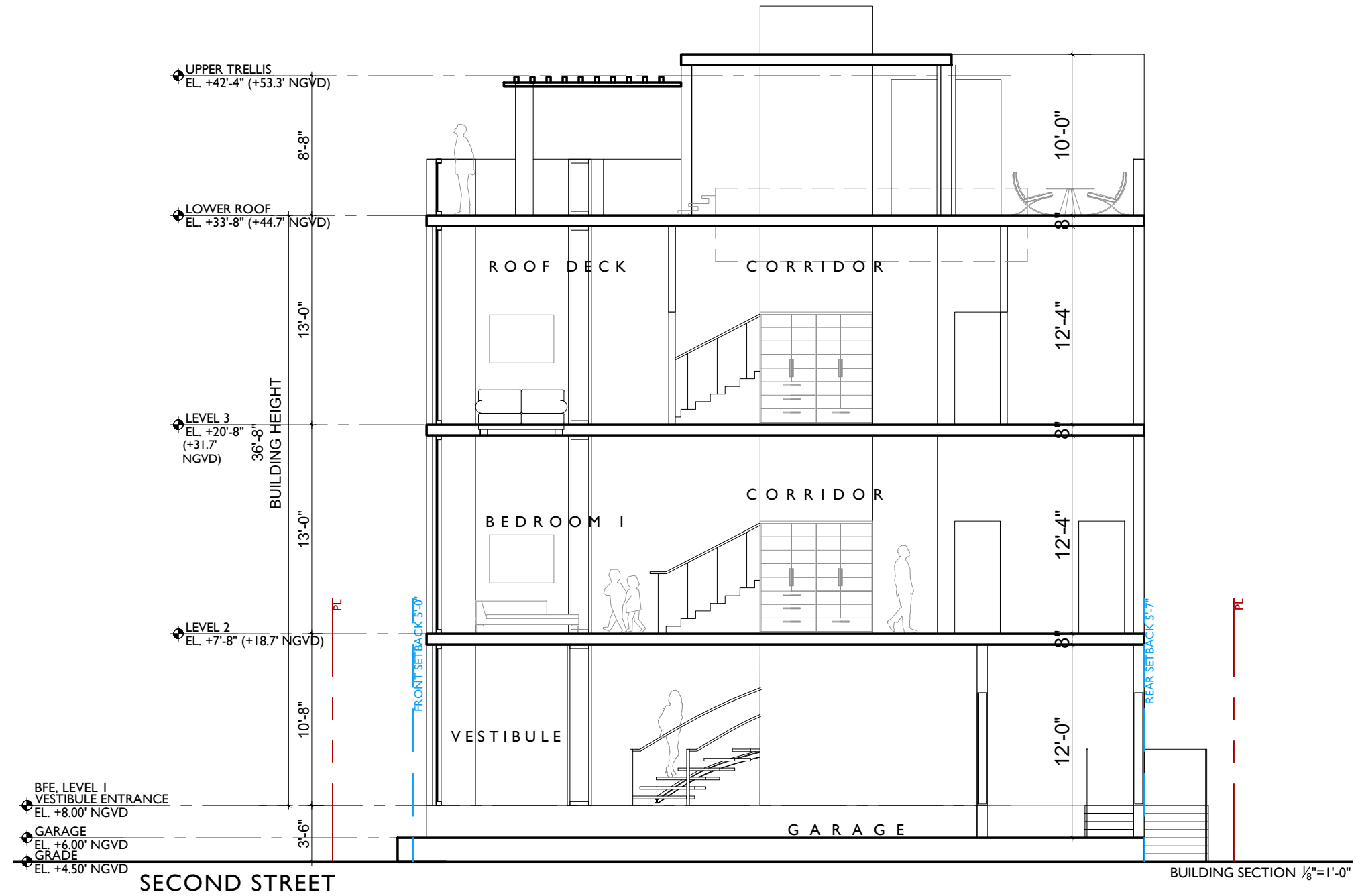
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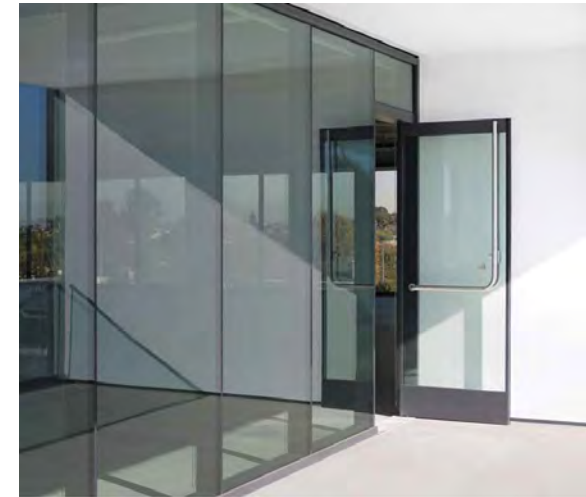
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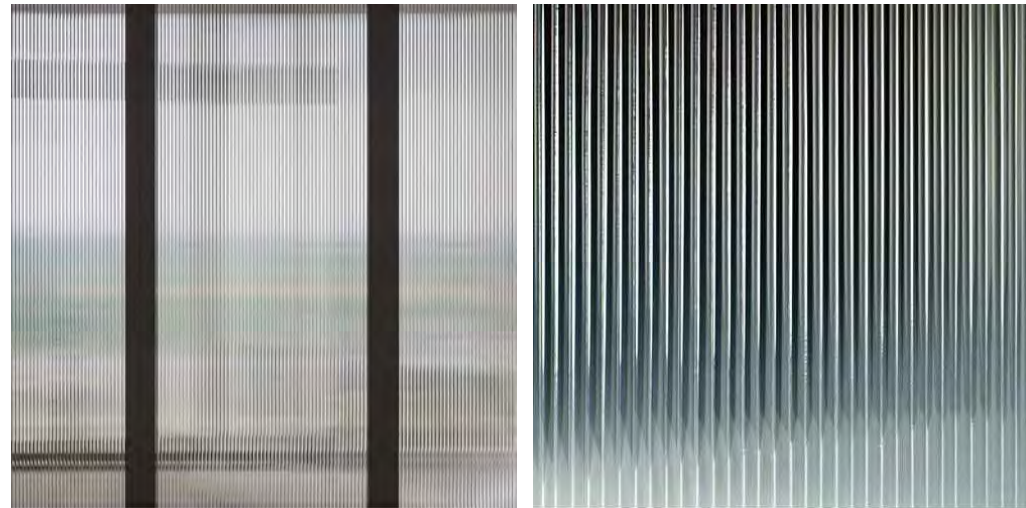
PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:



STUCCO



FLUTED IMPACT GLASS

FLUSH ALUMINUM MULLIONS

ARCHITECTURAL
LANGUAGE



STONE TILE CLADDING

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Ocean Beach Historic District

6TH ST

5TH ST

4TH ST

ALTON RD

2ND ST

1ST ST

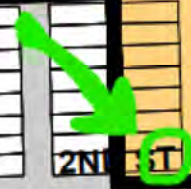
S POINTE DR

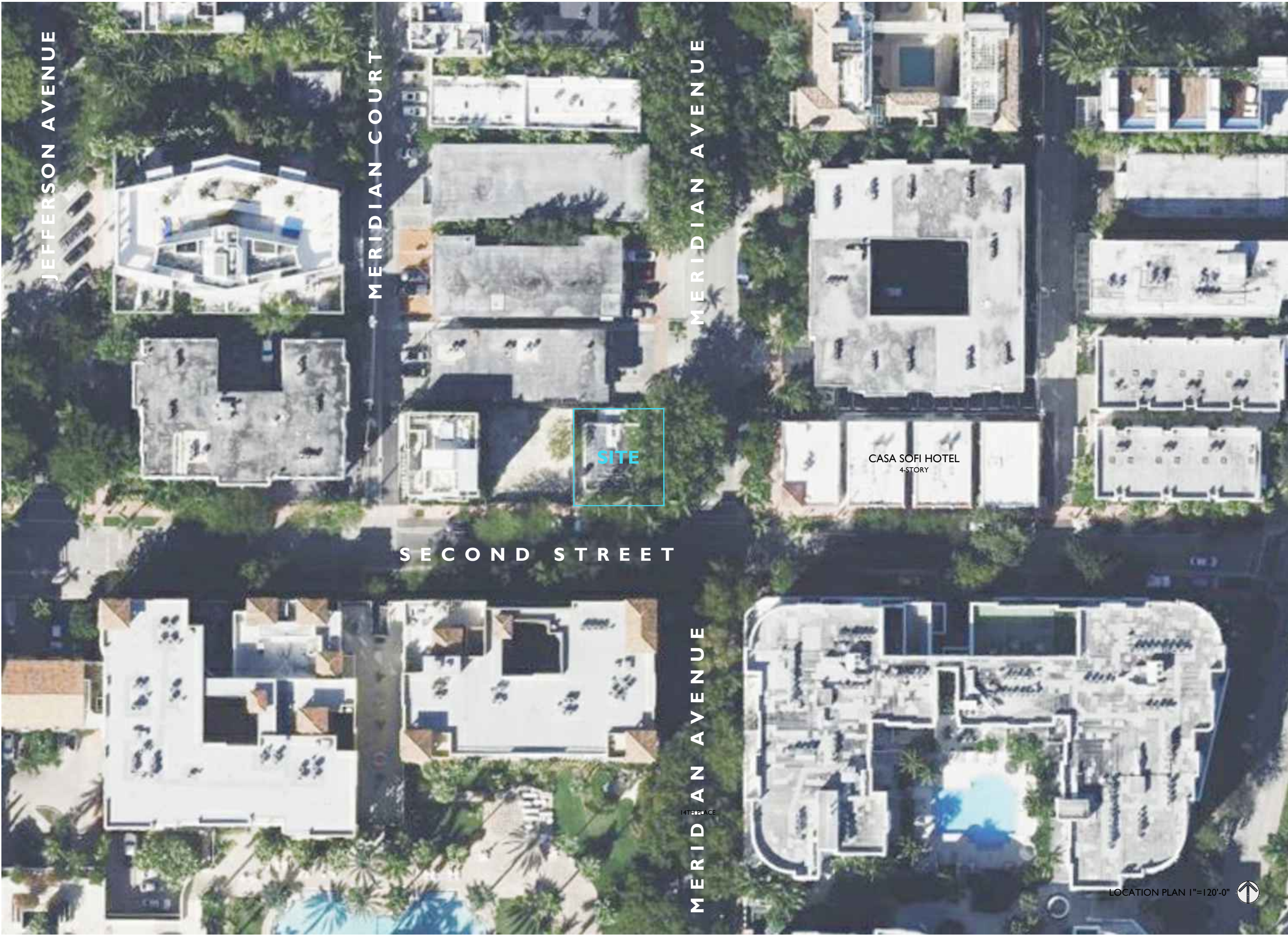
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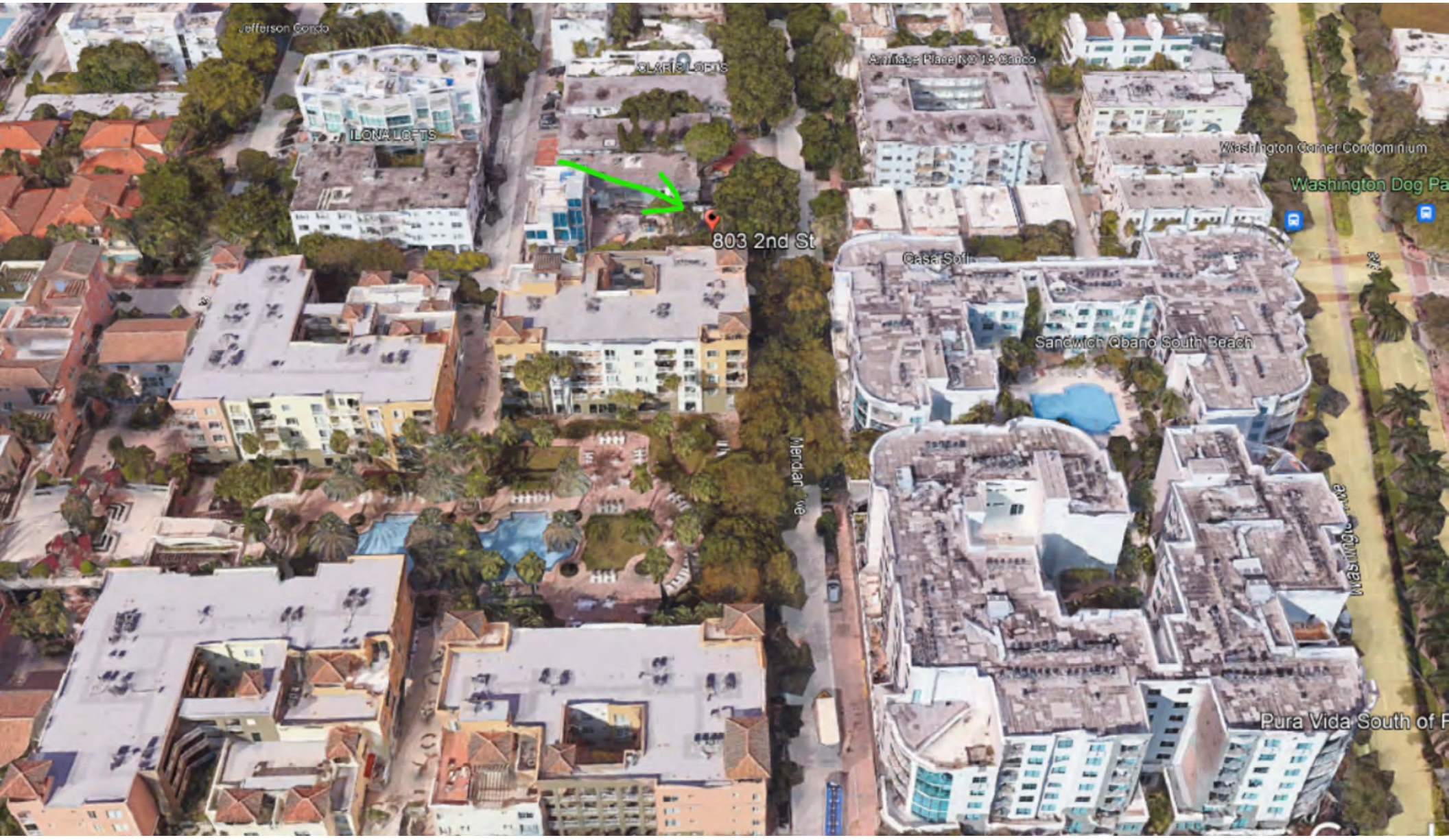
3RD ST

OCEAN DR

14







Jefferson Condo

LONA LOFTS

CLARIS LOFTS

Annage Place NO 1A Condo

Washington Corner Condominium

Washington Dog Pa

803 2nd St

Casa Sofi

Sandwich Qbano South Beach

Mandarin Ave

Washington Ave

Pura Vida South of F



1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



1996

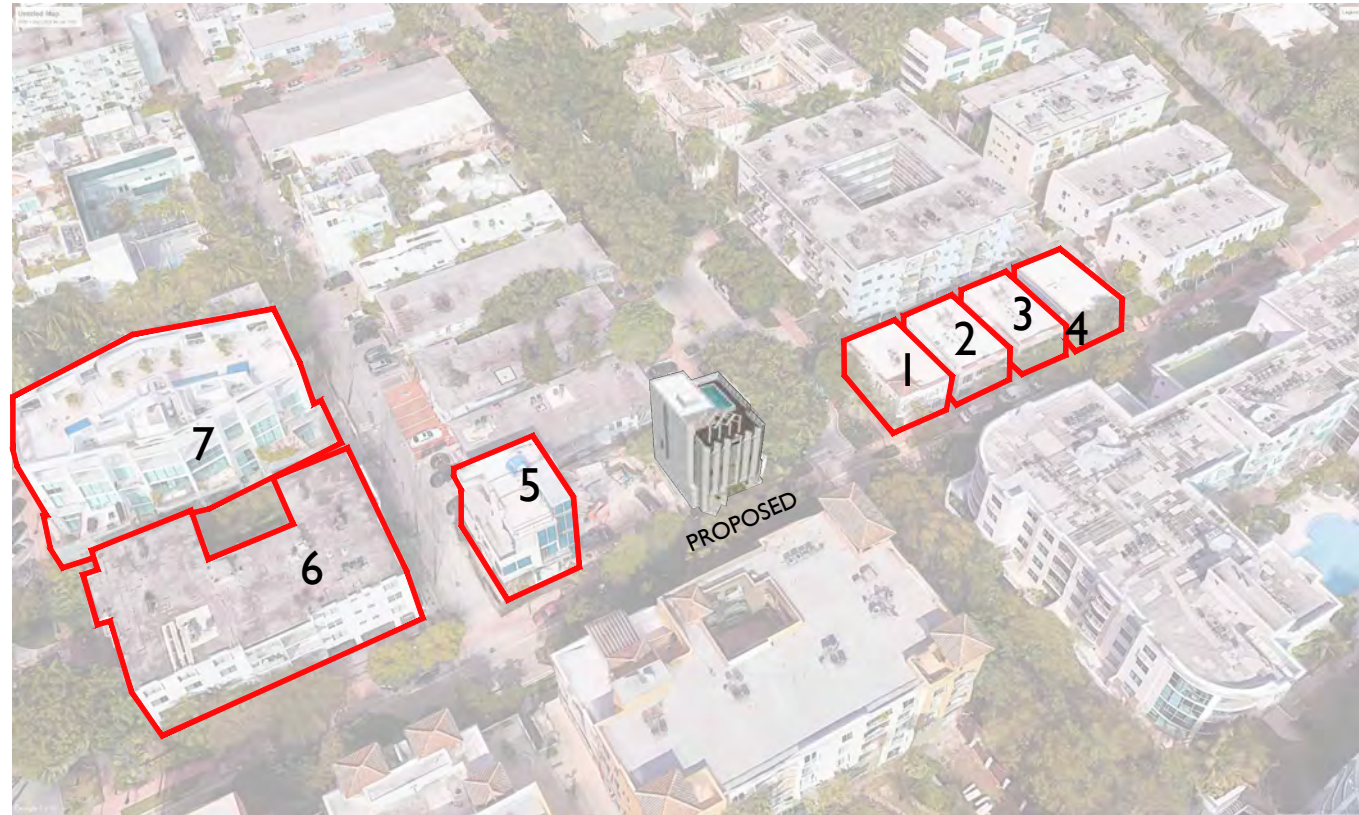
ARCHIVE PHOTO

ARCHIVE IMAGES

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HISTORIC
 NEIGHBORHOOD
 COMPATIBILITY
 DIAGRAMS



1

2

3,4



5

6

7

SCALE:
 SITE, HISTORIC VS CONTEMPORARY

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23. 208 MERIDIAN AVENUE



24. 224 MERIDIAN AVE



26. 208-220 MERIDIAN AVENUE



25. 739-735 2ND STREET

NEIGHBORING
STRUCTURES

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2022-03-08
17. 242 MERIDIAN AVE



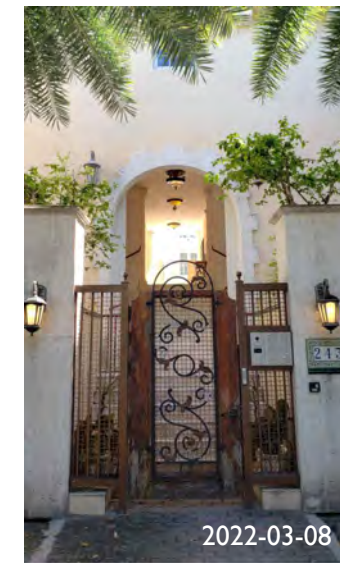
2022-03-08
18. 110 WASHINGTON CONDO ALONG 2ND STREET



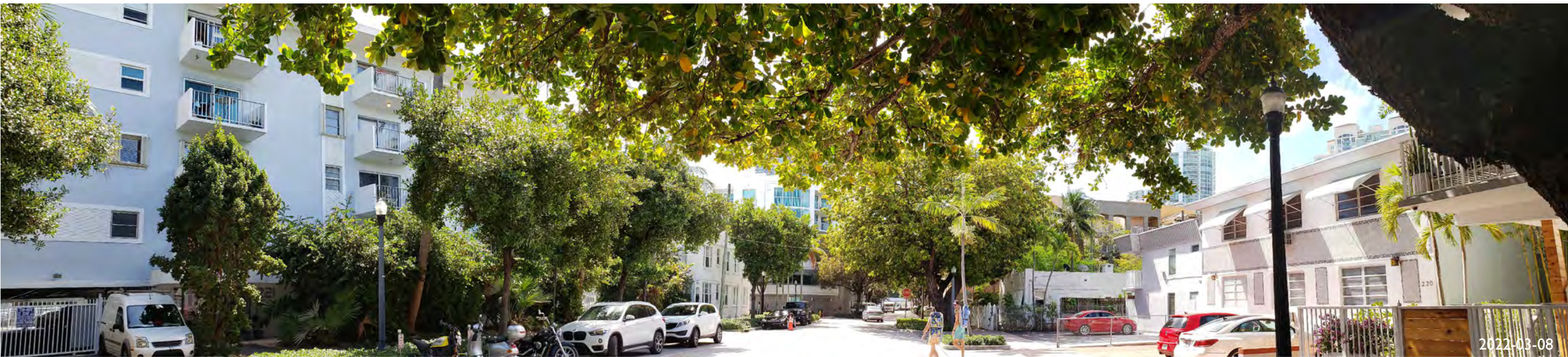
2022-03-08
21. SIDEWALK ALONG MERIDIAN AVE



2022-03-08
20. 243 MERIDIAN AVE

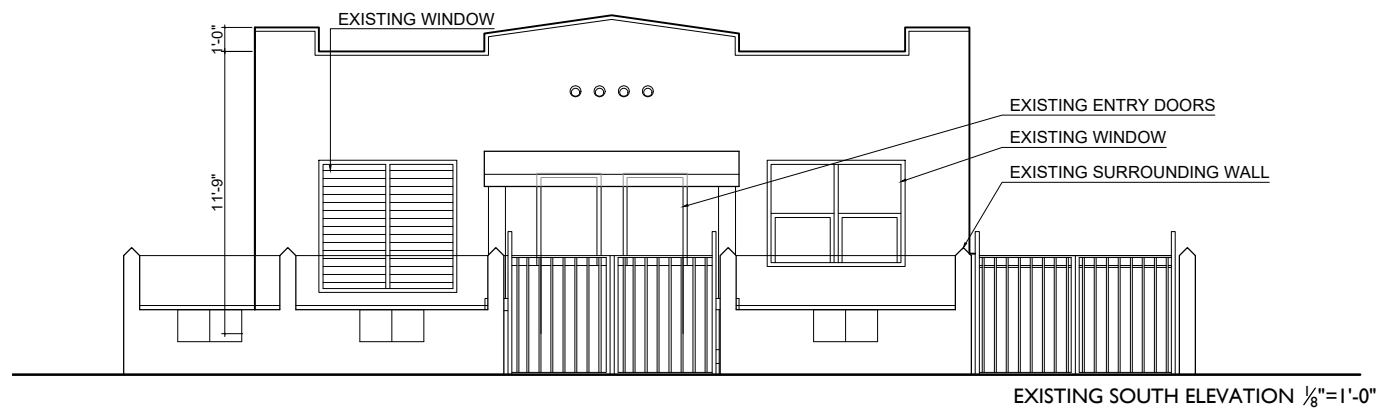


2022-03-08
19. ENTRANCE

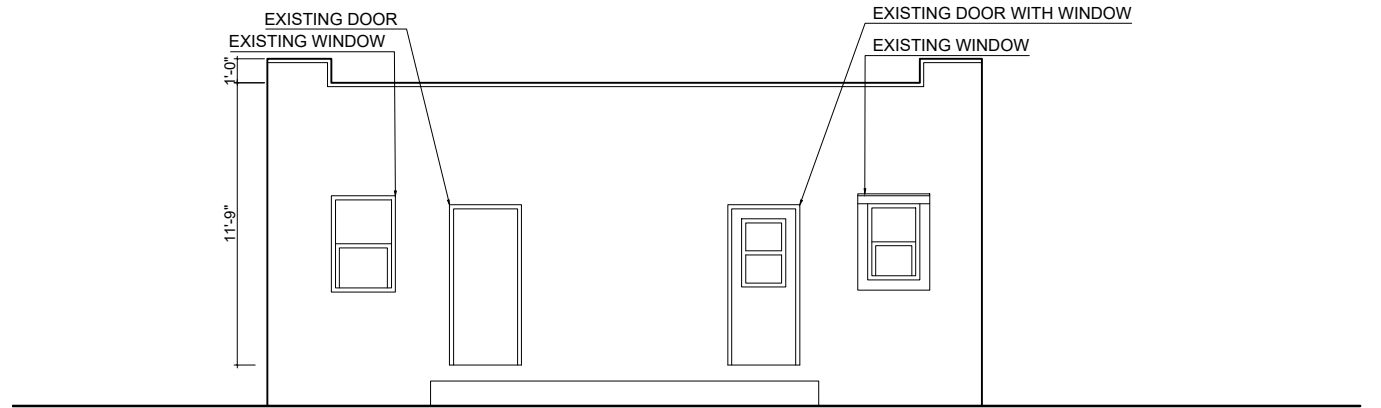


2022-03-08
22. MERIDIAN AVENUE LOOKING SOUTH

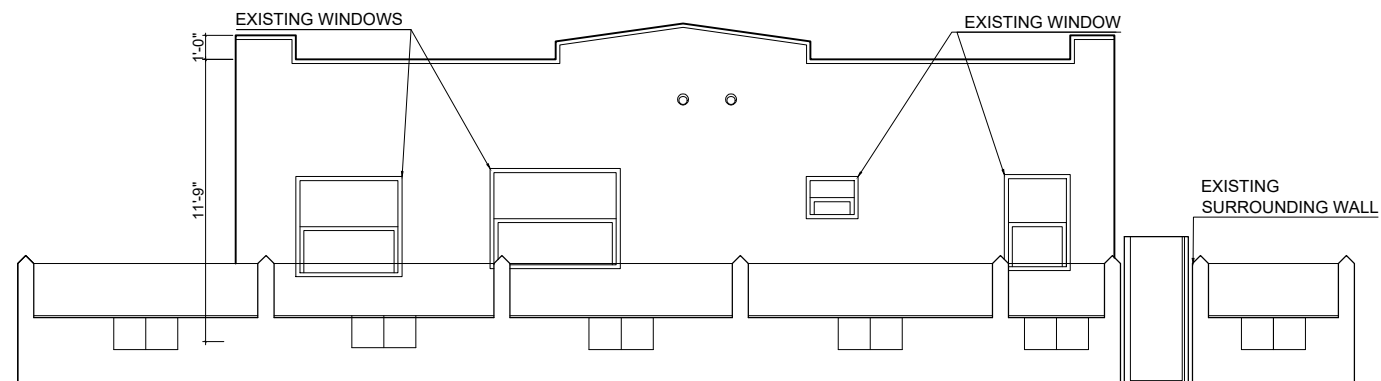




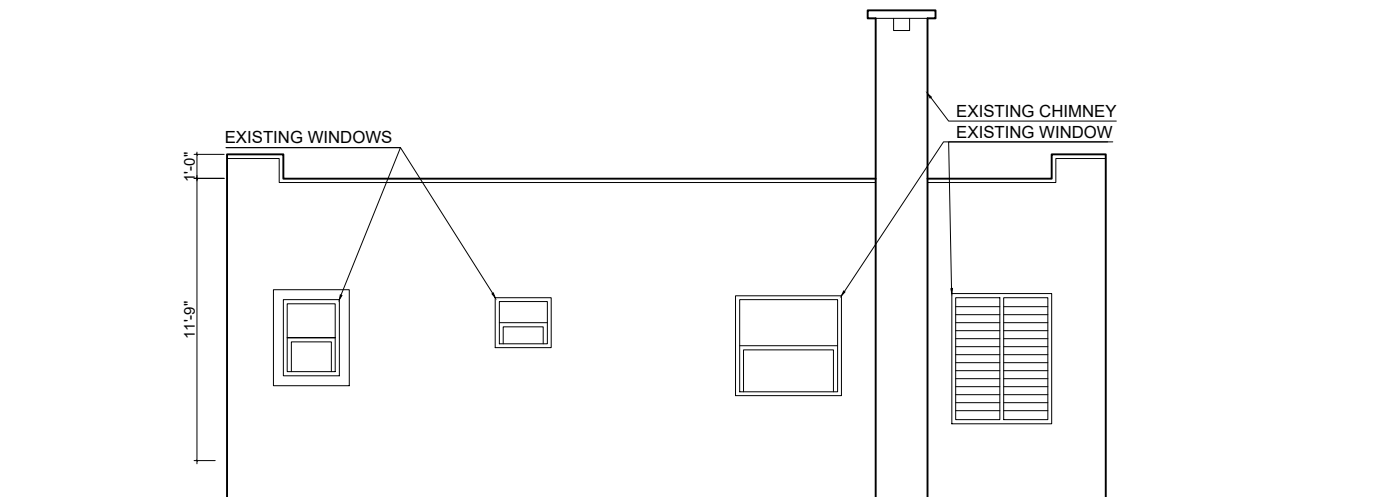
EXISTING SOUTH ELEVATION 1/8"=1'-0"



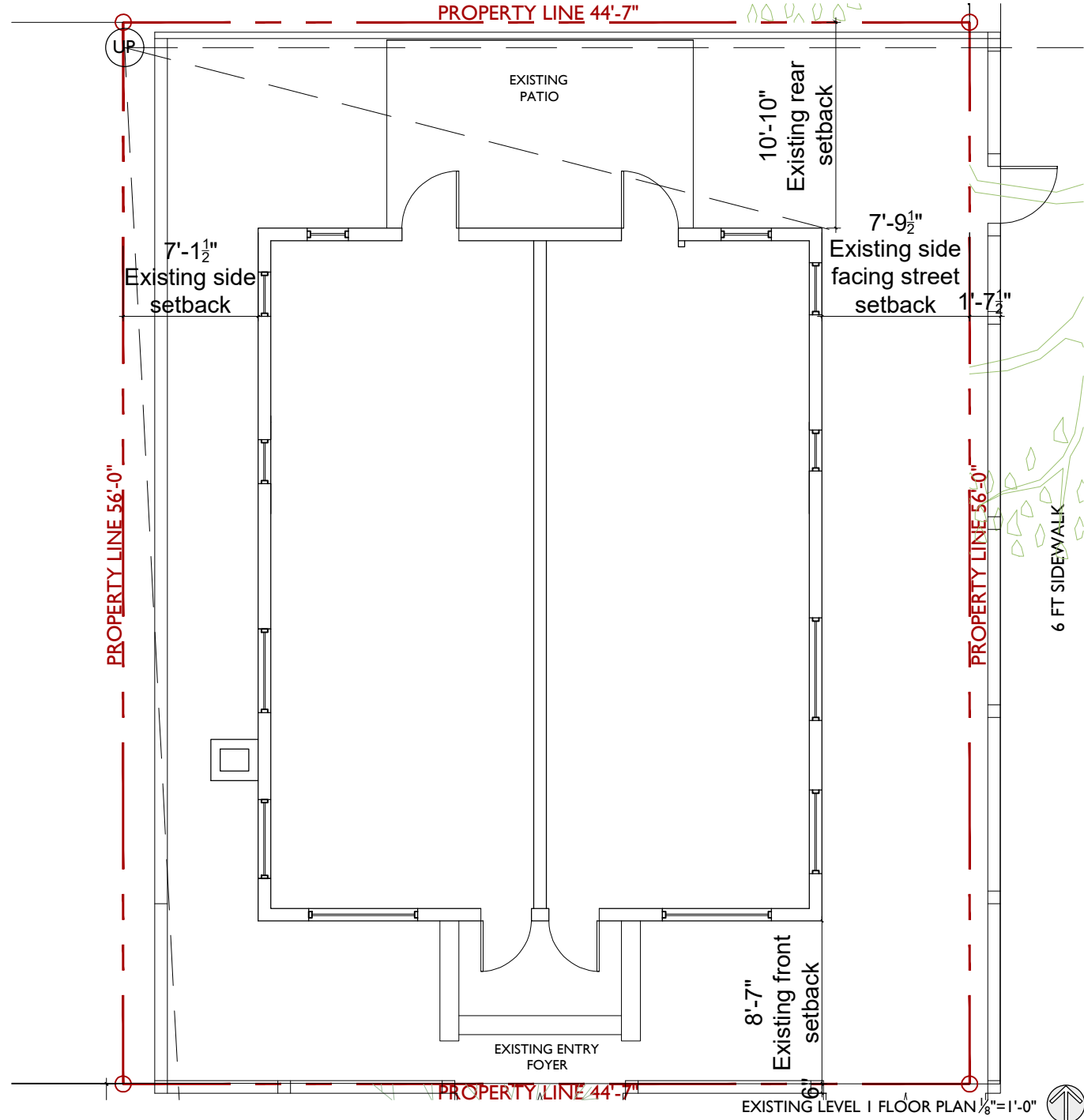
EXISTING NORTH ELEVATION 1/8"=1'-0"



EXISTING EAST ELEVATION 1/8"=1'-0"



EXISTING WEST ELEVATION 1/8"=1'-0"



EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"



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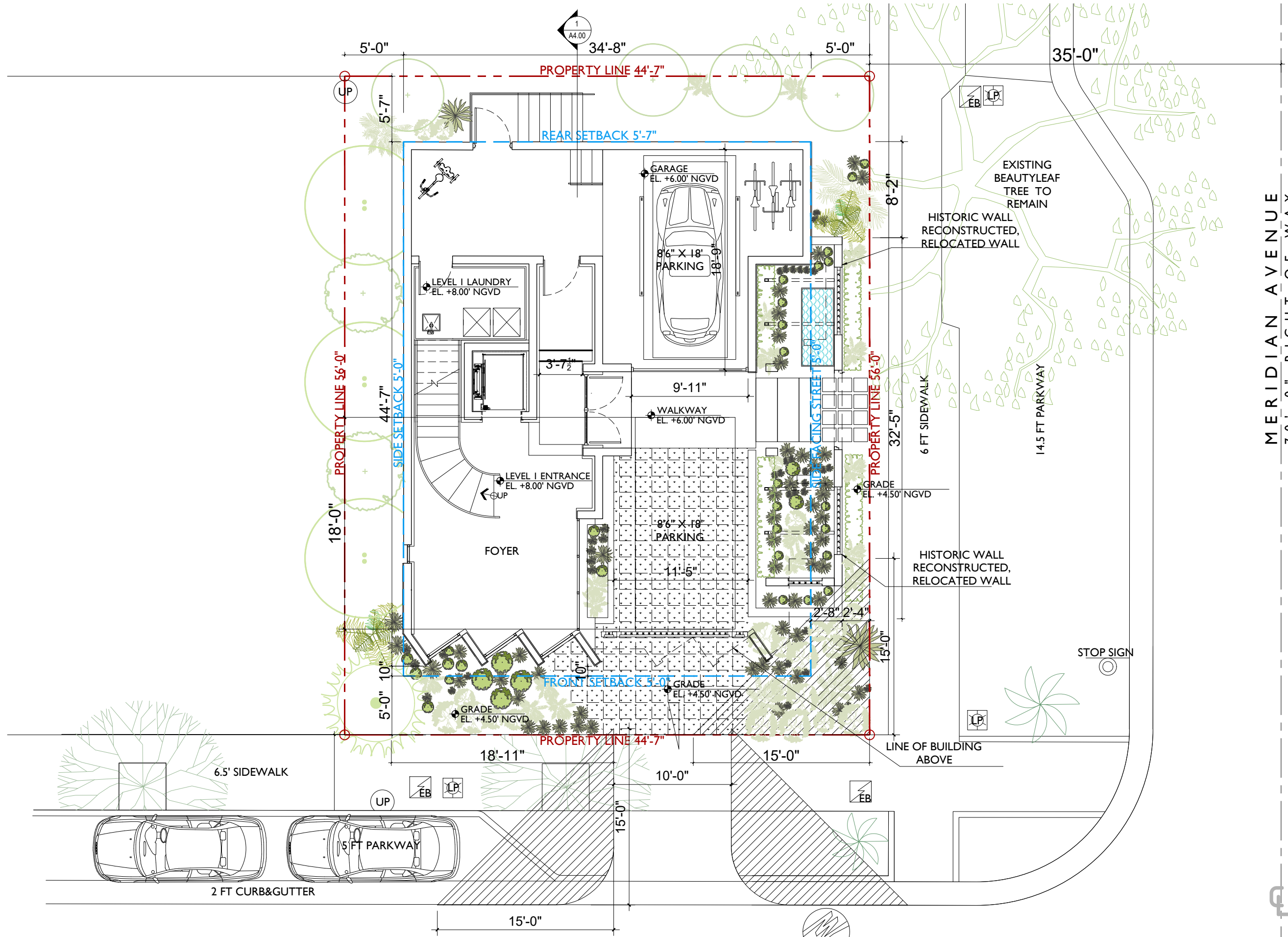


VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



FRONT VIEW OF SOUTH FACADE FROM SECOND STREET



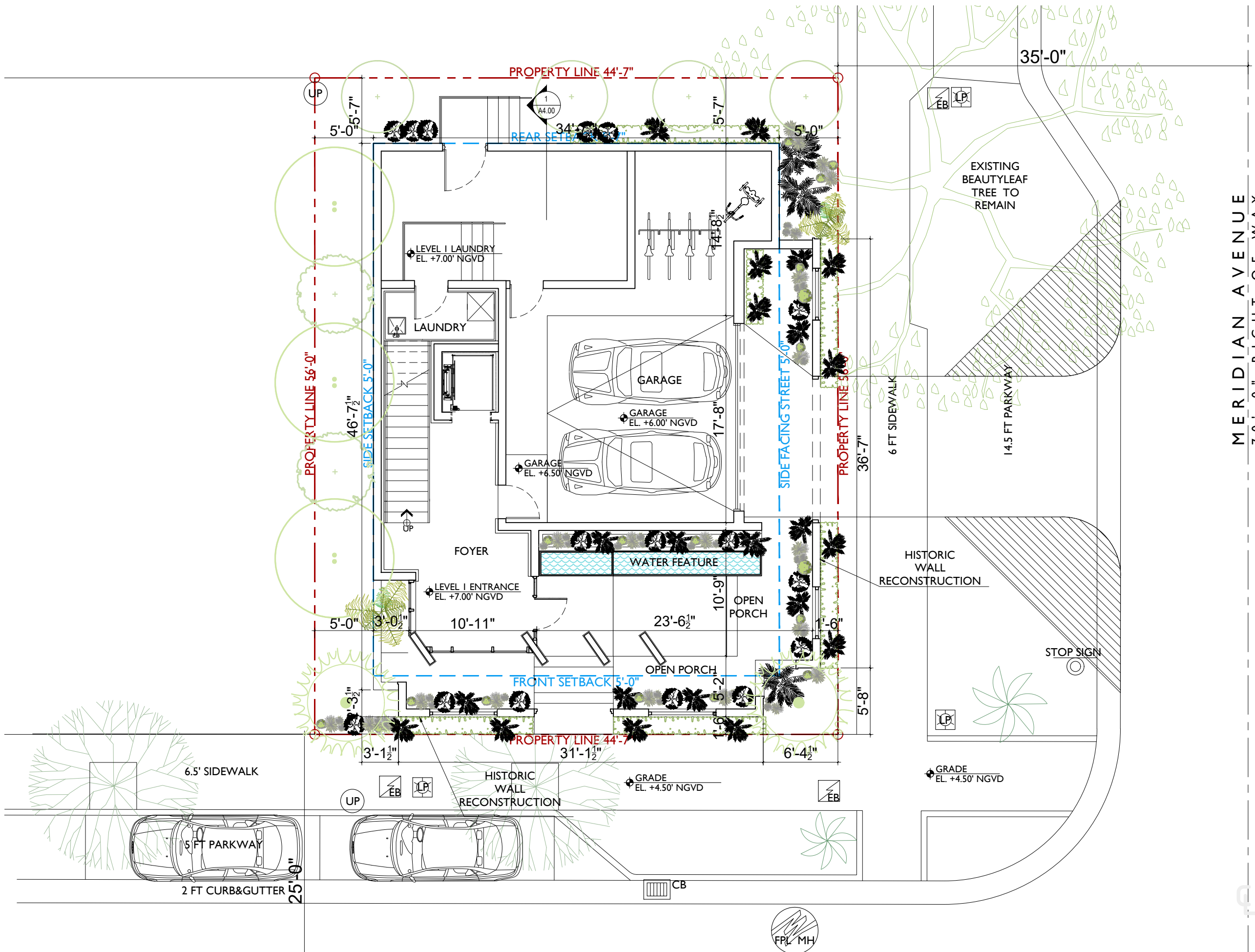


MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

FPL MH



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY



PROPOSED LEVEL I FLOOR PLAN 1/8"=1'-0"