



LOCATION MAP



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761 JEFFERSON AVENUE, MIAMI BEACH, FL 33139

FINAL SUBMITTAL
6/16/24

panoply + lineare studio

2125 BISCAYNE BLVD. #340
MIAMI, FL 33137
p. 305-440-4411 www.pl.studio

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#	Date	Description

Notes
FIRST SUBMITTAL
6/16/24

Client
**JEFFERSON
745 761 LLC**

761 JEFFERSON AVE
**JEFFERSON AVE
MIAMI BEACH, FL
33139**

Title
COVER

Drawn **JM** Field **Architecture**
Project Mgr. **JM** Scale **3/64" = 1'-0"**
Approved **CP** Date **06/01/2024**

PROJECT 23025

A-000

CODE IN USE		
2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION 2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION 2023 FLORIDA PLUMBING CODE 2023 FLORIDA MECHANICAL CODE 2023 FLORIDA ELECTRICAL CODE		
SITE DATA		
Alteration II. 761 Jefferson Ave. This is a remodel - restoration project. Original structure will be preserved. Interior partitions will remain by respecting the current unit divisions. Same number of units.		
* THE INFORMATION WAS OBTAINED FROM MIAMI-DADE PROPERTY APPRAISER SITE		
CITY	MIAMI BEACH - MIAMI-DADE	ABBR. OCEAN BEACH LEGAL ADDN NO 3 PB DES.: 2-81 LOT 15 BLK 72 LOT SIZE 50.000 X 140 OR 12561-1693 0685 4
TOTAL LOT AREA	7000 SQFT	
ADDRESS	761 JEFFERSON AVE. MIAMI BEACH, FL 33140	
FOLIO NUMBER	02-4203-009-4760	
ZONING	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
	3900 MULTI-FAMILY - 38-62 U/A	3900 MULTI-FAMILY - 38-62 U/A

SCOPE OF WORK

BUILDING REMODEL

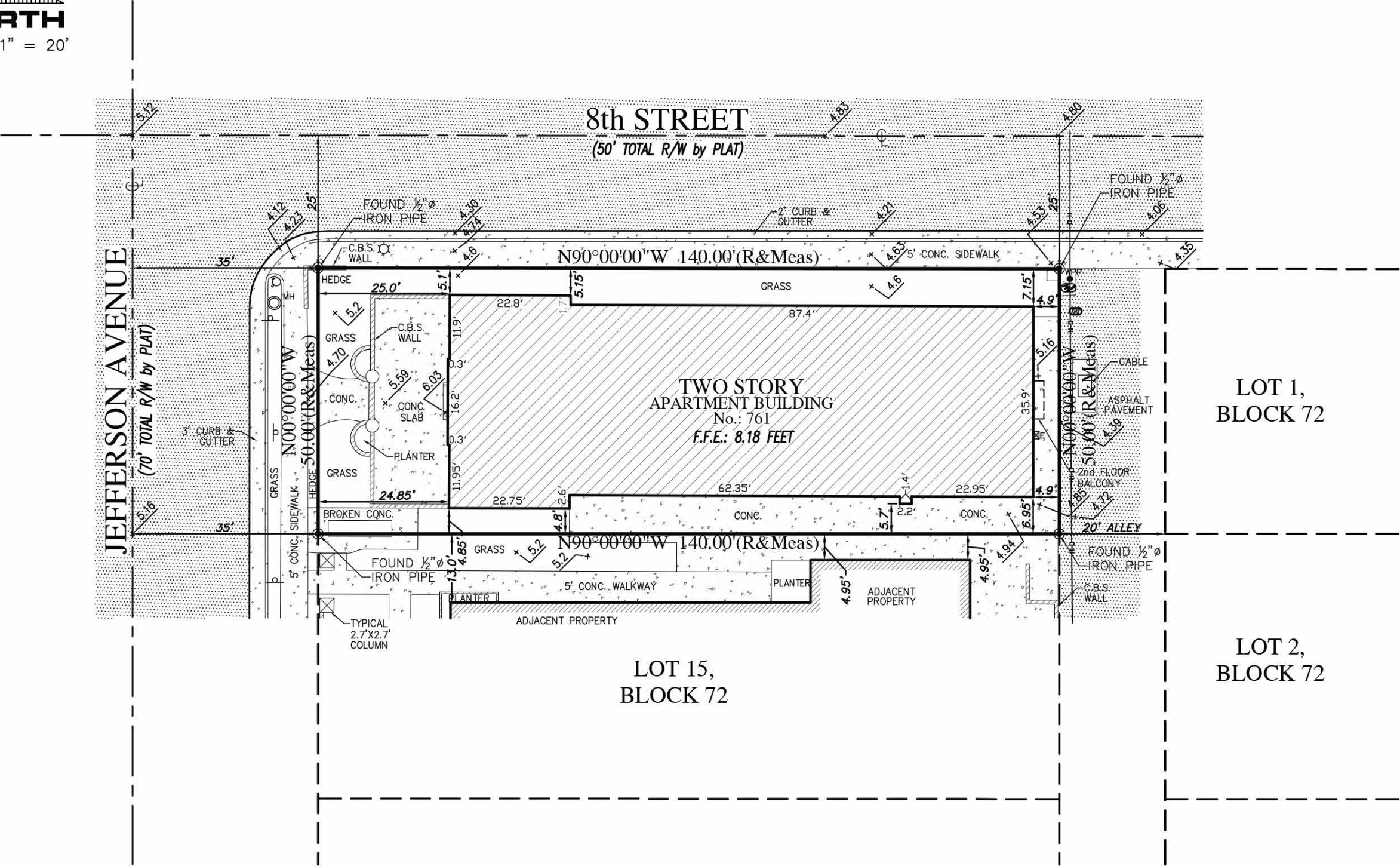
THE SCOPE OF WORK SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE 8TH EDITION

BUILDING REMODEL. **ALTERATION LEVEL 2** WHICH INCLUDES THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

- REMOVE & REPLACE EXISTING TRUSSES W/ NEW PREFAB TRUSSES.
- REMOVE AND REPLACE EXISTING ROOF.
- REMOVE AND REPLACE FLOORING TILE THROUGHOUT THE UNIT.
- REMOVE AND REPLACE ALL BATHROOM PLUMBING FIXTURES.
- REMOVE AND REPLACE EXISTING BATHROOM TILES. PREP SURFACES AND WATERPROOF AS NEEDED.
- REMOVE AND REPLACE ALL KITCHEN CABINETRY.
- REMOVE AND REPLACE KITCHEN APPLIANCES.
- NEW INTERIOR DOORS.
- REMOVE AND REPLACE LIGHTING FIXTURES.
- NEW EXTERIOR DOORS.
- NEW WINDOWS.
- NEW INTERIOR PARTITIONS.
- PAINT WALLS, INTERIOR DOORS AND TRIMS.

ALL INTERIOR FINISHES SHALL COMPLY WITH (FFPC) 7TH EDITION NFPA 101 CHAPTER 10.2
INTERIOR FINISHES COMPLY WITH NFPA 101:10.2
AS NFPA 43.1.1 THIS PROJECT CLASSIFIES AS A 43.2.2.1.3 MODIFICATION

TOPOGRAPHIC SURVEY



GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

761 Jefferson Avenue
Miami Beach, Florida 33139.

DATE:
03-25-2024

JOB No.:
23-33110-A

SKETCH No.:
30970-A

REVISIONS:

SCALE:
1"=20'

SHEET:
2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

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Date Description

Notes

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745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title

SURVEY

Drawn JM Field Architecture

Project Mgr. JM Scale

Approved CP Date 06/01/2024

PROJECT 23025

A-001

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 761 JEFFERSON AVE. MIAMI BEACH, FL 33140	Folio number(s):	02-4203-009-4760	Year built:	1936
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	7000 Sq Ft.
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	FLAMINGO PARK	Lot width:	50'
4	Individual Historic Site (Yes or No):			Lot Depth:	140'
5	Base Flood Elevation:		Grade value in NGVD:		
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	RM-1 RES, MULTIFAMILY -LOW INTENSITY			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.25			
14	Building Height	35 .0'	25.88'	25.88'	
15	At grade parking lot on the same lot				
a	Front setbacks	20' -0"	24.85'	24.85'	
b	Side interior setback	5' - 0"	4.8'	4.8'	
c	Side facing street setback	N/A	5.1'	5.1'	
d	Rear setback	5' - 0"	4.9'	4.9'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	400 SqFt		512 SqFt	
c	Hotel Unit	N/A	N/A	N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	550 SqFt		586 SqFt	
c	Hotel Unit	N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	
21	Parking	EXEMPT			
22	Loading				

Notes: Indicate N/A if not applicable.

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Notes

FIRST SUBMITTAL
6/16/24

Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title

SITE DATA

Drawn

JM

Field

Architecture

Project Mgr.

JM

Scale

Approved

CP

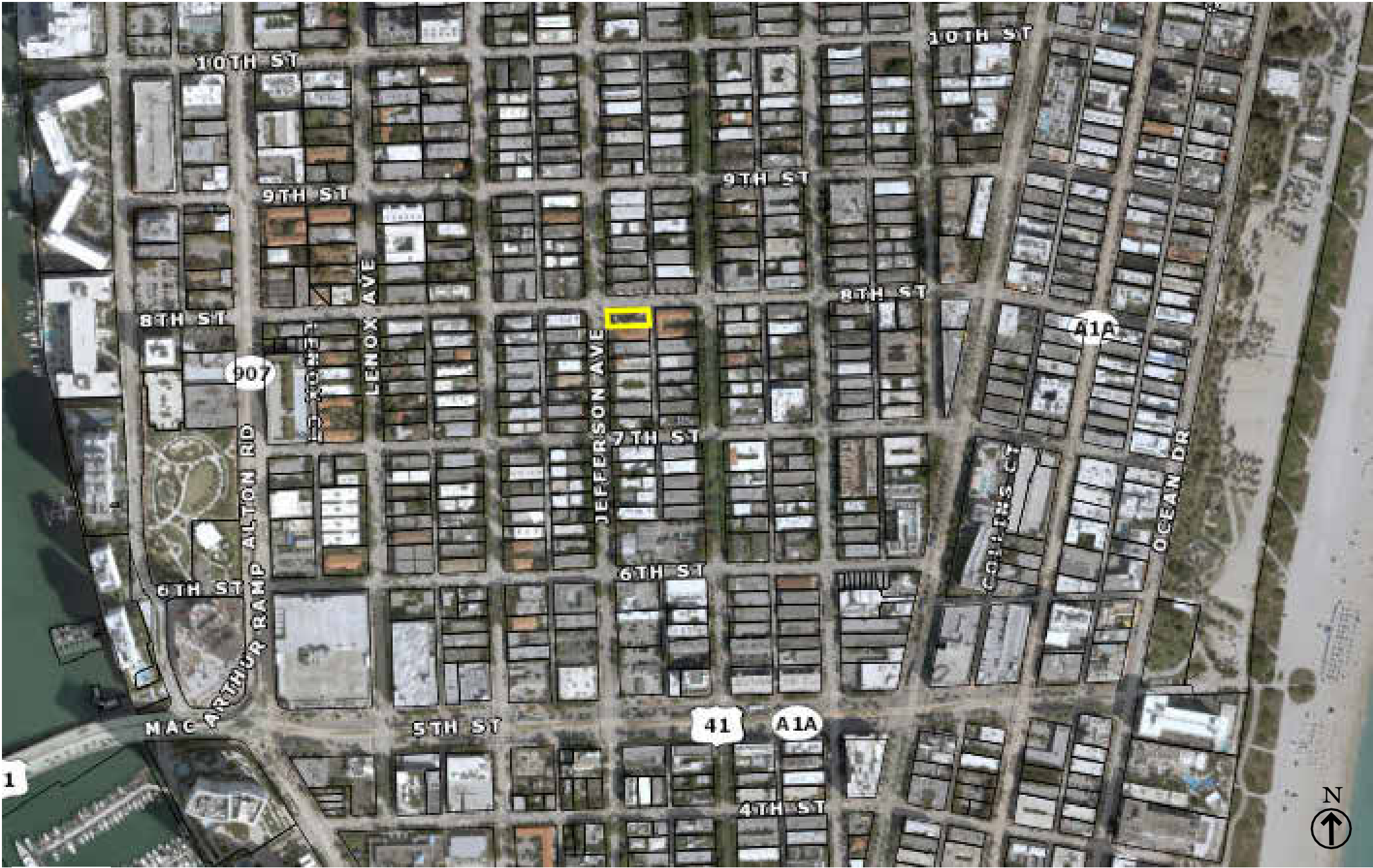
Date

06/01/2024

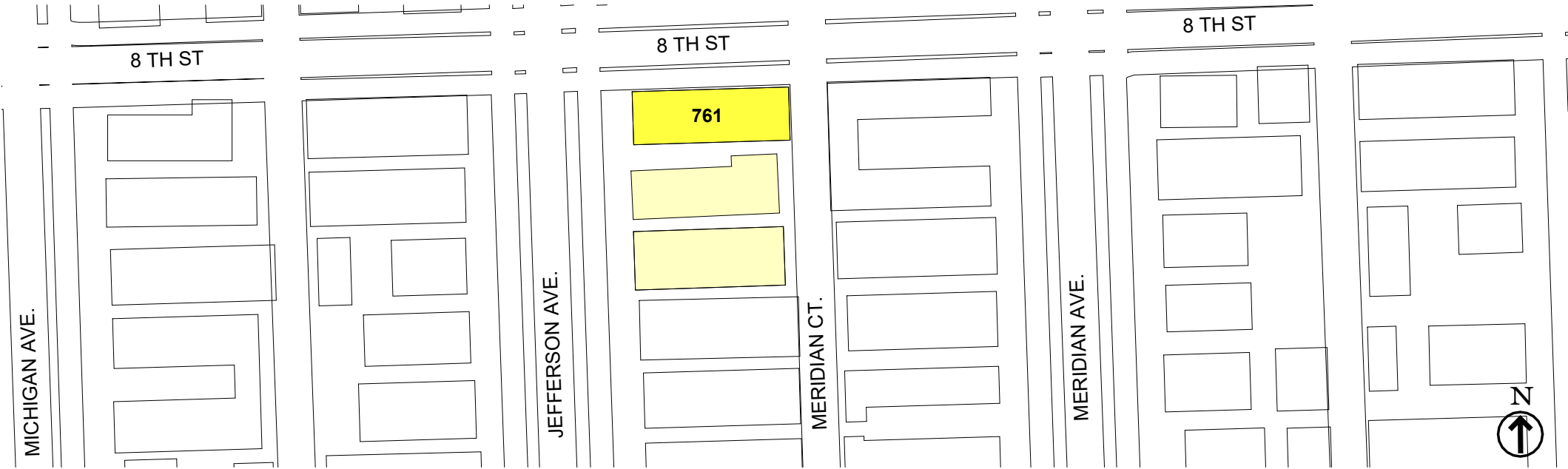
PROJECT

23025

A-002



AERIAL MAP



CONTEXT MAP

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Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title

LOCATION

Drawn JM Field Architecture

Project Mgr. JM Scale 1" = 1'-0"

Approved CP Date 06/01/2024

PROJECT 23025

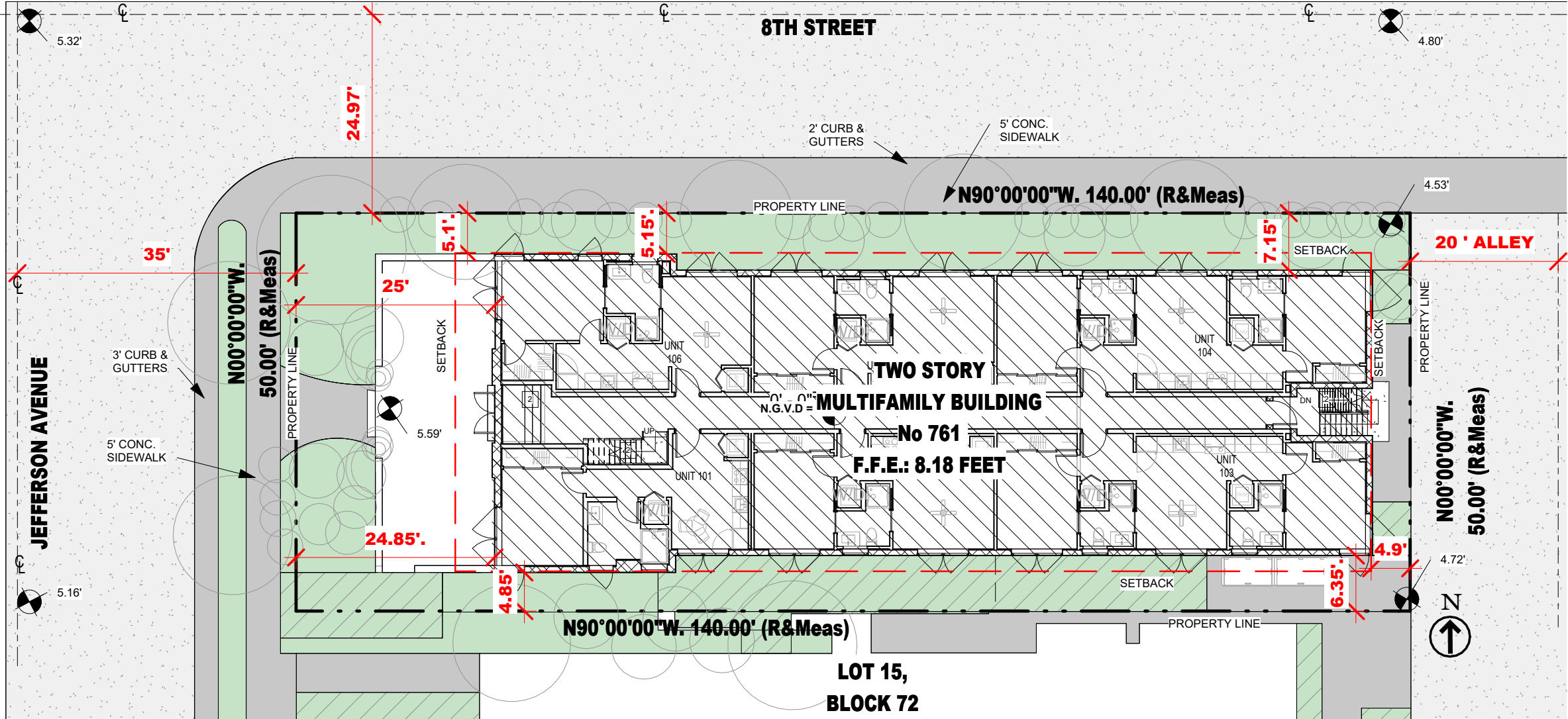
A-003

SITE DATA			
Alteration I. 761 Jefferson Ave. This is a remodel - restoration project. Original structure will be preserved. Interior partitions will remain by respecting the current unit divisions. Same number of units.			
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CITY	MIAMI BEACH - MIAMI-DADE		ABBR. LEGAL DES.: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 15 BLK 72 LOT SIZE 50.000 X 140 OR 12561-1693 0685 4
TOTAL LOT AREA	7000 SQFT		
ADDRESS	761 JEFFERSON AVE. MIAMI BEACH, FL 33140		
FOLIO NUMBER	02-4203-009-4760		
ZONING	REQUIRED/ALLOWED	PROVIDED	
	3900 MULTI-FAMILY - 38-62 U/A	3900 MULTI-FAMILY - 38-62 U/A	

LOT OCCUPATION			
LOT AREA	50' x 140' = 7000 SQFT	TOTAL: 8,104 SQFT	ADJUSTED: 7294 SQFT
		FLOORS: 2	YEAR BUILT: 1936

MIAMI BEACH HISTORIC PROPERTY			
ID	14238	EXTERIOR ORNAMENT	HORZ. RACING STRIPES; VERT PROJECTIONS W/FISHBONE ACCENT CNTR BAY; GLASS TRAMSOM ABOVE ME BAY; WELL DETAILED LAYERED ZIG PEDIMENT.
HP DISTRICT	FLAMINGO PARK		
CONTRIBUTING	YES	EXPLANATION EVALUATION	GOOD EXAMPLE OF ART DECO STYLE WITH MINIMAL, HIGHLY EFFECTIVE DETAILS, STRONG NEIGHBORHOOD CONTEXT.
STYLE	ART DECO		

RM-1 RES. MULTIFAMILY - LOW INTENSITY			
FLAMINGO PARK HISTORICAL DISTRICT		REQUIRED/ALLOWED	NOTES
Sec. 142-155. DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS	MAX FAR	1.25	
	MIN YARD ELEVATION	MIN 5 FT NAVD 6.65 NGVD	HISTORICAL STRUCTURE EXEMPTION (2)
	MAX YARD ELEVATION	FRONT & REAR YARD= 30"	
	LOT COVERAGE	See Sec. e	COA
	MIN. HEIGHT	12 feet	HISTORIC PRESERV. + DRB WAIVER
	MAX HEIGHT	35 feet	(4) - (c)
	AVERAGE UNIT SIZE	550 sqft	
		MIN UNIT SIZE	512 sqft
FLAMINGO PARK HISTORICAL DISTRICT		REQUIRED/ALLOWED	NOTES
Sec. 142-156. SETBACK REQUIREMENTS	FRONT	20'-0"	24.85' (GRANDFATHER)
	EAST SIDE	5' FT - ALLEY	5.1' (GRANDFATHER)
	WEST SIDE	5'-0"	4.85' (GRANDFATHER)
	REAR	5'-0"	4.9' (GRANDFATHER)
FLAMINGO PARK HISTORICAL DISTRICT		REQUIRED/ALLOWED	NOTES
Sec. 130-32.6	PARKING DISTRICT	1	NO PARKING REQ. BIKE RACK PROVIDED
ADA UNITS CALC. (5%)		REQUIRED/ALLOWED	NOTES
Sec. 233.3.1.1 Residential Facilities		1	WAIVER PER FBC 202.5



1 SITE PLAN.
1/16" = 1'-0"

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745 761 LLC**

761 JEFFERSON AVE
**JEFFERSON AVE
MIAMI BEACH, FL
33139**

Title
SITE PLAN

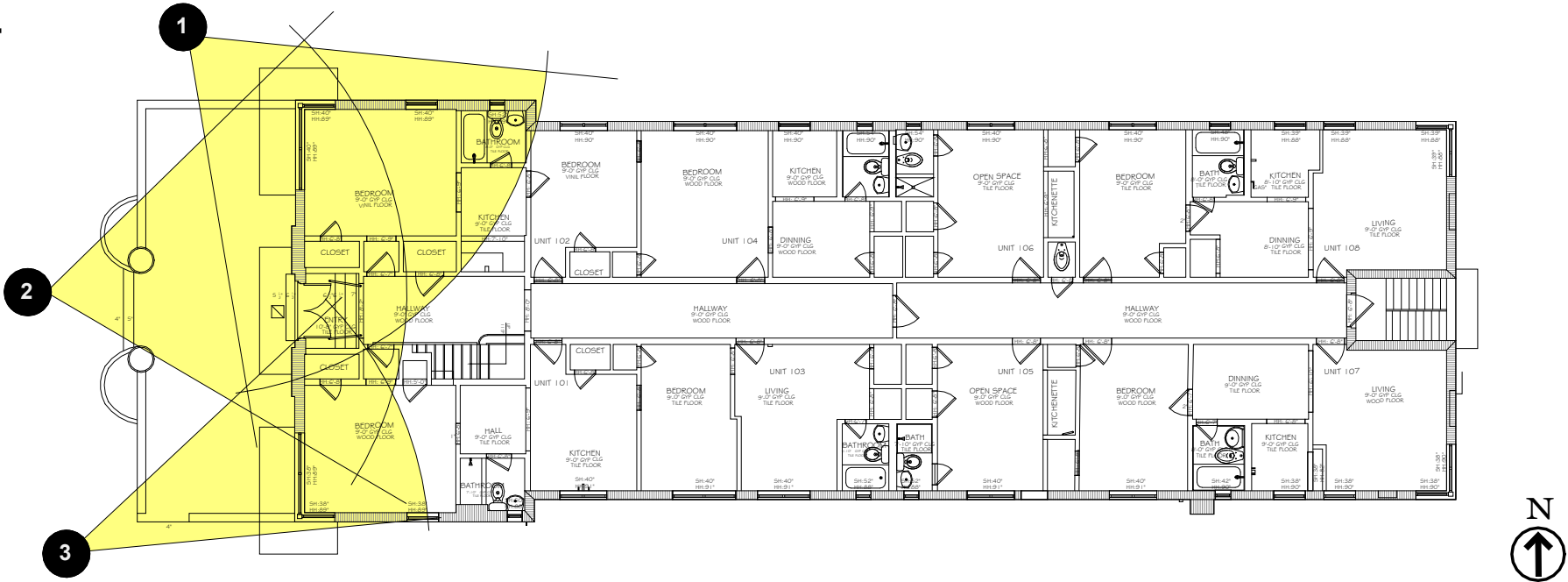
Drawn **JM** Field **Architecture**
Project Mgr. **JM** Scale **As indicated**
Approved **CP** Date **06/01/2024**

PROJECT 23025

A-070



EXTERIOR: March 2024



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JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title

EXISTING
CONDITIONS

Drawn JM Field Architecture

Project Mgr. JM Scale 1/16" = 1'-0"

Approved CP Date 06/01/2024

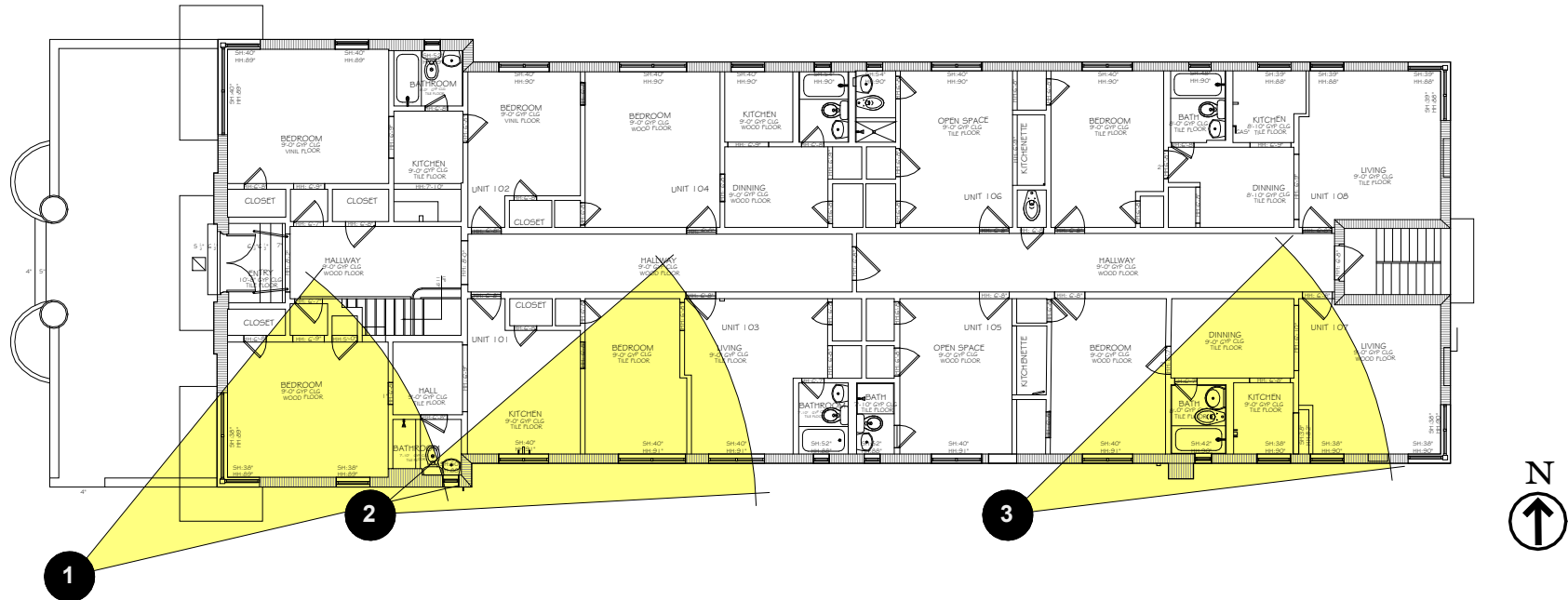
PROJECT 23025

A-080



EXTERIOR: taken on March 2024

EXTERIOR



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Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title

EXISTING
CONDITIONS

Drawn JM Field Architecture

Project Mgr. JM Scale 1/16" = 1'-0"

Approved CP Date 06/01/2024

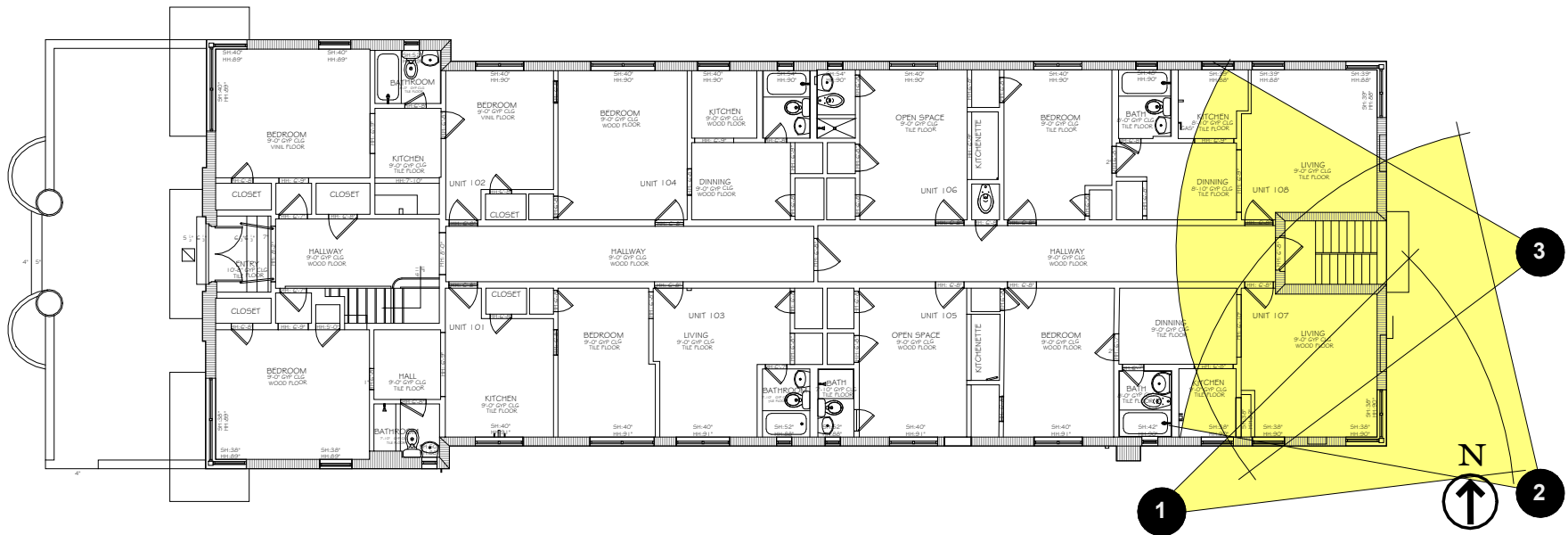
PROJECT 23025

A-081



EXTERIOR: taken on March 2024

EXTERIOR



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Notes
FIRST SUBMITTAL
6/16/24

Client
**JEFFERSON
745 761 LLC**

761 JEFFERSON AVE
**JEFFERSON AVE
MIAMI BEACH, FL
33139**

Title
**EXISTING
CONDITIONS**

Drawn **JM** Field **Architecture**
Project Mgr. **JM** Scale **1/16" = 1'-0"**
Approved **CP** Date **06/01/2024**

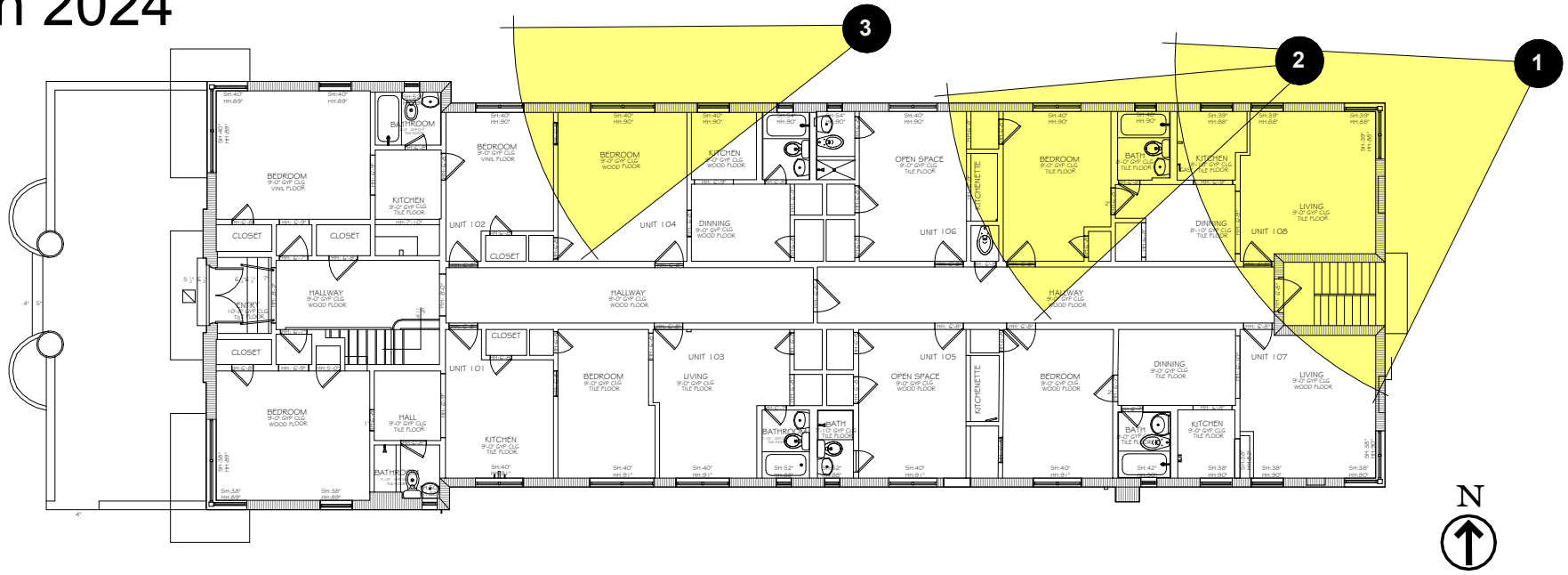
PROJECT 23025

A-082



EXTERIOR: taken on March 2024

EXTERIOR



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Notes
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6/16/24

Client
JEFFERSON
745 761 LLC

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JEFFERSON AVE
MIAMI BEACH, FL
33139

Title
EXISTING
CONDITIONS

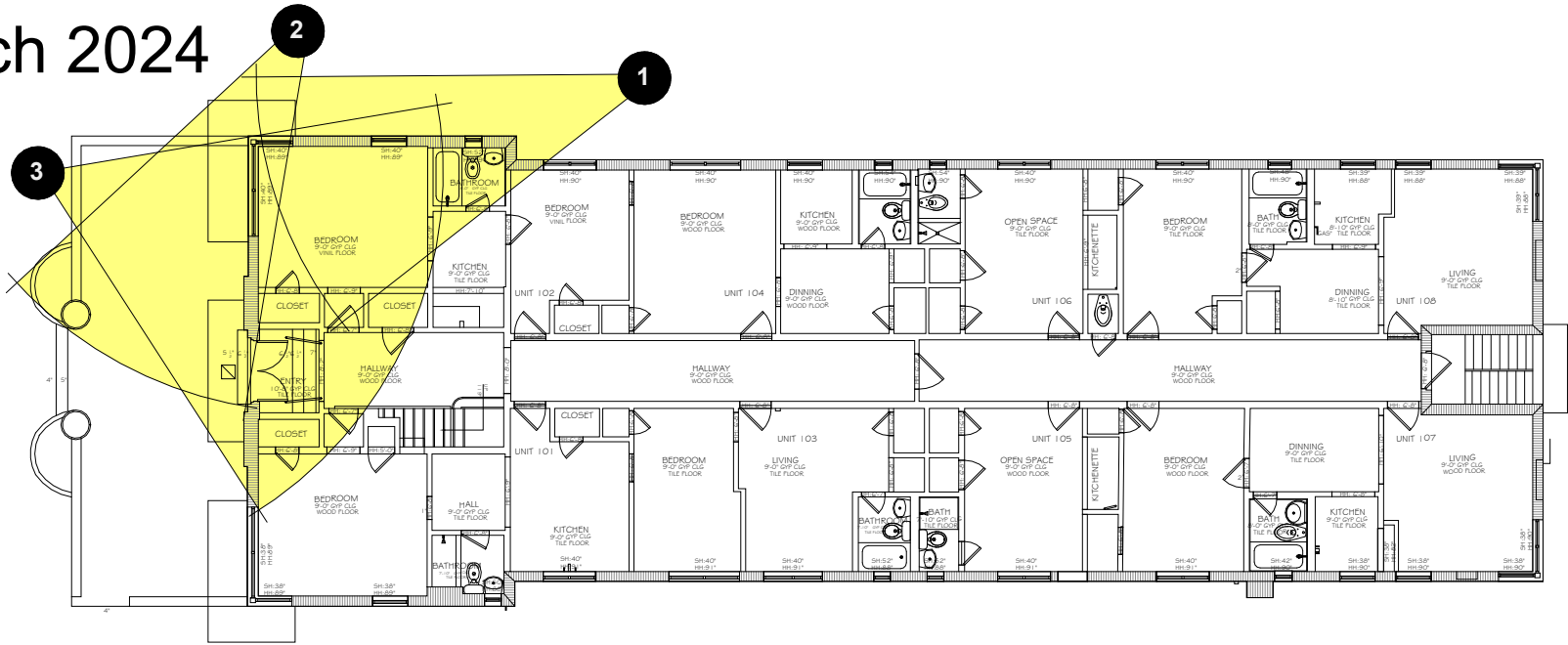
Drawn JM Field Architecture
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PROJECT 23025

A-083



EXTERIOR: taken on March 2024



EXTERIOR

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745 761 LLC**

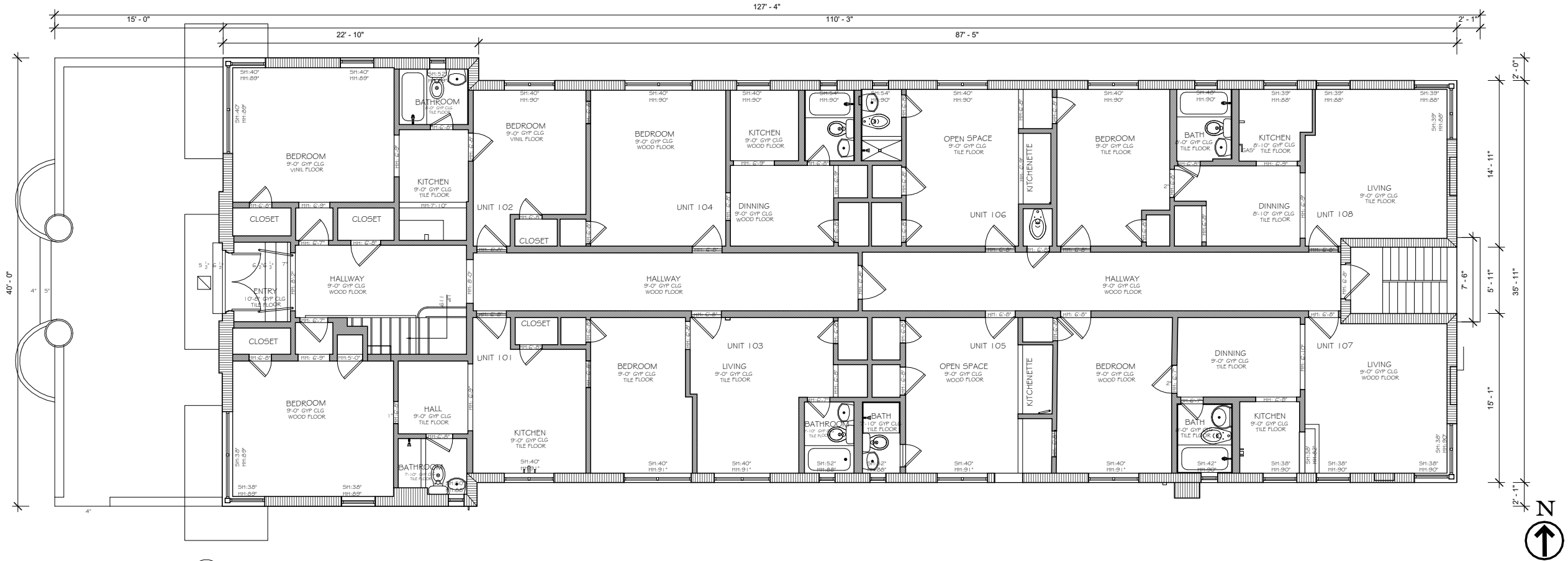
761 JEFFERSON AVE
**JEFFERSON AVE
MIAMI BEACH, FL
33139**

Title
**EXISTING
CONDITIONS**

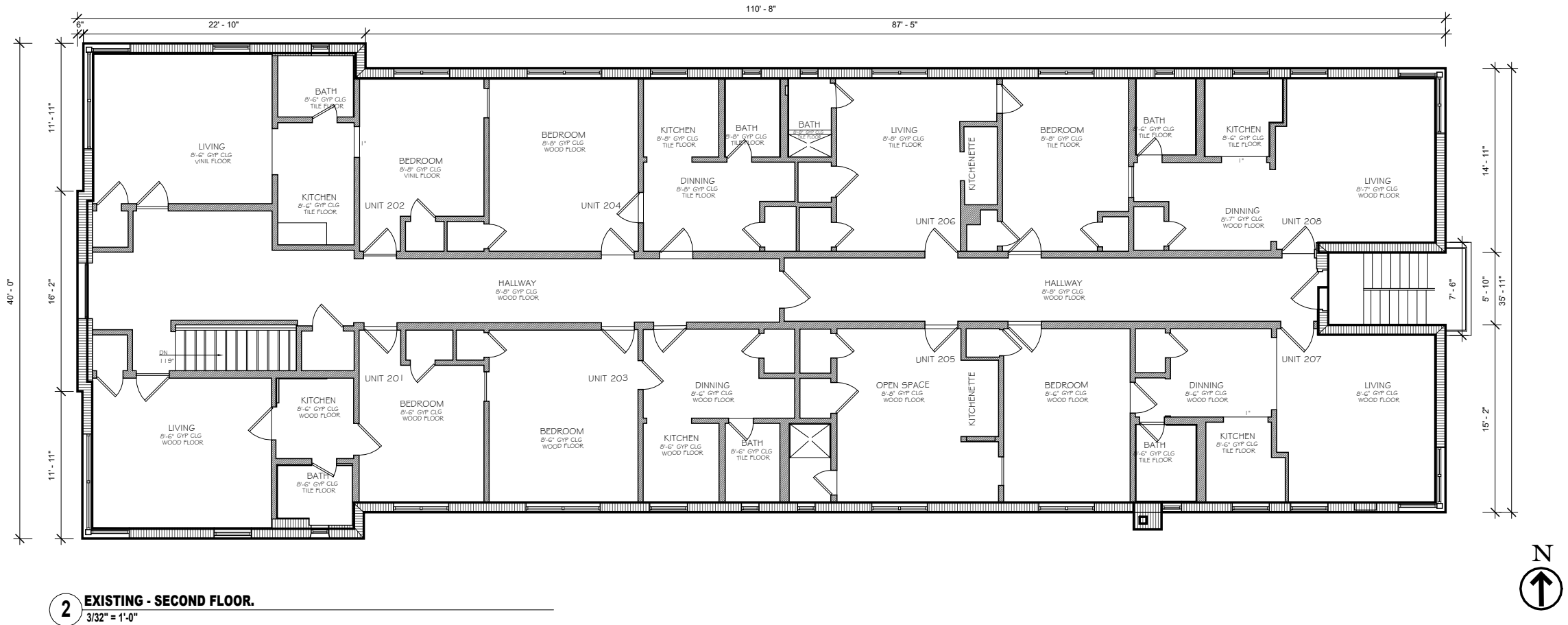
Drawn **JM** Field **Architecture**
Project Mgr. **JM** Scale **1/16" = 1'-0"**
Approved **CP** Date **06/01/2024**

PROJECT **23025**

A-084



1 EXISTING - FIRST FLOOR.
3/32" = 1'-0"



2 EXISTING - SECOND FLOOR.
3/32" = 1'-0"

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Notes

FIRST SUBMITTAL
6/16/24

Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title
EXISTING
FLOOR
PLANS

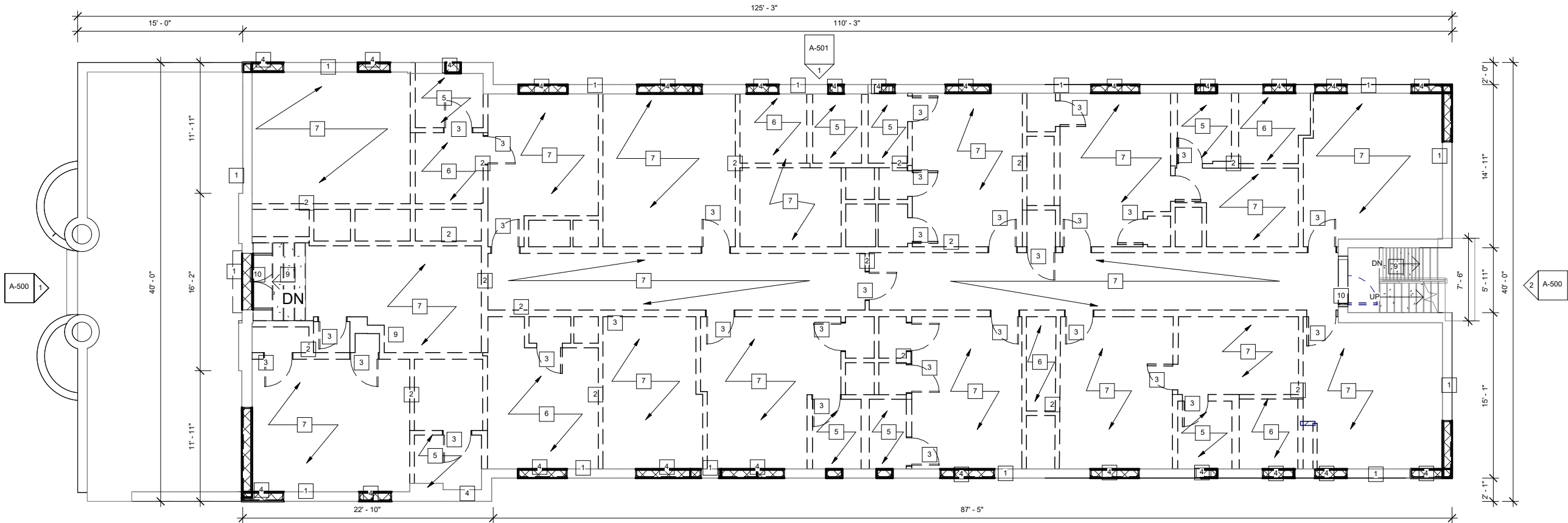
Drawn JM Field Architecture

Project Mgr. JM Scale 3/32" = 1'-0"

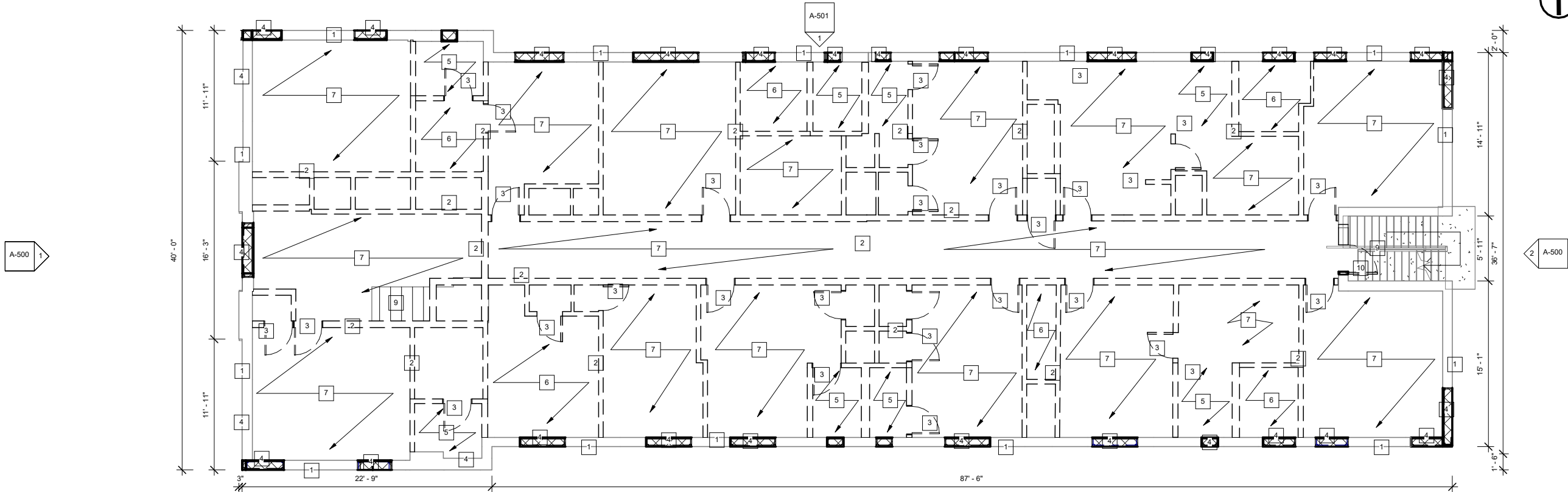
Approved CP Date 06/01/2024

PROJECT 23025

A-091



1 DEMO - FIRST FLOOR.
3/32" = 1'-0"



2 DEMO - SECOND FLOOR.
3/32" = 1'-0"

- DEMOLITION KEY NOTES**
- | | | | | | |
|---|--|---|--|----|---|
| 1 | REPAIR AND RESTORE EXISTING EXTERIOR WALL. PRESERVE ARCH. ORNAMENTATION. | 5 | DEMO BATHROOM. CAP CONNECTIONS WHEN NECESSARY. | 8 | REMOVE LIGHTING FIXTURES. CAP POINTS WHEN NEEDED. |
| 2 | DEMO EXISTING PARTITION WALL. | 6 | DEMO EXISTING KITCHEN. CAP CONNECTIONS WHEN NECESSARY | 9 | REPAIR EXISTING SET OF STAIRS. |
| 3 | DEMO EXISTING DOOR. | 7 | REMOVE EXISITING FLOORS. PREPARE SUBSTRATE FOR NEW FLOOR | 10 | DEMO EXTERIOR DOOR. PREPARE OPENING FOR NEW DOOR. |

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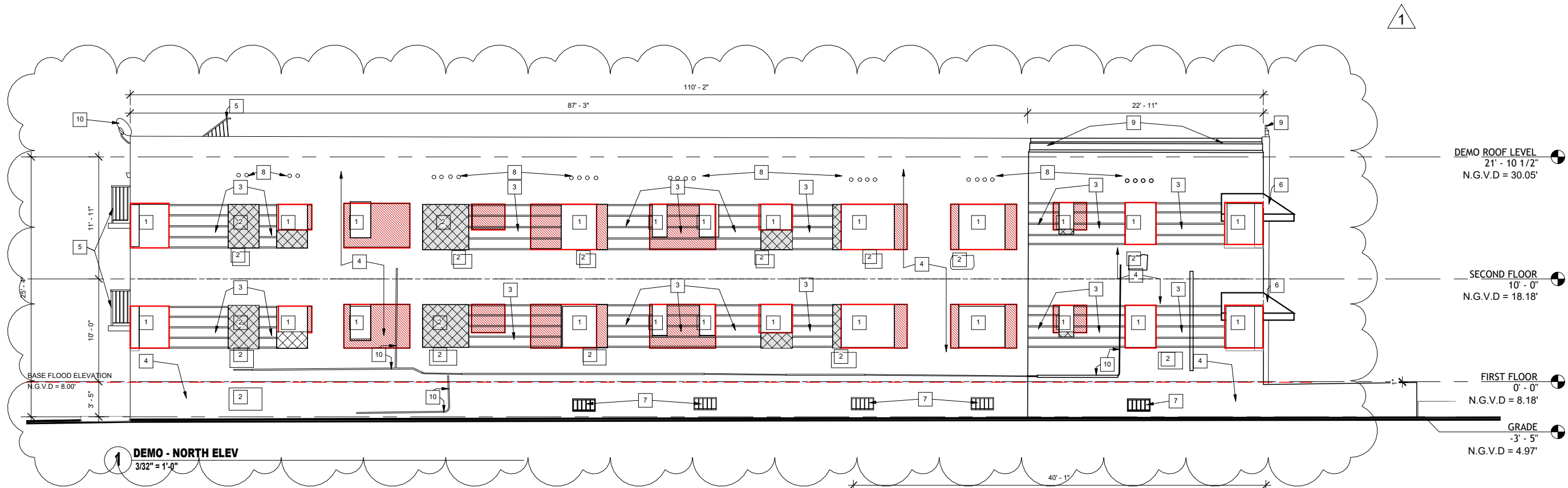
761 JEFFERSON AVE
JEFFERSON AVE
MIAMI BEACH, FL
33139

Title
DEMO
FLOOR
PLANS

Drawn JM Field Architecture
Project Mgr. JM Scale 3/32" = 1'-0"
Approved CP Date 06/01/2024

PROJECT 23025

A-101

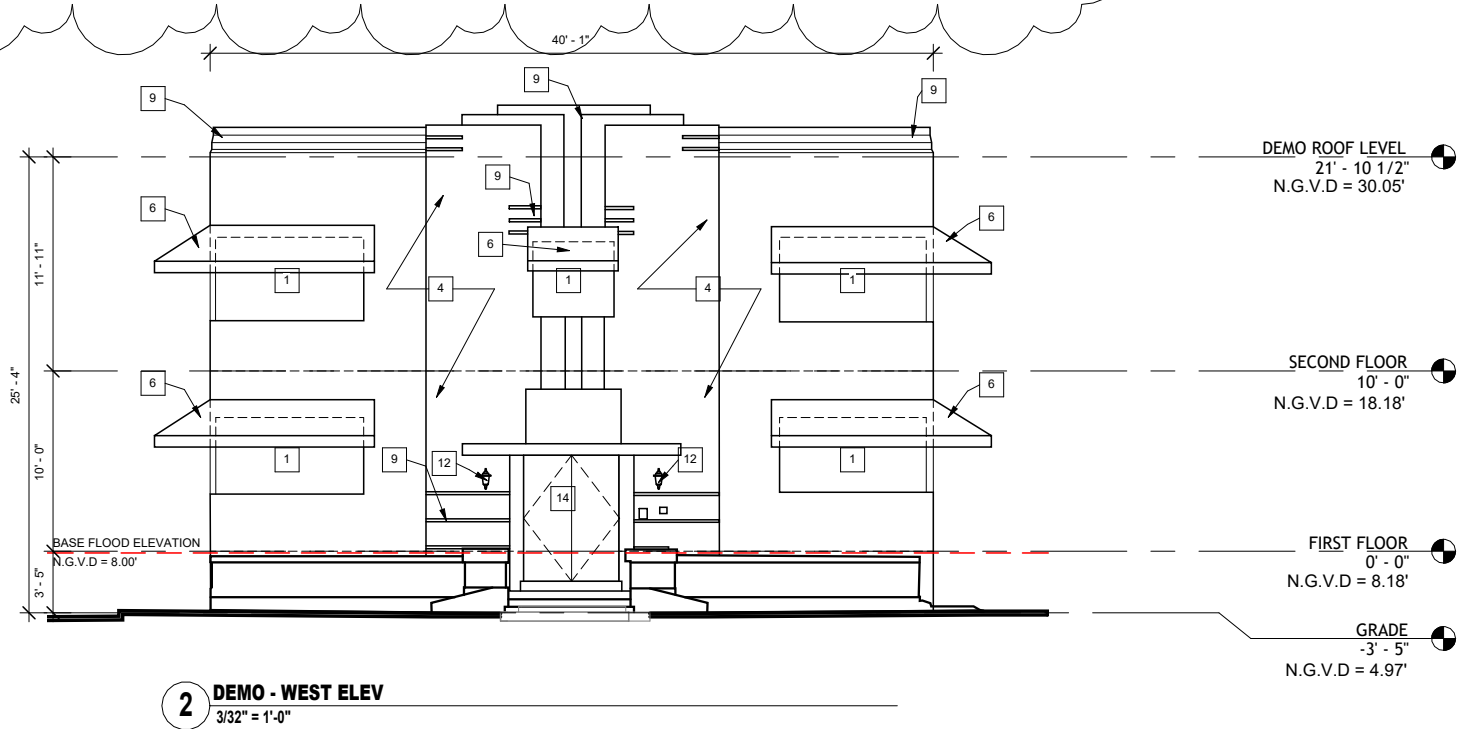


DEMO KEY NOTES

- 1 REMOVE EXISTING WINDOW. REPAIR AND PATCH OPENING. PREPARE WALL FOR NEW WINDOW.
- 2 REPAIR, PATCH, STUCCO AND PAINT WALL | PRESERVE/REPAIR ORNAMENTATION IF ANY.
- 3 PRESERVE AND REPAIR ARCHITECTURAL ORNAMENTAION SAFEGUARD HISTORIC DESIGNATION.
- 4 REPAIR, PATCH, STUCCO AND PAINT FACADE.
- 5 REMOVE AND REPLACE EXISTING RAILING.
- 6 REMOVE AND REPLACE EXISTING AWNINGS.
- 7 REPAIR, PATCH AND INSTALL NEW CRAWL SPACE GRILL.
- 8 PRESERVE AND SERVICE EXISTING SCUPPER.
- 9 PRESERVE AND REPAIR IF NECESSARY ARCHITECTURAL ORNAMENTATION.
- 10 REMOVE, PATCH WALL, STUCCO AND PAINT.
- 11 REPLACE EXISTING SCUPPERS.
- 12 REPLACE EXISTING EXTERIOR LIGHTS.
- 13 CAP AND REMOVE. PATCH WALL, STUCCO AND PAINT.
- 14 REMOVE AND REPLACE ENTRANCE DOOR.
- 15 REMOVE AND REPLACE GATE.
- 16 ELECTRICAL METER.

ELEVATION HATCH

- PATCH EXISTING OPENING, STUCCO | REPAIR ORNAMENTATION IF ANY
- REVISE OPENING FOR NEW WINDOW



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#	Date	Description
1	06/28/24	HPB 1st Submittal

Notes

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6/16/24

Client

JEFFERSON
745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
MIAMI BEACH, FL
33139

Title

DEMO
ELEVATIONS

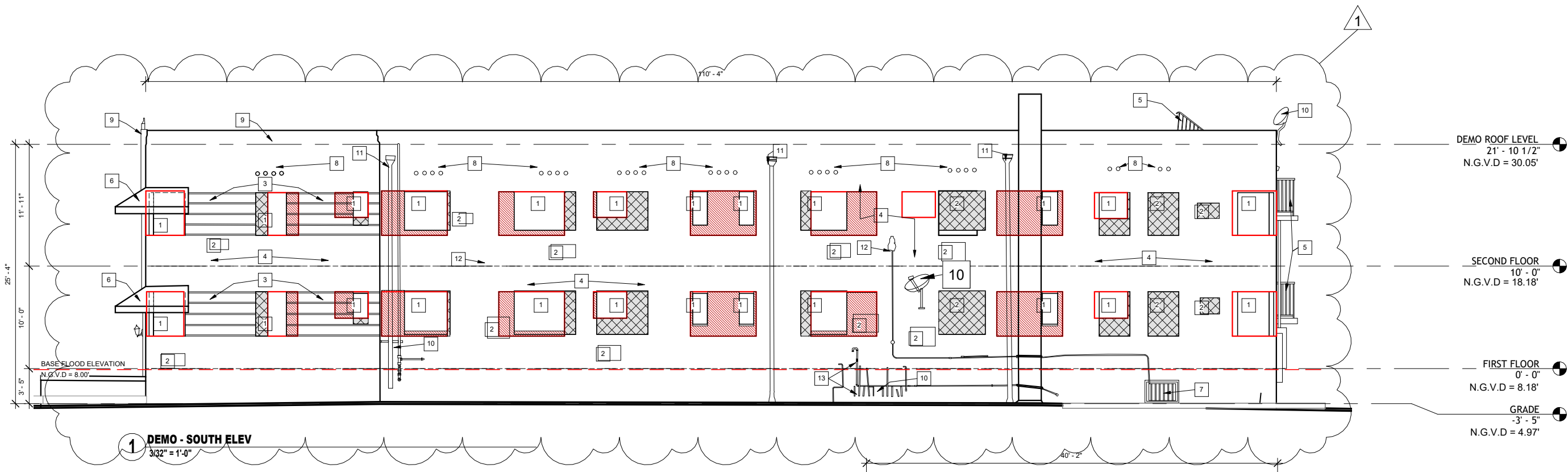
Drawn JM Field Architecture

Project Mgr. JM Scale 3/32" = 1'-0"

Approved CP Date 06/01/2024

PROJECT 23025

A-102

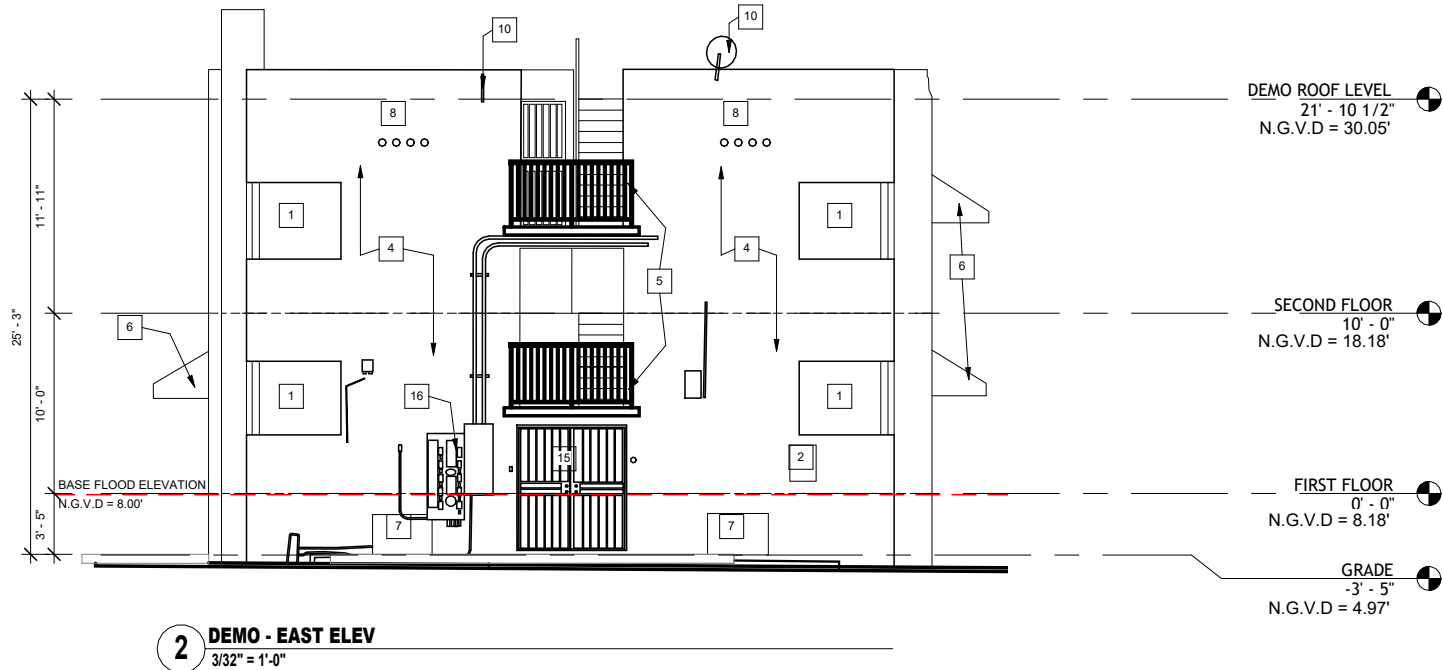


DEMO KEY NOTES

- 1 REMOVE EXISTING WINDOW. REPAIR AND PATCH OPENING. PREPARE WALL FOR NEW WINDOW.
- 2 REPAIR, PATCH, STUCCO AND PAINT WALL | PRESERVE/REPAIR ORNAMENTATION IF ANY.
- 3 PRESERVE AND REPAIR ARCHITECTURAL ORNAMENTAION SAFEGUARD HISTORIC DESIGNATION.
- 4 REPAIR, PATCH, STUCCO AND PAINT FACADE.
- 5 REMOVE AND REPLACE EXISTING RAILING.
- 6 REMOVE AND REPLACE EXISTING AWNINGS.
- 7 REPAIR, PATCH AND INSTALL NEW CRAWL SPACE GRILL.
- 8 PRESERVE AND SERVICE EXISTING SCUPPER.
- 9 PRESERVE AND REPAIR IF NECESSARY ARCHITECTURAL ORNAMENTATION.
- 10 REMOVE, PATCH WALL, STUCCO AND PAINT.
- 11 REPLACE EXISTING SCUPPERS.
- 12 REPLACE EXISTING EXTERIOR LIGHTS.
- 13 CAP AND REMOVE. PATCH WALL, STUCCO AND PAINT.
- 14 REMOVE AND REPLACE ENTRANCE DOOR.
- 15 REMOVE AND REPLACE GATE.
- 16 ELECTRICAL METER.

ELEVATION HATCH

- PATCH EXISTING OPENING, STUCCO | REPAIR ORNAMENTATION IF ANY
- REVISE OPENING FOR NEW WINDOW



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DEMO
ELEVATIONS

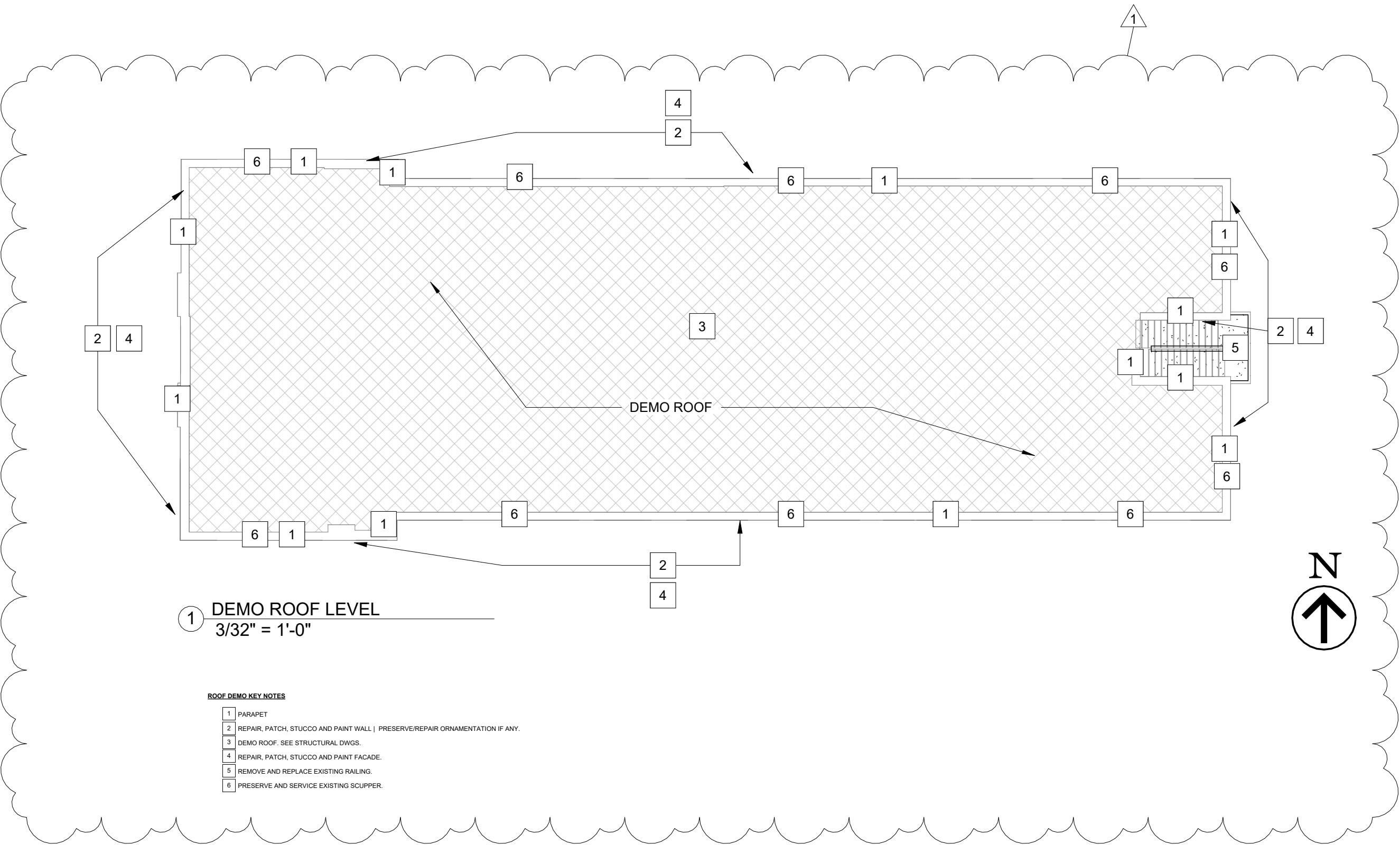
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A-103



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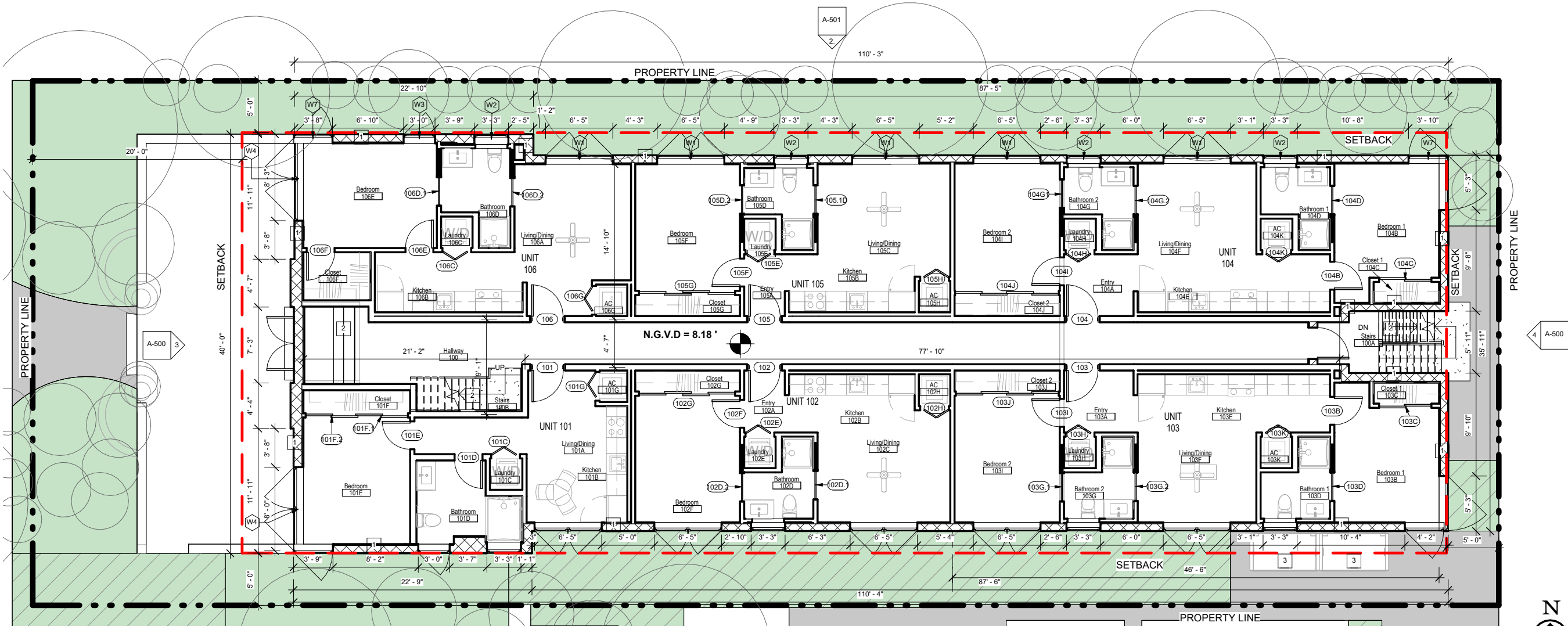
761 JEFFERSON AVE
JEFFERSON AVE
MIAMI BEACH, FL
33139

Title
DEMO ROOF

Drawn Author Field Architecture
Project Mgr. JM Scale 3/32" = 1'-0"
Approved CP Date 06/28/24

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A-104

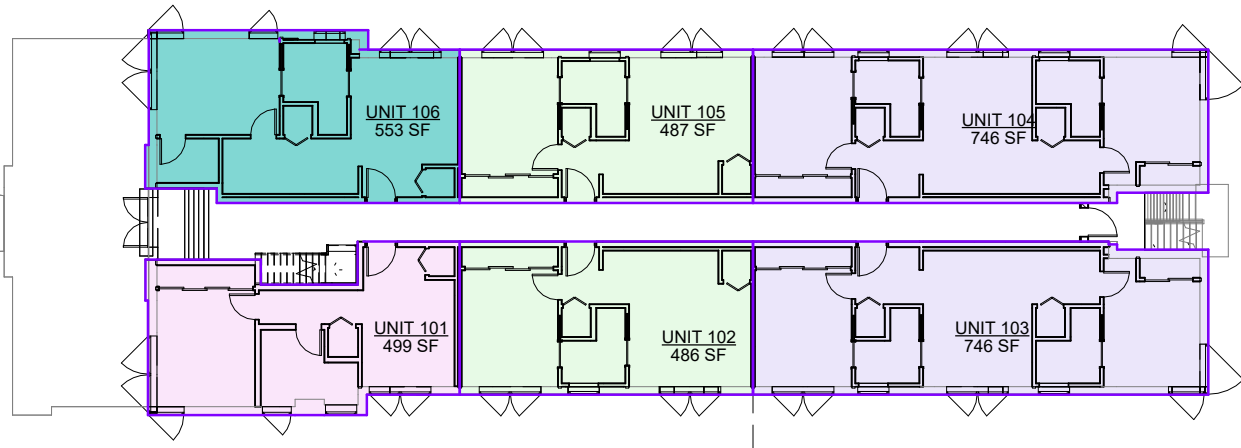


1 PROPOSED FIRST FLOOR.
3/32" = 1'-0"

KEY NOTES:	
1	EXISTING EXTERIOR WALL
2	EXISTING STEPS
3	TRASH

	EXISTING GREEN AREAS
	NEW GREEN AREAS
	SIDEWALKS
	EXISTING WALLS

UNIT MATRIX.		
unit type	Unit Number	Area
101 (ADA)	UNIT 101	499 SF
101 (ADA)	UNIT 101	499 SF
TYP 02 & 05	UNIT 102	486 SF
TYP 02 & 05	UNIT 105	487 SF
TYP 02 & 05	UNIT 202	486 SF
TYP 02 & 05	UNIT 205	487 SF
TYP 03 & 04	UNIT 103	746 SF
TYP 03 & 04	UNIT 104	746 SF
TYP 03 & 04	UNIT 203	746 SF
TYP 03 & 04	UNIT 204	746 SF
TYP 06	UNIT 106	553 SF
TYP 06	UNIT 206	565 SF
UNIT 201	UNIT 201	486 SF



Unit Type

- 101 (ADA)
- TYP 02 & 05
- TYP 03 & 04
- TYP 06

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Title

FIRST FLOOR
PLAN

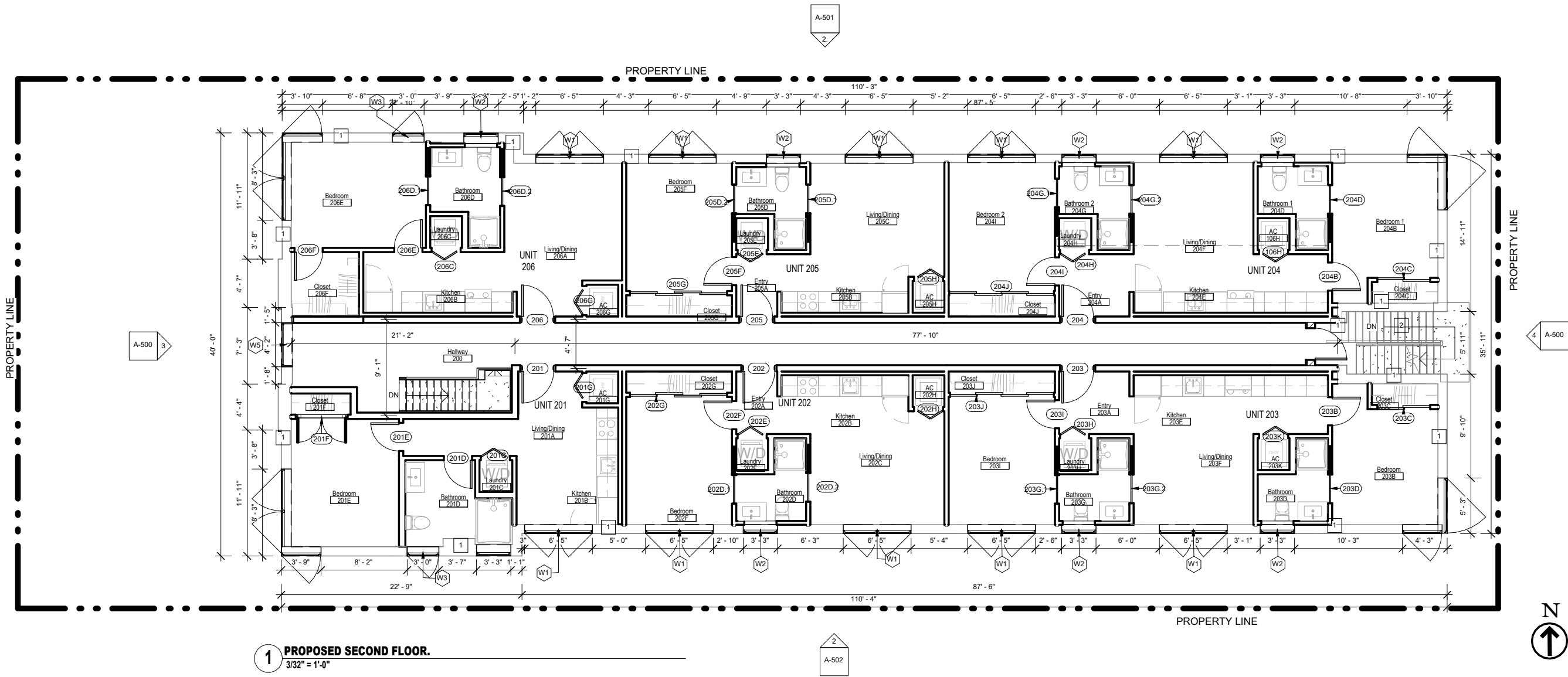
Drawn JM Field Architecture

Project Mgr. JM Scale As indicated

Approved CP Date 06/01/2024

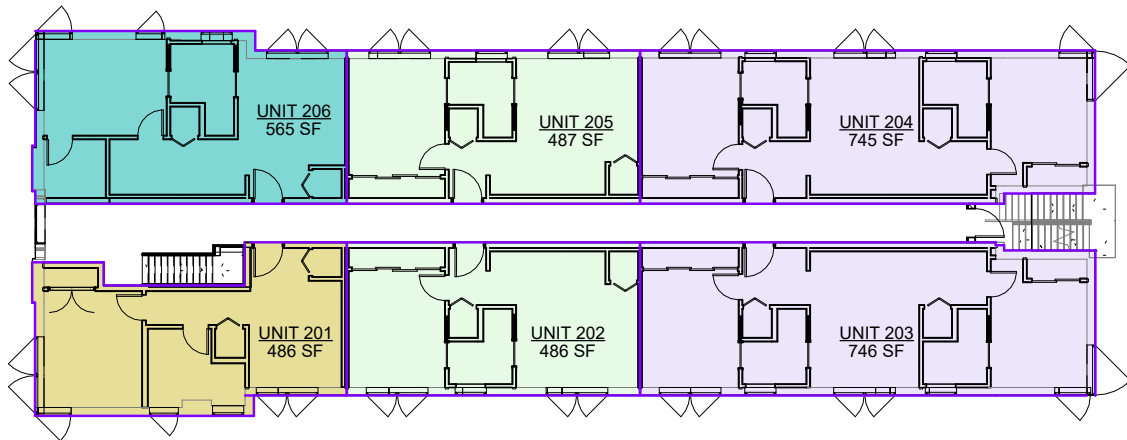
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A-201



UNIT MATRIX.		
unit type	Unit Number	Area
101 (ADA)		
101 (ADA)	UNIT 101	499 SF
TYP 02 & 05		
TYP 02 & 05	UNIT 102	486 SF
TYP 02 & 05	UNIT 105	487 SF
TYP 02 & 05	UNIT 202	486 SF
TYP 02 & 05	UNIT 205	487 SF
TYP 03 & 04		
TYP 03 & 04	UNIT 103	746 SF
TYP 03 & 04	UNIT 104	746 SF
TYP 03 & 04	UNIT 203	746 SF
TYP 03 & 04	UNIT 204	745 SF
TYP 06		
TYP 06	UNIT 106	553 SF
TYP 06	UNIT 206	565 SF
UNIT 201		
UNIT 201	UNIT 201	486 SF

KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE



Unit Type

- TYP 02 & 05
- TYP 03 & 04
- TYP 06
- UNIT 201

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Title
SECOND
FLOOR PLAN

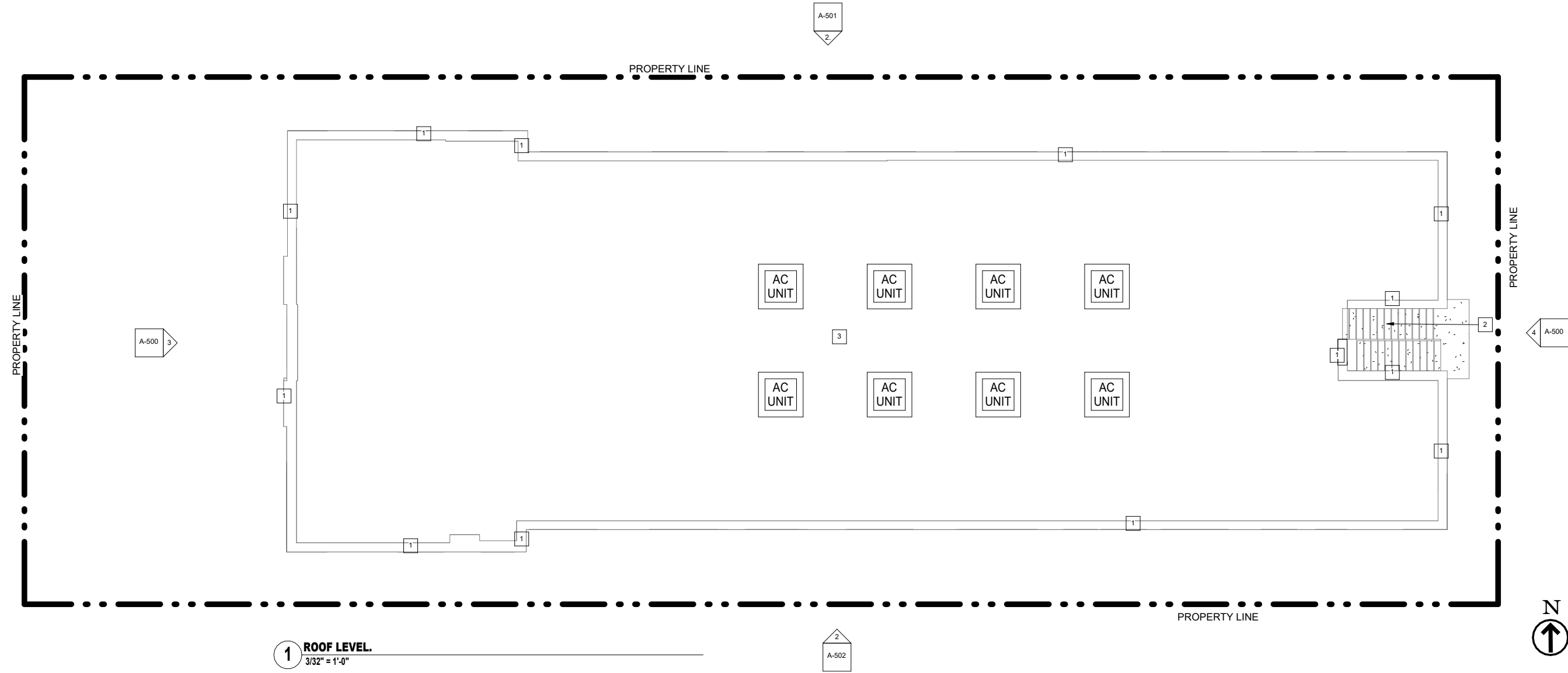
Drawn **JM** Field **Architecture**

Project Mgr. **JM** Scale **As indicated**

Approved **CP** Date **06/01/2024**

PROJECT 23025

A-202



KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE

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745 761 LLC

761 JEFFERSON AVE

JEFFERSON AVE
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Title

ROOF LEVEL

Drawn

JM

Field

Architecture

Project Mgr.

JM

Scale

3/32" = 1'-0"

Approved

CP

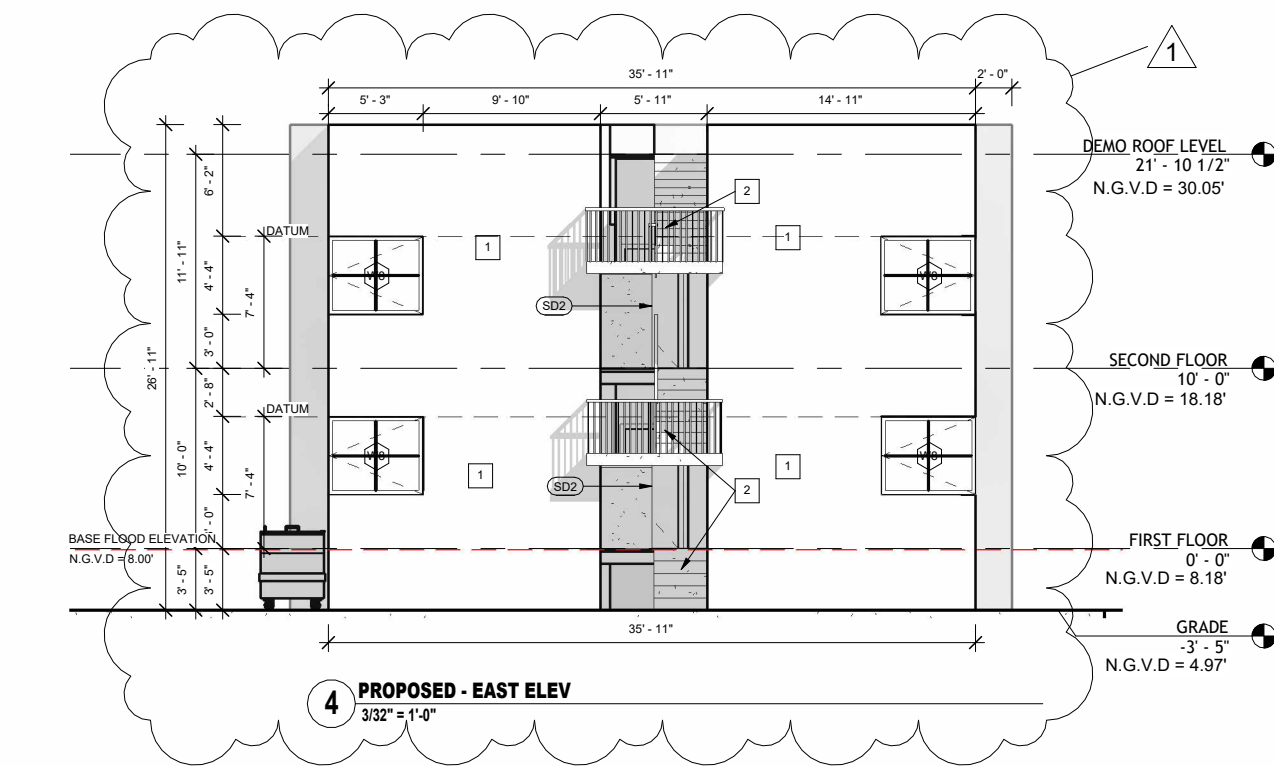
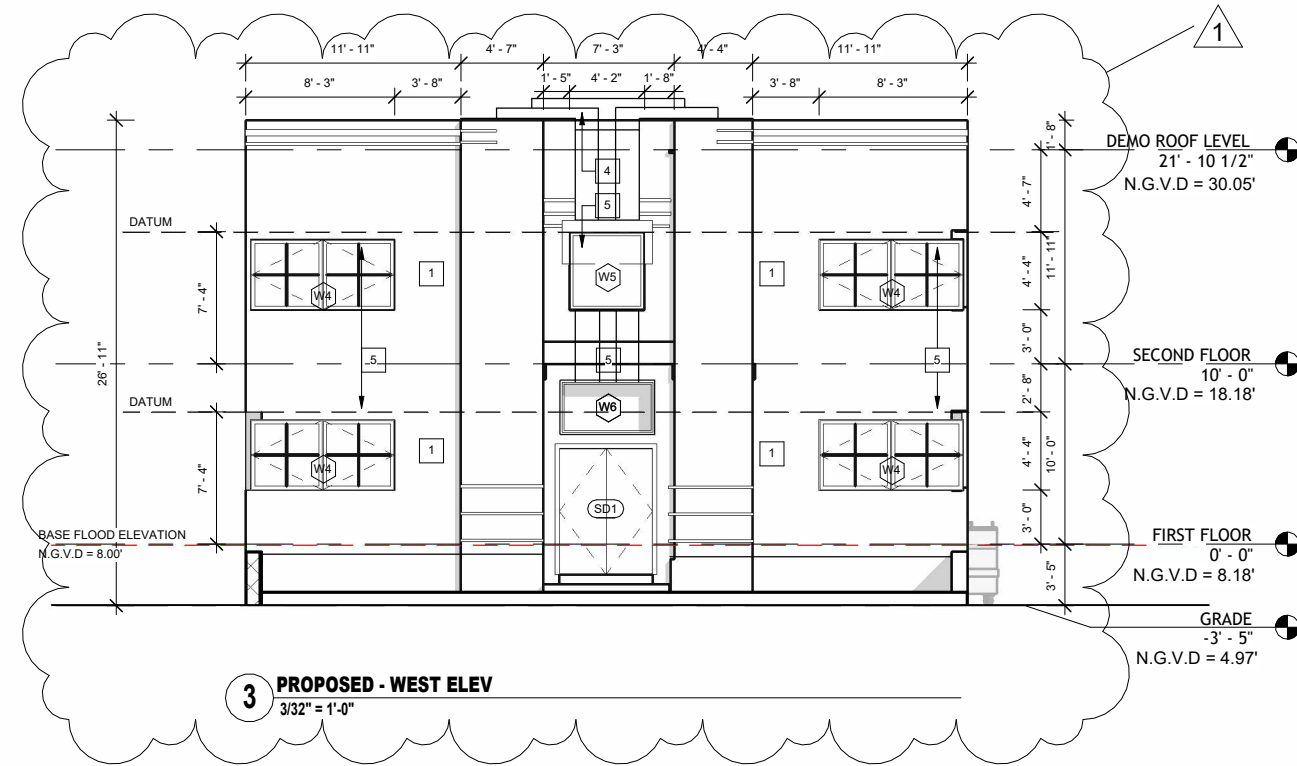
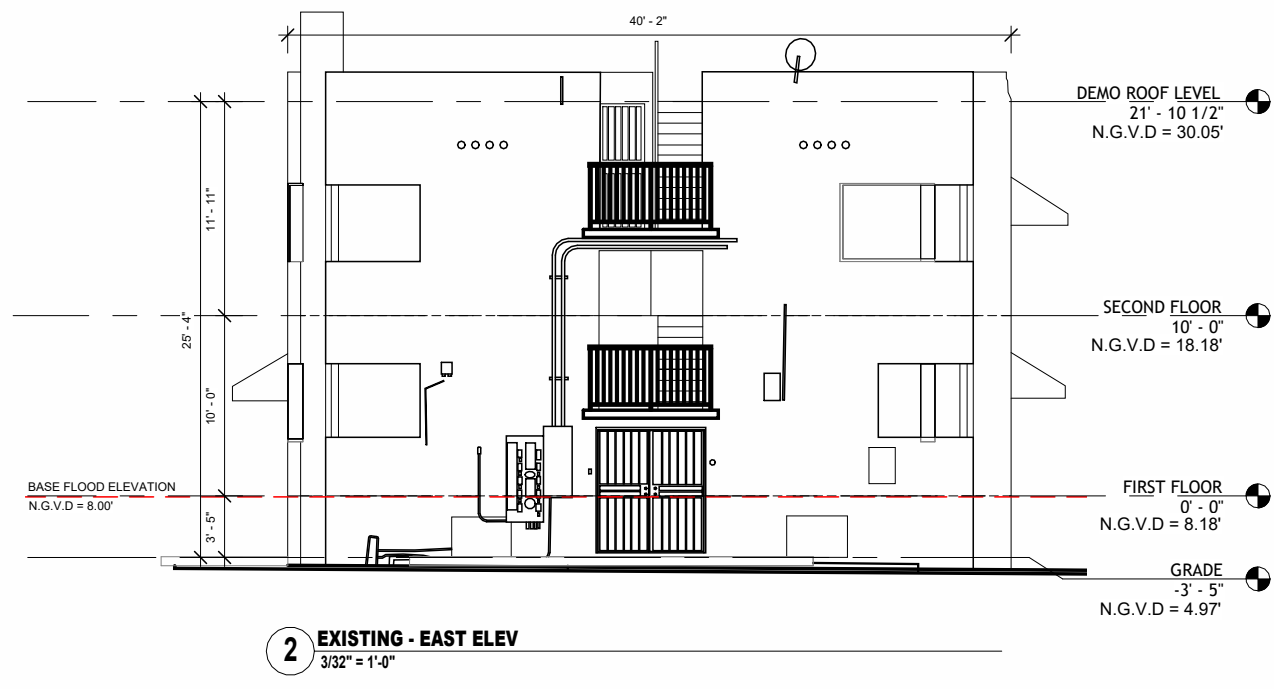
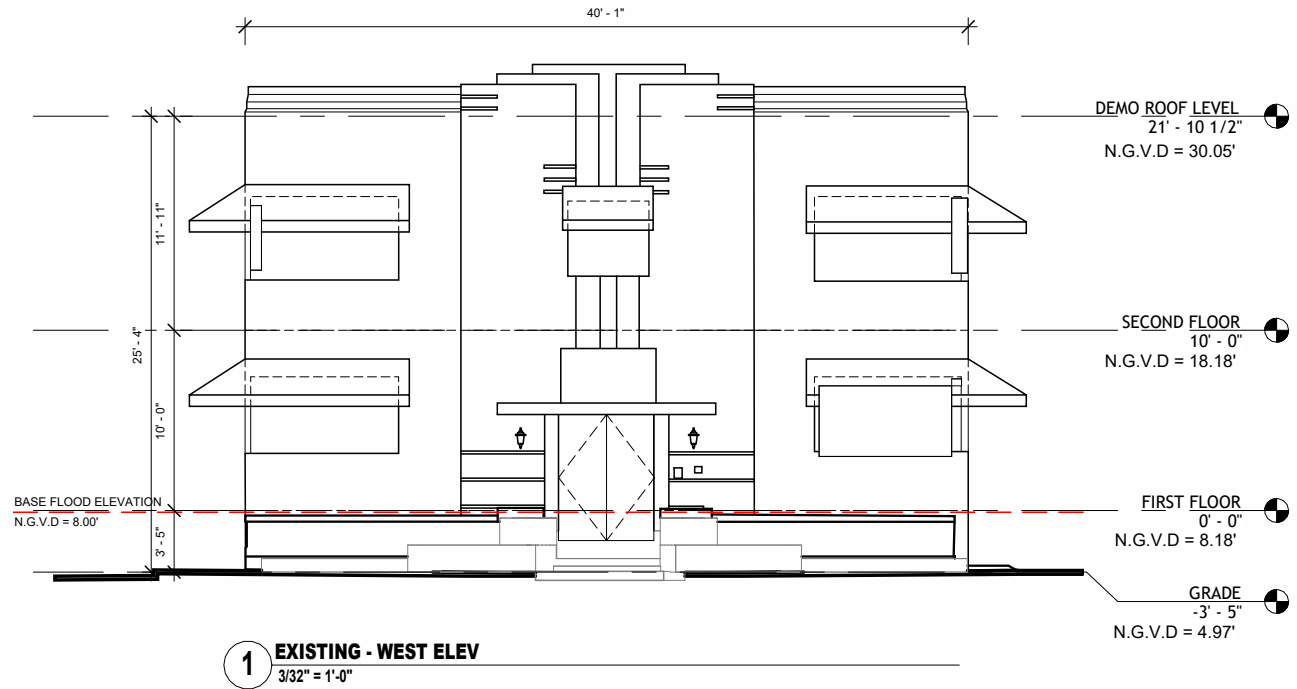
Date

06/01/2024

PROJECT

23025

A-203



WINDOWS

MARK	TYPE	WIDTH x HEIGHT	STYLE	FRAME	GLAZING	NOTE
W1	WINDOW	6'-5" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W2	WINDOW	3'-3" x 2'-7"	HUNG	ALUMINUM	IMPACT	NOA No. 23-0714.15
W3	WINDOW	3'-0" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W4	WINDOW	8'-6" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W5	WINDOW	4'-5" x 4'-4"	FIXED	ALUMINUM	IMPACT	NOA No. 23-0714.17
W6	WINDOW	5'-3" x 3' 0"	FIXED	ALUMINUM	IMPACT	NOA No. 23-0714.17
W7	WINDOW	3'-9" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W8	WINDOW	5'-3" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1

EXTERIOR DOORS

MARK	TYPE	WIDTH x HEIGHT	STYLE	FRAME	GLAZING	SYSTEM	COUNT	NOTE
SD1	STOREFRONT	SEE DIM.	DOOR	ALUMINUM	IMPACT	TBD	1	NOA No. 23-0714.10
SD2	EXT. DOOR	SEE DIM.	DOOR	ALUMINUM	IMPACT	TBD	2	NOA No. 20-1230.02

KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE

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745 761 LLC

761 JEFFERSON AVE

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BUILDING
ELEVATIONS

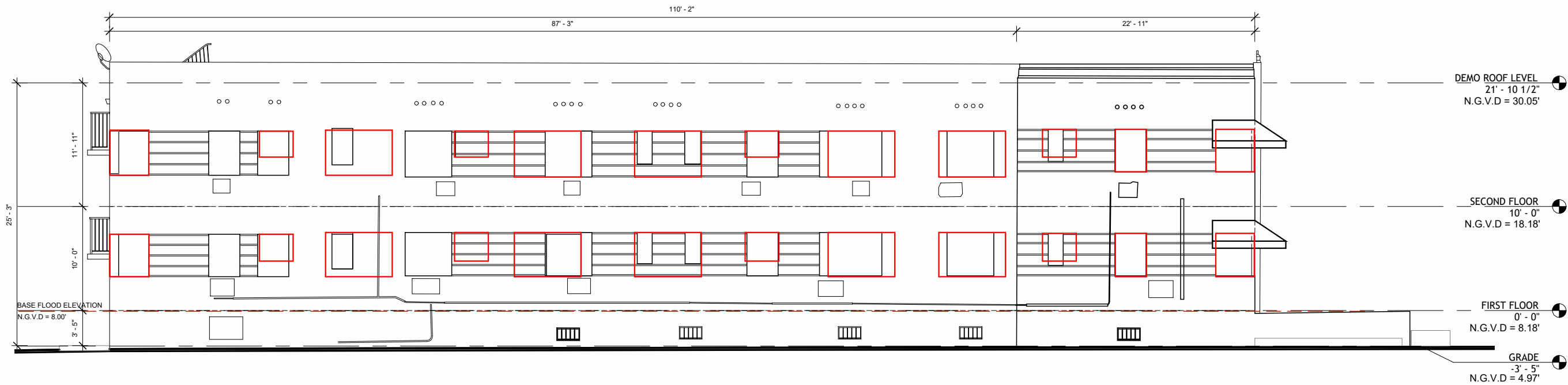
Drawn JM Field Architecture

Project Mgr. JM Scale 3/32" = 1'-0"

Approved CP Date 06/01/2024

PROJECT 23025

A-500



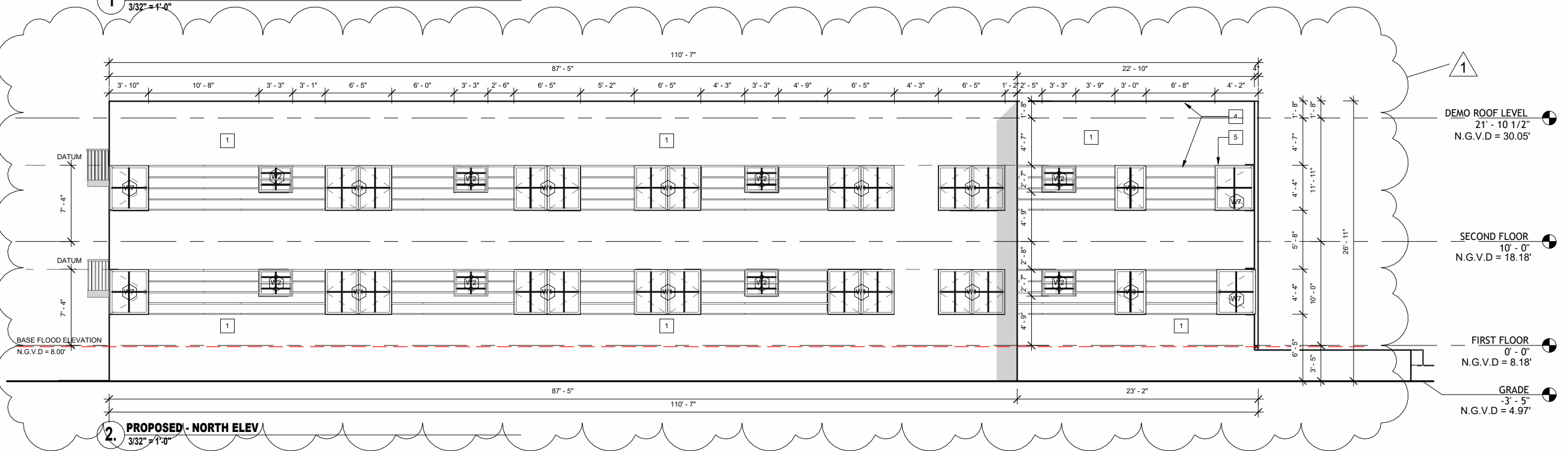
DEMO ROOF LEVEL
21' - 10 1/2"
N.G.V.D = 30.05'

SECOND FLOOR
10' - 0"
N.G.V.D = 18.18'

FIRST FLOOR
0' - 0"
N.G.V.D = 8.18'

GRADE
-3' - 5"
N.G.V.D = 4.97'

1 EXISTING - NORTH ELEV
3/32" = 1'-0"



DEMO ROOF LEVEL
21' - 10 1/2"
N.G.V.D = 30.05'

SECOND FLOOR
10' - 0"
N.G.V.D = 18.18'

FIRST FLOOR
0' - 0"
N.G.V.D = 8.18'

GRADE
-3' - 5"
N.G.V.D = 4.97'

2 PROPOSED - NORTH ELEV
3/32" = 1'-0"

WINDOWS

MARK	TYPE	WIDTH x HEIGHT	STYLE	FRAME	GLAZING	NOTE
W1	WINDOW	6'-5" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W2	WINDOW	3'-3" x 2'-7"	HUNG	ALUMINUM	IMPACT	NOA No. 23-0714.15
W3	WINDOW	3'-0" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W4	WINDOW	8'-6" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W5	WINDOW	4'-5" x 4'-4"	FIXED	ALUMINUM	IMPACT	NOA No. 23-0714.17
W6	WINDOW	5'-3" x 3' 0"	FIXED	ALUMINUM	IMPACT	NOA No. 23-0714.17
W7	WINDOW	3'-9" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W8	WINDOW	5'-3" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1

EXTERIOR DOORS

MARK	TYPE	WIDTH x HEIGHT	STYLE	FRAME	GLAZING	SYSTEM	COUNT	NOTE
SD1	STOREFRONT	SEE DIM.	DOOR	ALUMINUM	IMPACT	TBD	1	NOA No. 23-0714.10
SD2	EXT. DOOR	SEE DIM.	DOOR	ALUMINUM	IMPACT	TBD	2	NOA No. 20-1230.02

KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE

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BUILDING
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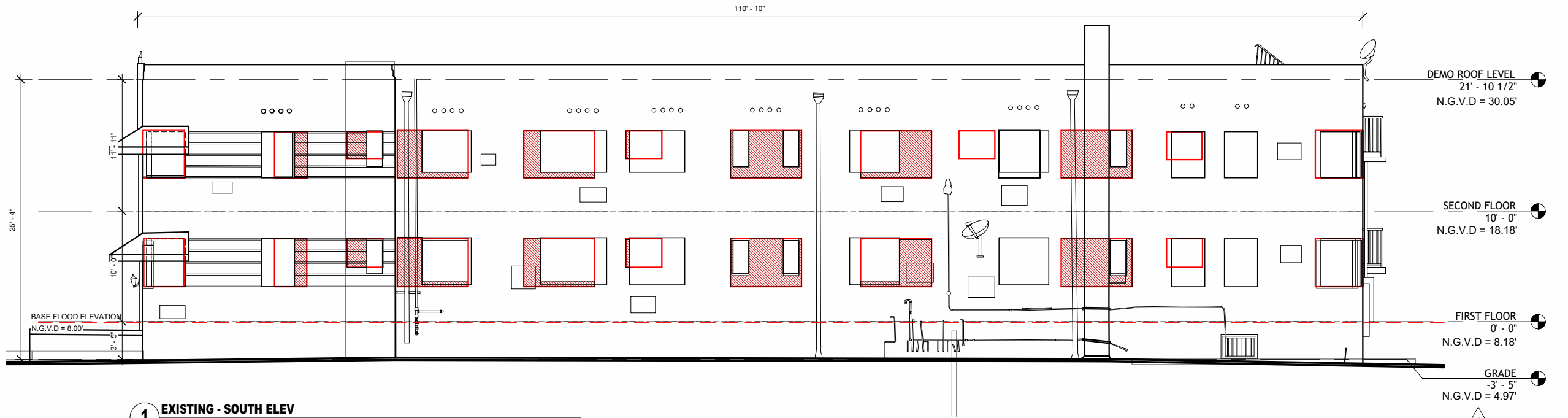
Drawn JM Field Architecture

Project Mgr. JM Scale 3/32" = 1'-0"

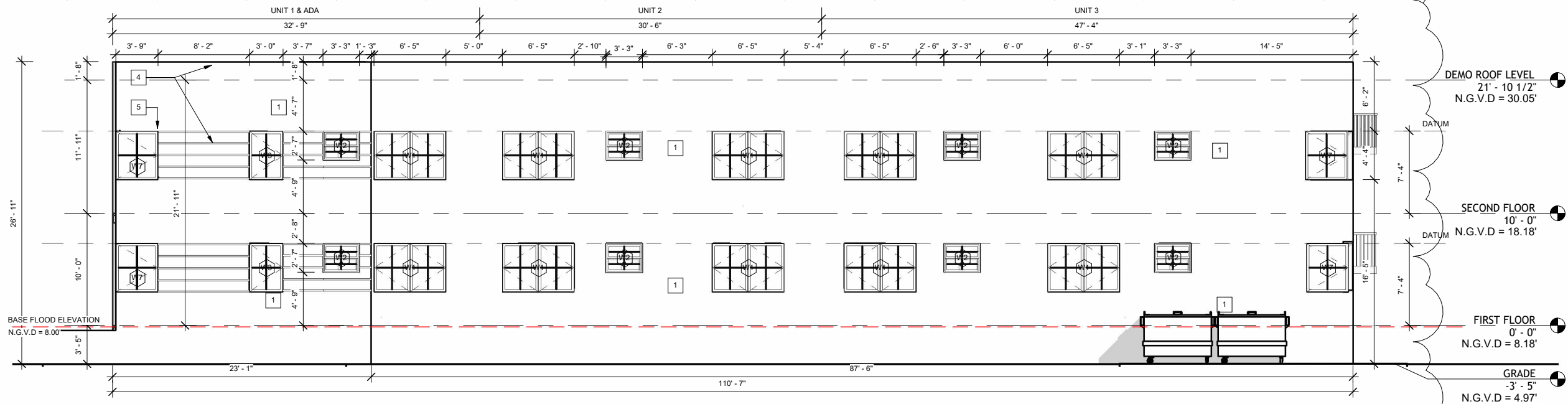
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A-501



1 EXISTING - SOUTH ELEV
3/32" = 1'-0"



2 PROPOSED - SOUTH ELEV
3/32" = 1'-0"

WINDOWS

MARK	TYPE	WIDTH x HEIGHT	STYLE	FRAME	GLAZING	NOTE
W1	WINDOW	6'-5" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W2	WINDOW	3'-3" x 2'-7"	HUNG	ALUMINUM	IMPACT	NOA No. 23-0714.15
W3	WINDOW	3'-0" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W4	WINDOW	8'-6" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W5	WINDOW	4'-5" x 4'-4"	FIXED	ALUMINUM	IMPACT	NOA No. 23-0714.17
W6	WINDOW	5'-3" x 3' 0"	FIXED	ALUMINUM	IMPACT	NOA No. 23-0714.17
W7	WINDOW	3'-9" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1
W8	WINDOW	5'-3" x 4'-4"	CASEMENT	ALUMINUM	IMPACT	FL41000-R1

EXTERIOR DOORS

MARK	TYPE	WIDTH x HEIGHT	STYLE	FRAME	GLAZING	SYSTEM	COUNT	NOTE
SD1	STOREFRONT	SEE DIM.	DOOR	ALUMINUM	IMPACT	TBD	1	NOA No. 23-0714.10
SD2	EXT. DOOR	SEE DIM.	DOOR	ALUMINUM	IMPACT	TBD	2	NOA No. 20-1230.02

KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE

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BUILDING
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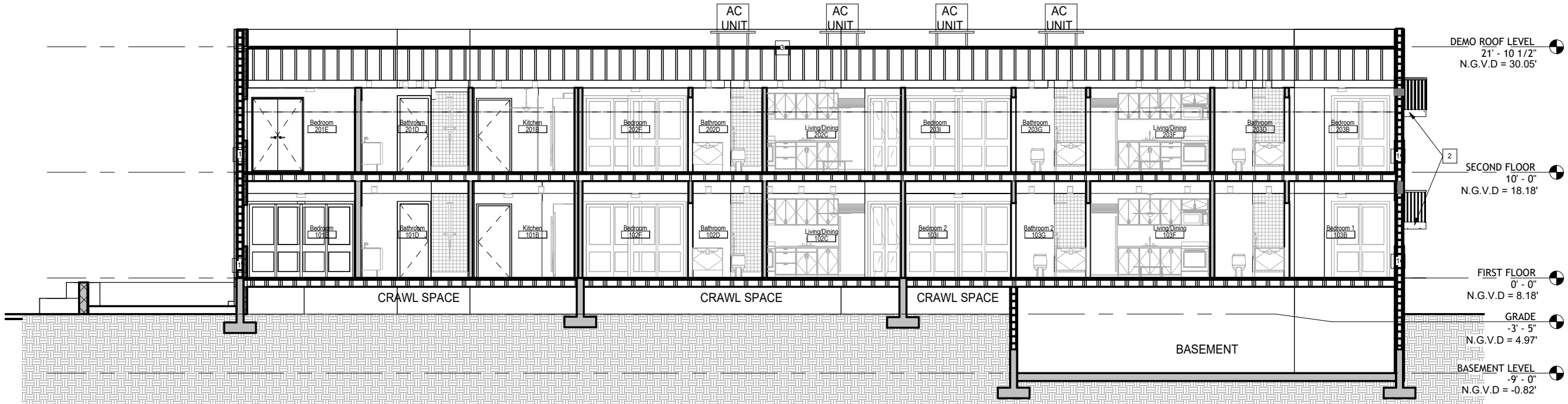
Drawn JM Field Architecture

Project Mgr. JM Scale 3/32" = 1'-0"

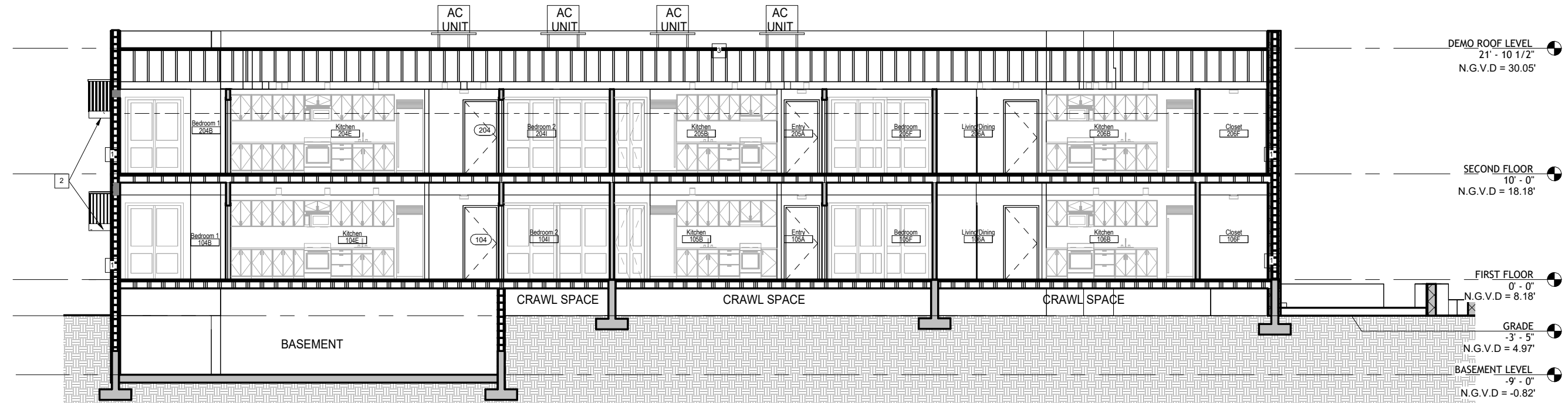
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A-502



1 PROPOSED-LONGITUDINAL SECTION 1.
3/32" = 1'-0"



2 PROPOSED-LONGITUDINAL SECTION 2.
3/32" = 1'-0"

- KEY NOTES:**
- 1 PAINT EXTERIOR WALL WHITE
 - 2 EXISTING STEPS
 - 3 EXISTING ROOF
 - 4 PAINT TRIMS LIGHT COLOR
 - 5 AWNINGS | ROYAL BLUE

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SECTIONS

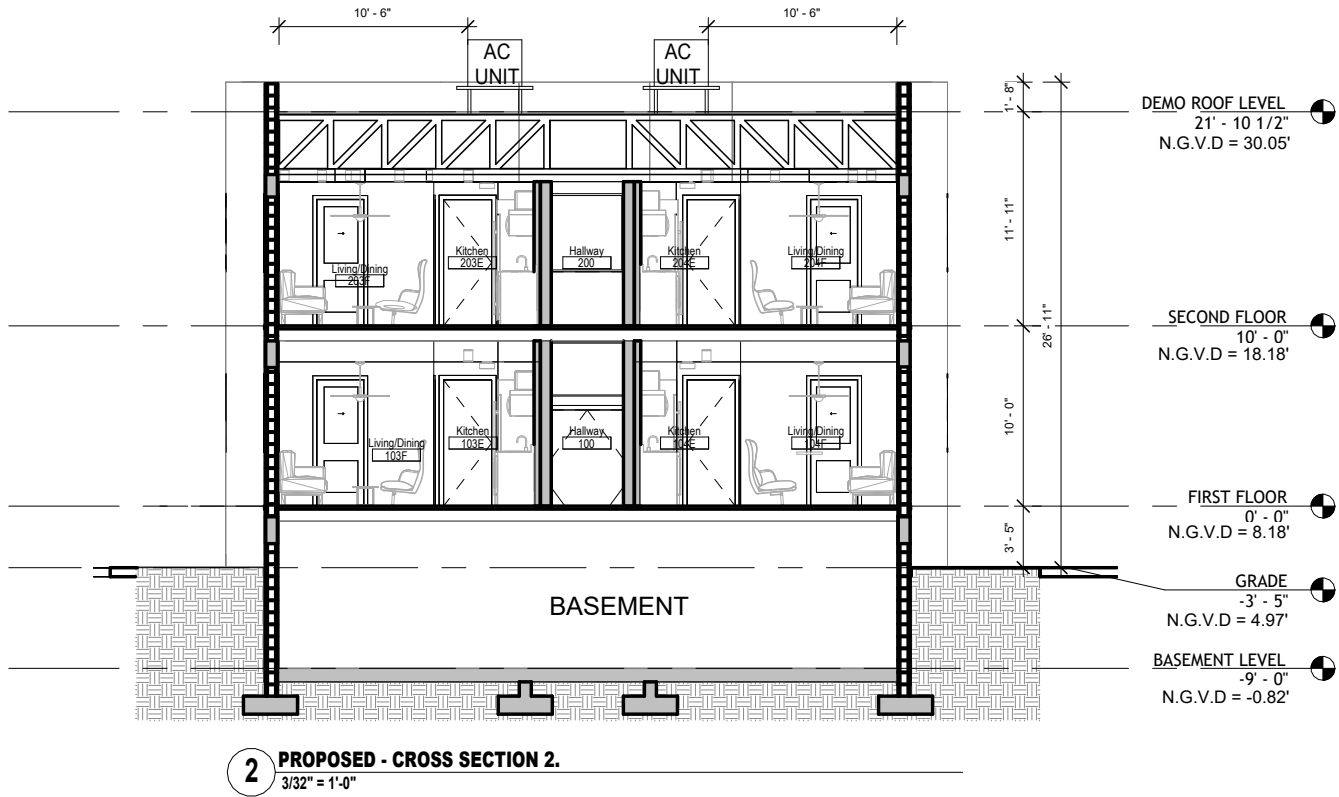
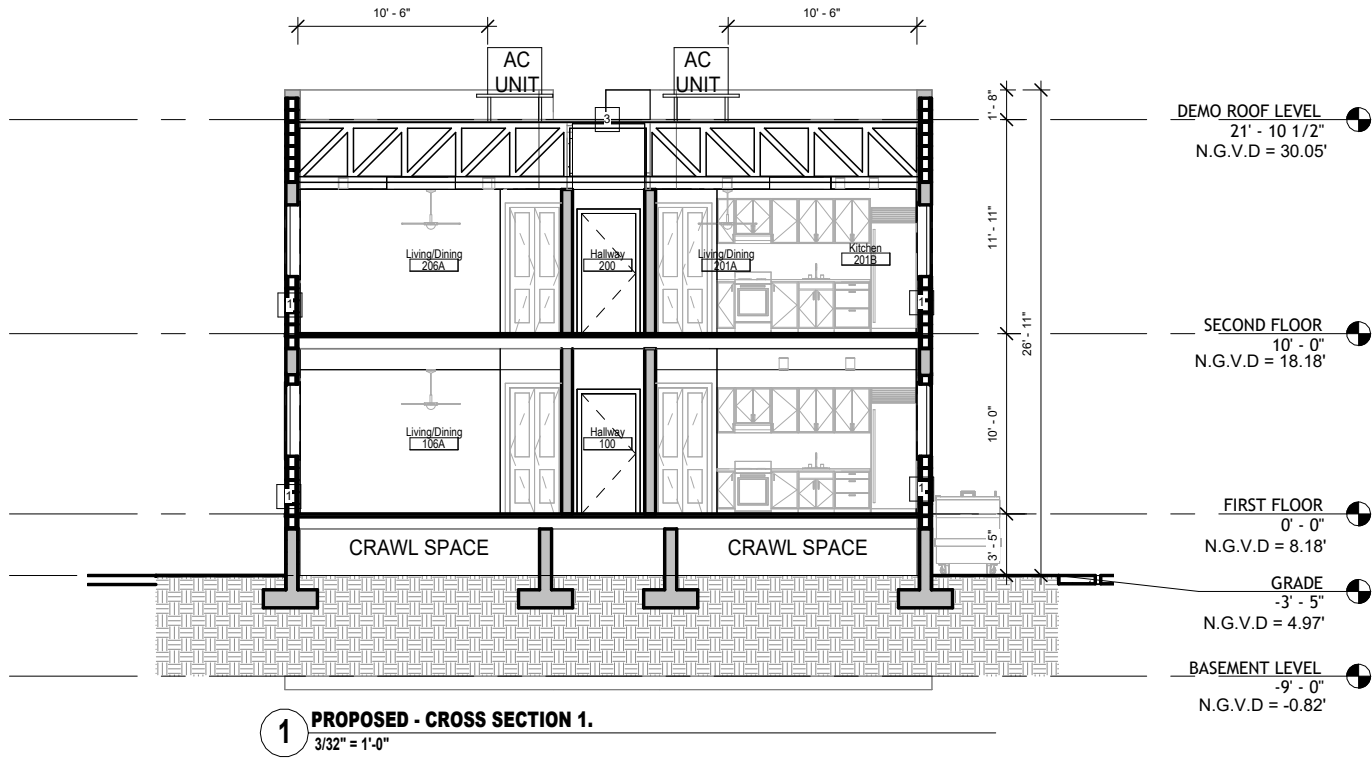
Drawn **JM** Field **Architecture**

Project Mgr. **JM** Scale **3/32" = 1'-0"**

Approved **CP** Date **06/01/2024**

PROJECT 23025

A-600



KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE

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SECTIONS

Drawn **JM** Field **Architecture**
Project Mgr. **JM** Scale **3/32" = 1'-0"**
Approved **CP** Date **06/01/2024**

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A-601



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6/16/24

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745 761 LLC

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JEFFERSON AVE
MIAMI BEACH, FL
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Title
RENDERS

Drawn	JM	Field	Architecture
Project Mgr.	JM	Scale	
Approved	CP	Date	06/01/2024

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A-700



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745 761 LLC

761 JEFFERSON AVE

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Title

RENDERS

Drawn JM Field Architecture

Project Mgr. JM Scale

Approved CP Date 06/01/2024

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A-701