

Balancing Tradition & Progress:

829 Milano Boutique

HISTORIC PRESERVATION
BOARD 22-0561

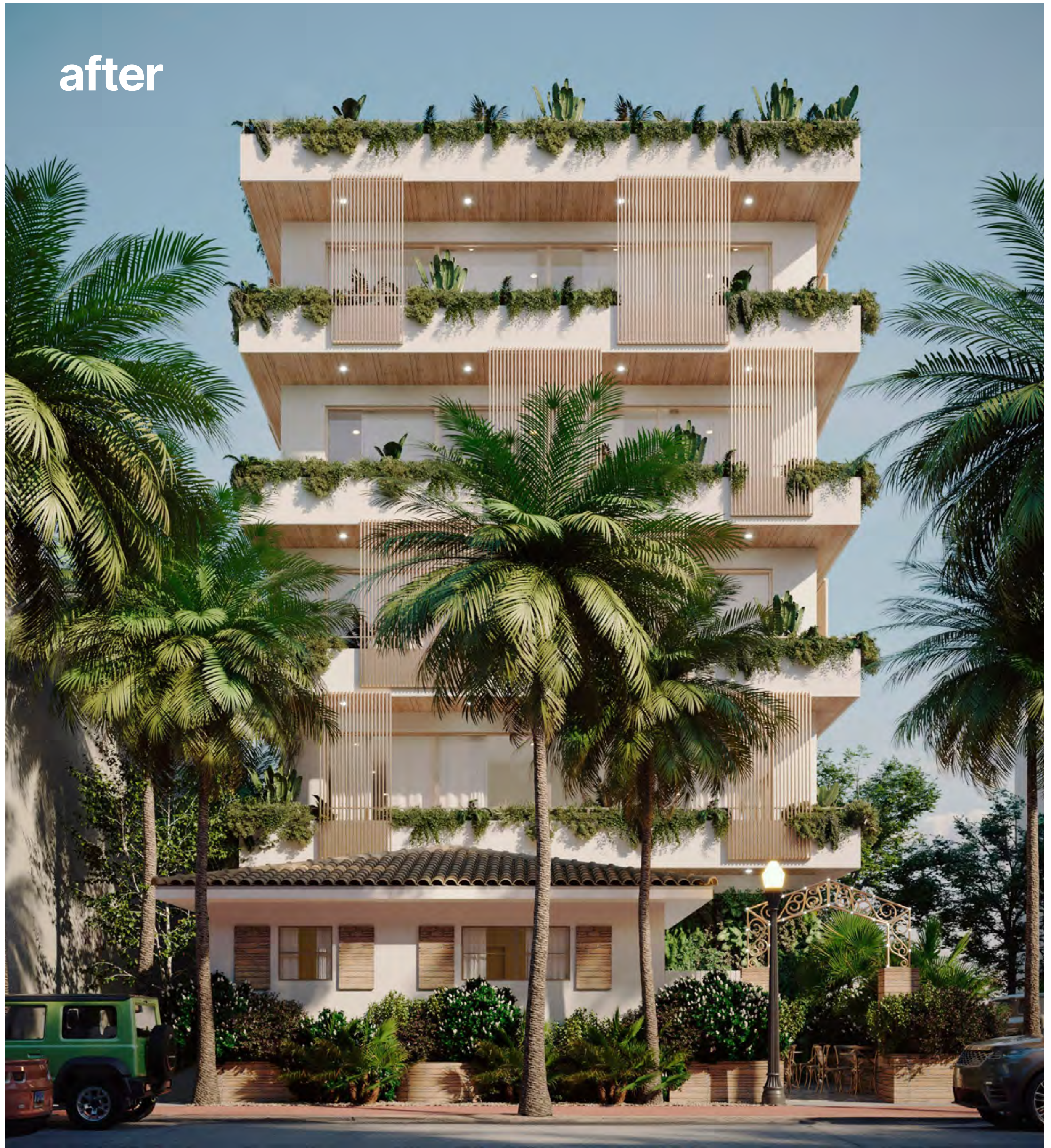
 829 4th ST.
Miami Beach



before



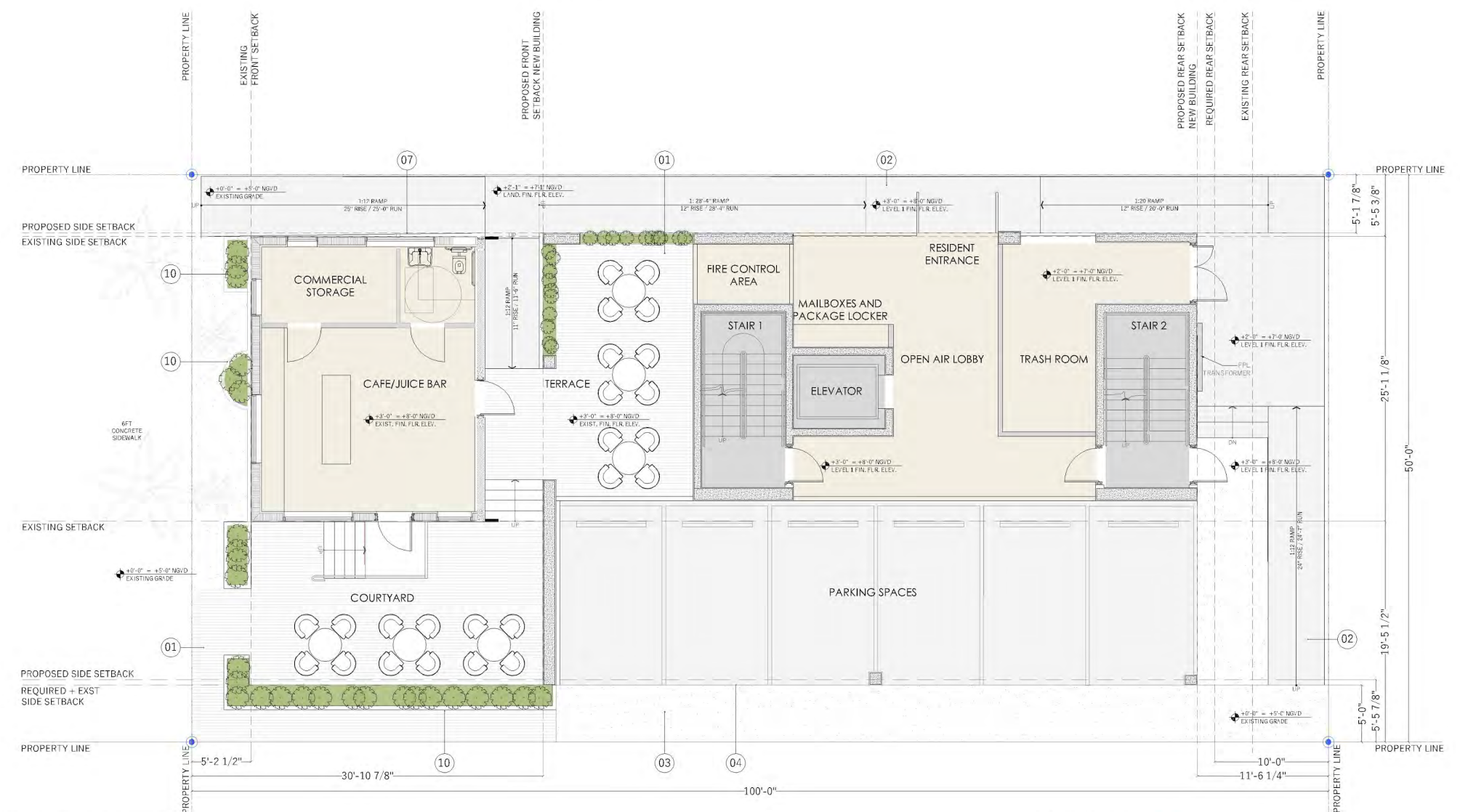
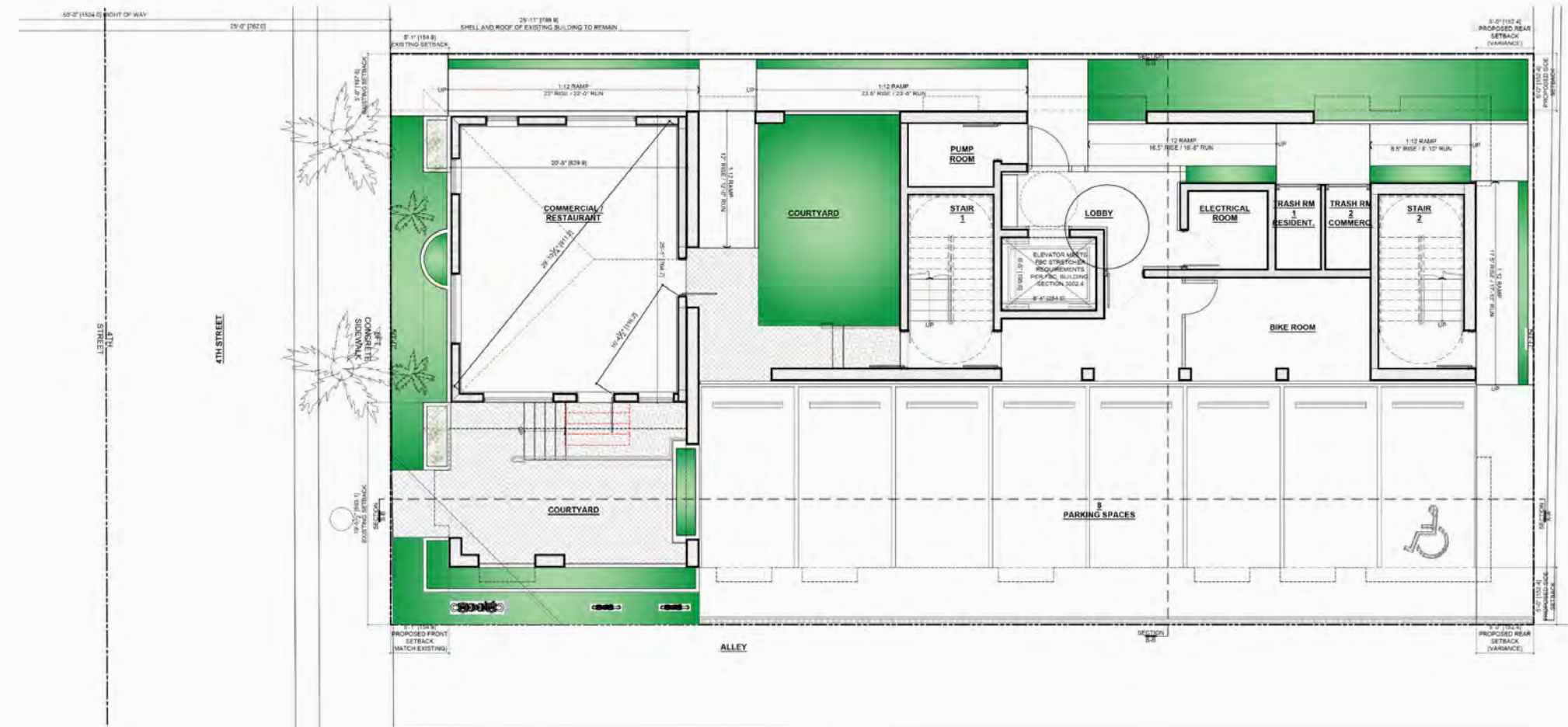
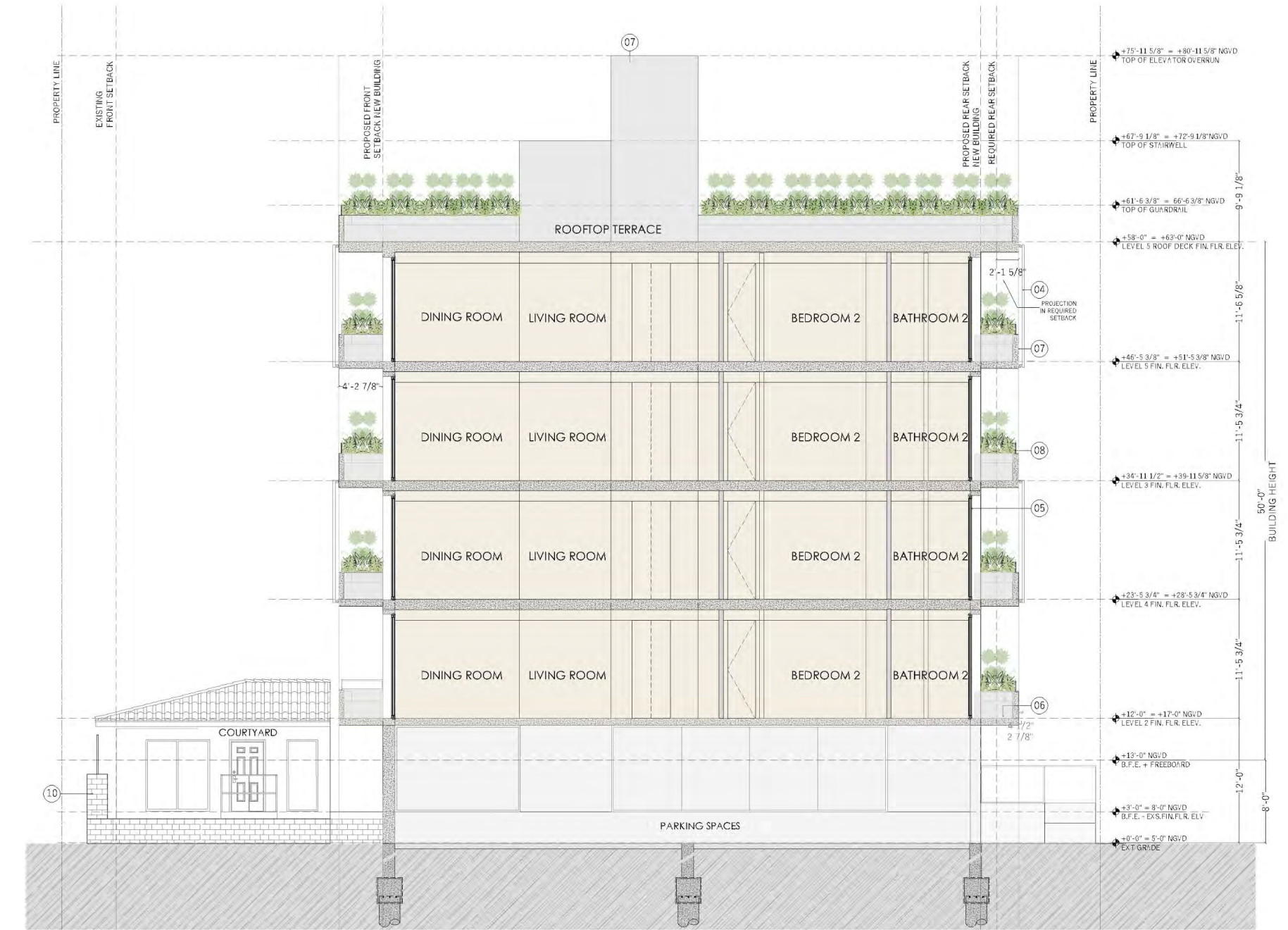
after

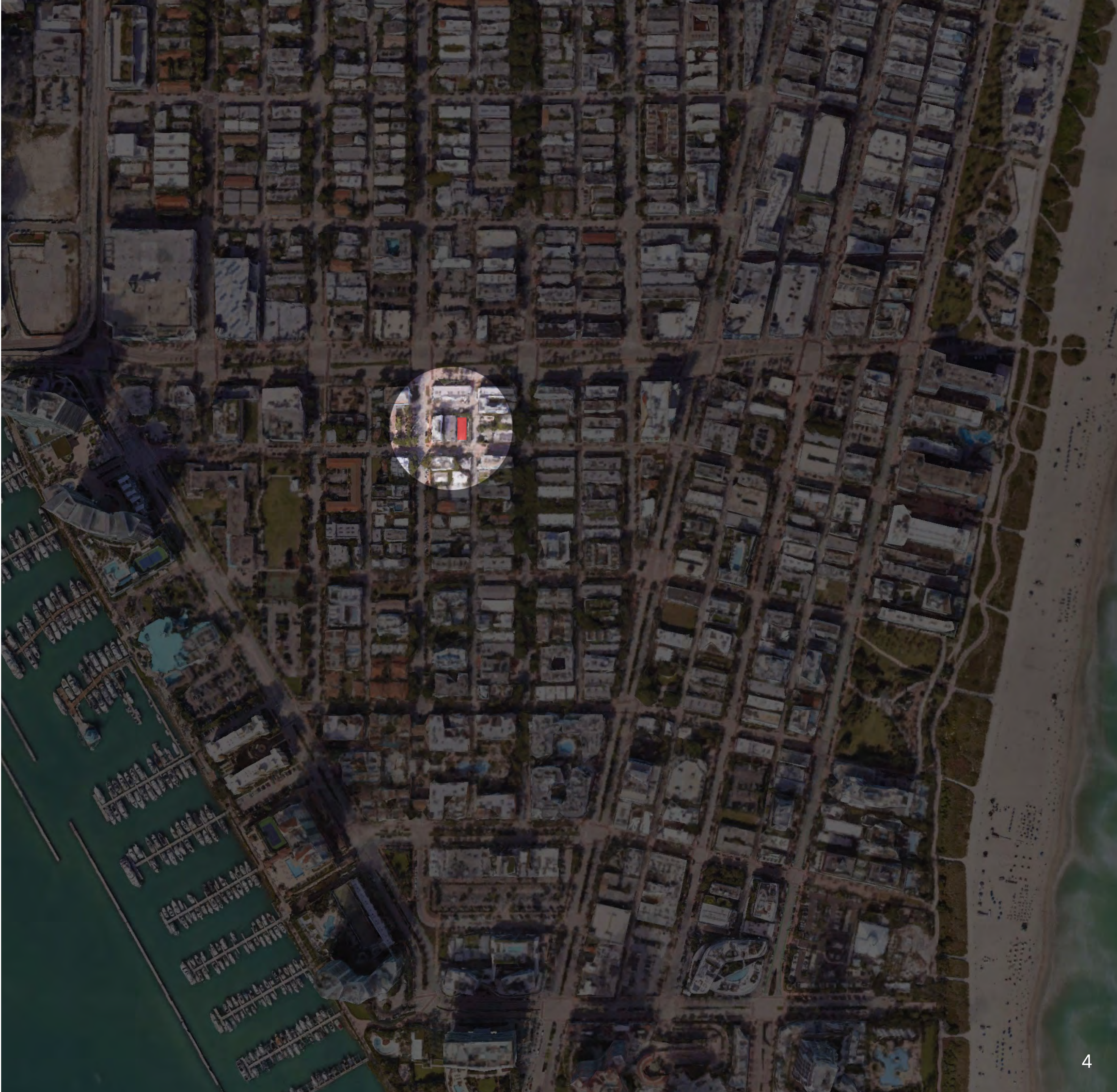
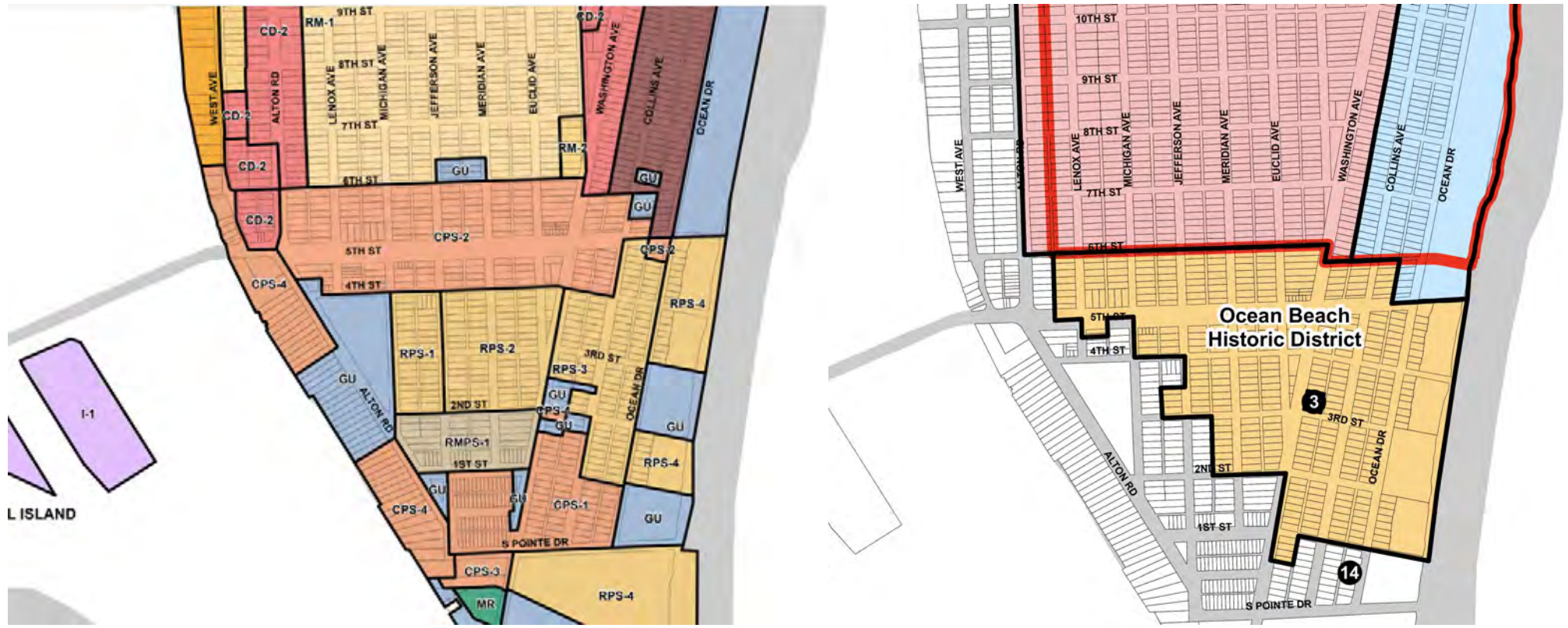


before



after









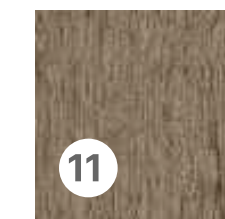
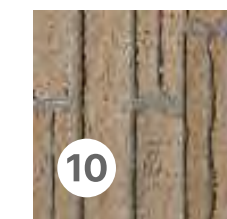
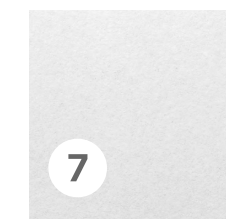
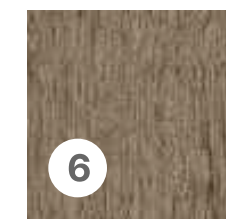
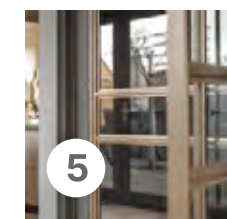
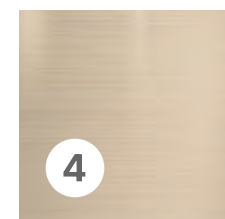
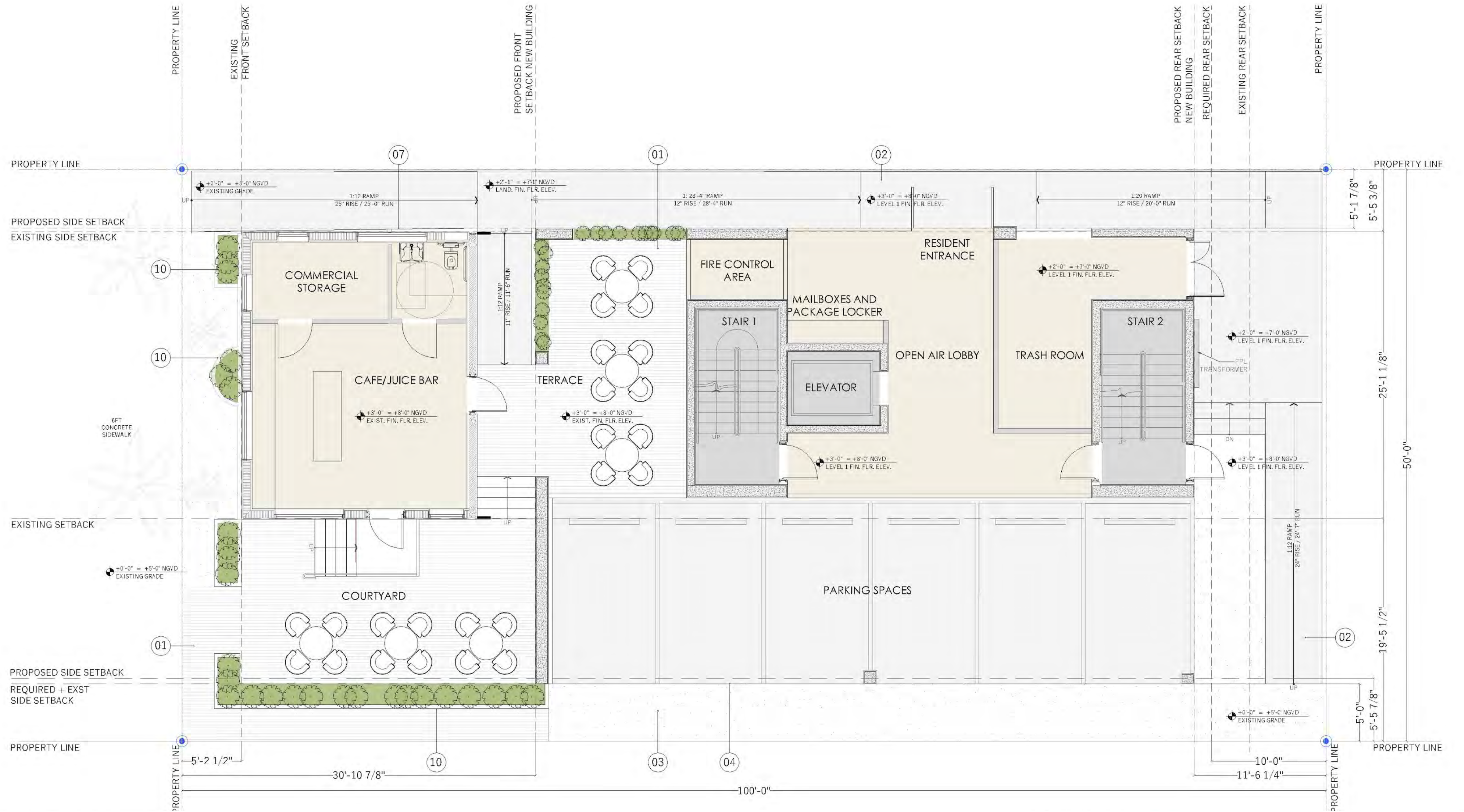
FLORIDA MAR. 1955

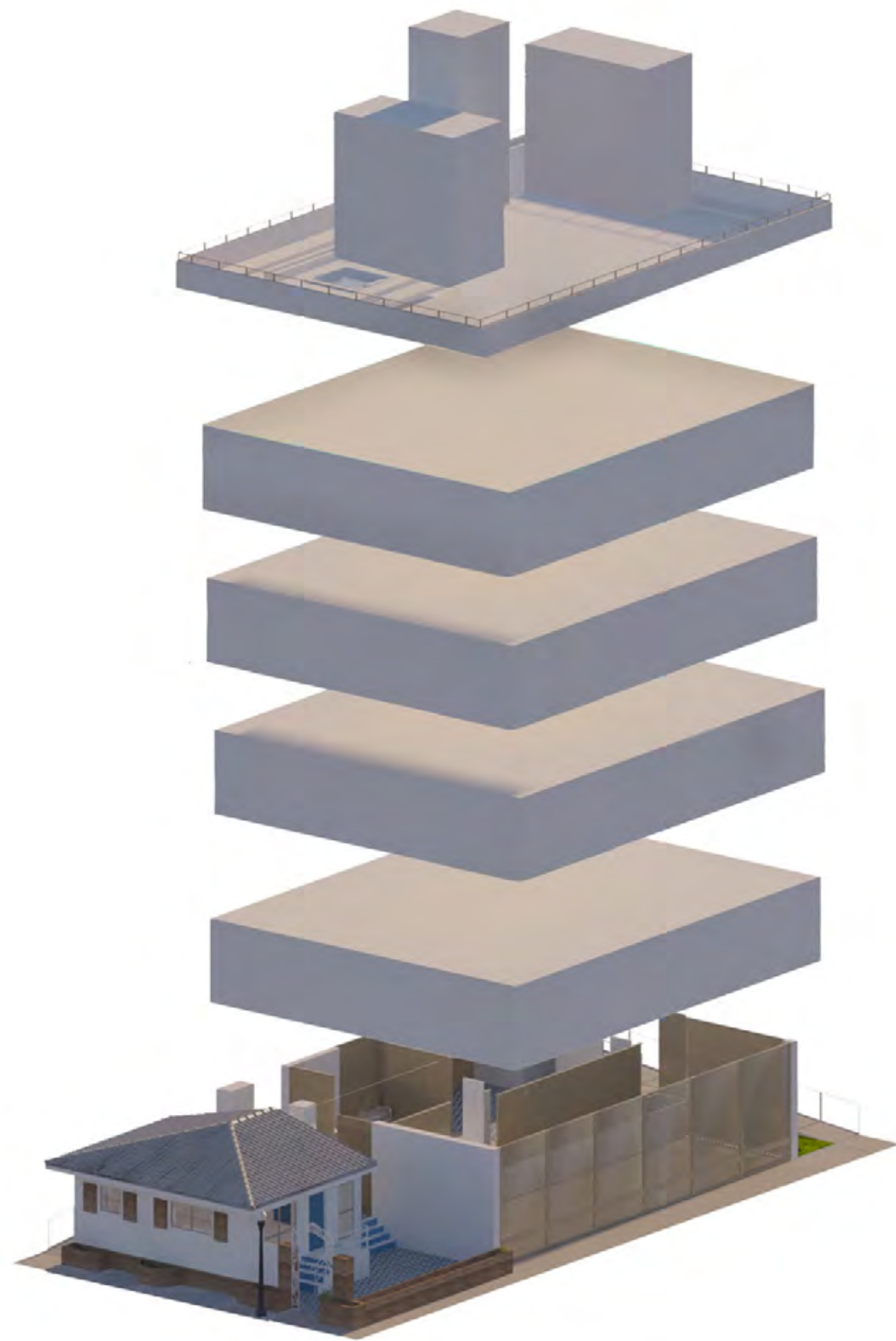






Proposed Site plan





Finishes



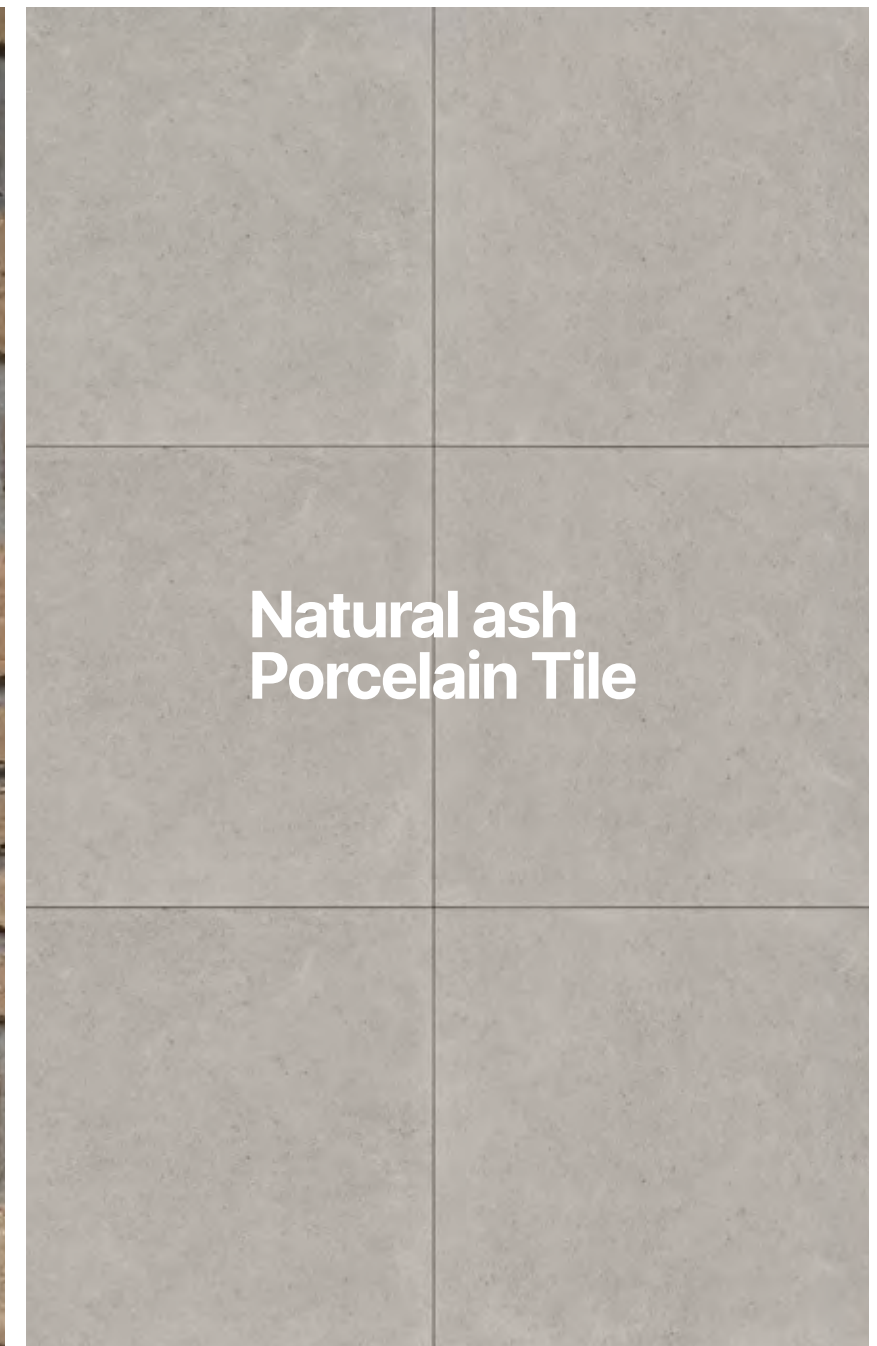
**Etoffe Porcelain
Decorative Tile**



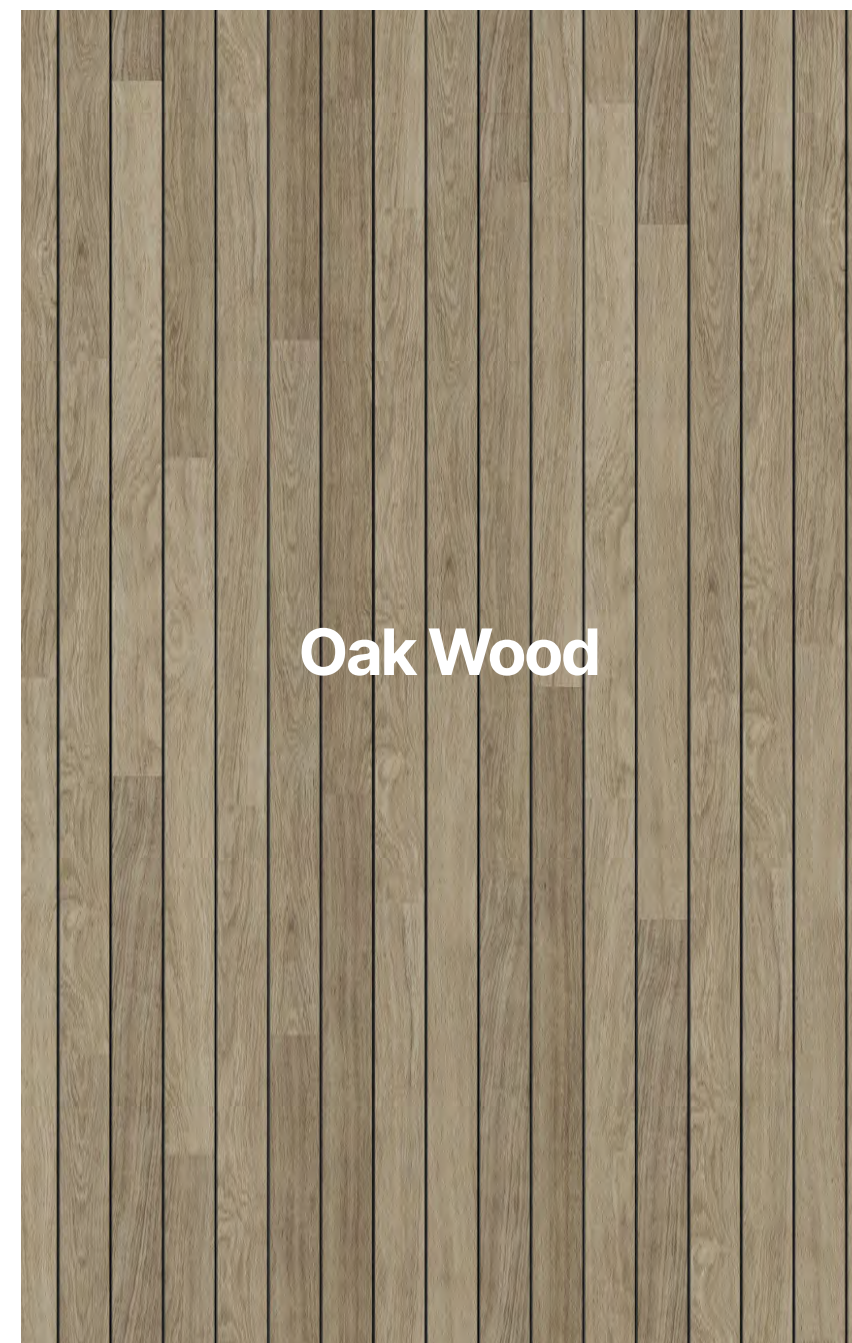
**Santa Barbara
Warm White Stucco**



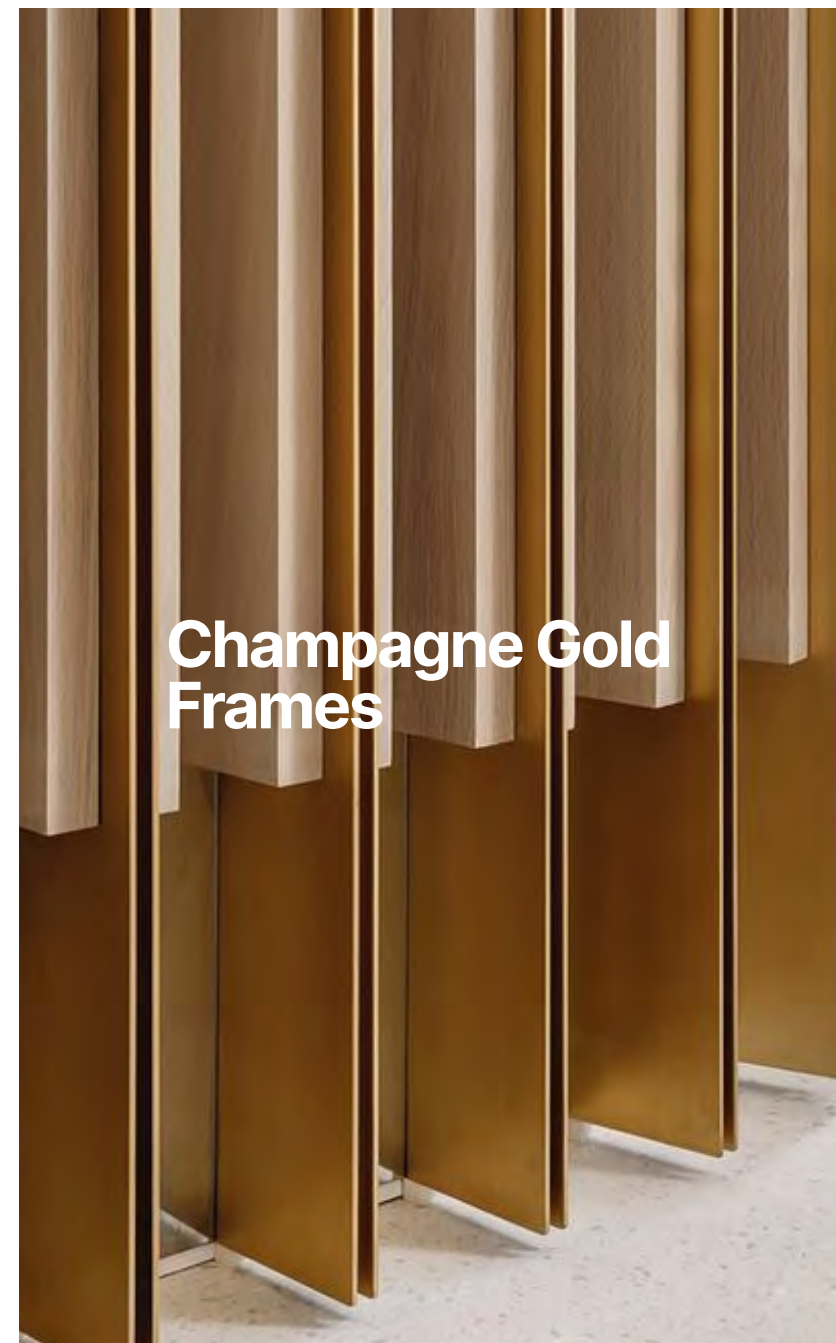
**Maestri del Cotto
Vintage Bricks**



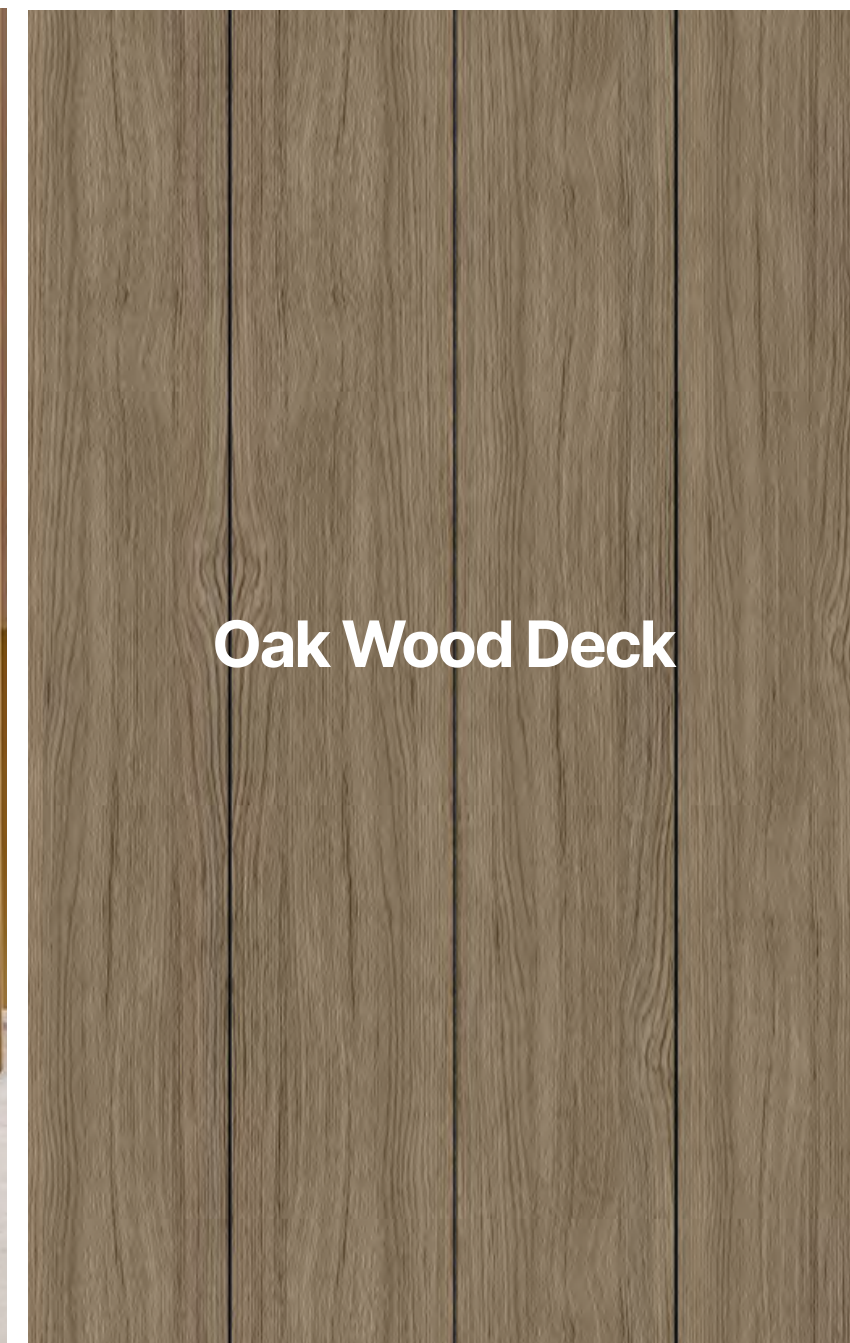
**Natural ash
Porcelain Tile**



Oak Wood



**Champagne Gold
Frames**

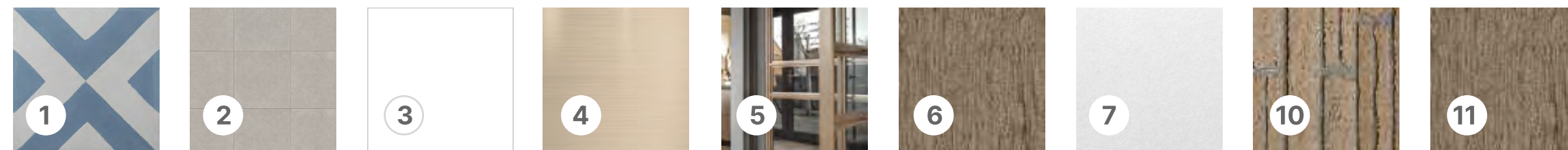


Oak Wood Deck

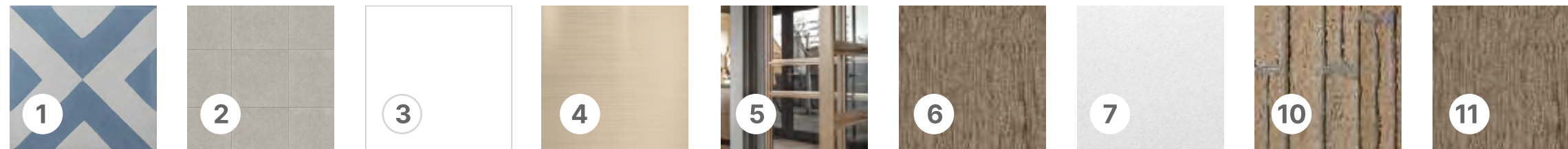
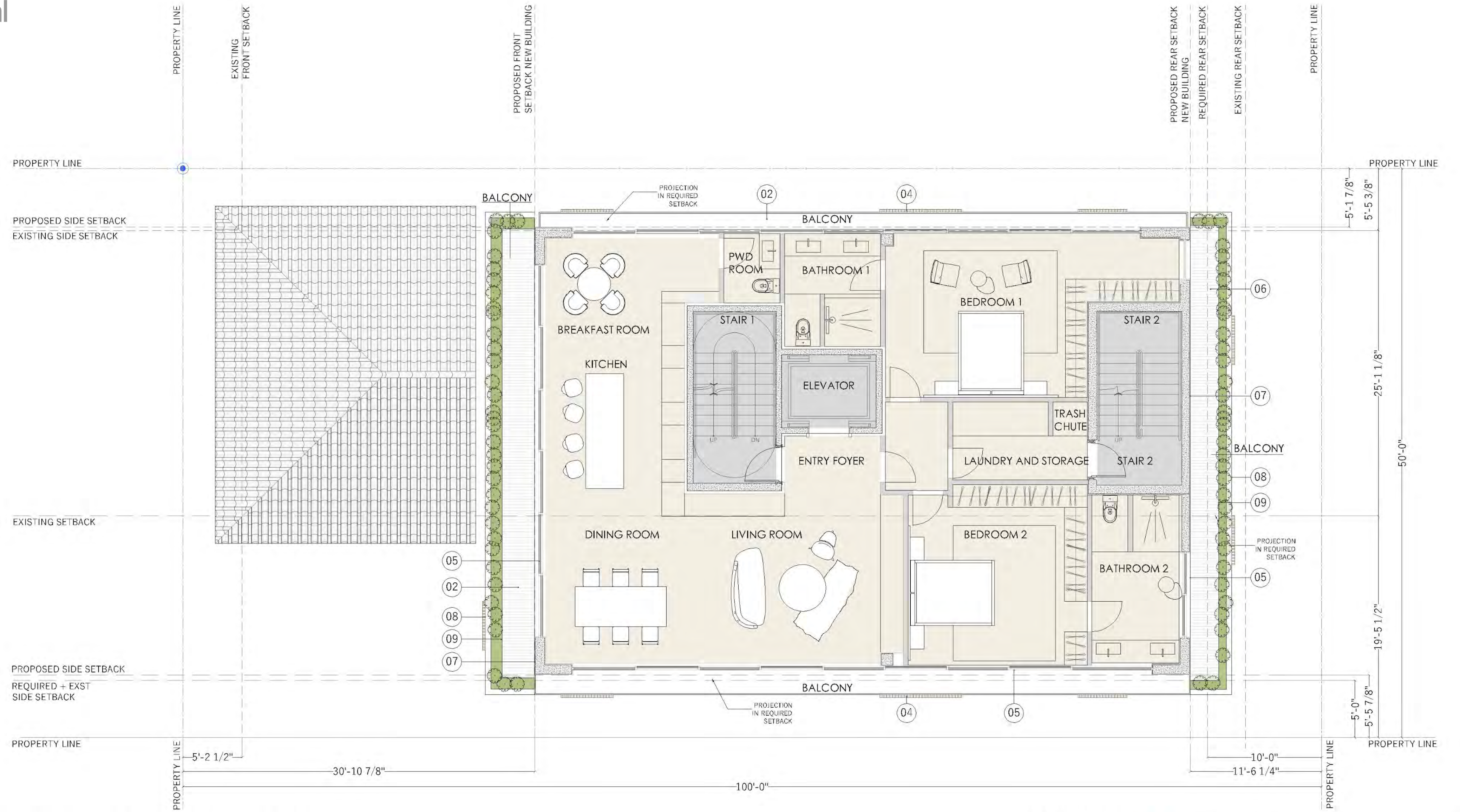


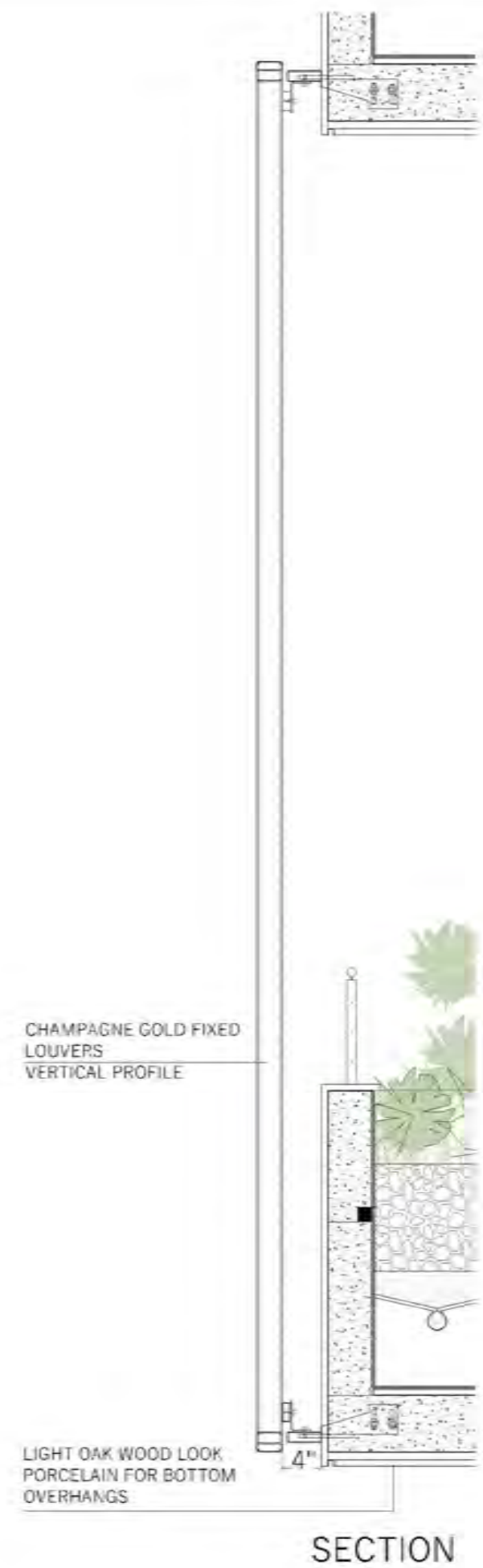
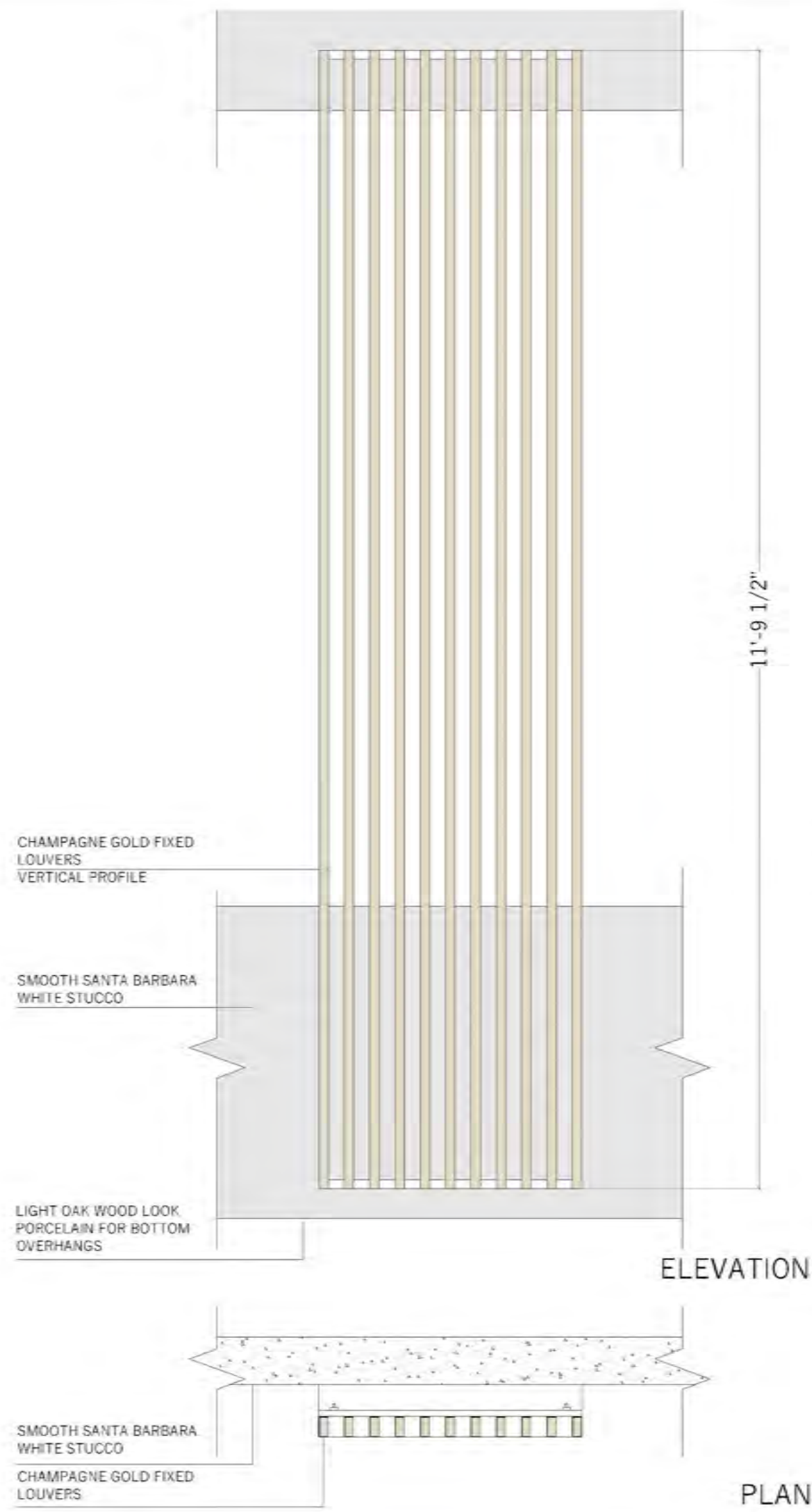
**Champagne
Gold Louvers**

Longitudinal Section



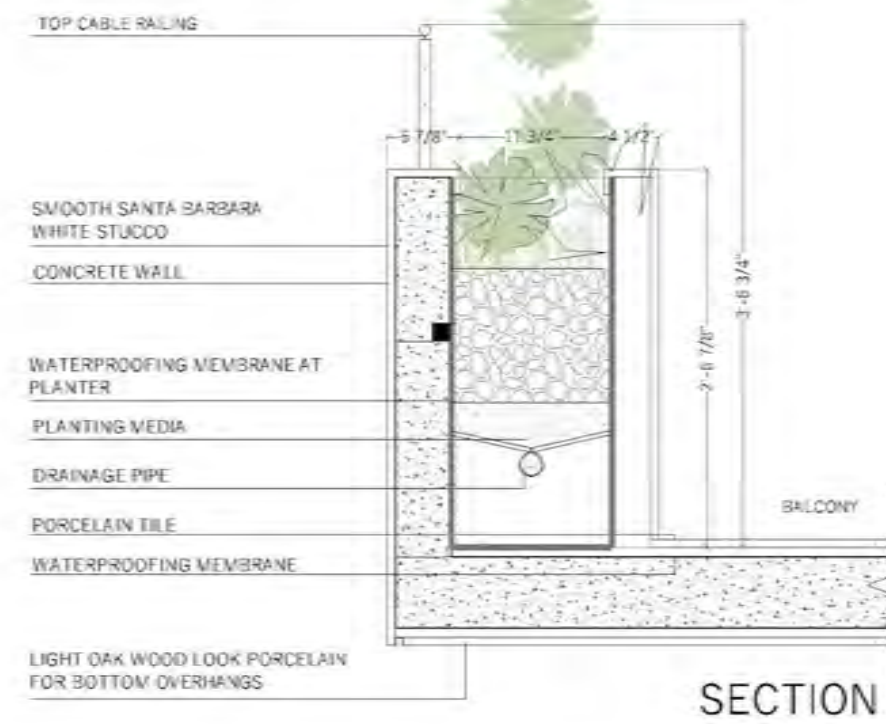
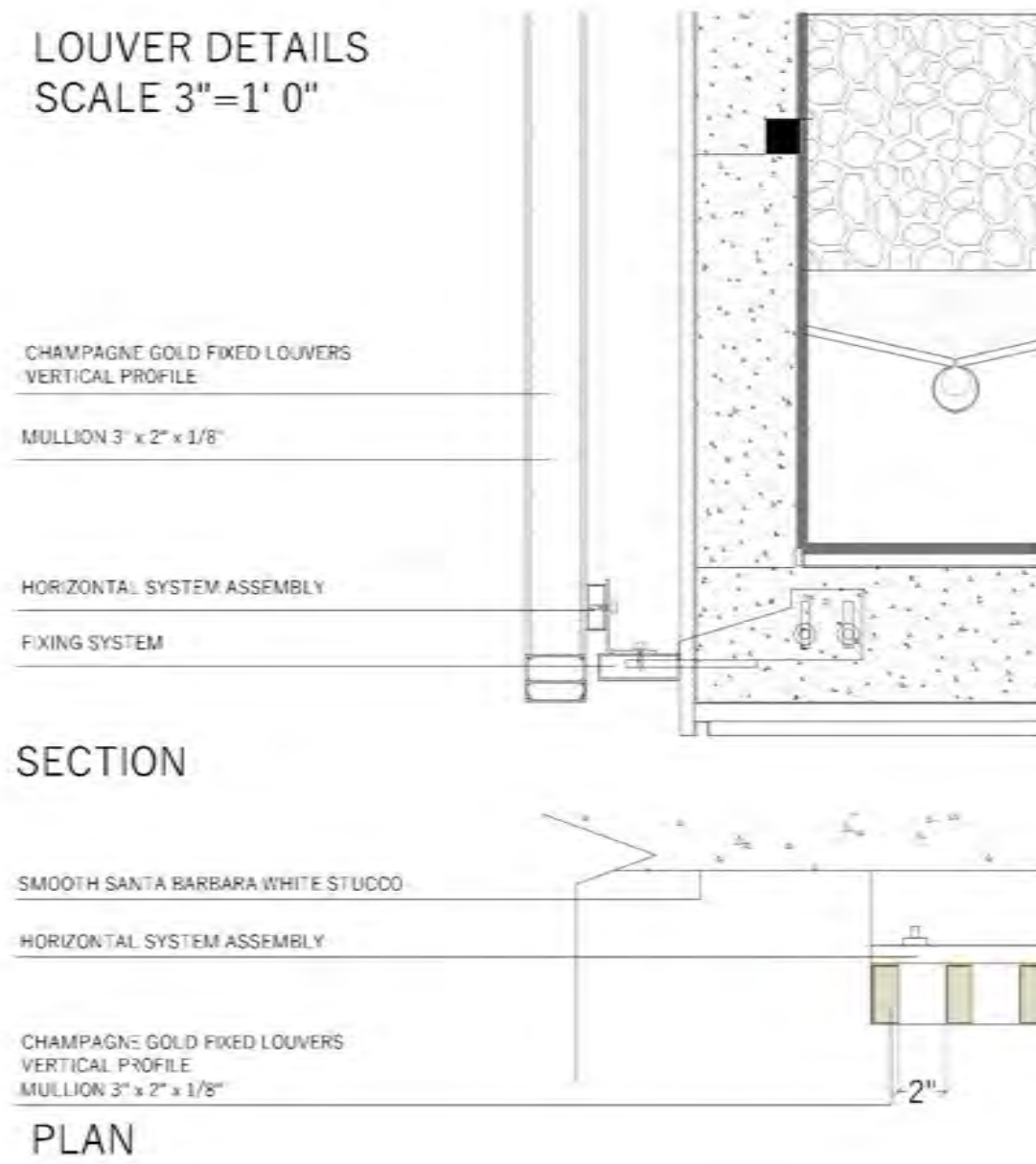
Proposed Typical floor plan





LOUVER DETAILS
SCALE 1"-1/2"=1' 0"

LOUVER DETAILS
SCALE 3"=1' 0"



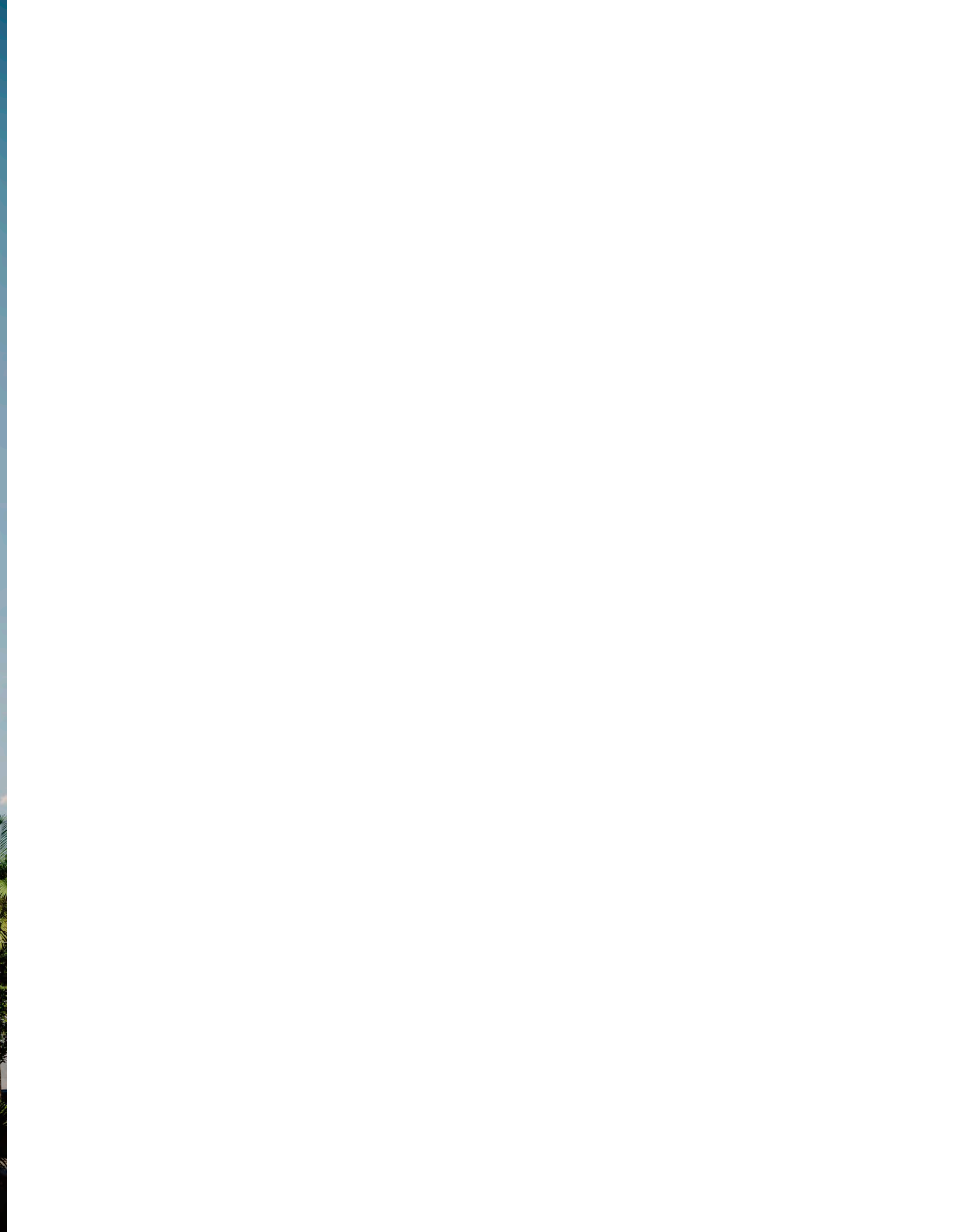
PLANTER DETAIL
SCALE 1-1/2"=1' 0"

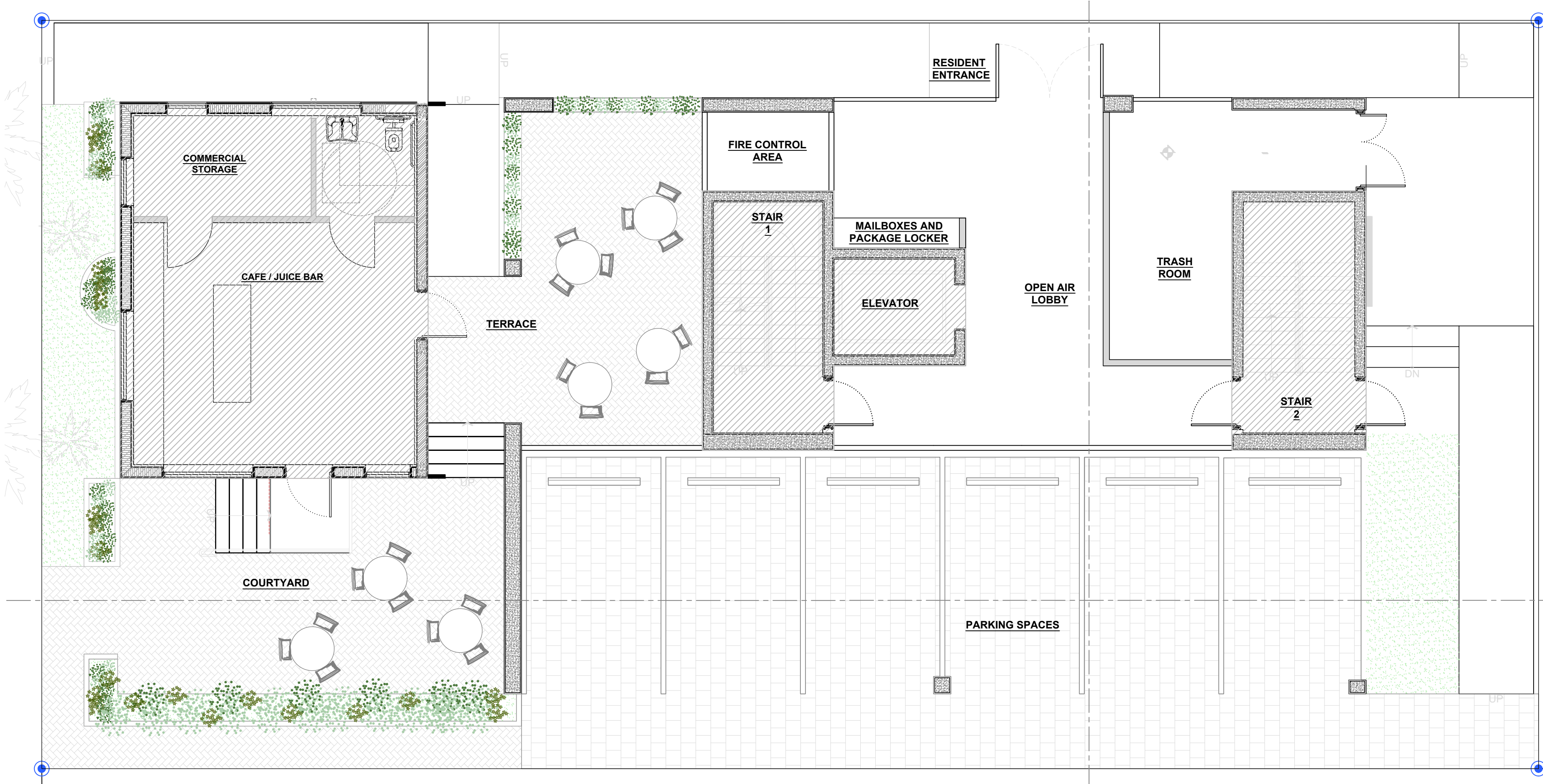


A modern, multi-story building is shown at night. The building features balconies on the upper floors, each with a glass railing and a vertical metal screen. The balconies are decorated with potted plants. The ground floor has large glass windows and a garage area. The interior lights are on, and the balconies are illuminated. The text "Thank you" is overlaid in the center of the image. In the foreground, there are palm trees and a dark SUV parked on the left. A smaller, single-story building with a tiled roof is visible in the background on the left.

Thank you







PROPOSED BUILDING FAR 2.0 (MAX 10,000 SF)

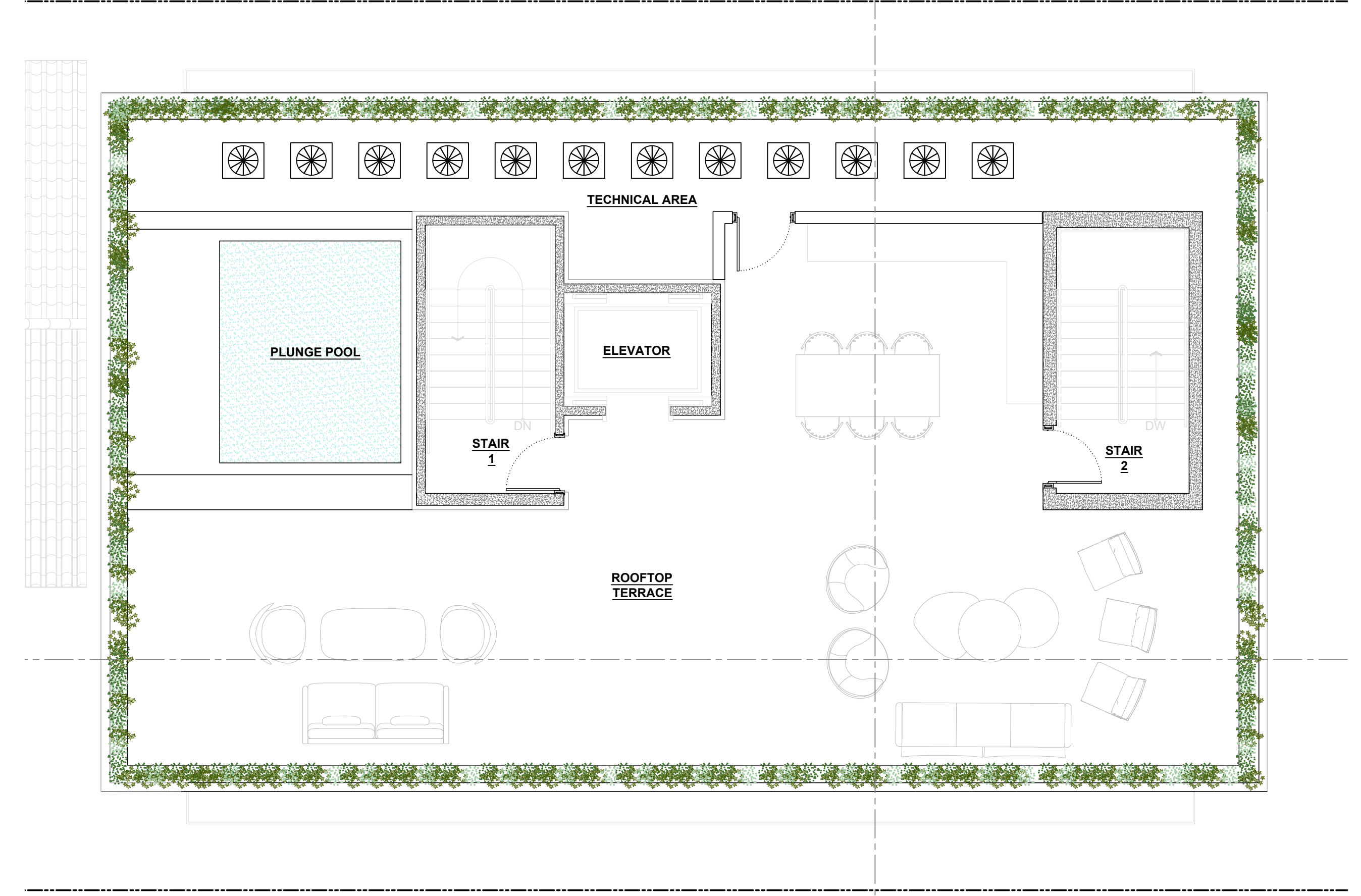
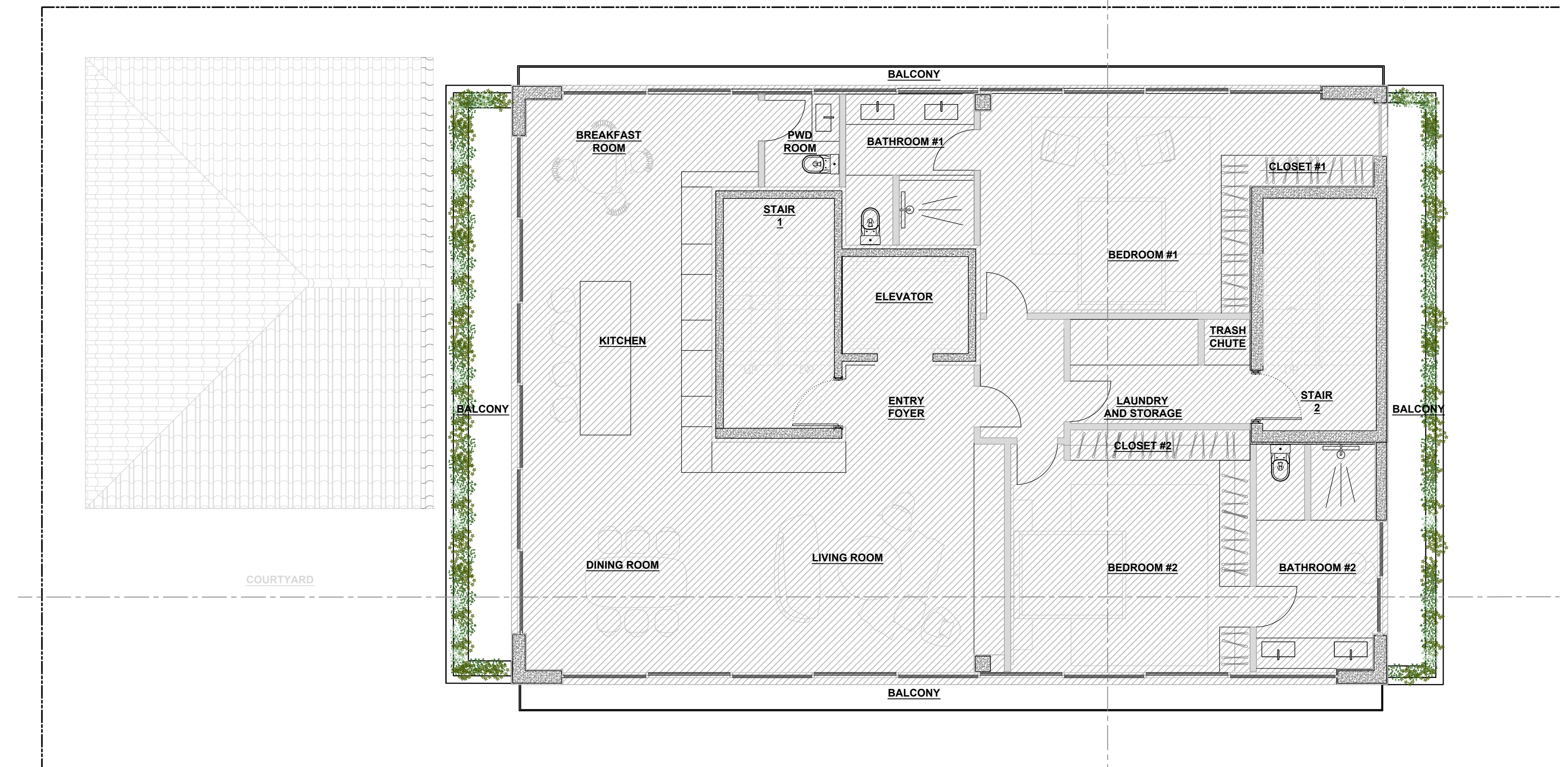
GROUND FLOOR, EXISTING GRADE
514.4 SF COMMERCIAL SPACE + 222 SF STAIR 1 AND ELEVATOR + 155.6 SF STAIR 2
FOR A TOTAL OF 892.0 SF

SECOND TO FIFTH FLOOR
1,890.5 SF PER RESIDENTIAL UNIT FLOOR + 222 SF STAIR 1 AND ELEVATOR + 155.6 SF STAIR 2 FOR A TOTAL OF (2,268.125 X 4) = 9,072.5 SF

ROOFTOP TERRACE
NO AREA TO BE INCLUDED

TOTAL FAR AREA 9,964.5 SF

- NOTES**
- 1 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, SECTION 114-1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREZZEWAYS, OR OPEN PORCHES
 - 2 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES FLOOR SPACE USED FOR REQUIRED ACCESSORY OFF-STREET PARKING SPACES (MAX 2 SPACES PER RESIDENTIAL UNIT)
 - 3 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK
 - 4 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES
 - 5 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES ENCLOSED GARBAGE ROOMS, ENCLOSED WITHIN THE BUILDING ON THE GROUND FLOOR LEVEL
 - 6 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK
 - 7 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS
 - 8 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES FIRE CONTROL ROOMS AND RELATED EQUIPMENT FOR LIFE SAFETY PURPOSES
 - 9 PER CMB CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING





1.



2.



3.



4.

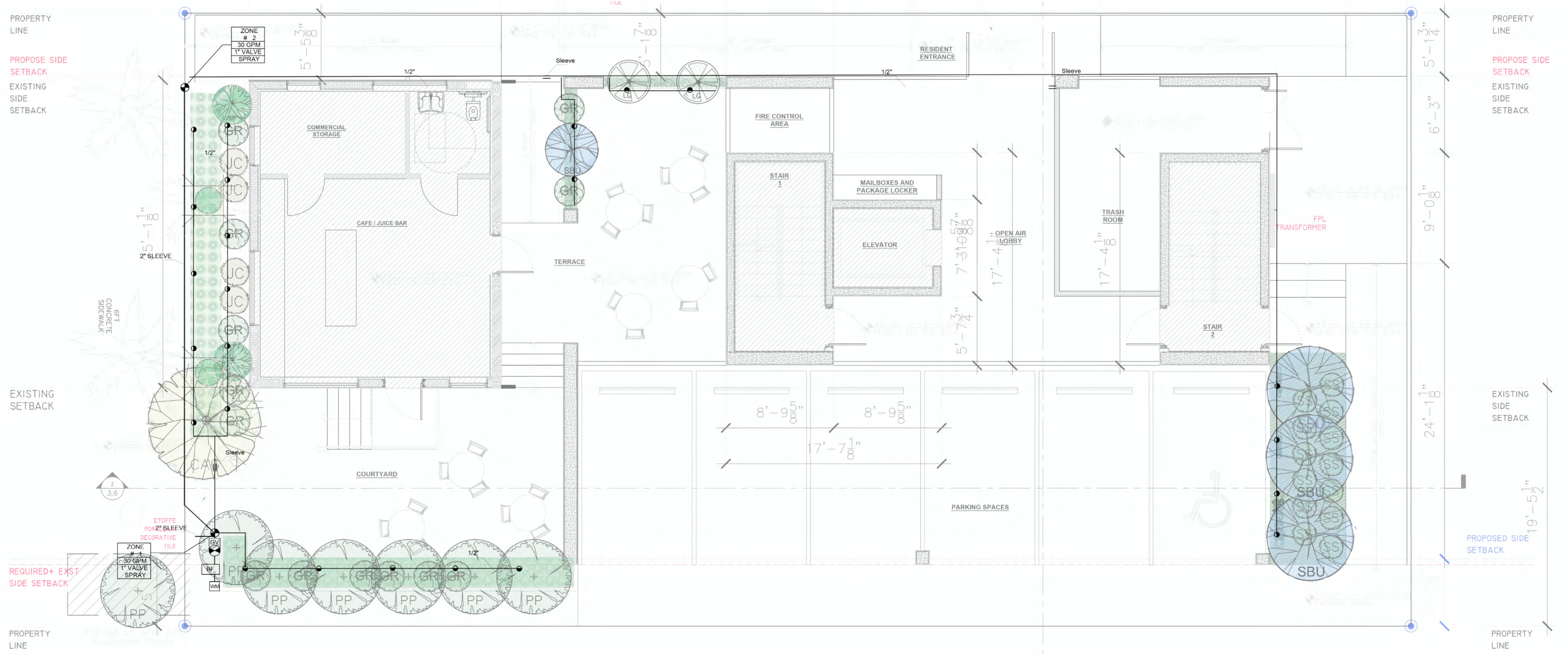


5. CONTEXT ELEVATION





WEST ELEVATION



PROPERTY LINE

PROPOSE SIDE SETBACK

EXISTING SIDE SETBACK

EXISTING SIDE SETBACK

REQUIRED+ EXST SIDE SETBACK

PROPERTY LINE

PROPERTY LINE

PROPOSE SIDE SETBACK

EXISTING SIDE SETBACK

EXISTING SIDE SETBACK

PROPOSED SIDE SETBACK

PROPERTY LINE

ZONE # 2
30 GPM
1" VALVE
SPRAY

ZONE # 1
30 GPM
1" VALVE
SPRAY

5'-1 1/8"
2" SLEEVE

5'-5 3/8"

8 FT
CONCRETE
SIDEWALK

2
3.6

ETOFFE
POR 2" SLEEVE
DECORATIVE
TILE

PP

PP

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PROPERTY LINE

REQUIRED SETBACK
PROPOSED SETBACK

5'
5'-13/4"

39'-43/8"

PROPOSED SETBACK
REQUIRED SETBACK

5'
5'-7/8"

5'-21/2"

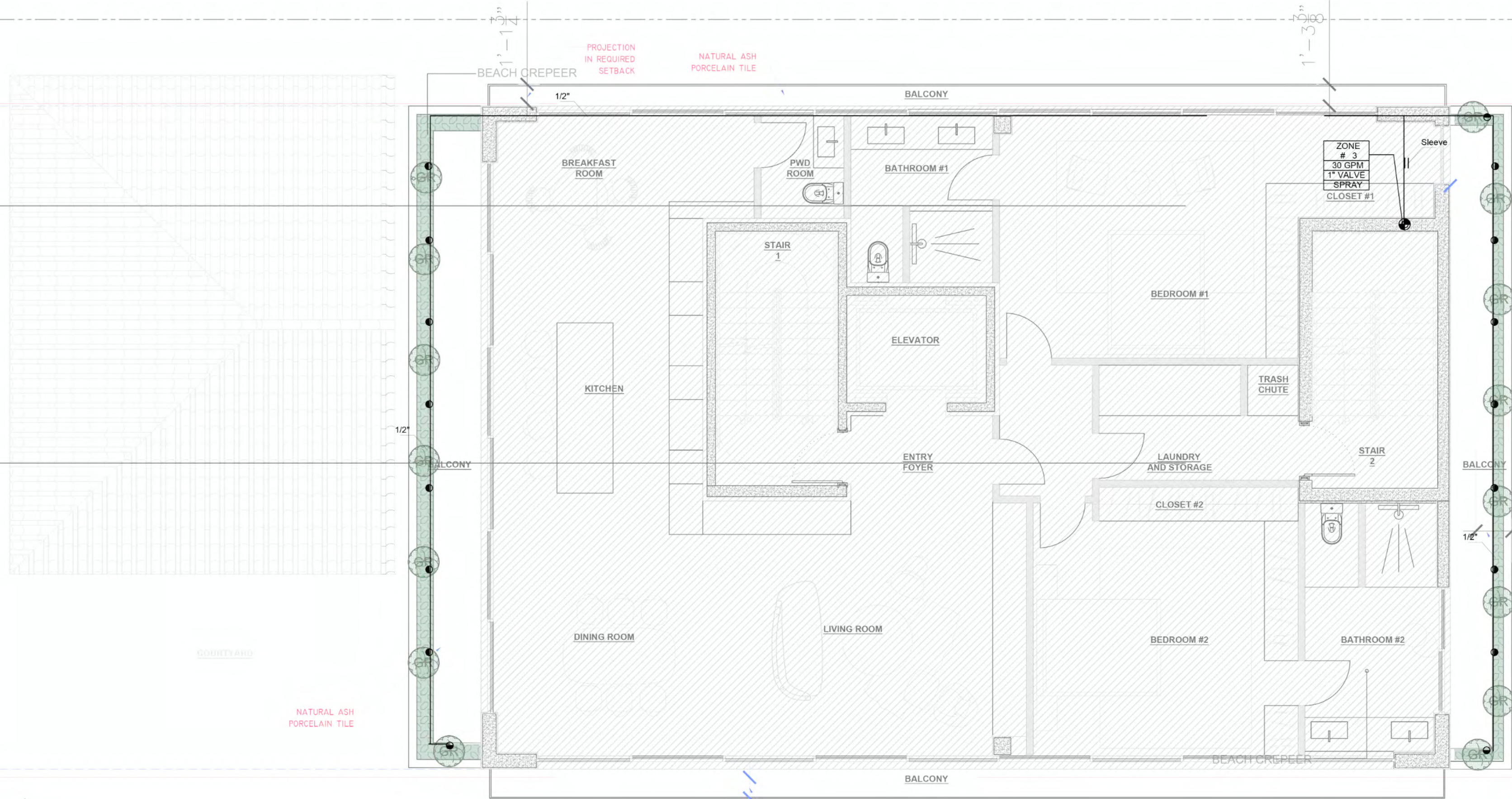
PROPERTY LINE

50'

39'-43/8"

2'-11/8"

10'



**COMMON PLAN
FLOORS 2,3 and 4**

