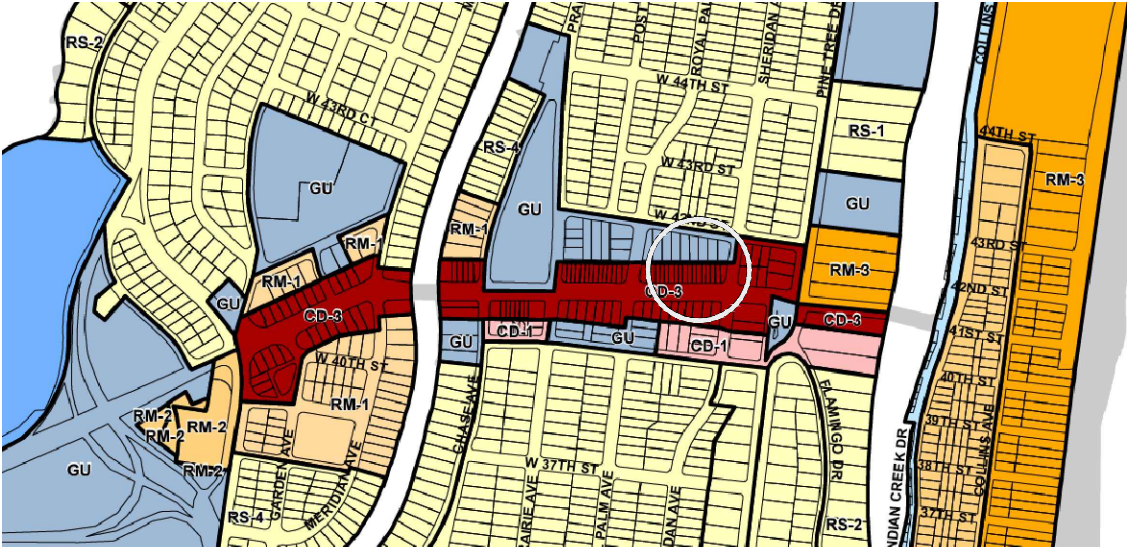
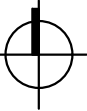




LOCATION MAP



FLOOD INFORMATION

FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE)	8.00' NGVD
DESIGN FLOOD ELEVATION (DFE)	5.39' NGVD
LOWEST TOS ELEVATION OF HABITABLE SPACE	5.39' NGVD
NEXT HIGHER FLOOR ELEVATION	17.64' NGVD (LEVEL 2)
LOWEST GRADE ELEVATION TO THE BUILD.	3.70' NGVD
HIGHEST GRADE ELEVATION ADJ TO THE BUILD	7.73' NGVD
CROWN OF THE ROAD	3.10' NGVD

PANEL NOUMBER 12086C0309L
DATE OF FIRM: 09-11-2009

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+9.00' NGVD) (ASCE 24-14 CH. 7.0) - FBCR SECT. R322.1.6.

CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO BUILDING FINAL INSPECTION

AREA SUMMARY

EXISTING 1st FLOOR:	2,347 sf.
EXISTING 2nd FLOOR:	2,053 sf.
total existing:	4,400 sf.

PROPOSED AC 1st FLOOR:	2,043 sf.
PROPOSED AC 2nd FLOOR:	2,316 sf.
total proposed:	4,359 sf.

Scope of Work:

Alteration Level 3 as per FBC 2023

Scope of Work:

- Re-Build 2 story building for same Occupancy (Office building).

THIS REVISION

- ELEVATOR RELOCATED
- COURT YARD REDUCTION
- ATRIUM ELIMINATION
- FRONT FACADE RE-DESIGNED

PROJECT DATA

PROPERTY ADDRESS: 415 WEST 41st STREET
MIAMI BEACH ,FL 33140
FOLIO NUMBER: 02-3222-001-0530

LEGAL DESCRIPTION: LOT 15, BLOCK 4, SUBDIVISION ORCHARD SUBDIVISION 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING: CD-3

CLASSIFICATION: COMMERCIAL

SQUARE FOOTAGE: 2,347 S.F. 1ST FLOOR FOOTPRINT (EXISTING)

FLOOD INFORMATION:

FLOOD ZONE: ZONE AE (EL 8)
PANEL: 12086C0309
DATE: 09-11-2009
SUFFIX: L

CODE RESEARCH AND TABULATION :

- FLORIDA BUILDING CODE 2023 EDITION
- NFPA 101 LIFE SAFETY CODE 2021 EDITION
- FLORIDA ACCESSIBILITY CODE 2023 EDITION
- FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)
- 2023 FBC - EXISTING BUILDING, 8TH EDITION
- NFPA 99 (refer to sheet A1.20)

1 ADDED INFORMATION

FINAL SUBMITTAL

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N25
ARCHITECTURE CO.

1262 SW 40 Street Suite 2G, Miami, Florida 33155
Phone 305 666-5151 Florida License AR 0016380

BALOGH
RENOVATION

415 W 41 STREET
MIAMI BEACH, FL 33140

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DRB25-1149
Previous DRB23-1913

DEADLINE
DEC-07-2025

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

Digitally signed by Norman Blandon
Date: 2025.12.31 11:37:20 -05'00'

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Sheet Title:

COVER
PROJECT INFO

Issue Date:

DEC 05, 2025
DEC 29, 2025 1

Drawing No.:

A0.00



LOCATION MAP

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 N25 ARCHITECTURE CO. 1262 SW 40 Street Suite 2G, Miami, Florida 33155 Phone 305 666-5151 Florida License AR 0016380	BALOGH RENOVATION 415 W 41 STREET MIAMI BEACH, FL 33140	This drawing and/or specification is/are provided as an instrument of service by N25 Architecture Co. and is/are intended for use on this project only. This drawing remains the property of N25 Architecture Co. and shall be returned upon determination of intent. All drawings, specifications, designs, models, and arrangements appearing herein constitute the original and unpublished work of N25 Architecture Co. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior consent of N25 Architecture Co. is strictly prohibited. This item has been digitally signed and sealed by Norman Blandon, R.A., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	DRB25-1149 Previous DRB23-1913	DEADLINE DEC-07-2025	Professional of Record: Norman Blandon, R.A. Registration No. AR-0016380  NOT VALID FOR CONSTRUCTION OR BIDDING WITHOUT SIGNATURE, SEAL, AND APPROVAL BY AUTHORITIES HAVING JURISDICTION	Sheet Title: LOCATION	Issue Date: DEC 05, 2025 Drawing No.: A0.01
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LEGAL DESCRIPTION:
LOT 15, BLOCK 4, "ORCHARD SUBDIVISION NO. 4", ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 30, OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY OF: THE BALOGH COMPANY INC.

415 WEST 41st STREET,
MIAMI BEACH, FLORIDA 33140

FLOOD ZONE: AE
MAP & PANEL= 12086C0309
COMMUNITY No.: 120651
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +7.00 NGVD 1929
L.F. ELEV. = 4.13 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 4.10
B.M. #CMB 41 01R ELEV. = 6.65 = 8.19 N.G.V.D. 1929 (CITY OF MIAMI BEACH)
GARAGE ELEV.= N/A
E.R.P.= 4.48

SURVEYOR'S NOTES:

- NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT: NORTH RIGHT OF WAY OF WEST 41st STREET = (N87°32'30"W)

A/C	I.C.V.	P.C.P.	W/M
AIR CONDITIONER	IRRIGATION CONTROL VALVE	PERMANENT CONTROL POINT	WATER METER
B.L.V.D. BOULEVARD	IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.U.P. WATER UTILITY POLE
C.B. CATCH BASIN	F.P.L. FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	
CBS CONCRETE BLOCK STRUCTURE	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
CHB CHORD BEARING	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
CH CHORD DISTANCE	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
COR CORNER	L ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	
CT COURT	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
CL CLEAR	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	
CONC. CONCRETE	LB LICENSED BUSINESS	R RADIUS	
C.O. CLEAN OUT	LS LAND SURVEYOR	(R) RECORD	
E.B. ELECTRIC BOX	(M) MEASURED	R.E. RIM ELEVATION	
ELEV. ELEVATION	NAVD NORTH AMERICAN VERTICAL DATUM	R.W. RIGHT-OF-WAY	
ENCN ENCR OACHMENT	NQVD NATIONAL GEODETIC VERTICAL DATUM SAN.	S.I.P. SET IRON PIPE	
E.R.P. ELEVATION REFERENCE POINT	NO ID. NOT IDENTIFIABLE	S.I.R. SET IRON ROD	
F.F. FINISH FLOOR	NO. NUMBER	ST. STREET	
F.H. FIRE HYDRANT	NTS NOT TO SCALE	T TANGENT	
	O.R.B. OFFICIAL RECORD BOOK	T.B.M. TEMPORARY BENCH MARK	
	ONPL ON PROPERTY LINE	TEL TELEPHONE	
	O.U.L. OVERHEAD UTILITY LINES	TYP. TYPICAL	
	P.C. POINT OF CURVATURE	U.E. UTILITY EASEMENT	
	P.C.C. POINT OF COMPOUND CURVATURE		

SYMBOLS

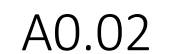
- CONCRETE
- OVERHEAD UTILITY LINES
- WIRE FENCE
- WOOD FENCE
- PROPERTY CORNER
- WATER FLOW
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- WATER VALVE
- SIGN
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHTING FIXTURE
- FIRE DEPARTMENT CONNECTION

A BOUNDARY SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

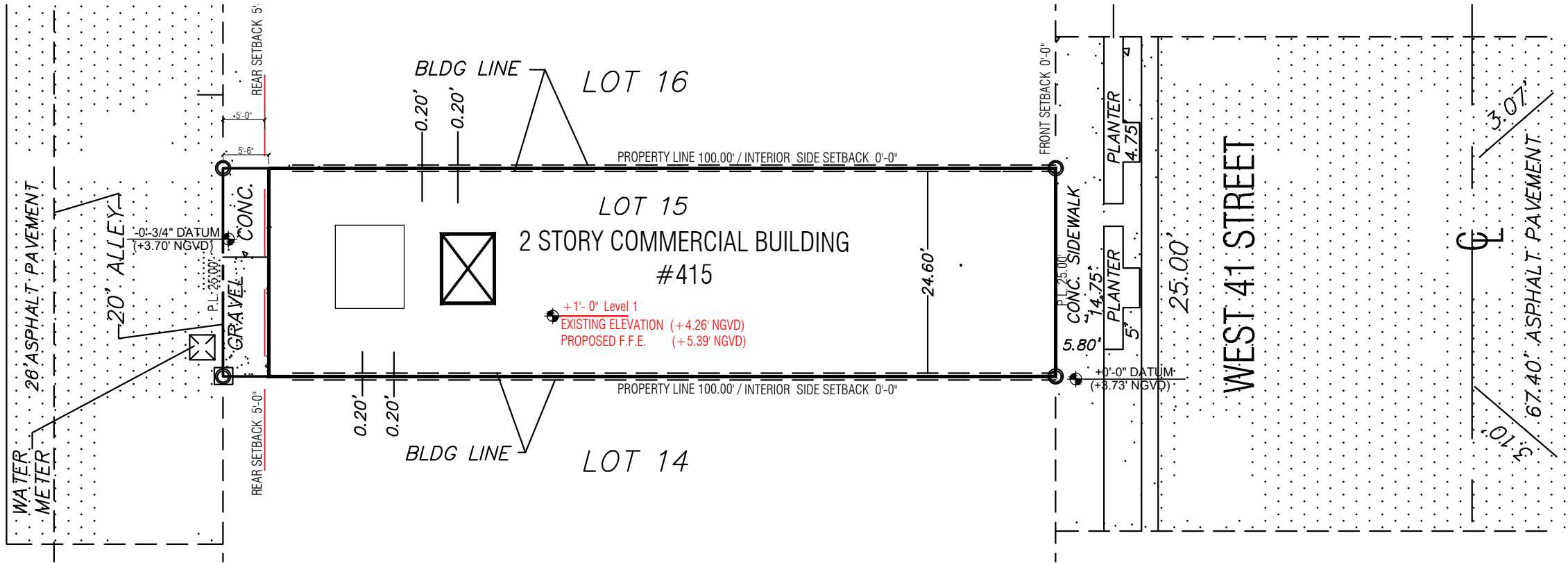
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

FIELD DATE: 12/03/2025 SCALE: 1" = 20' DRAWN BY: TT DWG. No.: 270118

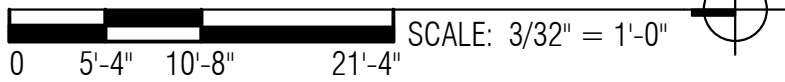
**PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.**
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530



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SITE PLAN



AREA SUMMARY	
EXISTING 1st FLOOR:	2,347 sf.
EXISTING 2nd FLOOR:	2,053 sf.
total existing:	4,400 sf.
PROPOSED AC 1st FLOOR:	2,043 sf.
PROPOSED AC 2nd FLOOR:	2,316 sf.
total proposed:	4,359 sf.



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ARCHITECTURE CO.

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Phone 305 666-5151 Florida License AR 0016380

BALOGH
RENOVATION

415 W 41 STREET
MIAMI BEACH, FL 33140

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DRB25-1149

Previous DRB23-1913

DEADLINE

DEC-07-2025

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380



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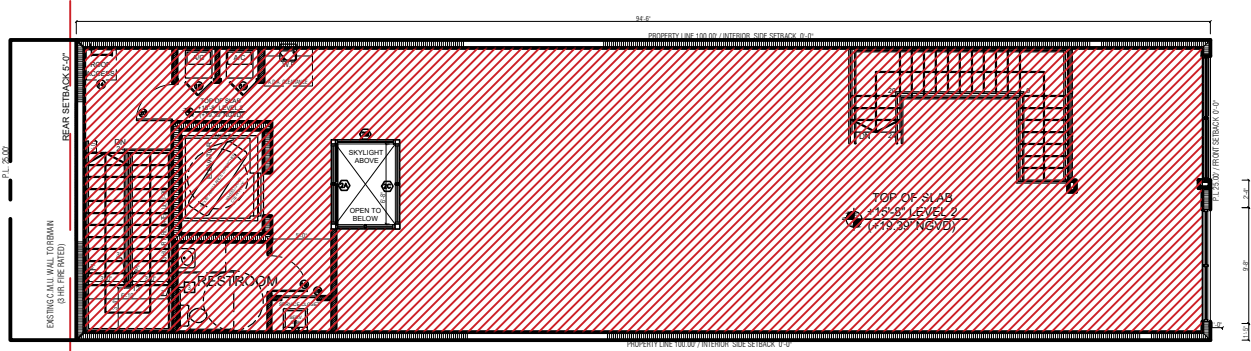
SITE PLAN

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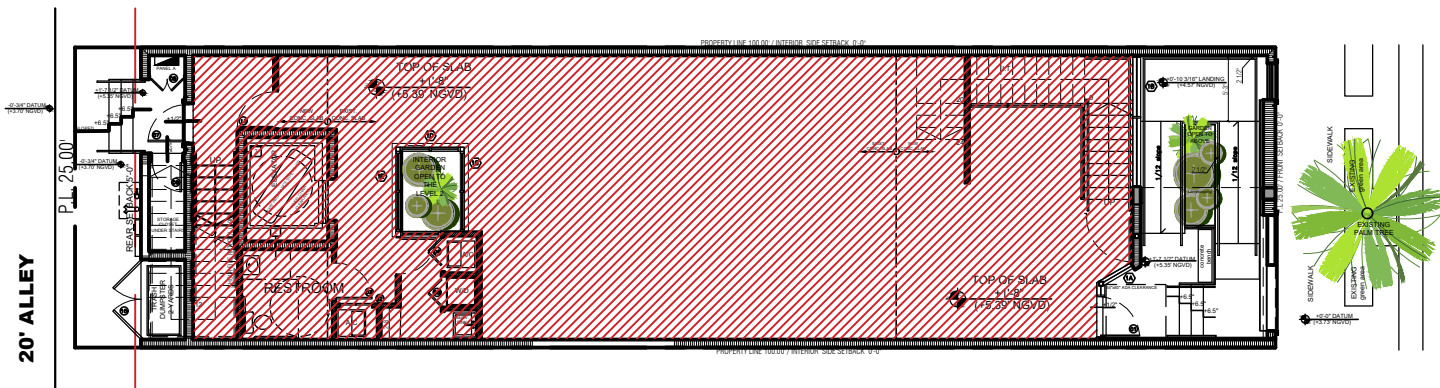
DEC 05, 2025

Drawing No.:

A0.03



F.A.R. LEVEL 2



F.A.R. LEVEL 1

F.A.R. CALCULATION:

LOT SIZE, 2,500 sf.

5,500 X 2.25 = 5,625 sf.
MAXIMUM ALLOWED

LEVEL 1= 2,043 sf.
LEVEL 2= 2,316 sf.

PROPOSED= 4,359sf.



Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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: 415 WEST 41 STREET. MIAMI BEACH, FL, 33140	Folio number(s):	02-3222-001-0530	Year built:	1935
2	Board file number(s), Determination of Architectural Significance:	DRB25-1149,	NO	Lot Area:	2,500
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	CD-3	Lot width:	25'
4	Individual Historic Site (Yes or No):	No		Lot Depth:	100'
5	Base Flood Elevation:	8.00'	Grade value in NGVD:	5.39'	
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:	5.39'	
7	Proposed Use:	BUSINESS			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.25 MAX(5,625)	4,400	4,359	N/A
14	Building Height	75 MAX	22'-0" TOB	27'-6"	N/A
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'	0'	0'	N/A
b	Side interior setback	0'	0'	0'	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	5'-0"	5'-6"	5'-6"	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	N/A	N/A	N/A
22	Loading	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

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BALOGH

RENOVATION

415 W 41 STREET

MIAMI BEACH, FL 33140

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DRB25-1149
Previous DRB23-1913

DEADLINE
DEC-07-2025

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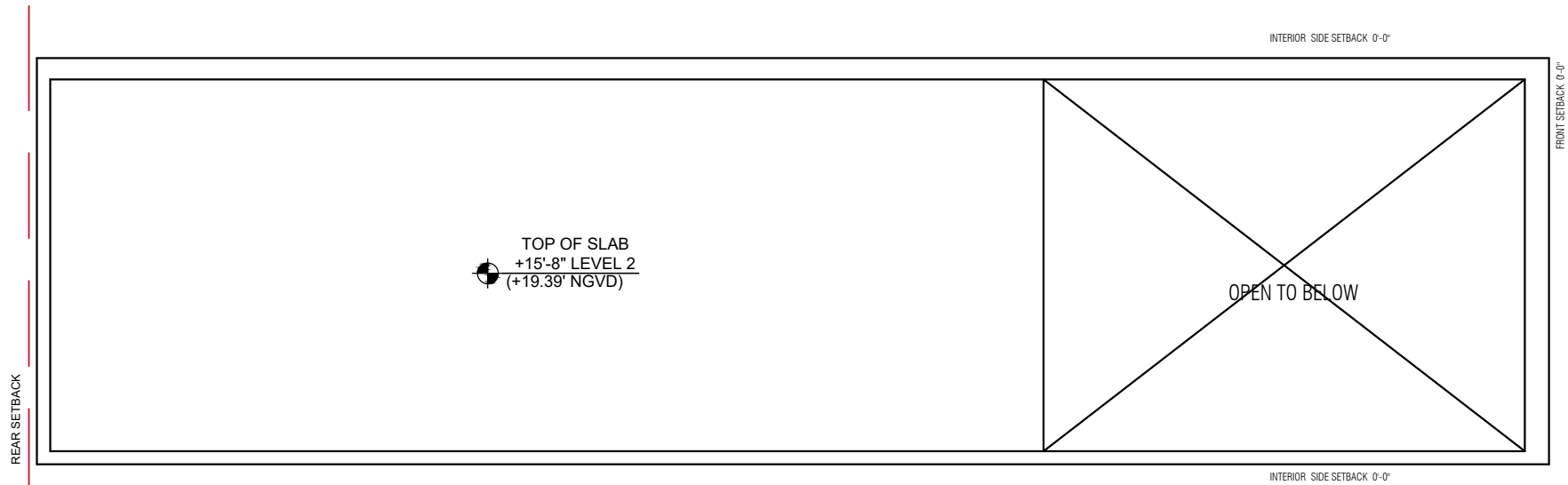
ZONING

Issue Date:

DEC 05, 2025

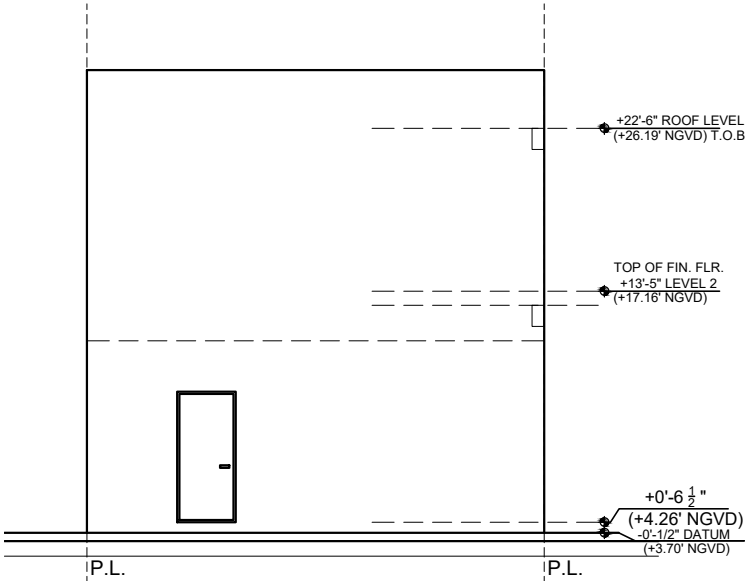
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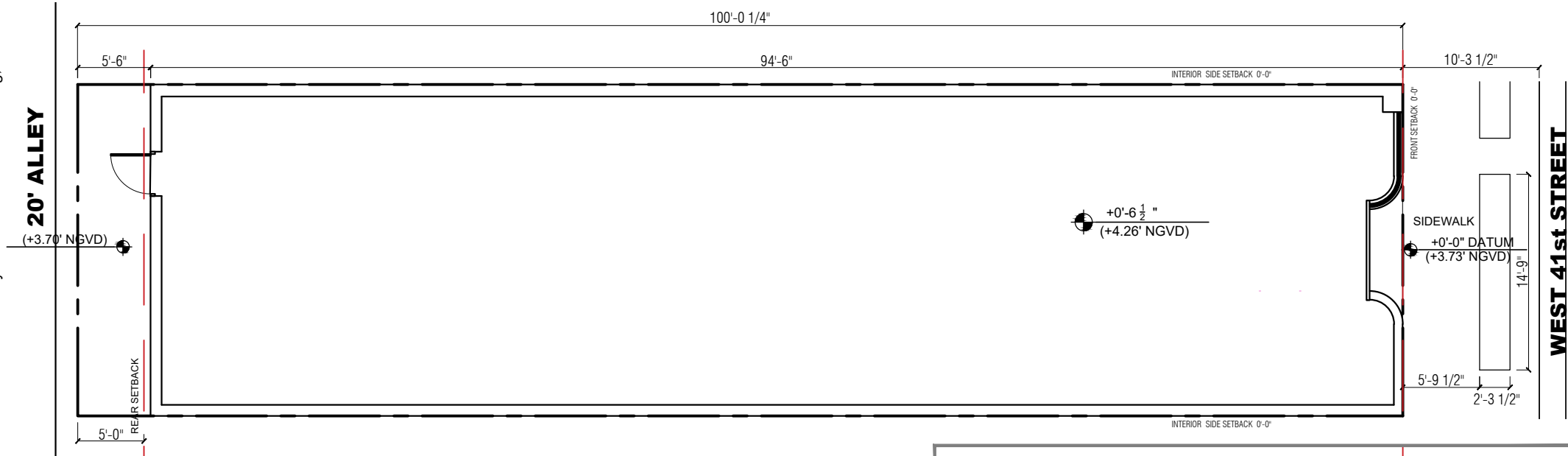


PREVIOUS LEVEL 2 FLOOR PLAN

0 5'-4" 10'-8" 21'-4" SCALE: 3/32" = 1'-0"

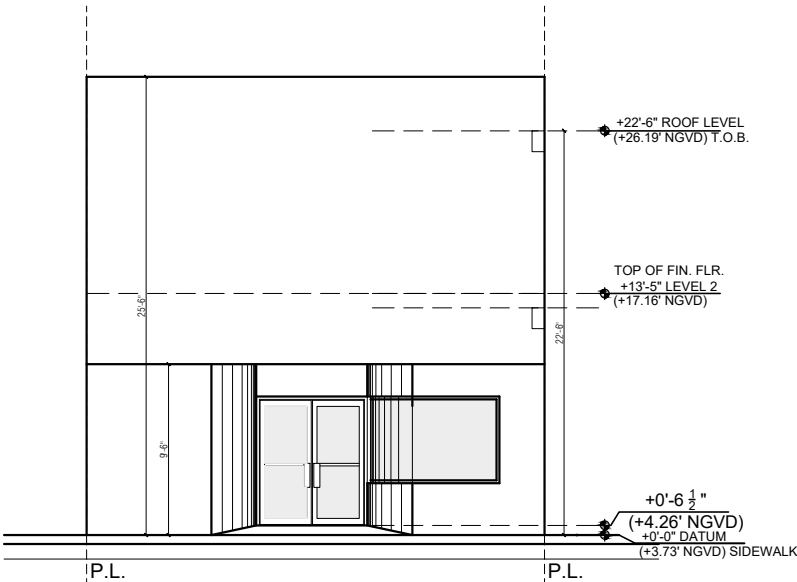


NORTH ELEVATION



PREVIOUS LEVEL 1 FLOOR PLAN

0 5'-4" 10'-8" 21'-4" SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

DEMOLITION WAS DONE UNDER PERMIT
#BC2219925

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1262 SW 40 Street Suite 2G, Miami, Florida 33155 Phone 305 666-5151 Florida License AR 0016380		415 W 41 STREET MIAMI BEACH, FL 33140						

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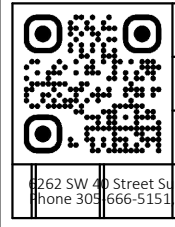
FRONT VIEW (SOUTH)

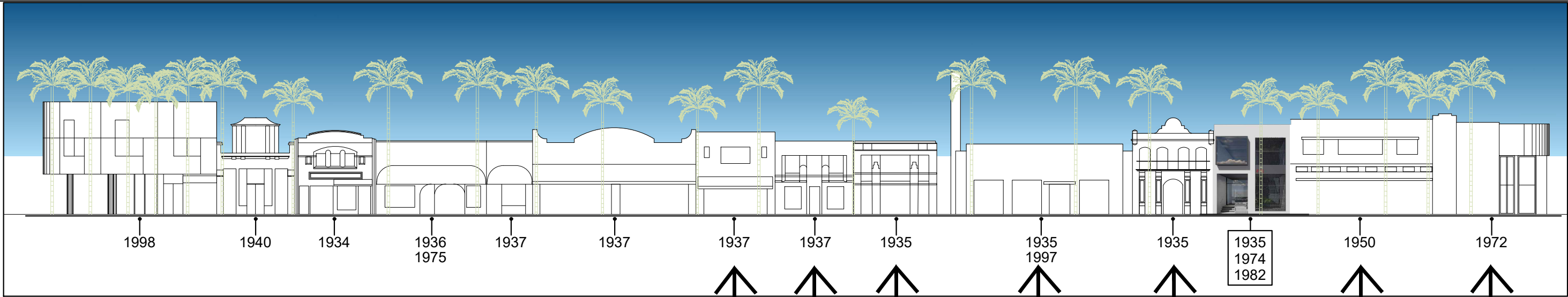


SIDEWALK (SOUTH)



REAR VIEW (NORTH)

 N25 ARCHITECTURE CO. 1262 SW 40 Street Suite 2G, Miami, Florida 33155 Phone 305 666-5151 Florida License AR 0016380	BALOGH RENOVATION 415 W 41 STREET MIAMI BEACH, FL 33140	This drawing and/or specification is/are provided as an instrument of service by N25 Architecture Co. and is/are intended for use on this project only. This drawing remains the property of N25 Architecture Co. and shall be returned upon determination of intent. All drawings, specifications, designs, models, and arrangements appearing herein constitute the original and unpublished work of N25 Architecture Co. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior consent of N25 Architecture Co. is strictly prohibited. This item has been digitally signed and sealed by Norman Blandon, R.A., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	DRB25-1149 Previous DRB23-1913 DEADLINE DEC-07-2025	Professional of Record: Norman Blandon, R.A. Registration No. AR-0016380  NOT VALID FOR CONSTRUCTION OR BIDDING WITHOUT SIGNATURE, SEAL, AND APPROVAL BY AUTHORITIES HAVING JURISDICTION	Sheet Title: BUILDING EXISTING PHOTOS	Issue Date: DEC 05, 2025 Drawing No.: A0.06
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Phone 305 666-5151 Florida License AR 0016380

BALOGH
RENOVATION

415 W 41 STREET
MIAMI BEACH, FL 33140

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DRB25-1149
Previous DRB23-1913

DEADLINE
DEC-07-2025

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380



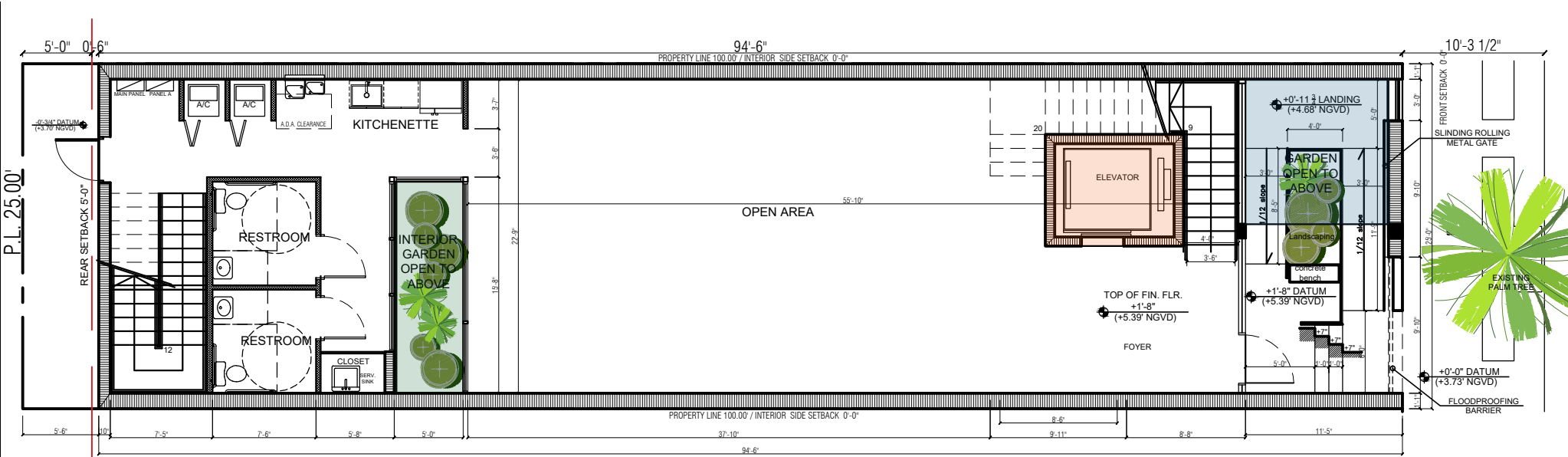
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Sheet Title:

NEIGHBORS
EXISTING
PHOTOS

Issue Date:
DEC 05, 2025

Drawing No.:
A0.07

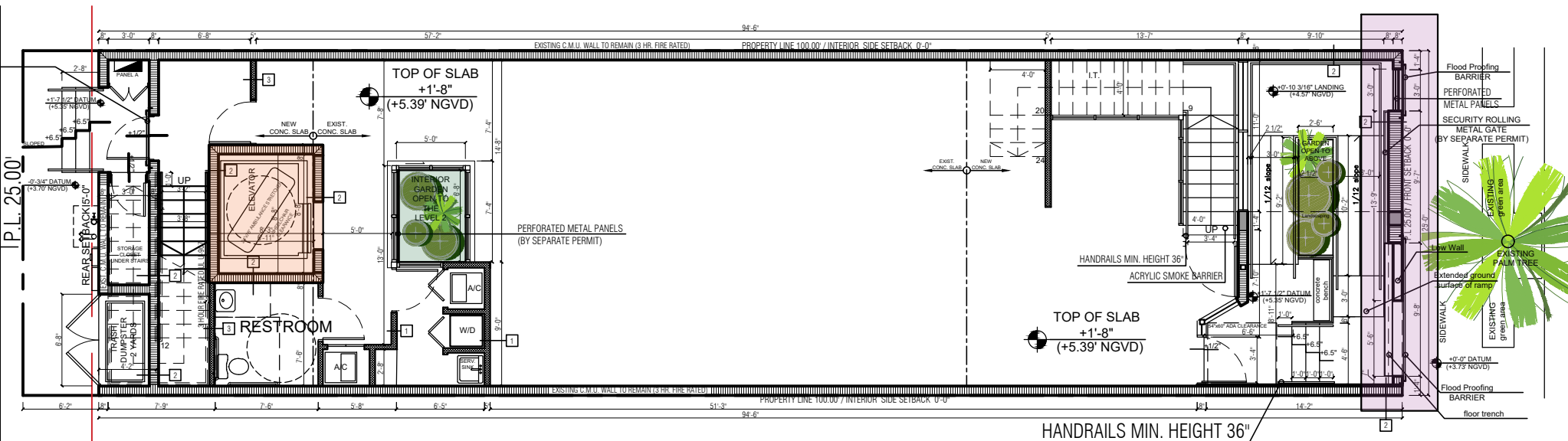
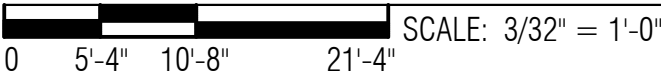


WEST 41st STREET

THIS REVISION

- ELEVATOR RELOCATED
- COURT YARD REDUCED
- ATRIUM REMOVED
- FRONT FACADE RE-DESIGNED

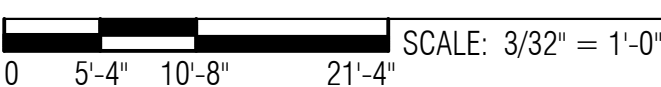
PREVIOUSLY APPROVED LEVEL 1 DRB 23-0913



WEST 41st STREET

AREA SUMMARY	
EXISTING 1st FLOOR:	2,347 sf.
EXISTING 2nd FLOOR:	2,053 sf.
total existing:	4,400 sf.
PROPOSED AC 1st FLOOR:	2,043 sf.
PROPOSED AC 2nd FLOOR:	2,316 sf.
total proposed:	4,359 sf.

PROPOSED LEVEL 1



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BALOGH
RENOVATION

415 W 41 STREET
MIAMI BEACH, FL 33140

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DRB25-1149
Previous DRB23-1913

DEADLINE
DEC-07-2025

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Sheet Title:

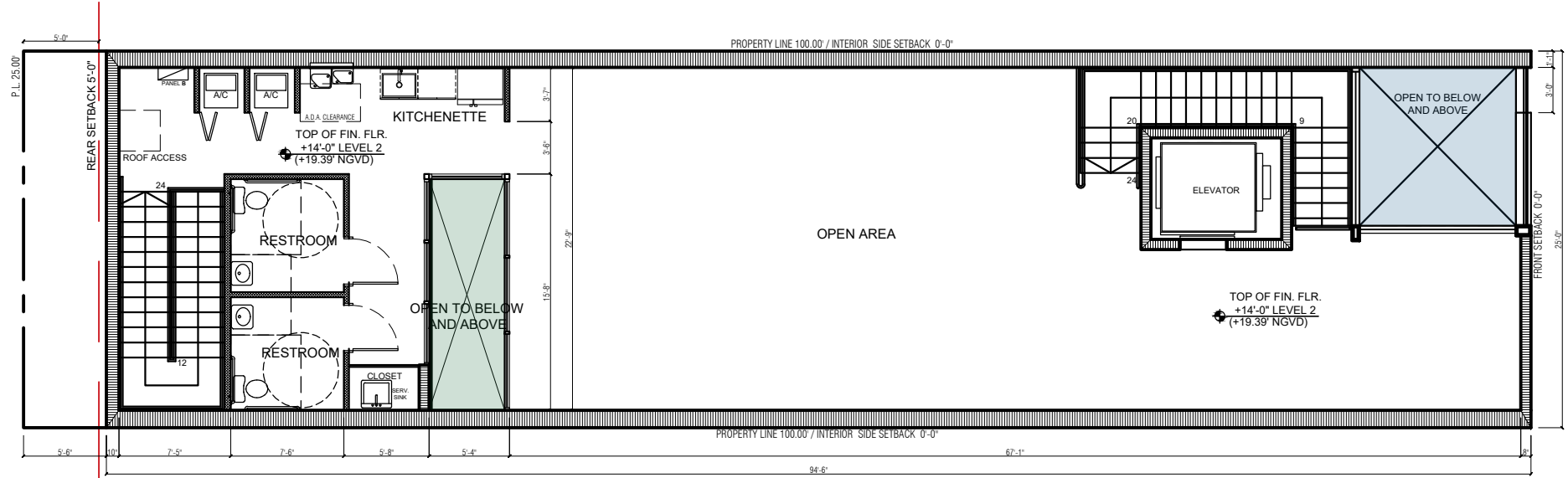
LEVEL 1
FLOOR PLANS

Issue Date:

DEC 05, 2025

Drawing No.:

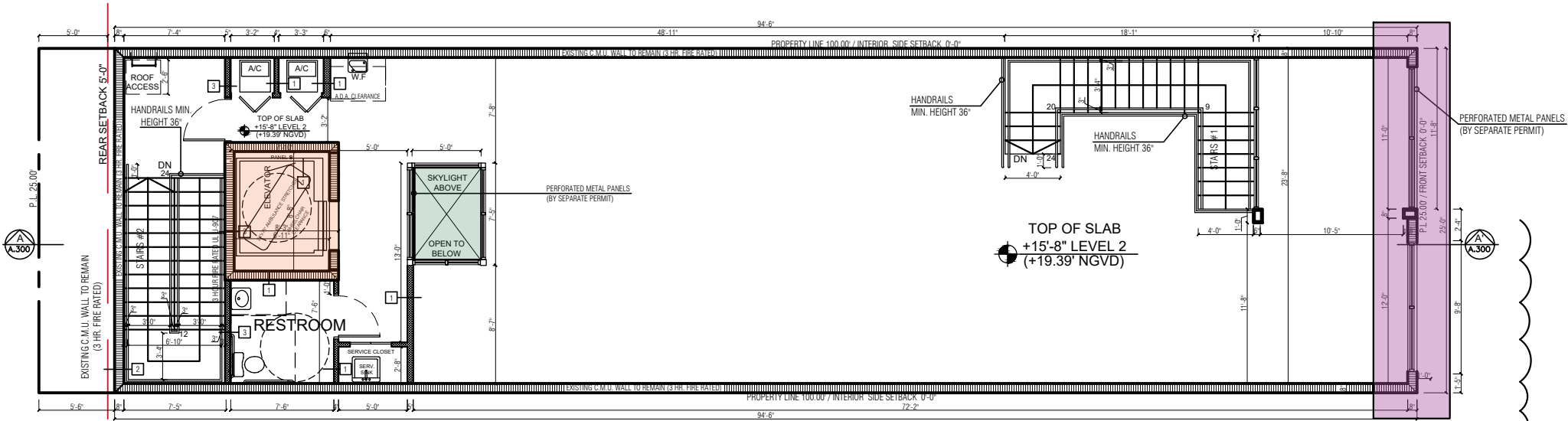
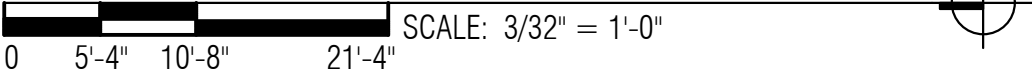
A1.00



THIS REVISION

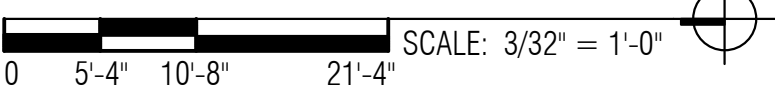
- ELEVATOR RELOCATED
- COURT YARD REDUCED
- ATRIUM REMOVED
- FRONT FACADE RE-DESIGNED

PREVIOUSLY APPROVED LEVEL 2 DRB 23-0913



AREA SUMMARY	
EXISTING 1st FLOOR:	2,347 sf.
EXISTING 2nd FLOOR:	2,053 sf.
total existing:	4,400 sf.
PROPOSED AC 1st FLOOR:	2,043 sf.
PROPOSED AC 2nd FLOOR:	2,316 sf.
total proposed:	4,359 sf.

PROPOSED LEVEL 2



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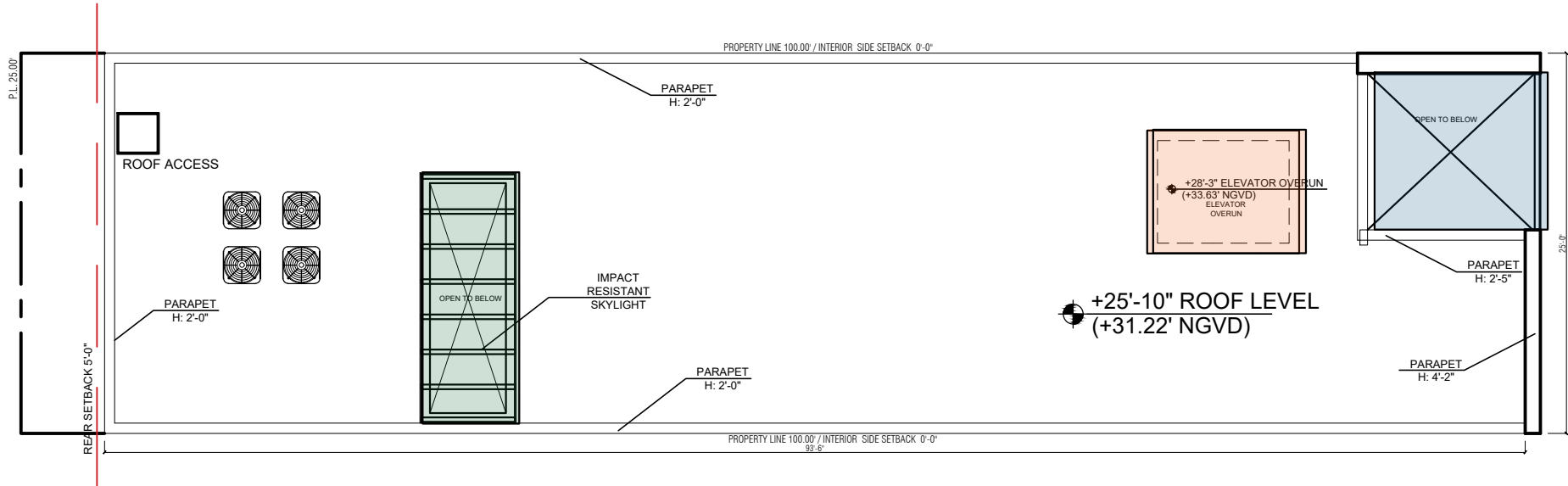
LEVEL 2
FLOOR PLANS

Issue Date:

DEC 05, 2025
DEC 29, 2025

Drawing No.:

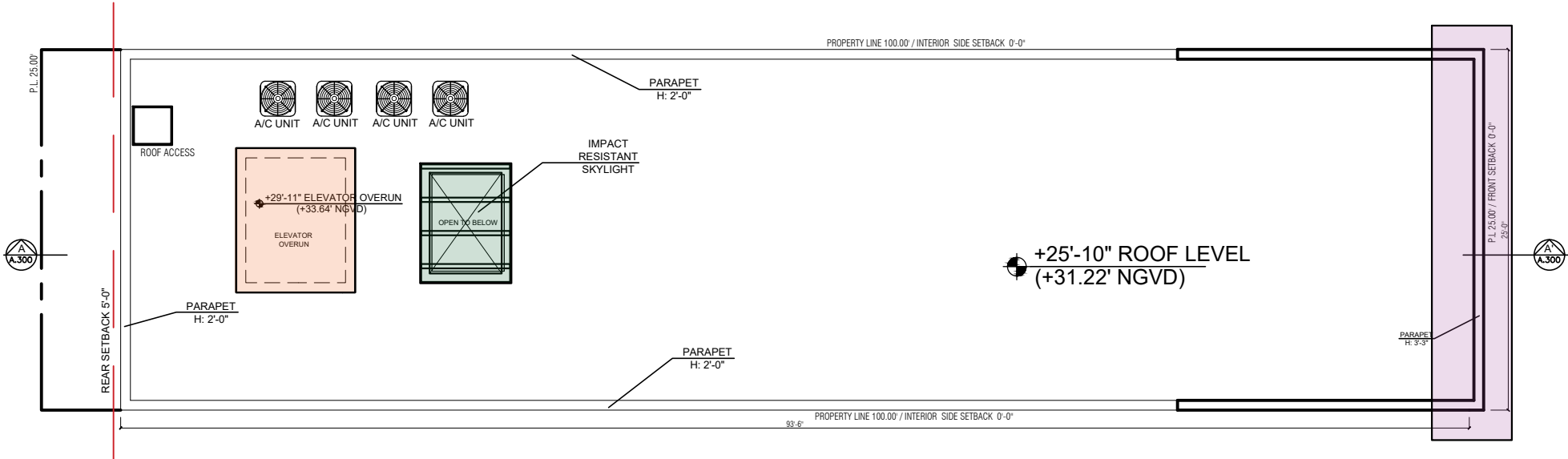
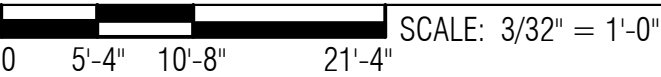
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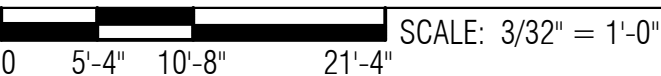
THIS REVISION

- ELEVATOR RELOCATED
- COURT YARD REDUCED
- ATRIUM REMOVED
- FRONT FACADE RE-DESIGNED

PREVIOUSLY APPROVED ROOF PLAN DRB 23-0913



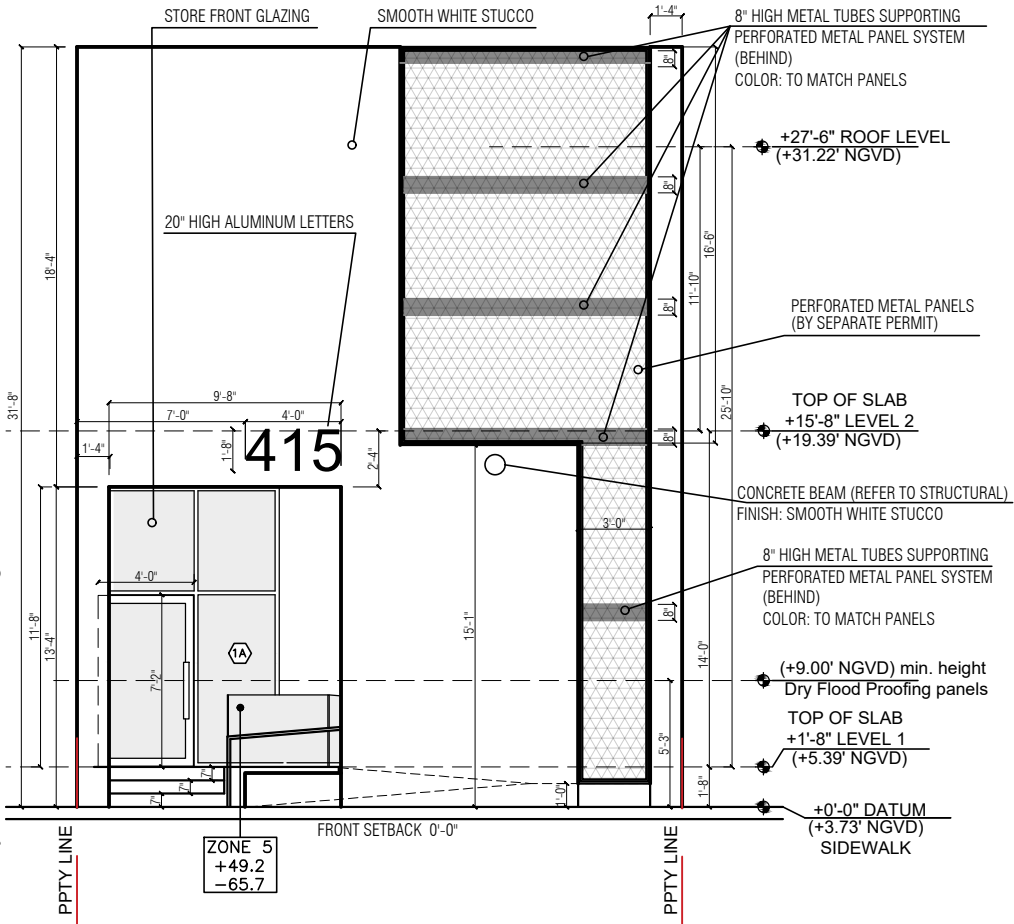
PROPOSED ROOF PLAN



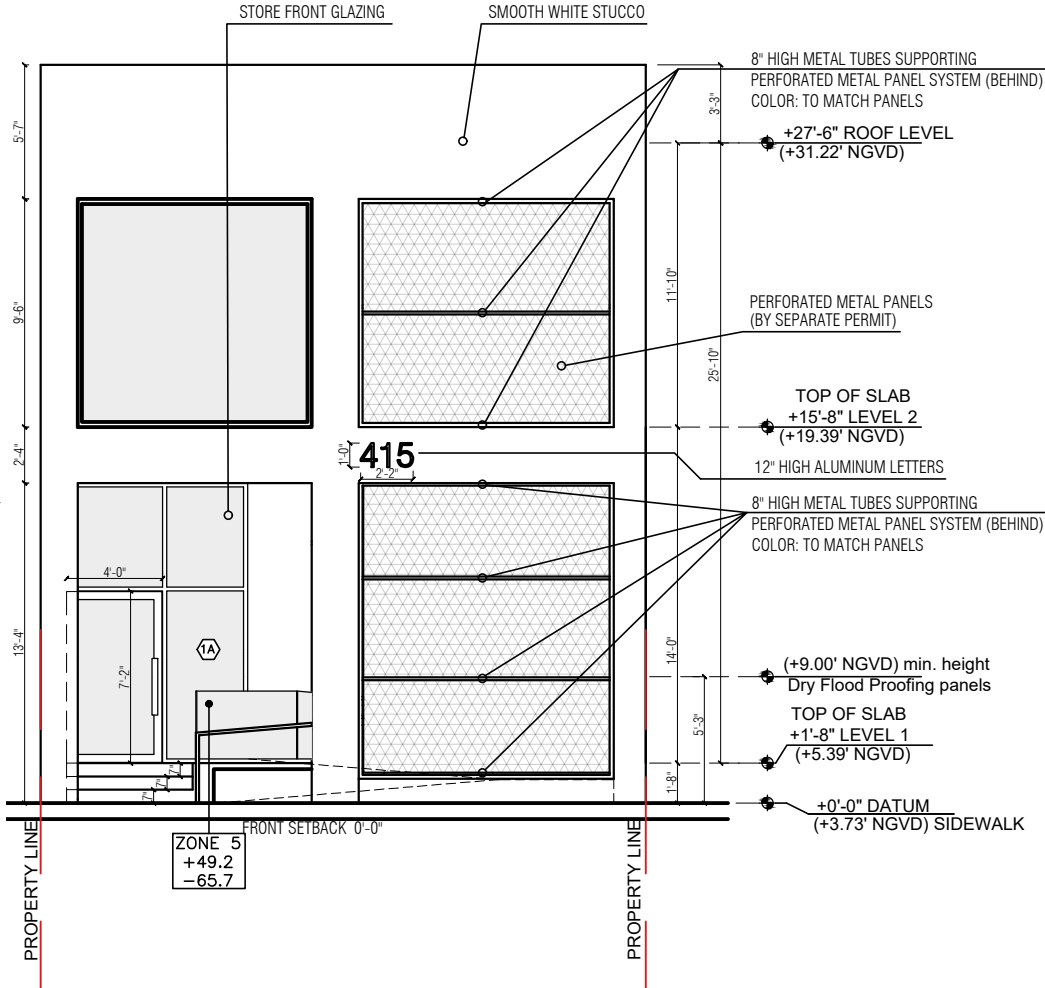
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					Drawing No.:	A1.20

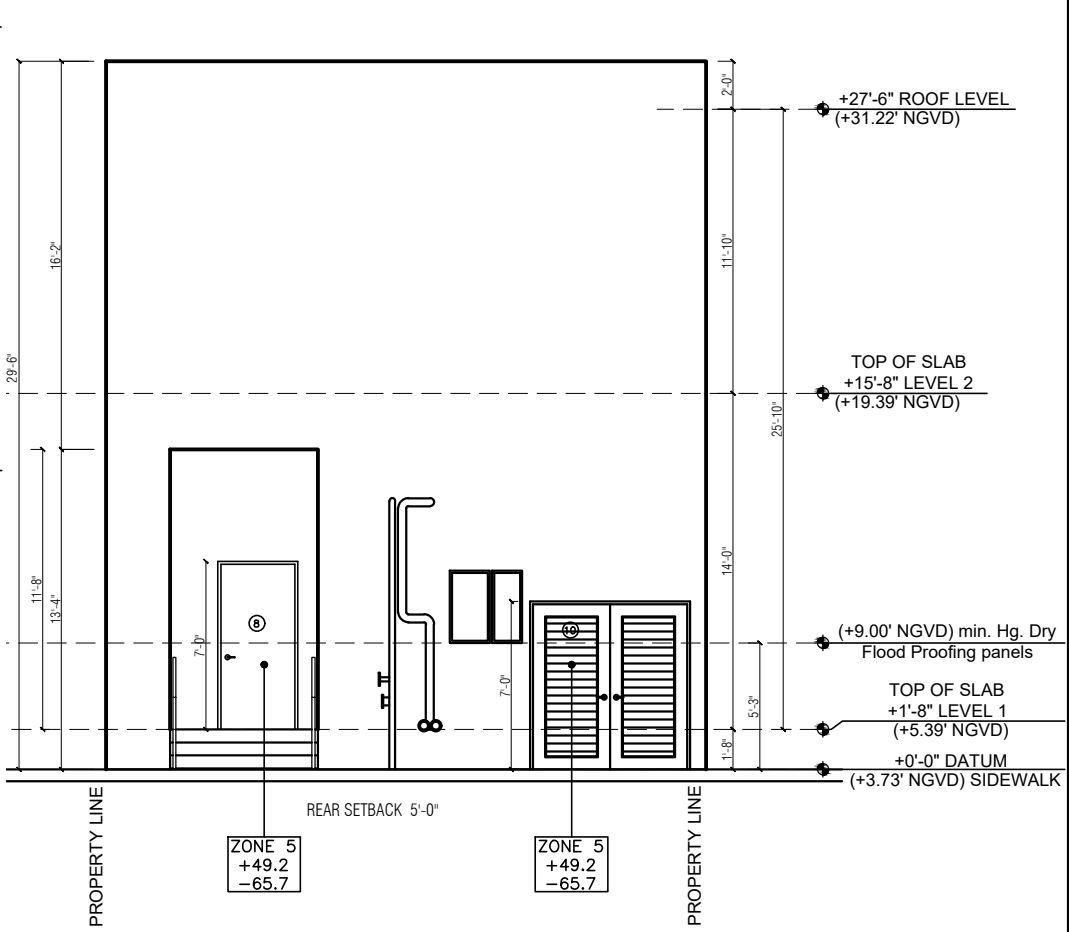
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PREVIOUSLY APPROVED FRONT FACADE



NEW PROPOSED FRONT FACADE



PROPOSED REAR ELEVATION





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BALOGH
RENOVATION

415 W 41 STREET
MIAMI BEACH, FL 33140

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Sheet Title:

ELEVATIONS

Issue Date:

DEC 05, 2025

Drawing No.:

A2.00

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PREVIOUSLY APPROVED FACADE DRB 23-0913



PROPOSED FRONT FACADE

⚠ WINDOW UPDATED

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DEADLINE
DEC-07-2025

A3.00

1 WINDOW UPDATED



WINDOW
CLEAR GLASS / BRONZE ALUMINUM FRAMES

PERFORATED METAL PANELS, BRONZE COLOR

METAL ADDRESS NUMBERS, RED COLOR

STORE FRONT
CLEAR GLASS / BRONZE ALUMINUM FRAMES

WHITE FLAT STUCCO

METAL HANDRAIL AND GLASS RAILING

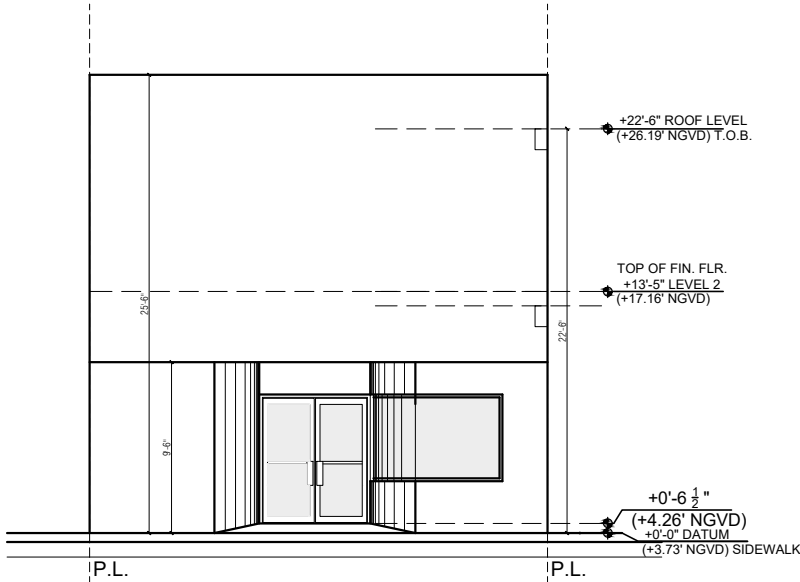
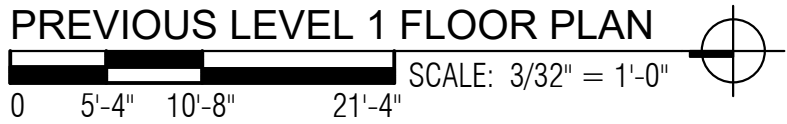
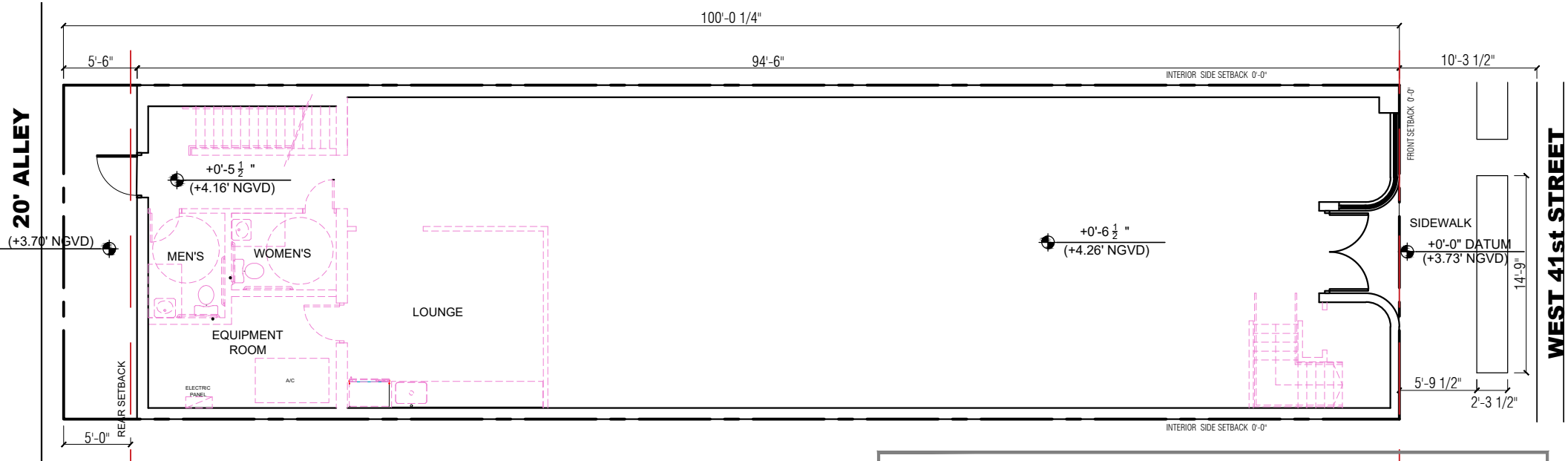
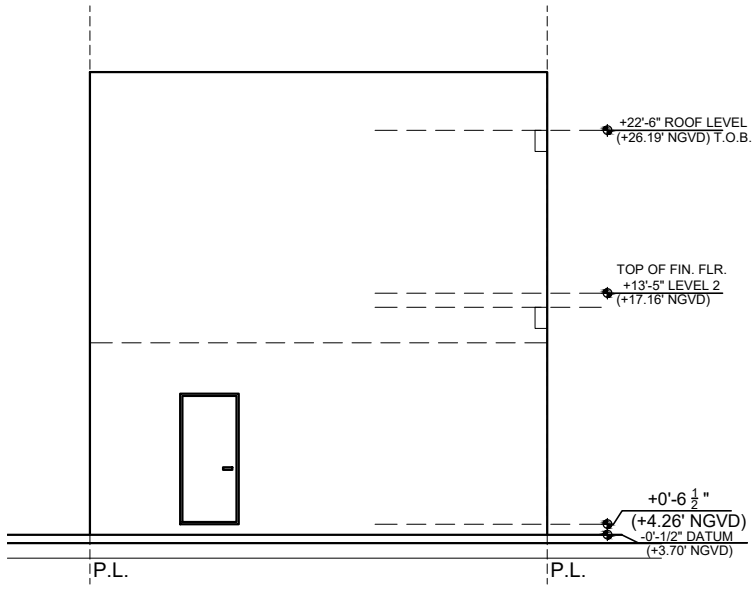
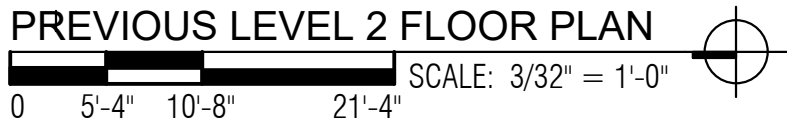
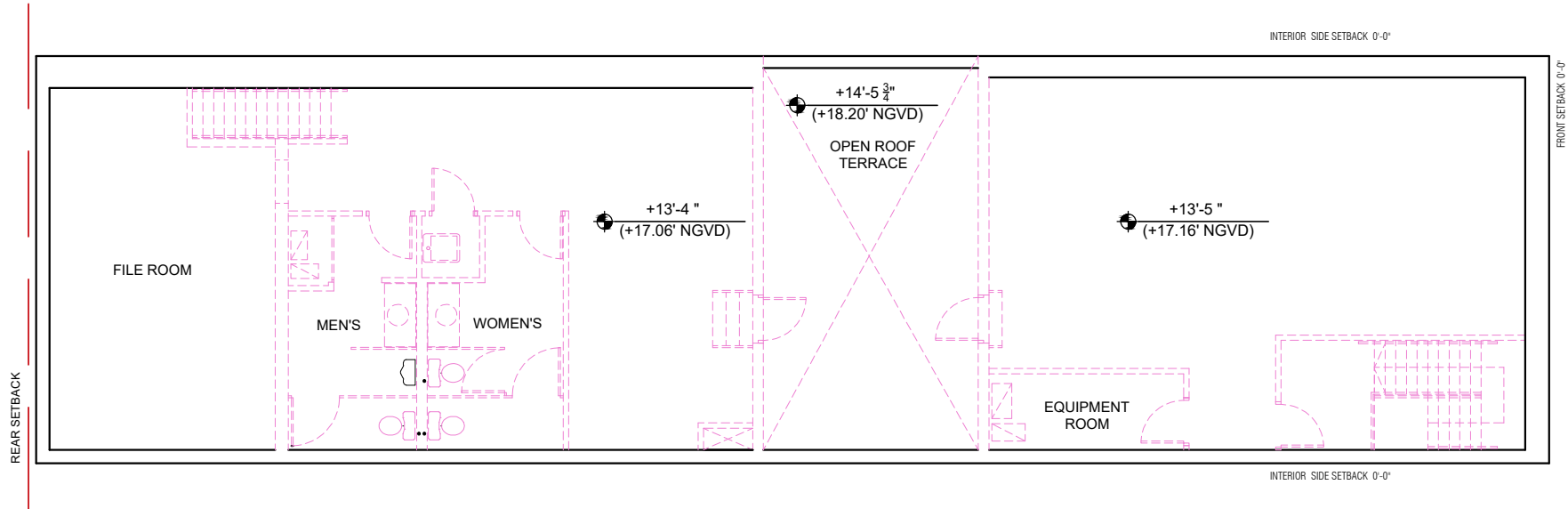
CONCRETE
ACCESS STAIRS AND RAMP

FRONT VIEW RENDER

SCALE: N.T.S.

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