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SCOPE OF WORK	
- DEMOLITION OF EXISTING STRUCTURES. - NEW CONSTRUCTION OF FOUR UNIT TOWNHOUSES / CONDOMINIUM. EACH UNIT CONSISTING OF THREE LEVELS WITH COMMON GROUND LEVEL PARKING AREA.	

15TH TERRACE CONDOMINIUM

1311 15TH TERRACE MIAMI BEACH, FLORIDA 33139

FINAL SUBMITTAL

FOLIO #: 02-3233-016-0050

DRB19-0430



ARCHITECT:

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		02.10.20	
02	FINAL SUB	02.10.20	
01	1ST SUB	01.20.20	
			DATE

REVISIONS/SUBMISSIONS

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

FINAL SUBMITTAL

PROJECT #:
17-M-05

DRB REVIEW

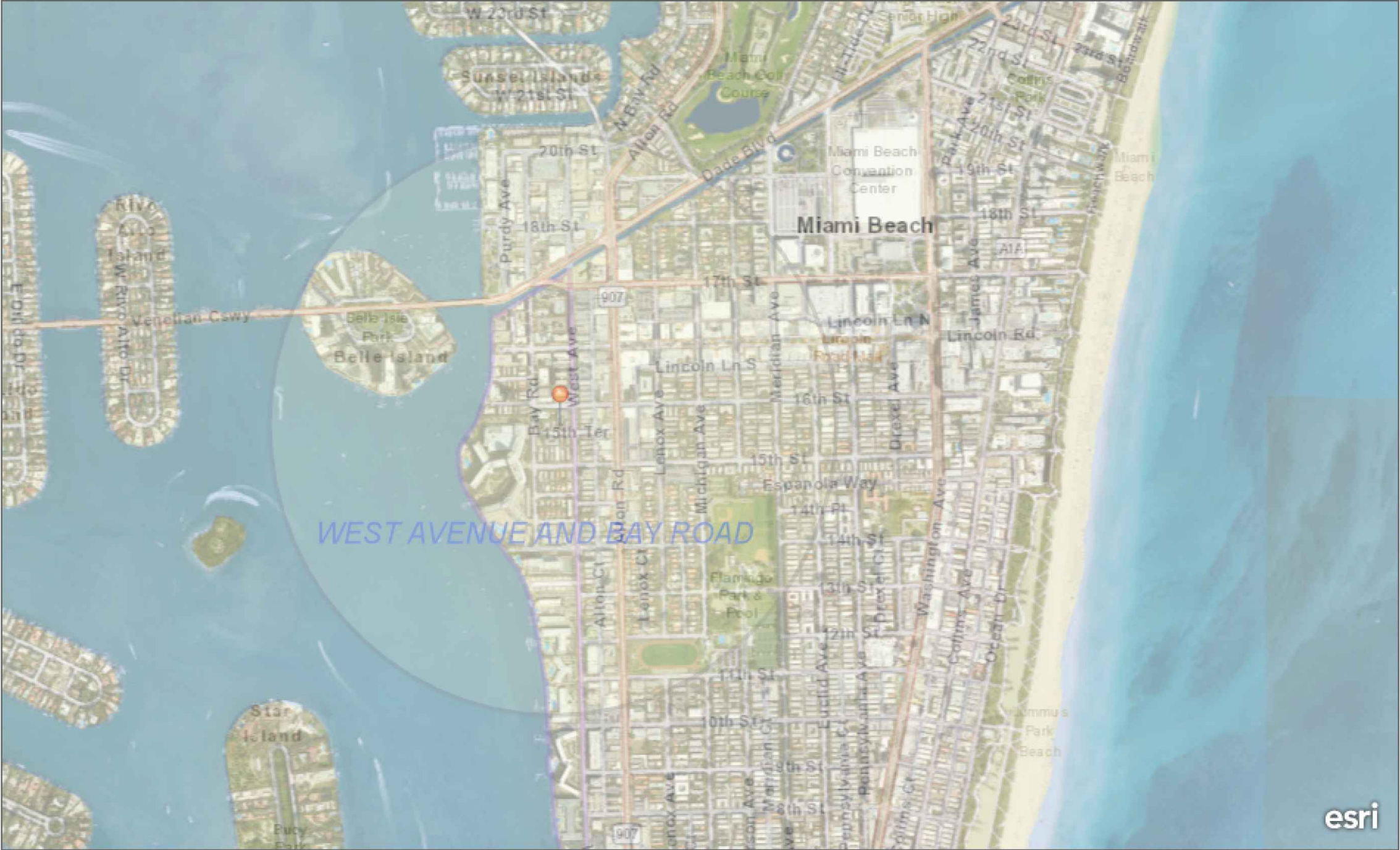
A0.0

SHEET

4/10/2019

ArcGIS - City of Miami Beach Base Map Master

City of Miami Beach Base Map Master



This City of Miami Beach Base Map Master contains a variety of Miami Beach focused map layers and is to be used as a starting point when creating new web maps.

Miami-Dade County | Miami-Dade County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | State of Florida, State of Florida, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS

<https://www.arcgis.com/home/webmap/print.html>

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CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

CONTEXT LOCATION

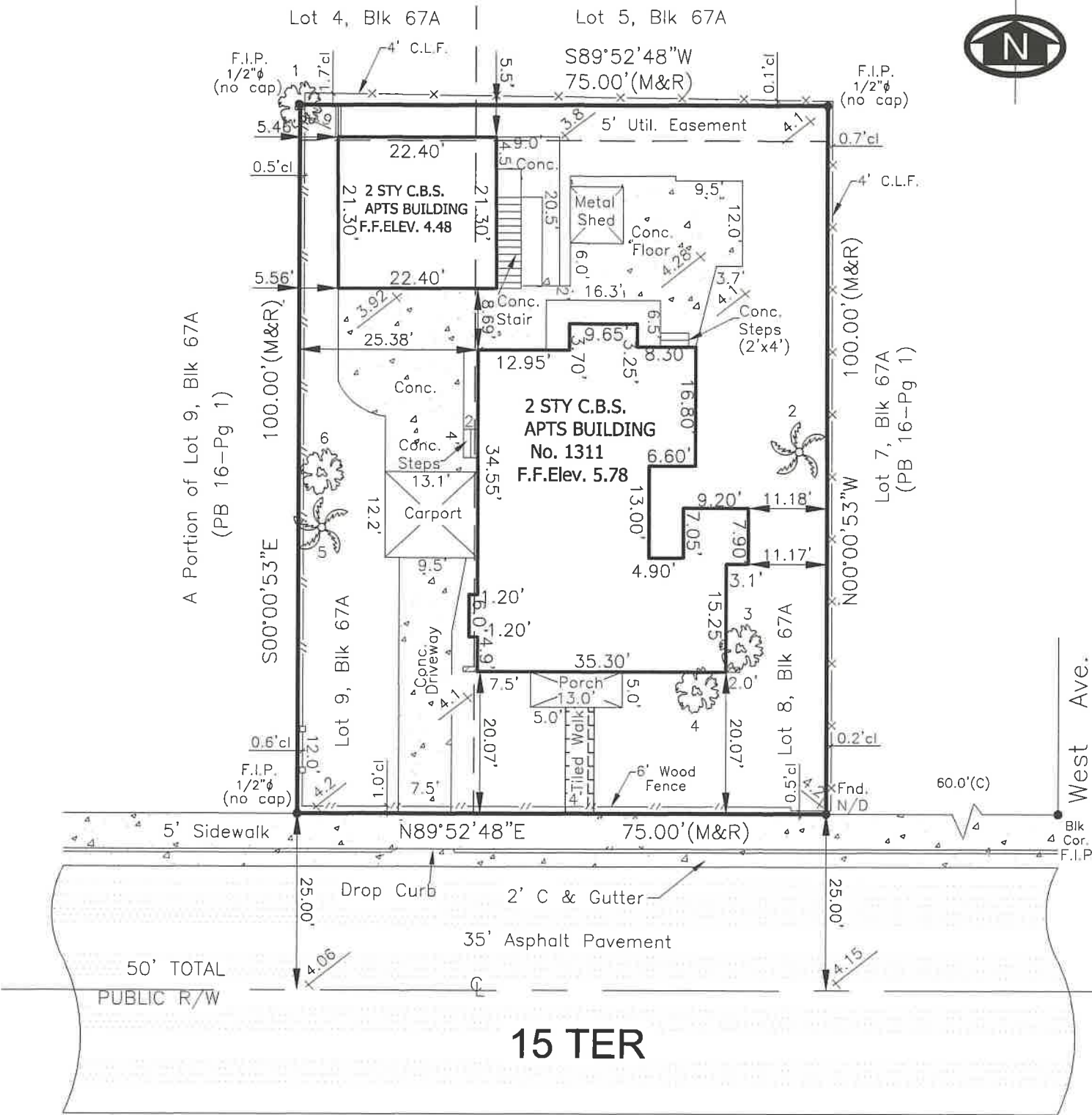
PROJECT #:
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DRB REVIEW

A0.3
SHEET

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



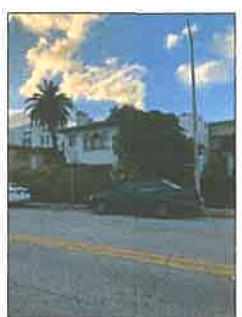
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	STRANGLER FIG	FICUS AUREA	4.0'	50'	40'
2	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	6'
3	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.5'	12'	8'
4	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	2.0'	8'	8'
5	CANARY DATE PALM	PHOENIX CANARIENSIS	2.0'	50'	20'
6	UNKNOWN	UNKNOWN	1.0'	30'	12'

LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
Blk/Cor. = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC.(C) = CALCULATED	P.L. = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
Ø = DIAMETER	RES. = RESIDENCE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S.D/H. = SET DRILL HOLE
F.D/H. = FOUND DRILL HOLE	S.N/D. = SET NAIL AND DISC
F.H. = FIRE HYDRANT	S.P. = SET IRON PIPE
F.N/D. = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY. = STORY
F.S. = FOUND SPIKE	SWK. = SIDEWALK
L.P. = LIGHT POLE	T.O.P. = TOP OF BANK
WEAS(M) = MEASURED	U.E. = UTIL. EASEMENT
M = MONUMENT	W.P. = WOODEN POLE
M = MONUMENT LINE	W = WOODEN POLE
NTS = NOT TO SCALE	Σ = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV-CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE

CERTIFIED TO :

MIO DANILOVIC
TD BANK , ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A

SITE ADDRESS: 1311 15 TER. MIAMI BEACH, FL 33139

JOB NUMBER: 19-202

DATE OF SURVEY: FEBRUARY 4, 2019/ FEBRUARY 14,2019 / APRIL 10, 2019 (UPDATE)

FOLIO NUMBER: 02-3233-016-0050

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **7,500 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-104**, WITH AN ELEVATION OF **3.04 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°00'53"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST AVE., AS SHOWN ON PLAT BOOK 16 AT PAGE 1 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 8 AND THE EAST 1/2 OF LOT 9, BLOCK 67A, A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY CO'S. BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE IS A MINOR PORTION OF THE NORTH BUILDING ENCROACHING INTO THE REAR EASEMENT
- THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors
3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

Professional Land Surveyor
Ed Pino
No. 6771
DATE: APRIL 11, 2019

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



1 SITE - EXISTING PROPERTY
SCALE: NTS

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		01	1ST SUB	01.20.20
		NO.	REVISIONS SUBMISSIONS	DATE

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
SITE PHOTOS
PROJECT #:
17-M-05
DRB REVIEW

A0.7
SHEET



SUBJECT PROPERTY

2 CONTEXT - NORTH CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS

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CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
CONTEXT PHOTOS
PROJECT #:
17-M-05
DRB REVIEW

A0.4
SHEET



15TH TERRACE



2 CONTEXT - WEST CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS

ARCHITECT:



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1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

CONTEXT PHOTOS

PROJECT #:
17-M-05

DRB REVIEW

A0.6
SHEET

GENERAL NOTES

1.

FLAT ROOF AREA NOT FOR PUBLIC USE.

2.

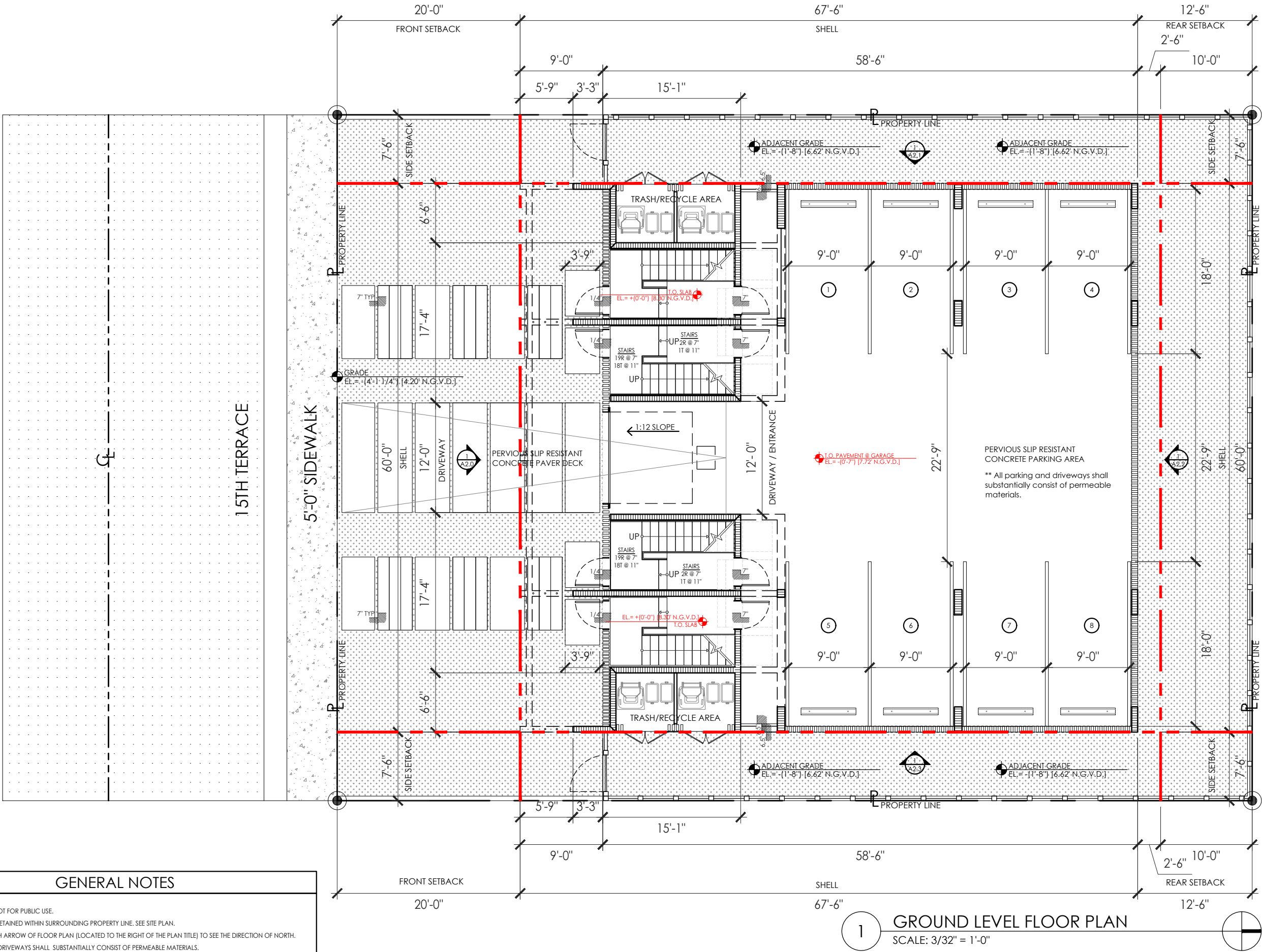
RAINWATER TO BE RETAINED WITHIN SURROUNDING PROPERTY LINE. SEE SITE PLAN.

3.

REFER TO THE NORTH ARROW OF FLOOR PLAN (LOCATED TO THE RIGHT OF THE PLAN TITLE) TO SEE THE DIRECTION OF NORTH.

4.

ALL PARKING AND DRIVEWAYS SHALL SUBSTANTIALLY CONSIST OF PERMEABLE MATERIALS.



1

GROUND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

ARCHITECT:

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1311 15TH TERRACE CONDO

1311 15TH TERRACE

MIAMI BEACH FL 33139

DRAWING TITLE:

GROUND LEVEL PLAN

PROJECT #:

17-M-05

DRB REVIEW

A1.0

SHEET

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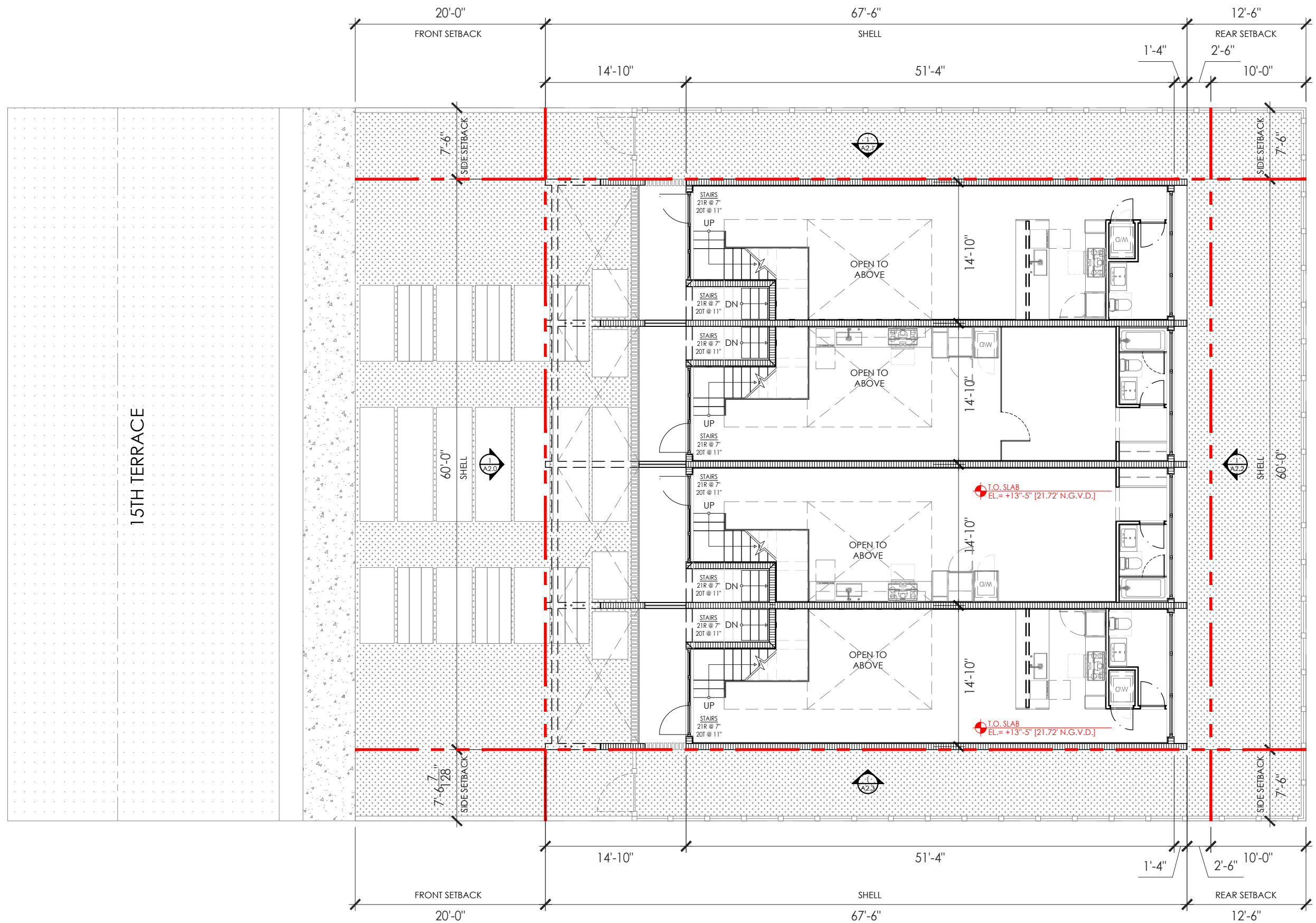
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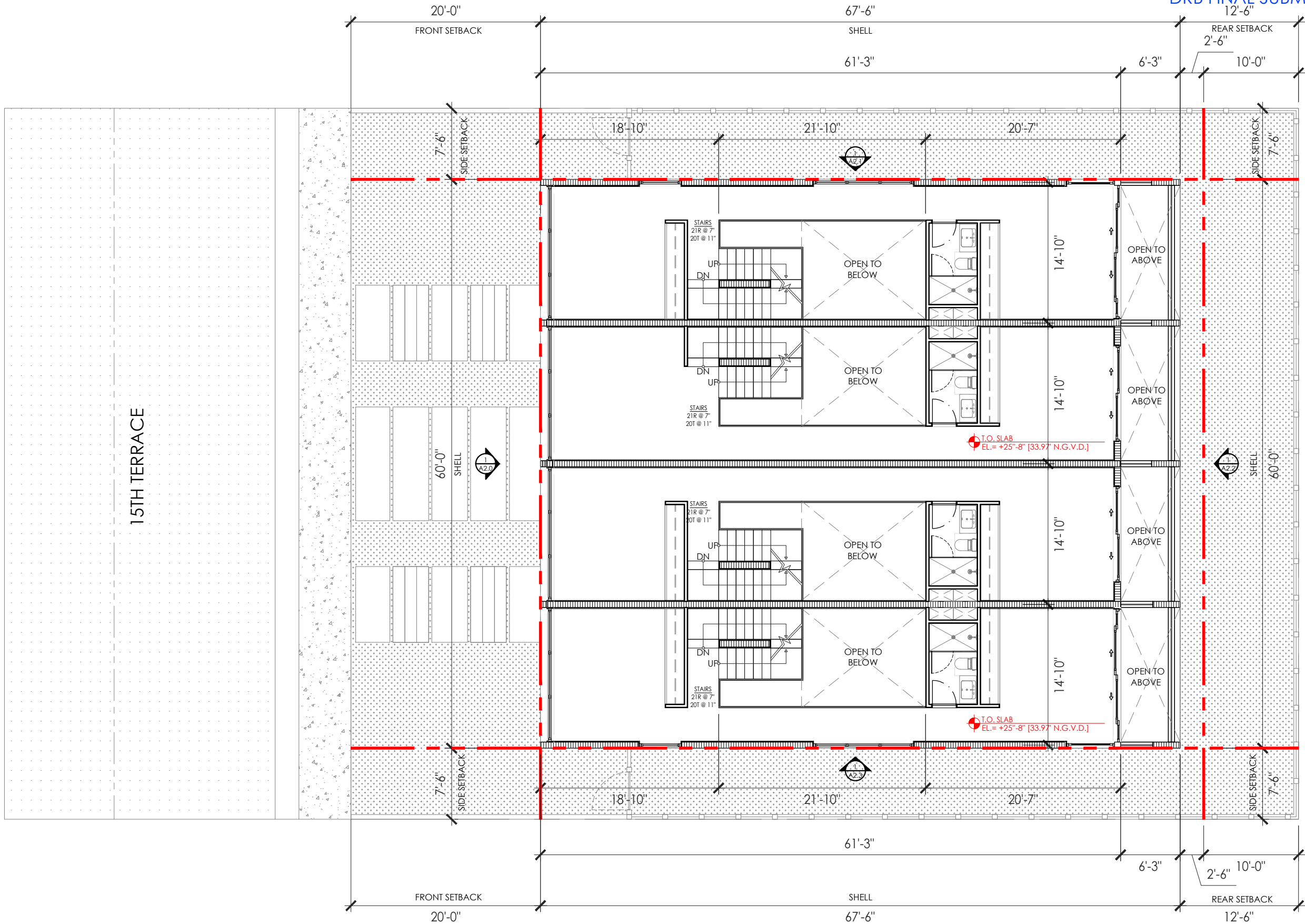
DRAWING TITLE:	FIRST LEVEL PLAN
	DRB REVIEW
PROJECT #:	17-M-05

A1.1

SHEET



1 FIRST LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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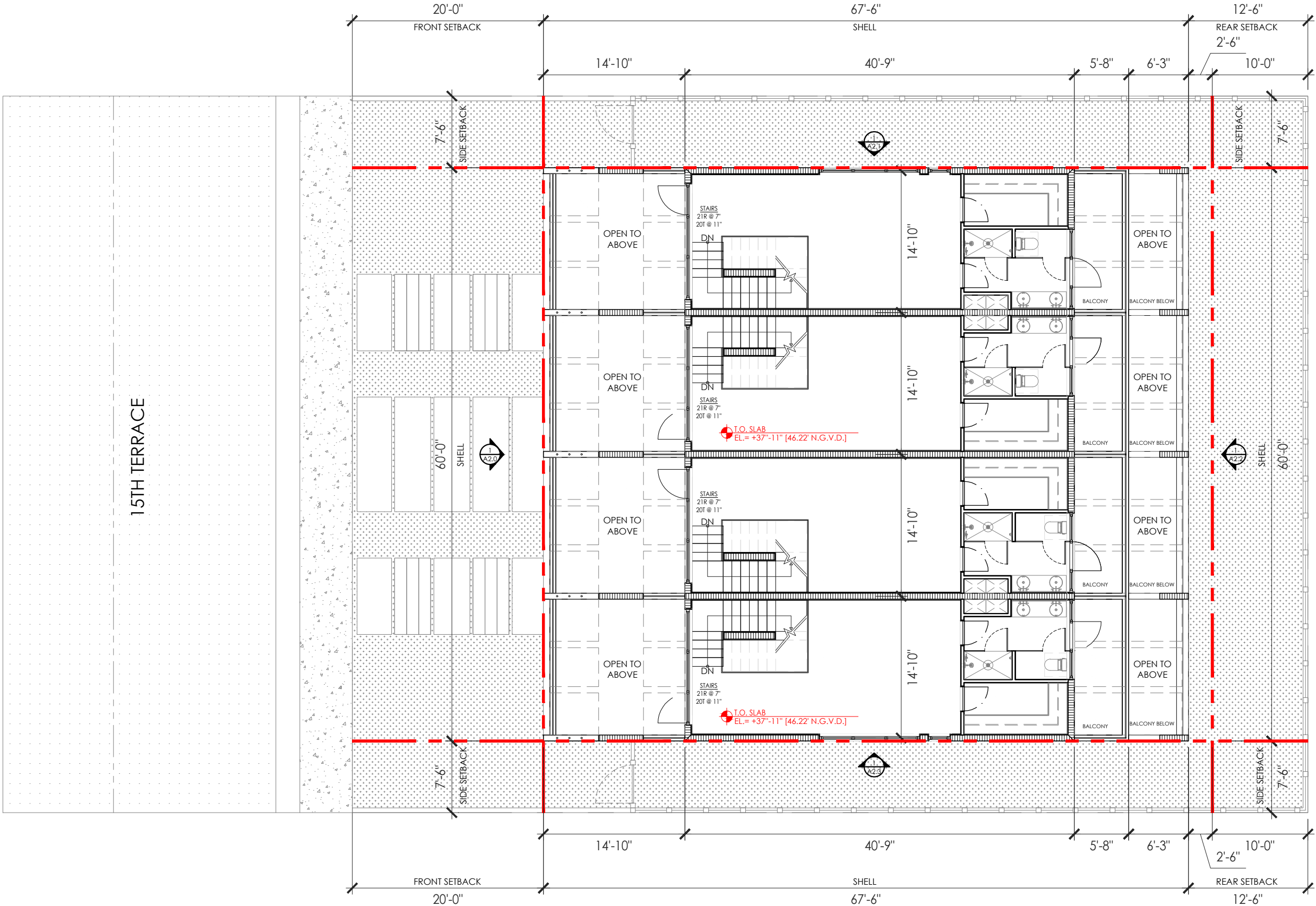
DRAWING TITLE:
SECOND LEVEL PLAN

PROJECT #:
17-M-05

DRB REVIEW

A1.2

SHEET



1 THIRD LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

THIRD LEVEL PLAN

PROJECT #:

17-M-05

DRB REVIEW

A1.3

SHEET

GENERAL NOTES

1.

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2.

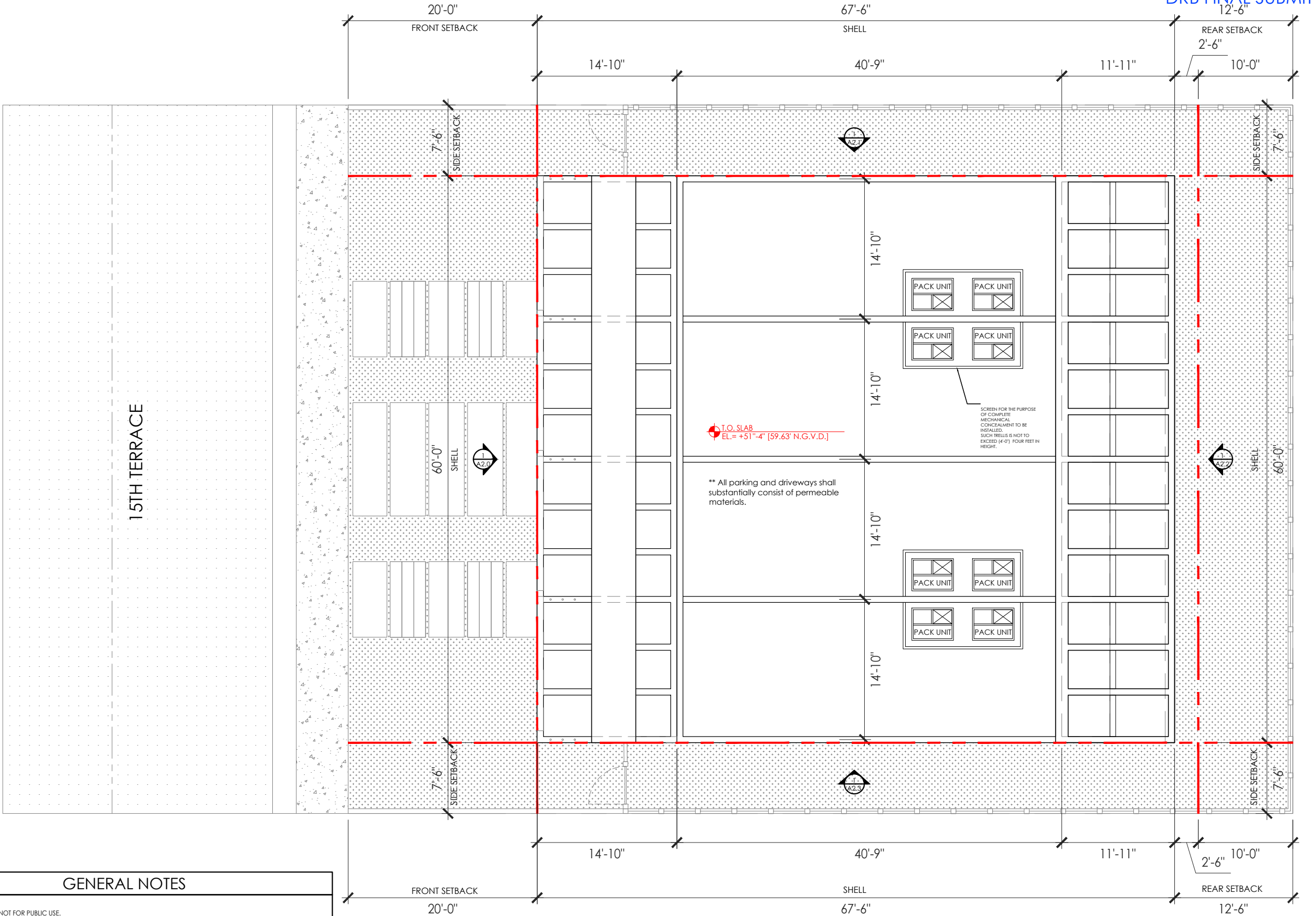
RAINWATER TO BE RETAINED WITHIN SURROUNDING PROPERTY LINE. SEE SITE PLAN.

3.

REFER TO THE NORTH ARROW OF FLOOR PLAN (LOCATED TO THE RIGHT OF THE PLAN TITLE) TO SEE THE DIRECTION OF NORTH.

4.

ALL PARKING AND DRIVEWAYS SHALL SUBSTANTIALLY CONSIST OF PERMEABLE MATERIALS.



1

ROOF PLAN

SCALE: 3/32" = 1'-0"

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02.10.20

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1ST SUB

01.20.20

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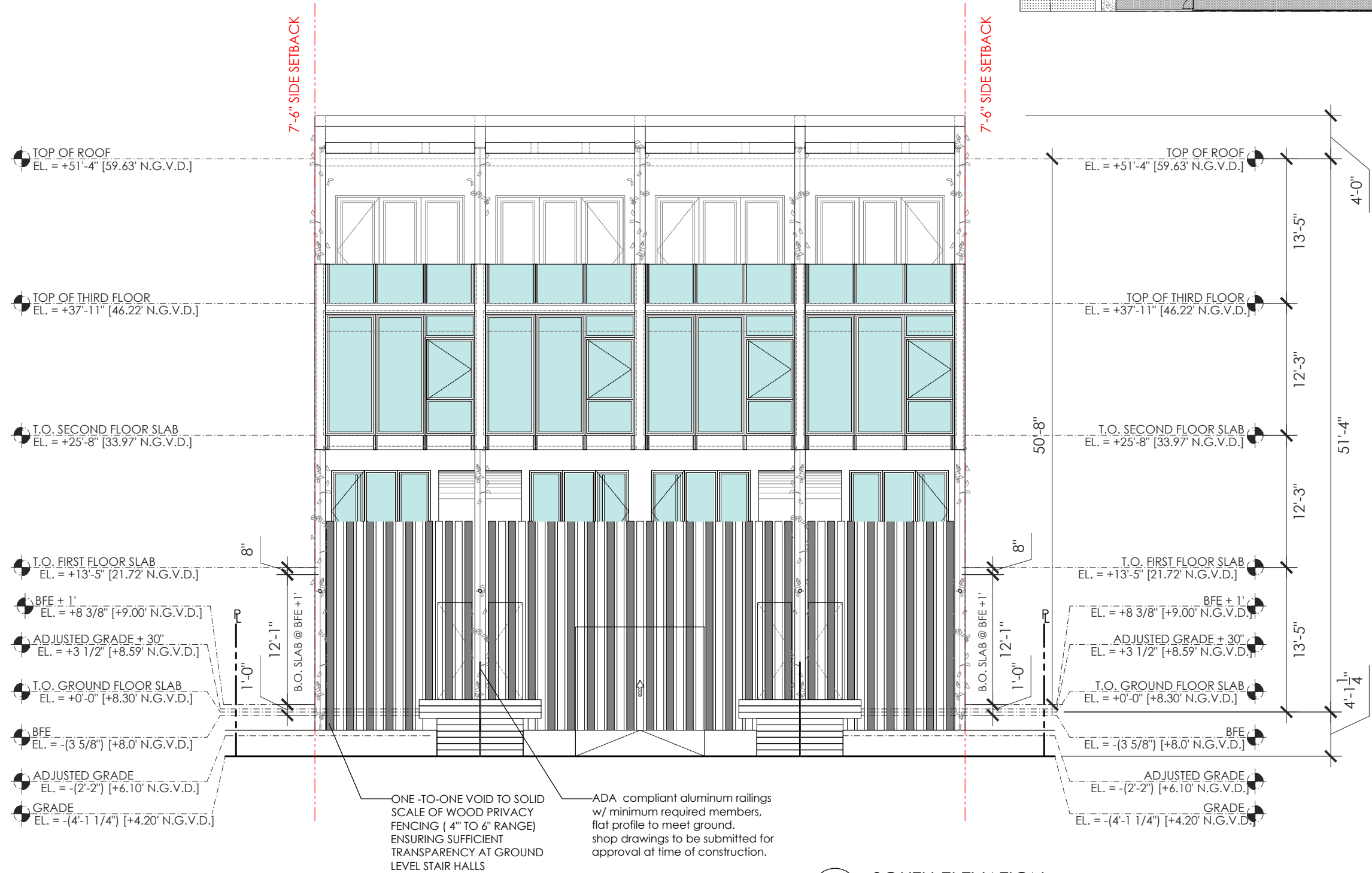
DRAWING TITLE:
ROOF PLAN

PROJECT #:
17-M-05

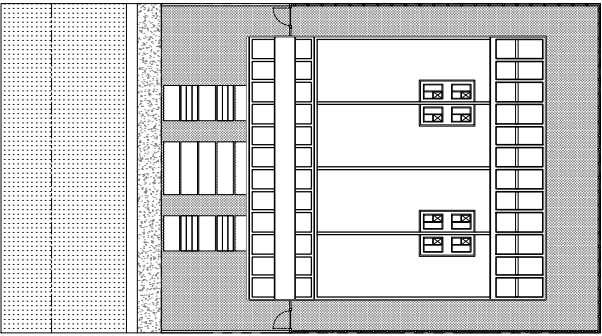
DRB REVIEW

A1.4

SHEET



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
ARB3030

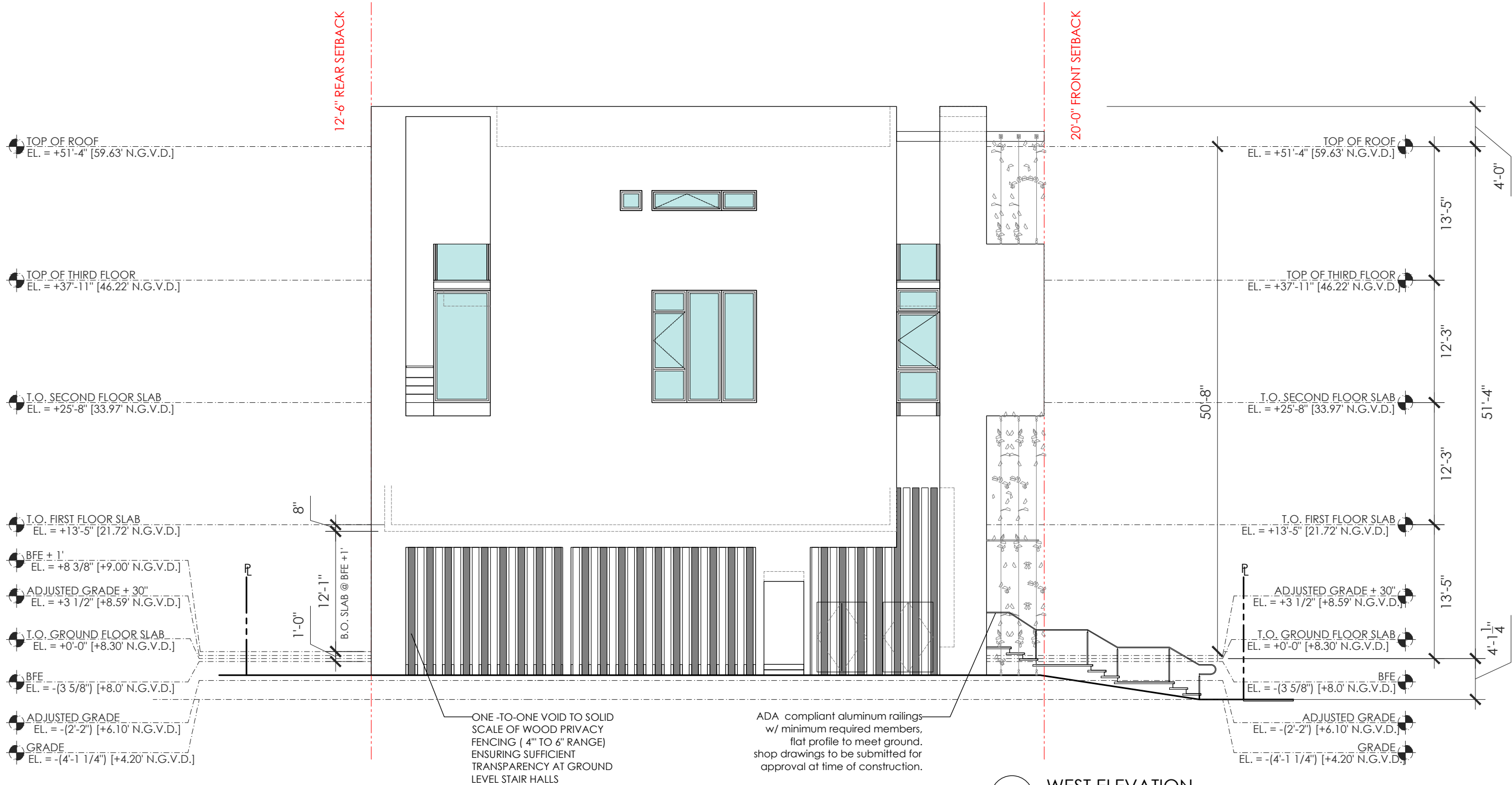
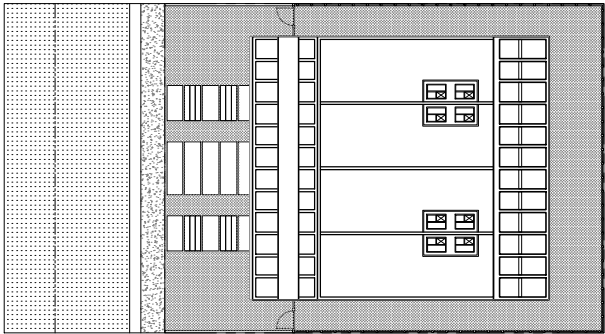
PROJECT NAME / ADDRESS:
1311 15TH TERRACE CONDO
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MIAMI BEACH FL 33139

DRAWING TITLE:
SOUTH ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.0
SHEET



ARCHITECT:



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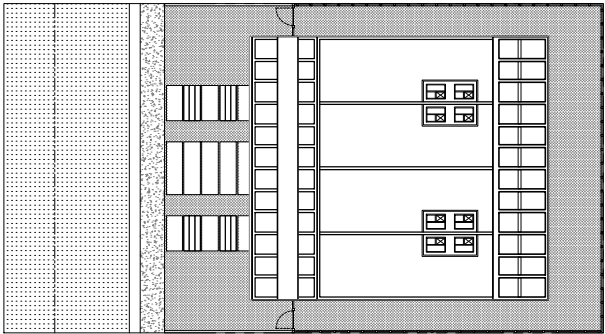
NO.	REVISIONS/SUBMISSIONS	DATE
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
WEST ELEVATION
PROJECT #:
17-M-05
DRB REVIEW

A2.1
SHEET



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE CONDO
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MIAMI BEACH FL 33139

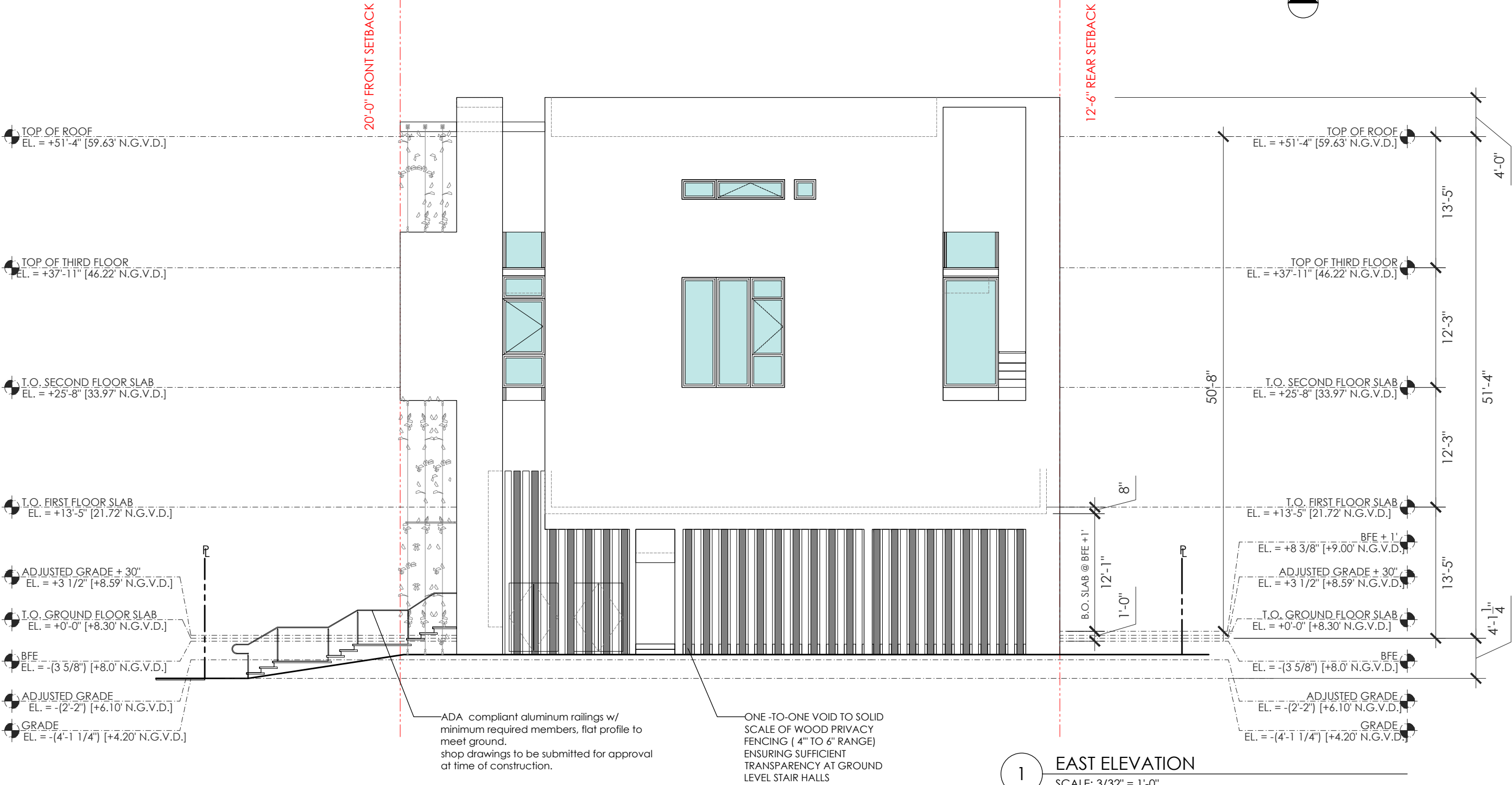
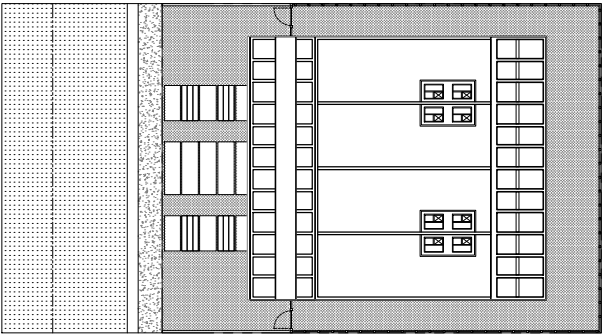
DRAWING TITLE:
NORTH ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.2

SHEET



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PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

EAST ELEVATION

PROJECT #:

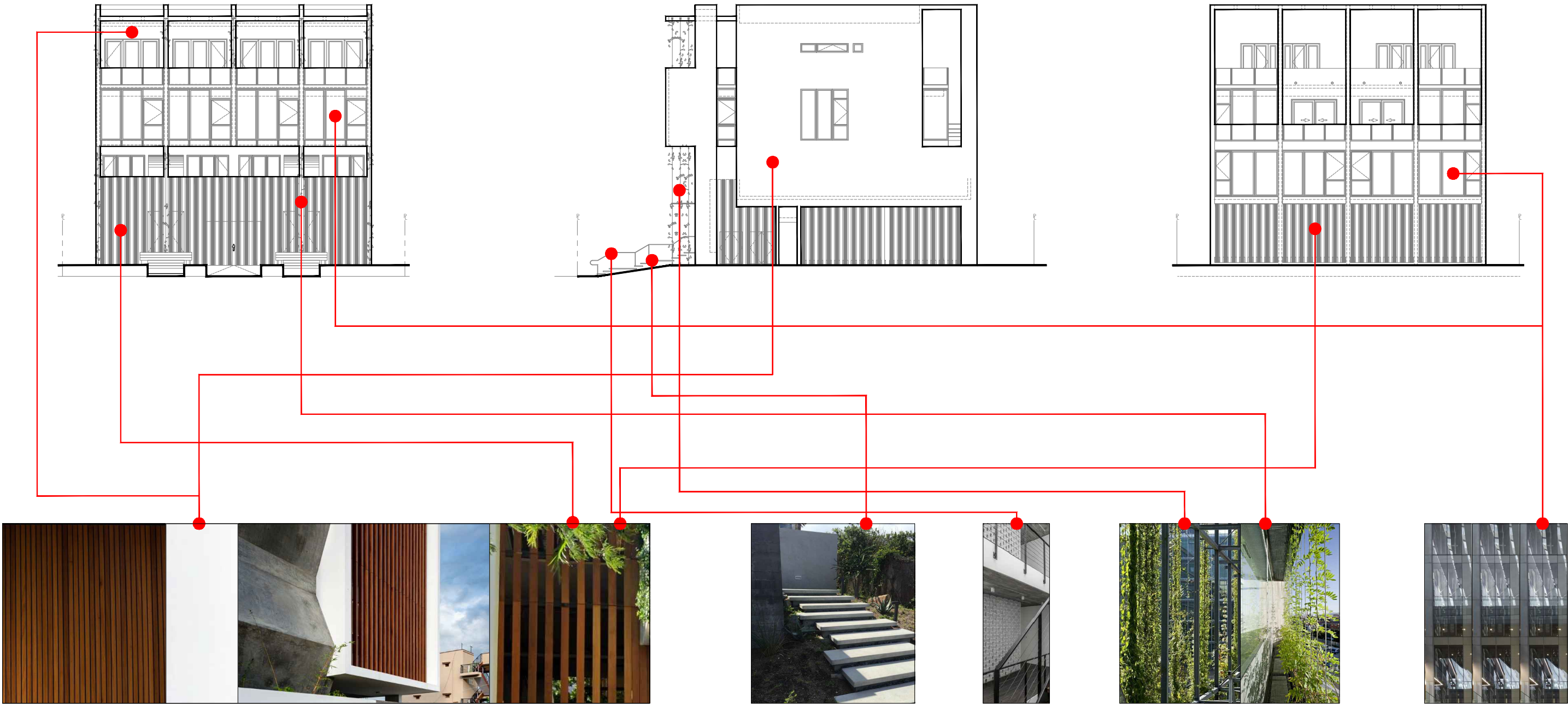
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DRB REVIEW

A2.3

SHEET

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WHITE STUCCO SHELL WITH
CONTRASTING VERTICAL WOOD SLAT
FENCING AT GROUND AND FIRST
LEVEL
ONE -TO-ONE VOID TO SOLID SCALE OF WOOD
PRIVACY FENCING (4" TO 6" RANGE)
ENSURING SUFFICIENT TRANSPARENCY AT
GROUND LEVEL STAIR HALLS

PERMEABLE CONCRETE ENTRY STEPS +
FLAT ALUMINUM RAILING

STEEL CABLE VERTICAL
GARDENS

DARK ANODIZED INSULATED
IMPACT WINDOW FACADE
FRONTAGE

1 MATERIALS AND FINISHES
SCALE: N.T.S.

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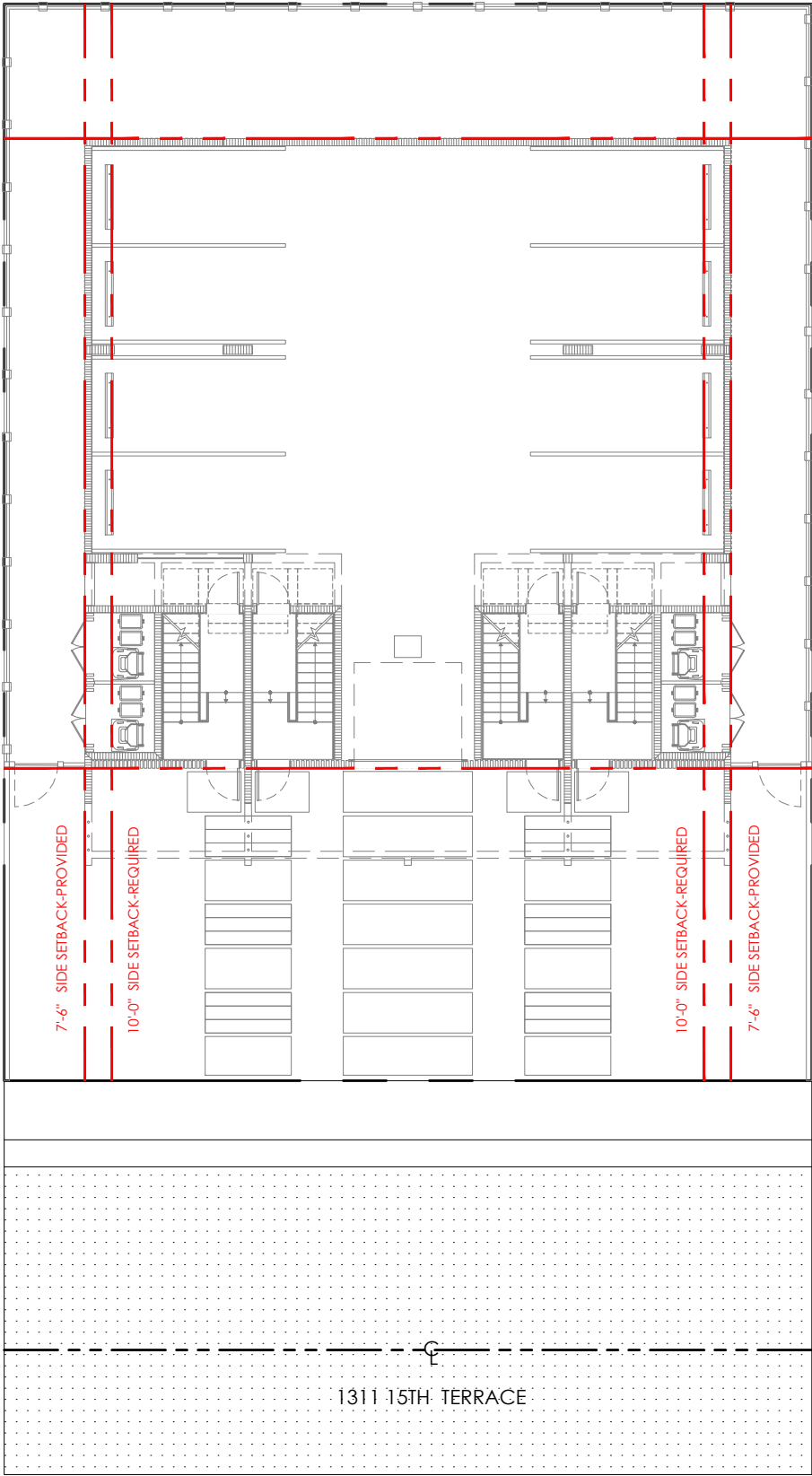
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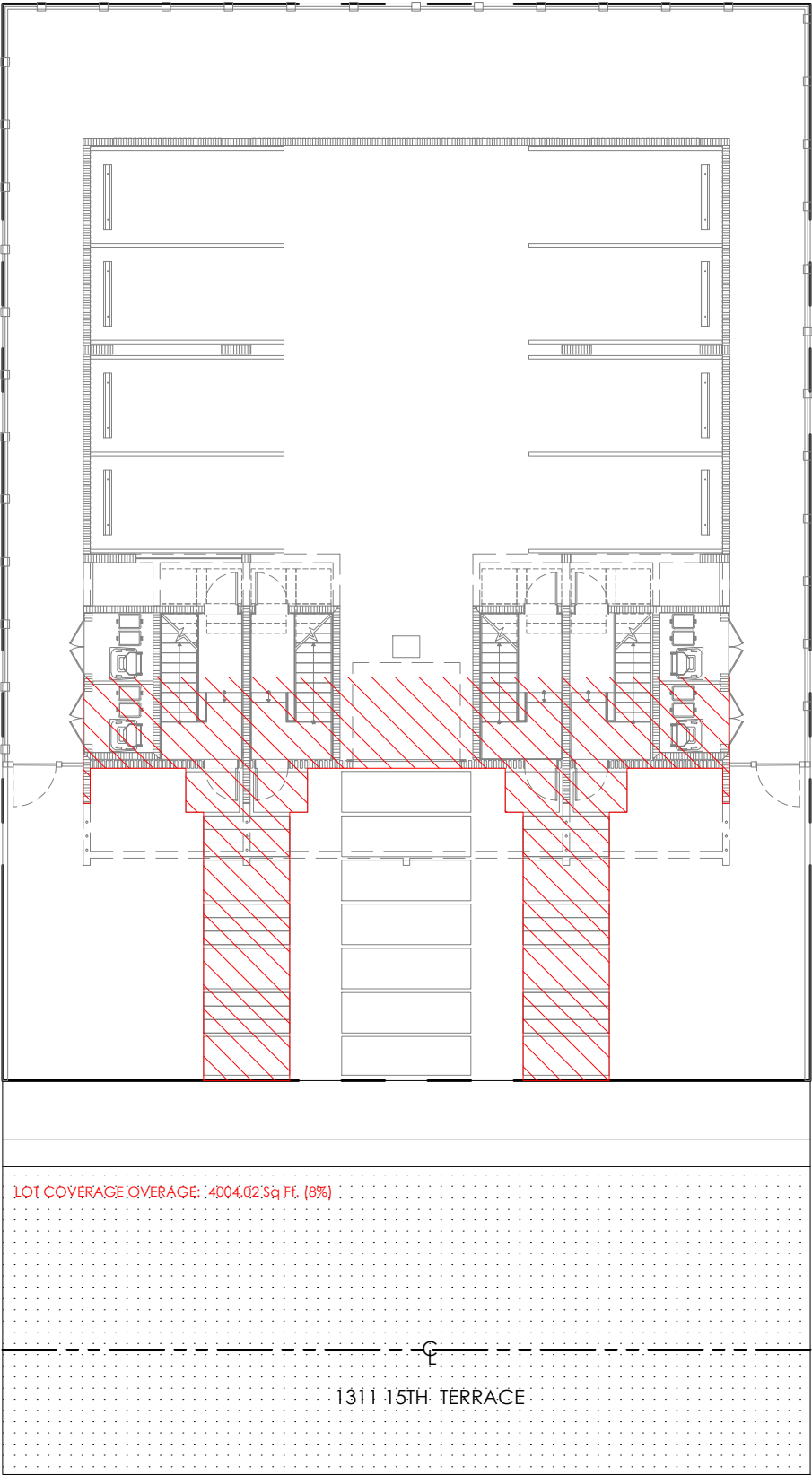
PROJECT NAME / ADDRESS:
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CONDO
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MIAMI BEACH FL 33139

DRAWING TITLE:
MATERIAL SHEET
PROJECT #: 17-M-05
DRB REVIEW

A0.1b
SHEET



2 SIDE SETBACK VARIANCE DIAGRAM
SCALE: 1/16" = 1'-0" SETBACK REDUCTION: - (2'-6")



1 COVERAGE WAIVER DIAGRAM
SCALE: 1/16" = 1'-0" AREA: 4004.02 Sq.Ft. (53%)
OVERAGE 629.02 Sq.Ft. (8%)

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JEREMIAH S. JOHANSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
**1311 15TH TERRACE
CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
VARIANCE / WAIVER DIAG.
PROJECT #:
17-M-05 DRB REVIEW

A0.13
SHEET

LEGEND

COVERAGE

GREEN SPACE

PERVIOUS CONCRETE

UNDER AC SQ. FT. PER UNIT	
UNIT A	2125.69
UNIT B	2076.99
UNIT C	2076.99
UNIT D	2125.69
TOTAL	8,405.36

**Plus avg 229 Sq. Ft. per unit of Balcony & Terraces.

F.A.R. SQ. FT. TOTAL		
GROUND LEVEL	523.33	6.98%
FIRST LEVEL	3426.88	45.69%
SECOND LEVEL	2961.39	39.49%
THIRD LEVEL/ROOF DECK	2411.07	32.15%
TOTAL	9,322.67	1.243%
MAX F.A.R. ALLOWED	9,375.00	1.25
F.A.R. PROVIDED	9,322.67	1.24
DIFFERENCE	-52.33	-0.01

GENERAL NOTES

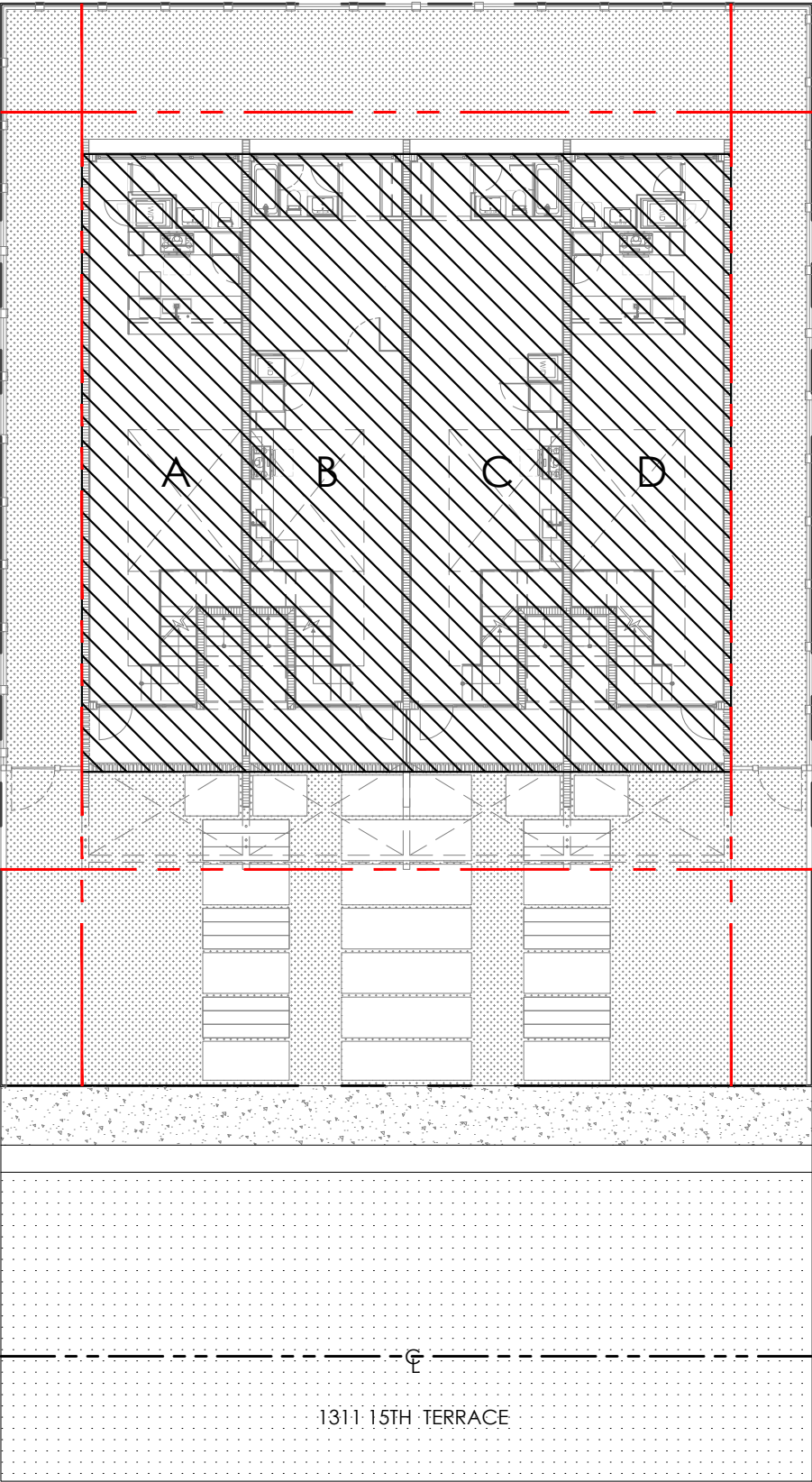
PERVIOUS CONCRETE IS TO BE USED FOR THE PARKING AREAS AND DRIVEWAYS IN ORDER TO PROVIDE FOR DRAINAGE. THEREFORE, THESE AREAS ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS.

PER THE CITY CODE SECTION 142-155(3)(e) "IMPERVIOUS PARKING AREAS AND IMPERVIOUS DRIVEWAYS SHALL ALSO BE INCLUDED IN THE LOT COVERAGE CALCULATIONS. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THE LOT COVERAGE REQUIREMENTS IN ACCORDANCE WITH THE DESIGN REVIEW OR CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE."

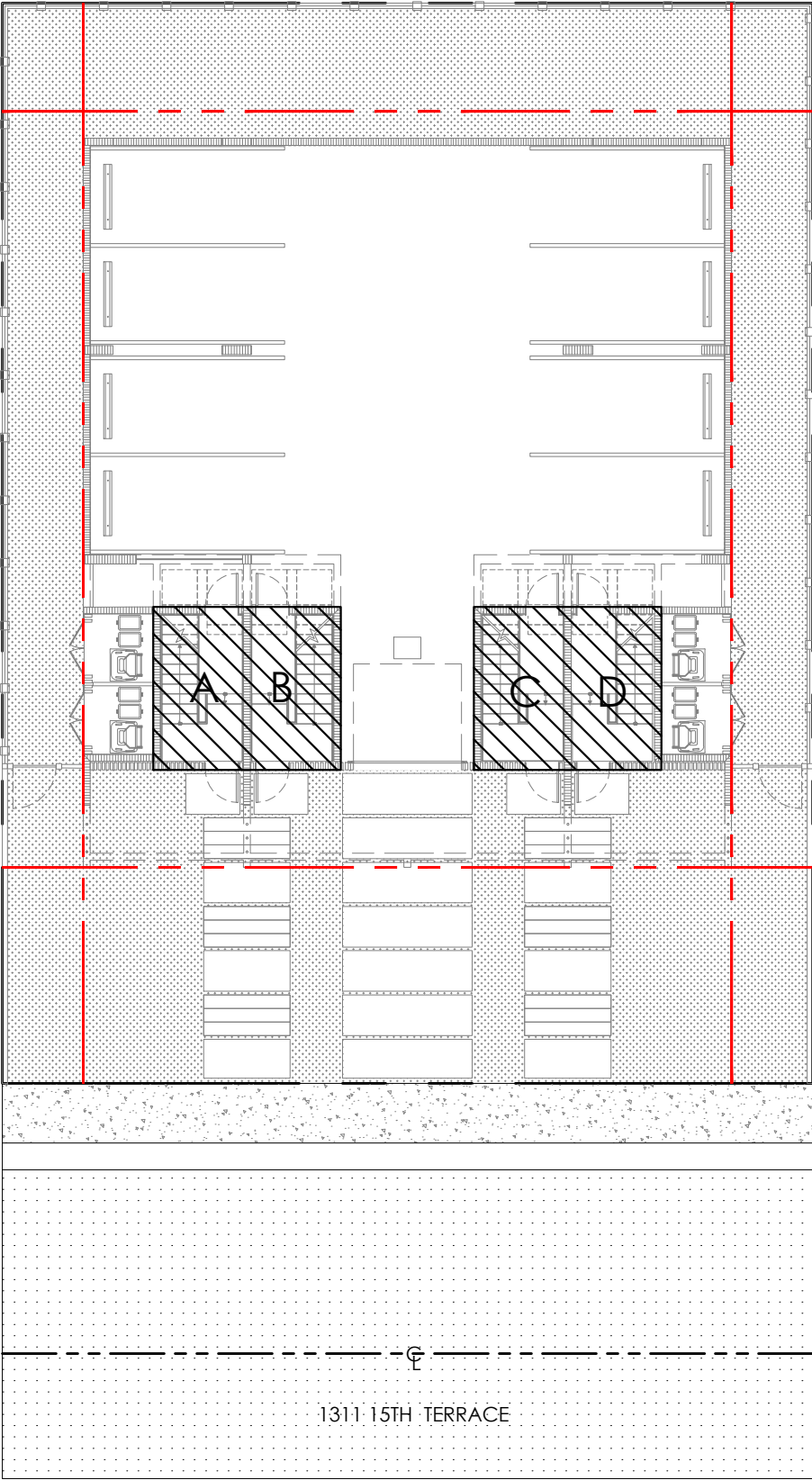
THE FRONT FACADE INCLUDES EXTERIOR PRIVATE BALCONIES AT THE FIRST LEVEL, WHICH EXTEND APPROXIMATELY 1'-0" INTO THE FRONT SETBACK. THE BALCONY PROJECTION IS NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS.

PER THE CITY CODE SECTION 114-1, LOT COVERAGE MEANS THE PERCENTAGE OF THE TOTAL AREA OF A LOT THAT, WHEN VIEWED DIRECTLY FROM ABOVE, WOULD BE COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES, OR PORTIONS THEREOF; PROVIDED, HOWEVER, THAT EXTERIOR UNENCLOSED PRIVATE BALCONIES, AND AWNINGS SHALL NOT BE INCLUDED IN DETERMINING THE BUILDING AREA.

PER THE CITY CODE 142-1132 (O)" THE FOLLOWING MAY PROJECT INTO A REQUIRED YARD FOR A DISTANCE NOT TO EXCEED 25 PERCENT OF THE REQUIRED YARD UP TO A MAXIMUM PROJECTION OF SIX FEET, UNLESS OTHERWISE NOTED. (1) BELT COURSES. (2) CHIMNEYS. (3) CORNICES. (4) EXTERIOR UNENCLOSED PRIVATE BALCONIES. (5) ORNAMENTAL FEATURES."



2 FIRST LEVEL
SCALE: 1/16" = 1'-0" AREA: 3,426.88 Sq.Ft. (45.69%)



1 GROUND LEVEL
SCALE: 1/16" = 1'-0" AREA: 523.33 Sq.Ft. (6.98%)

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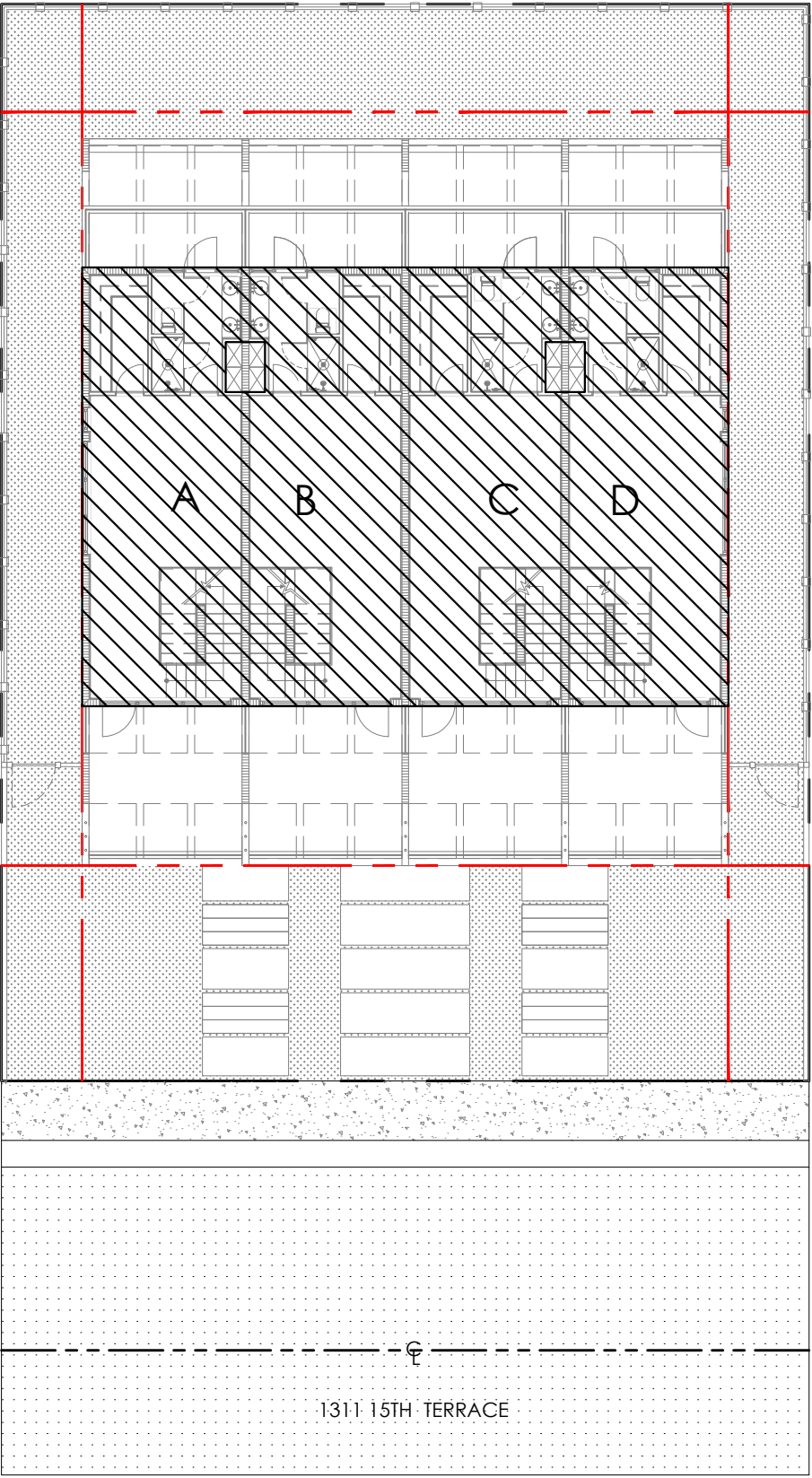
NO.	REVISIONS/SUBMISSIONS	DATE
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

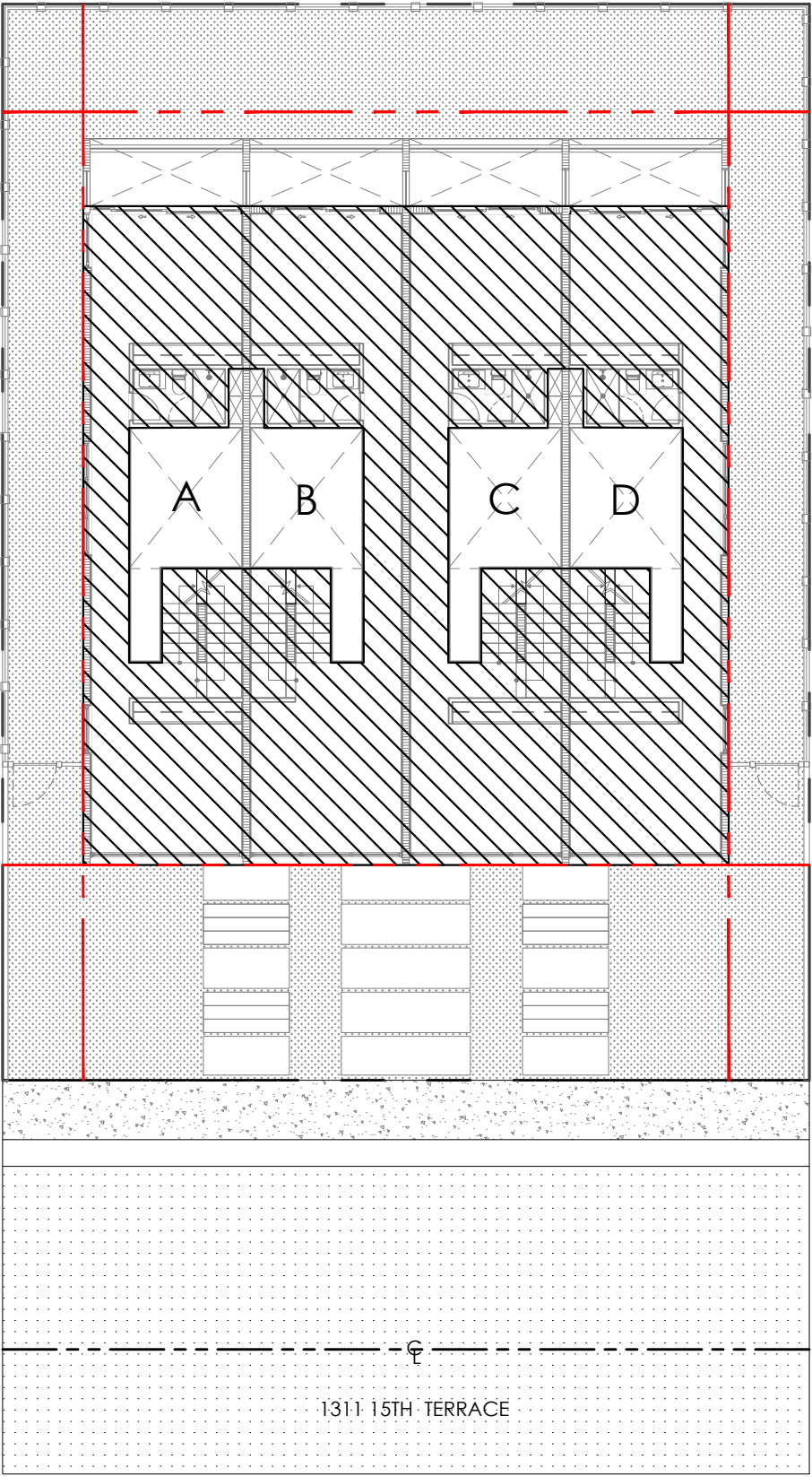
DRAWING TITLE:
F.A.R. DIAGRAMS
PROJECT #:
17-M-05 DRB REVIEW

A0.11
SHEET



2 THIRD LEVEL
SCALE: 1/16" = 1'-0"

AREA: 2,411.07 Sq.Ft. (32.15%)



1 SECOND LEVEL
SCALE: 1/16" = 1'-0"

AREA: 2,961.39 Sq.Ft. (39.49%)



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NO.	REVISIONS/SUBMISSIONS	DATE
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01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
ARB3030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
F.A.R. DIAGRAMS
PROJECT #:
17-M-05
DRB REVIEW

A0.12
SHEET



	02	FINAL SUB	02.10.20	
	01	1ST SUB	01.20.20	
	REVISIONS/SUBMISSIONS			DATE

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AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
RENDERING
PROJECT #:
17-M-05

DRB REVIEW

A0.1a
SHEET

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