

FINAL SUBMITTAL 06.21.22

DRB #22-0825 REV 01

NEW APARTMENT BUILDING AT:

1311 15TH TERRACE

MIAMI BEACH, FLORIDA 33139



ARCHITECT'S CONCEPT IMAGES FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION OR SHOP DRAWING PRODUCTION.

PROJECT TEAM

Architect	Landscaping Architect
ANTHONY LEON #0016752 3 DESIGN, INC. 3260 NW 7th St. MIAMI, FLORIDA 33125 Off: 305.438.9377 Fax: 305.438.9379 E-mail: 3dtony@3designonline.com	PATRICK K. HODGES #0000850 C. RIGHT STUDIOS 1810 E. TERRA MAR DRIVE. POMPAN0 BEACH, FL. 33062 Off: 954.591.6864 E-mail: corey@crightstudios.com

GENERAL NOTES

- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF 3DESIGN, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
- ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE NATIONAL ELECTRIC CODE AND F.B.C.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING THE WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION. DO NOT SCALE THE DRAWINGS. REFER TO FIGURED DIMENSIONS.
- THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION, FINISHING, AND OCCUPANCY OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE F.B.C., LATEST EDITION.
- ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC.) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM SUCH LACK OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
- PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL SITE VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE ANY ADDITIONAL COSTS TO THE BID.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ONSITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- IT IS THE INTENT OF 3DESIGN, INC. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT / ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
- 3DESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
- ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL JOINTS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET 3DESIGN, INC.'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REDONE AT THE G.C.'S EXPENSE.
- THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
- ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORSEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.
- THE GENERAL CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR PAINT SELECTIONS FOR OWNER'S APPROVAL.
- ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TRUSSES, STORM SHUTTERS, REINFORCING STEEL, WINDOWS, DOORS, CAST CONCRETE, ORNAMENTAL IRON, STEEL CONNECTORS, ORNAMENTAL WOOD, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE A TELEPHONE AND TELEPHONE LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

FOLIO NUMBER

02-3233-016-0050

LEGAL DESCRIPTION

ALTON BEACH BAY FRONT RE-SUB
PB 16-1, LOT 8 & E½ LOT 9 BLK 67 A
LOT SIZE 75 X 100
OR 17892-3688 1097 4
COC 22840-4139 11 2004 1

SITE PLAN INFORMATION:

ZONING LAND USE:..... RM-1
FLOOD ZONE:..... "AE"
BASE FLOOD ELEVATION:..... 8'
FLOOR FINISH ELEVATION:..... +7.08' N.G.V.D.

GOVERNING CODES:

FLORIDA BUILDING CODE 2020 7th EDITION - BUILDING
FLORIDA FIRE PREVENTION CODE 2020 7th EDITION
CITY OF MIAMI ZONING CODE MIAMI 21 - LATEST EDITION

SCOPE OF WORK:

DEMOLITION

REMOVE PRE-EXISTING CMU AND STUCCO TWO STORY HOUSE

SITE WORK

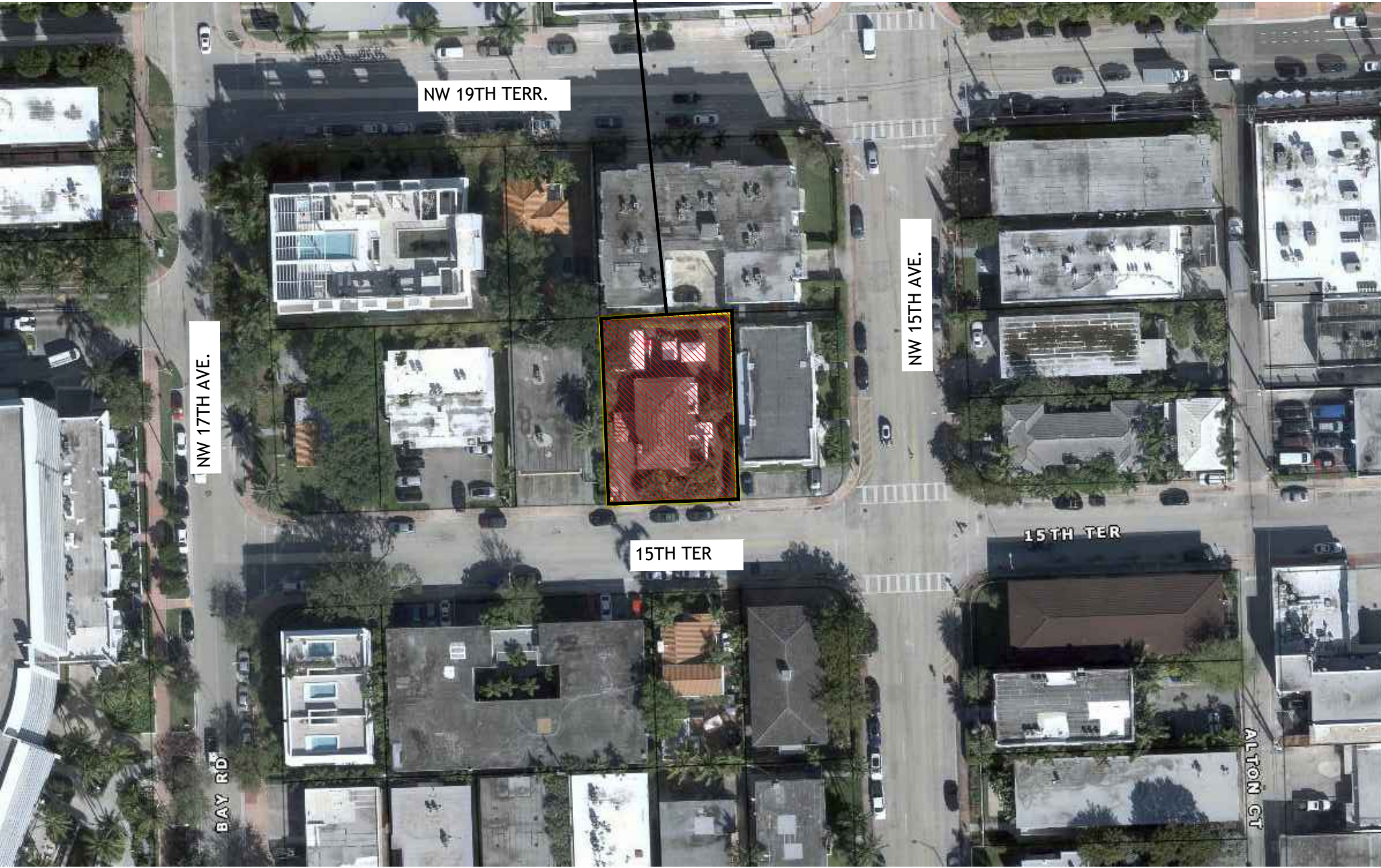
REMOVAL AND REPLACEMENT EXISTING LANDSCAPING AS INDICATED IN THE DRAWINGS.

DESIGN VARIANCES & WAIVER

- A VARIANCE TO REDUCE THE MINIMUM REQUIRED PARKING SPACE.
- A VARIANCE TO REDUCE THE MINIMUM REQUIRED BACKUP SPACE
- A WAIVER FOR PERMEABLE PAVERS NOT COUNTING TOWARDS LOT COVERAGE.

CLASSIFICATION OF WORK:

NEW 5-STORY MULTI-FAMILY BUILDING



INDEX OF DRAWINGS:

ARCHITECTURAL

- A-0.0 COVER SHEET & INDEX
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- A-1.0 DATA & SITE PLAN
- A-1.1 LOT COVERAGE - UNIT SIZE & F.A.R DRAWINGS
- A-2.0 2nd & 3RD FLOOR PLAN PROPOSED
- A-2.1 4th & ROOF|POOL DECK PLAN PROPOSED
- A-3.0 SECTIONS
- A-3.1 SECTIONS
- A-3.2 SECTIONS
- A-4.0 NORTH ELEVATION
- A-4.1 EAST ELEVATION
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- A-4.3 WEST ELEVATION
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- A-6.0 MATERIAL PROPOSED

LANSCAPING

- L-1 TREE DISPOSITION PLAN
- L-2 GROUND MATERIALS PLAN
- L-3 CANOPY PLAN GROUND LEVEL
- L-3A CANOPY PLAN GROUND LEVEL
- L-4 PLANT IMAGE BOARD GROUND LEVEL
- L-5 SITE RENDERING FRONT VIEW EAST
- L-6 REAR VIEW NEAST
- L-7 PLANTING PLAN & IMAGERY ROOF LEVEL
- L-7A PLANTING PLAN LEVEL 2,3,4 & ROOF
- L-8 ROOF LEVEL
- L-9 LIGHTING LEVEL GROUND LEVEL
- L-10 LIGHTING PLAN ROOF LEVEL

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
#0016752

3DESIGN
ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 I F: 305.438.9379

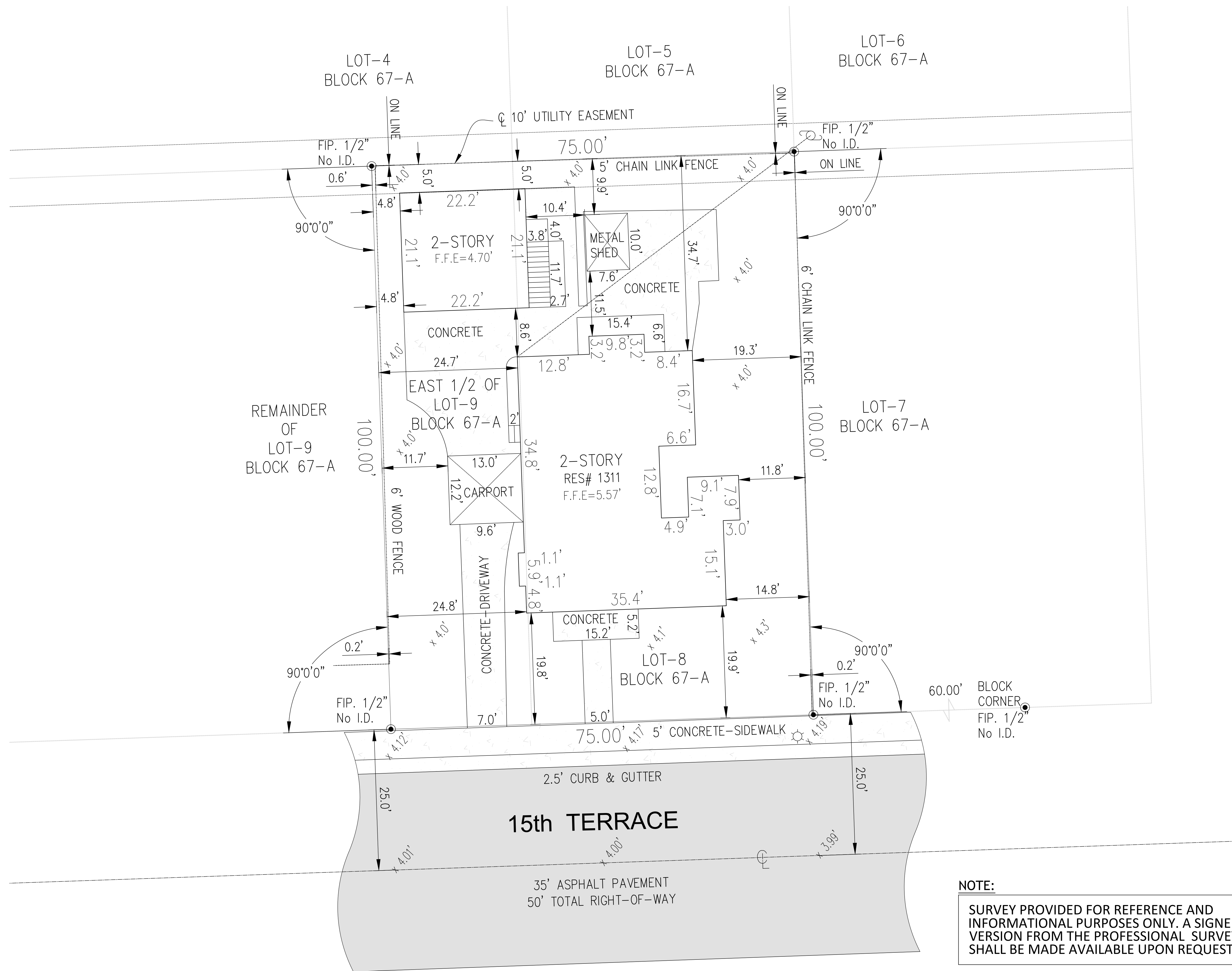
SEAL

MULTI-FAMILY UNITS
1311 15th TER
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-0.0

COVER SHEET



 **SURVEY**
SCALE: $\frac{1}{8}$ " = 1'-0"

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0006/62

3 DESIGN
ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33126
P: 305.438.9377 | F: 305.438.9379

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MULTI-FAMILY UNITS
1311 15th TER
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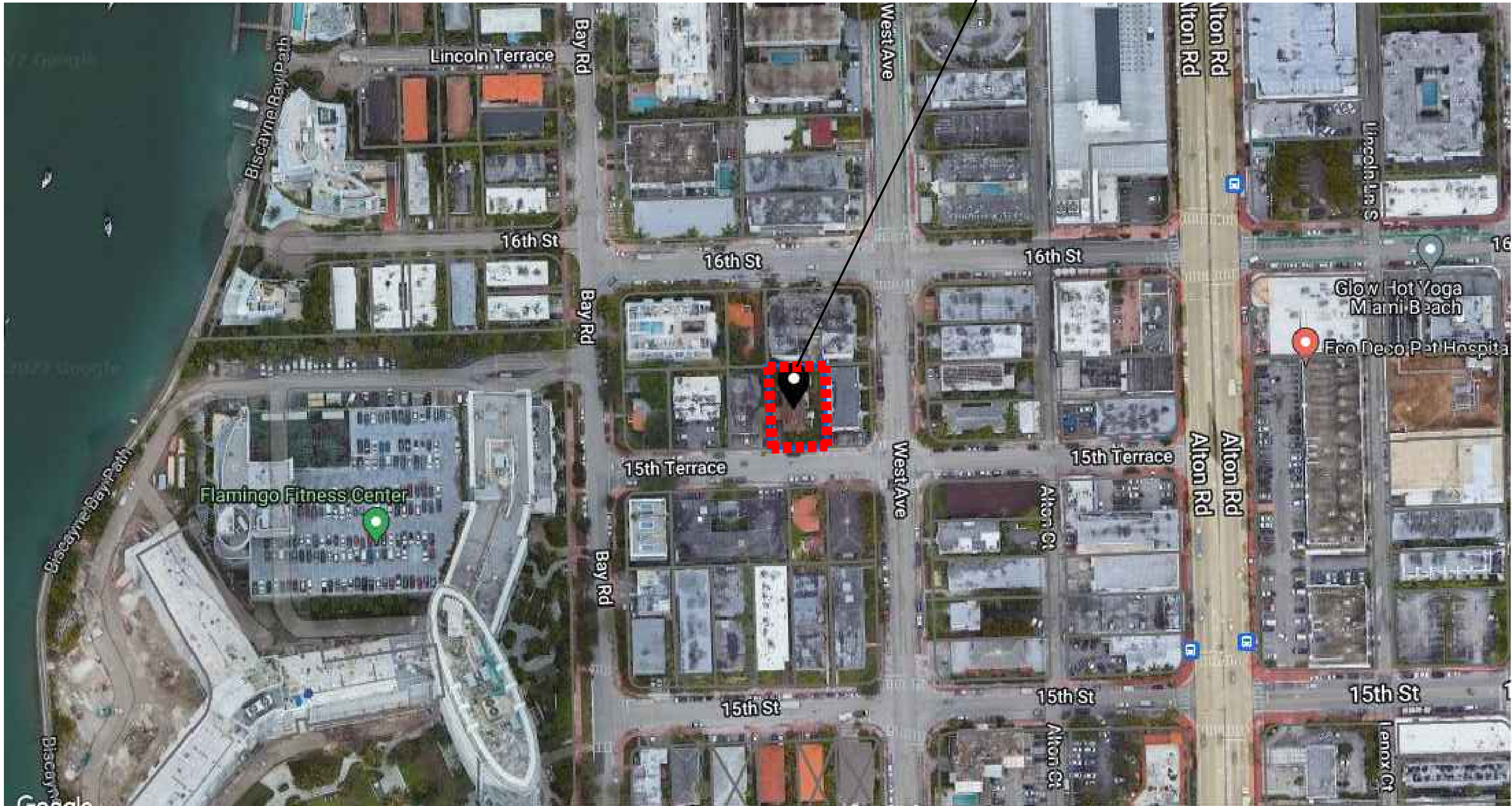
A-0.1

REFERENCE SURVEY



SUBJECT PROPERTY
1311 15 TERRACE

↑
NECINITY MAP
SCALE N.T.S



SUBJECT PROPERTY
1311 15 TERRACE

↑
LOCATION
SCALE N.T.S

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016/162

3
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ARCHITECTURE

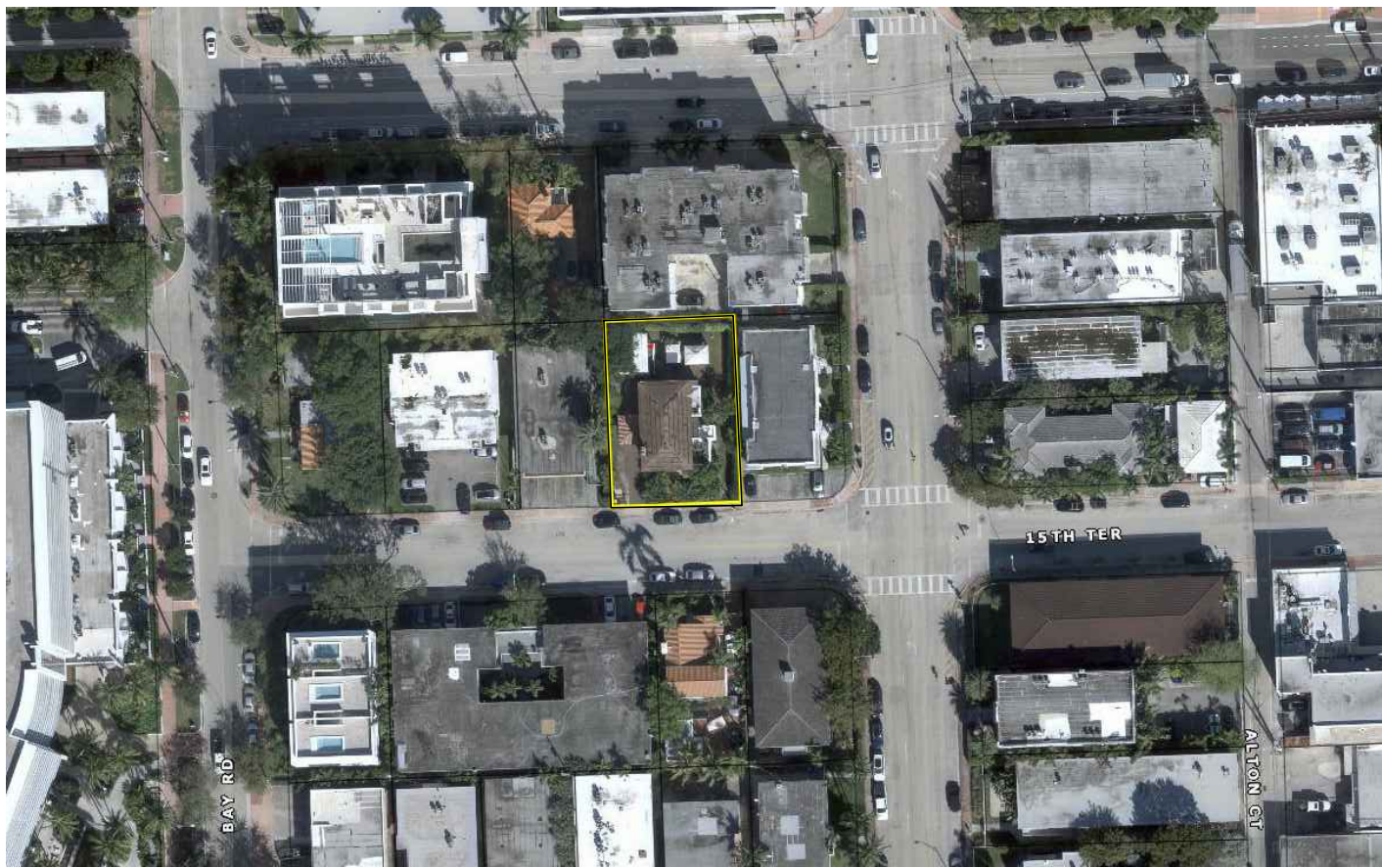
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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A-0.2
LOCATION



 **LOCATION**
SCALE N.T.S



STREET VIEW 15 TER
SCALE N.T.S



STREET VIEW 15 TER
SCALE N.T.S



DRIVEWAY EXISTING
SCALE N.T.S



SIDEYARD EXISTING
SCALE N.T.S



BUILDING EXISTING
SCALE N.T.S



BUILDING EXISTING
SCALE N.T.S



BUILDING EXISTING
SCALE N.T.S



REAR YARD EXISTING
SCALE N.T.S



LIVING EXISTING
SCALE N.T.S



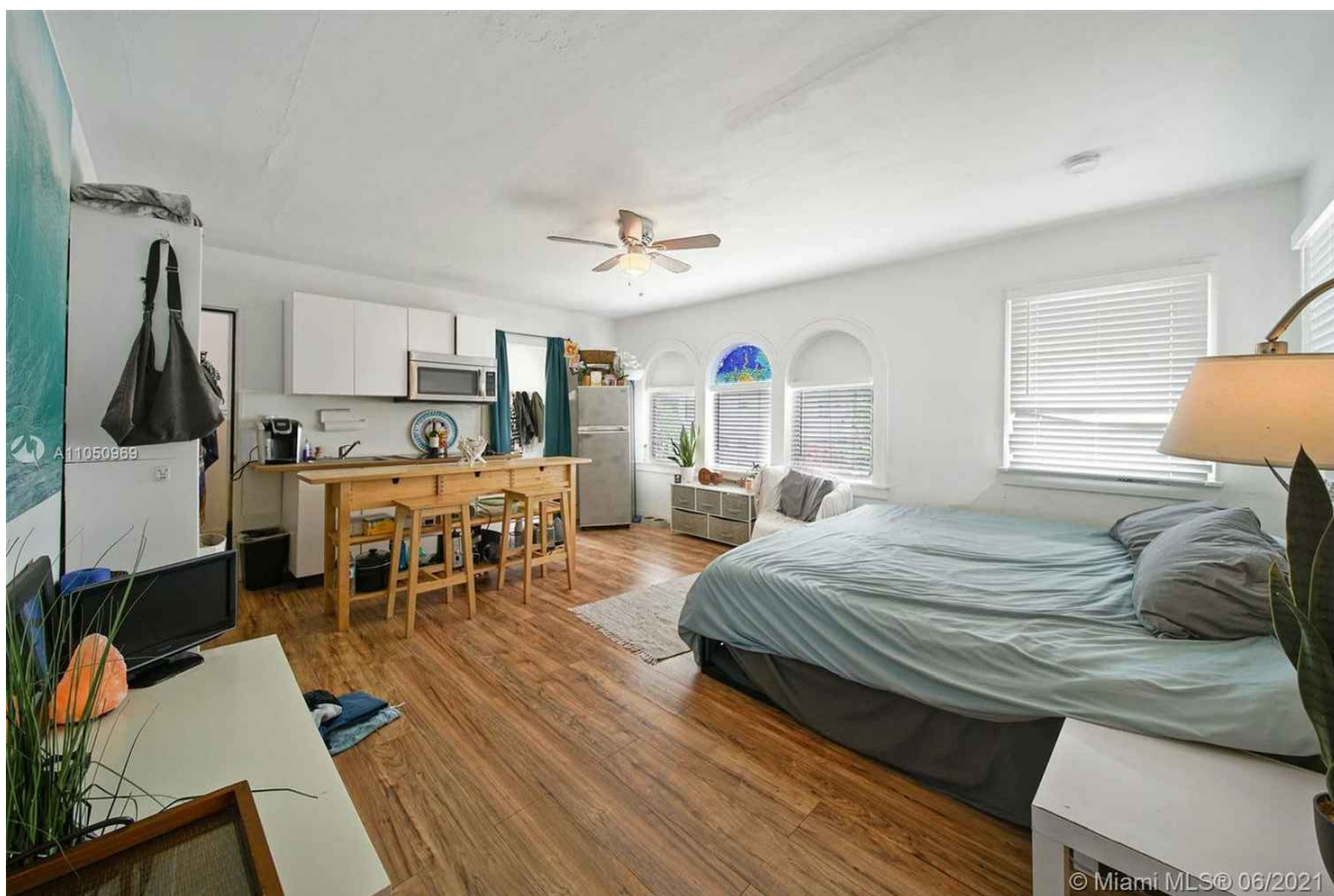
LIVING EXISTING
SCALE N.T.S



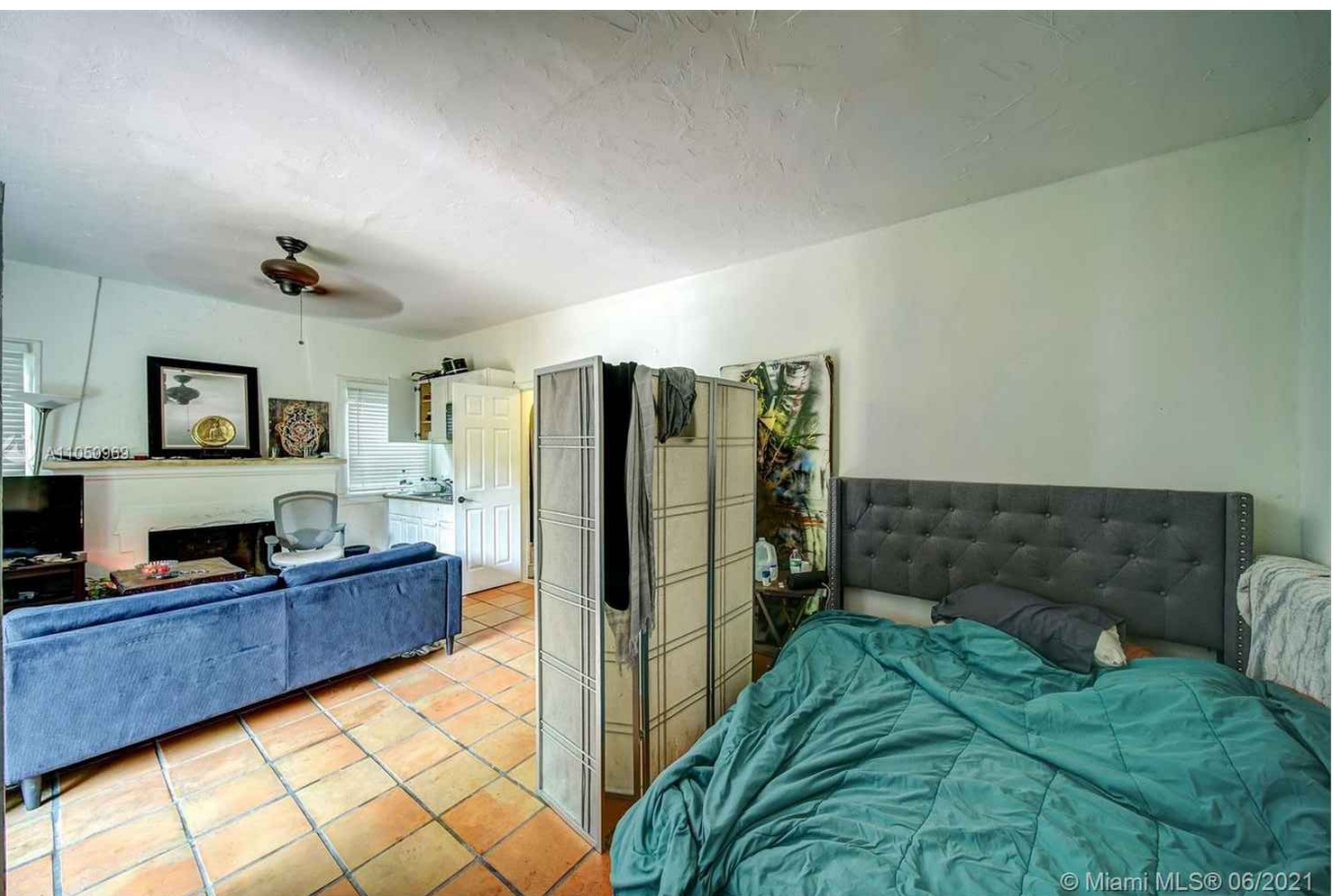
STUDIO EXISTING
SCALE N.T.S



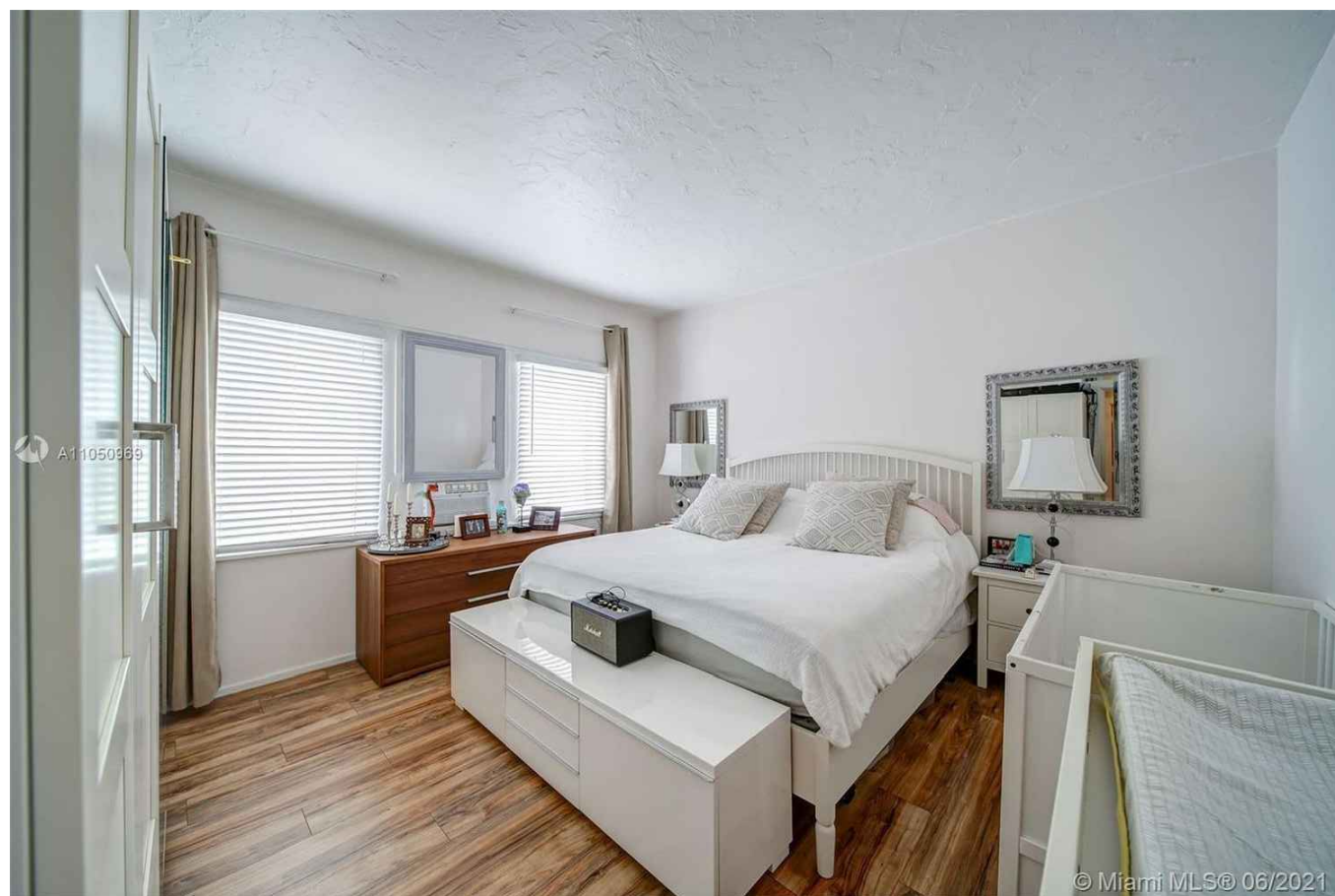
BATHROOM & BEDROOM EXISTING
SCALE N.T.S



STUDIO EXISTING
SCALE N.T.S



STUDIO EXISTING
SCALE N.T.S



BEDROOM EXISTING
SCALE N.T.S

DRAWN BY:
ANTHONY LEON
0016162

AA0003569
3
DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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A-0.3

BUILDING EXISTING

GENERAL DEMOLITION NOTES:

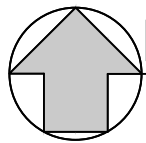
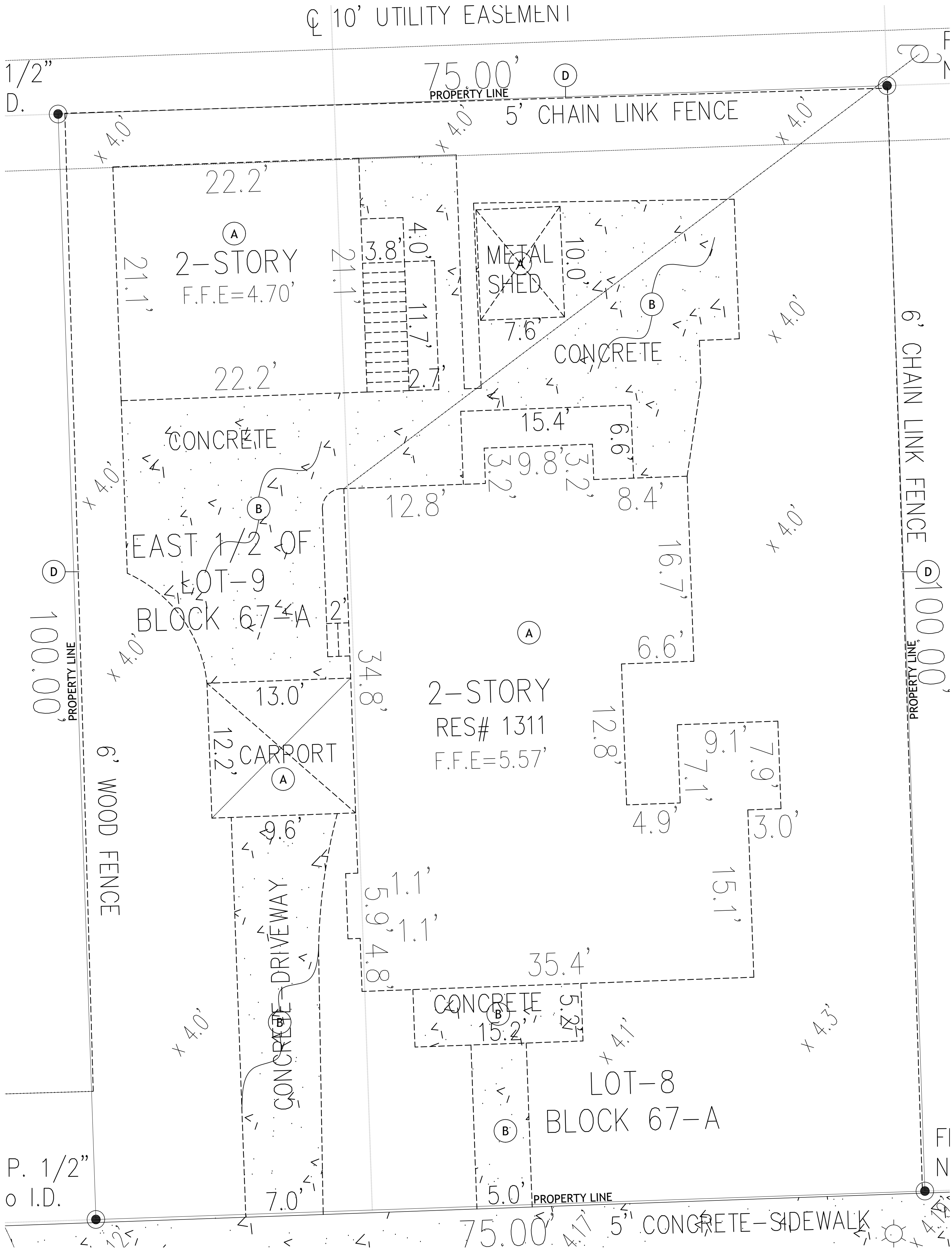
- 1) SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
- 2) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- 3) CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- 4) REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
- 5) ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
- 6) REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNUSABLE DEBRIS DAILY.
- 7) SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
- 8) VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
- 9) VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/ EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE.
- 10) DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED.
- 11) EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS; INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS.
- 12) COORDINATE CONSTRUCTION SITE ACCESS AND HOURS OF WORKING WITH THE OWNER.
- 13) AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING OUT AND LOCKING OUT ALL AFFECTED CIRCUITS PRIOR TO DEMOLITION WORK BEGINNING.
- 14) CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
- 15.) DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH:
 - A. STRUCTURAL CONTAINMENT, OR
 - B. WET DUST SUPPRESSION

DEMOLITION - SCOPE OF WORK KEY

- (A) DEMOLITION ALL EXISTING BUILDING
- (B) DEMOLITION ALL DRIVEWAYS & PAVERS
- (C) RELOCATED EXISTING LANDSCAPING (SEE LANDSCAPING PLAN)
- (D) REMOVE ALL PERIMETER WOOD AND METAL FENCE

DEMOLITION LEGEND

- DEMOLITION
- WALL TO REMAIN



DEMOLITION PLAN
SCALE 3/16" = 1'-0"

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016162

3
DESIGN
ARCHITECTURE

3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

MULTI-FAMILY UNITS
1311 15th TER
MIAMI BEACH, FL 33139

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A-0.3

DEMOLITION PLAN



LOCATION
SCALE N.T.S.



1320 TER
SCALE N.T.S.



1530 WEST AVE
SCALE N.T.S.



1312 15 TER
SCALE N.T.S.



1325 15 TER
SCALE N.T.S.



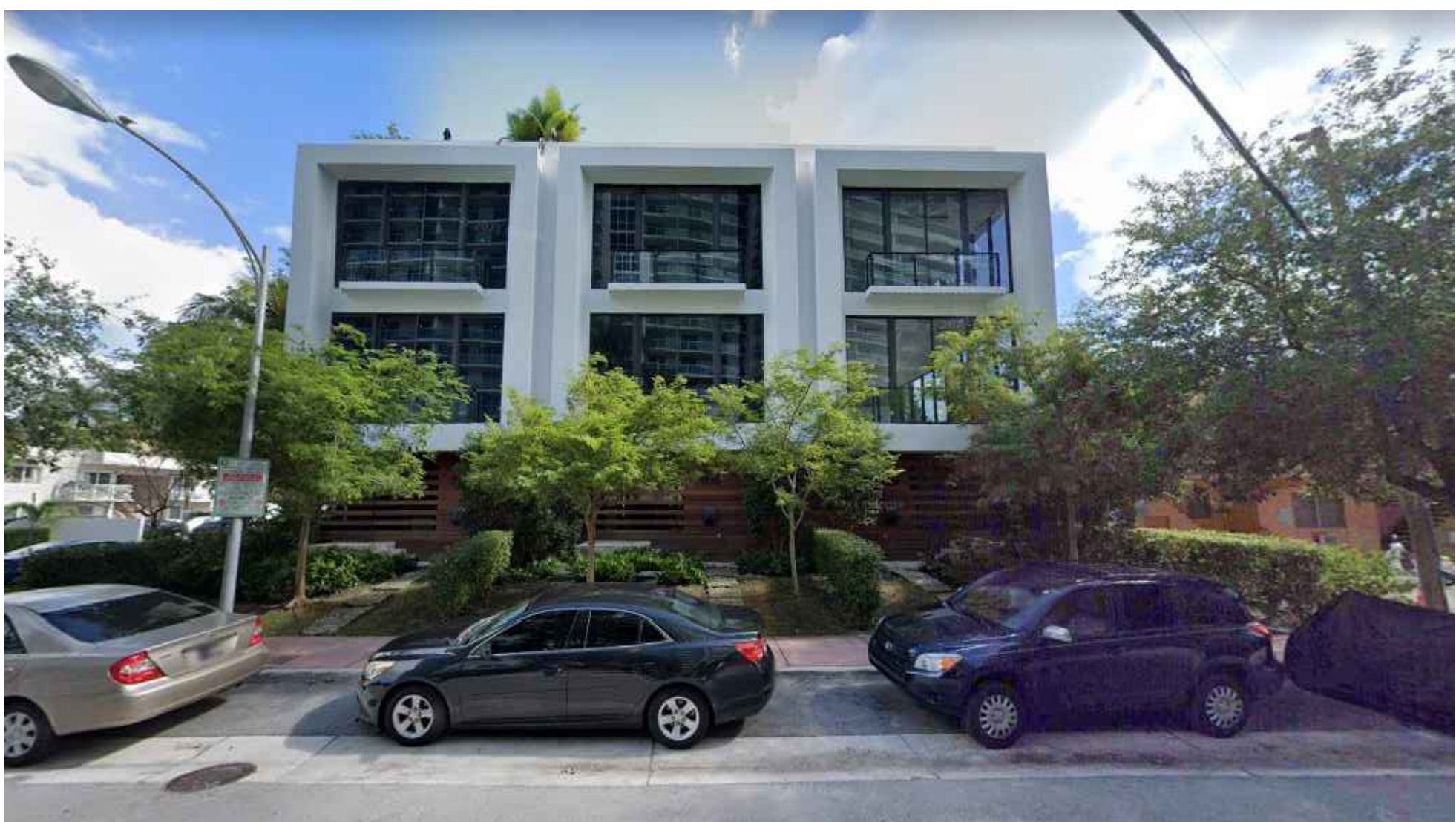
1341 15 TER
SCALE N.T.S.



1320 15 TER
SCALE N.T.S.



1335 15 TER
SCALE N.T.S.



15 BAY RD
SCALE N.T.S.

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016162

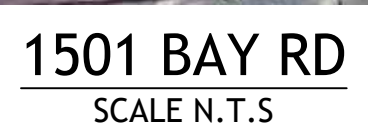
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DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

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A-0.5
CONTEXT PICTURES



REVISIONS:

3
DESIGN
ARCHITECTURE
3260 NW 7TH ST. Miami

P: 305.438.9377 | F: 305.438.9379

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A-0.6

CONTEXT PICTURES



LOCATION MAP / AERIAL VIEW
SCALE N.T.S

MIAMI BEACH

PLANNING DEPARTMENT 1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBeachFL.GOV
305.673.7550

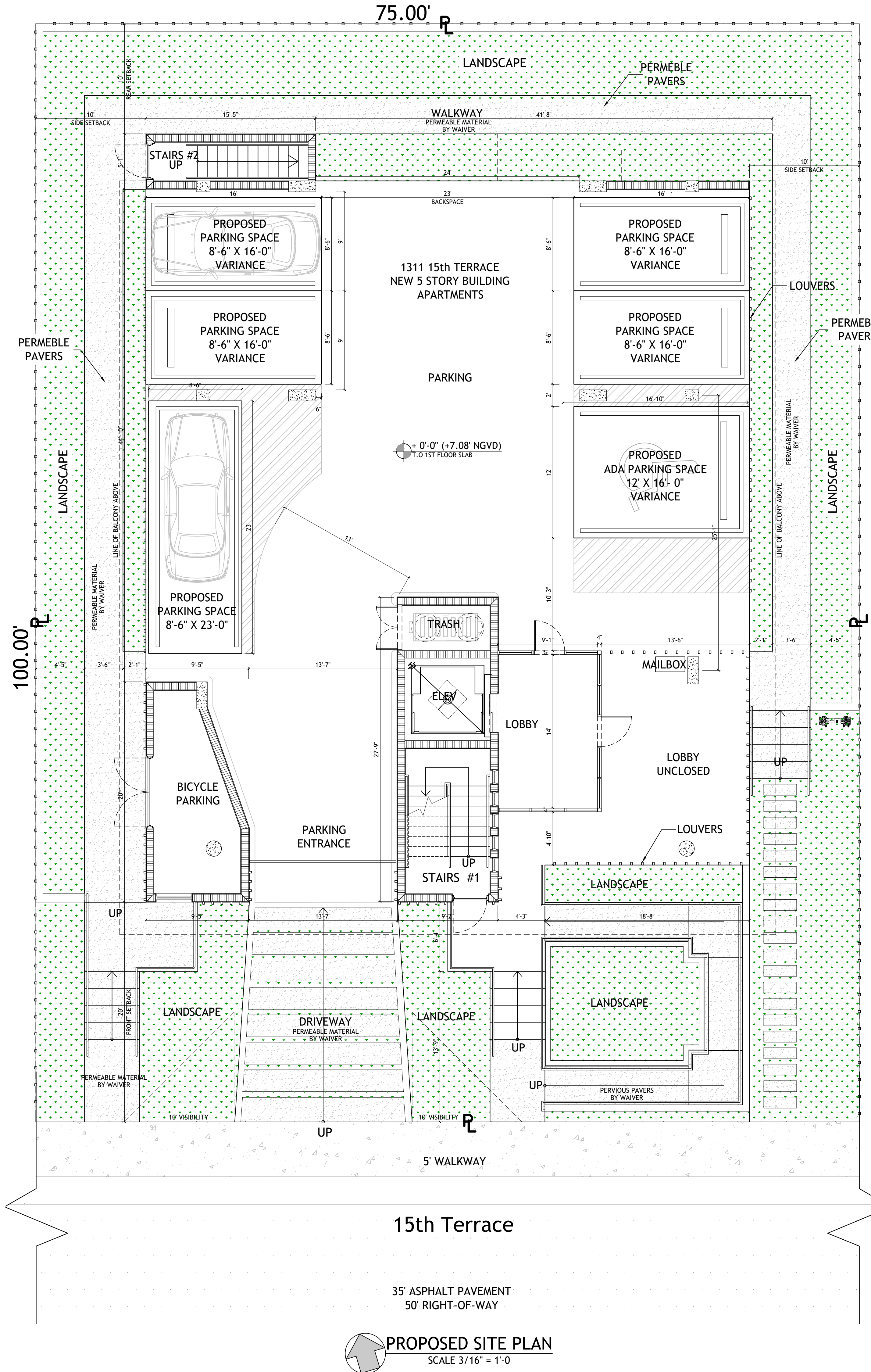
ITEM #	PROJECT INFORMATION				
1	ADDRESS:	1311 15 TER, MIAMI BEACH, FL 33139			
2	FOLIO NUMBER:	02-3233-016-0050			
3	BOARD AND FILE NUMBER:				
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RM-1	
5	BASE FLOOD ELEVATION:	8'	GRADE VALUE IN NGVD:	4.17' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.62' NGVD	FREE BOARD:	1'	
7	LOT AREA:	7,500 SQ FT			
8	LOT WIDTH:	75'	LOT DEPTH:	100'	
9	MINIMUM UNIT SIZE:	550 SQ FT	AVERAGE UNIT SIZE:	1300 SQ FT	
9	EXISTING USE:	30 - MULTI-FAMILY, LOW-DENSITY	PROPOSE USE: 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS. SEC 142-152 (3)		
ZONING INFORMATION/ CALCULATIONS		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
10	MAX LOT COVERAGE FT 45 %:	3,375 SF (45%)		3,205.73 S.F. (42.74%)	
11	HEIGHT	55'	+25-0'	+52.7'	
12	# OF STORIES		2 STORIES	5 STORIES	
13	FAR	(1.25) 9,375 SQ FT	N/A	9,162.33 SQ FT	
14	GROSS SQUARE FOOTAGE		3,216 SQ FT	17,897.46 SQ FT	
15	SQUARE FOOTAGE BY USE	N/A	N/A	-----	
16	# OF UNITS RESIDENTIAL	LOW DENSITY	7	6	
17	# OF UNITS HOTEL	N/A			
18	# OF SEATS	N/A			
19	OCCUPANCY LOAD			R-1	
20					
SETBACKS		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
SUBTERRANEAN					
21	FRONT SETBACK	20 FT		N/A	
22	SIDE SETBACK	10 FT		N/A	
23	SIDE SETBACK	10 FT		N/A	
24	SITE SETBACK FACING STREET	10 FT		N/A	
25	REAR SETBACK	10% = 10%		N/A	
AT GRADE PARKING					
27	FRONT SETBACK	20 FT		20.00'	
28	SIDE SETBACK	10 FT		10.00'	
29	SIDE SETBACK	10 FT		10.00'	
30	SITE SETBACK FACING STREET	10 FT or 8%			
31	REAR SETBACK	10%=10 ft		10.00'	
PEDESTAL					
32	FRONT SETBACK	20 FT		20.00'	
33	SIDE SETBACK	10 FT		10.00'	
34	SIDE SETBACK	10 FT		10.00'	
35	SITE SETBACK FACING STREET	N/A		N/A	
36	REAR SETBACK	10 FT		10.00'	
TOWER					
37	FRONT SETBACK	20 FT		20'	
38	SIDE SETBACK	25%		14.62'	
PARKING		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
39	PARKING DISTRICT	1	1	1	
40	# OF PARKING SPACES:	6	5	5 + ADA	
41	# OF PARKING SPACES PER USE:	N/A	N/A	N/A	
42	(PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)				
43	# OF PARKING SPACES PER LEVEL:				
44	PARKING SPACE DIMENSION:	N/A	N/A	N/A	
45	PARKING SPACE CONFIG.:	N/A		N/A	
46	ADA SPACES:	1		1	VARIANCE
47	TANDEM SPACES:	0		0	
48	DRIVE AISLE WIDTH:	0		23'-0" Two way traffic	
49	VALET DROP OFF AND PICK UP	NONE	NONE	NONE	
50	LOADING ZONE AND TRASH			ENCLOSED: 4'-2" x 8'-8"	
51	COLLECTION AREAS				
52	RACKS	0	0	0	

WALL LEGEND (PLAN)

NEW CONCRETE WALL

NEW STUD PARTITION WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)



DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016152

3DESIGN
ARCHITECTURE
3260 NW 7TH ST, Miami, FL 33125
P: 305.438.9377 I F: 305.438.9379

SEAL

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A-1.0
DATA-SITE PLAN

LOT COVERAGE

OPEN SPACE AREA

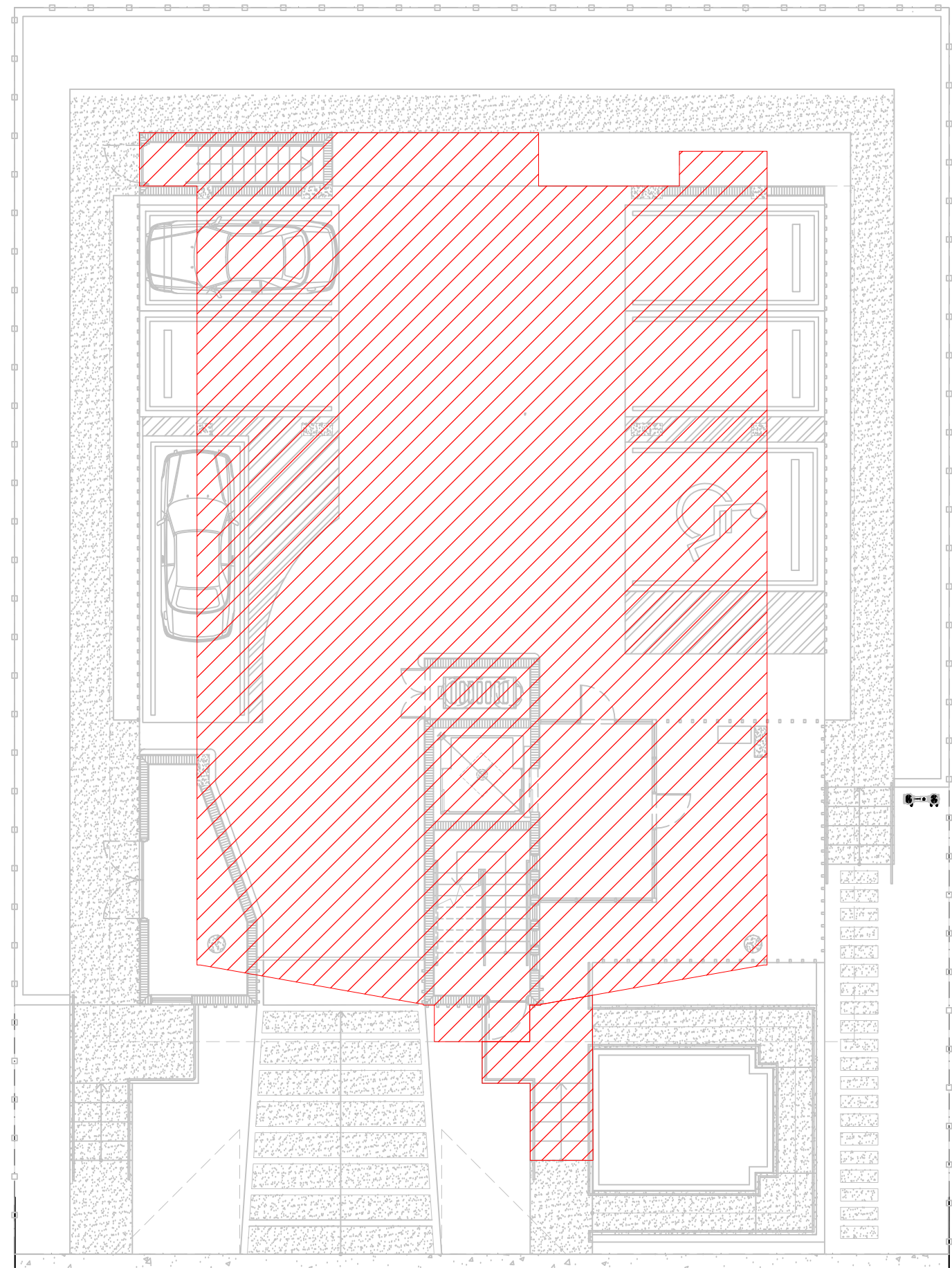
GREENSPACE AREA

F.A.R

PERMEABLE AREA PROPOSED

FLOOR AREA RATIO:

FAR ALLOWED RM-1:	1.25 X 7,500 SF = 9,375 SF
FAR PROVIDED:	
UNITS	1,310 SF X 6 = 7,860 SF
STAIRS, ELEVATOR AND HALLWAYS:	1,515 SF
TOTAL	9,375 SF

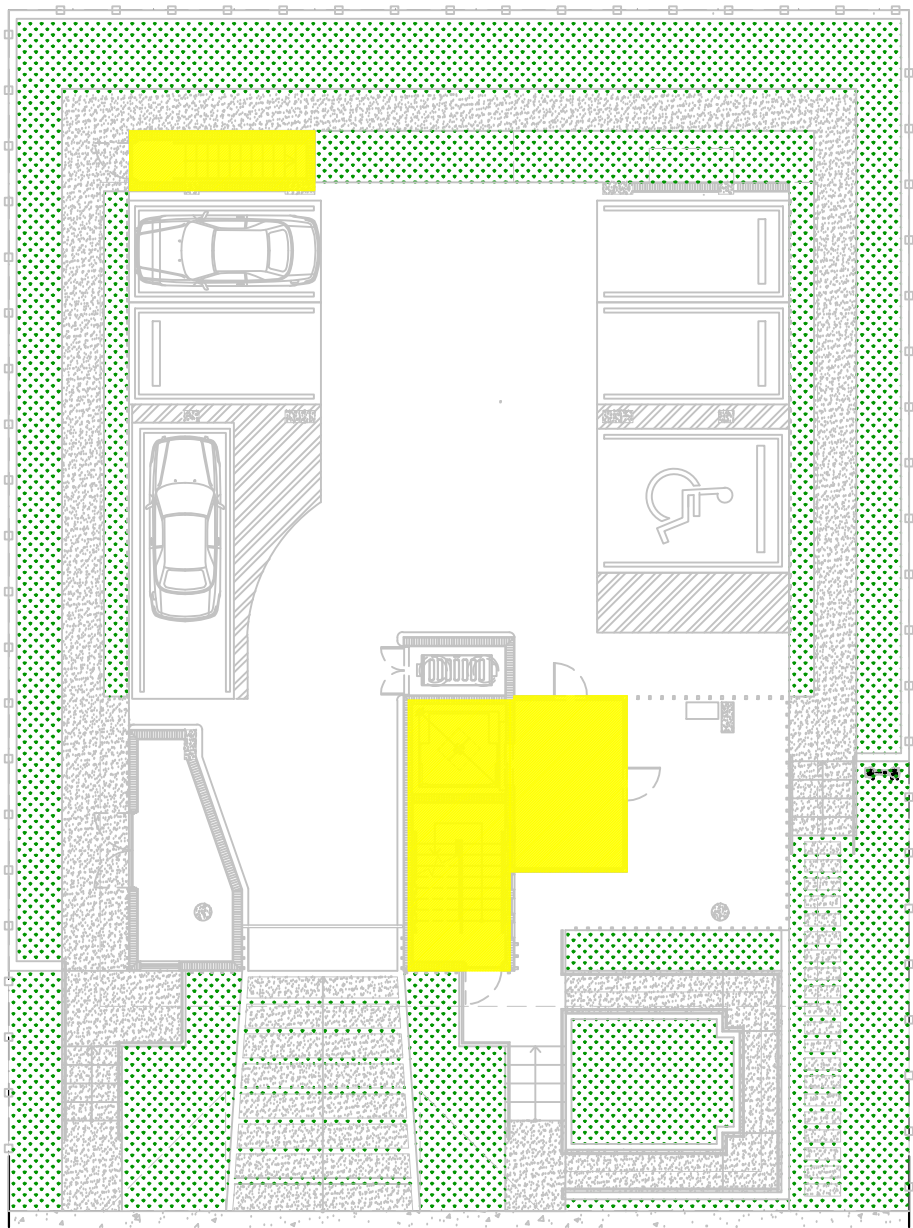


LOT COVERAGE: SCALE: 3/32" - 1'-0"

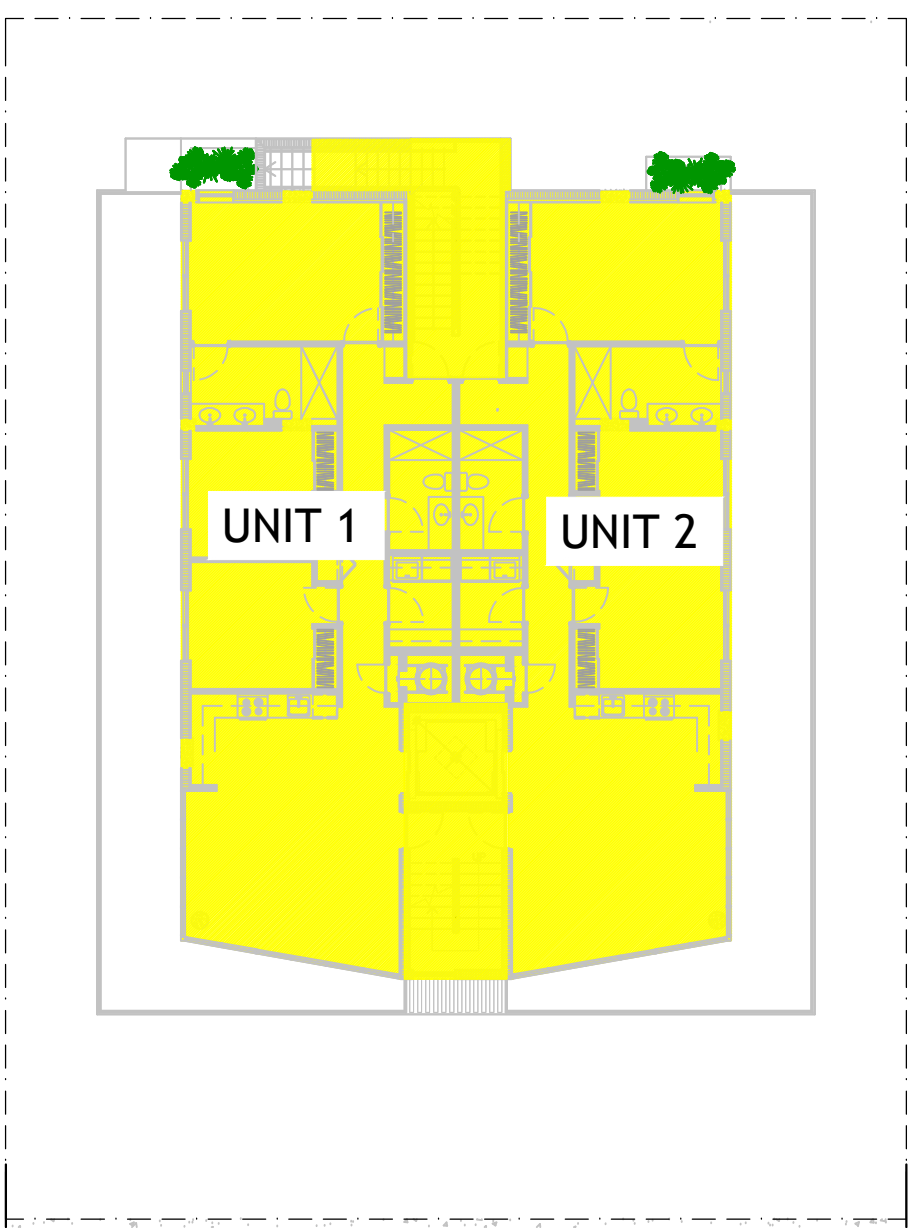
ZONING DISTRICT: RM-1

LOT AREA:	7,500 SF (75'x100')
MAX. LOT COVERAGE 45%:	3,375 SF
LOT COVERAGE PROPOSED 42.74%:	3,205.73 SF

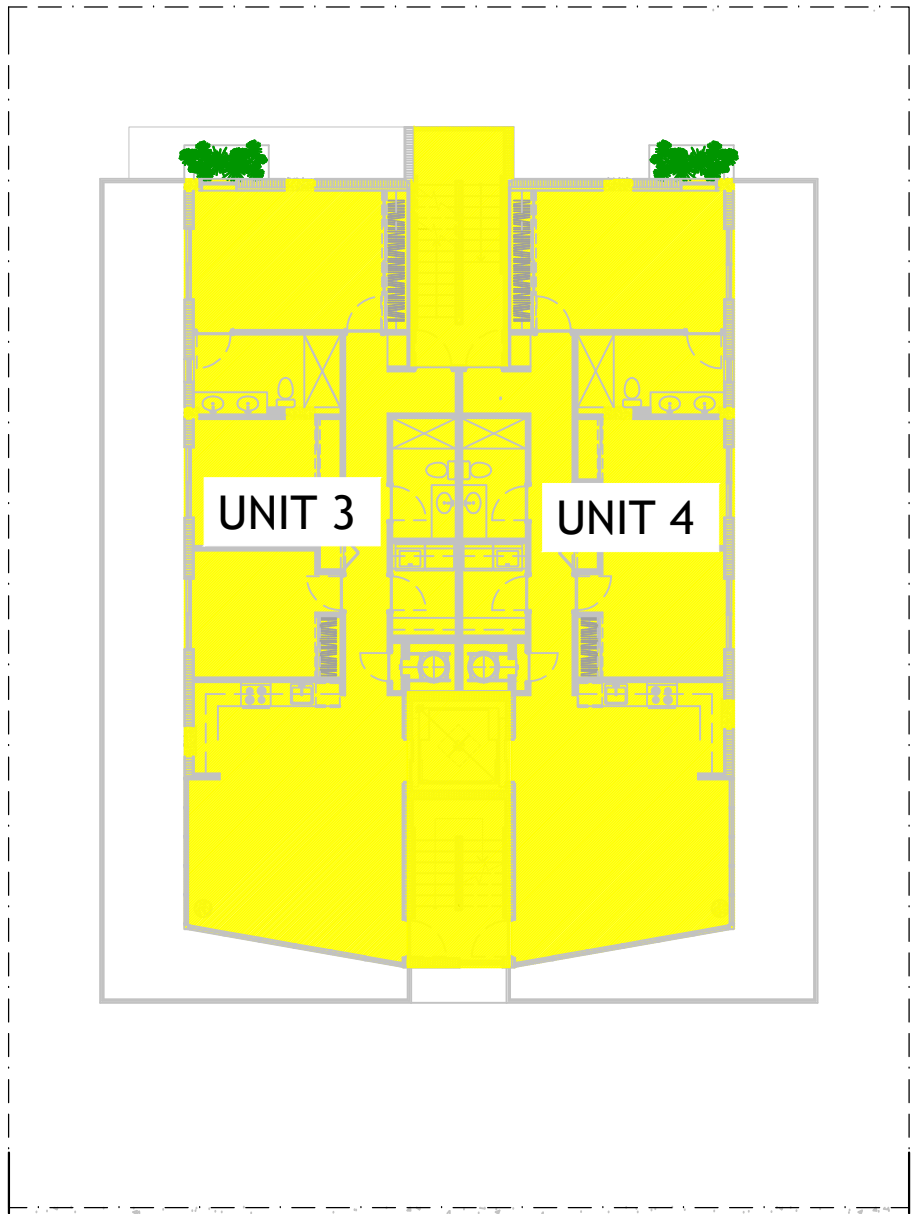
RAMP, DRIVEWAYS, WALKWAYS WILL BE PERMEABLE BY WAIVER.



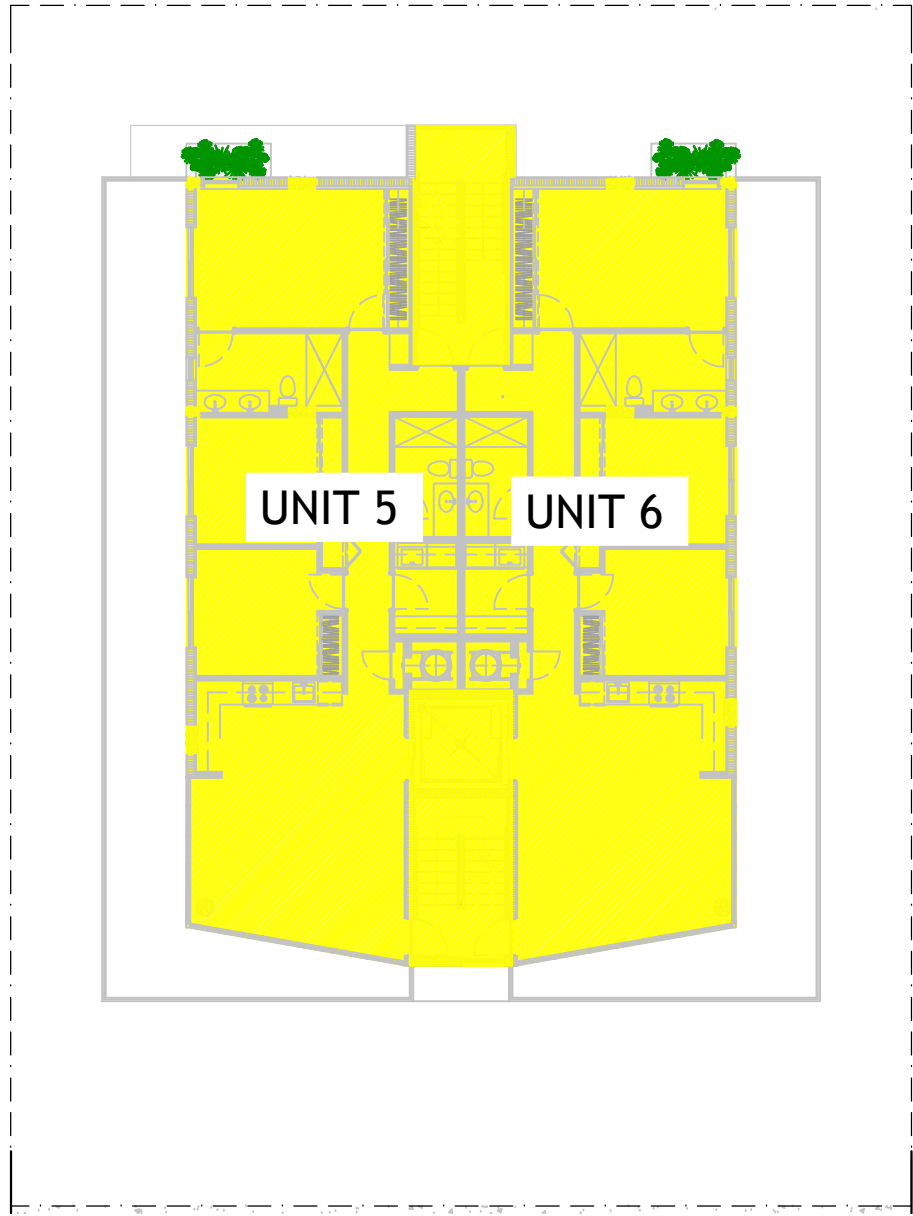
1ST FLOOR F.A.R
SCALE: 1/16" - 1'-0"



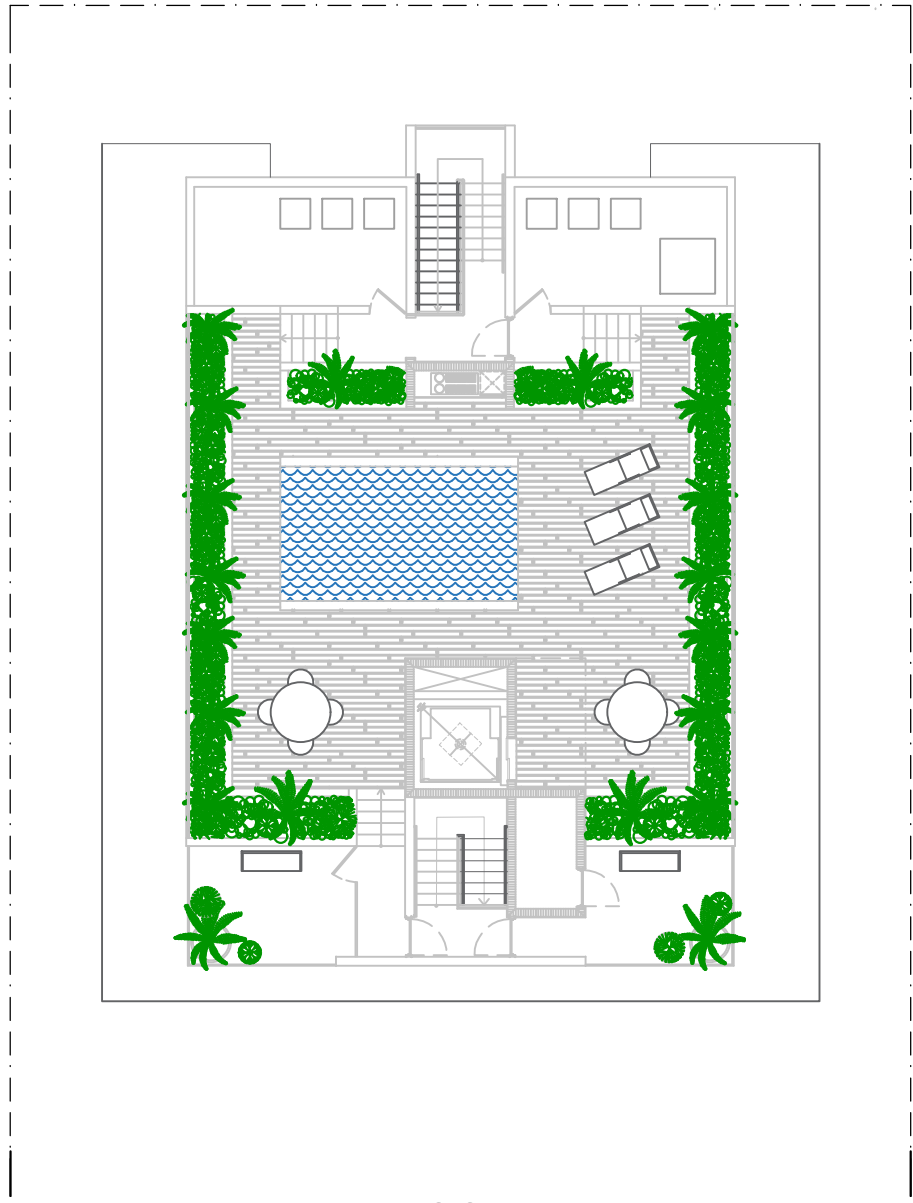
2ND FLOOR F.A.R
SCALE: 1/16" - 1'-0"



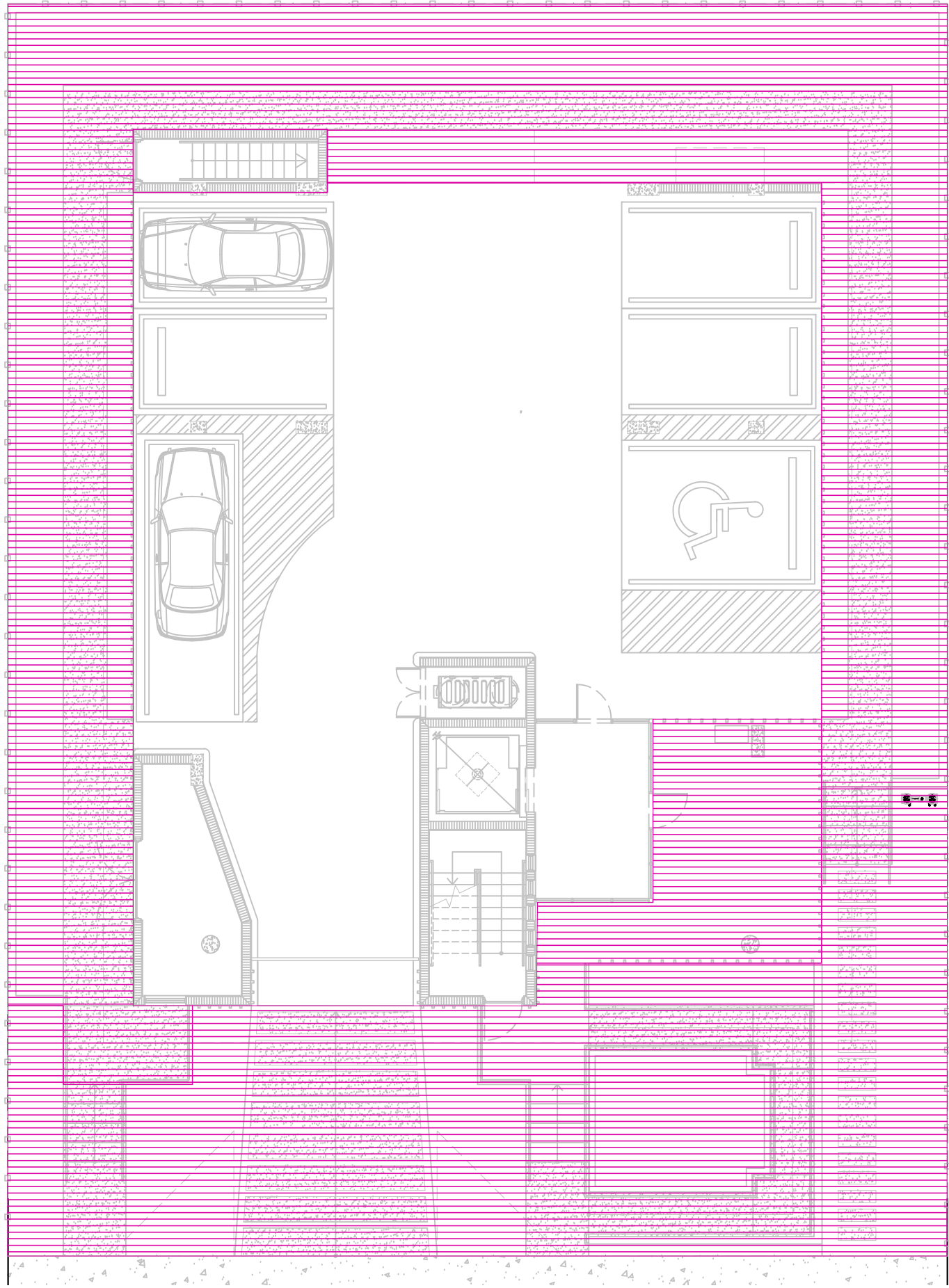
3RD FLOOR F.A.R
SCALE: 1/16" - 1'-0"



4TH FLOOR F.A.R
SCALE: 1/16" - 1'-0"

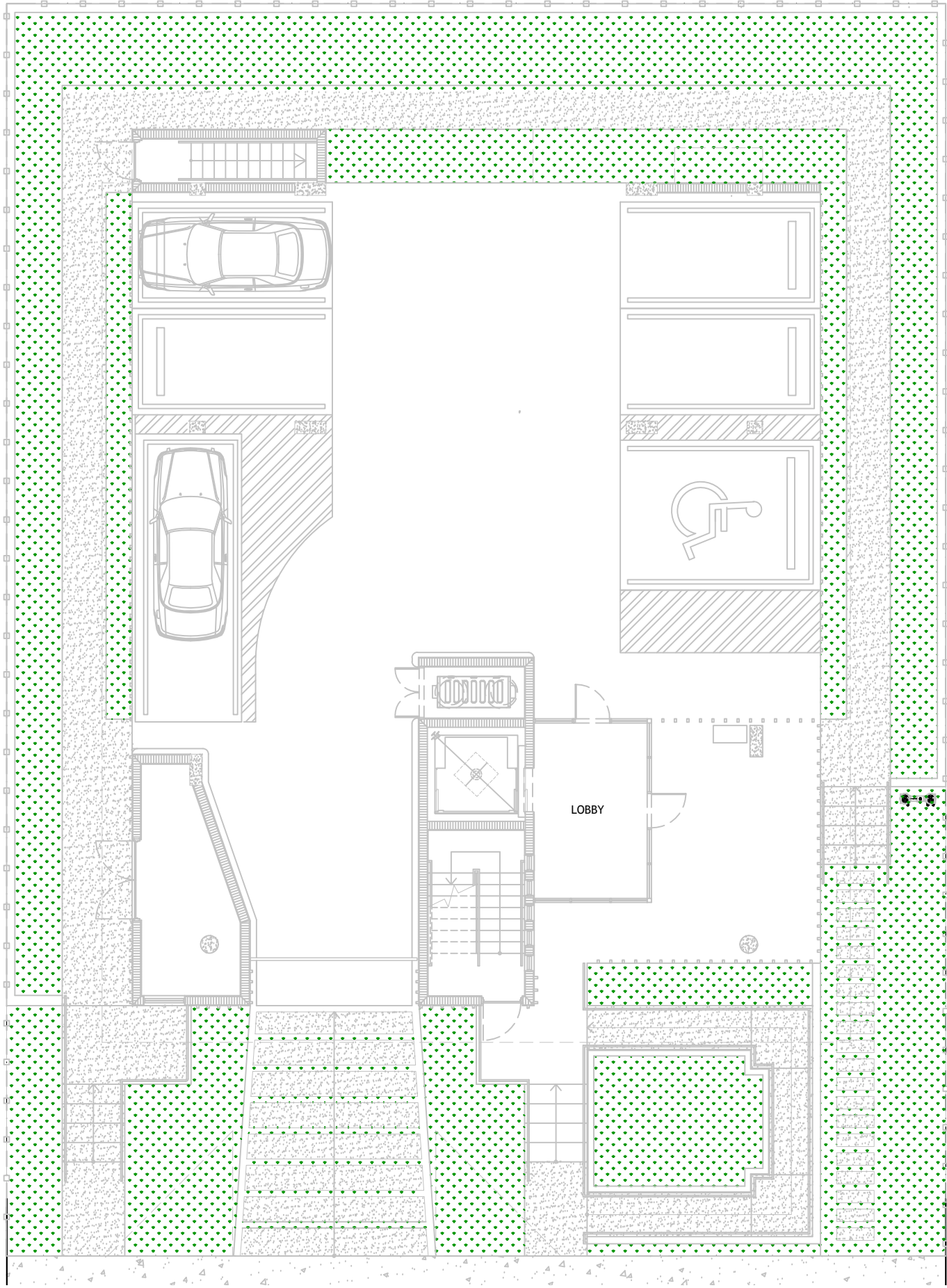


5TH FLOOR F.A.R
SCALE: 1/16" - 1'-0"



OPEN SPACE AREA: SCALE: 3/32" - 1'-0"

LOT AREA:	7,500 SF (75 x100)
MAX. LOT COVERAGE 45%:	3,375 SF
OPEN SPACE REQUIRED 55%:	4,125 SF
OPEN SPACE PROPOSED 56%:	4,206.76 SF



GREEN SPACE AREA: SCALE: 3/32" - 1'-0"

MAX. LAWN AREA

% OF REQUIRED OPEN SPACE

RM-1 30% REQUIRED= 1237.5 SF

GREENSPACE PROPOSED: 27%= 1,121.37 SF

PERMEABLE AREA DRIVEWAYS, WALKWAY, RAMP.

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016162

3DESIGN
ARCHITECTURE

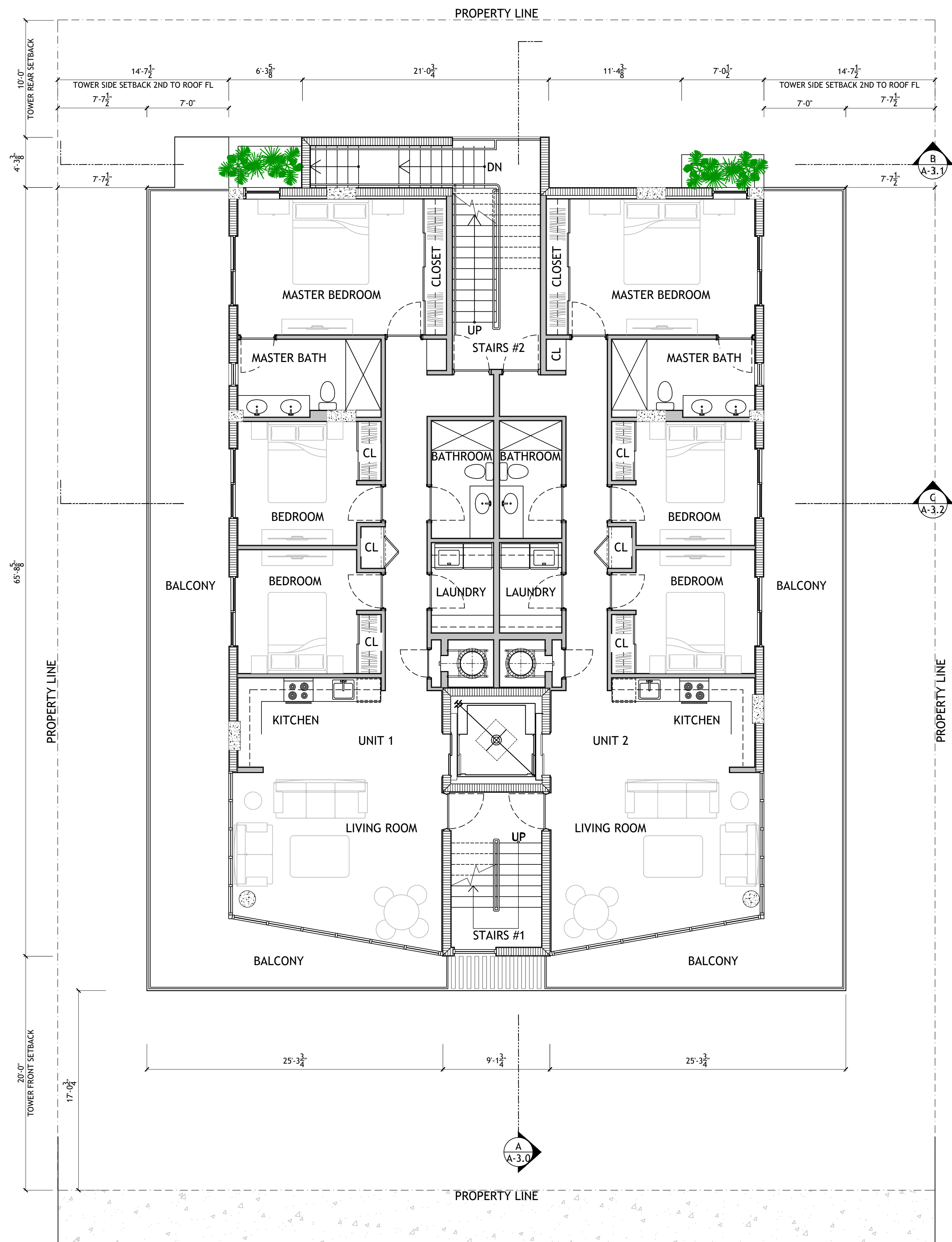
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SEAL

MULTI-FAMILY UNITS
1311 15th TER
MIAMI BEACH, FL 33139

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A-1.1
LOT COVERAGE
UNIT SIZE DIAGRAMS

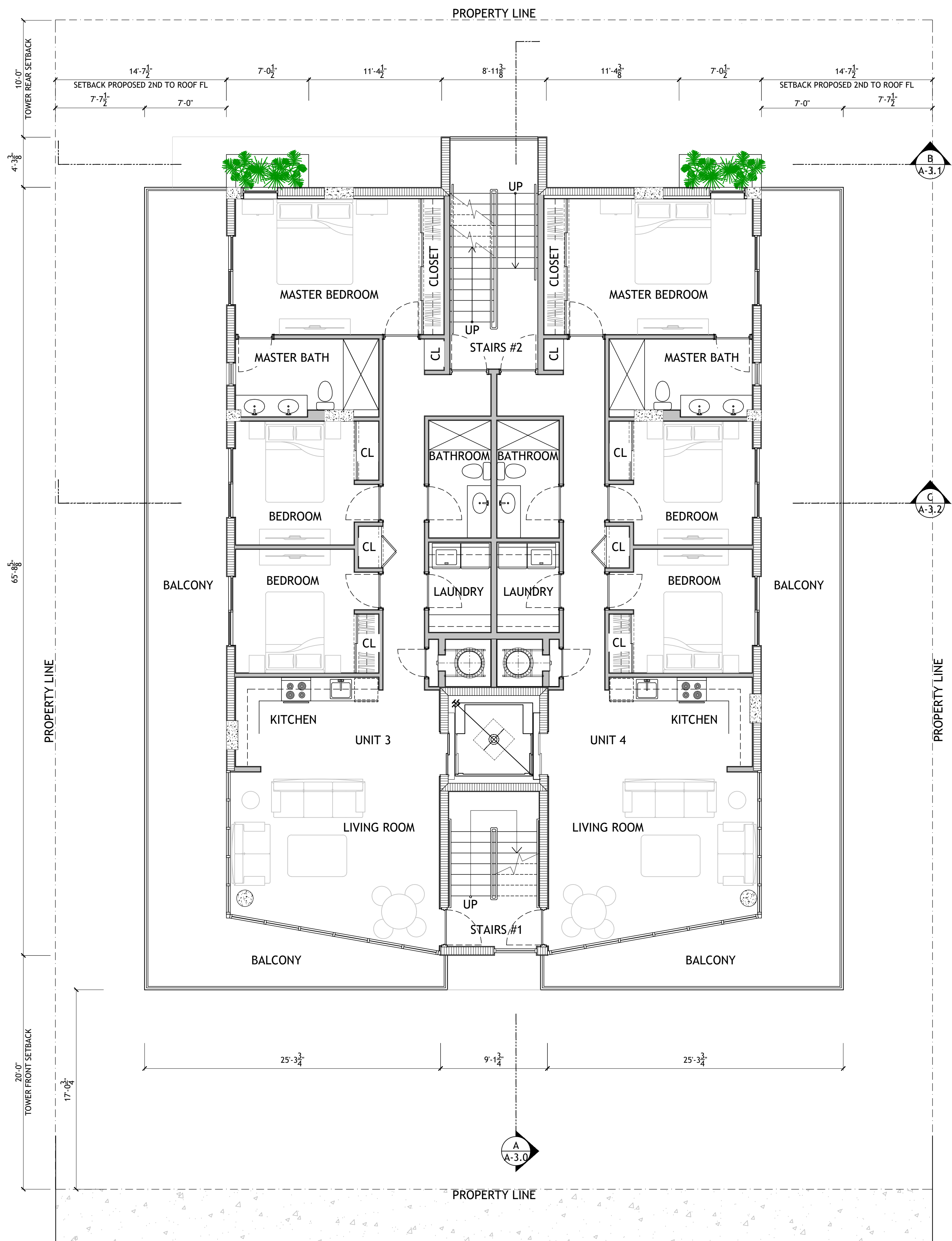


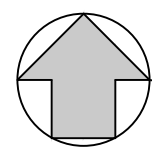
LEGEND (PLAN)

NEW CONCRETE WALL

NEW STUD PARTITION WALL

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)



 PROPOSED 3RD FLOOR
SCALE 3/16" = 1'-0"

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REVISIONS:

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ARCHITECTURE

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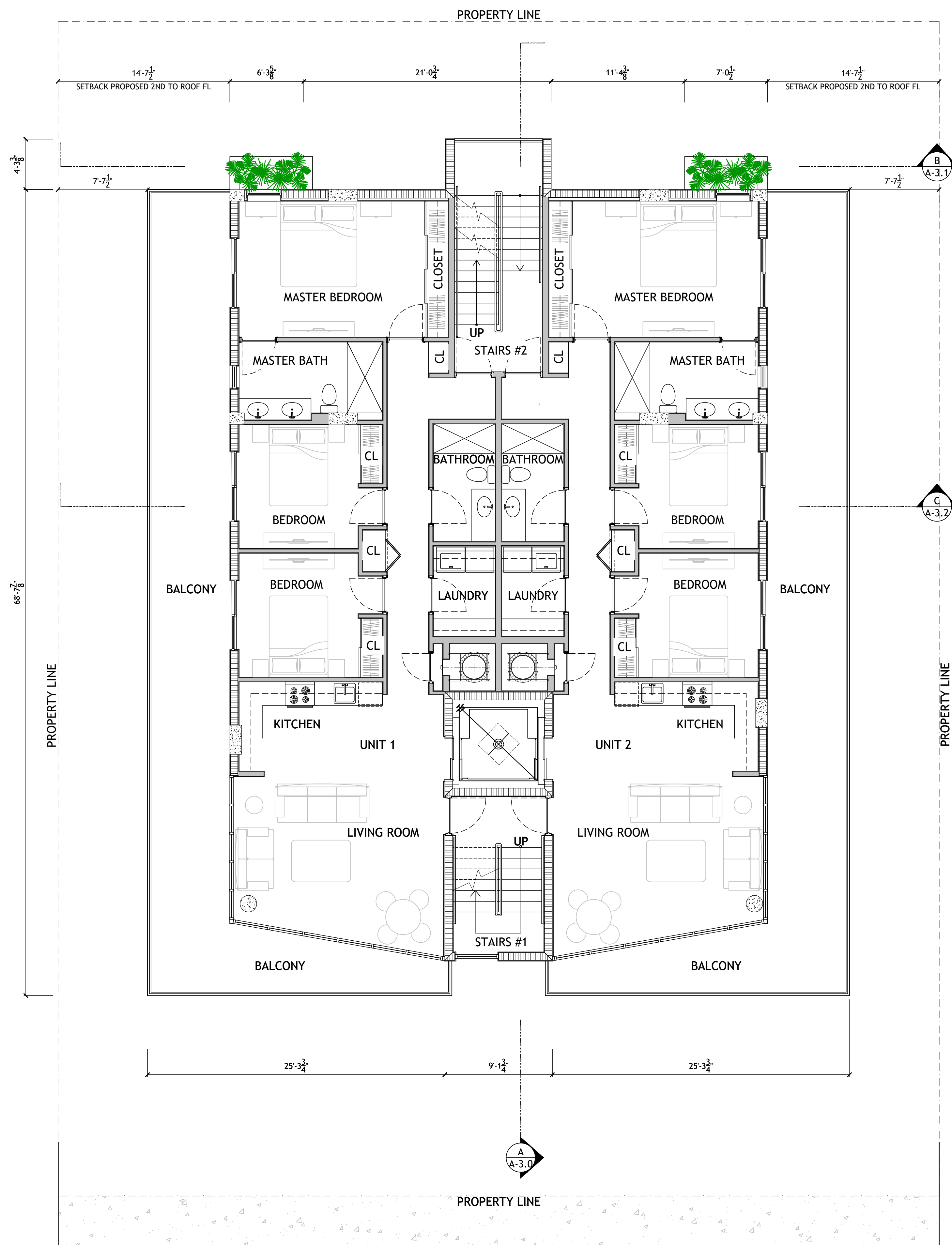
MULTI-FAMILY UNITS
1311 15th TER
MIAMI BEACH, FL 33139

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A-2.0

2ND FLOOR PROPOSAL
3RD FLOOR PROPOSAL



LEGEND (PLAN)

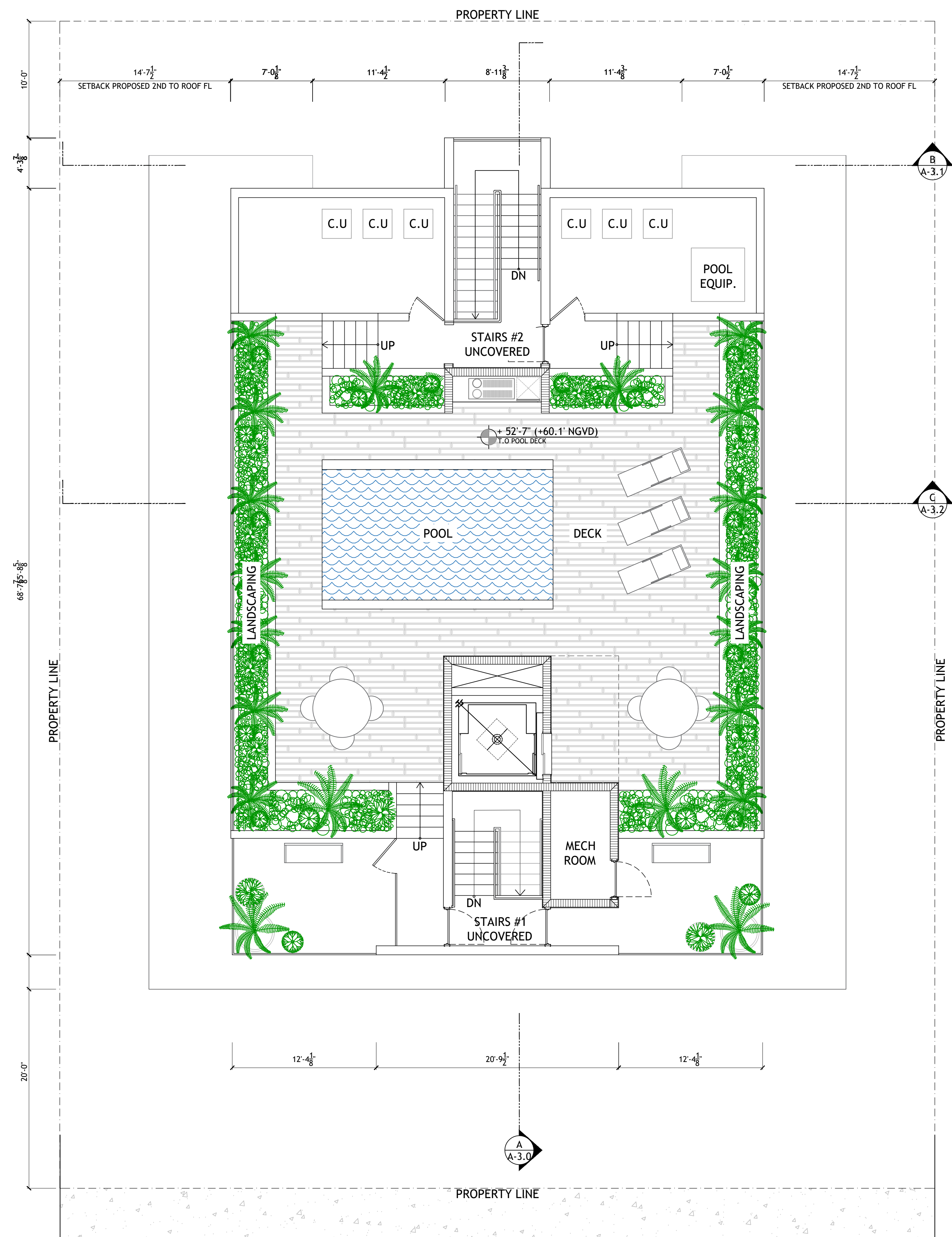


NEW STUD PARTITION WALL.

DIMENSION LINES ARE FROM FACE TO FACE
OF METAL STUD WALL AND/OR CMU &/OR
CONCRETE WALL (U.O.N.)

PROPOSED 4TH FLOOR

SCALE 3/16" = 1'-0



PROPOSED ROOF- POOL DECK

SCALE 3/16" = 1'-0

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016752

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DESIGN
ARCHITECTURE

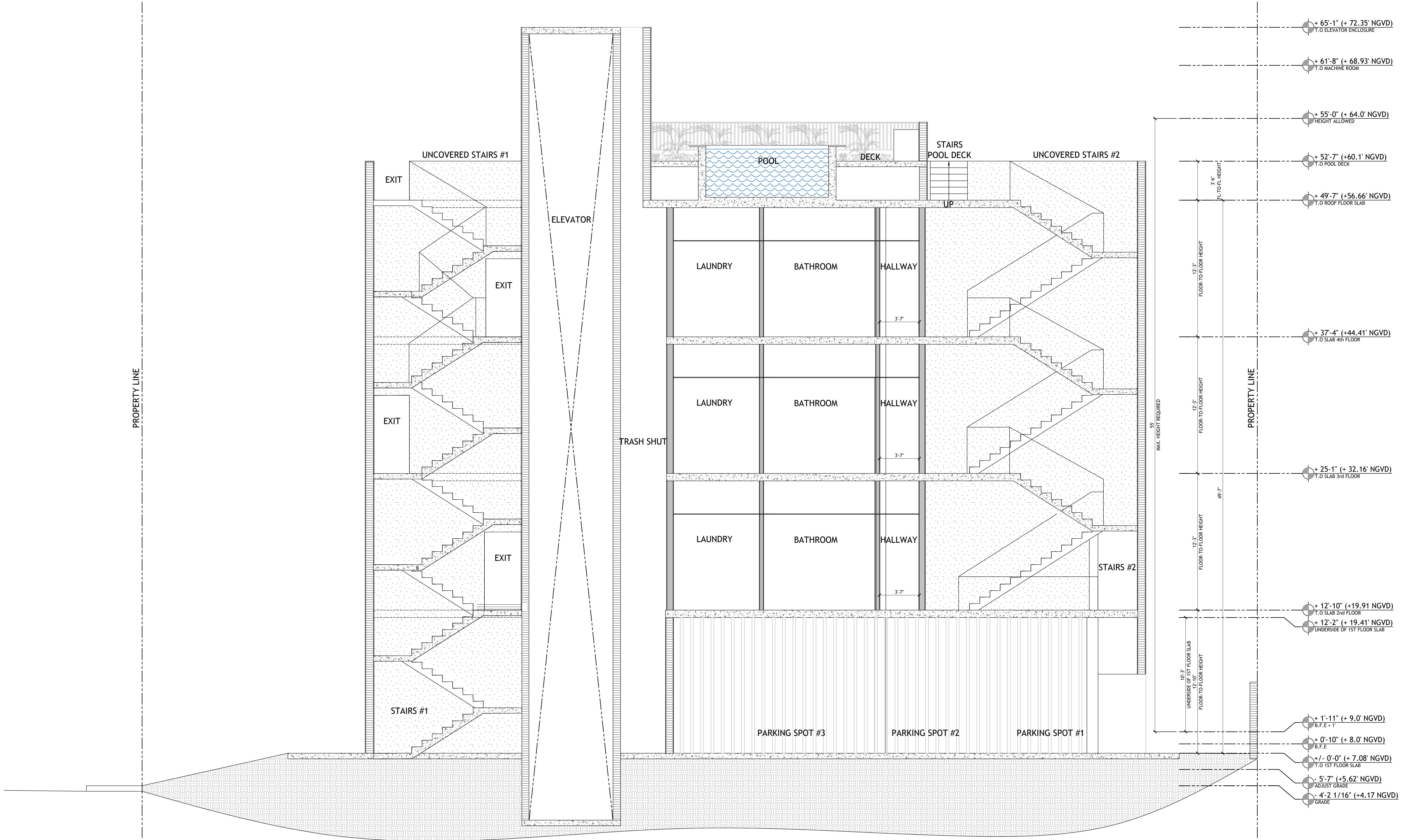
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A-2.1

4TH FLOOR PROPOSED
ROOF PLAN



SECTION A
SCALE 1/4"=1'-0"

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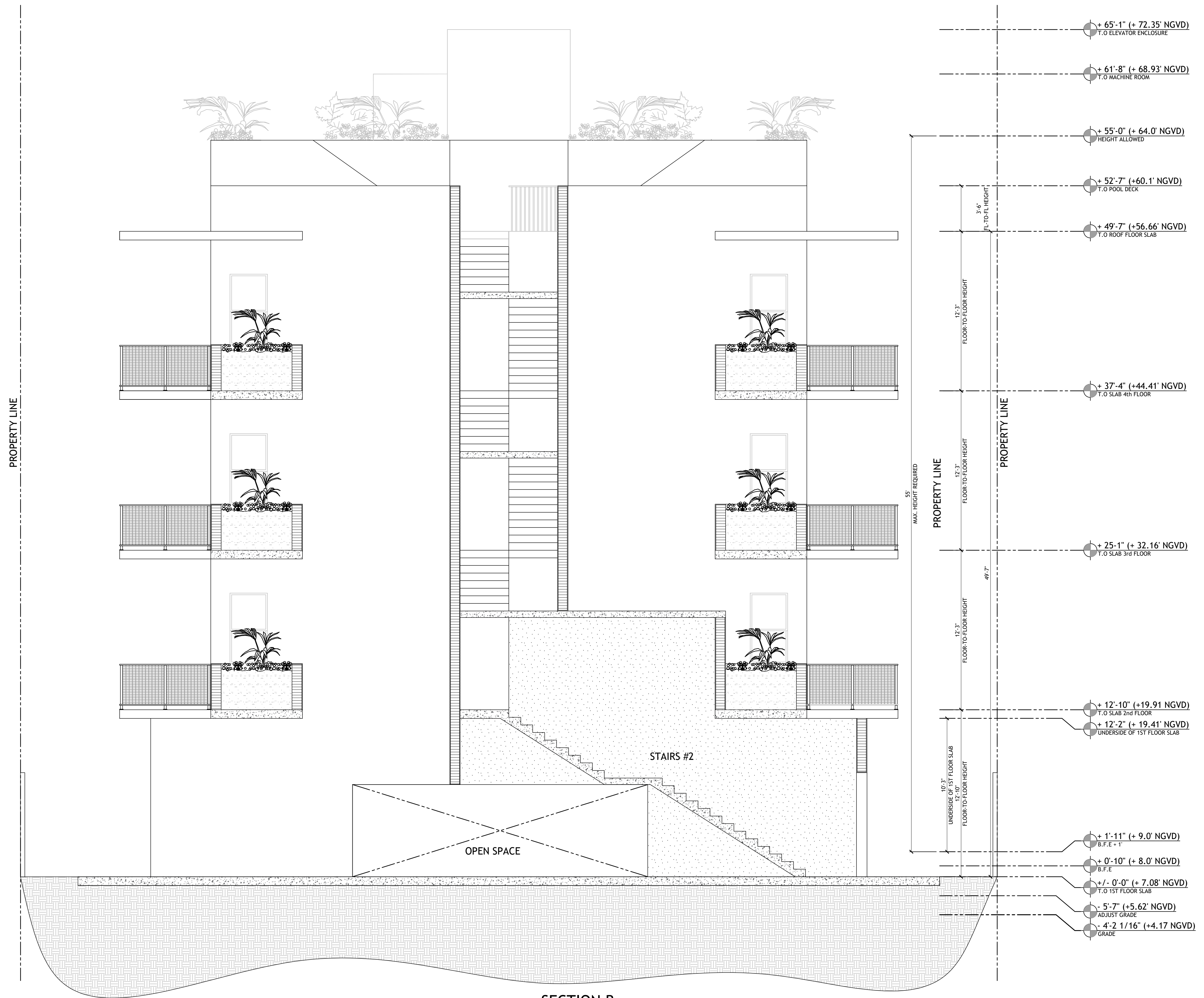
SEAL

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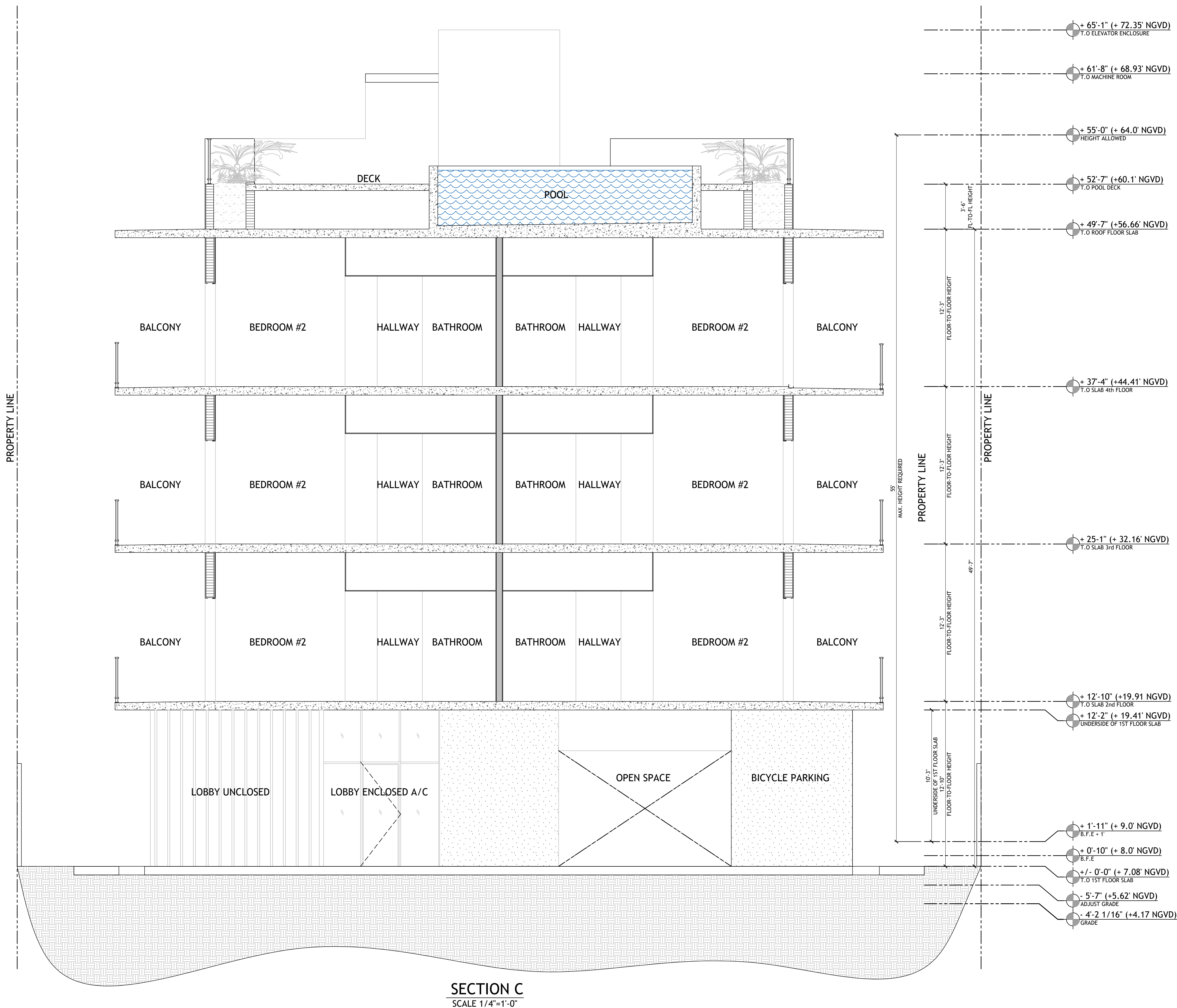
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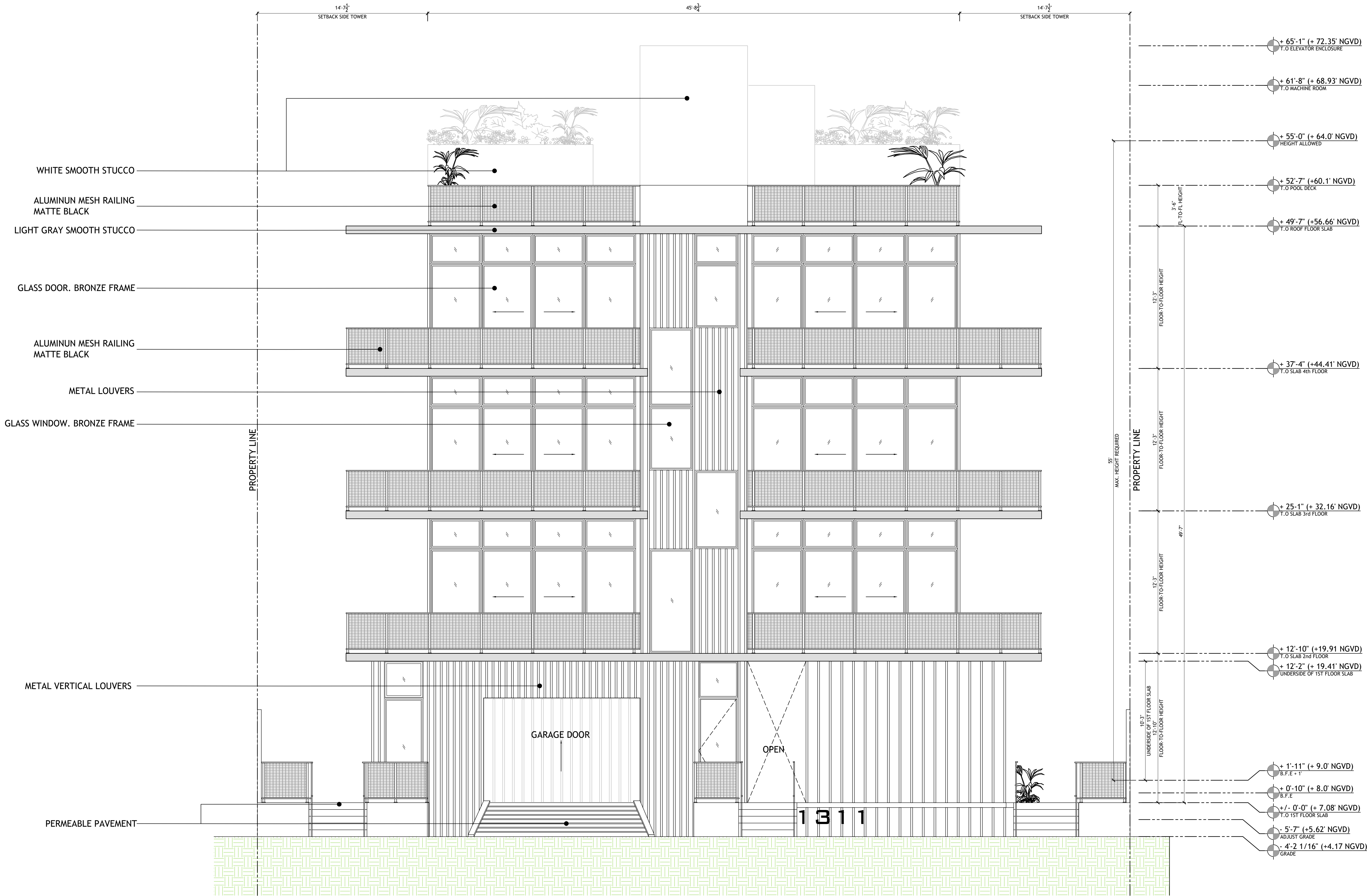
A-3.0
SECTIONS

A-3.1



SECTION B
SCALE 1/4"=1'-0"





SOUTH ELEVATION
SCALE 1/4"=1'-0"

SUBDIVISION II- RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY
SEC. 142-151 & 142-155

f. Ground floor requirements. When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:
1. A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable.

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REVISIONS:

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ANTHONY LEON
0016/62

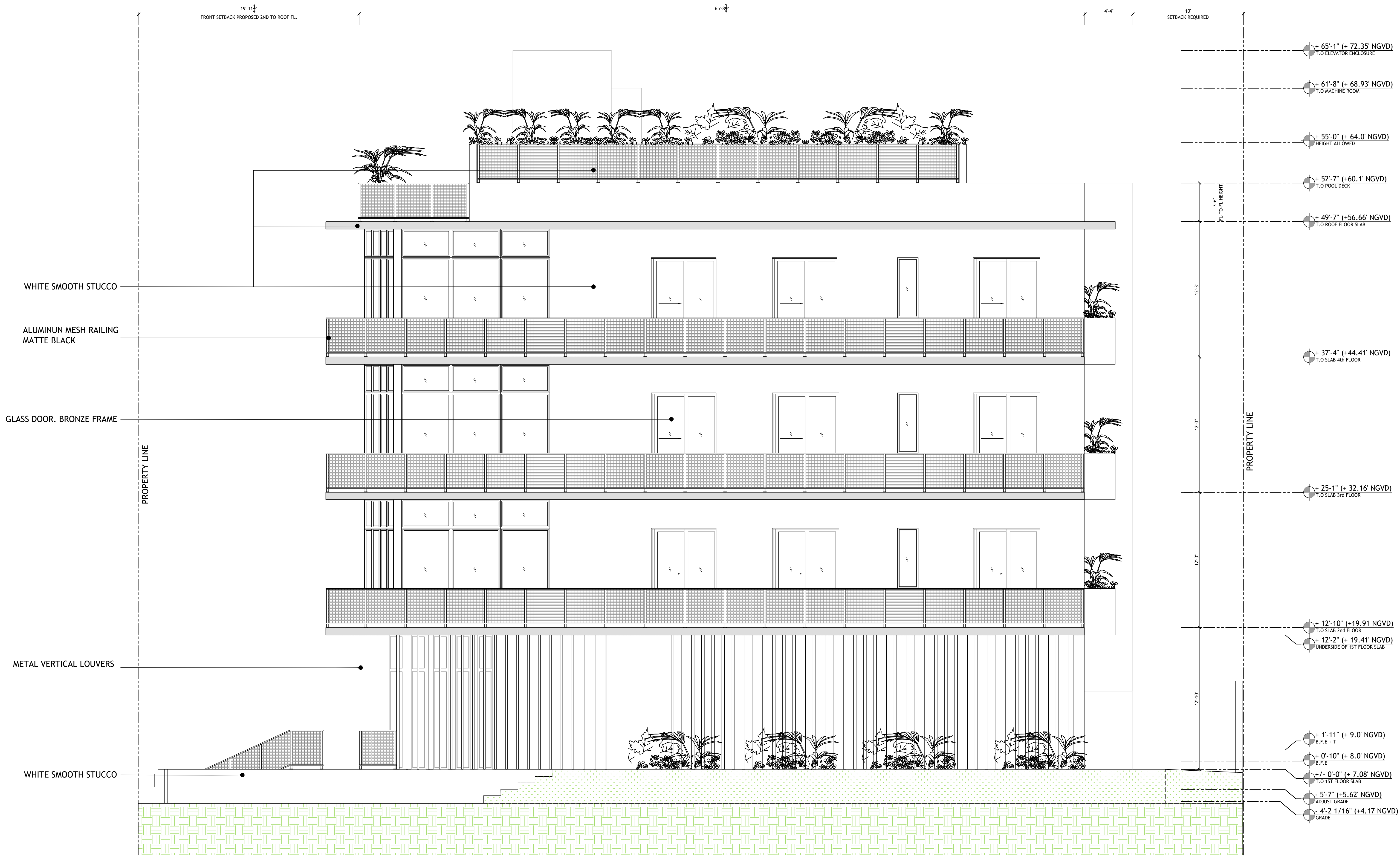
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A-4.0
SOUTH
ELEVATION



EAST ELEVATION
SCALE 1/4"=1'-0"

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0016/62

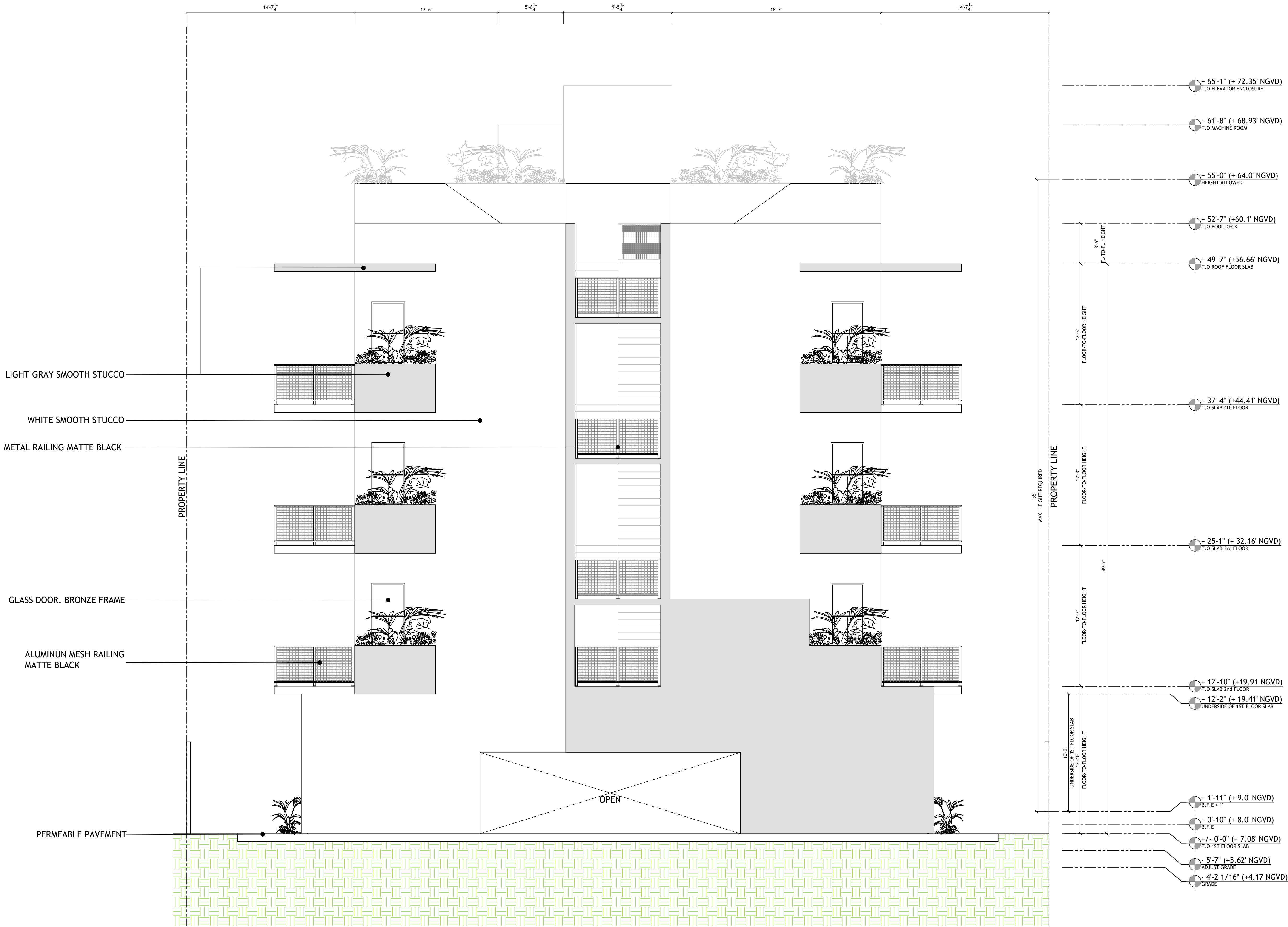
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A-4.1
EAST
ELEVATION



NORTH ELEVATION
SCALE 1/4"=1'-0"

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A-4.2
NORTH
ELEVATION



WEST ELEVATION
SCALE 1/4"=1'-0"

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A-4.3
WEST
ELEVATION



PROPOSED FRONT VIEW 15 TER
RENDERING



PROPOSED REAR VIEW EAST
RENDERING



PROPOSED POOL DECK VIEW
RENDERING



PROPOSED LOBBY AREA
RENDERING

DRAWN BY:
REVISIONS:

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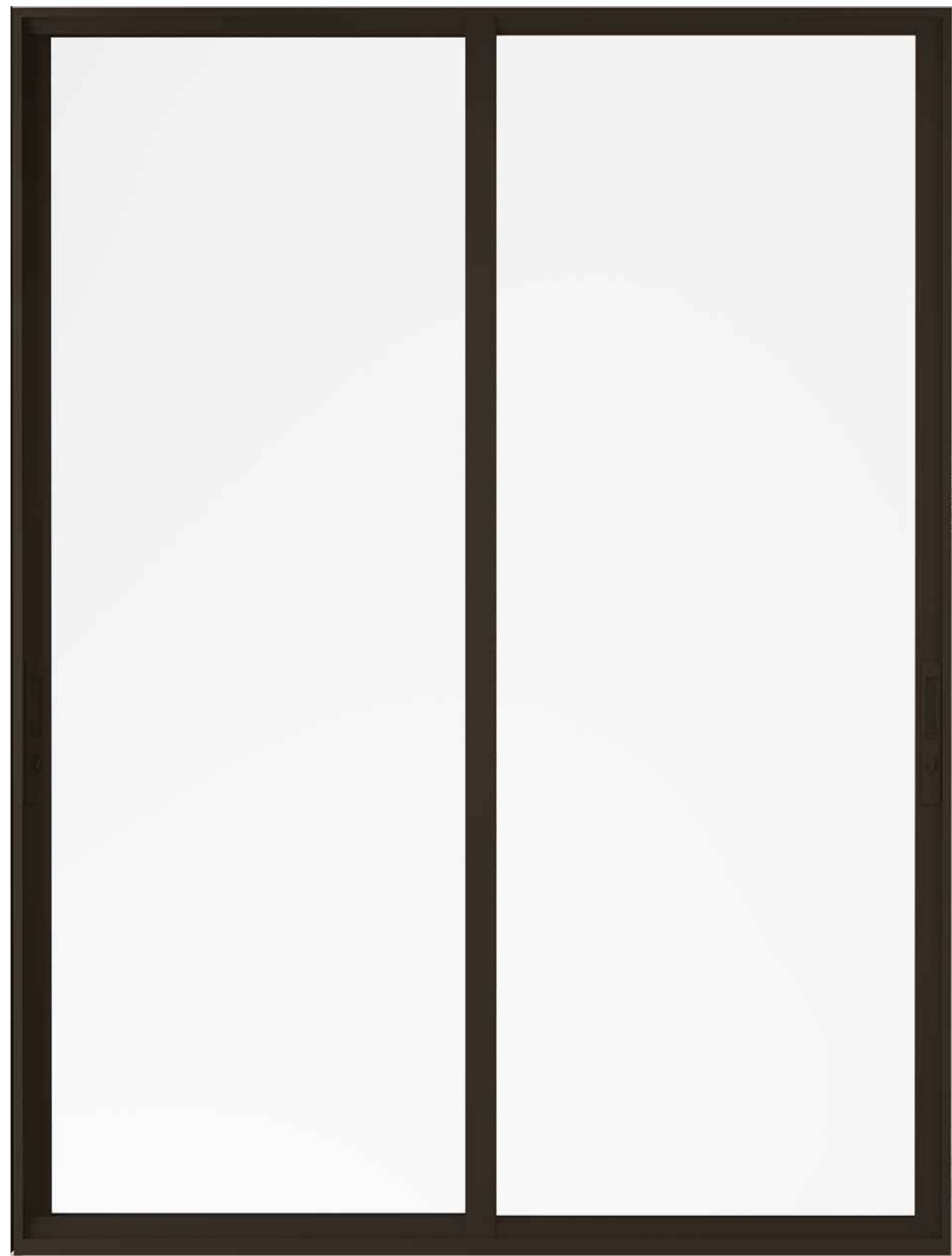
MULTI-FAMILY UNITS
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MIAMI BEACH, FL 33139

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A-5.0
RENDERINGS



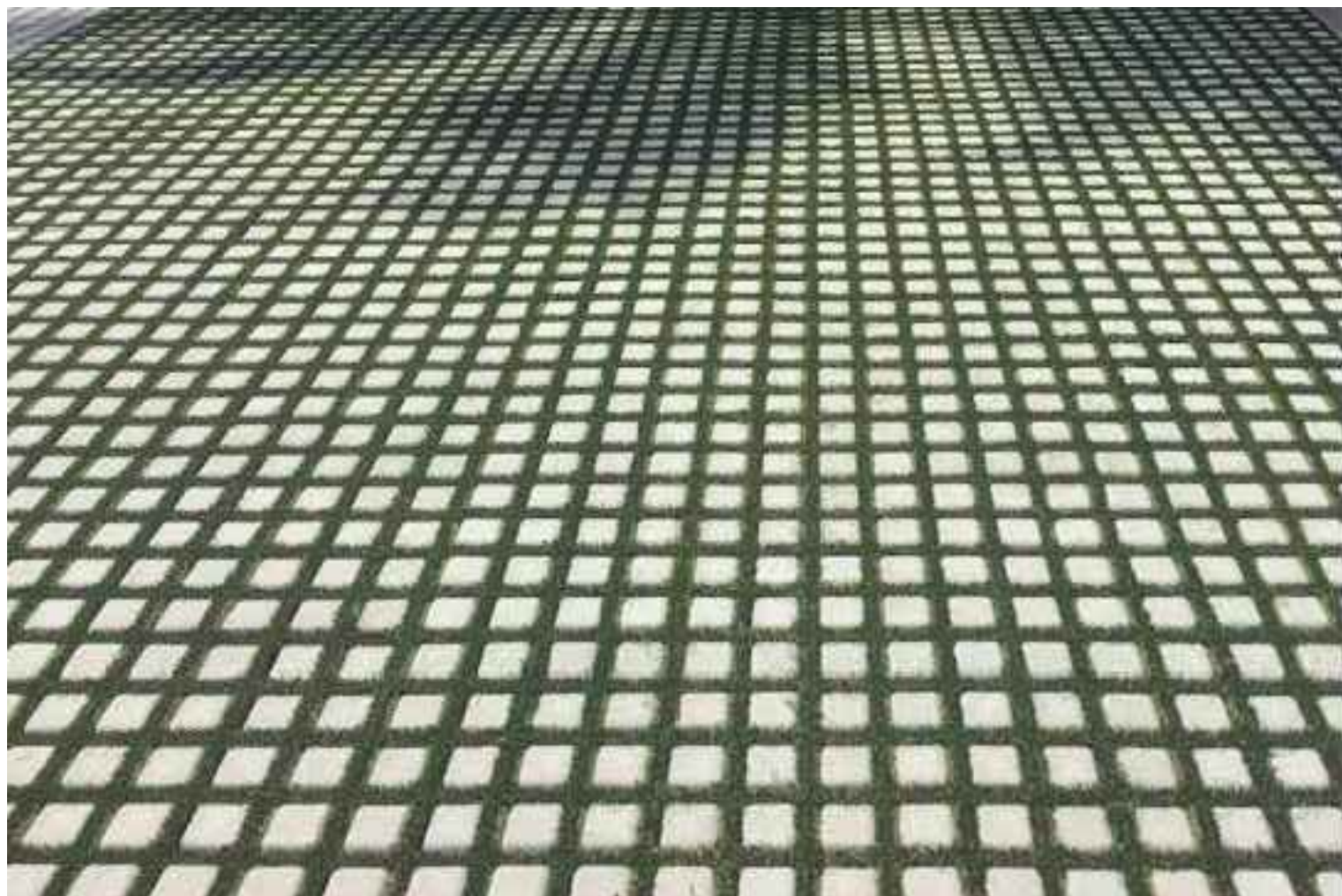
PROPOSED ALUMINUM RAILING (MESH PANEL)
RENDERING



GLASS DOOR. BRONZE
FRAME



METAL VERTICAL LOUVERS



PERMEABLE PAVERS



WHITE SMOOTH STUCCO



LIGHT GRAY STUCCO



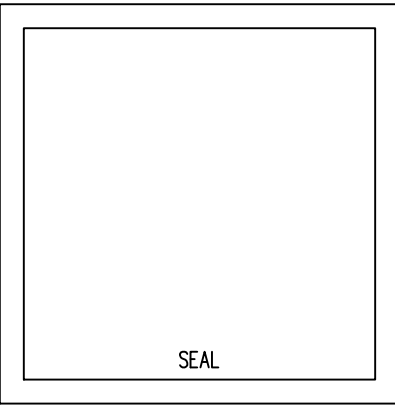
BRUSHED CONCRETE EXTERIOR

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016162

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