

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			N/A	
45	ADA Spaces			1	
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	no		N/A	
52	Total # of seats	no		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
56	Is this a contributing building?	No		N/A	
57	Located within a Local Historic District?	No		N/A	

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE REPLACING EXISTING PRE-1942 BUILDING.

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020 7TH EDITION, RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RM-1)

LEGAL DESCRIPTION

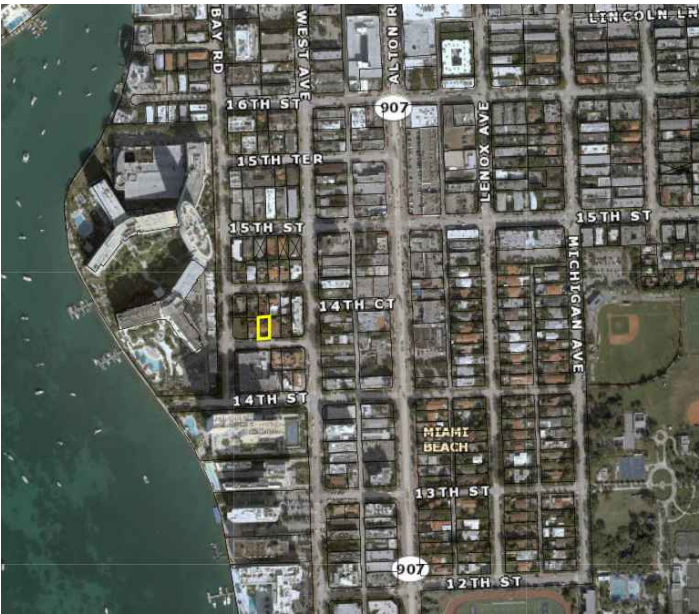
LOT 10, BLOCK 79-B, A RESUBDIVISION OF BLOCK 67 AND 79, OF THE ALTON BEACH REALTY COMPANY'S BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

WAIVER REQUEST

WAIVER REQUESTED TO ALLOW 10FT FROM
(FLOOD ZONE + FREE BOARD 8+1=9.0 NGVD) TO BOTTOM OF FIRST FLOOR SLAB.

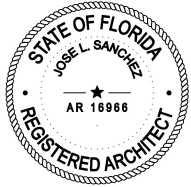
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

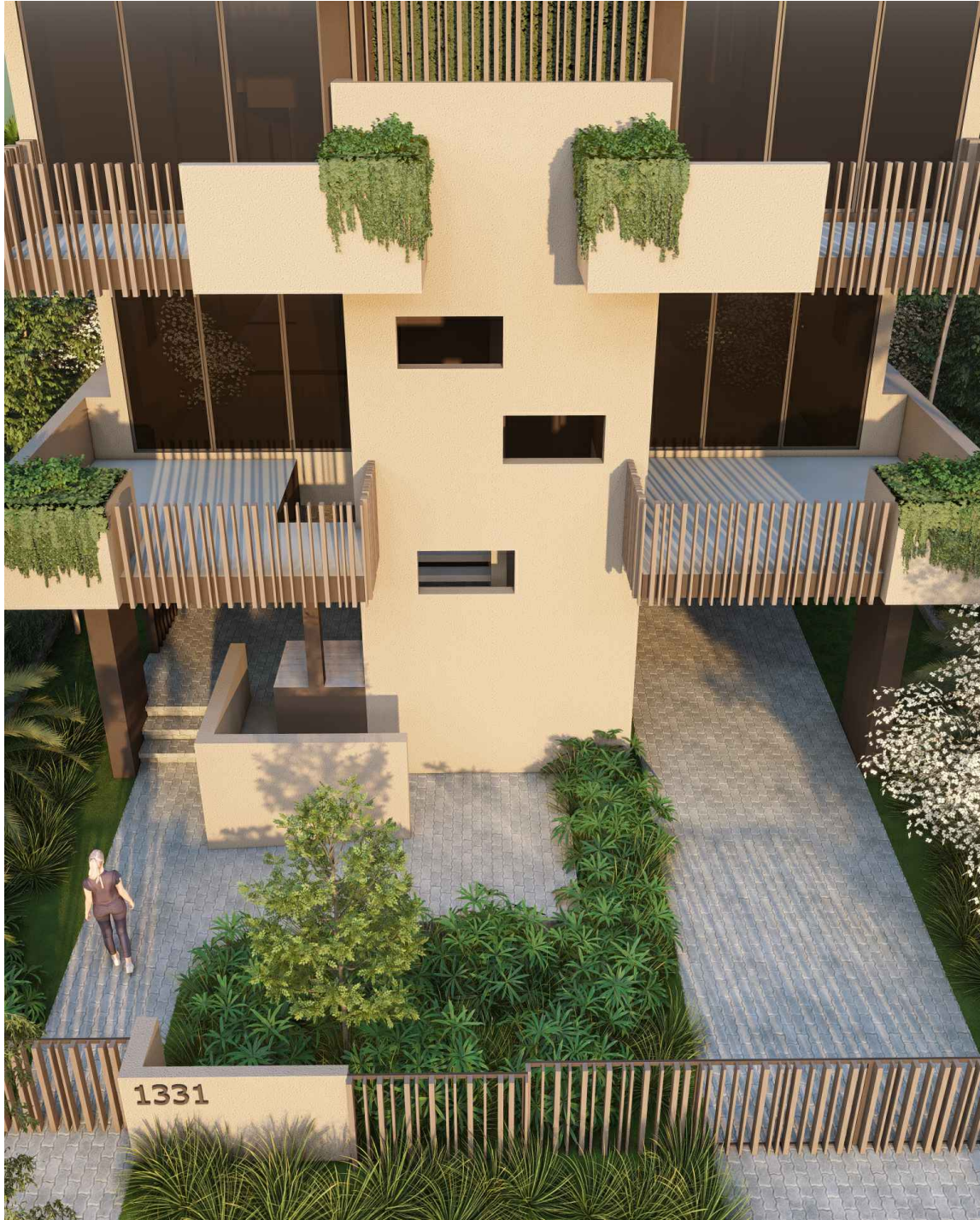
ITEM #	Zoning Information			
1	Address:	1331 14TH TERRACE, MIAMI BEACH. 33139		
2	Board and file numbers :	TBD		
3	Folio number(s):	02-3233-016-0400		
4	Year constructed:	1933	Zoning District:	RM-1
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	3.72' NGVD
6	Adjusted grade (Flood+Grade/2):	5.875'	Lot Area:	5,000 SF
7	Lot width: 50 FT		Lot Depth:	100 FT
8	Minimum Unit Size		Average Unit Size	
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI FAMILY
		Maximum	Existing	Proposed Deficiencies
10	Height	50'		45'-8" FT
11	Number of Stories	4		3 FLOORS WITH
12	FAR			UNDERSTORY
12a	Allowable Floor Area	6,250 SF		5,920 SF
13	Gross square footage			5,920 SF
14	Square Footage by use	N/A		N/A
15	Number of units Residential	N/A		2
16	Number of units Hotel	N/A		N/A
17	Number of seats	N/A		N/A
18	Occupancy load	N/A		N/A
	Setbacks	Required	Existing	Proposed Deficiencies
	Subterranean:			
19	Front Setback:	N/A		N/A
20	Side Setback:	N/A		N/A
21	Side Setback:	N/A		N/A
22	Side Setback facing street:	N/A		N/A
23	Rear Setback:	N/A		N/A
	At Grade Parking:			
24	Front Setback:	20'-0"		20'-0"
25	Side Setback:	7'-6"		7'-6"
26	Side Setback:	7'-6"		7'-6"
27	Side Setback facing street:			
28	Rear Setback:	10'-0"		10'-0"
	Pedestal:			
29	Front Setback:	N/A		N/A
30	Side Interior Setback:	N/A		N/A
31	Side Interior Setback:	N/A		N/A
32	Side Setback facing street:	N/A		N/A
33	Rear Setback:	N/A		
	Tower:			
34	Front Setback:	N/A		N/A
35	Side Setback:	N/A		N/A



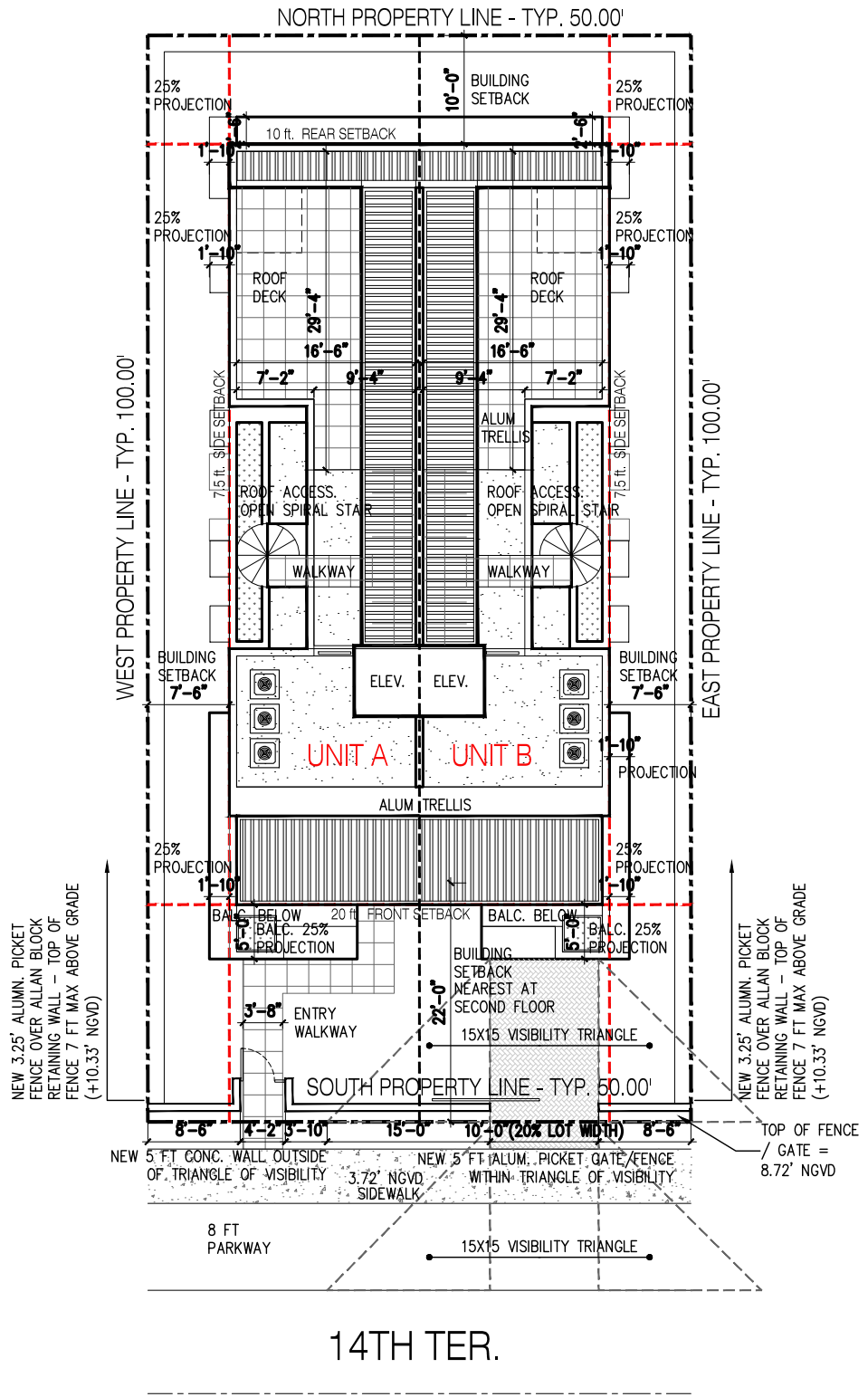
LOCATION PLAN

NOT TO SCALE





2 FRONT YARD
TRANSITION AREA



1 SITE PLAN



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JOSE L. SANCHEZ

AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL LIC: AR 0014966

FL LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 16986

REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE

1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

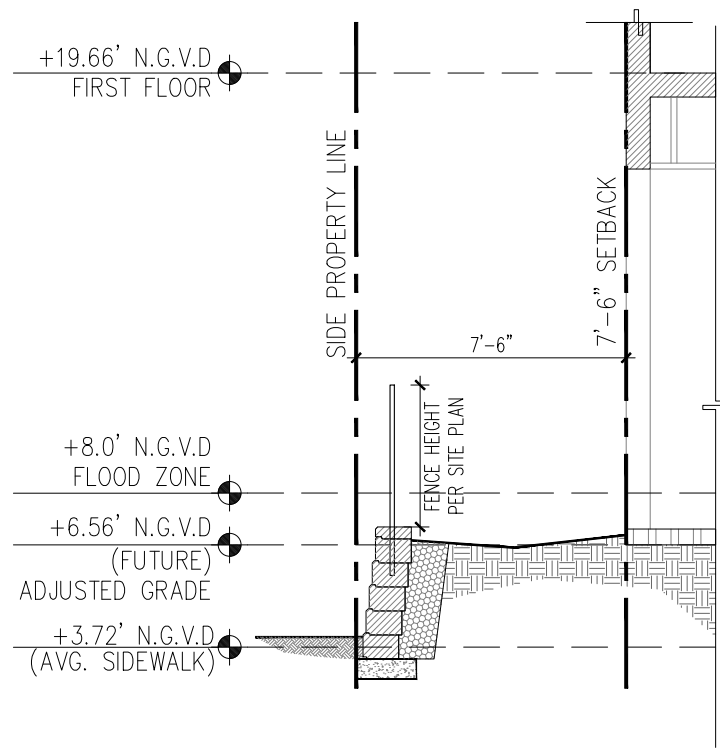
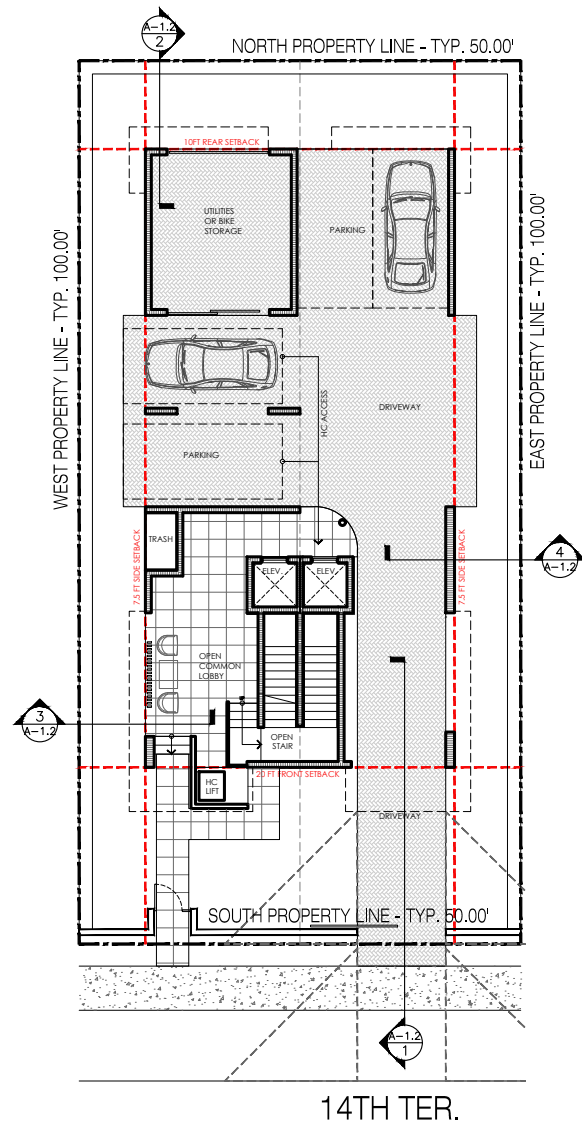
SITE PLAN

SCALE: AS SHOWN

DATE: 07-10-2023

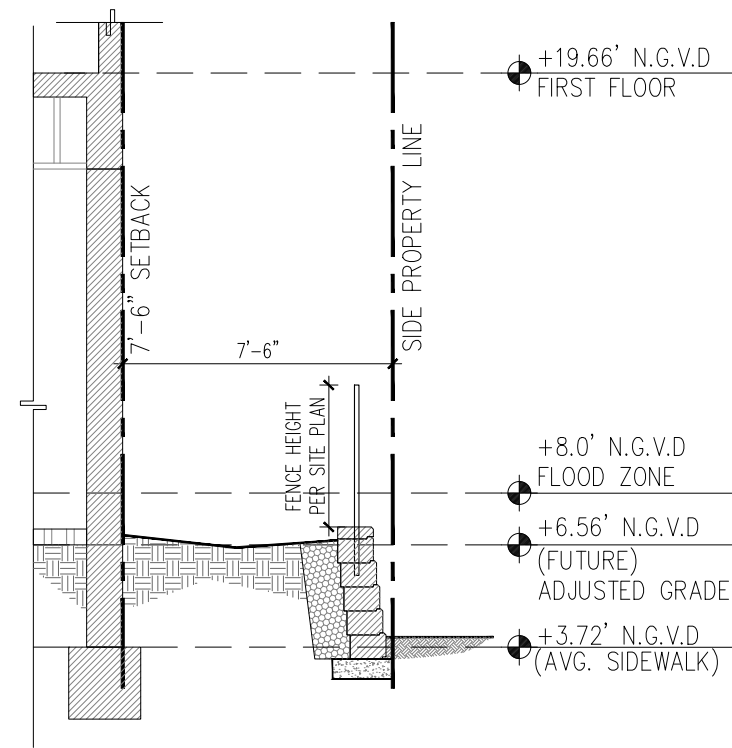
SHEET NUMBER

A-1.1



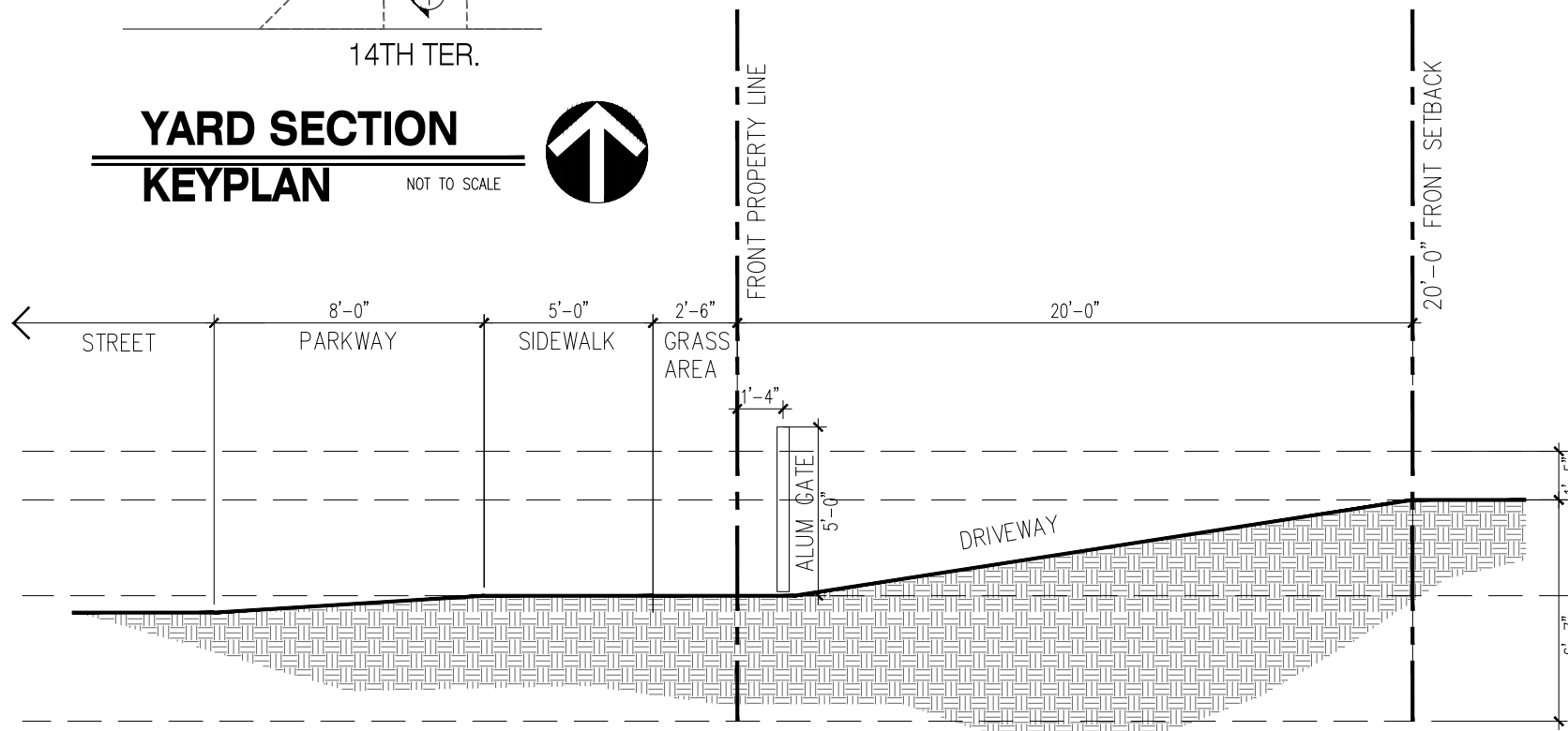
3 SIDE SECTION

3/16" = 1'-0"



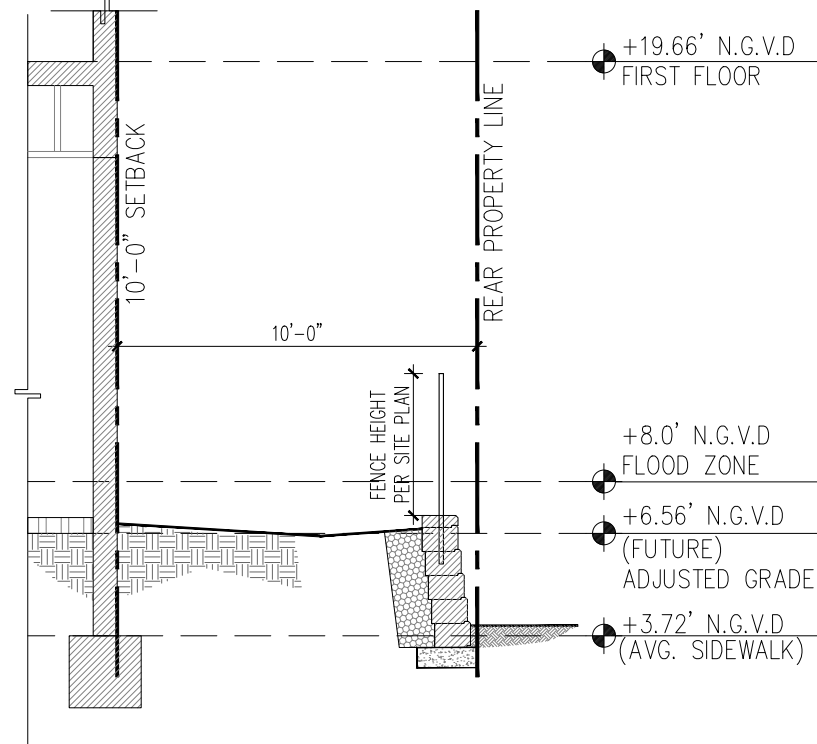
4 SIDE SECTION

3/16" = 1'-0"



1 FRONT YARD SECTION

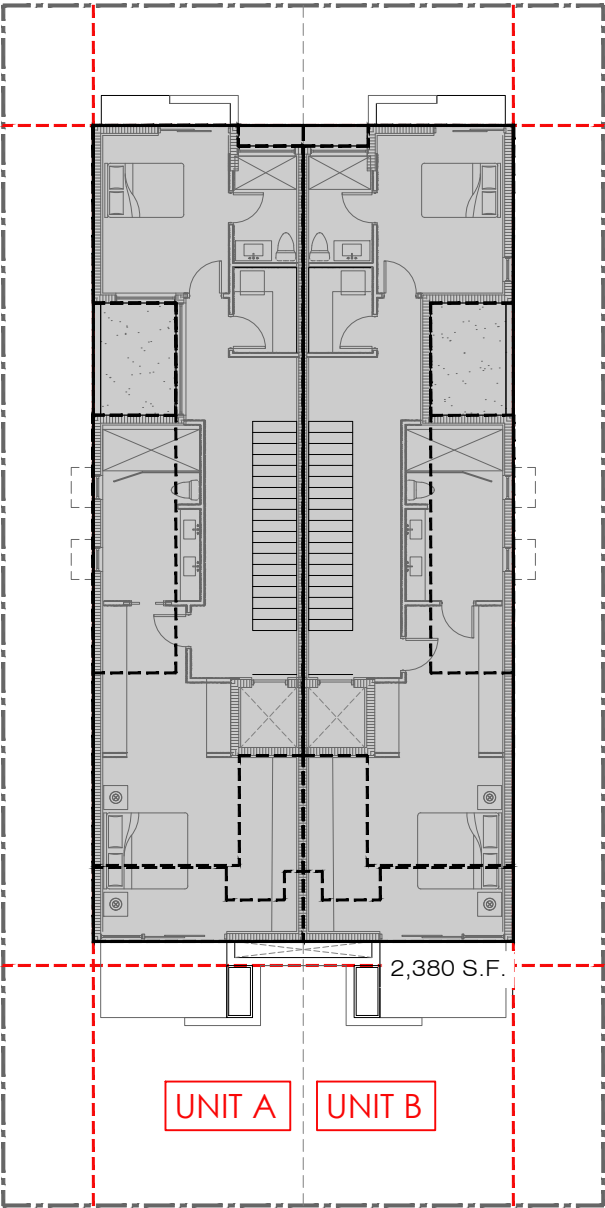
3/16" = 1'-0"



2 REAR YARD SECTION

3/16" = 1'-0"

FLOOR AREA CALCULATION					
	STAIRS	UNIT 1	UNIT 2	UNIT 3	TOTAL
GROUND		38 SF	38 SF		76 SF
LEVEL 1		1,030 SF	1,030 SF		2,060 SF
LEVEL 2		1,017 SF	1,017 SF		2,034 SF
LEVEL 3		875 SF	875 SF		1,750 SF
LEVEL 4	0 SF	0 SF	0 SF	0 SF	0 SF
TOTAL	0 SF	2,960 SF	2,960 SF	0 SF	5,920 SF



1

LOT COVERAGE DIAGRAM

1/16"=1'-0"

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MIAMI, FL. 33127

P 305 576 8063

FL LIC: AR 0014966

FL LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 18988

REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE

1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

COVERAGE

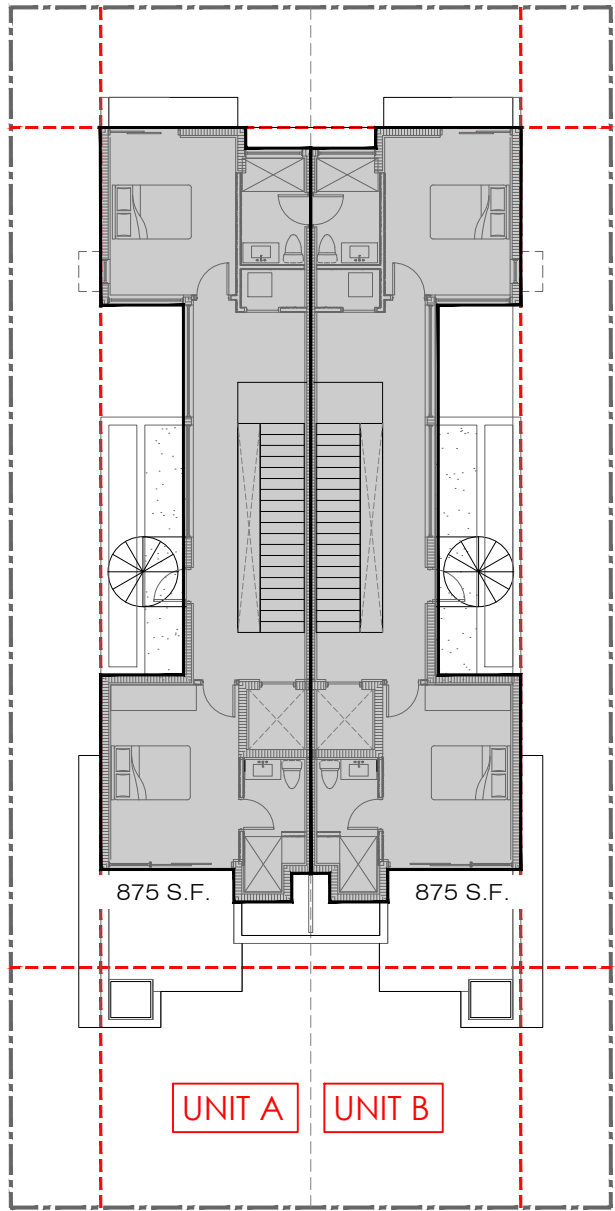
DIAGRAM

SCALE: AS SHOWN

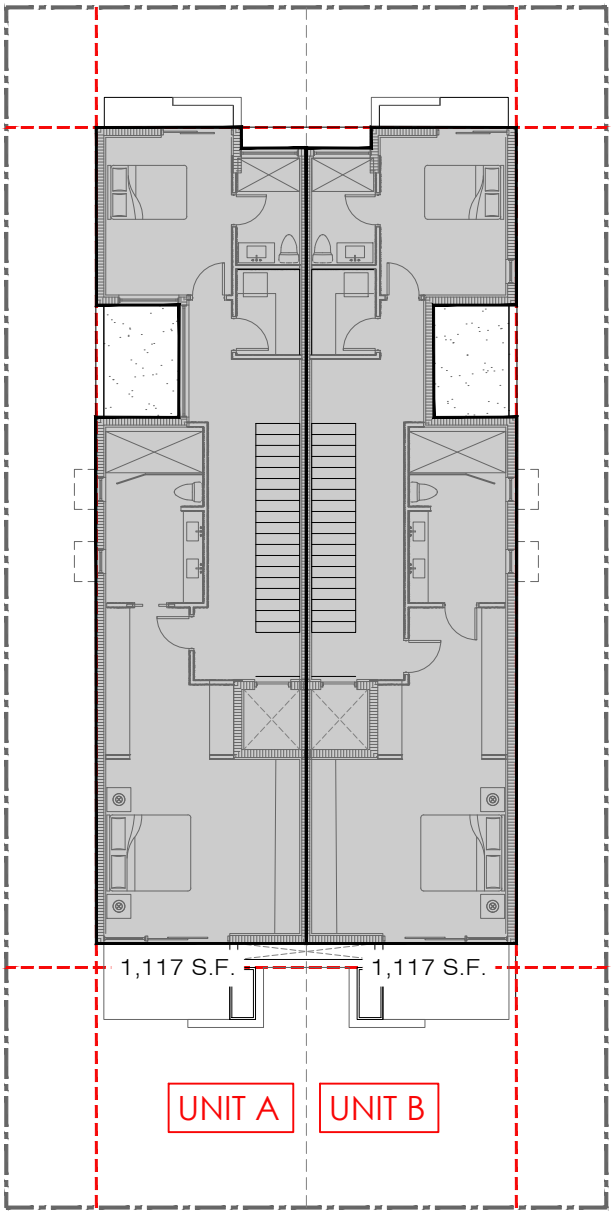
DATE: 07-7-2023

SHEET NUMBER

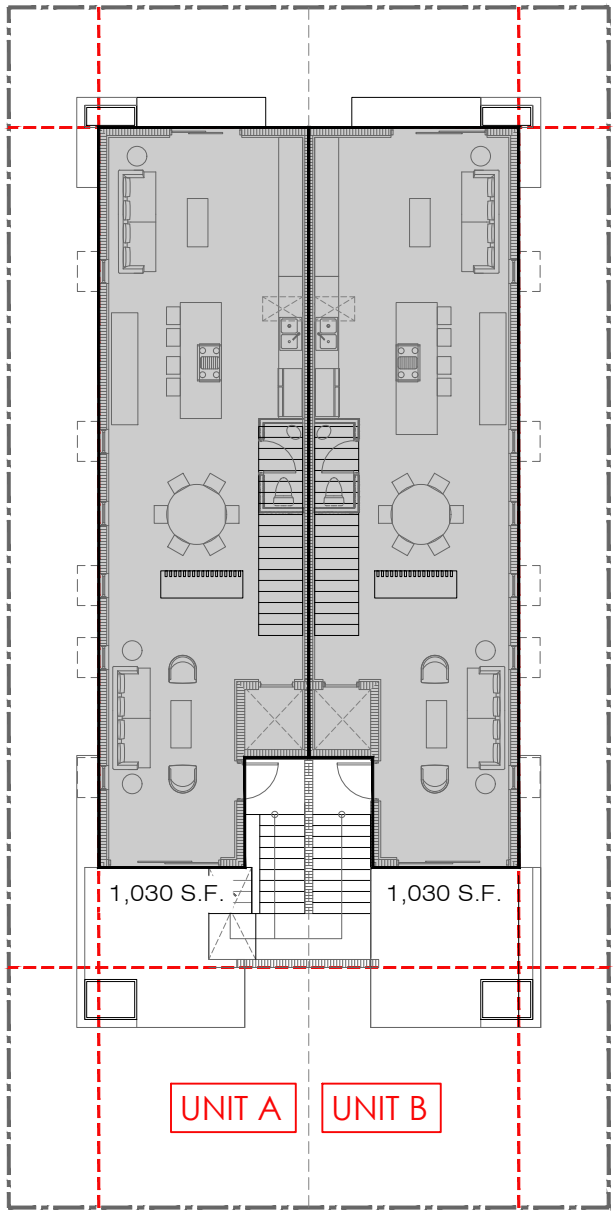
A-1.3



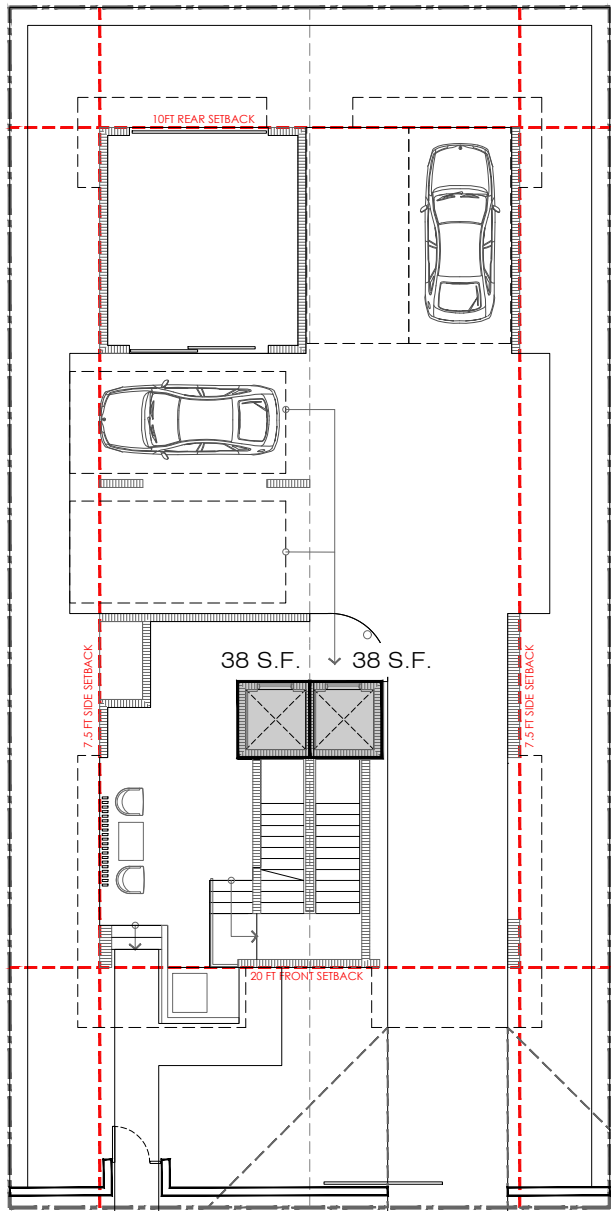
3 THIRD FLOOR
1/16"=1'-0"



2 SECOND FLOOR
1/16"=1'-0"



1 FIRST FLOOR
1/16"=1'-0"



0 GROUND FLOOR
1/16"=1'-0"

FLOOR AREA CALCULATION					
	STAIRS	UNIT 1	UNIT 2	UNIT 3	TOTAL
GROUND		38 SF	38 SF		76 SF
LEVEL 1		1,030 SF	1,030 SF		2,060 SF
LEVEL 2		1,017 SF	1,017 SF		2,034 SF
LEVEL 3		875 SF	875 SF		1,750 SF
LEVEL 4	0 SF	0 SF	0 SF	0 SF	0 SF
TOTAL	0 SF	2,960 SF	2,960 SF	0 SF	5,920 SF

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STATE OF FLORIDA

JOSE L. SANCHEZ

AR 16986

REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE

1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

UNIT

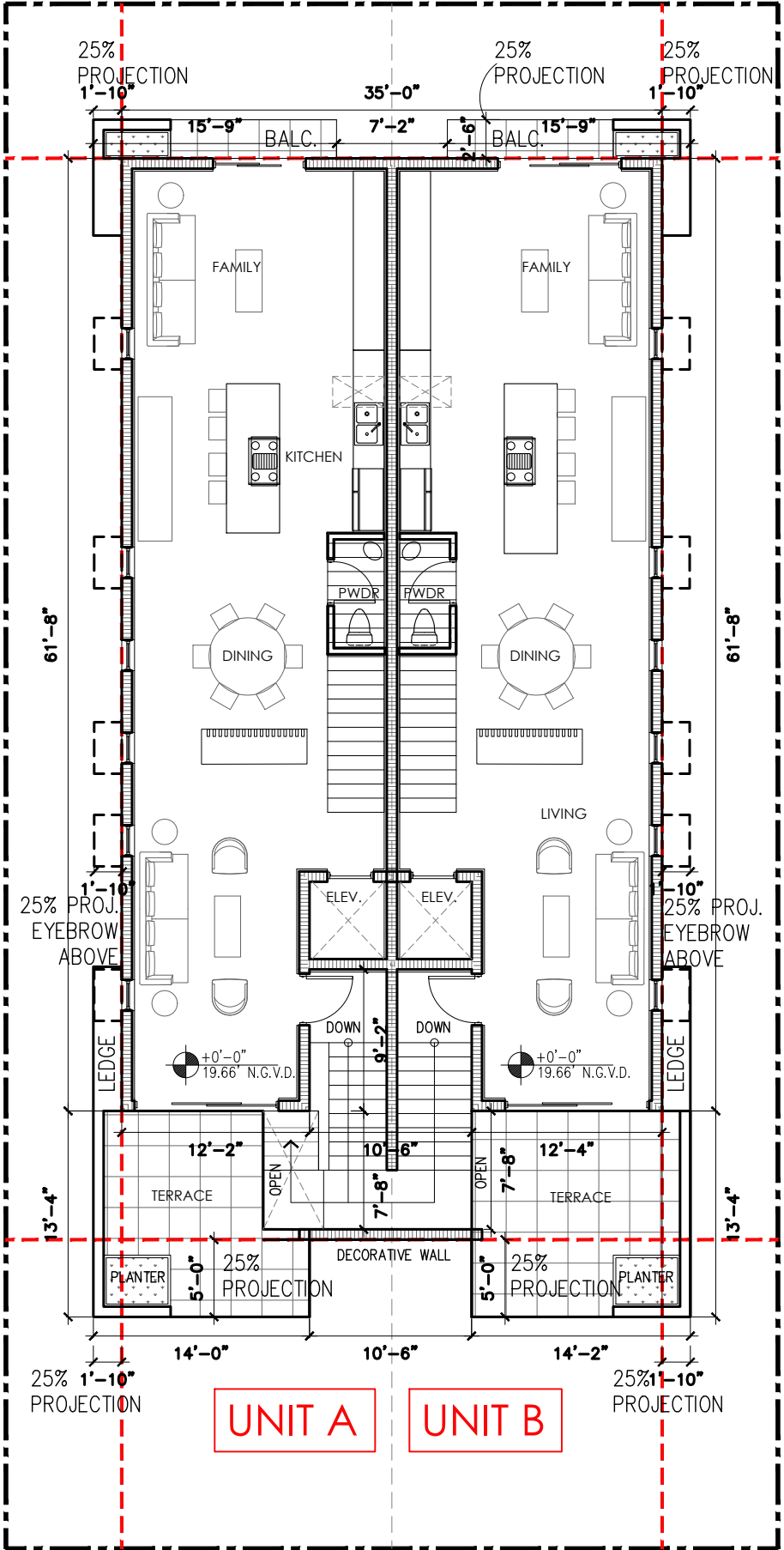
DIAGRAM

SCALE: AS SHOWN

DATE: 07-7-2023

SHEET NUMBER

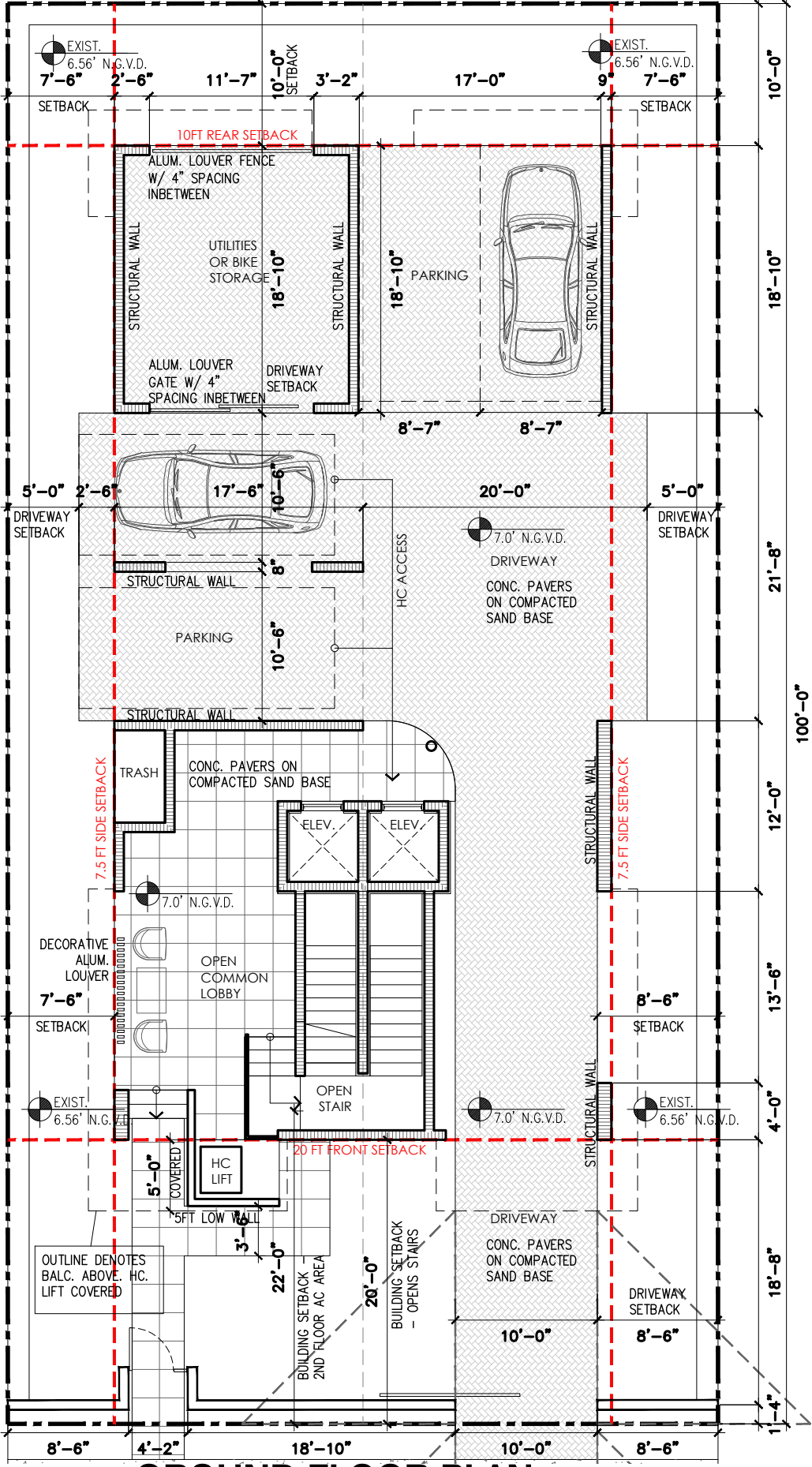
A-1.4



2

FIRST FLOOR PLAN

3/32"=1'-0"

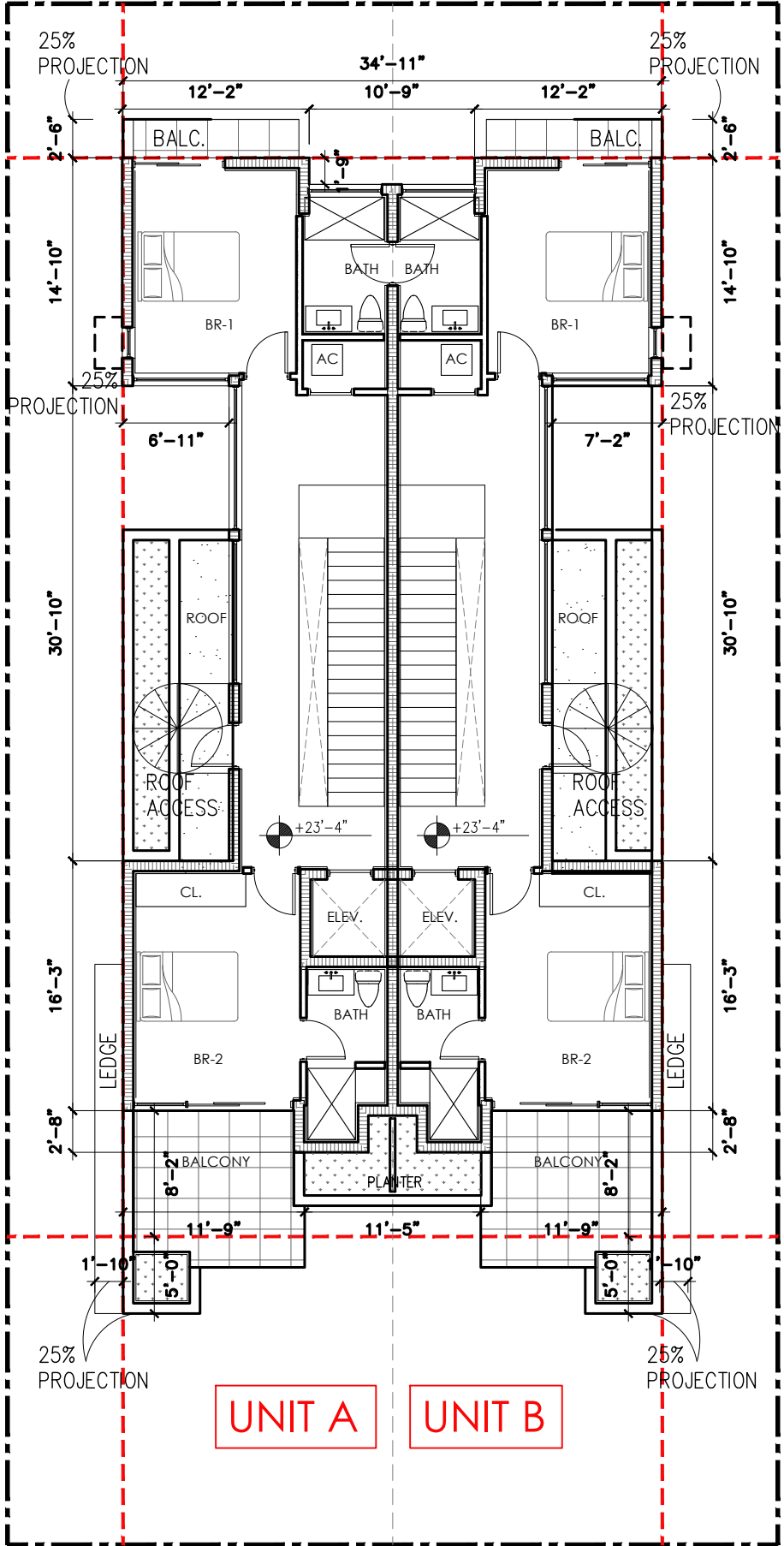


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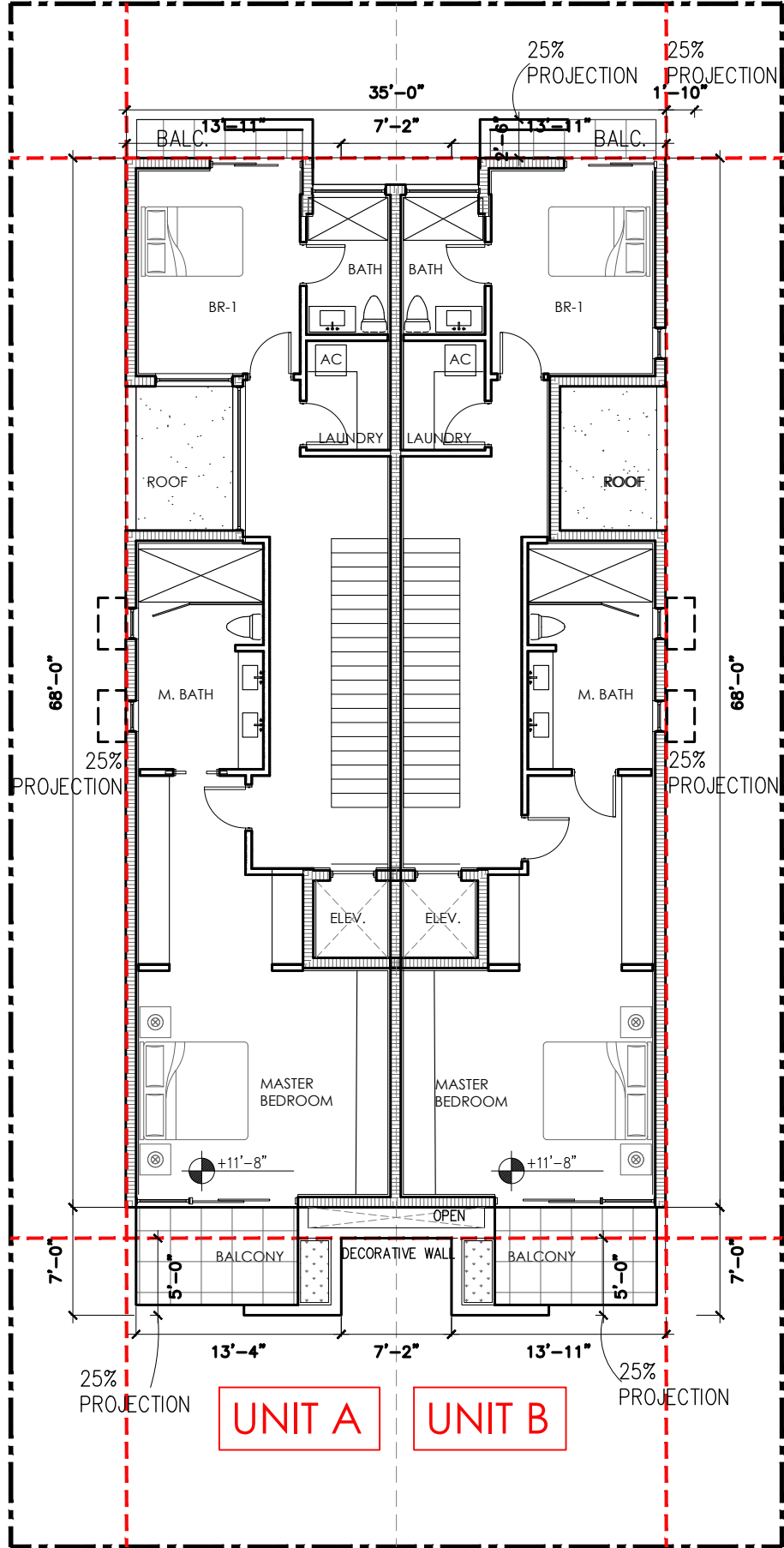
GROUND FLOOR PLAN

3/32"=1'-0"





2 **THIRD FLOOR PLAN**
3/32"=1'-0"



1 **SECOND FLOOR PLAN**
3/32"=1'-0"

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FL. LIC: AA 26000837

STATE OF FLORIDA
JOSE L. SANCHEZ
AR 16986
REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE
1331 14th TERRACE
MIAMI BEACH, FL. 33139
OWNER: 1331 14th TERRACE LLC

REVISION & DATE

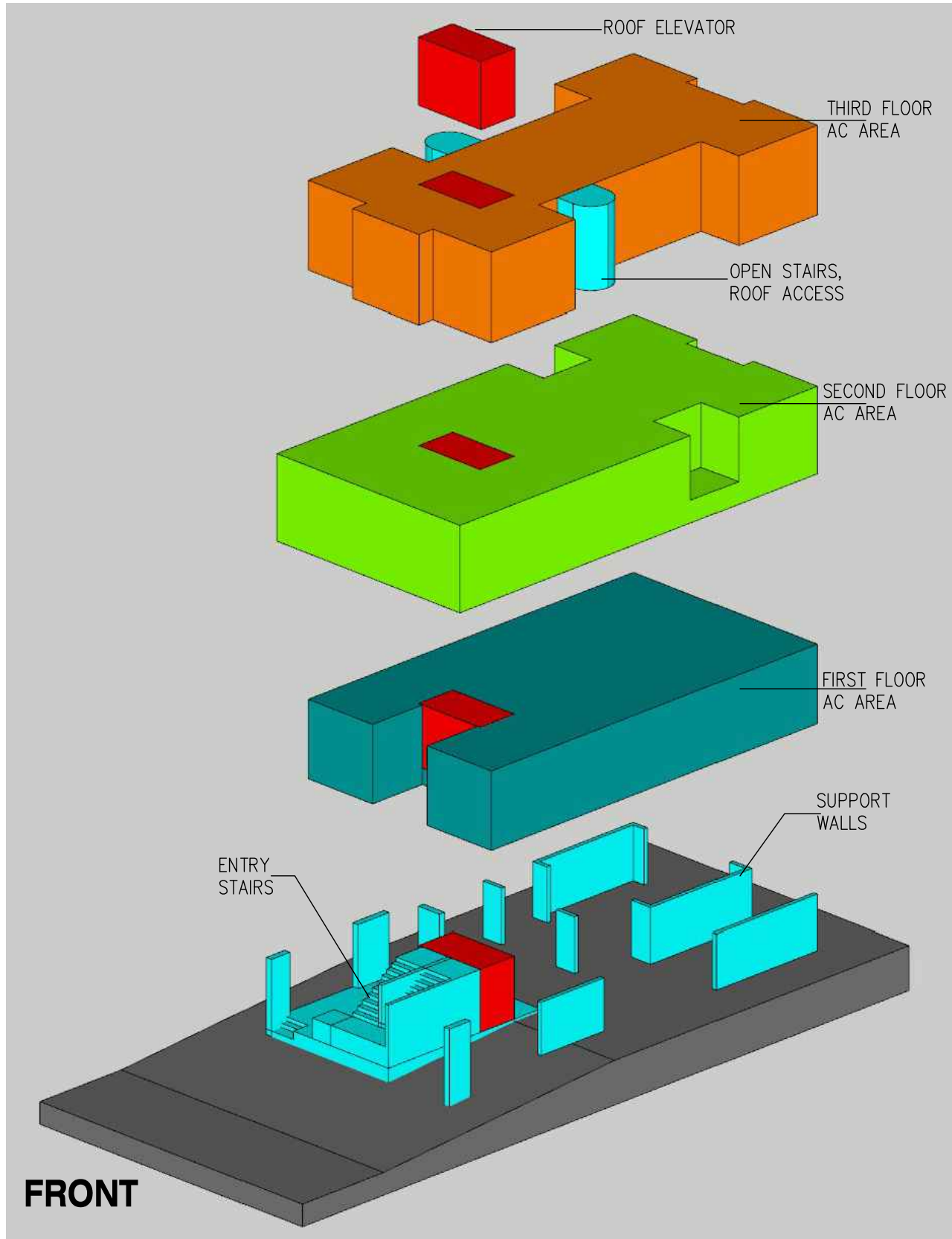
DRAWING TITLE

**SECOND+THIRD
FLOOR PLAN**

SCALE: AS SHOWN
DATE: 07-7-2023

SHEET NUMBER

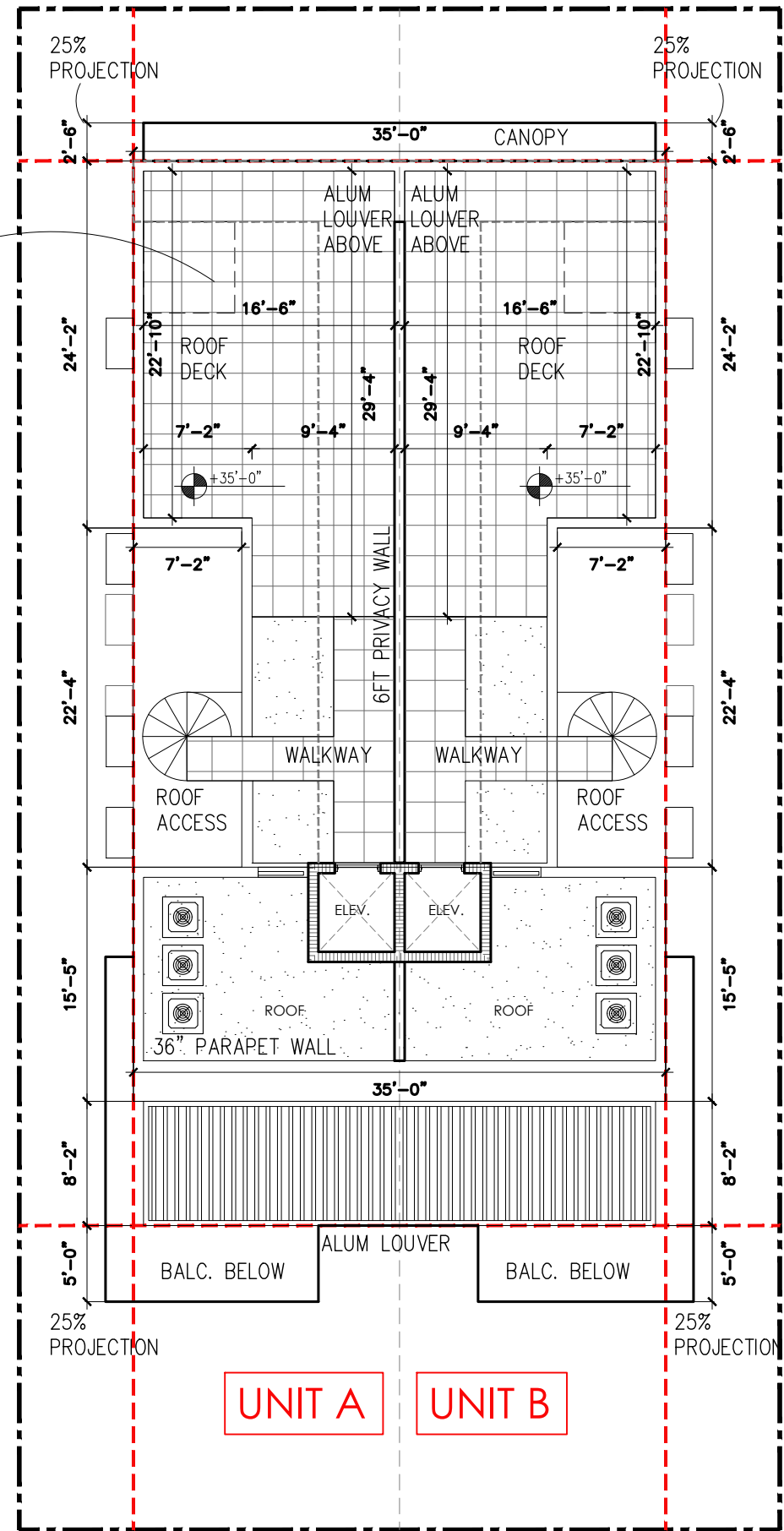
A-2.2



2 AXONOMETRIC DIAGRAM

ENCLOSED FLOOR AREA BELOW = 1,750 SF.
ROOF DECK ALLOWED 875 SF.(50%)

874 SF PROVIDED
437 SF - UNIT A
437 SF - UNIT B



1 ROOF FLOOR PLAN

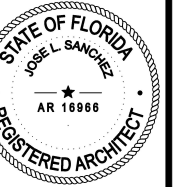
3/32"=1'-0"



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FL LIC: AR 0014946
FL LIC: AA 26000837



ADDRESS & OWNER

NEW RESIDENCE
1331 14th TERRACE
MIAMI BEACH, FL. 33139
OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

ROOF PLAN

SCALE: AS SHOWN
DATE: 07-7-2023

SHEET NUMBER

A-2.3

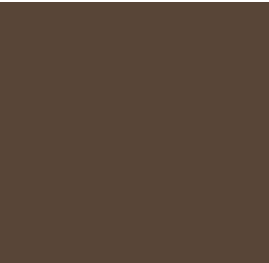


MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS

MATERIAL LEGEND



1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7502



2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041



3. CONCRETE PAVER ON
COMPACTED SAND BASE



4. VERT. ALUM
LOUVERS / FENCE
- SW 7041

BAY RD

1425
(VACANT)

1339

1331

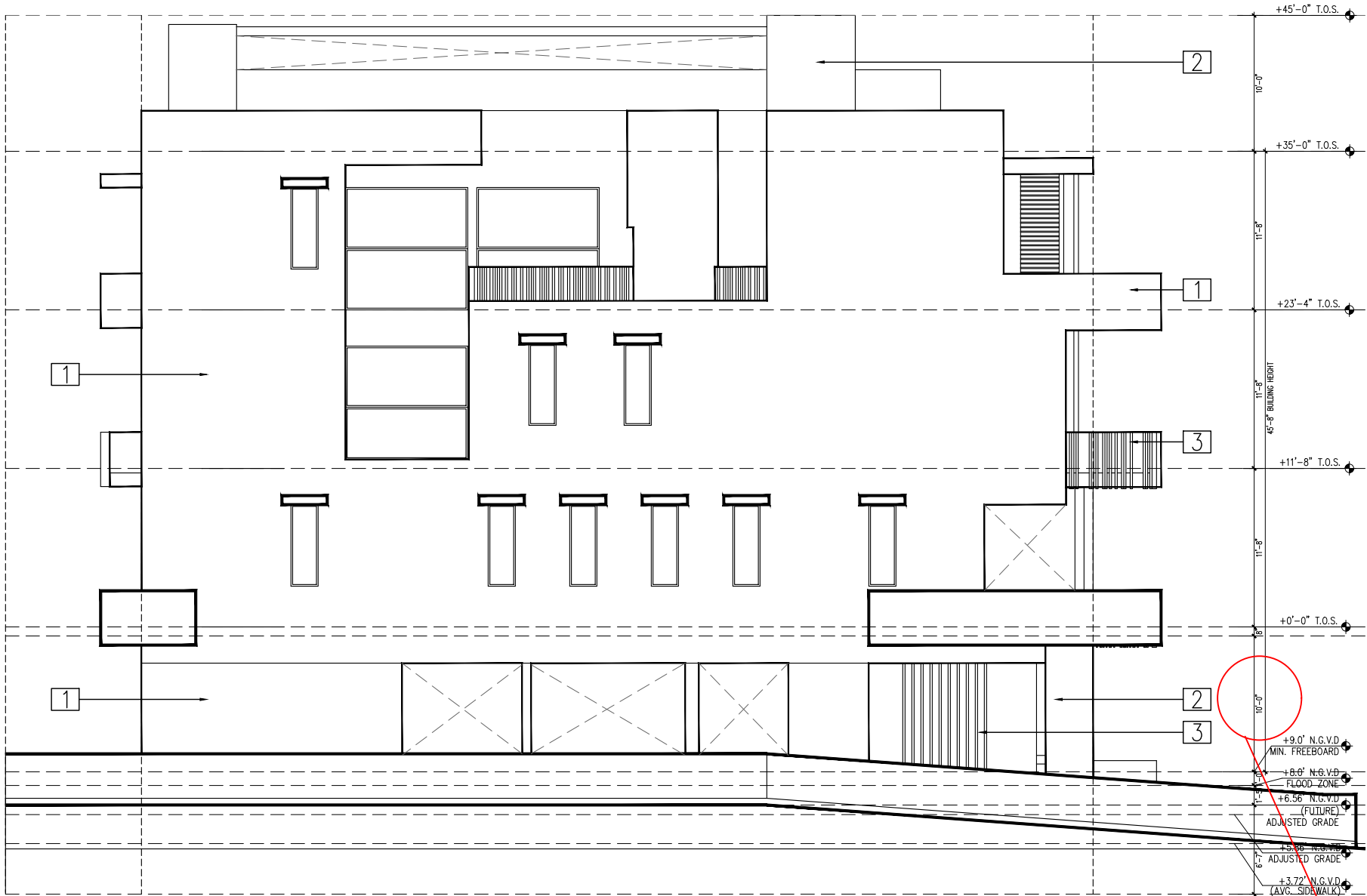
1321

1311

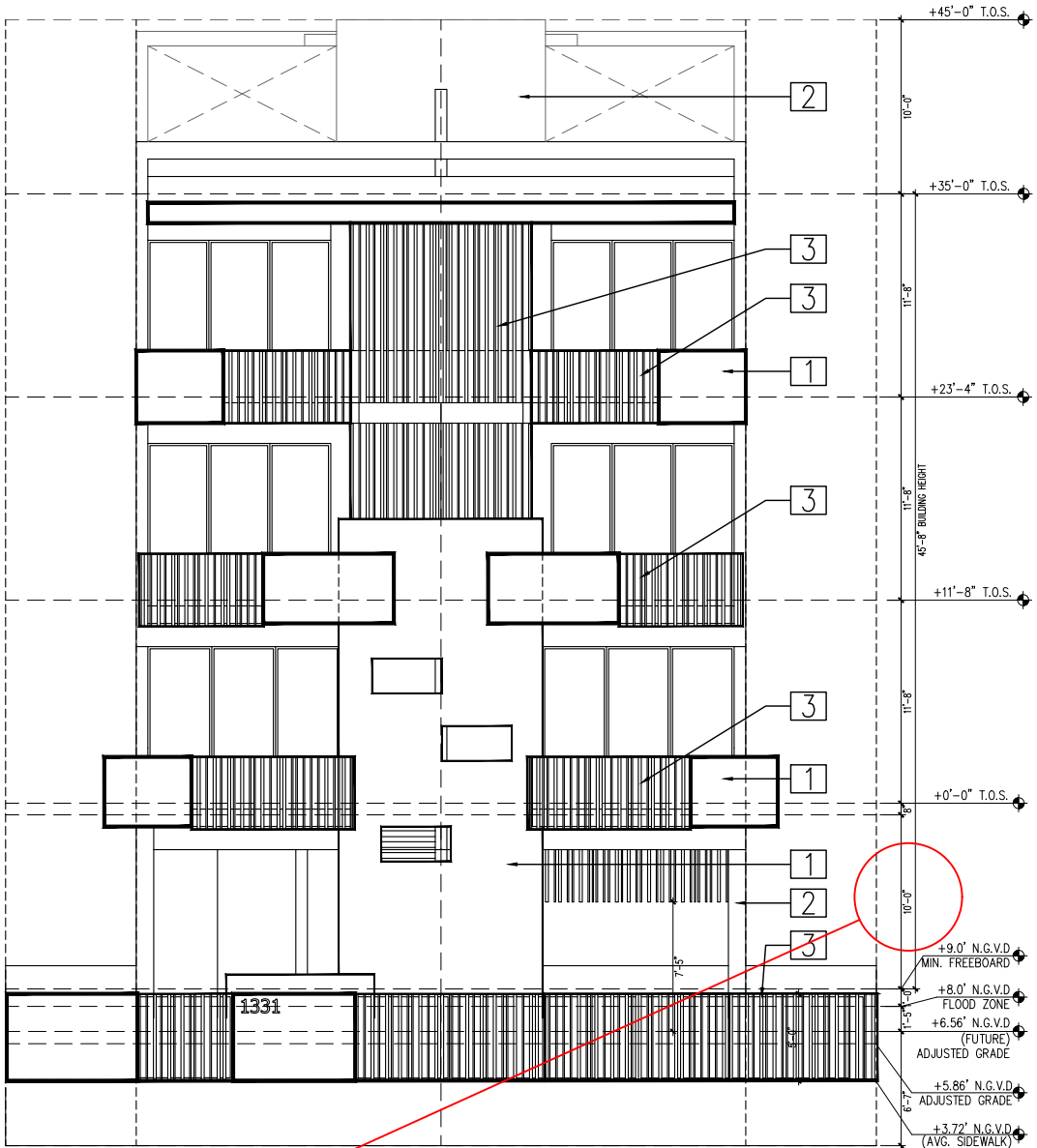
1428

WEST AVE

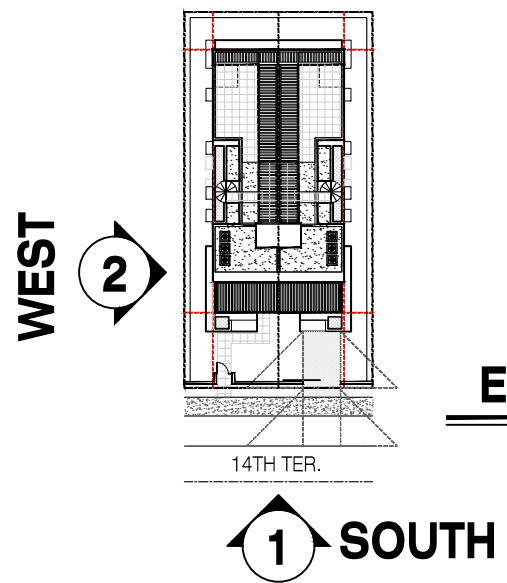
CONTEXTUAL ELEVATION



**2 WEST ELEVATION
(SIDE)**
3/32"=1'-0"



**1 SOUTH ELEVATION
(FRONT)**
3/32"=1'-0"



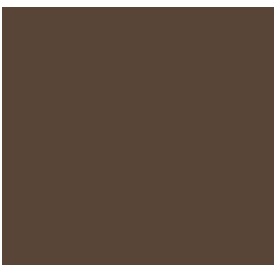
ELEVATION KEYPLAN
NOT TO SCALE

WAIVER REQUESTED TO ALLOW
10FT FROM (FLOOD ZONE +
FREE BOARD 8+1=9.0 NGVD) TO
BOTTOM OF FIRST FLOOR SLAB.

WAIVER REQUEST



**1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7502**



**2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041**



**3. VERT. ALUM
LOUVERS / FENCE
- SW 7041**

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P 305 576 8063

FL. LIC: AR 0014946
FL. LIC: AA 26000837

STATE OF FLORIDA
JOSE L. SANCHEZ
AR 16986
REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE
1331 14th TERRACE
MIAMI BEACH, FL. 33139
OWNER: 1331 14th TERRACE LLC

REVISION & DATE	

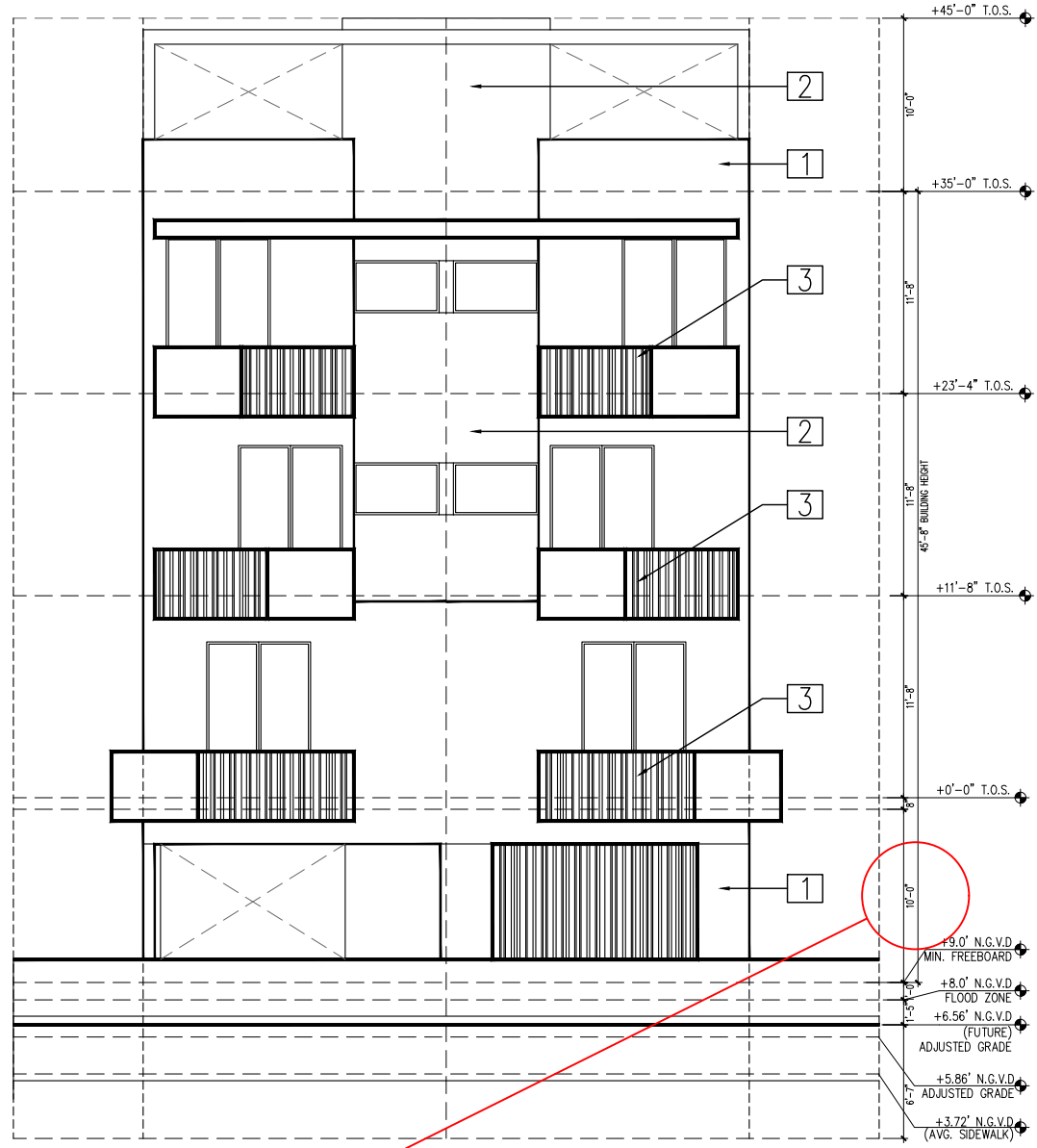
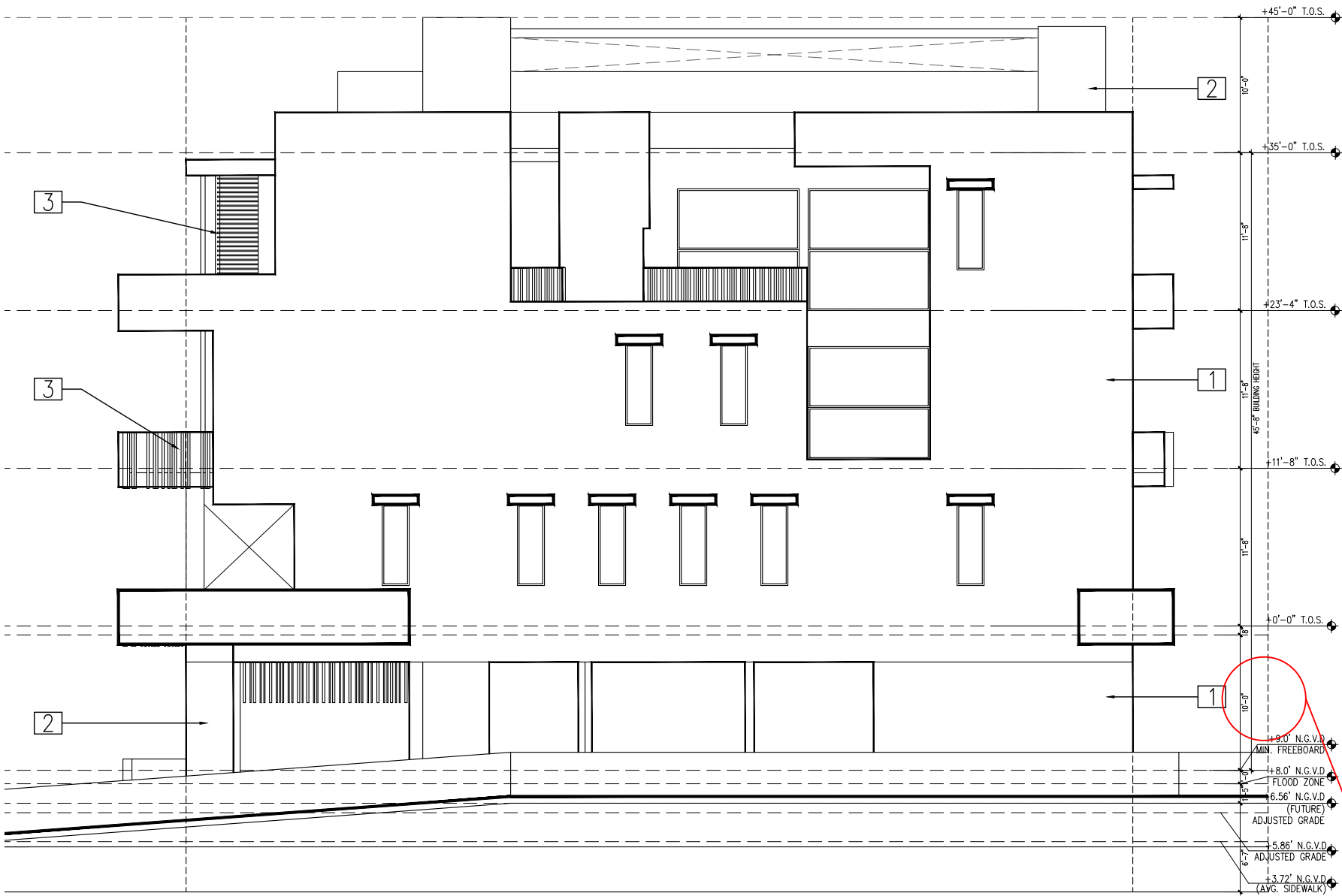
DRAWING TITLE

ELEVATION

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

A-3.1



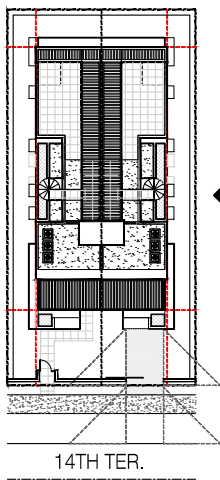
1 NORTH

2 EAST ELEVATION
(SIDE)

3/32"=1'-0"

1 NORTH ELEVATION
(REAR)

3/32"=1'-0"



2 EAST

ELEVATION KEYPLAN

NOT TO SCALE

WAIVER REQUESTED TO ALLOW
10FT FROM (FLOOD ZONE +
FREE BOARD 8+1=9.0 NGVD) TO
BOTTOM OF FIRST FLOOR SLAB.

WAIVER REQUEST



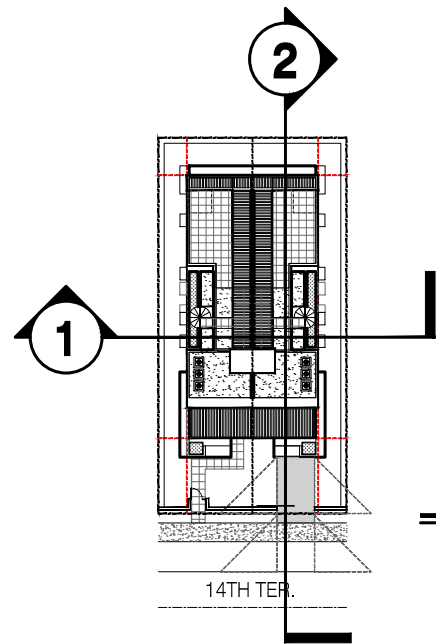
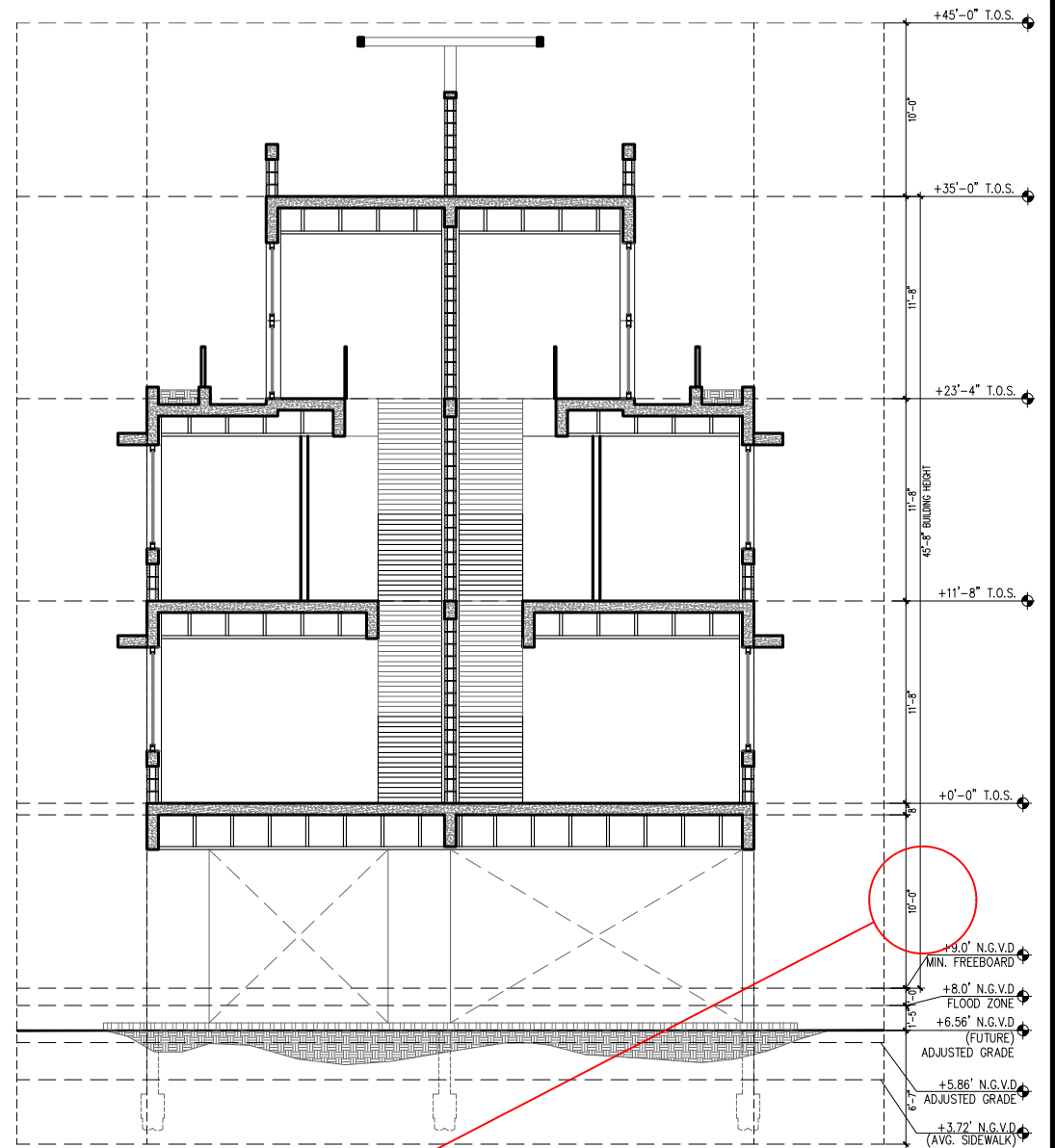
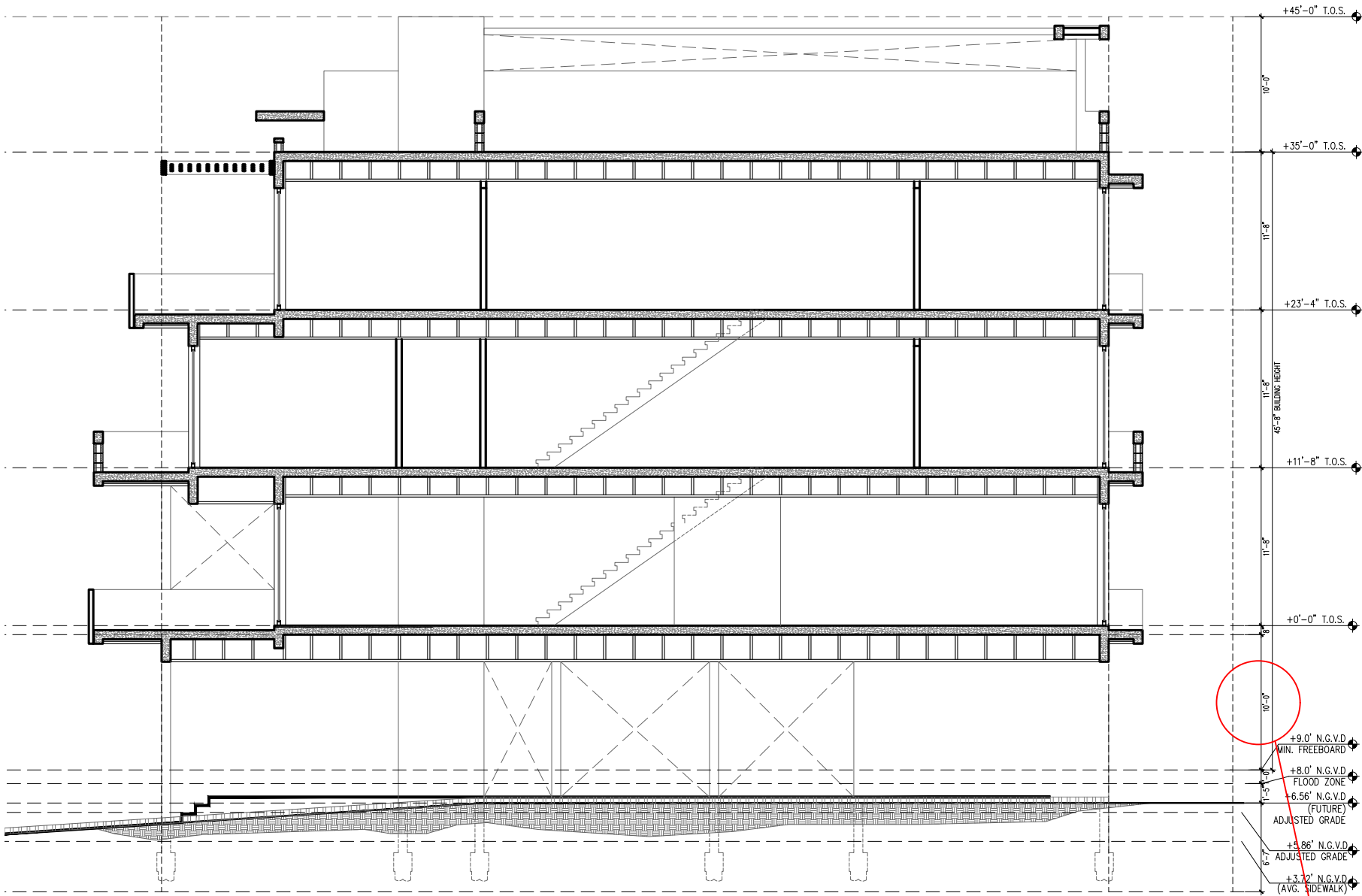
1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7502



2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041



3. VERT. ALUM
LOUVERS / FENCE
- SW 7041



SECTION KEYPLAN

NOT TO SCALE

2

SECTION

3/32"=1'-0"

1

SECTION

3/32"=1'-0"

WAIVER REQUESTED TO ALLOW
10FT FROM (FLOOD ZONE +
FREE BOARD 8+1=9.0 NGVD) TO
BOTTOM OF FIRST FLOOR SLAB.

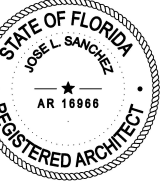
WAIVER REQUEST

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MIAMI, FL. 33127
P 305 576 8063

FL. LIC: AR 0014966
FL. LIC: AA 26000837



ADDRESS & OWNER

NEW RESIDENCE
1331 14th TERRACE
MIAMI BEACH, FL. 33139
OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

SECTION

SCALE: AS SHOWN

DATE: 07-7-2023

SHEET NUMBER

A-4.1