



FRONT VIEW RENDERING

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MIAMI, FL. 33127
305 576 8063

L. LIC: AR 0016966
L. LIC: AA 26000837

ADDRESS & OWNER

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

VISION & DATE

DRAWING TITLE

**FRONT / REAR
RENDERING**

SCALE:	AS SHOWN
DATE:	07-10-2023

SHEET NUMBER

3D-1

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SIDE VIEW RENDERING



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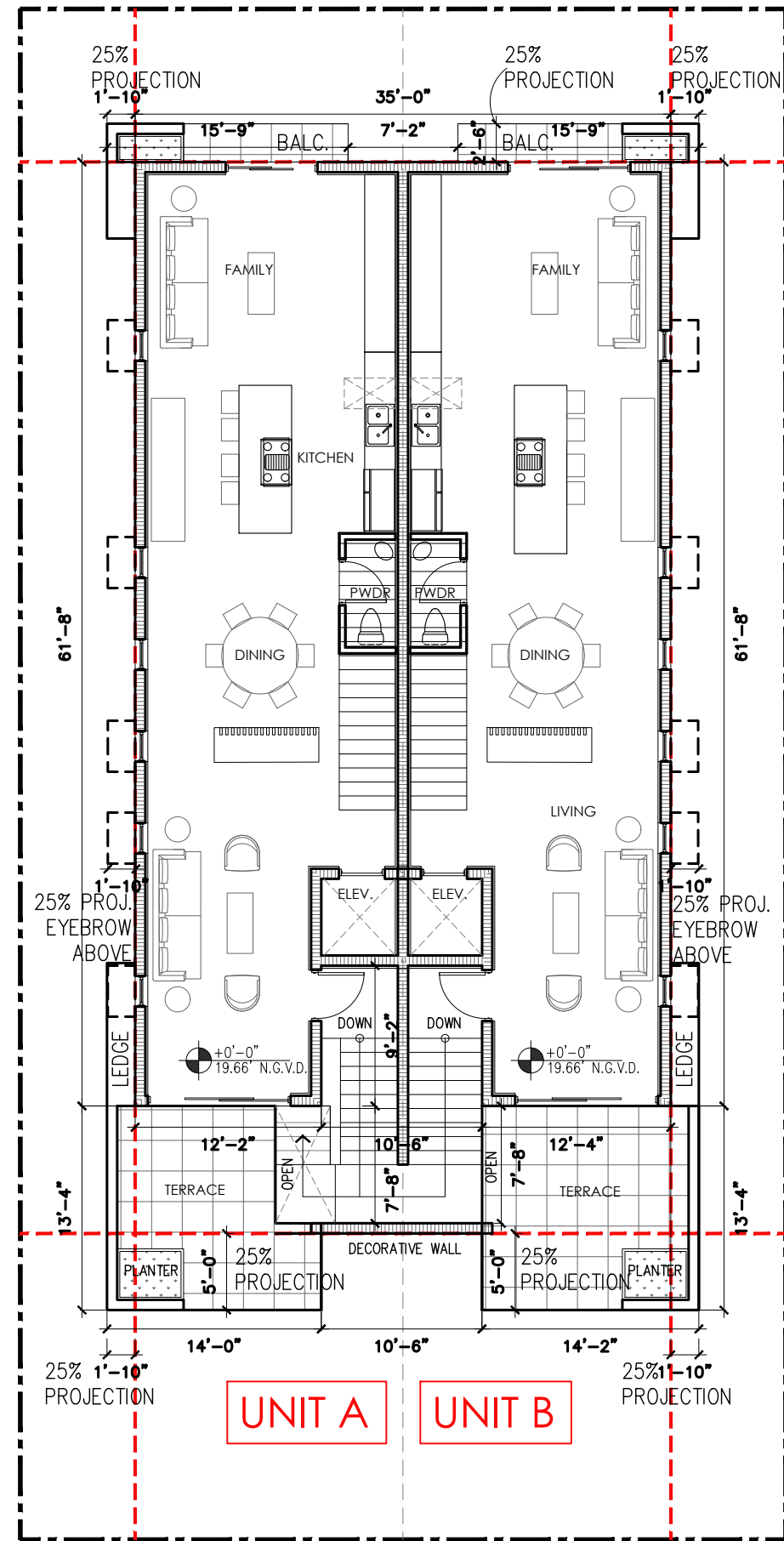
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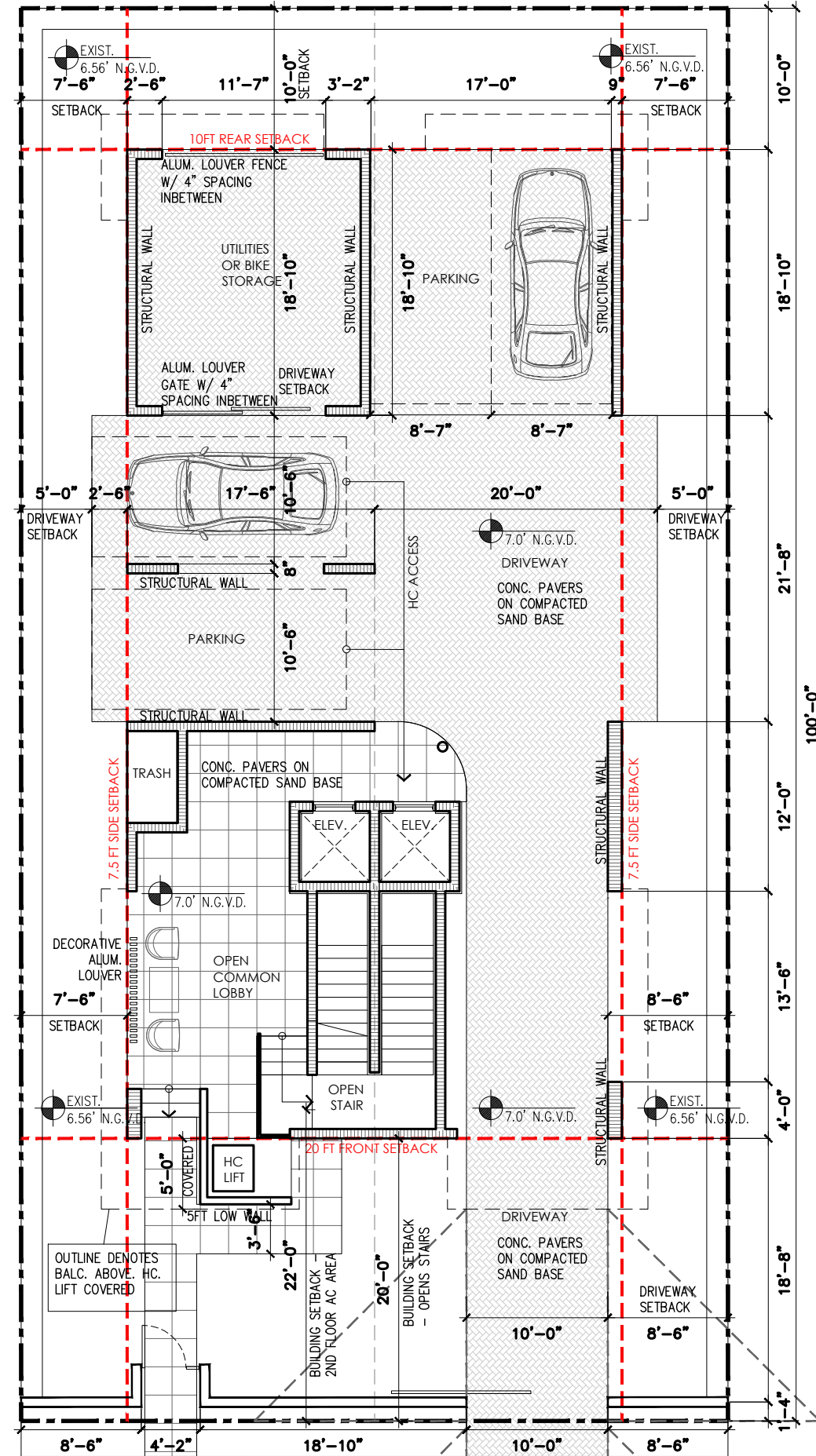
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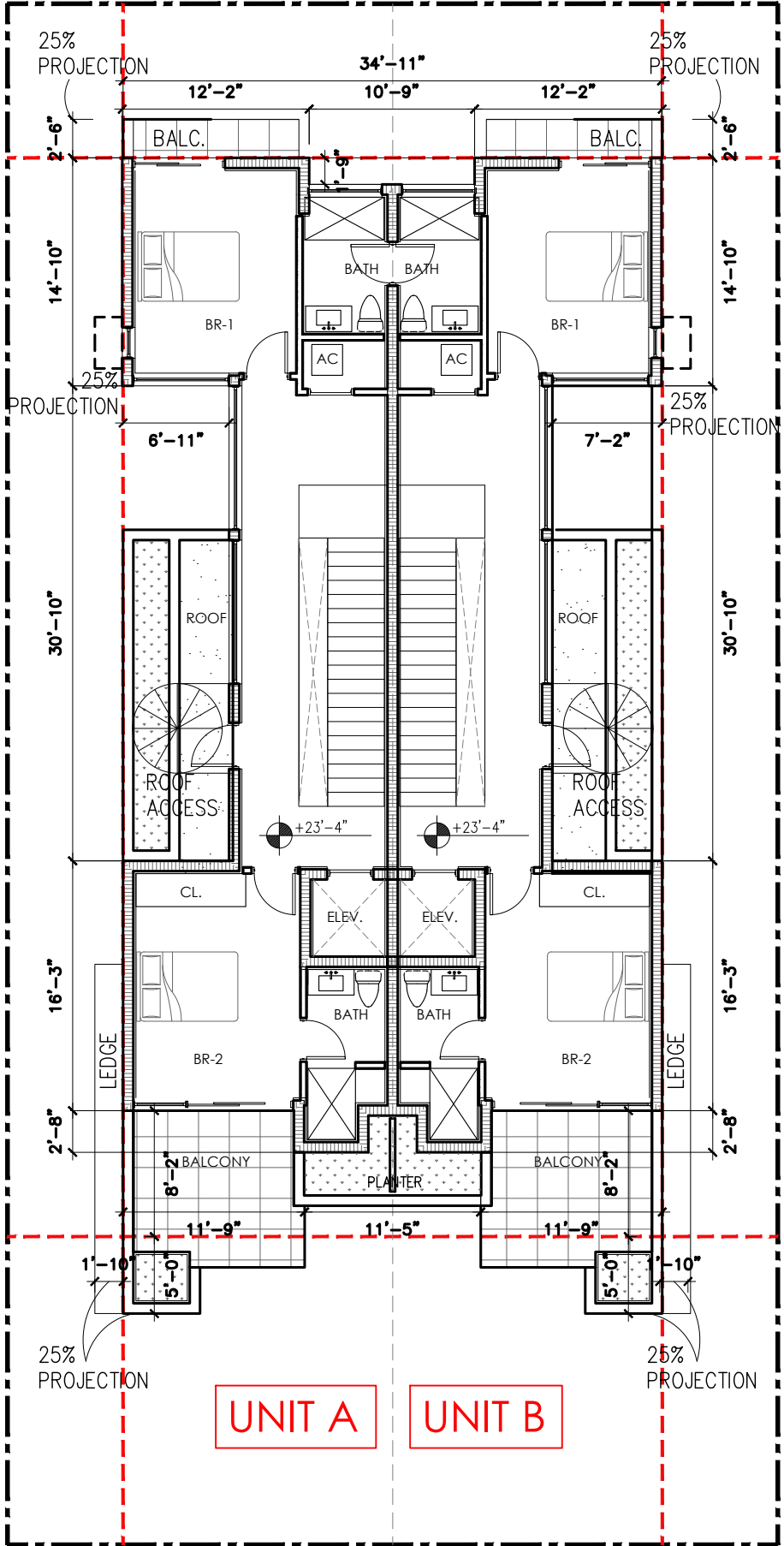
2 FIRST FLOOR PLAN

3/32"=1'-0"



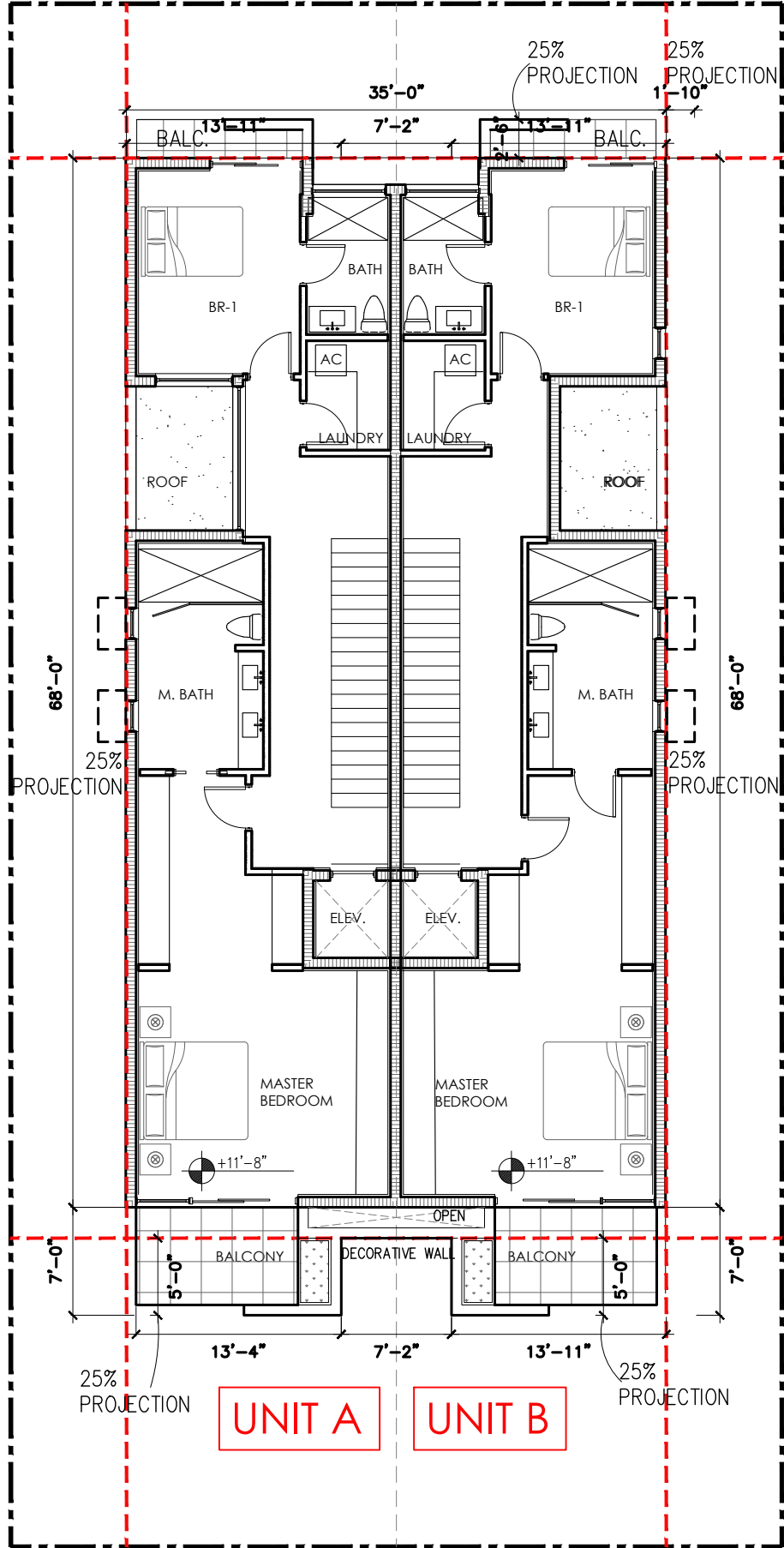
1 GROUND FLOOR PLAN

3/32"=1'-0"



2 **THIRD FLOOR PLAN** 

3/32"=1'-0"



1 **SECOND FLOOR PLAN** 

3/32"=1'-0"

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Jose L
Sanchez

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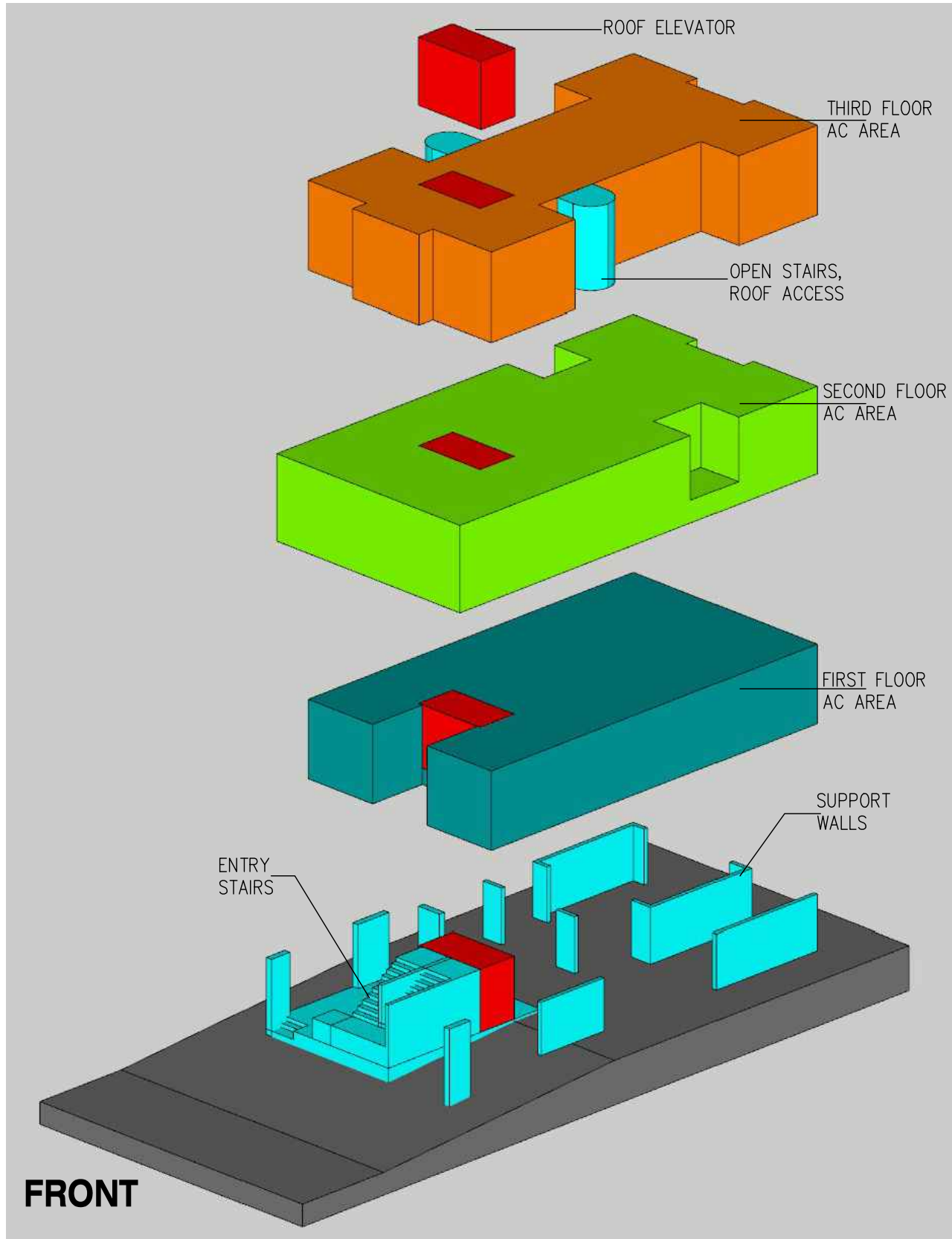
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**SECOND+THIRD
FLOOR PLAN**

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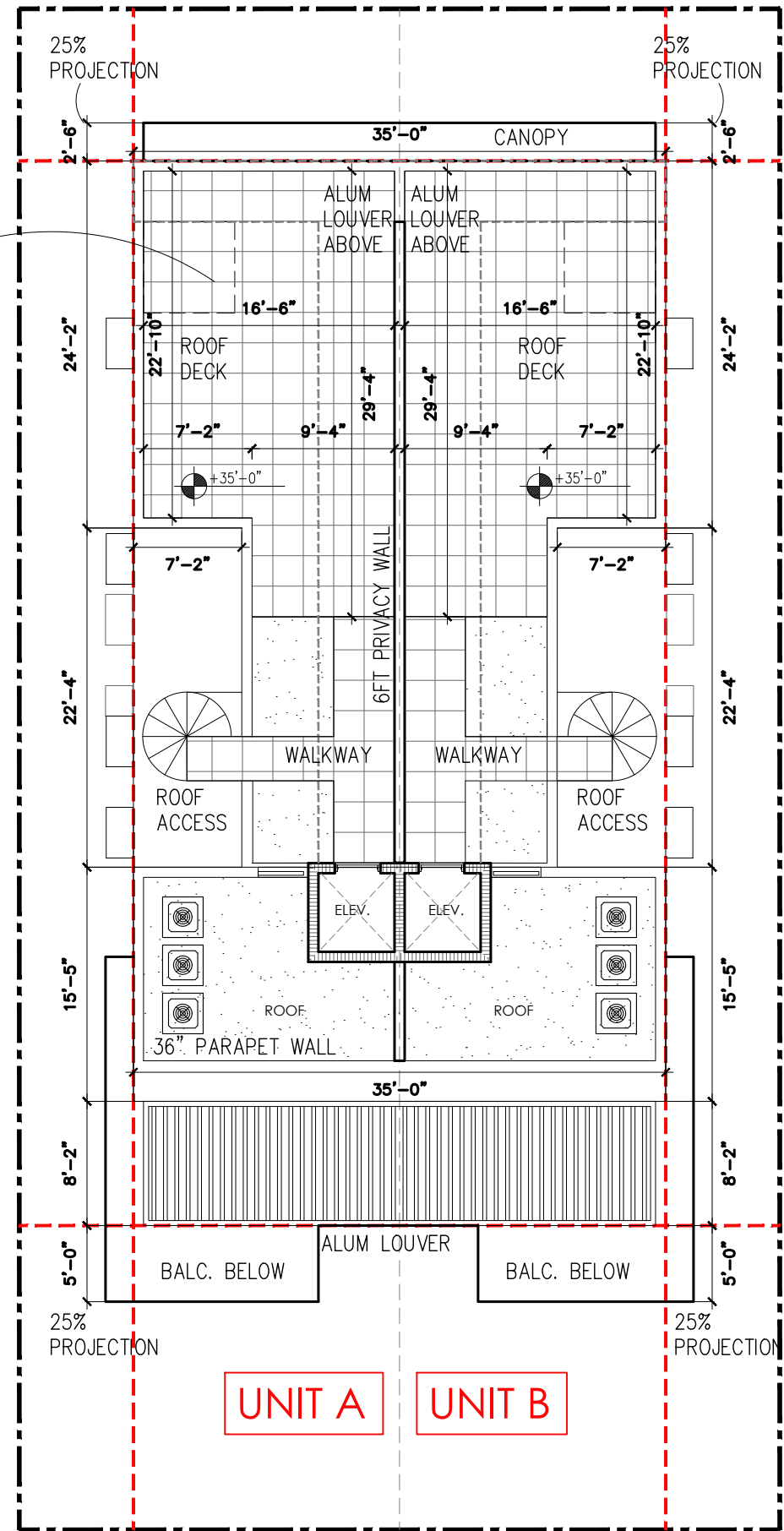
A-2.2



2 AXONOMETRIC DIAGRAM

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

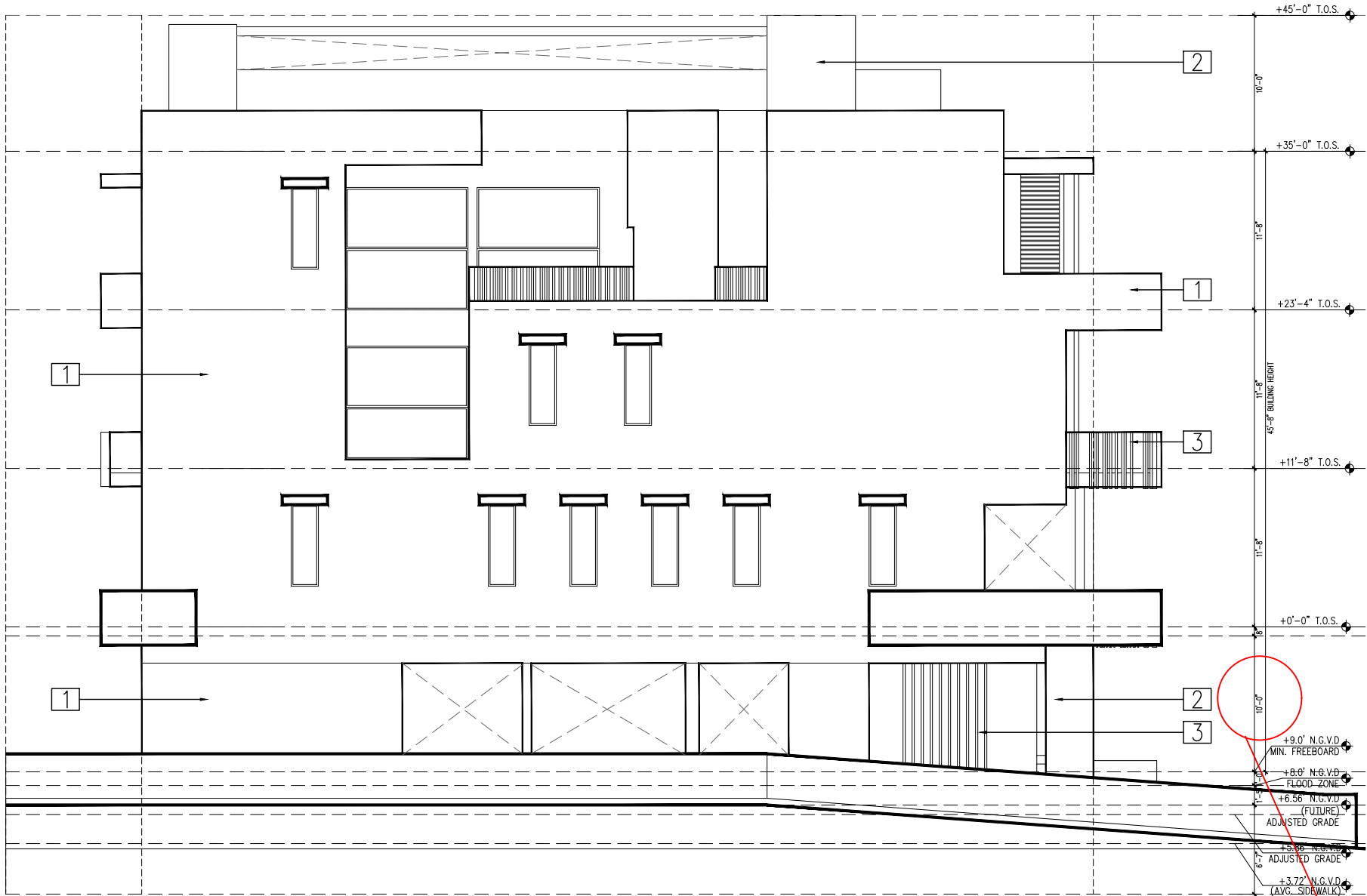
874 SF PROVIDED
437 SF - UNIT A
437 SF - UNIT B



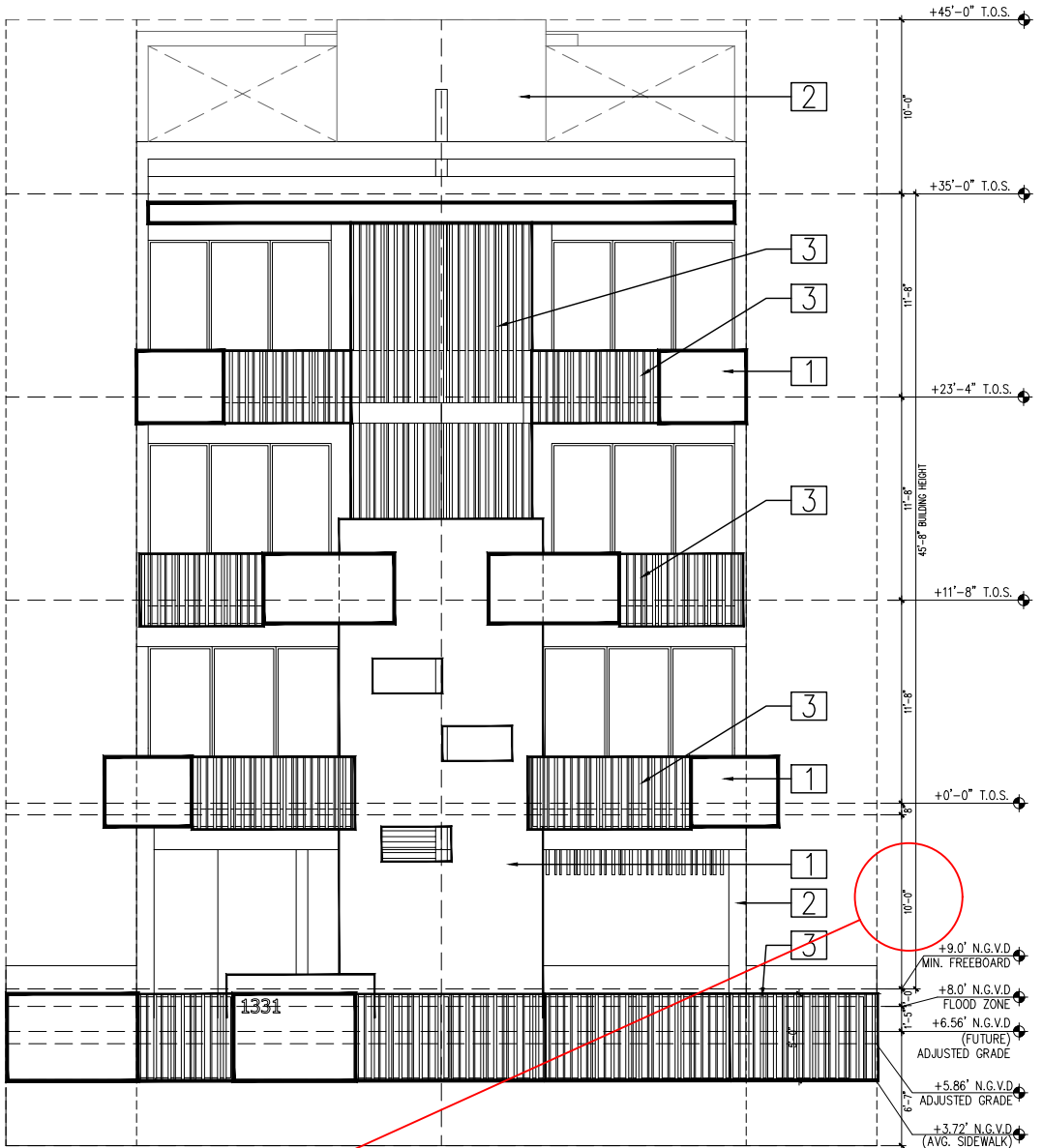
1 ROOF FLOOR PLAN

3/32"=1'-0"

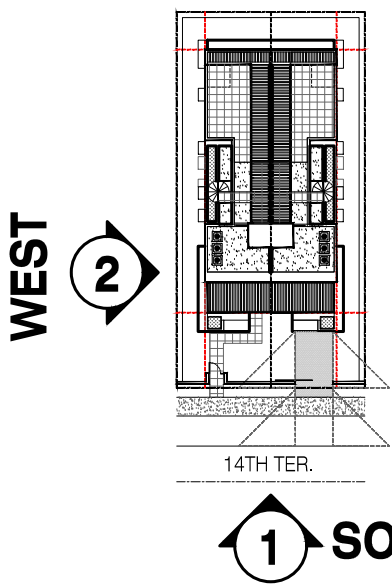




2 WEST ELEVATION
(SIDE)
3/32"=1'-0"



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



ELEVATION KEYPLAN
NOT TO SCALE

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



**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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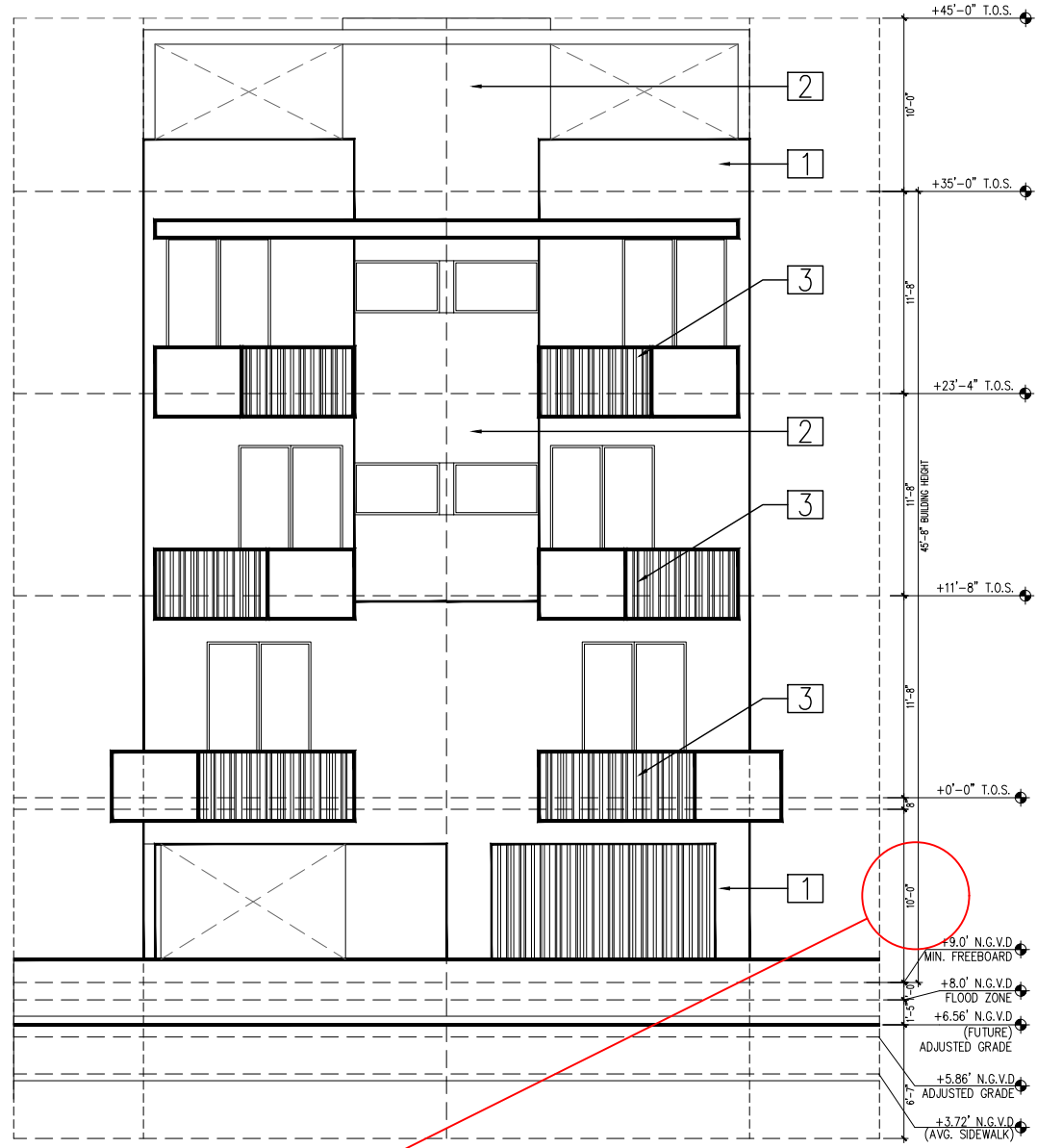
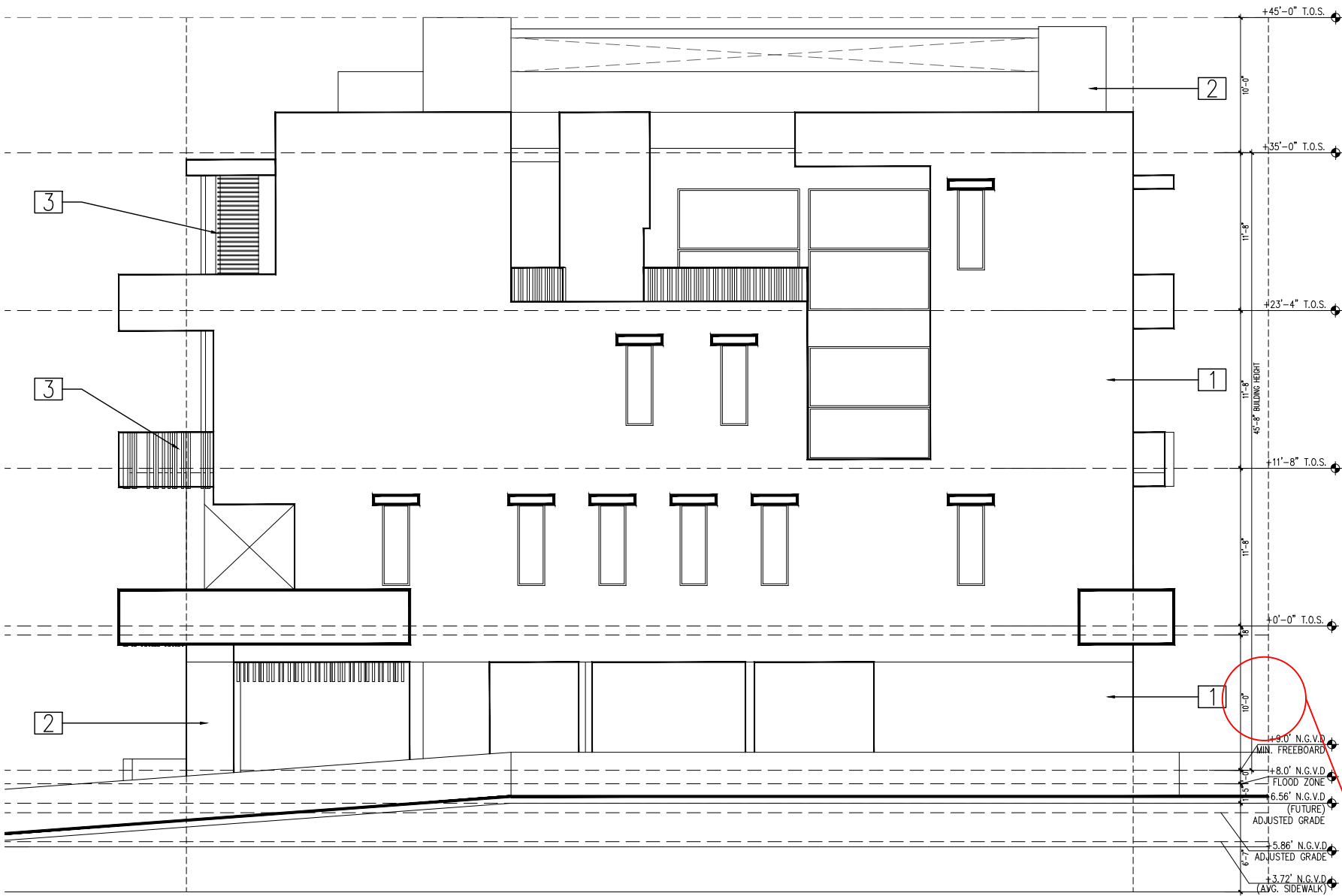
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ELEVATION

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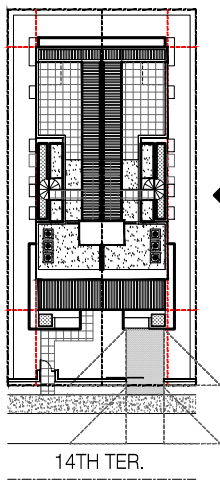
1 NORTH

2 EAST ELEVATION
(SIDE)

3/32"=1'-0"

1 NORTH ELEVATION
(REAR)

3/32"=1'-0"



2 EAST

ELEVATION KEYPLAN

NOT TO SCALE

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BOTTOM OF FIRST FLOOR SLAB.

WAIVER REQUEST



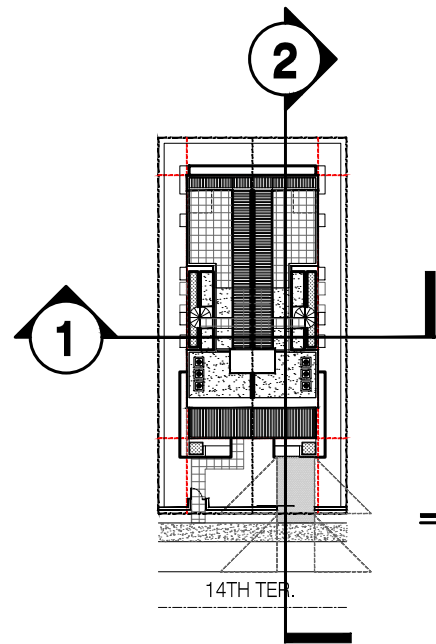
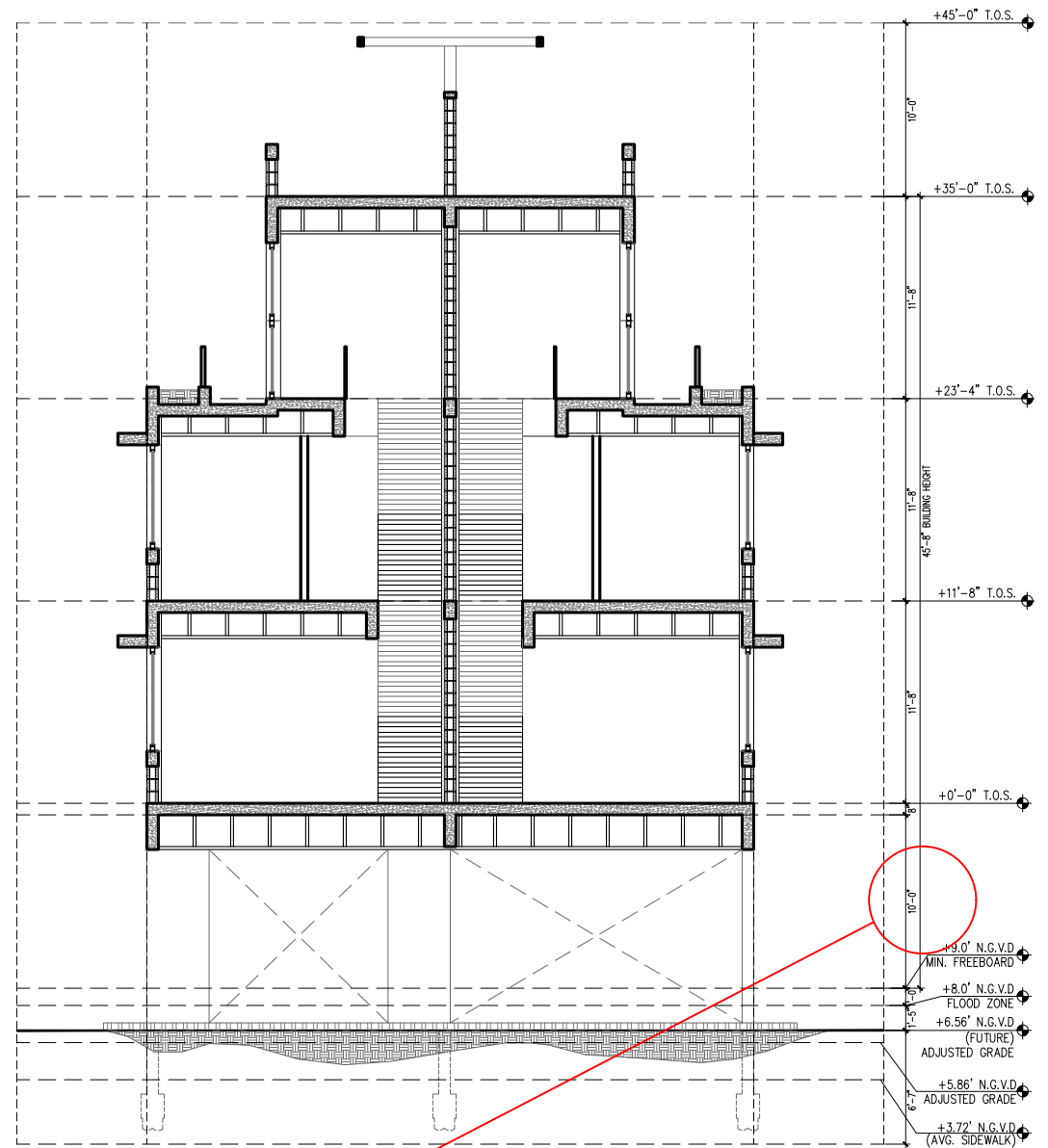
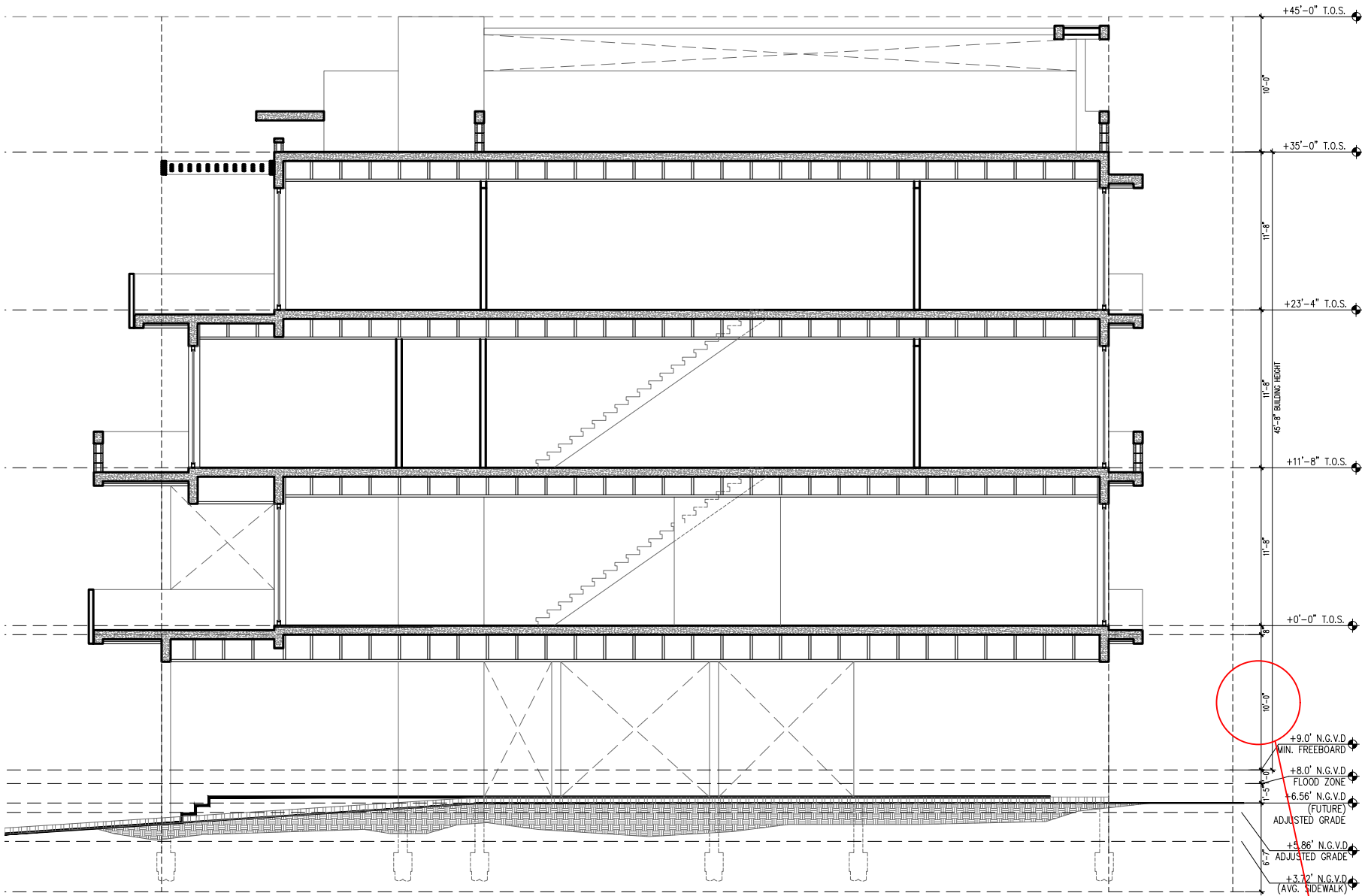
1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7502



2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041



3. VERT. ALUM
LOUVERS / FENCE
- SW 7041



SECTION 2
3/32"=1'-0"

SECTION 1
3/32"=1'-0"

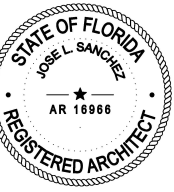
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BOTTOM OF FIRST FLOOR SLAB.

WAIVER REQUEST

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SECTION

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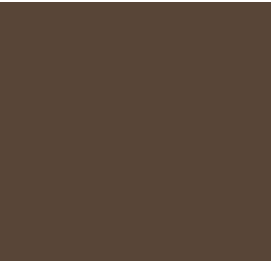


MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS

MATERIAL LEGEND



1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7229



2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041



3. CONCRETE PAVER ON
COMPACTED SAND BASE

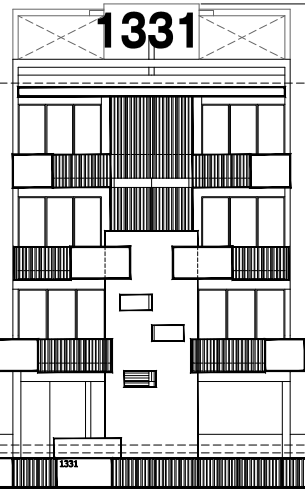


4. VERT. ALUM
LOUVERS / FENCE
- SW 7041

BAY RD

1425
(VACANT)

1339



+54.66 N.G.V.D.
BUILDING HEIGHT

1321

1311

1428

WEST AVE

CONTEXTUAL ELEVATION

1331 RESIDENCE

FINAL SUBMITTAL DRB23-0939

2023-07-10



1331 14th TERRACE. MIAMI BEACH, FL. 33139

- NEW THREE STORY RESIDENCE WITH UNDERSTORY
- UNDERSTORY WAIVER - S.142.155(F)

Waiver to allow a 10ft distance (as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab) instead of the required 12 ft minimum.

INDEX OF DRAWINGS

MISC. - EXISTING

COVER	COVER & INDEX OF DRAWINGS
PH-2.0	PHOTOS - AERIAL NEIGHBORHOOD VIEW
PH-2.1-2.2	PHOTOS - SURROUNDING PROPERTIES
SURVEY	SURVEY - EXISTING RESIDENCE
EX-1.0	DIAGRAM - EXISTING LOT COVERAGE / UNIT SIZE
D-1.0	DEMOLITION PLAN

MISC. - PROPOSED

3D-1-3	RENDERINGS / CONTEXTUAL PERSPECTIVE VIEWS
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ARCHITECTURAL DRAWINGS

A-1.0	ZONING DATA / LOCATION PLAN
A-1.1	SITE PLAN
A-1.2	YARD SECTIONS
A-1.3	DIAGRAM - LOT COVERAGE
A-1.4	DIAGRAM - UNIT SIZE
A-2.1	UNDERSTORY / FIRST FLOOR PLAN
A-2.2	SECOND / THIRD FLOOR PLAN
A-2.3	ROOF PLAN
A-3.0	MATERIAL LEGEND
A-3.1	ELEVATIONS (FRONT - STREET) / (SIDE)
A-3.2	ELEVATION (REAR) / (SIDE)
A-4.1	SECTION

LANDSCAPE DRAWINGS

L100	TREE SURVEY PLAN
L101	TREE DISPOSITION PLAN
L200	LANDSCAPE PLAN
L201	LANDSCAPE PLAN

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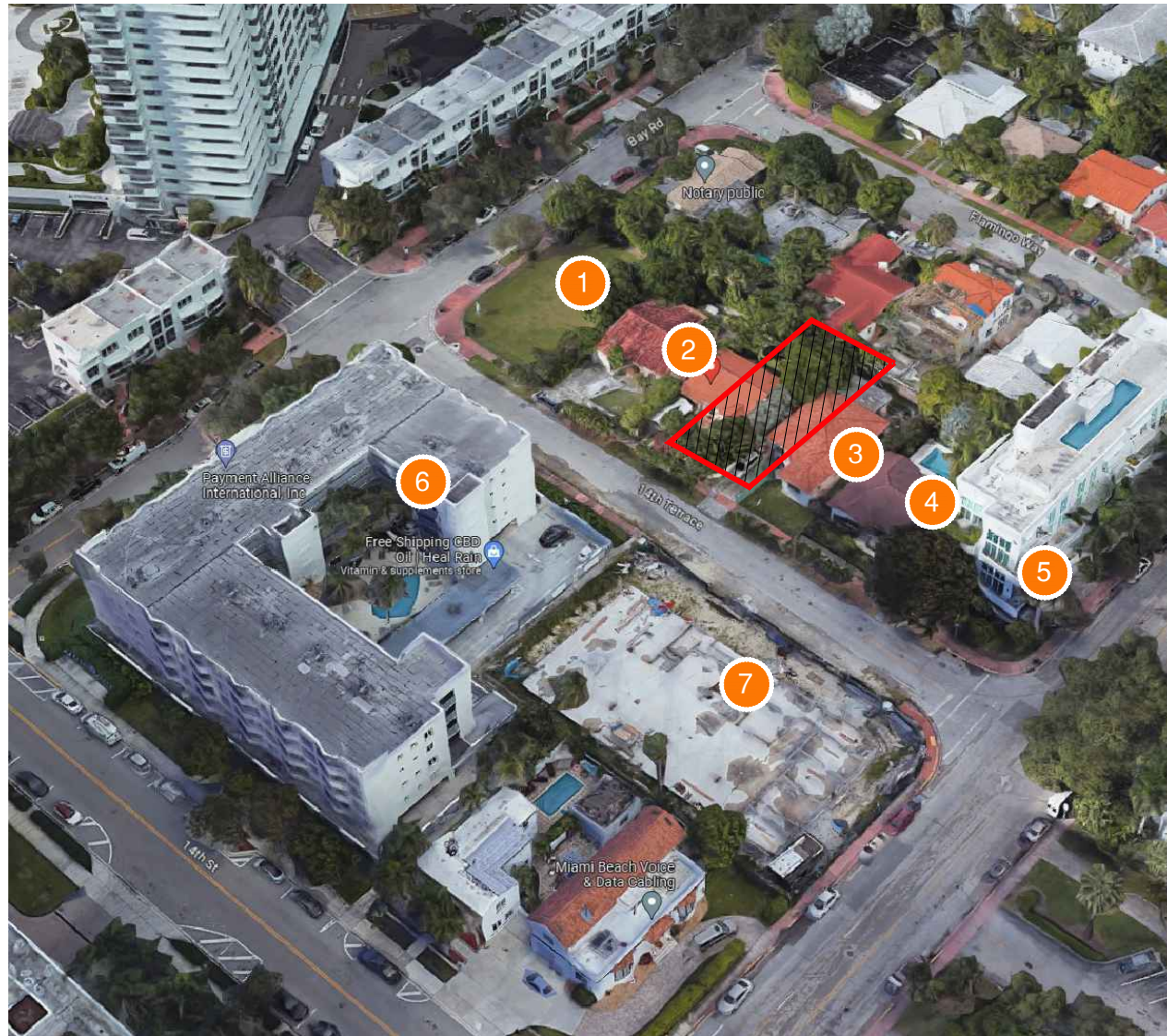
COVER SHEET

SCALE: AS SHOWN

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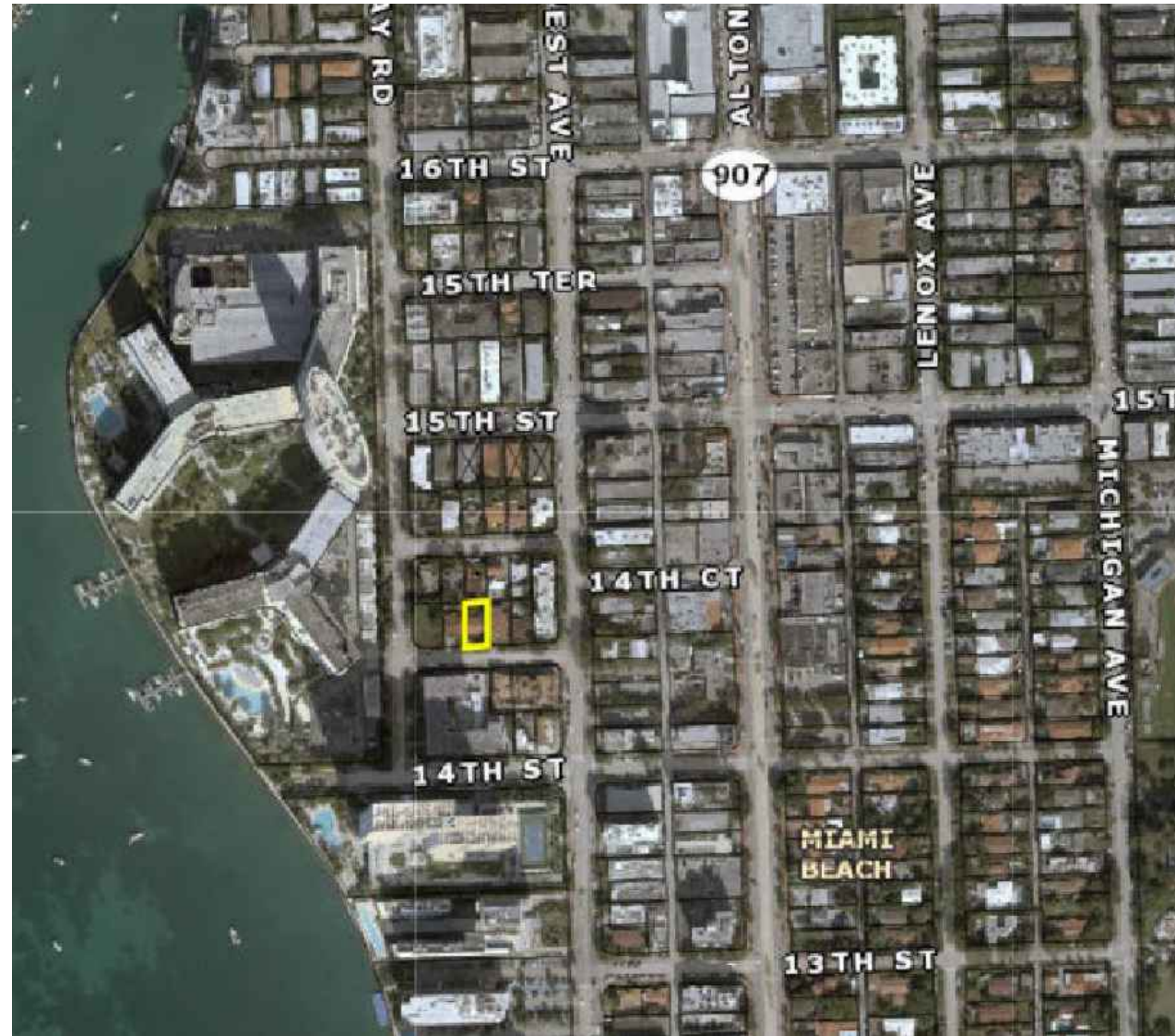
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COVER



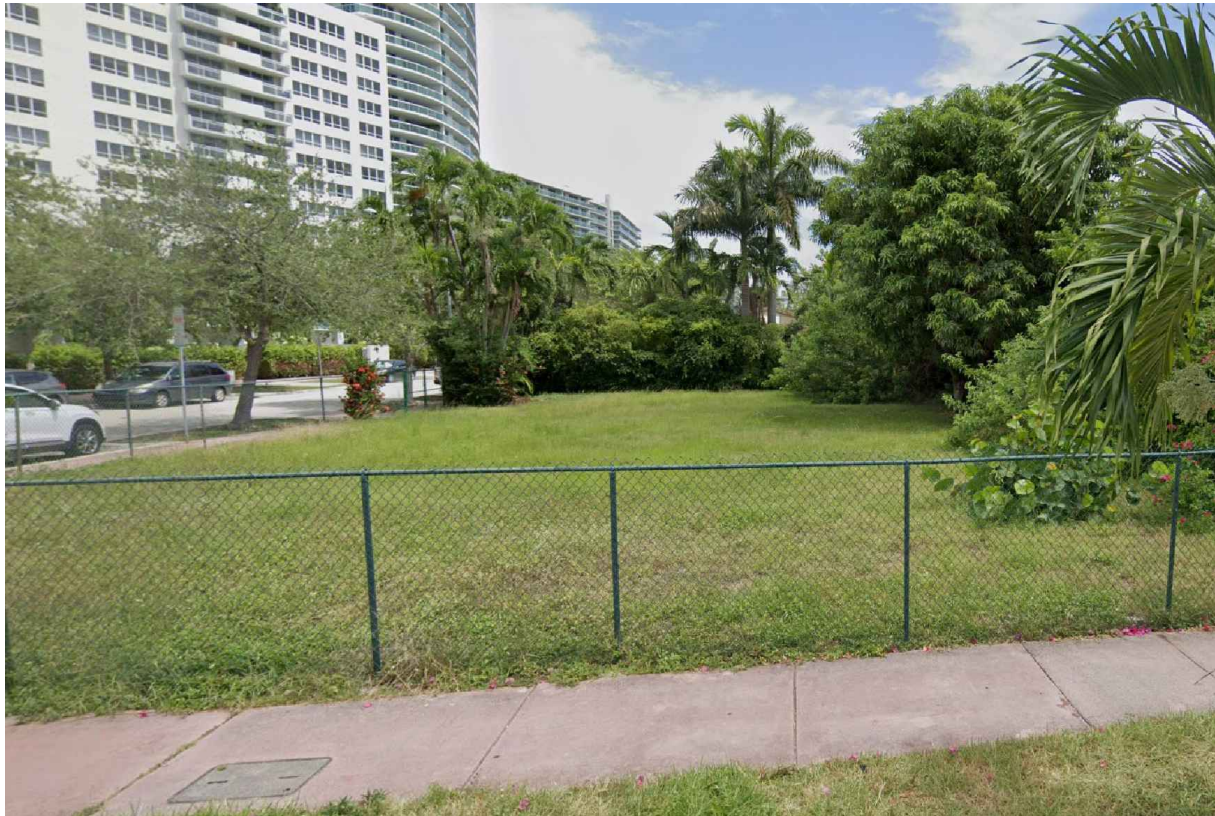
2 NEIGHBORHOOD AERIAL MAP

1. 1425 BAY RD
2. 1339 14TH TERRACE
3. 1321 14TH TERRACE
4. 1311 14TH TERRACE
5. 1428 WEST AVE
6. 1401 BAY ROAD
7. 1320 14TH TERRACE



1 AERIAL LOCATION MAP





RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4

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SURROUNDING
PROPERTY
PHOTOS

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PH-2.1



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7

PROPERTY ADDRESS:
1331 14th TERRACE MIAMI BEACH, FL. 33139

LOT 10, BLOCK 79B, OF "A RESUBDIVISION OF BLOCKS 67 AND 79, OF THE 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.

COMMUNITY NO. 120651 PANEL NO. 0317 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE BASE FLOOD: 8.0'

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

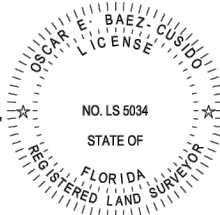
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CWV DEVELOPMENT GROUP, LLC

IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

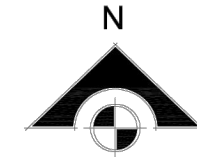
Oscar E Baez

Digitally signed by Oscar E Baez
Date: 2023.04.02 13:30:22 -04'00'

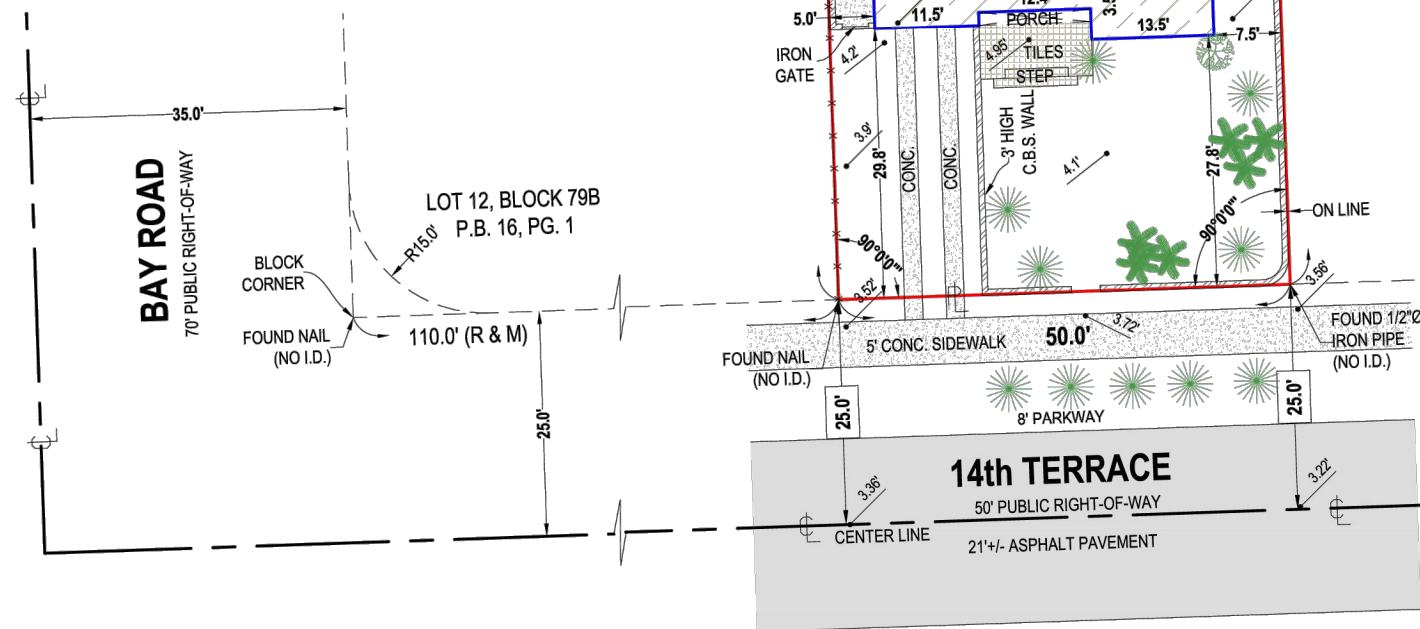
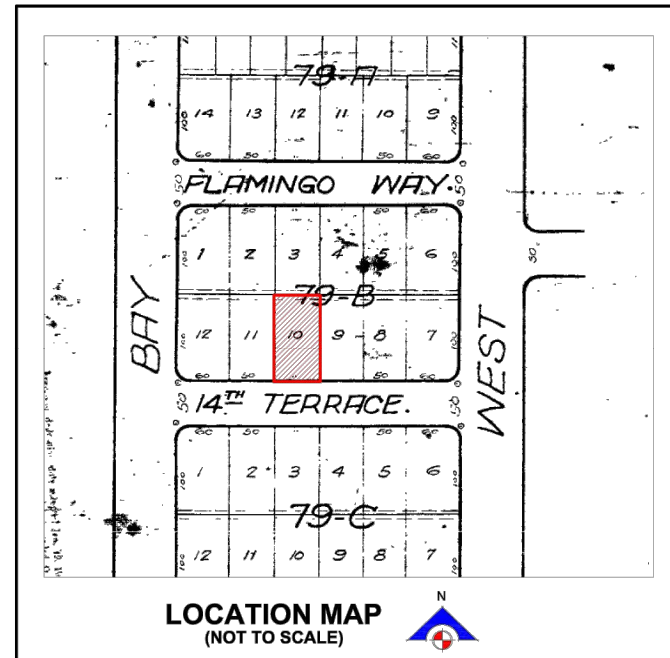


Land Surveyors - Land Planners

PHONE: (305) 265-1002



1/1

[illegible]

JOB NO. 2303-0022

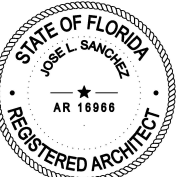
ORIGINAL FIELD DATE 3-30-2023

JOB NO. 2303-0022

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SURVEY

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.

2. CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.

3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.

4. CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.

5. CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

6. CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
7. MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.

8. CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.

9. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.

10. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

SCOPE OF WORK

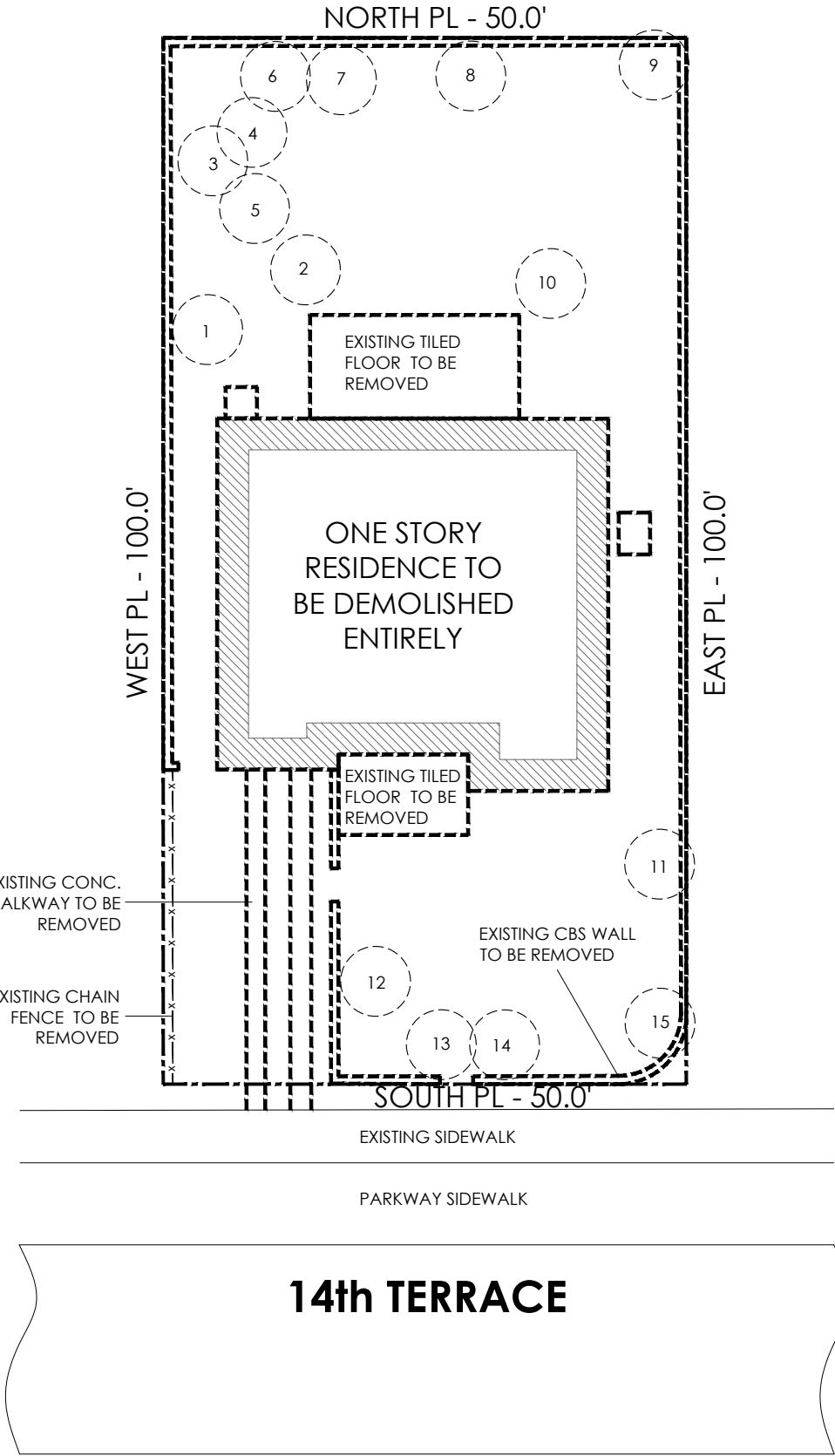
1. SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE.
2. REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, POOL DECK, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
3. MAINTAIN AND PROTECT ALL EXISTING TREES.

TREE PROTECTION NOTE

PROVIDE 8'x8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'x12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	6'
2	(2) ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	35'	5'
3-5	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	30'	5'
6-7	CHINISE PALM	LIVISTONIA CHINENSIS	1.2'	25'	8'
8	CARPENTERIA PALM	CARPENTERIA ACUMINATA	0.4'	25'	5'
9	CARPENTERIA PALM	CARPENTERIA ACUMINATA	0.4'	35'	6'
10	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	35'	5'
11	(2) CARPENTERIA PALM	CARPENTERIA ACUMINATA	0.4'	16'	6'
12	CARPENTERIA PALM	CARPENTERIA ACUMINATA	0.4'	8'	5'
13	CARPENTERIA PALM	CARPENTERIA ACUMINATA	0.4'	8'	5'
14	CHRISTMAS PALM	ADONIDIA MERRILLII	3.0'	10'	40'
15	BIRD OF PARADISE	STRELITZIA REGINAE	3.0'	25'	5'

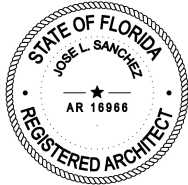


1 DEMOLITION PLAN 1/16" = 1'-0"

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D-1.0



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serial=18988, version=1

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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 18986

REGISTERED ARCHITECT

Jose L Sanchez

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DN: cn=Jose L. Sanchez, o=JLSD,
c=US, email=jlsanchez@praxisarch.com,
date=2023.10.10 16:05:12, c=US

ADDRESS & OWNER

NEW RESIDENCE

1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

SIDES RENDERING

SCALE: AS SHOWN

DATE: 07-10-2023

SHEET NUMBER

3D-2



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

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c=United States of America, email=jlsanchez@praxisarch.com
Date: 2023.07.10 09:52:12 -04' EDT

ADDRESS & OWNER

NEW RESIDENCE

1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

CONTEXTUAL
VIEW

SCALE: AS SHOWN

DATE: 07-10-2023

SHEET NUMBER

3D-3

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

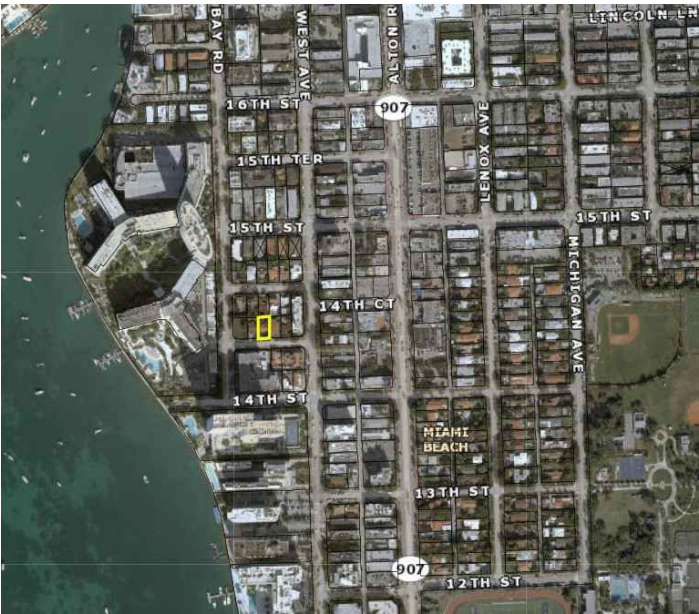
LOT 10, BLOCK 79-B, A RESUBDIVISION OF BLOCK 67 AND 79, OF THE ALTON BEACH REALTY COMPANY'S BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

WAIVER REQUEST

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

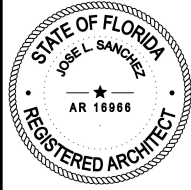
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

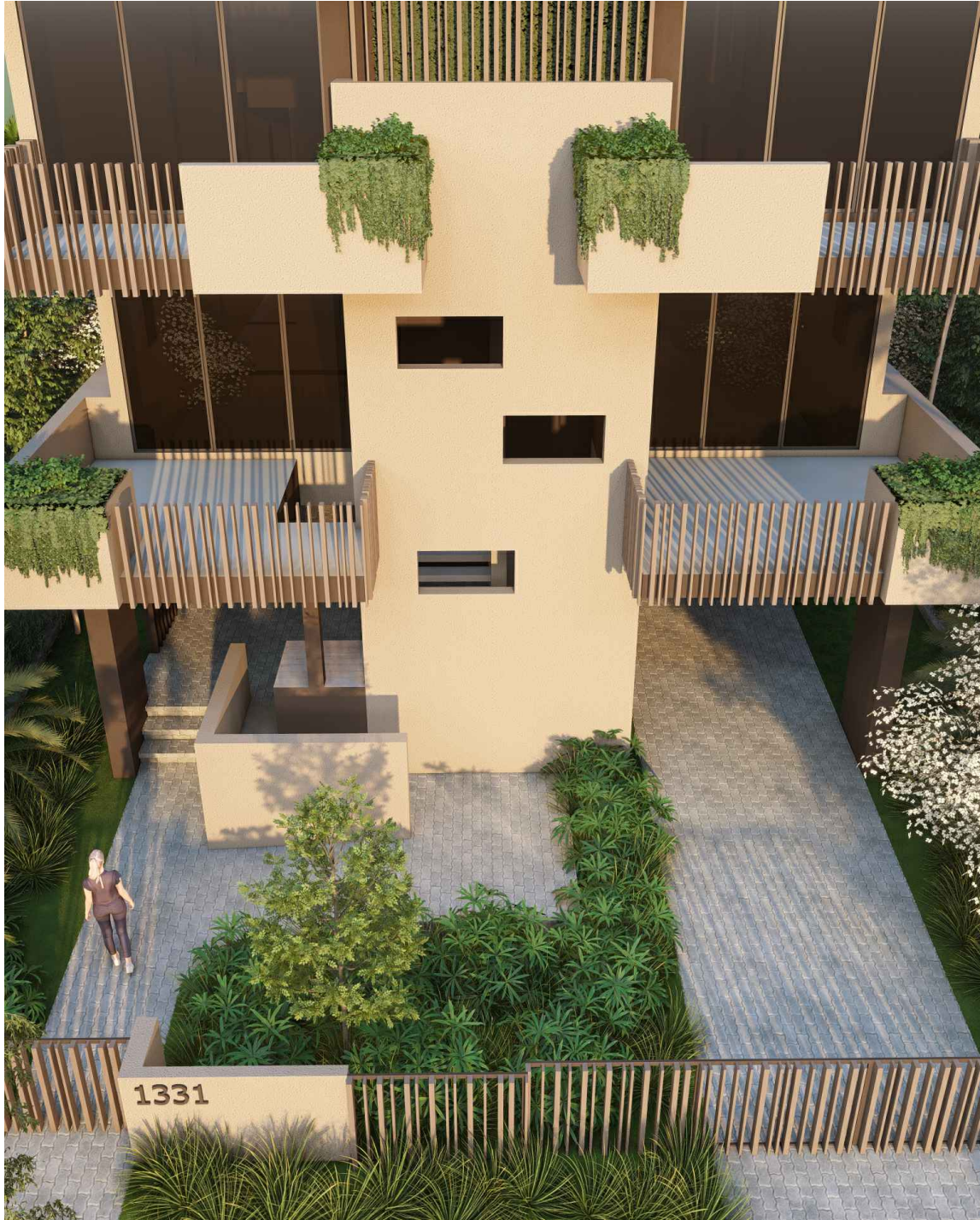
ITEM #	Zoning Information			
1	Address:	1331 14TH TERRACE, MIAMI BEACH. 33139		
2	Board and file numbers :	TBD		
3	Folio number(s):	02-3233-016-0400		
4	Year constructed:	1933	Zoning District:	RM-1
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	3.72' NGVD
6	Adjusted grade (Flood+Grade/2):	5.875'	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 UNDERSTORY
12	FAR			
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



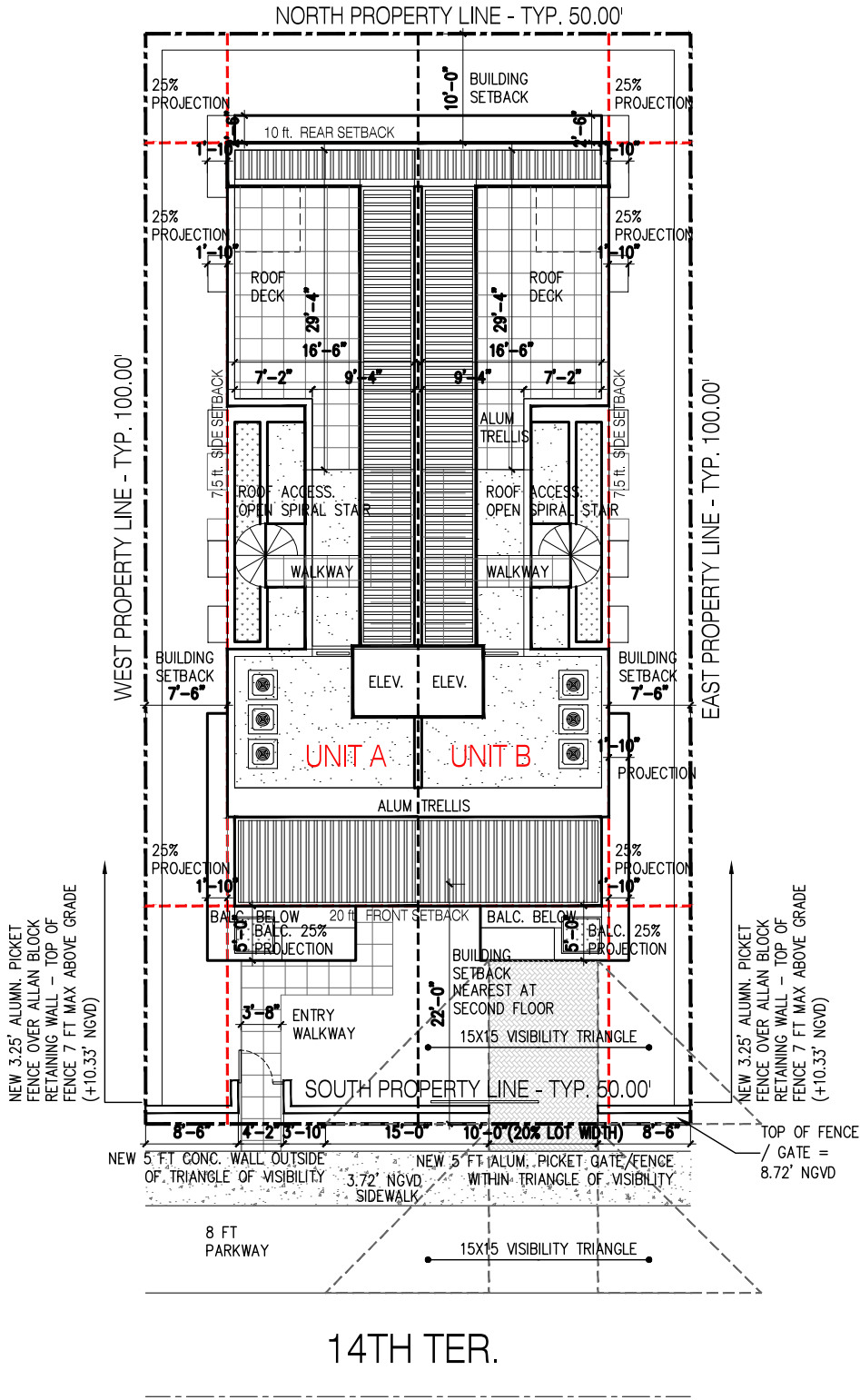
LOCATION PLAN

NOT TO SCALE





2 FRONT YARD
TRANSITION AREA



1 SITE PLAN

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STATE OF FLORIDA

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AR 16986

REGISTERED ARCHITECT

Jose L

Sanchez

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1.2.840.113548.4.1.1

ADDRESS & OWNER

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1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

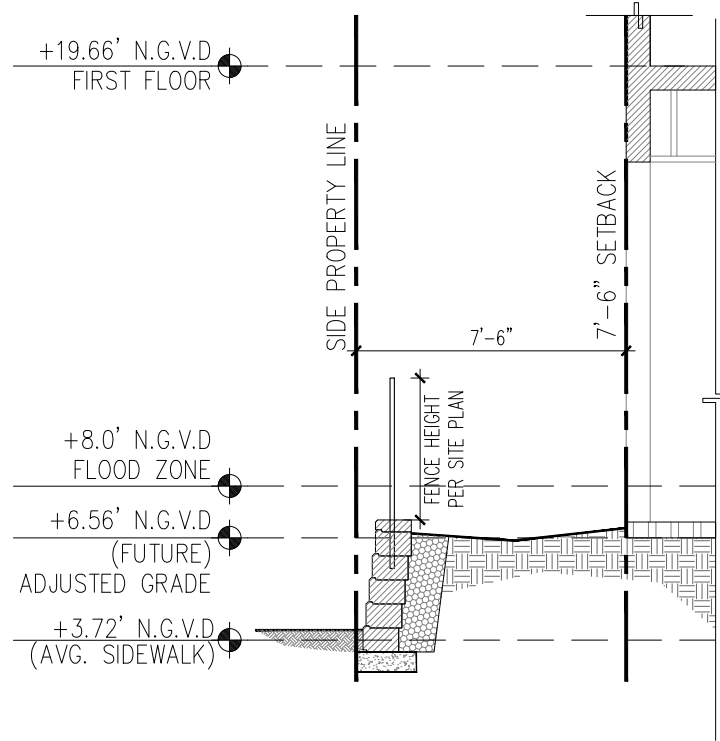
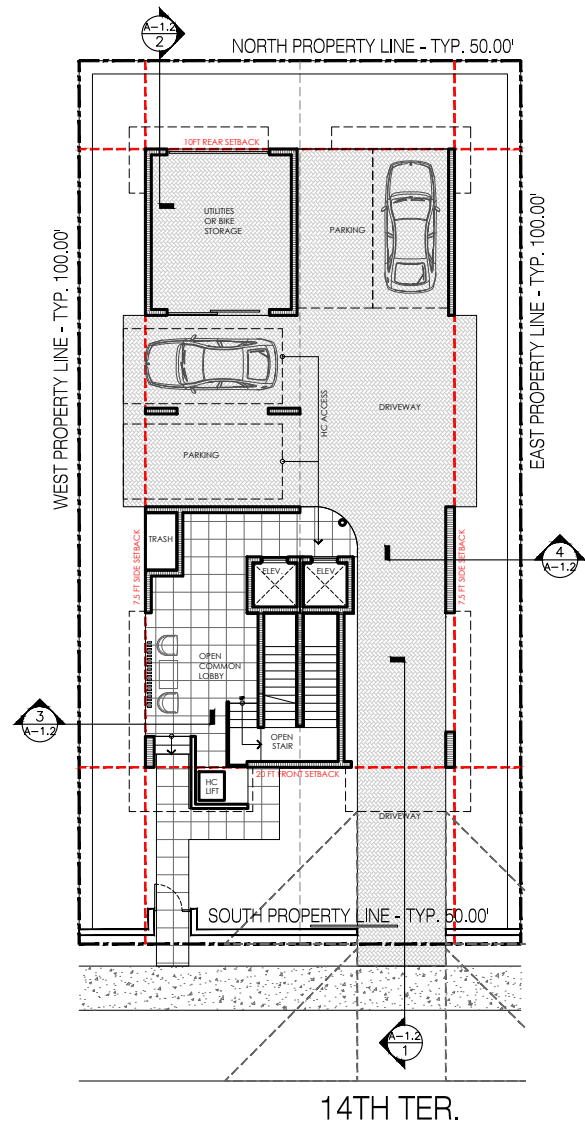
SITE PLAN

SCALE: AS SHOWN

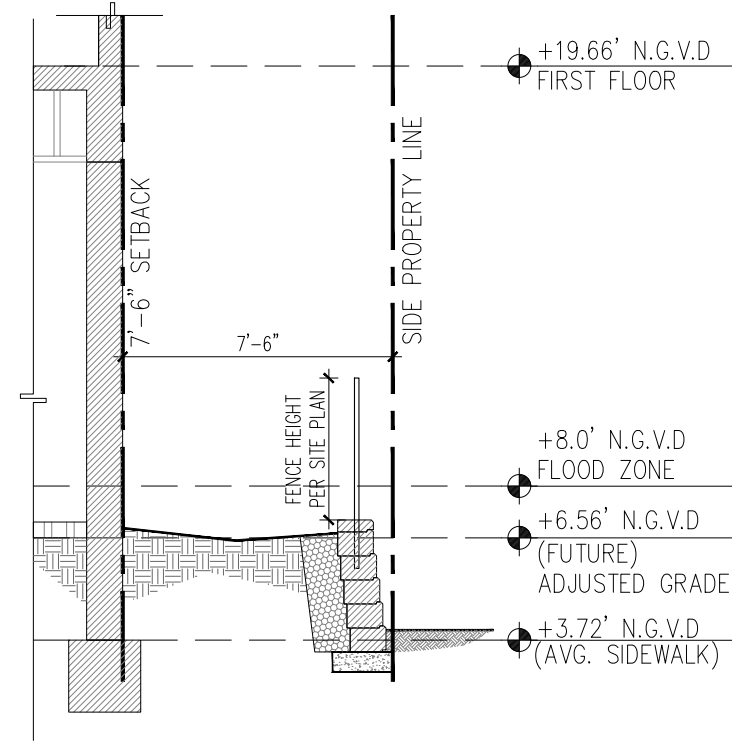
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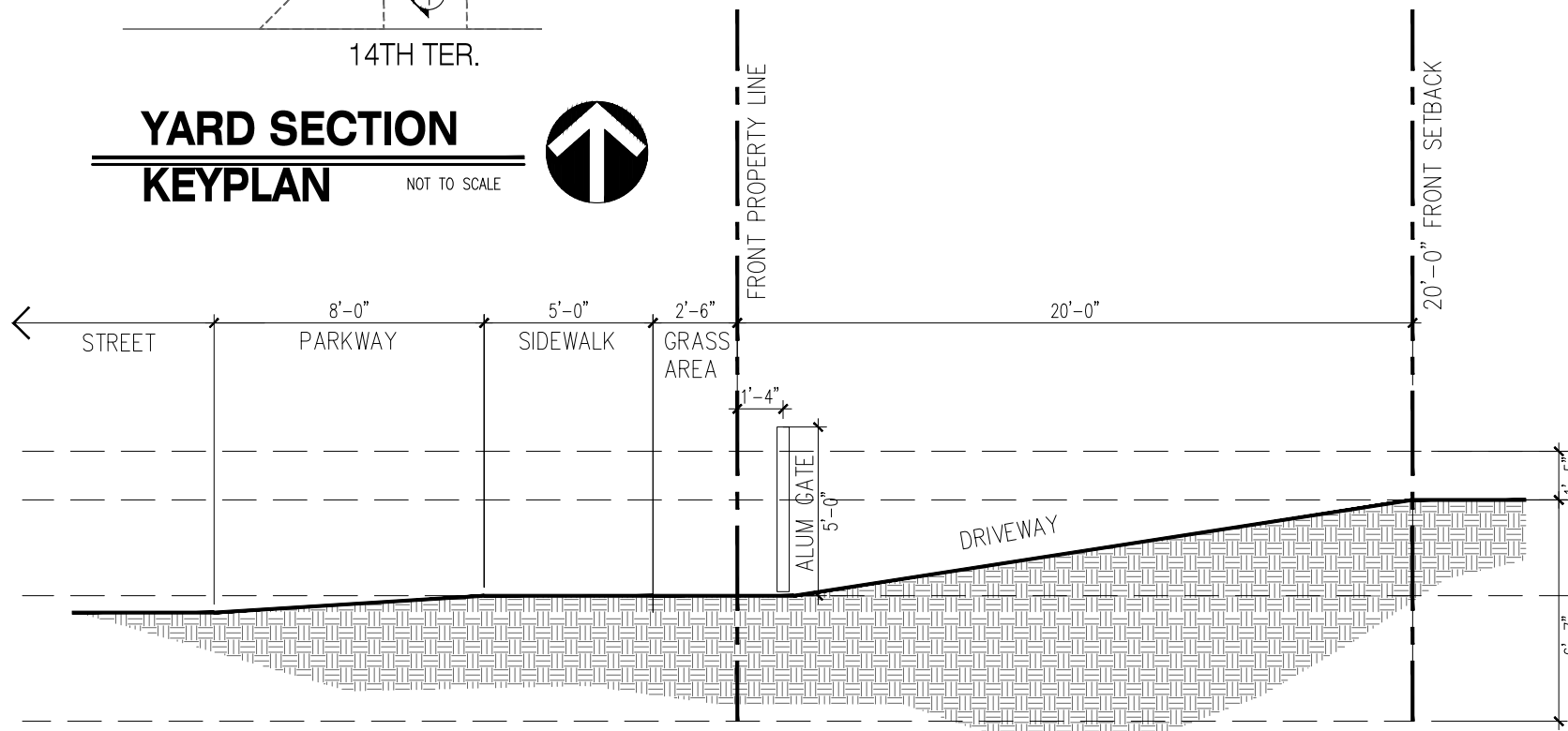
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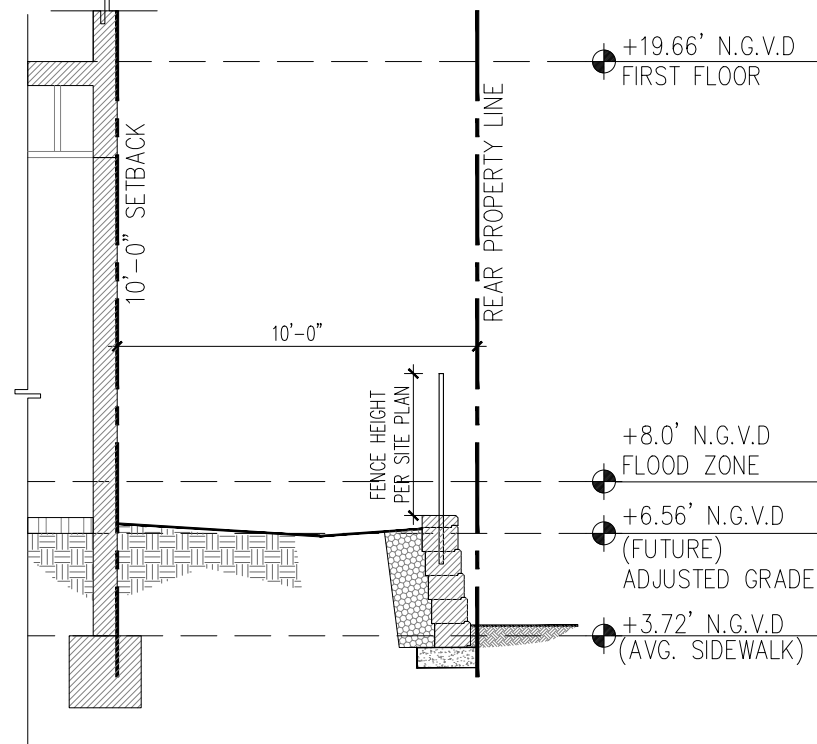
3 SIDE SECTION



4 SIDE SECTION

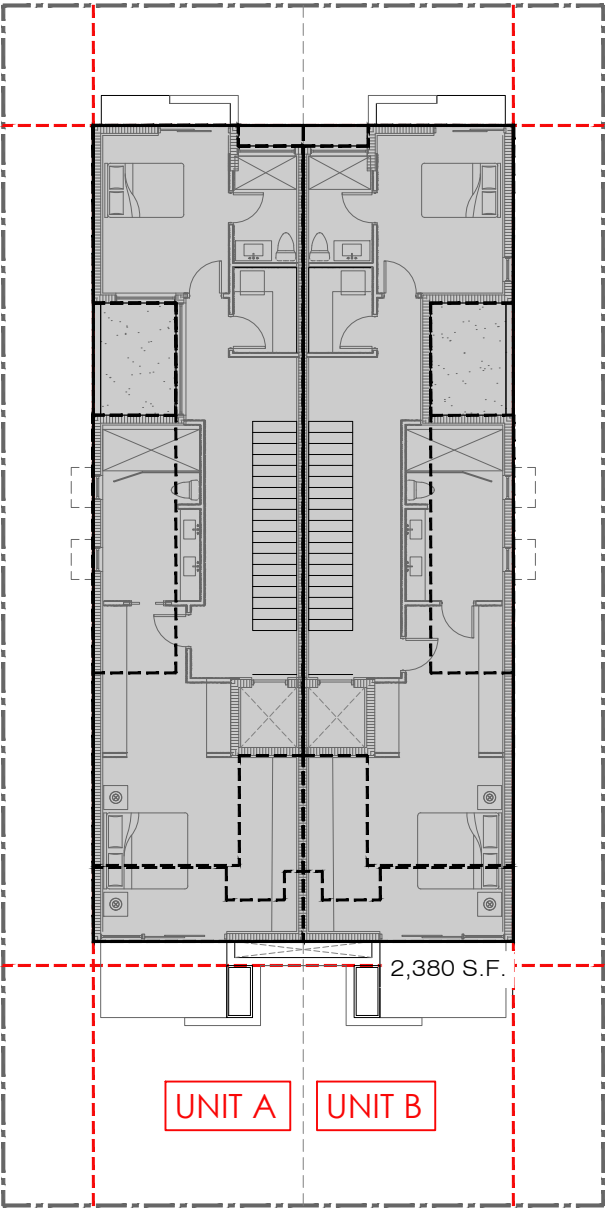


1 FRONT YARD SECTION



2 REAR YARD SECTION

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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c=us, email=jlsanchez@praxisarch.com,
date=2023.07.14 16:04:58 -04'00'

ADDRESS & OWNER

NEW RESIDENCE

1331 14th TERRACE

MIAMI BEACH, FL. 33139

OWNER: 1331 14th TERRACE LLC

REVISION & DATE

DRAWING TITLE

COVERAGE

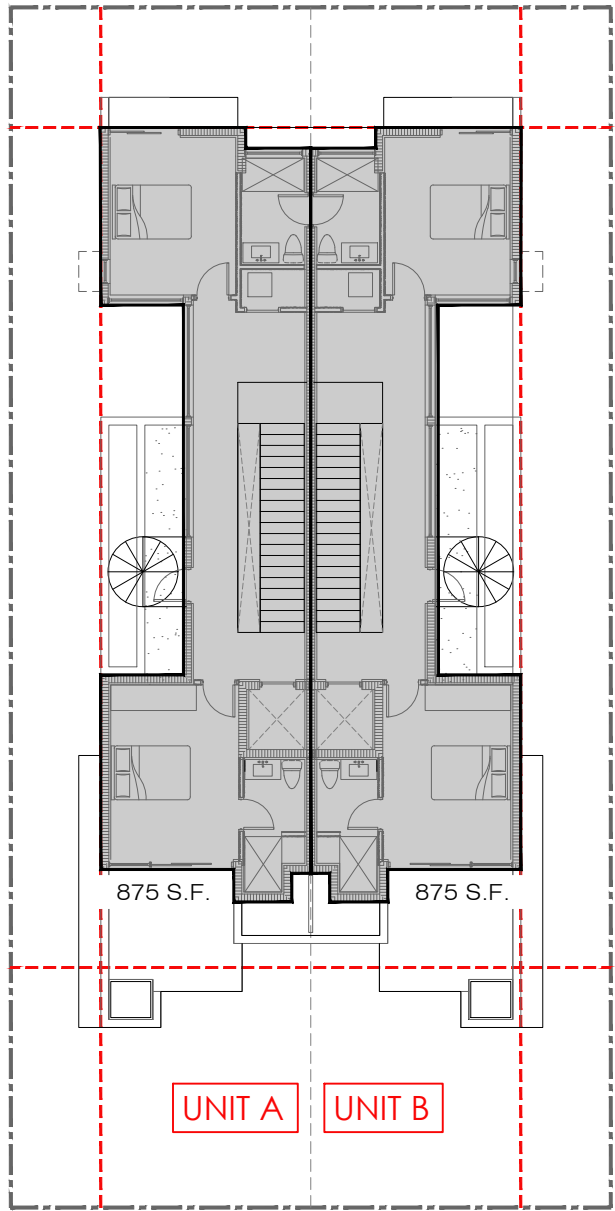
DIAGRAM

SCALE: AS SHOWN

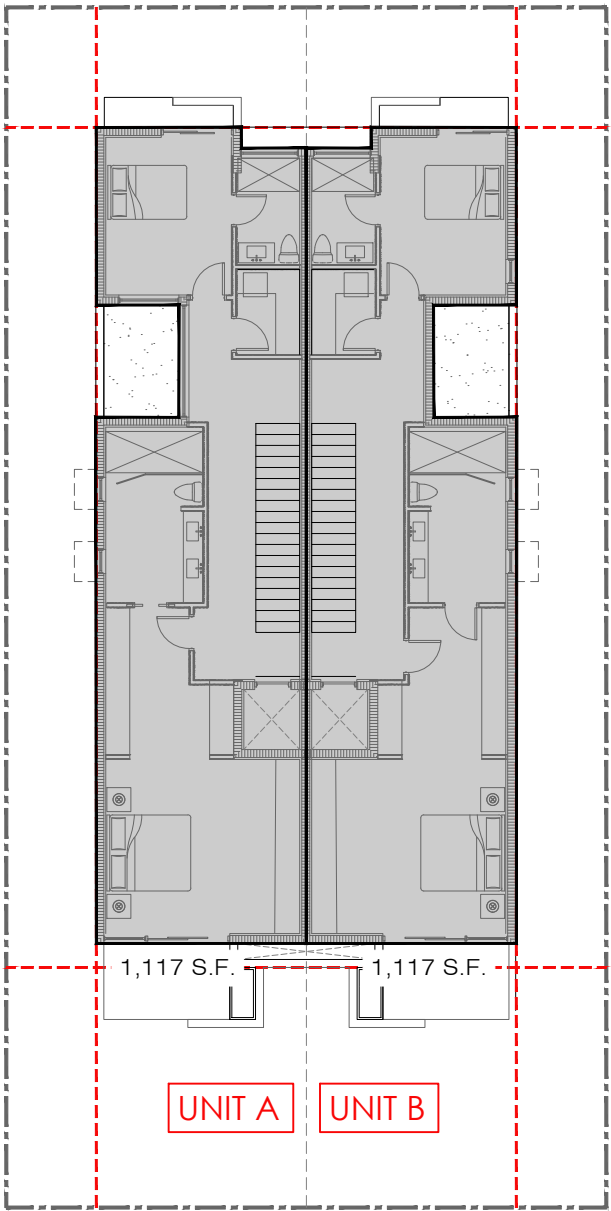
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SHEET NUMBER

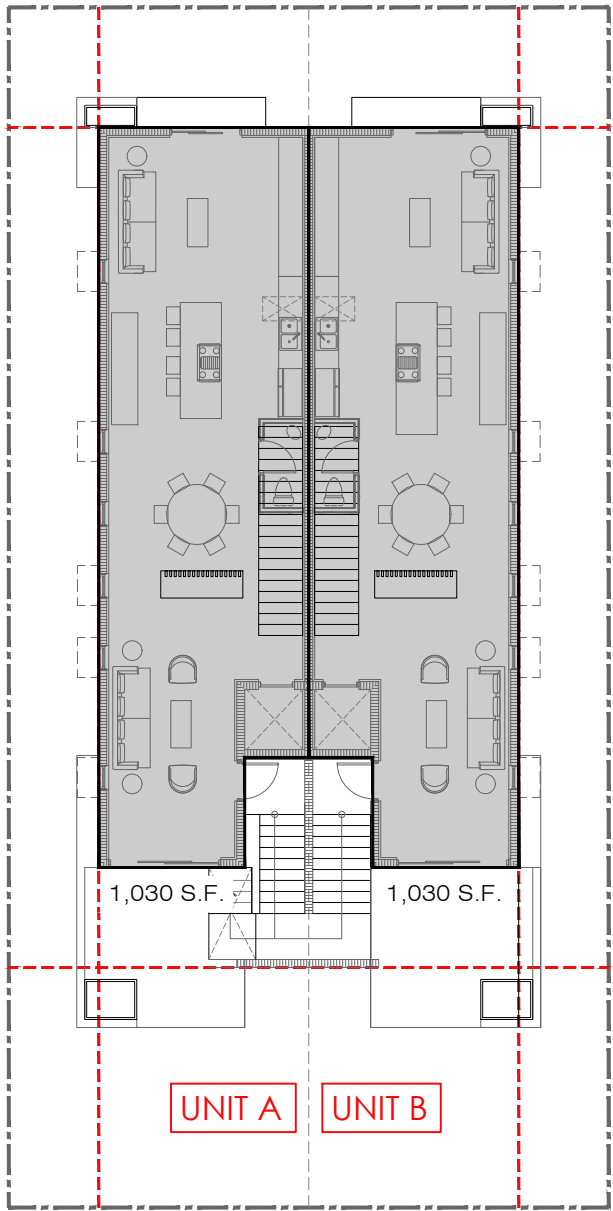
A-1.3



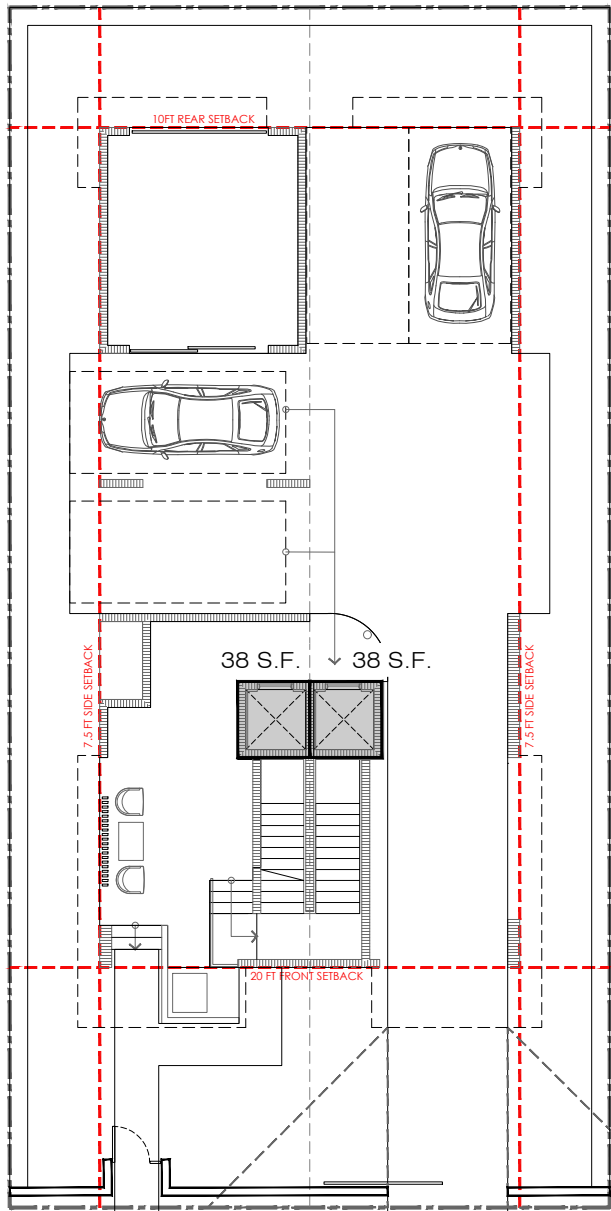
3 THIRD FLOOR
1/16"=1'-0"



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

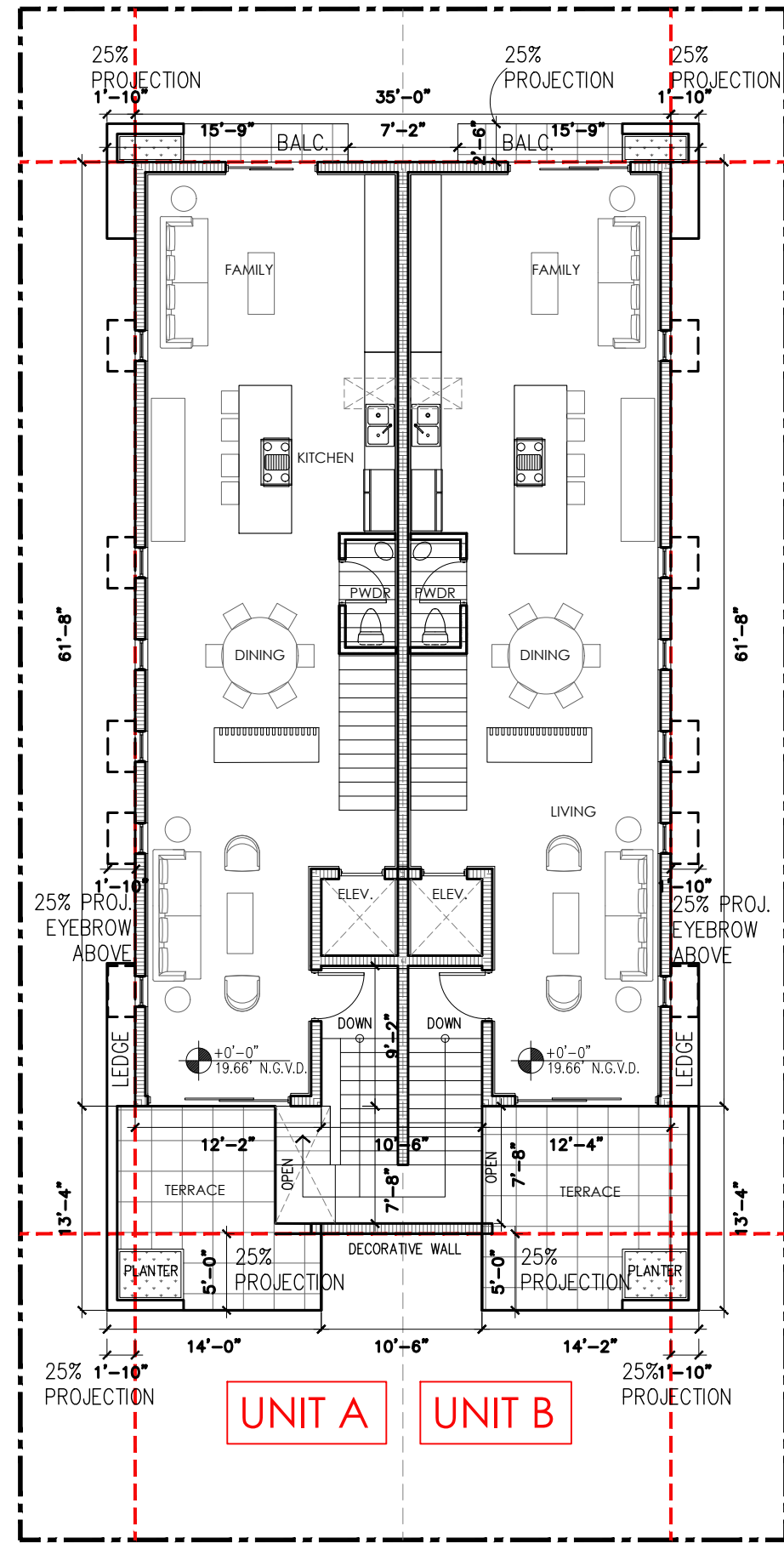


1 FIRST FLOOR
1/16"=1'-0"



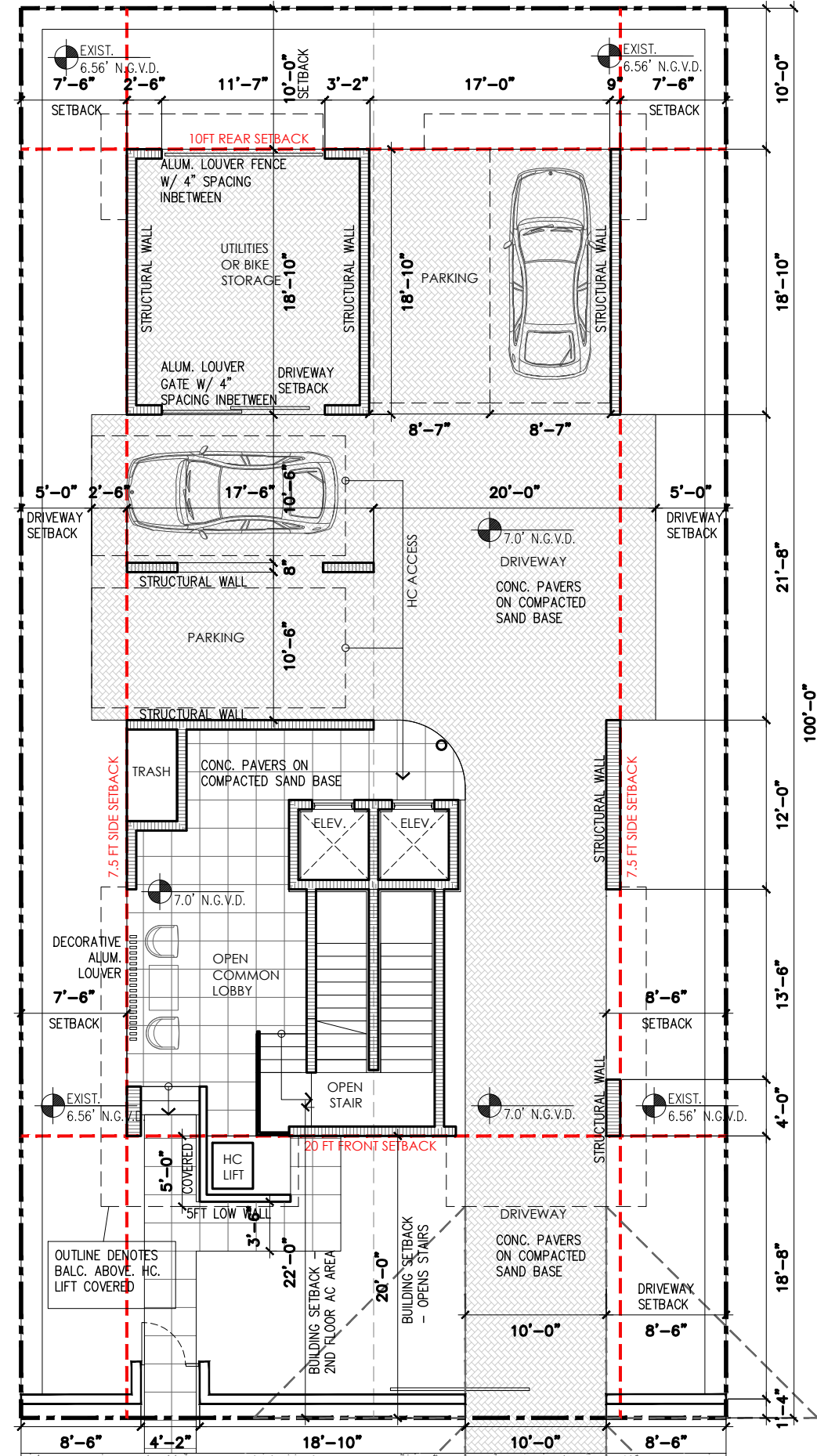
0 GROUND FLOOR
1/16"=1'-0"

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



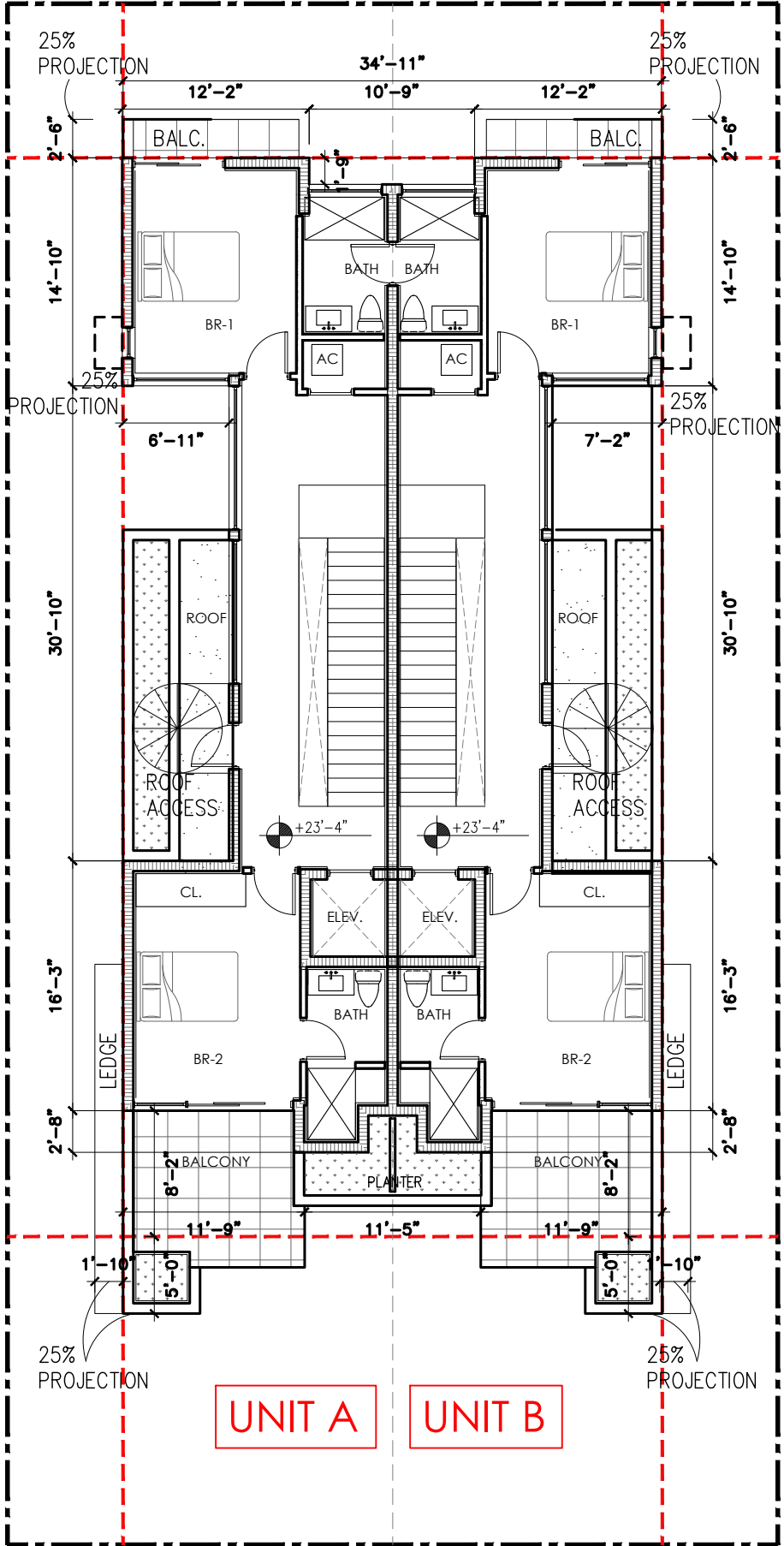
2 FIRST FLOOR PLAN

3/32"=1'-0"



1 GROUND FLOOR PLAN

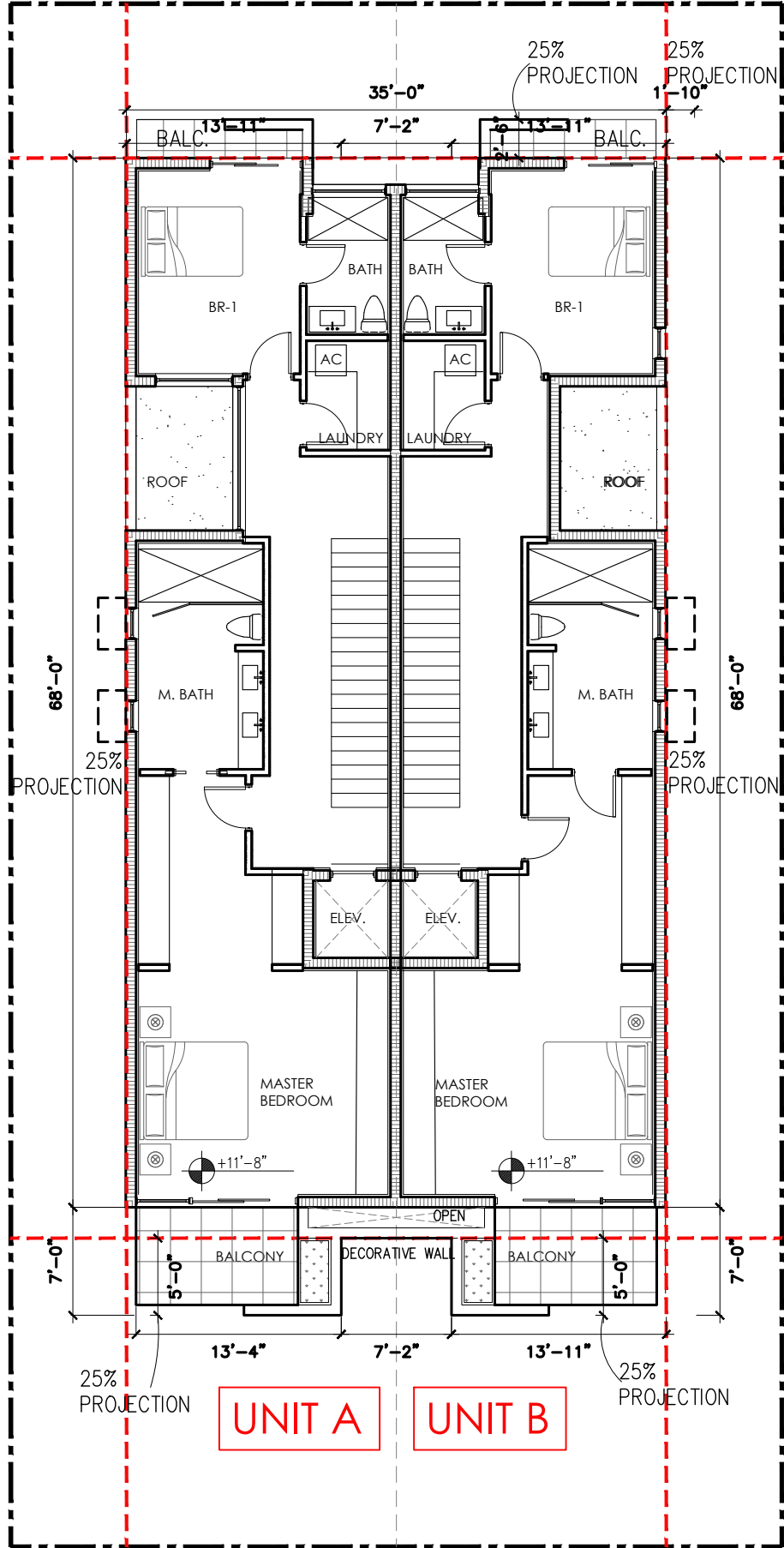
3/32"=1'-0"



2 **THIRD FLOOR PLAN**

3/32"=1'-0"

↑



1 **SECOND FLOOR PLAN**

3/32"=1'-0"

↑

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ADDRESS & OWNER

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OWNER: 1331 14th TERRACE LLC

REVISION & DATE

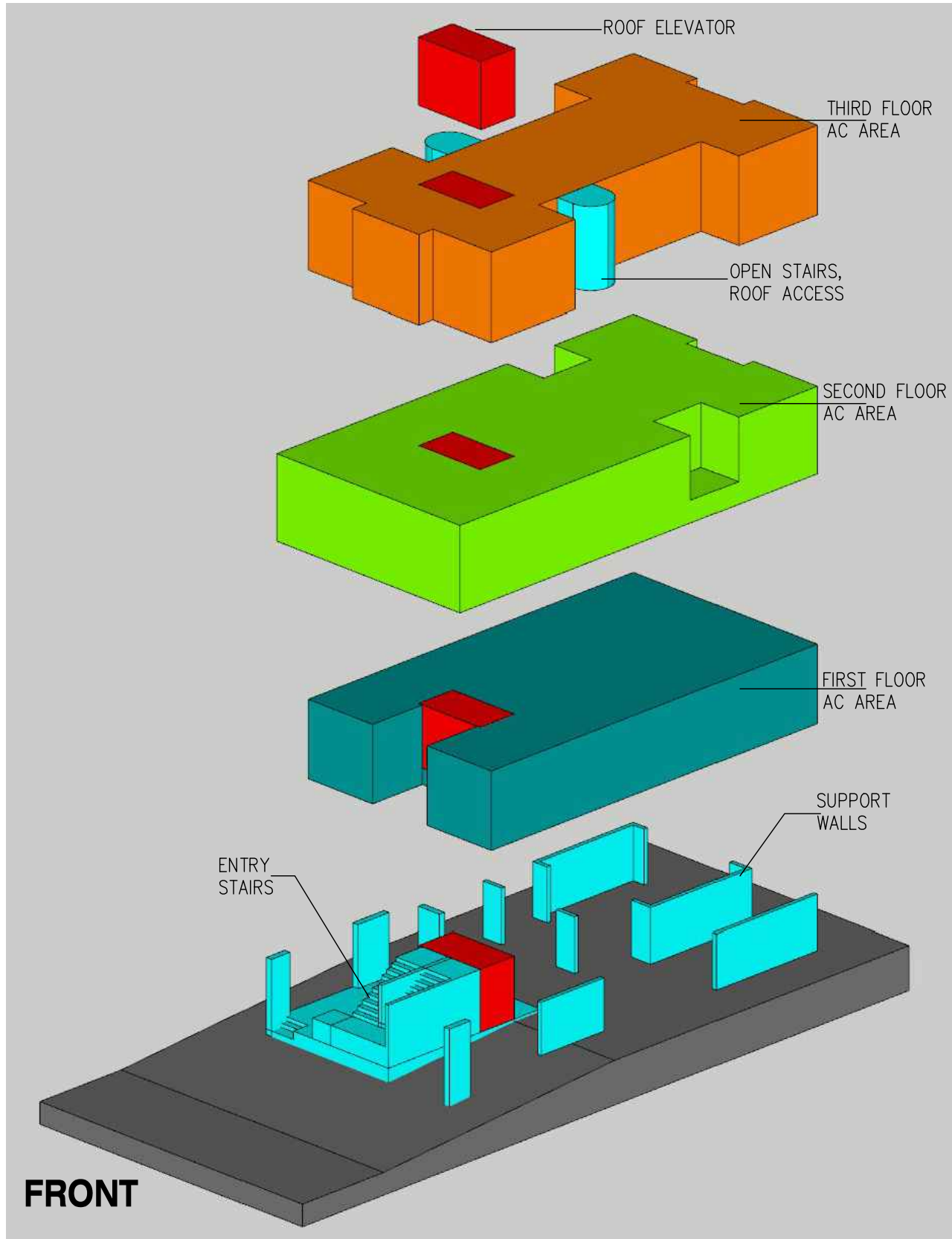
DRAWING TITLE

**SECOND+THIRD
FLOOR PLAN**

SCALE: AS SHOWN
DATE: 07-7-2023

SHEET NUMBER

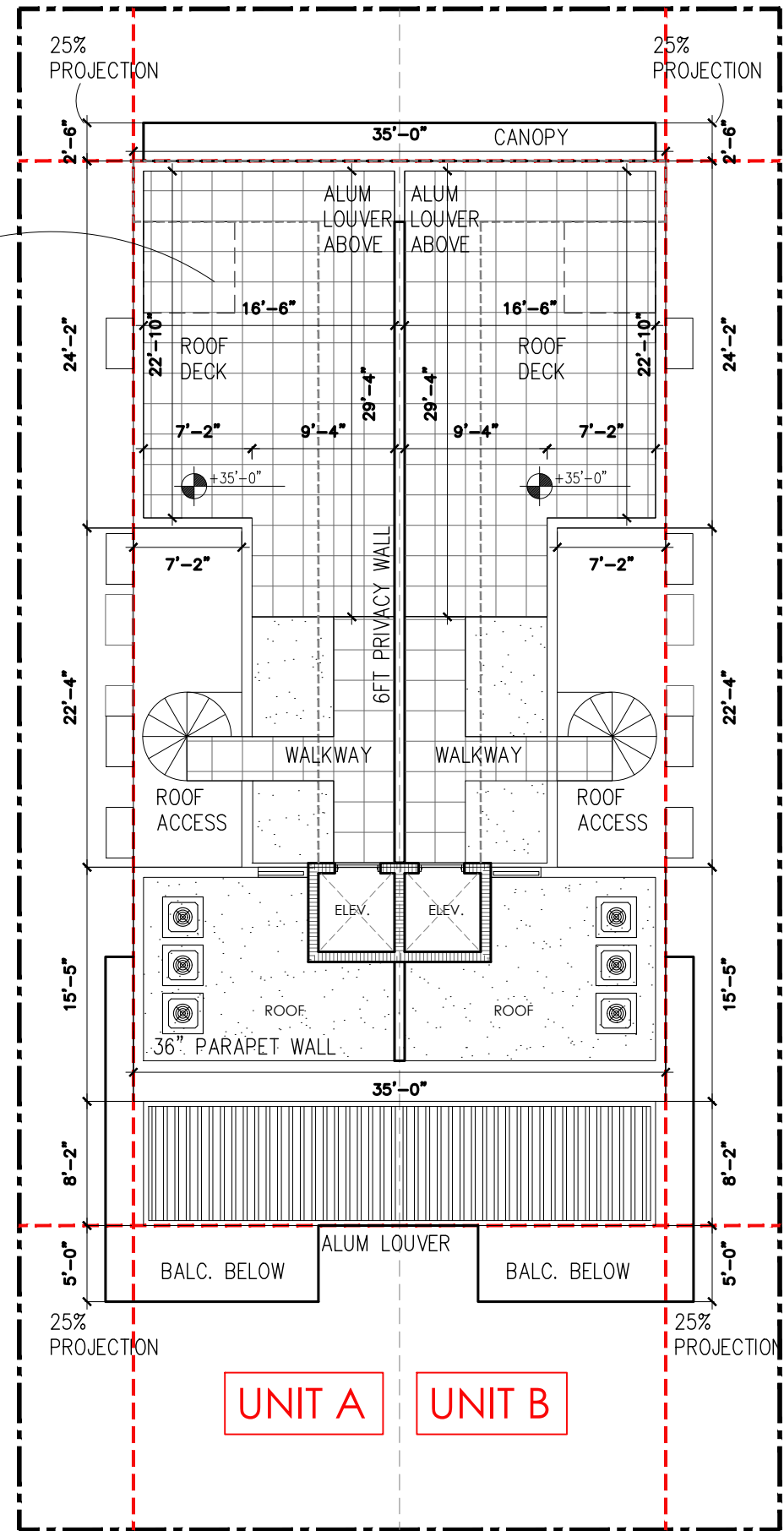
A-2.2



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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email=jlsanchez@praxisarch.com,
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ADDRESS & OWNER

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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

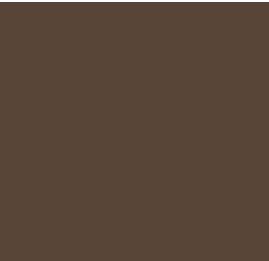


MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS

MATERIAL LEGEND



1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7502



2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041



3. CONCRETE PAVER ON
COMPACTED SAND BASE

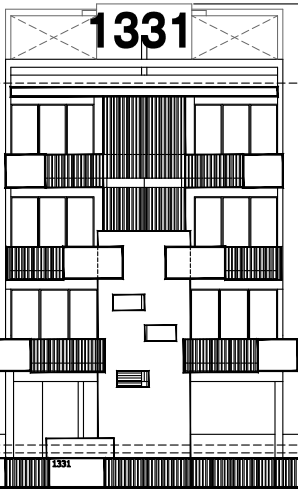


4. VERT. ALUM
LOUVERS / FENCE
- SW 7041

BAY RD

1425
(VACANT)

1339



+54.66 N.G.V.D.
BUILDING HEIGHT

1321

1311

1428

WEST AVE

CONTEXTUAL ELEVATION

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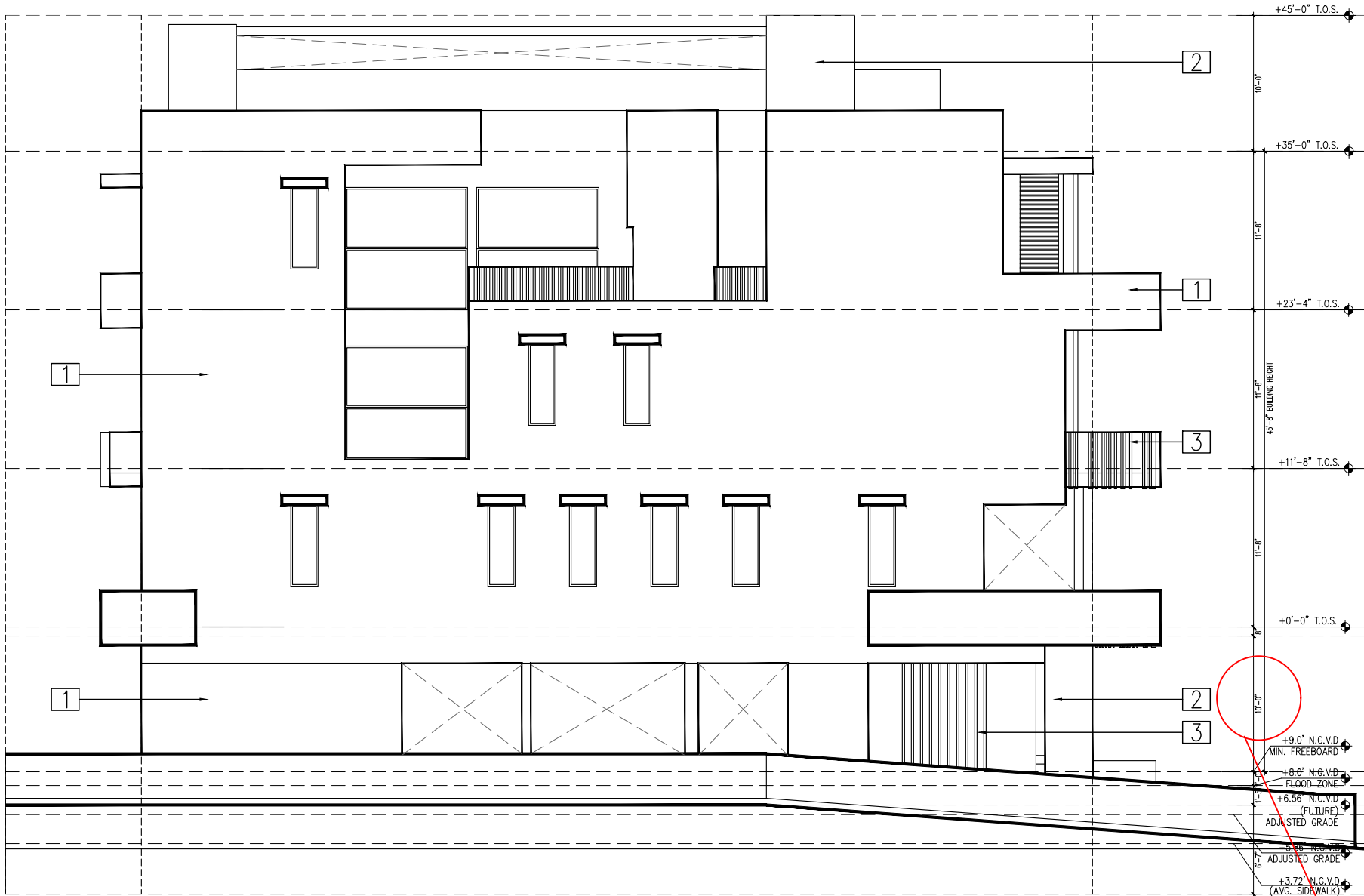
MATERIAL
LEGEND

SCALE: AS SHOWN

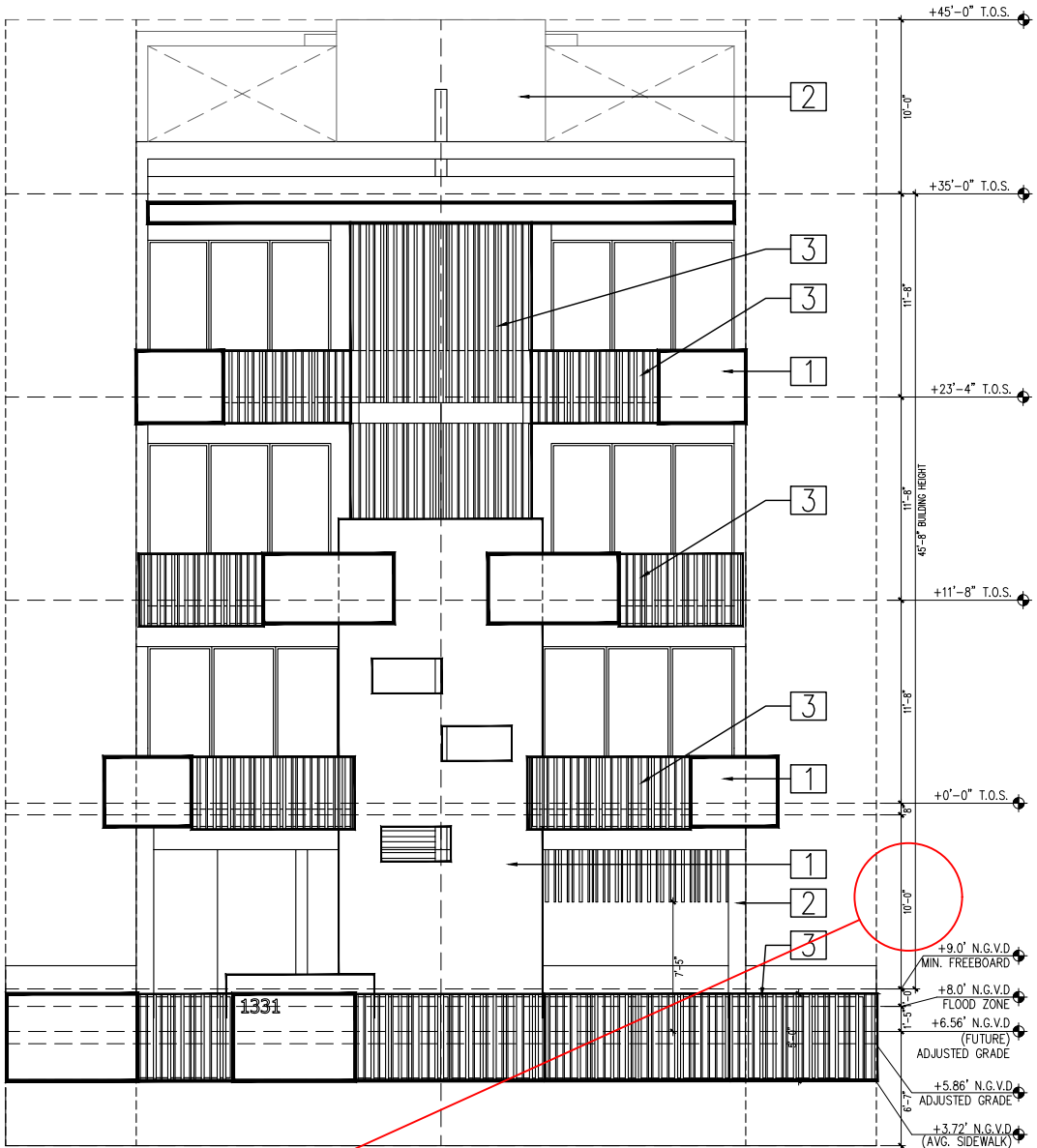
DATE: 07-10-2023

SHEET NUMBER

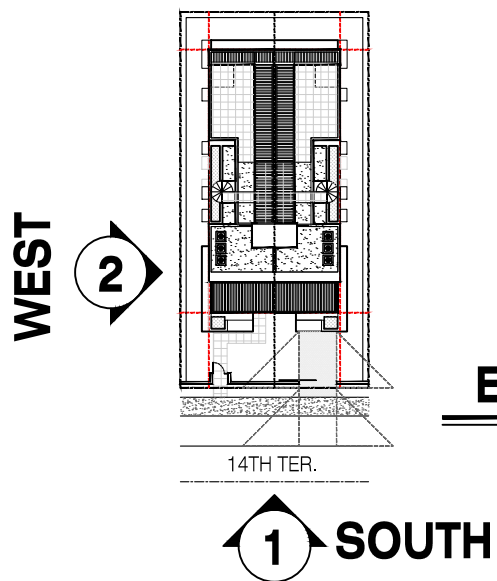
A-3.0



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



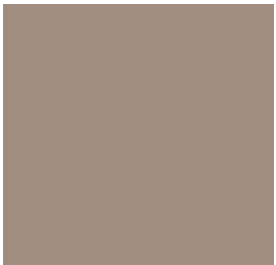
**1 SOUTH ELEVATION
(FRONT)**
3/32"=1'-0"



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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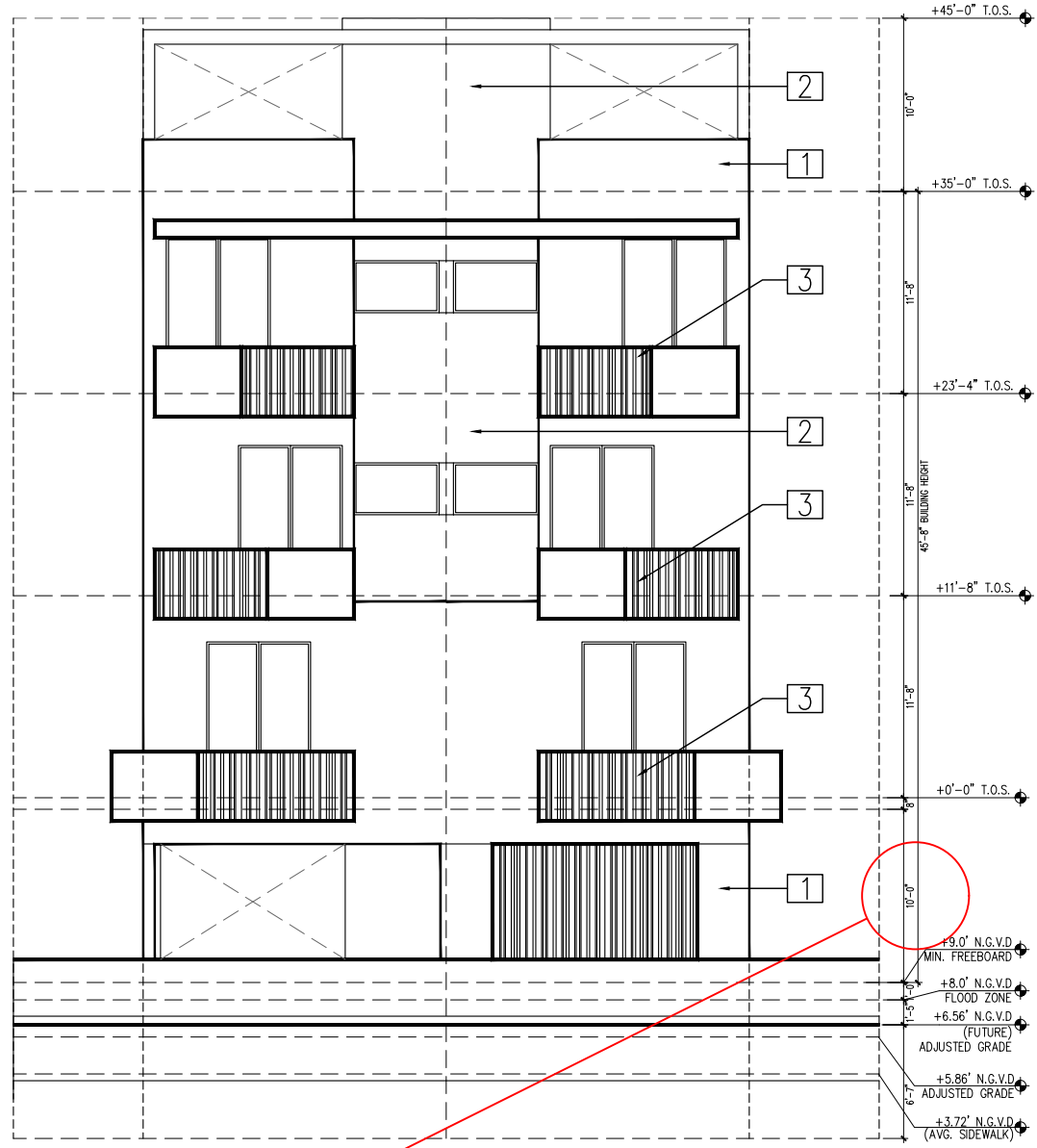
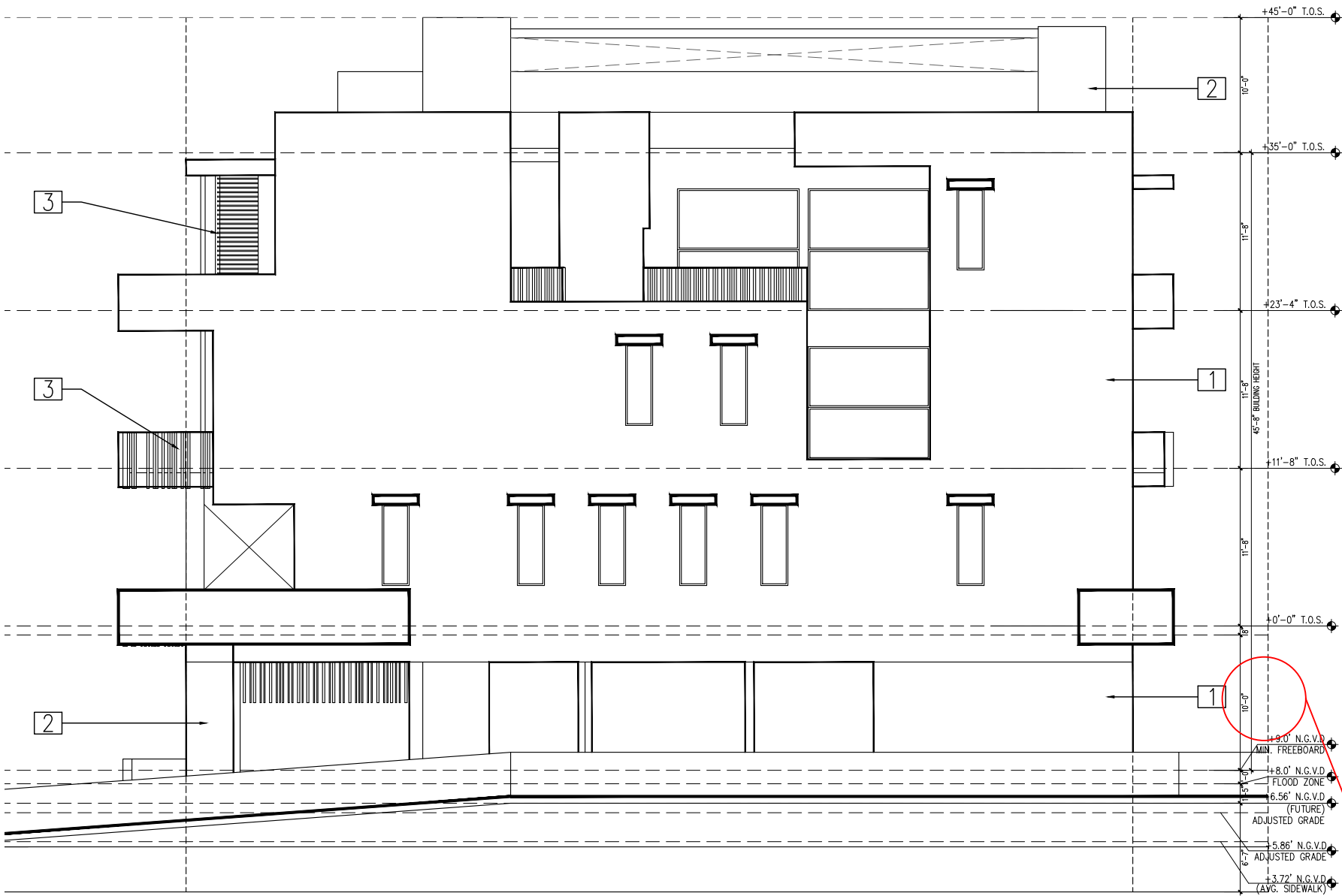
DRAWING TITLE

ELEVATION

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

A-3.1



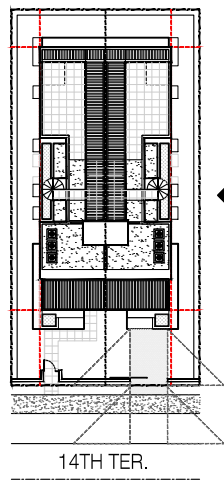
1 NORTH

2 EAST ELEVATION
(SIDE)

3/32"=1'-0"

1 NORTH ELEVATION
(REAR)

3/32"=1'-0"



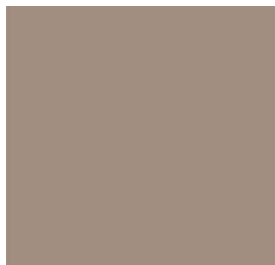
2 EAST

ELEVATION KEYPLAN

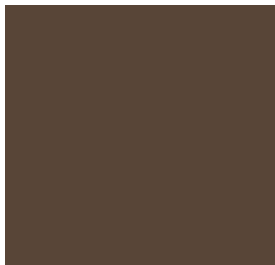
NOT TO SCALE

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WAIVER REQUEST



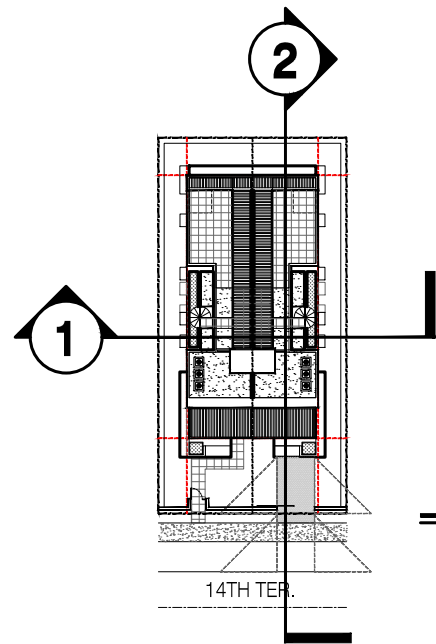
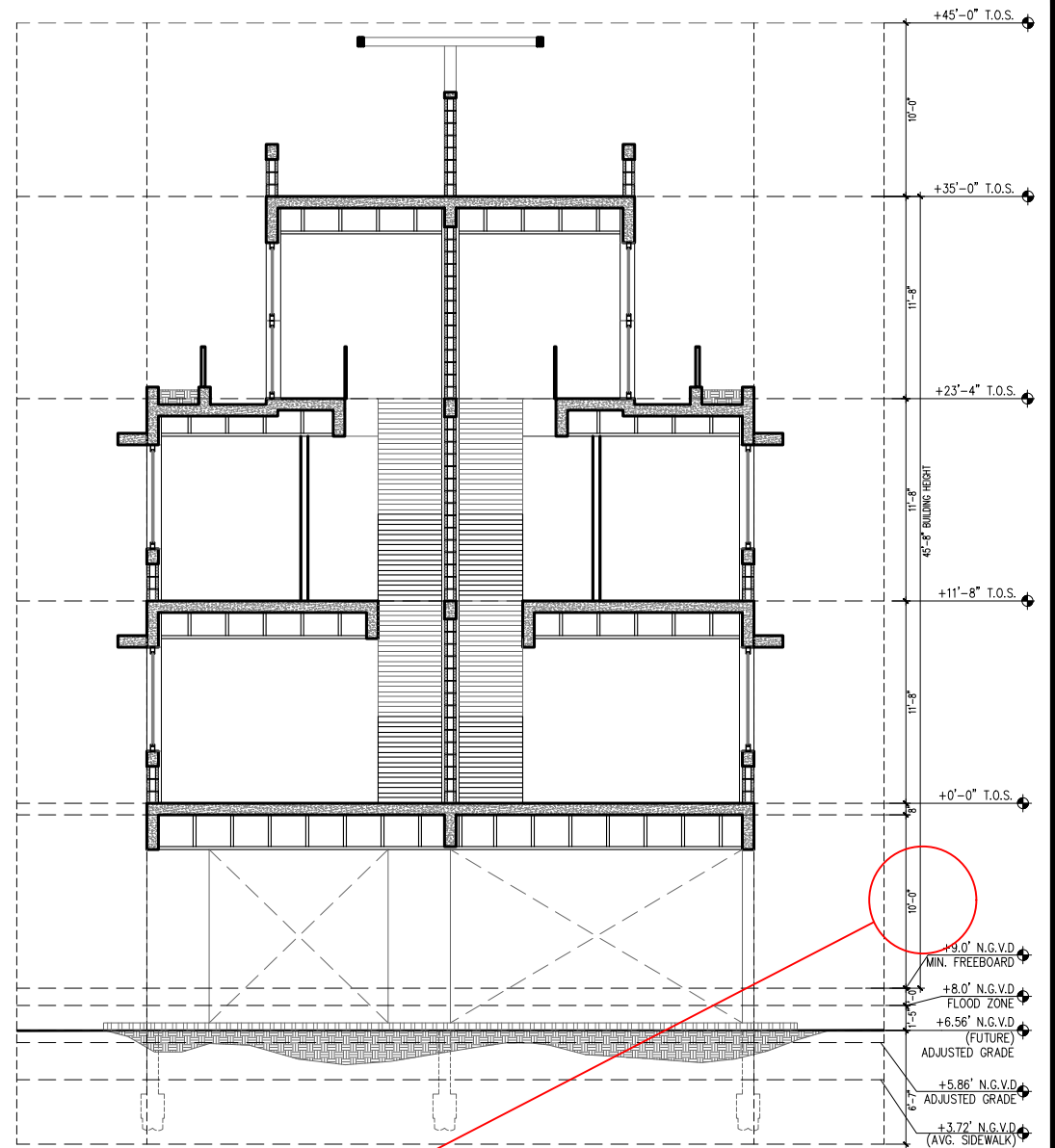
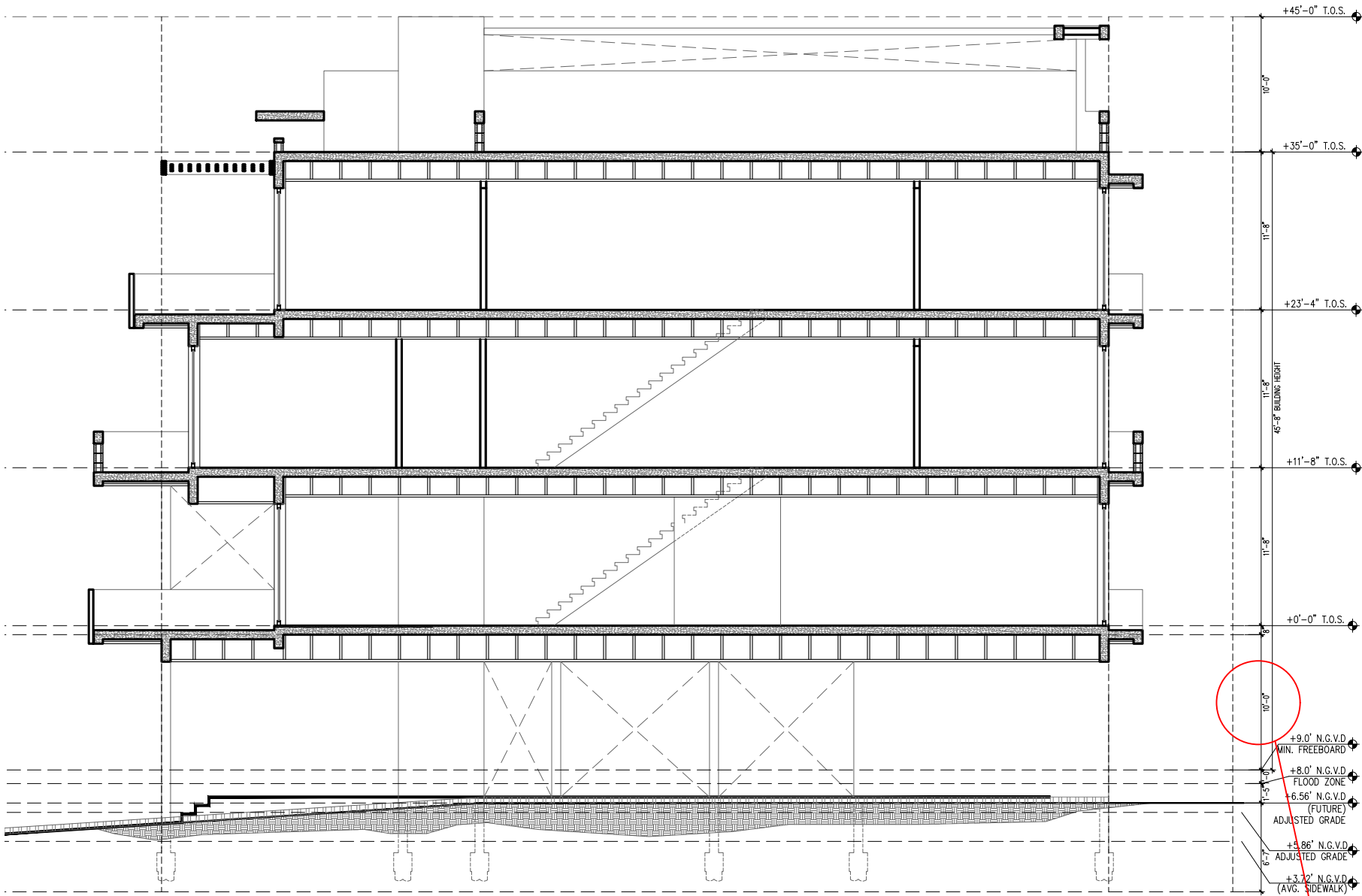
1. STUCCO,
EXTERIOR PAINT
COLOR - SW 7502



2. STUCCO,
EXTERIOR PAINT
COLOR - SW 7041



3. VERT. ALUM
LOUVERS / FENCE
- SW 7041



SECTION 2
3/32"=1'-0"

SECTION 1
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

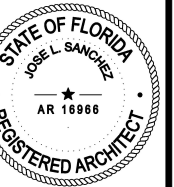
SECTION KEYPLAN

NOT TO SCALE

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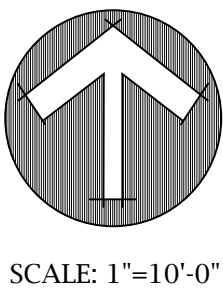
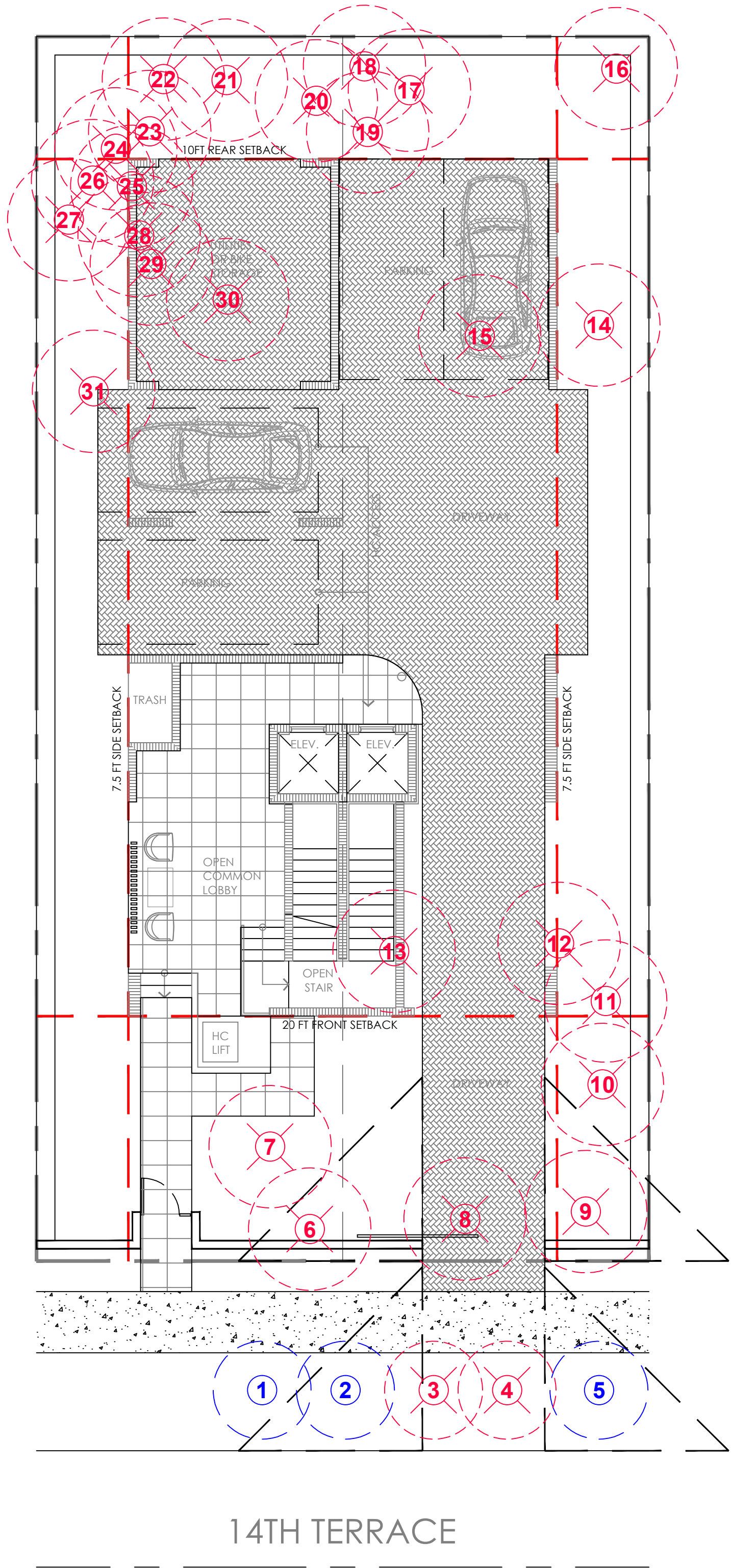
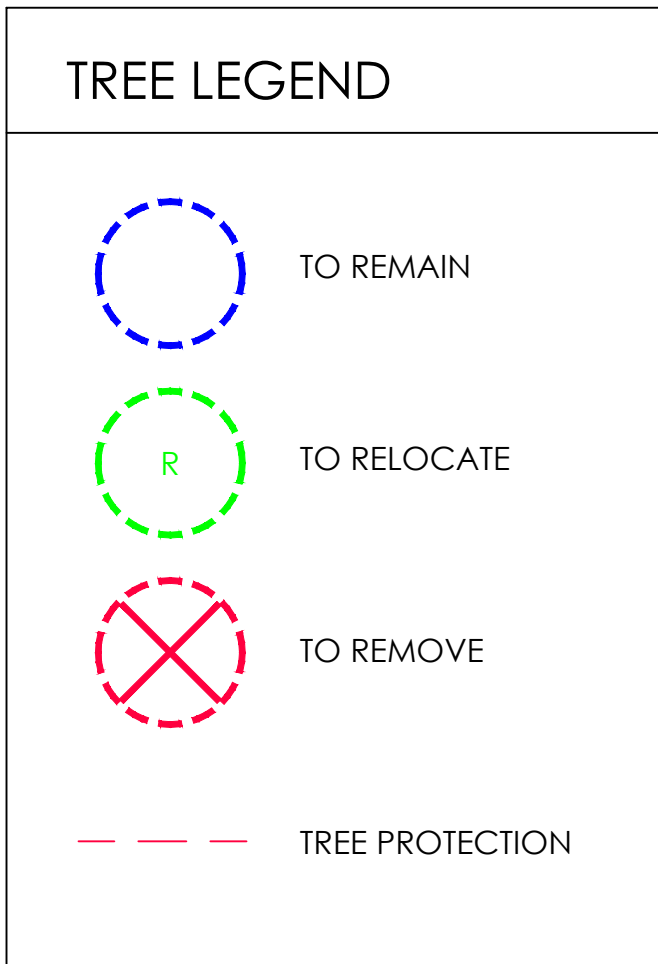
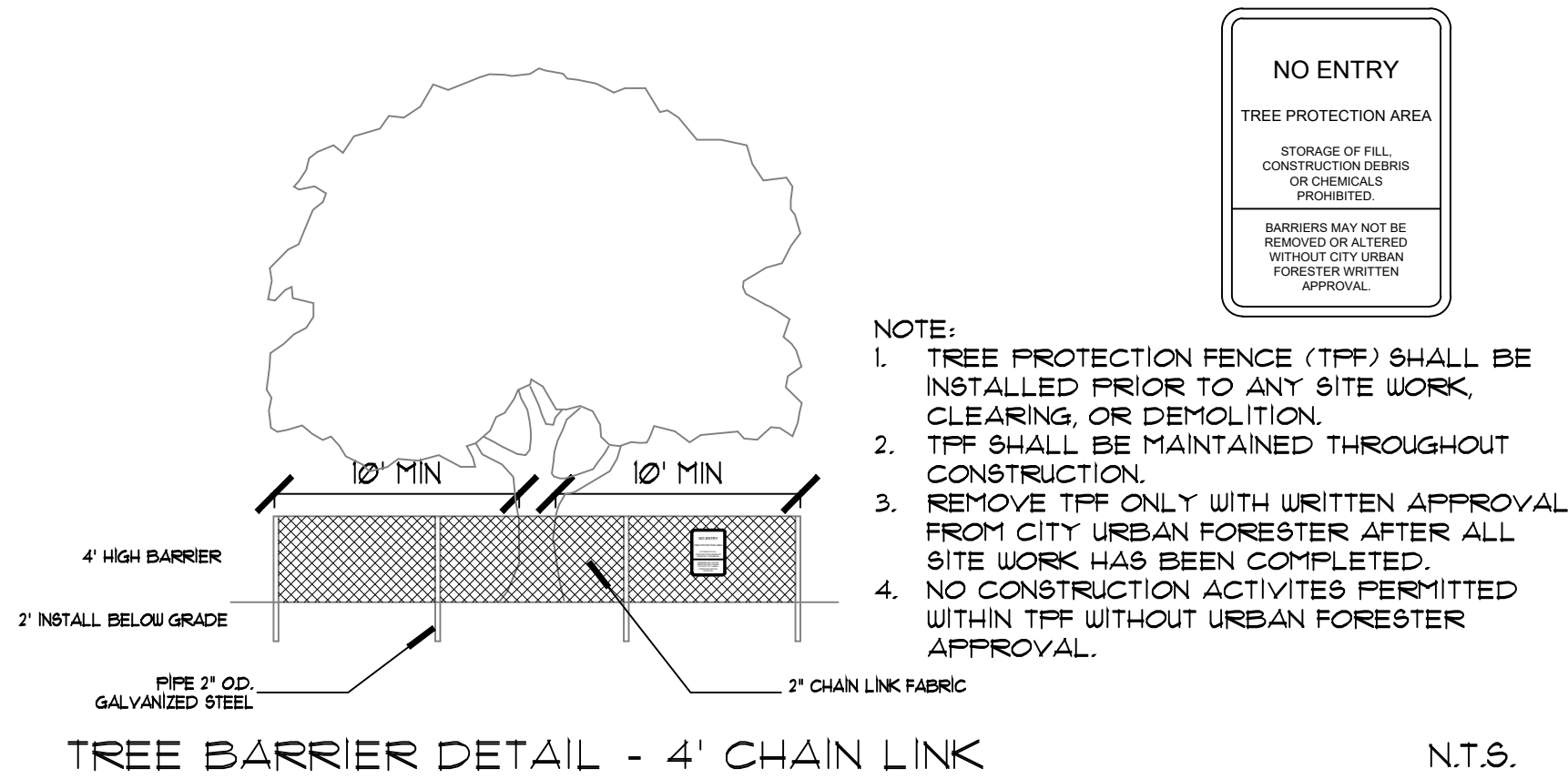
SECTION

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DATE: 07-7-2023

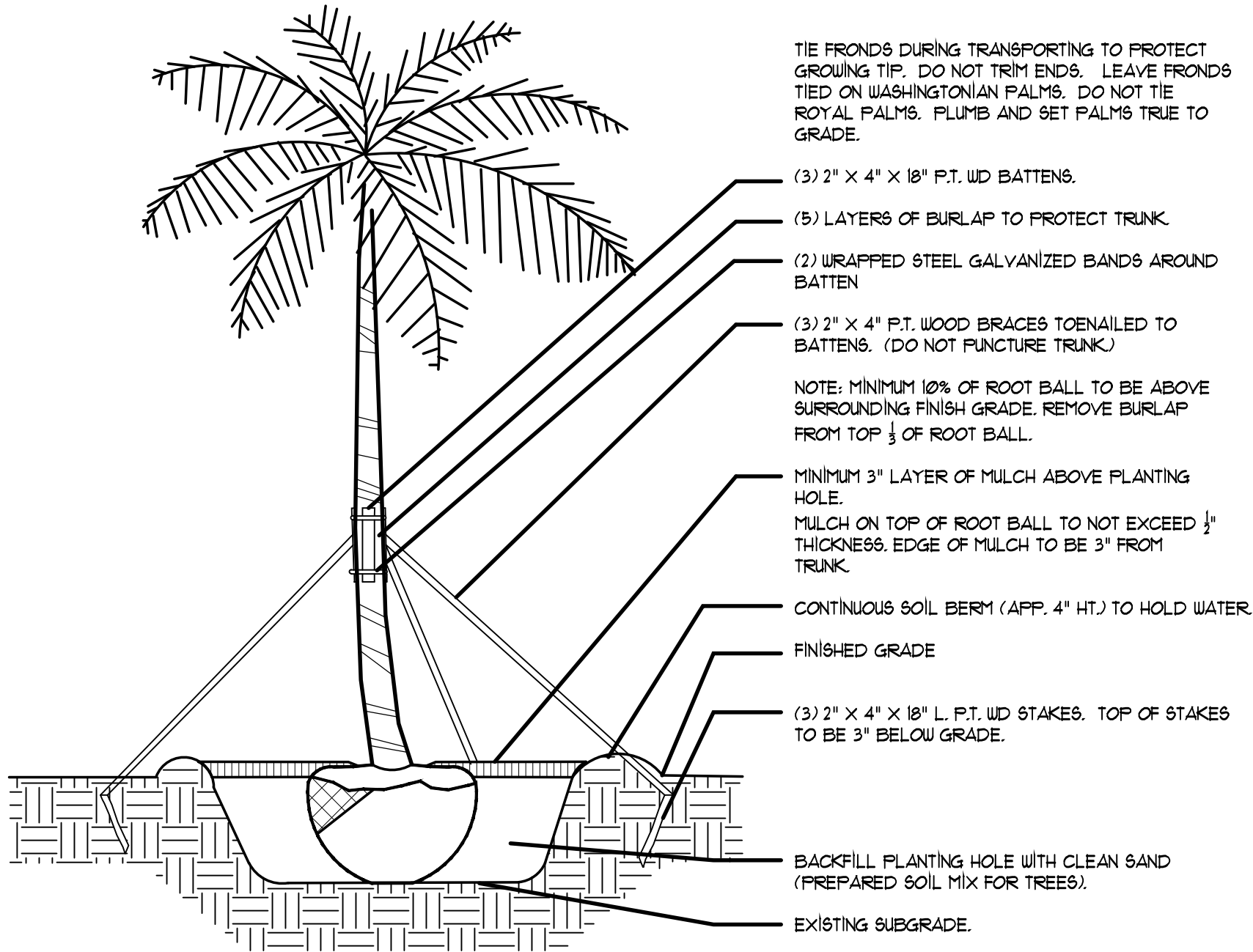
SHEET NUMBER

A-4.1

Tree Survey /Disposition							
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Condition	Disposition
1	Adonidia merrillii	Christmas Palm	6	16	10	Good	Remain
2	Adonidia merrillii	Christmas Palm	4.5	14	10	Good	Remain
3	Adonidia merrillii	Christmas Palm	4.5	16	10	Good	Remove
4	Adonidia merrillii	Christmas Palm	5	14	10	Good	Remove
5	Adonidia merrillii	Christmas Palm	4.5	14	10	Good	Remain
6	Adonidia merrillii	Christmas Palm	6	24	10	Good	Remove
7	Adonidia merrillii	Christmas Palm	6	18	10	Good	Remove
8	Dypsis lutescens	Areca Palm	3" multi	18	12	Fair	Remove
9	Strelitzia nicolai	White Bird of Paradise	10" multi	30	12	Fair	Remove
10	Dypsis lutescens	Areca Palm	3" multi	20	12	Fair	Remove
11	Adonidia merrillii	Christmas Palm	2@5	23	10	Good	Remove
12	Plumeria 'spp'	Frangipani	8	14	12	Good	Remove
13	Phoenix sylvestris	Wild Date Palm	12	8	12	Good	Remove
14	Schinus terebinthifolia	Florida Holly	23	35	18	Fair	Remove
15	Ptychosperma elegans	Alexander Palm	3.5	30	10	Fair	Remove
16	Adonidia merrillii	Christmas Palm	2@5	30	12	Good	Remove
17	Adonidia merrillii	Christmas Palm	5.5	22	10	Fair	Remove
18	Ptychosperma elegans	Alexander Palm	4	28	10	Good	Remove
19	Livistona chinensis	Chinese Fan Palm	2@12	28	12	Good	Remove
20	Adonidia merrillii	Christmas Palm	5.5	26	10	Good	Remove
21	Livistona chinensis	Chinese Fan Palm	2@10	28	12	Good	Remove
22	Livistona chinensis	Chinese Fan Palm	9.5	28	10	Good	Remove
23	Strelitzia nicolai	White Bird of Paradise	10	25	10	Fair	Remove
24	Ptychosperma elegans	Alexander Palm	3.5	32	10	Good	Remove
25	Ptychosperma elegans	Alexander Palm	2	32	10	Good	Remove
26	Ptychosperma elegans	Alexander Palm	3.5	32	10	Good	Remove
27	Ptychosperma elegans	Alexander Palm	3	32	10	Good	Remove
28	Ptychosperma elegans	Alexander Palm	3.5	32	10	Good	Remove
29	Strelitzia nicolai	White Bird of Paradise	4" multi	16	10	Poor	Remove
30	Ptychosperma elegans	Alexander Palm	2@3.5	36	12	Good	Remove
31	Ptychosperma elegans	Alexander Palm	4	30	10	Good	Remove



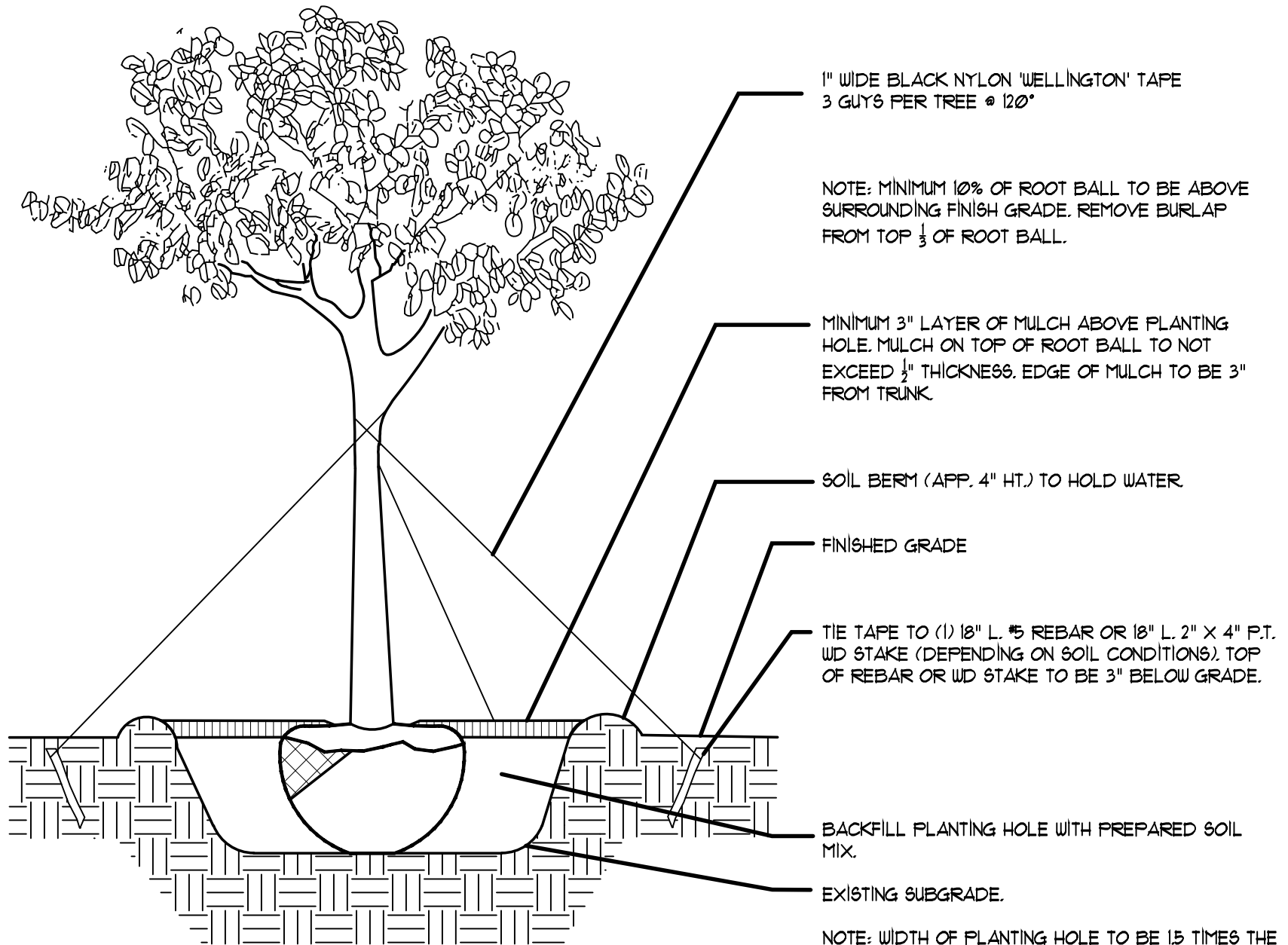
SCALE: 1"=10'-0"



PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR

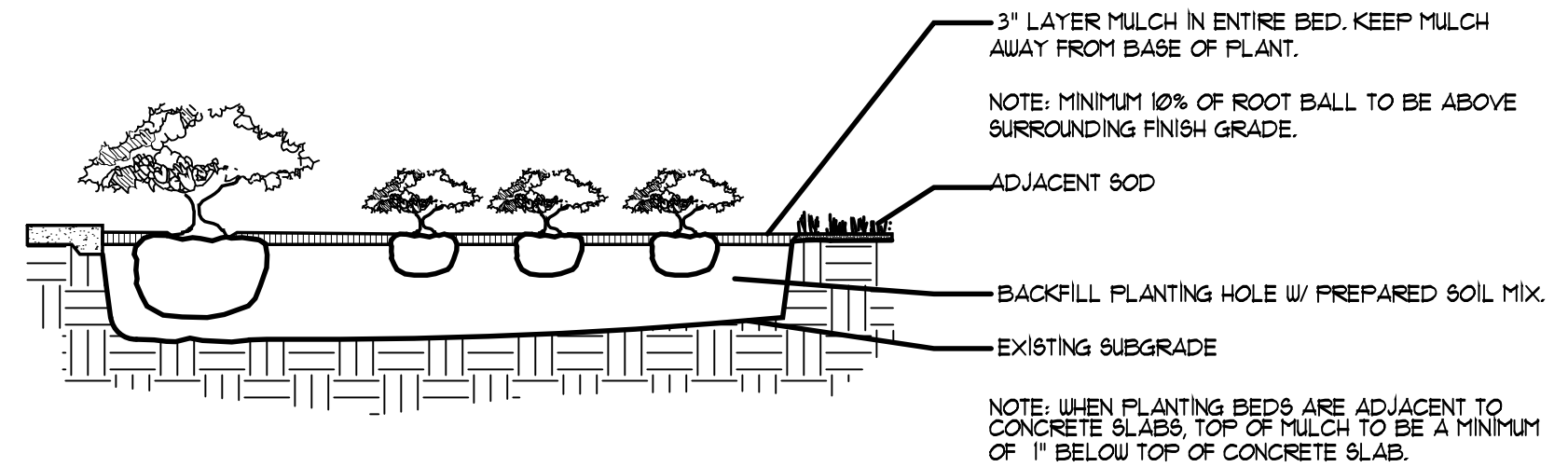
N.T.S.



TREE PLANTING DETAIL

TREES WITH 3" CALIPER OR LESS

N.T.S.



SHRUB/GROUND COVER DETAIL

N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION; FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

REVISIONS

DRAWN BY

DV

DATE

5/31/23

SCALE

N.T.S.

DRAWING TITLE

LANDSCAPE
PLAN

SHEET

L201