



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





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JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

FL. LIC: AR 0016966 FL. LIC: AA 26000837



ADDRESS & OWNER

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

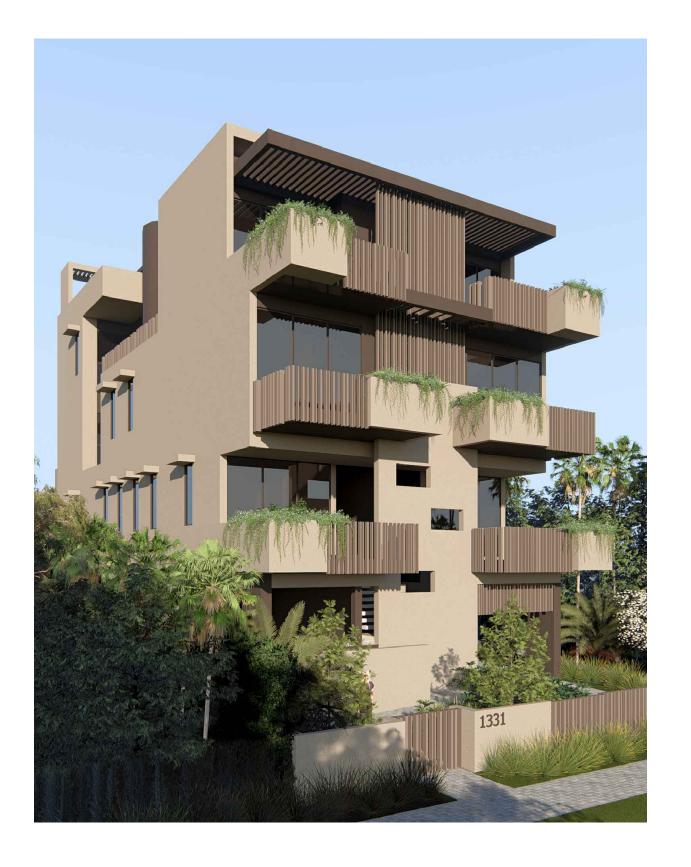
REVISION & DATE

DRAWING TITLE

AERIAL / PROPERTY MAP

SCALE: A

SHEET NUMBER



FRONT VIEW RENDERING

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SIDE VIEW RENDERING

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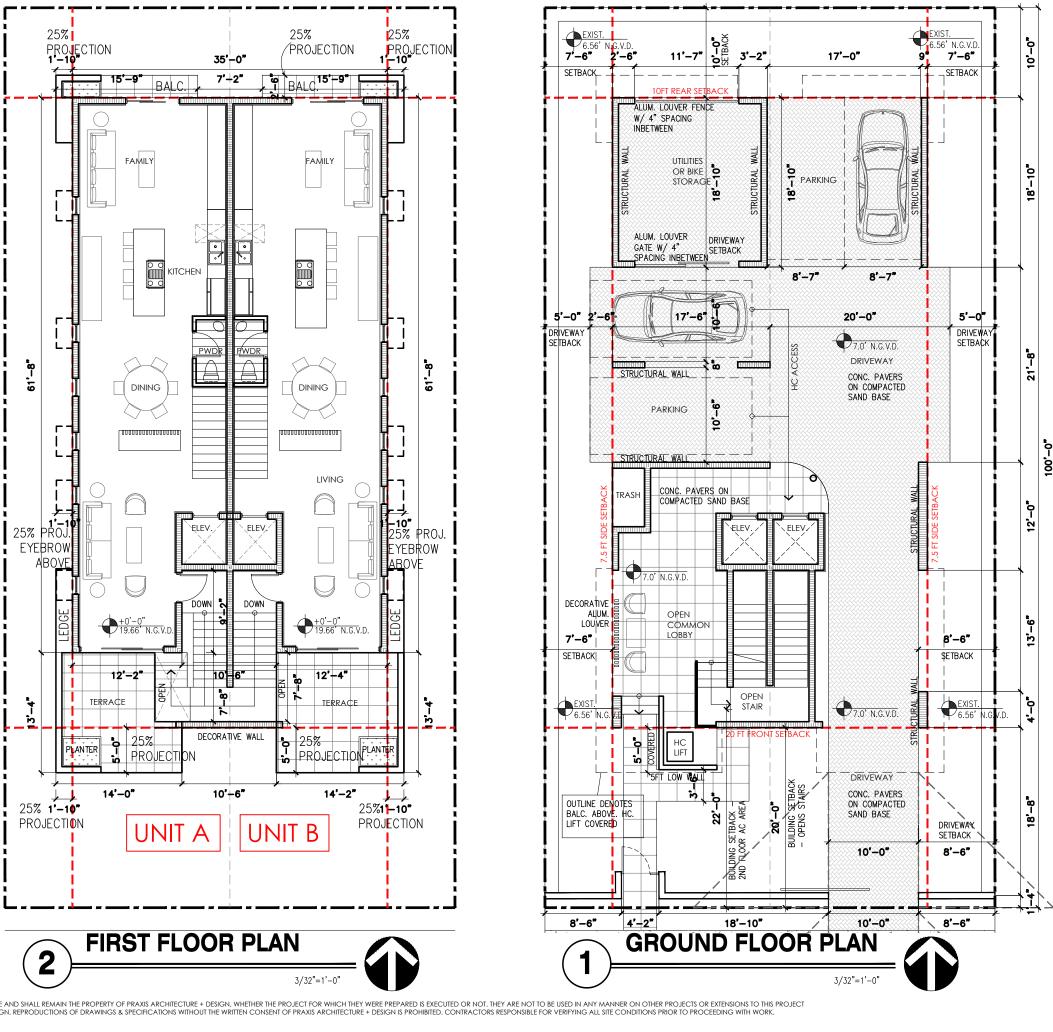
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— ★ — AR 16966

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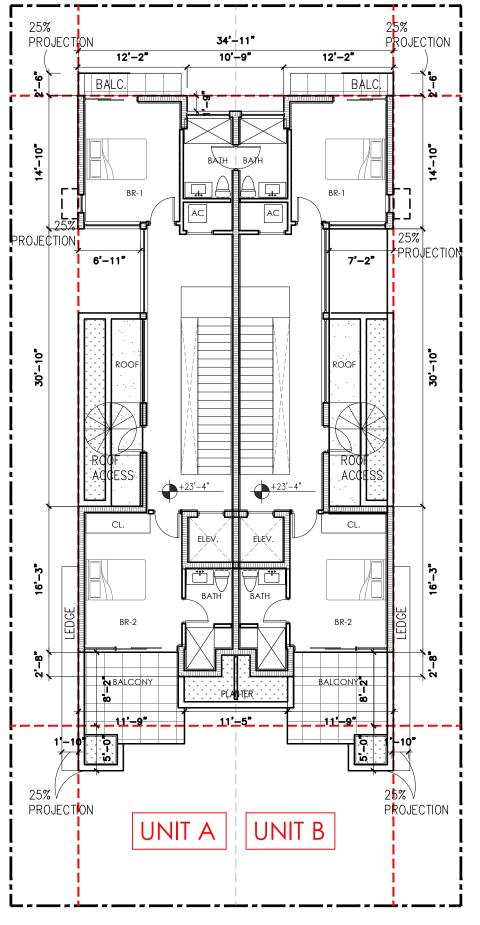
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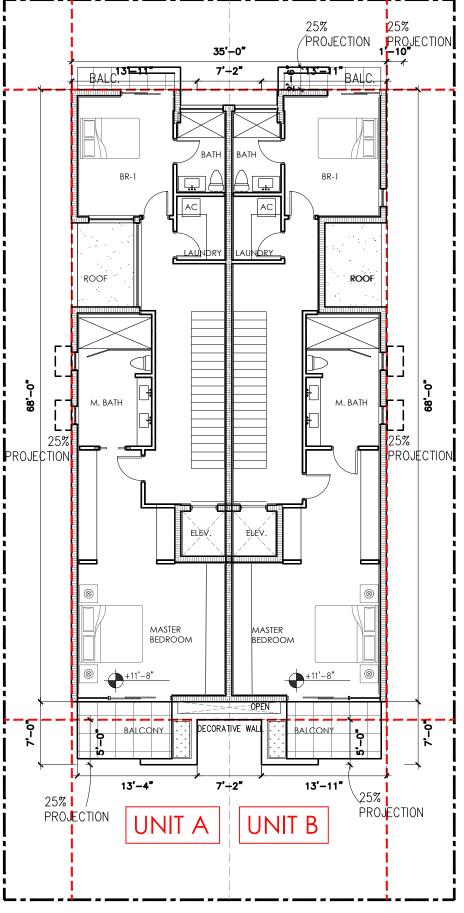
GROUND+FIRST **FLOOR PLAN**

NEW RESIDENCE

Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Strain Sanchez Strain ADDRESS & OWNER

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Date: 2023.07.10 Deco ADDRESS & OWNER 1331 14th TERRACE MIAMI BEACH, FL. 33139 OWNER: 1331 14th TERRACE LLC **NEW RESIDENCE**

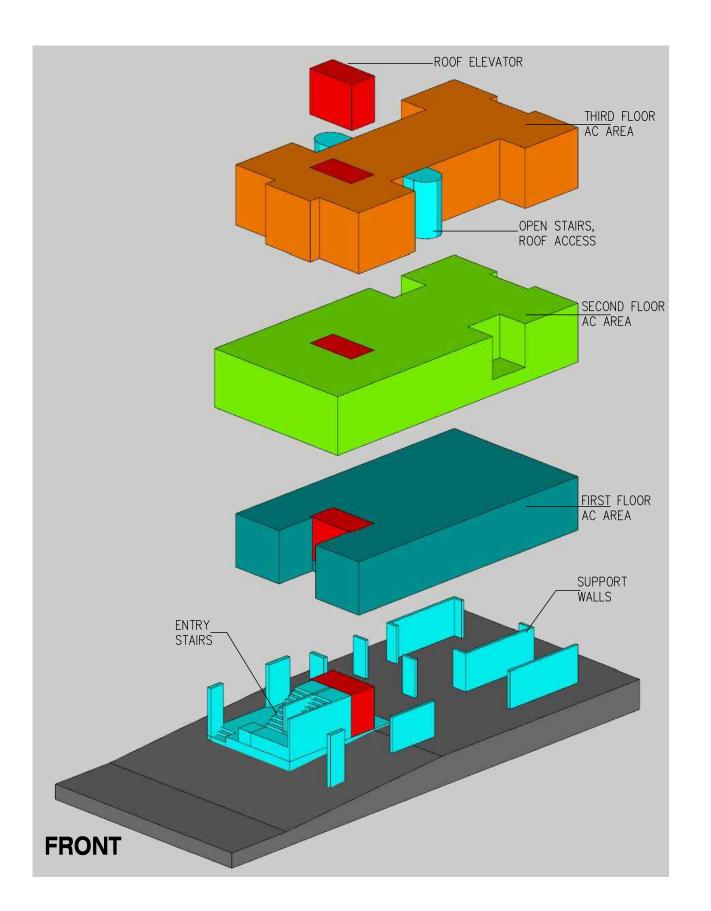
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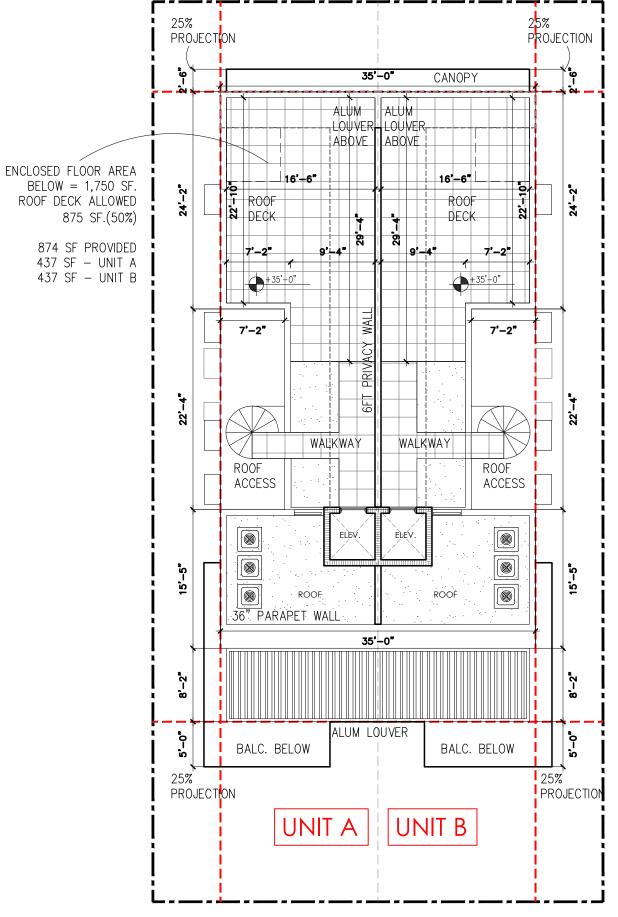
DRAWING TITLE

SECOND+THIRD **FLOOR PLAN**

SHEET NUMBER

A-2.2





2 AXONOMETRIC DIAGRAM

ROOF FLOOR PLAN

3/32"=1'-0"



JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063
FL. LIC: AR 0016966
FL. LIC: AA 26000837

AR 18868

JOSE L. SANCHEZ
ARA 18868

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Sanchez Sanchez

Sanchez

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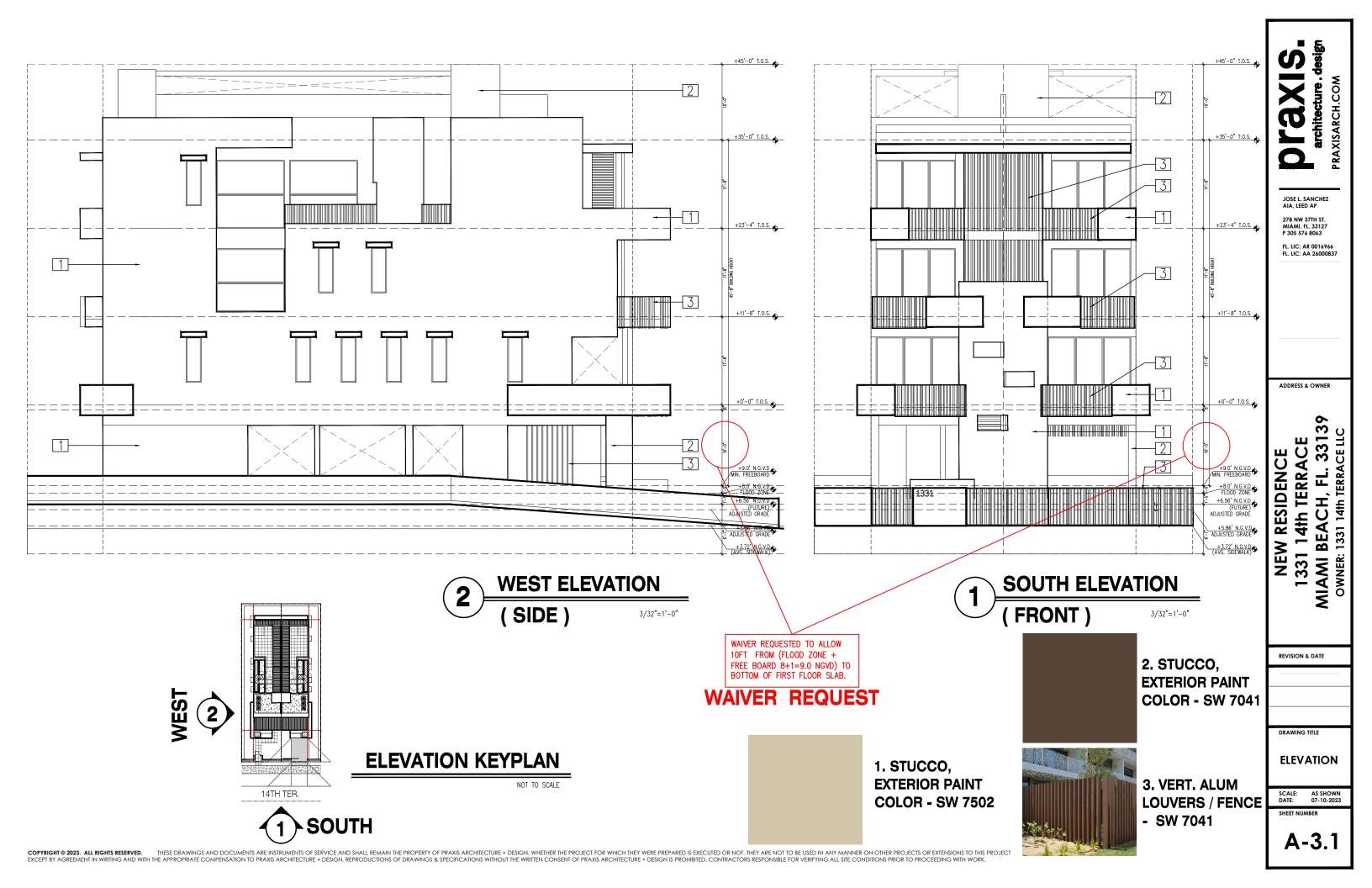
REVISION & DATE

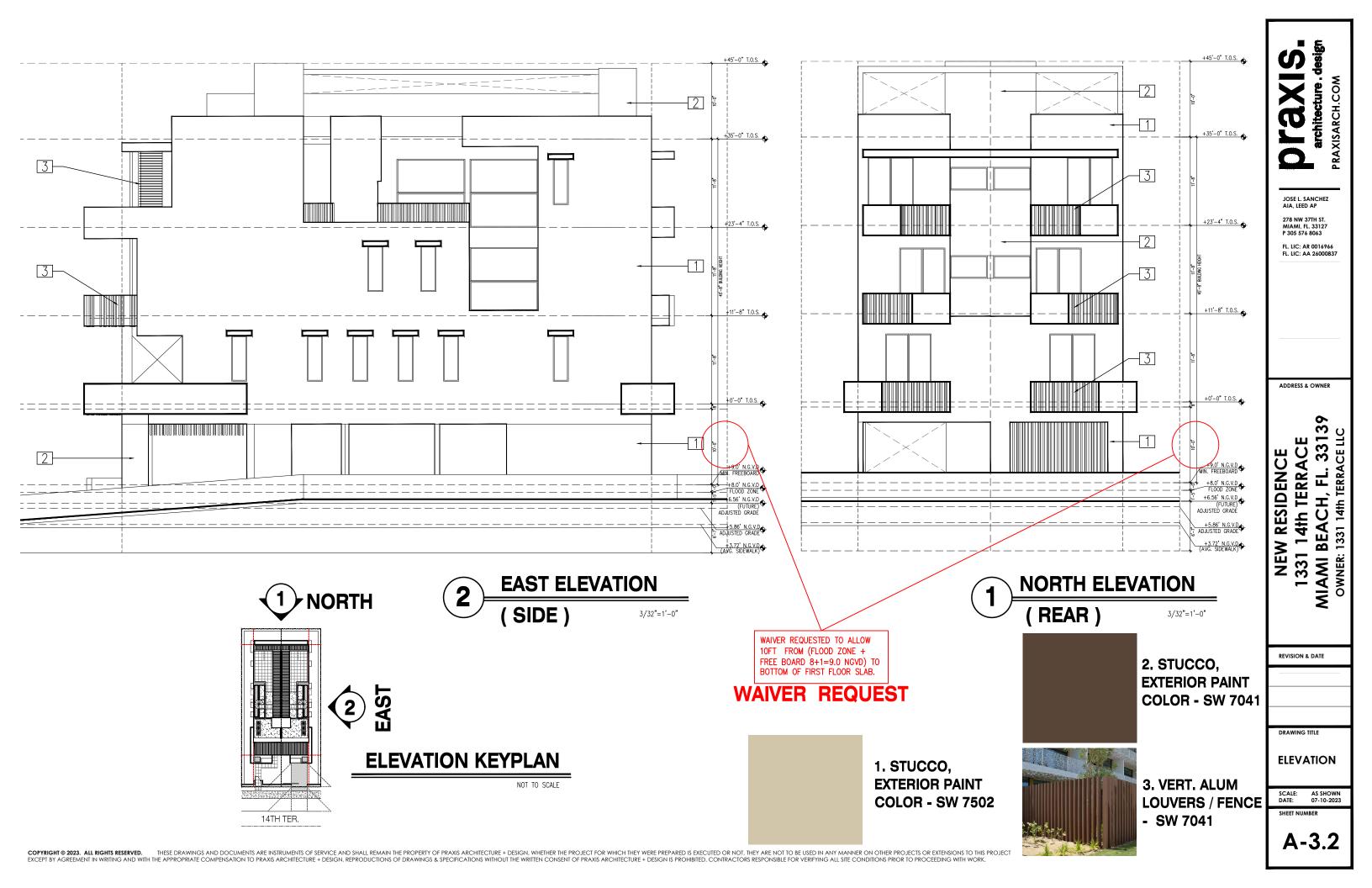
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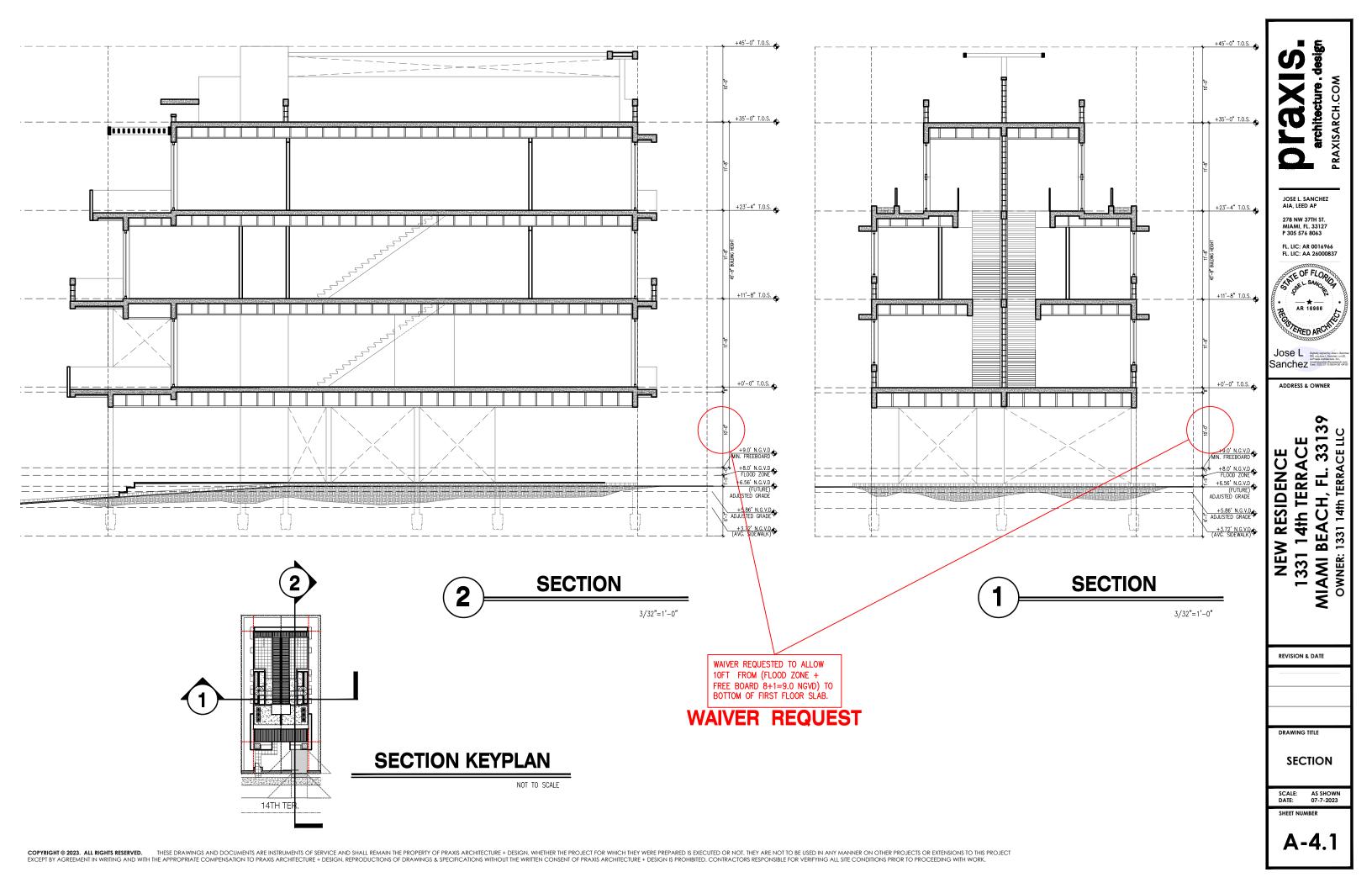
ROOF PLAN

DATE: 07-7

A-2.3







MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS

MATERIAL LEGEND

1. STUCCO, **EXTERIOR PAINT COLOR - SW 7229**

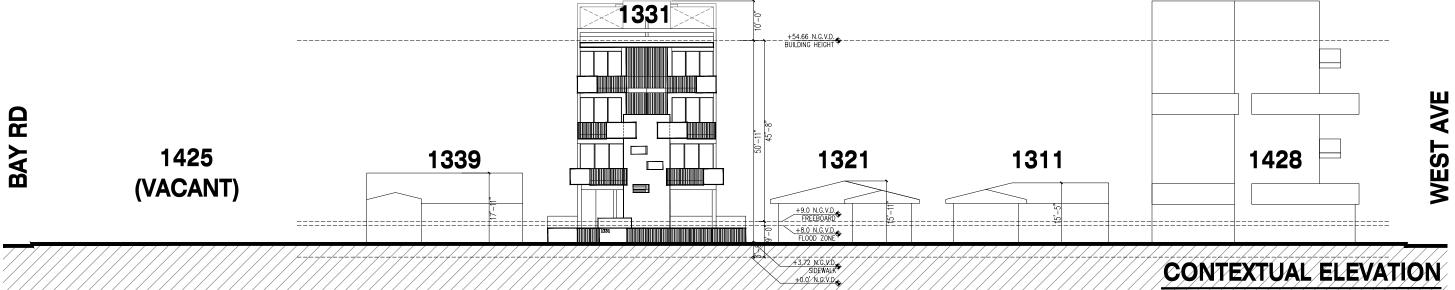
2. STUCCO, **EXTERIOR PAINT COLOR - SW 7041**



3. CONCRETE PAVER ON **COMPACTED SAND BASE**



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



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MATERIAL LEGEND

A-3.0

1331 RESIDENCE

FINAL SUBMITTAL DRB23-0939



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.

2023-07-10

INDEX OF DRAWINGS

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PH-2.1-2.2 PHOTOS - SURROUNDING PROPERTIES SURVEY SURVEY - FXISTING RESIDENCE

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MISC. - PROPOSED

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ARCHITECTURAL DRAWINGS

A-1.0 ZONING DATA / LOCATION PLAN

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DIAGRAM - UNIT SIZE

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SECOND / THIRD FLOOR PLAN

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COVER COVER & INDEX OF DRAWINGS

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D-1.0 DEMOLITION PLAN

A-1.2

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ELEVATIONS (FRONT - STREET) / (SIDE)

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Sanchez Marie 2023

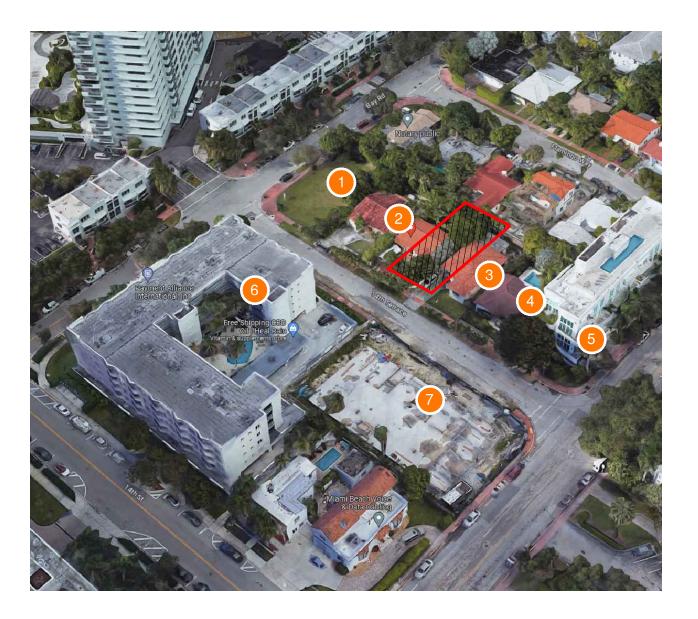
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COVER SHEET

COVER





NEIGHBORHOOD AERIAL MAP

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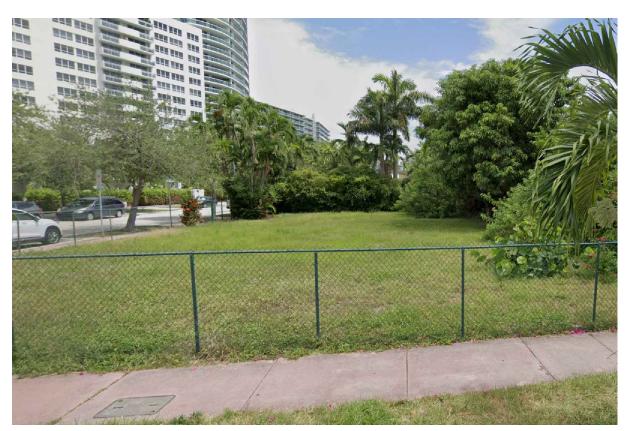
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AERIAL / PROPERTY MAP

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RESIDENCE 1



RESIDENCE 3



RESIDENCE 2



RESIDENCE 4

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SURROUNDING PROPERTY PHOTOS

DATE: 07-



RESIDENCE 5



RESIDENCE 7



RESIDENCE 6

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SURROUNDING PROPERTY PHOTOS

DATE:

SHEET NUMBER

TYPE OF SURVEY: BOUNDARY SURVEY ONLY

1331 14th TERRACE MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION

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

FLOOD ZONE INFORMATION:

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

SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

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.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES. INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

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

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: D-104 ELEVATION: 3.05 FEET (N.G.V.D. 1929) SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

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

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

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

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.

CERTIFY TO:

CWV DEVELOPMENT GROUP, LLC

SURVEYOR'S CERTIFICATION:

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. BAEZ CUST

> NO. LS 5034 STATE OF

360° SURVEYING AND MAPPING, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

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

OSCAR E. BAEZ-CUSIDO, P.L.S. REGISTERED SURVEYOR AND MAPPER NO. 5034 STATE OF FLORIDA

MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC Land Surveyors - Land Planners

P.O.BOX 558981 MIAMI, FLORIDA 33255-8981 PHONE: (305) 265-1002

FOUND NAIL

(NO I.D.)

ON LINE-

듄

IRON

GATE

GAS

METER

100.0

BLOCK 79B 16, PG. 1

5.0

S

METER



UTILITY

POLE

FOUND NAIL

(NO I.D.)

IRON

GATE

100.0

HIGH C.B.S. V

79B

BLOCK 7 16, PG.

LOT 9, E P.B.

S

5' UTILITY

FASEMENT

LOT 3, BLOCK 79B

P.B. 16, PG. 1

3' HIGH C'B'S WALL

5' UTILITY EASEMENT

LOT 10, BLOCK 79B

P.B. 16, PG. 1

TILES

37.5

ONE STORY

RESIDENCE

50.0'

1/1

£ @ ⊞

SWK. TV U.D.E. U.M.E U.P.

P.R. RAD. SEC. SEC. SEC.

MH ML N.G.V.D N.T.S. OE P.C.P. P.C.P.

6 A

EGEND OF SURVEY ABBREVIATIONS

SHEET

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DN: cm. Jose L Sar

And Practic Architect Sanchez Sanchez

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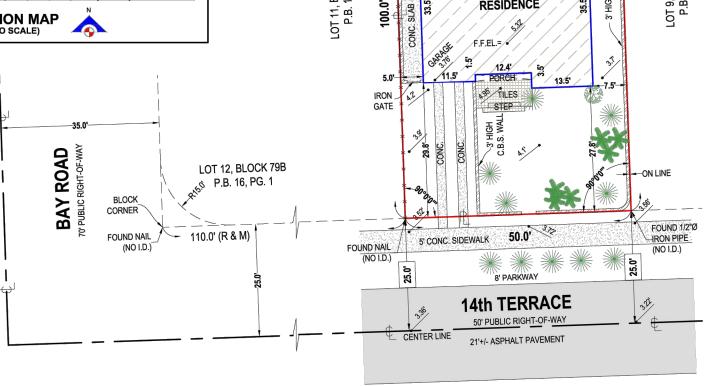
33139 1331 14th TERRACE LL 4th TERRAC RESIDENCE MIAMI BEACH, FL. NEW 331 OWNER:

REVISION & DATE

DRAWING TITLE

SURVEY





REVISIONS AND/OR UP-DATES

ORIGINAL FIELD DATE 3-30-2023

JOB NO. 2303-0022

3' HIGH C.B.S. WALL LOT 10, BLOCK 79B P.B. 16, PG. 1 TILES STEP 37.5' 3' HIGH C.B.S. WALL ONE STORY RESIDENCE CONC. SLAB /f.F,EL.=/• <u>;;</u> /12.4' PORCH 13.5' L⁹⁶ TILES

LOT AREA: 5,000 S.F.

EXISTING LOT COVERAGE	
FIRST FL.	1,263 S.F.
TOTAL	1,263 S.F 25.26%

EXISTING UNIT SIZE				
IRST FL.	1,263 S.F.			
OTAL	1,263 S.F 25.26%			



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278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

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EXIST. LOT COVERAGE / UNIT SIZE

SCALE: AS SHOWN DATE: 07-7-202

SHEEL NUMBER

EX-1.0

GENERAL DEMOLITION NOTES

- I. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- 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
- 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.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.

- 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.
- 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

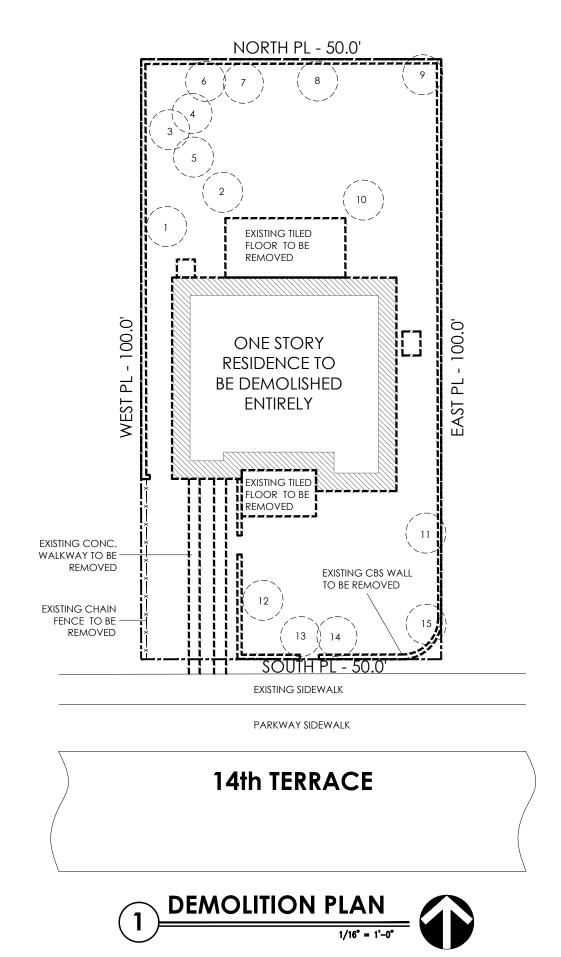
- 1. SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, POOL DECK, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- 3. MAINTAIN AND PROTECT ALL EXISTING TREES.

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 PARADAISE	STRELITZIA REGINAE	3.0'	25'	5'



JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127 P 305 576 8063

FL. LIC: AR 0016966 FL. LIC: AA 26000837

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— ★ — AR 16966

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ADDRESS & OWNER

1331 14th TERRACE MIAMI BEACH, FL. 33139

REVISION & DATE

DRAWING TITLE

SHEET NUMBER

D-1.0

DEMO PLAN

OWNER:

NEW RESIDENCE

Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Strain Sanchez Strain

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FRONT VIEW RENDERING



REAR VIEW RENDERING

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FL. LIC: AR 0016966



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FRONT / REAR RENDERING

ATE: 07-

SHEET NUMBER





SIDE VIEW RENDERING

SIDE VIEW RENDERING

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SCALE: A

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PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

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CONTEXTUAL VIEW

SCALE:

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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 (450,600,900,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	n 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	

ITEM#	Zoning Information				
1	Address:	1331 14TH TERRACI	E. 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		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 WIT	Н
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	

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.





DFDXIS.

architecture . design

JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

FL. LIC: AR 0016966 FL. LIC: AA 26000837



Jose L

Sanchez

Digitally signed by Jose L. S.

Distribution L. Sanchez, or

ophysical Architecture, Inc.

complyation Archit

ADDRESS & OWNER

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

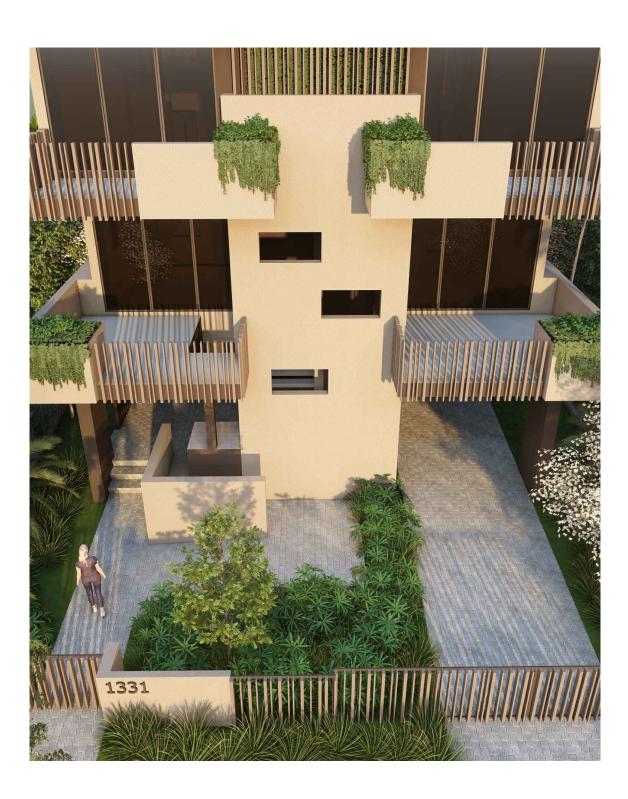
REVISION & DATE

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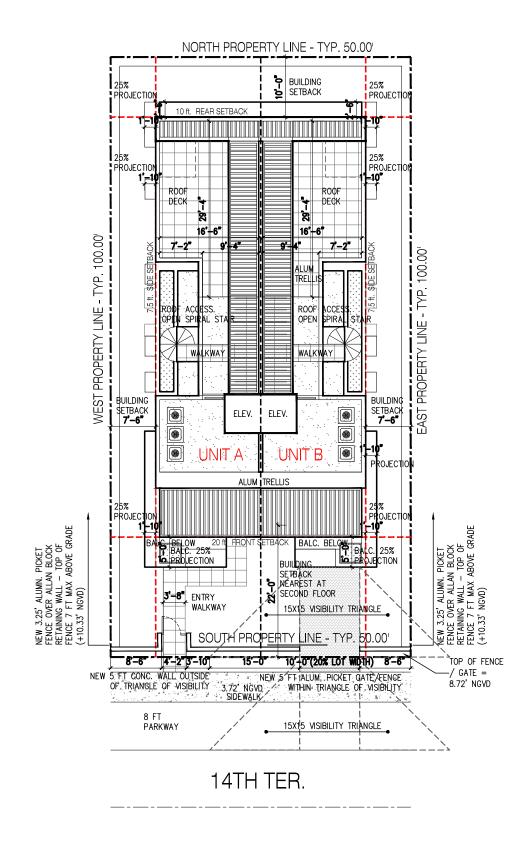
ZONING DATA / LOCATION PLAN

DATE: 07-10-2

SHEET NUMBER









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FL. LIC: AR 0016966 FL. LIC: AA 26000837



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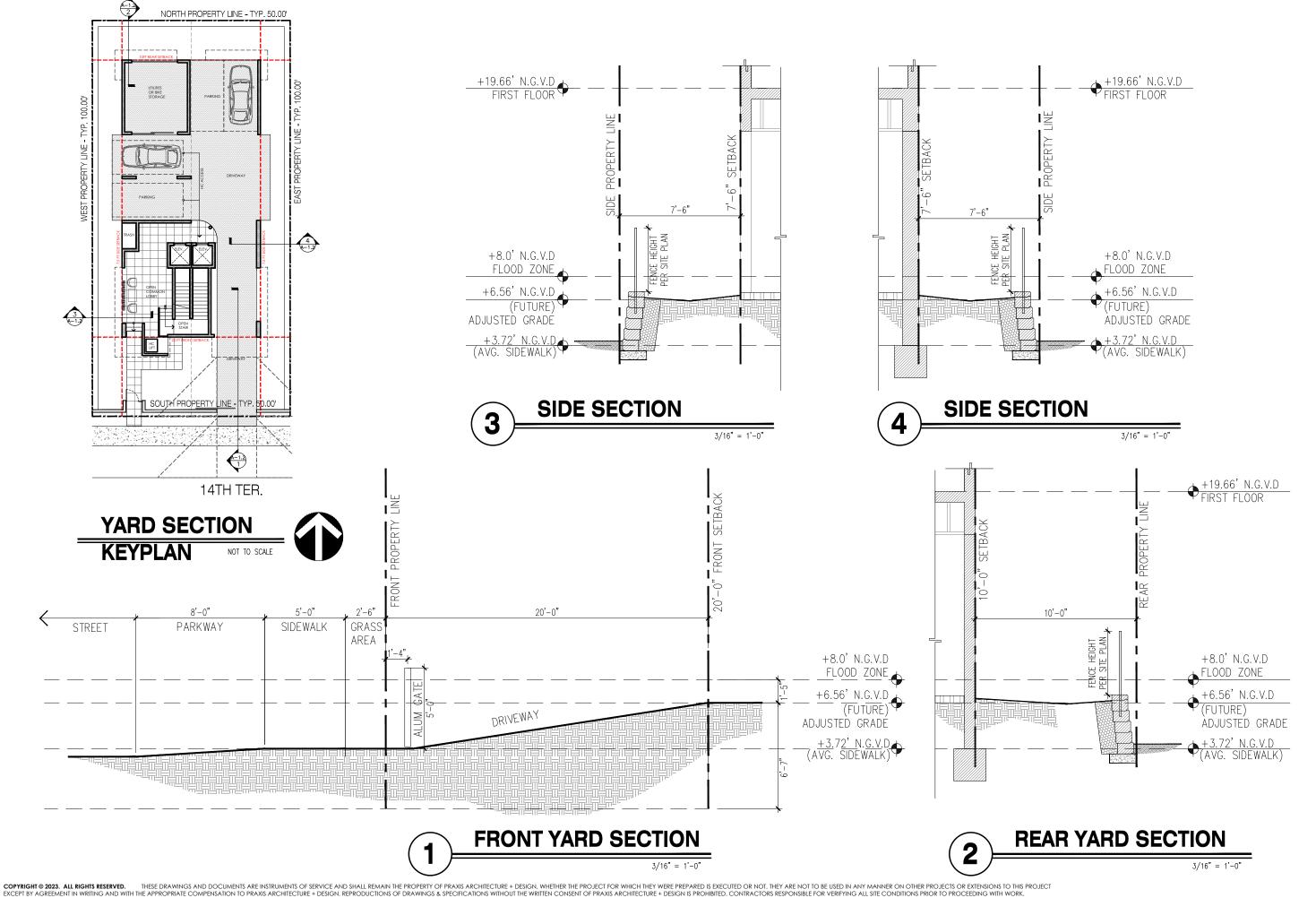
1331 14th TERRACE MIAMI BEACH, FL. 33139 OWNER: 1331 14th TERRACE LLC **NEW RESIDENCE**

REVISION & DATE

DRAWING TITLE

SITE PLAN

SHEET NUMBER



Draxis

JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

FL. LIC: AR 0016966 FL. LIC: AA 26000837



Jose L Digitally signed by Jon DN: Oran Jose L Starch on Passis Architectures Company Company

ADDRESS & OWNER

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

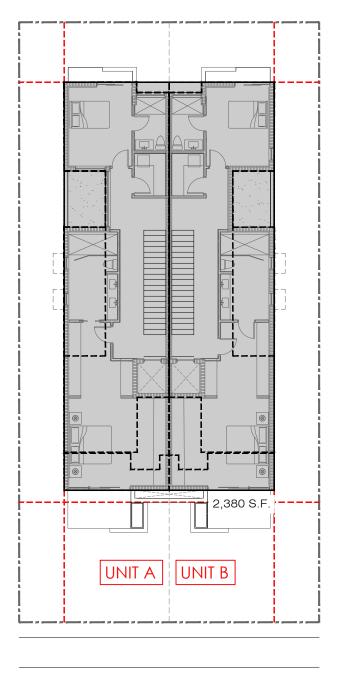
REVISION & DATE

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SECTIONS

SHEET NUMBER

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 O SF O SF O SF O SF							
TOTAL	0 SF	2,960 SF	2,960 SF	0 SF	5,920 SF		





DFAXISARCH.COM

JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

FL. LIC: AR 0016966 FL. LIC: AA 26000837



Jose L
Sanchez

Optably signed by Jose L. Sanchez
DN: crisJose L. Banchez, crul%,
onPrasa Architecture, Inc.,
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ADDRESS & OWNER

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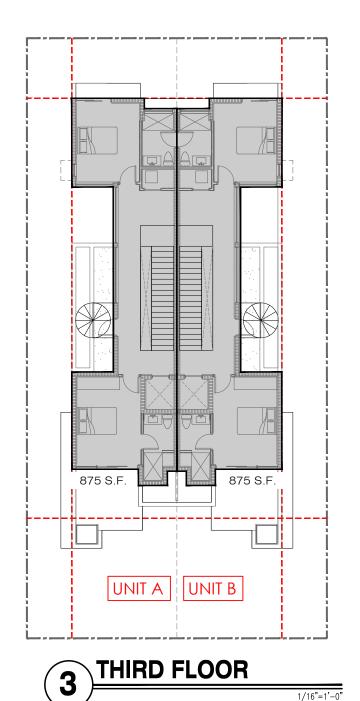
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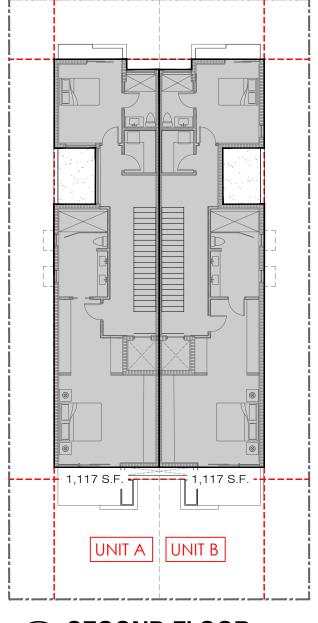
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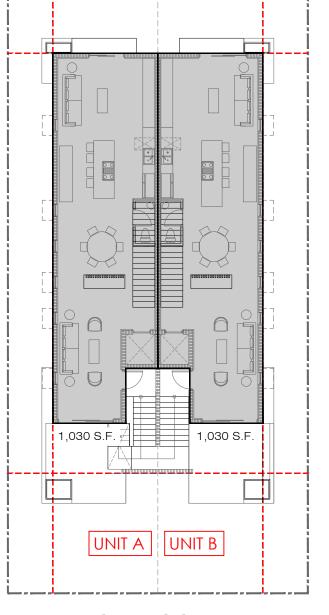
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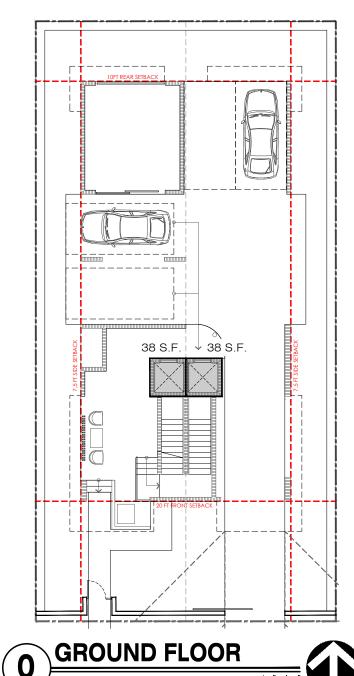
SCALE:

SHEET NUMBER









SECOND FLOOR

FIRST FLOOR

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	O SE	2.960 SE	2.960 SF	0.SF	5.920 SE	

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

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STATE OF FLORID — ★ — AR 16966

FL. LIC: AA 26000837

Jose L

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ADDRESS & OWNER

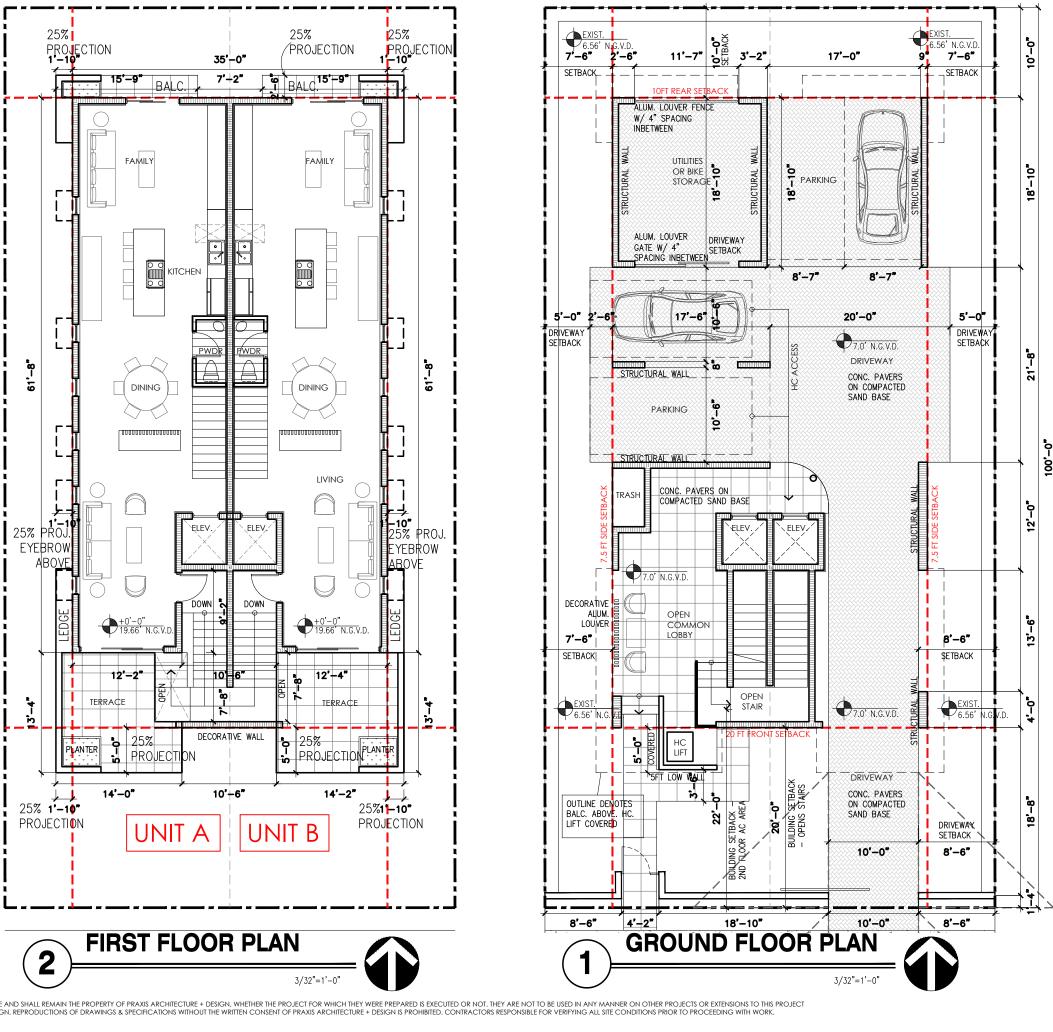
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REVISION & DATE

UNIT DIAGRAM

DRAWING TITLE

SHEET NUMBER



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— ★ — AR 16966

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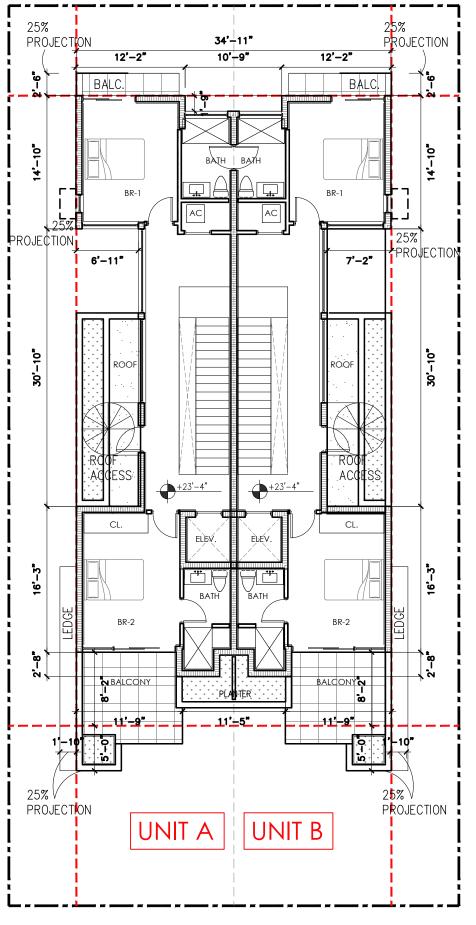
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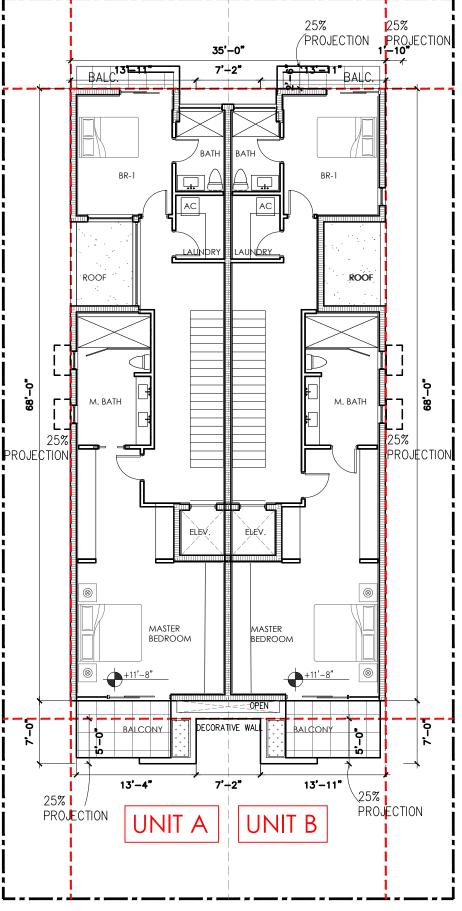
GROUND+FIRST **FLOOR PLAN**

NEW RESIDENCE

Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Sanchez Strain Strain Sanchez Strain ADDRESS & OWNER

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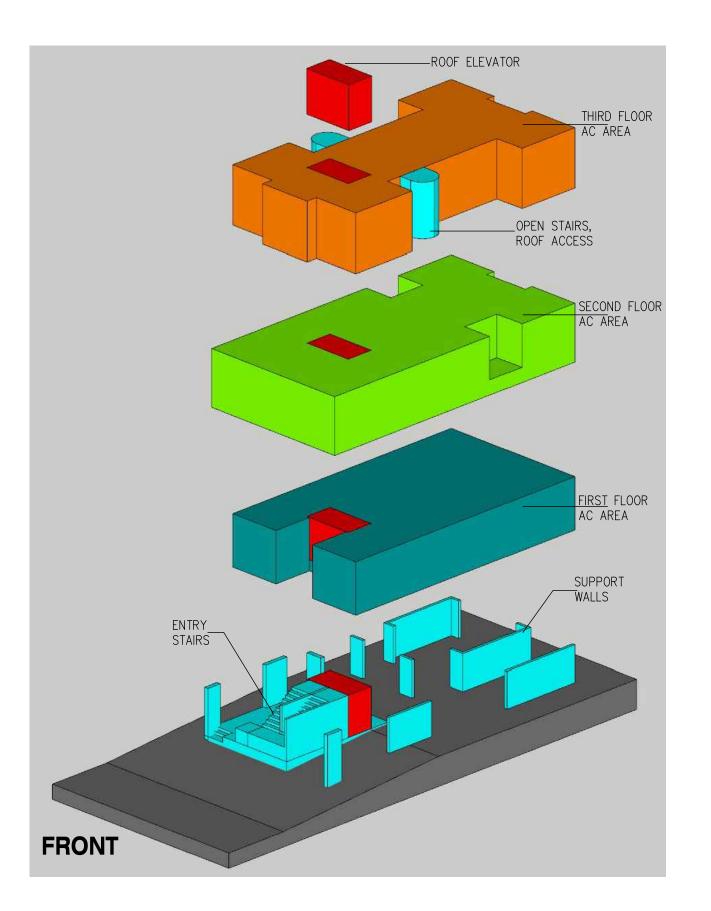
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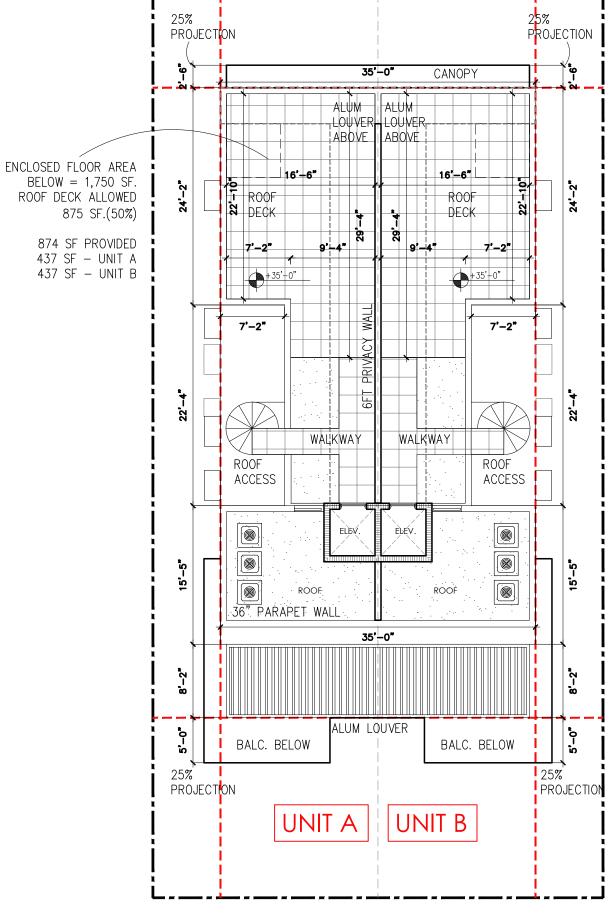
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SECOND+THIRD FLOOR PLAN

SCALE: AS SI DATE: 07-7 SHEET NUMBER

A-2.2





2 AXONOMETRIC DIAGRAM

ROOF FLOOR PLAN

3/32"=1'-0"



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Date: 2023.07.10 Deco ADDRESS & OWNER 1331 14th TERRACE MIAMI BEACH, FL. 33139 OWNER: 1331 14th TERRACE LLC NEW RESIDENCE

REVISION & DATE

ROOF PLAN

SCALE: AS SHOW

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3

MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS

MATERIAL LEGEND



1. STUCCO, EXTERIOR PAINT COLOR - SW 7502



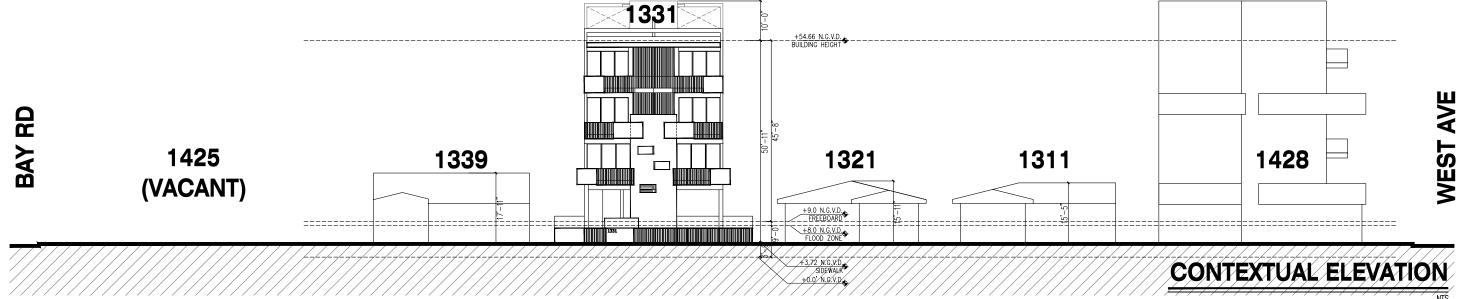
2. STUCCO, EXTERIOR PAINT COLOR - SW 7041



3. CONCRETE PAVER ON COMPACTED SAND BASE



4. VERT. ALUM LOUVERS / FENCE - SW 7041



architecture design

JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

FL. LIC: AR 0016966



Jose L

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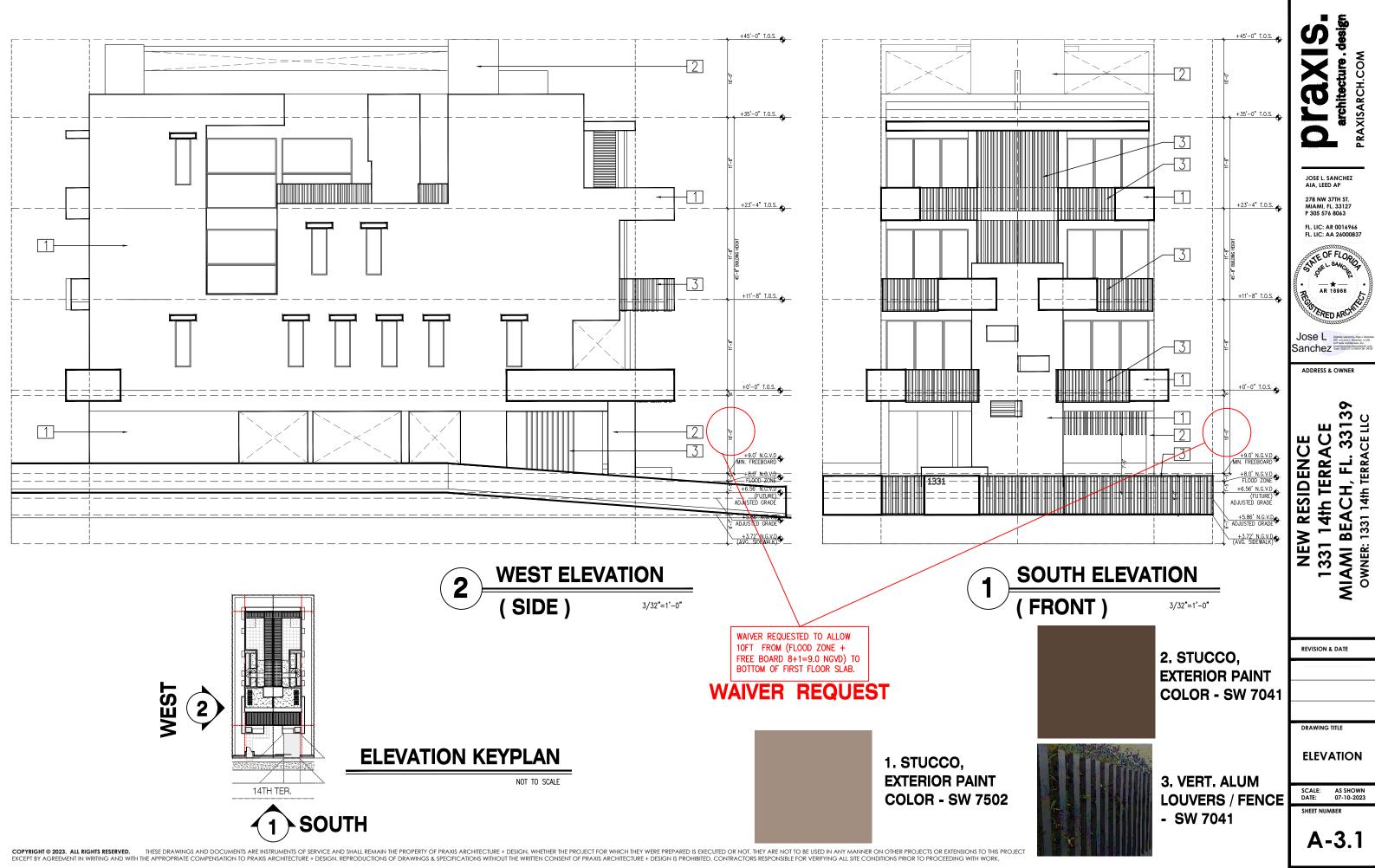
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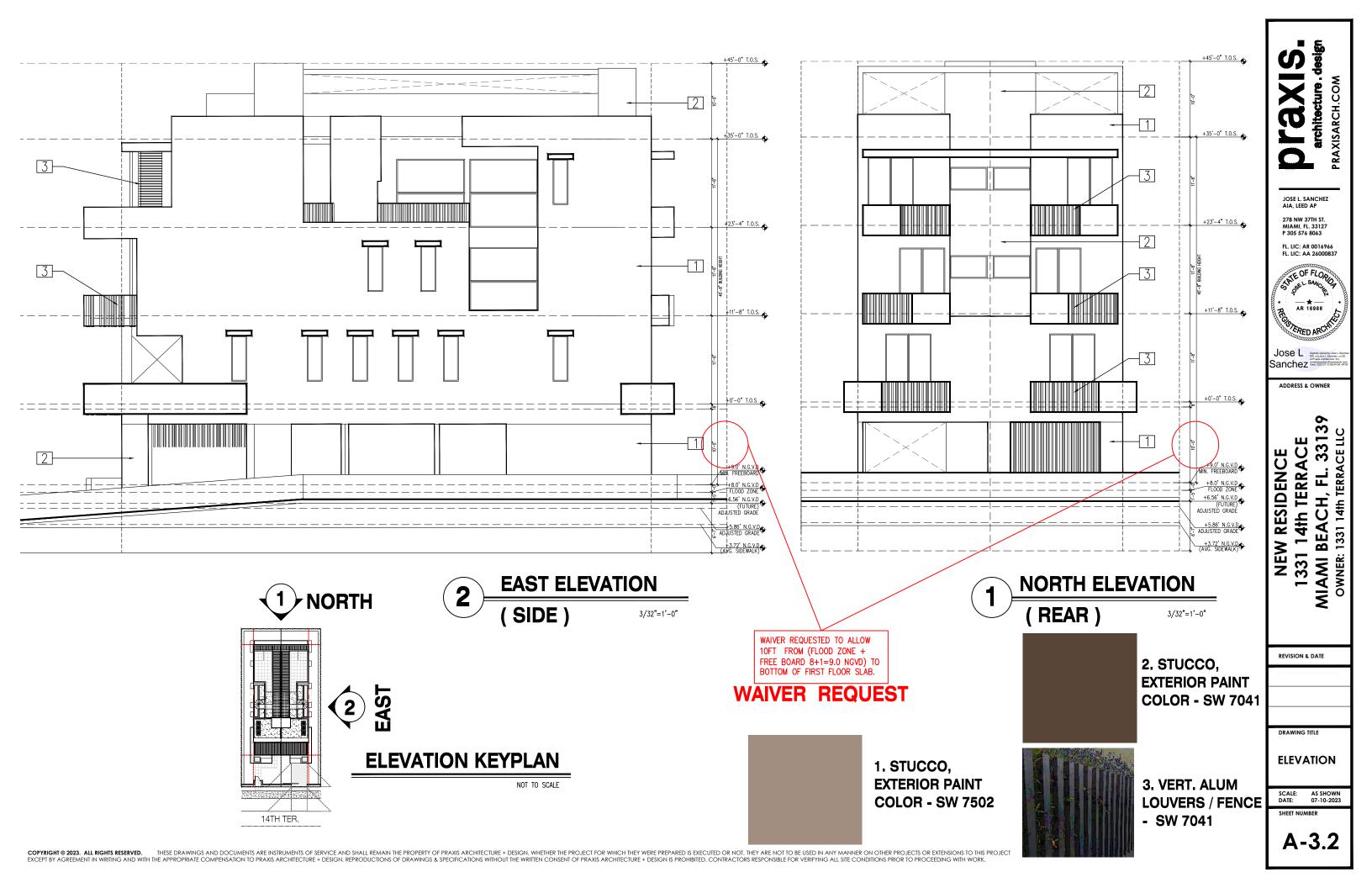
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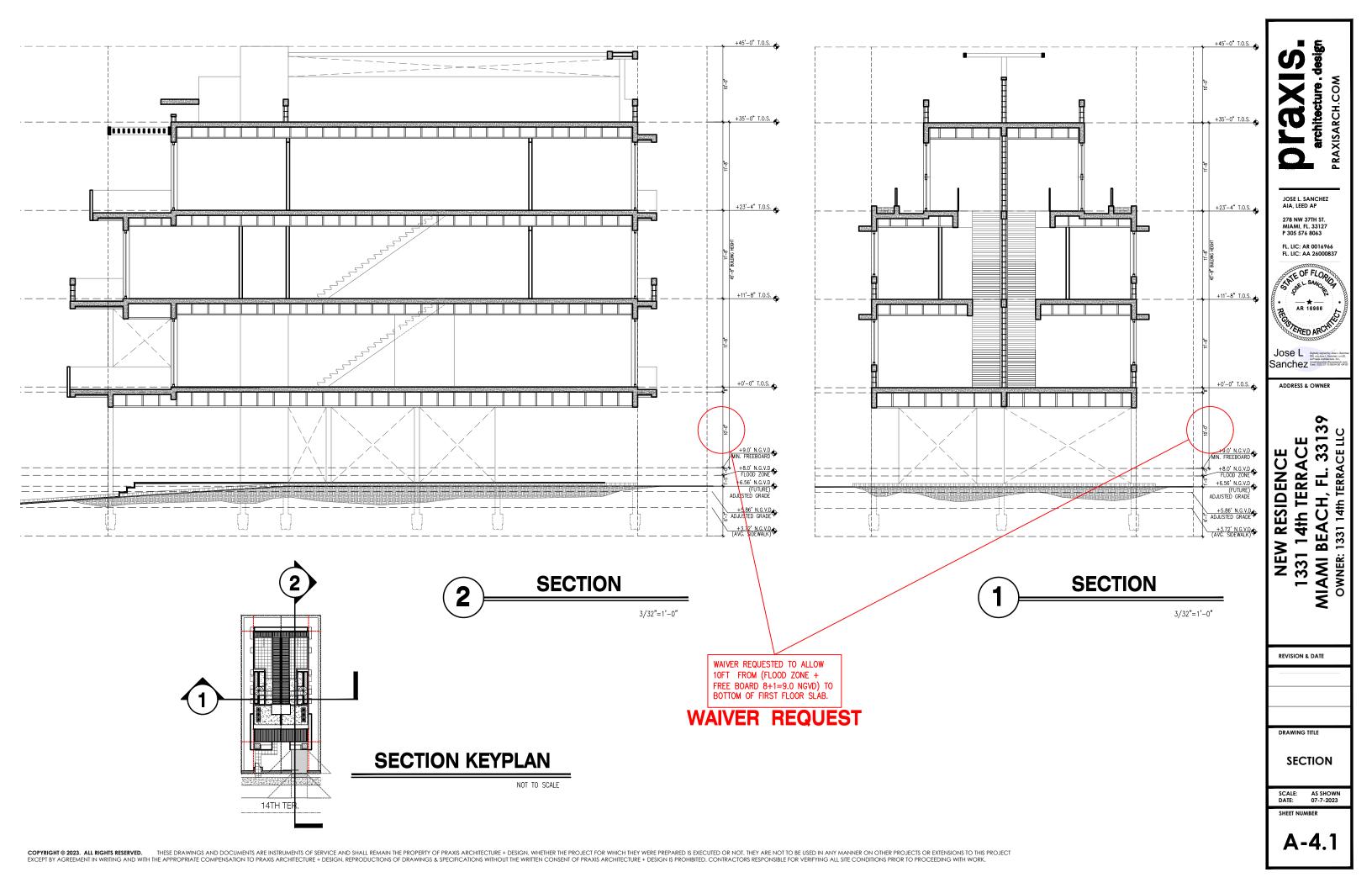
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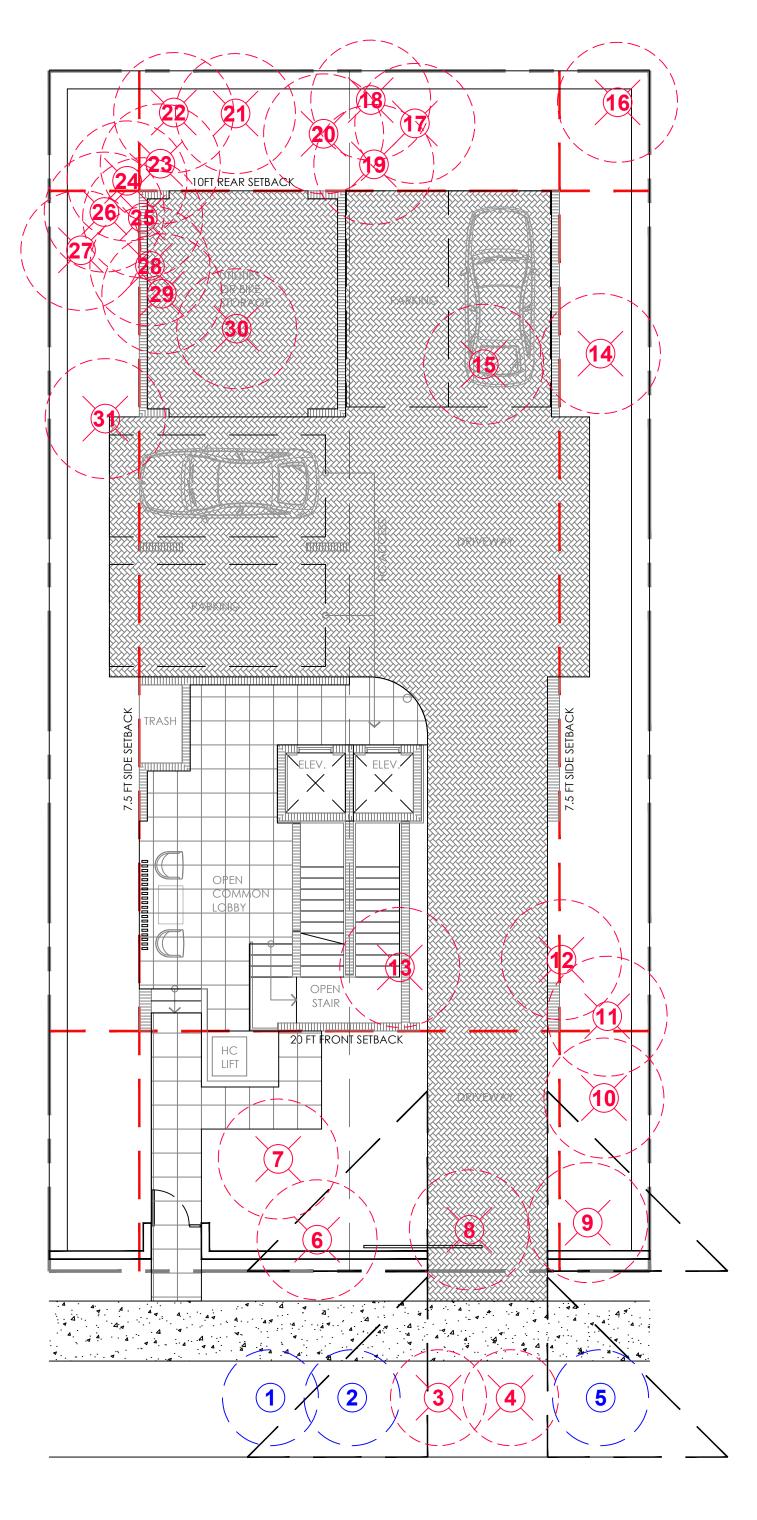








Tree	Survey /Disposition		T	T	T
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)
1	Adonidia merrillii	Christmas Palm	6	16	10
2	Adonidia merrillii	Christmas Palm	4.5	14	10
3	Adonidia merrillii	Christmas Palm	4.5	16	10
4	Adonidia merrillii	Christmas Palm	5	14	10
5	Adonidia merrillii	Christmas Palm	4.5	14	10
6	Adonidia merrillii	Christmas Palm	6	24	10
7	Adonidia merrillii	Christmas Palm	6	18	10
8	Dypsis lutescens	Areca Palm	3" multi	18	12
9	Strelitzia nicolai	White Bird of Paradise	10" multi	30	12
10	Dypsis lutescens	Areca Palm	3" multi	20	12
11	Adonidia merrillii	Christmas Palm	2@5	23	10
12	Plumeria 'spp'	Frangipani	8	14	12
13	Phoenix sylvestris	Wild Date Palm	12	8	12
14	Schinus terebinthifolia	Florida Holly	23	35	18
15	Ptychosperma elegans	Alexander Palm	3.5	30	10
16	Adonidia merrillii	Christmas Palm	2@5	30	12
17	Adonidia merrillii	Christmas Palm	5.5	22	10
18	Ptychosperma elegans	Alexander Palm	4	28	10
19	Livistona chinensis	Chinese Fan Palm	2@12	28	12
20	Adonidia merrillii	Christmas Palm	5.5	26	10
21	Livistona chinensis	Chinese Fan Palm	2@10	28	12
22	Livistona chinensis	Chinese Fan Palm	9.5	28	10
23	Strelitzia nicolai	White Bird of Paradise	10	25	10
24	Ptychosperma elegans	Alexander Palm	3.5	32	10
25	Ptychosperma elegans	Alexander Palm	2	32	10
26	Ptychosperma elegans	Alexander Palm	3.5	32	10
27	Ptychosperma elegans	Alexander Palm	3	32	10
28	Ptychosperma elegans	Alexander Palm	3.5	32	10
29	Strelitzia nicolai	White Bird of Paradise	4" multi	16	10
30	Ptychosperma elegans	Alexander Palm	2@3.5	36	12
31	Ptychosperma elegans	Alexander Palm	4	30	10



14TH TERRACE



LANDSCAPE ARCHITECTURE

DIEGO J. VANDERBIEST
305-528-4001 DIEGOJV@GMAIL.COM

Diego Vanderbiest

ÖDigitally signed by Diego Vanderbiest Date: 2023.05.31 11:38:26 -04'00'

> NEW RESIDENC 1331 14th TERRAC MIAMI BEACH, FLORID,

REVISIONS

DRAWN BY

DV DATE

5/31/23 SCALE

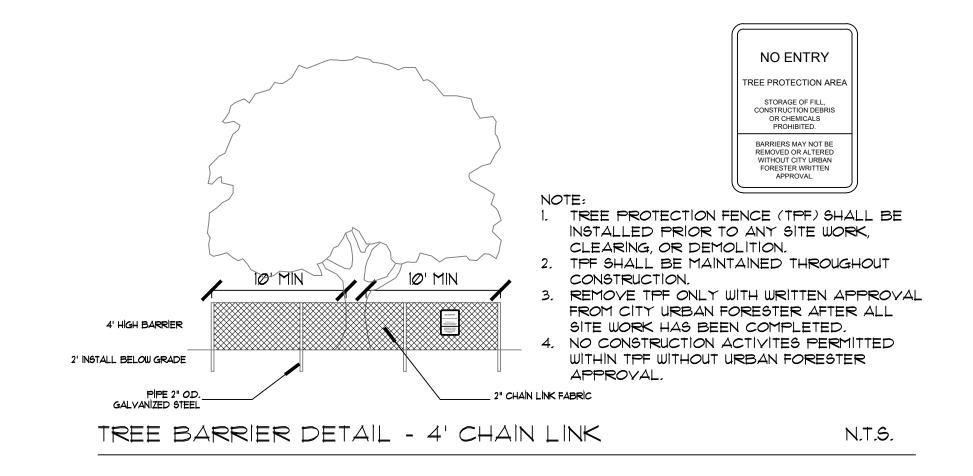
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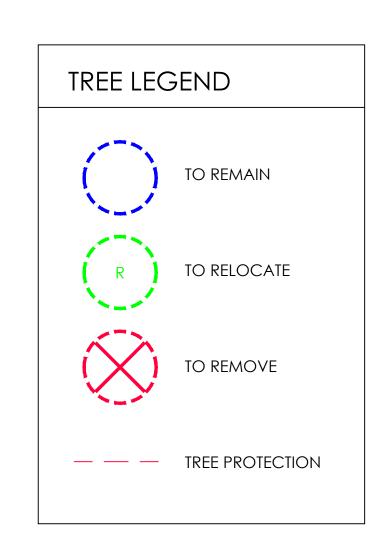
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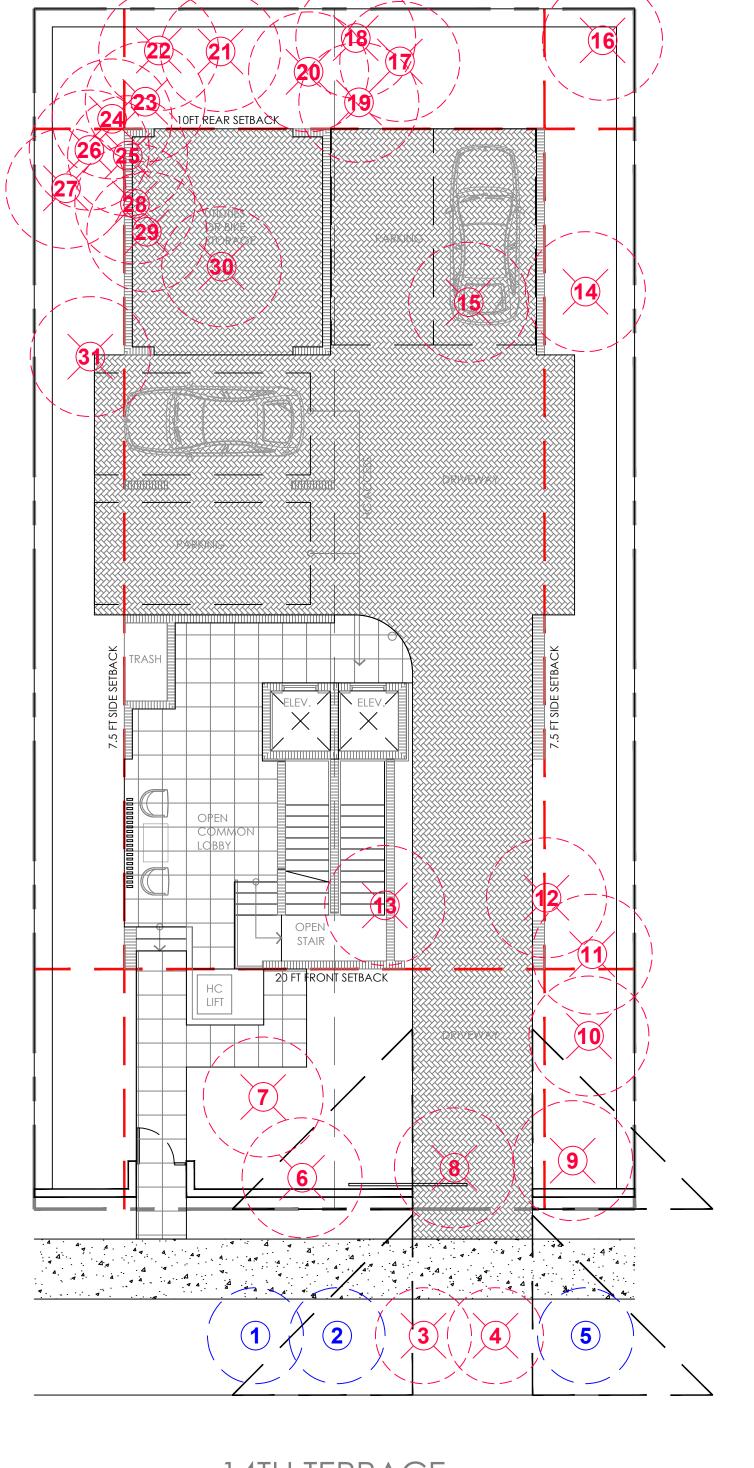
TREE SURVEY PLAN

L100

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







14TH TERRACE

TRE SCALE: 1"=10'-0"

LANDSCAPE ARCHITECTURE

DIEGO J. VANDERBIEST
305-528-4001 DIEGOJV@GMAIL.COM

Diego Vanderbiest

Digitally signed by Diego Vanderbiest Date: 2023.05.31 11:37:57 -04'00'

NEW RESIDENC 1331 14th TERRAC MIAMI BEACH, FLORIDA

REVISIONS

DRAWN BY

5/31/23 SCALE

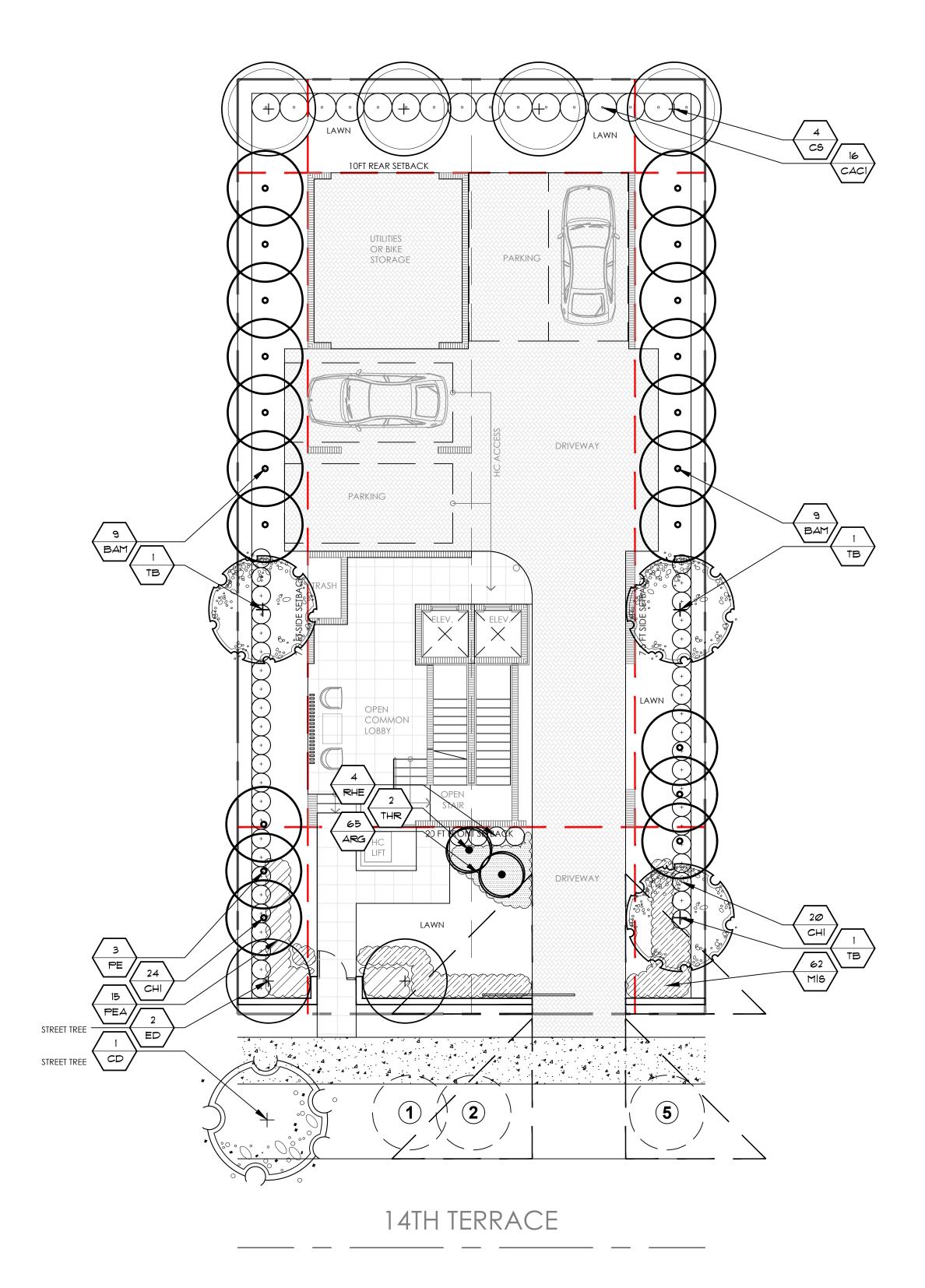
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DRAWING TITLE

TREE DISPOSITION PLAN

L101

Plantlist TREES & PALMS				
18	BAM	Bambusa multiplex	Hedge Bamboo	10' ht
1	CD	Coccoloba diversifolia	Pigeon Plum	16' ht, 4" dbh, 4' ct
4	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, 2" dbh
2	ED	Elaeocarpus decipiens	Japanese Blueberry	16' ht, 4" dbh, 4' ct
3	PE	Ptychosperma elegans	Alexander Palm	12'-16' oa ht
3	TB	Tabebuia bahamensis	White Tabebuia	16' ht, 4" dbh, 4' ct
2	THR	Thrinax radiata	Thatch Palm	1@8' oa ht, 1@12' oa ht
SHRUBS & GROUNDCOVERS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
65	ARG	Arachis glabrata	Perennial Peanut	1 gal
16	CAC1	Capparis cynophallophora	Jamaican Caper	15 gal, 6' ht
44	CHI	Chrysobalanus icaco	Cocoplum	3 gal, 24" ht
62	MIS	Microsorum scolopendrium	Wart Fern	1 gal
15	PEA	Pennisetum setaceum 'alba'	White Fountain Grass	3 gal
4	RHE	Rhapis excelsa	Lady Palm	7 gal, 5' ht





Diego **Vanderbiest**

Digitally signed by Diego Vanderbiest Date: 2023.05.31 11:38:16 -04'00'

W RESIDENCE
1 14th TERRACE
MI BEACH, FLORIDA NEW 1331 1

REVISIONS

DRAWN BY

DV DATE

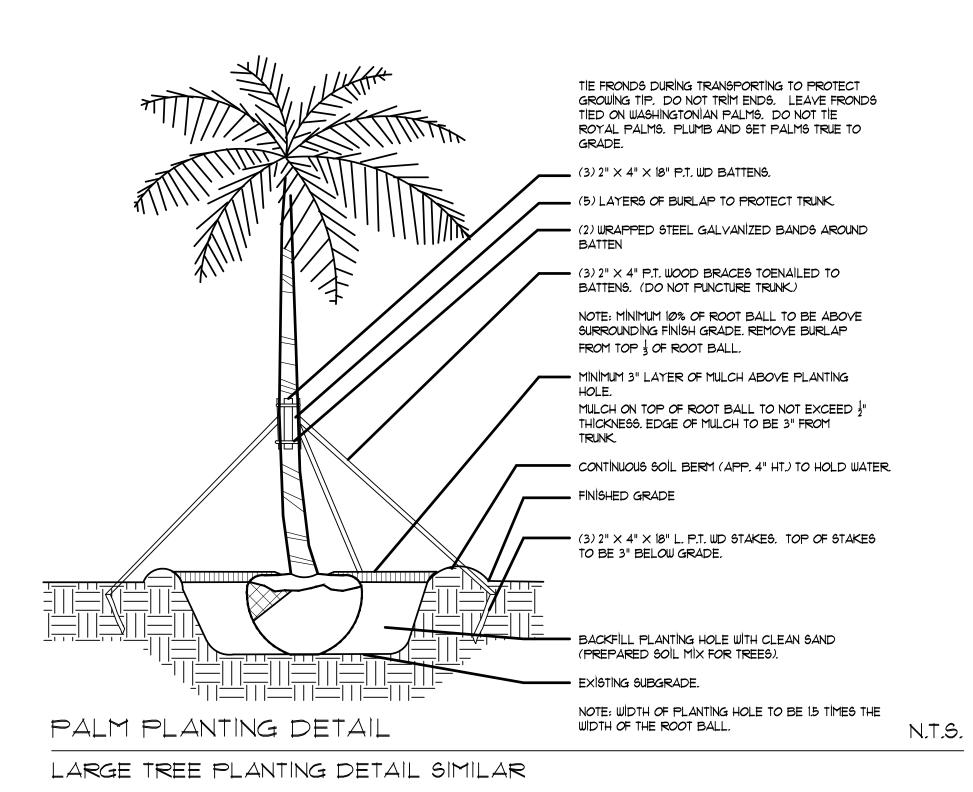
5/31/23 SCALE

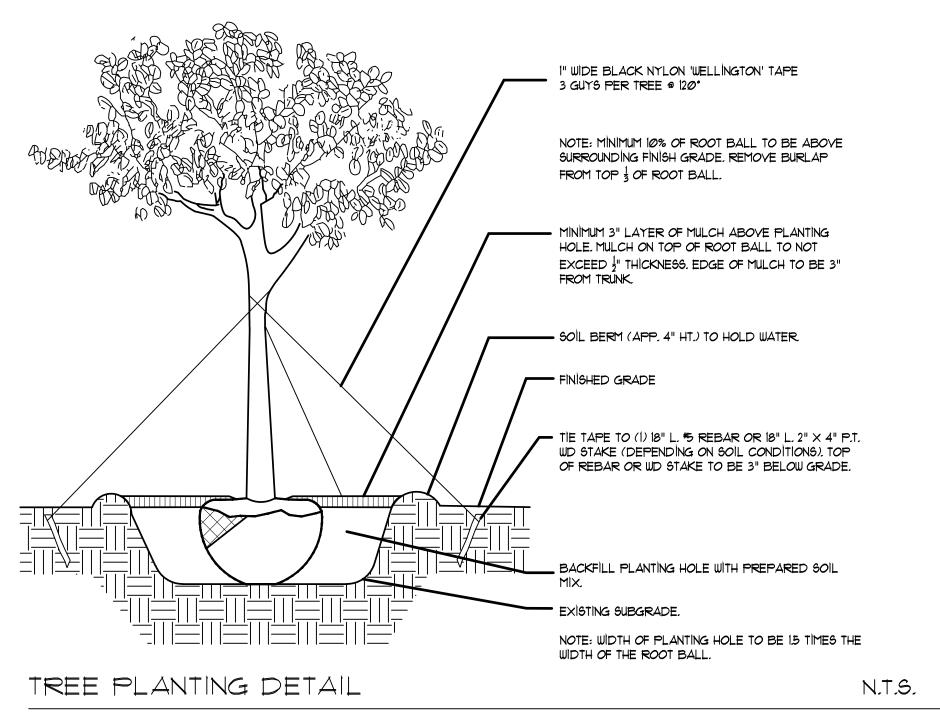
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LANDSCAPE PLAN

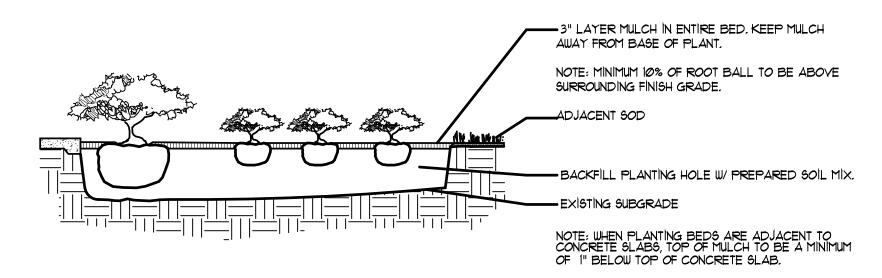
SHEET L200

SCALE: 1"=10'-0"





TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL

PLANT NOTES

- 1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS | AND 11, 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. ALLTREES 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 ONES 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 UNDER-GROUND 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.



Diego Vanderbiest

Digitally signed by Diego Vanderbiest Date: 2023.05.31 11:38:38 -04'00'

NEV 1331 MIAN

REVISIONS

DRAWN BY DV

5/31/23 SCALE N.T.S.

LANDSCAPE PLAN

DRAWING TITLE

SHEET _20

N.T.S.