

DRAWING INDEX	
ARCHITECTURAL	
A0.0	COVER SHEET
A0.1a	RENDERING
A0.1b	MATERIAL SHEET
N/A	SKETCH OF BOUNDARY SURVEY
A0.2	ZONING DATA SHEET
A0.3	CONTEXT LOCATION MAP
A0.4	CONTEXT PICTURES - NORTH
A0.5	CONTEXT PICTURES - SOUTH
A0.6	CONTEXT PICTURES - WEST
A0.7	SITE PICTURES
A0.8	DIAGRAMS - EXISTING
A0.9	DIAGRAM - COVERAGE & NOTES
A0.10	DIAGRAM - GREEN SPACE
A0.11	DIAGRAMS - LEVELS GROUND & FIRST
A0.12	DIAGRAMS - LEVELS SECOND & THIRD
A0.13	DIAGRAMS - VARIANCE & WAIVER
A0.14	SITE PLAN
A1.0	GROUND FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR / ROOF DECK PLAN
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS - SOUTH
A2.1	EXTERIOR ELEVATIONS - WEST
A2.2	EXTERIOR ELEVATIONS - NORTH
A2.3	EXTERIOR ELEVATIONS - EAST
A3.0	BUILDING CROSS SECTION
A3.1	BUILDING CROSS SECTION
LANDSCAPE	
TRP - 1	TREE REMOVAL PLAN
LNP - 1	LANDSCAPE PLAN
LNP-2	LANDSCAPE PLAN
LND-1	LANDSCAPE NOTES & DETAILS
IRR - 1	IRRIGATION PLAN
IRR -2	IRRIGATION DETAILS
IRR -3	IRRIGATION NOTES

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

15TH TERRACE CONDOMINIUM

1311 15TH TERRACE MIAMI BEACH, FLORIDA 33139

FINAL SUBMITTAL

FOLIO #: 02-3233-016-0050
DRB19-0430



DRB FINAL SUBMITTAL 02.10.20

ARCHITECT:

TAI ARCHITECTURE, INC.

278 NW 37th Street, Miami, FL 33127

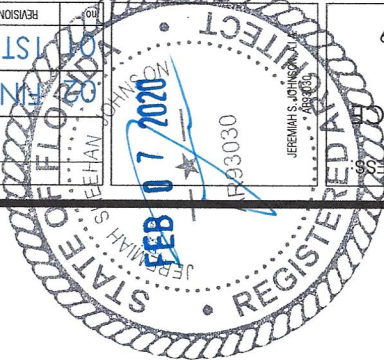
p: 305.576.7556 f: 305.576.5772

e: michael@taidmiami.com license aa26001343

THIS DRAWING IS THE PROPERTY OF TAI ARCHITECTURE AND SHALL NOT BE REPRODUCED, COPIED, LENT OR DISPOSED OF DIRECTLY OR INDIRECTLY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED AND MUST BE RETURNED TO TAI ARCHITECTURE ON COMPLETION OF WORK, IF REQUESTED.

DO NOT SCALE DRAWING

REVISIONS/SUBMISSIONS	date
FINAL SUB	02.10.20
LIST SUB	01.20.20



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

DRAWING TITLE:
FINAL SUBMITTAL

DRB REVIEW

PROJECT #
17-M-05

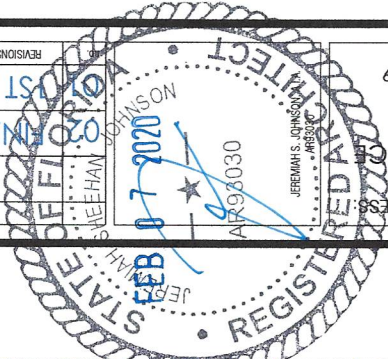


DRB FINAL SUBMITTAL 02.10.20

ARCHITECT:
TAI ARCHITECTURE, INC.
278 NW 37th Street, Miami, FL 33127
p: 305.576.7556 f: 305.576.5772
e: michael@tairmiami.com license aa28001343

DO NOT SCALE DRAWING
THIS DRAWING IS THE PROPERTY OF TAI
ARCHITECTURE AND SHALL NOT BE REPRODUCED,
COPIED, LENT OR DISPOSED OF DIRECTLY OR
INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER
THAN THAT FOR WHICH IT IS SPECIFICALLY
FURNISHED AND MUST BE RETURNED TO TAI
ARCHITECTURE ON COMPLETION OF WORK. IF
REQUESTED.

REVISIONS/SUBMISSIONS	
date	
01.20.20	POST SUB
02.10.20	FINAL SUB



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

DRAWING TITLE:
RENDERING

PROJECT #:
17-M-05

DRB REVIEW

A0.1a
SHEET

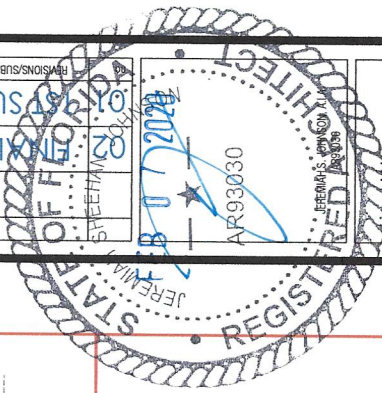
ARCHITECT:

TAI ARCHITECTURE, INC.

278 NW 37th Street, Miami, FL 33127
P: 305.578.7556 F: 305.578.5172
E: michael@taimiami.com License aa25001343

DO NOT SCALE DRAWING
THIS DRAWING IS THE PROPERTY OF TAI ARCHITECTURE AND SHALL NOT BE REPRODUCED, COPIED, LENT OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED AND MUST BE RETURNED TO TAI ARCHITECTURE ON COMPLETION OF WORK, IF REQUESTED.

PERMISSIONS/SUBMISSIONS	date
01:20.20 OK:FINAL SUB	01.20.20
02:10.20 OK:FINAL SUB	02.10.20



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

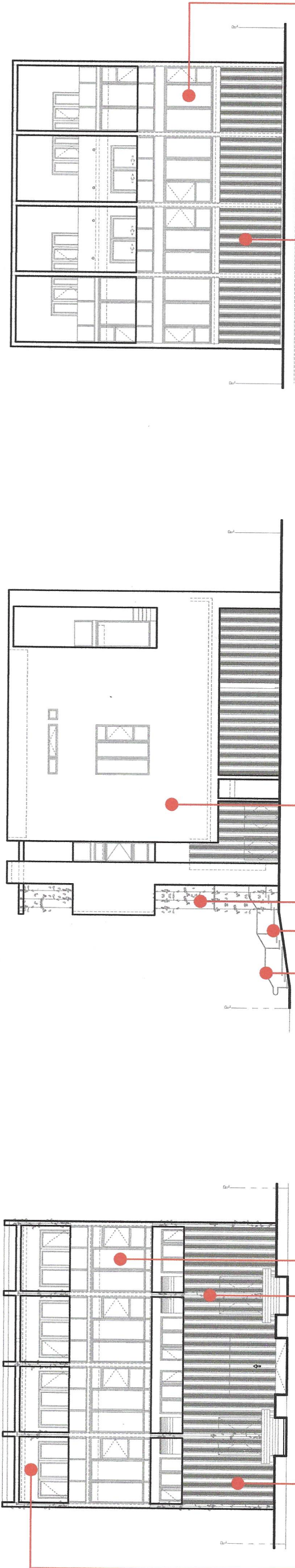
DRAWING TITLE:

MATERIAL SHEET

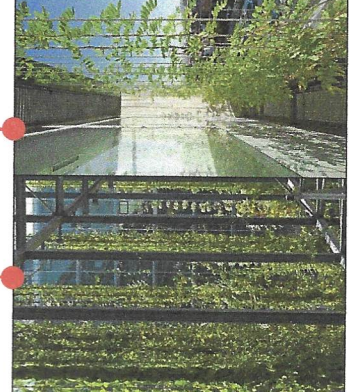
PROJECT #:

17-M-05

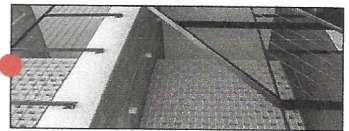
DRB REVIEW



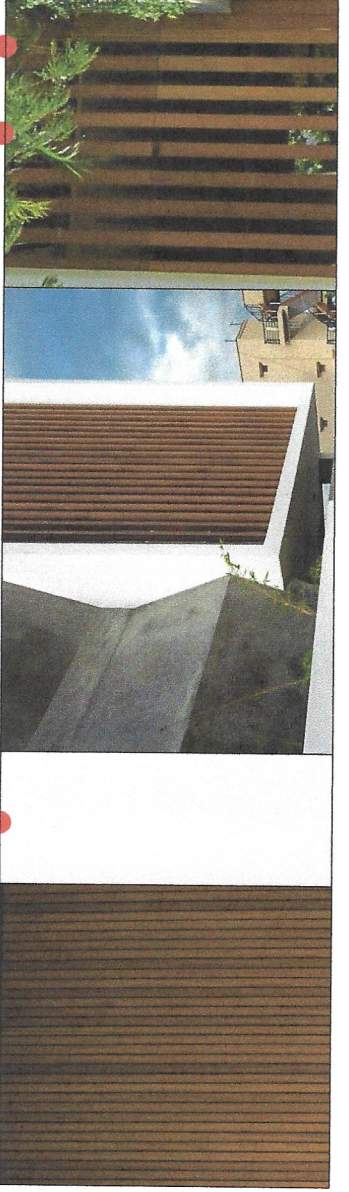
DARK ANODIZED INSULATED
IMPACT WINDOW FACADE
FRONTAGE



STEEL CABLE VERTICAL
GARDENS



PERMEABLE CONCRETE ENTRY STEPS +
FLAT ALUMINUM RAILING



WHITE STUCCO SHELL WITH
CONTRASTING VERTICAL WOOD SLAT
FENCING AT GROUND AND FIRST
LEVEL

ONE -TO-ONE VOID TO SOLID SCALE OF WOOD
PRIVACY FENCING (4" TO 6" RANGE)
ENSURING SUFFICIENT TRANSPARENCY AT
GROUND LEVEL STAIR HALLS

1

MATERIALS AND FINISHES

SCALE: N.T.S.

MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Zoning Information	
ITEM #	
1	Address: 1311.15 Terrace, Miami Beach, FL 33139-2206
2	Board and file numbers : 02-3233-016-0050
3	Folio number(s): 1925
4	Year constructed: 1925
5	Based Flood Elevation: 8.00' NGVD
6	Adjusted Grade (Flood+Grade/2): 6.1' NGVD
7	Lot width: 75.00'
8	Minimum Unit Size: 550 SF
9	Existing use: 0803 MULTIFAMILY 2-9 UNITS

	Maximum	Existing	Proposed	Deficiencies
10	Height 55'-0"	±25'-0"	50'-0"	
11	Number of Stories 4	2 STORIES	4 STORIES	
12	FAR (1.25)	9,375 SF	9,322.67 SF	
13	Gross square footage	3,216 SF	9,322.67 SF	
14	Square Footage by use	N/A	9,250.67 SF	
15	Number of units Residential	N/A	7	4
16	Number of units Hotel	N/A	N/A	
17	Number of seats	N/A	N/A	
18	Occupancy load	49	16 /48 Max.	

Setbacks		Required	Existing	Proposed	Deficiencies
Subterranean:		N/A			
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	NA			
23	Rear Setback:	N/A			
At Grade Parking:		N/A			
24	Front Setback:	N/A			
25	Side Setback:	N/A			
26	Side Setback:	N/A			
27	Side Setback facing street:	N/A			
28	Rear Setback:	N/A			
Pedestal:					
29	Front Setback:	20'-0"		20'-0"	
30	Side Setback:	10'-0"		7'-6"	
31	Side Setback:	10'-0"		7'-6"	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	10'-0"		12'-6"	
Tower:		N/A			
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #					

MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			
38	Rear Setback:	N/A			

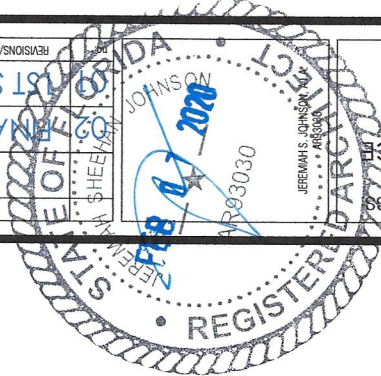
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1	1	1	
40	Total # of parking spaces	8	2	8	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	Residential - 2 Per Unit	Residential - 2 Total	Residential - 2 Per Unit	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	Parking Only at Ground Level - 8 Total	
43	Parking Space Dimensions	8'-6" X 18'-0"	Undefined	9'-0" X 18'-0"	
44	Parking Space configuration (450,600,900,Parallel)	N/A	Undefined	90°	
45	ADA Spaces	0	0	0	
46	Tandem Spaces	0	2	0	
47	Drive aisle width	22'-0"-Two Way Traffic	7.5'	22'-0"-Two Way Traffic	
48	Valet drop off and pick up	None	None	None	
49				Trash Area: Enclosed along east & west elevations 6'-4" X 13'-0"	
50	Loading zones and Trash collection areas racks	0	0	0	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Number of seats located outside on private property	N/A			
53	Number of seats inside	N/A			
54	Total number of seats	N/A			
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
56	Total occupant content	N/A			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

58	Proposed hours of operation	N/A			
59	Is this an NIE? (Neighborhood impact establishment, see CMB 141-1361)	N/A			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A			
61	Is this a contributing building?		No		
62	Located within a Local Historic District?		No		

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

REVISIONS/SUBMISSIONS	
02.10.20	FINAL SUB
01.20.20	1ST SUB
	date



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

DRB REVIEW

PROJECT #
17-M-05

ZONING DATA SHEET

DRAWING TITLE:

A0.2

SHEET

