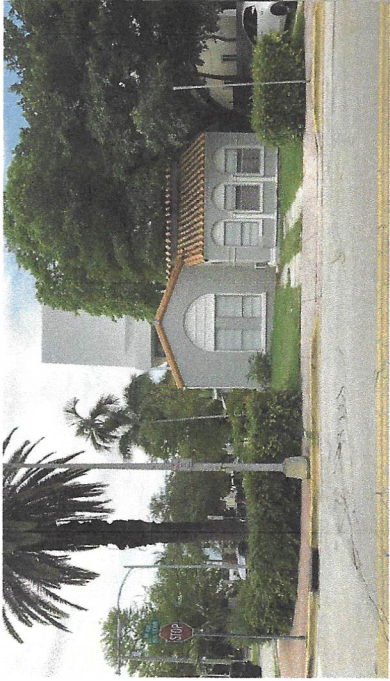
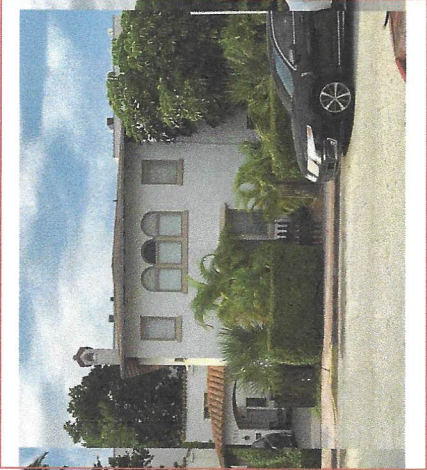




2 CONTEXT - NORTH CORNER TO CORNER
SCALE: NTS



SUBJECT PROPERTY



1 CONTEXT MAP
SCALE: NTS



NO.	REVISIONS/SUBMISSIONS	DATE
03	FINAL SUB	02.10.20
01	1ST SUB	01.20.20



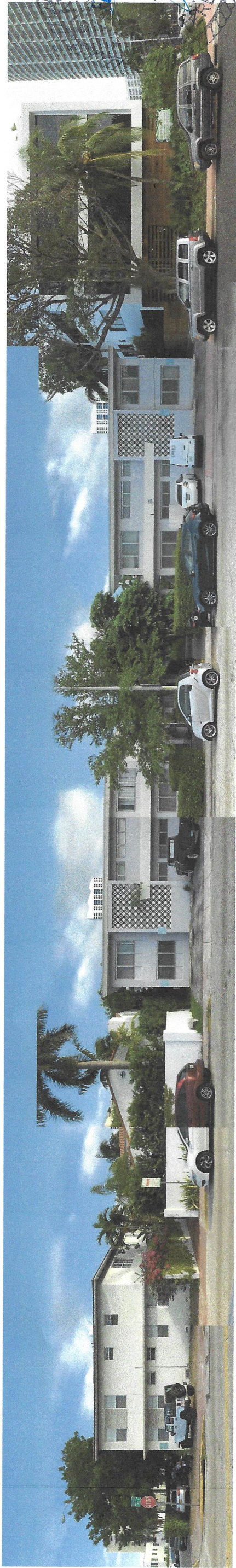
PROJECT NAME / ADDRESS
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
CONTEXT PHOTOS
DRB REVIEW
17-M-05
PROJECT #:

A0.4
SHEET

ARCHITECT:
TAI ARCHITECTURE, INC.
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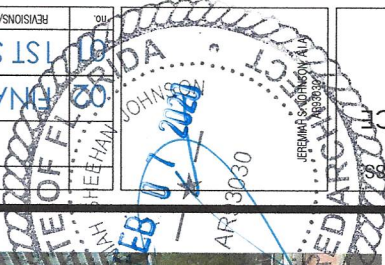
2 CONTEXT - SOUTH CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS



REV. NO.	REVISIONS/SUBMISSIONS	DATE
01	1ST SUB	01.20.20
02	FINAL SUB	02.10.20



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

DRB REVIEW

PROJECT #:
17-M-05

DRAWING TITLE:
CONTEXT PHOTOS

A0.5

SHEET

ARCHITECT:



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2 CONTEXT - WEST CORNER TO CORNER
SCALE: NTS

15TH TERRACE



City of Miami Beach Base Map Master



This City of Miami Beach Base Map Master contains a variety of Miami Beach focused map layers and is to be used as a starting point when creating new web maps.

Miami-Dade County | Miami-Dade County, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS | State of Florida, State of Florida, DigitalGlobe, Microsoft

Fig. 1.0 - Base Map Master (not to scale)

1 CONTEXT MAP
SCALE: NTS



DATE	02.10.20	01.20.20
REVISIONS/SUBMISSIONS	02.10.20	01.20.20
DATE	02.10.20	01.20.20

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

DRAWING TITLE:
CONTEXT PHOTOS
DRB REVIEW
PROJECT #:
17-M-05

A0.6
SHEET

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1 SITE - EXISTING PROPERTY
SCALE: NTS

A0.7

PROJECT #:

17-M-05

DRB REVIEW

SITE PHOTOS

DRAWING TITLE:

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

JEREMIAH S. JORDAN, AIA
ARCHITECT

APR 30 2020

RECEIVED
FEB 07 2020

no.	REVISIONS/SUBMISSIONS	date
01	1ST SUB	01.20.20
02	FINAL SUB	02.10.20

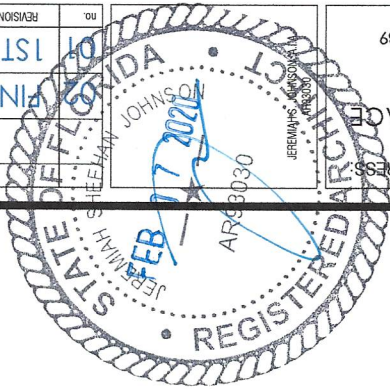
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NO.	REVISIONS/SUBMISSIONS	DATE
01	1ST SUB	01.20.20
02	FINAL SUB	02.10.20



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

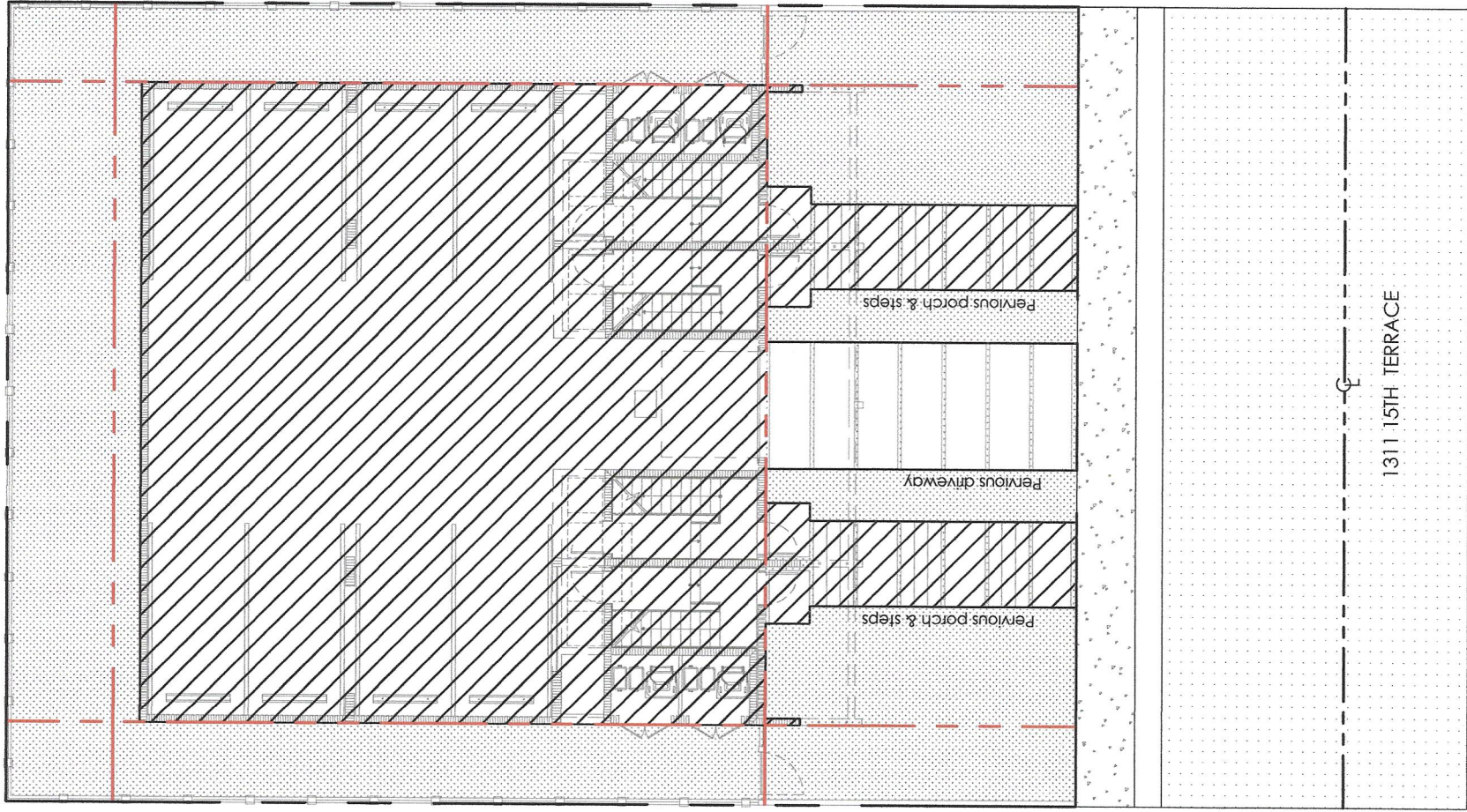
PROJECT #
17-M-05

DRB REVIEW

DRAWING TITLE:
LOT COVERAGE

A0.9

SHEET



LEGEND

COVERAGE

GREEN SPACE

COVERAGE SQ. FT. TOTAL	
LOT SIZE	7,500.00
LOT COVERAGE ALLOWED	3,375.00
LOT COVERAGE PROVIDED	4,004.02
OVERAGE	629.02
	8%

GENERAL NOTES

PERVIOUS CONCRETE IS TO BE USED FOR THE PARKING AREAS AND DRIVEWAYS IN ORDER TO PROVIDE FOR DRAINAGE. THEREFORE, THESE AREAS ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS.

PER THE CITY CODE SECTION 142-155(3)(g) "IMPERVIOUS PARKING AREAS AND IMPERVIOUS DRIVEWAYS SHALL ALSO BE INCLUDED IN THE LOT COVERAGE CALCULATIONS. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THE LOT COVERAGE REQUIREMENTS IN ACCORDANCE WITH THE DESIGN REVIEW OR CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE."

THE FRONT FACADE INCLUDES EXTERIOR PRIVATE BALCONIES AT THE FIRST LEVEL WHICH EXTEND APPROXIMATELY 1'-0" INTO THE FRONT SETBACK. THE BALCONY PROJECTION IS NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS.

PER THE CITY CODE SECTION 114-1, LOT COVERAGE MEANS THE PERCENTAGE OF THE TOTAL AREA OF A LOT THAT, WHEN VIEWED DIRECTLY FROM ABOVE, WOULD BE COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES, OR PORTIONS THEREOF PROVIDED, HOWEVER, THAT EXTERIOR UNENCLOSED PRIVATE BALCONIES AND TERRACES SHALL NOT BE INCLUDED IN DETERMINING THE BUILDING AREA.

PER THE CITY CODE 142-1132 (O) "THE FOLLOWING MAY PROJECT INTO A REQUIRED YARD FOR A DISTANCE NOT TO EXCEED 25 PERCENT OF THE REQUIRED YARD UP TO A MAXIMUM PROJECTION OF SIX FEET, UNLESS OTHERWISE NOTED, (1) BELT COURSES, (2) CHIMNEYS, (3) CORNICES, (4) EXTERIOR UNENCLOSED PRIVATE BALCONIES, (5) ORNAMENTAL FEATURES."

1

LOT COVERAGE DIAGRAM

AREA: 4004.02 Sq.Ft. (53%)
Max. Allowed (45%)

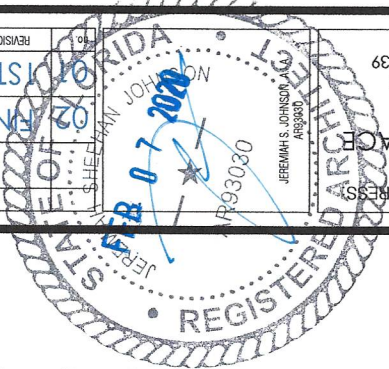
SCALE: 1/16" = 1'-0"

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REVISIONS/SUBMISSIONS	date
02. FINAL SUB	02.10.20
01. FIRST SUB	01.20.20

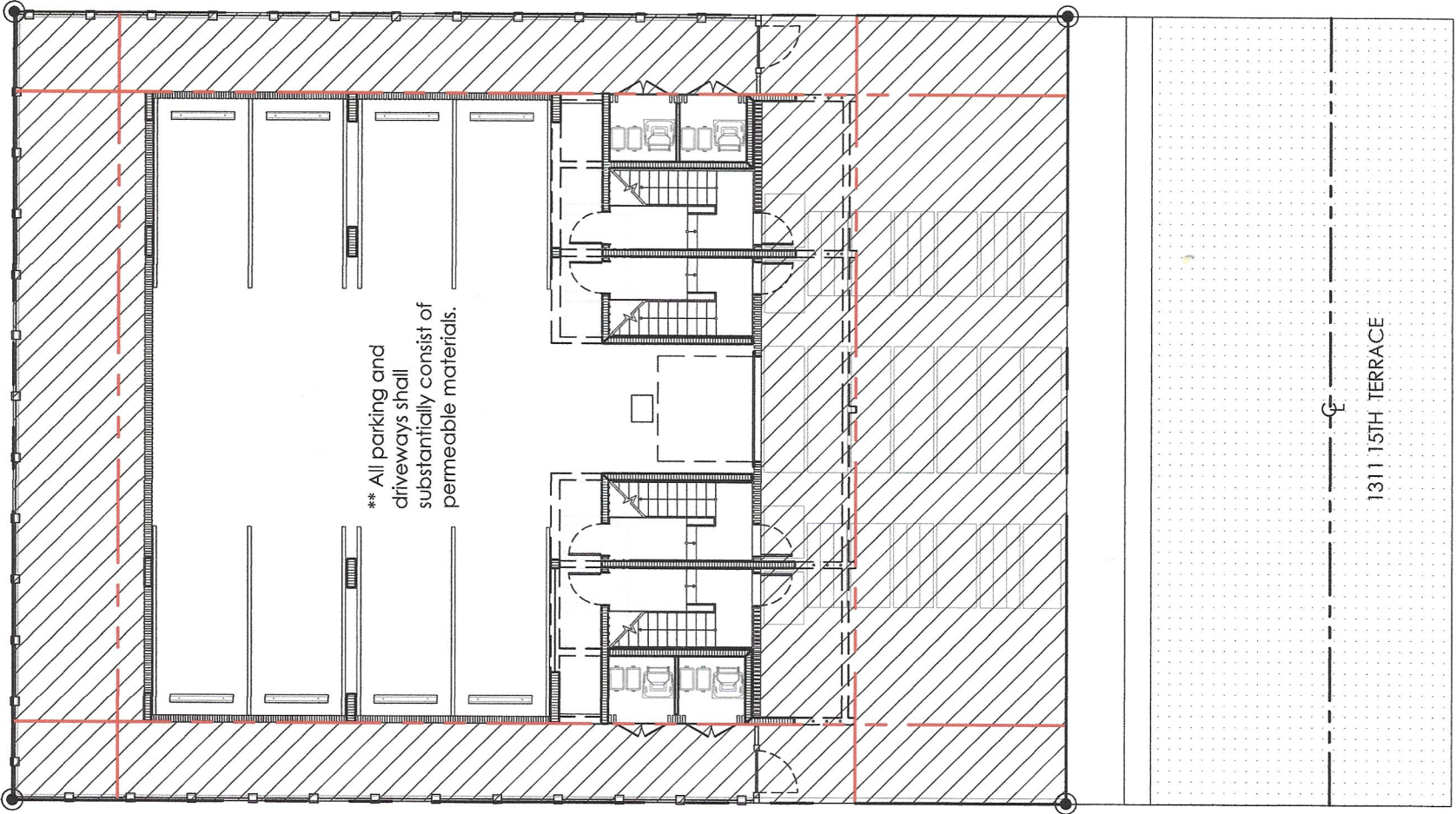
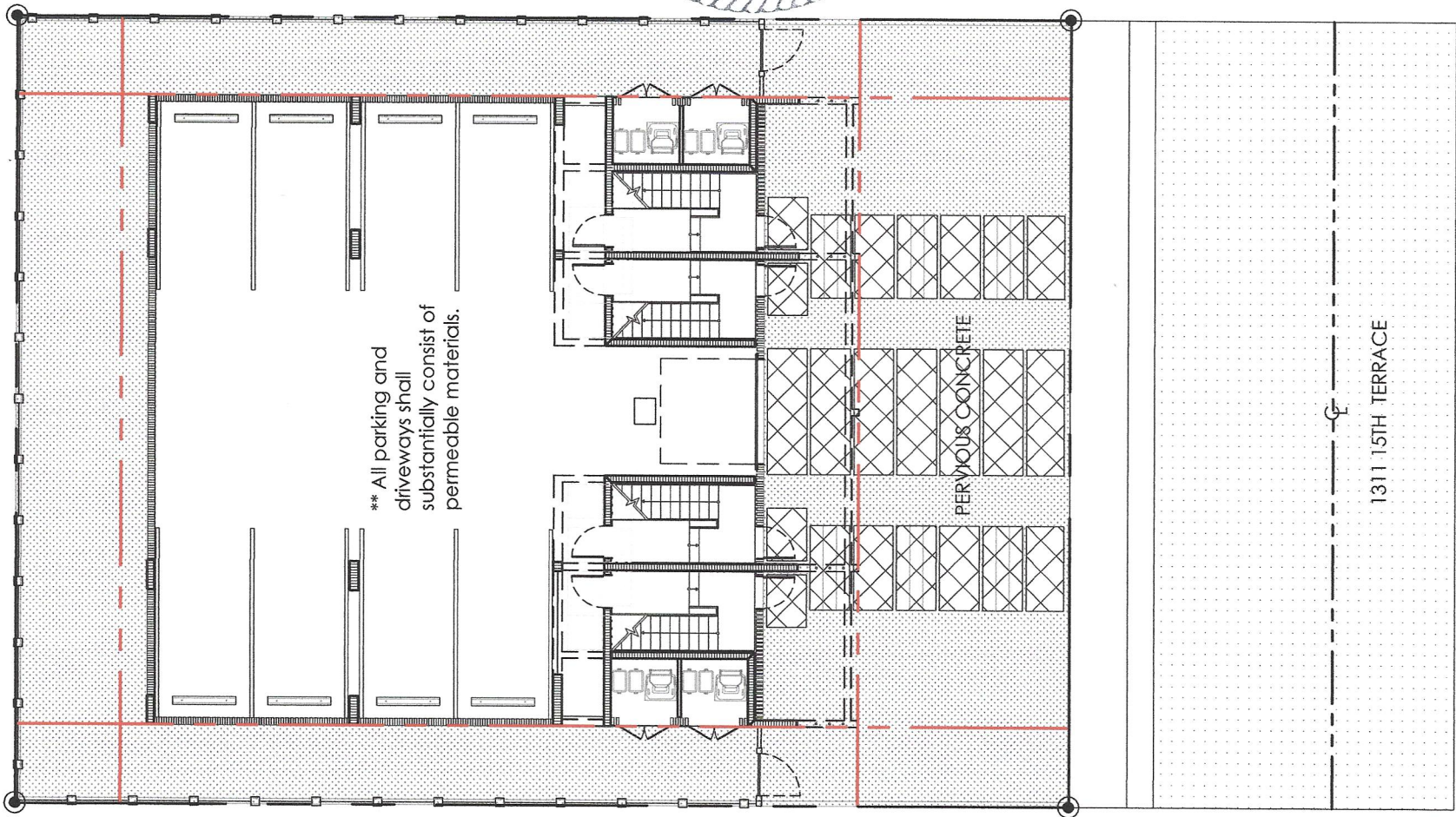


PROJECT NAME / ADDRESS
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
SITE COVERAGE

DRB REVIEW

PROJECT #
17-M-05



2 PERVIOUS SURFACE
SCALE: 1/16" = 1'-0"
AREA: 3,983.11 Sq.Ft. (53%)

1 GREEN SPACE
SCALE: 1/16" = 1'-0"
AREA: 3,234.89 Sq.Ft. (43%)
Max. Allowed (30%)