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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.	



ARCHITECT:

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02	FINAL SUB	02.10.20	
01	1ST SUB	01.20.20	

JEREMAH S. JOHNSON, A.I.A.
AR09030

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

DRAWING TITLE:
FINAL SUBMITTAL

PROJECT #:
17-M-05

DRB REVIEW

A0.0

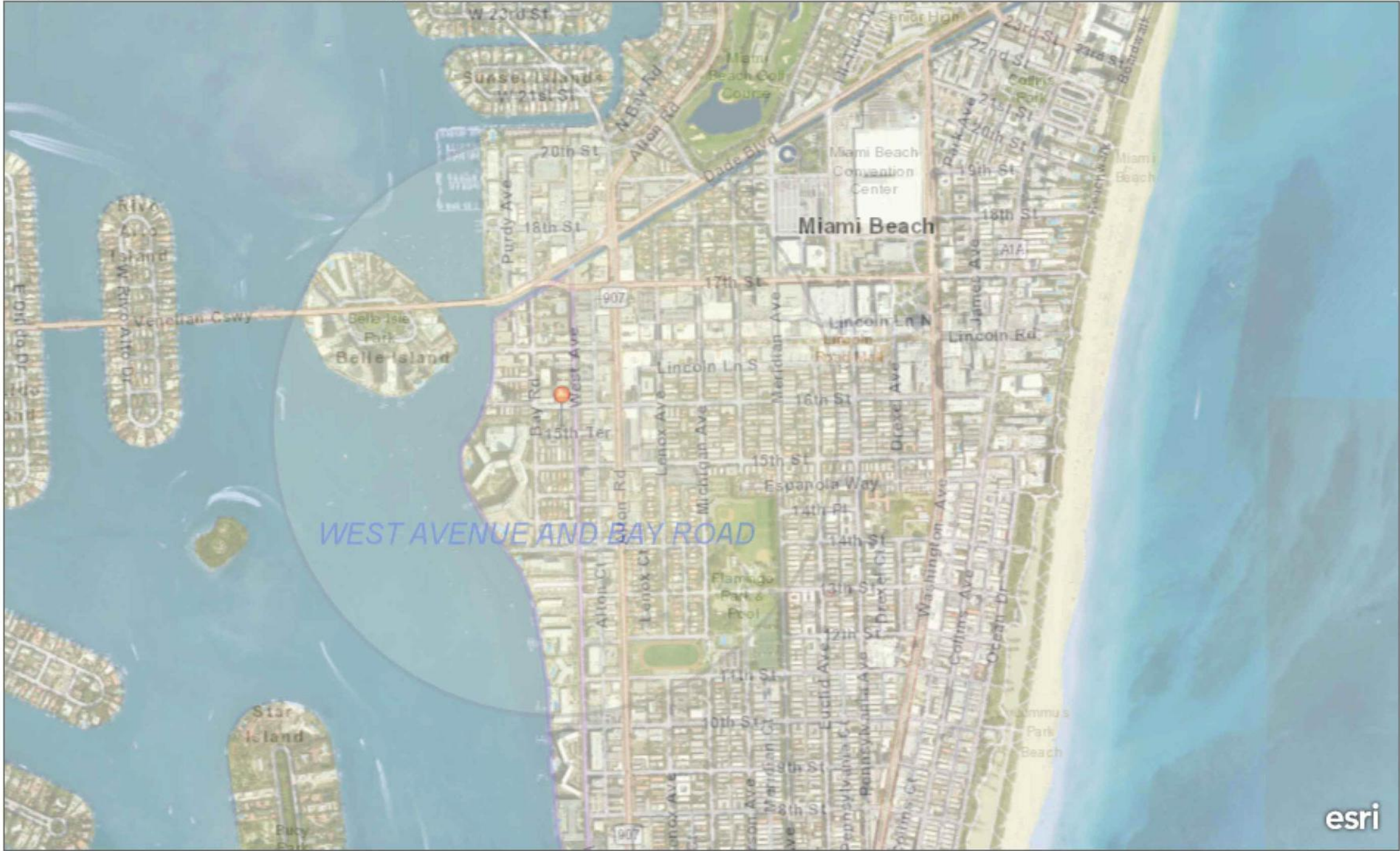
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4/10/2019

ArcGIS - City of Miami Beach Base Map Master

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, NGA, USGS | State of Florida, State of Florida, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS

<https://www.arcgis.com/home/webmap/print.html>

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**1311 15TH TERRACE
CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
CONTEXT LOCATION

PROJECT #:
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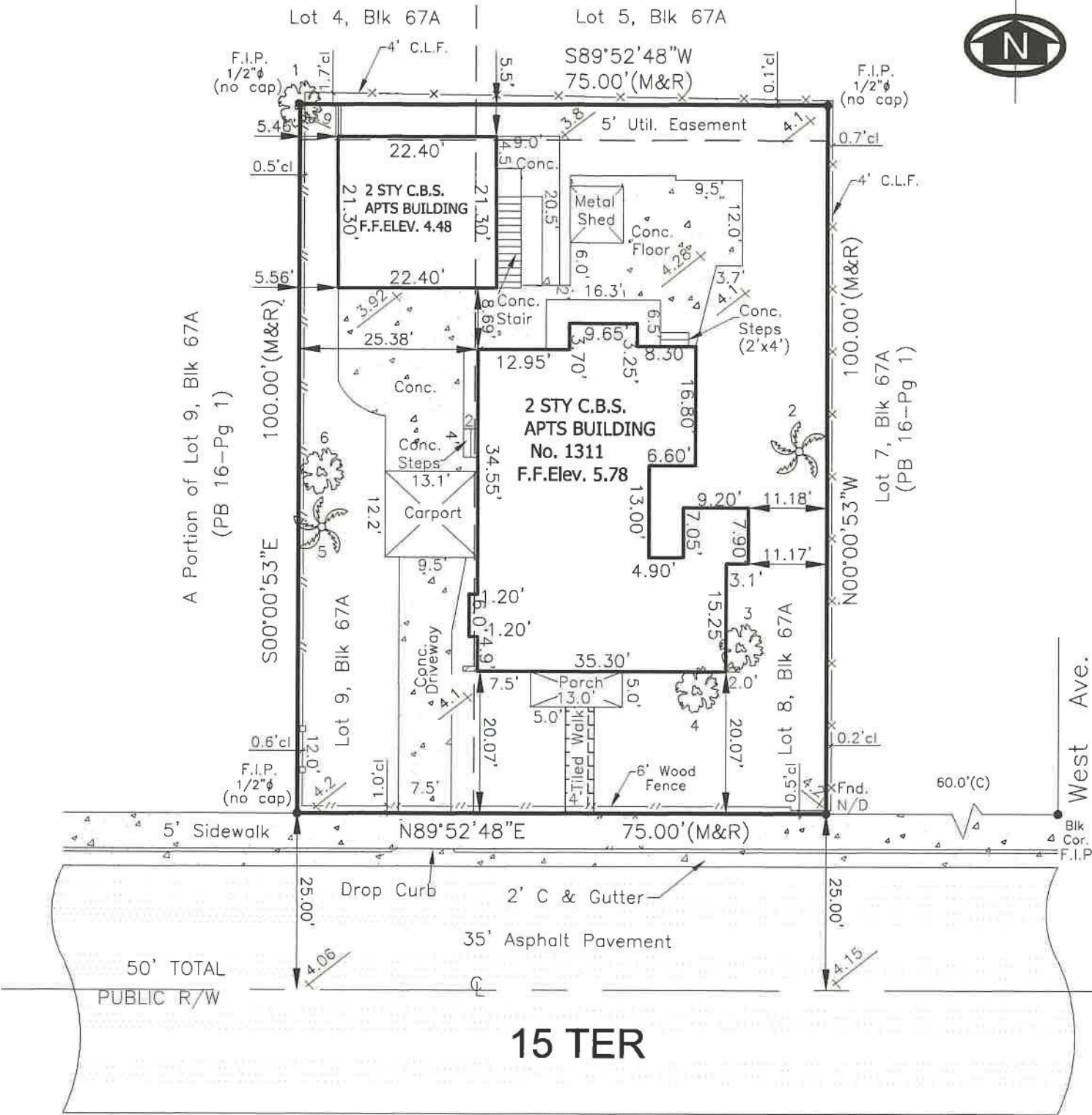
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SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	STRANGLER FIG	FICUS AUREA	4.0'	50'	40'
2	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	6'
3	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.5'	12'	8'
4	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	2.0'	8'	8'
5	CANARY DATE PALM	PHOENIX CANARIENSIS	2.0'	50'	20'
6	UNKNOWN	UNKNOWN	1.0'	30'	12'

LOCATION MAP
SCALE: NTS

SITE PICTURE

ABREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk/Cor. = BLOCK CORNER
CALC.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D./H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS (M) = MEASURED
MH = MANHOLE
M = MONUMENT
ML = MONUMENT LINE
NTS = NOT TO SCALE

P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H. = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REDBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
Z = SECTION LINE

CERTIFIED TO :

MIO DANILOVIC
TD BANK , ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A

SITE ADDRESS: 1311 15 TER. MIAMI BEACH, FL 33139

JOB NUMBER: 19-202

DATE OF SURVEY: FEBRUARY 4, 2019/ FEBRUARY 14,2019 / APRIL 10, 2019 (UPDATE)

FOLIO NUMBER: 02-3233-016-0050

JOB SPECIFIC SURVEYOR NOTES:

① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0317L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)

② LAND AREA OF SUBJECT PROPERTY: **7,500 SF (+/-)**

③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-104**, WITH AN ELEVATION OF **3.04 FEET**.

④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°00'53"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST AVE., AS SHOWN ON PLAT BOOK 16 AT PAGE 1 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

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

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

-THERE IS A MINOR PORTION OF THE NORTH BUILDING ENCROACHING INTO THE REAR EASEMENT

-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)

-THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

LEGAL DESCRIPTION:

LOT 8 AND THE EAST 1/2 OF LOT 9, BLOCK 67A, A RESUBDIVISION OF BLOCKS 67 AND 79 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.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

-THERE IS A MINOR PORTION OF THE NORTH BUILDING ENCROACHING INTO THE REAR EASEMENT

-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)

-THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

American Services of Miami, Corp.

Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

LB 6683

DATE: APRIL 11, 2019



1 SITE - EXISTING PROPERTY
SCALE: NTS

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REV.	REVISIONS/SUBMISSIONS	DATE

JEREMIAH S. JOHNSON, A.I.A.
AR93030

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

DRAWING TITLE:
SITE PHOTOS

PROJECT #:
17-M-05

DRB REVIEW

A0.7

SHEET

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SUBJECT PROPERTY

2 CONTEXT - NORTH CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS

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JEREMIAH S. JOHNSON, A.I.A.
AR93030

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

DRAWING TITLE:
CONTEXT PHOTOS
PROJECT #:
17-M-05
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A0.4
SHEET



15TH TERRACE



2 CONTEXT - WEST CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS

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1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
CONTEXT PHOTOS

PROJECT #:
17-M-05

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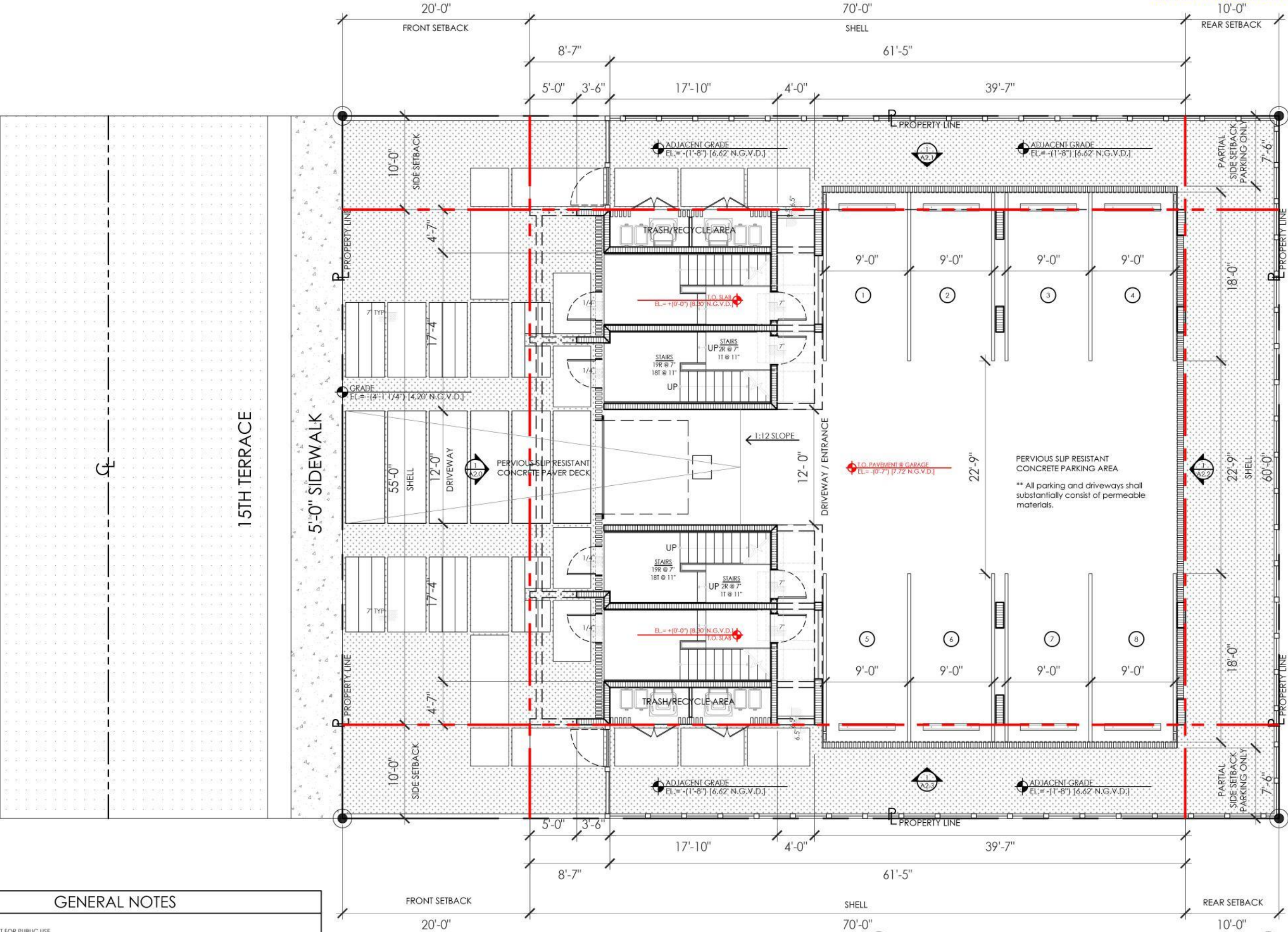
- GENERAL NOTES
1.

FLAT ROOF AREA NOT FOR PUBLIC USE.
2.

RAINWATER TO BE RETAINED WITHIN SURROUNDING PROPERTY LINE. SEE SITE PLAN.
3.

REFER TO THE NORTH ARROW OF FLOOR PLAN (LOCATED TO THE RIGHT OF THE PLAN TITLE) TO SEE THE DIRECTION OF NORTH.
4.

ALL PARKING AND DRIVEWAYS SHALL SUBSTANTIALLY CONSIST OF PERMEABLE MATERIALS.



1

GROUND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

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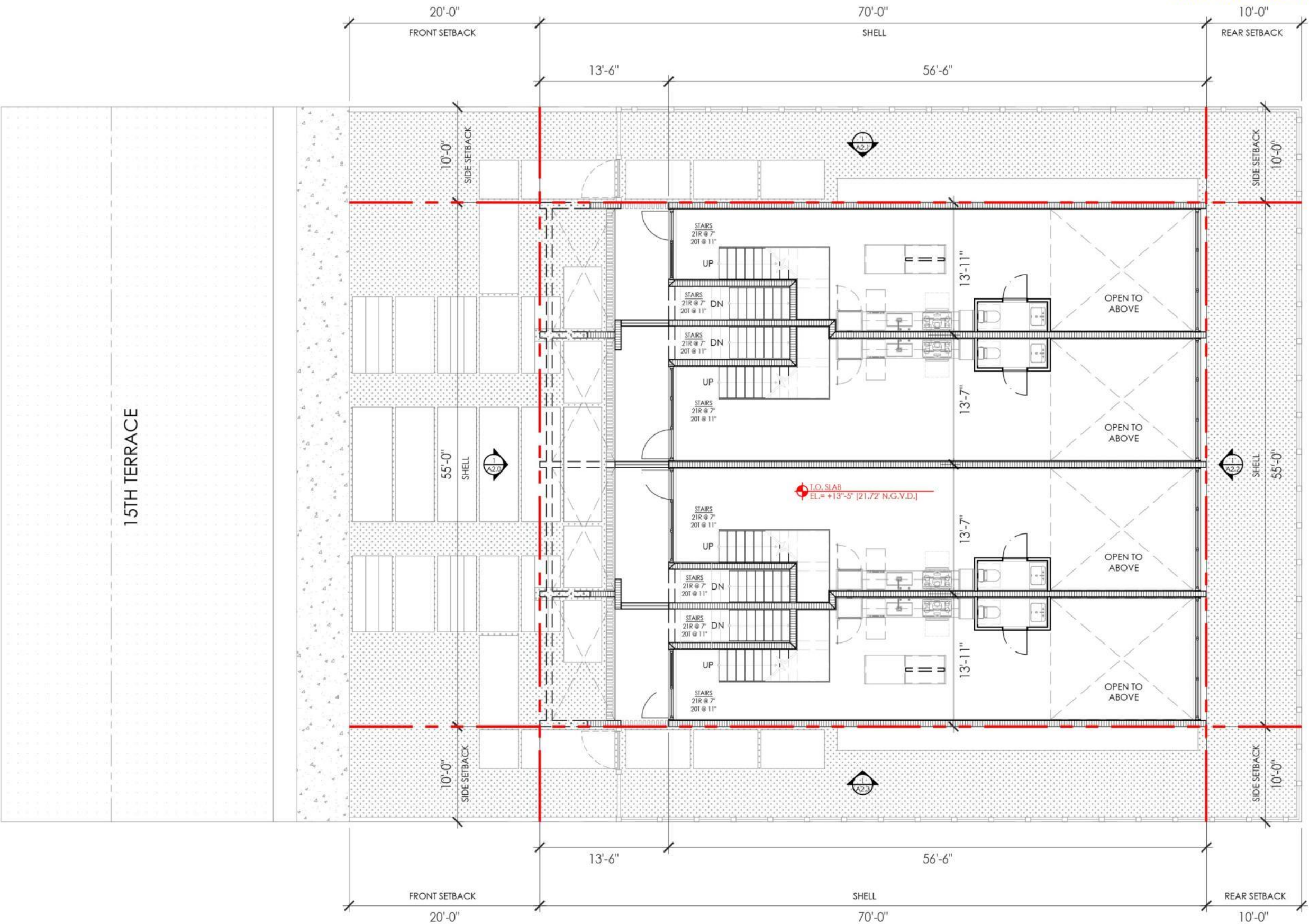
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GROUND LEVEL PLAN

PROJECT #:
17-M-05

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A1.0

SHEET



1 FIRST LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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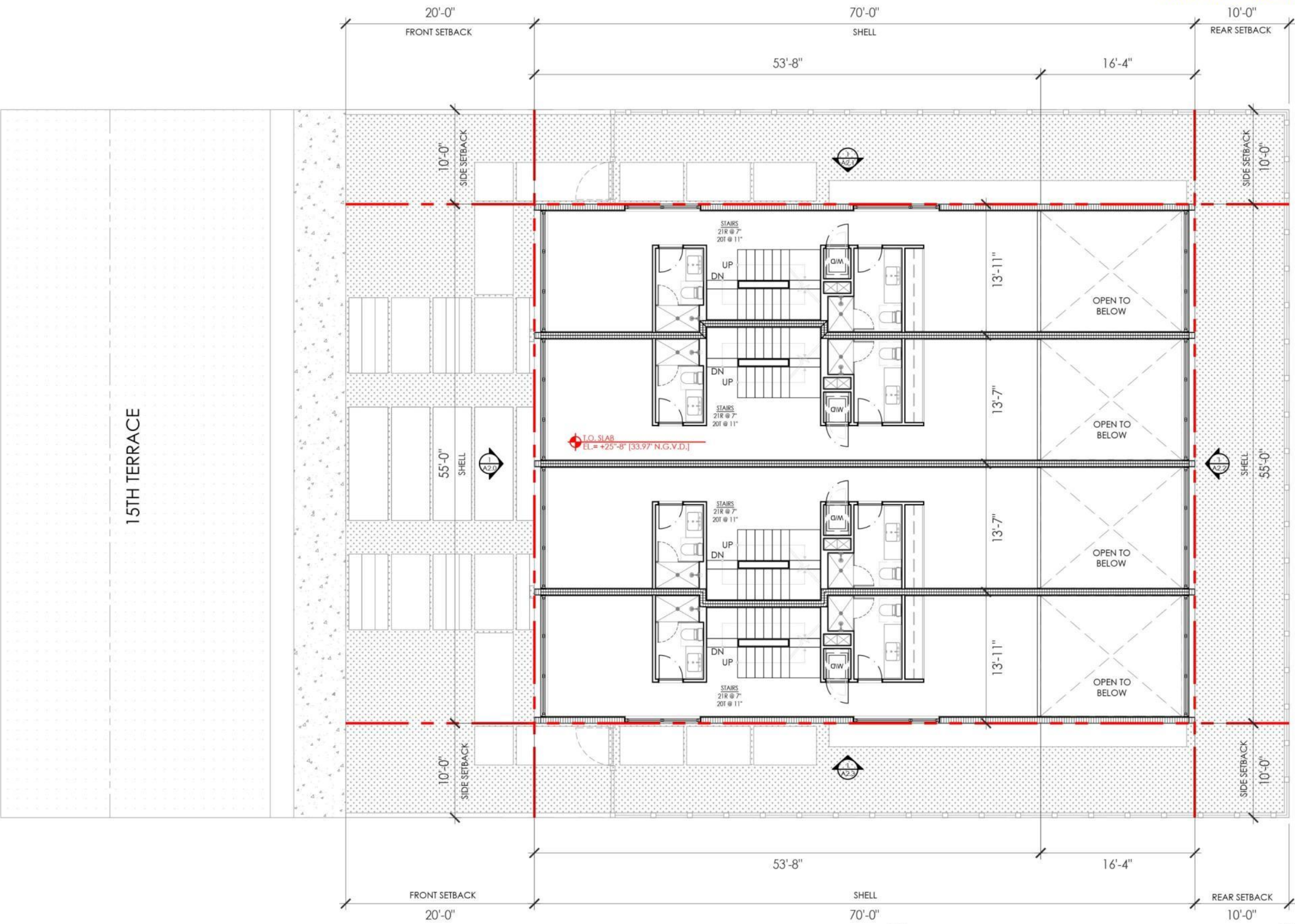
DRAWING TITLE:
FIRST LEVEL PLAN

PROJECT #:
17-M-05

DRB REVIEW

A1.1

SHEET



1 SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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PROJECT NAME / ADDRESS:

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CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

SECOND LEVEL PLAN

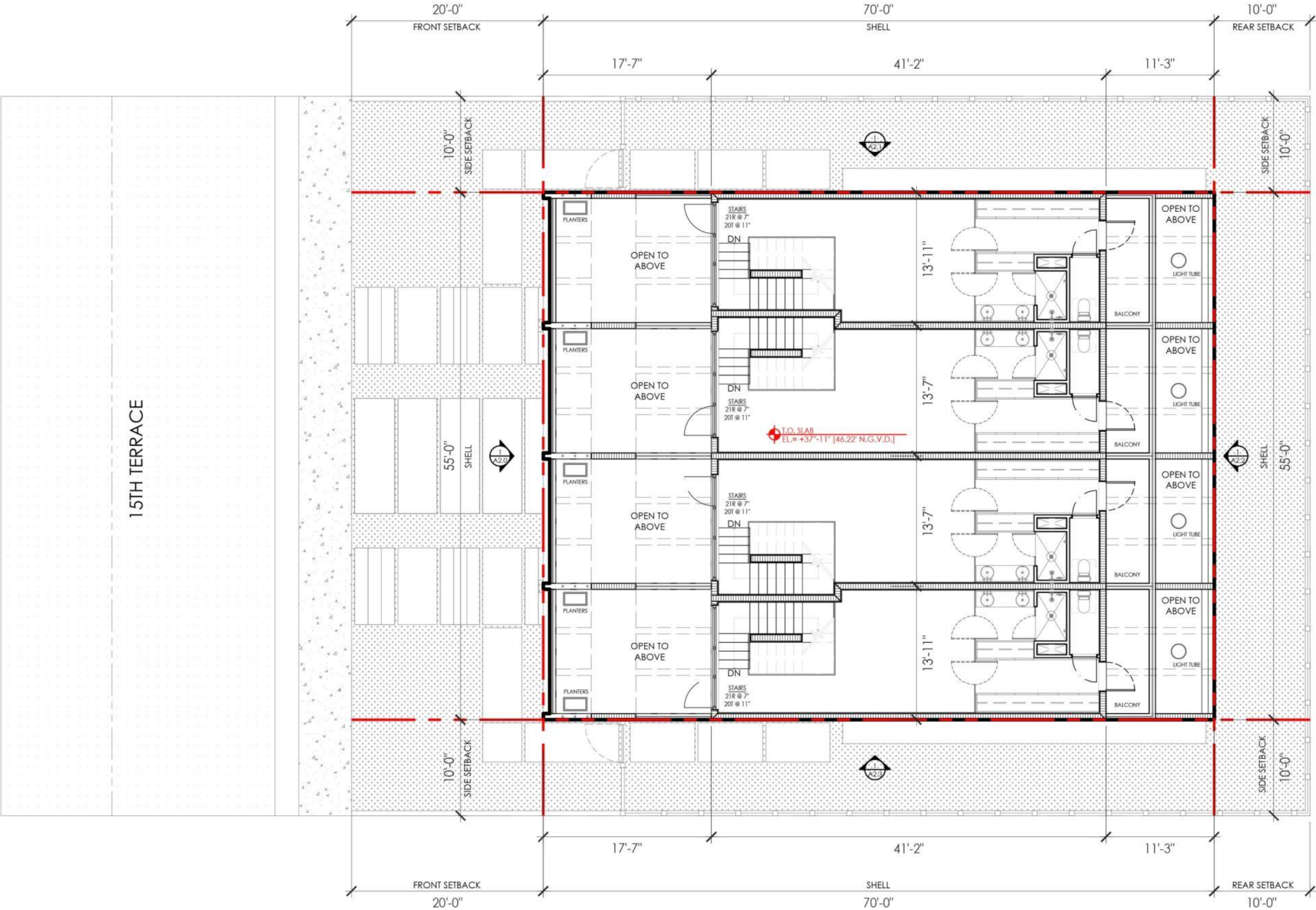
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17-M-05

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A1.2

SHEET



1 THIRD LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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DRAWING TITLE:

THIRD LEVEL PLAN

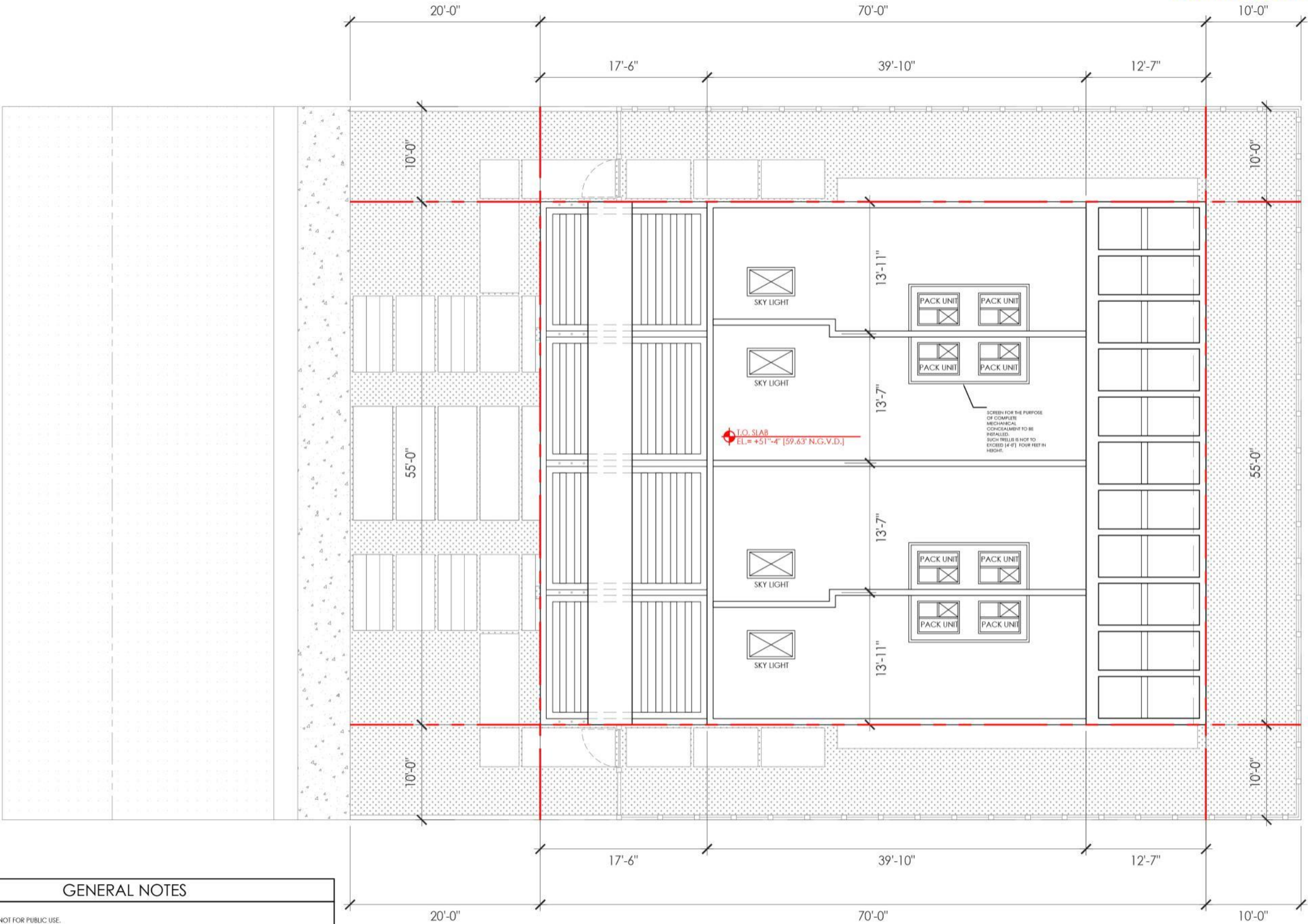
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A1.3

SHEET



GENERAL NOTES

1. FLAT ROOF AREA NOT FOR PUBLIC USE.
2. RAINWATER TO BE RETAINED WITHIN SURROUNDING PROPERTY LINE. SEE SITE PLAN.
3. REFER TO THE NORTH ARROW OF FLOOR PLAN (LOCATED TO THE RIGHT OF THE PLAN TITLE) TO SEE THE DIRECTION OF NORTH.
4. ALL PARKING AND DRIVEWAYS SHALL SUBSTANTIALLY CONSIST OF PERMEABLE MATERIALS.

1 ROOF PLAN
SCALE: 3/32" = 1'-0"

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1311 15TH TERRACE
CONDO
1311 15TH TERRACE
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DRAWING TITLE:
ROOF PLAN

PROJECT #:
17-M-05 DRB REVIEW

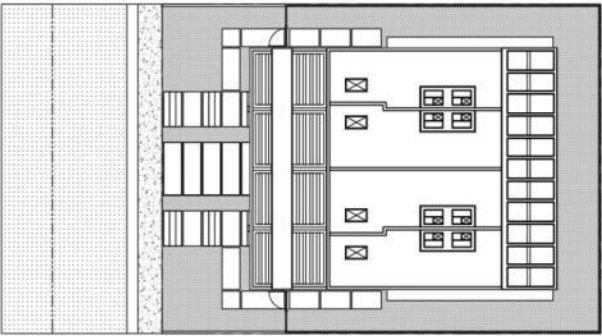
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JEREMAH S. JOHNSON, A.I.A.
AR03030

NO.	REVISIONS/SUBMISSIONS	DATE
03	FINAL SUB	07.05.20
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

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E: mcsae@taimiami.com License: ac26001343



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:
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01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
A093030

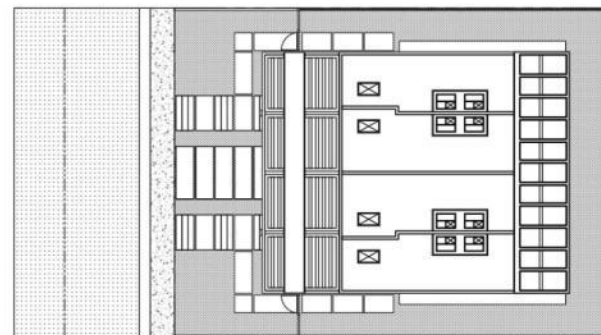
PROJECT NAME / ADDRESS:
**1311 15TH TERRACE
CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
SOUTH ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.0
SHEET



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01	1ST SUB	01.20.20
BENEFICIARY OF SUBSIDY		4th

JEREMIAH S. JOHNSON, A.L.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE

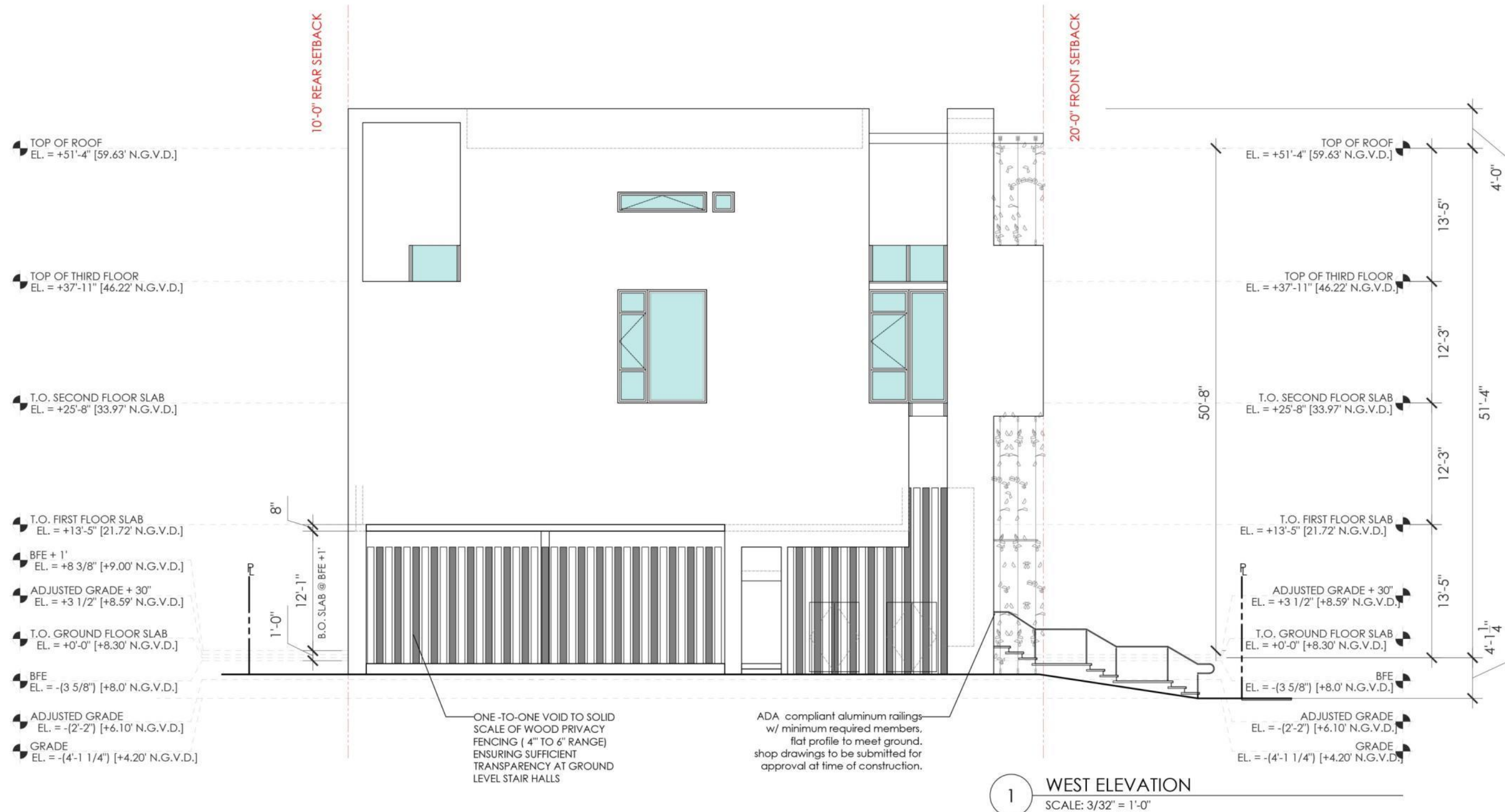
DRAWING TITLE:

WEST ELEVATION

PROJECT #:
17-M-05

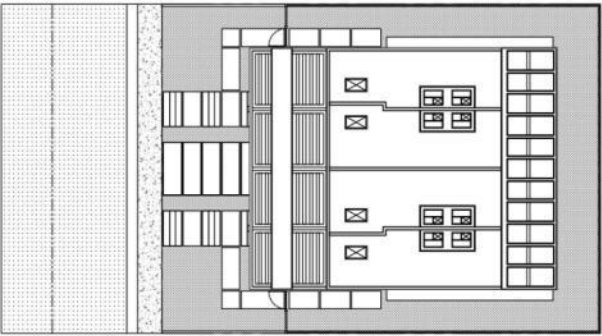
A2.1

SHEET



WEST ELEVATION

SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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AR03030

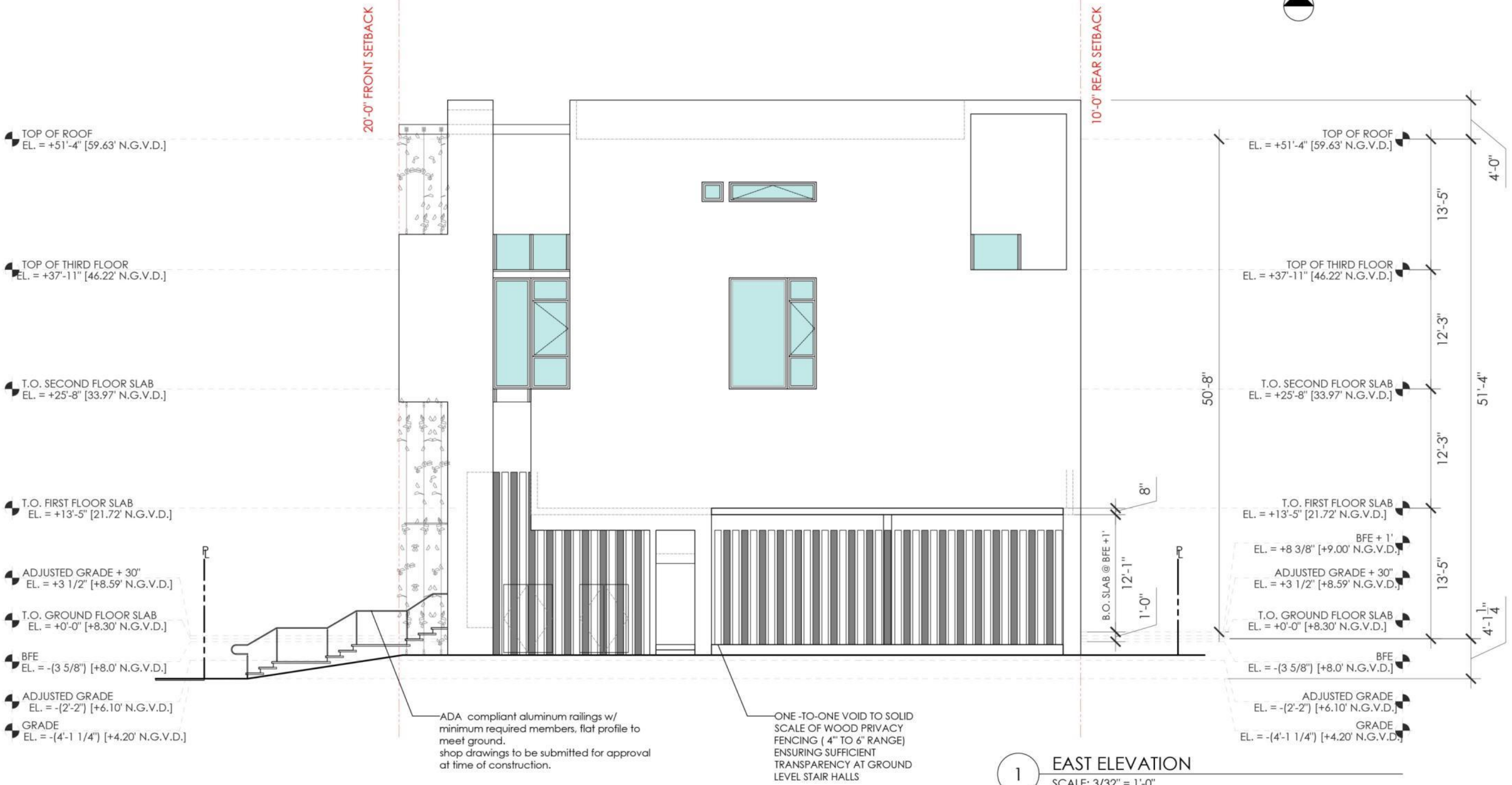
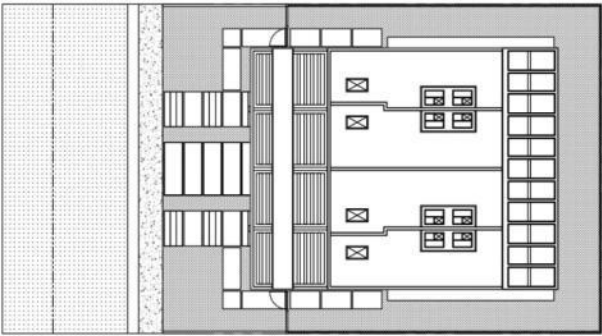
PROJECT NAME / ADDRESS:
1311 15TH TERRACE CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
NORTH ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.2
SHEET



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

EAST ELEVATION

PROJECT #:

17-M-05

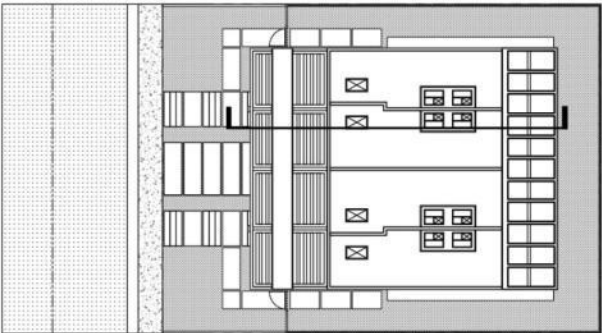
DRB REVIEW

A2.3

SHEET

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20'-0" FRONT SETBACK

10'-0" REAR SETBACK

TOP OF ROOF
EL. = +51'-4" [59.63' N.G.V.D.]

TOP OF THIRD FLOOR
EL. = +37'-11" [46.22' N.G.V.D.]

T.O. SECOND FLOOR SLAB
EL. = +25'-8" [33.97' N.G.V.D.]

T.O. FIRST FLOOR SLAB
EL. = +13'-5" [21.72' N.G.V.D.]

ADJUSTED GRADE + 30"
EL. = +3 1/2" [+8.59' N.G.V.D.]

T.O. GROUND FLOOR SLAB
EL. = +0'-0" [+8.30' N.G.V.D.]

BFE
EL. = -(3 5/8") [+8.0' N.G.V.D.]

ADJUSTED GRADE
EL. = -(2'-2") [+6.10' N.G.V.D.]

GRADE
EL. = -(4'-1 1/4") [+4.20' N.G.V.D.]

TOP OF ROOF
EL. = +51'-4" [59.63' N.G.V.D.]

TOP OF THIRD FLOOR
EL. = +37'-11" [46.22' N.G.V.D.]

T.O. SECOND FLOOR SLAB
EL. = +25'-8" [33.97' N.G.V.D.]

T.O. FIRST FLOOR SLAB
EL. = +13'-5" [21.72' N.G.V.D.]

BFE + 1'
EL. = +8 3/8" [+9.00' N.G.V.D.]

ADJUSTED GRADE + 30"
EL. = +3 1/2" [+8.59' N.G.V.D.]

T.O. GROUND FLOOR SLAB
EL. = +0'-0" [+8.30' N.G.V.D.]

BFE
EL. = -(3 5/8") [+8.0' N.G.V.D.]

ADJUSTED GRADE
EL. = -(2'-2") [+6.10' N.G.V.D.]

GRADE
EL. = -(4'-1 1/4") [+4.20' N.G.V.D.]

B.O. SLAB @ BFE + 1'
12'-1"
1'-0"
8"

1 CROSS SECTION
SCALE: 3/32" = 1'-0"

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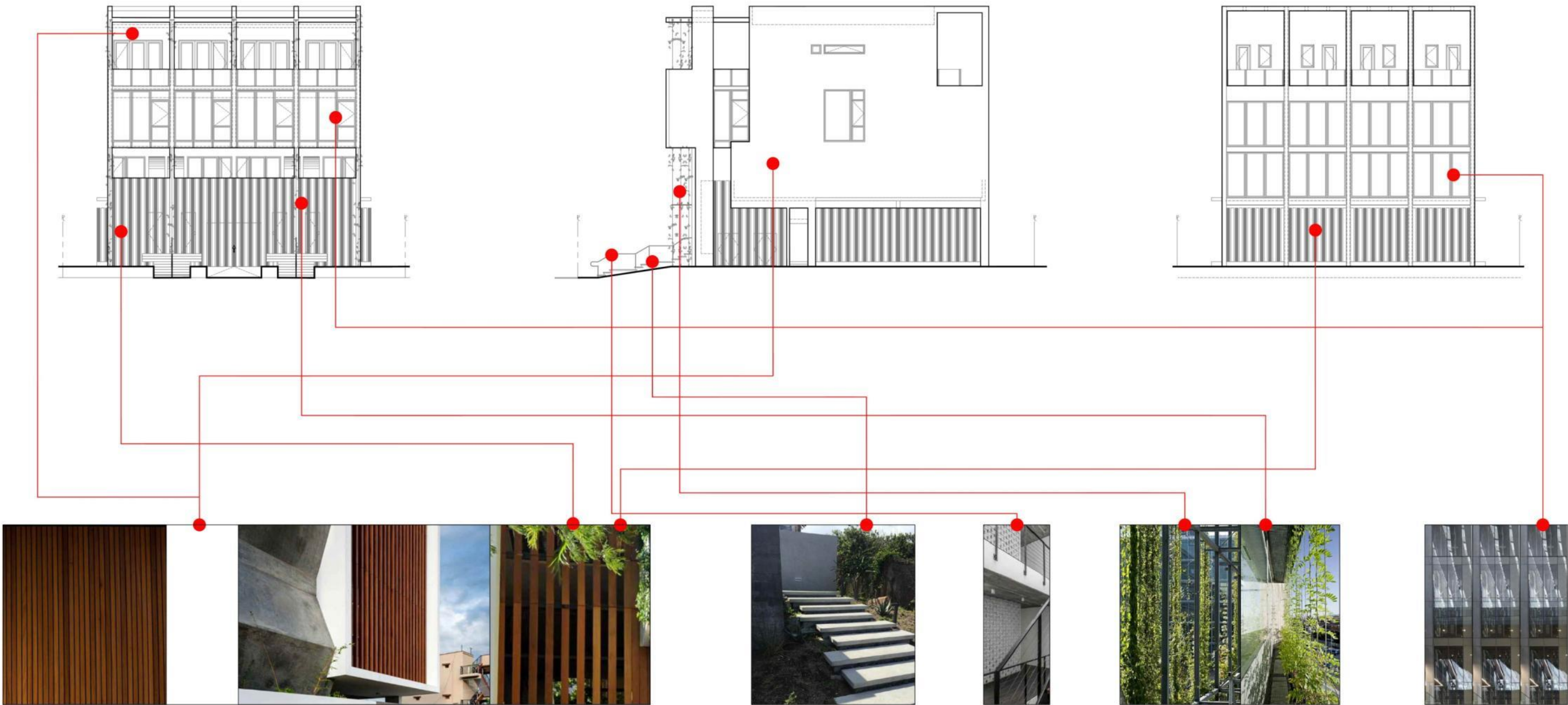
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02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AF93030

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

DRAWING TITLE:
CROSS SECTION
PROJECT #:
17-M-05 DRB REVIEW

A3.0
SHEET



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



PERMEABLE CONCRETE ENTRY STEPS +
FLAT ALUMINUM RAILING



STEEL CABLE VERTICAL
GARDENS



DARK ANODIZED INSULATED
IMPACT WINDOW FACADE
FRONTAGE

1 MATERIALS AND FINISHES
SCALE: N.T.S.

ARCHITECT:
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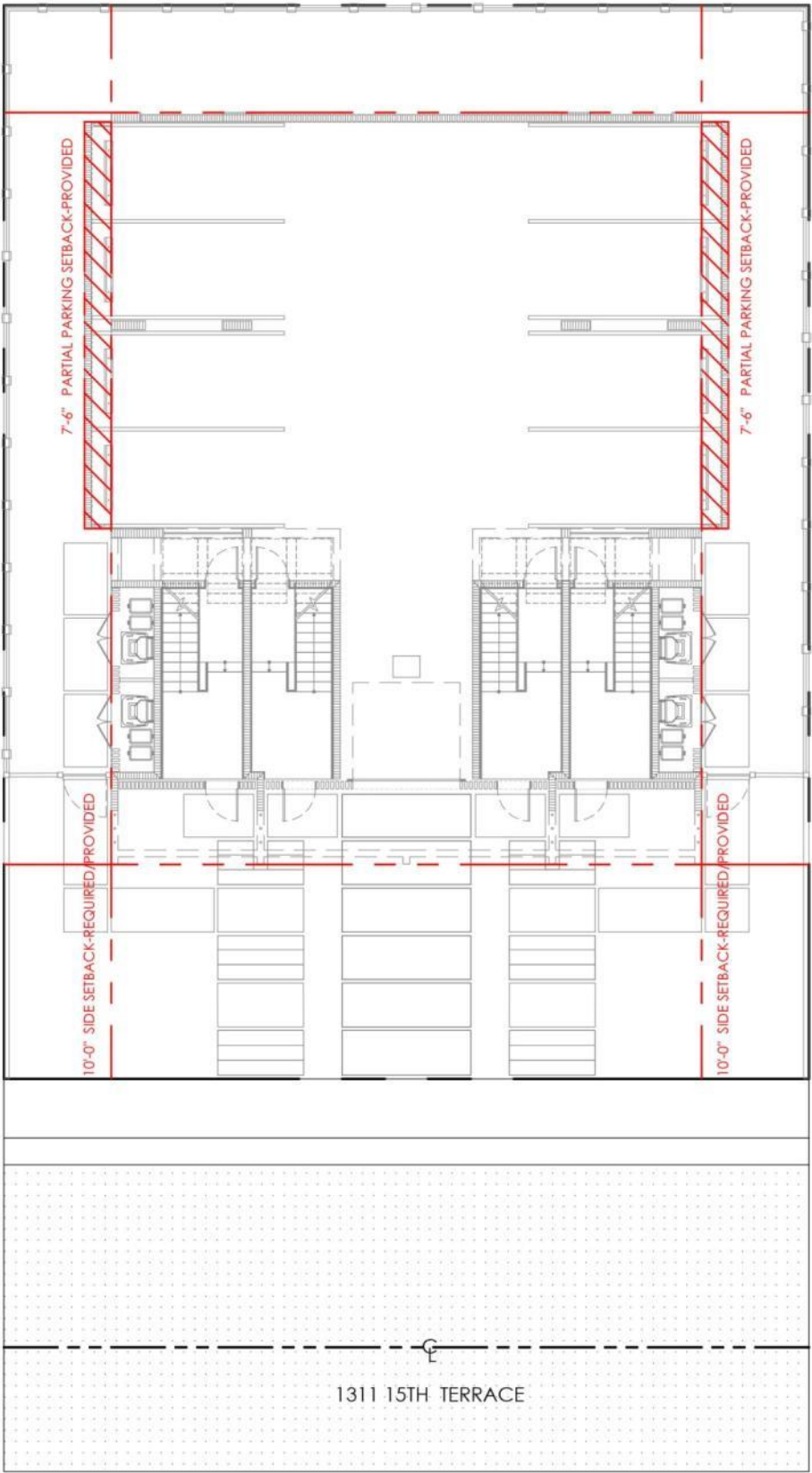
03	FINAL SUB	07.05.20	
02	FINAL SUB	02.10.20	
01	1ST SUB	01.20.20	date
			REVISIONS/SUBMISSIONS

JEREMIAH S. JOHNSON, A.I.A.
A093030

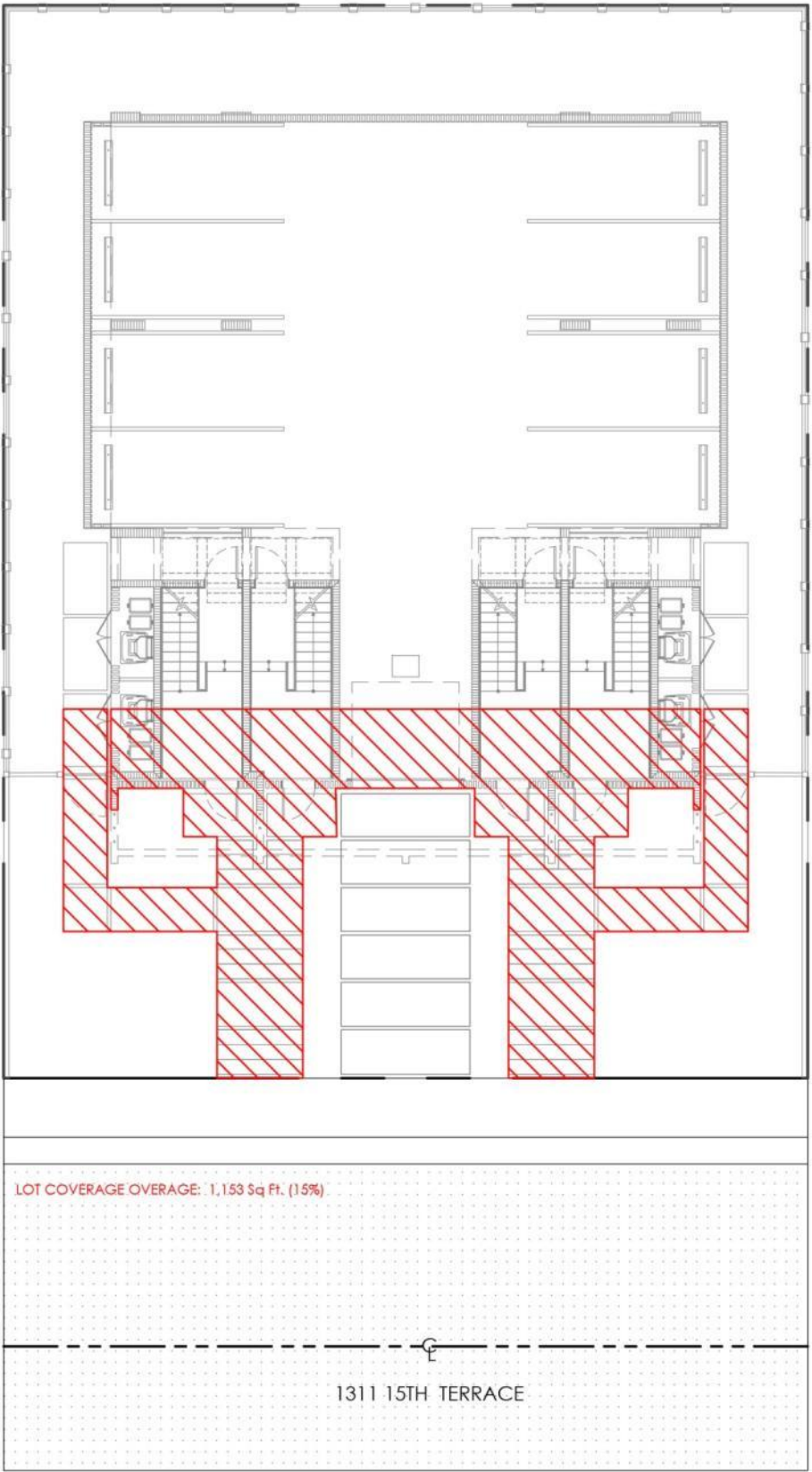
PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
MATERIAL SHEET
PROJECT #:
17-M-05 DRB REVIEW

A0.1b
SHEET



2 SIDE SETBACK VARIANCE DIAGRAM
SCALE: 1/16" = 1'-0"
PARTIAL REDUCTION: - (2'-6")



1 COVERAGE WAIVER DIAGRAM
SCALE: 1/16" = 1'-0"
AREA: 4528 Sq.Ft. (60%)
OVERAGE 629.02 Sq.Ft. (8%)

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03 FINAL SUB 07.05.20
02 FINAL SUB 02.10.20
01 1ST SUB 01.20.20

REVISIONS/SUBMISSIONS

PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

VARIANCE / WAIVER DIAG.

PROJECT #:
17-M-05

DRB REVIEW

A0.13

SHEET

