

PENNSYLVANIA TOWNHOMES

1020 PENNSYLVANIA AVENUE. MIAMI BEACH, FLORIDA. 33139

NEW MULTI-FAMILY DWELLING WITH UNDERSTORY



FINAL SUBMITTAL

HPB24-0618 / 05.16.2025

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SECTIONS

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AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL. LIC: AR 0016966

FL. LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 10000

REGISTERED ARCHITECT

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

COVER SHEET / INDEX OF DRAWINGS

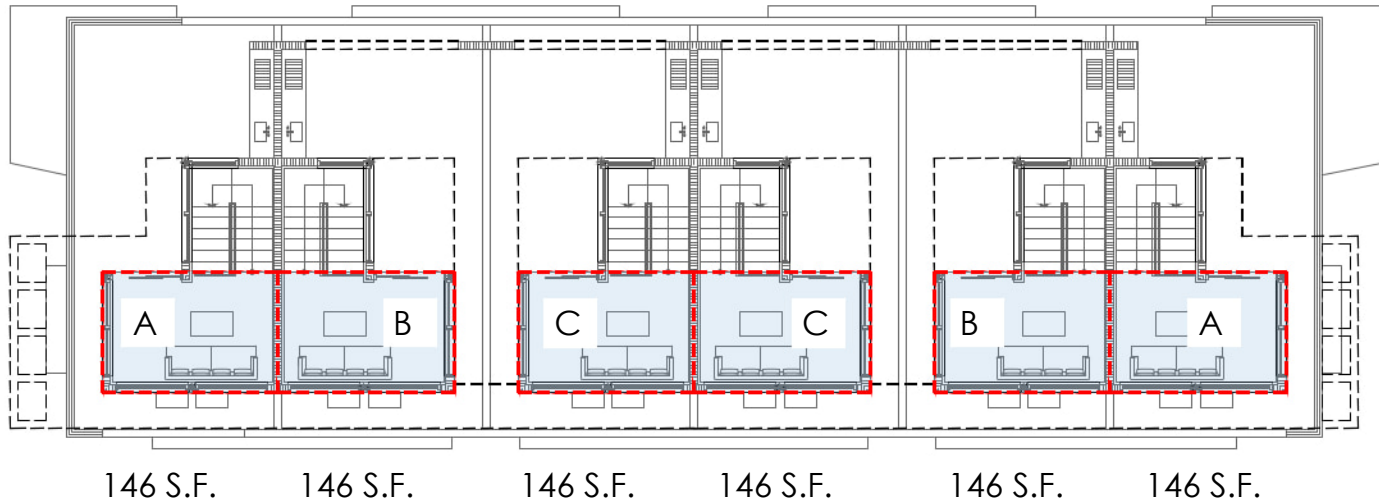
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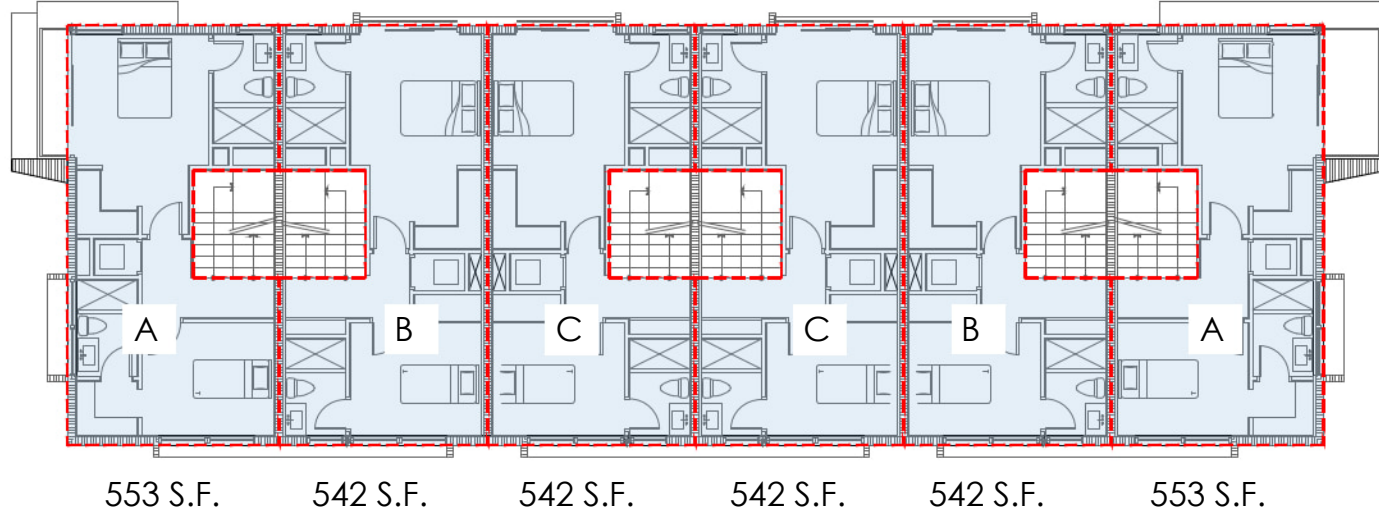
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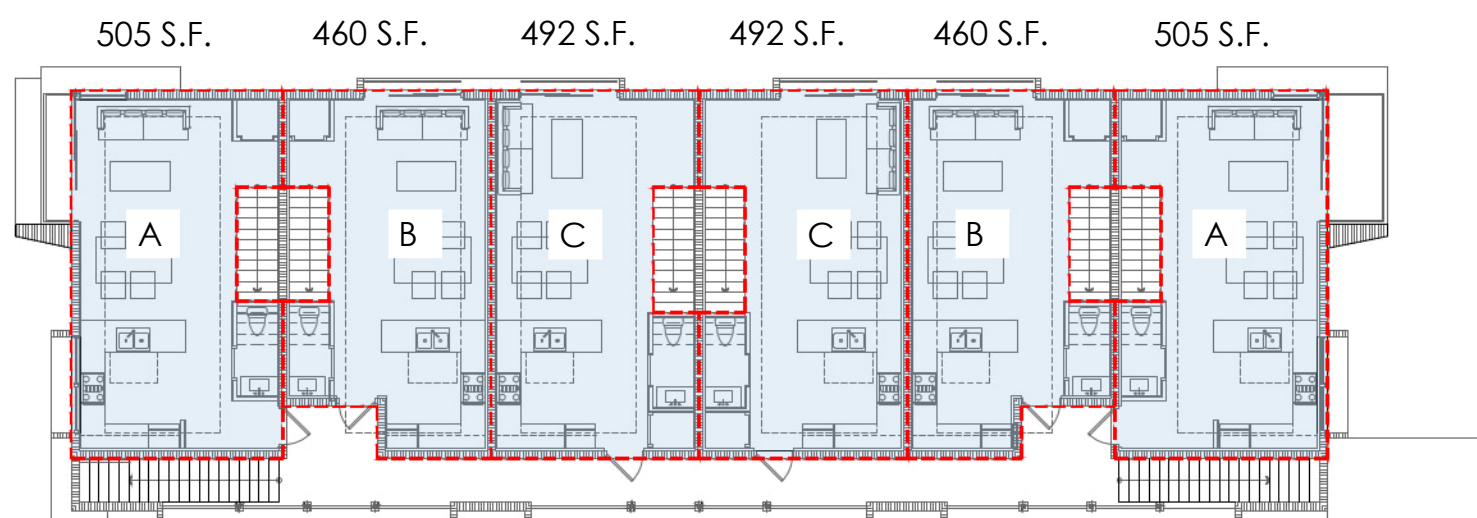




3 THIRD FLOOR UNIT SIZE  
1/16" = 1'-0" ↑



2 SECOND FLOOR UNIT SIZE  
1/16" = 1'-0" ↑



1 FIRST FLOOR UNIT SIZE  
1/16" = 1'-0" ↑

LIVING SPACE  
UNIT A = 1,204 S.F.  
UNIT B = 1,148 S.F.  
UNIT C = 1,180 S.F.

NOTES  
2- NOT INCLUDING STAIRS  
2- ALL UNITS  
2 -BR + 2.5 BATH + STUDY  
KITCHEN + LIVING RM

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STATE OF FLORIDA  
JOSE L. SANCHEZ  
AIA, LEED AP  
REGISTERED ARCHITECT  
AR 19940

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE  
1020 PENNSYLVANIA AVE  
MIAMI BEACH, FL. 33139  
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

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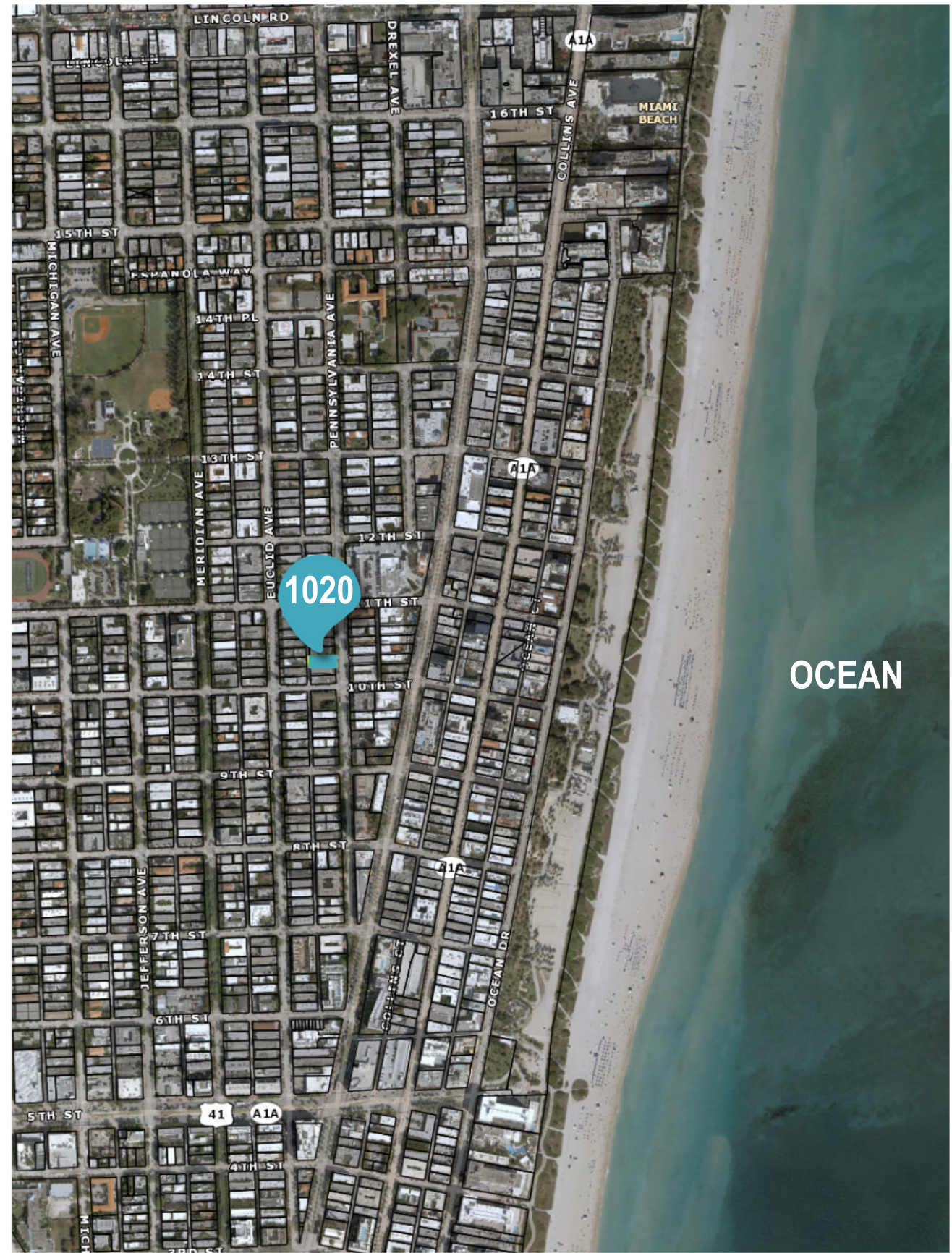
UNIT LIVEABLE SPACE

SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

A-X









**1** 1044 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING



**2** 1034 PENNSYLVANIA AVE  
EXISTING ONE-STORY BUILDING



**3** 1026 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING



**4** 1020 PENNSYLVANIA AVE  
VACANT LOT



ADDRESS & OWNER

**NEW MULTI-FAMILY RESIDENCE**  
**1020 PENNSYLVANIA AVE**  
**MIAMI BEACH, FL. 33139**  
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

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**SURROUNDING  
PROPERTIES**

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**A-0.2**





**5** 1010 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING



**6** 1004 PENNSYLVANIA AVE  
EXISTING THREE-STORY BUILDING



**7** 1003 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING



**8** 1005 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING

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ADDRESS & OWNER

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**MIAMI BEACH, FL. 33139**  
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

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DRAWING TITLE

**SURROUNDING  
PROPERTIES**

SCALE: AS SHOWN  
DATE: 06-16-2024

SHEET NUMBER

**A-0.3**





**9** 1023 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING



**10** 1027 PENNSYLVANIA AVE  
EXISTING THREE-STORY BUILDING



**11** 1035 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING



**12** 1045 PENNSYLVANIA AVE  
EXISTING TWO-STORY BUILDING

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**SURROUNDING  
PROPERTIES**

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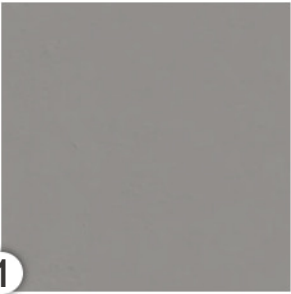
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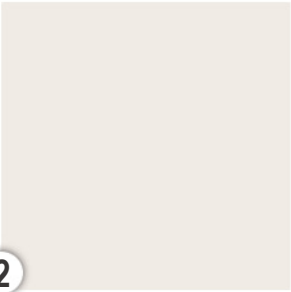


3D VIEW - FRONT ELEVATION (EAST)

MATERIAL BOARD



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
STREET CHIC, CSP45)



PAINTED STUCCO  
WALLS & CEILING  
( BENJAMIN MOORE  
CLOUD WHITE, OC-130)



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
CEDAR MOUNTAINS,  
706)



CLEAR GLASS W/  
BRONZE FRAMES.  
(LOUVERS SAME  
COLOR)



NICHIHA  
ARCHITECTURAL  
WOOD PANEL.  
(VINTAGE WOOD,  
BARK)

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3D VIEW & MATERIALS

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A-0.5

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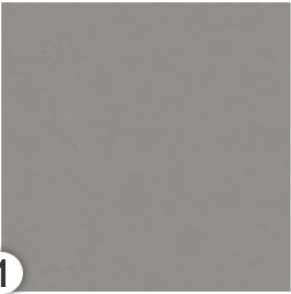
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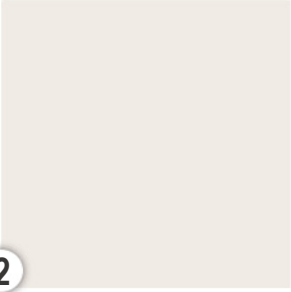


3D VIEW - REAR ELEVATION (WEST)

MATERIAL BOARD



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
STREET CHIC, CSP45)



PAINTED STUCCO  
WALLS & CEILING  
( BENJAMIN MOORE  
CLOUD WHITE, OC-130)



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
CEDAR MOUNTAINS,  
706)



CLEAR GLASS W/  
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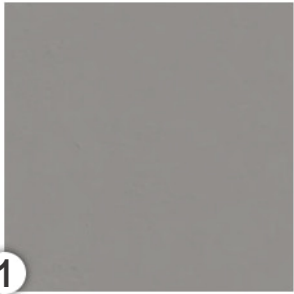
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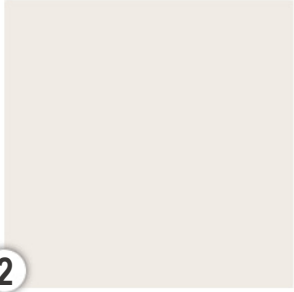


3D VIEW - FRONT

MATERIAL BOARD



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
STREET CHIC, CSP45)



PAINTED STUCCO  
WALLS & CEILING  
( BENJAMIN MOORE  
CLOUD WHITE, OC-130)



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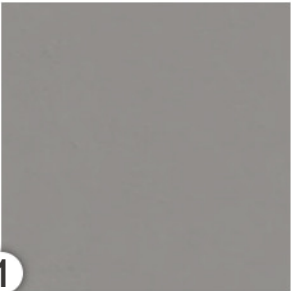


3D VIEW - SIDE ELEVATION (SOUTH)

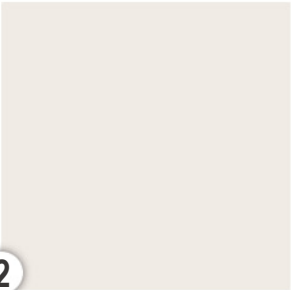


3D VIEW - SIDE ELEVATION (NORTH)

MATERIAL BOARD



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
STREET CHIC, CSP45)



PAINTED STUCCO  
WALLS & CEILING  
( BENJAMIN MOORE  
CLOUD WHITE, OC-130)



PAINTED STUCCO  
ACCENT COLOR  
(BENJAMIN MOORE  
CEDAR MOUNTAINS,  
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MIAMI BEACH, FL. 33139

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REVISION & DATE


DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 06-16-2024

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PROPERTY ADDRESS:  
1020 PENNSYLVANIA AVENUE MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:  
LOT 6, BLOCK 43, OF "OCEAN BEACH FLA, ADDITION No. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:  
COMMUNITY NO. 120651 PANEL NO. 0319 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 D.O.T STATION (G.P.S.):  
RefID=0601, RefLat=N25°46'57.83794", RefLon=W80°08'14.16798", RefHgt=-50.85'  
SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)

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 SHOWN.

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.

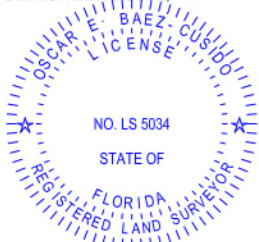
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:  
1020 PENNSYLVANIA INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY  
R&S INTERNATIONAL LAW GROUP, LLP  
FIRST AMERICAN TITLE INSURANCE COMPANY

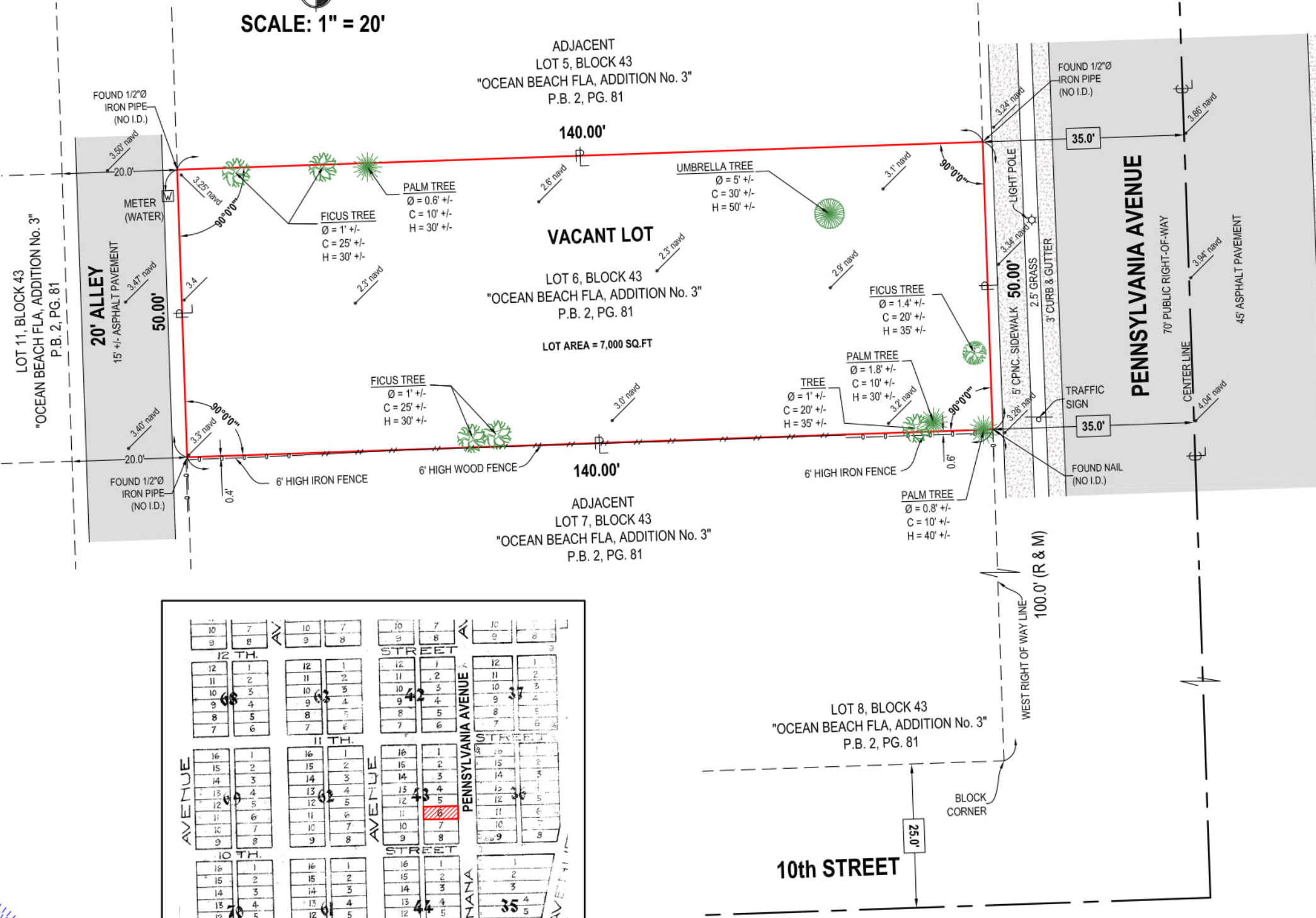
SURVEYOR'S CERTIFICATION:  
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT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

360° SURVEYING AND MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

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



# MAP OF SURVEY



REVISIONS AND/OR UP-DATES



**360° SURVEYING AND MAPPING, LLC**  
Land Surveyors - Land Planners  
P.O. BOX 558981 MIAMI, FLORIDA 33255-8981  
PHONE: (305) 265-1002

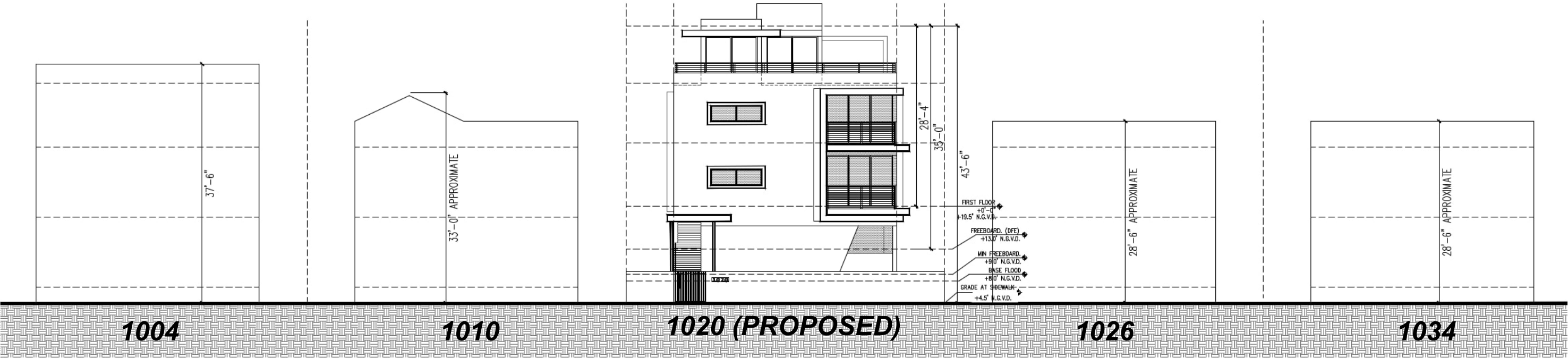
ORIGINAL FIELD DATE 07-18-2023

JOB NO. 2307-0049

## LEGEND OF SURVEY ABBREVIATIONS

LEGEND OF SURVEY ABBREVIATIONS	
CONC.	CONCRETE
CUP.	CONCRETE LIGHT POLE
CONC.	CONCRETE
CONC.	CONCRETE
CONC.	CONCRETE
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# 1 CONTEXTUAL ELEVATIONS

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praxis.

architecture . design

PRAXISARCH.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

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 10000

REGISTERED ARCHITECT

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE  
1020 PENNSYLVANIA AVE  
MIAMI BEACH, FL. 33139  
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

CONTEXTUAL ELEVATIONS

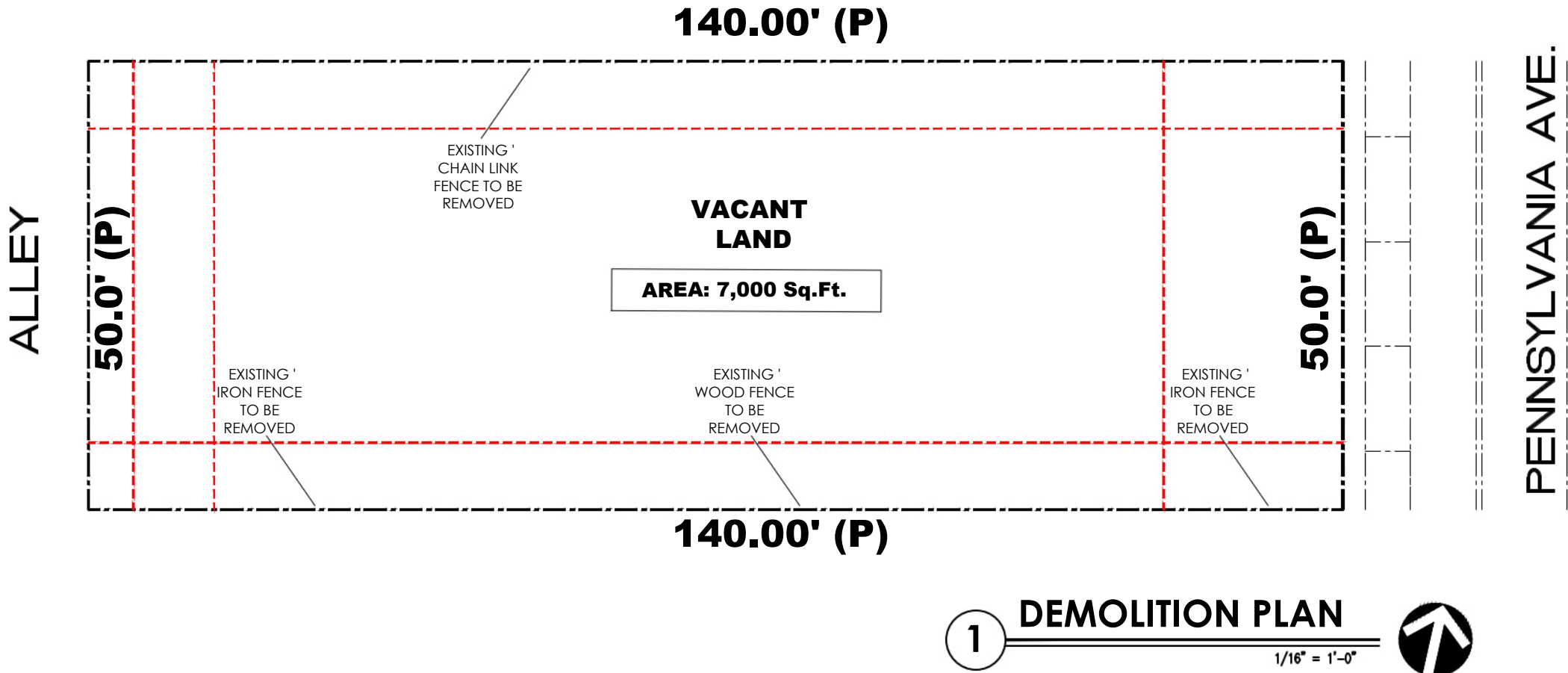
SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

A-0.10





SCOPE OF WORK

1. SCOPE OF DEMOLITION FENCE REMOVAL IF REQUIRED.
2. REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
3. MAINTAIN OR REMOVAL OF PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

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.

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.

