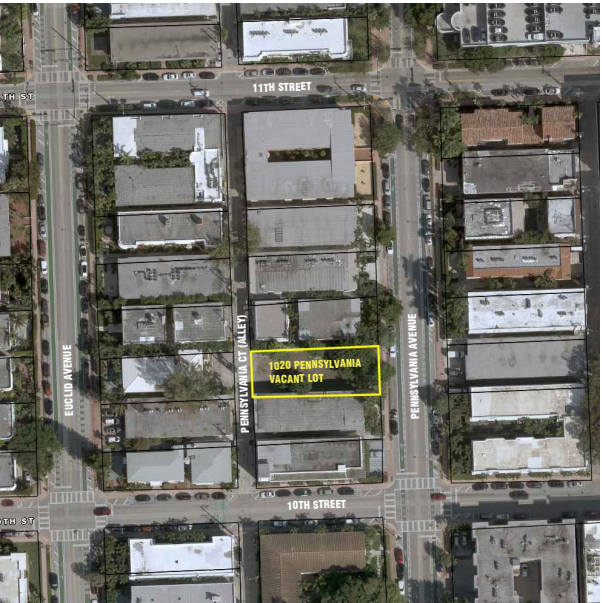


ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate 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 (45o,60o,90o,Parallel)			90°	
45	ADA Spaces				
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 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		NO	
57	Located within a Local Historic District?	No		FLAMINGO PARK	

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



LOCATION PLAN

NOT TO SCALE



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1020 PENNSYLVANIA AVE			
2	Board and file numbers :	HPB24-0618			
3	Folio number(s):	02-4203-009-1160			
4	Year constructed:	VACANT LOT	Zoning District:	RM-1	
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.9' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.45'	Lot Area:	7,000 SF	
7	Lot width: 50 FT		Lot Depth:	140 FT	
8	Minimum Unit Size		Average Unit Size	1,373 SF (AVG, 6 UNITS)	
9	Existing use:	MULTI-FAMILY	Proposed use:	MULTI-FAMILY	
		Maximum	Existing	Proposed	Deficiencies
10	Height	35		35'-0" FT	
11	Number of Stories			3 FLOORS W/ UNDERSTORY	
12	FAR				
12a	Allowable Floor Area	8,750 SF (125%)		8,662 SF (123.74%)	
13	Gross square footage			8,662 SF	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A		6	
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:	14'-0"		15'-4"	
	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 6 UNITS MULTI–FAMILY BUILDING WITH PARKING AT UNDERSTORY LEVEL ON VACANT LOT.

WAIVER(S) REQUESTED

1. HEIGHT OF UNDERSTORY PARKING AREA REDUCED BY 2 FT, FROM 12 FT TO 10 FT, PER SECTION 7.1.2.2 (b)(2)(A) – SEE SHEET A–4.1

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023, 8TH EDITION – BUILDING
– CITY OF MIAMI BEACH LOCAL ORDINANCE (RM–1)

LEGAL DESCRIPTION

LOT 16, BLOCK 43, OF "OCEAN BEACH ADDITION NO.3", ACCORDING TO THE PAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

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

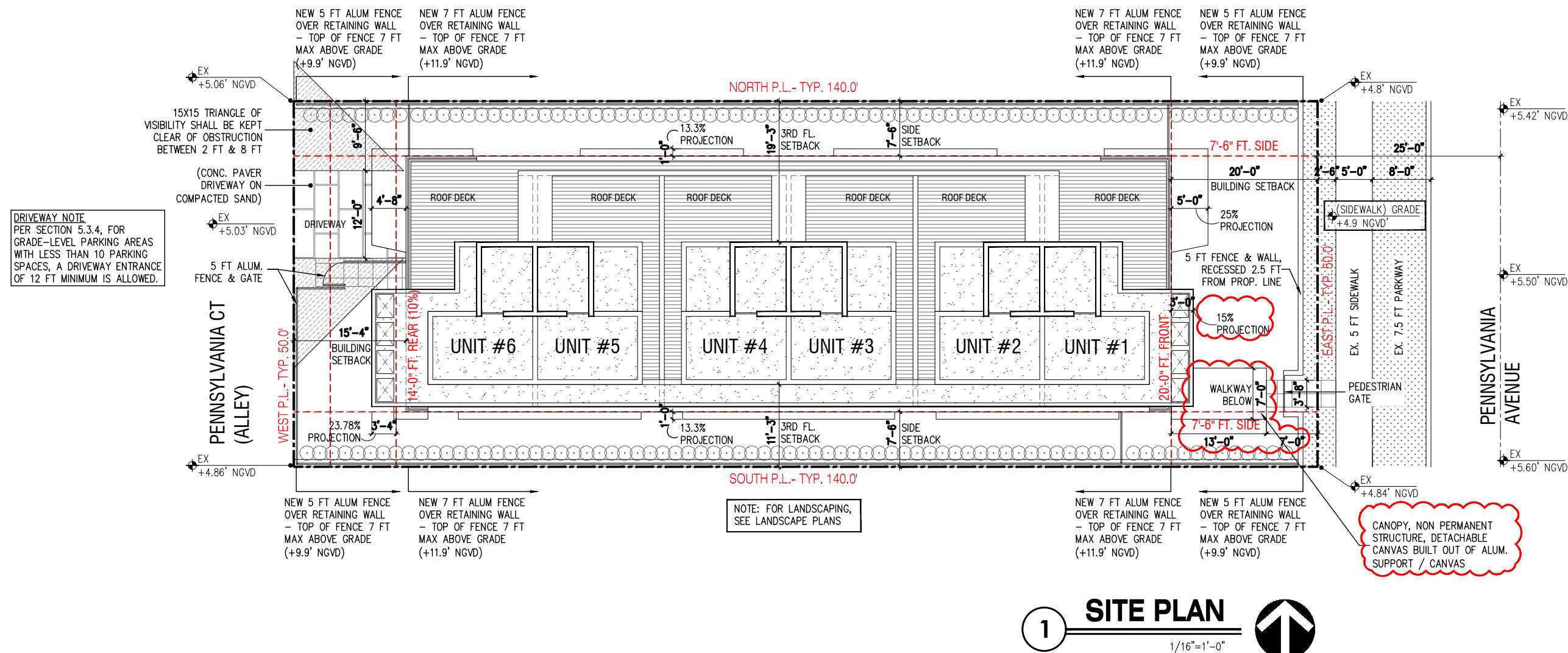
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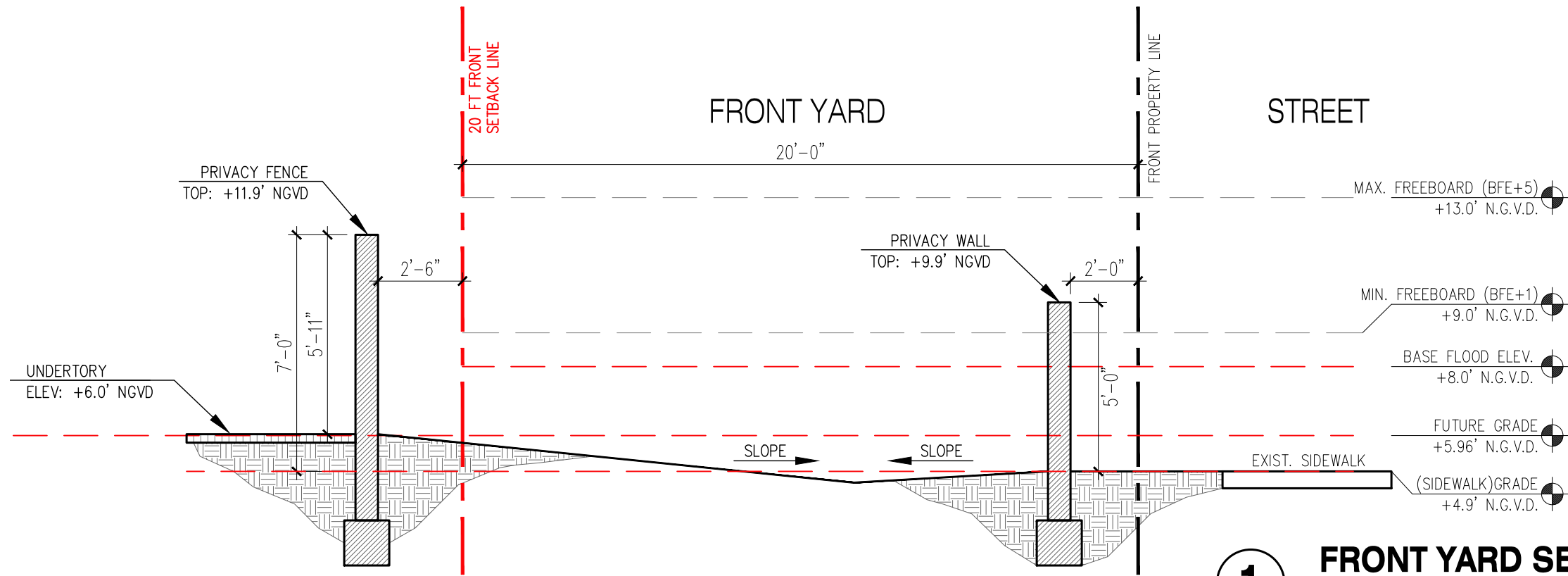
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ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

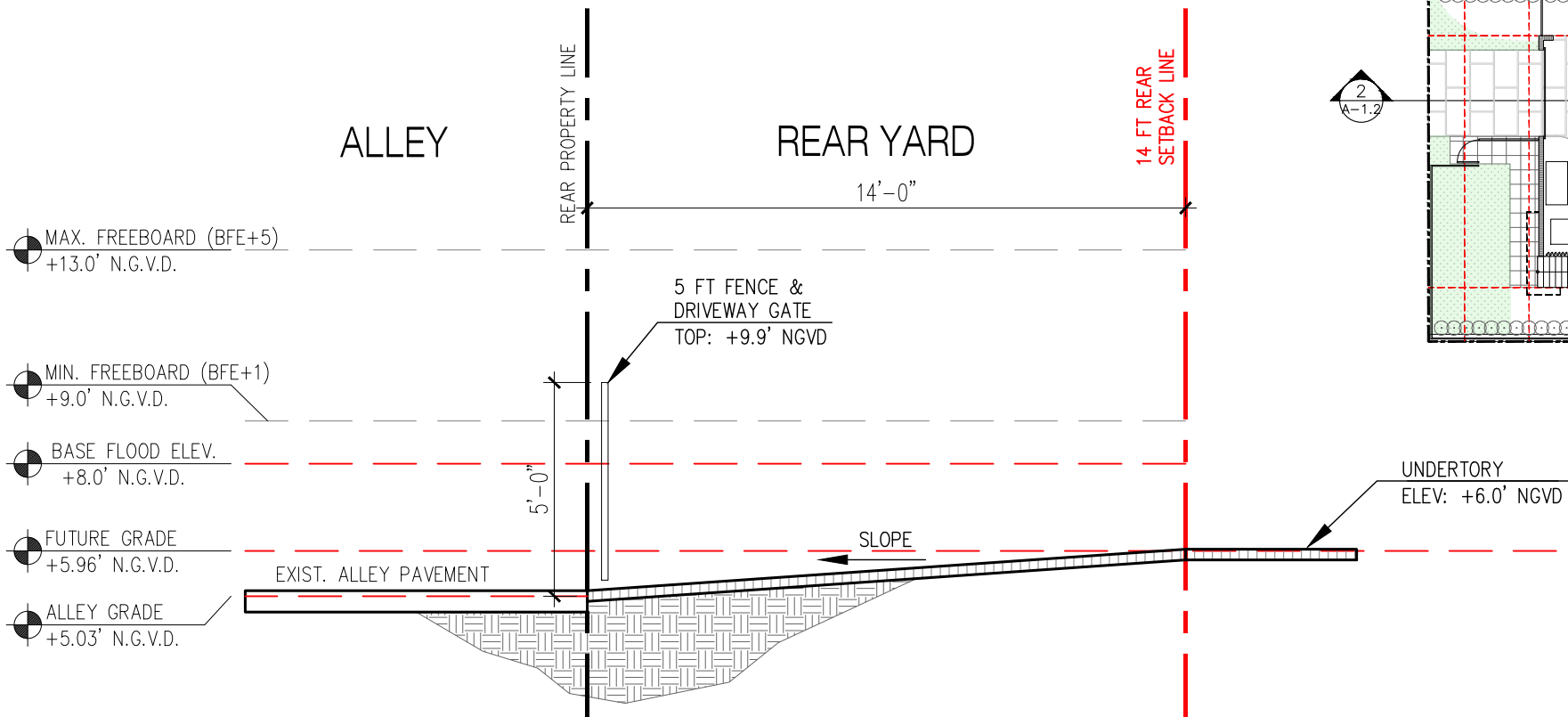
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A-1.0

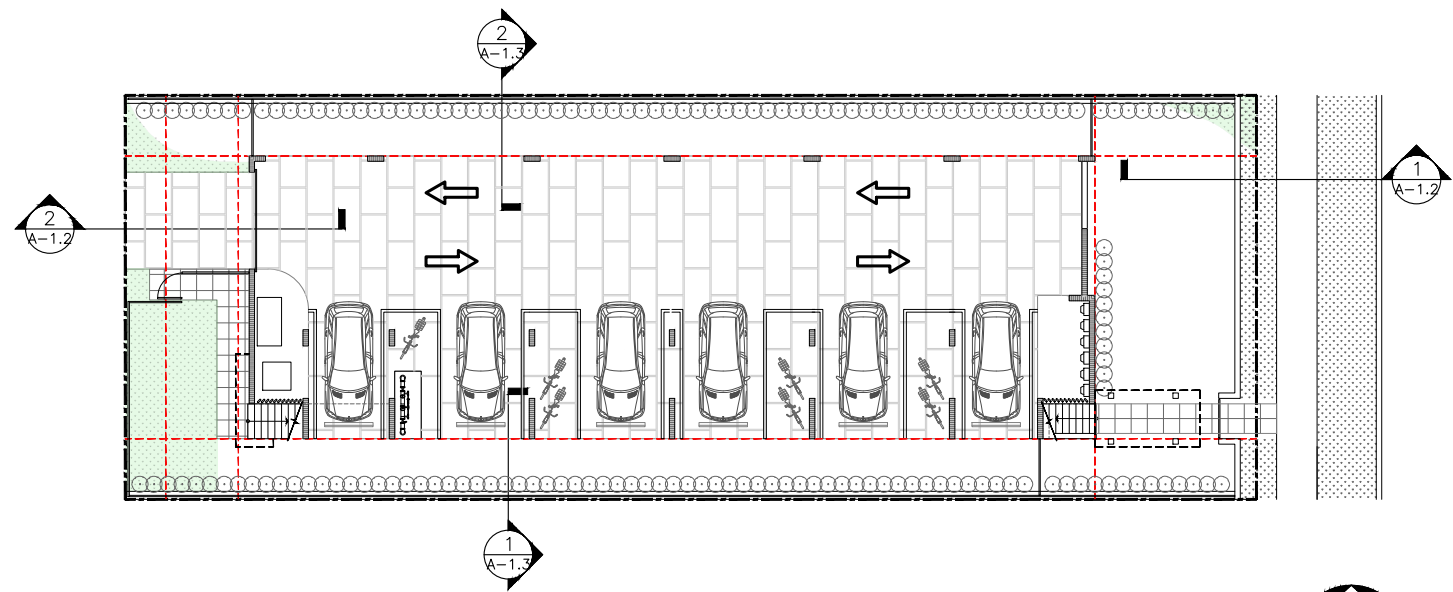




1 FRONT YARD SECTION
1/4" = 1'-0"



2 REAR YARD SECTION
1/4" = 1'-0"



YARD SECTION KEYPLAN
NOT TO SCALE

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MIAMI, FL. 33127
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ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
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REVISION & DATE

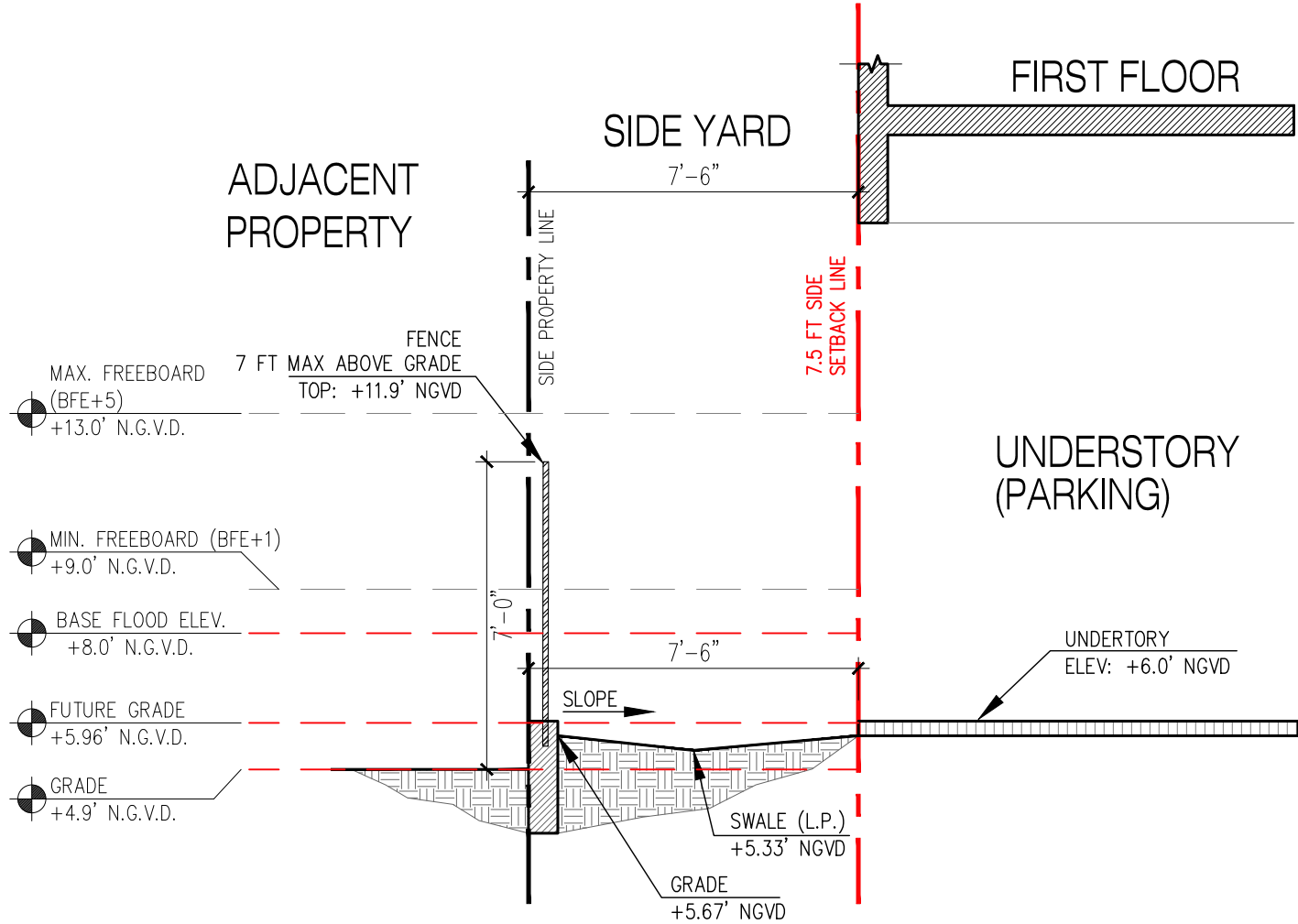
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YARD
SECTIONS

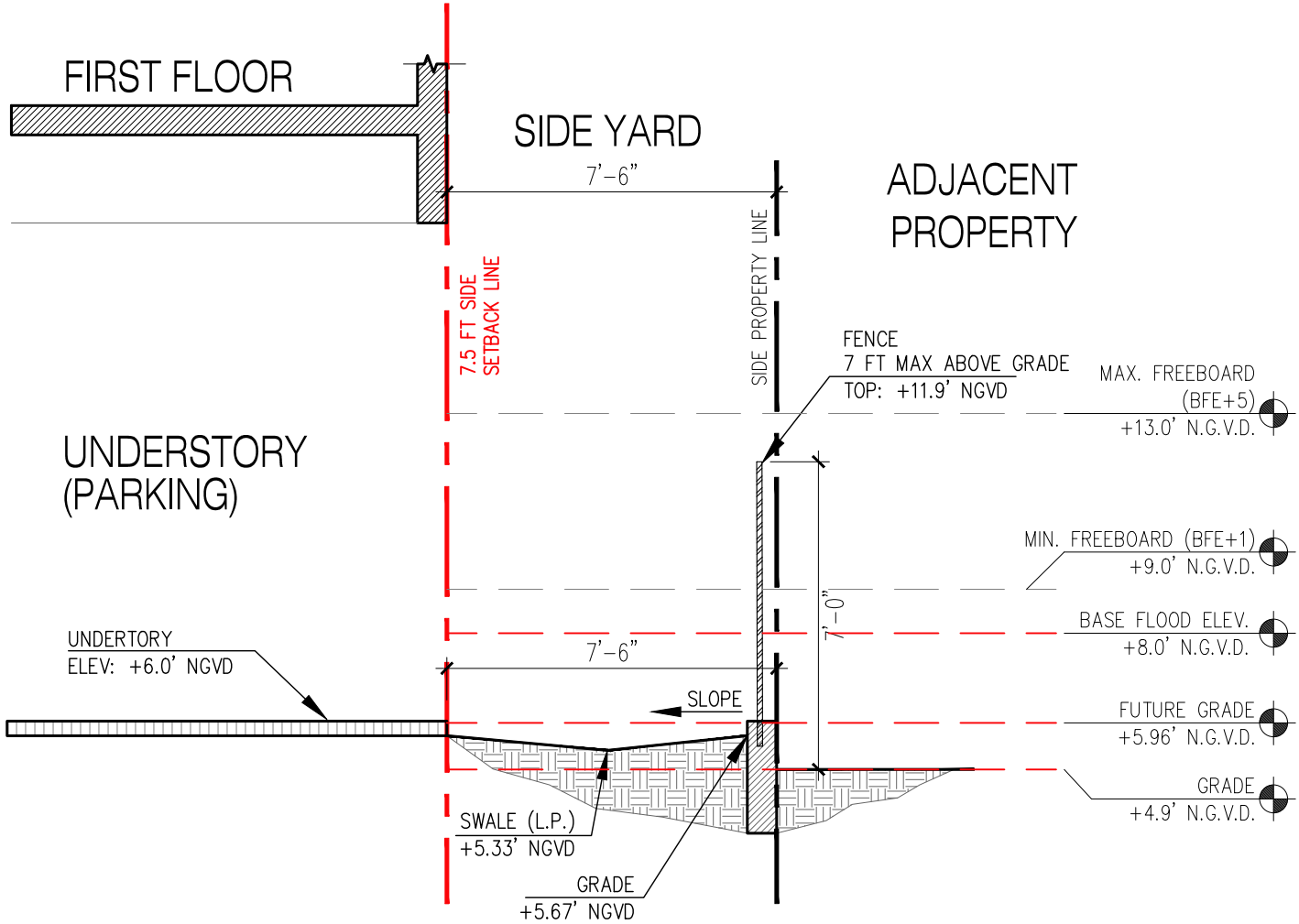
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DATE: 06-16-2024

SHEET NUMBER

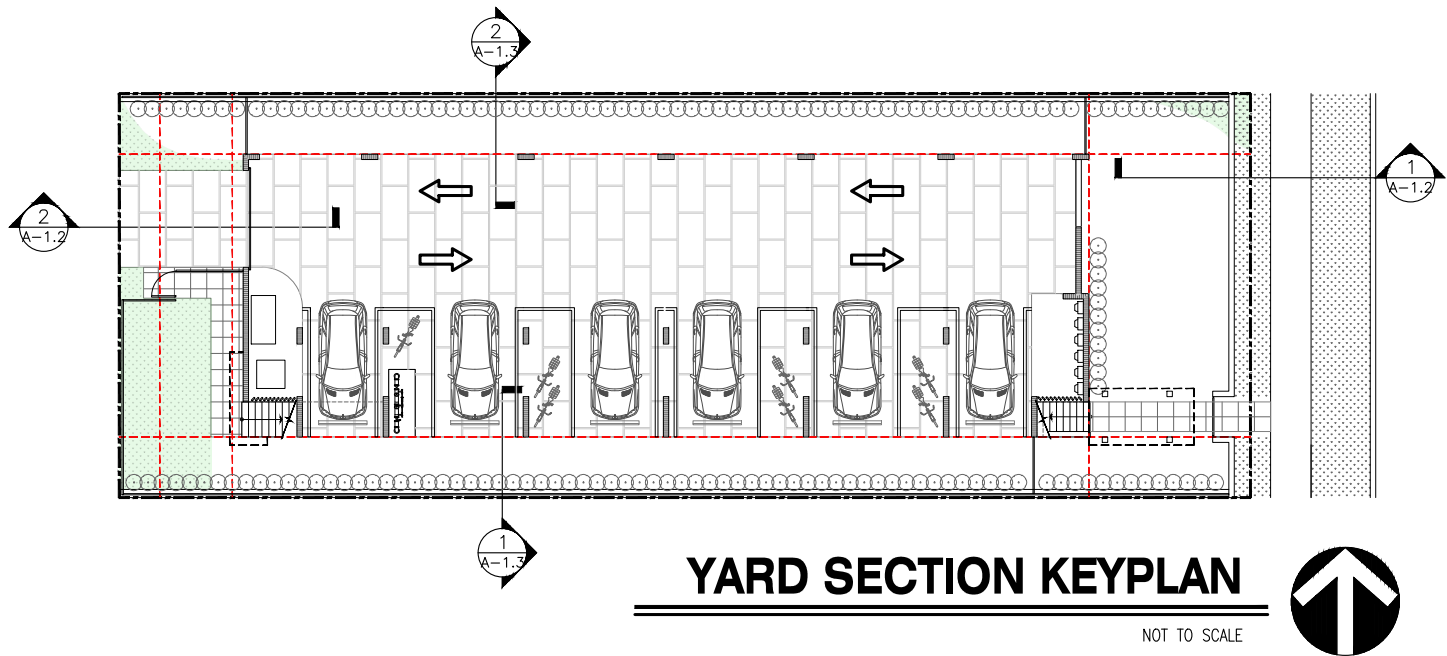
A-1.2



2 **INTERIOR SIDE YARD SECTION**
1/4" = 1'-0"



1 **INTERIOR SIDE YARD SECTION**
1/4" = 1'-0"



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AIA, LEED AP
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STATE OF FLORIDA
JOSE L. SANCHEZ
REGISTERED ARCHITECT
AR 10000

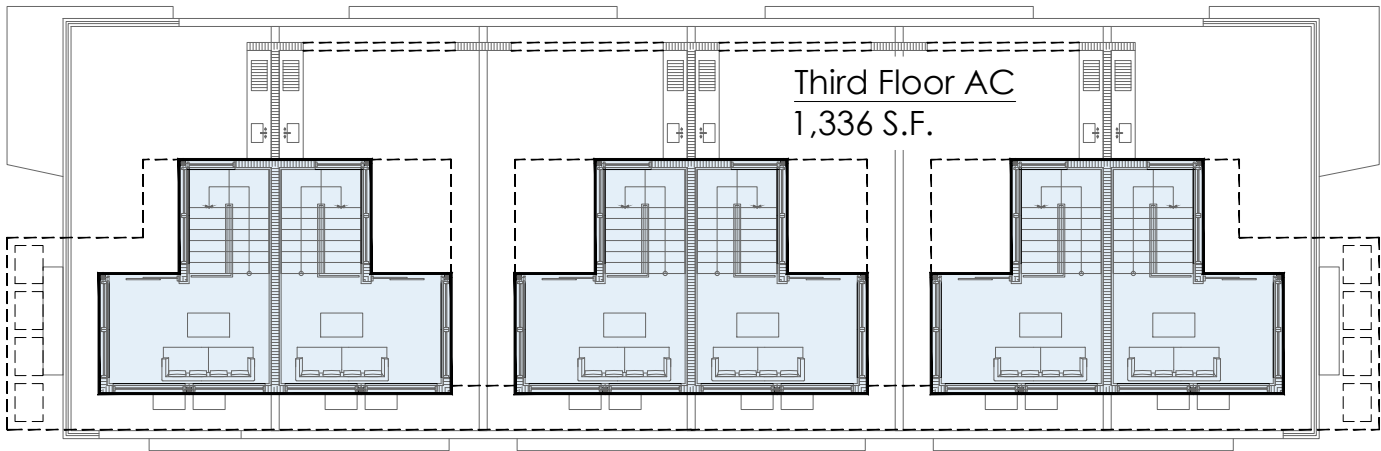
ADDRESS & OWNER
NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE	

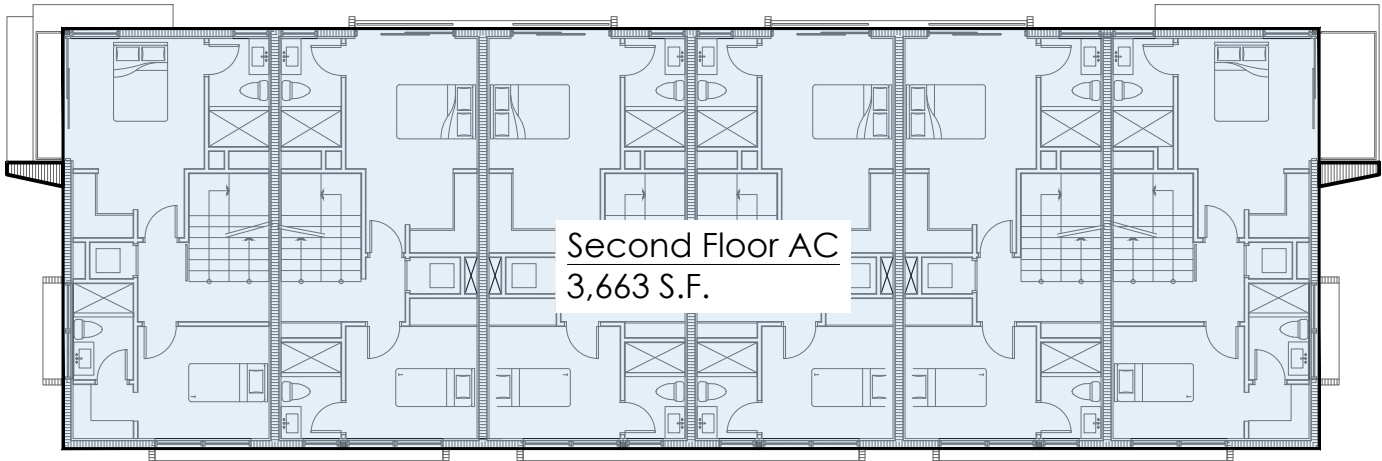
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YARD SECTIONS

SCALE: AS SHOWN
DATE: 06-16-2024

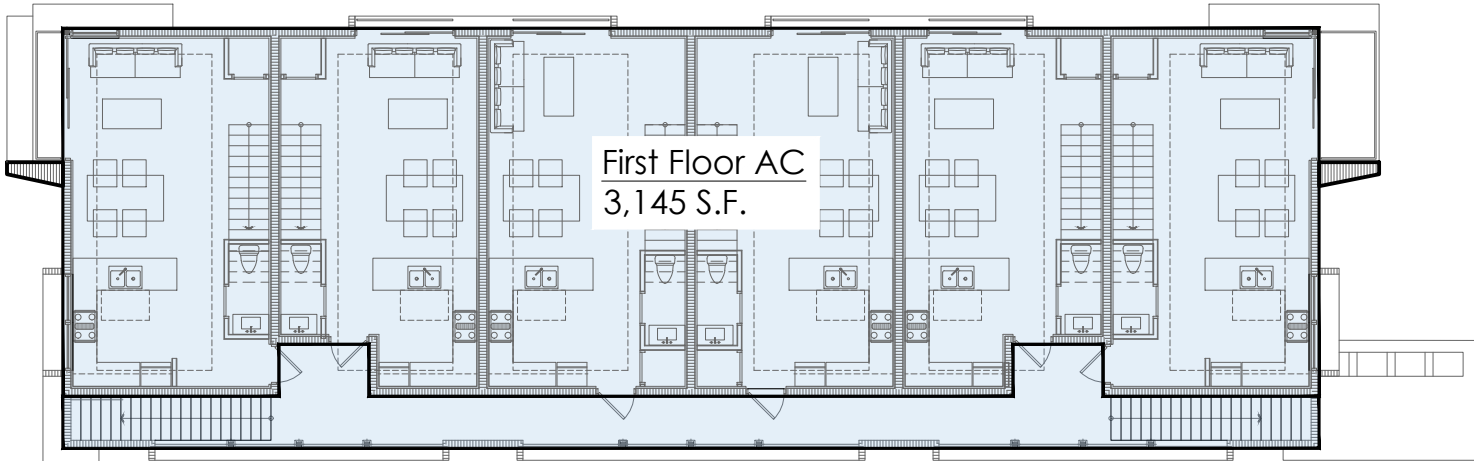
SHEET NUMBER
A-1.3



4 **THIRD FLOOR UNIT SIZE**
1/16" = 1'-0"



3 **SECOND FLOOR UNIT SIZE**
1/16" = 1'-0"

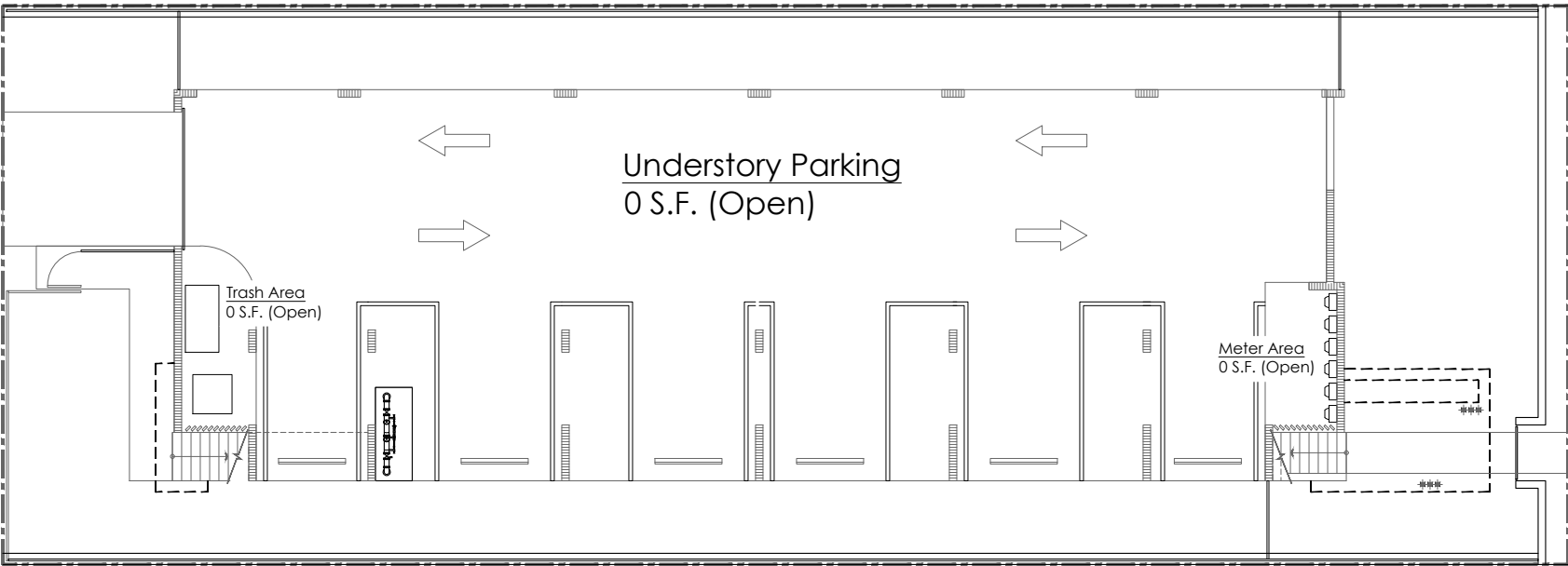


First Floor Ext.
518 S.F.

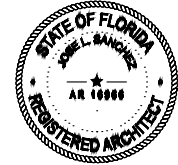
2 **FIRST FLOOR UNIT SIZE**
1/16" = 1'-0"

UNIT SIZE CALCULATION	
LOT AREA	7,000 S.F.
MAX ALLOWED (125%)	8,750 S.F.
UNDERSTORY	0 S.F.
FIRST FL. AC	3,145 S.F.
FIRST FL. EXTERIOR	518 S.F.
SECOND FL. AC	3,663 S.F.
THIRD FL. AC	1,336 S.F.
TOTAL UNIT SIZE	8,662 S.F.
	123.74%

AREA COUNTED IN UNIT SIZE



1 **UNDERSTORY**
1/16" = 1'-0"



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NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

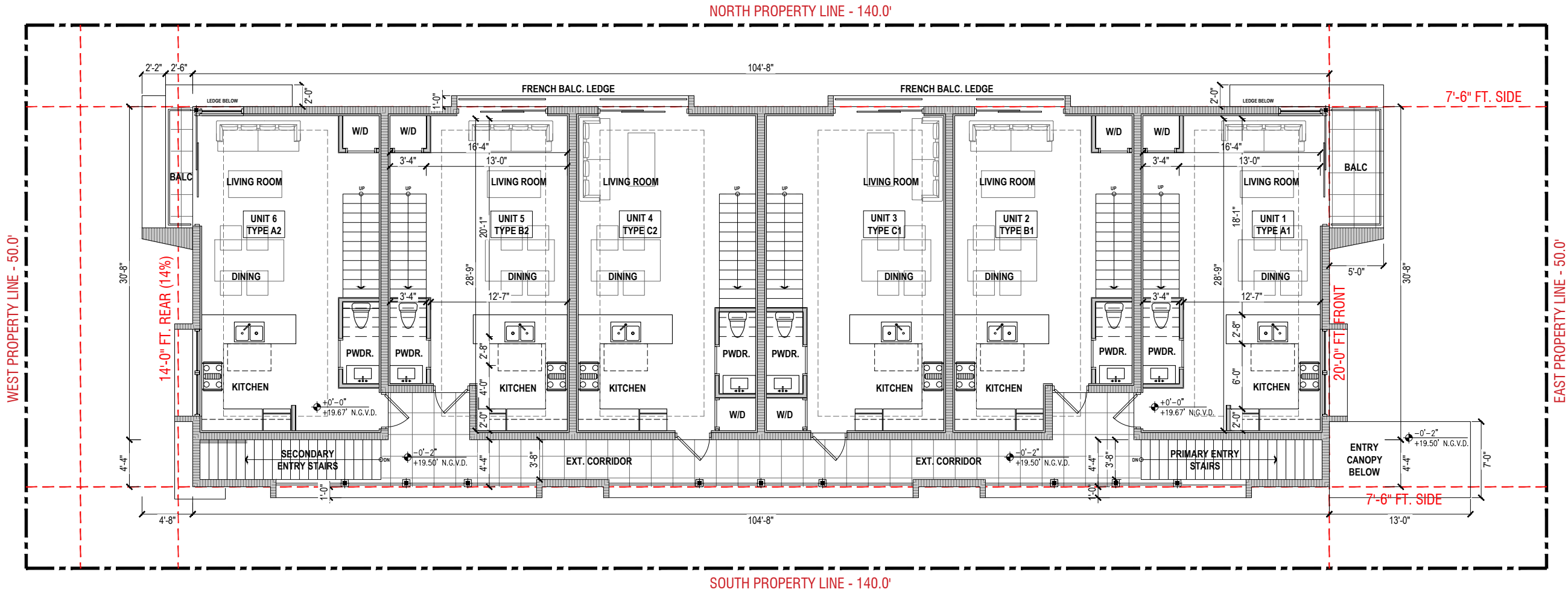
MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

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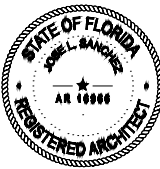


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1 FIRST FLOOR PLAN

3/32"=1'-0"



ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE
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OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

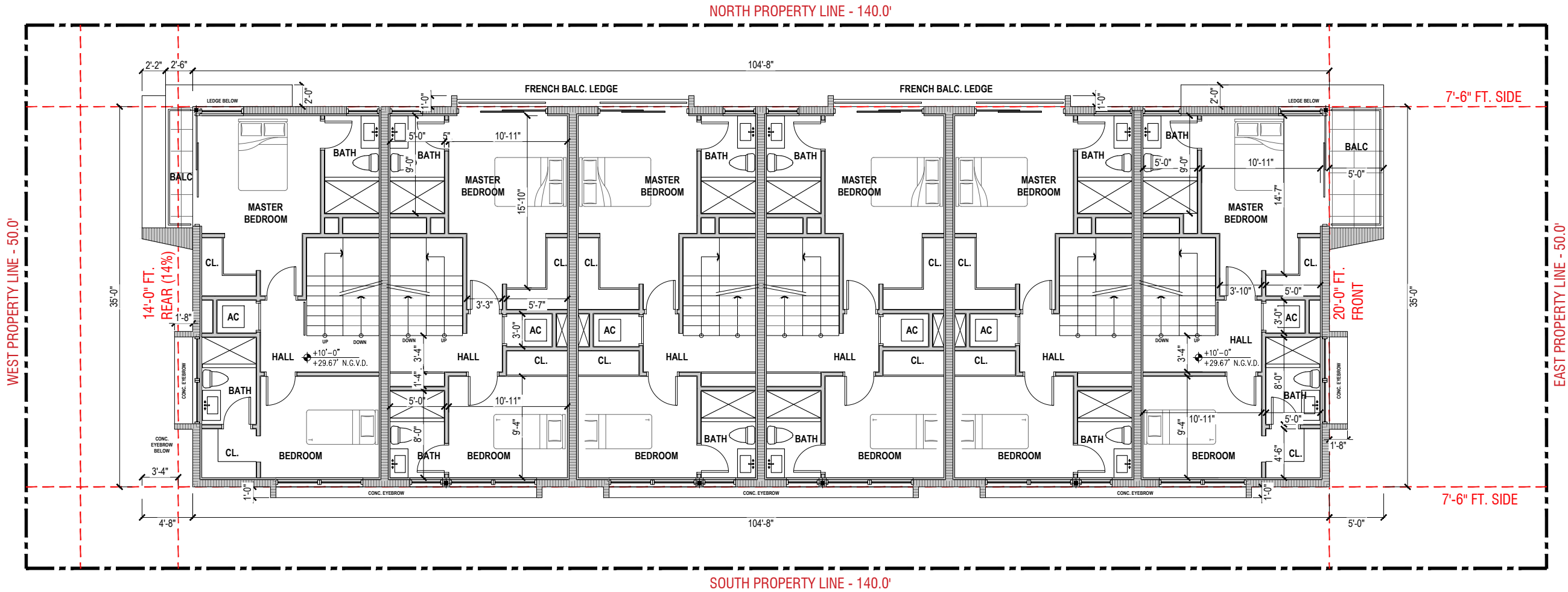
DRAWING TITLE

FIRST
FLOOR PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-2.2



1 SECOND FLOOR PLAN

3/32"=1'-0"

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NEW MULTI-FAMILY RESIDENCE
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REVISION & DATE

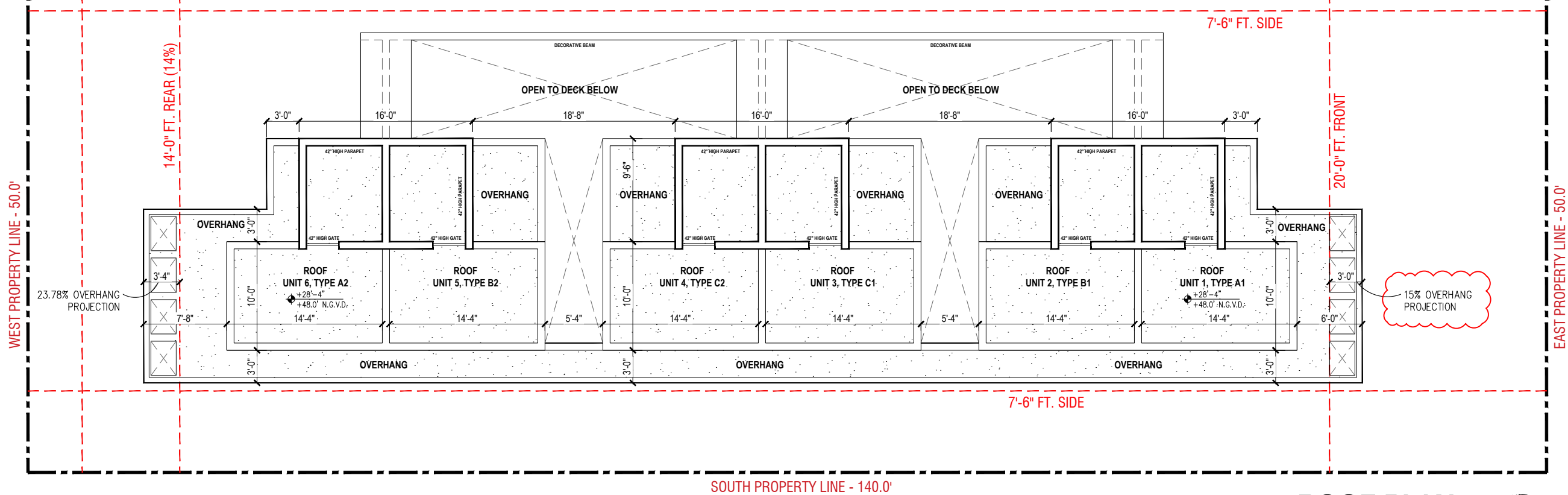
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**SECOND
FLOOR PLAN**

SCALE: AS SHOWN
DATE: 06-16-2024

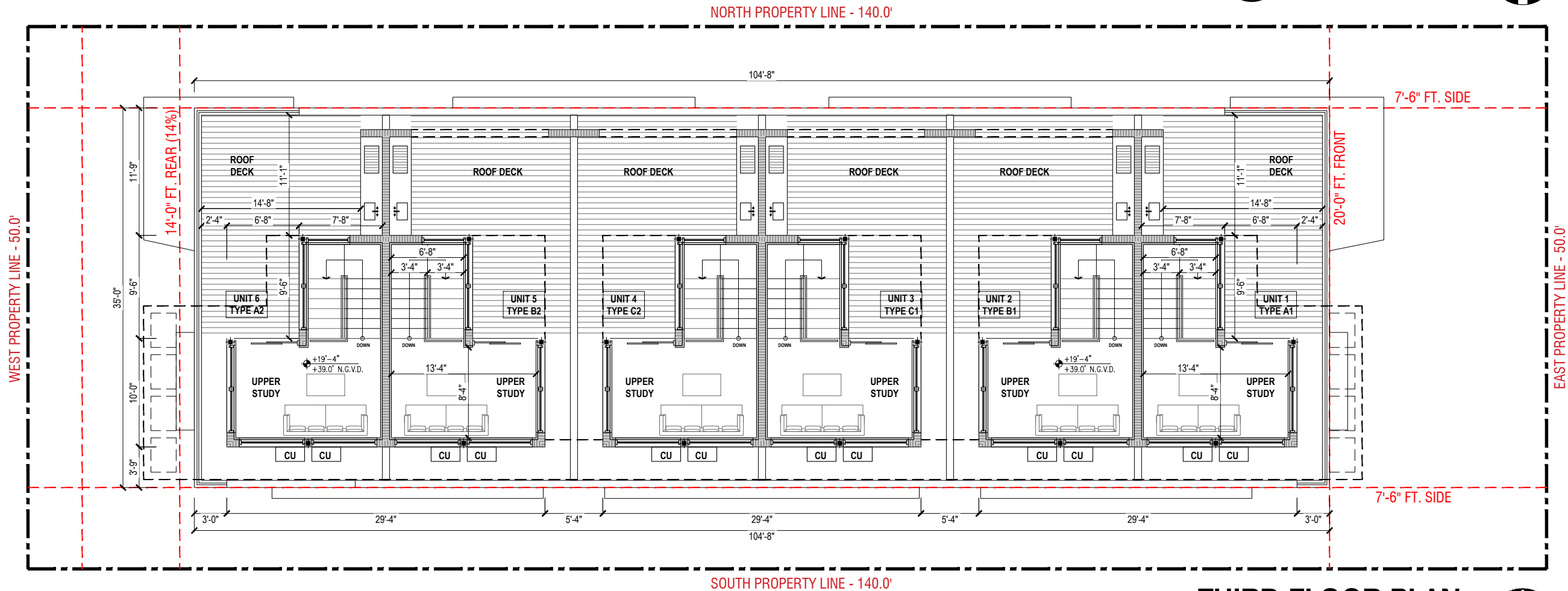
SHEET NUMBER

A-2.3



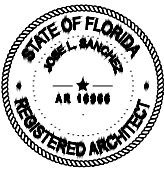
2 ROOF PLAN

3/32"=1'-0"



1 THIRD FLOOR PLAN

3/32"=1'-0"



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ADDRESS & OWNER
NEW MULTI-FAMILY RESIDENCE
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OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

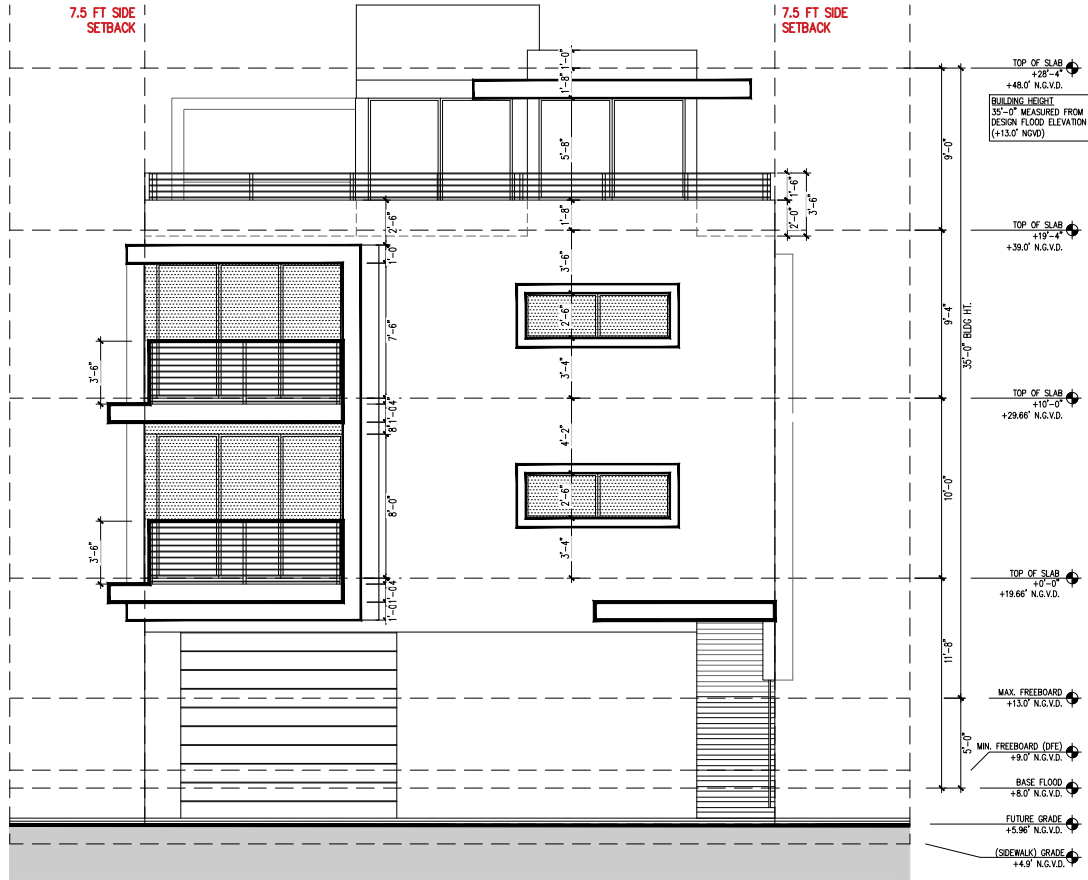
REVISION & DATE

DRAWING TITLE
**EAST/WEST
ELEVATIONS
(FRONT/REAR)**

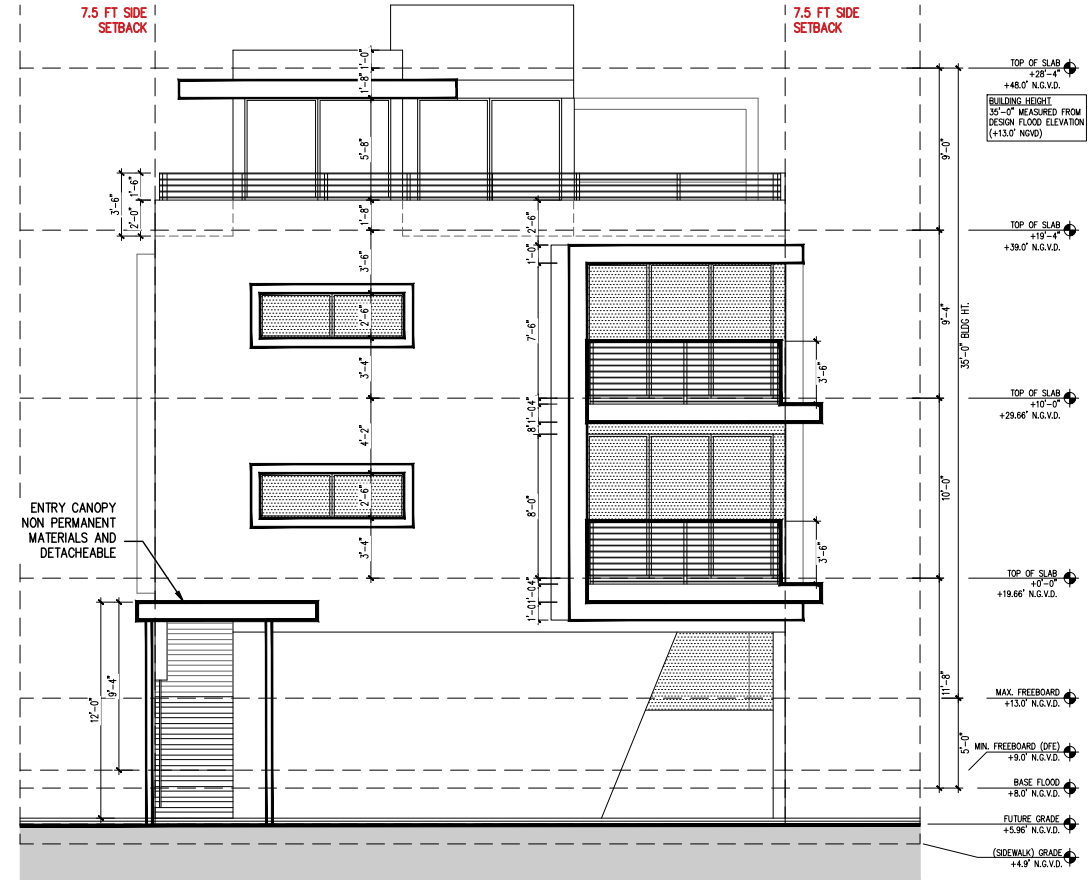
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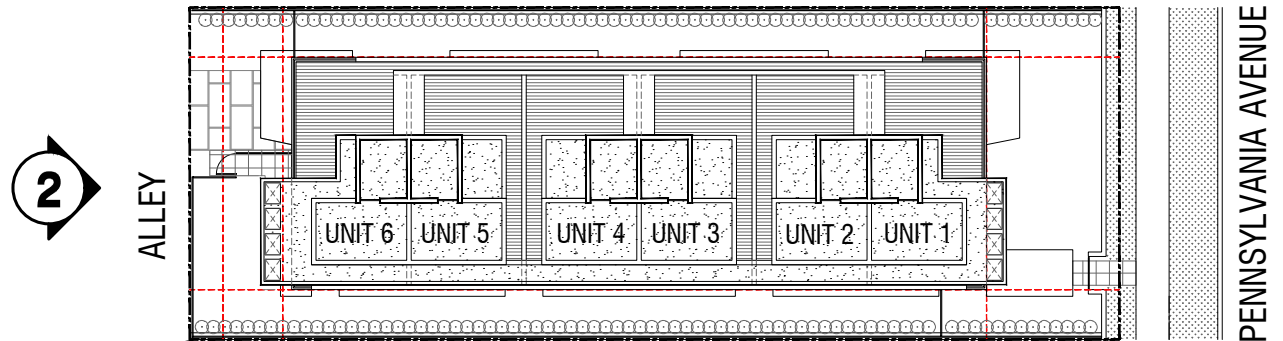
A-3.1



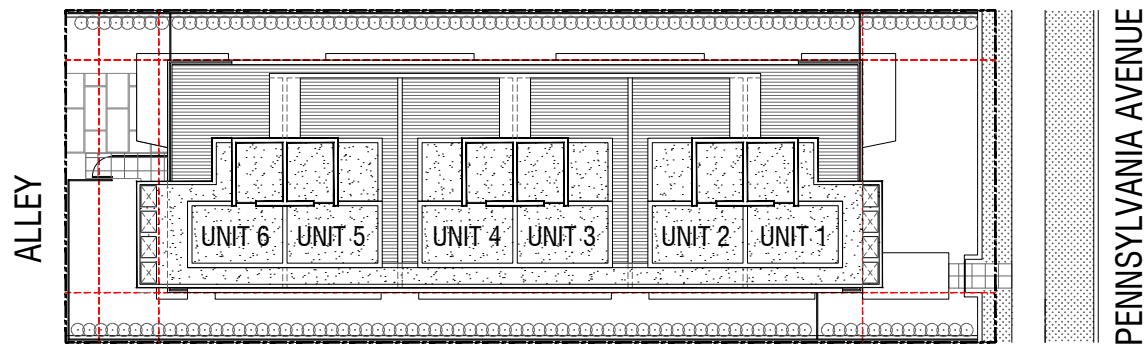
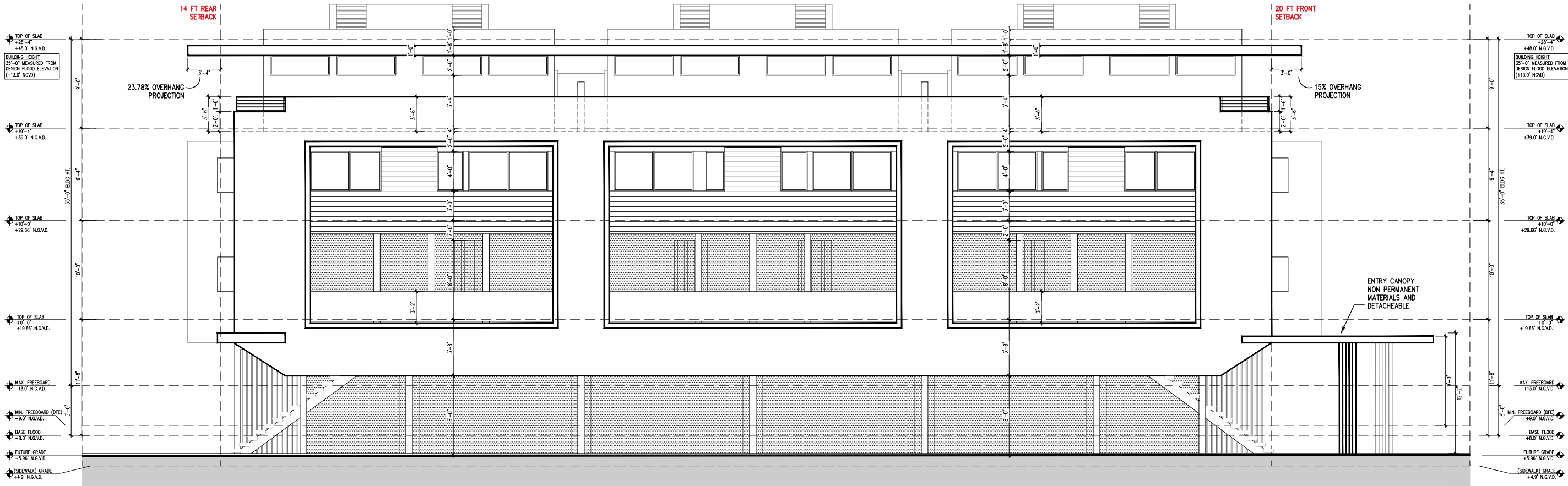
2 WEST ELEVATION
(REAR)
3/32"=1'-0"



1 EAST ELEVATION
(FRONT)
3/32"=1'-0"



ELEVATION KEYPLAN
NOT TO SCALE



ELEVATION KEYPLAN

NOT TO SCALE

1 SOUTH ELEVATION (SIDE)

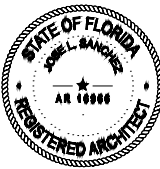
3/32"=1'-0"

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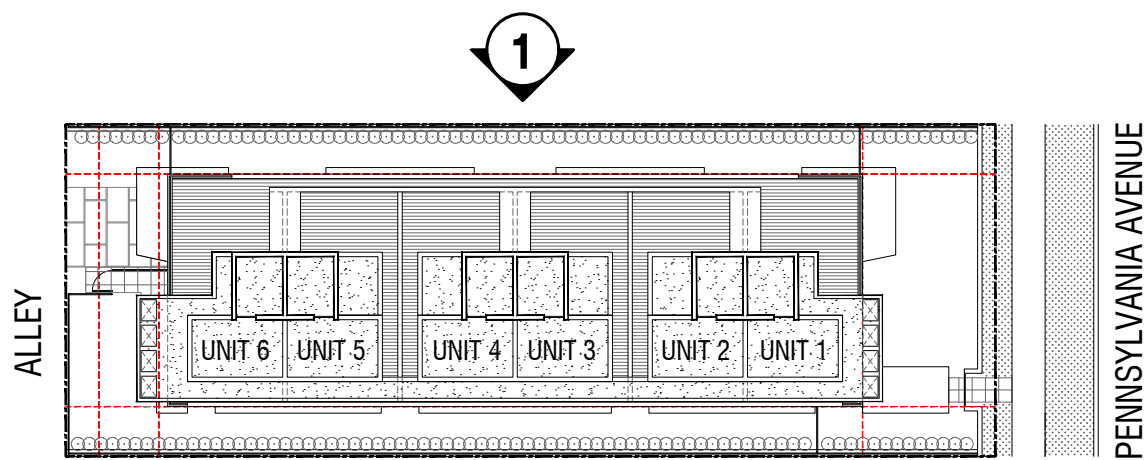
DRAWING TITLE

**SOUTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-3.2



ELEVATION KEYPLAN

NOT TO SCALE

1 NORTH ELEVATION
(SIDE)

3/32"=1'-0"

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

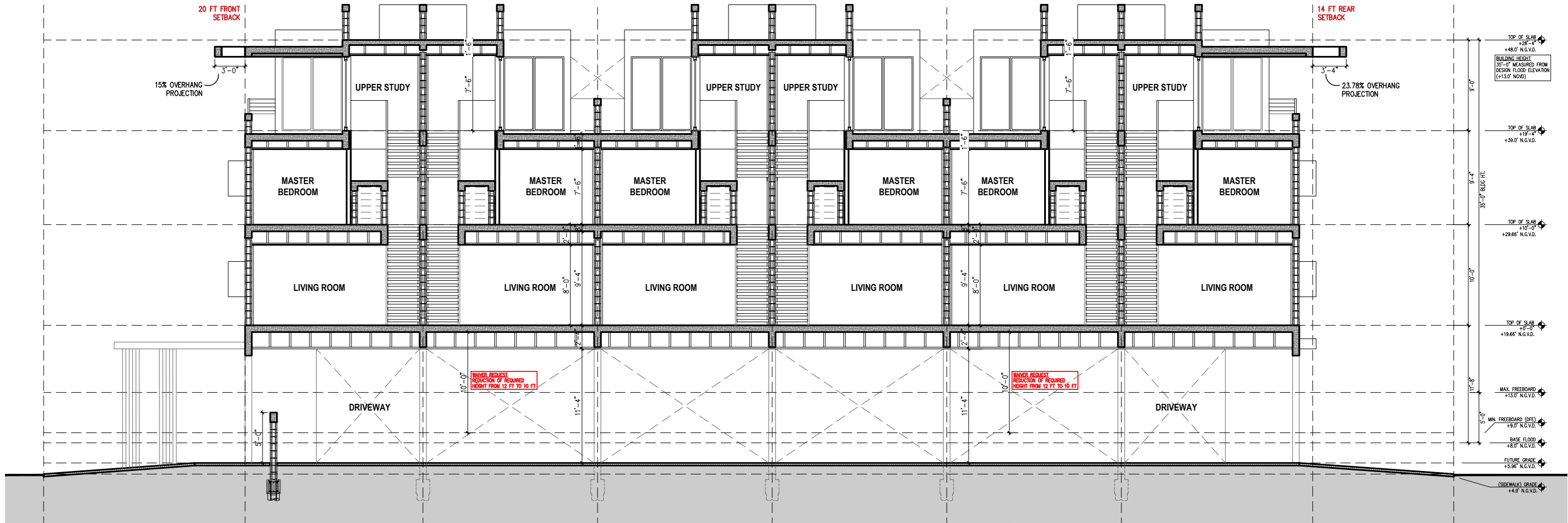
REVISION & DATE

DRAWING TITLE
NORTH
ELEVATION
(SIDE)

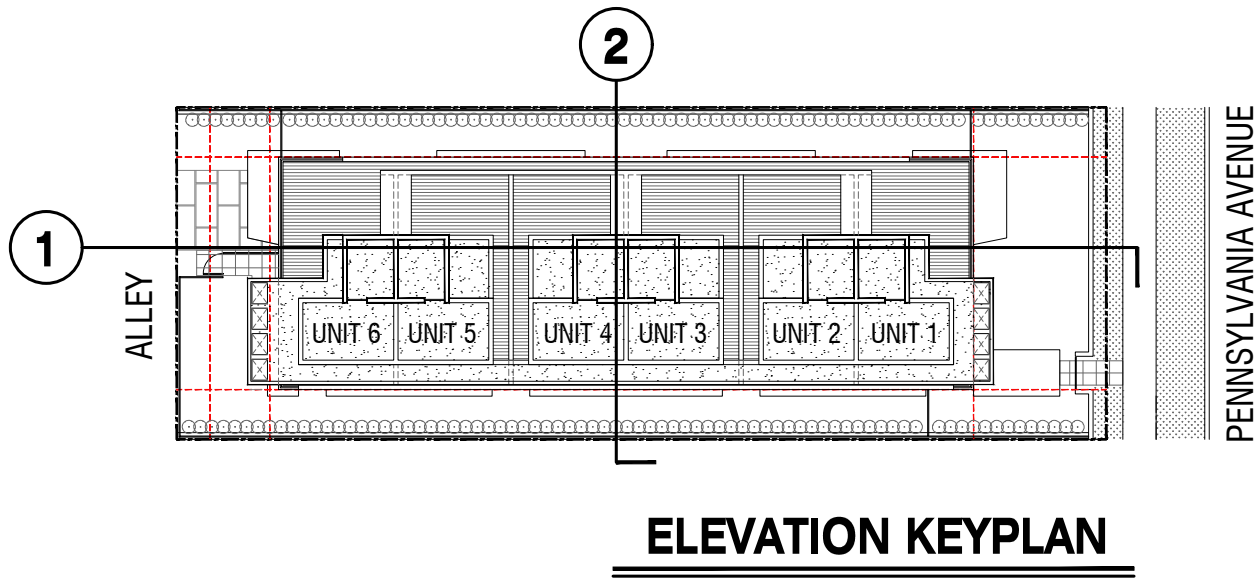
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SHEET NUMBER

A-3.3

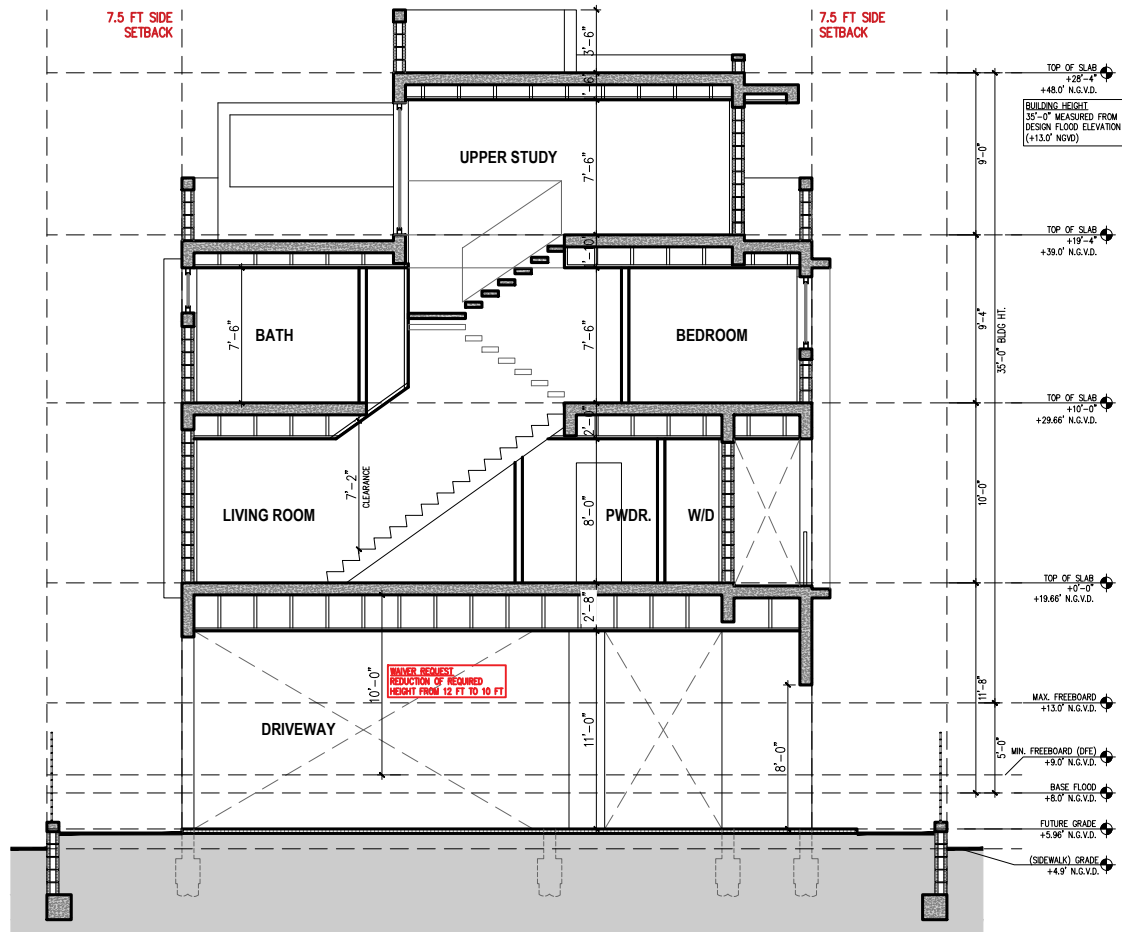


1 SECTION
3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION
3/32"=1'-0"

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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

SECTIONS

SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

A-4.1

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