REGATTA RESIDENCE

2121 REGATTA AVENUE. MIAMI BEACH, FLORIDA. 33140

NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1004 / 04-07-2024

ARCHITECTURAL PRESENTATION

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STATE OF FLORIDA · JOSE L. SANCHEZ · AR 16966 · REGISTERED ARCHITECT

Jose L Sanchez

Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=R. o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com, c=US
Date: 2024.06.28 16:01:18 -05'00'

ADDRESS & OWNER

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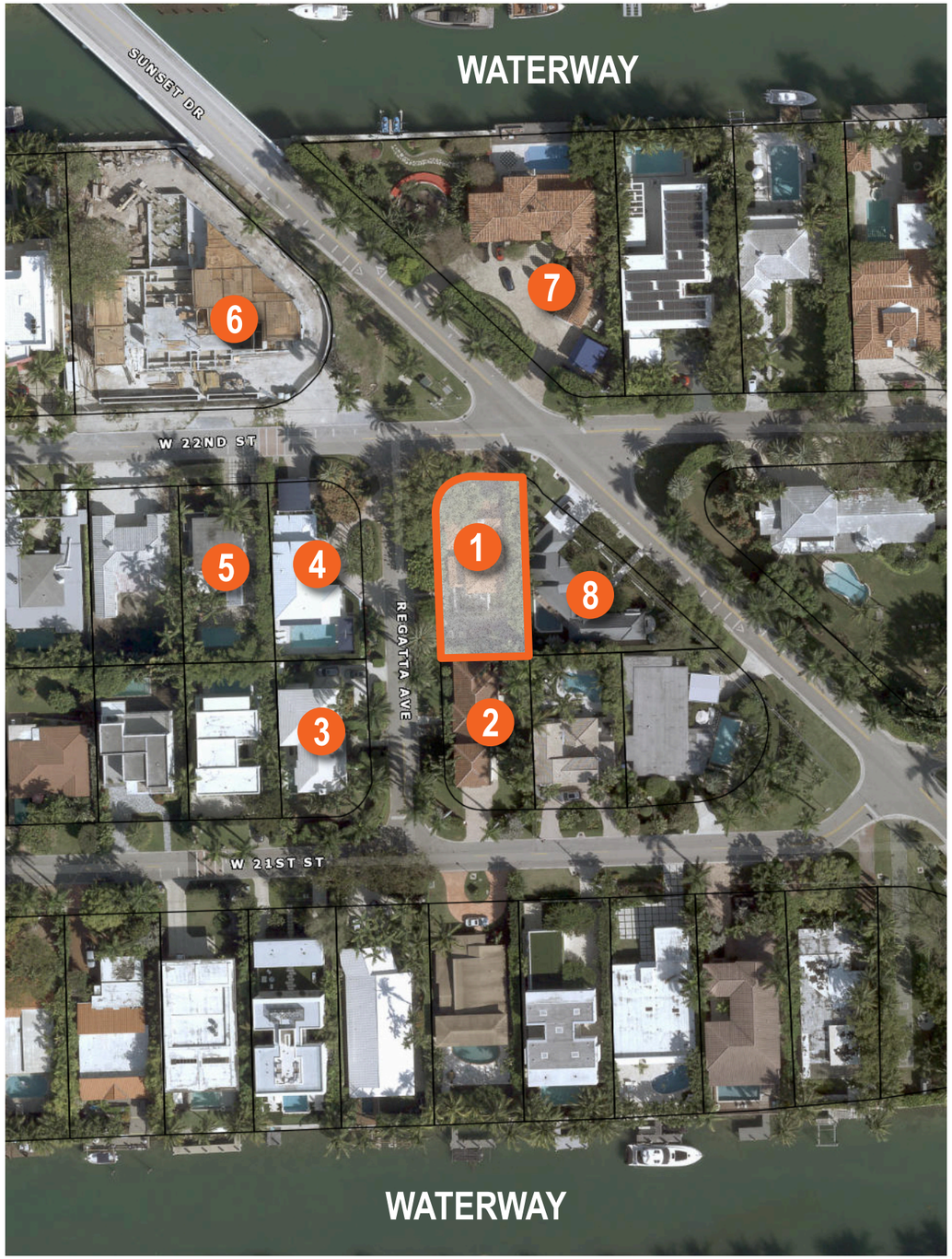
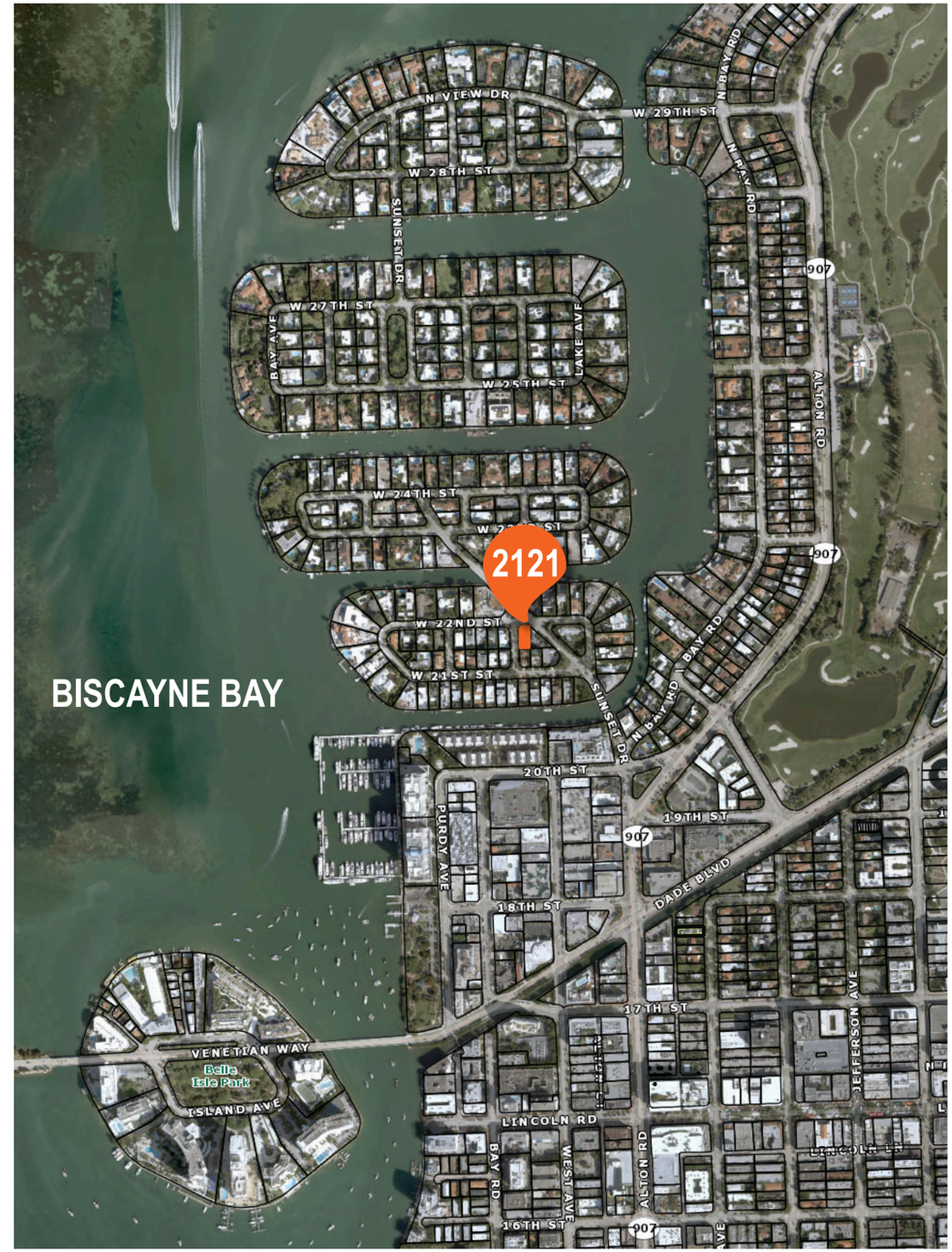


NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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NEIGHBORHOOD AERIAL VIEW

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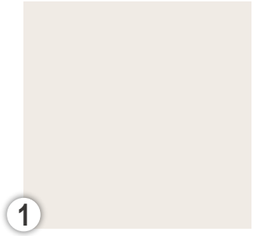
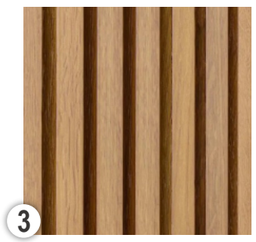
3D VIEW - FRONT

MATERIAL BOARD



1 PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)

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



3 SIMULATED WOOD SIDING (VERTICAL)

4 CLEAR GLASS W/ BRONZE FRAMES

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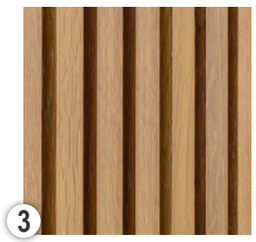
3D VIEW - FRONT

MATERIAL BOARD

1 PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)

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



3 SIMULATED WOOD SIDING (VERTICAL)

4 CLEAR GLASS W/ BRONZE FRAMES

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3D VIEW - REAR

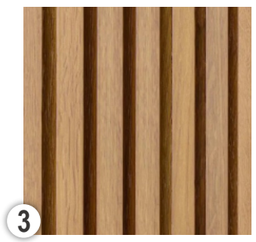
MATERIAL BOARD

1

PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)

2

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



3

SIMULATED
WOOD SIDING
(VERTICAL)

4

CLEAR GLASS W/
BRONZE FRAMES

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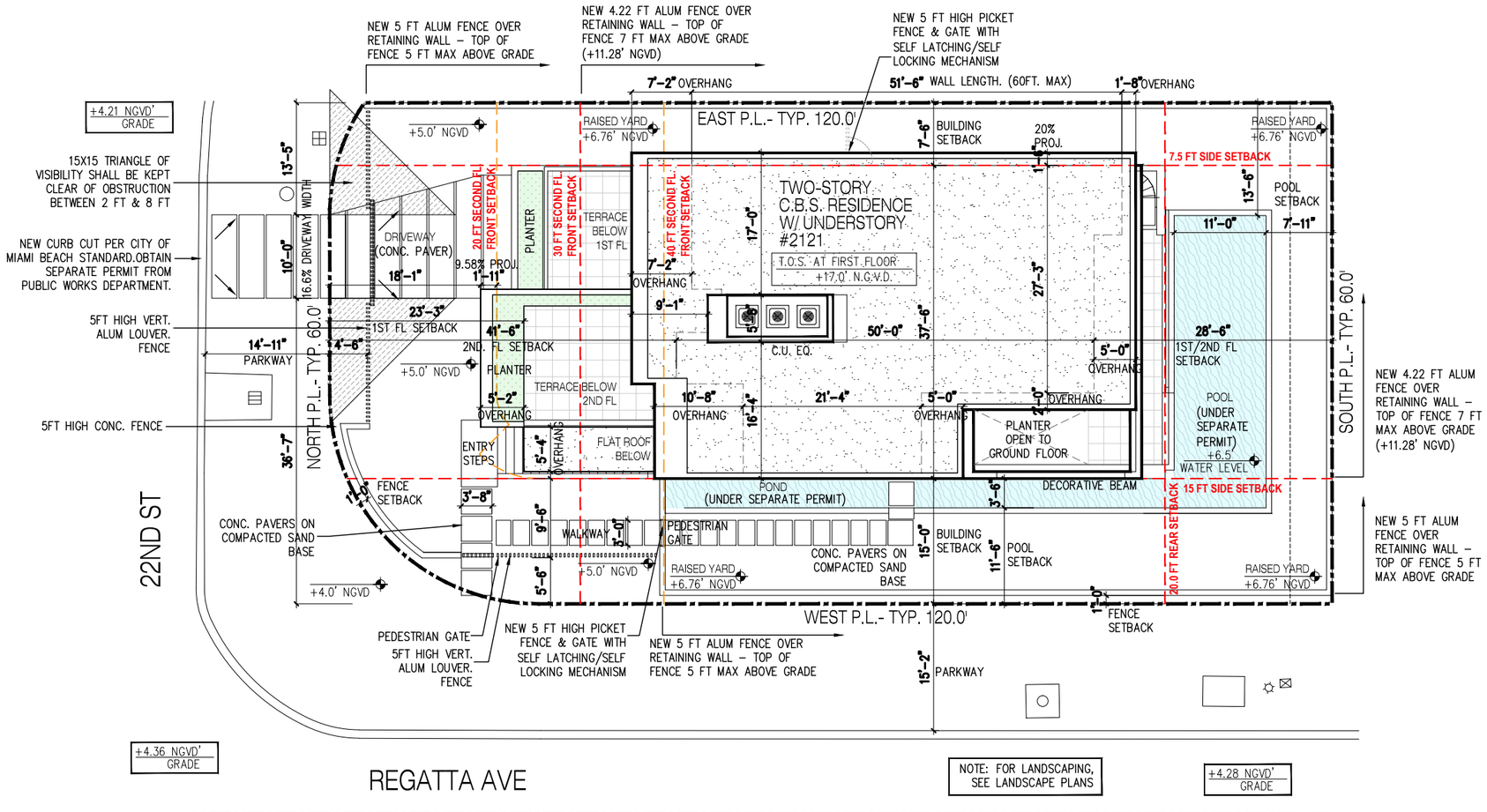

1 SITE PLAN

1/16"=1'-0"

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SITE PLAN

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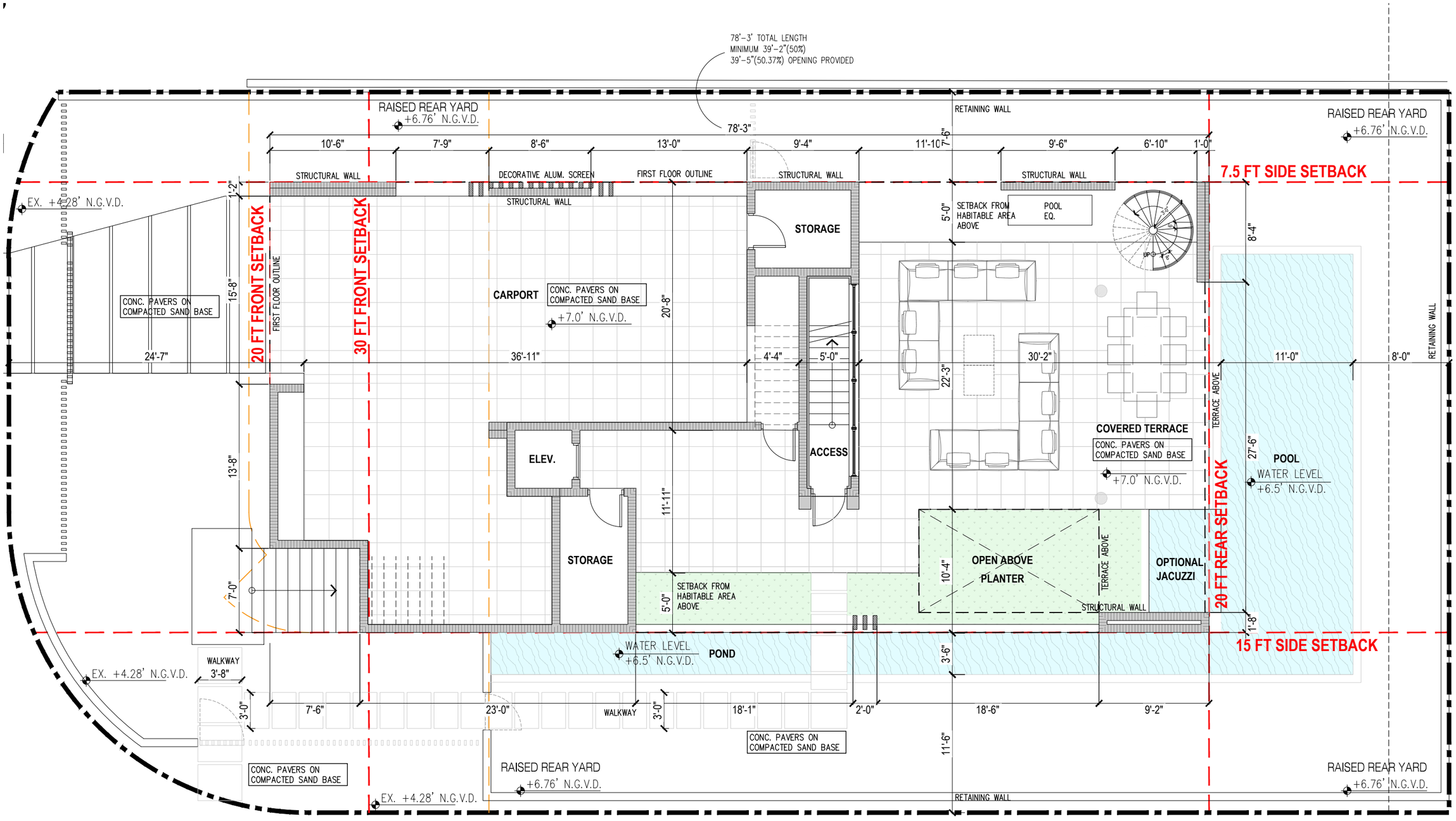

1 UNDERSTORY PLAN

1/8"=1'-0"

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UNDERSTORY PLAN

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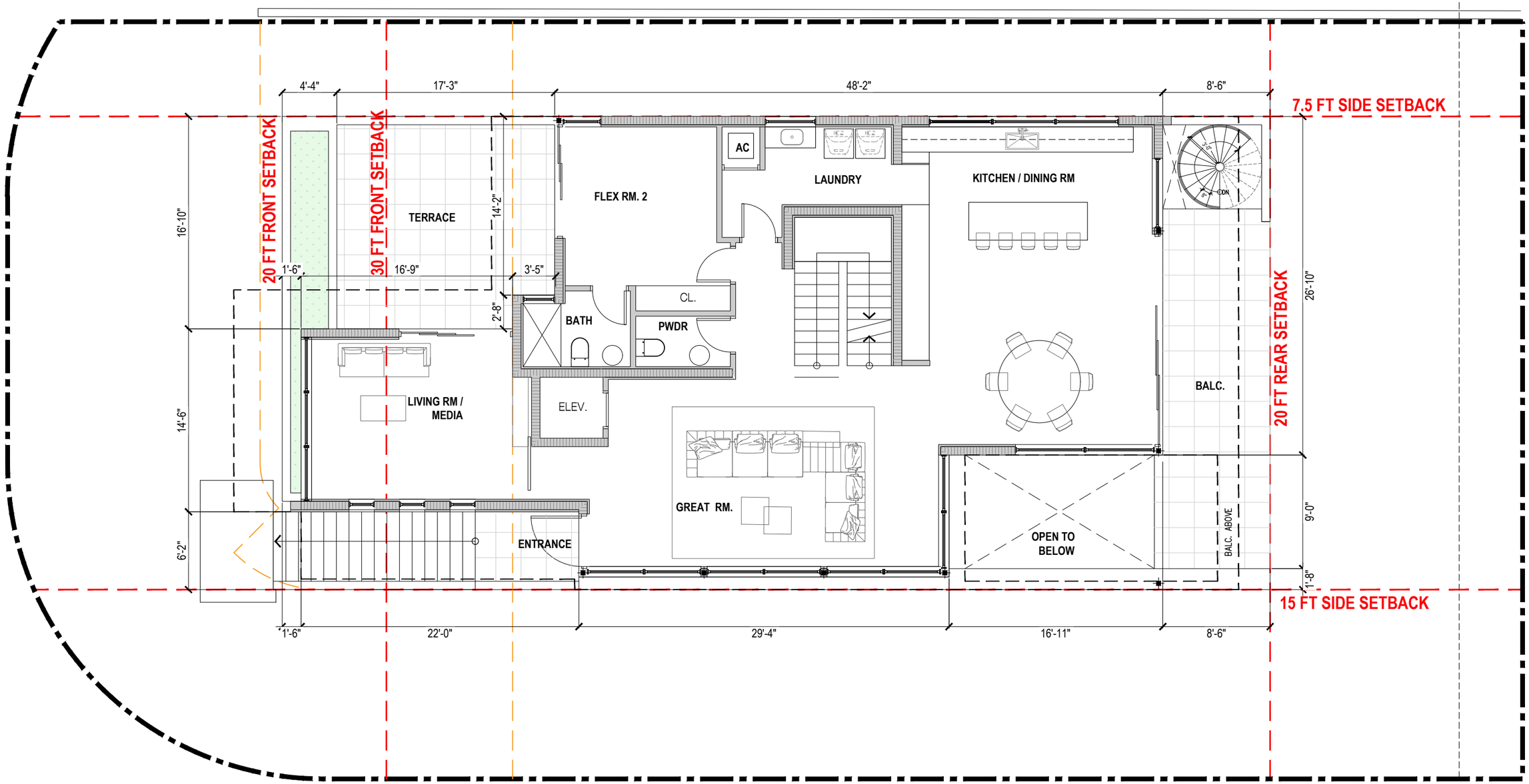

1 FIRST FLOOR PLAN

1/8"=1'-0"

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SECOND FLOOR PLAN

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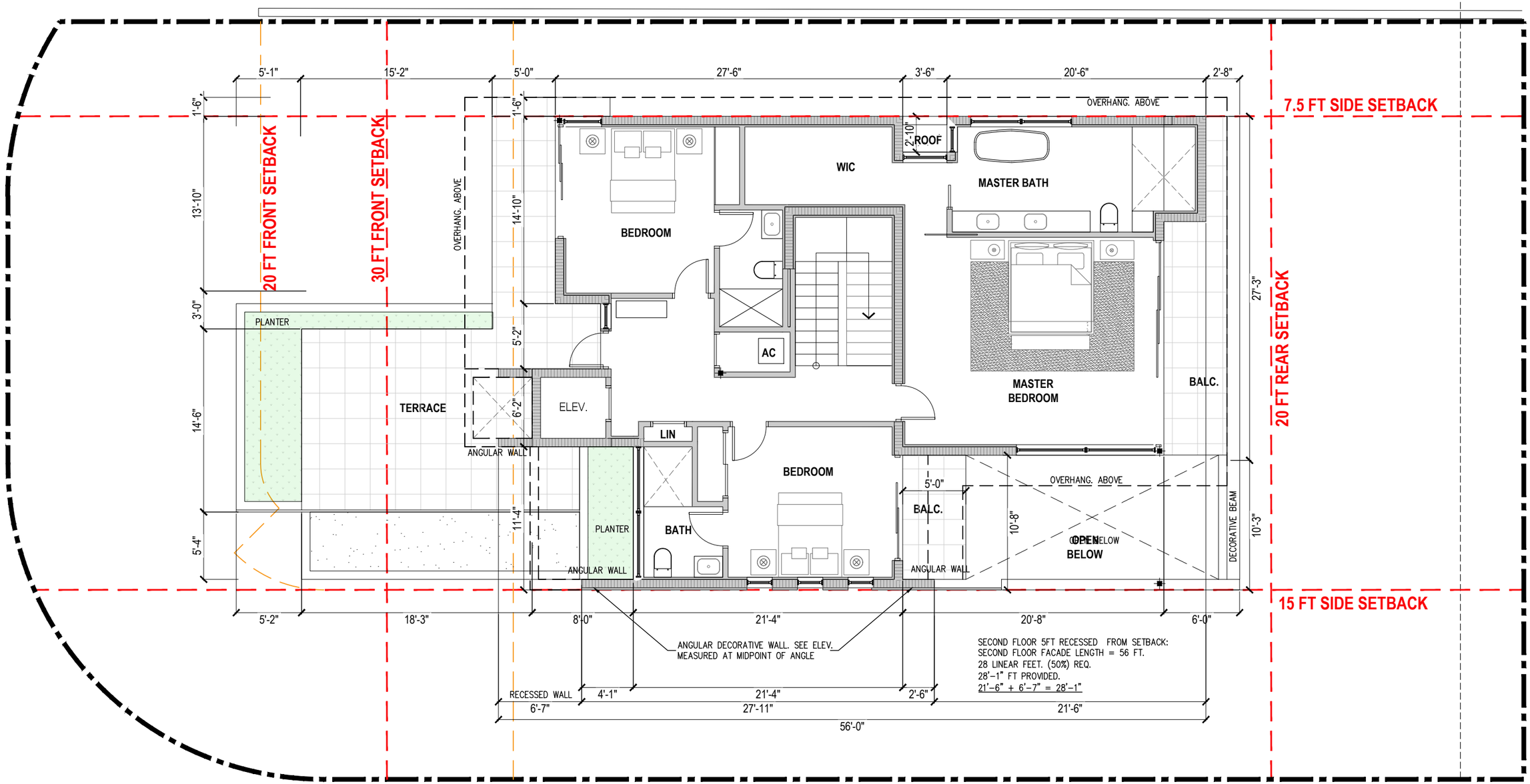

1 SECOND FLOOR PLAN

1/8"=1'-0"

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SECOND FLOOR PLAN

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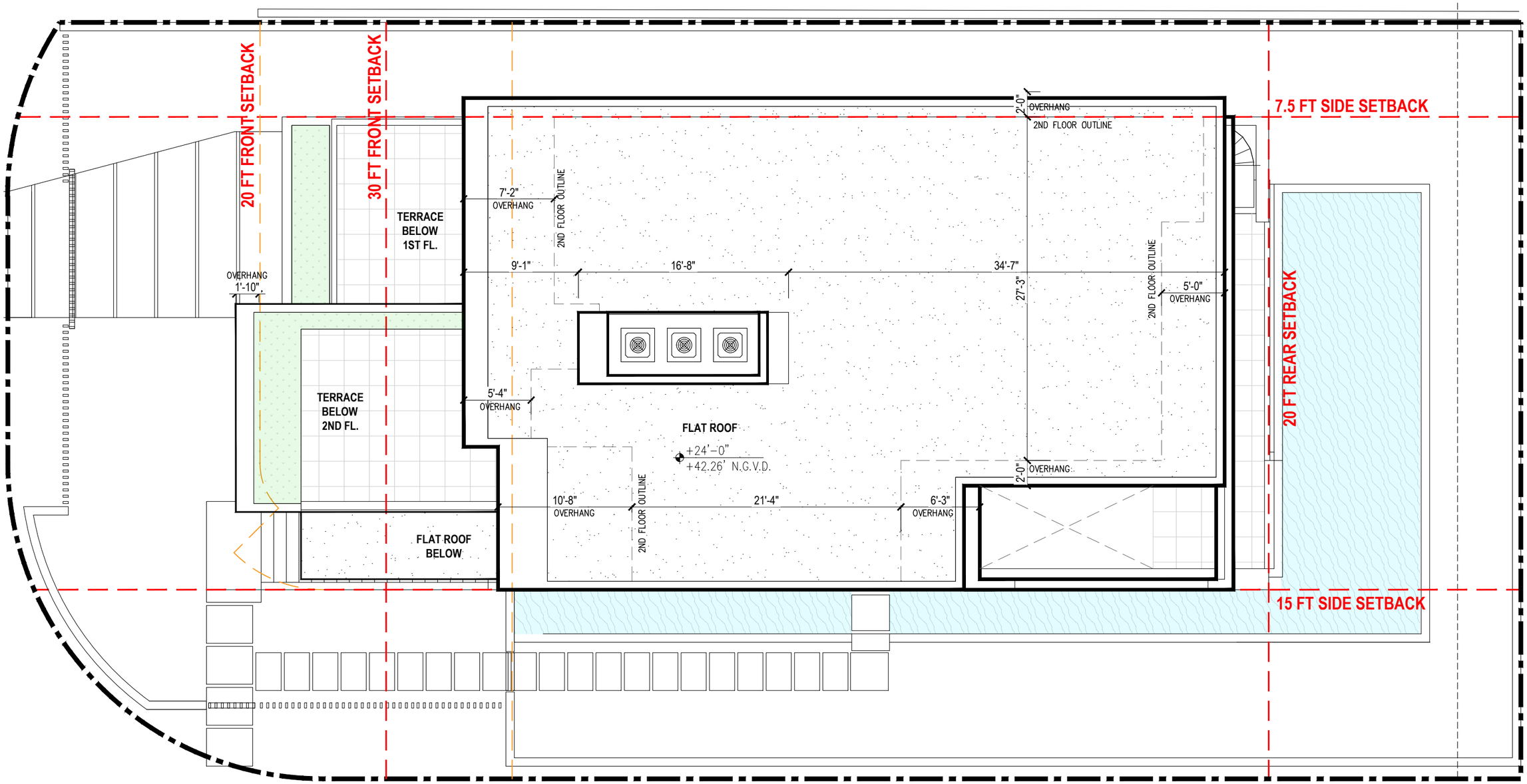

1 ROOF PLAN

1/8"=1'-0"

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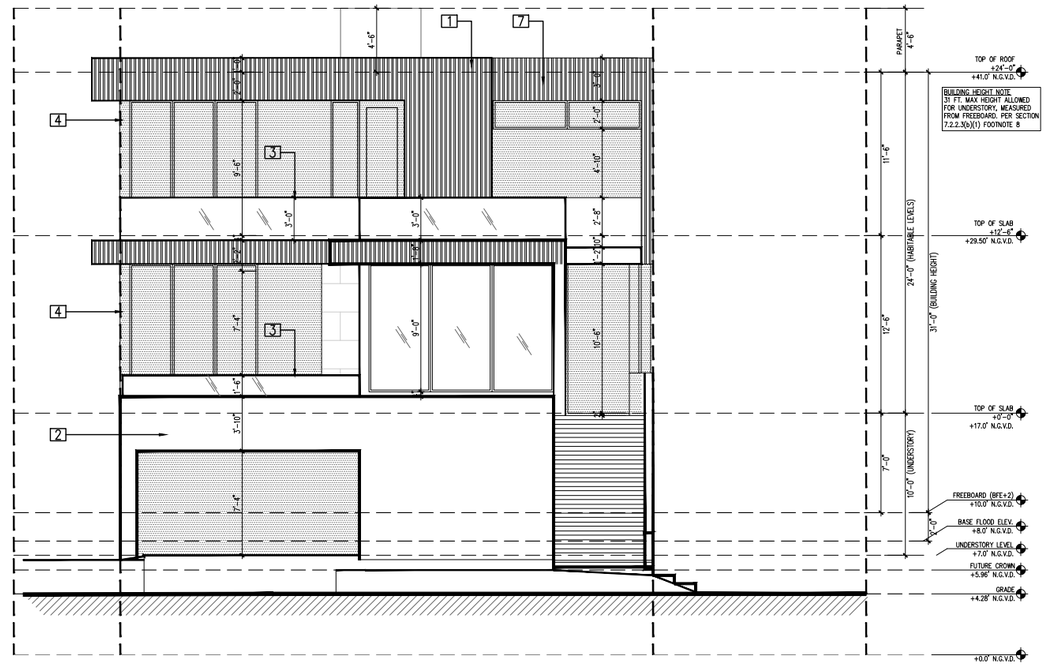
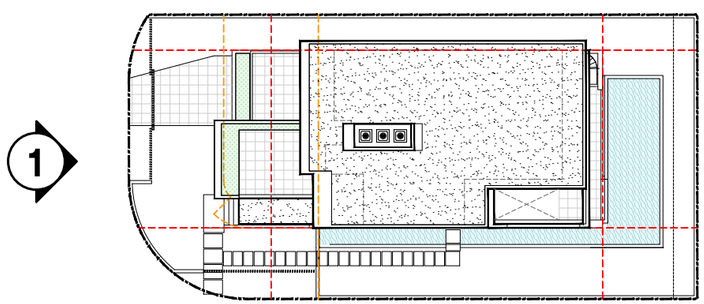


1 NORTH ELEVATION
FRONT

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD SIMULATE MTL. – TEAK SLAT EXTERIOR WALL PANEL

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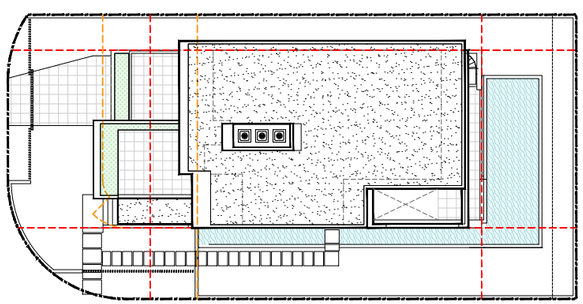
1 WEST ELEVATION
SIDE

3/32"=1'-0"



1

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NOT TO SCALE

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STATE OF FLORIDA
JOSE L. SANCHEZ
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REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

DRAWING TITLE
WEST ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
A-3.2

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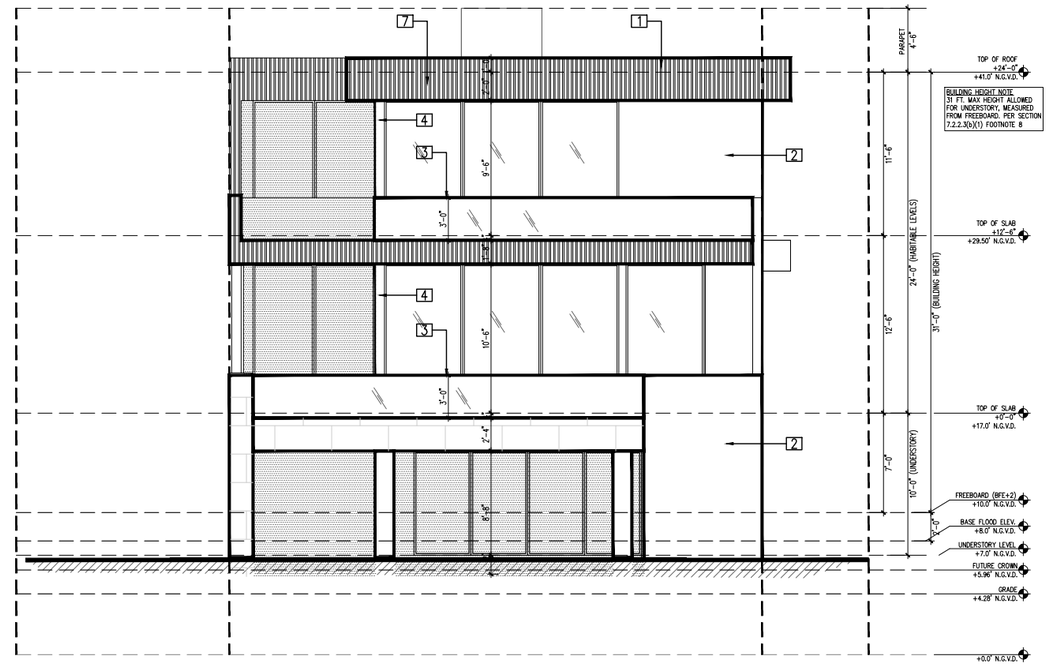
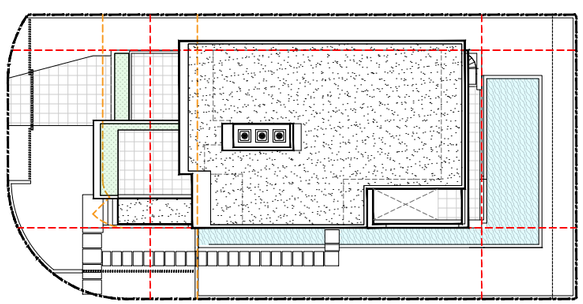


1 SOUTH ELEVATION
REAR

3/32"=1'-0"



1

ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD SIMULATE MTL. – TEAK SLAT EXTERIOR WALL PANEL

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SOUTH ELEVATION (REAR)

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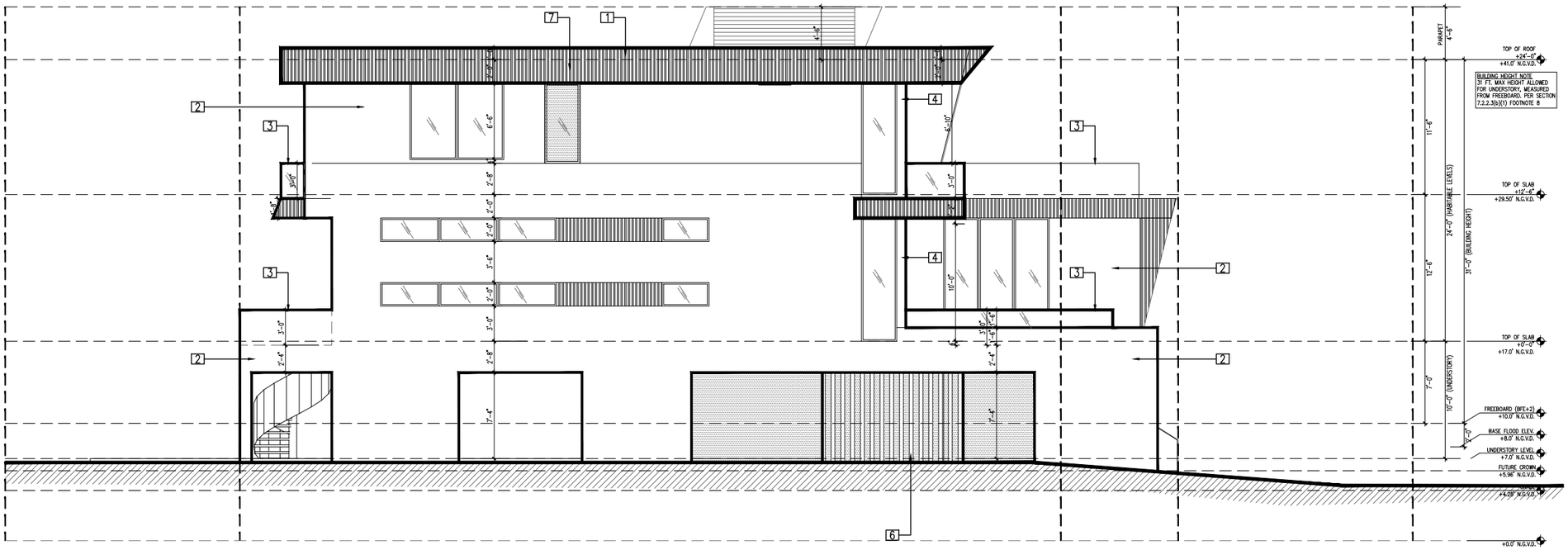
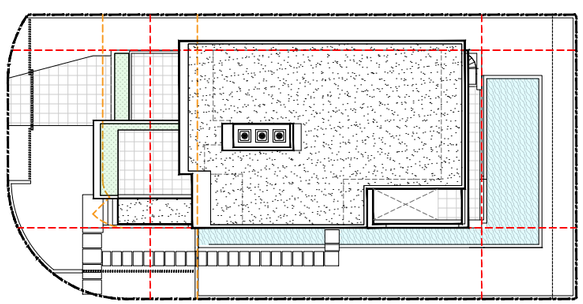


1 EAST ELEVATION

SIDE

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

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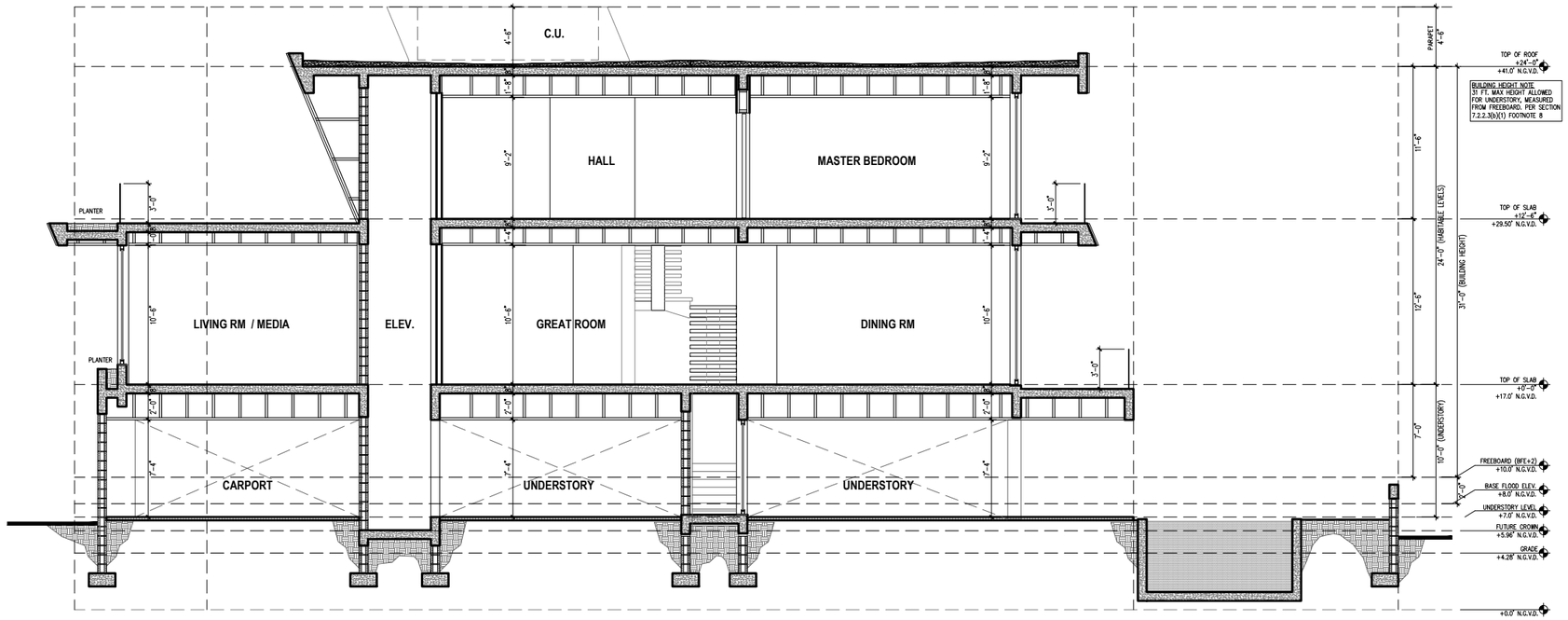
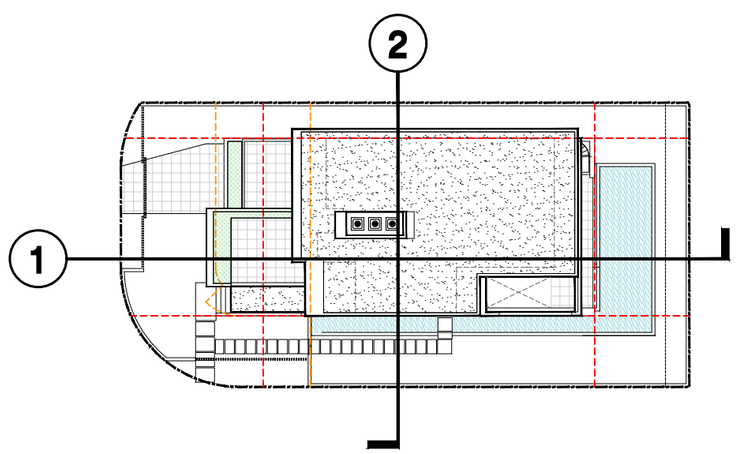


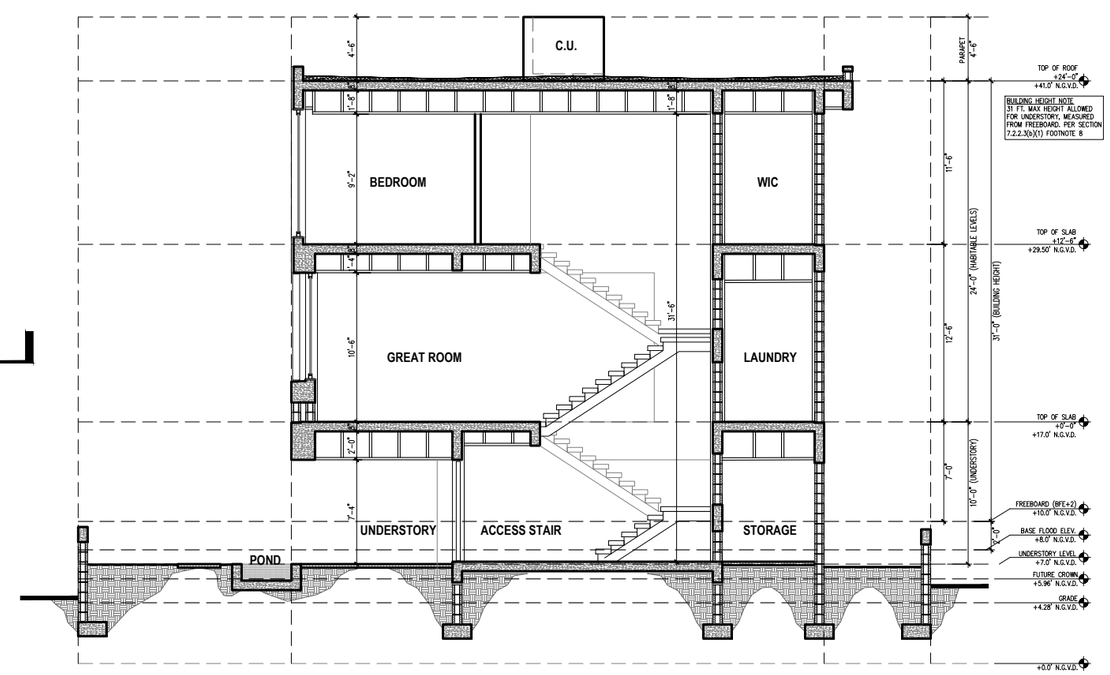
1 SECTION

3/32"=1'-0"



SECTION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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REGATTA RESIDENCE

2121 REGATTA AVENUE. MIAMI BEACH, FLORIDA. 33140

NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1004 / 04-07-2024

ARCHITECTURAL PRESENTATION

A-0.0 | COVER SHEET / INDEX OF DRAWINGS
A-0.1 | NEIGHBORHOOD AERIAL VIEWS
A-0.2 | SURROUNDING PROPERTIES
A-0.3 | SURROUNDING PROPERTIES
A-0.4 | 3D VIEW - FRONT & MATERIALS
A-0.5 | 3D VIEW - SIDE & MATERIALS
A-0.6 | 3D VIEW - REAR & MATERIALS
A-0.7 | 3D PERSPECTIVE VIEWS
A-0.8 | CONTEXTUAL ELEVATIONS
A-0.9 | SURVEY
A-0.10 | DEMOLITION PLAN

ARCHITECTURAL PLANS

A-1.0 | ZONING DATA
A-1.1 | SITE PLAN
A-1.2 | YARD SECTIONS
A-1.3 | YARD SECTIONS
A-1.4 | DIAGRAM - LOT COVERAGE / AXONOMETRIC
A-1.5 | DIAGRAM - UNIT SIZE
A-1.6 | DIAGRAM - OPEN SPACE
A-2.1 | UNDERSTORY PLAN
A-2.2 | FIRST FLOOR PLAN
A-2.3 | SECOND FLOOR PLAN
A-2.4 | ROOF PLAN
A-3.1 | WEST ELEVATION (FRONT)
A-3.2 | NORTH ELEVATION (SIDE)
A-3.3 | SOUTH ELEVATION (SIDE)
A-3.4 | EAST ELEVATION (REAR)
A-4.1 | SECTIONS
A-4.2 | SECTIONS
A-4.1 | SECTIONS

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COVER SHEET / INDEX OF DRAWINGS

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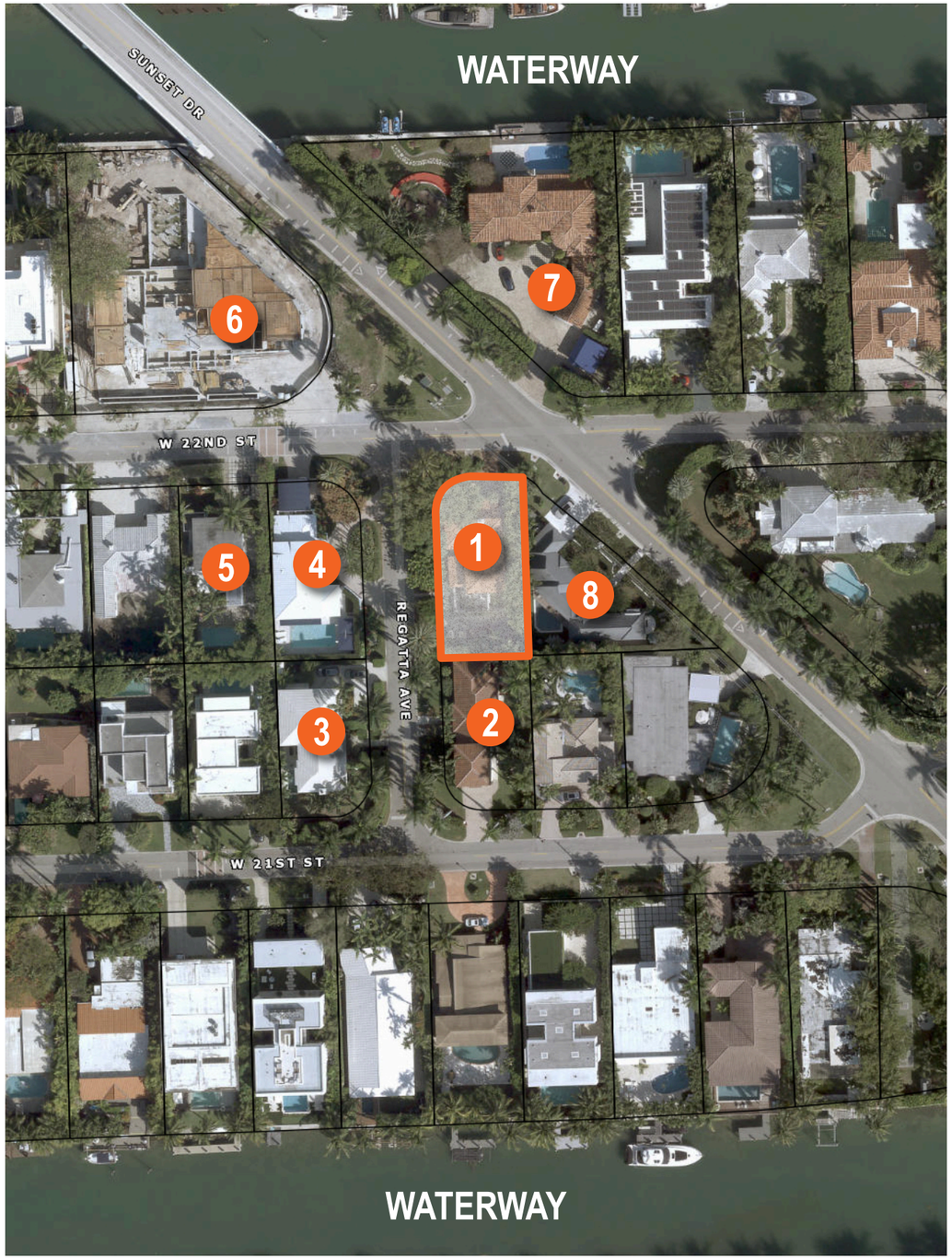
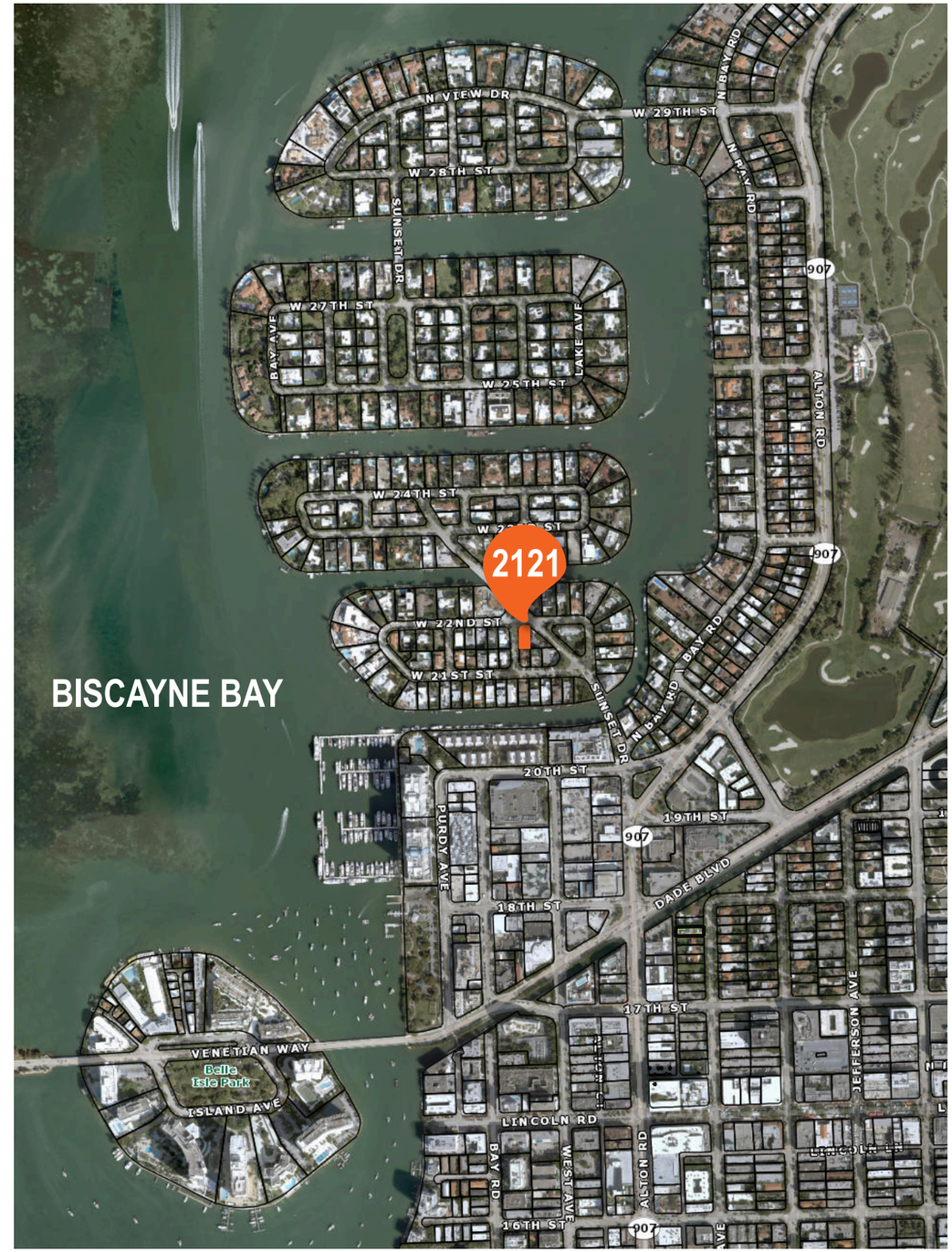


NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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NEIGHBORHOOD AERIAL VIEW

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-0.1

1 2121 REGATTA AVENUE
VACANT LOT

2 2111 REGATTA AVENUE
EXISTING TWO-STORY RESIDENCE

3 1501 W 21 ST
EXISTING TWO-STORY RESIDENCE

4 2130 REGATTA AVENUE
EXISTING TWO-STORY RESIDENCE

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SURROUNDING PROPERTIES

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SHEET NUMBER

A-0.2

5 1510 W 22 ST
EXISTING TWO-STORY RESIDENCE

6 1515 W 22 ST
NEW TWO-STORY RESIDENCE

7 2201 SUNSET DRIVE
EXISTING TWO-STORY RESIDENCE

8 2120 SUNSET DRIVE
EXISTING ONE-STORY RESIDENCE

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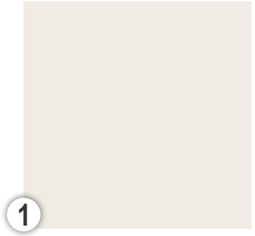
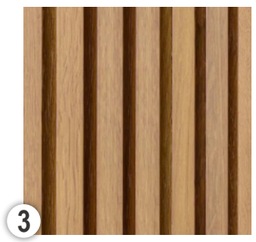
3D VIEW - FRONT

MATERIAL BOARD



1 PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)

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



3 WOOD SIDING (VERTICAL)

4 CLEAR GLASS W/ BRONZE FRAMES

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3D VIEW & MATERIALS

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3D VIEW - FRONT

MATERIAL BOARD

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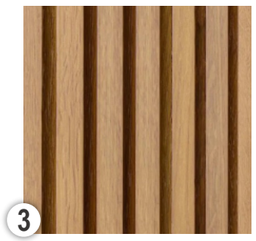

3 WOOD SIDING (VERTICAL)

4 CLEAR GLASS W/ BRONZE FRAMES

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3D VIEW - REAR

MATERIAL BOARD

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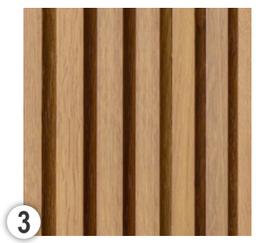
2 PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE STREET CHIC, CSP45)



3 WOOD SIDING (VERTICAL)

4 CLEAR GLASS W/ BRONZE FRAMES

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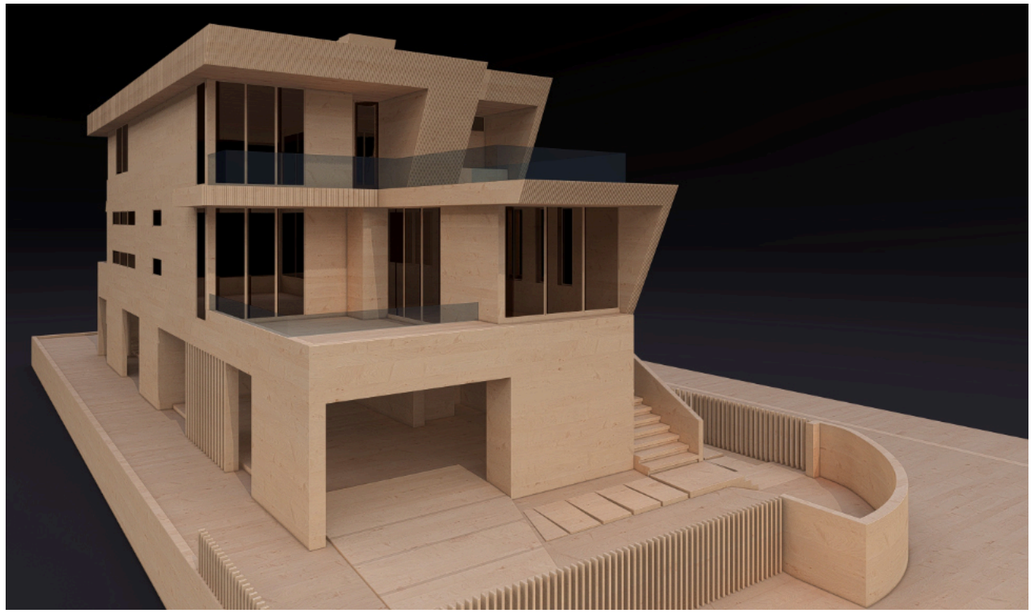
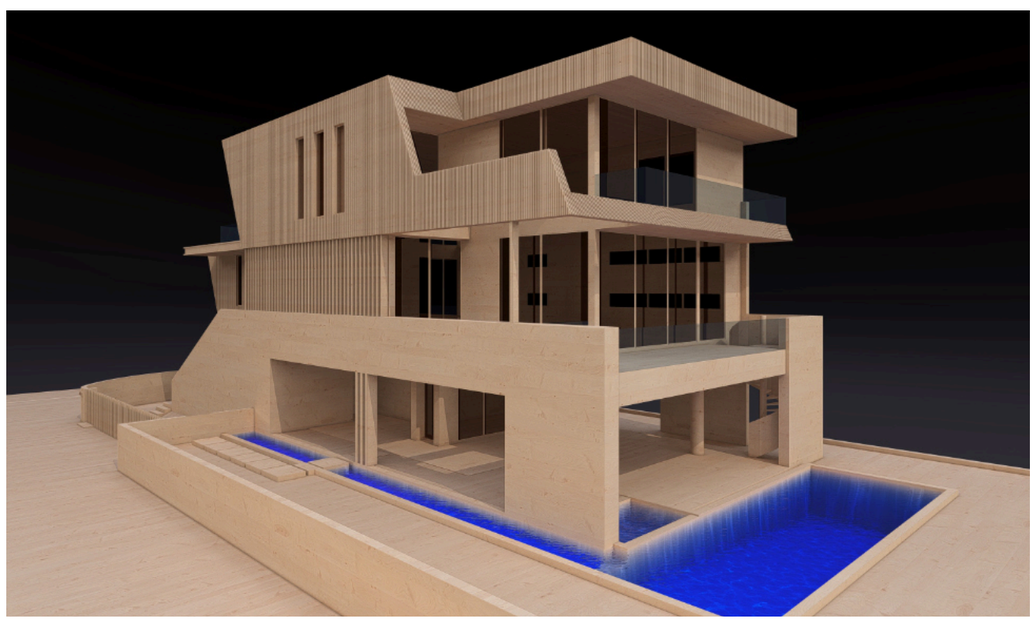
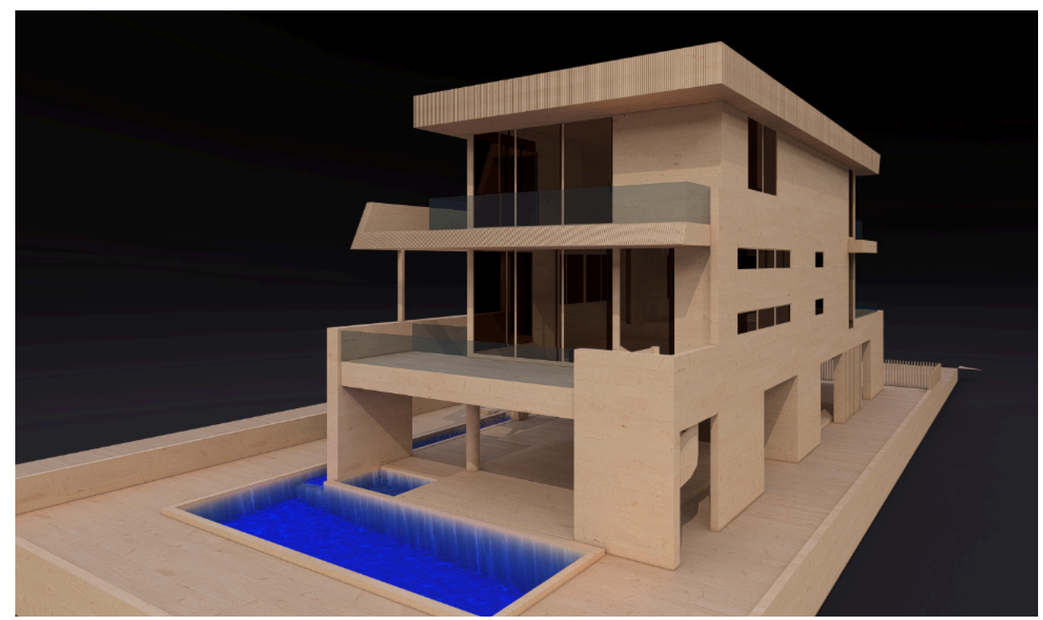


PERSPECTIVE VIEW - FRONT 1

PERSPECTIVE VIEW - FRONT 2



PERSPECTIVE VIEW - REAR 1



PERSPECTIVE VIEW - REAR 2

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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 16966
REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

DRAWING TITLE

PERSPECTIVE VIEWS

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-0.7

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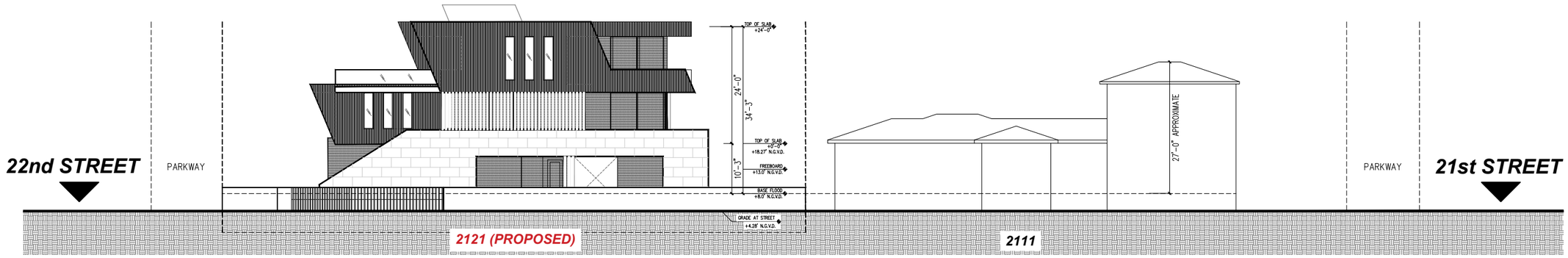

1 CONTEXTUAL ELEVATIONS

N.T.S.

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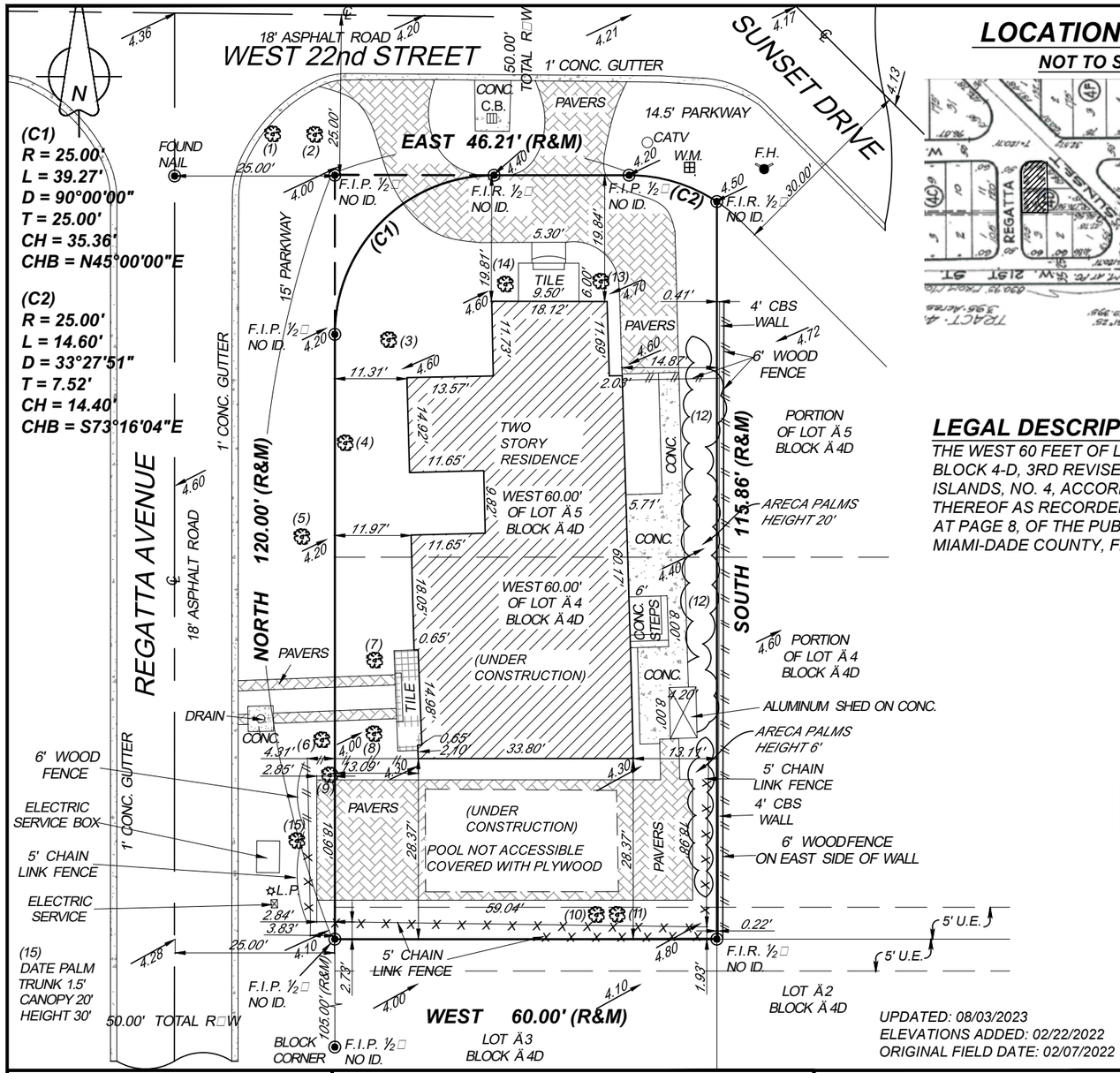
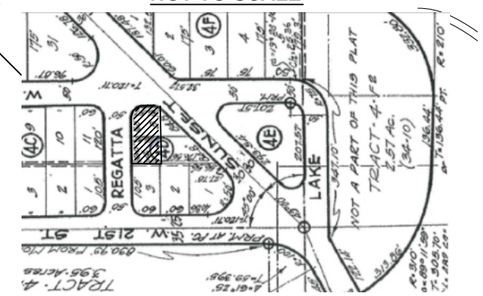


UPDATED: 08/03/2023
ELEVATIONS ADDED: 02/22/2022
ORIGINAL FIELD DATE: 02/07/2022

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

THE WEST 60 FEET OF LOTS 4 AND 5, BLOCK 4-D, 3RD REVISED PLAT OF SUNSET ISLANDS, NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE CHART:

Tree number	Common name	Scientific name	DBH In.	Height Ft.	Canopy Sq.Ft.	CRZ Ft. radius	TPF Ft.	Condition	Native Status Y/N
1	*Plumeria alba***	Frangipani	12	15	52	12	8	Moderate	N
2	*Cocos nucifera**	Coconut palm	14	44	329	8	5	Moderate	N
3	*Quercus virginiana*	Live oak	34	42	1,526	34	34	Moderate	Y
4	*Mangifera indica****	Mango	22	24	200	22	16	Good	N
5	*Blighia sapida***	Akee	15	24	278	15	12	Good	N
6	*Capparis cynophallophora+*	Jamaican Caper	18	21	196	18	12	Good	Y
7	*Bismarkia nobilis*	Bismarkia palm	9	12	77	4	4	Moderate	N
8	*Bismarkia nobilis*	Bismarkia palm	9	7	58	4	4	Poor	N
9	*Myrcianthes fragrans*	Simpson stopper	10	17	63	10	8	Moderate	Y
10	*Veitchia merrillii*	Christmas palm	12	27	360	4	6	Moderate	N
11	*Veitchia merrillii*	Christmas palm	9	27	317	4	6	Moderate	N
12	*Dypsis lutescens*	Areca palm****	N/A	24	1,227	6	6	Moderate	N
13	*Thrinax radiata*	Thatch palm	7	22	151	4	4	Moderate	Y
14	*Thrinax radiata*	Thatch palm	6	22	98	4	4	Good	Y

* ROW tree
**ROW double multi-trunk
*** Triple trunk
\+ Multi-trunk
**** Count of twenty-seven clumps

TREE CHART PROVIDED BY JORGE L. RIVERA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF REGATTA AVENUE = (NORTH)

LEGEND

A/C	AIR CONDITIONER	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT	W/M	WATER METER
AVE.	AVENUE	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
BLVD.	BOULEVARD	FPL	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.U.P.	WOOD UTILITY POLE
BM	BENCH MARK	F.I.P.	FOUND IRON PIPE	PL	PROPERTY LINE		
CATV	CABLE TELEVISION BOX	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING		
C.B.	CATCH BASIN	FND.	FOUND	P.O.C.	POINT OF COMMENCEMENT		
CBS	CONCRETE BLOCK STRUCTURE	L	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVATURE		
CHB	CHORD BEARING	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT		
CH	CHORD DISTANCE	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY		
COR	CORNER	LB	LICENSED BUSINESS	R	RADIUS		
CT	COURT	LS	LAND SURVEYOR	(R)	RECORD		
℄	CENTERLINE	(M)	MEASURED	R.E.	RIM ELEVATION		
CL.	CLEAR	NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT-OF-WAY		
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SAN.	SANITARY		
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	S.I.P.	SET IRON PIPE		
E.B.	ELECTRIC BOX	NO.	NUMBER	S.I.R.	SET IRON ROD		
ELEV.	ELEVATION	NTS	NOT TO SCALE	ST.	STREET		
ENCR.	ENCROACHMENT	O.R.B	OFFICIAL RECORD BOOK	T	TANGENT		
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE	T.B.M	TEMPORARY BENCH MARK		
F.F.	FINISH FLOOR	O.U.L	OVERHEAD UTILITY LINES	TEL.	TELEPHONE		
F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	TYP.	TYPICAL		
		P.C.C.	POINT OF COMPOUND CURVATURE	U.E.	UTILITY EASEMENT		

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

FLOOD ZONE: AE
MAP & PANEL = 12086C0317
COMMUNITY NO.: 120651
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV.= +8.00 NGVD 1929
L.F. 6.58 ELEV. = NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 4.00
B.M.# C-100 ELEV. = 11.05 (MIAMI-DADE COUNTY)
GARAGE ELEV.= N/A
E.R.P.= 4.02

PROPERTY OF: MICHAEL ALLENBERG AND ALEXANDRA NEFF ALLENBERG

2121 REGATTA AVENUE,
MIAMI BEACH, FLORIDA 33140

CERTIFIED TO:

MICHAEL ALLENBERG AND
ALEXANDRA NEFF ALLENBERG

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

269146-C
269146-B

FIELD DATE:08/03/2023	SCALE: 1" = 20'	DRAWN BY: J.L.J.	DWG. No.: 269146

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P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837

STATE OF FLORIDA JOSE L. SANCHEZ AR 16966 REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

DRAWING TITLE

SURVEY

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-0.9

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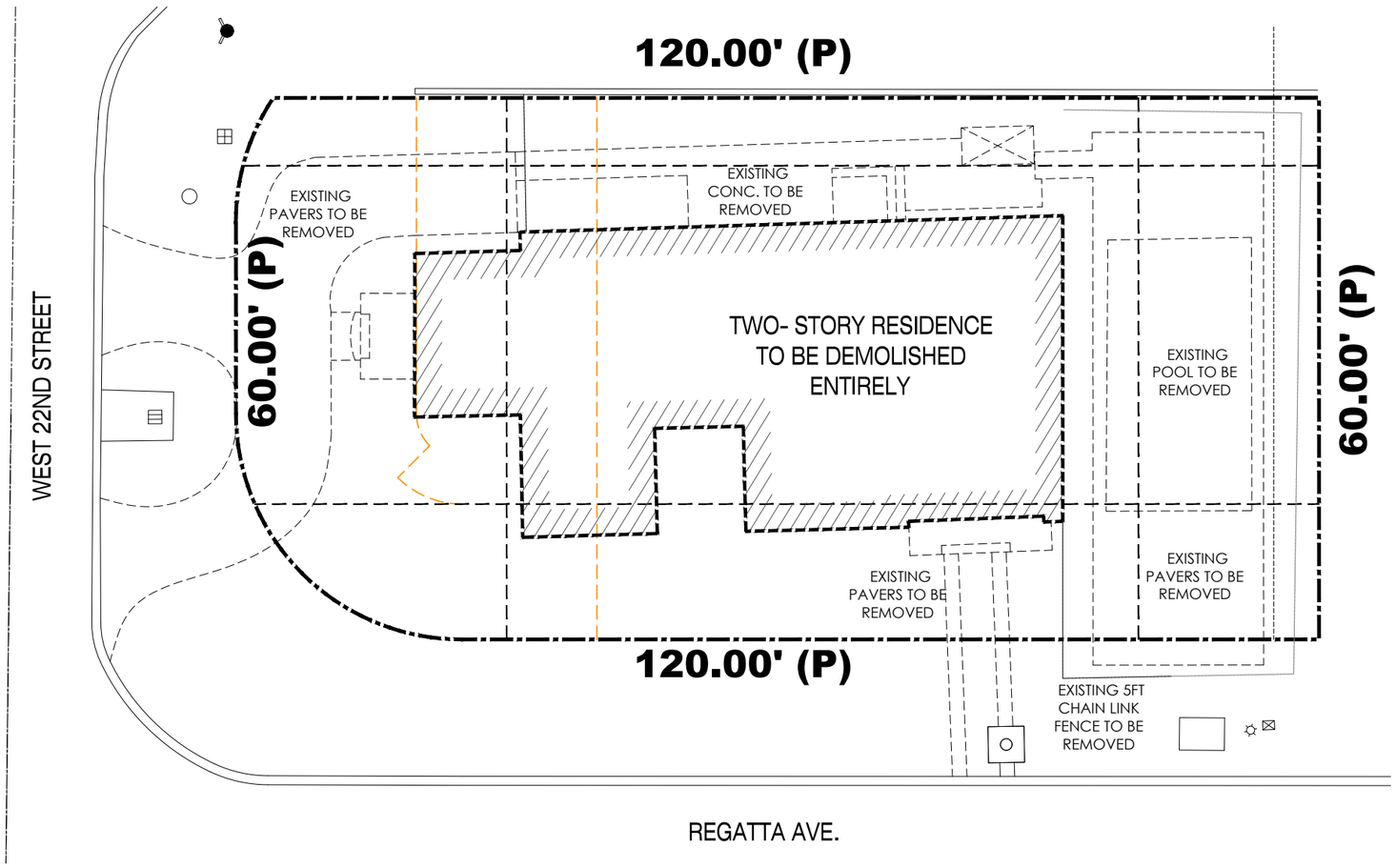

1 DEMOLITION PLAN

1/16" = 1'-0"

SCOPE OF WORK

1. SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
2. REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
3. MAINTAIN AND 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.

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STATE OF FLORIDA JOSE L. SANCHEZ AR 16966 REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

DRAWING TITLE

DEMOLITION PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-0.10

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	2121 REGATTA AVE, MIAMI BEACH, FL 33140			
2	FOLIO NUMBER(S):	02-3228-001-2230			
3	BOARD AND FILE NUMBERS:				
4	YEAR BUILT:	1940	ZONING DISTRICT:		RS-4
5	BASED FLOOD ELEVATION:	+8.0' NGVD	GRADE VALUE IN N.G.V.D:		+4.28' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.14' NGVD	FREE BOARD:		+10.0' NGVD (+2')
7	LOT AREA:	7,047.8 S.F.			
8	LOT WIDTH:	60'-0"	LOT DEPTH:		120'-0"
9	MAX. LOT COVERAGE SF AND %:	2,114 SF (30%)	PROPOSED LOT COVERAGE SF AND %:		2,011 SF (28.54%)
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		156 SF
11	FRONT YARD OPEN SPACE SF AND %:	701 SF (66.83%)	REAR YARD OPEN SPACE SF AND %:		974 SF (81.17%)
12	MAX. UNIT SIZE SF AND %:	3,524 SF (50%)	PROPOSED UNIT SIZE SF AND %:		3,518 SF (49.92%)
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:		1,884 SF (26.73%)
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):		N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:		1,526 SF (21.56%)
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		N/A
16A			GROSS AREA:		3,517
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24 FT. W/ UNDERSTORY		24'-0"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20 FT.		23'-3"	
20	FRONT SECOND LEVEL:	40 FT.		41'-6"	
21	SIDE 1 - EAST:	7'-6"		7'-6"	
22	SIDE 2 - WEST:	15'-0"		15'-0"	
23	REAR:	20'-0"		28'-6"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A		N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A		N/A	
26	ACCESSORY STRUCTURE REAR:	N/A		N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

LOCATION PLAN

NOT TO SCALE

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020, 7TH EDITION - RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-4)

LEGAL DESCRIPTION

THE WEST 60 FEET OF LOTS 4 AND 5, BLOCK 4-D, 3RD REVISED PLAT OF SUNSET ISLANDS, NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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STATE OF FLORIDA JOSE L. SANCHEZ AR 16966 REGISTERED ARCHITECT

Jose L Sanchez

Digitally signed by Jose L Sanchez
DN: cn=Jose L Sanchez, c=US, o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com
Date: 2024.06.28 16:00:51 -04'00'

ADDRESS & OWNER

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DRAWING TITLE
ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN
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SHEET NUMBER
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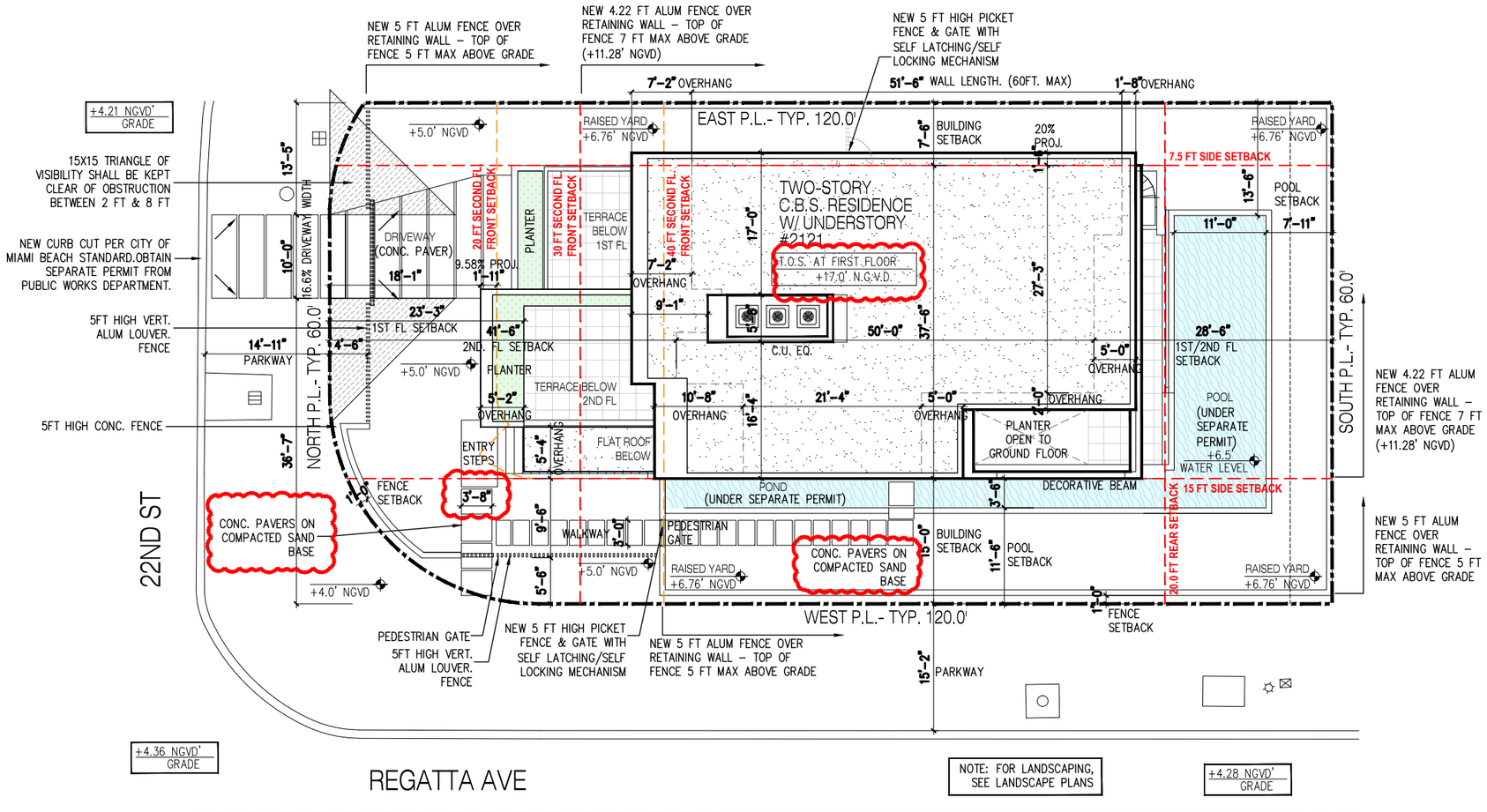

1 SITE PLAN

1/16"=1'-0"

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SITE PLAN

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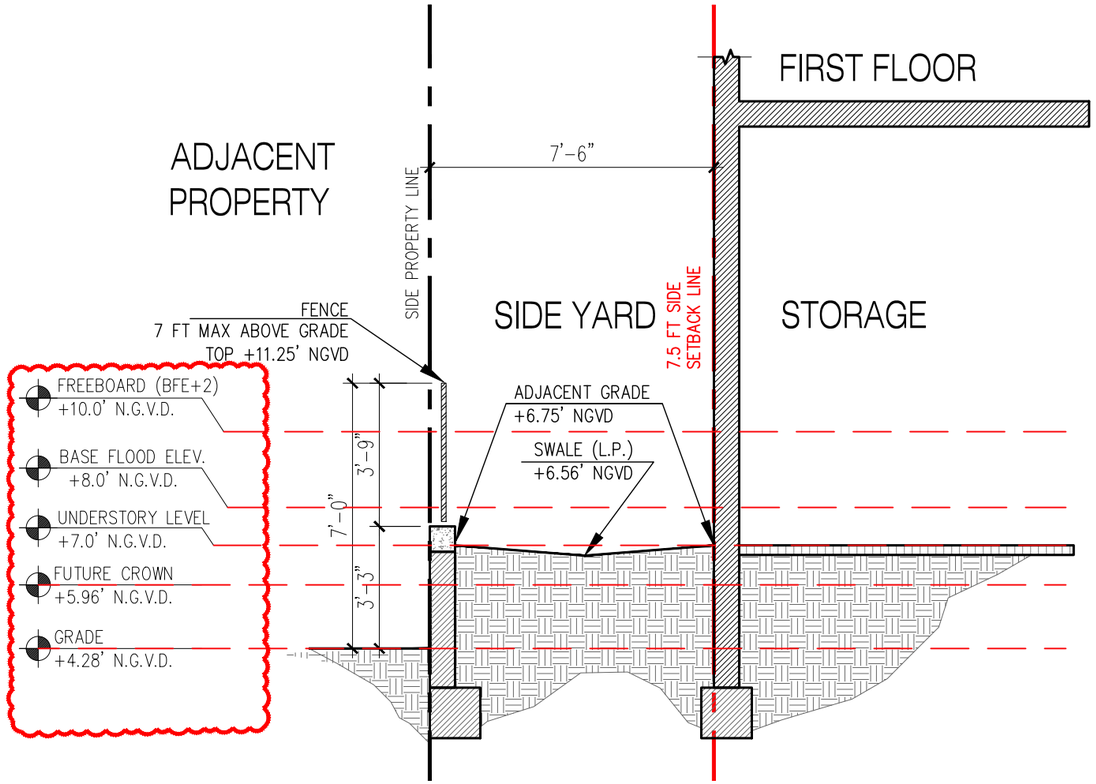
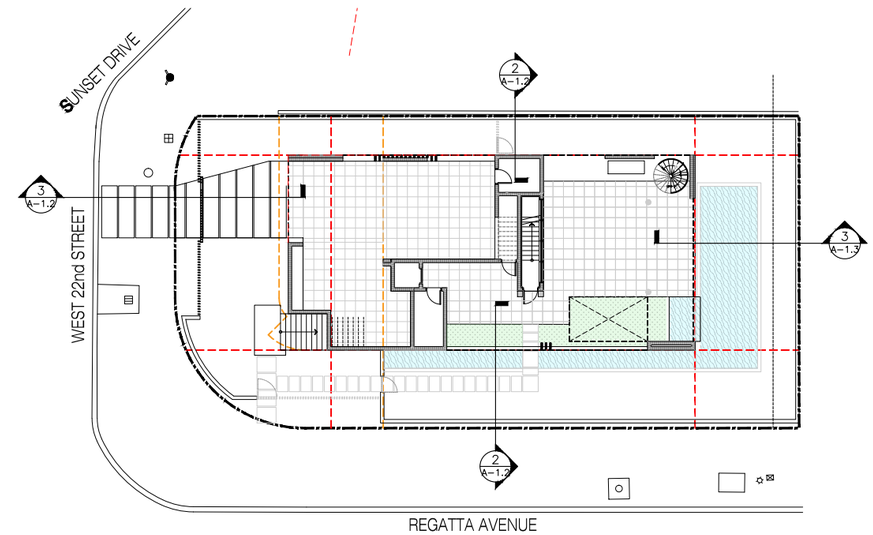


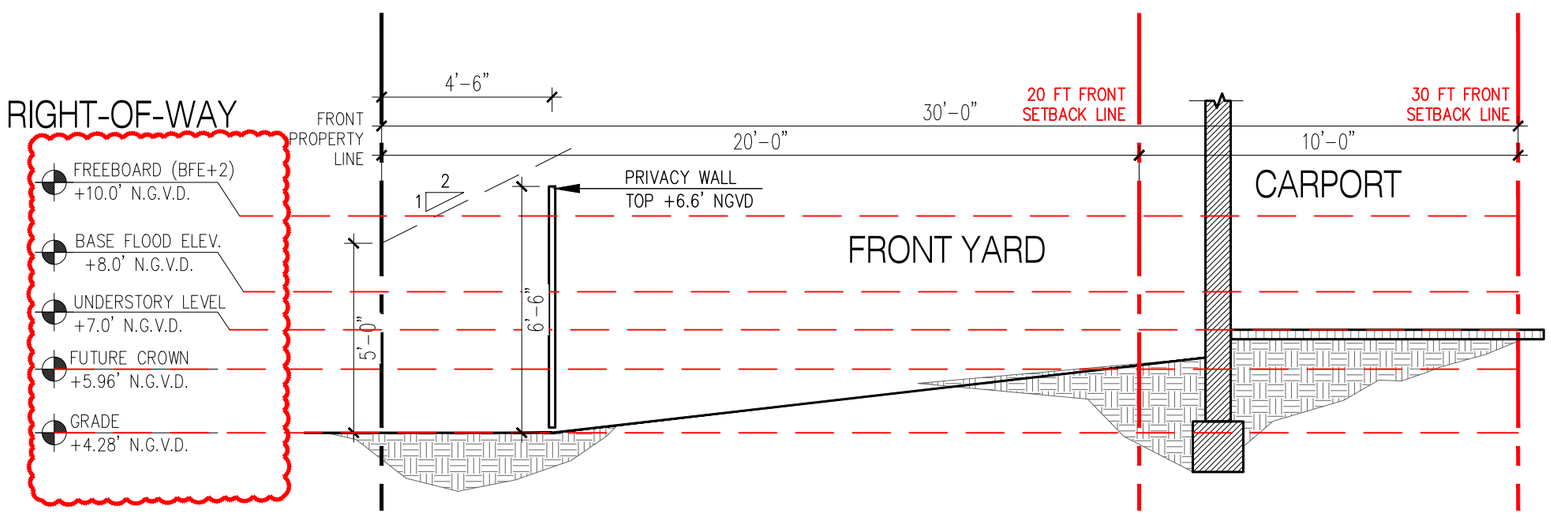
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 FRONT YARD SECTION

1/4" = 1'-0"

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REVISION & DATE

DRAWING TITLE

YARD SECTIONS

SCALE: AS SHOWN
DATE: 01-10-2024

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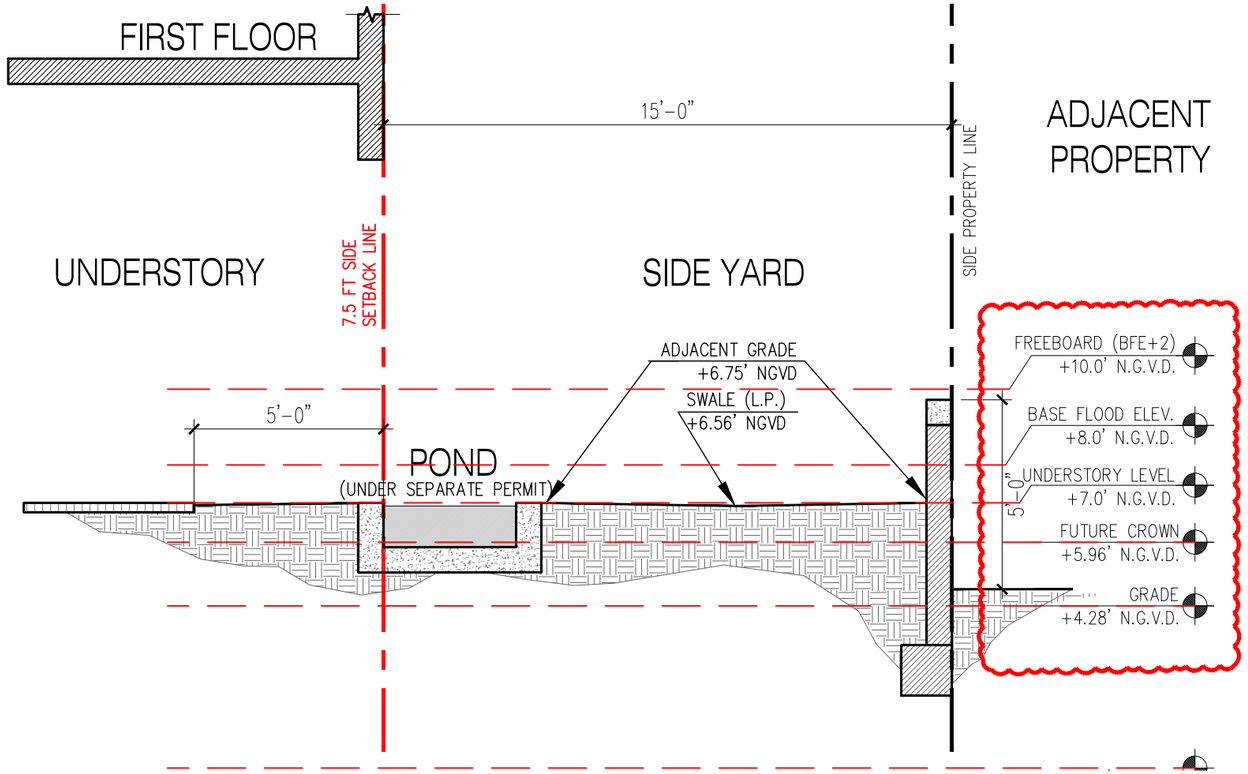
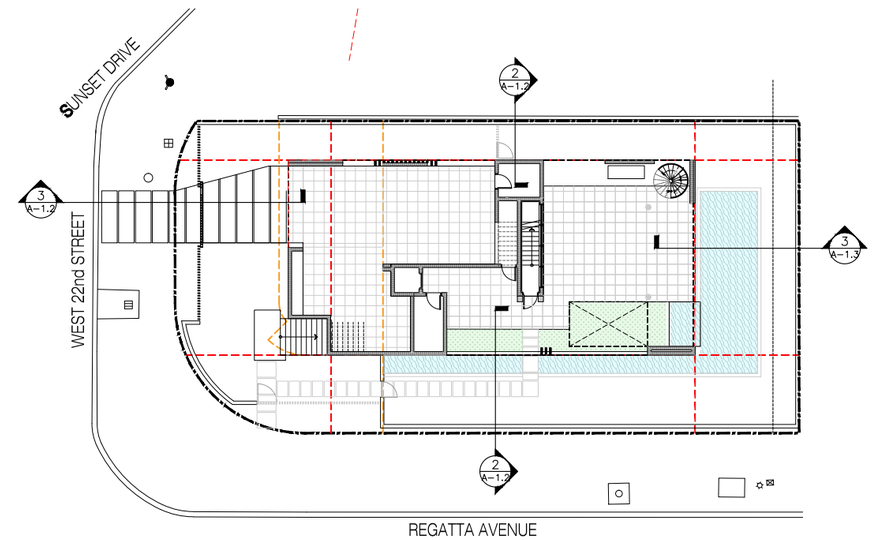


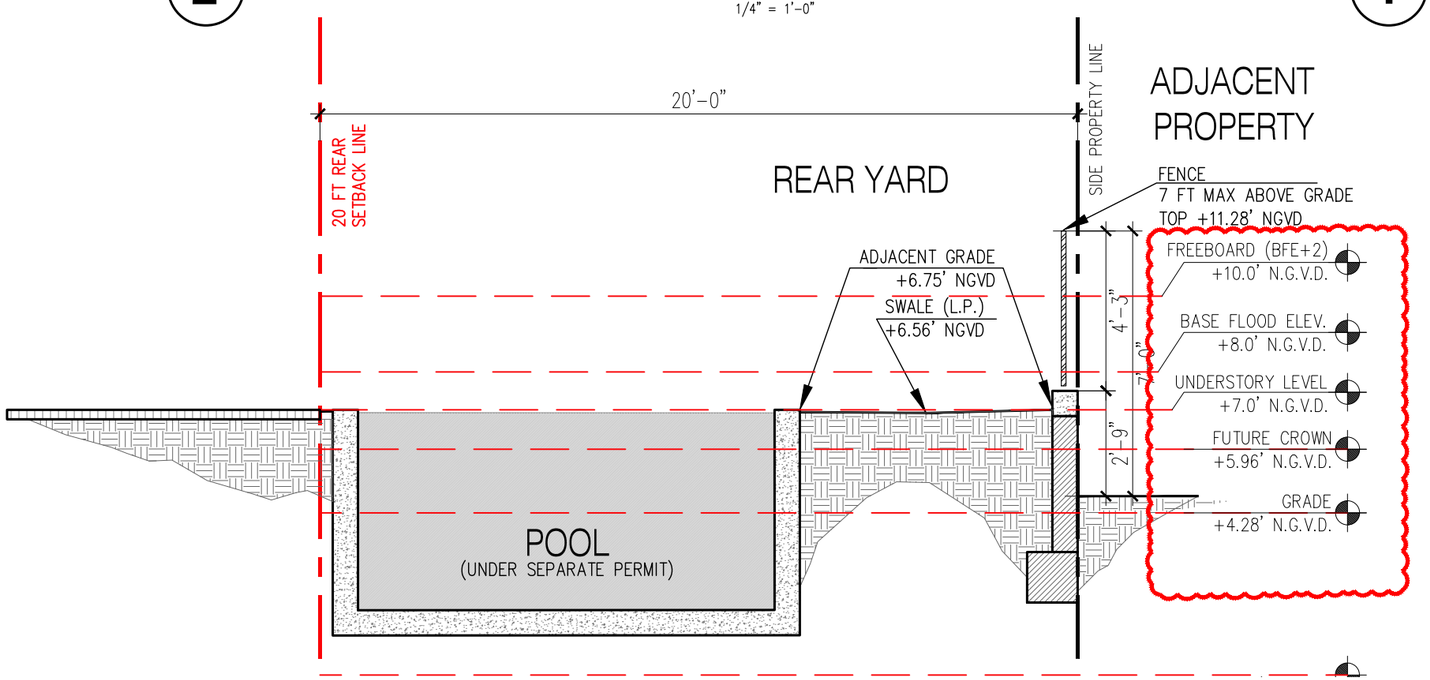
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 REAR YARD SECTION

1/4" = 1'-0"

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YARD SECTIONS

SCALE: AS SHOWN
DATE: 01-10-2024

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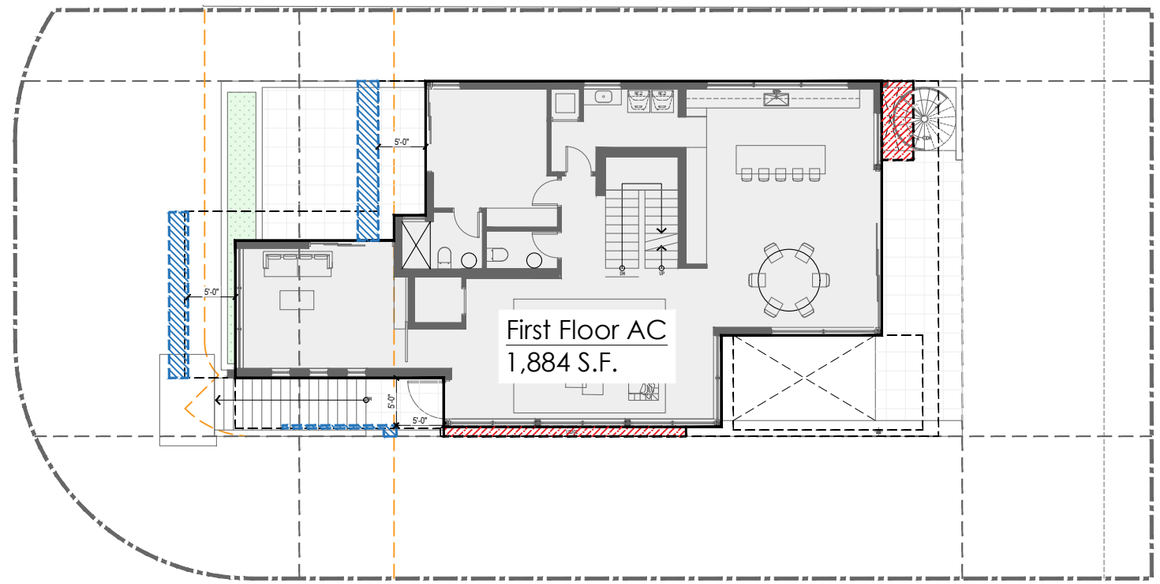
A-1.3



1 LOT COVERAGE

1/16" = 1'-0"

LOT COVERAGE CALCULATION	
LOT AREA	7,047 S.F.
MAX ALLOWED (30%)	2,114 S.F.
FIRST FL. AC	1,884 S.F.
SECOND FL. AC PROJECTION	52 S.F.
COVERED PROJECTIONS (PAST 5FT)	75 S.F.
GARAGE / STORAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	2,011 S.F.
	28.54%

FIRST FL. AREA COUNTED COVERAGE

SECOND FL. (AC) PROJECTION COUNTED IN COVERAGE

COVERED AREA PROJECTING MORE THAN 5 FT FROM EXTERIOR WALL

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DRAWING TITLE
LOT COVERAGE DIAGRAM

SCALE: AS SHOWN
DATE: 01-10-2024

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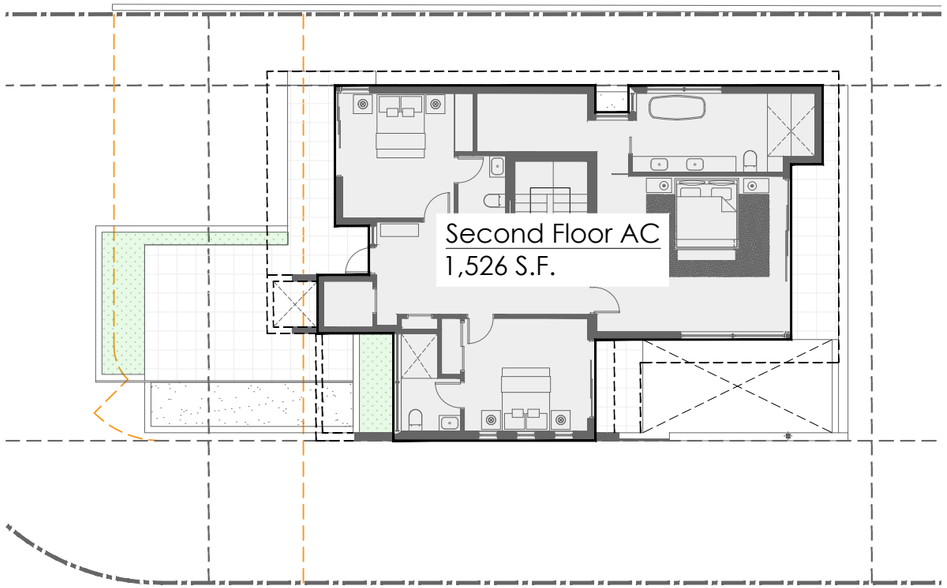
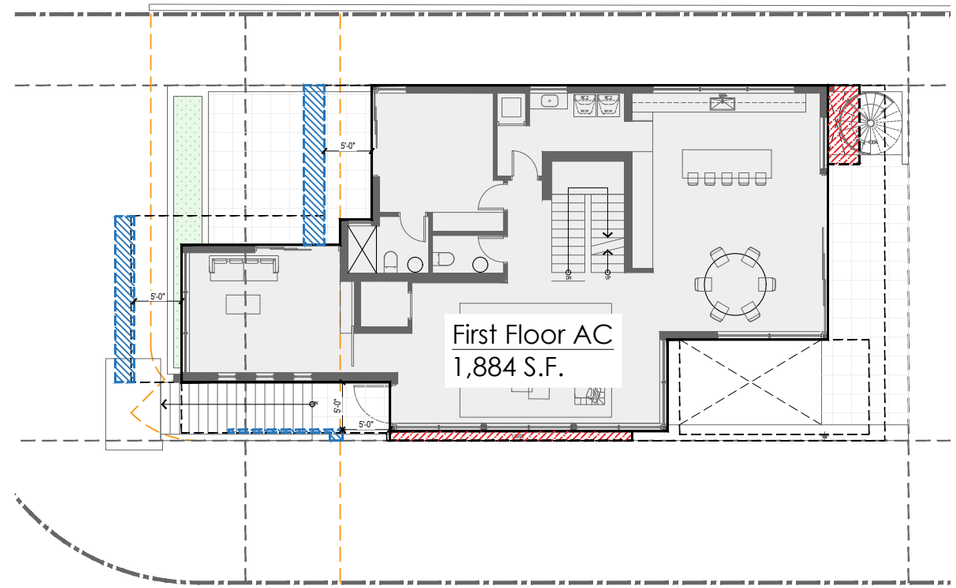


3 **SECOND FLOOR UNIT SIZE**

1/16" = 1'-0"



2 **FIRST FLOOR UNIT SIZE**

1/16" = 1'-0"

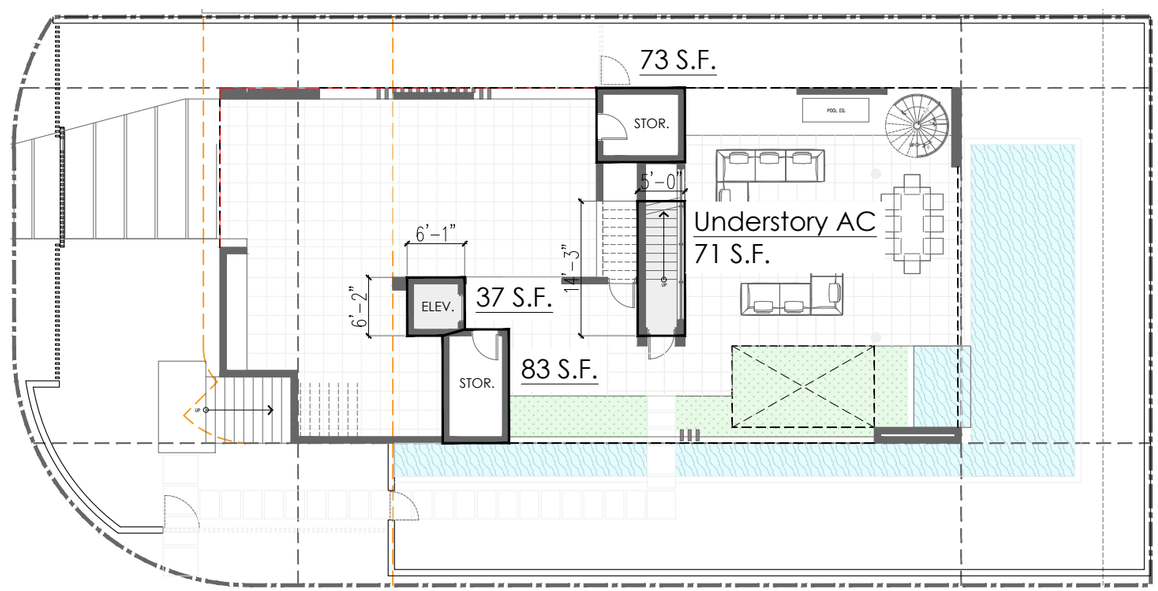
UNIT SIZE CALCULATION	
LOT AREA	7,047 S.F.
MAX ALLOWED (50%)	3,524 S.F.
ELEVATOR	37 S.F.
UNDERSTORY STAIR	71 S.F.
FIRST FL. AC	1,884 S.F.
SECOND FL. AC	1,526 S.F.
TOTAL UNIT SIZE	3,518 S.F.
	49.92%

AREA COUNTED IN UNIT SIZE

ENCLOSED AC AREAS AT UNDERSTORY
MAX = 352 S.F. (5%)

108 S.F. (1.53%) PROVIDED.

ELEV. 37 S.F.
ACCESS 71 S.F.



1 **UNDERSTORY UNIT SIZE**

1/16" = 1'-0"

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UNIT SIZE DIAGRAM

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SHEET NUMBER

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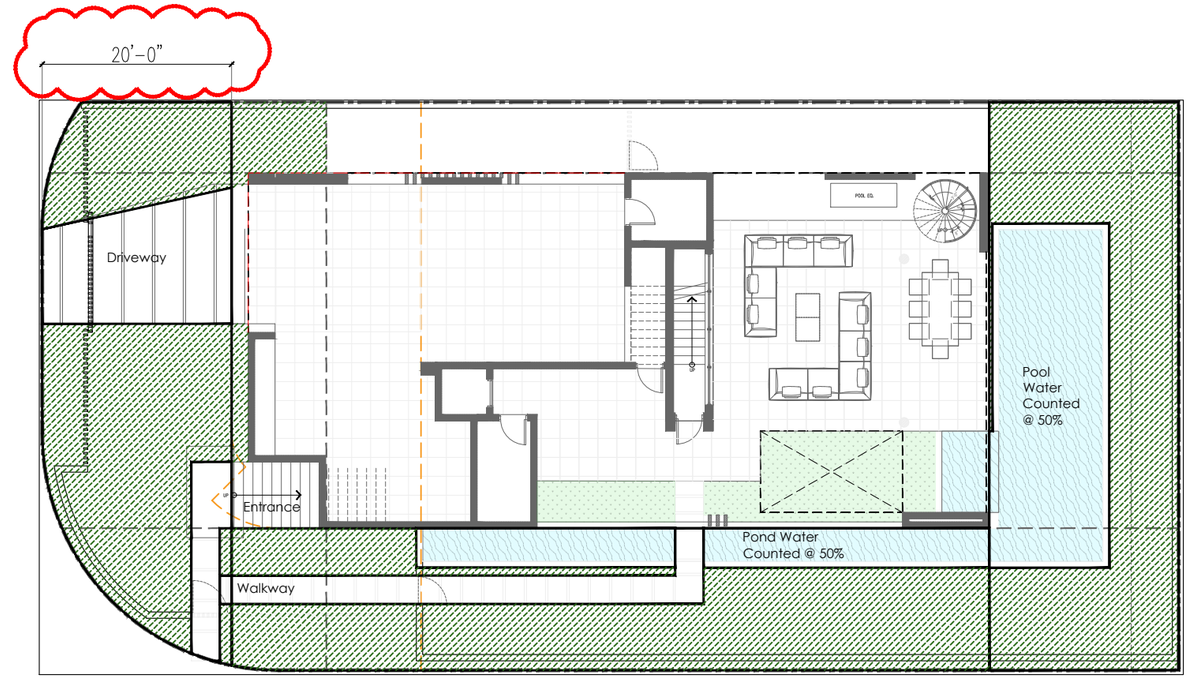

1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,049 S.F.
DRIVEWAY / Carport	- 243 S.F.
WALKWAY / ENTRANCE	- 71 S.F.
MINIMUM OPEN SPACE (70%)	734 S.F.
OPEN SPACE PROVIDED	735 S.F.
	70.07%

OPEN SPACE

SIDE YARD OPEN SPACE	
SIDE YARD AREA	1,200 S.F.
POND (238 S.F. @50%)	- 119 S.F.
WALKWAY	- 165 S.F.
MINIMUM OPEN SPACE (70%)	840 S.F.
OPEN SPACE PROVIDED	916 S.F.
	76.33%

OPEN SPACE

POND WATER COUNTED @ 50%

REAR YARD OPEN SPACE	
REAR YARD AREA	1,200 S.F.
POOL (453 S.F. @ 50%)	- 226 S.F.
MINIMUM OPEN SPACE (70%)	840 S.F.
OPEN SPACE PROVIDED	974 S.F.
	81.17%

OPEN SPACE

POOL WATER COUNTED @ 50%

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OPEN SPACE DIAGRAM

SCALE: AS SHOWN
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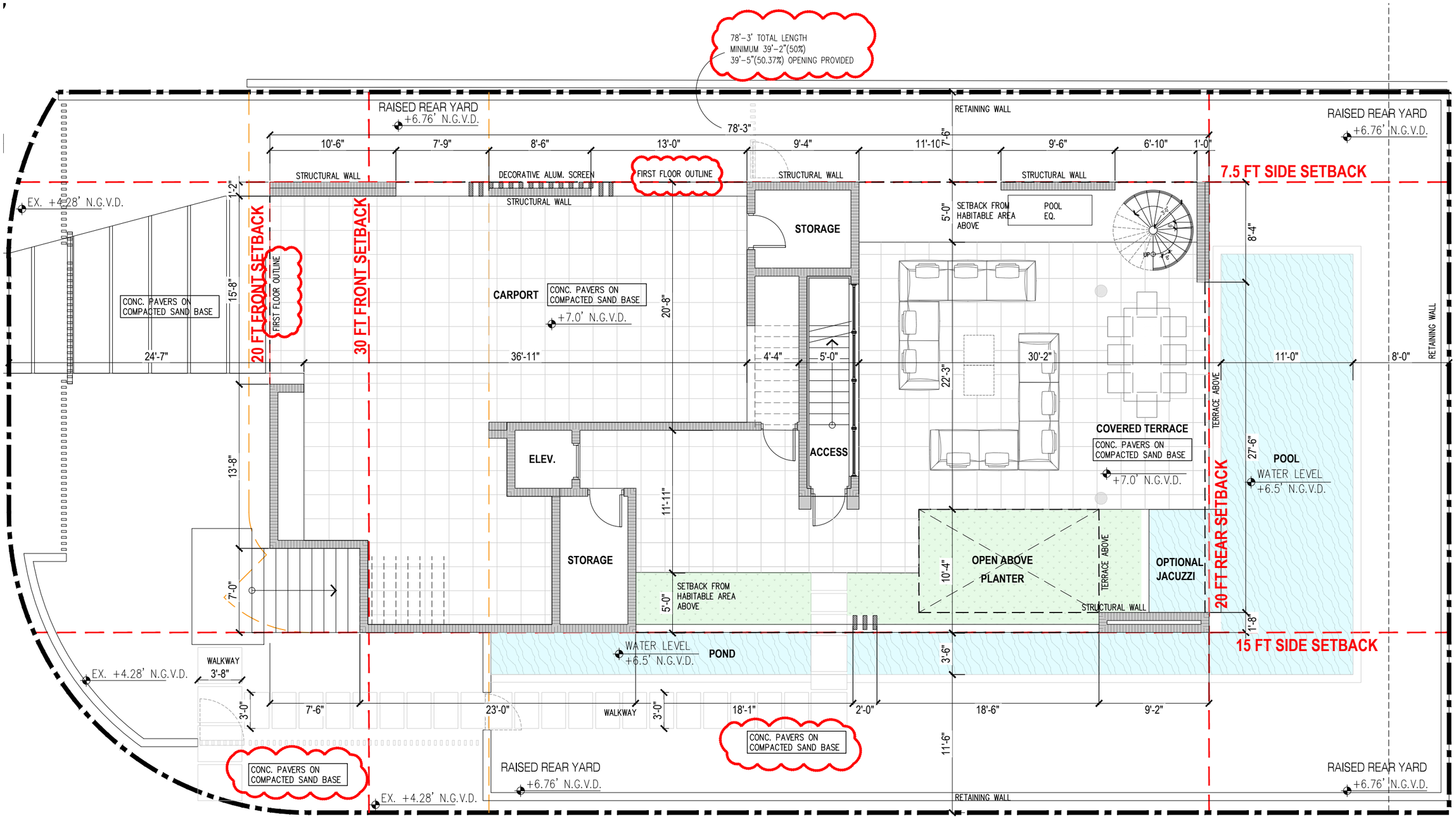

1 UNDERSTORY PLAN

1/8"=1'-0"

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UNDERSTORY PLAN

SCALE: AS SHOWN
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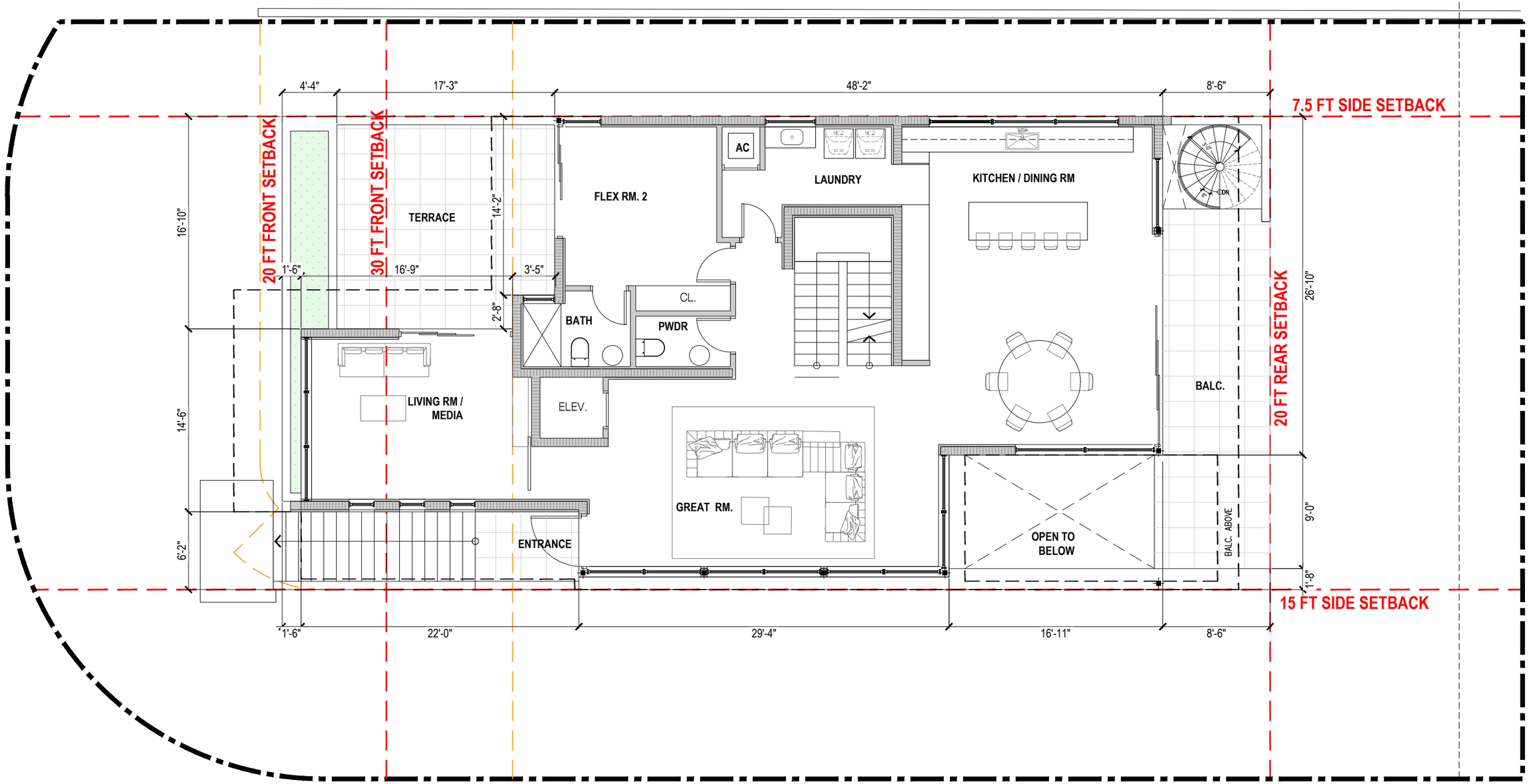

1 FIRST FLOOR PLAN

1/8"=1'-0"

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SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

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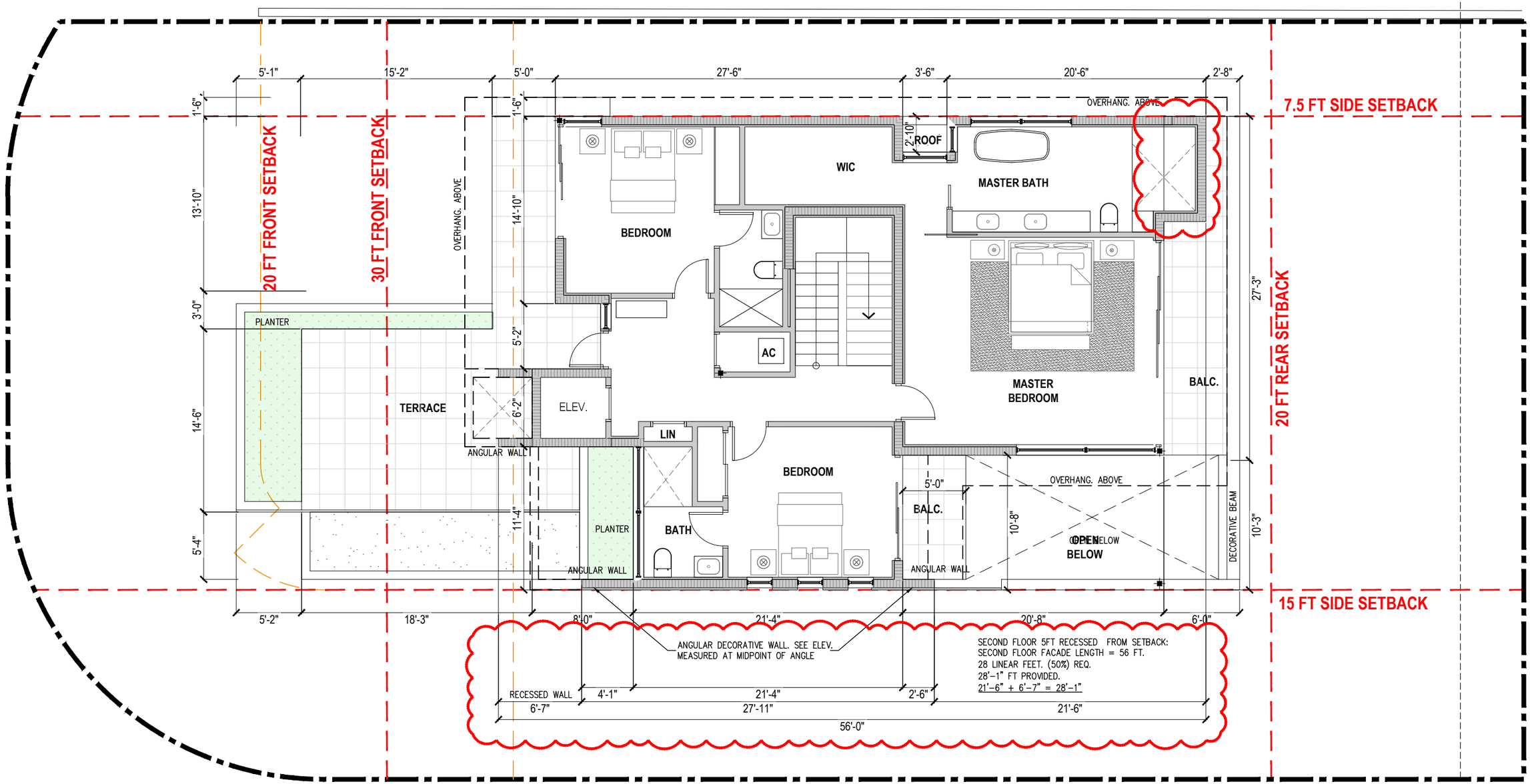

1 SECOND FLOOR PLAN

1/8"=1'-0"

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SECOND FLOOR PLAN

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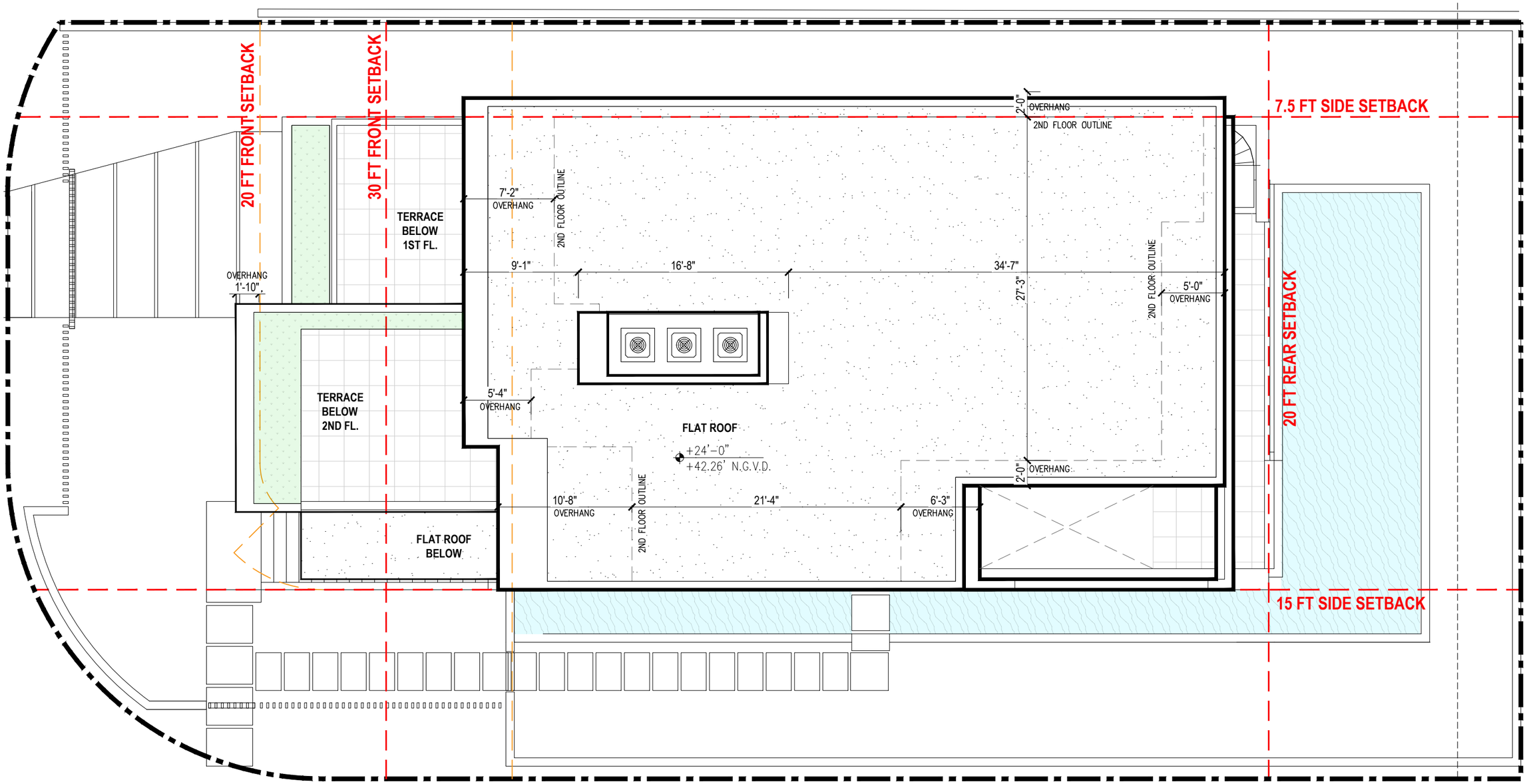

1 ROOF PLAN

1/8"=1'-0"

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DRAWING TITLE

ROOF PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

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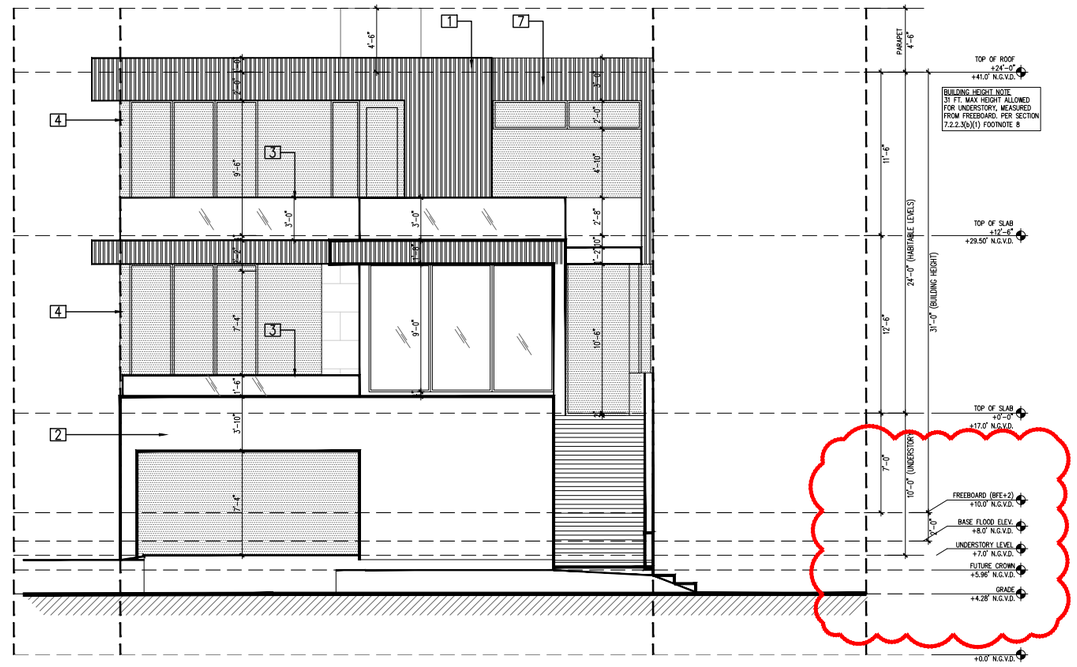
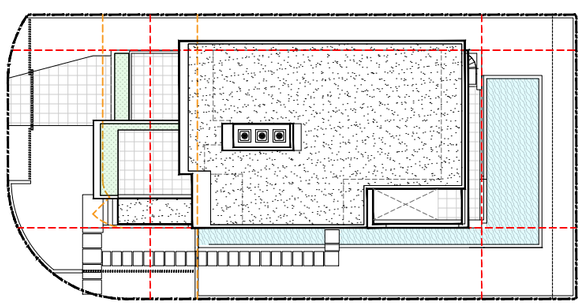


1 NORTH ELEVATION
FRONT

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD SIMULATE MTL. – TEAK SLAT EXTERIOR WALL PANEL

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DRAWING TITLE
NORTH ELEVATION (FRONT)

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
A-3.1

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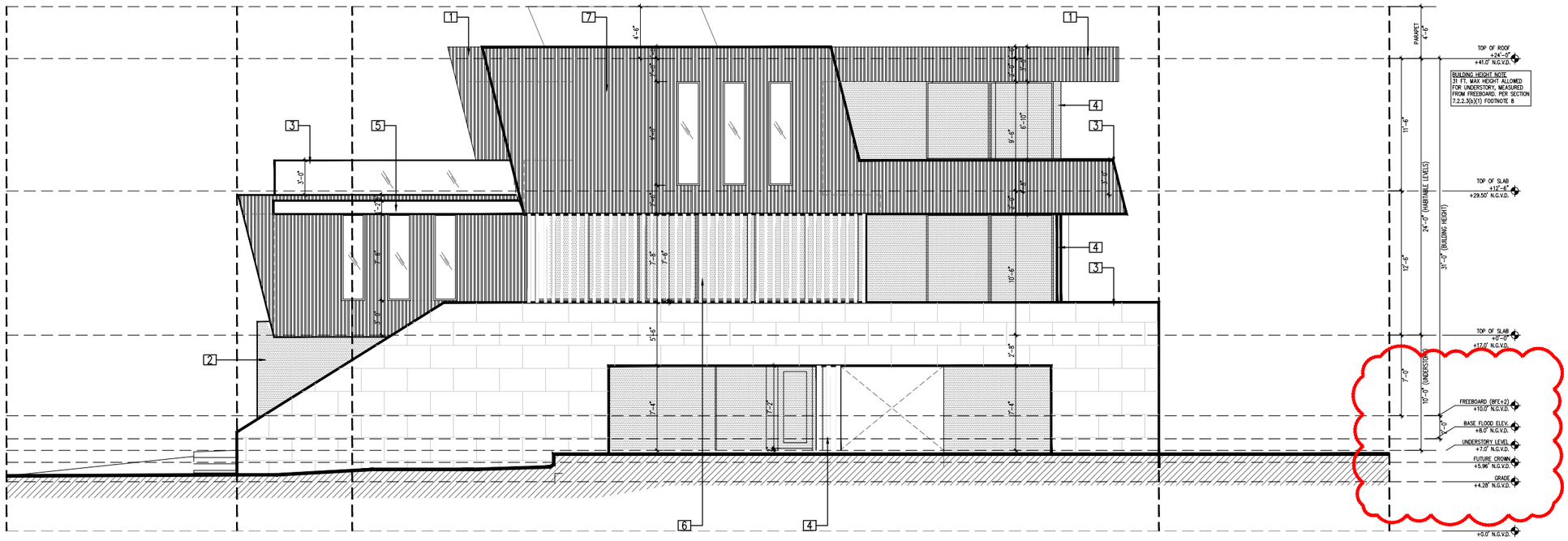
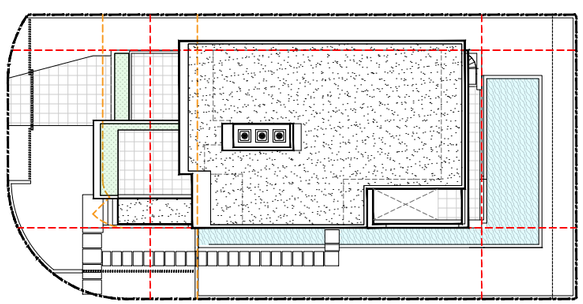


1 WEST ELEVATION SIDE

3/32"=1'-0"



1

ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD SIMULATE MTL. – TEAK SLAT EXTERIOR WALL PANEL

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ADDRESS & OWNER

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2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

DRAWING TITLE
WEST ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
A-3.2

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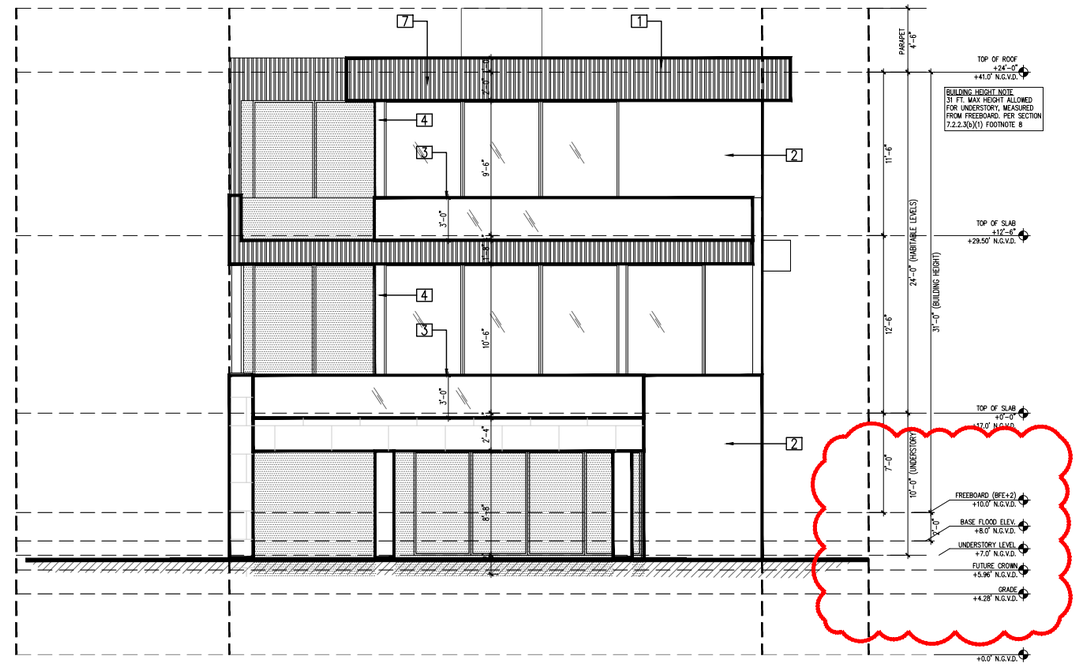
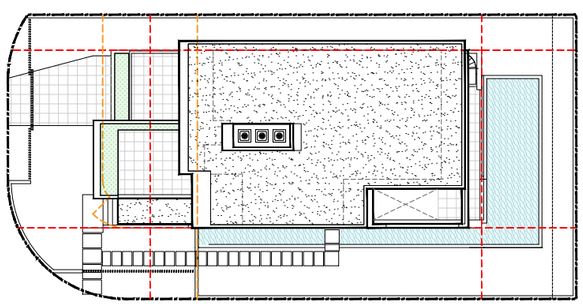


1 SOUTH ELEVATION
REAR

3/32"=1'-0"



1

ELEVATION KEYPLAN

NOT TO SCALE

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7. WOOD SIMULATE MTL. – TEAK SLAT EXTERIOR WALL PANEL

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REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (REAR)

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
A-3.3

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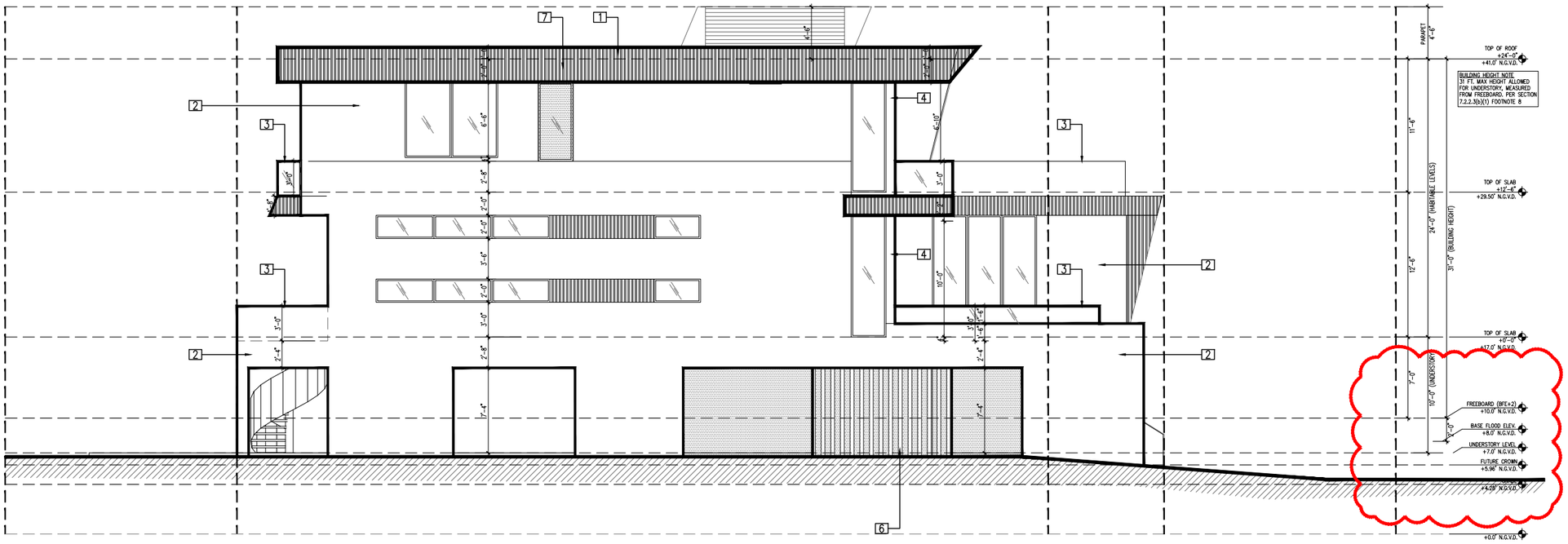
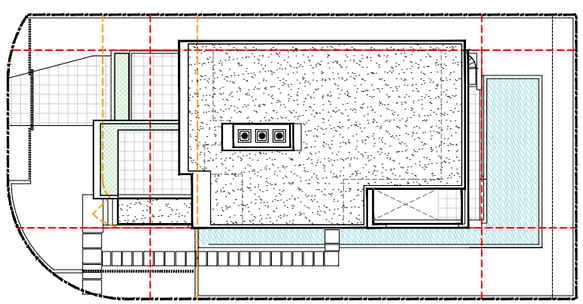


1 EAST ELEVATION

SIDE

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
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REVISION & DATE

DRAWING TITLE
EAST ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
A-3.4

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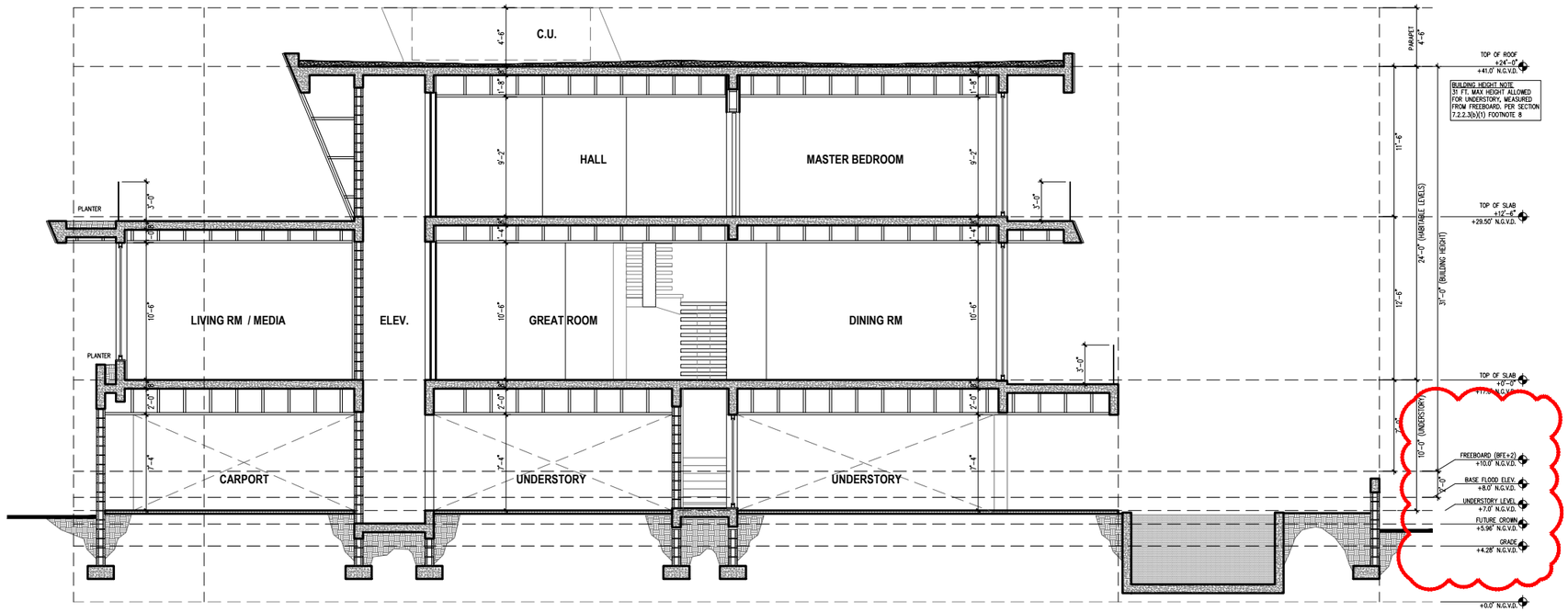
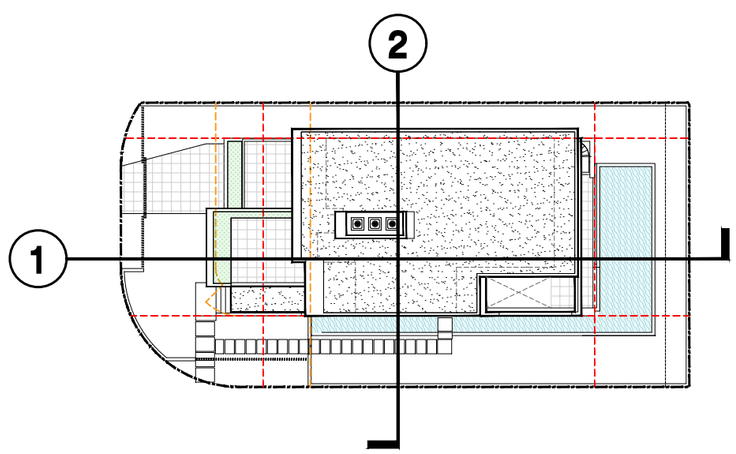


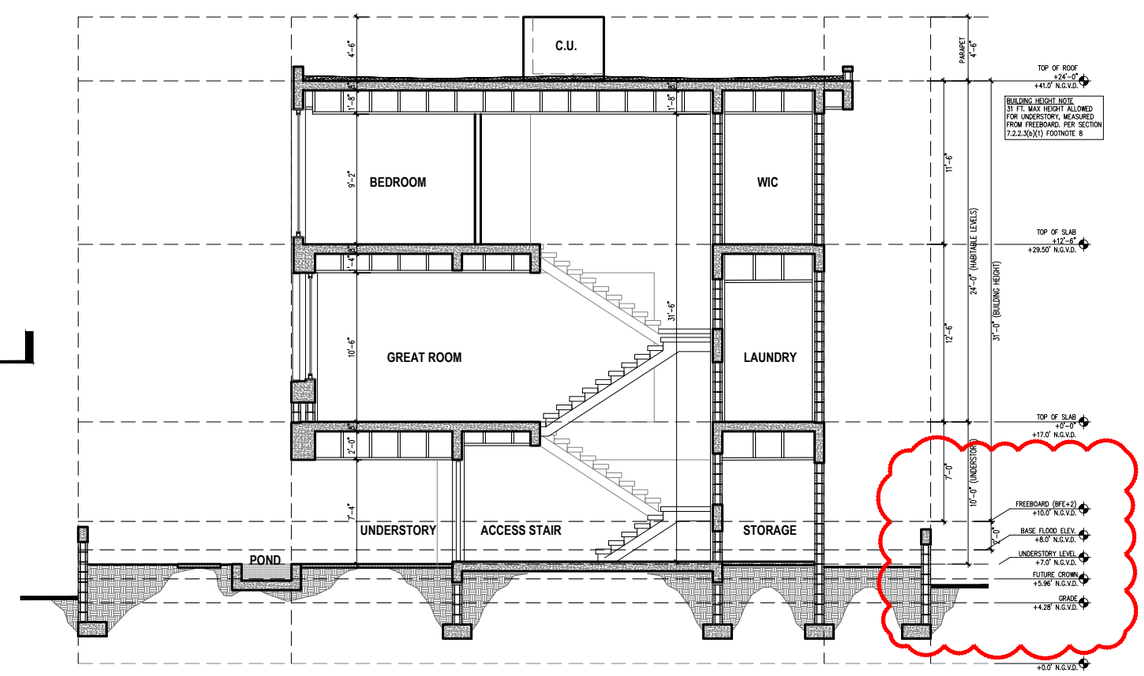
1 SECTION

3/32"=1'-0"



SECTION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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SECTIONS

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A-4.1