PENNSYLVANIA TOWNHOMES

1020 PENNSYLVANIA AVENUE. MIAMI BEACH, FLORIDA. 33139

NEW MULTI-FAMILY DWELLING WITH UNDERSTORY



FINAL SUBMITTAL

HPB24-0618 / 02.02.2025

ARCHITECTURAL PRESENTATION

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ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

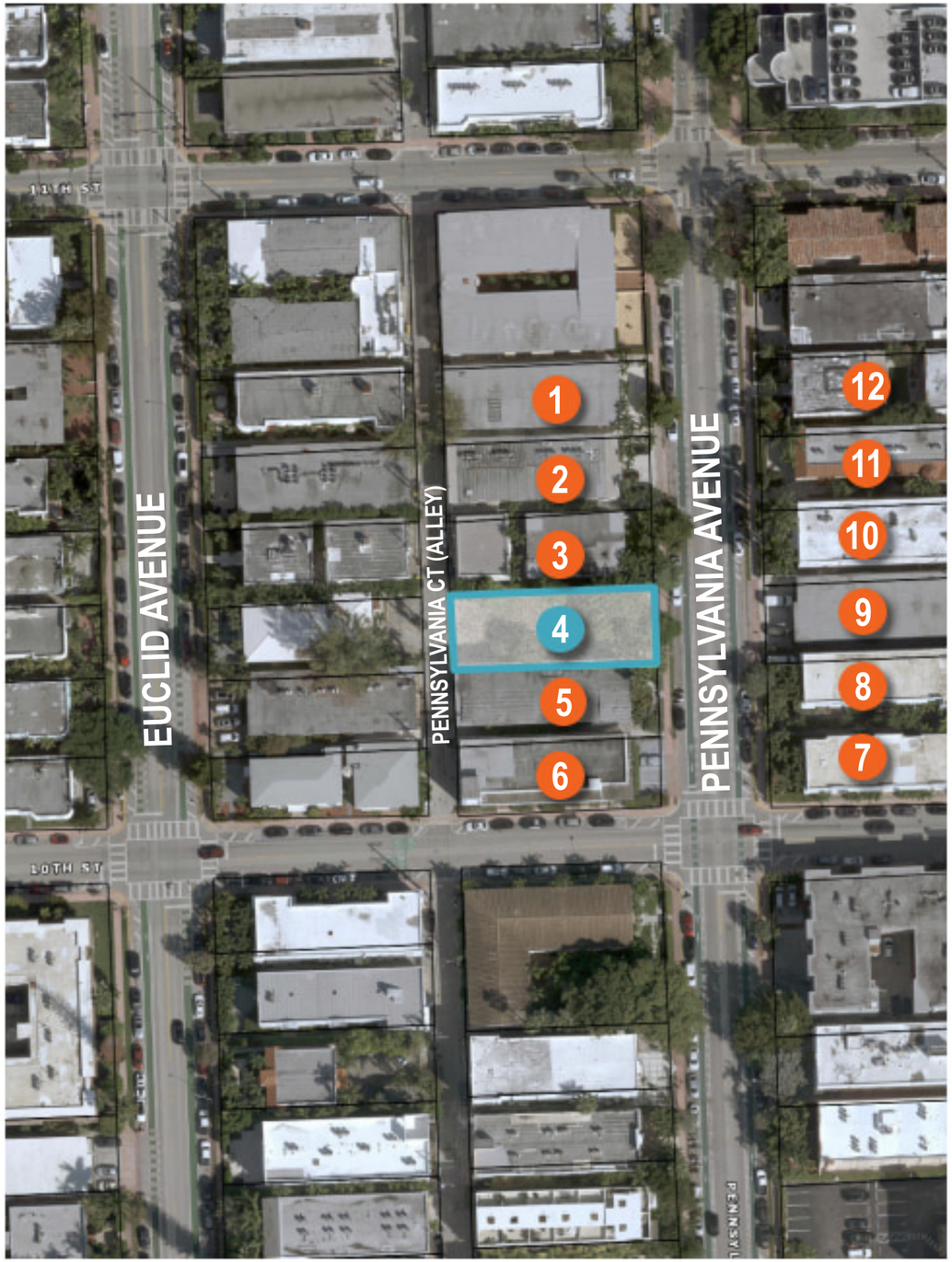
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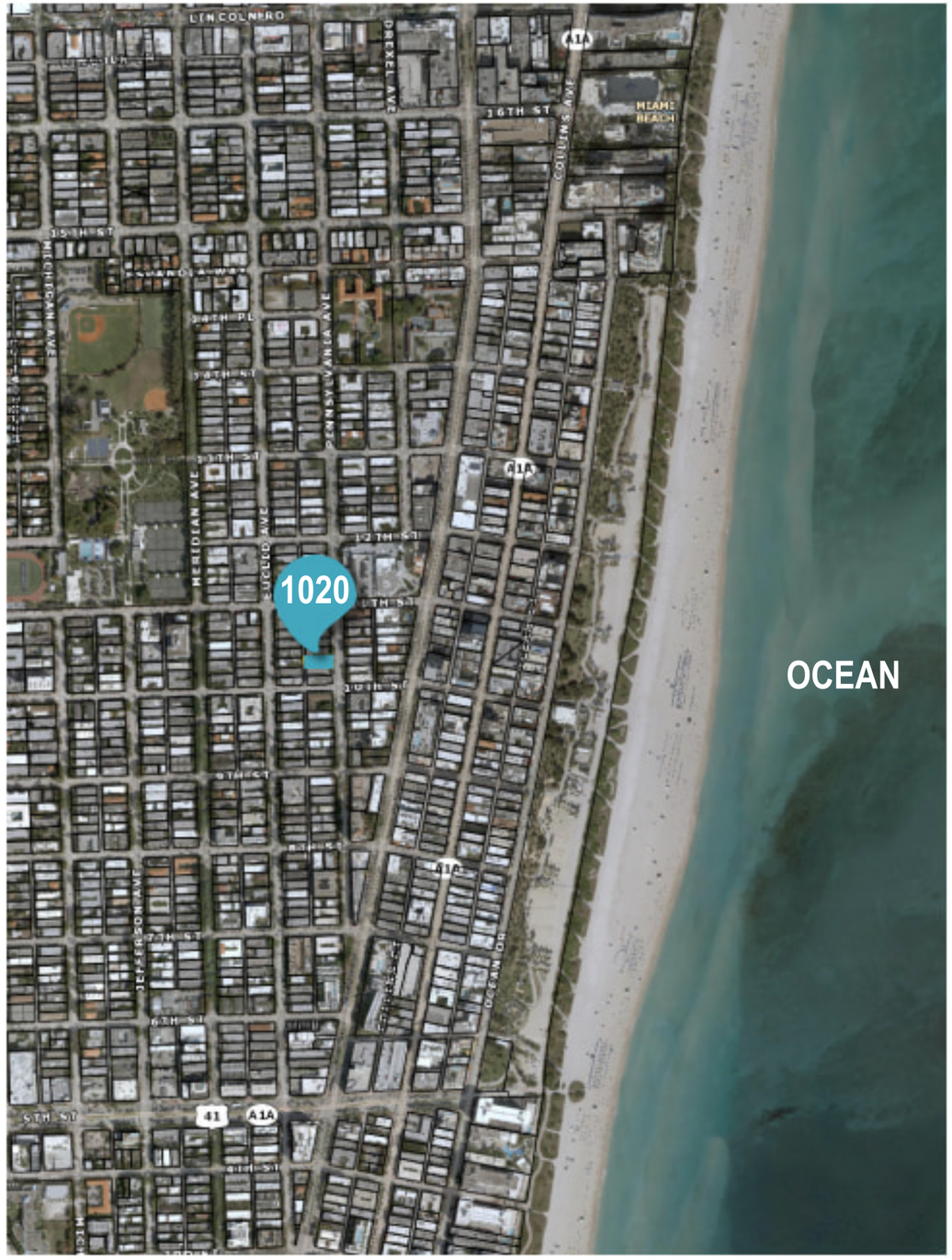
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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MIAMI BEACH, FL. 33139
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NEIGHBORHOOD AERIAL VIEW

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.1



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

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Jose L Sanchez

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

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

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

REVISION & DATE

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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Date: 2025.01.31 12:59:36 -05'00'

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.4



3D VIEW - REAR ELEVATION (WEST)

MATERIAL BOARD

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

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

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

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

5 — NICHIHA ARCHITECTURAL WOOD PANEL. (VINTAGE WOOD, BARK)

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ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.6

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3D VIEW - FRONT

MATERIAL BOARD

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

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

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

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

5 — NICHIHA ARCHITECTURAL WOOD PANEL. (VINTAGE WOOD, BARK)

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

REVISION & DATE

DRAWING TITLE
3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-0.7

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3D VIEW - SIDE ELEVATION (SOUTH)



3D VIEW - SIDE ELEVATION (NORTH)

MATERIAL BOARD

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

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

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



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



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

REVISION & DATE

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3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 06-16-2024

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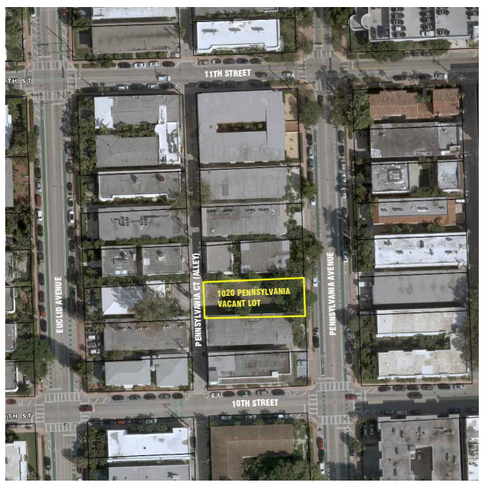
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ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	**Required**	**Existing**	**Proposed**	**Deficiencies**
39	Parking district				
40	Total # of parking 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.

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	



LOCATION PLAN

NOT TO SCALE

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.

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

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Date: 2025.01.21 13:00:36 -05'00'

ADDRESS & OWNER

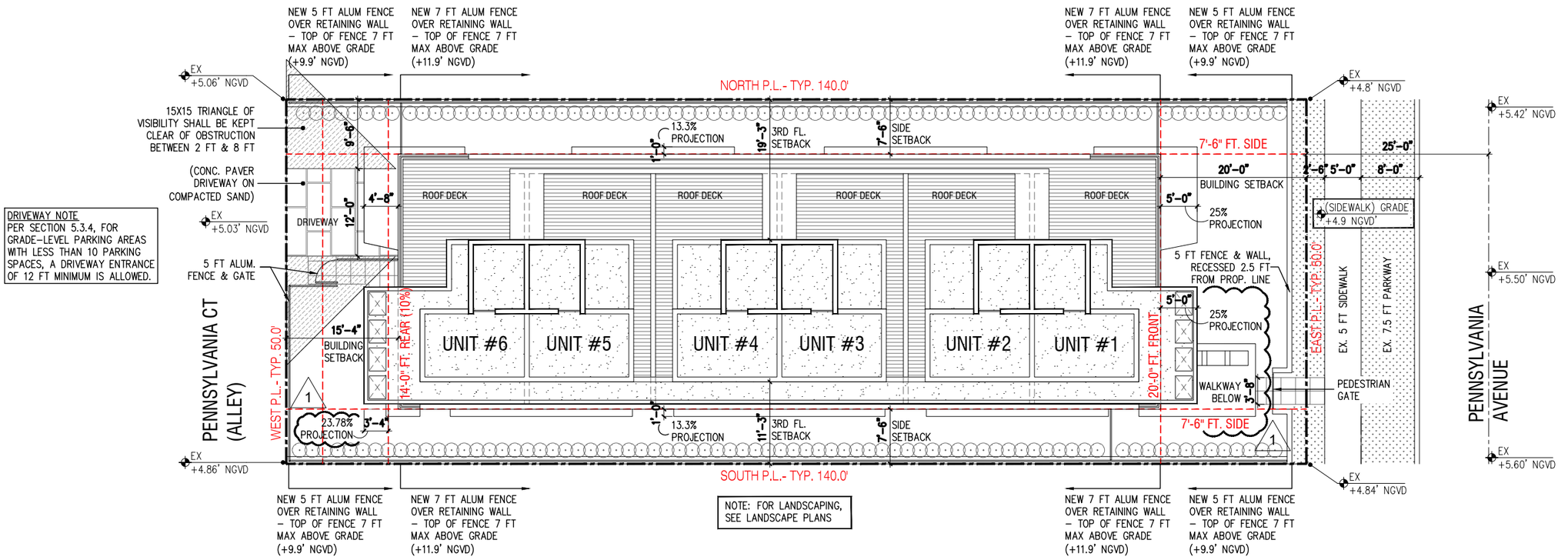
NEW MULTI-FAMILY RESIDENCE
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MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

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ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

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1 SITE PLAN

1/16"=1'-0"

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

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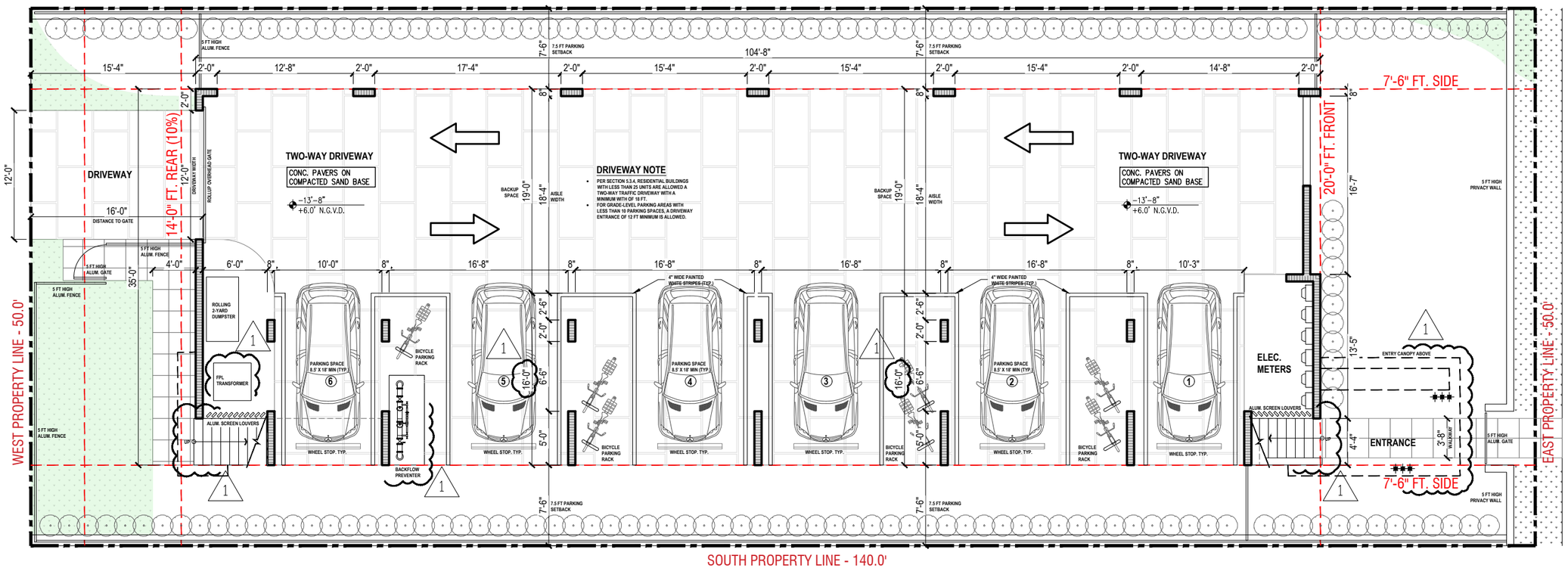
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SITE PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.1



1 UNDERSTORY

3/32"=1'-0"

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FL. LIC: AA 26000837

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

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OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

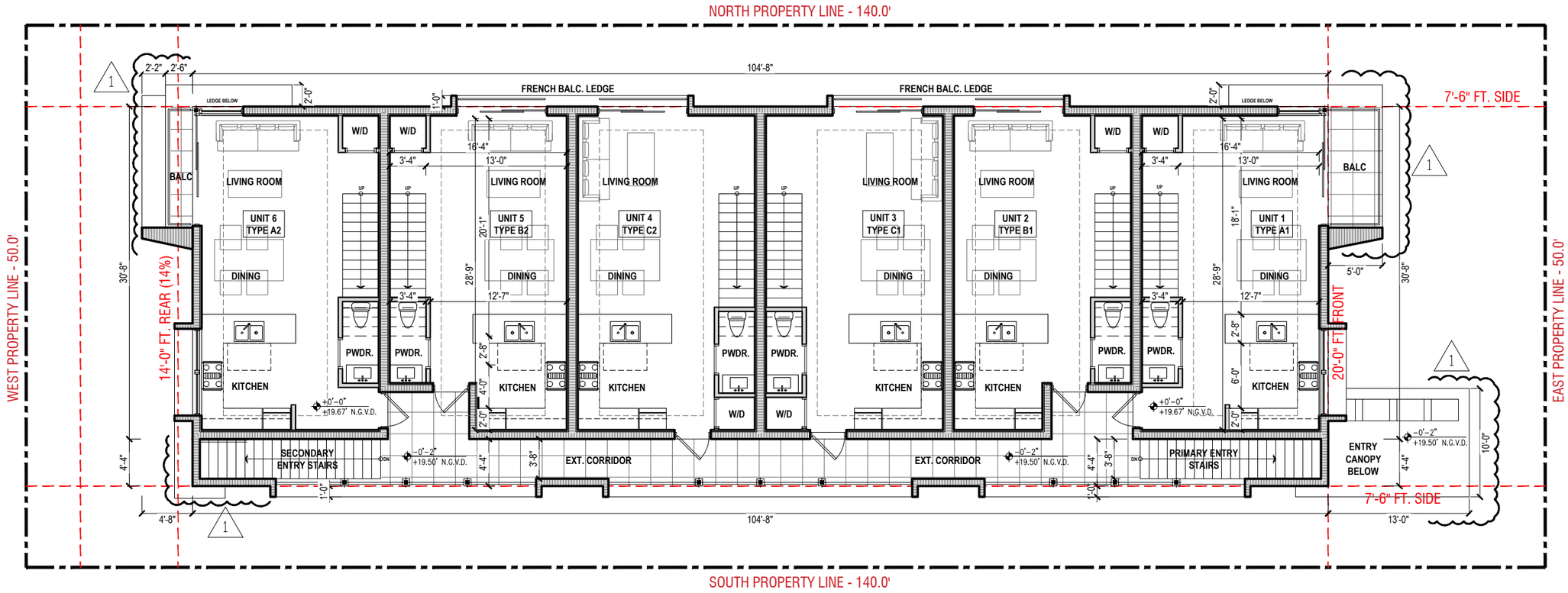
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UNDERSTORY

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

3/32"=1'-0"

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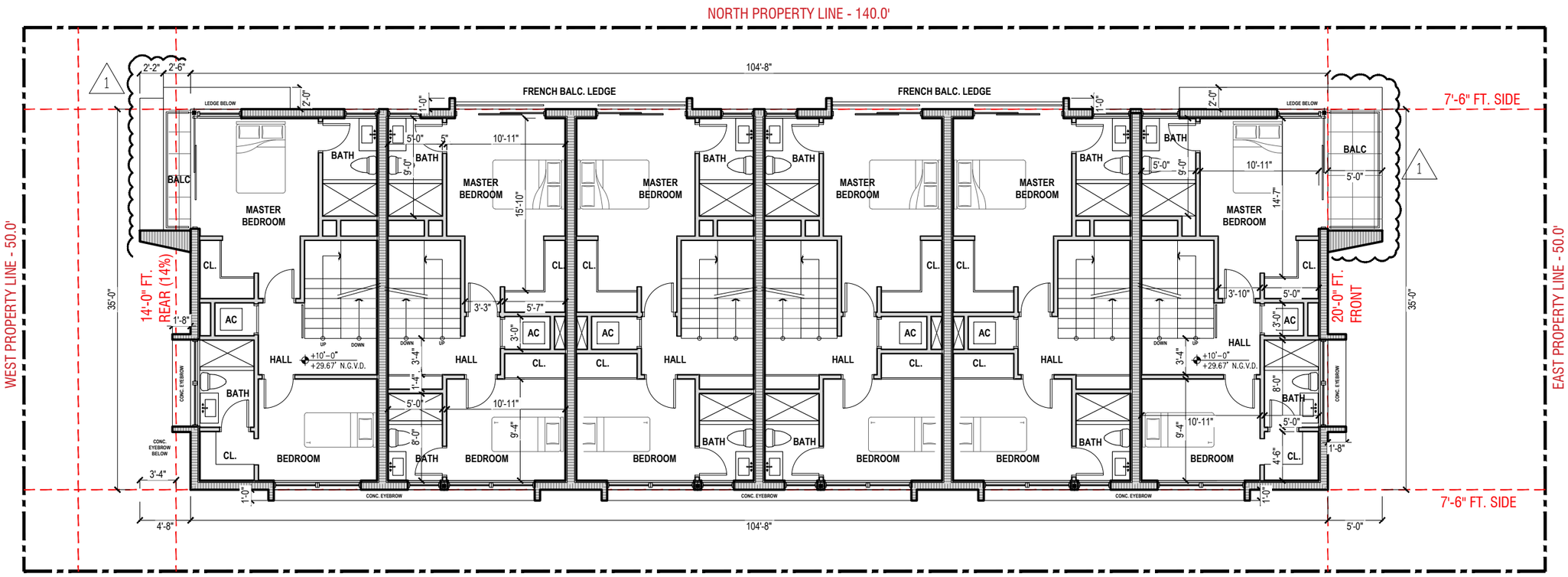
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FIRST FLOOR PLAN

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SHEET NUMBER

A-2.2



1 SECOND FLOOR PLAN

3/32"=1'-0"

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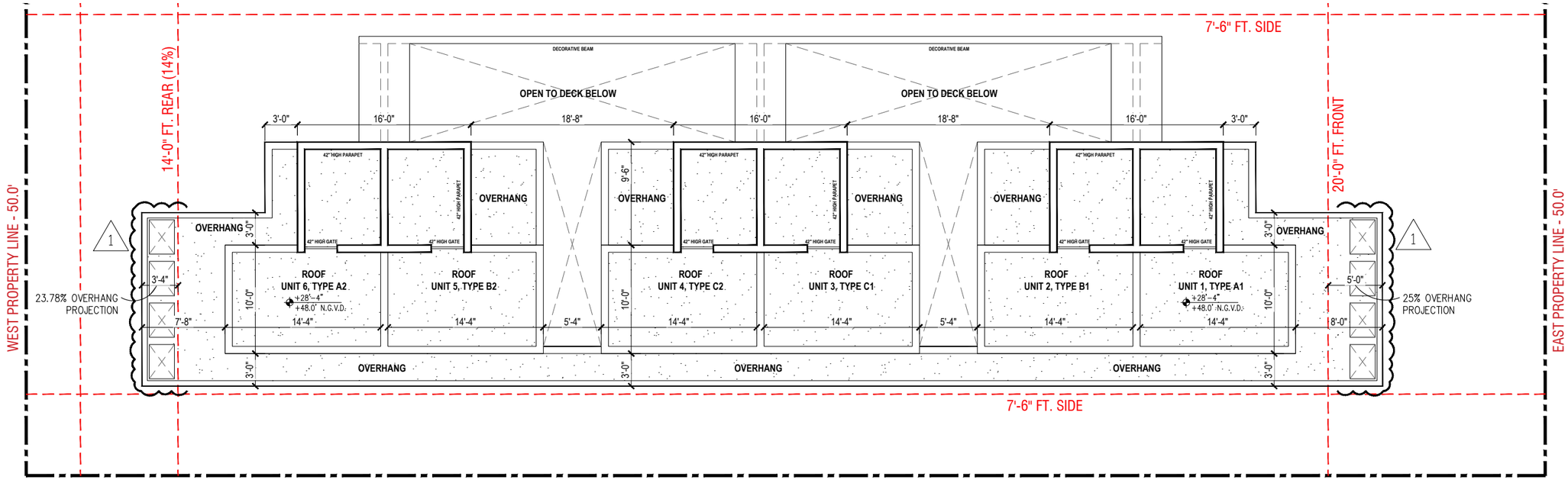
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SECOND FLOOR PLAN

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DATE: 06-16-2024

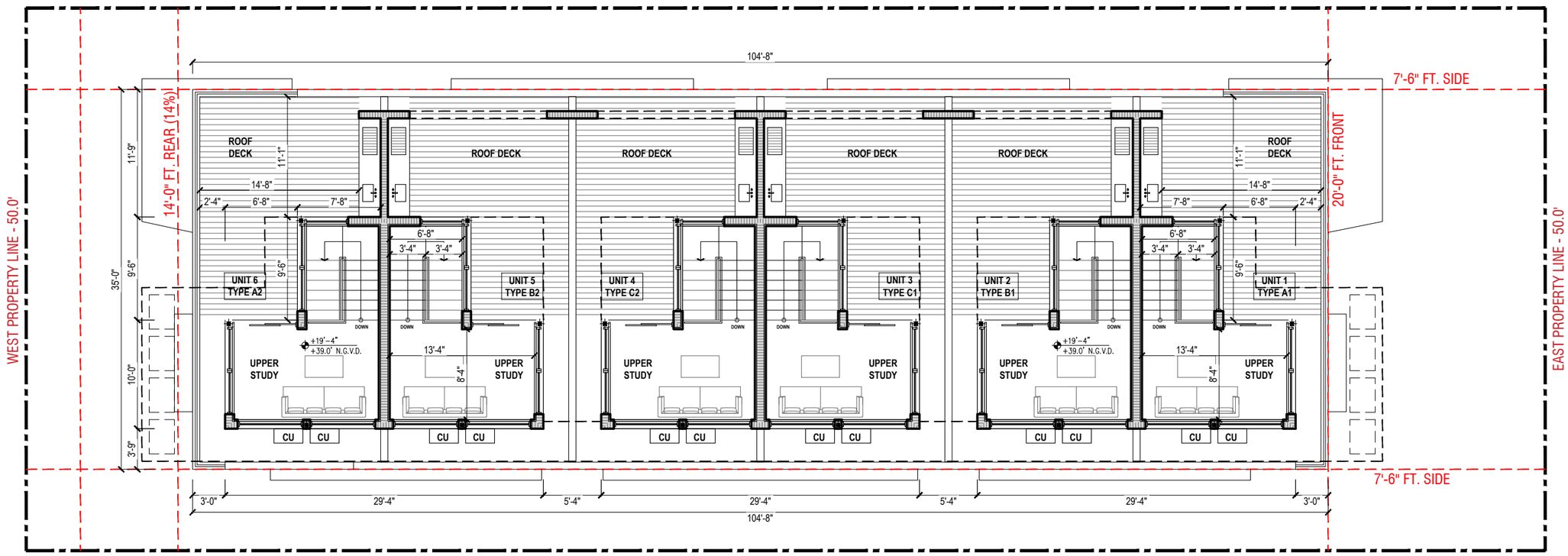
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2 ROOF PLAN

3/32"=1'-0"



1 THIRD FLOOR PLAN

3/32"=1'-0"

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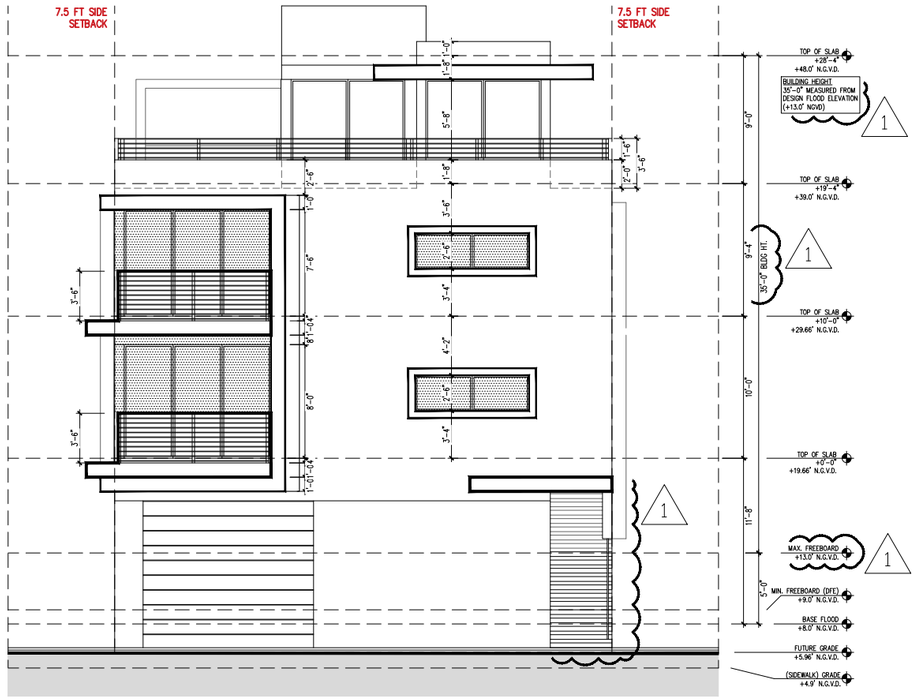
DRAWING TITLE

THIRD FLOOR / ROOF PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

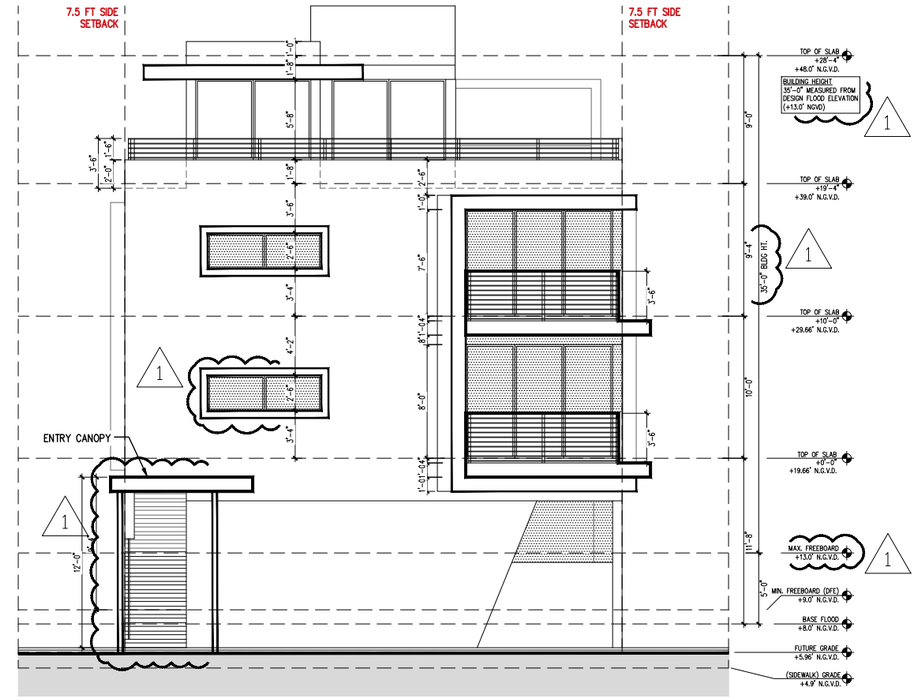
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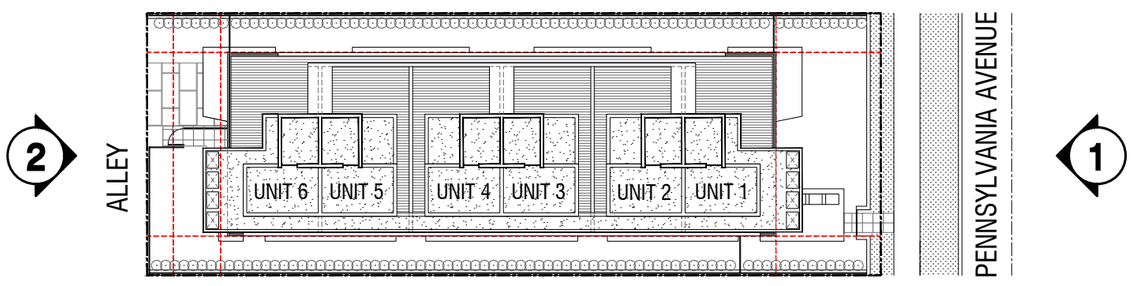
2 WEST ELEVATION (REAR)

3/32"=1'-0"



1 EAST ELEVATION (FRONT)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

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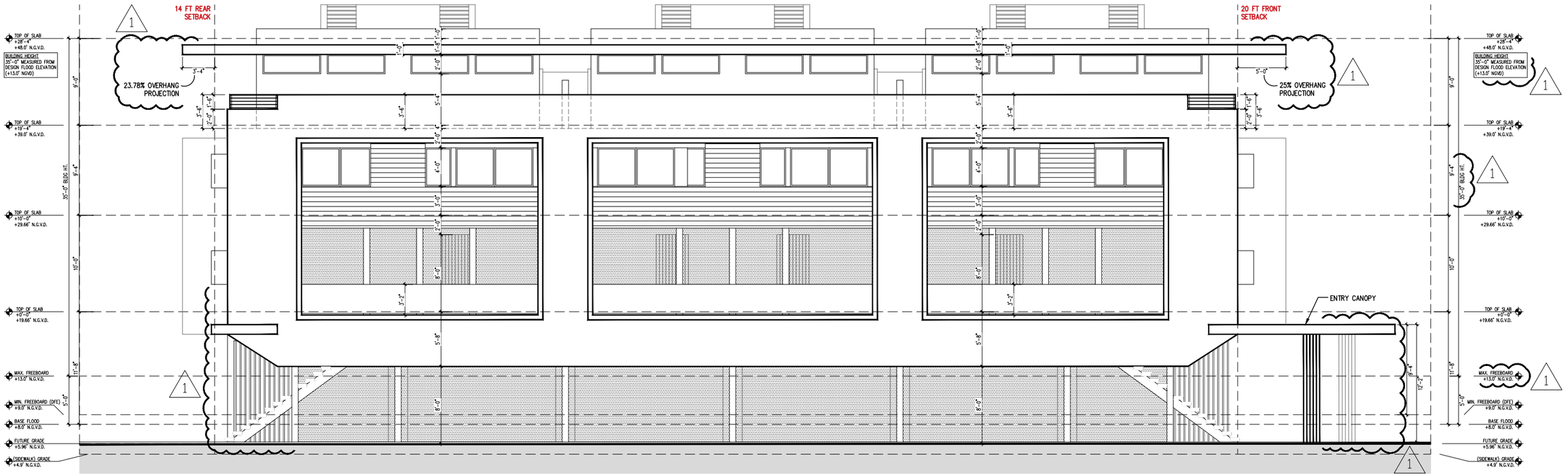
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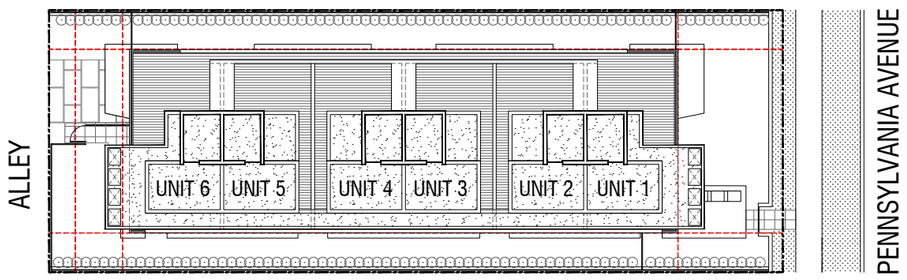
REVISION & DATE

DRAWING TITLE
EAST/WEST ELEVATIONS (FRONT/REAR)

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-3.1





1 **ELEVATION KEYPLAN**

NOT TO SCALE

1 **SOUTH ELEVATION (SIDE)**

3/32"=1'-0"

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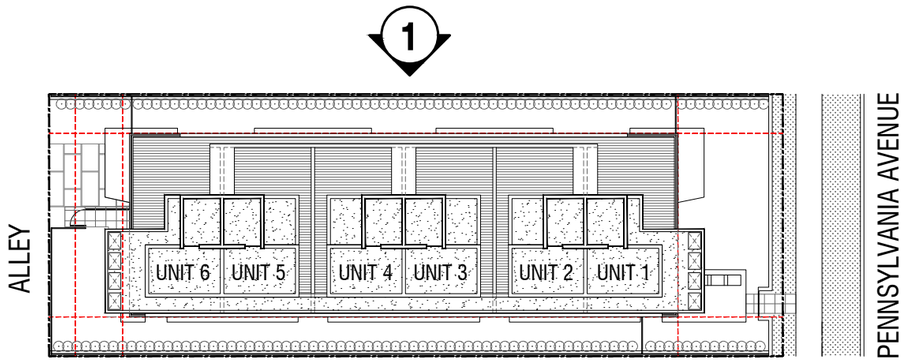
REVISION & DATE

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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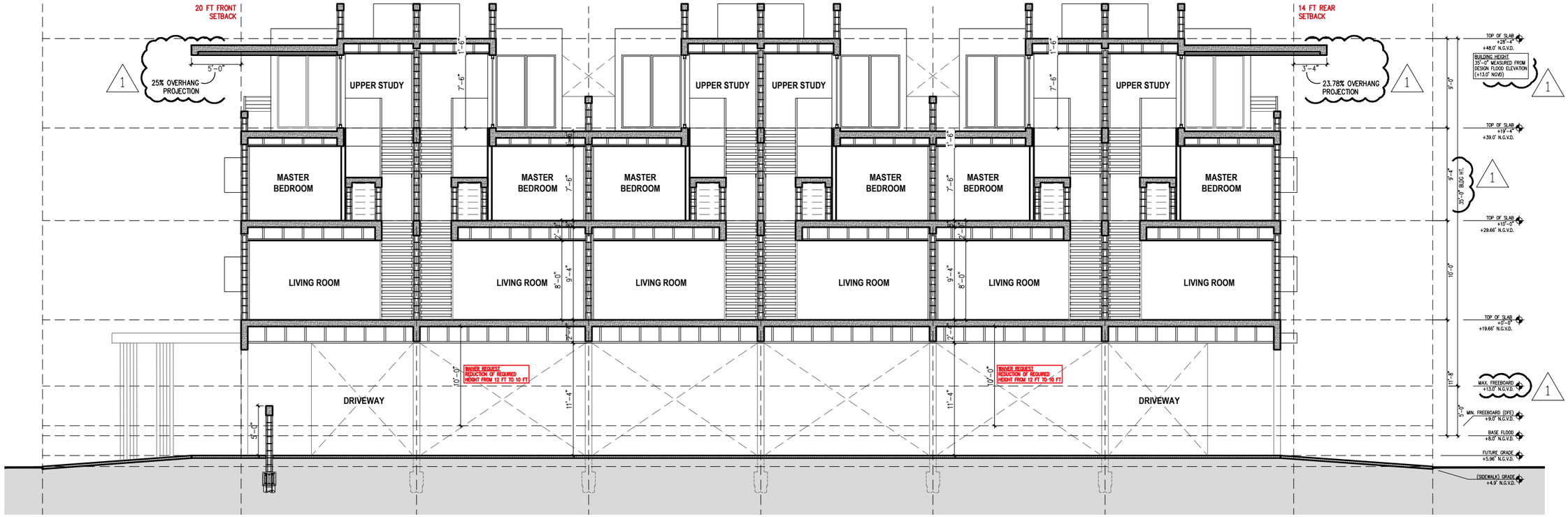
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NORTH ELEVATION (SIDE)

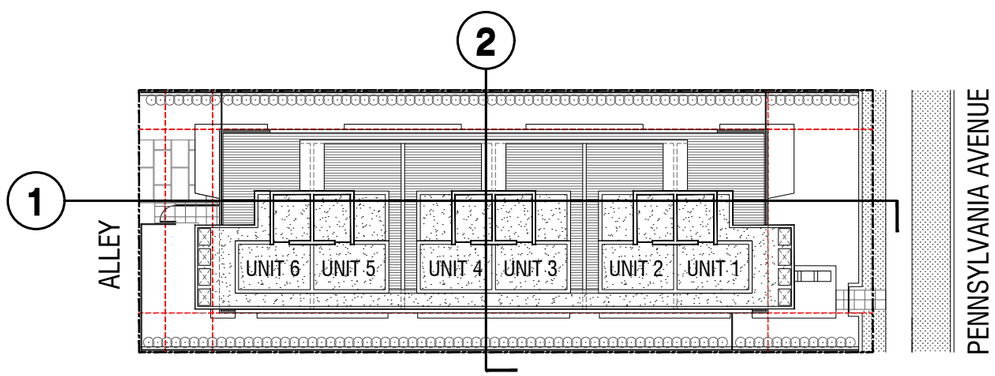
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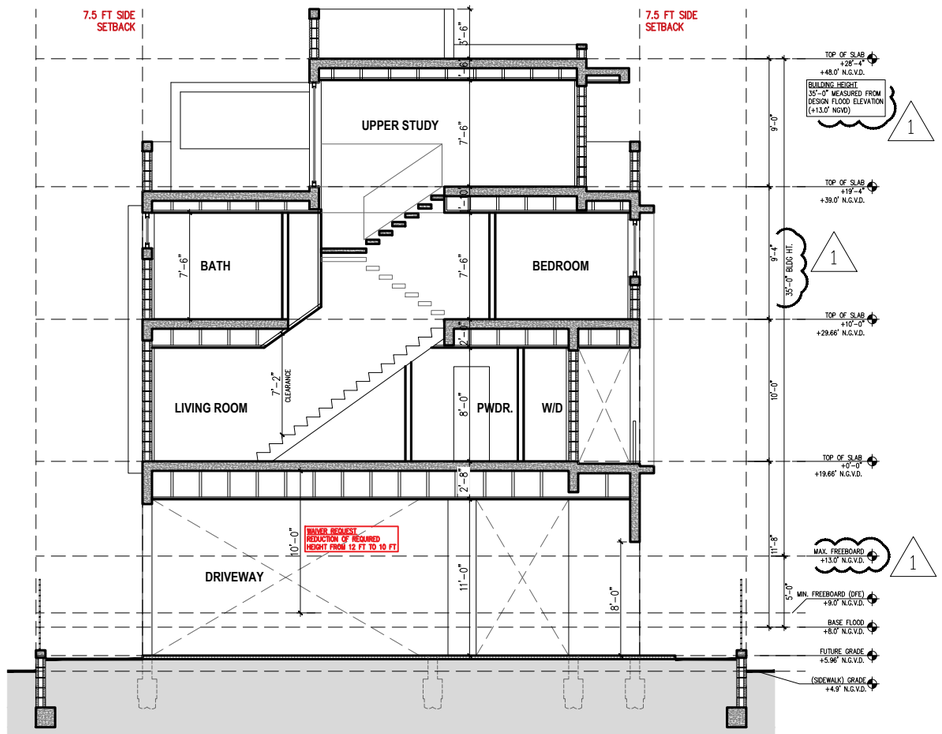
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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3D VIEW - FRONT

MATERIAL BOARD

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

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

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

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

5 — NICHIHA ARCHITECTURAL WOOD PANEL. (VINTAGE WOOD, BARK)

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3D VIEW & MATERIALS

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NEW MULTI-FAMILY DWELLING WITH UNDERSTORY



FINAL SUBMITTAL

HPB24-0618 / 02.02.2025

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 | SURROUNDING PROPERTIES
A-0.5 | 3D VIEW - FRONT & MATERIALS
A-0.6 | 3D VIEW - REAR & MATERIALS
A-0.7 | 3D VIEW - FRONT PERSPECTIVE & MATERIALS
A-0.8 | 3D VIEW - SIDES & MATERIALS
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ARCHITECTURAL PLANS

A-1.0 | ZONING DATA
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A-3.1 | EAST / WEST ELEVATIONS (FRONT / REAR)
A-3.2 | SOUTH ELEVATION (SIDE)
A-3.3 | NORTH ELEVATION (SIDE)
A-4.1 | SECTIONS

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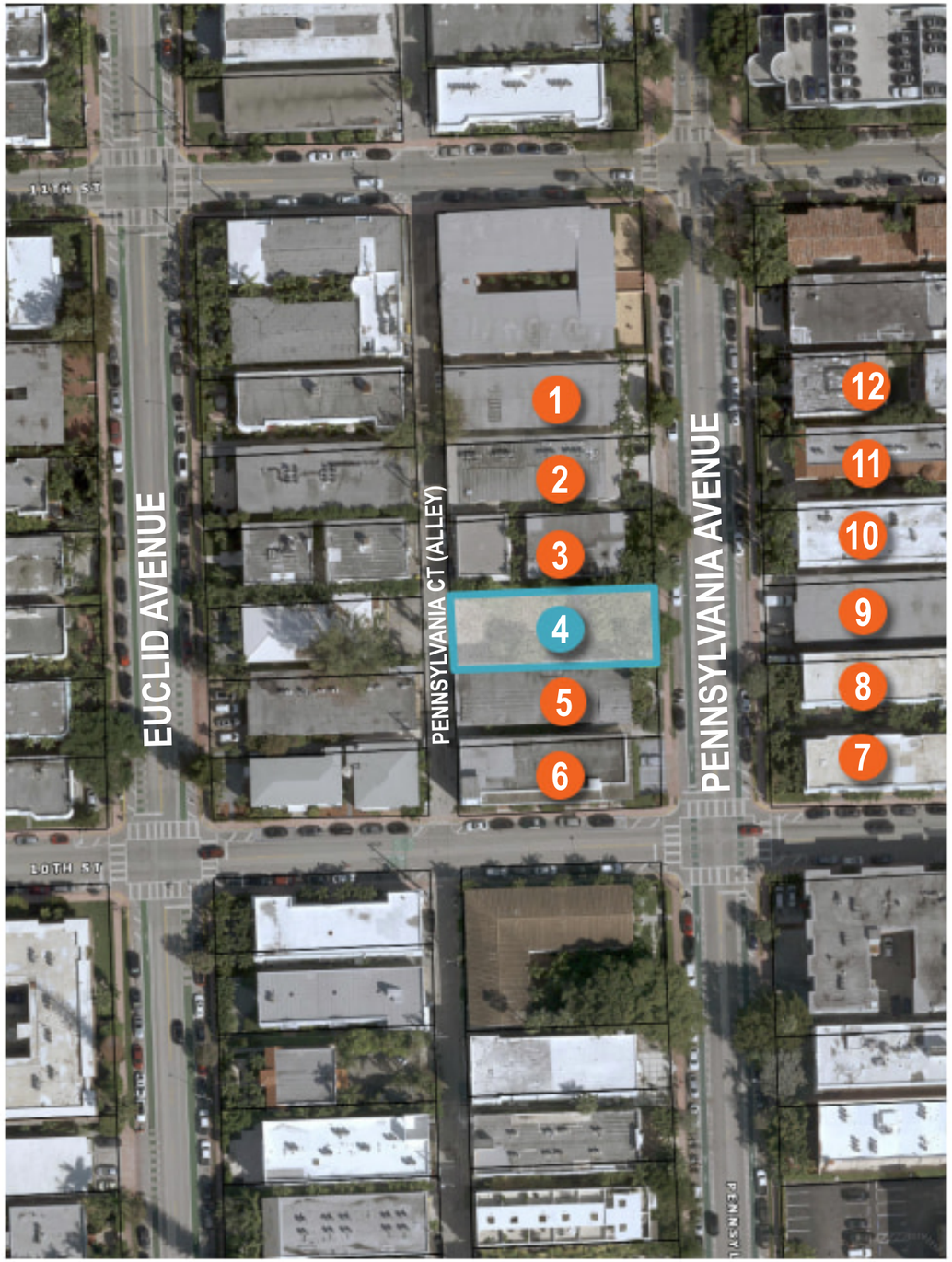
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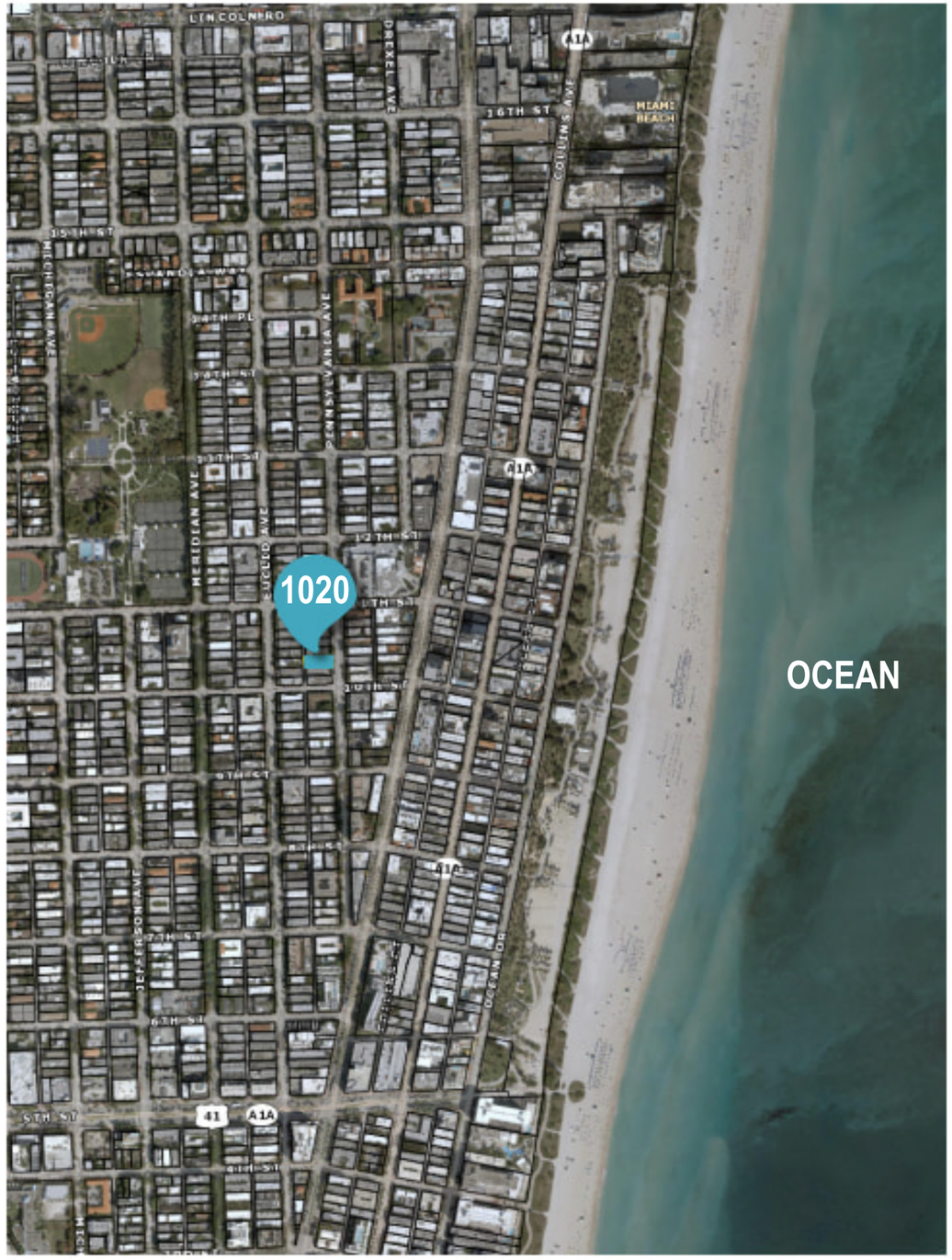
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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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

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P 305 576 8063

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

Jose L Sanchez

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

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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Date: 2025.01.31 12:50:36 -05'00'

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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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A-0.4



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

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.5

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3D VIEW - REAR ELEVATION (WEST)

MATERIAL BOARD

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

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

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

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

5 NICHIHA ARCHITECTURAL WOOD PANEL. (VINTAGE WOOD, BARK)

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Date: 2025.01.31 12:59:36 -05'00'

ADDRESS & OWNER

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3D VIEW & MATERIALS

SCALE: AS SHOWN
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SHEET NUMBER

A-0.6

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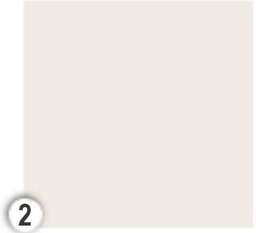


3D VIEW - FRONT

MATERIAL BOARD



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



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



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



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
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NICHIHA
ARCHITECTURAL
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(VINTAGE WOOD,
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3D VIEW & MATERIALS

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SHEET NUMBER
A-0.7

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3D VIEW - SIDE ELEVATION (SOUTH)



3D VIEW - SIDE ELEVATION (NORTH)

MATERIAL BOARD



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



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



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



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



5 NICHIHA ARCHITECTURAL WOOD PANEL. (VINTAGE WOOD, BARK)

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REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.8

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MAP OF SURVEY

SHEET 1/1

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

LEGAL DESCRIPTION:
LOT 6, BLOCK 43, OF "OCEAN BEACH, 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.

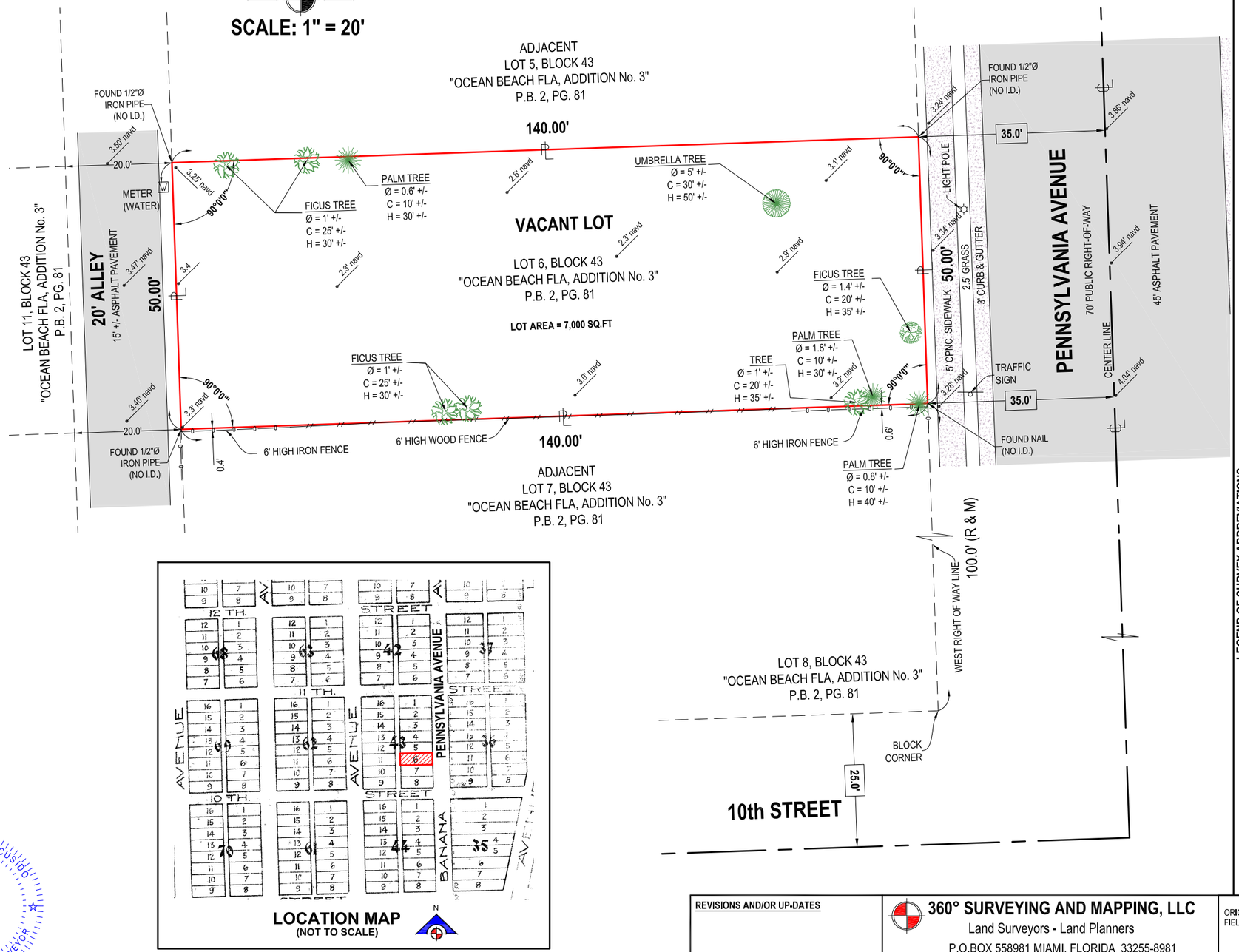
OSCAR E. BAEZ-CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR

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.

N

SCALE: 1" = 20'



LOCATION MAP
(NOT TO SCALE)

N

LEGEND OF SURVEY ABBREVIATIONS

A.	= ARC LENGTH	SWK.	= SIDEWALK
A/C	= AIR CONDITIONING PAD	T.	= TELEPHONE SERVICE BOX
Alum.F	= ALUMINUM FENCE	TV	= TV CABLE SERVICE BOX
BLDG	= BUILDING	U.D.E.	= UTILITY & DRAINAGE EASEMENT
C.B.	= CATCH BASIN	U.E.	= UTILITY EASEMENT
C.O.	= CLEAN OUT	U.M.E.	= UTILITY & MAINTENANCE EASEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	U.P.	= UTILITY POLE
CH.	= CHORD DISTANCE	W.	= WATER WELL
CL.	= CLEAR	W.M.	= WATER METER
C/L	= CENTER LINE	P/L	= PROPERTY LINE
C/F	= CHAIN LINK FENCE	(R)	= RECORDED
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED
RAD.	= RADIAL	RES.	= RESIDENCE
R/W	= RIGHT OF WAY	S.M.H.	= SEWER MANHOLE
SEC.	= SECTION	P.O.B.	= POINT OF BEGINNING
S.I.P.	= SET IRON PIPE No ___	S/L	= SET BACK LINE
STY.	= STORY		
CLP	= CONC. LIGHT POLE	MH	= MAN HOLE
CONC.	= CONCRETE	(M)	= MEASURED
Δ	= CENTRAL ANGLE	M/L	= MONUMENT LINE
E	= ELECTRIC SERVICE BOX	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
F.D.H.	= FIRE HYDRANT	N.T.S.	= NOT TO SCALE
F.D.H.F.	= FOUND DRILL HOLE	O/E	= OVERHEAD ELECTRIC LINES
F.H.	= FIRE HYDRANT	P.B.	= PLAT BOOK
F.I.P.	= FOUND IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
F.N.	= FOUND NAIL	P.L.	= PROPERTY LINE
G.	= GAS METER	PKWY.	= PARKWAY
L.P.	= LIGHT POLE	P.R.M.	= PERMANENT REFERENCE MONUMENT
		MW	= MW - GAS MONITRING WELL
		MH	= MH - STORM DRAIN MANHOLE
		UP	= UP - WOOD UTILITY POLE
		CUP	= CUP - CONC. UTILITY POLE
		CB	= CB - CATCH BASIN

ELEVATIONS ×12.69
TILES BRICK ASPHALT BLDG. CONC. WALL

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**

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FL. LIC: AA 26000837
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=U/D, ou=Praxis Architecture, Inc., email=jsanchez@praxisarch.com, Date: 2025.01.31 12:59:36 -05'00'

ADDRESS & OWNER

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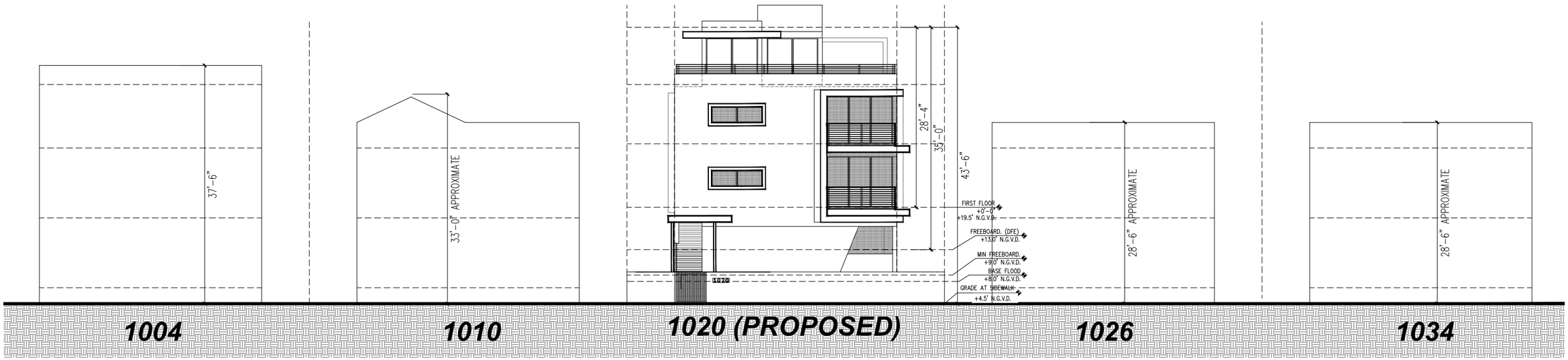
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SURVEY

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1 CONTEXTUAL ELEVATIONS

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JOSE L. SANCHEZ
AR 16966
REGISTERED ARCHITECT

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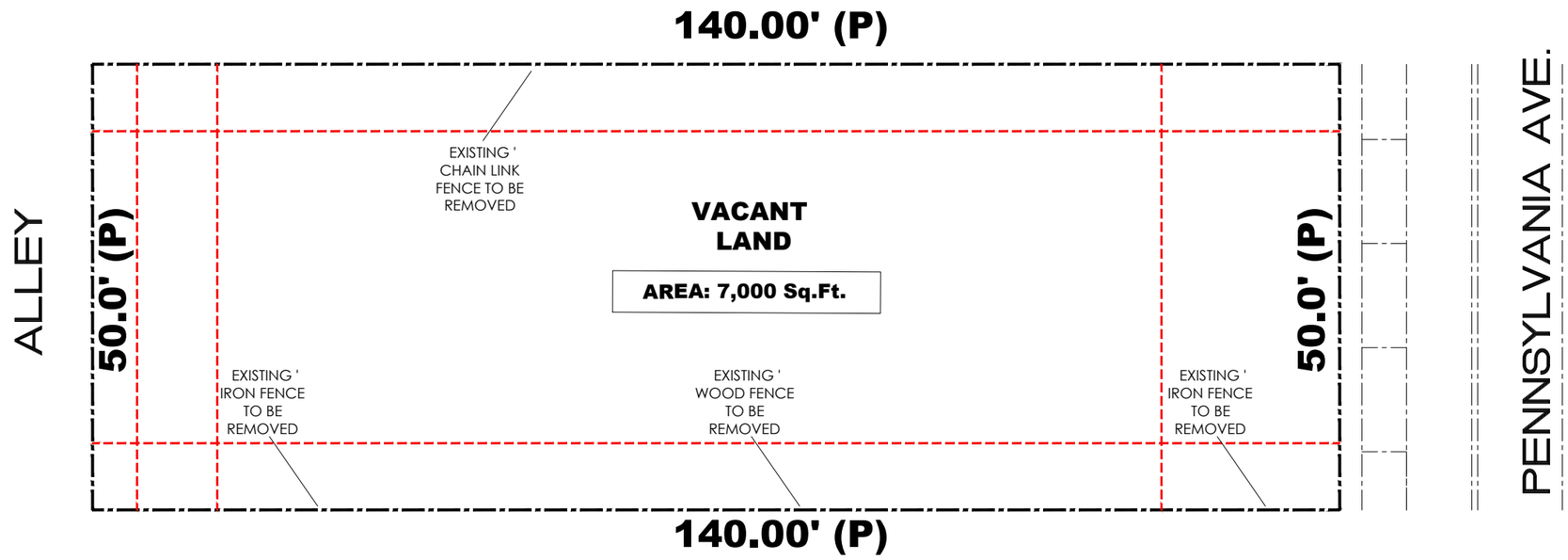
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1 DEMOLITION PLAN

1/16" = 1'-0"

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.

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Date: 2025.01.31 12:59:36 -05'00'

ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

DEMOLITION PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-0.11

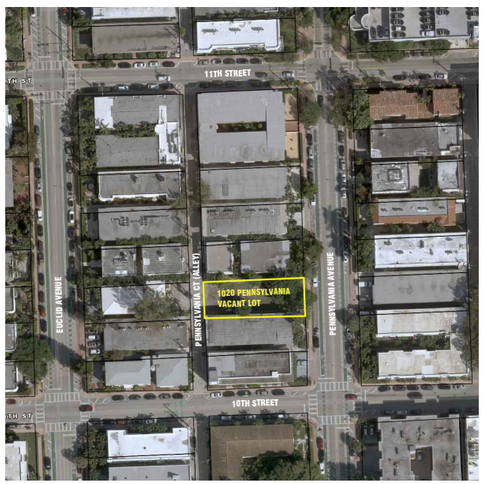
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ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	**Required**	**Existing**	**Proposed**	**Deficiencies**
39	Parking district				
40	Total # of parking 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.

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	



LOCATION PLAN

NOT TO SCALE

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.

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ADDRESS & OWNER

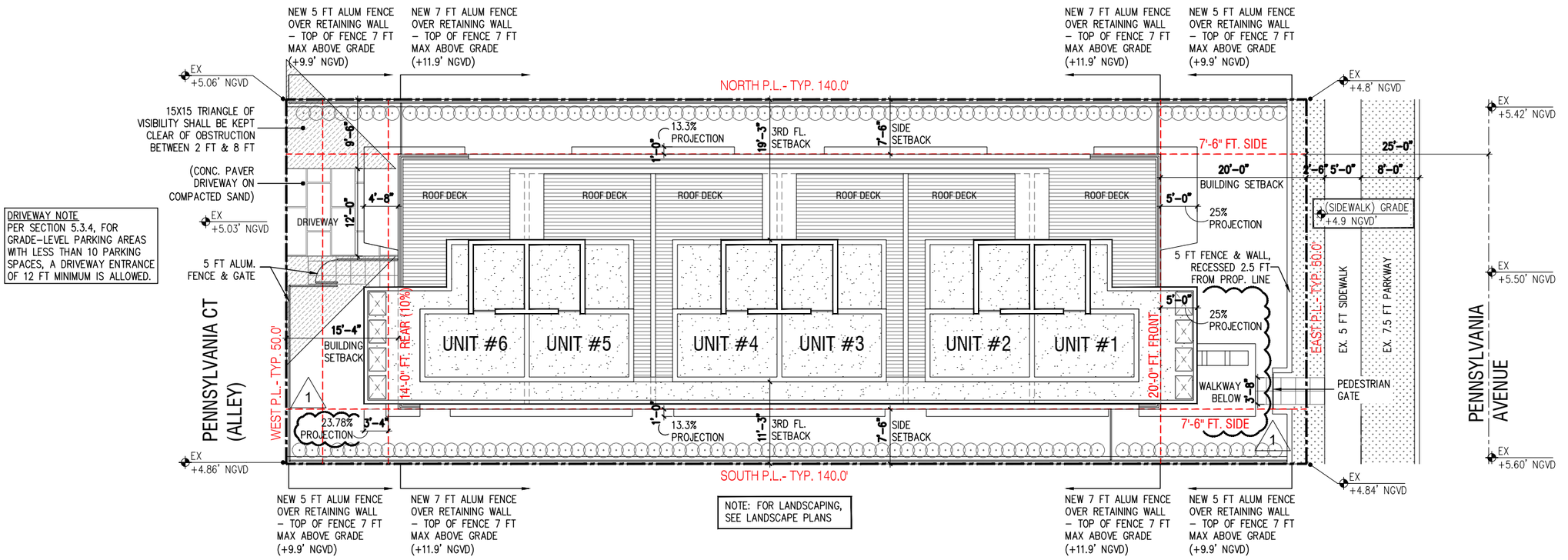
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MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE
ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-1.0



1 SITE PLAN

1/16"=1'-0"

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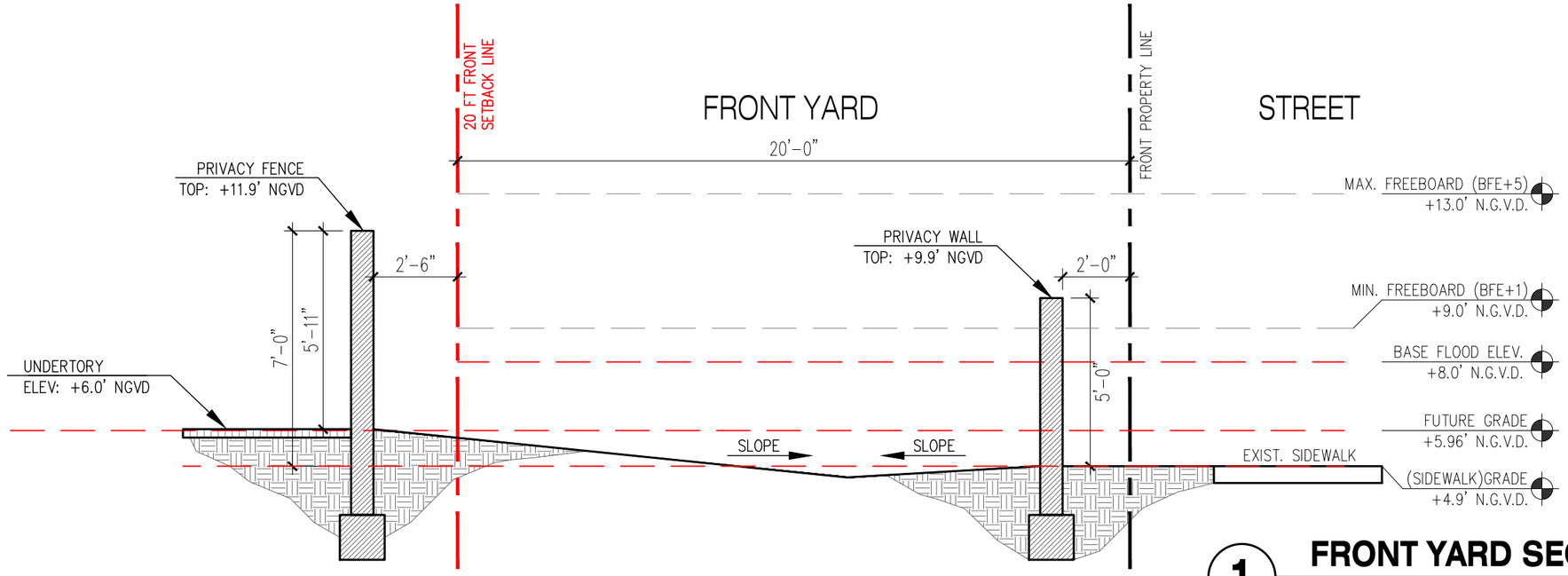
DRAWING TITLE

SITE PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

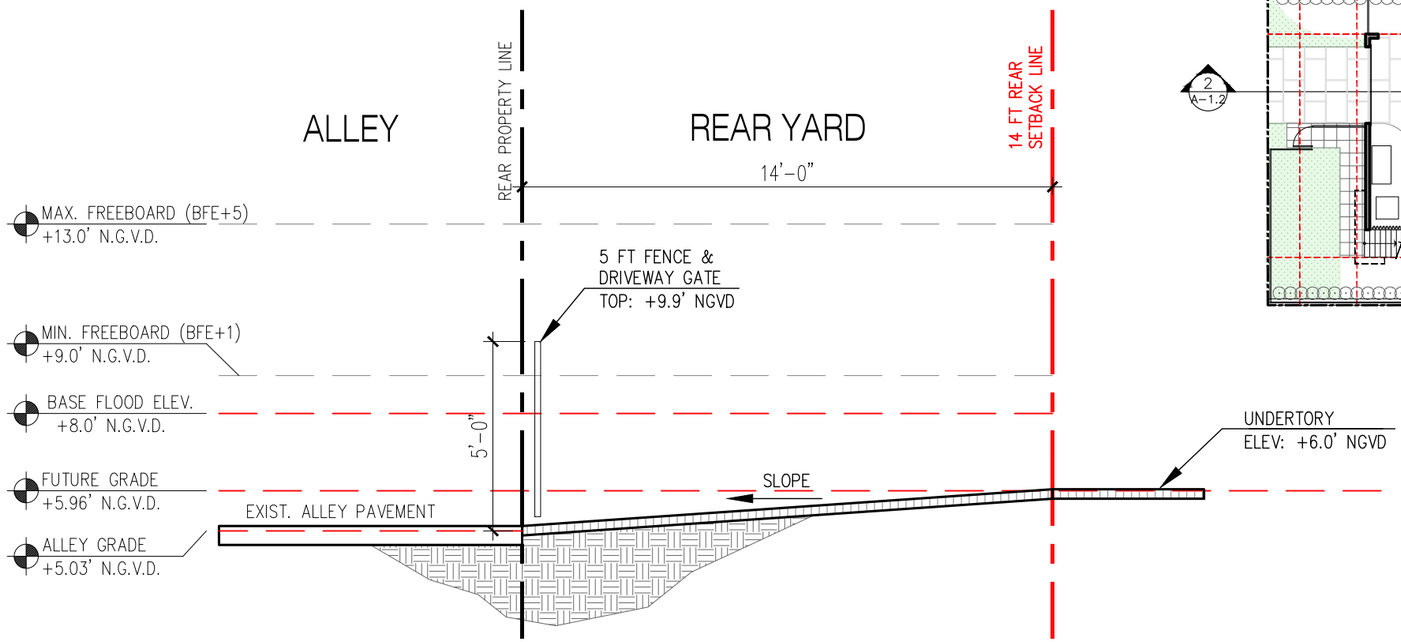
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A-1.1



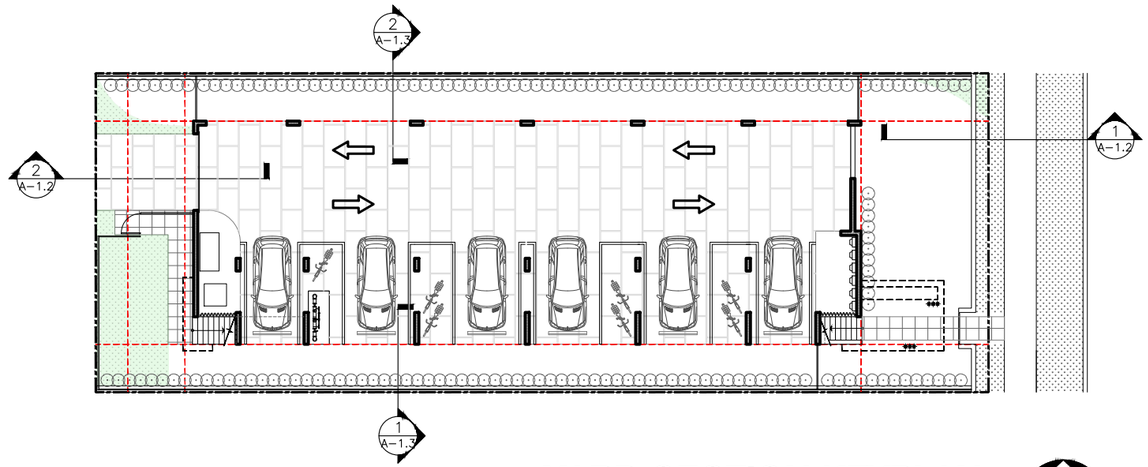
1 FRONT YARD SECTION

1/4" = 1'-0"



2 REAR YARD SECTION

1/4" = 1'-0"



YARD SECTION KEYPLAN

NOT TO SCALE

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OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

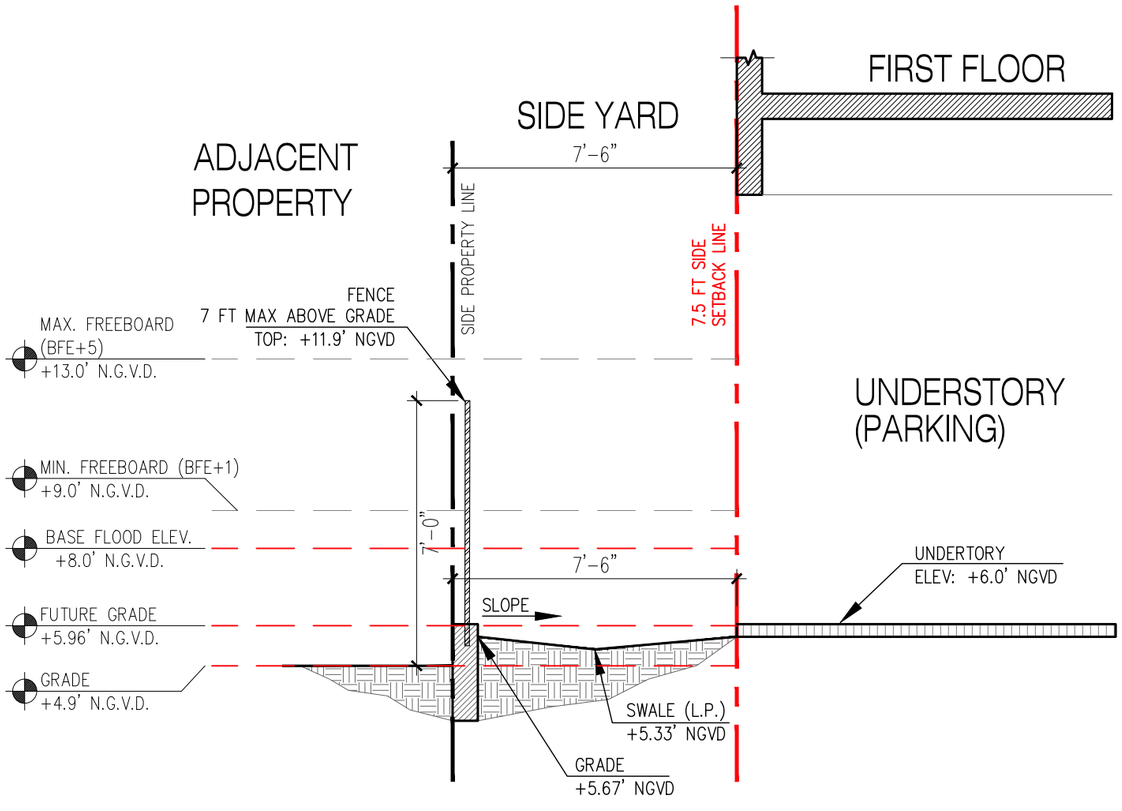
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YARD SECTIONS

SCALE: AS SHOWN
DATE: 06-16-2024

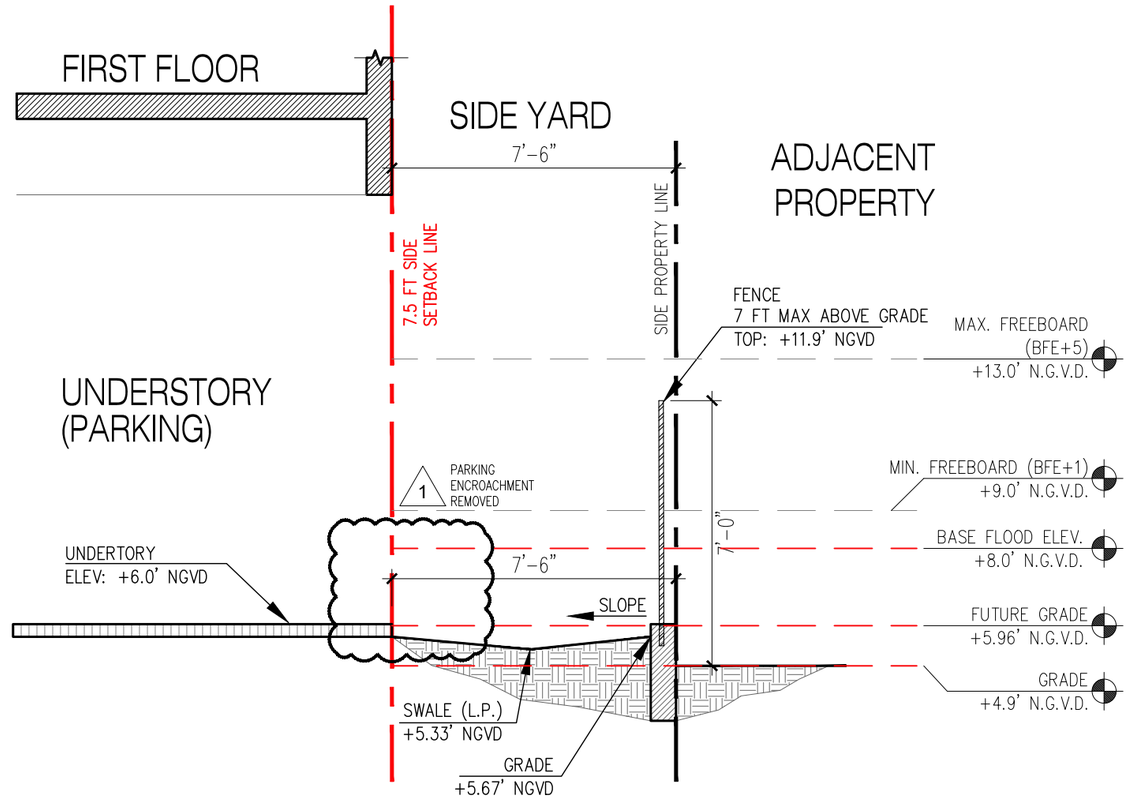
SHEET NUMBER

A-1.2



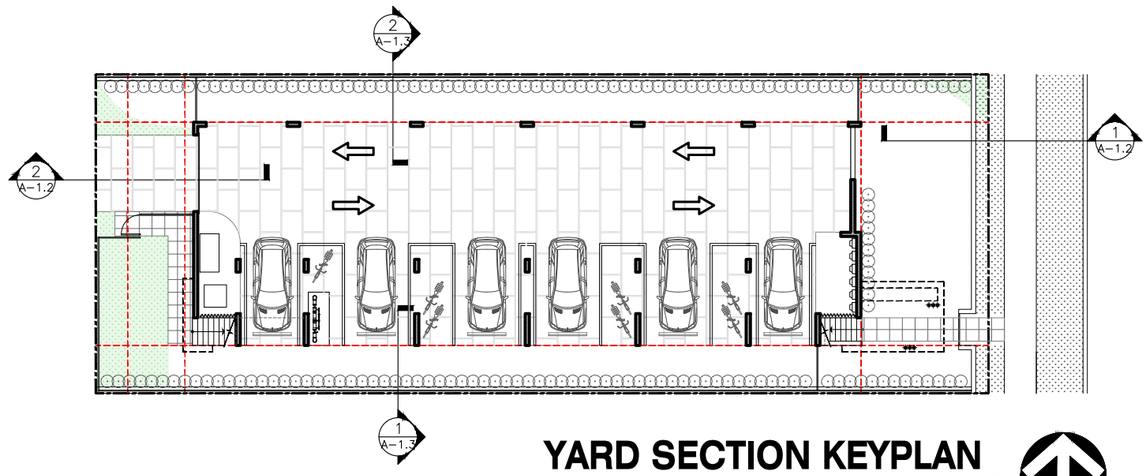
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



YARD SECTION KEYPLAN

NOT TO SCALE

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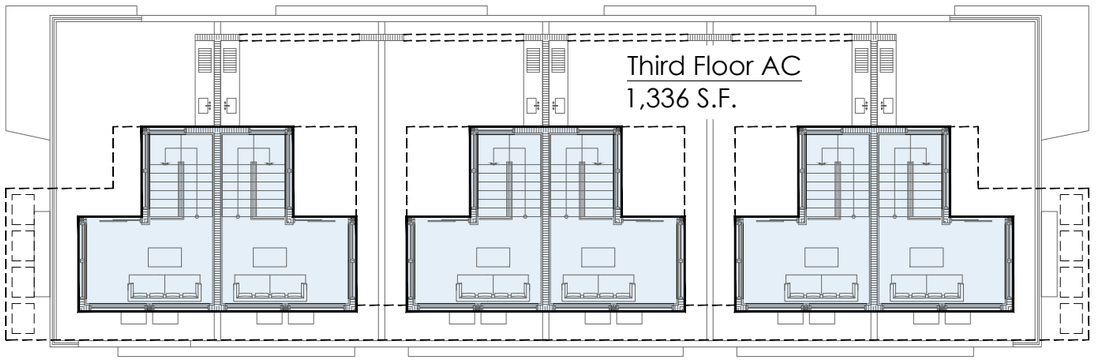
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YARD SECTIONS

SCALE: AS SHOWN
DATE: 06-16-2024

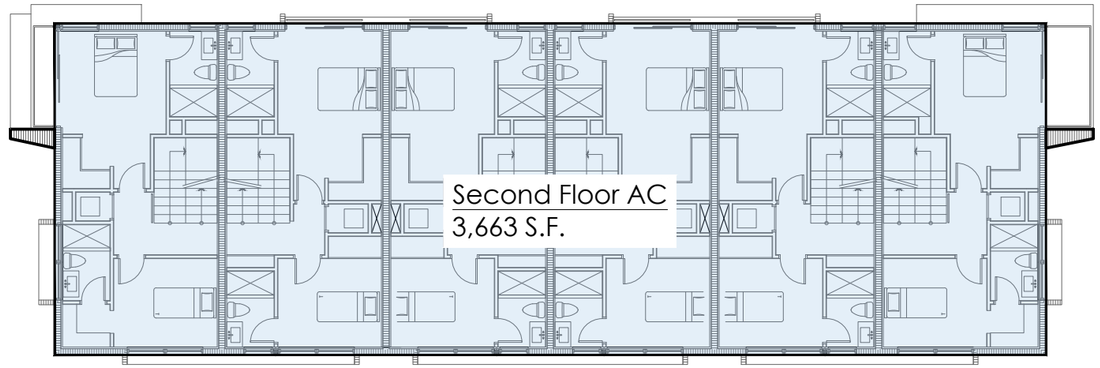
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A-1.3



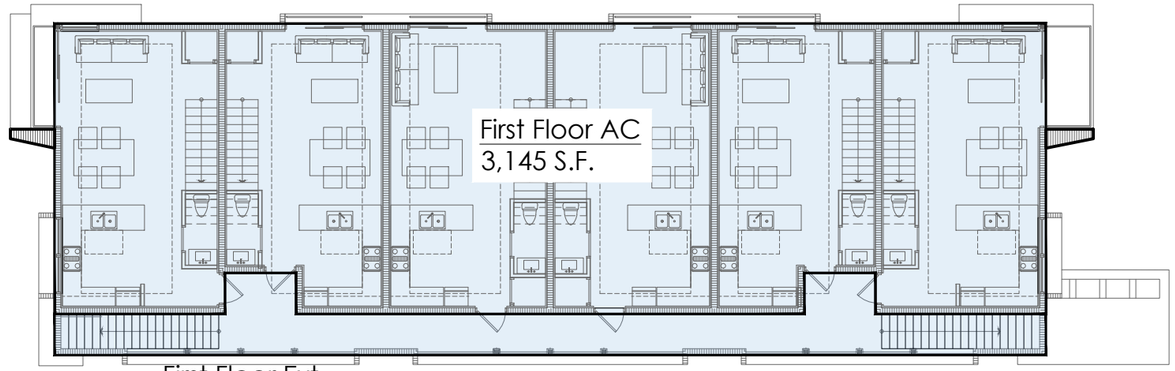
4 THIRD FLOOR UNIT SIZE

1/16" = 1'–0"



3 SECOND FLOOR UNIT SIZE

1/16" = 1'–0"



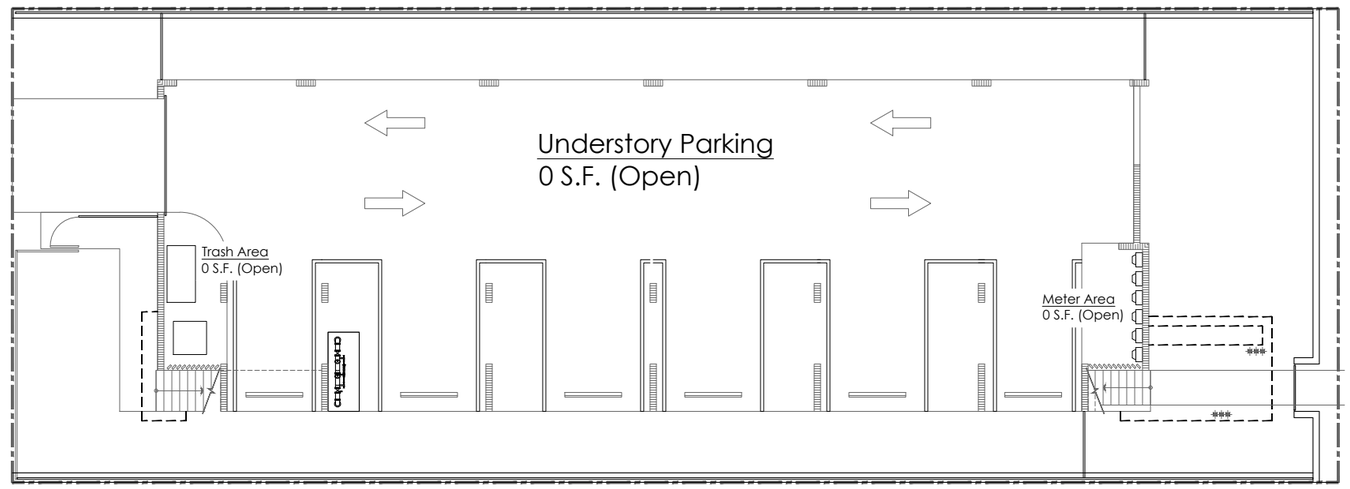
First Floor Ext.
518 S.F.

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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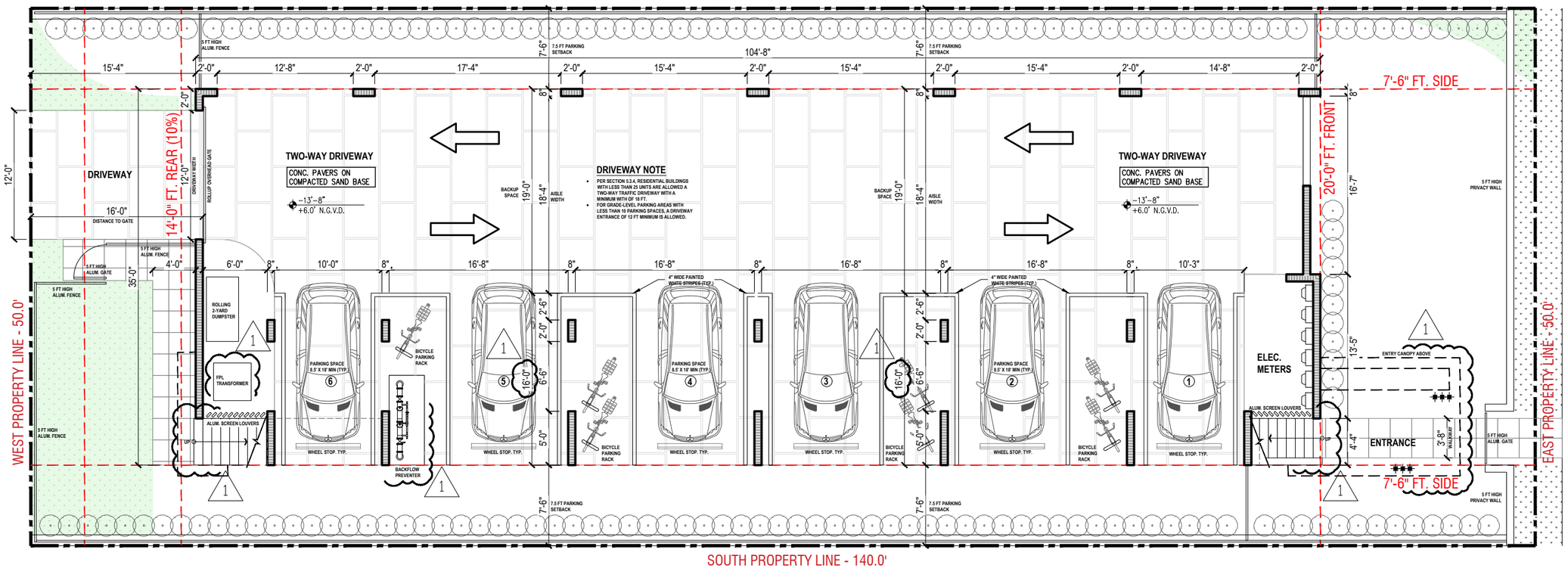
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UNIT SIZE DIAGRAM

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.4



1 UNDERSTORY

3/32"=1'-0"

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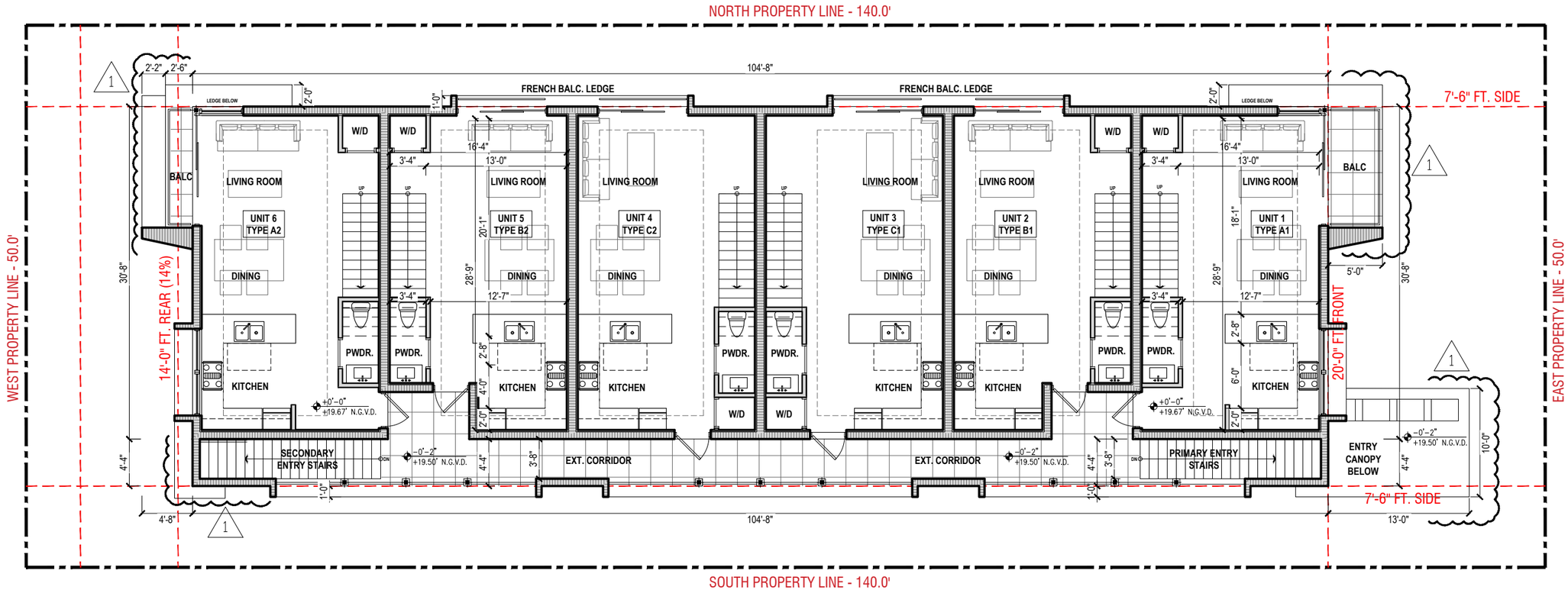
DRAWING TITLE

UNDERSTORY

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

3/32"=1'-0"

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FL. LIC: AA 26000837

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

Jose L Sanchez
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Date: 2025.01.21 13:00:36 -05'00'

ADDRESS & OWNER

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

REVISION & DATE

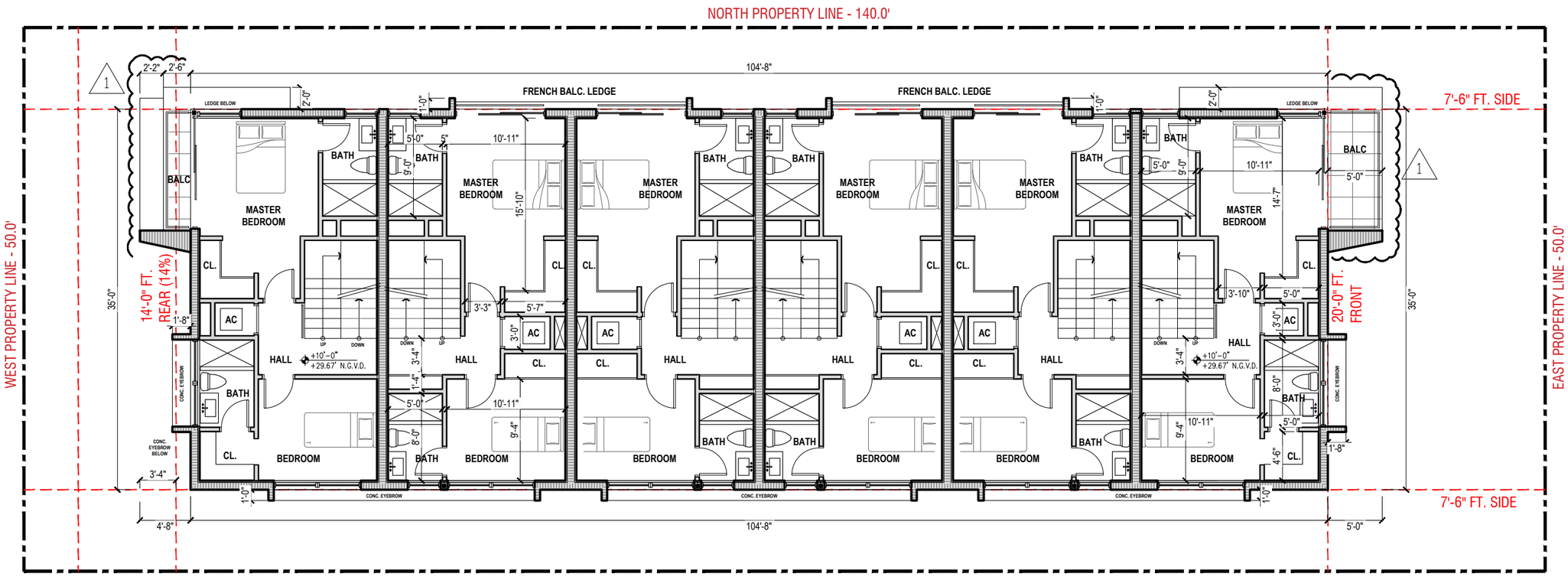
DRAWING TITLE

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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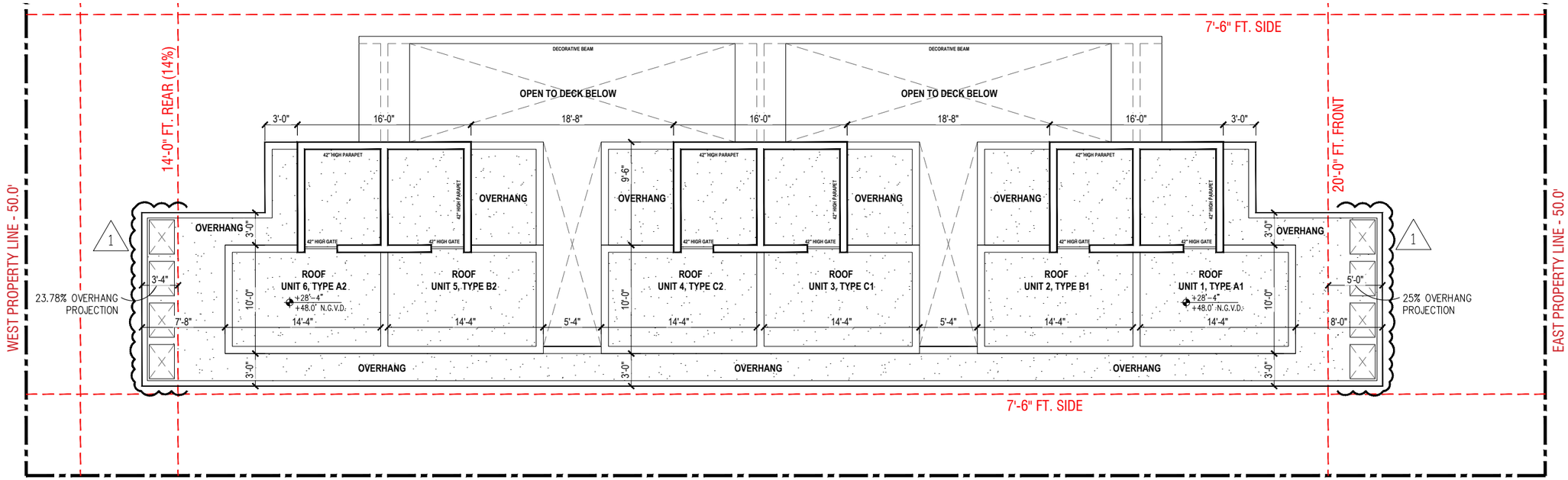
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SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

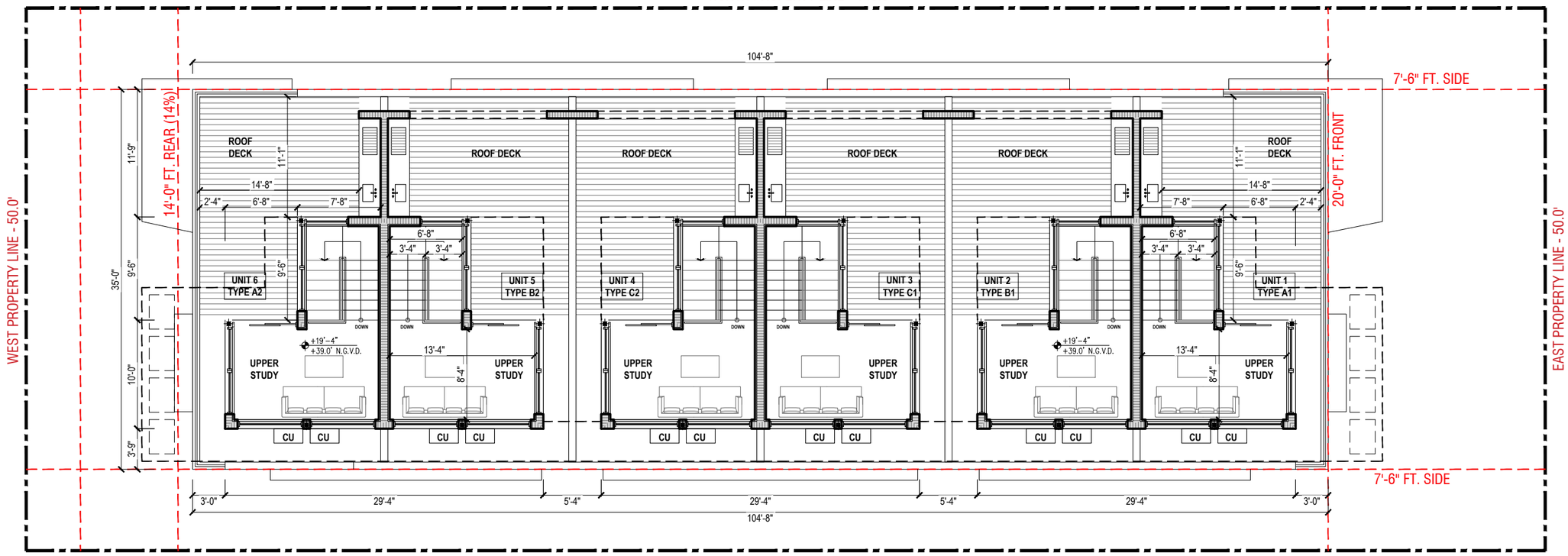
SHEET NUMBER

A-2.3



2 ROOF PLAN

3/32"=1'-0"



1 THIRD FLOOR PLAN

3/32"=1'-0"

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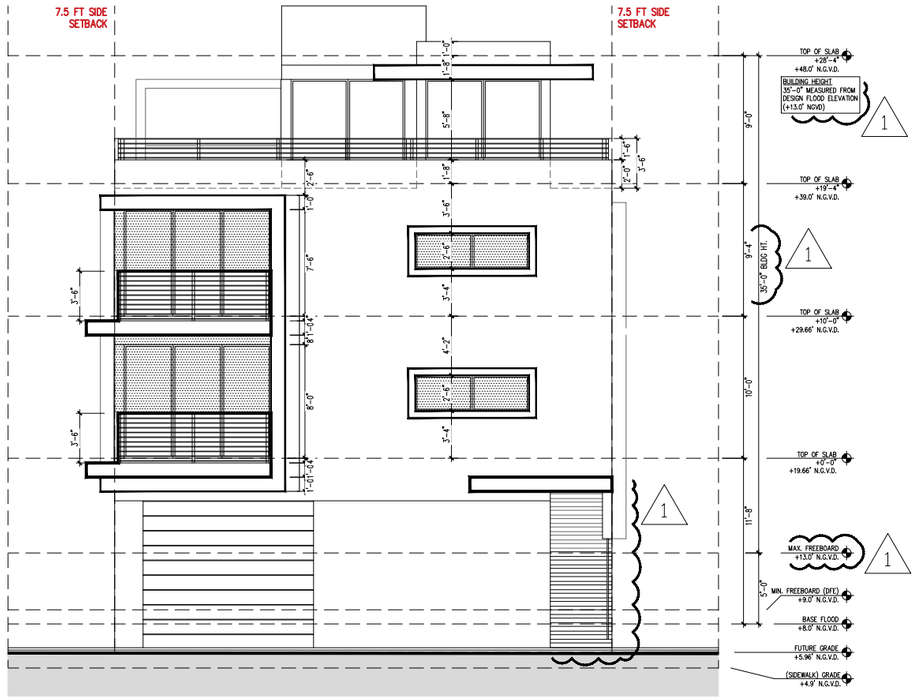
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THIRD FLOOR / ROOF PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

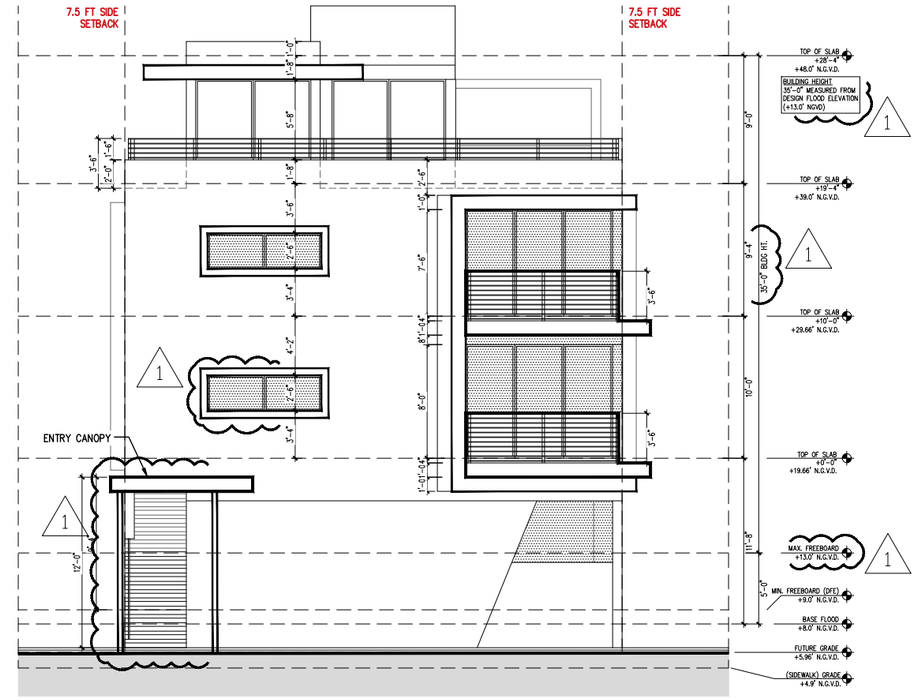
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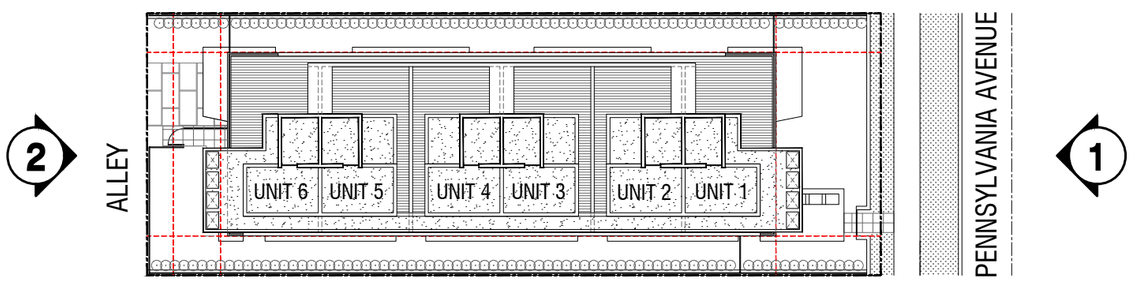
2 WEST ELEVATION (REAR)

3/32"=1'-0"



1 EAST ELEVATION (FRONT)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

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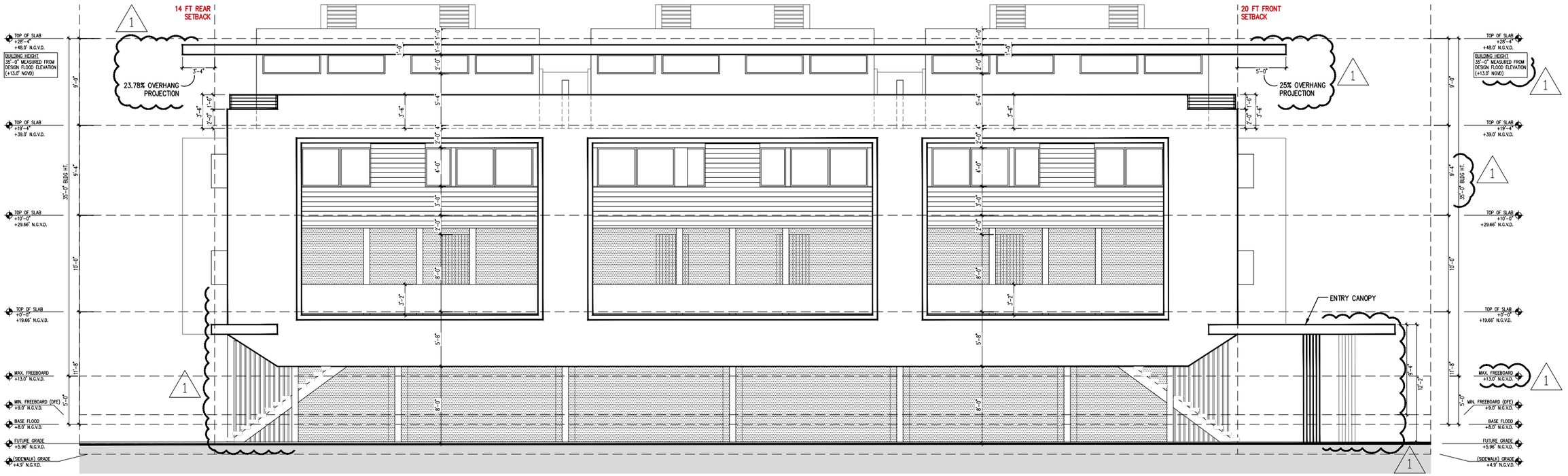
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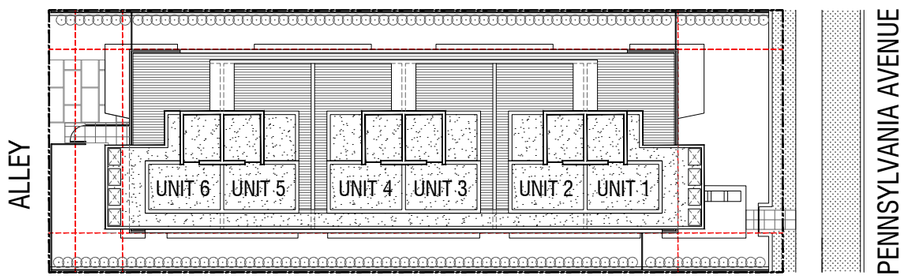
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DRAWING TITLE
EAST/WEST ELEVATIONS (FRONT/REAR)

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-3.1





1 **ELEVATION KEYPLAN**

NOT TO SCALE

1 **SOUTH ELEVATION (SIDE)**

3/32"=1'-0"

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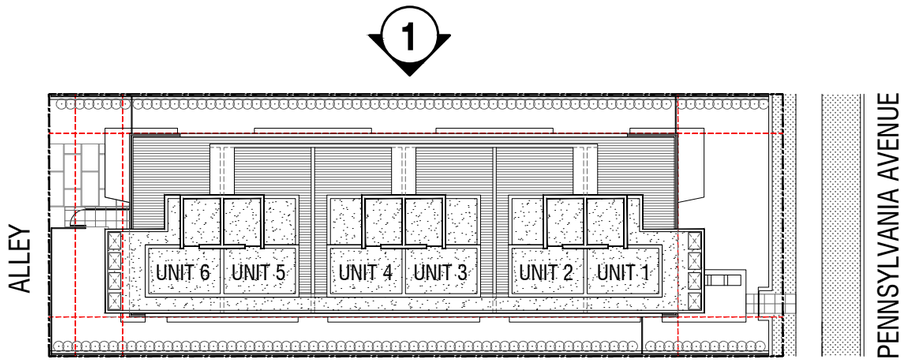
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DRAWING TITLE
SOUTH ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
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ELEVATION KEYPLAN

NOT TO SCALE

1 NORTH ELEVATION (SIDE)

3/32"=1'-0"

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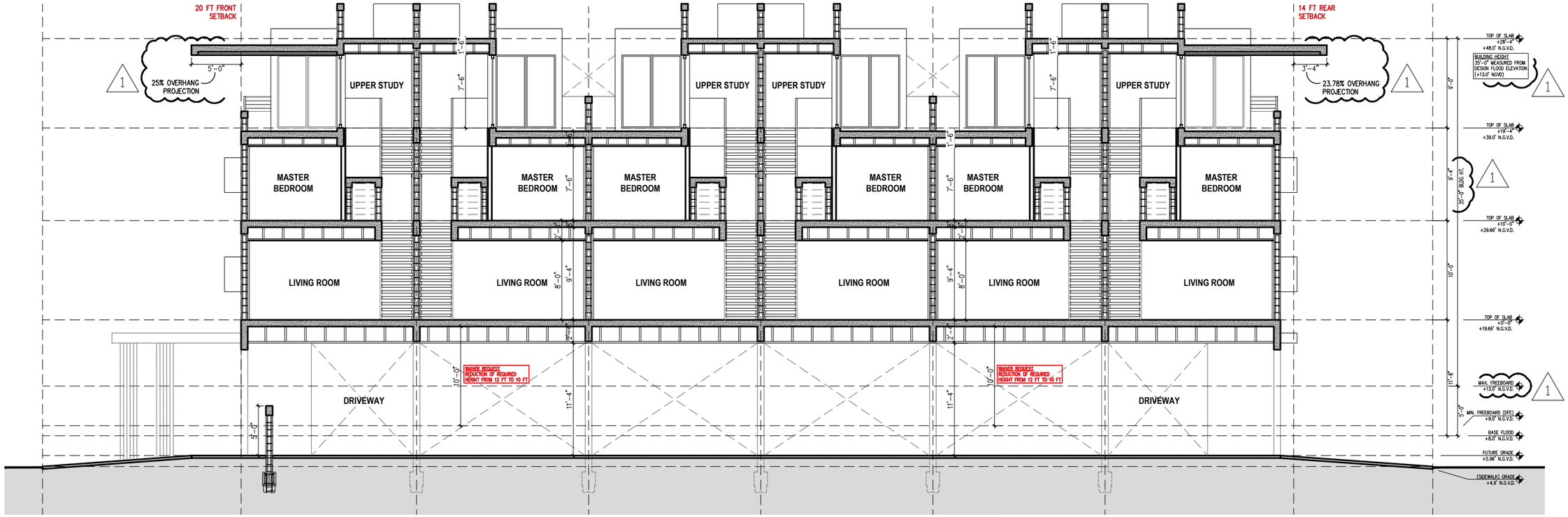
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NORTH ELEVATION (SIDE)

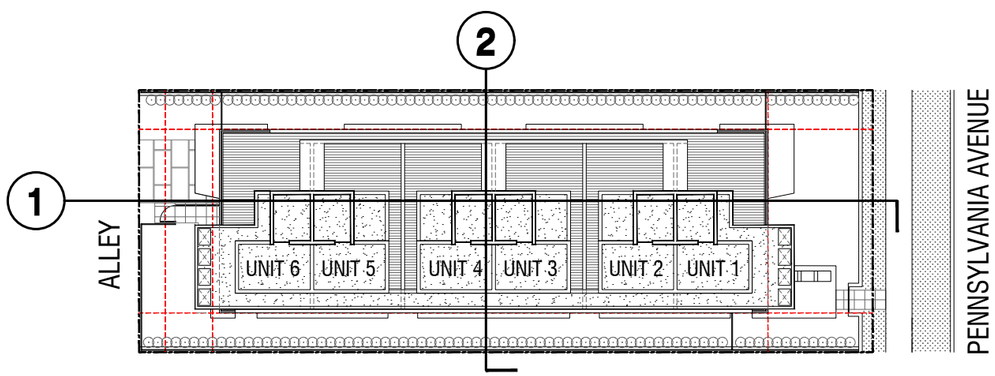
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DATE: 06-16-2024

SHEET NUMBER
A-3.3



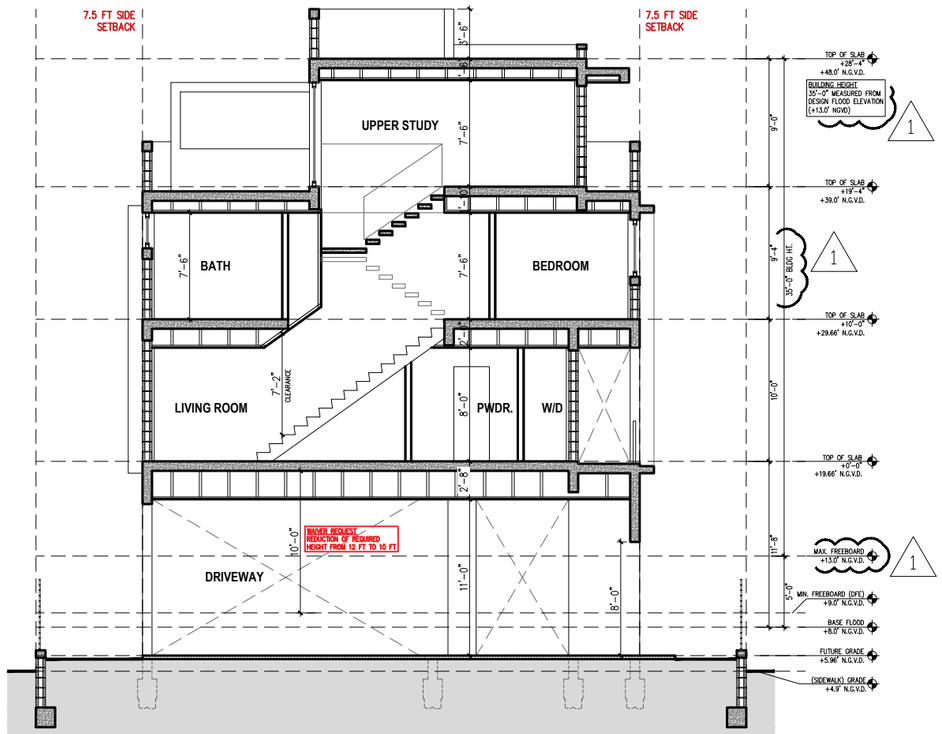
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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SECTIONS

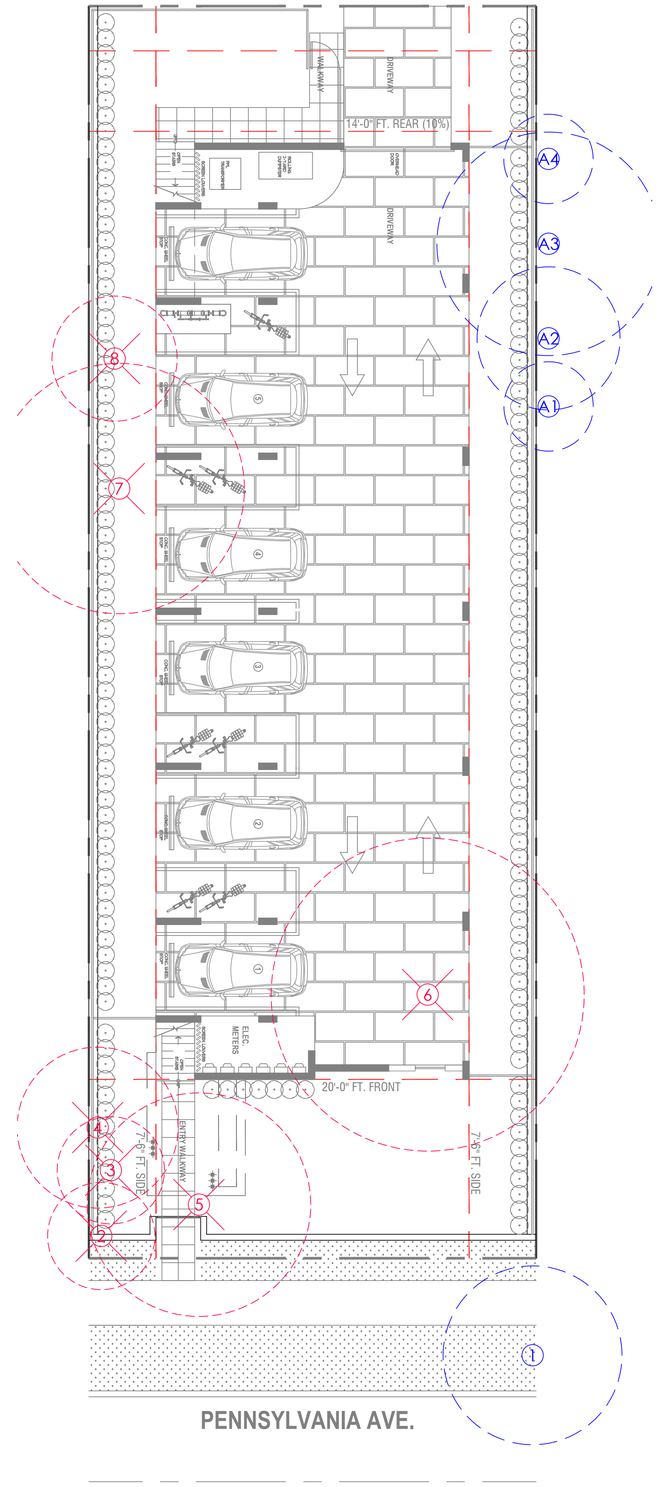
SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-4.1

Tree Survey / Disposition

No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)
1	Cordia sebestena	Orange Geiger	1, 3, 4, 6, 7	25	25
2	Livistonia chinensis	Chinese Fan Palm	12	50	15
3	Livistonia chinensis	Chinese Fan Palm	17	45	15
4	Bursera simaruba	Gumbo Limbo	11	30	25
5	Ficus benjamina	Weeping Ficus	14	30	30
6	Ficus elastica	Rubber Tree	35	30	35
7	Ficus nitida	Indian-Cuban Laurel	8, 13	30	30
8	Schinus terebinthifolious	Brazilian Pepper	6x2, 4x3	15	15
A1	Ficus aurea	Strangler Fig	11, 14	30	25
A2	Bischofia javonica	Bischofia	4x4, 3	18	15
A3	Persea americana	Avocado	6, 10	18	25
A4	Ficus benjamina	Weeping Ficus	1, 4, 6	18	16



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SEAL

DIEGO J. VANDERBIEST
PLA #6667355

NEW MULTIFAMILY RESIDENCE
1020 PENNSYLVANIA
MIAMI BEACH, FLORIDA

REVISIONS
1/30/25 SITE PLAN

DRAWN BY
DV

DATE
12/28/23

SCALE
1/8"=1'-0"

DRAWING TITLE
TREE SURVEY PLAN

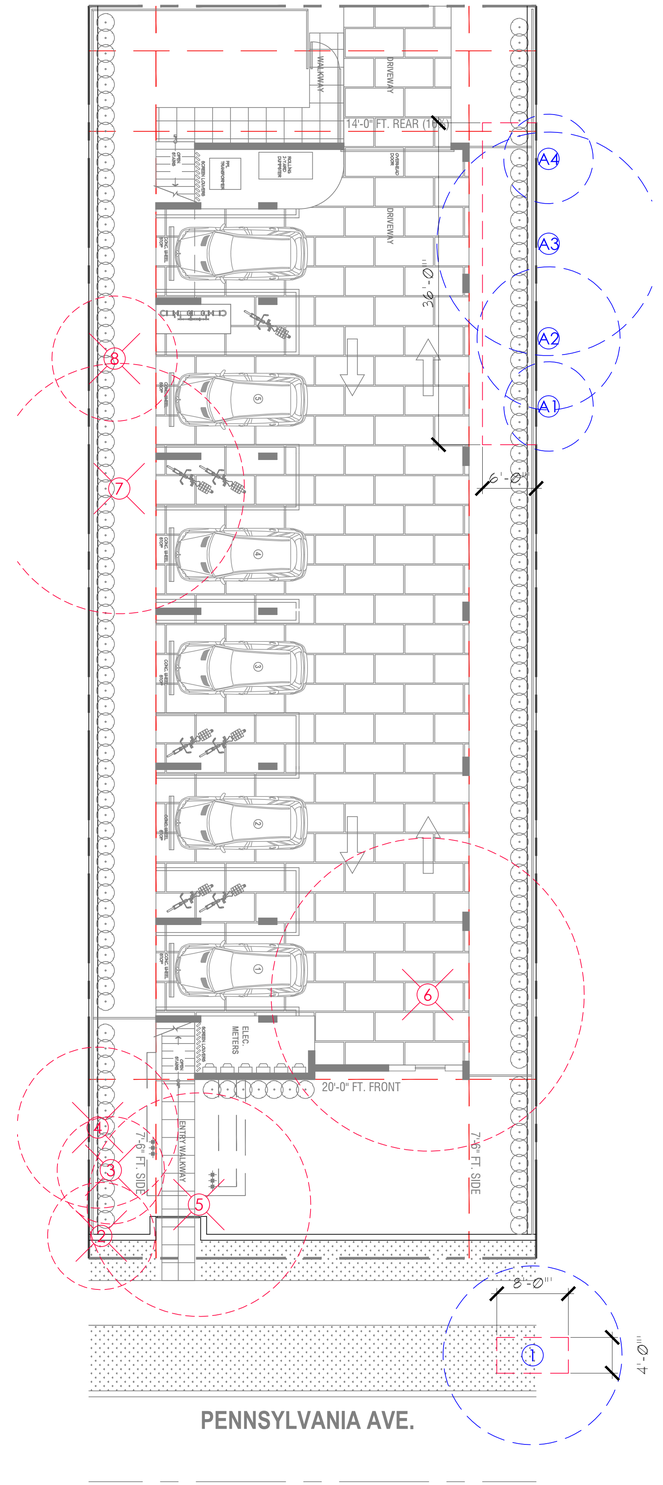
SHEET
L100

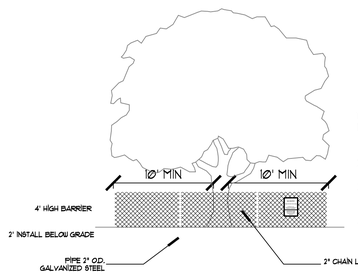
Tree Survey / Disposition

No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Condition	Disposition	Remarks	DBH (in) Removed	Palms Removed
1	Cordia sebestena	Orange Geiger	1, 3, 4, 6, 7	25	25	Fair	Remain	City tree		
2	Livistonia chinensis	Chinese Fan Palm	12	50	15	Fair	Remove			1
3	Livistonia chinensis	Chinese Fan Palm	17	45	15	Fair	Remove			1
4	Bursera simaruba	Gumbo Limbo	11	30	25	Fair	Remove		11	
5	Ficus benjamina	Weeping Ficus	14	30	30	Poor	Remove	Prohibited species		
6	Ficus elastica	Rubber Tree	35	30	35	Good	Remove	Prohibited species		
7	Ficus nitida	Indian-Cuban Laurel	8, 13	30	30	Fair	Remove	Prohibited species		
8	Schinus terebinthifolious	Brazilian Pepper	6x2, 4x3	15	15	Poor	Remove	Prohibited species		
A1	Ficus aurea	Strangler Fig	11, 14	30	25	Poor	Remain	Neighbor's tree. Against slab.		
A2	Bischofia javonica	Bischofia	4x4, 3	18	15	Poor	Remain	Neighbor's tree. Against slab.		
A3	Persea americana	Avocado	6, 10	18	25	Fair	Remain	Neighbor's tree. Against slab.		
A4	Ficus benjamina	Weeping Ficus	1, 4, 6	18	16	Poor	Remain	Neighbor's tree. Against slab.		
								Total Removed:	20	9

TREE LEGEND

- TO REMAIN
- R — TO RELOCATE
- TO REMOVE
- TREE PROTECTION





NO ENTRY

TREE PROTECTION AREA

STORAGE OF FILL, CONSTRUCTION DEBRIS OR CHEMICALS PROHIBITED.

BARRIERS MAY NOT BE REMOVED OR ALTERED WITHOUT CITY URBAN FORESTER WRITTEN APPROVAL.

NOTE:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

TREE BARRIER DETAIL - 4' CHAIN LINK N.T.S.

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MIAMI BEACH, FLORIDA

REVISIONS
1/30/25 SITE PLAN

DRAWN BY
DV

DATE
3/8/24

SCALE
1/8"=1'-0"

DRAWING TITLE
TREE DISPOSITION PLAN

SHEET
L101

Plantlist

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
4	CD	Coccoloba diversifolia	Pigeon Plum	12' ht, 2" dbh
2	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, 2" dbh
2	MF	Myrcianthes fragrans	Simpson's Stopper	12'-14' ht, 2" dbh
7	SP	Sabal palmetto	Sabal Palm	14'-24' oa ht
3	THR	Thrinax radiata	Thatch Palm	6'-10' oa ht

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	ALO	Alocantarea odorata	Odorata Bromeliad	7 gal
90	ARG	Arachis glabrata	Perennial Peanut	1 gal/roll
56	CAC	Capparis cynophallophora	Jamaican Caper	3 gal, 24" ht
17	CAC1	Capparis cynophallophora	Jamaican Caper	15 gal, 6' ht
15	MOD	Monestera deliciosa	Swiss Cheese Plant	7 gal
91	NEE	Nephrolepis exaltata	Boston Fern	3 gal
36	PHB	Philodendron 'burle marx'	Burle Marx	3 gal
25	POP	Podocarpus 'pringles'	Pingles	3 gal

TREE MITIGATION CHART	
Existing Tree Mitigation:	Req.
Tree Mitigation required for proposed removals	11"
Mitigation trees required - Tree removal	4
Mitigation trees required - Palm removal	2
Total Mitigation required - Trees at 12' ht, 2" dbh	6

Proposed Tree Mitigation:	Prov
Trees at 12' ht, 2" dbh = 8	8
Trees at 16' ht, 4" dbh = 0 Equivalent to 12' ht, 2" dbh = (0)	0
Total Mitigation Provided - 12' ht, 2" dbh	8
Total Shortfall of Trees 12' ht, 2" dbh	0

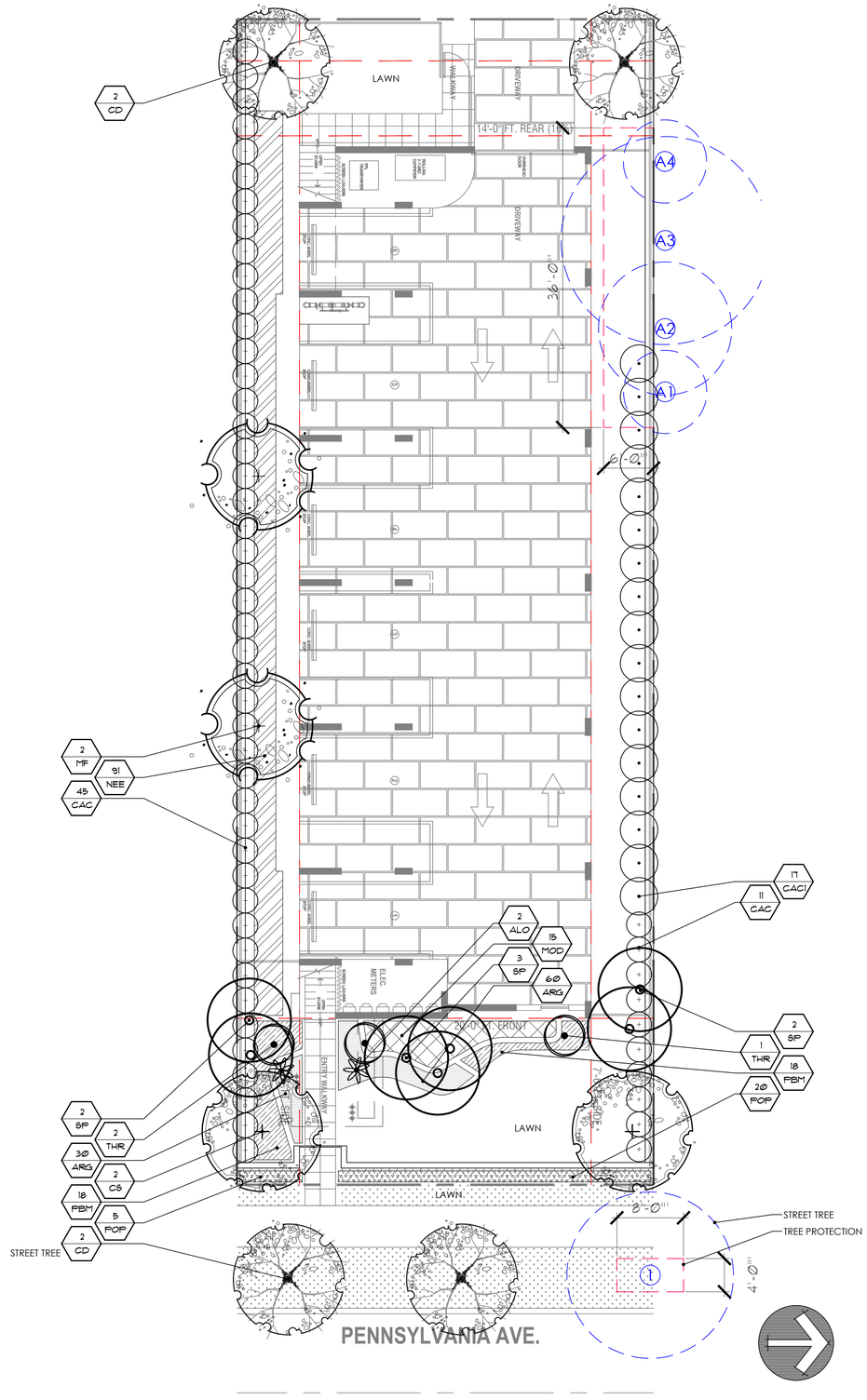
CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District: RM-1 Lot Area 7,000 S.F. Acres 0.160

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 7,000 s.f.x 30 % = 2,100 s.f.	2,100	3,337
B. Square feet of parking lot open space required as indicated on site Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	2,100	3,337
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	2,100	3337
B. Maximum lawn area (sod) permitted= 30 % x 3337 s.f.	1,001	
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____ trees x _____ net lot acres - number of existing trees=	5	6
B. % Natives required: Number of trees provided x 30% =	2	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	3	6
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20'=	3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	223
B. % Native shrubs required: Number of shrubs provided x 50%=	112	164
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	10	17
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	9	17



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SEAL

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NEW MULTIFAMILY RESIDENCE

1020 PENNSYLVANIA
MIAMI BEACH, FLORIDA

REVISIONS
1/30/25 SITE PLAN

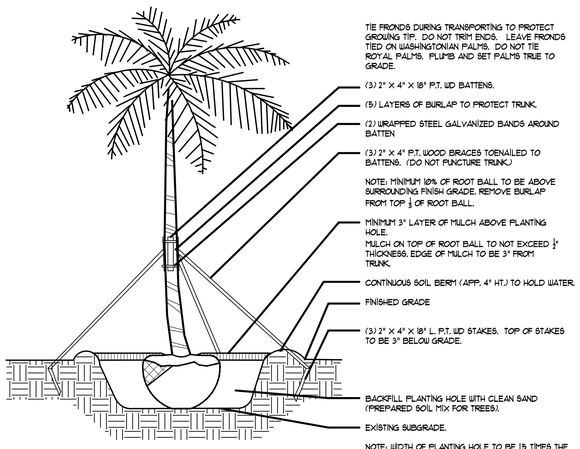
DRAWN BY
DV

DATE
3/8/24

SCALE
1/8"=1'-0"

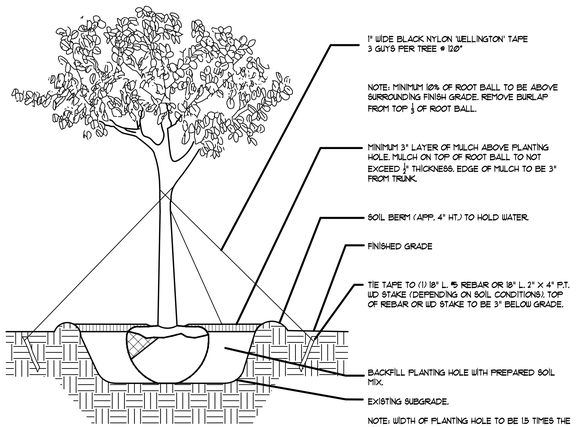
DRAWING TITLE
TREE DISPOSITION PLAN

SHEET
L201



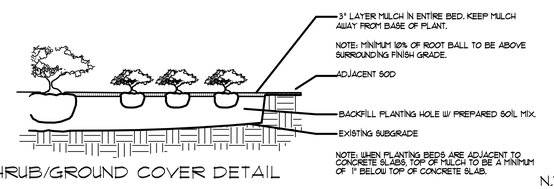
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR

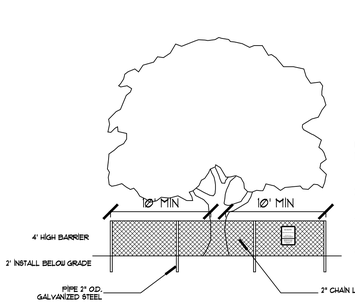


TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL N.T.S.





NOTE:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

TREE BARRIER DETAIL - 4' CHAIN LINK N.T.S.

ROOT PRUNING SPECIFICATIONS

ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24 HOUR PERIOD.

ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. MACHINERY COULD BE USED ON LARGER TREES AS LONG AS ROOTS ARE FINALIZED BY HAND PRUNING. DO NOT PAINT ROOTS WITH PAINT OR ANY KIND OF SEALANT.

MYCORRHIZA (ROOTS TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURERS RECOMMENDATIONS.

AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH A BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

MINIMUM ROOTBALL DIAMETER CALCULATION BASED ON A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF CALIPER. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

MAINTENANCE SPECIFICATIONS

ALL NEW AND RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH± THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER. WATERING FREQUENCY MUST BE EVERYDAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT TREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.

WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHLY THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL FREVENTATIVE MAINTENANCE.

EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING FREVENTATIVE MAINTENANCE.

IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THROUGHLY INSPECTED FOR SIGNES OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS TEH SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

FLOWERING TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

PALMS

STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 8-14-12 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED SIX TIMES PER YEAR.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS± PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALLTrees TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ZOYSIA JAPONICA SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS/ PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

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