

PENNSYLVANIA TOWNHOMES

1020 PENNSYLVANIA AVENUE. MIAMI BEACH, FLORIDA. 33139
NEW MULTI-FAMILY DWELLING WITH UNDERSTORY



FINAL SUBMITTAL

HPB24-0618 / 05.16.2025

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
- A-0.9 | CONTEXTUAL ELEVATIONS
- A-0.10 | SURVEY
- A-0.11 | 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 - UNIT SIZE
- A-2.1 | UNDERSTORY PLAN
- A-2.2 | FIRST FLOOR PLAN
- A-2.3 | SECOND FLOOR PLAN
- A-2.4 | THIRD / ROOF PLAN
- A-3.1 | EAST / WEST ELEVATIONS (FRONT / REAR)
- A-3.2 | SOUTH ELEVATION (SIDE)
- A-3.3 | NORTH ELEVATION (SIDE)
- A-4.1 | SECTIONS

praxis.
architecture . design
PRAXISARCH.COM

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

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



ADDRESS & OWNER

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

REVISION & DATE

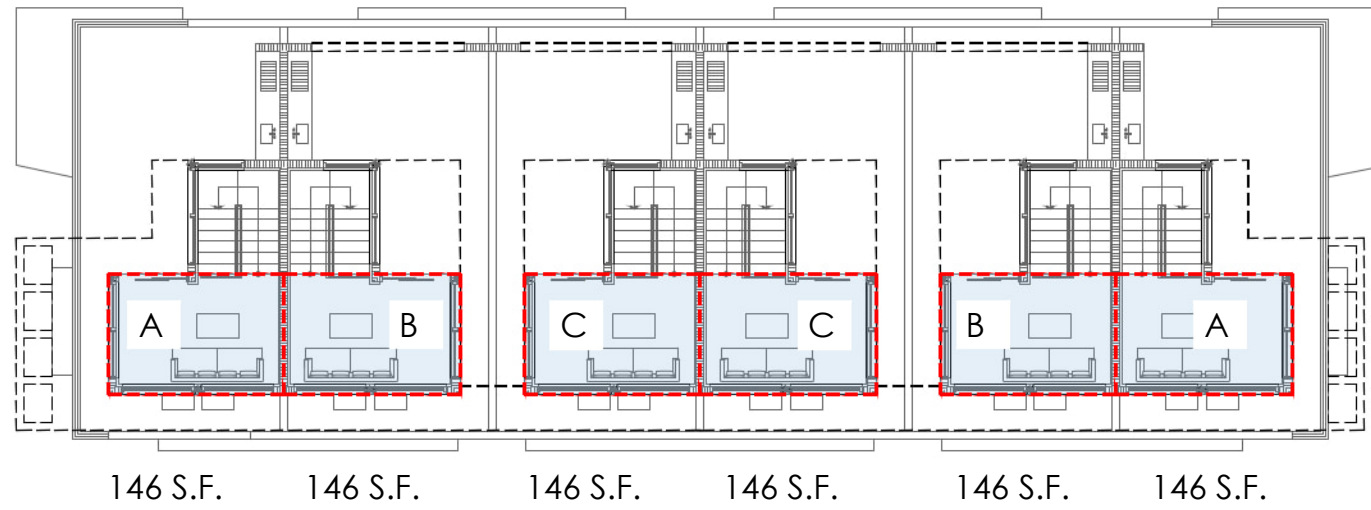
DRAWING TITLE

COVER SHEET /
INDEX OF
DRAWINGS

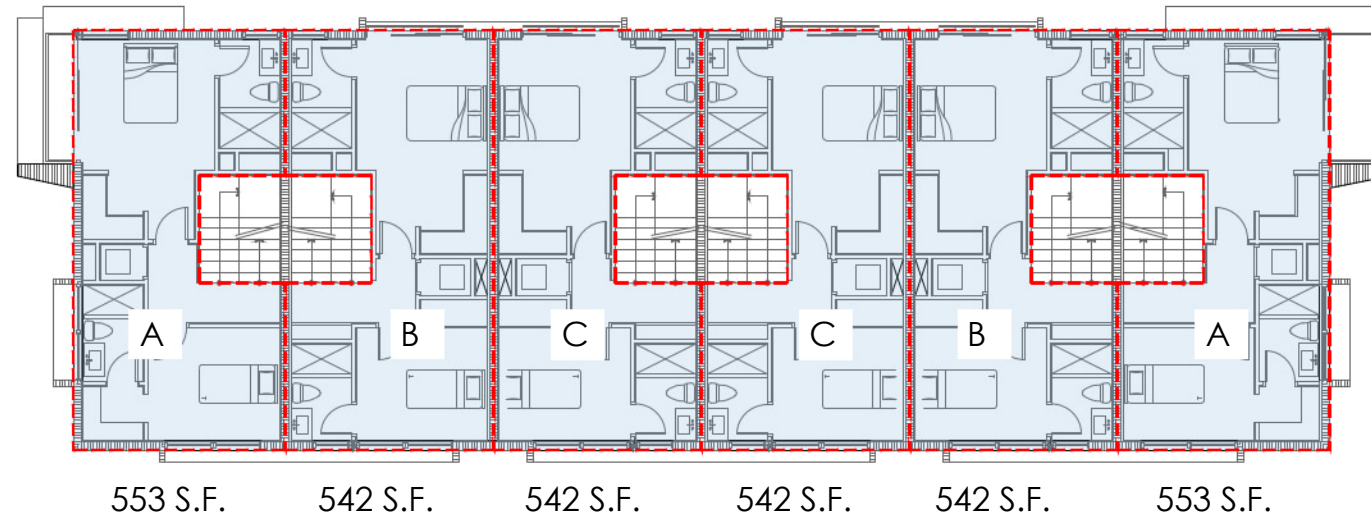
SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

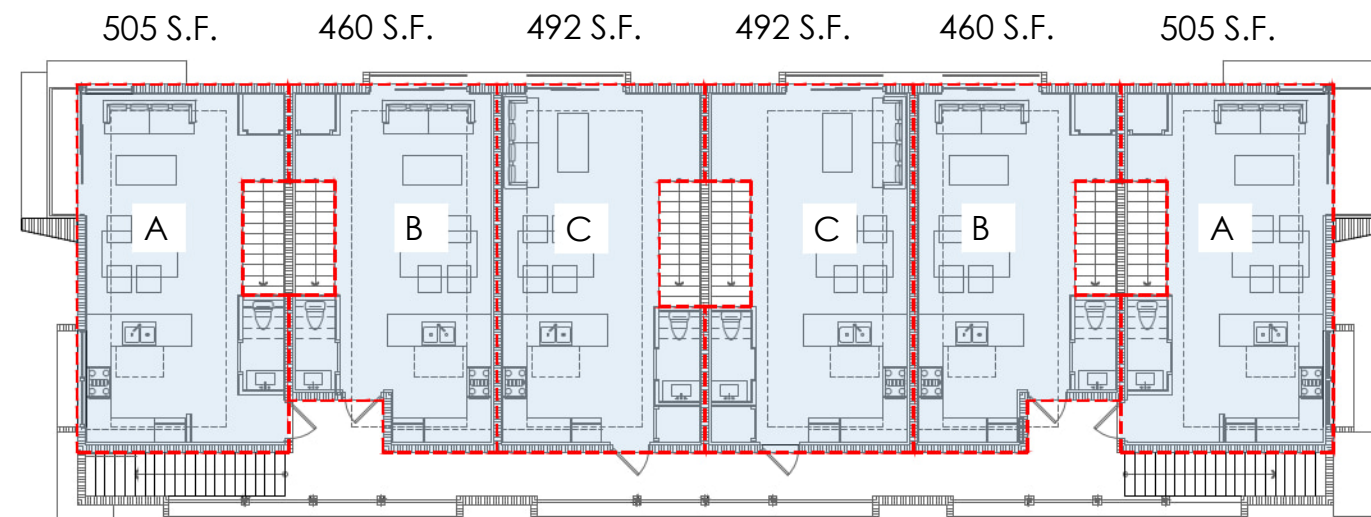
A-0.0



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



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



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

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

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



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

UNIT LIVEABLE SPACE

SCALE: AS SHOWN
 DATE: 06-16-2024

SHEET NUMBER

A-X



NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

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



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



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



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

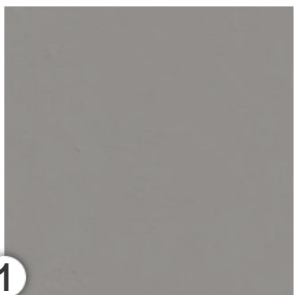
SHEET NUMBER


A-0.4





3D VIEW - FRONT ELEVATION (EAST)


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 NICHHA
ARCHITECTURAL
WOOD PANEL.
(VINTAGE WOOD,
BARK)



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-0.5



3D VIEW - REAR ELEVATION (WEST)

MATERIAL BOARD

	<p>PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE STREET CHIC, CSP45)</p>
	<p>PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE CLOUD WHITE, OC-130)</p>
	<p>PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE CEDAR MOUNTAINS, 706)</p>
	<p>CLEAR GLASS W/ BRONZE FRAMES. (LOUVERS SAME COLOR)</p>
	<p>NICHIHA ARCHITECTURAL WOOD PANEL. (VINTAGE WOOD, BARK)</p>



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

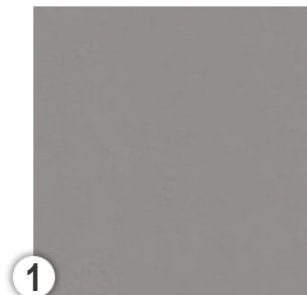
SHEET NUMBER

A-0.6



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
COLOR)



NICHIHA
ARCHITECTURAL
WOOD PANEL.
(VINTAGE WOOD,
BARK)

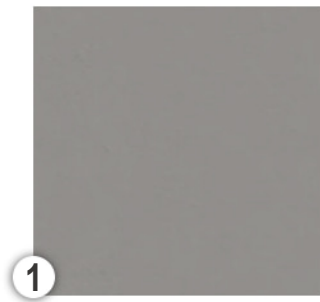


3D VIEW - SIDE ELEVATION (SOUTH)



3D VIEW - SIDE ELEVATION (NORTH)

MATERIAL BOARD



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



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



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



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



NICHIHA
ARCHITECTURAL
WOOD PANEL.
(VINTAGE WOOD,
BARK)



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-0.8

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.

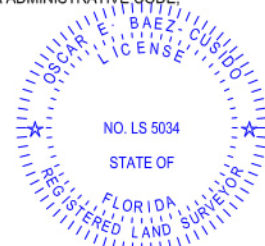
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

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

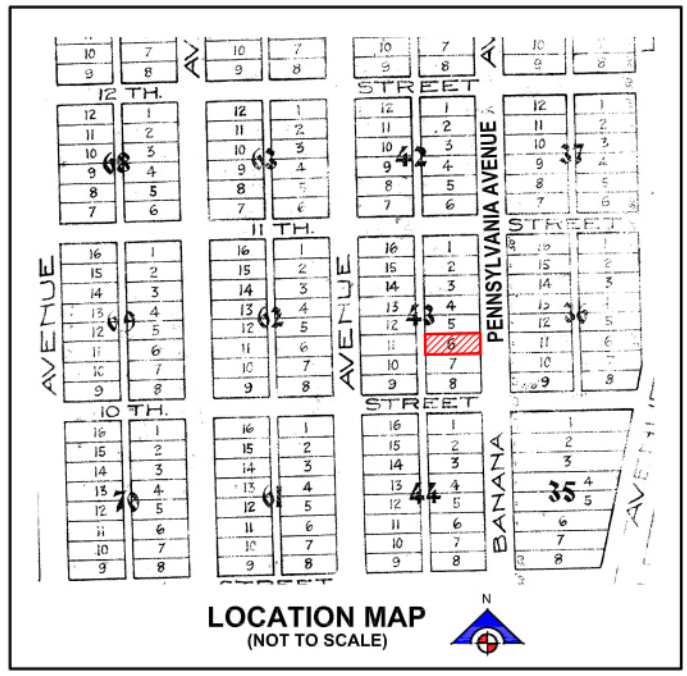
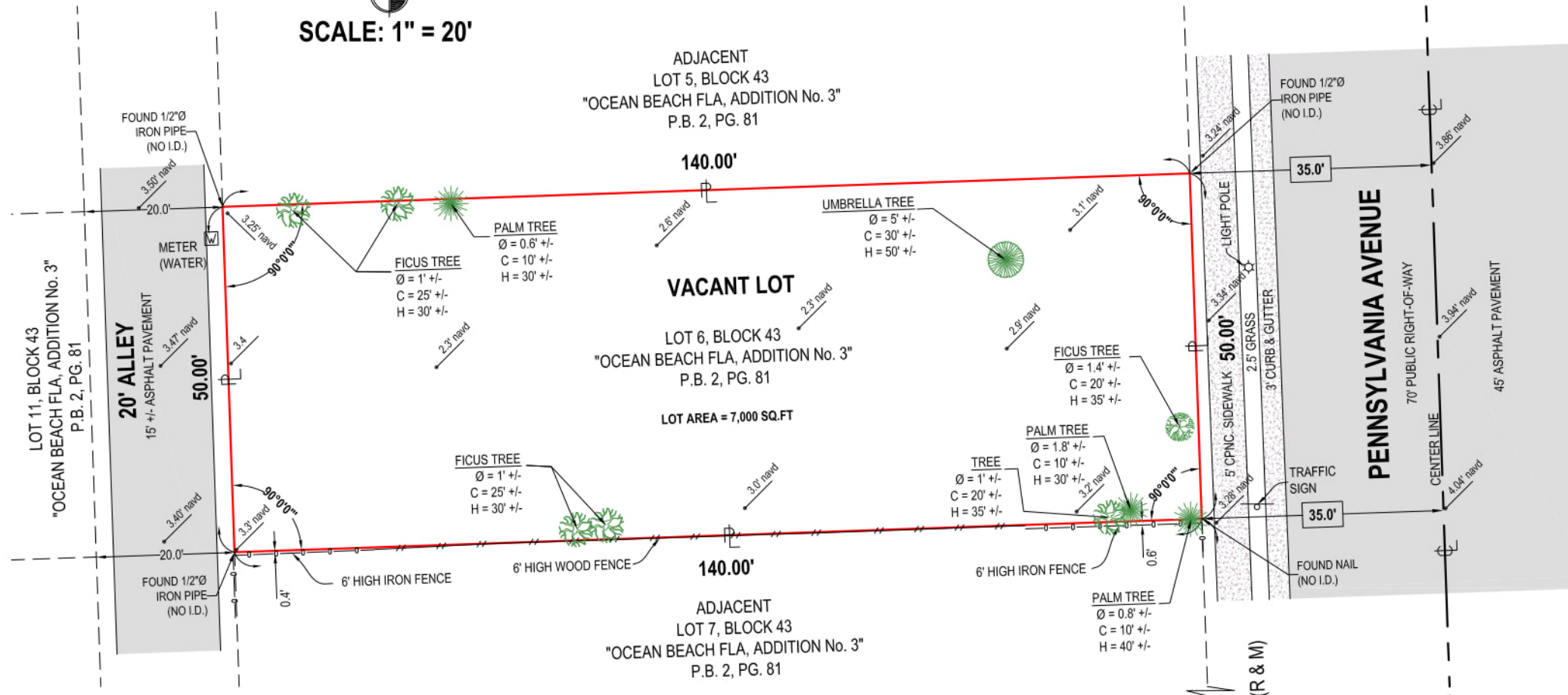
SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT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

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

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



MAP OF SURVEY



LEGEND OF SURVEY ABBREVIATIONS

CLP	CONC. LIGHT POLE	CONC.	CONCRETE	ARC	ARC LENGTH
ALM	ALUMINUM FENCE	CEN	CENTERLINE	ANG	ANGLE
BUC	BLOCK CORNER	E.M.	ELECTRIC METER (CAN)	B	BLOCK
B.S.	CONCRETE BLOCK	F.D.H.	FOUND DRILL HOLE	C.B.	CONCRETE BLOCK
C.N.	CATCH BASIN	F.H.	FIRE HYDRANT	CH	CHAIN
C.S.	CONCRETE SURFACE	F.I.P.	FOUND IRON PIPE	CL	CENTERLINE
CH	CHAIN	F.N.	FOUND NAIL	C.M.	CHAIN LINK FENCE
CL	CENTERLINE	F.R.	FOUND REBAR	C.P.	CORNER POINT
CLP	CONC. LIGHT POLE	G.	GAS METER	P.	PARALLEL
		G.M.	GAS MONITORING WELL	P.A.	PERMANENT REFERENCE MONUMENT
		IR	IRON PIPE	STY.	STORY
		M	MEASURED		
		M.H.	MAN HOLE		
		ML	MEASURED LINE		
		N.A.V.D.	NORTH AMERICAN VERTICAL DATUM		
		NOT TO SCALE			
		OVERHEAD ELECTRIC LINES			
		PLAT BOOK			
		SECTION			
		SETBACK			
		SETBACK LINE			
		STORY			
		STORY			
		STORY			
		STORY			
		STORY			
		STORY			

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

SHEET 1/1

praxis. architecture . design
PRAXISARCH.COM

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

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

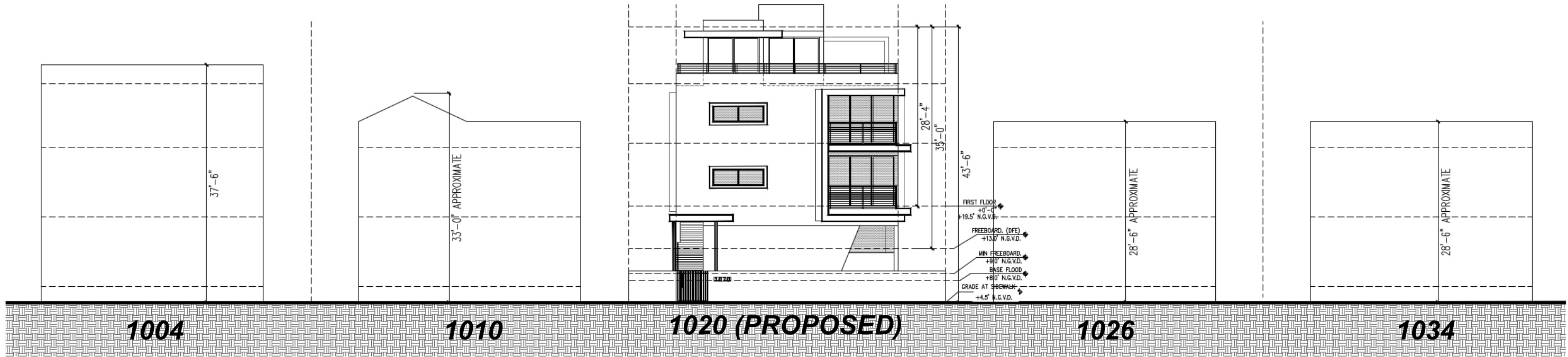
ADDRESS & OWNER
NEW MULTI-FAMILY RESIDENCE
1020 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139
OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE
SURVEY

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER
A-0.9



1 CONTEXTUAL ELEVATIONS

N.T.S.

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

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



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

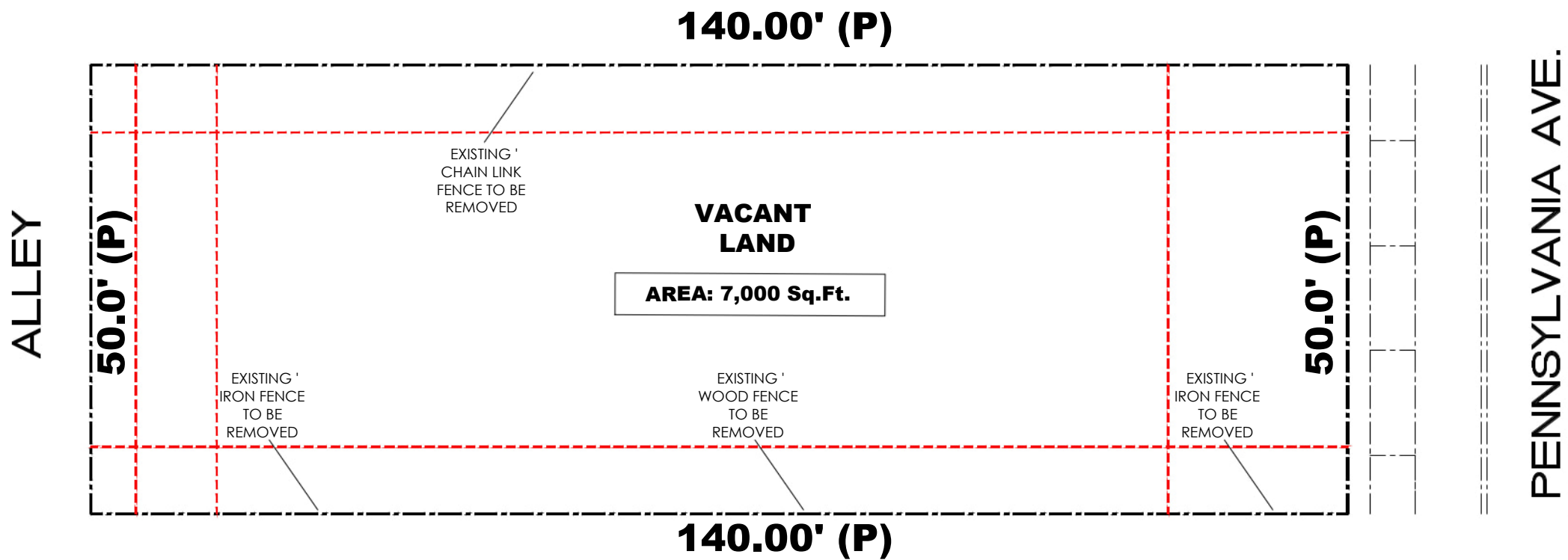
CONTEXTUAL ELEVATIONS

SCALE: AS SHOWN

DATE: 06-16-2024

SHEET NUMBER

A-0.10



1 DEMOLITION PLAN
 1/16" = 1'-0"

SCOPE OF WORK

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

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
- 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.
- 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.
- 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.



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