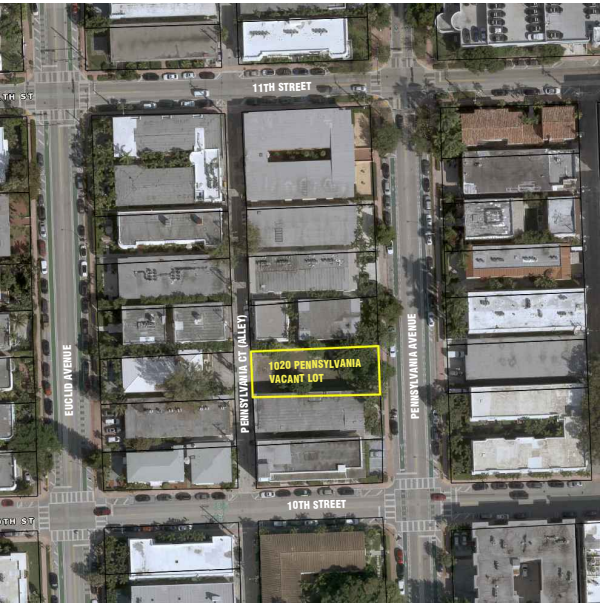


ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			90°	
45	ADA Spaces				
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	no		N/A	
52	Total # of seats	no		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
56	Is this a contributing building?	No		NO	
57	Located within a Local Historic District?	No		FLAMINGO PARK	

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



LOCATION PLAN

NOT TO SCALE



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1020 PENNSYLVANIA AVE		
2	Board and file numbers :	HPB24-0618		
3	Folio number(s):	02-4203-009-1160		
4	Year constructed:	VACANT LOT	Zoning District:	RM-1
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.9' NGVD
6	Adjusted grade (Flood+Grade/2):	6.45'	Lot Area:	7,000 SF
7	Lot width: 50 FT		Lot Depth:	140 FT
8	Minimum Unit Size		Average Unit Size	1,373 SF (AVG, 6 UNITS)
9	Existing use:	MULTI-FAMILY	Proposed use:	MULTI-FAMILY
		Maximum	Existing	Proposed Deficiencies
10	Height	35		35'-0" FT
11	Number of Stories			3 FLOORS W/ UNDERSTORY
12	FAR			
12a	Allowable Floor Area	8,750 SF (125%)		8,662 SF (123.74%)
13	Gross square footage			8,662 SF
14	Square Footage by use	N/A		N/A
15	Number of units Residential	N/A		6
16	Number of units Hotel	N/A		N/A
17	Number of seats	N/A		N/A
18	Occupancy load	N/A		N/A
	Setbacks	Required	Existing	Proposed Deficiencies
	Subterranean:			
19	Front Setback:	N/A		N/A
20	Side Setback:	N/A		N/A
21	Side Setback:	N/A		N/A
22	Side Setback facing street:	N/A		N/A
23	Rear Setback:	N/A		N/A
	At Grade Parking:			
24	Front Setback:	20'-0"		20'-0"
25	Side Setback:	7'-6"		7'-6"
26	Side Setback:	7'-6"		7'-6"
27	Side Setback facing street:			
28	Rear Setback:	14'-0"		15'-4"
	Pedestal:			
29	Front Setback:	N/A		N/A
30	Side Interior Setback:	N/A		N/A
31	Side Interior Setback:	N/A		N/A
32	Side Setback facing street:	N/A		N/A
33	Rear Setback:	N/A		
	Tower:			
34	Front Setback:	N/A		N/A
35	Side Setback:	N/A		N/A

SCOPE OF WORK

– NEW 6 UNITS MULTI–FAMILY BUILDING WITH PARKING AT UNDERSTORY LEVEL ON VACANT LOT.

WAIVER(S) REQUESTED

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

APPLICABLE CODES

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

LEGAL DESCRIPTION

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

praxis.
architecture . design

PRAXISARCH.COM

JOSE L. SANCHEZ
AIA, LEED AP

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

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

STATE OF FLORIDA
JOSE L. SANCHEZ
REGISTERED ARCHITECT
AR 10000

Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=j.sanchez@praxisarch.com, c=US
Date: 2025.01.25 13:00:35 -0500

Jose L Sanchez

ADDRESS & OWNER

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

REVISION & DATE

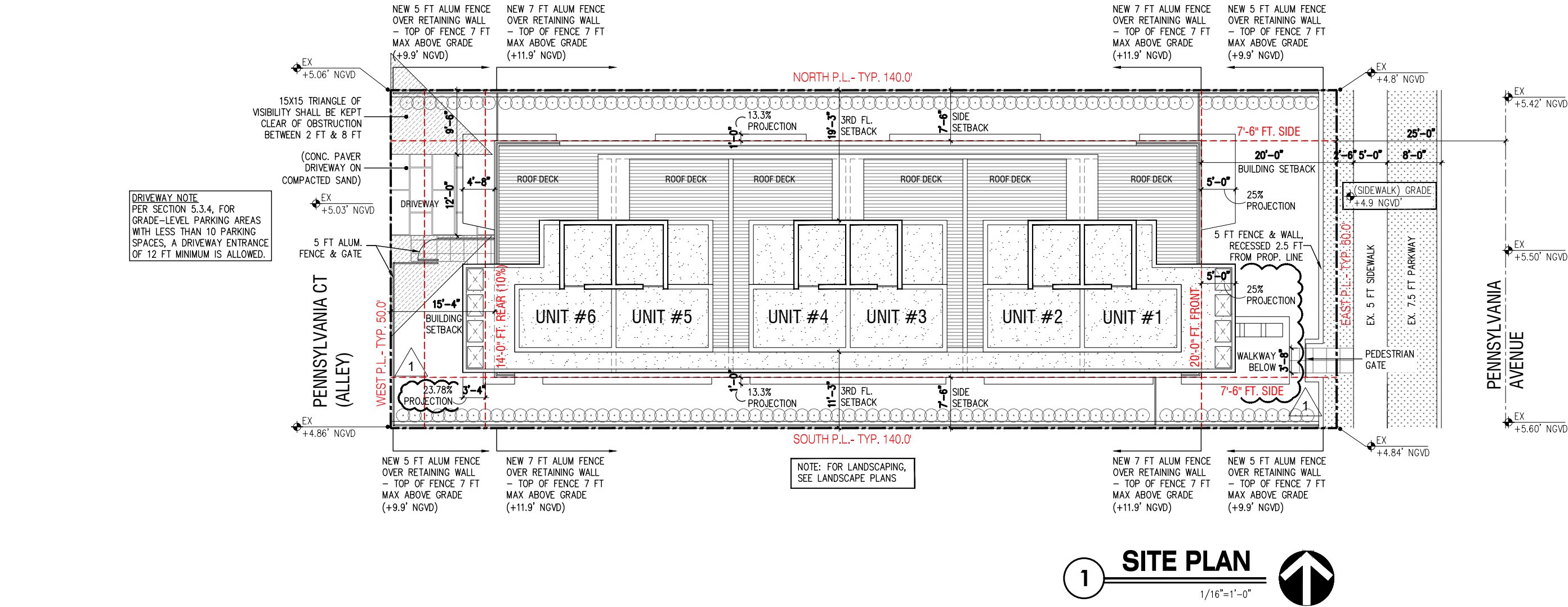
DRAWING TITLE

ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-1.0



praxis.

architecture . design

PRAXISARCH.COM

JOSE L. SANCHEZ

AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL. LIC: AR 0016966

FL. LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

REGISTERED ARCHITECT

AR 10000

Jose L Sanchez

Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com, c=US
Date: 2025.01.15 13:00:35 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

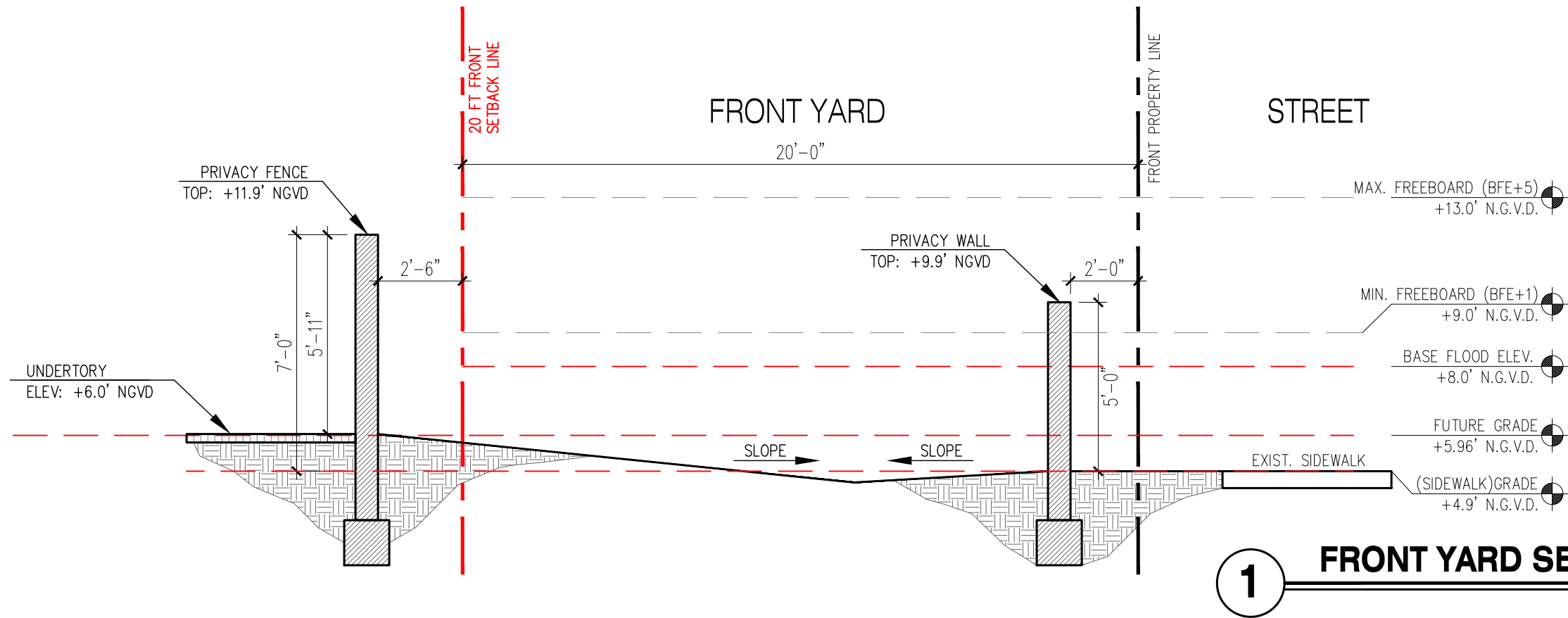
SITE PLAN

SCALE: AS SHOWN

DATE: 06-16-2024

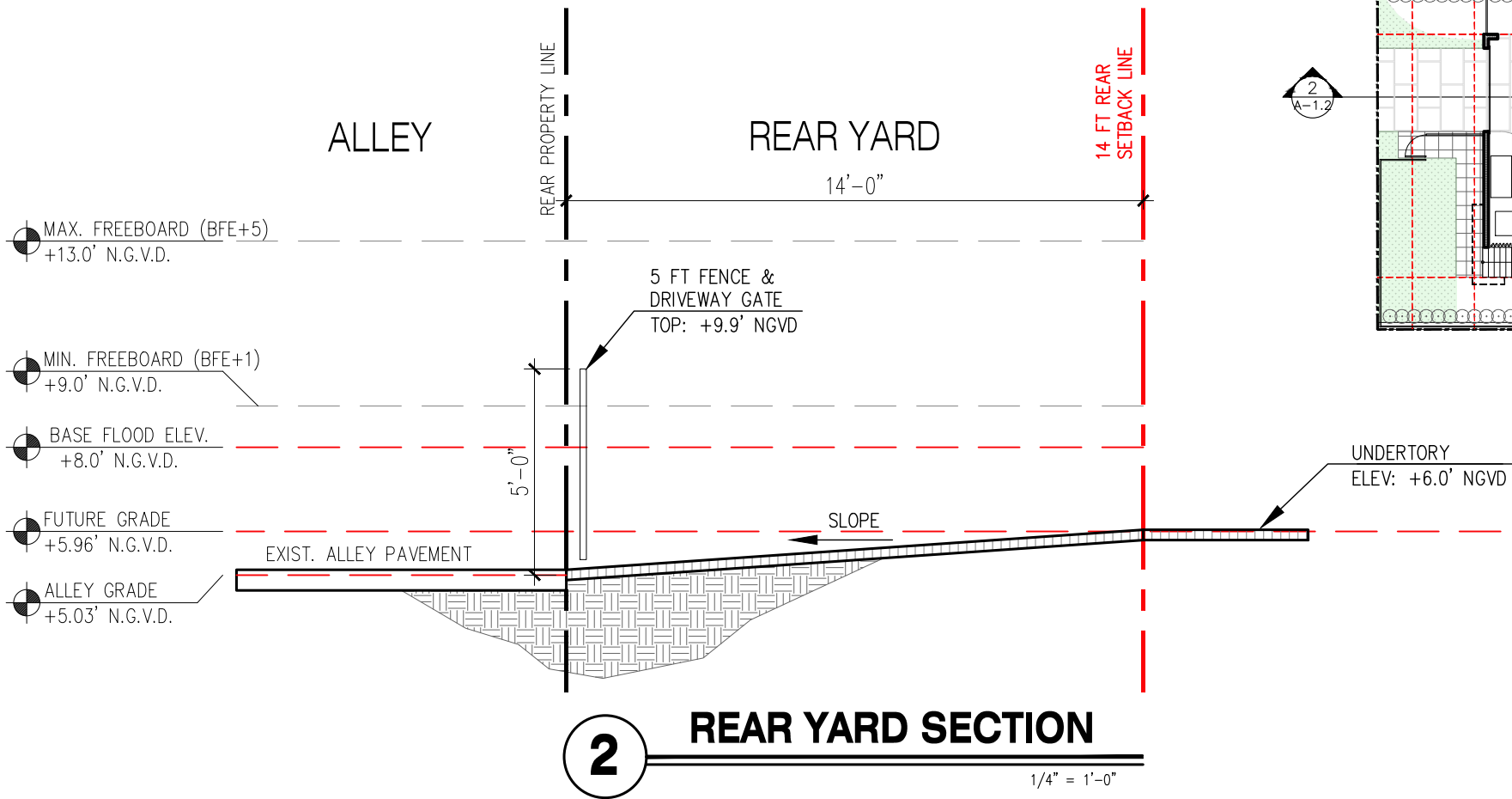
SHEET NUMBER

A-1.1



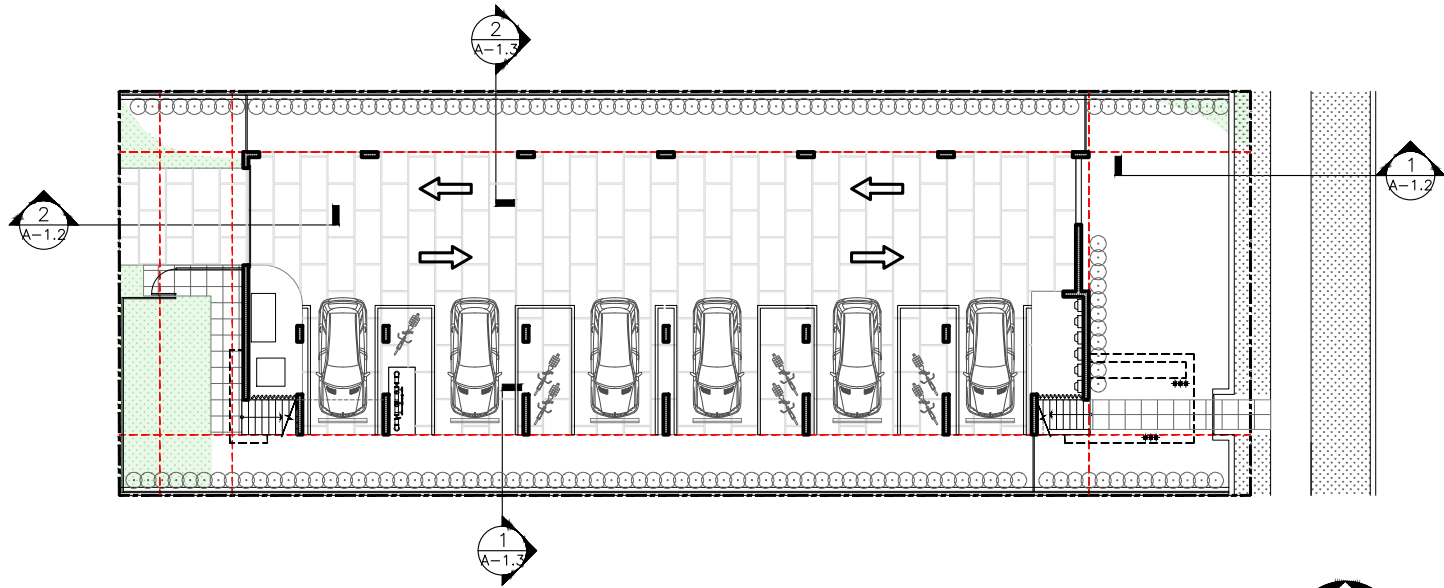
1 FRONT YARD SECTION

1/4" = 1'-0"



2 REAR YARD SECTION

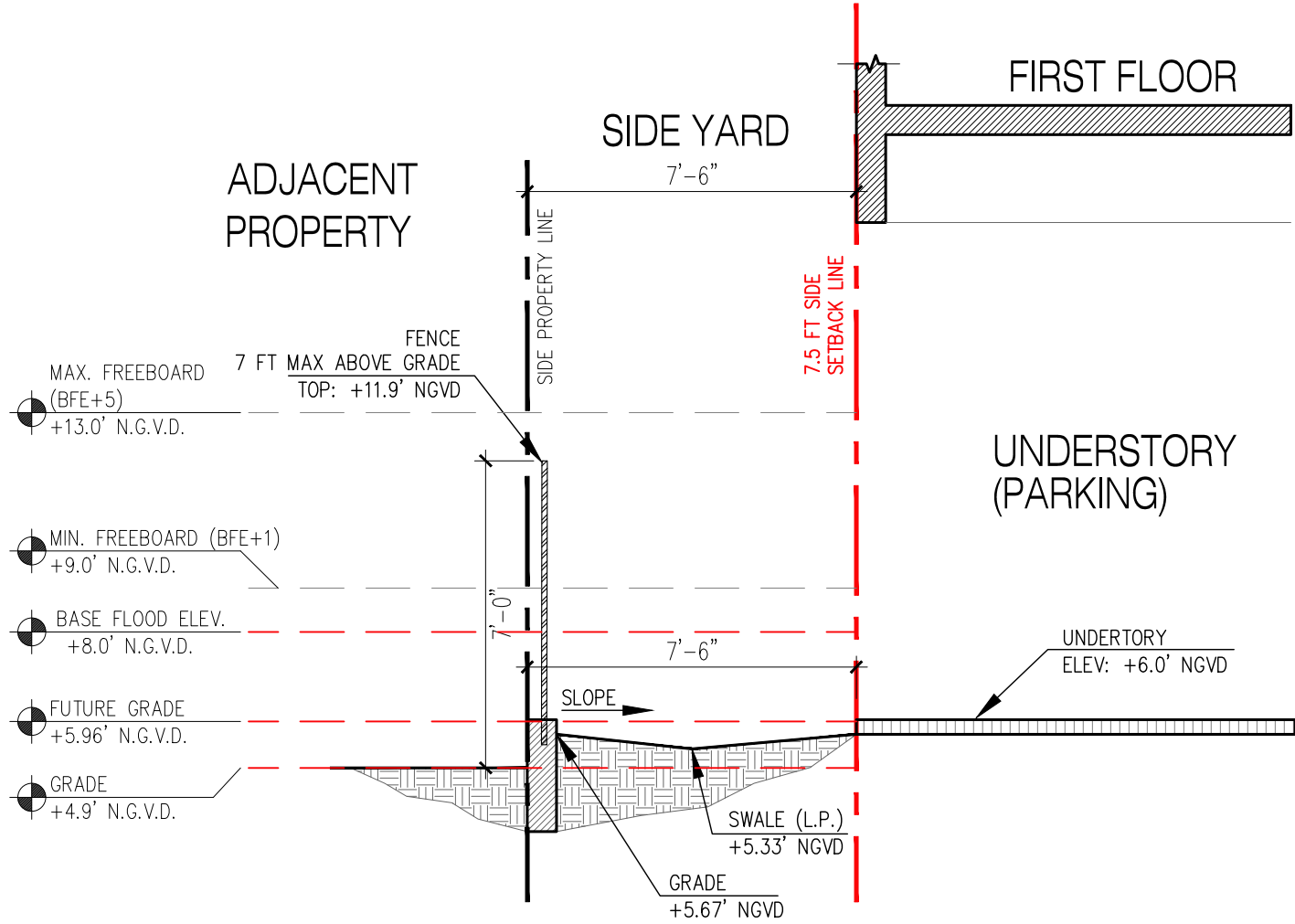
1/4" = 1'-0"



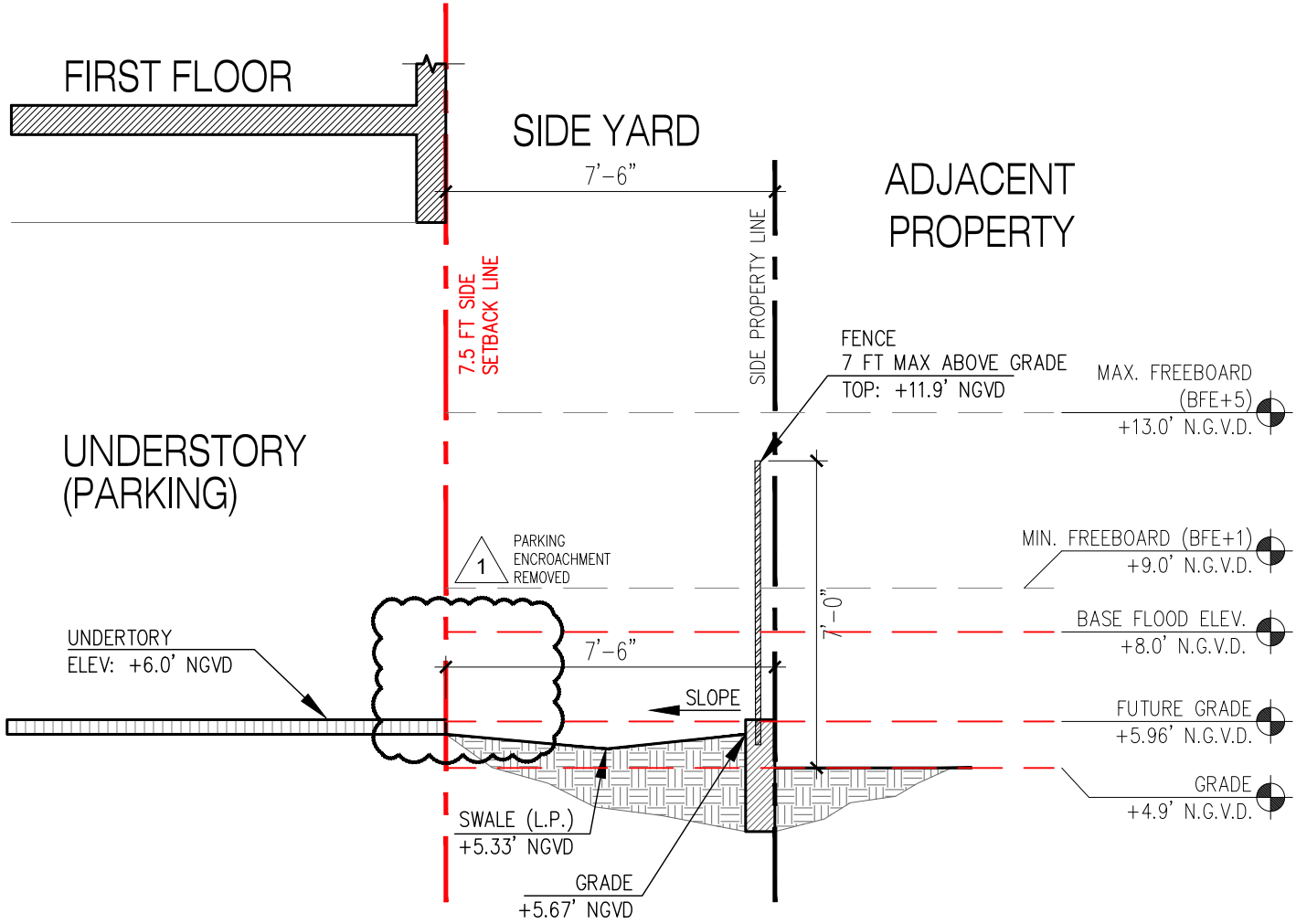
YARD SECTION KEYPLAN

NOT TO SCALE

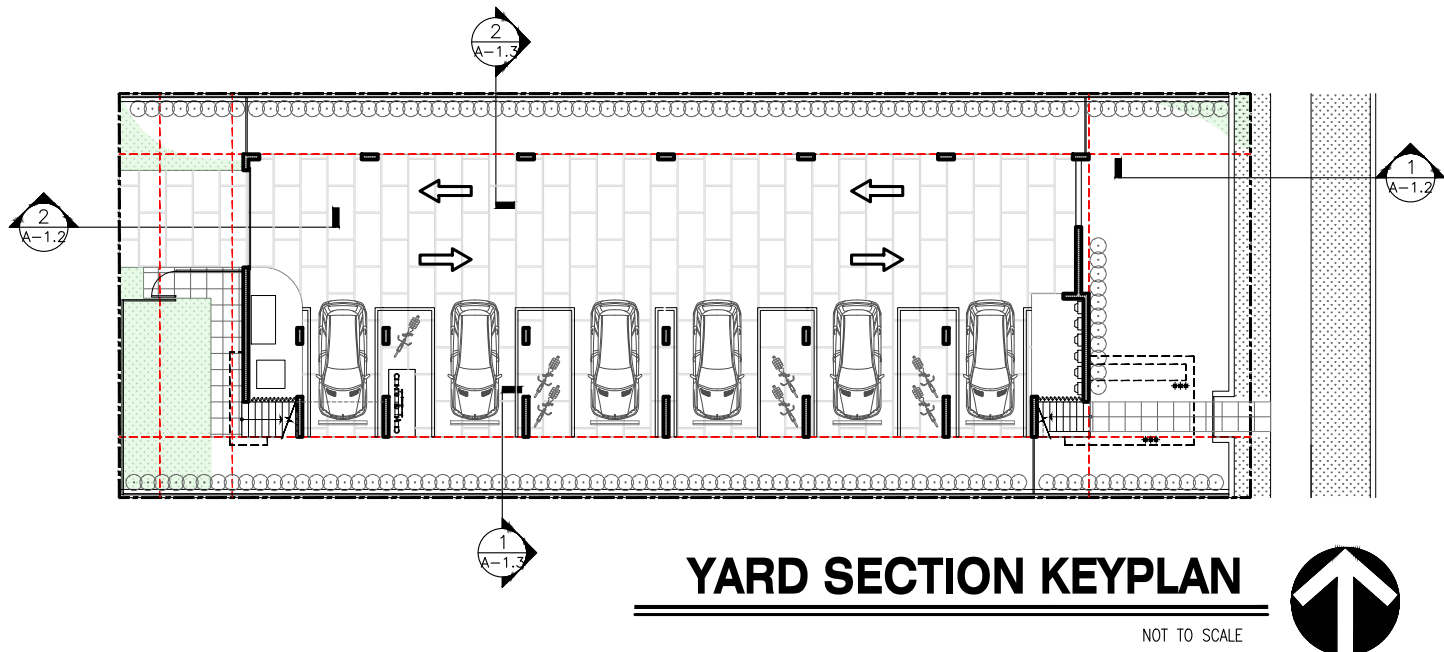




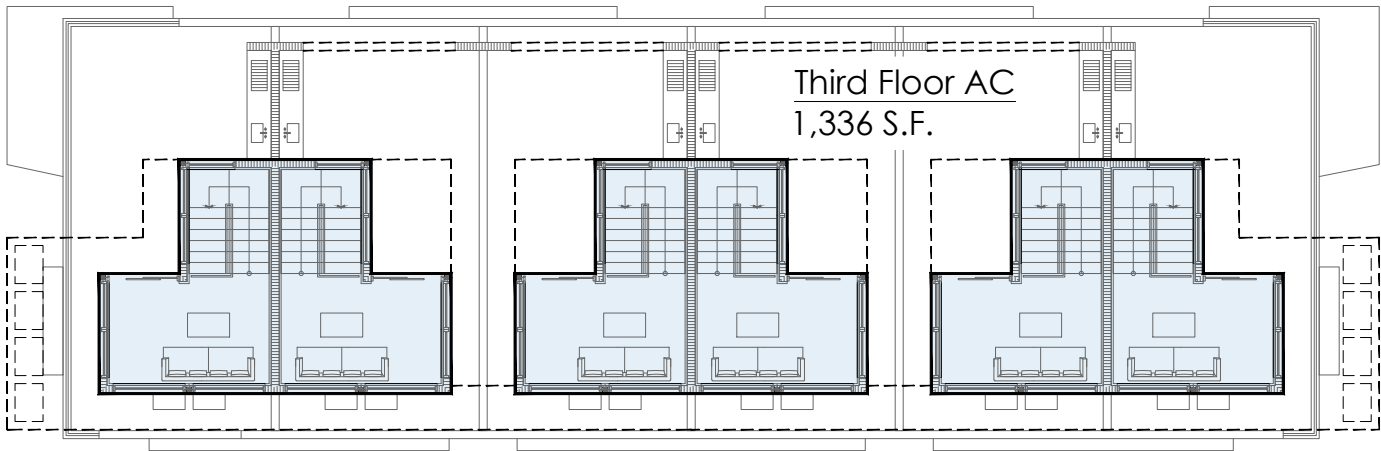
2 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



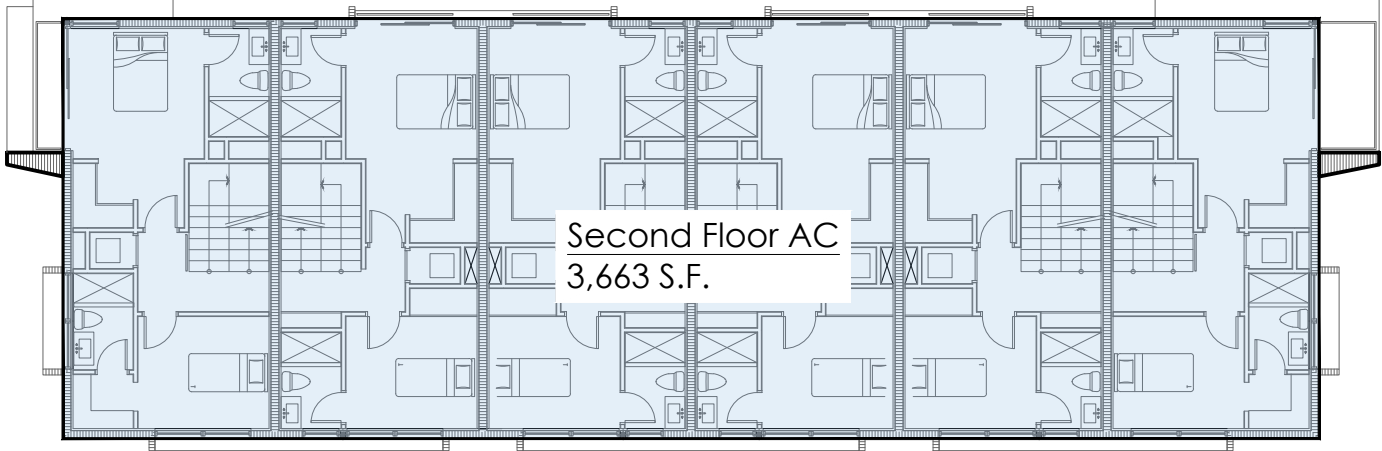
1 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



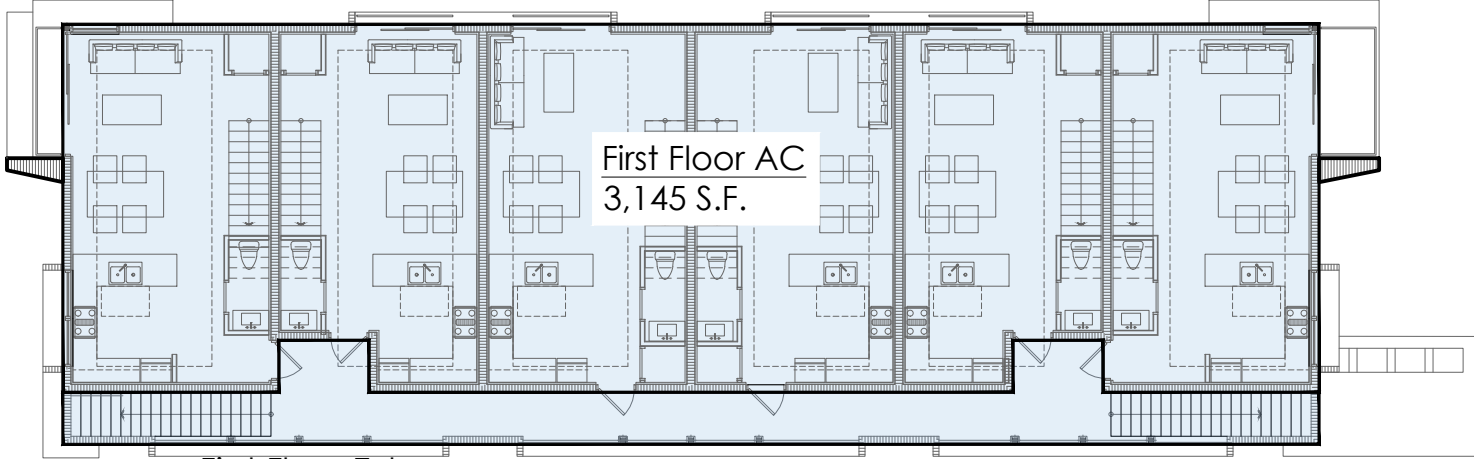
YARD SECTION KEYPLAN



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



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

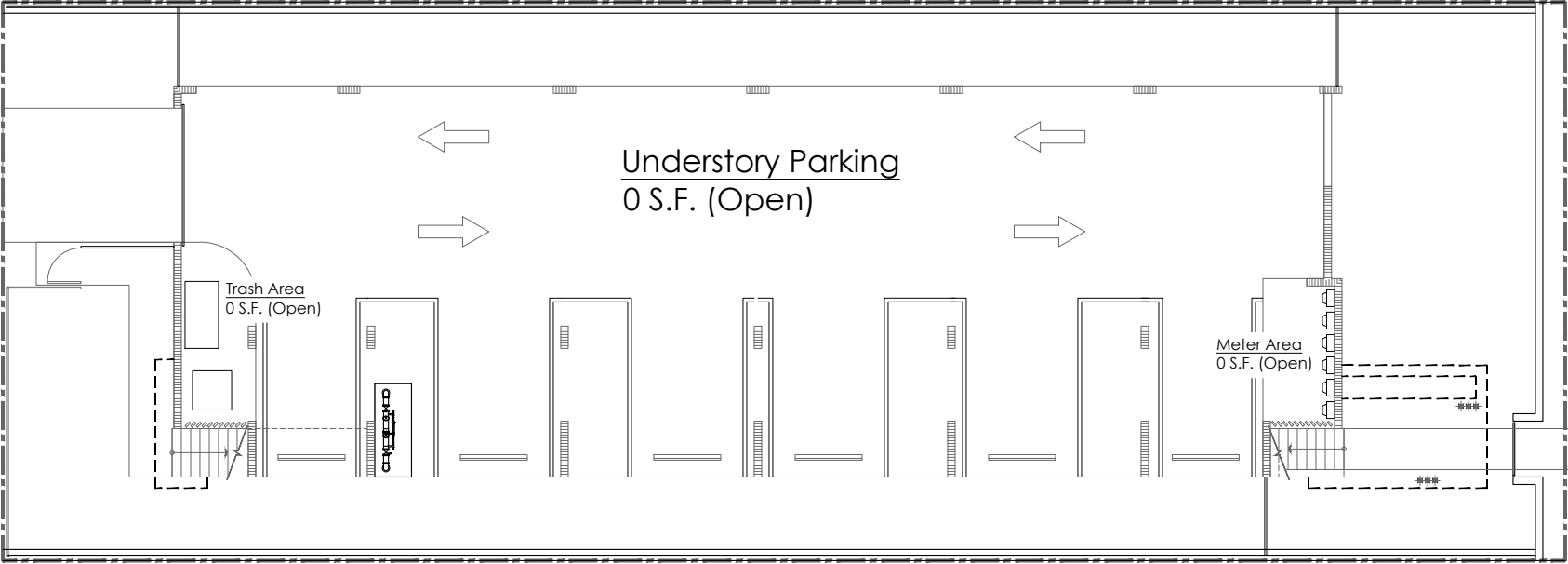


First Floor Ext.
518 S.F.

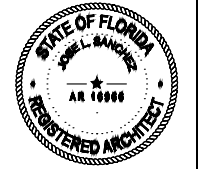
2 **FIRST FLOOR UNIT SIZE**
1/16" = 1'-0"

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"



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=j.sanchez@praxisarch.com, c=US
Date: 2025.01.15 13:00:35 -0500

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

REVISION & DATE

DRAWING TITLE

**UNIT SIZE
DIAGRAM**

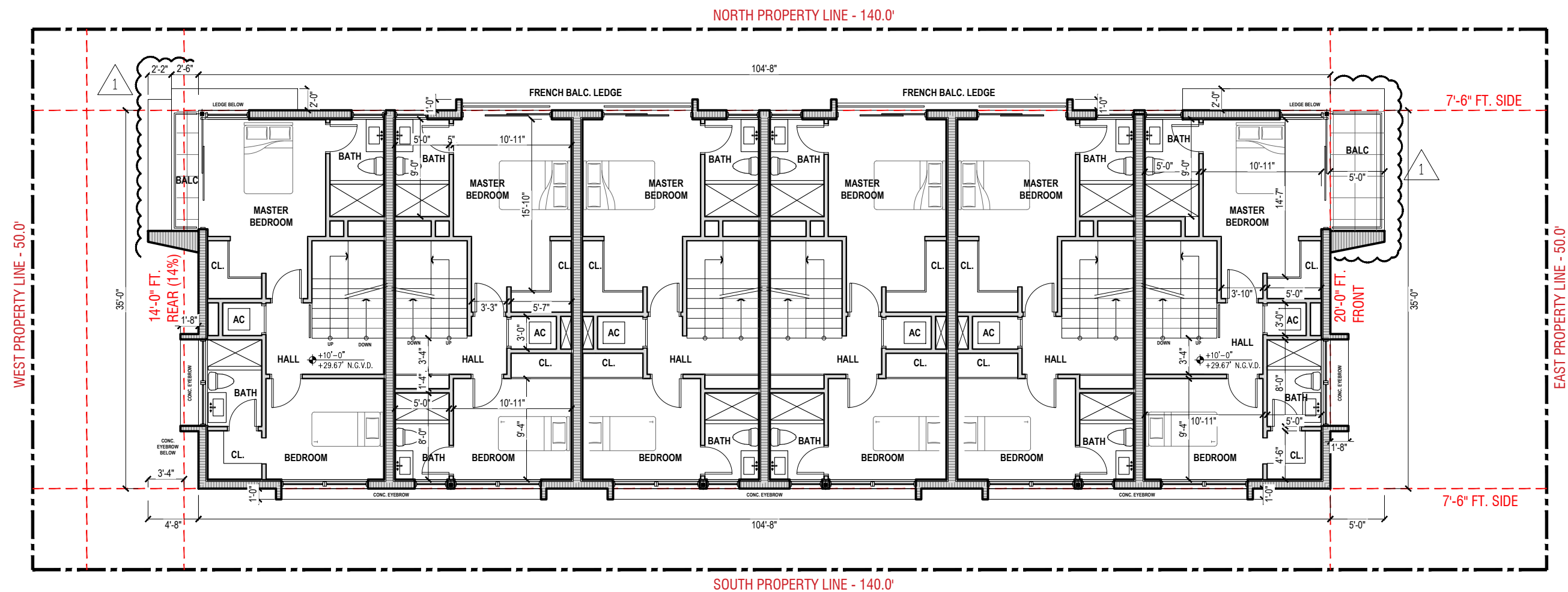
SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

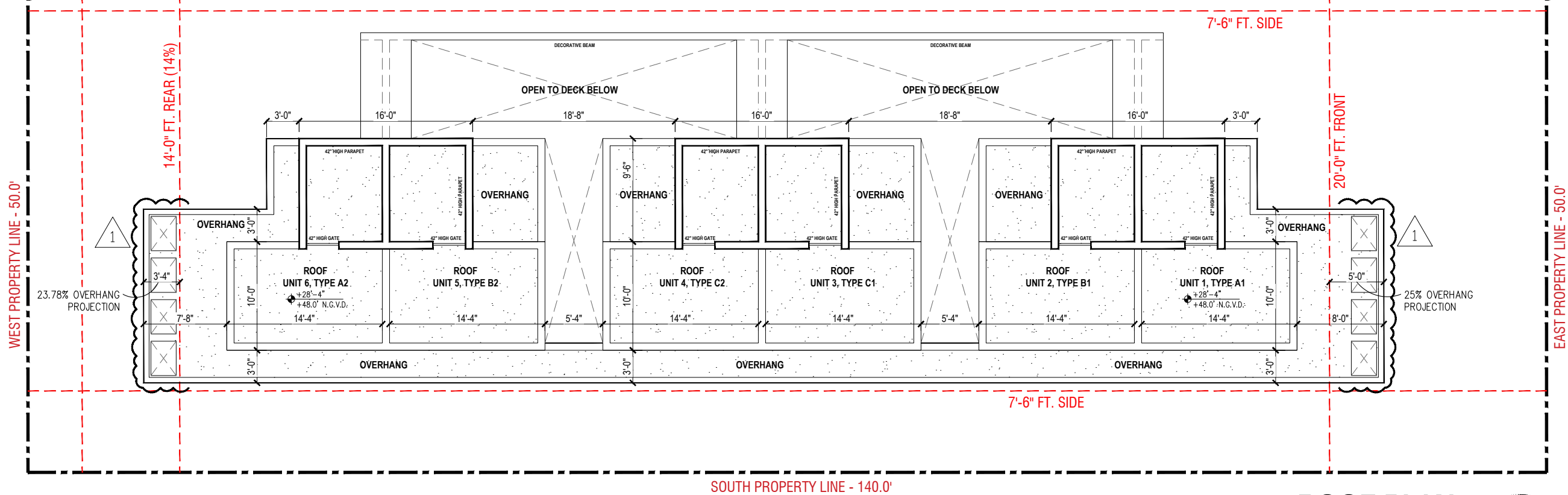
A-1.4

EXISTING PARKWAY

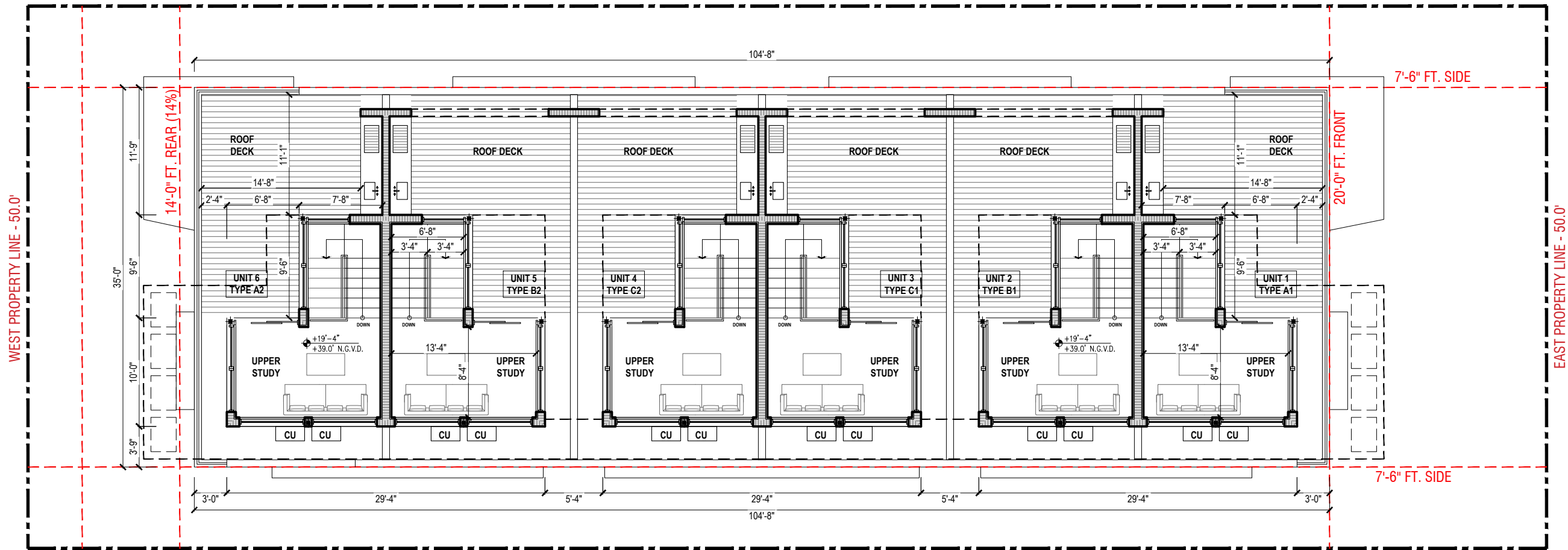




1 SECOND FLOOR PLAN $3/32"=1'-0"$



2 ROOF PLAN
3/32"=1'-0"



1 THIRD FLOOR PLAN
3/32"=1'-0"

praxis.

architecture . design

PRAXISARCH.COM

JOSE L. SANCHEZ

AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL. LIC: AR 0016966

FL. LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

REGISTERED ARCHITECT

AR 10000

Jose L Sanchez

Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=sanchez@praxisarch.com, c=US
Date: 2025.01.15 13:00:35 -0500

ADDRESS & OWNER

NEW MULTI-FAMILY RESIDENCE

1020 PENNSYLVANIA AVE

MIAMI BEACH, FL. 33139

OWNER: 1020 PENNSYLVANIA INVESTMENT LLC

REVISION & DATE

DRAWING TITLE

THIRD FLOOR / ROOF PLAN

SCALE: AS SHOWN

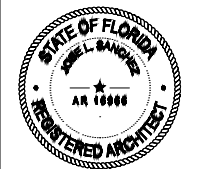
DATE: 06-16-2024

SHEET NUMBER

A-2.4

COPYRIGHT © 2024. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAXIS ARCHITECTURE + DESIGN, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=j.sanchez@praxisarch.com, c=US
Date: 2025.01.16 13:00:35 -0500

ADDRESS & OWNER

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

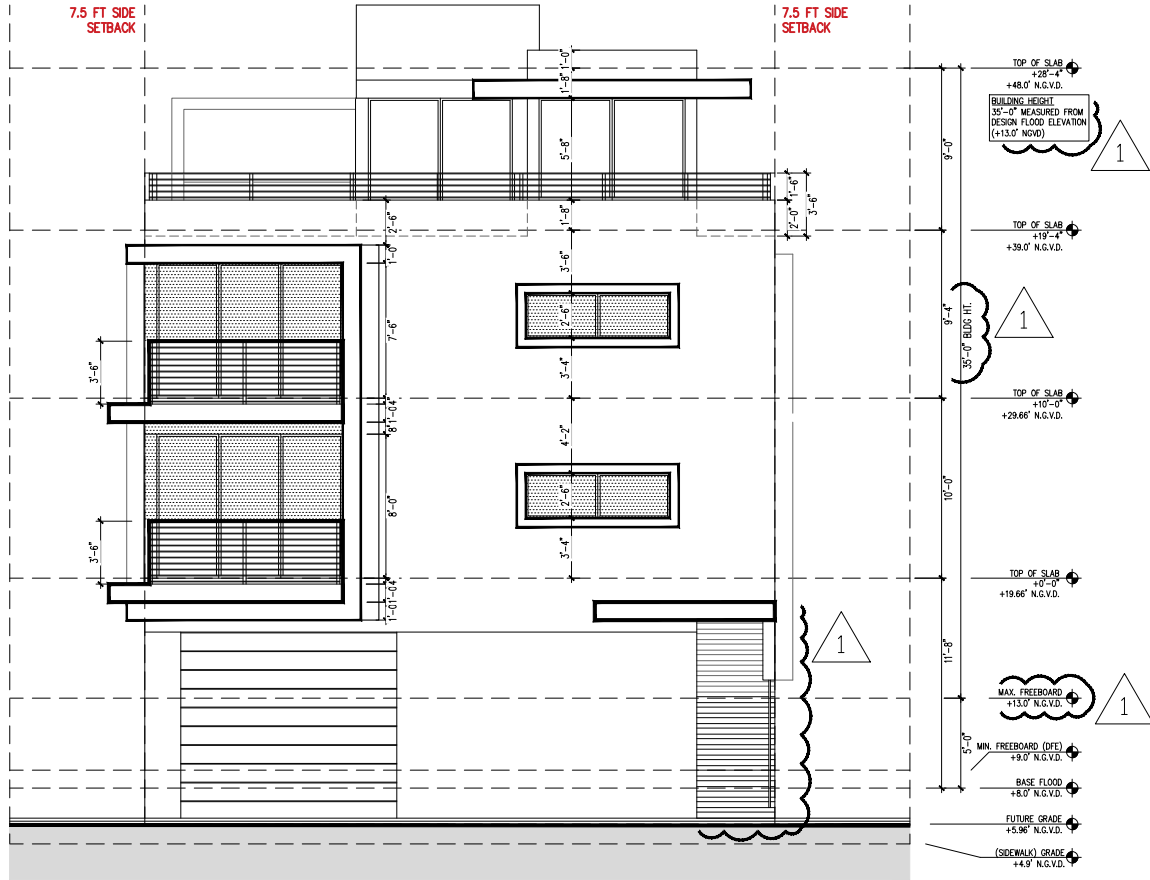
REVISION & DATE

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

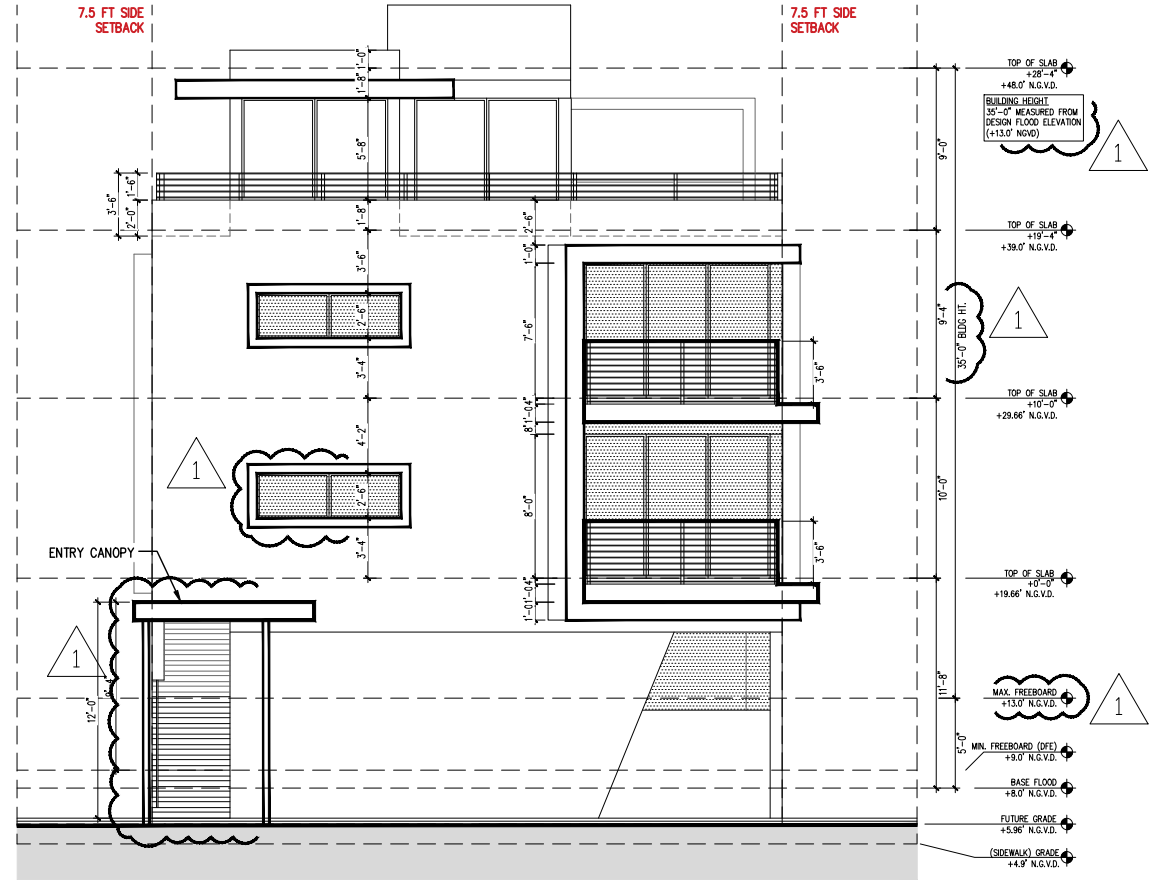
SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

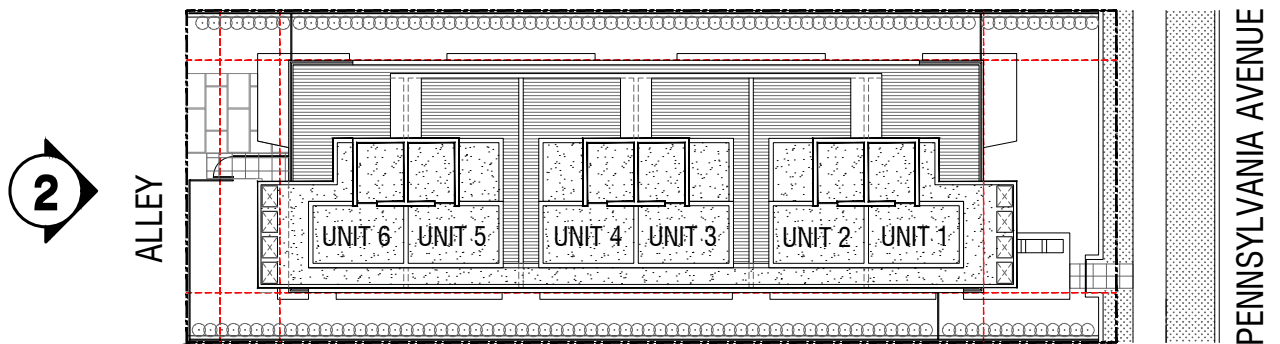
A-3.1



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

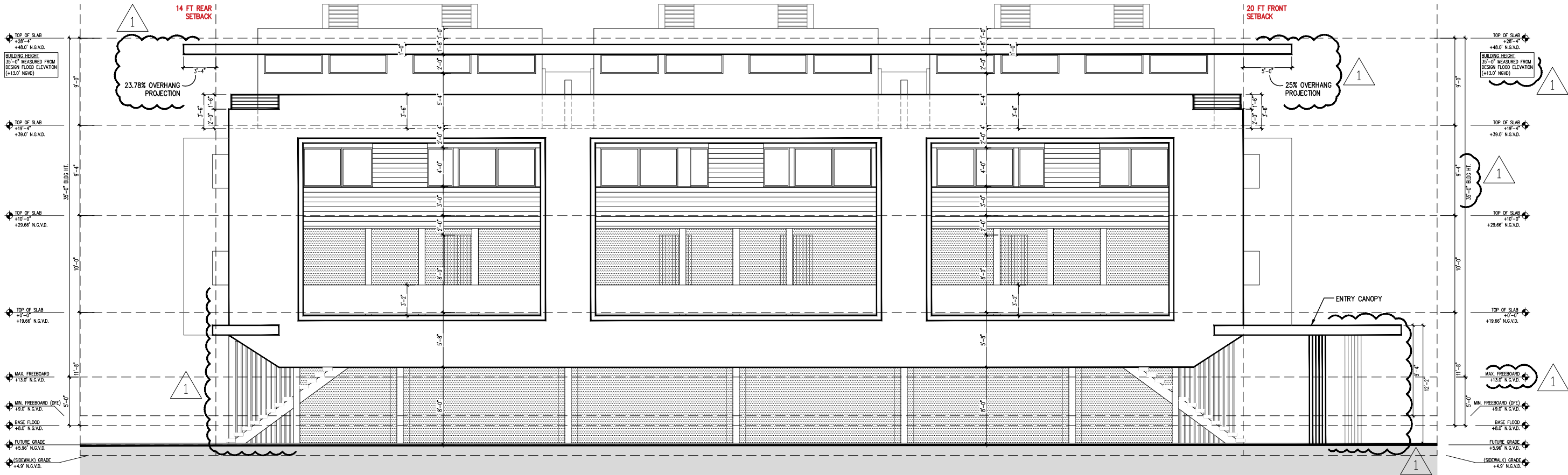


**1 EAST ELEVATION
(FRONT)**
3/32"=1'-0"

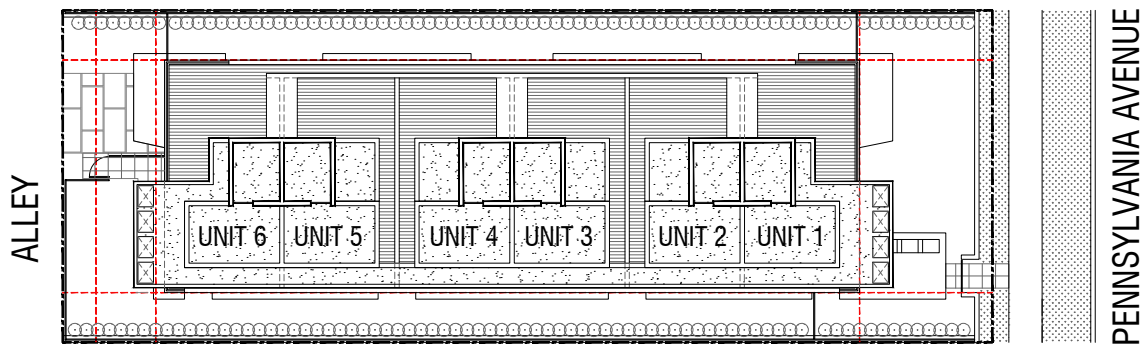


ELEVATION KEYPLAN

NOT TO SCALE



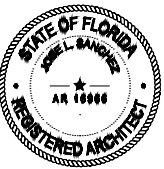
1 SOUTH ELEVATION
(SIDE)
3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

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



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
DN: cn=Jose L. Sanchez, o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com, c=US
Date: 2025.01.16 13:00:35 -0500

ADDRESS & OWNER

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

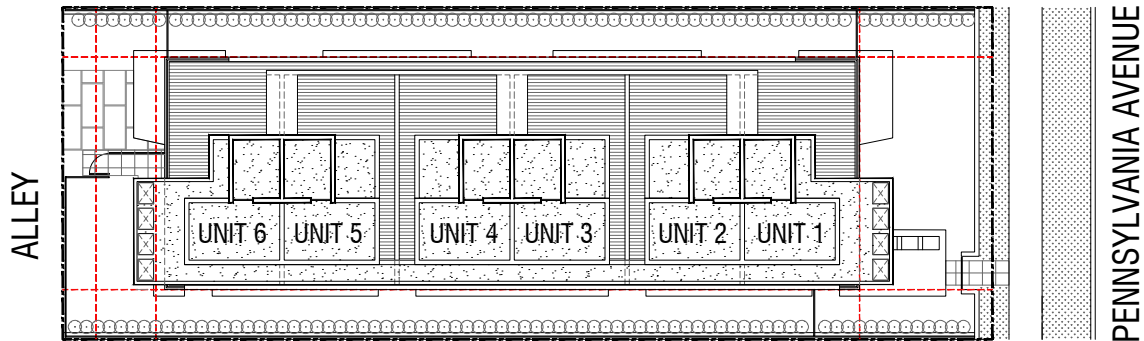
REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 06-16-2024

SHEET NUMBER

A-3.2



1 NORTH ELEVATION (SIDE)

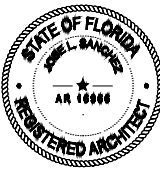
3/32"=1'-0"

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



Jose L
Sanchez

ADDRESS & OWNER

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

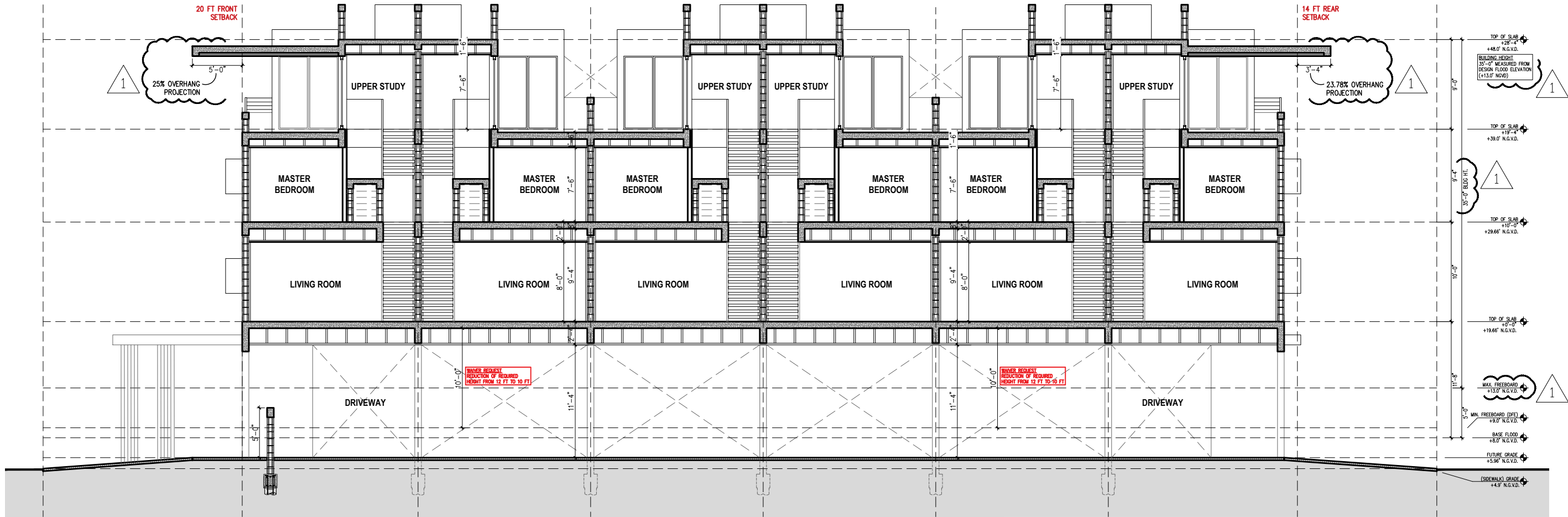
REVISION & DATE

DRAWING TITLE
**NORTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 06-16-2024

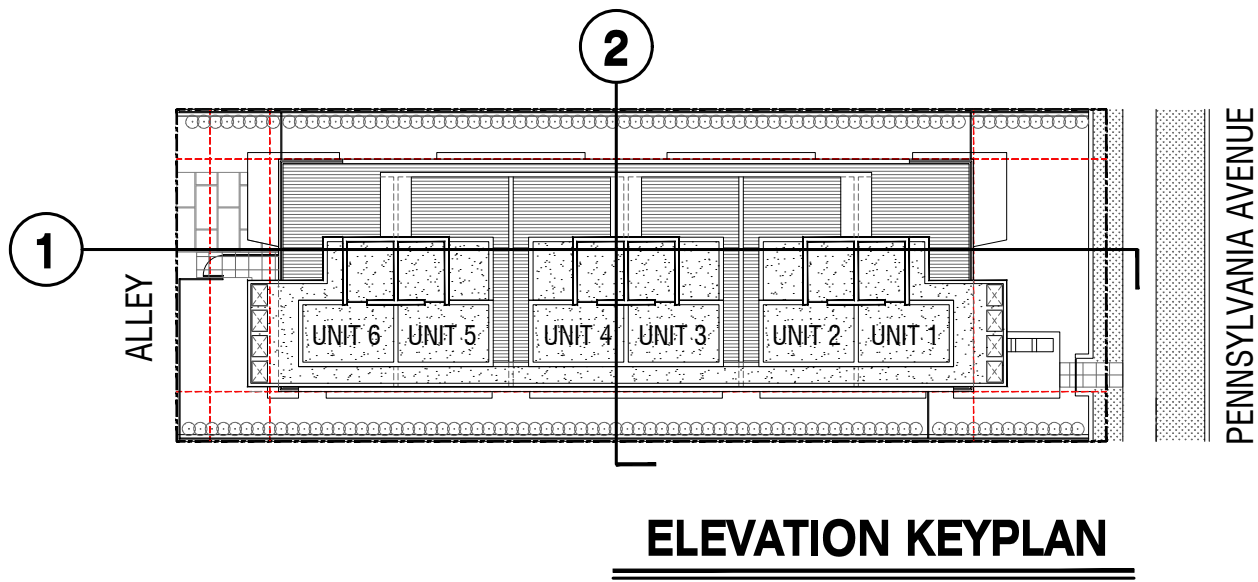
SHEET NUMBER

A-3.3



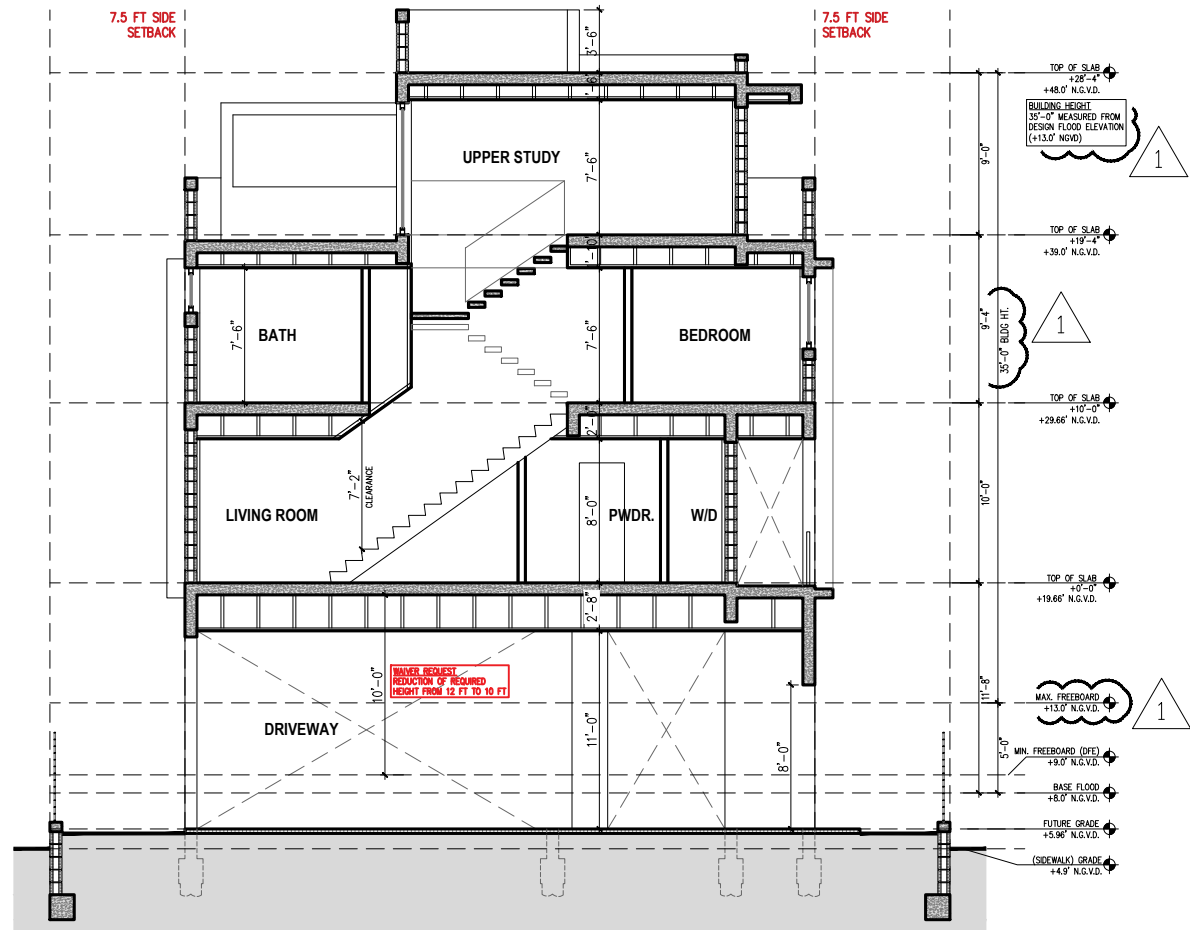
1 SECTION

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"