

GENERAL

A.0 COVER SHEET
 G.1 NOTES & SYMBOLS
 G.2 ZONING & SITE PLAN
 G.3 AREA & LOCATION DIAGRAMS
 G.4 STORY WATER PLAN

ARCHITECTURE 10/30/22

A.0 ARCHITECTURE NOTES AND SYMBOLS
 A.1 FIRST FLOOR PLAN
 A.2 SECOND FLOOR PLAN
 A.3 ROOF PLAN
 A.4 FRONT & BACK ELEVATIONS
 A.5 LATERAL ELEVATIONS
 A.6 LONGITUDINAL SECTIONS
 A.7 CROSS SECTIONS
 A.8 BATHS SECTIONS & ELEVATIONS
 A.9 LAUNDRY & KITCHEN SECTIONS & ELEVATIONS
 A.10 DOORS & WINDOWS NOTES & SCHEDULE
 A.11 DOORS & WINDOWS ELEVATIONS
 A.12 STAIR PLAN
 A.13 FLOOR FINISHING DETAILS
 A.14 FINISH SCHEDULE

STRUCTURE

S.0 GENERAL NOTES
 S.1 FOUNDATION PLAN
 S.2 SECOND FLOOR FRAMING PLAN
 S.3 ROOF FRAMING PLAN
 S.4 STRUCTURE DETAILS
 S.5 STRUCTURE DETAILS
 S.6 LONGITUDINAL SECTIONS
 S.7 CROSS SECTIONS
 S.8 SECTIONS DETAILS

MECHANICAL

M.0 MECHANICAL NOTES
 M.1 MECHANICAL PLAN - FIRST FLOOR
 M.2 MECHANICAL PLAN - SECOND FLOOR
 M.3 MECHANICAL PLAN - ROOF
 M.4 MECHANICAL DETAILS & SCHEDULES

ELECTRICAL

E.0 LEGEND, SCHEDULE & DETAILS
 E.1 ELECTRICAL PLAN - FIRST FLOOR
 E.2 ELECTRICAL PLAN - SECOND FLOOR
 E.3 ELECTRICAL PLAN - SITE PLAN
 E.4 PANEL SCHEDULE & RISER

PLUMBING

P.0 PLUMBING PLAN LEGEND, SCHEDULES, DETAILS
 P.1 PLUMBING PLAN - FIRST FLOOR (WATER)
 P.2 PLUMBING PLAN - SECOND FLOOR (WATER)
 P.3 PLUMBING PLAN - FIRST FLOOR (SANITARY)
 P.4 PLUMBING PLAN - SECOND FLOOR (WATER)
 P.5 PLUMBING DETAILS

LANDSCAPE

L.0 LANDSCAPE NOTES
 L.1 LANDSCAPE PLAN
 L.2 LANDSCAPE PLANTING DETAILS

REVISION:

DATE	DESCRIPTION
SEP 26, 2022	REVISION (1)

ARCHITECT:
 NATHALI ANTON AR No: 100608
 742 THOUSAND OAKS DR. LAKE
 DALLAS, TEXAS 75065

ENGINEER:
 VICTOR RAMOS P.E. LIC No: 87496
 8180 NW 36th ST, SUITE 411
 MIAMI, FLORIDA 33176

DESIGNER:

TERRA ENGINEERING CONSULTING
 DEVELOPER:
 CDG PDI, LLC a subsidiary of
CDG
 PROJECT:
 NEW RESIDENTIAL DUPLEX
 2836 SW 23 TERRACE



\$1,200,000

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Active
- 1189 sq ft

2836 SW 23RD TER MIAMI FL 33145

<https://miamirealestateinc.com>

ATTENTION BUYERS!!EXCLUSIVE OPPORTUNITY - (Demolition and Master Permit APPROVED by City of Miami) New Development opportunity in the Highly Sought area where Shenandoah meets Coral Gables. This is a single-family house seating in a T3-O (duplex Zoning). We are offering an exclusive opportunity for a developer to demo and build a new and modern Townhouse [...]

Basics

Bathrooms Full: 1
Category: Residential
Status: Active
Bathrooms: 1 bath
Year built: 1950

Lot Size Units: Square Feet
Type: Single Family Residence
Bedrooms: 2 beds
Area: 1189 sq ft



Location Details

County Or Parish: Miami-Dade County

Zoning Description: 5700

Property details

Total Building Area: 1249

Subdivision Name: AMND MIAMI SUBURBAN ACRES

Parcel Number: 01-41-16-009-5880

Lot Size Area: 7000

Direction Faces: North

Lot Size Square Feet: 7000

Possession: Closing & Funding

Property Features

Exterior Features: Fence,Porch

Interior Features: Bedroom on Main Level,First Floor Entry,Split Bedrooms

Pool Features: None

Lot Features: < 1/4 Acre

Parking Features: Driveway

Appliances: Dryer,Dishwasher,Electric Water Heater,Refrigerator,Washer

Architectural Style: One Story

Construction Materials: Block

Cooling: Central Air

Cooling Y/N: 1

Flooring: Tile

Heating: Central

Heating Y/N: 1

Sewer: Public Sewer

View: None

Patio and Porch Features: Open,Porch

Roof: Shingle

Water Source: Public

Stories: 1

Miscellaneous



Public Survey Township: 1

**Public
Survey
Section:** 16

Syndication Remarks: EXCLUSIVE OPPORTUNITY - (Demolition and Master Permit APPROVED by City of Miami) New Development, Townhouse 3 bedrooms and 4 full bathrooms with pool

**Year Built
Details:**
Resale

Virtual Tour URL: <https://www.propertypanorama.com/instaview/mia/A11305617>

Fees & Taxes

Tax Annual Amount: 1751

Tax Year:
2022

Tax Legal Description: AMD PLAT OF MIAMI SUB ACRES PB 4-73 LOT 43 LESS N10FT BLK 12 LOT SIZE IRREGULAR OR 20894-3691 12 2002 4

Courtesy of

Office Name: Keller Williams Realty International Lifestyles

