

**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



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## Location Details

**County Or Parish:** Miami-Dade County

**Zoning Description:** 5700

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## 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

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## 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

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## 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>

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## 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

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## Courtesy of

**Office Name:** Keller Williams Realty International Lifestyles

