

REGATTA RESIDENCE

2121 REGATTA AVENUE. MIAMI BEACH, FLORIDA. 33140
NEW TWO-STORY RESIDENCE WITH UNDERSTORY



FINAL SUBMITTAL

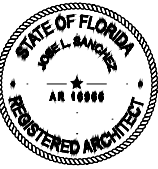
DRB24-1004 / 04-07-2024

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ADDRESS & OWNER

NEW RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: MR & MRS ALLENBERG

REVISION & DATE

NO.	DESCRIPTION	DATE

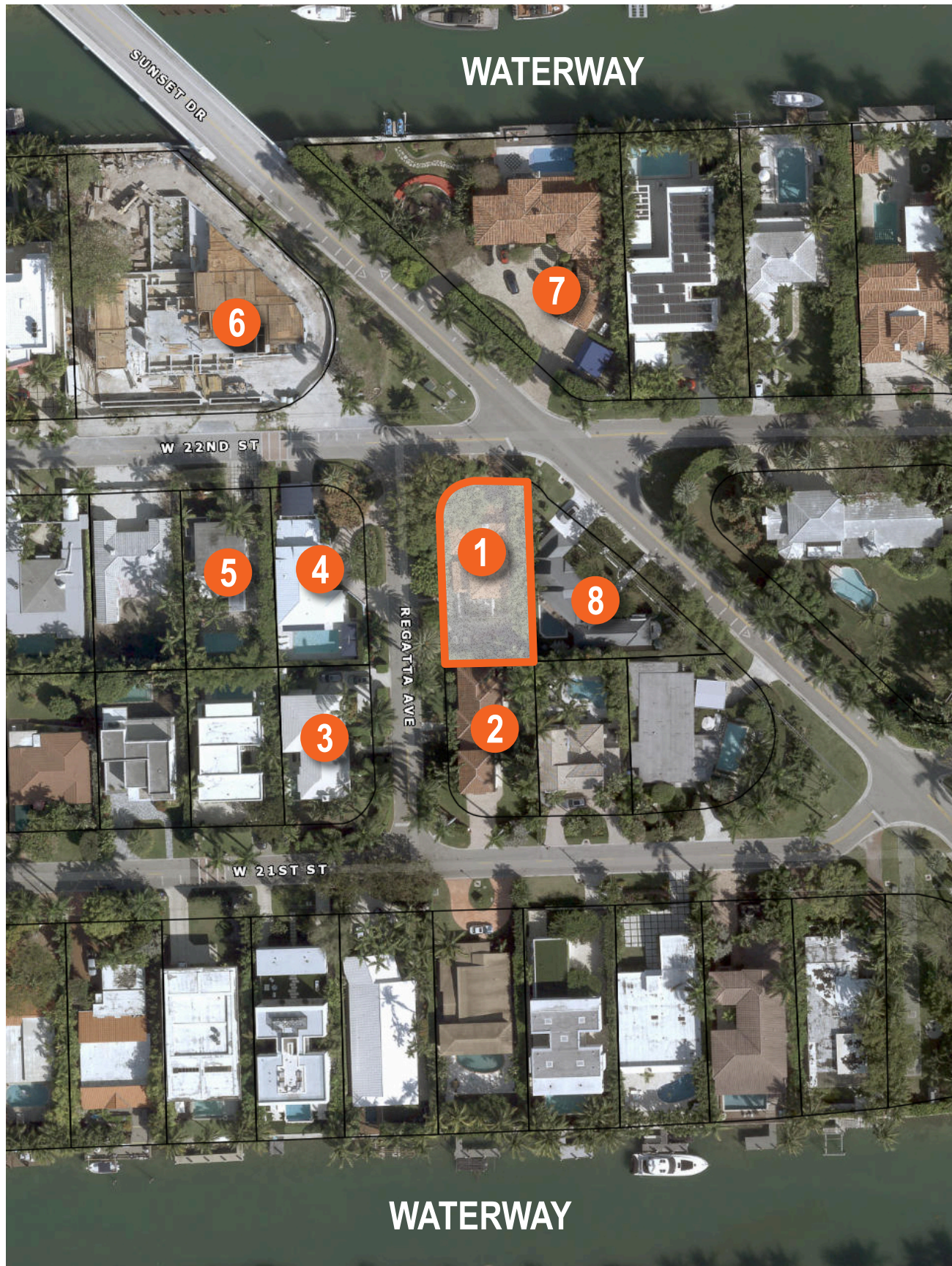
DRAWING TITLE

COVER SHEET /
INDEX OF
DRAWINGS

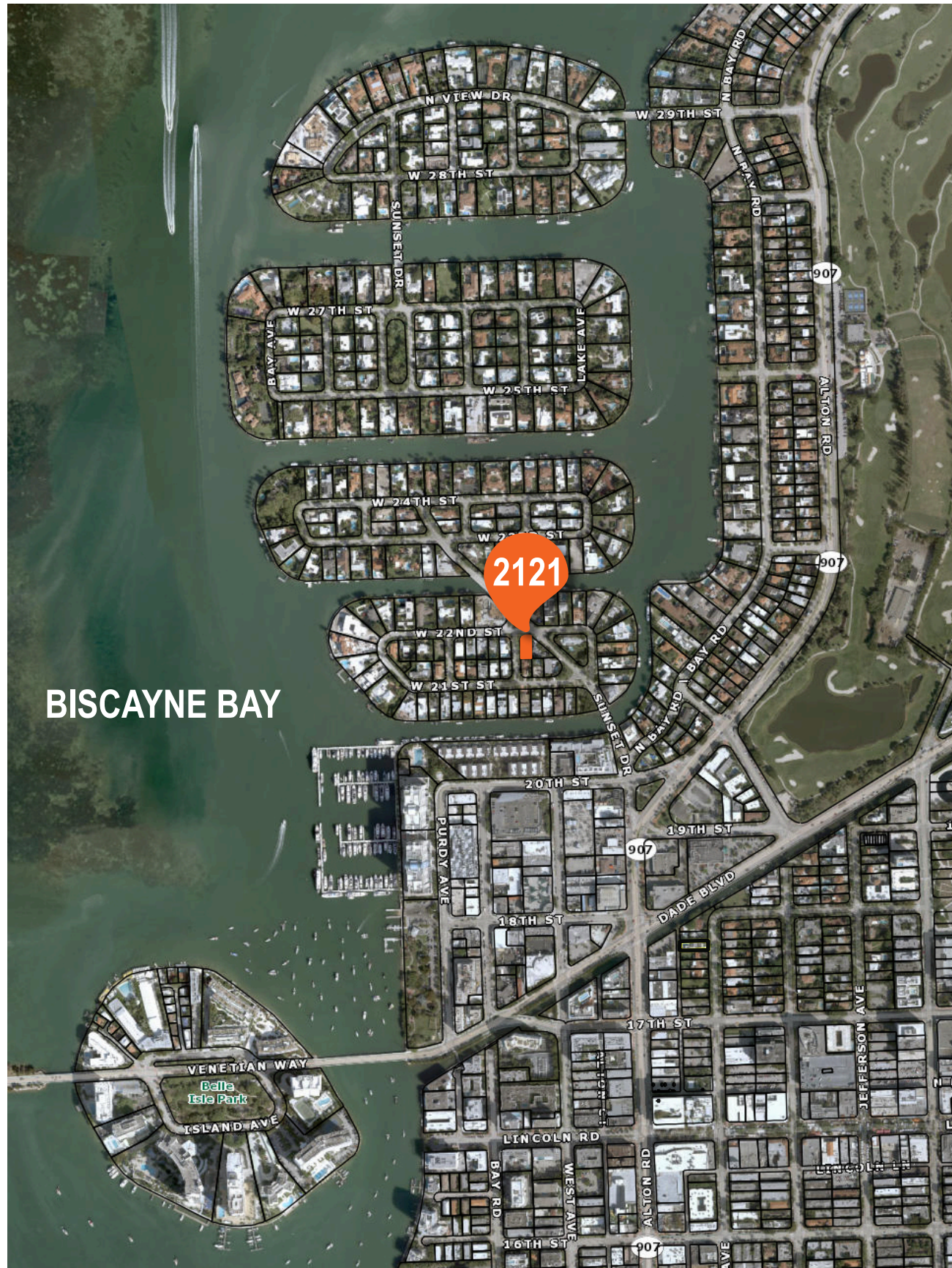
SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-0.0



NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



ADDRESS & OWNER

NEW RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

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NEIGHBORHOOD
AERIAL VIEW

SCALE: AS SHOWN
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SHEET NUMBER

A-0.1



1 2121 REGATTA AVENUE
VACANT LOT



2 2111 REGATTA AVENUE
EXISTING TWO-STORY RESIDENCE



3 1501 W 21 ST
EXISTING TWO-STORY RESIDENCE



4 2130 REGATTA AVENUE
EXISTING TWO-STORY RESIDENCE

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 RESIDENCE
2121 REGATTA AVE.
MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

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**SURROUNDING
PROPERTIES**

SCALE: AS SHOWN
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SHEET NUMBER

A-0.2



5 1510 W 22 ST
EXISTING TWO-STORY RESIDENCE



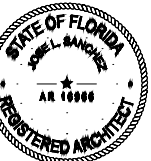
6 1515 W 22 ST
NEW TWO-STORY RESIDENCE



7 2201 SUNSET DRIVE
EXISTING TWO-STORY RESIDENCE



8 2120 SUNSET DRIVE
EXISTING ONE-STORY RESIDENCE



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**SURROUNDING
PROPERTIES**

SCALE: AS SHOWN
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SHEET NUMBER

A-0.3

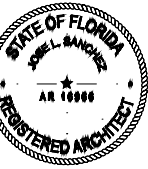


3D VIEW - FRONT

MATERIAL BOARD

	<p>1</p> <p>PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)</p>
	<p>2</p> <p>PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE STREET CHIC, CSP45)</p>
	<p>3</p> <p>WOOD SIDING (VERTICAL)</p>
	<p>4</p> <p>CLEAR GLASS W/ BRONZE FRAMES</p>

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3D VIEW & MATERIALS

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A-0.4



3D VIEW - FRONT

MATERIAL BOARD

	<p>1</p> <p>PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)</p>
	<p>2</p> <p>PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE STREET CHIC, CSP45)</p>
	<p>3</p> <p>WOOD SIDING (VERTICAL)</p>
	<p>4</p> <p>CLEAR GLASS W/ BRONZE FRAMES</p>



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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN

DATE: 01-10-2024

SHEET NUMBER

A-0.5



3D VIEW - REAR

MATERIAL BOARD

	<p>PAINTED STUCCO WALLS & CEILING (BENJAMIN MOORE SAND DOLLAR, OC-71)</p>
	<p>PAINTED STUCCO ACCENT COLOR (BENJAMIN MOORE STREET CHIC, CSP45)</p>
	<p>WOOD SIDING (VERTICAL)</p>
	<p>CLEAR GLASS W/ BRONZE FRAMES</p>



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**3D VIEW &
MATERIALS**

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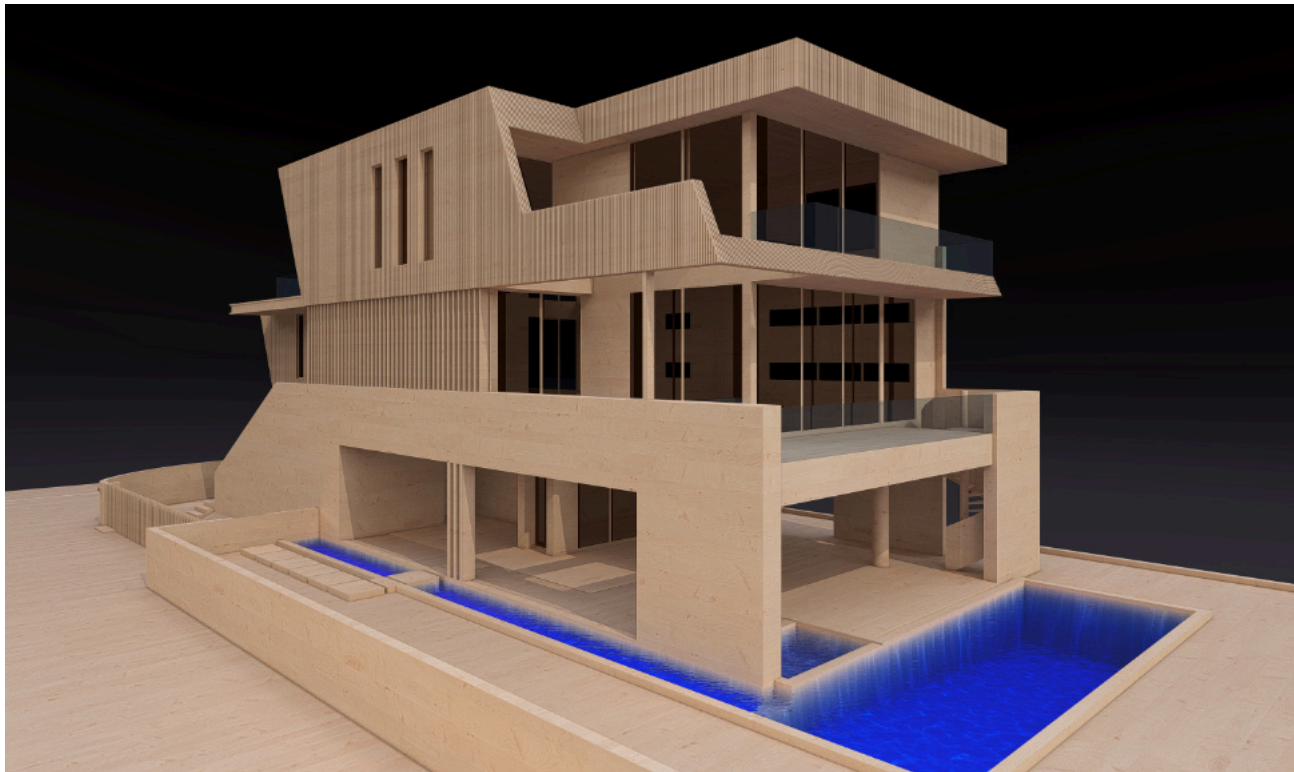
A-0.6



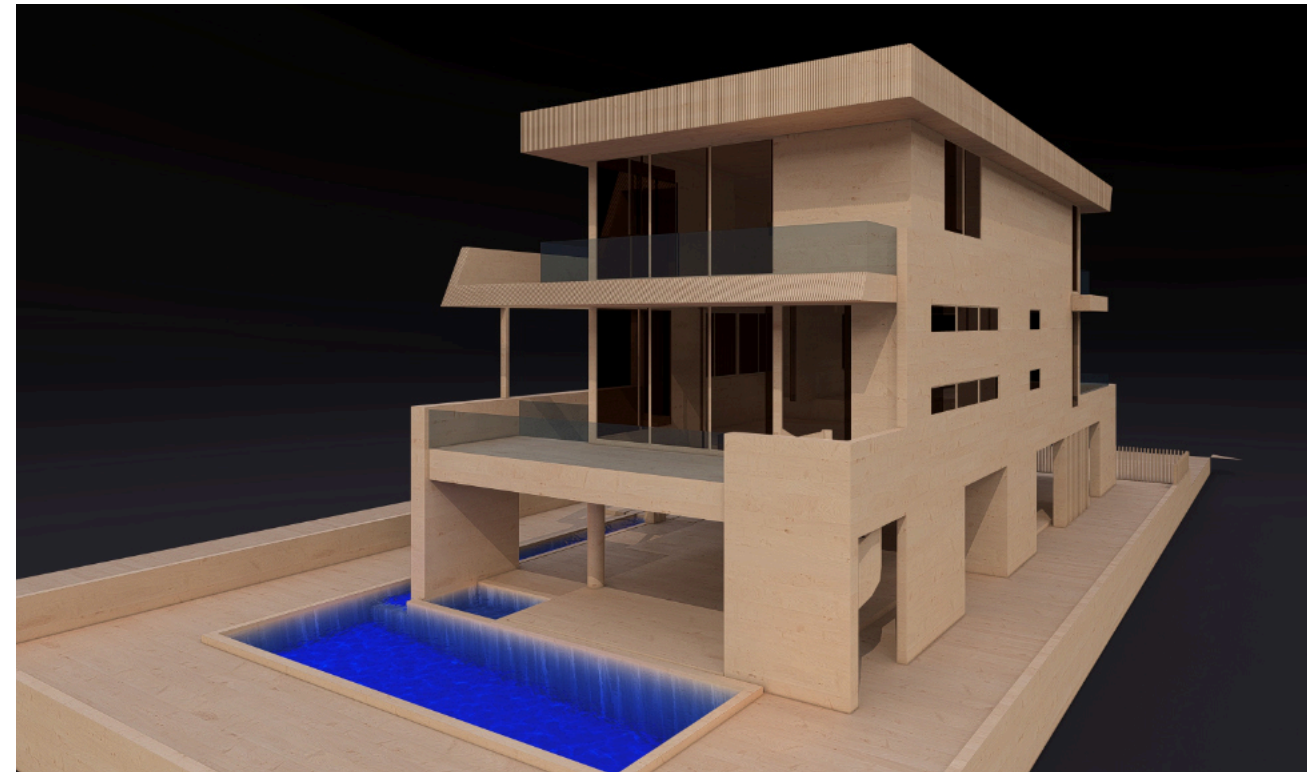
PERSPECTIVE VIEW - FRONT 1



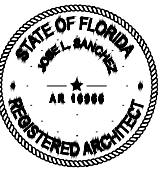
PERSPECTIVE VIEW - FRONT 2

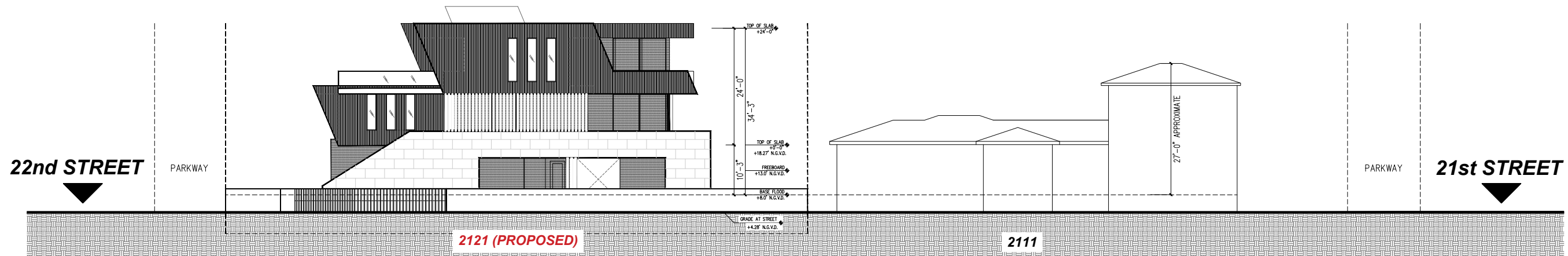


PERSPECTIVE VIEW - REAR 1



PERSPECTIVE VIEW - REAR 2





1 CONTEXTUAL ELEVATIONS N.T.S.

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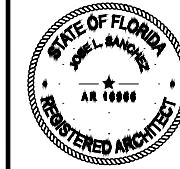
REVISION & DATE

DRAWING TITLE
CONTEXTUAL ELEVATIONS

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DATE: 01-10-2024

SHEET NUMBER

A-0.8



ADDRESS & OWNER

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DRAWING TITLE

SURVEY

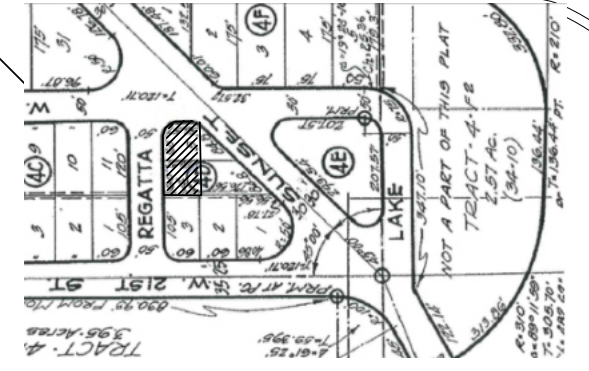
SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-0.9

LOCATION SKETCH

NOT TO SCALE



TREE CHART:

Tree number	Common name	Scientific name	DBH In.	Height Ft.	Canopy Sq.Ft.	CRZ Ft. radius	TPF Ft.	Condition	Native Status Y/N
1	Plumeria alba**	Frangipani	12	15	52	12	8	Moderate	N
2	Cocos nucifera*	Coconut palm	14	44	329	8	5	Moderate	N
3	Quercus virginiana	Live oak	34	42	1,526	34	34	Moderate	Y
4	Mangifera indica***	Mango	22	24	200	22	16	Good	N
5	Blighia sapida**	Akee	15	24	278	15	12	Good	N
6	Capparis cynophallophora+	Jamaican Caper	18	21	196	18	12	Good	Y
7	Bismarkia nobilis	Bismarkia palm	9	12	77	4	4	Moderate	N
8	Bismarkia nobilis	Bismarkia palm	9	7	58	4	4	Poor	N
9	Myrcianthes fragrans	Simpson stopper	10	17	63	10	8	Moderate	Y
10	Veitchia merrillii	Christmas palm	12	27	360	4	6	Moderate	N
11	Veitchia merrillii	Christmas palm	9	27	317	4	6	Moderate	N
12	Dypsis lutescens	Areca palm****	N/A	24	1,227	6	6	Moderate	N
13	Thrinax radiata	Thatch palm	7	22	151	4	4	Moderate	Y
14	Thrinax radiata	Thatch palm	6	22	98	4	4	Good	Y

* ROW tree
**ROW double multi-trunk
*** Triple trunk
+ Multi-trunk
**** Count of twenty-seven clumps

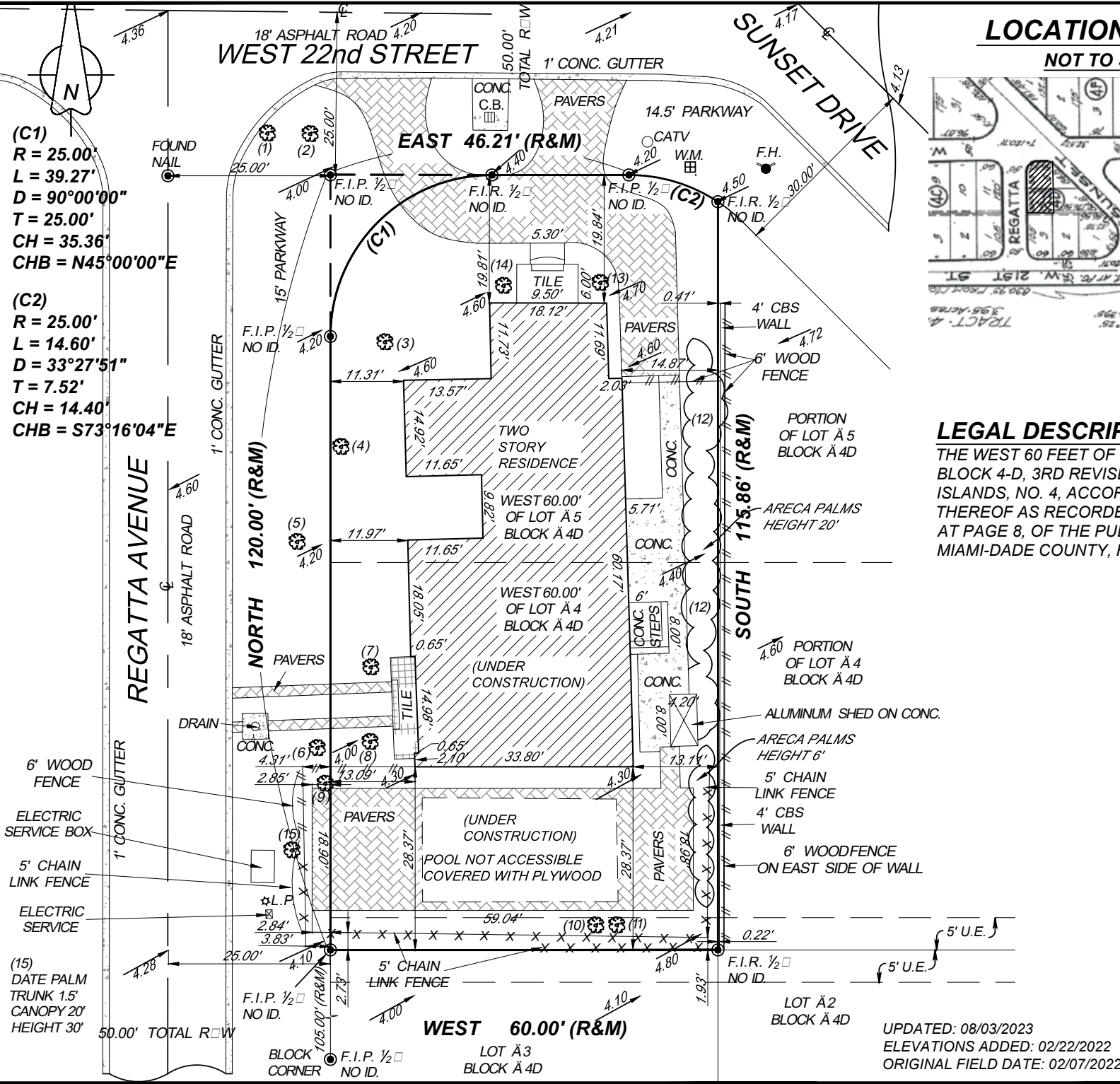
TREE CHART PROVIDED BY JORGE L. RIVERA.

LEGAL DESCRIPTION:

THE WEST 60 FEET OF LOTS 4 AND 5, BLOCK 4-D, 3RD REVISED PLAT OF SUNSET ISLANDS, NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF REGATTA AVENUE = (NORTH)



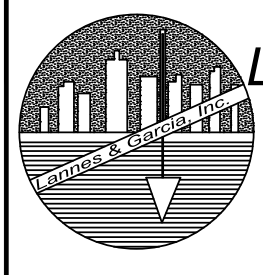
UPDATED: 08/03/2023
ELEVATIONS ADDED: 02/22/2022
ORIGINAL FIELD DATE: 02/07/2022

LEGEND		SYMBOLS	
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	CONCRETE	CONCRETE
AVE. AVENUE	I.P. IRON PIPE	OVERHEAD UTILITY LINES	OVERHEAD UTILITY LINES
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	WIRE FENCE	WIRE FENCE
BM BENCH MARK	F.I.P. FOUND IRON PIPE	WOOD FENCE	WOOD FENCE
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	PROPERTY CORNER	PROPERTY CORNER
C.B. CATCH BASIN	FND. FOUND	WATER FLOW	WATER FLOW
CBS CONCRETE BLOCK STRUCTURE	L. ARC LENGTH	EXISTING GRADE ELEVATION	EXISTING GRADE ELEVATION
CHB CHORD BEARING	(L) LEGAL	PROPOSED GRADE ELEVATION	PROPOSED GRADE ELEVATION
CH CHORD DISTANCE	L.P. LIGHT POLE	WATER VALVE	WATER VALVE
COR CORNER	LB LICENSED BUSINESS	SIGN	SIGN
CT COURT	LS LAND SURVEYOR	DRAINAGE MANHOLE	DRAINAGE MANHOLE
CL CENTERLINE	(M) MEASURED	SANITARY MANHOLE	SANITARY MANHOLE
CL. CLEAR	NAVD NORTH AMERICAN VERTICAL DATUM	FIRE HYDRANT	FIRE HYDRANT
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	LIGHTING FIXTURE	LIGHTING FIXTURE
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
E.B. ELECTRIC BOX	NO. NUMBER		
ELEV. ELEVATION	NTS NOT TO SCALE		
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK		
E.R.P. ELEVATION REFERENCE POINT	ONPL. ON PROPERTY LINE		
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES		
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE		
	P.C.C. POINT OF COMPOUND CURVATURE		
	P.C.P. PERMANENT CONTROL POINT		
	PLS. PROFESSIONAL LAND SURVEYOR		
	PSM. PROFESSIONAL SURVEYOR AND MAPPER		
	PL. PROPERTY LINE		
	P.O.B. POINT OF BEGINNING		
	P.O.C. POINT OF COMMENCEMENT		
	P.R.C. POINT OF REVERSE CURVATURE		
	P.R.M. PERMANENT REFERENCE MONUMENT		
	P.T. POINT OF TANGENCY		
	R. RADIUS		
	(R) RECORD		
	R.E. RIM ELEVATION		
	R/W. RIGHT-OF-WAY		
	SAN. SANITARY		
	S.I.P. SET IRON PIPE		
	S.I.R. SET IRON ROD		
	ST. STREET		
	T. TANGENT		
	T.B.M. TEMPORARY BENCH MARK		
	TEL. TELEPHONE		
	TYP. TYPICAL		
	U.E. UTILITY EASEMENT		

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

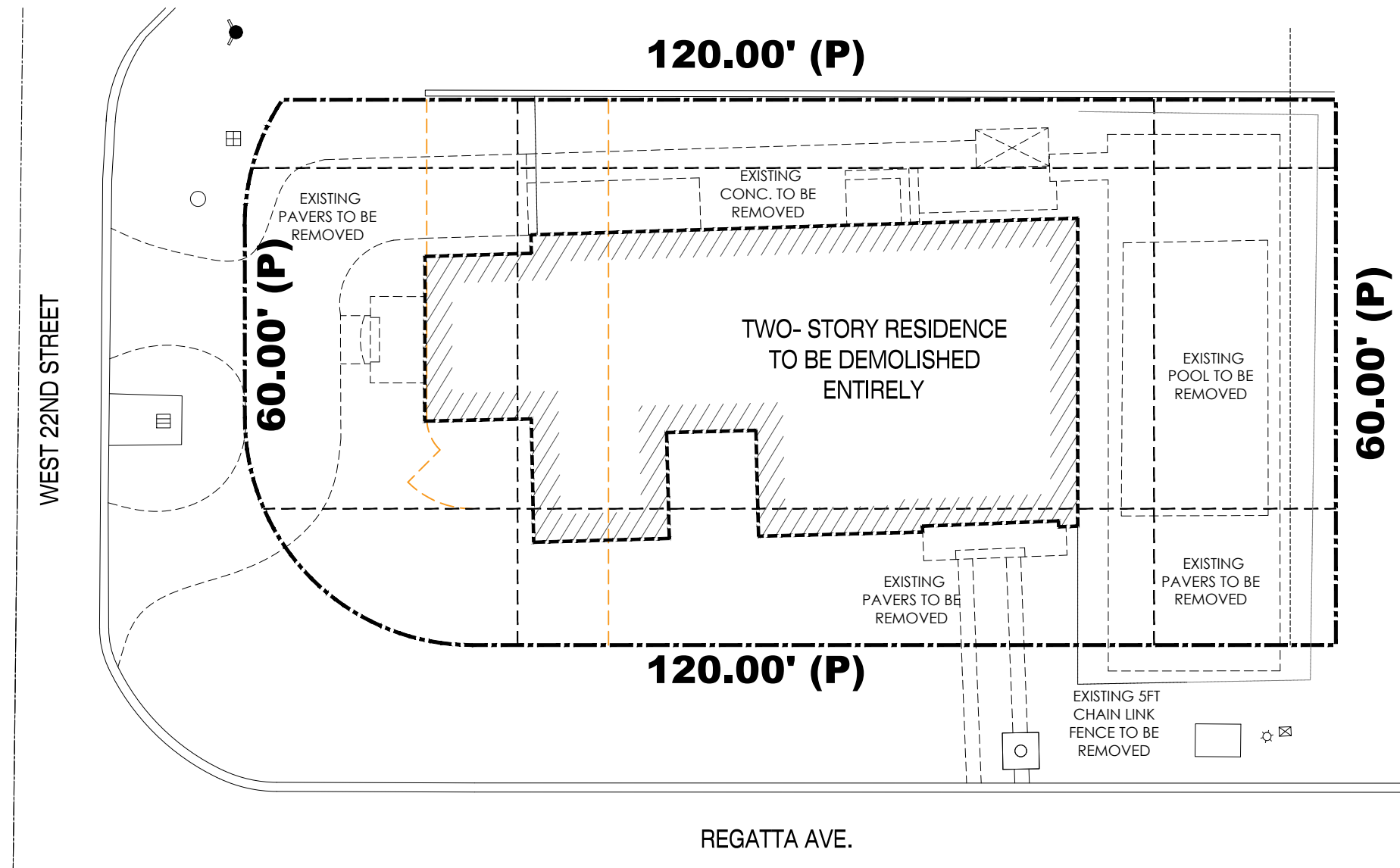
FIELD DATE: 08/03/2023 SCALE: 1" = 20' DRAWN BY: J.L.J. DWG. No.: 269146

FLOOD ZONE: AE
MAP & PANEL = 12086C0317
COMMUNITY NO.: 120651
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV. = +8.00 NGVD 1929
L.F. 6.58 ELEV. = NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 4.00
B.M.# C-100 ELEV. = 11.05 (MIAMI-DADE COUNTY)
GARAGE ELEV. = N/A
E.R.P. = 4.02

PROPERTY OF: MICHAEL ALLENBERG
AND ALEXANDRA NEFF ALLENBERG
2121 REGATTA AVENUE,
MIAMI BEACH, FLORIDA 33140

CERTIFIED TO:
MICHAEL ALLENBERG AND
ALEXANDRA NEFF ALLENBERG

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



1 DEMOLITION PLAN ←

1/16" = 1'-0"

SCOPE OF WORK

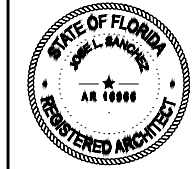
- SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

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.



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DEMOLITION PLAN

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A-0.10