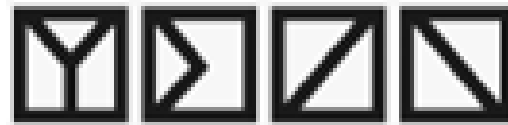


DRB24-1038

1265 N Biscayne Point Road



Project Team

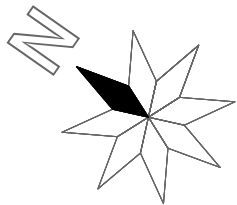


DRB24-1038: 1265 N. Biscayne Point Road
October 1, 2024

Neighborhood Support



No.	Property Address	Owner
1.	1275 N Biscayne Point Road	Baruk Benamram
2.	1305 N Biscayne Point Road	Eric Guedj
3.	1215 N Biscayne Point Road	Stephane Amesellem



01

RIGHT OF WAY AERIAL

SCALE 1" = 50'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A03



01 CONTEXT PHOTO



02 CONTEXT PHOTO



03 CONTEXT PHOTO



04 CONTEXT PHOTO



05 CONTEXT PHOTO



06 CONTEXT PHOTO

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A05



01 SITE PHOTO



02 SITE PHOTO



03 SITE PHOTO



04 SITE PHOTO



05 SITE PHOTO



06 SITE PHOTO

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A08



07 SITE PHOTO



08 SITE PHOTO



09 SITE PHOTO



10 SITE PHOTO



11 SITE PHOTO



12 SITE PHOTO

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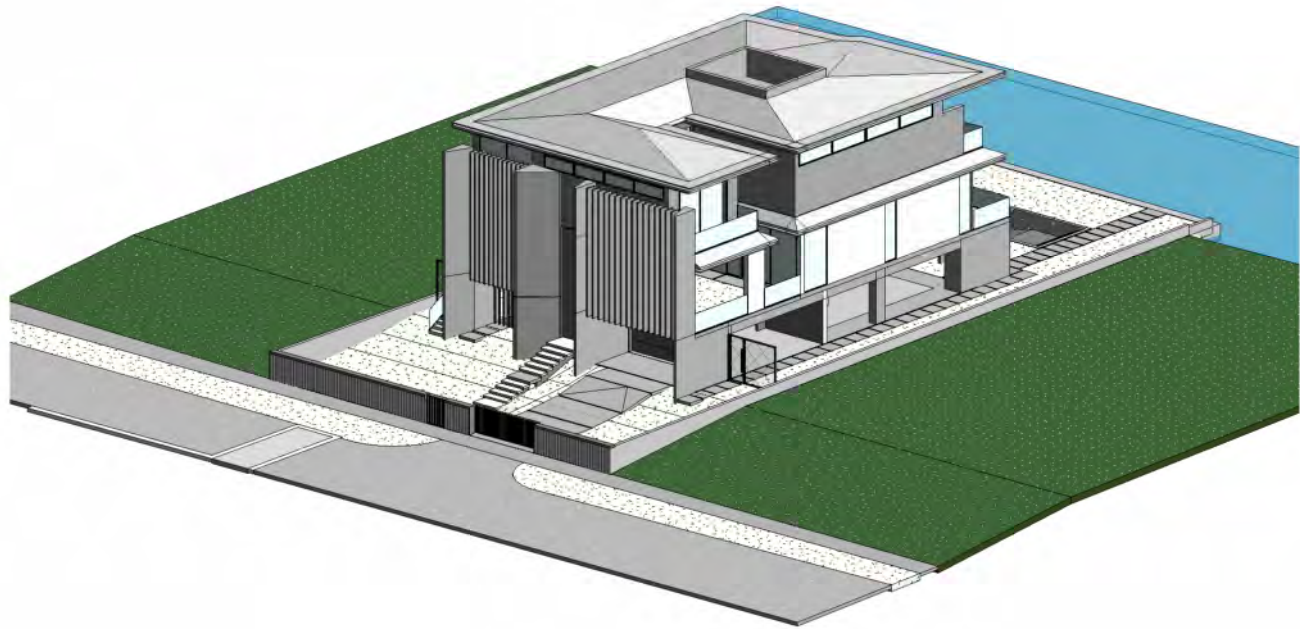
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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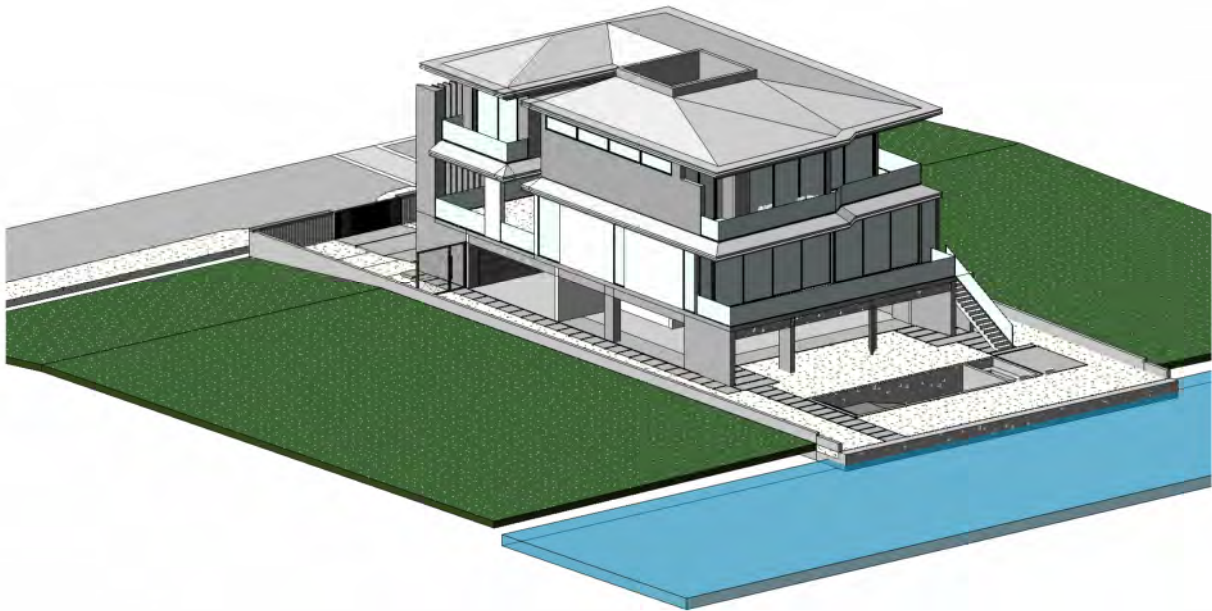
A09



04

SE AXONOMETRIC

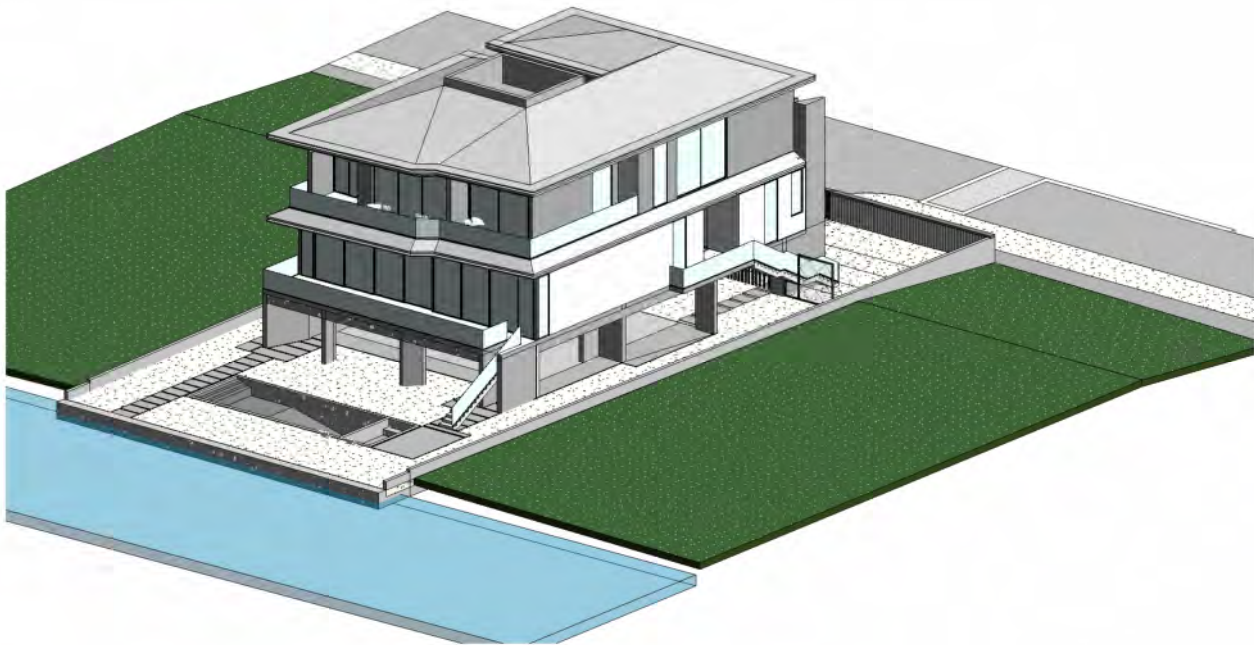
SCALE



03

NE AXONOMETRIC

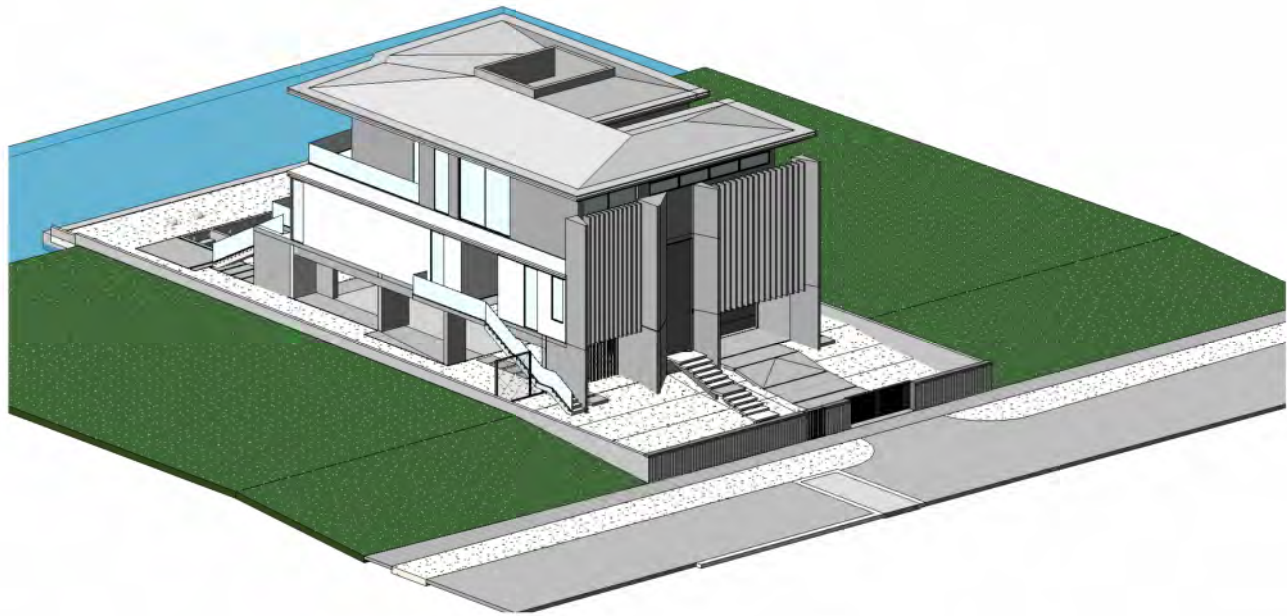
SCALE



02

NW AXONOMETRIC

SCALE



01

SW AXONOMETRIC

SCALE

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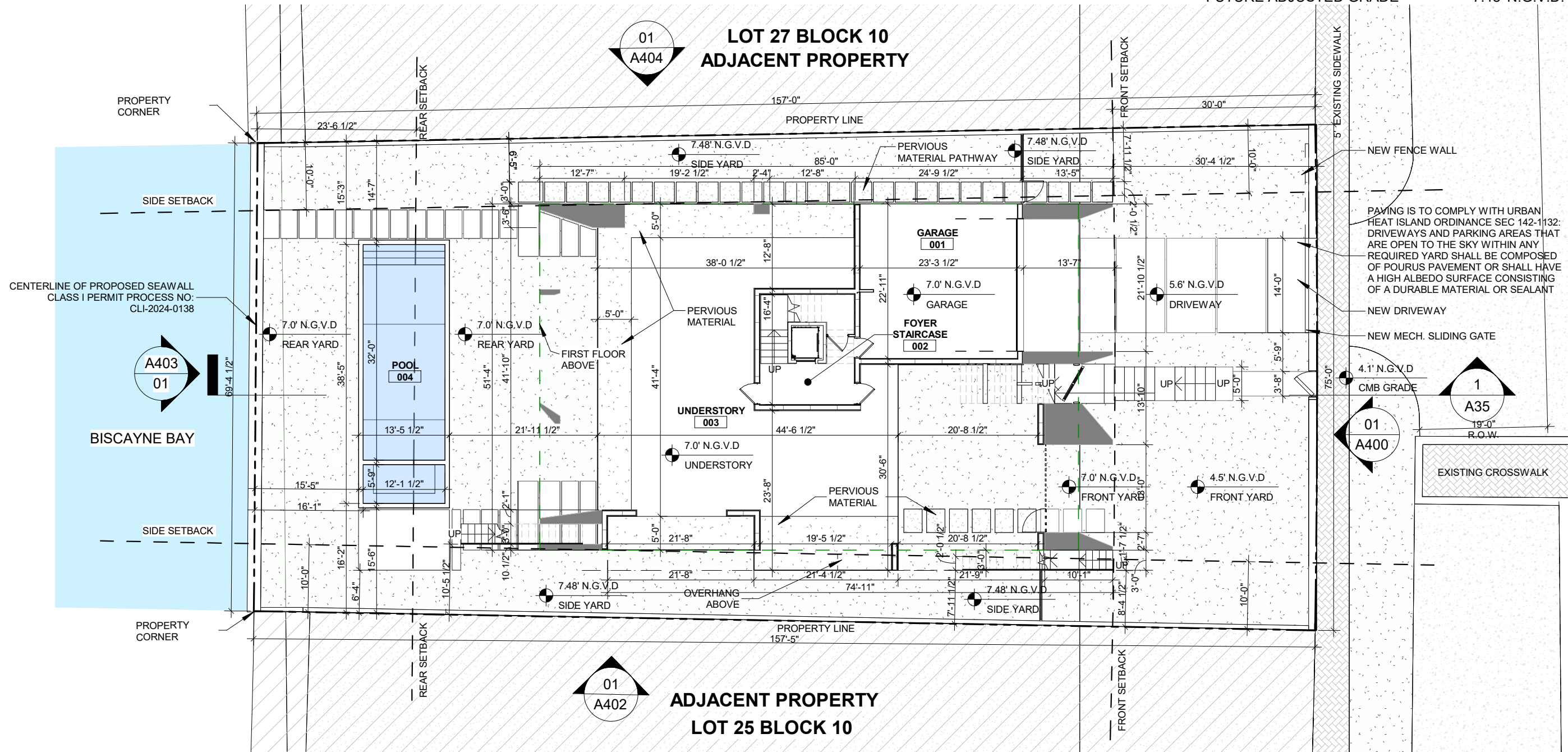
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

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A11



NOTE:	
FUTURE CROWN OF THE ROAD	5.96' N.G.V.D. (4.4' N.A.V.D.)
MIN. DESIGN FLOOD ELEVATION	9.0' N.G.V.D.
FUTURE ADJUSTED GRADE	7.48' N.G.V.D.

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NEW RESIDENCE

SINGLE FAMILY

1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

1

A20

NEW SHEET

01

PROPOSED SITE PLAN

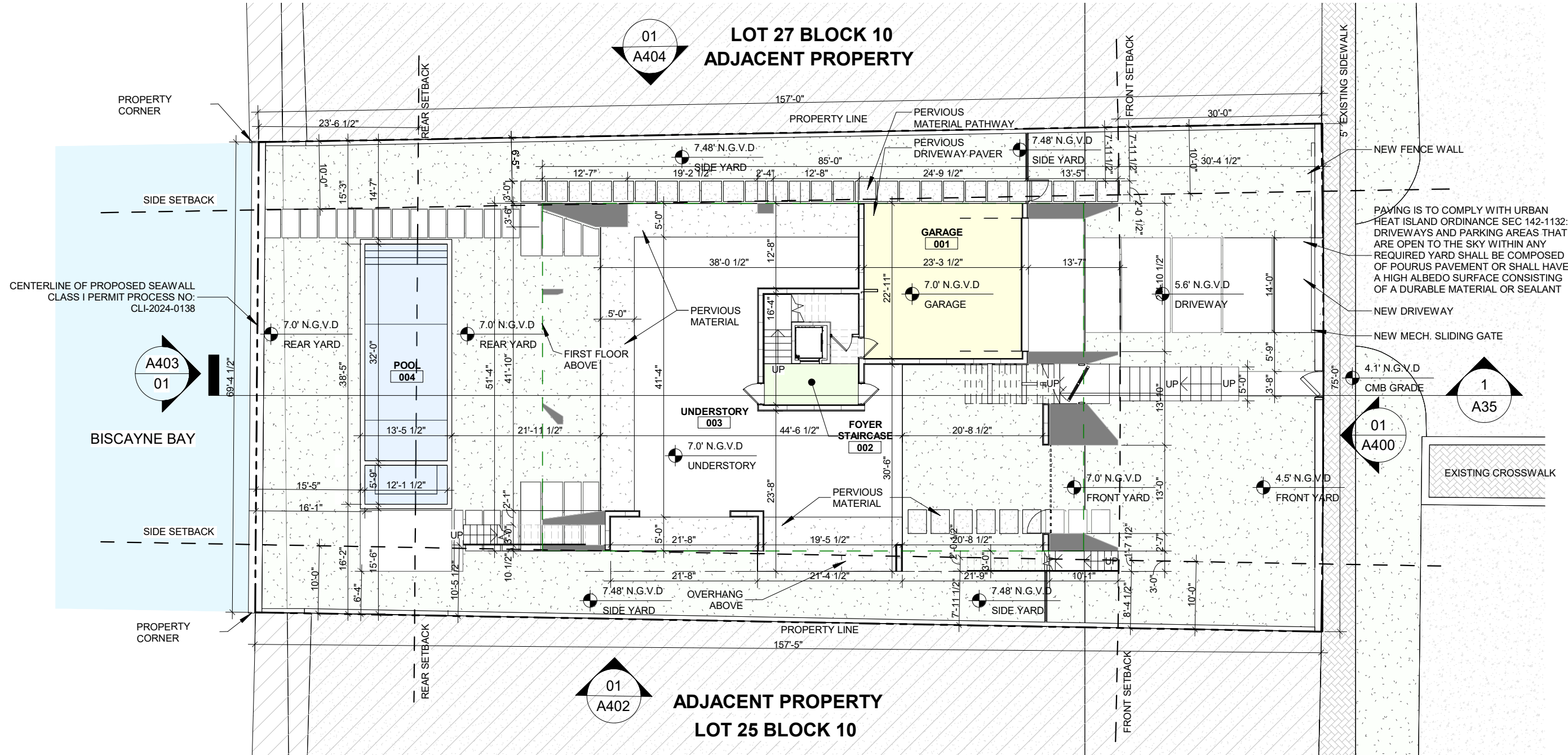
SCALE 1/16" = 1'-0"

NOTE:

ALL ALLOWABLE EXTERIOR WALKWAYS AND DRIVEWAYS WITHIN THE FRONT AND STREET SIDE YARDS SHALL CONSIST OF PAVERS SET IN SAND OR OTHER SEMI-PERVIOUS MATERIAL. THE USE OF CONCRETE, ASPHALT OR SIMILAR MATERIAL WITHIN THE REQUIRED FRONT OR STREET SIDE YARDS SHALL BE PROHIBITED.

NOTE:

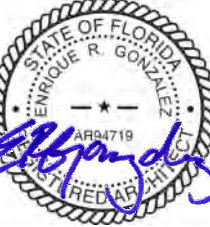
FUTURE CROWN OF THE ROAD	5.96' N.G.V.D. (4.4' N.A.V.D.)
MIN. DESIGN FLOOD ELEVATION	9.0' N.G.V.D.
FUTURE ADJUSTED GRADE	7.48' N.G.V.D.



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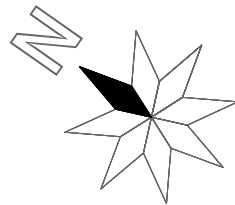
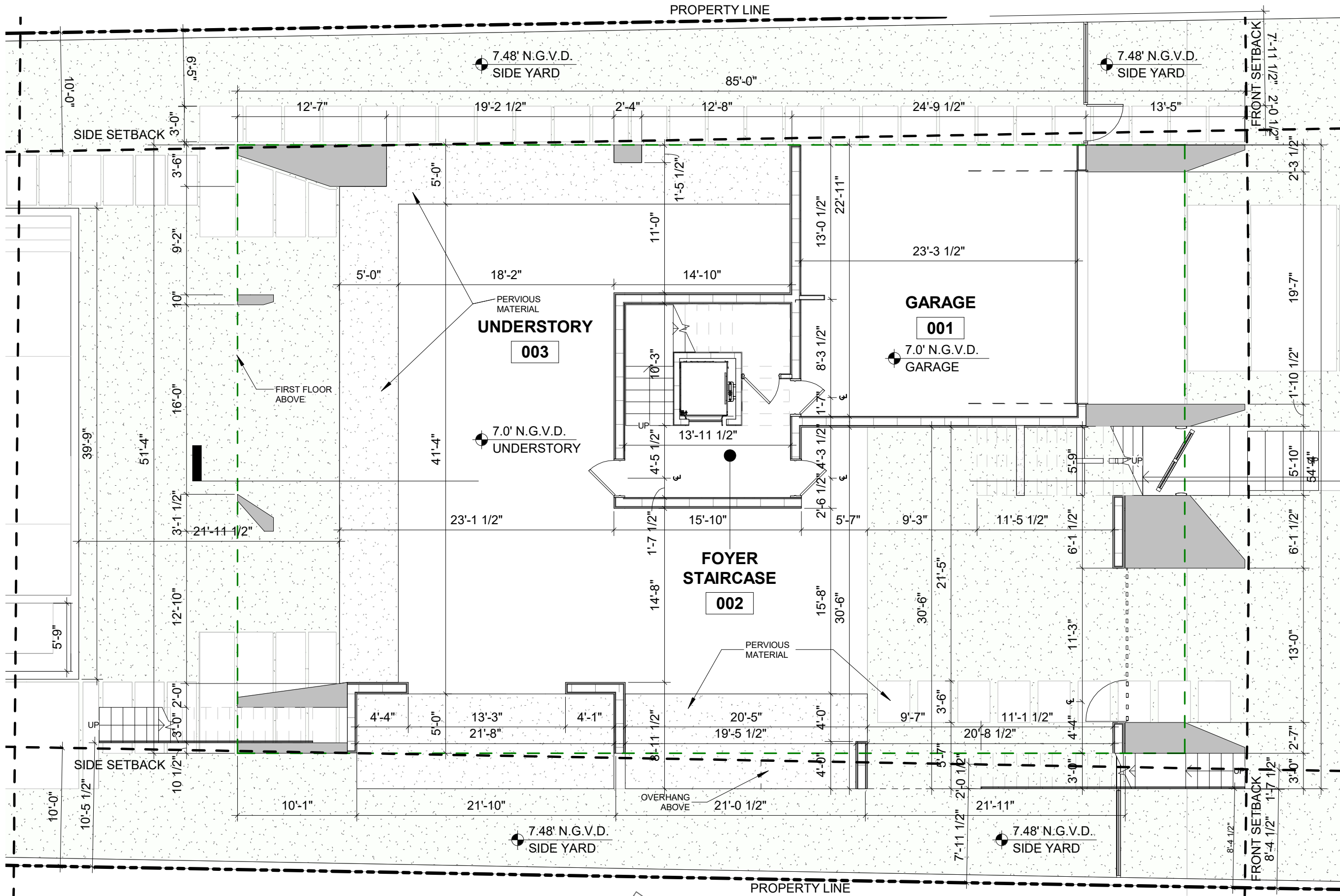
NEW RESIDENCE
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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08-04-24 FINAL SUBMITTAL

A29
REVISED SHEET

01 PROPOSED UNDERSTORY LEVEL PLAN
SCALE 1/16" = 1'-0"



01

PROPOSED UNDERSTORY FLOOR PLAN

SCALE 1/8" = 1'-0"

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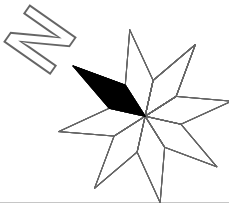
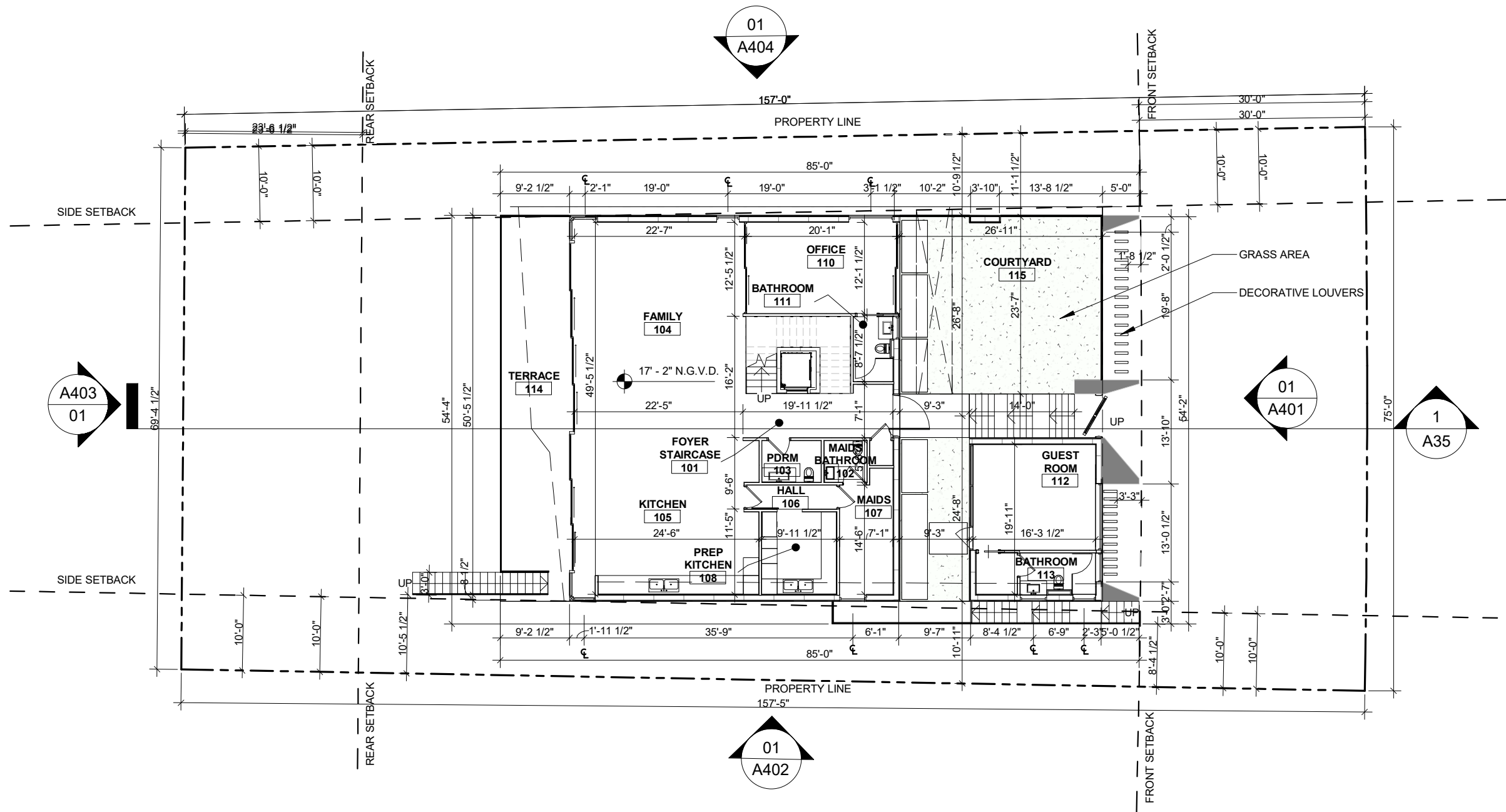
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A100

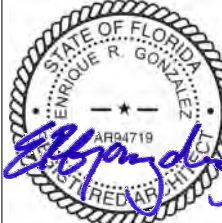


01

PROPOSED FIRST FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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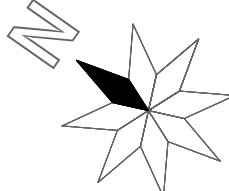
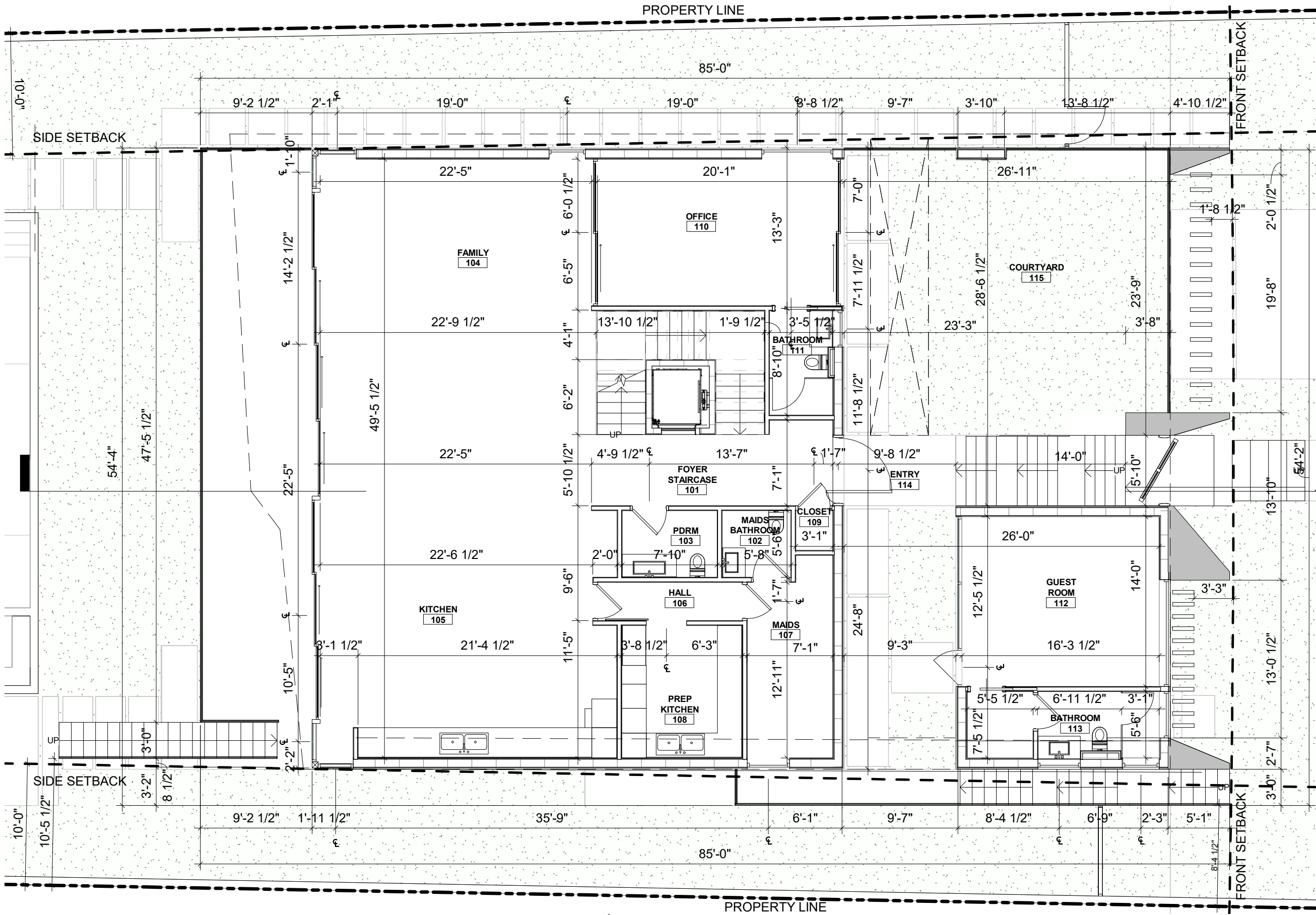
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A30



01 GROUND FLOOR

SCALE 1/8" = 1'-0"

1
A35

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NEW RESIDENCE

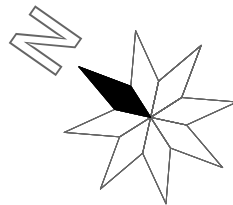
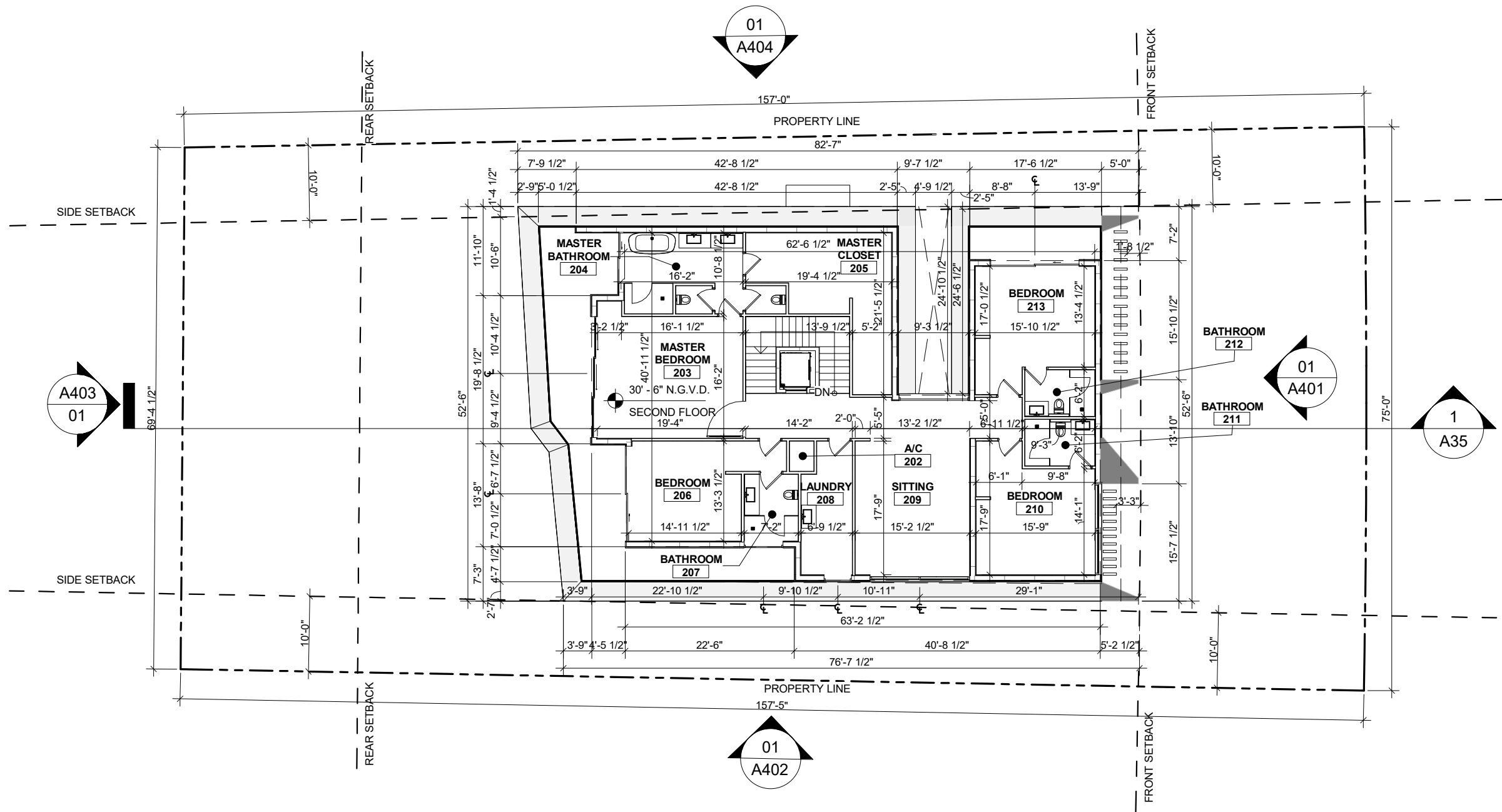
SINGLE FAMILY

1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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A101



01

PROPOSED SECOND FLOOR LEVEL PLAN

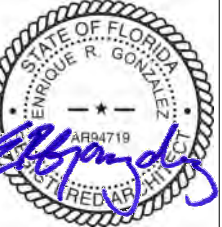
SCALE 1/16" = 1'-0"

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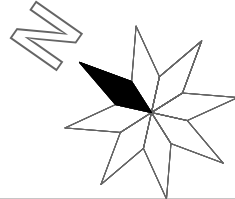
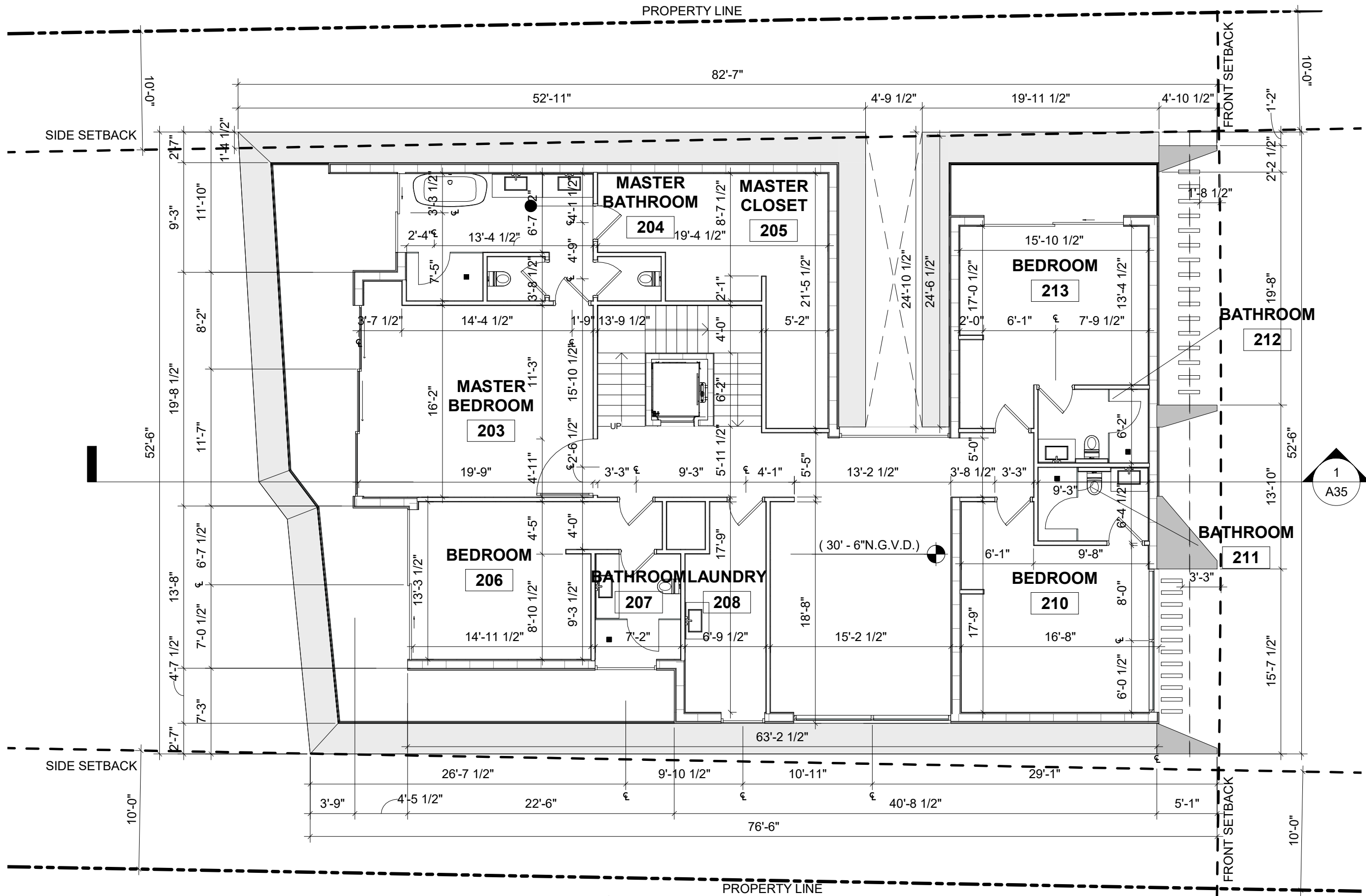
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A31



01

SECOND FLOOR

SCALE 1/8" = 1'-0"

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REGISTERED ARCHITECT



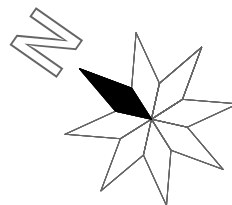
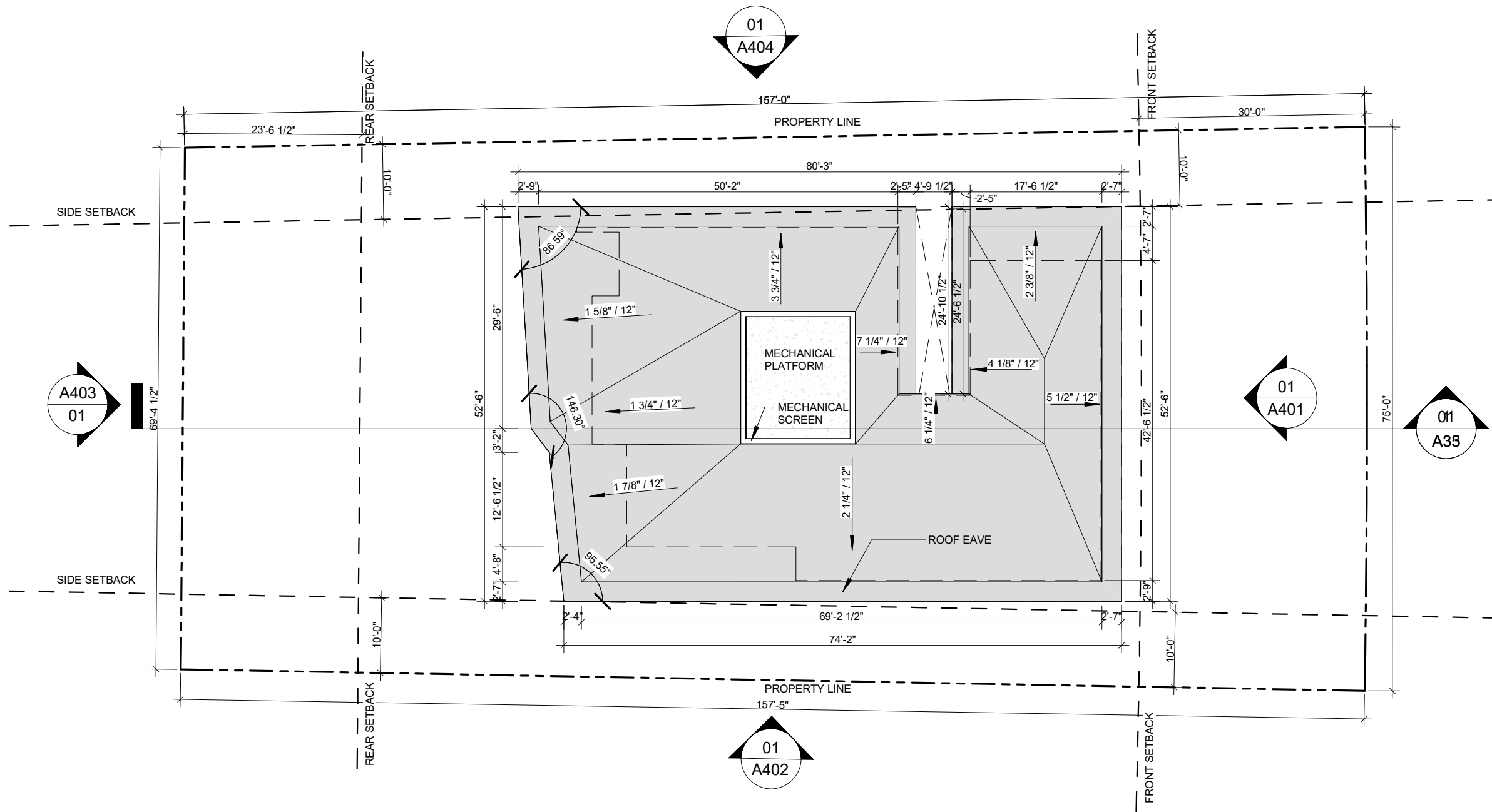
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AR94719

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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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A102



01

PROPOSED ROOF LEVEL PLAN

SCALE 1/16" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136

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REGISTERED ARCHITECT



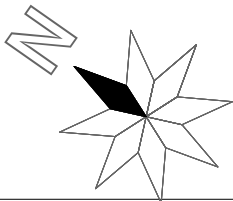
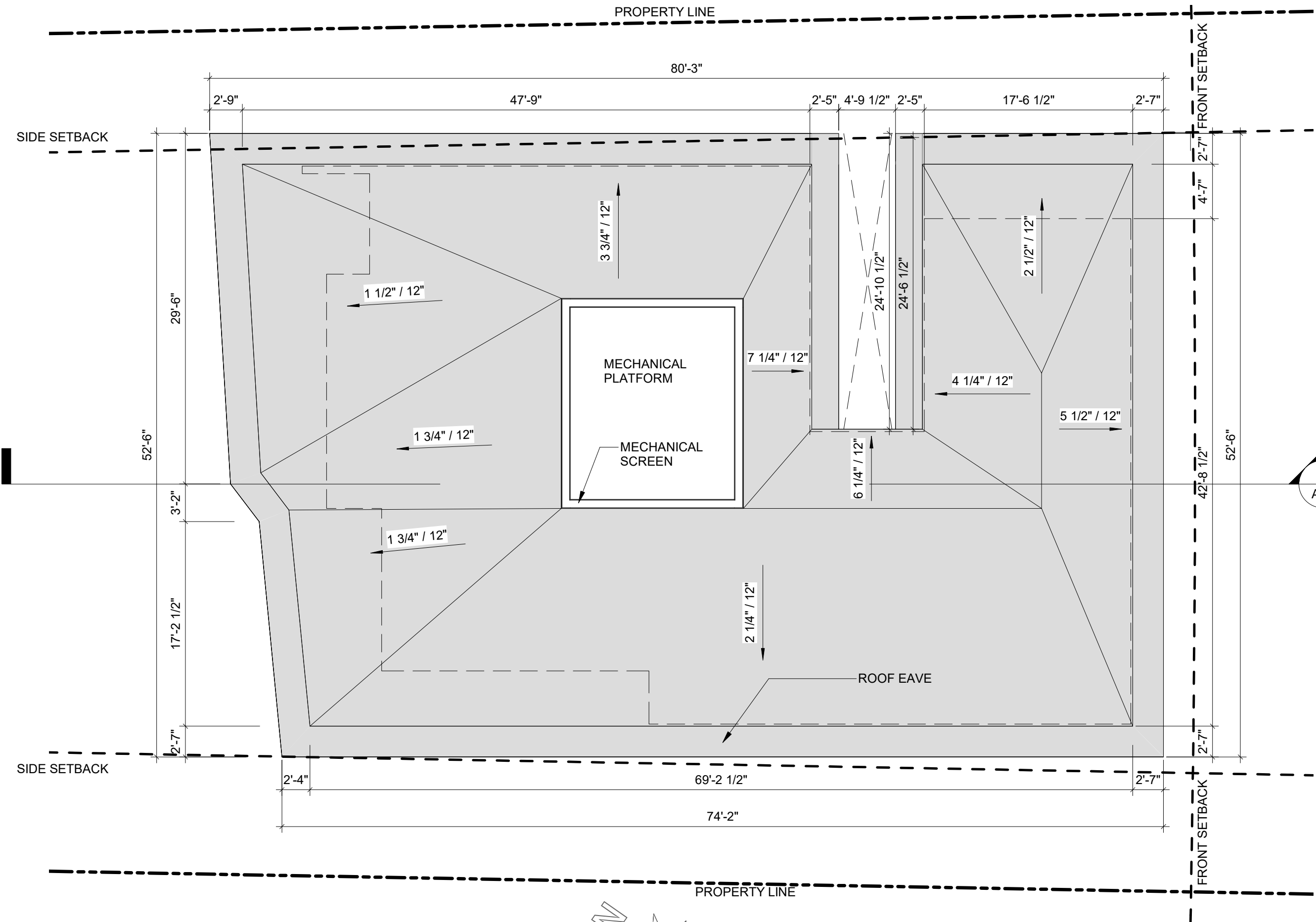
STATE OF FLORIDA
AR94719

NEW RESIDENCE
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

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A32



01 ROOF
SCALE 1/8" = 1'-0"

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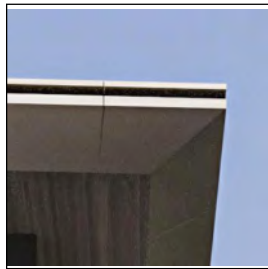
STATE OF FLORIDA
ENRIQUE R. GONZALEZ
ARR94719
REGISTERED ARCHITECT

STATE OF FLORIDA
ARR94719

NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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A103



① ROOF CORNICE:
METALLIC BRONZE
FINISH



② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



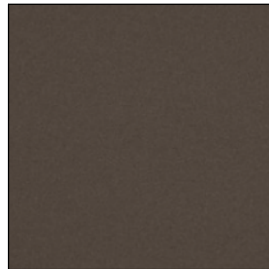
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



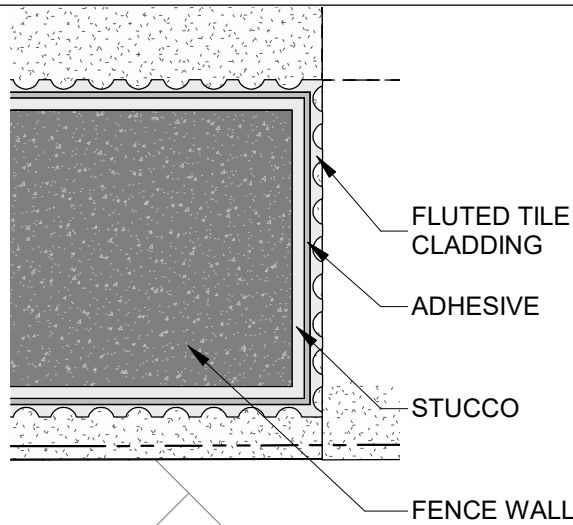
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



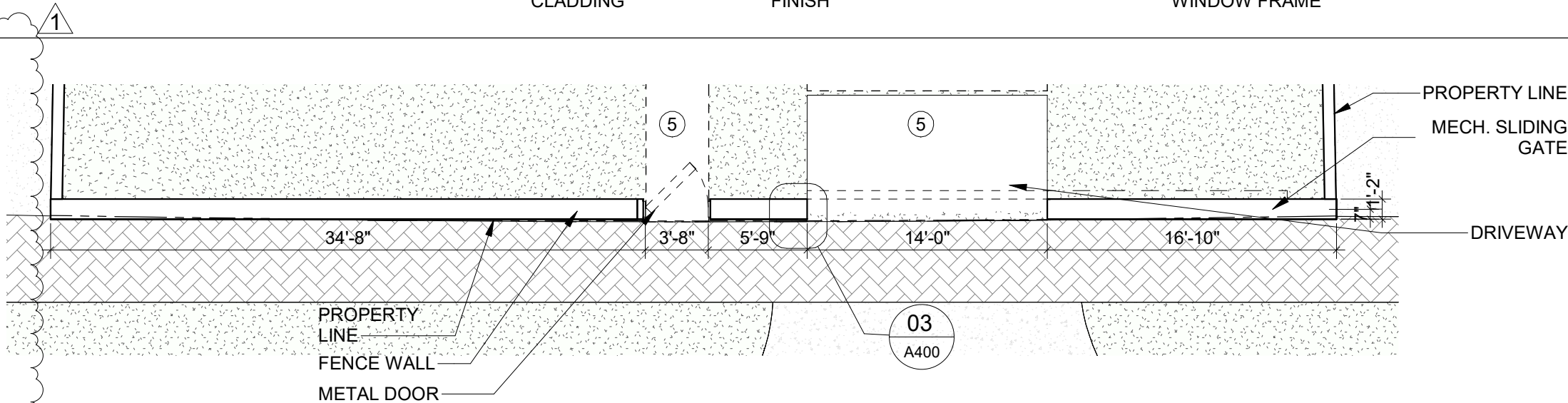
⑧ DOOR:
SOLID WOOD



03

WALL TILE DETAIL

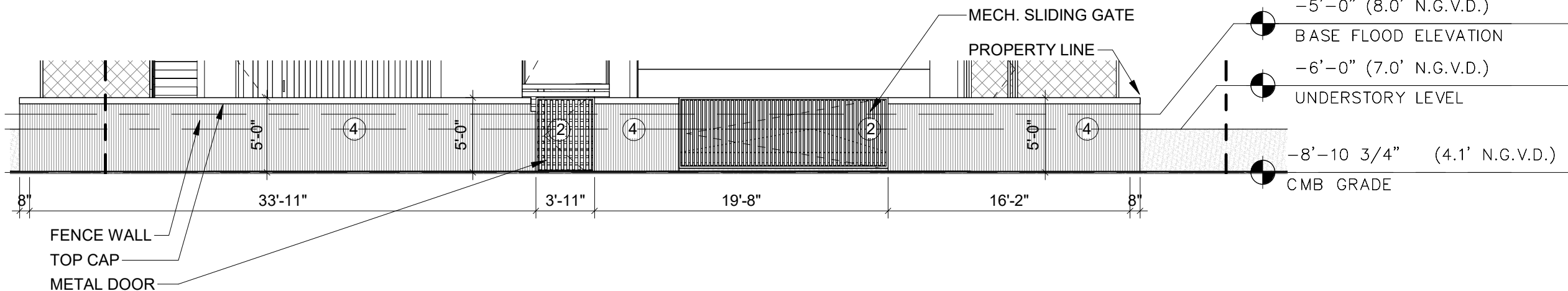
SCALE 1 1/2" = 1'-0"



02

FRONT GATE/FENCE PLAN

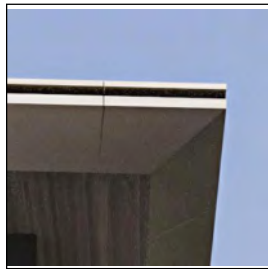
SCALE 1/8" = 1'-0"



01

FRONT GATE/FENCE ELEVATION

SCALE 1/8" = 1'-0"



① ROOF CORNICE:
METALLIC BRONZE
FINISH



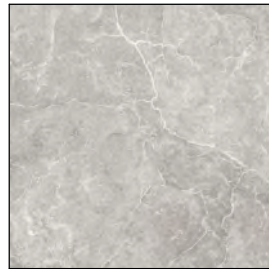
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



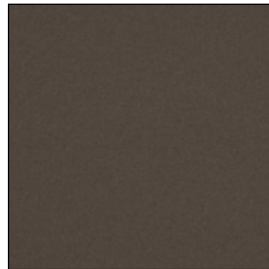
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



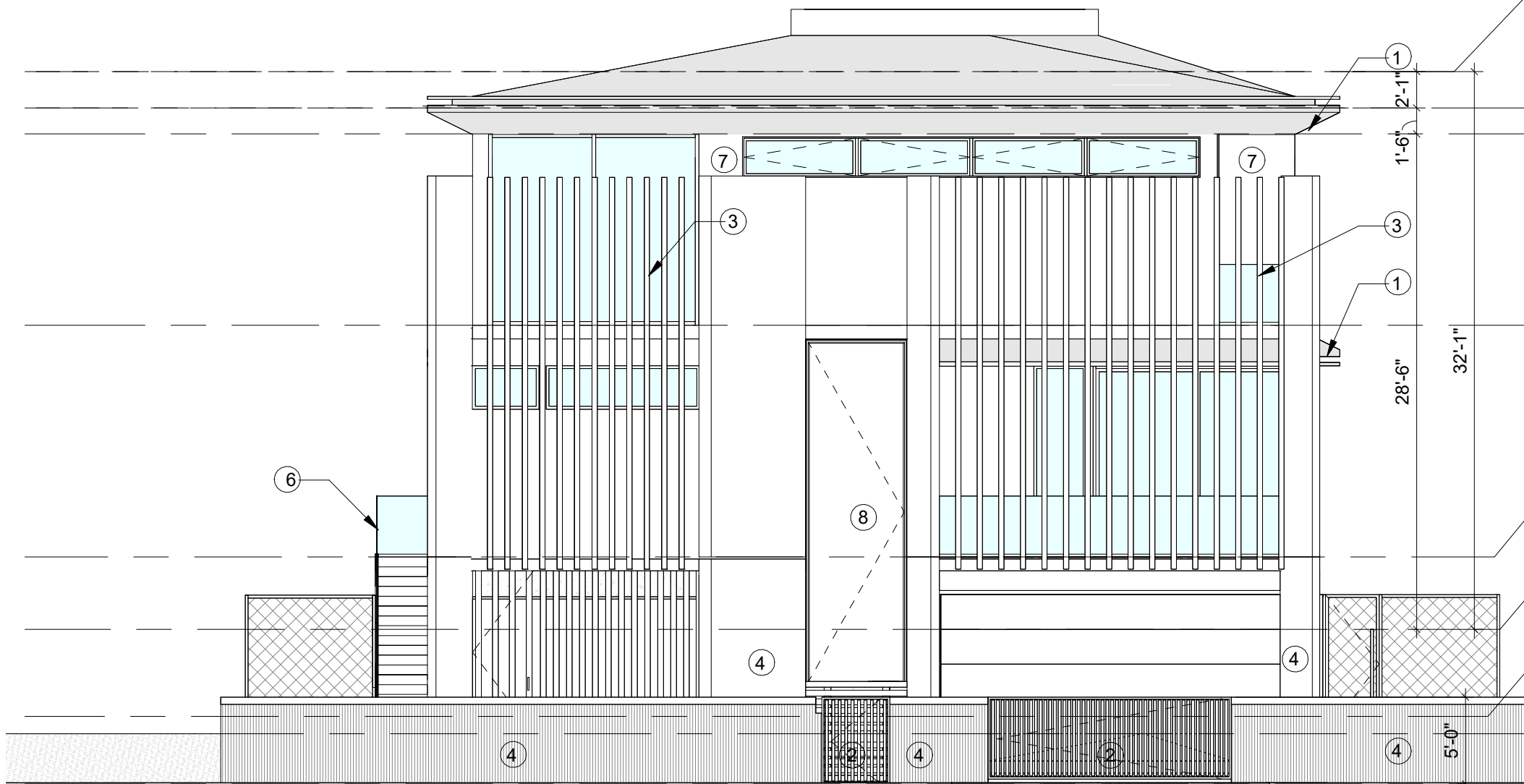
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



- 32'-1" (45' - 1" N.G.V.D.)
MIDPOINT ROOF SLOPE
- 30'-0" (43' - 0" N.G.V.D.)
FLAT ROOF
- 28'-6" (41' - 6" N.G.V.D.)
ROOF EAVE
- 17'-6" (30' - 6" N.G.V.D.)
SECOND FLOOR
- 4'-2" (17' - 2" N.G.V.D.)
GROUND FLOOR
- 0'-0" (13.0' N.G.V.D.)
DESIGN FLOOD ELEVATION
- 5'-0" (8.0' N.G.V.D.)
BASE FLOOD ELEVATION
- 6'-0" (7.0' N.G.V.D.)
UNDERSTORY LEVEL
- 8'-10 3/4" (4.1' N.G.V.D.)
CMB GRADE

01

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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SUITE 406
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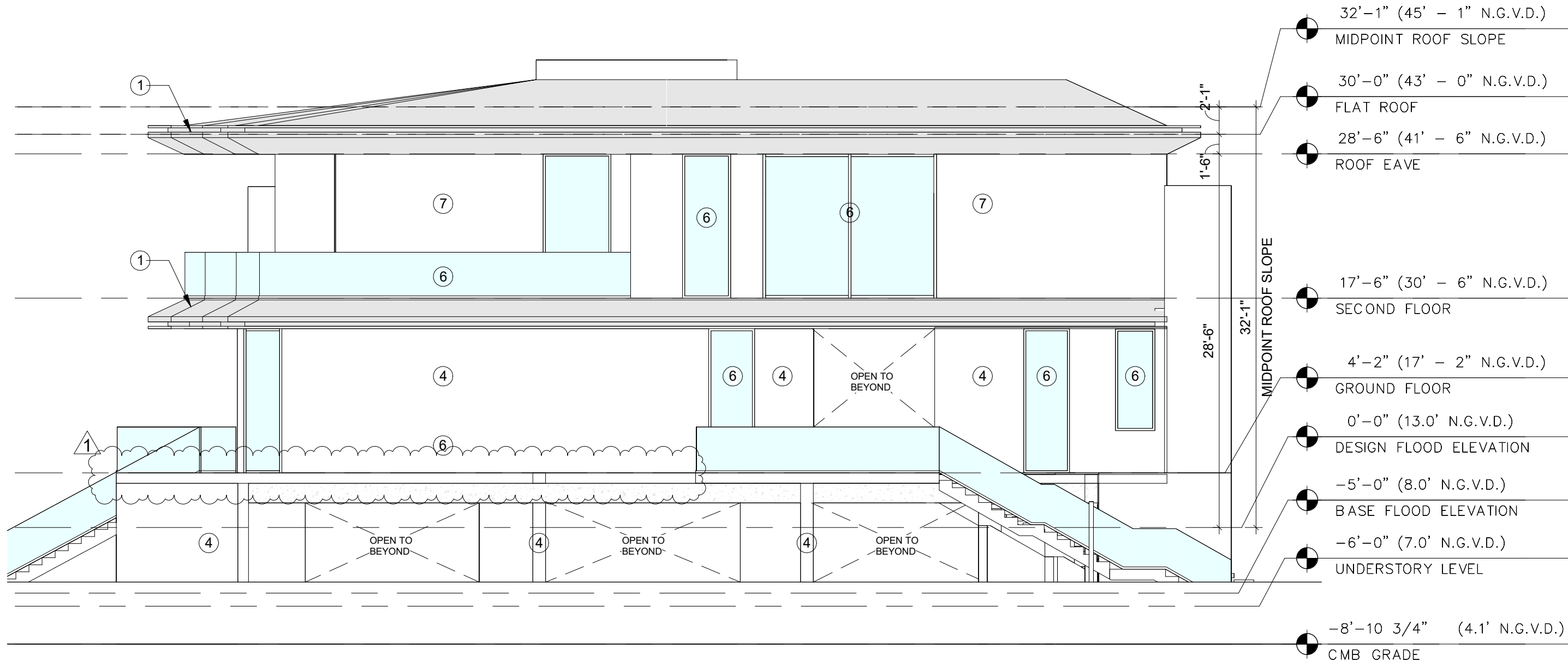
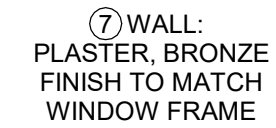
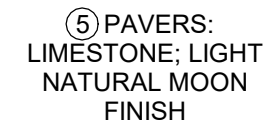
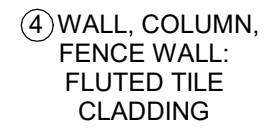
NEW RESIDENCE

SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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08-04-24 FINAL SUBMITTAL

A401



01

WEST ELEVATION

SCALE 1/8" = 1'-0"

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STATE OF FLORIDA
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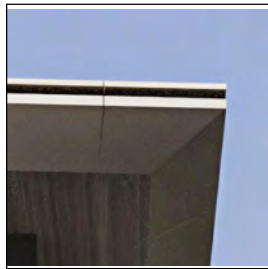
NEW RESIDENCE

SINGLE FAMILY
1265 NORTH BISCAVINE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

1- 08-04-24 FINAL SUBMITTAL

A402



① ROOF CORNICE:
METALLIC BRONZE
FINISH



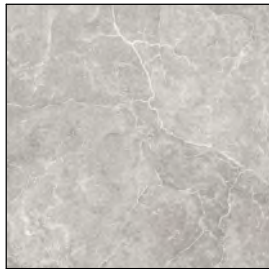
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



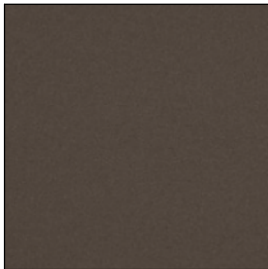
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



01

NORTHELEVATION

SCALE 1/8" = 1'-0"

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REGISTERED ARCHITECT



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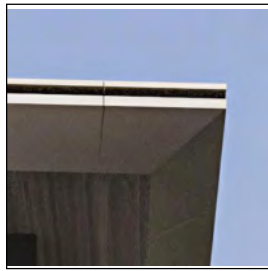
NEW RESIDENCE

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MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

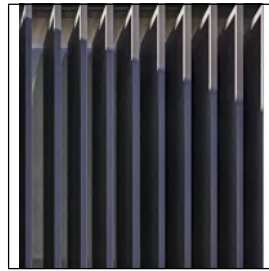
A403



① ROOF CORNICE:
METALLIC BRONZE
FINISH



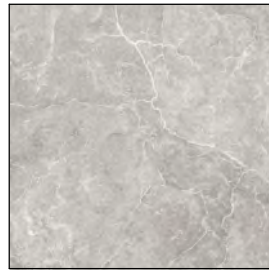
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



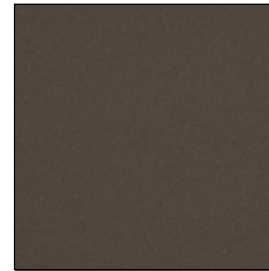
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



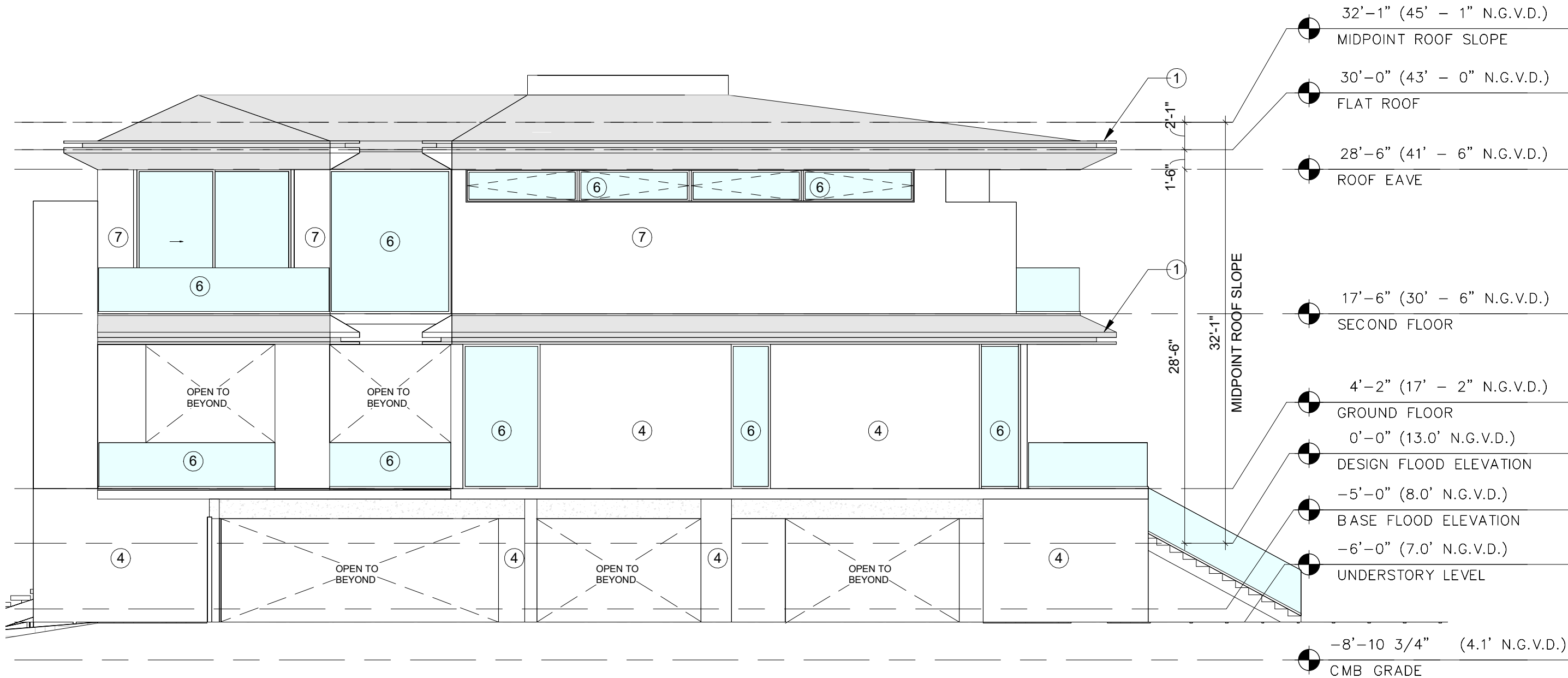
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH

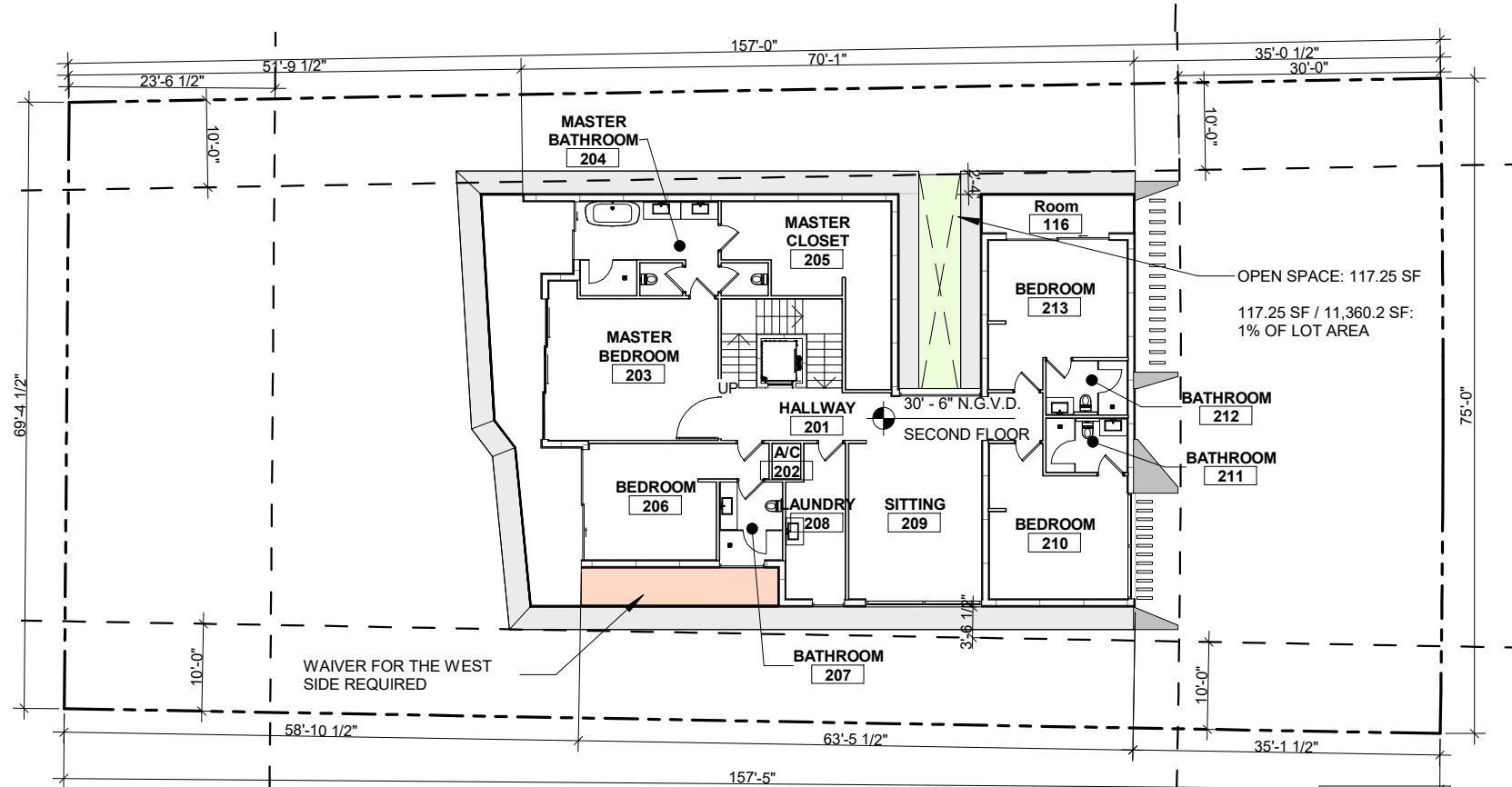
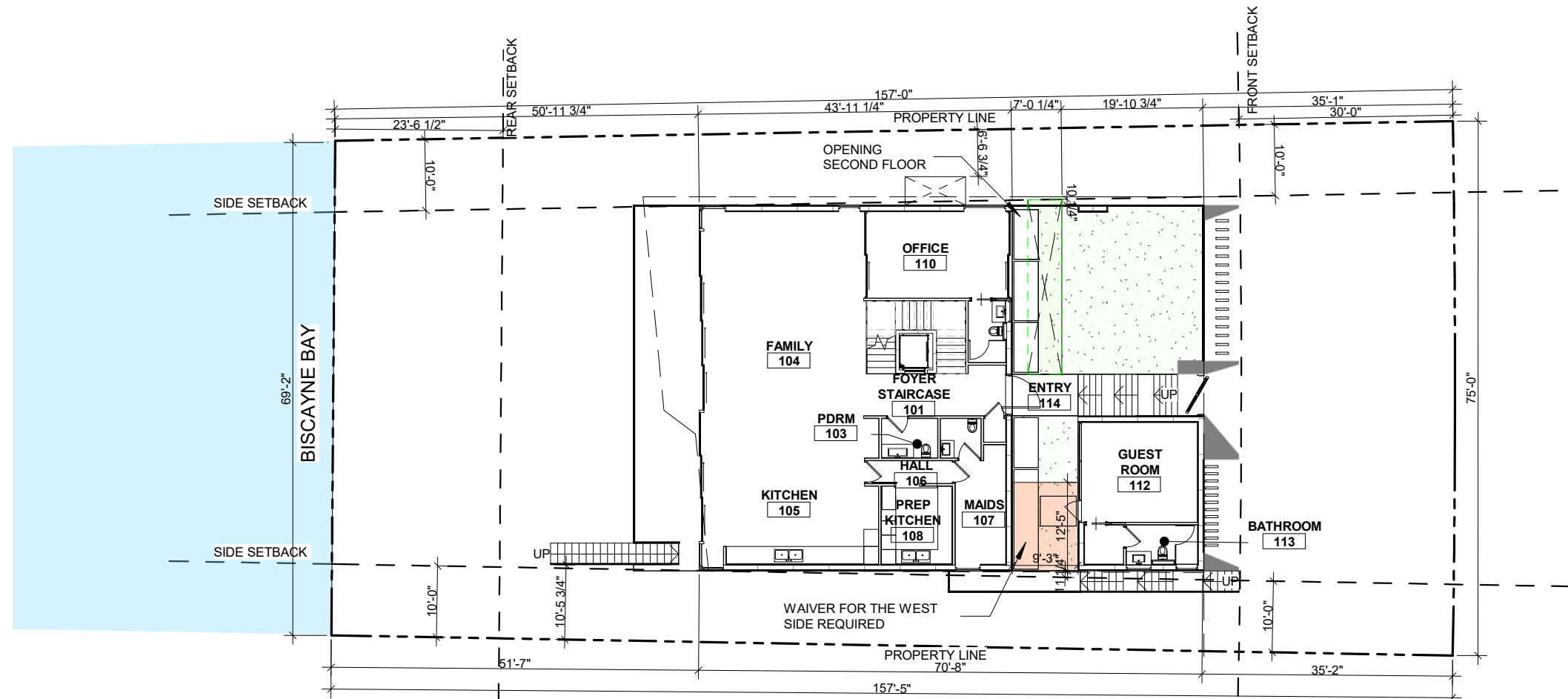


⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD





SIDE YARD OPENESS

MINIMUM FOR OPEN SPACE SHALL BE 1% OF LOT AREA.

11,360.2 SF X 1%: 113.6 SF.

OPENING SECOND FLOOR AREA: 117.25 SF
SODDED AREA: 79.82 SF

79.82 SF / 117.25 SF: 68% SODDED AREA

EAST ELEVATION COMPLIES WITH SIDE YARD OPENESS

WAIVER FOR WEST SIDE THAT IS NON-COMPLIANT WITH NO OPEN AREAS TO THE SKY

01

SIDE YARD OPENESS

SCALE 1" = 20'-0"

1035 N MIAMI AVENUE
SUITE 406
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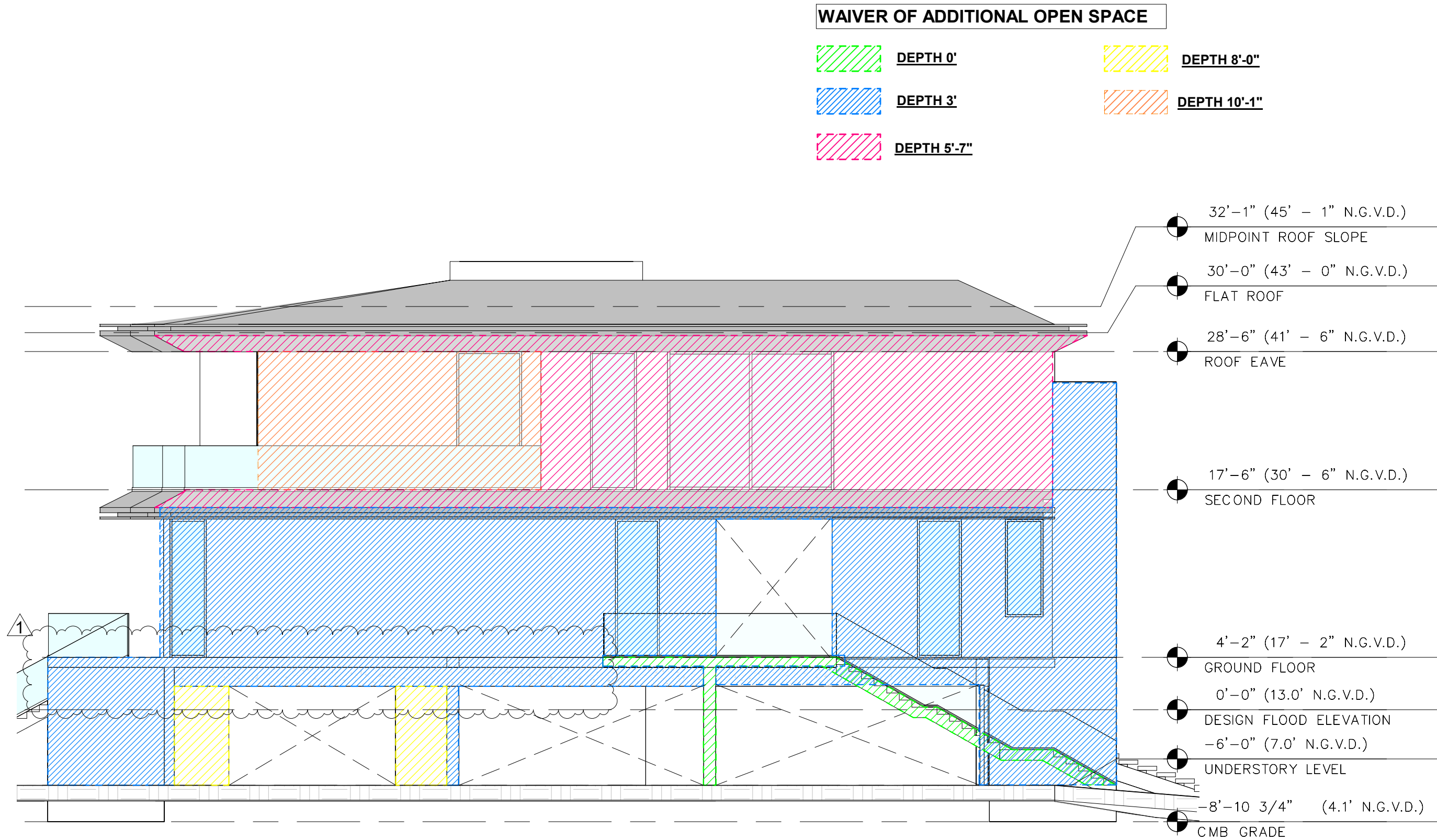
ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT

STATE OF FLORIDA
AR94719

NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

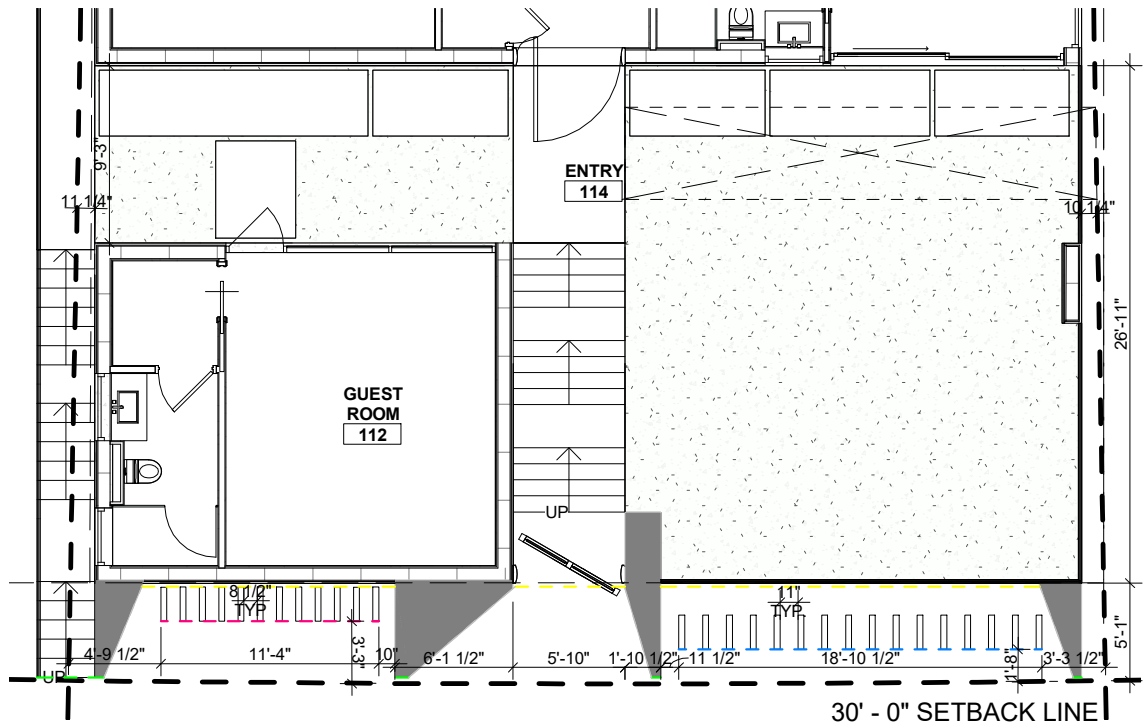
07-14-24 FIRST SUBMITTAL
08-04-24 FINAL SUBMITTAL

A25
REVISED SHEET



01 WEST FACADE ELEVATION DEPTHS

SCALE 1/8" = 1'-0"



02

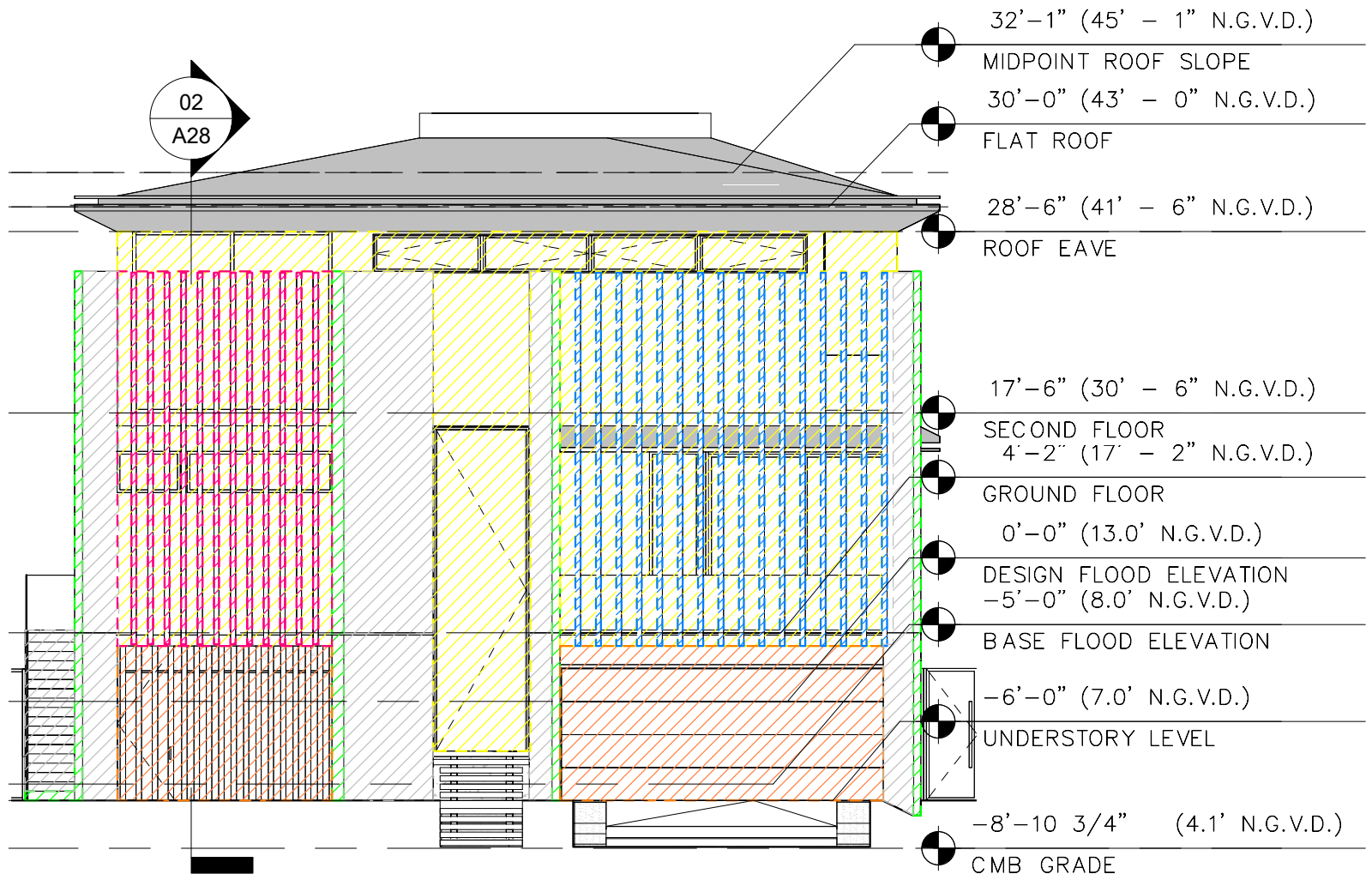
LOUVERS PLAN

SCALE 1" = 10'-0"

DEPTH LEGEND FROM FRONT YARD SETBACK LINE AT 30'-0"

- ANGLED SURFACE
- DEPTH 0'
- DEPTH 1'-8"
- DEPTH 3'-0"
- DEPTH 5'-0"
- DEPTH MORE THAN 9'-6"

NOTE:
FOR LOT COVERAGE OVER 25%; PROVIDE 5' SETBACK OF AT LEAST 35 PERCENT (35%) OF THE SECOND FLOOR ALONG THE FRONT ELEVATION. TECHNICALLY, THE 2ND FLOOR 5' SETBACK IS 100% OF THE FACADE YET THE LOUVERS ARE POSITIONED TO COMPLY WITH THE INTENT OF THE CODE.



01

SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

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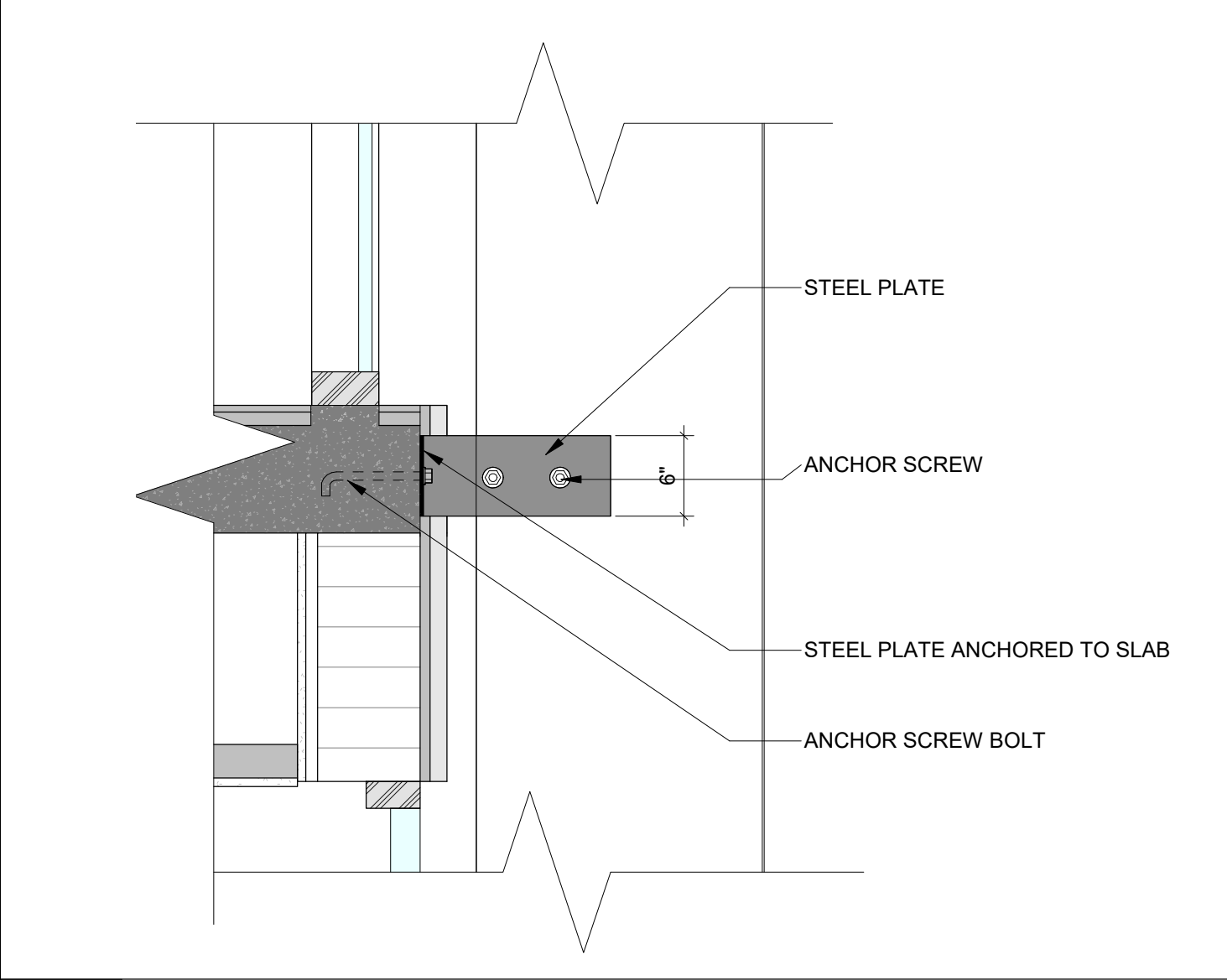
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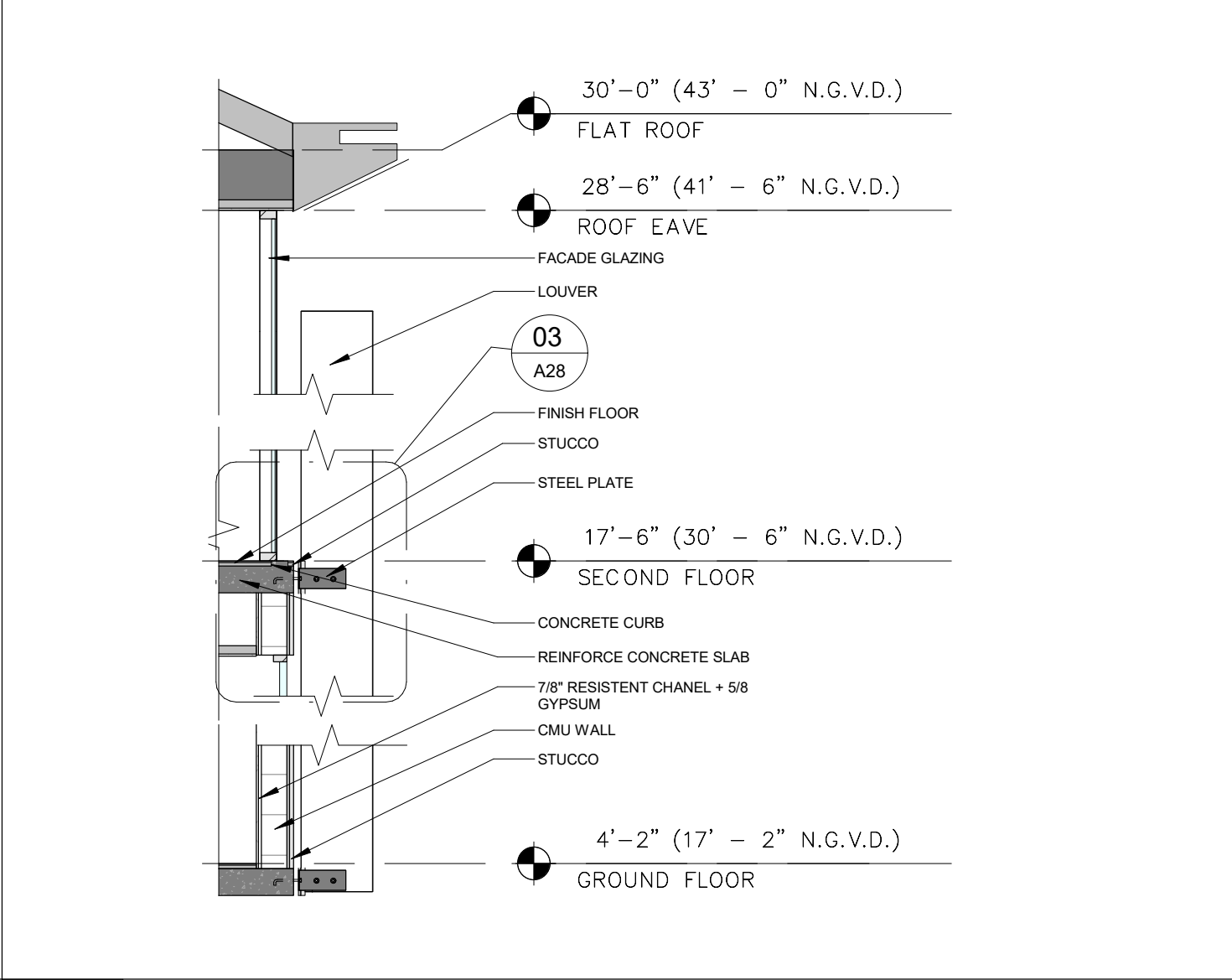
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A27
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03

DETAIL STEEL PLATE

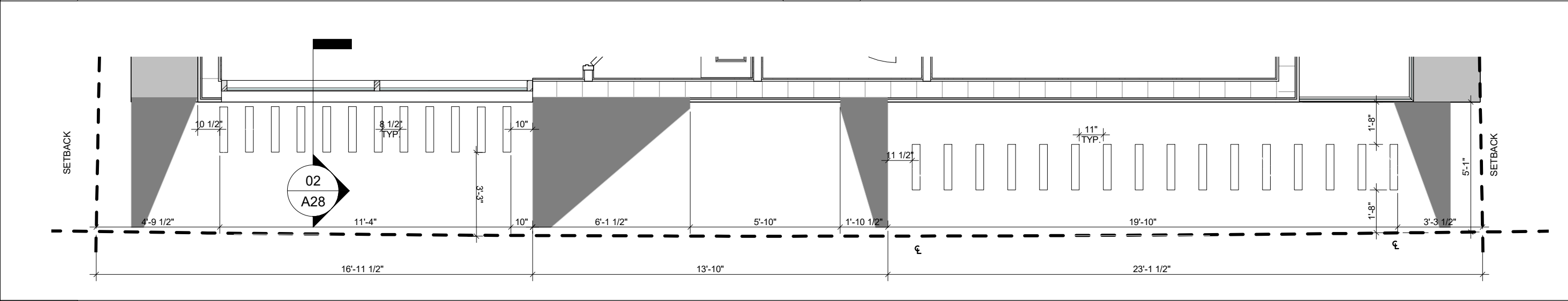
SCALE 1" = 1'-0"



02

LOUVER DETAIL

SCALE 1/4" = 1'-0"



01

LOUVERS PLAN

SCALE 1/4" = 1'-0"

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1

A28
NEW SHEET

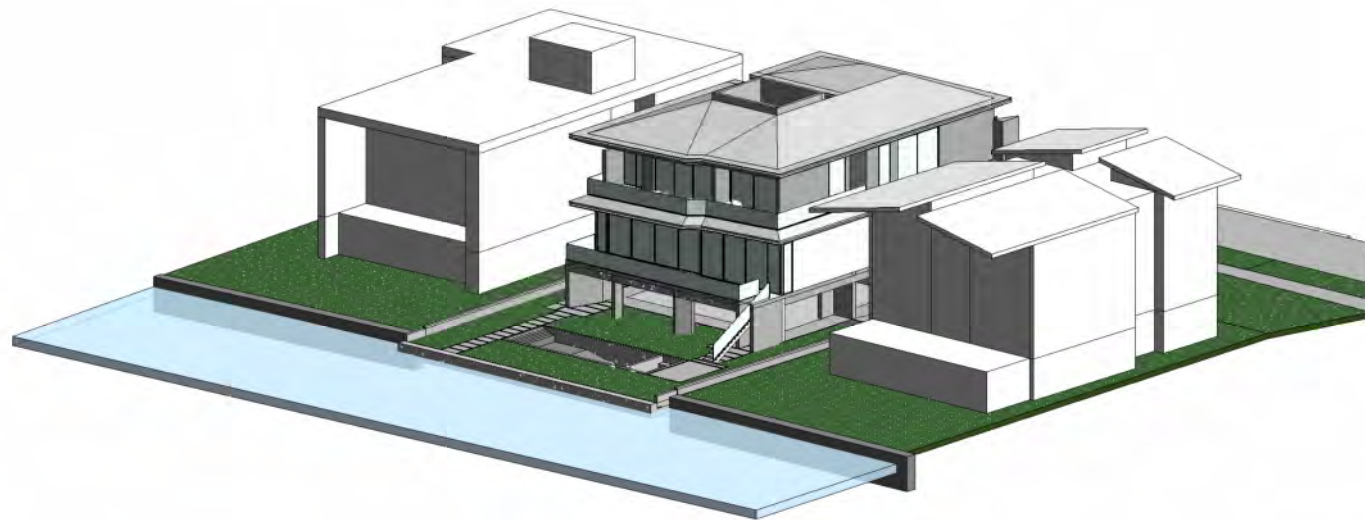


- 32'-1" (45' - 1" N.G.V.D.)
MIDPOINT ROOF SLOPE
- 30'-0" (43' - 0" N.G.V.D.)
FLAT ROOF
- 0'-0" (13.0' N.G.V.D.)
DESIGN FLOOD ELEVATION
- 5'-0" (8.0' N.G.V.D.)
BASE FLOOD ELEVATION
- 8'-10 3/4" (4.1' N.G.V.D.)
CMB GRADE

03

SOUTH FACADE CONTEXT ELEVATION

SCALE 1/16" = 1'-0"



02

CONTEXT NORTH SIDE AXONOMETRIC

SCALE: N.T.S.



01

CONTEXT SOUTH SIDE AXONOMETRIC

SCALE: N.T.S.

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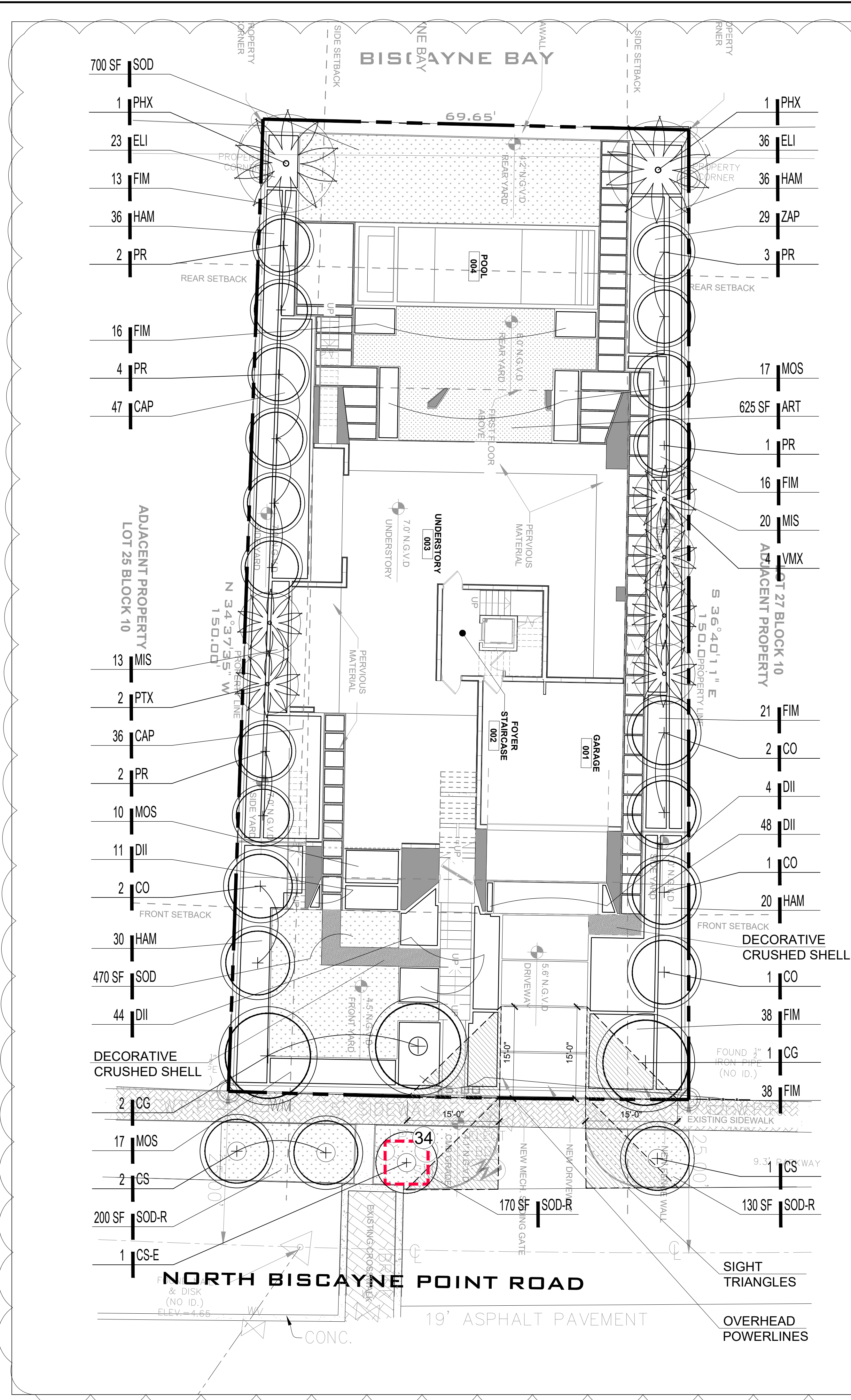
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MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A36



1

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	BOTANICAL NAME	COMMON NAME	DBH
4	Mangifera indica	Mango	24"
19	Swietenia mahagoni	Mahogany	~15"
24	Ficus benjamina	Weeping Fig	40"
33	Swietenia mahagoni	Mahogany	26"
Total free DBH to be mitigated			105" DBH
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (72" DBH)			36 Trees (2" DBH x 6' spread in Canopy x 12' ht) or 18 Trees (4" DBH x 8' spread in Canopy x 16' ht)
PALMS TO MITIGATE			
3	Cocos nucifera	Coconut Palm	
6	Adonidia merrillii	Christmas Palm	
7	Adonidia merrillii	Christmas Palm	
8	Cocos nucifera	Coconut Palm	
13	Cocos nucifera	Coconut Palm	
14	Cocos nucifera	Coconut Palm	
15	Cocos nucifera	Coconut Palm	
17	Adonidia merrillii	Christmas Palm	
20	Cocos nucifera	Coconut Palm	
21	Cocos nucifera	Coconut Palm	
22	Veitchia arecina	Montgomery Palm	
23	Veitchia arecina	Montgomery Palm	
26	Cocos nucifera	Coconut Palm	
28	Veitchia arecina	Montgomery Palm	
29	Veitchia arecina	Montgomery Palm	
30	Veitchia arecina	Montgomery Palm	
Total Palms to be mitigated			16
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED FOR PALM MITIGATION (32" DBH)			16 Trees (2" DBH x 6' spread in canopy x 12' Ht.)
Total DBH to be mitigated			104" (DBH)
NEW TREES TO MITIGATE			
3	Caesalpinia granadillo	Bridalveil	16' ht., 4" DBH, 8' Sprd, 6'CT, Std.
6	Coccoloba diversifolia	Pigeon Plum	16' ht., 4" DBH, 6' Sprd, 6'CT, Std.
3	Conocarpus erectus "sericeus"	Silver Buttonwood	14' ht., 3" DBH, 6' Sprd, 6' CT, Std.
12	Pimenta racemosa	Bay Rum Tree	16' ht., 4" DBH, 6' Sprd, 6' CT, Std.
2	Phoenix sylvestris	Silvester Date Plam	12' CT/ Heavy/ Straigh trunk
2	Phychosperma elegans	Alexander Palm	16' O.A./Double Trunk
4	Veitchia montgomeriana	Montgomery Palm	16' O.A./Single Trunk
Total new free DBH to mitigate removed trees/palms			
MITIGATION SHORTFALL			
Note: Any tree mitigation shortfall shall be addressed by a monetary contribution to the city's tree trust fund by the property owner			

LEGEND

--- TREE PROTECTION FENCE

X TREE NUMBER

+ NEW TREE

NEW PALM

+ EXISTING TREE TO REMAIN

- NOTES
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
 - ROOT BARRIERS SHALL BE INSTALLED WHEN IT IS NECESSARY, DUE TO SITE LIMITATION, TO PLANT MEDIUM OR LARGE TREE SPECIES WITHIN 3 FEET OR ANY HARDSCAPE, SUCH AS ROADS, DRIVEWAYS, SIDEWALKS, PARKING LOTS, AND CURBING. SEE DETAIL #3, SHEET L-03.
 - NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.
 - ALL HEDGE, SHRUBS OR GROUNDCOVERS LOCATED WITHIN ANY CLEAR SIGHT TRIANGLES MUST BE MAINTAINED AT LESS THAN TWENTY FOUR (24) INCHES IN HEIGHT
 - THE SAFE SIGHT DISTANCE TRIANGLES AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE PAVEMENT.

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS		REQUIRED/ ALLOWED		PROVIDED	
Zoning District	RS-3	Lot area	11,435	Acres	0.26
OPEN SPACE					
A. Square feet of required Open Space as indicated on site plan:					
Lot Area=	11435	s.f.x	25	%=	2859
B. Square feet of parking lot open space required as indicated on site plan:					
Number of parking spaces		x 10 s.f. parking space=			
C. Total square feet of landscape open space required: A+B=					
LAWN AREA CALCULATION					
A. Square feet of landscape open space required					
B. % Maximum lawn area (sod) permitted=					
TREES					
Minimum 2 trees in the Front yard per lot					
Minimum 3 trees in the Back yard per lot					
Additional trees 1 Tree per each additional 1,000 SF (5,435 SF/1,000 = 5.43)					
B. % Natives required: Number of trees provided x 30%=					
C. % Low maintenance / drought and salt tolerant required:					
Number of tree provided x 50%=					
D. Street Trees (maximum average spacing of 20' o.c.)					
linear feet along street divided by 20'=					
E. Street tree species allowed directly beneath power lines:					
(maximum average spacing of 20' o.c.):					
75 linear feet along street divided by 20'=					
SHRUBS					
A. Number of shrubs required: Sum of lot and street trees required x 12=					
B. % Native shrubs required: Number of shrubs provided x 50%=					
LARGE SHRUBS OR SMALL TREES					
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=					
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provide x 50% =					

PLANT LIST							
QT	code	species	common name	drought tolerance	native	specifications	container size spacing
TREES							
3	CG	Caesalpinia granadillo	Bridalveil	Medium	no	16' ht., 4" DBH, 8' Sprd, 6'CT, Std.	FG as shown
4	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht., 4" DBH, 6' Sprd, 6'CT, Std.	FG as shown
3	CS	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	14' ht., 3" DBH, 6' Sprd, 6' CT, Std	FG as shown
1	CS-E	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	Existing Tree #34	
14	PR	Pimenta racemosa	Bay Rum Tree	Medium	no	16' ht., 4" DBH, 6' Sprd, 6' CT, Std.	FG as shown
PALMS							
2	PHX	Phoenix sylvestris	Silvester Date Plam	High	no	12' CT/ Heavy/ Straigh trunk	FG as shown
2	PTX	Phychosperma elegans	Alexander Palm	Medium	no	16' O.A./Double Trunk	FG as shown
4	VMX	Veitchia montgomeriana	Montgomery Palm	Medium	no	16' O.A./Single Trunk	FG as shown
SHRUBS, GROUNDCOVERS & VINES							
83	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	24" ht x 24" spr.	7 Gal. 30" O.C.
107	DII	Dietes iridioides	African Iris	Medium	no	15" O.A./ Full Clump	1 Gal. 24" O.C.
59	ELI	Enodaea littoralis	Golden Beach Creeper	High	yes	12" ht. x 12 sp.	3 Gal. 18" O.C.
142	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal. 24" O.C.
122	HAM	Hamelia furciosa	Dwarf Firebush	Medium	yes	30" ht x 30" spr.	7 Gal. 36" O.C.
33	MIS	Miscanthus sinensis 'Adagio'	Adagio Grass	High	no	24" ht x 30" spr.	3 Gal. 30" O.C.
44	MOS	Monarda deliciosa	Swiss Cheese Plant	Low	no	16" O.A.	3 Gal. 30" O.C.
29	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal. 30" O.C.
SOD							
625	ART	Artificial Turf					
1170	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels	
500	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels	

GRAPHIC SCALE

NORTH

Sunshine State One Call

811

Know what's below. Call before you dig.



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2308 E. OAKLAND PARK BLVD., SUITE 100
FORT LAUDERDALE, FLORIDA 33308 USA
TEL: 954-533-8259
WWW.AMARCHITECTURE.COM

Rev:	Date:	Description:	By:
1	8/4/24	FINAL DRB SUBMITTAL	AEM/MP
2			
3			
4			
5			
6			

LANDSCAPE PLAN

Project Name:
NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

SEAL / SIGNATURE

Date: JULY 12, 2024
Scale: 1" = 10'-0"
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202405

Sheet Number:
L-02

PERMIT SET - NOT FOR CONSTRUCTION



RENDERING AT MAIN FACADE

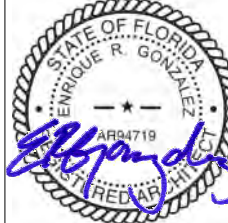


RENDERING AT HOUSE ENTRY & GARAGE

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SUITE 406
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create@gonzalezarchitecture.com



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07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

1
A12
REVISED SHEET



RENDERING AT ENTRANCE GATE



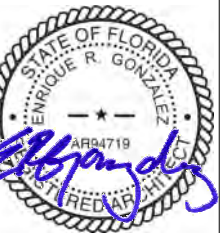
RENDERING AT DRIVEWAY

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A13
NEW SHEET



RENDERING AT COURTYARD

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G/A

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A14

NEW SHEET



RENDERING AT SOUTHEAST CORNER



RENDERING AT SOUTHWEST CORNER

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A15
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RENDERING AT REAR YARD OF HOUSE FROM BISCAYNE BAY



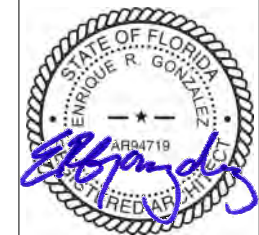
RENDERING AT POOL

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07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A16

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

PROPOSED LOT COVERAGE CALCULATIONS

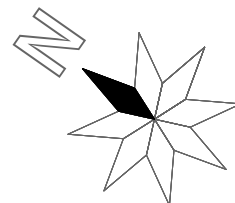
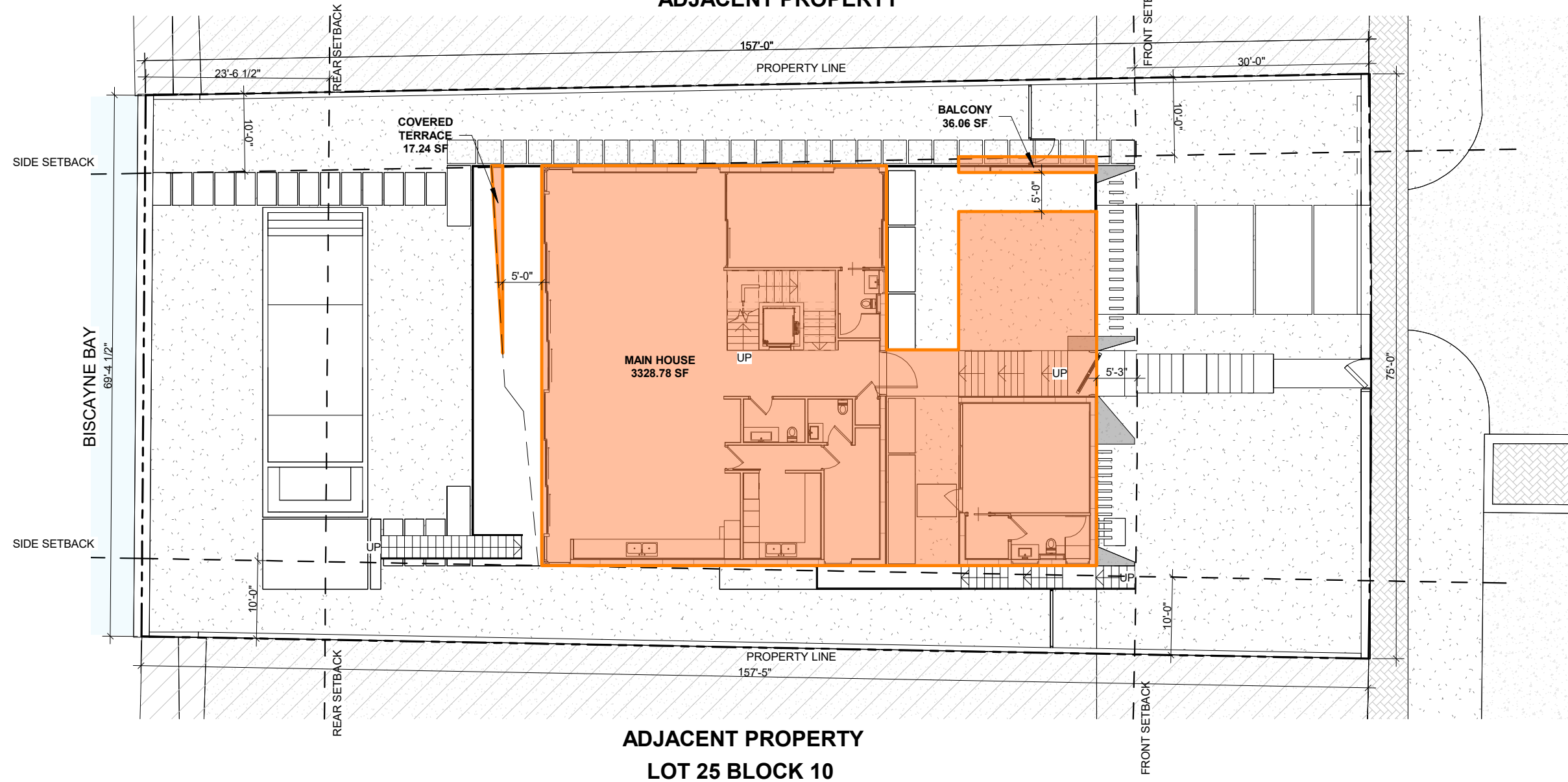
LOT COVERAGE MAX:
PROPOSED LOT COVERAGE:

3,408.0 SF (30.0%)
3,381.9 SF (29.7%)

PRINCIPAL AND ACCESSORY BUILDINGS
FRONT TERRACE EXCEEDING 5'
REAR TERRACE EXCEEDING 5'

3,328.7 SF
36.05 SF
17.24 SF

**LOT 27 BLOCK 10
ADJACENT PROPERTY**



01

PROPOSED LOT COVERAGE

SCALE 1/16" = 1'-0"

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SUITE 406
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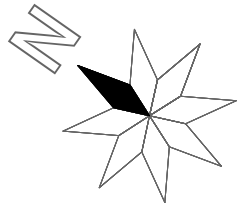
TATE OF FLORIDA
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7-14-24 FIRST SUBMITTAL

B-04-24 FINAL SUBMITTAL

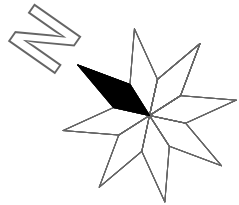
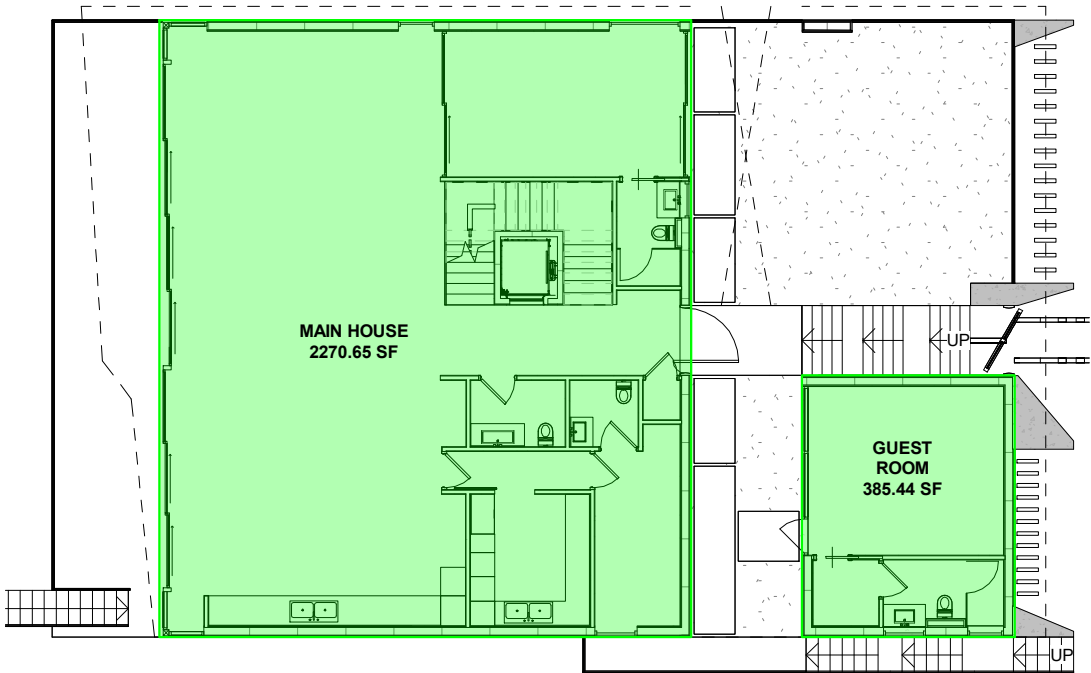
A21



03

UNIT SIZE SECOND LEVEL

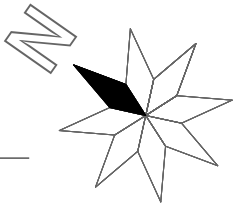
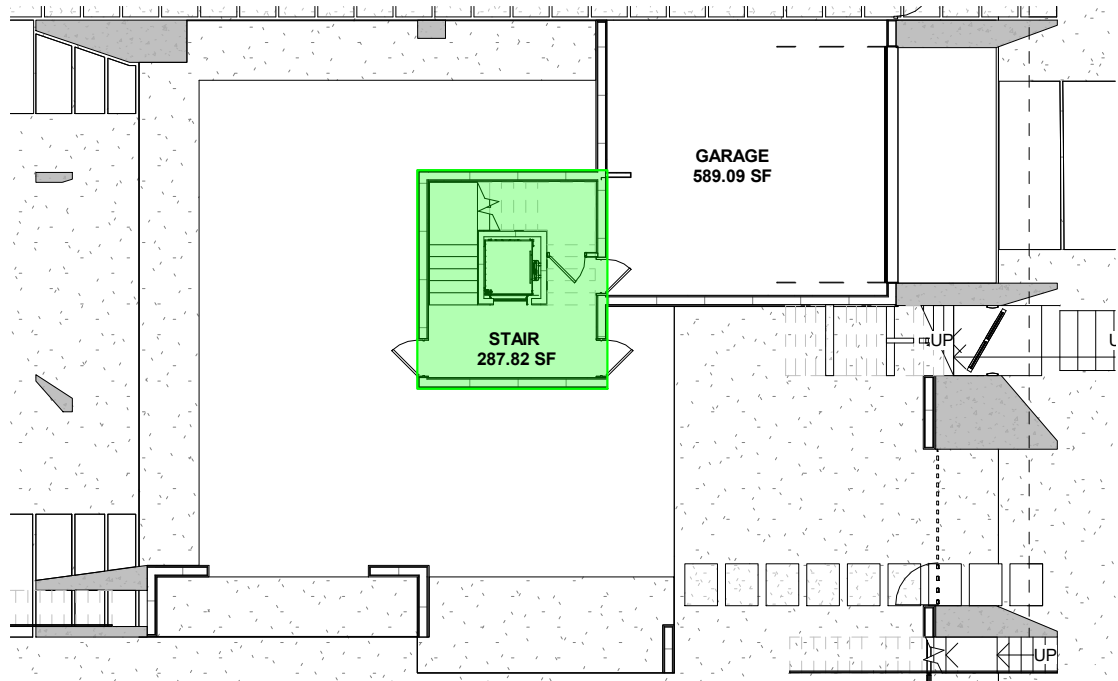
SCALE 1/16" = 1'-0"



02

UNIT SIZE FIRST FLOOR

SCALE 1/16" = 1'-0"



01

UNIT SIZE UNDERSTORY

SCALE 1/16" = 1'-0"

UNIT SIZE PROPOSED

MAXIMUM ALLOWED:
50% OF LOT AREA
11,360.2 S.F. X 50.0% = 5,680.1 SF

PROPOSED UNIT SIZE CALCULATION

GARAGE & STORAGE (EXCLUDED)	589.09 SF
UNDERSTORY FLOOR	287.82 SF
GROUND FLOOR	2,656.09 SF
SECOND FLOOR	2,718.13 SF

TOTAL PROPOSED 5,662.04 SF

LOT AREA 11,360 SF

UNIT SIZE: 49.8 %

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REAR YARD

PROPOSED PERVIOUS OPEN SPACE

REAR YARD AREA:	1,644.1 SF
EXCLUDE 50% POOL:	146.9 SF
PAVERS AT POOL:	294.1 SF

PERVIOUS OPEN SPACE: 1203.1 SF

% OPEN: 1203.1 SF / 1,644.1 SF = 73.1%

REAR YARD FOR RS-3:
70% MINIMUM SODDED OR
LANDSCAPED PERVIOUS OPEN SPACE

FRONT YARD

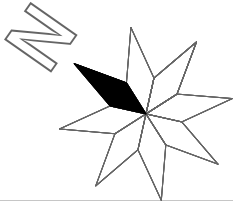
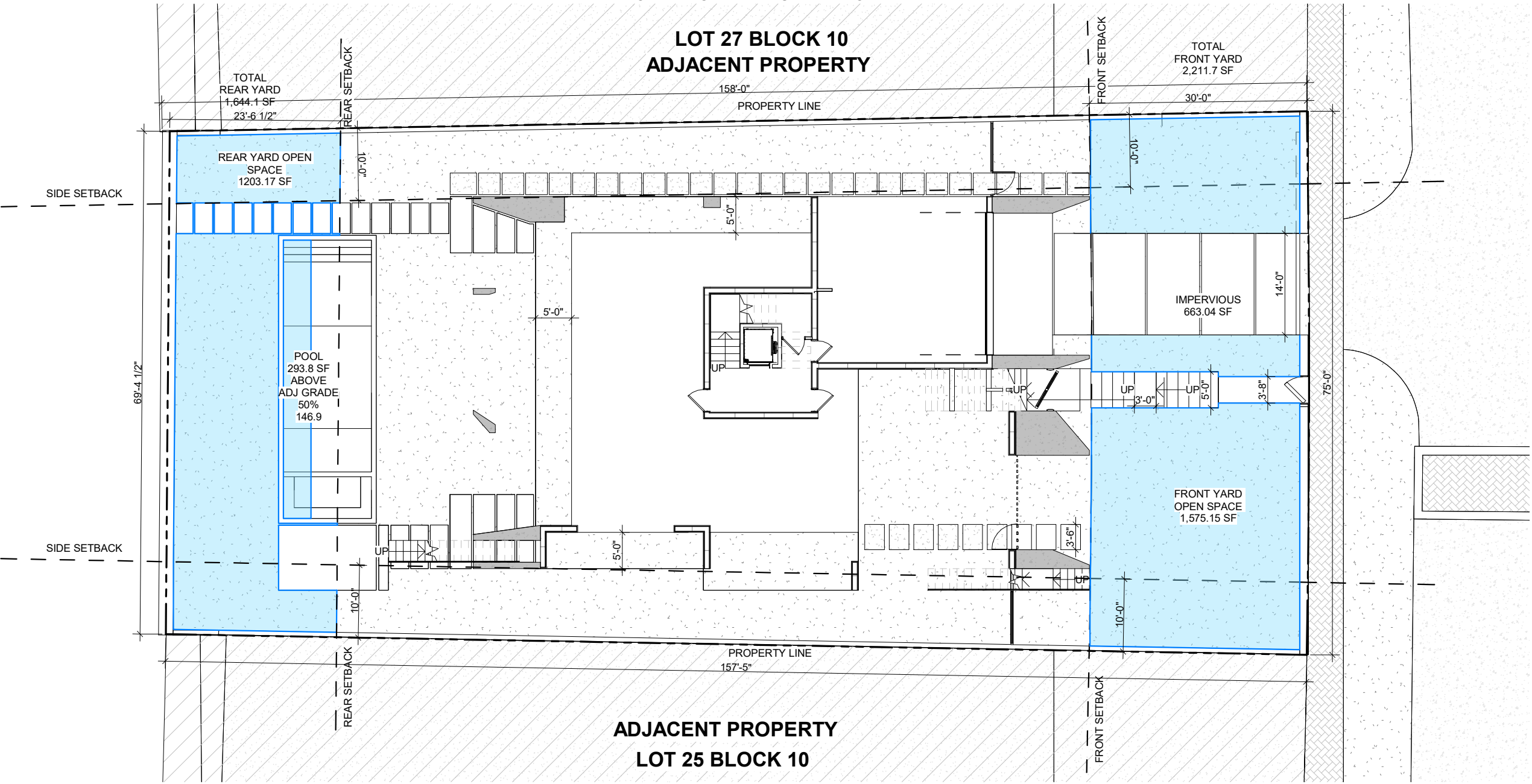
PROPOSED PERVIOUS OPEN SPACE

FRONT YARD AREA:	2,211.70 SF
EXCLUDE DRIVEWAY AND FENCE WALLS:	529.52 SF
PAVERS IN FRONT:	133.52 SF

PERVIOUS OPEN SPACE: 1,575.15 SF

% OPEN: 1,575.15 SF / 2,211.70 SF = 71.20%

FRONT YARD FOR RS-3:
70% MINIMUM SODDED OR
LANDSCAPED PERVIOUS OPEN SPACE
FOR DESIGNS WITH UNDERSTORY



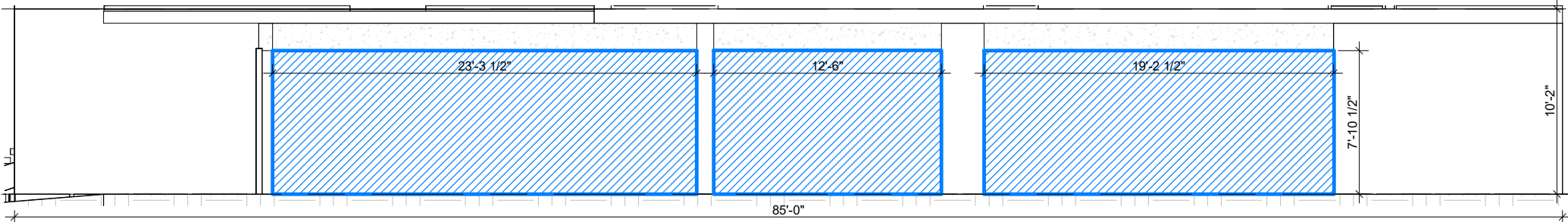
UNDERSTORY PROPOSED ELEVATION OPENESS

ELEVATION EAST: 433.37 SF / 864.07 SF = 50% OPEN

ELEVATION WEST: 464.77 SF / 864.07 SF = 53% OPEN

ELEVATION NORTH: 298.43 SF / 521.82 SF = 67% OPEN

ELEVATION SOUTH: 279.37 SF / 521.82 SF = 53% OPEN



4'-2" (17' - 2" N.G.V.D.)

GROUND FLOOR

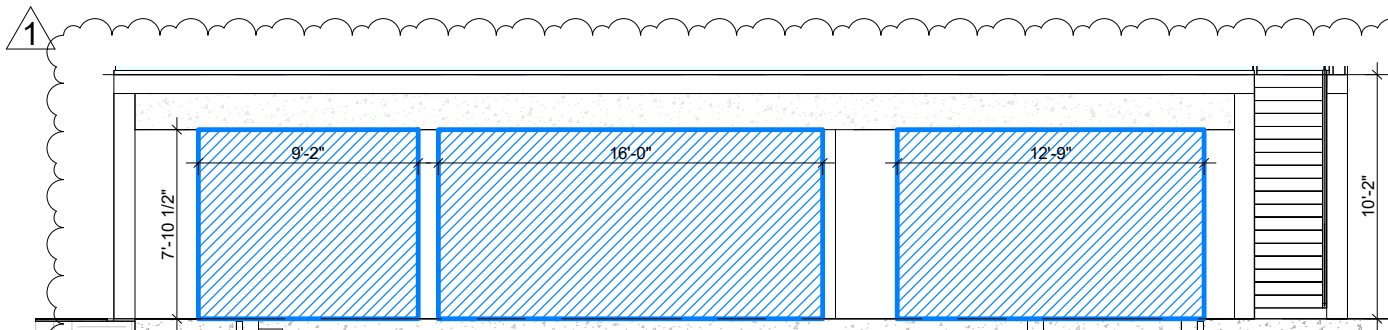
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

04

ELEVATION EAST

SCALE 1/8" = 1'-0"



4'-2" (17' - 2" N.G.V.D.)

GROUND FLOOR

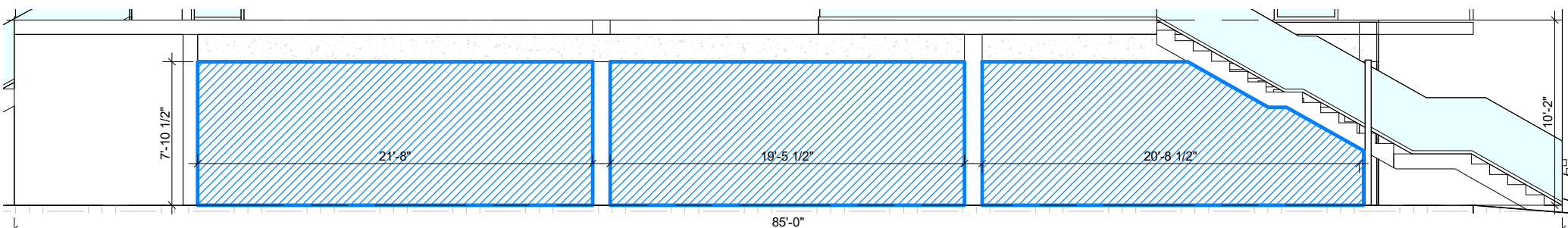
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

03

ELEVATION NORTH

SCALE 1/8" = 1'-0"



4'-2" (17' - 2" N.G.V.D.)

GROUND FLOOR

-6'-0" (7.0' N.G.V.D.)

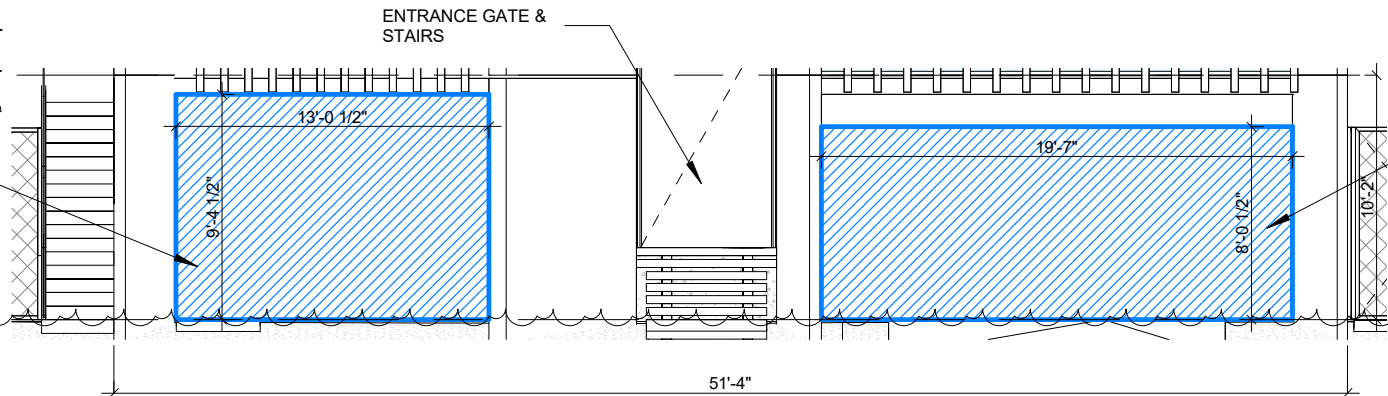
UNDERSTORY LEVEL

02

ELEVATION WEST

SCALE 1/8" = 1'-0"

50% OPEN SCREENED FENCE
IS 10' - 2" FROM THE 30'
SETBACK



4'-2" (17' - 2" N.G.V.D.)

GROUND FLOOR

GARAGE DOOR IS 13' - 7" FROM THE 30'
FRONT YARD SETBACK

-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

01

ELEVATION SOUTH

SCALE 1/8" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



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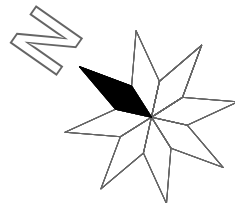
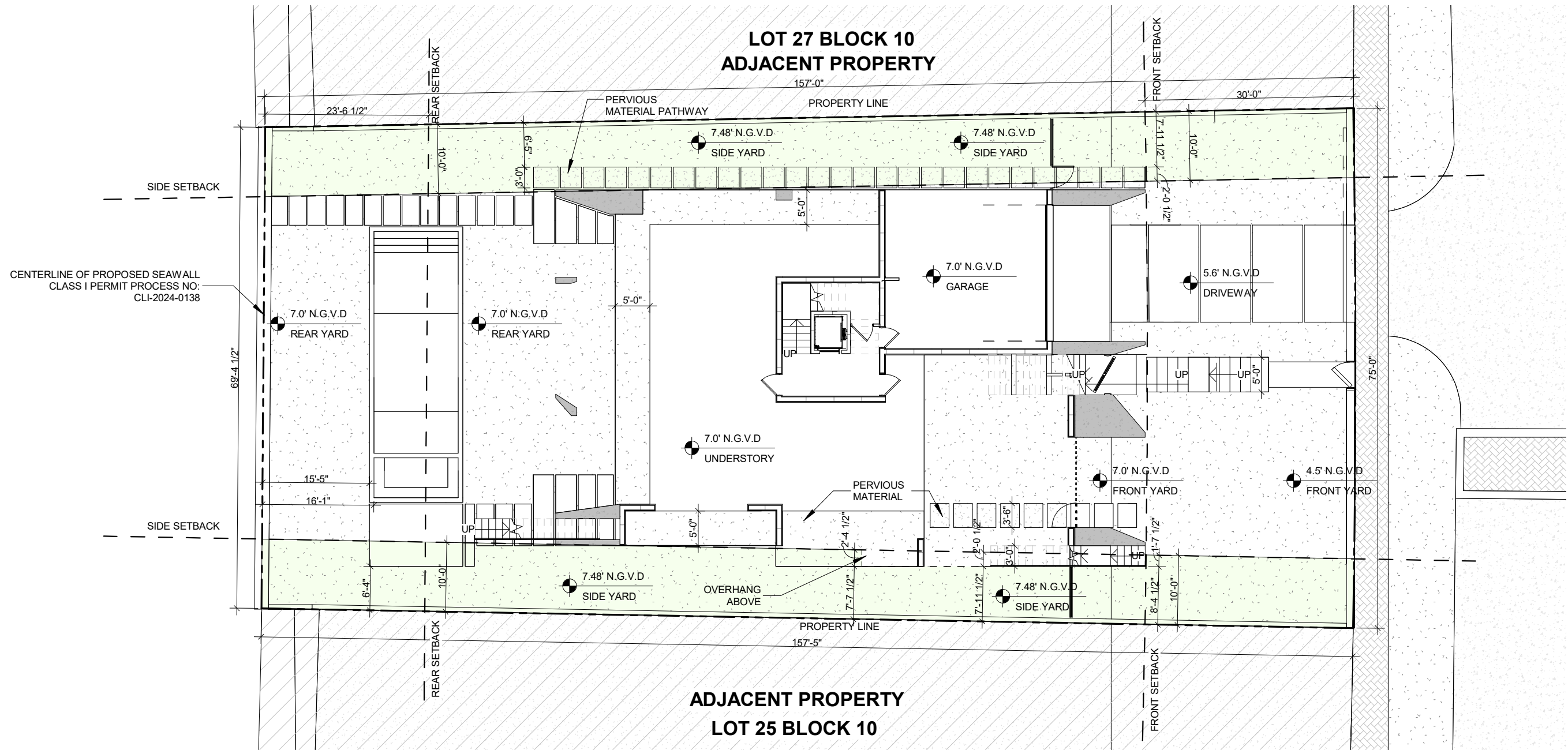
STATE OF FLORIDA
AR94719

NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A24



01

ENCROACHMENT PLAN

SCALE 1/16" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



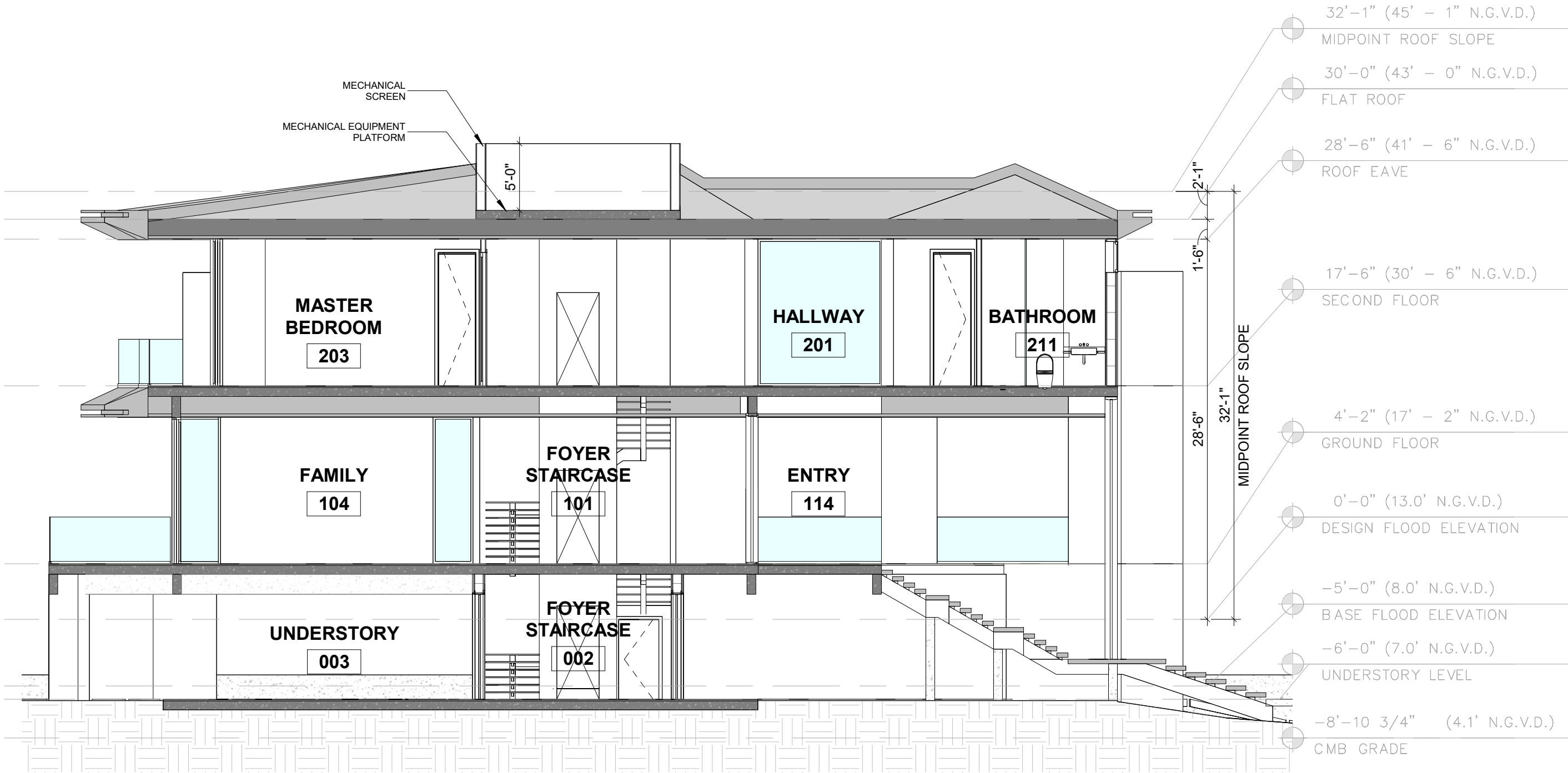
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1
A37
NEW SHEET



01

SITE SECTION AT MECHANICAL EQUIPMENT

SCALE 1/8" = 1'-0"

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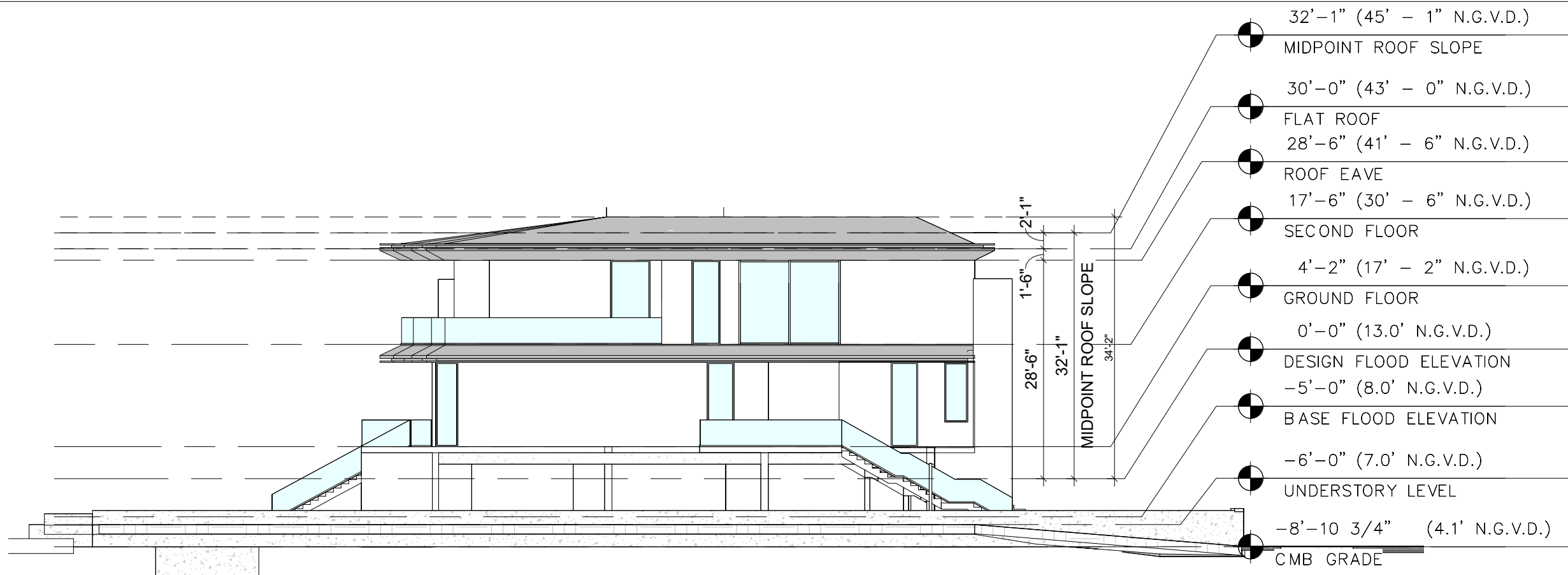
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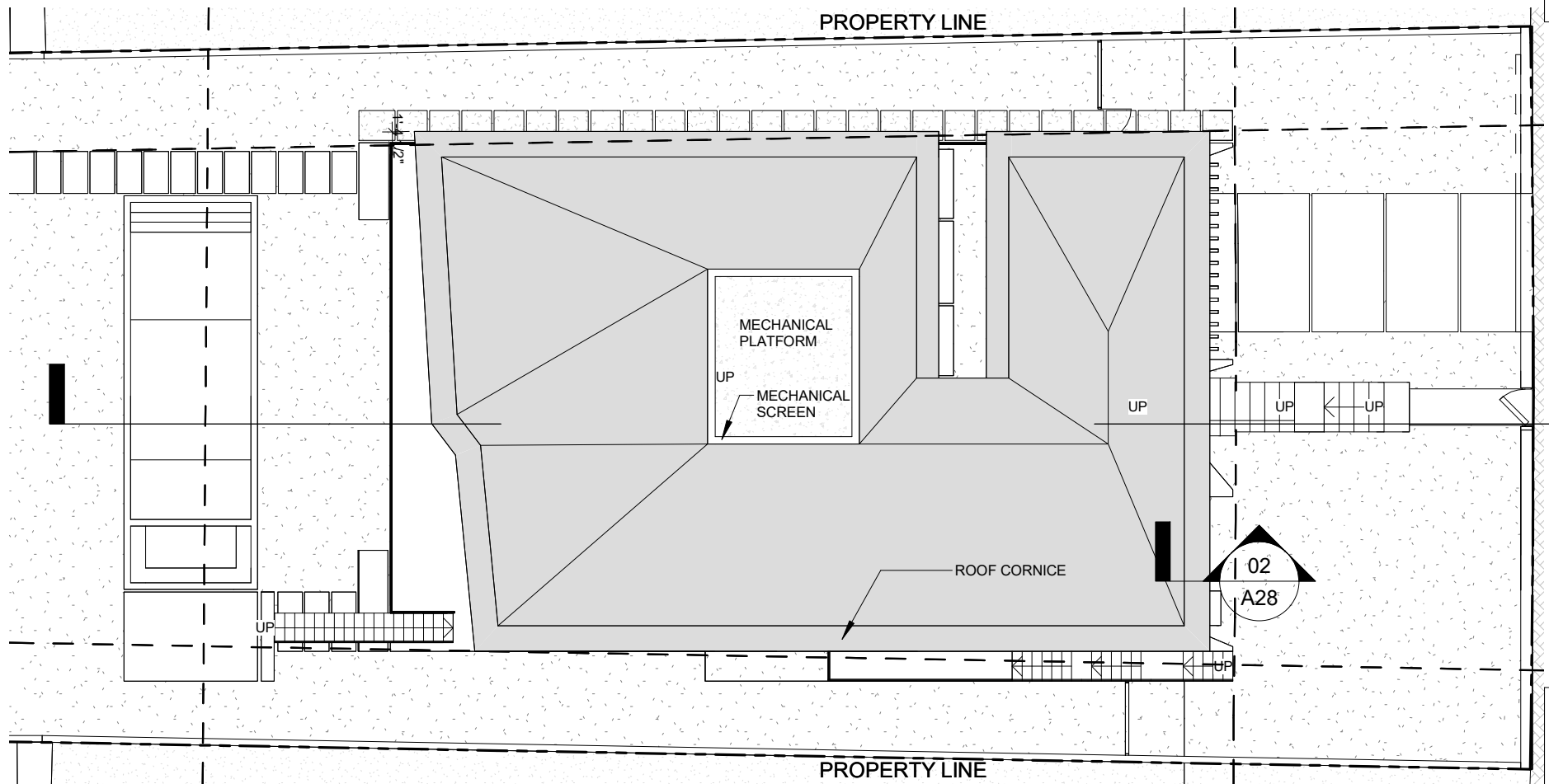
A33



02

PROPOSED WEST ELEVATION

SCALE 1/16" = 1'-0"



01

PROP. ROOF HEIGHT PLAN

SCALE 1/16" = 1'-0"

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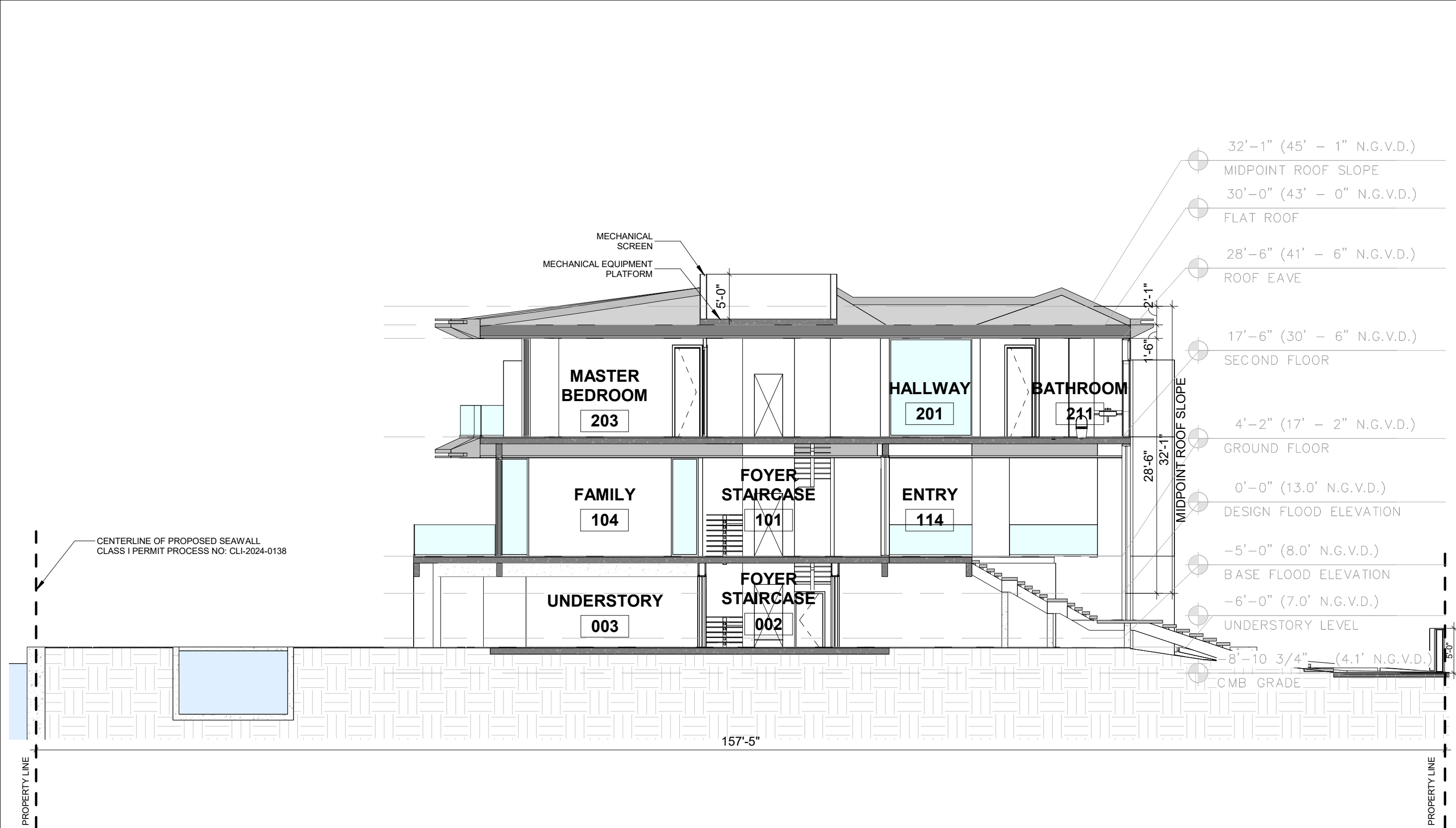


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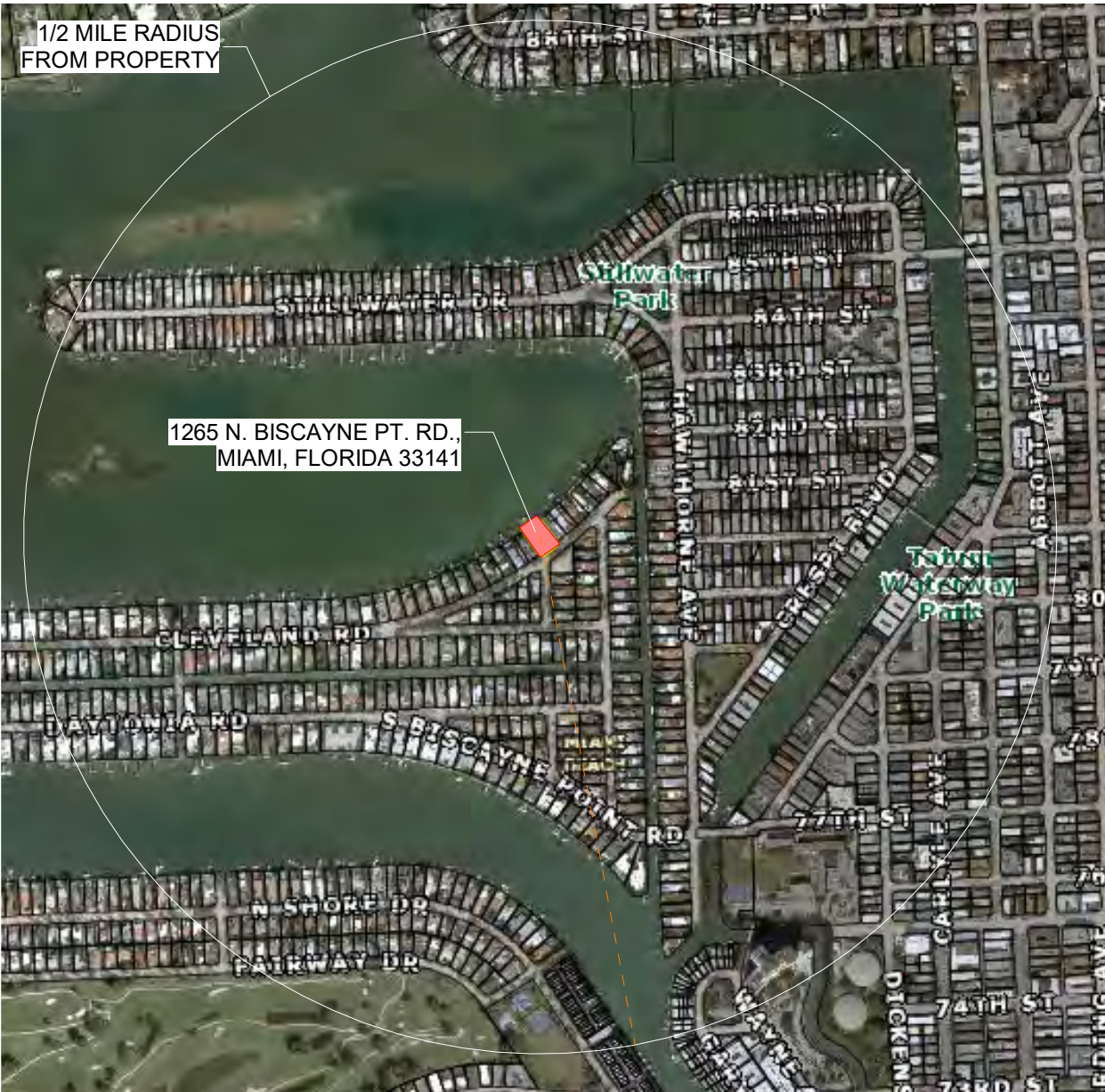
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01

AERIAL (1/2 MILE RADIUS)

SCALE: N.T.S.

N

MIAMI BEACH

Planning Department, 1700 convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.671.7550

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET

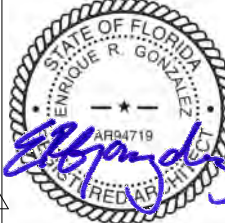
ITEM #	Zoning Information			
1	Address:	1265 N. BISCAYNE PT. RD., MIAMI BEACH, FLORIDA 33141		
2	Folio number(s):	02-3203-001-2400		
3	Board and file numbers :	DRB24-1038		
4	Year built:	1953 (Original)	Zoning District:	RS-3
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.1' NGVD
6	Adjusted grade (Min.Flood+Grade/2):	6.55' NGVD	Free board:	5'-0" (13.00' NGVD)
7	Lot Area:	11,360.2 SF		
8	Lot width: Taken at 20' from property line.	74'- 3"	Lot Depth:	157'-5"
9	Max Lot Coverage SF and %:	3,408 SF (30%)	Proposed Lot Coverage SF and %:	3,381.9 SF(29.7%)
10	Existing Lot Coverage SF and %:	3,492 SF (30.7%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,575.1 SF(71.2%)	Rear Yard Open Space SF and %:	1,203 SF(73.1%)
12	Max Unit Size SF and %:	5,680.1 SF (50%)	Proposed Unit Size SF and %:	5,662 SF(49.8%)
13	Existing First Floor Unit Size:	3,492.9 SF(30.7%)	Proposed First Floor Unit Size:	2,656 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	2,718.1 SF (23.9%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		Required	Existing	Proposed
17	Height:	34'-0"	N/A	32'-1"
18	Setbacks:			
19	Front First level:	30'-0"	N/A	30'-0"
20	Front Second level:	30'-0"	N/A	30'-0"
21	Side 1:	10'-0"	N/A	10'-0"
22	Side 2 or (facing street):	10'-0"	N/A	10'-0"
23	Rear:	23' - 6 1/2"	N/A	42'-10"
	Accessory Structure Side 1:	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing stree...	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of Side yard :	20'-0"	N/A	20'-0"
27	Located within a Local Historic District?	NO		
28	Designated as an individual Historic Single Family Residence Site?	NO		
29	Determined to be Architecturally Significant?	NO		

Notes:
If not applicable write N/A
All other data information should be presented like the above format

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STATE OF FLORIDA
AR94719

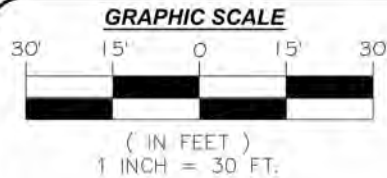
NEW RESIDENCE

SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A01



MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 26, BLOCK 10, OF "BISCAYNE POINT",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 14, AT PAGE 35, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3203-001-2400

1265 NORTH BISCAYNE POINT ROAD,
MIAMI BEACH, FLORIDA 33141-1703

AREA OF PROPERTY: 11,435 SQUARE FEET AND/OR
TO EDGE OF WATER 0.262 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

— 1265 NBP LLC.

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY.
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29).
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET.
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "BISCAYNE POINT" RECORDED IN PLAT BOOK 14, AT PAGE 35.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET.

C1:
 $\Delta = 02^{\circ}02'36''$
 $L = 75.00'$
 $R = 2103.05'$

C2:
 $\Delta = 02^{\circ}02'36''$
 $L = 69.65'$
 $R = 1953.05'$

LOCATION MAP

SECTION 3, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



TREE INVENTORY				
NO.	TREE	DIAMETER (IN.)	HEIGHT (FT.)	CANOPY (FT.)
1	PALMS (3)	5.0	12.0	6.0
2	PALM	7.0	20.0	8.0
3	TREE	36.0	25.0	15.0
4	PALMS (2)	8.5	30.0	10.0
5	PALMS (22)	3.5	15.0	10.0
6	PALM	8.5	25.0	10.0
7	PALMS (3)	8.5	15.0	10.0
8	PALM	9.5	18.0	10.0
9	PALM	12.0	25.0	10.0
10	BANANA TREE	5.0	10.0	6.0
11	PALM	8.5	12.0	6.0
12	PALMS (3)	8.5	12.0	5.0
13	AVOCADO	8.5	12.0	15.0
14	MANGO TREE	12.0	15.0	15.0
15	PALM	5.0	12.0	6.0
16	PALM	12.0	12.0	6.0
17	BANANA TREES (3)	5.0	15.0	6.0
18	PALM	12.0	10.0	5.0
19	OAK	24.0	29.0	20.0
20	TREE	5.0	10.0	8.0



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8 STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL: REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.B.L.	=DENOTES BUILDING BASE LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C.L.	=DENOTES CENTERLINE
M.E.	=DENOTES MONUMENT LINE
EASEMENT	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.D.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
W.M.	=DENOTES WATER METER
CAT-TV	=DENOTES CABLE TELEVISION
D.M.	=DENOTES DRAINAGE MANHOLE
S.M.	=DENOTES SANITARY MANHOLE
W.V.	=DENOTES WATER VALVE
HYD.	=DENOTES HYDRANT
W	=DENOTES WOOD FENCE
X	=DENOTES CHAIN LINK FENCE
○	=DENOTES IRON FENCE
△	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
△	=DENOTES ASPHALT PAVEMENT
X,XX	=DENOTES ELEVATIONS
■	=DENOTES BRICK
■	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

FLOOD ZONE:		AE
ELEVATION:		8.0 FEET
COMMUNITY:		120651
PANEL:		12086C0307
DATE OF FIRM:		09/11/2009
SUFFIX:		L
ORIGINAL FIELD WORK SURVEY DATE		02/26/2022
BENCH MARK:		D-180
ELEVATION:		3.51
DATE	DRAWN BY	SCALE
02/26/2022	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DRAWN BY	DESCRIPTION
03/22/2024	D.DIAZ	TOPOGRAPHIC SURVEY
06/14/2024	EG	ADD (NAV088) ELEV.
JOB No.		
2202.0193-01		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4202, FLORIDA STATUTE.

SIGNED:  FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M., C.O.R.T. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A02



07 CONTEXT PHOTO



08 CONTEXT PHOTO



09 CONTEXT PHOTO

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A06



13 SITE PHOTO



14 SITE PHOTO



15 SITE PHOTO



16 SITE PHOTO



17 SITE PHOTO



18 SITE PHOTO

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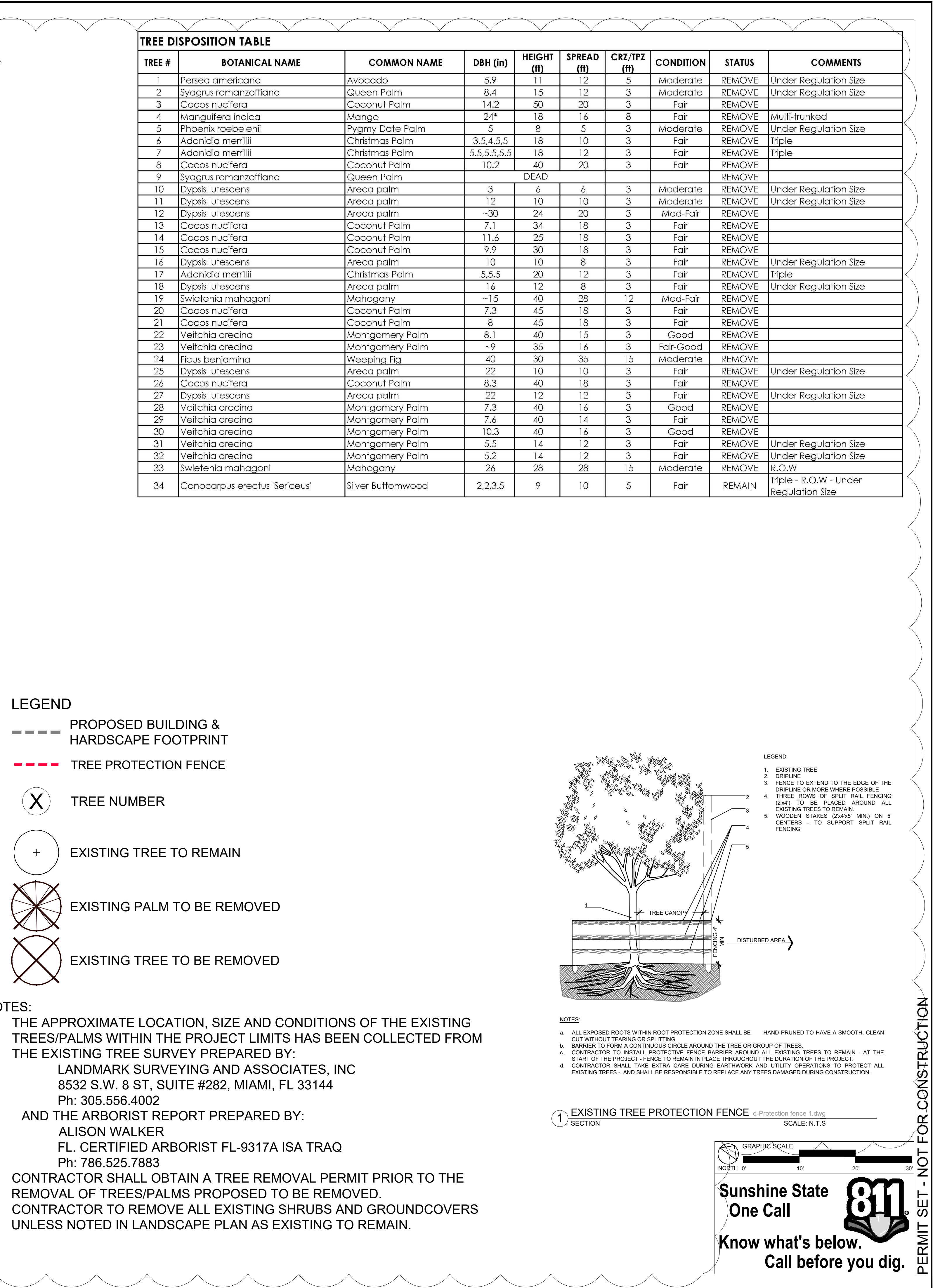
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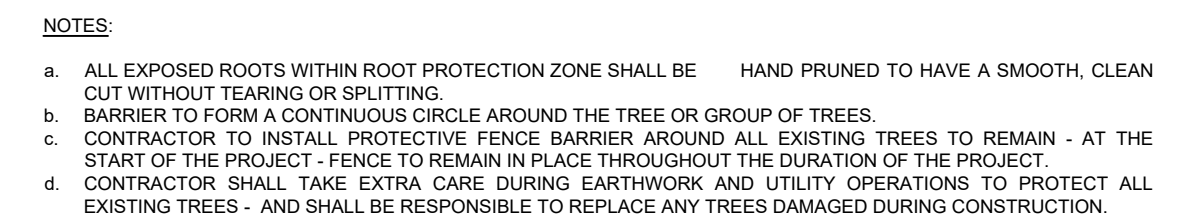
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A10



 ANDRES MONTERO LANDSCAPE ARCHITECTURE LAND PLANNING LANDSCAPE ARCHITECTURE - URBAN DESIGN		LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN 2000 E. OAK RIDGE AVENUE, SUITE 300 FORT LAUDERDALE, FLORIDA 33306 USA TEL: 954.533.8259 www.amstudio.com	
Rev:	Date:	Description:	By:
1	8/4/24	FINAL DRS SUBMITTAL	AEM/MP
2			
3			
4			
5			
6			
Sheet Title: PROPERTY SURVEY TREE DISPOSITION PLAN			
Project Name: NEW RESIDENCE SINGLE FAMILY 1265 NORTH BISCAYNE POINT ROAD MIAMI BEACH, FL 33141			
ANDRES MONTERO P.A., A.S.A.		STATE OF FLORIDA REGISTRATION LA6666973	
SEAL / SIGNATURE			
ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC			
Date:	JULY 12, 2024		
Scale:	1" = 10'-0"		
Drawn By:	AEM/MEP		
Approved By:	AEM		
Project No:	202405		
Sheet Number: L-01			



 **GRAPHIC SCALE**
NORTH 0' 10' 20' 30'

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