NEW RESIDENCE

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

2

REVISED FINAL SUBMITTAL

FILE NO. DRB24-1038 DECEMBER 13, 2024

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LANDSCAPE

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L-03	LANDSCAPE DETAILS & GENERAL NOTES

DIGITAL SIGNATURE

Digitally signed by Enrique R Gonzalez
DN: c=US, o=Gonzalez Architecture P.A., dnQualifier=A01410D0000018C84177AE700129040, cn=Enrique R Gonzalez
Date: 2024.12.13 15:02:07 -05'00'
Adobe Acrobat version: 2024.005.20320

SCOPE OF WORK

1. 2-STORY NEW RESIDENCE
2. ARCHITECTURE NEW CONSTRUCTION
   - 2.1. NEW GATE AND FENCE WALL
   - 2.2. NEW MAIN HOUSE
   - 2.3. NEW POOL (UNDER SEPARATE PERMIT)
   - 2.4. NEW LANDSCAPING
3. NEW SITE GRADING

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5555 BISCAYNE BLVD
4TH FLOOR SPACE 2 MIAMI, FL 33137 USA
PHONE: +1 305 213 1321
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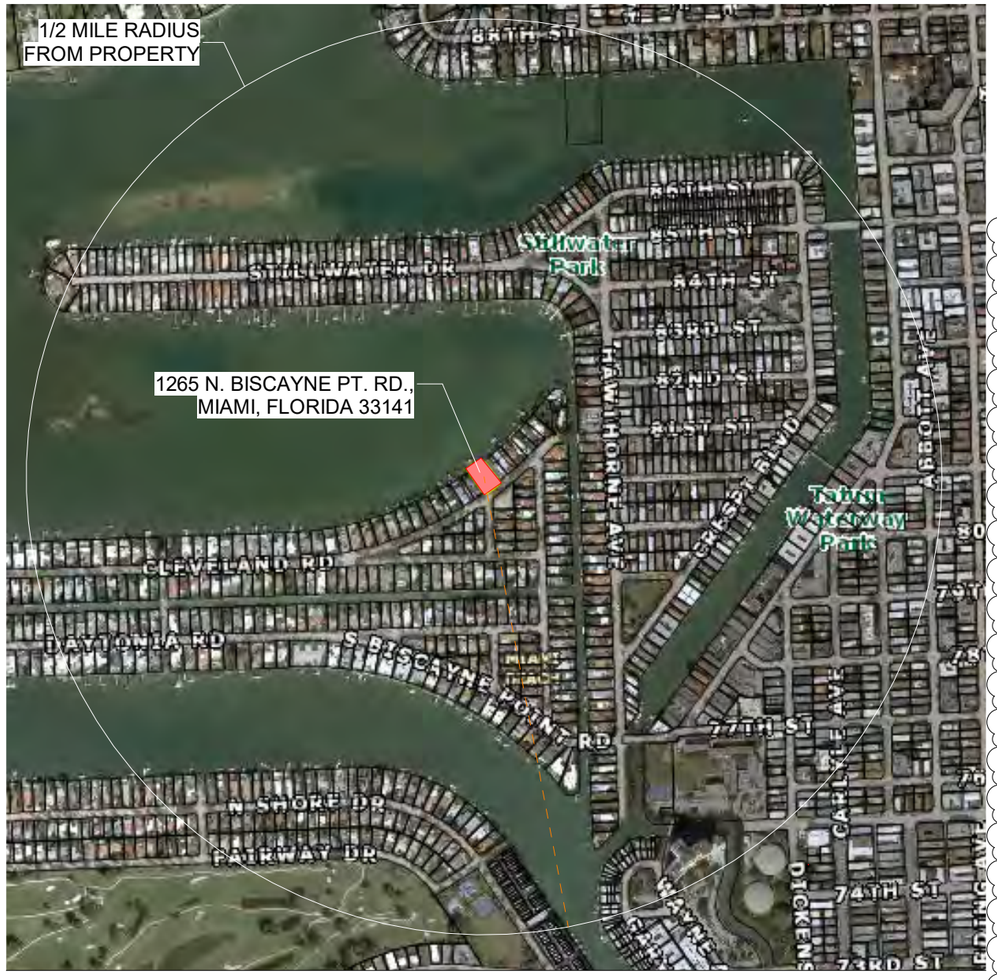
A00



N

01 AERIAL (1/2 MILE RADIUS)

SCALE: N.T.S.

MIAMIBEACH

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 %:	5,570 SF(49.03%)
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	Deficiencies
17	**Height:**	34'-0"	N/A	32'-1"	N/A
18	**Setbacks:**				
19	Front First level:	30'-0"	N/A	30'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	10'-0"	N/A	10'-0"	N/A
22	Side 2 or (facing street):	10'-0"	N/A	10'-0"	N/A
23	Rear:	23' - 6 1/2"	N/A	42'-10"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing stree...	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	20'-0"	N/A	20'-0"	N/A

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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A01

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

30' 15' 0 15' 30'

(IN FEET)
1 INCH = 30 FT.

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:

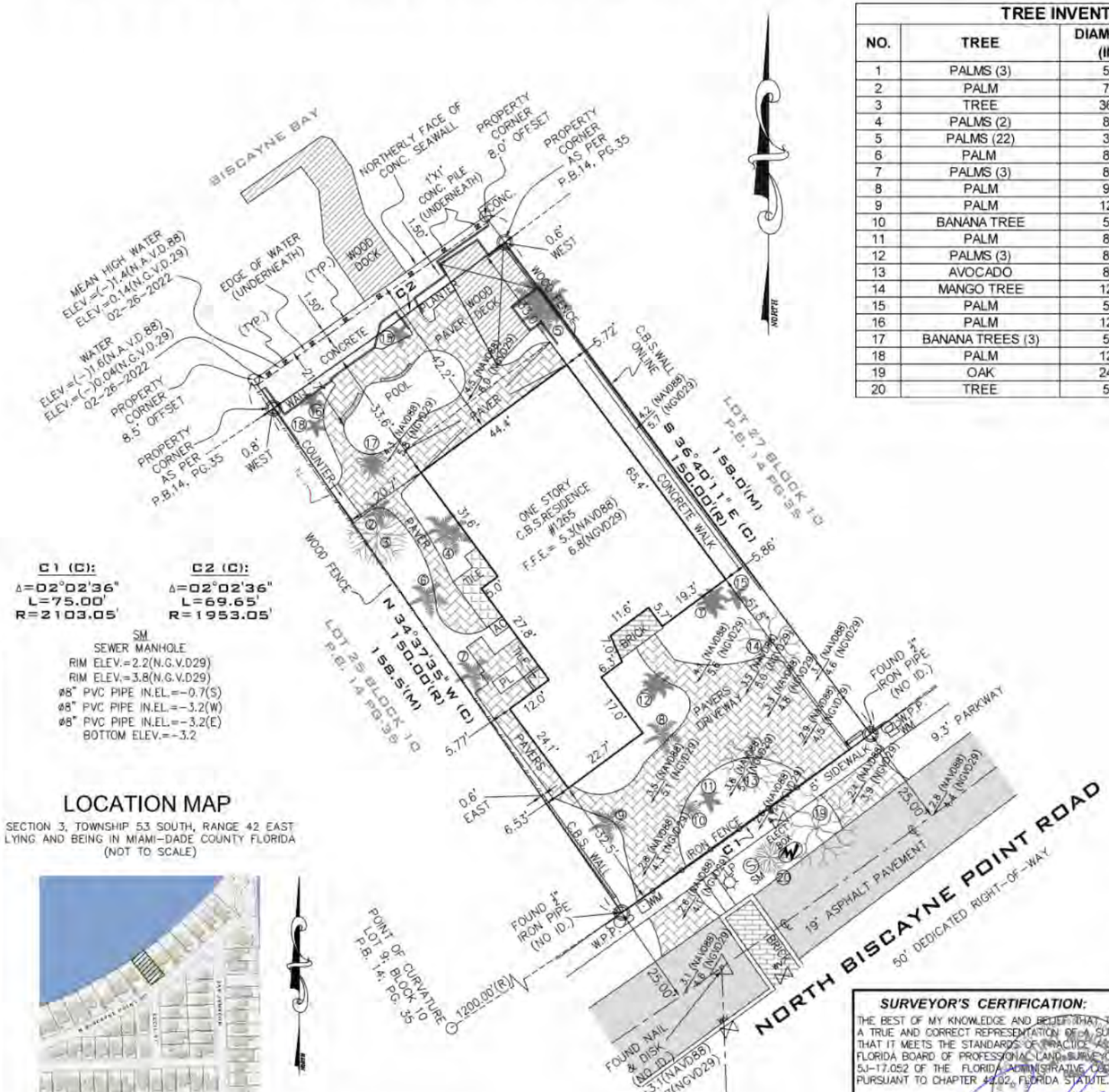
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

- 1265 NBP LLC.

C1 (C):
Δ=02°02'36"
L=75.00'
R=2103.05'

C2 (C):
Δ=02°02'36"
L=69.65'
R=1953.05'

SM
SEWER MANHOLE
RIM ELEV.=2.2(N.G.V.D29)
RIM ELEV.=3.8(N.G.V.D29)
ø8" PVC PIPE IN.EL.=-0.7(S)
ø8" PVC PIPE IN.EL.=-3.2(W)
ø8" PVC PIPE IN.EL.=-3.2(E)
BOTTOM ELEV.=-3.2



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

LANDMARK SURVEYING & ASSOCIATES, INC.
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
℄ =DENOTES CENTERLINE
M =DENOTES MONUMENT LINE
L.M.E. =DENOTES LAKE & MAINTENANCE EASEMENT
D.E. =DENOTES DRAINAGE EASEMENT
(M) =DENOTES MEASURED
(C) =DENOTES CALCULATED
(R) =DENOTES RECORDED
WPP =DENOTES WOOD POWER POLE
U.E. =DENOTES UTILITY EASEMENT
P.B. =DENOTES PLAT BOOK
PG. =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
—//—//— =DENOTES WOOD FENCE
—x— =DENOTES CHAIN LINK FENCE
—o— =DENOTES IRON FENCE
O =DENOTES FOUND IRON PIPE (NO ID.)
Δ =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.

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), ALL EXPRESSED IN FEET.
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.

LOCATION MAP

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

NOTES:

- N-1 = A PORTION OF THE WOOD FENCE ALONG THE WEST BOUNDARY LINE FALLS OUTSIDE THE PROPERTY.

BENCH MARK USED:

NAME: D-180
ELEV. (N.G.V.D.29): 3.51
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEXT TO FIRE HYDRANT.

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 472.027, FLORIDA STATUTE.

SIGNED _____ DATE _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. 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.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE
ELEVATION:	8.0 FEET
COMMUNITY:	120651
PANEL:	12086C0307
DATE OF FIRM:	09/11/2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	08-05-2024
BENCH MARK:	D-180
ELEVATION:	3.51

DATE	DRAWN BY	SCALE
08-13-2024	M.G.	1"=30'

REVISION / UPDATE OF SURVEY		
DATE	DRAWN BY	DESCRIPTION
08-13-2024	M.G.	SURVEY UPDATED

JOB No.
2202.0193-02

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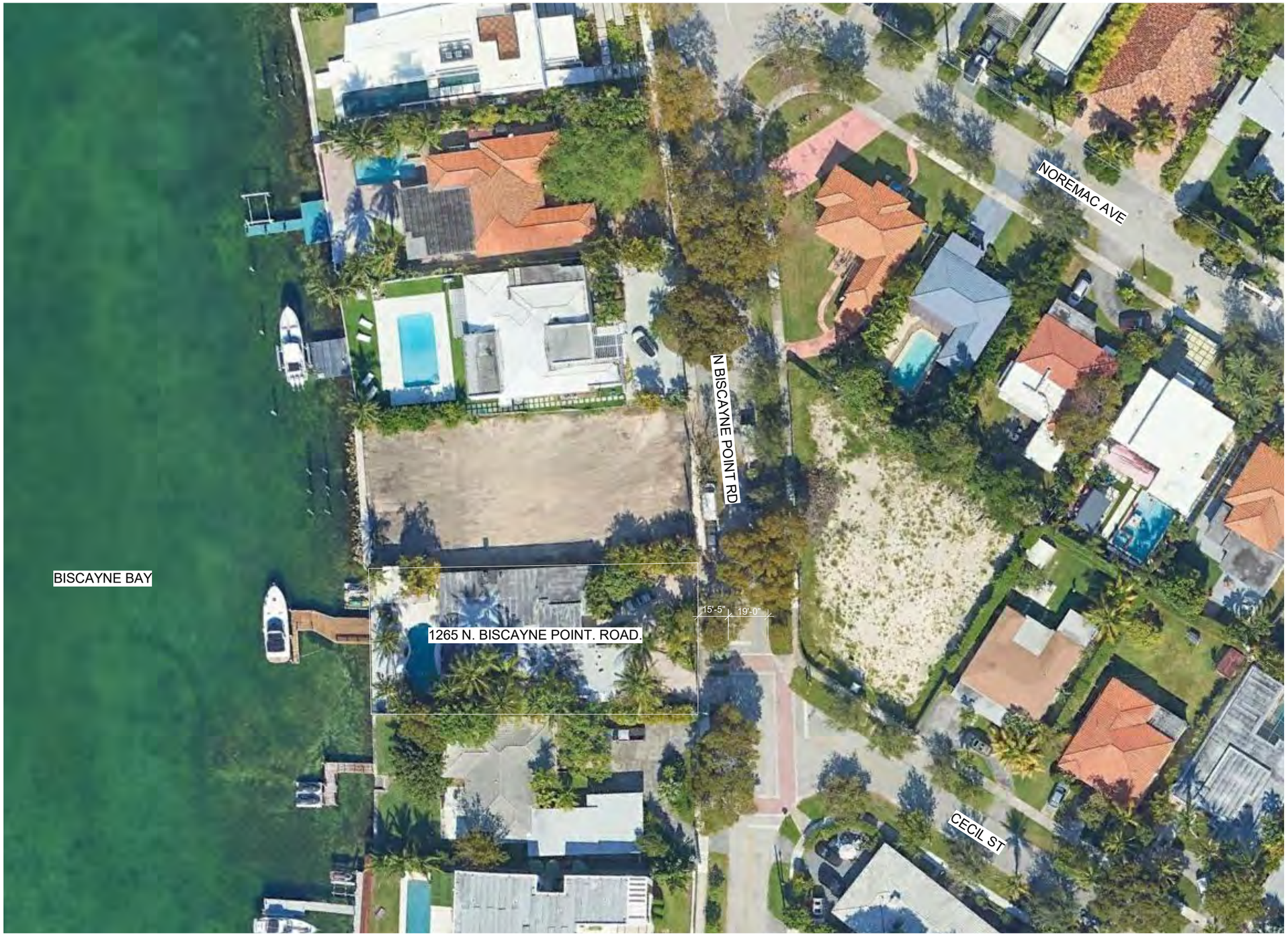

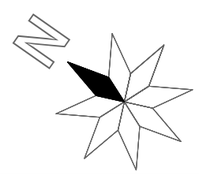

01 RIGHT OF WAY AERIAL

SCALE 1" = 50'-0"

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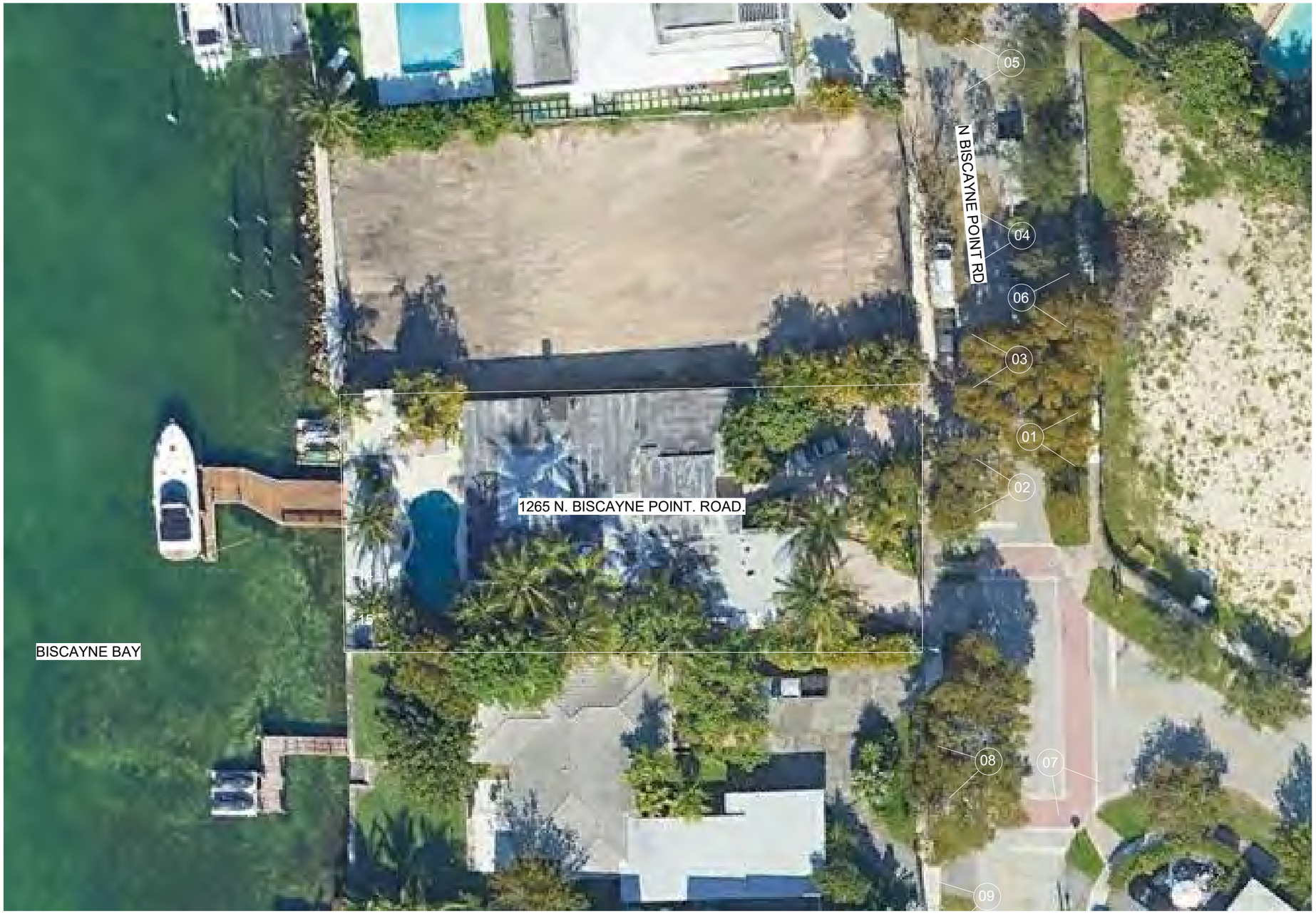

01 CONTEXT PHOTO KEY PLAN

SCALE 1" = 30'-0"

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A04

01 CONTEXT PHOTO

02 CONTEXT PHOTO

03 CONTEXT PHOTO

04 CONTEXT PHOTO

05 CONTEXT PHOTO

06 CONTEXT PHOTO

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07 CONTEXT PHOTO

08 CONTEXT PHOTO

09 CONTEXT PHOTO

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N

01 SITE PHOTOS KEY PLAN

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A08

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10 SITE PHOTO

11 SITE PHOTO

12 SITE PHOTO

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A09

13 SITE PHOTO

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15 SITE PHOTO

16 SITE PHOTO

17 SITE PHOTO

18 SITE PHOTO

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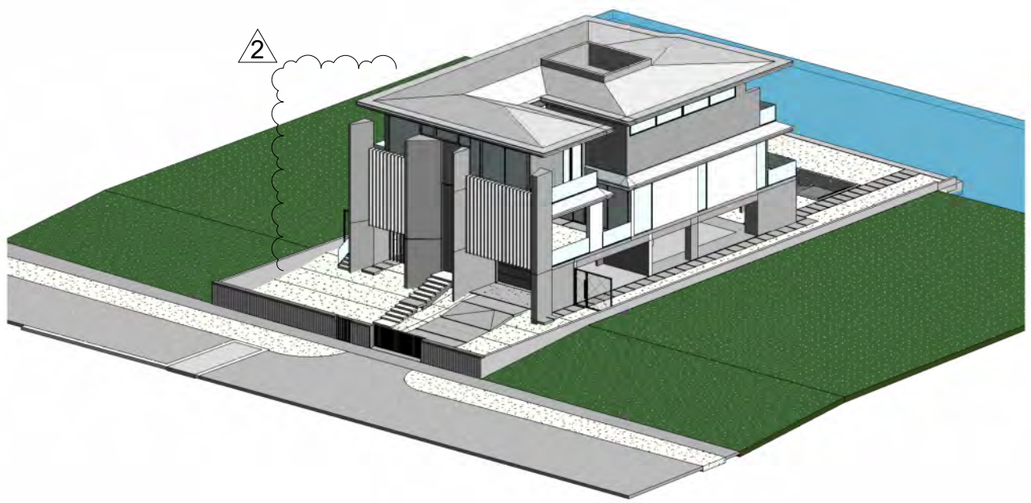
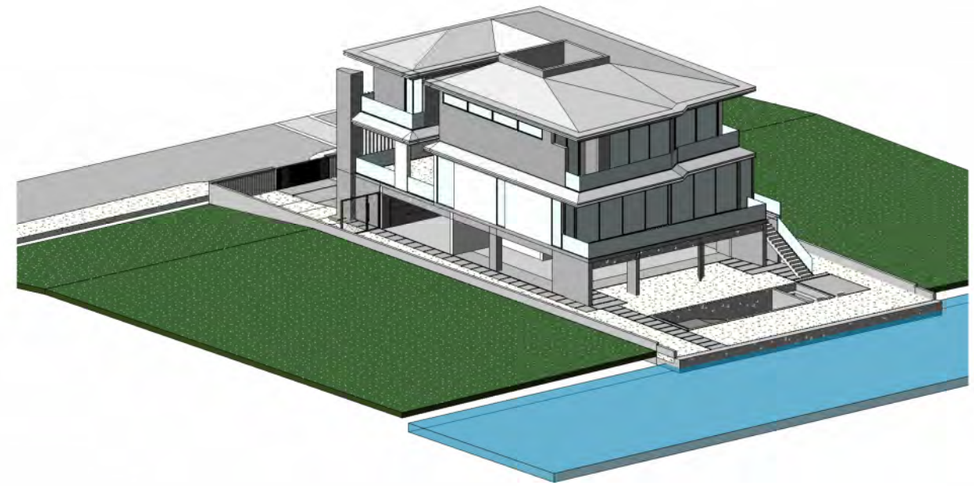
A10



04 SE AXONOMETRIC

SCALE



03 NE AXONOMETRIC

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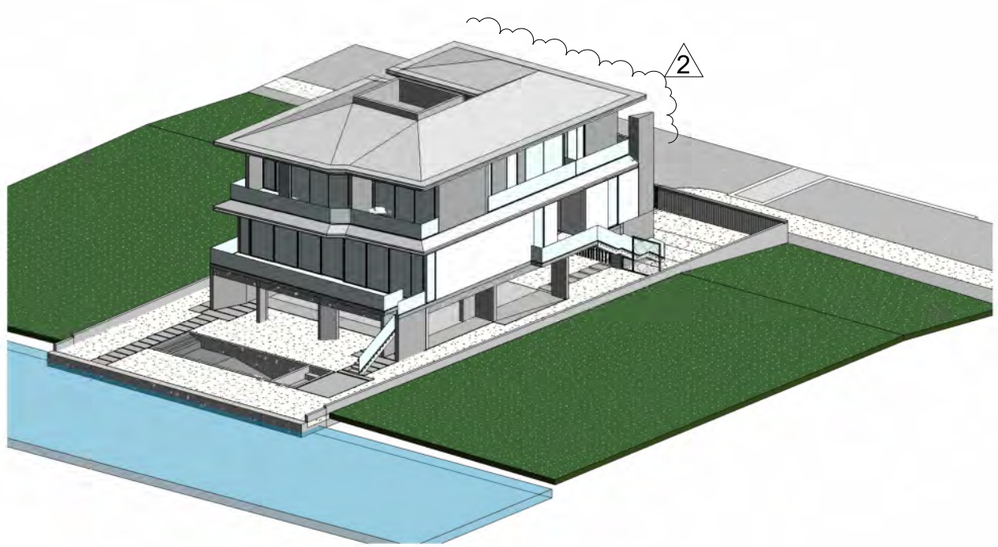

02 NW AXONOMETRIC

SCALE

01 SW AXONOMETRIC

SCALE

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A11

PRIOR RENDERING AT MAIN FACADE

PRIOR RENDERING AT HOUSE ENTRY & GARAGE

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A12.P

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2

RENDERING AT MAIN FACADE

RENDERING AT HOUSE ENTRY & GARAGE

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A12

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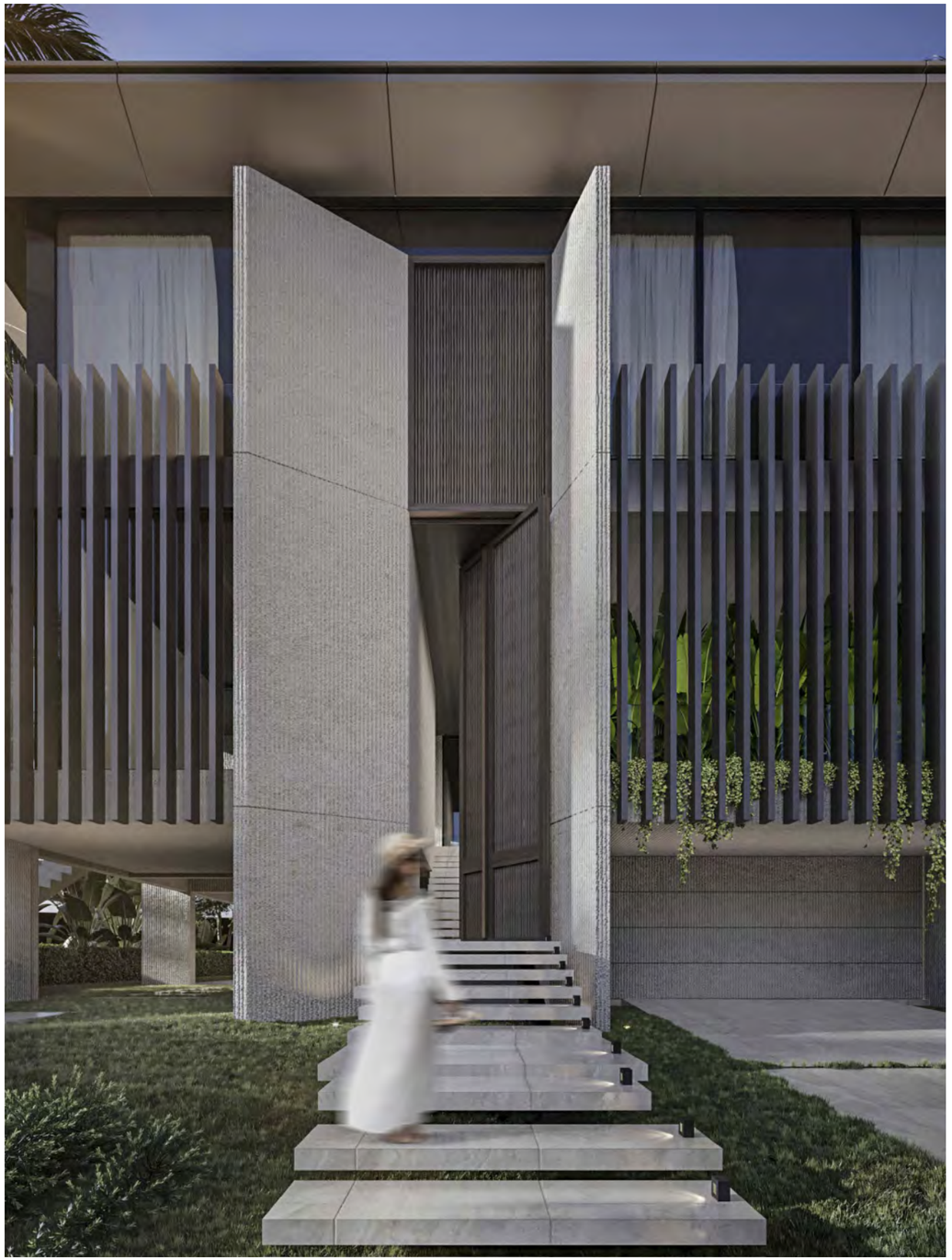

RENDERING AT ENTRANCE GATE

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A13

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2

RENDERING AT COURTYARD

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A14

NEW SHEET

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RENDERING AT SOUTHWEST CORNER

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A15

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1

RENDERING AT REAR YARD OF HOUSE FROM BISCAYNE BAY

RENDERING AT POOL

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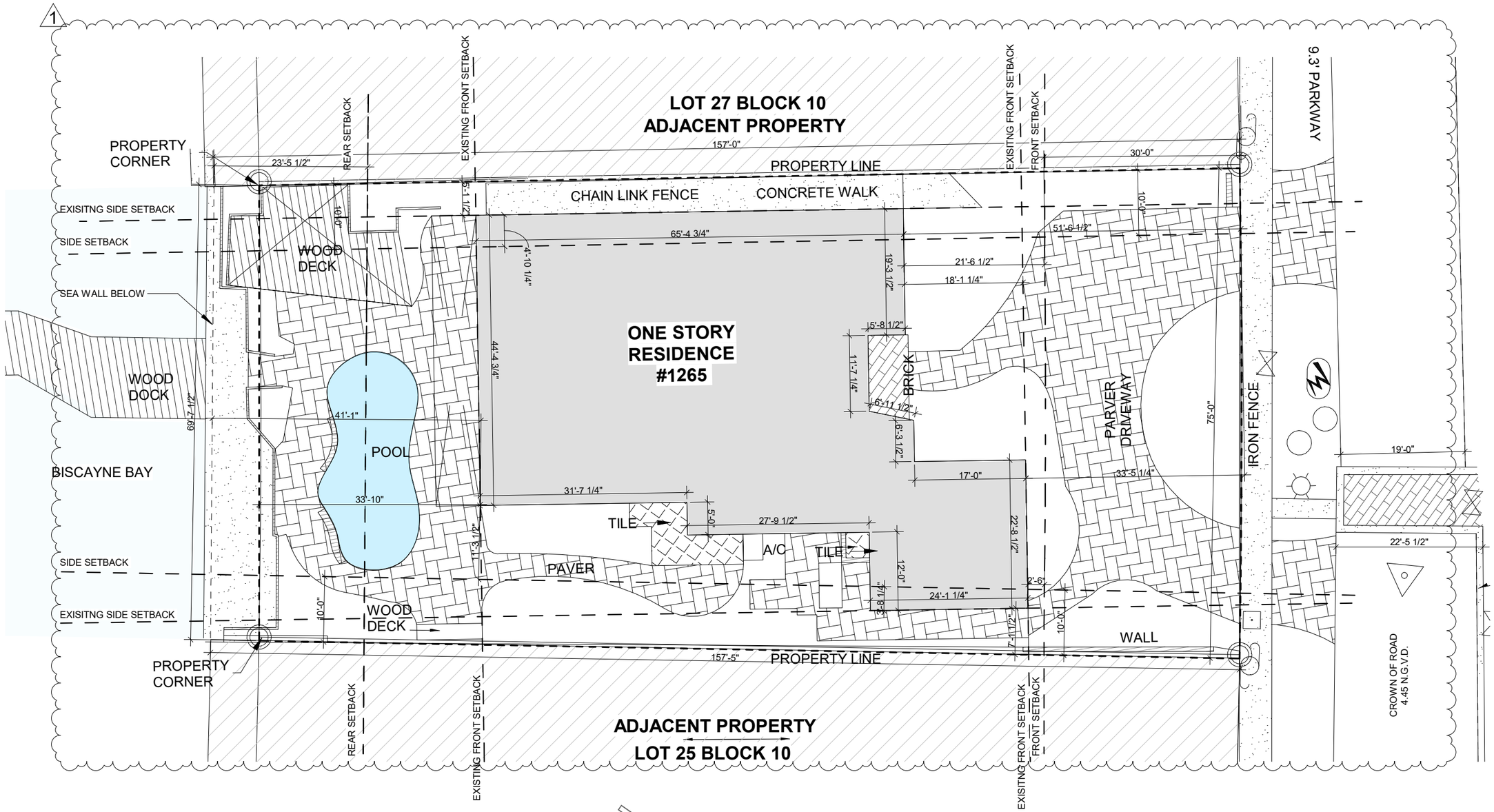

01 EXISTING SITE PLAN GROUND LEVEL

SCALE 1/16" = 1'-0"

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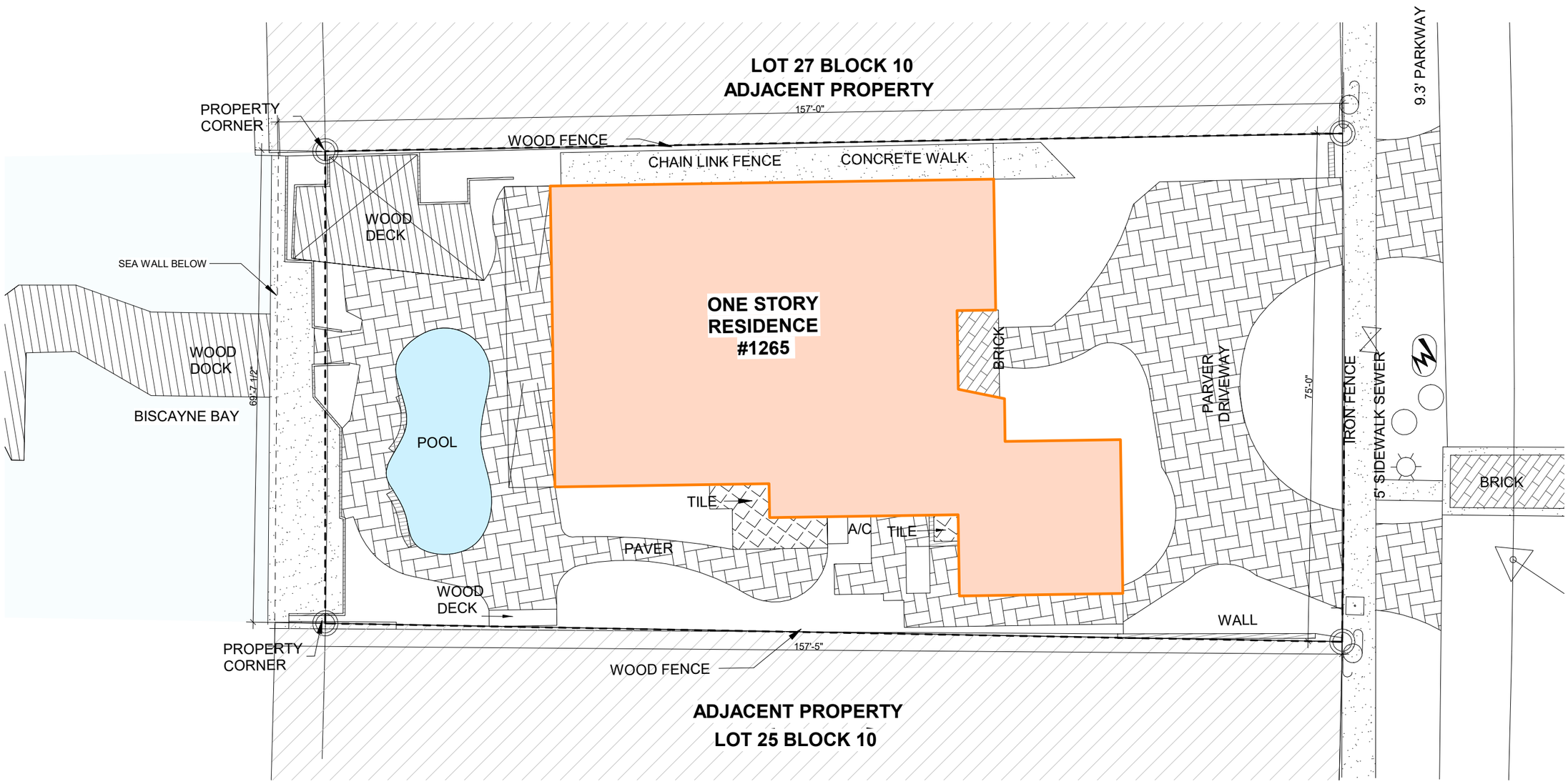
PROPOSED LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE:	**3,492.99 SF (30,7%)**
MAIN HOUSE FIRST LEVEL :	3,492.99 SF



01 EXISTING LOT COVERAGE

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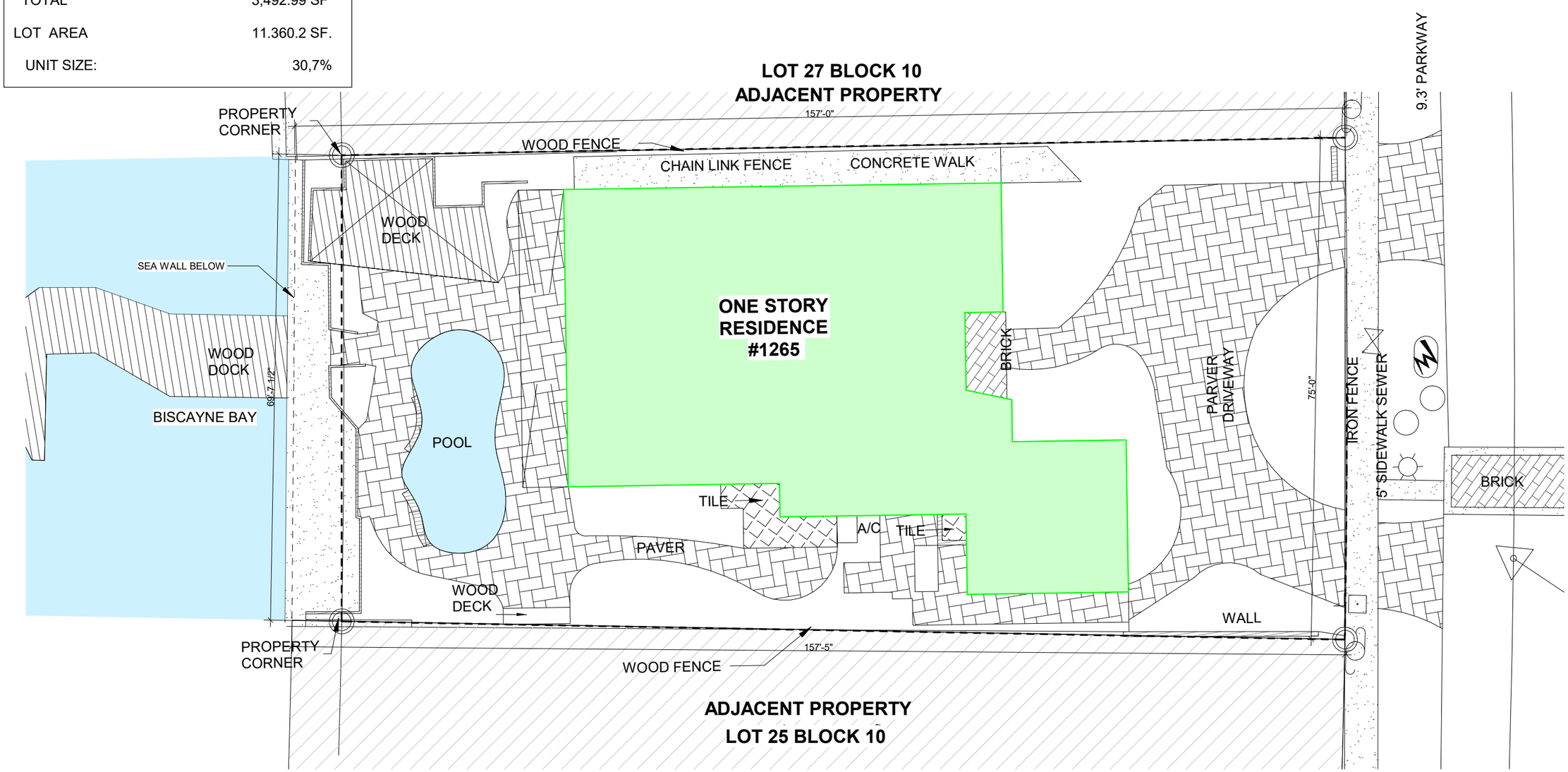
UNIT SIZE EXISITNG

MAXIMUM ALLOWED:
50% OF LOT AREA
11,360.2 S.F. X 50,0% = 5,680 SF

PROPOSED UNIT SIZE CALCULATION

GROUND FLOOR	3,492.99 SF
TOTAL	3,492.99 SF
LOT AREA	11.360.2 SF.
UNIT SIZE:	30,7%



01 EXISTING UNIT SIZE GROUND FLOOR

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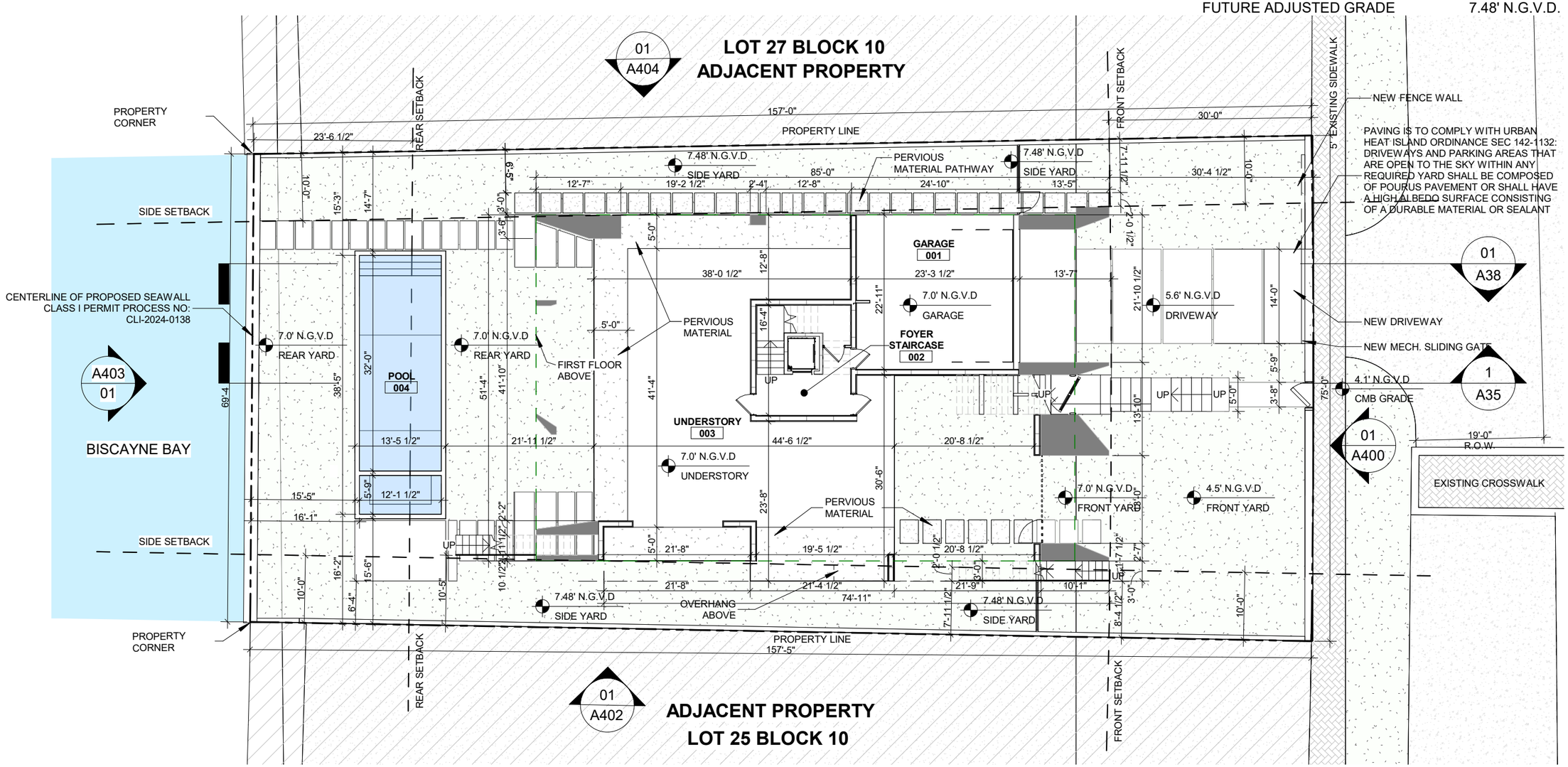
NOTE:

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.



01 PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"

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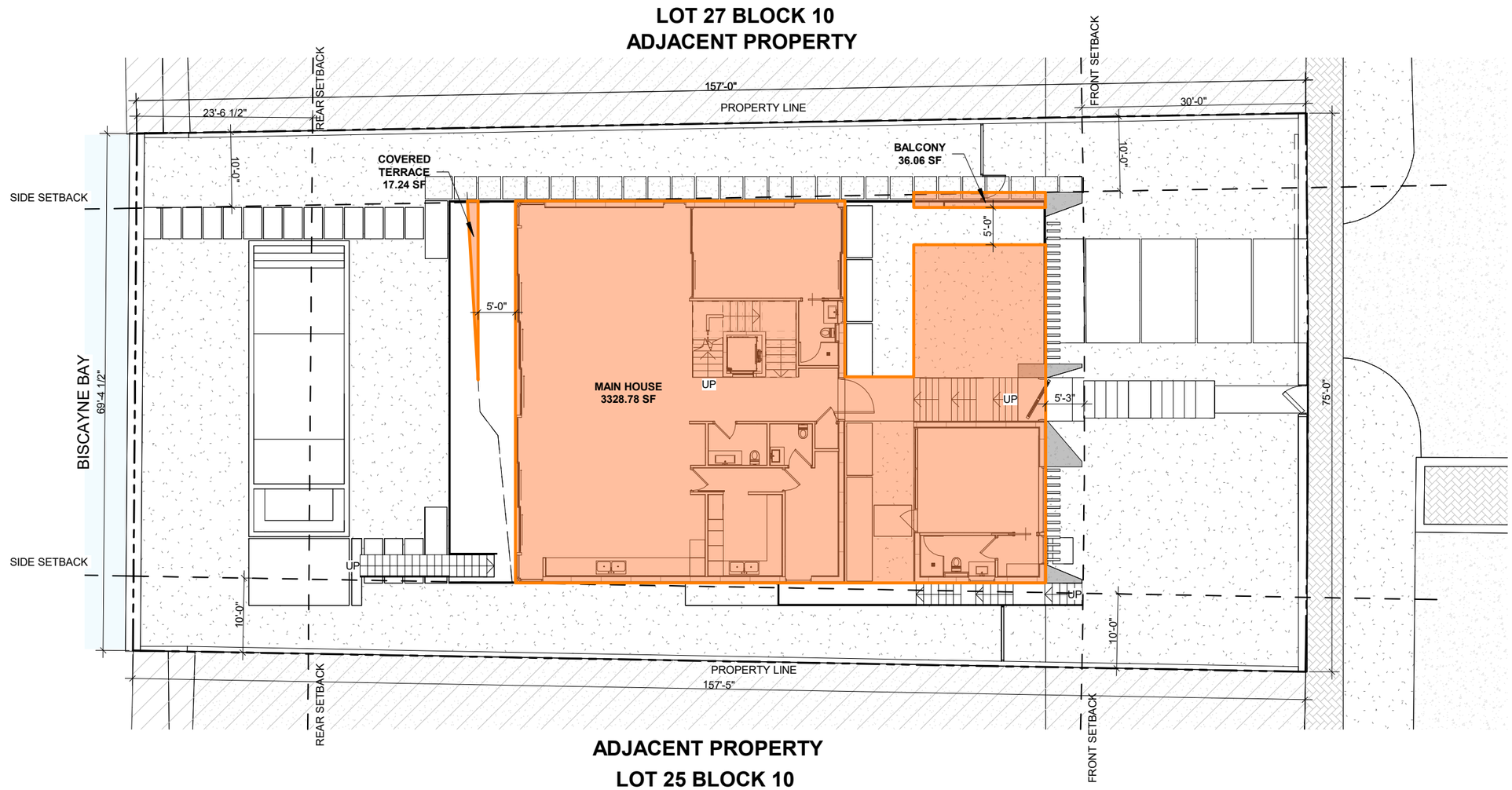
1

A20

NEW SHEET

PROPOSED LOT COVERAGE CALCULATIONS

LOT COVERAGE MAX:	**3,408.0 SF (30.0%)**
PROPOSED LOT COVERAGE:	**3,381.9 SF (29.7%)**
PRINCIPAL AND ACCESSORY BUILDINGS	3,328.7 SF
FRONT TERRACE EXCEEDING 5'	36.05 SF
REAR TERRACE EXCEEDING 5'	17.24 SF



01 PROPOSED LOT COVERAGE

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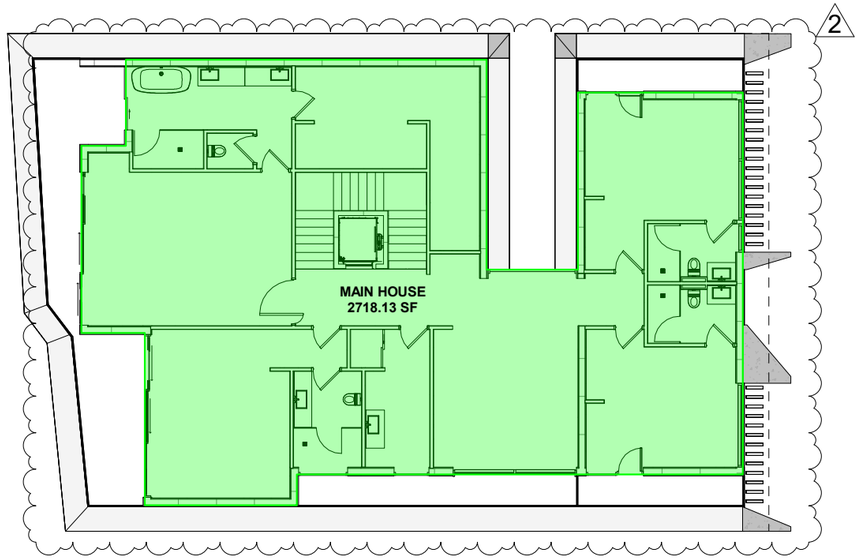


03 UNIT SIZE SECOND LEVEL

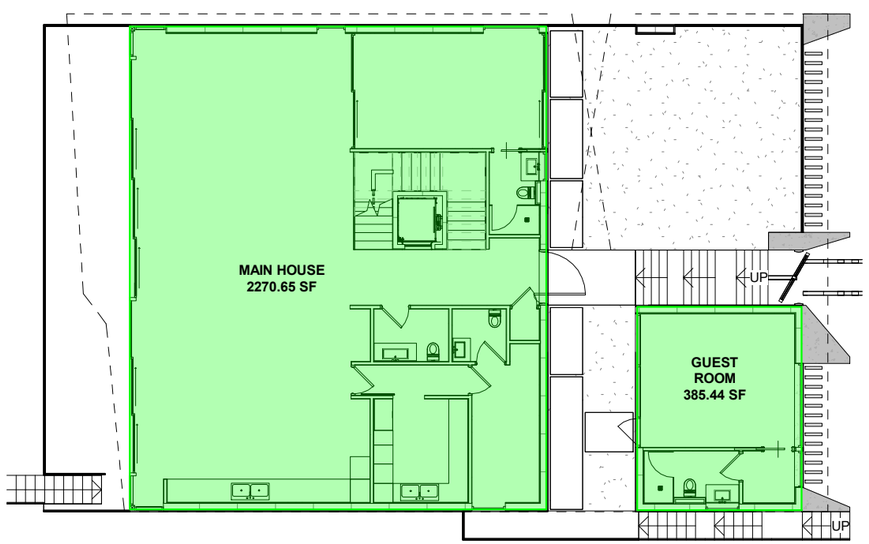
SCALE 1/16" = 1'-0"

UNIT SIZE PROPOSED

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

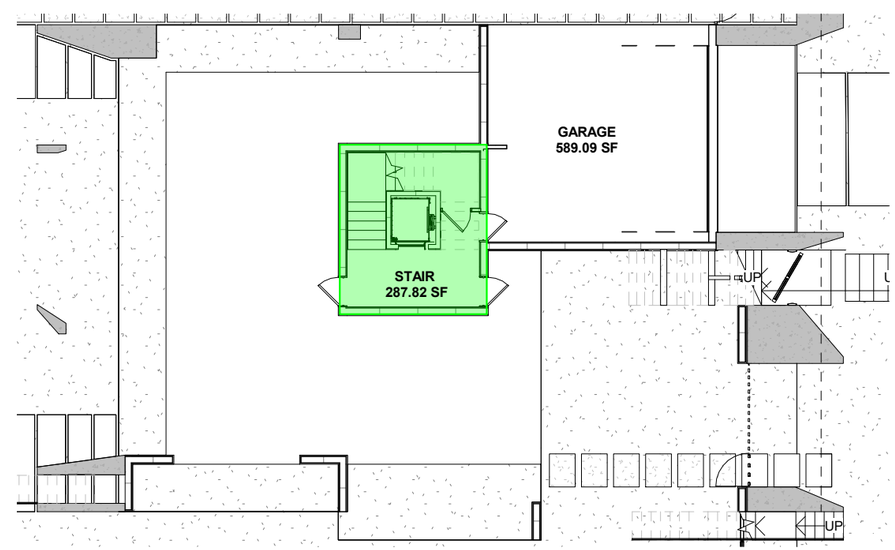
PROPOSED UNIT SIZE CALCULATION

GARAGE & STORAGE (EXCLUDED)	589.09 SF
UNDERSTORY FLOOR	276.59 SF
GROUND FLOOR	2,608.29 SF
2 SECOND FLOOR	2,685.91 SF
TOTAL PROPOSED	5,570.79 SF
LOT AREA	11.360 SF 1
UNIT SIZE:	49.03 % 2



02 UNIT SIZE FIRST FLOOR

SCALE 1/16" = 1'-0"



01 UNIT SIZE UNDERSTORY

SCALE 1/16" = 1'-0"

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REAR YARD

PROPOSED PERVIOUS OPEN SPACE

REAR YARD AREA:	1,644.1 SF
EXCLUDE 50% POOL:	146.9 SF
PARVERS 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

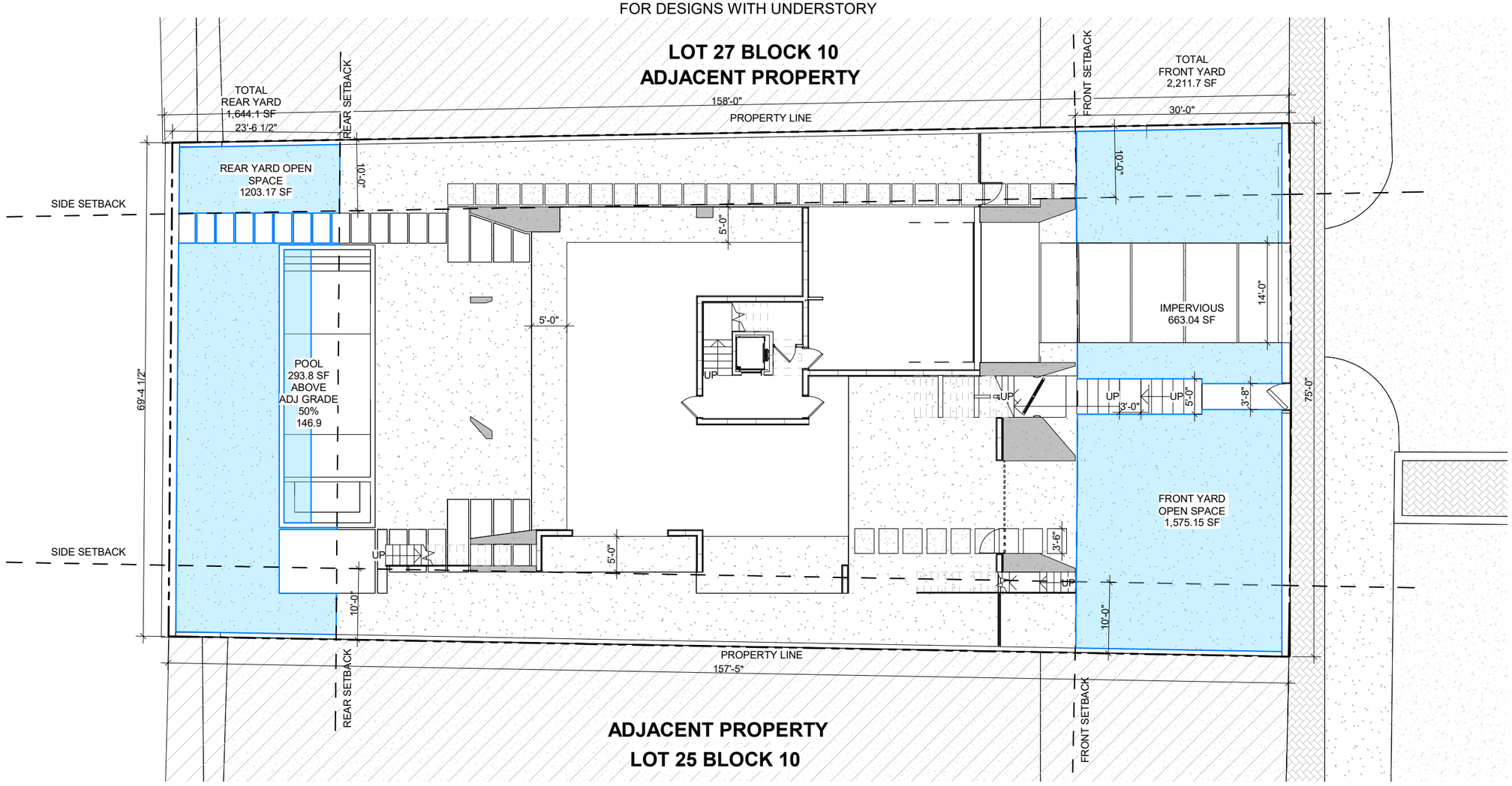
FRONT YARD

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



01 PROPOSED OPEN SPACE DIAGRAM

SCALE 1/16" = 1'-0"

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UNDERSTORY PROPOSED ELEVATION OPENESS

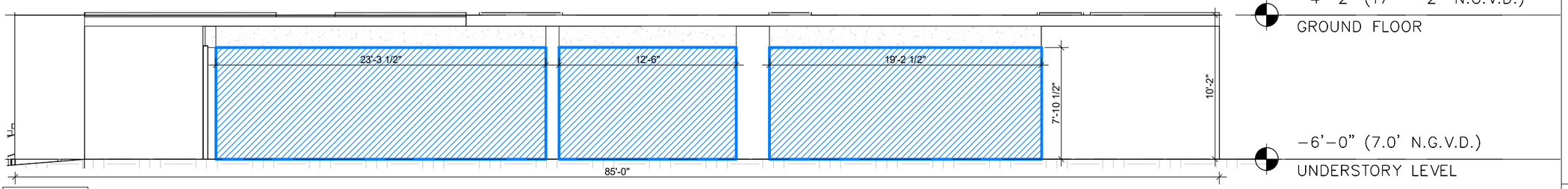
1

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

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

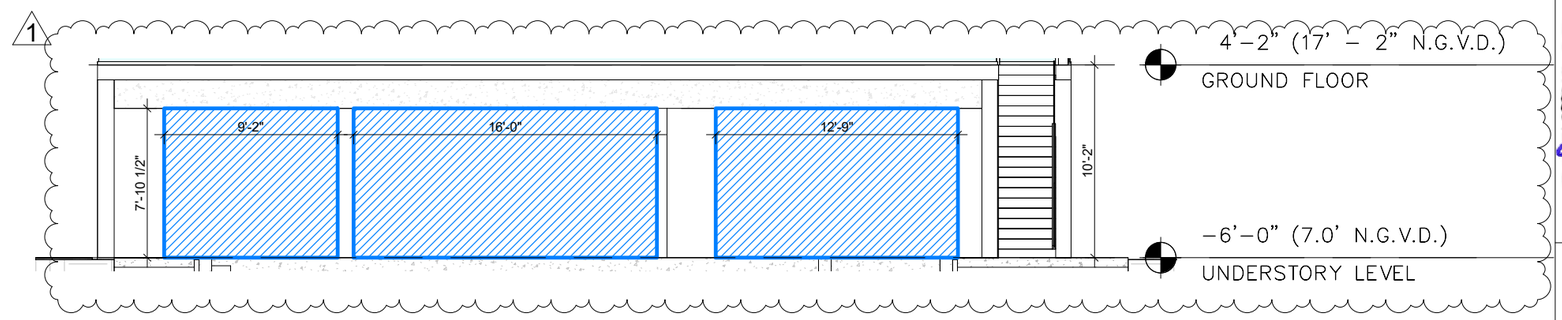
ELEVATION NORTH: 298.43 SF / 521.82 SF = 67% OPEN

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



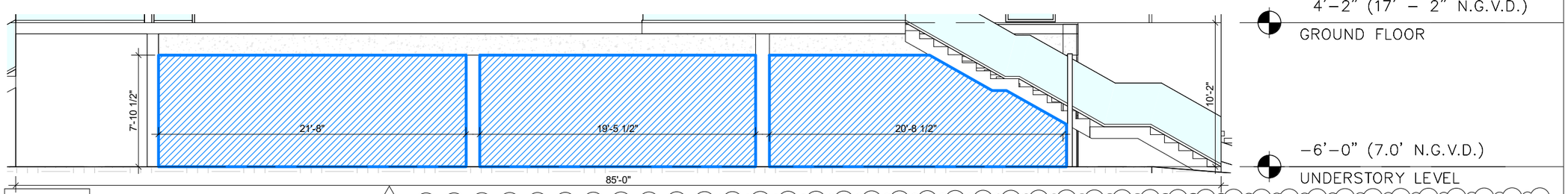
04 ELEVATION EAST

SCALE 1/8" = 1'-0"



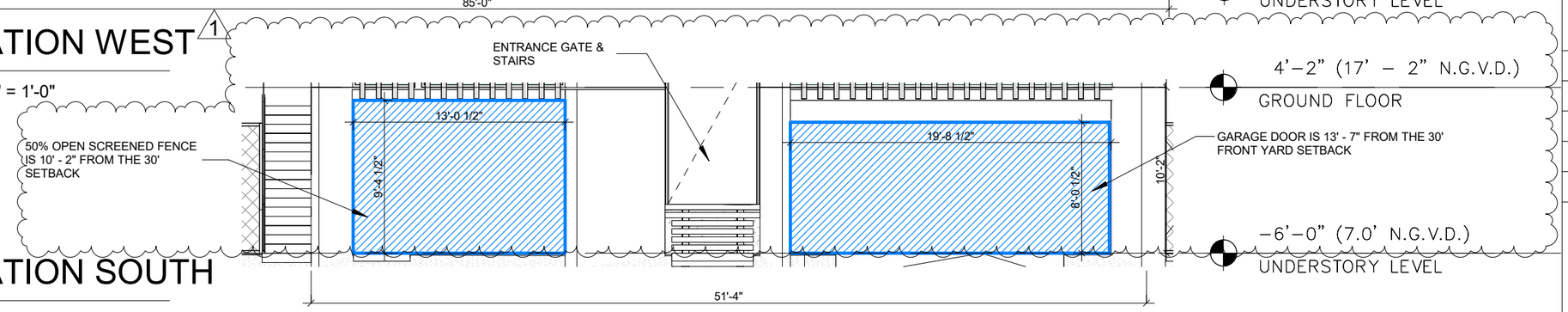
03 ELEVATION NORTH

SCALE 1/8" = 1'-0"



02 ELEVATION WEST

SCALE 1/8" = 1'-0"



01 ELEVATION SOUTH

SCALE 1/8" = 1'-0"

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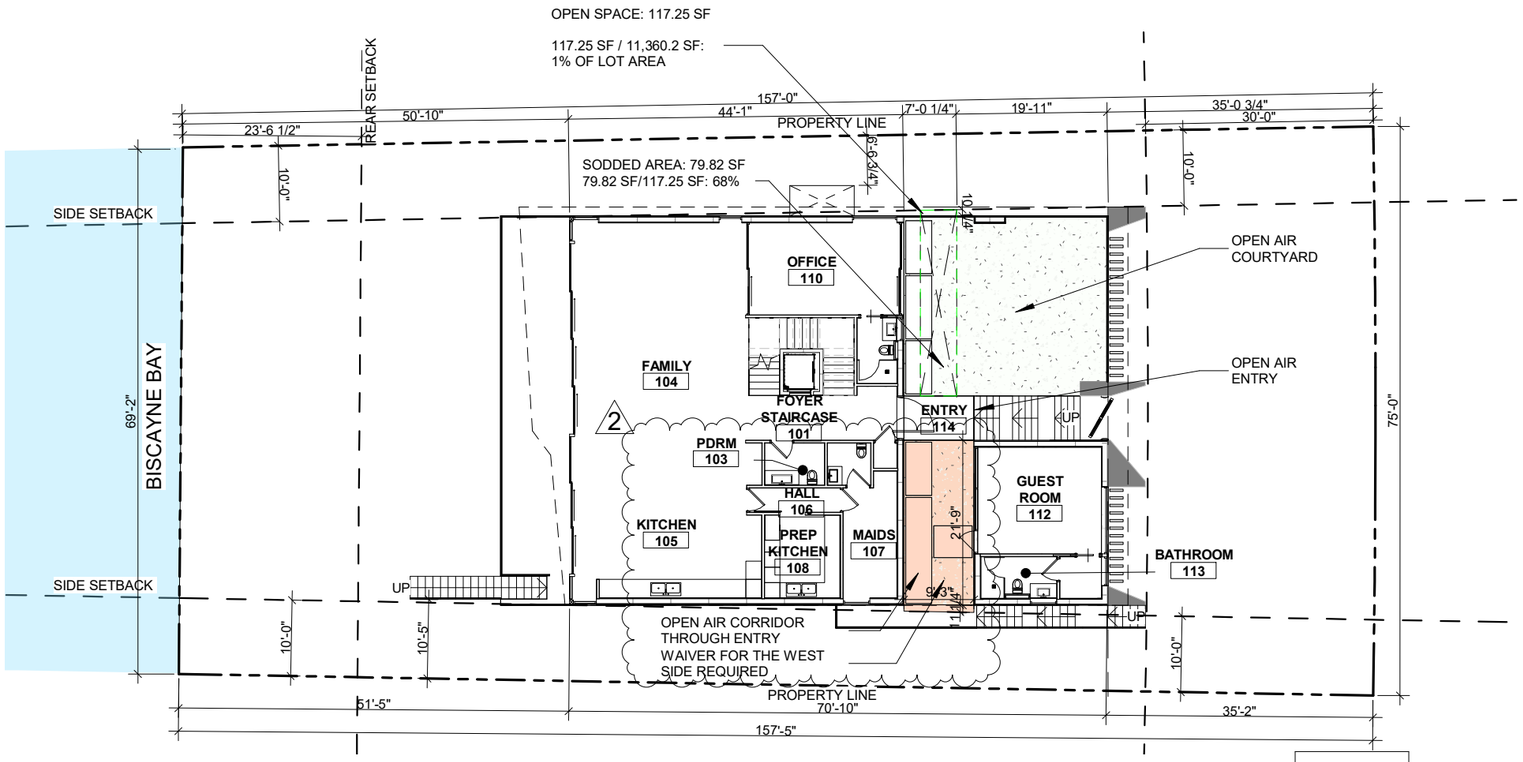


SIDE YARD OPENESS

MINIMUN 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

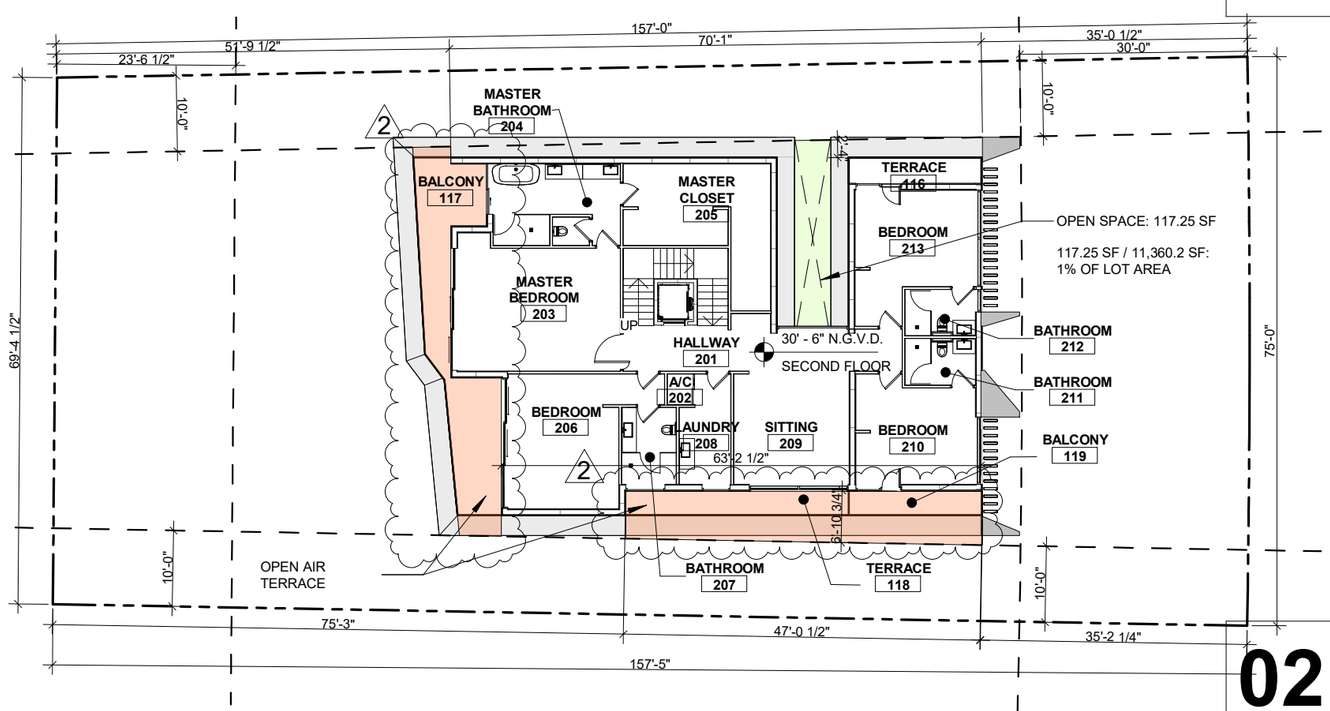
79.82 SF / 117.25 SF: 68% SODDED AREA

EAST ELEVATION COMPLIES WITH SIDE YARD OPENESS

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

01 FIRST FLOOR SIDE YARD OPENESS

SCALE 1" = 20'-0" (ABOVE UNDERSTORY)



02 SECOND FLOOR SIDE YARD OPENESS

SCALE 1" = 20'-0"

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A25
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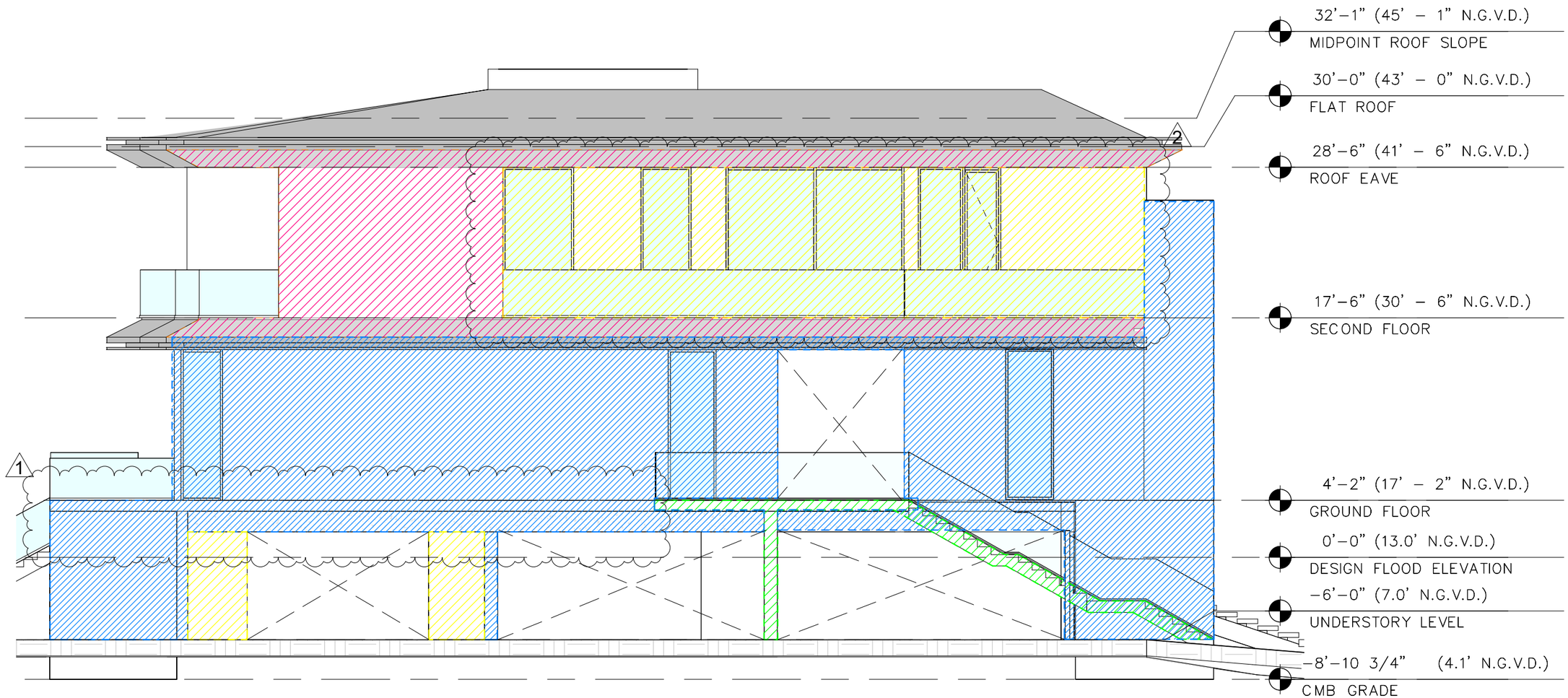
WAIVER OF ADDITIONAL OPEN SPACE

- DEPTH 0'
- DEPTH 3'
- DEPTH 5'-7"
- DEPTH 8'-0"
- DEPTH 10'-1"



01 WEST FACADE ELEVATION DEPTHS

SCALE 1/8" = 1'-0"

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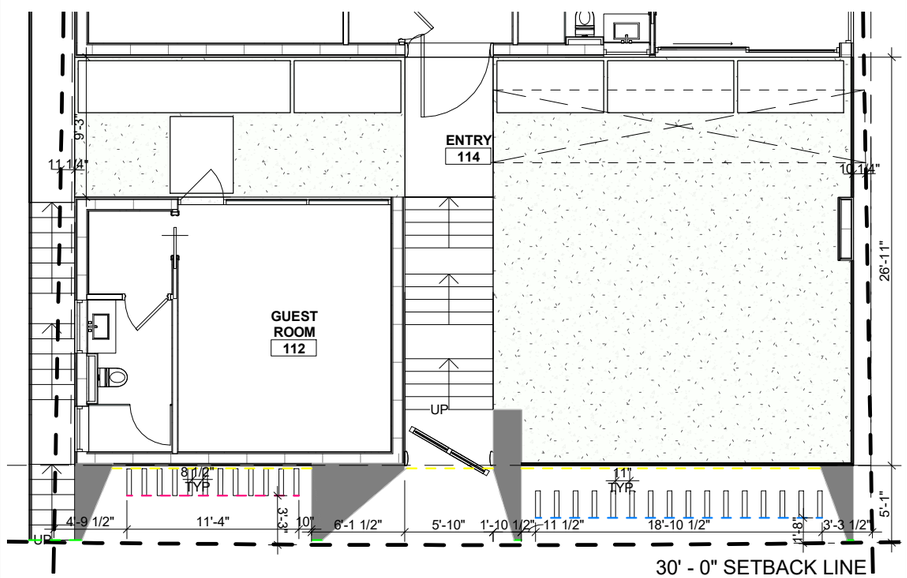
DEPTH LEGEND FROM FRONT YARD SETBACK LINE AT 30'-0"

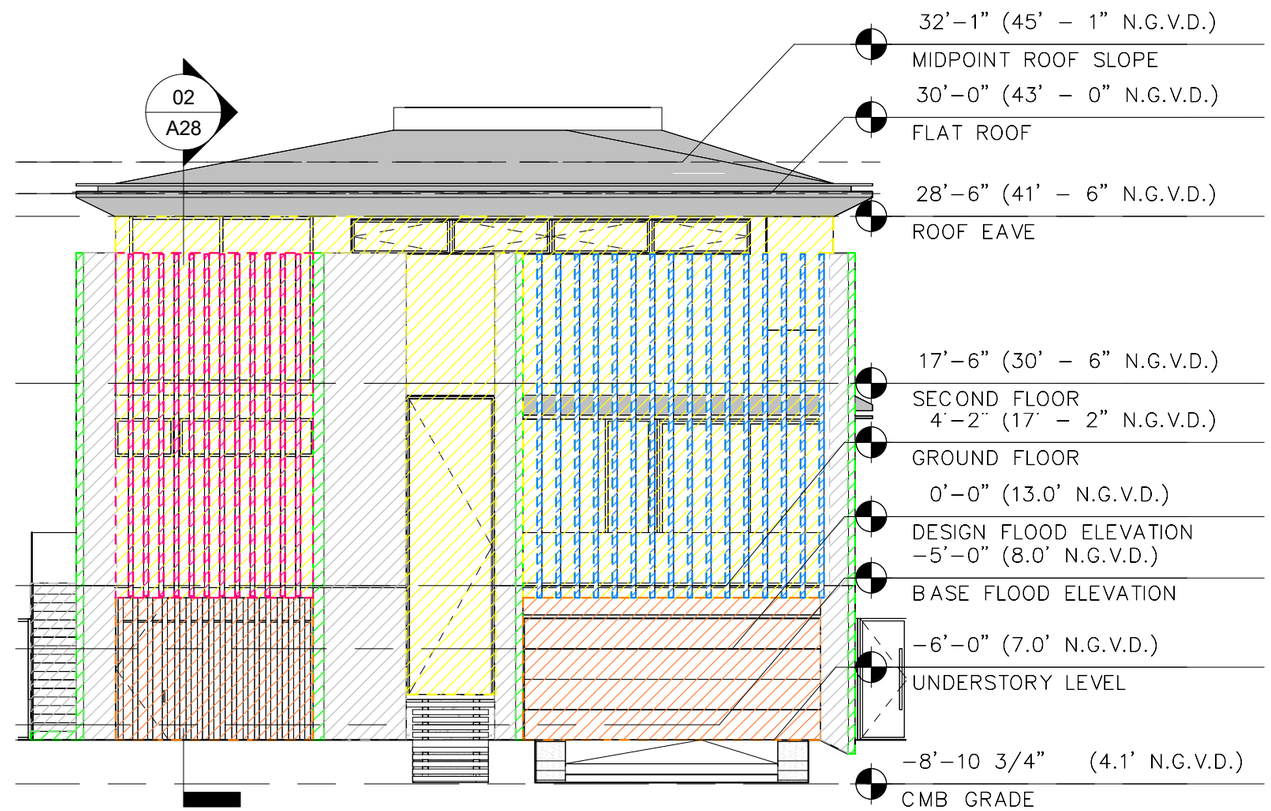
- ANGLED SURFACE
- DEPTH 0'
- DEPTH 1'-8"
- DEPTH 3'-0"
- DEPTH 5'-0"
- DEPTH MORE THAN 9'-6"

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.



02 PRIOR LOUVERS PLAN

SCALE 1" = 10'-0"



01 PRIOR SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
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REGISTERED ARCHITECT
STATE OF FLORIDA
AR94719

NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

1 - 08-04-24 FINAL SUBMITTAL

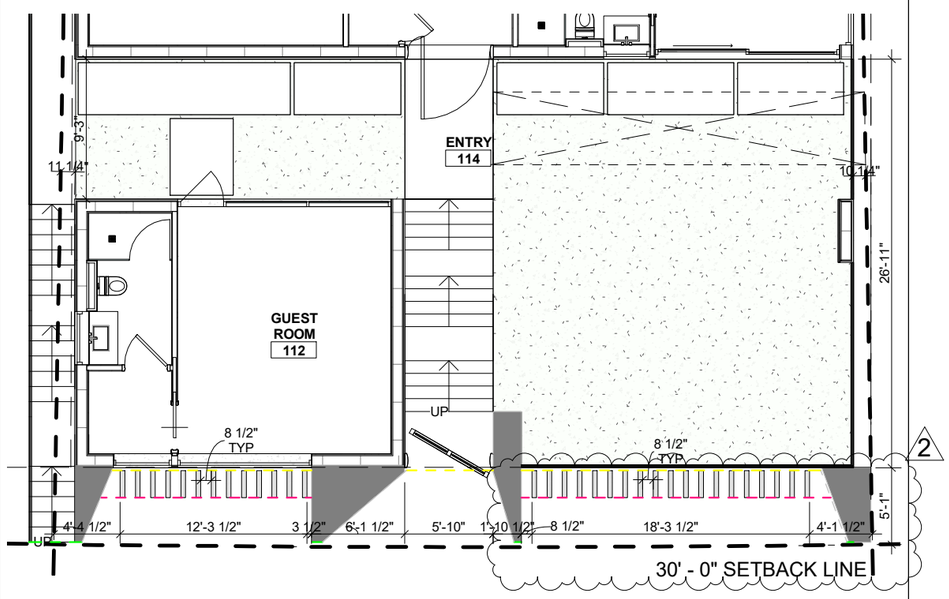
1

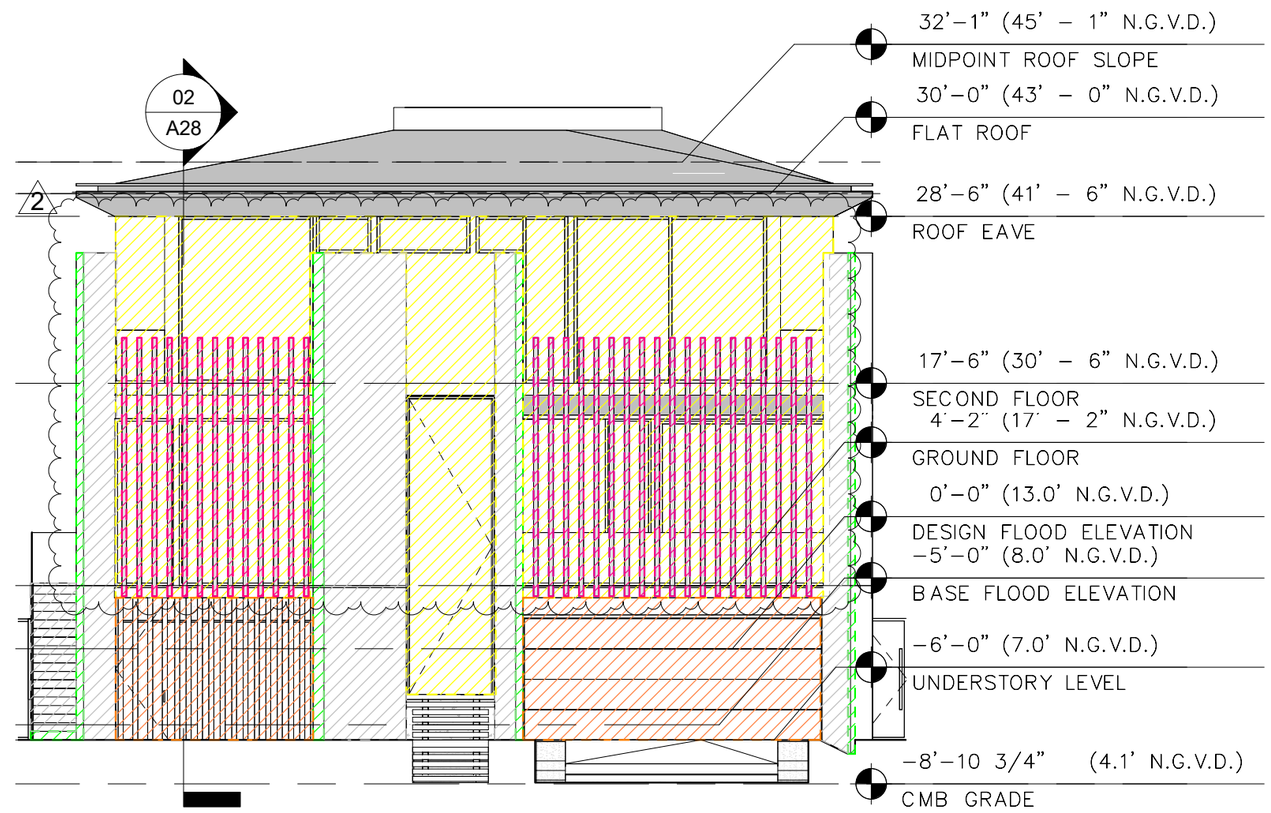
A27.P

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

- ANGLED SURFACE
- DEPTH 4"
- DEPTH 1'-8"
- DEPTH 3'-0"
- DEPTH 5'-3"
- 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.





02 LOUVERS PLAN

SCALE 1" = 10'-0"

01 SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

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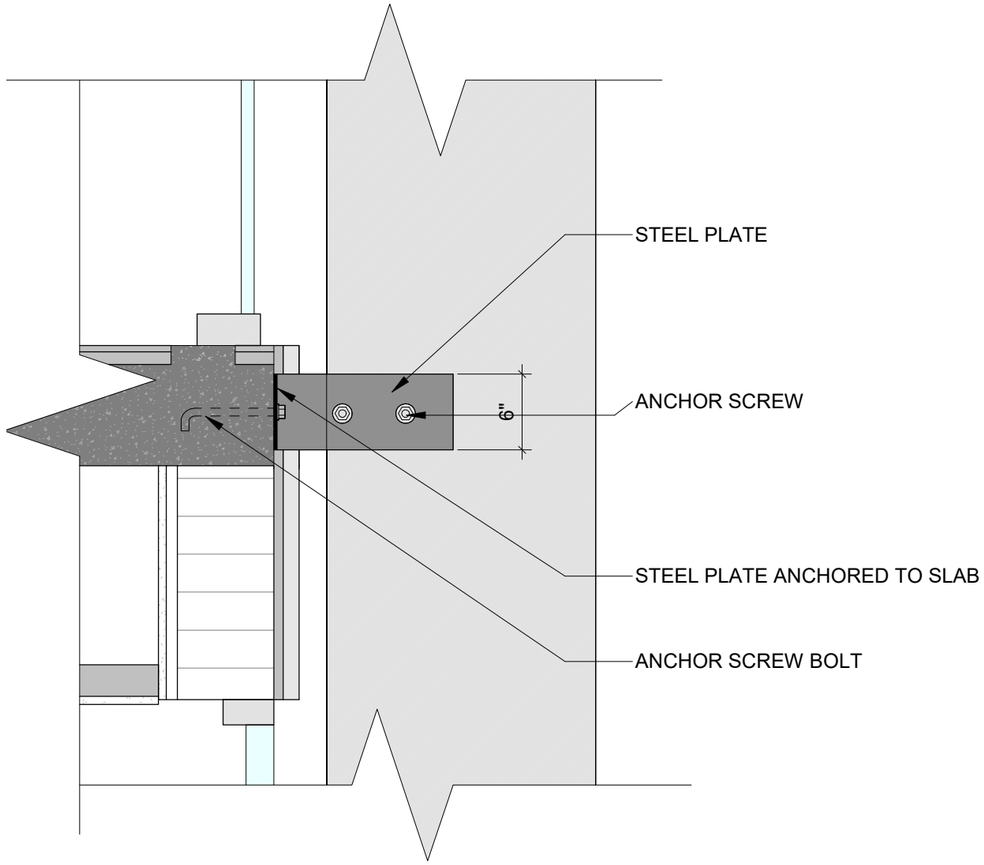
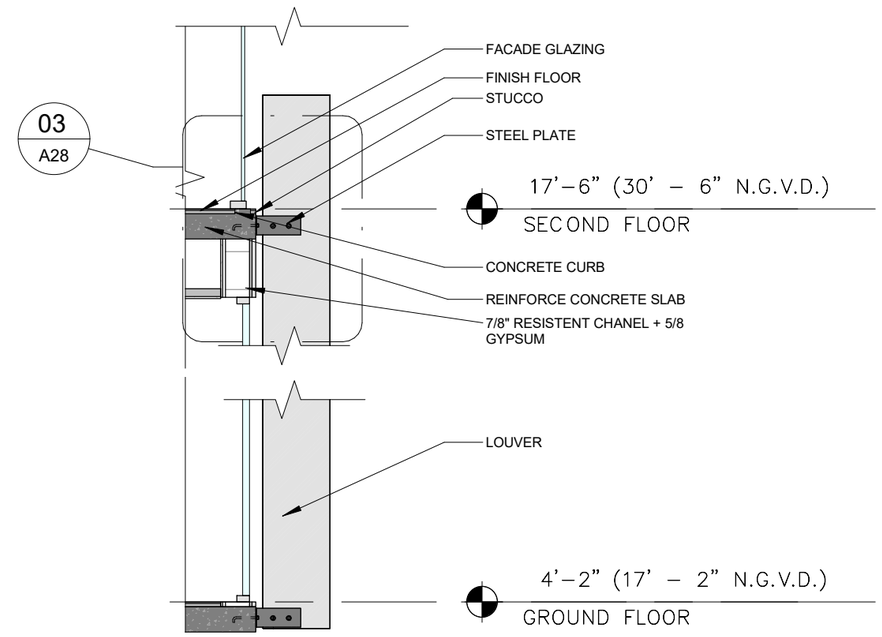
1 08-04-24 FINAL SUBMITTAL
2 12-13-24 REVISION

1
A27
REVISED SHEET



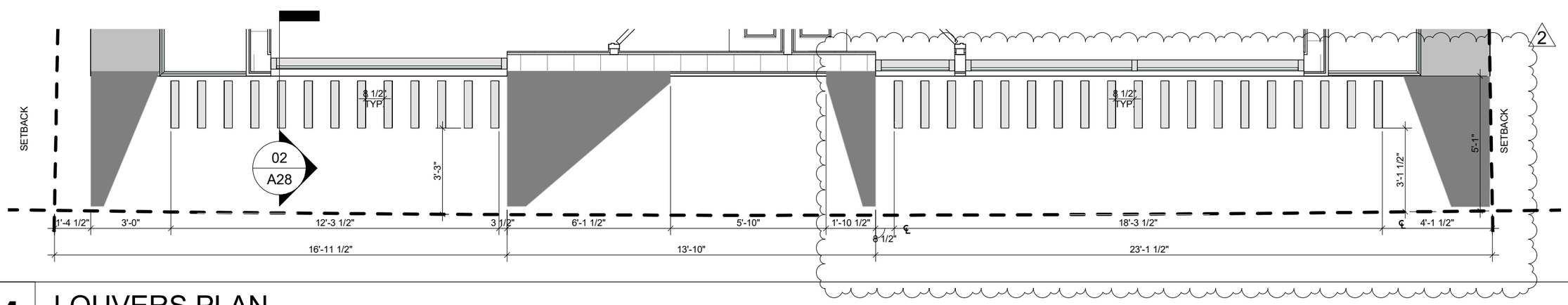
03 DETAIL STEEL PLATE

SCALE 1" = 1'-0"



02 LOUVER DETAIL

SCALE 1/4" = 1'-0"



01 LOUVERS PLAN

SCALE 1/4" = 1'-0"

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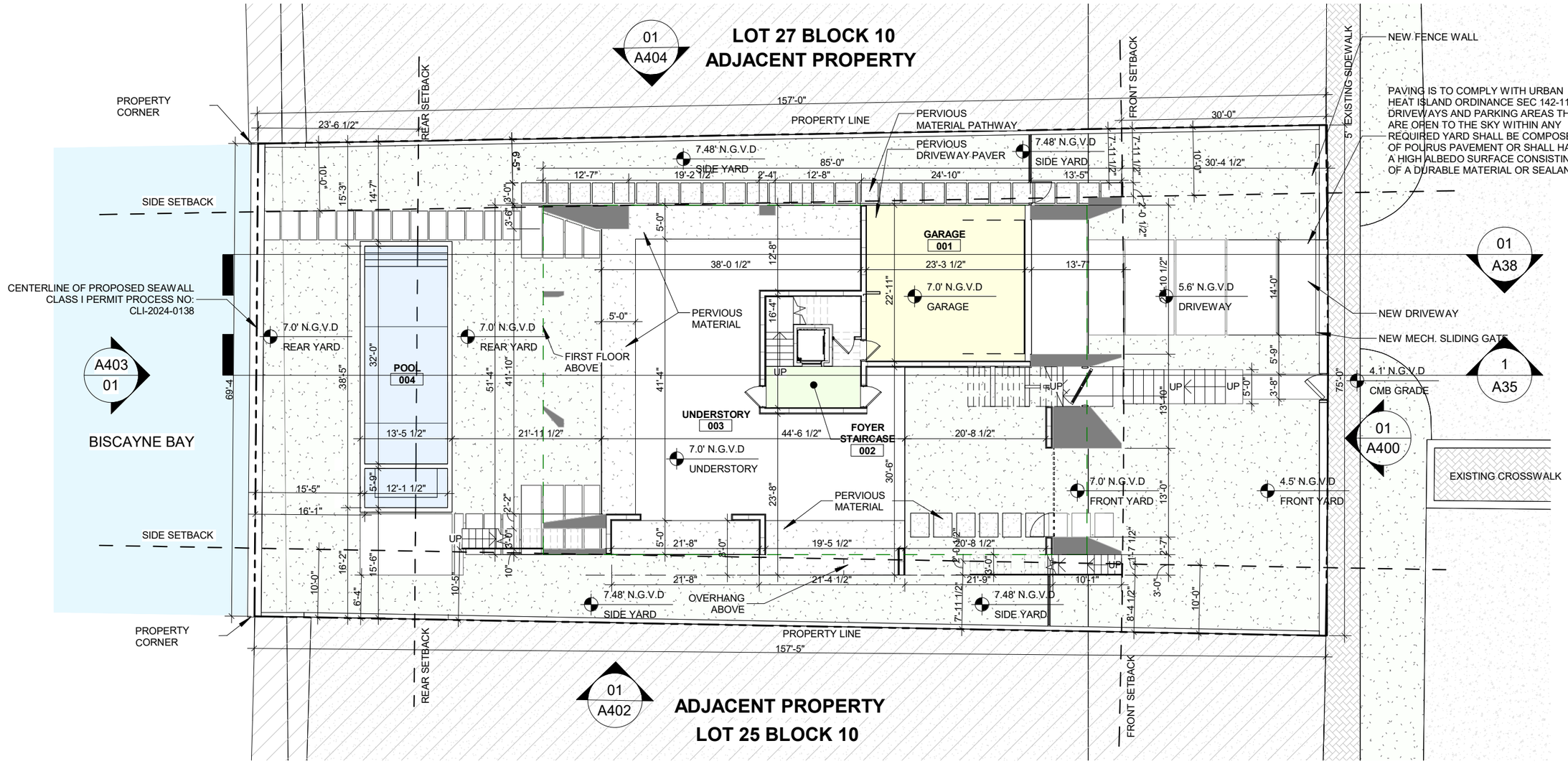
1
A28
NEW SHEET

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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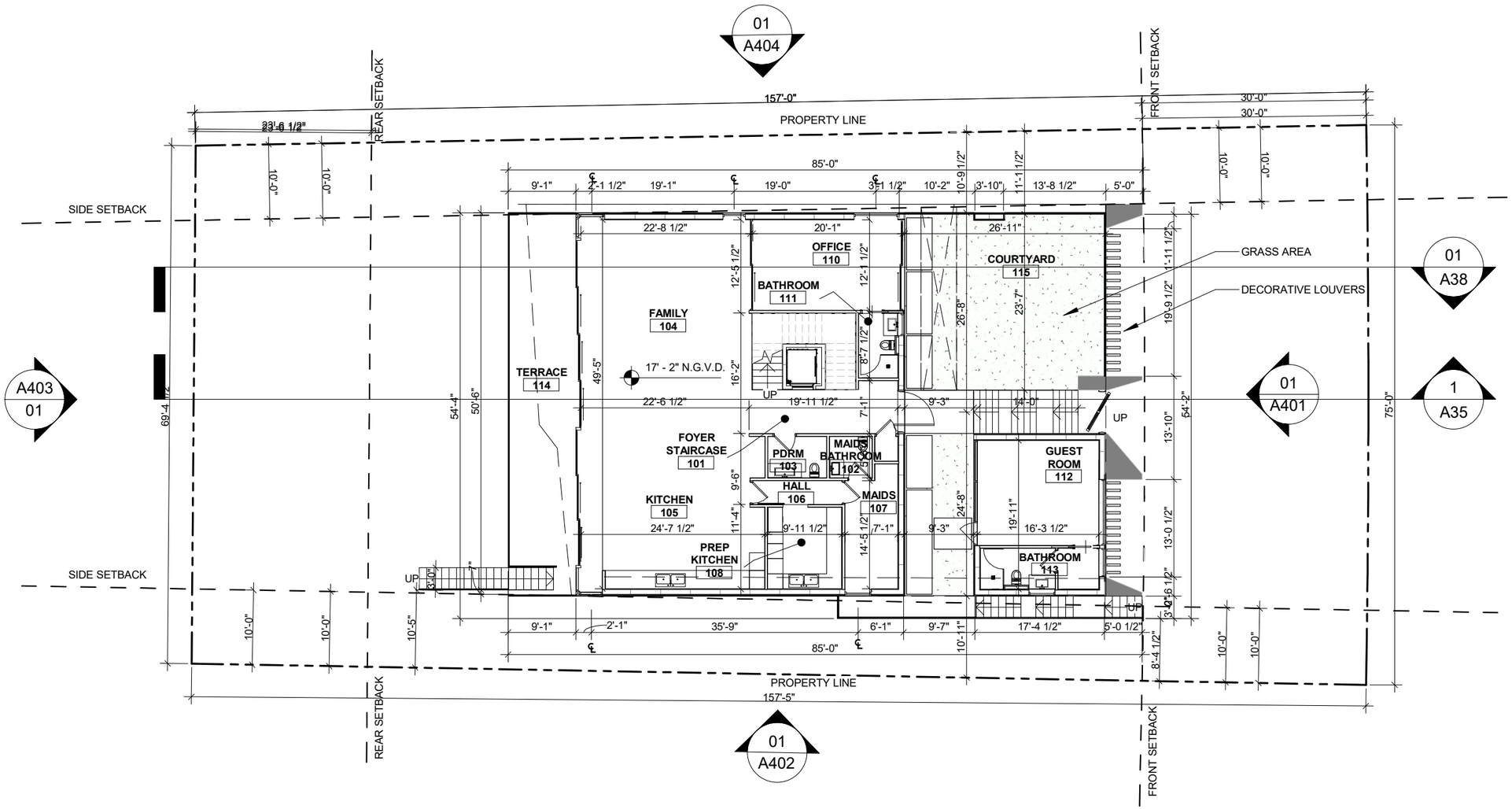
01 PROPOSED UNDERSTORY LEVEL PLAN

SCALE 1/16" = 1'-0"

1 A29 REVISED SHEET



01

PROPOSED FIRST FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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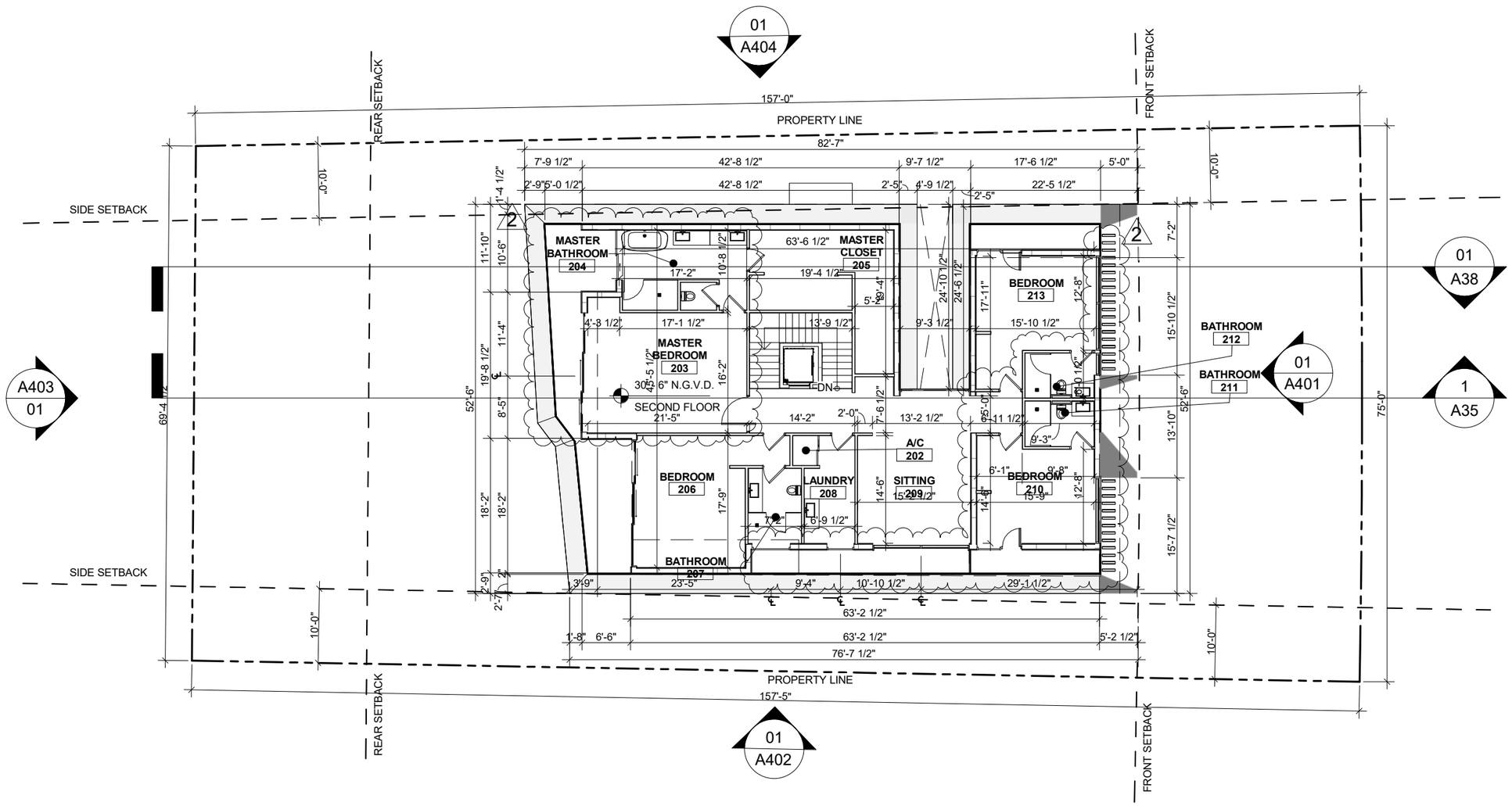
A30



01 PROPOSED SECOND FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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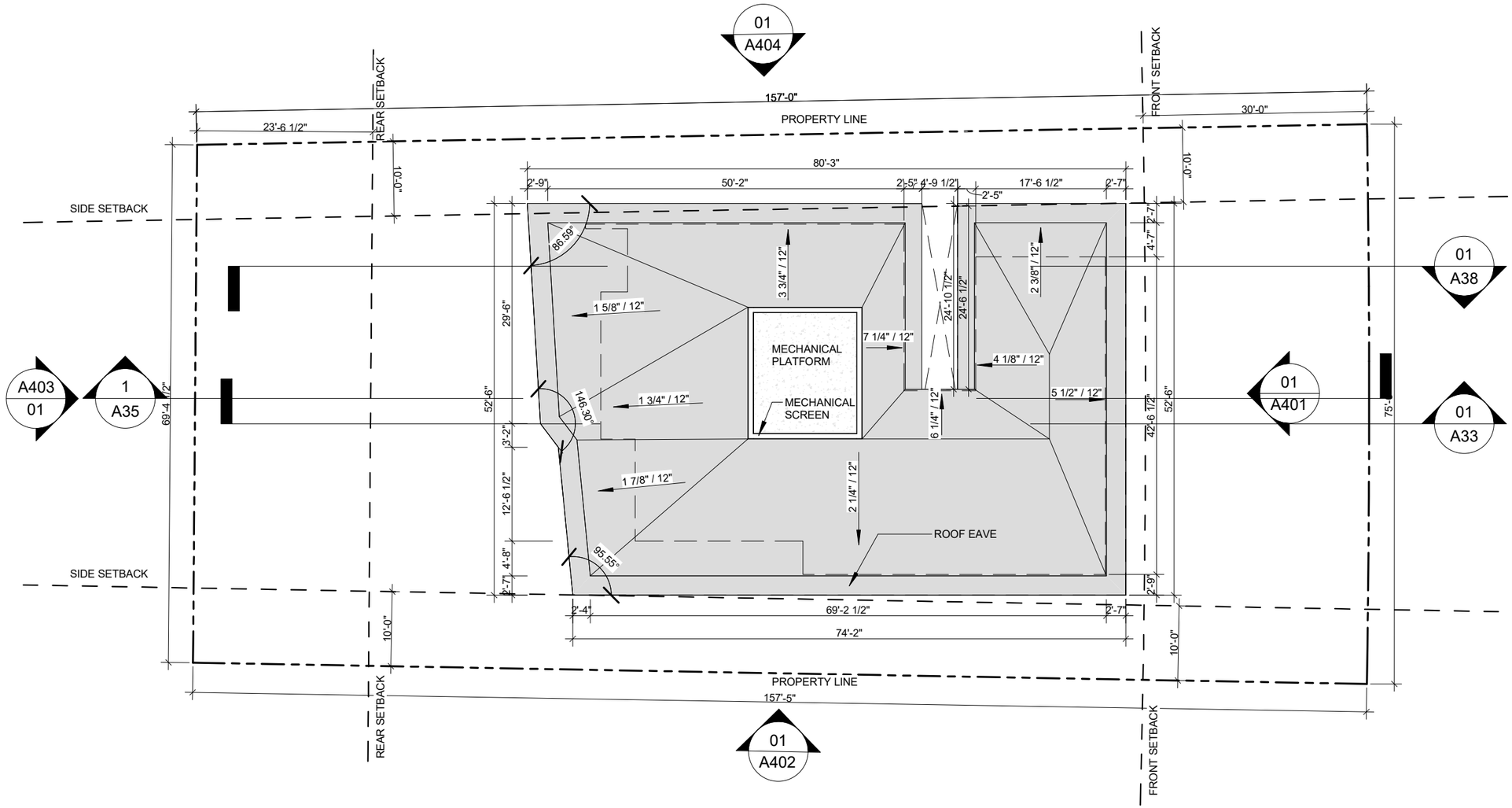
A31



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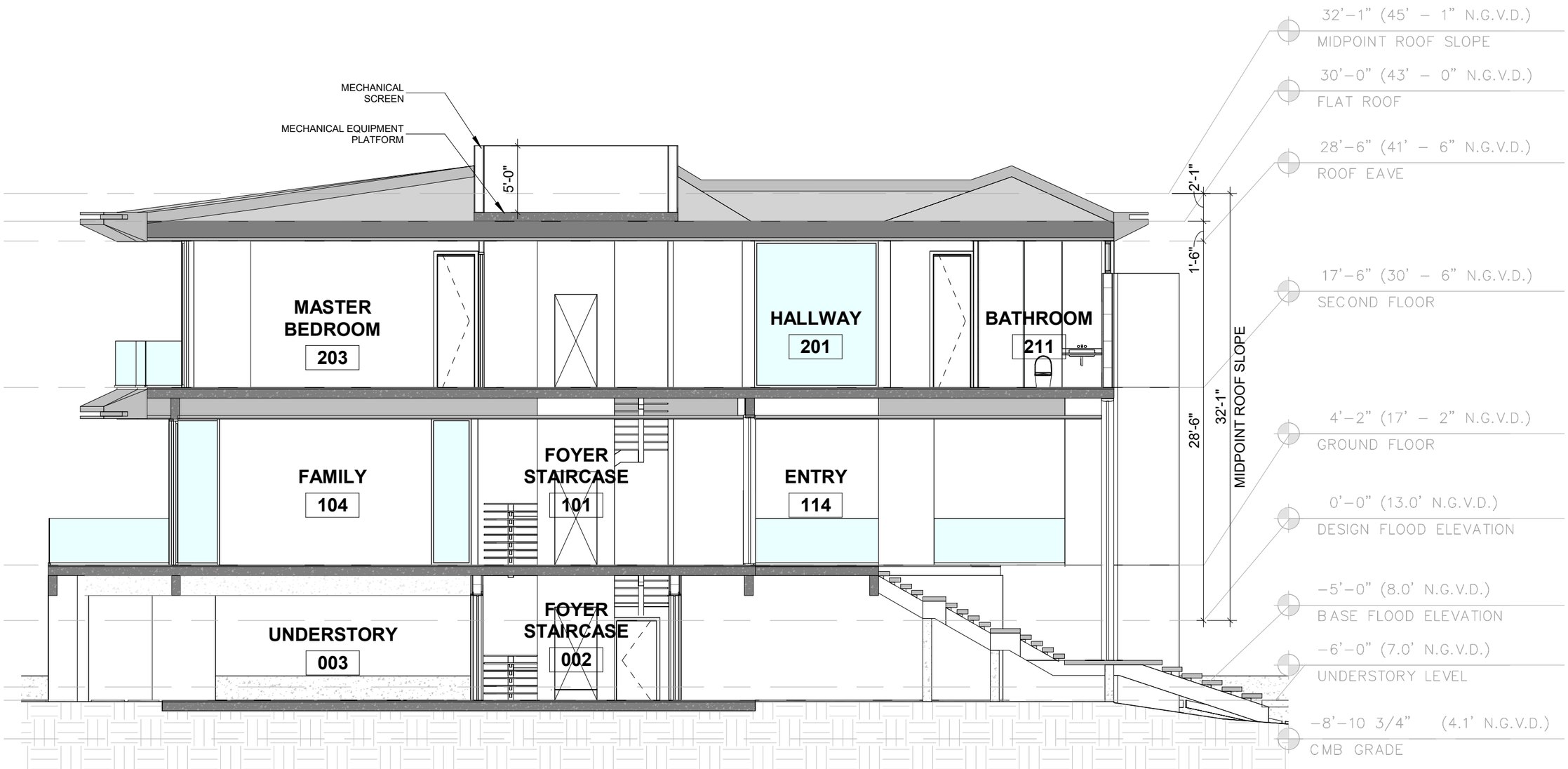
01 PROPOSED ROOF LEVEL PLAN

SCALE 1/16" = 1'-0"

A32



01 SITE SECTION AT MECHANICAL EQUIPMENT

SCALE 1/8" = 1'-0"

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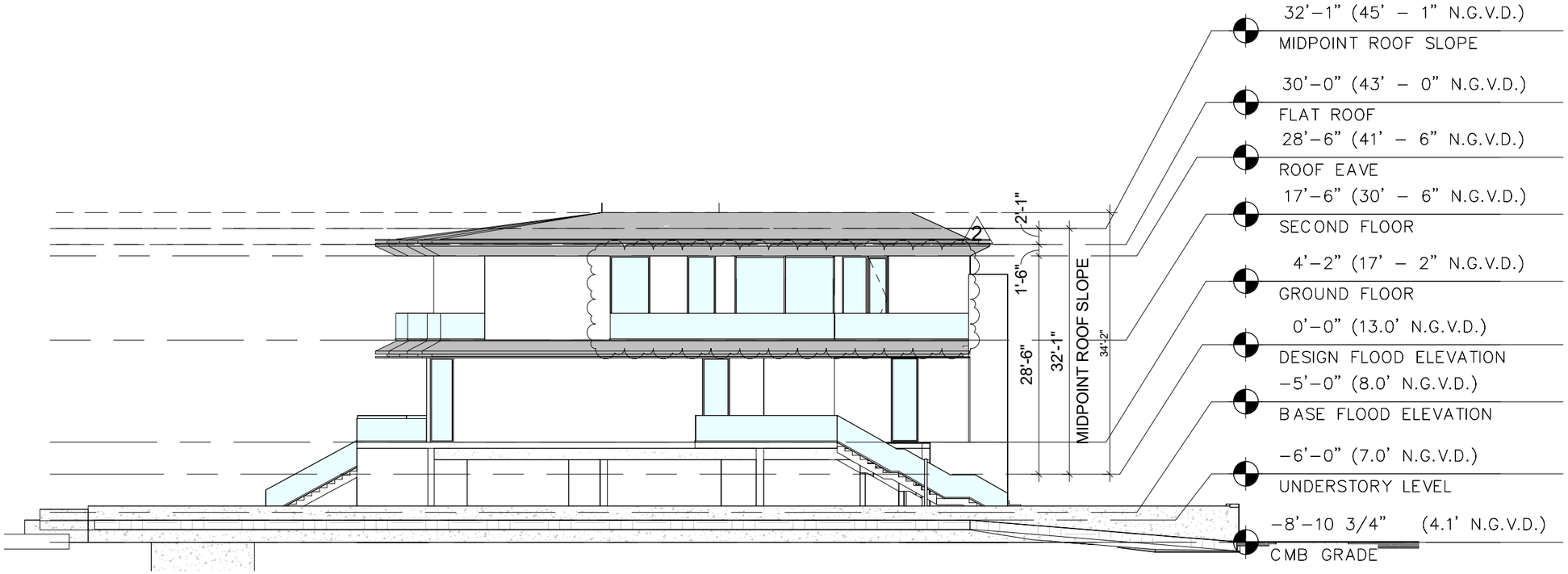
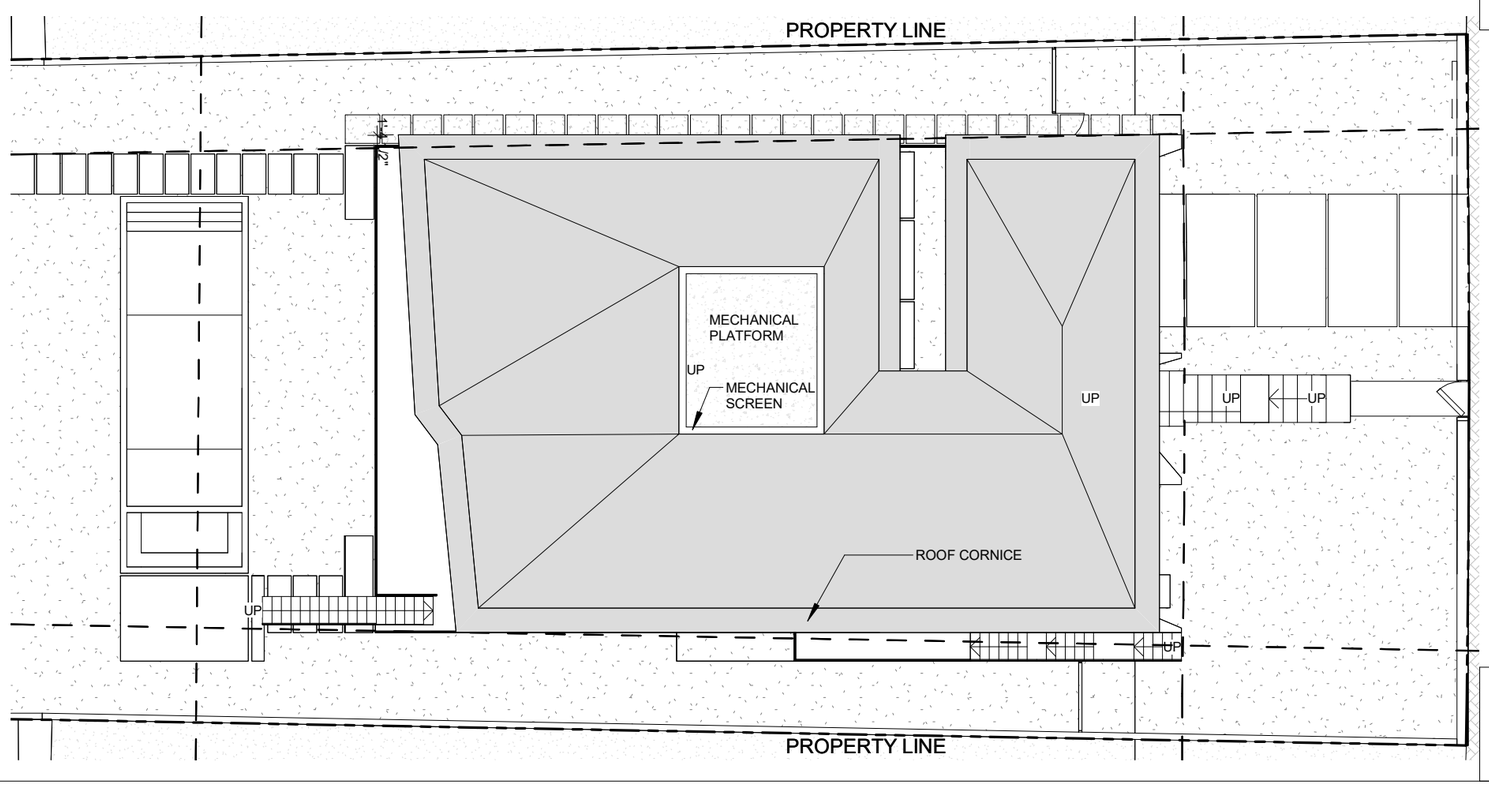
A33



02 PROPOSED WEST ELEVATION

SCALE 1/16" = 1'-0"



01 PROP. ROOF HEIGHT PLAN

SCALE 1/16" = 1'-0"

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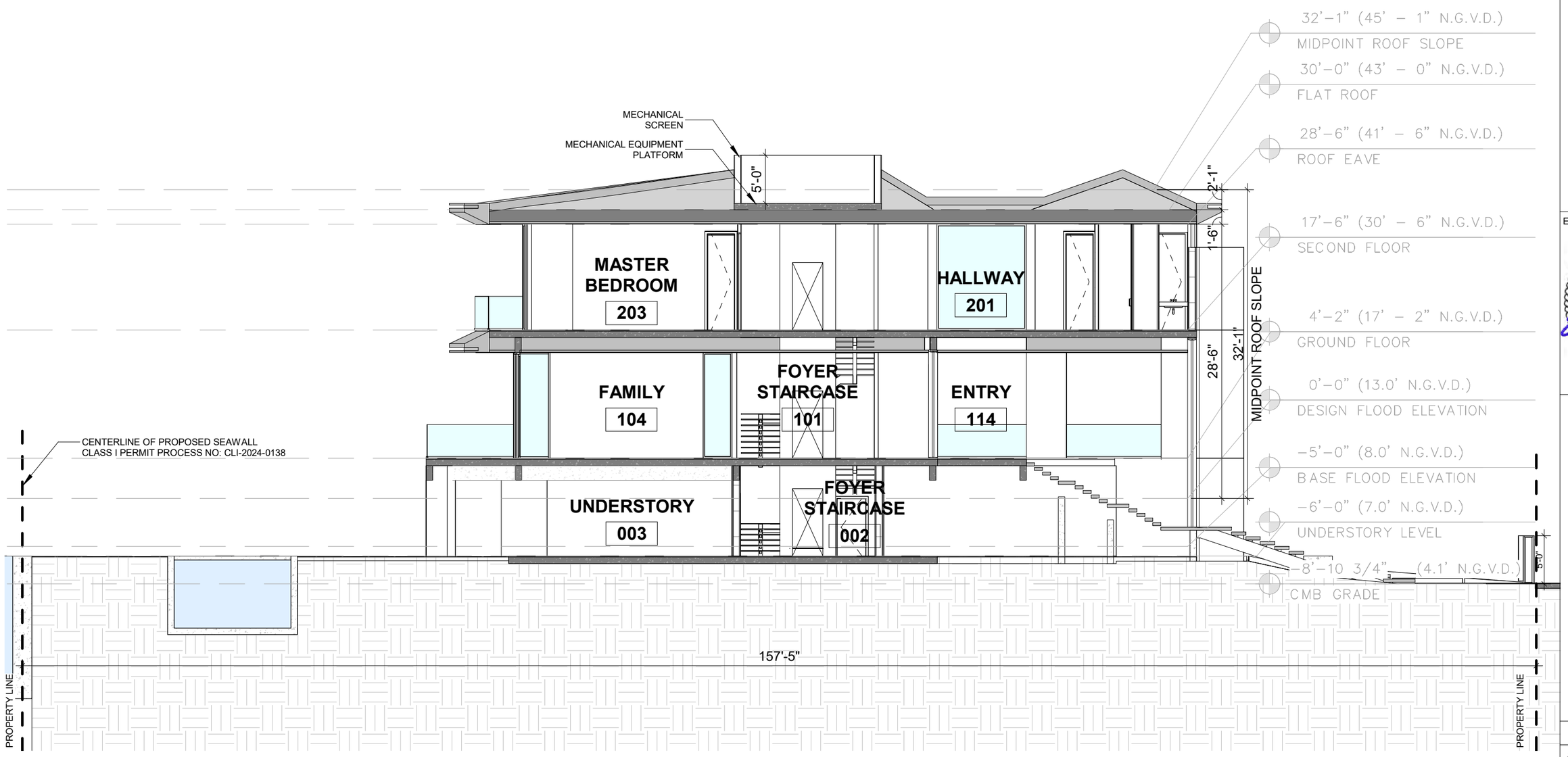
A34



1 LONGITUDINAL SECTION

SCALE 3/32" = 1'-0"

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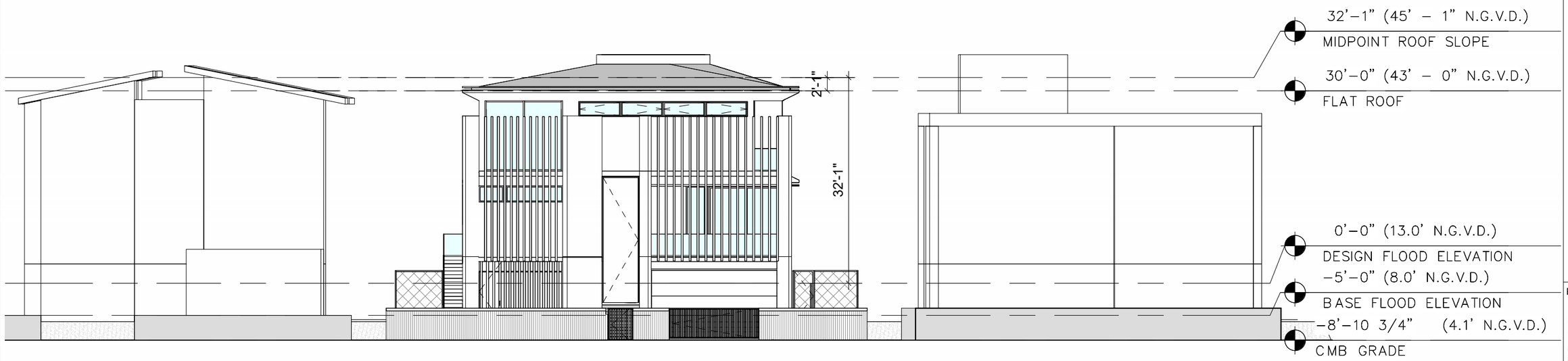
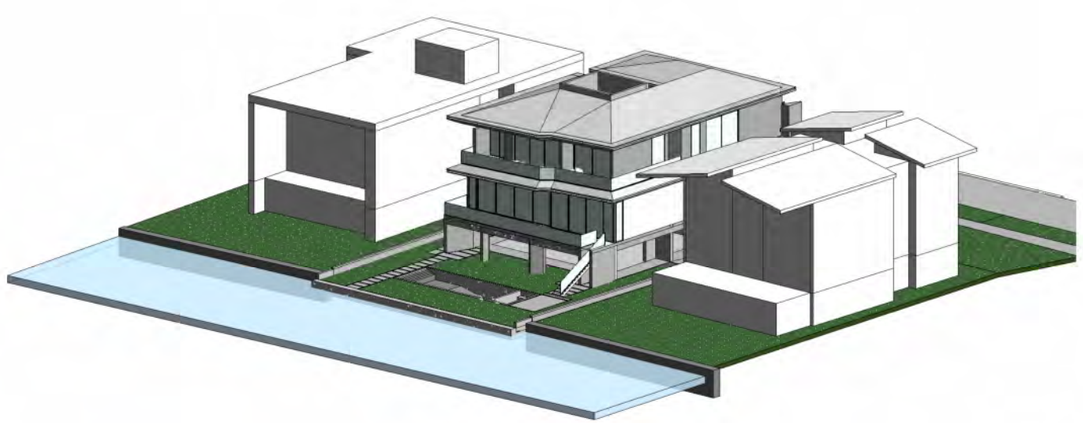
A35



03 PRIOR SOUTH FACADE CONTEXT ELEVATION

SCALE 1/16" = 1'-0"



02 PRIOR CONTEXT NORTH SIDE AXONOMETRIC

SCALE: N.T.S.

01 PRIOR CONTEXT SOUTH SIDE AXONOMETRIC

SCALE: N.T.S.

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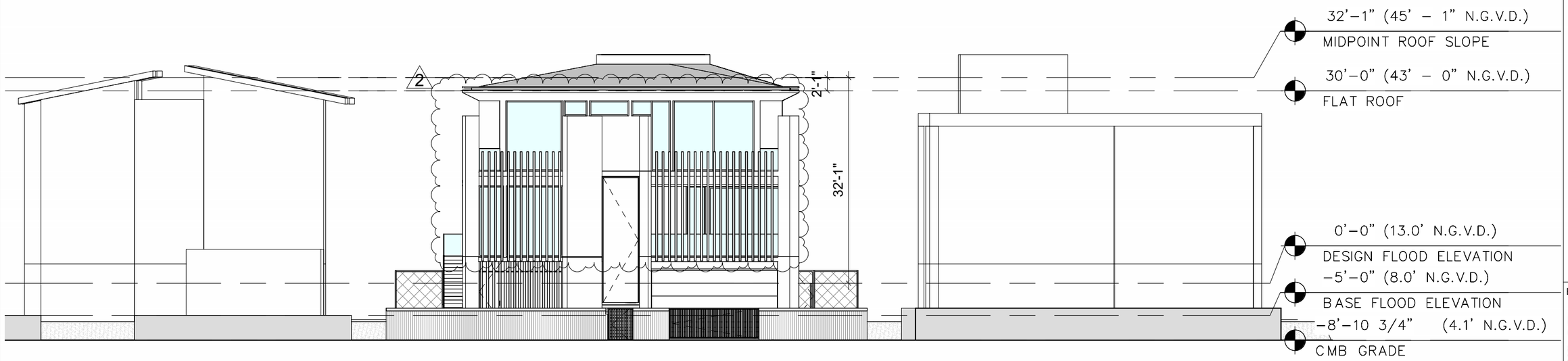
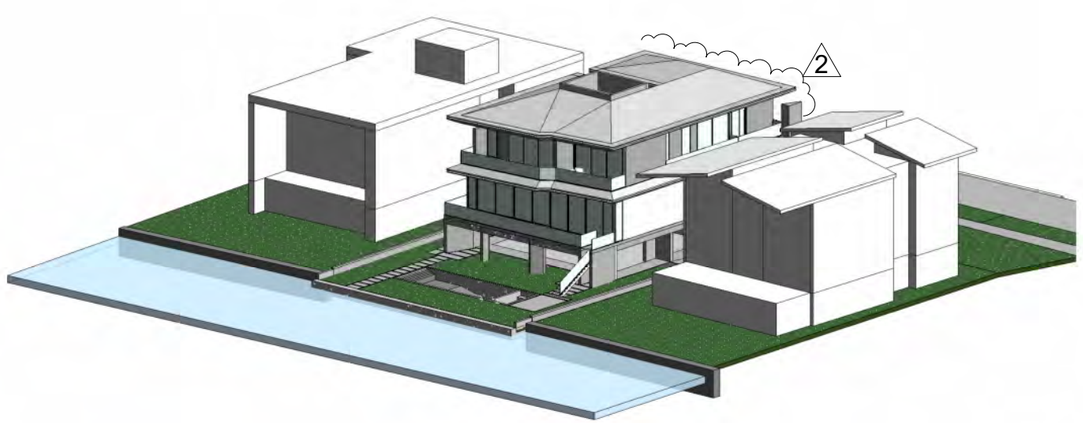
A36.P



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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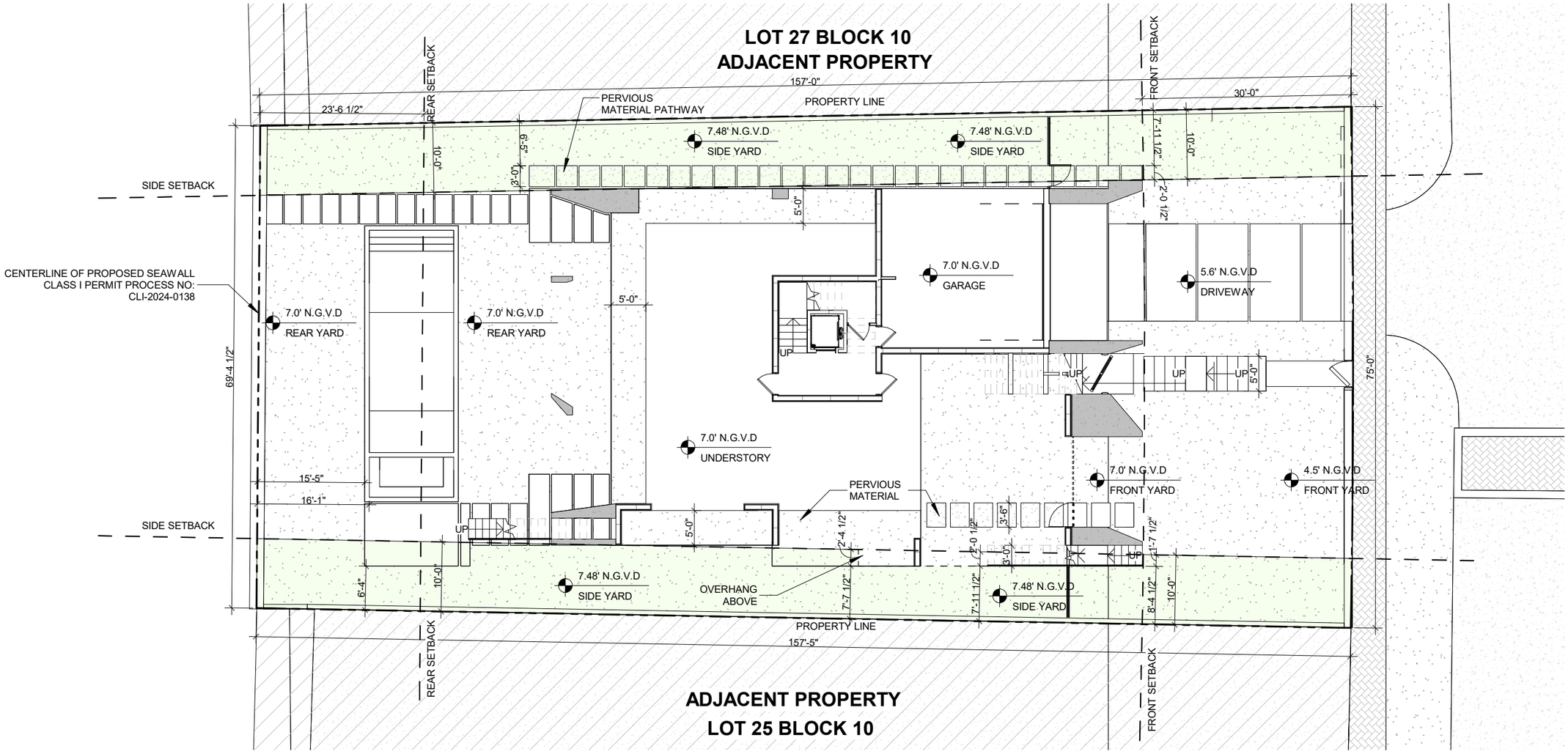
A36



01 ENCROACHMENT PLAN

SCALE 1/16" = 1'-0"

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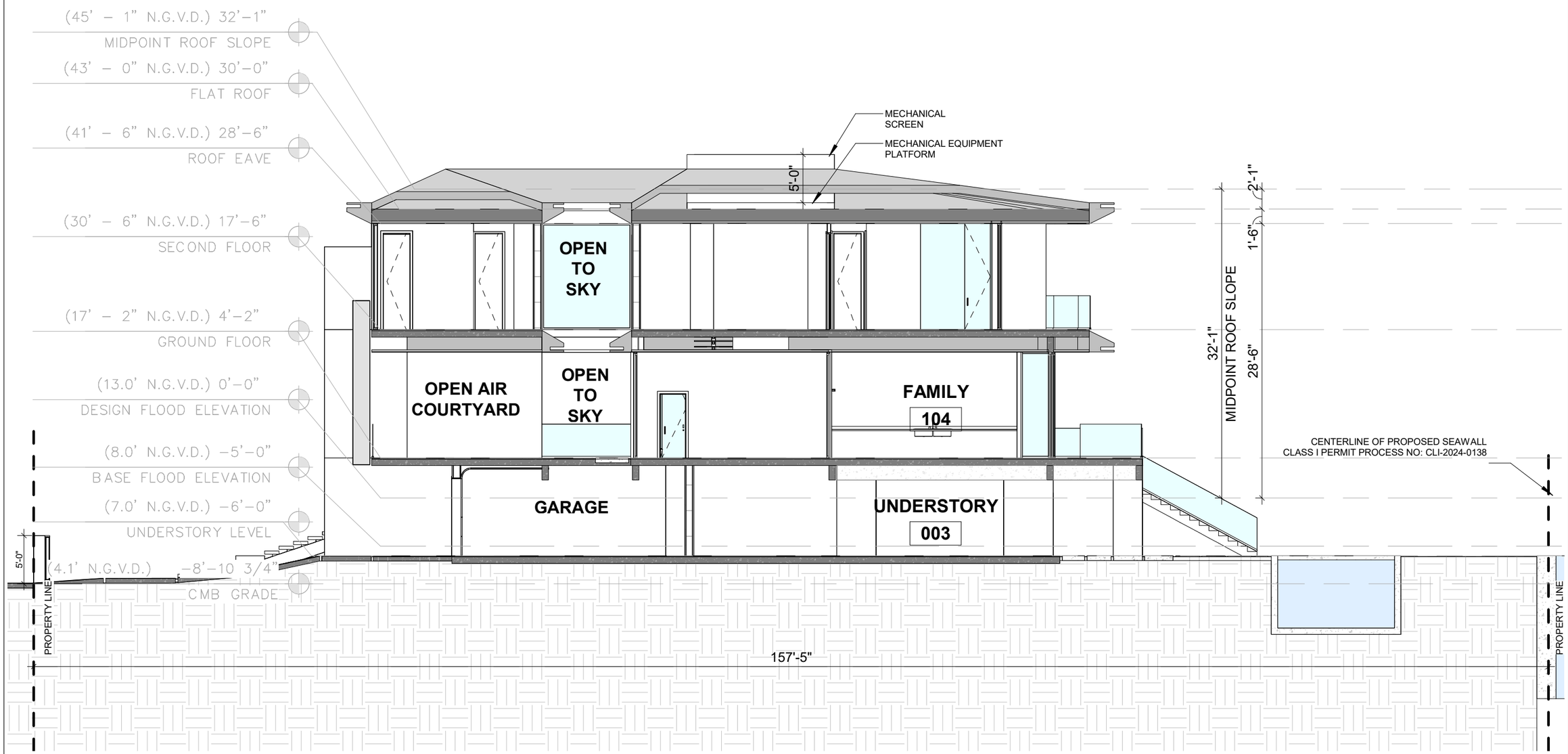
A37
NEW SHEET



01 LONGITUDINAL SECTION AT COURTYARD

SCALE 3/32" = 1'-0"

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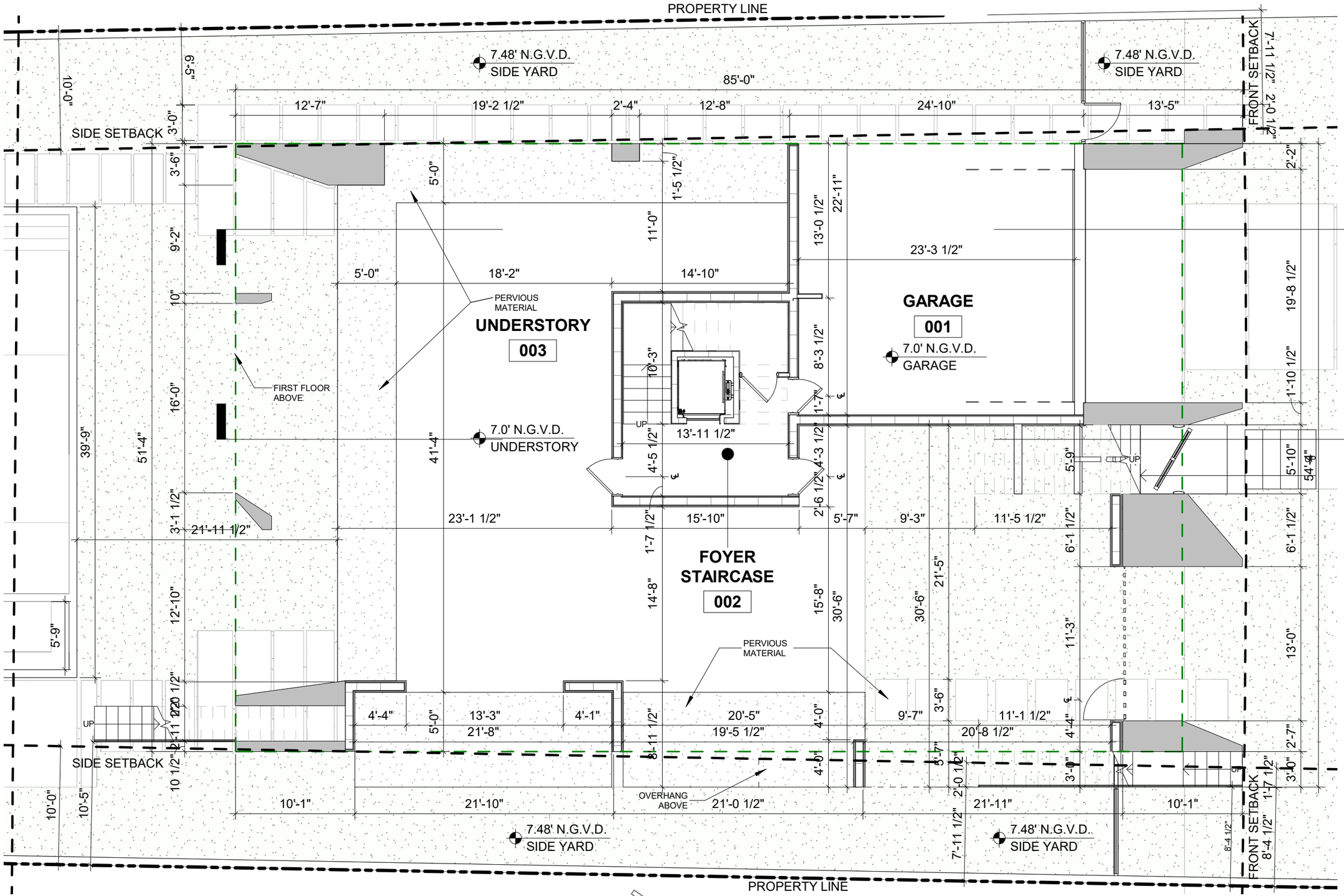
A38
NEW SHEET



01 PROPOSED UNDERSTORY FLOOR PLAN

SCALE 1/8" = 1'-0"

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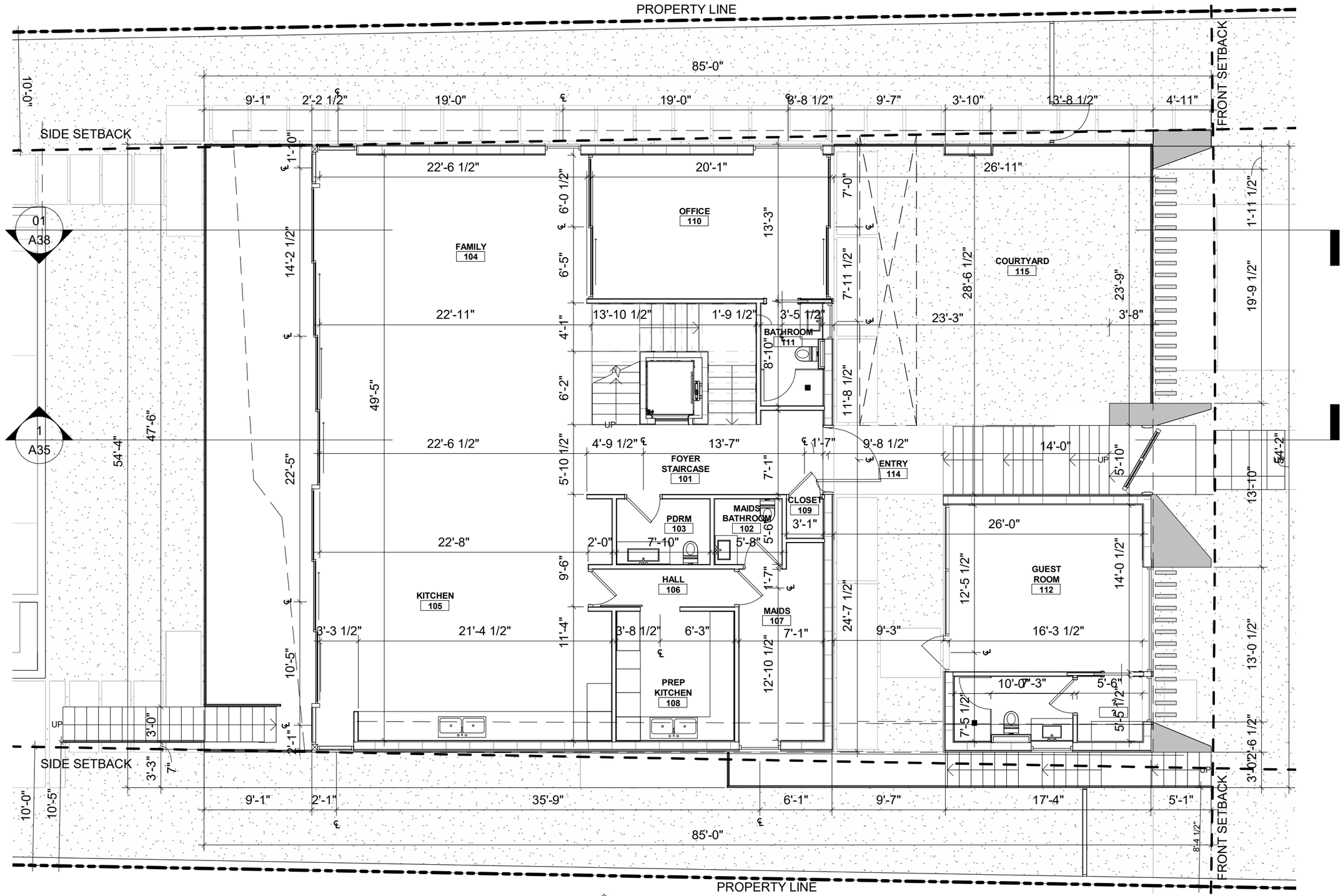

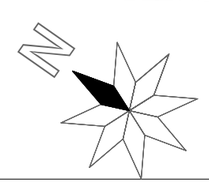

01 GROUND FLOOR

SCALE 1/8" = 1'-0"

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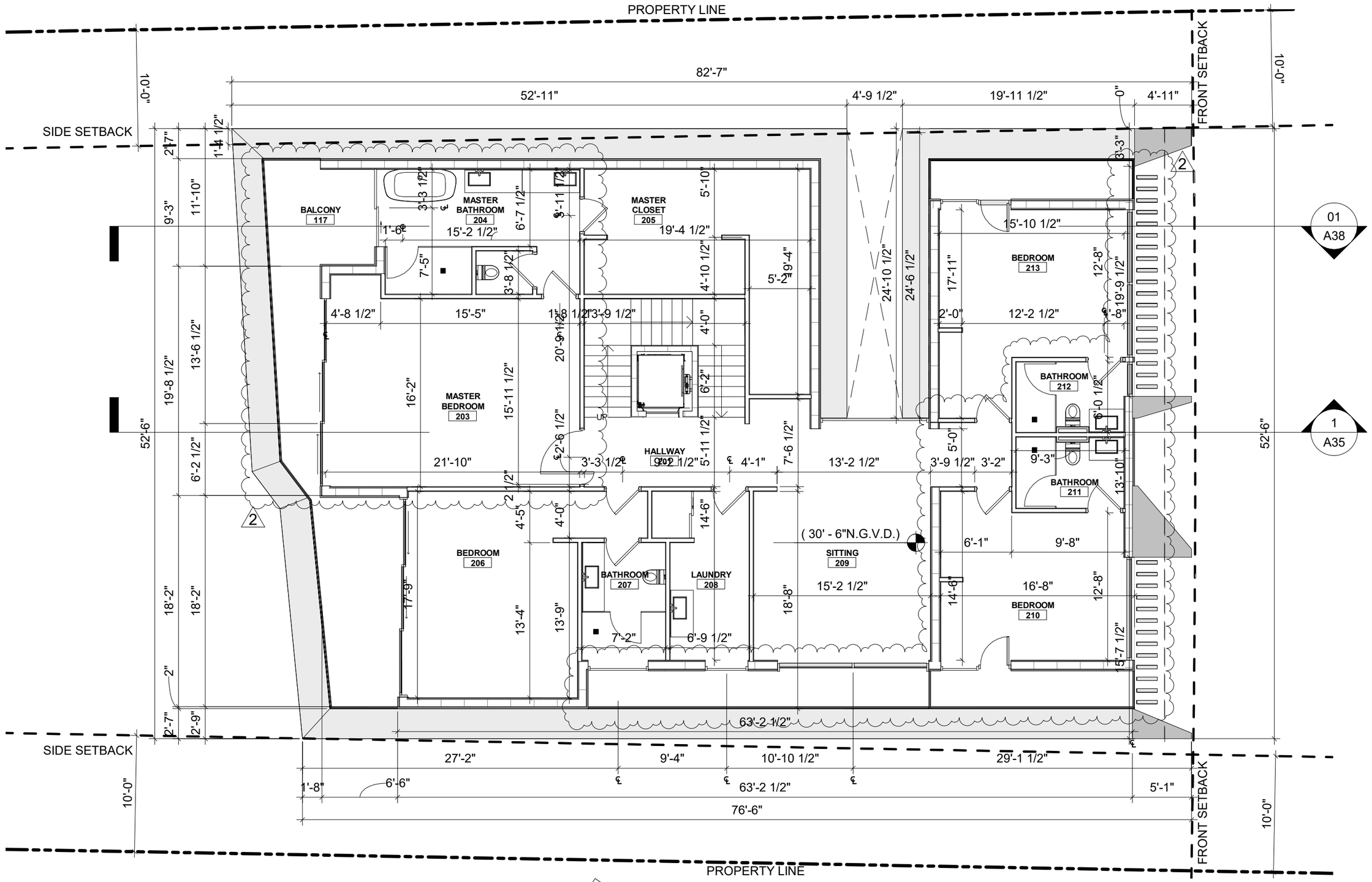
A101



01 SECOND FLOOR

SCALE 1/8" = 1'-0"

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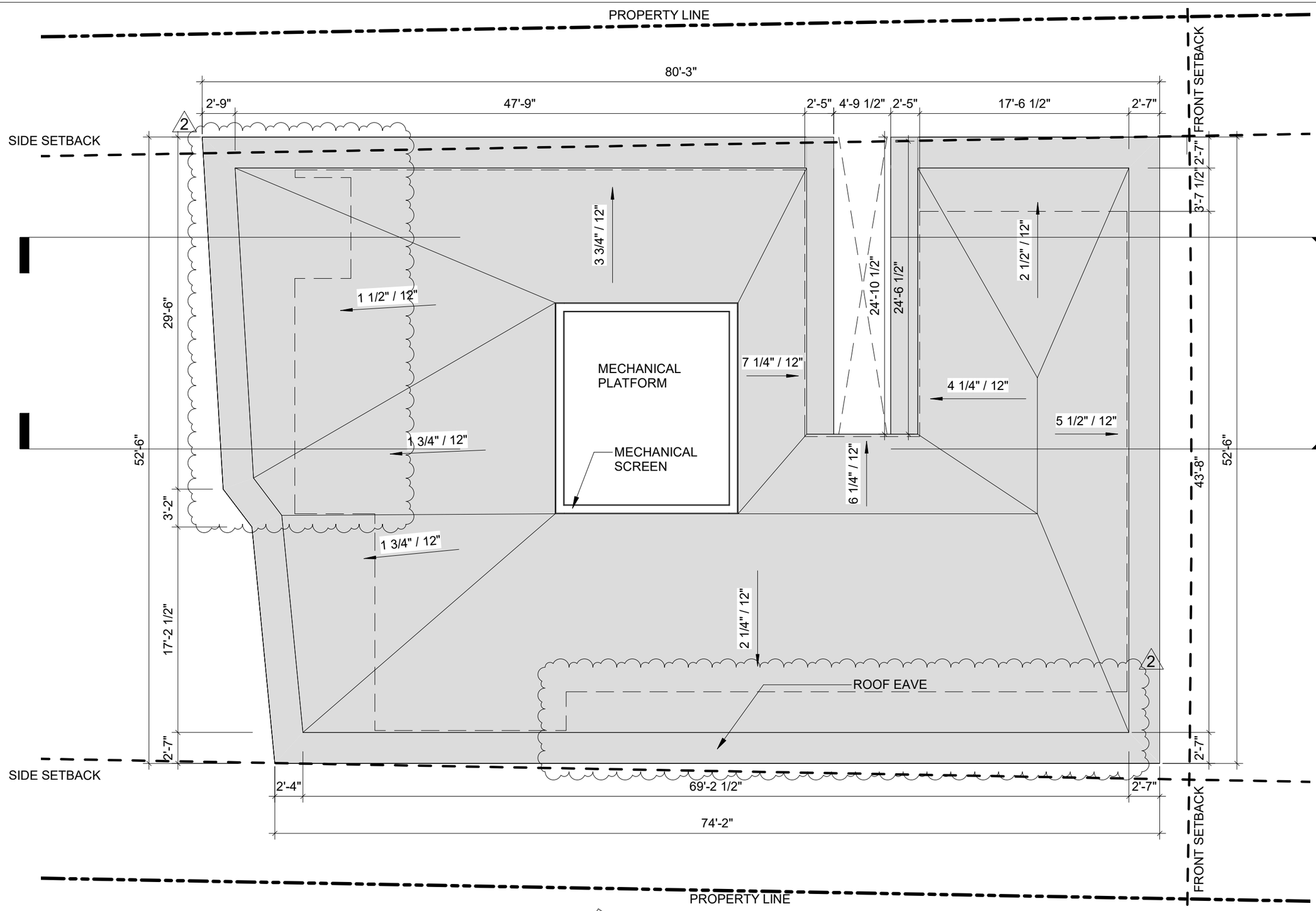
A102



01 ROOF

SCALE 1/8" = 1'-0"

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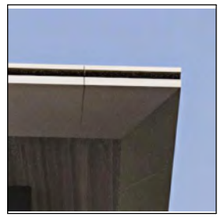
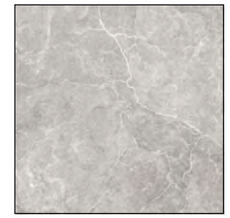


① ROOF CORNICE: METALLIC BRONZE FINISH

② GATE: ALUMINUM BRONZE FINISH

③ LOUVERS: METALLIC BRONZE FINISH

④ WALL, COLUMN, FENCE WALL: FLUTED TILE CLADDING

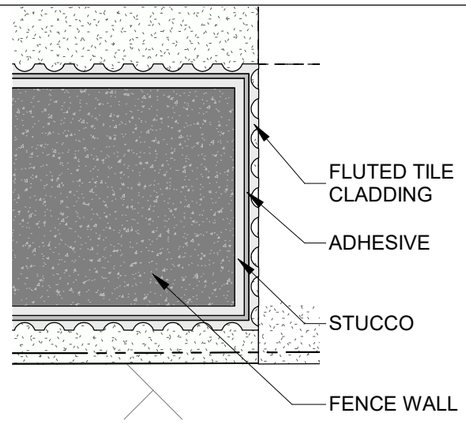


⑤ PAVERS: LIMESTONE; LIGHT NATURAL MOON FINISH

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

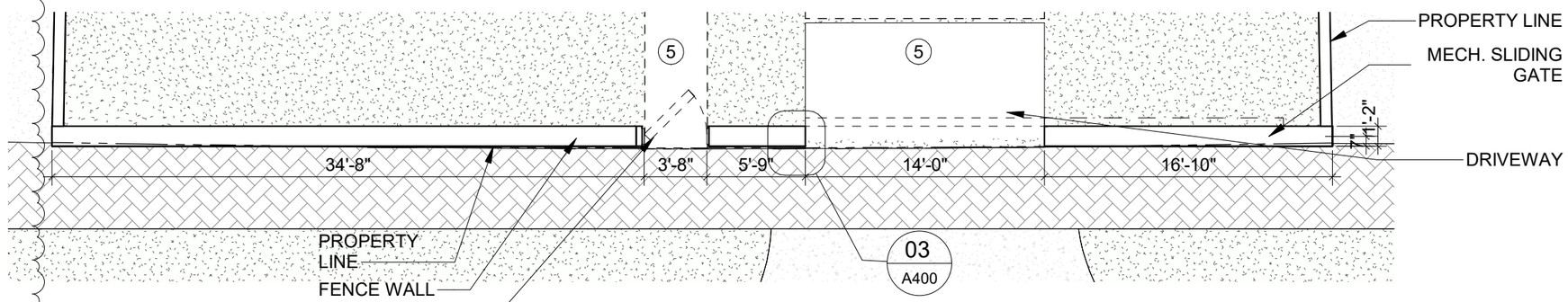
⑦ WALL: PLASTER, BRONZE FINISH TO MATCH WINDOW FRAME

⑧ DOOR: SOLID WOOD



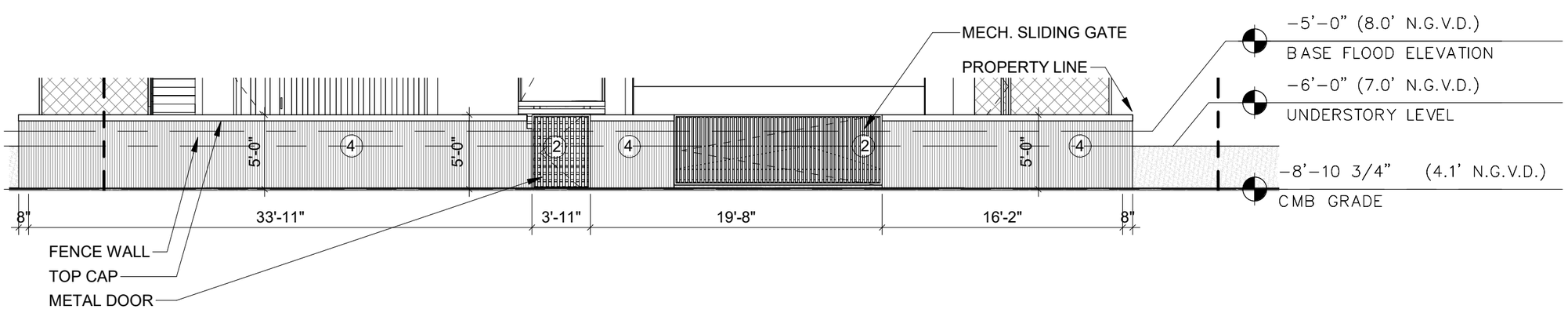
03 WALL TILE DETAIL

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"

1035 N MIAMI AVENUE
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STATE OF FLORIDA
AR94719

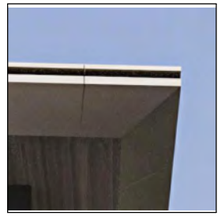
NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

⚠ 08-04-24 FINAL SUBMITTAL

A400

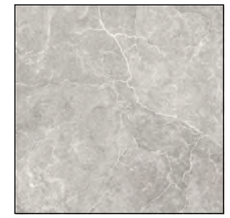


1 ROOF CORNICE: METALLIC BRONZE FINISH

2 GATE: ALUMINUM BRONZE FINISH

3 LOUVERS: METALLIC BRONZE FINISH

4 WALL, COLUMN, FENCE WALL: FLUTED TILE CLADDING



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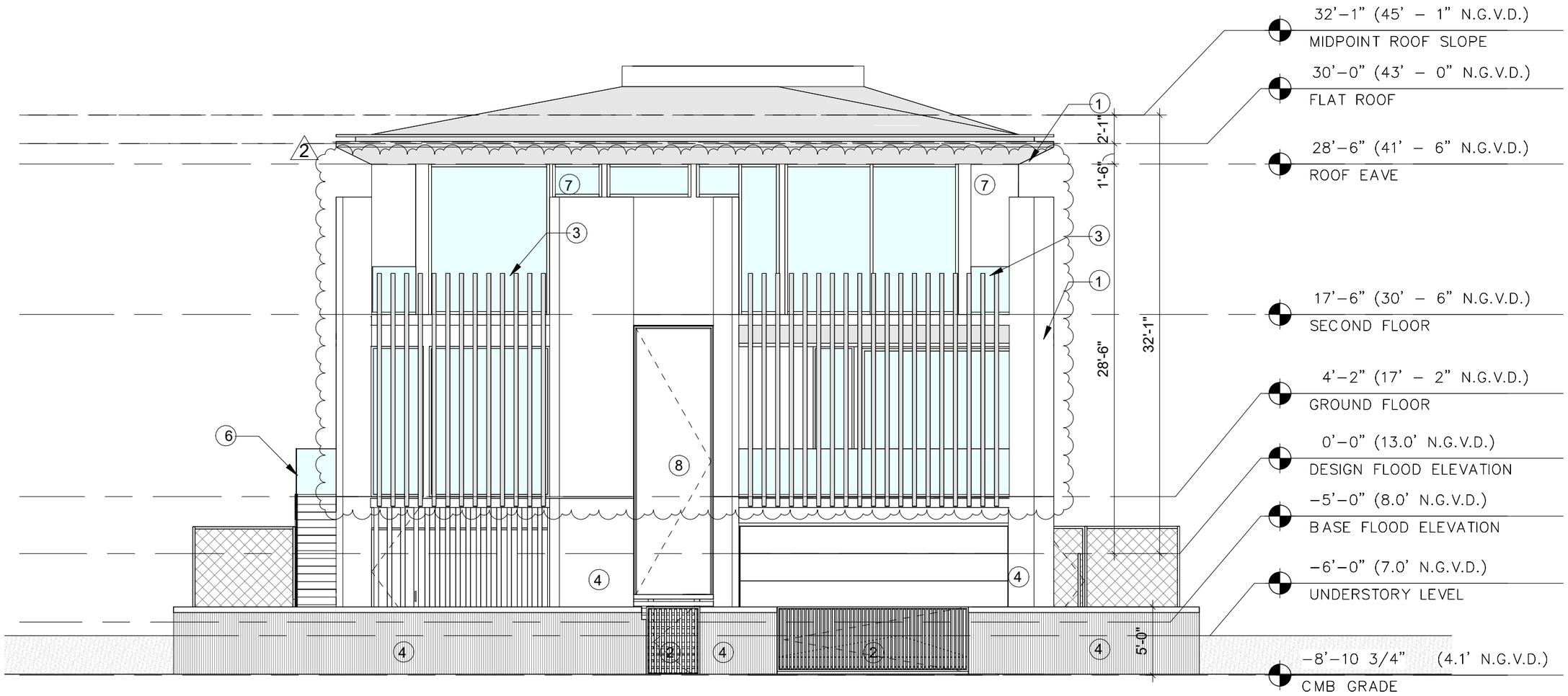
6 GLAZING & RAILING: LOW-E GLASS, CLEAR FINISH

7 WALL: PLASTER, BRONZE FINISH TO MATCH WINDOW FRAME

8 DOOR: SOLID WOOD



01 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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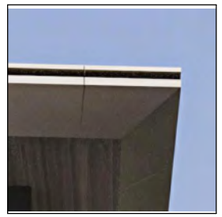
A401

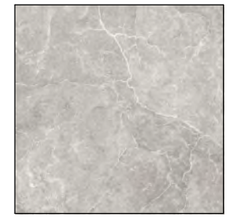


① ROOF CORNICE: METALLIC BRONZE FINISH

② GATE: ALUMINUM BRONZE FINISH

③ LOUVERS: METALLIC BRONZE FINISH

④ WALL, COLUMN, FENCE WALL: FLUTED TILE CLADDING



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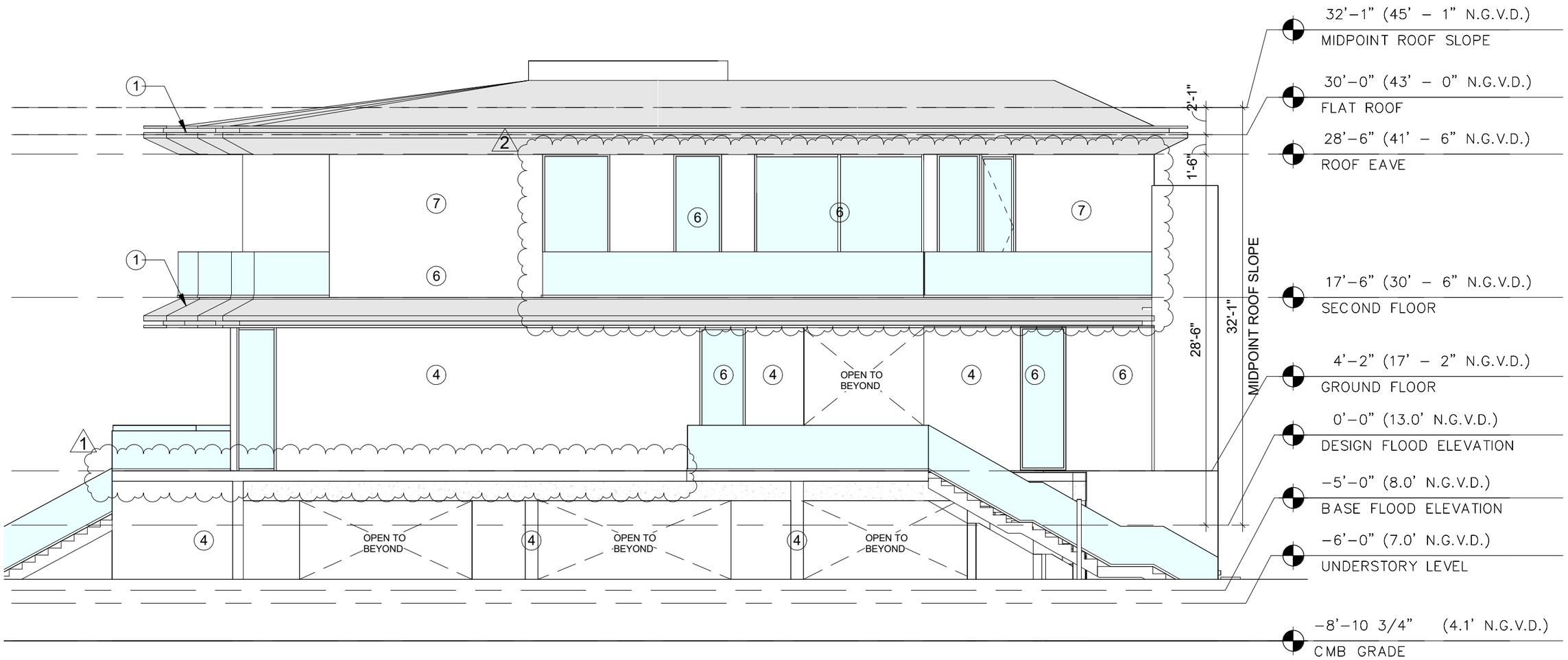

01 WEST ELEVATION

SCALE 1/8" = 1'-0"

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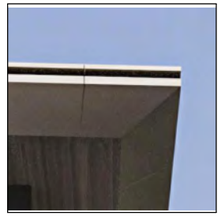
2 12-13-24 REVISION

A402



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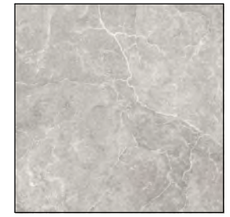

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01 NORTH ELEVATION

SCALE 1/8" = 1'-0"

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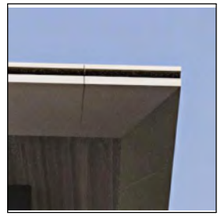
07-14-24 FIRST SUBMITTAL

A403



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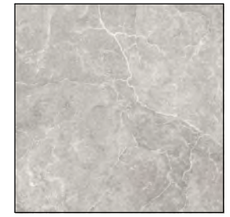

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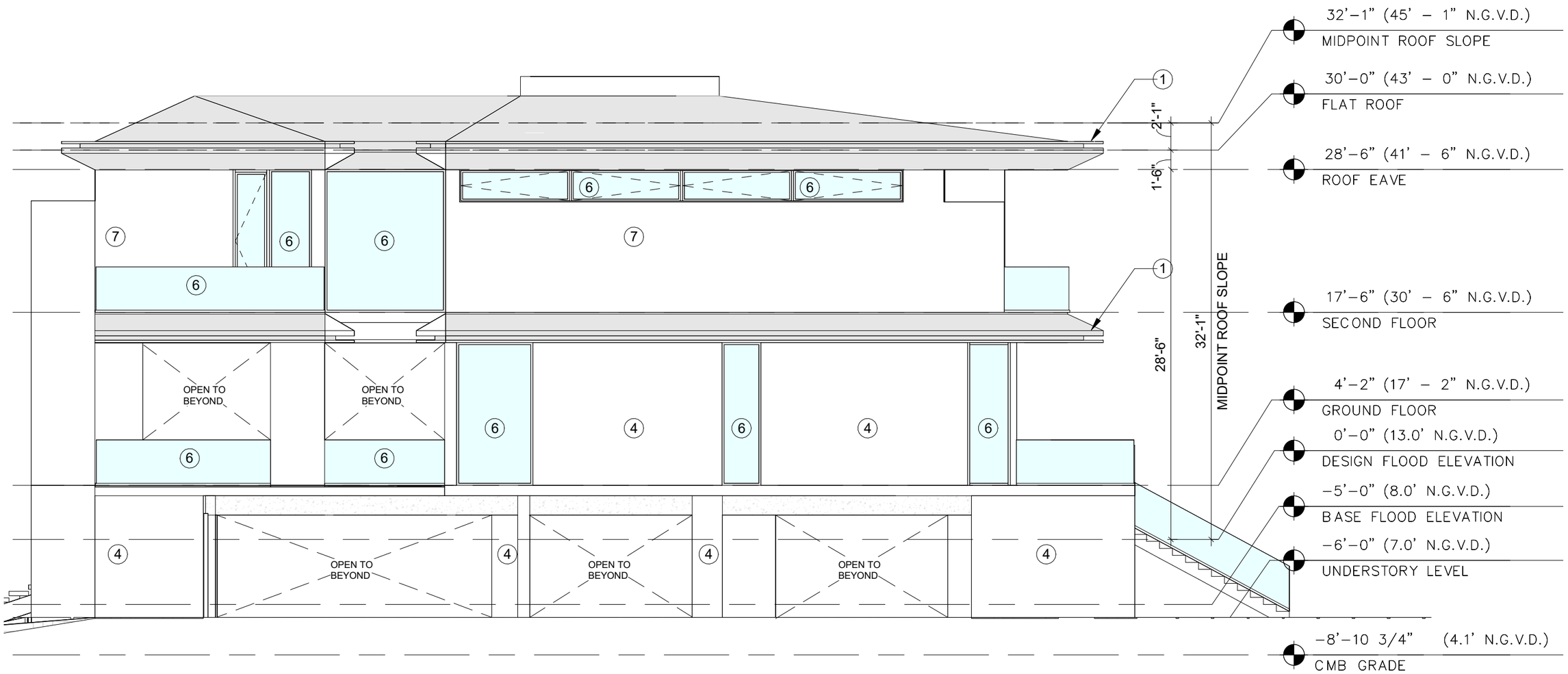

01 EAST ELEVATION

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