

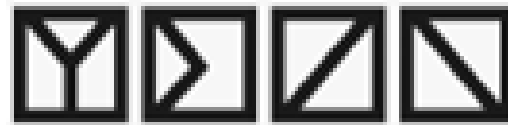
# DRB24-1038

## 1265 N Biscayne Point Road



January 16, 2025

# Project Team



# 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



① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



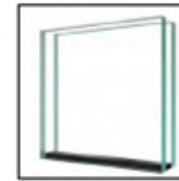
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE, LIGHT  
NATURAL MOON  
FINISH



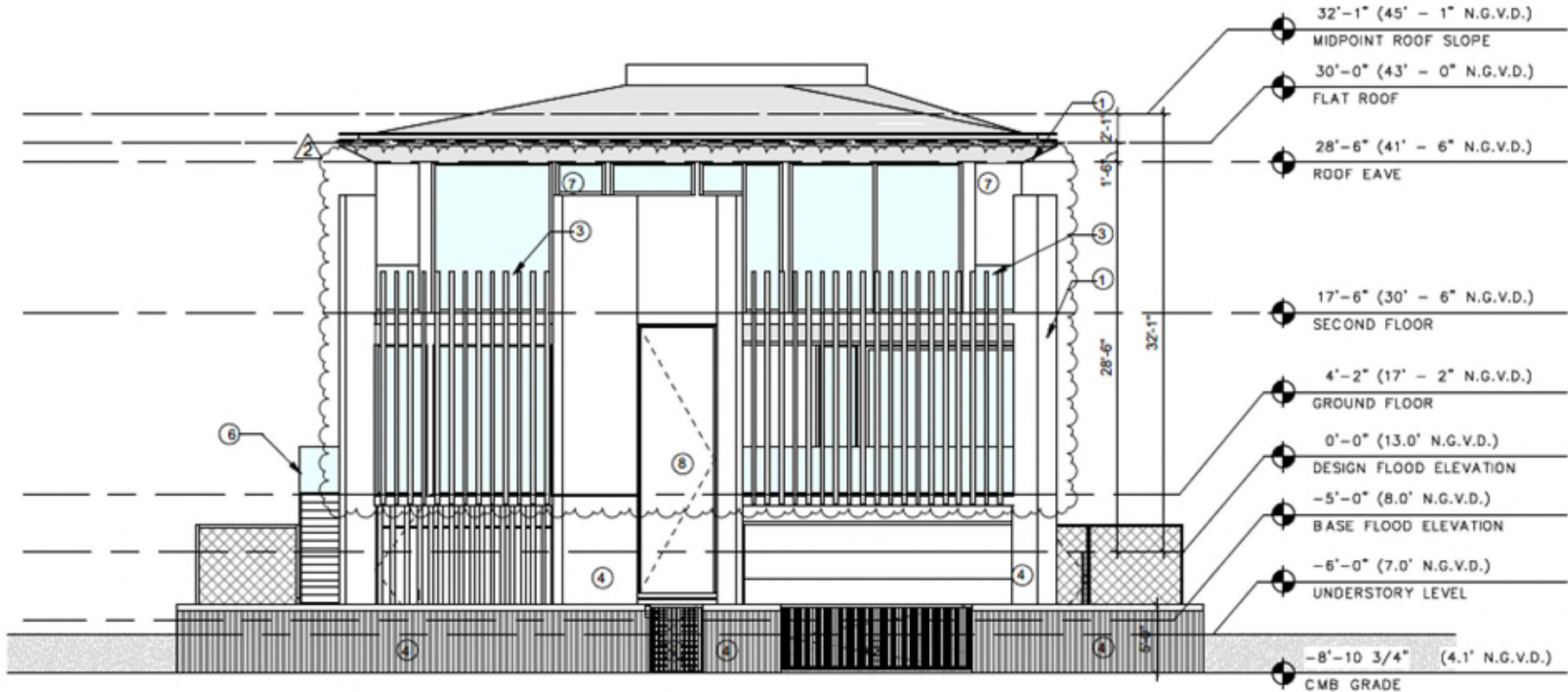
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD



01

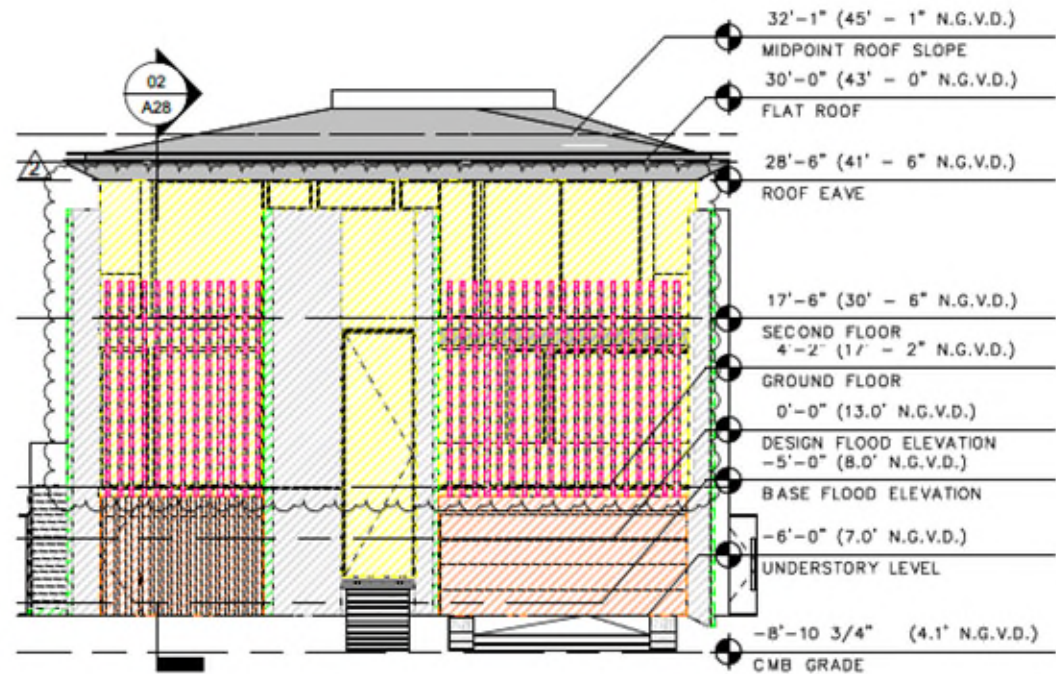
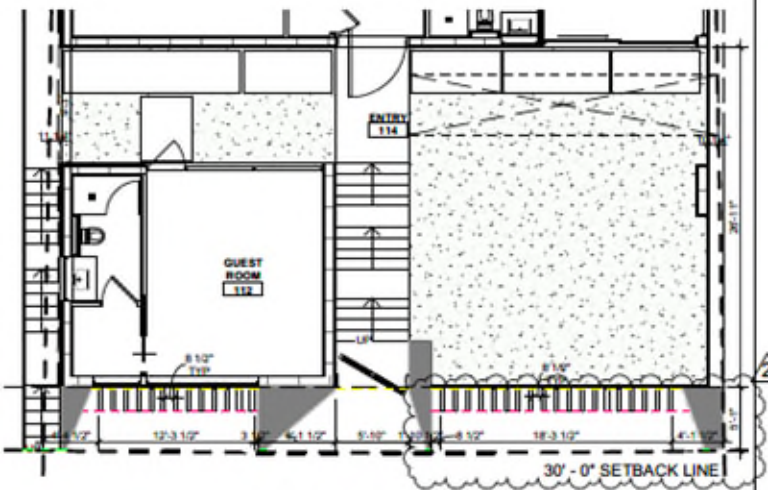
SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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

	<b>ANGLED SURFACE</b>		<b>DEPTH 3'-0"</b>
	<b>DEPTH 4"</b>		<b>DEPTH 5'-3"</b>
	<b>DEPTH 1'-8"</b>		<b>DEPTH MORE THAN 9'-6"</b>

**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"

# Before

# After

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

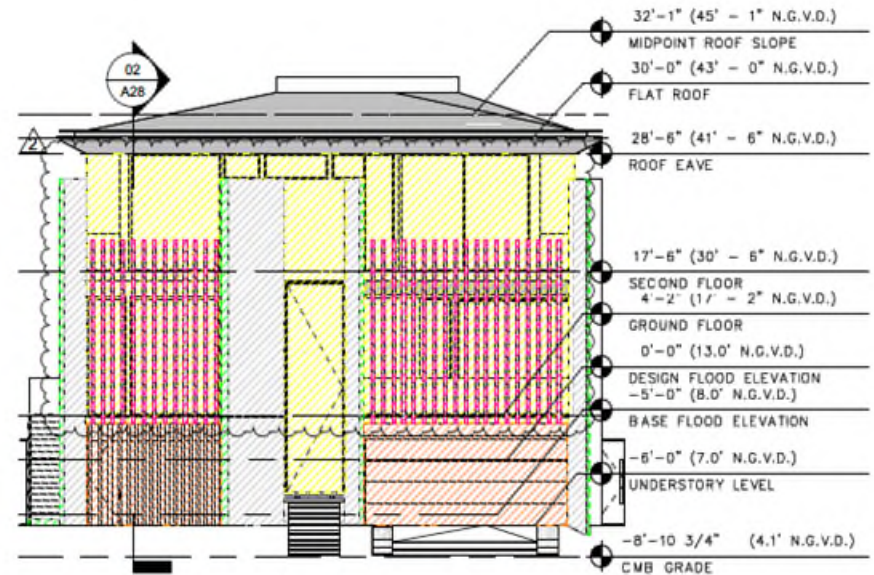
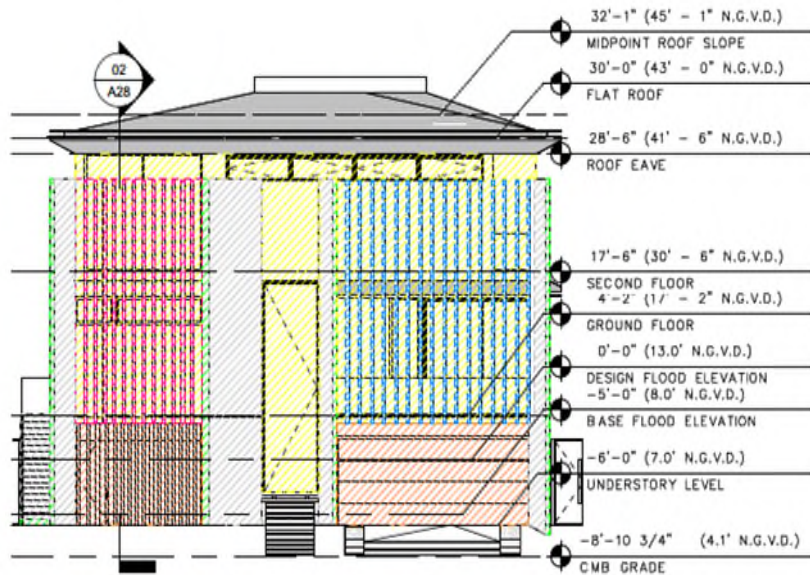
	ANGLED SURFACE		DEPTH 3'-0"
	DEPTH 0'		DEPTH 5'-0"
	DEPTH 1'-8"		DEPTH MORE THAN 9'-6"

**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.

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

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





① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



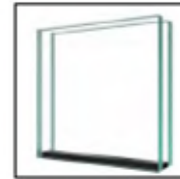
③ LOUVERS:  
METALLIC BRONZE  
FINISH



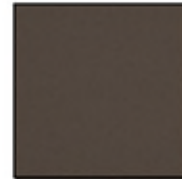
④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE; LIGHT  
NATURAL MOON  
FINISH



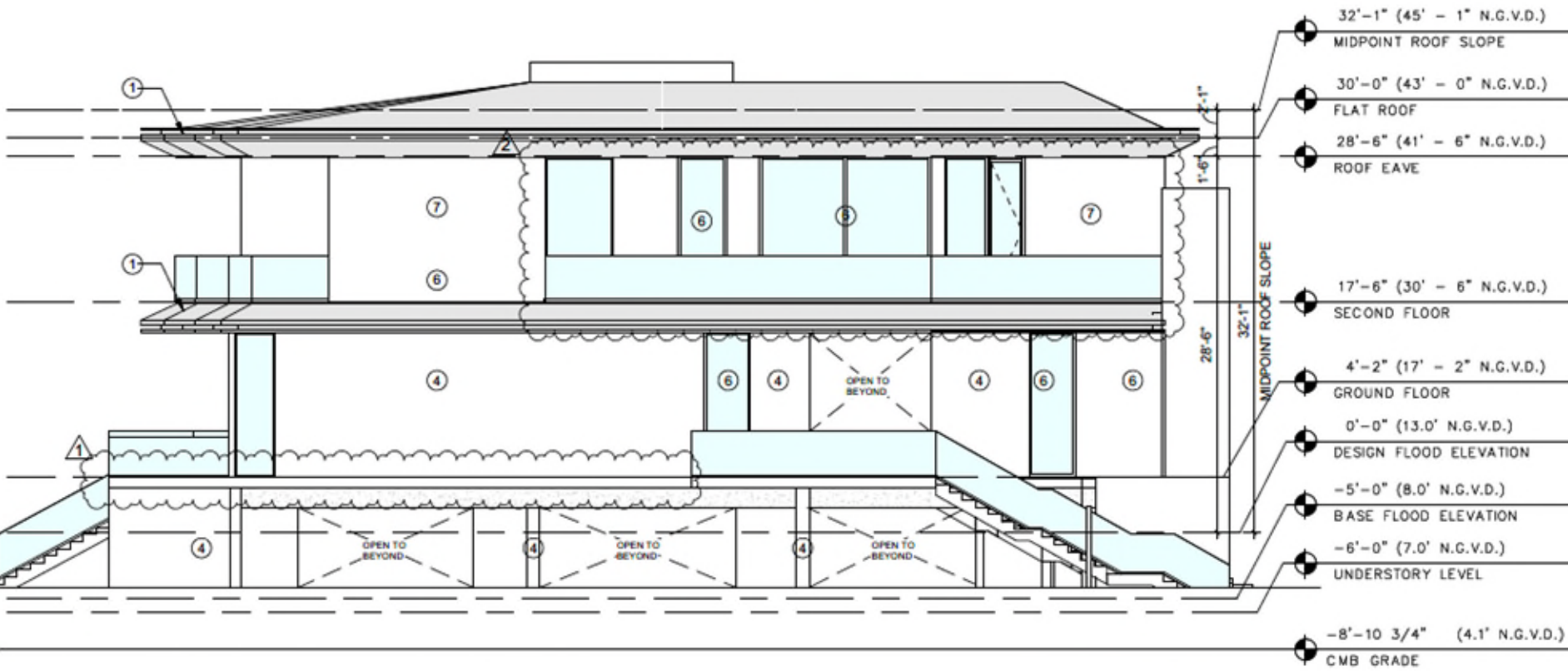
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD




# 01

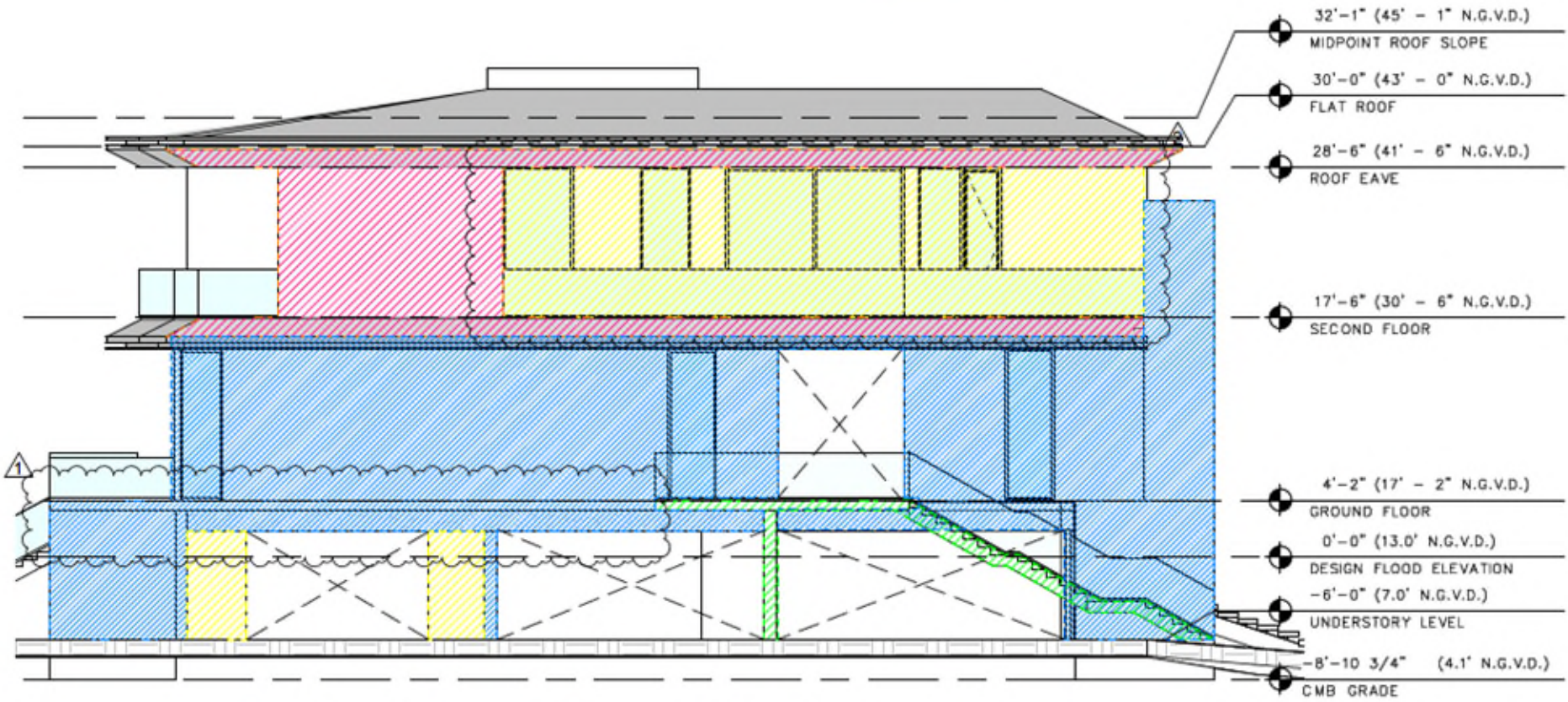
## WEST ELEVATION

SCALE 1/8" = 1'-0"



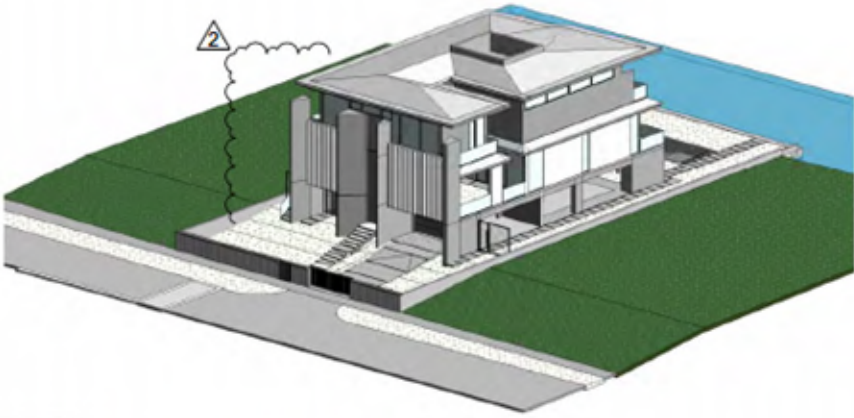
**WAIVER OF ADDITIONAL OPEN SPACE**

- |   |                    |   |                     |
|---|--------------------|---|---------------------|
|  | <b>DEPTH 0'</b>    |  | <b>DEPTH 8'-0"</b>  |
|  | <b>DEPTH 3'</b>    |  | <b>DEPTH 10'-1"</b> |
|  | <b>DEPTH 5'-7"</b> |   |                     |



- 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
- 6'-0" (7.0' N.G.V.D.) UNDERSTORY LEVEL
- 8'-10 3/4" (4.1' N.G.V.D.) CMB GRADE

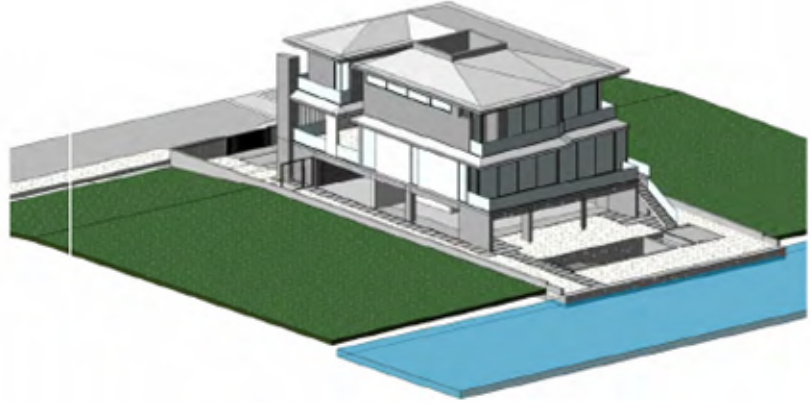
**01** WEST FACADE ELEVATION DEPTHS  
SCALE 1/8" = 1'-0"



**04**

SE AXONOMETRIC

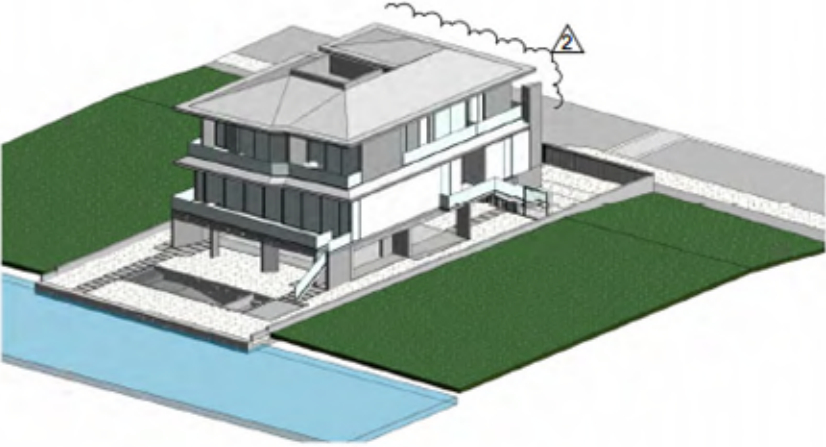
SCALE



**03**

NE AXONOMETRIC

SCALE



**02**

NW AXONOMETRIC

SCALE



**01**

SW AXONOMETRIC

SCALE



**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.



RENDERING AT MAIN FACADE



RENDERING AT HOUSE ENTRY & GARAGE



RENDERING AT ENTRANCE GATE







RENDERING AT SOUTHWEST CORNER



RENDERING AT REAR YARD OF HOUSE FROM BISCAYNE BAY



RENDERING AT POOL

**Before**



PRIOR RENDERING AT MAIN FACADE

**After**



RENDERING AT MAIN FACADE

**Before**



PRIOR RENDERING AT HOUSE ENTRY & GARAGE

**After**



RENDERING AT HOUSE ENTRY & GARAGE



# 3D Video

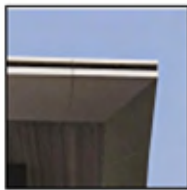


# Thank You

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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



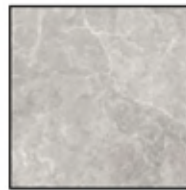
② GATE:  
ALUMINUM BRONZE  
FINISH



③ LOUVERS:  
METALLIC BRONZE  
FINISH



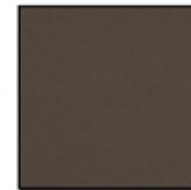
④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



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

NORTH ELEVATION

SCALE 1/8" = 1'-0"



① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



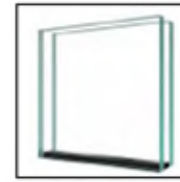
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE; LIGHT  
NATURAL MOON  
FINISH



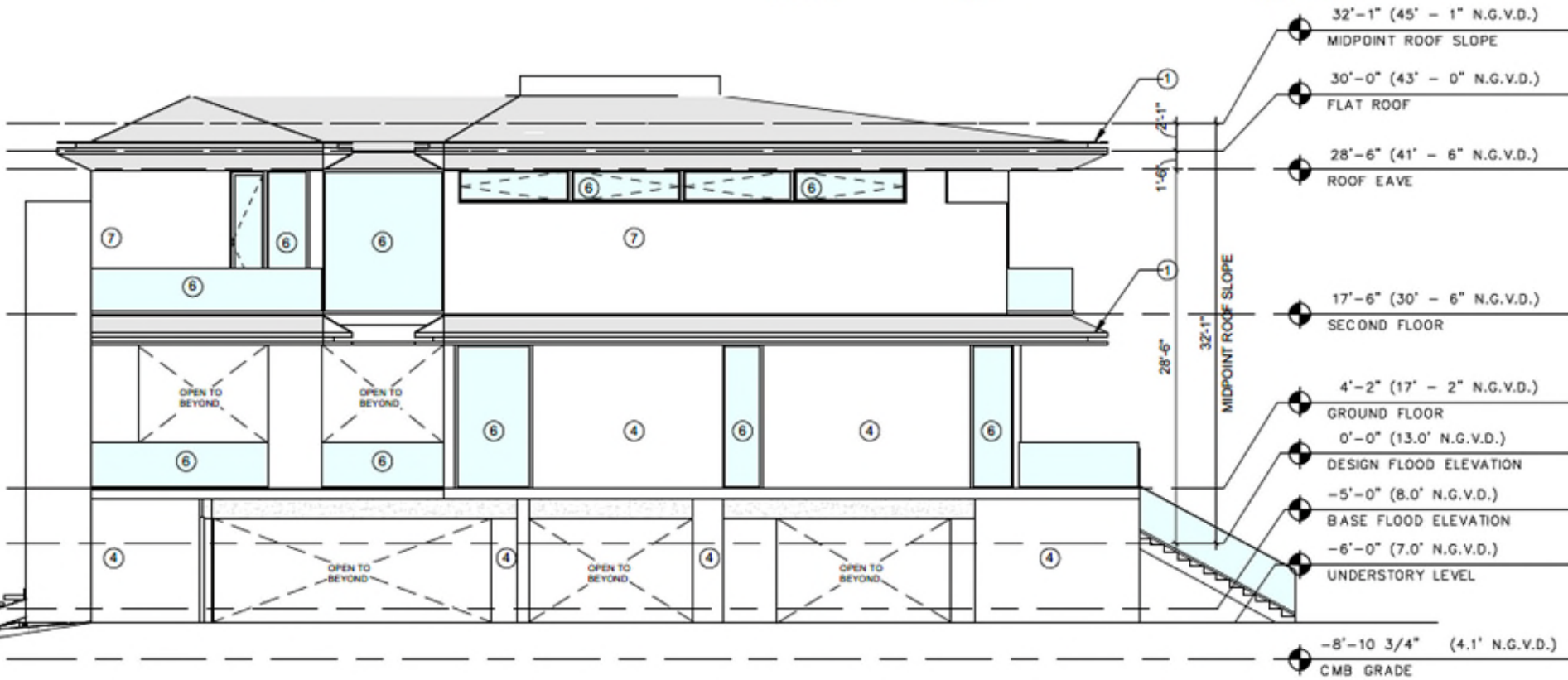
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH



⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD

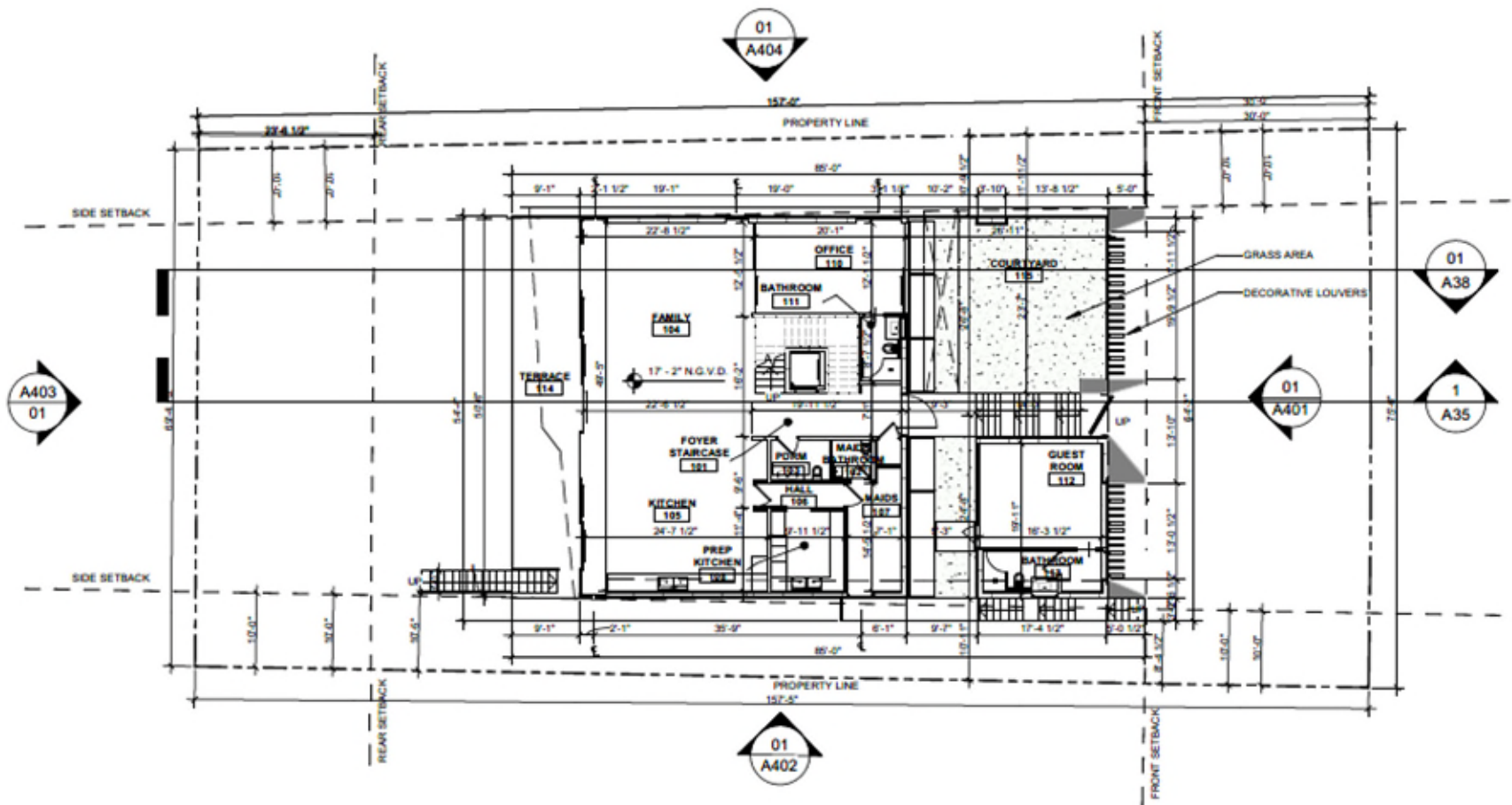


01

EAST ELEVATION

SCALE 1/8" = 1'-0"

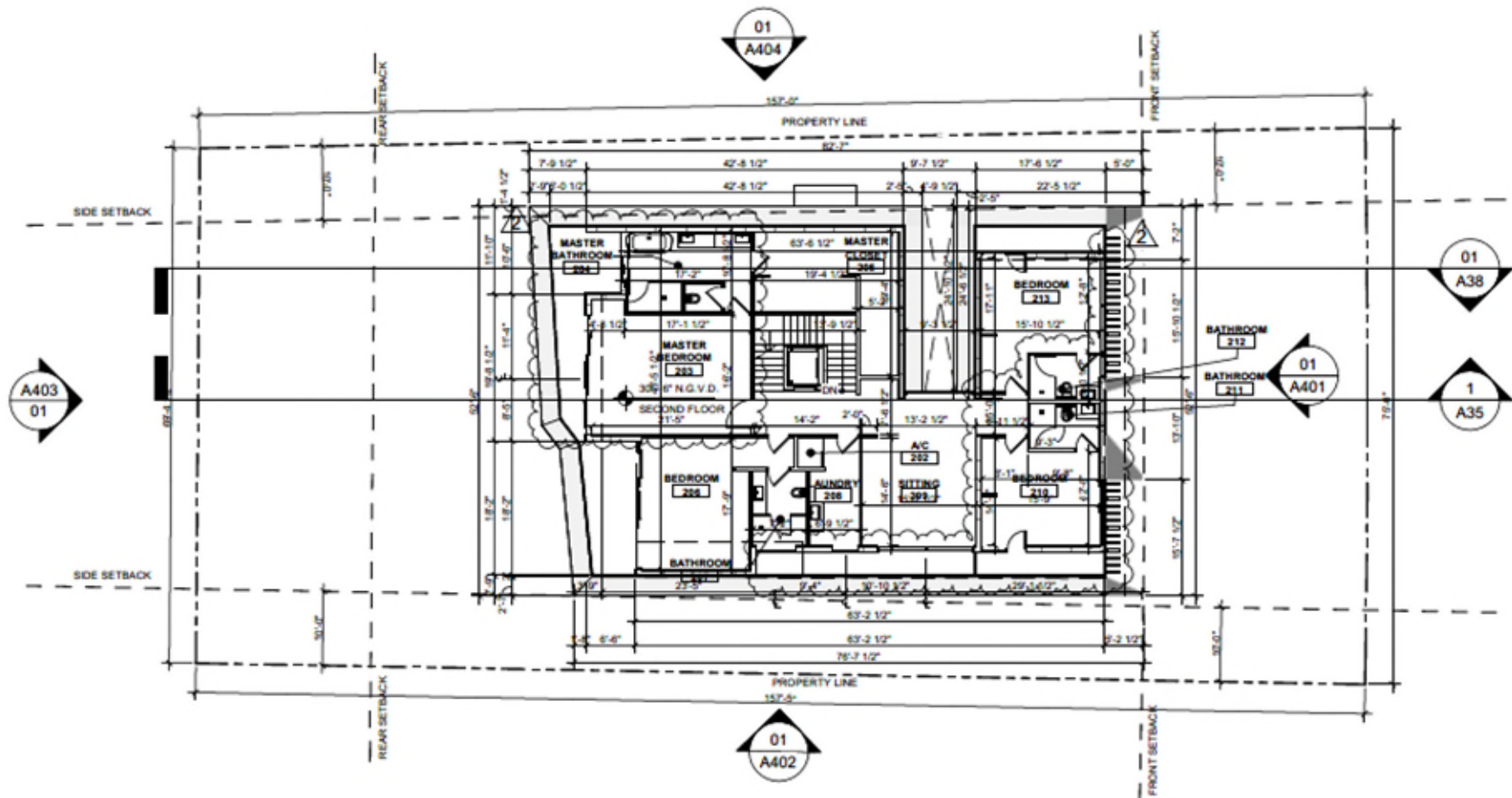




**01**

**PROPOSED FIRST FLOOR LEVEL PLAN**

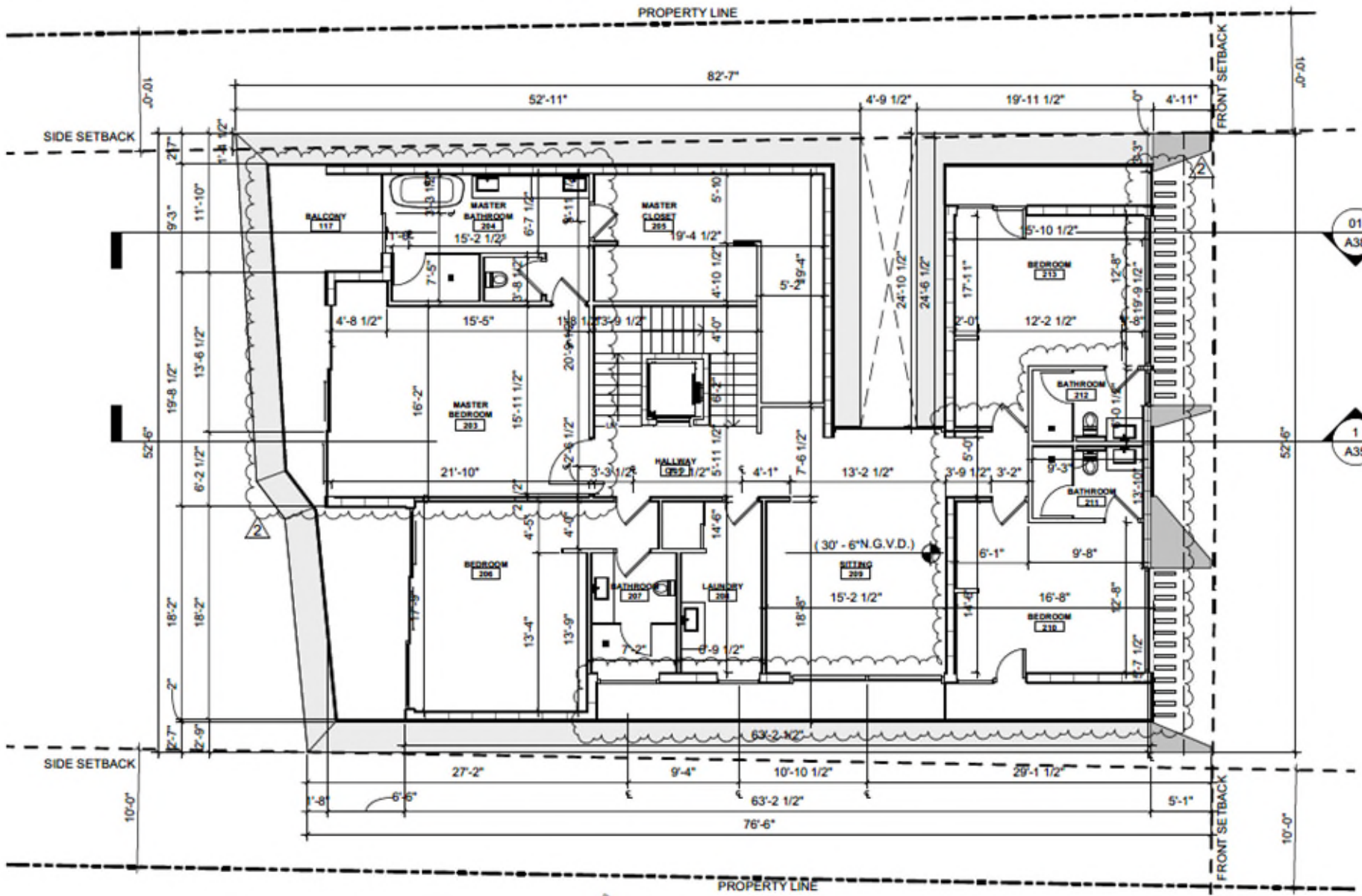
SCALE 1/16" = 1'-0"



**01**

**PROPOSED SECOND FLOOR LEVEL PLAN**

SCALE 1/16" = 1'-0"



**01**

**SECOND FLOOR**

SCALE 1/8" = 1'-0"

01  
A38

1  
A35





① ROOF CORNICE:  
METALLIC BRONZE  
FINISH



② GATE:  
ALUMINUM BRONZE  
FINISH



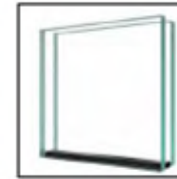
③ LOUVERS:  
METALLIC BRONZE  
FINISH



④ WALL, COLUMN,  
FENCE WALL:  
FLUTED TILE  
CLADDING



⑤ PAVERS:  
LIMESTONE, LIGHT  
NATURAL MOON  
FINISH



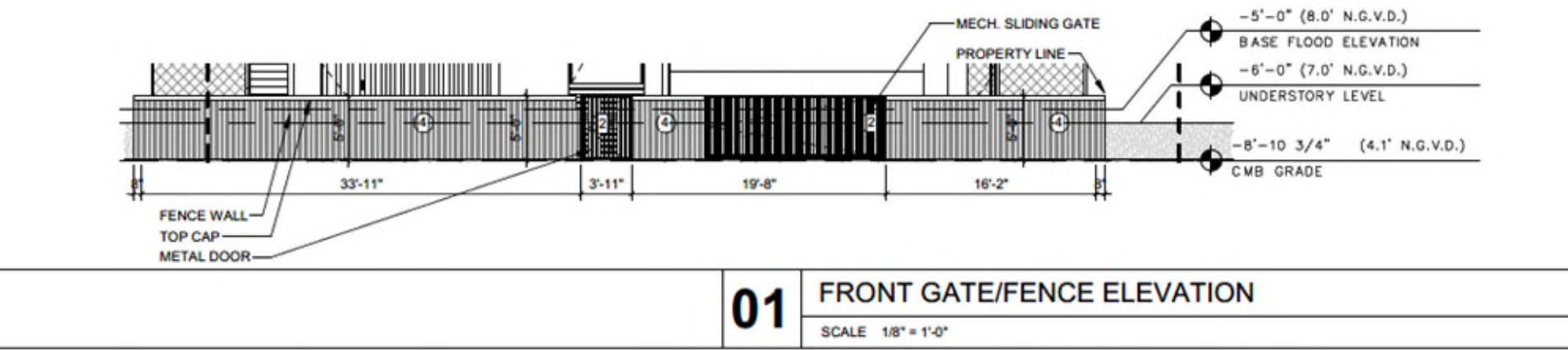
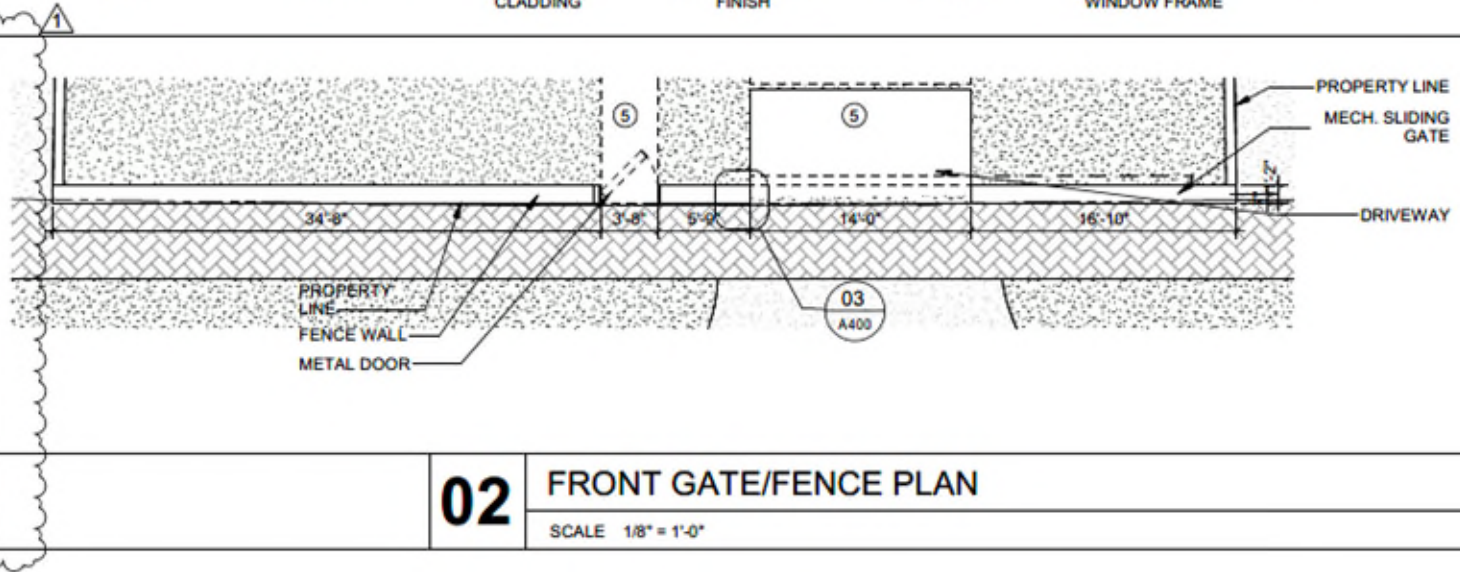
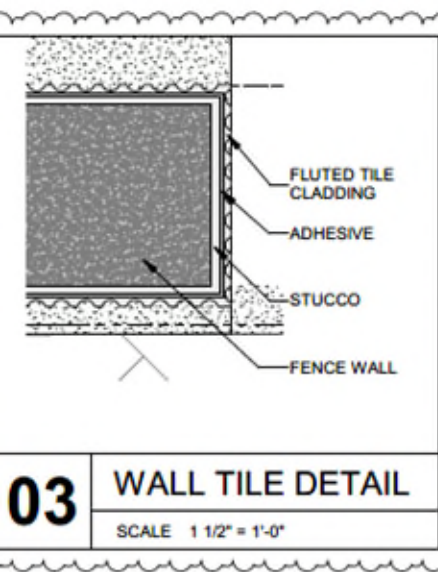
⑥ GLAZING & RAILING:  
LOW-E GLASS, CLEAR  
FINISH

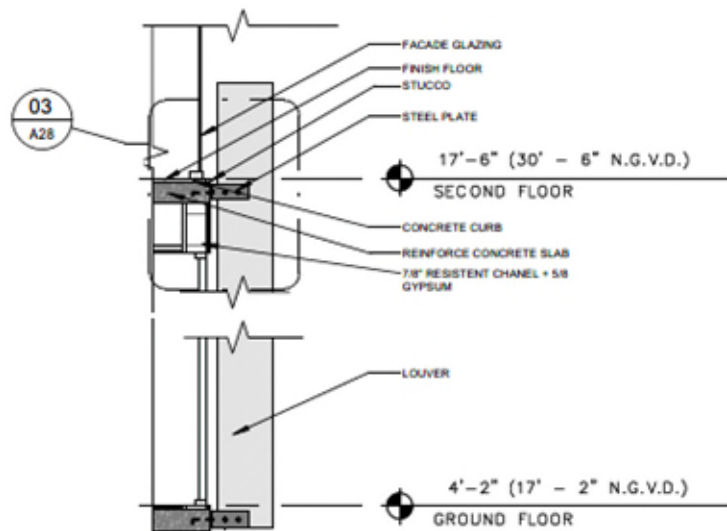
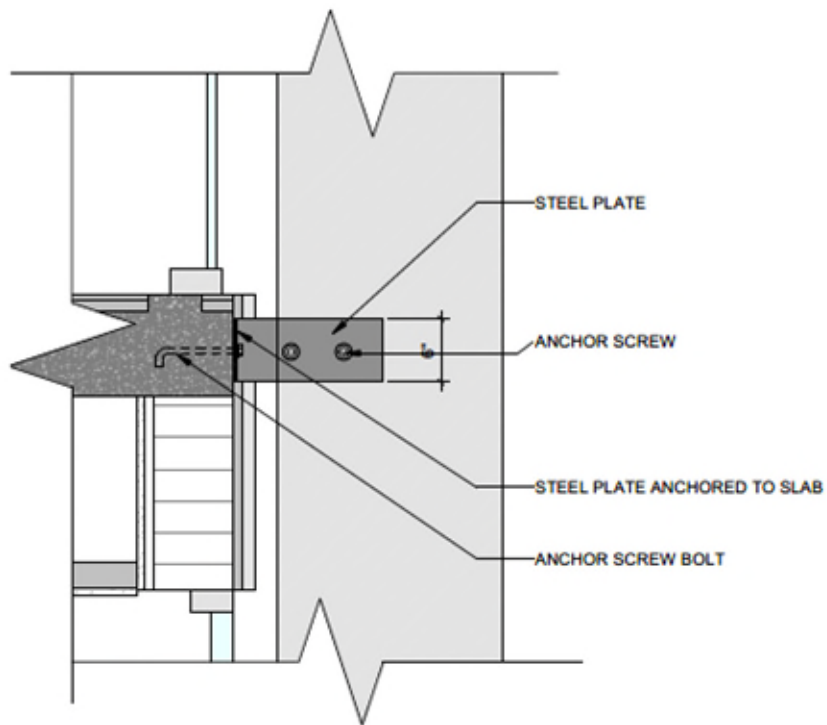


⑦ WALL:  
PLASTER, BRONZE  
FINISH TO MATCH  
WINDOW FRAME



⑧ DOOR:  
SOLID WOOD





**03**

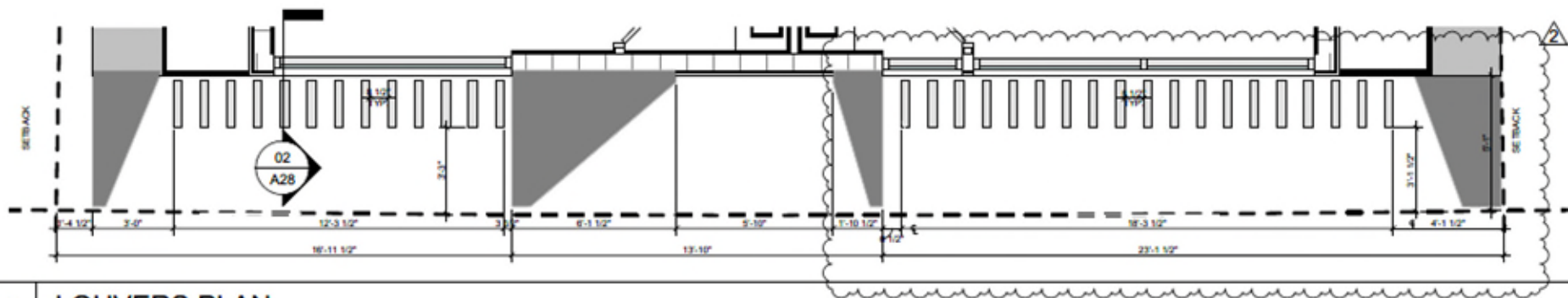
**DETAIL STEEL PLATE**

SCALE 1" = 1'-0"

**02**

**LOUVER DETAIL**

SCALE 1/4" = 1'-0"

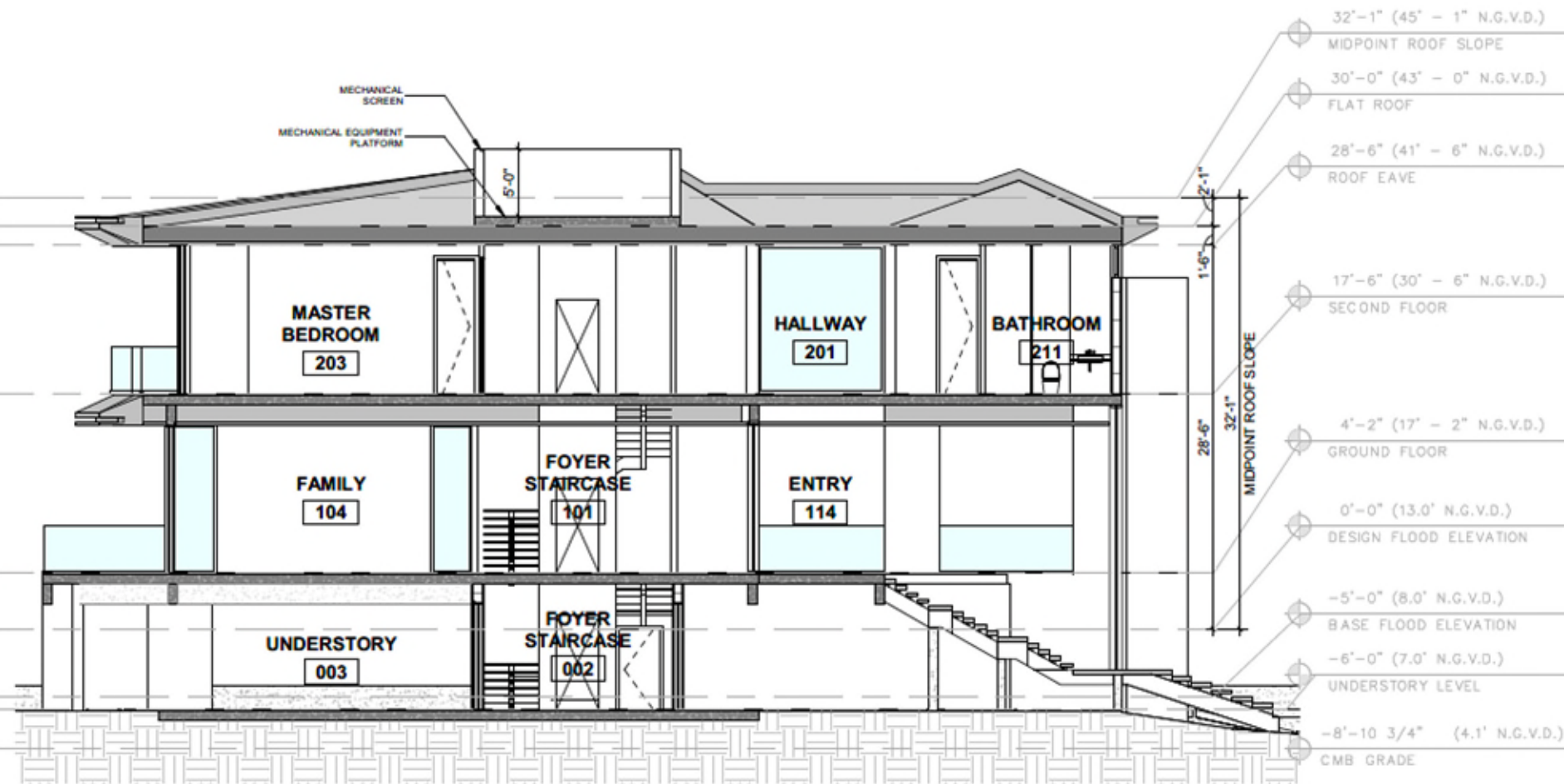


**01**

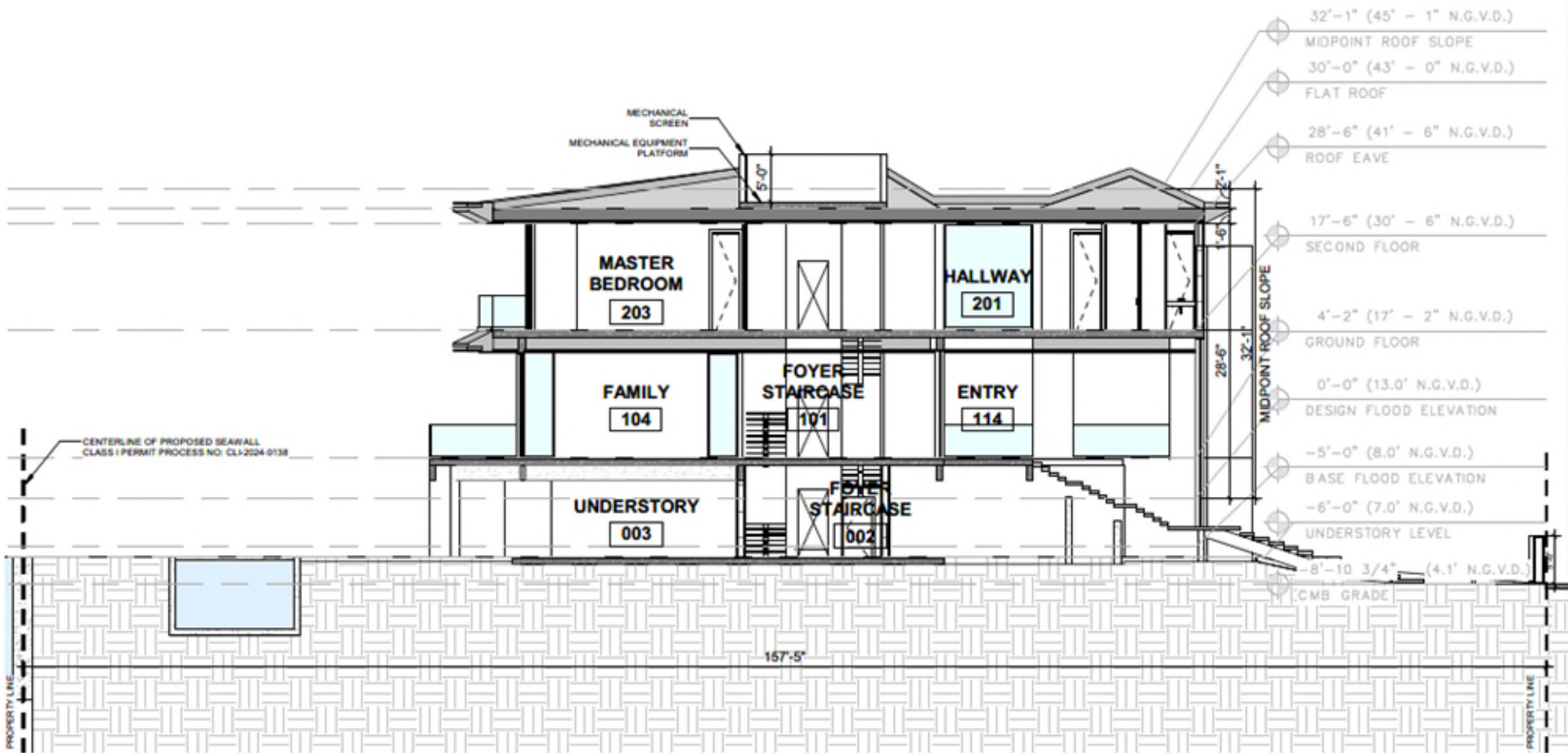
**LOUVERS PLAN**

SCALE 1/4" = 1'-0"





**01** SITE SECTION AT MECHANICAL EQUIPMENT  
SCALE 1/8" = 1'-0"



# 1 LONGITUDINAL SECTION

SCALE 3/32" = 1'-0"

02-26-2022



1

TREE DISPOSITION TABLE

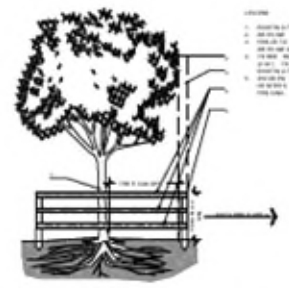
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CR/1/2 (ft)	CONDITION	STATUS	COMMENTS
1	<i>Phoenix ssp.</i>	Palmetto	1.7	11	12	2	Mediocre	REMOVE	Under Regulator's Use
2	<i>Coccothrinax</i>	Coconut Palm	8.4	13	12	3	Mediocre	REMOVE	Under Regulator's Use
3	<i>Coccothrinax</i>	Coconut Palm	18.1	20	20	3	Fair	REMOVE	
4	<i>Mangifera indica</i>	Mango	2.7	13	18	3	Fair	REMOVE	Root-Tucked
5	<i>Phoenix roebelenii</i>	Queen Palm	5	2	3	3	Mediocre	REMOVE	Under Regulator's Use
6	<i>Adonidia merrillii</i>	Christmas Palm	3.5, 3.1, 4	18	10	3	Fair	REMOVE	Tipps
7	<i>Adonidia merrillii</i>	Christmas Palm	6.5, 2.5, 5.5	18	13	3	Fair	REMOVE	Tipps
8	<i>Coccothrinax</i>	Coconut Palm	10.2	20	20	3	Fair	REMOVE	
9	<i>Boraginaceae</i>	2 stem Palm	0	0	0	0		REMOVE	
10	<i>Cycas kuetzingii</i>	Anna Palm	2	6	3	3	Mediocre	REMOVE	Under Regulator's Use
11	<i>Cycas kuetzingii</i>	Anna Palm	2	10	10	3	Mediocre	REMOVE	Under Regulator's Use
12	<i>Cycas kuetzingii</i>	Anna Palm	-36	24	20	3	Med/Fair	REMOVE	
13	<i>Coccothrinax</i>	Coconut Palm	7.1	34	18	3	Fair	REMOVE	
14	<i>Coccothrinax</i>	Coconut Palm	10.2	20	18	3	Fair	REMOVE	
15	<i>Coccothrinax</i>	Coconut Palm	4.8	30	18	3	Fair	REMOVE	
16	<i>Cycas kuetzingii</i>	Anna Palm	10	10	3	3	Fair	REMOVE	Under Regulator's Use
17	<i>Adonidia merrillii</i>	Christmas Palm	5.5, 3	20	12	3	Fair	REMOVE	Tipps
18	<i>Cycas kuetzingii</i>	Anna Palm	1.6	17	3	3	Fair	REMOVE	Under Regulator's Use
19	<i>Scleria macrospora</i>	Muhlygrass	-11	40	20	17	Med/Fair	REMOVE	
20	<i>Coccothrinax</i>	Coconut Palm	7.3	41	18	3	Fair	REMOVE	
21	<i>Coccothrinax</i>	Coconut Palm	8	41	18	3	Fair	REMOVE	
22	<i>Leucaena leucostachya</i>	Mangrove Palm	3.1	40	15	3	Good	REMOVE	
23	<i>Leucaena leucostachya</i>	Mangrove Palm	-9	31	16	3	Fair/Good	REMOVE	
24	<i>Pisonia grandis</i>	Prosopis Tree	40	30	10	10	Mediocre	REMOVE	
25	<i>Cycas kuetzingii</i>	Anna Palm	22	19	10	3	Fair	REMOVE	Under Regulator's Use
26	<i>Coccothrinax</i>	Coconut Palm	6.3	40	18	3	Fair	REMOVE	
27	<i>Cycas kuetzingii</i>	Anna Palm	2	11	12	3	Fair	REMOVE	Under Regulator's Use
28	<i>Leucaena leucostachya</i>	Mangrove Palm	7.3	40	16	3	Good	REMOVE	
29	<i>Leucaena leucostachya</i>	Mangrove Palm	7.4	40	16	3	Fair	REMOVE	
30	<i>Leucaena leucostachya</i>	Mangrove Palm	11.1	40	16	3	Good	REMOVE	
31	<i>Leucaena leucostachya</i>	Mangrove Palm	1.8	11	12	3	Fair	REMOVE	Under Regulator's Use
32	<i>Leucaena leucostachya</i>	Mangrove Palm	3.2	14	12	3	Fair	REMOVE	Under Regulator's Use
33	<i>Scleria macrospora</i>	Muhlygrass	10	20	20	15	Mediocre	REMOVE	ECOM
34	<i>Conocarpus wrightii</i> Seibold	Sea Buttonwood	21.3, 5	0	10	5	Fair	REMOVE	TRM - REMOVE - Under Regulator's Use

LEGEND

- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- TREE PROTECTION FENCE
- (X) TREE NUMBER
- (+) EXISTING TREE TO REMAIN
- (X) EXISTING PALM TO BE REMOVED
- (X) EXISTING TREE TO BE REMOVED

NOTES:

1. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY PREPARED BY: LANDMARK SURVEYING AND ASSOCIATES, INC 8532 S.W. 8 ST, SUITE #282, MIAMI, FL 33144 Ph: 305.556.4002 AND THE ARBORIST REPORT PREPARED BY: ALISON WALKER FL CERTIFIED ARBORIST FL-9317A ISA TRAQ Ph: 786.525.7883
2. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREE SPALMS PROPOSED TO BE REMOVED.
3. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.



EXISTING TREE PROTECTION FENCE

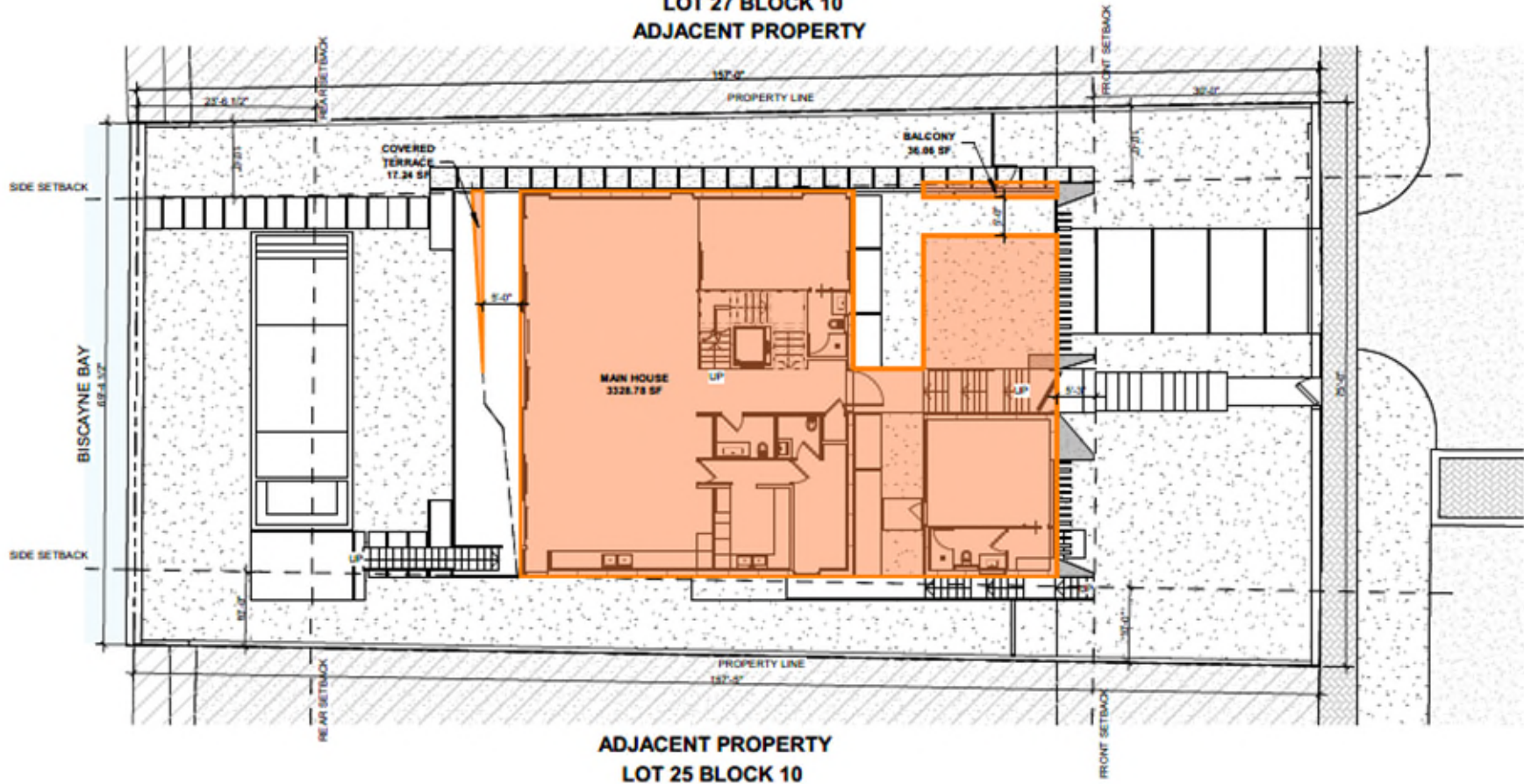
Sunshine State One Call 811 Know what's below. Call before you dig.



**PROPOSED LOT COVERAGE CALCULATIONS**

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

**LOT 27 BLOCK 10  
ADJACENT PROPERTY**



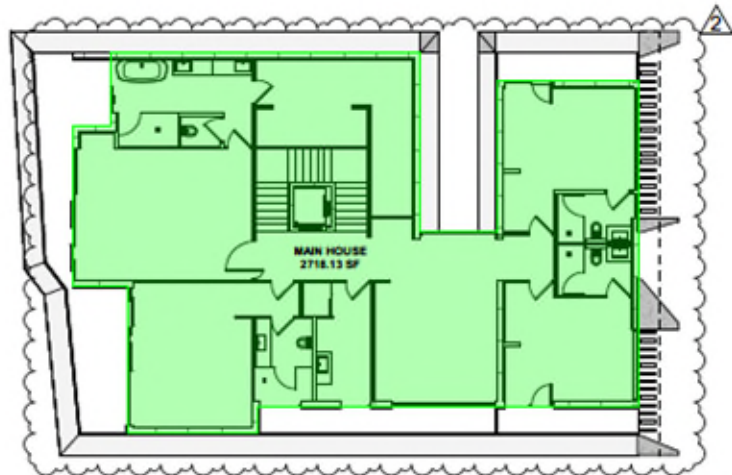
**ADJACENT PROPERTY  
LOT 25 BLOCK 10**



**01**

**PROPOSED LOT COVERAGE**

SCALE 1/16" = 1'-0"



**03**

**UNIT SIZE SECOND LEVEL**

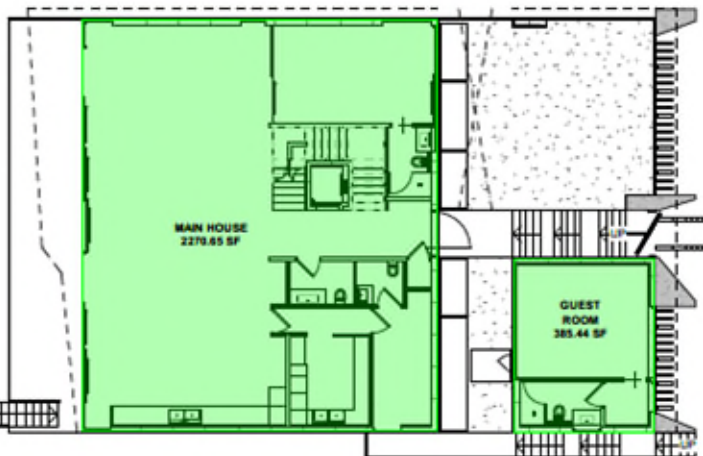
SCALE 1/16" = 1'-0"

**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

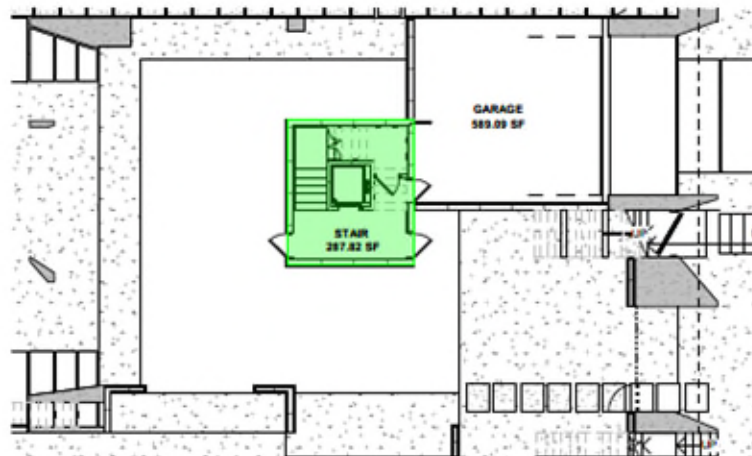
GARAGE & STORAGE (EXCLUDED)	589.09 SF
UNDERSTORY FLOOR	276.59 SF
GROUND FLOOR	2,608.29 SF
SECOND FLOOR	2,685.91 SF
<b>TOTAL PROPOSED</b>	<b>5,570.79 SF</b>
LOT AREA	11,360 SF
UNIT SIZE:	49.03 %



**02**

**UNIT SIZE FIRST FLOOR**

SCALE 1/16" = 1'-0"



**01**

**UNIT SIZE UNDERSTORY**

SCALE 1/16" = 1'-0"

## 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
<b>PERVIOUS OPEN SPACE:</b>	<b>1203.1 SF</b>

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

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

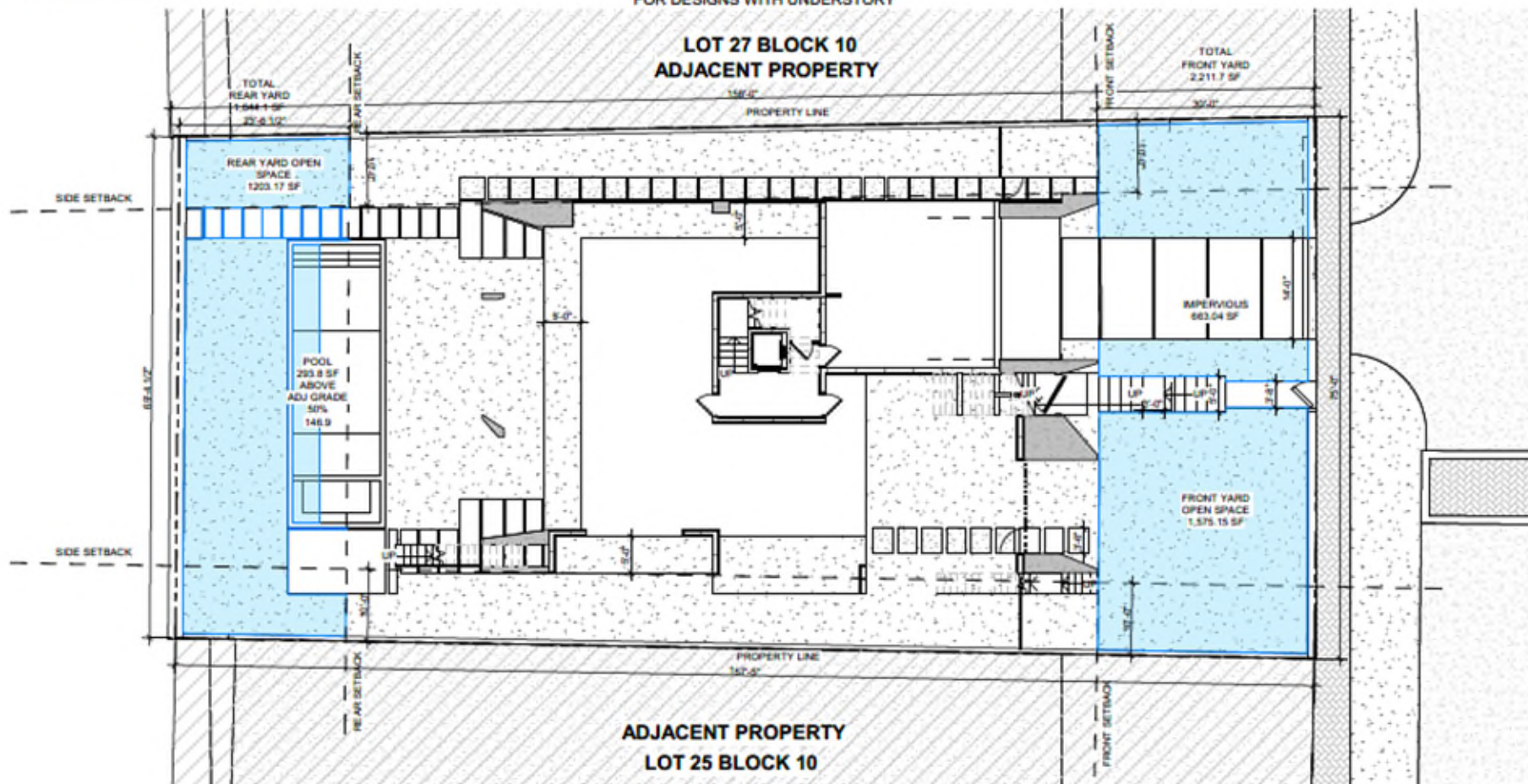
## FRONT YARD

### 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
<b>PERVIOUS OPEN SPACE:</b>	<b>1,575.15 SF</b>

**% 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"

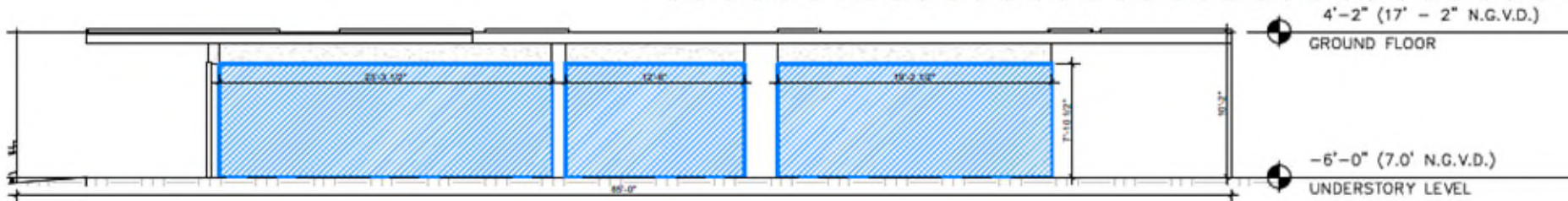
**UNDERSTORY PROPOSED ELEVATION OPENESS**

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

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

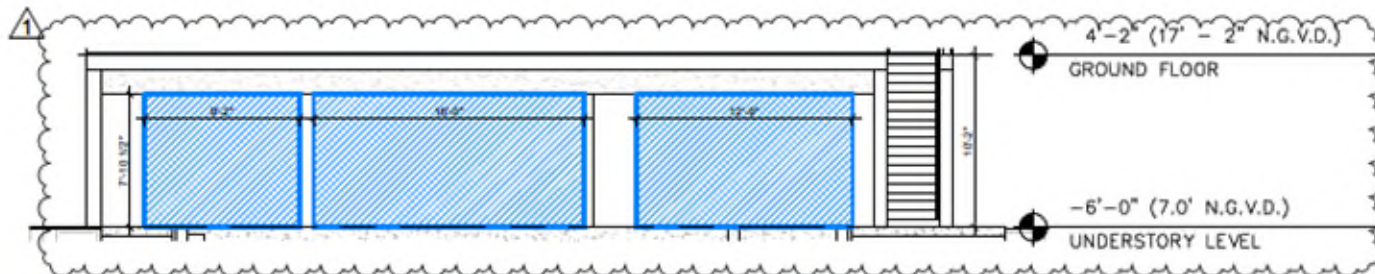
ELEVATION NORTH: 298.43 SF / 521.82 SF = 57% OPEN

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



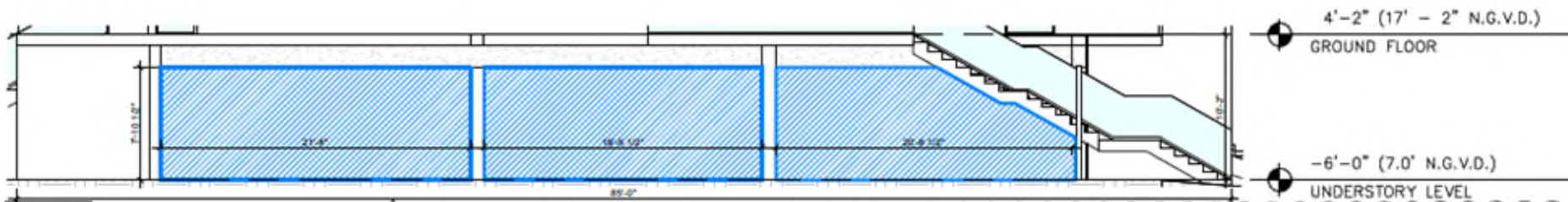
**04** ELEVATION EAST

SCALE 1/8" = 1'-0"



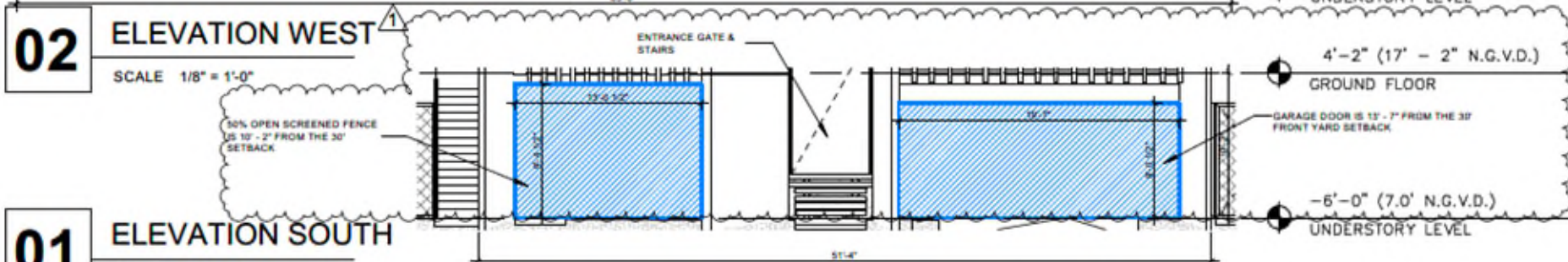
**03** ELEVATION NORTH

SCALE 1/8" = 1'-0"



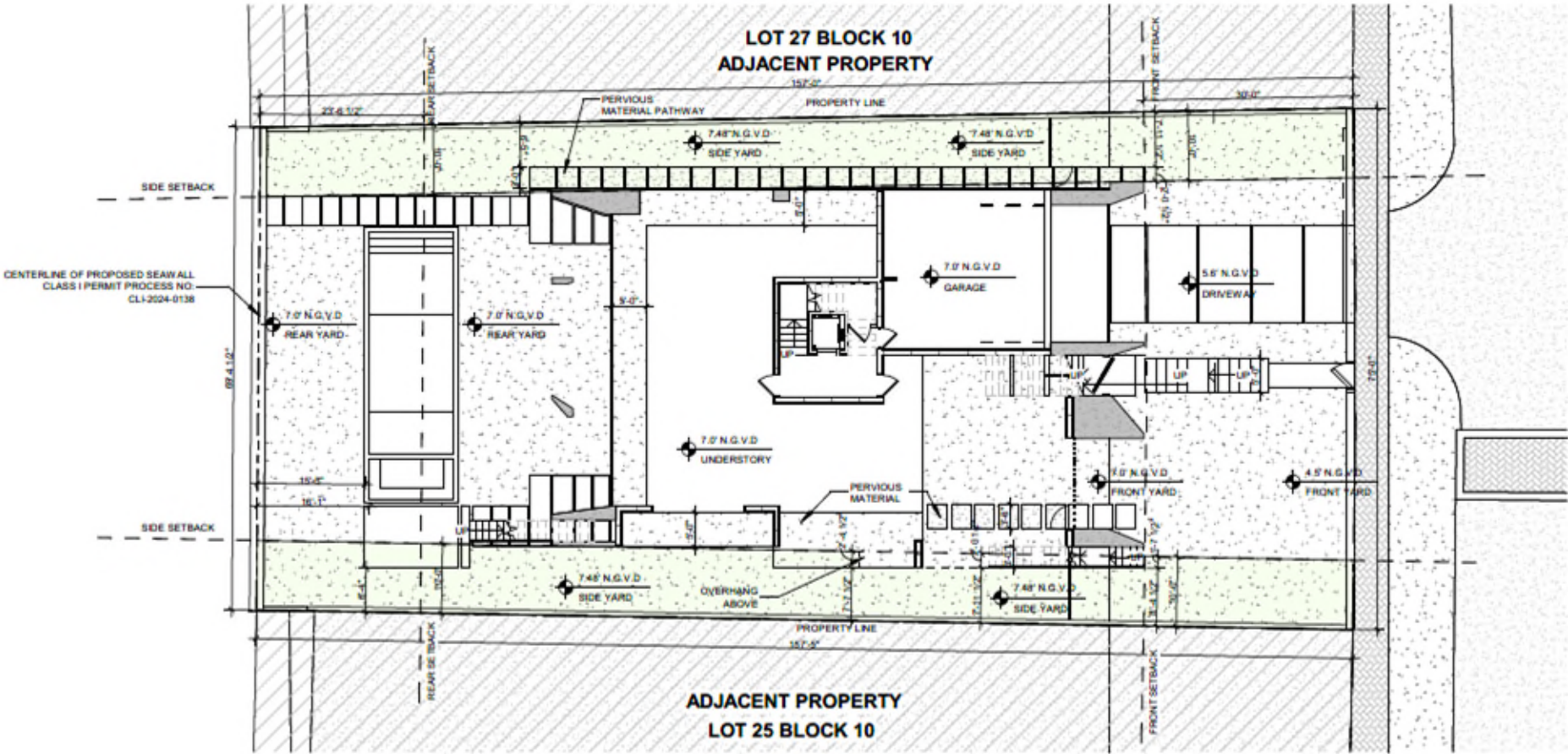
**02** ELEVATION WEST

SCALE 1/8" = 1'-0"



**01** ELEVATION SOUTH

SCALE 1/8" = 1'-0"



**01**

**ENCROACHMENT PLAN**

SCALE 1/16" = 1'-0"



01 CONTEXT PHOTO



02 CONTEXT PHOTO



03 CONTEXT PHOTO



04 CONTEXT PHOTO



05 CONTEXT PHOTO



06 CONTEXT PHOTO



01 SITE PHOTO



02 SITE PHOTO



03 SITE PHOTO



04 SITE PHOTO



05 SITE PHOTO



06 SITE PHOTO



07 SITE PHOTO



08 SITE PHOTO



09 SITE PHOTO



10 SITE PHOTO



11 SITE PHOTO



12 SITE PHOTO