

NEW RESIDENCE

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





YODEZEEN
5555 BISCAYNE BLVD
4TH FLOOR SPACE 2 MIAMI, FL 33137 USA
PHONE: +1 305 213 1321
[HTTPS://WWW.YODEZEEN.COM/](https://www.yodezeen.com/)



GONZALEZARCHITECTURE
1035 NORTH MIAMI AVENUE, SUITE 406
MIAMI FLORIDA 33136
create@gonzalezarchitecture.com
[WWW.GONZALEZARCHITECTURE.COM](http://www.gonzalezarchitecture.com)

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

FINAL SUBMITTAL

FILE NO. DRB24-1038

AUGUST 4, 2024

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ARCHITECTURE

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LANDSCAPE

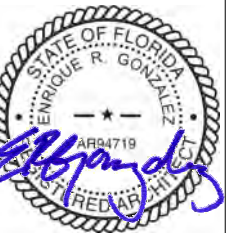
- L-01 PROPERTY SURVEY & TREE DISPOSITION PLAN
- L-02 LANDSCAPE PLAN
- L-03 LANDSCAPE DETAILS & GENERAL NOTES

DIGITAL SIGNATURE

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



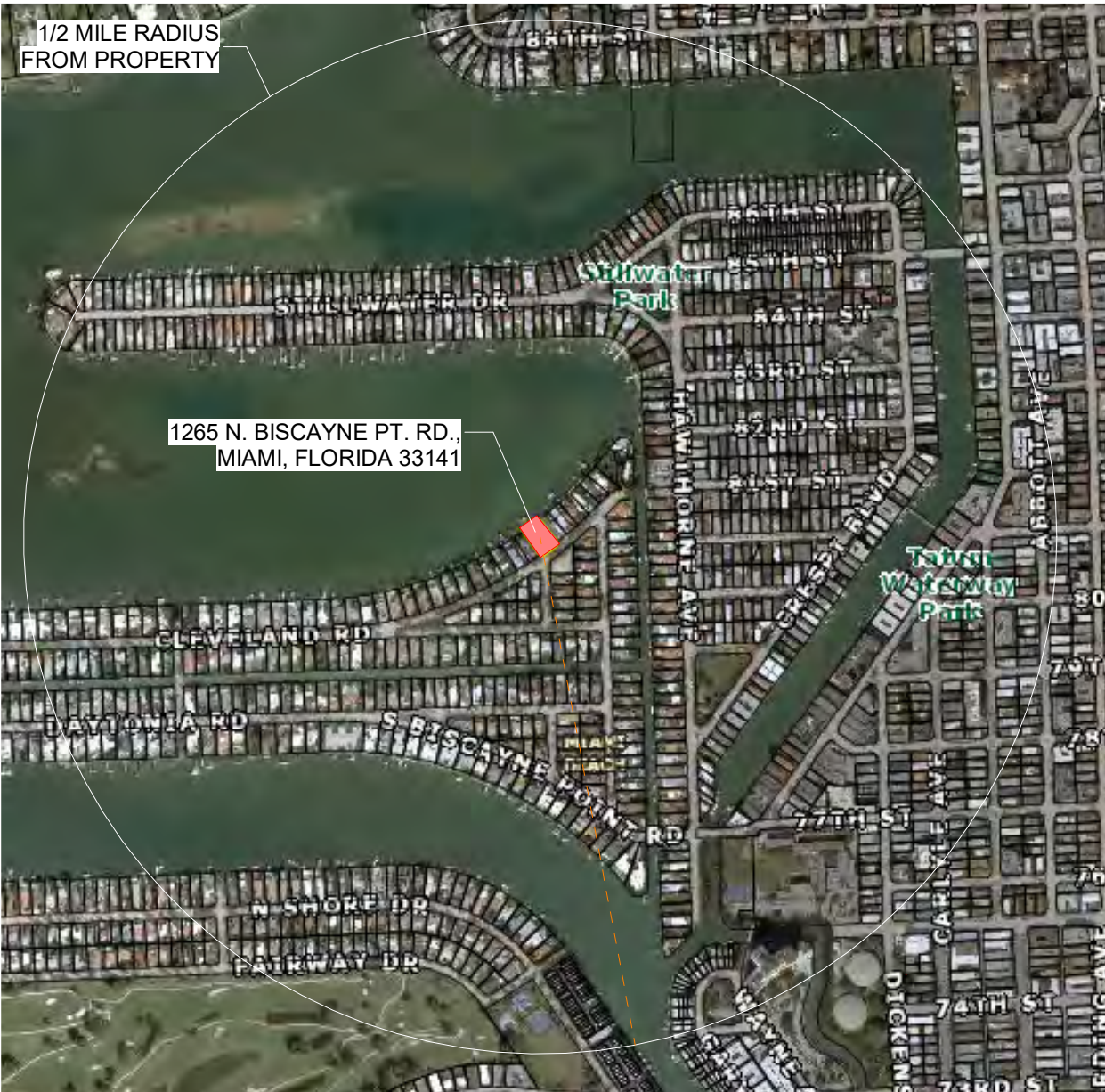
STATE OF FLORIDA
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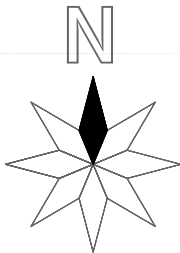
A00



01

AERIAL (1/2 MILE RADIUS)

SCALE: N.T.S.



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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REGISTERED ARCHITECT



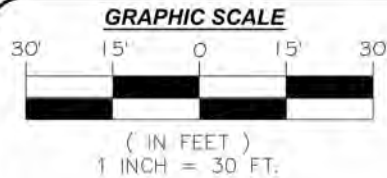
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A01



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:

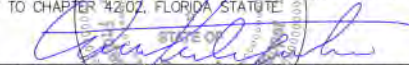
A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.B.L.	=DENOTES BUILDING BASE LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C.L.	=DENOTES CENTERLINE
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:

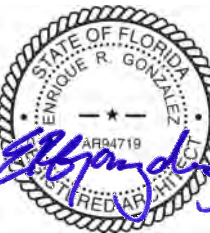
I HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS
A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF
FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050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



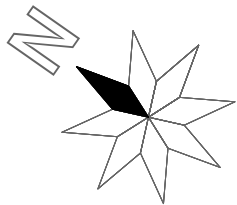
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A02



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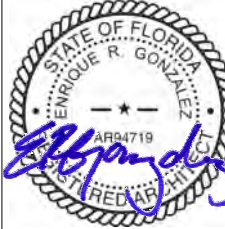
RIGHT OF WAY AERIAL

SCALE 1" = 50'-0"

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A03



01 CONTEXT PHOTO



02 CONTEXT PHOTO



03 CONTEXT PHOTO



04 CONTEXT PHOTO



05 CONTEXT PHOTO



06 CONTEXT PHOTO

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A05



07 CONTEXT PHOTO



08 CONTEXT PHOTO



09 CONTEXT PHOTO

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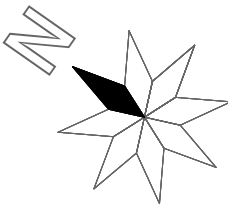
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A06



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SITE PHOTOS KEY PLAN

SCALE 1" = 30'-0"

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A07



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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A09



13 SITE PHOTO



14 SITE PHOTO



15 SITE PHOTO



16 SITE PHOTO



17 SITE PHOTO



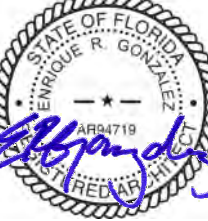
18 SITE PHOTO

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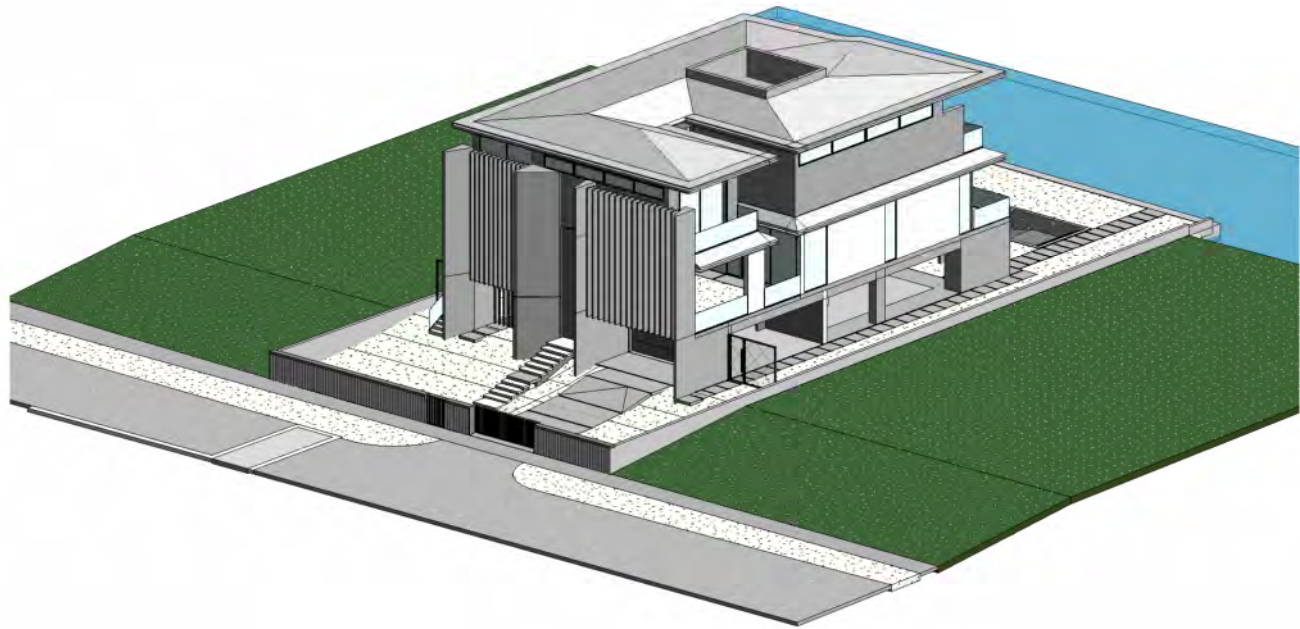
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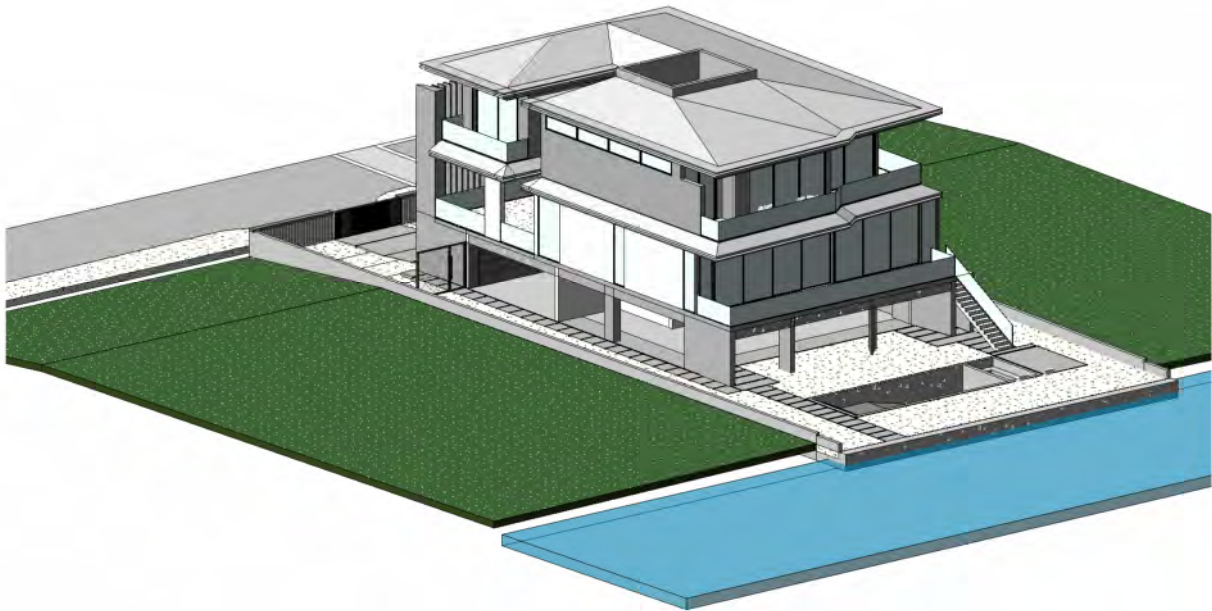
A10



04

SE AXONOMETRIC

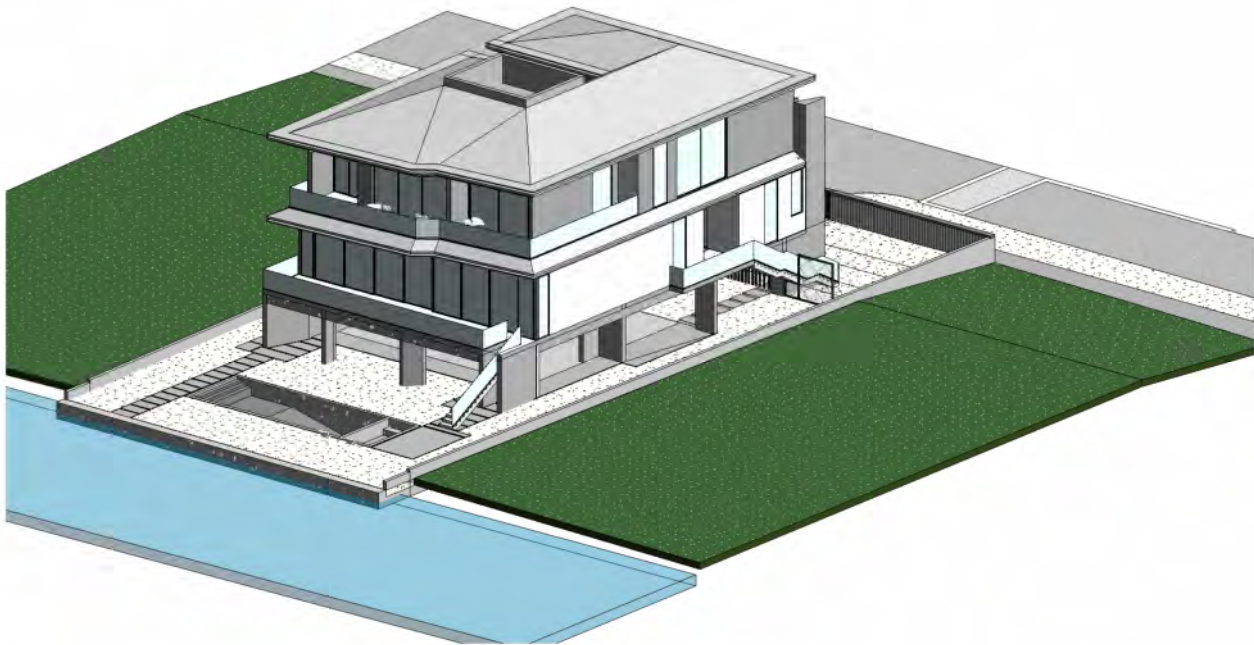
SCALE



03

NE AXONOMETRIC

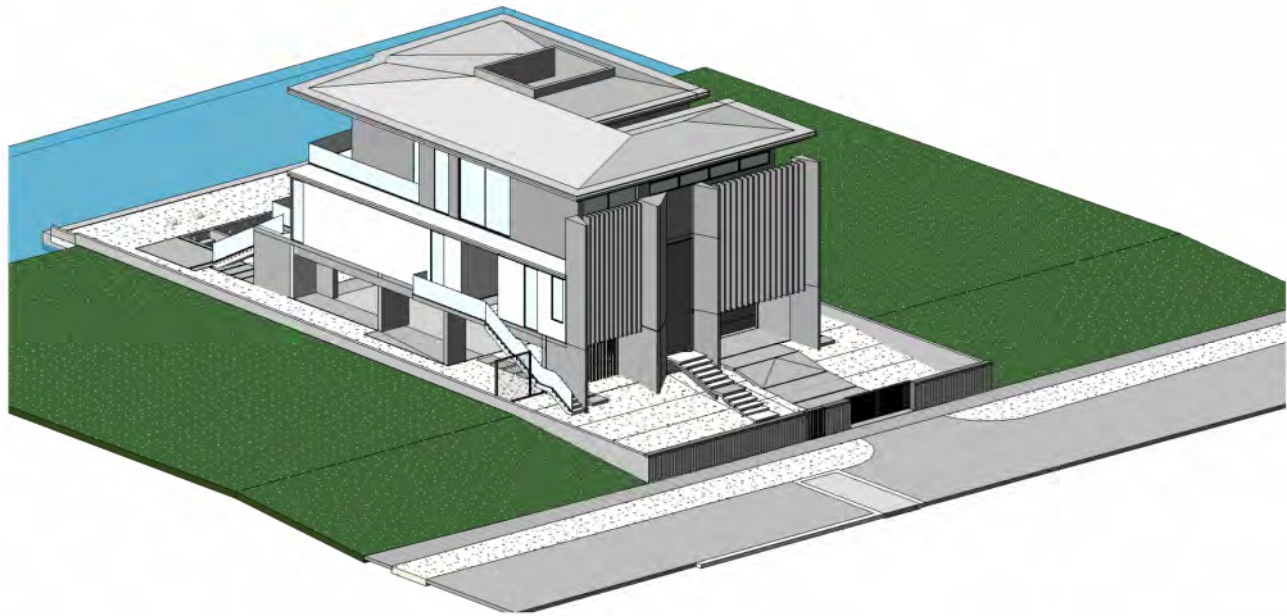
SCALE



02

NW AXONOMETRIC

SCALE



01

SW AXONOMETRIC

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A11



RENDERING AT MAIN FACADE



RENDERING AT HOUSE ENTRY & GARAGE

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SINGLE FAMILY
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A12
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RENDERING AT ENTRANCE GATE



RENDERING AT DRIVEWAY

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RENDERING AT COURTYARD

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RENDERING AT SOUTHEAST CORNER



RENDERING AT SOUTHWEST CORNER

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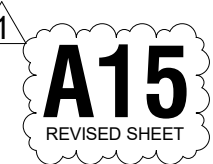


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RENDERING AT REAR YARD OF HOUSE FROM BISCAYNE BAY



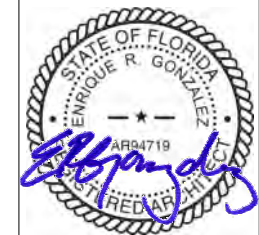
RENDERING AT POOL

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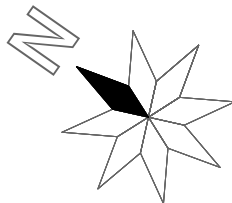
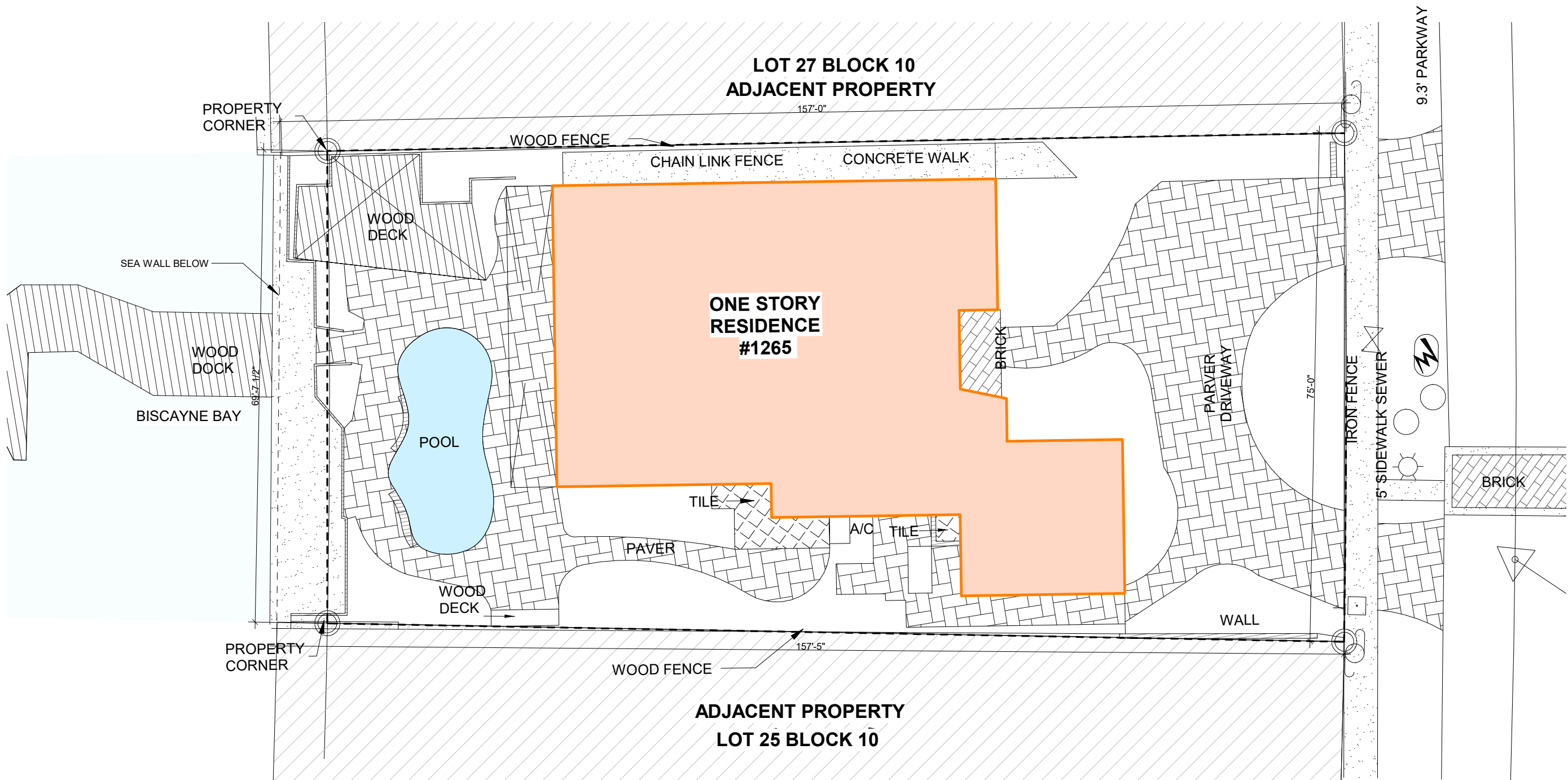
08-04-24 FINAL SUBMITTAL

A16

PROPOSED LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE:
MAIN HOUSE FIRST LEVEL :

3,492.99 SF (30,7%)
3,492.99 SF



01

EXISTING LOT COVERAGE

SCALE 1/16" = 1'-0"

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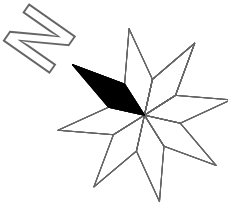
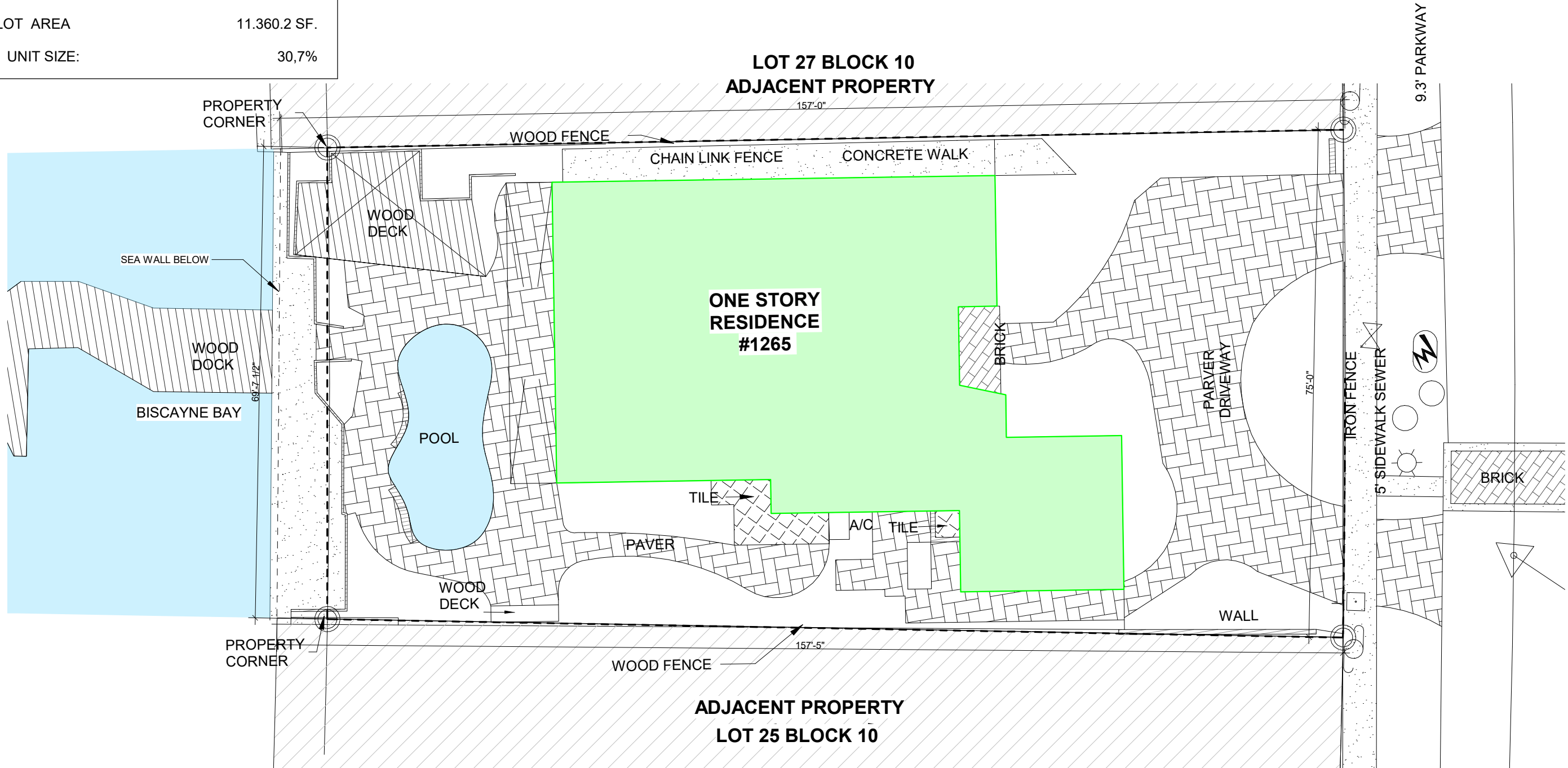
A18

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

SCALE 1/16" = 1'-0"

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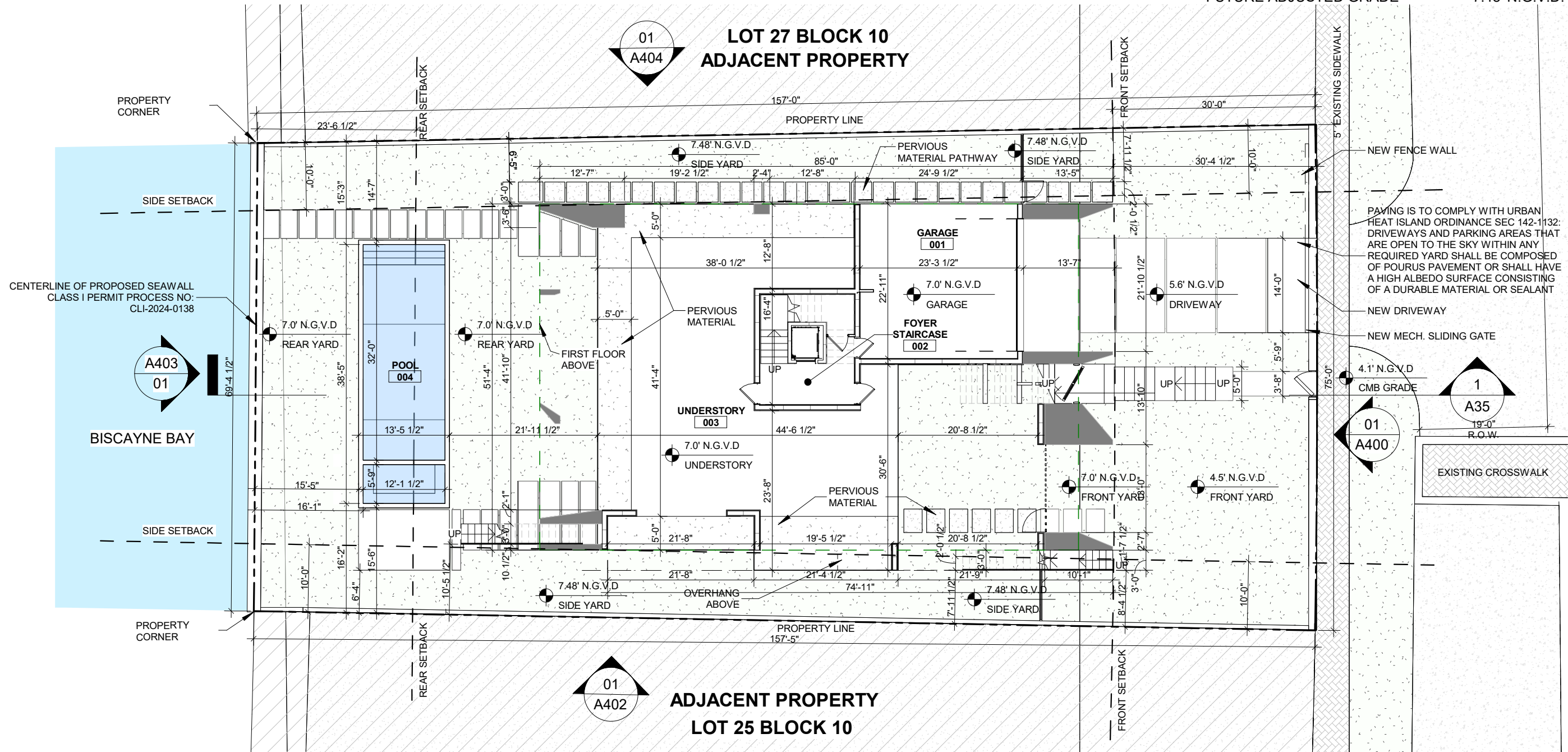
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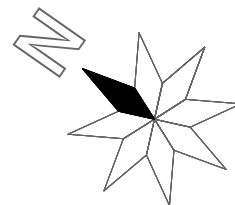
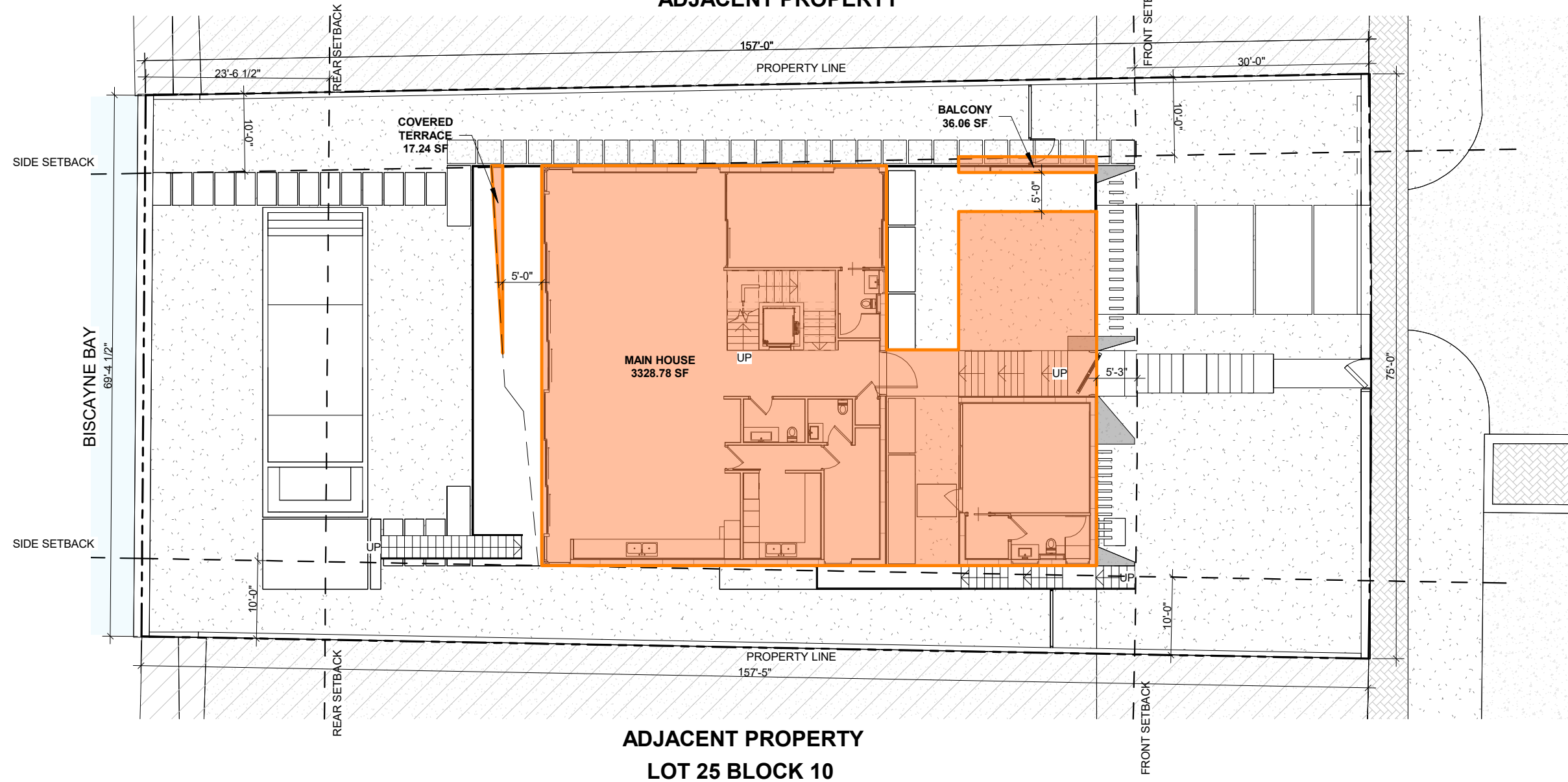
NOTE:
FUTURE CROWN OF THE ROAD 5.96' N.G.V.D.
(4.4' N.A.V.D.)
MIN. DESIGN FLOOD ELEVATION 9.0' N.G.V.D.
FUTURE ADJUSTED GRADE 7.48' N.G.V.D.

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

**LOT 27 BLOCK 10
ADJACENT PROPERTY**



01

PROPOSED LOT COVERAGE

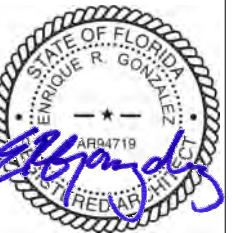
SCALE 1/16" = 1'-0"

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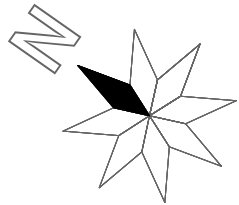
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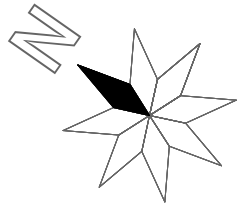
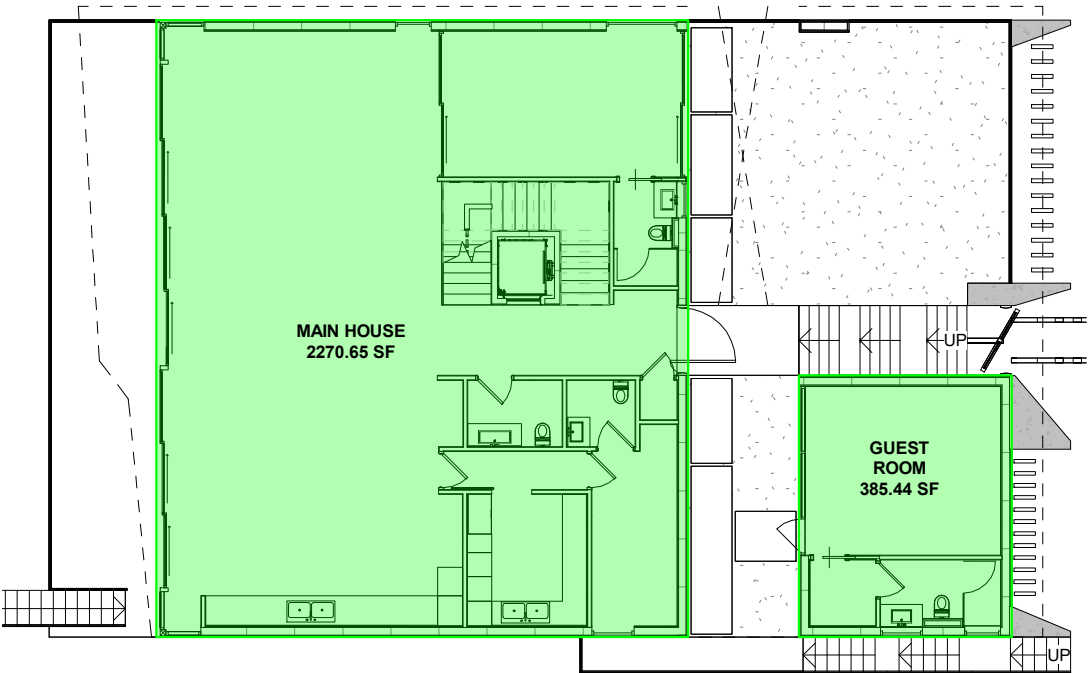
A21



03

UNIT SIZE SECOND LEVEL

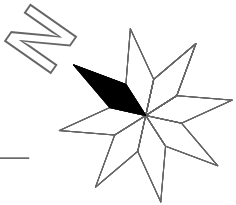
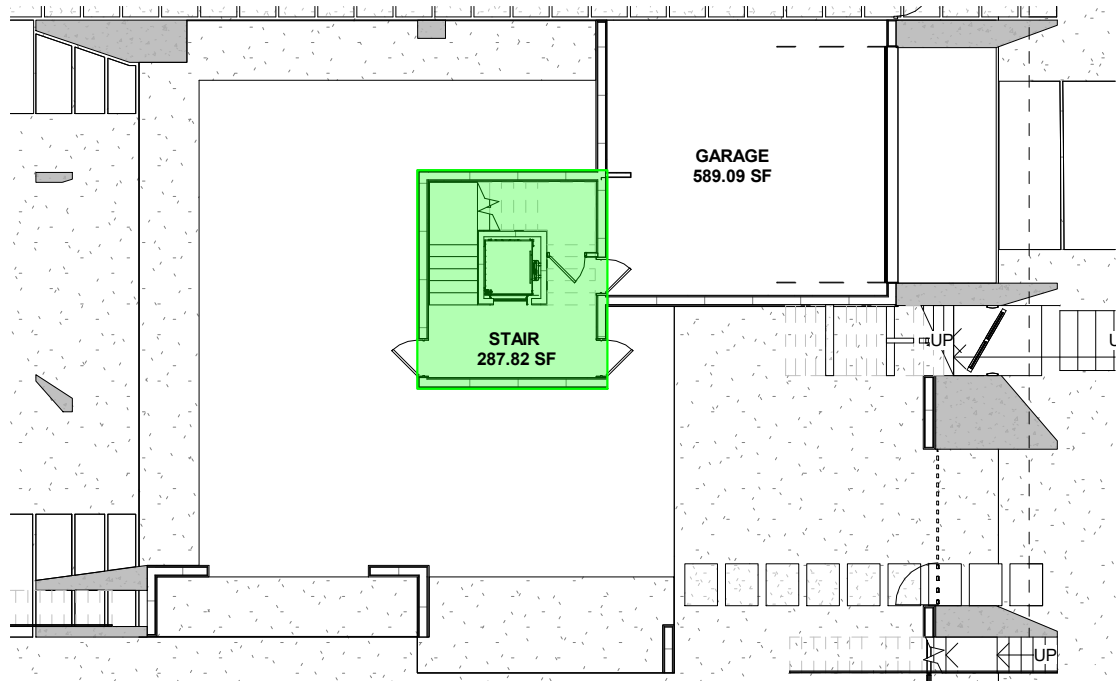
SCALE 1/16" = 1'-0"



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

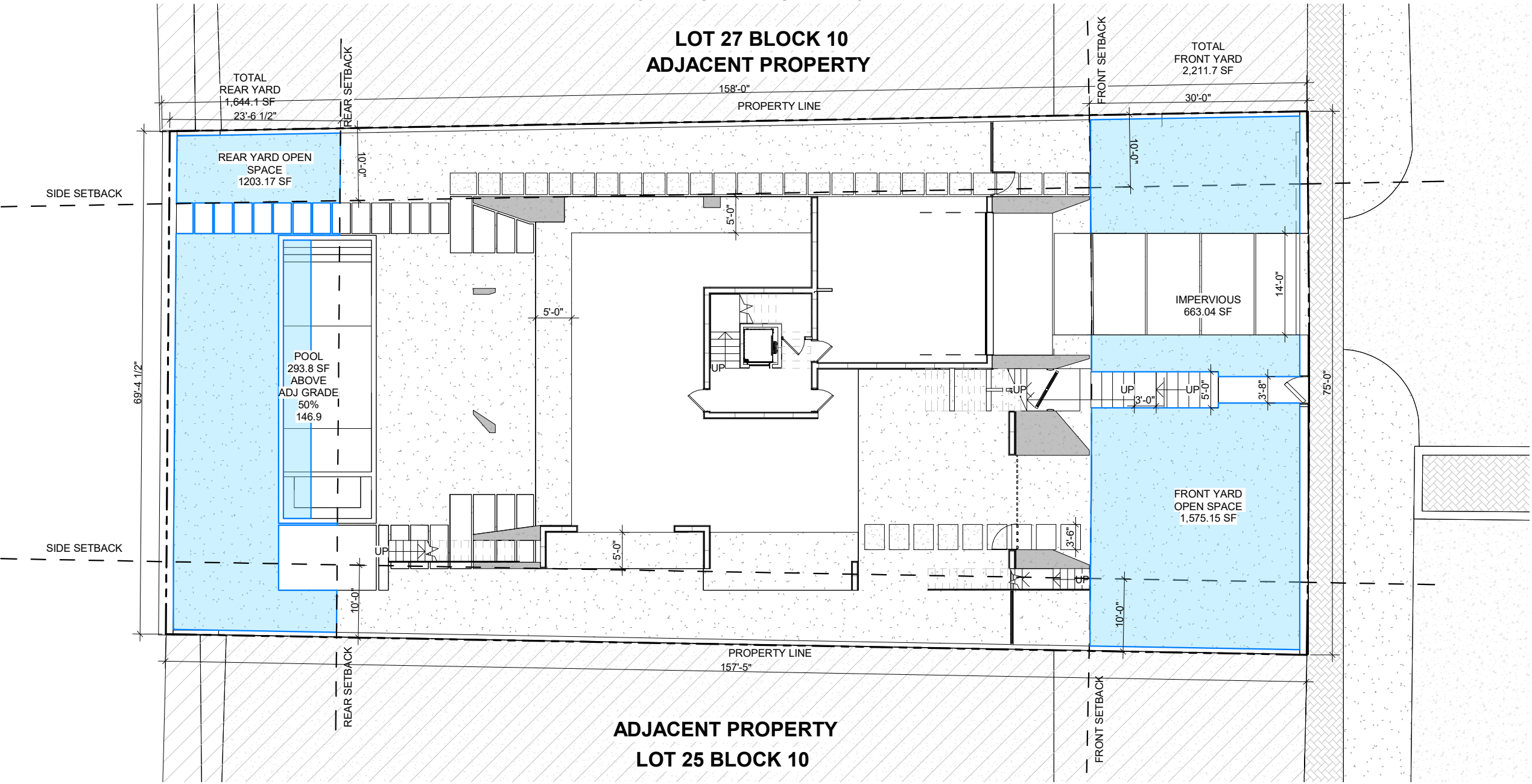
PROPOSED PERVIOUS OPEN SPACE

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%

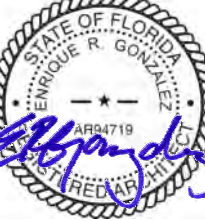
FRONT YARD FOR RS-3:
70% MINIMUM SODDED OR
LANDSCAPED PERVIOUS OPEN SPACE
FOR DESIGNS WITH UNDERSTORY



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01

PROPOSED OPEN SPACE DIAGRAM

SCALE 1/16" = 1'-0"

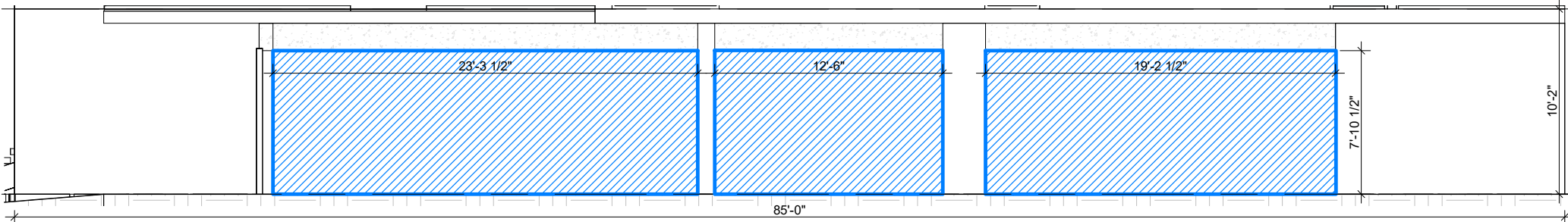
UNDERSTORY PROPOSED ELEVATION OPENESS

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 = 67% OPEN

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



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

GROUND FLOOR

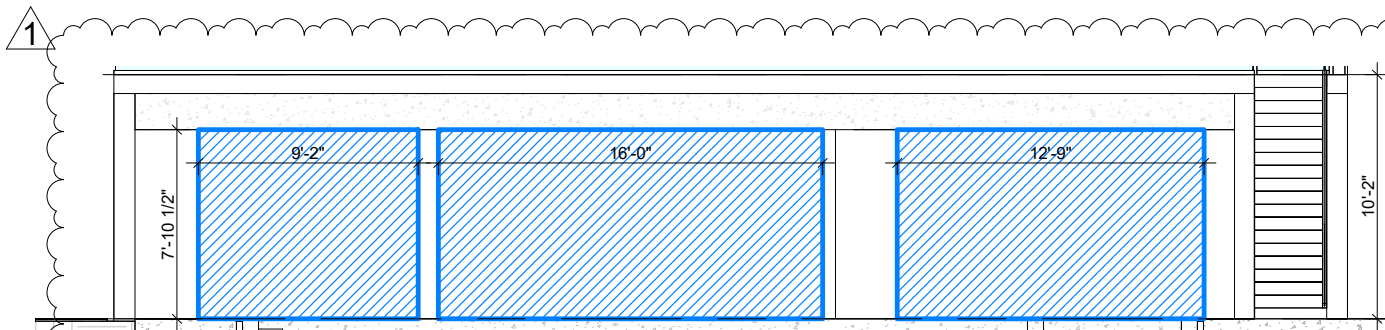
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

04

ELEVATION EAST

SCALE 1/8" = 1'-0"



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

GROUND FLOOR

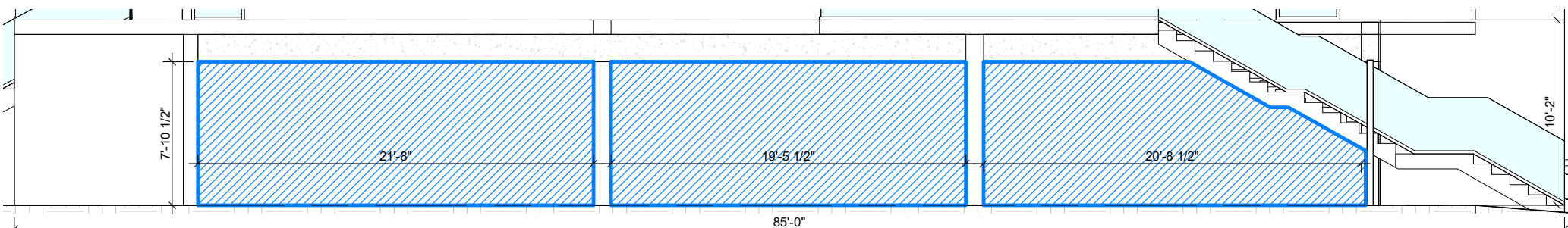
-6'-0" (7.0' N.G.V.D.)

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.)

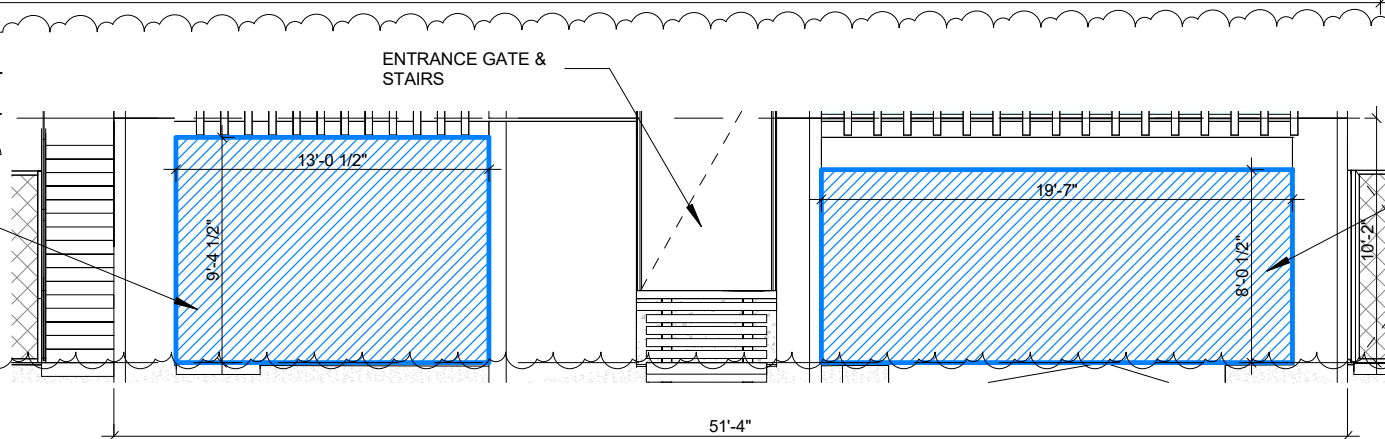
UNDERSTORY LEVEL

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"

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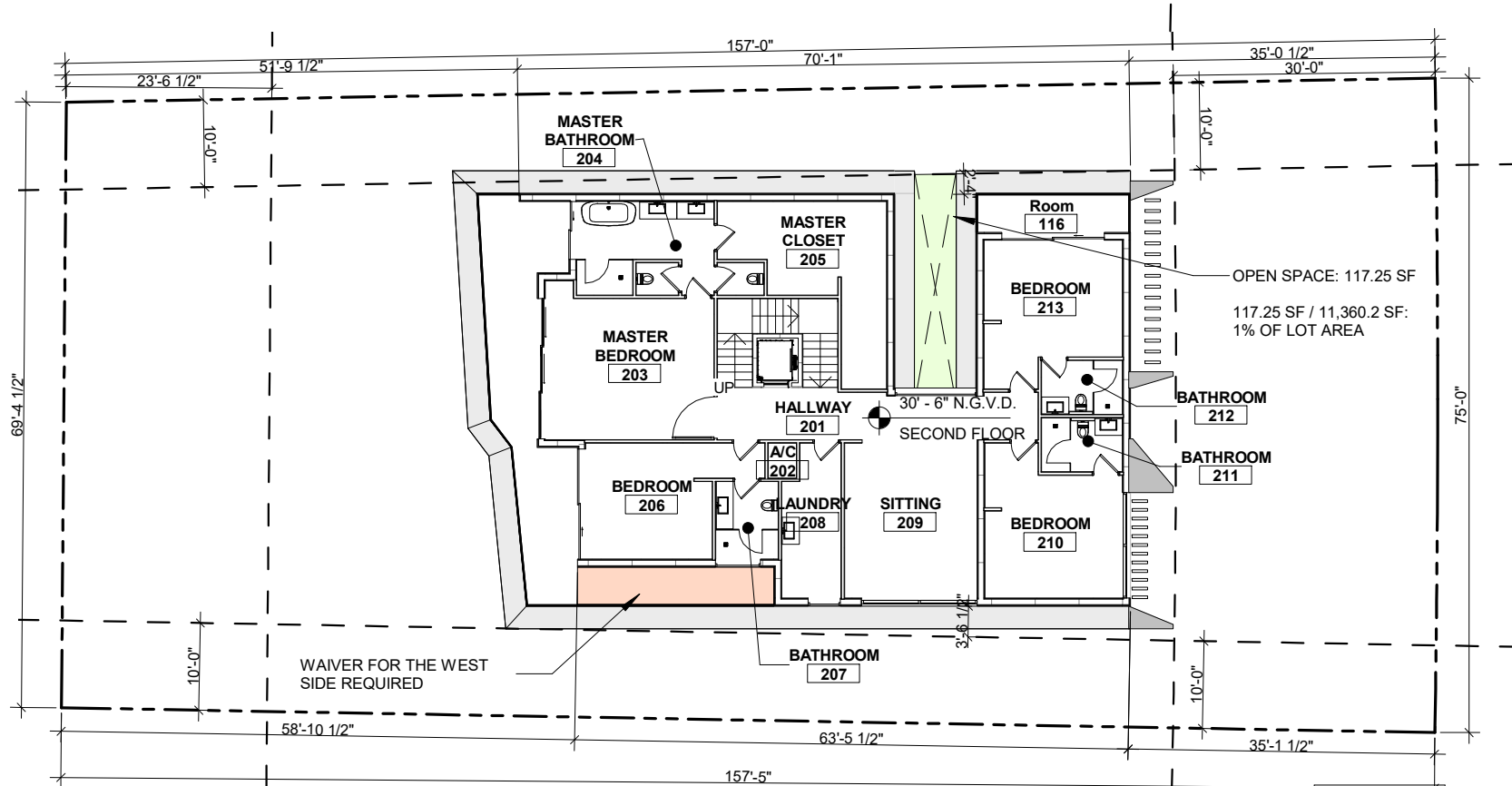
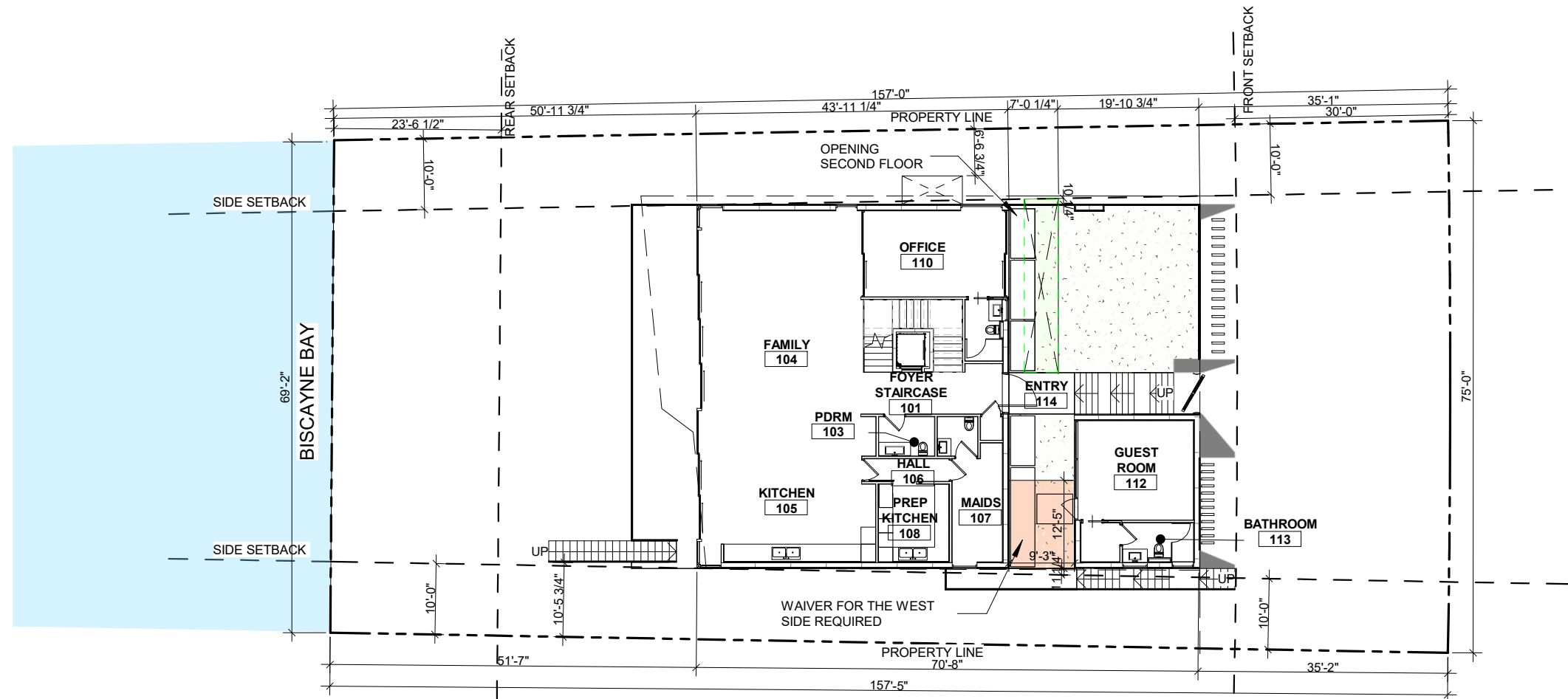
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SIDE YARD OPENESS

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

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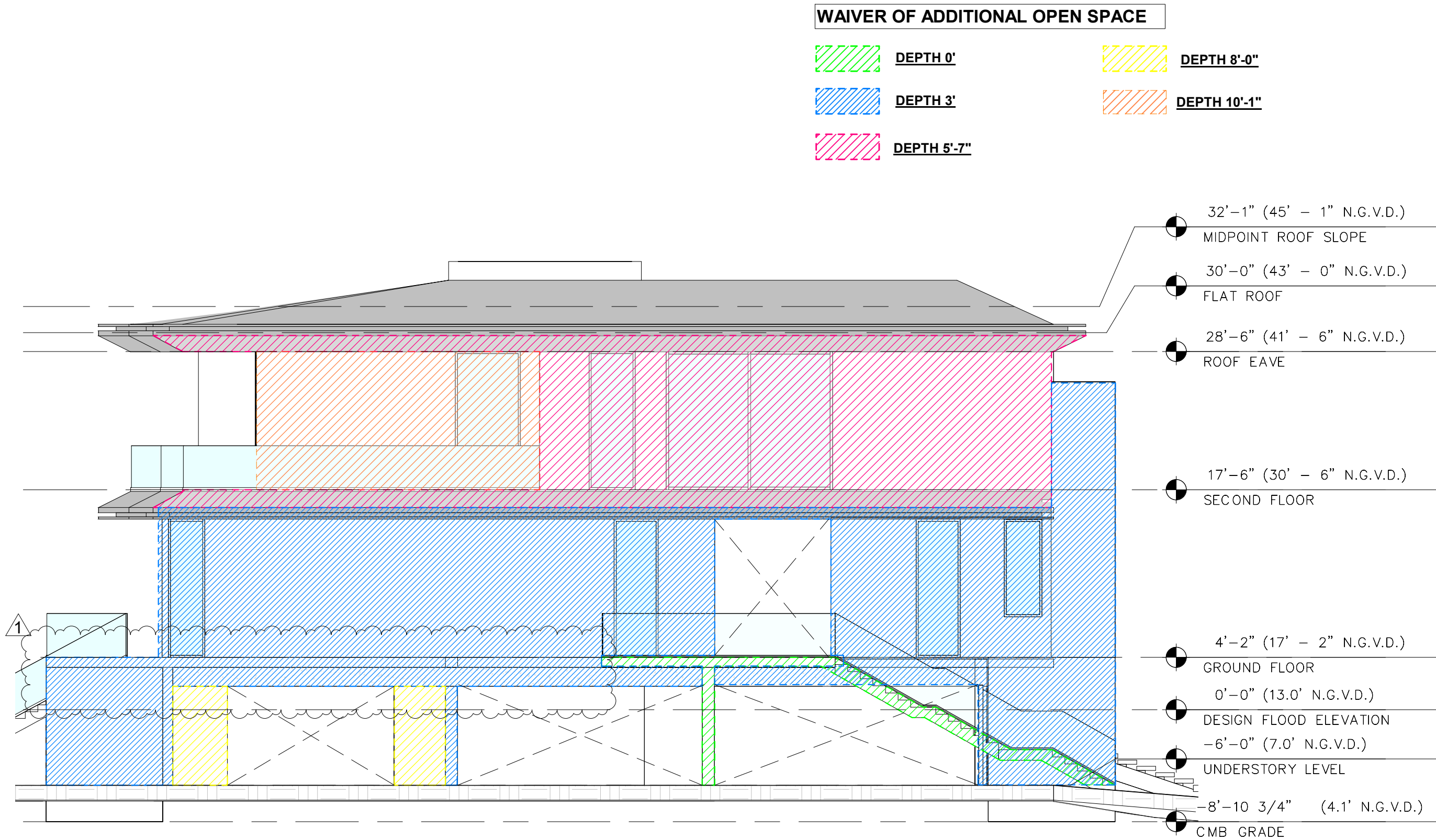
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01

SIDE YARD OPENESS

SCALE 1" = 20'-0"

A25
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01 WEST FACADE ELEVATION DEPTHS

SCALE 1/8" = 1'-0"

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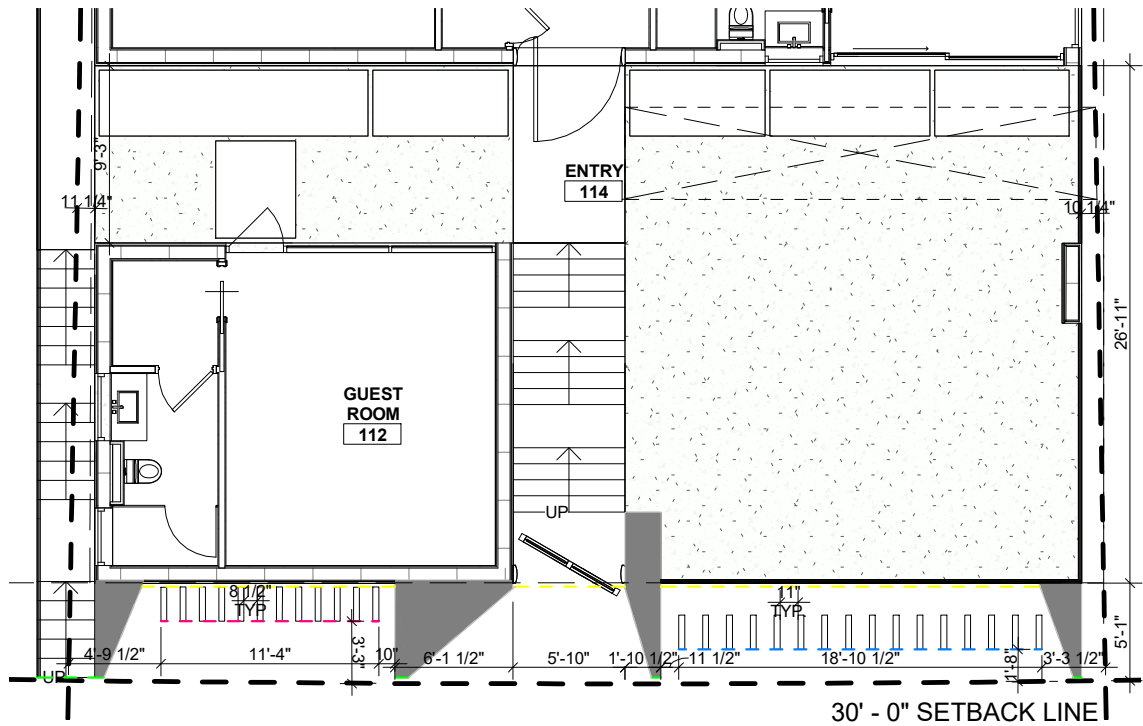
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02

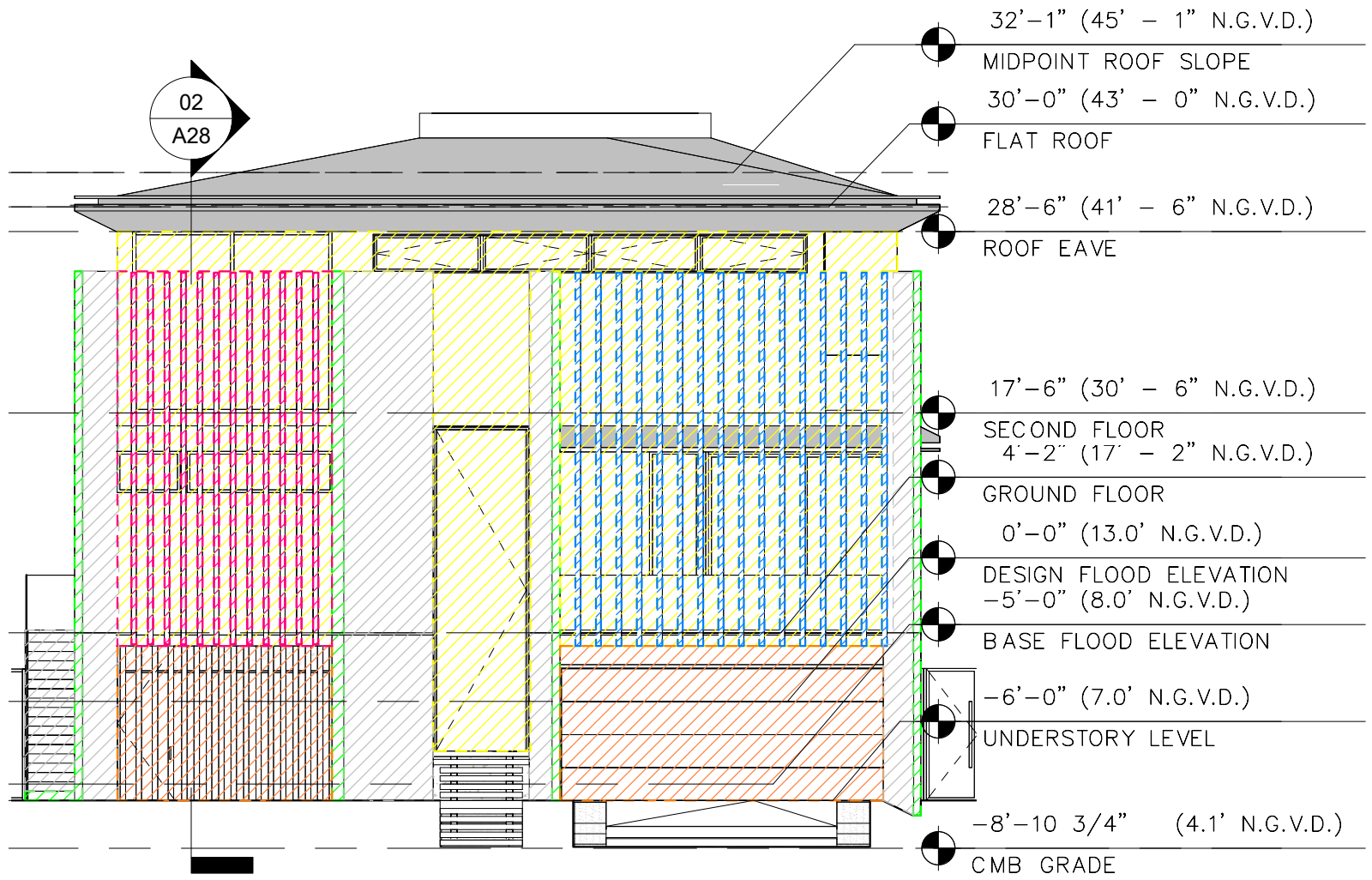
LOUVERS PLAN

SCALE 1" = 10'-0"

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.



01

SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

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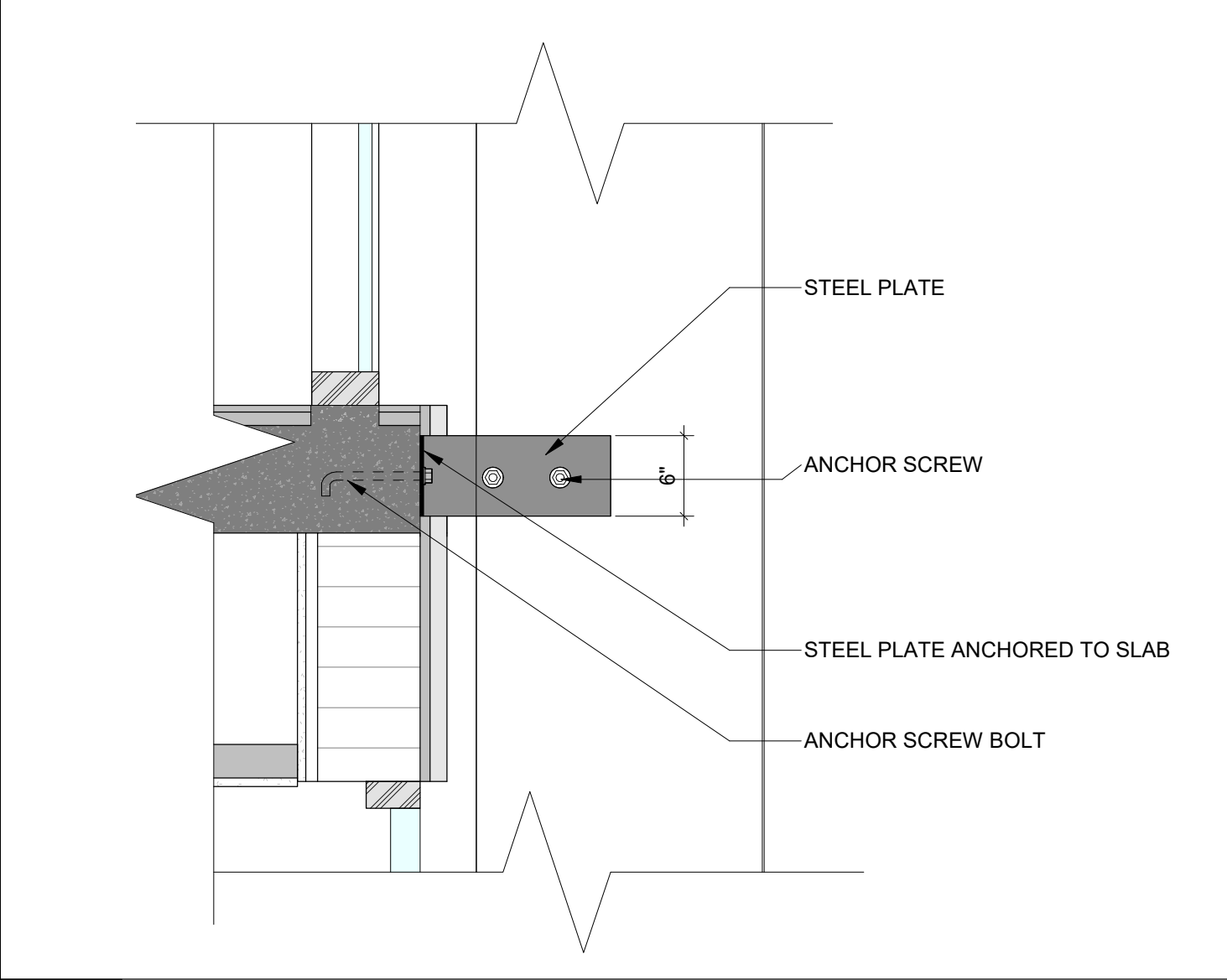
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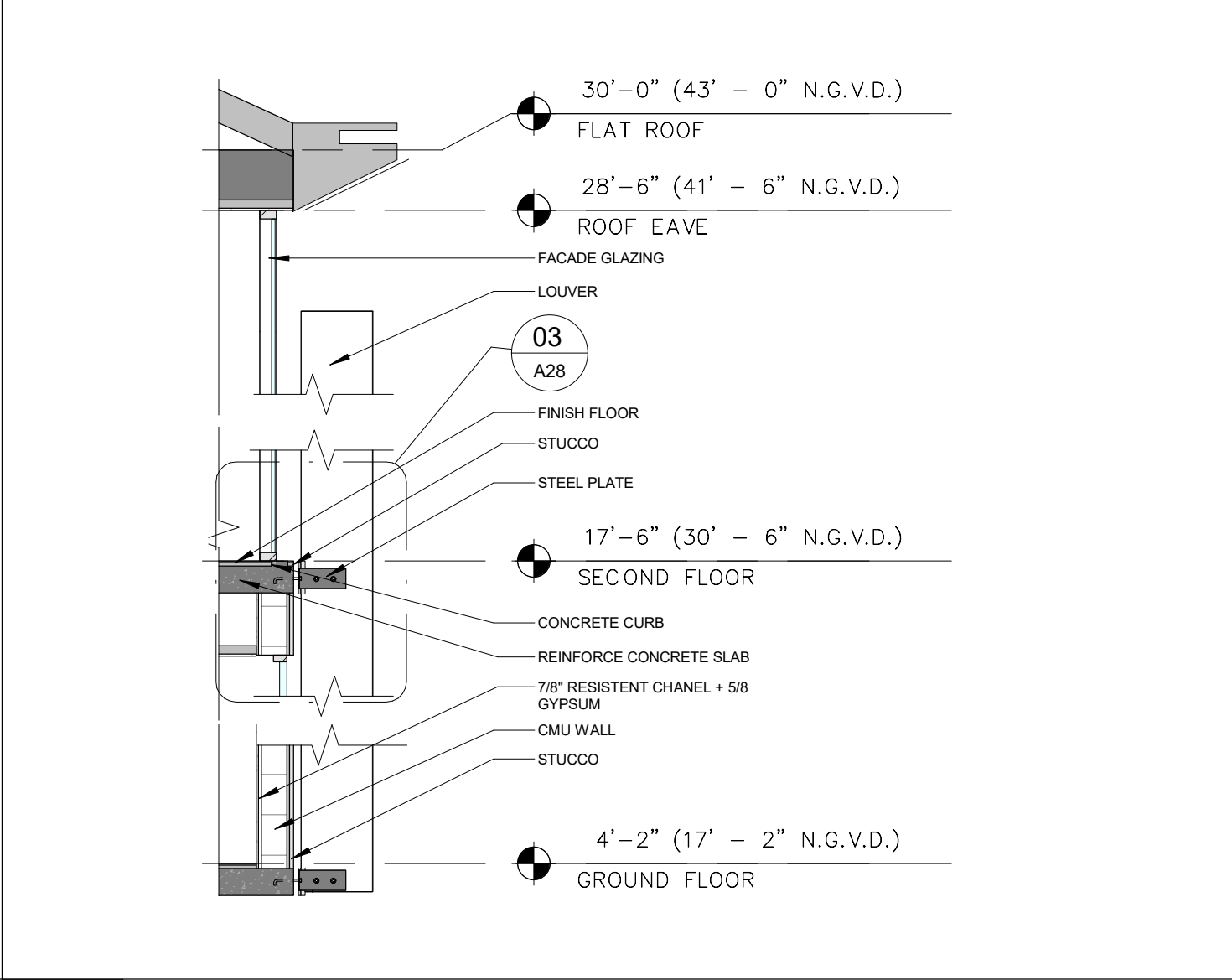
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A27
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03

DETAIL STEEL PLATE

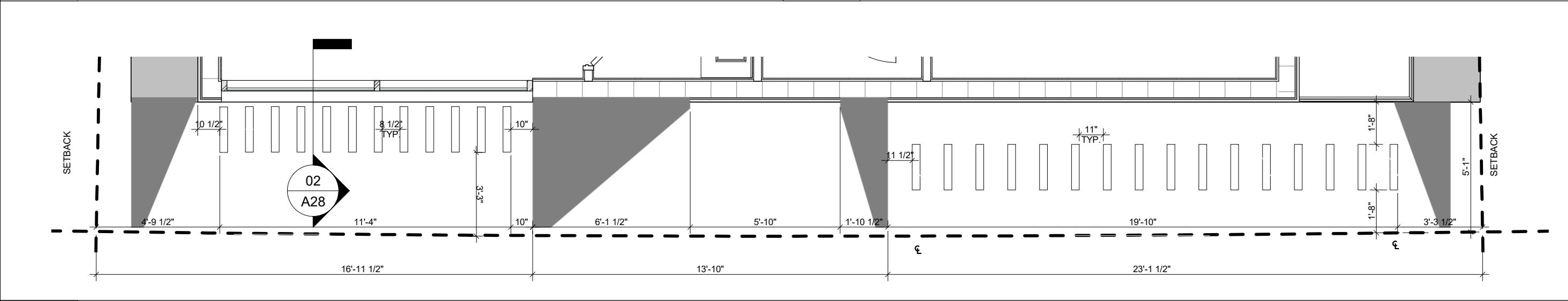
SCALE 1" = 1'-0"



02

LOUVER DETAIL

SCALE 1/4" = 1'-0"



01

LOUVERS PLAN

SCALE 1/4" = 1'-0"

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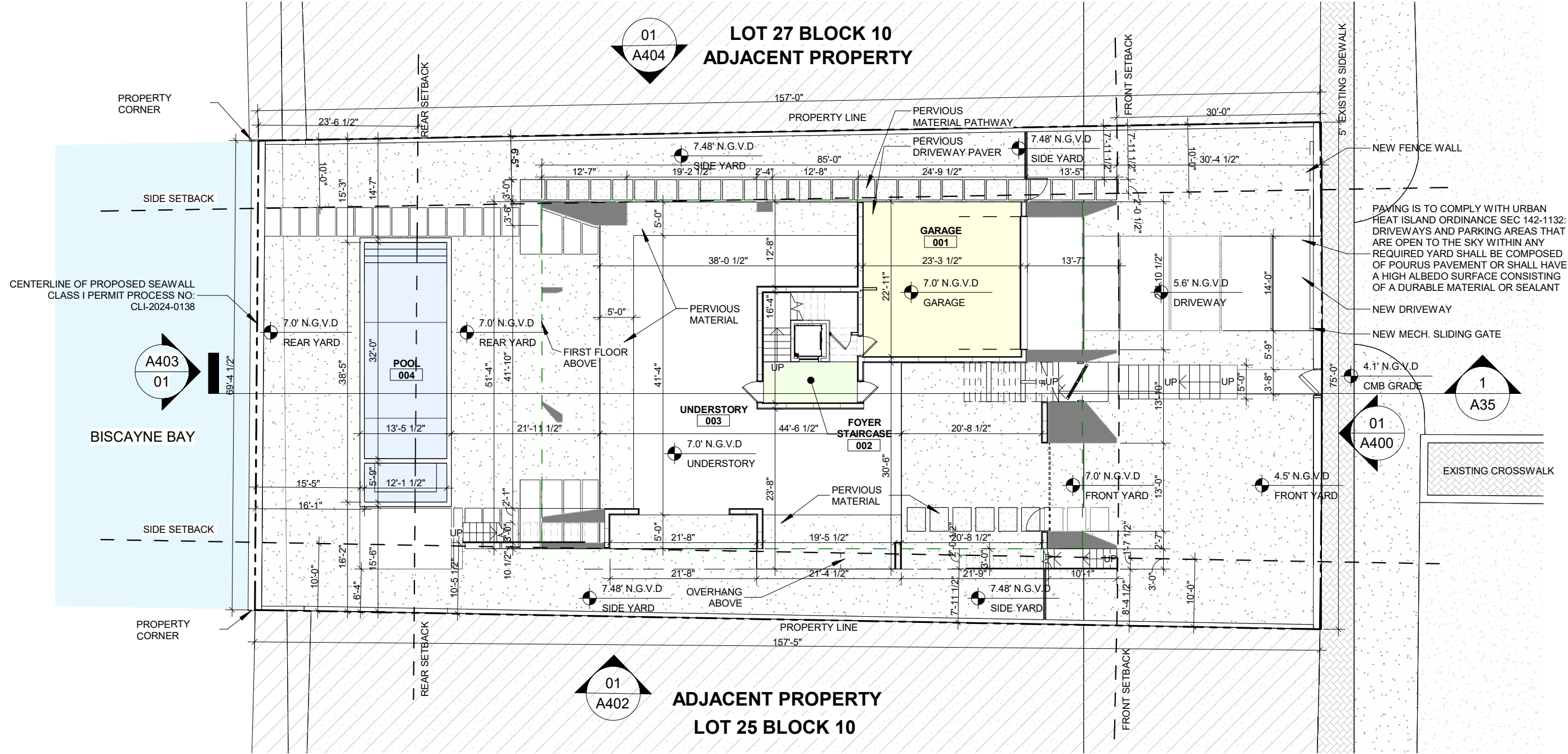
A28
NEW SHEET

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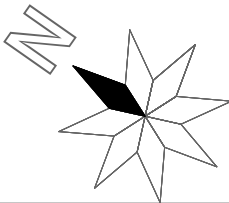
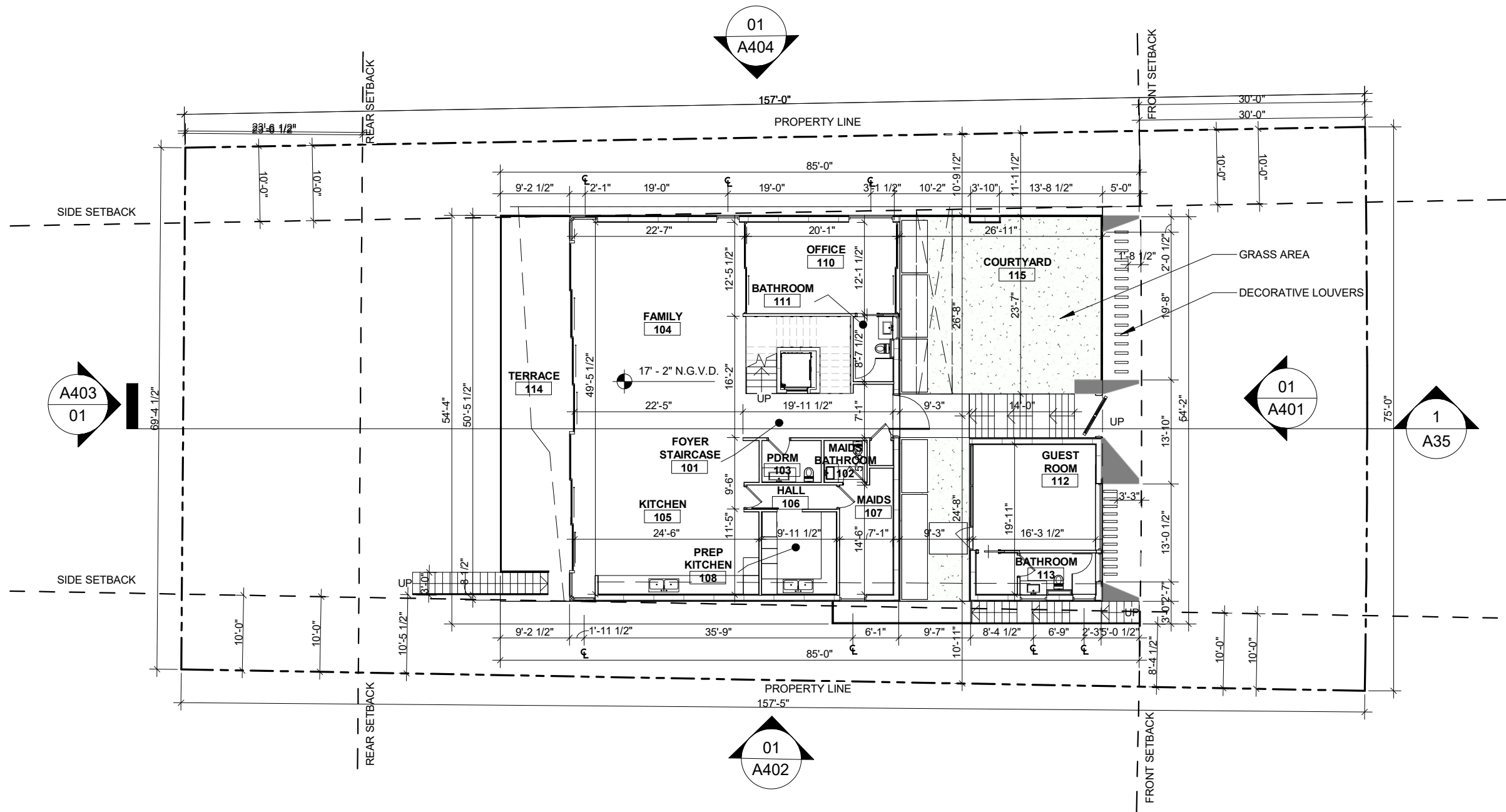
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01 PROPOSED UNDERSTORY LEVEL PLAN
SCALE 1/16" = 1'-0"

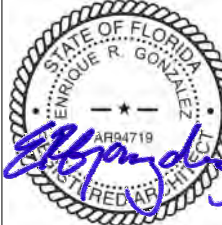


01

PROPOSED FIRST FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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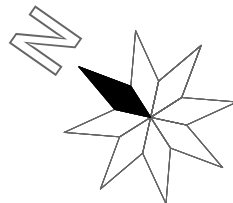
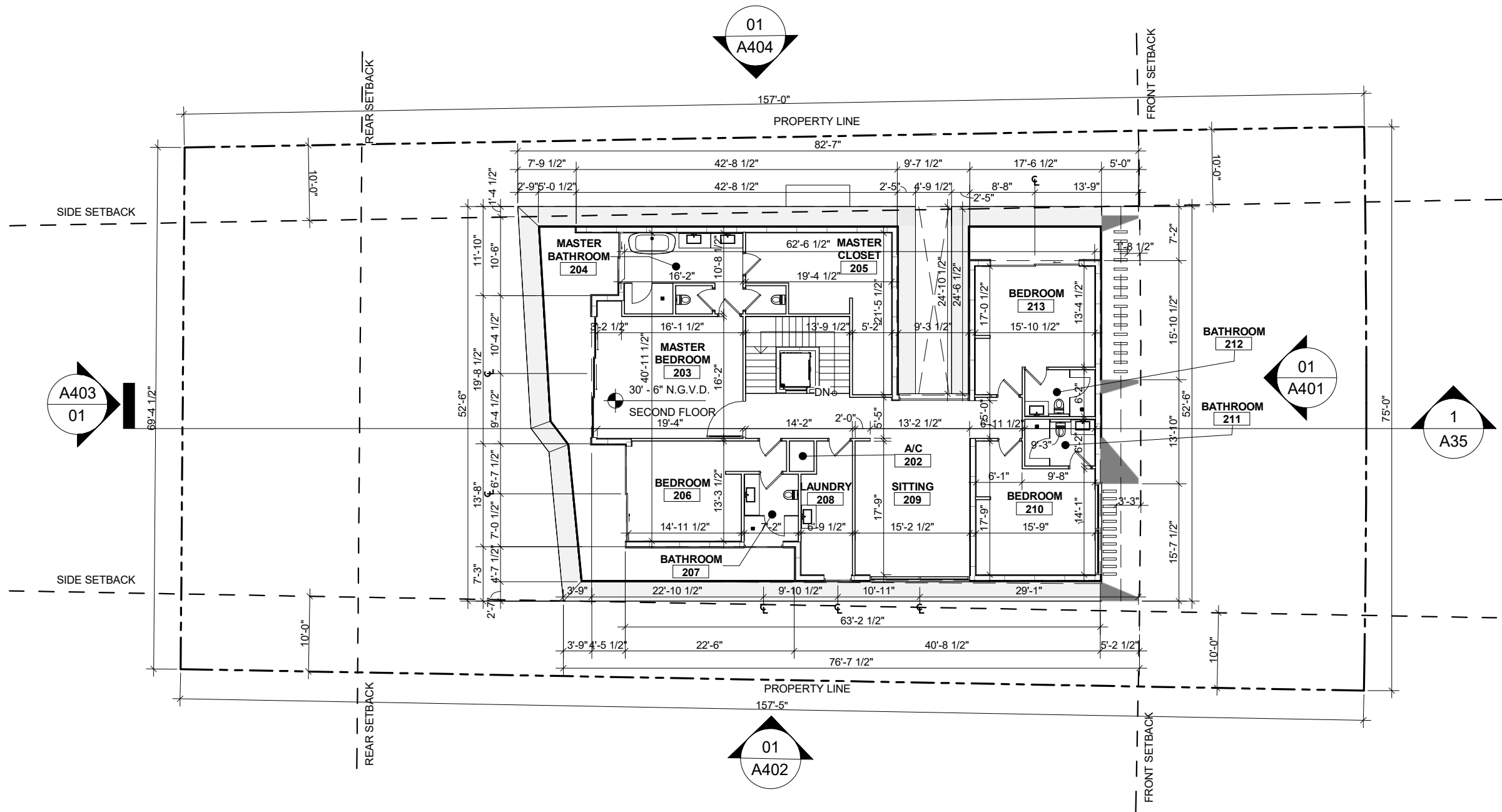
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01

PROPOSED SECOND FLOOR LEVEL PLAN

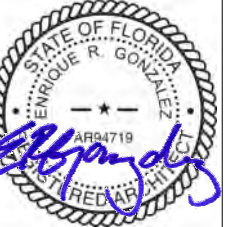
SCALE 1/16" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136

TEL: 305.440.4314
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create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



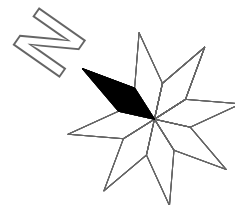
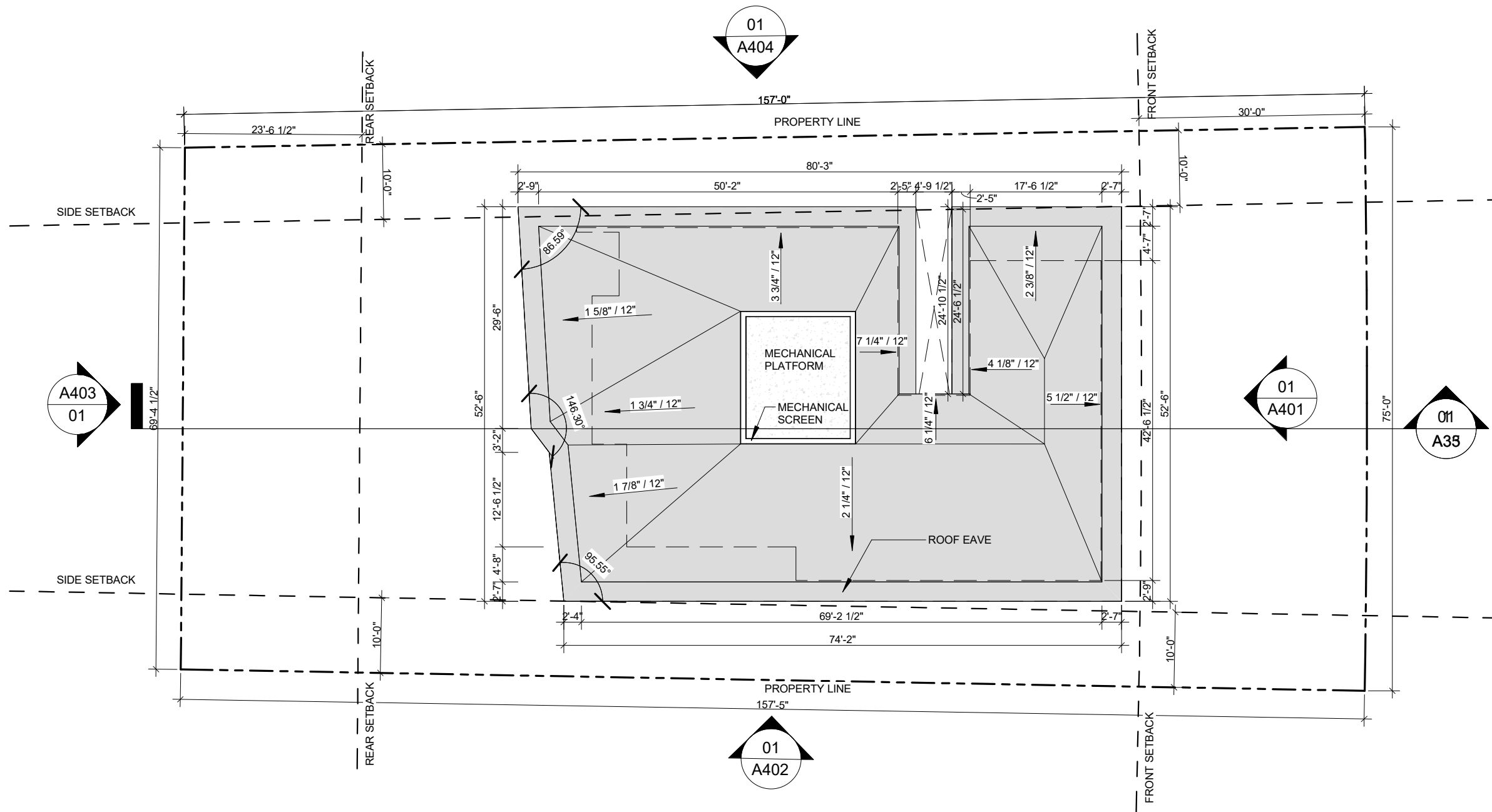
STATE OF FLORIDA
AR94719

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

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A31



01

PROPOSED ROOF LEVEL PLAN

SCALE 1/16" = 1'-0"

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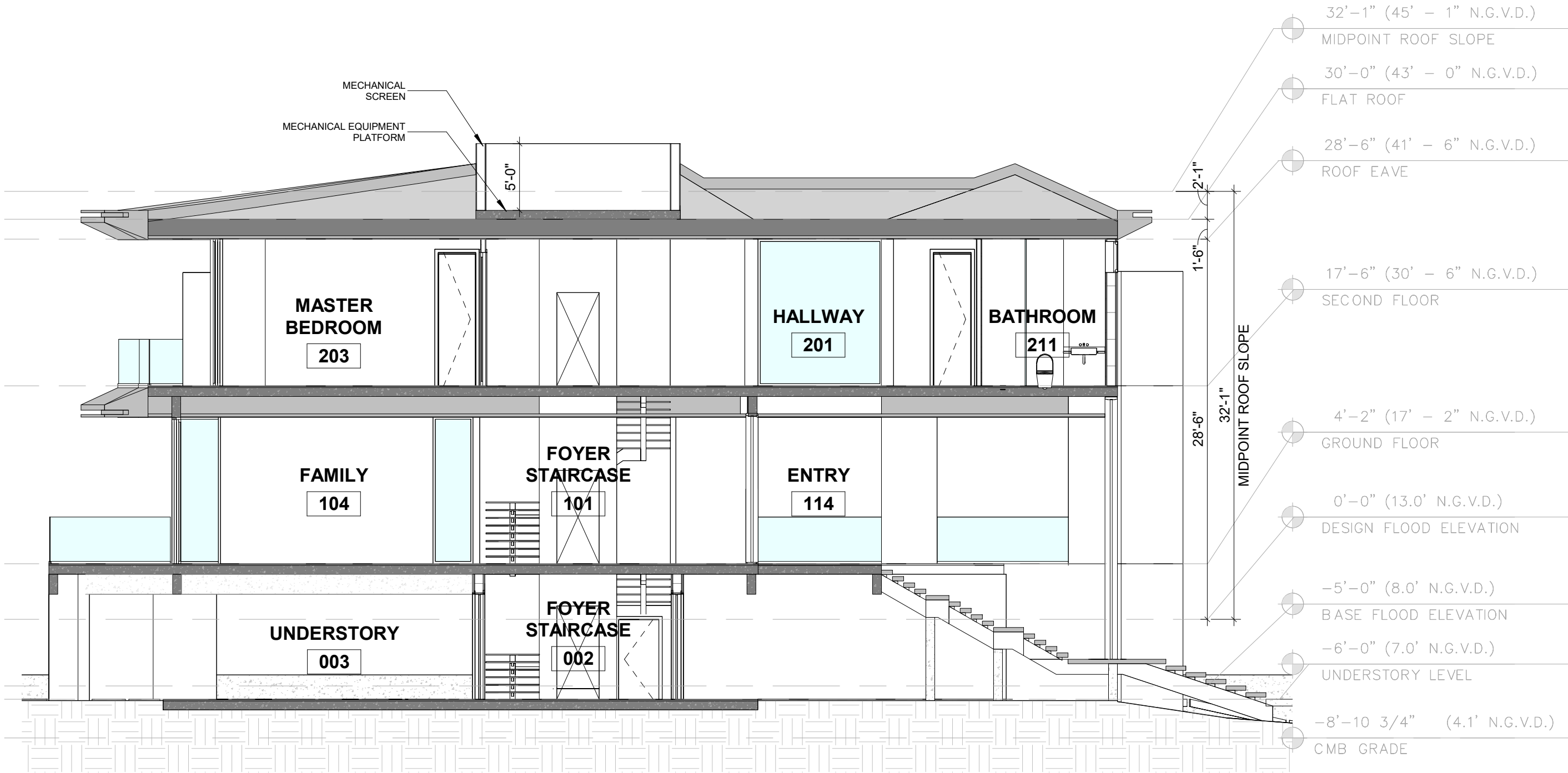
STATE OF FLORIDA
AR94719

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

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08-04-24 FINAL SUBMITTAL

A32



01

SITE SECTION AT MECHANICAL EQUIPMENT

SCALE 1/8" = 1'-0"

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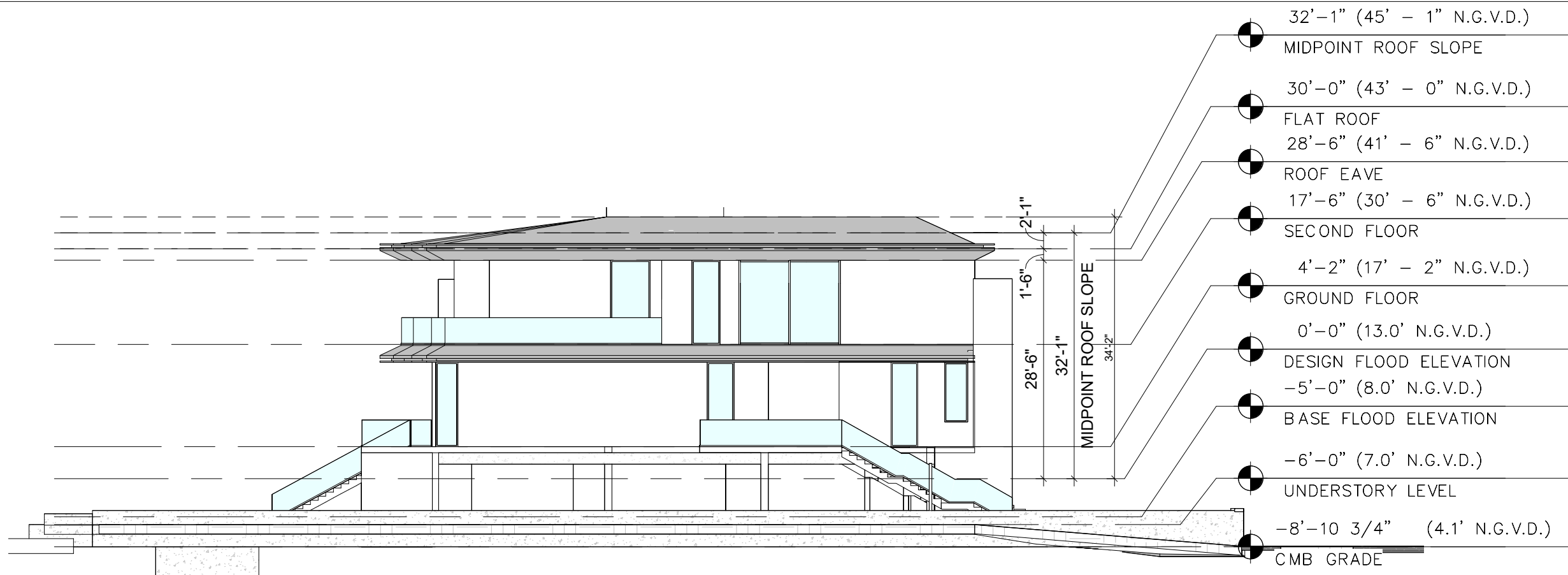
STATE OF FLORIDA
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MIAMI BEACH, FLORIDA 33141

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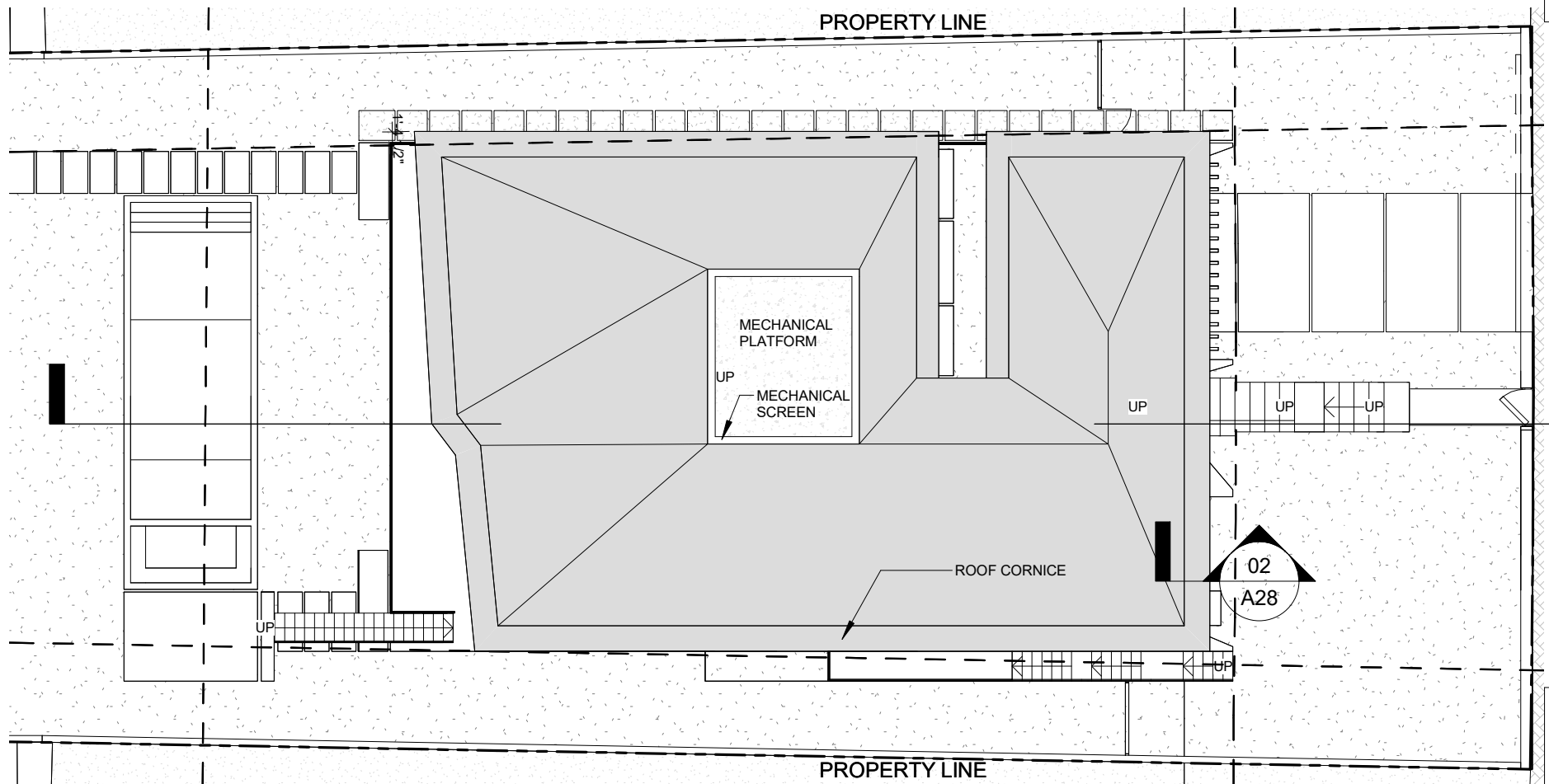
A33



02

PROPOSED WEST ELEVATION

SCALE 1/16" = 1'-0"



01

PROP. ROOF HEIGHT PLAN

SCALE 1/16" = 1'-0"

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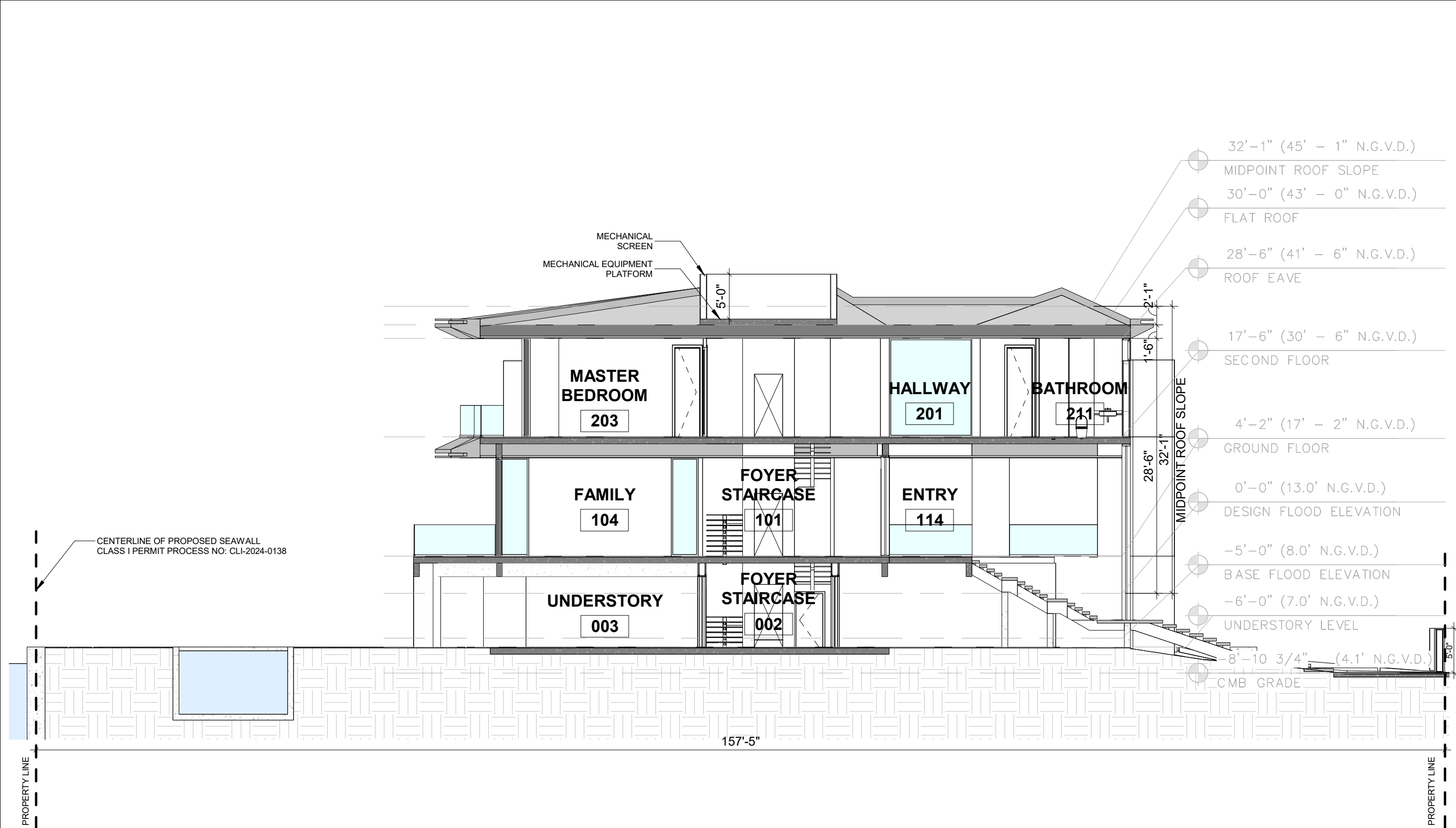
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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A34



1

LONGITUDINAL SECTION

SCALE 3/32" = 1'-0"

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Enrique R. Gonzalez

NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL
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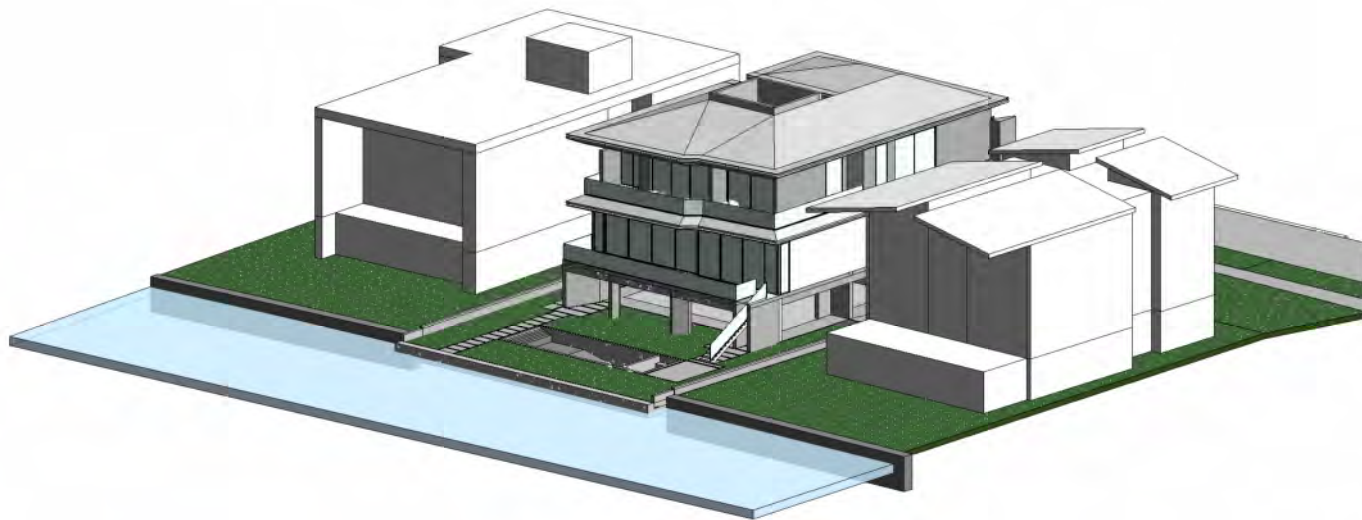
A35



03

SOUTH FACADE CONTEXT ELEVATION

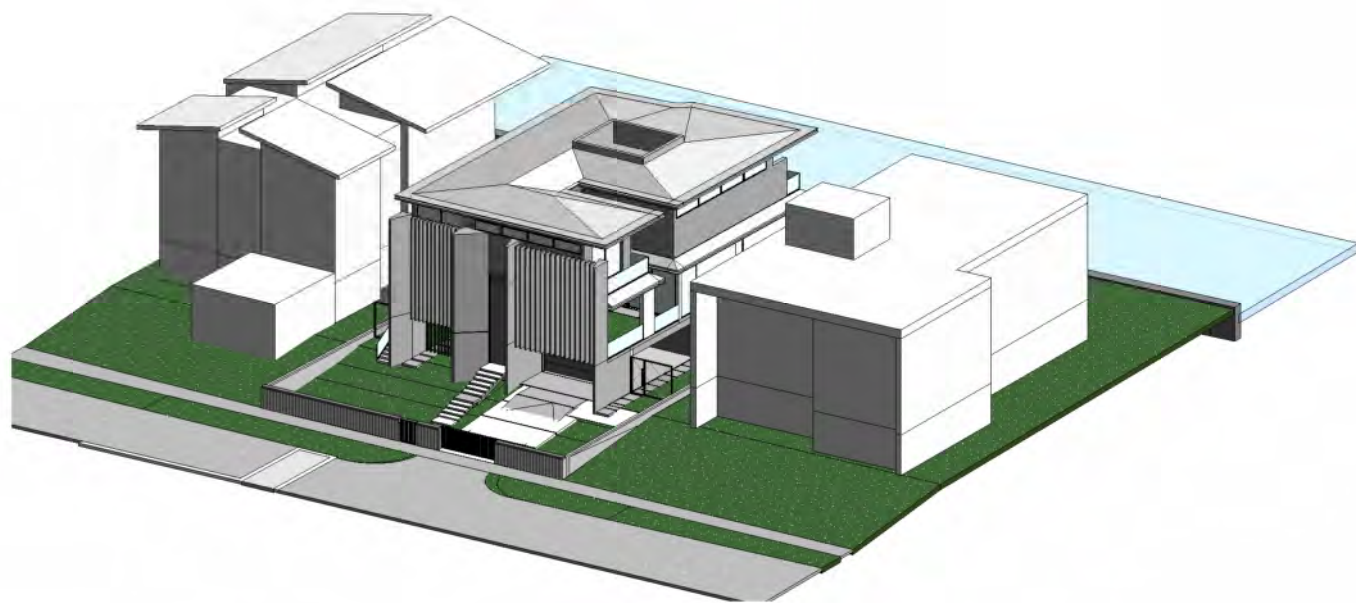
SCALE 1/16" = 1'-0"



02

CONTEXT NORTH SIDE AXONOMETRIC

SCALE: N.T.S.



01

CONTEXT SOUTH SIDE AXONOMETRIC

SCALE: N.T.S.

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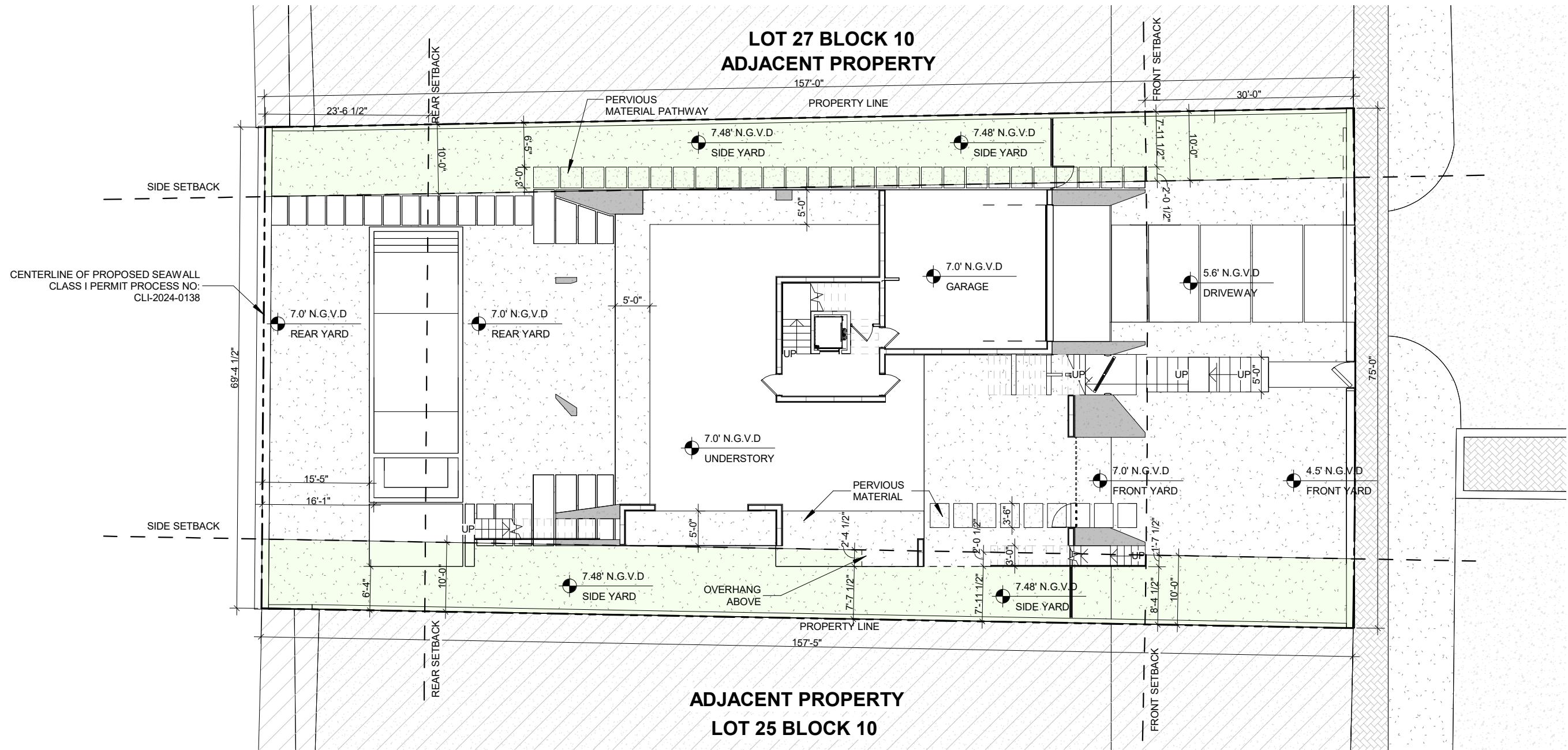
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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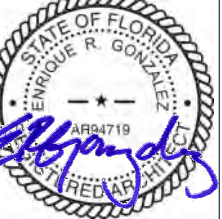
A36



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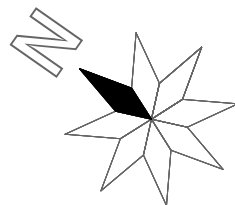


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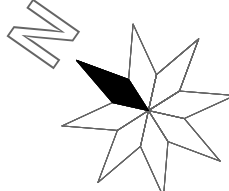
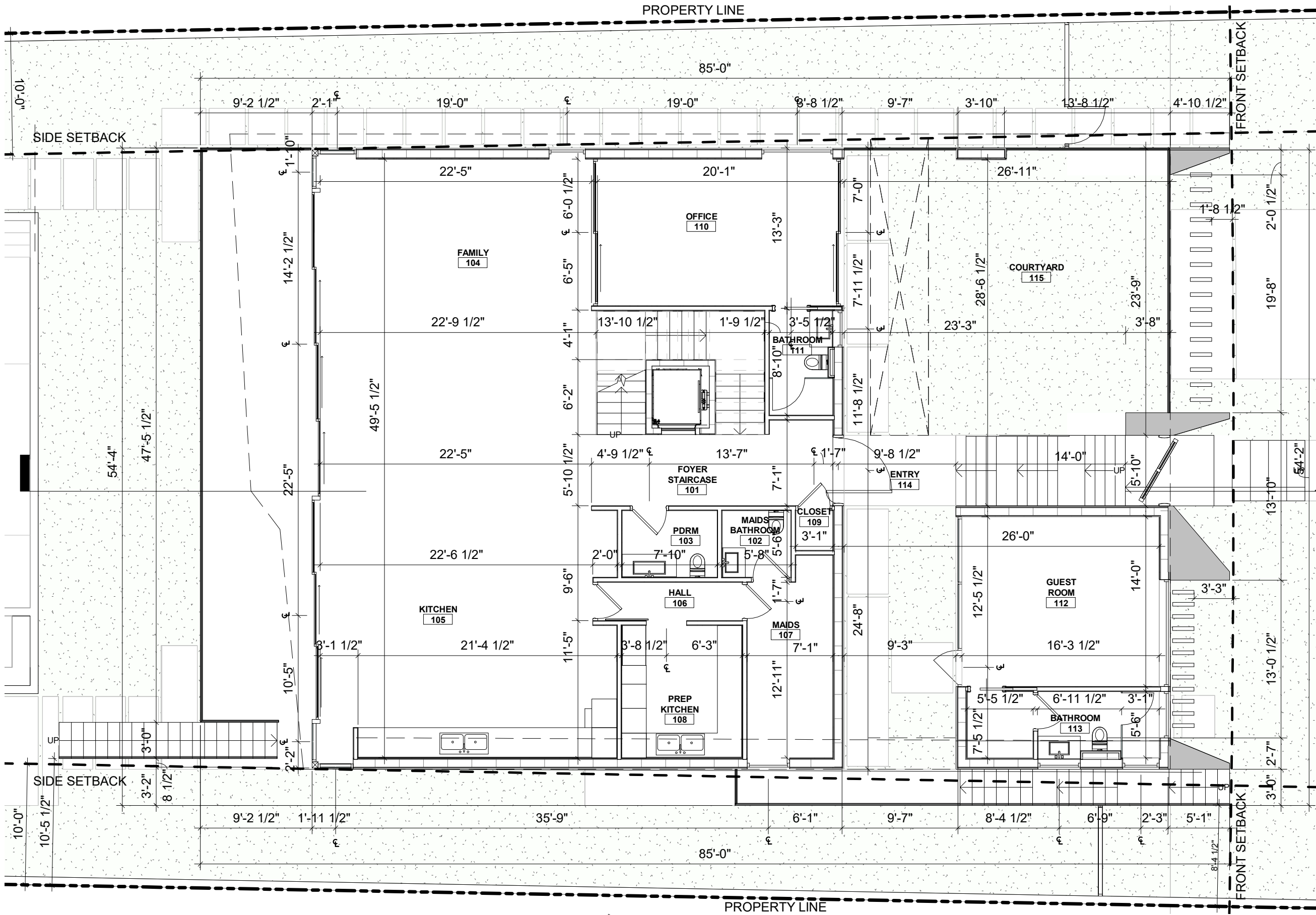


01

ENCROACHMENT PLAN

SCALE 1/16" = 1'-0"

A37
NEW SHEET



01 GROUND FLOOR

SCALE 1/8" = 1'-0"

1
A35

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REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

NEW RESIDENCE

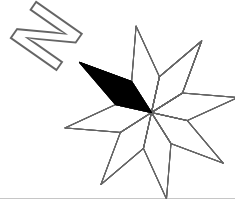
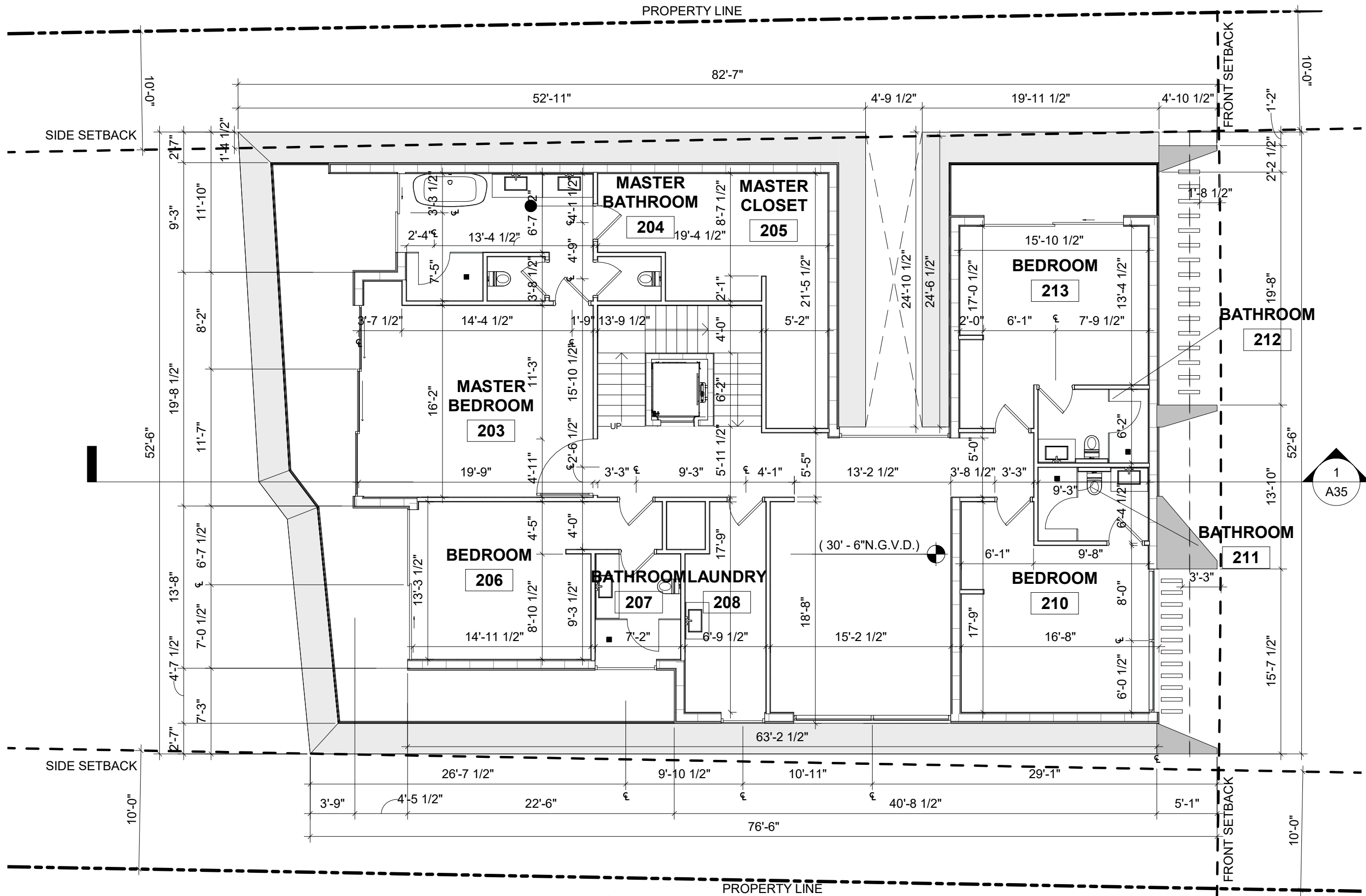
SINGLE FAMILY

1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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08-04-24 FINAL SUBMITTAL

A101



01

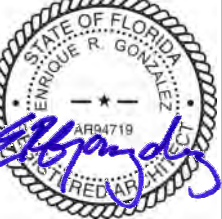
SECOND FLOOR

SCALE 1/8" = 1'-0"

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SUITE 406
MIAMI, FLORIDA 33136
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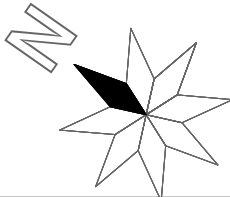
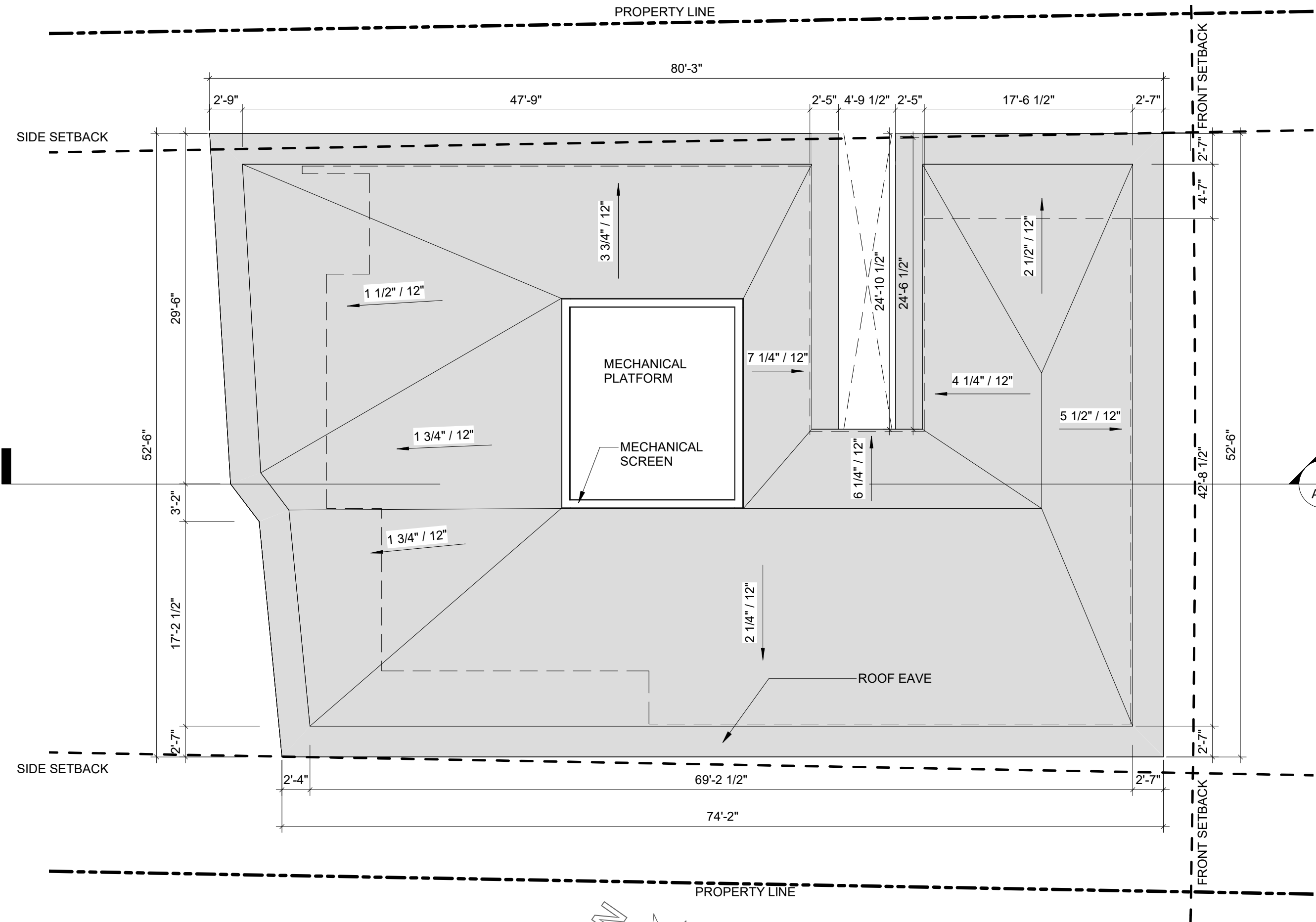
STATE OF FLORIDA
AR94719

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

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A102



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

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REGISTERED ARCHITECT

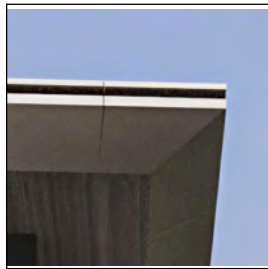


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SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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08-04-24 FINAL SUBMITTAL

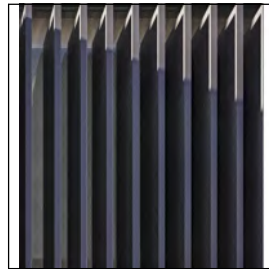
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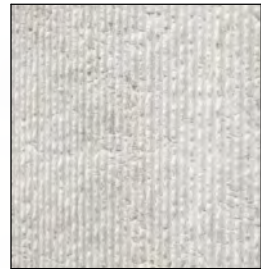
① ROOF CORNICE:
METALLIC BRONZE
FINISH



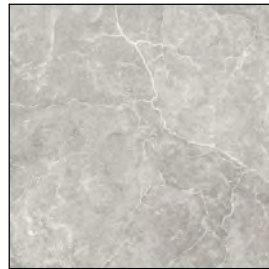
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



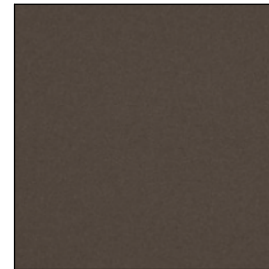
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



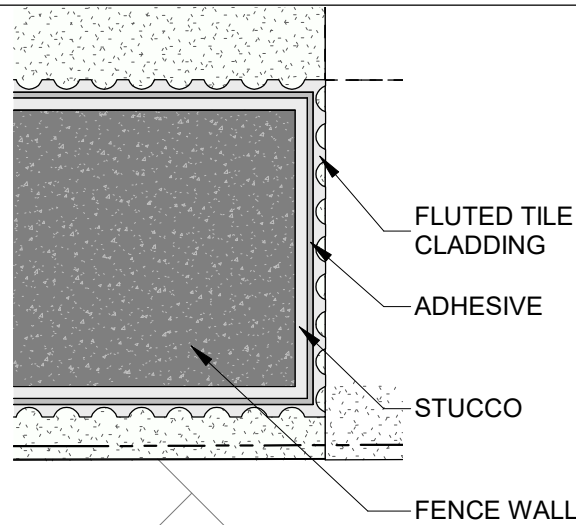
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



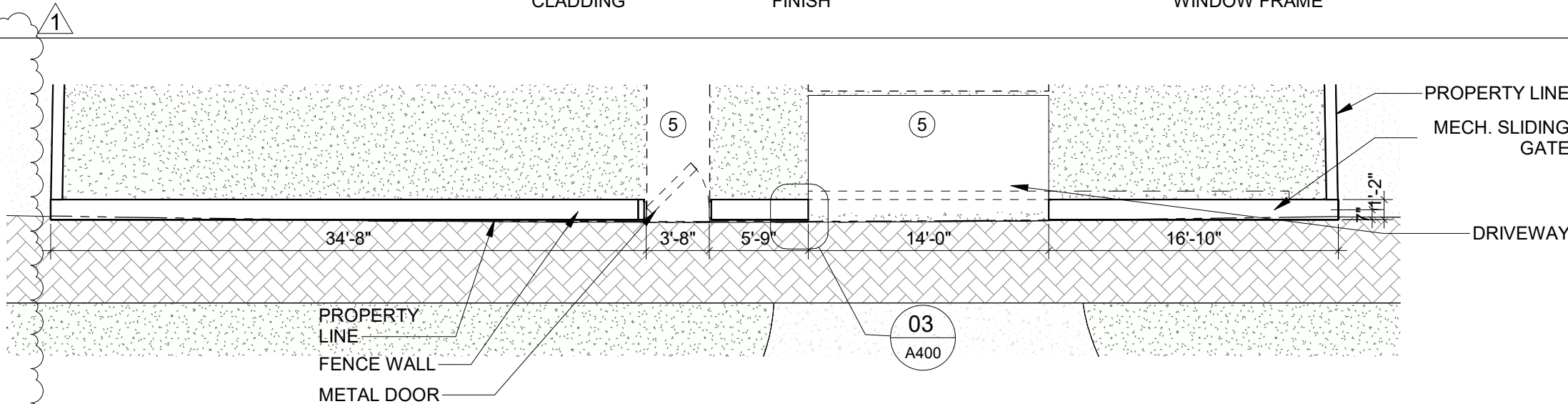
⑧ DOOR:
SOLID WOOD



03

WALL TILE DETAIL

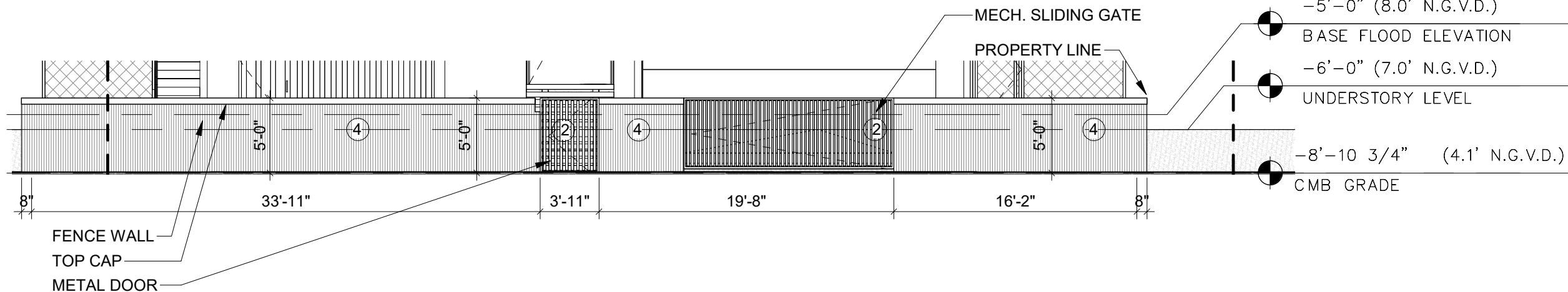
SCALE 1 1/2" = 1'-0"



02

FRONT GATE/FENCE PLAN

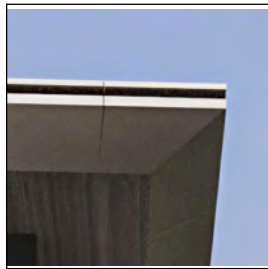
SCALE 1/8" = 1'-0"



01

FRONT GATE/FENCE ELEVATION

SCALE 1/8" = 1'-0"



① ROOF CORNICE:
METALLIC BRONZE
FINISH



② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



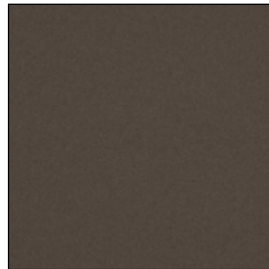
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



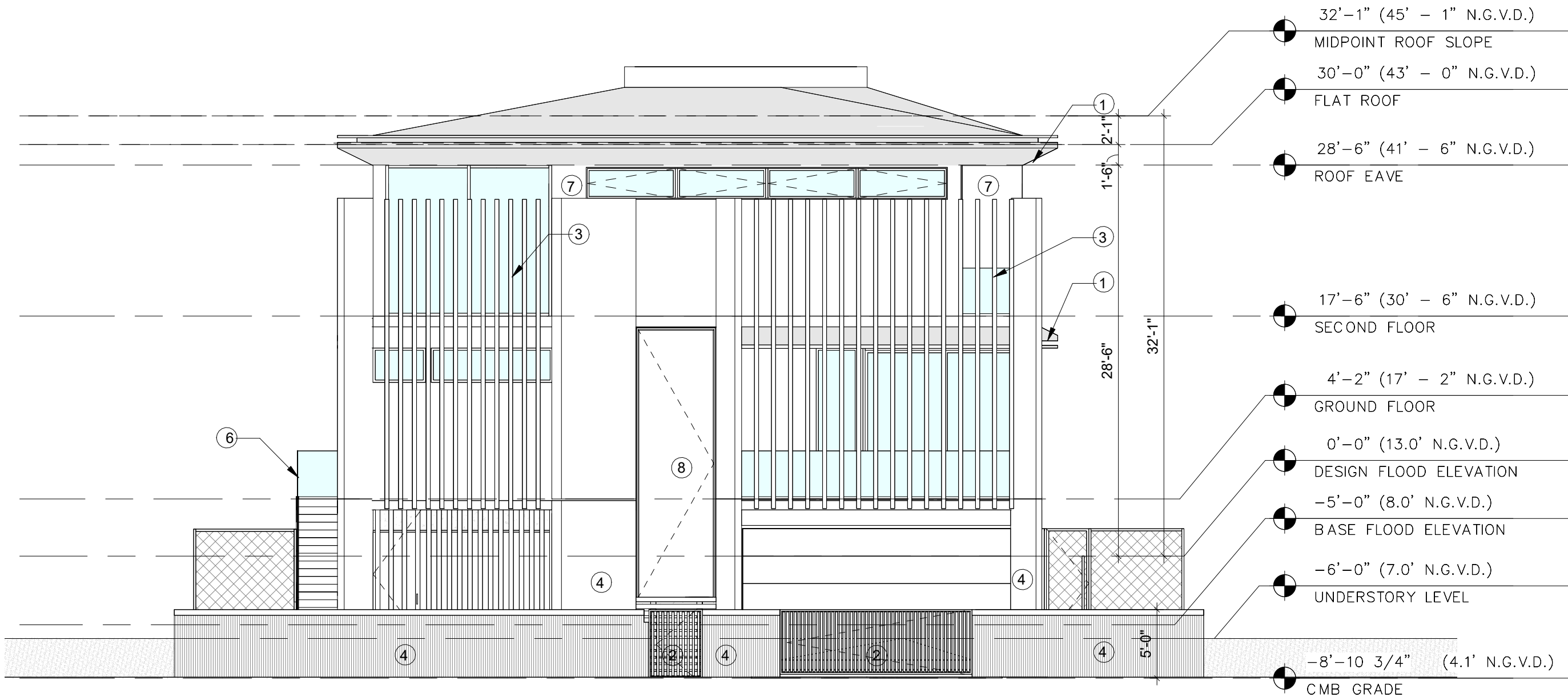
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



01

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

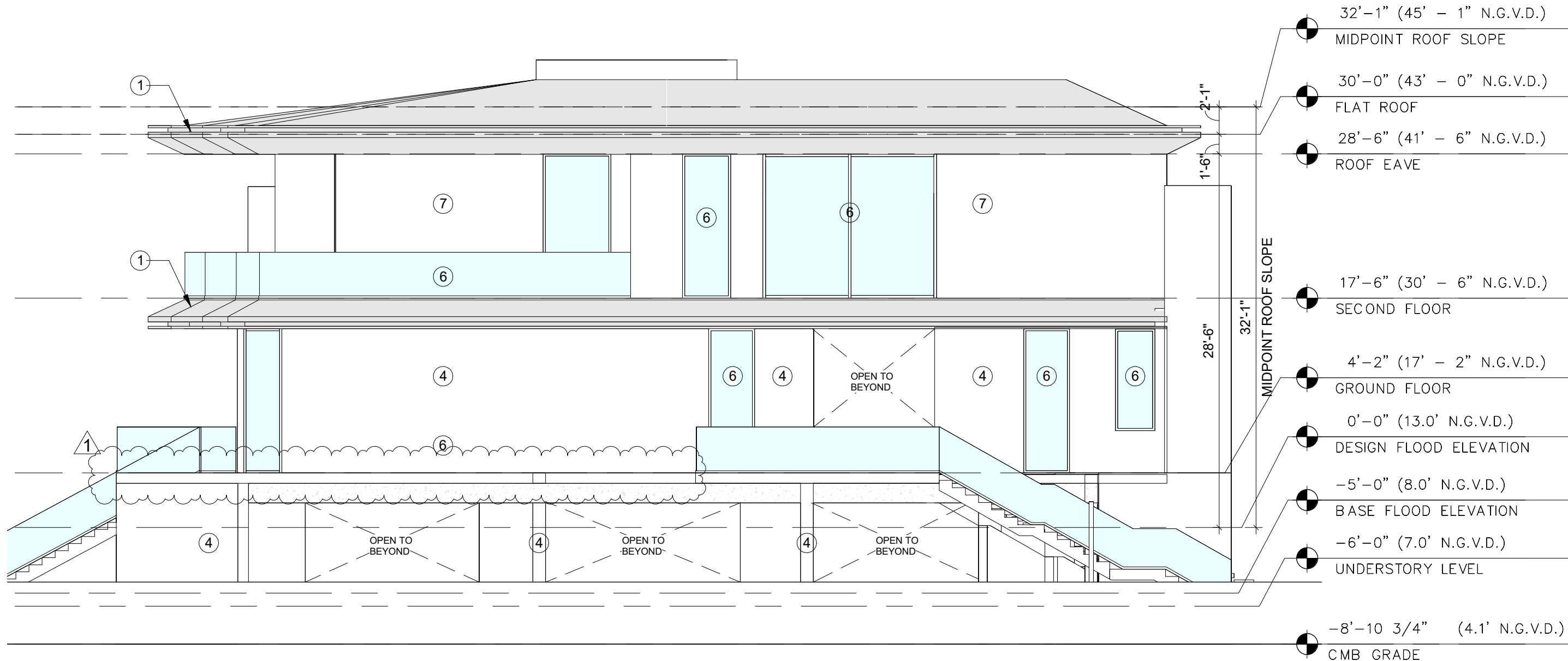
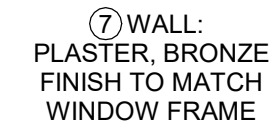
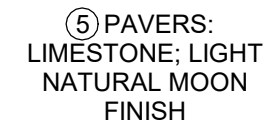
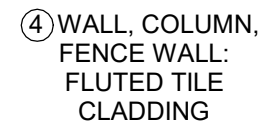
NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A401



WEST ELEVATION

SCALE 1/8" = 1'-0"

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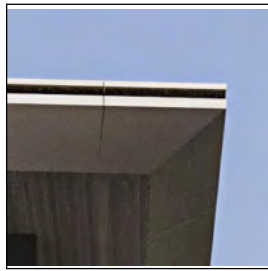


NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

1-08-04-24 FINAL SUBMITTAL

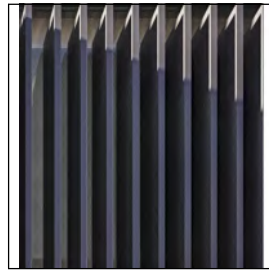
A402



① ROOF CORNICE:
METALLIC BRONZE
FINISH



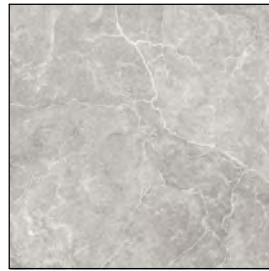
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



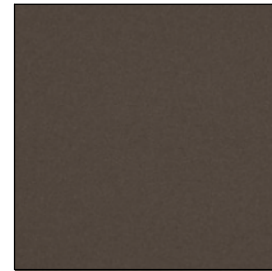
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



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"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

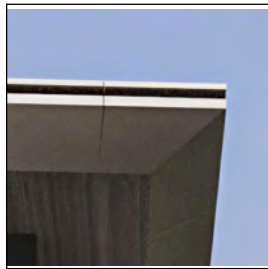
NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

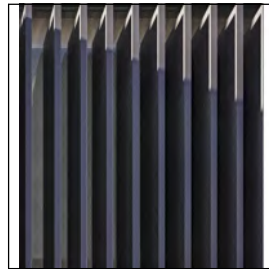
A403



① ROOF CORNICE:
METALLIC BRONZE
FINISH



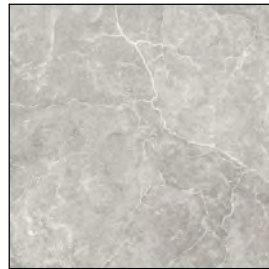
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



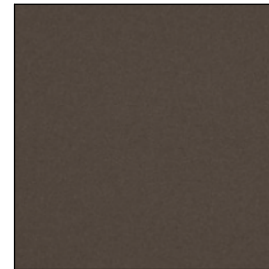
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



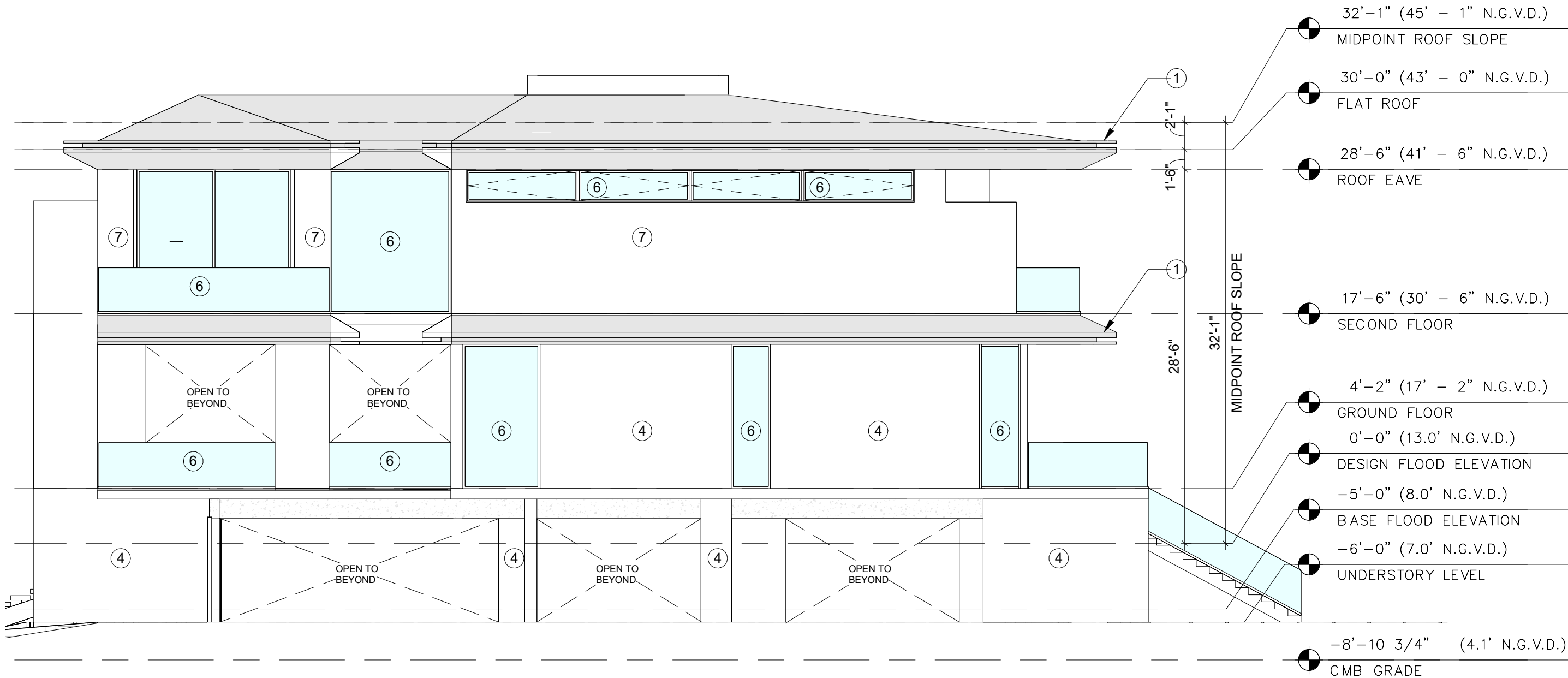
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



01

EAST ELEVATION

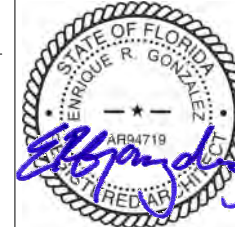
SCALE 1/8" = 1'-0"

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SUITE 406
MIAMI, FLORIDA 33136

TEL: 305.440.4314
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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

A404