

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/



GONZALEZARCHITECTURE

1035 NORTH MIAMI AVENUE, SUITE 406
MIAMI FLORIDA 33136
create@gonzalezarchitecture.com
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

REVISED FINAL SUBMITTAL

FILE NO. DRB24-1038

DECEMBER 13, 2024

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

Digitally signed by Enrique R Gonzalez
DN: c=US, o=Gonzalez Architecture P.A.,
dnQualifier=A01410D0000018C84177AE7001
29040, cn=Enrique R Gonzalez
Date: 2024.12.13 15:02:07 -05'00'
Adobe Acrobat version: 2024.005.20320

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

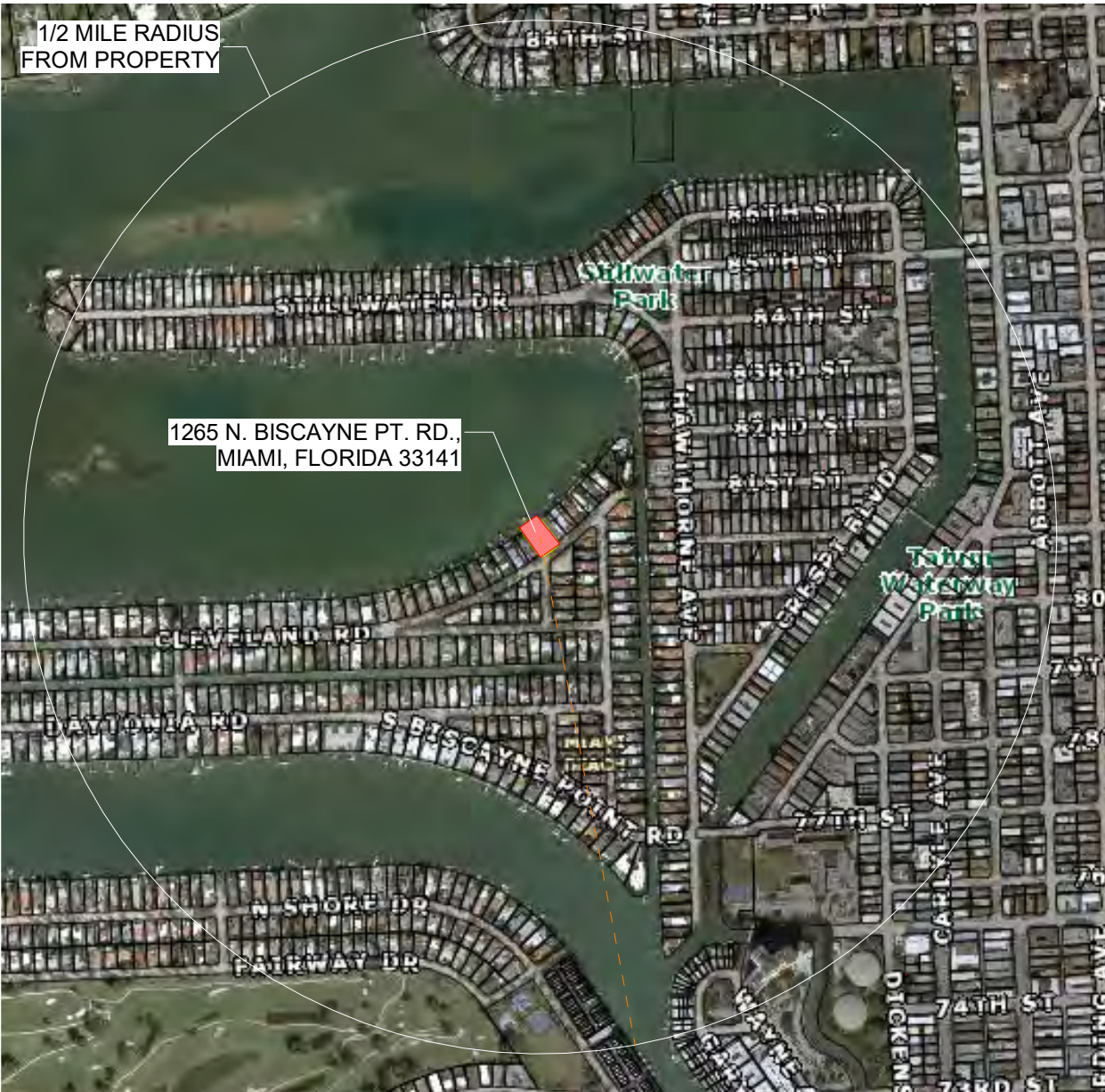
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07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

12-13-24 REVISION

A00



01

AERIAL (1/2 MILE RADIUS)

SCALE: N.T.S.

N

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1265 N. BISCAYNE PT. RD., MIAMI BEACH, FLORIDA 33141		
2	Folio number(s):	02-3203-001-2400		
3	Board and file numbers :	DRB24-1038		
4	Year built:	1953 (Original)	Zoning District:	RS-3
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.1' NGVD
6	Adjusted grade (Min.Flood+Grade/2):	6.55' NGVD	Free board:	5'-0" (13.00' NGVD)
7	Lot Area:	11,360.2 SF		
8	Lot width: Taken at 20' from property line.	74'- 3"	Lot Depth:	157'-5"
9	Max Lot Coverage SF and %:	3,408 SF (30%)	Proposed Lot Coverage SF and %:	3,381.9 SF(29.7%)
10	Existing Lot Coverage SF and %:	3,492 SF (30.7%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,575.1 SF(71.2%)	Rear Yard Open Space SF and %:	1,203 SF(73.1%)
12	Max Unit Size SF and %:	5,680.1 SF (50%)	Proposed Unit Size SF and %:	5,570 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
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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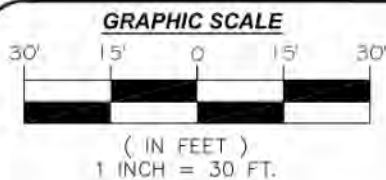


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A01



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:
FOLI NO. 02-3203-001-2400

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

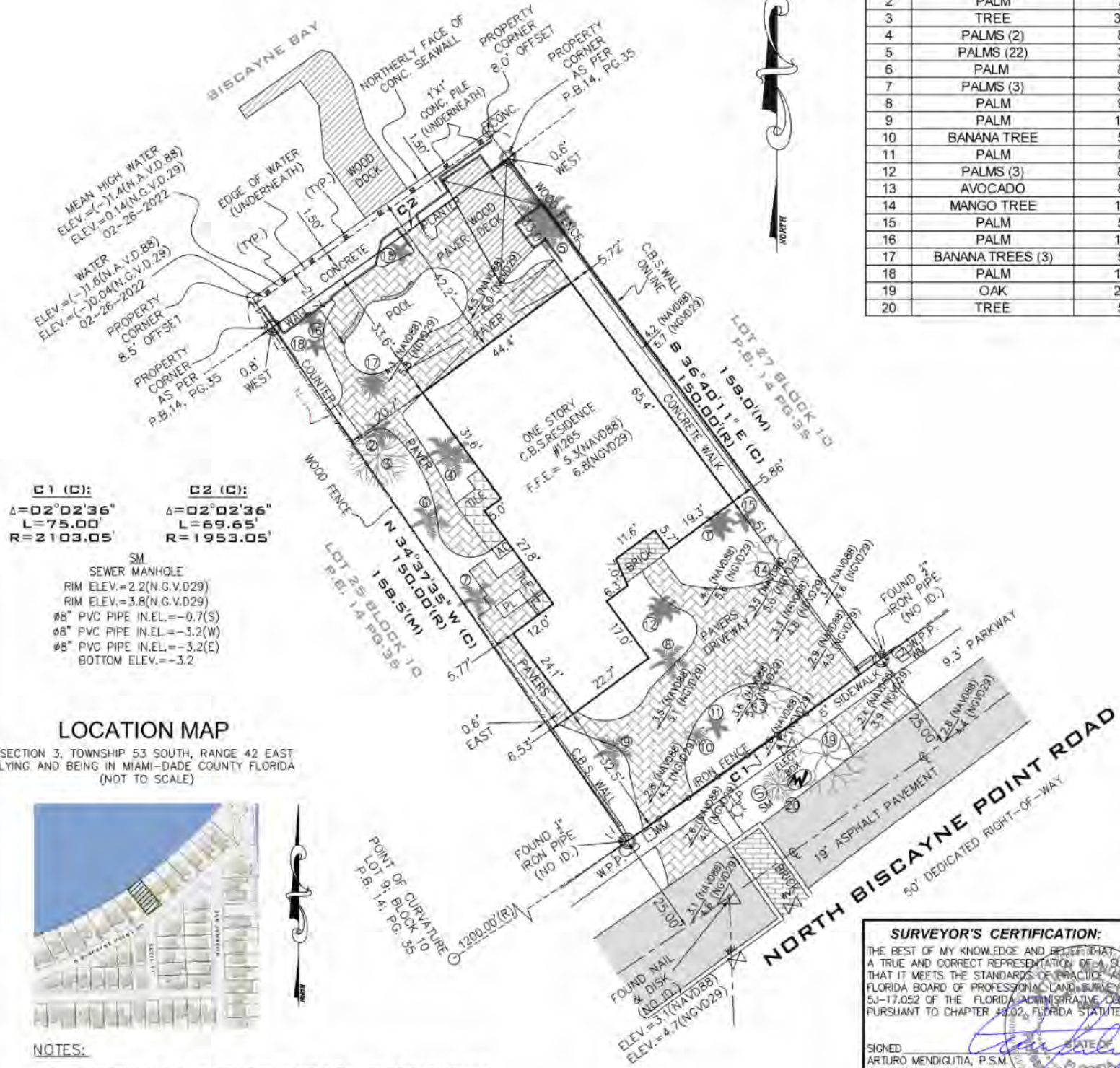
AREA OF PROPERTY: 11,435 SQUARE FEET AND/OR
TO EDGE OF WATER 0.262 ACRES MORE OR LESS.

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), 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 FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCUMBRANCES 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 (C):
Δ=02°02'36"
L=75.00'
R=2103.05'

C2 (C):
Δ=02°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)



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

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"
MAM, 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
C.B.	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M.E.	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
(M)	=DENOTES MEASURED
(C)	=DENOTES CALCULATED
(R)	=DENOTES RECORDED
W.P.	=DENOTES WOOD POWER POLE
J.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.O.	=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.F.	=DENOTES WOOD FENCE
I.F.	=DENOTES IRON FENCE
I.F.P.	=DENOTES FOUND IRON PIPE (NO ID.)
I.F.D.	=DENOTES FOUND IRON DISC
X.XX	=DENOTES ELEVATIONS
BR	=DENOTES BRICK
CP	=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		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		

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 AND 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 48.02, FLORIDA STATUTE.

SIGNED:
ARTURO MENDIGUTIA, P.S.M.
FOR THE FIRM
LANDMARK SURVEYING & ASSOCIATES, INC.
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.

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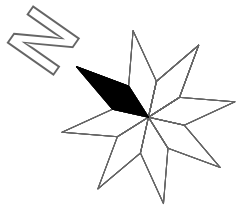
BISCAYNE BAY

1265 N. BISCAYNE POINT. ROAD.

N BISCAYNE POINT RD

NOREMAC AVE

CECIL ST



01

RIGHT OF WAY AERIAL

SCALE 1" = 50'-0"

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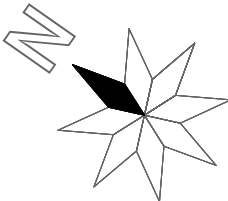
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BISCAYNE BAY

1265 N. BISCAYNE POINT. ROAD.

N BISCAYNE POINT RD



01

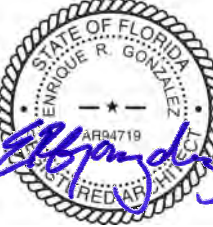
CONTEXT PHOTO KEY PLAN

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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A05



07 CONTEXT PHOTO



08 CONTEXT PHOTO



09 CONTEXT PHOTO

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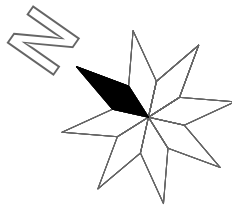


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SITE PHOTOS KEY PLAN

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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07 SITE PHOTO



08 SITE PHOTO



09 SITE PHOTO



10 SITE PHOTO



11 SITE PHOTO



12 SITE PHOTO

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13 SITE PHOTO



14 SITE PHOTO



15 SITE PHOTO



16 SITE PHOTO



17 SITE PHOTO



18 SITE PHOTO

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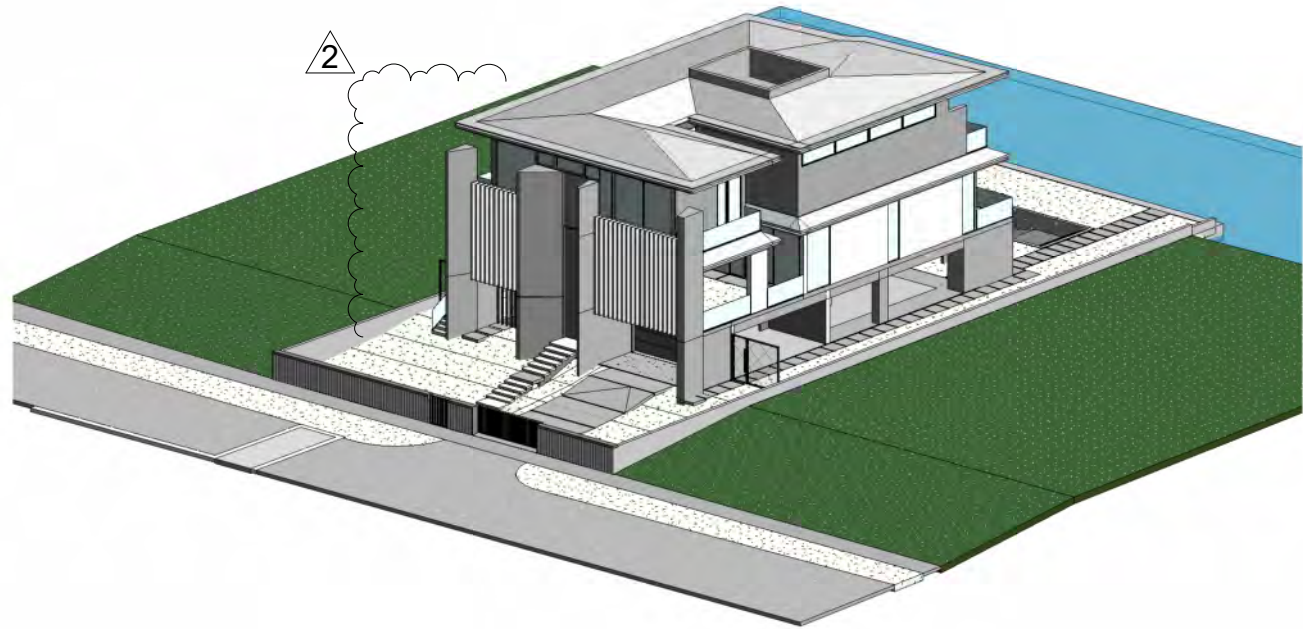


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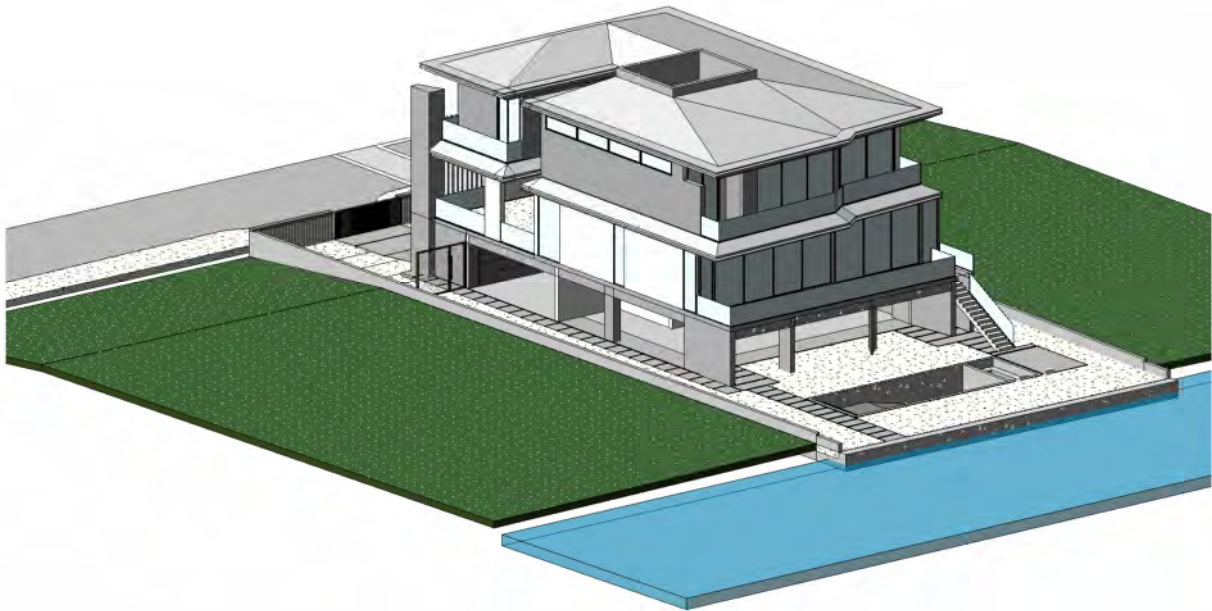
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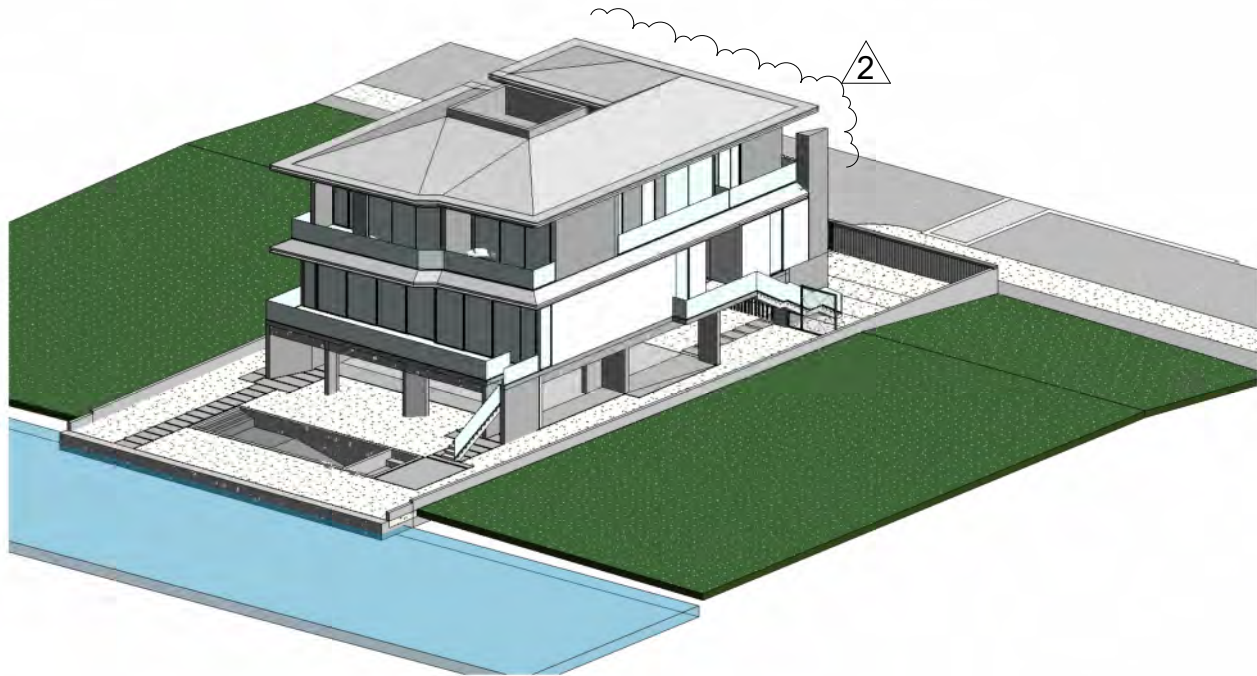
A10



04 SE AXONOMETRIC
SCALE



03 NE AXONOMETRIC
SCALE



02 NW AXONOMETRIC
SCALE



01 SW AXONOMETRIC
SCALE

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A11



PRIOR RENDERING AT MAIN FACADE

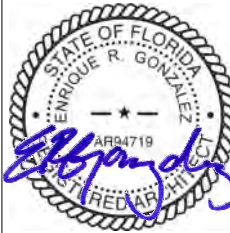


PRIOR RENDERING AT HOUSE ENTRY & GARAGE

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
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ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

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

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

A12.P
REVISED SHEET



RENDERING AT MAIN FACADE



RENDERING AT HOUSE ENTRY & GARAGE

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RENDERING AT ENTRANCE GATE



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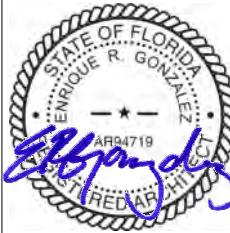
2

RENDERING AT COURTYARD

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A14
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RENDERING AT SOUTHWEST CORNER

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RENDERING AT REAR YARD OF HOUSE FROM BISCAYNE BAY



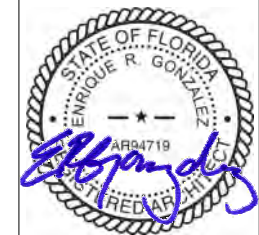
RENDERING AT POOL

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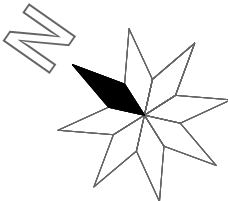
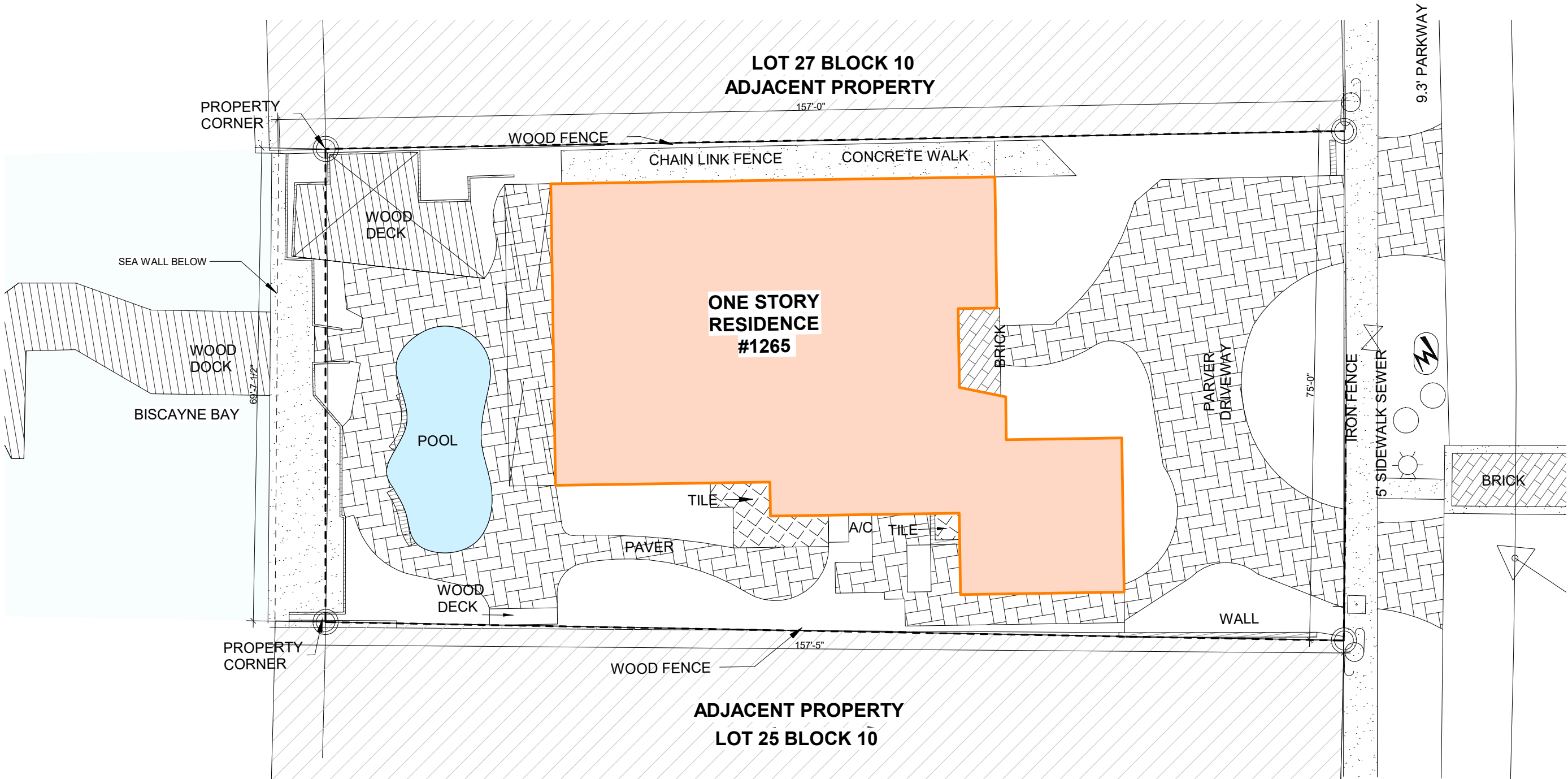
08-04-24 FINAL SUBMITTAL

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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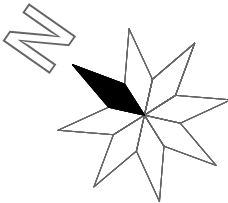
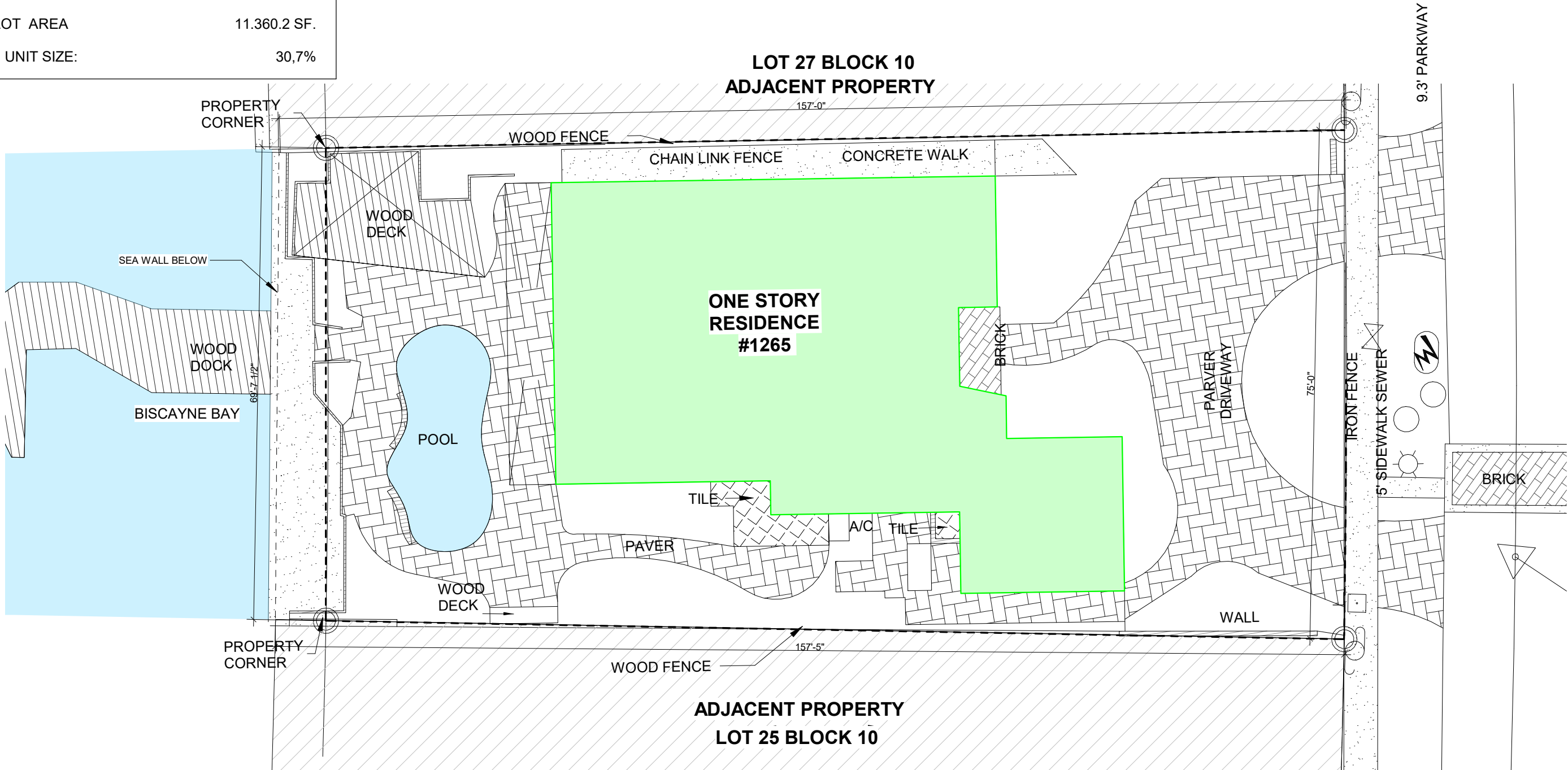
A18

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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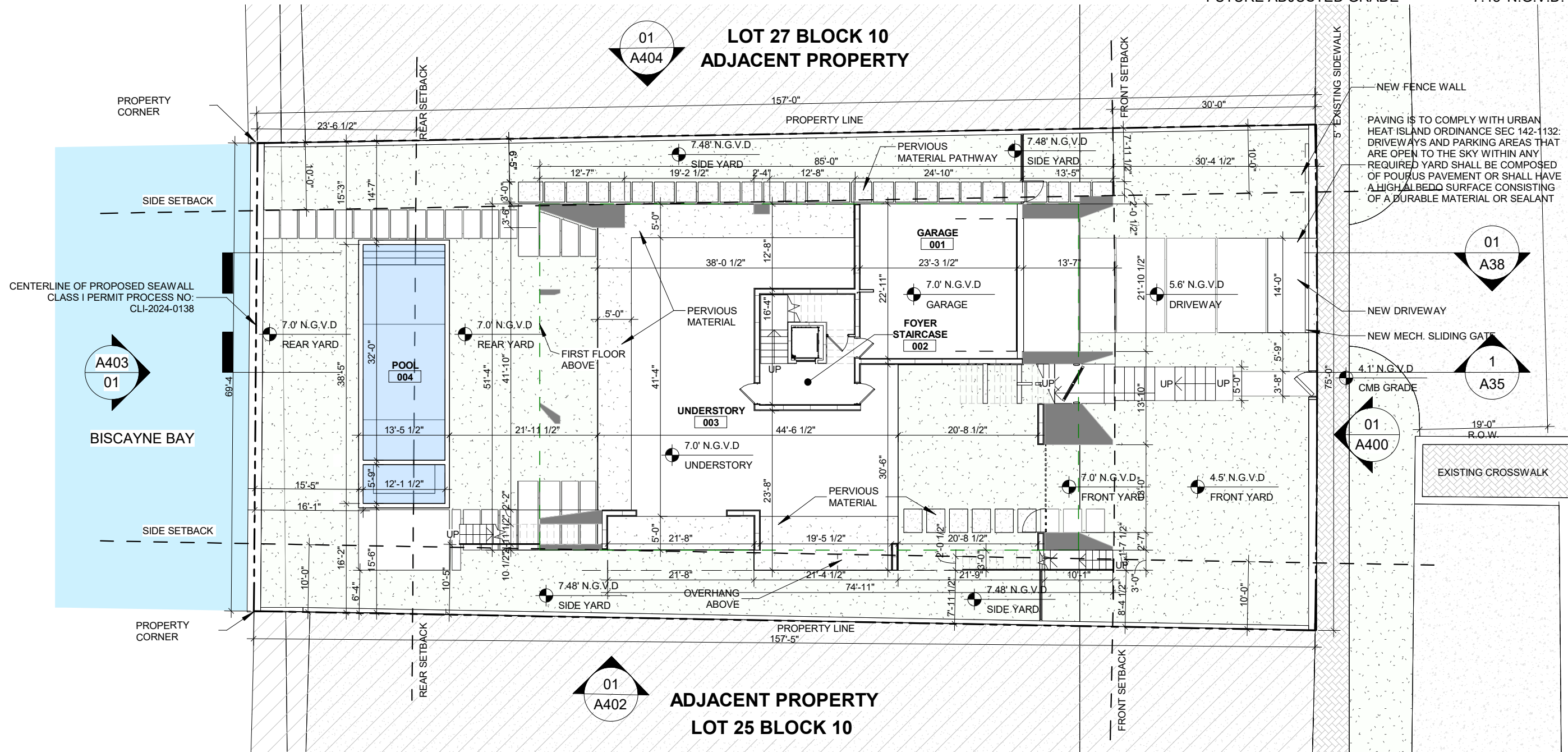


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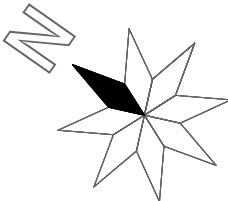
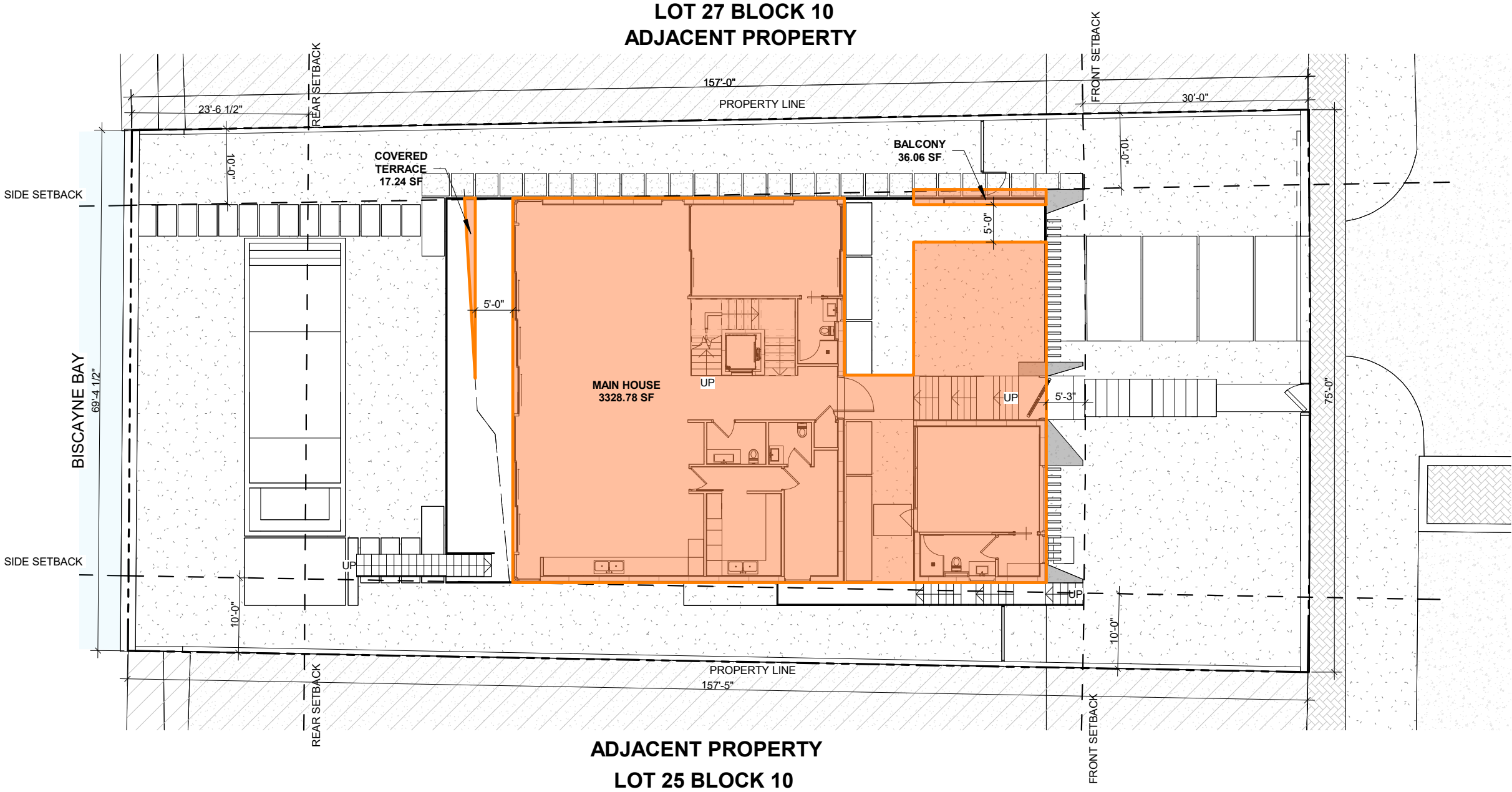
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A19



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

SCALE 1/16" = 1'-0"

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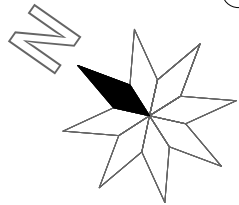


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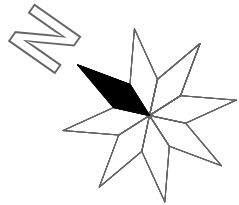
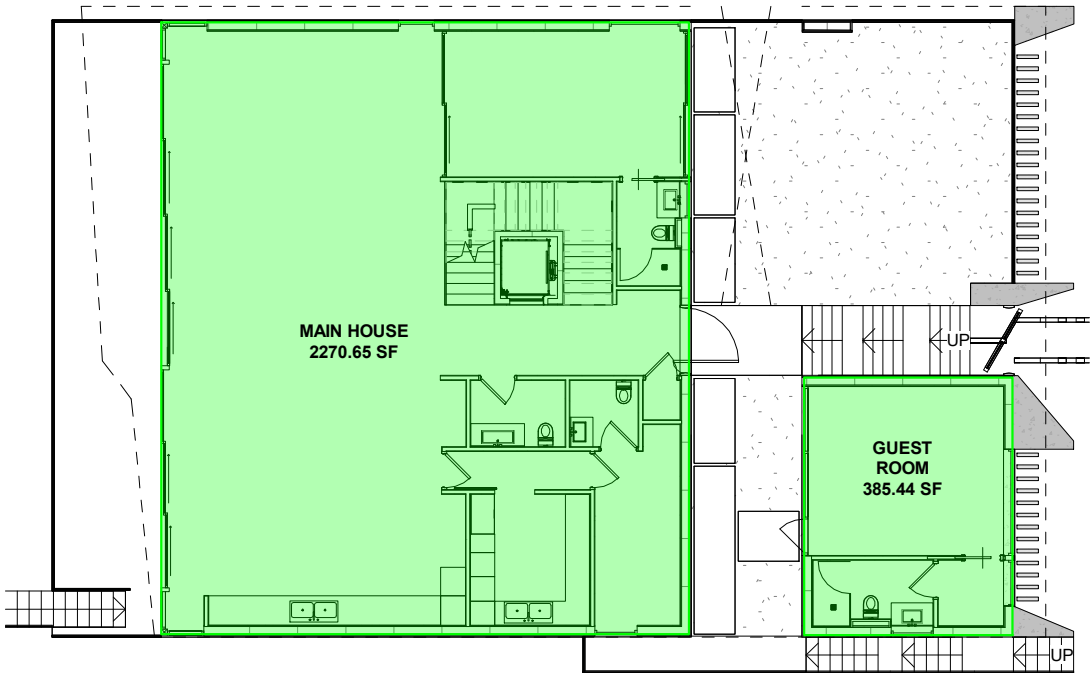
A21



03

UNIT SIZE SECOND LEVEL

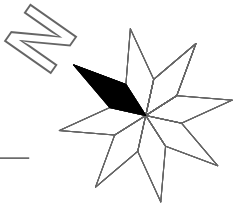
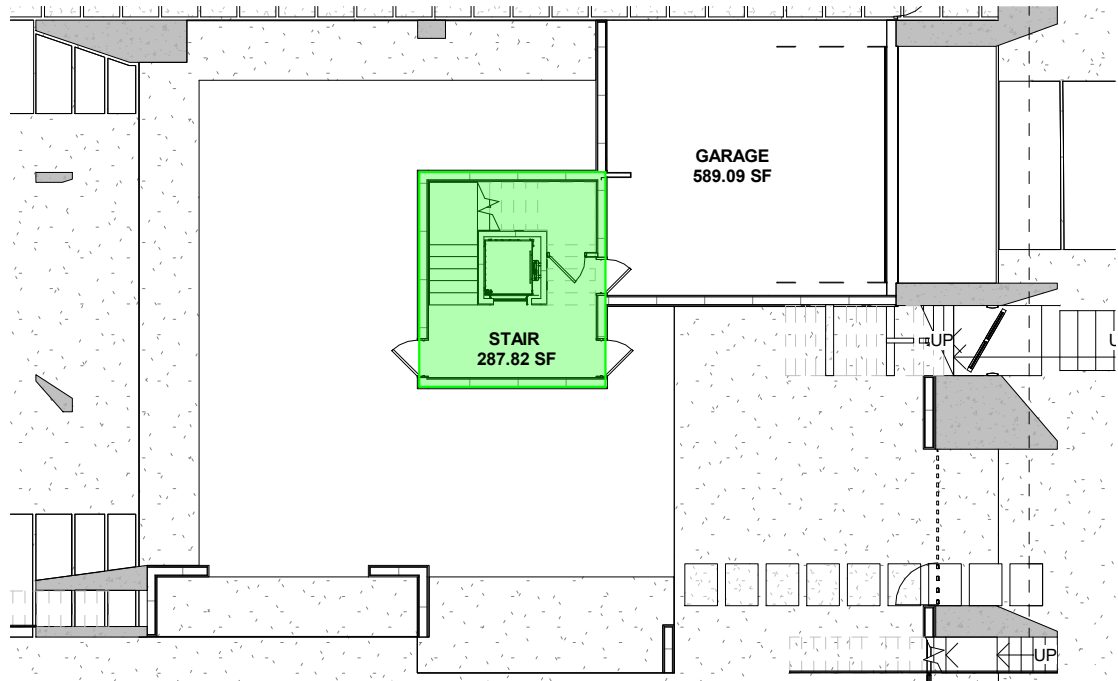
SCALE 1/16" = 1'-0"



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	276.59 SF
GROUND FLOOR	2,608.29 SF
SECOND FLOOR	2,685.91 SF
TOTAL PROPOSED	5,570.79 SF
LOT AREA	11,360 SF
UNIT SIZE:	49.03 %

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A22

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

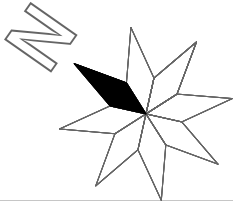
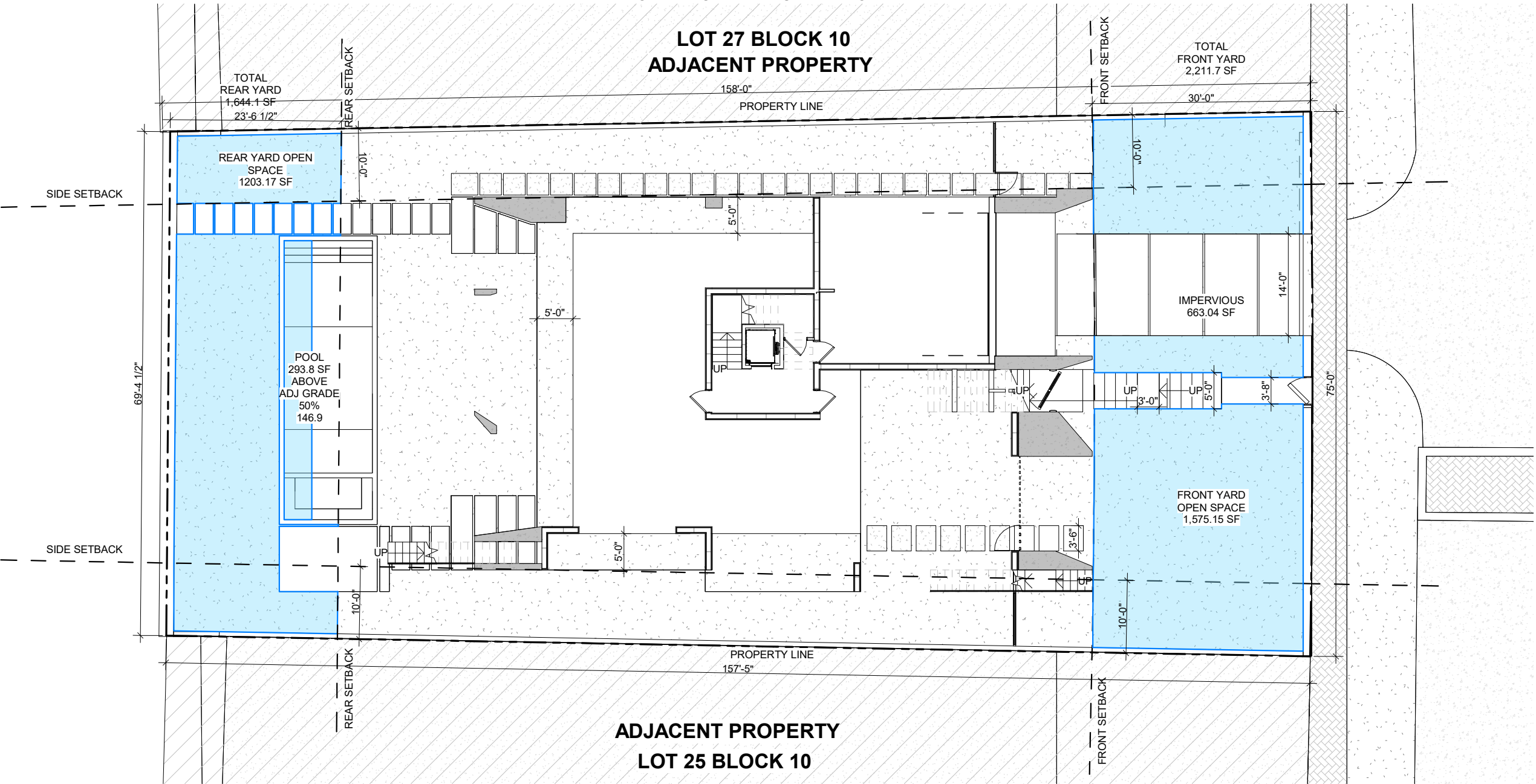
PROPOSED PERVIOUS OPEN SPACE

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



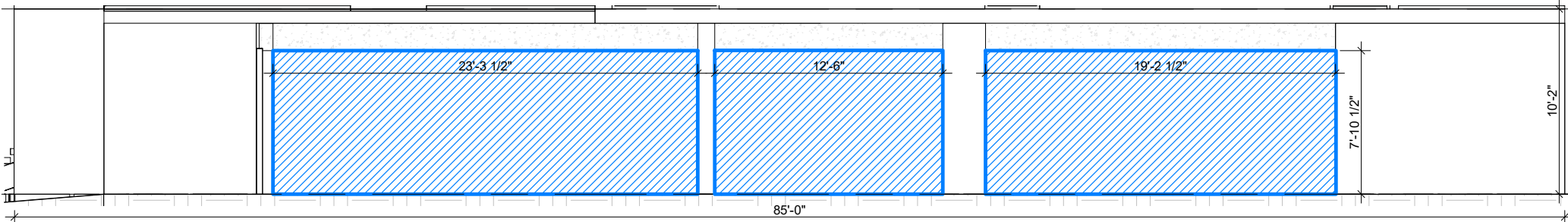
UNDERSTORY PROPOSED ELEVATION OPENESS

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

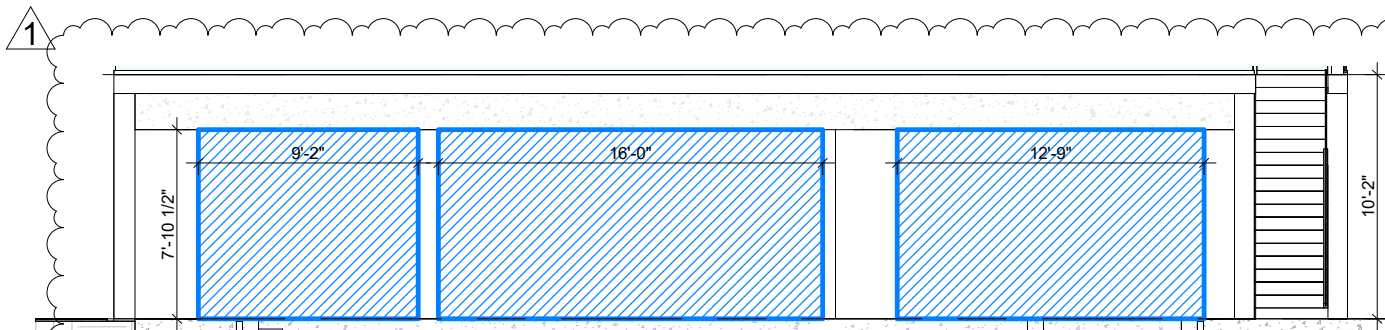
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

04

ELEVATION EAST

SCALE 1/8" = 1'-0"



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

GROUND FLOOR

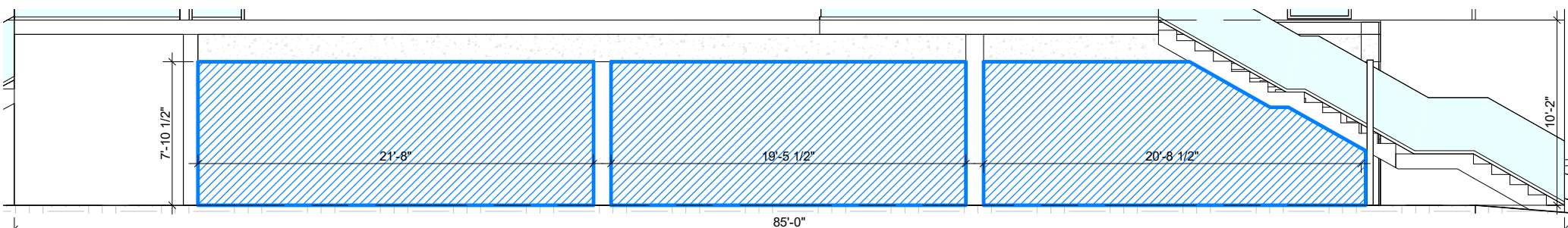
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

03

ELEVATION NORTH

SCALE 1/8" = 1'-0"



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

GROUND FLOOR

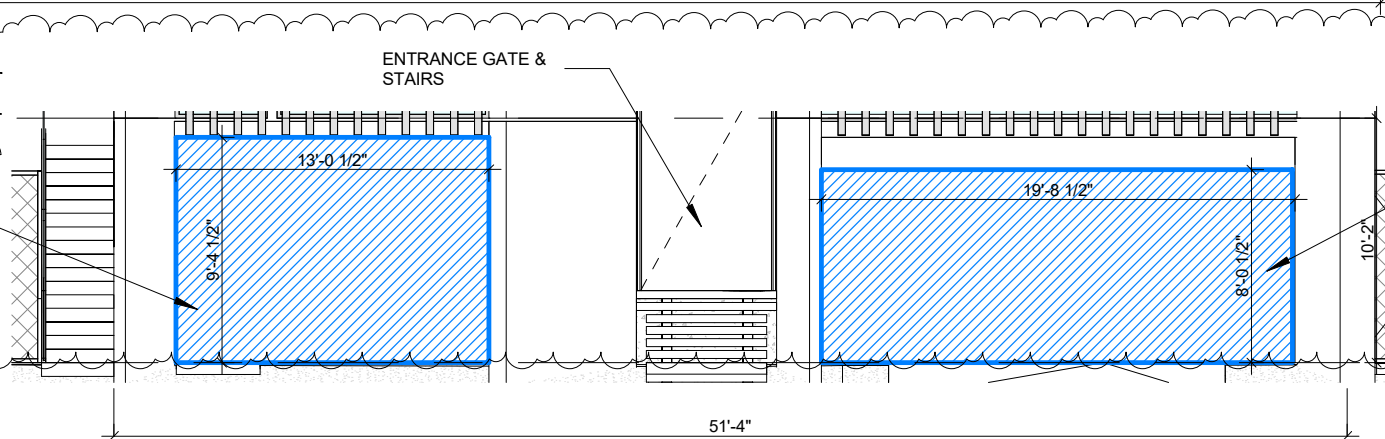
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

02

ELEVATION WEST

SCALE 1/8" = 1'-0"



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"

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

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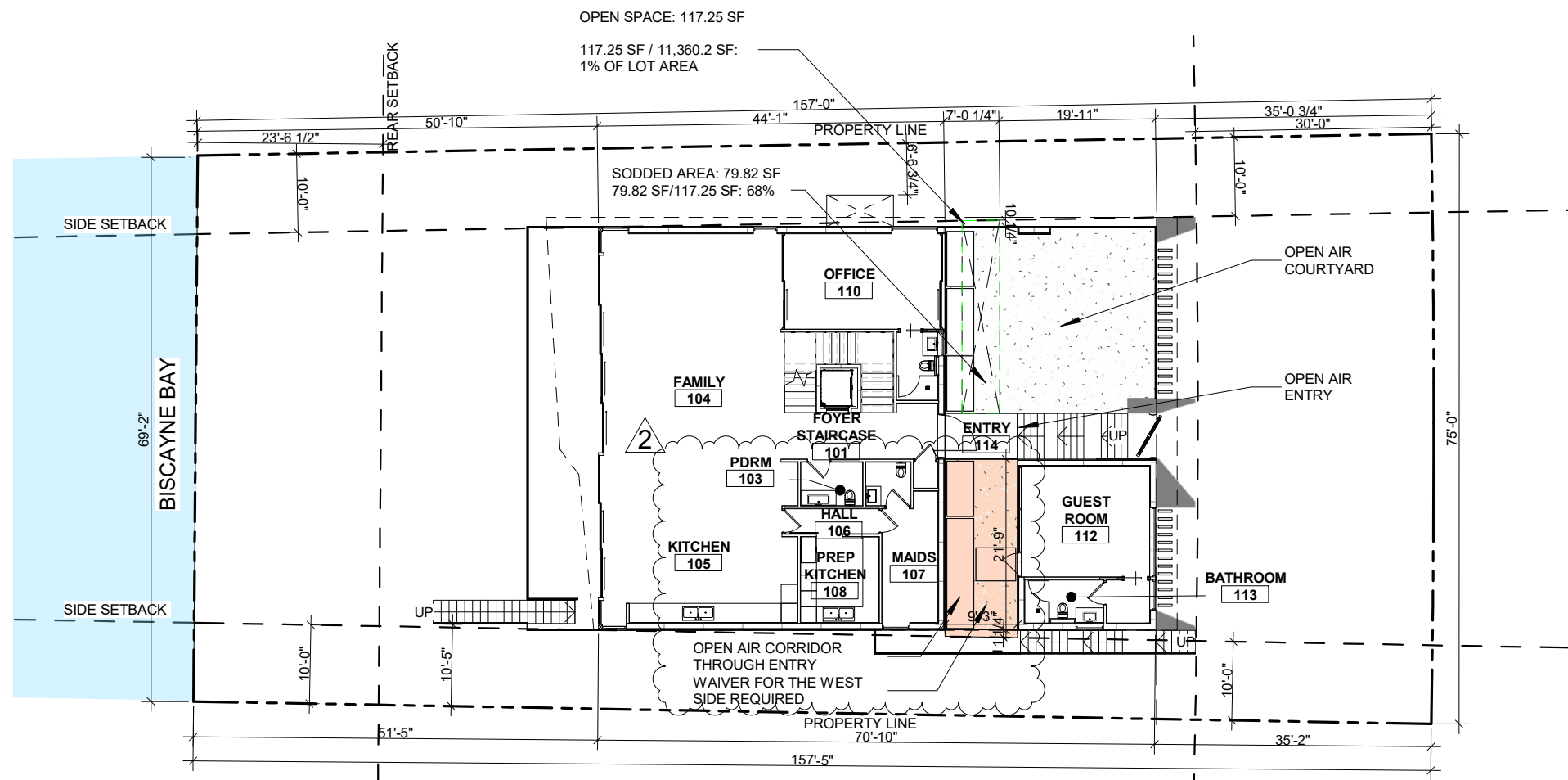
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A24



SIDE YARD OPENNESS

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

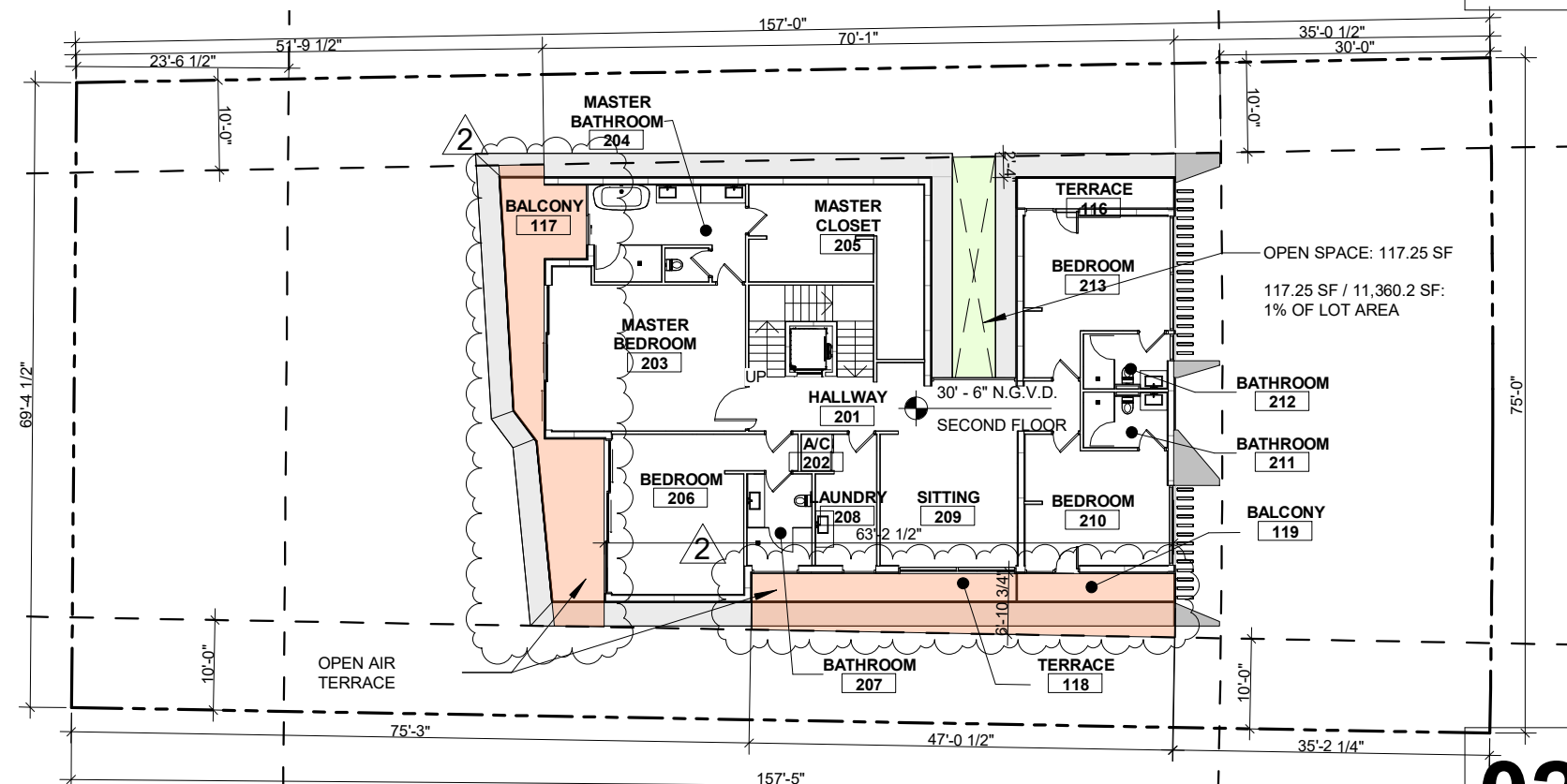
EAST ELEVATION COMPLIES WITH SIDE
YARD OPENNESS

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

01

FIRST FLOOR SIDE YARD OPENNESS

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



02

SECOND FLOOR SIDE YARD OPENNESS

SCALE 1" = 20'-0"

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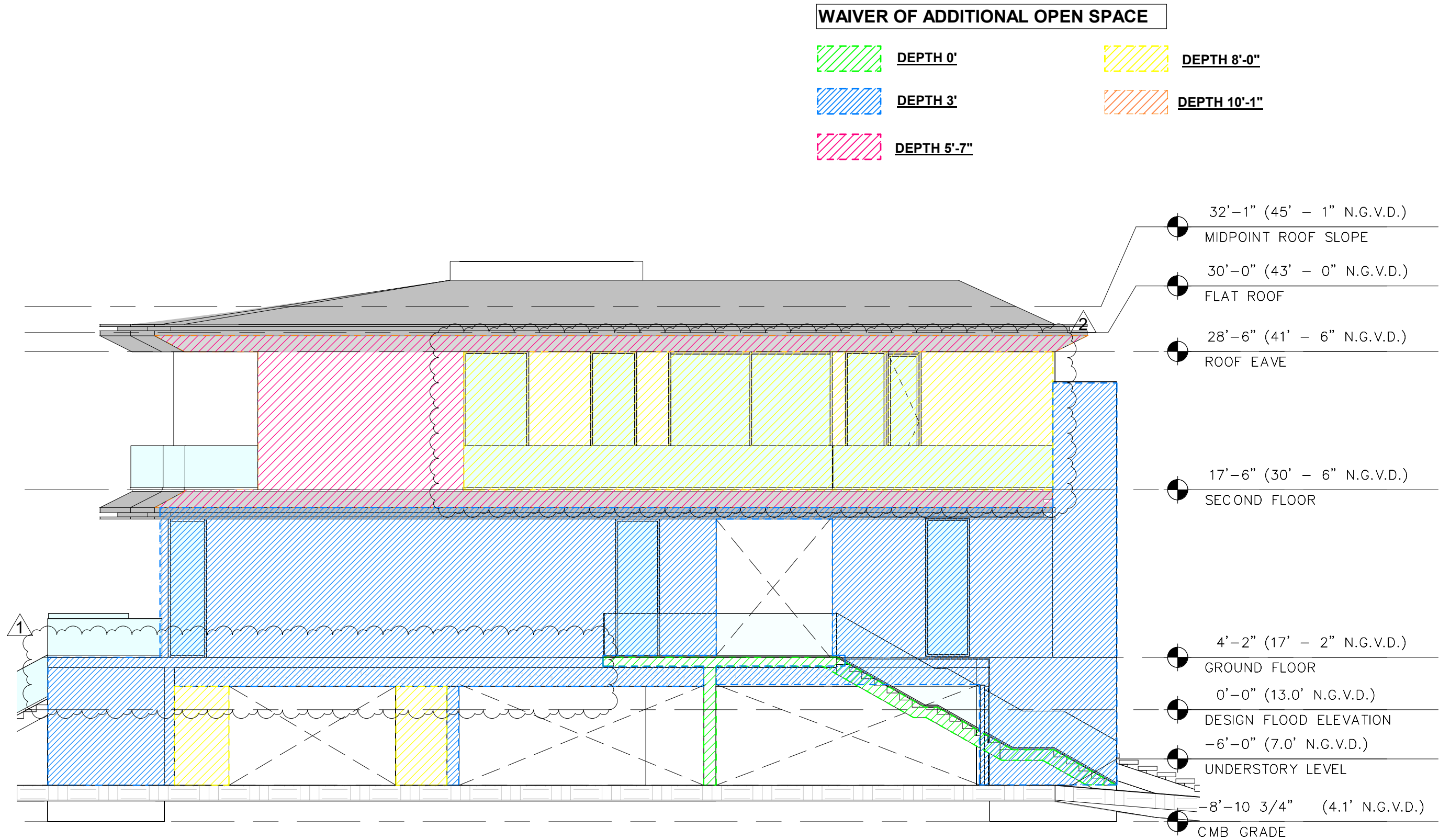
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A25

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01

WEST FACADE ELEVATION DEPTHS

SCALE 1/8" = 1'-0"

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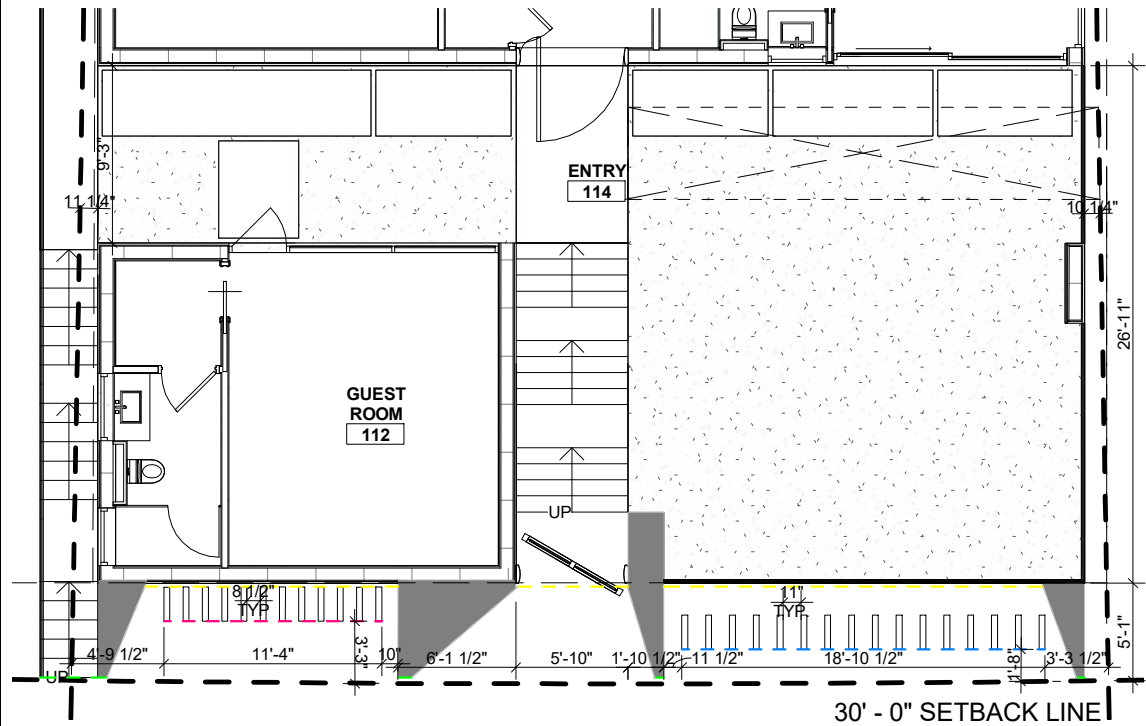
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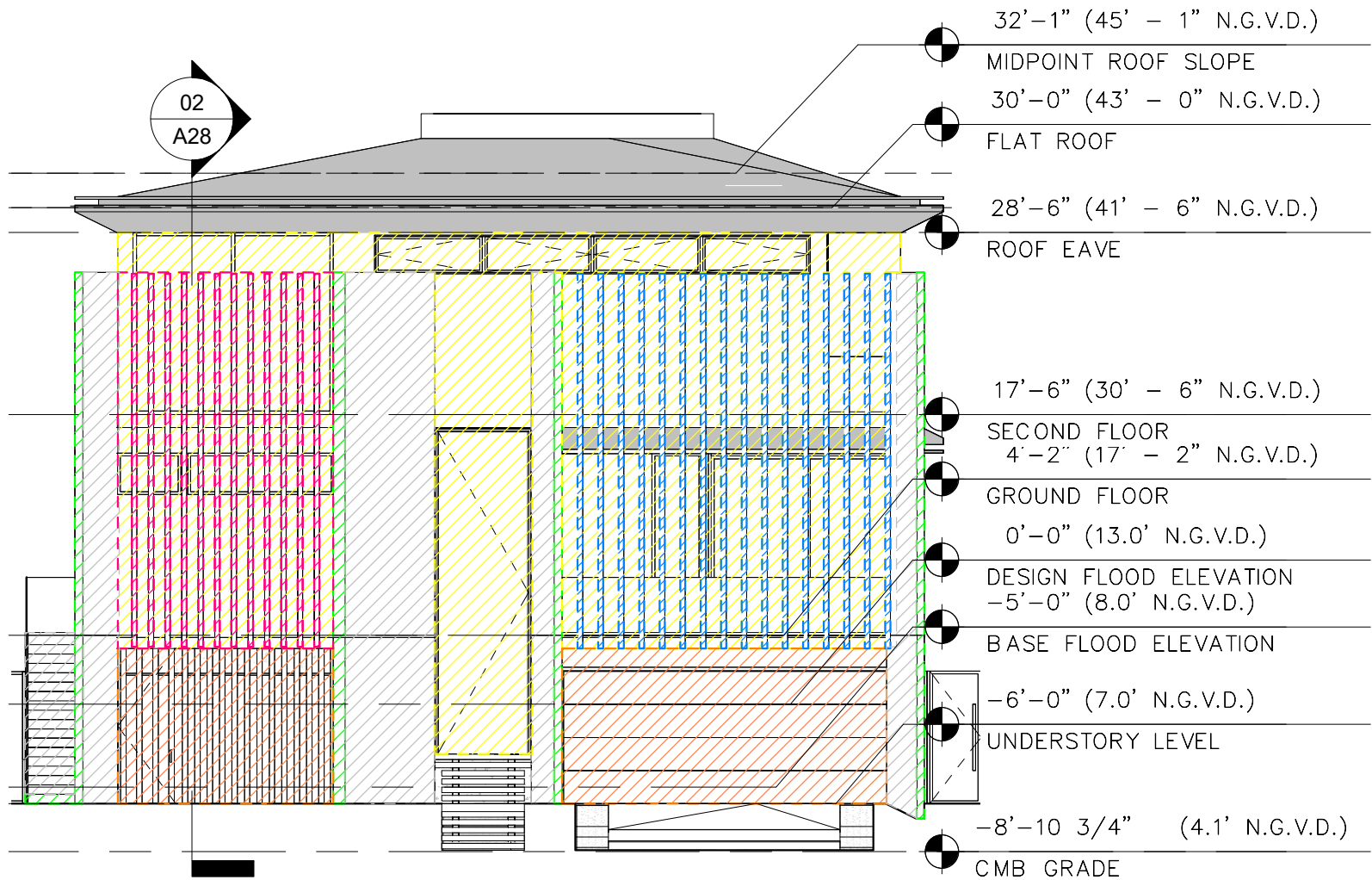
PRIOR LOUVERS PLAN

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

PRIOR SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

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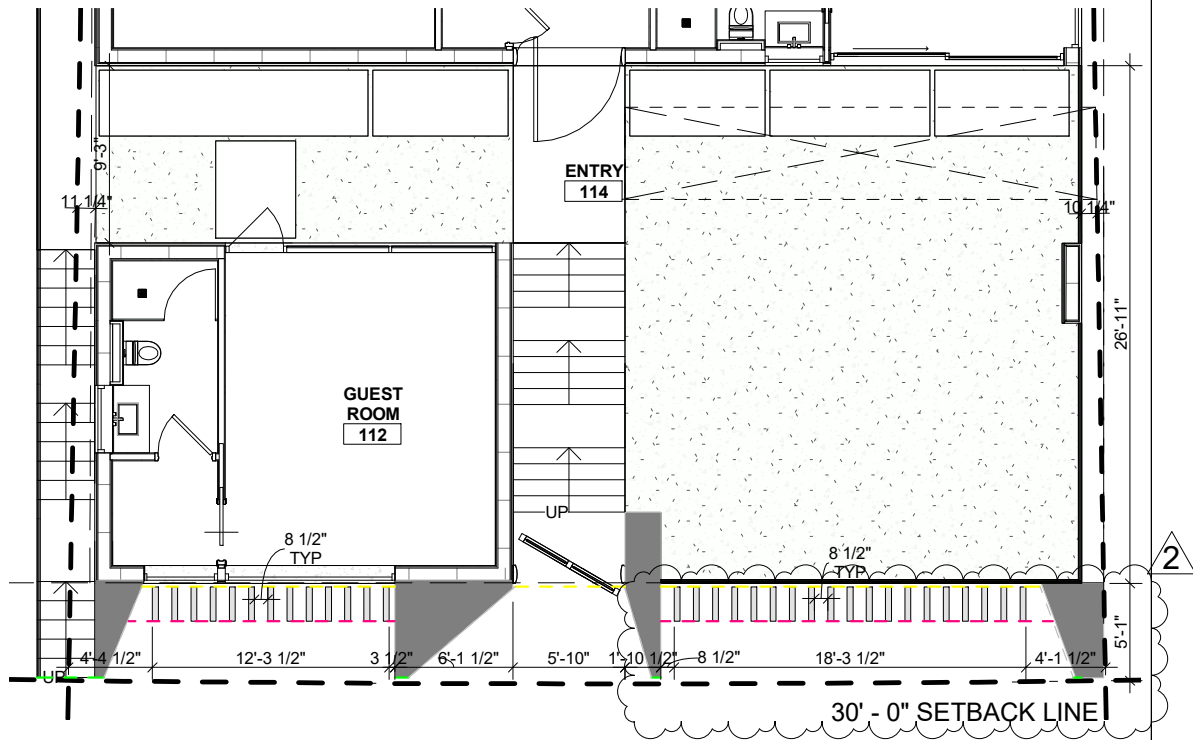
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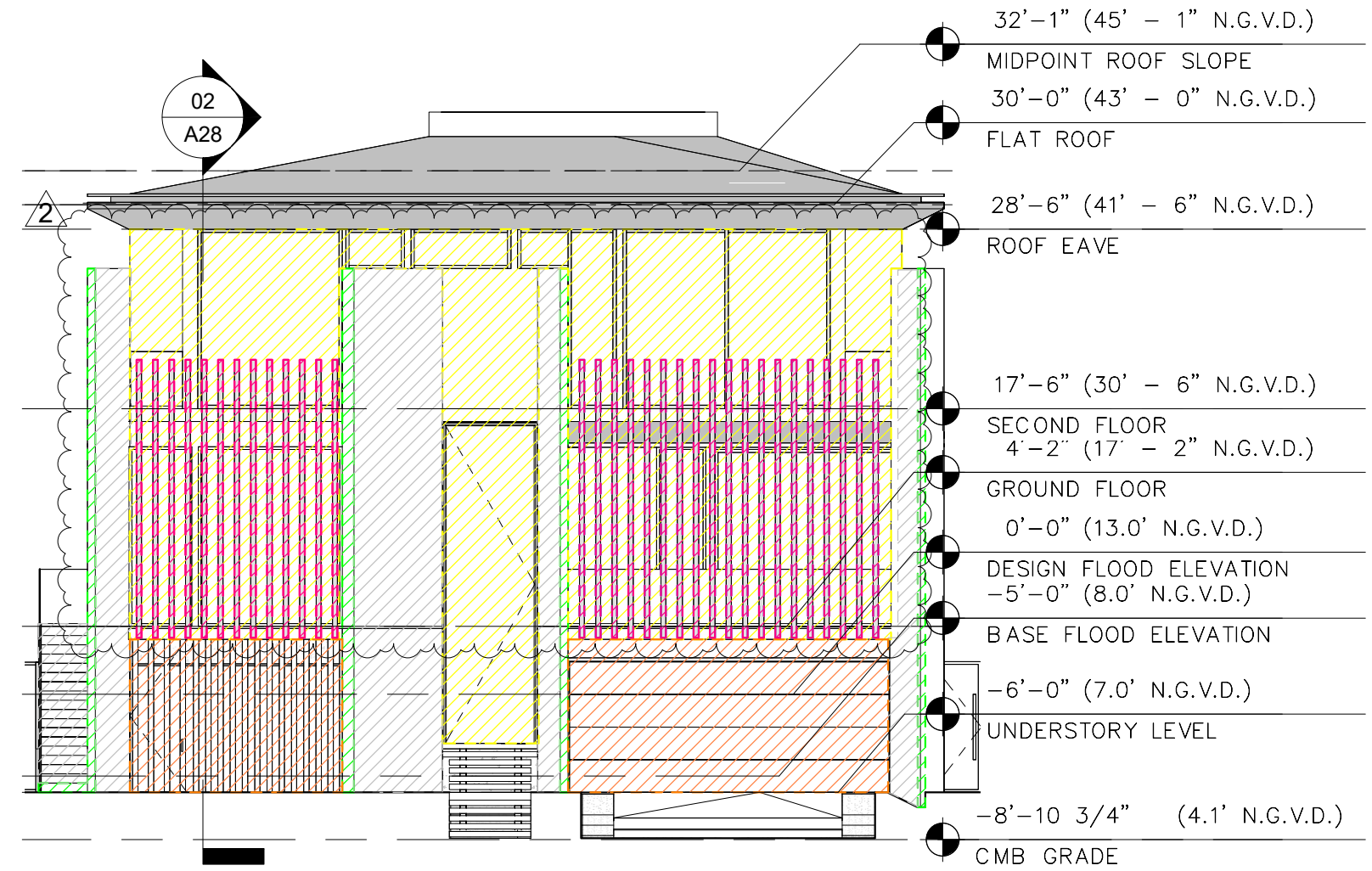
LOUVERS PLAN

SCALE 1" = 10'-0"

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.



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SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

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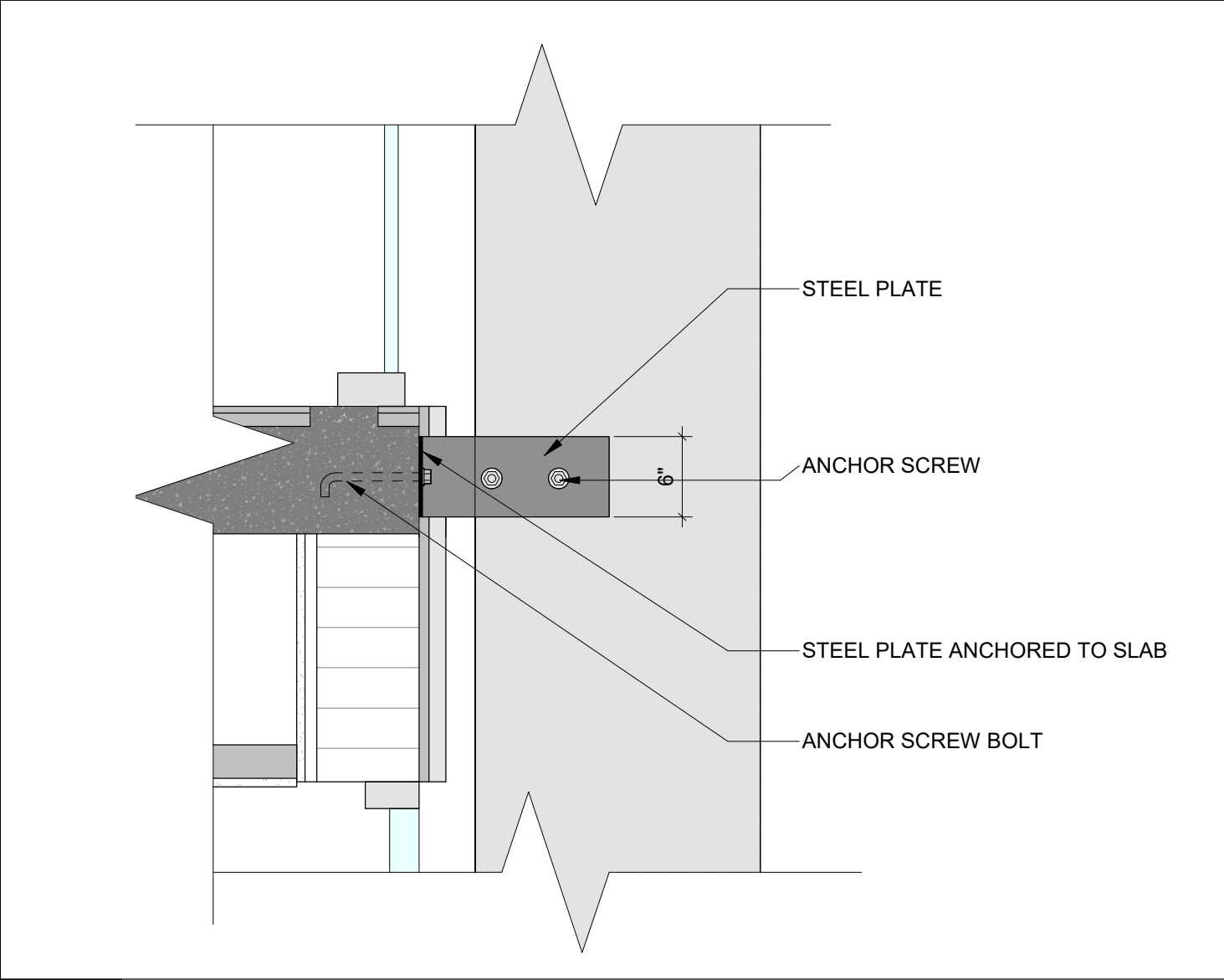


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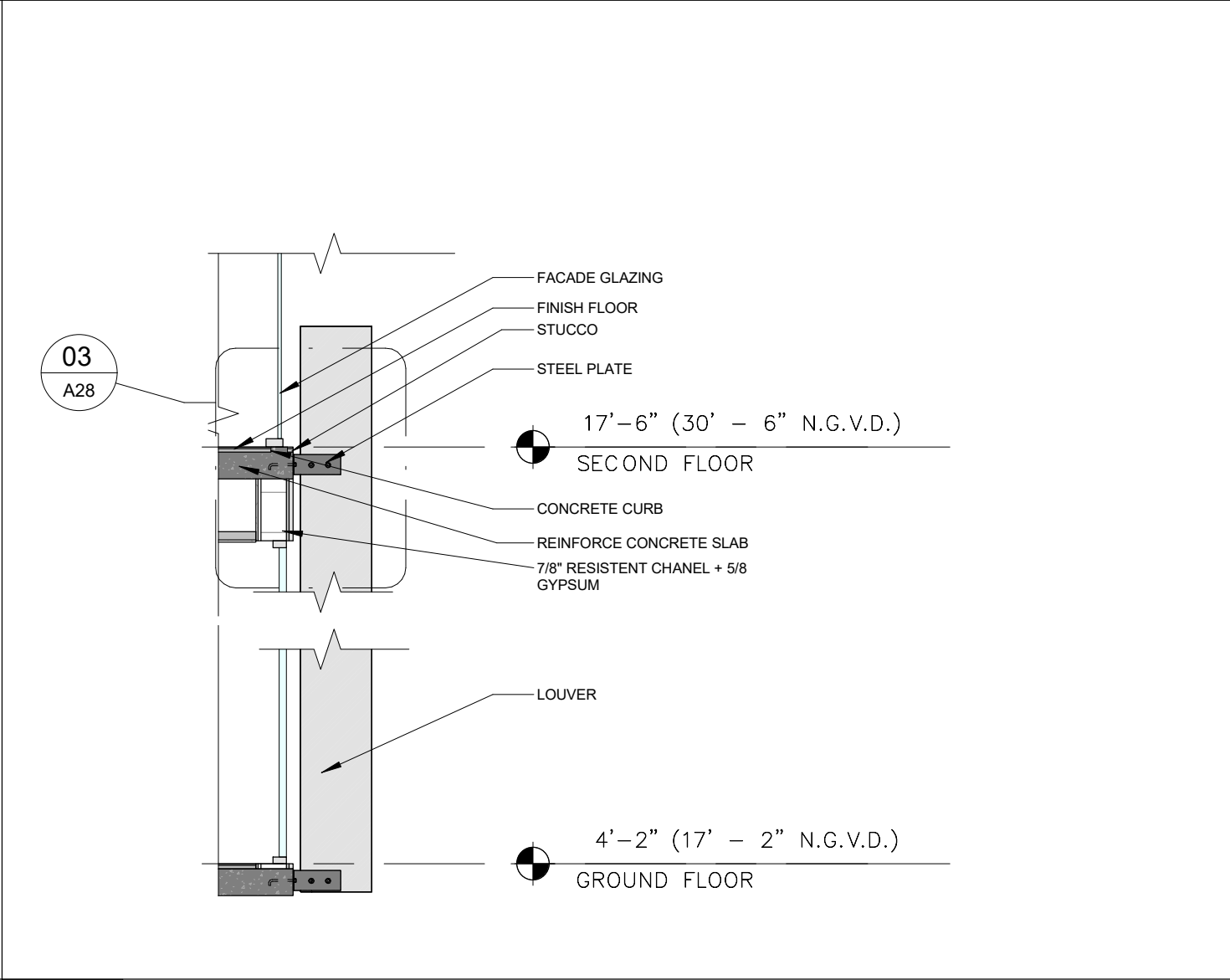
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A27
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03

DETAIL STEEL PLATE

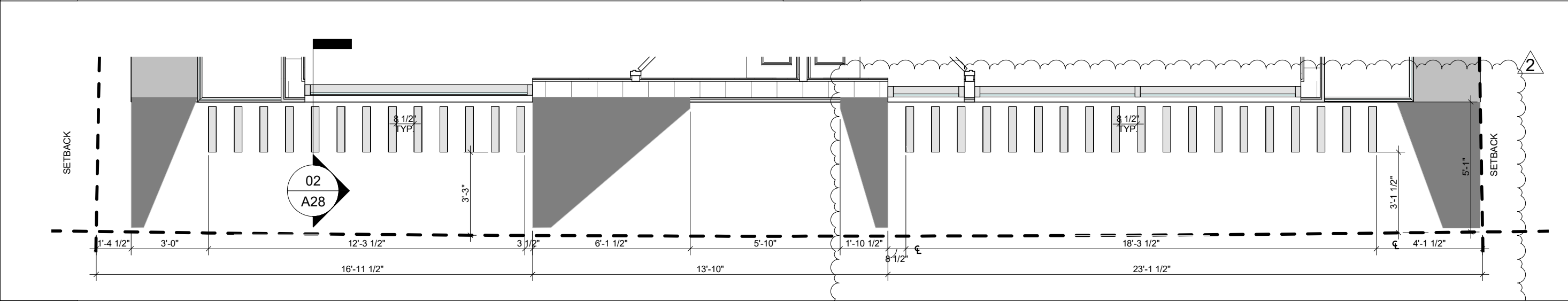
SCALE 1" = 1'-0"



02

LOUVER DETAIL

SCALE 1/4" = 1'-0"



01

LOUVERS PLAN

SCALE 1/4" = 1'-0"

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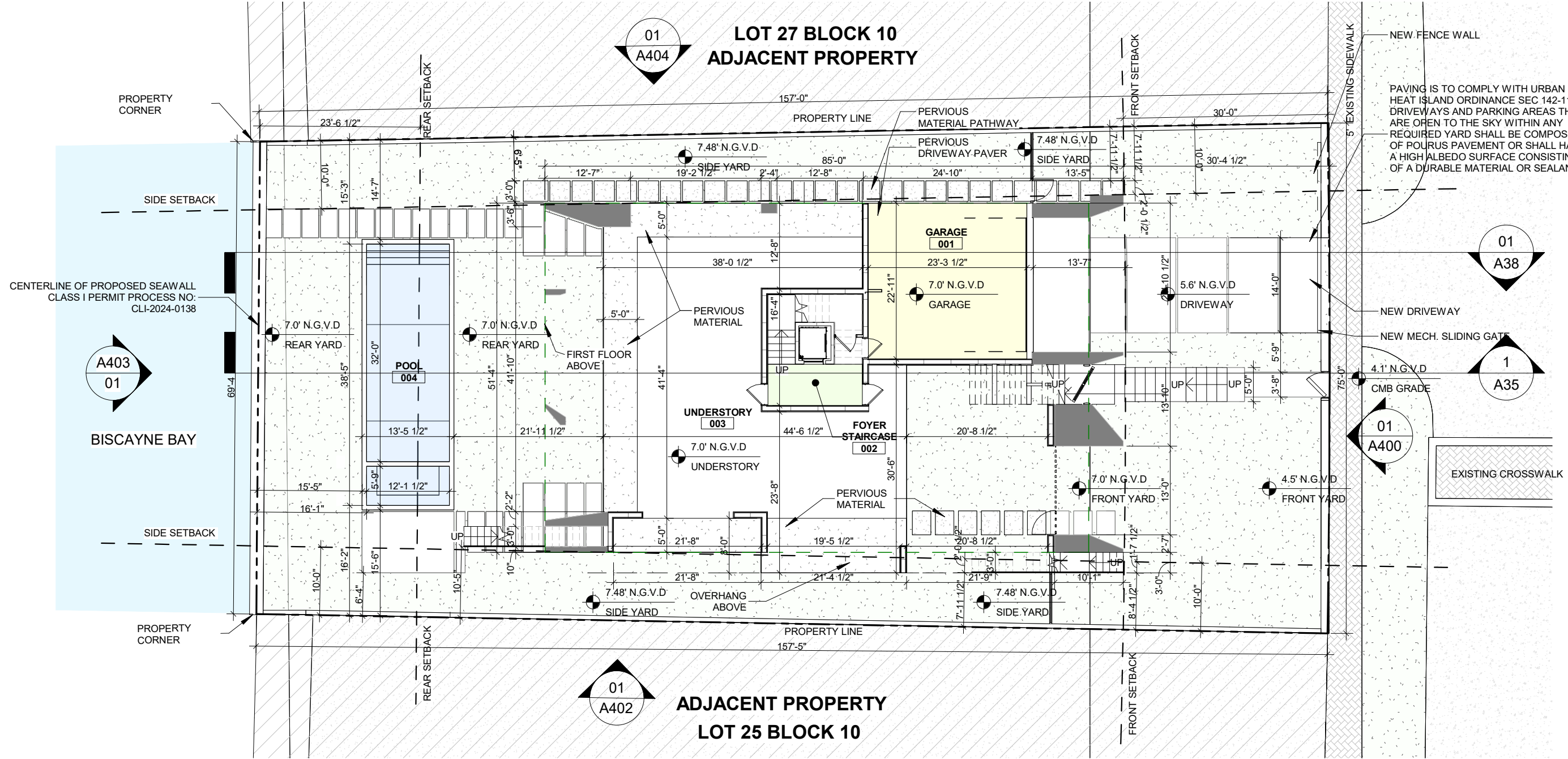
NEW SHEET

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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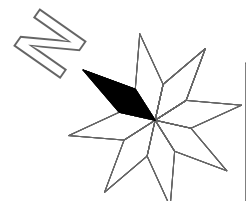
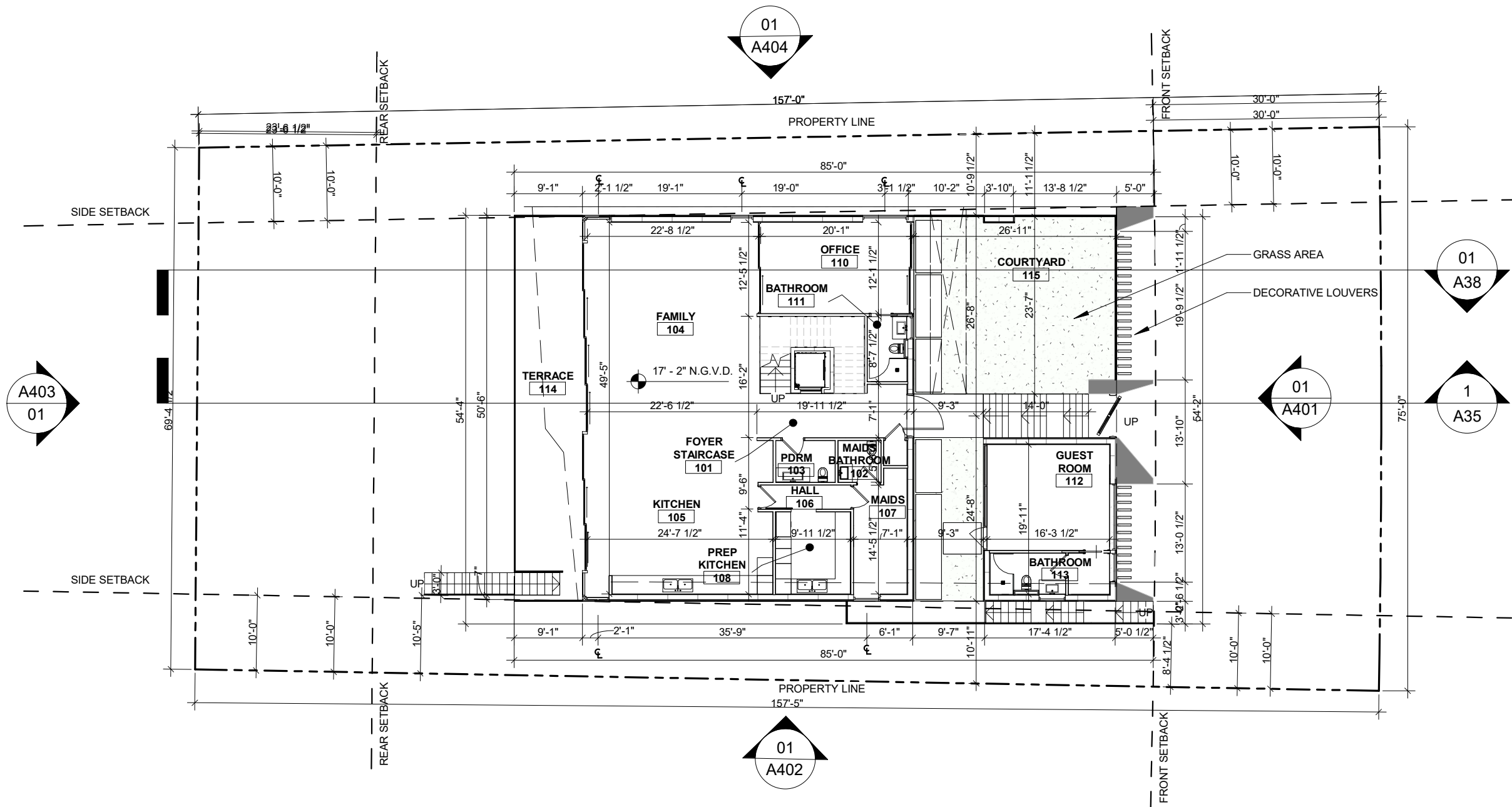
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A29
REVISED SHEET

01

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



01

PROPOSED FIRST FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT

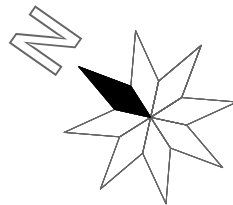
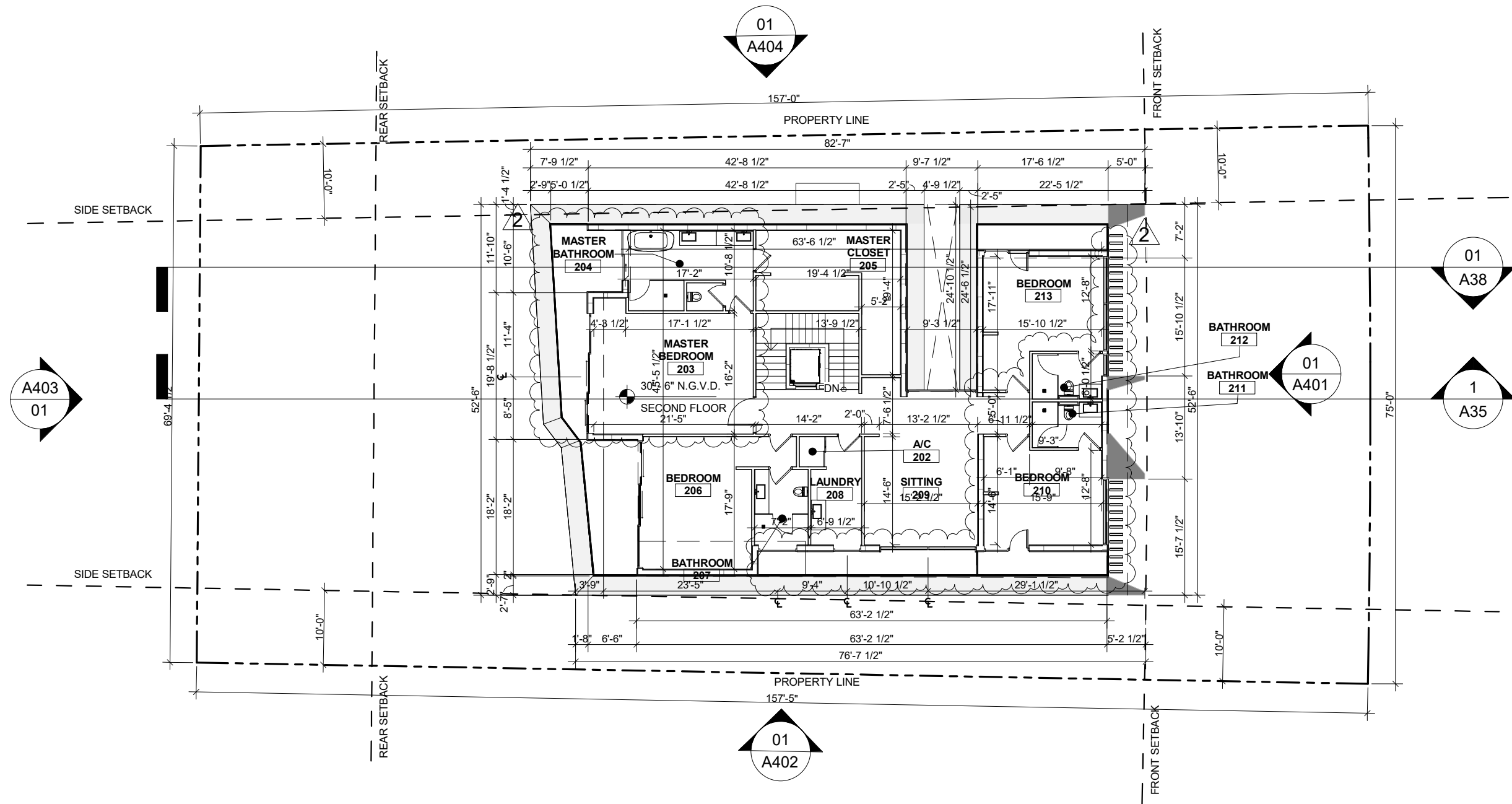


STATE OF FLORIDA
AR94719

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

07-14-24 FIRST SUBMITTAL

A30



01

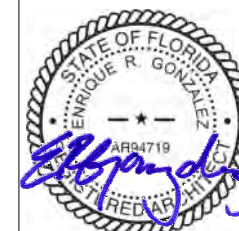
PROPOSED SECOND FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
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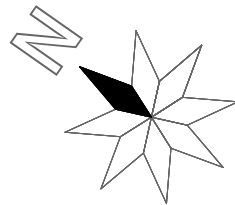
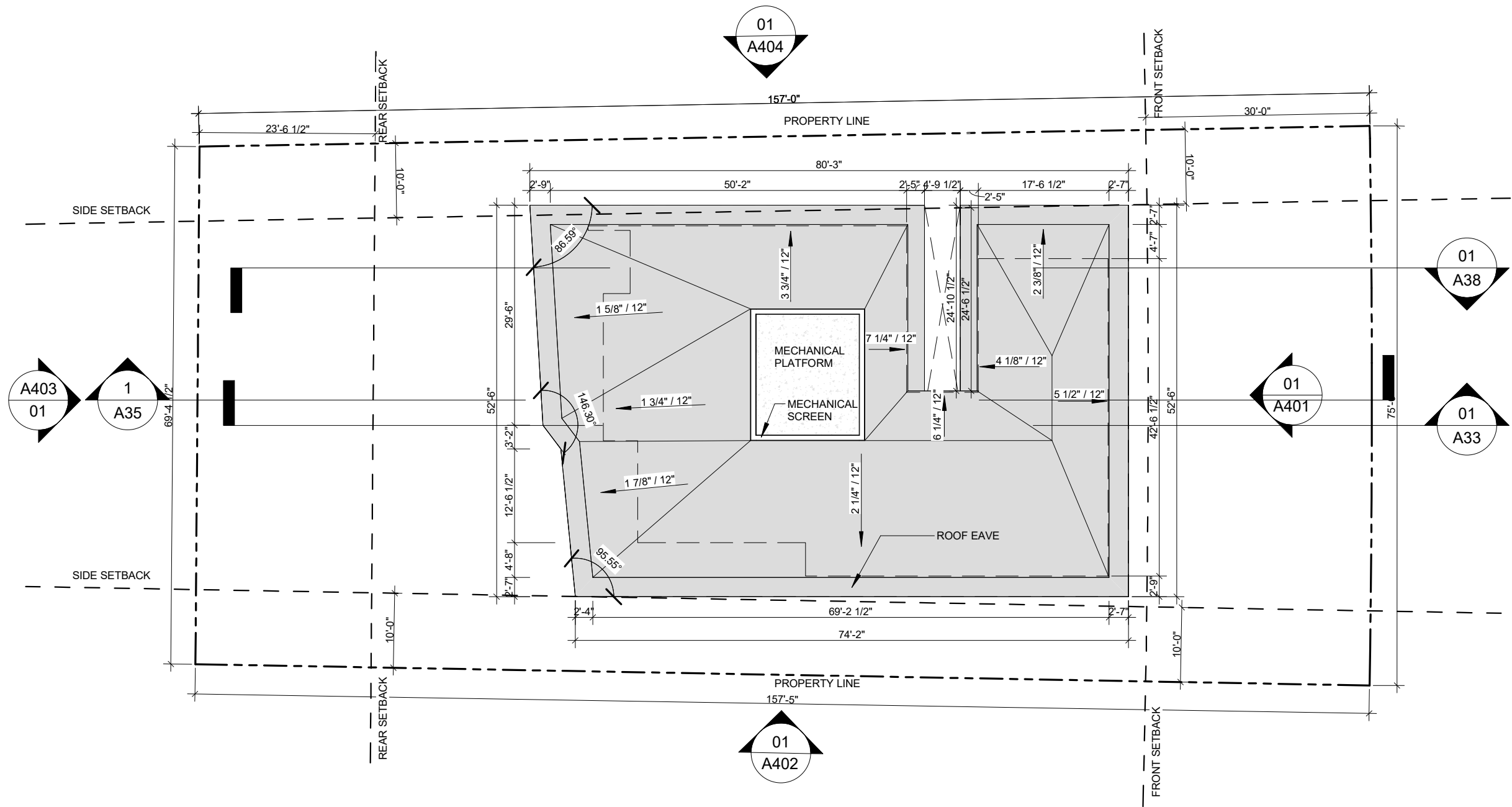
STATE OF FLORIDA
AR94719

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

07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

A31



01

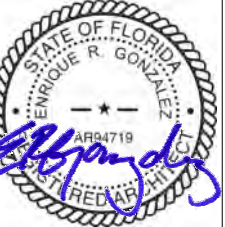
PROPOSED ROOF LEVEL PLAN

SCALE 1/16" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
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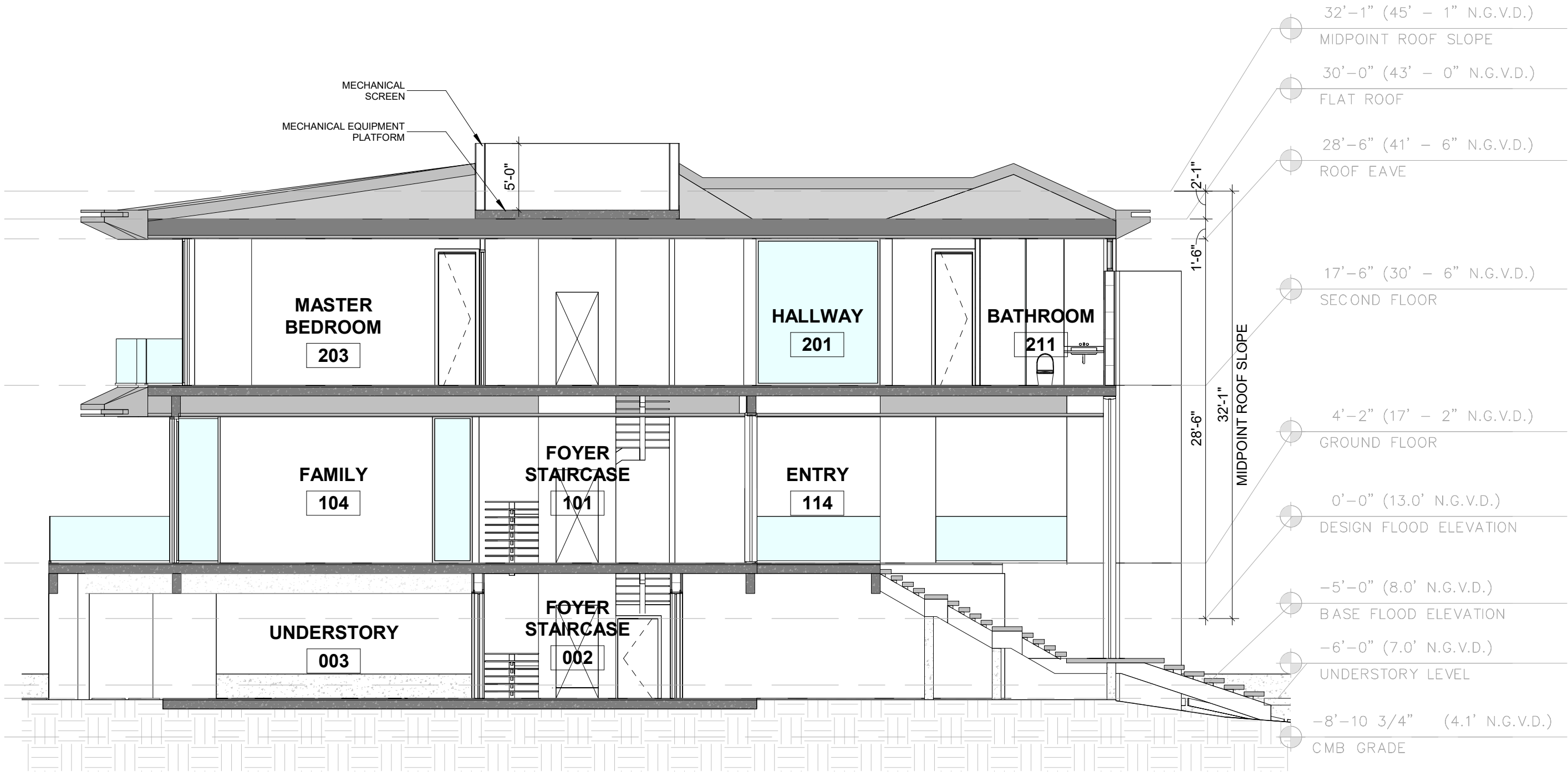


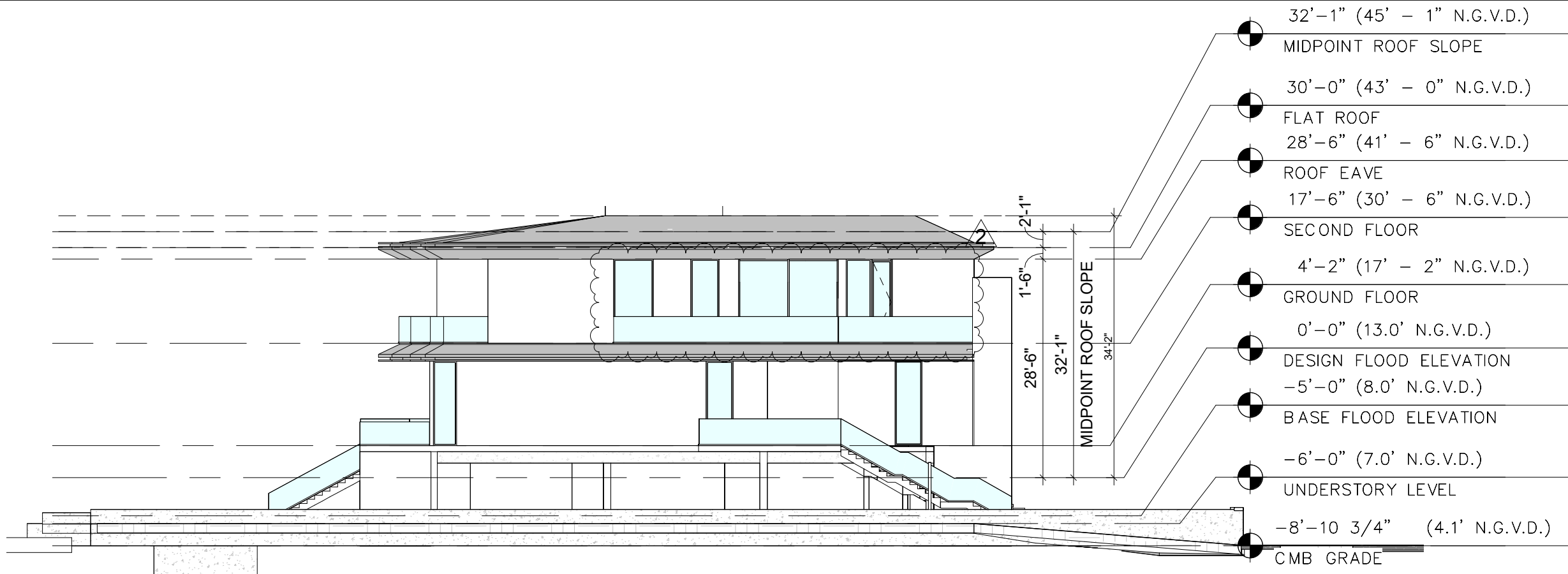
STATE OF FLORIDA
AR94719

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

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A32

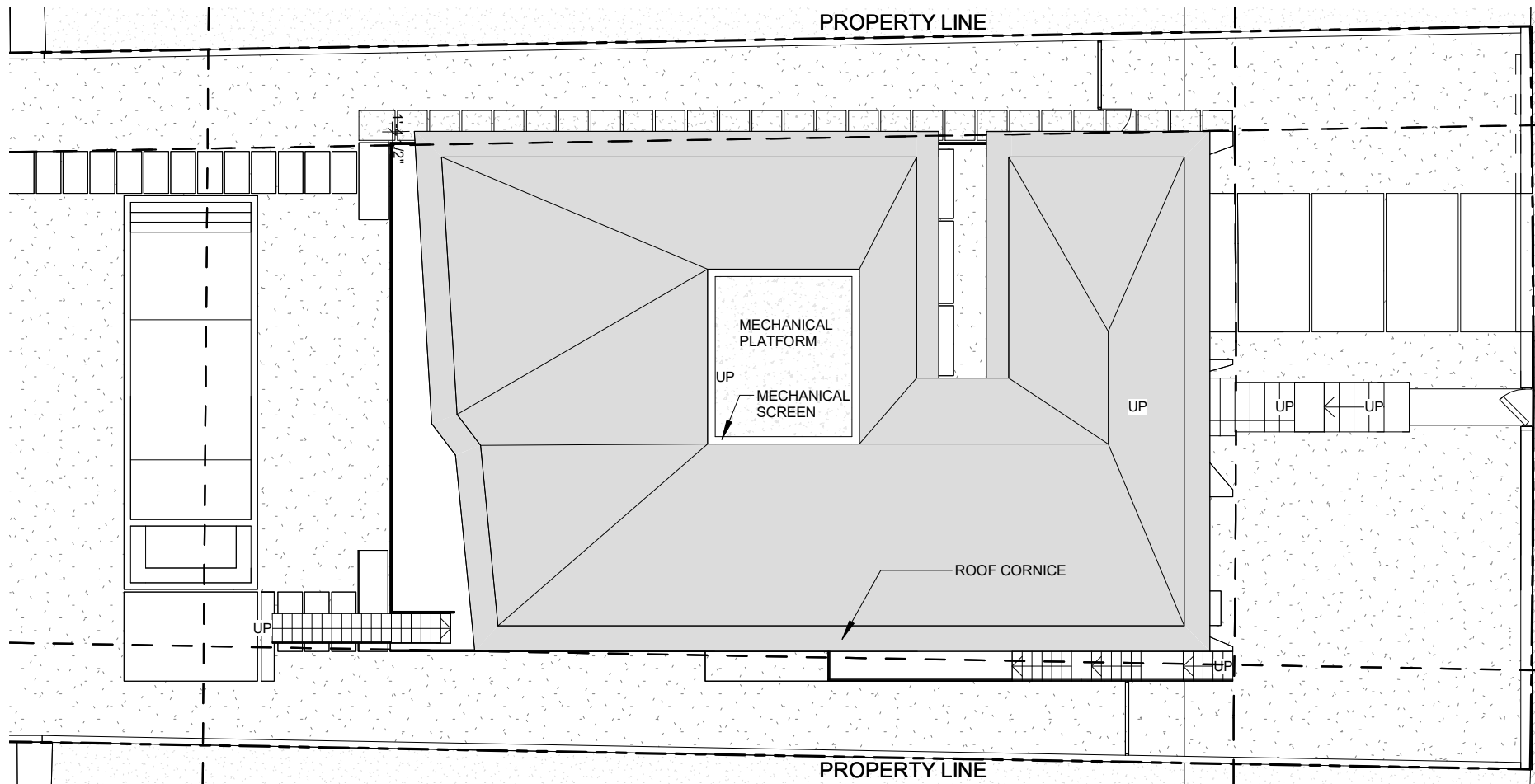




02

PROPOSED WEST ELEVATION

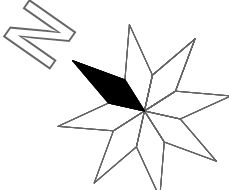
SCALE 1/16" = 1'-0"



01

PROP. ROOF HEIGHT PLAN

SCALE 1/16" = 1'-0"



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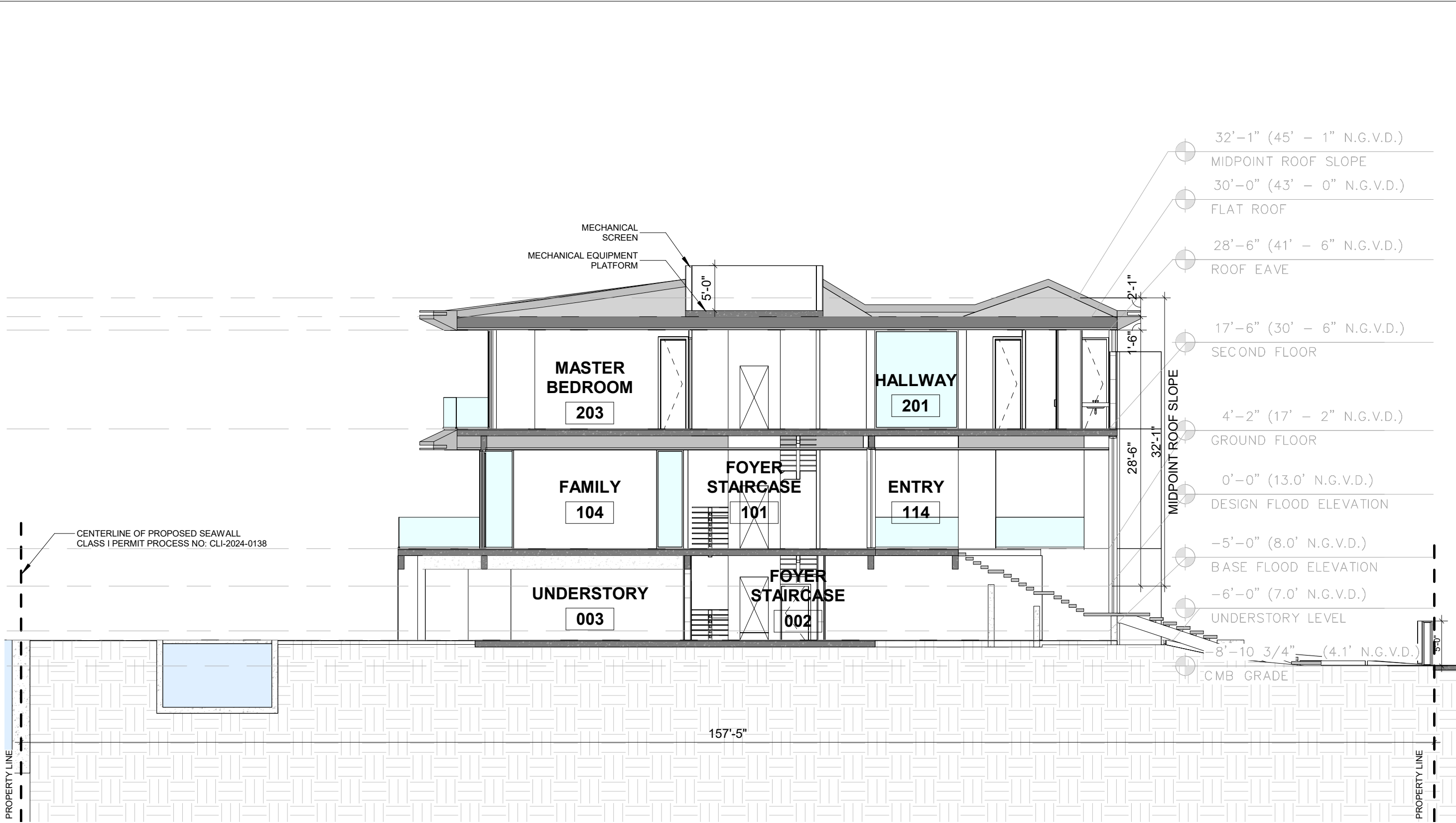
STATE OF FLORIDA
AR94719

NEW RESIDENCE
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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"

1035 N MIAMI AVENUE
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NEW RESIDENCE

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

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

A35

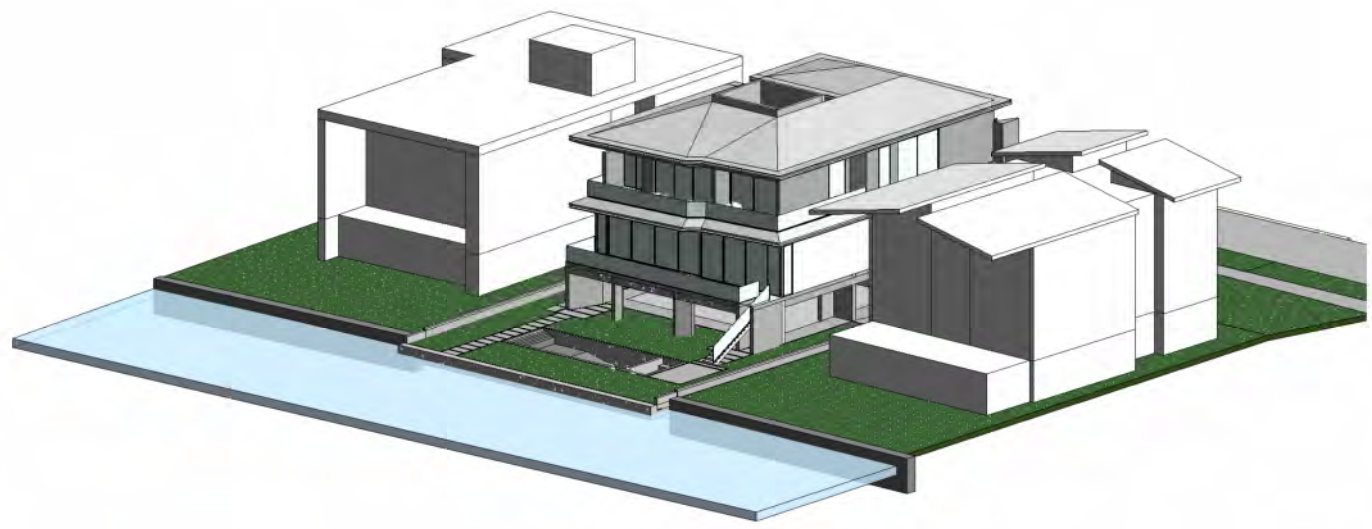


- 32'-1" (45' - 1" N.G.V.D.)
MIDPOINT ROOF SLOPE
- 30'-0" (43' - 0" N.G.V.D.)
FLAT ROOF
- 0'-0" (13.0' N.G.V.D.)
DESIGN FLOOD ELEVATION
- 5'-0" (8.0' N.G.V.D.)
BASE FLOOD ELEVATION
- 8'-10 3/4" (4.1' N.G.V.D.)
CMB GRADE

03

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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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

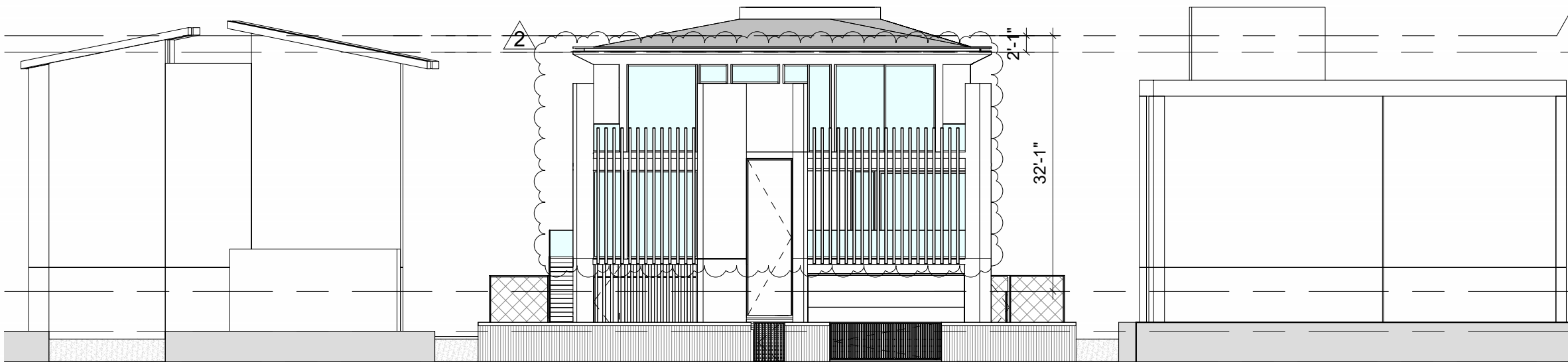


STATE OF FLORIDA
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NEW RESIDENCE
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

A36.P

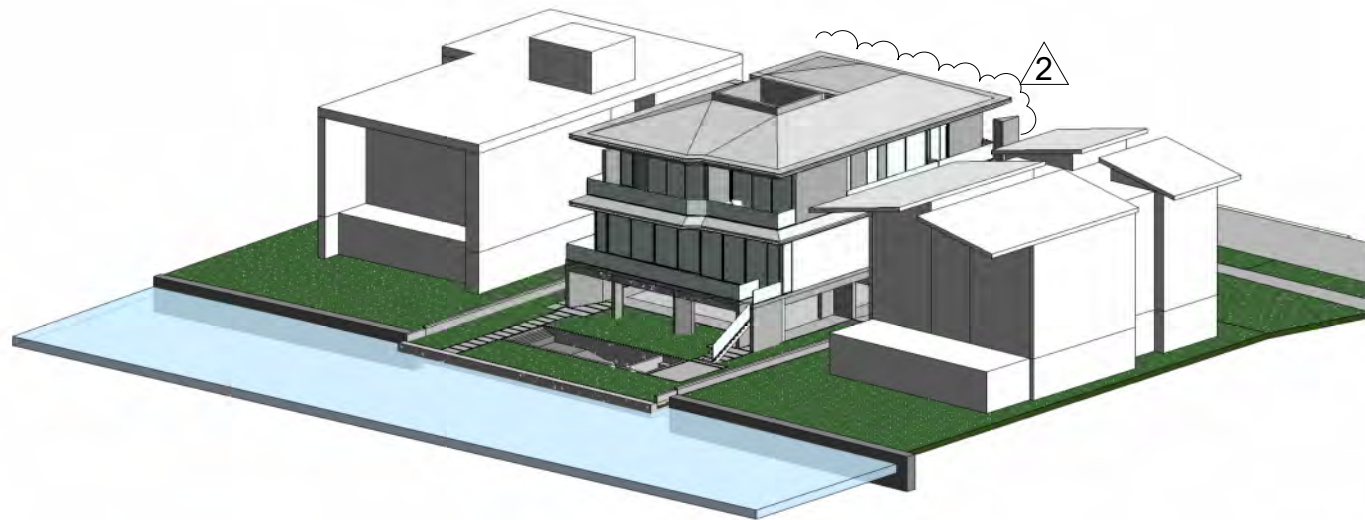


- 32'-1" (45' - 1" N.G.V.D.)
MIDPOINT ROOF SLOPE
- 30'-0" (43' - 0" N.G.V.D.)
FLAT ROOF
- 0'-0" (13.0' N.G.V.D.)
DESIGN FLOOD ELEVATION
- 5'-0" (8.0' N.G.V.D.)
BASE FLOOD ELEVATION
- 8'-10 3/4" (4.1' N.G.V.D.)
CMB GRADE

03

SOUTH FACADE CONTEXT ELEVATION

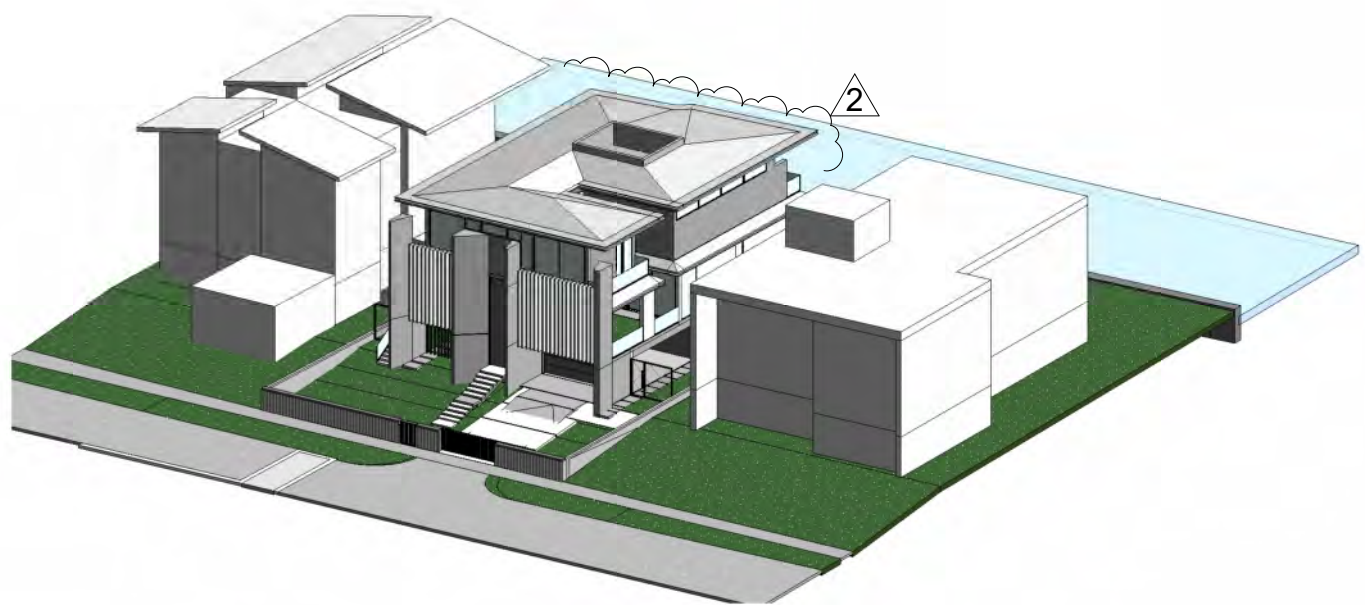
SCALE 1/16" = 1'-0"



02

CONTEXT NORTH SIDE AXONOMETRIC

SCALE: N.T.S.



01

CONTEXT SOUTH SIDE AXONOMETRIC

SCALE: N.T.S.

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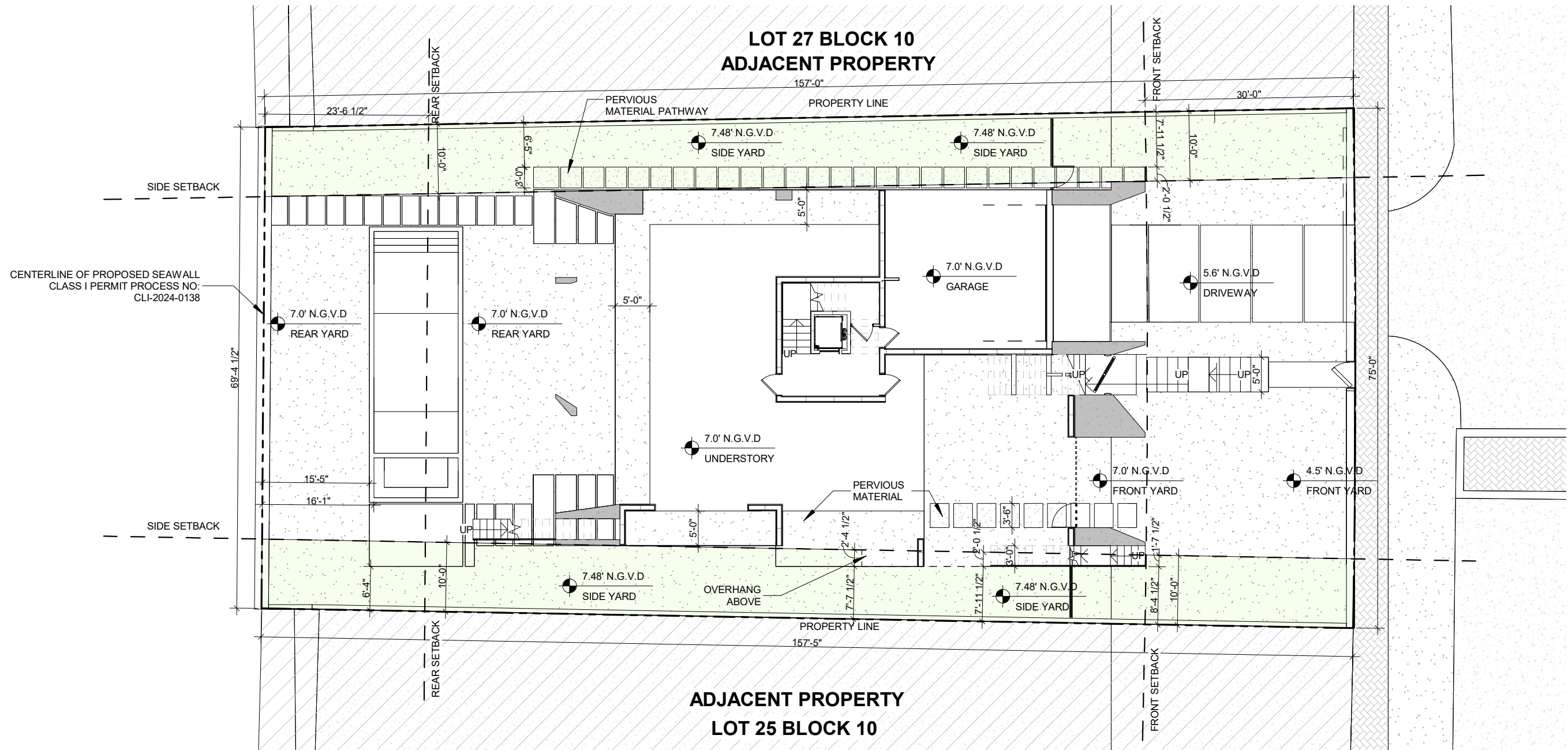
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
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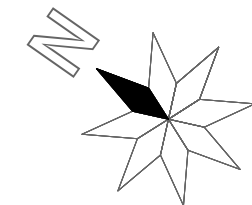
07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

A36



CENTERLINE OF PROPOSED SEAWALL
CLASS I PERMIT PROCESS NO:
CLI-2024-0138



01

ENCROACHMENT PLAN

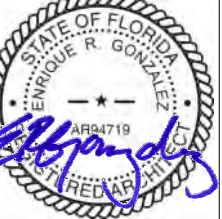
SCALE 1/16" = 1'-0"

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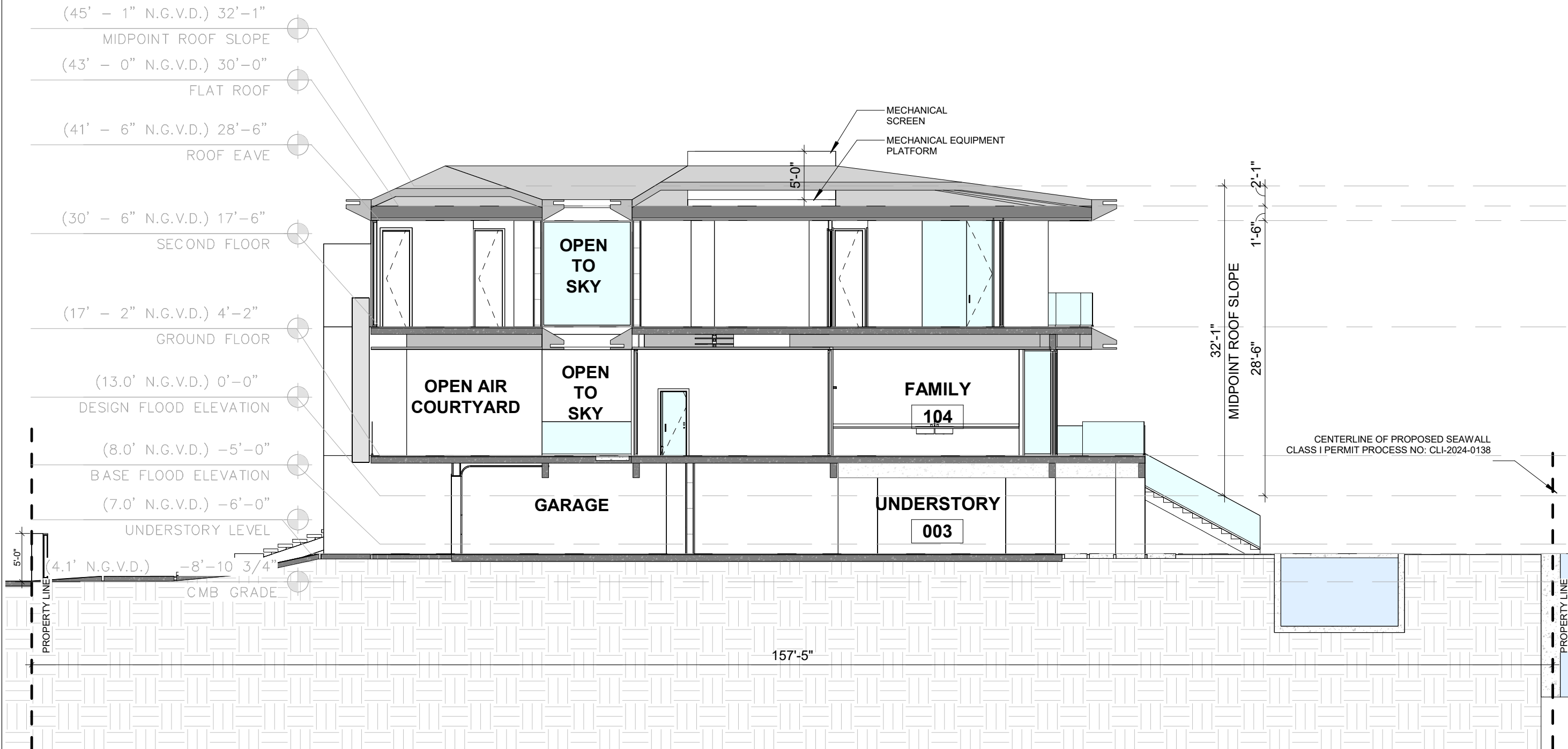
NEW RESIDENCE
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1

A37
NEW SHEET

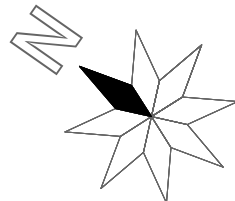
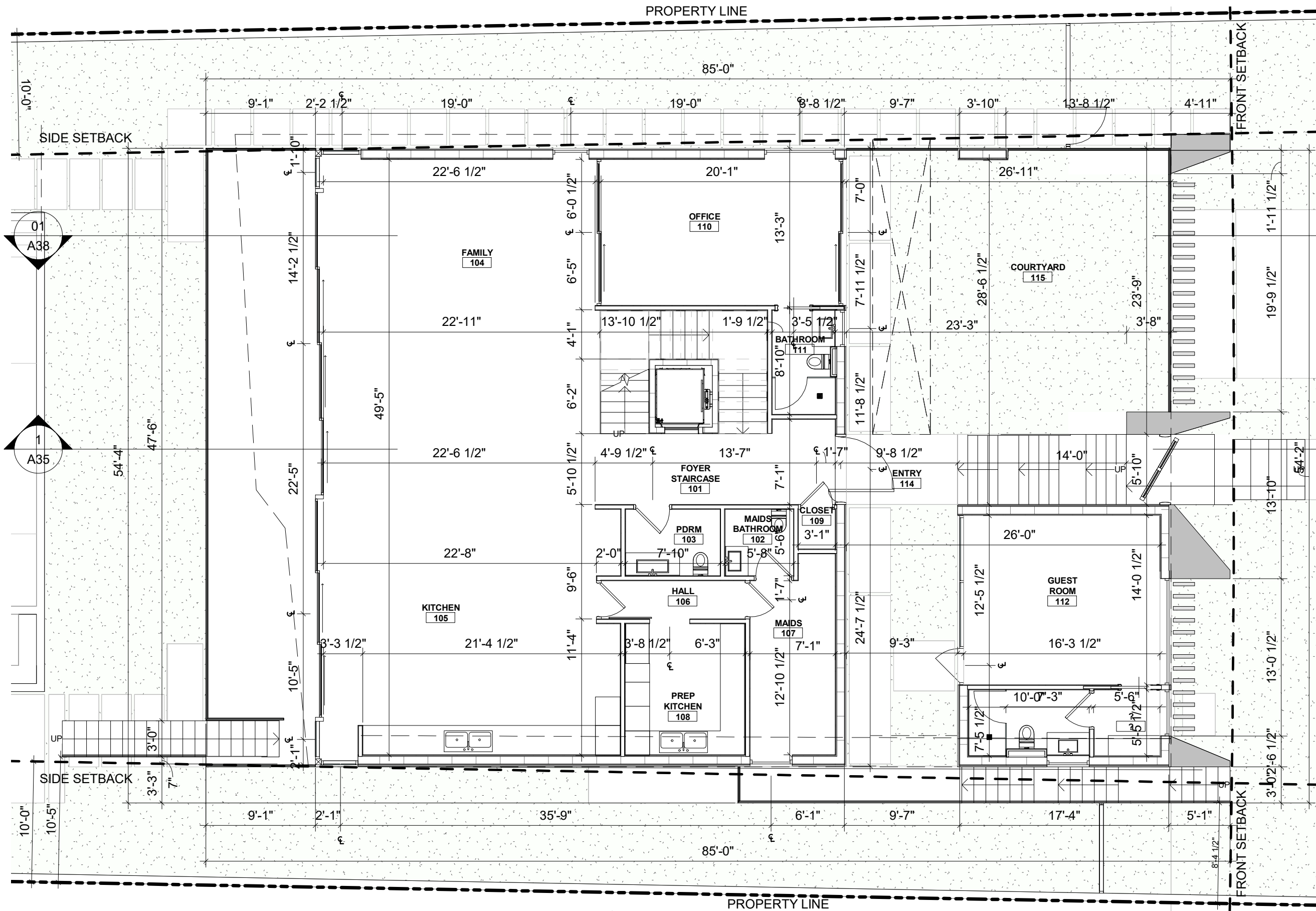


01

LONGITUDINAL SECTION AT COURTYARD

SCALE 3/32" = 1'-0"





01

GROUND FLOOR

SCALE 1/8" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



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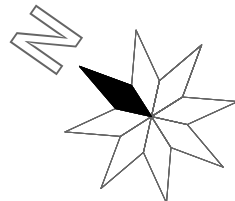
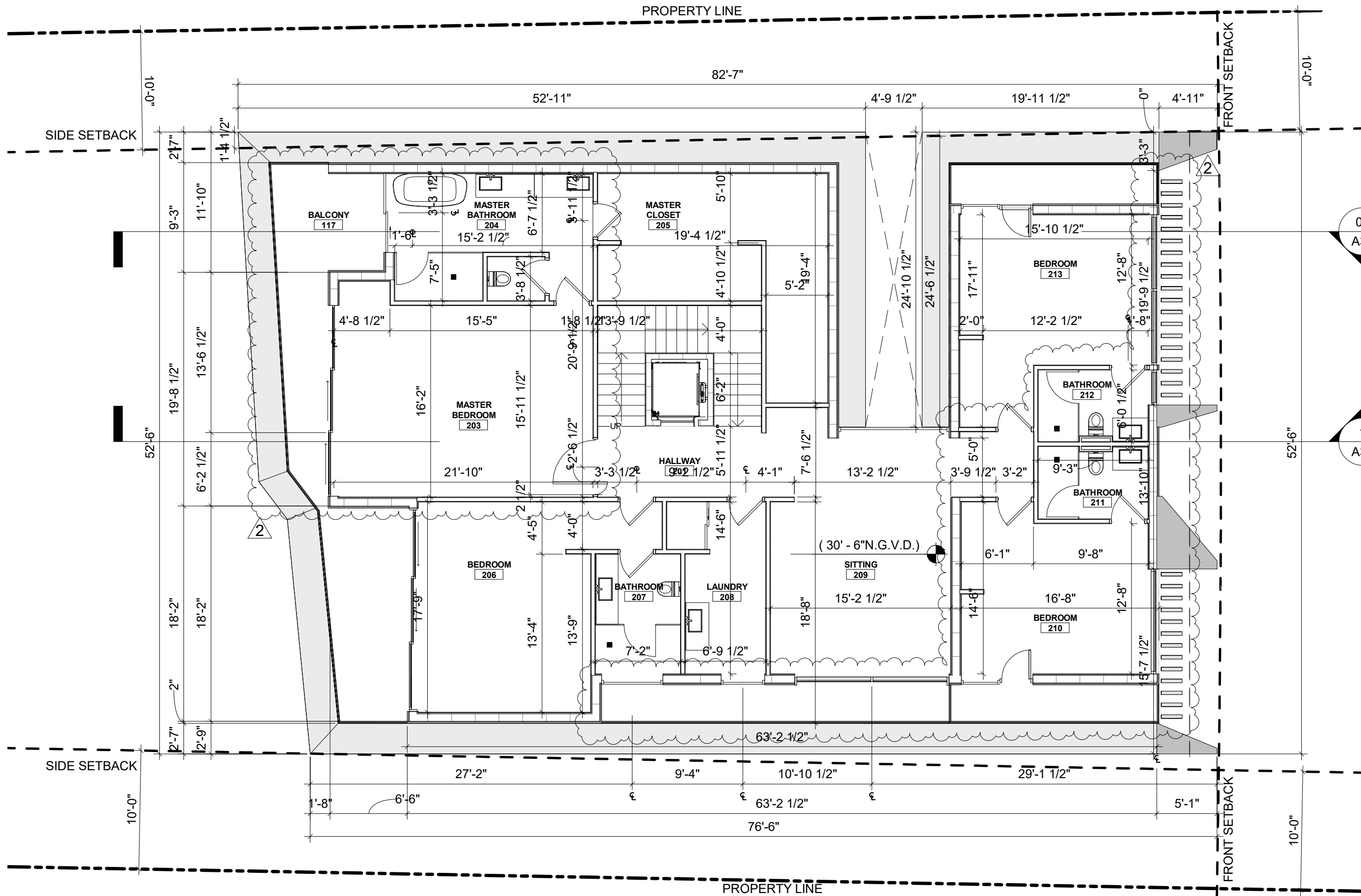


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A101



01

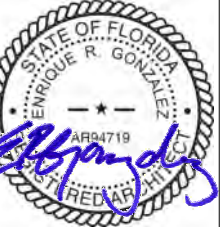
SECOND FLOOR

SCALE 1/8" = 1'-0"

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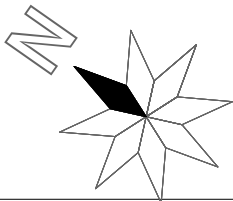
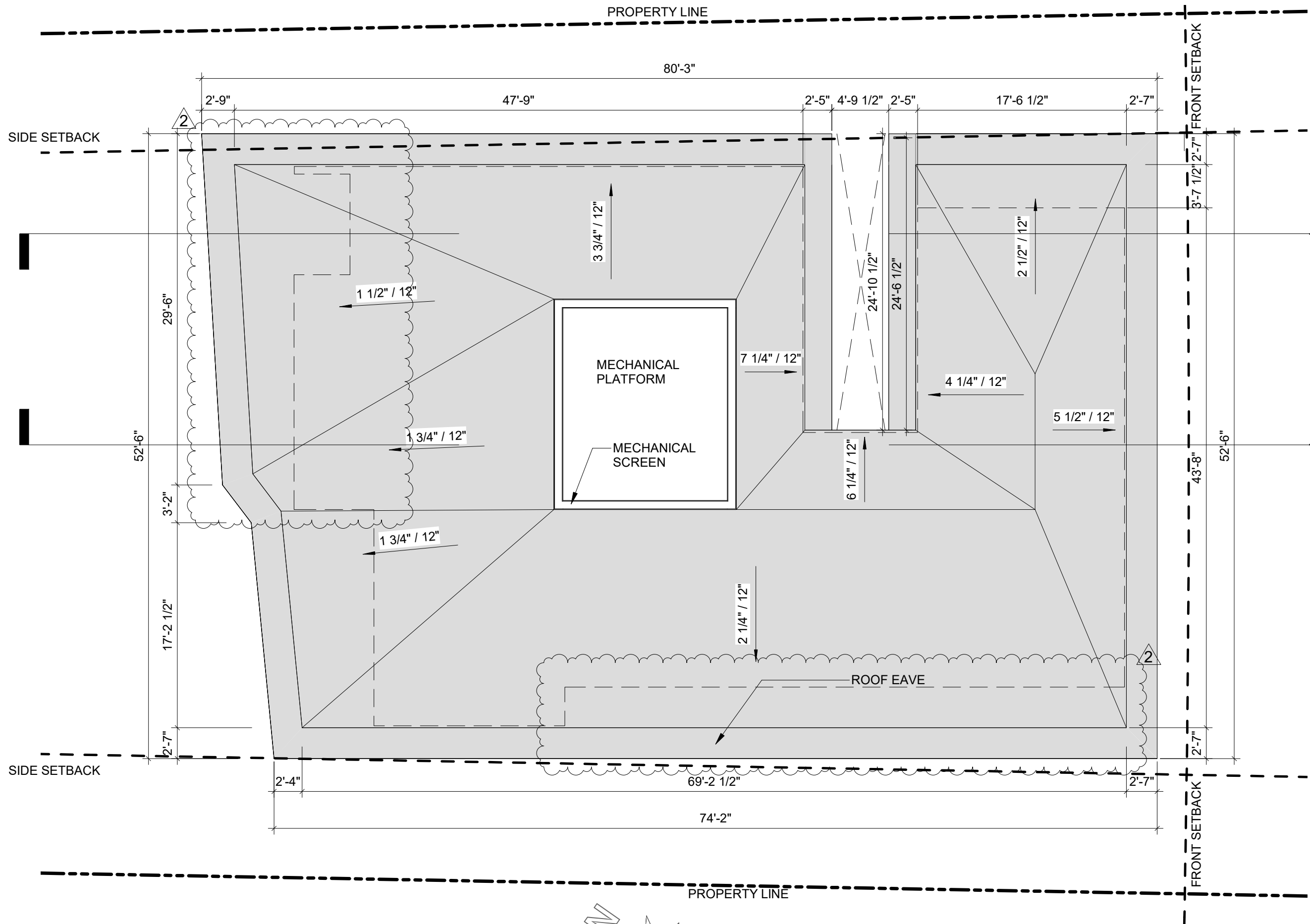
STATE OF FLORIDA
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07-14-24 FIRST SUBMITTAL

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A102



01 ROOF

SCALE 1/8" = 1'-0"

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MIAMI, FLORIDA 33136

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ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT

STATE OF FLORIDA
ENRIQUE R. GONZALEZ
ARR 94719

STATE OF FLORIDA
ARR 94719

NEW RESIDENCE

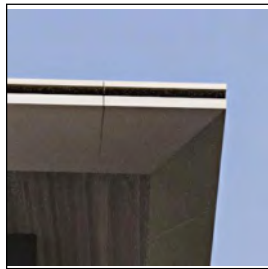
SINGLE FAMILY

1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

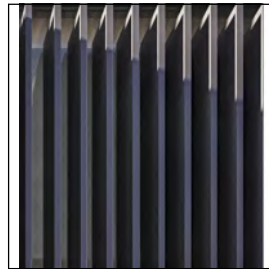
A103



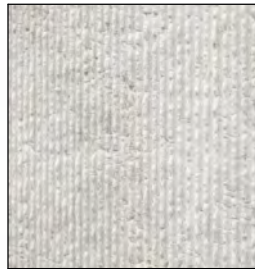
① ROOF CORNICE:
METALLIC BRONZE
FINISH



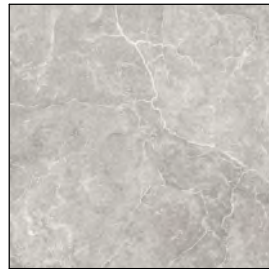
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



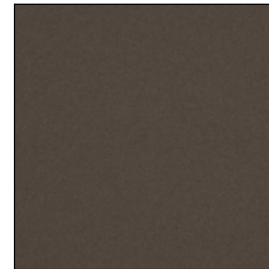
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



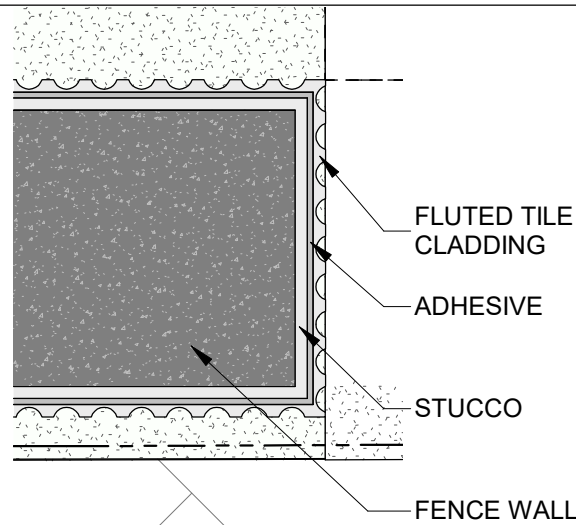
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



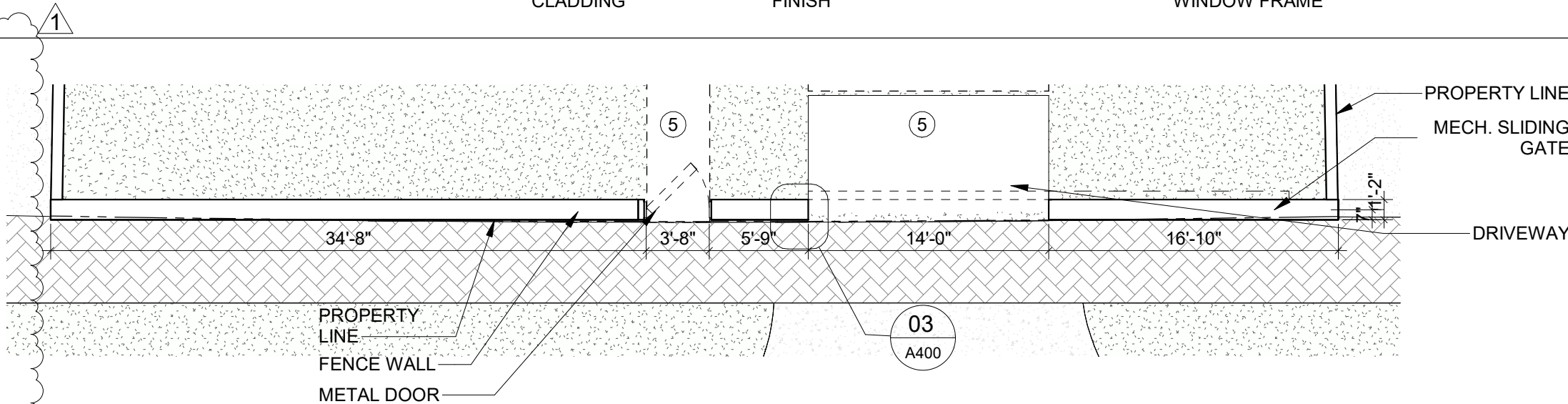
⑧ DOOR:
SOLID WOOD



03

WALL TILE DETAIL

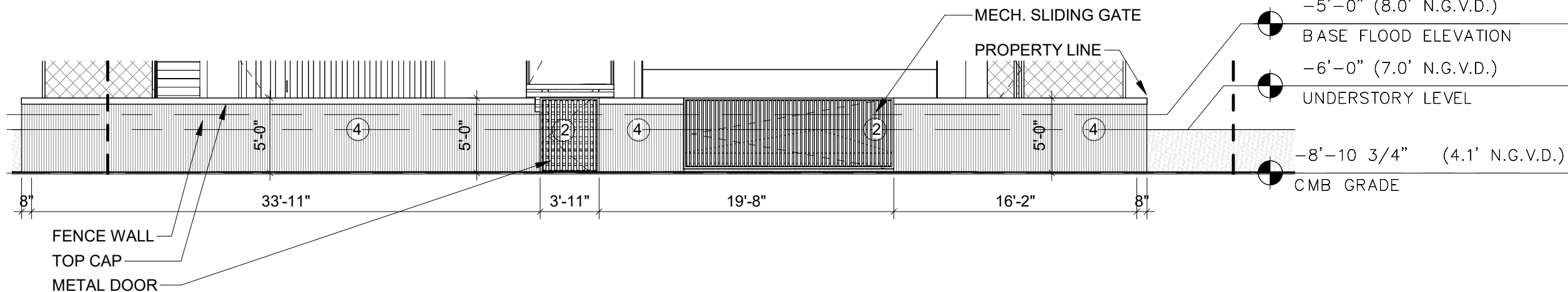
SCALE 1 1/2" = 1'-0"



02

FRONT GATE/FENCE PLAN

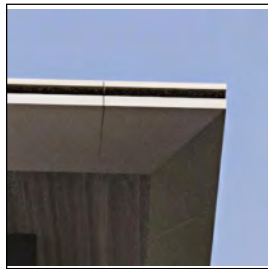
SCALE 1/8" = 1'-0"



01

FRONT GATE/FENCE ELEVATION

SCALE 1/8" = 1'-0"



① ROOF CORNICE:
METALLIC BRONZE
FINISH



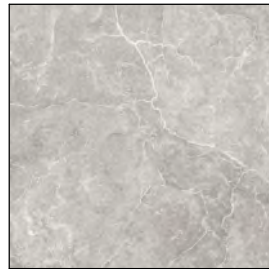
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



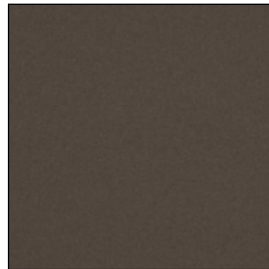
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



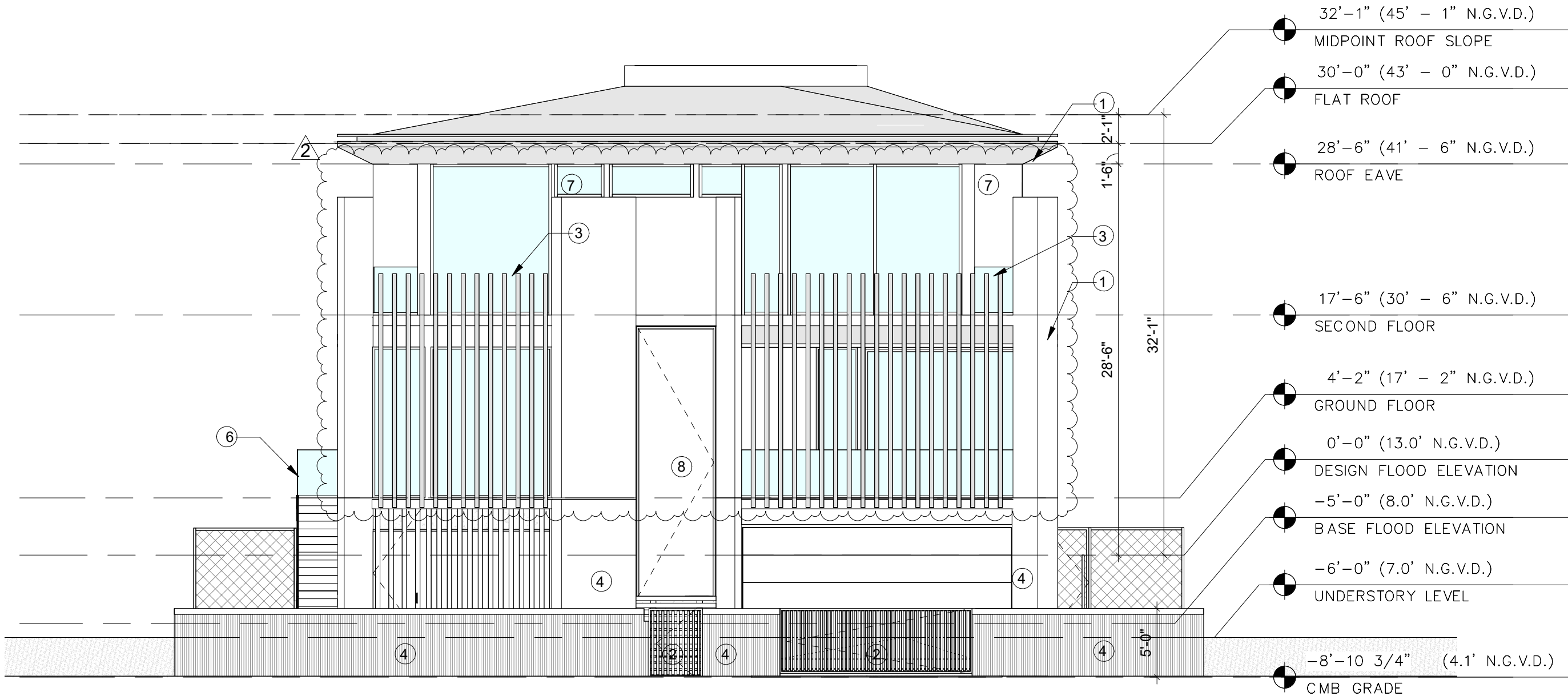
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



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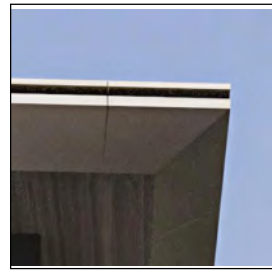
STATE OF FLORIDA
AR94719

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

07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

A401



① ROOF CORNICE:
METALLIC BRONZE
FINISH



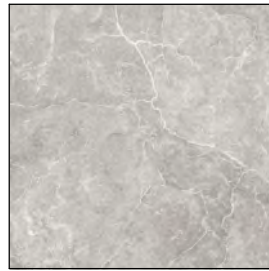
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



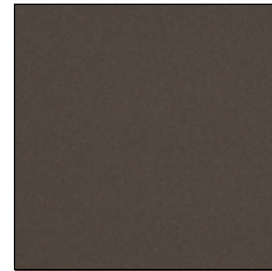
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



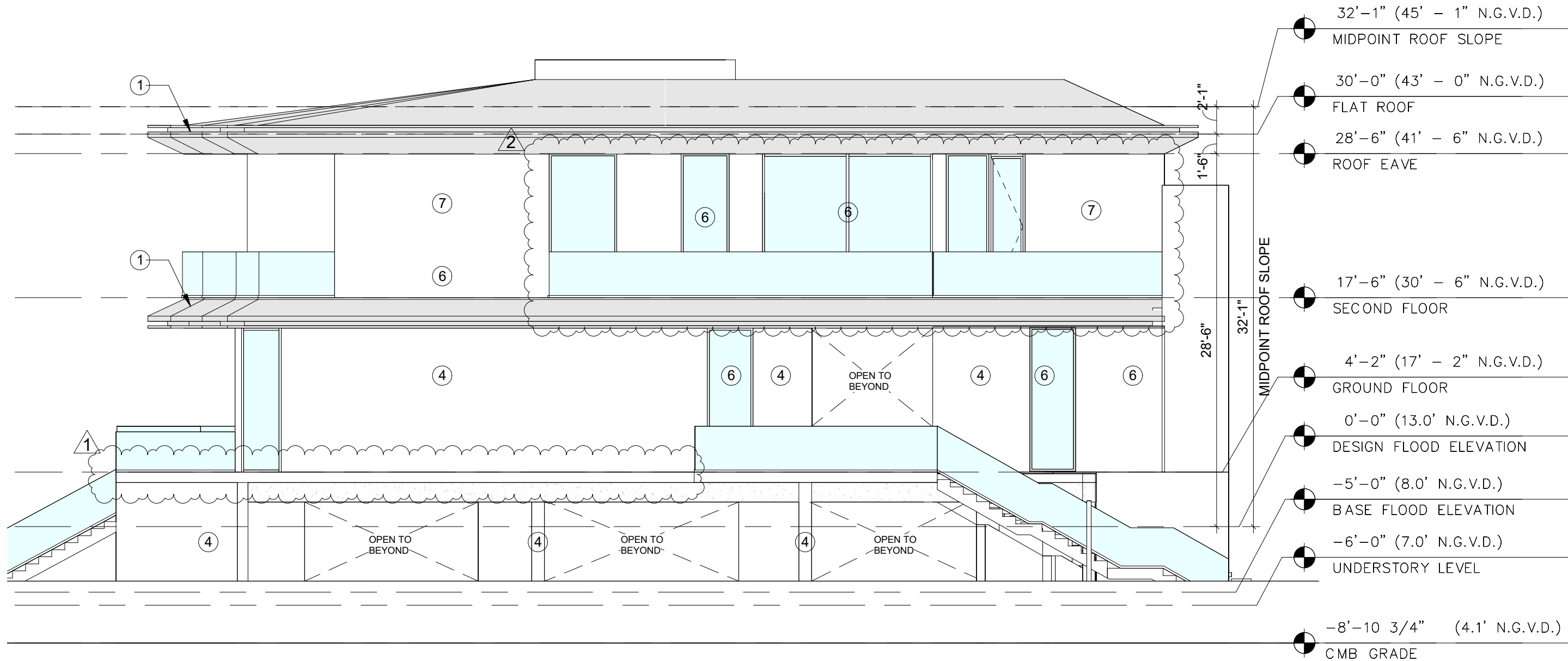
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



01

WEST ELEVATION

SCALE 1/8" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

NEW RESIDENCE

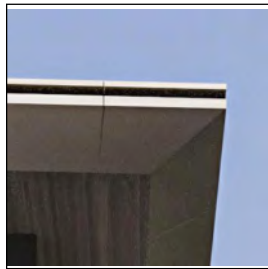
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

12-13-24 REVISION

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① ROOF CORNICE:
METALLIC BRONZE
FINISH



② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



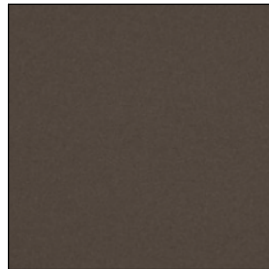
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



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



01

NORTHELEVATION

SCALE 1/8" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT



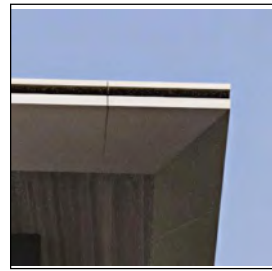
STATE OF FLORIDA
AR94719

NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

A403



① ROOF CORNICE:
METALLIC BRONZE
FINISH



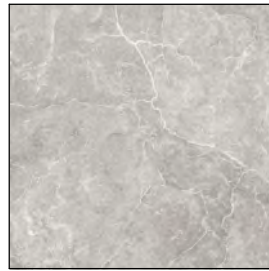
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ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



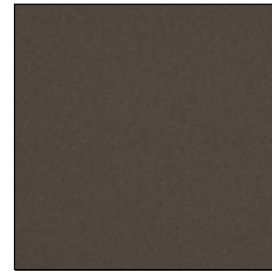
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



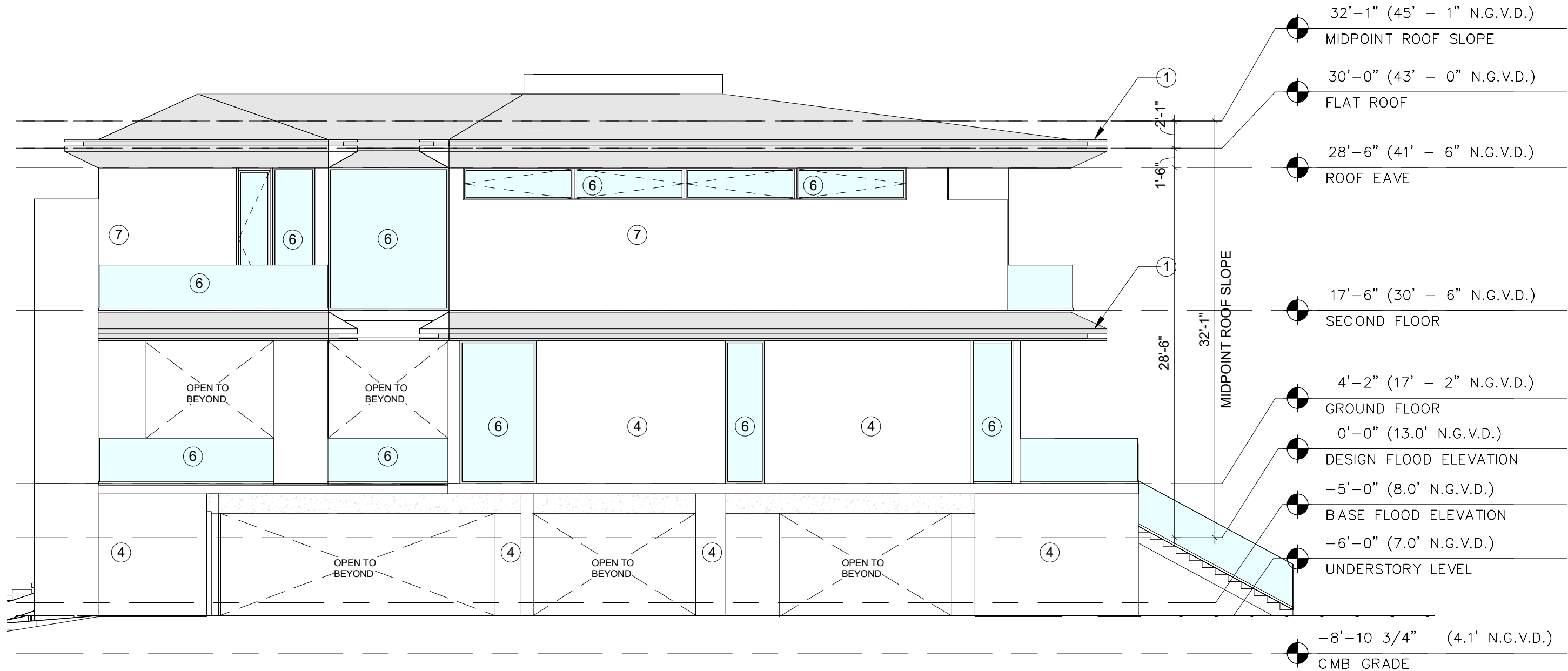
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



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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MIAMI, FLORIDA 33136

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STATE OF FLORIDA
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NEW RESIDENCE

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