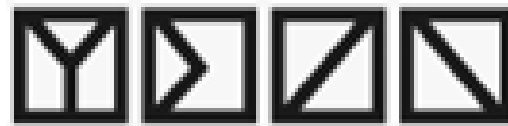


DRB24-1038

1265 N Biscayne Point Road



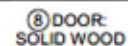
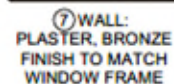
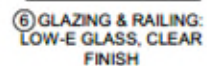
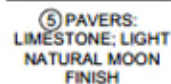
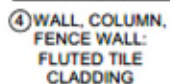
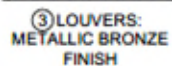
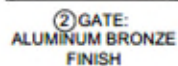
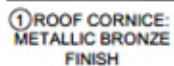
Project Team



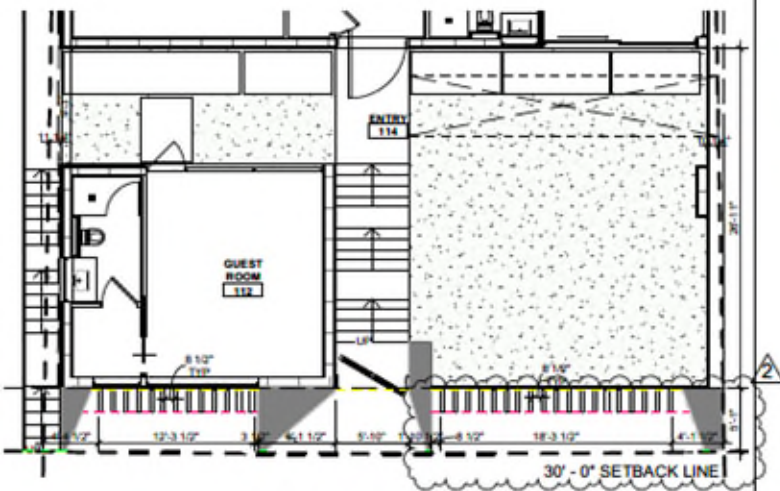
Neighborhood Support



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



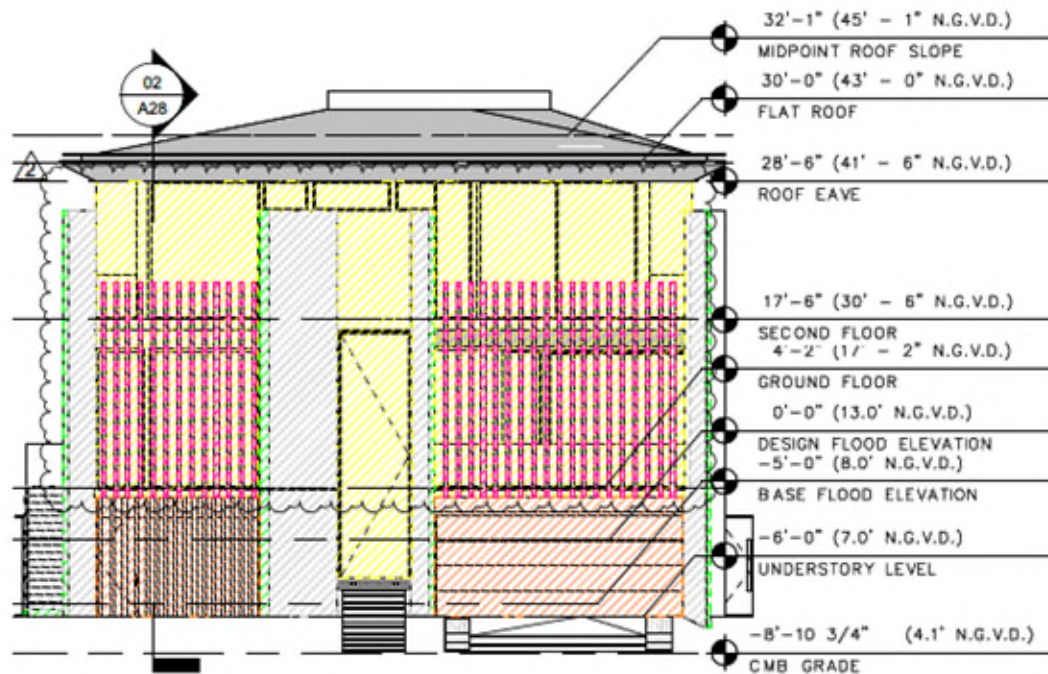
SCALE 1/8" = 1'-0"



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.



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"

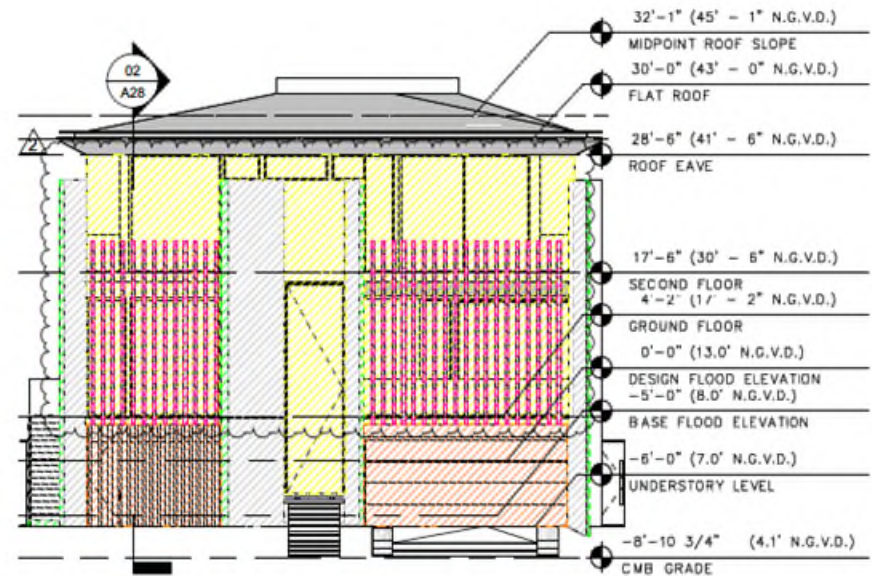
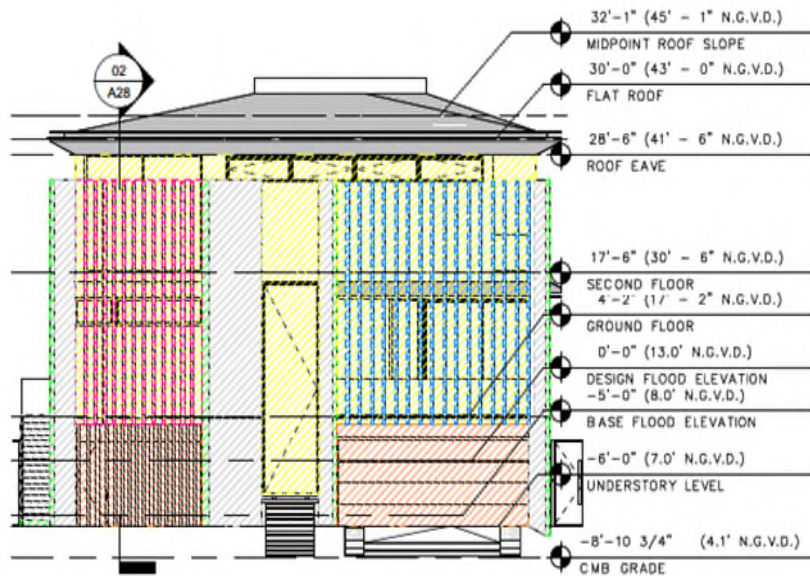
	ANGLED SURFACE		DEPTH 3'-0"
	DEPTH 0"		DEPTH 5'-0"
	DEPTH 1'-8"		DEPTH MORE THAN 9'-6"

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



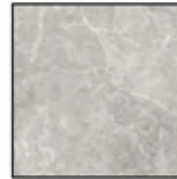
② GATE:
ALUMINUM BRONZE
FINISH



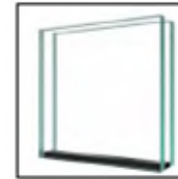
③ LOUVERS:
METALLIC BRONZE
FINISH



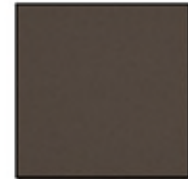
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



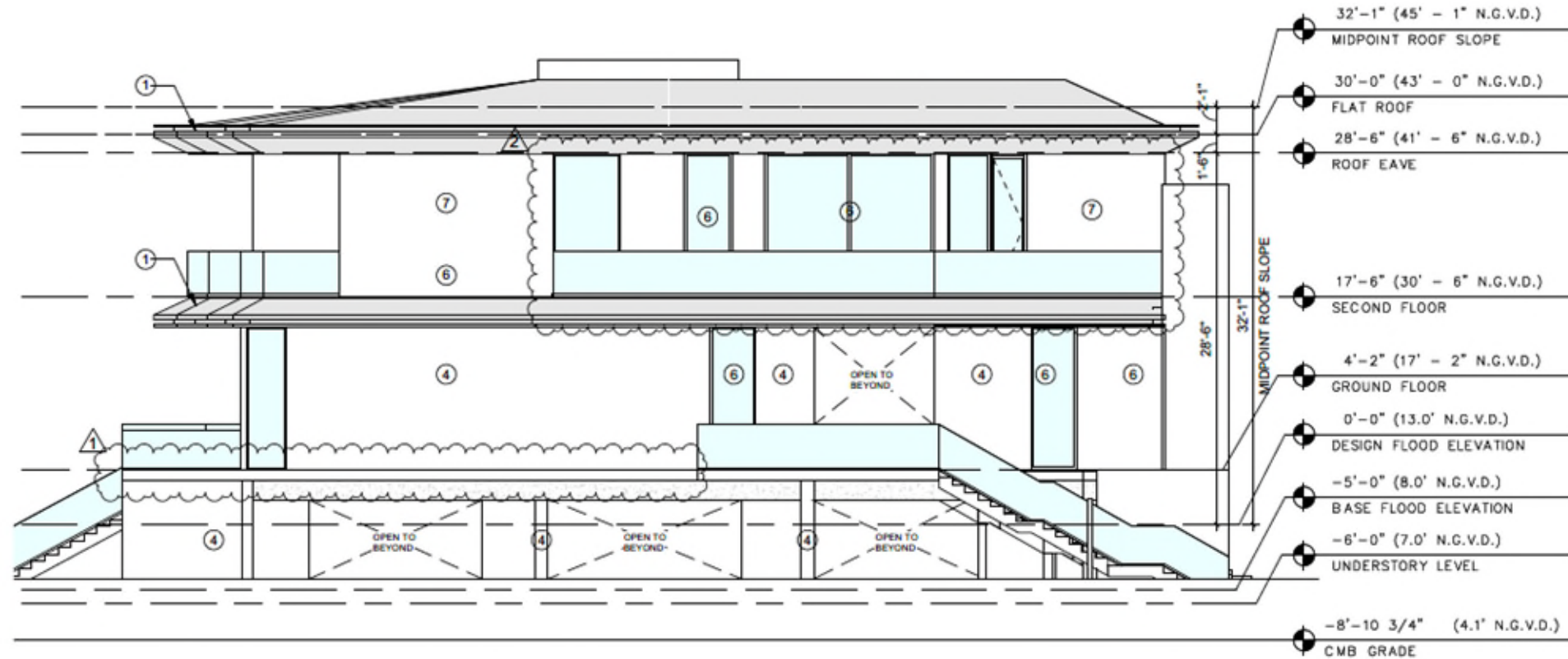
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD

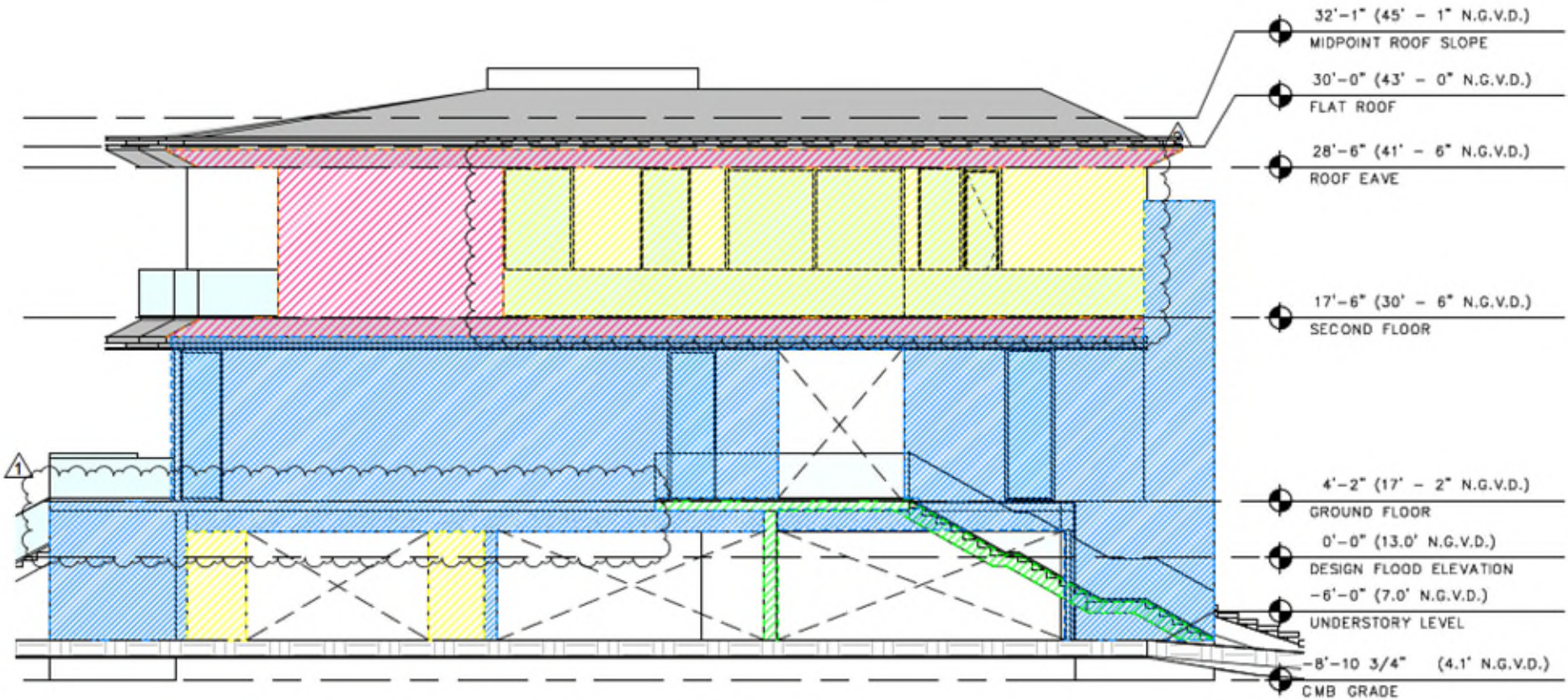


01

WEST ELEVATION

SCALE 1/8" = 1'-0"

WAIVER OF ADDITIONAL OPEN SPACE



01

WEST FACADE ELEVATION DEPTHS

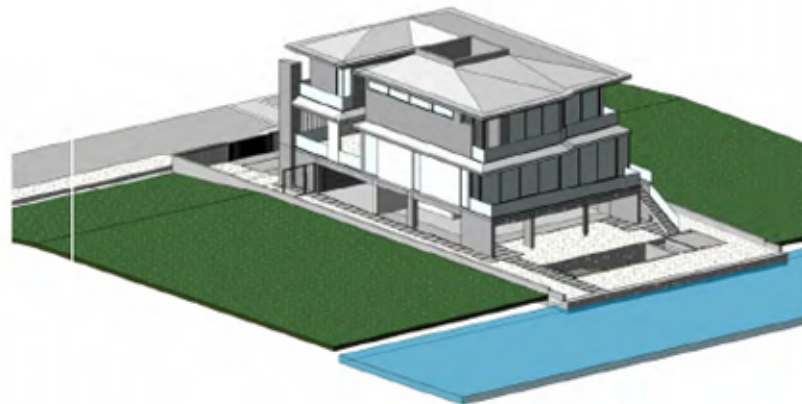
SCALE 1/8" = 1'-0"



04

SE AXONOMETRIC

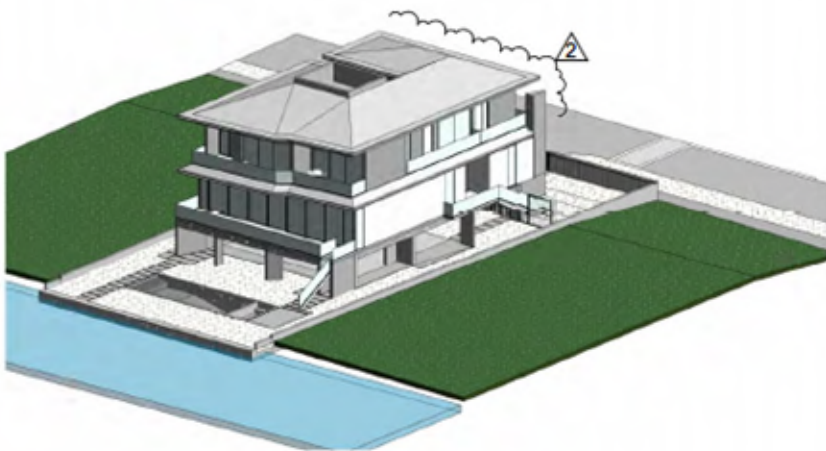
SCALE



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 BISCAINE 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

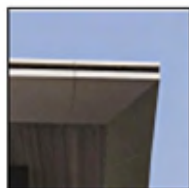


Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



① ROOF CORNICE:
METALLIC BRONZE
FINISH



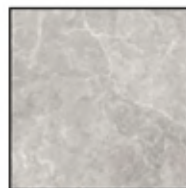
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



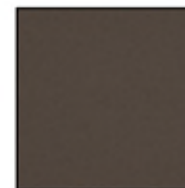
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



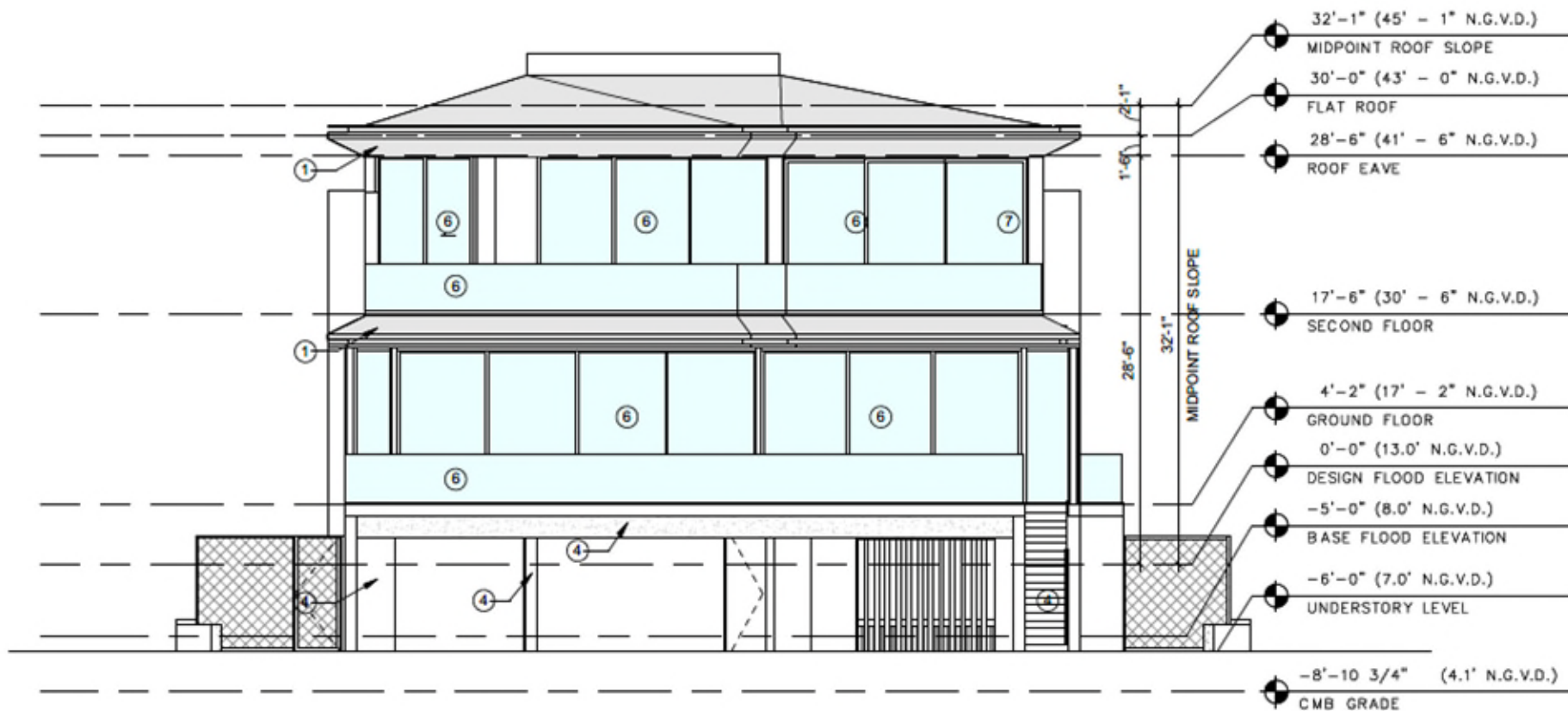
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



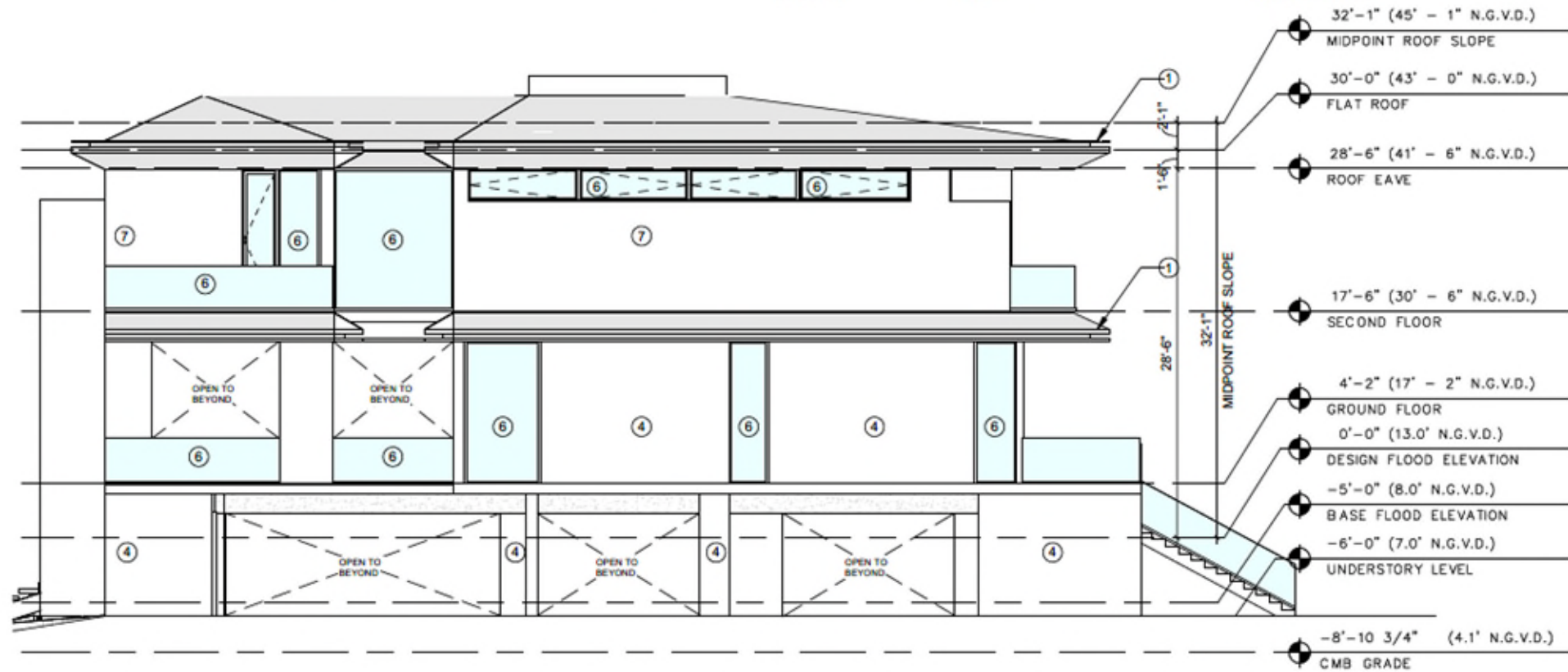
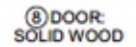
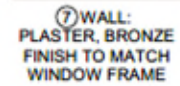
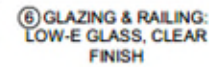
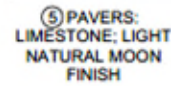
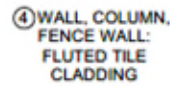
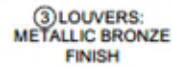
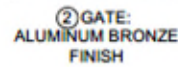
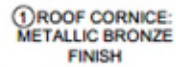
⑧ DOOR:
SOLID WOOD



01

NORTH ELEVATION

SCALE 1/8" = 1'-0"



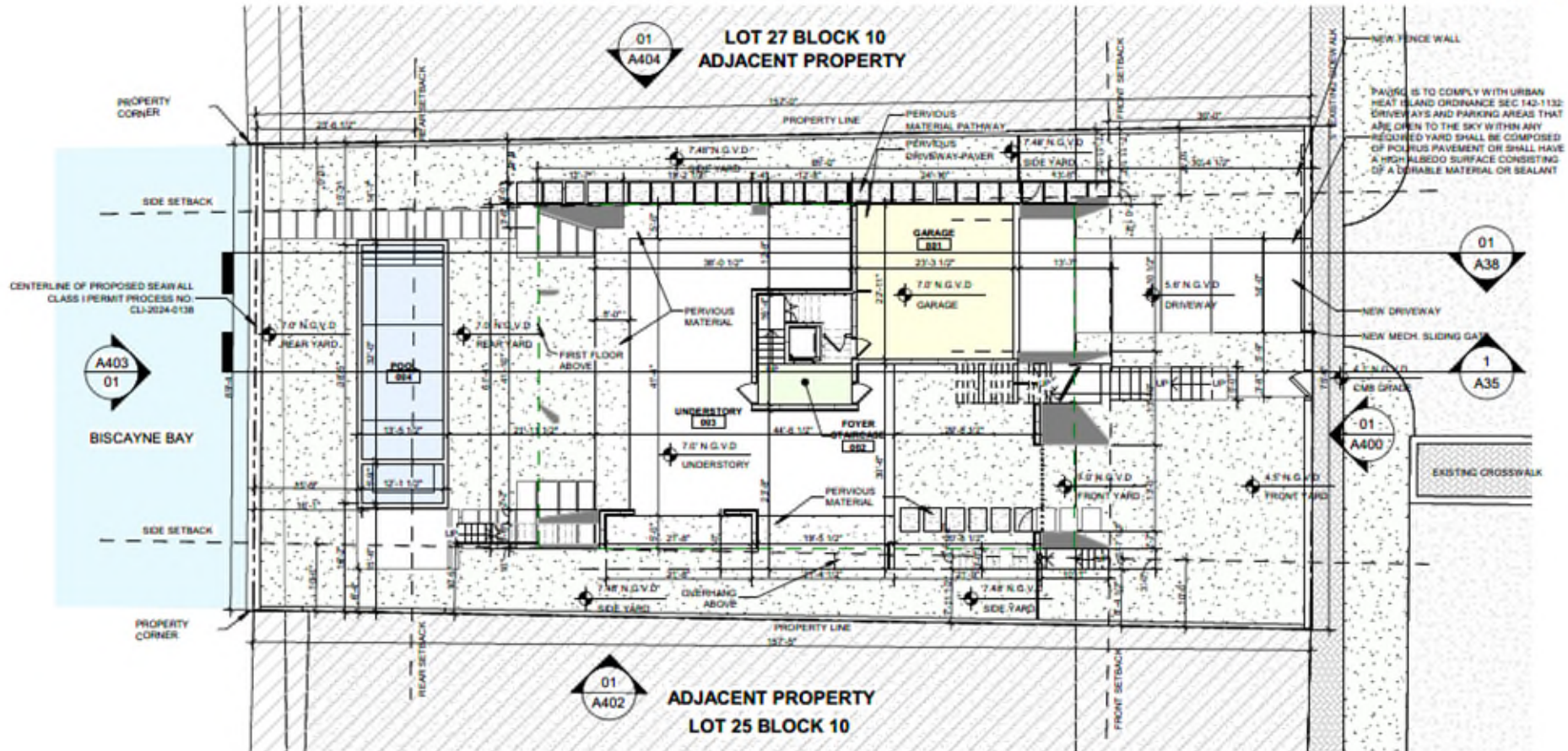
01

EAST ELEVATION

SCALE 1/8" = 1'-0"

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.

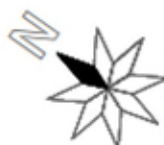
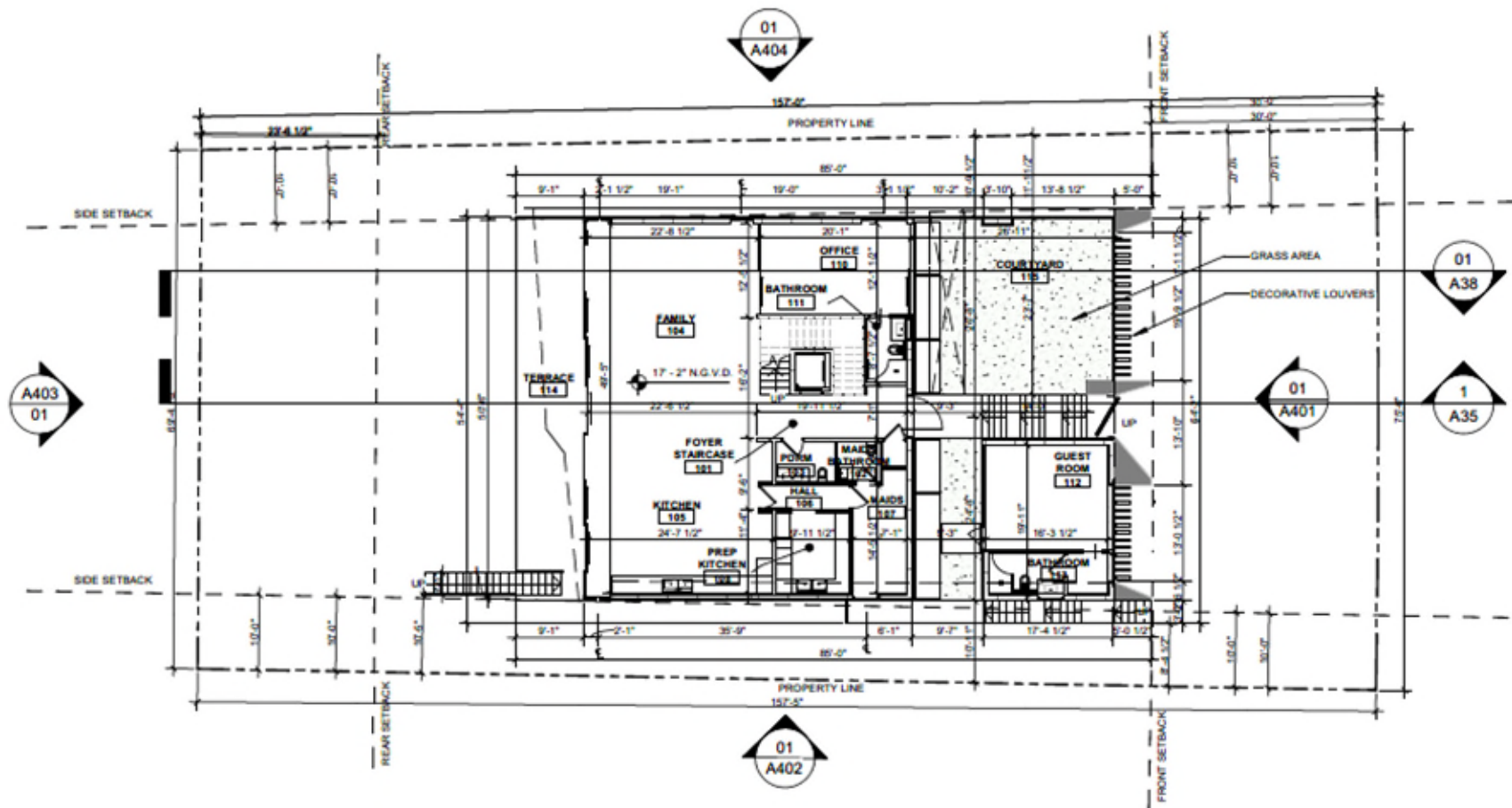
FUTURE CROWN OF THE ROAD	5.96' N.G.V.D. (4.4' N.A.V.D.)
MIN. DESIGN FLOOD ELEVATION	9.0' N.G.V.D.
FUTURE ADJUSTED GRADE	7.48' N.G.V.D.



01

PROPOSED UNDERSTORY LEVEL PLAN

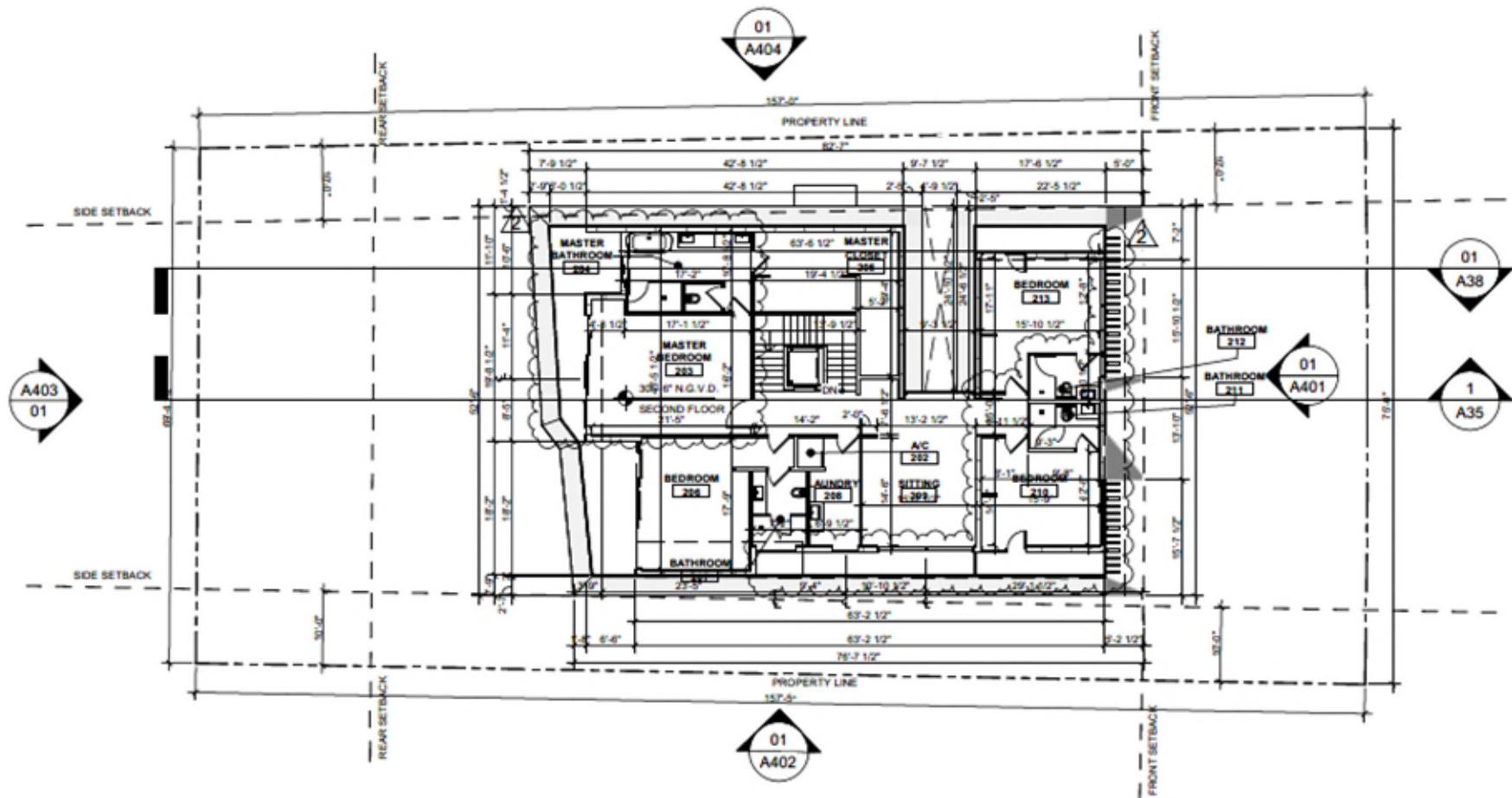
SCALE 1/16" = 1'-0"



01

PROPOSED FIRST FLOOR LEVEL PLAN

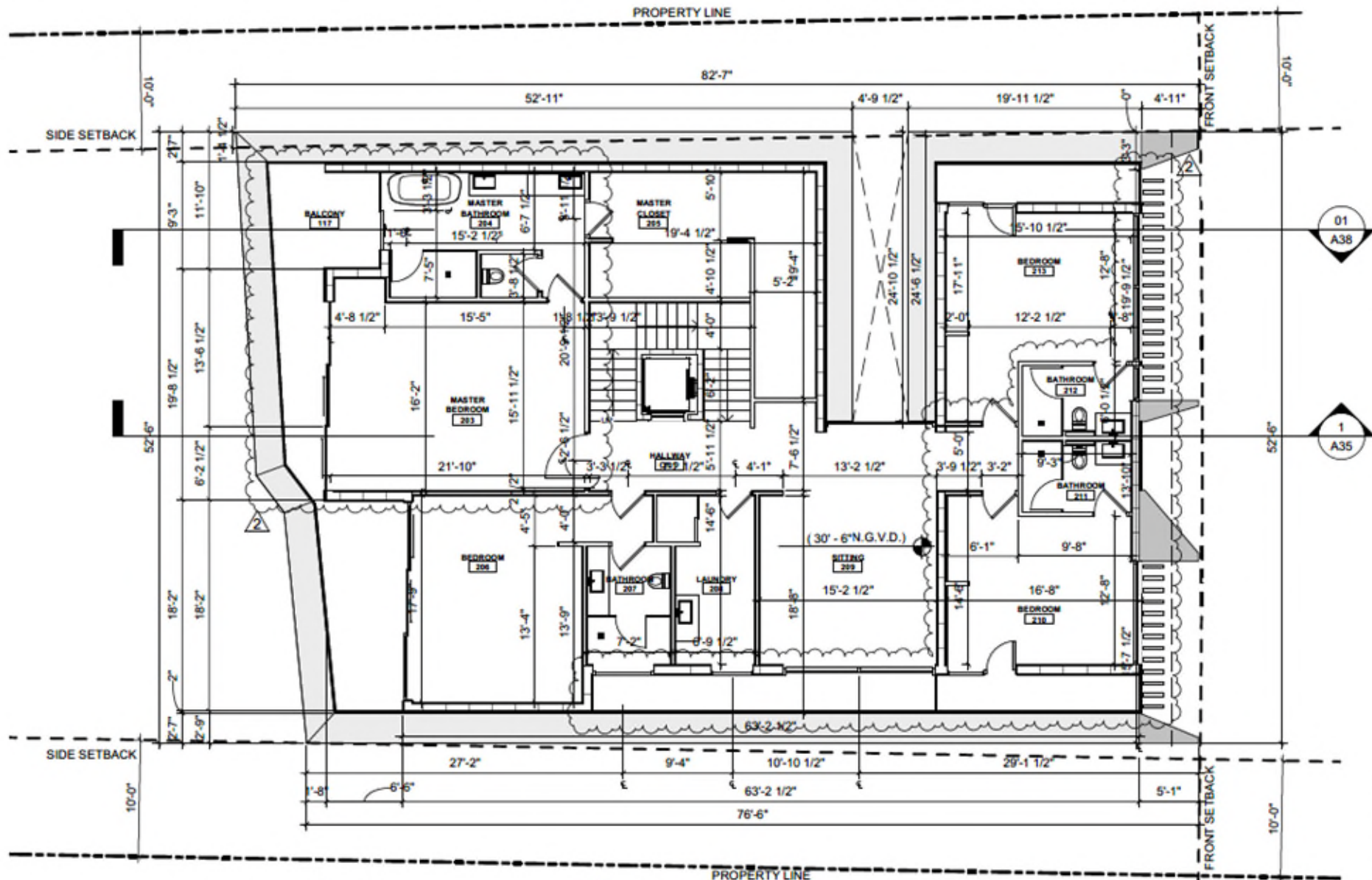
SCALE 1/16" = 1'-0"



01

PROPOSED SECOND FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"



01

SECOND FLOOR

SCALE 1/8" = 1'-0"



① ROOF CORNICE:
METALLIC BRONZE
FINISH



② GATE:
ALUMINUM BRONZE
FINISH



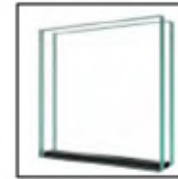
③ LOUVERS:
METALLIC BRONZE
FINISH



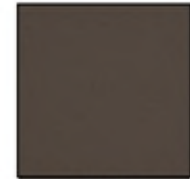
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE, LIGHT
NATURAL MOON
FINISH



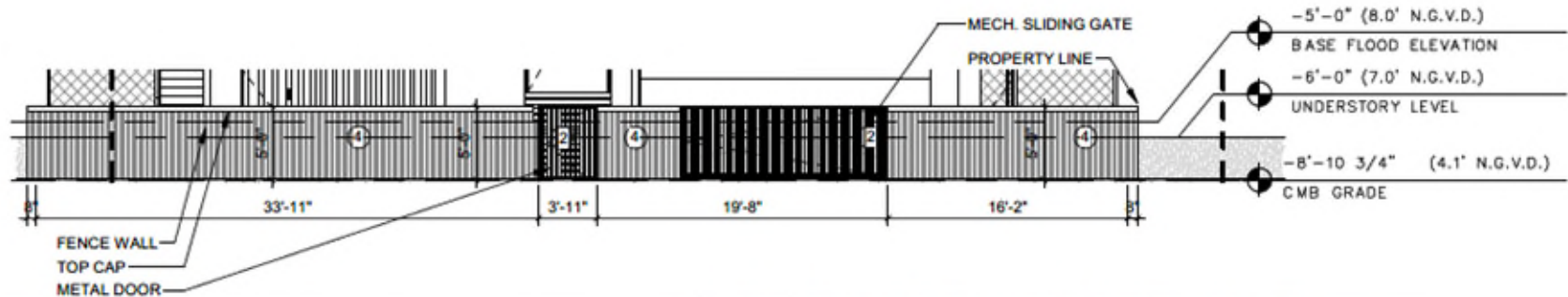
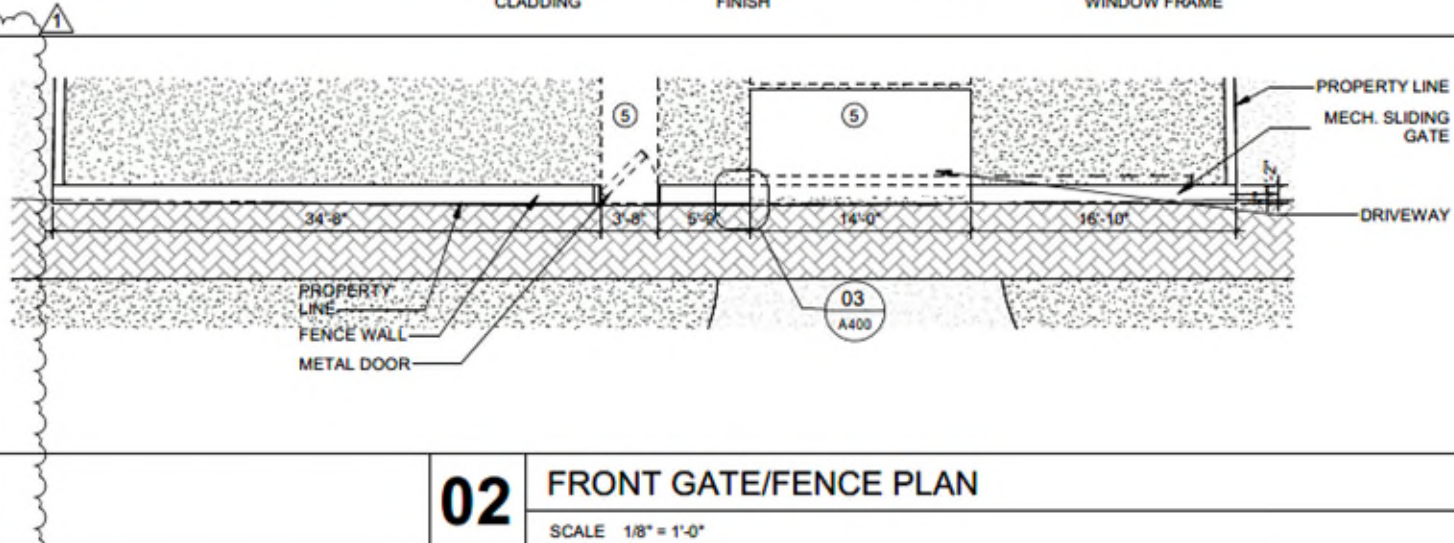
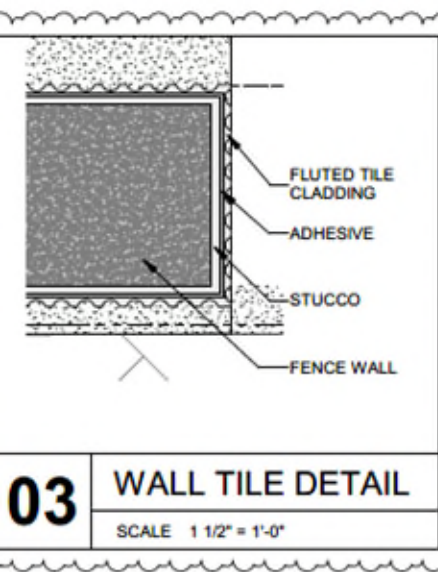
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH

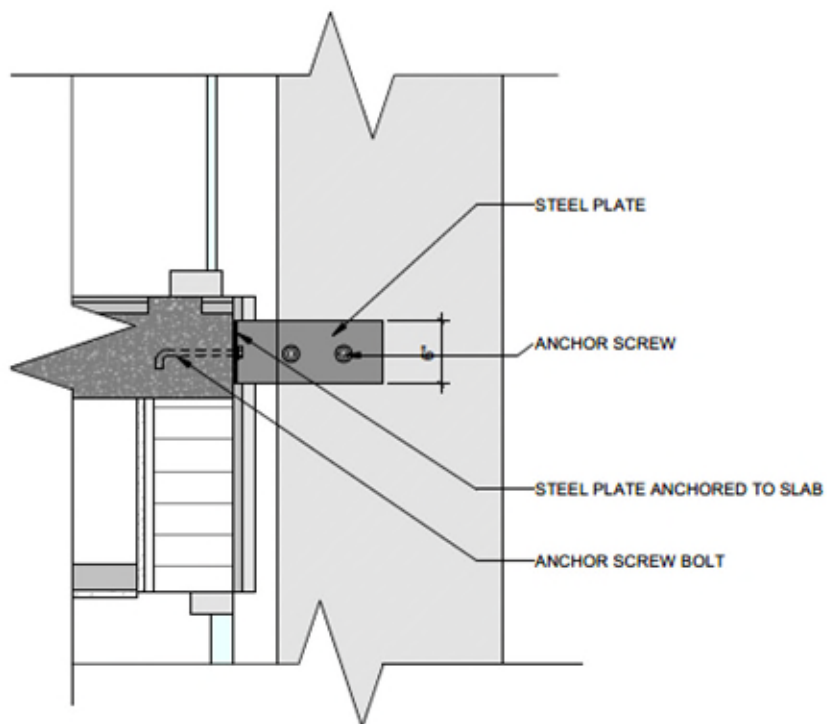


⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD

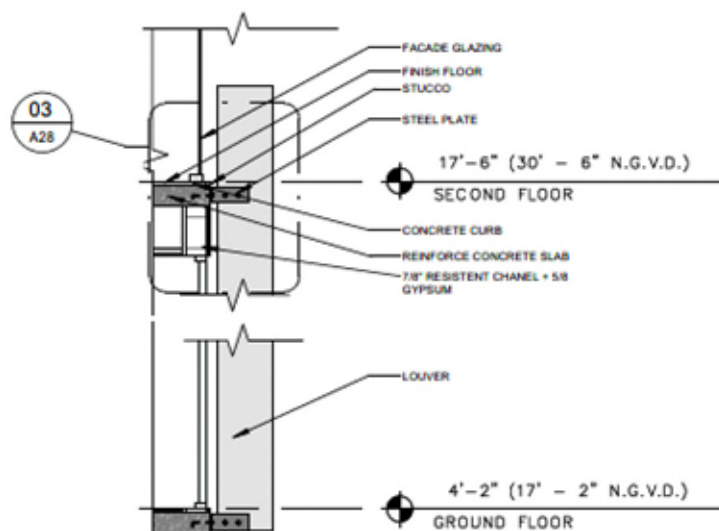




03

DETAIL STEEL PLATE

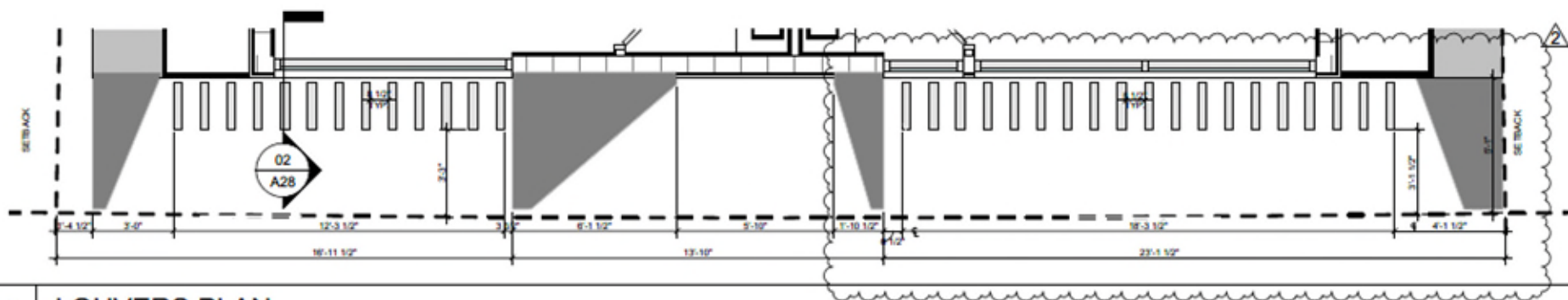
SCALE 1" = 1'-0"



02

LOUVER DETAIL

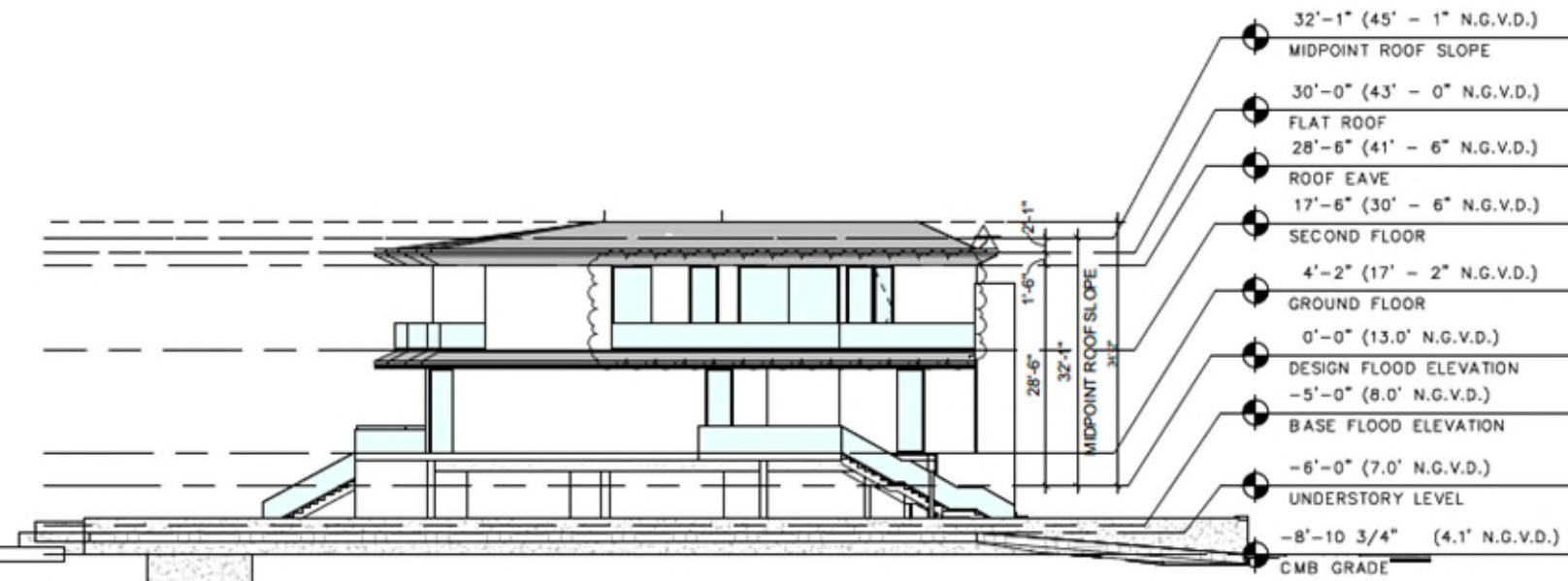
SCALE 1/4" = 1'-0"



01

LOUVERS PLAN

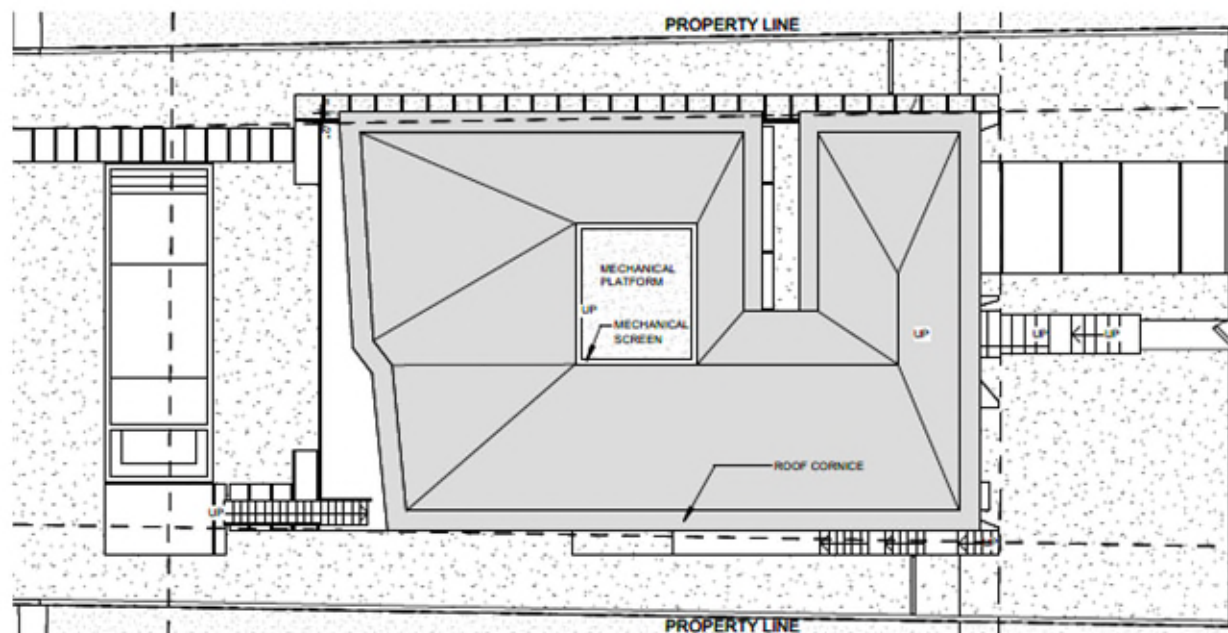
SCALE 1/4" = 1'-0"



02

PROPOSED WEST ELEVATION

SCALE 1/16" = 1'-0"

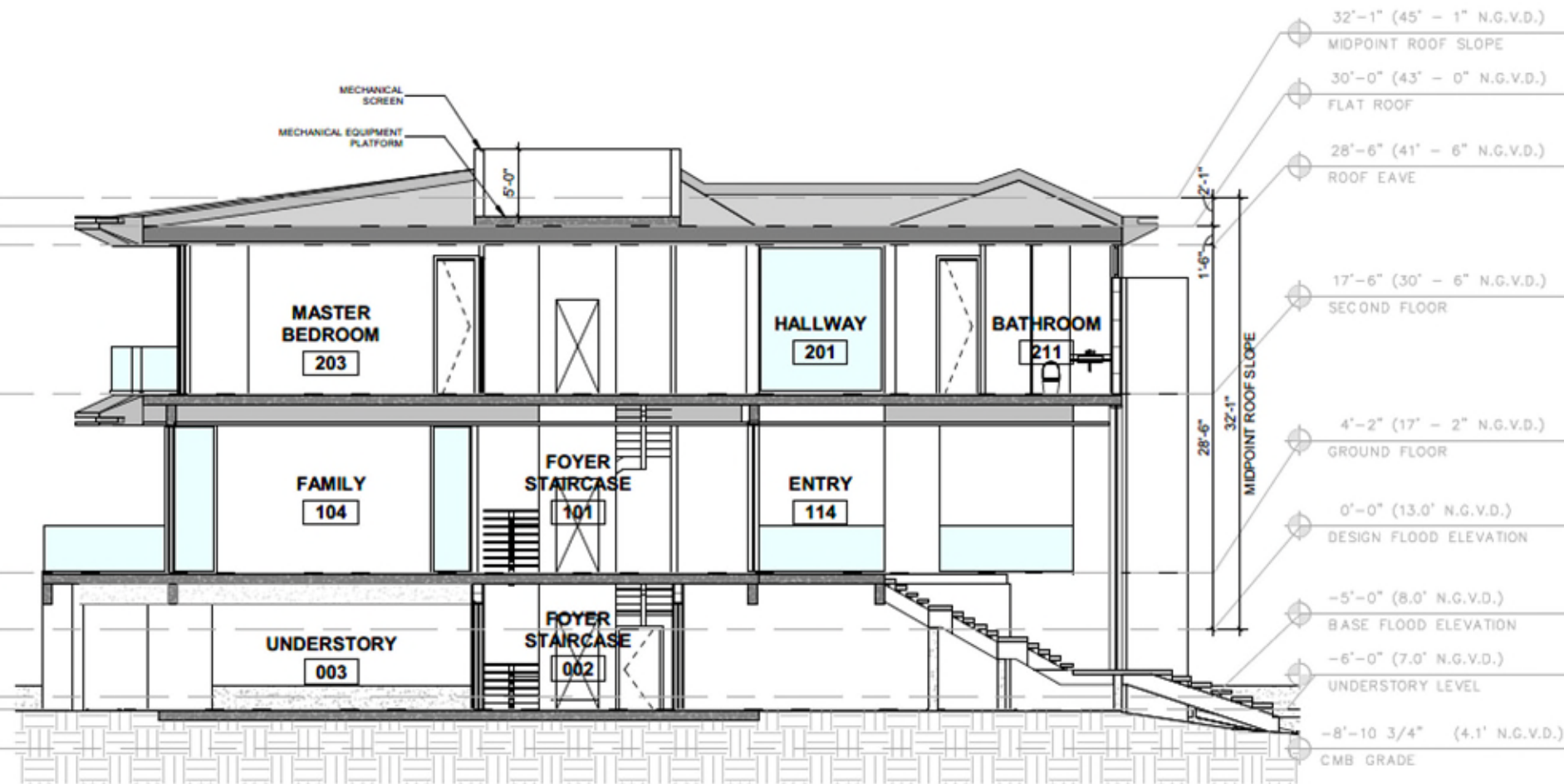


01

PROP. ROOF HEIGHT PLAN

SCALE 1/16" = 1'-0"

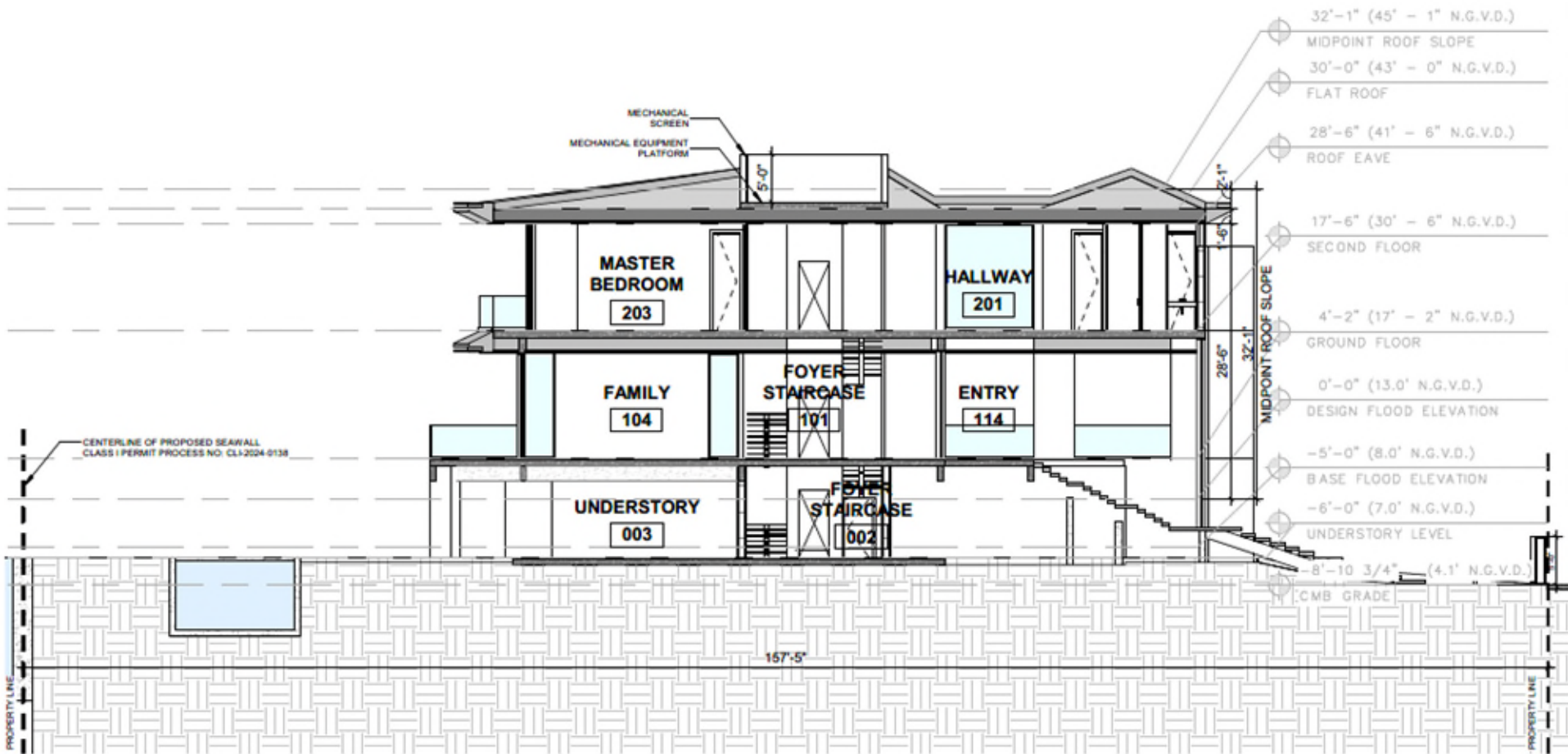




01

SITE SECTION AT MECHANICAL EQUIPMENT

SCALE 1/8" = 1'-0"



1 LONGITUDINAL SECTION

SCALE 3/32" = 1'-0"



TREE DISPOSITION TABLE

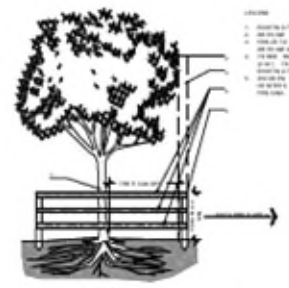
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CR/172 (ft)	CONDITION	STATUS	COMMENTS
1	<i>Persea caroliniana</i>	Flacajade	5.9	11	12	3	Moderate	REMOV	Under Regulator's Site
2	<i>Acrocarpha caroliniana</i>	Acrocarpha	5.4	13	12	3	Moderate	REMOV	Under Regulator's Site
3	<i>Coccotheca</i>	Coccotheca	14.1	30	30	3	Fair	REMOV	Under Regulator's Site
4	<i>Albizia leonensis</i>	Mango	2.7	13	14	3	Fair	REMOV	Under Regulator's Site
5	<i>Albizia leonensis</i>	Purple Silk Tree	5	2	3	3	Moderate	REMOV	Under Regulator's Site
6	<i>Albizia leonensis</i>	Albizia	3.5, 3.5, 3.5	13	13	3	Fair	REMOV	Under Regulator's Site
7	<i>Albizia leonensis</i>	Albizia	3.5, 3.5, 3.5	13	13	3	Fair	REMOV	Under Regulator's Site
8	<i>Coccotheca</i>	Coccotheca	10.2	40	30	3	Fair	REMOV	Under Regulator's Site
9	<i>Albizia leonensis</i>	Albizia	3	6	3	3	Moderate	REMOV	Under Regulator's Site
10	<i>Albizia leonensis</i>	Albizia	3	6	3	3	Moderate	REMOV	Under Regulator's Site
11	<i>Albizia leonensis</i>	Albizia	3	6	3	3	Moderate	REMOV	Under Regulator's Site
12	<i>Albizia leonensis</i>	Albizia	3	6	3	3	Moderate	REMOV	Under Regulator's Site
13	<i>Coccotheca</i>	Coccotheca	7.1	34	34	3	Fair	REMOV	Under Regulator's Site
14	<i>Coccotheca</i>	Coccotheca	10.2	35	35	3	Fair	REMOV	Under Regulator's Site
15	<i>Coccotheca</i>	Coccotheca	4.9	30	30	3	Fair	REMOV	Under Regulator's Site
16	<i>Albizia leonensis</i>	Albizia	10	10	3	3	Fair	REMOV	Under Regulator's Site
17	<i>Albizia leonensis</i>	Albizia	2.5, 3	20	20	3	Fair	REMOV	Under Regulator's Site
18	<i>Albizia leonensis</i>	Albizia	1.6	1.7	3	3	Fair	REMOV	Under Regulator's Site
19	<i>Albizia leonensis</i>	Albizia	1.1	40	20	12	Moderate	REMOV	Under Regulator's Site
20	<i>Coccotheca</i>	Coccotheca	7.3	41	18	3	Fair	REMOV	Under Regulator's Site
21	<i>Coccotheca</i>	Coccotheca	8	41	18	3	Fair	REMOV	Under Regulator's Site
22	<i>Albizia leonensis</i>	Albizia	3.1	40	15	3	Good	REMOV	Under Regulator's Site
23	<i>Albizia leonensis</i>	Albizia	4.9	35	16	3	Fair/Good	REMOV	Under Regulator's Site
24	<i>Albizia leonensis</i>	Albizia	40	30	30	13	Moderate	REMOV	Under Regulator's Site
25	<i>Albizia leonensis</i>	Albizia	22	19	10	3	Fair	REMOV	Under Regulator's Site
26	<i>Coccotheca</i>	Coccotheca	6.3	40	8	3	Fair	REMOV	Under Regulator's Site
27	<i>Albizia leonensis</i>	Albizia	2.2	11	12	3	Fair	REMOV	Under Regulator's Site
28	<i>Albizia leonensis</i>	Albizia	7.3	40	16	3	Good	REMOV	Under Regulator's Site
29	<i>Albizia leonensis</i>	Albizia	1.6	40	14	3	Fair	REMOV	Under Regulator's Site
30	<i>Albizia leonensis</i>	Albizia	11.1	40	14	3	Good	REMOV	Under Regulator's Site
31	<i>Albizia leonensis</i>	Albizia	1.8	11	13	3	Fair	REMOV	Under Regulator's Site
32	<i>Albizia leonensis</i>	Albizia	3.2	14	12	3	Fair	REMOV	Under Regulator's Site
33	<i>Albizia leonensis</i>	Albizia	30	30	30	13	Moderate	REMOV	Under Regulator's Site
34	<i>Conocarpus erecta</i>	Sea Buttonwood	3.1, 3.5	6	10	5	Fair	REMAIN	Under Regulator's Site

LEGEND

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

NOTES:

- 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: 305.566.4002 AND THE ARBORIST REPORT PREPARED BY: ALISON WALKER FL. CERTIFIED ARBORIST FL-9317A ISA TRAQ Ph: 786.525.7883
- CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
- CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

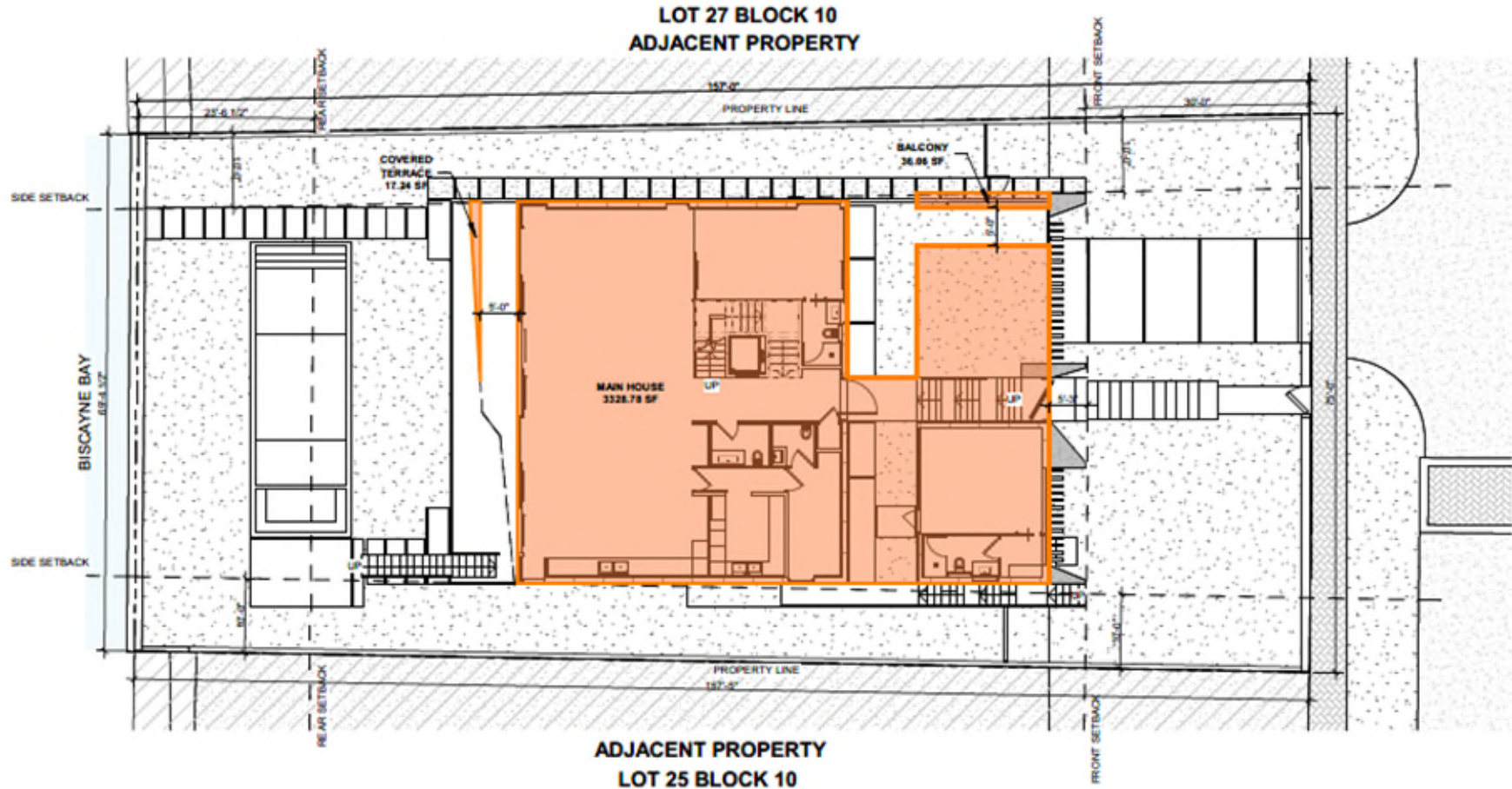


EXISTING TREE PROTECTION FENCE

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

PROPOSED LOT COVERAGE CALCULATIONS

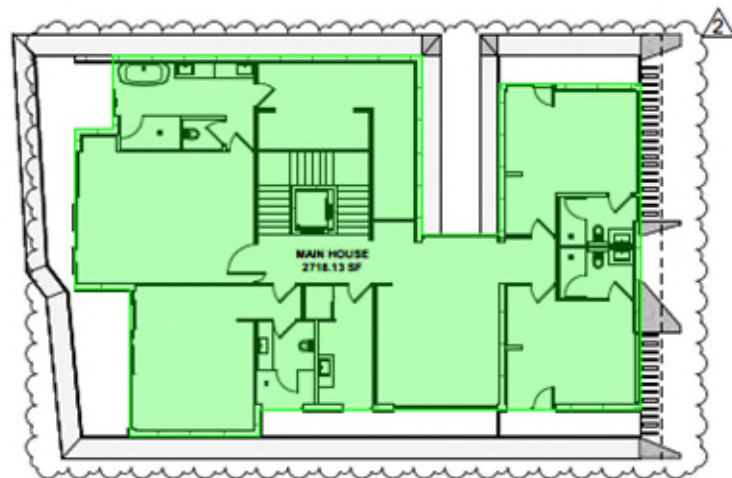
LOT COVERAGE MAX:	3,408.0 SF (30.0%)
PROPOSED LOT COVERAGE:	3,381.9 SF (29.7%)
PRINCIPAL AND ACCESSORY BUILDINGS	3,328.7 SF
FRONT TERRACE EXCEEDING 5'	36.05 SF
REAR TERRACE EXCEEDING 5'	17.24 SF



01

PROPOSED LOT COVERAGE

SCALE 1/16" = 1'-0"



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

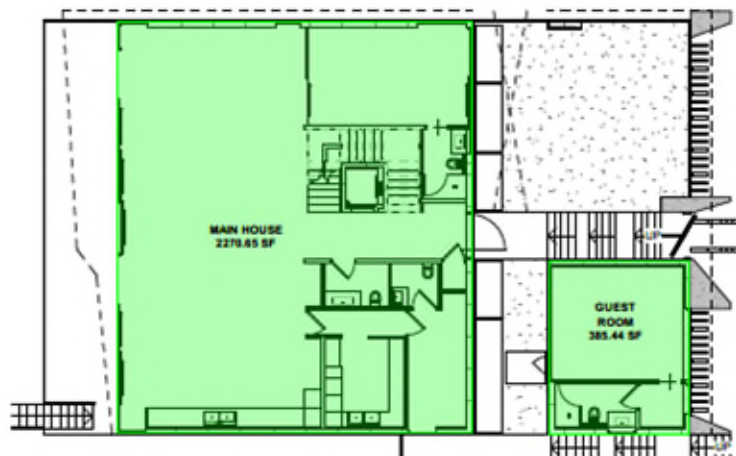
GROUND FLOOR 2,608.29 SF

SECOND FLOOR 2,685.91 SF

TOTAL PROPOSED 5,570.79 SF

LOT AREA 11,360 SF

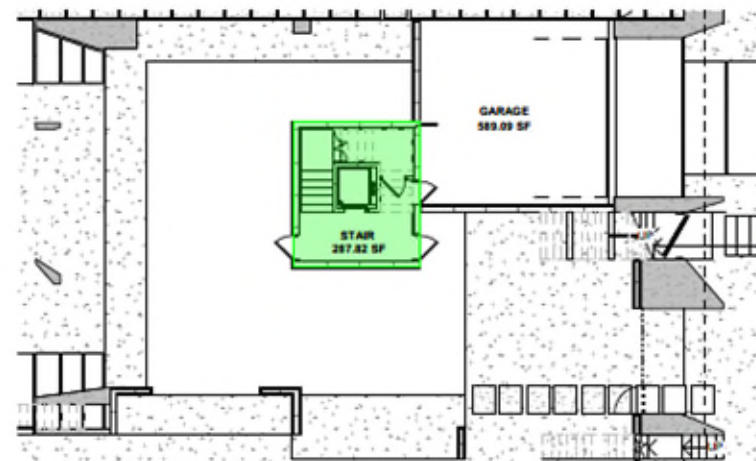
UNIT SIZE: 49.03 %



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
PERVIOUS OPEN SPACE:	1203.1 SF

% OPEN: $1203.1 \text{ SF} / 1,644.1 \text{ SF} = 73.1\%$

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

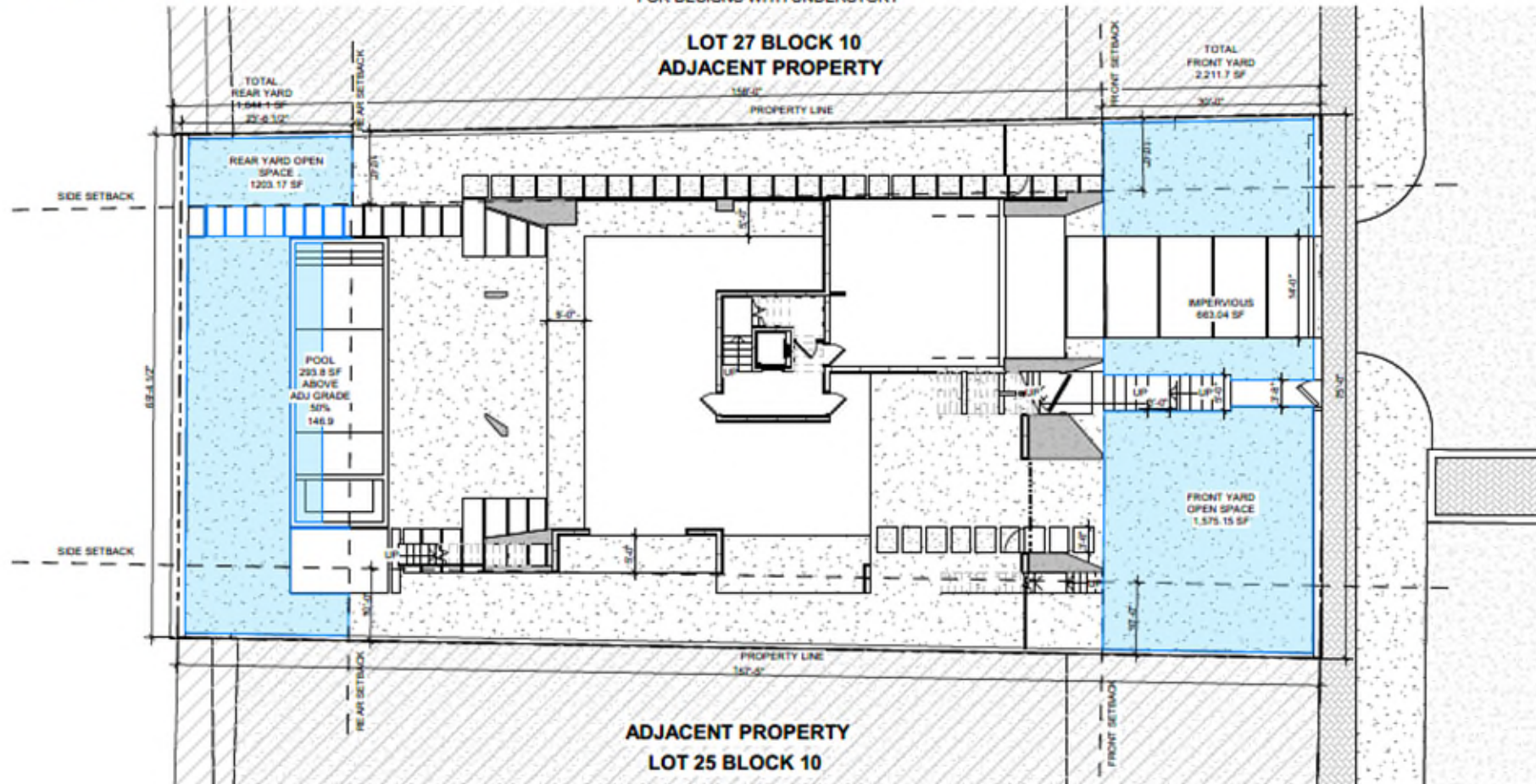
FRONT YARD

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: $1,575.15 \text{ SF} / 2,211.70 \text{ SF} = 71.20\%$

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"

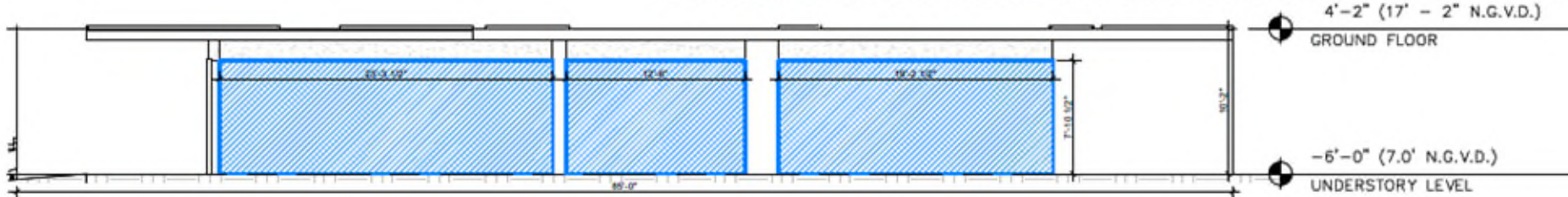
UNDERSTORY PROPOSED ELEVATION OPENESS

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

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

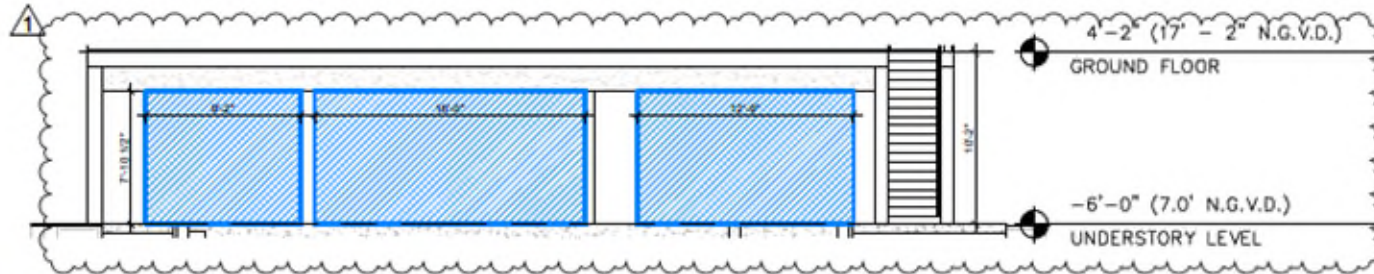
ELEVATION NORTH: 298.43 SF / 521.82 SF = 57% OPEN

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



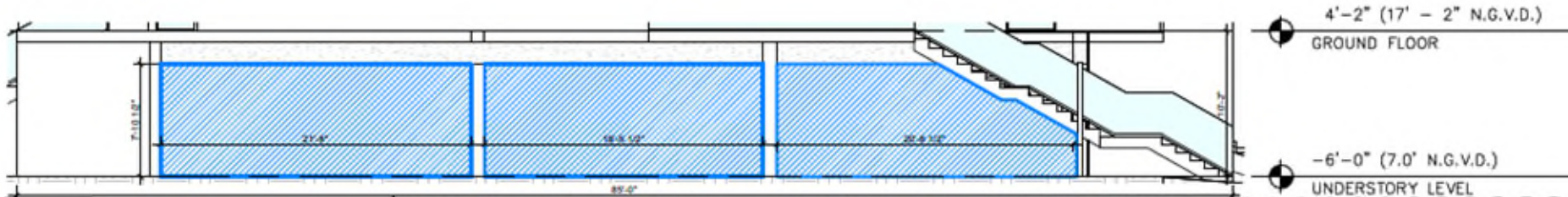
04 ELEVATION EAST

SCALE 1/8" = 1'-0"



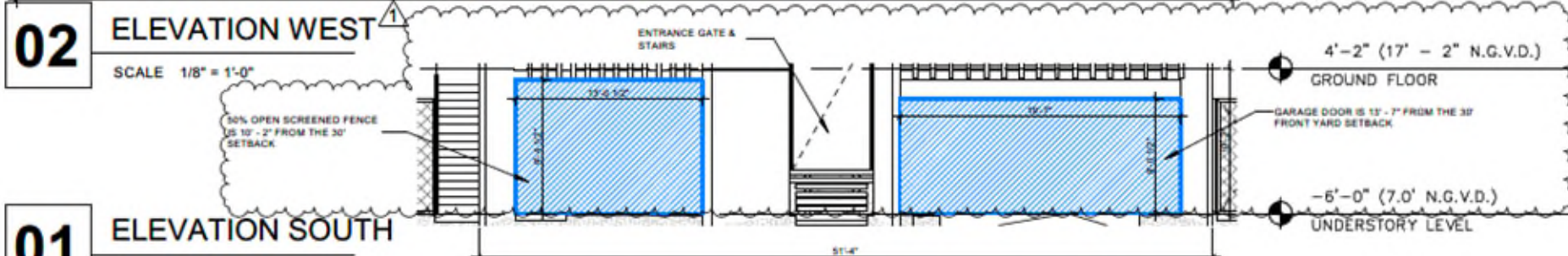
03 ELEVATION NORTH

SCALE 1/8" = 1'-0"



02 ELEVATION WEST

SCALE 1/8" = 1'-0"



01 ELEVATION SOUTH

SCALE 1/8" = 1'-0"



01 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



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09 SITE PHOTO



10 SITE PHOTO



11 SITE PHOTO



12 SITE PHOTO