

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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REGISTERED ARCHITECT

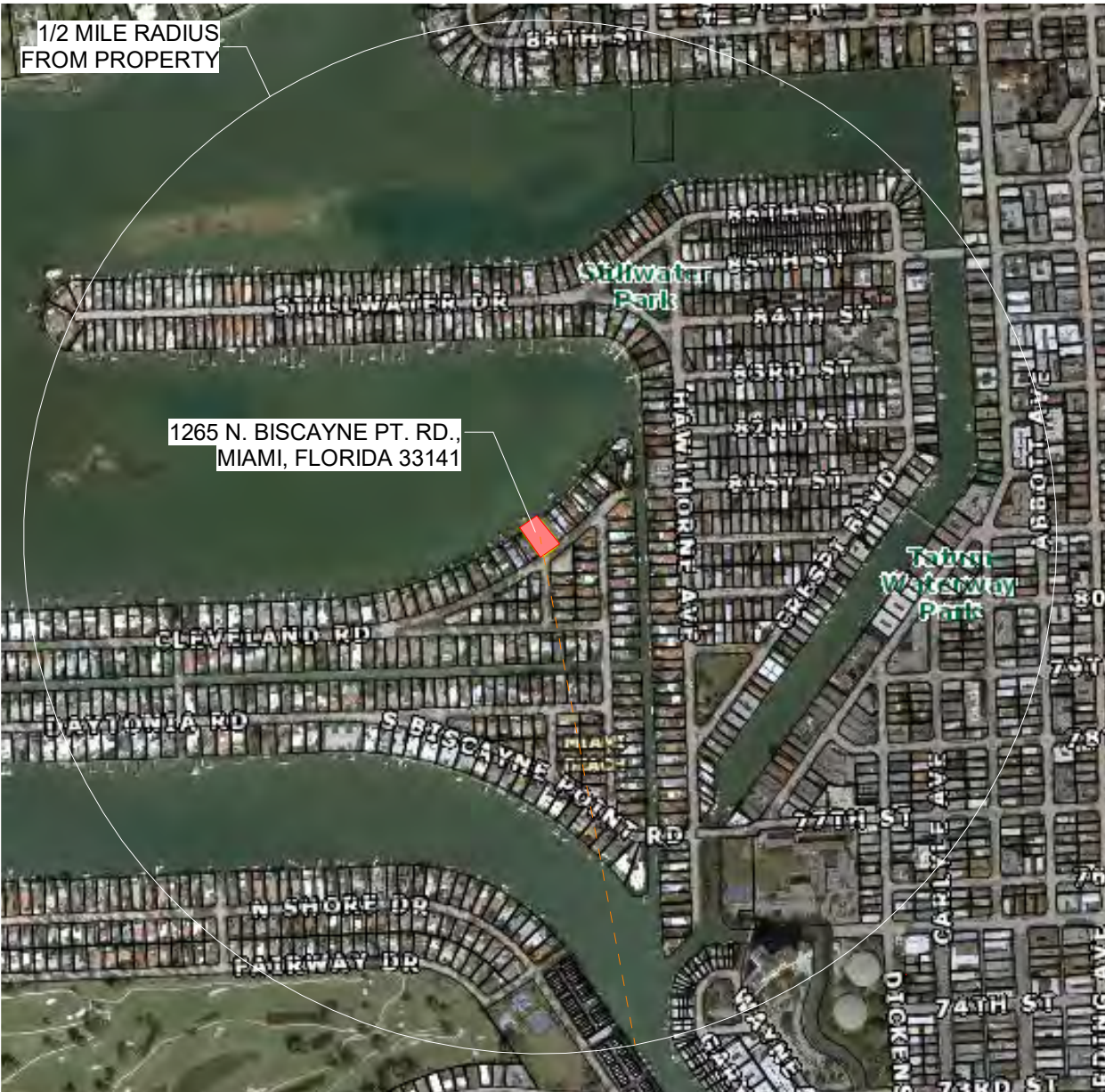
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07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

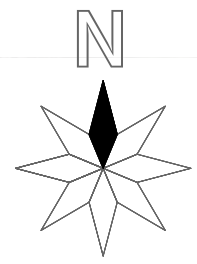
12-13-24 REVISION

A00



01 AERIAL (1/2 MILE RADIUS)

SCALE: N.T.S.



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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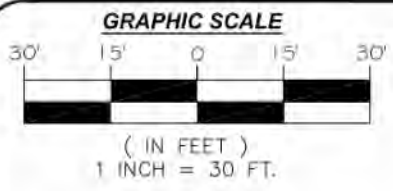
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A01



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'

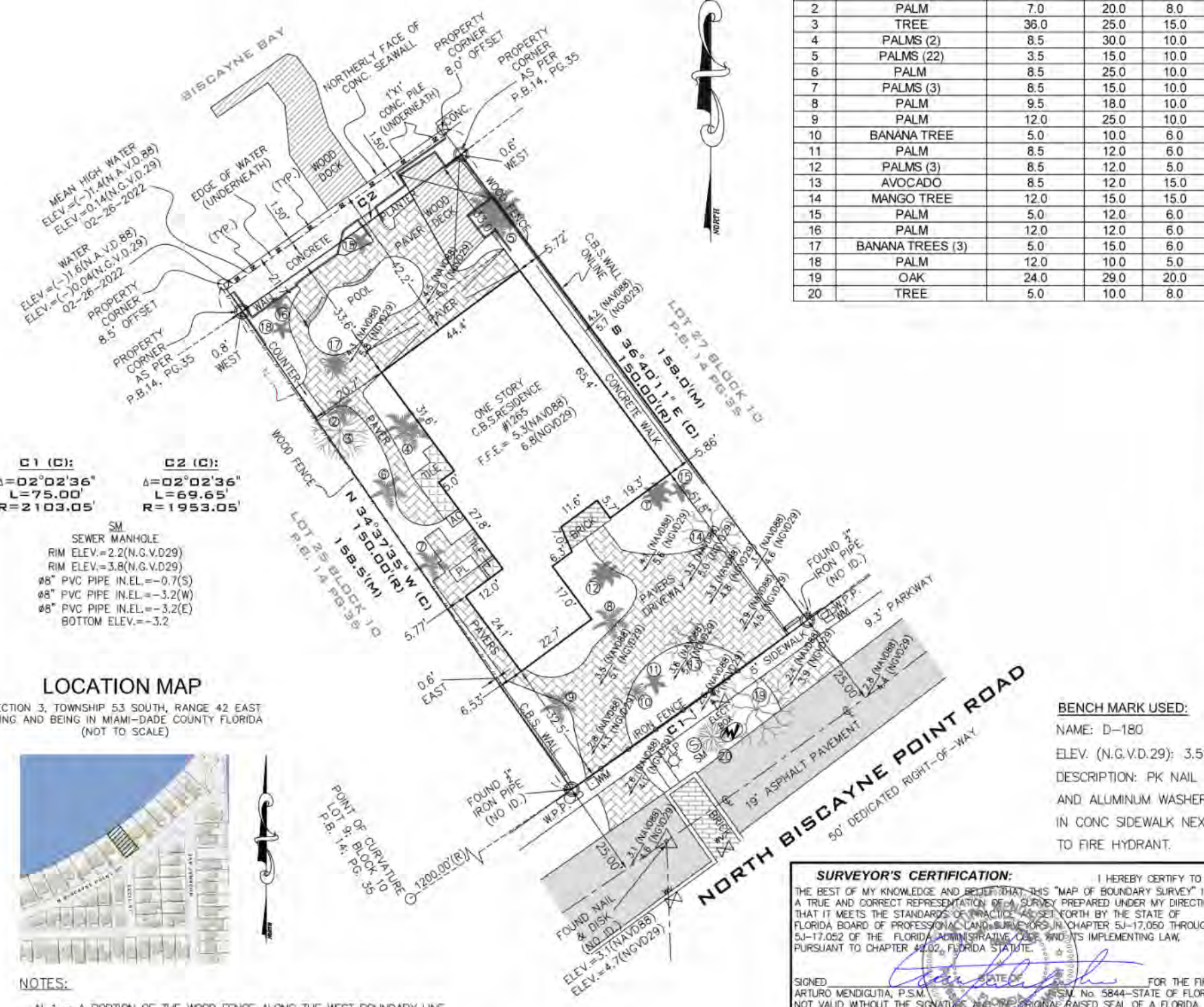
C2 (C):
Δ=02°02'36"
L=69.65'
R=1953.05'

SM
SEWER MANHOLE
RIM ELEV.=2.2(N.G.V.D.29)
RIM ELEV.=3.8(N.G.V.D.29)
#8" PVC PIPE IN.E.L.= -0.7(S)
#8" PVC PIPE IN.E.L.= -3.2(W)
#8" PVC PIPE IN.E.L.= -3.2(E)
BOTTOM ELEV.= -3.2

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
CB = DENOTES CATCH BASIN
C.M. = 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
F.I.P. = DENOTES FOUND IRON PIPE (NO ID.)
F.N.D. = DENOTES FOUND NAIL AND DISC
F.A.P. = 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		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* FOR THE FIRM
ARTURO MENDIGUTIA, 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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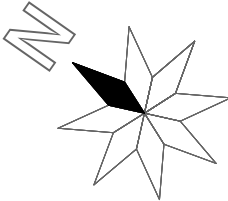
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A02



01

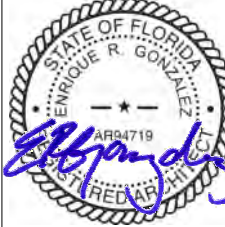
RIGHT OF WAY AERIAL

SCALE 1" = 50'-0"

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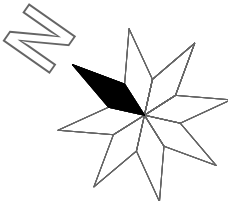
A03



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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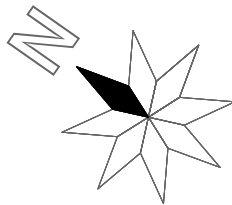
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SITE PHOTOS KEY PLAN

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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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



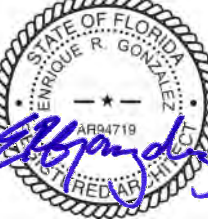
18 SITE PHOTO

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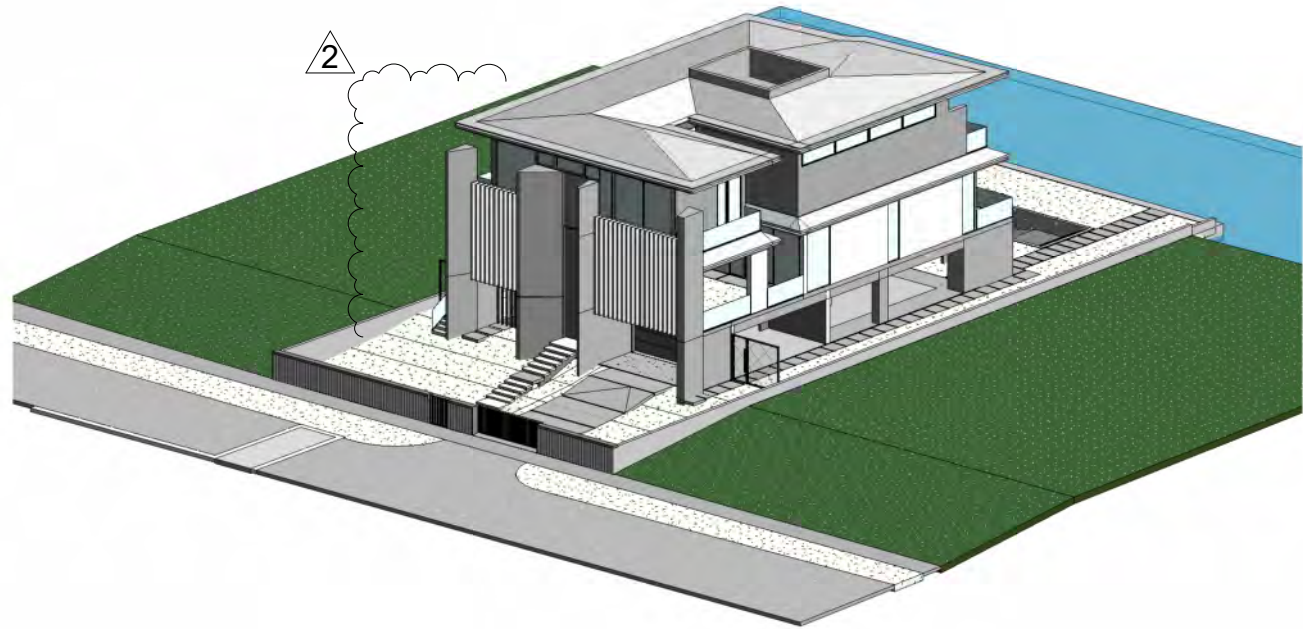


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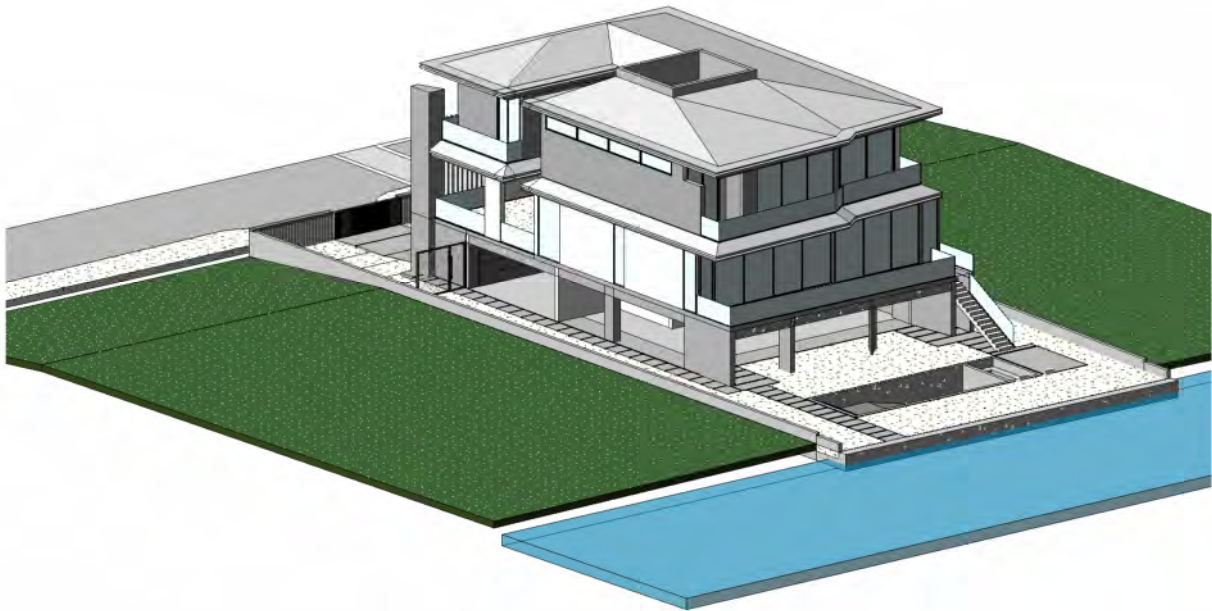
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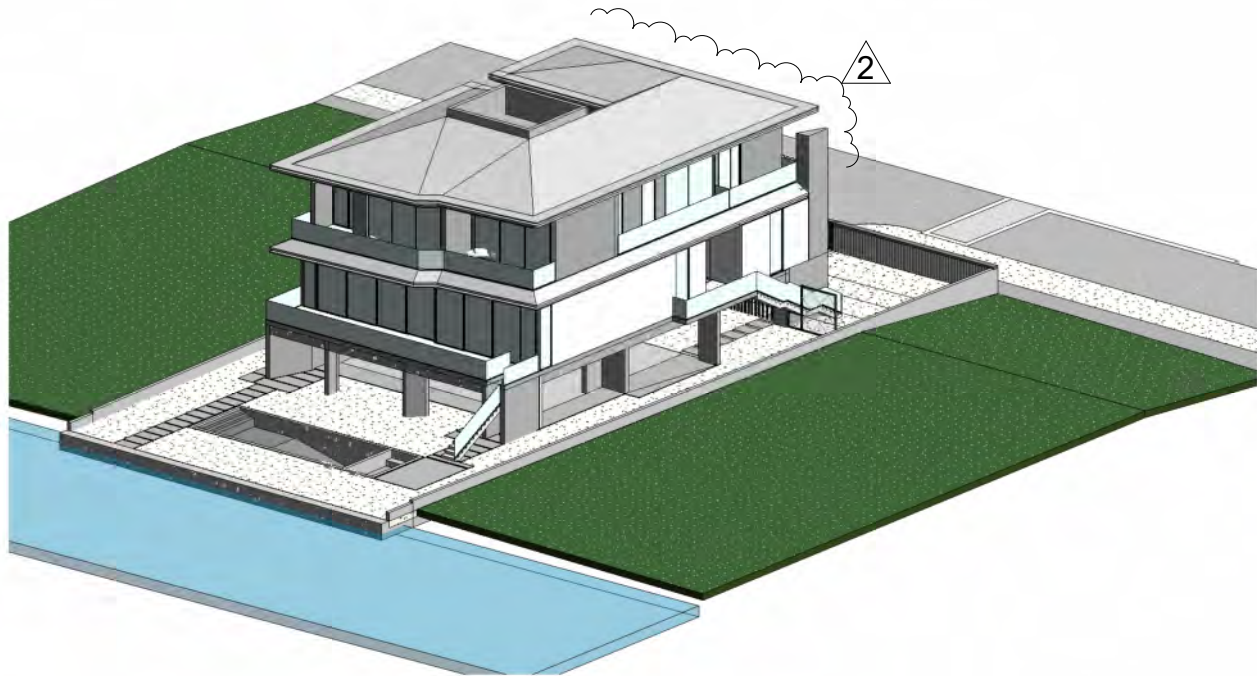
A10



04 SE AXONOMETRIC
SCALE



03 NE AXONOMETRIC
SCALE



02 NW AXONOMETRIC
SCALE



01 SW AXONOMETRIC
SCALE



PRIOR RENDERING AT MAIN FACADE



PRIOR RENDERING AT HOUSE ENTRY & GARAGE

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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

A12.P
REVISED SHEET



RENDERING AT MAIN FACADE



RENDERING AT HOUSE ENTRY & GARAGE

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



ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



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12-13-24 REVISION



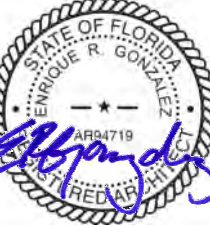
RENDERING AT ENTRANCE GATE



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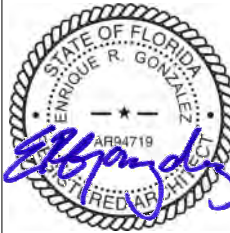
2

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



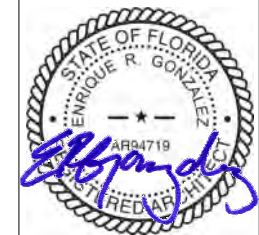
RENDERING AT POOL

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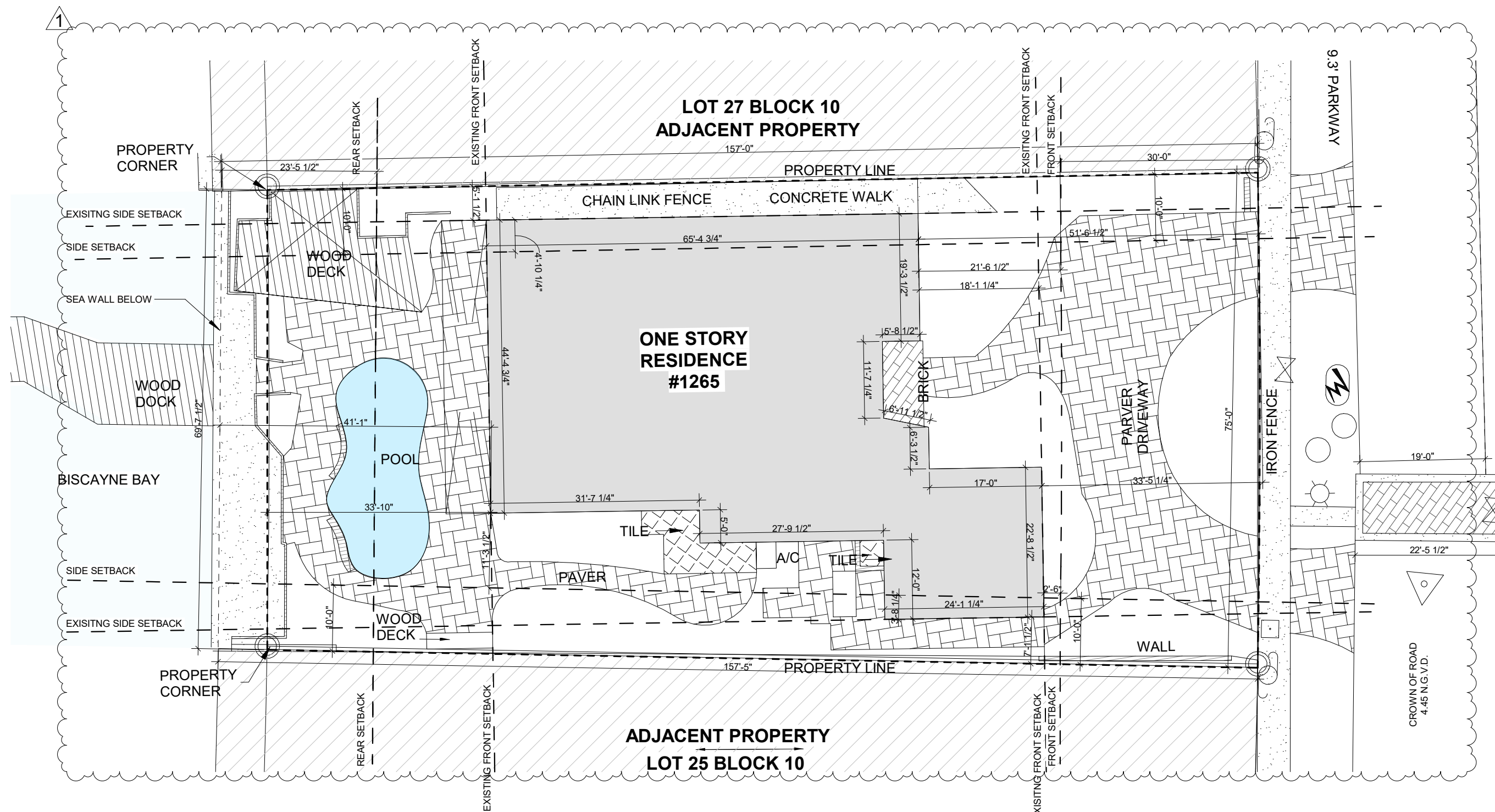
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A16



01

SCALE 1/16" = 1'-0"



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STATE OF FLORIDA
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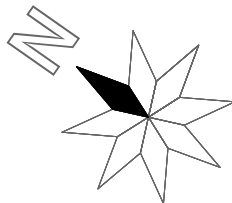
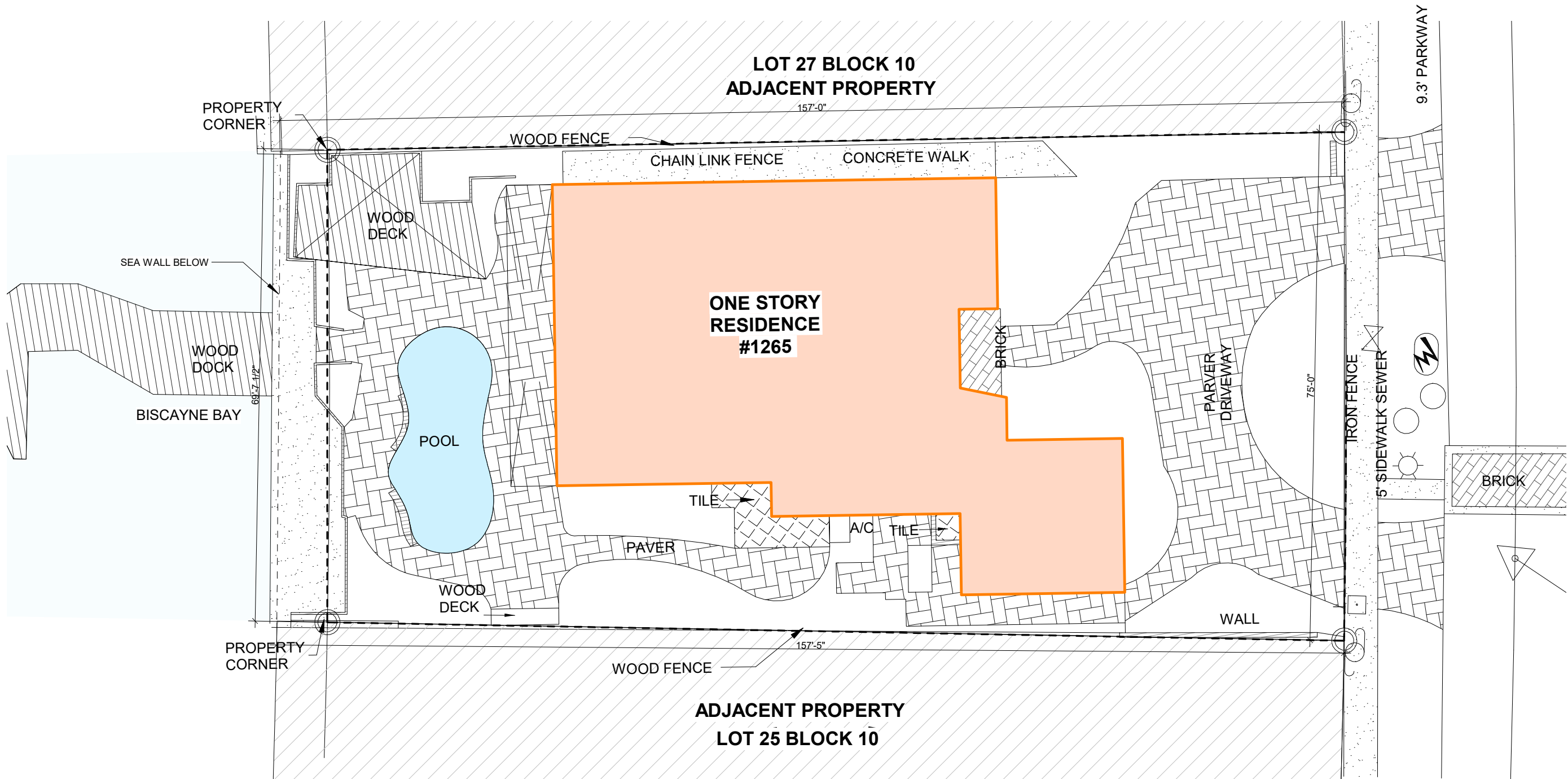
07-14-24 FIRST SUBMITTAL

A17

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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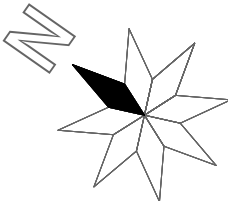
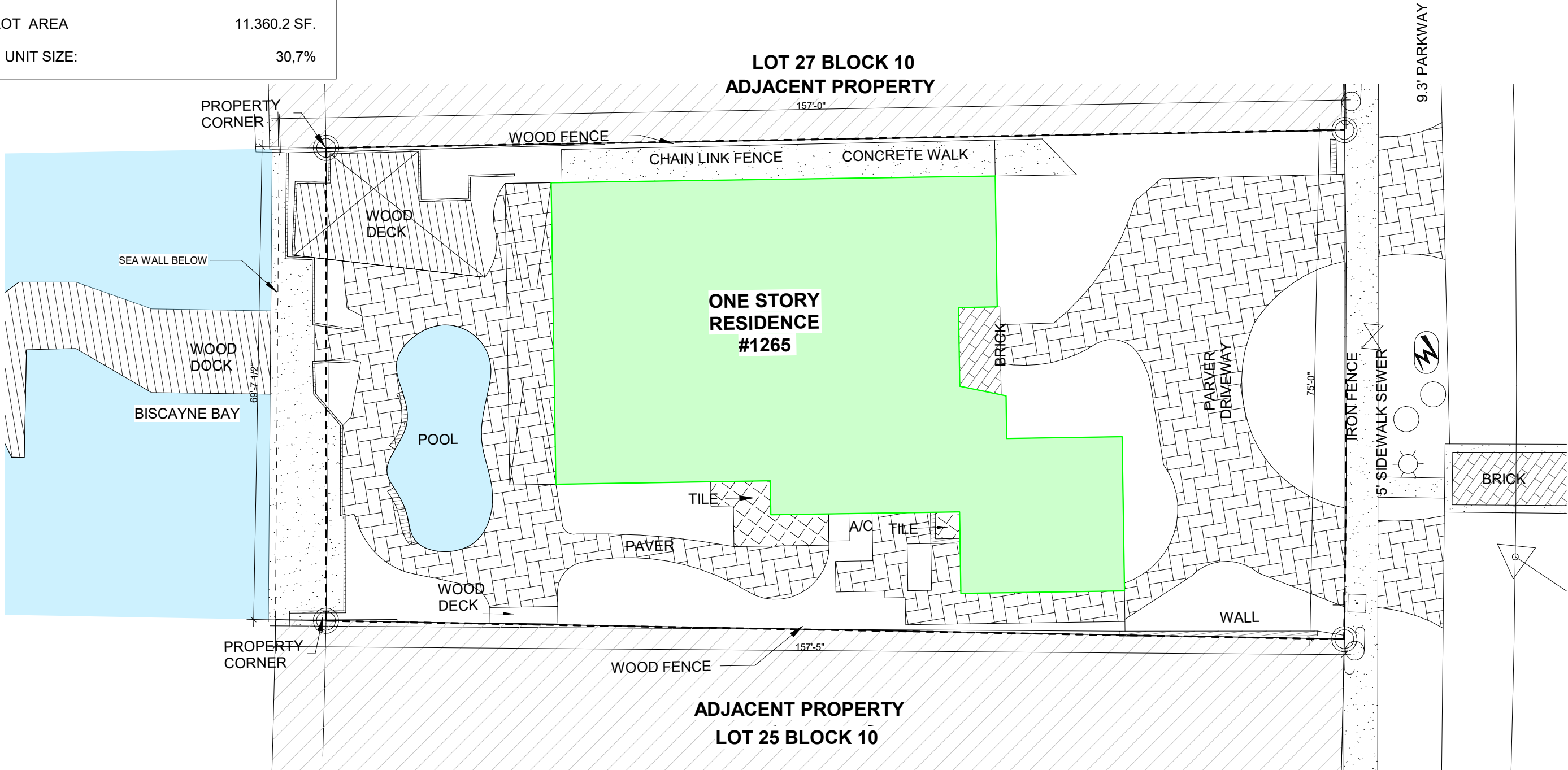
A18

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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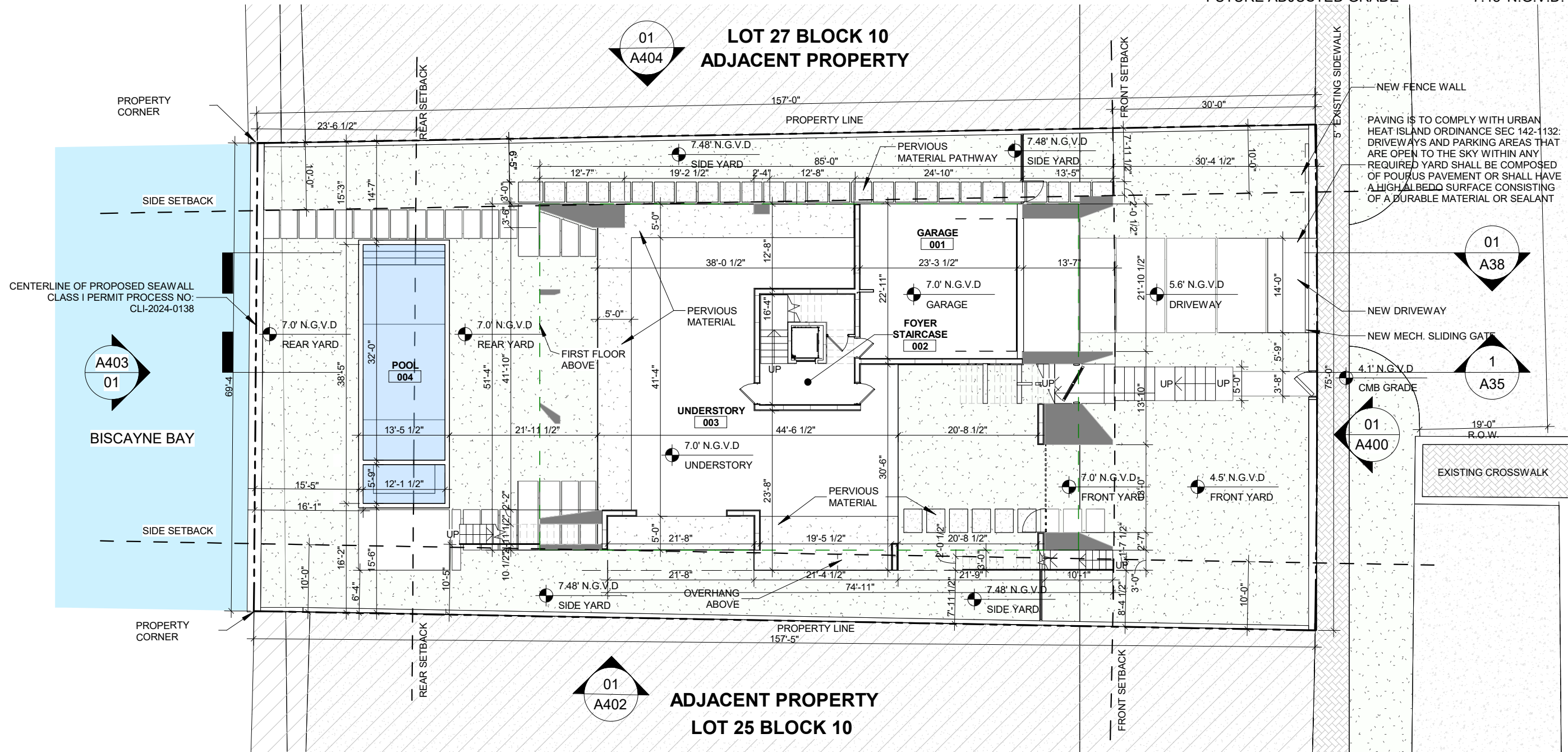


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07-14-24 FIRST SUBMITTAL

A19

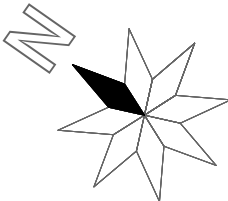
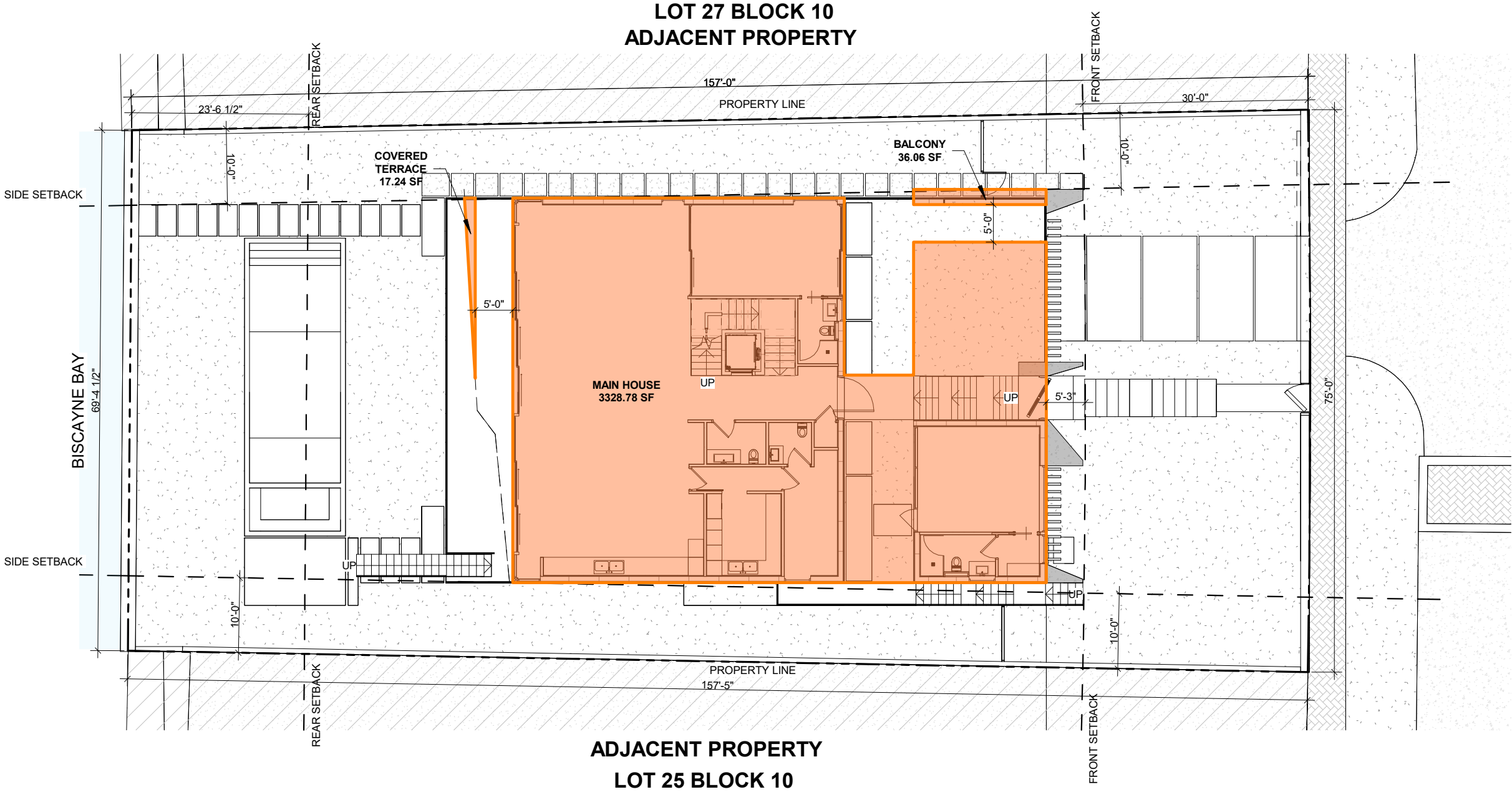


NOTE:

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



01

PROPOSED LOT COVERAGE

SCALE 1/16" = 1'-0"

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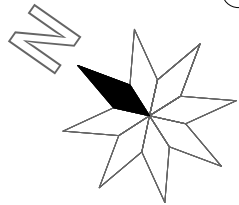


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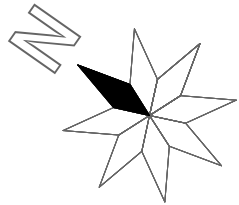
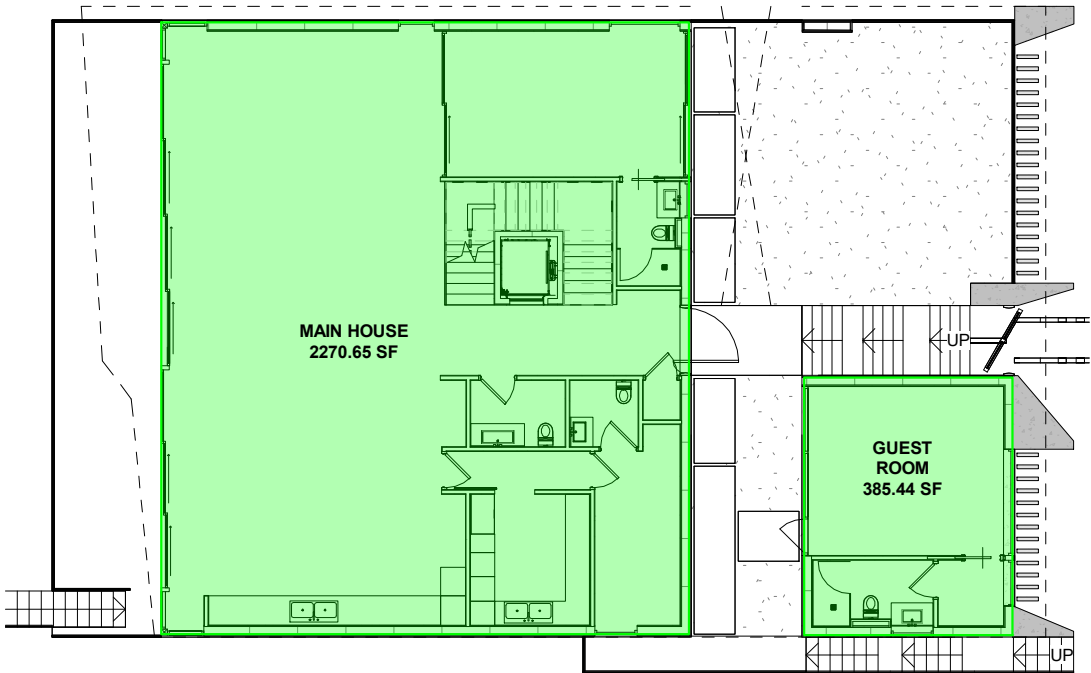
A21



03

UNIT SIZE SECOND LEVEL

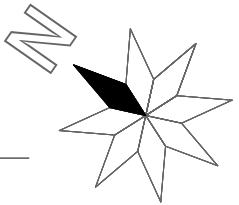
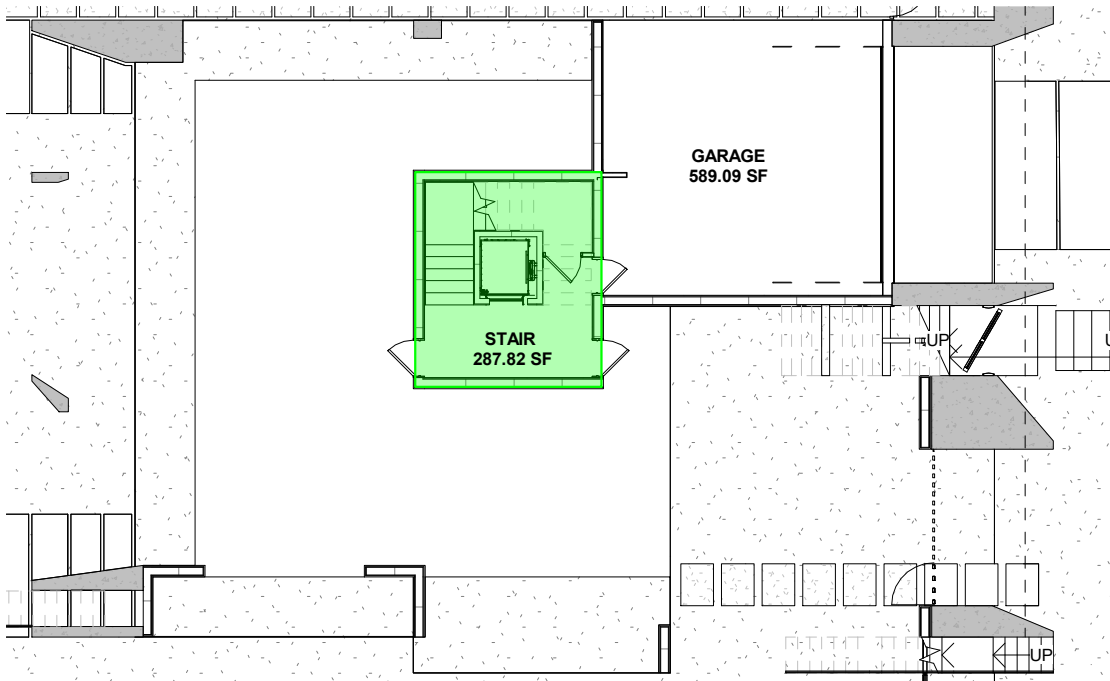
SCALE 1/16" = 1'-0"



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

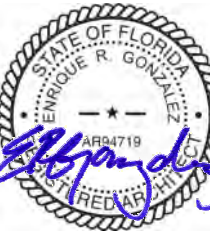
PROPOSED UNIT SIZE CALCULATION

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
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

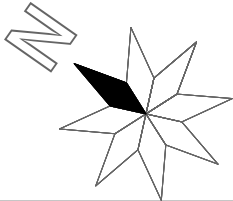
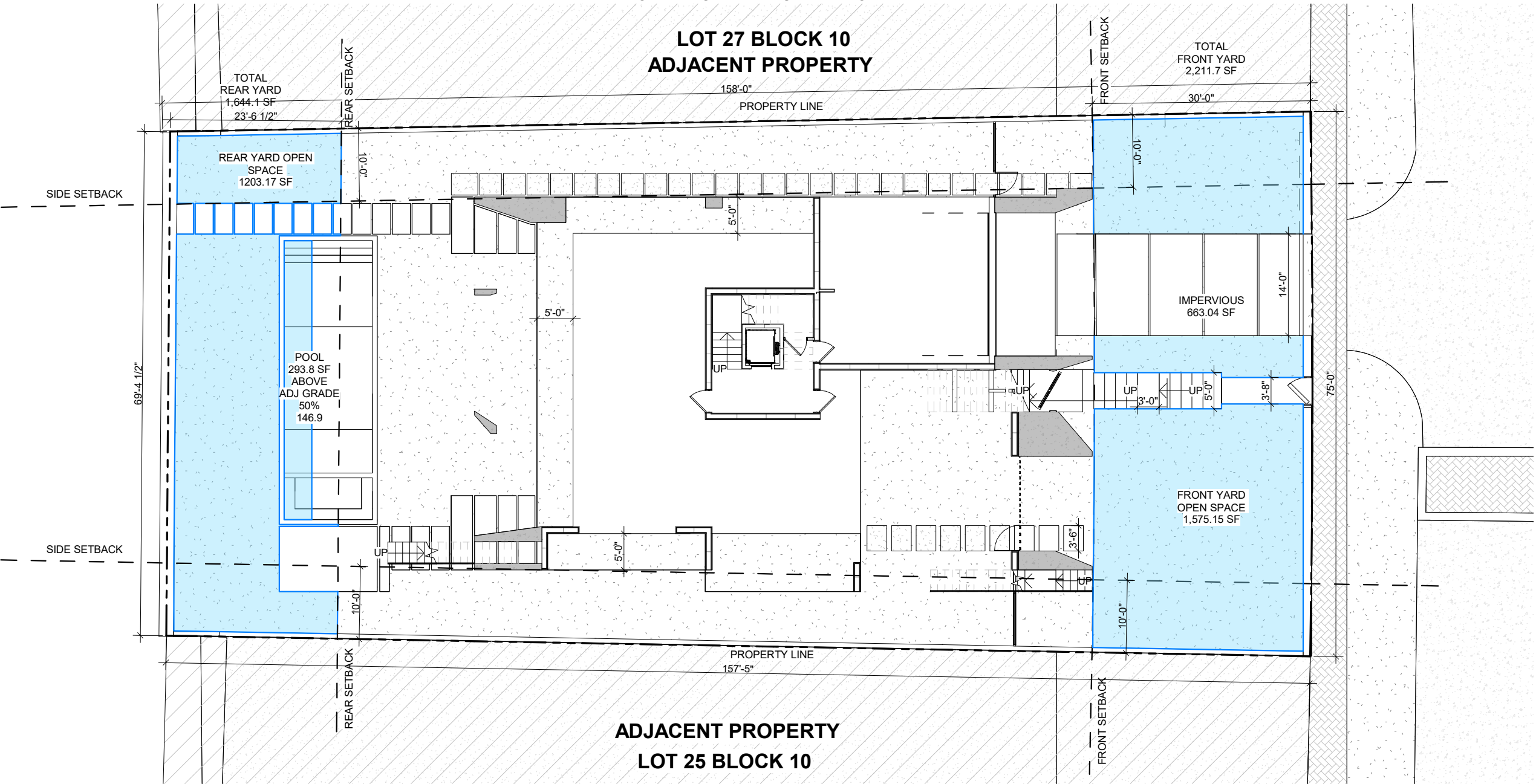
PROPOSED PERVIOUS OPEN SPACE

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



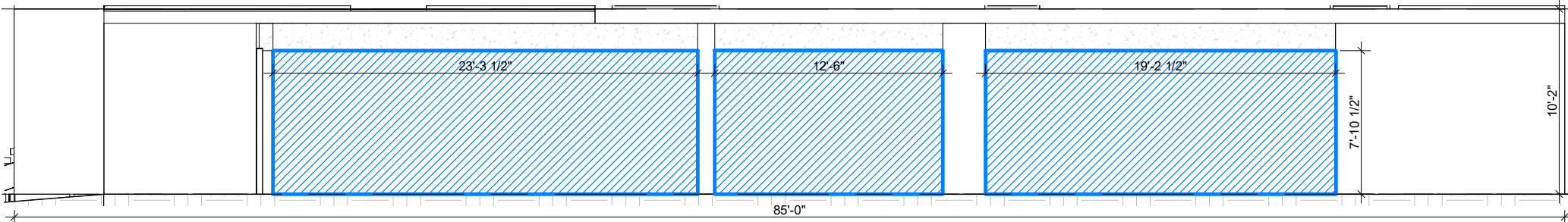
UNDERSTORY PROPOSED ELEVATION OPENESS

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

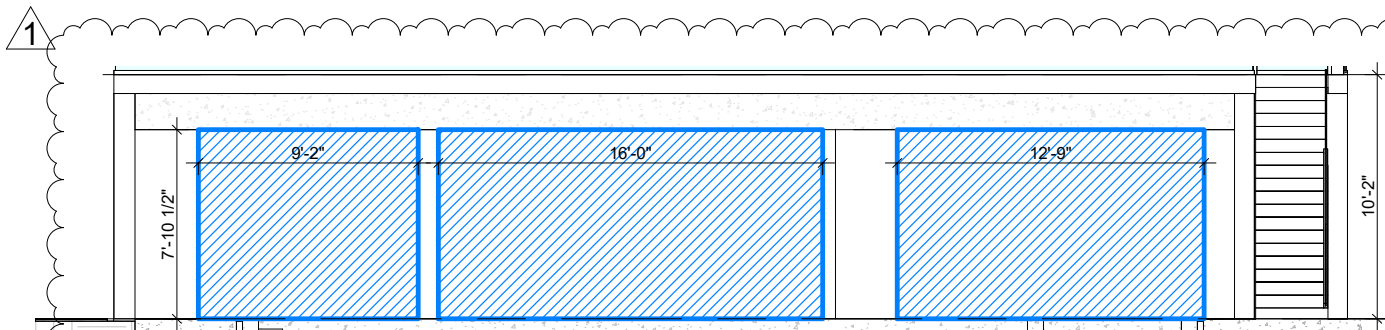
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

04

ELEVATION EAST

SCALE 1/8" = 1'-0"



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

GROUND FLOOR

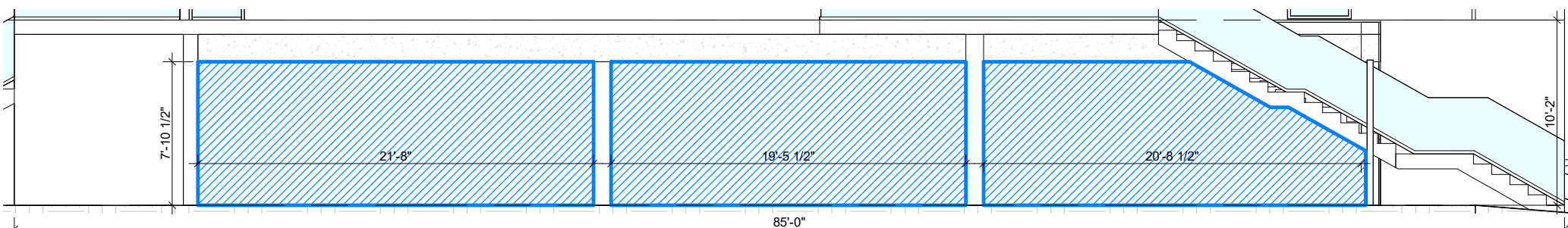
-6'-0" (7.0' N.G.V.D.)

UNDERSTORY LEVEL

03

ELEVATION NORTH

SCALE 1/8" = 1'-0"



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

GROUND FLOOR

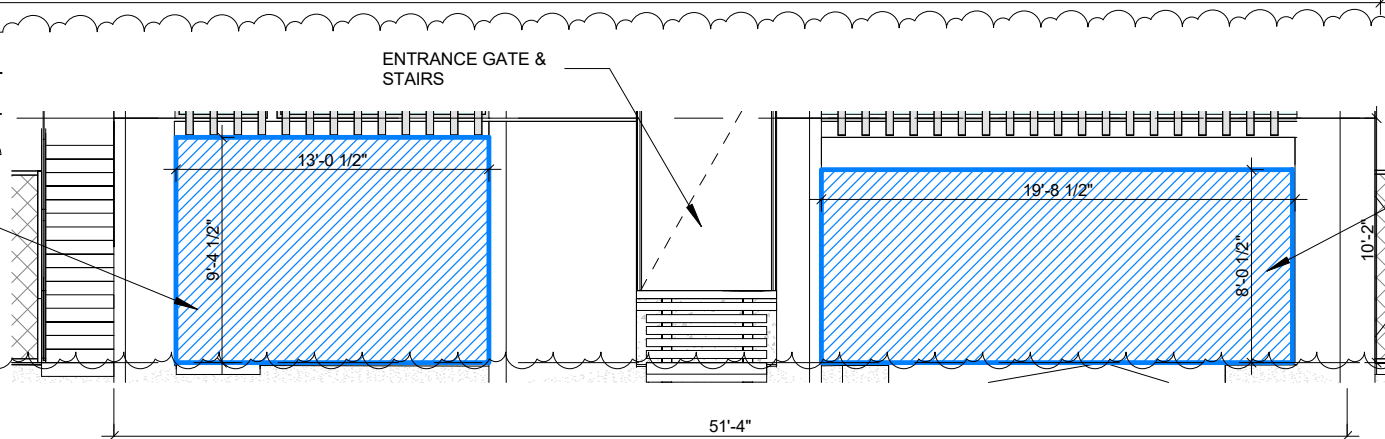
-6'-0" (7.0' N.G.V.D.)

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"

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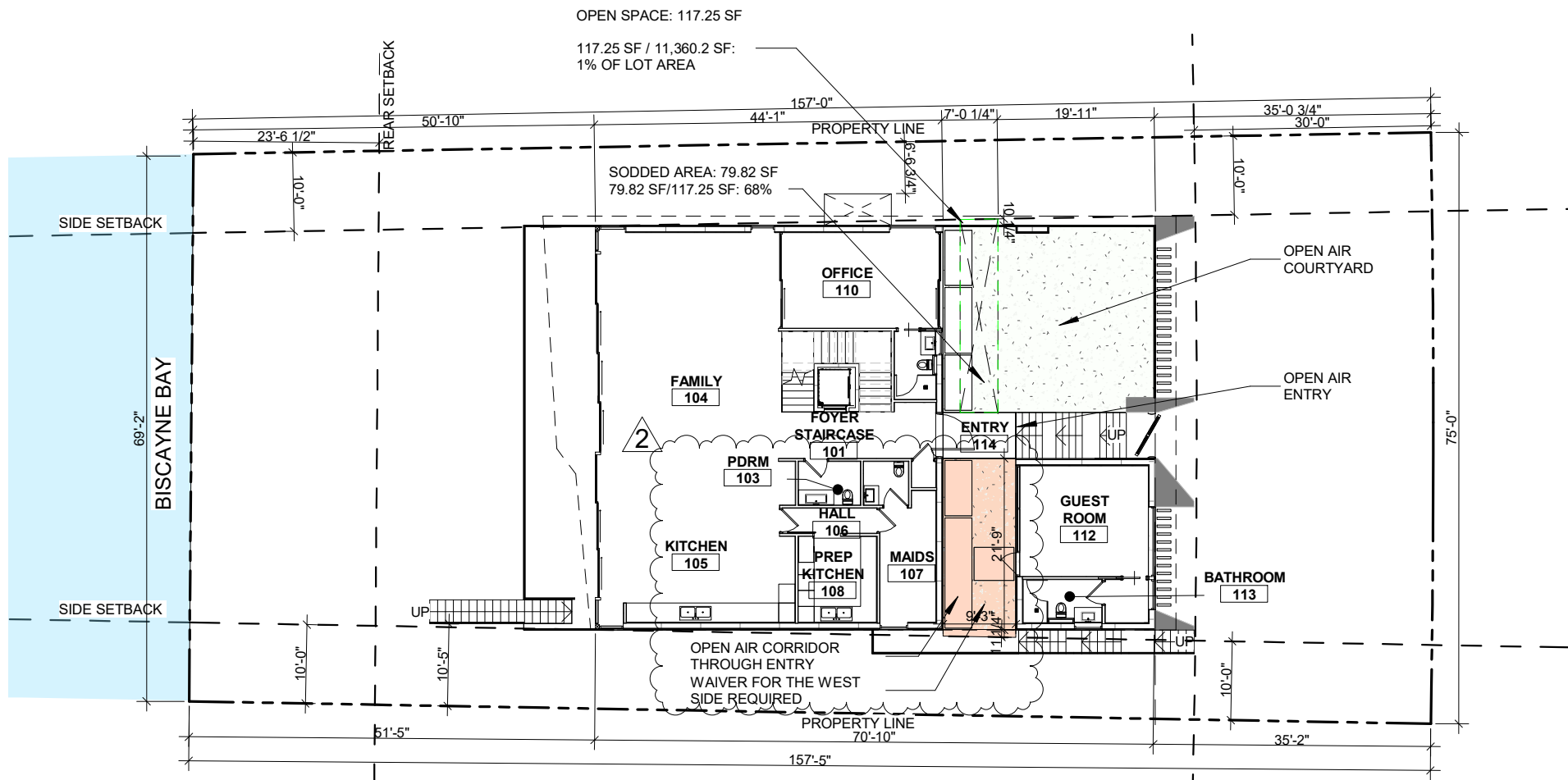
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A24



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

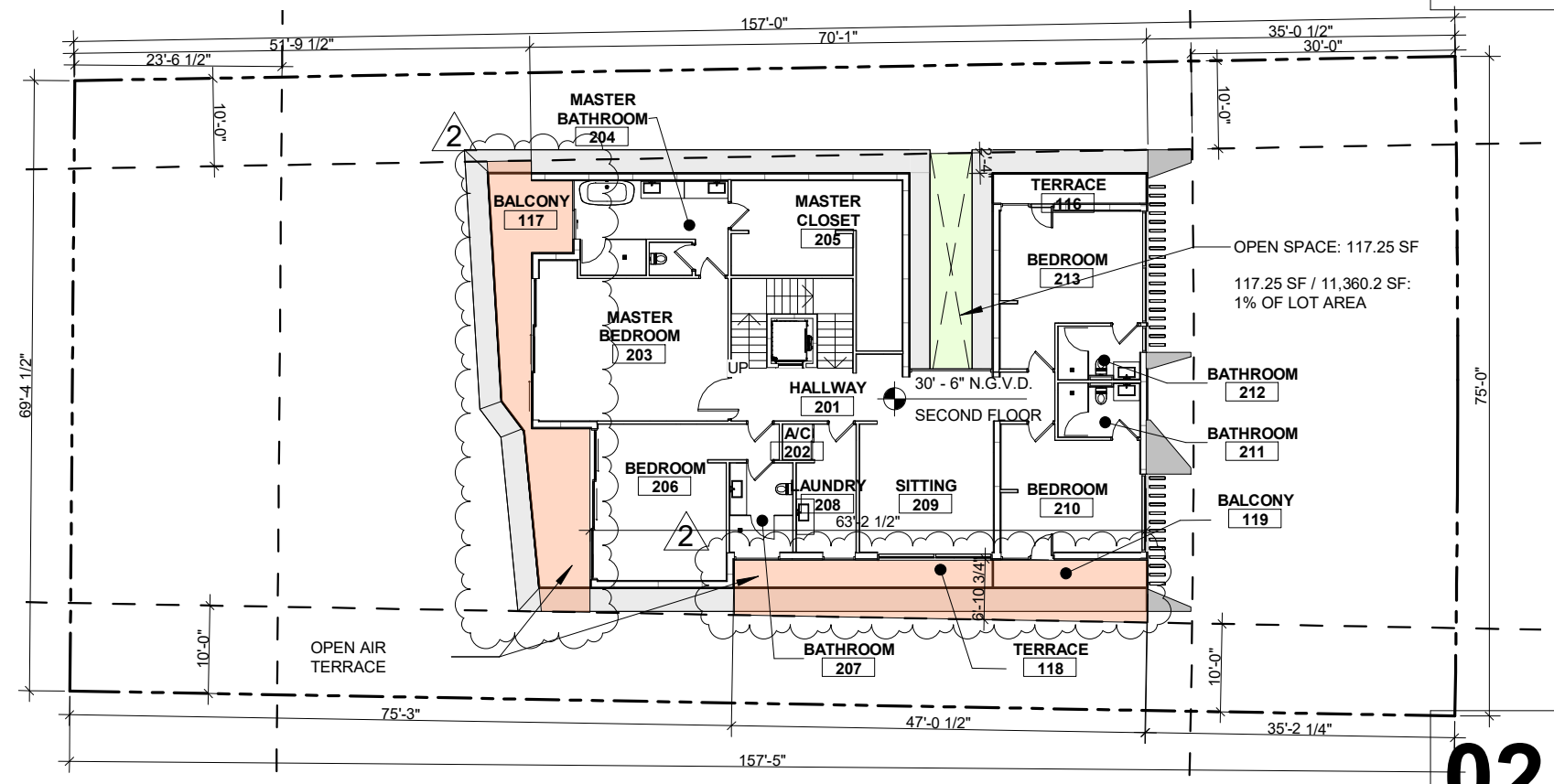
EAST ELEVATION COMPLIES WITH SIDE YARD OPENESS

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

01

FIRST FLOOR SIDE YARD OPENESS

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



02

SECOND FLOOR SIDE YARD OPENESS

SCALE 1" = 20'-0"

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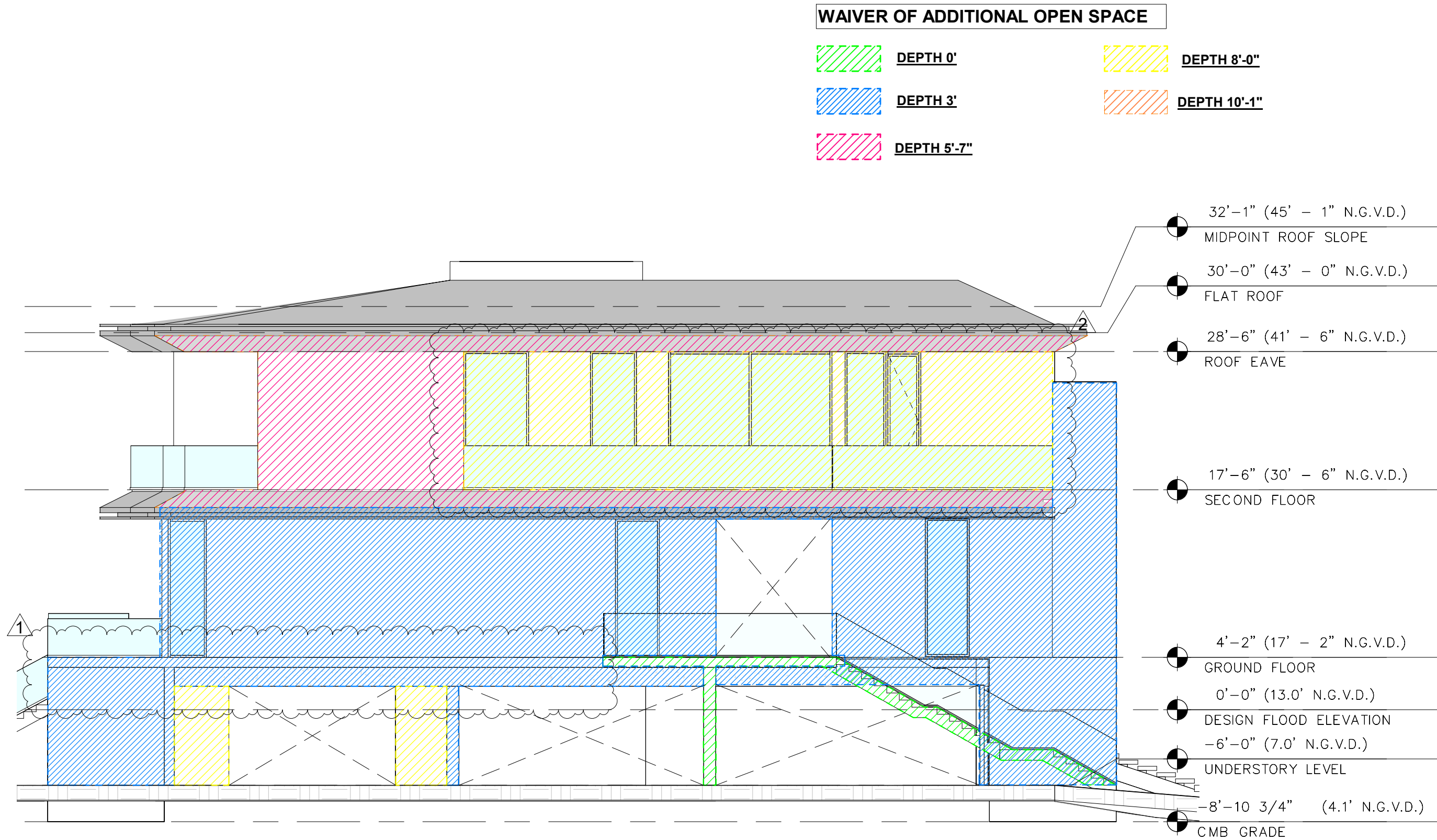
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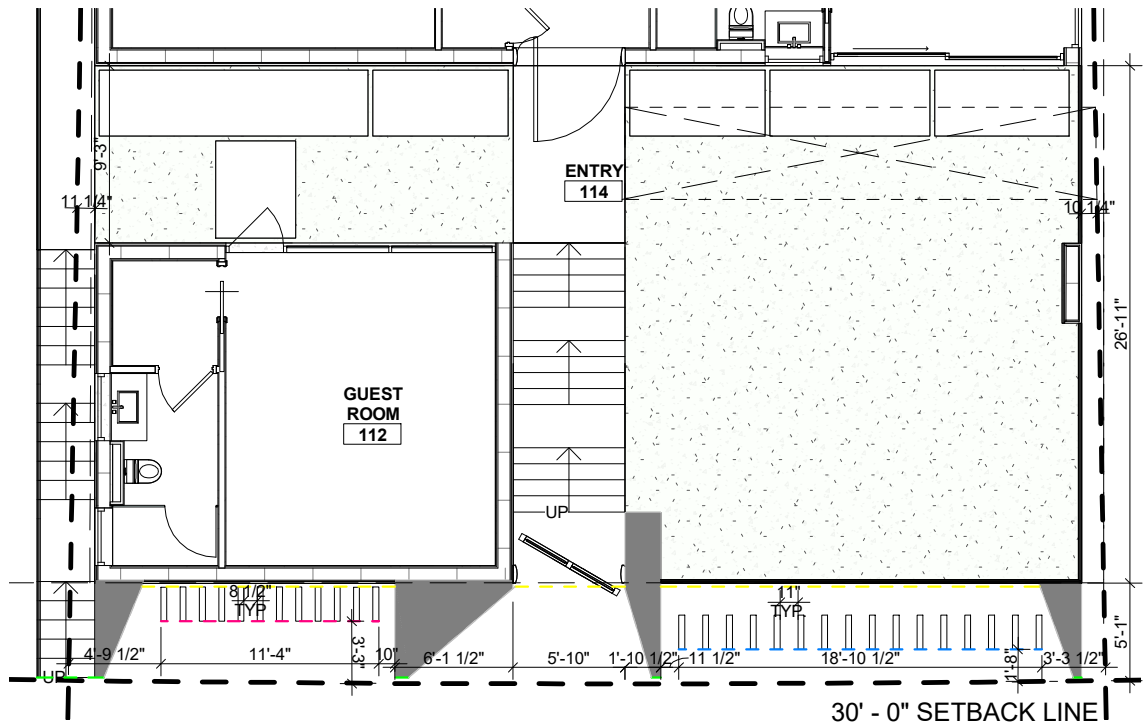
A25

REVISED SHEET



01 WEST FACADE ELEVATION DEPTHS

SCALE 1/8" = 1'-0"



02

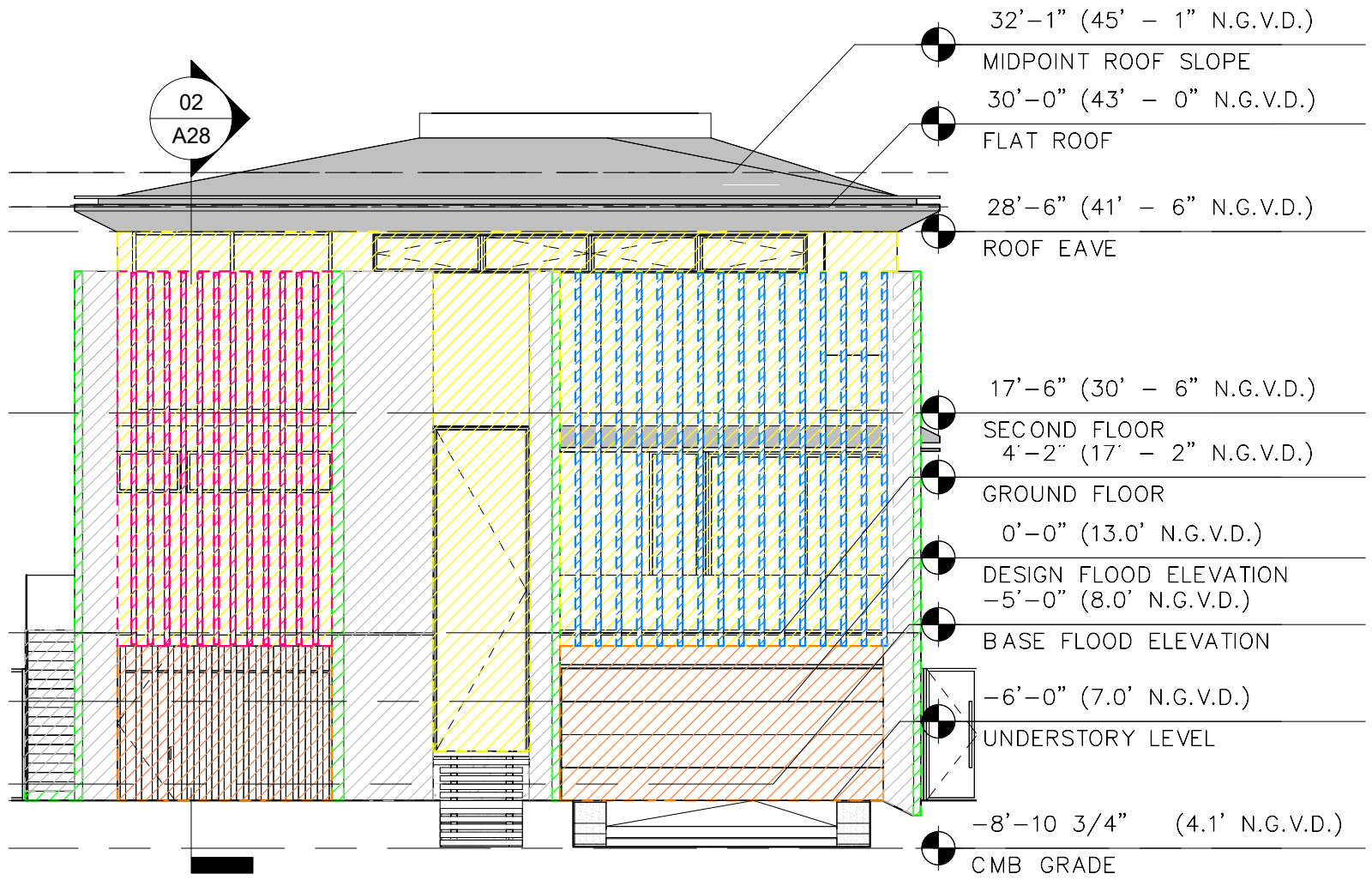
PRIOR LOUVERS PLAN

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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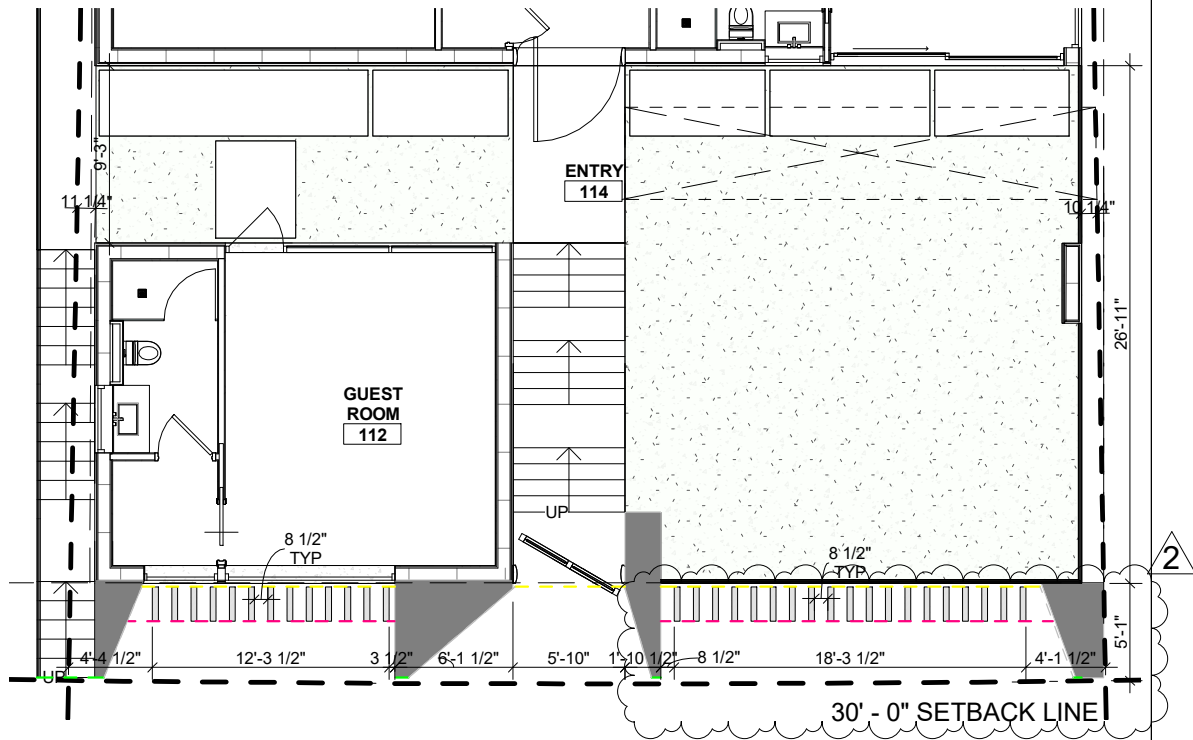
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02

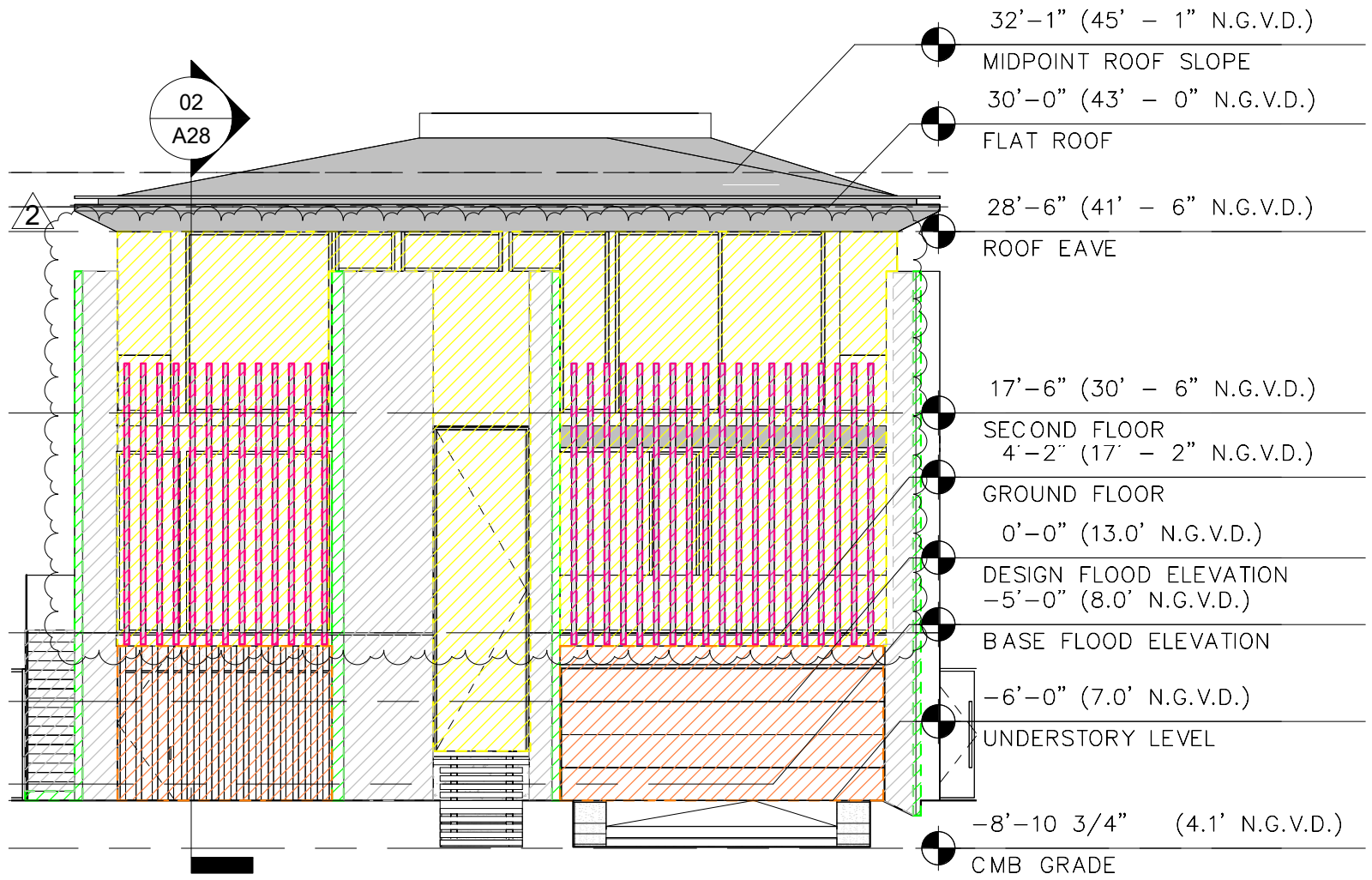
LOUVERS PLAN

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.



01

SOUTH ELEVATION DEPTHS

SCALE 1" = 10'-0"

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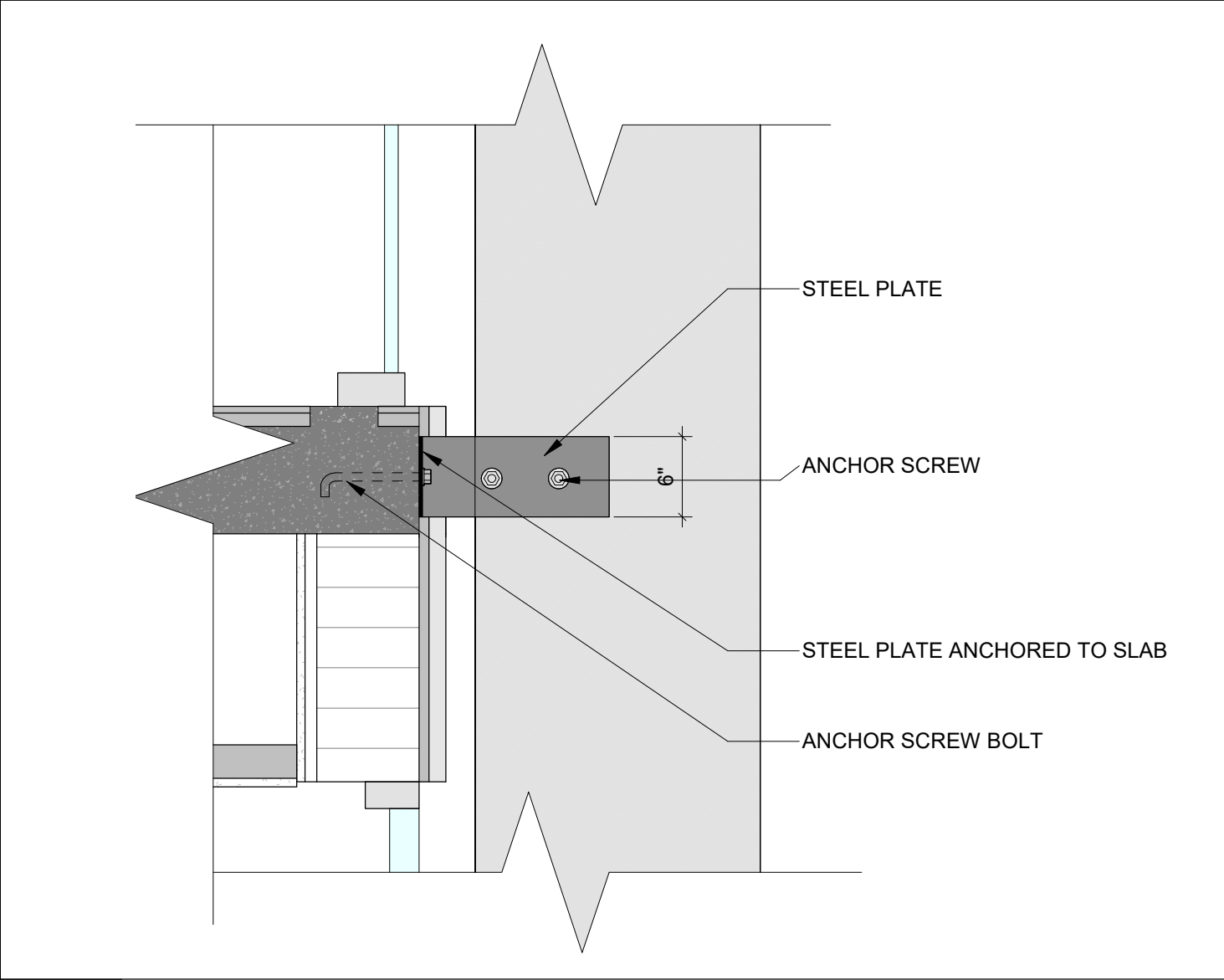


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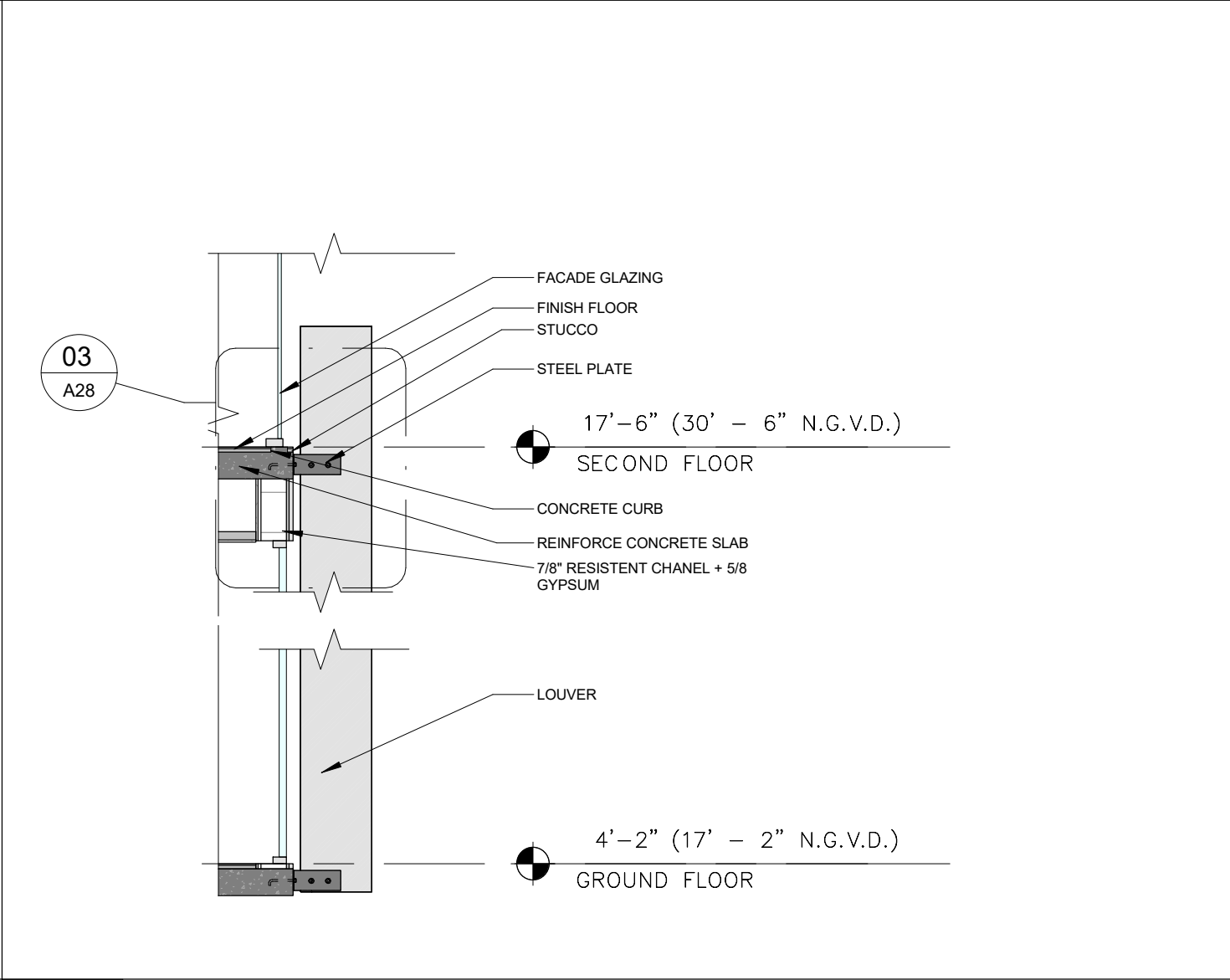
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A27
REVISED SHEET



03

DETAIL STEEL PLATE

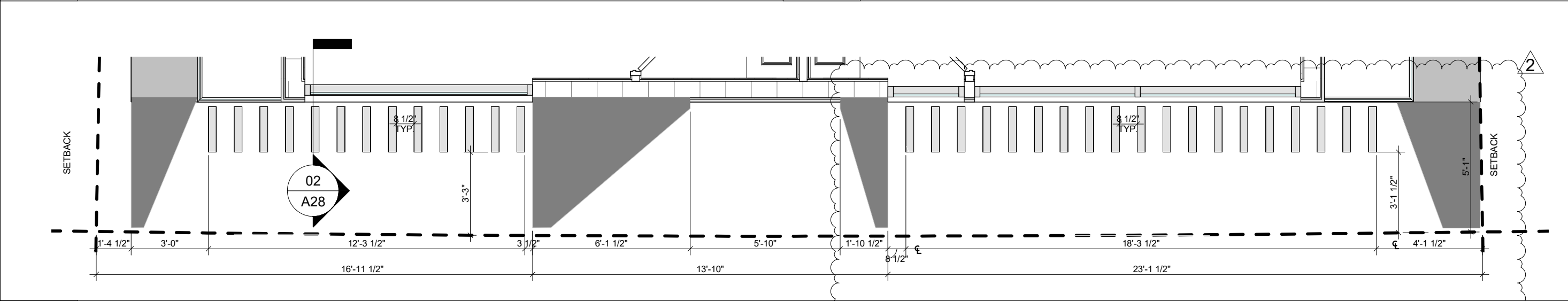
SCALE 1" = 1'-0"



02

LOUVER DETAIL

SCALE 1/4" = 1'-0"



01

LOUVERS PLAN

SCALE 1/4" = 1'-0"

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ENRIQUE R. GONZALEZ
AR94719

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12-13-24 REVISION

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A28

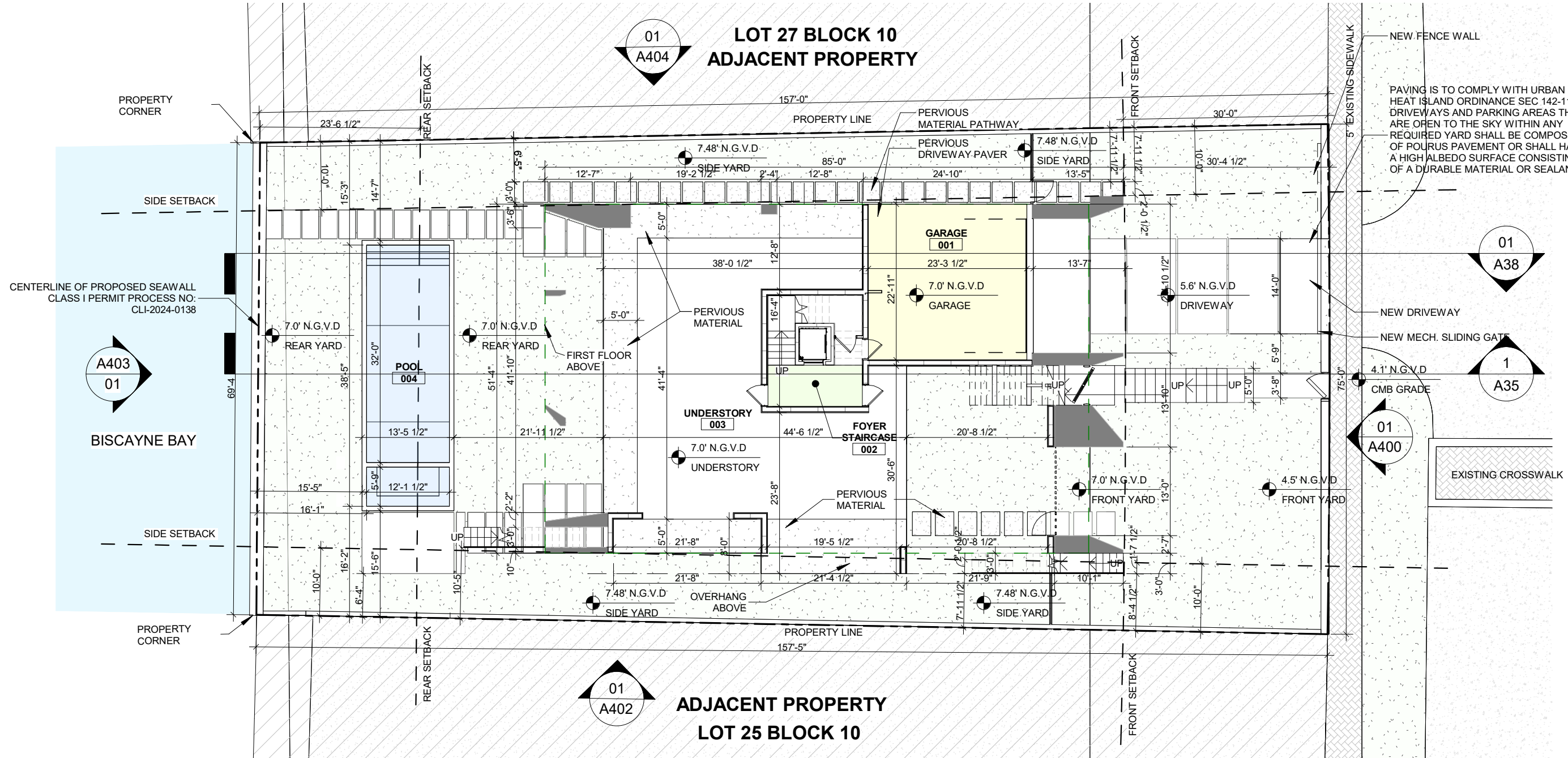
NEW SHEET

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:

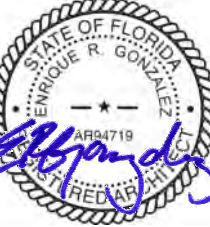
FUTURE CROWN OF THE ROAD	5.96' N.G.V.D. (4.4' N.A.V.D.)
MIN. DESIGN FLOOD ELEVATION	9.0' N.G.V.D.
FUTURE ADJUSTED GRADE	7.48' N.G.V.D.



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07-14-24 FIRST SUBMITTAL

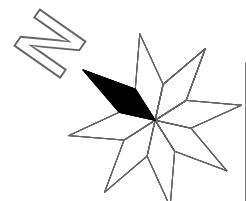
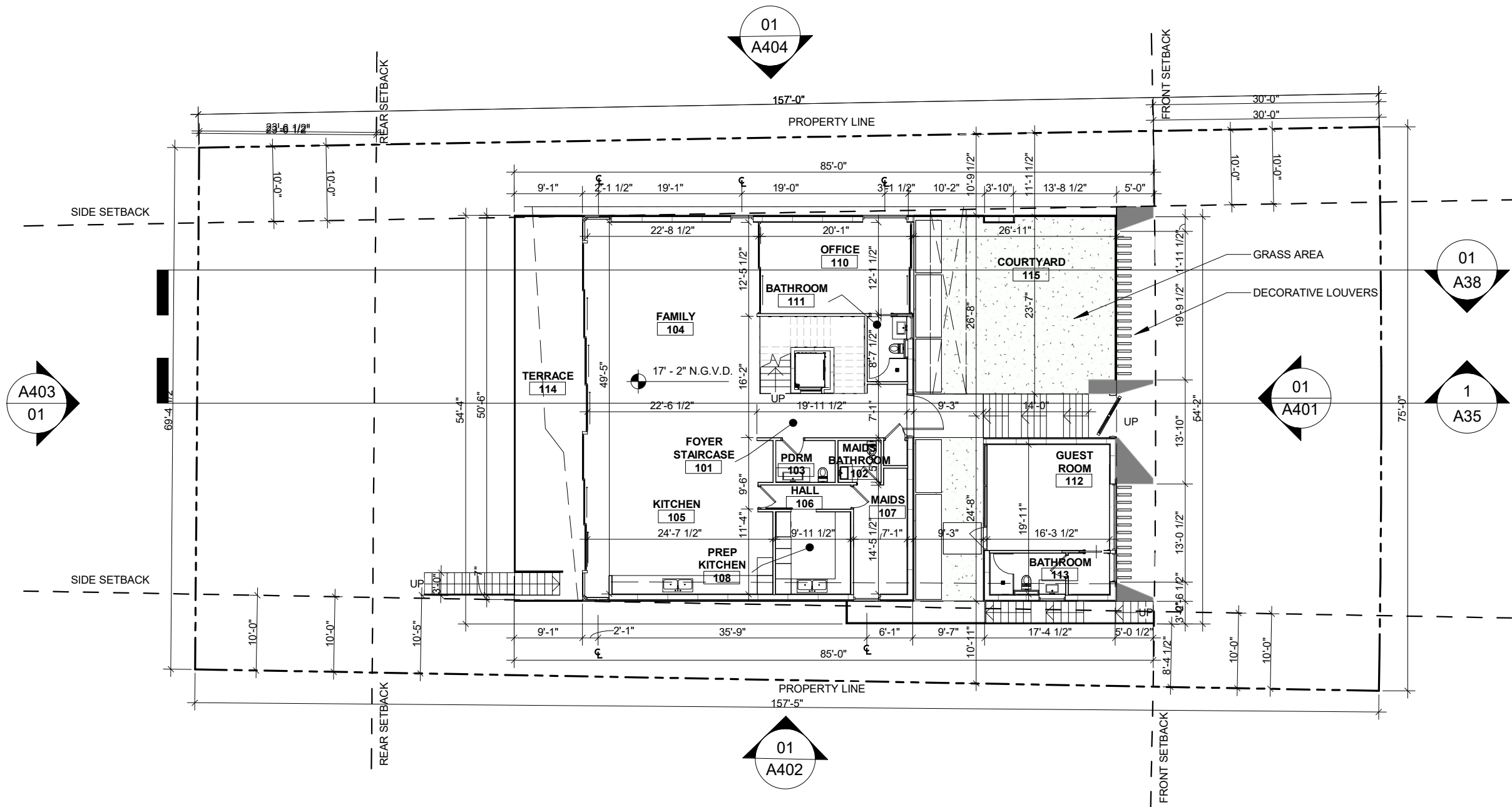
08-04-24 FINAL SUBMITTAL

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
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create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ,
REGISTERED ARCHITECT

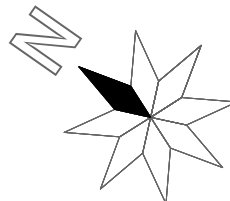
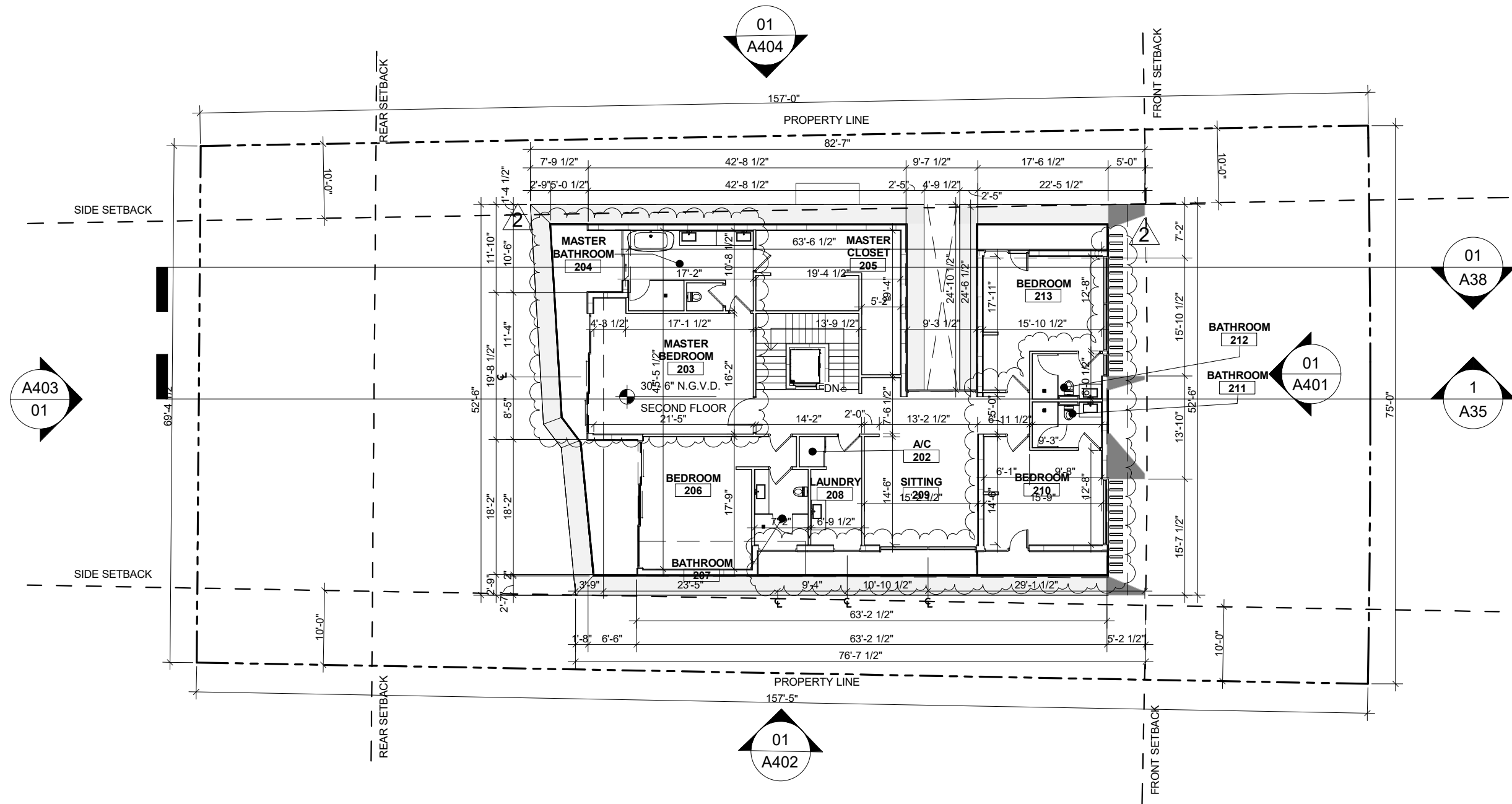


STATE OF FLORIDA
AR94719

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

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A30



01

PROPOSED SECOND FLOOR LEVEL PLAN

SCALE 1/16" = 1'-0"

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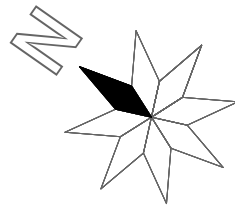
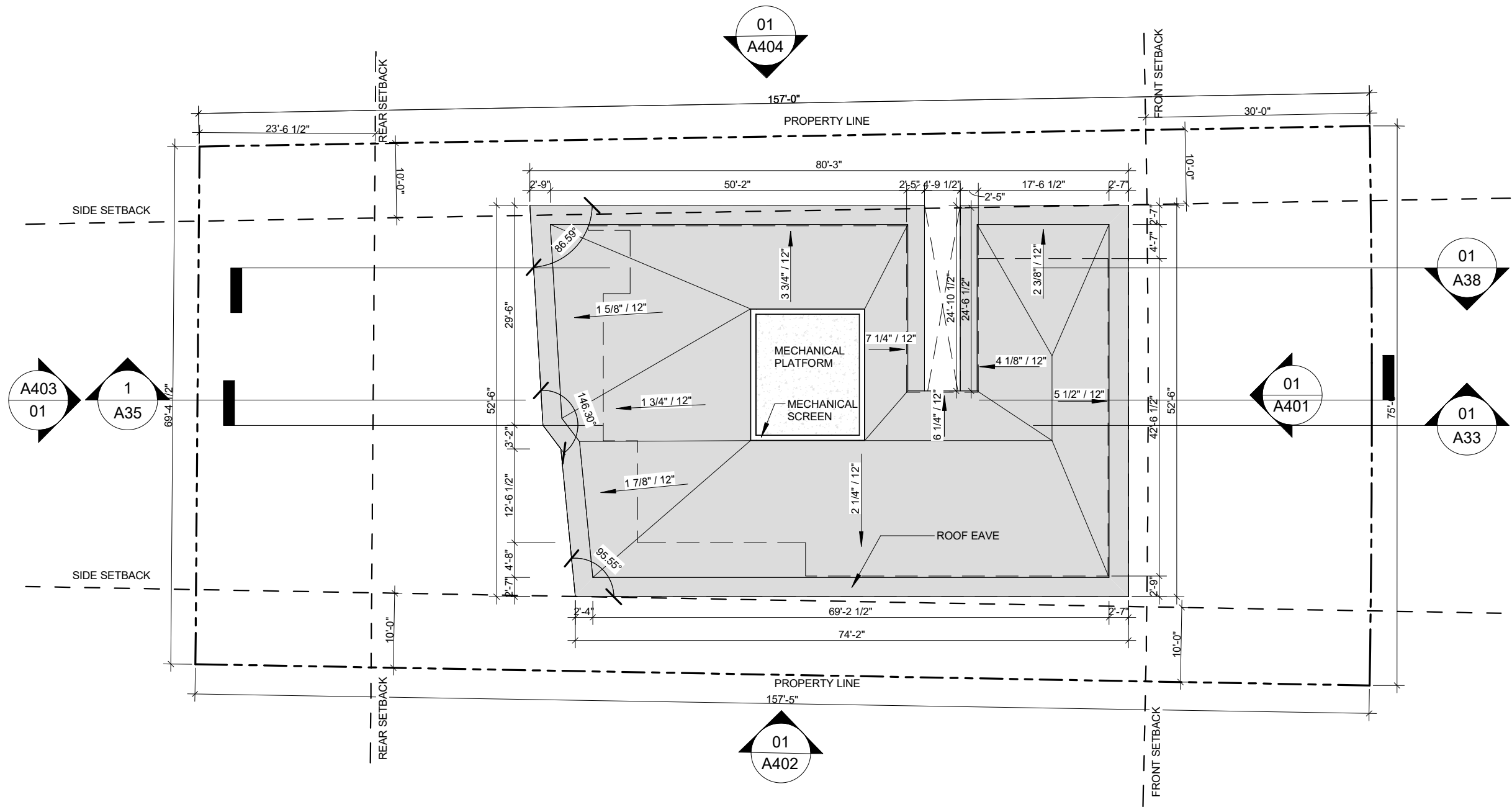
STATE OF FLORIDA
AR94719

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

07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

A31



01

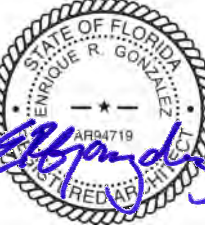
PROPOSED ROOF LEVEL PLAN

SCALE 1/16" = 1'-0"

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SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
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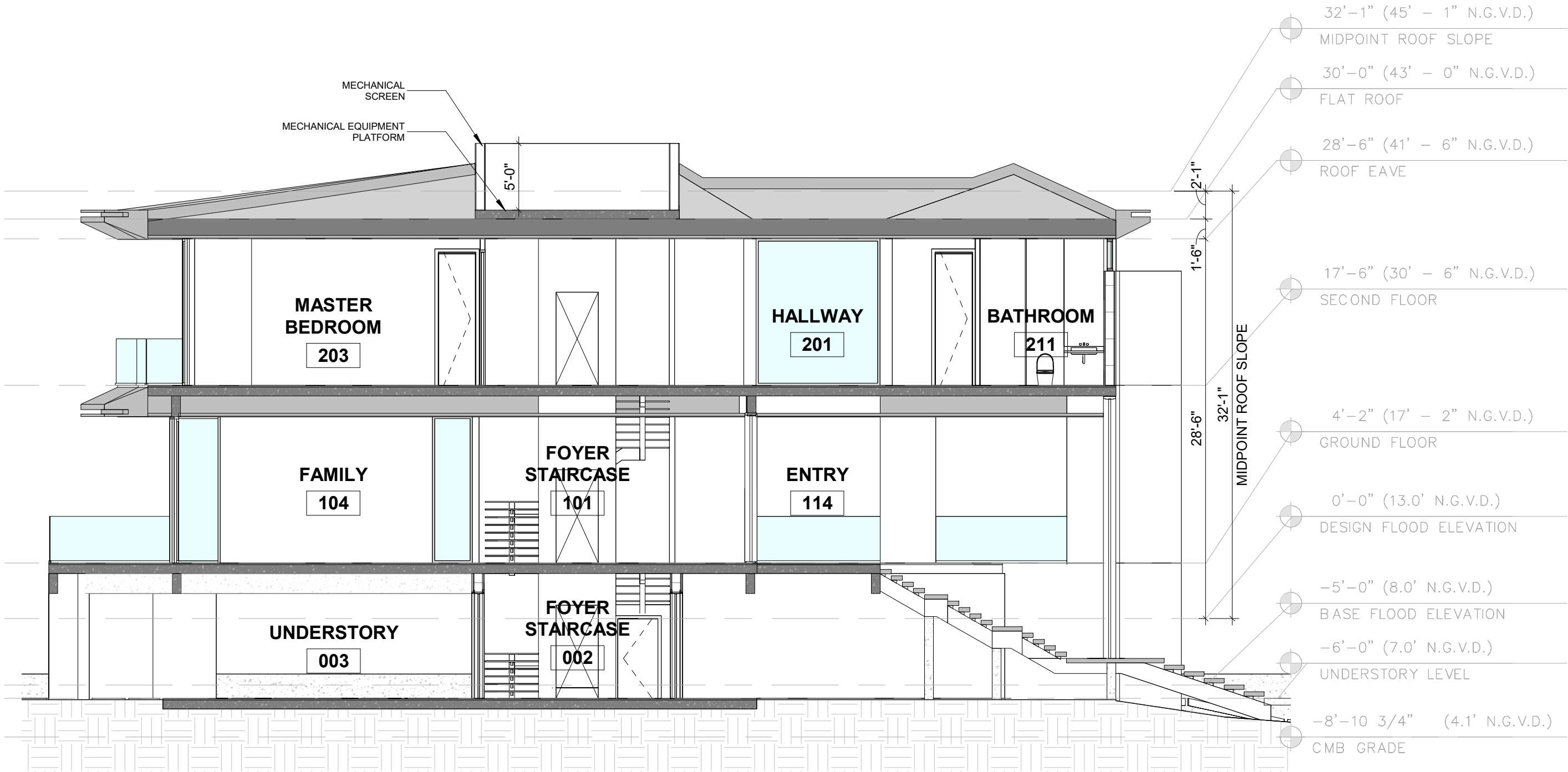


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MIAMI BEACH, FLORIDA 33141

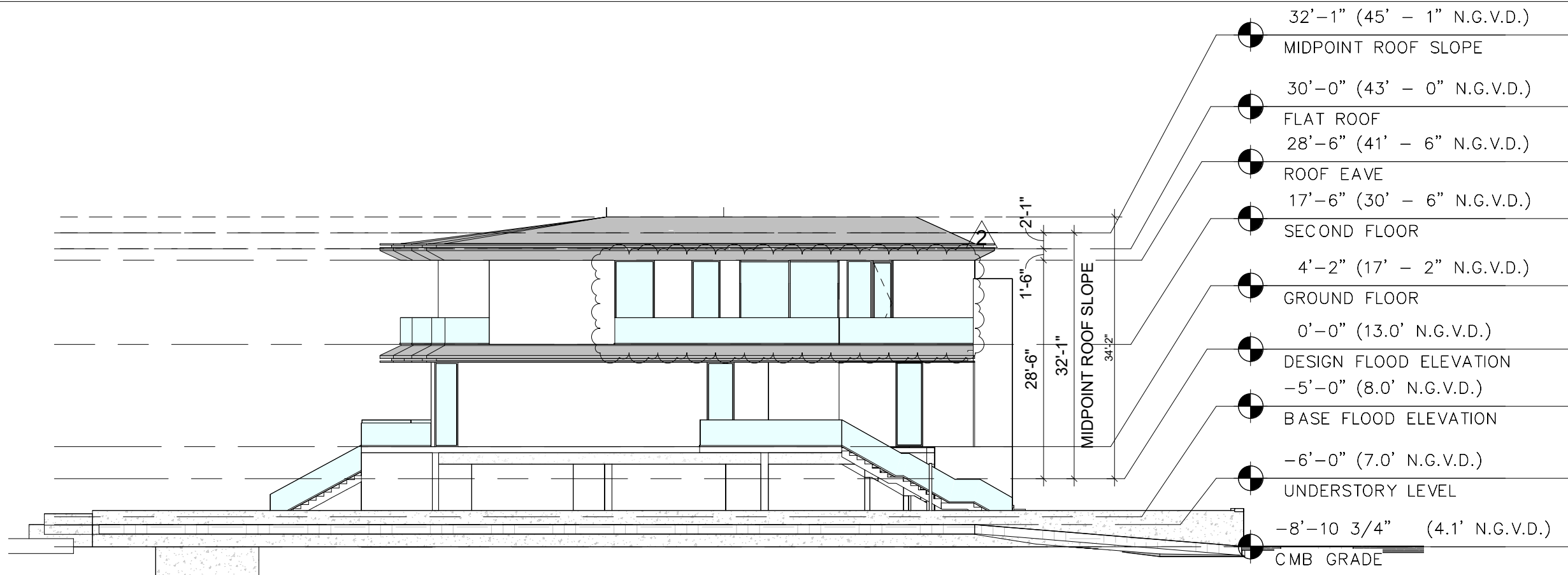
07-14-24 FIRST SUBMITTAL

A32



01 SITE SECTION AT MECHANICAL EQUIPMENT

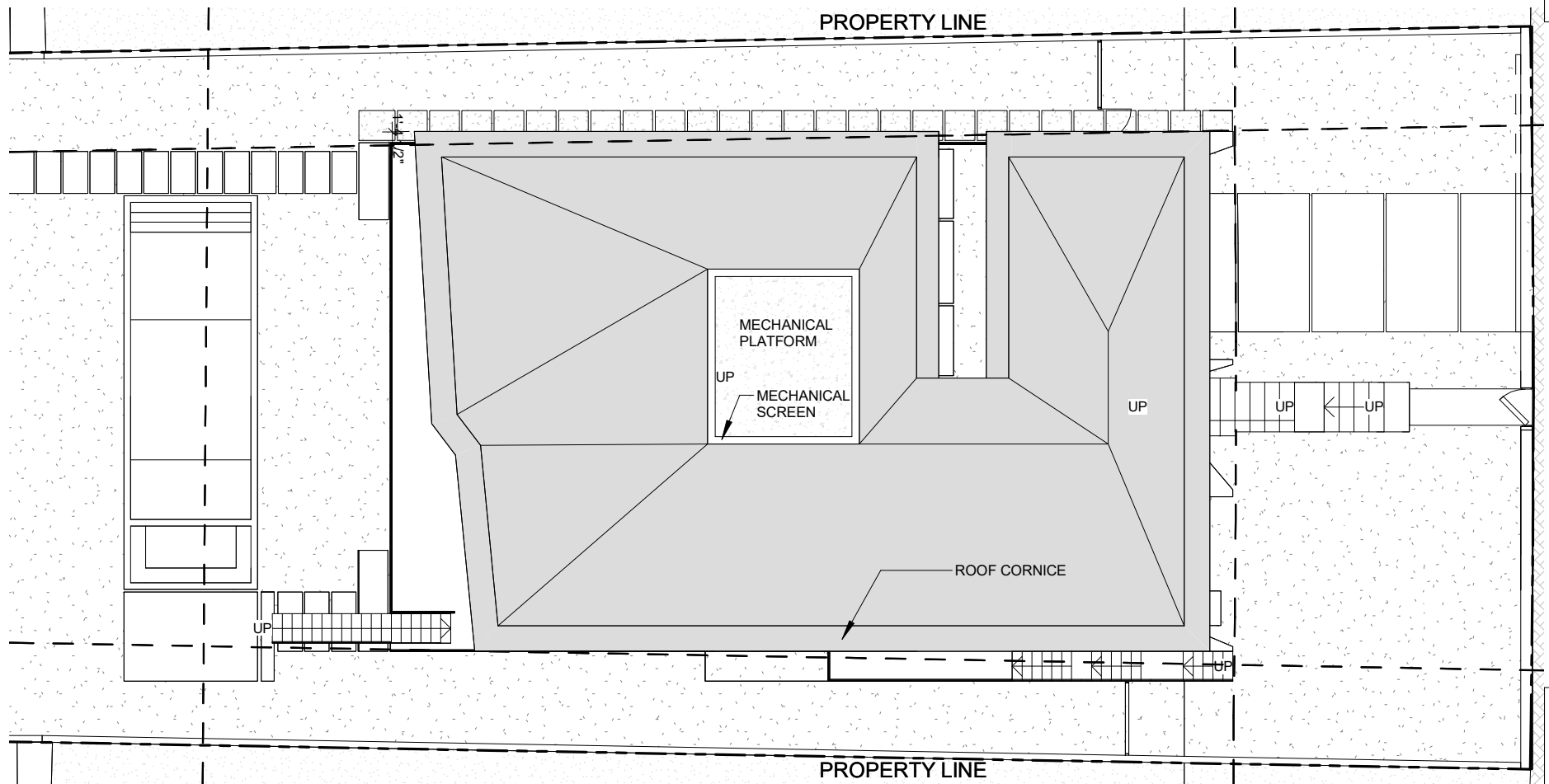
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02

PROPOSED WEST ELEVATION

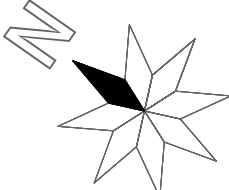
SCALE 1/16" = 1'-0"



01

PROP. ROOF HEIGHT PLAN

SCALE 1/16" = 1'-0"



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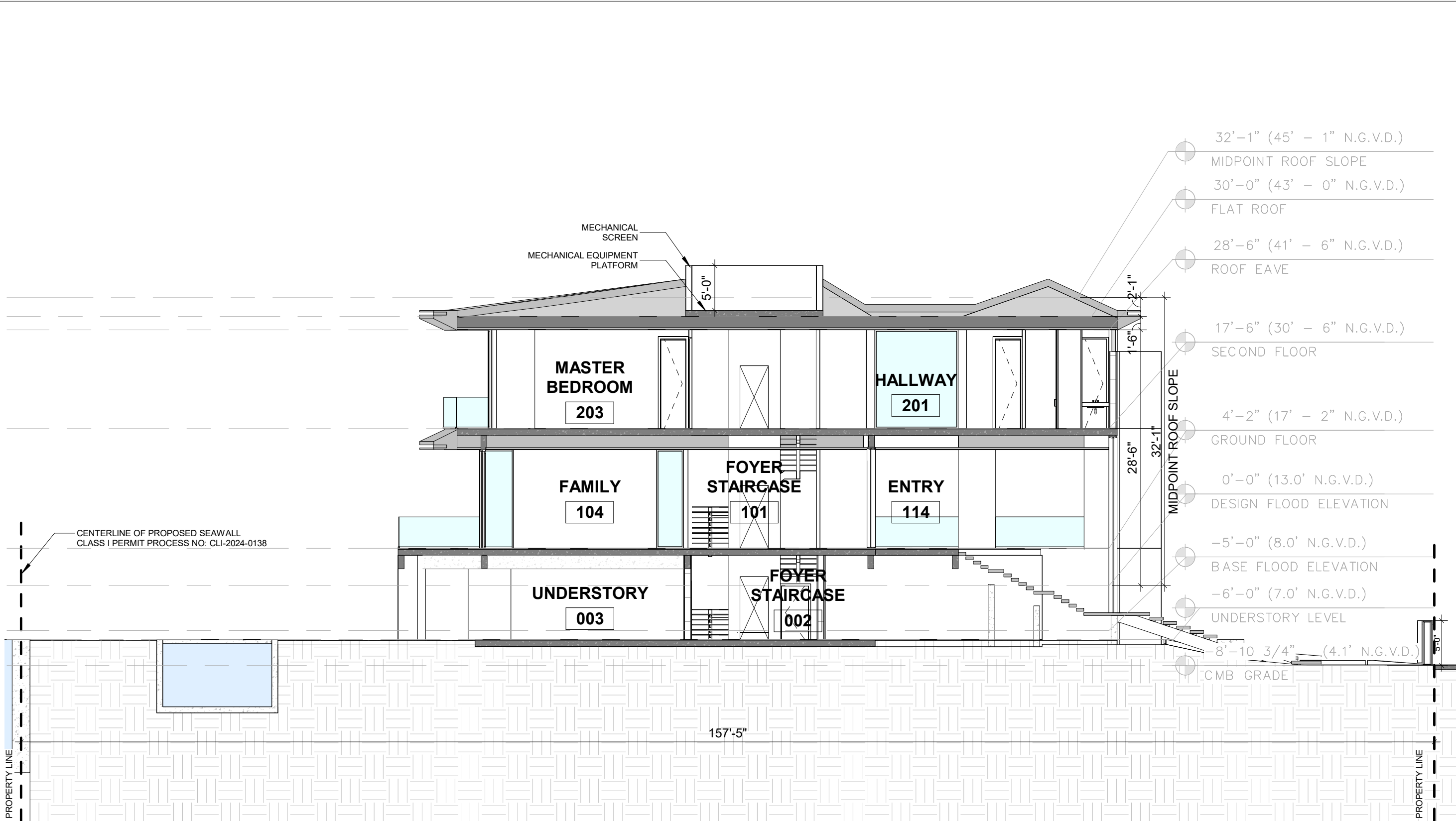
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
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12-13-24 REVISION

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1

LONGITUDINAL SECTION

SCALE 3/32" = 1'-0"

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MIAMI, FLORIDA 33136

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1265 NORTH BISCAYNE POINT ROAD
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A35

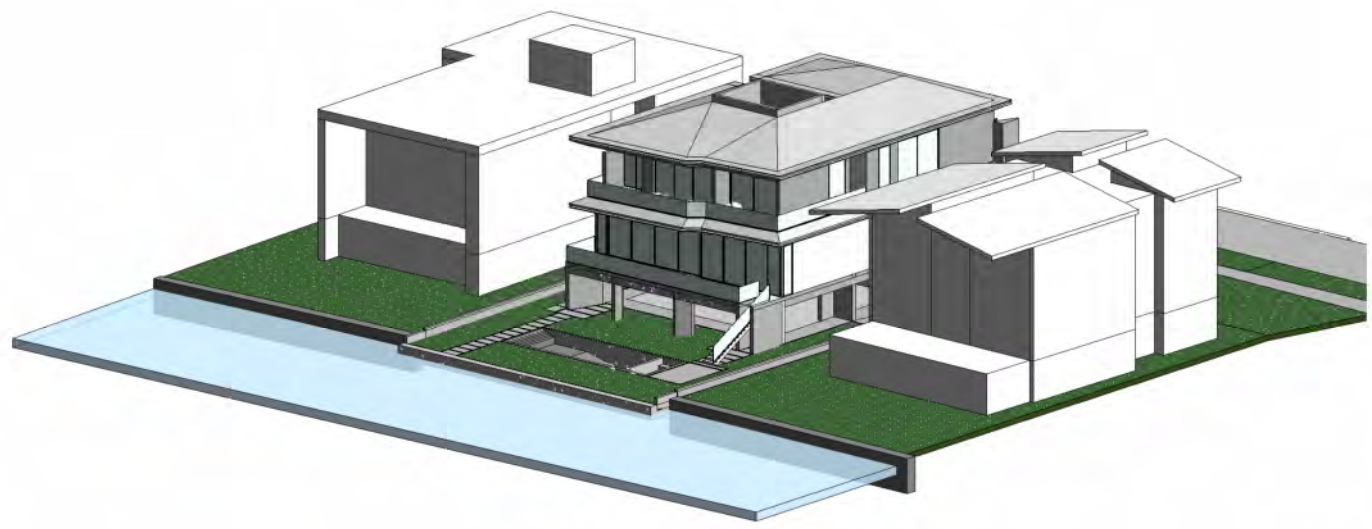


- 32'-1" (45' - 1" N.G.V.D.)
MIDPOINT ROOF SLOPE
- 30'-0" (43' - 0" N.G.V.D.)
FLAT ROOF
- 0'-0" (13.0' N.G.V.D.)
DESIGN FLOOD ELEVATION
- 5'-0" (8.0' N.G.V.D.)
BASE FLOOD ELEVATION
- 8'-10 3/4" (4.1' N.G.V.D.)
CMB GRADE

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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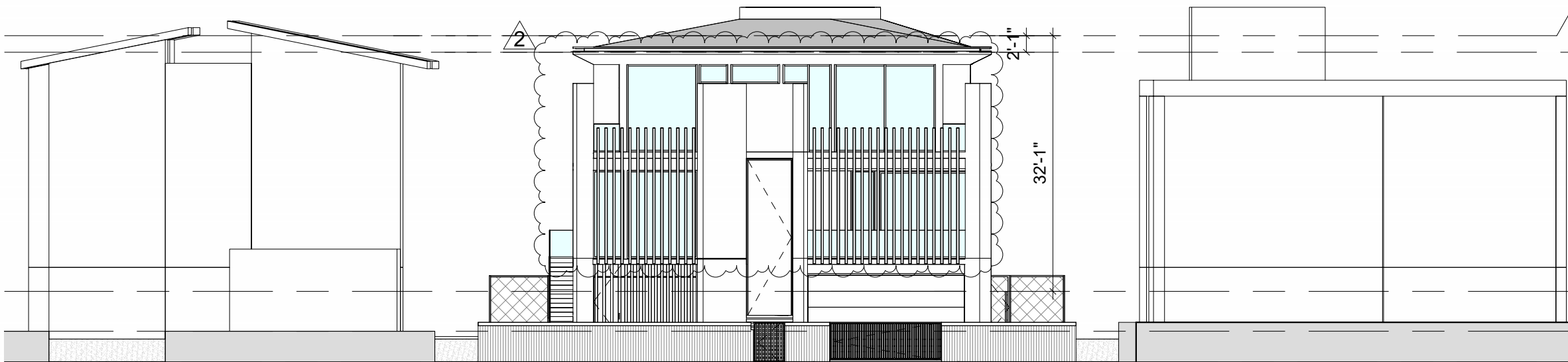


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NEW RESIDENCE
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1265 NORTH BISCAYNE POINT ROAD
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A36.P

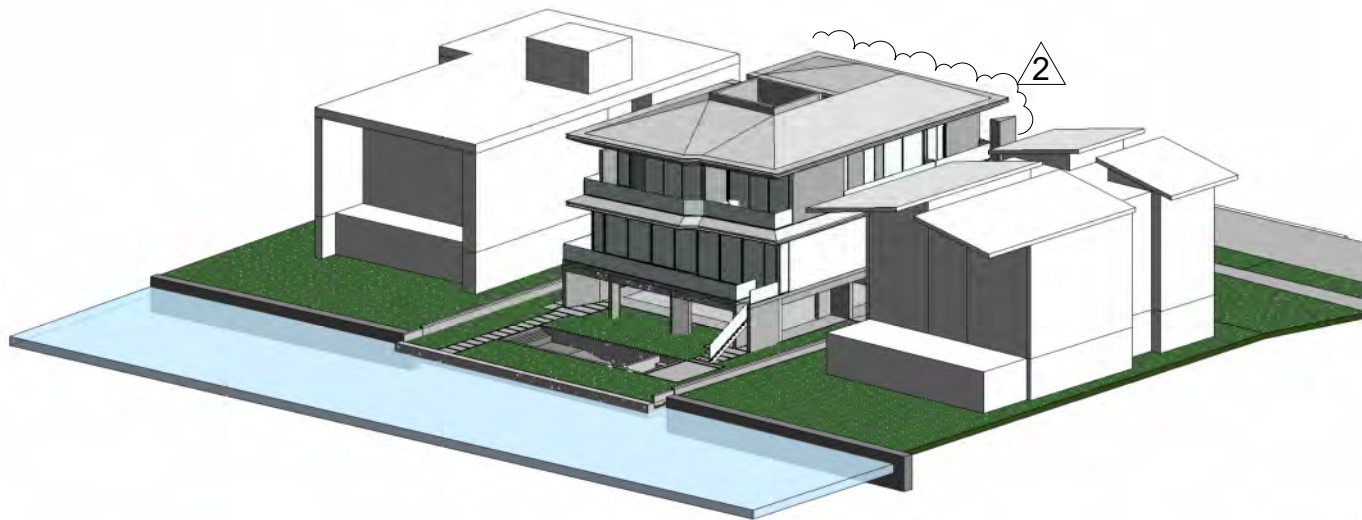


- 32'-1" (45' - 1" N.G.V.D.)
MIDPOINT ROOF SLOPE
- 30'-0" (43' - 0" N.G.V.D.)
FLAT ROOF
- 0'-0" (13.0' N.G.V.D.)
DESIGN FLOOD ELEVATION
- 5'-0" (8.0' N.G.V.D.)
BASE FLOOD ELEVATION
- 8'-10 3/4" (4.1' N.G.V.D.)
CMB GRADE

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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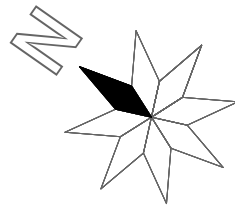
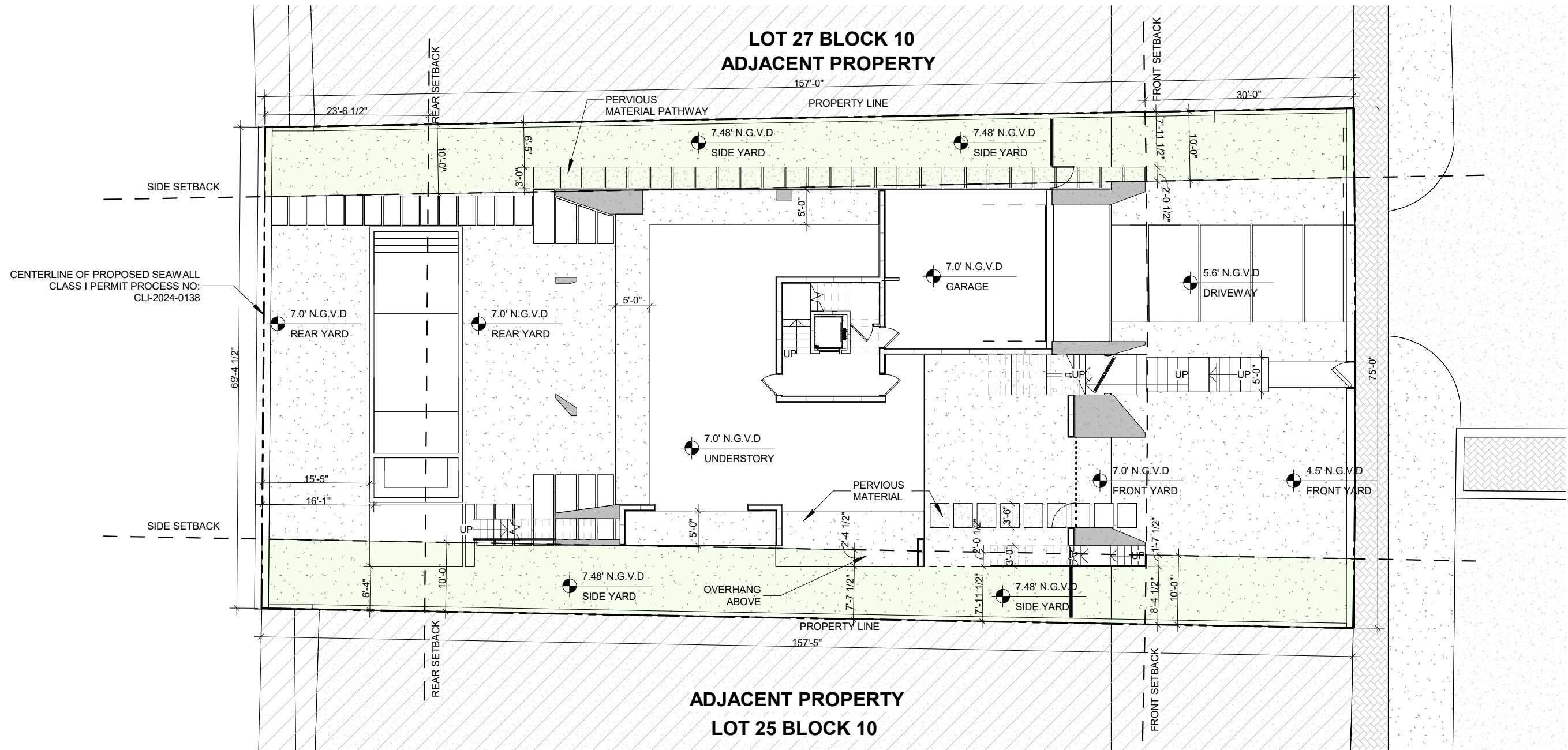
STATE OF FLORIDA
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MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

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01

ENCROACHMENT PLAN

SCALE 1/16" = 1'-0"

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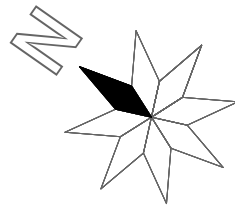
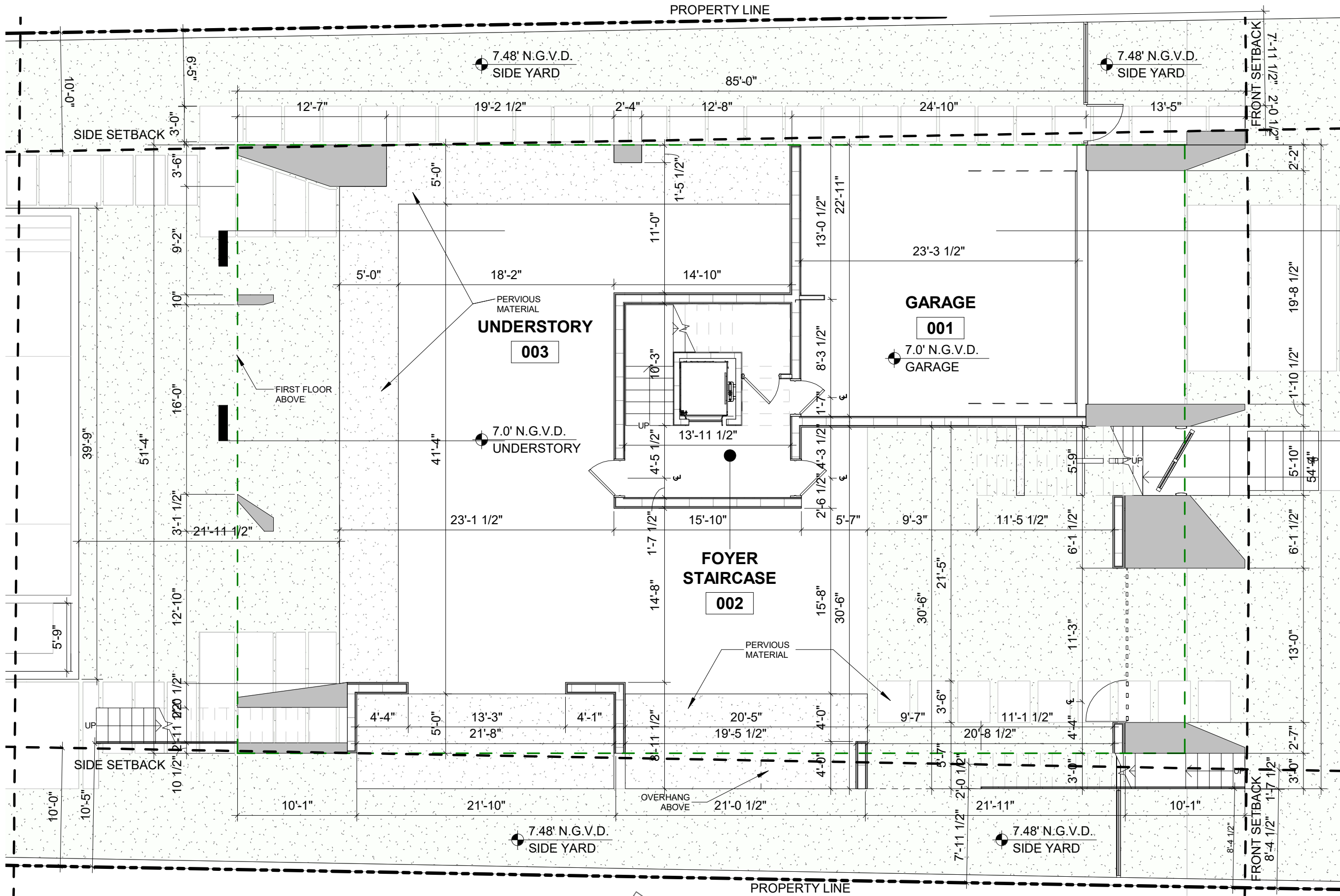
07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

1
A37
NEW SHEET



SCALE 3/32" = 1'-0"



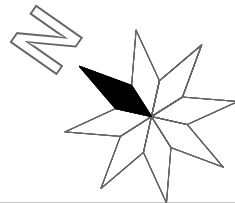
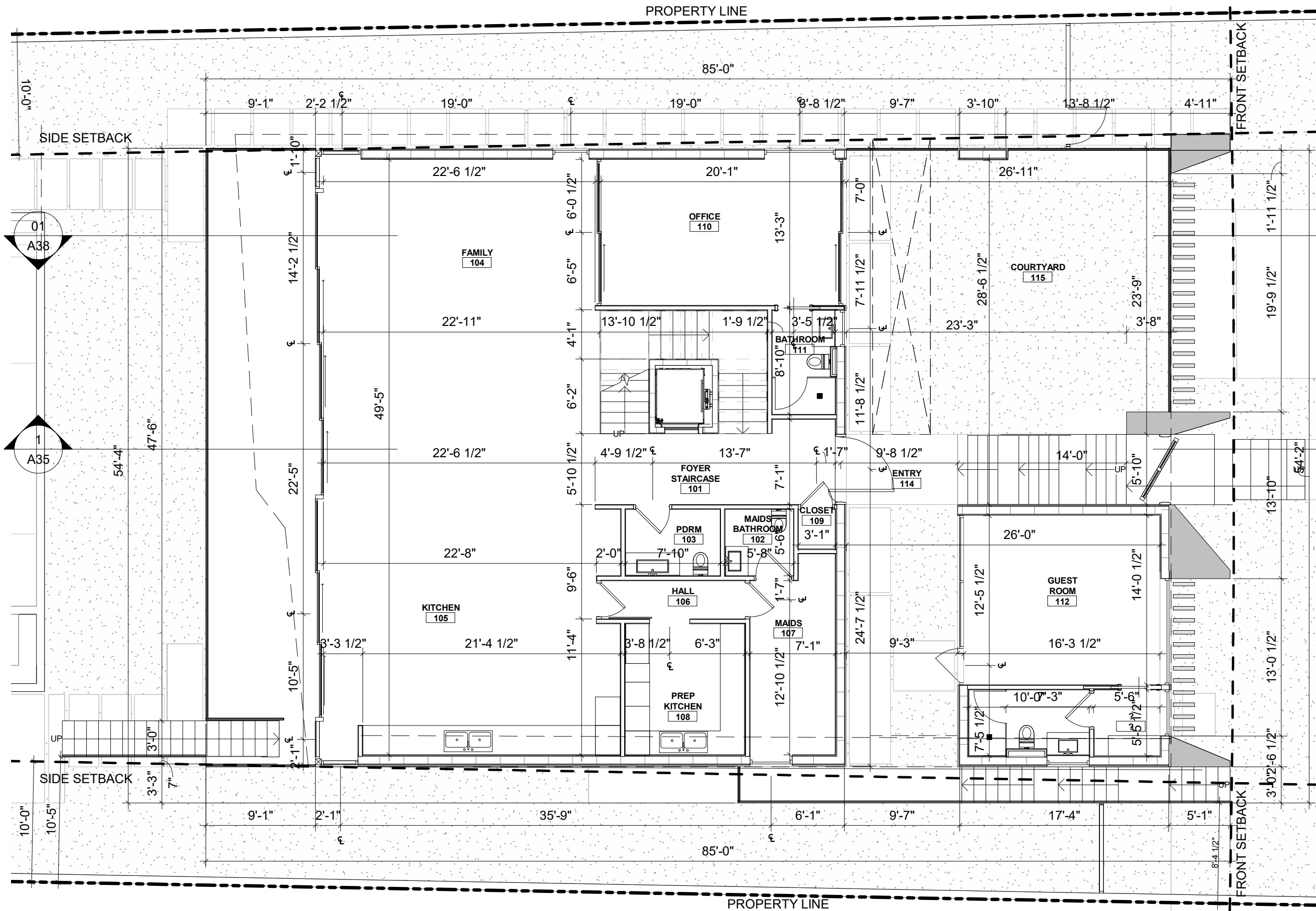
01

PROPOSED UNDERSTORY FLOOR PLAN

SCALE 1/8" = 1'-0"

01
A38

1
A35



01

GROUND FLOOR

SCALE 1/8" = 1'-0"

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SUITE 406
MIAMI, FLORIDA 33136



ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



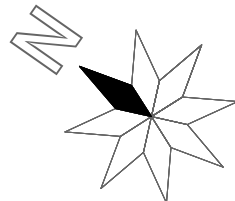
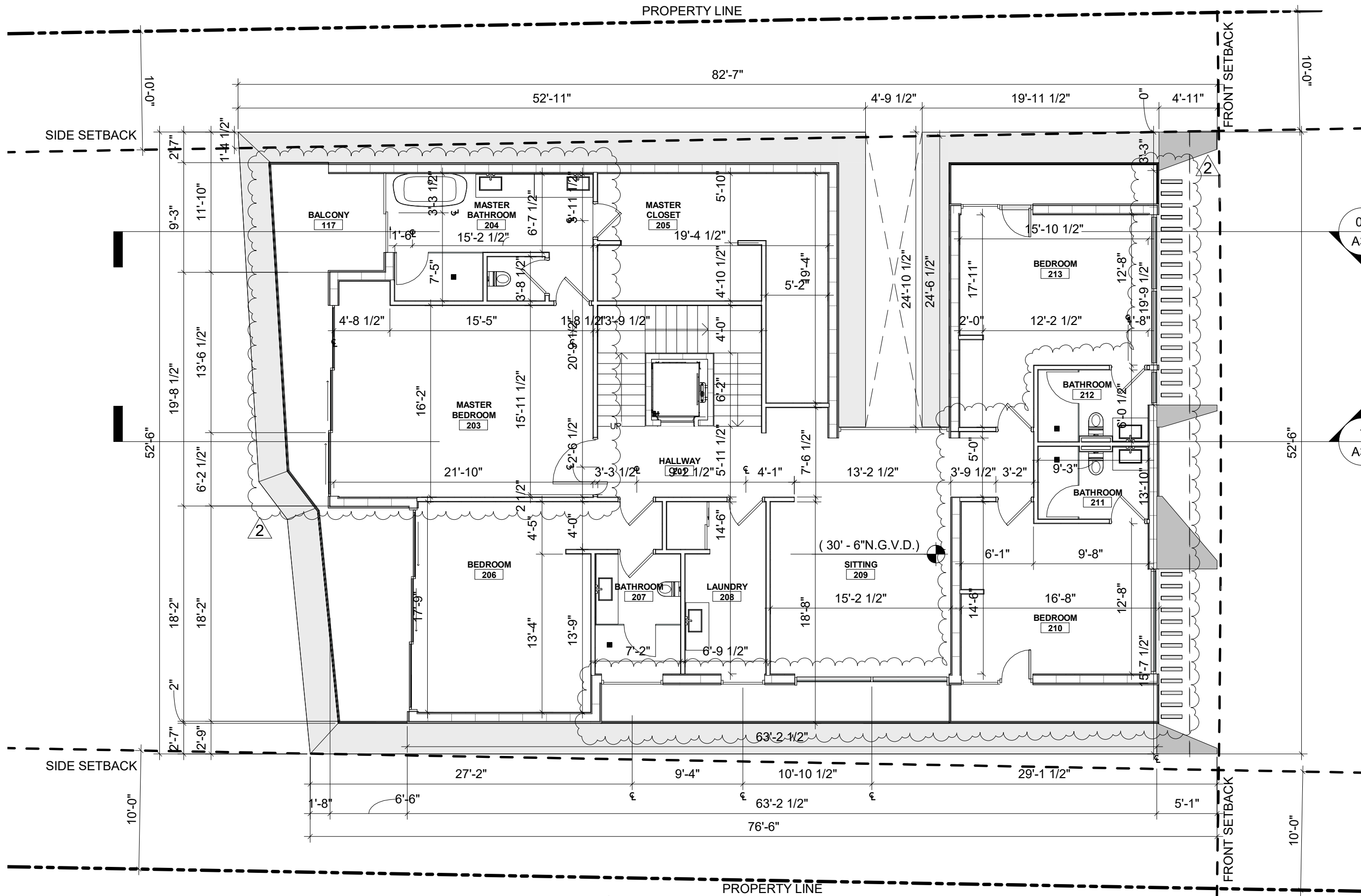
STATE OF FLORIDA
AR94719

NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

A101



01

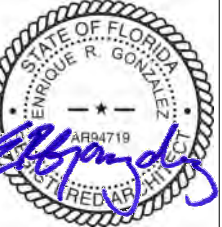
SECOND FLOOR

SCALE 1/8" = 1'-0"

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MIAMI, FLORIDA 33136
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REGISTERED ARCHITECT



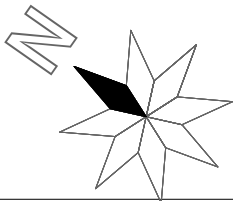
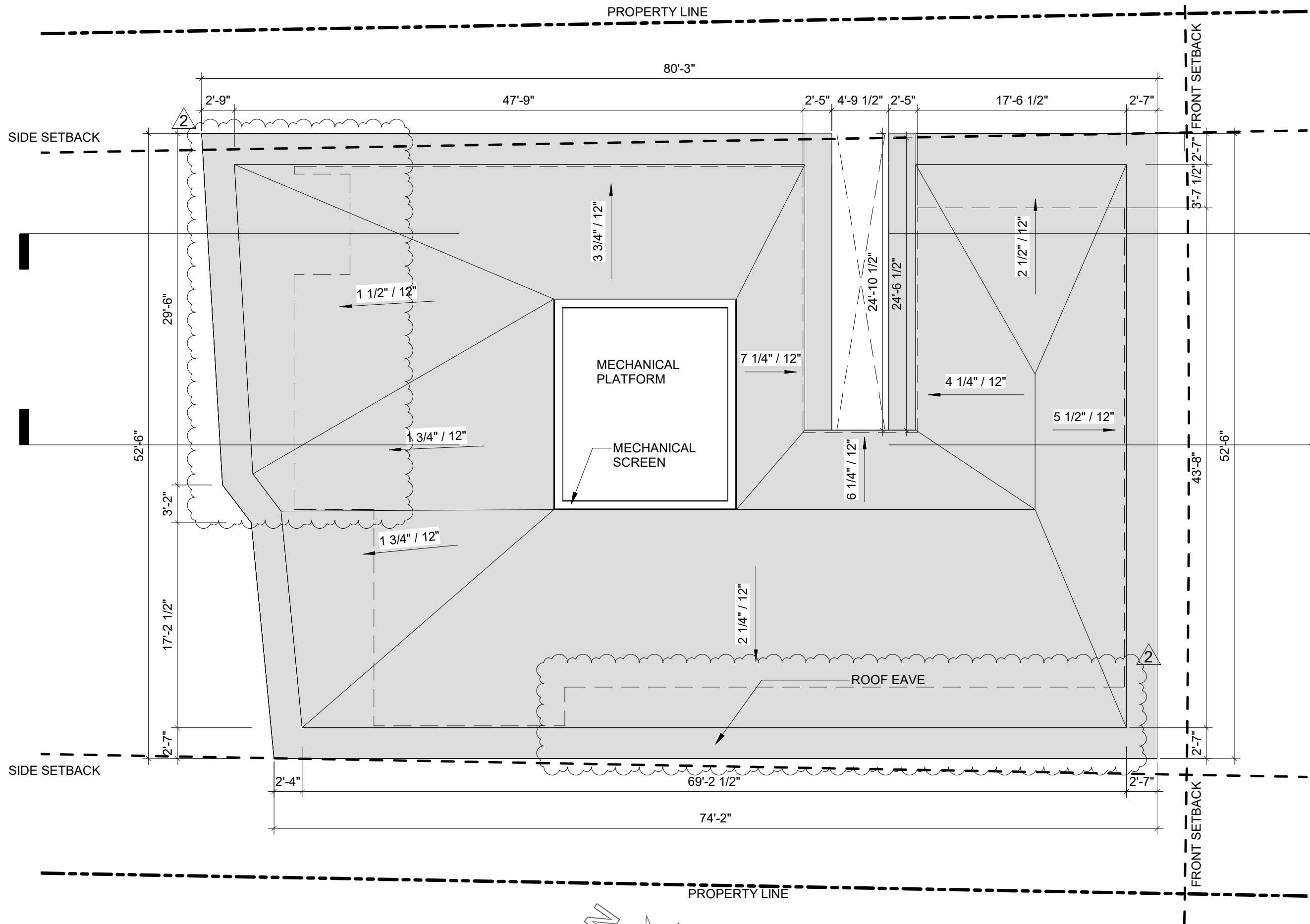
STATE OF FLORIDA
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1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

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12-13-24 REVISION

A102



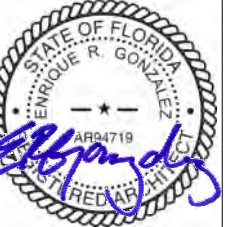
01

ROOF

SCALE 1/8" = 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



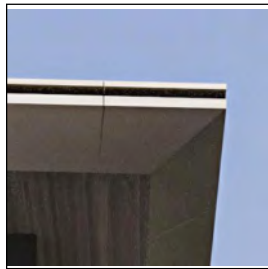
STATE OF FLORIDA
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NEW RESIDENCE
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

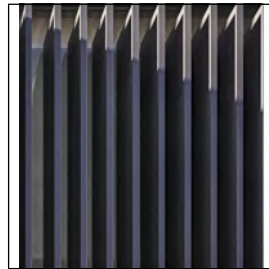
A103



① ROOF CORNICE:
METALLIC BRONZE
FINISH



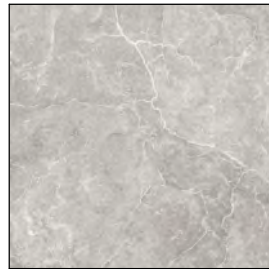
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



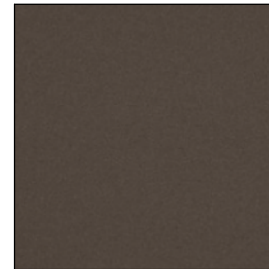
④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



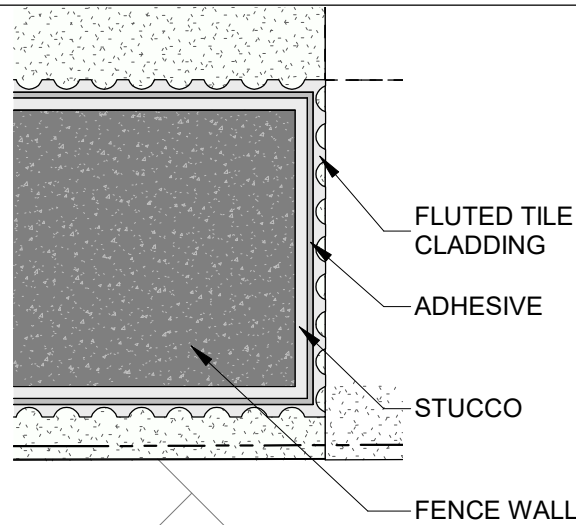
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



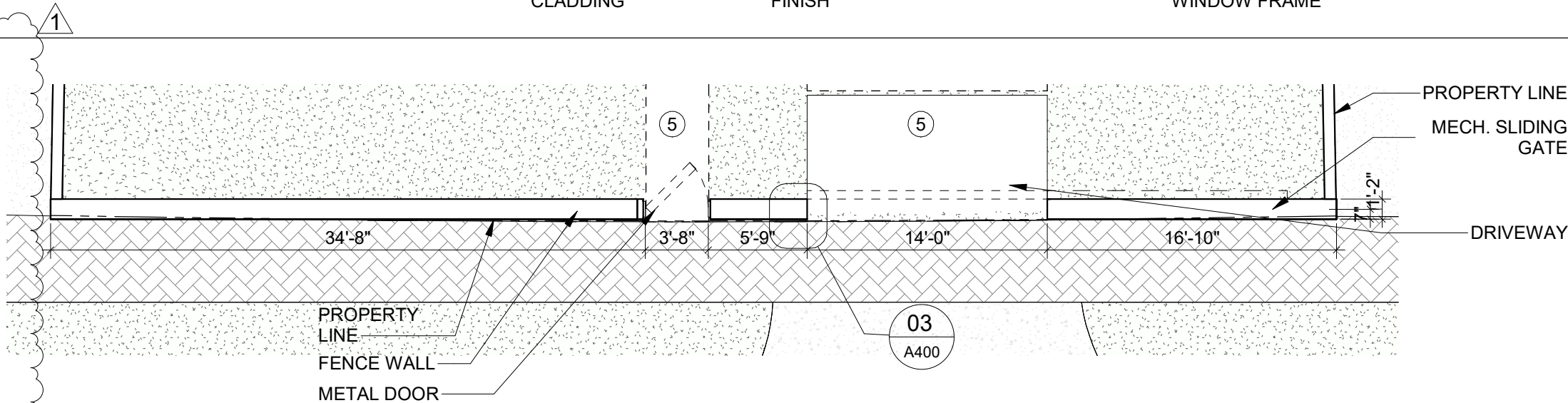
⑧ DOOR:
SOLID WOOD



03

WALL TILE DETAIL

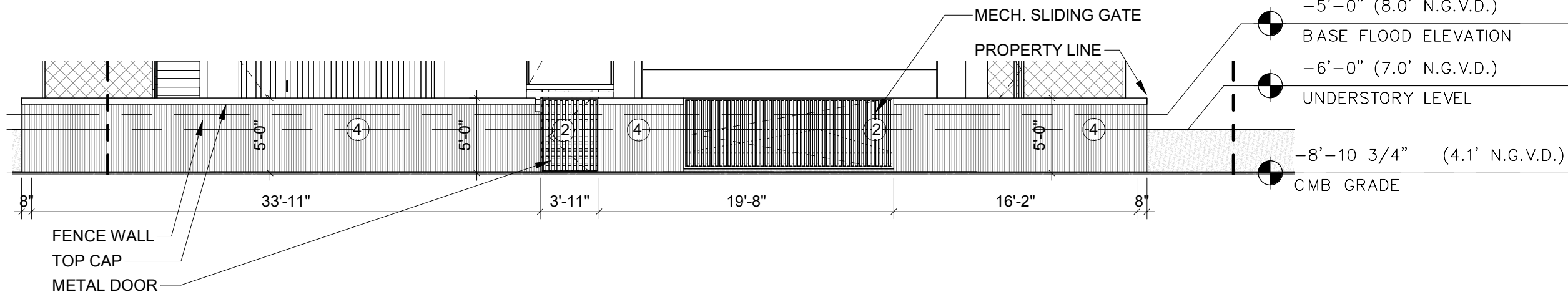
SCALE 1 1/2" = 1'-0"



02

FRONT GATE/FENCE PLAN

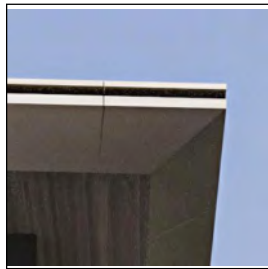
SCALE 1/8" = 1'-0"



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



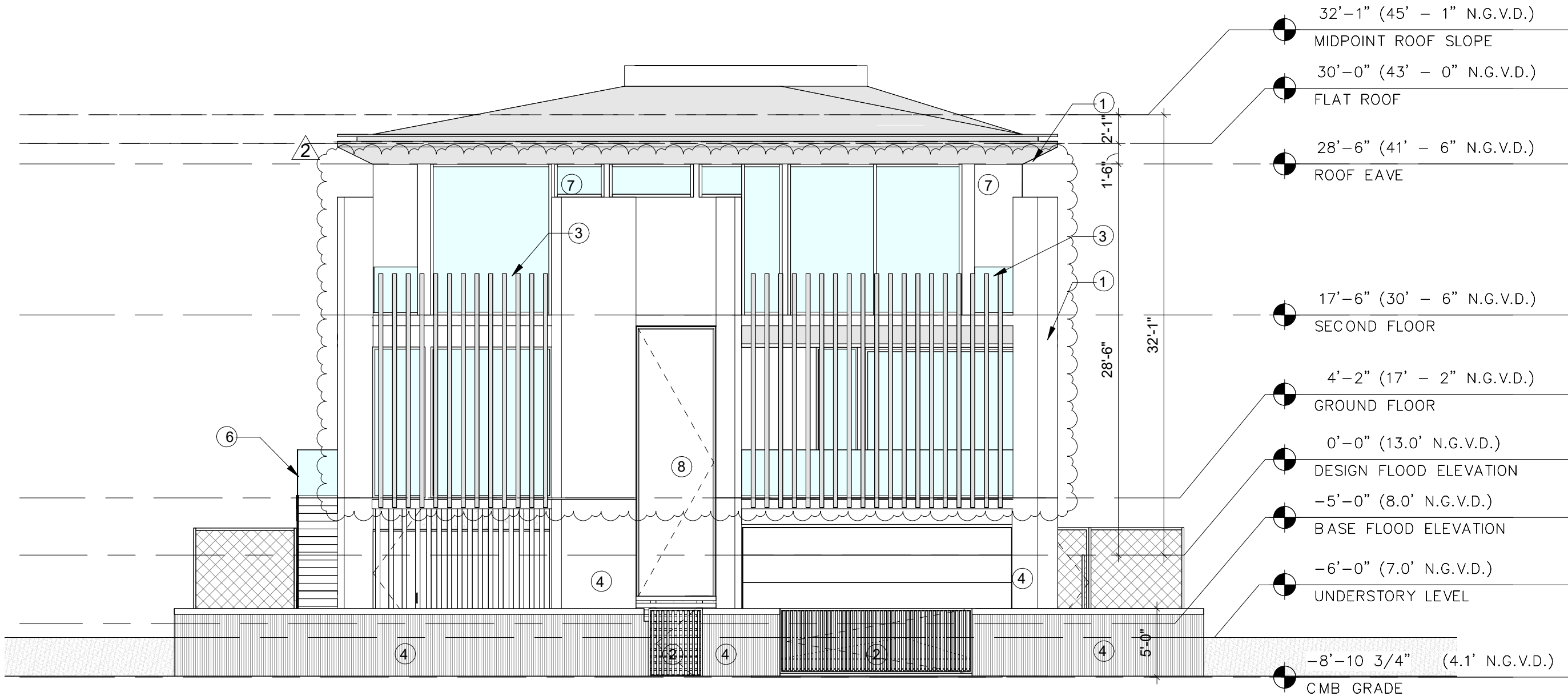
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



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

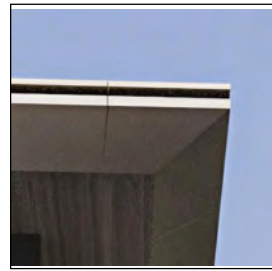
NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

12-13-24 REVISION

A401



① ROOF CORNICE:
METALLIC BRONZE
FINISH



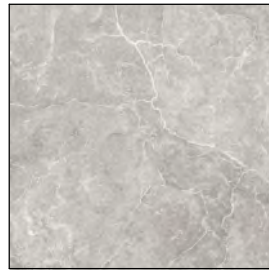
② GATE:
ALUMINUM BRONZE
FINISH



③ LOUVERS:
METALLIC BRONZE
FINISH



④ WALL, COLUMN,
FENCE WALL:
FLUTED TILE
CLADDING



⑤ PAVERS:
LIMESTONE; LIGHT
NATURAL MOON
FINISH



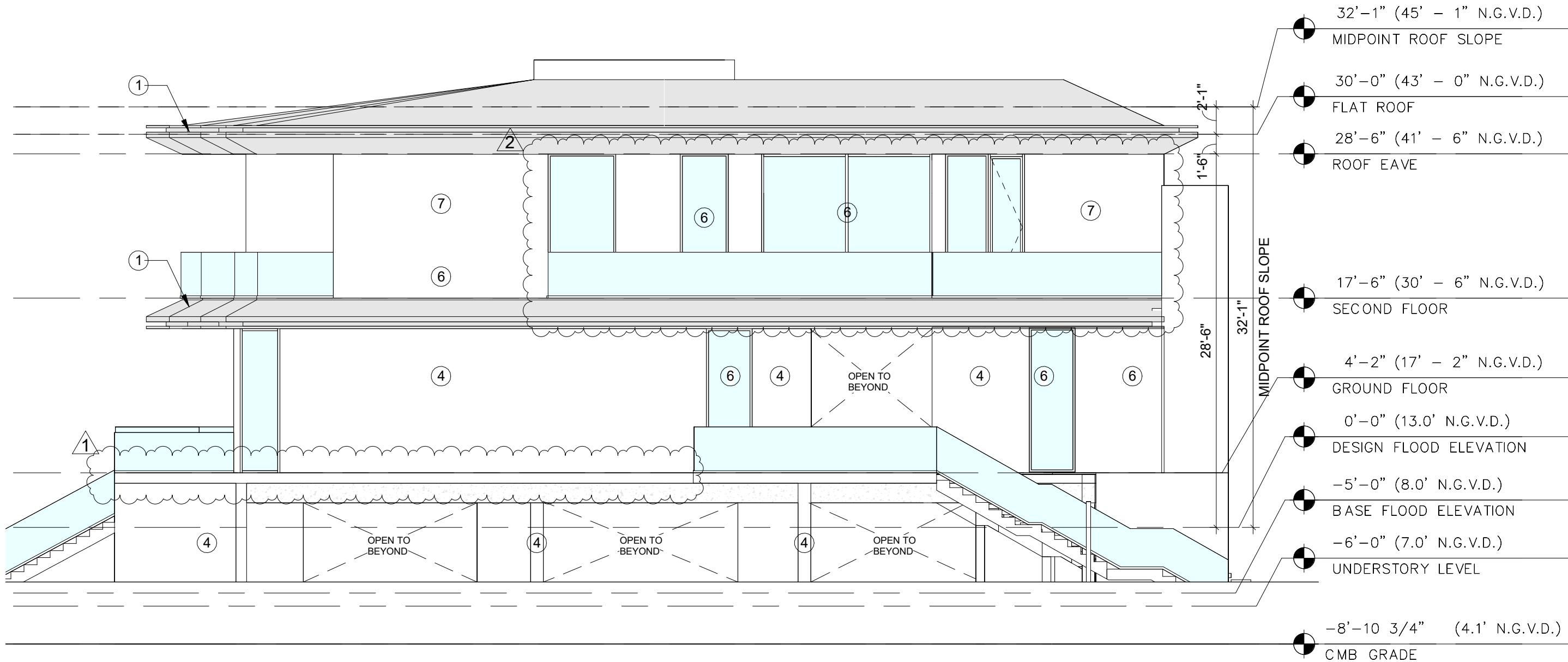
⑥ GLAZING & RAILING:
LOW-E GLASS, CLEAR
FINISH



⑦ WALL:
PLASTER, BRONZE
FINISH TO MATCH
WINDOW FRAME



⑧ DOOR:
SOLID WOOD



01

WEST ELEVATION

SCALE 1/8" = 1'-0"

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SUITE 406
MIAMI, FLORIDA 33136



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NEW RESIDENCE

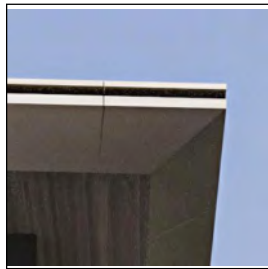
SINGLE FAMILY
1265 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FLORIDA 33141

07-14-24 FIRST SUBMITTAL

08-04-24 FINAL SUBMITTAL

12-13-24 REVISION

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

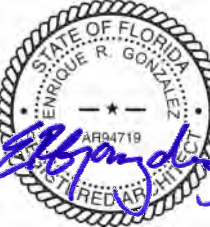
NORTHELEVATION

SCALE 1/8" = 1'-0"

1035 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136



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REGISTERED ARCHITECT



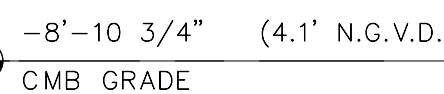
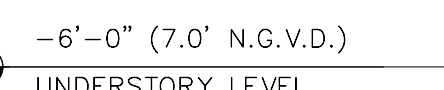
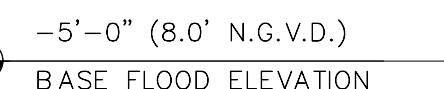
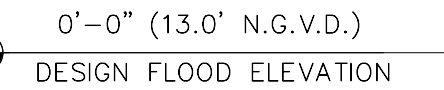
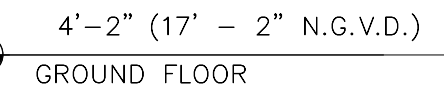
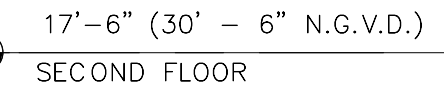
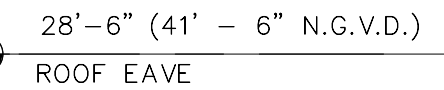
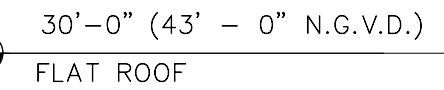
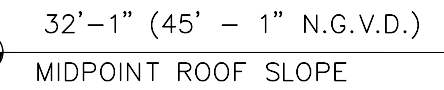
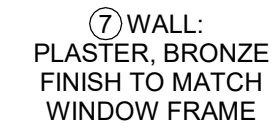
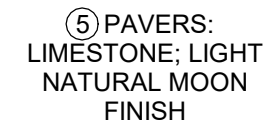
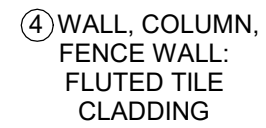
STATE OF FLORIDA
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NEW RESIDENCE

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

07-14-24 FIRST SUBMITTAL

A403



GA
GONZALEZ ARCHITECTURE

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EAST ELEVATION

SCALE 1/8" = 1'-0"

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